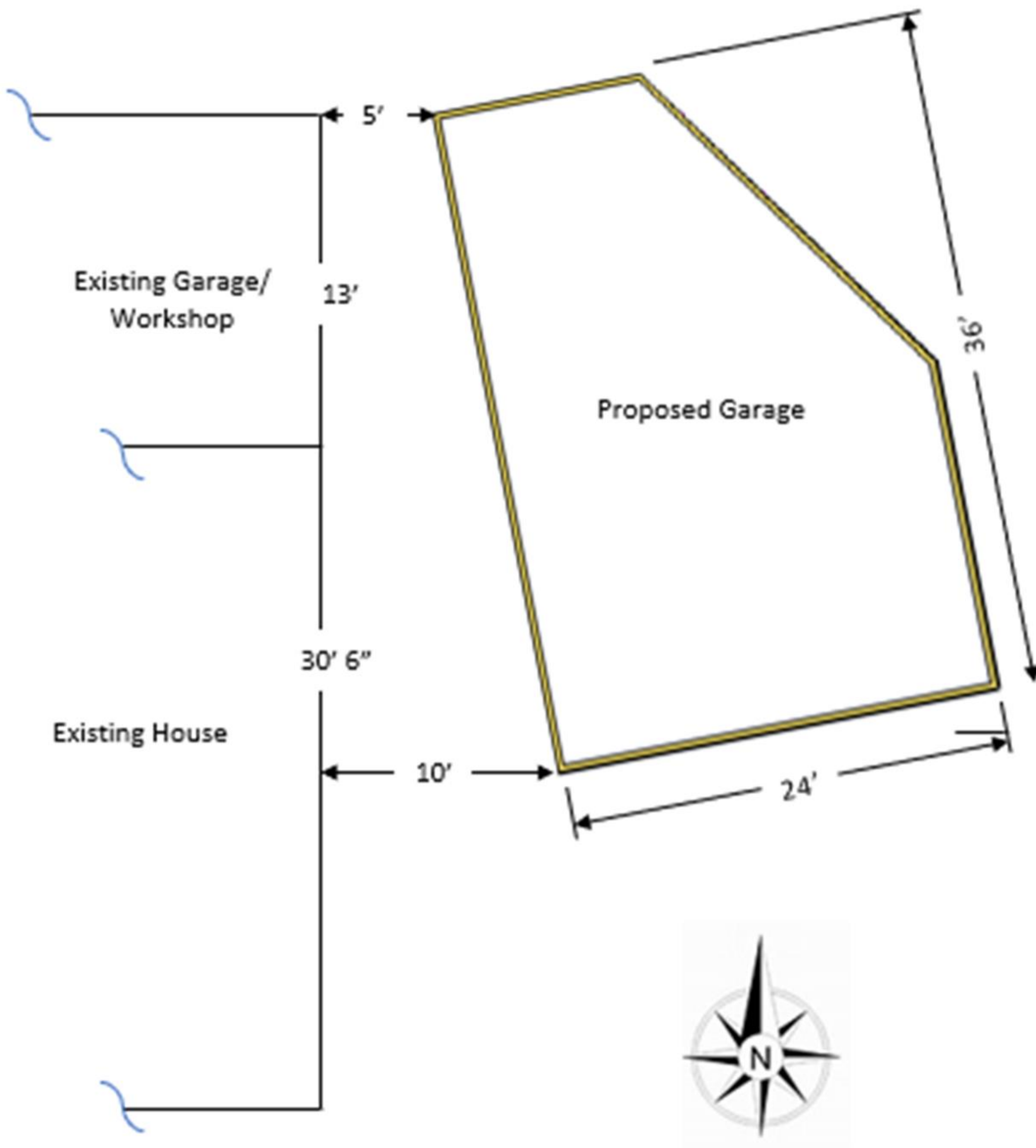


Comment on pg. 6 - Is this intended for living space or as a garage? Please clarify and discuss with Crystal Park HOA if this is proposed to be used for living area. Additional permitting may be required for living space in a detached structure.

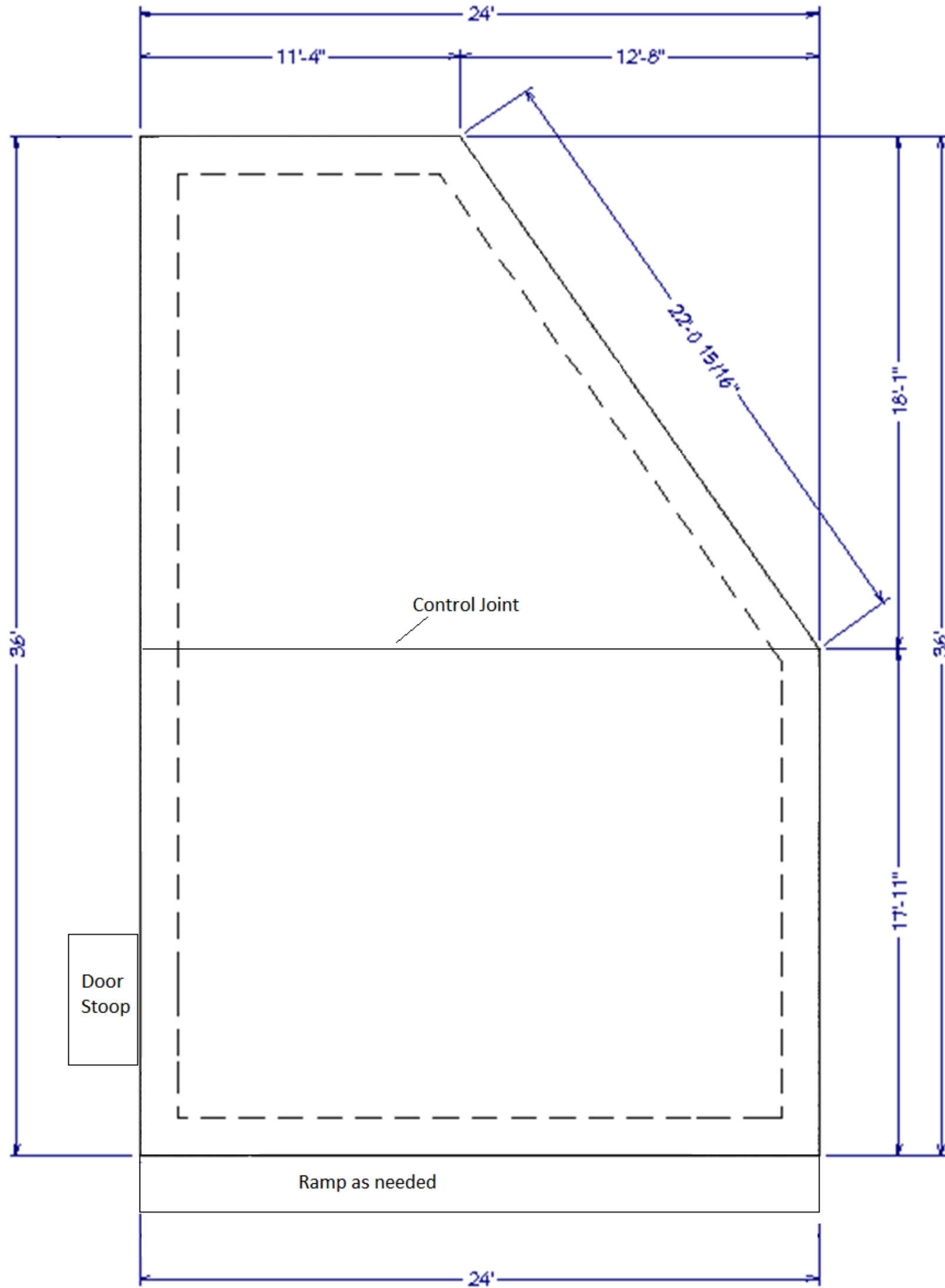


Perspective view
South-East Corner

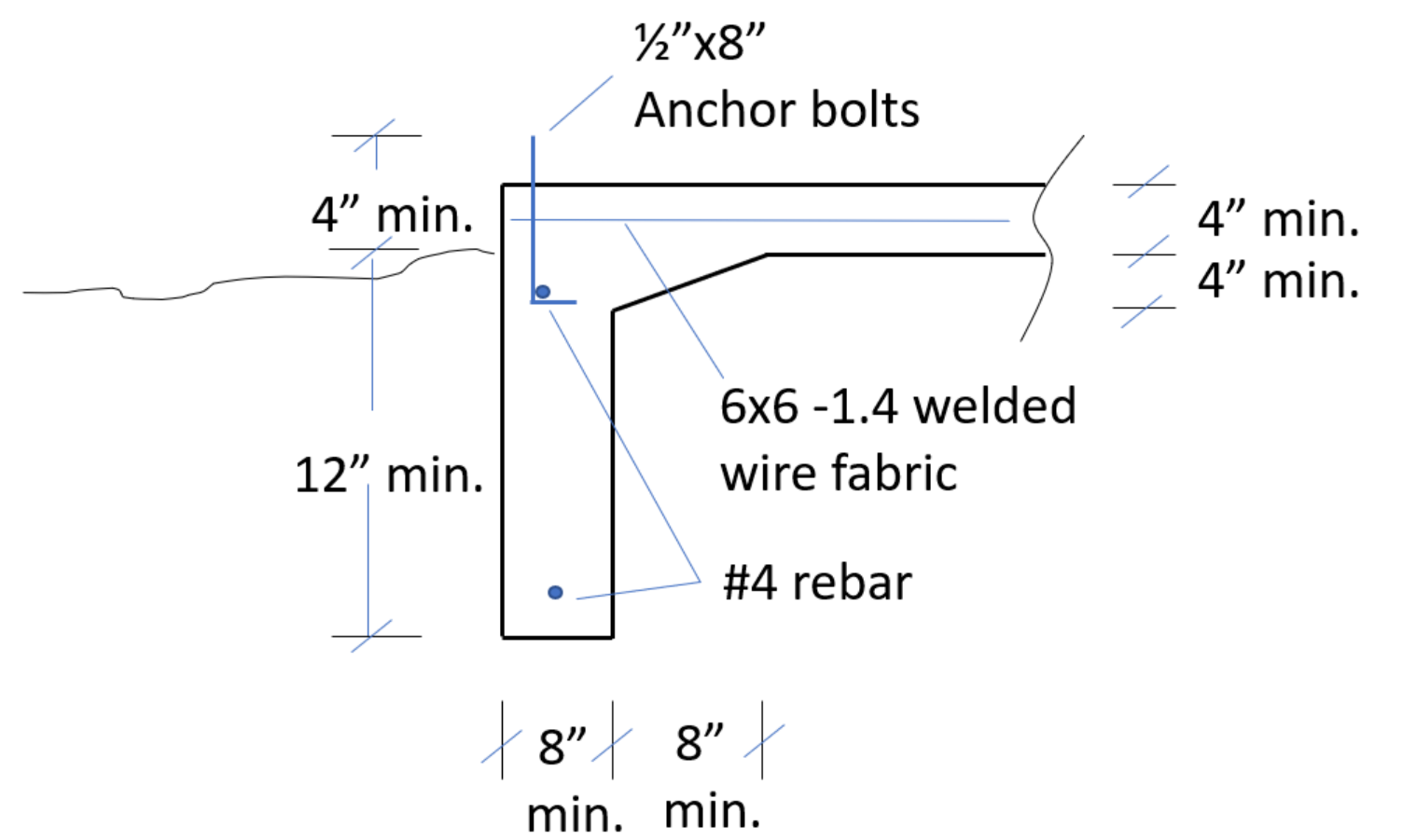
Pete Youngwerth
Proposed Garage
6040 Heather Lane
Colorado Springs, CO 80829



Location in relation to existing structure



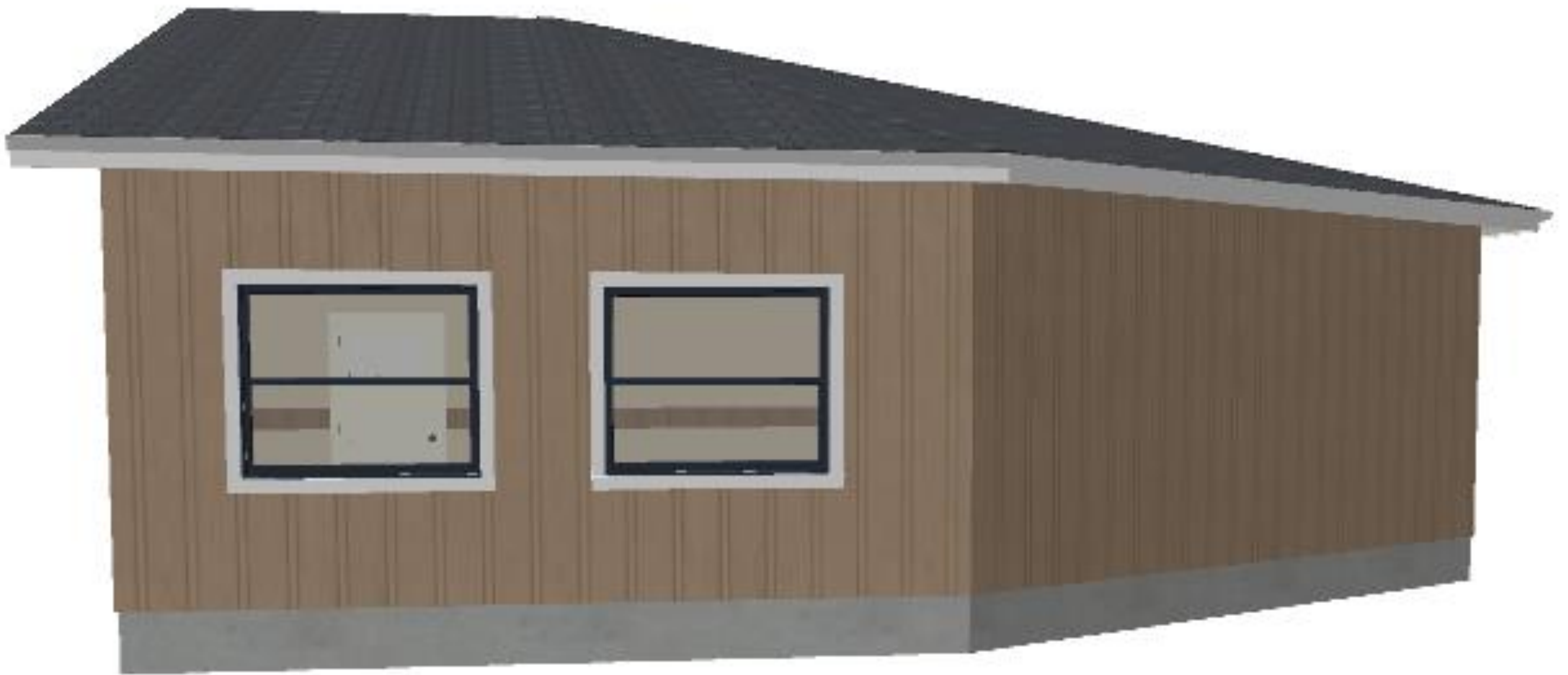
Foundation Plan



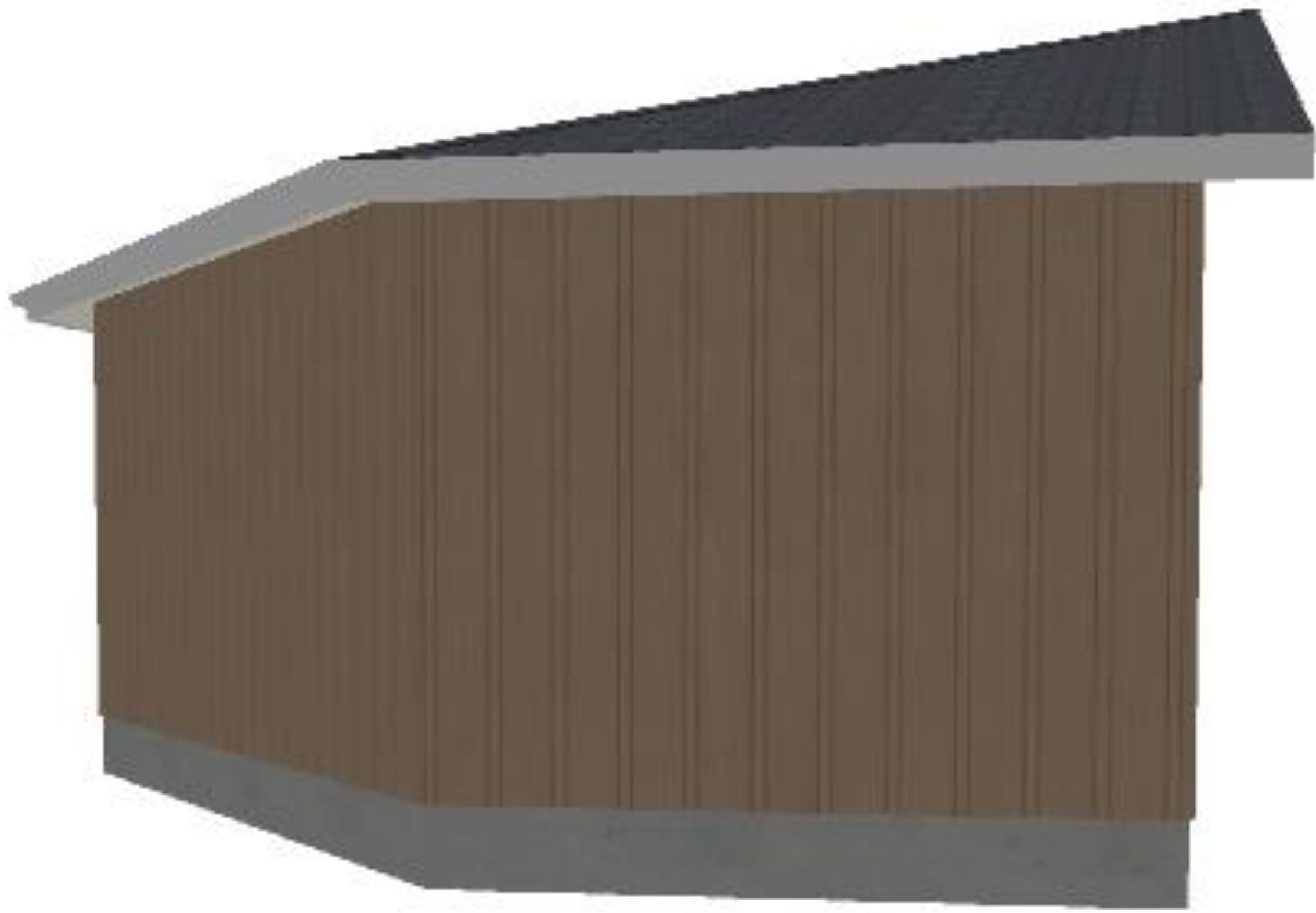
Foundation Detail



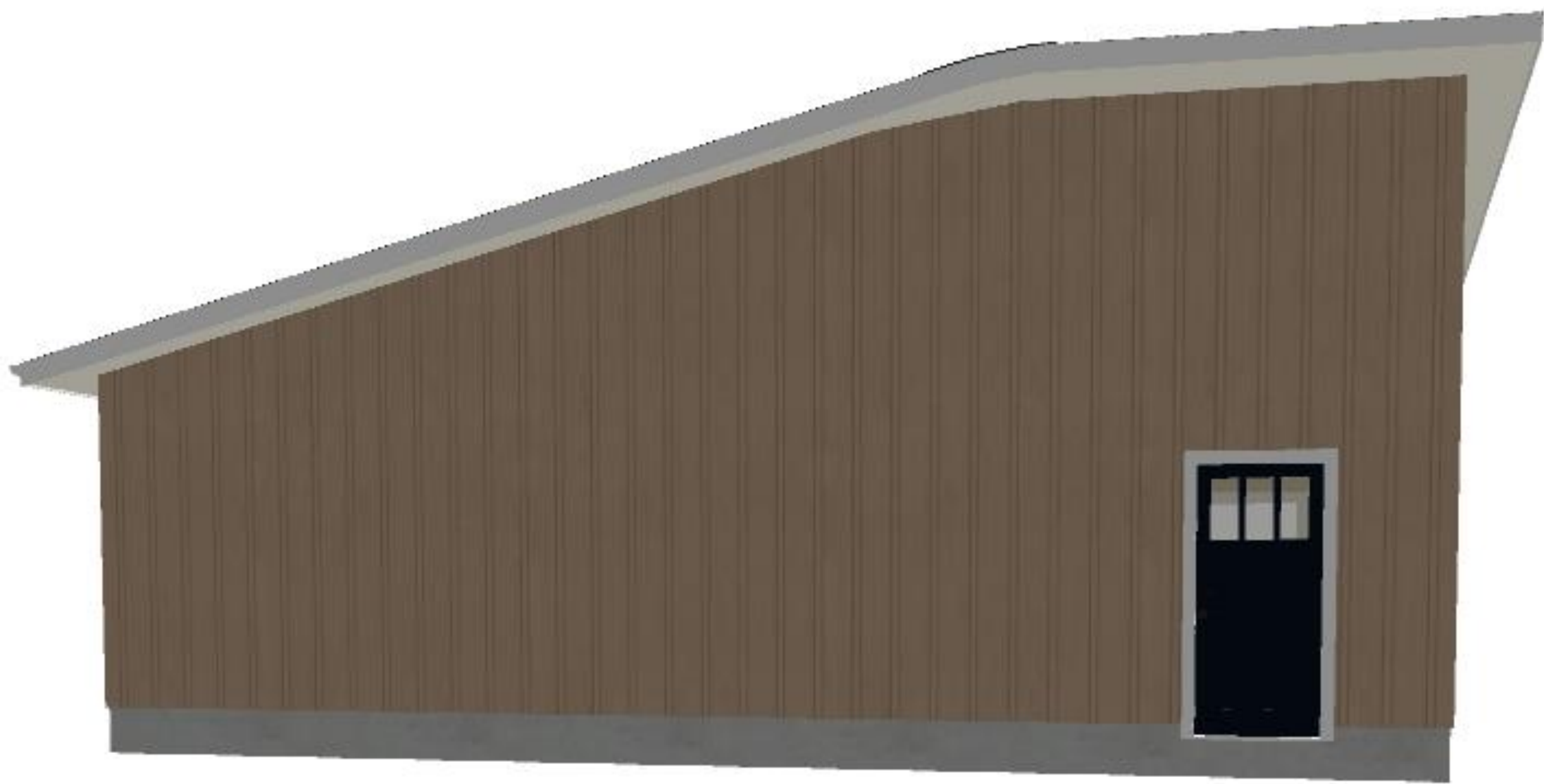
South Elevation



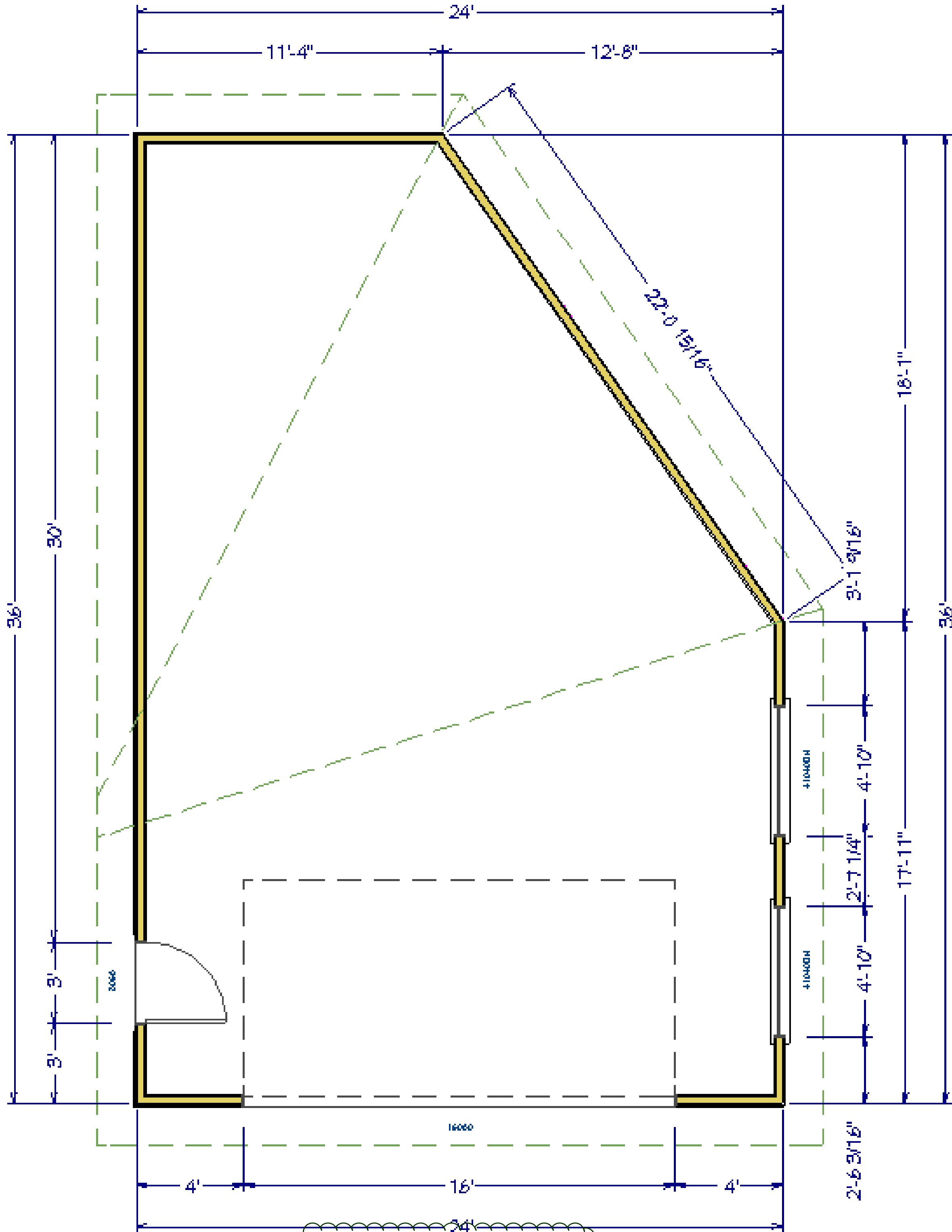
East Elevation



North Elevation



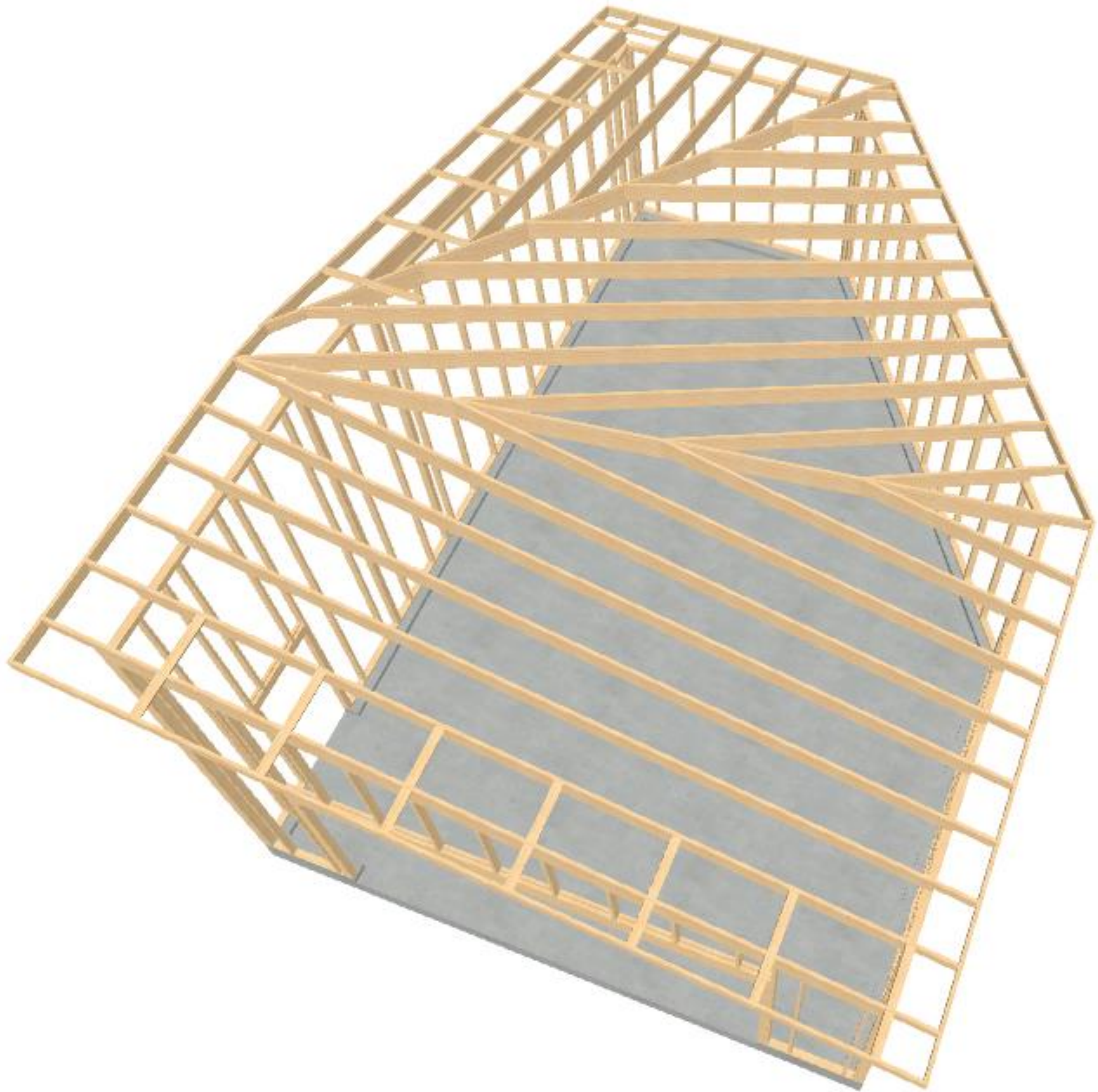
West Elevation



LIVING AREA
 749.59 sq ft

Floor Plan

Is this intended for living space or as a garage? Please clarify and discuss with Crystal Park HOA if this is proposed to be used for living area.



Roof Framing

Notes:

1. Framing Overview is to assist in orientation of framing. Follow truss manufacturers placement schedule and ladder joist framing detail for North and South overhangs.



Wall Framing

Notes:

1. Framing is shown as VersaStuds for walls higher than 10'. VersaStuds require no interior sheathing or strapping.
2. Standard framing is also acceptable. Use 10' studs at 24" O.C. or less for the lower wall on all sides. If roof trusses are installed at 24" O.C. or less a single top plate is acceptable if trusses align with studs, otherwise frame studs at 24" O.C. and use double top plate. Sheathing (24" above and below the wall joint) or 24" metal strapping on each stud crossing the intermediate wall plate is required on the high shed wall.
3. Upper wall is framed with bottom plate nailed to lower wall top plate at 12" O.C. both sides of plate. Studs should be placed at 24" O.C. or less as described above.
4. 7/16" wall sheathing may be installed either horizontally or vertically. If standard framing is used, sheathing must be installed lapping a minimum of 24" above and below the lower wall top plate. All panel edges shall be supported on framing or blocking. Use 6d or larger nails at 6" O.C. along all edges, 12" O.C. for intermediate supports.
5. Garage door header is a double 2x12 with 10d nails staggered top and bottom 16" O.C. Three jack studs are required at each end.
6. Window headers are double 2x20's with single jack studs.