

GENERAL SITE NOTES:

- The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
- The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
- All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
- The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
- The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
- The builder and/or owner shall determine and coordinate all required final landscaping.
- The builder shall keep the premises free from accumulation of waste materials and debris.
- All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
- All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
- All native vegetation is to remain as practical.
- The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.

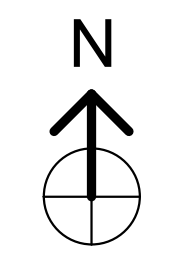
ELECTRIC	— E —
WATER	— W —
SEPTIC	— S —
GAS	— G —
EXISTING TOPOGRAPHY	— — —
PROPOSED GRADING	— — —
T.O.S. = TOP OF SLAB	
T.O.F. = TOP OF FLOOR	

SITE PLAN LEGEND
SCALE 1" = 20'-0"

Review #1: Planning Dept - Matt Fitzsimmons

- General site notes are repeated, please delete one of the notes.
- Please include a one or two sentence description of your project with the list of variances requested on the site plan.
- List the site dimensional standards for the R-T zone and indicate what this project is proposing next to it:
 - Minimum Lot Size: 5 acres - 0.19 acres existing
 - Minimum Lot Width at Front setback (25') = 200ft.
 - Minimum Setbacks Principal - 25' for the front, side and rear
 - Maximum Lot Coverage: 30%
 - Maximum Height: 30'
- Include a Bar scale
- If the drawing is to scale, I estimate the addition to be about 24'5" from the property line, where 25' is required. Please amend or request administrative relief for. Please draw the side setbacks as 25', not 5'.
- The proposed addition and deck will be within the 25' side setbacks - unavoidable. That shall be noted for both sides.
- The lot size, frontage width, and existing house location exist already. Provide proof that they existed when you purchased the property on 2021. Can you prove they are legal non-conforming?
- Indicate the height of the proposed deck on page 1.
- Are there any easements on the site? If so, please include them.
- Include the information that includes the adjoining property owners, uses and zoning.
- please place the project number: BOA223 at the bottom right corner.

SITE PLAN
SCALE 1" = 10'-0"



GENERAL CONSTRUCTION & PLAN NOTES:

- These plans are copyrighted 2021 by Allegro Design Co. LLC (Allegro Design Co.), all rights reserved. Any sale, reproduction, creation of derivative works based on these plans, or use of these plans for any purpose without proper compensation to and the express written consent of Allegro Design Co. is strictly prohibited. These plans are subject to copyright protection as an architectural work, under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form, as well as, the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.
- All construction and construction practices to be performed in accordance with all applicable codes and requirements of all regulatory agencies having jurisdiction over the project. Under no condition shall Allegro Design Co. have responsibility for the means, methods or techniques used by the builder in the performance of the work or for conditions of safety at the job site.
- The builder (owner or contractor) is responsible for payment and acquisition of all required permits and fees associated with this project.
- It is the builder's responsibility to thoroughly review and become familiar with all pertinent documents regarding the construction of this project. Any ambiguity, omission or discrepancy discovered in the documents which may cause construction concerns shall be reported to Allegro Design Co. for immediate attention. Failure to discover and notify Allegro Design Co. of said ambiguity, omission or discrepancy prior to the start of construction shall not relieve the builder of responsibility relating to the matter.
- Allegro Design Co.'s liability regarding errors, omissions or discrepancies shall be limited to the correction of the original project drawings.
- It is the builder's responsibility to verify with the home owner or client all finish materials stated on the plans prior to construction. Any ambiguity, omission or discrepancy discovered in the documents which may cause construction concerns shall be reported to Allegro Design Co. for immediate attention.
- Changes or deviations from the original documents, made by the builder or their suppliers without the written consent of the designer, are unauthorized changes to the work and as such shall relieve Allegro Design Co. of all responsibility for any consequences arising therefrom.
- The builder shall be responsible for ensuring that the plans being used for construction are the most current, and match the approved Building Department plan set.
- The builder shall coordinate all colors, finishes, cabinets, countertops, plumbing fixtures, appliances, window and door manufacturers, etc. with the owner.
- The builder shall coordinate the location and construction of all "built-in" requirements for bookcases, entertainment centers, closet shelving, etc. with the owner unless noted otherwise on the plans.
- The builder shall coordinate all "as-built" requirements such as telephone jacks, outlets, switches, fans, lights, security system, intercom, computer network, surround sound, satellite system, central vacuum, air conditioning, home humidifier, water softener, barbecue grill, etc. with the owner and the service installer.
- Allegro Design Co. is not responsible for electrical, plumbing or mechanical system layouts.
- Do not scale the drawings.** If questions arise as to the dimensional requirements of the plans, contact Allegro Design Co. for clarification.
- Automatic sprinkler system may be required.
- All dimensions of walls are from face of stud framing, unless otherwise noted. Undimensioned interior walls are 2x4, unless otherwise noted. Building square footages are calculated from the outside face of exterior stud walls or face of exterior concrete foundation. Door and window dimensions are noted in feet and inches.
- Doors are located 6" from adjacent corner or centered (u.n.o.). Transom and sidelight windows may be included in the door callout. The builder shall verify all door callouts and dimensions with the elevations prior to construction and prior to ordering the door package. (See notes 4, 5, 6, & 13)
- Window callouts are noted as the rough opening, unless otherwise noted. Transom windows may be included in the rough opening window callout. The builder shall verify all window callouts and dimensions with the elevations prior to construction and prior to ordering the window package. (See notes 4, 5, 6, & 13)
- Wall bracing information: unless noted otherwise, all exterior walls shall be constructed as per the wall bracing method cs-wsp (continuous sheathing structure) as per the structural plans (Reference IRC R602.10.4).
- Provide 1 sq. ft. of attic ventilation per 150 sq. ft. attic area or 300 sq. ft. of attic area with 50% of the required ventilation to be located at the upper portion of the roof and the balance of the ventilation to be provided by eave vent. Provide a 22"x30" min access into all attic areas having at least 30" of unobstructed headroom.
- Smoke detectors shall be hardwired, interconnected, and have a battery back-up. An approved carbon monoxide detector shall be installed within 15 ft. of the entrance to all sleeping rooms, and be hardwired w/ battery backup.
- Safety glass shall be required within 18" of floor, 2' of doors, 36" of stairs, and 5' of a bathtub or shower drain. (Reference IRC R308.4)

GENERAL CONSTRUCTION NOTES (CONT.):

- All receptacles within 6' of a water source shall be ground-fault circuit-interrupted. Provide a GFI outlet in garage and on front and rear of house.
- Provide exhaust fans in all bathrooms without windows. Vent to exterior through wall or roof to approved termination cap.
- Cement, fiber cement, or glass mat gypsum shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. Provide water resistant sheet rock at all other applications which may be subject to the adverse effects of moisture.
- Provide egress windows in all sleeping rooms. Maintain a 44" max sill height. Minimum width of opening shall be 20" and min height shall be 24", with the net opening being at least 5.7 sq. ft. Provide a 3'-0"x3'-0" min exterior egress window well if top of window sill is below grade. Provide a permanently secured ladder if well is deeper than 44".
- Provide fire blocking at 10'-0" intervals, horizontal or vertical.
- Float all non-load bearing walls over concrete slabs per the soils report and the detail on these plans.
- A efer rod is required to be provided in location and manner consistent with applicable codes.

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- All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.

PROJECT TEAM:

OWNER
Owner Name: Dawn Deyoung
Owner Address: 19130 Doewung Dr., Monument, Co
Phone Number: 719-237-3883
Email Address: vhbashi@qwestoffice.net

BUILDING CONTRACTOR
TBH

DESIGN GROUP
Allegro Design Co. LLC
1760 S. Highway 24
Woodland Park, CO 80863
(719) 641-2095, info@allegrodesignco.com

LEGAL DESCRIPTION

PART OF LOT 2 AS FOLS. BEG AT NE COR OF LOT, RUN TH S 2'-02" W ALG E LN OF LOT 150 FT, N 89'-31" W 56 FT, N 0'-46" E 163.5 FT TO LN OF LOT, TH ALH SD N LN ON CUR TO L THE CHORD OF WHICH BEARS S 72'-37" E 60 FT TO POB UTE PASS SUMMER HOMES CO SUB 1 in EL PASO County, State of Colorado.

Site Address: 9445 Shoshone Rd., Cascade, Co
Plat Number: 812 Zoning: R-T
Account Number: 8316415008 Acres: .19

MINIMUM INSULATION REQUIREMENTS (PPRBD)

DOOR & WINDOW U-FACTOR	U-0.32
SKYLIGHT U-FACTOR	U-0.55
CEILING INSULATION	R-49 MIN.
WOOD FRAMED WALL INSULATION	R-20 or 13+5
MASS WALL	R-13/17
FLOOR OVER UNHEATED SPACE	R-30 MIN.
FLOOR OVER EXTERIOR SPACE	R-38 MIN.
RIM JOIST INSULATION	R-30 MIN.
BASEMENT WALL INSULATION	R-10/13 MIN.
SLAB (2' HORIZ OR VERT)	R-10 MIN.
CRAWLSPACE WALL	R-15/19 MIN.

(REFER TO ENERGY CODE CERTIFICATE OR RESCHECK REPORT IF PROVIDED)

Design, with family in mind
(719) 641-2095
1760 S. Highway 24
Woodland Park, CO 80863
allegrodesignco.com

Deyoung Addition & Remodel
9445 Shoshone Rd., Cascade, Co

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AREA CALCULATIONS

EXISTING - BASEMENT	175 SF
EXISTING - MAIN LEVEL	588 SF
EXISTING - DECK	399 SF
PROPOSED - MAIN LEVEL ADDITION	497 SF
PROPOSED DECK ADDITION	180 SF

ARCHITECTURAL

- CS Cover Sheet & Site Plan
- A1 Existing Floor Plans
- A2 Proposed Plans
- A3 Front & Side Elevations
- A4 Building Sections

FOUNDATION

- F1 Foundation Plan
- F2 Foundation Details

STRUCTURAL

- S1 STR Framing Details
- S2 Main Floor & Deck Framing Plans
- S3 Roof Framing Plans

PROJECT No.	21-0131
DATE	01-20-2022
DRAWN BY	CN
CHECKED BY	BLD

CS
Cover Sheet & Site Plan

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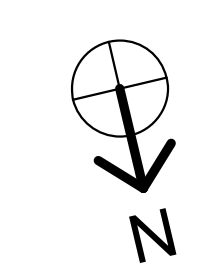
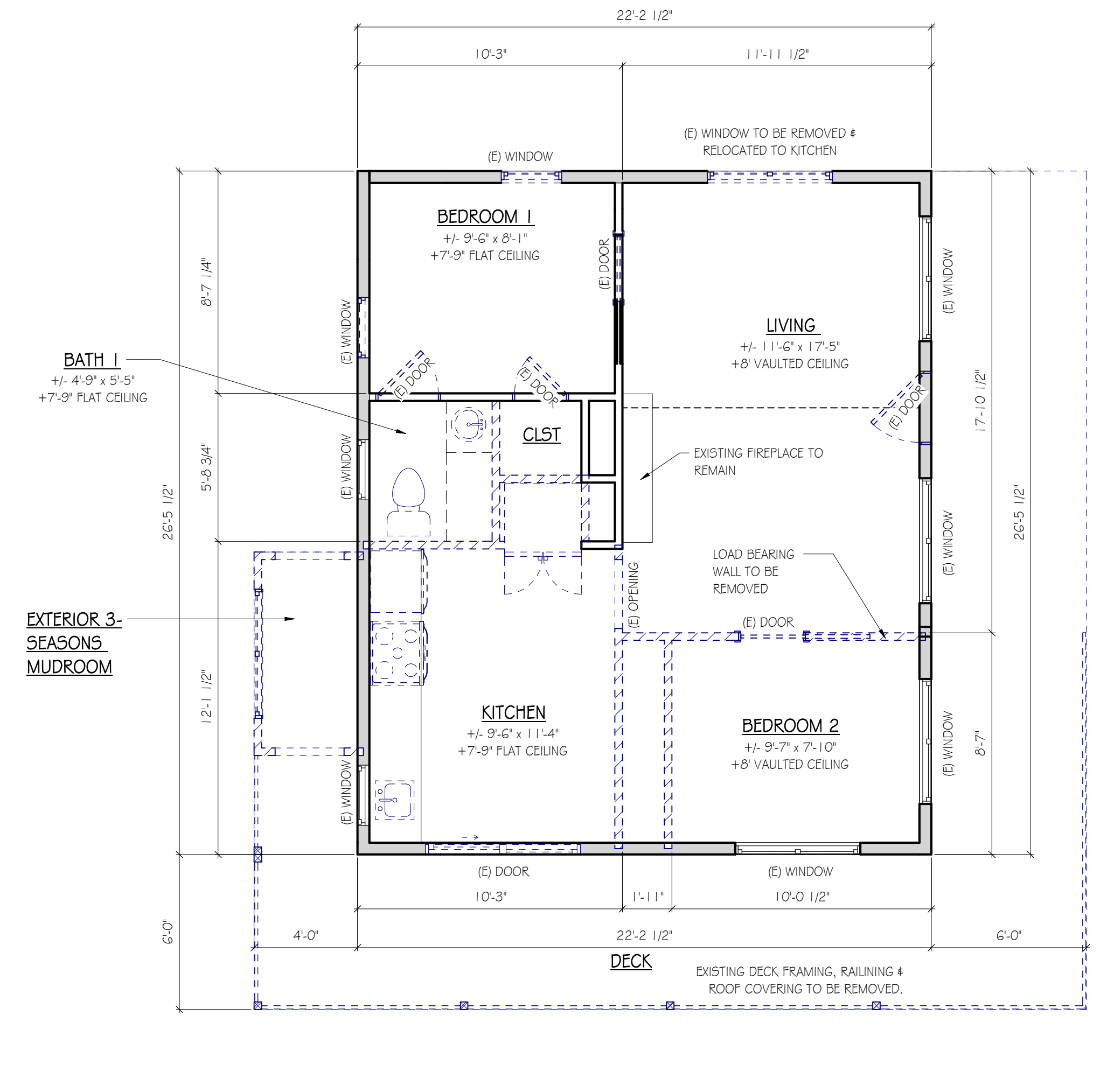
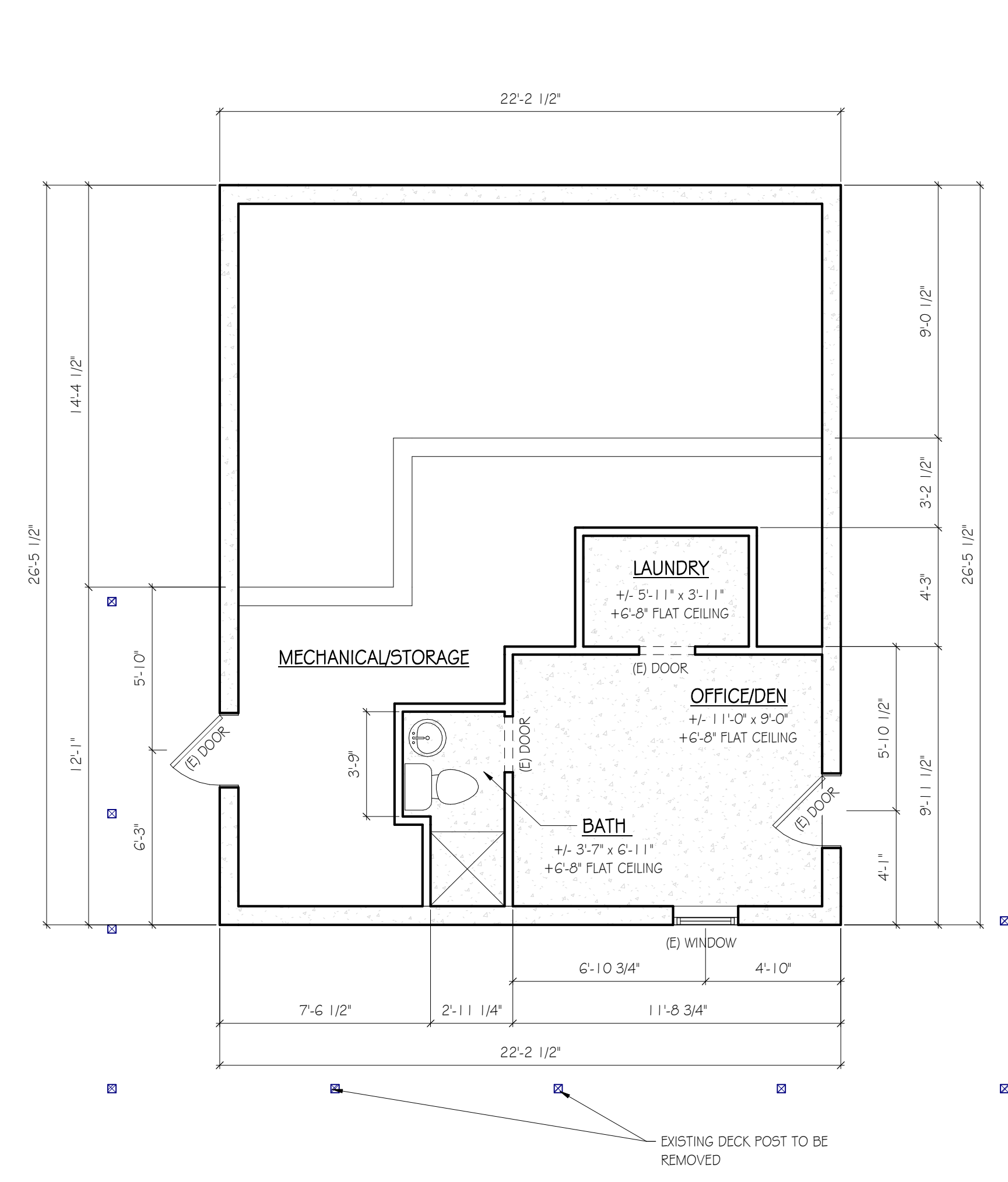
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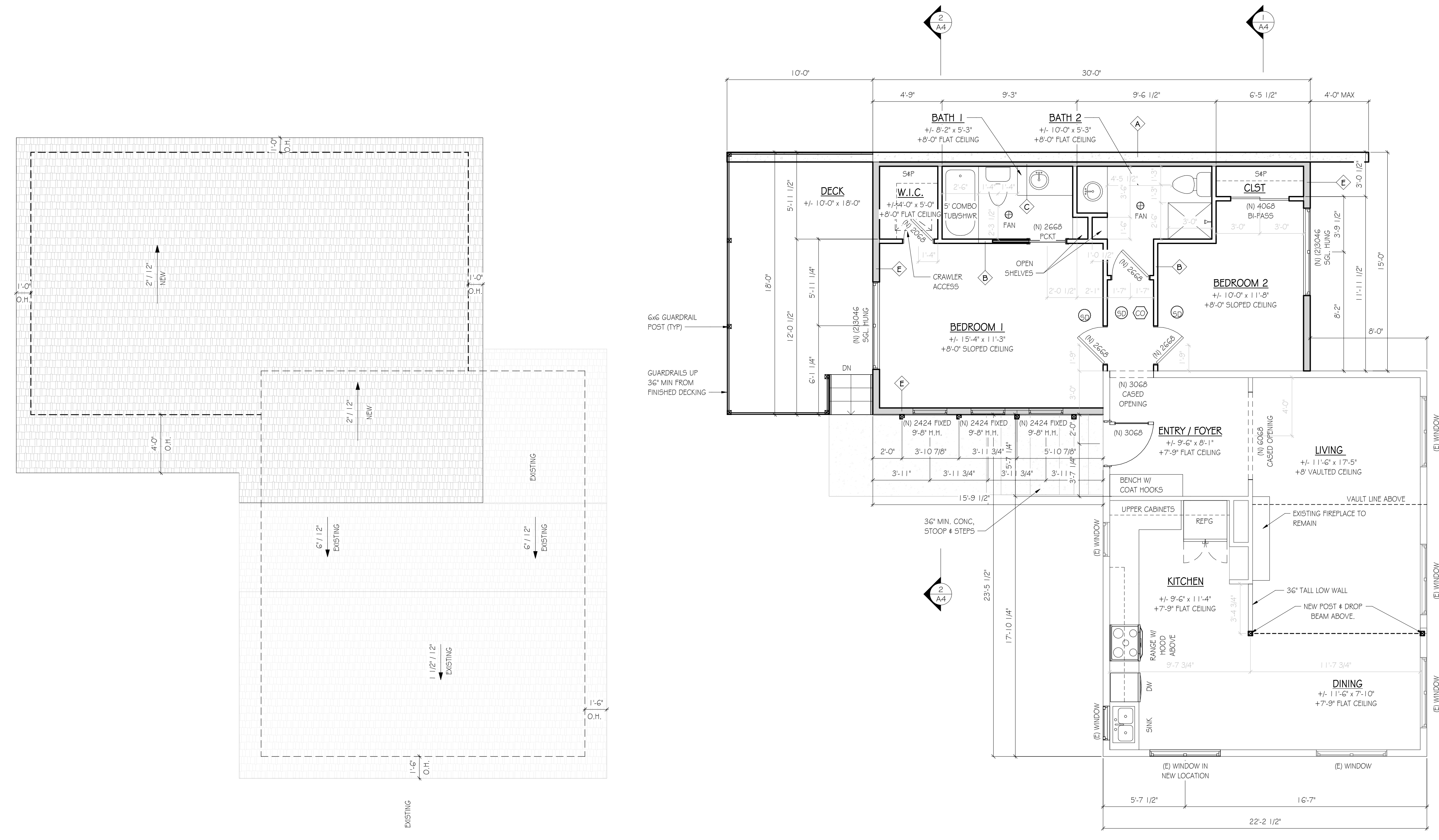
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A2
 Proposed Plans

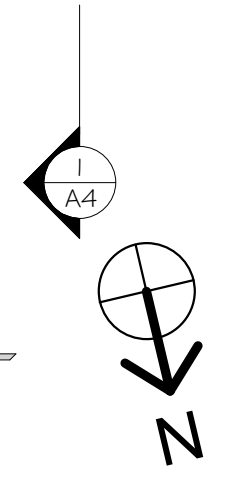
WALL LEGEND

A	CONCRETE FOUNDATION WALLS
B	2x4 @ 16" O.C. FRAMED INTERIOR WALLS
C	2x4 @ 16" O.C. FURRED WALLS w/ R-13 MIN INSULATION
D	2x6 @ 16" O.C. FRAMED INTERIOR WALLS
E	2x6 @ 16" O.C. FRAMED EXTERIOR WALLS

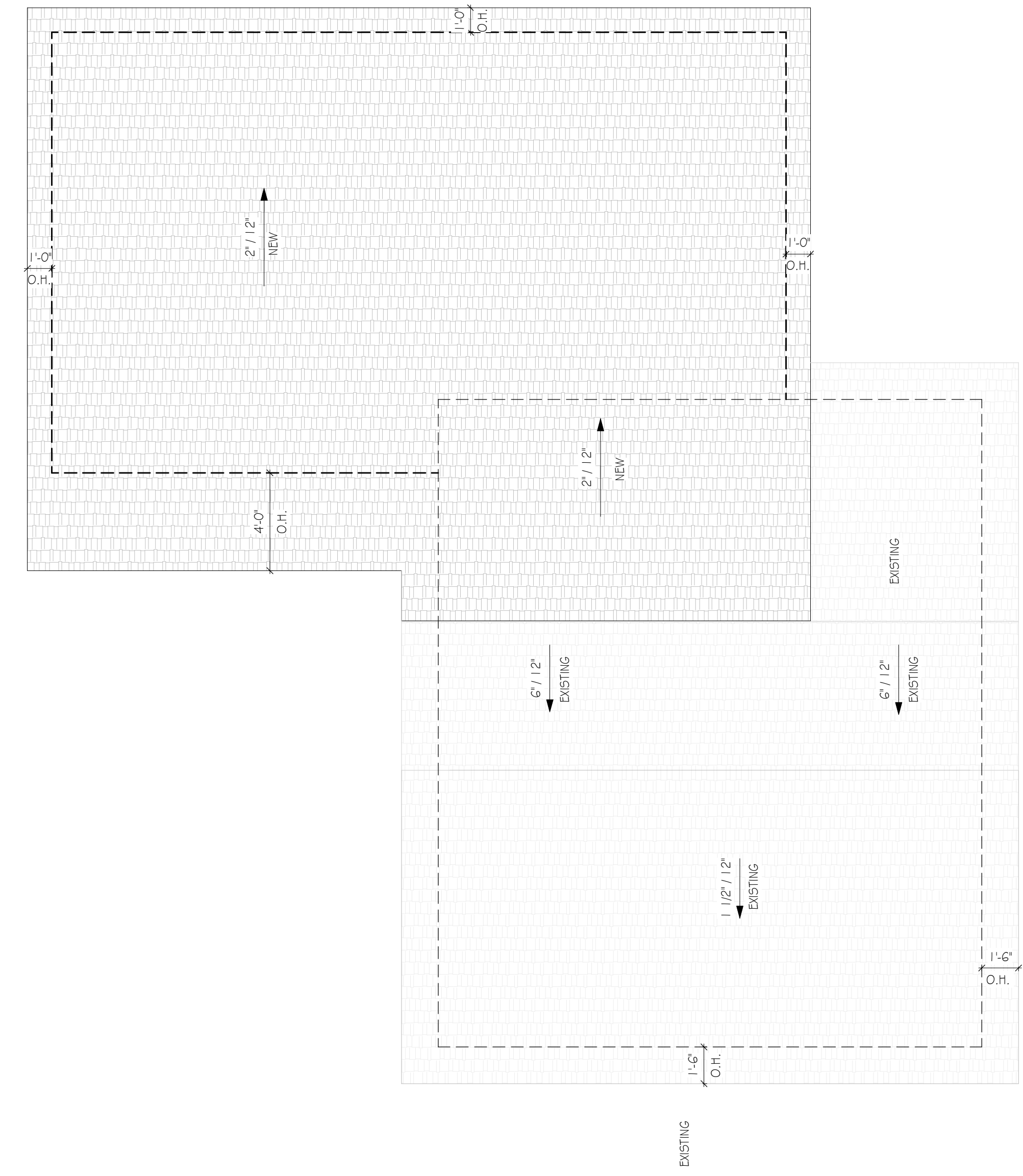
SCALE 1/4" = 1'-0"



PROPOSED MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"



PROPOSED ROOF PLAN
 SCALE 1/4" = 1'-0"



GENERAL FLOOR PLAN NOTES:

SMOKE DETECTORS SHALL BE HARDWIRED, INTERCONNECTED, AND HAVE A BATTERY BACK-UP.

AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED WITHIN 15 FT. OF THE ENTRANCE TO ALL SLEEPING ROOMS, AND BE HARDWIRED w/ BATTERY BACKUP.

SAFETY GLASS SHALL BE REQUIRED WITHIN 16" OF FLOOR, 2' OF DOORS, 36" OF STAIRS, AND 5' OF A BATHTUB OR SHOWER DRAIN.

ALL RECEPTACLES WITHIN 6' OF A WATER SOURCE SHALL BE GFI. PROVIDE GFI OUTLET IN GARAGE AND ON FRONT AND REAR OF HOUSE.

PROVIDE EXHAUST FANS IN ALL BATHROOMS WITHOUT WINDOWS. VENT TO EXTERIOR THROUGH WALL OR ROOF TO APPROVED TERMINATION CAP.

PROVIDE EGRESS WINDOWS IN ALL SLEEPING ROOMS. MAINTAIN A 44" MAX SILL HEIGHT. MIN WIDTH OF OPENING SHALL BE 20" AND MIN HEIGHT SHALL BE 24", WITH THE NET OPENING BEING AT LEAST 5.7 SQ. FT.

PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS, HORIZONTAL OR VERTICAL.

DOOR AND WINDOW DIMENSIONS ARE NOTED IN FEET AND INCHES. DOORS ARE LOCATED 4" FROM ADJACENT CORNER OR CENTERED (J.N.O.).

ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR STUD FRAMING UNLESS OTHERWISE NOTED. FIELD VERIFY ALL DIMENSIONS.

GENERAL STAIR & DECK NOTES

STAIRS SHALL BE A MIN OF 3'-0" WIDE FINISHED.

LANDINGS SHALL BE AT LEAST AS WIDE AS THE STAIR AND HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36".

STAIRS SHALL HAVE 10" MIN TREADS, AND 7 3/4" MAX RISERS WITH A MAX. VARIANCE OF 3/8". WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 10" AS MEASURED 1/2" FROM THE NARROW SIDE. WINDER TREADS SHALL BE 6" MIN. AT ANY POINT.

A 6'-8" MIN. CLEAR HEADROOM SHALL BE MAINTAINED OVER ALL PARTS OF STAIRWAY AS MEASURED VERTICALLY FROM A SLOPED PLANE ALONG THE STAIR NOSINGS.

DECKS, LANDINGS, AND WALKING SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS 36" MIN. HIGH WITH LESS THAN 4" OPENINGS.

OPEN SIDES OF STAIRS WITH A RISE GREATER THAN 30" SHALL HAVE GUARDS 34" MIN. HIGH AND BE SOLID OR HAVE BALLUSTERS WHICH DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS WITH 4 OR MORE RISERS, 34" TO 38" ABOVE TREADS AS MEASURED VERTICALLY FROM A SLOPED PLANE ALONG THE STAIR NOSINGS, WITH A CIRCULAR PROFILE OF 1 1/4" TO 2 1/2", 1 1/2" CLEAR FROM WALL. HANDRAILS SHALL BE CONTINUOUS AND RETURN TO A WALL OR END IN A NEWEL POST. SEE IRC SECT. 311.5.6

PROVIDE 1/2" GYPSUM BOARD ON WALLS AND UNDER STAIR SURFACE WHEN ENCLOSED AND ACCESSIBLE.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES:

ELEVATIONS SHOWN ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY FROM ACTUAL SITE CONDITIONS. FOR ACCURATE SITE ELEVATIONS, A TOPOGRAPHICAL SURVEY PERFORMED BY A LICENSED SURVEYOR MAY BE OBTAINED.

CONTINUOUS GUTTERS AND DOWNSPOUTS REQUIRED, BUT NOT SHOWN FOR CLARITY.

ATTIC VENTILATION SHALL EQUAL 1/300 OF NET ATTIC AREA, WITH 50% TO BE LOCATED IN THE EAVES AND 50% IN THE UPPER AREA TO BE VENTILATED.

VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH HAVING NO MORE THAN 1/4" OPENINGS.

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

FOR AREAS ABOVE 7,000 FEET IN ELEVATION, PROVIDE AN ICE & WATER SHIELD TWO FEET INSIDE THE INTERIOR FACE OF EXTERIOR BUILDING WALLS AND AT EAVES.

DECK AND STAIR NOTES:

IF DECK IS MORE THAN 30" ABOVE GRADE, GUARDRAILS 36" MIN ABOVE FINISHED DECK FLOOR ARE REQUIRED.

STAIRS SHALL BE A MIN OF 3'-0" WIDE.

EVERY LANDING SHALL BE AT LEAST AS WIDE AS THE STAIR AND HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36".

STEPS SHALL HAVE 1" MIN TREADS AND 7 3/4" MAX RISERS.

HANDRAILS SHALL BE 34" TO 38" ABOVE STAIR TREADS AND BALLUSTERS SHALL HAVE LESS THAN 4" OPENINGS.

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- A3 Front & Side Elevations
- A4 Building Sections

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- F2 Foundation Details

STRUCTURAL

- S1 STR Framing Details
- S2 Main Floor & Deck Framing Plans
- S3 Roof Framing Plans

PROJECT No. 21-0131

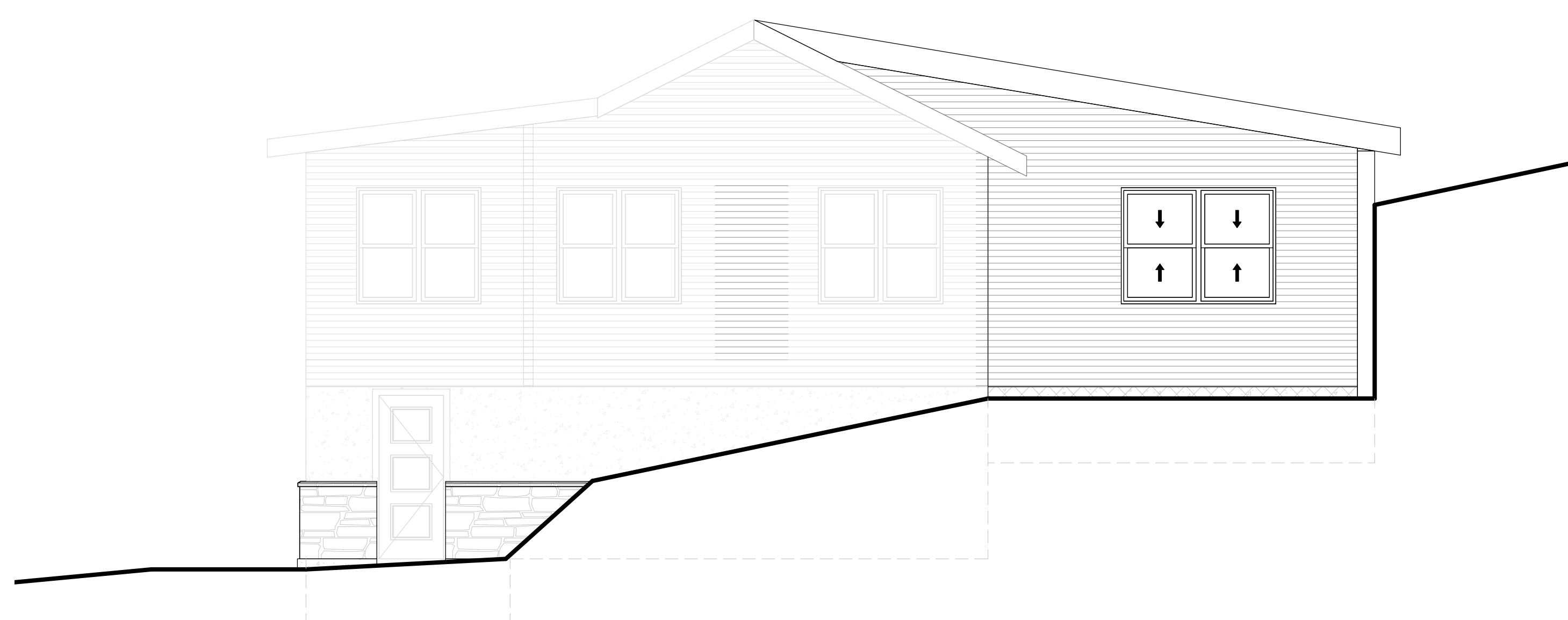
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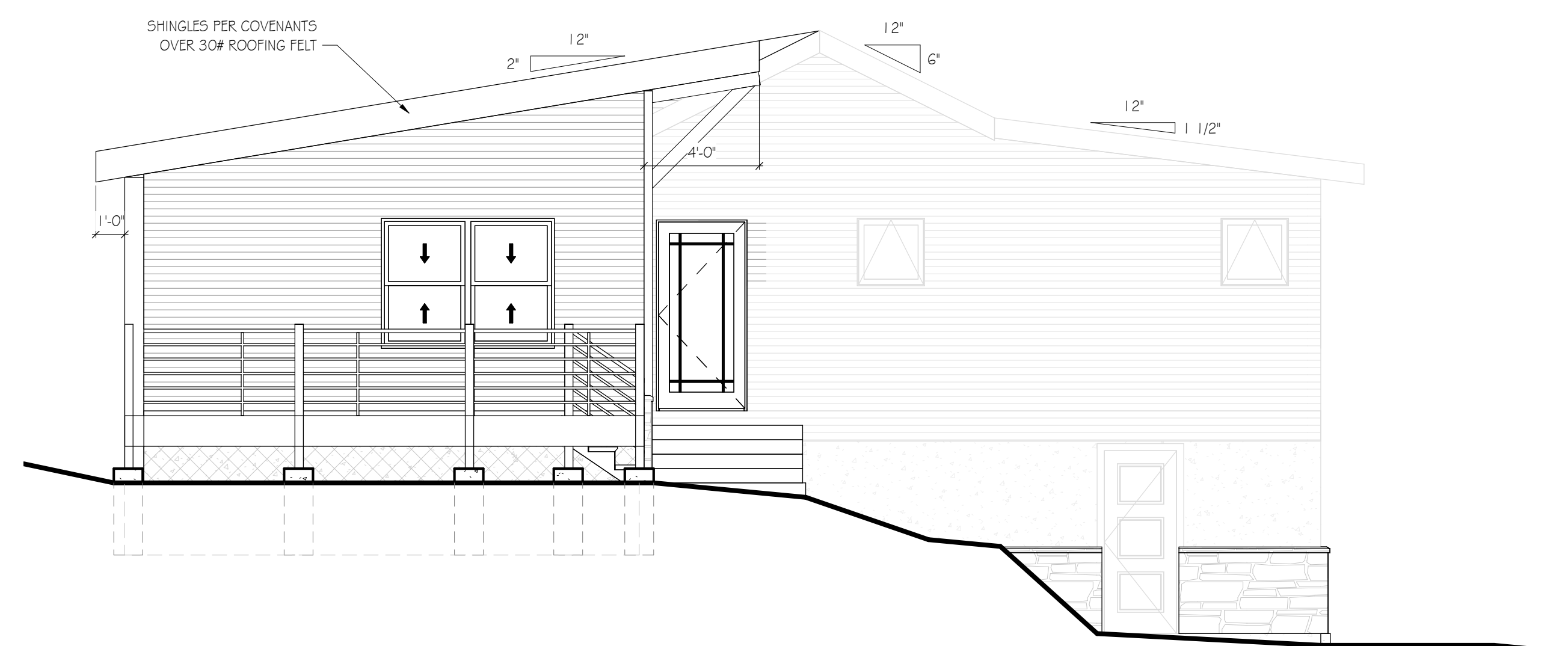
A3

Front & Side Elevations



RIGHT ELEVATION

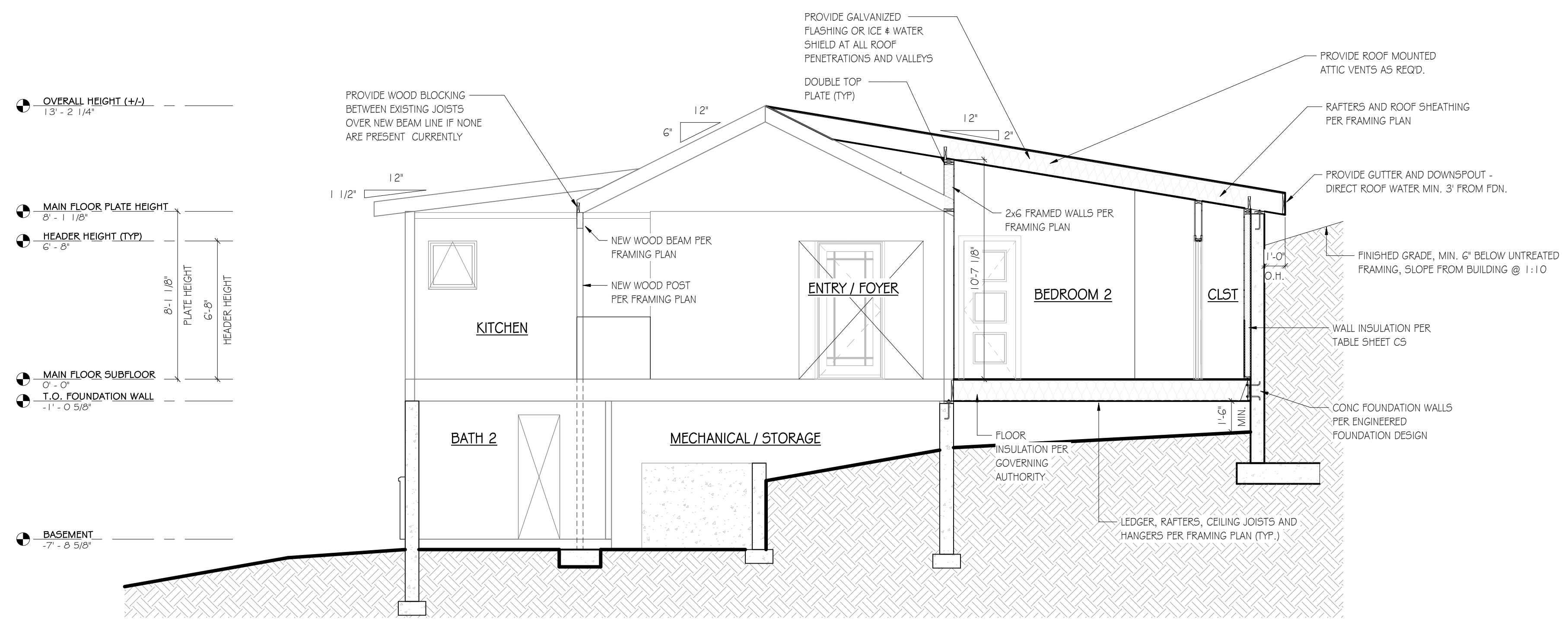
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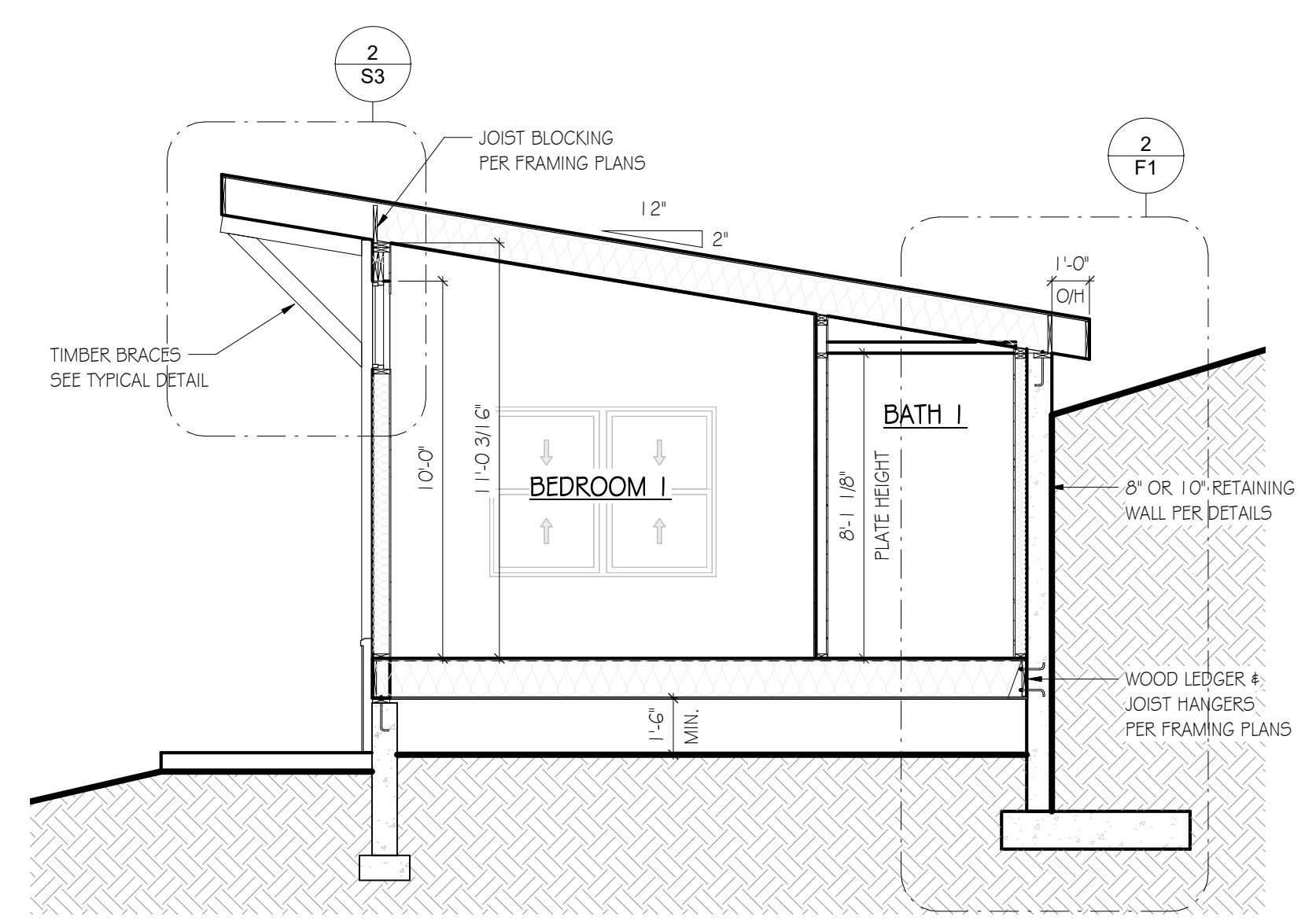
LEFT ELEVATION

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Section 1
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Section 2
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A4
 Building Sections

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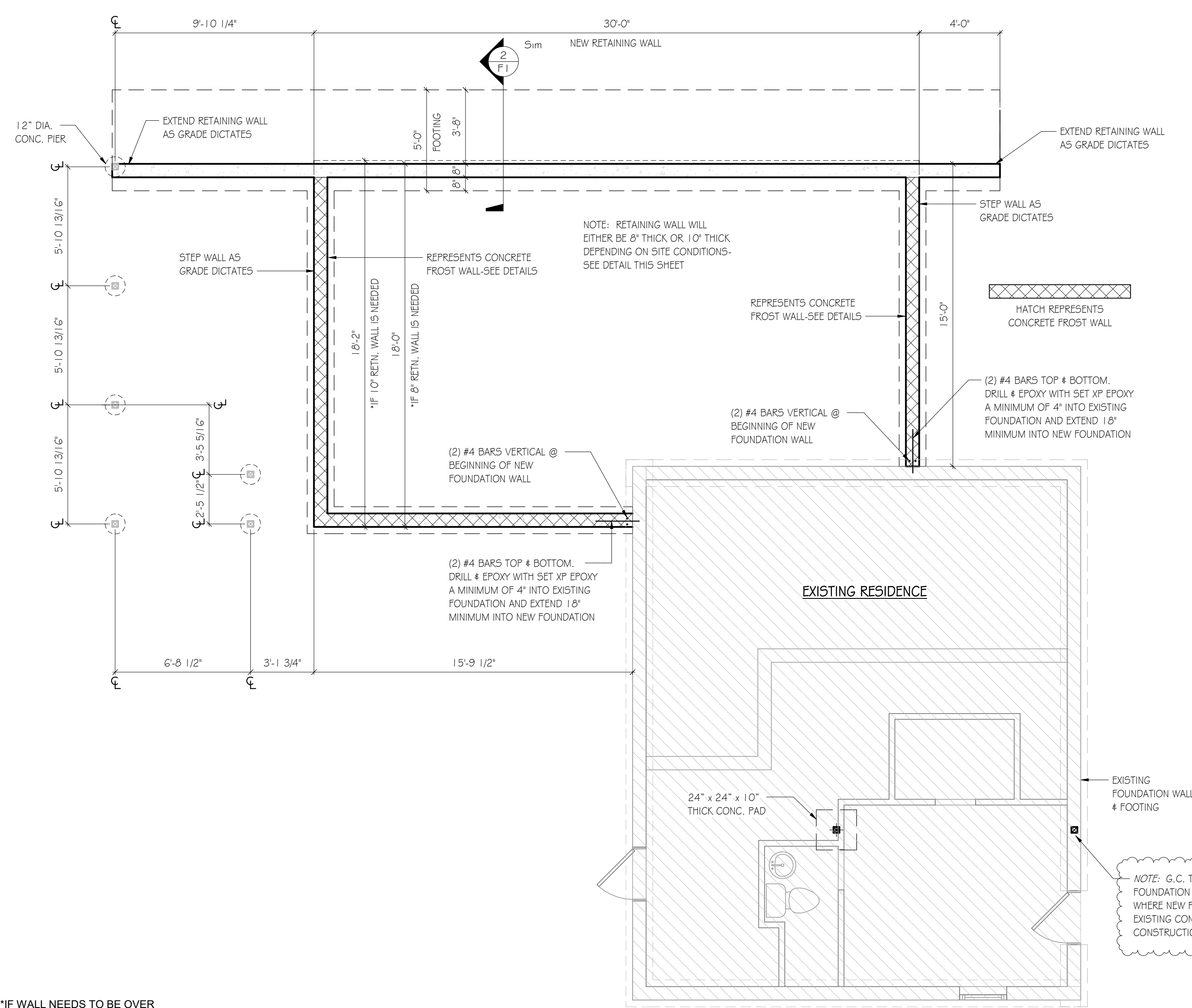
STRUCTURAL

- S1 STR Framing Details
- S2 Main Floor & Deck Framing Plans
- S3 Roof Framing Plans

PROJECT No.	21-0131
DATE	01-20-2022
DRAWN BY	JLH
CHECKED BY	LM

F1

Foundation Plan



GENERAL FOUNDATION NOTES:
 CONTRACTOR/BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO SETTING FORMS. ANY DISCREPANCIES WITH ITEMS ON THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF ALLEGRO DESIGN CO, LLC. ALLEGRO DESIGN CO, LLC IS NOT RESPONSIBLE FOR FOUNDATION DIMENSIONS AFTER CONCRETE IS POURED.

PROVIDE 1/2" DIAM. A307 A.B. @ 4'-0" O.C. MAX. AT 2x P.T. SILL TO CONC. WALL.

WALL THICKNESSES SHOWN ARE NOMINAL (OR TO OUTSIDE OF ICF FORMS AS APPLICABLE).

REFER TO DETAIL SHEETS FOR REINFORCEMENT AND ADDITIONAL INFORMATION.

LOAD BEARING COMPONENTS SUSCEPTIBLE TO WEATHER SHALL BE FINISHED TO A MINIMUM OF 30" BELOW AND 6" ABOVE FINISHED GRADE.

FINAL WALL HEIGHT AND STEP DOWNS ARE TO BE FIELD DETERMINED BY CONTRACTOR BASED ON THE FINAL EXTERIOR GRADE. THE CROSS SECTIONS, BEAM POCKETS, ETC. SHOWN ARE FOR GENERAL REFERENCE AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.

PLACE AND COMPACT BACKFILL IN LIFTS ALONG ENTIRE LENGTH OF WALL. SEE SOILS REPORT FOR SPECIFICATIONS.

CONTRACTOR/BUILDER SHALL VERIFY AND COMPLY WITH ALL LOCAL AND BUILDING CODE OFFICIAL REQUIREMENTS REGARDING ALL TREATED SILLLEDGERS CONTACTING WITH CONCRETE OR METAL HANGERS. THIS COMPLIANCE SHALL INCLUDE THE VERIFICATIONS AND COMPLIANCE CHECK FOR ALL COMPATIBLE CONNECTORS (SUCH AS HOT-DIPPED GALVANIZED OR STAINLESS STEEL CONNECTORS AND SCREWS/NAILS WITH THE PROPER CORROSION RESISTANCE.)

DESIGN LOADS:
 2,000 PSF - ASSUMED SOIL BEARING PRESSURE, OPEN-HOLE INSPECTION REQUIRED AT TIME OF EXCAVATION

DESIGN LOADS:

GOVERNING AGENCY
 Pikes Peak Regional Building Department
 Pikes Peak Regional Development Center
 2880 International Circle
 Colorado Springs, CO 80910
 719-327-2880

LIVE & DEAD LOADS

FLOOR:	40 LIVE LOAD
	15 DEAD LOAD
	55 TOTAL LOAD

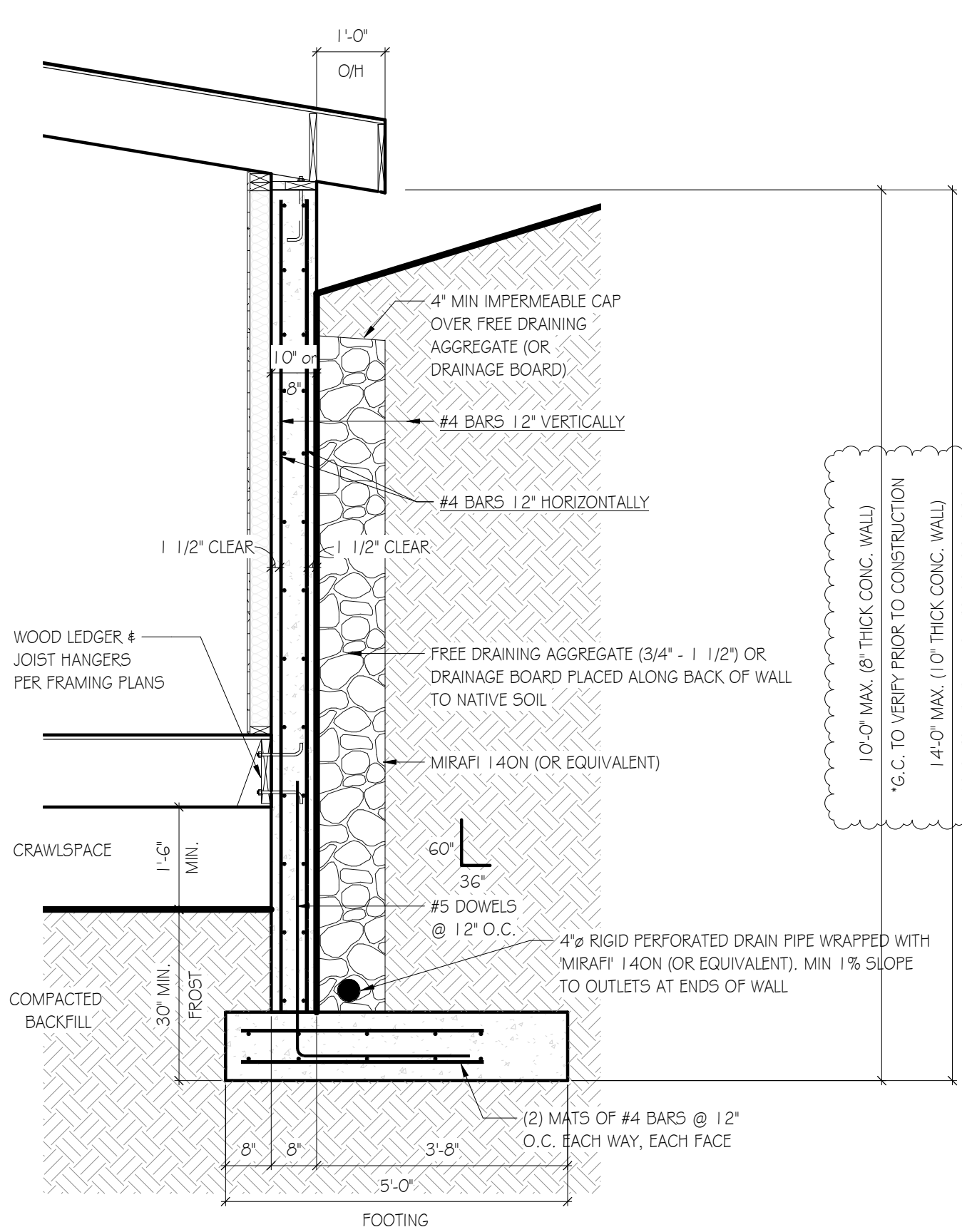
ROOF: 40 LIVE LOAD
 15 DEAD LOAD
 55 TOTAL LOAD

WIND LOADS
 130 (Vult) MPH, 3-SECOND GUST EXPOSURE "C"

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE: G.C. TO VERIFY EXISTING FOUNDATION CONDITIONS HERE WHERE NEW POST BEARS ONTO EXISTING CONC. WALL. PRIOR TO CONSTRUCTION.



2/F Retaining Wall Detail

SCALE 1/2" = 1'-0"

*IF WALL NEEDS TO BE OVER 14'-0" TALL, CONTACT ALLEGRO DESIGN CO. FOR FURTHER DETAILS

10'-0" MAX. (8" THICK CONC. WALL)
 5'C. TO VERIFY PRIOR TO CONSTRUCTION

14'-0" MAX. (10" THICK CONC. WALL)
 5'C. TO VERIFY PRIOR TO CONSTRUCTION

*IF WALL NEEDS TO BE OVER 14'-0" TALL, CONTACT ALLEGRO DESIGN CO. FOR FURTHER DETAILS

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AREA CALCULATIONS

EXISTING - BASEMENT	175 SF
EXISTING - MAIN LEVEL	588 SF
EXISTING - DECK	399 SF
PROPOSED - MAIN LEVEL ADDITION	497 SF
PROPOSED DECK ADDITION	180 SF



ARCHITECTURAL

- CS Cover Sheet & Site Plan
- A1 Existing Floor Plans
- A2 Proposed Plans
- A3 Front & Side Elevations
- A4 Building Sections

FOUNDATION

- F1 Foundation Plan
- F2 Foundation Details

STRUCTURAL

- S1 STR Framing Details
- S2 Main Floor & Deck Framing Plans
- S3 Roof Framing Plans

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F2

Foundation Details

FOUNDATION SPECIFICATIONS:

GENERAL
 ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODE, AS WELL AS ANY OTHER REGULATING AGENCIES WITH AUTHORITY OVER ANY PORTION OF THE WORK.

ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS OF ALL GOVERNING AGENCIES.

DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ENGINEER, AND GOVERNING CODE AUTHORITY.

THIS ENGINEERED FOUNDATION DESIGN HAS BEEN COMPLETED WITH ECONOMY, CONSTRUCT, AND ADHERENCE TO THE STANDARDS OF THE CURRENT BUILDING CODES AS PRIMARY CONSIDERATIONS AND REFLECTS THE CURRENT STANDARDS OF PRACTICE IN THIS AREA.

THE PROVIDED DETAILS ARE NOT INTENDED TO PRESENT STEP-BY-STEP INSTALLATION INSTRUCTIONS. A WORKING KNOWLEDGE OF THE BUILDING CODES AND PRACTICAL BUILDING KNOWLEDGE ARE REQUIRED TO COMPLETE THE FOUNDATION CONSTRUCTION.

THE CONTRACTOR MUST CONTACT THIS OFFICE PRIOR TO CONSTRUCTION SHOULD ANY QUESTION ABOUT ANY ASPECT OF THIS DESIGN ARISES.

THIS FOUNDATION HAS NOT BEEN DESIGNED TO WITHSTAND EVERY CONCEIVABLE EVENT THAT MIGHT OCCUR. UNFORESEEN EVENTS, SUCH AS, BUT NOT LIMITED TO, FLOODING, EXCEPTIONAL LOADS, OR IMPROPER CONSTRUCTION TECHNIQUES ARE BEYOND THE CONTROL OF ALLEGRO DESIGN CO. LLC. THE LIMITS OF LIABILITY EXTEND TO THE FEE RENDERED FOR THE PROFESSIONAL SERVICES PROVIDED. ERRORS OR OMISSIONS ON THE PART OF THIS COMPANY OR ITS EMPLOYEES MUST BE BROUGHT TO THE ATTENTION OF THIS COMPANY PROMPTLY FOR RESOLUTION.

ANY CONTROVERSY OR CLAIM ARISING FROM OR RELATING TO THIS DESIGN SHALL BE SETTLED BY ARBITRATION ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION UNDER ITS CONSTRUCTION INDUSTRY ARBITRATION RULES. ANY JUDGMENT OR AWARD RENDERED BY THE ARBITRATORS MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

ANY CONSTRUCTION PERFORMED USING THIS DESIGN IMPLIES ACCEPTANCE AND UNDERSTANDING OF ALL TERMS AND CONDITIONS MENTIONED.

CONCRETE
 THIS FOUNDATION DESIGN ASSUMES CONCRETE WITH THE FOLLOWING STRENGTHS AND PROPERTIES:

ITEM	STRENGTH	SLUMP	WATER RATIO	AIR CONTENT
-SLABS	3,000 PSI	4" TO 6"	0.53	5%-7%
-WALLS	3,000 PSI	4" TO 5"	0.53	5%-7%
-FOOTINGS	3,000 PSI	4" TO 5"	0.53	5%-7%
-CAISSONS	3,500 PSI	4" TO 6"	0.50	5%-7%

NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE MIX WITHOUT THE CONSENT OF THE ENGINEER OF RECORD.

CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 32° F WITHOUT HEATING AND/OR COVERING THE FORMS FOR 72 HOURS.

DO NOT ALLOW CONCRETE TO DROP MORE THAN 10 FEET DURING PLACEMENT INTO THE FORMS.

CONCRETE MUST BE EFFECTIVELY RODDED OR VIBRATED TO ELIMINATE VOIDS IN THE VOLUME OF THE CONCRETE ELEMENTS.

DO NOT BACKFILL AGAINST CONCRETE WALLS UNTIL SEVEN DAYS HAVE PASSED.

USE FORMWORK THAT HAS BEEN PROPERLY OILED AND BRACED.

PROVIDE CONTROL JOINTS IN SLABS AT NO MORE THAN 12 FEET EACH DIRECTION. POLYFIBER MESH MAY BE USED IN SLABS FOR CRACK CONTROL. 6X6 W1.4 X W1.4 WELDED WIRE FABRIC SHOULD BE USED WHETHER POLYFIBER MESH IS USED OR NOT. (UNLESS SPECIFIED OTHERWISE)

REINFORCEMENT
 GRADE 60 REINFORCEMENT SHALL BE USED THROUGHOUT, UNLESS OTHERWISE NOTED.

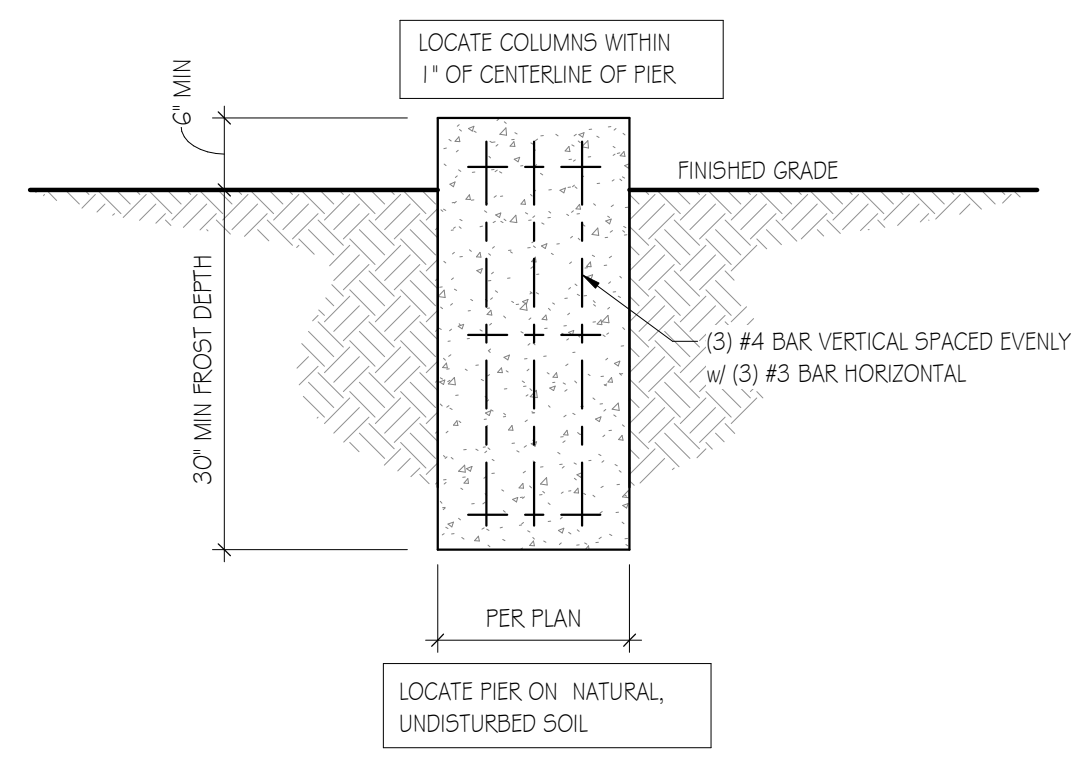
REMOVE ALL DUST, SCALE, RUST, OR OTHER DEBRIS FROM THE STEEL PRIOR TO POURING CONCRETE.

ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE AT ALL INTERSECTIONS PRIOR TO POURING CONCRETE.

SUPPLY 3" CLEAR COVER FOR ALL REINFORCEMENT IN CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. PROVIDE 2" CLEAR COVER IN ALL OTHER CASES, UNLESS DETAILED OTHERWISE.

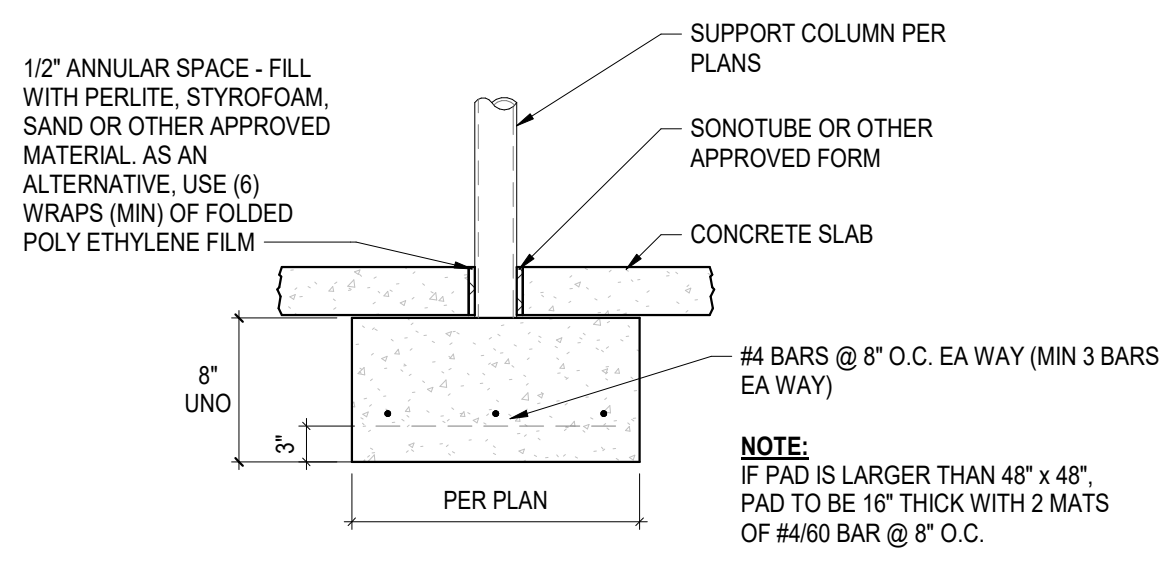
PROVIDE THE FOLLOWING MINIMUM SPLICE LENGTHS (UNLESS DETAILED OTHERWISE):
 #4 BAR - 24", #5 BAR - 30", #6 BAR - 36"

PROVIDE CORNER BARS AT ALL FOUNDATION WALL CORNERS AND INTERSECTIONS. EACH LEG OF THE CORNER BAR SHALL HAVE A MINIMUM LENGTH OF 24". IF THIS IS NOT POSSIBLE, HOOK THE BAR UP OR DOWN INTO THE WALL.



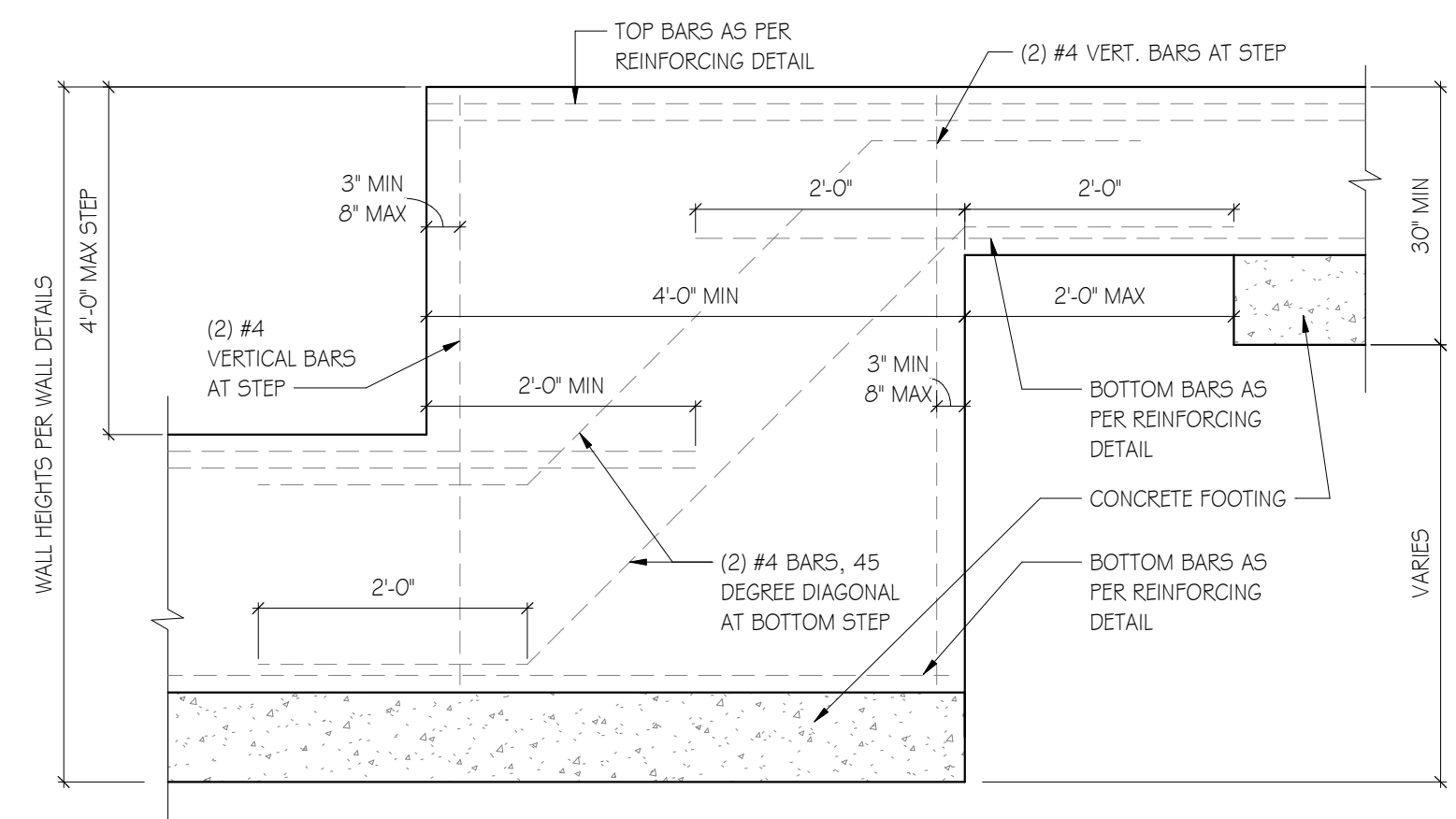
CONC. PIER

SCALE 3/4" = 1'-0"



INTERIOR CONCRETE PAD

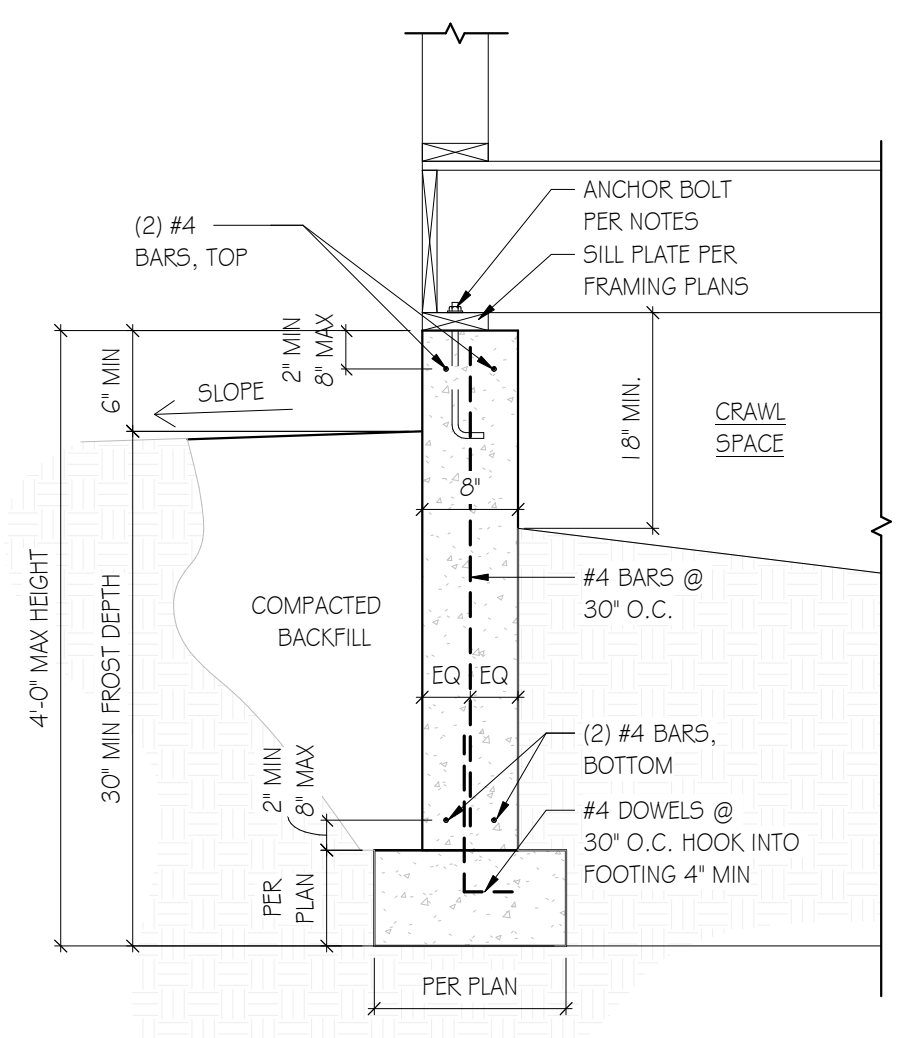
SCALE 3/4" = 1'-0"



FOUNDATION STEP

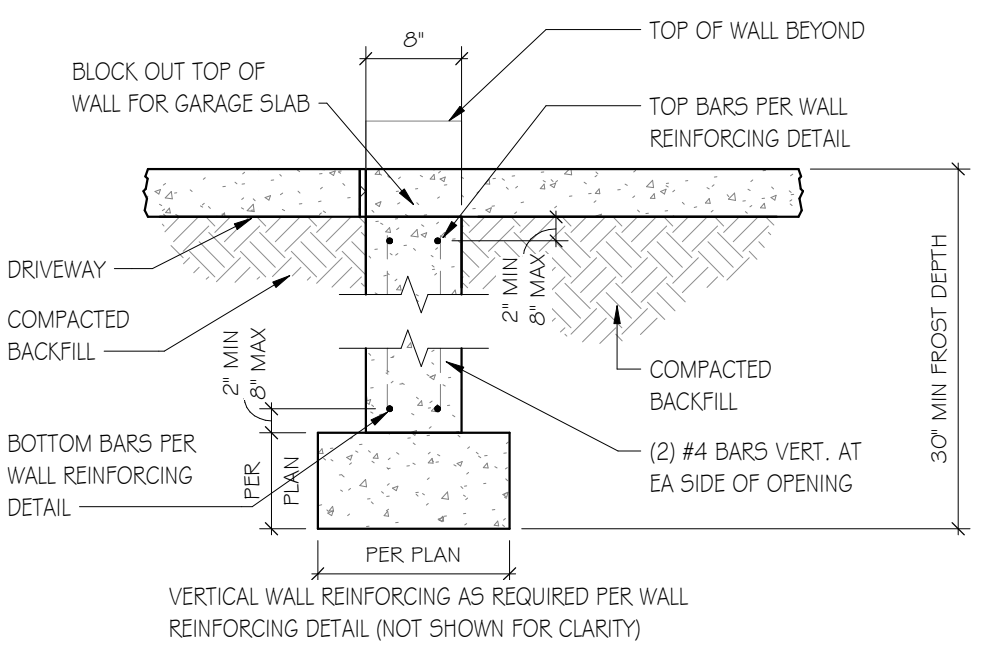
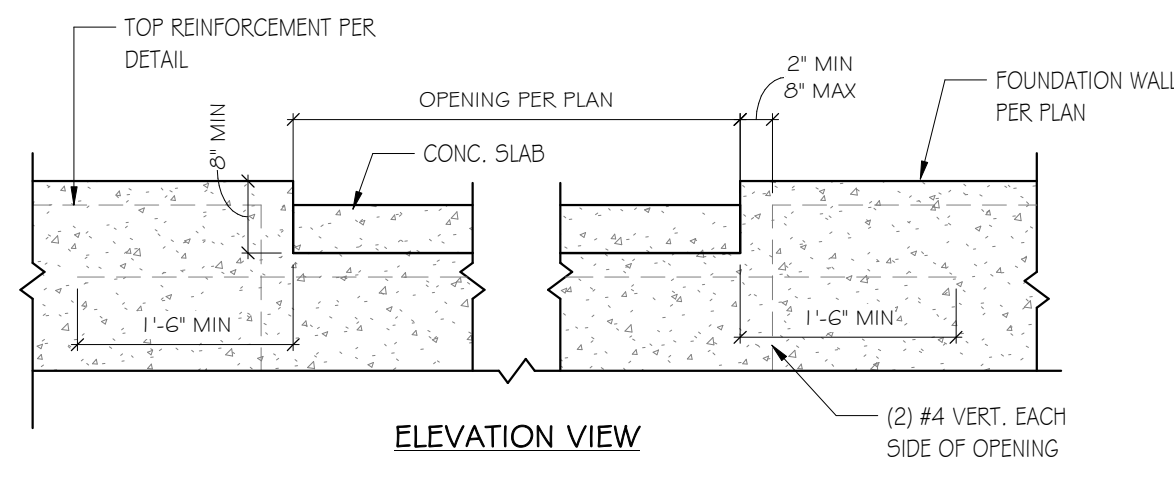
SCALE 3/4" = 1'-0"

THIS DETAIL APPLIES TO CONCRETE & ICF FOUNDATION WALLS-TYPICAL



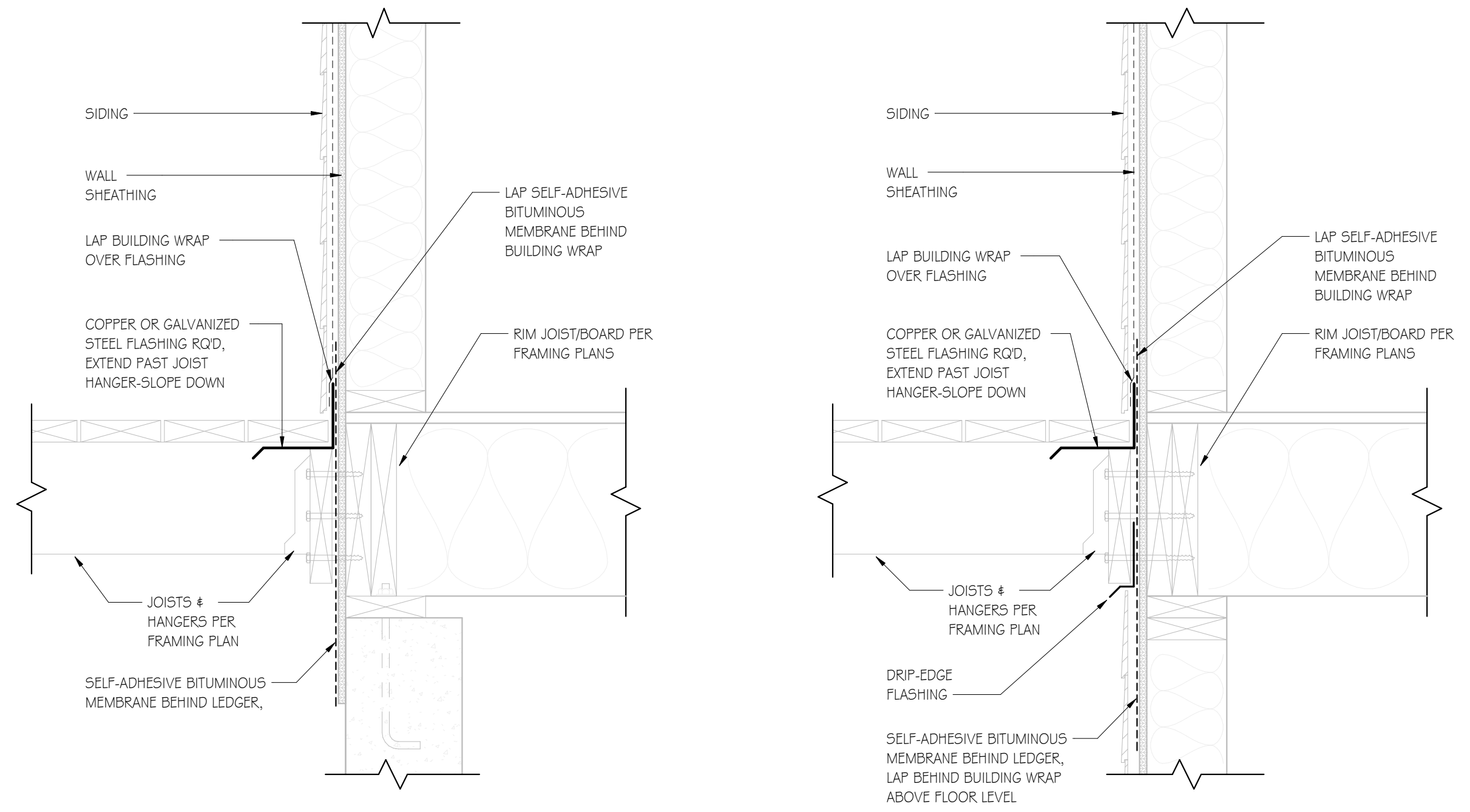
CRAWLSPACE WALL

SCALE 3/4" = 1'-0"



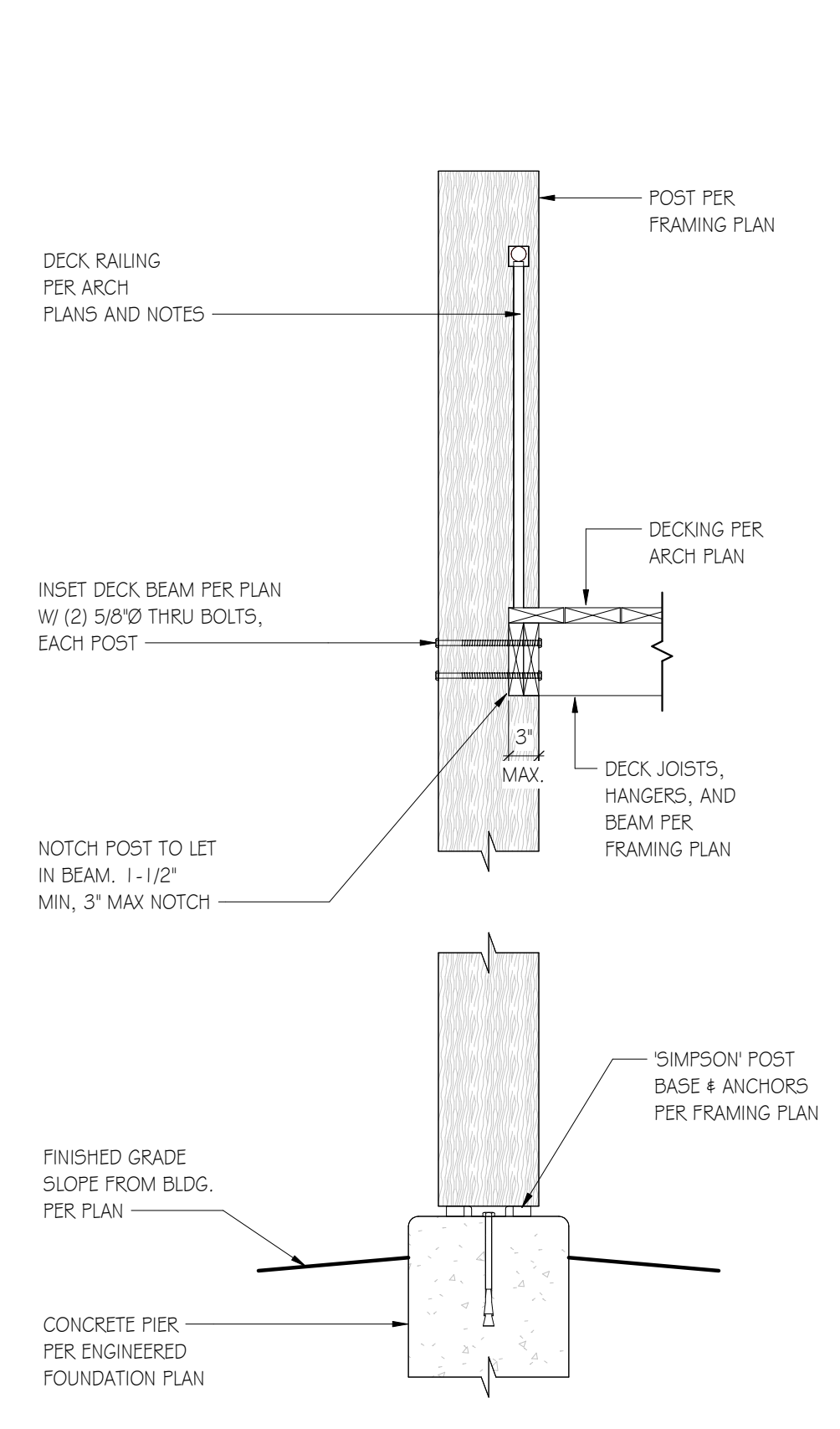
FROST WALL BELOW GARAGE FLOOR

SCALE 3/4" = 1'-0"



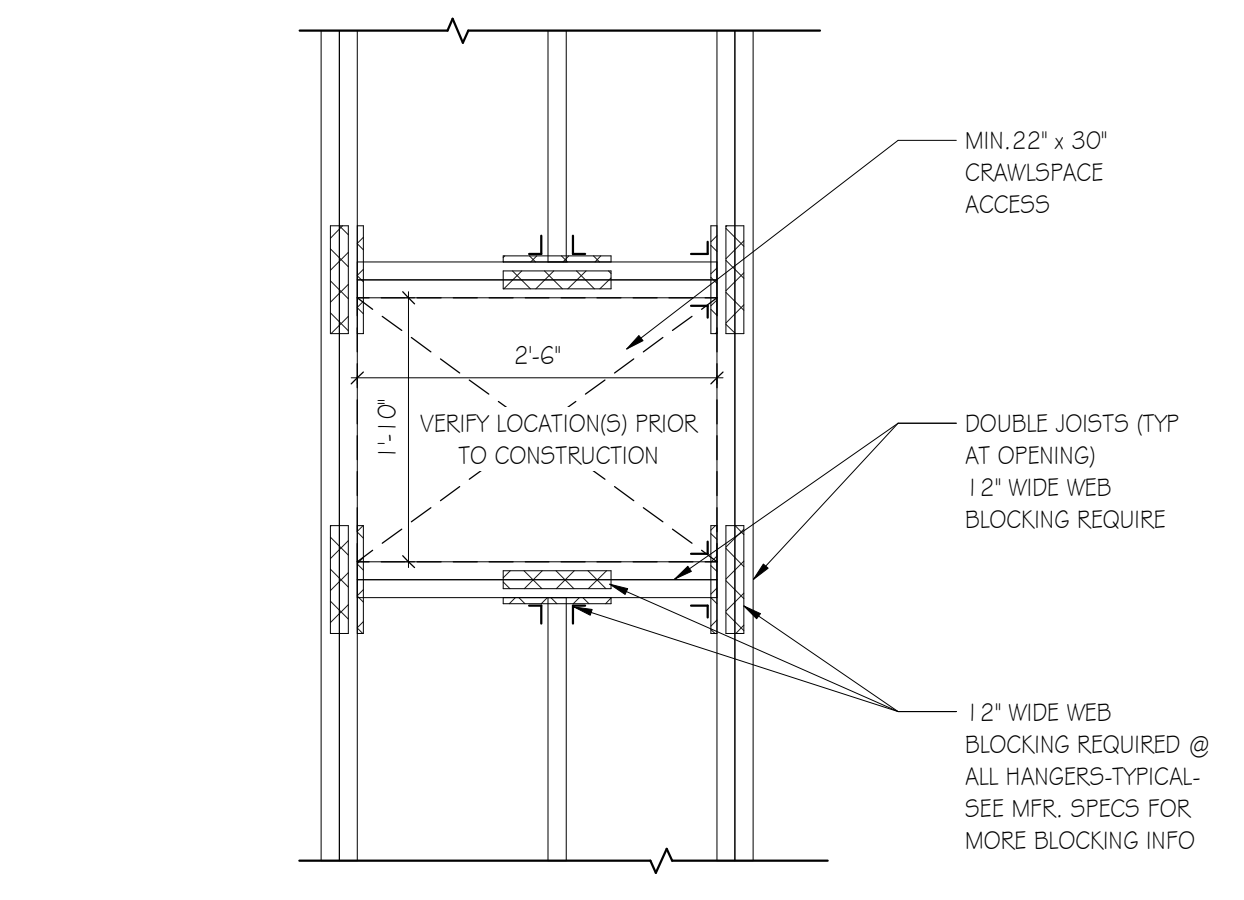
TYPICAL DECK LEDGER DETAILS

SCALE 1/2" = 1'-0"



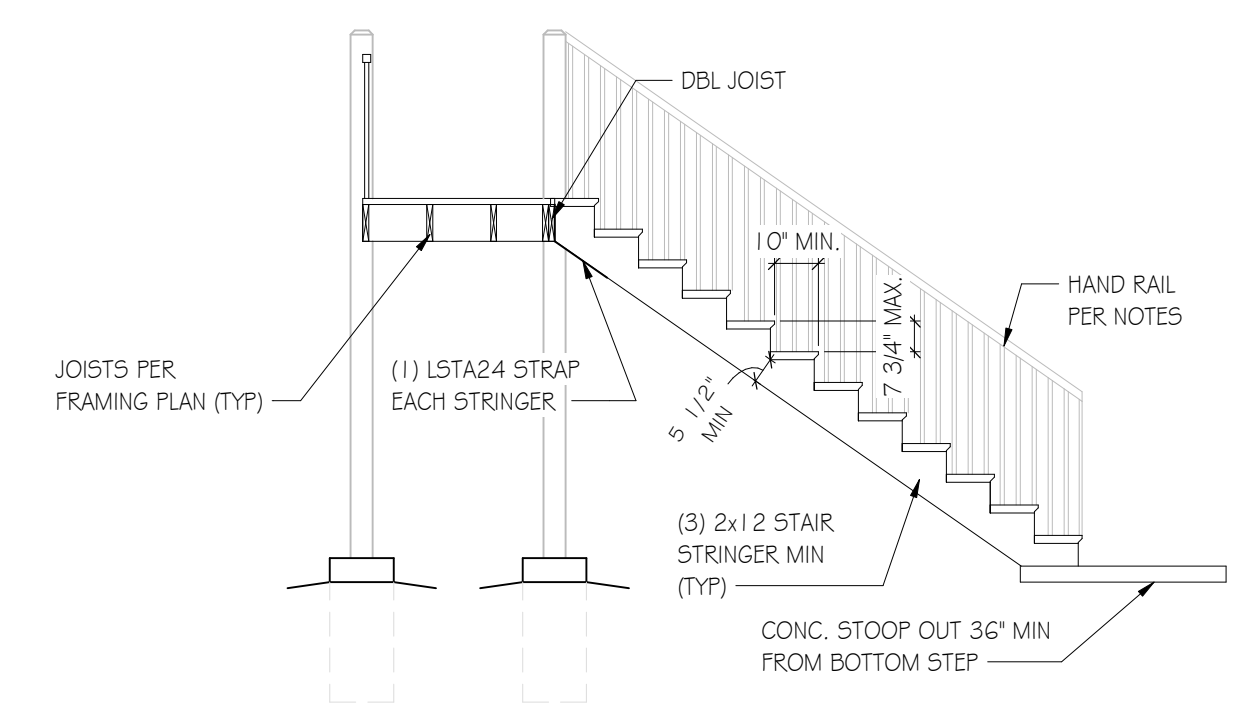
TYPICAL DECK BEAM TO POST

SCALE 3/4" = 1'-0"



CRAWLSPACE ACCESS DETAIL

SCALE 3/4" = 1'-0"



STAIR SECTION

SCALE 1/4" = 1'-0"

STRUCTURAL GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING BUILDING CODE, AND ANY OTHER REGULATING AGENCIES THAT HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY RELATED WORK.
- CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND SITE CONDITIONS BEFORE STARTING WORK. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- A DETAIL, SECTION, ELEVATION, ETC. REFERENCE MAY BE INDICATED ONLY ONCE ON A STRUCTURAL CONSTRUCTION DRAWING, BUT IS TO BE USED AT ALL LIKE AND SIMILAR CONSTRUCTION CONDITIONS.
- ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS OF ALL GOVERNING AGENCIES.
- DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ENGINEER, AND THE APPLICABLE GOVERNING CODE AUTHORITY.
- NOTHING CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL RELIEVE THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS OF:
 - THE RESPONSIBILITY TO DETERMINE ANY ASPECT OF HOW THE WORK IS TO BE PERFORMED.
 - DEALING WITH MATTERS OF PERSONNEL SAFETY.
 - SAFETY OF PROPERTY.
 - SUPERINTENDING OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, UTILITIES, ETC., IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION OF ALL STRUCTURAL ITEMS. APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL BUILDING DEPARTMENT FOR RECORD ONLY. ALLOW TWO WEEKS FOR REVIEW OF SHOP DRAWINGS.
- SPECIAL INSPECTION, IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, SHALL BE PERFORMED BY A QUALIFIED INSPECTOR FOR ALL REINFORCEMENT PLACEMENT, FIELD WELDING, HIGH STRENGTH BOLTING, STEEL FABRICATION AND ERECTION, CONCRETE REQUIRING 2500 PSI OR GREATER STRENGTH, GROUTING AND MASONRY WHERE NOTED ON THE PLANS AND DETAILS. PRIOR TO PLACEMENT OF REINFORCING STEEL, THE GEOTECHNICAL ENGINEER, SHALL INSPECT ALL PREPARED SOIL-BEARING SURFACES. AN APPROVED TESTING LAB OR GEOTECHNICAL ENGINEER SHALL SUPERVISE THE SOIL COMPACTION. REPORTS SHALL BE ISSUED TO THE ENGINEER AND THE BUILDING DEPARTMENT AT THE COMPLETION OF EACH TYPE OF WORK STATING WHETHER THE WORK WAS PERFORMED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT AND FIRST FLOORS ARE IN PLACE OR WALL HAS BEEN ADEQUATELY SHORED.
- REFER TO STRUCTURAL PLANS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS NOT SPECIFIED IN THESE NOTES.

STRUCTURAL STEEL:

- ALL FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- A CERTIFIED WELDER APPROVED BY THE LOCAL BUILDING DEPARTMENT IN ACCORDANCE WITH AWS, STRUCTURAL WELDING CODE D1.1, SHALL PERFORM ALL WELDING.
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992, GRADE 50.
- PIPE COLUMNS SHALL CONFORM TO ASTM A53, GRADE 6 (35 KSI).
- TUBE SHALL CONFORM TO ASTM A500, GRADE B (46 KSI).
- ALL WELDING ELECTRODES SHALL CONFORM TO ASTM E70XX. THE MINIMUM WELD SIZE SHALL BE 3/16", UNLESS NOTED OTHERWISE ON SECTION DETAILS.
- HEADED ANCHOR STUDS SHALL CONFORM TO ASTM A108 (60 KSI).
- ANCHOR BOLTS AND UNFINISHED BOLTS SHALL CONFORM TO ASTM A307, GRADE A.
- BOLTED CONNECTIONS ARE TO BE OF HIGH STRENGTH ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE. A MINIMUM OF TWO BOLTS IS REQUIRED FOR ALL BEAM CONNECTIONS. MINIMUM REQUIRED CONNECTION CAPACITY SHALL FOLLOW THE MINIMUM REQUIREMENTS REFERENCED IN AISC "MANUAL OF STEEL CONSTRUCTION", TABLE II AND AISC STANDARD DETAILING HANDBOOK, UNLESS NOTED OTHERWISE.
- HIGH-STRENGTH BOLTS SHALL CONFORM TO THE PROVISIONS OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", LATEST EDITION, AS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS.
- ALL HIGH-STRENGTH BOLTS IN BEARING TYPE CONNECTIONS SHALL BE SNUG TIGHT. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PILES IN A JOINT ARE IN FIRM CONTACT. A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH MAY ATTAIN THIS. ALL HIGH-STRENGTH BOLTS SHOWN ON THE DRAWINGS AS SLIP CRITICAL OR SUBJECT TO TENSION LOADS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN SECTION 5, TABLE J.7 OF THE AISC MANUAL OF STEEL CONSTRUCTION. TIGHTENING SHALL BE DONE BY THE TURN-OF-THE-NUT METHOD, BY A DIRECT TENSION INDICATOR, OR BY PROPERLY CALIBRATED WRENCHES. PROVIDE HARDENED WASHERS UNDER THE NUT OR BOLT HEAD, WHICHEVER IS THE ELEMENT TURNED IN TIGHTENING.
- SHOP DRAWINGS FOR ALL STRUCTURAL STEEL INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR REVIEW TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION.
- ALL STRUCTURAL STEEL SHALL BE SHOP COATED WITH AN APPROVED RUST INHIBITIVE PRIMER. SEE SPECIFICATIONS FOR ADDITIONAL PAINTING AND GALVANIZING INFORMATION.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. NO CUTTING OR BURNING OF STRUCTURAL STEEL SHALL BE PERMITTED WITHOUT WRITTEN CONSENT FROM THE ENGINEER.
- ALL WELDING OF REINFORCING STEEL BARS TO STRUCTURAL STEEL MEMBERS WILL REQUIRE CONTINUOUS INSPECTION BY A QUALIFIED INSPECTOR.
- ALL MEMBERS ARE TO BE ERECTED WITH NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE PLANS.
- CONNECTIONS SHALL BE AS SHOWN IN SCHEDULES AND SECTIONS IN THE DRAWINGS. ANY CHANGES TO THE CONNECTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED WITH THE STRUCTURAL STEEL SHOP DRAWINGS. THIS CONNECTIONS SUBMITTAL SHALL INCLUDE CALCULATIONS STAMPED AND SIGNED BY THE CONTRACTOR'S ENGINEER.

WOOD FRAMING:

- ALL STRUCTURAL LUMBER SHALL BE HEM-FIR OF THE FOLLOWING GRADE, CONFORMING TO STANDARD GRADING RULES FOR WESTERN WOOD PRODUCTS ASSOCIATION, GRADE MARKED BY W.W.P.A. NAILERS AND PLATES ARE TO BE DOUGLAS FIR-LARCH OR HEM-FIR OR BETTER.

STUDS, BLOCKING, PLATES (2X AND 3X).....	NO. 2
JOISTS AND RAFTERS (2X AND 3X).....	NO. 2
POSTS AND COLUMNS (4" AND LARGER).....	NO. 1
BEAMS AND STRINGERS (4" AND LARGER).....	NO. 1
- FINGER-JOINTED STUDS SHALL NOT BE ALLOWED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL WOOD SHEATHING SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1-95, AND SHALL BE IDENTIFIED BY A REGISTERED STAMP OF THE AMERICAN PLYWOOD ASSOCIATION.
- ALL WOOD SHEATHING SHALL BE SPAN RATED, EXPOSURE 1 PER PS 1-95. ALL SHEETS SHALL BE GRADE MARKED. USE PLYWOOD NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO ONE-HALF LENGTH OF COMMON NAIL REQUIRED, PLUS SHEATHING THICKNESS. PLACE NAILS AT 6" ON CENTER ALONG PANEL EDGES AND AT 12" ON CENTER AT INTERMEDIATE FRAMING MEMBERS UNLESS NOTED OTHERWISE.
- STAGGER ALL WOOD SHEATHING PANEL JOINTS. APPLY SHEATHING WITH FACE GRAIN PERPENDICULAR TO RAFTERS AND JOISTS. FLOOR SHEATHING SHALL BE TONGUE IN GROOVE, GLUED AND NAILED TO JOISTS. USE COMMON WIRE NAILS OR APPROVED PLYWOOD NAILS WITH 3/8" EDGE DISTANCE. USE 2X4 FLAT BLOCKING OR APPROVED WOOD SHEATHING CLEATS AT INTERIOR SUPPORTED PANEL EDGES WHERE INDICATED "BLOCKED" ON DRAWINGS.
- THE LOCAL BUILDING OFFICIAL, PRIOR TO THE PLACING OF COVERAGE, SHALL INSPECT ALL SHEATHING AND NAILING.
- NAILS SHALL BE COMMON. NAILING SHALL BE PER THE INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE NOTED ON THE PLANS. HOLES FOR NAILS SHALL BE PRE-DRILLED FOR NAILS LARGER IN DIAMETER THAN 16D OR WHERE DRIVING CAUSES SPLITTING.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2" DIAMETER A307 STEEL "L" BOLT EMBEDDED AT LEAST 8" INTO THE CONCRETE AND SPACED NOT MORE THAN THE SPACING SPECIFIED IN THE FOUNDATION DESIGN. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH A BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
- ALL BOLT HOLES IN WOOD SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. WASHERS SHALL BE PLACED UNDER ALL NUTS AND HEADS OF ALL BOLTS AND LAG SCREWS. ALL HOLES FOR LAG SCREWS SHALL FIRST BE DRILLED TO THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINDER OF THE HOLE OCCUPIED BY THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 75% OF THE SHANK DIAMETER. INSTALL LAG SCREW BY HAND TURNING WITH A WRENCH.
- ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE CONNECTORS. THE NAILS FOR THESE CONNECTORS SHALL BE JOIST HANGER NAILS AS MANUFACTURED BY THE SIMPSON COMPANY, UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT. PROVIDE APPROVED CROSS-BRIDGING BETWEEN SOLID SAWN FLOOR JOISTS AT 8'-0" ON CENTER MAXIMUM, AND BETWEEN SOLID SAWN ROOF RAFTERS AT 10'-0" ON CENTER MAXIMUM.
- FRAMING MEMBERS SHALL NOT BE NOTCHED, DAPPED OR OTHERWISE CUT OR REDUCED IN SIZE UNLESS SPECIFICALLY DETAILED OR APPROVED.
- POSTS AND MULTIPLE STUDS AT UPPER LEVELS SHALL HAVE MATCHING AND ALIGNED POSTS AND MULTIPLE STUDS AT EACH LEVEL OF FRAMING BELOW. TIGHT FITTING, SOLID BLOCKING SHALL BE PROVIDED BETWEEN ALL LEVELS UNDER ALL SUCH POSTS AND MULTIPLE STUDS. AREA OF BLOCKING SHALL EQUAL AREA OF POST ABOVE AND BELOW AND BE ALIGNED VERTICALLY. ALL POSTS AND MULTIPLE STUDS SHALL BE CONTINUOUS.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS FOR MORE THAN HALF THE JOIST SPAN AND SOLID BLOCKING BETWEEN JOISTS UNDER ALL PARTITIONS RUNNING PERPENDICULAR TO JOISTS.
- COORDINATE JOIST LOCATIONS WITH PLUMBING AND MECHANICAL PENETRATIONS. PROVIDE ADDITIONAL JOISTS AS REQUIRED TO MAINTAIN JOIST SPACING.
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MODULUS OF ELASTICITY (E) OF 1,9X10 PSI AND AN ALLOWABLE FLEXURAL STRESS (FB) OF 2,800 PSI, UNLESS SPECIFIED OTHERWISE ON FRAMING PLANS. PARALLAM PSL SHALL HAVE A MODULUS OF ELASTICITY (E) OF 2,0X10 PSI AND AN ALLOWABLE FLEXURAL STRESS (FB) OF 2,900 PSI. ALL MANUFACTURED WOODEN JOISTS SHALL BE AS SPECIFIED ON THE FRAMING PLANS AND SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. THE MANUFACTURER SHALL FURNISH ALL PLATES, BLOCKING, BRIDGING AND OTHER RELATED ITEMS. ANY JOIST SUBSTITUTE IS PERMITTED PROVIDED IT HAS STRUCTURAL PROPERTIES EQUAL TO OR GREATER THAN THAT SPECIFIED ON THE PLANS. ANY SUBSTITUTIONS OR REVISIONS ARE SUBJECT TO ENGINEER REVIEW AND APPROVAL.
- GLU-LAMS SHALL BE D/F/D/F GRADE WITH A 24F-V4 STRESS RATING (OR BETTER), UNLESS SPECIFIED OTHERWISE ON THE PLANS. THE MODULUS OF ELASTICITY (E) SHALL BE AT LEAST 1,800 PSI.
- TIMBER TRUSSES
 - MANUFACTURER SHALL DESIGN AND FABRICATE TRUSSES IN ACCORDANCE WITH THE DIMENSIONS, SLOPES, SPACING AND SUPERIMPOSED LOADS SHOWN ON THE DRAWINGS. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 - ALL TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ROOF TRUSS DESIGN DEAD LOADS ARE 10 PSF TOP CHORD AND 10 PSF BOTTOM CHORD MINIMUM. NO LIVE LOAD REDUCTIONS SHALL BE TAKEN IN THE DESIGN OF TRUSSES.
 - ALL BRIDGING AND BLOCKING SHALL BE INSTALLED PRIOR TO INSTALLING DECKING. APPLY CONTINUOUS 2X6 TOP AND BOTTOM TRUSS BRIDGINGS AT 8'-0" ON CENTER MAXIMUM, OR AT QUARTER POINT OF TRUSS SPAN, WHICHEVER IS SMALLER.
 - ALL ROOF TRUSSES SHALL BE SECURED TO SUPPORTING ELEMENTS WITH STEEL HURRICANE/SEISMIC ANCHORS.
 - TRUSS MANUFACTURER IS RESPONSIBLE FOR COORDINATING AND VERIFYING ADEQUATE BEARING LENGTHS AT ALL SUPPORTS.
 - ROOF AND FLOOR TRUSSES SHALL BE FABRICATED USING SPECIAL METAL CONNECTOR PLATES AND SHALL CONFORM TO DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES AS PREPARED BY THE TRUSS PLATE INSTITUTE.
 - MINIMUM MEMBER SIZES FOR TRUSSES SHALL BE 2X4 (NOMINAL).
 - METAL CONNECTING PLATES SHALL BE AT LEAST 20 GAUGE GALVANIZED STEEL.
 - TRUSS MANUFACTURER SHALL PROVIDE ALL CONNECTORS, HANGERS, BEARING ENHANCERS AND HURRICANE ANCHORS REQUIRED TO SUPPORT AND ANCHOR TRUSSES.



Design, with family in mind
(719) 641-2095
1760 S. Highway 24
Woodland Park, CO 80863
allegrodesignco.com

Deyoung Addition & Remodel
9445 Shoshone Rd., Cascade, Co

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AREA CALCULATIONS	
EXISTING - BASEMENT	175 SF
EXISTING - MAIN LEVEL	588 SF
EXISTING - DECK	399 SF
PROPOSED - MAIN LEVEL ADDITION	497 SF
PROPOSED DECK ADDITION	180 SF



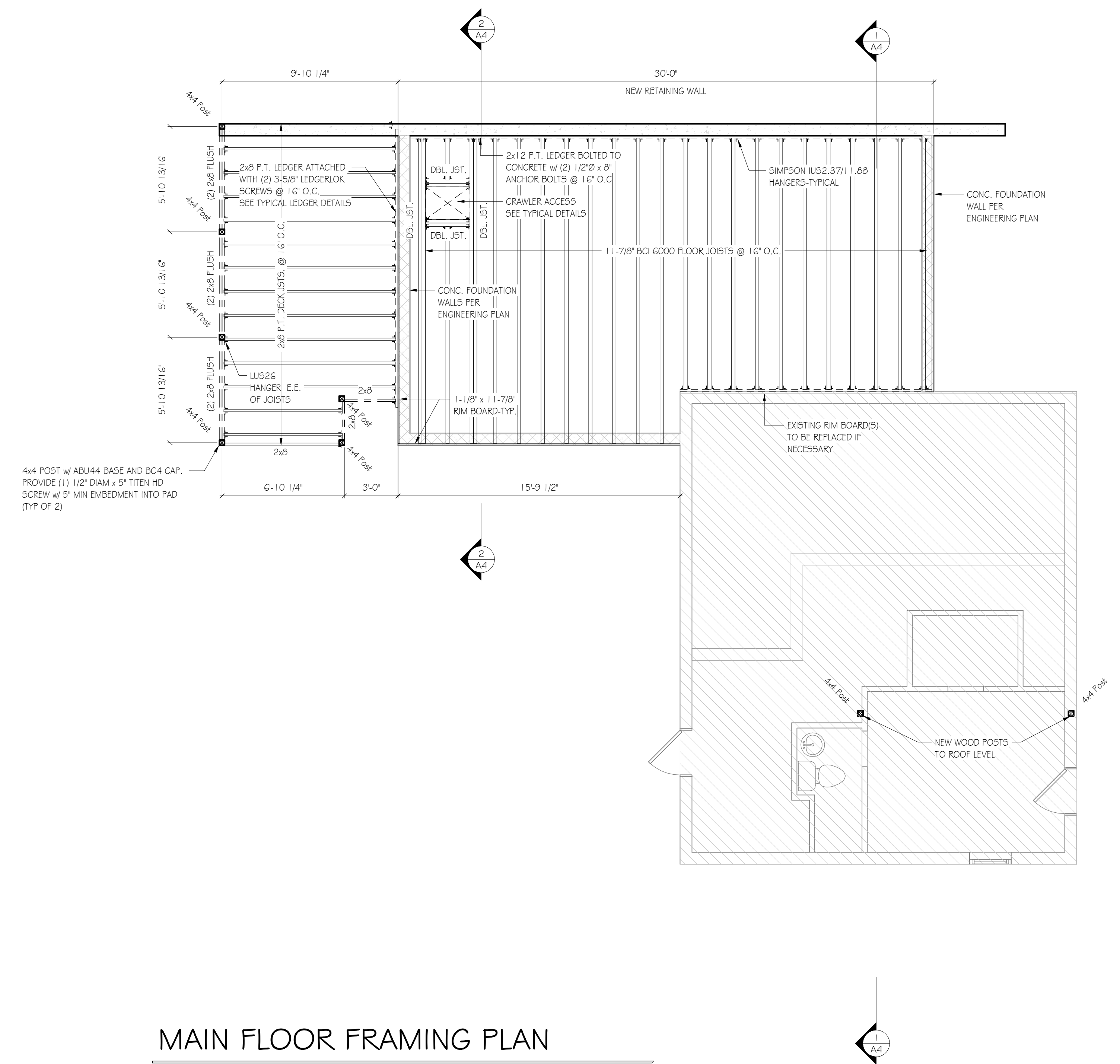
ARCHITECTURAL
CS Cover Sheet & Site Plan
A1 Existing Floor Plans
A2 Proposed Plans
A3 Front & Side Elevations
A4 Building Sections

FOUNDATION
F1 Foundation Plan
F2 Foundation Details

STRUCTURAL
S1 STR Framing Details
S2 Main Floor & Deck Framing Plans
S3 Roof Framing Plans

PROJECT No.	21-0131
DATE	01-20-2022
DRAWN BY	JLH
CHECKED BY	LM

S1
STR Framing Details



MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

STRUCTURAL FLOOR FRAMING NOTES:

- E.E. - EACH END
 - - POINT LOAD FROM ABOVE
 - B.B. - BEARING BLOCK
 - K - KING
 - T - TRIMMER
- EXTERIOR WALLS AND GARAGE WALLS ARE 2x6 HF#2, OR BETTER, STUDS @ 16" O.C.; ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" O.C., UNLESS OTHERWISE NOTED.
- WALL SHEATHING SHALL BE 7/16" OSB NAILED TO WALL STUDS w/ 8d NAILS @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD.
- PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS, HORIZONTAL OR VERTICAL.
- ALL HEADERS TO BE (3) 2x10 HEM-FIR #2 OR BETTER, OR AS NOTED ON PLAN. TRIMMERS AND KING STUDS ARE NOTED ON PLAN.
- POST SIZES ARE NOMINAL. ALL COLUMNS SHALL BE CONTINUED TO THE FOUNDATION OR OTHER SUPPORTING MEMBER, AND SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
- 1 1/8" BCI SINGLE JOIST HANGERS TO BE SIMPSON IUS2.37/1.1.88; DOUBLE JOIST HANGERS TO BE SIMPSON MIU4.75/1.1. (UNLESS OTHERWISE NOTED)
- 9-1/2" BCI SINGLE JOIST HANGERS TO BE SIMPSON; DOUBLE JOIST HANGERS TO BE SIMPSON MIU4.75/9. (UNLESS OTHERWISE NOTED)
- INSTALL DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS THAT RUN PARALLEL TO THE FLOOR SYSTEM.
- FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED TO JOISTS w/ 10d NAILS @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD.
- REFER TO ARCH PLANSECTION FOR T.O.W., T.O. SLAB, T.O. STEEL, AND T.O. FLR./STEP ELEVATIONS. IF NOT SHOWN SPECIFICALLY ON THIS PLAN.
- FLOOR SYSTEM, HANGERS, AND OTHER HARDWARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. REFER TO MANUF. INSTALL. DETAILS FOR ALL TYPICAL SECTIONS & DETAILS IF NOT OTHERWISE NOTED PLAN.
- IRC317.1.3 - WHEN DECK LUMBER MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS, IT MUST BE DECAY RESISTANT, PRESSURE TREATED OR SEALED COMPLETELY INCLUDING CUTS AND HOLES IN ACCORDANCE WITH AWFA M4 UC3B.

DESIGN LOADS:

GOVERNING AGENCY
 Pikes Peak Regional Building Department
 Pikes Peak Regional Development Center
 2880 International Circle
 Colorado Springs, CO 80910
 719-327-2880

LIVE & DEAD LOADS

FLOOR: 40 LIVE LOAD
 15 DEAD LOAD
 55 TOTAL LOAD

ROOF: 40 LIVE LOAD
 15 DEAD LOAD
 55 TOTAL LOAD

WIND LOADS
 130 (Vuit) MPH, 3-SECOND GUST EXPOSURE "C"

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AREA CALCULATIONS

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PROPOSED DECK ADDITION	180 SF



ARCHITECTURAL

- CS Cover Sheet & Site Plan
- A1 Existing Floor Plans
- A2 Proposed Plans
- A3 Front & Side Elevations
- A4 Building Sections

FOUNDATION

- F1 Foundation Plan
- F2 Foundation Details

STRUCTURAL

- S1 STR Framing Details
- S2 Main Floor & Deck Framing Plans
- S3 Roof Framing Plans

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S2

Main Floor & Deck Framing Plans

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ARCHITECTURAL

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- A1 Existing Floor Plans
- A2 Proposed Plans
- A3 Front & Side Elevations
- A4 Building Sections

FOUNDATION

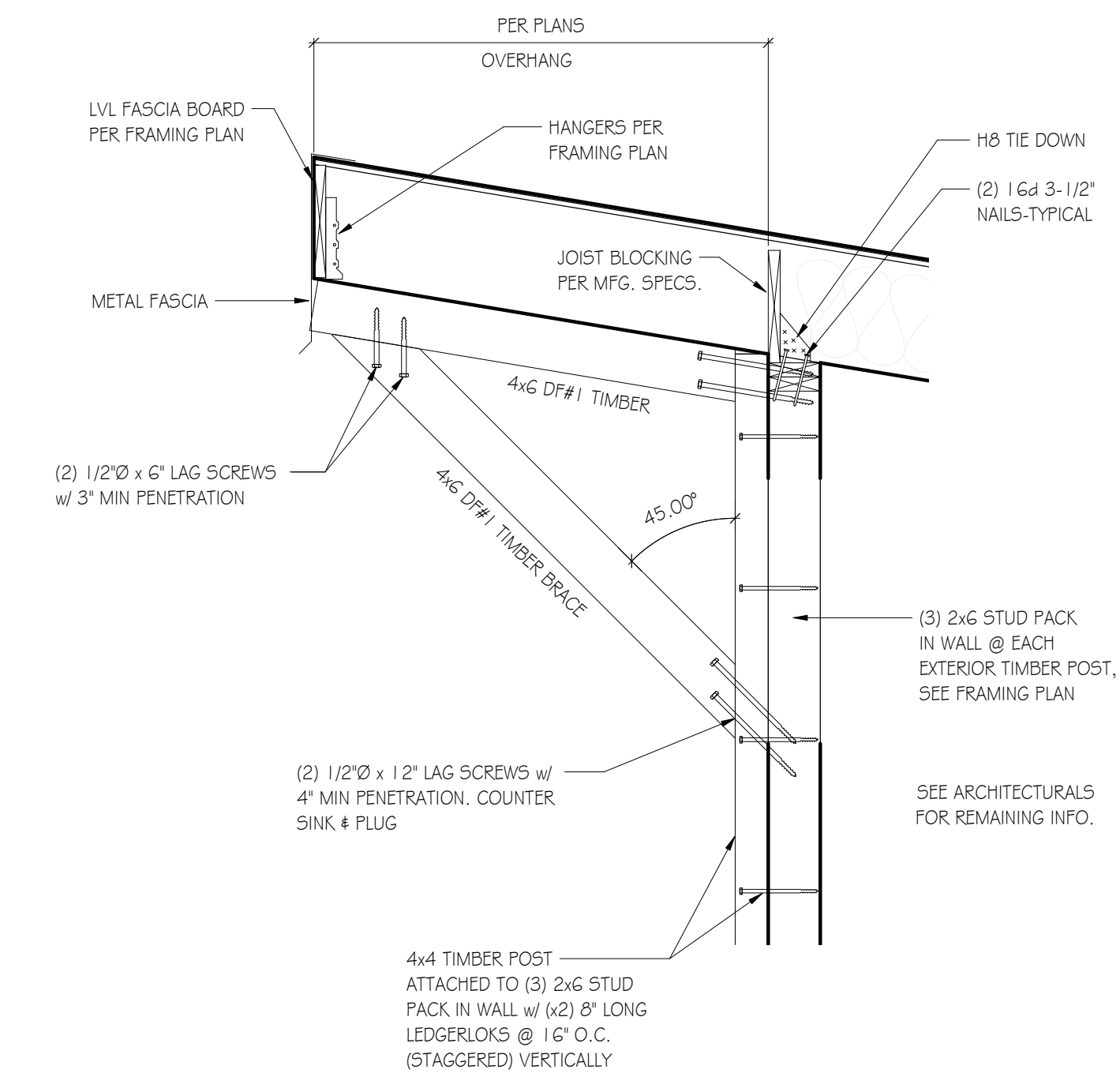
- F1 Foundation Plan
- F2 Foundation Details

STRUCTURAL

- S1 STR Framing Details
- S2 Main Floor & Deck Framing Plans
- S3 Roof Framing Plans

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DRAWN BY	JLH
CHECKED BY	LM

S3
 Roof Framing Plans



Brace Detail 2/54
 SCALE 3/4" = 1'-0"

STRUCTURAL ROOF FRAMING NOTES:

- E.E. - EACH END
 - ⊙ - POINT LOAD FROM ABOVE
 - B.B. - BEARING BLOCK
 - K - KING
 - T - TRIMMER
- ALL HEADERS TO BE (3) 2x10 HEM-FIR #2 OR BETTER, OR AS NOTED ON PLAN. TRIMMERS AND KING STUDS ARE NOTED ON PLAN.
- POST SIZES ARE NOMINAL. ALL COLUMNS SHALL BE CONTINUED TO THE FOUNDATION OR OTHER SUPPORTING MEMBER, AND SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
- REFER TO ARCH PLAN/SECTION FOR T.O.W., T.O. SLAB, AND T.O. FLR./STEP ELEVATIONS. IF NOT SHOWN SPECIFICALLY ON THIS PLAN.
- FLOOR SYSTEM, HANGERS, AND OTHER HARDWARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. REFER TO MANUF. INSTALL. DETAILS FOR ALL TYPICAL SECTIONS & DETAILS IF NOT OTHERWISE NOTED PLAN.
- ALL TRUSSES TO BE DESIGNED BY A LICENSED ENGINEER. TRUSS DETAILS TO BE ON HAND AT TIME OF INSPECTION.
- ROOF FRAMING PLANS BASED ON TRUSS ENGINEERING BY TITEN TRUSS JOB #007374.
- SEE FRAMING PLANS FOR ALL TRUSS HOLD DOWNS
- PROVIDE BLOCKING BETWEEN RAFTERS AND TRUSSES WITH A HEEL HEIGHT GREATER THAN 8".
- OVER-FRAMED AREAS ARE TRUSS DESIGN OR 2x6 @ 24" O.C. WITH 2x4 CRIPPLES @ 48" O.C. TO TOP OF RAFTERS OR TOP CHORD OF TRUSSES.
- ROOF SHEATHING SHALL BE A MINIMUM OF 1/2" OSB 5/8" SPAN RATED FOR 24" O.C., NAILED w/ 6d @ 4" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 8" O.C. IN FIELD.

DESIGN LOADS:

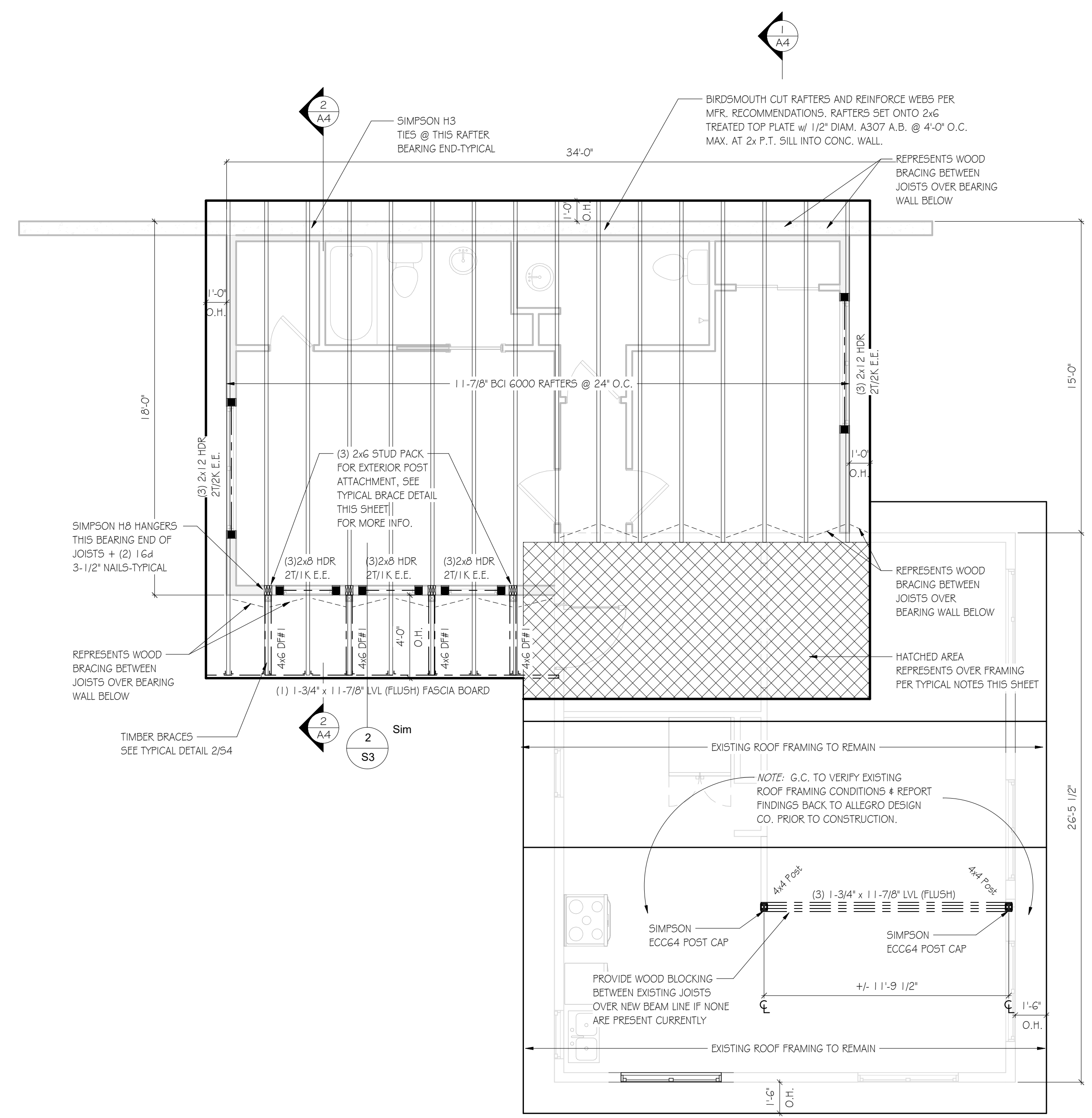
GOVERNING AGENCY
 Pikes Peak Regional Building Department
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 2880 International Circle
 Colorado Springs, CO 80910
 719-327-2880

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 15 DEAD LOAD
 55 TOTAL LOAD

ROOF: 40 LIVE LOAD
 15 DEAD LOAD
 55 TOTAL LOAD

WIND LOADS
 130 (VuIt) MPH, 3-SECOND GUST EXPOSURE "C"



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

NOTE: G.C. TO VERIFY EXISTING ROOF FRAMING CONDITIONS & REPORT FINDINGS BACK TO ALLEGRO DESIGN CO. PRIOR TO CONSTRUCTION.