



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

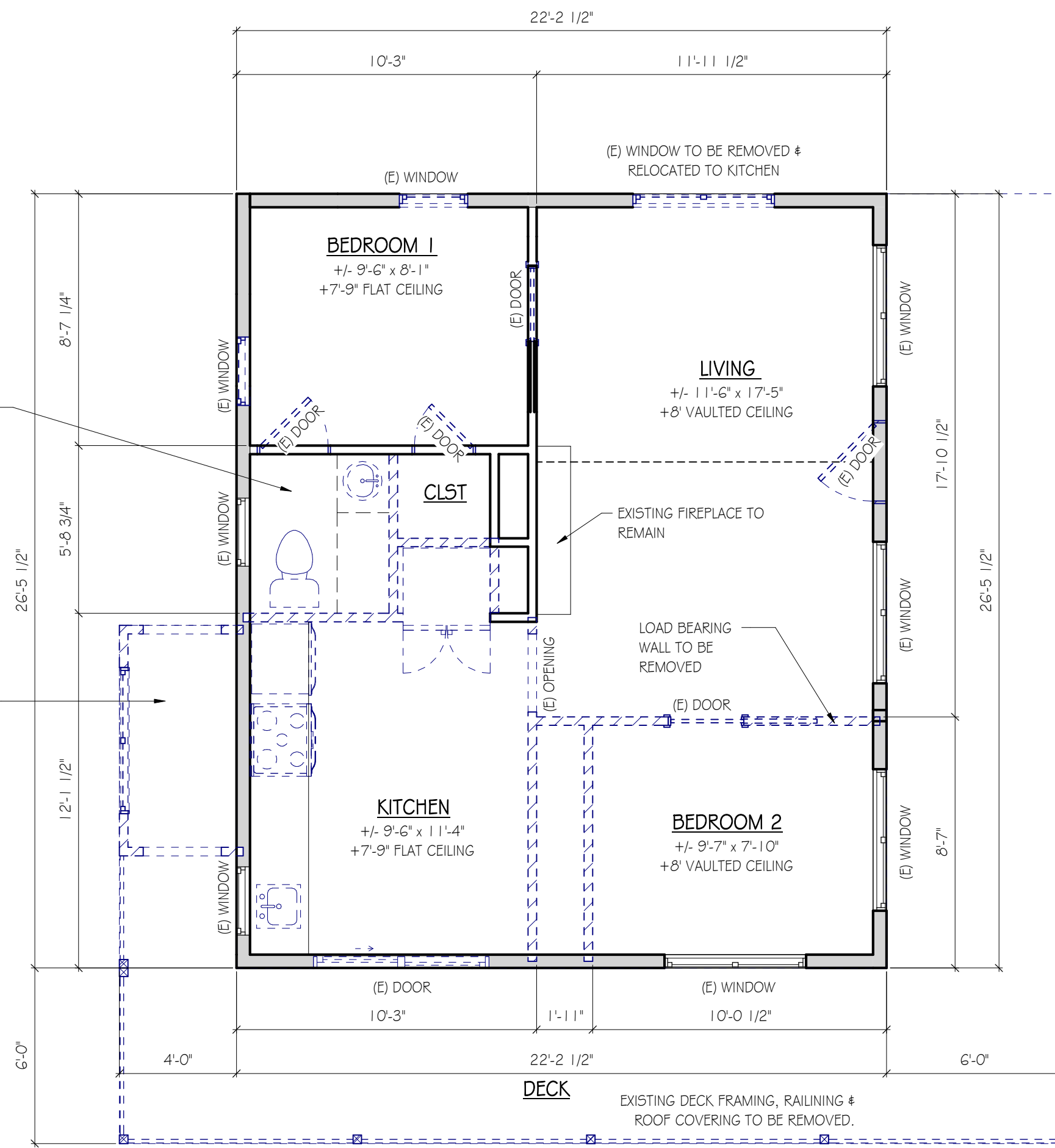
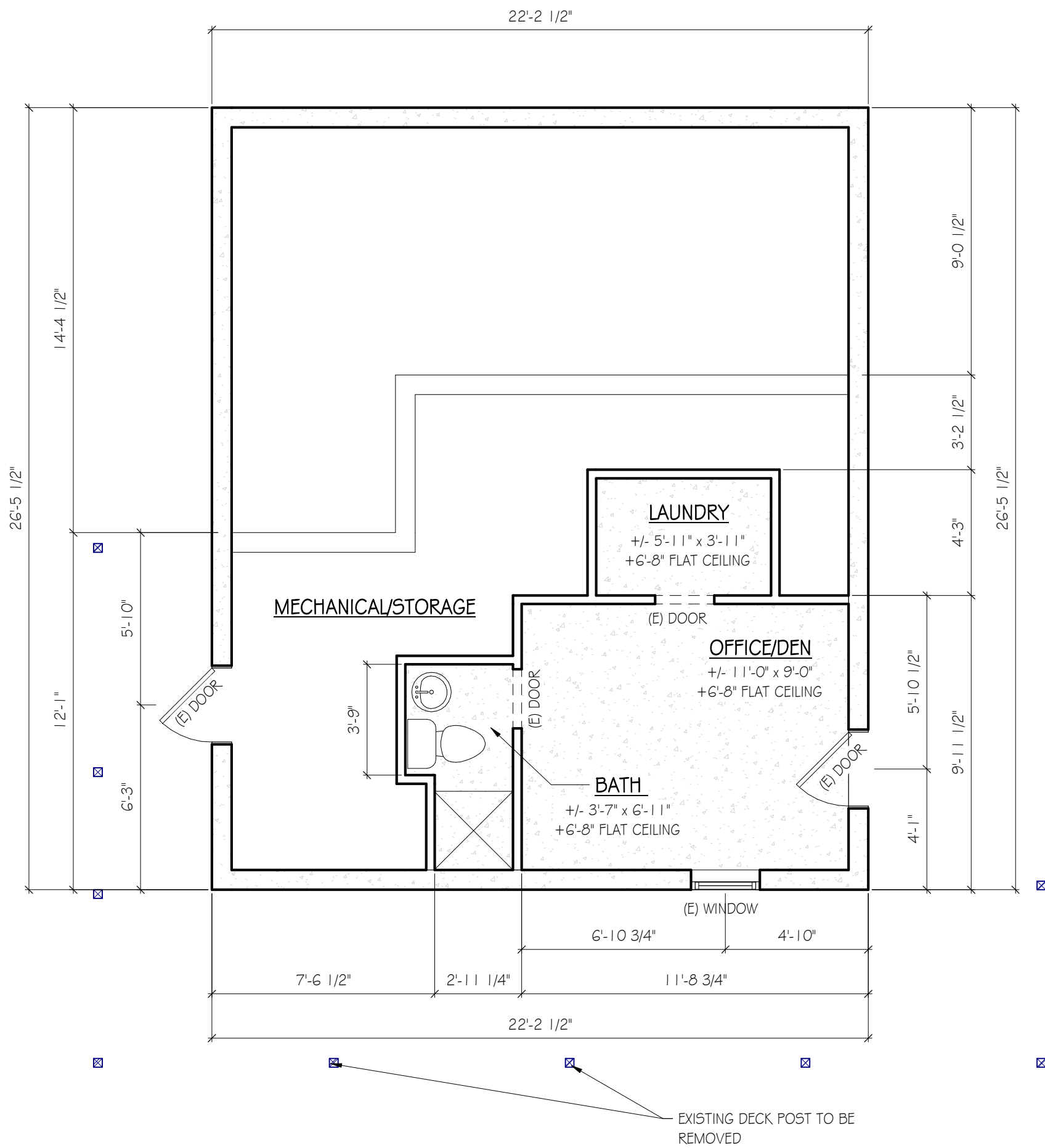
DATE 01-20-2022

DRAWN BY CN

CHECKED BY BLD

A1

Existing Floor  
Plans



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A2

Proposed Plans

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

WALL LEGEND

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 18" 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 (U.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 12" FROM THE NARROW SIDE. WINDER TREADS SHALL BE 6" MIN. AT ANY POINT.

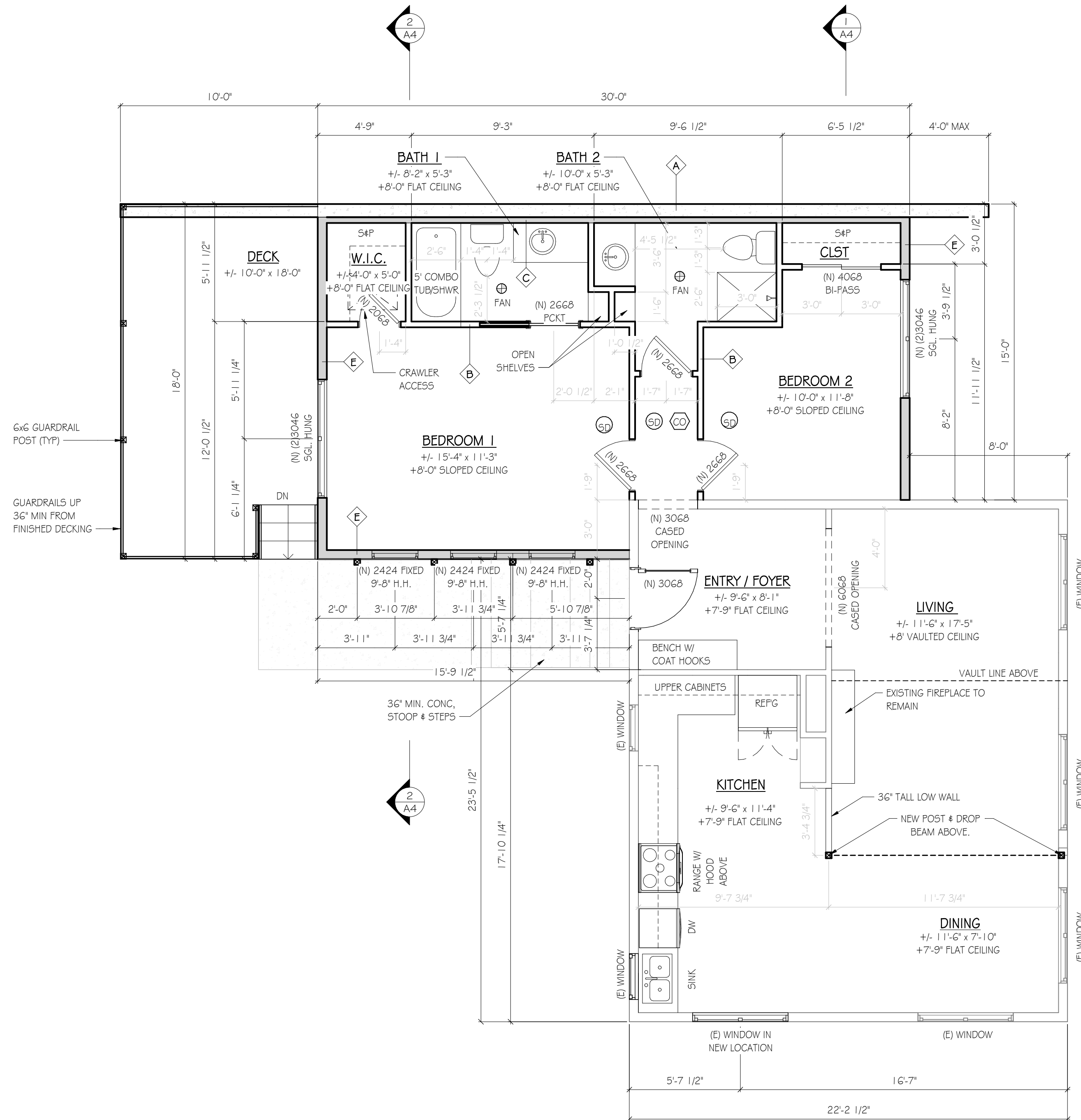
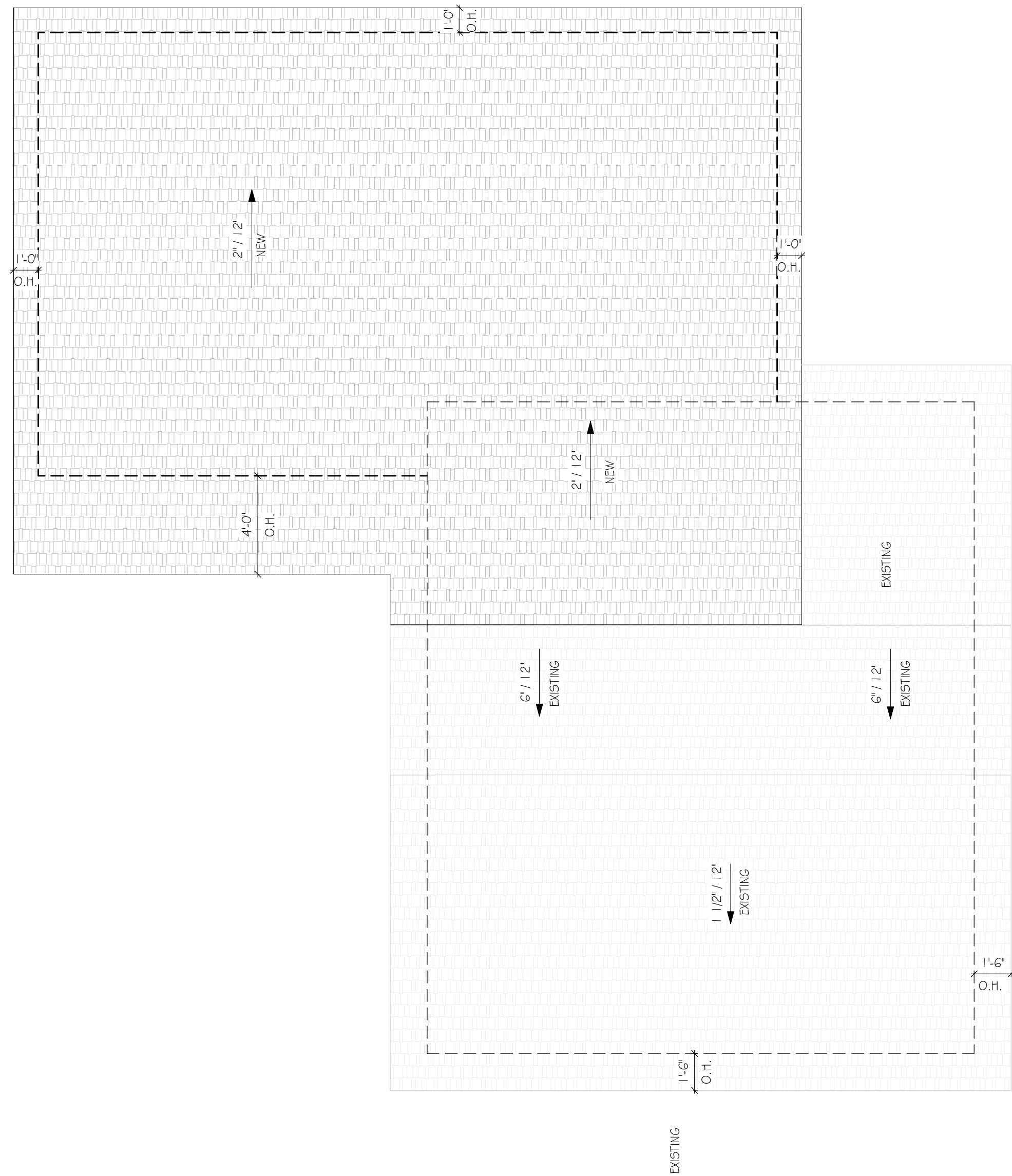
A 6'-8" MIN. CLEAR HEADROOM SHALL BE MAINTAINED OVER ALL PARTS OF STAIRWAY AS MEASURED VERTICALLY FROM A SLOPED PLANE ALONG THE STAIR NOSINGS.

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 BALUSTERS 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 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.



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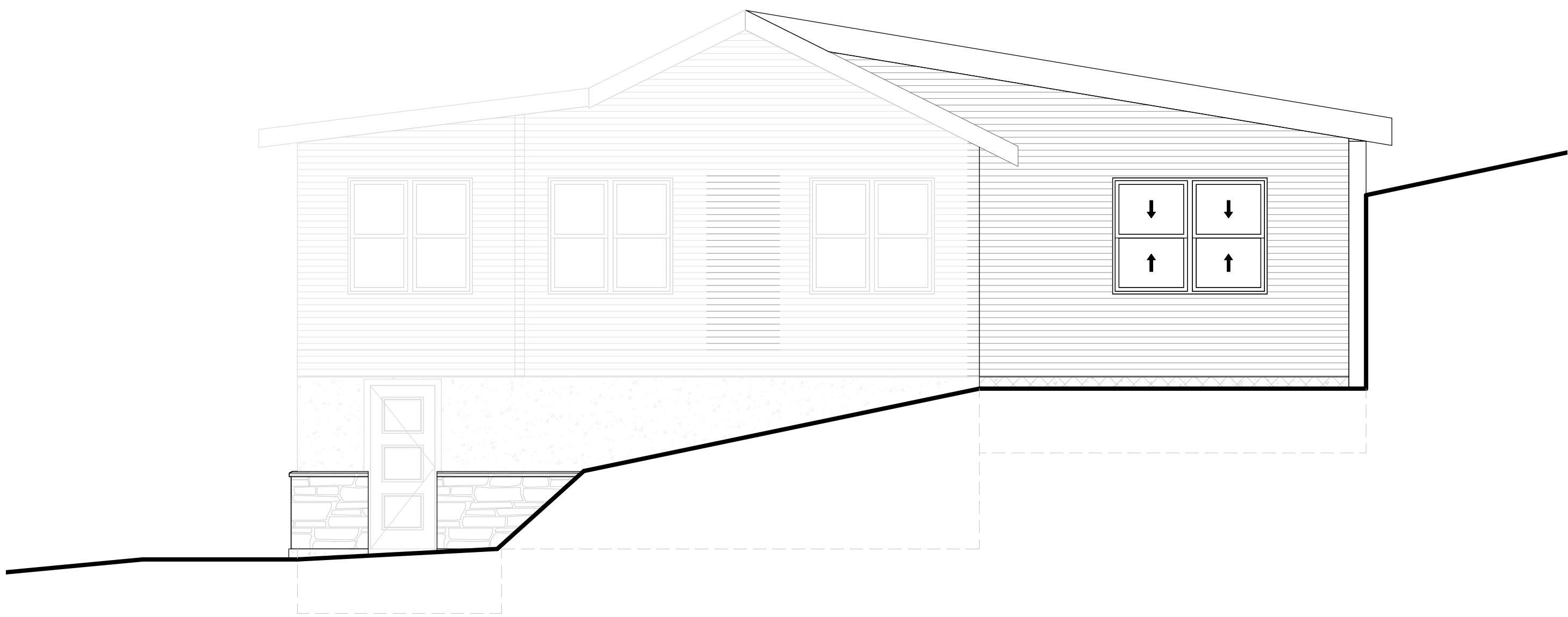
A3

Front & Side  
Elevations



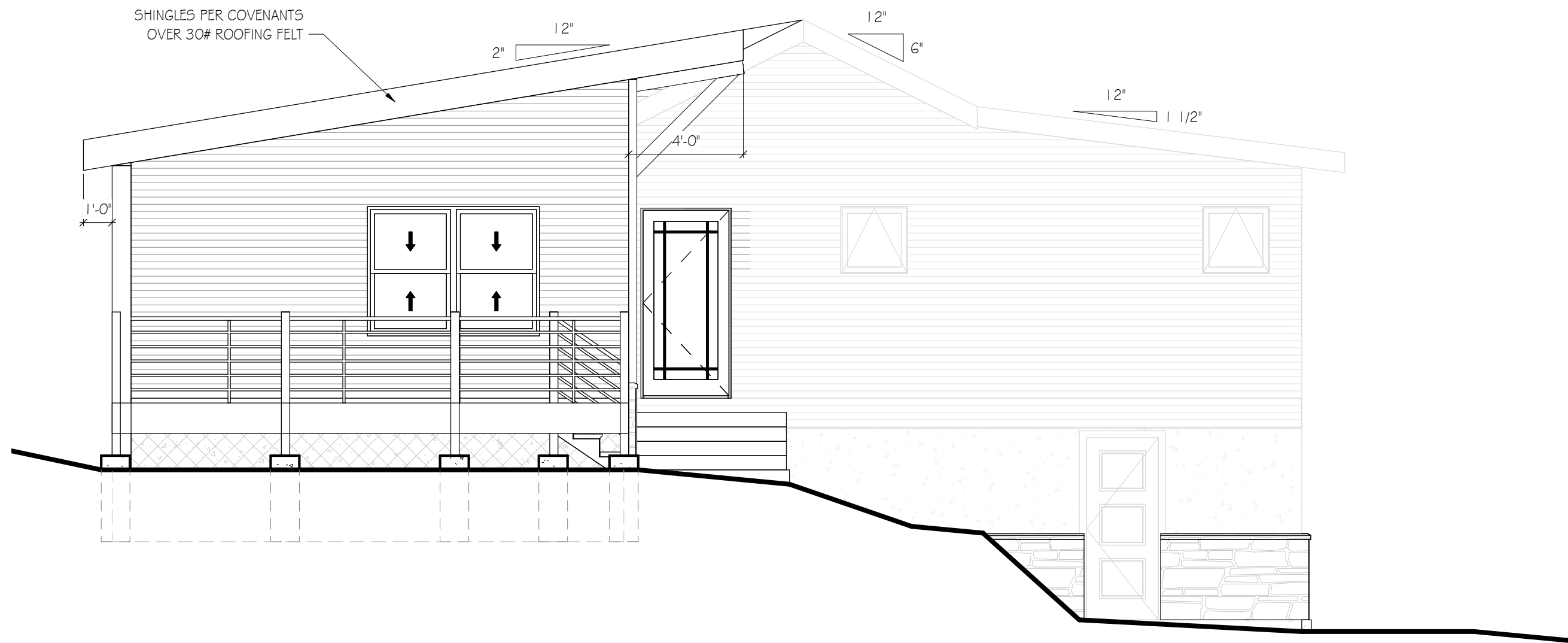
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

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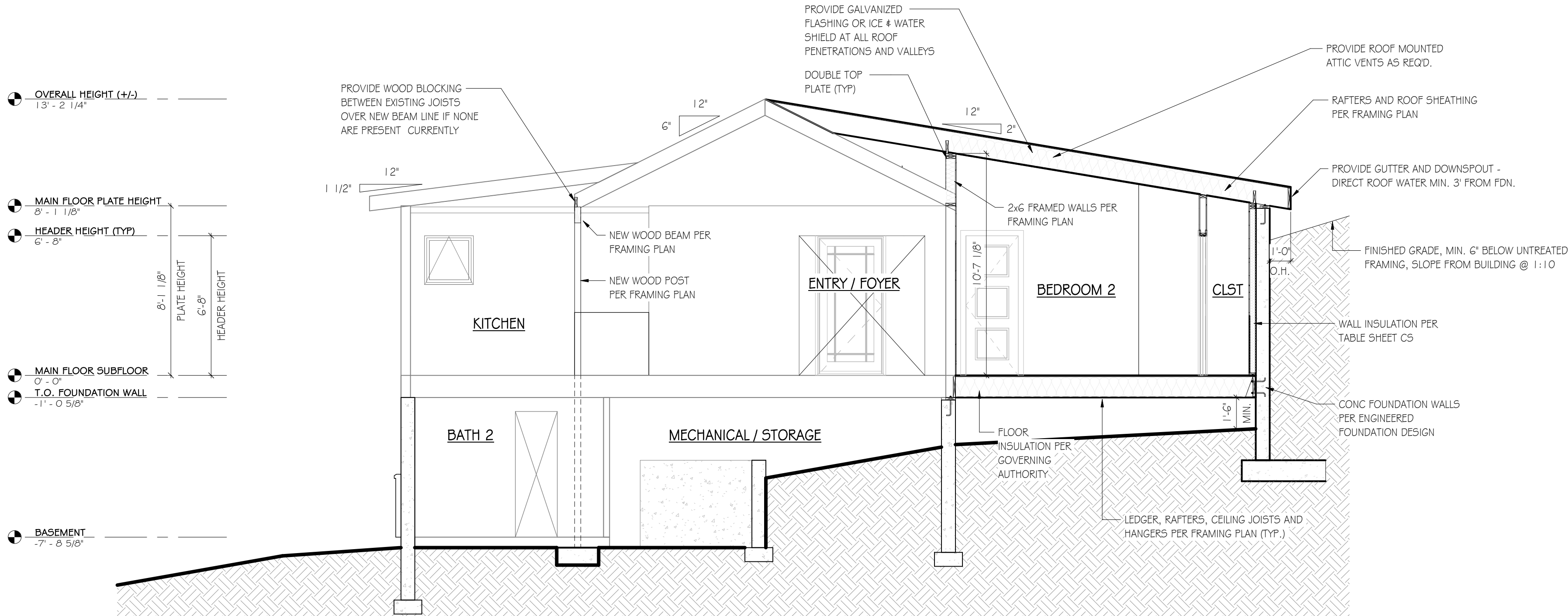
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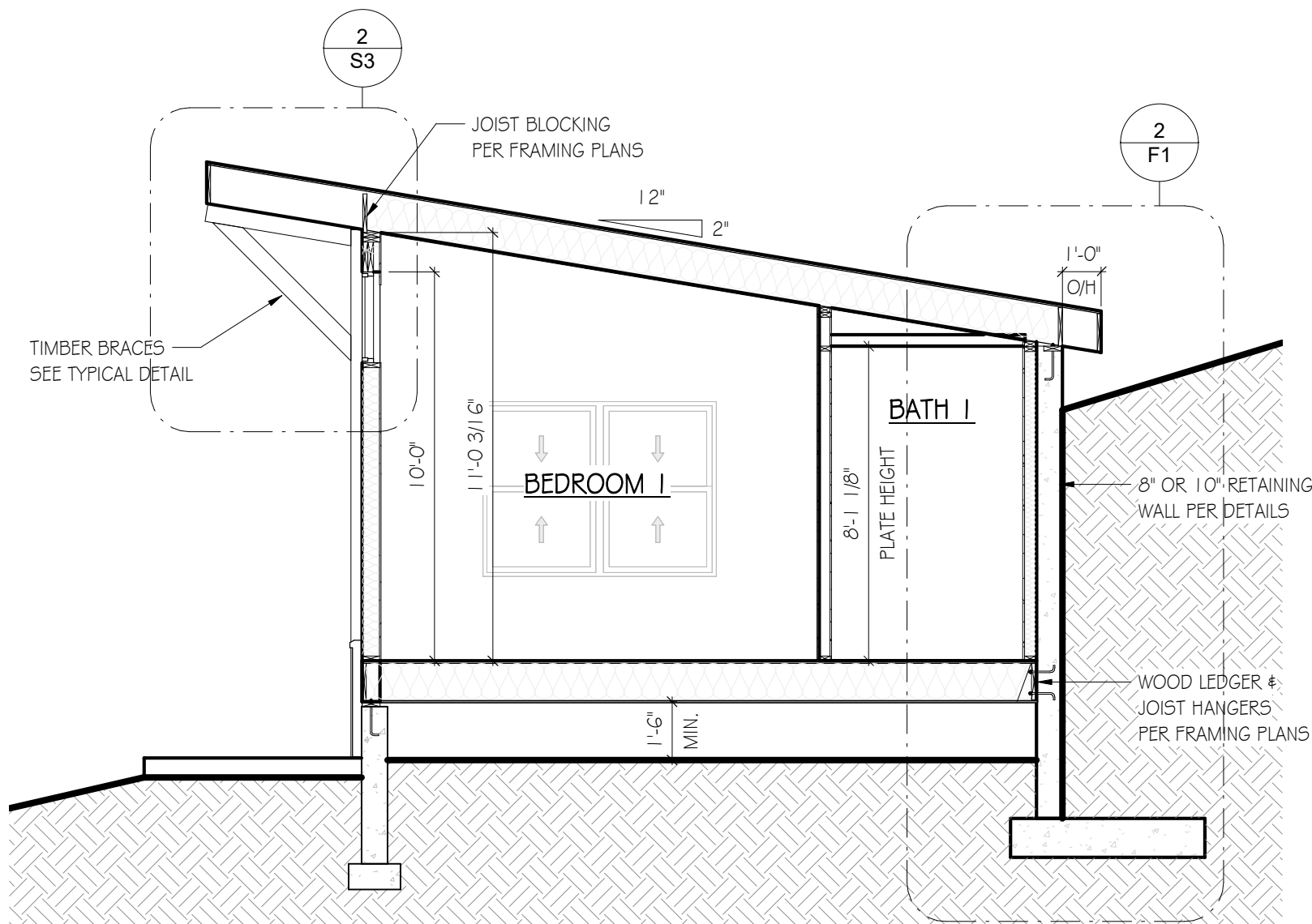
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## Section 1

SCALE 1/4" = 1'-0"



## Section 2

SCALE 1/4" = 1'-0"

### GENERAL STAIR & DECK NOTES

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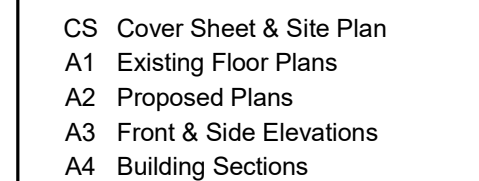
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CHECKED BY	LM
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## Foundation Plan



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.

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

FLOOR: 40 LIVE LOAD  
15 DEAD LOAD  

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55 TOTAL LOAD

15 DEAD LOAD
<hr/>
55 TOTAL LOAD

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

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DRAWN BY	JLH
CHECKED BY	LM

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.

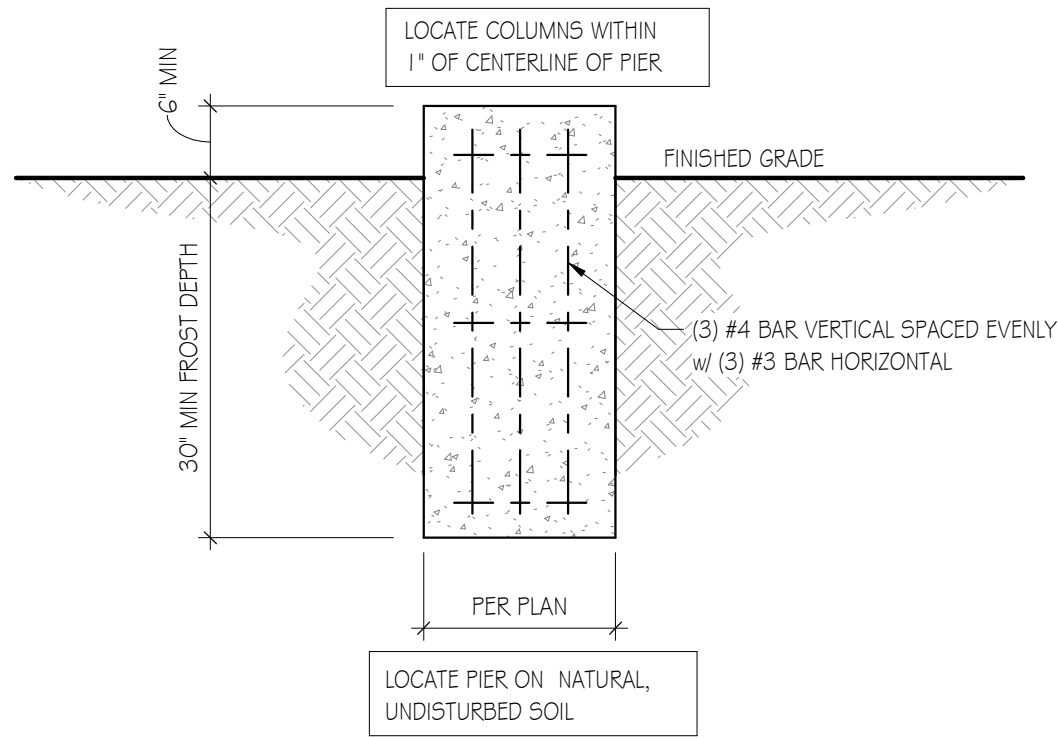
REMOVE ALL DUST, SCALE, RUST, OR OTHER DEBRIS FROM THE STEEL PRIOR TO POURING CONCRETE.

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.

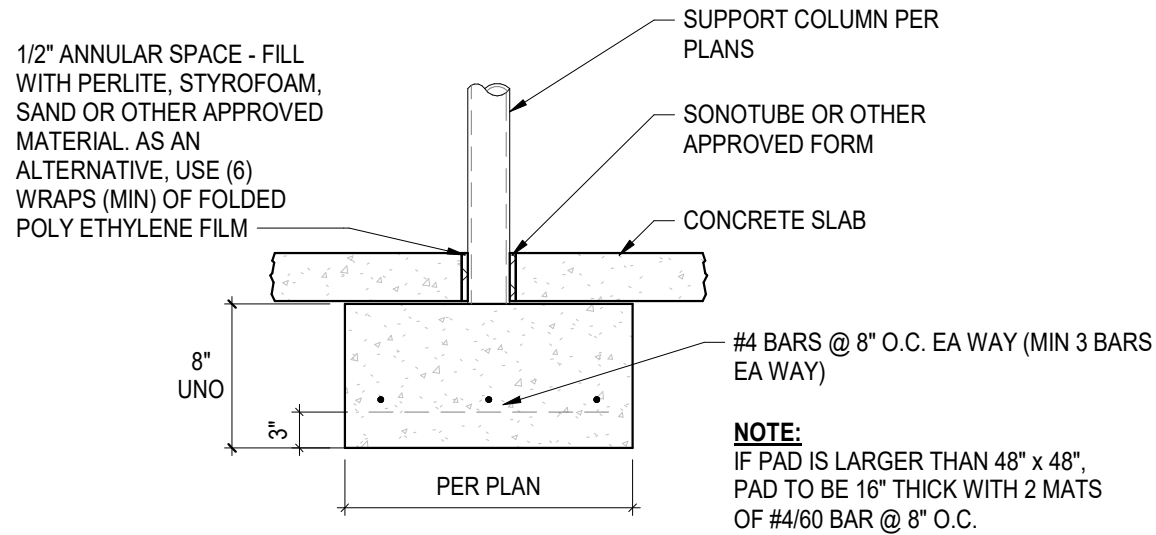
PROVIDE THE FOLLOWING MINIMUM SPLICE LENGTHS (UNLESS DETAILED OTHERWISE):  
#4 BAR - 24", #5 BAR - 30", #6 BAR - 36"

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.



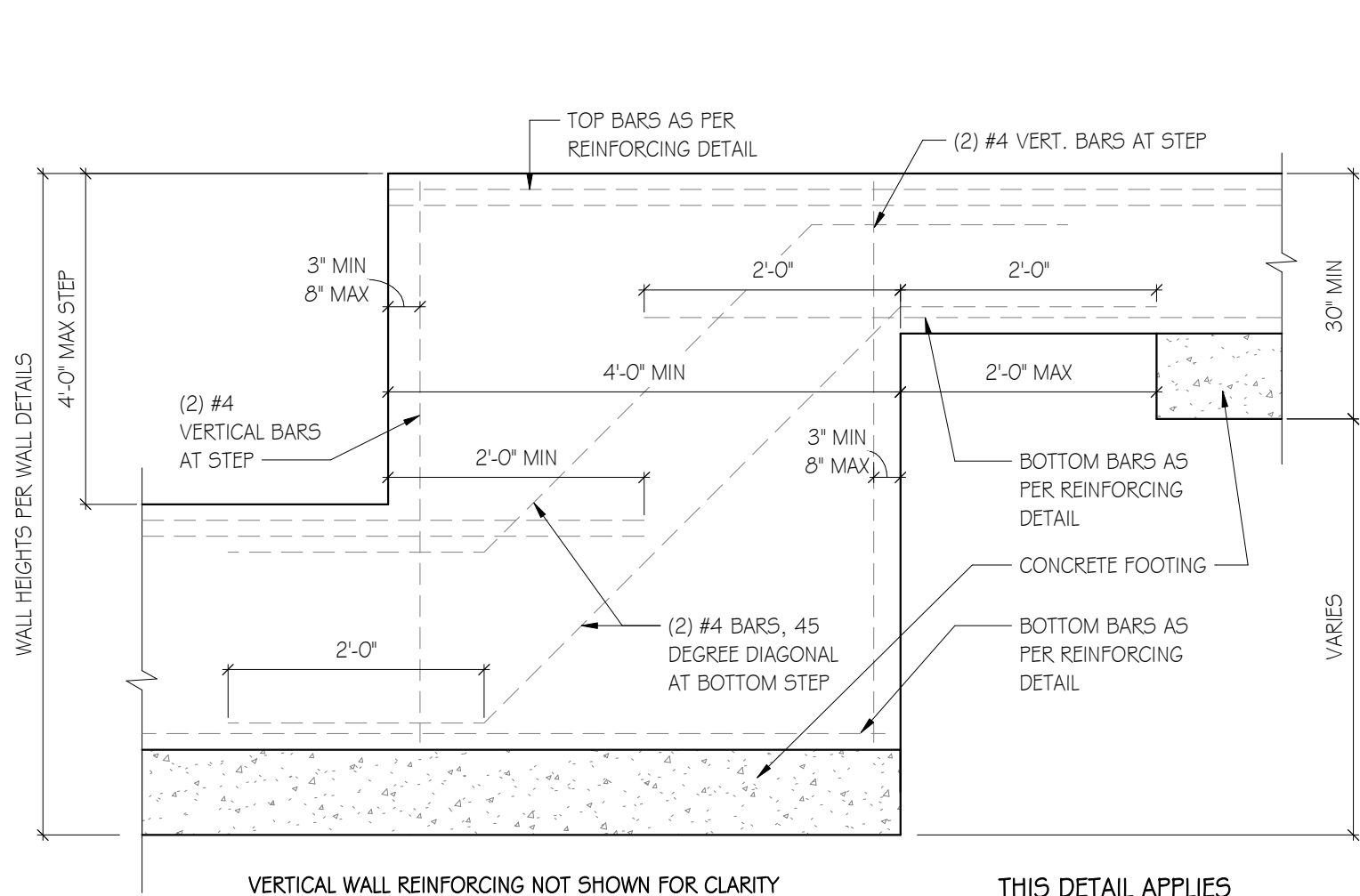
CONC. PIER

SCALE 3/4" = 1'-0"



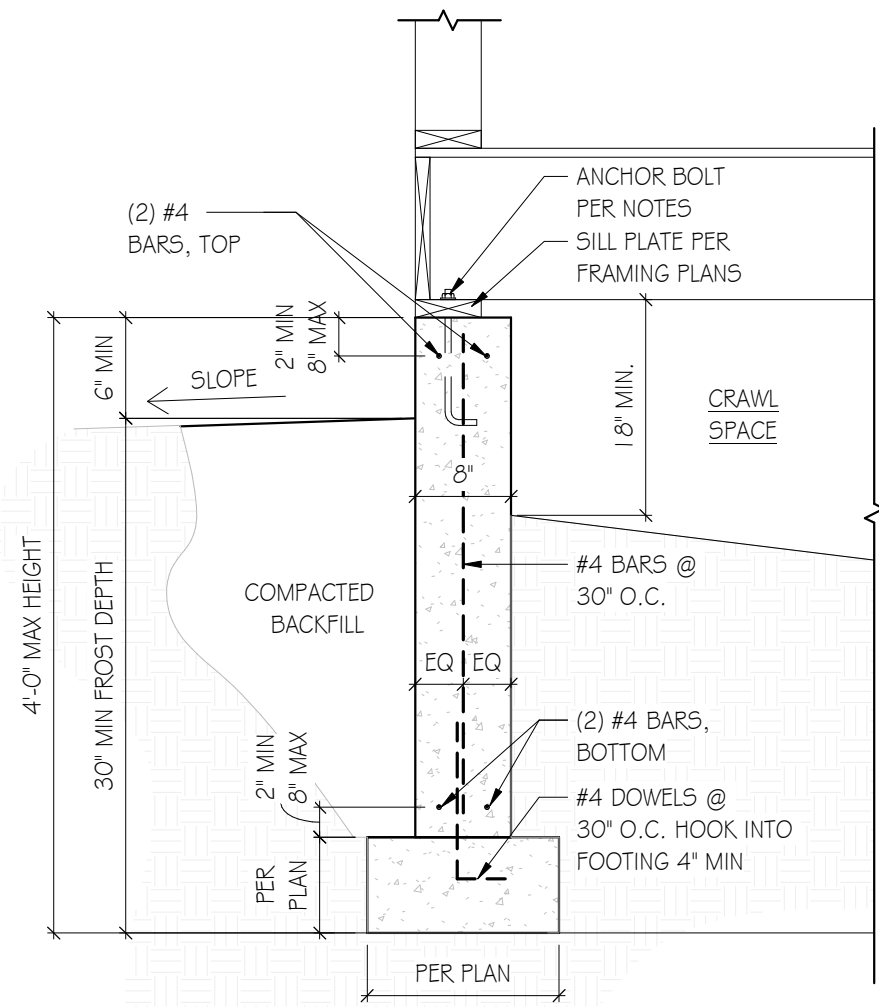
INTERIOR CONCRETE PAD

SCALE 3/4" = 1'-0"



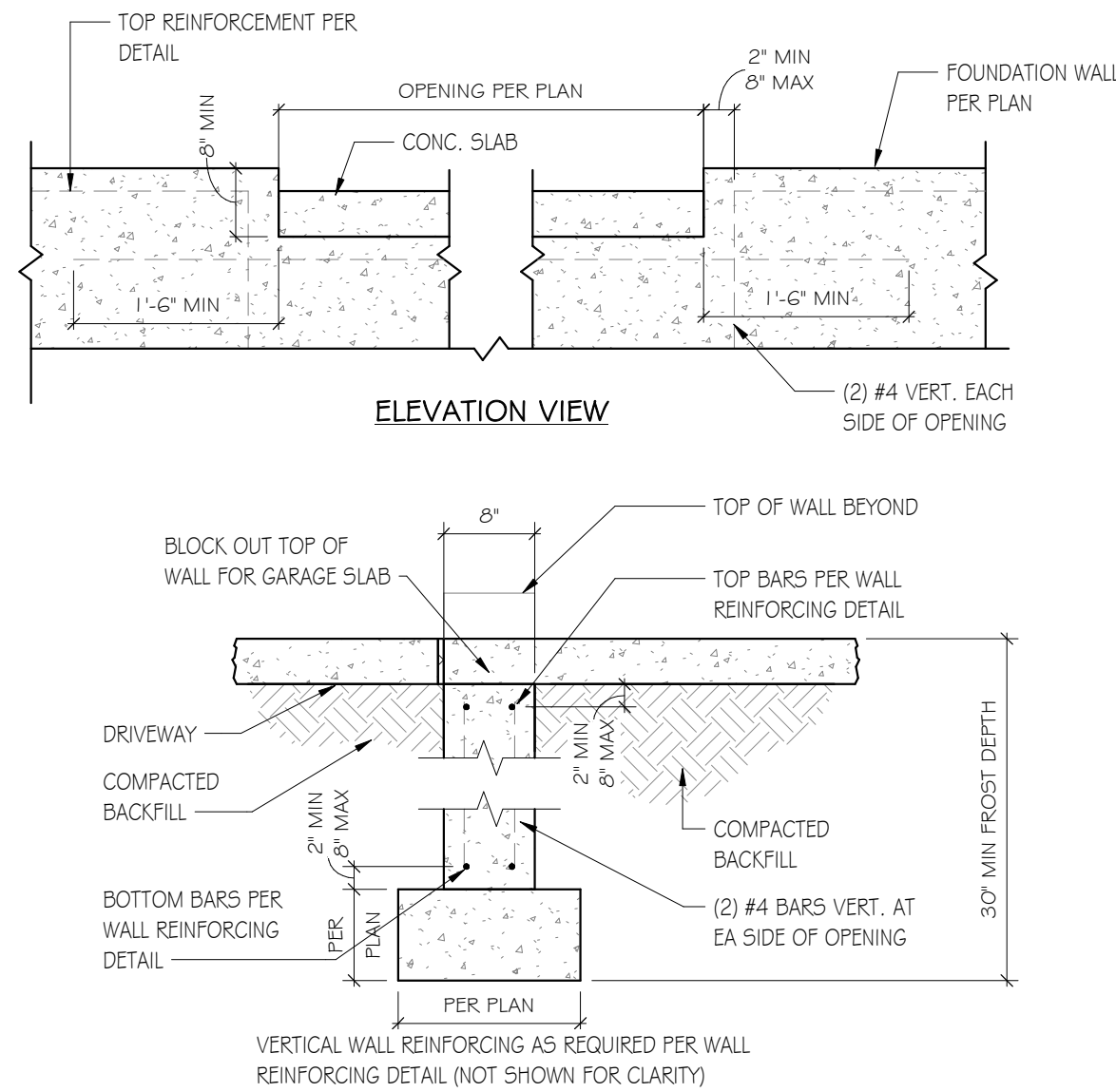
FOUNDATION STEP

SCALE 3/4" = 1'-0"



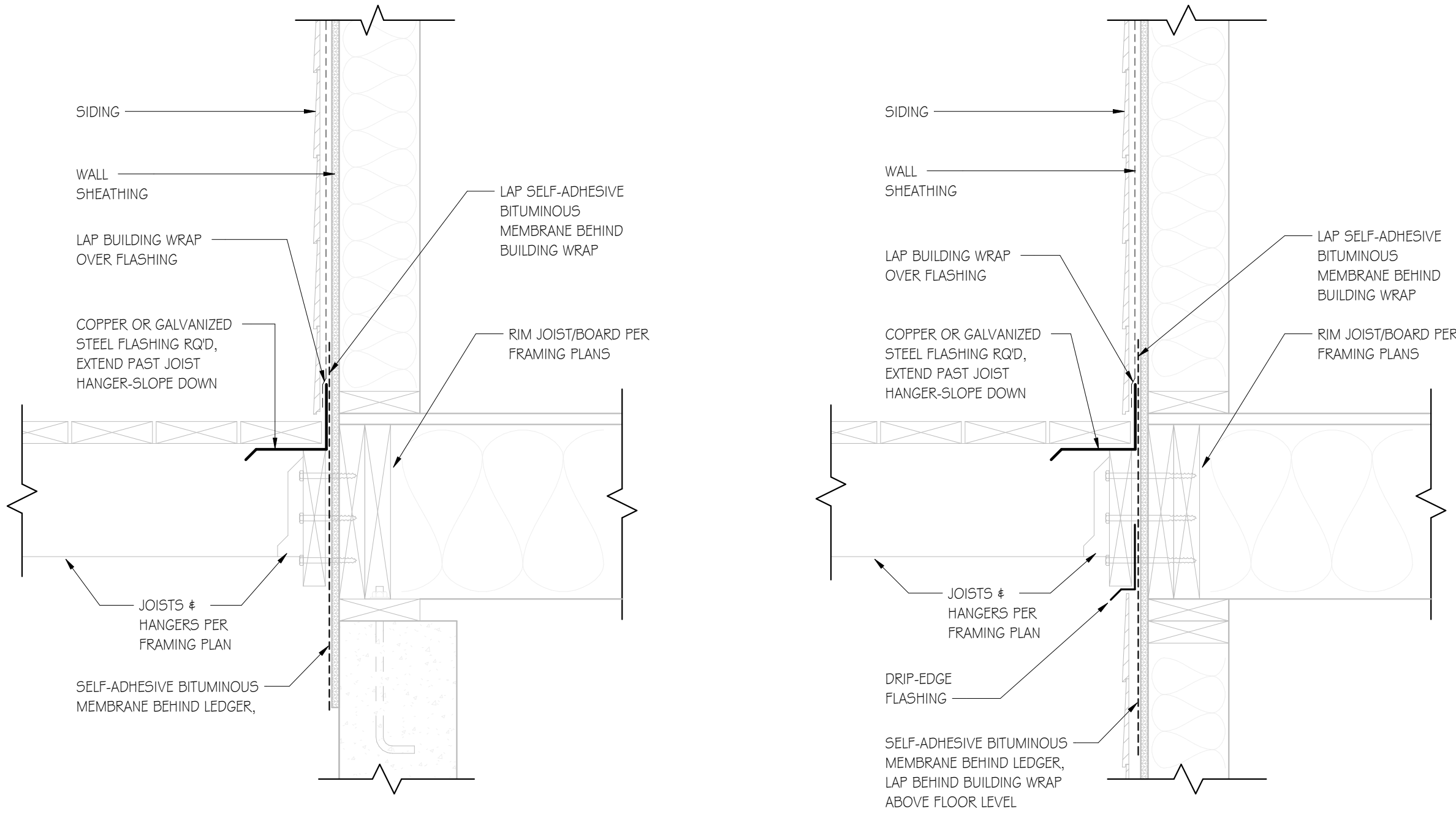
CRAWLSPACE WALL

SCALE 3/4" = 1'-0"



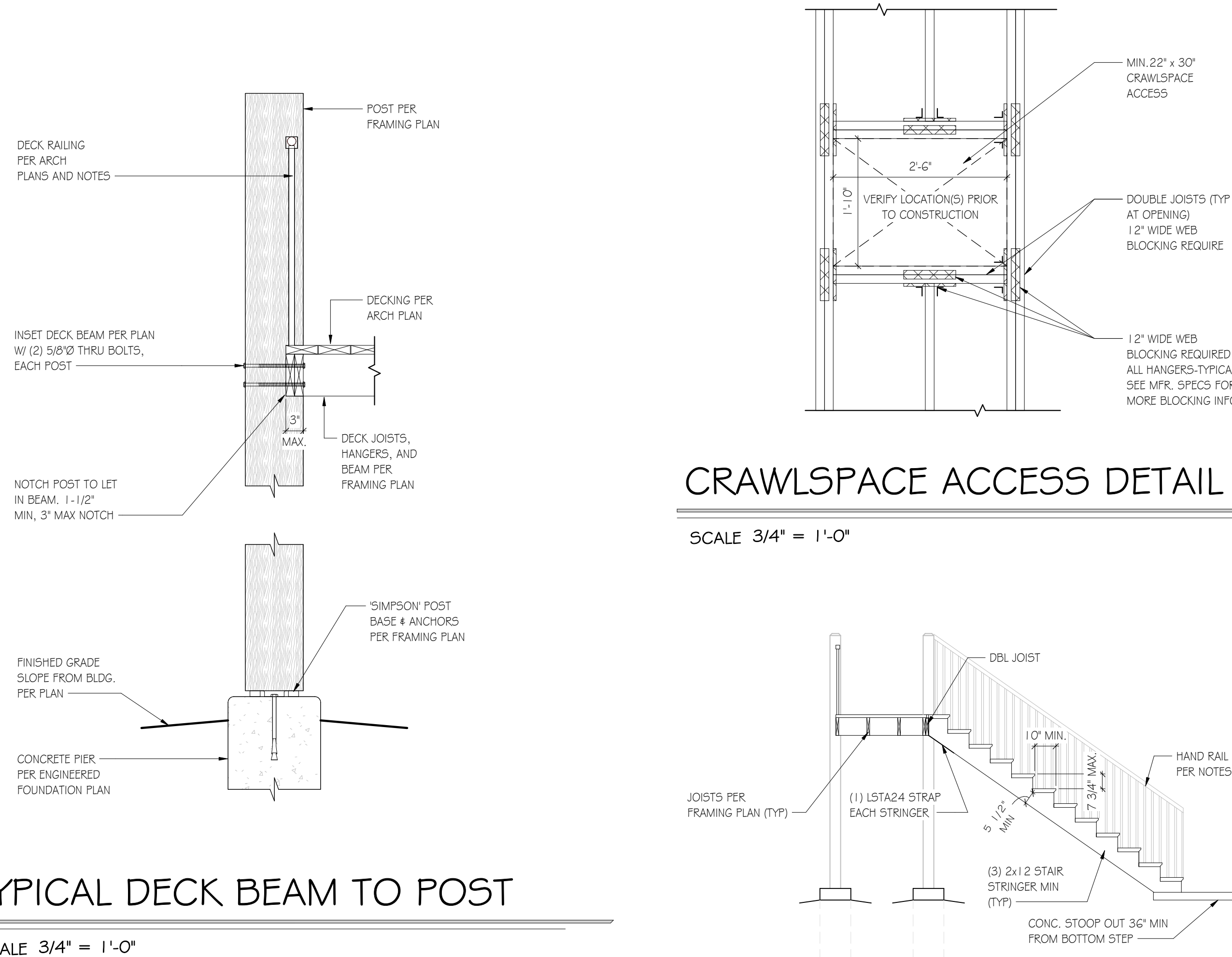
FROST WALL BELOW GARAGE FLOOR

SCALE 3/4" = 1'-0"



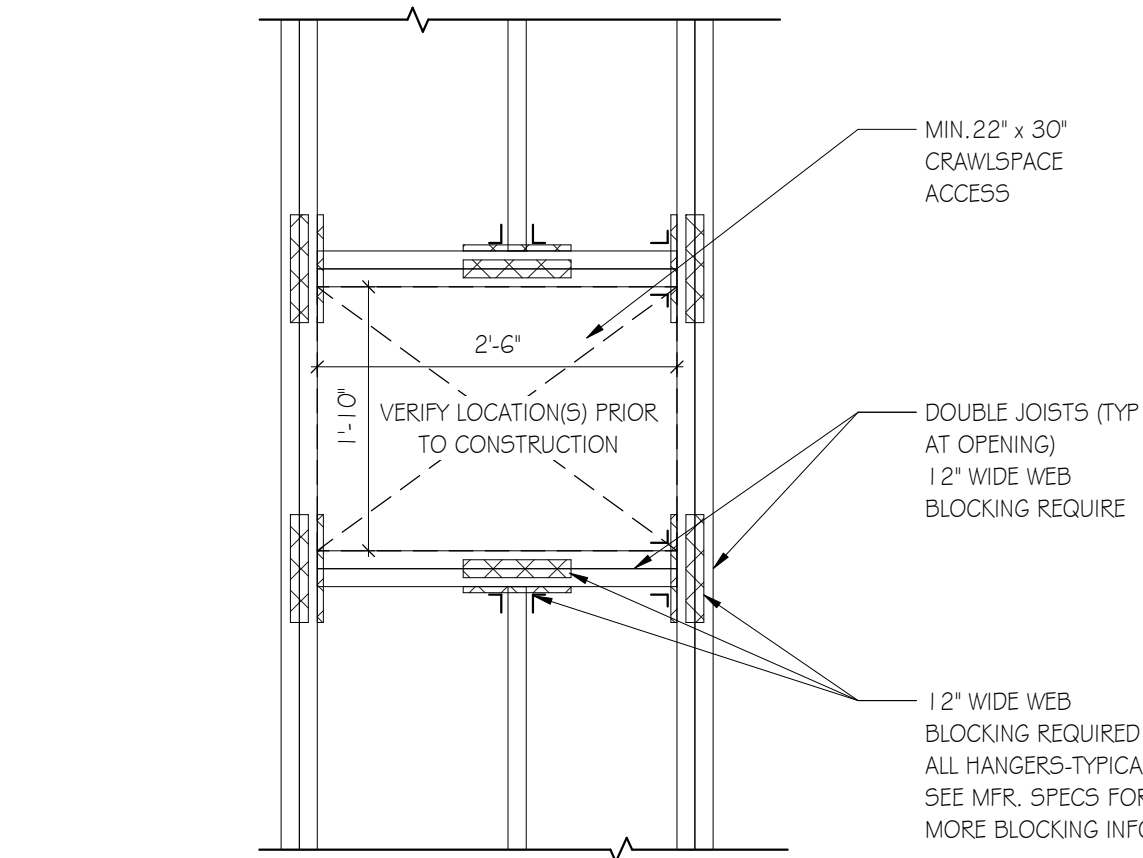
## TYPICAL DECK LEDGER DETAILS

SCALE 1 1/2" = 1'-0"



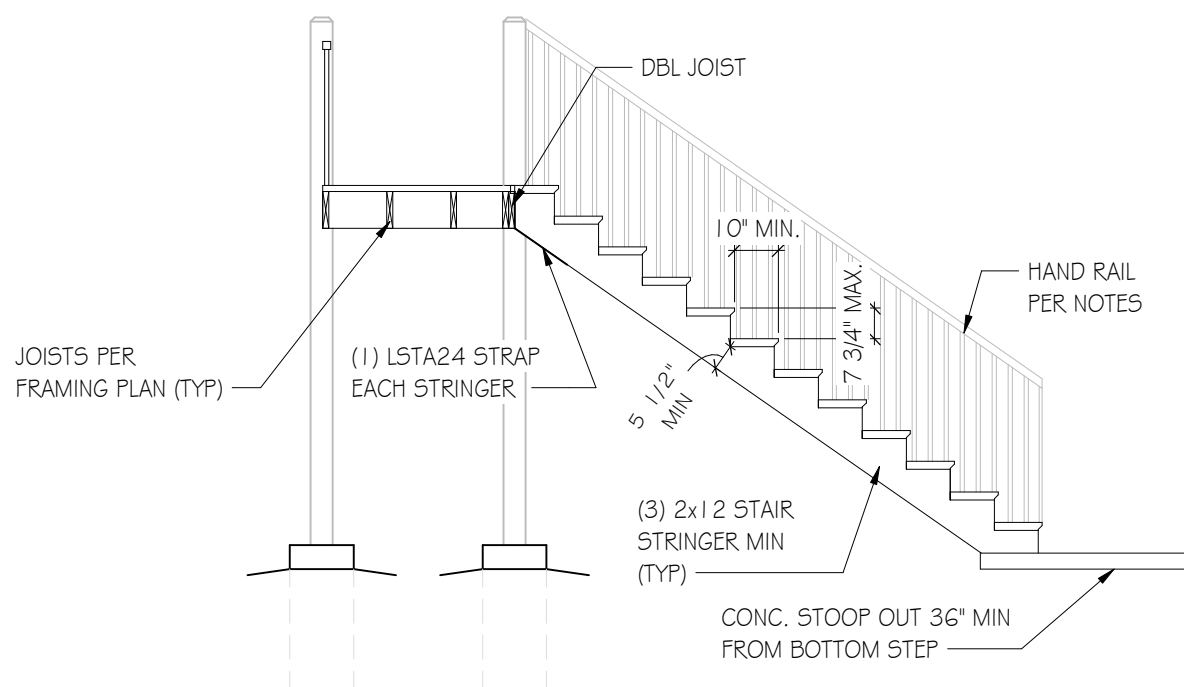
## TYPICAL DECK BEAM TO POST

SCALE 3/4" = 1'-0"



## CRAWLSPACE ACCESS DETAIL

SCALE 3/4" = 1'-0"



## STAIR SECTION

SCALE 1/4" = 1'-0"

### STRUCTURAL GENERAL NOTES:

1. 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.
2. 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.
3. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND SITE CONDITIONS BEFORE STARTING WORK. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
4. 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.
5. 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.
6. 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.
7. NOTHING CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL RELIEVE THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS OF:
  - A) THE RESPONSIBILITY TO DETERMINE ANY ASPECT OF HOW THE WORK IS TO BE PERFORMED.
  - B) DEALING WITH MATTERS OF PERSONNEL SAFETY.
  - C) SAFETY OF PROPERTY.
  - D) SUPERINTENDING OF THE WORK.
8. 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.
9. 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.
10. 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 REINFORCED 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.
11. DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT AND FIRST FLOORS ARE IN PLACE OR WALL HAS BEEN ADEQUATELY SHORED.
12. REFER TO STRUCTURAL PLANS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS NOT SPECIFIED IN THESE NOTES.

### STRUCTURAL STEEL:

1. ALL FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
2. A CERTIFIED WELDER APPROVED BY THE LOCAL BUILDING DEPARTMENT IN ACCORDANCE WITH AWS, STRUCTURAL WELDING CODE D1.1, SHALL PERFORM ALL WELDING.
3. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992, GRADE 50.
4. PIPE COLUMNS SHALL CONFORM TO ASTM A53, GRADE 6 (35 KSI).
5. TUBE SHALL CONFORM TO ASTM A500, GRADE B (46 KSI).
6. ALL WELDING ELECTRODES SHALL CONFORM TO ASTM E70XX. THE MINIMUM WELD SIZE SHALL BE 3/16", UNLESS NOTED OTHERWISE ON SECTION DETAILS.
7. HEADED ANCHOR STUDS SHALL CONFORM TO ASTM A108 (60 KSI).
8. ANCHOR BOLTS AND UNFINISHED BOLTS SHALL CONFORM TO ASTM A307, GRADE A.
9. 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.
10. 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.
11. 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 PLIES 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.
12. SHOP DRAWINGS FOR ALL STRUCTURAL STEEL INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR REVIEW TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION.
13. ALL STRUCTURAL STEEL SHALL BE SHOP COATED WITH AN APPROVED RUST INHIBITIVE PRIMER. SEE SPECIFICATIONS FOR ADDITIONAL PAINTING AND GALVANIZING INFORMATION.
14. 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.
15. ALL WELDING OF REINFORCING STEEL BARS TO STRUCTURAL STEEL MEMBERS WILL REQUIRE CONTINUOUS INSPECTION BY A QUALIFIED INSPECTOR.
16. ALL MEMBERS ARE TO BE ERECTED WITH NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE PLANS.
17. 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:

1. 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.
  - A. STUDS, BLOCKING, PLATES (2X AND 3X).....NO. 2
  - B. JOISTS AND RAFTERS (2X AND 3X).....NO. 2
  - C. POSTS AND COLUMNS (4" AND LARGER).....NO. 1
  - D. BEAMS AND STRINGERS (4" AND LARGER).....NO. 1
2. FINGER-JOINTED STUDS SHALL NOT BE ALLOWED.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. 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.
5. 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.
6. STAGGER ALL WOOD SHEATHING PANEL JOINTS. APPLY SHEETS 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.
7. THE LOCAL BUILDING OFFICIAL, PRIOR TO THE PLACING OF COVERAGE, SHALL INSPECT ALL SHEATHING AND NAILING.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. FRAMING MEMBERS SHALL NOT BE NOTCHED, DAPPED OR OTHERWISE CUT OR REDUCED IN SIZE UNLESS SPECIFICALLY DETAILED OR APPROVED.
14. 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.
15. 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.
16. COORDINATE JOIST LOCATIONS WITH PLUMBING AND MECHANICAL PENETRATIONS. PROVIDE ADDITIONAL JOISTS AS REQUIRED TO MAINTAIN JOIST SPACING.
17. 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 2,800 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.
18. GLU-LAMS SHALL BE DF/DF 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.
19. TIMBER TRUSSES
  - A. 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.
  - B. ALL TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - C. 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.
  - D. 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.
  - E. ALL ROOF TRUSSES SHALL BE SECURED TO SUPPORTING ELEMENTS WITH STEEL HURRICANE/SEISMIC ANCHORS.
  - F. TRUSS MANUFACTURER IS RESPONSIBLE FOR COORDINATING AND VERIFYING ADEQUATE BEARING LENGTHS AT ALL SUPPORTS.
  - G. 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.
  - H. MINIMUM MEMBER SIZES FOR TRUSSES SHALL BE 2X4 (NOMINAL).
  - I. METAL CONNECTING PLATES SHALL BE AT LEAST 20 GAUGE GALVANIZED STEEL.
  - J. 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

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

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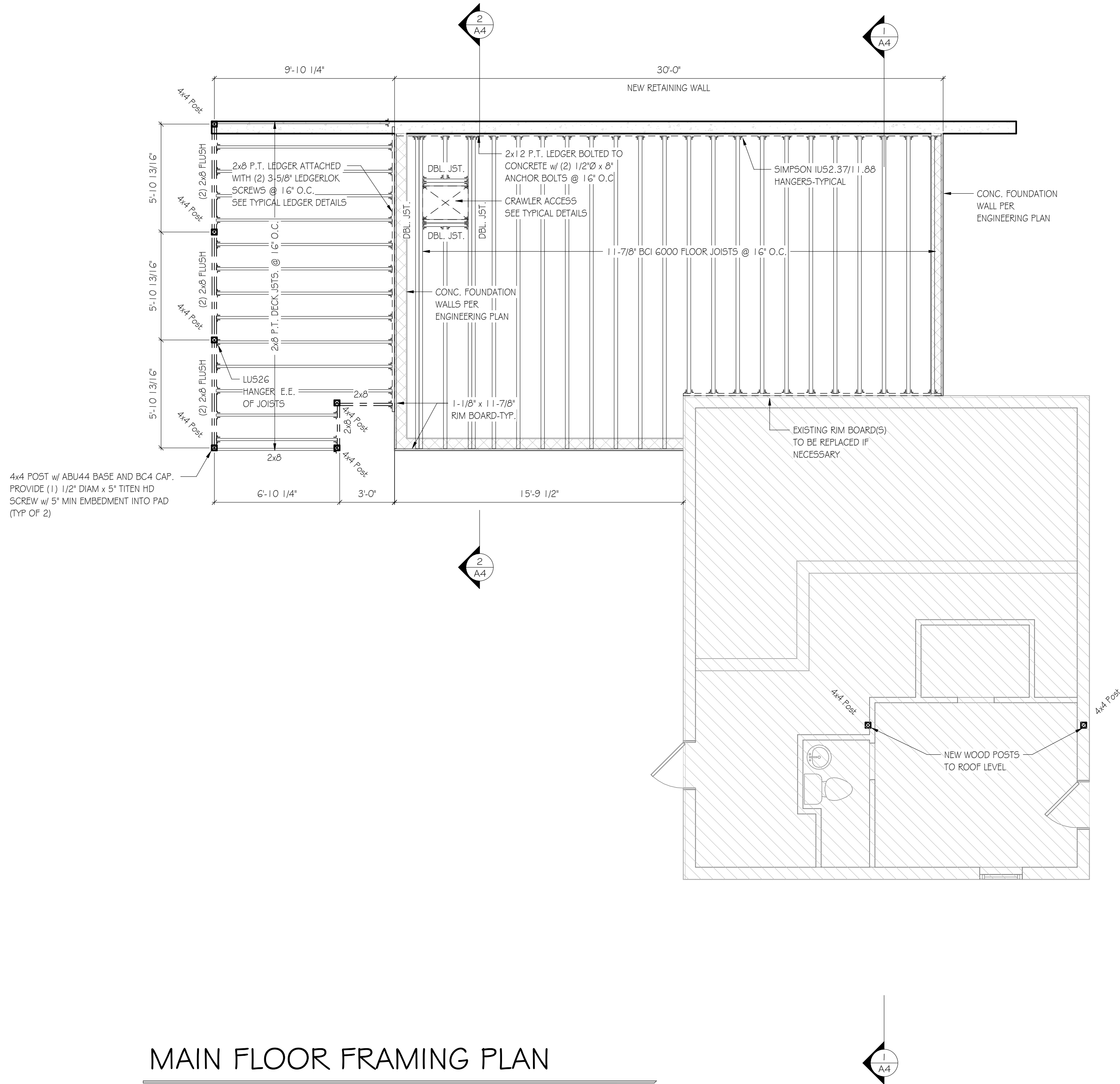
DATE 01-20-2022

DRAWN BY JLH

CHECKED BY LM

S2

Main Floor & Deck  
Framing Plans



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 1/2" BCI SINGLE JOIST HANGERS TO BE SIMPSON IUS2.37/1 1/8"; DOUBLE JOIST HANGERS TO BE SIMPSON MIU4.75/1 1/2". (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 PLAN/SECTION 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.

IRC3 17.1.3 - 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 AWPA 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 (Vult) MPH, 3-SECOND GUST EXPOSURE "C"

AREA CALCULATIONS

EXISTING - BASEMENT	175 SF
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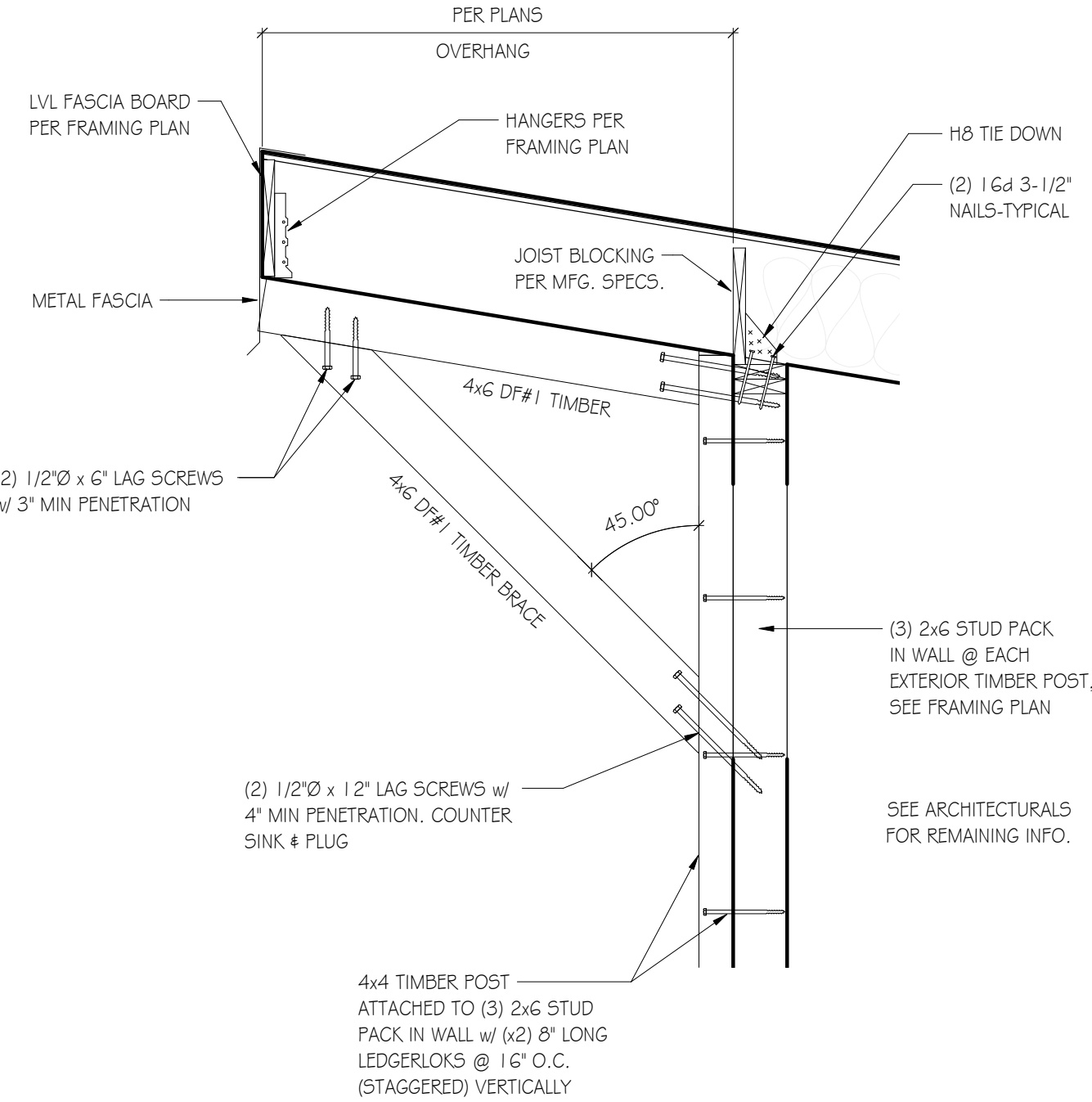
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CHECKED BY LM

S3

Roof Framing  
Plans



Brace Detail 2/54

SCALE 3/4" = 1'-0"

STRUCTURAL ROOF FRAMING NOTES:

E.E. - EACH END  
C - 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 5/32" OSB 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  
Pikes Peak Regional Development Center  
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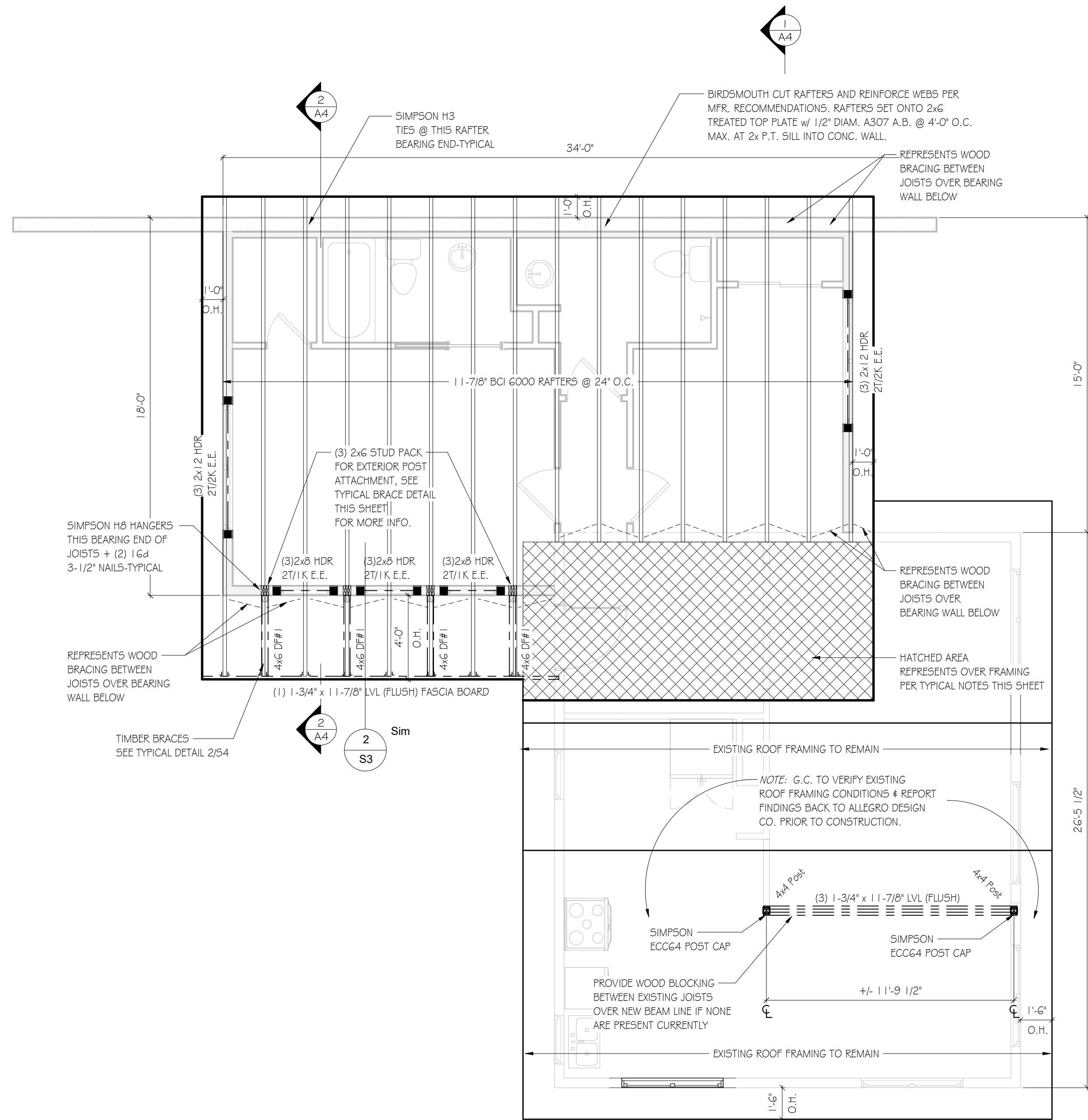
LIVE & DEAD LOADS

FLOOR: 40 LIVE LOAD  
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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.