

COLORADO

Kevin Mastin, Interim Executive Director El Paso County Planning & Community Development O: 719-520-6300 KevinMastin@elpasoco.com 2880 International Circle, Suite 110 Colorado Springs, CO 80910

#### Board of County Commissioners Holly Williams, District 1 Carrie Geitner, District 2 Stan VanderWerf, District 3 Longinos Gonzalez, Jr., District 4 Cami Bremer, District 5

- TO: El Paso County Board of Adjustment Jay Carlson, Chair
- FROM: Matthew Fitzsimmons, Senior Planner Carlos Hernandez Martinez, Engineer I Kevin Matsin, Interim Executive Director
- RE: Project File #: BOA-22-003 Project Name: 9445 Shoshone Rd. Dimensional Variance Parcel No.: 83164-15-008

# OWNER:REPRESENTATIVE:Dawn DeYoungTom Yant19130 Doewood Dr.4410 Moonlight Dr.Monument, Co 80132Colorado Springs, CO 80918

### **Commissioner District: 3**

Board of Adjustment Hearing Date:

6/22/2022

### **EXECUTIVE SUMMARY**

A request by Dawn DeYoung for approval of a dimensional variance to allow:

- 1. A lot size of 0.203 acres where a minimum lot size of 5 acres,
- 2. A lot frontage of 58 feet where 200 feet is required,
- 3. A front yard setback of five (5) feet, where 25 feet is required,
- 4. A side setback of eight (8) feet where 25 feet is required,
- 5. A side setback of five (5) feet where 25 feet is required.

The 8500 square foot property is zoned R-T (Residential-Topographic District) and is located southwest of Highway 24 and Chipita Park Road and is within Section 16, Township 13 South, Range 68 West of the 6th P.M.

### A. REQUEST

A request by Dawn DeYoung for approval of a dimensional variance to allow:

- 1. A lot size of 0.203 acres where a minimum lot size of 5 acres,
- 2. A lot frontage of 58 feet where 200 feet is required,
- 3. A front yard setback of five (5) feet, where 25 feet is required,
- 4. A side setback of eight (8) feet where 25 feet is required,
- 5. A side setback of five (5) feet where 25 feet is required.

### **B. APPROVAL CRITERIA**

Section 5.5.2.B.2.a, Variance to Physical Requirements, of the <u>Land Development Code</u> (2021), states the following:

The Board of Adjustment is authorized to grant variances from the strict application of any physical requirement of this Code which would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of the property. Practical difficulties and hardship, in this context, may exist where the legal use of the property is severely restricted due to:

1) The exceptional narrowness, shallowness, or shape of the specific piece of property.

The 8,500 square foot (0.203 acres) subject property is exceptionally narrow for the R-T zone (Residential-Topographic District), with a width of 58.56 feet in the front and 58.61 feet in the rear of the property. The R-T zone requires a minimum of 200 feet of width at the front setback line and a minimum lot size of 5 acres. The 25-foot setback requirements for the front, sides, and rear, would only allow a buildable area of only 8.56 feet wide and 99.2 feet deep, with a total of 849 square feet of buildable area on the entire lot.

2) The exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.

As illustrated in exhibit 1 below, the lot is located on a steep slope with Shoshone Road many feet below the lower level (basement) of the house. Approximately 90% of the property is encumbered with slopes 30-degrees or steeper. The remaining property, that has less than a 30-degree grade, is approximately 90% within the side and front building setbacks. As a result of the steep slope throughout most of the property, the original house (1930) was placed approximately 5 feet from the property line, which is well within the front yard setback. The proposed 498-square foot addition and the 180-square foot deck is proposed to be located just outside of the front yard setback, but well within both 25-foot side yard setbacks (see "Request" above for dimensions).

As noted previously, the 8,500-square foot lot is much smaller than the 5 acres the R-T zone requires. In fact, this 0.203-acre lot is about 4% of the 5-acre minimum lot size. Due to this small lot size, the 25-foot-wide side setbacks create only 8 feet of buildable space in the middle of the lot. It would be unreasonable to force the applicant to build within the side setbacks. Most of that space would be on steep topography (30-degrees or greater) in the middle of the lot, which would be difficult to access. As illustrated in exhibit 1 below, many of the neighboring properties

in this area have similar issues with regards to lot size and topography. None of the neighboring properties exceed 2 acres with most averaging between 10,000-square feet to 1.5 acres.

Exhibit #1: the Subject property and surrounding parcels with lot size and slopes 30 degrees or greater indicated in orange.



However, Section 5.5.2.B.2.a, Variance to Physical Requirements, of the <u>Code</u> continues by stating the following:

The Board of Adjustment may also grant variances from the strict application of any physical requirement of this Code based upon equitable consideration, finding that the burdens of strict compliance with the zoning requirement(s) significantly exceed the benefits of such compliance for the specific piece of property and;

• The variance provides only reasonably brief, temporary relief; or

If approved, the variance would provide for permanent relief and would not meet this criterion.

• The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements; or

An alternative plan, standard, or condition was not submitted by the applicants with this application.

• Some other unique or equitable consideration compels that strict compliance not be required.

No other unique or equitable circumstance has been noted that compels strict compliance not be required.

### C. BACKGROUND

The original Lot 2 of the Ute Pass Summer Homes Subdivision No. 1 was recorded on May 14<sup>th</sup>, 1921. From that original lot, the present 0.203-acre subject property was created on July 30, 1964. The original RT (Residential Topographic) zone was established on April 27th, 1967 (reception no: 551985), which has a minimum lot size of five (5) acres, a required setback of 25 feet from the front, rear and side property line. The R-T district is intended to accommodate residential use in regions of extreme topographical conditions.

The existing single-family dwelling was constructed in 1930. The existing deck (construction date unknown) is located within the side and front setbacks and a small portion of the deck encroaches over the neighboring property. The applicant is proposing to remove the deck, which would eliminate the encroachment over the property line.

### D. ALTERNATIVES EXPLORED

There is one alternative that would not require a dimensional variance request:

1. The addition could be built within the side and front setbacks to reduce the variances needed.

### E. APPLICABLE RESOLUTIONS

Approval: Resolution 3 Disapproval: Resolution 4

### F. LOCATION

North: R-T (Residential Topographic) South: R-T (Residential Topographic) East: R-T (Residential Topographic) West: R-T (Residential Topographic) Single Family Home Single Family Home Single Family Home Single Family Home

### G. SERVICE

### 1. WATER

Water is provided by Colorado Springs Utilities.

### 2. WASTEWATER

Wastewater is provided by an existing permitted on-site wastewater treatment system (OWTS).

### 3. EMERGENCY SERVICES

The parcel is located within Green Mountain Falls/Chipita Fire. No comments were received from this agency.

### H. ENGINEERING

### 1. FLOODPLAIN

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0486G, which has an effective date of December 7, 2018, indicates the property is located within Zone X, area outside of the 500-year floodplain.

### 2. DRAINAGE AND EROSION

This property is located within the Upper Fountain drainage basin (FOFO7600). This is an unstudied basin with no associated drainage basin fees. No platting action is being requested; therefore, drainage fees are not due at this time. A drainage report was not required with this application.

### 3. TRANSPORTATION

<u>The 2016 El Paso County Major Transportation Corridors Plan Update</u> does not depict roadway improvement projects in the immediate vicinity of the development.

The parcel is located on Shoshone Road, which is a rural local road currently maintained by the County. No public improvements are required for this application. The parcel does not have an approved driveway access permit on file with the County.

The variance requests are not subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

### I. RECOMMENDED CONDITIONS OF APPROVAL

Should the Board of Adjustment determine that the application is consistent with the criteria for approval of a dimensional variance for the existing house, addition and deck, and that the applicants has met the review and approval criteria for granting variances from the applicable standards, staff recommends the following conditions and notation of approval:

### CONDITIONS

- 1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed addition and deck may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
- 2. Approval of the addition and deck by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department is required prior to an addition or expansion of a residential property.
- 3. The total removal of the existing side and front deck shall be executed before the completion of this project.

### NOTATION

- 1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.
- 2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

### J. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 6 adjoining property owners before 6/8/2022, for the Board of Adjustment meeting. Responses will be provided at the hearing.

### K. ATTACHMENTS

Letter of Intent Vicinity Map Site Plan

#### Tom Yant

#### 719-246-1147

#### Tomyant33@gmail.com

On behalf of Dawn DeYoung 9445 Shoshone Rd. Cascade co. 80809 719-237-3882

El Paso County Board of Adjustment 2880 International Circle Colorado Springs Co 80910

Re: Application for setback variance parcel number: 8316415008 9445 Shoshone Rd Cascade Co 89809 Zoning: R-T

Dear Members of the Board:

Please accept this letter of intent as part of the Application for a Set Back Variance, A waver for the front of the property being less than 200 feet, The lot size being less than five acres, also a small portion of the southwest corner of the existing house is encroaching slightly into the five-foot setback. The existing deck will be removed and not be rebuilt as documented in the revised plans.

1. We are requesting a Variance to allow a 5-foot set back were a 25-foot setback is typically required please refer to site plan. I am requesting this under Land Developing Code Chapter 5, Section 5.52 paragraph 2 A. which states, property is severely restricted do to (1) exceptional narrowness, shallowness or shape of the specific piece of property, or (2) the exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property".

2. The total length of the property at the front of the house along Shoshone Rd. is 58 feet, we are also requesting a Variance because it does not meet the minimum requirements of 200 feet.

3.We are also requesting a variance because the size of the lot is 0.203 acres, and the minimum lot size is 5 acres.

4.The entire lot is on a steep grade and due to the extreme narrowness of the property the proposed addition could only be bult at the back of the existing house. If this administrative relief is granted there would be no adverse impact on surrounding properties, vegetation and landscape. The proposed use will not adversely impact adjacent properties or existing drainage patterns.

5.No Traffic Impact Study is required because all the following criteria is satisfied: (1) Daily vehicle trip-end generation will be much less than 100 or the peak hour trip generation will be less than 10: (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways. (3) There will be no increase in vehicle trips, and it will not exceed the existing trip generation by more than 10 peak hour trips: (4) There will be no change in the type of traffic generated and it will not affect the traffic currently planed for and accommodated with in, and adjacent to the property. (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained: (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems: and (7) There is no change of land use with access to a State Highway.

Thank You for your consideration of this request. Tom Yant 719-246-1147 Tomyant33@gmail.com

#### Tom Yant

#### 719-246-1147

#### Tomyant33@gmail.com

On behalf of Dawn DeYoung 9445 Shoshone Rd. Cascade co. 80809 719-237-3882



Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



RESIDENTIAL ADJACENT LOT

### **GENERAL SITE NOTES:**

- 1. 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.
- 2. 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.
- 3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
- 4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
- 5. 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.
- 6. The builder and/or owner shall determine and coordinate all required final landscaping.
- 7. The builder shall keep the premises free from accumulation of waste materials and debris.
- 8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
- 9. All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
- 10. All native vegetaion is to remain as practical.
- 11. The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.



RESIDENTIAL ADJACENT LOT

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

### **GENERAL CONSTRUCTION & PLAN NOTES:**

1. 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.

2. 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.

3. The builder (owner or contractor) is responsible for payment and acquisition of all required permits and fees associated with this project.

4. 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.

2. The builder shall be responsible for verifying existing site grades and 5. Allegro Design Co.'s liability regarding errors, omissions or discrepancies natural land formations, existing trees and shrubbery and proposed shall be limited to the correction of the original project drawings. building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.

6. 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.

7. 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.

8. 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.

9. The builder shall coordinate all colors, finishes, cabinets, countertops, plumbing fixtures, appliances, window and door manufacturers, etc. with the owner.

10. 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.

11. 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.

12. Allegro Design Co. is not responsible for electrical, plumbing or mechanical system layouts.

13. **Do not scale the drawings.** If questions arise as to the dimensional requirements of the plans, contact Allegro Design Co. for clarification.

14. Automatic sprinkler system may be required.

15. 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.

16. 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)

17. 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)

18. 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).

19. 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.

20. 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.

21. 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.):**

22. All receptacles within 6' of a water source shall be ground-fault circuitinterrupted. Provide a GFI outlet in garage and on front and rear of house.

23. Provide exhaust fans in all bathrooms without windows. Vent to exterior through wall or roof to approved termination cap.

24. 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.

25. 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".

26. Provide fire blocking at 10'-0" intervals, horizontal or vertical.

27. Float all non-load bearing walls over concrete slabs per the soils report and the detail on these plans.

28. A eufer rod is required to be provided in location and manner consistent with applicable codes.

### **GENERAL SITE NOTES:**

1. 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.

3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.

4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.

5. 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)

6. The builder and/or owner shall determine and coordinate all required final landscaping.

7. The builder shall keep the premises free from accumulation of waste materials and debris.

8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.

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

### PROJECT TEAM:

### <u>OWNER</u>

Owner Name: Dawn Deyoung Owner Address: 19130 Doewood 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 SKYLIGHT U-FACTOR CEILING INSULATION WOOD FRAMED WALL INSULATION MASS WALL FLOOR OVER UNHEATED SPACE FLOOR OVER EXTERIOR SPACE **RIM JOIST INSULATION** BASEMENT WALL INSULATION SLAB (2' HORIZ OR VERT) CRAWLSPACE WALL

U-0.32 U-0.55 R-49 MIN. R-20 or 13+5 R-13/17 R-30 MIN. R-38 MIN. R-30 MIN. R-10/13 MIN. R-10 MIN. R-15/19 MIN.

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

Allegro
Design Co. $0$
Design, with family in mind
(719) 641-2095
1760 S. Highway 24 Woodland Park, CO 80863
allegrodesignco.com
_ 0

Deyoung Addition & Remodel	9445 Shoshone Rd., Cascade, C		
THESE PLAN ALLEGRO D RESERVED. CREATION O ON THESE PLANS FC PROPER C EXPRESS WF DESIGN CO. L	S ARE C DESIGN C ANY SA DF DERIV PLANS, DR ANY P OMPENS RITTEN C LLC., IS S	OPYRIGHTE O. LLC. ALI LE, REPROI ATIVE WOR OR USE OF URPOSE W SATION TO A ONSENT OF TRICTLY PF	ED 2021 BY RIGHTS DUCTION, KS BASED THESE ITHOUT AND THE ALLEGRO ROHIBITED.
AREA CA EXISTING - BASEMENT EXISTING - LEVEL EXISTING - PROPOSED LEVEL ADD PROPOSED ADDITION	MAIN DECK - MAIN ITION DECK	ATIONS 175 SF 588 SF 399 SF 497 SF 180 SF	
ARCHITE CS Cover S A1 Existing A2 Propos A3 Front & A4 Building	<b>ECTUR/</b> Sheet & S g Floor Pla ed Plans s Side Elev g Sections	<b>AL</b> ite Plan ans vations	
FOUNDA F1 Founda F2 Founda	<b>TION</b> ation Plan ation Deta	ils	
STRUCT S1 STR Fra S2 Main Fl S3 Roof Fr	<b>URAL</b> aming Def oor & Dec aming Pla	tails k Framing Pl ans	ans
PROJEC DATE DRAWN CHECKE	T No. BY D BY	201-2	21-0131 20-2022 CN BLD
	C	S	

Cover Sheet & Site Plan



### EXISTING BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"



## EXISTING MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

	Allegro
	Design Co.0
	(719) 641-2095
	1760 S. Highway 24 Woodland Park, CO 80863
	allegrodesignco.com
	Deyoung Addition & Remodel 9445 Shoshone Rd., Cascade, Co
17-101/2	THESE PLANS ARE COPYRIGHTED 2021 BY ALLEGRO DESIGN CO. LLC. 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. LLC., IS STRICTLY PROHIBITED.
56-5 1/2 1	AREA CALCULATIONSEXISTING -175 SFBASEMENT175 SFEXISTING - MAIN588 SFLEVEL100 SFPROPOSED - MAIN497 SFLEVEL ADDITION180 SFPROPOSED DECK180 SF
<u>6'-0'</u>	ARCHITECTURALCSCover Sheet & Site PlanA1Existing Floor PlansA2Proposed PlansA3Front & Side ElevationsA4Building Sections
	FOUNDATION F1 Foundation Plan F2 Foundation Details
N	<b>STRUCTURAL</b> S1 STR Framing Details S2 Main Floor & Deck Framing Plans S3 Roof Framing Plans
	PROJECT No. 21-0131
	DATE 01-20-2022
	CHECKED BY BLD
	Λ1
	Existing Floor Plans



### PROPOSED ROOF PLAN

SCALE |/4" = |'-0"





### WALL LEGEND

SCALE |/4" = |'-0"

DECK

(E)

### 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 G' 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 G'-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 I 1/4" TO 2"Ø, I 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.

Allegro
Design Co.0
(719) 641-2095
1760 S. Highway 24 Woodland Park, CO 80863
allegrodesignco.com
Deyoung Addition & Remodel 9445 Shoshone Rd., Cascade, Co
THESE PLANS ARE COPYRIGHTED 2021 BY ALLEGRO DESIGN CO. LLC. 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. LLC., IS STRICTLY PROHIBITED.
AREA CALCULATIONSEXISTING -175 SFBASEMENTEXISTING - MAINEXISTING - DECK399 SFPROPOSED - MAIN497 SFLEVEL ADDITIONPROPOSED DECKPROPOSED DECK180 SFADDITION
ARCHITECTURAL CS Cover Sheet & Site Plan A1 Existing Floor Plans A2 Proposed Plans A3 Front & Side Elevations A4 Building Sections
FOUNDATIONF1Foundation PlanF2Foundation DetailsSTRUCTURALS1STR Framing DetailsS2Main Floor & Deck Framing PlansS3Roof Framing Plans
PROJECT No.21-0131DATE01-20-2022DRAWN BYCNCHECKED BYBLD
A2 Proposed Plans



## FRONT ELEVATION

SCALE 1/4" = 1'-0"



### RIGHT ELEVATION

SCALE |/4" = |'-0"



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 I" 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'-O" 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 I O" MIN TREADS AND 7 3/4" MAX RISERS.

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



(719) 641-2095

1760 S. Highway 24 Woodland Park, CO 80863

allegrodesignco.com



### **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

Front & Side Elevations

**A**3



### Section 1

SCALE 1/4" = 1'-0"



Section 2

SCALE |/4" = |'-0"

GENERAL STAIR & DECK NOTES

STAIRS SHALL BE A MIN OF 3'-O" 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 | |/4" TO 2"ø, | |/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.

		$\bigwedge$	lle	gro
	C	)esig	n Co.	8
	)esign	, with f	amily in	mind
	(7	'19) 64	1-2095	
W	176 oodla/	0 S. Hi Ind Pai	ghway 2 ′k, CO 8	24 80863
	alleg	grodesi	gnco.co	om 
	Deyoung Addition & Remodel	9445 Shoshone Rd., Cascade, Co		
THE AL RE CR ( 1 P	ESE PLAN LEGRO I SERVED EATION ( DN THESI PLANS F( ROPER ( VRESS W)	NS ARE CO DESIGN C . ANY SAI DF DERIVA E PLANS, DR ANY PU COMPENS RITTEN CO	DPYRIGHTE O. LLC. ALL LE, REPROD ATIVE WORH OR USE OF JRPOSE WI ATION TO A	D 2021 BY RIGHTS DUCTION, (S BASED THESE THOUT ND THE
DES	RESS WI	LLC., IS S		OHIBITED.
E B E E E E P F A I	Kea CA Asement (Isting - Evel (Isting - Roposed Evel Add Roposed Ddition	ALCOLA MAIN DECK D - MAIN DITION D DECK	175 SF 588 SF 399 SF 497 SF 180 SF	
<b>А</b> С А А А	<b>RCHITI</b> S Cover 1 Existin 2 Propos 3 Front & 4 Buildin	<b>ECTUR/</b> Sheet & Si g Floor Pla sed Plans & Side Elev g Sections	<b>AL</b> te Plan ns ations	
<u>F</u>	OUNDA 1 Found 2 Found	ATION ation Plan ation Detai	ls	
S S S	TRUCT 1 STR Fi 2 Main F 3 Roof F	TURAL raming Det loor & Decl raming Pla	ails k Framing Pla ns	ans
PR	OJEC	T No.	2	1-0131
DA	TE		01-2	0-2022
		ED BY		CN BLD
	_ • •		Λ	
		A	4	
	Build	ling	Secti	ons



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

### 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 SILLS/LEDGERS 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



Allegro
Design Co.
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
THESE PLANS ARE COPYRIGHTED 2021 BY ALLEGRO DESIGN CO. LLC. 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. LLC., IS STRICTLY PROHIBITED. <b>AREA CALCULATIONS</b> EXISTING - 175 SF BASEMENT EXISTING - MAIN 588 SF LEVEL EXISTING - DECK 399 SF PROPOSED - MAIN 497 SF LEVEL ADDITION PROPOSED DECK 180 SF ADDITION
33465 F 01-20-2022
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
<b>STRUCTURAL</b> S1 STR Framing Details S2 Main Floor & Deck Framing Plans S3 Roof Framing Plans
PROJECT No. 21-0131
DATE 01-20-2022
CHECKED BY LM
Foundation Plan





LOCATE COLUMNS WITHIN

1/2" ANNULAR SPACE - FILL WITH PERLITE, STYROFOAM, MATERIAL. AS AN ALTERNATIVE, USE (6) WRAPS (MIN) OF FOLDED POLY ETHYLENE FILM -

SCALE 3/4" = 1'-0"



SCALE 3/4" = 1'-0"

# CRAWLSPACE WALL

### INTERIOR CONCRETE PAD



### BACKFILL - (2) #4 BARS VERT. AT EA SIDE OF OPENING PER PLAN VERTICAL WALL REINFORCING AS REQUIRED PER WALL REINFORCING DETAIL (NOT SHOWN FOR CLARITY) FROST WALL BELOW GARAGE FLOOR



OPENING PER PLAN

CONC. SLAB

2" MIN

/ 8" MAX

----- FOUNDATION WALL

PER PLAN

TOP REINFORCEMENT PER

SCALE 3/4" = 1'-0"

DETAIL

# ITEM -WAL -F00 -CAL FOR 72 HOURS. ELEMENTS.

### 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

THIS FOUNDATION DESIGN ASSUMES CONCRETE WITH THE FOLLOWING STRENGTHS AND PROPERTIES: STRENGTH SLUMP WATER RATIO AIR CONTENT

VI.	SINLINOITI			
\BS	3,000 PSI	4" TO 6"	0.53	5%-7%
LLS	3,000 PSI	4" TO 5"	0.53	5%-7%
OTINGS	3,000 PSI	4" TO 5"	0.53	5%-7%
SSONS	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

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

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.



Design, with family in mind

(719) 641-2095

1760 S. Highway 24 Woodland Park, CO 80863

allegrodesignco.com

Ο  $\mathbf{O}$ 

Ð

q

Φ

Q

Ŏ

	Deyoung Addition & Kem	9445 Shoshone Rd., Casca			
THES ALLE RESE CREA ON PL/ PRC EXPRE DESIG	E PLANS EGRO DI ERVED. TION OF THESE ANS FOF OPER CO ESS WRI N CO. LI	S ARE C ESIGN C ANY SA DERIV PLANS, R ANY P OMPENS ITTEN C LC., IS S	OPYRIG O. LLC. LE, REP ATIVE W OR USE URPOSE SATION <sup></sup> ONSEN <sup></sup> TRICTL	HTED 20 ALL RIG RODUC ORKS E OF THE WITHC TO AND T OF ALL Y PROHI	D21 BY GHTS TION, DASED ESE DUT THE LEGRO BITED.
ARI EXIS BASI EXIS LEVE EXIS PRO LEVE PRO ADD	EA CA TING - EMENT TING - M EL TING - D POSED I EL ADDIT POSED I ITION	LCULA IAIN DECK MAIN TION DECK	ATION 175 SF 588 SF 399 SF 497 SF 180 SF	<u>S</u>	
	ACAD COL	RADO 334 1-20-	65 EX 2022	SED HIJ	
<b>AR</b> CS A1 A2 A3 A4	Cover S Existing Propose Front & Building	CTURA heet & S Floor Pla d Plans Side Elev Sections	AL ite Plan ans vations		
FOI F1 F2 S1 S2 S3	JNDA Foundat Foundat RUCTL STR Fra Main Flo Roof Fra	<b>FION</b> tion Plan tion Deta <b>JRAL</b> ming Det or & Dec aming Pla	ils tails ck Framin ans	g Plans	
		ΓNo.	0	21-( 1-20-2	0131 2022 .II H
CHE	CKE	D BY			LM
		F	2		
	Fo	uno	dati	on	

Details



# TYPICAL DECK LEDGER DETAILS

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



### TYPICAL DECK BEAM TO POST

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.

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 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. 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

- STUDS, BLOCKING, PLATES (2X AND 3X).
- JOISTS AND RAFTERS (2X AND 3X)
- POSTS AND COLUMNS (4" AND LARGER) BEAMS AND STRINGERS (4" AND LARGER)

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 I 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 SIZED 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 2,600 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 I-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 I-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 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

 $\cap$ Ð σ (1) Õ σ Ω ()Ф S Ľ Μ Š σ С diti (1) σ 0  $\triangleleft$ 5 σ  $\mathbf{O}$ С e S 4 တ THESE PLANS ARE COPYRIGHTED 2021 BY ALLEGRO DESIGN CO. LLC. 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. LLC., IS STRICTLY PROHIBITED **AREA CALCULATIONS** EXISTING -175 SF BASEMENT EXISTING - MAIN 588 SF LEVEL EXISTING - DECK 399 SF PROPOSED - MAIN 497 SF LEVEL ADDITION PROPOSED DECK 180 SF ADDITION 33465 01-20-2022 **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

STR Framing Details

S





### MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



### STRUCTURAL FLOOR FRAMING NOTES:

- E.E. EACH END  $\left\{ \begin{array}{l} \begin{array}{c} \\ \end{array} \right\}$  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.

I I 7/8" BCI SINGLE JOIST HANGERS TO BE SIMPSON IUS2.37/I I .88; DOUBLE JOIST HANGERS TO BE SIMPSON MIU4.75/11. (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/ I Od 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 I 7. I .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.

$\downarrow$		Ш_
	DESIGN LOADS:	
	<u>GOVERNING AGENCY</u> 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 <u>15 DEAD LOAD</u> 55 TOTAL LOAD	
	ROOF: 40 LIVE LOAD <u>15 DEAD LOAD</u> 55 TOTAL LOAD	
	WIND LOADS 130 (Vult) MPH, 3-SECOND GUST EXPOSURE "C"	
쿠		+

	$\left  \bigwedge\right $	llegro		
Desi	Desig ign, with f	n Co. <i>0</i> amily in mind		
	(719) 64	1-2095		
1 Woo	760 S. Hi dland Pa	ghway 24 rk, CO 80863		
a	llegrodesi	ignco.com		
Devolute Addition & Remodel	9445 Shoshone Rd., Cascade, Co	DPYRIGHTED 2021 BY		
ALLEG RESER CREATION ON TH	PLANS ARE CO RO DESIGN C VED. ANY SAI ON OF DERIVA HESE PLANS,	OPYRIGHTED 2021 BY O. LLC. ALL RIGHTS LE, REPRODUCTION, ATIVE WORKS BASED OR USE OF THESE		
PROP EXPRES DESIGN	ER COMPENS S WRITTEN CO CO. LLC., IS S	ATION TO AND THE ONSENT OF ALLEGRO TRICTLY PROHIBITED.		
AREA EXISTII BASEM EXISTII LEVEL EXISTII PROPC LEVEL PROPC ADDITI	A CALCULA NG - MENT NG - MAIN NG - DECK DSED - MAIN ADDITION DSED DECK ON	ATIONS 175 SF 588 SF 399 SF 497 SF 180 SF		
- COULDE	PRADO 334 001-20-2	65 EX 2022		
ARCH CS Co A1 E2 A2 Pr A3 Fr A4 Bu	HITECTURA over Sheet & Si xisting Floor Pla roposed Plans ront & Side Elev uilding Sections	AL te Plan ins vations		
FOUN F1 F0 F2 F0	NDATION oundation Plan oundation Detai	ils		
STRU S1 ST S2 Ma S3 Ro	JCTURAL IR Framing Det ain Floor & Dec pof Framing Pla	ails k Framing Plans ns		
PROJ DATE DRAV	ECT No. NN BY	21-0131 01-20-2022 JLH LM		
S2				
Mai Fı	n Floc ramine	or & Deck g Plans		





- BIRDSMOUTH CUT RAFTERS AND REINFORCE WEBS PER MFR. RECOMMENDATIONS. RAFTERS SET ONTO 2x6 TREATED TOP PLATE w/ 1/2" DIAM. A307 A.B. @ 4'-0" O.C. MAX. AT 2x P.T. SILL INTO CONC. WALL. 34'-0" - REPRESENTS WOOD BRACING BETWEEN JOISTS OVER BEARING WALL BELOW 0---... 1 |;;;;== I -7/8" BCI 6000 RAFTERS @ 24" 0.0 - 1 - REPRESENTS WOOD BRACING BETWEEN JOISTS OVER BEARING WALL BELOW — HATCHED AREA  $\mathbf{X} \times \mathbf{X}$ REPRESENTS OVER FRAMING PER TYPICAL NOTES THIS SHEET EXISTING ROOF FRAMING TO REMAIN — NOTE: G.C. TO VERIFY EXISTING ROOF FRAMING CONDITIONS & REPORT FINDINGS BACK TO ALLEGRO DESIGN CO. PRIOR TO CONSTRUCTION. (3) |-3/4" x ||-7/8" LVL (FLUSH) SIMPSON -SIMPSON -----ECC64 POST CAP ECC64 POST CAP PROVIDE WOOD BLOCKING -----+/- ||'-9 |/2" BETWEEN EXISTING JOISTS OVER NEW BEAM LINE IF NONE ARE PRESENT CURRENTLY – EXISTING ROOF FRAMING TO REMAIN b d - \* 0.H.

# ROOF FRAMING PLAN

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

### LVL FASCIA BOARD — PER FRAMING PLAN

METAL FASCIA ------

#### (2) 1/2"Ø x 6" LAG SCREWS w/ 3" MIN PENETRATION





### Brace Detail 2/54

### STRUCTURAL ROOF FRAMING NOTES:

- E.E. EACH END
- POINT LOAD FROM ABOVE
- B.B. BEARING BLOCK - 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 15/32" OSB SPAN RATED FOR 24" O.C., NAILED w/ 8d @ 4" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 8" O.C. IN FIELD.



Allegro
Design Co.0 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
THESE PLANS ARE COPYRIGHTED 2021 BY ALLEGRO DESIGN CO. LLC. 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. LLC., IS STRICTLY PROHIBITED. <b>AREA CALCULATIONS</b> EXISTING - 175 SF 
LEVEL EXISTING - DECK 399 SF PROPOSED - MAIN 497 SF LEVEL ADDITION PROPOSED DECK 180 SF ADDITION
33465
ARCHITECTURALCSCover Sheet & Site PlanA1Existing Floor PlansA2Proposed PlansA3Front & Side ElevationsA4Building Sections
FOUNDATION F1 Foundation Plan F2 Foundation Details STRUCTURAL
<ul><li>S1 STR Framing Details</li><li>S2 Main Floor &amp; Deck Framing Plans</li><li>S3 Roof Framing Plans</li></ul>
PROJECT No.21-0131DATE01-20-2022DRAWN BYJLHCHECKED BYLM
S3
Roof Framing Plans