



Add note:
Due to the site's proximity to the floodplain, the site is in a sensitive area and will require an ESQCP. A standalone CDR will be required to be approved prior to Building Permit issuance. The following documents will be required with the CDR: Drainage Report, ESQCP, FAE, GEC Plan, GEC Checklist, PBMP Applicability Form, SWMP, and SWMP Checklist.

Add easements to the site plan. Per the plat, all lot lines not adjacent to streets shall have a 12" utility easement 6' on each side of lot lines.
Add note stating maximum height is 30'

The proposed limits of disturbance are encroaching into the floodplain. Please contact Keith Curtis, floodplain administrator, 719-327-2898. E: keith@pprbd.org, regarding the need for a floodplain development permit and any other requirements. Please also refer to EPC stormwater engineers comments regarding additional stormwater requirements due to developments proximity to the floodplain.

adjust limits of disturbance line to encompass all proposed development.

Are these structures existing? Clarify.

What is Proposed STA? Is this a leach field. Please clarify.

Include the driveway connection to Otero Ave in the limits of disturbance.

please identify radius of 15' min at the driveway per ECM detail SD_3-14

Please identify which structures are existing and which are proposed

A driveway access permit will be required for the proposed driveway. Please initiate a minor application on EDARP https://epcdevplanreview.com/Applications/Create_Email

BOUNDARY OF DISTURBANCE AREA - 115,869 SF LOT 13,000 SF IN DISTURBANCE LESS THAN 1 ACRE 115,869/13,000 sf x 100 = 8.91%

Please clean up leach field labeling and add clarification as needed.

Please include gravel drive in limits of disturbance

10090 OTERO AVENUE
Legal: LOT M, VAC W 20.0 FT OF OTERO AVE, BLK B SPRING CREST FIL 2
Area: 115,869 sq ft 2.66 ACRES
Schedule #: 5124004009
Zoning: RR-2 (equivalent RR 2.5)
Owner: MARY AND CHARLES DE LAY
Mailing: 10090 OTERO AVE COLORADO SPRINGS CO, 80920-1537

- Add owner's telephone number and email address
- Correct the property tax schedule number
- Correct the zoning to RR-2.5
- Complete the legal description
- Provide the floor area and height of each structure, the setback of all building footprints dimensioned from all property lines.
- Provide explanation of Engineered STA
- Show location of all existing and proposed utility lines and associated infrastructure
- What is BWF?

GENERAL NOTES:

- These drawings have been prepared to accommodate and all work shall comply with the: 2023 Pikes Peak Regional Building Code, 2021 IRC (International Residential Code), 2021 IECC (International Energy Conservation Code), 2021 ISFSC (International Swimming Pool and Spa Code), 2020 NEC (National Electric Code), 2021 IMC (National Mechanical Code), 2018 IPC (National Plumbing Code).
- The contractor and/or homeowner shall review and verify all information on these drawings and be responsible for the same. Report all discrepancies to the designer for proper adjustment.
- All smoke detectors (SD) must be inter-connected 110v and shall have battery back-up, provide one in each sleeping room and outside each sleeping room in the immediate sleeping area. Do not install within 3 feet of a peak or register or within 4' of a corner or wall.
- Ventilation for roof: Ratio of 1/150 (vent to attic space) or 1/300 of eave/ridge vents are use with one inch air space between insulation and roof sheathing.
- A Colorado licensed engineer shall design all footings and foundation walls. This report design shall be incorporated with these drawings and shall be available at the building site at all times.
- All foundations and piers (including deck supports) shall bear on undisturbed soil. All footings and piers shall be protected with a minimum earthen cover of 30' for frost protection.
- All dimensions shown on these drawings are to face of framing members unless specifically indicated to the contrary. Noted dimensions shall take precedence over scaled dimensions.
- All permits, licenses and fees to be paid by Owner.
- Every worker on site must be covered by workers compensation. Provide proof to contractor.
- All structural hardware shown on these drawings shall be as manufactured by Simpson Strong-Tie Company OR EQUAL.
- Construction site shall be clear and free of debris at all times.
- LP gas-burning appliances are not permitted in basement or crawl space areas.

STRUCTURAL DESIGN LOADS:

	Live Load	Dead Load	Total Load
FLOOR	40 psf	10 psf	50 psf
REAR DECK	40 psf	15 psf	55 psf
ROOF	40 psf	15 psf	55 psf
WIND	130 mph - Vult		

ROOF FRAMING NOTES

- Roof trusses shall be placed a maximum of 24" on center unless noted. HEELS AND PITCH VARY SEE PROFILES AND FRAMING PLAN.
- Shaded areas indicate overframe. Overframe shall be framed with 2x6 HF #2 roof rafters at 24" o.c. atop 2x10 valley purlin while using 2x6 HF #2 rafter. All members longer than 6' shall be supported to structural roof members below with 2x4 studs at 48" o.c. (max). The alternate shall be Valley Trusses placed at 24" o.c. perpendicular to structural trusses below.
- Individual truss drawings, as noted, shall be labeled to match this plan and be submitted to KgM2.com and be on site for the framing inspection. The governing authority for this project is: Pikes Peak Regional Building Department.
- All headers are called out on framing plans per 5.5".
- All hardware shown on this plan shall be manufactured by Simpson Strong-Tie Company http://www.simpsonstrongtie.com
- See roof framing plan for required hardware if not noted use H2.5T on all structural roof members PER PLY secured to the building's top plates (or beams).
- Roof truss loading for this plan shall be: 40 TCL + 7.5 TCD + 7.5 BCD = 55 PSF Total

FLOOR FRAMING NOTES

- Framer shall plate-up foundation to insure headroom of 9'1" from the bottom of the floor joists to the concrete slab at the unfinished basement. The minimum headroom under the lowest beam shall be 7'-5".
- Typical floor framing shall be 11'-8" TJI 210 at 16" o.c. See floor framing plan for areas where doubled.
- Typical floor framing shall be 3/4" OSB (long and groove) gaged and screwed to floor joists per American Plywood Association specifications and recommendations. Visit them on the web at: http://www.apawood.org/level_cdm/content/pub_ply_03main
- All headers are called out on framing plans.
- All headers are called out on framing plans per 5.5". Double 2x6 sill all openings greater than 4' and triple sill all openings greater than 6'.
- All decks shall be framed as shown on the framing plan.
- Insulate all cantilevers and floor joists above unheated space with minimum R-30 batt insulation if condition occurs.
- DESIGN LOADS:
Living 40# LL and 10# DL
Rear Deck 40# LL and 15# DL

SPECIFICATIONS

- Typical exterior walls under 10' shall be 2x6 studs at 16" on center. With R-20 insulation. All areas indicated finish material LP Smartside siding and trim products.
- Typical floor framing shall be 11'x TJI 210 floor joists at 16" 3/4" OSB (long and groove) gaged and screwed to floor joists per American Plywood Association specifications and recommendations. Visit them on the web at: http://www.apawood.org/level_cdm/content/pub_ply_03main
- All headers are called out on framing plans.
- All interior walls non-bearing shall be 2x4 studs at 16" o.c. (typical); unless noted to the contrary blockstud at midpoint to fire stop and to prevent twisting and bowing. Fire block at all dropped ceilings and soffits. No runs over 10' without blocking.
- Typical wall and ceiling finish shall be textured gypsum board. Use 5/8 type-X gypsum board at all walls and ceilings at the garage and under all stairs and structure supporting stairs.
- All stairs or steps to grade shall have a maximum rise of 7.75" and a minimum run of 10". 1" min. to 1.25" max nosing.
- Window manufacturer shall be Certainteed. Windows shall be vinyl, with the low "E" option. Window supplier shall provide the framer with rough opening schedule. All window L-values must meet or exceed .32.
- Eve fascia shall be 4x4X SMARTSIDE TRIM OVER 2X6 sub-fascia. Rate: fascia shall be 4x4X SMARTSIDE TRIM 2x6 sub-fascia. Soffit material shall be masconite. Standard overhang for shall be 16".
- The roof covering for the building shall be 30year; asphalt dimensional shingles installed atop 30# felt. (For elevations 7000' and greater, ice & water shield required starting at eave and continuing to a point 2' inside exterior wall line) over 15/32" OSB roof sheathing atop pre-manufactured roof trusses or valley framing at 24" o.c. (maximum). All gutters shall be 5" counterflashed factory finished w/ min. 60 Solid flow pipe to daylight.
- Exhaust duct to through attic space, minimum R-8 insulation & 22' max run.
- Bath Exhaust to terminate at exterior.
- Provide gutters and downspouts with minimum 3"10" from building.
- Provide ice and water shield at least 24" inside of the exterior wall line of building.

INSULATE AS PER IECC CERTIFICATE

SQUARE FOOTAGE:

Area	Square Footage
TOTAL FINISHED LIVING AREA	1,408 SF
GARAGE	689 SF
Non-Conditioned ELEVATOR STAIRS AREA MAIN	149 SF
LOWER UNFINISHED MECH STAIRS AND ELEVATOR AREA	319 SF
LOWER WORKSHOP AREA	550 SF
GARAGE AND RV GARAGE	1,100 SF
COVERED REAR DECK	140 SF
COVERED FRONT PORCH	152 SF
TOTAL LOT COVERAGE	1,849 SF

NOTES:

OWNER: MARY AND CHARLES DE LAY
10090 OTERO AVE CO 80920-1537
Mailing Address: SAME
Mailing Address: SAME
Zoning: RR-2 (Equivalent RR 2.5)
Plan No: RR2022-0014
File No: RR2022-0014
10090 OTERO AVE, BLK B SPRING CREST FIL 2

CONTRACTOR: **HOMES MICHAEL HALL** ADU
Michael Hall: General Contractor
719-491-9444

Date: 10/12/2024
Revision: BID SET

FEBRUARY 12, 2024