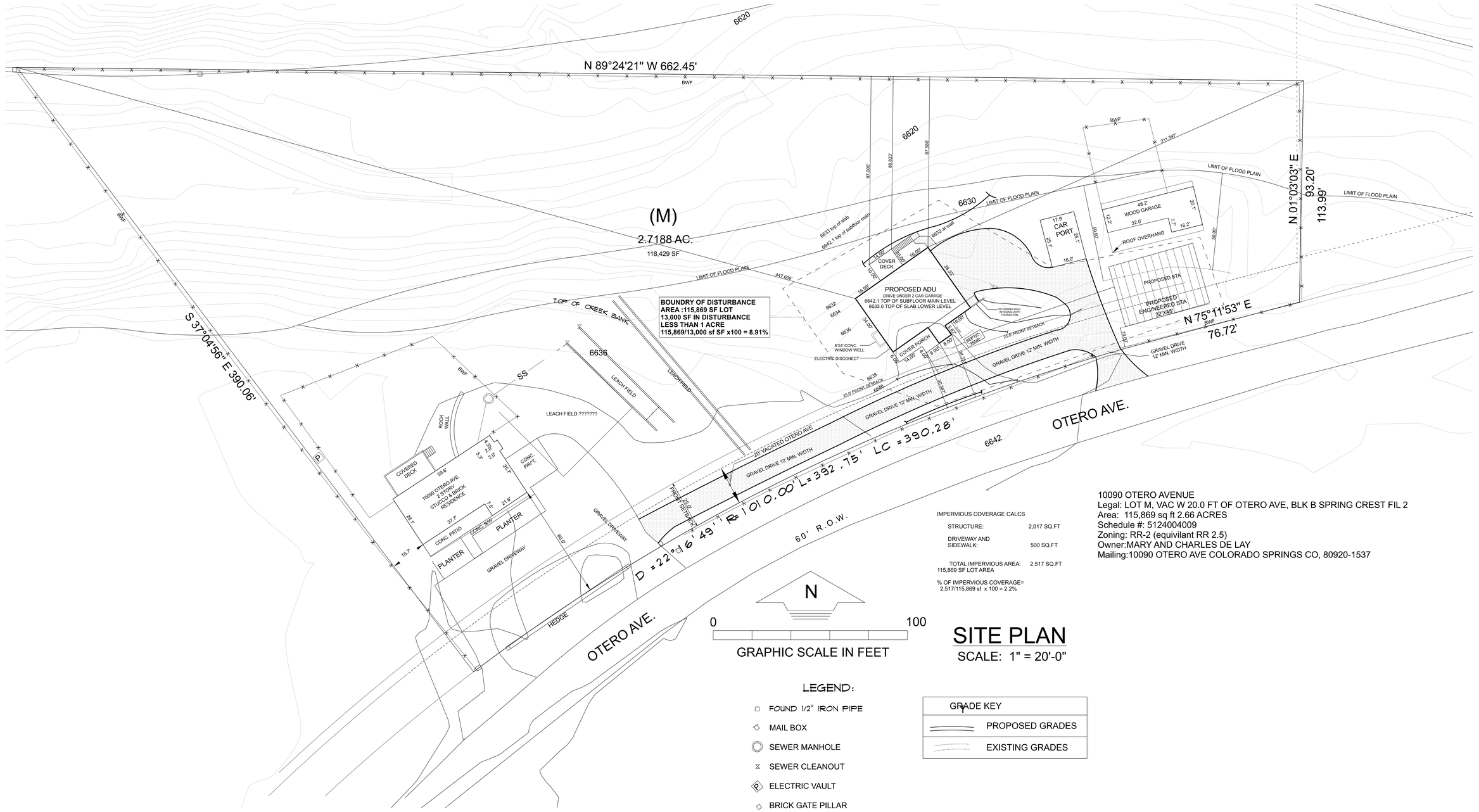

N

0 100

GRAPHIC SCALE IN FEET

SITE PLAN

SCALE: 1" = 20'-0"

IMPERVIOUS COVERAGE CALCS

STRUCTURE:	2,017 SQ.FT
DRIVEWAY AND SIDEWALK:	500 SQ.FT
TOTAL IMPERVIOUS AREA:	2,517 SQ.FT

115,869 SF LOT AREA

% OF IMPERVIOUS COVERAGE=
2,517/115,869 sf x 100 = 2.2%

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 (equivilant RR 2.5)
Owner:MARY AND CHARLES DE LAY
Mailing:10090 OTERO AVE COLORADO SPRINGS CO, 80920-1537

LEGEND:

- FOUND 1/2" IRON PIPE
- MAIL BOX
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC VAULT
- BRICK GATE PILLAR

GRADE KEY

- PROPOSED GRADES
- EXISTING GRADES

GENERAL NOTES:

- These drawings have been prepared to accomodate 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 ISPSC (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 imediate sleeping area. do not install withing 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/cornice 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,license 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 debis 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

1) Roof trusses shall be placed a maximum of 24" on center unless noted. HEELS AND PITCH VARY SEE PROFILES AND FRAMING PLAN. typical overhang is 24".
2) Shaded areas indicate overframe. Overframe shall be framed with 2x6 HF #2 roof rafters at 24" o/c atop 2x10 valley pad while using 2x6 HF #2 ridges/hips. All members longer than 6'0" shall be supported to structural roof members below with 2x4 struts at 48" o/c (max). The alternate shall be Valley Trusses placed at 24" o/c perpendicular to structural trusses below.
3) 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 RegionalBuilding Department
4) All headers are called out on framing plans furr to 5.5".
5) All hardware shown on this plan shall be manufactured by Simpson Strong-Tie Company. http://www.strongtie.com
6) 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)
7) Roof truss loading for this plan shall be:
40 TCL + 7.5 TCD + 7.5 BCD = 55 PSF Total

FLOOR FRAMING NOTES

1) 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".
2) Typical floor framing shall be 11-7/8"TJI 210 at 16" o.c.
See floor frame plan for area where doubled
http://www.trusjoist.com/EngSite/ Floor sheeting shall be 3/4" OSB (tongue and groove) glued and screwed to floor joists per American Plywood Association specifications and recommendations.
http://www.apawood.org/level_c.cfm?content=pub_ply_libmain
3) Block All bays atop steel beams.
4) All headers are called out on framing plans furr to 5.5". Double 2x6 sill all openings greater than 4' and tripple sill all openings greater than 8'.
5) All decks shall be framed as shown on the framing plan.
6) Insulate all cantilevers and floor joists above un-heated space with minimum R-38 batt insulation if condition occurs.
7) DESIGN LOADS:
Living 40# LL and 10# DL
Rear Deck 40# LL and 15# DL

SPECIFICATIONS

1)Typical exterior walls under 10' shall be 2x6 studs at 16" on center. With R-20 insulation. At areas indicated finish material LP Smartside siding and trim products
2) Typical floor framing shall be 11¼" TJI 210 floor joists at 16" 3/4" OSB (tongue and groove) glued and screwed to floor joists per American Plywood Association specifications and recommendations. Visit them on the web at: http://www.apawood.org/level_c.cfm?content=pub_ply_libmain
3) All headers are called out on framing plans.
4) All interior walls non- bearing shall be 2x4 studs at 16" O.C.(typical); unless noted to the contrary blockisold at midpoint to fire stop and to prevent twisting and bowing. Fire block at all droped ceilings and soffits. No runs over 10' without blocking.
5)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
6) 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.
7)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 U-values must meet or exceed .32
8) Eve fascia shall be 4/4X8 SMARTSIDE TRIM OVER 2X6 sub-fascia. Rake fascia shall be 4/4X8 SMARTSIDE TRIM 2x6 sub-fascia. Soffit material shall be masonite. Standard overhang for shall be 16".
9)The roof covering for this building shall be 300#/sq. 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 sheeting 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 flex pipe to daylight
10) Exhaust duct up through attic space, minimum R-6 insulation & 25' max run.
11) Bath Exhaust to terminate at exterior.
12) Provide gutters and downspouts with minimum dischared 3"10" from building.
13 Provide Ice and water shield at least 24" inside of the exterior wall line of building.

INSULATE AS PER IECC CERTIFICATE

SQUARE FOOTAGE:

TOTAL FINISHED LIVING AREA	1,408SF
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
LOWER GROSS AREA	1,557 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:

KgM2.com
KgM2.com@gmail.com
719.571.0121 719.301.8943
KgM2 design manage

CONTRACTOR:
HOMES & MICHAELHALL
Michael Hall: General Contractor
719-491-9444

NOT FOR CONSTRUCTION

FEBRUARY 12, 2024

ADU

OWNER:
MARY AND CHARLES DE LAY
10090 OTERO AVE
COLORADO SPRINGS CO 80920-1537
Zoning:RR2 Schedule #: 5124004013
Sq. Ft. of Lot: 115,869 Acres: 2.66
Plat No:R02282
Legal Description: LOT 14, MIC W 20.0 FT OF
OTERO AVE, BLK B SPRING CREST FIL 2

C1

Revision	Date
BID SET	02/12/2024