

ERIC & RAYLENE LERUM RESIDENCE

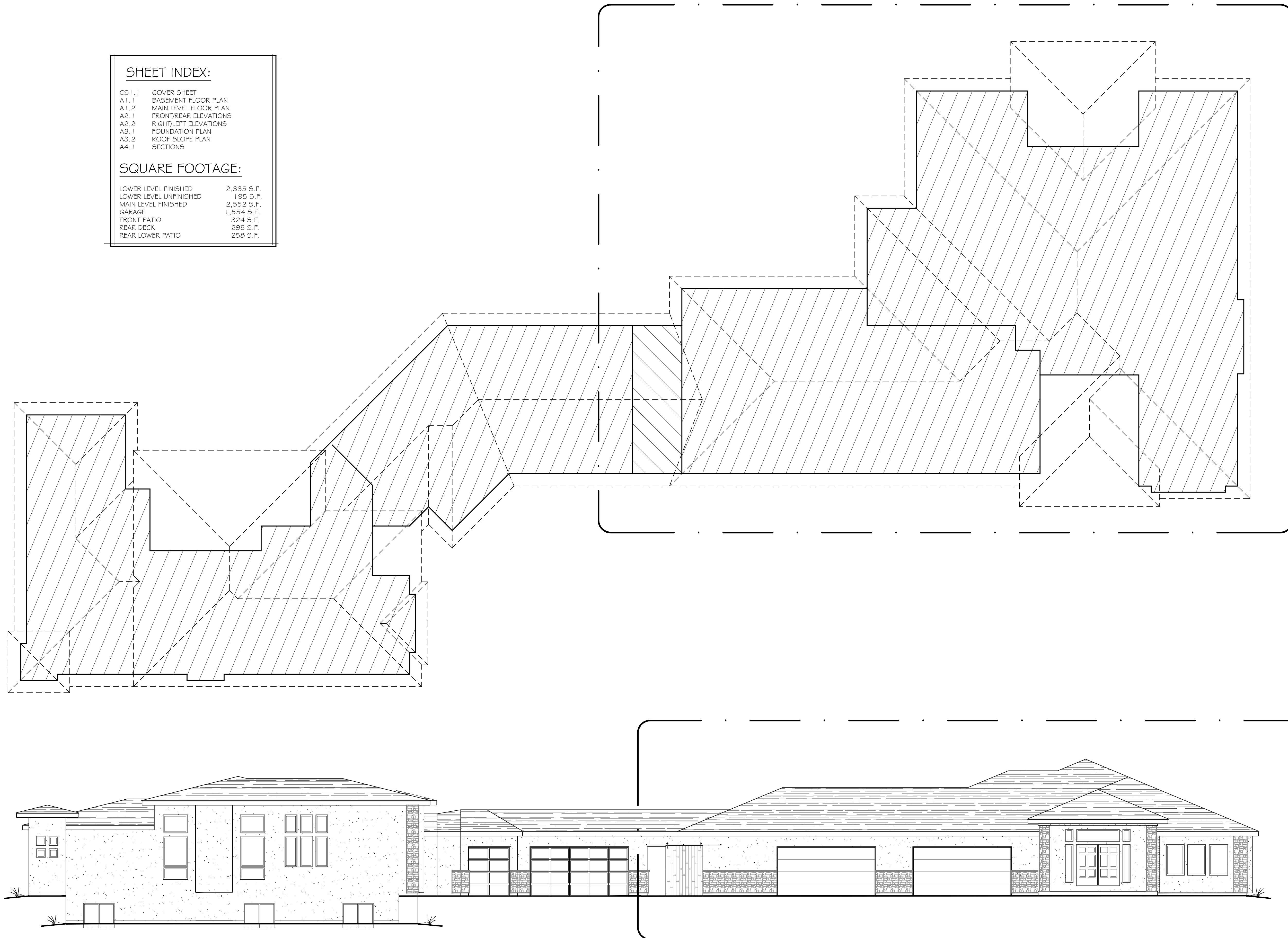
6555 COWBOY RANCH VIEW, FALCON, CO 80831

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A4.1 SECTIONS

SQUARE FOOTAGE:

LOWER LEVEL FINISHED 2,335 S.F.
LOWER LEVEL UNFINISHED 195 S.F.
MAIN LEVEL FINISHED 2,552 S.F.
GARAGE 1,554 S.F.
FRONT PATIO 324 S.F.
REAR DECK 295 S.F.
REAR LOWER PATIO 258 S.F.



THE LERUM RESIDENCE (ER)

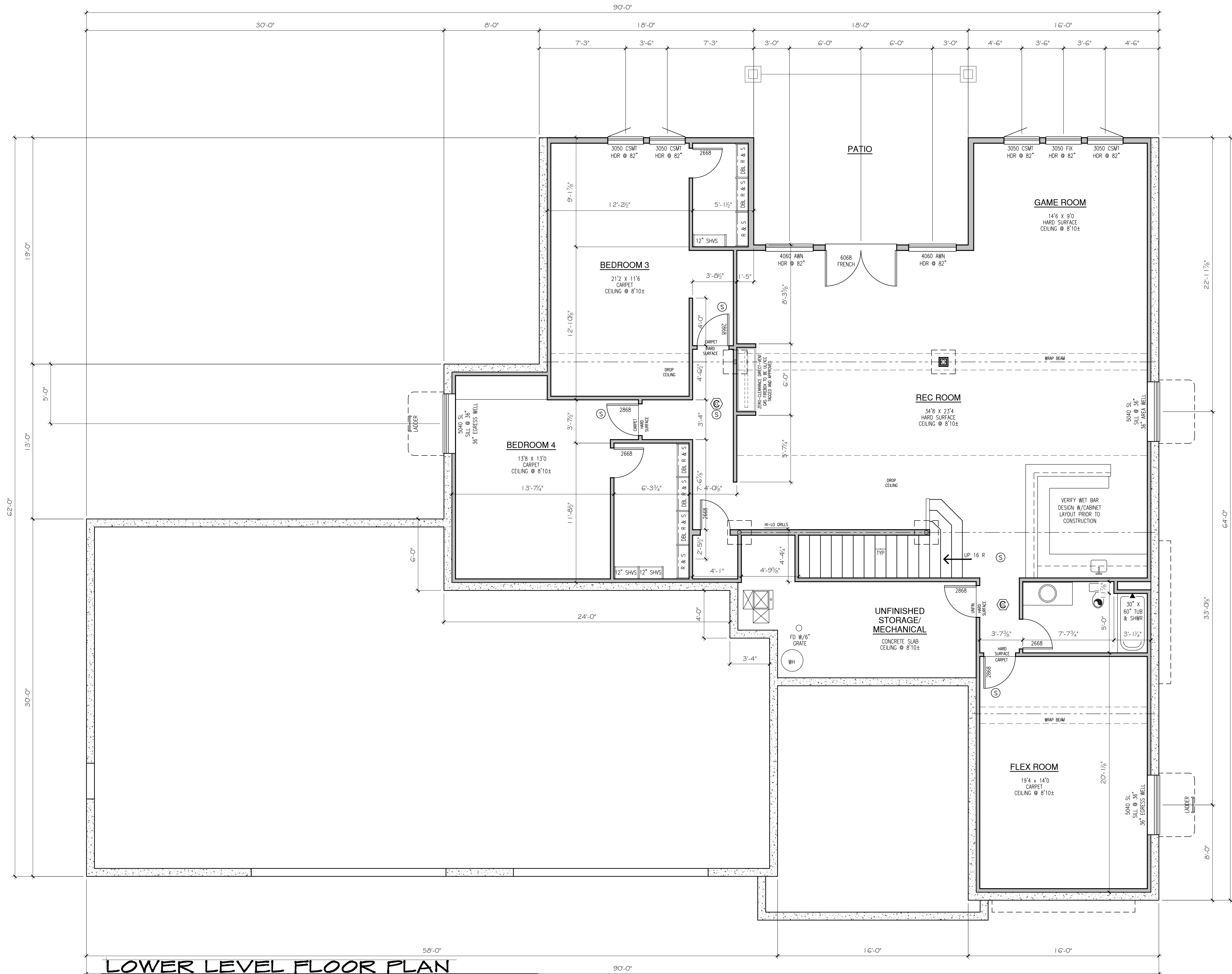
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COVER SHEET

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CS 1.1



- GENERAL NOTES:**
- * PROVIDE 1/2" GB AT BOTTOM OF JOISTS, PER R302.1.3. FIRE PROTECTION OF FLOORS REQUIRED PER 2015 IRC R302.1.3
 - * L.P. (LIQUID PROPANE) BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES
 - * EGRESS WINDOWS SHALL HAVE:
(MIN) NET CLEAR OPENABLE AREA OF 5.7 S.F.
(MIN) NET OPENABLE CLEAR HEIGHT SHALL BE 24"
(MIN) NET CLEAR OPENABLE WIDTH SHALL BE 20"
(MAX) FINISHED SILL HEIGHT NOT MORE THAN 44" A.F.F.
 - * PROVIDE WINDOW WELL AND EGRESS LADDERS @ BEDROOM BASEMENT WINDOWS BELOW GRADE
 - * PROVIDE HIGHLOW COMBUSTION AIR TO FURNACE ROOM @ MECH. ROOM
 - * PROVIDE R-6 (MIN) VINYL COVERED BATT INSULATION (FULL HEIGHT INCLUDING RIM JOIST) ON INTERIOR SIDE OF UNFINISHED BASEMENT WALLS

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LOWER LEVEL PLAN

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A I.1

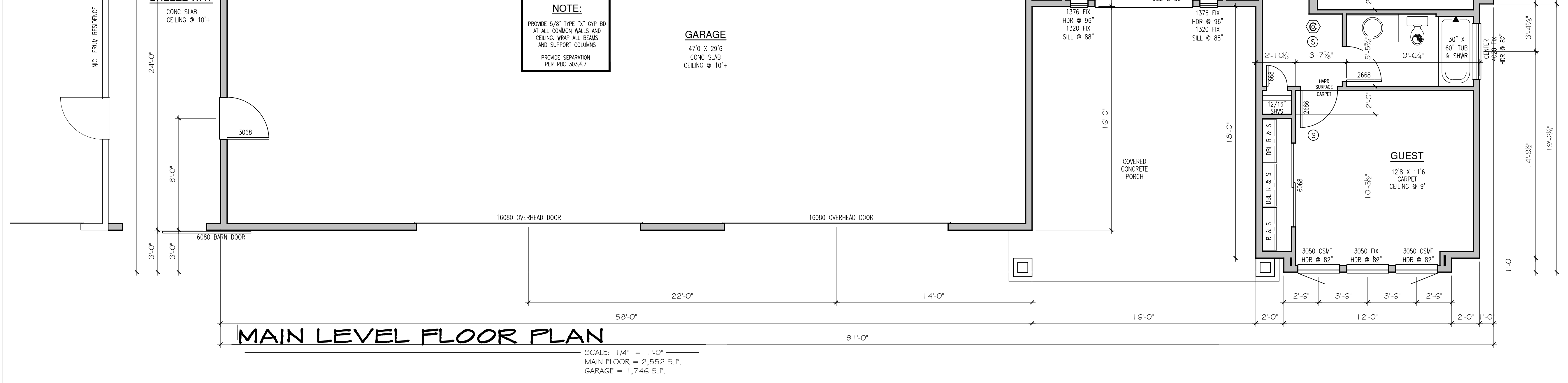
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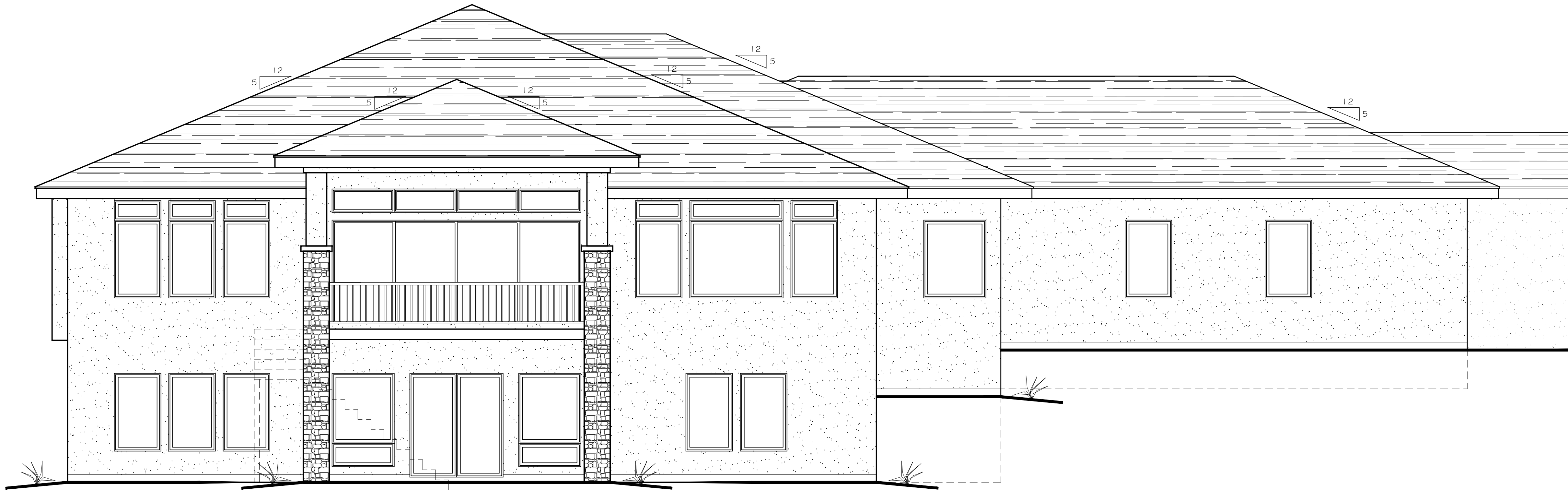
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MAIN LEVEL PLAN

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A1.2

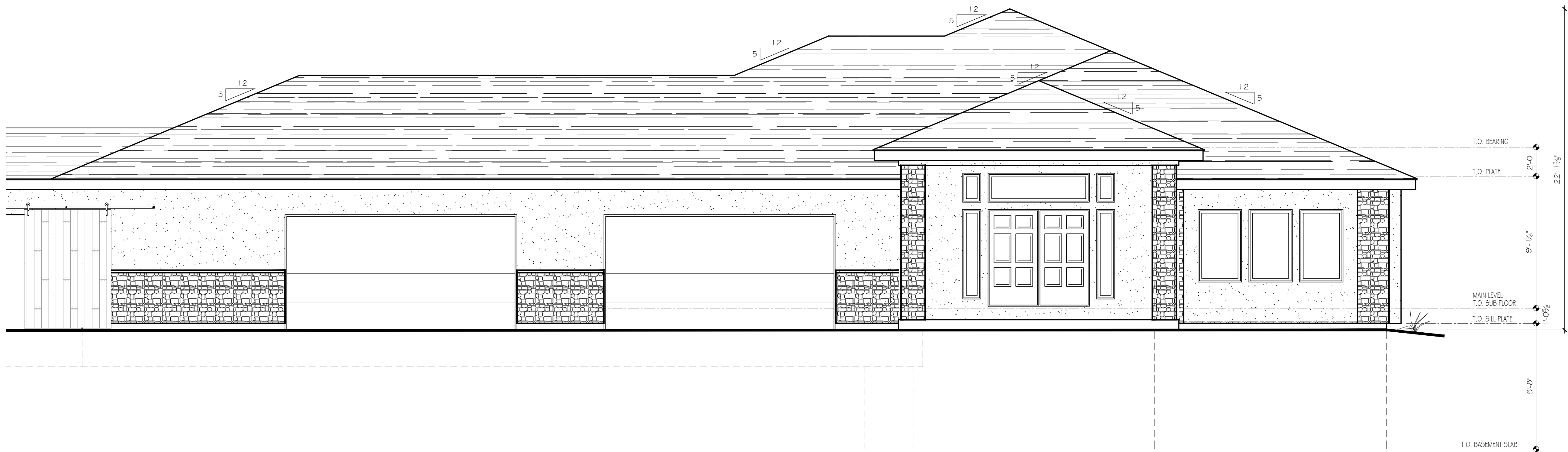




REAR ELEVATION

SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:
1. TYPICAL EXTERIOR WALL: PRE-FABRICATED STONE VENEER, HARDBOARD SIDING, BOARD AND BATT, OR CEMENTITIOUS STUCCO PER MANUFACTURERS STANDARDS (RE: ELEVATIONS) INSTALLED OVER BUILDING WRAP AND SHEATHING PER STRUCTURAL, OVER 2X6 STUD WALLS, INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE. PROVIDE 1/2" GYP. BOARD OVER VAPOR BARRIER PER BUILDER AT INTERIOR.
 2. TYPICAL ROOF: STANDING SEAM METAL OR CLASS "C" (30 OR 40 YR.) ASPHALT COMPOSITION SHINGLES, OVER UNDERLAYMENT (ABOVE 7000 FT. ELEVATION, PROVIDE ICE AND WATER SHIELD FROM EDGE BACK TO A POINT AT LEAST 24" INSIDE EXTERIOR WALL LINE OF THE BUILDING), OVER ROOF SHEATHING PER STRUCTURAL, OVER PRE-ENGINEERED ROOF TRUSSES OR RAFTERS AT 24" O.C. PER STRUCTURAL. INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE. PROVIDE MINIMUM 1" AIRSPACE BETWEEN INSULATION AND ROOF DECK FOR VENTILATION. PROVIDE CODE COMPLIANT ATTIC VENTILATION - 7₅₀ SQ. FT. OR 7₅₀₀ SQ. FT. BASED ON VENT PLACEMENT.
 3. 1X2 OVER 1X8 FASCIA BOARD.
 4. 2X8 EXPRESSED STUCCO WINDOW HEAD TRIM AS SHOWN ON ELEVATIONS (WHEN SHOWN ON ELEVATIONS).
 5. CULTURED STONE OVER CONCRETE SCRATCH COAT ON LATH (WHEN SHOWN ON ELEVATIONS).
 6. WOOD (PINE OR CEDAR) T&G SIDING OVER TYVEC HOUSE WRAP (WHEN SHOWN ON ELEVATIONS).
 7. DECORATIVE CORBEL, 6X8 LOOKOUT BEAM WITH 4X4 SUPPORT BRACKET (WHEN SHOWN ON ELEVATIONS).
 8. DRIP FLASHING OVER 2X2 OVER 1X8 HARDBOARD TRIM BAND.
 9. RECESSED STUCCO JOINT PATTERN, VERIFY FINAL PATTERN AND LAYOUT IN FIELD.
 10. 2X EXPRESSED R.S. WOOD WINDOW HEAD/FRIEZE TRIM (WHEN SHOWN ON ELEVATIONS).
 11. PROVIDE GUTTERS AND DOWNSPOUTS WITH A MINIMUM 3' EXTENSIONS.
 12. NOTE: REFER TO BUILDING SECTIONS ON SHEET A5.0 FOR GENERAL CONSTRUCTION NOTES



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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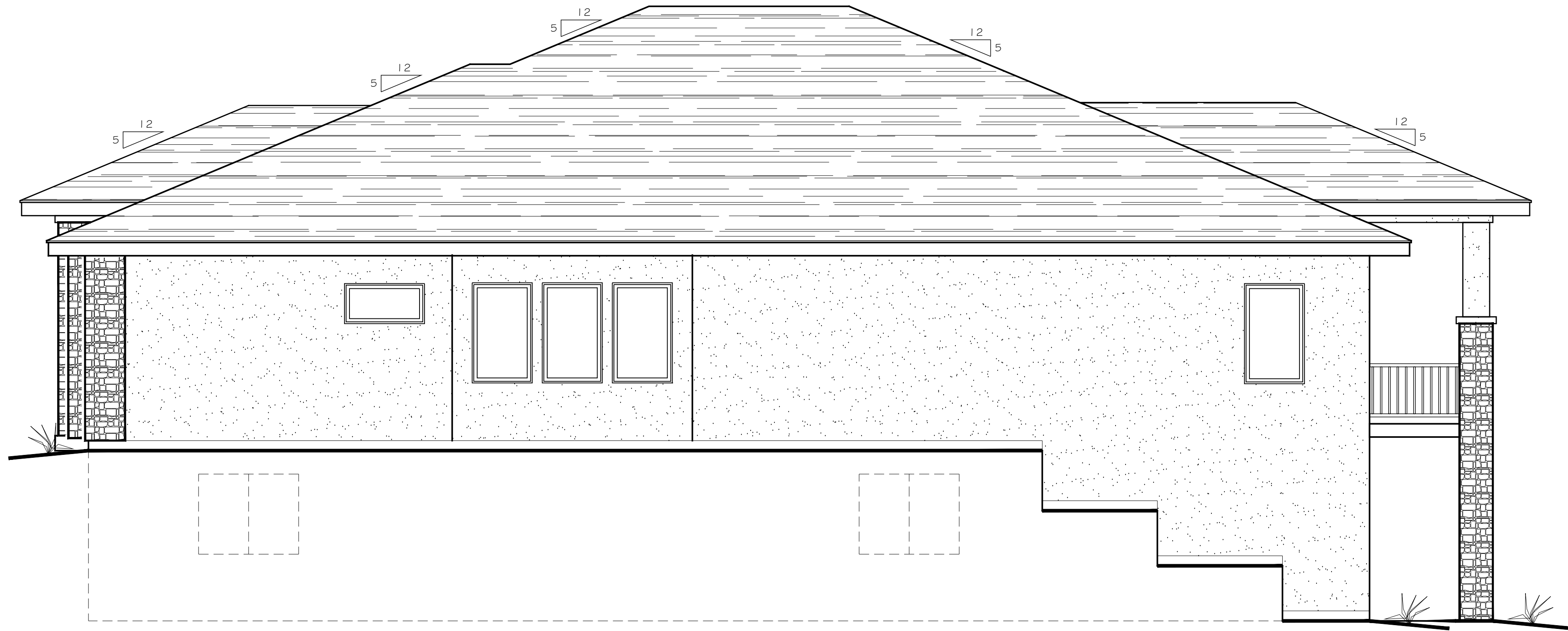
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F # RELEVATIONS

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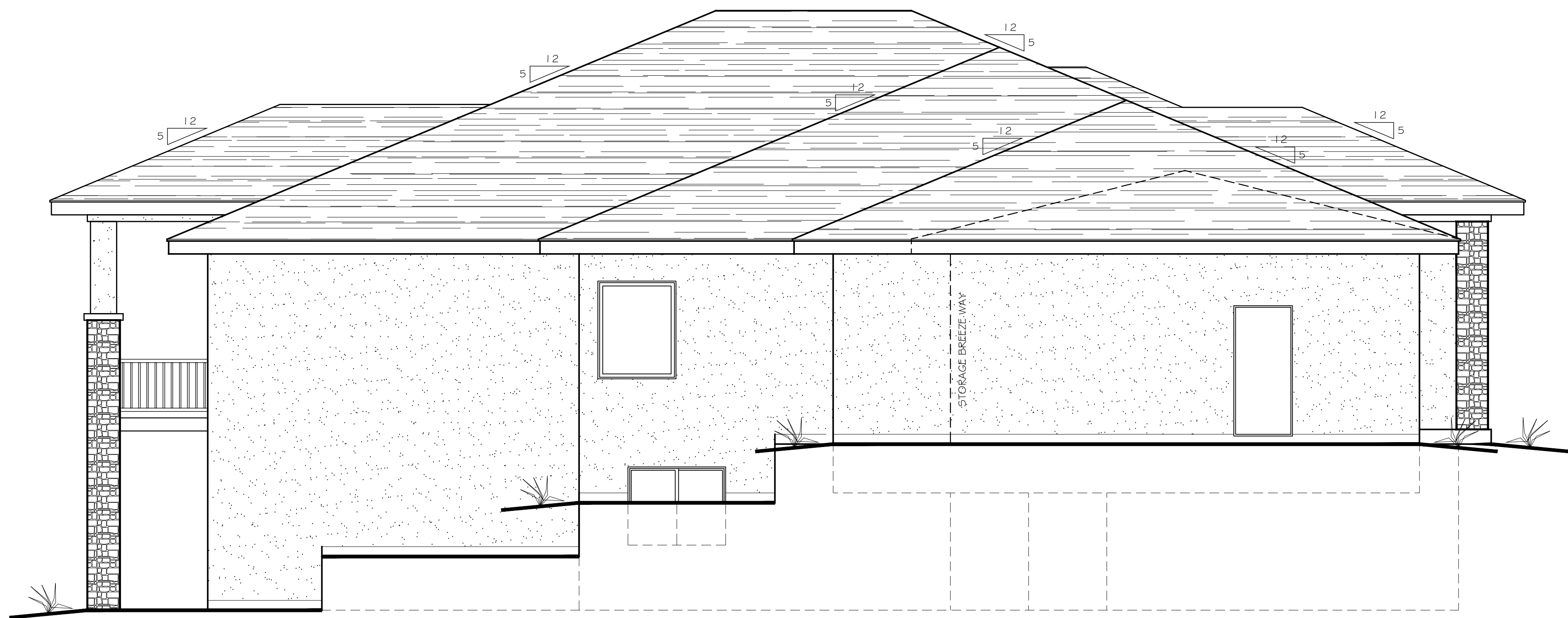


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. TYPICAL EXTERIOR WALL: PRE-FABRICATED STONE VENEER, HARDBOARD SIDING, BOARD AND BATT, OR CEMENTITIOUS STUCCO PER MANUFACTURERS STANDARDS (RE: ELEVATIONS) INSTALLED OVER BUILDING WRAP AND SHEATHING PER STRUCTURAL, OVER 2X6 STUD WALLS, INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE. PROVIDE 1/2" GYP. BOARD OVER VAPOR BARRIER PER BUILDER AT INTERIOR.
2. TYPICAL ROOF: STANDING SEAM METAL OR CLASS "C" (30 OR 40 YR.) ASPHALT COMPOSITION SHINGLES, OVER UNDERLAYMENT (ABOVE 7000 FT. ELEVATION, PROVIDE ICE AND WATER SHIELD FROM EDGE BACK TO A POINT AT LEAST 24" INSIDE EXTERIOR WALL LINE OF THE BUILDING), OVER ROOF SHEATHING PER STRUCTURAL, OVER PRE-ENGINEERED ROOF TRUSSES OR RAFTERS AT 24" O.C. PER STRUCTURAL. INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE. PROVIDE MINIMUM 1" AIRSPACE BETWEEN INSULATION AND ROOF DECK FOR VENTILATION. PROVIDE CODE COMPLIANT ATTIC VENTILATION - 1/50 SQ. FT. OR 1/500 SQ. FT. BASED ON VENT PLACEMENT.
3. 1X2 OVER 1X8 FASCIA BOARD.
4. 2X8 EXPRESSED STUCCO WINDOW HEAD TRIM AS SHOWN ON ELEVATIONS (WHEN SHOWN ON ELEVATIONS).
5. CULTURED STONE OVER CONCRETE SCRATCH COAT ON LATH (WHEN SHOWN ON ELEVATIONS).
6. WOOD (PINE OR CEDAR) T&G SIDING OVER TYVEC HOUSE WRAP (WHEN SHOWN ON ELEVATIONS).
7. DECORATIVE CORBEL, 6X8 LOOKOUT BEAM WITH 4X4 SUPPORT BRACKET (WHEN SHOWN ON ELEVATIONS).
8. DRIP FLASHING OVER 2X2 OVER 1X8 HARDBOARD TRIM BAND.
9. RECESSED STUCCO JOINT PATTERN, VERIFY FINAL PATTERN AND LAYOUT IN FIELD.
10. 2X EXPRESSED R.S. WOOD WINDOW HEAD/FRIEZE TRIM (WHEN SHOWN ON ELEVATIONS).
11. PROVIDE GUTTERS AND DOWNSPOUTS WITH A MINIMUM 3' EXTENSIONS.
12. NOTE: REFER TO BUILDING SECTIONS ON SHEET A5.0 FOR GENERAL CONSTRUCTION NOTES



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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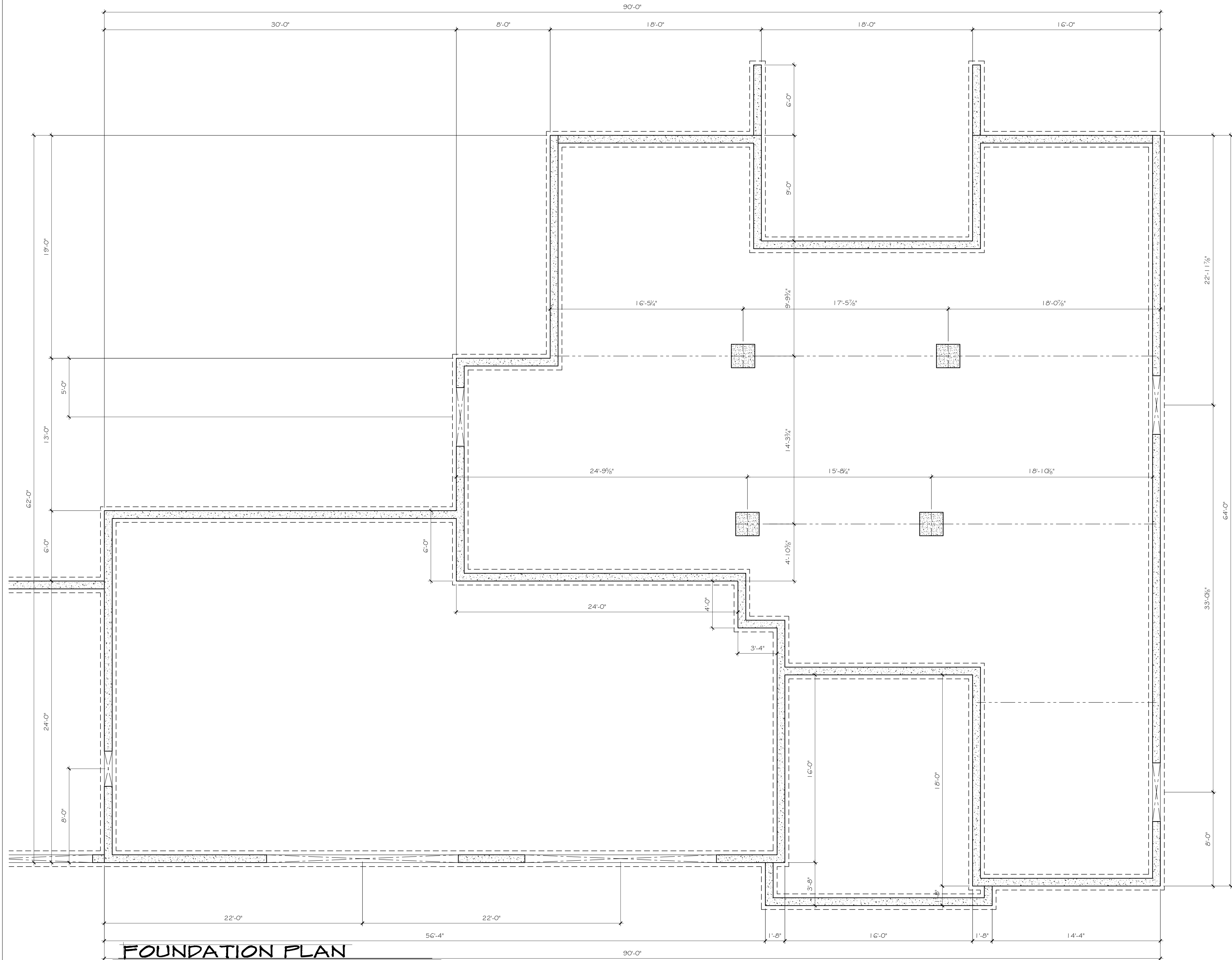
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L & R ELEVATIONS

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A 2.2



GENERAL NOTES:

* FOUNDATION AND FOOTINGS SHALL BE DESIGNED BY A COLORADO LICENSED SOILS ENGINEER ACCORDING TO THE ON SITE SOILS CONDITIONS DETERMINED BY AN OPEN EXCAVATION INSPECTION. REPORT SHALL BE AVAILABLE ON SITE AT TIME OF FIRST INSPECTION. STEP TOP AND BOTTOM OF FOUNDATION WALL AS REQUIRED TO FOLLOW FINISHED GRADE.

SEE SOIL ENGINEERS REPORT FOR PERIMETER DRAIN REQUIREMENTS

4" THICK CONCRETE SLAB W/ 1/2" EXPANSION FELT @ FLOOR AND WALL INTERSECTIONS

PROVIDE #4 BARS @ 16" O.C. INTO PORCH SLAB

DROP TOP OF FOUNDATION WALL @ DOOR OPENINGS (AS REQ'D) AND POUR SLAB THRU

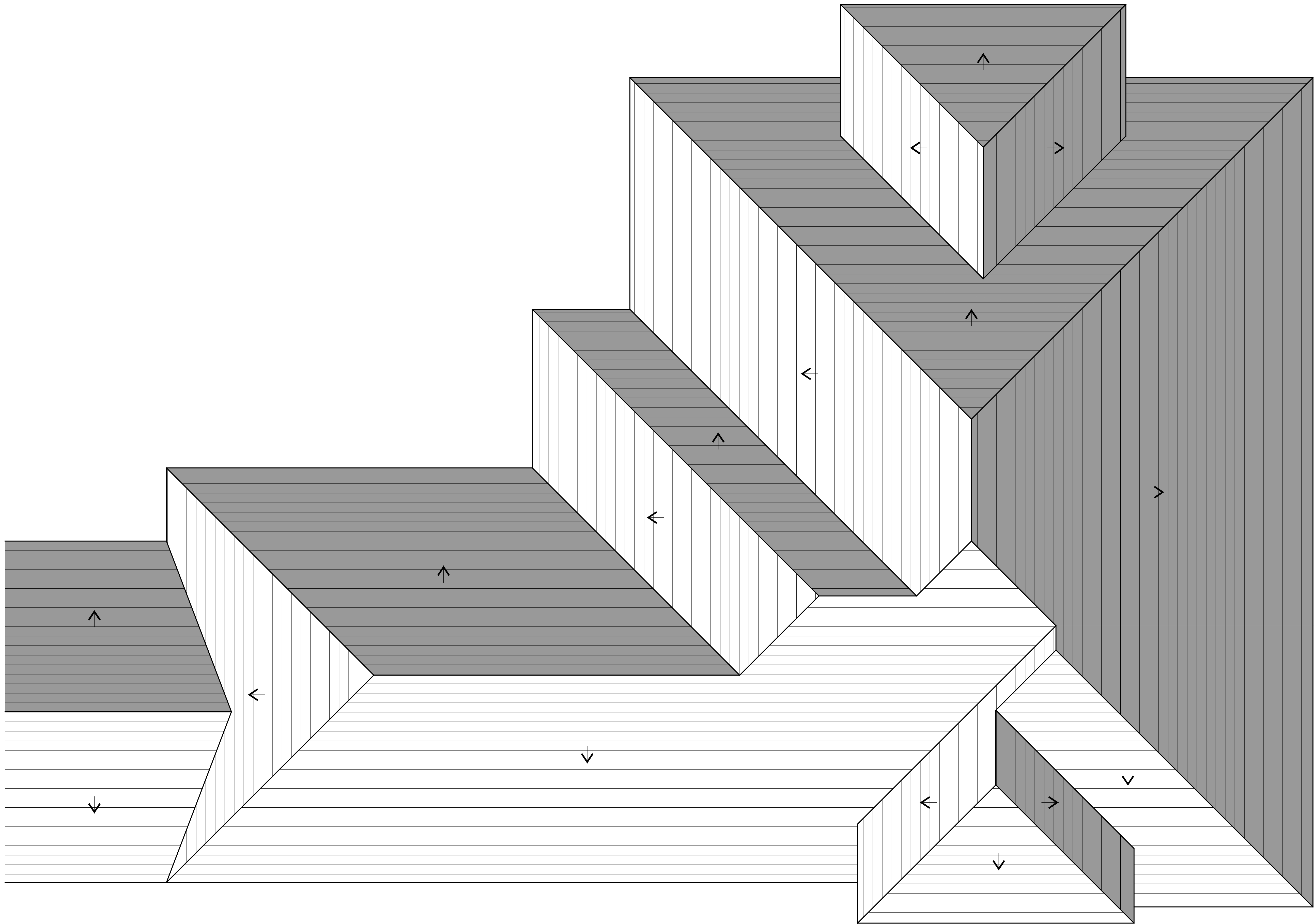
STEP FOUNDATION WALLS AS SITE CONDITIONS ALLOW

1/2" DIA x 10" ANCHOR BOLTS @ 4'-0" O.C. (MAX) THRU 2x4 (MIN) REDWOOD OR PRESSURE TREATED SILL. ANCHOR BOLTS SHALL BE 12" FROM ENDS AND SPLICES (TYP) W/ (2) BOLTS (MIN) PER BOARD

8" CONCRETE FOUNDATION WALL W/ REINFORCING PER FOUNDATION DETAILS AND ASPHALT EMULSION WATERPROOFING

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FOUNDATION PLAN	
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ROOF SLOPE PLAN

SCALE: 1/4" = 1'-0"

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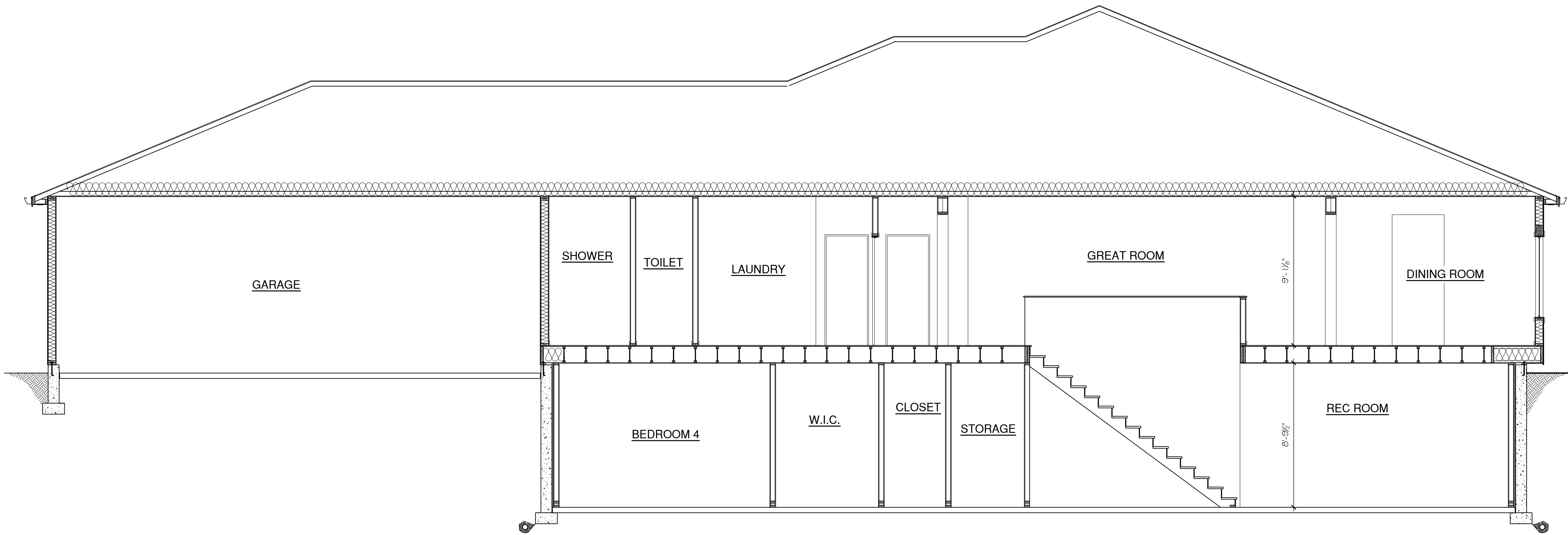
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ROOF SLOPE PLAN

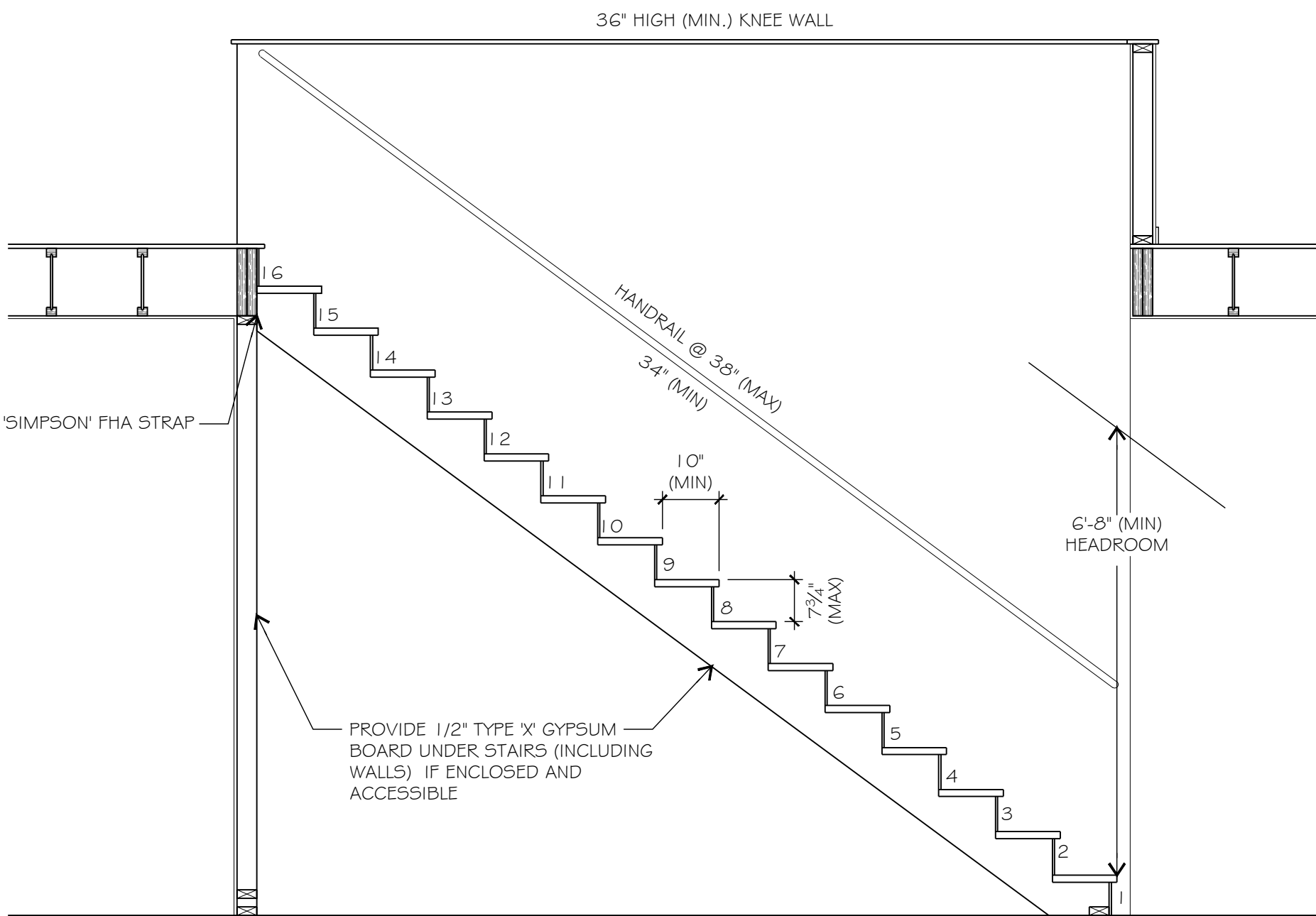
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BUILDING SECTION

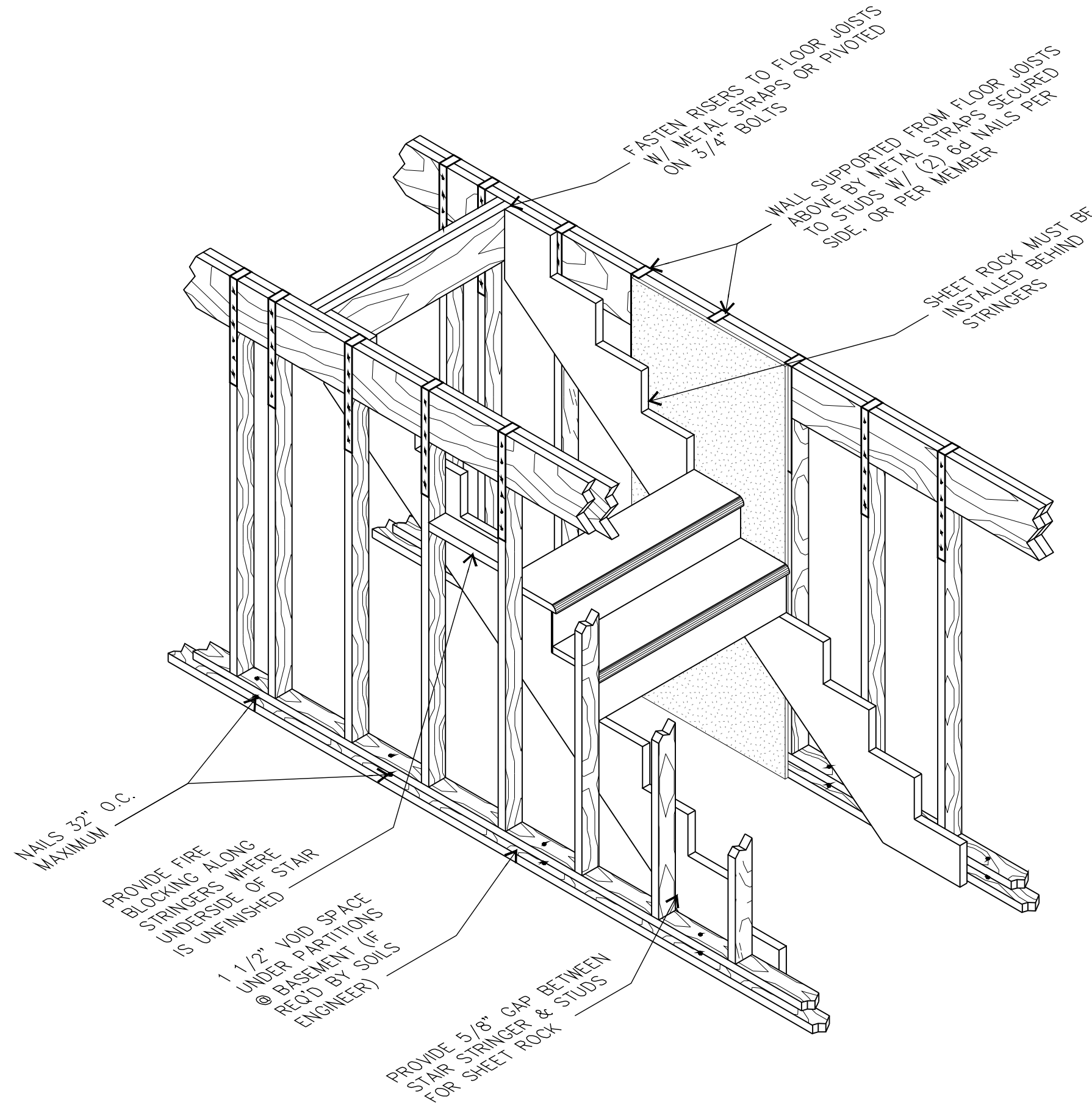
SCALE: 1/4" = 1'-0"



TYPICAL STAIR SECTION

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

NOTE:
EXACT FLOOR TO FLOOR DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO CONSTRUCTION OF STAIRS TO ENSURE CODE IS MET.



FLOATING SLAB STAIR CONST.

DISREGARD FLOATING WALL DETAIL IF NOT REQ'D BY SOILS ENGINEER

N.T.S.

GENERAL CONSTRUCTION NOTES:

FOUNDATION WALL CONSTRUCTION:

- * POURED CONCRETE WALL/SLAB WITH REINFORCING PER ENGINEERS FOUNDATION DRAWINGS AND DETAILS. (REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION).
- * 4" PERFORATED PVC DRAIN TILE AROUND FOUNDATION TO DAYLIGHT OR SUMP AS REQUIRED WITH STONE AND BACK FILL TO CODE. (REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION).
- * SWAY ASPHALT DAMP PROOFING BELOW GRADE PER LOCAL CODE.
- * 2x TREATED SILL PLATE PER STRUCTURAL.
- * INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE.
- * PROVIDE CRAWLSPACE VENTILATION IN FOUNDATION WALL (MIN NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE SPACE VENTILATED) W/ VENTS LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND COVERED W/ CORROSION-RESISTANT WIRE MESH.
NOTE: IF VAPOR BARRIER IS USED, VENTILATION CAN DECREASE TO 1/1,500 OF THE SPACE VENTILATED
- * PROVIDE R-13 (MIN) VINYL COVERED BATT INSULATION ON INTERIOR SIDE OF CRAWL SPACE WALLS (TYP)

EXTERIOR WALL CONSTRUCTION:

- * 1/2" OSB OR PLYWOOD SHEATHING. (RE: STRUCTURAL PLANS).
- * 2x6 STUDS @ 16" O.C.
- * INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE.
- * 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.

EXTERIOR WALL CONSTRUCTION - CEMENTITIOUS STUCCO:

- * EXTERIOR MATERIALS SHALL BE LISTED AND APPROVED. CEMENTITIOUS STUCCO-TWO COAT SYSTEM W/ METAL LATH (FINISH AND COLORS PER BUILDER'S SPECS).
- * 30# FELT PER MAUFACTURER.
- * TYPICAL EXTERIOR WALL CONSTRUCTION.
- * INSTALLED PER 2015 IBC & PPRBDC.

EXTERIOR WALL CONSTRUCTION - HARDBOARD SIDING:

- * INSTALLED PER 2015 IBC & PPRBDC.
- * HARDBOARD SIDING W/ 8" EXPOSURE PER MANUFACTURER AS SHOWN.
- * TYVEX WRAP.
- * TYPICAL EXTERIOR WALL CONSTRUCTION.

EXTERIOR WALL CONSTRUCTION - STONE VENEER:

- * STONE VENEER W/ METAL TIES AS REQUIRED PER 2015 IBC & PPRBDC.
- * TYPICAL EXTERIOR WALL CONSTRUCTION.

GARAGE WALL CONSTRUCTION - ADJOINING LIVING SPACE

- * 5/8" TYPE 'X' GYP. WALLBOARD FINISH ADJACENT TO HABITAT SPACE.
- * 2x6 STUDS AT 16" O.C. OR PER STRUCTURAL PLANS.
- * INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE.
- * 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.

CONCRETE SLAB FLOOR CONSTRUCTION

- * 4" THICK CONCRETE W/ REINFORCEMENT PER STRUCTURAL PLANS - FINISH PER BUILDER.
- * SOILS PREPARATION AS RECOMMENDED BY SOILS ENGINEER.
- * PROVIDE 1/2" EXPANSION JOINT AT PERIMETER OF SLAB AND PER STRUCTURAL DRAWINGS W/ CONTROL JOINTS AS REQUIRED PER SOILS REPORT.
- * SLOPE TO DRAIN TO OUTSIDE AT GARAGE AS REQUIRED PER PLAN.
- * INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE.

FLOOR CONSTRUCTION

- * 3/4" T&G OSB GLUED AND NAILED TO SUBSTRAIGHT (OR APPROVED EQUAL).
- * JOISTS PER FRAMING PLAN.
- * INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE AT ALL CAILÉVERS.
- * 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.

ROOF CONSTRUCTION

- * ROOFING TO BE (30 OR 40 YEAR) COMPOSITE SHINGLE OR STANDING SEAM METAL.
- * 30# FELT.
- * 1/2" EXTERIOR GRADE OSB OR PLYWOOD DECK PER STRUCTURAL NAIL PER LOCAL CODE.
- * PRE-ENGINEERED WOOD TRUSSES OR 2x RAFTERS AND CEILING JOISTS PER FRAMING PLANS.
- * INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE.
- * 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.
- * PROVIDE VENTILATION PER 2015 IBC & PPRBDC.

THE LERUM RESIDENCE (ER)

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SECTIONS

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