

NIC LERUM RESIDENCE

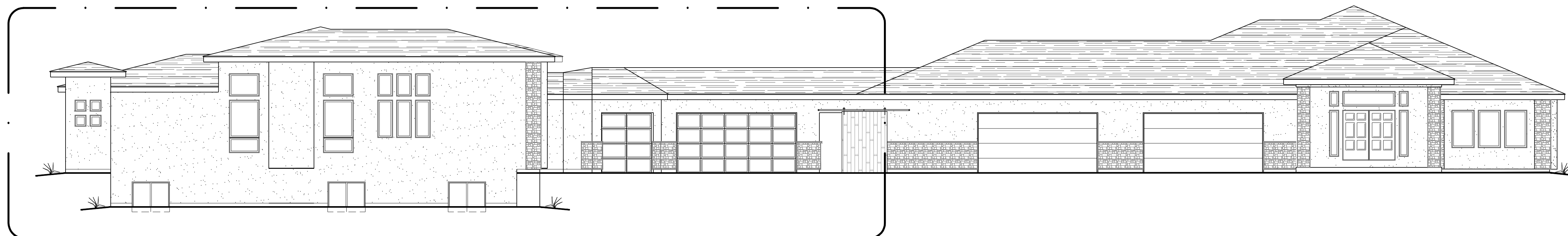
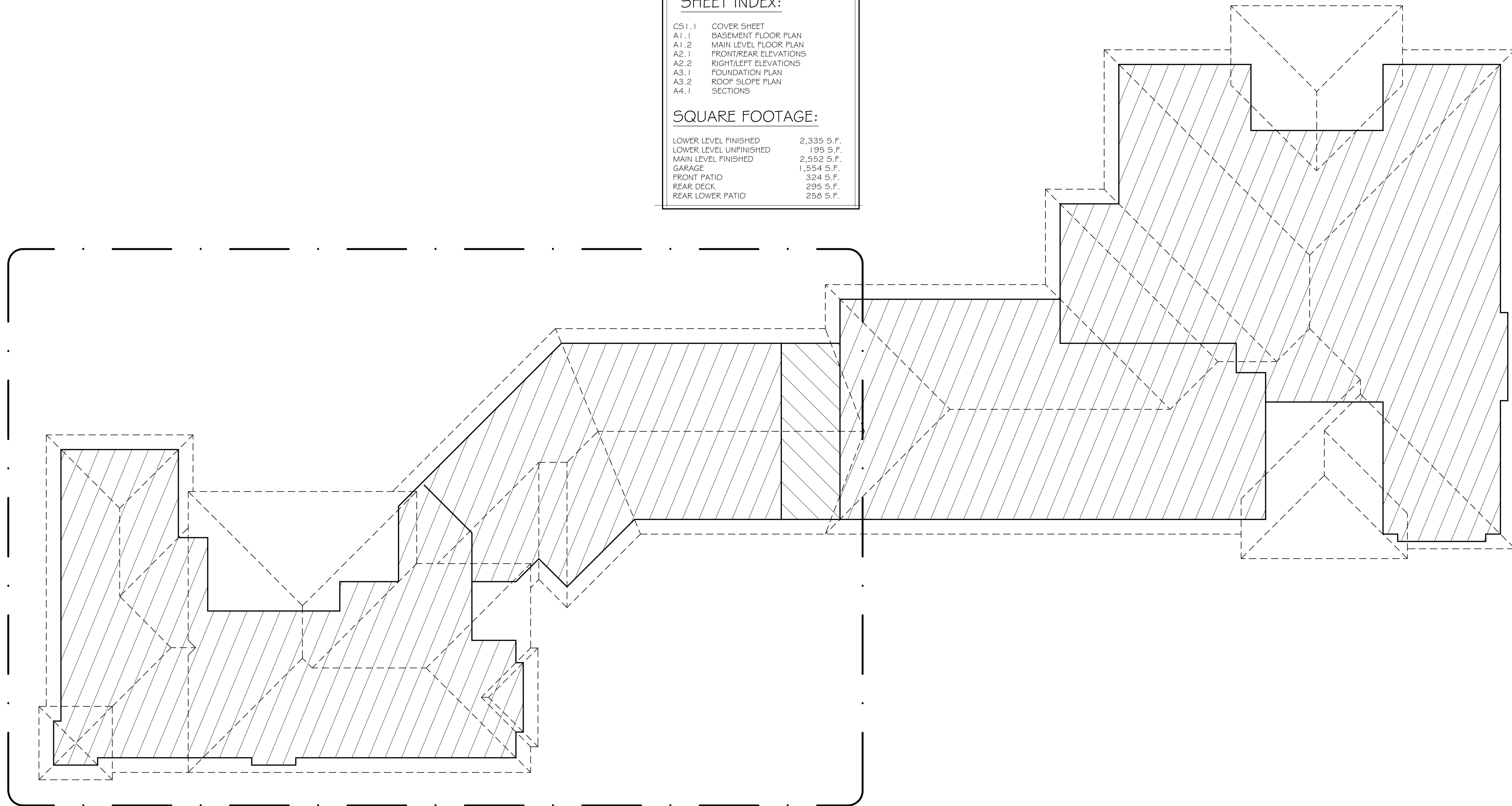
6555 COWBOY RANCH VIEW, FALCON, CO 80831

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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 (NIC)

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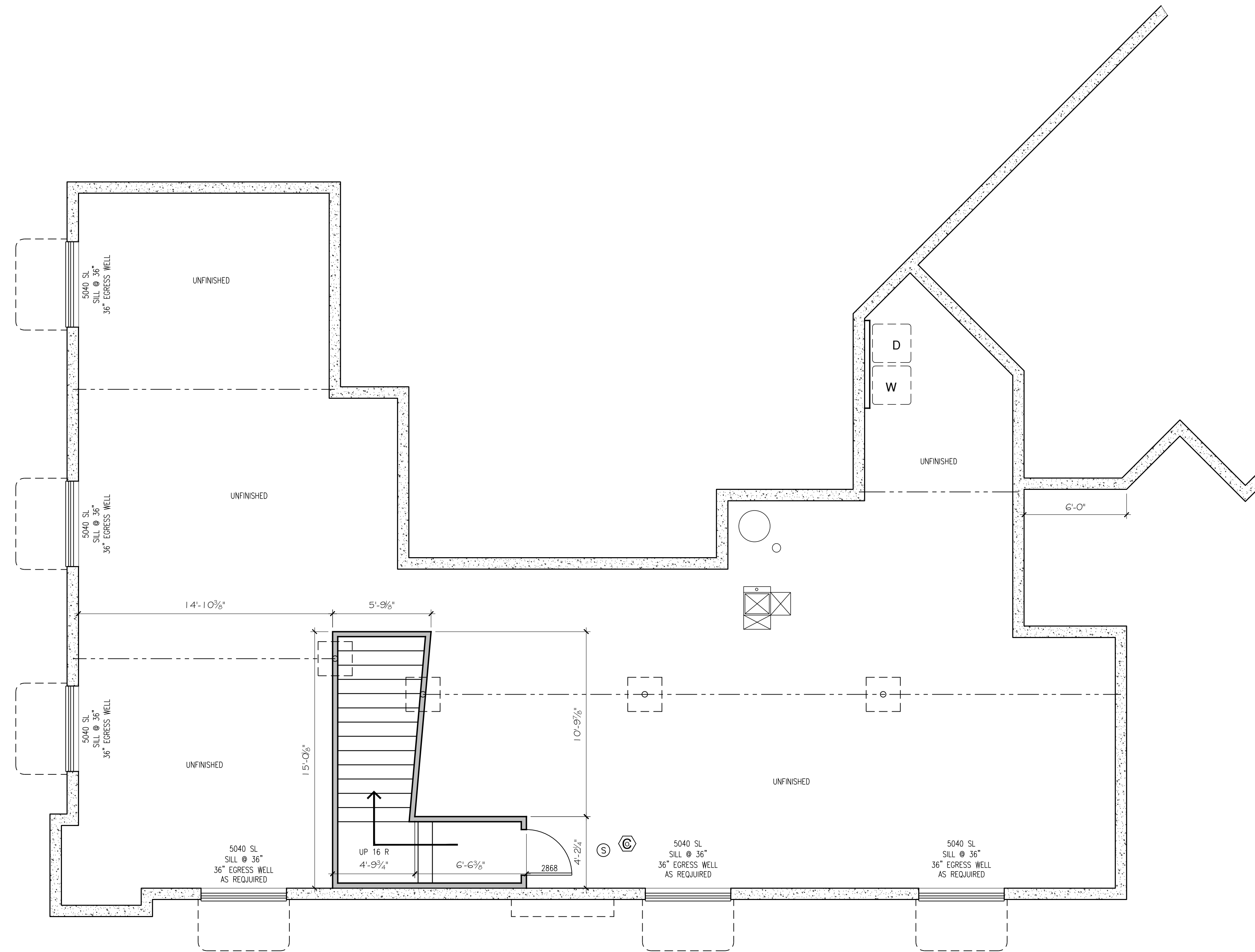
COVER SHEET

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CS1.1

GENERAL NOTES:

- * PROVIDE 1/2" GB AT BOTTOM OF JOISTS, PER R302.13. FIRE PROTECTION OF FLOORS REQUIRED PER 2015 IRC R302.13
- * 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 HIGH/LOW 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



LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
UNFINISHED LOWER FLOOR = 1,782 S.F.

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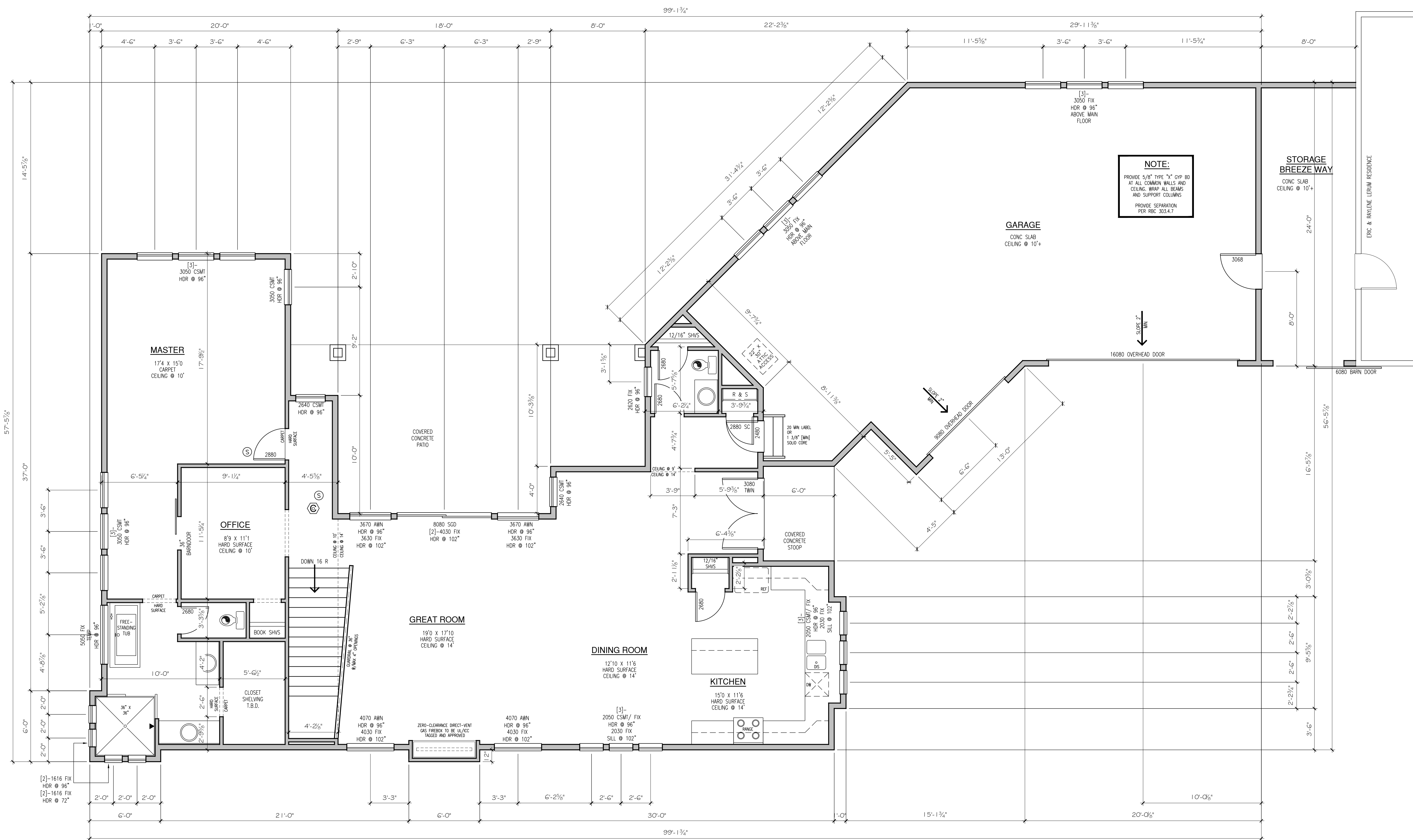
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LOWER LEVEL PLAN

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A.I.



THE LERUM RESIDENCE (NIC)

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 MAIN FLOOR = 1,798 S.F.
 GARAGE = 1,141 S.F.

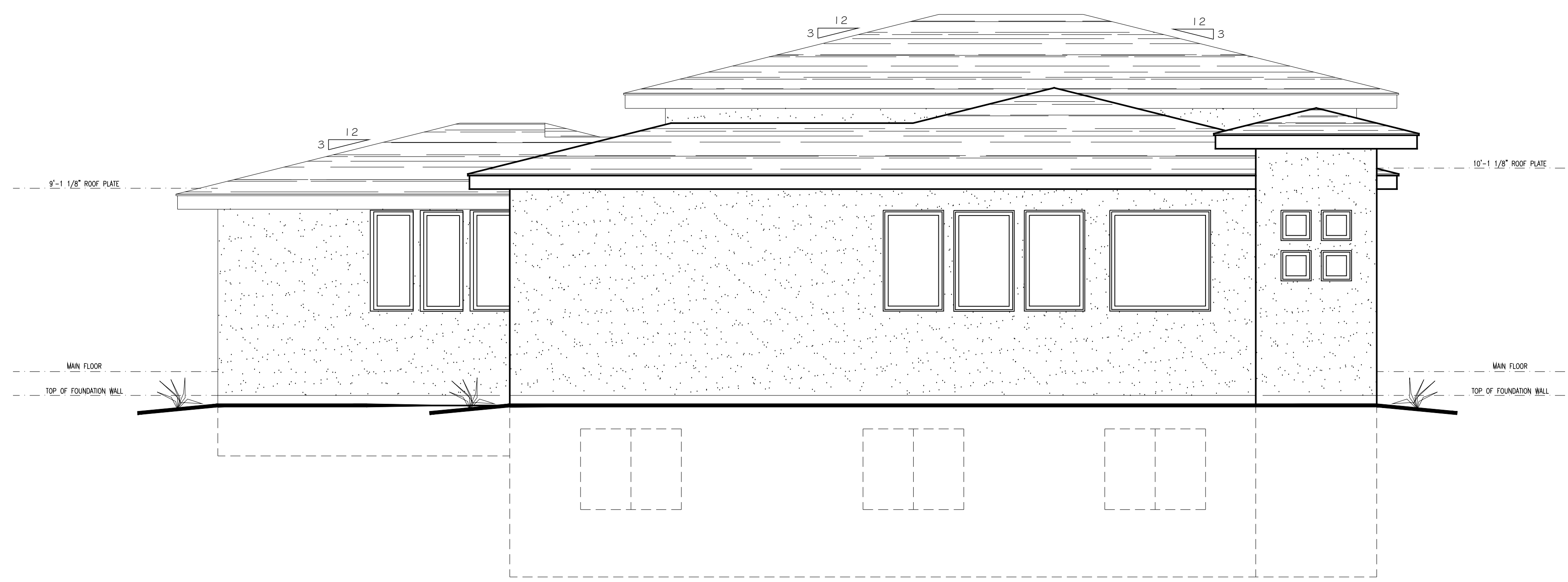
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MAIN LEVEL PLAN

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A1.2

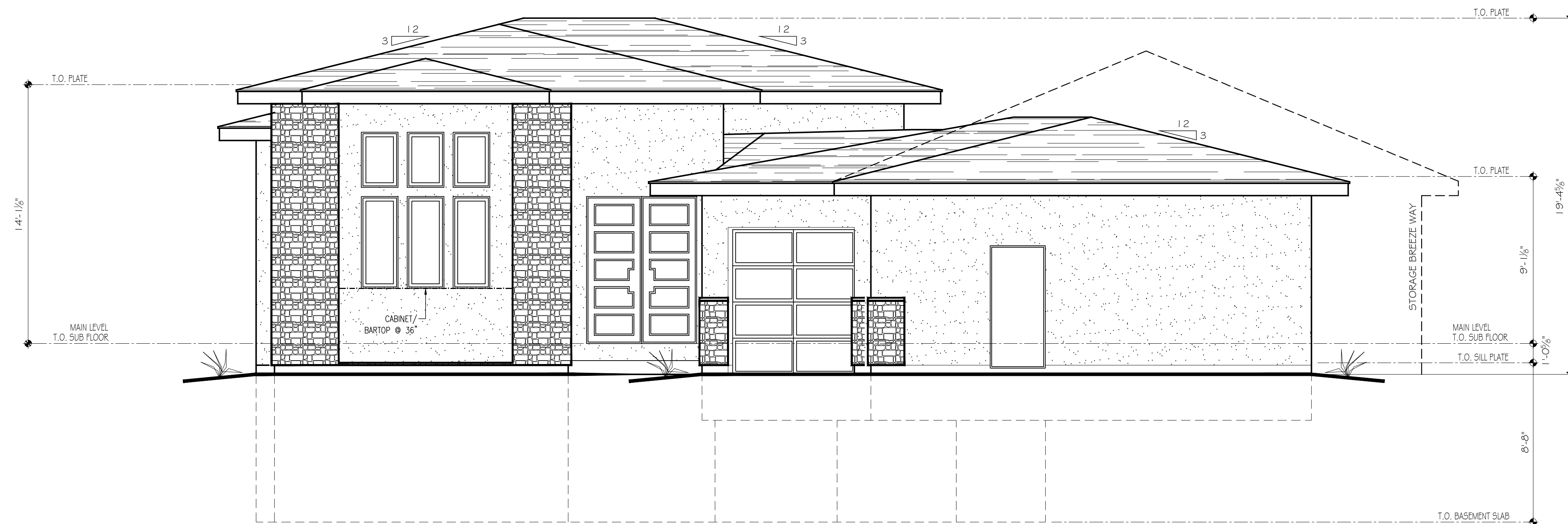


RIGHT SIDE ELEVATION

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 - 750 SQ. FT. OR 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



FRONT ELEVATION

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

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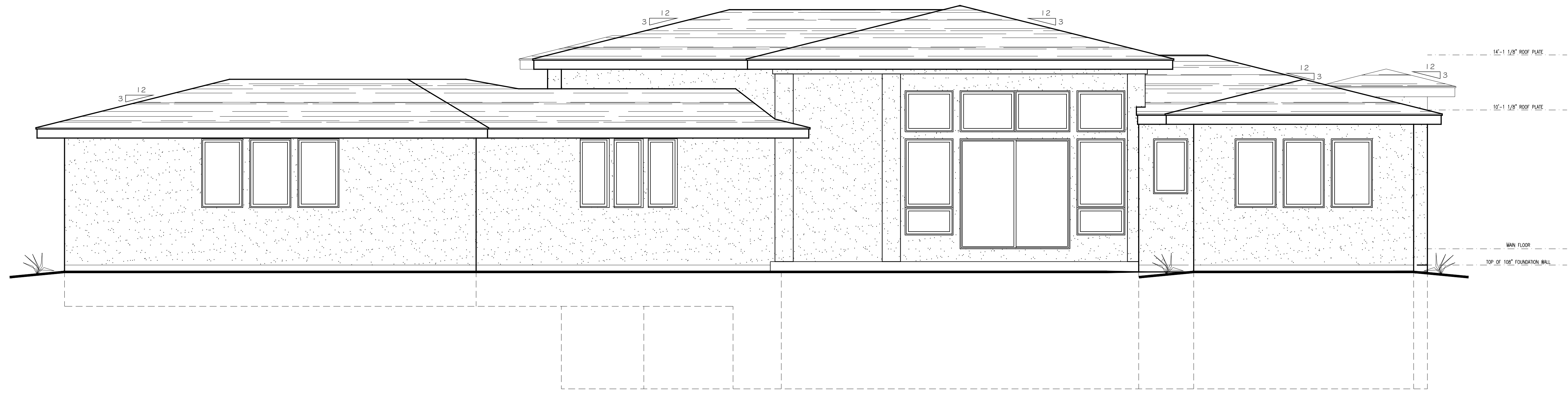
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F # RELEVATIONS

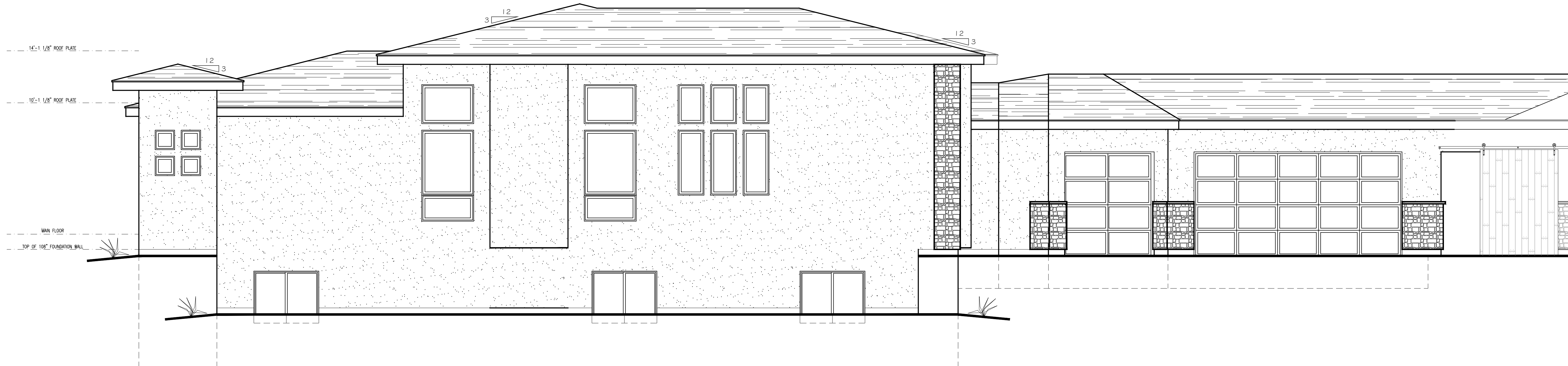
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A 2.1



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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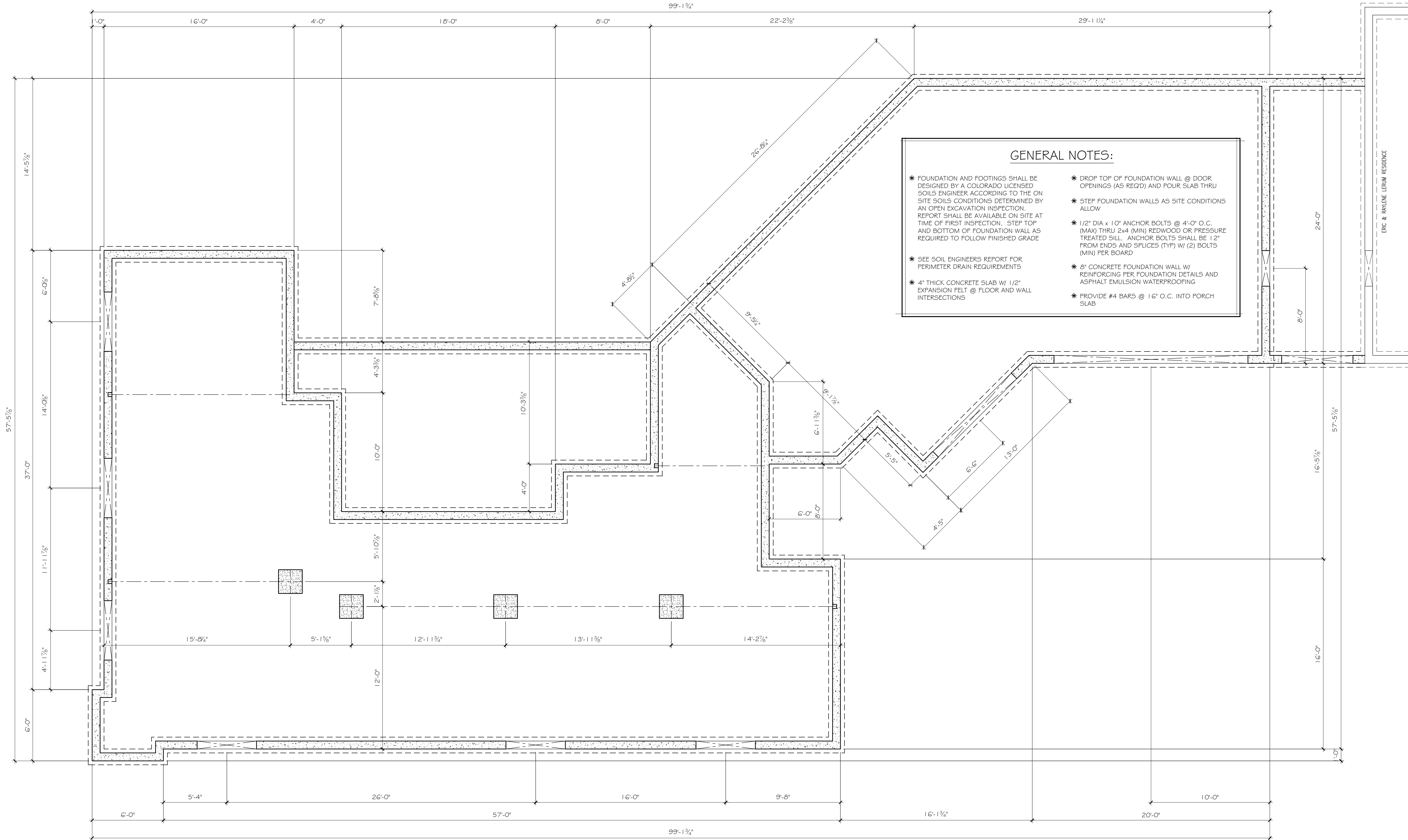
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L & R ELEVATIONS

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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
- * DROP TOP OF FOUNDATION WALL @ DOOR OPENINGS (AS REQD) AND FOUR 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
- * PROVIDE #4 BARS @ 16" O.C. INTO PORCH SLAB

ERIC & RYANNE LERUM RESIDENCE

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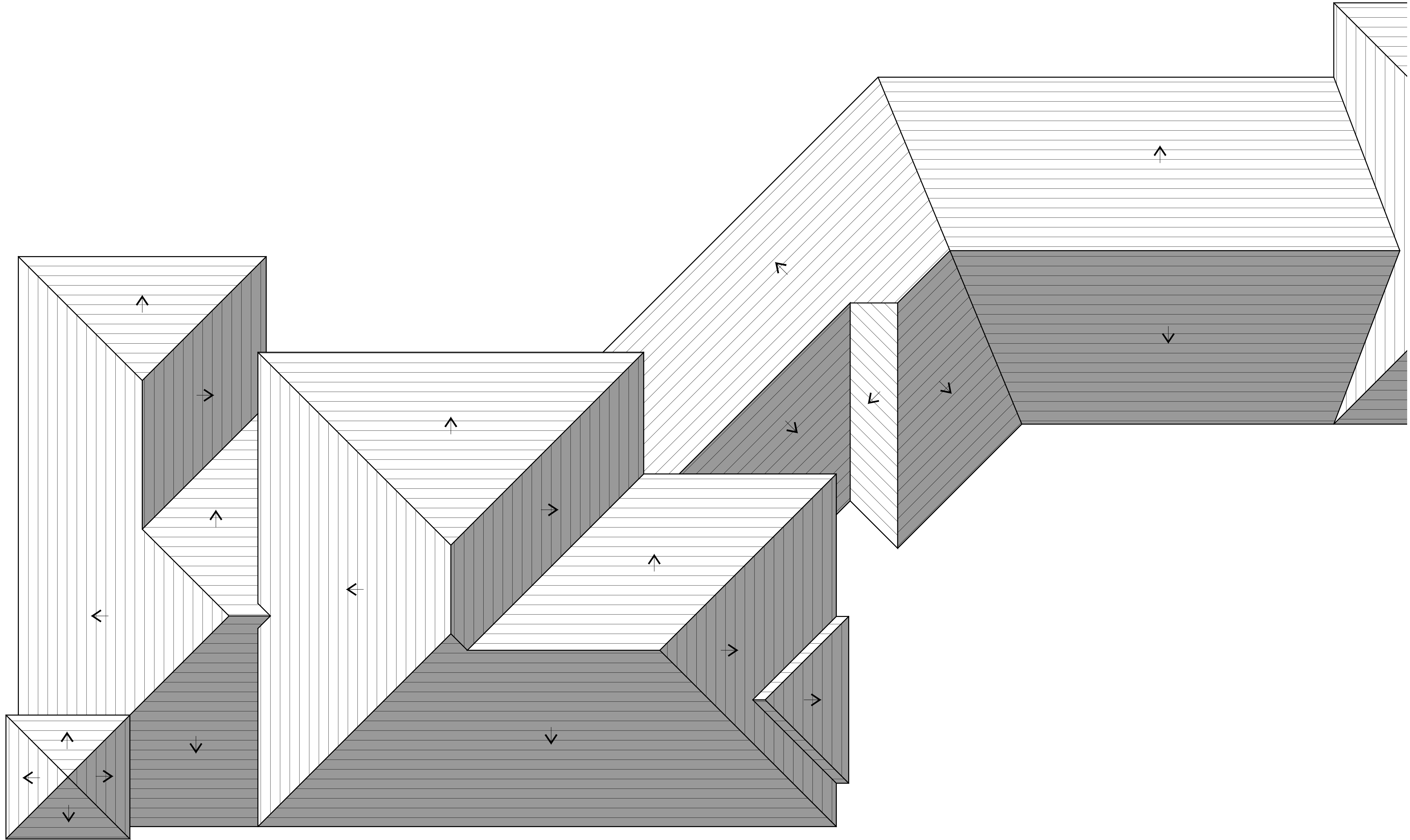
FOUNDATION PLAN

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A 3.1

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

THE LERUM RESIDENCE (NIC)



ROOF SLOPE PLAN

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

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ROOF SLOPE PLAN

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A 3.2