

TYPICAL NOTES:

- ALL EASEMENTS, SETBACKS, GRADES, HEIGHTS SHALL BE VERIFIED BY TITLE SEARCH AND CONTRACTOR PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
- OWNER/SUB-CONTRACTORS / SUPPLIER AND GENERAL CONTRACTOR SHALL FAMILIARIZE AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON DRAWINGS PRIOR TO STARTING CONSTRUCTION, AND REPORT AND CHANGES AND/OR DISCREPANCIES TO DESIGNER. QUESTIONS REGARDING DRAWINGS, DRAWING INTERPRETATION, DIMENSIONS, NOTES, OR THE SCALE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. FAILURE TO DO SO PRIOR TO CONSTRUCTION AND/OR DURING THE CONSTRUCTION PHASE SHALL RELIEVE DESIGNER OF ANY ERRORS.
- DRAWINGS SHOULD NOT BE SCALED.
- DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZE OR LOCATION.
- DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH THESE DRAWINGS. OUTSIDE ENGINEER FEES WHERE REQUIRED, SHALL BE REIMBURSED BY OWNER AND/OR CONTRACTOR.
- ALL FIXTURES, CABINETS, COLORS, FINISHES, AND MATERIALS TO BE SELECTED BY CONTRACTOR/OWNER UNLESS SPECIFIED ON PLANS.
- ALL WORK SHALL CONFORM TO MOST CURRENTLY ADOPTED BUILDING CODES (2021 IRC & 2023 FPBC).
- ALL ELECTRICAL, MECHANICAL, PLUMBING WORK SHALL CONFORM TO MOST CURRENTLY ADOPTED LOCAL AND NATIONAL BUILDING CODES.
- ALL INTERIOR WALLS SHALL HAVE 1/2" DRYWALL, TAPE, AND FINISHED PER STANDARD PRACTICE UNLESS OTHER MATERIAL IS SPECIFIED BY BUILDER.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD UNDER ALL ACCESSIBLE STAIRS, FURNACE ROOMS, AND GARAGE AREAS. (SEE PLANS)
- TOP OF CHIMNEY (NOT INCLUDING TERMINATION CAP-IF METAL) TO BE 24" MIN. HIGHER THAN NEAREST PORTION OF STRUCTURE WITHIN 10' OR 2' ABOVE RIDGE.
- EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WITH A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. ALL BASEMENT WINDOWS SHALL HAVE A WINDOW SILL HEIGHT OF NO MORE THAN 44".
- EACH BEDROOM MUST HAVE A WINDOW OR DOOR THAT MEETS ALL EGRESS REQUIREMENTS PER MOST CURRENTLY ADOPTED BLDG. CODES.
- SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER.
- SMOKE DETECTORS REQUIRE 120V BATTERY BACK-UP INTERCONNECTED ELECTRICALLY.
- ALL WORK SHALL BE ERRECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE AND MANUFACTURERS RECOMMENDATIONS FOR THE PARTICULAR ITEM.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- VERIFY ALL SPACE DIMENSIONS AS SHOWN WITH EXISTING JOB CONDITIONS BEFORE STARTING CONSTRUCTION.
- EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
- ALL ITEMS ARE NEW UNLESS CALLED OUT AS "EXISTING".

GENERAL NOTES TO EXTERIOR:

- STUCCO EXTERIOR VENEER SHALL BE APPLIED PER IRC.
- ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 1.0%, OR 1" IN 10' & SHALL CONFORM TO ALL LOCAL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN SLABS, FOUNDATION DRAINAGE.
- OVERHANGS SHALL BE 12" (U.N.O.) GABLE ENDS 12" (U.N.O.) PROVIDE 5" MIN. GUTTERS @ ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR 30 INTERVALS WITH TIP OUTS FAST BACKFILL AREAS.
- ROOF VENTILATION SHALL COMPLY WITH IRC R806.1; R806.2; R806.3 (SEE CALC. ON ROOF FRAMING SHEETS)
- ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR CONSTRUCTION.
- ALL DECK MATERIALS SHALL BE PRESSURE TREATED OR REDWOOD IF WITHIN 18" OF GROUND.
- PROTECT HOUSE FROM MOISTURE W/ FLASHING, CAULKING, AND EXTERIOR FINISHES ETC.

TRUSS-JOIST NOTES:

- BRIDGING IS NOT REQUIRED.
- FOR TEMPORARY INSTALLATION STABILITY USE 1x4 STRAPPING @ 6' O.C.
- REFER TO RESIDENTIAL PRODUCTS REFERENCE GUIDE FOR INSTALLATION OF TRUSS-JOIST MATERIAL.
- REFER TO GUIDE FOR ELECTRICAL AND PLUMBING KNOCK OUT LOCATIONS AND SIZE LIMITATIONS.
- WEB STIFFENERS ARE REQUIRED AT INTERMEDIATE SUPPORTS WHERE JOISTS ARE CONTINUOUS SPAN, BEARING WIDTH IS LESS THAN 5X, AND EITHER SPAN IS GREATER THAN 13'-0" FOR 1 1/2" TJI JOISTS @ 24" O.C.
- 1 1/2" MIN. BEARING REQUIRED AT JOIST ENDS.
- 3/4" MIN. BEARING AT INTERMEDIATE SUPPORTS.
- 2X6 CRIPPLES MUST BE 1/2" LONGER THAN DEPTH OF JOIST.
- TJI @ BEARING: 2-104 (3") BOX OR 1-124 (3") BOX NAILS 1 EA. SIDE, 1/2" MIN FROM END TO AVOID SPLITTING.
- BLOCKING PANELS OR RIM JOISTS 104 (3") BOX NAILS @ 6" O.C.
- TIMBERSTRAND, MICRO=LAM, OR LVL RIM JOISTS TOENAIL W/ 104 (3") BOX NAILS @ 6" O.C. OR 164 (3/4") BOX NAILS @ 12" O.C.
- RIM JOIST 1 1/2" WIDTH OR LESS 2-104 (3") BOX NAILS, ONE EACH @ TOP AND BOTTOM FLANGE. (SECOND FLOOR AREA).
- 2x4 MIN. SQUASH BLOCKS: 2-104 (3") BOX NAILS, ONE EACH @ TOP AND BOTTOM FLANGE.
- WEB STIFFENERS REQUIRED IF SIDES OF HANGERS DO NOT LATERALLY SUPPORT THE TJI JOIST TOP FLANGE.

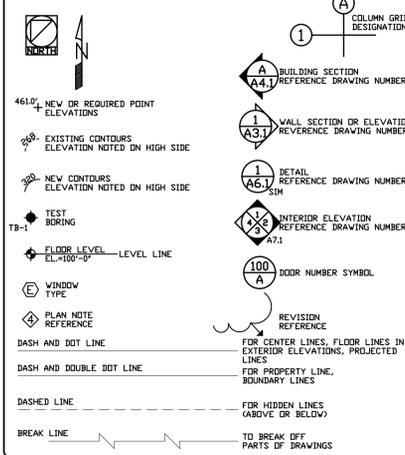
FOUNDATION NOTES:

- SOILS REPORT & FINAL FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT THE TIME OF THE FIRST INSPECTION.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH MOST CURRENTLY ADOPTED EDITIONS OF THE GOVERNING CODES AND STANDARDS. (2021 IRC & 2023 FPBC)
- PROVIDE PERIMETER DRAIN SYSTEM AS RECOMMENDED BY SOILS ENGINEER. CONFORM TO THE DESIGN BY THE ENGINEER. DISCHARGE END OF DRAIN TO DAYLIGHT UNDER DRAIN SYSTEM, OR APPROVED SUM PIT.
- PROVIDE STEPS IN FOOTINGS & WALLS PER ENGINEERED FOUNDATION.
- DROP TOP OF FOUNDATION WALLS AT GARAGE DOORS, GARAGE SERVICE DOORS, AND FOUR GARAGE SLAB THROUGH OPENINGS.
- PROVIDE INGRESS/EGRESS WINDOW WELLS, w/ LADDERS AS REQUIRED.
- 2X4 (U.N.O.) P.T. OR FIBR GRAD REEDWOOD SILL PLATE, w/ 1/2"x1/2" ANCHOR BOLTS @ 48" O.C. MAX. MIN. 7" EMBEDMENT. MIN. OF 2 BOLTS PER PIECE; MAX. OF 12" FROM PLATE ENDS. MAX. 2 STACKED PLATES.

GENERAL FRAMING NOTES:

- LOADING: DECK: 40# LL, 15# DL
GROUND SNOW LOAD: 43 PSF (UNDER 7,000 FEET)
WIND 130 MPH EXPOSURE 'C'
- EXTERIOR WALL BALLOON AND WALL HEIGHT FRAMING:
2x4 @ 16" O/C = 10'-0"
2x4 @ 8" O/C = 10'-0"
2x6 @ 8" O/C = 20'-0"
2x6 @ 16" O/C = 15'-6"
2x6 @ 12" O/C = 18'-0"
2x6 @ 8" O/C = 22'-0"
- 3-2x4 COLUMN EQUAL OR NOTED ON PLAN, OR 3-2x6 COLUMN IN 2x6 WALLS.
- ALL EXTERIOR HEADERS TO BE (2)2X12 W/ 1/2" PLYWOOD BETWEEN, GLUED & NAILED (U.N.O.)
- WINDOWS SHOWN SHALL BE: WINDOW MFG. SHALL SUBMIT ALL ROUGH OPENINGS TO CONTRACTOR PRIOR TO CONSTRUCTION AND VERIFY ALL WINDOWS COMPLY WITH IRC R613, IF ALTERNATES TO ABOVE ARE USED.
- ALL METAL HANGERS SHALL BE SIMPSON'S NOTE: USE HEAVY DUTY SADDLE CONNECTORS BETWEEN POSTS AND BEAMS. FINAL DESIGN OF ALL CONNECTIONS BY ENGINEER.
- ALL LUMBER TO BE HEM FIR #2 OR EQUAL UNLESS NOTED.
- ALL GLASS WITHIN A 24" ARC OF A DOOR AND/OR LOWER THAN 18" OFF THE FLOOR, OR WALKWAY SHALL HAVE TEMPERED GLAZING. ALL SPECIFIC PRODUCTS, IE. MICROLAM, GULELAM, ETC. SHALL BE INSTALLED PER MANUFACTURERS SPECS, AND DESIGN VALUES SHALL CONFORM TO DESIGN CRITERIA SET FORTH BY MANUF. THIS APPLIES TO STOVES, SIDING, CONCRETE, LUMBER, ETC. PRODUCTS TO BE PLACED PER MANUF. SPECS, ICC REPORTS OR STANDARD ACCEPTABLE PRACTICES GOVERNED BY IBC, IRC, IECC, IMC, OR WESTERN GRADING RULES.
- ALL TRUSS DETAILS, INCLUDING JOIST PRODUCT FRAMING PLANS SHALL BE SUBMITTED TO BUILDING DEPARTMENT AT TIME OF PLAN CHECK. NO SUBSTITUTIONS BY OTHER MANUF. SHALL BE ALLOWED AFTER PLAN CHECK. ALL TRUSSES TO BE PLACED, ERRECTED AND BRACED PER TRUSS MANUF. SPECS. ALL LAYOUT/PLANS BY TRUSS SUPPLIERS SHALL SUPERSEDE LAYOUT DRAWINGS BY A/E DESIGN SERVICES.
- GREENBLOCK FOUNDATION, DOVETAIL LOG PACKAGES, PRODUCTS SHALL BE INSTALLED PER MANUF. SPECS.
- STAIRS REQUIRED 10" MIN. TREAD AND 7-3/4" MAX. RISE.
- HANDRAILS TO BE 34" HIGH; GUARDRAILS TO BE 36" HIGH; w/ 2"X PICKETS SPACED w/ NO MORE THAN 4" CLEAR SPACE BETWEEN.
- ALL FIREPLACE OPENINGS SHALL BE PROVIDED W/ TEMPERED GLASS DOORS, PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVES, AND LIQUID FUEL HEATING APPLIANCES. DIRECT VENT GAS FIREPLACES TO BE CGA/CGUL LISTED.
- ALL PLUMBING WALLS TO BE 2x6 CONSTRUCTION, U.N.O.
- HOLES DRILLED FOR ELECTRICAL, PLUMBING, AND FIXTURES SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE MATERIAL. SEE SPECS FOR MICRO-LAMS, AND TJI MATERIALS.
- LOG ROOF RAFTERS, STEEL BEAMS, GIRDER & JOIST SYSTEM, FOUNDATION, COLUMN AND STRUCTURAL POSTS TO BE DESIGNED AND/OR VERIFIED BY ENGINEER.
- ALL STRUCTURAL POSTS SHALL BE SUPPORTED WITHIN WALLS WHEREVER POSSIBLE W/ ADDITIONAL HORIZONTAL BRACING.
- INSTALL INVERTED FLOOR JOIST HANGERS TO THE RIM JOIST IN CANTILEVERED AREAS WHERE A DECK IS CURRENTLY DESIGNING TO ATTACH TO THE RIM JOIST, OR IF A FUTURE DECK COULD BE ATTACHED TO THE RIM JOIST.
- TOP OF ALL WINDOWS (BTM OF HEADER) TO BE 6"-10 7/8" FROM FINISHED FLOOR, (U.N.O.)
- ALL OPENINGS UP TO THE WIDTH OF 48" ARE TO USE 1-KING & 1-TRIMMER STUD AT EA. SIDE (U.N.O.)
- ALL OPENINGS BETWEEN THE WIDTHS OF 48" & 66" ARE TO USE 2-KING & 2-TRIMMER STUDS AT EA. SIDE (U.N.O.)
- ALL OPENINGS OVER THE WIDTH OF 66" ARE TO USE 3-KING & 3-TRIMMER STUDS AT EA. SIDE (U.N.O.)
- FRAMING LUMBER:
A) 2x4 (U.N.O.) SILL PLATES, CONST. REDWOOD Fb=825; Ft=475; Fc=925; E=900,000; Fv=160
B) 2x6 DECKING #2 REDWOOD OPEN GRAIN Fb=725; Ft=425; Fc=700; E=1,200,000; Fv=160
C) 2x4 PLATE MATERIAL: HEM FIR STD AND BTR: Fb=550; Ft=325; Fc=1300; E=1,200,000; Fv=150
D) 2x4 STUD MATERIAL: HEM FIR STUD GRADE: Fb=650; Ft=400; Fc=800; E=1,200,000; Fv=150
E) 2X6 AND LARGER: HEM FIR #2 & BTR: Fb=850; Ft=525; Fc=1300; E=1,300,000; Fv=150
F) 4X4 AND LARGER: HEM FIR #1 & BTR: Fb=1400; Ft=925; Fc=1500; E=1,600,000; Fv=150
G) BEAMS & STRINGERS: HEM FIR 5S: Fb=1300; Ft=925; E=1,300,000; Fv=70
H) 2X6 AND LARGER: DOUG FIR - LARCH #2 AND BTR: Fb=900; Ft=575; Fc=1350; E=1,200,000; Fv=180
I) 4X4 POSTS: WESTERN CEDAR #2: Fb=700; Ft=425; Fc=650; E=1,000,000; Fv=155
J) 6X6 POSTS: WESTERN CEDAR #2: Fb=625; Ft=325; Fc=475; E=800,000; Fv=144
K) 4X4 POSTS: REDWOOD #2: Fb=925; Ft=525; Fc=950; E=1,200,000; Fv=160
L) 6X6 POSTS AND LARGER, REDWOOD #2: Fb=975; Ft=650; Fc=900; E=1,100,000; Fv=145
30. "TIMBERSTRAND LSL" BY TRUSS-JOIST MacMillan ARE DESIGNED WITH THE FOLLOWING MINIMUM UNIT STRESSES:
1.5E TIMBERSTRAND LSL A) SHEAR MOD. OF ELAS. G=81,250 PSI
B) MODULUS OF ELAS. E=1,300,000 PSI
C) FLEXURAL STRESS Fb=1,700 PSI
D) COMP. PERP. TO GRAIN PARALLEL TO WIDE FACE OF STRAND Fcl=680 PSI
E) COMP. PARALLEL TO GRAIN Fcl=1,400 PSI
1.5E TIMBERSTRAND LSL A) SHEAR MOD. OF ELAS. G=93,750 PSI
B) MODULUS OF ELAS. E=1,500,000 PSI
C) FLEXURAL STRESS Fb=2,250 PSI
D) COMP. PERP. TO GRAIN PARALLEL TO WIDE FACE OF STRANDS Fcl=750 PSI
E) COMP. PARALLEL TO GRAIN Fcl=1,950 PSI
31. "MICRO-LAMS" BY TRUSS-JOIST MacMillan ARE DESIGNED WITH THE FOLLOWING MINIMUM UNIT STRESSES:
A) SHEAR MOD. OF ELAS. G=118,750 PSI
B) MODULUS OF ELAS. E=2,000,000 PSI
C) FLEXURAL STRESS Fb=2,600 PSI
D) COMP. PERP. TO GRAIN Fcl=750 PSI
32. LAMINATED BEAMS: (GLU=LAM)
A) ALL LAMINATED MEMBERS SHALL BE FABRICATED WITH DOUGLAS FIR.
B) LAMINATED MEMBERS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE DESIGN AND FABRICATION OF STRUCTURAL GLUED LAMINATED LUMBER, PUBLISHED BY THE A.L.T.C. AND THE APPROPRIATE LUMBER PRODUCERS ASSOCIATION.
C) ALLOWABLE UNIT STRESSES REQUIRE FOR DRY CONDITIONS OF USE FOR LAMINATED MEMBERS ARE AS FOLLOWS: (UNLESS SPECIFIED OTHERWISE ON PLAN)
(COMBINATION SYMBOL: 24F-V4)
a) BENDING 1,450 PSI
b) HORIZONTAL SHEAR 240 PSI
c) COMPRESSION PERP. GRAIN, 560 PSI
d) COMPRESSION PARALLEL TO GRAIN, 1,650 PSI
e) MODULUS OF ELASTICITY 1,800,000
D) LAMINATED MEMBERS SHALL BE BUILT UP USING 2" NOMINAL MATERIAL, LAMINATED MEMBERS SIZE NOTED ARE NET.
E) MEMBERS EXPOSED TO VIEW SHALL BE FURNISHED IN "ARCHITECTURAL" APPEARANCE GRADE. MEMBERS TO BE CONCEALED BY FINISH MATERIALS OR CEILINGS MAY BE "INDUSTRIAL GRADE".
F) ADHESIVE USED SHALL COMPLY WITH THE SPECIFICATIONS AS CONTAINED IN VOLUNTARY PRODUCT STANDARD PS56-73, STRUCTURAL GLUED LAMINATED TIMBER. WET-USE ADHESIVE ARE TO BE USED FOR ALL MEMBERS EXPOSED TO THE WEATHER.
STEEL:
33. A) ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 EXCEPT PIPE COLUMNS SHALL CONFORM TO ASTM A53 (GRADE B) OR A501.
B) ADJUSTABLE PIPE COLUMNS TO BE 1 1/4" MINIMUM AND BE LOAD RATED FOR 14,600 LBS. MINIMUM @ 7'-0" HEIGHT.
ADJUSTABLE COLUMNS SHALL CONFORM TO USE MATERIALS BULLETIN UM-248F
34. PRE-ENGINEER TRUSSES SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A COLORADO LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR THE LOADS AND CONDITIONS SPECIFIED ON DRAWINGS. TRUSS FABRICATOR TO DESIGN TRUSSES PER 2021 IRC.
35. PLYWOOD SHALL CONFORM TO AMERICAN PLYWOOD ASSOCIATIONS CURRENT PRODUCT STANDARD SPECIFICATION AND SHALL BE PERFORMANCE RATED BY THE AMERICAN PLYWOOD ASSOCIATION TO THE GRADES SPECIFIED.
A) ROOF SHEATHING SHALL BE 5/8" APA 2411 G EXPOSURE 1 RATED PLYWOOD OR OSB, NAIL WITH 104 NAILS @ 6" O.C. @ PANEL PERIMETER AND @ 12" O.C. @ INTERMEDIATE FRAMING. (U.N.O.)
B) FLOOR SHEATHING SHALL BE 3/4" APA 48/24, EXPOSURE 1 RATED TONGUE AND GROOVE PLYWOOD, OR OSB GLUE AND SCREW WITH #8 WOOD SCREWS @ 6" O.C. @ PANEL PERIMETER AND @ 10" O.C. @ INTERMEDIATE FRAMING. (U.N.O.)
36. SHEATH ALL EXTERIOR WALLS PER IRC R602.3 AND FASTENED PER IRC R602.3(1), OR AS NOTED. PROVIDED RIM JOIST OR SOLID BLOCKING UNDER ALL BEARING POINTS. BLOCKING UNDER POSTS LARGER THAN 2-2x4s MUST BE FULL AREA OF POST.
37. METAL CONNECTIONS SPECIFIED ON DRAWINGS TO BE "SIMPSON" STRONG-TIE OR EQUAL.
38. MULTIPLE MEMBERS (2 OR MORE) AND ALL MICRO-LAM SHALL BE GLUED AND NAIL TOGETHER PER NDS STANDARDS. SIDE MOUNTED BEAMS MAY REQUIRE BOLTING SEE MANUF. SPECS.
39. NAILING PER 2021 INTERNATIONAL BUILDING CODE TABLE 2304.10.1; AS SHOWN ON DRAWINGS; OR AS SPECIFIED BY MANUF. (SIMPSON, TRUSS-JOIST, ETC.)

DESIGN SYMBOLS



RISE FORMULA 7-3/4" MAX. RISE / 10" MIN. TREAD
6'-8" HEADROOM ABOVE STAIRS
DIVIDE THE NUMBER OF INCHES BETWEEN FINISH FLOOR LEVELS BY THE DESIGN RISERS HEIGHT (7' 1/2" IS NORMAL) TO FIND THE NUMBER OF RISERS.
13.85 = 13 RISERS

EXAMPLE (ASSUMED 7 1/2" RISE) 99.5' FINISH FLOOR TO FINISH FLOOR VARIABLE
7 21/32" ACTUAL RISE
13 RISERS 99.5' FINISH FLOOR TO FINISH FLOOR VARIABLE

TREAD FORMULA ONE LESS TREAD THAN RISERS
13 RISERS MINUS ONE = 12 TREADS
EXAMPLE

COMFORT FORMULA ADJUST RISE AND/OR RUN TO INSURE DESIGN FALLS INTO COMFORT ZONE.
EXAMPLE RISER + TREAD = 17" OR 17 1/2"

RUN FORMULA TOTAL RUN 12 TREAD X 10" ASSUMED TREAD = 120" RUN
EXAMPLE

WINDER FORMULA WINDERS ARE TO HAVE A TREAD WIDTH OF 9" AT A POINT NOT MORE THAN 18" FOR THE NARROWER SIDE OF THE TREAD. THE HIGHER TREAD WIDTH SHALL NOT BE LESS THAN 6".
EXAMPLE

CODE DATA:

2023 PIKES PEAK REGIONAL BUILDING CODE w/ AMENDMENTS
2021 IRC
2021 IBC
2021 IEBC
2021 IPC
2021 IMC
2021 IFGC
2021 IECC w/ AMENDMENTS
2023 NEC

PROPERTY* BUILDING DATA

PARCEL NUMBER: 6103004001
CITY ZONING: PUD
LOT SIZE: 234,788 S.F.
BUILDING INFO:
EXISTING RESIDENCE: 1,336 S.F.
EXISTING GARAGE: 1,626 S.F.
EXISTING DECKS/PORCHES: 3,070 S.F.
NEW DECK: 481 S.F.
NEW FOOTPRINT: 6,513 S.F. - 2.7%

OWNER INFORMATION

Christopher & Rene Santilli
19520 Bright Wing Trail
Colorado Springs, CO 80908-1392

SHEET LIST

C1. - BUILDING AND SITE DATA
GENERAL NOTES
A1.0 - DECK PLAN
A2.0 - ELEVATIONS
S1.0 - FOUNDATION & FRAMING PLANS & DETAILS

DESIGN
SERVICES
A&E

P.O. Box 75484, Colorado Springs, CO 80970 (719) 439-1326
EMAIL: dan@ae-designservices.com

DECK ADDITION
1614 N. TEJON STREET
COLORADO SPRINGS, CO

DRAWN BY:

DDH

SCALE:

SHOWN

DATE:

05/20/25

REVISION:

ENGINEER:

STRUCTURAL ONLY

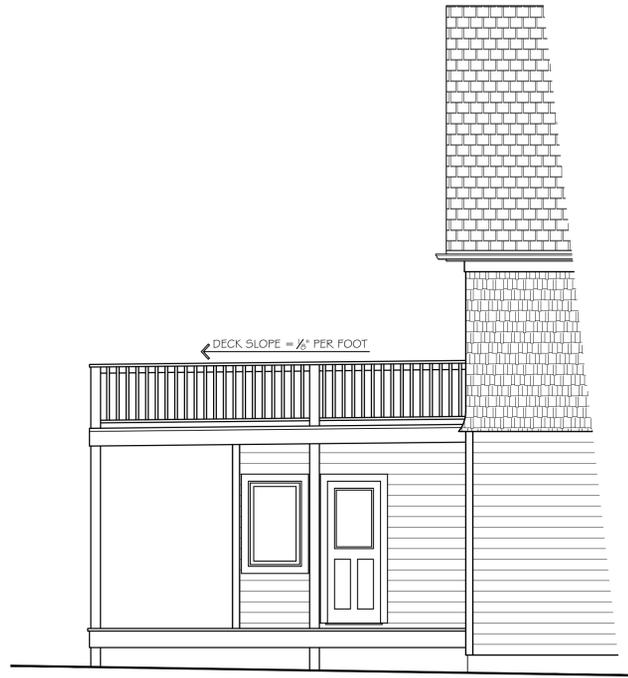
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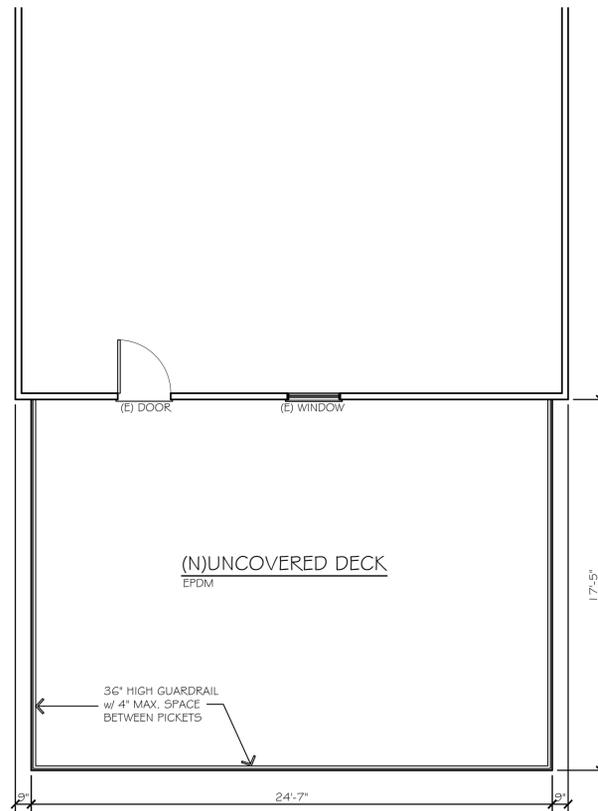
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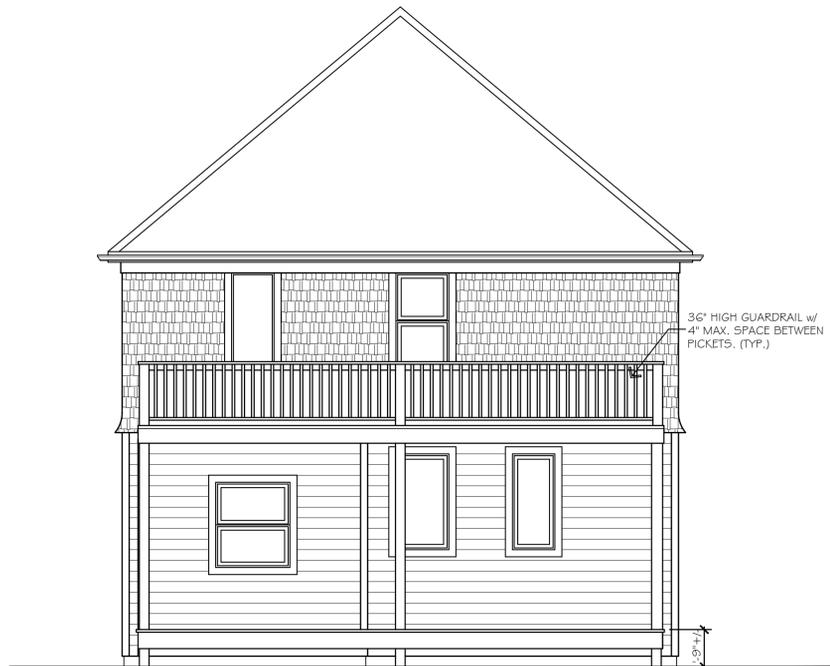
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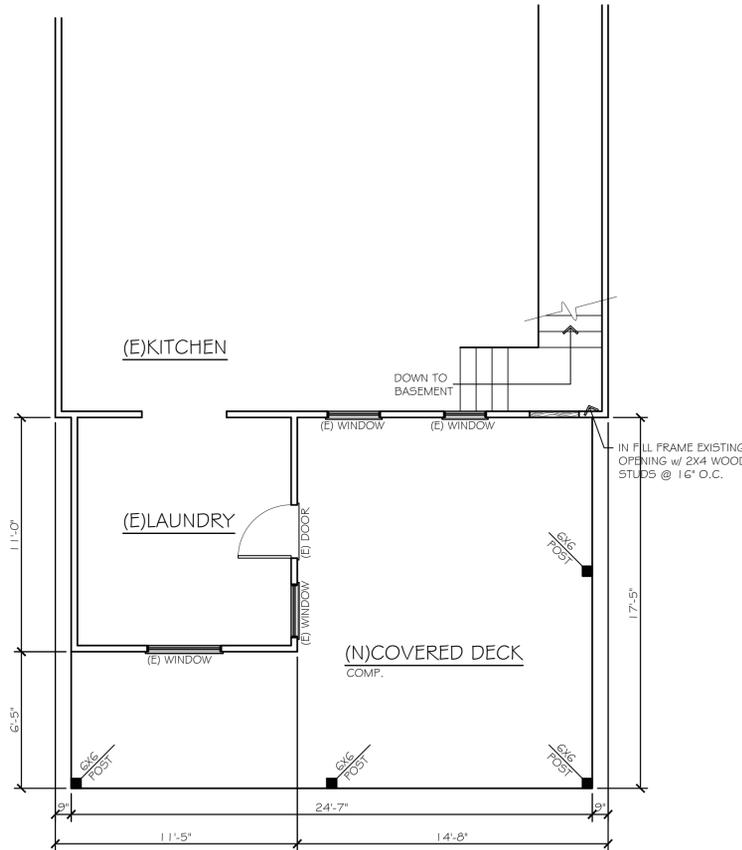
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



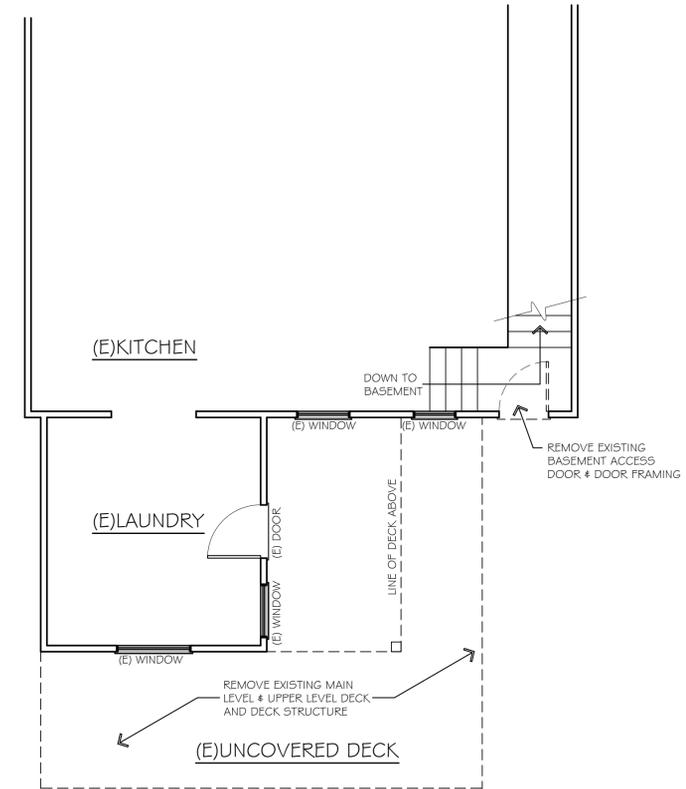
NEW UPPER LEVEL DECK PLAN
SCALE 1/4" = 1'-0"
DECK: 428 SQ. FT.



REAR ELEVATION
SCALE 1/4" = 1'-0"



NEW MAIN LEVEL DECK PLAN
SCALE 1/4" = 1'-0"
DECK: 311 SQ. FT.



EXISTING/DEMO PLAN
SCALE 1/4" = 1'-0"

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DECK ADDITION
1614 N. TEJON STREET
COLORADO SPRINGS, CO

DRAWN BY:

DDH

SCALE:

SHOWN

DATE:

05/20/25

REVISION:

ENGINEER:

STRUCTURAL ONLY

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