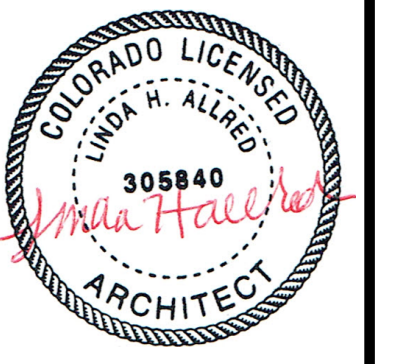


# COLORADO MOUNTAIN BUILDERS – SPEC HOME



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COLORADO MOUNTAIN BUILDERS - SPEC HOME  
LOT 4 - 517 E GUNNISON AVE.  
WOODLAND PARK, TELLER COUNTY, CO

PRELIM:  
BID DATE: 07.16.2022  
RELEASE: 07.28.2022  
REV'D:

SHEET

T1.1

PROJECT #: 2022-05

## INDEX OF DRAWINGS:

- T1.1 COVER SHEET
- A1.1 SITE & GRADING PLAN
- A2.1 MAIN LEVEL FLOOR PLAN
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A4.1 BUILDING SECTION
- S1.1 FOUNDATION PLAN
- S2.1 FLOOR FRAMING PLAN
- S3.1 ROOF FRAMING PLAN
- E1.1 MAIN LEVEL ELECTRICAL PLAN

## APPLICABLE CODES:

- 2017 PIKES PEAK REGIONAL BUILDING CODE (PPRBC)
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 MECHANICAL & PLUMBING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE

## GENERAL NOTES:

1. APPLICABLE CODES:  
ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS. (2015 IRC)
2. DIMENSIONS:  
DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD, STRUCTURAL INSULATED PANELS, FACE OF CONCRETE, OR FACE OF ICF UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF QUESTIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR FURTHER CLARIFICATION.
3. GUARANTEE:  
THE ARCHITECT MAKES NO EXPRESSED OR IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
4. NOTE TO GENERAL CONTRACTOR, BUILDER AND TRADES:  
RESPONSIBILITIES SHALL INCLUDE: CONFIRMATION AND CORRELATION OF ALL DIMENSIONS AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF ALL OTHER TRADES; FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A PROPERLY FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND OR DETAILS, CONTACT THE ARCHITECT PRIOR TO FURTHER CONSTRUCTION OR FABRICATION FOR ITEMS IN QUESTION. IN ANY ASPECT THAT THE PLANS ARE NOT FOLLOWED, THE ARCHITECT ACCEPTS NO RESPONSIBILITY.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION PER SOILS REPORT RECOMMENDATIONS.
6. WATER RESISTANT GYPSUM BOARD SHALL BE USED AT ALL WET AREAS AS REQUIRED BY BUILDING CODE.
7. OPEN GUARDRAILS SHALL BE @ 36" A.F.F. & SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
8. PROVIDE PRIVACY LATCH @ ALL BEDROOM AND BATHROOM DOORS.  
PROVIDE KEYPAD ENTRY AND DEADBOLT @ ALL EXTERIOR DOORS.
9. COORDINATE WITH OWNER ALL CLOSET CABINET AND SHELF DESIGNS
10. WINDOW SIZES SHOWN ARE NOMINAL DIMENSIONS. CONTRACTOR TO VERIFY RO'S PRIOR TO FRAMING.
11. ALL EXTERIOR ROUGH OPENINGS SHOWN IN PLANS & ELEVATIONS ARE IN FEET AND INCHES 3046 = 3'-0" X 4'-6" NOMINAL ROUGH OPENING

## FIRE SEPARATION NOTES:

- AT WALLS BETWEEN GARAGE AND LIVING AREAS PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD ON THE GARAGE SIDE OF WALLS - TAPE AND FINISH
- AT CEILINGS BETWEEN GARAGE AND LIVING AREAS PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD ON GARAGE SIDE OF CEILINGS. FASTEN TO TRUSSES OR TO CONVENTIONAL FRAMING - TAPE AND FINISH.
- AROUND STRUCTURAL ELEMENTS, IN GARAGE, PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD - TAPE AND FINISH.
- WHERE APPLICABLE DUCTS BETWEEN GARAGE AND LIVING AREAS SHALL BE 26 GA. MIN.
- AT WALLS AND CEILINGS IN ENCLOSED USABLE SPACES UNDER STAIRS PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD ON THE ENCLOSED SIDE OF WALLS AND CEILINGS

## STREET ADDRESS:

517 E. GUNNISON AVE.  
WOODLAND PARK, TELLER COUNTY, CO

## LEGAL DESCRIPTION:

L4 B2 FOSTERS ADDITION

## ACCOUNT NO:

RO057517

## OWNERS:

RICHARD DEAN TOTTH  
815 N WALNUT ST  
WOODLAND PARK, CO 80863-1085

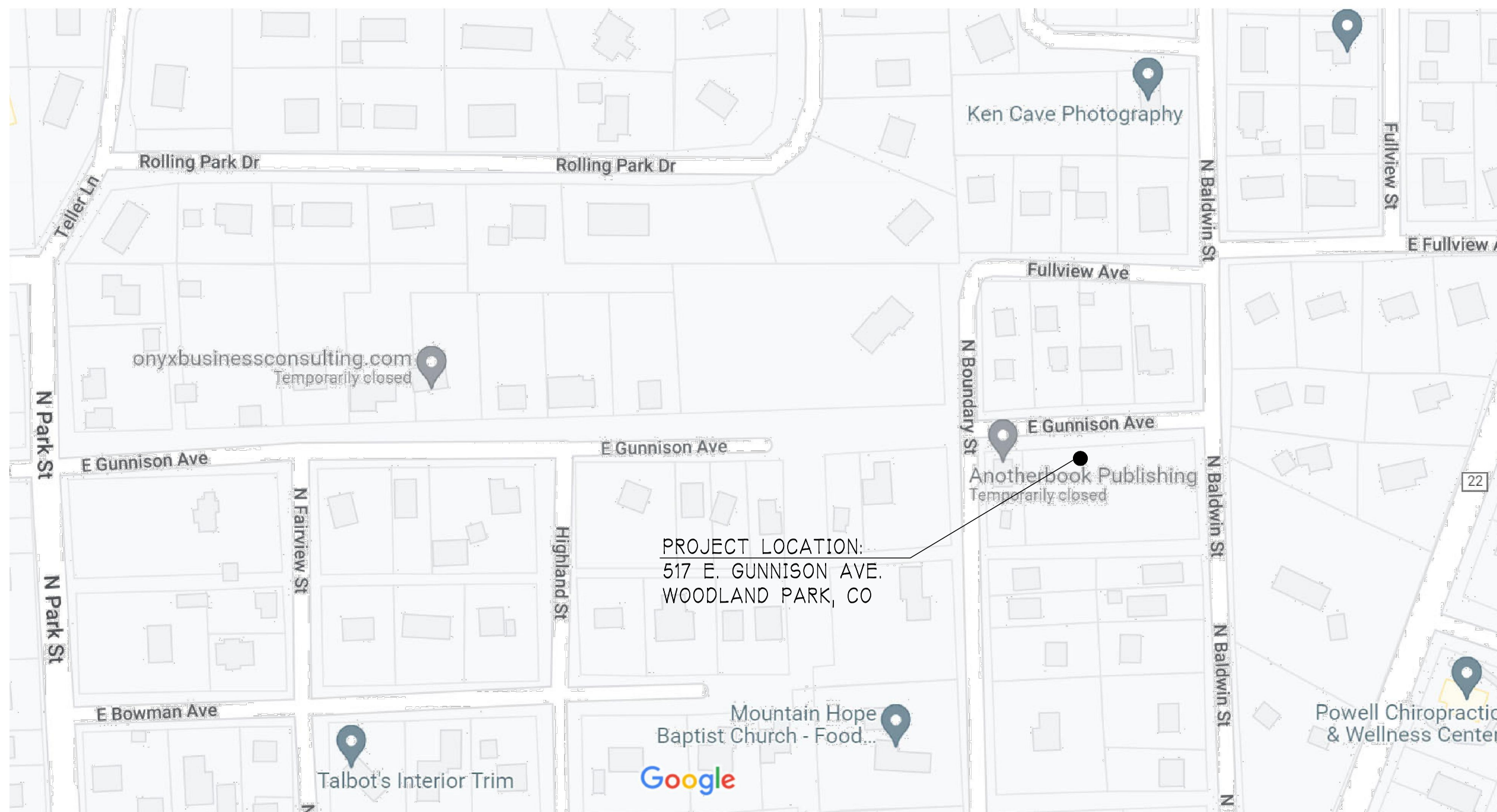
## ZONING:

UR

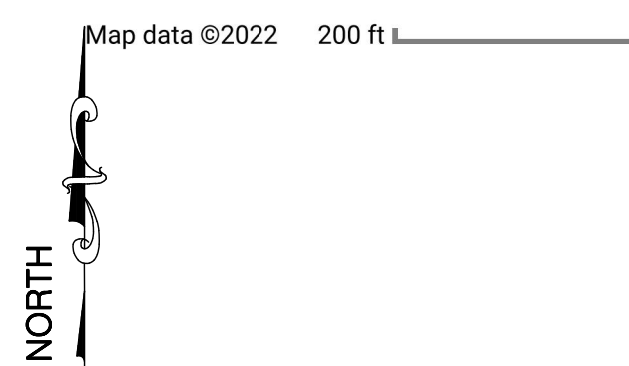
## SQ. FT. TOTALS:

MAIN LEVEL FIN S.F.: 1292 S.F.  
UPPER LEVEL FIN S.F.: 545 S.F.  
GARAGE S.F.: 420 S.F.  
COVERED ENTRY S.F.: 92 S.F.  
REAR DECK S.F.: 252 S.F.  
UPPER LEVEL DECK: 45 S.F.

GROSS S.F. 2646 S.F.



1 VICINITY MAP  
NOT TO SCALE



## 2015 IECC - TABLE 402.1.2:

CLIMATE ZONE	FENESTRATION U FACTOR	SKYLIGHT U FACTOR	GLAZED FENESTRATION SHGC	CEILING R VALUE	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT					
					WOOD FRAME WALL R VALUE	MASS WALL R VALUE & DEPTH	FLOOR R VALUE	BSMT WALL R VALUE	SLAB R VALUE & DEPTH	CRAWL SPACE WALL R VALUE
5	.32	.55	NR	49	20 or 13 + 5	13/17	30	15/19	10, 2ft	15/19

COVER SHEET