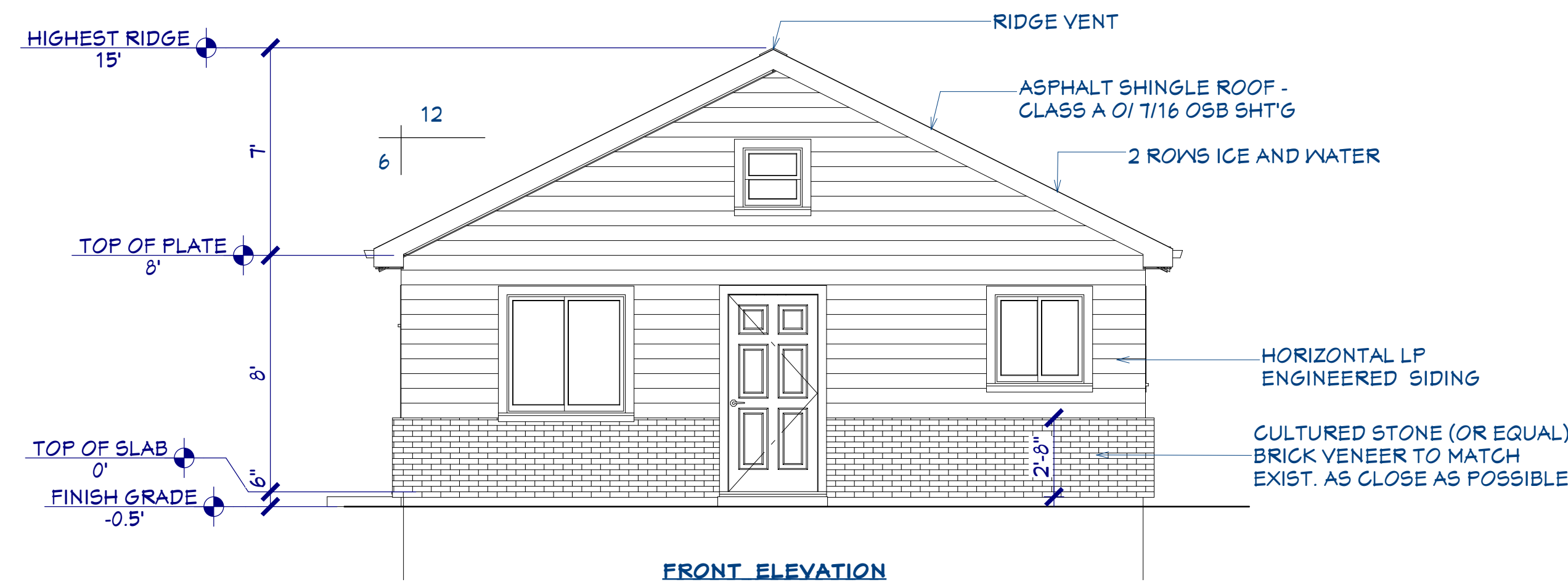


THESE PLANS AND PROJECT SHALL CONFORM TO 2018 IRC, and ALL LOCAL ORDINANCES AS PER CHAPTER 15.06 OF THE CASTLE ROCK MUNICIPAL CODE AND AMENDMENTS.

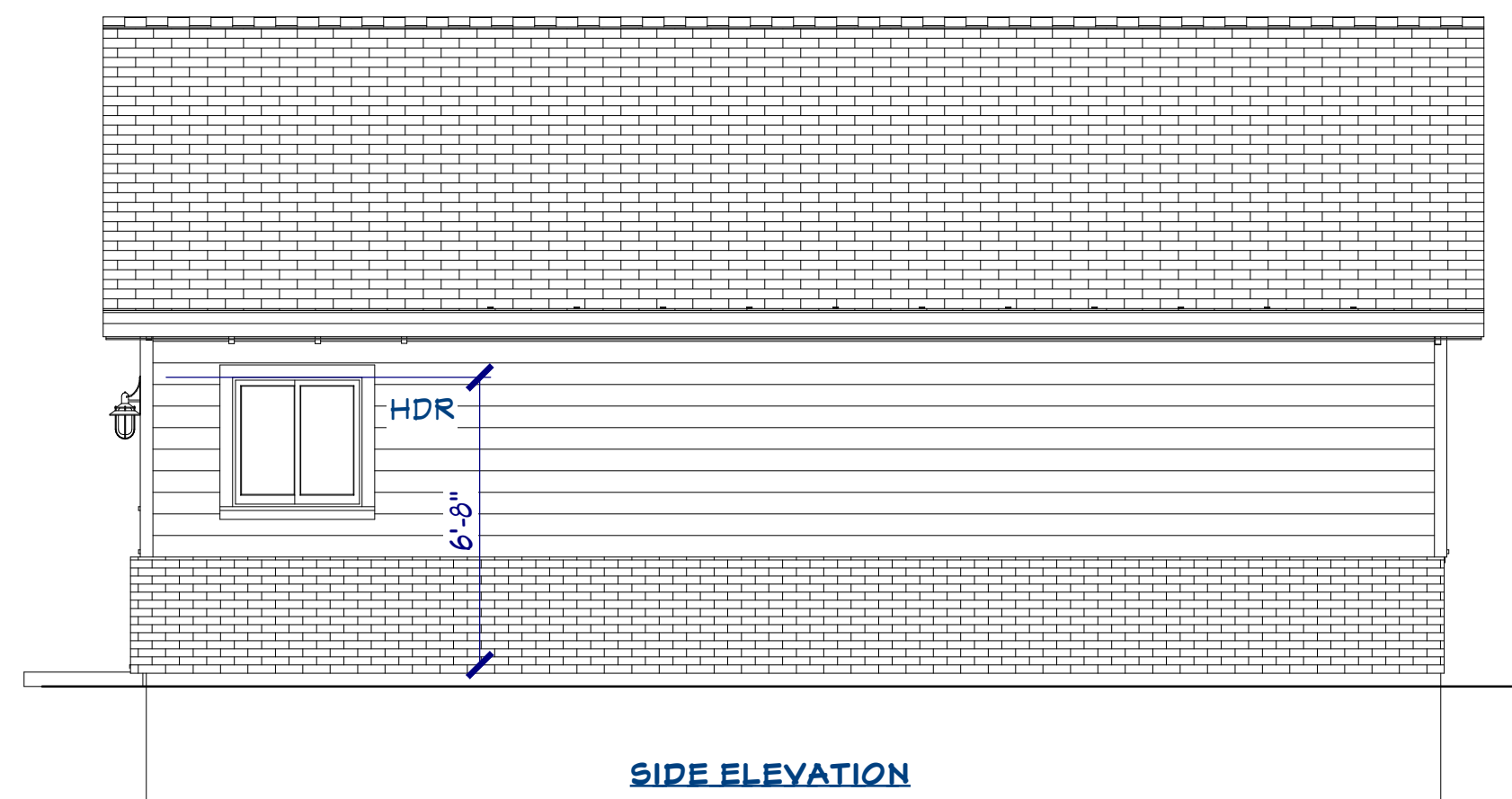
BUILDING OCCUPANCY: Group R-3 & U; Non Sprinklered ; Type V -B CONSTRUCTION.

WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING ALL PHASES OF WORK. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



FRONT ELEVATION

Elevation 1



SIDE ELEVATION

Elevation 2



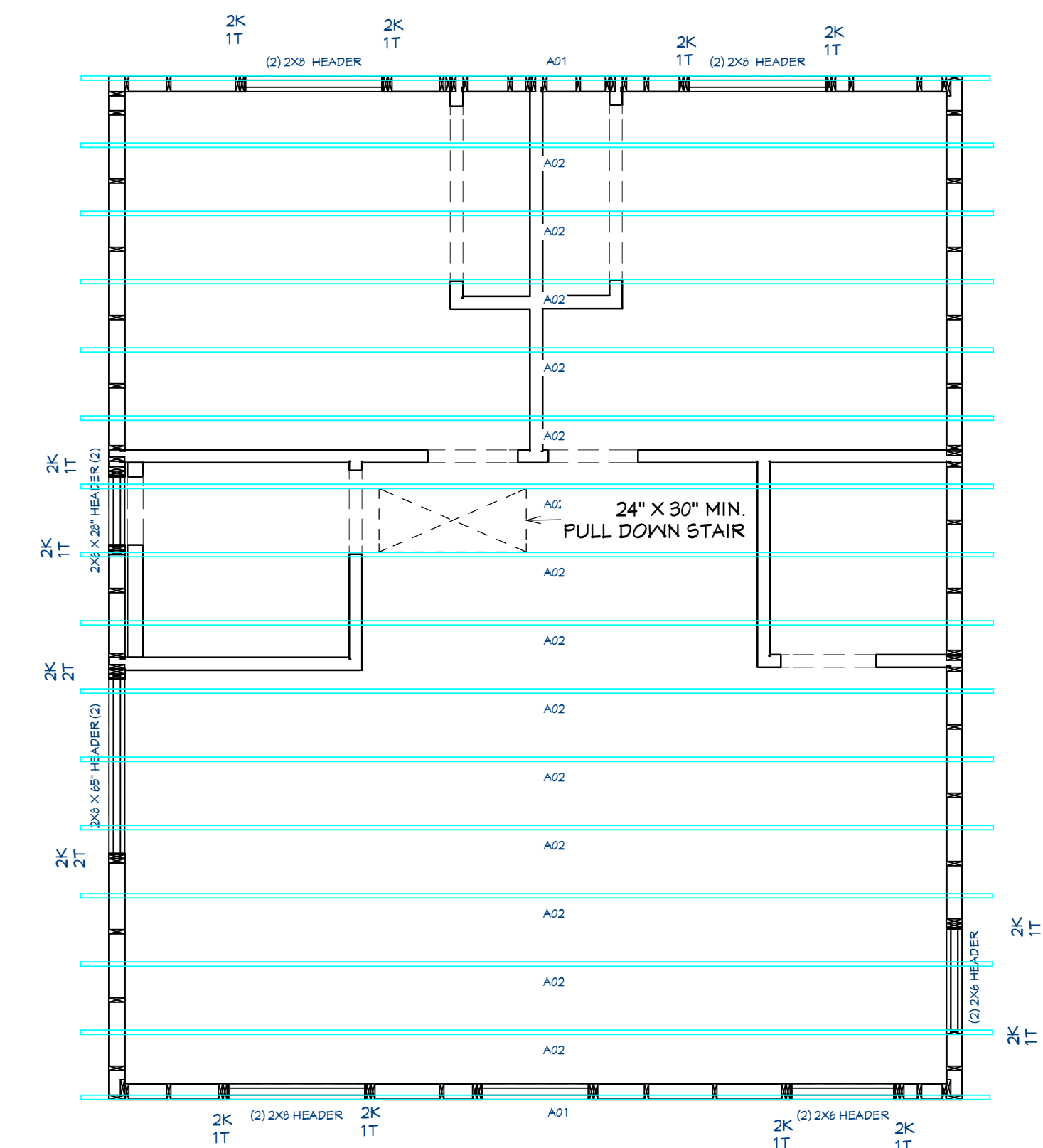
REAR ELEVATION

Elevation 3



SIDE ELEVATION

Elevation 4



PROVIDE H2.5 TRUSS CLIPS @ EA. END OF TRUSS TO TOP PL.

ROOF FRAMING PLAN

TRUSS NOTE:

FINAL TRUSS PACKET WAS NOT PROVIDED AT TIME OF COMPLETION. BUILDER IS RESPONSIBLE FOR VERIFYING ALL UPLIFT & BEARING REQUIREMENTS THAT MAY OR MAY NOT BE ANNOTATED ON THIS PLAN. HANGER SPECS BY TRUSS MANUF.

ROOF NOTES:

EXTERIOR GARAGE WALLS ARE 2x4 STUDS @ 16" O.C.; ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" O.C., UNLESS OTHERWISE NOTED.

ALL TRUSSES TO BE DESIGNED BY A LICENSED ENGINEER. TRUSS DETAILS TO BE ON HAND AT TIME OF INSPECTION.

ALL HEADERS TO BE (2) 2x12 HEM-FIR #2 OR BETTER, OR AS NOTED ON PLAN. TRIMMERS AND KING STUDS ARE NOTED ON PLAN.

POST SIZES ARE NOMINAL.

USE (1) SIMPSON H2.5T "HURRICANE CLIP" AT EACH END OF EACH TRUSS, UNLESS OTHERWISE NOTED.

ALL BUILT UP STUD COLUMNS SHALL BE CONTINUED TO THE FOUNDATION.

ALL BEARING BLOCKS (IF REQUIRED) SHALL BE 12" LONG. ATTACH BLOCKS TO BOTTOM CHORD OF TRUSSES USING (3) 10d NAILS @ 6" O.C.

GUTTERS & DOWN-SPOUTS ARE ONLY REQUIRED FOR DWELLINGS PER IBC CODE (IBC 303.4.5.4).

DESIGN LOADS:

ROOF: 40 LIVE LOAD WIND: 120 MPH, EXP. "C"
 15 DEAD LOAD ROOF SNOW LOAD = 40 PSF
 55 TOTAL LOAD

NUMBER	DATE	REVISION BY	DESCRIPTION

OWNER:
JIM MCGUE
295 GORDON CT.
CASTLE ROCK, CO 80104

DESIGN BY:
JD Designs
 MONUMENT, CO
 (719) 510-8020 www.JDDesigns.net

DATE:

9/10/2024

SCALE:

1/4"=1'-0"

SHEET:

A-3

SITE PLAN

LEGAL DESCRIPTION

LOT 24 BLOCK 3, MEMMEN 2ND
ADDITION - CASTLE ROCK

