MANITOU SPRINGS
CITY PLANNING COMMISSION
REGULAR MEETING AGENDA

All upcoming CPC meetings are scheduled to be hybrid,
Zoom (remote) or in-person at Memorial Hall.
In Person: Memorial Hall
606 Manitou Avenue
Manitou Springs, CO 80829
Remote: A link is provided on the City's Official Website at
https://www.manitouspringsgov.com/544/All-Boards-and-Commissions

February 11, 2026 **5:30 PM**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. CPC Minutes 01.14.26

C. UNFINISHED BUSINESS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

E. NEW BUSINESS

1. STR 2601 - Short Term Rental at 219 Crystal Hills Blvd

2. MNR 2601 - Minor Development Plan at 607 Ruxton Ave

F. OTHER BUSINESS

1. Joint Work Session with Housing Advisory Board and Urban Renewal Authority

G. NOTICE OF COUNCIL ACTION AND UPDATES

H. ADJOURNMENT

Commissioners:
Alan Delwiche, Chair (12/31/2026)
Justin Wilson, Vice Chair (12/31/2029)
Megan Day (12/31/2027)
Frank DeLay (12/31/2029)
Stephen Graybill (12/31/2026)
Keith Harper (12/31/2029)
Roy Rosenthal (12/31/2028)

3 alternate positions available

City Council Liaison: Julie Wolfe

Staff:
Fred Rollenhagen, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Zachary Davison, Planner II

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov.

You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: www.manitouspringsgov.com.

CITY OF MANITOU SPRINGS
CITY PLANNING COMMISSION
Regular Meeting Minutes
Remote Meeting via Zoom
January 14, 2026

A. CALL TO ORDER

A Regular Meeting of the Manitou Springs City Planning Commission (CPC) was held via Zoom. Chair Delwiche called the meeting to order at 5:30 PM and declared a quorum present.

COMMISSIONERS PRESENT FOR ROLL CALL:

Chair Alan Delwiche
Vice Chair Justin Wilson
Commissioner Roy Rosenthal
Commissioner Steven Graybill
Alternate Commissioner Frank DeLay
Alternate Commissioner Megan Day

COMMISSIONERS ABSENT FOR ROLL CALL:

Alternate Commissioner Keith Harper

STAFF PRESENT:

Planning Director Frederick Rollenhagen
Senior Planner Chelsea Royston

GUESTS PRESENT:

CPC Attorney Kunal Parikh

B. APPROVAL OF MINUTES

1. December 10, 2025

Commissioner Rosenthal moved to approve the minutes. Commissioner DeLay seconded the motion. Vice Chair Wilson and Commissioner Graybill abstained due to absence from the December meeting. The motion carried (4-0).

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. UNFINISHED BUSINESS

No unfinished business was discussed.

E. NEW BUSINESS

1. MJT 2503 – 134 and 142 Manitou Avenue Dillon Mobility Hub

Planner Royston provided a presentation regarding Major Temporary Use Permit (MJT) 2503. The purpose of the project was stated to allow temporary parking lot surface at the Dillon Mobility Hub. Approval Criteria for MJTs were provided, which included the lot not being detrimental to public health or safety, and compatible with the Land Use and Development Code (LUDC). The Criteria of allowing off street parking was determined to be non applicable as the purpose of the lot was to provide parking.

Commissioner DeLay asked if there were any issues with dust during the past summer which may have impacted surrounding properties. Planner Royston answered that the Planning Department received no dust complaints and that dust mitigation was considered part of the development proposal. Applicant Felipe Lopez, acting on behalf of the City of Manitou Springs, explained that there were no issues with dust, and that snow on the lot melts very quickly.

Vice Chair Wilson moved to approve MJT 2503 based upon the findings that the request meets the review criteria for granting a Major Temporary Use Permit as stated in City Code Section 18.06.4.8. Commissioner Graybill seconded the motion. The motion passed unanimously (6-0).

2. Election of Officers

Vice Chair Wilson motioned to reelect Alan Delwiche as Chair. The motion passed (6-0).

Chair Delwiche motioned to reelect Justin Wilson as Vice Chair. The motion passed (6-0).

3. 2026 Meeting Schedule

Planner Royston explained that the proposed November 11, 2026 CPC Meeting lands on Veterans Day, and it was proposed that the meeting be moved to November 12, 2026. This date was accepted and revised.

4. Adoption of Standard Operating Procedures (SOP)

Planner Royston explained that the adoption of the SOP will help to maintain consistency in the Commission.

Chair Delwiche commented on the portion regarding alternate board members not being required to attend meetings. He stated his opinion that the language be changed to

“encouraged to attend every meeting, but not required to do so”. He also suggested that the rule regarding the motion and majority vote for an alternate member to be promoted to a voting member was unnecessary. He stated that he trusts staff to keep track of which alternates were voting members and that there is no need for a vote. Planner Royston explained that she could work with the City Clerk to change this language.

Commissioner Rosenthal moved to approve the adoption of the proposed SOP with modification of language regarding alternate attendance and the process of being promoted to voting member. Vice Chair Wilson seconded the motion. The motion passed unanimously (6-0).

F. OTHER BUSINESS

1. LUDC Revisions – Variances

Planner Royston reviewed previous discussions, existing criteria in the City Code and proposed revisions for the variance criteria. Proposed changes were presented for E2, F1, F2, and F4, which included definitions for terms like “nuisance” and “adjoining properties”, and the removal of language like “reasonable use”.

Commissioner Day asked the number of criteria required for obtaining a variance. Planner Royston answered that, as written all are required, but the requirements in code could be changed and recommended not going below three out of four.

Planner Royston suggested adding a “findings of fact” step to the variance approval process which would provide commissioners a chance to vote whether a given variance meets criteria, and give staff an opportunity to fill out a form whether the criteria were met according to the Commission. Chair Delwiche supported the addition of this section.

Planner Royston then proposed a new “administrative adjustments” section in the code which would allow the Planning Director to approve minor variances up to 15% from dimensional standards, subject to certain exceptions. Administrative Adjustments would also include provisions for encroachment into front yard setbacks, which would allow new principal structures to meet the average front yard setbacks of adjacent lots on the same street frontage. Accessibility requirements for accommodation under the Americans with Disability Act (ADA) were shown as an adjustment to the variance requirements, as to not require a resident to defend their disability in front of a public body. Further adjustments included existing code provisions for Historic Districts along with building heights, which already exist elsewhere in code. The Planning Director would be able to approve these administrative adjustments as long as certain criteria were met.

Vice Chair Wilson spoke in favor of changing the definition of “adverse impact” to a “nuisance”. He also expressed support for increasing the impacted area for consideration in regards to obtaining a variance. He asked who is defining the objective for an application, and what the term “objective” means in regard to the code.

Commissioner Day asked if “purpose” would be a reasonable alternative to “objective”. Planner Royston explained that “objective” was meant to put the applicant under pressure to be persuasive and explain why their objective would be met by a variance.

Commissioner Rosenthal stated that the original intent of the language regarding variances overall was to approve something within the normal bounds of the community.

Chair Delwiche voiced concern regarding the proposed language for F2 to technically or financially infeasible. He stated that this was not clear. Planner Royston clarified her intent with the language was to allow for applicant flexibility in their application, so as to not cause these hardships to stop them from performing their project.

Commissioner Day stated that she liked the wording, and supported the idea that the Commission cannot enforce something too expensive. She stated that the language regarding solar energy devices was too narrow and should be expanded to allow broader solar access such as solar tubes or natural light.

Commissioner DeLay provided an example of how properties further than 300 feet away could still be adversely impacted such as homes on a Cul de sac as a reason not to define a specific distance from a property for adverse impacts. He also spoke in support of requiring all of the variance requirements rather than three. Chair Delwiche agreed with Commissioner DeLay.

Commissioner Rosenthal expressed support for only requiring three out of four requirements to allow commissioners more flexibility in voting consistently with the criteria, and added that the idea of an application being rejected because it does not meet one of the criteria is negative. Commissioner Day agreed with requiring three out of four because of the versatility of Manitou Springs. Commissioner Graybill also spoke in favor of three out of four.

Planner Royston noted that if a property outside of 300 feet is affected by a variance then most likely a property within the 300 feet would be affected. She asked if the requirement were to meet three out of four criteria, would it be any of the four or certain criteria.

Chair Delwiche commented that he does not think the term “nuisance” will solve the problem within the code regarding ambiguous language, and that “adverse impact” could still be appropriate. He added that administrative adjustments of 15% was too high for administrative approval. He spoke in favor of the administrative adjustment to allow for setback adjustments to be consistent with the street.

Commissioner Day said she liked “nuisance” because of the implications of the term. She added that it could be strict, and suggested other rules could be loosened if the term were adopted. She expressed support for the 15% administrative adjustment. Chair Delwiche stated “nuisance” was defined within the code and that it would not impact what variances were looking to do. Planner Royston explained that some definitions in the code could translate to variances, and they would be in the realm of

something the Commission could decide on. Vice Chair Wilson added that “nuisance” works well with variance rulings.

There was a brief discussion about the timeline for the revision process, during which Commissioner Graybill said he was comfortable with a hearing next month. Chair Delwiche voiced that he was skeptical about the revisions finding success with City Council, because the City Council may think that the code is opening up too much, and suggested that administrative approval could be tightened.

Director Rollenhagen reminded the Commission that there is a scheduled working session with the Urban Renewal Authority (URA) and the Housing Advisory Board (HAB) next month. He suggested the possibility of having the work session next month and taking all the items in the code revisions to public hearing in March.

Commissioner Graybill stated that he agreed and that if Director Rollenhagen thought it was a good idea to wait, then they should wait.

G. NOTICE OF COUNCIL ACTION AND UPDATES

Director Rollenhagen shared that Inauguration day for Manitou Springs happened on Tuesday, January 6, 2026 and confirmed that Councilor Julie Wolfe is still the CPC Council Liaison.

H. ADJOURNMENT

With no further business to discuss, Chair Delwiche adjourned the meeting at 6:50 PM.

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk’s Office at cityclerk@manitouspringsco.gov or (719) 685-2554.

Title: STR 2601 - Short Term Rental at 219 Crystal Hills Blvd
From: Chelsea Royston
To: City Planning Commission
Address of Proposal: 219 Crystal Hills Blvd
Applicant: Lisa Yens, Owner

February 11, 2026

Proposal:
New Short Term Rental

Zone District:
Low Density Residential (LDR)

Background & Existing Conditions:
The residence at 219 Crystal Hills Boulevard was constructed in 1986 and has three bedrooms, two and one half bathrooms, a two-car attached garage and an additional one-car garage. The property is approximately 15,250 square feet, which exceeds the minimum of 8,700 square feet required by the Low Density Residential zone district. The surrounding neighborhood is also developed with single-household detached dwelling units. The owners/applicants intend to rent out the lower level of the home on a short-term basis while residing in the upper level of the home. They also intend to rent the whole home on a short-term basis while traveling for approximately two months of each year. Renters would be limited to two vehicles if renting just the lower level, and four vehicles if renting the whole home. The site has approximately seven off-street parking spaces.

Application Detail:
The following information was submitted as part of the application:

- floor plan with emergency exits
- owner occupancy affidavit
- Short-Term Rental Acknowledgements
- proposed listing
- house rules
- emergency instructions
- narrative of request

These materials were reviewed by the Planning Department and found to meet the application and code requirements.

Public Involvement:
The application was noticed via postcards to properties within 300 feet of the property boundaries, in the on the City website and via a poster posted on site. No comments have been received as of the publication of this report.

Findings & Review Criteria:
The review criteria for short-term rental, as outlined in the Land Use and Development Code (LUDC), are designed to ensure that such uses do not adversely impact surrounding properties or encroach upon traditional neighborhood characteristics.
Section 18.04.5.4.C - Short Term Rental Use Standards
The applicant has agreed to comply with all requirements of this section as signed in the Owners Acknowledgement and Affidavit.

Section 18.03.8.3 - Minimum Parking Requirements
The LUDC indicates that Short-Term Rentals shall provide off-street parking at the rate of "1 space per bedroom for the first two bedrooms, plus 0.5 space per bedroom beyond the first two bedrooms". The owners intend to offer all three bedrooms as part of the rental, which requires 3 off-street parking spaces (rounded up from 2.5 per the formula). The site complies with this requirement as it has three garage spaces, as well as four spaces in the driveways.

Section 18.06.4.5 - Approval Criteria
Criteria for approval:
1. Short-term rental does not adversely impact the surrounding uses; and
2. Short-term rental does not encroach upon traditional neighborhood characteristics.

Staff Recommendation:
Should the City Planning Commission find it appropriate to approve STR 2601, no conditions are recommended by staff.

Motion Language Options:
Approve STR 2601 at 219 Crystal Hills Blvd, based upon the findings that the request meets the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5, with no conditions.

Approve STR 2601 at 219 Crystal Hills Blvd, based upon the findings that the request meets the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5, with conditions as follows…

Deny STR 2601 at 219 Crystal Hills Blvd, based upon the findings that the request does not meet

the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5.

Postpone STR 2601 at 219 Crystal Hills Blvd to March 11, 2026 for further consideration.

Manitou Springs Land Use & Development Code

PRE-APPLICATION CONFERENCE SUMMARY

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at www.manitouspringsgov.com.

APPLICABILITY

The purpose of the pre-application meeting is to inform an applicant of review procedures, submittal requirements, development standards, and other pertinent matters before finalizing the development proposal application. Staff comments presented during a pre-application meeting are informational only and do not represent a commitment on behalf of the City regarding acceptability of the proposal. Staff comments are not intended to be all-inclusive or to guarantee a favorable staff report recommendation. This Summary will be prepared by staff and is valid for 12 months.

APPLICATION INFORMATION

Pre-Application Meeting Information

Meeting Number _____ Project Manager Chelsea Royston

Meeting Date 1/6/26 Summary Issue Date 1/7/26

Project Information

Project Name Short Term Rental

Physical Address 219 Crystal Hills Blvd

Tax Schedule Number (TSN) 7409101051

Meeting Attendees

Name	Agency/Company	Email/Phone
Lisa Yens	Owner	Lisa.yens@gmail.com
Chelsea Royston	Planner	Croyston@manitouspringsco.gov

APPLICATION REQUIREMENTS

The following is required if checked. Checklists can be found online at manitouspringsgov.com

Physical Development

- ☐ Concept Plan
- ☐ Material Change of Appearance
- ☐ Minor Site Plan
- ☐ Minor Development Plan
- ☐ Major Development Plan
- ☐ Minor Modification
- ☐ Hillside Development Plan
- ☐ Sign Permit
- ☐ Grading Permit
- ☐ Property Improvement Permit

- ☐ Variance

Land Use

- ☐ Rezoning
- ☐ Conditional Use Permit
- ☒ Short-term Rental Permit
- ☐ Long-term Occupancy Permit
- ☐ Wireless Facility Permit
- ☐ Temporary Use Permit – Minor
- ☐ Temporary Use Permit – Major

Subdivisions

- ☐ Minor Subdivision
- ☐ Major Subdivision
  - ☐ Preliminary Plat
  - ☐ Final Plat
- ☐ Boundary Adjustment
- ☐ Revised Final Plat
- ☐ Waiver of Replat
- ☐ Easement Vacation
- ☐ Rights-of-Way Vacation
- ☐ Subdivision Waiver

Supporting Documents & Studies

- ☐ Geologic Hazard Evaluation
  - ☐ Tier I
  - ☐ Tier II
  - ☐ Tier III
- ☐ Landscape Plan
  - ☐ Irrigation Plan
- ☐ Drainage Report
  - ☐ < one acre of disturbance
  - ☐ ≥ one acre of disturbance
- ☐ Ecological Characterization Study
- ☐ Photometric Plan
- ☐ Traffic Impact Analysis
- ☐ Alternative Parking Plan
- ☐ Shared Parking Study
- ☐ Wildfire Site Assessment
- ☐ Improvement Guarantee
- ☐ Cash-In-Lieu of Land Dedication, Fair Market Value Assessment

MEETING NOTES

The applicant inquired about a Short Term Rental (STR) Permit. The property is zoned Low Density Residential (LDR) and meets the eligibility requirements as set forth in Section 18.04.5.4. The owners live in the home full time and would rent it only while traveling. The proposed listing would be for 2 bedrooms, and 2 off-street parking spaces are provided.

The application would be decided upon by the City Planning Commission (CPC) which meets on the second Wednesday of each month at 5:30PM. Applications are due approximately 30 days prior to the intended hearing. Application checklists are being provided with this summary. The application will be publicly noticed in accordance with section 18.06.3.7.

If approved, Short Term Rental permits must be renewed annually, along with a City Business License.

Application Fees:

New Short Term Rental Permit: $350

Annual Renewal: $120

Postcards (neighbors within 300 feet): $0.60 each

Poster: $5

Manitou Springs Land Use & Development Code

DEVELOPMENT COVER SHEET

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at www.manitouspringsgov.com.

APPLICATION INFORMATION

Project Information

Project Name _____

Physical Address 219 Crystal Hills Blvd

Lot, Subdivision Lot 1 Pezoldt Sub Manitou Spgs

Tax Schedule Number (TSN) 7409101051

Pre-Application Conference Number *(if applicable)* _____

Property Owner

Name Lisa Yens Phone 719.648.4884

Email lisa.yens@gmail.com ZIP 80829

Mailing Address 219 Crystal Hills Blvd

Agent/Applicant

Name Same Phone _____

Email _____ ZIP _____

Mailing Address _____

Designate Primary Contact

☒ Property Owner ☐ Agent/Applicant

Application Package

- ☐ ***Application Fee.*** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See City Fee Schedule for list of application fees.
- ☐ ***Electronic Submittal.*** A complete digital file of the application with attachments/plans sent to planningdept@manitouspringsco.gov.
- ☐ ***Hard Copy Submittal.*** A complete printed file of the application with attachments/plans.
- ☐ ~~***Corporations and Partnerships.***~~ If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- ☐ ***Response to Submittal Checklist.*** All applications require response to applicable review standards, as outlined on the submittal checklists for each application type. If a pre-application conference is held, submittal checklists will be provided at the conference. If no pre-application conference is required, see the website for the applicable checklists.

For Office Use Only

Action Number: _____ Fee Paid: _____

APPLICATION TYPE

Physical Development Permits

- ☐ Concept Plan
- ☐ Minor Site Plan
- ☐ Minor Development Plan
- ☐ Major Development Plan
- ☐ Hillside Development Plan
- ☐ Sign Permit
- ☐ Grading Permit
- ☐ Material Change of Appearance

Use Permits

- ☐ Conditional Use Permit
- ☒ Short-term Rental Permit
- ☐ Long-term Occupancy Permit
- ☐ Wireless Facility Permit
- ☐ Temporary Use Permit – Minor
- ☐ Temporary Use Permit- Major

Subdivisions

- ☐ Minor Subdivision
- ☐ Major Subdivision
  - ☐ Preliminary Plat
  - ☐ Final Plat
- ☐ Boundary Adjustment
- ☐ Revised Final Plat
- ☐ Waiver of Replat
- ☐ Easement Vacation
- ☐ Rights-of-Way Vacation

Relief from the LUDC

- ☐ Waiver
- ☐ Variance

Amendments

- ☐ LUDC Amendment
- ☐ Minor Modification
- ☐ Rezoning

Applicant's Statement

I understand the procedures that apply to my request and acknowledge an incomplete application shall not be processed or scheduled for public hearing until such time as it is complete. City acceptance of the application, fee, and any accompanying materials does not constitute completeness. I further agree to reimburse the City for technical and professional consultant expenses that may be incurred during the review of my request. Failure to reimburse the City for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed unless the permit is granted. I understand a pre-application appointment is required a minimum of 10 workdays prior to submission deadline.

Lesia Yens — Applicant's Signature

JAN 10 2026 — Date

Owner's Statement

I have read and agree to the above statements. In addition, if I am not the applicant for this request, I further give the above designated applicant permission to make the request on my behalf.

Lesia Yens — Property Owner's Signature

JAN 10 2026 — Date

Manitou Springs Land Use & Development Code

Short-Term Rental Acknowledgments

Short-term rental owners are expected to review the details of the LUDC, available online at: www.manitouspringsgov.com under the "Government" tab and then click on "Municipal Code" in the drop-down menu. Failure to comply with the standards of the City Code may constitute grounds for revocation of the Short-Term Rental Permit under Section 18.06.4.5. Revocation may be appealed to the Planning Commission within ninety (90) days of notice of failure to comply.

Initials	Acknowledgement
LY	It shall be unlawful for any person to operate any short-term rental unit use after March 1, 2023 without a valid Short-Term Rental Permit.
LY	The Short-Term Rental Permit does not run with the property but is issued to the specific owner of the property. The permit shall expire upon sale or transfer of the property, change of personal guarantors constitutes transfer of the property. The permit shall not be transferred or assigned to another individual, person, entity, or address but may be managed by a third party on behalf of the owner.
LY	The Short-Term Rental Permit is valid for one year from the date of issuance. The permit must be renewed each year in order to continue operation.
LY	The short-term rental shall be the property owner's primary residence for one hundred eighty-five (185) or more days of the calendar year.
LY	The short-term rental must be occupied by renters for a minimum of twenty-one days per calendar year.
LY	At least one fire extinguisher must be provided on each floor level unless more are required per the International Fire Code (IFC) and the location clearly marked on each floor level of the dwelling unit. The short-term rental must be equipped with carbon monoxide alarms installed within fifteen feet of the entrance to any bedroom or other room that is lawfully used for sleeping.
LY	Occupancy of the short-term rental shall not exceed occupancy load pursuant to the City's duly adopted building code.
	Each short-term rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door that includes the following. This information shall also be listed within the rental contract for the property: a. An evacuation route and emergency instructions. b. The maximum number of occupants permitted to stay in the short-term rental. c. The maximum number of vehicles allowed for the occupants of the short-term rental. d. The name, address, and phone number of the owner and/or property manager. e. The location of the fire extinguishers and carbon monoxide alarm. f. A notice to not feed, approach, or interact with wildlife. g. Any active burn or water restrictions, what level the restriction is, and the activities that are limited due to the restriction.

Continued on next page...

LY	The owner or manager shall ensure that the occupants and/or guests do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of the City Code pertaining to noise or disorderly conduct.
LY	The owner must provide the City with updated contact information for either the owner or property manager within twenty-four (24) hours of the change.
LY	Use of property for short-term rental shall be deemed abandoned upon delivery to the City of written notice by the property owner, operator, or its representative that units previously approved for occupancy short-term rental will no longer be used for that purpose. Once the use of property for short-term rental occupancy is abandoned, approval of a new Short-Term Rental Permit shall be required before the property may be used again for a short-term rental. The short-term rental shall also be considered abandoned if the property owner discontinues use of the property for short-term rental for a period of twelve (12) continuous months or fails to meet the minimum required minimum of 21 days rented per year.
LY	The property owner shall permit the City to inspect the short-term rental dwelling unit or individual rooms with property owner permission and twenty-four (24) hour notice for compliance with the provisions of the City Code. The permittee shall maintain records of occupancy for each short-term rental unit, which shall be made available to the City, upon request, for review and inspection at any time.
LY	A violation of these requirements may subject the short-term rental to revocation. Any person or entity that fails, violates or refuses to comply with any requirement of the City Code shall be punishable as provided in Section 18.06.4.27
LY	Short-term rentals must provide sufficient parking for guest vehicles on the property, but shall be no less than one (1) parking space per bedroom for the first two rentable bedrooms and one-half (0.5) a parking space for rentable bedroom beyond the first two bedrooms (City Code Section 18.03.8.3). If this parking requirement cannot be met, a meeting will be held with the City Planning Department will be required to discuss potential alternatives.
	Waste/refuse generated by the short-term rental shall be handled in accordance with the City Code: a. All refuse shall be stored in wildlife-resistant waste containers, or be securely stored within a house, garage or wildlife-resistant enclosure at all times unless placed for pickup. b. Any owner, occupant or person with curbside pick-up shall place collection bins at the curb, alley or public right-of-way at or after 6:00 a.m. on the morning of scheduled pick-up. After pick-up, all collection bins shall be removed from the curb, alley or public right-of-way by 8:00 p.m. on the same day. Refuse containers may not be left curbside overnight.

I have read and understand the above requirements. Failure to meet any of the above may result in a citation and/or revocation of the Short-Term Rental Permit.

Owner Signature: Lisa Yens

Owner Printed Name: LISA YENS

Address: 219 Crystal Hills BLVD

Date: JAN 10 2026

Manitou Springs Land Use & Development Code

Short-Term Rental Owner Occupancy Affidavit

Section 18.04.5.4 of the LUDC

Short-term rental (STR) owners are required to review and adhere to the applicable requirements for STRs in the LUDC, available online at: www.manitousprings gov.com under the "Government" tab and then click on "Municipal Code" in the drop-down menu.

All short-term rental properties established after March 1, 2023 located within the City of Manitou Springs must have a valid STR permit issued by the City of Manitou Springs and must abide by the City's STR and housing habitability requirements prior to leasing any rental property, or room(s) within a property, to another person or persons.

STR units must be the property owner's primary place of residency for not less than 185 days per calendar year.

By signing below, I, LISA YENS **(Printed Name), swear under penalty of perjury that I am the owner of the property and this is my primary residence:** 219 CRYSTAL HILLS BLVD **(address of short-term rental). I understand that my STR permit may be revoked at any time if I do not continue to meet any of the applicable requirements in the LUDC including the primary residence requirement.**

I have carefully considered the contents of this Affidavit before signing. I affirm that the contents are true to the best of my knowledge.

Owner Signature: Lisa Yens

Owner Printed Name: LISA YENS

Date: JAN. 10 2026

Subscribed and sworn to me before me this 10th **day of** January, 20 26.

My Commission Expires: May 9, 2026

Notary Public

MIKAELA MCAFEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224018574
MY COMMISSION EXPIRES MAY 09, 2026

🌄 Luxury Mountain Retreat Overlooking Red Rock Canyon | Hot Tub | Firepit | Views

Escape to this **stunning Southwest-style mountain home** perched above **Red Rock Canyon in Manitou Springs, Colorado**, where dramatic red rock formations, endless mountain views, and peaceful surroundings create the perfect Colorado getaway.

This ***3-bedroom, 3-bath home sleeps up to 6 guests*** *and offers an exceptional blend of comfort,* privacy, and outdoor living—ideal for couples, friends, or families seeking relaxation and adventure.

✨ Highlights You'll Love

- **Breathtaking mountain & red rock views**
- **Private hot tub** with tranquil **waterfall feature**
- **40-foot deck** perfect for relaxing or entertaining
- **Outdoor patio with firepit**
- **Outdoor swing bed** for stargazing or afternoon naps
- **Two fireplaces** for cozy mountain evenings
- Beautiful **Southwest design** that complements the natural surroundings

🏡 The Home

Inside, the home is warm and inviting with open living spaces, comfortable furnishings, and thoughtful touches throughout. Large windows bring the outdoors in, showcasing the incredible scenery from nearly every angle. Each bedroom offers privacy and comfort, while three full bathrooms make it easy for everyone to unwind after a day of exploring.

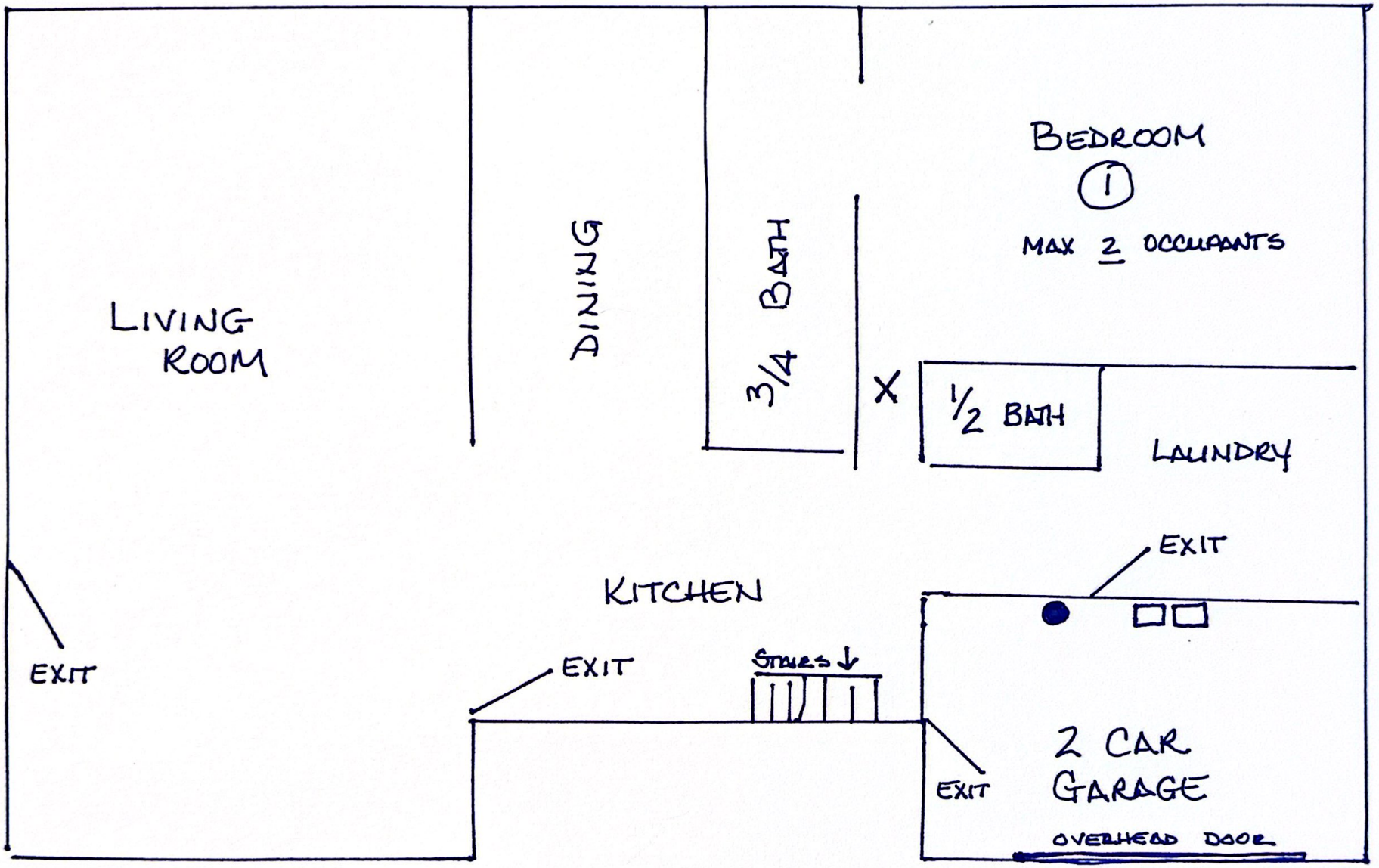
🌲 Location, Location, Location

Located minutes from:

- **Hiking and biking trails**
- **Red Rock Canyon Open Space**
- **Downtown Manitou Springs dining, shopping, and art**
- **Garden of the Gods**
- Easy access to **Colorado Springs attractions**

Whether you're soaking in the hot tub, enjoying a glass of wine by the firepit, or exploring nearby trails, this home is designed for unforgettable mountain memories.

- **No pets**
- **No smoking**
- Peaceful setting—perfect for relaxing retreats (no parties)



KEY: ● FIRE EXTINGUISHER
X CO DETECTOR
□ TRASH

MAIN LEVEL

Driveway - 3 cars
1 Car Garage
and Workshop
Overhead Door
Exit
Exit
Utility Room
Stairs →
3/4 Bath
Bedroom
(2)
Max 2 occupants
Sitting
Area
X
Family
Room
Exit
Bedroom
(3)
Max 2 occupants
Lower Level
Key: ● Fire Extinguisher
X CO Detector

Atten: Manitou Springs Planning Commission

I have applied for a Short-Term Rental Permit for my personal residence located at 219 Crystal Hills Blvd, Manitou Springs. My intended purpose for the STR permit is twofold.

1. To rent our home out to short term renters annually from January 1 – March 1 while my husband and are staying in Florida. During this time period the renters will have access to the entire home with a maximum capacity of 6 occupants (2 per bedroom). Maximum vehicles allowed will be 4, 2 vehicles per driveway, and the home will be overseen by our daughter Katherine.

2. To rent our lower level only on a short-term basis, while we reside in the upper level. The maximum occupancy in this scenario would be 4 guests with a maximum of 2 vehicles in lower driveway only.

HOUSE RULES

- Maximum occupancy – 6 guests, 2 per bedroom
- No pets permitted.
- No smoking permitted.
- Maximum number of vehicles – two (2) in lower driveway if just renting the lower level of the house plus two (2) additional vehicles in the main driveway if renting the whole home (four total).
- Trash and Recycling –
    - Please place all trash in the cans provided in the garage, do not store any refuse outside as it may attract wildlife, this includes bringing cans to the curb the night before scheduled pick-up.
    - Tuesday morning – please place cans at the end of the driveway at or after 6:00 a.m. on the morning of scheduled pick-up (Tuesday).
    - After pick-up, please bring the cans back into the garage by 8:00 p.m. on the same day.
- Fire Pit Usage:
  Please refer to the City of Manitou Springs for up-to-date fire restrictions in addition to the restrictions outlined below:
    - A safety area of 10 feet from the open fire shall be free of flammable vegetation or mowed to a very low height.
    - The open fire shall be no less than 15 feet from other combustion sources, including but not limited to residences, barns, sheds, wooden fences, and similar structures.
    - All fireplaces and pits shall be fitted with an appropriately sized and fitted Spark/Ember Arrestor.
    - The total fuel area may not be greater than 3 feet in diameter and shall have a flame height of less than 2 feet.
    - A means of extinguishing the fire shall be available and ready to deploy. These means shall include at a minimum:
        - a portable fire extinguisher at least a 51b type A rating; or
        - a water hose with sprayer attachment; or
        - a 5-gallon bucket of water and shovel.
    - All open fires shall be attended by a person at least 18 years of age who has a phone immediately available to call 911 and who is capable of using the means of extinguishing the fire.

- No refuse or yard debris may be burned.

- Emergency exits – maps of both levels showing fire extinguishers and CO detectors

- Property Owner/Manager

  Lisa Yens
  219 Crystal Hills Blvd.
  Manitou Springs, CO 80829
  719-648-4884

  Back-Up Manager

  Kathrine Yens
  7106 S Dexter St.
  Centennial, CO 80122
  719-659-6902

NOISE & DISTURBANCE NOTICE

To ensure a comfortable stay for everyone and to respect our neighbors, please always keep noise to a minimum.

- Quiet hours are **10:00 PM – 7:00 AM**
- Loud music, parties, or disruptive behavior are **not permitted**
- Noise complaints from neighbors or authorities may result in **immediate termination of your stay without refund**

Thank you for your cooperation and for being a considerate guest.

Emergency Instructions

Your safety is our top priority. Please review the information below upon arrival.

Emergency Contacts

- **Emergency (Police / Fire / Medical): 911**
- **Poison Control (U.S.): 1-800-222-1222**
- **Nearest Hospital:**
  Penrose Hospital
  2222 N Nevada Ave, Colorado Springs, CO
  (Approx. 15 minutes)

Property Address

219 Crystal Hills Blvd., Manitou Springs, CO 80829
Please provide this address when calling emergency services.

Fire Safety

- Fire extinguishers are located:
  - **Upper garage, next to entry door**
  - **Under kitchen sink**
  - **Lower garage, next to entry door**
  - **Utility room on shelf**
- Smoke detectors are installed throughout the home.
- **If a fire occurs:**
  - Get everyone outside immediately
  - Call 911
  - Do not re-enter the home

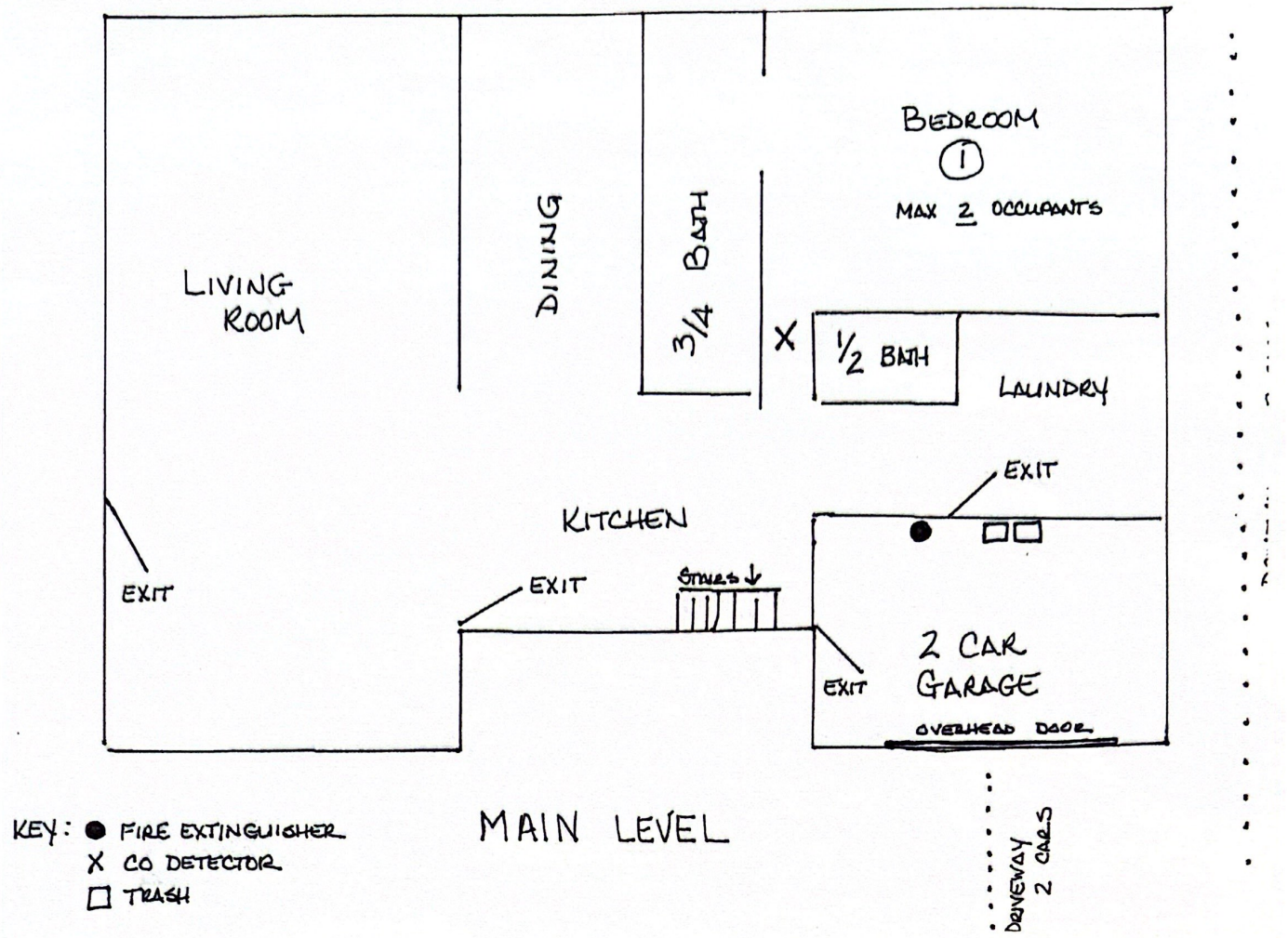
Wildfire / Evacuation

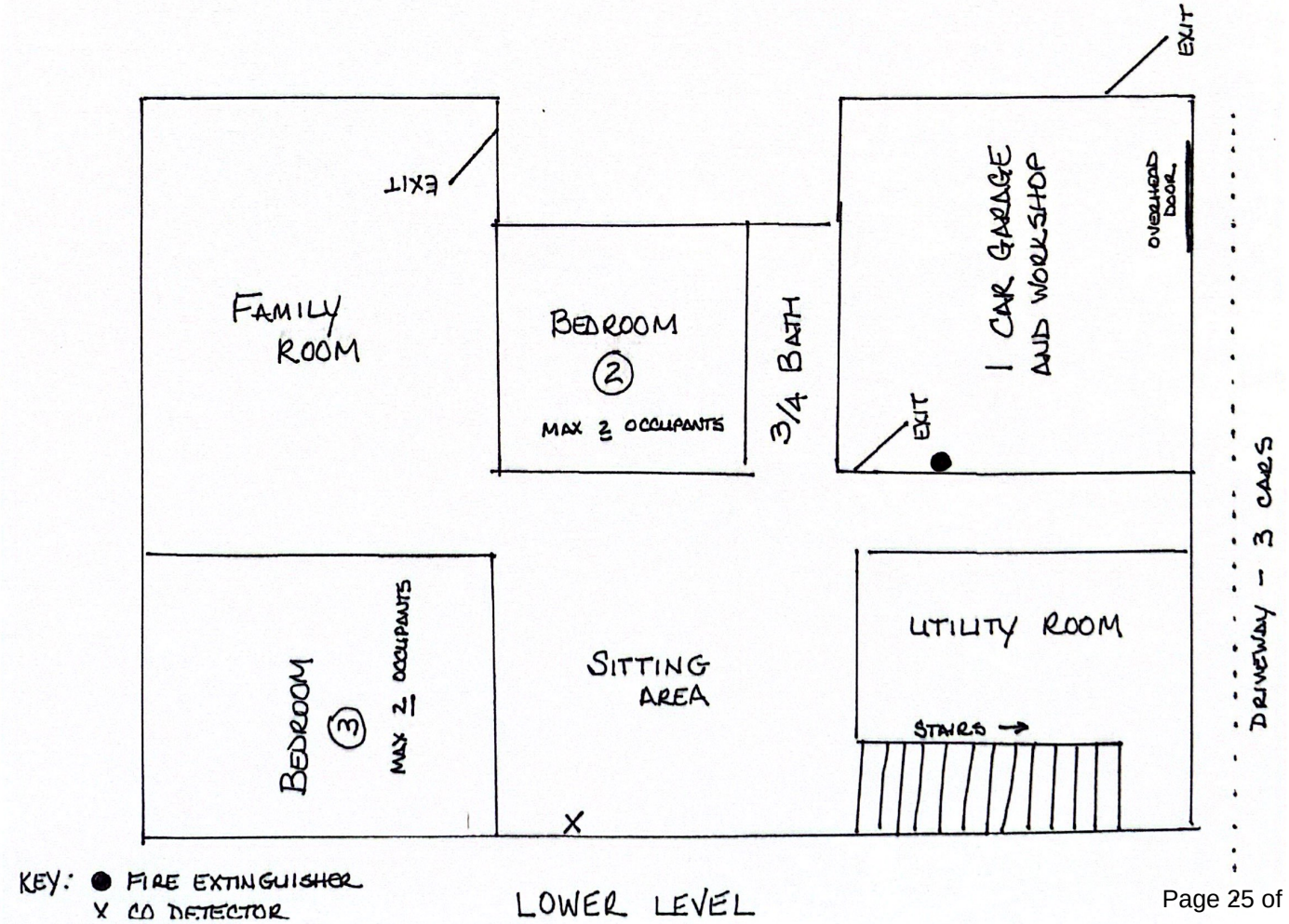
This is a mountain area and wildfire risk can occur seasonally.

- Follow all instructions from local authorities
- If asked to evacuate, leave immediately and safely

Power Outage

- Flashlights are located: **furthest right kitchen drawer**
- Avoid using candles
- If outage lasts more than 1 hour, notify the host


BEDROOM
1
MAX 2 OCCUPANTS
LIVING ROOM
DINING
3/4 BATH
X
1/2 BATH
LAUNDRY
EXIT
KITCHEN
EXIT
STAIRS
EXIT
2 CAR GARAGE
OVERHEAD DOOR
DRIVEWAY 2 CARS
KEY: FIRE EXTINGUISHER
X CO DETECTOR
TRASH
MAIN LEVEL


EXIT
EXIT
FAMILY ROOM
BEDROOM
2
MAX 2 OCCUPANTS
3/4 BATH
1 CAR GARAGE AND WORKSHOP
OVERHEAD DOOR
EXIT
BEDROOM
3
MAX 2 OCCUPANTS
SITTING AREA
UTILITY ROOM
STAIRS
X
DRIVEWAY - 3 CARS
KEY: FIRE EXTINGUISHER
X CO DETECTOR
LOWER LEVEL

Title: MNR 2601 - Minor Development Plan at 607 Ruxton Ave
From: Chelsea Royston
To: City Planning Commission
Address of Proposal: 607 Ruxton Avenue
Applicant: Electra Johnson

February 11, 2026

Proposal:
The Minor Development Plan proposes a mixed-use addition to an existing residential structure; the addition would include a garage/workshop and living space.

Zone District:
Commercial Zone

Background & Existing Conditions:
The Minor Development Plan proposes a mixed-use addition to an existing residential structure; the addition would include a garage/workshop and living space. The property is zoned commercial, and as such, single-household detached dwelling is not a permitted use but the structure and use pre-date the zoning code, making this a legal nonconforming use. Light manufacturing, workshop, and makerspace are all permitted by right in the existing commercial zone district. Mixed-Use Dwelling is also allowed by right in the commercial zone.
The site contains a large concrete subterranean structure known as “The Settler” that the owner intends to repurpose as the foundation for the addition. The Settler was originally part of the City of Colorado Springs' water system; it worked by providing an opportunity for sediment to "settle" prior to being treated. While The Settler is no longer a part of the water system, the site maintains the original Commercial Zoning. The existing house was constructed in 1920, according to the El Paso County Assessor, which pre-dates the original zoning ordinance, making it a legal nonconforming use. The neighborhood consists of varied uses and zoning. The southeast side of Ruxton Avenue in this block is zoned Commercial and is developed with the Broadmoor Manitou and Pikes Peak Cog Railway. The northwest side of the block is zoned Hillside Low Density Residential and is developed with the Hydro Water Plant and single-household detached dwelling units. Much of the neighborhood is in the Ruxton Avenue Historic Subdistrict. However, the subject property opted out of the Historic District when it was originally formed and has not been re-included in accordance with Section 17.04.130 of the Manitou Springs Municipal Code. Therefore, the application is not subject to review by the Historic Preservation Commission.

Application Detail:
The 1,090-square-foot proposed addition consists of a workshop and additional living space for the existing residence. A second living unit is not proposed. The commercial zone district allows buildings up to 35 feet in height. The existing residence is approximately 26 feet in height and

the proposed addition is approximately 17 feet in height. Due to site topography, the addition appears approximately 9 feet taller than the existing residence. The proposed addition has a shed roof, with the taller wall facing Ruxton Avenue so that any snow sloughs off toward the south side of the property. The proposed siding and windows are intended to match the existing residence. The overhead garage door is accompanied by a pedestrian entry door towards the western end of the addition. The roofing is proposed to be standing seam metal.

Public Involvement:
Public notification was issued in accordance with Section 18.06.3.7 of the LUDC. No comments have been received as of the publication of this report.

Findings & Review Criteria:
The Land Use and Development Code has fairly extensive applicability standards for Minor Site Plans and Minor Development Plans, and typically, any development that does not conform with those standards would require a Major Development Plan. This project does not fit neatly into the applicability standards, however, requirement of a Major Development Plan seemed burdensome compared to the scope of work which is designed to be minimally invasive to the site. Taking into consideration that the proposed addition will adapt a legal nonconforming use (single-household detached dwelling in the Commercial zone district) into a permitted use (mixed-use dwelling in a commercial zone district), Planning Staff identified the Minor Development Plan process to be the most appropriate review process. Therefore, the Planning Commission shall consider the following criteria in the review of this application:
Section 18.06.4.12.F
1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;

The proposed project conforms with the following goals and policies of Plan Manitou:

- Policy HC-3.3 Adaptive Reuse: The reuse of the decommissioned water settler as the foundation of the proposed addition supports this policy.
- Policy HC-4.1 Infrastructure: Reuse of the existing structure is a more sustainable approach than building new.
- Policy HN-1.2 Diversity of Housing: expanding a single-household detached dwelling into a mixed-use dwelling helps to diversify housing stock.
- Policy HN-1.3 Development Regulations: The proposed reuse of the settler is an innovative approach that extends the useful life of the existing structure.
- Policy LU-1.2 Range of Uses: The proposed integration of a mixed-use unit on a site with an existing dwelling unit expands the diversity of uses on the site.
- Goal LU-4 Encourage the use of sustainable development practices and site planning techniques and technologies in all public and private development. The proposed project supports four of the seven policies specified under this goal.

2. The details of the use, site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood;

While this may be the first mixed-use development in the neighborhood, the proposed workshop use and existing residential use are consistent with adjacent uses. The scale and orientation of the proposed addition are compatible with other structures on the surrounding properties and the exterior building material was selected to match what currently exists.

3. The project meets dimensional standards applicable to the zone district, such as but not limited to building setbacks, building height, and building area, or any applicable requirement;

The proposed addition meets all dimensional standards of the Commercial zone district.

4. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation complies with the applicable Sections of this LUDC;

The project complies with all requirements and has been reviewed by the City's contracted engineer and the Colorado Geological Survey.

5. The project complies with all the development standards of this section; and

The proposed project complies with the development standards with the exception of landscaping. The applicant has requested alternative compliance for the Landscape Plan in accordance with Section 18.03.6.4.C of the LUDC. The LUDC authorizes the final decision-making body, in this instance, it is the CPC, to deviate from the landscaping standards where strict compliance with the standards is impossible or impractical. The applicant states installation of new landscaping on steep slopes would be impractical and would require native vegetation to be cleared in excess of the limits of disturbance required for construction. Please refer to the "Alternative Compliance Narrative" exhibit of the application for complete details.

6. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

The proposed project minimizes potential impacts to the geologic and topographic features of the site by repurposing a substructure that has already been integrated into the site. Grading is kept to a minimum and is only proposed on a portion of the site that has less severe topography.

Staff Recommendation:

Should the City Planning Commission find it appropriate to approve the Minor Development Plan, staff does not recommend any conditions.

Motion Language Options:

Approve the Minor Development Plan at 607 Ruxton Avenue, based upon the findings that the request meets the review criteria for granting a Minor Development Plan, as set forth in City Code Section 18.06.4.12, with staff's conditions as outlined.

Approve the Minor Development Plan at 607 Ruxton Avenue, based upon the findings that the request meeting the review criteria for granting a Minor Development Plan, as set forth in City Code Section 17.04.050.B.5, with an alteration to staff's conditions as follows…

Deny the Minor Development Plan at 607 Ruxton Avenue, based upon the findings that the request does not meet the review criteria for granting a Minor Development Plan, as set forth in City Code Section 17.04.050.B.5.

Postpone the Minor Development Plan at 607 Ruxton Avenue to March 11, 2026 for further consideration.

Updated: March 1, 2023

Manitou Springs Land Use & Development Code

DEVELOPMENT COVER SHEET

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at www.manitouspringsgov.com.

Return completed applications to:
606 Manitou Avenue
Manitou Springs, CO 80829
Phone (719) 685-4398

APPLICATION INFORMATION

Project Information

Project Name _____

Physical Address 607 RUXTON AVE

Lot, Subdivision _____

Tax Schedule Number (TSN) _____

Pre-Application Conference Number *(if applicable)* _____

Property Owner

Name DONA SOULEK Phone 719.337.5162

Email _____ ZIP 80829

Mailing Address 607 RUXTON AVE

Agent/Applicant

Name MICHAEL SOULEK Phone 970.270.3671

Email MDSOULEK@GMAIL.COM ZIP 80829

Mailing Address 607 RUXTON AVE

Designate Primary Contact

☐ Property Owner ☒ Agent/Applicant

Application Package

- ☒ ***Application Fee.*** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See City Fee Schedule for list of application fees.
- ☒ ***Electronic Submittal.*** A complete digital file of the application with attachments/plans sent to planningdept@manitouspringsco.gov.
- ☐ ***Hard Copy Submittal.*** A complete printed file of the application with attachments/plans.
- ☐ ***Corporations and Partnerships.*** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- ☒ ***Response to Submittal Checklist.*** All applications require response to applicable review standards, as outlined on the submittal checklists for each application type. If a pre-application conference is held, submittal checklists will be provided at the conference. If no pre-application conference is required, see the website for the applicable checklists.

For Office Use Only

Action Number: _____ Fee Paid: _____

APPLICATION TYPE

Physical Development Permits

- ❒ Concept Plan
- ❒ Minor Site Plan
- ❒ Minor Development Plan
- ❒ Major Development Plan
- ❒ Hillside Development Plan
- ❒ Sign Permit
- ❒ Grading Permit
- ❒ Material Change of Appearance

Use Permits

- ❒ Conditional Use Permit
- ❒ Short-term Rental Permit
- ❒ Long-term Occupancy Permit
- ❒ Wireless Facility Permit
- ❒ Temporary Use Permit – Minor
- ❒ Temporary Use Permit- Major

Subdivisions

- ❒ Minor Subdivision
- ❒ Major Subdivision
  - ❒ Preliminary Plat
  - ❒ Final Plat
- ❒ Boundary Adjustment
- ❒ Revised Final Plat
- ❒ Waiver of Replat
- ❒ Easement Vacation
- ❒ Rights-of-Way Vacation

Relief from the LUDC

- ❒ Waiver
- ❒ Variance

Amendments

- ❒ LUDC Amendment
- ❒ Minor Modification
- ❒ Rezoning

Applicant's Statement

I understand the procedures that apply to my request and acknowledge an incomplete application shall not be processed or scheduled for public hearing until such time as it is complete. City acceptance of the application, fee, and any accompanying materials does not constitute completeness. I further agree to reimburse the City for technical and professional consultant expenses that may be incurred during the review of my request. Failure to reimburse the City for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed unless the permit is granted. I understand a pre-application appointment is required a minimum of 10 workdays prior to submission deadline.

Applicant's Signature

11/1/2025
Date

Owner's Statement

I have read and agree to the above statements. In addition, if I am not the applicant for this request, I further give the above designated applicant permission to make the request on my behalf.

Dora K. Sailek
Property Owner's Signature

11/01/2025
Date

ELECTRA JOHNSON
DESIGN & PLANNING LLC.

JULY 12, 2025

SOULEK ZONING ANALYSIS 607 RUXTON AVENUE

ZONING ANALYSIS & SITE PLAN NARRATIVE

Project: Mixed-Use Residential + Workshop Addition
Address: 607 Ruxton Avenue, Manitou Springs, CO 80829
Zoning: Commercial (C) Zone District

---

1. PROJECT OVERVIEW

This project proposes an adaptive reuse and modest expansion of the existing structure at 607 Ruxton Avenue to create a mixed-use residential and workshop facility.

- Existing Conditioned Space: 1,485 SF
- New Addition (Conditioned):
  - First Floor: 361.22 SF
  - Second Floor: 729.75 SF
  - Total Addition: 1,090.97 SF
- Total Conditioned Space: 2,575.97 SF
- Workshop Space (Fully Enclosed): 1,006.37 SF

The project site is located in the Commercial (C) Zone, adjacent to the Cog Railway and within walking distance of downtown. It is not within the Downtown (DWTN) Zone.

---

2. PERMITTED USES (BY RIGHT)

The following uses are allowed in the Commercial Zone and apply to this project:

- Mixed-Use Residential: Residential and non-residential uses within the same building or on the same lot.
- Workshop (Sec. 18.04.14.5): Small-scale fabrication using hand tools or small equipment; must be fully enclosed.
- Artisan Manufacturing: Includes shared makerspaces; retail allowed.
- Light Manufacturing: Allowed if fully enclosed and in compliance with noise regulations.

- Contractor Office/Storage

- Makerspace

Recommendation: Classify the workshop as a "Workshop" use rather than "Light Manufacturing" – most appropriate use (e.g., no outdoor buffering or bulk storage requirements).

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3. Dimensional Standards (Table 18.02.3.2-1)

Standard	Requirement	Proposed/Status
Lot Frontage	50 ft min	Met
Max Building Height	35 ft	Complies; 10-ft stepback above 28 ft
Lot Coverage	Max 75%	TBD (Expected to comply)
Front Setback	10 ft	To be confirmed
Side Setbacks	5 ft	Met
Rear Setback	10 ft	Met

---

4. Parking Requirements (Ch. 18.36)

Estimated parking needs:

Use	SF	Requirement	Spaces Needed
Residential	~1,500–1,600	1–2 spaces/unit	2
Workshop	1,006	1/500–1,000 SF	1–2
Total	—	—	3–4 total

- Bicycle parking required: 1 rack per 10 vehicle spaces
- Tandem or compact spaces may be allowed due to site constraints

---

5. Building Design Standards

- Transparency: 30% of the street-facing façade must be glazing
- Step back: 10 ft required above 28 ft in height
- Façade Variation: Every 50 ft of frontage

- Pedestrian Access: Entrances must connect to sidewalk or onsite path

Frontage Challenges:

- No ROW space for a standard sidewalk (due to narrow ROW, utility poles, and topography)

Proposed Solution:

- Construct an onsite pedestrian path from ROW to building
- Request administrative waiver for sidewalk requirement

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6. Landscaping Requirements (Sec. 18.03.6)

Requirement	Standard
Landscape Plan	Required (licensed LA not needed)
Living Plant Material	75% of landscaped area
Full Ground Coverage	Required
Tree Planting	1 per 40 ft of frontage or perimeter
Shrubs/Ornamental Grasses	1 per 10 ft (frontage & perimeter)
Outdoor Amenity Space	4% of total site
Street Trees	1 per 40 ft, irrigated with underground system
Plant Types	Native/xeric species; organic mulch only
Parking Screening	Native vegetation

---

7. Drainage / Grading / Utilities

- Drainage Plan required per the Manitou Springs Drainage Criteria Manual
- Minor excavation and grading only; trenching by hand where possible
- Retaining walls to be preserved unless structural issues require replacement
- Drainage improvements will direct water toward the front of the property and reduce pooling
- Geologic Hazard Evaluation and Drainage Report required

---

8. Zoning Confirmation

The client has confirmed the zoning will remain Commercial (C). This allows the project to proceed under permitted-by-right uses without rezoning.

---

9. Summary of Compliance and Strategy

Zoning Compliance:

- Use: Mixed-Use Residential + Workshop (fully enclosed, low-impact)
- Height, Setbacks, Coverage: Meets or expected to comply
- Parking: 3–4 spaces needed; flexibility may be requested
- Sidewalk: Site constraints justify deviation; provide alternative path
- Landscaping: All elements achievable with minor landscape plan
- Design: Complies with transparency, stepbacks, and access standards

Required Submittals:

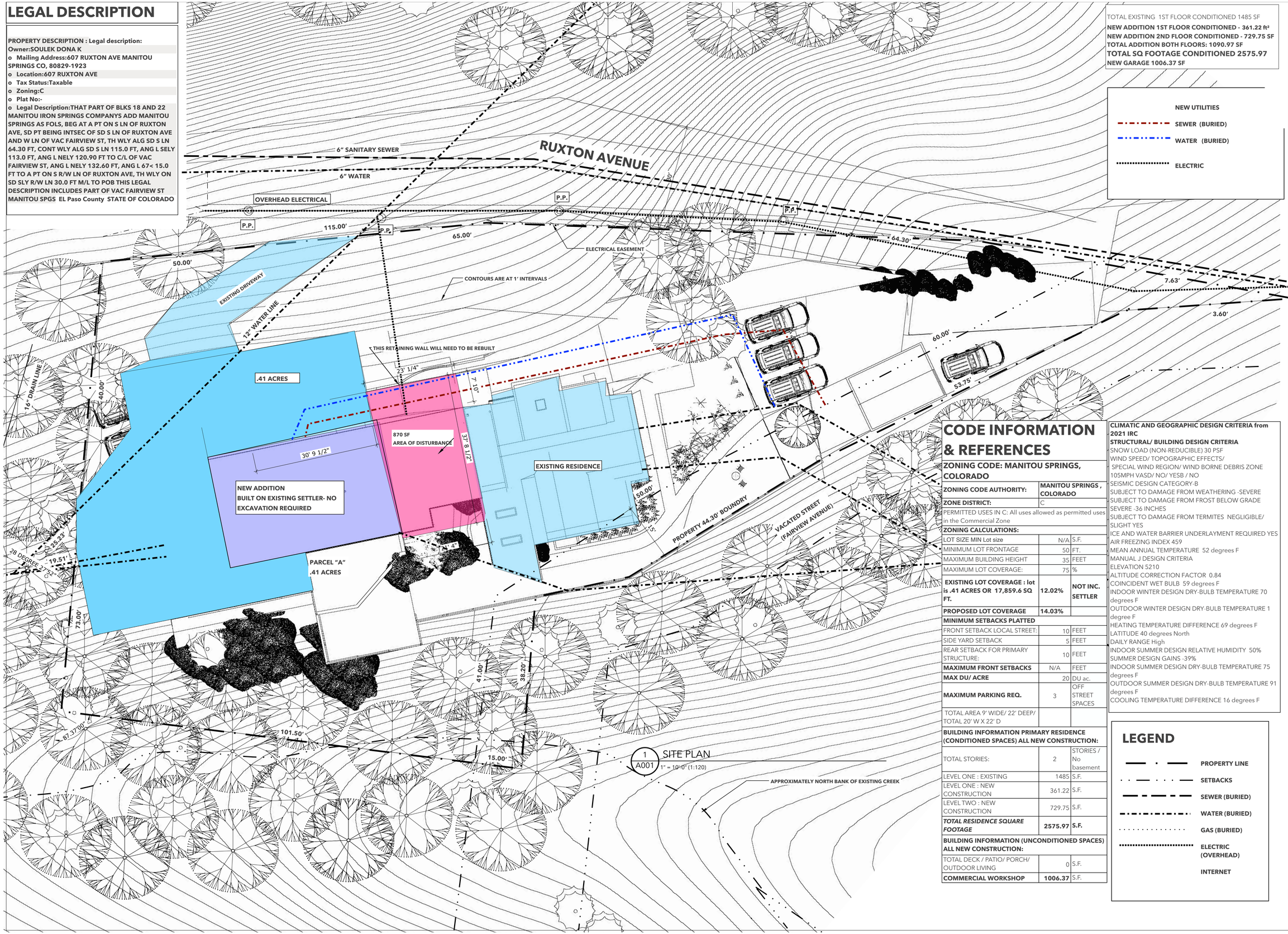
- Minor Development Plan
- Grading Permit
- Property Improvement Permit
- Waiver of Replat
- Geologic Hazard Evaluation (Tier III)
- Landscape Plan + Irrigation Plan
- Drainage Report

Recommended Strategies:

- Clearly define the workshop use as low-impact, enclosed
- Document site constraints (photos/diagrams) for sidewalk waiver
- Use unified site plan to show integration of residential + workshop uses
- Explore flexibility in parking if necessary (e.g., tandem, compact stalls)

LEGAL DESCRIPTION

PROPERTY DESCRIPTION : Legal description:
Owner:SOULEK DONA K
- **Mailing Address:607 RUXTON AVE MANITOU SPRINGS CO, 80829-1923**
- **Location:607 RUXTON AVE**
- **Tax Status:Taxable**
- **Zoning:C**
- **Plat No:-**
- **Legal Description:THAT PART OF BLKS 18 AND 22 MANITOU IRON SPRINGS COMPANYS ADD MANITOU SPRINGS AS FOLS, BEG AT A PT ON S LN OF RUXTON AVE, SD PT BEING INTSEC OF SD S LN OF RUXTON AVE AND W LN OF VAC FAIRVIEW ST, TH WLY ALG SD S LN 64.30 FT, CONT WLY ALG SD S LN 115.0 FT, ANG L SELY 113.0 FT, ANG L NELY 120.90 FT TO C/L OF VAC FAIRVIEW ST, ANG L NELY 132.60 FT, ANG L 67< 15.0 FT TO A PT ON S R/W LN OF RUXTON AVE, TH WLY ON SD SLY R/W LN 30.0 FT M/L TO POB THIS LEGAL DESCRIPTION INCLUDES PART OF VAC FAIRVIEW ST MANITOU SPGS EL Paso County STATE OF COLORADO**



1 A001 SITE PLAN
1" = 10'-0" (1:120)

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF

NEW UTILITIES
- SEWER (BURIED)
- WATER (BURIED)
- ELECTRIC

CODE INFORMATION & REFERENCES

ZONING CODE: MANITOU SPRINGS, COLORADO		
ZONING CODE AUTHORITY:	**MANITOU SPRINGS , COLORADO**	
ZONE DISTRICT:	C	
PERMITTED USES IN C: All uses allowed as permitted uses in the Commercial Zone		
ZONING CALCULATIONS:		
LOT SIZE MIN Lot size	N/A	S.F.
MINIMUM LOT FRONTAGE	50	FT.
MAXIMUM BUILDING HEIGHT	35	FEET
MAXIMUM LOT COVERAGE:	75	%
EXISTING LOT COVERAGE : lot is .41 ACRES OR 17,859.6 SQ FT.	**12.02%**	**NOT INC. SETTLER**
PROPOSED LOT COVERAGE	**14.03%**	
MINIMUM SETBACKS PLATTED		
FRONT SETBACK LOCAL STREET:	10	FEET
SIDE YARD SETBACK	5	FEET
REAR SETBACK FOR PRIMARY STRUCTURE:	10	FEET
MAXIMUM FRONT SETBACKS	N/A	FEET
MAX DU/ ACRE	20	DU ac.
MAXIMUM PARKING REQ.	3	OFF STREET SPACES
TOTAL AREA 9' WIDE/ 22' DEEP/ TOTAL 20' W X 22' D		
BUILDING INFORMATION PRIMARY RESIDENCE (CONDITIONED SPACES) ALL NEW CONSTRUCTION:		
TOTAL STORIES:	2	STORIES / No basement
LEVEL ONE : EXISTING	1485	S.F.
LEVEL ONE : NEW CONSTRUCTION	361.22	S.F.
LEVEL TWO : NEW CONSTRUCTION	729.75	S.F.
TOTAL RESIDENCE SQUARE FOOTAGE	**2575.97**	**S.F.**
BUILDING INFORMATION (UNCONDITIONED SPACES) ALL NEW CONSTRUCTION:		
TOTAL DECK / PATIO/ PORCH/ OUTDOOR LIVING	0	S.F.
COMMERCIAL WORKSHOP	**1006.37**	S.F.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA from 2021 IRC
STRUCTURAL/ BUILDING DESIGN CRITERIA
SNOW LOAD (NON-REDUCIBLE) 30 PSF
WIND SPEED/ TOPOGRAPHIC EFFECTS/
SPECIAL WIND REGION/ WIND BORNE DEBRIS ZONE
105MPH VASD/ NO/ YESB / NO
SEISMIC DESIGN CATEGORY-B
SUBJECT TO DAMAGE FROM WEATHERING -SEVERE
SUBJECT TO DAMAGE FROM FROST BELOW GRADE SEVERE -36 INCHES
SUBJECT TO DAMAGE FROM TERMITES NEGLIGIBLE/ SLIGHT YES
ICE AND WATER BARRIER UNDERLAYMENT REQUIRED YES
AIR FREEZING INDEX 459
MEAN ANNUAL TEMPERATURE 52 degrees F
MANUAL J DESIGN CRITERIA
ELEVATION 5210
ALTITUDE CORRECTION FACTOR 0.84
COINCIDENT WET BULB 59 degrees F
INDOOR WINTER DESIGN DRY-BULB TEMPERATURE 70 degrees F
OUTDOOR WINTER DESIGN DRY-BULB TEMPERATURE 1 degree F
HEATING TEMPERATURE DIFFERENCE 69 degrees F
LATITUDE 40 degrees North
DAILY RANGE High
INDOOR SUMMER DESIGN RELATIVE HUMIDITY 50%
SUMMER DESIGN GAINS -39%
INDOOR SUMMER DESIGN DRY-BULB TEMPERATURE 75 degrees F
OUTDOOR SUMMER DESIGN DRY-BULB TEMPERATURE 91 degrees F
COOLING TEMPERATURE DIFFERENCE 16 degrees F

LEGEND

- PROPERTY LINE
- SETBACKS
- SEWER (BURIED)
- WATER (BURIED)
- GAS (BURIED)
- ELECTRIC (OVERHEAD)
- INTERNET

ELECTRA JOHNSON
DESIGN & PLANNING LLC.

ELECTRA JOHNSON
DESIGN & PLANNING LLC.
2036 RIDGEWAY AVENUE
COLORADO SPRINGS, CO 80906
719.290.7387

STRUCTURAL ENGINEER
Richard M. Bond, PE 38834
Cell 719-388-3317
Home 719-393-8005
randt.bond@gmail.com

MECHANICAL ENGINEER
H2Air of Colorado, Inc.
2009 IECC Mechanical Design
North:
720.445.6478
South:
719.966.7722
h2air.inbox@gmail.com

CONTRACTOR
Kimber Janney
719-460-7433
kimber@kivaconstruction.com
www.kivaconstruction.com

COORDINATION
Structural, Mechanical, Electrical, Plumbing, Data, Other

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
607 RUXTON AVE
MANITOU SPRINGS CO 80829

REVISION DATE:
August 14, 2025

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

COORDINATION
Structural, Mechanical, Electrical, Plumbing, Data, Other

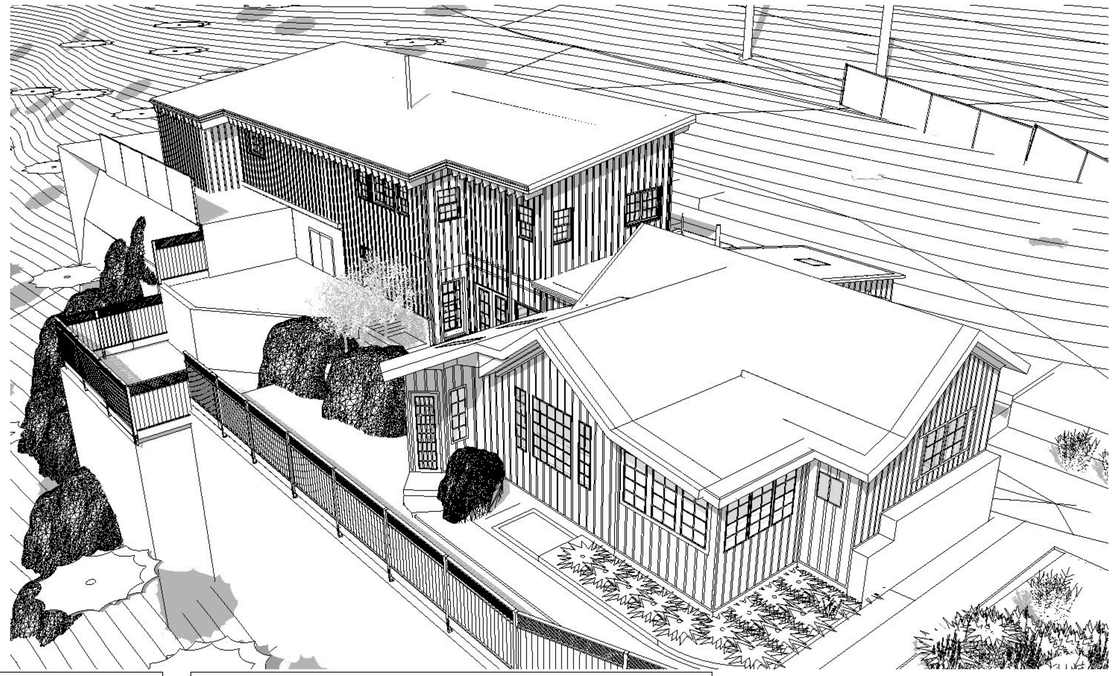
Project number 2502
SITE PLAN
A001

Start: 04/23/2025
Drawn by: ELJ

THE SETTLER ADDITION

PROPERTY AND ZONING INFORMATION

- **PROPERTY DESCRIPTION : Legal description:** Owner:SOULEK DONA K
- Mailing Address:607 RUXTON AVE MANITOU SPRINGS CO, 80829-1923
- Location:607 RUXTON AVE
- Tax Status:Taxable
- Zoning:C
- Plat No:-
- Legal Description:THAT PART OF BLKS 18 AND 22 MANITOU IRON SPRINGS COMPANYS ADD MANITOU SPRINGS AS FOLS, BEG AT A PT ON S LN OF RUXTON AVE, SD PT BEING INTSEC OF SD S LN OF RUXTON AVE AND W LN OF VAC FAIRVIEW ST, TH WLY ALG SD S LN 64.30 FT, CONT WLY ALG SD S LN 115.0 FT, ANG L SELY 113.0 FT, ANG L NELY 120.90 FT TO C/L OF VAC FAIRVIEW ST, ANG L NELY 132.60 FT, ANG L 67< 15.0 FT TO A PT ON S R/W LN OF RUXTON AVE, TH WLY ON SD SLY R/W LN 30.0 FT M/L TO POB THIS LEGAL DESCRIPTION INCLUDES PART OF VAC FAIRVIEW ST **MANITOU SPGS EL Paso County STATE OF COLORADO**



TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF

CODE INFORMATION & REFERENCES

ZONING CODE: MANITOU SPRINGS, COLORADO		
ZONING CODE AUTHORITY:	**MANITOU SPRINGS , COLORADO**	
ZONE DISTRICT:	C	
PERMITTED USES IN C: All uses allowed as permitted uses in the Downtown Zone		
ZONING CALCULATIONS:		
LOT SIZE MIN Lot size	N/A	S.F.
MINIMUM LOT FRONTAGE	50	FT.
MAXIMUM BUILDING HEIGHT	35	FEET
MAXIMUM LOT COVERAGE:	75	%
EXISTING LOT COVERAGE : lot is .41 ACRES OR 17,859.6 SQ FT.	**12.02%**	**NOT INCLUDING SETTLER**
PROPOSED LOT COVERAGE	**14.03%**	
MINIMUM SETBACKS PLATTED		
FRONT SETBACK LOCAL STREET:	10	FEET
SIDE YARD SETBACK	5	FEET
REAR SETBACK FOR PRIMARY STRUCTURE:	10	FEET
MAXIMUM FRONT SETBACKS	N/A	FEET
MAX DU/ ACRE	15	DU ac.
MAXIMUM PARKING REQ.	3	OFF STREET SPACES
TOTAL AREA 9' WIDE/ 22' DEEP/ TOTAL 20' W X 22' D		
BUILDING INFORMATION PRIMARY RESIDENCE (CONDITIONED SPACES) ALL NEW CONSTRUCTION:		
TOTAL STORIES:	2	STORIES / No basement
LEVEL ONE : EXISTING	1485	S.F.
LEVEL ONE : NEW CONSTRUCTION	361.22	S.F.
LEVEL TWO : NEW CONSTRUCTION	729.75	S.F.
TOTAL RESIDENCE SQUARE FOOTAGE	**2575.97**	**S.F.**
BUILDING INFORMATION (UNCONDITIONED SPACES) ALL NEW CONSTRUCTION:		
TOTAL DECK / PATIO/ PORCH/ OUTDOOR LIVING	0	S.F.
GARAGE	**1006.37**	S.F.
GARAGE SF	**1006.37**	S.F.

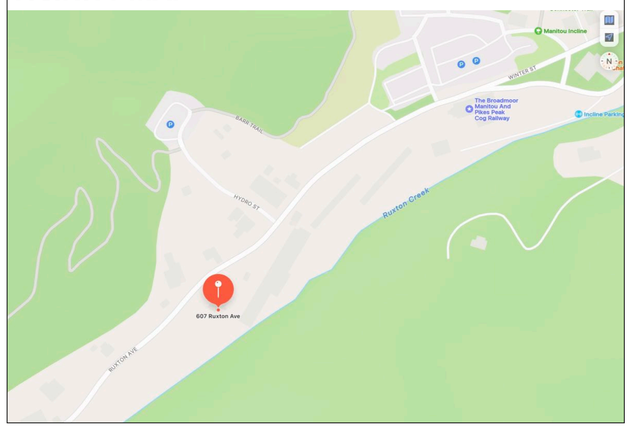
DESIGN INFORMATION
- FROST DEPTH: 36 INCH FROST DEPTH
- SNOW LOAD: 30 POUNDS / SQUARE FOOT ROOF AND GROUND
- WIND SPEED: 105 MPH AT 3 SECOND GUST, SINGLE FAMILY

RISK CATEGORY 1 VULT = 120 MPH
RISK CATEGORY 2 VULT = 135 MPH
RISK CATEGORY 3, 4 VULT = 145 MPH
2021 IRC- 1608.2 SNOW LOADS.
THE GROUND SNOW LOAD SHALL BE 30 PSF. THE DESIGN ROOF SNOW LOAD SHALL BE NO LESS THAN 30 PSF AT ANY ELEMENT OF THE ROOF.

DRAWING INDEX

000	COVER WITH GENERAL NOTES
A001	SITE PLAN
A101	1ST FLOOR PLAN
A102	2ND FLOOR PLAN
A103	ROOF PLAN
A104	TRUSS DETAILS
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A400	WALL SECTIONS & ASSEMBLIES
A401	INTERIOR ELEVATIONS
A402	STAIR DETAILS
A500	LIGHTING PLAN
A501	CONSTRUCTION DETAILS

VICINITY MAP



ELECTRA JOHNSON
DESIGN & PLANNING LLC.

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COORDINATION
Structural, Mechanical, Electrical, Plumbing, Data, Other

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
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MANITOU SPRINGS CO 80829

Released for Permit
09/23/2025 1:11:10 PM
Pikes Peak Regional Building Department
shelley

CONSTRUCTION

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

COORDINATION
Structural, Mechanical, Electrical, Plumbing, Data, Other

Project number 2502
COVER
A000

Start: 04/23/2025
Drawn by: ELJ

GENERAL NOTES

1) COPYRIGHT:
ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EJD&P LLC. AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION FROM AN AUTHORIZED REPRESENTATIVE OF EJD&P LLC.

2) CODES:
THIS PROJECT IS GOVERNED BY THE 2023 RBC. & 2021 IBC CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES, UNLESS NOTED OTHERWISE. THE CONTRACTOR, BUILDER AND THE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

3) FIELD VERIFICATION:
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY EJD&P LLC OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS.

4) DIMENSIONS:
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY EJD&P LLC. OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF BLOCK, FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

5) DISCREPANCIES:
THE OWNER HAS REQUESTED THAT EJD&P LLC. PROVIDE LIMITED DESIGN SERVICES. IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE ARE NEEDED BY THE BUILDER FOR THE CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE OR SHE SHALL IMMEDIATELY NOTIFY A QUALIFIED REPRESENTATIVE OF THE EJD&P LLC.. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE EJD&P LLC. OF RESPONSIBILITY FOR OUTCOMES OTHER THAN THOSE SPECIFIED AS PART OF THESE PLANS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTIONS FROM A QUALIFIED REPRESENTATIVE OF EJD&P LLC..

6) DUTY OF COOPERATION:
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION BETWEEN THE OWNER AND/OR OWNER'S REPRESENTATIVE, HIS OR HER BUILDER OR CONTRACTOR, AND EJD&P LLC. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE DESIGNERS HAVE PERFORMED THEIR WORK WITH DUE CARE & DILIGENCE IN THE EXECUTION OF THESE PLANS, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE EJD&P LLC. FAILURE TO NOTIFY EJD&P LLC. COMPOUNDS MISUNDERSTANDINGS AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO EJD&P LLC. SHALL RELIEVE THE DESIGNER FROM RESPONSIBILITY FOR ALL RELATED CONSEQUENCES.

7) CHANGES TO WORK:
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY A CHANGE ORDER INDICATES THE GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT THE CONSENT OF A QUALIFIED REPRESENTATIVE OF EJD&P LLC. WILL BE CONSIDERED UNAUTHORIZED, AND SHALL RELIEVE EJD&P LLC. AND ITS REPRESENTATIVES OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

8) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY, UNLESS OTHERWISE NOTED.

9) SUBSTITUTIONS:
SUBSTITUTION OF, OR EQUAL, PRODUCTS WILL BE ACCEPTABLE WITH THE WRITTEN APPROVAL OF A QUALIFIED REPRESENTATIVE OF EJD&P LLC.

10) CONSTRUCTION SAFETY:
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR, BUILDERS AND SUBCONTRACTORS SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

11) EXCAVATION PROCEDURES:
PRIOR TO ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS (IF REQUIRED BY CITY OR COUNTY) IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

12) FIELD CUTTING OF STRUCTURAL MEMBERS:
THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE CUTTING, NOTCHING, DRILLING OR OTHERWISE ALTERING ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE STRUCTURE. REFER TO THE 2015 IRC, THE MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

13) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED AND KEPT REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES.

14) BUILDING AREA:
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE, INCLUDING COST ESTIMATING.

15) PROJECT STAKING:
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER, DESIGN TEAM & DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.

16) SITE DISTURBANCE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION, AS WELL AS STORMWATER AND RUNOFF PROTECTION.

17) PROJECT GRADES:
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREAS AND SLOPES PRIOR TO POURING ANY FOUNDATION. SURVEY WORK SHOULD BE VERIFIED IN DETAIL.

SITE NOTES

1) ELECTRICAL, INTERNET, EITHERNET, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND IF POSSIBLE.
3) TOPOGRAPHIC INFORMATION OBTAINED FROM ILC UNLESS NOT PROVIDED ON ILC
4) PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.).
5) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
6) PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
7) STAKE HOUSE LOCATION FOR OWNER AND DESIGNER PRIOR TO ANY WORK.
8) GENERAL CONTRACTOR TO REVIEW AND COMPLY WITH ALL SUBDIVISION CONDITIONS (IF APPLICABLE).

RESIDENTIAL BUILDING CODES

RESIDENTIAL BUILDING CODES
PPRBD has adopted the 2023 Regional Building Code. The 2023 RBC was submitted to each jurisdiction for approval. Now approved, we have formally adopted the 2023 RBC, which implements the 2021 International Codes and Conveyance codes by reference.
Currently Adopted Codes

ALL PERMIT APPLICATIONS AND ACCOMPANYING DOCUMENTS NEED TO COMPLY WITH THE 2021 I-CODES (INTERNATIONAL BUILDING, RESIDENTIAL, FIRE, EXISTING BUILDING, ENERGY CONSERVATION, MECHANICAL, FUEL GAS, PLUMBING, SWIMMING POOL AND SPA, AND PROPERTY MAINTENANCE CODES) AND THE 2023 NATIONAL ELECTRICAL CODE.

- **INTERNATIONAL BUILDING CODE 2021**
- **INTERNATIONAL ENERGY CONSERVATION CODE 2021**
- **INTERNATIONAL FUEL GAS CODE 2021**
- **INTERNATIONAL MECHANICAL CODE 2021**
- **INTERNATIONAL PLUMBING CODE 2021**
- **INTERNATIONAL RESIDENTIAL CODE 2021**
- **NATIONAL ELECTRICAL CODE 2023**
- **2021 INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL BUILDING CODE**

SUSTAINABLE CONSTRUCTION

1) ENVIRONMENTAL HEALTH:
IT IS THE INTENT OF EJD&P LLC. THAT THE CLIENT RECEIVE A PRODUCT THAT IS BOTH FUNCTIONAL AND DESIGNED WITH THE HEALTH AND WELL-BEING OF THE CLIENT IN MIND. TO THIS END, IT IS ASSUMED THAT MATERIALS SPECIFIED WILL BE, WHENEVER AND WHEREVER POSSIBLE, OF THE HIGHEST QUALITY AND OF AN ENVIRONMENTALLY SOUND NATURE. THIS INCLUDES SOURCING PRODUCTS THAT ARE FREE OF TOXIC CHEMICALS AND VOLATILE ORGANIC COMPOUNDS.

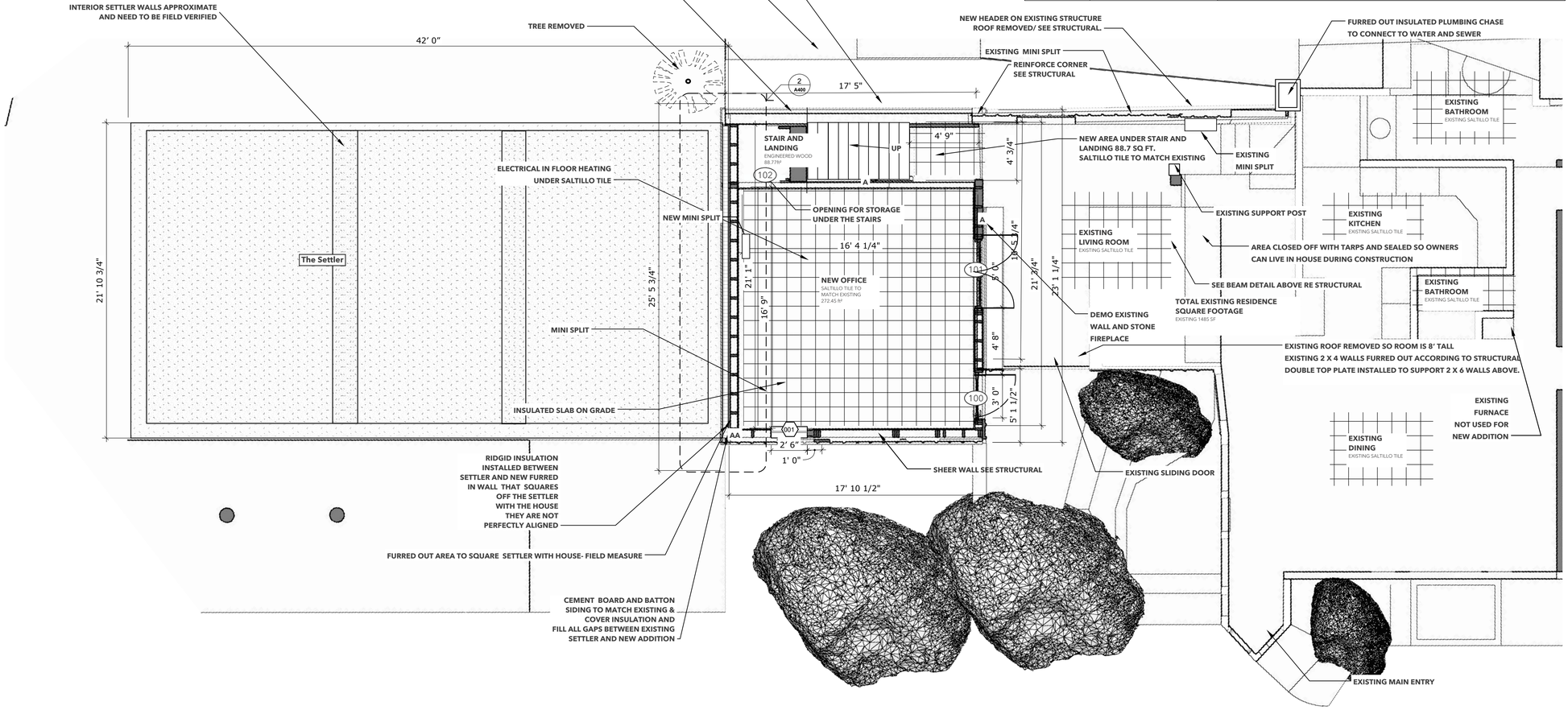
2) RECYCLED MATERIALS & PRODUCTS
FULLY OR PARTIALLY RECYCLED MATERIALS AND PRODUCTS ARE TO BE USED AS ALTERNATIVES TO ORIGINAL-USE PRODUCTS WHENEVER APPROPRIATE (e.g. LUMBER, FLOORING, ETC.). IT IS FURTHER EXPECTED THAT THE CONTRACTOR WILL PURCHASE MATERIALS THAT ARE MANUFACTURED AS PHYSICALLY CLOSE TO THE LOCATION OF THE PROJECT AS CAN BE REASONABLY EXPECTED, WITH THE CONSIDERATION OF CARBON EMISSIONS IN MIND.

3) INSULATIONS:
WHERE CELLULOSE INSULATION IS USED AS AN ALTERNATIVE TO FIBERGLASS BATT OR FOAM, CONTRACTOR IS TO ADHERE STRICTLY TO MANUFACTURER'S GUIDELINES FOR INSTALLATION AND MOISTURE-PROOFING. R-VALUES MUST EQUAL OR EXCEED SPECIFIED R-VALUES ON PLANS.

4) GLUES AND ADHESIVES:
LOW-TO-NO V.O.C. GLUES AND ADHESIVES ARE TO BE USED WHEN THEY MEET PROJECT TOLERANCES. EXAMPLES INCLUDE: DAP® 2000® HEAVY-DUTY PROJECTS VOC-COMPLIANT CONSTRUCTION ADHESIVE & PL 400® LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE.

5) PAINTS AND SOLVENTS
USE LOW OR ZERO–V.O.C. PAINTS SUCH AS KELLY-MOORE 'ENVIRO-COTE' OR DEVOE 'WONDERPURE' TYPE PAINTS. EXTERIOR OIL-BASED PAINTS ARE TO BE THINNED WITH TURPENTINE OR OTHER NATURAL SOLVENTS. USE NATURAL PAINTS WHERE POSSIBLE, AS THE CLIENT REQUIRES.

6) FIRE NOTES
- ALL VENTS AND SCREENS SHALL BE METAL MATERIAL NOT PLASTIC.
- ESTABLISH AND MAINTAIN A 5' PERIMETER ZONE AROUND HOUSE WITH HARDSCAPE OR GRAVEL.
- ESTABLISH10' DEFENSIBLE SPACE AROUND HOUSE.
- ENSURE THAT A FIRE TRUCK CAN ACCESS THE FURTHEST CORNER OF THE HOUSE WITH A 150' HOSE (FROM LOCATION OF THE TRUCK).



01 A101 EXISTING RESIDENCE & LOWER LEVEL PLAN

1/4" = 1'-0" (1:48)

LEGEND

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 002 WINDOW
- 100 DOOR
- B WALL TYPE / SEE KEY
- VENT STACK
- FLOOR DRAIN

WALL TYPES KEY

INTERIOR WALLS	NAME	COMPOSITION
A	2x4 INTERIOR WALL	1/2" GYPSUM WALLBOARD OVER 2x4 STUDS @ 16" O.C.
B	2x6 INTERIOR PLUMBING WALL	1/2" GYPSUM TYPE 'X' WALLBOARD OVER 2x6 STUDS @ 16" O.C.; FILL WALL CAVITIES w/ SOUND ATTENUATING BATTS WITH PLUMBING CHASES
EXTERIOR WALLS	**NAME**	**COMPOSITION**
AA	2x6 EXTERIOR WALL TO MATCH EXISTING BOARD AND BATTEN SIDING- BUT HARDI PLANK (SEE ELEVATIONS)	**EXTERIOR:** FINISH SIDING PER ELEVATIONS ON 'TYVEK' BUILDING WRAP (OR EQUIV.) ON 1/2" OSB SHEATHING OVER 2x6 WALL STUDS @ 16" O.C. (PRE-FAB FRAMING) ; REFER TO ADVANCED FRAMING DETAILS FOR PLATE GASKET CALLOUTS & CORNER FRAMING DETAILS; FILL WALL STUD CAVITIES w/ MIN. R-19 INSULATION FOR A TOTAL R-21 ASSEMBLY. **INTERIOR:** INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER.

DOOR SCHEDULE NOTE: +3/4" TO +1" FOR ALL WINDOW AND DOOR DIMENSIONS FOR ROUGH OPENING SIZE FOR FRAMED OPENING

LOWER LEVEL

DOOR #		WIDTH	HEIGHT	MATERIAL	STYLE	TYPE	LEVEL	ROOM	INT. COLOR	EXT. COLOR	GLAZED	EGRESS	SUPPLIER	HANDED	LOCK/ KEYED	INSECT SCREEN
100	SWINGING EXTERIOR	30"	80"	3 PANEL KNOTTY ALDER	EXTERIOR DOOR	swinging	1	OFFICE	WOOD	WOOD	YES	YES	KIMBER	L	YES	YES
101	FRENCH INTERIOR	72"	80"	FIBERGLASS, GLASS & WOOD	FRENCH EXTERIOR	EXTERIOR	2		WOOD	WOOD	YES/ TEMPERED	YES	TBD	L	YES	YES
103	SWINGING INTERIOR	30"	80"	3 PANEL KNOTTY ALDER	INTERIOR DOOR	swinging	2	KCLO	WOOD	WOOD	NO	NO	KIMBER	L	NO	NO

WINDOW SCHEDULE NOTE: +2". FOR ALL WINDOW AND DOOR DIMENSIONS FOR ROUGH OPENING SIZE

LOWER LEVEL

NUMBER	TYPE	WIDTH	HEIGHT	ASSEMBLY	HDR. HEIGHT	SILL HEIGHT	MULLED	LOCATION	INT COLOR	EXT COLOR	TYPE GLASS	OPERATION	MANUF.	SCREEN
001	DBL HUNG WINDOWS	30"	40"	FIBERGLASS	80"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y

NOTE RADON PROTECTION: THE GROUND SURFACE SHALL BE COVERED BY CLASS 1 VAPOR RETARDER MATERIAL UNDER SLAB ON GRADE/ WITH VENTED FRENCH DRAIN UNDER SLAB .

6. PROVIDE A MINIMUM OF 22" X 30" CRAWLSPACE ACCESS.
7. ALL WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIR SHALL BE FINISHED WITH 5/8 INCH TYPE X GYPSUM WALLBOARD
8. GUARD RAILS SHALL BE AT LEAST 37 INCHES HIGH FROM ROUGH FINISH FLOOR AND SHALL BE CONSTRUCTED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH. HANDRAIL SHALL BE PLACED NO LESS THAN 34 INCHES OR MORE THAN 38 INCHES FROM AN IMAGINARY LINE DRAWN TANGENT TO THE NOSING OF THE TREADS.
9. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH FIRE RESISTANT REQUIREMENTS.
10. ALL FINISHES SHALL COMPLY WITH FLAME READINGS AS REQUIRED.
11. MINIMUM 10 MIL PLASTIC UNDER ALL SLABS WITH CONTACT WITH SOIL FOR RADON - A MECHANICAL FRENCH DRAIN RADON SYSTEM IN GRAVEL UNDER SLAB WITH A FAN AND PROPER VENTING IS PREFERRED AND SHOULD BE USED IN ALL SLAB ON GRADE CONDITIONS
12. SEE STRUCTURAL FRAMING PLANS FOR ALL HEADER'S ABOVE DOORS AND WINDOWS AND OPENINGS

PERIMETER DRAIN
WATERPROOFING OF CONCRETE FOUNDATION

CONCRETE FOUNDATION SHALL BE WATERPROOFED WITH WATER PROOF LAYER PAINTED ON OR SPRAYED ON ON SURFACE. EITHER SITKA PRODUCT/ POLYWALL OR MASTERSEAL- SHALL BE WATER PROOFING - NOT MOISTURE BARRIER - RADON PROTECTION PROVIDED ON ALL SURFACES TOUCHING EARTH - INSULATION ON ANY INTERIOR AREA OR AREA THAT IS RADIANT HEATED OR CONDITIONED AS PER ENERGY CODE REQUIREMENTS - PERIMETER DRAIN WITH LANDSCAPE FILTER FABRIC AND LAYERS OF GRAVEL ON ALL SIDES OF STRUCTURE DRAINING TO COMMON STORM SEWER.

COLD JOINT OF FOOTER SHALL HAVE KEYWAY AND BE SEALED WITH WATERPROOFING CAULK ON BOTH SIDES OF FOOTER BETWEEN FOOTER AND FOUNDATION.

SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS.

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF

NOTE:

GENERAL NOTES

1. ALL MEASUREMENTS TO OUTSIDE FACE OF STUDS- NOT OUTSIDE FACE OF INSULATION AND SIDING.
2. TOFS= TOP OF FINISHED SLAB
3. SUBCONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGEN HAVING JURISDICTION ON THIS PROJECT AND SHALL NOTIFY DESIGNER, BUILDER IMMEDIATELY UPON BECOMING AWARE THAT ANY ASPECT OF THE PROJECT IS OUT OF COMPLIANCE OR DEVIATES FROM PLANS.
2. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
3. ALL TRADE NAMES AND BRAND-NAME CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL IN WRITING BY BUILDER. OWNER TO BE NOTIFIED OF SUBSTITUTIONS. DESIGNER TO BE CONSULTED PRIOR TO SUBSTITUTIONS.
4. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT OR NOT SHOWN ON THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
5. PROVIDE A MINIMUM OF 22" X 30" CRAWLSPACE ACCESS.
6. GUARD RAILS SHALL BE AT LEAST 37 INCHES HIGH FROM ROUGH FINISH FLOOR AND SHALL BE CONSTRUCTED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH. HANDRAIL SHALL BE PLACED NO LESS THAN 34 INCHES OR MORE THAN 38 INCHES FROM AN IMAGINARY LINE DRAWN TANGENT TO THE NOSING OF THE TREADS.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH FIRE RESISTANT REQUIREMENTS.
8. ALL FINISHES SHALL COMPLY WITH FLAME READINGS AS REQUIRED.
9. ALL SLEEPING ROOMS SHALL HAVE AN EGRESS WINDOW WITH MINIMUM DIMENSIONS WITH NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. - NOT LESS THAN 24 INCHES AND NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

PLUMBING

1. EACH TOILET SHALL BE LOCATED IN A CLEAR SPACE OF NOT LESS THAN 30 INCHES WIDE AND SHALL HAVE A CLEAR SPACE IN FRONT OF IT OF NOT LESS THAN 24 INCHES.
2. PROVIDE WATER HEATERS WITH HOT WATER CIRCULATING PUMP.

GLAZING

1. ALL GLAZING WILL CONFORM TO UBC STANDARDS.
2. SAFETY GLAZING SHALL BE PROVIDED IN ALL THE LOCATIONS SUBJECT TO HUMAN IMPACT.
3. MIRRORS SHALL BE A MINIMUM QUARTER INCH POLISHED PLATE GLASS HEIGHT AS PER VANITIES PER INTERIOR ELEVATION DETAILS.
4. HINGE GLAZING SHOWER DOORS TO SWING OUTWARD.
5. ALL GLASS SHOWER DOORS MUST BE TEMPERED.
6. WINDOWS TO BE CLAD CASEMENT, DOUBLE HUNG, SINGLE HUNG OR FIXED WITH FULL SCREENS ON ALL OPERABLE WINDOWS, SEE WINDOW SCHEDULE, AND SHALL MATCH EXISTING WINDOWS.

SHEET ROCK

1. WATER RESISTANT GYPSUM/GREEN BOARD SHALL BE INSTALLED IN ALL BATH, WET AREAS.
2. ALL GYPSUM WALLBOARD WALLS AND CEILING TEXTURE FINISH LIVING AREAS TO BE SMOOTH. SAMPLE TO BE APPROVED BY OWNER OR CORNER BEADS TO BE SQUARE.

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3. DOORSTOPS PROVIDED AT ALL INTERIOR AND EXTERIOR DOORS.

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2. ALL 125 V, SINGLE PHASE, 15 AND 20 AMP WHERE RECEPTACLES INSTALLED AND BATHROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION PER REQUIREMENTS.
3. ALL CONDUCTORS CLOSER THAN ONE 1/4 OF AN INCH TO THE EDGE OF FRAMING MEMBERS SHALL BE PROTECTED WITH A STEEL PLATE AT LEAST ONE 16TH OF AN INCH THICK.
4. ALL FIXTURES INSTALLED AT WET OR DAMP LOCATIONS SHALL BE UL WET RATED.
5. PROVIDE PERMANENTLY WIRED SMOKE DETECTORS.
6. ELECTRICAL SERVICE TO BE 200 AMP MINIMUM. PROVIDE 220 V SERVICE FOR KITCHEN APPLIANCES AS NOTED PER PLAN. 200V SERVICE TO BE PROVIDED IF HOT TUB IS SPECIFIED.
7. DOORBELL AND CHIME, INTERNET AND WI-FI TO BE INSTALLED PER OWNERS REQUIREMENT.
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2. ALL SWING DOORS AND WINDOWS LEADING TO UNCONDITIONED AREAS SHOULD BE FULLY WEATHER-STRIPPED.
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COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
607 RUXTON AVE
MANITOU SPRINGS CO 80829

Released for Permit
09/23/2025 1:11:10 PM
Pikes Peak REGIONAL Building Department
REVIEWED BY: Shelley
CONSTRUCTION

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

Project number 2502

1ST FLOOR PLAN

A101

Start: 04/23/2025

Drawn by: ELJ

DOOR SCHEDULE NOTE: +3/4" TO +1" FOR ALL WINDOW AND DOOR DIMENSIONS FOR ROUGH OPENING SIZE FOR FRAMED OPENING

LOWER LEVEL

DOOR #		WIDTH	HEIGHT	MATERIAL	STYLE	TYPE	LEVEL	ROOM	INT. COLOR	EXT. COLOR	GLAZED	EGRESS	SUPPLIER	HANDED	LOCK/ KEYED	INSECT SCREEN
200	OVERHEAD GARAGE	192"	80"	Fiberglas	GARAGE	EXTERIOR	2	GAR	WHITE	WHITE	TMPRD	YES		OVERHEAD	YES	NO
201	ENTRY	36"	80"	Fiberglas	ENTRY full lite	EXTERIOR	2	GAR	WHITE	WHITE	TMPRD	YES		outswing	YES	YES/ YES
202	FRENCH EXTERIOR	54"	80"	Fiberglas, GLASS	FRENCH EXTERIOR	DBL	2	GAR	WHITE	WHITE	TMPRD	YES		DBL	YES	YES
203	SWINGING INTERIOR	36"	80"	Fiberglas	INTERIOR DOOR	swinging	2	GAR	WHITE	WHITE	NO	NO		L	NO	NO
204	SLIDING CLOSET	60"	80"	Fiberglas/ WOOD/ MIRROR	SLIDING CLO	CLO	2	ENTRY	WHITE	WHITE	NO	NO		SLIDING	NO	NO
205	SWINGING INTERIOR	30"	80"	Fiberglas	INTERIOR DOOR	swinging	2	STO	WHITE	WHITE	NO	NO		L	NO	NO
206	SWINGING INTERIOR	30"	80"	Fiberglas	INTERIOR DOOR	swinging	2	BED	WHITE	WHITE	NO	NO		L	NO	NO
207	BARN DOOR	30"	80"	Fiberglas	BARN	BARN	2	BED	WHITE	WHITE	NO	NO		L	NO	NO
208	SWINGING INTERIOR	30"	80"	Fiberglas	INTERIOR DOOR	swinging	2	BATH	WHITE	WHITE	NO	NO		L	NO	NO
209	DBL FOLDING	30"	80"	Fiberglas	DBL FOLDING	swinging	2	BATH	WHITE	WHITE	NO	NO		L	NO	NO
210	GLASS SHOWER	55"	80"	GLASS	CUSTOM GLASS	SHOWER	2	BATH	GLASS	GLASS	TMPRD	NO		L	NO	NO

LEGEND

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 002 WINDOW
- 100 DOOR
- B WALL TYPE / SEE KEY
- VENT STACK
- FLOOR DRAIN

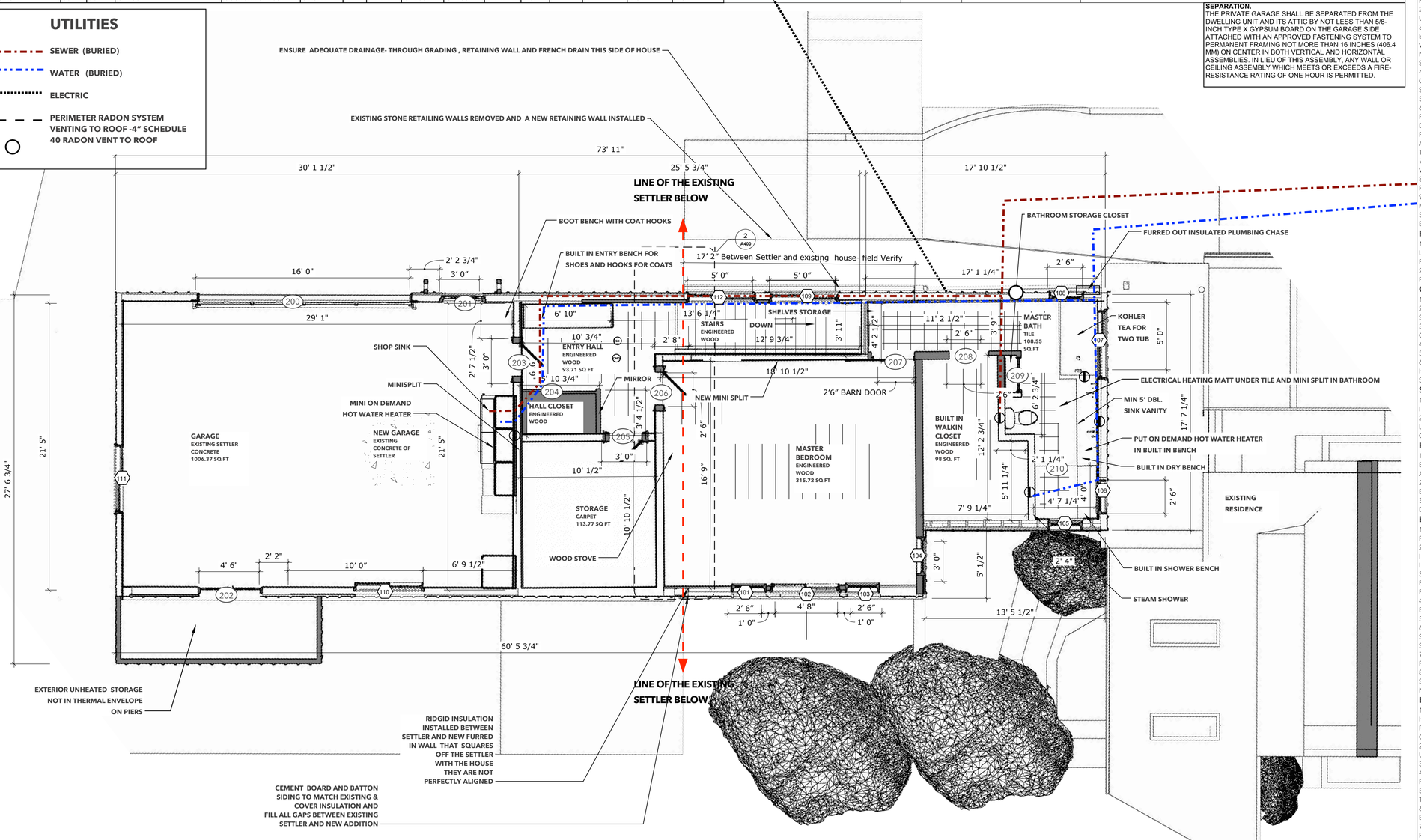
WALL TYPES KEY

INTERIOR WALLS	NAME	COMPOSITION
A	2x4 INTERIOR WALL	1/2" GYPSUM WALLBOARD OVER 2x4 STUDS @ 16" O.C.
B	2x6 INTERIOR PLUMBING WALL	1/2" GYPSUM TYPE 'X' WALLBOARD OVER 2x6 STUDS @ 16" O.C.; FILL WALL CAVITIES w/ SOUND ATTENUATING BATTS WITH PLUMBING CHASES
EXTERIOR WALLS	**NAME**	**COMPOSITION**
AA	2x6 EXTERIOR WALL TO MATCH EXISTING BOARD AND BATTEN SIDING- BUT HARDI PLANK (SEE ELEVATIONS)	**EXTERIOR:** FINISH SIDING PER ELEVATIONS ON 'TYVEK' BUILDING WRAP (OR EQUIV.) ON 1/2" OSB SHEATHING OVER 2x6 WALL STUDS @ 16" O.C. (PRE-FAB FRAMING) ; REFER TO ADVANCED FRAMING DETAILS FOR PLATE GASKET CALLOUTS & CORNER FRAMING DETAILS; FILL WALL STUD CAVITIES w/ MIN. R-19 INSULATION FOR A TOTAL R-21 ASSEMBLY. **INTERIOR:** INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER.

SEPARATION.
THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD ON THE GARAGE SIDE ATTACHED WITH AN APPROVED FASTENING SYSTEM TO PERMANENT FRAMING NOT MORE THAN 16 INCHES (406.4 MM) ON CENTER IN BOTH VERTICAL AND HORIZONTAL ASSEMBLIES. IN LIEU OF THIS ASSEMBLY, ANY WALL OR CEILING ASSEMBLY WHICH MEETS OR EXCEEDS A FIRE-RESISTANCE RATING OF ONE HOUR IS PERMITTED.

UTILITIES

- SEWER (BURIED)
- WATER (BURIED)
- ELECTRIC
- PERIMETER RADON SYSTEM VENTING TO ROOF -4" SCHEDULE 40 RADON VENT TO ROOF



WINDOW SCHEDULE NOTE: +2". FOR ALL WINDOW AND DOOR DIMENSIONS FOR ROUGH OPENING SIZE

UPPER LEVEL

NUMBER	TYPE	WIDTH	HEIGHT	ASSEMBLY	HDR. HEIGHT	SILL HEIGHT	MULLED	LOCATION	INT COLOR	EXT COLOR	TYPE GLASS	OPERATION	MANUF.	SCREEN
101	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
102	DBL HUNG WINDOWS	56"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
103	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
104	DBL HUNG WINDOWS	36"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
105	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
106	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
107	DBL HUNG WINDOWS	60"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
108	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
109	FIXED WINDOW	60"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	FIXED WINDOW	TBD	N
110	DBL HUNG WINDOWS	56"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
111	DBL HUNG WINDOWS	56"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
112	FIXED WINDOW	60"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	FIXED WINDOW	TBD	N

01 / A102 EXISTING RESIDENCE & LOWER LEVEL PLAN
1/4" = 1'-0" (1:48)

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF

NOTE:

GENERAL NOTES
1. ALL MEASUREMENTS TO OUTSIDE FACE OF STUDS- NOT OUTSIDE FACE OF INSULATION AND SIDING.
2. TOFS= TOP OF FINISHED SLAB
3. SUBCONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGEN HAVING JURISDICTION ON THIS PROJECT AND SHALL NOTIFY DESIGNER, BUILDER IMMEDIATELY UPON BECOMING AWARE THAT ANY ASPECT OF THE PROJECT IS OUT OF COMPLIANCE OR DEVIATES FROM PLANS.
2. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
3. ALL TRADE NAMES AND BRAND-NAME CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL IN WRITING BY BUILDER. OWNER TO BE NOTIFIED OF SUBSTITUTIONS. DESIGNER TO BE CONSULTED PRIOR TO SUBSTITUTIONS.
4. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT OR NOT SHOWN ON THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
5.. PROVIDE A MINIMUM OF 22" X 30" CRAWLSPACE ACCESS.
6. GUARD RAILS SHALL BE AT LEAST 37 INCHES HIGH FROM ROUGH FINISH FLOOR AND SHALL BE CONSTRUCTED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH. HANDRAIL SHALL BE PLACED NO LESS THAN 34 INCHES OR MORE THAN 38 INCHES FROM AN IMAGINARY LINE DRAWN TANGENT TO THE NOSING OF THE TREADS.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH FIRE RESISTANT REQUIREMENTS.
8. ALL FINISHES SHALL COMPLY WITH FLAME READINGS AS REQUIRED.
9. ALL SLEEPING ROOMS SHALL HAVE AN EGRESS WINDOW WITH MINIMUM DIMENSIONS WITH NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. - NOT LESS THAN 24 INCHES AND NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

PLUMBING
1. EACH TOILET SHALL BE LOCATED IN A CLEAR SPACE OF NOT LESS THAN 30 INCHES WIDE AND SHALL HAVE A CLEAR SPACE IN FRONT OF IT OF NOT LESS THAN 24 INCHES.
2. PROVIDE WATER HEATERS WITH HOT WATER CIRCULATING PUMP.

GLAZING
1. ALL GLAZING WILL CONFORM TO UBC STANDARDS.
2. SAFETY GLAZING SHALL BE PROVIDED IN ALL THE LOCATIONS SUBJECT TO HUMAN IMPACT.
3. MIRRORS SHALL BE A MINIMUM QUARTER INCH POLISHED PLATE GLASS HEIGHT AS PER VANITIES PER INTERIOR ELEVATION DETAILS.
4. HINGE GLAZING SHOWER DOORS TO SWING OUTWARD.
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COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
607 RUXTON AVE
MANITOU SPRINGS CO 80829

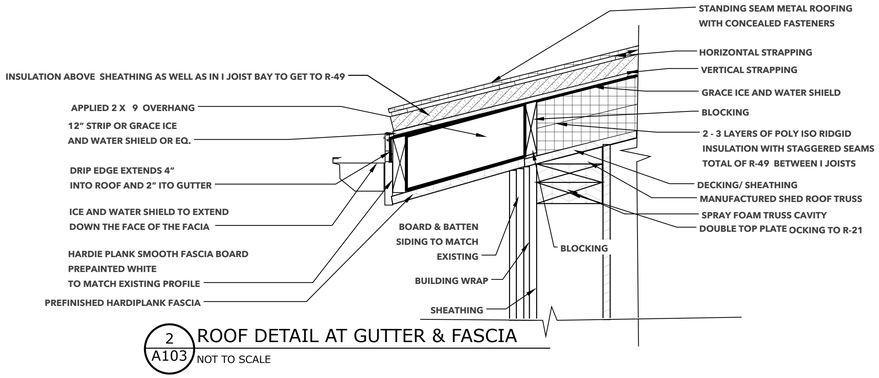
Released for Permit
09/23/2025 1:11:11 PM
Pikes Peak REGIONAL Building Department
REVIEWED FOR CODE COMPLIANCE
shelley
CONSTRUCTION

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

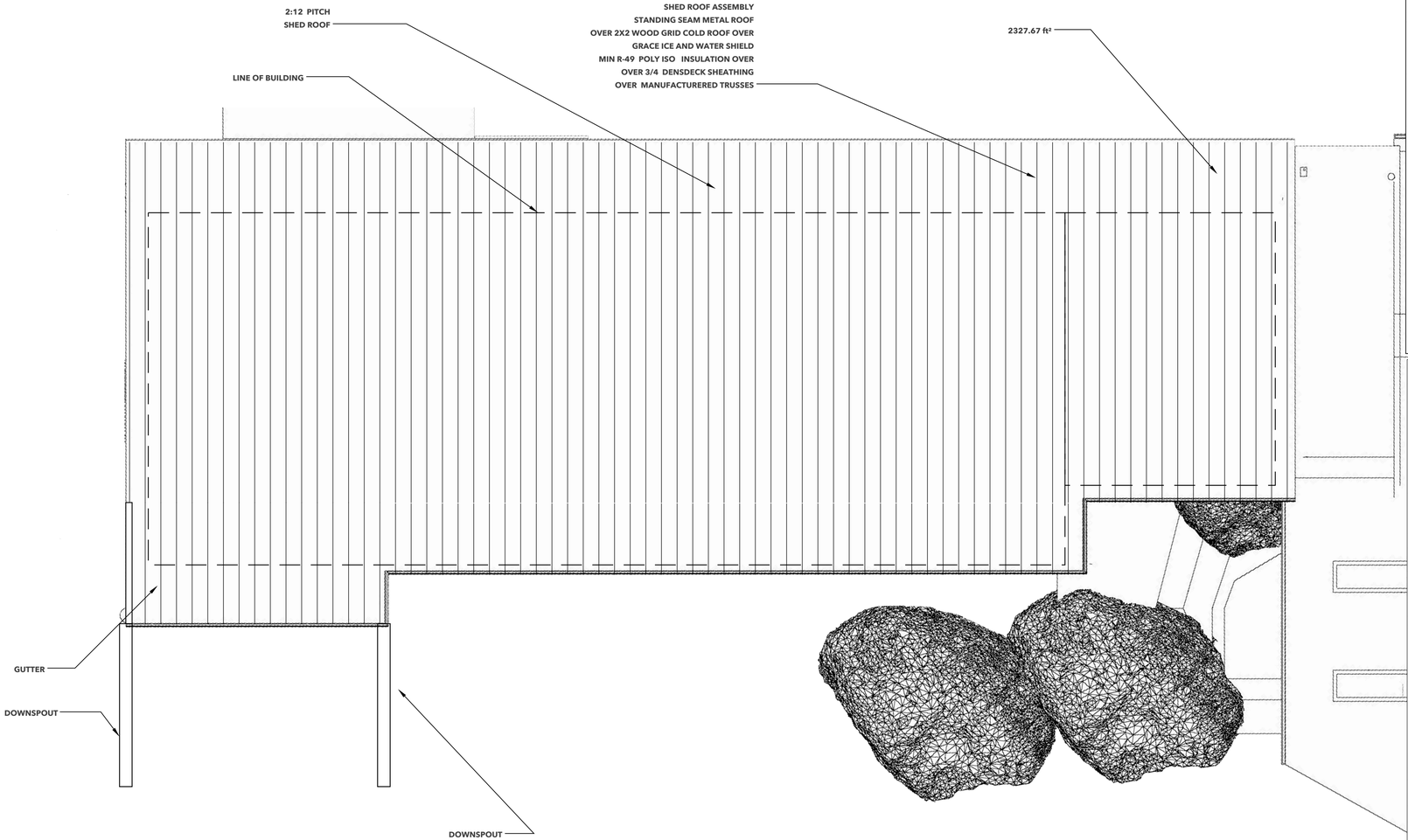
Project number 2502
2ND FL PLAN
A102

Start: 04/23/2025
Drawn by: ELJ



2 / A103 ROOF DETAIL AT GUTTER & FASCIA

NOT TO SCALE



01 / A103 EXISTING RESIDENCE & LOWER LEVEL PLAN

1/4" = 1'-0" (1:48)

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF

NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²

NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF

TOTAL ADDITION BOTH FLOORS: 1090.97 SF

TOTAL SQ FOOTAGE CONDITIONED 2575.97

NEW GARAGE 1006.37 SF

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.

UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAˆ APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY
OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION
5.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.5.2. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.2015 IRC TABLE R806.5 - INSULATION FOR CONDENSATION CONTROL A. CONTRIBUTES TO BUT DOES NOT SUPERSEDE THE REQUIREMENTS IN SECTION N1102.B. ALTERNATIVELY, SUFFICIENT CONTINUOUS INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

STANDING SEAM METAL ROOF/ AND SIDING

HIDDEN FASTENER ATTACHMENT SYSTEM

PANCAKE SCREWS ARE APPLIED TO THE "NAIL STRIP" OF THE STANDING SEAM PANELS.
WHEN USED, EXTENDED DRIP EDGE SHOULD BE INSTALLED FIRST ALONG THE DRIP EDGE OF THE ROOF. THE LOWER END OF EACH PANEL IS THEN TRIMMED AND THE HEM PRE-BENT BEFORE INSTALLATION . THE STARTER PANEL IS LAID OUT WITH THE OVERLAP SIDE AGAINST AN EAVE OR WALL AND THE HEM

PULLED UP TIGHT AND THEN COMPRESSED AROUND THE EAVE DRIP. THE "NAIL STRIP" IS SCREWED OFF COMPLETELY WITH PANCAKE SCREWS BEFORE THE NEXT PANEL IS INSTALLED. CARE SHOULD BE TAKEN THAT THE STARTER PANEL IS SQUARE WITH THE ROOF, SINCE THE FIRST PANEL DETERMINES THE LAY OF ALL THAT FOLLOW IT.

THE BENT EAVE END OF THE NEXT PANEL IS THEN PULLED TIGHT AGAINST THE DRIP EDGE AND PRESSED OR "WALKED" DOWN OVER THE FIRST PANEL, ITS NAIL STRIP SECURED, AND THE NEXT PANEL APPLIED, AND SO ON. EACH PANEL IS ALWAYS SCREWED DOWN THE HEM FINISHED OFF BEFORE THE NEXT. THE UNFASTENED LENGTH AGAINST THE GABLE OR WALL IS SECURED (EITHER THEN OR LATER) WITH FLASHING, EITHER GABLE TRIM (ON THE GABLE END) OR SIDEWALL TRIM (AGAINST A WALL).

SINCE ALLOWANCES MUST BE MADE IN THE HIDDEN FASTENER SYSTEM FOR HEMMING PANELS THAT ATTACH TO EXTENDED EAVE DRIP, THESE PANELS SHOULD BE ORDERED APPROXIMATELY 2" LONGER THAN SUBSTRATE DECKING TO ALLOW PANEL LENGTH FOR THE 1" NOSE ON EXTENDED EAVE DRIP EDGE PLUS THE 1" HEM.

STANDING SEAM ROOFING IS PARTICULARLY NOTED FOR ITS USE OF HIDDEN FASTENERS. PANCAKE SCREWS ARE USED BECAUSE THEY ARE STRONG AND YET HAVE A LOW PROFILE THAT DOES NOT INTERFERE WITH PANEL AND TRIM INSTALLATION. FOR NAIL STRIP PANELS, ONE PANCAKE SCREW IS REQUIRED EVERY 12 - 24 INCHES, DEPENDING ON WIND REQUIREMENTS.

12" SPACING # SCREWS = LINEAR FT OF PANELS 24" SPACING # SCREWS = LINEAR FT OF PANELS / 2

FOR SOLID DECKING, AT LEAST 1⁄2" STRUCTURAL PLYWOOD OR 5/8" OSB SUPPORTED ON RAFTERS AT A MAXIMUM OF 24" ON CENTER IS REQUIRED.
WHEN ATTIC VENTILATION IS DESIRED, PROFILE VENT CAN BE USED IN THE PLACE OF Z-FLASHING. CLOSURE MATERIAL IS INSERTED BETWEEN THE RIBS AND SANDWICHED BETWEEN THE PANELS AND THE RIDGE CAPS. THE RIDGE CAP IS THEN ATTACHED WITH THE TRIM SCREWS THROUGH THE RIDGE CAP AND INTO THE RIBS OF THE PANEL (SEE DETAIL BELOW).

THE DECKING MUST OF COURSE BE CUT AT THE RIDGE TO LET OUT HOT AIR. VENT MATERIAL IS EITHER A SPONGE-LIKE OR FIBROUS MATERIAL THAT PREVENTS WIND-DRIVEN RAIN, INSECTS, LEAVES AND DEBRIS FROM ENTERING THE ATTIC, WHILE AT THE SAME TIME ALLOWING THE RELEASE OF HOT AIR OUT OF THE ATTIC. INSTALLATION MAY REQUIRE CAULK TO HOLD THE MATERIAL IN PLACE.

USE TRANSITION FLASHING FOR TRANSITION BETWEEN ROOF AND WALLS TRANSITION FLASHING IS REQUIRED WHEN A ROOF MAKES A CHANGE FROM A STEEPER PITCH TO A LESSER PITCH. THE PANELS ON THE UPPER SLOPE ARE ATTACHED IN THE SAME WAY AS VALLEYS. ON THE LOWER SIDE, THE TRANSITION FLASHING EXTENDS OVER THE PANELS AND IS ATTACHED TO Z-FLASHING WITH TRIM SCREWS. BE SURE TO SPECIFY BOTH UPPER AND LOWER PITCHES WHEN ORDERING.
USE PIPE BOOT S AROUND ALL ROOF VENTS INCLUDING PLUMBING AND RADON VENTS- SEAL WITH CAULK UNDER BASE AND ROUND PIPE

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COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

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Project number 2502

ROOF PLAN

A103

Start: 04/23/2025

Drawn by: ELJ

EXISTING RESIDENCE

NEW ADDITION

2 A400

ALL ROOF PLUMBING VENTS MIN. 2' ABOVE ROOF

ALL CHIMNEY'S MIN/ 3' ABOVE HIGHEST POINT OF ROOF

GARAGE COULD BE PREFAB METAL BUILDING DEPENDING ON PRICING

BOARD AND BATTEN SIDING TO MATCH EXISTING SIDING CAN BE CONCRETE BOARD

NEW GARAGE

METAL AWNING OVER ENTRY PERSON DOOR TO GARAGE

NEW ADDITION

EXISTING RESIDENCE

NEW RETAINING WALL FACING HILL

2' 6"

5' 0"

5' 0"

6' 0"

16' 0"

3' 0"

1' 6"

7' 8 3/4"

3' 8"

108 105 112 201 200

EX

26'2"** TOP OF NEW ROOF

17'6 3/4"- LEVEL 2 BOTTOM OF PLATE

9' 7 1/2" - LEVEL 2 TOP OF NEW PLATE & FLOOR IN MASTER

8'9" - LEVEL 2 SETTLER TOP OF EX. SLAB- VERIFY

8'0" - LEVEL 1 NEW CEILING EX. LIVING & NEW OFFICE/ BOTTOM OF 2ND PLATE

0'0" - LEVEL 1 TOP OF PLATE @ EXISTING FLOOR

-3' 0" FROST LINE - BASE LVL FOOTER

8' 2"

16' 11"

8' 6"

26' 2"

1' 4 1/2"

3"

8' 1 1/2"

9' 6"

3' 0"

1 A200 NORTH ELEVATION

1/4" = 1'-0" (1:48)

1 A400

BOARD AND BATTEN SIDING TO MATCH EXISTING SIDING CAN BE CONCRETE BOARD

NEW ADDITION

NEW GARAGE

EXISTING RESIDENCE

BOARD AND BATTEN SIDING TO MATCH EXISTING SIDING CAN BE CONCRETE BOARD

3' 8"

3' 4"

111 101 102 103 105 107 001 104

2 A200 WEST ELEVATION

1/4" = 1'-0" (1:48)

3 A200 EAST ELEVATION

1/4" = 1'-0" (1:48)

4 A200 SOUTH ELEVATION

1/4" = 1'-0" (1:48)

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☐ Structural ☐ Plumbing
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2502 Project number

EXTERIOR ELEVATIONS

A200

Start: 04/23/2025

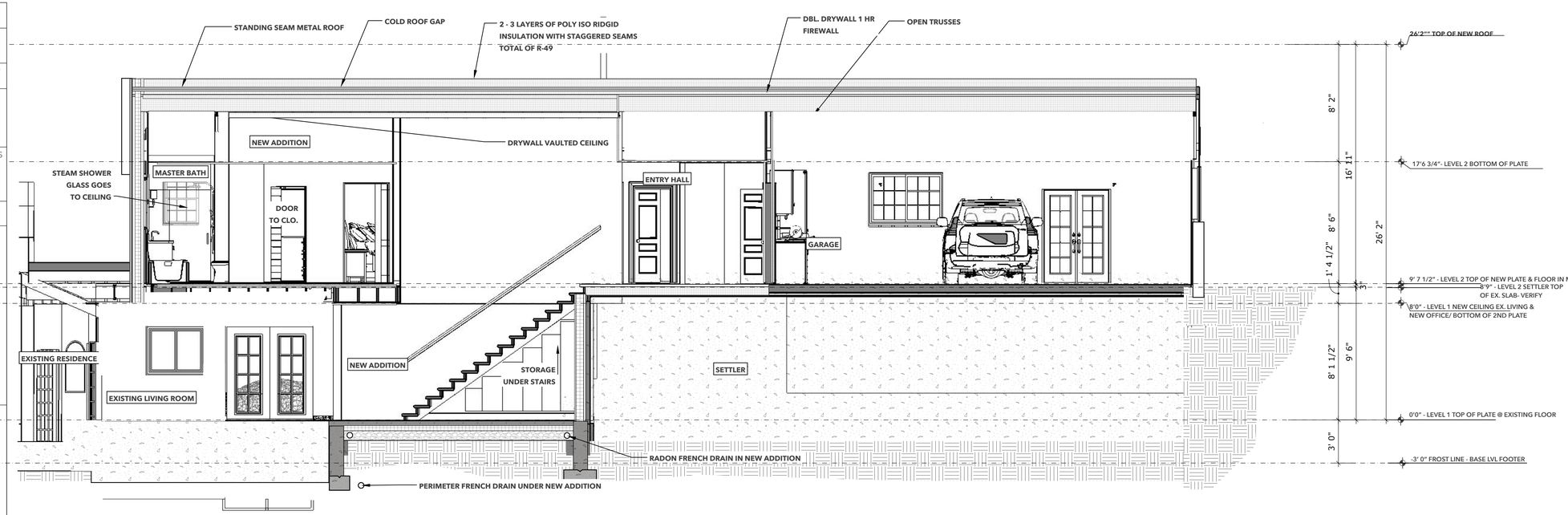
Drawn by: ELJ

WALL TYPES KEY

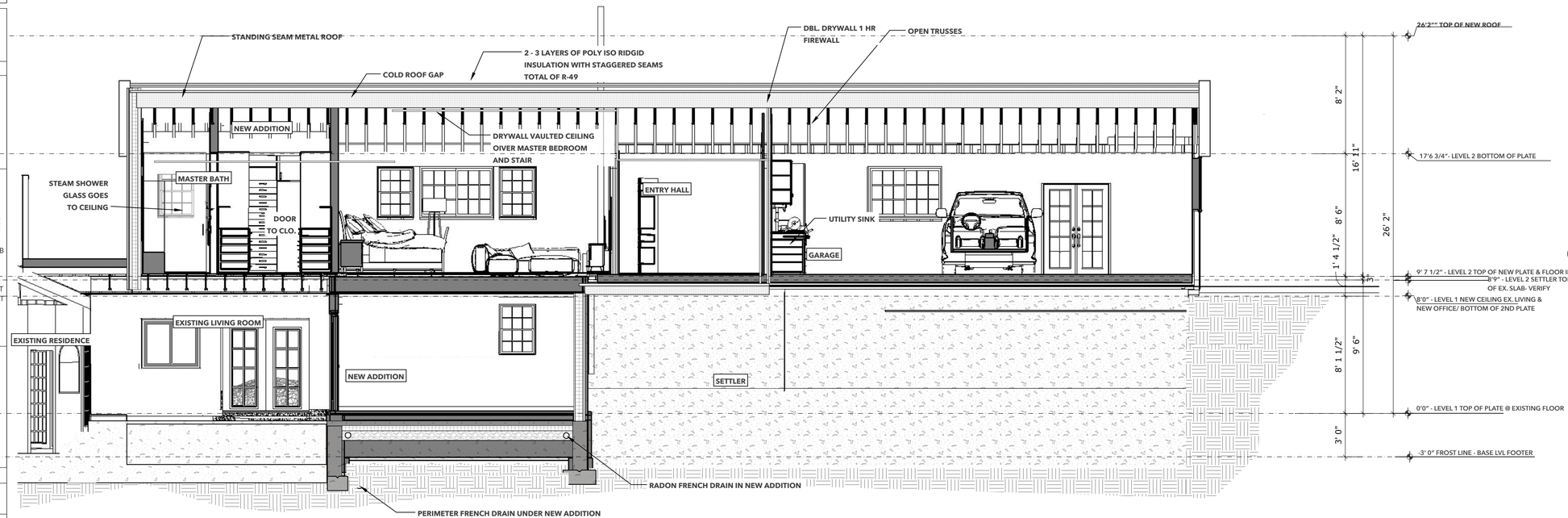
INTERIOR WALLS	NAME	COMPOSITION
A	2x4 INTERIOR WALL	1/2" GYPSUM WALLBOARD OVER 2x4 STUDS @ 16" O.C.
B	2x6 INTERIOR PLUMBING WALL	1/2" GYPSUM TYPE 'X' WALLBOARD OVER 2x6 STUDS @ 16" O.C.; FILL WALL CAVITIES w/ SOUND ATTENUATING BATTS WITH PLUMBING CHASES
C	FURRED OUT INSULATED WALL AGAINST SETTLER	2" FURRED OUT WALL WITH 4 INCHES OF EPS OR OTHER FOAM WALL INSULATION AGAINST SETTLER- MIN R 21 WALL
EXTERIOR WALLS	**NAME**	**COMPOSITION**
AA	2x6 STUD FRAME EXTERIOR WALL R-21 ON SLAB ON GRADE WITH STEPPED FOUNDATION AND INSULATED CONCRETE FOOTER	**EXTERIOR:** FINISH SIDING PER ELEVATIONS ON 'TYVEK' BUILDING WRAP (OR EQUIV.) ON 1/2" OSB SHEATHING OVER 2x6 WALL STUDS @ 16" O.C. (PRE-FAB FRAMING) ; REFER TO ADVANCED FRAMING DETAILS FOR PLATE GASKET CALLOUTS & CORNER FRAMING DETAILS; FILL WALL STUD CAVITIES w/ MIN. R-19 INSULATION FOR A TOTAL R-21 ASSEMBLY **INTERIOR:** INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER.
BB4 (4 IN. INTERIOR WALL) **BB6** (6 IN. INTERIOR PLUMBING WALL)	8 INCH CONCRETE FOUNDATION WALL WITH 2x4 OR 2X6 INTERIOR INSULATED FURRED OUT WALL ON SLAB ON GRADE WITH STEPPED FOUNDATION AND INSULATED CONCRETE FOOTER	**EXTERIOR:** WATERPROOF OUTSIDE OF FOUNDATION WALL/ SEAL COLD JOINT WITH WATERPROOFING BETWEEN FOOTER AND FOUNDATION WALL/ DRAINAGE CHANNEL AND FRENCH DRAIN OUTSIDE OF FOUNDATION WALL- STUD FRAME INTERIOR WALLS FILL WALL STUD CAVITIES w/ MIN. R-19 INSULATION FOR A TOTAL R-21 ASSEMBLY. 6 IN WALL FOR PLUMBING WALLS/ 4 INCH WALLS FOR NON PLUMBING WALLS **INTERIOR:** INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER.

FLOOR & ROOF SYSTEMS SCHEDULE

#	MATERIAL	ASSEMBLY
D	**12" CONCRETE RETAINING WALL**	**EXTERIOR:** REINFORCED POURED CONCRETE RETAINING WALL PER STRUCTURAL ENGINEER EXTERIOR DELTA VENT MASONRY PROTECTION VAPOR BARRIER WITH **2" XPS EXTRUDED POLYSTYRENE** R5/IN. R-10- **TOTAL R VALUE OF BASEMENT WALL REQUIRED R-10/13**
E	**3" REINFORCED CONCRETE SLAB ON GRADE ON Insulation**	MIN. 2" RECYCLED EPS INSULATION (PREFERRED SOURCE: REPURPOSED MATERIALS, HENDERSON, COLORADO) UNDER 4" REINFORCED POURED CONCRETE SLAB/TO MAINTAIN A SEASONAL AVERAGE SLAB TEMPERATURE THAT IS 10°F ABOVE THE SEASONAL AVERAGE SOIL TEMPERATURE THROUGH A HEATING SEASON LASTING FROM OCTOBER 1 THROUGH APRIL 30, A SLAB INSULATED WITH 1 INCH OF FOAM WOULD LOSE 7.1 MILLION BTU MORE THAN A SLAB INSULATED WITH 2 INCHES OF FOAM. ALTHOUGH THE RATES OF DOWNWARD HEAT LOSS FROM THE SLAB DIFFER BY ONLY ABOUT 0.93 BTU PER HOUR PER SQUARE FOOT, THIS DIFFERENCE TRANSLATES INTO A LOT OF MONEY OVER THE COURSE OF THE ENTIRE HEATING SEASON.
F	**TRUSS PACKAGE WITH BLOWN IN HIGH DENSITY FIBERGLASS INSULATION - CEILING IS DRYWALL**	
G	FASCIA	**WOOD STAINED FASCIA**
H	WOOD SOFFIT	
I	WINDOWS - DOORS	SEE SCHEDULE- WINDOW TRIM
J	CONCRETE BOARD AND BATTEN SIDING TO MATCH EXISTING	
K	INSULATED STAGGERED R-49 POLYISO ROOF INSUL	



1 A300 SECTION 1
1/4" = 1'-0" (1:48)



2 A300 SECTION 2
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Project number 2502

BUILDING SECTIONS

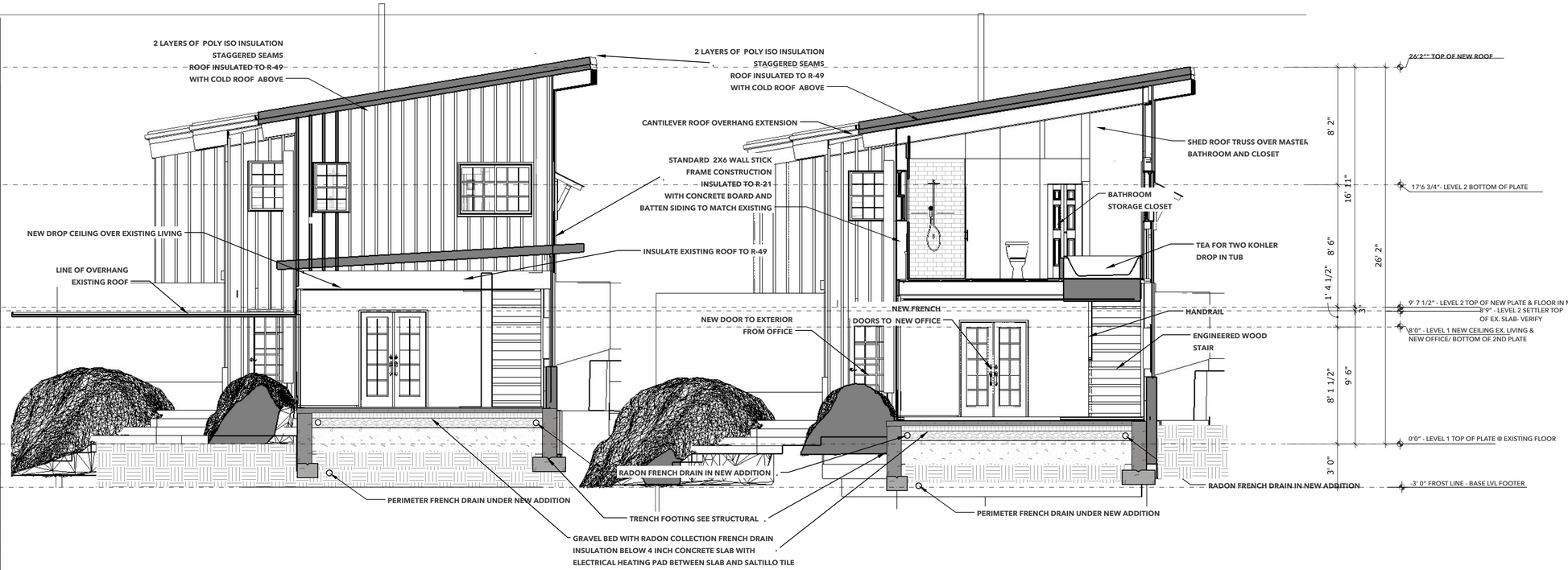
A300

Start: 04/23/2025

Drawn by: ELJ

FLOOR & ROOF SYSTEMS SCHEDULE

#	MATERIAL	ASSEMBLY
D	**12" CONCRETE RETAINING WALL**	**EXTERIOR:** REINFORCED POURED CONCRETE RETAINING WALL PER STRUCTURAL ENGINEER EXTERIOR DELTA VENT MASONRY PROTECTION VAPOR BARRIER WITH **2" XPS EXTRUDED POLYSTYRENE** R5/IN. R-10- **TOTAL R VALUE OF BASEMENT WALL REQUIRED R-10/13**
E	**3" REINFORCED CONCRETE SLAB ON GRADE ON Insulation**	MIN.2" RECYCLED EPSINSULATION (PREFERRED SOURCE: REPURPOSED MATERIALS, HENDERSON, COLORADO) UNDER 4" REINFORCED POURED CONCRETE SLAB/TO MAINTAIN A SEASONAL AVERAGE SLAB TEMPERATURE THAT IS 10°F ABOVE THE SEASONAL AVERAGE SOIL TEMPERATURE THROUGH A HEATING SEASON LASTING FROM OCTOBER 1 THROUGH APRIL 30, A SLAB INSULATED WITH 1 INCH OF FOAM WOULD LOSE 7.1 MILLION BTU MORE THAN A SLAB INSULATED WITH 2 INCHES OF FOAM. ALTHOUGH THE RATES OF DOWNWARD HEAT LOSS FROM THE SLAB DIFFER BY ONLY ABOUT 0.93 BTU PER HOUR PER SQUARE FOOT, THIS DIFFERENCE TRANSLATES INTO A LOT OF MONEY OVER THE COURSE OF THE ENTIRE HEATING SEASON.
F	**TRUSS PACKAGE WITH BLOWN IN HIGH DENSITY FIBERGLASS INSULATION - CEILING IS DRYWALL**	
G	FASCIA	**WOOD STAINED FASCIA**
H	WOOD SOFFIT	
I	WINDOWS - DOORS	SEE SCHEDULE- WINDOW TRIM
J	CONCRETE BOARD AND BATTEN SIDING TO MATCH EXISTING	
K	INSULATED STAGGERED R-49 POLYISO ROOF INSUL	



1 A301 SECTION 1
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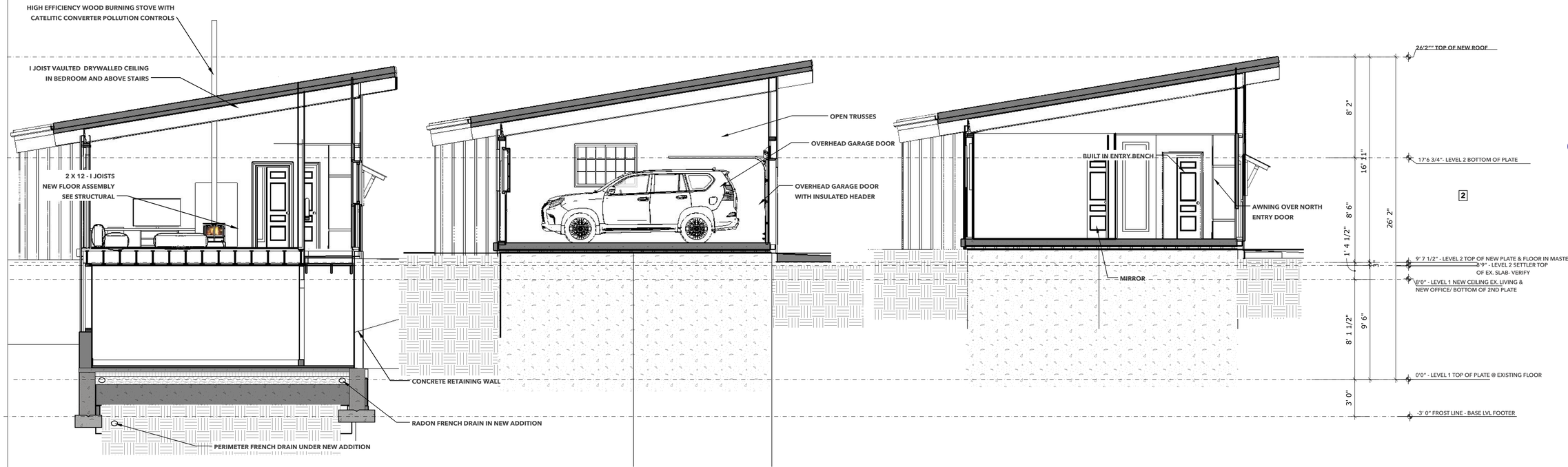
2 A301 SECTION 2
1/4" = 1'-0" (1:48)



3 A301 SECTION 3
1/4" = 1'-0" (1:48)

4 A301 SECTION 4
1/4" = 1'-0" (1:48)

5 A301 SECTION 5
1/4" = 1'-0" (1:48)

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Structural, Mechanical, Electrical, Plumbing, Data, Other

Project number 2502

BUILDING SECTIONS

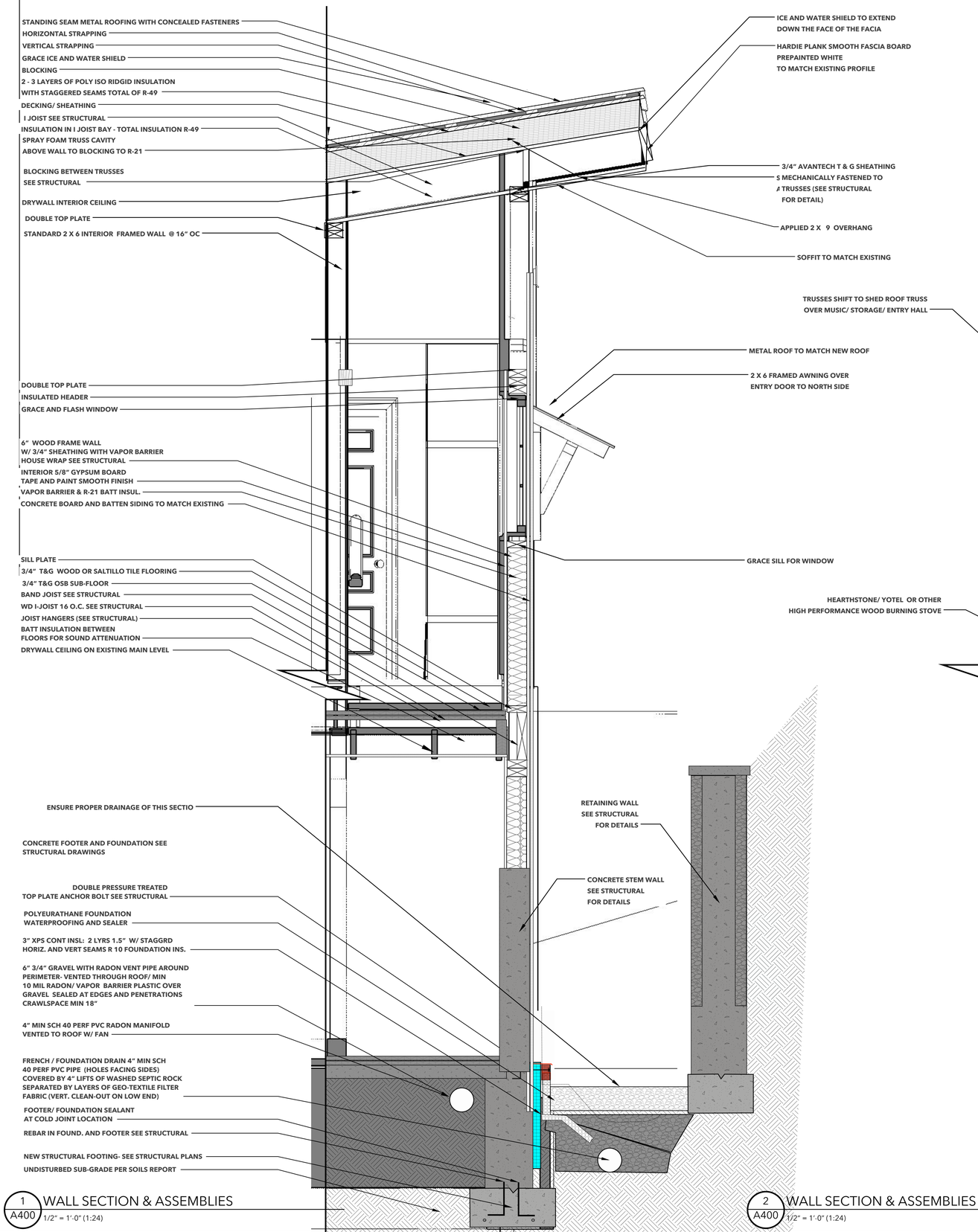
A301

Start: 04/23/2025
Drawn by: ELJ

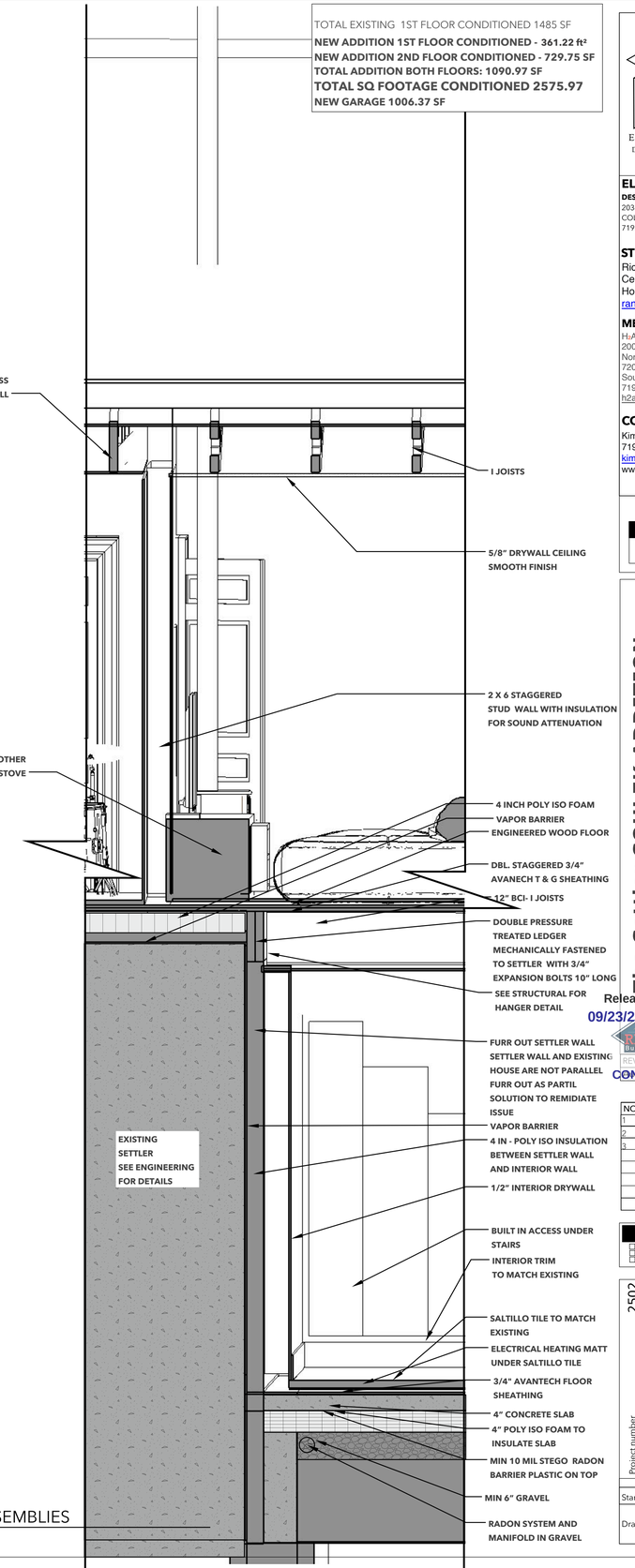
ASSEMBLY SCHEDULE

#	MATERIAL	ASSEMBLY AND R-VALUES
A	**11 7/8" I JOIST WITH R-30 BATT INSULATION OVER OVER CONCRETE FOOTING AND FOUNDATION BELOW FROST LINE**	REINFORCED POURED CONCRETE FOOTER AND FOUNDATION PER STRUCTURAL ENGINEER STEPPED BELOW ABANDONED CITY UNDERGROUND CHASE AND ALONG TOPOGRAPHY - EXTERIOR WATERPROOFED AND INSULATED ACCORDING TO IECC REQ. - 3/4" WOOD FLOORING OVER 3/4 " T & G SHEATHING STAGGERED OVER- 14 7/8 I-JOISTS WITH R-30 OVER CONDITIONED CRAWL SPACE MIN 18" OVER MIN 10 MIL RADON VAPOR BARRIER OVER MIN 6 IN GRAVEL OVER UNDISTURBED SOIL PER STRUCTURAL ENGINEER
B	**2ND FLOOR ASSEMBLY**	I-JOISTS (SEE STRUCTURAL) WITH 3/4" T& G SHEATHING WITH 3/4" WOOD FLOORING- INSULATED BETWEEN FLOORS R-19
C	**6" WOOD FRAME** 2x6 EXTERIOR WALL ON SLAB ON GRADE WITH INSULATED CONCRETE FOOTER AND TRIPLE SILL PLATE **EXTERIOR WALL WITH STUCCO**	• 6" WOOD FRAME WALLS- WITH 'TYVEK' BUILDING WRAP EXTERIOR/ 4 MIL PLASTIC INTERIOR EXTERIOR SHEATHING - STUCCO TO MATCH EXISTING CHIMNEY **R-21 EXTERIOR:** • FINISH SIDING PER ELEVATIONS ON 'TYVEK' BUILDING WRAP (OR EQUIV.) ON 1/2" OSB SHEATHING OVER 2x6 WALL STUDS @ 16" O.C.SEE STRUCTURAL CONSTRUCTION SPECS; FILL WALL STUD CAVITIES w/ MIN. R-21 INSULATION. **INTERIOR:** • TYP. INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER **INSULATION:** R-X/IN X 16 = **R-21** **INSULATION:** 3" TYPE R-X/IN X DIMENSION = **R-12.9** • **TOTAL R-VALUE REQ: R-21** • **EXTERIOR SKIN: STUCCO**
D	**6" WOOD FRAME** 2x6 EXTERIOR WALL ON SLAB ON GRADE WITH INSULATED CONCRETE FOOTER AND TRIPLE SILL PLATE **EXTERIOR WALL OVER PARGED RIVER ROCK TO MATCH EXISTING WAIN SCOT**	• 6" WOOD FRAME WALLS- WITH TYVEK BUILDING WRAP EXTERIOR/ 4 MIL PLASTIC INTERIOR EXTERIOR SHEATHING - **EXTERIOR WALL OVER PARGED RIVER ROCK TO MATCH EXISTING WAIN SCOT R-21 EXTERIOR:** • FINISH SIDING PER ELEVATIONS ON 'TYVEK' BUILDING WRAP (OR EQUIV.) ON 1/2" OSB SHEATHING OVER 2x6 WALL STUDS @ 16" O.C.SEE STRUCTURAL CONSTRUCTION SPECS; FILL WALL STUD CAVITIES w/ MIN. R-21 INSULATION. **INTERIOR:** • TYP. INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER **INSULATION:** R-X/IN X 16 = **R-21** **INSULATION:** 3" TYPE R-X/IN X DIMENSION = **R-12.9** • **TOTAL R-VALUE REQ: R-21** • **EXTERIOR SKIN: EXTERIOR WALL OVER PARGED RIVER ROCK TO MATCH EXISTING WAIN SCOT**
E	**DECK**	TREX OR EQUIV. OVER SLEEPERS OVER EPDM ROOF OVER WOOD STRUCTURE WITH HORIZONTAL CEDAR SHIPLAP FOR INTERIOR ROOF SPACE
F	**WINDOWS & DOORS**	SEE SCHEDULES
G	**ROOF**	• **MAIN ASSEMBLY: EXTERIOR TO INTERIOR** • -STANDING SEAM- 40 YR ARCH SHINGLES TO MATCH EXISTING -GRACE ICE AND WATER SHIELD OVER -7/16" MIN PLYWOOD SHEATHING OVER • -PARALLEL CHORD TRUSSES AT 24" OC. " SAEE STRUCTURAL CENTER - CAVITIES FILLED W/ BLOWN-IN HD FIBERGLASS INSULATION R-4.2 IN X 11.66" = **R-59** -INTERIOR CEILING FINISH- DRYWALL **MIN. R VALUE REQ REQ: R-49** **TOTAL R-VALUE ACHIEVED: R-49+**
H	FASCIA	**WHITE TO MATCH EXISTING- REPLACED DAMAGED ON EXISTING WHERE NEEDED WOOD - OR CONC PRE FINISHED CONCRETE BOARD**
I	SOFFIT	**MATCH EXISTING**
J	METAL RAILING	BLACK METAL FINISH
K	2x4 INTERIOR WALL	1/2" GYPSUM WALLBOARD OVER 2x4 STUDS @ 16" O.C.
L	2x6 INTERIOR PLUMBING WALL	1/2" GYPSUM TYPE 'X' WALLBOARD OVER 2x6 STUDS @ 16" O.C.; FILL WALL CAVITIES w/ SOUND ATTENUATING BATTS WITH PLUMBING CHASES

- IRC Sections 703.7 Lath and Furring: The lath and attachment requirements for exterior lath and plaster (stucco) are revised to correlate with ASTM C926 and C1063 and attachment and placement requirements for furring. Fasteners for lath are required to be spaced 7 inches vertically along studs or furring and horizontally at the spacing of the studs or furring.
- IRC Sections 703.7.3 Water Resistive Barriers: The water-resistive barrier requirements behind stucco where applied to wood-based sheathing are divided into separate sections for dry and moist climate zones. A 3/16-inch air space or material with high drainage efficiency is required in moist climate zones.
- IRC Tables N1102.1.2 and N1102.1.4 Insulation and Fenestration Requirements:
- Prescriptive wall, ceiling and slab edge insulation levels are increased as follows:
- Wall insulation in Climate Zones 4 and 5 increased from R-20 in the cavity to R- 20 in the cavity +R-5 continuous.
- Slab edges in Climate Zone 3 are required to be insulated with a minimum R-10 at 2-foot depth.
- The depth of the required R-10 slab edge insulation for Climate Zone 4 and 5 is increased from 2 feet to 4 feet minimum.
- Attic insulation levels are increased in Climate Zones 2 and 3



1 A400 WALL SECTION & ASSEMBLIES
1/2" = 1'-0" (1:24)



2 A400 WALL SECTION & ASSEMBLIES
1/2" = 1'-0" (1:24)

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COORDINATION
Structural · Plumbing
Mechanical · Data
Electrical · Other

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
607 RUXTON AVE
MANITOU SPRINGS CO 80829

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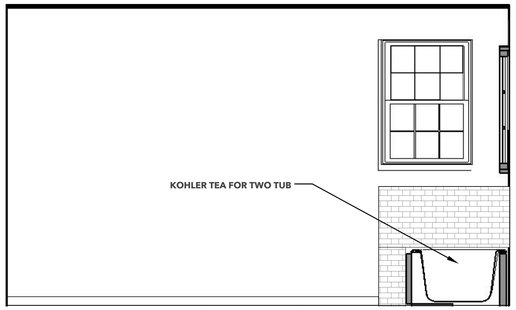
REVIEWED FOR CODE COMPLIANCE
Shelley
CONSTRUCTION

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

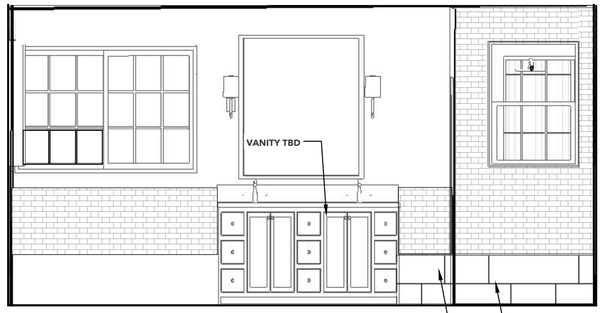
COORDINATION
Structural · Plumbing
Mechanical · Data
Electrical · Other

Project number 2502
WALL DETAIL SECTIONS
A400

Start: 04/23/2025
Drawn by: ELJ



1/1A401



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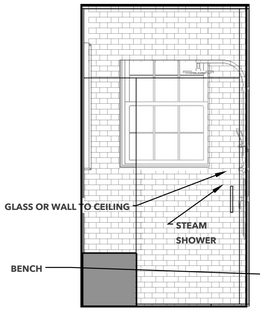

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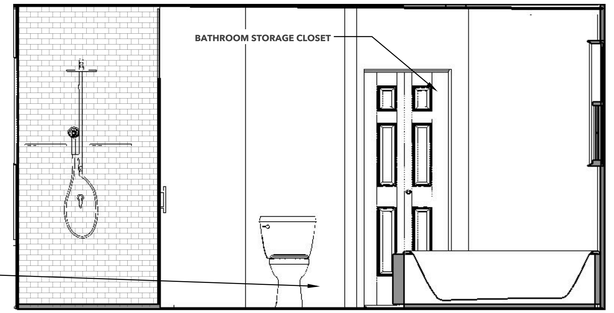

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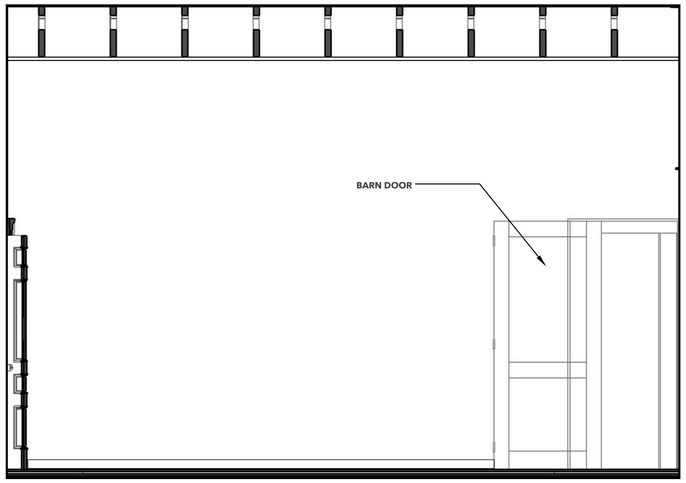
1 A401 MASTER BATH ROOM

Scale 1/2"= 1' 0" (1:24)



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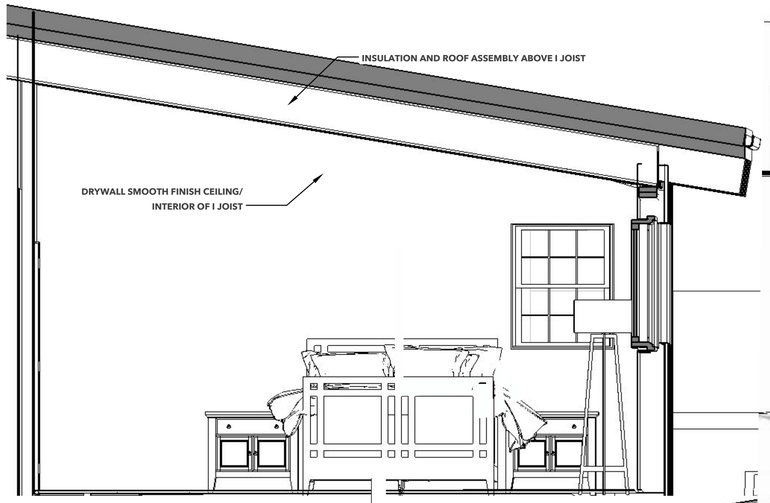

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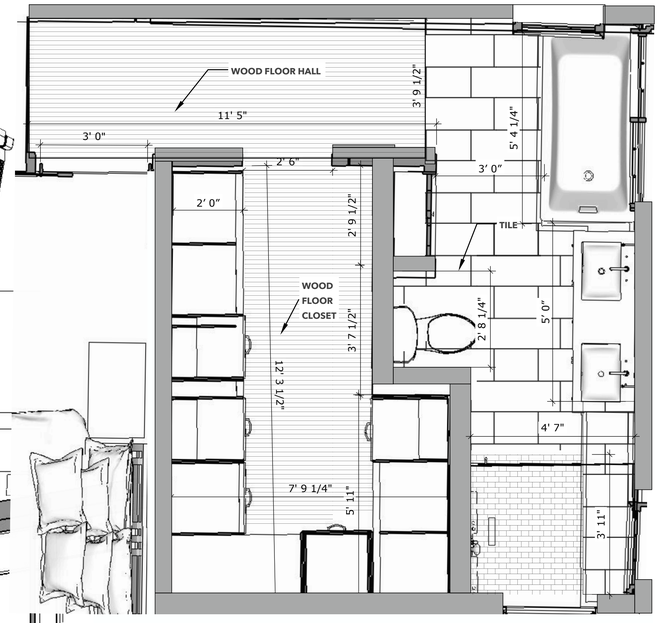

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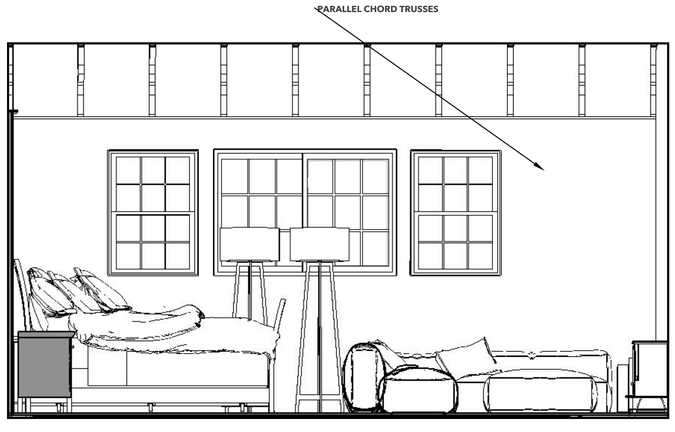

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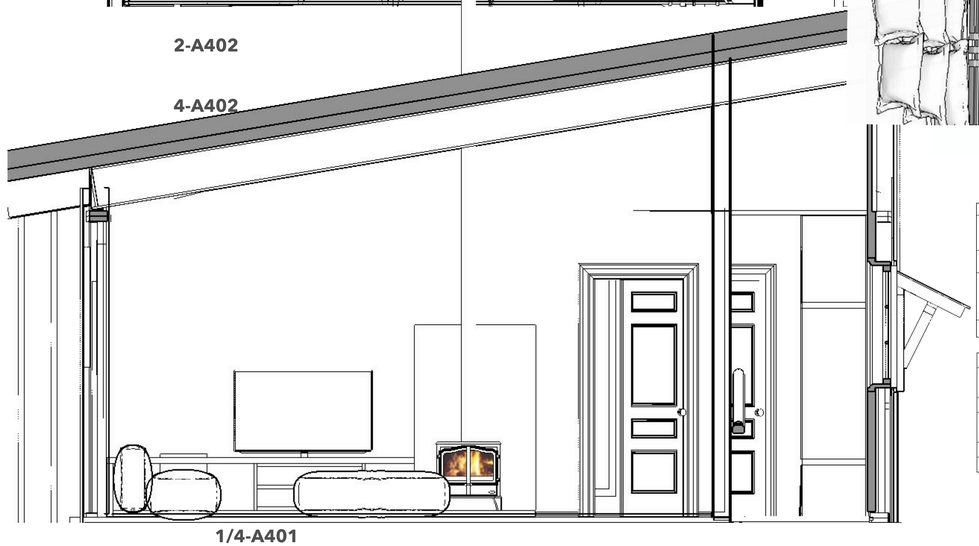

1/4-A401

ROOM	BEDROOM
CEILING	SMOOTH FINISH 1/2" GYPSUM DRYWALL/ PAINT LOW VOC WHITE
TRIM	
WALLS	SMOOTH FINISH 1/2" GYPSUM DRYWALL/ PAINT LOW VOC COLOR TBD
FLOOR	WOOD TBD

ROOM	BATHROOM
CEILING	SMOOTH FINISH 1/2" GYPSUM DRYWALL/ PAINT LOW VOC WHITE
TRIM	
WALLS	SMOOTH FINISH 1/2" GYPSUM DRYWALL/ PAINT LOW VOC COLOR TBD
FLOOR	TILE TBD
SHOWER	TILE TBD

2 A401 MASTER BEDROOM

Scale 1/2"= 1' 0" (1:24)

ELECTRA JOHNSON
DESIGN & PLANNING LLC.

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COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other

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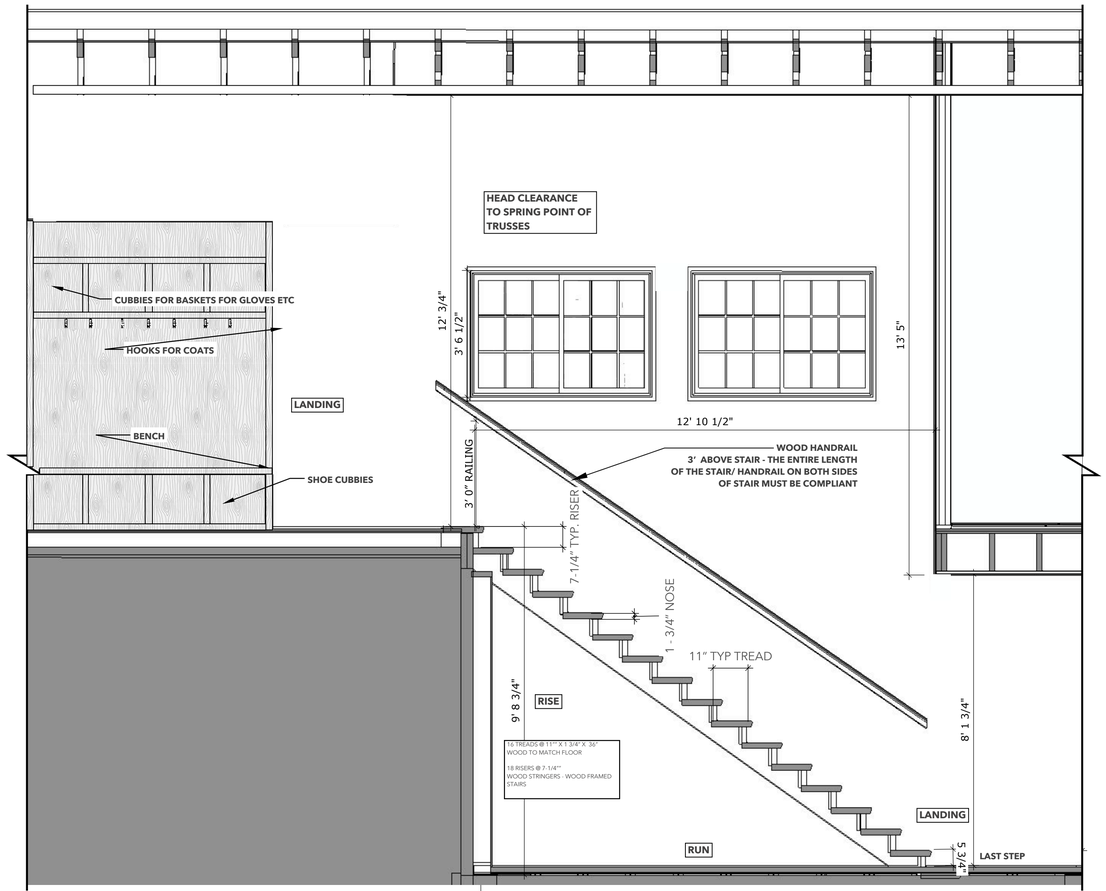
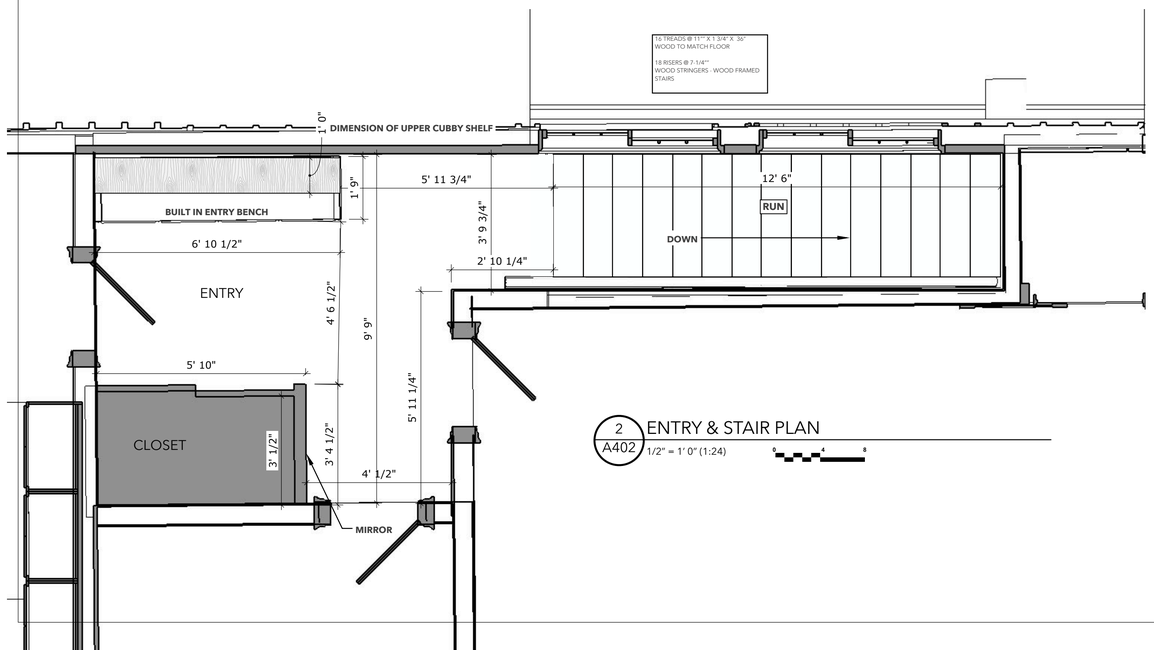
COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other

Project number 2502
ADDITION INTERIOR ELEVATIONS
A401

Start: 04/23/2025
Drawn by: ELJ



1 A402 STAIR
1/2" = 1' 0" (1:24)



2 A402 ENTRY & STAIR PLAN
1/2" = 1' 0" (1:24)

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF

RESIDENTIAL STAIR & HANDRAIL REQUIREMENTS:

1. STAIR WIDTH:
STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH.-SEC. R311.7.14.

2. STAIRS RISERS:
THE RISER HEIGHT SHALL NOT BE MORE THAN 7 ¾ INCHES. -SEC R311.7.5.1 5.

3. STAIR TREADS:
THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES. -SEC. R311.7.5.26.

4. HANDRAILS:
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.-SEC. R311.7.8.27.

5. HANDRAILS - HEIGHT:
HANDRAIL HEIGHT SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES ABOVE THE NOSING OF THE STEPS. R311.7.8.18.

6. GUARDRAILS - OPENINGS: GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.-SEC. R312.1.3
EXCEPTION: GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

7.GUARDRAILS-HEIGHT: GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. -SEC. R312.1.2

8. ALL WALLS AND SOFFITS OF ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE FINISHED WITH 5/8" TYPE X GYPSUM WALLBOARD

9. GUARDRAILS SHALL BE AT LEAST 37" HIGH FROM ROUGH FINISHED FLOOR AND SHALL BE CONSTRUCTED SO THAT A 4" DIAMETER SPHERE CAN NOT PASS THROUGH . HANDRAILS SHALL NOT BE NO LESS THAN 34" OR MORE THAN 3*: FROM A TANGENT LINE TO THE NOSING OF THE TREADS

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COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

Project number 2502

STAIR DETAILS & SECTIONS

A402

Start: 04/23/2025

Drawn by: ELJ

GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE FOUNDATION DIMENSIONS ARE COORDINATED ACCURATELY WITH THE DIMENSIONS OF THE ARCHITECTURAL DRAWINGS AND SITE PLAN, INCLUDING FINAL VERTICAL ELEVATIONS. IN THE CASE OF ANY DISCREPANCY, THE ARCHITECTURAL DRAWINGS AND SITE PLAN DIMENSIONS SHALL SUPERCEDE THOSE SHOWN ON THIS PLAN.

3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

4. ROOF SNOW LOAD = 30 PSF
GROUND SNOW LOAD = 43 PSF
ADDITION FLOOR LIVE LOAD = 40 PSF

5. SEISMIC DESIGN CATEGORY B

6. WIND LIVE LOAD (PER PPRBC 2023)= 130 MPH ULTIMATE WIND SPEED, EXPOSURE C.

7. CENTERLINE OF FOUNDATION WALLS SHALL COINCIDE WITH CENTERLINE OF FOOTING UNLESS OTHERWISE NOTED.

8. THE OWNER SHALL FOLLOW PROPER SURFACE DRAINAGE AND IRRIGATION PRACTICES TO MINIMIZE MOVEMENT TO FOUNDATION AND SLABS.

9. ALL FOUNDATION COMPONENTS WITHIN AND/OR ADJACENT TO UNHEATED AREAS SHALL HAVE A MINIMUM 30" DEPTH BELOW GRADE FOR FROST PROTECTION.

FOUNDATION:

10. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DIMENSIONS OF SLOTS, ANCHORS, DUCTS, ETC. RELATING TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK BEFORE POURING CONCRETE.

11. ALL CONCRETE FOUNDATIONS SHALL REST ON BEARING STRATA APPROVED BY A LICENSED PROFESSIONAL ENGINEER. NO CONCRETE SHALL BE POURED ON FROZEN GROUND, WATER, ICE, OR SNOW.

12. NO MODERATELY OR HIGHLY EXPANSIVE SOIL SHALL BE USED AS BACKFILL WITHIN 3 FEET OF THE FOUNDATION WALLS.

13. THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 P.S.F.

14. EXCAVATIONS, FOUNDATIONS, BEARING STRATA, RETAINING WALL BACKFILL AND COMPACTED FILL SHALL BE OBSERVED AND APPROVED BY A LICENSED PROFESSIONAL ENGINEER.

CONCRETE:

15. ALL REINFORCING STEEL SHALL CONFORM TO THE "SPECIFICATION FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" ASTM A615 GRADE 40.

16. ALL BARS MARKED CONTINUOUS (CONT.) SHALL BE LAPPED 32 BAR DIAMETERS (2'-0" MINIMUM) AT ALL SPLICES, CORNERS AND INTERSECTIONS. LAP CONTINUOUS TOP BARS AT MIDSPAN AND BOTTOM BARS AT CENTERLINE OF SUPPORTS. WELDED WIRE FABRIC SHALL BE LAPPED A MINIMUM OF ONE FULL MESH PLUS 2".

17. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
- FOUNDATION.....3,000 PSI
- INTERIOR SLAB ON GRADE.....3,000 PSI
- GARAGE SLAB ON GRADE.....3,500 PSI
- EXTERIOR SLAB ON GRADE.....4,000 PSI
- WALLS, BEAMS, SUSPENDED SLAB.....3,000 PSI

USE CEMENT WHICH MEETS ASTM C 150 TYPE I/II REQUIREMENTS.

ALL CONCRETE SHALL BE AIR ENTRAINED (6% +/- 1.5%).

MAXIMUM AGGREGATE SIZE SHALL BE 1",
NOMINAL MAX. AGGREGATE SIZE IS ¾".

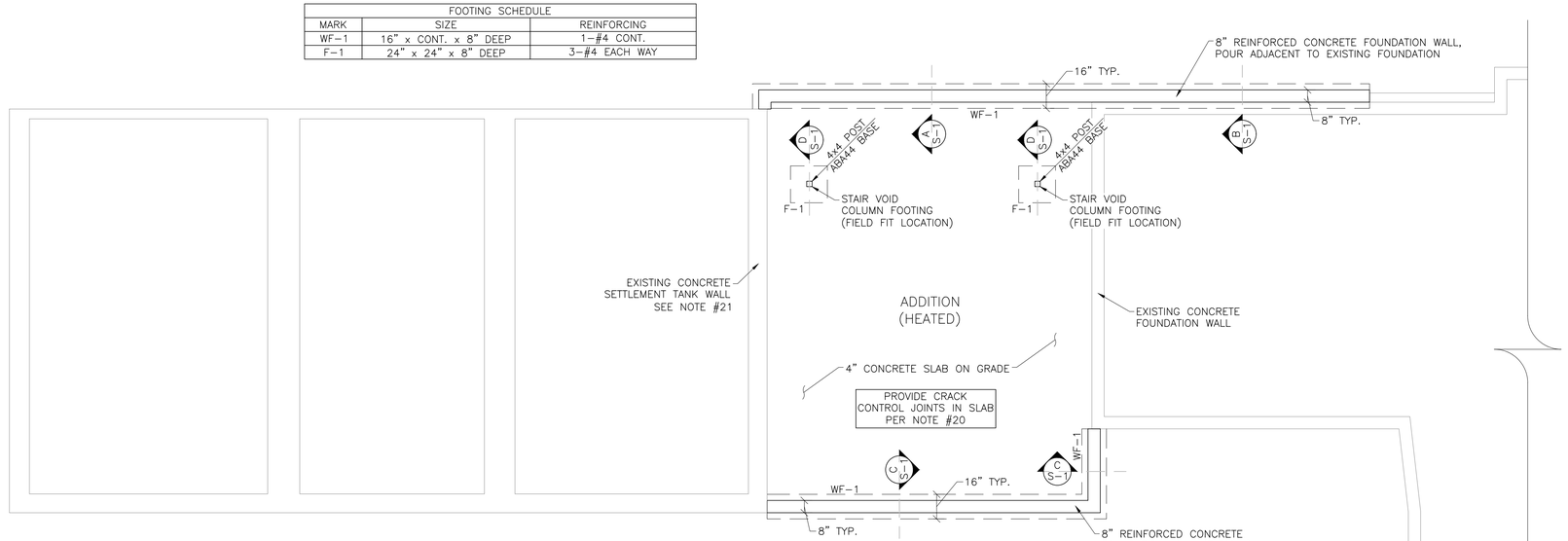
18. UNLESS OTHERWISE NOTED, CONCRETE COVER OVER REINFORCING BARS SHALL BE AS FOLLOWS:
- GRADE BEAMS AND FOOTINGS ON GROUND.....3"
- BEAMS AND COLUMNS.....1-1/2"
- WALLS AND SUSPENDED SLABS.....3/4"
- FORMED SURFACES EXPOSED TO EARTH.....2"
- WALLS EXPOSED TO WEATHER.....1-1/2"

19. CONCRETE SHALL COMPLY WITH ALL REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THIS TIME FRAME, THE CONCRETE SHALL BE DISCARDED.

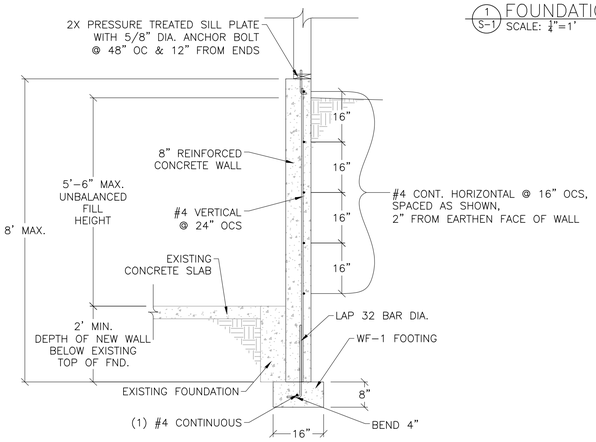
20. CONTROL AND CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO ENCLOSE NO MORE THAN 144 SQUARE FEET WITH A MAXIMUM OF 12 FEET IN ANY ONE DIRECTION.

21. THE EXISTING CONCRETE SETTLEMENT TANK WAS EVALUATED BY STEVEN LOWE, PE, A THIRD PARTY ENGINEER NOT AFFILIATED WITH PROSPECT BUILDERS. PROSPECT BUILDERS HAS MADE NO EVALUATION OF THE EXISTING SETTLEMENT TANK. THE ENGINEERING LETTER FROM STEVEN LOWE REGARDING LOADS PLACED ON THE EXISTING SETTLEMENT TANK IS ATTACHED.

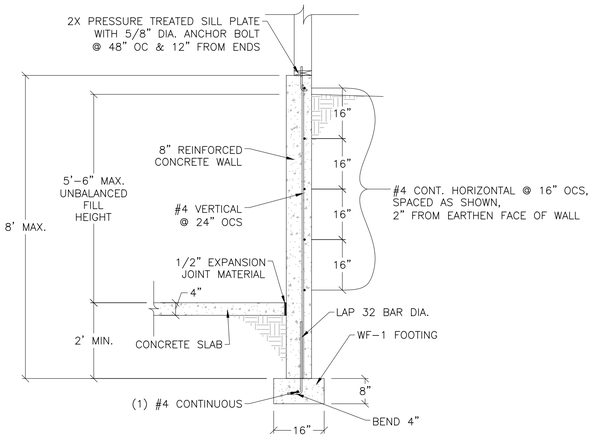
FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
WF-1	16" x CONT. x 8" DEEP	1-#4 CONT.
F-1	24" x 24" x 8" DEEP	3-#4 EACH WAY



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



B S-1 FOUNDATION ADJACENT TO EXISTING
SCALE: 1/2"=1'



A S-1 RETAINING FOUNDATION WALL SECTION
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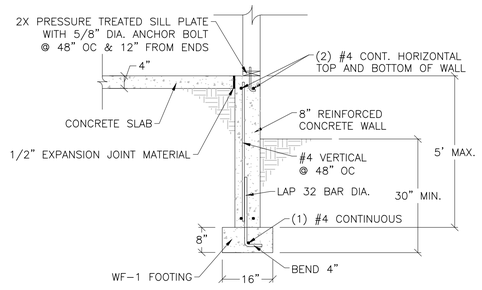

C S-1 WALKOUT FOUNDATION WALL SECTION
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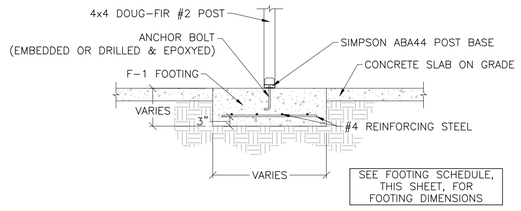

D S-1 INTERIOR FOOTING SECTION
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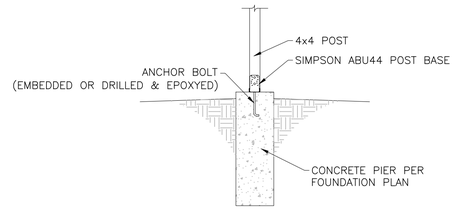

E S-1 PORCH ROOF PIER DETAIL
SCALE: 1/2"=1'

REV.	DATE	DESCRIPTION	APRVD. DATE
1			
2			
3			
4			
5			
6			
7			

SHEET TITLE
FOUNDATION PLAN

PROJECT TITLE
SOULEK RESIDENCE ADDITION
MANITOU SPRINGS, CO 80829

CLIENT
MICHAEL SOULEK
607 RUXTON AVE
MANITOU SPRINGS, CO 80829

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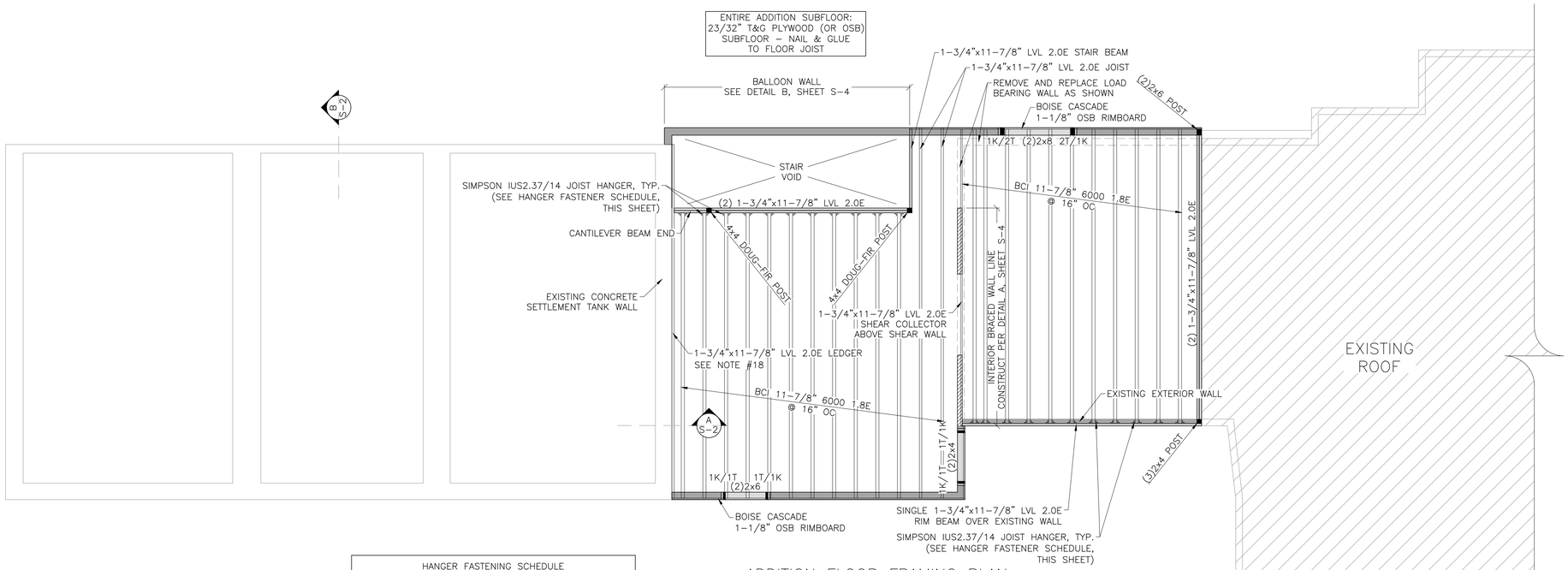
ENGINEER
PROSPECT BUILDERS
JOHN HOCKMAN, PROJECT MANAGER
719.332.9050 JOHN@PROSPECTBLDRS.COM

CADD FILE:
607 RUXTON ADDITION.DWG

DATE:
9/10/25

DRAWING NO.
S-1

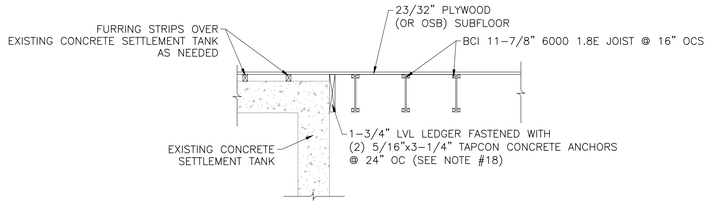


1 S-2 ADDITION FLOOR FRAMING PLAN
SCALE: 1/4"=1'

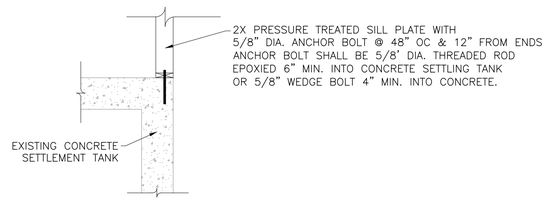
HANGER FASTENING SCHEDULE		
HANGER TYPE	LEDGER/FLOOR BEAM	JOIST/BEAM
IUS2.37/11.88	(10) 10d x 3"	N/A

LEGEND:

- JOIST / RIMBOARD
- SILL PLATE OR BEARING WALL
- BEAM
- HANGER CONNECTION



A S-2 FLOOR LEDGER DETAIL
SCALE: 1/2"=1'



B S-2 SILL TO EXISTING CONCRETE DETAIL
SCALE: 1/2"=1'

WOOD:

9. ALL WOOD FRAMING MATERIALS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND IT'S FASTENINGS", LATEST EDITION, AND TO THE "INTERNATIONAL BUILDING CODE", 2021 EDITION.

10. ALL LUMBER SHALL BE VISUALLY GRADED AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

11. LUMBER FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING GRADES/SPECIES:
    JOIST AND RAFTERS.....HEM–FIR NO. 2 GRADE OR BETTER
    BEAMS AND HEADERS.....HEM–FIR NO. 2 GRADE OR BETTER
    2X BEARING WALL STUDS.....HEM–FIR NO. 2 GRADE OR BETTER
    LEDGERS.....HEM–FIR NO. 2 GRADE OR BETTER OR LVL 2.0E

12. ALL MULTIPLE HEADERS, BEAMS, AND POST MADE FROM FRAMING LUMBER SHALL BE NAILED TOGETHER TO FORM A SINGLE, COMPOSITE UNIT. USE NO LESS THAN TWO ROWS OF 16D AT 16" OC.

13. ALL MULTIPLE HEADERS, BEAMS, AND POST MADE FROM ENGINEERED LUMBER SHALL BE NAILED TOGETHER TO FORM A SINGLE, COMPOSITE UNIT. USE NO LESS THAN THREE ROWS OF 16D AT 12" OC.

14. LVL MEMBERS SHALL HAVE THE FOLLOWING ALLOWABLE STRESSES:
    MODULUS OF ELASTICITY.....2,000,000 PSI

FLOOR FRAMING NOTES:

15. ALL NAIL SPECIFICATIONS REFER TO "COMMON" NAILS UNLESS OTHERWISE NOTED.

16. JOIST HANGERS ARE SIMPSON IUS2.37/11.88 UNLESS OTHERWISE NOTED.

17. FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE PLYWOOD (OR OSB). SUBFLOOR SHALL BE GLUED AT JOIST AND BLOCKING. SUBFLOOR SHALL BE NAILED OR SCREWED TO JOIST. NAILING SHALL BE WITH 8D RING SHANK NAILS, 6" OC AT EDGES AND 10" OC AT INTERMEDIATE MEMBERS. SCREWS SHALL BE LISTED FOR SUBFLOOR APPLICATIONS, AND DRIVEN 6" OC AT EDGES AND 12" OC AT INTERMEDIATE MEMBERS.

18. ADDITION LEDGER BOARD SHALL BE ATTACHED TO CONCRETE USING 2 ROWS OF 5/16"x3–1/4" TAPCON CONCRETE ANCHORS SPACED 24" OC. SCREWS SHALL BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE LEDGER. STAGGER ROWS AND PROVIDE A MINIMUM OF 2 SCREWS AT THE END OF THE LEDGER.

19. FRAMING THAT IS EXPOSED AND OUTSIDE OF THE PLANE DRAWN 45 DEGREES INWARD FROM ANY ROOF EAVE SHALL BE PRESSURE TREATED OR NATURALLY DECAY RESISTANT TO PROTECT FROM WEATHERING AND DECAY.

GENERAL NOTES:

1. NOTATIONS OF "1T/1K (2)2x6 1T/1K" INDICATE THE QUANTITY AND DIMENSIONS OF THE HEADER LUMBER, THE NUMBER OF TRIM (JACK) STUDS AND THE NUMBER OF KING STUDS.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, CONTRACTOR & ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

4. FLOOR FRAME LIVE LOAD = 40 PSF
   ROOF SNOW LOAD = 30 PSF
   GROUND SNOW LOAD = 43 PSF

5. SEISMIC DESIGN CATEGORY B

6. WIND LIVE LOAD (PER PPRBC 2023)= 130 MPH ULTIMATE WIND SPEED, EXPOSURE C.

7. BEARING WALLS ARE 2x6 @ 24" OC WITH A DOUBLE 2x6 TOP PLATE UNLESS OTHERWISE NOTED.

8. EXTERIOR WALL SHEATHING SHALL BE 7/16" MIN. OSB AND FASTENED WITH 8D RING SHANK NAILS, 6" OC AT EDGES AND 12" OC AT INTERMEDIATE MEMBERS

COLORADO LICENSED
JOHN C. HOCKMAN
47662
9-10-2025
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	APRVD. DATE
1			
2			
3			
4			
5			
6			

SHEET TITLE
FLOOR FRAMING PLAN

PROJECT TITLE
SOULEK RESIDENCE ADDITION
MANITOU SPRINGS, CO 80829

CLIENT
MICHAEL SOULEK
607 RUXTON AVE
MANITOU SPRINGS, CO 80829

Released for Permit
09/23/2025 11:23:23 PM
Pikes Peak REGIONAL Building Department
shelley
CONSTRUCTION

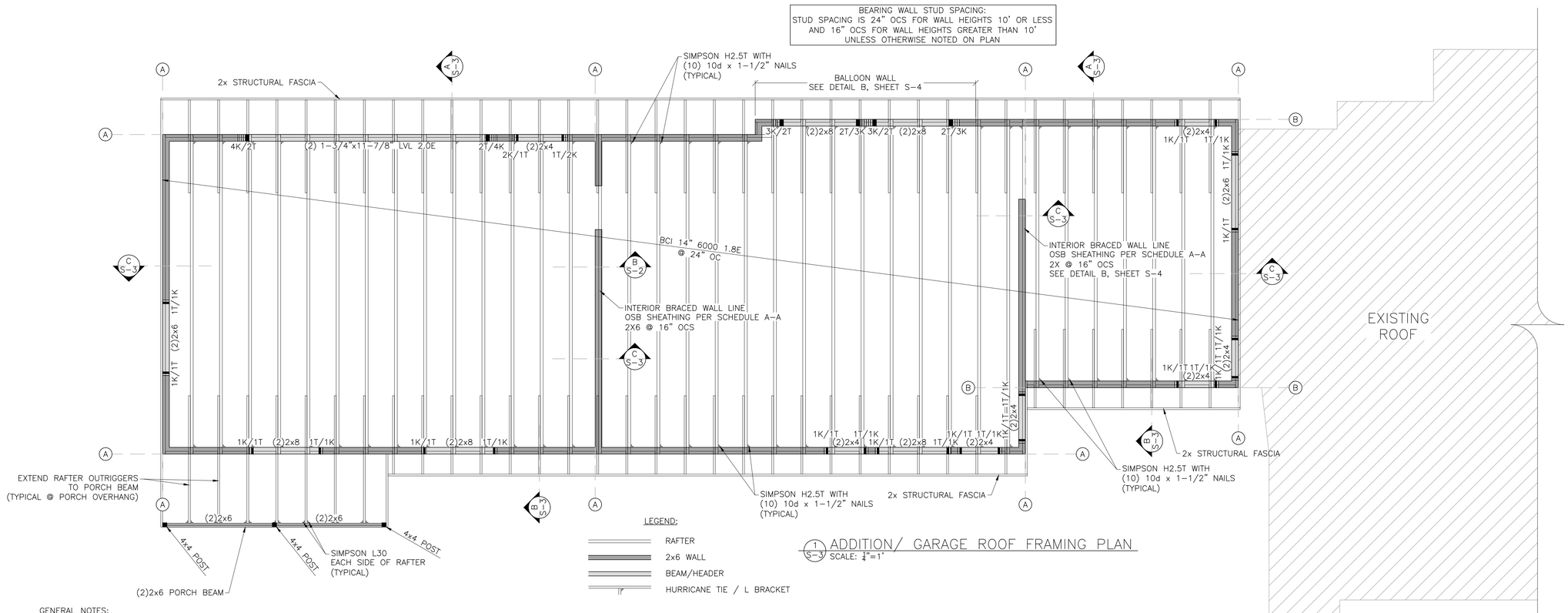
ENGINEER
PROSPECT BUILDERS
JOHN HOCKMAN, PROJECT MANAGER
719.332.9050 JOHN@PROSPECTBLDRS.COM

CADD FILE:
607 RUXTON ADDITION.DWG

DATE:
9/10/25

DRAWING NO.
S-2

BEARING WALL STUD SPACING:
STUD SPACING IS 24" OCS FOR WALL HEIGHTS 10' OR LESS
AND 16" OCS FOR WALL HEIGHTS GREATER THAN 10'
UNLESS OTHERWISE NOTED ON PLAN



1 S-3 ADDITION/ GARAGE ROOF FRAMING PLAN
SCALE: 1/4"=1'

GENERAL NOTES:

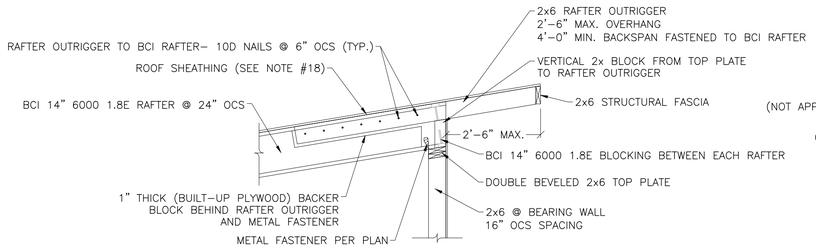
1. NOTATIONS OF "1T/1K (2)2x6 1T/1K" INDICATE THE QUANTITY AND DIMENSIONS OF THE HEADER LUMBER, THE NUMBER OF TRIM (JACK) STUDS AND THE NUMBER OF KING STUDS.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, CONTRACTOR & ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. ROOF SNOW LOAD = 30 PSF (NO REDUCTION TAKEN)
   GROUND SNOW LOAD = 43 PSF
5. SEISMIC DESIGN CATEGORY B
6. WIND LIVE LOAD (PER PPRBC 2023)= 130 MPH ULTIMATE WIND SPEED, EXPOSURE C.
7. BEARING WALLS ARE 2x6 @ 24" OC WITH A DOUBLE 2x6 TOP PLATE UNLESS OTHERWISE NOTED.
8. EXTERIOR WALL SHEATHING SHALL BE 7/16" MIN. OSB AND FASTENED WITH 8D RING SHANK NAILS, 6" OC AT EDGES AND 12" OC AT INTERMEDIATE MEMBERS

WOOD:

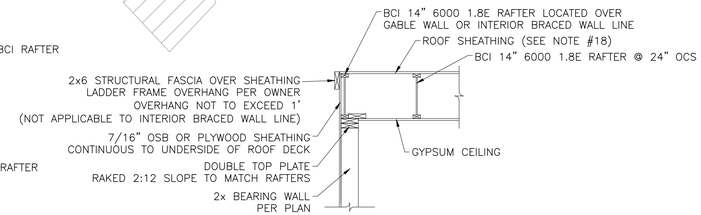
9. ALL WOOD FRAMING MATERIALS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND IT'S FASTENINGS", LATEST EDITION, AND TO THE "INTERNATIONAL BUILDING CODE", 2021 EDITION.
10. ALL LUMBER SHALL BE VISUALLY GRADED AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
11. LUMBER FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING GRADES/SPECIES:
    - JOIST AND RAFTERS.....HEM-FIR NO. 2 GRADE OR BETTER
    - BEAMS AND HEADERS.....HEM-FIR NO. 2 GRADE OR BETTER
    - 2X BEARING WALL STUDS.....HEM-FIR NO. 2 GRADE OR BETTER
    - LEDGERS.....HEM-FIR NO. 2 GRADE OR BETTER
12. ALL MULTIPLE HEADERS, BEAMS, AND POST MADE FROM FRAMING LUMBER SHALL BE NAILED TOGETHER TO FORM A SINGLE, COMPOSITE UNIT. USE NO LESS THAN TWO ROWS OF 16D AT 16" OC.
13. ALL MULTIPLE HEADERS, BEAMS, AND POST MADE FROM ENGINEERED LUMBER SHALL BE NAILED TOGETHER TO FORM A SINGLE, COMPOSITE UNIT. USE NO LESS THAN THREE ROWS OF 16D AT 12" OC.
14. LVLS SHALL HAVE THE FOLLOWING ALLOWABLE STRESSES:
    - MODULUS OF ELASTICITY.....2,000,000 PSI
15. FRAMING THAT IS EXPOSED AND OUTSIDE OF THE PLANE DRAWN 45 DEGREES INWARD FROM ANY ROOF EAVE SHALL BE PRESSURE TREATED, NATURALLY DECAY RESISTANT OR PAINTED ON ALL SIDES TO PROTECT FROM WEATHERING AND DECAY.

ROOF FRAMING NOTES:

16. ALL NAIL SPECIFICATIONS REFER TO "COMMON" NAILS UNLESS OTHERWISE NOTED.
17. TRUSS HURRICANE TIES ARE SIMPSON H2.5T UNLESS OTHERWISE NOTED.
18. ROOF SHEATHING SHALL BE 19/32" APA RATED OSB. NAIL WITH 8D AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE MEMBERS. SPAN RATING 24/16.



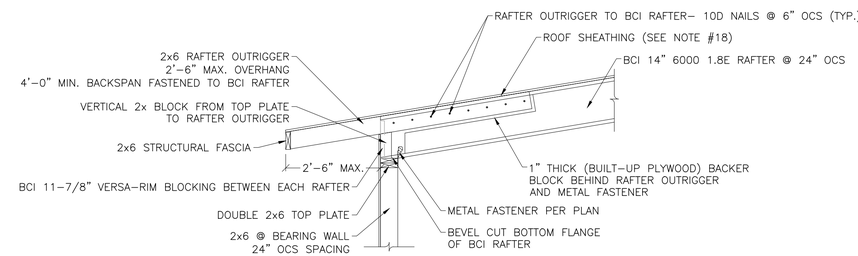
A S-3 SINGLE SLOPE ROOF HIGH SIDE OVERHANG DETAIL
SCALE: 1/2"=1'



C S-3 GABLE WALL / INTERIOR BRACED WALL LINE DETAIL
SCALE: 1/2"=1'

BRACED WALL LINE SCHEDULE	
BRACED WALL LINE DESIGNATION	SHEATHING SPECIFICATIONS
(A) — (A)	7/16" OSB OR PLYWOOD WITH 8D NAILS AT 6" OC AT PANEL EDGES AND 8D NAILS AT 12" OC AT INTERMEDIATE SUPPORTS

HANGER FASTENER SCHEDULE		
HANGER TYPE	BEAM	RAFTER
L30	(3) 10d x 1-1/2"	(3) 10d x 1-1/2"



B S-3 SINGLE SLOPE ROOF LOW SIDE OVERHANG DETAIL
SCALE: 1/2"=1'

REV.	DATE	DESCRIPTION	APRVD. DATE
1			
2			
3			
4			
5			
6			

SHEET TITLE: ROOF FRAMING PLAN

PROJECT TITLE: SOULEK RESIDENCE ADDITION
MANITOU SPRINGS, CO 80829

COLORADO LICENSED
CHRISTOPHER T. HOCKMAN
47662
9-10-2025
PROFESSIONAL ENGINEER

CLIENT
MICHAEL SOULEK
607 RUXTON AVE
MANITOU SPRINGS, CO 80829

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Pikes Peak REGIONAL Building Department
shelley

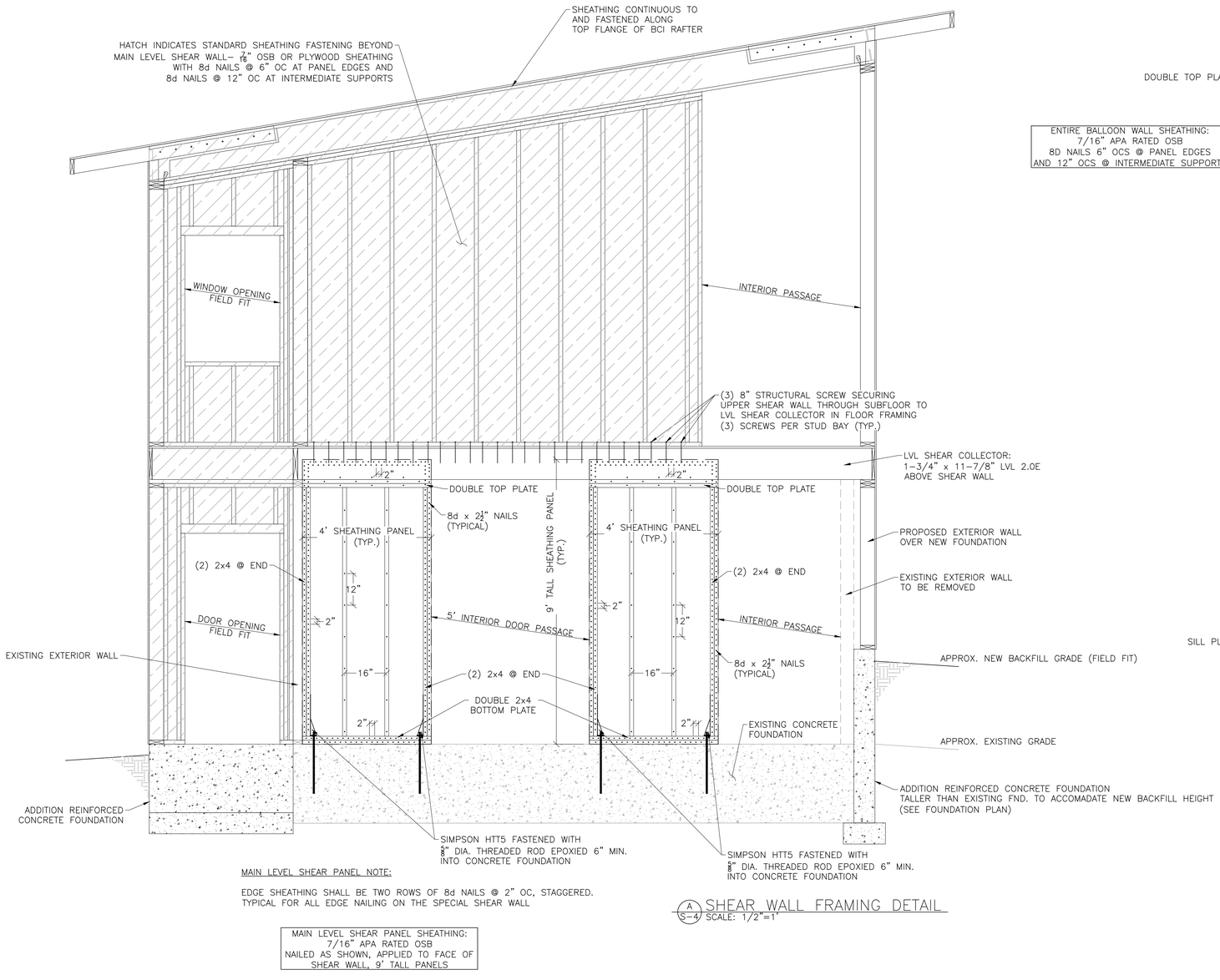
CONSTRUCTION

ENGINEER
PROSPECT BUILDERS
JOHN HOCKMAN, PROJECT MANAGER
719.332.9050 JOHN@PROSPECTBLDRS.COM

CADD FILE:
607 RUXTON ADDITION.DWG

DATE:
9/10/25

DRAWING NO.
S-3



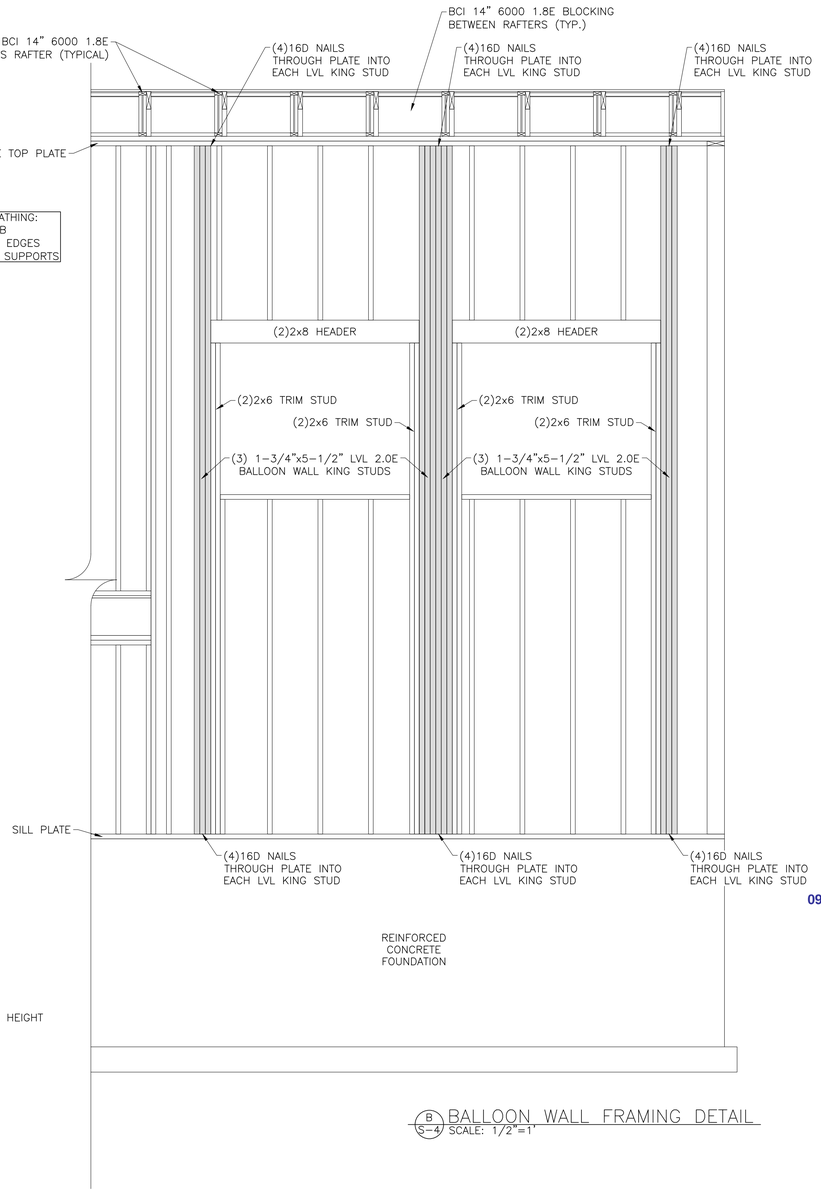
MAIN LEVEL SHEAR PANEL NOTE:

EDGE SHEATHING SHALL BE TWO ROWS OF 8d NAILS @ 2" OC, STAGGERED. TYPICAL FOR ALL EDGE NAILING ON THE SPECIAL SHEAR WALL

MAIN LEVEL SHEAR PANEL SHEATHING:
7/16" APA RATED OSB
NAILED AS SHOWN, APPLIED TO FACE OF SHEAR WALL, 9' TALL PANELS

A S-4 SHEAR WALL FRAMING DETAIL
SCALE: 1/2"=1'

ENTIRE BALLOON WALL SHEATHING:
7/16" APA RATED OSB
8D NAILS 6" OCS @ PANEL EDGES
AND 12" OCS @ INTERMEDIATE SUPPORTS



B S-4 BALLOON WALL FRAMING DETAIL
SCALE: 1/2"=1'

COLORADO LICENSED
JOHN C. HOCKMAN
47662
9-10-2025
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	APRVD. DATE
1			
2			
3			
4			
5			
6			

SHEET TITLE
STRUCTURAL DETAILS

PROJECT TITLE
SOULEK RESIDENCE ADDITION
MANITOU SPRINGS, CO 80829

CLIENT
MICHAEL SOULEK
607 RUXTON AVE
MANITOU SPRINGS, CO 80829

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shelley

ENGINEER
PROSPECT BUILDERS CONSTRUCTION
JOHN HOCKMAN, PROJECT MANAGER
719.332.9050 JOHN@PROSPECTBLDRS.COM

CADD FILE:
607 RUXTON ADDITION.DWG

DATE:
9/10/25

DRAWING NO.
S-4

May 7, 2024

To Whom It May Concern:

This letter addresses the structural suitability of an existing concrete water tank to accommodate the loading corresponding to a proposed building to be constructed at 607 Ruxton Avenue in Manitou Springs, Colorado.

I examined the said concrete tank on April 30, 2024. The tank is comprised of an 11" to 12" top slab at ground level supported on four perimeter walls and two internal lines of support with a base slab extending over at least the same plan area as the top slab. There are no visible joints between any of the said elements. The supporting walls are of a similar thickness to the top slab and the base slab is likely thicker. All of the said elements are mass concrete. There are no signs of structural distress in any part of the tank. There are several large isolated cracks in the soffit of the top slab but these are clearly non-structural given the location and orientation of the cracks and are most likely due to early thermal and/or drying shrinkage effects. The observed cracks are to be expected for a mass concrete slab supported as described. The cracks will not increase under any new applied loads, nor will they reduce the structural capacity of the tank.

The new proposed structure will have several structural columns/walls carrying loads from the roof. If these columns are located above the perimeter wall or internal supports of the existing concrete tank then the existing structure will comfortably accommodate the same. If the new support columns/walls are placed on the existing concrete slab between the existing lines of support then the suitability of the existing slab will need to be examined for the proposed locations (it is likely that the existing slab will still be suitable).

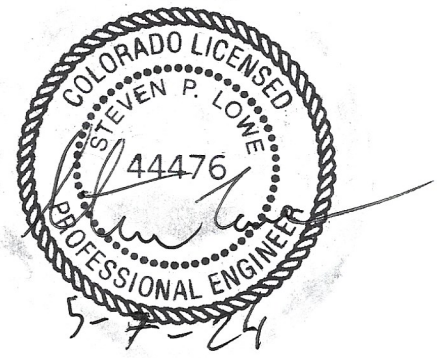
The existing concrete structure has been evaluated for the proposed service loading of a workshop, a music studio and a private vehicle garage along with any external and internal walls. All of the noted service loads can be comfortably accommodated by the existing concrete structure.

It is my professional assessment that the proposed new building works at 607 Ruxton Avenue will be comfortably accommodated by the existing concrete tank structure. If the locations of the supporting columns/walls to the roof are positioned at locations removed from the perimeter walls and supports of the existing tank, then this statement will need to be re-evaluated but will likely remain true.

Yours sincerely,

5-7-24

Steven Lowe, PE



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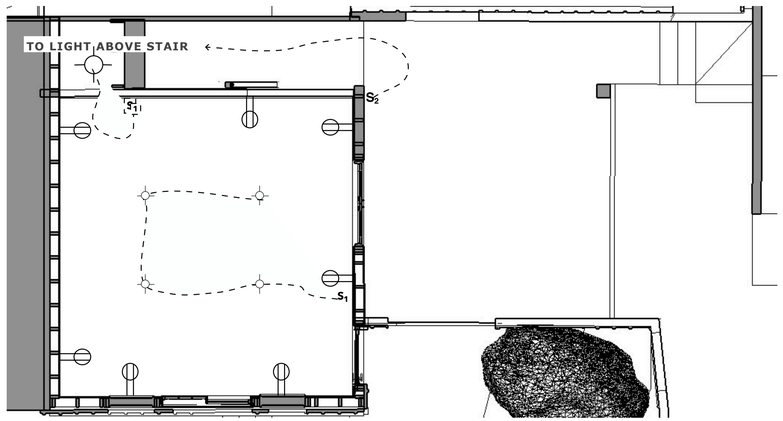
Pikes Peak
REGIONAL
Building Department
shelley
CONSTRUCTION

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF



01 A500 1st FLOOR LIGHTING & ELEC. PLAN
1/4" = 1'-0" (1:48)

LEGEND

- DUPLEX OUTLET
- GFI — DUPLEX RECEPTACLE / GFI OUTLET
- WP — DUPLEX RECEPTACLE / WEATHERPROOF OUTLET
- USB — DUPLEX OUTLET- USB PLUG
- S — DUPLEX OUTLET- SWITCHED OUTLET
- DIMMABLE WARM LED RECESSED CAN FIXTURE
- UL — WARM LED RECESSED CAN FIXTURE UL WET RATED
- PENDANT LIGHT
- 220 — DUPLEX OUTLET- 220 for a welder
- WALL- MOUNTED SCONCE
- WP — WALL- MOUNTED/ WEATHER PROOF LIGHT FIXTURE
- WP — UL WET RATED 4" FLUSH MOUNT WARM LED RECESSED CAN LIGHT
- T — THERMOSTAT
- FLUSH MOUNT SURFACE LIGHT
- CHANDELIER
- WP — FLUSH MOUNT SURFACE LIGHT UL RATED WATERPROOF
- FAN
- GARAGE DOOR OPENER AND SWITCH

- S_1 — SINGLE POLE SWITCH
- S_{1D} — SINGLE POLE SWITCH WITH DIMMER
- S_{3D} — THREE WAY SWITCH WITH DIMMER
- S_2 — TWO- WAY SWITCH
- S — SINGLE POLE SWITCH
- S_D — SWITCH w/ DIMMER

IRS Sections N1104.1-N1104.2
Lighting Controls: 100% of permanently installed lighting fixtures must have high efficacy lamps with efficiency of as 70 lumens per watt. All permanently installed lighting fixtures must have dimmers or occupant sensor controls.

NOTE:

ELECTRICAL
1. ALL SYSTEMS, CIRCUITS AND EQUIPMENT SHALL BE GROUNDED PER ELECTRICAL REQUIREMENTS.
2. ALL 125 V, SINGLE PHASE, 15 AND 20 AMP HERE RECEPTACLES INSTALLED AND BATHROOMS, GARAGE IS AN OUTDOOR SHE'LL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION PER REQUIREMENTS
3. ALL CONDUCTORS CLOSER THAN ONE 1/4 OF AN INCH TO THE EDGE OF FRAMING MEMBERS SHE'LL BE PROTECTED WITH A STEEL PLATE AT LEAST ONE 16TH OF AN INCH THICK
4. ALL FIXTURES INSTALLED AND WET OR DAMP LOCATIONS SHALL BE UL WET RATED
5. PROVIDE PERMANENTLY WIRED SMOKE DETECTORS
6. ELECTRICAL SERVICE TO BE 200 AMP MINIMUM. PROVIDE 220 V SERVICE FOR KITCHEN APPLIANCES AS NOTED PER PLAN. 200V SERVICE TO BE PROVIDED IF HOT TUB IS SPECIFIED
7. DOORBELL AND CHIME, INTERNET AND WI-FI TO BE INSTALLED PER OWNERS REQUIREMENT.
8. ALL ELECTRICAL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE

ENERGY CONSERVATION
1. ALL HEATING VENTILATION, AIR-CONDITIONING A WATER HEATING EQUIPMENT SHALL MEET OR EXCEED ALL THE REQUIREMENTS OF THE APPLIANCE EFFICIENCY STANDARDS OF THE CURRENT ADOPTED IECC
2. CEILING FANS SHALL BE USED TO CIRCULATE AIR IN MASTER BEDROOMS AND LIVING/ GREAT ROOMS

MECHANICAL
1. FURNACES AND MECHANICAL EQUIPMENT SHALL BE SIZED BY HEATING CONTRACTOR
2. ALL REGISTER LOCATIONS ACKNOWLEDGE TO BE GENERALLY IN FRONT OF WINDOWS AND DOORS IF FORCED AIR IS USED
3. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES PER HOUR AND CONNECTED DIRECTLY TO OUTSIDE AIR IN ALL BATHROOMS
4. EXHAUST FANS AND DRYER VENT SHALL BE DUCTED TO OUTSIDE AIR AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPER'S

02 A500 2nd FLOOR LIGHTING & ELEC. PLAN
1/4" = 1'-0" (1:48)

Show compliance with IECC 404.3

DISAPPROVED

09/24/2025 8:09:07 AM

Connerm

ELECTRICAL

ELECTRA JOHNSON
DESIGN & PLANNING LLC.

ELECTRA JOHNSON
DESIGN & PLANNING LLC.
2036 RIDGEWAY AVENUE
COLORADO SPRINGS, CO 80906
719.290.7387

STRUCTURAL ENGINEER
Richard M. Bond, PE 38834
Cell 719-388-3317
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CONTRACTOR
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719-460-7433
kimber@kivaconstruction.com
www.kivaconstruction.com

COORDINATION
Structural, Mechanical, Electrical, Plumbing, Data, Other

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek

607 RUXTON AVE
MANITOU SPRINGS CO 80829

REVISION DATE:
August 14, 2025

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

COORDINATION
Structural, Mechanical, Electrical, Plumbing, Data, Other

Project number 2502

LIGHTING PLAN

A500

Start: 04/23/2025

Drawn by: ELJ

DOOR SCHEDULE NOTE: +3/4" TO +1" FOR ALL WINDOW AND DOOR DIMENSIONS FOR ROUGH OPENING SIZE FOR FRAMED OPENING

LOWER LEVEL

DOOR #		WIDTH	HEIGHT	MATERIAL	STYLE	TYPE	LEVEL	ROOM	INT. COLOR	EXT. COLOR	GLAZED	EGRESS	SUPPLIER	HANDED	LOCK/ KEYED	INSECT SCREEN
200	OVERHEAD GARAGE	192"	80"	Fiberglas	GARAGE	EXTERIOR	2	GAR	WHITE	WHITE	TMPRD	YES		OVERHEAD	YES	NO
201	ENTRY	36"	80"	Fiberglas	ENTRY full lite	EXTERIOR	2	GAR	WHITE	WHITE	TMPRD	YES		outswing	YES	YES/ YES
202	FRENCH EXTERIOR	54"	80"	Fiberglas, GLASS	FRENCH EXTERIOR	DBL	2	GAR	WHITE	WHITE	TMPRD	YES		DBL	YES	YES
203	SWINGING INTERIOR	36"	80"	Fiberglas	INTERIOR DOOR	swinging	2	GAR	WHITE	WHITE	NO	NO		L	NO	NO
204	SLIDING CLOSET	60"	80"	Fiberglas/ WOOD/ MIRROR	SLIDING CLO	CLO	2	ENTRY	WHITE	WHITE	NO	NO		SLIDING	NO	NO
205	SWINGING INTERIOR	30"	80"	Fiberglas	INTERIOR DOOR	swinging	2	STO	WHITE	WHITE	NO	NO		L	NO	NO
206	SWINGING INTERIOR	30"	80"	Fiberglas	INTERIOR DOOR	swinging	2	BED	WHITE	WHITE	NO	NO		L	NO	NO
207	BARN DOOR	30"	80"	Fiberglas	BARN	BARN	2	BED	WHITE	WHITE	NO	NO		L	NO	NO
208	SWINGING INTERIOR	30"	80"	Fiberglas	INTERIOR DOOR	swinging	2	BATH	WHITE	WHITE	NO	NO		L	NO	NO
209	DBL FOLDING	30"	80"	Fiberglas	DBL FOLDING	swinging	2	BATH	WHITE	WHITE	NO	NO		L	NO	NO
210	GLASS SHOWER	55"	80"	GLASS	CUSTOM GLASS	SHOWER	2	BATH	GLASS	GLASS	TMPRD	NO		L	NO	NO

LEGEND

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 002 WINDOW
- 100 DOOR
- B WALL TYPE / SEE KEY
- VENT STACK
- FLOOR DRAIN

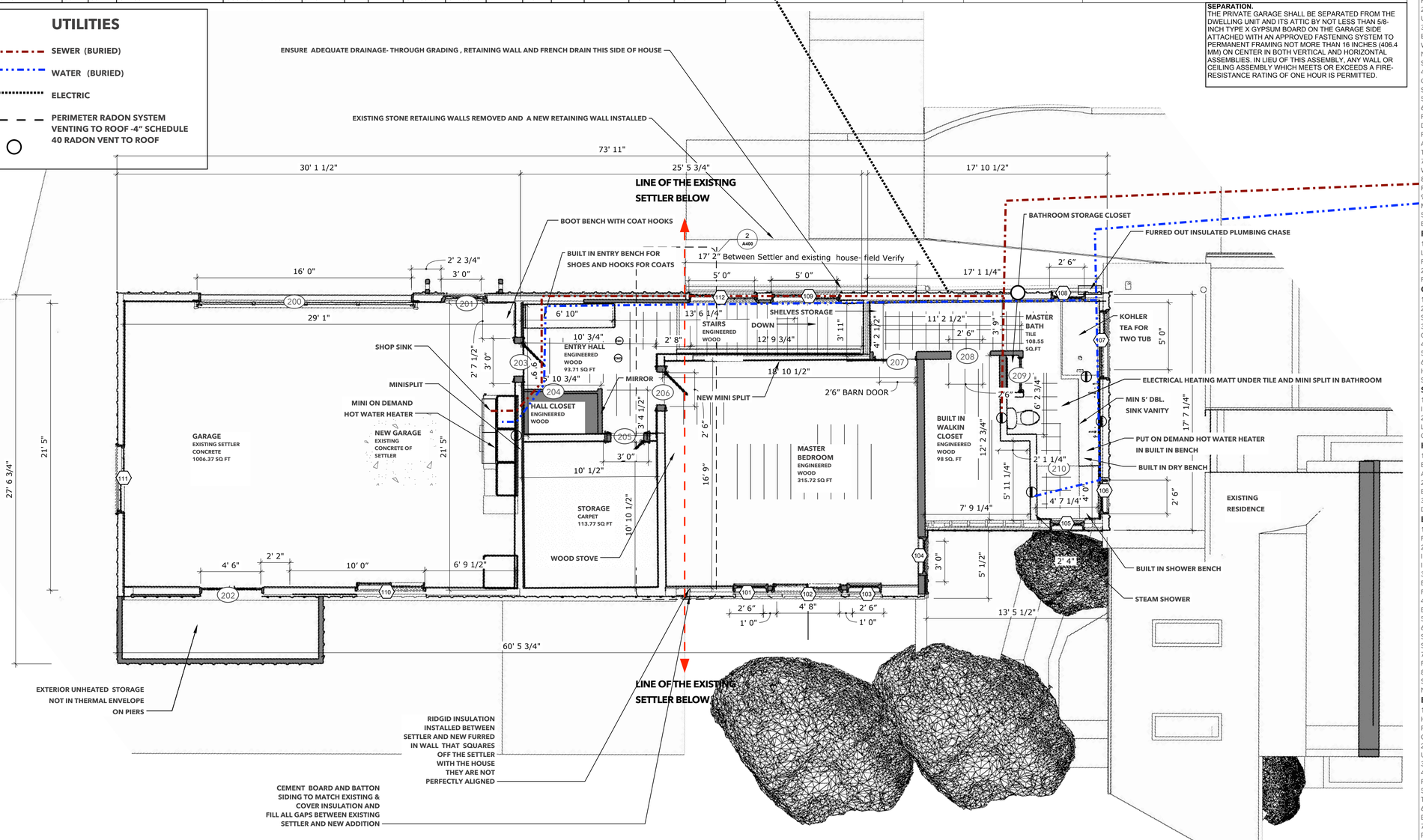
WALL TYPES KEY

INTERIOR WALLS	NAME	COMPOSITION
A	2x4 INTERIOR WALL	1/2" GYPSUM WALLBOARD OVER 2x4 STUDS @ 16" O.C.
B	2x6 INTERIOR PLUMBING WALL	1/2" GYPSUM TYPE 'X' WALLBOARD OVER 2x6 STUDS @ 16" O.C.; FILL WALL CAVITIES w/ SOUND ATTENUATING BATTS WITH PLUMBING CHASES
EXTERIOR WALLS	**NAME**	**COMPOSITION**
AA	2x6 EXTERIOR WALL TO MATCH EXISTING BOARD AND BATTEN SIDING- BUT HARDI PLANK (SEE ELEVATIONS)	**EXTERIOR:** FINISH SIDING PER ELEVATIONS ON 'TYVEK' BUILDING WRAP (OR EQUIV.) ON 1/2" OSB SHEATHING OVER 2x6 WALL STUDS @ 16" O.C. (PRE-FAB FRAMING) ; REFER TO ADVANCED FRAMING DETAILS FOR PLATE GASKET CALLOUTS & CORNER FRAMING DETAILS; FILL WALL STUD CAVITIES w/ MIN. R-19 INSULATION FOR A TOTAL R-21 ASSEMBLY. **INTERIOR:** INT. FINISH MATERIAL PER ROOM FINISH SCHEDULES ON 1/2" GYP BOARD OVER 4 mil. VAPOR BARRIER.

SEPARATION.
THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD ON THE GARAGE SIDE ATTACHED WITH AN APPROVED FASTENING SYSTEM TO PERMANENT FRAMING NOT MORE THAN 16 INCHES (406.4 MM) ON CENTER IN BOTH VERTICAL AND HORIZONTAL ASSEMBLIES. IN LIEU OF THIS ASSEMBLY, ANY WALL OR CEILING ASSEMBLY WHICH MEETS OR EXCEEDS A FIRE-RESISTANCE RATING OF ONE HOUR IS PERMITTED.

UTILITIES

- SEWER (BURIED)
- WATER (BURIED)
- ELECTRIC
- PERIMETER RADON SYSTEM VENTING TO ROOF -4" SCHEDULE 40 RADON VENT TO ROOF



Provide plumbing plans that comply with PPRBD requirements for residential plumbing plans.
See link: https://www.pprbd.org/File/ByAlias/ResPlumbing

01 A102 EXISTING RESIDENCE & LOWER LEVEL PLAN
1/4" = 1'-0" (1:48)

DISAPPROVED
10/08/2025 12:32:45 PM
shanen
PLUMBING

WINDOW SCHEDULE NOTE: +2". FOR ALL WINDOW AND DOOR DIMENSIONS FOR ROUGH OPENING SIZE

UPPER LEVEL

NUMBER	TYPE	WIDTH	HEIGHT	ASSEMBLY	HDR. HEIGHT	SILL HEIGHT	MULLED	LOCATION	INT COLOR	EXT COLOR	TYPE GLASS	OPERATION	MANUF.	SCREEN
101	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
102	DBL HUNG WINDOWS	56"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
103	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
104	DBL HUNG WINDOWS	36"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
105	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
106	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
107	DBL HUNG WINDOWS	60"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
108	DBL HUNG WINDOWS	30"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
109	FIXED WINDOW	60"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	FIXED WINDOW	TBD	N
110	DBL HUNG WINDOWS	56"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
111	DBL HUNG WINDOWS	56"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	DBL HUNG WINDOWS	TBD	Y
112	FIXED WINDOW	60"	44"	FIBERGLASS	84"	40"	NO	OFFICE	WHITE	WHITE	CLEAR/ TEMPERED	FIXED WINDOW	TBD	N

TOTAL EXISTING 1ST FLOOR CONDITIONED 1485 SF
NEW ADDITION 1ST FLOOR CONDITIONED - 361.22 ft²
NEW ADDITION 2ND FLOOR CONDITIONED - 729.75 SF
TOTAL ADDITION BOTH FLOORS: 1090.97 SF
TOTAL SQ FOOTAGE CONDITIONED 2575.97
NEW GARAGE 1006.37 SF

NOTE:

GENERAL NOTES
1. ALL MEASUREMENTS TO OUTSIDE FACE OF STUDS- NOT OUTSIDE FACE OF INSULATION AND SIDING.
2. TOFS= TOP OF FINISHED SLAB
3. SUBCONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGEN HAVING JURISDICTION ON THIS PROJECT AND SHALL NOTIFY DESIGNER, BUILDER IMMEDIATELY UPON BECOMING AWARE THAT ANY ASPECT OF THE PROJECT IS OUT OF COMPLIANCE OR DEVIATES FROM PLANS.
2. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
3. ALL TRADE NAMES AND BRAND-NAME CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL IN WRITING BY BUILDER. OWNER TO BE NOTIFIED OF SUBSTITUTIONS. DESIGNER TO BE CONSULTED PRIOR TO SUBSTITUTIONS.
4. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT OR NOT SHOWN ON THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
5.. PROVIDE A MINIMUM OF 22" X 30" CRAWLSPACE ACCESS.
6. GUARD RAILS SHALL BE AT LEAST 37 INCHES HIGH FROM ROUGH FINISH FLOOR AND SHALL BE CONSTRUCTED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH. HANDRAIL SHALL BE PLACED NO LESS THAN 34 INCHES OR MORE THAN 38 INCHES FROM AN IMAGINARY LINE DRAWN TANGENT TO THE NOSING OF THE TREADS.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH FIRE RESISTANT REQUIREMENTS.
8. ALL FINISHES SHALL COMPLY WITH FLAME READINGS AS REQUIRED.
9. ALL SLEEPING ROOMS SHALL HAVE AN EGRESS WINDOW WITH MINIMUM DIMENSIONS WITH NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. - NOT LESS THAN 24 INCHES AND NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

PLUMBING
1. EACH TOILET SHALL BE LOCATED IN A CLEAR SPACE OF NOT LESS THAN 30 INCHES WIDE AND SHALL HAVE A CLEAR SPACE IN FRONT OF IT OF NOT LESS THAN 24 INCHES.
2. PROVIDE WATER HEATERS WITH HOT WATER CIRCULATING PUMP.

GLAZING
1. ALL GLAZING WILL CONFORM TO UBC STANDARDS.
2. SAFETY GLAZING SHALL BE PROVIDED IN ALL THE LOCATIONS SUBJECT TO HUMAN IMPACT.
3. MIRRORS SHALL BE A MINIMUM QUARTER INCH POLISHED PLATE GLASS HEIGHT AS PER VANITIES PER INTERIOR ELEVATION DETAILS.
4. HINGE GLAZING SHOWER DOORS TO SWING OUTWARD.
5. ALL GLASS SHOWER DOORS MUST BE TEMPERED.
6. WINDOWS TO BE CLAD CASEMENT, DOUBLE HUNG, SINGLE HUNG OR FIXED WITH FULL SCREENS ON ALL OPERABLE WINDOWS, SEE WINDOW SCHEDULE, AND SHALL MATCH EXISTING WINDOWS.

SHEET ROCK
1. WATER RESISTANT GYPSUM/GREEN BOARD SHALL BE INSTALLED IN ALL BATH, WET AREAS.
2. ALL GYPSUM WALLBOARD WALLS AND CEILING TEXTURE FINISH LIVING AREAS TO BE SMOOTH. SAMPLE TO BE APPROVED BY OWNER OR CORNER BEADS TO BE SQUARE.

HARDWARE
1. EXTERIOR LOCK SETS AND DEADBOLTS TO BE PROVIDED AT ALL EXTERIOR DOORS, STYLE SELECTION PER OWNER WITHIN BUILDERS ALLOWANCE.
2. PRIVACY LOCKS PROVIDED AT MASTER BEDROOM AND ON ALL BATHS.
3. DOORSTOPS PROVIDED AT ALL INTERIOR AND EXTERIOR DOORS.

ELECTRICAL
1. ALL SYSTEMS, CIRCUITS AND EQUIPMENT SHALL BE GROUNDED PER ELECTRICAL REQUIREMENTS.
2. ALL 125 V, SINGLE PHASE, 15 AND 20 AMP WHERE RECEPTACLES INSTALLED AND BATHROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION PER REQUIREMENTS.
3. ALL CONDUCTORS CLOSER THAN ONE 1/4 OF AN INCH TO THE EDGE OF FRAMING MEMBERS SHALL BE PROTECTED WITH A STEEL PLATE AT LEAST ONE 16TH OF AN INCH THICK.
4. ALL FIXTURES INSTALLED AT WET OR DAMP LOCATIONS SHALL BE UL WET RATED.
5. PROVIDE PERMANENTLY WIRED SMOKE DETECTORS.
6. ELECTRICAL SERVICE TO BE 200 AMP MINIMUM. PROVIDE 220 V SERVICE FOR KITCHEN APPLIANCES AS NOTED PER PLAN. 200V SERVICE TO BE PROVIDED IF HOT TUB IS SPECIFIED.
7. DOORBELL AND CHIME, INTERNET AND WI-FI TO BE INSTALLED PER OWNERS REQUIREMENT.
8. ALL ELECTRICAL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE.

ENERGY CONSERVATION
1. ALL HEATING VENTILATION, AIR-CONDITIONING AND WATER HEATING EQUIPMENT SHALL MEET OR EXCEED ALL THE REQUIREMENTS OF THE APPLIANCE EFFICIENCY STANDARDS OF THE CURRENT ADOPTED IECC.
2. ALL SWING DOORS AND WINDOWS LEADING TO UNCONDITIONED AREAS SHOULD BE FULLY WEATHER-STRIPPED.
3. STORAGE TYPE WATER HEATERS SHALL BE INSULATED.
4. ALL SHOWER HEADS AND FAUCETS WILL BE EQUIPPED WITH FLOW RESTRICTORS.
5. ALL HABITABLE ROOMS SHALL HAVE AT LEAST ONE WINDOW THAT OPENS.
6. CEILING FANS SHALL BE USED TO CIRCULATE AIR IN MASTER BEDROOMS AND LIVING/ GREAT ROOMS.
7. DRAIN WATER HEAT RECOVERY SYSTEMS SHALL BE USED IF POSSIBLE.
8. PIPES SHALL BE INSULATED.
9. THE MAXIMUM LENGTH OF HOT WATER PIPING IS LIMITED TO 100 FEET

MECHANICAL
1. FURNACES AND MECHANICAL EQUIPMENT SHALL BE SIZED BY HEATING CONTRACTOR.
2. ALL REGISTER LOCATIONS ACKNOWLEDGED TO BE GENERALLY IN FRONT OF WINDOWS AND DOORS IF FORCED AIR IS USED.
3. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES PER HOUR AND CONNECTED DIRECTLY TO OUTSIDE AIR IN ALL BATHROOMS.
4. EXHAUST FANS AND DRYER VENT SHALL BE DUCTED TO OUTSIDE AIR AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

ELECTRA JOHNSON
DESIGN & PLANNING LLC.

ELECTRA JOHNSON
DESIGN & PLANNING LLC.
2036 RIDGEWAY AVENUE
COLORADO SPRINGS, CO 80906
719.290.7387

STRUCTURAL ENGINEER
Richard M. Bond, PE 38834
Cell 719-388-3317
Home 719-393-8005
randt.bond@gmail.com

MECHANICAL ENGINEER
H2Air of Colorado, Inc.
2009 IECC Mechanical Design
North:
720.445.6478
South:
719.966.7722
h2air.inbox@gmail.com

CONTRACTOR
Kimber Janney
719-460-7433
kimber@kivaconstruction.com
www.kivaconstruction.com

COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
607 RUXTON AVE
MANITOU SPRINGS CO 80829

REVISION DATE:
August 14, 2025

NO.	REVISION	DATE
1	DD1	04/23/2025
2	CD1	05/19/2025
3	For Structural	08/13/2025

COORDINATION
☐ Structural ☐ Plumbing
☐ Mechanical ☐ Data
☐ Electrical ☐ Other _____

Project number 2502
2ND FL PLAN
A102

Start: 04/23/2025
Drawn by: ELJ

INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
RESIDENTIAL INSULATION CERTIFICATE

Released for Permit
09/23/2025 1:14:07 PM
Pikes Peak REGIONAL Building Department
Shelley
CONSTRUCTION

This certificate is based on the 2021 International Energy Conservation Code (IECC), **as amended** by the 2023 Pikes Peak Regional Building Code. This certificate is applicable to One- and Two- family Dwellings as well as Townhouses, R2, R-3 and R-4 buildings three stories or less in height. *This certificate is required to be submitted as part of the plan review package*.

ADDRESS OR MASTER #: 607 RUXTON AVE., MANITOU SPRINGS, CO 80829

GARAGE IS: [X] **HEATED** [ ] **UNHEATED** [ ] **N/A**

ADDITIONAL ENERGY EFFICIENCY OPTION (MUST CHOOSE ONE)

- [ ] Enhanced envelope performance (IECC R408.2.1)
- [ ] More efficient HVAC equipment performance (IECC R408.2.2)
- [ ] Reduced energy use in service water-heating (IECC R408.2.3)
- [X] More efficient duct thermal distribution system (IECC R408.2.4)
- [ ] Improved air sealing and efficient ventilation system (IECC R408.2.5)
- [ ] N/A - at least 5% energy savings using Total Building Performance or Energy rating index (R401.2.5 items 2.2 or 3)

METHOD OF ENERGY CODE COMPLIANCE:

The IECC provides various options for compliance with minimum standards. Check the box to indicate the method of compliance and proceed to indicated form section. If additional documentation is required, it must accompany this form.

- [ ] U-factor (*IECC R402.1.2)* ***See Section 1***
- [X] R-value alternative (*IECC R402.1.3)* ***See Section 2***
- [ ] Total UA alternative (*IECC R402.1.5)* ***See Section 3***
- [ ] ResCheck (*IECC R402.1.5)* ***See Section 3***
- [ ] Heated garage or sunroom (IECC 402.2.12) ***See Section 4***
- [ ] Total Building Performance (*IECC R405)* ***See Section 5***
- [ ] Energy Rating Index Compliance Alternative (*IECC R406* ***See Section 6***

For the following tables, ci = continuous insulation

SECTION 1 U FACTOR (Table R402.1.2)

Door and Window U-Factor	Skylight U-Factor	Ceiling U-Value	Wood Frame Wall U-Value	Mass Wall U-Value	Floor U-Value	Basement Wall U-Value	Slab R-Value/Depth	Crawlspace Wall U-Value
0.32	0.55	0.026	0.06	0.082	0.033	0.050	10ci/2 ft	0.055

_____Wall U-Value (wood frame or mass)

_____Ceiling U-Value

_____Floor U-Value

_____Basement Wall U-Value

_____Crawlspace Wall U-Value

_____Slab perimeter R-Value (*24" minimum)*

_____Glazing U-Factor

_____Door(s) U-Factor

SECTION 2 R VALUE ALTERNATIVE (Table R402.1.3)

Door and Window U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value/Depth	Crawlspace Wall R-Value
0.32	0.55	49	20 or 13+5ci	13/17	30	19 or 15ci or 13+5ci	10/2 ft	19 or 15ci or 13+5ci

20 Wall R-Value (wood frame or mass)

49 Ceiling R-Value

30 Floor R-Value

19 Basement Wall R-Value

N/A Crawlspace Wall R-Value

10 Slab perimeter R-Value (*24" minimum)*

.32 Glazing U-Factor

.32 Door(s) U-Factor

SECTION 3 TOTAL UA ALTERNATIVE AND/OR RESCHECK (IECC R402.1.5)

This method requires additional documentation to prove compliance. Provide calculations showing the total building thermal envelope UA is less than or equal to the total UA resulting from multiplying the U-factors in Table R402.1.2 by the same assembly area as in the proposed building. This can either be manual calculations, or RESCheck calculations using the Department of Energy RESCheck software.

_____Wall R/U-Value (wood frame or mass)

_____Ceiling R/U-Value

_____Floor R/U-Value

_____Basement Wall R/U-Value

_____Crawlspace Wall R/U-Value

_____Slab perimeter R/U-Value (*24" minimum)*

_____Glazing U-Factor

_____Door(s) U-Factor

SECTION 4 HEATED GARAGE OR SUNROOM (IECC R402.2.12)

This section applies to sunrooms and heated garages only. Roof and wall insulation is allowed to be reduced due to these areas not being considered living spaces.

Door and Window U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value/Depth	Crawlspace Wall R-Value
0.32	0.55	24	13	13/17	30	19 or 15ci or 13+5ci	10/2 ft	19 or 15ci or 13+5ci

_____Wall R-Value (wood frame or mass)

_____Ceiling R-Value

_____Floor R-Value

_____Basement Wall R-Value

_____Crawlspace Wall R-Value

_____Slab perimeter R-Value (*24" minimum)*

_____Glazing U-Factor

_____Door(s) U-Factor

SECTION 5 TOTAL BUILDING PERFORMANCE (IECC R405)

This method requires additional documentation to prove compliance. Provide the compliance software compliance report and summarize the values below. *Available only to design professionals licensed in the State of Colorado or by qualified persons as approved by the Building Official.*

_____Wall R/U-Value (wood frame or mass)

_____Ceiling R/U-Value

_____Floor R/U-Value

_____Basement Wall R/U-Value

_____Crawlspace Wall R/U-Value

_____Slab perimeter R/U-Value (*24" minimum)*

_____Glazing U-Factor

_____Door(s) U-Factor

SECTION 6 ENERGY RATING INDEX COMPLIANCE ALTERNATIVE (IECC R406)

This method requires additional documentation to prove compliance. Provide the compliance software compliance report and summarize the values below. *Available only to design professionals licensed in the State of Colorado or by qualified persons as approved by the Building Official.*

_____Wall R/U-Value
(wood frame or mass)

_____Ceiling R/U-Value

_____Floor R/U-Value

_____Basement Wall R/U-Value

_____Crawlspace Wall R/U-Value

_____Slab perimeter R/U-Value
(*48" minimum)*

_____Glazing U-Factor

_____Door(s) U-Factor

INSPECTION REQUIREMENTS

Section R402.4 of the IECC requires the thermal envelope to be sealed to limit infiltration. The IECC requires the thermal envelope to be visually inspected and tested to demonstrate compliance with building envelope tightness requirements. Selection of the method of compliance shall occur when the Building Frame Inspection is scheduled. Below is a summary of the methods.

1. Third party visual inspection and testing with documentation required at time of final inspection.
2. RBD visual inspection and third party testing with documentation required at time of final inspection.

NOTE: *The Total Building Performance and Energy Rating Index Alternatives require third party inspections.*

Pikes Peak REGIONAL Building Department

RESIDENTIAL HVAC EQUIPMENT CERTIFICATE

Provide this certificate with heat loss, or optional heat gain, calculations for all new residential construction and additions. This form is part of the permanent record.

ADDRESS OR MASTER PLAN #: 607 RUXTON AVE., MANITOU SPRINGS, CO 80829

☐ Duct Design ☐ New Structure ☒ Existing Structure ☐ Performance Test

☐ New Addition Only ☐ Existing structure + New Addition (requires separate calculation for each)

CALCULATIONS:

1. Envelope heat loss 22016 BTU/hr
2. Infiltration heat loss (.35 ach max) 5086 BTU/hr
3. Envelope heat gain (optional) BTU/hr
4. Infiltration heat gain (optional) BTU/hr
5. Total heat loss (add lines 1 and 2)** 27102 BTU/hr
6. Total heat gain (add lines 3 and 4 - optional) BTU/hr
7. Type of heating appliance Mini-Splits A,B,C ☒ New ☐ Existing
   BTU/hr input 10kW / 35.5K Location Respective Zones Area served Zone: A,B,C
8. Type of heating appliance In-Floor Heat ☒ New ☐ Existing
   BTU/hr input 3kW / 10.2K Location Entry, Bath, Strg. Area served Entry, Bath, Strg.
9. Type of cooling appliance ☐ New ☐ Existing
   BTU/hr input / Location Area served
10. Type of cooling appliance ☐ New ☐ Existing
    BTU/hr input / Location Area served

Provide Make and Model of listed appliances.

DISAPPROVED
10/07/2025 3:56:01 PM
Quintonw
MECHANICAL

SUMMARY:

A. Input of heating appliance(s)* BTU/hr
B. Altitude derate **(x .80)** *NOTE: Use* **(x .72)** *in Woodland Park* BTU/hr
C. Efficiency derate (output) BTU/hr
D. Electrical heating (1 watt = 3.413 BTU/hr) (13.4 kW) BTU/hr
E. **Total Heating Output**** 45,734 BTU/hr
F. **Total Cooling** BTU/hr

*If using high/low fired equipment, assign sum of the low fires on this line.

Applicant Signature GERARD COX Date 5.21.25

Print name & company H2Air of Colorado, Inc. Phone 719.966.7722

IECC/IRC VENTILATION VERIFICATION (New Homes Only)

607 RUXTON AVE.,
MANITOU SPRINGS, CO 80829

- Indicate method of compliance for ***Whole-House Mechanical Ventilation System*** *(M1505 & M1505.4.3)* (select all that apply)

  ☐ **Outside Air/Supply** ☒ **Exhaust**

- List ***Fan Type/Description, CFM, and Location*** of **ALL** exhaust fans, *including kitchen hoods*. Check box if fan is part of Whole-house Mechanical Ventilation System.

  (Example: *Exhaust fan, 120 CFM, Master Bathroom [x]*)

LAUNDRY: 80cfm	☐
Exhaust Fans (Bathroom): 1 @ 50 cfm/per	☐
	☐
	☐
	☐
	☐

- Indicate ***Ventilation Control*** (select one)

  ☐ **Continuous** ☐ **Intermittent**

- Specify location of ***Whole House Ventilation Manual Override Control Switch***, if known, otherwise note as **To Be Determined.**

MECHANICAL VENTILATION RATE CALCULATION METHOD (choose one):

1) Table **M1505.4.3(1)**. Indicate in table below the minimum CFM required for this residence:

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0–1	2–3	4–5	6–7	> 7
	Airflow in CFM				
< 1,500	30	(45)	60	75	90
1,501–3,000	45	60	75	90	105
3,001–4,500	60	75	90	105	120
4,501–6,000	75	90	105	120	135
6,001–7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m^2, 1 cubic foot per minute = 0.0004719 m^3/s.

1a) If ventilation control is intermittent, indicate in table below which rate factor is being used.

TABLE M1505.4.3(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS[a, b]

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
Factor[a]	4	3	2	1.5	1.3	1.0

a. For ventilation system run-time values between those given, the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.

2) Equation 15-1 to calculate the ventilation rate in cubic feet per minute:

Eq. 15-1: (0.01 x _____ s.f.) + (7.5 x (___ bedrooms +1)) = _____ CFM
Total Area of House #

Load Short Form
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Information

	Htg	Clg
Outside db (°F)	***0***	90
Inside db (°F)	72	75
Design TD (°F)	72	15
Daily range	-	H
Inside humidity (%)	30	50
Moisture difference (gr/lb)	38	-39

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME		Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
IN-FLOOR HEAT	d	546	7475	0	0	0
MINI-SPLIT A	d	336	2673	0	86	0
MINI-SPLIT B	d	293	5539	0	166	0
MINI-SPLIT C	d	740	11415	0	200	0
ENTIRE ADDITION	d	1915	27102	0	452	0
Other equip loads			0	0		
Equip. @ 0.95 RSM				0		
Latent cooling				0		
TOTALS		1915	27102	0	452	0

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Load Short Form
IN-FLOOR HEAT

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Information

	Htg	Clg
Outside db (°F)	***0***	90
Inside db (°F)	72	75
Design TD (°F)	72	15
Daily range	-	H
Inside humidity (%)	30	50
Moisture difference (gr/lb)	38	-39

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

HEATING EQUIPMENT

Make	IN-FLOOR HEAT
Trade	3kW
Model	
AHRI ref	
Efficiency	100 AFUE
Heating input	10239 Btuh
Heating output	10239 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
1-ENTRY.STAIR	159	2434	0	0	0
1-HALL.CLOSET	21	30	0	0	0
1-M.BATH	155	3462	0	0	0
1-M.WIC	93	778	0	0	0
1-STORAGE	118	770	0	0	0
IN-FLOOR HEAT d	546	7475	0	0	0
Other equip loads		0	0		
Equip. @ 0.95 RSM			0		
Latent cooling			0		
TOTALS	546	7475	0	0	0

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Load Short Form
MINI-SPLIT A

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Information

	Htg	Clg
Outside db (°F)	***0***	90
Inside db (°F)	72	75
Design TD (°F)	72	15
Daily range	-	H
Inside humidity (%)	30	50
Moisture difference (gr/lb)	38	-39

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

HEATING EQUIPMENT

Make	MINI-SPLIT A
Trade	3.2kW
Model	
AHRI ref	

Efficiency	100 AFUE	
Heating input	3.2	kW
Heating output	10922	Btuh
Temperature rise	145	°F
Actual air flow	86	cfm
Air flow factor	0.032	cfm/Btuh
Static pressure	0	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a

Efficiency	n/a	
Sensible cooling	0	Btuh
Latent cooling	0	Btuh
Total cooling	0	Btuh
Actual air flow	0	cfm
Air flow factor	0	cfm/Btuh
Static pressure	0	in H2O
Load sensible heat ratio	0	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
1-M.BED	336	2673	0	86	0
MINI-SPLIT A d	336	2673	0	86	0
Other equip loads		0	0		
Equip. @ 0.95 RSM			0		
Latent cooling			0		
TOTALS	336	2673	0	86	0

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Load Short Form
MINI-SPLIT B

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Information

	Htg	Clg
Outside db (°F)	***0***	90
Inside db (°F)	72	75
Design TD (°F)	72	15
Daily range	-	H
Inside humidity (%)	30	50
Moisture difference (gr/lb)	38	-39

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

HEATING EQUIPMENT

Make	MINI-SPLIT B
Trade	3.2kW
Model	
AHRI ref	

Efficiency	100 AFUE	
Heating input	3.2	kW
Heating output	10922	Btuh
Temperature rise	75	°F
Actual air flow	166	cfm
Air flow factor	0.030	cfm/Btuh
Static pressure	0	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a

Efficiency	n/a	
Sensible cooling	0	Btuh
Latent cooling	0	Btuh
Total cooling	0	Btuh
Actual air flow	0	cfm
Air flow factor	0	cfm/Btuh
Static pressure	0	in H2O
Load sensible heat ratio	0	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
0-OFFICE	293	5539	0	166	0
MINI-SPLIT B d	293	5539	0	166	0
Other equip loads		0	0		
Equip. @ 0.95 RSM			0		
Latent cooling			0		
TOTALS	293	5539	0	166	0

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Load Short Form
MINI-SPLIT C

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Information

	Htg	Clg
Outside db (°F)	***0***	90
Inside db (°F)	72	75
Design TD (°F)	72	15
Daily range	-	H
Inside humidity (%)	30	50
Moisture difference (gr/lb)	38	-39

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

HEATING EQUIPMENT

Make	MINI-SPLIT C
Trade	4kW
Model	
AHRI ref	

Efficiency	100 AFUE	
Heating input	4.0	kW
Heating output	13652	Btuh
Temperature rise	78	°F
Actual air flow	200	cfm
Air flow factor	0.018	cfm/Btuh
Static pressure	0	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a

Efficiency	n/a	
Sensible cooling	0	Btuh
Latent cooling	0	Btuh
Total cooling	0	Btuh
Actual air flow	0	cfm
Air flow factor	0	cfm/Btuh
Static pressure	0	in H2O
Load sensible heat ratio	0	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
1-GARAGE	740	11415	0	200	0
MINI-SPLIT C d	740	11415	0	200	0
Other equip loads		0	0		
Equip. @ 0.95 RSM			0		
Latent cooling			0		
TOTALS	740	11415	0	200	0

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Building Analysis
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Conditions

Location:
Colorado Springs Muni AP, CO, US
Elevation: 6171 ft
Latitude: 39 °N

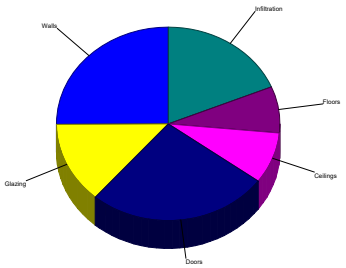
Outdoor:	**Heating**	**Cooling**
Dry bulb (°F)	***0***	90
Daily range (°F)	-	26 (H)
Wet bulb (°F)	-	59
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	72	75
Design TD (°F)	72	15
Relative humidity (%)	30	50
Moisture difference (gr/lb)	38.5	-38.6

Infiltration:	
Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

Heating

Component	Btuh/ft²	Btuh	% of load
Walls	3.7	6798	25.1
Glazing	23.0	3690	13.6
Doors	33.1	7101	26.2
Ceilings	1.4	2335	8.6
Floors	1.3	2093	7.7
Infiltration	2.3	5086	18.8
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**27102**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	0	0	0
Glazing	0	0	0
Doors	0	0	0
Ceilings	0	0	0
Floors	0	0	0
Infiltration	0	0	0
Ducts		0	0
Ventilation		0	0
Internal gains		0	0
Blower		0	0
Adjustments		0	
Total		**0**	**0**

Latent Cooling Load = 0 Btuh
Overall U-value = 0.056 Btuh/ft²-°F

Data entries checked.

Bold/italic values have been manually overridden

Building Analysis
IN-FLOOR HEAT

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Conditions

Location:
Colorado Springs Muni AP, CO, US
Elevation: 6171 ft
Latitude: 39 °N

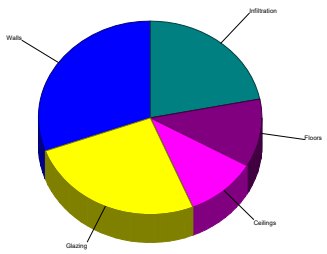
Outdoor:	**Heating**	**Cooling**
Dry bub (°F)	***0***	90
Daily range (°F)	-	26 (H)
Wet bulb (°F)	-	59
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	72	75
Design TD (°F)	72	15
Relative humidity (%)	30	50
Moisture difference (gr/lb)	38.5	-38.6

Infiltration:	
Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

Heating

Component	Btuh/ft²	Btuh	% of load
Walls	3.6	2286	30.6
Glazing	23.0	1918	25.7
Doors	0	0	0
Ceilings	1.4	786	10.5
Floors	1.6	851	11.4
Infiltration	2.3	1634	21.9
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**7475**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	0	0	0
Glazing	0	0	0
Doors	0	0	0
Ceilings	0	0	0
Floors	0	0	0
Infiltration	0	0	0
Ducts		0	0
Ventilation		0	0
Internal gains		0	0
Blower		0	0
Adjustments		0	
Total		**0**	**0**

Latent Cooling Load = 0 Btuh
Overall U-value = 0.045 Btuh/ft²-°F

Data entries checked.

Bold/italic values have been manually overridden

Building Analysis
MINI-SPLIT A

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Conditions

Location:
Colorado Springs Muni AP, CO, US
Elevation: 6171 ft
Latitude: 39 °N

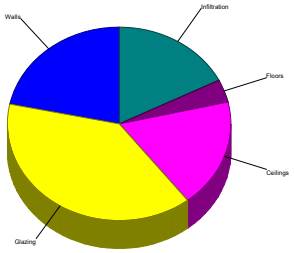
Outdoor:	**Heating**	**Cooling**
Dry bub (°F)	***0***	90
Daily range (°F)	-	26 (H)
Wet bulb (°F)	-	59
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	72	75
Design TD (°F)	72	15
Relative humidity (%)	30	50
Moisture difference (gr/lb)	38.5	-38.6

Infiltration:	
Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

Heating

Component	Btuh/ft²	Btuh	% of load
Walls	3.6	580	21.7
Glazing	23.0	1037	38.8
Doors	0	0	0
Ceilings	1.4	484	18.1
Floors	2.4	102	3.8
Infiltration	2.3	469	17.5
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**2673**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	0	0	0
Glazing	0	0	0
Doors	0	0	0
Ceilings	0	0	0
Floors	0	0	0
Infiltration	0	0	0
Ducts		0	0
Ventilation		0	0
Internal gains		0	0
Blower		0	0
Adjustments		0	
Total		**0**	**0**

Latent Cooling Load = 0 Btuh
Overall U-value = 0.052 Btuh/ft²-°F

Data entries checked.

Bold/italic values have been manually overridden

Building Analysis
MINI-SPLIT B

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Conditions

Location:
Colorado Springs Muni AP, CO, US
Elevation: 6171 ft
Latitude: 39 °N

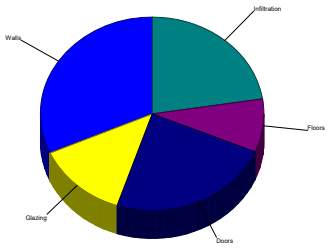
Outdoor:	**Heating**	**Cooling**
Dry bulb (°F)	***0***	90
Daily range (°F)	-	26 (H)
Wet bulb (°F)	-	59
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	72	75
Design TD (°F)	72	15
Relative humidity (%)	30	50
Moisture difference (gr/lb)	38.5	-38.6

Infiltration:	
Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

Heating

Component	Btuh/ft²	Btuh	% of load
Walls	3.8	1752	31.6
Glazing	23.0	735	13.3
Doors	23.0	1312	23.7
Ceilings	0	0	0
Floors	1.7	493	8.9
Infiltration	2.3	1247	22.5
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**5539**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	0	0	0
Glazing	0	0	0
Doors	0	0	0
Ceilings	0	0	0
Floors	0	0	0
Infiltration	0	0	0
Ducts		0	0
Ventilation		0	0
Internal gains		0	0
Blower		0	0
Adjustments		0	
Total		**0**	**0**

Latent Cooling Load = 0 Btuh
Overall U-value = 0.071 Btuh/ft²-°F

Data entries checked.

Bold/italic values have been manually overridden

Building Analysis
MINI-SPLIT C

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Conditions

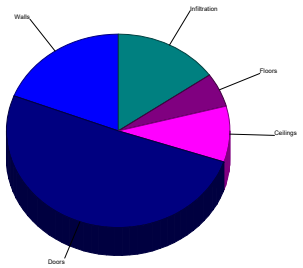
Location:
Colorado Springs Muni AP, CO, US
Elevation: 6171 ft
Latitude: 39 °N

Outdoor:	**Heating**	**Cooling**
Dry bulb (°F)	***0***	90
Daily range (°F)	-	26 (H)
Wet bulb (°F)	-	59
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	72	75
Design TD (°F)	72	15
Relative humidity (%)	30	50
Moisture difference (gr/lb)	38.5	-38.6
Infiltration:		
Method	Simplified	
Construction quality	Average	
Fireplaces	1 (Average)	

Heating

Component	Btuh/ft²	Btuh	% of load
Walls	3.6	2180	19.1
Glazing	0	0	0
Doors	36.8	5789	50.7
Ceilings	1.4	1065	9.3
Floors	0.9	646	5.7
Infiltration	2.3	1736	15.2
Ducts		0	0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**11415**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	0	0	0
Glazing	0	0	0
Doors	0	0	0
Ceilings	0	0	0
Floors	0	0	0
Infiltration	0	0	0
Ducts		0	0
Ventilation		0	0
Internal gains		0	0
Blower		0	0
Adjustments		0	
Total		**0**	**0**

Latent Cooling Load = 0 Btuh
Overall U-value = 0.060 Btuh/ft²-°F

WARNING: window to floor area ratio = 0.0% - less than 5%.

Bold/italic values have been manually overridden

Component Constructions
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Design Conditions

Location:
Colorado Springs Muni AP, CO, US
Elevation: 6171 ft
Latitude: 39°N

Outdoor:	**Heating**	**Cooling**
Dry bulb (°F)	***0***	90
Daily range (°F)	-	26 (H)
Wet bulb (°F)	-	59
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	72	75
Design TD (°F)	72	15
Relative humidity (%)	30	50
Moisture difference (gr/lb)	38.5	-38.6

Infiltration:

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

Construction descriptions	Or	Area ft²	U-value Btuh/ft²-°F	Insul R ft²-°F/Btuh	Htg HTM Btuh/ft²	Loss Btuh	Clg HTM Btuh/ft²	Gain Btuh
Walls								
R19 WALL: R19 WALL	ne	81	0.053	19.0	3.82	309	0	0
	se	104	0.053	19.0	3.82	397	0	0
	sw	138	0.053	19.0	3.82	527	0	0
	nw	136	0.053	19.0	3.82	519	0	0
	all	459	0.053	19.0	3.82	1752	0	0
R20 WALL: R20 WALL	ne	148	0.050	20.0	3.60	532	0	0
	se	584	0.050	20.0	3.60	2101	0	0
	sw	185	0.050	20.0	3.60	666	0	0
	nw	485	0.050	20.0	3.60	1747	0	0
	all	1402	0.050	20.0	3.60	5046	0	0
Partitions								
(none)								
Windows								
U-32 WINDOW: 0.32U WINDOW; NFRC rated (SHGC=0.35); 6.67 ft head ht	ne	37	0.320	0	23.0	852	0	0
	se	32	0.320	0	23.0	735	0	0
	se	45	0.320	0	23.0	1037	0	0
	nw	46	0.320	0	23.0	1066	0	0
	all	160	0.320	0	23.0	3690	0	0
Doors								
DOOR 32U: 32U DOOR	ne	57	0.320	0	23.0	1312	0	0
	se	30	0.320	0	23.0	695	0	0
	nw	20	0.320	0	23.0	463	0	0
	all	107	0.320	0	23.0	2470	0	0
11J0: Door, ovhd mtl, fg core type	nw	107	0.600	6.3	43.2	4631	0	0
Ceilings								
R49 CEILING: R49 CEILING		1622	0.020	49.0	1.44	2335	0	0
Floors								
R30 FLOOR: R30 FLOOR		291	0.033	30.0	2.38	691	0	0

SLAB ON GRADE: SLAB ON GRADE		69	0.100	10.0	7.20	493	0	0
		126	0.100	10.0	7.20	909	0	0
	all	195	0.100	10.0	7.20	1402	0	0

Project Summary
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

Project Information

For: THE SETTLER SOULEK RESIDENCE, ELECTRA JOHNSON ASSOC. AIA
607 RUXTON AVE., MANITOU SPRINGS, CO 80829
Phone: 719-290-7387

Notes:

Design Information

Weather: Colorado Springs Muni AP, CO, US

Winter Design Conditions

Outside db	***0***	°F
Inside db	72	°F
Design TD	72	°F

Summer Design Conditions

Outside db	90	°F
Inside db	75	°F
Design TD	15	°F
Daily range	H	
Relative humidity	50	%
Moisture difference	-39	gr/lb

Heating Summary

Structure	27102	Btuh
Ducts	0	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	27102	Btuh

Sensible Cooling Equipment Load Sizing

Structure	0	Btuh
Ducts	0	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.95	
Equipment sensible load	0	Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	1 (Average)

	Heating	Cooling
Area (ft²)	1915	0
Volume (ft³)	16129	0
Air changes/hour	***0.30***	***0.30***
Equiv. AVF (cfm)	81	0

Latent Cooling Equipment Load Sizing

Structure	0	Btuh
Ducts	0	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	0	Btuh
Equipment total load	0	Btuh
Req. total capacity at 0.85 SHR	0	ton

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

							ENTIRE ADDITION				IN-FLOOR HEAT			
1	Room name													
2	Exposed wall						267.0 ft				84.5 ft			
3	Room height						8.4 ft		d		8.5 ft		d	
4	Room dimensions													
5	Room area						1914.8 ft²				545.6 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	3.82	0.00	138	81	309	0	0	0	0	0
.	└D	DOOR 32U	0.320	ne	23.04	0.00	57	57	1312	0	0	0	0	0
.	W	R20 WALL	0.050	ne	3.60	0.00	185	148	532	0	145	117	420	0
.	└G	U-32 WINDOW	0.320	ne	23.04	0.00	37	0	852	0	28	0	639	0
11	W	R19 WALL	0.053	se	3.82	0.00	136	104	397	0	0	0	0	0
	└G	U-32 WINDOW	0.320	se	23.04	0.00	32	0	735	0	0	0	0	0
	W	R20 WALL	0.050	se	3.60	0.00	659	584	2101	0	204	195	701	0
	├G	U-32 WINDOW	0.320	se	23.04	0.00	45	0	1037	0	9	0	213	0
	└D	DOOR 32U	0.320	se	23.04	0.00	30	30	695	0	0	0	0	0
	W	R19 WALL	0.053	sw	3.82	0.00	138	138	527	0	0	0	0	0
	W	R20 WALL	0.050	sw	3.60	0.00	185	185	666	0	0	0	0	0
	W	R19 WALL	0.053	nw	3.82	0.00	136	136	519	0	0	0	0	0
	W	R20 WALL	0.050	nw	3.60	0.00	659	485	1747	0	370	324	1165	0
	├G	U-32 WINDOW	0.320	nw	23.04	0.00	46	0	1066	0	46	0	1066	0
	├D	11J0	0.600	nw	43.20	0.00	107	107	4631	0	0	0	0	0
	└D	DOOR 32U	0.320	nw	23.04	0.00	20	20	463	0	0	0	0	0
	C	R49 CEILING	0.020	-	1.44	0.00	1622	1622	2335	0	546	546	786	0
	F	R30 FLOOR	0.033	-	2.38	0.00	291	291	691	0	248	248	588	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	293	69	493	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	1038	126	909	0	298	37	263	0
6	c) AED excursion									0				0
	Envelope loss/gain								22016	0			5841	0
12	a) Infiltration								5086	0			1634	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				4			0	0			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								27102	0			7475	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								27102	0			7475	0
15	Duct loads						0%	0%	0	0	0%	0%	0	0
	Total room load								27102	0			7475	0
	Air required (cfm)								452	0			0	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

							MINI-SPLIT A				MINI-SPLIT B			
1	Room name													
2	Exposed wall						24.3 ft				68.5 ft			
3	Room height						8.5 ft		d		8.0 ft		d	
4	Room dimensions													
5	Room area						336.4 ft²				293.3 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	3.82	0.00	0	0	0	0	138	81	309	0
.	└D	DOOR 32U	0.320	ne	23.04	0.00	0	0	0	0	57	57	1312	0
.	W	R20 WALL	0.050	ne	3.60	0.00	40	31	112	0	0	0	0	0
.	└G	U-32 WINDOW	0.320	ne	23.04	0.00	9	0	213	0	0	0	0	0
11	W	R19 WALL	0.053	se	3.82	0.00	0	0	0	0	136	104	397	0
	└G	U-32 WINDOW	0.320	se	23.04	0.00	0	0	0	0	32	0	735	0
	W	R20 WALL	0.050	se	3.60	0.00	166	130	468	0	0	0	0	0
	├G	U-32 WINDOW	0.320	se	23.04	0.00	36	0	824	0	0	0	0	0
	└D	DOOR 32U	0.320	se	23.04	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	sw	3.82	0.00	0	0	0	0	138	138	527	0
	W	R20 WALL	0.050	sw	3.60	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	nw	3.82	0.00	0	0	0	0	136	136	519	0
	W	R20 WALL	0.050	nw	3.60	0.00	0	0	0	0	0	0	0	0
	├G	U-32 WINDOW	0.320	nw	23.04	0.00	0	0	0	0	0	0	0	0
	├D	11J0	0.600	nw	43.20	0.00	0	0	0	0	0	0	0	0
	└D	DOOR 32U	0.320	nw	23.04	0.00	0	0	0	0	0	0	0	0
	C	R49 CEILING	0.020	-	1.44	0.00	336	336	484	0	0	0	0	0
	F	R30 FLOOR	0.033	-	2.38	0.00	43	43	102	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	0	0	0	0	293	69	493	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	0	0	0	0	0	0	0	0
6	c) AED excursion									0				0
	Envelope loss/gain								2204	0			4292	0
12	a) Infiltration								469	0			1247	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				2			0	2			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								2673	0			5539	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								2673	0			5539	0
15	Duct loads						0%	0%	0	0	0%	0%	0	0
	Total room load								2673	0			5539	0
	Air required (cfm)								86	0			166	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
ENTIRE ADDITION

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

1	Room name						MINI-SPLIT C								
2	Exposed wall						89.8 ft								
3	Room height						8.5 ft		d						
4	Room dimensions														
5	Room area						739.5 ft²								
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area or perimeter		Load	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	3.82	0.00	0	0	0	0				
.	└─D	DOOR 32U	0.320	ne	23.04	0.00	0	0	0	0				
.	W	R20 WALL	0.050	ne	3.60	0.00	0	0	0	0				
.	└─G	U-32 WINDOW	0.320	ne	23.04	0.00	0	0	0	0				
11	W	R19 WALL	0.053	se	3.82	0.00	0	0	0	0				
	└─G	U-32 WINDOW	0.320	se	23.04	0.00	0	0	0	0				
	W	R20 WALL	0.050	se	3.60	0.00	289	259	932	0				
	├─G	U-32 WINDOW	0.320	se	23.04	0.00	0	0	0	0				
	└─D	DOOR 32U	0.320	se	23.04	0.00	30	30	695	0				
	W	R19 WALL	0.053	sw	3.82	0.00	0	0	0	0				
	W	R20 WALL	0.050	sw	3.60	0.00	185	185	666	0				
	W	R19 WALL	0.053	nw	3.82	0.00	0	0	0	0				
	W	R20 WALL	0.050	nw	3.60	0.00	289	162	582	0				
	├─G	U-32 WINDOW	0.320	nw	23.04	0.00	0	0	0	0				
	├─D	11J0	0.600	nw	43.20	0.00	107	107	4631	0				
	└─D	DOOR 32U	0.320	nw	23.04	0.00	20	20	463	0				
	C	R49 CEILING	0.020	-	1.44	0.00	740	740	1065	0				
	F	R30 FLOOR	0.033	-	2.38	0.00	0	0	0	0				
	F	SLAB ON GRADE	0.100	-	7.20	0.00	0	0	0	0				
	F	SLAB ON GRADE	0.100	-	7.20	0.00	740	90	646	0				
6	c) AED excursion									0				
	Envelope loss/gain								9679	0				
12	a) Infiltration								1736	0				
	b) Room ventilation								0	0				
13	Internal gains:	Occupants @	230				0			0				
		Appliances/other								0				
	Subtotal (lines 6 to 13)								11415	0				
	Less external load								0	0				
	Less transfer								0	0				
	Redistribution								0	0				
14	Subtotal								11415	0				
15	Duct loads						0%	0%	0	0				
	Total room load								11415	0				
	Air required (cfm)								200	0				

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
IN-FLOOR HEAT

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

1	Room name						IN-FLOOR HEAT				1-ENTRY.STAIR			
2	Exposed wall						84.5 ft				26.0 ft			
3	Room height						8.5 ft		d		8.5 ft		heat only	
4	Room dimensions										1.0 x 159.0 ft			
5	Room area						545.6 ft²				159.0 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└─D	DOOR 32U	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	W	R20 WALL	0.050	ne	3.60	0.00	145	117	420	0	0	0	0	0
.	└─G	U-32 WINDOW	0.320	ne	23.04	0.00	28	0	639	0	0	0	0	0
11	W	R19 WALL	0.053	se	0.00	0.00	0	0	0	0	0	0	0	0
	└─G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	se	3.60	0.00	204	195	701	0	0	0	0	0
	├─G	U-32 WINDOW	0.320	se	23.04	0.00	9	0	213	0	0	0	0	0
	└─D	DOOR 32U	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	nw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	nw	3.60	0.00	370	324	1165	0	221	184	662	0
	├─G	U-32 WINDOW	0.320	nw	23.04	0.00	46	0	1066	0	37	0	852	0
	├─D	11J0	0.600	nw	0.00	0.00	0	0	0	0	0	0	0	0
	└─D	DOOR 32U	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	C	R49 CEILING	0.020	-	1.44	0.00	546	546	786	0	159	159	229	0
	F	R30 FLOOR	0.033	-	2.38	0.00	248	248	588	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	298	37	263	0	159	26	187	0
6	c) AED excursion									0				0
	Envelope loss/gain								5841	0			1931	0
12	a) Infiltration								1634	0			503	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				0			0	0			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								7475	0			2434	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								7475	0			2434	0
15	Duct loads						0%	0%	0	0	-0%	0%	0	0
	Total room load								7475	0			2434	0
	Air required (cfm)								0	0			0	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
IN-FLOOR HEAT

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

1	Room name					1-HALL.CLOSET				1-M.BATH					
2	Exposed wall					0 ft				39.5 ft					
3	Room height					8.5 ft		heat only		8.5 ft		heat only			
4	Room dimensions					6.0 x 3.5 ft				1.0 x 154.8 ft					
5	Room area					21.0 ft²				154.8 ft²					
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└─D	DOOR 32U	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	W	R20 WALL	0.050	ne	3.60	0.00	0	0	0	0	145	117	420	0
.	└─G	U-32 WINDOW	0.320	ne	23.04	0.00	0	0	0	0	28	0	639	0
11	W	R19 WALL	0.053	se	0.00	0.00	0	0	0	0	0	0	0	0
	└─G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	se	3.60	0.00	0	0	0	0	43	33	120	0
	├─G	U-32 WINDOW	0.320	se	23.04	0.00	0	0	0	0	9	0	213	0
	└─D	DOOR 32U	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	nw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	nw	3.60	0.00	0	0	0	0	149	140	502	0
	├─G	U-32 WINDOW	0.320	nw	23.04	0.00	0	0	0	0	9	0	213	0
	├─D	11J0	0.600	nw	0.00	0.00	0	0	0	0	0	0	0	0
	└─D	DOOR 32U	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	C	R49 CEILING	0.020	-	1.44	0.00	21	21	30	0	155	155	223	0
	F	R30 FLOOR	0.033	-	2.38	0.00	0	0	0	0	155	155	368	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	21	0	0	0	0	0	0	0
6	c) AED excursion									0				0
	Envelope loss/gain								30	0			2698	0
12	a) Infiltration								0	0			764	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				0			0	0			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								30	0			3462	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								30	0			3462	0
15	Duct loads						-0%	0%	0	0	-0%	0%	0	0
	Total room load								30	0			3462	0
	Air required (cfm)								0	0			0	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
IN-FLOOR HEAT

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

							1-M.WIC				1-STORAGE			
1	Room name													
2	Exposed wall						8.5 ft				8.5 ft			
3	Room height													
4	Room dimensions						8.5 ft		heat only		8.5 ft		heat only	
5	Room area						1.0 x 92.8 ft				10.5 x 11.3 ft			
							92.8 ft²				118.1 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└─D	DOOR 32U	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	W	R20 WALL	0.050	ne	3.60	0.00	0	0	0	0	0	0	0	0
.	└─G	U-32 WINDOW	0.320	ne	23.04	0.00	0	0	0	0	0	0	0	0
11	W	R19 WALL	0.053	se	0.00	0.00	0	0	0	0	0	0	0	0
	└─G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	se	3.60	0.00	72	72	260	0	89	89	321	0
	├─G	U-32 WINDOW	0.320	se	23.04	0.00	0	0	0	0	0	0	0	0
	└─D	DOOR 32U	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	nw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	nw	3.60	0.00	0	0	0	0	0	0	0	0
	├─G	U-32 WINDOW	0.320	nw	23.04	0.00	0	0	0	0	0	0	0	0
	├─D	11J0	0.600	nw	0.00	0.00	0	0	0	0	0	0	0	0
	└─D	DOOR 32U	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	C	R49 CEILING	0.020	-	1.44	0.00	93	93	134	0	118	118	170	0
	F	R30 FLOOR	0.033	-	2.38	0.00	93	93	220	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	0	0	0	0	118	11	76	0
6	c) AED excursion									0				0
	Envelope loss/gain								614	0			567	0
12	a) Infiltration								164	0			203	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @ 230					0			0	0			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								778	0			770	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								778	0			770	0
15	Duct loads						-0%	0%	0	0	-0%	0%	0	0
	Total room load								778	0			770	0
	Air required (cfm)								0	0			0	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
MINI-SPLIT A

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

							MINI-SPLIT A				1-M.BED			
1	Room name													
2	Exposed wall						24.3 ft				24.3 ft			
3	Room height						8.5 ft		d		8.5 ft		heat only	
4	Room dimensions										19.5 x 17.3 ft			
5	Room area						336.4 ft²				336.4 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└─D	DOOR 32U	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	W	R20 WALL	0.050	ne	3.60	0.00	40	31	112	0	40	31	112	0
.	└─G	U-32 WINDOW	0.320	ne	23.04	0.00	9	0	213	0	9	0	213	0
11	W	R19 WALL	0.053	se	0.00	0.00	0	0	0	0	0	0	0	0
	└─G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	se	3.60	0.00	166	130	468	0	166	130	468	0
	├─G	U-32 WINDOW	0.320	se	23.04	0.00	36	0	824	0	36	0	824	0
	└─D	DOOR 32U	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	nw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	nw	0.00	0.00	0	0	0	0	0	0	0	0
	├─G	U-32 WINDOW	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	├─D	11J0	0.600	nw	0.00	0.00	0	0	0	0	0	0	0	0
	└─D	DOOR 32U	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	C	R49 CEILING	0.020	-	1.44	0.00	336	336	484	0	336	336	484	0
	F	R30 FLOOR	0.033	-	2.38	0.00	43	43	102	0	43	43	102	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
6	c) AED excursion									0				0
	Envelope loss/gain								2204	0			2204	0
12	a) Infiltration								469	0			469	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				2			0	2			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								2673	0			2673	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								2673	0			2673	0
15	Duct loads						0%	0%	0	0	-0%	0%	0	0
	Total room load								2673	0			2673	0
	Air required (cfm)								86	0			86	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
MINI-SPLIT B

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

							MINI-SPLIT B				0-OFFICE			
1	Room name													
2	Exposed wall						68.5 ft				68.5 ft			
3	Room height						8.0 ft		d		8.0 ft		heat only	
4	Room dimensions										17.0 x 17.3 ft			
5	Room area						293.3 ft²				293.3 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	3.82	0.00	138	81	309	0	138	81	309	0
.	└D	DOOR 32U	0.320	ne	23.04	0.00	57	57	1312	0	57	57	1312	0
.	W	R20 WALL	0.050	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└G	U-32 WINDOW	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
11	W	R19 WALL	0.053	se	3.82	0.00	136	104	397	0	136	104	397	0
	└G	U-32 WINDOW	0.320	se	23.04	0.00	32	0	735	0	32	0	735	0
	W	R20 WALL	0.050	se	0.00	0.00	0	0	0	0	0	0	0	0
	├G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	└D	DOOR 32U	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	sw	3.82	0.00	138	138	527	0	138	138	527	0
	W	R20 WALL	0.050	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R19 WALL	0.053	nw	3.82	0.00	136	136	519	0	136	136	519	0
	W	R20 WALL	0.050	nw	0.00	0.00	0	0	0	0	0	0	0	0
	├G	U-32 WINDOW	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	├D	11J0	0.600	nw	0.00	0.00	0	0	0	0	0	0	0	0
	└D	DOOR 32U	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	C	R49 CEILING	0.020	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	R30 FLOOR	0.033	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	293	69	493	0	293	69	493	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
6	c) AED excursion									0				0
	Envelope loss/gain								4292	0			4292	0
12	a) Infiltration								1247	0			1247	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				2			0	2			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								5539	0			5539	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								5539	0			5539	0
15	Duct loads						0%	0%	0	0	-0%	0%	0	0
	Total room load								5539	0			5539	0
	Air required (cfm)								166	0			166	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Right-J® Worksheet
MINI-SPLIT C

Job: 607 RUXTON AVE.
Date: 5.21.25
By: H2AIR, INC.
Plan: Ranch on Basement

							MINI-SPLIT C				1-GARAGE			
1	Room name													
2	Exposed wall						89.8 ft				89.8 ft			
3	Room height						8.5 ft		d		8.5 ft		heat only	
4	Room dimensions										34.0 x 21.8 ft			
5	Room area						739.5 ft²				739.5 ft²			
	Ty	Construction number	U-value (Btuh/ft²-°F)	Or	HTM (Btuh/ft²)		Area (ft²) or perimeter (ft)		Load (Btuh)		Area (ft²) or perimeter (ft)		Load (Btuh)	
					Heat	Cool	Gross	N/P/S	Heat	Cool	Gross	N/P/S	Heat	Cool
6	W	R19 WALL	0.053	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└─D	DOOR 32U	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	W	R20 WALL	0.050	ne	0.00	0.00	0	0	0	0	0	0	0	0
.	└─G	U-32 WINDOW	0.320	ne	0.00	0.00	0	0	0	0	0	0	0	0
11	W	R19 WALL	0.053	se	0.00	0.00	0	0	0	0	0	0	0	0
	└─G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	se	3.60	0.00	289	259	932	0	289	259	932	0
	├─G	U-32 WINDOW	0.320	se	0.00	0.00	0	0	0	0	0	0	0	0
	└─D	DOOR 32U	0.320	se	23.04	0.00	30	30	695	0	30	30	695	0
	W	R19 WALL	0.053	sw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	sw	3.60	0.00	185	185	666	0	185	185	666	0
	W	R19 WALL	0.053	nw	0.00	0.00	0	0	0	0	0	0	0	0
	W	R20 WALL	0.050	nw	3.60	0.00	289	162	582	0	289	162	582	0
	├─G	U-32 WINDOW	0.320	nw	0.00	0.00	0	0	0	0	0	0	0	0
	├─D	11J0	0.600	nw	43.20	0.00	107	107	4631	0	107	107	4631	0
	└─D	DOOR 32U	0.320	nw	23.04	0.00	20	20	463	0	20	20	463	0
	C	R49 CEILING	0.020	-	1.44	0.00	740	740	1065	0	740	740	1065	0
	F	R30 FLOOR	0.033	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	0.00	0.00	0	0	0	0	0	0	0	0
	F	SLAB ON GRADE	0.100	-	7.20	0.00	740	90	646	0	740	90	646	0
6	c) AED excursion									0				0
	Envelope loss/gain								9679	0			9679	0
12	a) Infiltration								1736	0			1736	0
	b) Room ventilation								0	0			0	0
13	Internal gains:	Occupants @	230				0			0	0			0
		Appliances/other								0				0
	Subtotal (lines 6 to 13)								11415	0			11415	0
	Less external load								0	0			0	0
	Less transfer								0	0			0	0
	Redistribution								0	0			0	0
14	Subtotal								11415	0			11415	0
15	Duct loads						0%	0%	0	0	-0%	0%	0	0
	Total room load								11415	0			11415	0
	Air required (cfm)								200	0			200	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

SPECIFICATIONS

WH Series

Built-In Wi-Fi

Indoor Unit : WH09SKN-18 / Outdoor Unit : WH09SKNU-18
Indoor Unit : WH12SKN-18 / Outdoor Unit : WH12SKNU-18
Indoor Unit : WH18SLN-19 / Outdoor Unit : WH18SLU-19

(A & B) (C)

Model				Unit	WH09SK-18	WH12SK-18	WH18SL-19
Indoor Unit					WH09SKN-18	WH12SKN-18	WH18SLN-19
Outdoor Unit					WH09SKNU-18	WH12SKNU-18	WH18SLU-19
Rated Capacity	Cooling			kW	2.50	3.50	5.00
	Heating			kW	3.20	4.00	6.00
Capacity Range	Cooling		Min ~ Max	kW	0.89 ~ 3.70	0.89 ~ 4.20	1.0 ~ 6.0
	Heating		Min ~ Max	kW	0.89 ~ 5.0	0.89 ~ 6.0	1.0 ~ 9.0
Power Input	Cooling		Rated	kW	0.51	0.86	1.22
	Heating		Rated	kW	0.65	0.87	1.38
Running Current	Cooling		Rated	A	2.80	4.00	5.10
	Heating		Rated	A	3.80	4.10	5.90
Full Load Amps				A	6.50	6.50	12.70
EER				W/W	4.88	4.07	4.10
AEER				-	4.76	4.01	4.09
COP				W/W	4.90	4.60	4.35
ACOP				-	4.80	4.53	4.34
Energy Label / Star Ratings			Cooling	-	6.0 STAR	4.0 STAR	3.5 STAR
			Heating	-	6.0 STAR	5.0 STAR	4.0 STAR
Power Supply				Ø, V, Hz	1Ph, 220~240V, 50Hz	1Ph, 220~240V, 50Hz	1Ph, 220~240V, 50Hz
Indoor	Air Flow Rate		Max / H / M / L / SL	L/s	333 / 200 / 166 / 86 / 63	333 / 200 / 166 / 86 / 63	383 / 283 / 233 / 183
	Sound Pressure Level		Cooling, Max / H / M / L / SL	dB(A)	- / 42 / 36 / 26 / 22	- / 42 / 36 / 26 / 22	- / 46 / 41/ 36 / 27
	Dimensions (W × H × D)		Net	mm	998 x 345 x 210	998 x 345 x 210	1060 / 360 / 265
	Weight		Net	kg	12.0	12.0	16.6
Outdoor	Compressor			-	Twin Rotary	Twin Rotary	Twin Rotary
	Condenser		Corrosion Protection	-	Gold	Gold	Gold
	Sound Pressure Level		Cooling, Rated	dB(A)	49	49	49
			Heating, Rated	dB(A)	51	51	52
	Sound Power Level			dB(A)	63	63	65
	Dimensions (W × H × D)		Net	mm	770 x 545 x 288	770 x 545 x 288	870 x 650 x 330
	Weight		Net	kg	35	35	45.7
	Operation Range		Cooling	°C DB	-10 ~ 48	-10 ~ 48	-10 ~ 48
			Heating	°C DB	-10 ~ 24	-10 ~ 24	-10 ~ 24
Field Connections							
Circuit Breaker				A	15	15	20
Power Supply Guide				No.	3 Core + Earth	3 Core + Earth	3 Core + Earth
Power Supply to Unit				-	Outdoor	Outdoor	Outdoor
Power and Communication Cable				No. x mm^2	4 x 1.0 (Including Earth)	4 x 1.0 (Including Earth)	4 x 1.0 (Including Earth)
Field Piping							
Piping	Size		Liquid	mm(inch)	Ø 6.35 (1/4)	Ø 6.35 (1/4)	Ø 6.35 (1/4)
			Gas	mm(inch)	Ø 9.52 (3/8)	Ø 9.52 (3/8)	Ø 12.7 (1/2)
	Connections Method		Indoor / Outdoor	-	Flared / Flared	Flared / Flared	Flared / Flared
Drain Hose Size			O.D, I.D	mm	21.5, 16.0	21.5, 16.0	20.0, 15.0
Between Indoor & Outdoor	Piping Length		Min ~ Max	m	3 ~ 20	3 ~ 20	3 ~ 30
			Pre-Charge Length	m	12.5	12.5	7.5
	Max. Elevation Difference			m	10	10	20
	Piping Connection Heat Insulation			-	Both liquid and gas pipes	Both liquid and gas pipes	Both liquid and gas pipes
Refrigerant Charge			Type	-	R32	R32	R32
			Pre Charge	g	900	900	1300
			Additional Charge	g/m	20	20	20
			Control	-	Electronic Expansion Valve	Electronic Expansion Valve	Electronic Expansion Valve

WAIVER OF REPLAT REQUEST
607 RUXTON AVENUE
CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO

OWNERS:
DONA K. SOULEK TRUST
607 RUXTON AVENUE
MANITOU SPRINGS, COLORADO 80829–1923

PROPERTY ADDRESS:
607 RUXTON AVENUE
MANITOU SPRINGS, COLORADO 80829–1923

THE PLAT FOR THIS PROPERTY WAS RECORDED IN FEBRUARY 1887 IN PLAT BOOK J AT PAGE 94.

TAX ASSESSOR SCHEDULE NUMBER:
74063–03–010

LEGAL DESCRIPTION:
THAT PART OF BLOCKS 18 AND 22, MANITOU IRON SPRINGS COMPANY'S ADDITION TO MANITOU SPRINGS" AS RECORDED IN PLAT BOOK A AT PAGE 94 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

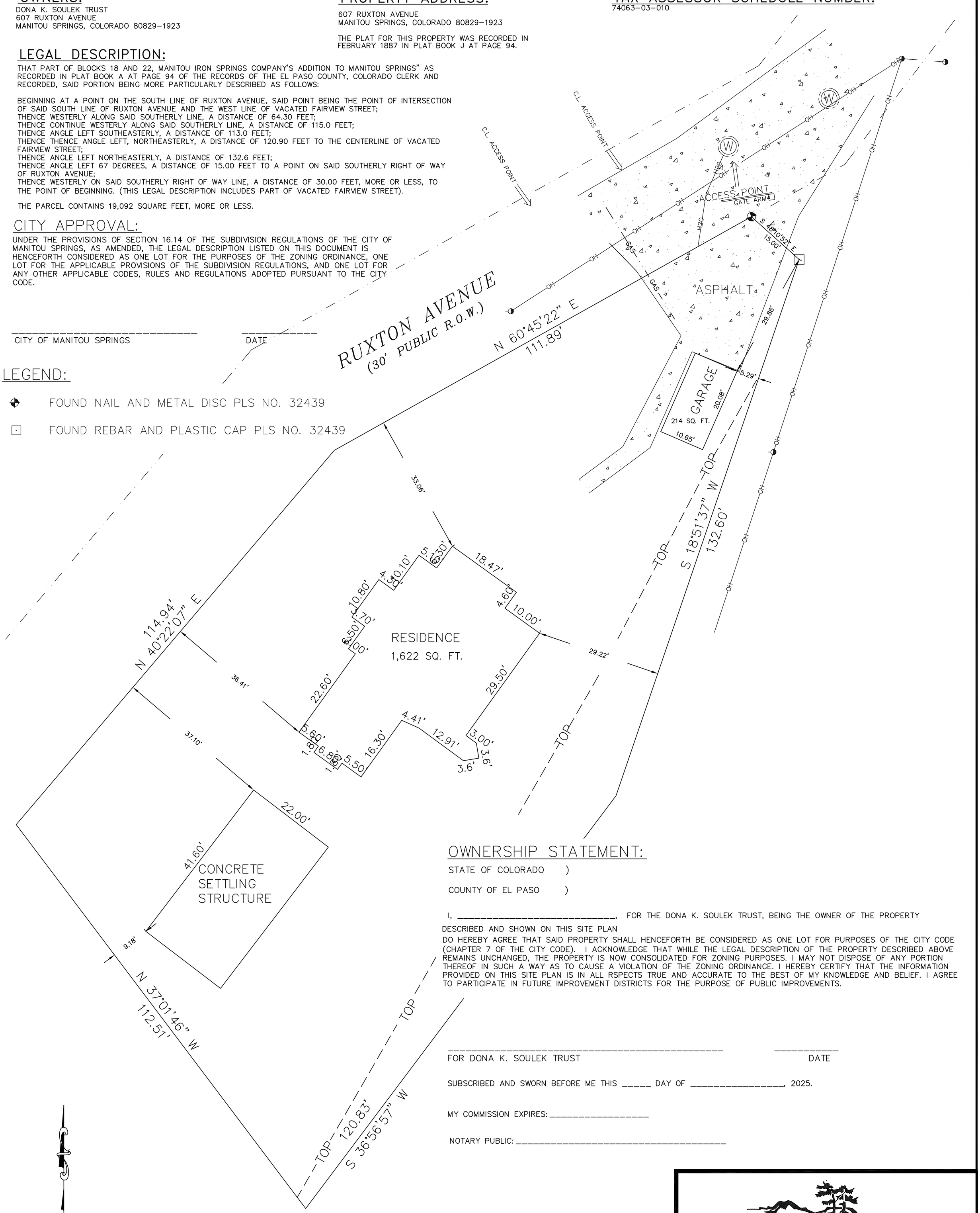
BEGINNING AT A POINT ON THE SOUTH LINE OF RUXTON AVENUE, SAID POINT BEING THE POINT OF INTERSECTION OF SAID SOUTH LINE OF RUXTON AVENUE AND THE WEST LINE OF VACATED FAIRVIEW STREET;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 64.30 FEET;
THENCE CONTINUE WESTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 115.0 FEET;
THENCE ANGLE LEFT SOUTHEASTERLY, A DISTANCE OF 113.0 FEET;
THENCE THENCE ANGLE LEFT, NORTHEASTERLY, A DISTANCE OF 120.90 FEET TO THE CENTERLINE OF VACATED FAIRVIEW STREET;
THENCE ANGLE LEFT NORTHEASTERLY, A DISTANCE OF 132.6 FEET;
THENCE ANGLE LEFT 67 DEGREES, A DISTANCE OF 15.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY OF RUXTON AVENUE;
THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (THIS LEGAL DESCRIPTION INCLUDES PART OF VACATED FAIRVIEW STREET).

THE PARCEL CONTAINS 19,092 SQUARE FEET, MORE OR LESS.

CITY APPROVAL:
UNDER THE PROVISIONS OF SECTION 16.14 OF THE SUBDIVISION REGULATIONS OF THE CITY OF MANITOU SPRINGS, AS AMENDED, THE LEGAL DESCRIPTION LISTED ON THIS DOCUMENT IS HENCEFORTH CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE ZONING ORDINANCE, ONE LOT FOR THE APPLICABLE PROVISIONS OF THE SUBDIVISION REGULATIONS, AND ONE LOT FOR ANY OTHER APPLICABLE CODES, RULES AND REGULATIONS ADOPTED PURSUANT TO THE CITY CODE.

_____ _____
CITY OF MANITOU SPRINGS DATE

LEGEND:
- FOUND NAIL AND METAL DISC PLS NO. 32439
- FOUND REBAR AND PLASTIC CAP PLS NO. 32439



0' 10' 20'

SCALE: 1" = 10'
JOB NO.: 46064
SEPTEMBER 11, 2025

OWNERSHIP STATEMENT:
STATE OF COLORADO)

COUNTY OF EL PASO)

I, _____, FOR THE DONA K. SOULEK TRUST, BEING THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS SITE PLAN DO HEREBY AGREE THAT SAID PROPERTY SHALL HENCEFORTH BE CONSIDERED AS ONE LOT FOR PURPOSES OF THE CITY CODE (CHAPTER 7 OF THE CITY CODE). I ACKNOWLEDGE THAT WHILE THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED ABOVE REMAINS UNCHANGED, THE PROPERTY IS NOW CONSOLIDATED FOR ZONING PURPOSES. I MAY NOT DISPOSE OF ANY PORTION THEREOF IN SUCH A WAY AS TO CAUSE A VIOLATION OF THE ZONING ORDINANCE. I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS SITE PLAN IS IN ALL RSPECTS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO PARTICIPATE IN FUTURE IMPROVEMENT DISTRICTS FOR THE PURPOSE OF PUBLIC IMPROVEMENTS.

_____ _____
FOR DONA K. SOULEK TRUST DATE

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719–630–0559

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

August 1, 2025

Michael Soulek
607 E. Ruxton Avenue
Manitou Springs, CO 80829

Re: **Tier I Geologic Hazard Assessment**
607 E. Ruxton Avenue
Manitou Springs, Colorado
Entech Job No. 250008

Dear Mr. Soulek:

As requested, personnel of Entech Engineering, Inc. (Entech) have investigated the above-referenced site to evaluate the conditions with respect to geology and geologic hazards affecting development of the site. The proposed project is to consist of an addition to the existing residence. Reportedly the new addition will be built on the existing "settler" foundation and no excavation will be required, except for a minor area of disturbance between the settler and existing residence. The existing retaining wall along the northern side of the residence will be rebuilt.

The site is located in a portion of the SW¼ of Section 6, Township 14 South, Range 67 West, in the city of Manitou Springs. Ruxton Creek is located along the southern side of the site. The site topography is generally steeply sloping towards the southeast, with a gradually sloping bench cut into the slope where the residence is located.

The location of the site is shown on the Vicinity Map, Figure 1, the Site and Exploration Plan is presented in Figure 2, and the USGS Topography Map in Figure 3. The geology of the site was evaluated by reviewing the *Geologic Map of the Manitou Springs Quadrangle* by Keller et. al (2003) (Reference 1, Figure 4).

The conditions on the site were investigated by Entech with results provided in the Geotechnical Report dated February 10, 2025, Entech Job No. 250008 (Reference 2, Appendix A). The investigation consisted of drilling two test borings within the proposed building footprint. The approximate locations of the test borings are shown on the Site and Exploration Plan, Figure 2. Site photographs taken July 2, 2025, are included in Appendix B.

The bedrock underlying the site consists of the Pikes Peak Granite (Ypp) of middle Proterozoic age (Reference 1, Figure 4). Overlying the granite on the site are areas of fill associated with the existing residence, colluvium, and Alluvial fan deposits (Qf) of Holocene to late Pleistocene age which are mapped northeast of the property.

The soils encountered on the site consisted of silty sand fill with cobbles and native silty gravelly sand (SM, SM-SP) (Reference 2, Appendix A). The upper soils were encountered at dense to very dense states. The proposed structure is anticipated to have a spread footing and stemwall foundation system. Specific recommendations for the have been provided in the Geotechnical Report (Reference 2, Appendix A).

The existing structure and proposed addition are not located within any mapped floodplain zones. A portion of the site is mapped within floodplain zones according to the FEMA Map No. 08041CO706G (Reference 5, Figure 5). The finished floor elevation should be at least one foot above the floodplain. Exact floodplain locations and drainage studies are beyond the scope of this report. Groundwater was not encountered in the test borings. Groundwater is not expected to affect shallow foundation systems on the site.

The proposed building area is mapped within an area susceptible to debris flows according to the *Debris Flow Susceptibility Map of El Paso County, Colorado,* by McCoy, Morgan, and Berry (Reference 6, Figure 6). Based on site observations, recent debris flows or active debris fans were not observed in the building area. The area northeast of the property has been mapped as fan deposits of Holocene to late Pleistocene age (Reference 1, Figure 4) which will not affect the proposed addition.

Where grading is required, slopes should be regraded to no steeper than 3:1. Retaining walls should be designed by a qualified professional. Revegetation of disturbed areas along the slope is recommended to reduce erosion. The site development can be achieved with the soil mitigation recommended in the geotechnical report.

We trust that this has provided you with the information required regarding a Tier I Geologic Investigation. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.

Piper Kent
Staff Geologist

Logan L. Langford, P.G.
Sr. Geologist

Reviewed by:

COLORADO LICENSED JOSEPH COLLIN GOODE 23725 PROFESSIONAL ENGINEER

Digitally signed by Joseph C Goode Jr.
Date: 08/01/25

Joseph C. Goode, Jr., P.E.
President

PBK/LLL/JCG

Encl.

F:\AA Projects\2025\250008-Michael Soulek-607 Ruxton Ave-Geotech\09-Reports\Tier I Geohaz\25008 Tier I Geohaz.docx

REFERENCES

1. Keller, JW, Siddoway, CS; Morgan, ML; Route, EE; Grizzell, MT; Sacerdoti, R; Stevenson, A. 2003. *Geologic Map of the Manitou Springs Quadrangle, El Paso County, Colorado.* Colorado Geological Survey. Open-File Report 03-19.

2. Entech Engineering, Inc., February 10, 2025. *Geotechnical Report, 607 Ruxton Avenue, Manitou Springs, Colorado*. Entech Job No. 250008.

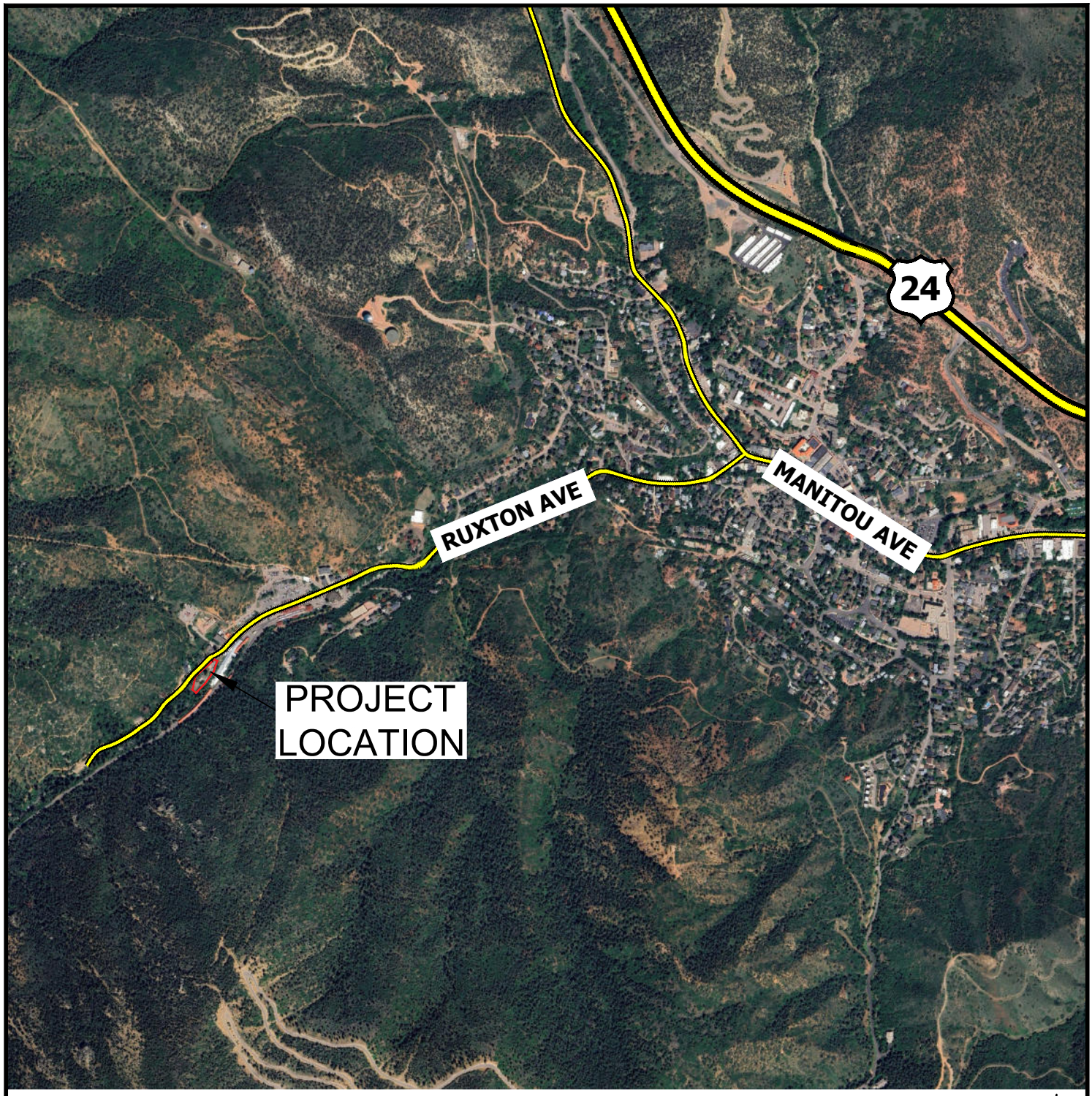
3. Himmelreich, John W. Jr. and Noe, David D. 1999. *Map of Areas Susceptible to Differential Heave in Expansive, Steeply Dipping Bedrock, City of Colorado Springs, Colorado*. Colorado Geological Survey. Map Series 32.

4. City of Manitou Springs. *Zoning Map, City of Manitou Springs, Colorado. http:// manitouspringsgov.com/DocumentCenter/View/1184/Zoning-Map-PDF* .

5. Federal Emergency Management Agency. December 7, 2018. *Flood Insurance Rate Maps for the City of Colorado Springs, Colorado*. Map Number 08041CO706G.

6. McCoy, KM; Morgan, ML; Berry, KL. 2018. *Debris Flow Susceptibility Map of El Paso County, Colorado.* Colorado Geological Survey. Open-File Report 18-11.

FIGURES



N

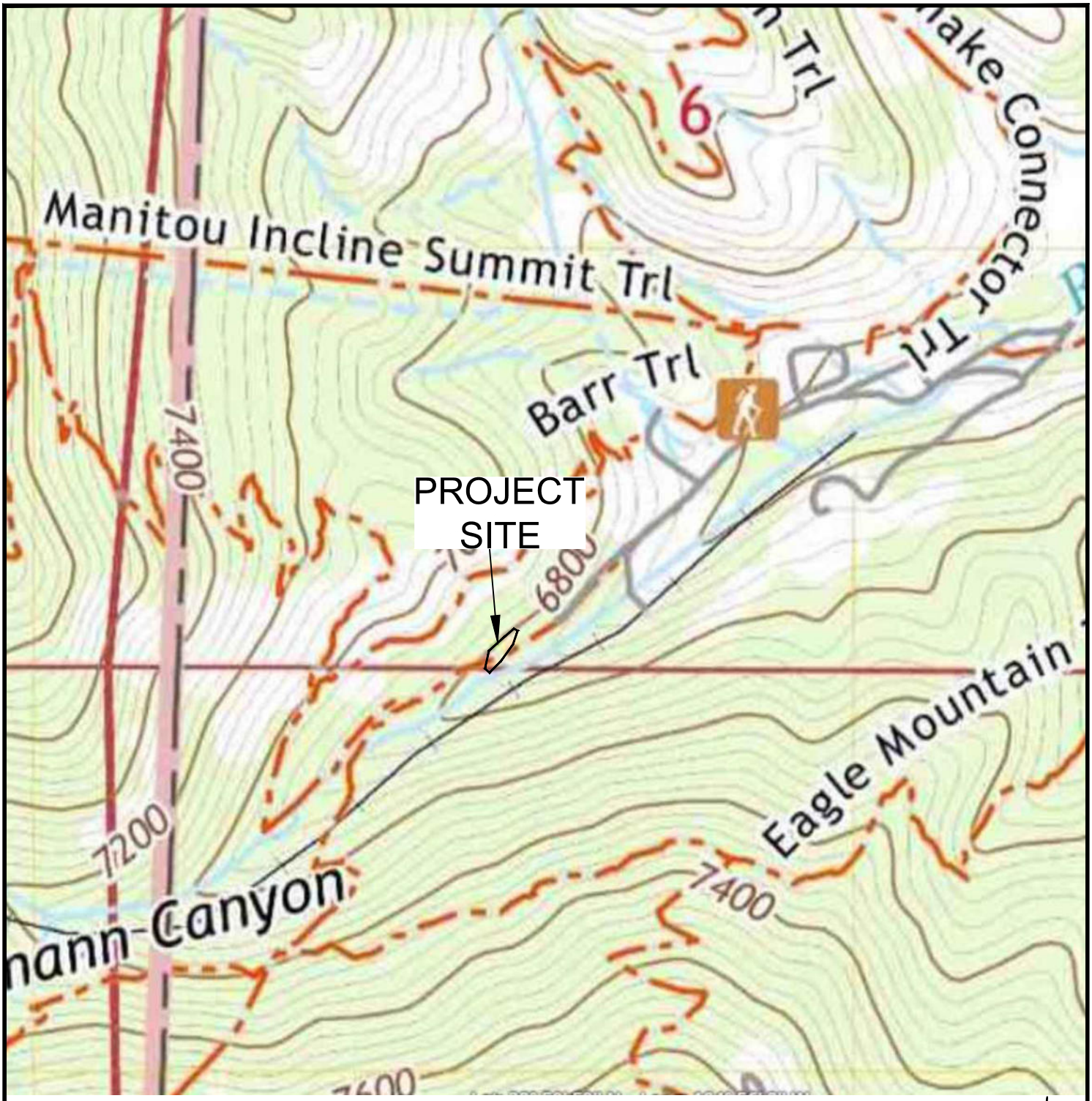
ENTECH ENGINEERING, INC.

VICINITY MAP

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO.
250008

FIG. 1



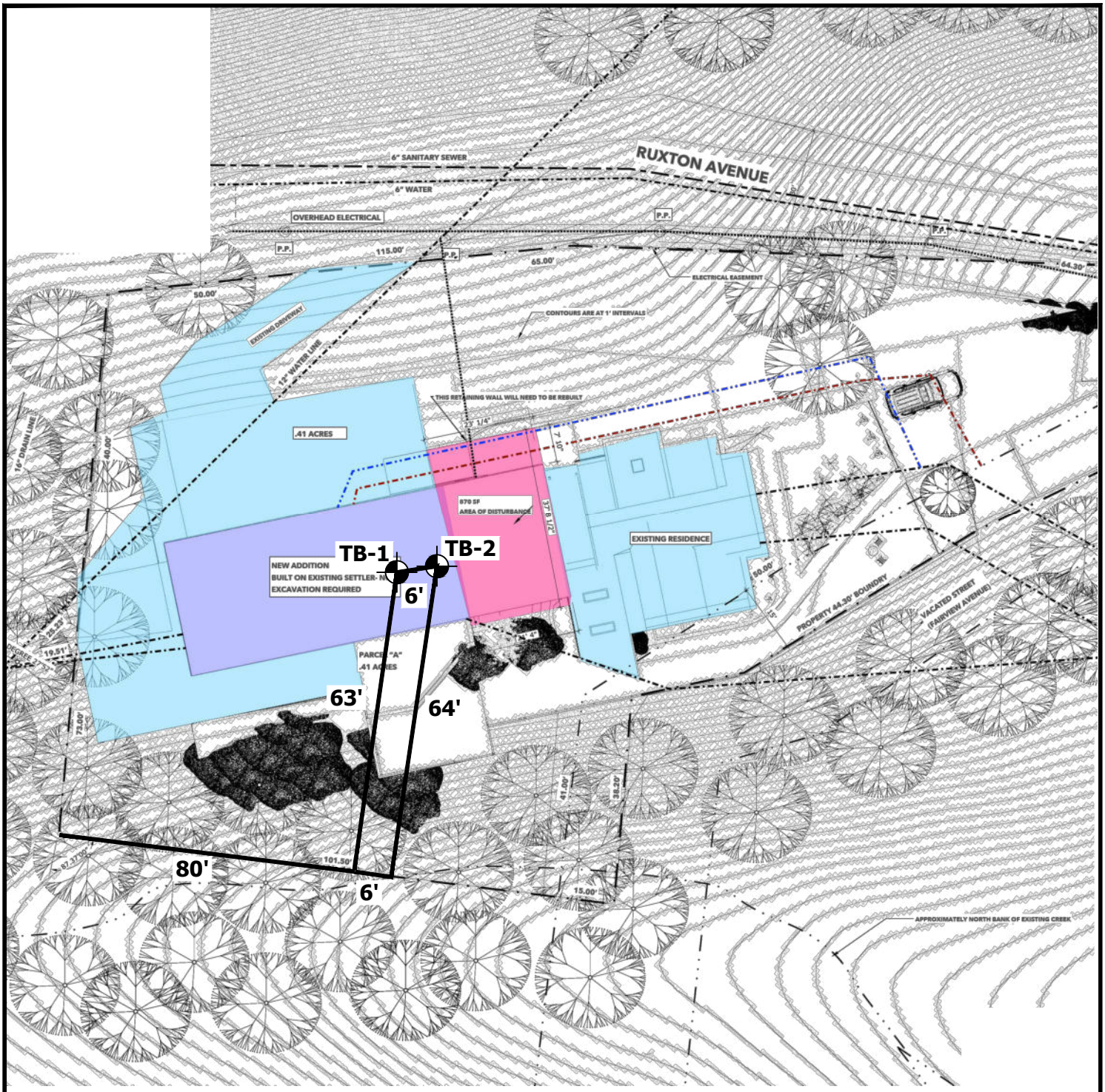
ENTECH ENGINEERING, INC.

USGS TOPOGRAPHY MAP

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 2



- APPROXIMATE TEST BORING LOCATION AND NUMBER

P2 - APPROXIMATE PHOTOGRAPH LOCATION AND NUMBER

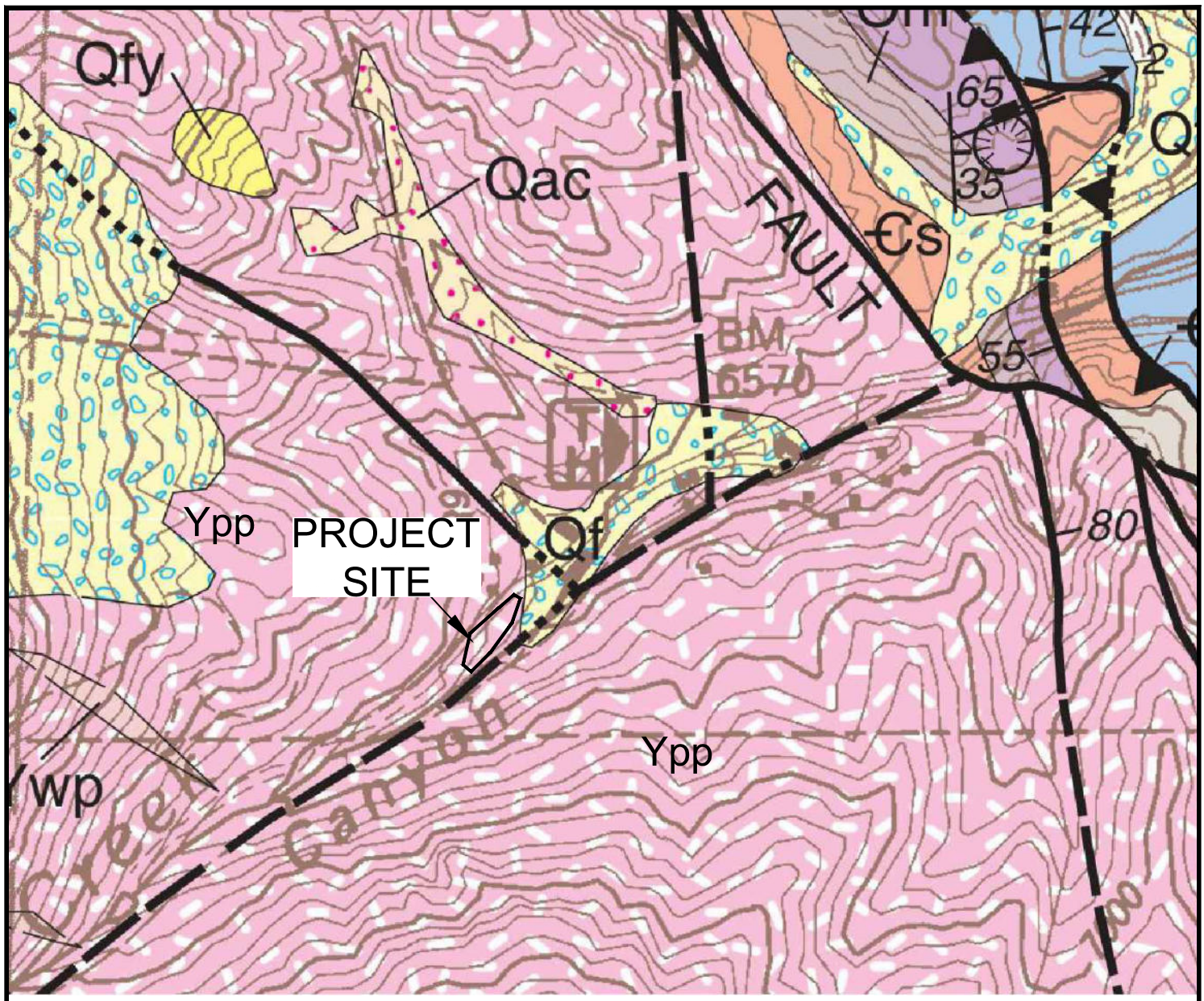
ENTECH ENGINEERING, INC.

SITE AND EXPLORATION MAP

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 3



ENTECH ENGINEERING, INC.	**GEOLOGIC MAP OF THE COLORADO SPRINGS QUADRANGLE** **607 RUXTON AVENUE** **MICHAEL SOULEK**	**JOB NO. 250008** **FIG. 4**

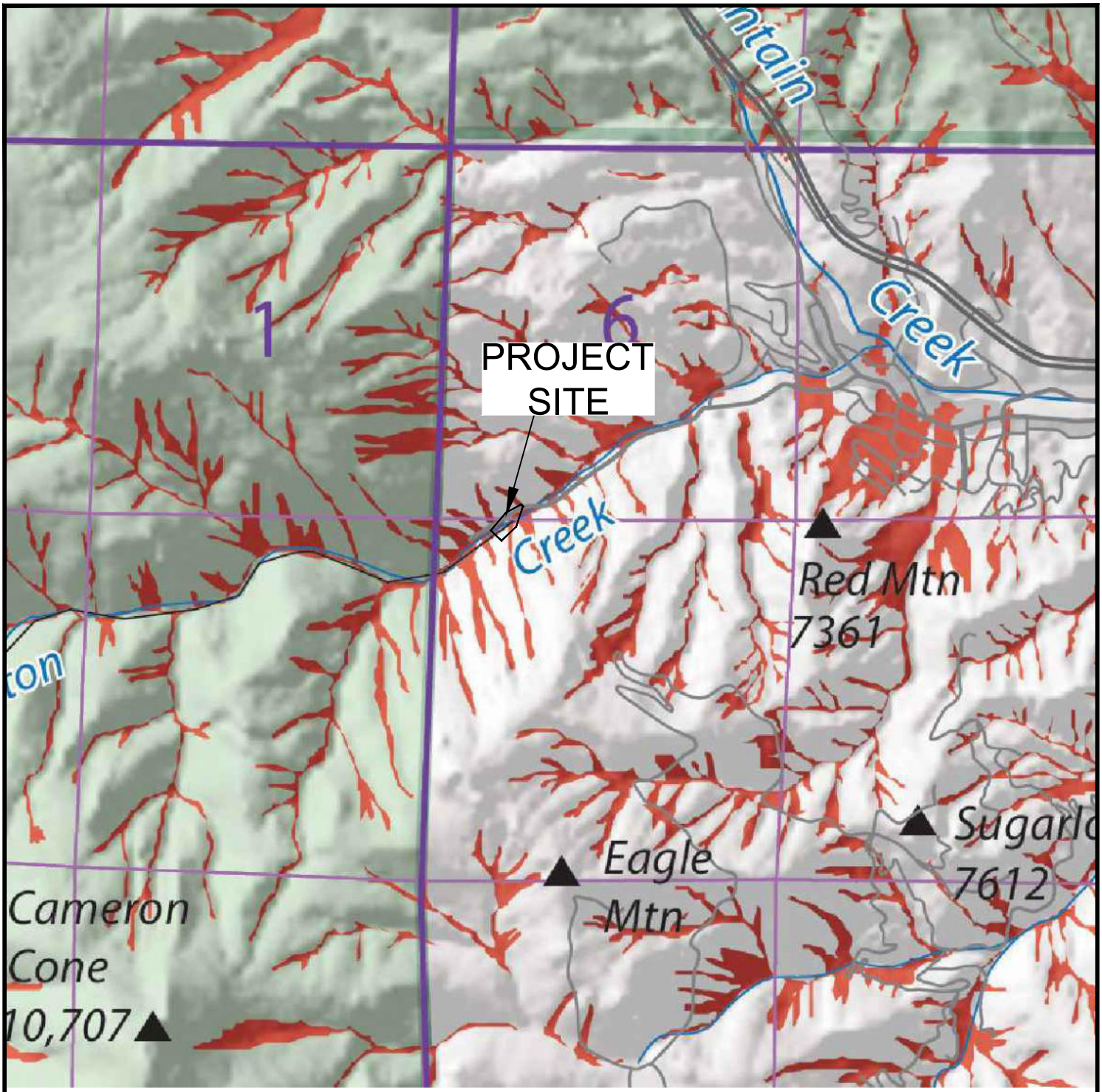
ENTECH ENGINEERING, INC.

FEMA FLOODPLAIN MAP

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 5



ENTECH ENGINEERING, INC.

DEBRIS FLOW SUSCEPTIBILITY MAP
607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 6

APPENDIX A: EEI, Geotechnical Report, dated February 10, 2025 Entech Job No. 250008

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

February 10, 2025

Michael Soulek
607 Ruxton Avenue
Manitou Springs, CO 80829

Attn: Micheal Soulek

Re: Geotechnical Report
607 Ruxton Avenue - Addition
Manitou Springs, Colorado
Entech Job No. 250008

Dear Mr. Soulek:

Personnel of Entech Engineering, Inc. (Entech) hand augered one 1-foot test boring and one 3-foot boring (designated TB-1 and TB-2) for a new addition to an existing residential structure at the address referenced above on January 16, 2025. Specific findings for the site are presented in this letter.

Site Conditions:

At the time of our subsurface exploration, an existing residential structure and a concrete water storage tank were located at the above-referenced address. The build area was generally 2 leveled out benches between the two structures with a retaining wall and a steep southeast facing slope from Ruxton Avenue. The addition will be located between the existing structures. Vegetation consists of trees and brush.

Subsurface Conditions:

Subsurface conditions observed in the borings completed on this site were found to consist of 2-inches of concrete overlying 2 feet of dense silty sand fill in TB-2. TB-1 consisted of 1 foot of very dense silty sand fill with cobbles. Very dense gravelly, silty sand was encountered below the fill in TB-2 to a depth of 3 feet. Practical auger refusal was encountered at 1 and 3 feet in TB's 1 and 2, respectively. Personnel from Entech inspected the interior of the water storage tank and observed two 24-inch cast-iron pipe that appeared to run from the east side of the tank and extend beneath the area of the proposed addition. This area should be excavated and inspected before further recommendations can be made.

Allowable Bearing Capacity:

An allowable bearing capacity of 2,000 pounds per square foot (psf) is recommended for the dense on-site sand or compacted granular fill.

Lateral Earth Pressure:

An equivalent hydrostatic fluid pressure (in the active state) of 40 pounds per cubic foot (pcf) is recommended for walls backfilled with site sand.

Soil Moisture Conditions:

Moist to dry.

Expansion Potential:

FHA swell testing on a sample of silty sand fill from TB-1 at a depth of 6 inches resulted in an expansion pressure of 160 psf which indicates a low expansion potential.

Fill:

Fill soils were encountered during our subsurface investigation and will likely be encountered in the addition excavation. If proposed footings are adjacent to the existing structure foundation elements, special consideration must be given to provide a minimum footing depth and fully penetrate fill materials, or construction debris (pipelines) while simultaneously keeping the addition excavation from undermining the existing foundation. Temporary shoring or staged excavation may be required. Excavation and access of the site may be difficult with rubber-tired equipment and require track mounted equipment with ripper attachments.

Special Considerations:

If fill or large boulder/cobble material is encountered within 2 feet of the bottom foundation elevation or on-grade floor slab elevation, it must be penetrated or removed and replaced with compacted granular fill (see Granular Fill and Backfill Recommendations section). Any imported granular fill used on-site should be approved by Entech prior to hauling it to site. The depth of overexcavation, if needed, should be determined during the excavation observation.

Foundation Type:

A 16-inch minimum spread footing and stemwall foundation system is anticipated for this site. Point load bearing pads should be sized for the allowable bearing capacity given. **This does not constitute a foundation design.** Qualified personnel should verify that building loads do not exceed the bearing value given in this letter. The bottoms of exterior foundations should be located at least 30 inches below finished grade for frost protection.

Reinforcing:

Reinforcing should be designed to permit foundation walls to span a minimum of 10 feet under the design load. Foundation walls should be designed to resist lateral earth pressures as discussed in the Lateral Earth Pressures section.

Floor Slabs:

Floor slabs-on-grade, if any, should be separated from structural portions of the building and allowed to float freely. Interior partitions must be constructed in such a manner that they do not transmit floor slab movement to the roof or overlying floor. Backfill placed below floor slabs should be compacted to a minimum of 95% of the Modified Proctor (ASTM D1557) maximum dry density.

Drainage and Grading:

The ground surface must be sloped away from the building to provide positive drainage away from the foundation. We recommend an equivalent slope of 6 inches in the first 10 feet (5%) surrounding the structure, where possible, or as required to quickly remove surface water. Where a 5% slope cannot be achieved practically, such as around patios, at inside foundation corners, and between a building and nearby sidewalk, we believe it is desirable to establish as much slope as possible and to avoid irrigation in the area. Roof downspouts should discharge beyond the limits of backfill. We recommend providing splash blocks and downspout extensions to discharge runoff beyond the limits of backfill.

Homeowners should maintain the surface grading and drainage installed by the builder to ensure water is not directed toward the foundations and does not pond near the building. Landscaping should be carefully designed to minimize irrigation adjacent to the foundation. We do not recommend the use of impervious plastic membranes below landscaped areas near foundations; geotextile fabrics can control weed growth while allowing evaporation. Plants used close to foundation walls should be limited to those with low moisture requirements; irrigated grass should not be located within 5 feet of the foundation. Sprinklers should not discharge water within 5 feet of foundations. Irrigation should be limited to the minimum amount sufficient to maintain vegetation. The application of more water will increase the potential for slab and foundation movement.

Subdrain:

A subsurface perimeter drain is recommended for all useable space below grade (areas where the interior slab or bottom of the crawlspace is below the exterior grade). A typical perimeter drain detail is attached in Figure 5.

Granular Fill and Backfill Recommendations:

Granular fill placed beneath foundation components and floor slabs shall consist of nonexpansive, granular soil, free of organic matter, unsuitable materials, debris, and cobbles greater than 3 inches in diameter. The on-site sands can be used for structural fill or wall backfill pending approval by Entech. Entech should also approve any imported granular or structural fill to be used within the foundation area prior to delivery to the site.

Backfill should be compacted to 95% of the Modified Proctor (ASTM D1557) maximum dry density. Backfill must be compacted by mechanical means. No water flooding techniques of any type should be used in the compaction of backfill on this site. Expansive soils are not to be used as backfill.

Concrete:

Type 1L or Type II cement is recommended for all concrete on this site. Concrete should not be placed on frozen or wet ground. Care should be taken to prevent the accumulation and ponding of water in the footing excavation prior to the placement of concrete. If standing water is present in the excavation, it should be removed by installing sumps and pumping the water away from the building area. If concrete is placed during periods of cold temperatures, the concrete must be kept from freezing. This may require covering the concrete with insulated blankets and heating to prohibit freezing.

Open Foundation Excavation Observation:

The open foundation excavation should be observed prior to construction of the foundation in order to verify that no anomalies are present, that materials at the proper design bearing capacity have been encountered, and that no soft spots or debris are present in the foundation area.

Remarks:

The recommendations provided in this letter are based on the observed soil conditions, anticipated foundation loads, and accepted engineering procedures. The recommendations are intended to minimize differential movement resulting from the adverse subsurface conditions induced by the application of building loads. It must be recognized that the foundation may undergo movement. In addition, concrete floor slabs may experience movement; therefore,

adherence to those recommendations which would isolate floor slabs from columns, walls, partitions, or other structural components is extremely important if damage to the superstructure is to be minimized. Any subsequent owners should be apprised of the soil conditions and advised to maintain good practice in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, drywall and finish work above floor slabs, etc.

We trust this has provided you with the information you require. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.

Stuart Wood
Staff Geologist

Reviewed by:

in Nossokoff
Date: 02/10/25

Austin M. Nossokoff, P.E.
Sr. Engineer

Encl.

SW/jcg
F:\AA Projects\2025\250008-Michael Soulek-607 Ruxton Ave-Geotech\09-Reports\250008 gr.docx

ENTECH ENGINEERING, INC.

SITE AND EXPLORATION PLAN

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO.
250008

FIG. 1

TEST BORING 1
DATE DRILLED 1/16/2025

REMARKS

DRILLED WITH A 3" HAND AUGER

DRY TO 1', 1/16/25

FILL 0-1', SAND, SILTY, WITH COBBLES, LIGHT BROWN, VERY DENSE, MOIST

AUGER REFUSAL AT 1' DUE TO COBBLES

* - DRIVES TAKEN WITH A 35lb HAMMER, BLOW COUNTS CONVERTED TO A STANDARD 140lb HAMMER

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %
			50* / 1"	11.4
5				
10				
15				
20				

TEST BORING 2
DATE DRILLED 1/16/2025

REMARKS

DRILLED WITH A 3" HAND AUGER

DRY TO 3', 1/16/25

2" CONCRETE
FILL 0-2', SAND, SILTY, BROWN, DENSE, DRY
SAND, SILTY, GRAVELLY, LIGHT BROWN, VERY DENSE, MOIST

AUGER REFUSAL AT 3'

* - DRIVES TAKEN WITH A 35lb HAMMER, BLOW COUNTS CONVERTED TO A STANDARD 140lb HAMMER

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %
			33*	2.4
			50* / 11"	3.8
5				
10				
15				
20				

ENTECH ENGINEERING, INC.

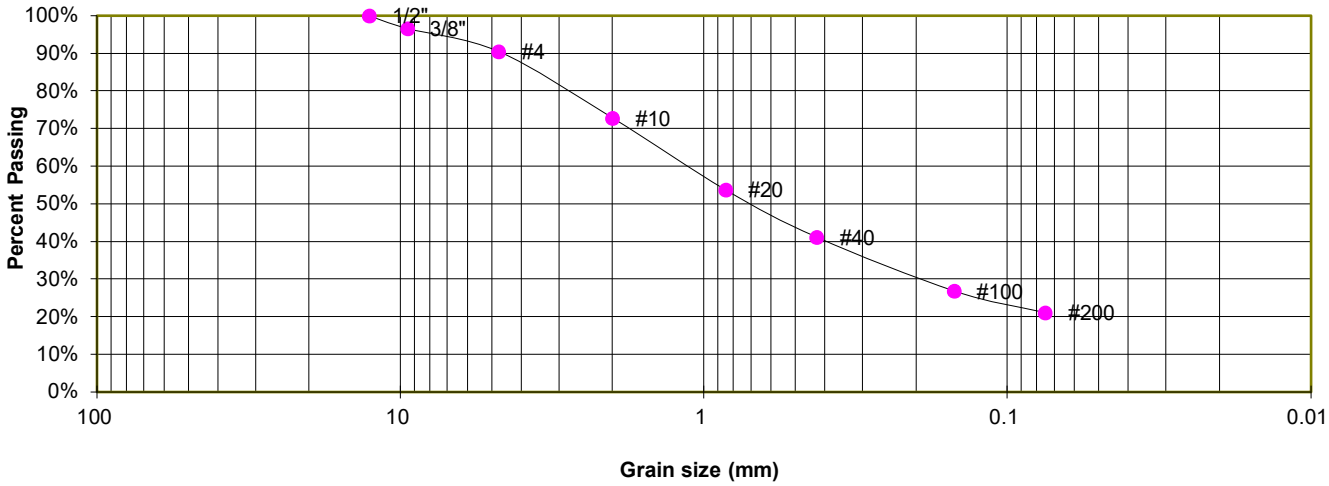
TEST BORING LOGS

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 2

TEST BORING	1	SOIL DESCRIPTION	SAND, SILTY
DEPTH (FT)	0.5		



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	96.6%
4	90.5%
10	72.8%
20	53.8%
40	41.2%
100	26.9%
200	21.1%

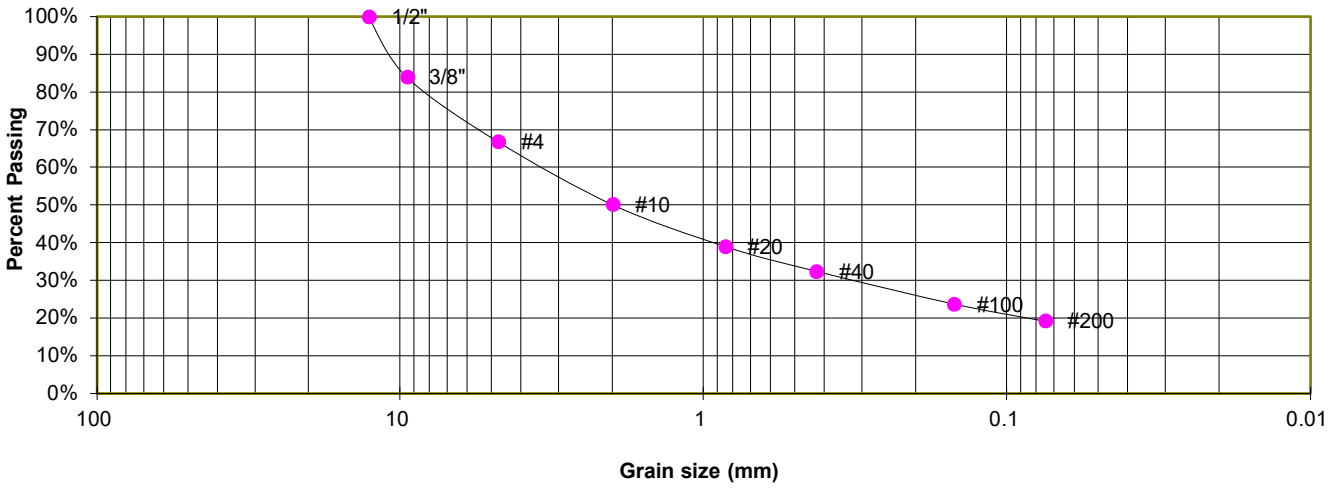
FHA SWELL

Moisture at start	10.5%
Moisture at finish	18.8%
Moisture increase	8.4%
Initial dry density (pcf)	98
Swell (psf)	160

SOIL CLASSIFICATION

USCS CLASSIFICATION: SM

TEST BORING	2	SOIL DESCRIPTION	SAND, SILTY
DEPTH (FT)	2-3		



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	84.0%
4	66.8%
10	50.2%
20	39.0%
40	32.4%
100	23.7%
200	19.2%

SOIL CLASSIFICATION

USCS CLASSIFICATION: SM

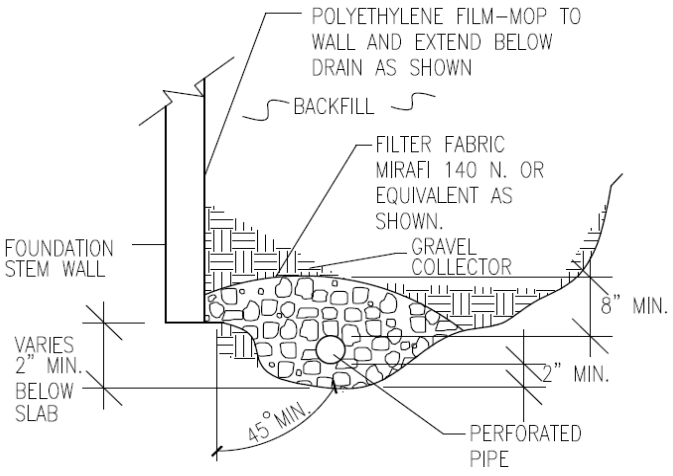
ENTECH ENGINEERING, INC.

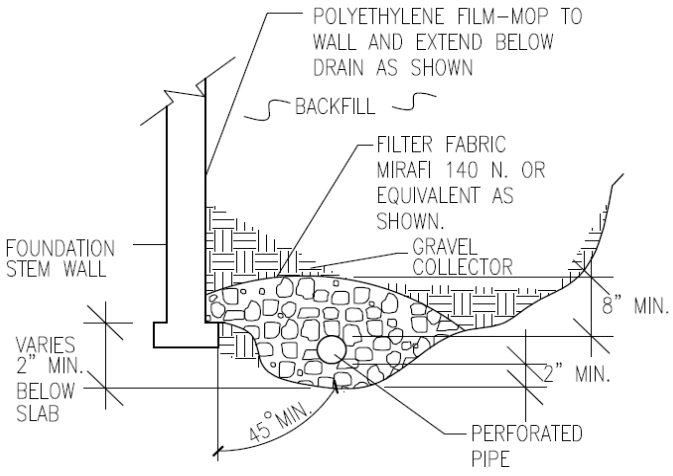
LABORATORY TEST RESULTS

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 4





NOTES:

–GRAVEL SIZE IS RELATED TO DIAMETER OF PIPE PERFORATIONS–85% GRAVEL GREATER THAN 2x PERFORATION DIAMETER.

–PIPE DIAMETER DEPENDS UPON EXPECTED SEEPAGE. 4–INCH DIAMETER IS MOST OFTEN USED.

–ALL PIPE SHALL BE PERFORATED PLASTIC. THE DISCHARGE PORTION OF THE PIPE SHOULD BE NON–PERFORATED PIPE.

–FLEXIBLE PIPE MAY BE USED UP TO 8 FEET IN DEPTH, IF SUCH PIPE IS DESIGNED TO WITHSTAND THE PRESSURES. RIGID PLASTIC PIPE WOULD OTHERWISE BE REQUIRED.

–MINIMUM GRADE FOR DRAIN PIPE TO BE 1% OR 3 INCHES OF FALL IN 25 FEET.

–DRAIN TO BE PROVIDED WITH A FREE GRAVITY OUTFALL, IF POSSIBLE. A SUMP AND PUMP MAY BE USED IF GRAVITY OUT FALL IS NOT AVAILABLE.

ENTECH ENGINEERING, INC.

PERIMETER DRAIN DETAIL

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 5

APPENDIX B: Site Photographs

1

Looking southwest from the northern portion of the site.

July 2, 2024

2

Looking east from the northern portion of the site.

July 2, 2024

Job No. 250008

3

Looking west from the northeastern portion of the site.

July 2, 2024

4

Looking south from the northern portion of the site.

July 2, 2024

Job No. 250008

5

Looking south from the northwestern portion of the site.

July 2, 2024

6

Looking northeast from the western portion of the site.

July 2, 2024

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

February 10, 2025

Michael Soulek
607 Ruxton Avenue
Manitou Springs, CO 80829

Attn: Micheal Soulek

Re: Geotechnical Report
607 Ruxton Avenue - Addition
Manitou Springs, Colorado
Entech Job No. 250008

Dear Mr. Soulek:

Personnel of Entech Engineering, Inc. (Entech) hand augered one 1-foot test boring and one 3-foot boring (designated TB-1 and TB-2) for a new addition to an existing residential structure at the address referenced above on January 16, 2025. Specific findings for the site are presented in this letter.

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Allowable Bearing Capacity:

An allowable bearing capacity of 2,000 pounds per square foot (psf) is recommended for the dense on-site sand or compacted granular fill.

Lateral Earth Pressure:

An equivalent hydrostatic fluid pressure (in the active state) of 40 pounds per cubic foot (pcf) is recommended for walls backfilled with site sand.

Soil Moisture Conditions:

Moist to dry.

Released for Permit
09/23/2025 1:14:18 PM
Pikes Peak REGIONAL Building Department
Shelley
CONSTRUCTION

Expansion Potential:

FHA swell testing on a sample of silty sand fill from TB-1 at a depth of 6 inches resulted in an expansion pressure of 160 psf which indicates a low expansion potential.

Fill:

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Foundation Type:

A 16-inch minimum spread footing and stemwall foundation system is anticipated for this site. Point load bearing pads should be sized for the allowable bearing capacity given. **This does not constitute a foundation design.** Qualified personnel should verify that building loads do not exceed the bearing value given in this letter. The bottoms of exterior foundations should be located at least 30 inches below finished grade for frost protection.

Reinforcing:

Reinforcing should be designed to permit foundation walls to span a minimum of 10 feet under the design load. Foundation walls should be designed to resist lateral earth pressures as discussed in the Lateral Earth Pressures section.

Floor Slabs:

Floor slabs-on-grade, if any, should be separated from structural portions of the building and allowed to float freely. Interior partitions must be constructed in such a manner that they do not transmit floor slab movement to the roof or overlying floor. Backfill placed below floor slabs should be compacted to a minimum of 95% of the Modified Proctor (ASTM D1557) maximum dry density.

Drainage and Grading:

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Concrete:

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Remarks:

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adherence to those recommendations which would isolate floor slabs from columns, walls, partitions, or other structural components is extremely important if damage to the superstructure is to be minimized. Any subsequent owners should be apprised of the soil conditions and advised to maintain good practice in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, drywall and finish work above floor slabs, etc.

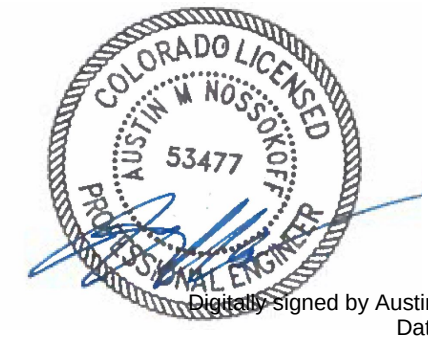
We trust this has provided you with the information you require. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.

Stuart Wood
Staff Geologist

Reviewed by:



Digitally signed by Austin Nossokoff
Date: 02/10/25

Austin M. Nossokoff, P.E.
Sr. Engineer

Encl.

SW/jcg
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ENTECH ENGINEERING, INC.

SITE AND EXPLORATION PLAN

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO.
250008

FIG. 1

TEST BORING 1
DATE DRILLED 1/16/2025

REMARKS

DRILLED WITH A 3" HAND AUGER

DRY TO 1', 1/16/25

FILL 0-1', SAND, SILTY, WITH COBBLES, LIGHT BROWN, VERY DENSE, MOIST

AUGER REFUSAL AT 1' DUE TO COBBLES

* - DRIVES TAKEN WITH A 35lb HAMMER, BLOW COUNTS CONVERTED TO A STANDARD 140lb HAMMER

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %
			50* / 1"	11.4
5				
10				
15				
20				

TEST BORING 2
DATE DRILLED 1/16/2025

REMARKS

DRILLED WITH A 3" HAND AUGER

DRY TO 3', 1/16/25

2" CONCRETE
FILL 0-2', SAND, SILTY, BROWN, DENSE, DRY
SAND, SILTY, GRAVELLY, LIGHT BROWN, VERY DENSE, MOIST

AUGER REFUSAL AT 3'

* - DRIVES TAKEN WITH A 35lb HAMMER, BLOW COUNTS CONVERTED TO A STANDARD 140lb HAMMER

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %
			33*	2.4
			50* / 11"	3.8
5				
10				
15				
20				

ENTECH ENGINEERING, INC.

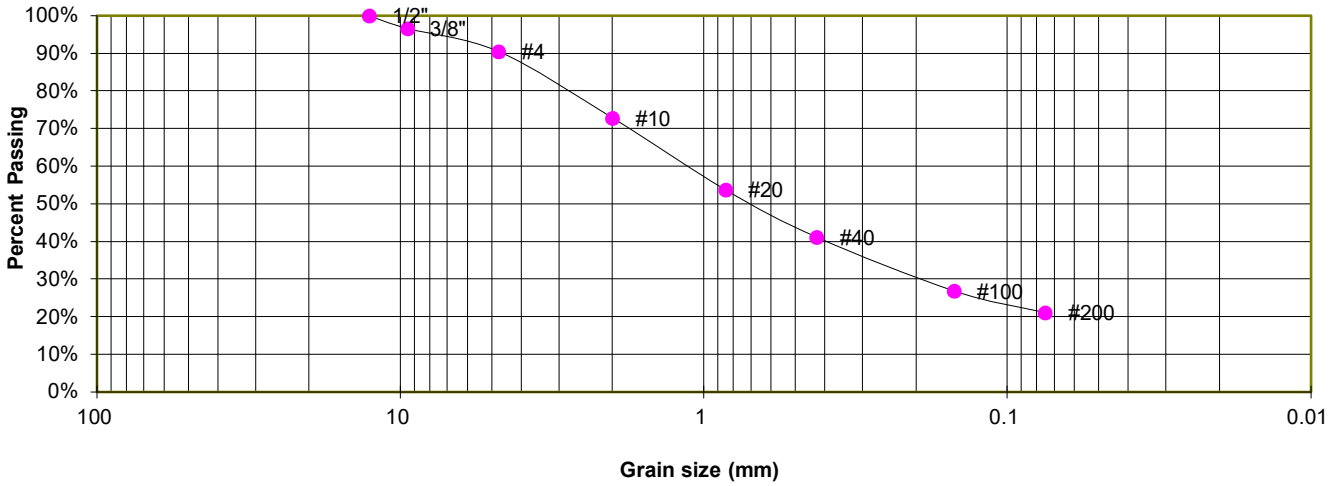
TEST BORING LOGS

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 2

TEST BORING	1	SOIL DESCRIPTION	SAND, SILTY
DEPTH (FT)	0.5		



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	96.6%
4	90.5%
10	72.8%
20	53.8%
40	41.2%
100	26.9%
200	21.1%

FHA SWELL

Moisture at start	10.5%
Moisture at finish	18.8%
Moisture increase	8.4%
Initial dry density (pcf)	98
Swell (psf)	160

SOIL CLASSIFICATION

USCS CLASSIFICATION: SM

ENTECH ENGINEERING, INC.

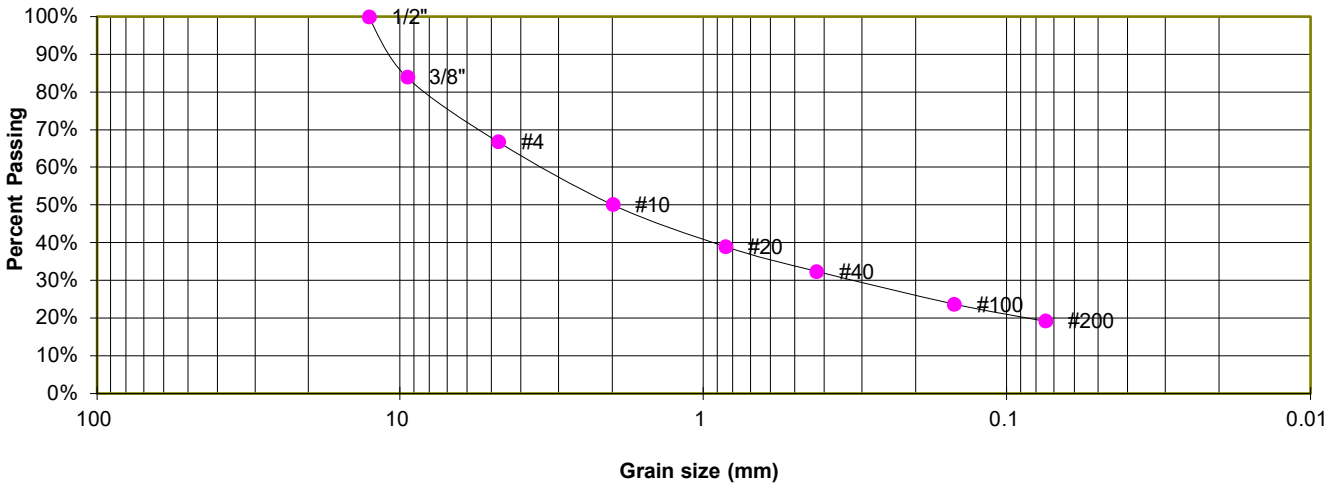
LABORATORY TEST RESULTS

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 3

TEST BORING	2	SOIL DESCRIPTION	SAND, SILTY
DEPTH (FT)	2-3		



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	84.0%
4	66.8%
10	50.2%
20	39.0%
40	32.4%
100	23.7%
200	19.2%

SOIL CLASSIFICATION

USCS CLASSIFICATION: SM

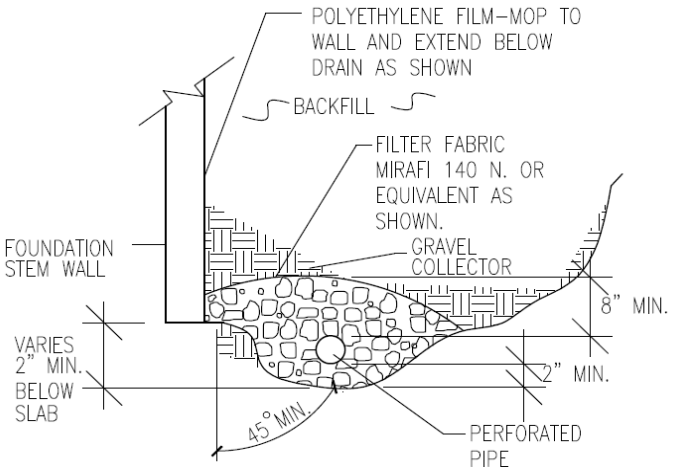
ENTECH ENGINEERING, INC.

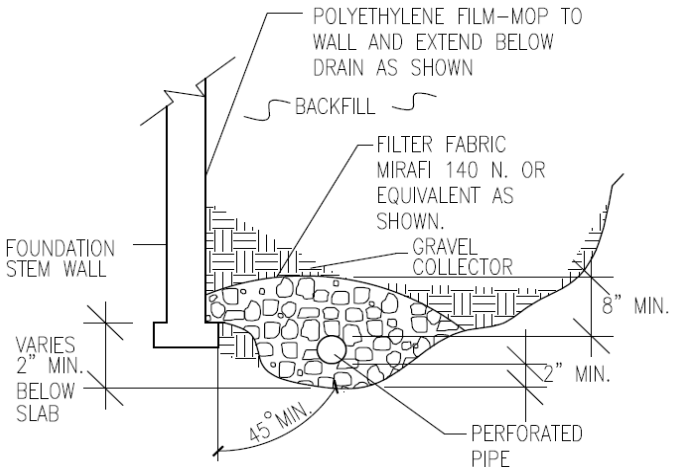
LABORATORY TEST RESULTS

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 4





NOTES:

–GRAVEL SIZE IS RELATED TO DIAMETER OF PIPE PERFORATIONS–85% GRAVEL GREATER THAN 2x PERFORATION DIAMETER.

–PIPE DIAMETER DEPENDS UPON EXPECTED SEEPAGE. 4–INCH DIAMETER IS MOST OFTEN USED.

–ALL PIPE SHALL BE PERFORATED PLASTIC. THE DISCHARGE PORTION OF THE PIPE SHOULD BE NON–PERFORATED PIPE.

–FLEXIBLE PIPE MAY BE USED UP TO 8 FEET IN DEPTH, IF SUCH PIPE IS DESIGNED TO WITHSTAND THE PRESSURES. RIGID PLASTIC PIPE WOULD OTHERWISE BE REQUIRED.

–MINIMUM GRADE FOR DRAIN PIPE TO BE 1% OR 3 INCHES OF FALL IN 25 FEET.

–DRAIN TO BE PROVIDED WITH A FREE GRAVITY OUTFALL, IF POSSIBLE. A SUMP AND PUMP MAY BE USED IF GRAVITY OUT FALL IS NOT AVAILABLE.

ENTECH ENGINEERING, INC.

PERIMETER DRAIN DETAIL

607 RUXTON AVENUE
MICHAEL SOULEK

JOB NO. 250008

FIG. 5

Alternative Compliance Narrative

01/07/2025
Landscape Plan – 607 Ruxton Avenue
Request per Manitou Springs Land Development Code Section 18.03.6.4.C

Request

The applicant requests approval of alternative compliance with the standard landscape requirements due to the site's exceptional topography, existing vegetation, and extensive steep slopes, which significantly limit the feasibility of conventional landscaping without causing environmental harm.

Site Constraints and Existing Conditions

The majority of the 607 Ruxton site consists of steep, irregular terrain where traditional landscape installation would be ineffective, unsustainable, and potentially destabilizing. Every square inch of the property has already been intentionally treated with either hardscape or landscape solutions appropriate to the terrain. The site reflects a comprehensive, site-specific approach to slope stability, erosion control, and long-term resilience.

These areas fall into three primary categories:

1. Steep Slopes with Native Vegetation

Large portions of the site are too steep to support new plantings without grading, irrigation, or soil disturbance. These areas are already stabilized by native grasses, existing trees, and established shrubs, which are actively performing erosion control and slope retention functions.

The grasses currently installed on the steep slopes were specifically selected for their ability to retain soil, limit erosion, tolerate drought conditions, and thrive in a high-alpine climate. Disturbing or replacing these grasses would increase erosion risk, require additional soil stabilization measures, and undermine the environmental performance of the site.

2. Hardscaped Areas

Portions of the south side of the property are intentionally hardscaped to manage grade changes, circulation, and drainage. These improvements were designed to respond directly to site constraints and reduce erosion risk while minimizing disturbance to adjacent slopes.

3. Environmentally Sensitive Areas

Removing existing vegetation or attempting to install new landscaping on steep slopes would increase erosion potential, compromise soil stability, and conflict with best practices for hillside and mountain environments. The current landscape configuration represents the maximum feasible and responsible level of treatment for this site.

Existing and Installed Landscaping

Where site conditions allow for landscaping to occur safely and sustainably, the property has been professionally landscaped and exceeds typical expectations for a steep mountain site. Existing and installed landscape elements include:

- Multiple varieties of lilac
- Lavender
- Irises
- Perennial flower beds
- Climbing roses
- Asters
- Shrubs including potentilla
- High-alpine plantings
- One apple tree
- Multiple existing pine trees

All existing trees and plantings are proposed to remain in place. No vegetation removal is proposed.

Intent of the Code

This request meets the intent of the landscape code by:

- Preserving existing, functional vegetation
- Preventing erosion and slope destabilization
- Maintaining visual quality and neighborhood character
- Supporting water-wise, climate-appropriate landscaping
- Avoiding unnecessary disturbance to a steep mountain site

Requiring additional landscaping in constrained areas would not advance these goals and would likely result in increased erosion, irrigation demands, and environmental degradation.

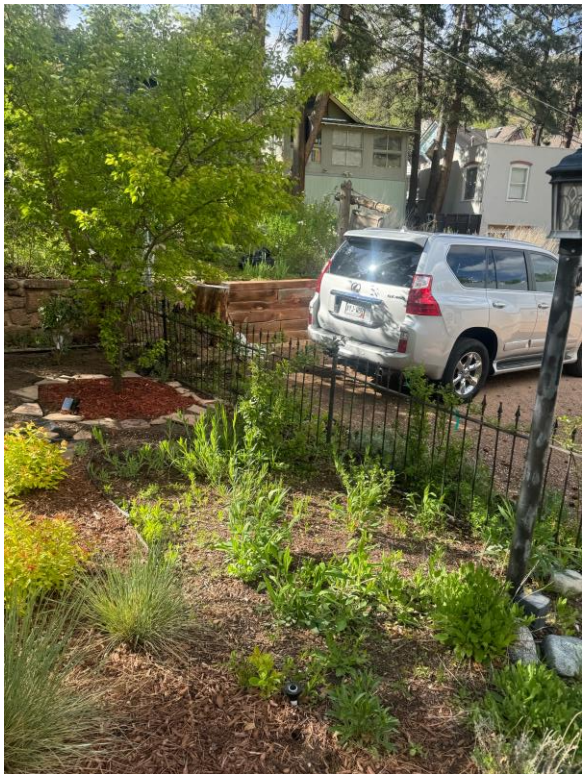
Conclusion

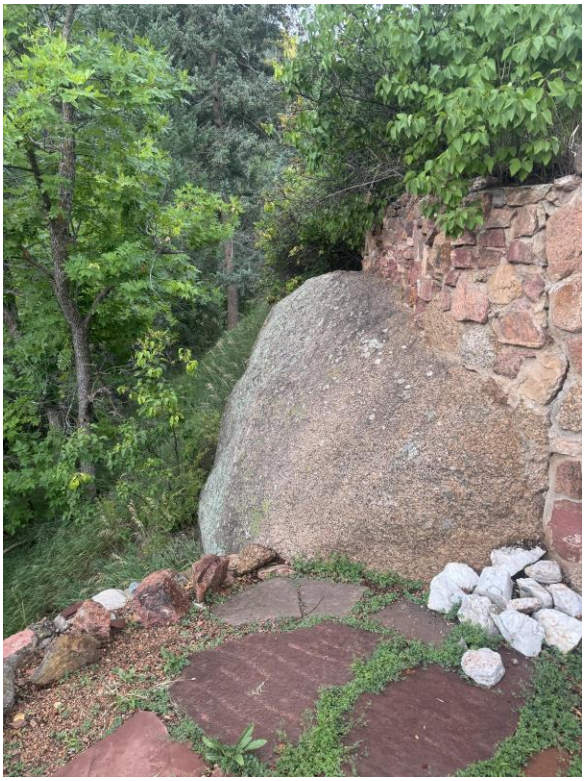
The applicant respectfully requests approval of alternative compliance, recognizing that the site has already been fully landscaped to the maximum extent practicable using terrain-appropriate hardscape and landscape solutions. The existing native grasses, trees, shrubs, and professionally installed plantings collectively meet or exceed the functional intent of the code while protecting slope stability and minimizing environmental impact.

This approach represents a responsible, sustainable, and context-sensitive solution appropriate for a steep hillside property in Manitou Springs.

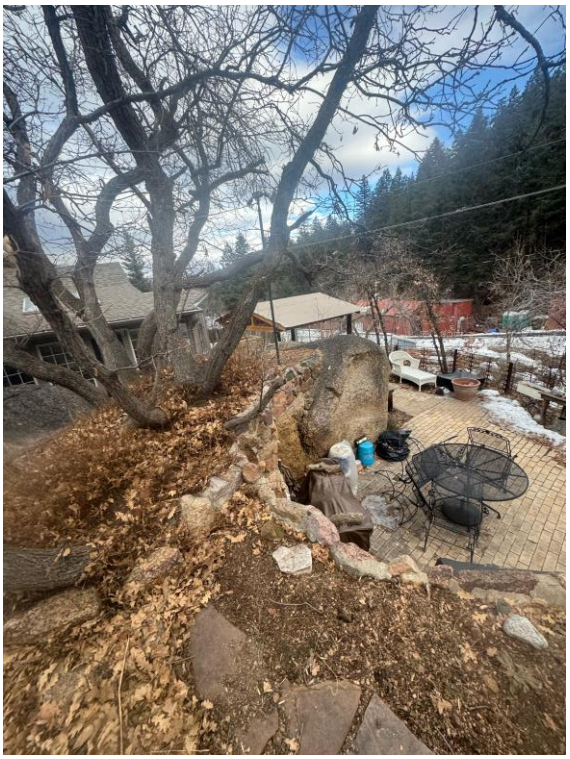
Current photos of existing vegetation and landscaped areas are provided to support this request.

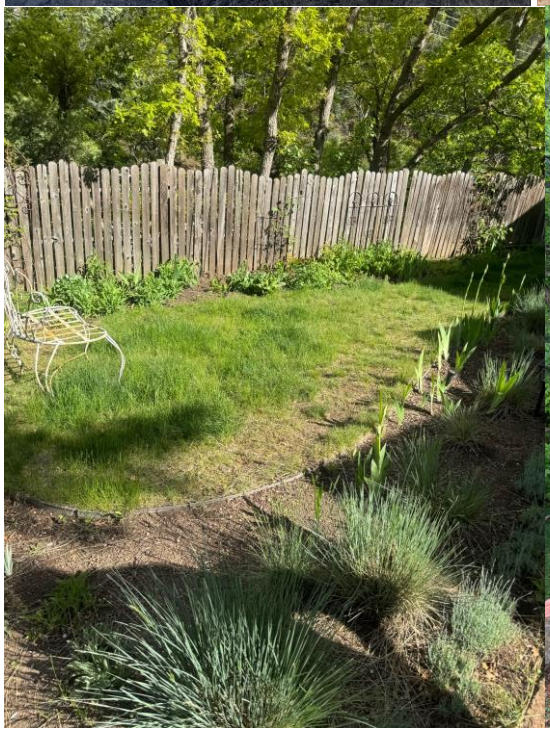
607



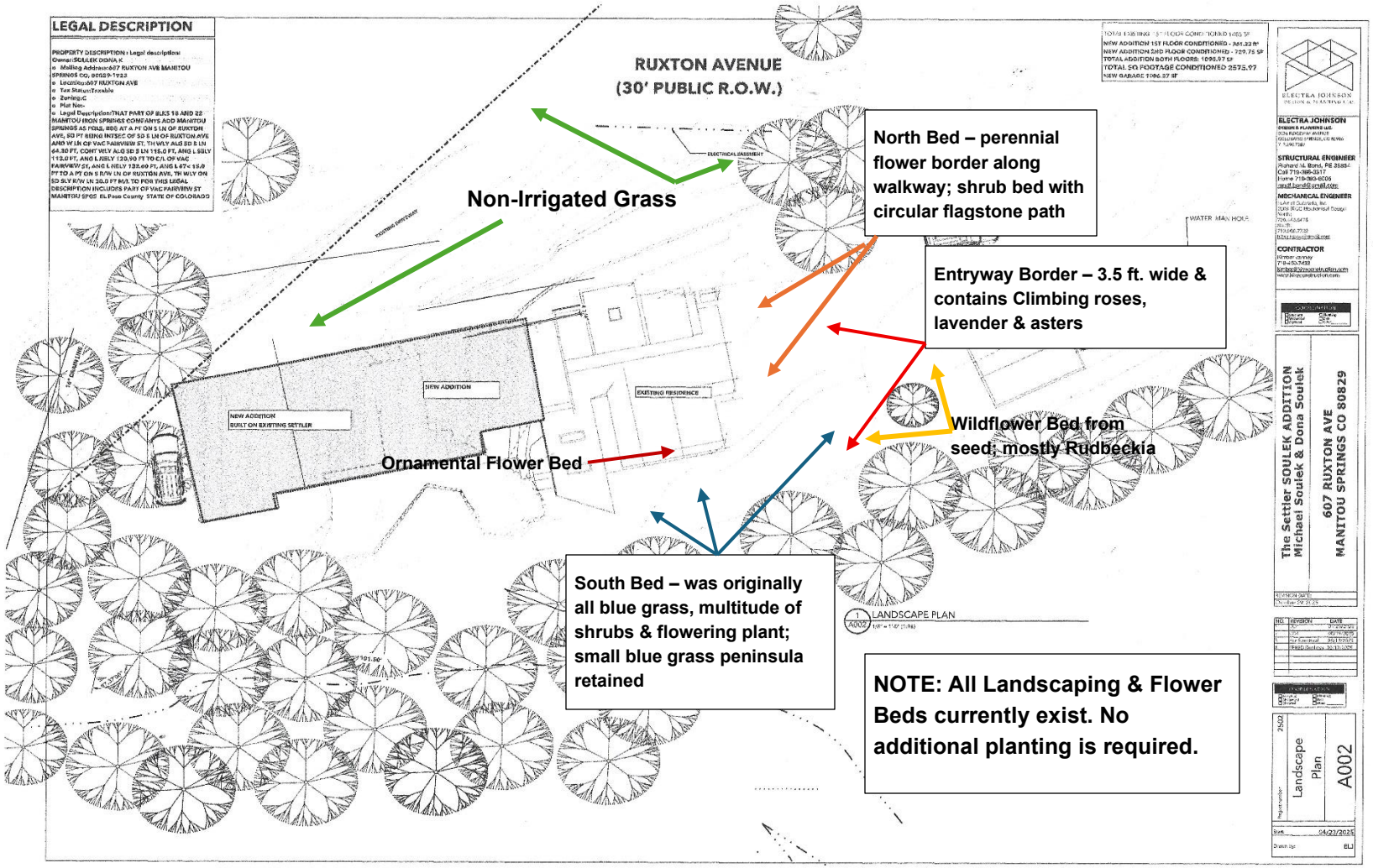


Addition goes on top of this part of existing structure and on the settler- the concrete structure to the left in the photo

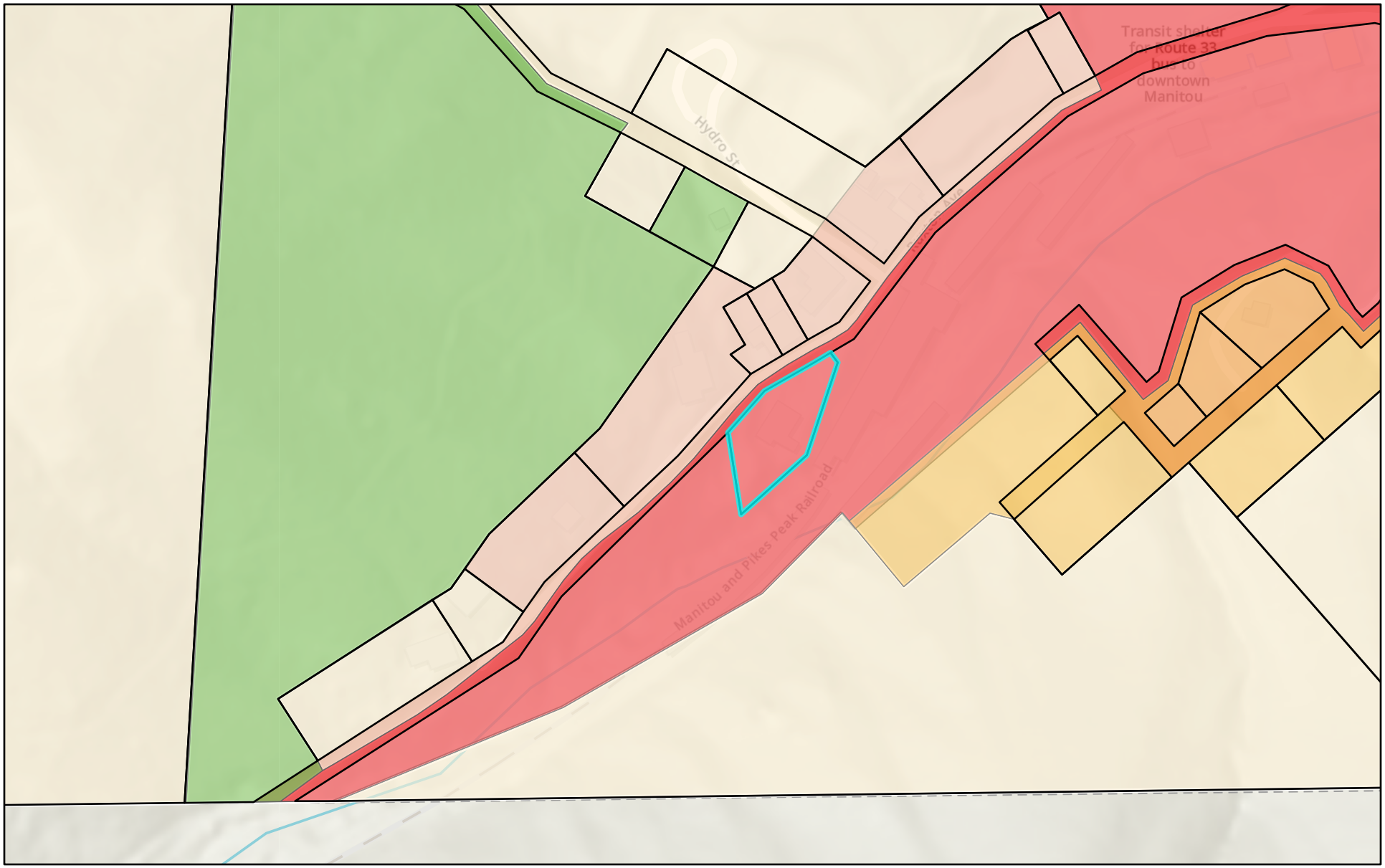




This is the settler, the concrete structure that the shop and part of the addition will be built upon- to the rear where the slope drops off into the creek – there are lilacs and bushes but nothing else can be planted- to the right will be the driveway- no trees will be removed.


LEGAL DESCRIPTION
RUXTON AVENUE
(30' PUBLIC R.O.W.)
Non-Irrigated Grass
North Bed – perennial flower border along walkway; shrub bed with circular flagstone path
Entryway Border – 3.5 ft. wide & contains Climbing roses, lavender & asters
Wildflower Bed from seed; mostly Rudbeckia
Ornamental Flower Bed
South Bed – was originally all blue grass, multitude of shrubs & flowering plant; small blue grass peninsula retained
NOTE: All Landscaping & Flower Beds currently exist. No additional planting is required.
NEW ADDITION
EXISTING RESIDENCE
LANDSCAPE PLAN
The Settler SOULEK ADDITION
Michael Soulek & Dona Soulek
607 RUXTON AVE
MANITOU SPRINGS CO 80829
Landscape Plan
A002

607 Ruxton Avenue zoning



2/3/2026

MS Parcels Expanded Information

Manitou Springs Parcel August 20 2025

Manitou Springs Zoning Districts

- Commercial (C)
- General Residential (GR)
- Hillside Low Density Residential (HLDR)
- Open Space (OS)

Manitou Springs Historic Districts

- Ruxton

Manitou Springs Zoning Districts With LUDC Dimension Standards

World_Hillshade

1:2,895

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Title: Joint Work Session with Housing Advisory Board and Urban Renewal Authority
From: Fred Rollenhagen
To: City Planning Commission
Address of Proposal:
Applicant:

February 11, 2026

Proposal:
The purpose of this work session is to have a discussion between the three boards/commissions about residential zoning densities. The City Planning Commission has been reviewing a number of policy questions for potential revisions to Section 18; the Land Use and Development Code. The Land Use and Development Code was recently revised in 2023. As with any major update, a revised code should be periodically reviewed to identify and address errors, inconsistencies, or unintended consequences that reveal themselves during the Code's application. One of the items the CPC has asked to review are zoning density limitations for residential uses, and the CPC asked to engage the Urban Renewal Authority and Housing Advisory Board in the review.

Zone District:

Background & Existing Conditions:

Application Detail:
The City's current densities for residential development are as follows:

Zone District	Maximum residential Density
Downtown	30 du/ac
Commercial	20 du/ac
Mixed Use Commercial	20 du/ac
General Residential	10 du/ac
Low Density Residential	5 du/ac
High Density Residential	15 du/ac

As a comparison, the following densities were found in the State of Colorado's Model Land Development Code:

Low Density Residential	2 du/ac
Medium Density Residential	10 du/ac
Small-lot Residential	20 du/ac
Flex Residential	30 du/ac

Most commercial/industrial districts do not list maximum densities which implies the allowance

to build as dense as desired within the parameters of any dimensional restrictions (setbacks/height) and/or any other development standards. Those districts that do list maximum densities are around 30 units per acre).

The CPC also thought that it would be helpful to see examples of density limits from other similar communities. While it is a bit difficult to compare "apples with apples", the attached exhibit shows what other similar-type communities have for their density allowances in commercial and mixed-use-type zoning districts. It should be noted that each community adopts zoning and land use regulations to respond to specific and local issues, and it is not always easy to compare community codes in an "apples to apples" comparison.

Public Involvement:

Findings & Review Criteria:

Staff Recommendation:
N/A

Motion Language Options:

Community Comparison of densities and dimensional allowances for Commercial and Mixed Use-type zoning districts where multi-family uses are allowed

Estes Park

Downtown Commercial (CD)
Density: 2250 sq ft per unit (19 du per acre) on first floor, no min land area for units on upper floors
Max bldg. height: 42’

Accommodation (A)
Density: 5400 sq ft(?) (8 du per acre) per unit
Max bldg. height: 30’

Woodland Park

Central Business District (CBD), Service Commercial (SC), Community Commercial (CC), Neighborhood Commercial (NC)
Density: No specific restriction
Max bldg. height: 35’

Multifamily urban residential (MFU)
Density: no specific restriction
Max Bldg. height: 30’

Salida

RMU
Density: 2734 sq ft (15/16 du per acre) per unit
Max bldg.. height: 35’

Buena Vista

Commercial and high-density residential districts
Max lot coverage: 75%
Max bldg. height: 30 – 35’

Leadville

Retail Core, commercial and retail/residential districts
Max bldg. height 35’
40 – 60 du per acre, commercial; 20 du per acre

Durango	
	Central business dist, business park, mixed use arterial, high-density residential: 24 – 42 du per acre
Fountain	
	Residential/mixed use, Mixed use 35 – 40’ max bldg. height 16 du per acre