**Plan Development Criteria**

**Last update: 3/24/2020**

**Key Contacts:**

* Foundation Design: RMG Engineers – 719 548 0600
* Engineering: JR Engineering – Glenn Ellis – 720 383 3045 (utility plans)
* Architect: Shannon/Paul Baumgartner - [shannonpauldesigns@gmail.com](mailto:shannonpauldesigns@gmail.com) (master plans)
* Architect: Steven Risely: [sgrarch@msn.com](mailto:sgrarch@msn.com) (master plans)
* Ken Baylor: C# 719 469 2634 O# 719 267 5323 (Truss plans) [Kenneth.baylor@corecivic.com](mailto:Kenneth.baylor@corecivic.com)

**Plan Outline:**

* 2 Bedroom Ranch (Shannon - Alec Plan)
* 3 Bedroom Ranch (Shannon - Alec Plan)
* 4 Bedroom two story (Christopher Plan)
* 5 Bedroom two story (Christopher Plan)
* Exterior door to the back yard
* 1 car garage (12’x22’)
* No wider than 34’
* No longer than 42’
* 5’ 5 ¾” wide bathroom
* 3 different elevations each plan
* Habitat Square Footage Ranges:
  + The living space provided — excluding stairwells (except to a basement) and exterior storage — should not exceed:
    - 1,500 square feet (+/- 10%) for a five-bedroom house.
    - 1,230 square feet (+/- 10%) for a four-bedroom house.
    - 1,070 square feet (+/- 10%) for a three-bedroom house.
    - 900 square feet (+/- 10%) for a two-bedroom house.
* Sand Creek Setbacks:
  + Front: (garage) 20’
  + Front of house (non-garage) 15’
  + Back: 15’
  + Side: 5’

**Construction Criteria:**

* ICF foundation design
* 2x8 sill plates
* 11 7/8” BCI 5000s at 19.2” o.c. floor joist
* 2x6 24” o.c. exterior wall construction
* 2x4 16” o.c. interior wall construction
* Two 2x12 for window and door headers with 1/2” OSB filler
* California corners
* Ladder framing for perpendicular interior walls
* 12” raised heal truss
* 12” overhang on truss tails and lookouts
* 3 ½” dropped gable truss for lookouts
* 2x6 sub-facia
* 4/12 pitch roof
* Class 4 shingles
* Vinyl soffit
* Aluminum facia
* LP smart siding with 7” reveal
* 1x4 trim
* 3’0”x5’0” single hung window (unless otherwise specified)
* Window grids on front of house
* Nine Light window on back exterior door

**Master Plan Inventory:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Plan** | **Architect** | **Priority** | **PPRB Model #** | **Status** |
| 2BR 1 Story – Alec2BR1S | Shannon | H1A | 1210.0 | Truss plans/Elevations/heat calculations needed (in progress) |
| 3BR 1 Story – Alec3BR1S | Shannon | H1B | 1310.0 | Truss plans/Elevations/heat calculations needed (in progress) |
| 5BR 2 Story – Christopher5BR2S | Shannon | H2 |  | 1st Floor Concept initial drawing/revisions needed |
| 3BR 1 Story – Carter3BR1S | Steve | H1 | 2310.0 | Ready for PPRB submission |
| 4BR 1 Story – Risley4BR1S | Steve | H1 | 3410.0 | Ready for PPRB submission |
| 4BR 2 Story | Shannon | H3 |  | Not yet started |
| 3BR 2 Story | Shannon | H4 |  | Not yet started |

**Note:** PPRBD requires that, on up to 4-family units, only structural needs to be stamped by RMG (or other engineering firm). She does not need to find someone to stamp her architectural drawings.

**Master Plan Timeline:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Activity** | **Responsible Party** | **Timeline** | **Comments** |
| Initial Client meeting | PPHFH/Architect |  |  |
| Concept Plan Creation | Architect |  |  |
| Concept Plan Review | PPHFH |  |  |
| Concept Plan Feedback | PPHFH |  |  |
| Concept Plan Final Revision Review | PPHFH |  |  |
| Concept Plan Signoff | PPHFH/Architect |  |  |
| Create Structural Plans | Architect |  |  |
| Distribute Structural plans to 3rd parties | Architect |  |  |
| Final Structural Plans complete | Architect |  |  |
| Submission of Master Plan to PPRB | Architect |  |  |

**Master Plan Schedule:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Plan** | **1st Draft to PPHFH** | **PPHFH Review & Feedback** | **Final to PPHFH** | **PPHFH Approval** | **Submit to PPRB** | **PPHFH Build Date** |
| Alec2BR1S | Complete | Complete | 3/11/2020 | 3/25/2020 | 4/1/2020 | 5/7/2020 |
| Alec3BR1S | Complete | Complete | 3/11/2020 | 3/25/2020 | 4/1/2020 | 5/7/2020 |
| Carter3BR1S | Complete | Complete | Complete | 2/11/2020 | 3/23/2020 | 5/7/2020 |
| Risley4BR1S | Complete | Complete | Complete | 2/11/2020 | 3/23/2020 | 5/7/2020 |
| Christopher5BR2S | 4/10/2020 | 4/17/2020 | 4/30/2020 | 5/1/2020 | 5/10/2020 | 10/3/2020 |
| Christopher4BR2S | 4/10/2020 | 4/17/2020 | 4/30/2020 | 5/1/2020 | 5/10/2020 | 10/3/2020 |

**Development Plan Timeline:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Site** | **Development Review Team Process Complete** | **Development Plan (DP) Complete** | **Build Date** | **Notes** |
| Micah’s View | 2/20/2020 | 3/30/2020 | 5/7/2020 | Feedback complete and ready for submittal to Fountain |
| Sand Creek | Complete (MS Eng) | 9/2020 | 10/3/2020 |  |
| Jacob’s Run | 2/2020 – 3/2020 | 8/2020 | 10/2020 or 2/2021 | DRT documents in progress |

**Development Plan Flow:**

Approved DRT 🡺 Development Plan (DP) 🡺 City Planner

PPRB 🡺 Black Hills Approved DP

Or CSU

**Typical Architect – Client Lifecycle**

* 6 Month timeline
* Cost between 50-75K per master
* 8K Change order fees:

Concept Plan

Client Meeting

*Structural Plan*

*Pikes Peak Regional*

Final Master Plan

*Foundation Plan*

*Truss Plan*

*Utility Plan*

*Architect distributes to Engineers*

Agreed Concept Plan

Final Concept Plan

*Client Signoff*

*Client Signoff*

Plan Review and Revisions