

Signature Homes of Colorado



1 CVR View

3258 Bark Tree Trail Colorado Springs, Colorado

BUILDING AREA LIST	
MAIN LEVEL FINISHED AREA	= 2,438 SF
LOWER LEVEL FINISHED AREA	= 2,338 SF
TOTAL FINISHED AREA	= 4,640 SF
LOWER UNFINISHED STORAGE	= n/a
LOWER MECHANICAL ROOM	= 100 SF
TOTAL BASEMENT AREA	= 2,438 SF
EXTERIOR DECK AREA	= 702 SF
ENTRY PORCH	= 328 SF
4 CAR GARAGE AREA	= 1,189 SF

Plan Documentation & Drafting
Karl Schuler
4945 Mark Dabing Blvd #48
Colorado Springs, Colorado 80918
719-372-2930
kardraw@gmail.com

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03/25/2021 9:16:13 AM
michaela
CONSTRUCTION

Revision History	Revision Description
03/02/17	

CONTRACTOR \ BUILDER
Signature Homes of Colorado
Dennis McGuffee
719-491-0586

A Single Family Residence for:
Signature MODEL 2438+4Car
3258 Bark Tree Trail
Colorado Springs, Colorado
Owner Phone Number

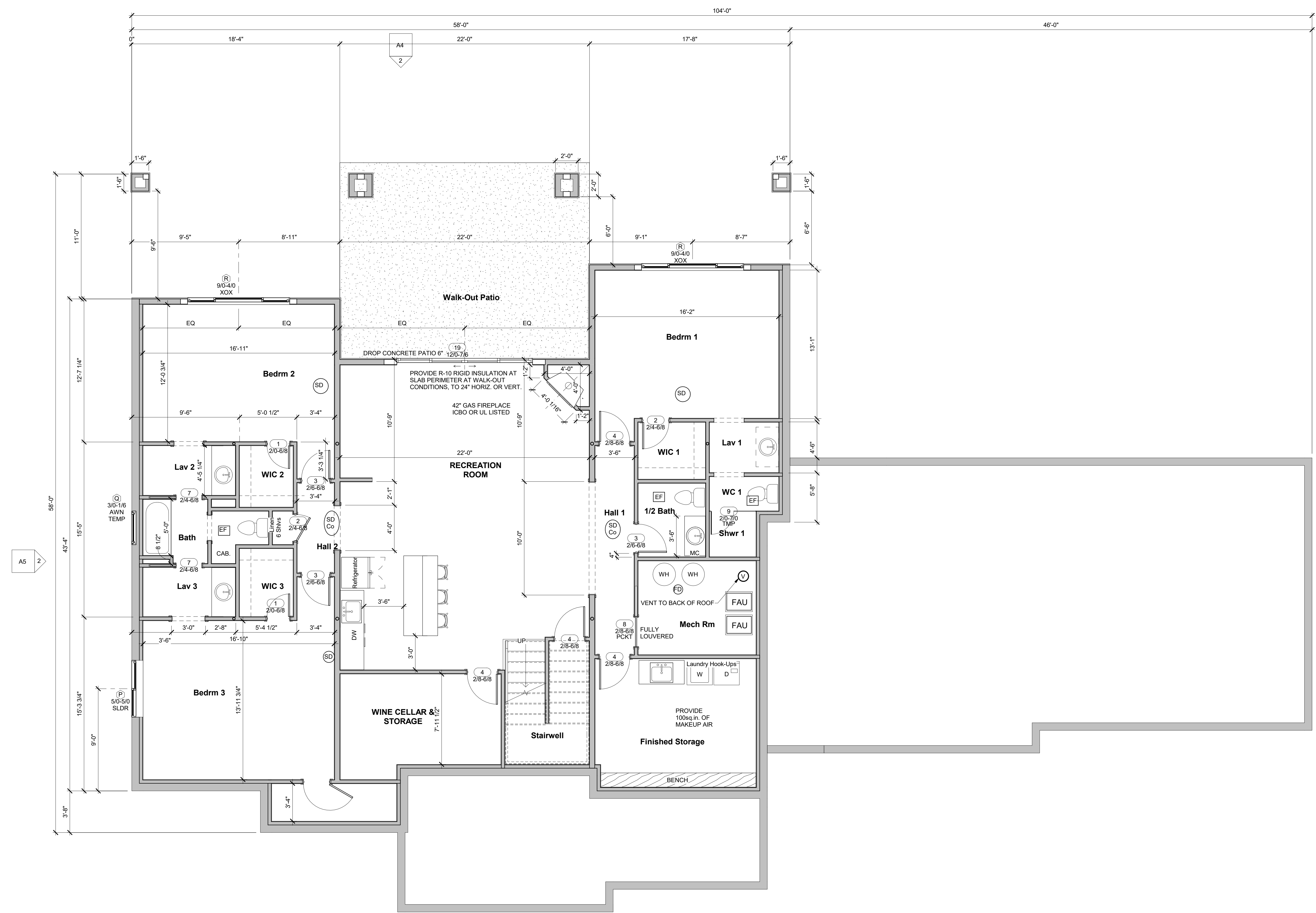
20-1103

Sheet Title
Cover

Start Date
10-01-20

Sheet Print Date
3/4/2021
7:25:04 AM

Sheet #
CVR



Door Schedule				
Type Mark	Door Size	Count	Description	Finish Comments
1	2/0-6/8	2		
2	2/4-6/8	6		
3	2/6-6/8	3		
4	2/8-6/8	6		
5	3/0-6/8	1		
7	2/4-6/8	3		
8	2/8-6/8	4		
9	2/0-7/0	1		
10	5/0-6/8	1		
12	2/8-7/0	2	French Door	Tempered
15	6/0-7/6	1	Sliding French - Fixed / Vent Operation	
17	16/0-8/0	2		
19	12/0-7/6	1	Vinyl Doors	
21	3/0-8/0 3 LITE	1	Exterior Sash Solid Core	
22	12/0-8/0	1	Vinyl Doors	
23	1/4-6/8	1		
Grand total: 36				

Window Schedule					
Type Mark	Window Size		Model	Head Height	Comments
	Width	Height			
A	1'-11"	5'-11"	Rectangular	8'-0"	
B	2'-11"	4'-5"	2941	7'-8"	
C	12'-0"	2'-0"	Monteclo	10'-6"	
D	1'-4"	8'-0"	Rectangular	8'-0"	
E	5'-10"	4'-11"	Rectangular	7'-6"	
F	2'-11"	4'-11"	Rectangular	7'-6"	
G	4'-0"	5'-0"	Rectangular	7'-6"	
H	2'-11"	1'-5"	3517	3'-3 1/2"	
K	6'-0"	4'-11"	Rectangular	7'-5"	
L	2'-8"	1'-5"	3221	3'-2 1/2"	
M	2'-5"	4'-11"	2941		
N	3'-11"	1'-5"	Rectangular	7'-6"	
O	1'-11"	1'-11"	Rectangular	7'-8"	
P	5'-0"	5'-0"	350 Series	8'-0"	
Q	2'-11 1/2"	1'-5 1/2"	350 Series	7'-5 1/2"	
R	9'-0"	4'-0"	350 Series	7'-6 1/2"	
S	5'-0"	5'-0"	Rectangular	8'-0"	

1 Floor Plan Lower Level
1/4" = 1'-0"

Plan Documentation & Drafting
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Revision History

Revision	Description
03/02/17	

CONTRACTOR 1 BUILDER
Signature Homes of Colorado
 Dennis McGuffee
 719-491-0586

Revision Description

A Single Family Residence for:
Signature MODEL 2438+4Car
 3258 Bark Tree Trail
 Colorado Springs, Colorado

Owner Phone Number

Sheet Title
Basement Plan

Scale: 1/4" = 1'-0"

Start Date
 10-01-20

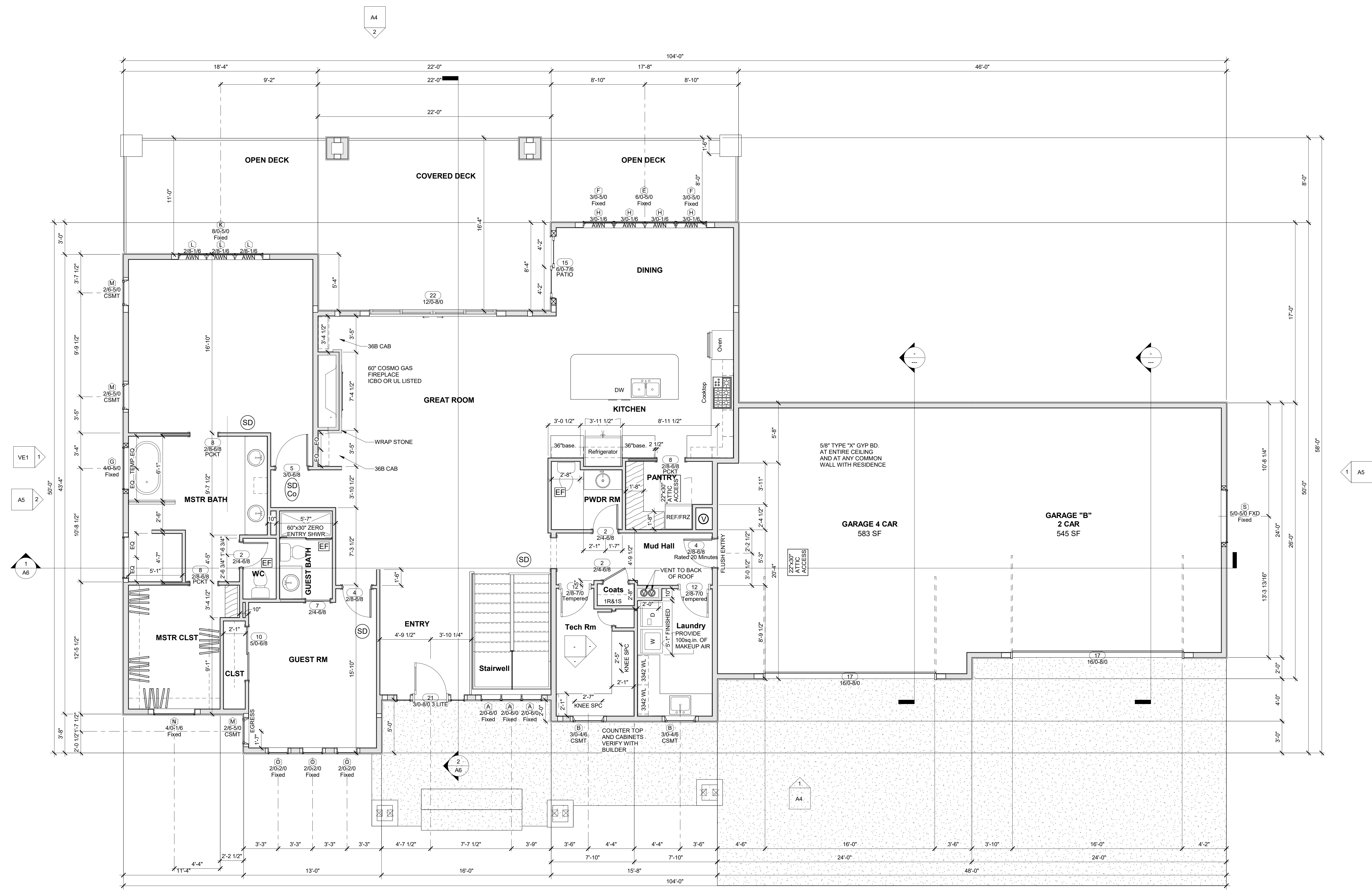
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Sheet #
A1

SIG E1-21

Door Schedule				
Type Mark	Door Size	Count	Description	Finish Comments
1	2/0-6/8	2		
2	2/4-6/8	6		
3	2/6-6/8	3		
4	2/8-6/8	6		
5	3/0-6/8	1		
7	2/4-6/8	3		
8	2/8-6/8	4		
9	2/0-7/0	1		
10	6/0-6/8	1		
12	2/8-7/0	2	French Door	Tempered
15	6/0-7/6	1	Sliding French - Fixed / Vent Operation	
17	16/0-8/0	2		
19	12/0-7/6	1	Vinyl Doors	
21	3/0-8/0 LITE	1	Exterior Sash Solid Core	
22	12/0-8/0	1	Vinyl Doors	
23	1/4-6/8	1		
Grand total: 36				

Window Schedule					
Type Mark	Window Size		Model	Head Height	Comments
Width	Height				
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D	1'-4"	6'-0"	Rectangular	8'-0"	
E	5'-10"	4'-11"	Rectangular	7'-6"	
F	2'-11"	4'-11"	Rectangular	7'-6"	
G	4'-0"	5'-0"	Rectangular	7'-6"	
H	2'-11"	1'-5"	3517	3'-3 1/2"	
K	8'-0"	4'-11"	Rectangular	7'-5"	
L	2'-8"	1'-5"	3221	3'-2 1/2"	
M	2'-5"	4'-11"	2941		
N	3'-11"	1'-5"	Rectangular	7'-6"	
O	1'-11"	1'-11"	Rectangular	7'-8"	
P	5'-0"	5'-0"	350 Series	8'-0"	
Q	2'-11 1/2"	1'-5 1/2"	350 Series	7'-5 1/2"	
R	9'-0"	4'-0"	350 Series	7'-6 1/2"	
S	5'-0"	5'-0"	Rectangular	8'-0"	



1 Floor Plan Main Level
1/4" = 1'-0"

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03/02/21	

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Dennis McGuffee
719-491-0566

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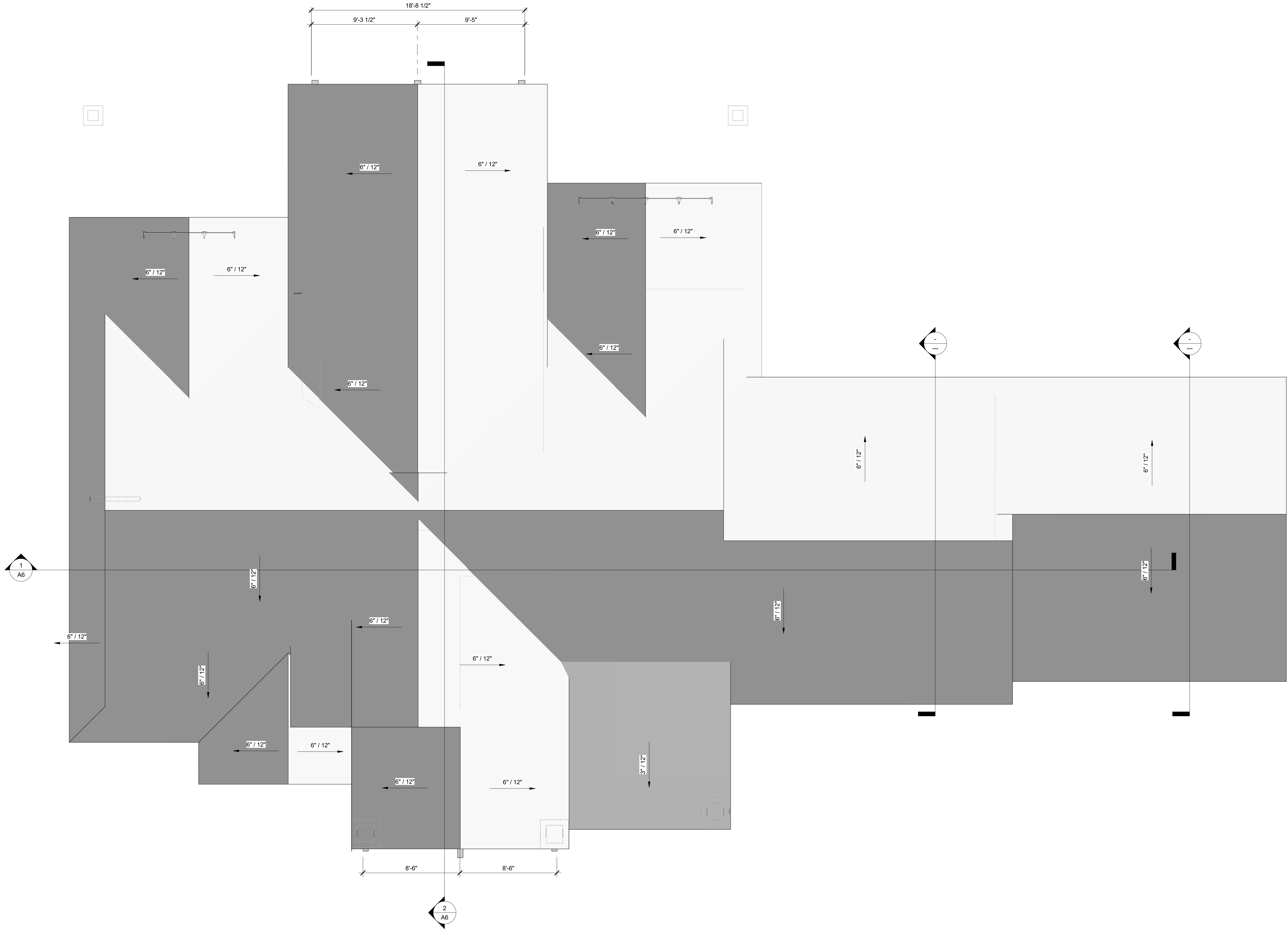
20-1103

Sheet Title
First Floor Plan
Scale: 1/4" = 1'-0"

Start Date
10-01-20

Sheet Print Date
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Sheet #
A2
SIG E1-21



1 Roof Plan
1/4" = 1'-0"

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03/02/17	

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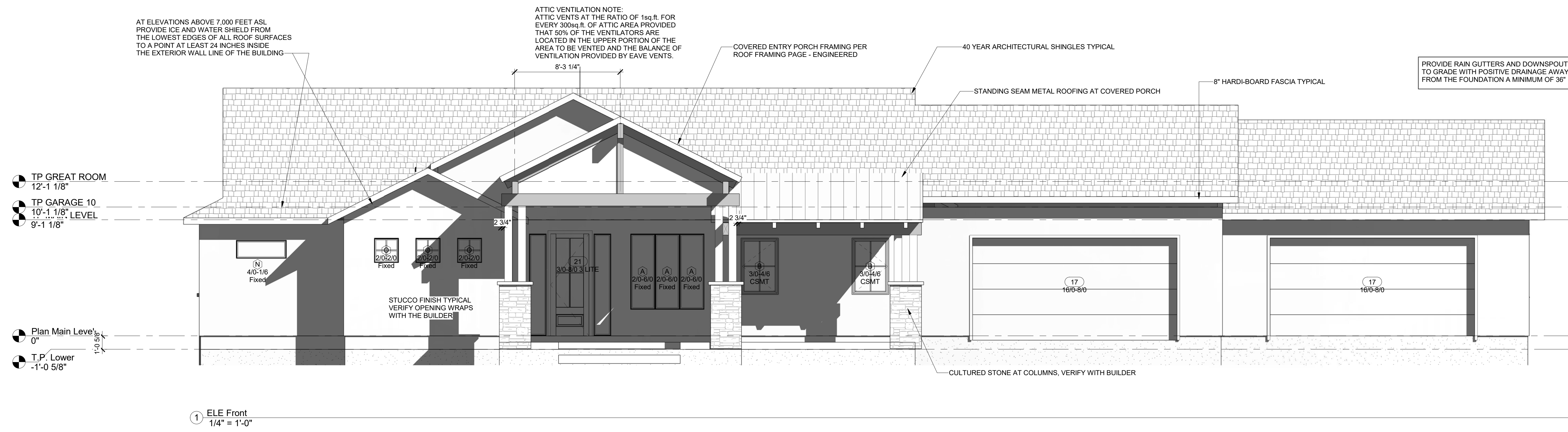
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Sheet Title
Roof Plan
Scale: 1/4" = 1'-0"

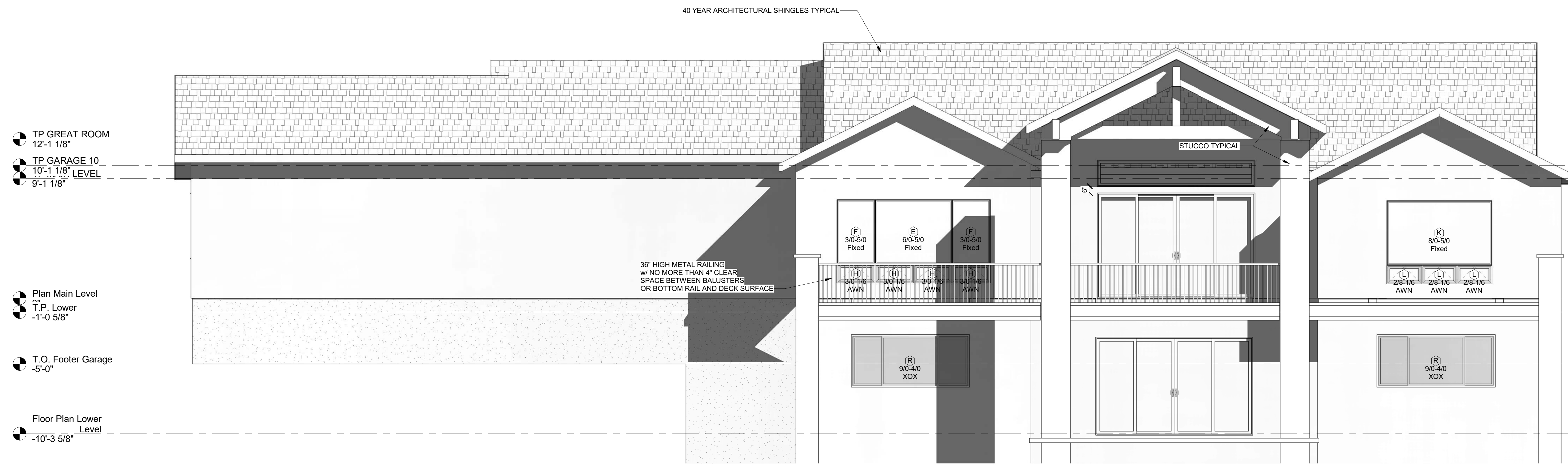
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10-01-20

Sheet Print Date
3/4/2021
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Sheet #
A3
SIG E1-21



① ELE Front
1/4" = 1'-0"



② ELE Rear
1/4" = 1'-0"

TP GREAT ROOM
12'-1 1/8"

TP GARAGE 10
10'-1 1/8" LEVEL

9'-1 1/8"

Plan Main Level
0"

T.P. Lower
-1'-0 5/8"

TP GREAT ROOM
12'-1 1/8"

TP GARAGE 10
10'-1 1/8" LEVEL

9'-1 1/8"

Plan Main Level
0"

T.P. Lower
-1'-0 5/8"

T.O. Footer Garage
-5'-0"

Floor Plan Lower
Level

-10'-3 5/8"

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03/02/21	

CONTRACTOR \ BUILDER
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Dennis McGuffee
719-491-0566

A Single Family Residence for:
Signature MODEL 2438+4Car
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Colorado Springs, Colorado
Owner Phone Number

20-1103

Sheet Title
Exterior Elevations

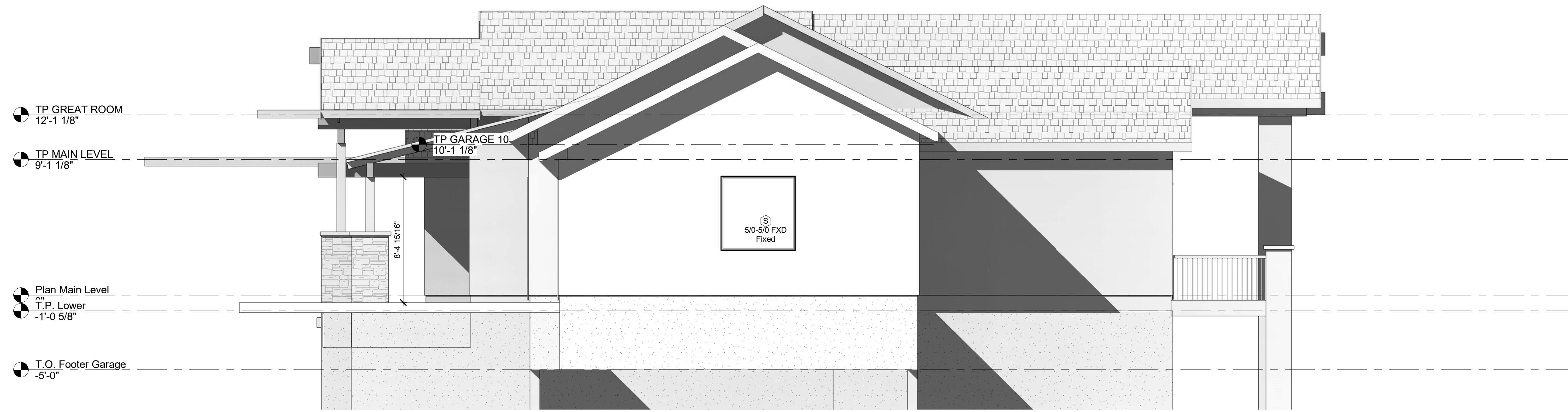
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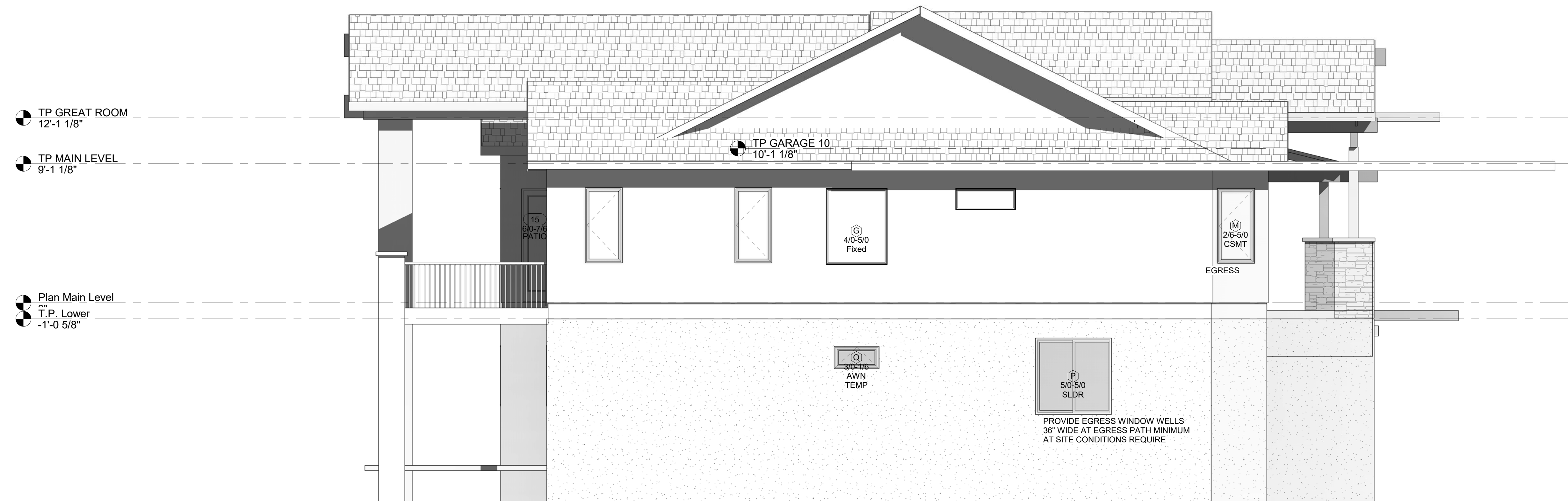
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A4

SIG E1-21

C:\Users\Karl\Desktop\Projects\Signature Homes\3258 BARK TREE TRAIL - Garage Right - SIGNATURE\2558 Bark Tree Trail 21-0304 Garage Right - Signature.rvt



① ELE Right
1/4" = 1'-0"



② ELE Left
1/4" = 1'-0"

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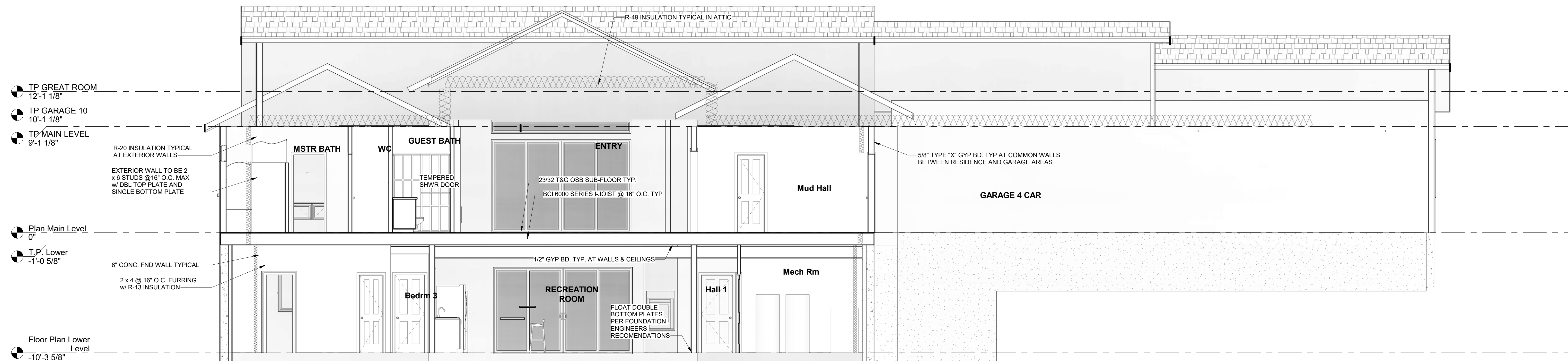
Sheet Title
Exterior Elevations
Scale - 1/4" = 1'-0"

Start Date
10-01-20

Sheet Print Date
3/4/2021
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Sheet #
A5
SIG E1-21

C:\Users\Karl\Desktop\Projects\Signature Homes\3258 Bark Tree Trail\21-103M Garage Right - Signature.rvt

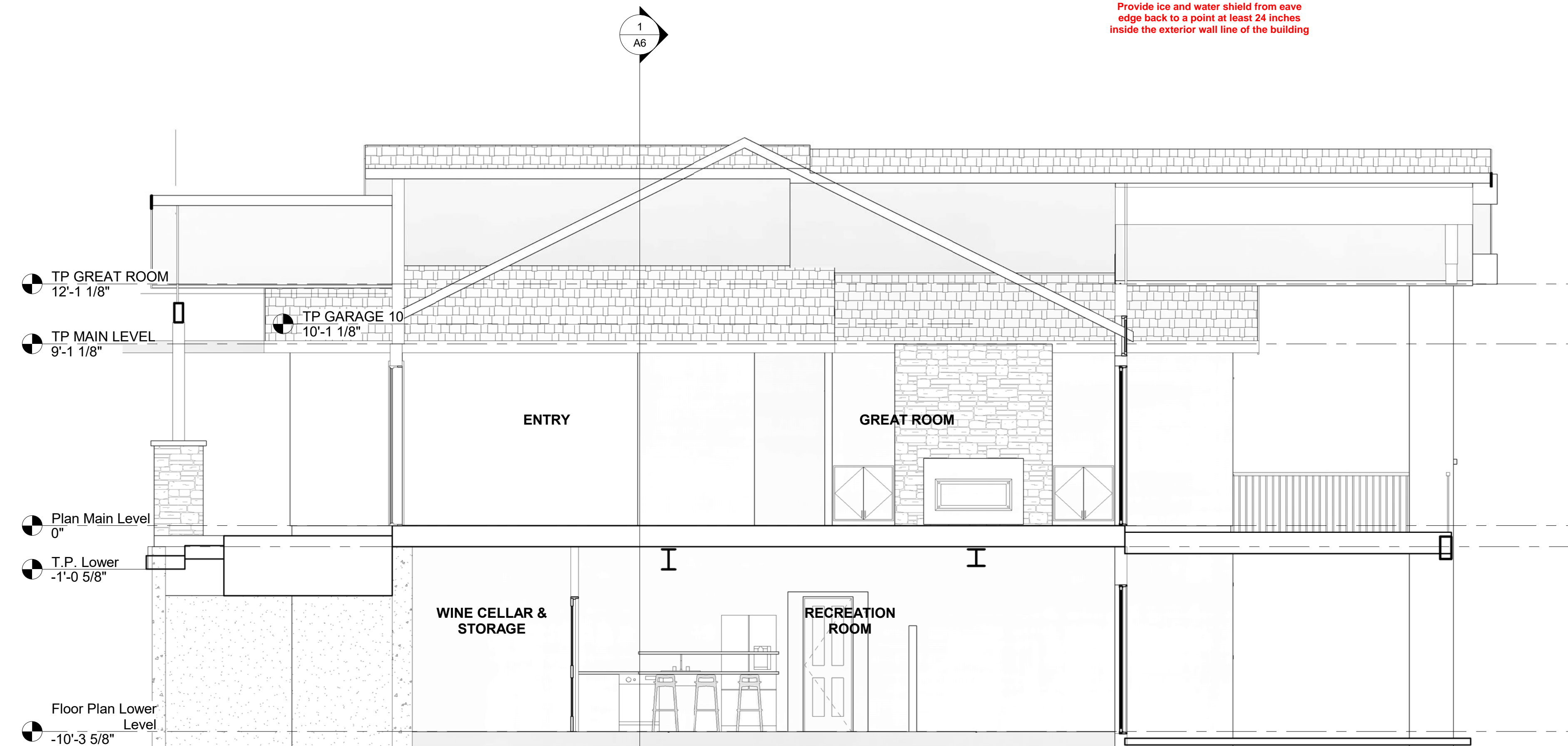


1 Section 1
1/4" = 1'-0"

Provide code compliant attic ventilation - 1/150 sq. ft. or 1/300 sq. ft. based on vent placement

Provide gutters & downspouts with minimum discharge 3'-0" from foundation

Provide ice and water shield from eave edge back to a point at least 24 inches inside the exterior wall line of the building



2 Section 2
1/4" = 1'-0"

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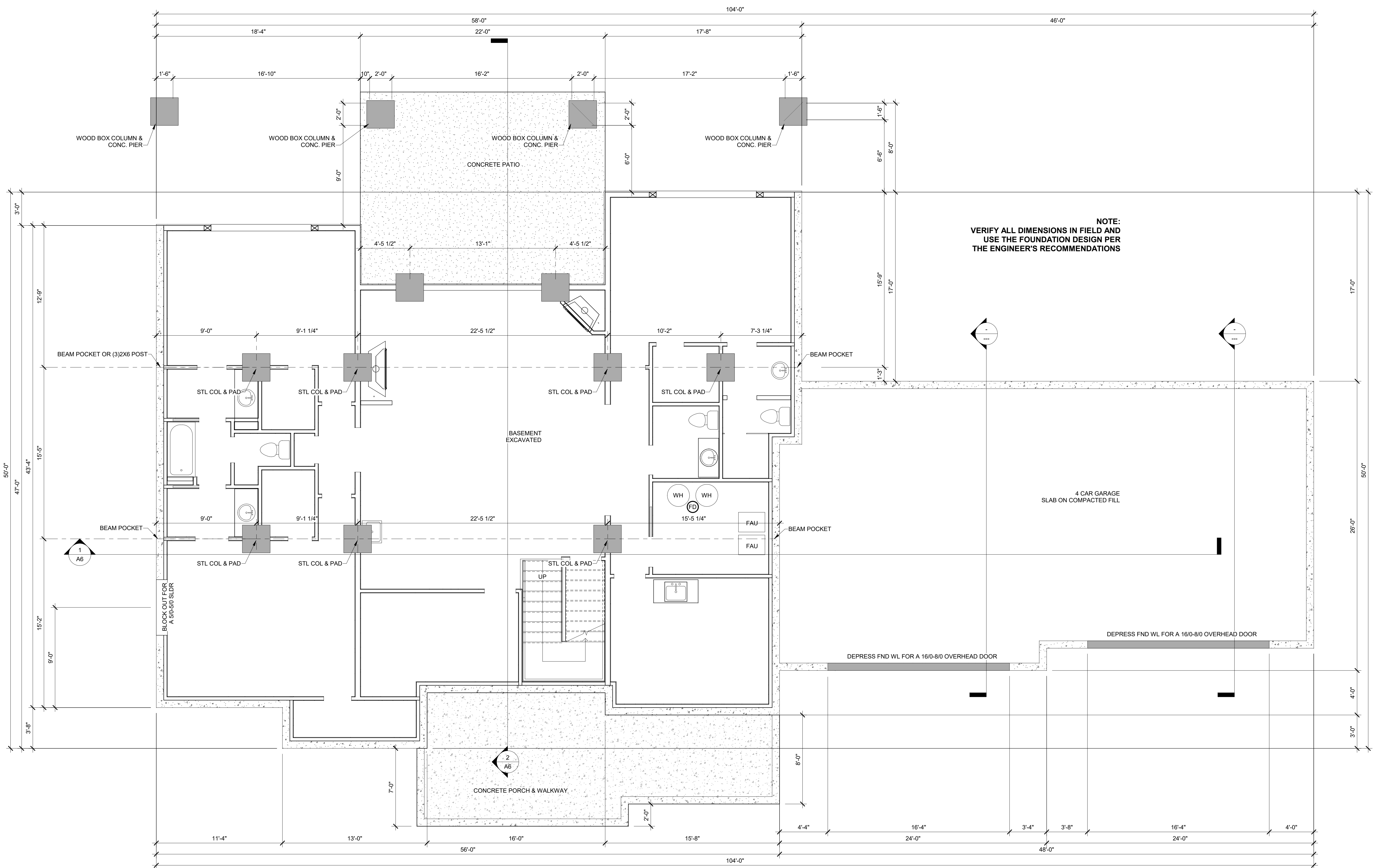
20-1103

Sheet Title
Building Sections

Start Date
10-01-20

Sheet Print Date
3/4/2021
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Sheet #
A6



1 FOUNDATION LAYOUT
1/4" = 1'-0"

SOILS REPORT AND FOUNDATION DESIGN
BY LICENSED COLORADO ENGINEER OR
ARCHITECT SHALL BE ON HAND
AT TIME OF FIRST INSPECTION.

Revision History	Revision Description
03/02/17	

CONTRACTOR/BUILDER
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Dennis McGuffee
719-491-0566

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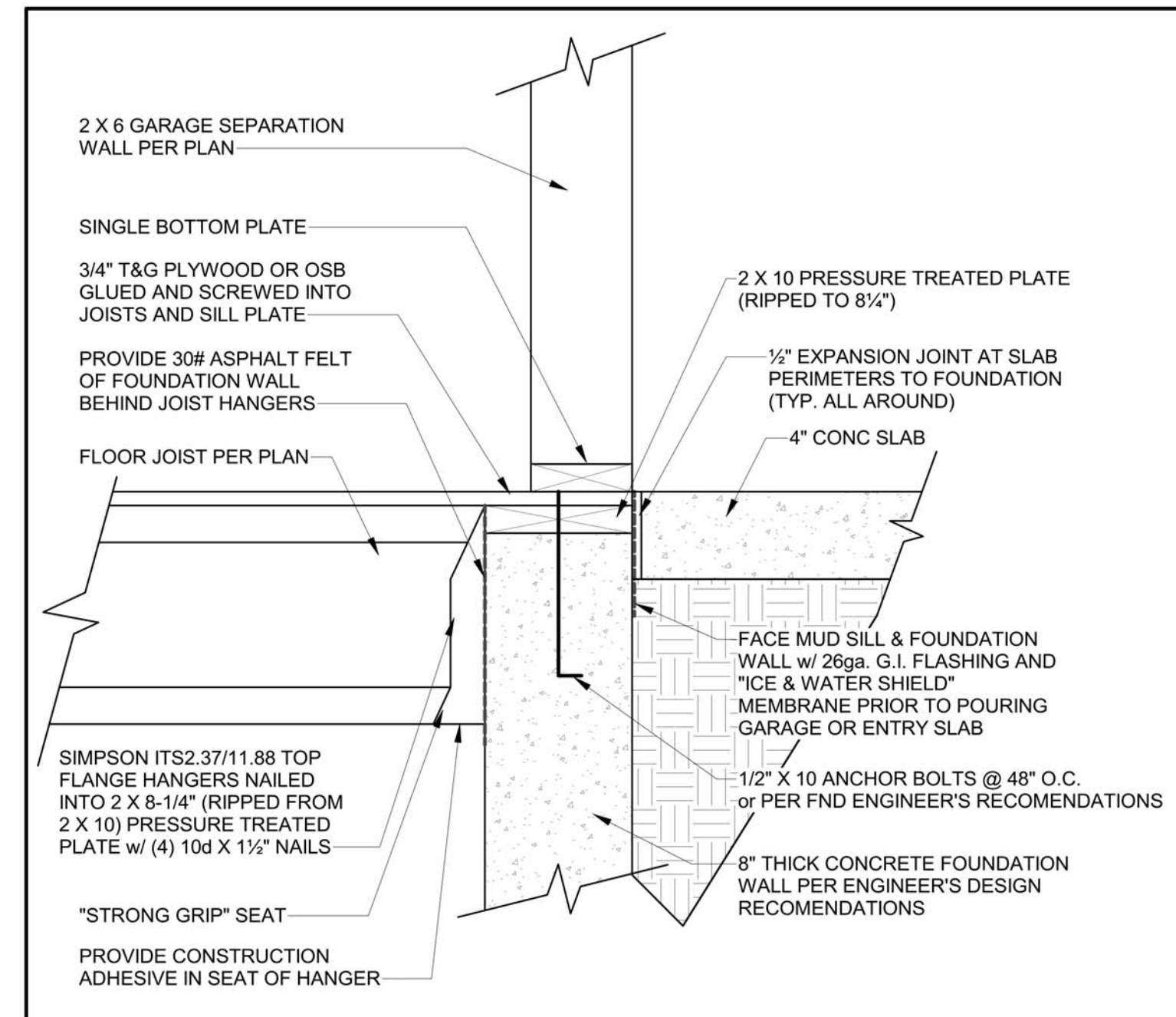
20-1103

Sheet Title
FOUNDATION LAYOUT
Scale: 1/4" = 1'-0"

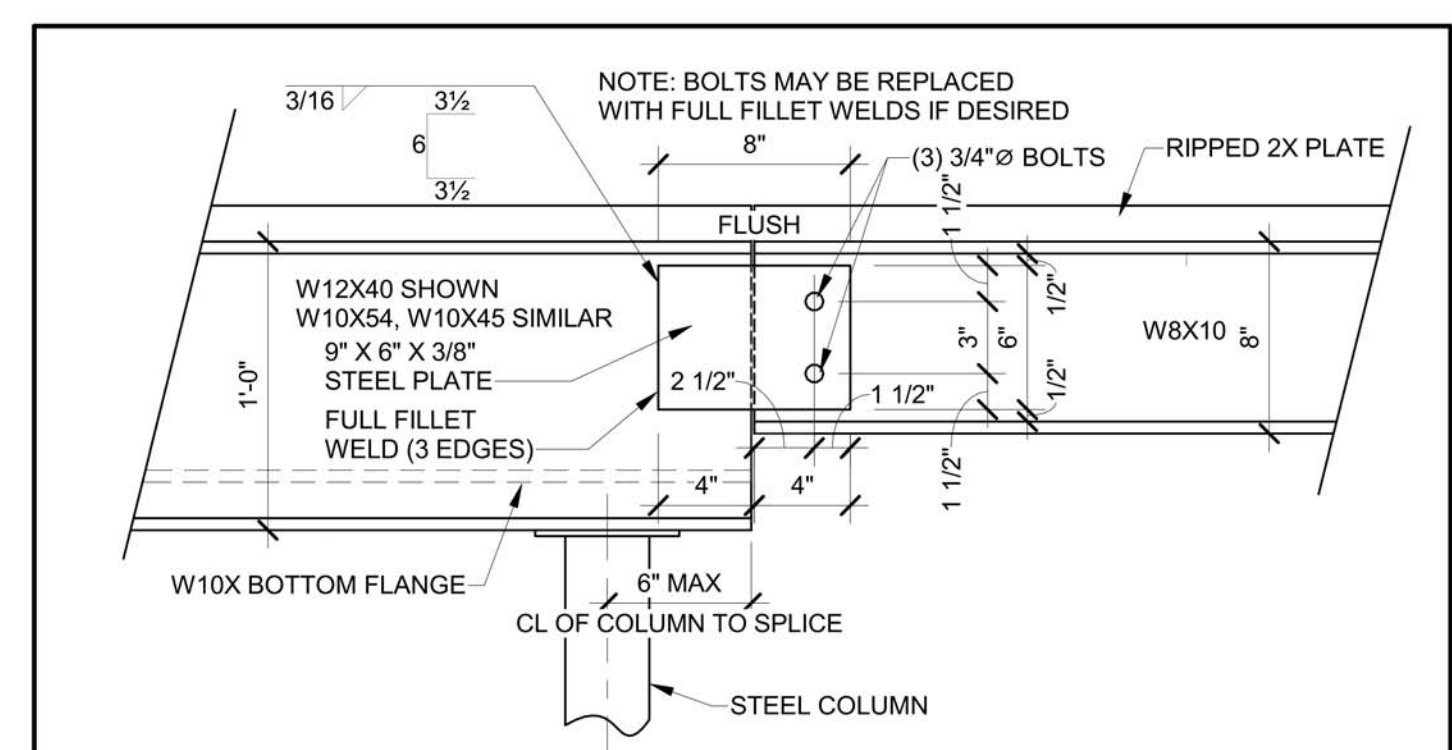
Start Date
10-01-20

Sheet Print Date
3/4/2021
7:25:09 AM

Sheet #
S0
SIG E1-21



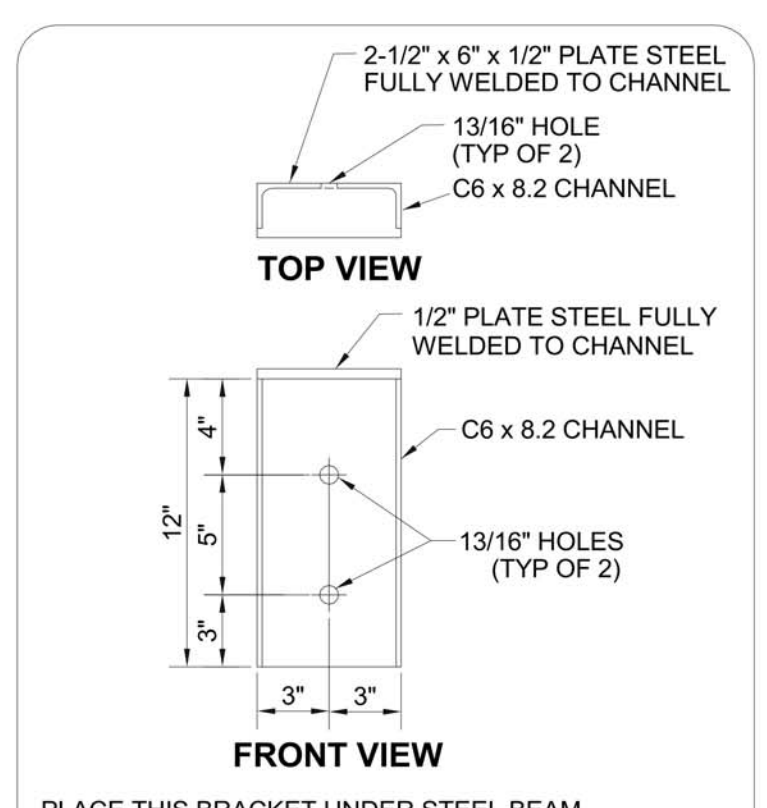
1 JOIST HANGER AT ZERO ENTRY DETAIL
 1 1/2" = 1'-0"



NOTES OF STANDARD BOLTED/WELDED BEAM SPLICE CONNECTIONS

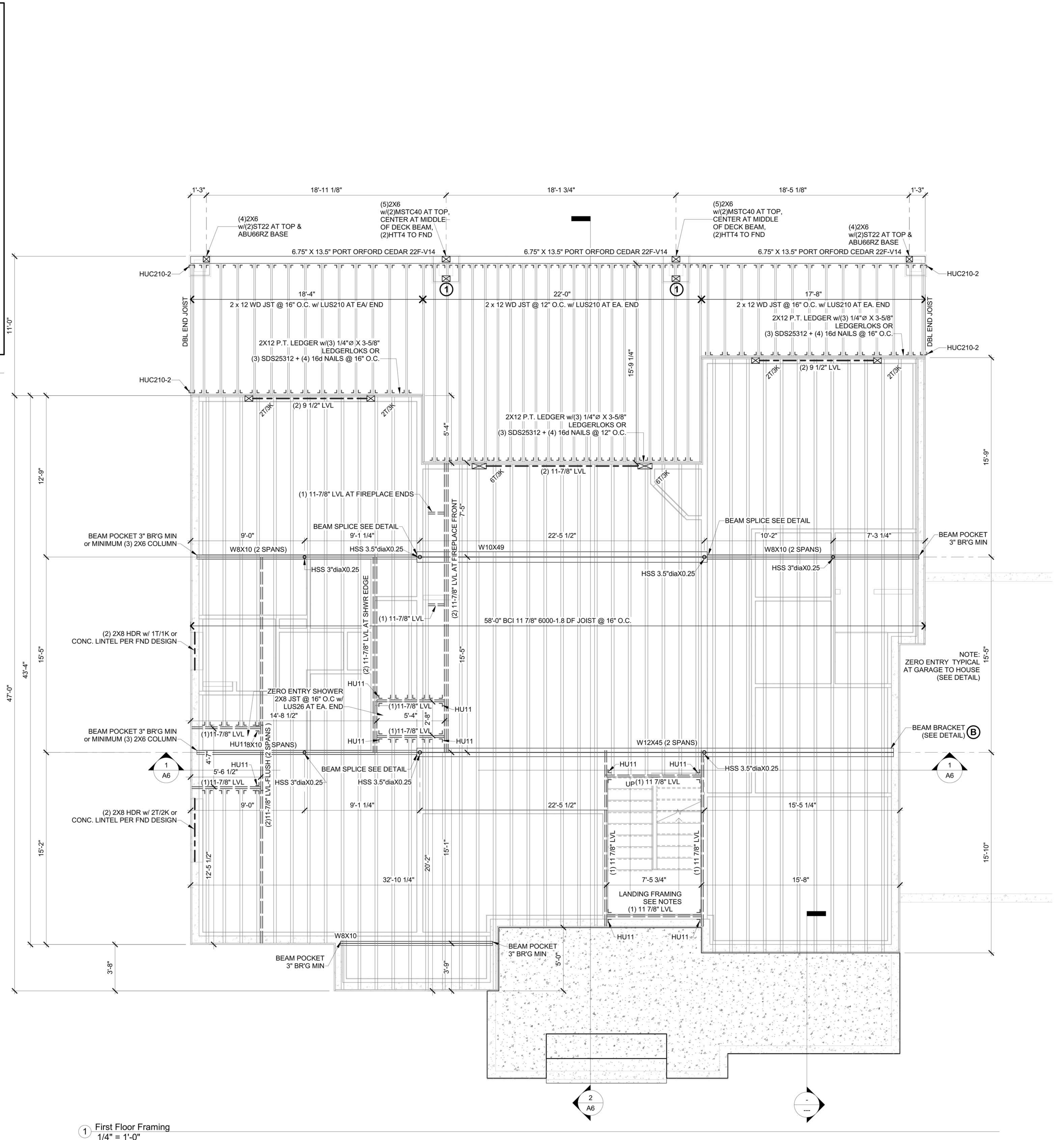
1. THIS DESIGN IS SUITABLE FOR 8", 10" & 12" DEEP BEAMS
2. WELD ELECTRODES SHALL BE 70 KSI. WELDING SHALL BE SHIELDED METAL ARC WELDING (SMAW) - FLAT WELDING POSITION
3. WELDERS TO BE CERTIFIED IN THE STATE OF COLORADO IN ACCORDANCE WITH PROCEDURE SPECIFICATION AWS D1.1 FOR FLAT WELDING POSITION. THE CERTIFIED WELDER SHALL HAVE A SPECIFIC DESIGNATION.
4. PLATE STEEL SHALL HAVE A YIELD STRENGTH OF 38 KSI AND CONFORM TO ASTM A36 SPECIFICATION.
5. BEAM STEEL SHALL HAVE A YIELD STRENGTH OF 50 KSI AND CONFORM TO ASTM A992 SPECIFICATION.
6. BOLTS SHALL BE 3/4" X 2" LONG AND CONFORM TO ASTM A325-N SPECIFICATION.
7. THE USE OF WELDS THE BOLTED SIDE OF THE CONNECTION SHALL BE PERMITTED. USE WELD SIZE AND PATTERN INDICATED ABOVE.
8. THE CENTER OF THE CONNECTION SHALL BE NO FURTHER THAN 6" FROM THE CENTER OF THE NEAREST COLUMN SUPPORT.
9. BOLT HOLES SHALL BE DRILLED OF MACHINE PUNCHED TO 13/16" DIAMETER. SHORT SLOTS (1" X 13/16") CENTERED ON BOLT LOCATIONS SHOWN ABOVE ARE PERMITTED. SLOTS SHALL BE PERPENDICULAR TO THE DIRECTION OF GRAVITY. TORCH CUTTING IS NOT PERMISSIBLE.
10. ERECTION BOLTS ARE PERMITTED AT THE WELDED SIDE OF PLATE
11. CONNECTION FABRICATION AND ERECTION SHALL BE IN COMPLIANCE WITH THE PIKES PEAK REGIONAL BUILDING DEPARTMENT AND THE PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.

2 W12 TO W8 STEEL BEAM SPLICE DETAIL
 1 1/2" = 1'-0"

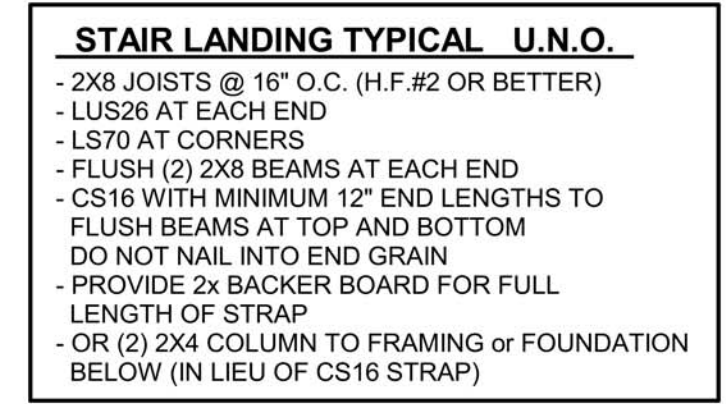


PLACE THIS BRACKET UNDER STEEL BEAM WHERE BEAM POCKET IS OMITTED OR NOT PRACTICAL
 13/16" HOLES - TYP 2
 USE 3/4" X 4 1/2" WEDGE-ALLS IN CONCRETE WALL
 USE 3/16" FILLET WELD TO WELD PLATE TO CHANNEL
 WELD OF (2) 1/2" THRU BOLTS @ BEAM TO BRACKET

3 BEAM BRACKET DETAIL
 1 1/2" = 1'-0"



1 First Floor Framing
 1/4" = 1'-0"



2 STAIR LANDING TYPICAL U.N.O.
 1/4" = 1'-0"

STRUCTURAL DESIGN LOADS:
 ALL LOADS ARE IN POUNDS PER SQUARE FOOT OF AREA
 SITE ELEVATION = 7,XXX ASL APPLICABLE CODES 2015 IRC, 2017 PPRBC

ROOF	DEAD LOAD = 25.0	FLOOR	FRAMING D.L. = 10.0
	LIVE LOAD = 40.0		LIVE LOAD = 40.0
	TOTAL LOAD = 65.0 psf		TOTAL LOAD = 50.0 psf
WIND LOAD (ULTIMATE) 130 MPH EXPOSURE C		WOOD DECK (NO HOT TUB)	FRAMING D.L. = 15.0
WOOD DECK LEDGER LOADING = 66 PSF			LIVE LOAD = 40.0
			TOTAL LOAD = 55.0 psf
FLOOR AT ZERO ENTRY SHOWER			
	FRAMING D.L. = 10		
	CONC. DEAD LOAD (MAX. 4-3/8" STD WT CONC) = 55		
	LIVE LOAD = 40.0		
	TOTAL LOAD = 105 psf		

FLOOR SYSTEM MEMBERS:
 NOTE: FLOOR JOISTS ARE TO BE:
 11 7/8" BCI 6000-DF SERIES I-JOIST @ 16" O.C. MAX. USE 23/32" T&G OSB SUB-FLOOR TYPICAL w/ ITS2.3711.88 OR IUS2.3711.88 HANGERS TYP
 FOR (1) 11 7/8" LVL MEMBER USE HU11 HANGER TYP
 USE 1 1/8" X 11 7/8" VERSA-RIM BOARD AT RIM JOIST AND JOIST CLOSURE LOCATIONS UNLESS NOTED OTHERWISE

EXTERIOR DECK MEMBERS:
 2 x 12 WOOD JOIST #2 OR BETTER, 6 3/4" X 13 1/2" PORT ORFORD GLULAM

OPENING HEADER NOTES:
 SET ALL OPENING HEADERS HEIGHTS TO 7'-6" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. VERIFY WITH OWNER / CONTRACTOR
 * = HEADER OR BEAM
 STANDARD HEADER TO BE (2) 2 X 8 WOOD
 ALL OPENING HEADERS TO HAVE (1) TRIMMER AND (1) KING STUD (U.N.O.)

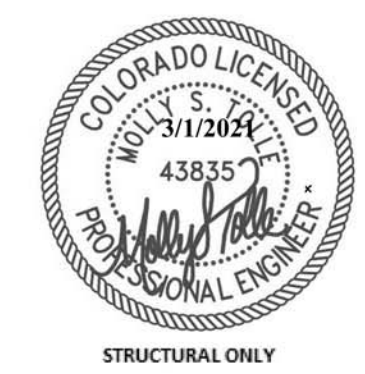
FLOOR JOIST BLOCKING NOTE:
 INSTALL BLOCKING AT KITCHEN ISLAND AND FIREPLACE PERIMETER

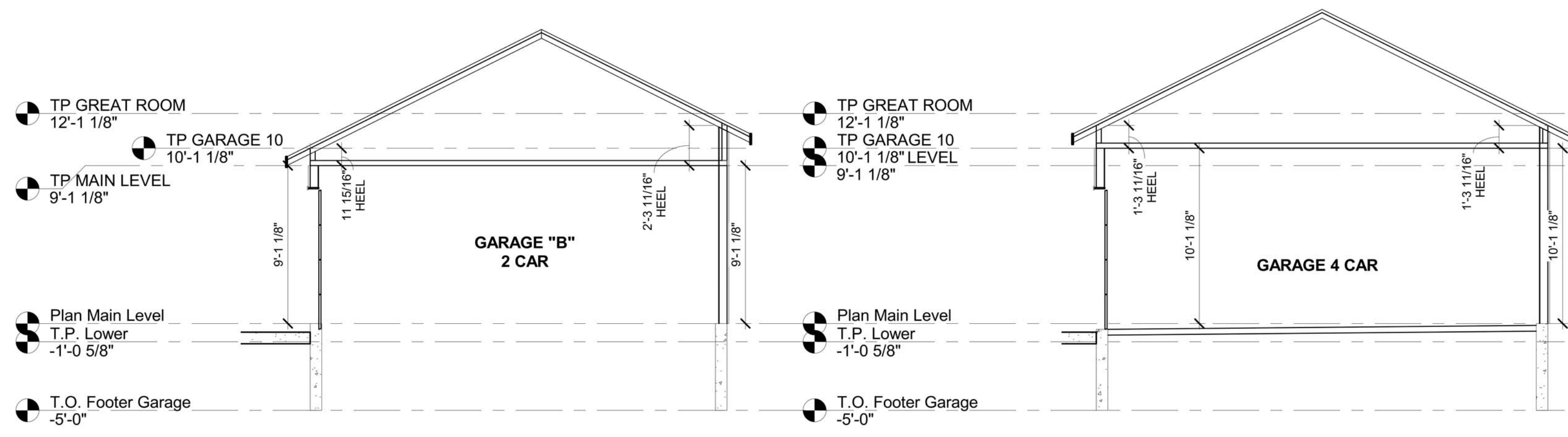
{WS} = 1/4" WELDED STEEL WEB STIFFENERS AT BOTH SIDES OF WEB

WALL BRACING METHOD
 CS-WSP per TABLE R602.10.4
 CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS
 7/16" OSB APA RATED STRUCTURAL 2416
 w/ 84 COMMON (2 1/2" X 0.131" NAILS) @ 6" O.C. AT EDGES AND 12" O.C. FIELD OR
 1/2" X 3/4" STAPLE @ 3" O.C. EDGE AND 6" O.C. FIELD

STRUCTURAL COLUMN NOTES:
 1 CONTINUOUS COLUMN TO FOUNDATION BELOW. ADJUST JOIST TO ALLOW COLUMN TO PASS THROUGH OR SOLID BLOCK TO LOWER COLUMN.
 2 MISC40 FROM UPPER COLUMN TO LOWER COLUMN IF SPLICE AT DECK.
 ABU66RZ BASE

FLOOR STRUCTURAL NOTES
 1/4" = 1'-0"





2 GARAGE B SECTION
3/16" = 1'-0"

3 GARAGE A SECTION
3/16" = 1'-0"

STRUCTURAL DESIGN LOADS:
 ALL LOADS ARE IN POUNDS PER SQUARE FOOT OF AREA
 SITE ELEVATION = 7,000+ ASL APPLICABLE CODES: 2015 IRC, 2017 PRRBC

ROOF	FLOOR
DEAD LOAD = 25.0	FRAMING D.L. = 10.0
LIVE LOAD = 40.0	LIVE LOAD = 40.0
TOTAL LOAD = 65.0 psf	TOTAL LOAD = 50.0 psf

WIND LOAD (ULTIMATE) 130 MPH EXPOSURE C

KING AND TRIMMER STUDS AT OPENINGS
 ALL OPENING TO HAVE A MINIMUM OF (1) KING & (1) TRIMMER AT EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.

SUPPORT POST TYPICAL
 (2) 2 X 6 POST UNLESS NOTED OTHERWISE

OPENING HEADER TYPICAL
 STANDARD HEADER TO BE (2) 2 X 8 MEMBER DENOTED ON PLANS BY AN ASTERISK *

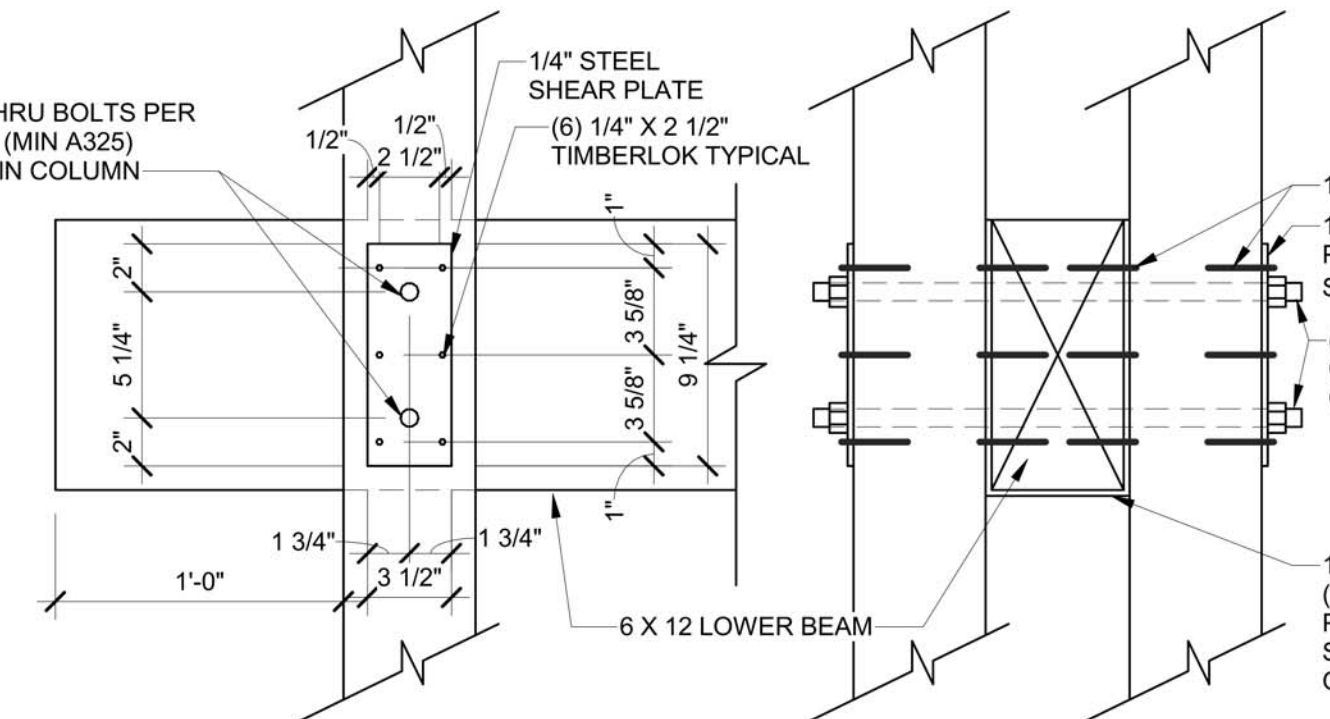
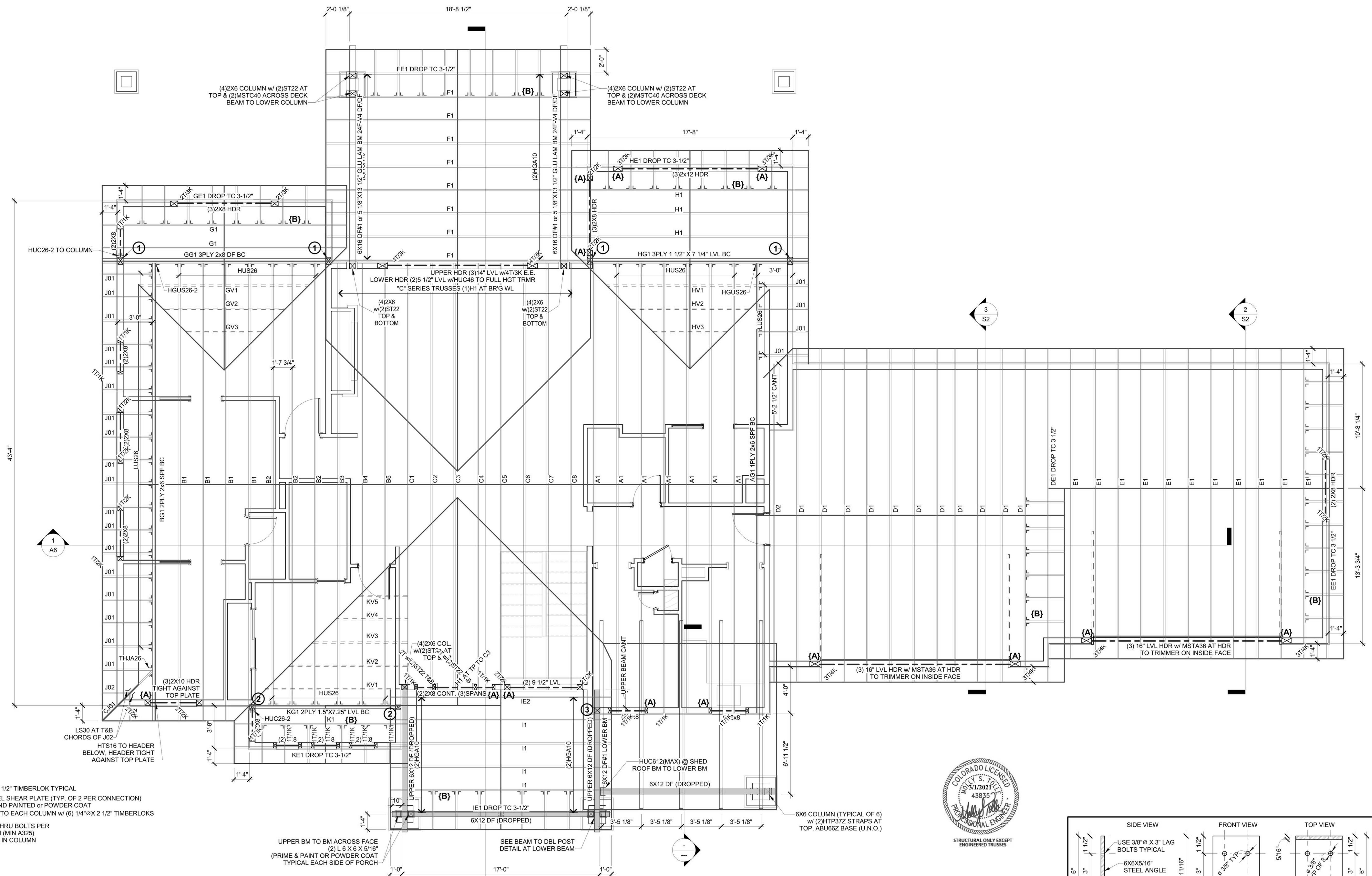
WALL BRACING METHOD
 CS-WSP per TABLE R602.10.4
 CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS
 7/16" OSB APA RATED STRUCTURAL 24/16
 w/ 8d COMMON (2 1/2" X 0.131" NAILS) @ 6" O.C. AT EDGES AND 12" O.C. FIELD
 OR
 16GA. X 1.34" STAPLE @ 3" O.C. EDGE AND 6" O.C. FIELD

TRUSS PACKAGE:
 - FOXWORTH GALBRAITH TRUSS COMPANY, COLORADO SPRINGS, CO.
 - JOB #202113
 - JOB REFERENCE: SIGNATURE MODEL 2438 w/ 4 CAR GARAGE
 - DATED: 10/19/2020 OR STAMPED PACK DATE
 - INSTALL PER MANUFACTURERS RECOMMENDATIONS (U.O.N.)

TRUSS ANCHOR NOTES:
 USE (1) SIMPSON H25T AT EACH END OF EACH TRUSS UNLESS NOTED OTHERWISE; IF TWO (2) H25T CLIPS ARE CALLED OUT THEN INSTALL CLIPS DIAGONALLY ACROSS THE TOP PLATE
 USE 10d NAILS AT ALL LS30 CLIPS
 (A) ST22 STRAP AT KING STUD TO RIMBOARD OF FLOOR SYSTEM BELOW, OR HTT4 HOLDDOWN AT BOTTOM OF KING STUD TO FND BELOW
 (B) 2X4 OUTRIGGERS @ 24" O.C. WITH INVERTED LUS24 HANGERS TO ADJACENT TRUSS T.C. & H25T TO GABEL TRUSS T.C.
 LTP4 @ 48" O.C. (MINIMUM 2 PER TRUSS) ALONG CONTINUOUS BEARING FOR TRUSSES: EE1, GE1, KE1.
 VTRC @ 48" O.C. (MINIMUM 2 PER TRUSS) FOR VALLEY TRUSSES: GV1-GV3, HV1-HV3, KV1-KV5

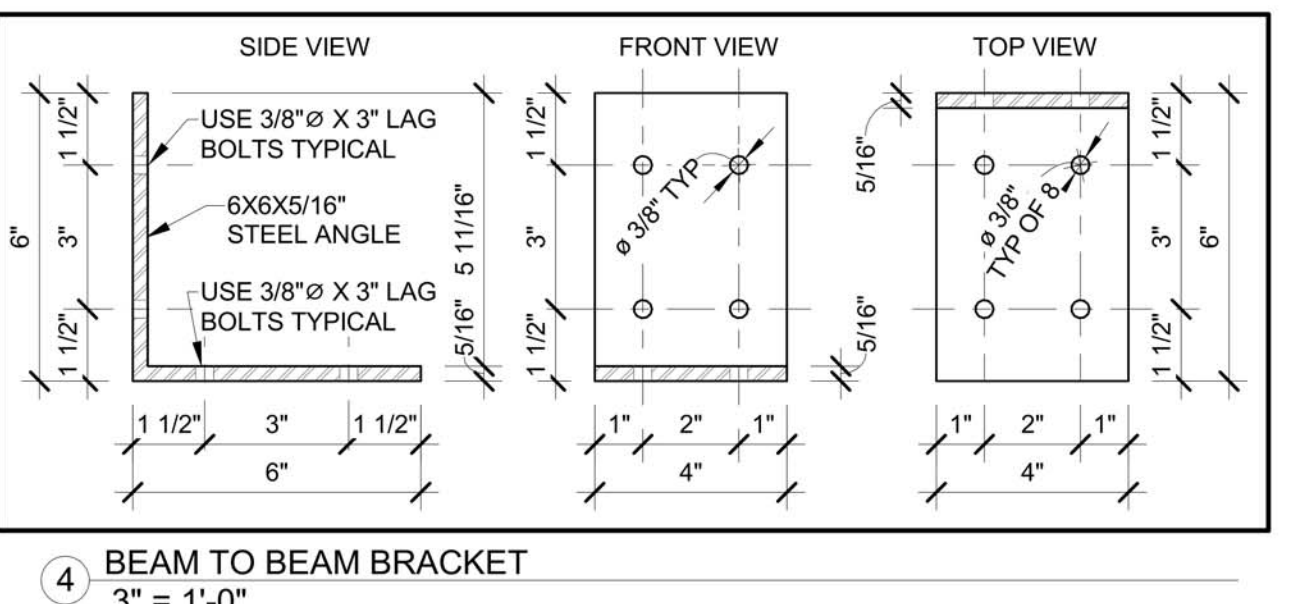
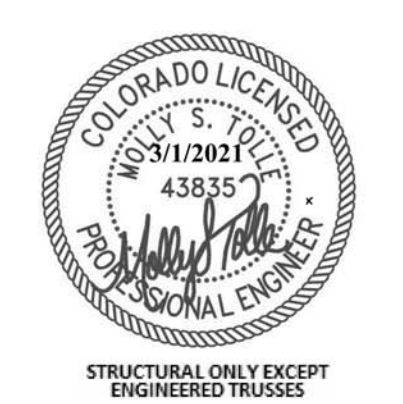
TRUSS BEARING NOTES:
 (1) 2 X 6 COLUMN w/ (2) ST22 AT BOTTOM, LGT3-SDS2.5
 (2) 2 X 6 COLUMN w/ (2) ST22 AT BOTTOM, LGT2
 (3) 2 X 6 or 6 X 6 COLUMN w/ (2) HTP37Z TO UPPER BEAM & HUC610-SDS AT LOWER BEAM TO COLUMN OR BEAR ONTO COLUMN w/ (2) CS18 STRAPS FROM UPPER COLUMN TO LOWER (MIN. 13" END LENGTHS) & (2) ST22 AT BOTTOM

ROOF STRUCTURE NOTES
1/4" = 1'-0"



5 LOWER COVERED PORCH BEAM TO DOUBLE COLUMN DETAILS
1 1/2" = 1'-0"

1 Roof Framing
1/4" = 1'-0"



Plan Documentation & Drafting
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 michaela
 CONSTRUCTION

Revision History
 Revision Description
 03/02/21

CONTRACTOR/BUILDER
Signature Homes of Colorado
 Dennis McGuffee
 719-491-0566

A Single Family Residence for:
Signature MODEL 2438+4Car
 3258 Bark Tree Trail
 Colorado Springs, Colorado
 Owner Phone Number

Sheet Title
ROOF FRAMING

Start Date
 10-01-20

Sheet Print Date
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Sheet #
S2
 SIG E1-21