



GENERAL CONSTRUCTION & PLAN NOTES:

1. These plans are copyrighted 2020 by Allegro Design Co. LLC (Allegro Design Co.), all rights reserved. Any sale, reproduction, creation of derivative works based on these plans, or use of these plans for any purpose without proper compensation to and the express written consent of Allegro Design Co. is strictly prohibited. These plans are subject to copyright protection as an architectural work, under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form, as well as, the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.
2. All construction and construction practices to be performed in accordance with all applicable codes and requirements of all regulatory agencies having jurisdiction over the project. Under no condition shall Allegro Design Co. have responsibility for the means, methods or techniques used by the builder in the performance of the work or for conditions of safety at the job site.
3. The builder (owner or contractor) is responsible for payment and acquisition of all required permits and fees associated with this project.
4. It is the builder's responsibility to thoroughly review and become familiar with all pertinent documents regarding the construction of this project. Any ambiguity, omission or discrepancy discovered in the documents which may cause construction concerns shall be reported to Allegro Design Co. for immediate attention. Failure to discover and notify Allegro Design Co. of said ambiguity, omission or discrepancy prior to the start of construction shall not relieve the builder of responsibility relating to the matter.
5. Allegro Design Co.'s liability regarding errors, omissions or discrepancies shall be limited to the correction of the original project drawings.
6. It is the builder's responsibility to verify with the home owner or client all finish materials stated on the plans prior to construction. Any ambiguity, omission or discrepancy discovered in the documents which may cause construction concerns shall be reported to Allegro Design Co. for immediate attention.
7. Changes or deviations from the original documents, made by the builder or their suppliers without the written consent of the designer, are unauthorized changes to the work and as such shall relieve Allegro Design Co. of all responsibility for any consequences arising therefrom.
8. The builder shall be responsible for ensuring that the plans being used for construction are the most current, and match the approved Building Department plan set.
9. The builder shall coordinate all colors, finishes, cabinets, countertops, plumbing fixtures, appliances, window and door manufacturers, etc. with the owner.
10. The builder shall coordinate the location and construction of all "built-in" requirements for bookcases, entertainment centers, closet shelving, etc. with the owner unless noted otherwise on the plans.
11. The builder shall coordinate all "as-built" requirements such as telephone jacks, outlets, switches, fans, lights, security system, intercom, computer network, surround sound, satellite system, central vacuum, air conditioning, home humidifier, water softener, barbecue grill, etc, with the owner and the service installer.
12. Allegro Design Co. is not responsible for electrical, plumbing or mechanical system layouts.
13. **Do not scale the drawings.** If questions arise as to the dimensional requirements of the plans, contact Allegro Design Co. for clarification.
14. Automatic sprinkler system may be required.
15. All dimensions of walls are from face of stud framing, unless otherwise noted. Undimensioned interior walls are 2x4, unless otherwise noted. Building square footages are calculated from the outside face of exterior stud walls or face of exterior concrete foundation. Door and window dimensions are noted in feet and inches.
16. Doors are located 6" from adjacent corner or centered (u.n.o.). Transom and sidelight windows may be included in the door callout. The builder shall verify all door callouts and dimensions with the elevations prior to construction and prior to ordering the door package. (See notes 4, 5, 6, & 13)
17. Window callouts are noted as the rough opening, unless otherwise noted. Transom windows may be included in the rough opening window callout. The builder shall verify all window callouts and dimensions with the elevations prior to construction and prior to ordering the window package. (See notes 4, 5, 6, & 13)
18. Wall bracing information: unless noted otherwise, all exterior walls shall be constructed as per the wall bracing method cs-wsp (continuous sheathing structure) as per the structural plans (Reference IRC R602.10.4).
19. Provide 1 sq. ft. of attic ventilation per 150 sq. ft. attic area or 300 sq. ft. of attic area with 50% of the required ventilation to be located at the upper portion of the roof and the balance of the ventilation to be provided by eave vent. Provide a 22"x30" min access into all attic areas having at least 30" of unobstructed headroom.
20. Smoke detectors shall be hardwired, interconnected, and have a battery back-up. An approved carbon monoxide detector shall be installed within 15 ft. of the entrance to all sleeping rooms, and be hardwired w/ battery backup.
21. Safety glass shall be required within 18" of floor, 2' of doors, 36" of stairs, and 5' of a bathtub or shower drain. (Reference IRC R308.4)

GENERAL CONSTRUCTION NOTES (CONT.):

22. All receptacles within 6' of a water source shall be ground-fault circuit-interrupted. Provide a GFI outlet in garage and on front and rear of house.
23. Provide exhaust fans in all bathrooms without windows. Vent to exterior through wall or roof to approved termination cap.
24. Cement, fiber cement, or glass mat gypsum shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. Provide water resistant sheet rock at all other applications which may be subject to the adverse effects of moisture.
25. Provide egress windows in all sleeping rooms. Maintain a 44" max sill height. Minimum width of opening shall be 20" and min height shall be 24", with the net opening being at least 5.7 sq. ft. Provide a 3'-0"x3'-0" min exterior egress window well if top of window sill is below grade. Provide a permanently secured ladder if well is deeper than 44".
26. Provide fire blocking at 10'-0" intervals, horizontal or vertical.
27. Float all non-load bearing walls over concrete slabs per the soils report and the detail on these plans.
28. A euer rod is required to be provided in location and manner consistent with applicable codes.
- GENERAL SITE NOTES:**

1. The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.

2. The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.

3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.

4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.

5. The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.

6. The builder and/or owner shall determine and coordinate all required final landscaping.

7. The builder shall keep the premises free from accumulation of waste materials and debris.

8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.

9. All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.

PROJECT TEAM:

OWNER

CHRIS & GINNY HALVORSON

BUILDING CONTRACTOR

TBD

DESIGN GROUP

Allegro Design Co. LLC
1760 S. Highway 24
Woodland Park, CO 80863
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Design, with family in mind

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FOUNDATION

F1 Foundation Plan

PROJECT No. 20-0178

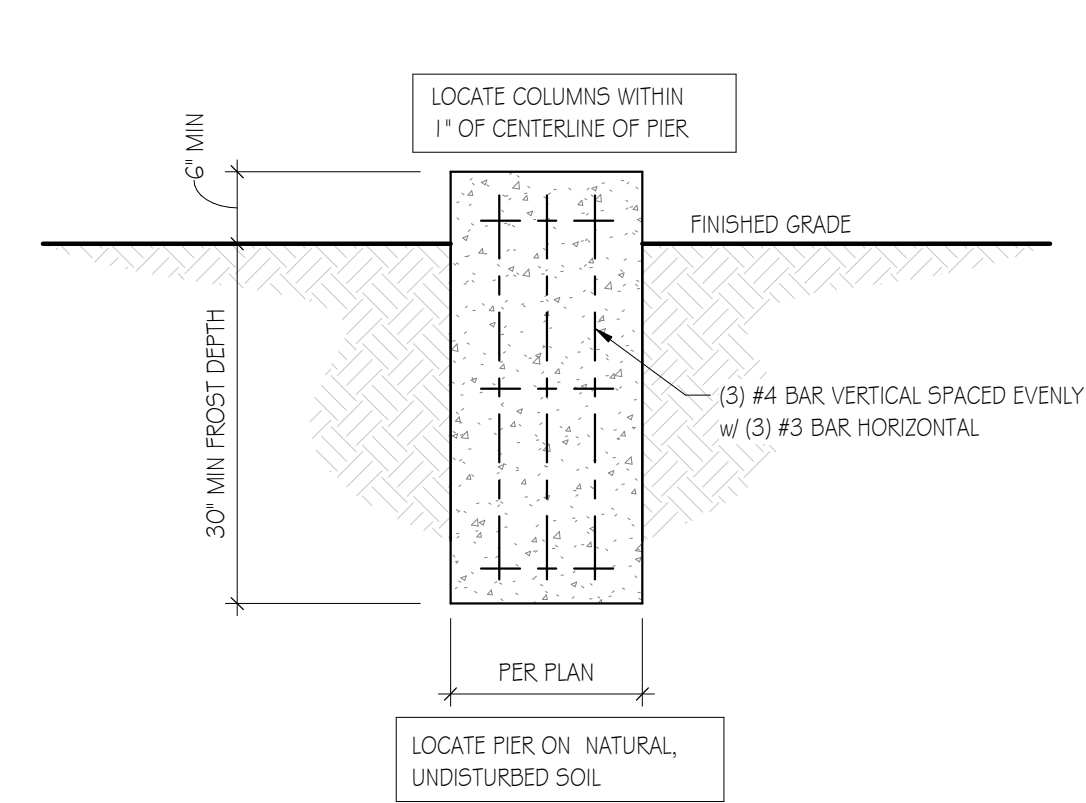
DATE Oct. 9, 2020

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CHECKED BY BLD

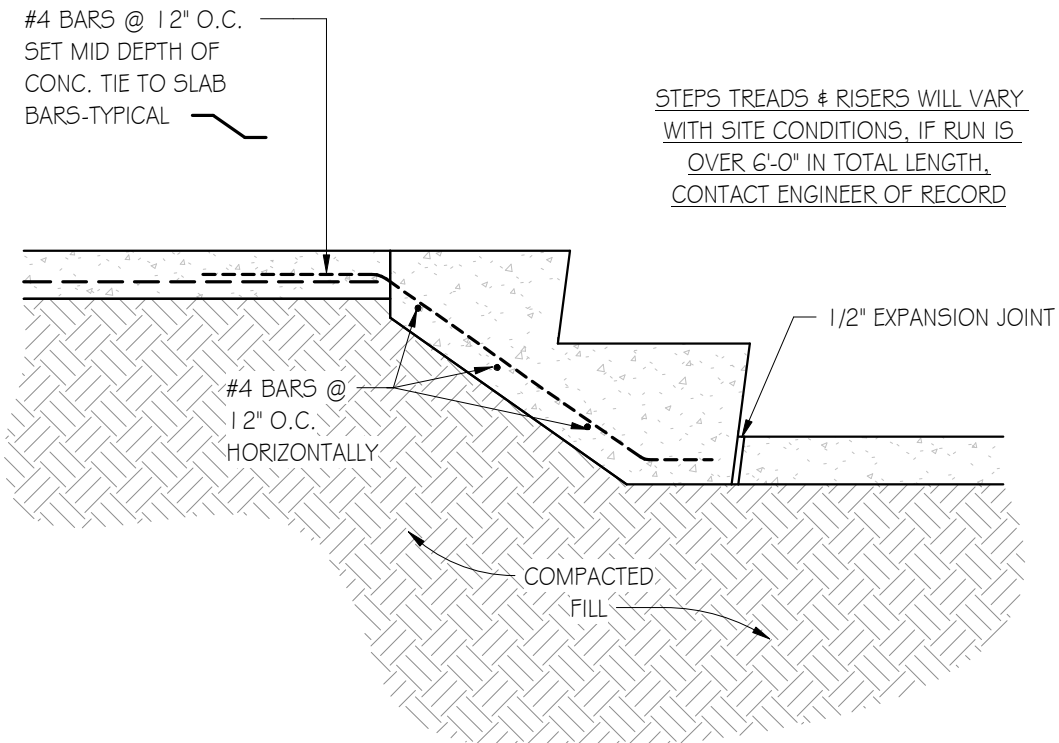
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Cover Sheet &
General Notes



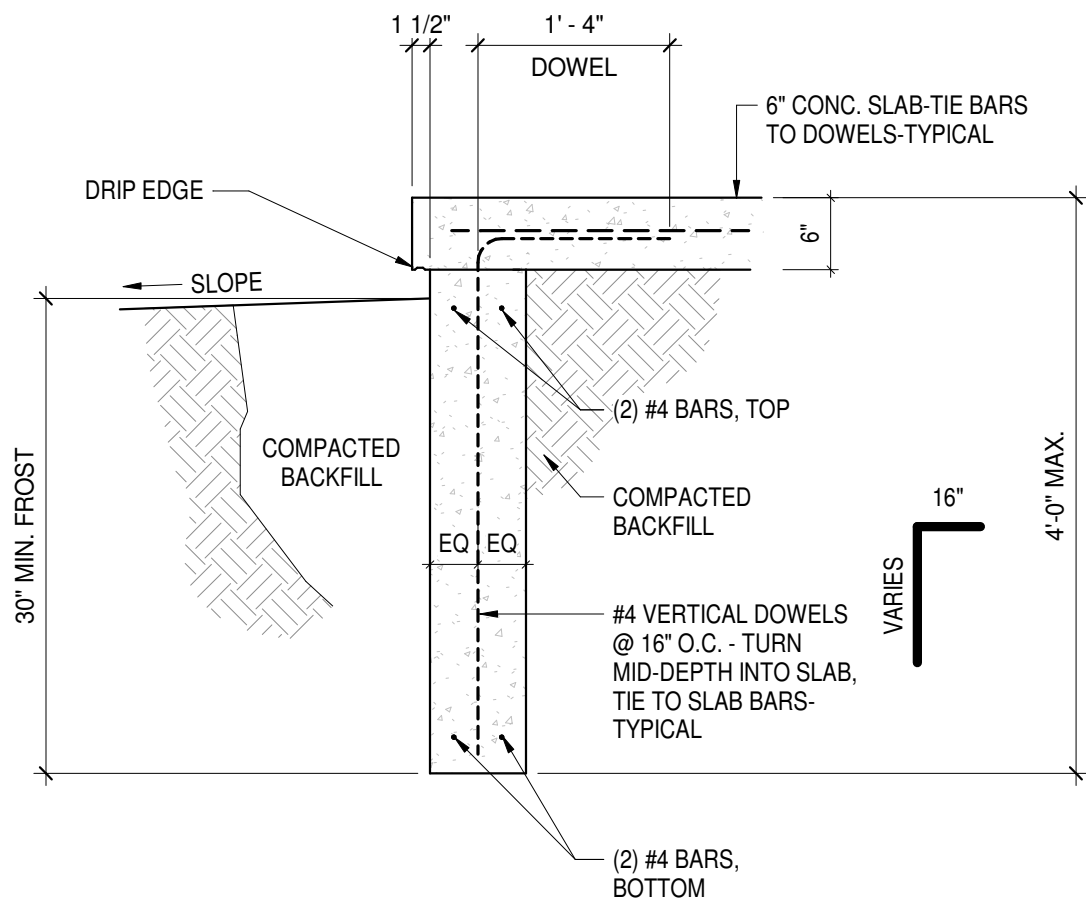
CONC. PIER

SCALE 3/4" = 1'-0"



CONCRETE STAIR DETAIL

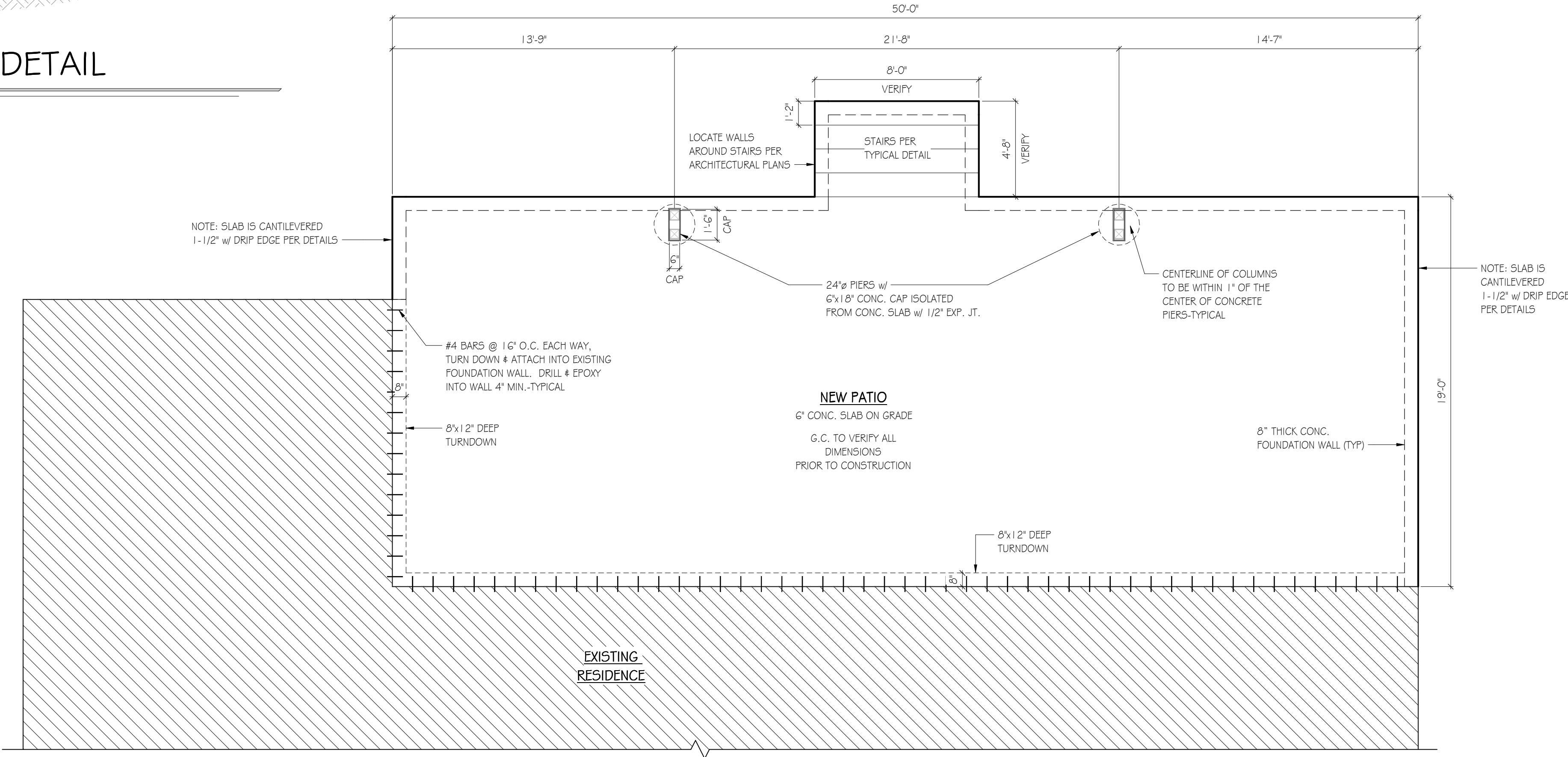
SCALE 3/4" = 1'-0"



FOUNDATION WALL

SCALE 3/4" = 1'-0"

DESIGN LOADS:	
GOVERNING AGENCY Pikes Peak Regional Building Department Pikes Peak Regional Development Center 2880 International Circle Colorado Springs, CO 80910 719-327-2880	
LIVE & DEAD LOADS	
FLOOR:	40 LIVE LOAD 15 DEAD LOAD 55 TOTAL LOAD
ROOF:	30 LIVE LOAD 15 DEAD LOAD 45 TOTAL LOAD
WIND LOADS 130 (Vult) MPH, 3-SECOND GUST EXPOSURE "C"	



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

FOUNDATION SPECIFICATIONS:

GENERAL
ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODE, AS WELL AS ANY OTHER REGULATING AGENCIES WITH AUTHORITY OVER ANY PORTION OF THE WORK.

ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS OF ALL GOVERNING AGENCIES.
DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ENGINEER, AND GOVERNING CODE AUTHORITY.

THIS ENGINEERED FOUNDATION DESIGN HAS BEEN COMPLETED WITH ECONOMY, CONSTRUCT, AND ADHERENCE TO THE STANDARDS OF THE CURRENT BUILDING CODES AS PRIMARY CONSIDERATIONS AND REFLECTS THE CURRENT STANDARDS OF PRACTICE IN THIS AREA.

THE PROVIDED DETAILS ARE NOT INTENDED TO PRESENT STEP-BY-STEP INSTALLATION INSTRUCTIONS. A WORKING KNOWLEDGE OF THE BUILDING CODES AND PRACTICAL BUILDING KNOWLEDGE ARE REQUIRED TO COMPLETE THE FOUNDATION CONSTRUCTION.

THE CONTRACTOR MUST CONTACT THIS OFFICE PRIOR TO CONSTRUCTION SHOULD ANY QUESTION ABOUT ANY ASPECT OF THIS DESIGN ARISES.

THIS FOUNDATION HAS NOT BEEN DESIGNED TO WITHSTAND EVERY CONCEIVABLE EVENT THAT MIGHT OCCUR. UNFORESEEN EVENTS, SUCH AS, BUT NOT LIMITED TO, FLOODING, EXCEPTIONAL LOADS, OR IMPROPER CONSTRUCTION TECHNIQUES ARE BEYOND THE CONTROL OF ALLEGRO DESIGN CO. LLC. THE LIMITS OF LIABILITY EXTEND TO THE FEE RENDERED FOR THE PROFESSIONAL SERVICES PROVIDED. ERRORS OR OMISSIONS ON THE PART OF THIS COMPANY OR ITS EMPLOYEES MUST BE BROUGHT TO THE ATTENTION OF THIS COMPANY PROMPTLY FOR RESOLUTION.

ANY CONTROVERSY OR CLAIM ARISING FROM OR RELATING TO THIS DESIGN SHALL BE SETTLED BY ARBITRATION ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION UNDER ITS CONSTRUCTION INDUSTRY ARBITRATION RULES. ANY JUDGMENT OR AWARD RENDERED BY THE ARBITRATORS MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

ANY CONSTRUCTION PERFORMED USING THIS DESIGN IMPLIES ACCEPTANCE AND UNDERSTANDING OF ALL TERMS AND CONDITIONS MENTIONED

CONCRETE
THIS FOUNDATION DESIGN ASSUMES CONCRETE WITH THE FOLLOWING STRENGTHS AND PROPERTIES:

ITEM	STRENGTH	SLUMP	WATER RATIO	AIR CONTENT
-SLABS	3,000 PSI	4" TO 6"	0.53	5%-7%
-WALLS	3,000 PSI	4" TO 5"	0.53	5%-7%
-FOOTINGS	3,000 PSI	4" TO 5"	0.53	5%-7%
-CAISSONS	3,500 PSI	4" TO 6"	0.50	5%-7%

NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE MIX WITHOUT THE CONSENT OF THE ENGINEER OF RECORD.

CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 32° F WITHOUT HEATING AND/OR COVERING THE FORMS FOR 72 HOURS.

DO NOT ALLOW CONCRETE TO DROP MORE THAN 10 FEET DURING PLACEMENT INTO THE FORMS.

CONCRETE MUST BE EFFECTIVELY RODDED OR VIBRATED TO ELIMINATE VOIDS IN THE VOLUME OF THE CONCRETE ELEMENTS.

DO NOT BACKFILL AGAINST CONCRETE WALLS UNTIL SEVEN DAYS HAVE PASSED.

USE FORMWORK THAT HAS BEEN PROPERLY OILED AND BRACED.

PROVIDE CONTROL JOINTS IN SLABS AT NO MORE THAN 12 FEET EACH DIRECTION. POLYFIBER MESH MAY BE USED IN SLABS FOR CRACK CONTROL. 6X6 W1.4 X W1.4 WELDED WIRE FABRIC SHOULD BE USED WHETHER POLYFIBER MESH IS USED OR NOT. (UNLESS SPECIFIED OTHERWISE)

REINFORCEMENT
GRADE 60 REINFORCEMENT SHALL BE USED THROUGHOUT, UNLESS OTHERWISE NOTED.

REMOVE ALL DUST, SCALE, RUST, OR OTHER DEBRIS FROM THE STEEL PRIOR TO POURING CONCRETE.

ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE AT ALL INTERSECTIONS PRIOR TO POURING CONCRETE.

SUPPLY 3" CLEAR COVER FOR ALL REINFORCEMENT IN CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. PROVIDE 2" CLEAR COVER IN ALL OTHER CASES, UNLESS DETAILED OTHERWISE.

PROVIDE THE FOLLOWING MINIMUM SPLICE LENGTHS (UNLESS DETAILED OTHERWISE):
#4 BAR - 24", #5 BAR - 30", #6 BAR - 36"

PROVIDE CORNER BARS AT ALL FOUNDATION WALL CORNERS AND INTERSECTIONS. EACH 'LEG' OF THE CORNER BAR SHALL HAVE A MINIMUM LENGTH OF 24". IF THIS IS NOT POSSIBLE, HOOK THE BAR UP OR DOWN INTO THE WALL.

GENERAL FOUNDATION NOTES:
CONTRACTOR/BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO SETTING FORMS. ANY DISCREPANCIES WITH ITEMS ON THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF ALLEGRO DESIGN CO, LLC. **ALLEGRO DESIGN CO, LLC IS NOT RESPONSIBLE FOR FOUNDATION DIMENSIONS AFTER CONCRETE IS POURED.**

PROVIDE 1/2" DIAM. A307 A.B. @ 4'-0" O.C. MAX. AT 2' P.T. SILL TO CONC. WALL.

WALL THICKNESSES SHOWN ARE NOMINAL (OR TO OUTSIDE OF ICF FORMS AS APPLICABLE).

REFER TO DETAIL SHEETS FOR REINFORCEMENT AND ADDITIONAL INFORMATION.

LOAD BEARING COMPONENTS SUSCEPTIBLE TO WEATHER SHALL BE FINISHED TO A MINIMUM OF 30" BELOW AND 6" ABOVE FINISHED GRADE.

FINAL WALL HEIGHT AND STEP DOWNS ARE TO BE FIELD DETERMINED BY CONTRACTOR BASED ON THE FINAL EXTERIOR GRADE. THE CROSS SECTIONS, BEAM POCKETS, ETC. SHOWN ARE FOR GENERAL REFERENCE AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.

PLACE AND COMPACT BACKFILL IN LIFTS ALONG ENTIRE LENGTH OF WALL. SEE SOILS REPORT FOR SPECIFICATIONS.

CONTRACTOR/BUILDER SHALL VERIFY AND COMPLY WITH ALL LOCAL AND BUILDING CODE OFFICIAL REQUIREMENTS REGARDING ALL TREATED SILLS/LEDGERS CONTACTING WITH CONCRETE OR METAL HANGERS. THIS COMPLIANCE SHALL INCLUDE THE VERIFICATIONS AND COMPLIANCE CHECK FOR ALL COMPATIBLE CONNECTORS (SUCH AS HOT-DIPPED GALVANIZED OR STAINLESS STEEL CONNECTORS AND SCREWS/NAILS WITH THE PROPER CORROSION RESISTANCE.)

DESIGN LOADS:
1,500 PSF - ASSUMED (PER PPRBD)



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FOUNDATION

F1 Foundation Plan

PROJECT No. 20-0178

DATE Oct. 9, 2020

DRAWN BY JLH

CHECKED BY KG/LM

F1

Foundation Plan

