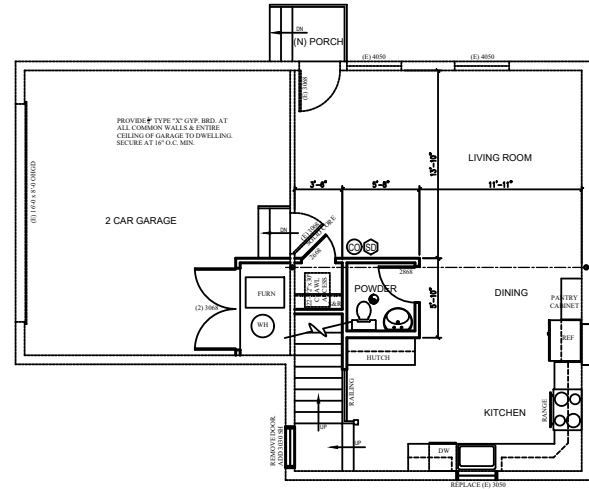


Upper Level Floor Plan  
1/4" = 1'

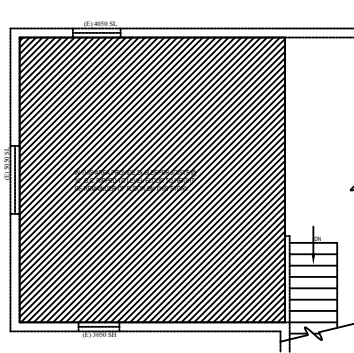


Main Level Floor Plan  
1/4" = 1'



General Notes

- CONSTRUCTION SHALL COMPLY WITH CURRENT BUILDING CODES OF THE APPLICABLE JURISDICTION OF THE PROJECT LOCATION AND:
- A SIGNED, APPROVED SET PLANS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS PRIOR TO THE START OF WORK. AFTER THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS OR CONFLICTS THAT SHOULD HAVE BEEN BROUGHT TO THE ATTENTION OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION ANY ON-SITE UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS. PLAN CHECK FEES AND BILLING FEES SHALL BE PROVIDED AS AGREED UPON IN THE CONTRACT WITH THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES FOR COMPLETE AND SUCCESSFUL COMPLETION OF THE WORK. ALL MATERIALS, EQUIPMENT AND WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND SHALL HOLD THE DESIGNER AND THE OWNER HARMLESS FROM ANY AND ALL CLAIMS FOR PROPERTY AND PERSONAL DAMAGE INCLUDING BUT NOT LIMITED TO BODILY INJURY AND DEATH DURING THE COURSE OF THE CONTRACT FOR THE WORK. FIRE INSURANCE SHALL BE MAINTAINED AS ESTABLISHED IN THE CONTRACT.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- TEMPORARY CONSTRUCTION FACILITIES, EROSION CONTROL, SLOPE WATER WORKERS TOILET FACILITIES, MATERIAL STORAGE AND WORKER PARKING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPAIR AND/OR REPLACE ANY AND ALL DAMAGE CAUSED BY THE WORKERS.
- UPON COMPLETION OF THE WORK, ALL AREAS SHALL BE LEFT "HOT CLEAN" AND RUBBER AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- OPENINGS SHOWN ON THE FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- DOOR LEADING INTO UNFINISHED AREAS SHALL BE CENTERED IN THE WALL OR LOCATED 3 INCHES FROM THE ADJACENT WALL.
- EXHAUST FANS: EXHAUST DETECTOR REQUIREMENTS: PROVIDE "RECYCLED" EXHAUST FROM BATHROOMS. IF NEEDED, PROVIDE EXHAUST SYSTEMS USING EXHAUST, INTERLOCK SMOKE DETECTORS ON ALL LEVELS. PROVIDE BATTERY BACKUP SYSTEM FOR ALL DETECTORS. TYPICAL STAR CONSTRUCTION "MINIMUM" RISE OF A STEP IS 1/16" TYPICAL. TYPICAL RISE IS 1/8" MINIMUM WITHIN OF THE STAIRWAY IS 3/16" CLEARANCE. PROVIDE HANDRAIL ONE RISE, 3/8" ABOVE TREAD NOSTING. "MINIMUM" HEADROOM ABOVE TREAD NOSTING IS 6' 8" STAIR RISE SHOWN IS APPROXIMATE. \*FIELD VERIFY. IF 8" OR FINISHED CEILING HEADROOM REQUIRES A CLEAR.
- TYPICAL INTERIOR WALL CONSTRUCTION: INTERIOR WALLS ARE 4" X 4" AT 8' OC UNLESS NOTED OTHERWISE. TYPICAL INTERIOR VENTILATION PROVIDE ROOF VENTS PER 200 AS APPROVED BY PERMITTED. 1.0% VENT PER 50 SF AREA. 1.0% VENT PER 500 SF AREA ALLOCATED WITH 50% OF THE VENTS LOCATED IN THE UPPER ROOF WITH THE BALANCE LOCATED IN THE BAIES.
- TYPICAL INSULATION IN WALLS AND ATTIC TO BE PER 2002 SPECIFICATIONS.
- TEMPERED GLAZING ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS SHOWN IN 2002 PER SHALL BE SAFETY GLAZING. THIS SHALL INCLUDE BUT NOT BE LIMITED TO ALL GLAZING IN EXCESS OF 4' X 8' UNITS, 8' X 8' OF FLOOR OR CEILING PARTIAL GLAZING IN DOORS, GLAZING IN BATHS AND 100% ENCLOSURE GLAZING WITHIN 4' X 4' JAC OF A CLOSED DOOR THAT IS ALSO WITHIN 6' OF THE FLOOR OR WALKING SURFACE OR LESS THAN 8' FROM STAIRS.
- GARAGE TO LIVING AREA SEPARATION PROVIDE 5/8" TYPE 'N' GYP. BBD. AT COMMON WALLS OF GARAGE AND RECONSTRUCT AND AT ALL BEAMS AND SUPPORTING COLUMNS.
- BERNCOFF SYSTEMS: ALL ROOF JOBS FOR SLEEPING SHALL HAVE AN EGRESS WINDOW OR DOOR. WINDOW SURFER SHALL VERIFY THAT WINDOW SHOWS AS EGRESS MEET SITE REQUIREMENTS FOR THE LOCAL CODE. EGRESS WINDOW SHALL BE UPON 4' OF OR FINISH FLOOR PER 2002 PER AS APPROVED BY PERMITTED. EGRESS WELL TO BE 3" MIN. (R 9" RADIUS). RIMED LACER REQUIRED IF EGRESS WELL IS GREATER THAN 44" DEEP.



Partial Floor Framing Plan  
1/4" = 1'

Window Note:  
All Windows Sizes Are Recommendations. Builder to Verify Actual Window Sizes. Sizes Must Meet Required Egress as well as Light & Ventilation Requirements. All windows shall have a u-value as specified in the Energy Calc's.

NOTE:

- Existing Dwelling is a Finished Shell Structure of Pole Barn Style Wall Framing.
- Provide Solid Blocking Between Floors.
- Provide Wall and Roof Insulation per IECC Requirements:
  - R-49 Roof Batt Insulation
  - R-20 Wall Batt Insulation

Mechanical Notes:

Plumbing: Floor Drain Required within 10' of Water Heaters (Except Attic Units). Must have Backwater Valve if Located in Crawlspace.  
Pipes in Exterior Walls must have R-11 Insulation for Freezing Protection.  
Drain Vents: Provide 100 SQ Inches of Makeup for Spaces Less Than 500 SF.  
Max Vent Length 25 FT (Each 90 Elbow = 5 FT, 45 Elbow = 2.12 FT). Do Not Vent within 3 FT of Openings that Allow Air into Occupied Areas. Do Not Vent in the Same Room as a Gas Burning Appliance without Louvered Door.  
Fireplaces: All New Installed Units must be Listed with a Nationally Recognized Listing Agency such as UL / ICC.

Electrical Notes:

- Electrical Work Shall Conform to the National Electric Code and Any Applicable Local Codes.
- Provide 110 V Hardwired Smoke Detectors, with Battery Backup, on All Floors and in Each Bedroom. Verify with Local Code Requirements and Security System Contractor if Applicable. Do Not install Within 3' of Peak or Heat Register, or Within 4' of a Corner or Wall. Wall Mounted Detectors Must Be Within 12' of Ceiling.
- Provide Ground Fault Protection Per Code and on All New Kitchen, Bathroom, Garage Outlets.
  - Exhaust Fan
  - Smoke Detector
  - Monoxide Detector

NOTE:  
Builder to Verify All Dimensions Prior to Any Construction.  
Do Not Scale Drawings.

PROJECT DATA

Address: 13430 Sierra Madre Road, Colorado Springs, CO 80908

Legal Description: Lot 13, Block 4, Brentwood Country Club and Cabin Sites, Tract 1, County of El Paso, State of Colorado.

Assessors Number: 5208204013

Zoning: RR-5

- CODES
- 2015 IBC & IRC - BUILDING & RESIDENTIAL CODE
  - 2017 PIKES PEAK REGIONAL BUILDING CODE
  - 2015 IMC - MECHANICAL CODE
  - 2015 IPC - PLUMBING CODE
  - 2017 NEC - ELECTRICAL CODE
  - 2015 IECC - ENERGY CODE

CONSTRUCTION TYPE: TYPE V-N (NON-SPRINKLED)  
PROPOSED USES: DUPLEX RESIDENTIAL

Building Area Calculations:

Main Level: 662 Sq. Ft.  
Upper Level: 799 Sq. Ft.  
Total Livable Area: 1,461 Sq. Ft.  
Garage: 449 Sq. Ft.

PROJECT NAME AND ADDRESS	BUILDER NAME	
STEFFEN INTERIOR REMODEL 13430-B SIERRA MADRE ROAD Colorado Springs, Colorado 80908	ECHO CONSTRUCTION (719) 243-1484	
SHEET TITLE FLOOR PLANS		
<b>Atkinson Residential Design &amp; Drafting</b> 6547 North Academy Blvd., #48 Colorado Springs, CO 80918 ph: (719) 644-0398 email: vince.atk@gmail.com		
REVISION: -	DRAWN BY: va	PROJECT NO: 20-462
REVISION: 1/A	CHECKED BY:	DRAWING NO.:
REVISION: 18 Jan 2021	PROJECT DATE: 27 OCT 2020	A-1