

TYPICAL NOTES:

1. ALL EASEMENTS, SETBACKS, GRADES, HEIGHTS SHALL BE VERIFIED BY TITLE SEARCH AND CONTRACTOR PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
2. OWNER/SUB-CONTRACTORS / SUPPLIER AND GENERAL CONTRACTOR SHALL FAMILIARIZE AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON DRAWINGS PRIOR TO STARTING CONSTRUCTION, AND REPORT AND CHANGES AND/OR DISCREPANCIES TO DESIGNER. QUESTIONS REGARDING DRAWINGS, DRAWING INTERPRETATION, DIMENSIONS, NOTES, OR THE SCALE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. FAILURE TO DO SO PRIOR TO CONSTRUCTION AND/OR DURING THE CONSTRUCTION PHASE SHALL RELIEVE DESIGNER OF ANY ERRORS.
3. DRAWINGS SHOULD NOT BE SCALED.
4. DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZE OR LOCATION.
5. DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH THESE DRAWINGS. OUTSIDE ENGINEER FEES WHERE REQUIRED, SHALL BE REIMBURSED BY OWNER AND/OR CONTRACTOR.
6. ALL FIXTURES, CABINETS, COLORS, FINISHES, AND MATERIALS TO BE SELECTED BY CONTRACTOR/OWNER UNLESS SPECIFIED ON PLANS.
7. ALL WORK SHALL CONFORM TO MOST CURRENTLY ADOPTED BUILDING CODES (2021 IRC & 2023 PRRBC).
8. ALL ELECTRICAL, MECHANICAL, PLUMBING WORK SHALL CONFORM TO MOST CURRENTLY ADOPTED LOCAL AND NATIONAL BUILDING CODES.
9. ALL INTERIOR WALLS SHALL HAVE 1/2" DRYWALL, TAPED, AND FINISHED PER STANDARD PRACTICE UNLESS OTHER MATERIAL IS SPECIFIED BY OWNER.
10. PROVIDE 5/8" TYPE "X" GYPSUM BOARD UNDER ALL ACCESSIBLE STAIRS, FURNACE ROOMS, AND GARAGE AREAS. (SEE PLANS)
11. TOP OF CHIMNEY (NOT INCLUDING TERMINATION CAP-IF METAL) TO BE 24" MIN. HIGHER THAN NEAREST PORTION OF STRUCTURE WITHIN 10' OR 2' ABOVE RIDGE.
12. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WITH A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. ALL BASEMENT WINDOWS SHALL HAVE A WINDOW SILL HEIGHT OF NO MORE THAN 44".
13. EACH BEDROOM MUST HAVE A WINDOW OR DOOR THAT MEETS ALL EGRESS REQUIREMENTS PER MOST CURRENTLY ADOPTED BLDG. CODES.
14. SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER.
15. SMOKE DETECTORS REQUIRE 120V BATTERY BACK-UP INTERCONNECTED ELECTRICALLY.
16. ALL WORK SHALL BE ERECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE AND MANUFACTURERS RECOMMENDATIONS FOR THE PARTICULAR ITEM.
17. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
18. VERIFY ALL SPACE DIMENSIONS AS SHOWN WITH EXISTING JOB CONDITIONS BEFORE STARTING CONSTRUCTION.
19. EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
20. ALL ITEMS ARE NEW UNLESS CALLED OUT AS "EXISTING".

GENERAL NOTES TO EXTERIOR:

1. STUCCO EXTERIOR VENEER SHALL BE APPLIED PER IRC.
2. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10%, OR 1" IN 10' & SHALL CONFORM TO ALL LOCAL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL COVER SLABS, FOUNDATION DRAINAGE, OVERHANGS SHALL BE 12" (U.N.O.) GABLE ENDS 12" (U.N.O.) PROVIDE 5" MIN. GUTTERS @ ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR 30" INTERVALS WITH TIP OUTS FAST BACKFILL AREAS. MIN. 3"
3. ROOF VENTILATION SHALL COMPLY WITH IRC R806.1; R806.2; R806.3 (SEE CALC. ON ROOF FRAMING SHEETS)
4. ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR CONSTRUCTION.
5. ALL DECK MATERIALS SHALL BE PRESSURE TREATED OR REDWOOD IF WITHIN 18" OF GROUND.
6. PROTECT HOUSE FROM MOISTURE W/ FLASHING, CAULKING, AND EXTERIOR FINISHES ETC.

TRUS-JOIST NOTES:

1. BRIDGING IS NOT REQUIRED.
2. FOR TEMPORARY INSTALLATION STABILITY USE 1x4 STRAPPING @ 8' O.C.
3. REFER TO RESIDENTIAL PRODUCTS REFERENCE GUIDE FOR INSTALLATION OF TRUS-JOIST MATERIAL.
4. REFER TO GUIDE FOR ELECTRICAL AND PLUMBING KNOCK OUT LOCATIONS AND SIZE LIMITATIONS.
5. WEB STIFFENERS ARE REQUIRED AT INTERMEDIATE SUPPORTS WHERE JOISTS ARE CONTINUOUS SPAN, BEARING WIDTH IS LESS THAN 5 1/2". AND EITHER SPAN IS GREATER THAN 13'-8" FOR 1 1/2" TJI JOISTS @ 24" O.C.
6. 1 1/2" MIN. BEARING REQUIRED AT JOIST ENDS.
7. 3/4" MIN. BEARING AT INTERMEDIATE SUPPORTS.
8. 2X6 CRIPPLES MUST BE 1/2" LONGER THAN DEPTH OF JOIST.
9. TJI @ BEARING: 2-10d (3") BOX OR 1-2d (3/4") BOX NAILS 1" EA. SIDE, 1/2" MIN FROM END TO AVOID SPLITTING.
10. BLOCKING PANELS OR RIM JOISTS 10d (3") BOX NAILS @ 6" O.C.
11. 1. TIMBERSTRAND, MICRO=LAM, OR LVL RIM JOISTS TOENAIL W/ 10d (3") BOX NAILS @ 6" O.C. OR 16d (3/4") BOX NAILS @ 12" O.C.
12. RIM JOIST 1 1/2" WIDTH OR LESS 2-10d (3") BOX NAILS, ONE EACH @ TOP AND BOTTOM FLANGE. (SECOND FLOOR AREA).
13. 2x4 MIN. SQUASH BLOCKS: 2-10d (3") BOX NAILS, ONE EACH @ TOP AND BOTTOM FLANGE.
14. WEB STIFFENERS REQUIRED IF SIDES OF HANGERS DO NOT LATERALLY SUPPORT THE TJI JOIST TOP FLANGE.

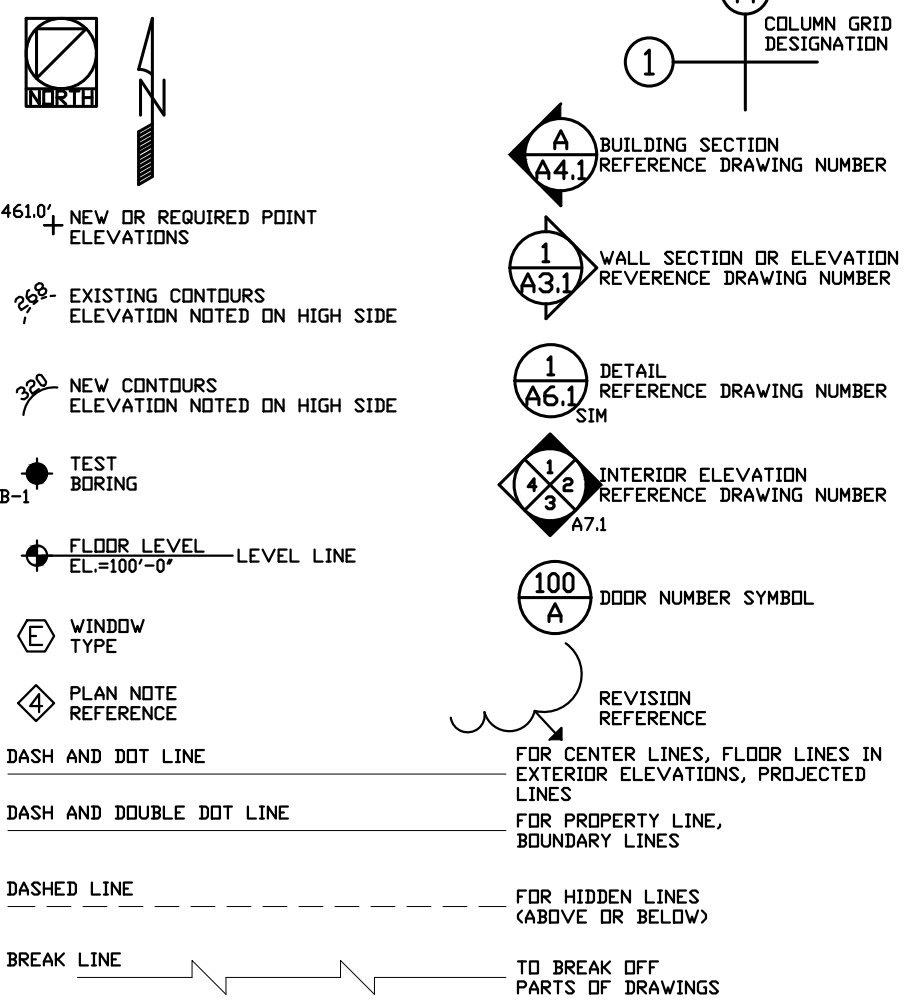
FOUNDATION NOTES:

1. SOILS REPORT & FINAL FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT THE TIME OF THE FIRST INSPECTION.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH MOST CURRENTLY ADOPTED EDITIONS OF THE GOVERNING CODES AND STANDARDS. (2021 IRC & 2023 PRRBC)
3. PROVIDE PERIMETER DRAIN SYSTEM AS RECOMMENDED BY SOILS ENGINEER. CONFORM TO THE DESIGN BY THE ENGINEER. DISCHARGE END OF DRAIN TO DAYLIGHT UNDER DRAIN SYSTEM, OR APPROVED SUM PIT.
4. PROVIDE STEPS IN FOOTINGS & WALLS PER ENGINEERED FOUNDATION.
5. DROP TOP OF FOUNDATION WALLS AT GARAGE DOORS, GARAGE SERVICE DOORS, AND POUR GARAGE SLAB THROUGH OPENINGS.
6. PROVIDE INGRESS/EGRESS WINDOW WELLS, w/ LADDERS AS REQUIRED.
7. 2X4 (U.N.O.) F.T. OR FION GRADE REDWOOD SILL PLATE, w/ 1/2"x10" 10" ANCHOR BOLTS @ 48" O.C. MAX.; MIN. 7" EMBEDMENT, MIN. OF 2 BOLTS PER PIECE; MAX. OF 12" FROM PLATE ENDS. MAX. 2 STACKED PLATES.

GENERAL FRAMING NOTES:

1. LOADING: FLOORS: 40# L.L. 12# D.L.
ROOFS: 40# L.L. (OVER 7,000 FEET) 15# D.L.
GROUND SNOW LOAD: 57 PSF (ABOVE 7,000 FEET) WIND 130 MPH EXPOSURE "C"
2. EXTERIOR WALL BALLOON AND WALL HEIGHT FRAMING:
2x4 @ 16" O/C = 10'-0"
2x4 @ 8" O/C = 10'-0"
2x6 @ 8" O/C = 20'-0"
2x6 @ 16" O/C = 15'-6"
2x6 @ 12" O/C = 18'-0"
2-x2x6 @ 8" O/C = 22'-0"
3. 3-2x4 COLUMN EQUAL OR NOTED ON PLAN. OR 3-2x6 COLUMN IN 2x6 WALLS.
4. ALL EXTERIOR HEADERS TO BE (2)2X12 w/ 1/2" PLYWOOD BETWEEN. GLUED & NAILED (U.N.O.)
5. WINDOWS SHOWN SHALL BE: WINDOW MFG. SHALL SUBMIT ALL ROUGH OPENINGS TO CONTRACTOR PRIOR TO CONSTRUCTION AND VERIFY ALL WINDOWS COMPLY WITH IRC R613, IF ALTERNATES TO ABOVE ARE USED.
6. ALIGN CENTER LINES OF STUDS AND STRUCTURAL FRAMING MEMBERS W/ TRUSSES AND RAFTERS FOR CONTINUOUS SUPPORT. NOTE: APPLIES IF 2' O/C OR GREATER SPACING IS DESIGNED.
7. PROVIDE 1-1/2" BEARING EACH SIDE OF HEADER IN NON-BEARING WALLS AND 3" IN BEARING WALLS. (U.N.O. ON PLANS)
8. PROVIDE DOUBLE JOISTS UNDER PARALLEL WALLS, REF., BATH TUBS, STOVES, ETC. WHERE ADDITIONAL WEIGHT IS PRESENT AND/OR BEARING IS REQUIRED.
9. USE APPROVED RIDGE VENTS FOR ATTIC VENTILATION.
10. STRUCTURAL POSTS REQUIRE SOLID BLOCKING AND TJI PANELS/OR JOISTS. NOTE: DO NOT SUPPORT POSTS OR POINT LOADS DIRECTLY ON JOISTS W/OUT BLOCKING.
11. ALL METAL HANGERS SHALL BE SIMPSON NOTE: USE HEAVY DUTY SADDLE CONNECTORS BETWEEN POSTS AND BEAMS. FINAL DESIGN OF ALL CONNECTIONS BY ENGINEER.
12. ALL LUMBER TO BE HEM FIR #2 OR EQUAL UNLESS NOTED.
13. ALL GLASS WITHIN A 24" ARC OF A DOOR AND/OR LOWER THAN 18" OFF THE FLOOR, OR WALKWAY SHALL HAVE TEMPERED GLAZING.
14. ALL SPECIFIC PRODUCTS, IE, MICRO-LAM, GUELEAM, ETC. SHALL BE INSTALLED PER MANUFACTURERS SPECS, AND DESIGN VALUES SHALL CONFORM TO DESIGN CRITERIA SET FORTH BY MANUF. THIS APPLIES TO STOVES, SIDING, CONCRETE, LUMBER, ETC. PRODUCTS TO BE PLACED PER MANUF. SPECS, ICC REPORTS OR STANDARD ACCEPTABLE PRACTICES GOVERNED BY IRC, IRC, IECC, IMC, OR WESTERN GRADING RULES.
15. ALL TRUSS DETAILS, INCLUDING 1-JOIST PRODUCT FRAMING PLANS SHALL BE SUBMITTED TO BUILDING DEPARTMENT AT TIME OF PLAN CHECK, NO SUBSTITUTIONS BY OTHER MANUF. SHALL BE ALLOWED AFTER PLAN CHECK. ALL TRUSSES TO BE PLACED, ERECTED AND BRACED PER TRUSS MANUF. SPECS. ALL LAYOUT/PLANS BY TRUSS SUPPLIERS SHALL SUPERSEDE LAYOUT DRAWINGS BY A&E DESIGN SERVICES.
16. GREENBLOCK FOUNDATION, DOVETAIL LOG PACKAGES, PRODUCTS SHALL BE INSTALLED PER MANUF. SPECS.
17. STAIRS REQUIRED 10" MIN. TREAD AND 7-3/4" MAX. RISE.
18. HANDRAILS TO BE 34" HIGH; GUARDRAILS TO BE 36" HIGH; w/ 2" PICKETTS SPACED w/ NO MORE THAN 4" CLEAR SPACE BETWEEN.
19. ALL FIREPLACE OPENINGS SHALL BE PROVIDED W/ TEMPERED GLASS DOORS, PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVES, AND LIQUID FUEL HEATING APPLIANCES. DIRECT VENT GAS FIREPLACES TO BE CGA/ICQL LISTED.
20. ALL PLUMBING WALLS TO BE 2x6 CONSTRUCTION. U.N.O.
21. HOLES DRILLED FOR ELECTRICAL, PLUMBING, AND FIXTURES SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE MATERIAL. SEE SPECS FOR MICRO-LAMS, AND TJI MATERIALS.
22. LOG ROOF RAFTERS, STRUCTURAL PANELS, STEEL BEAMS, GIRDER & JOIST SYSTEM, FOUNDATION, COLUMN AND STRUCTURAL POSTS TO BE DESIGNED AND/OR VERIFIED BY ENGINEER.
23. ALL STRUCTURAL POSTS SHALL BE SUPPORTED WITHIN WALLS WHEREVER POSSIBLE W/ ADDITIONAL HORIZONTAL BRACING.
24. INSTALL INVERTED FLOOR JOIST HANGERS TO THE RIM JOIST IN CANTILEVERED AREAS WHERE A DECK IS CURRENTLY DESIGNED TO ATTACH TO THE RIM JOIST, OR IF A FUTURE DECK COULD BE ATTACHED TO THE RIM JOIST.
25. TOP OF ALL WINDOWS (BTM OF HEADER) TO BE 6'-10 7/8" FROM FINISHED FLOOR. (U.N.O.)
26. ALL OPENINGS UP TO THE WIDTH OF 48" ARE TO USE 1-KING & 1-TRIMMER STUD AT EA. SIDE (U.N.O.)
27. ALL OPENINGS BETWEEN THE WIDTHS OF 48" & 66" ARE TO USE 2-KING & 2-TRIMMER STUDS AT EA. SIDE (U.N.O.)
28. ALL OPENINGS OVER THE WIDTH OF 66" ARE TO USE 3-KING & 3-TRIMMER STUDS AT EA. SIDE (U.N.O.)
29. FRAMING LUMBER:
A) 2x4 (U.N.O.) SILL PLATES: CONST. REDWOOD Fb=825; Ft=475; Fc=925; E=900,000; Fv=160
B) 2x6 DECKING #2 REDWOOD OPEN GRAIN: Fb=725; Ft=425; Fc=700; E=1,200,000; Fv=160
C) 2x4 PLATE MATERIAL: HEM-FIR STD AND BTR: Fb=550; Ft=325; Fc=1300; E=1,200,000; Fv=150
D) 2x4 STUD MATERIAL: HEM FIR STUD GRADE: Fb=650; Ft=400; Fc=800; E=1,200,000; Fv=150
E) 2X6 AND LARGER: HEM FIR #2 & BTR: Fb=850; Ft=525; Fc=1300; E=1,300,000; Fv=150
F) 4X4 AND LARGER: HEM FIR #1 & BTR: Fb=1400; Ft=925; Fc=1500; E=1,600,000; Fv=150
G) BEAMS & STRINGERS: HEM FIR 55: Fb=1300; Ft=925; E=1,300,000; Fv=70
H) 2X6 AND LARGER: DOUG FIR - LARCH #2 AND BTR: Fb=900;Ft=575; Fc=1350; E=1,600,000; Fv=180
I) 4X4 POSTS: WESTERN CEDAR #2: Fb=700; Ft=425; Fc=650; E=1,000,000; Fv=155
J) 6X6 POSTS: WESTERN CEDAR #2: Fb=625; Ft=325; Fc=475; E=800,000; Fv=144
K) 4X4 POSTS: REDWOOD #2: Fb=925; Ft=525; Fc=950; E=1,200,000; Fv=160
L) 6X6 POSTS AND LARGER: REDWOOD #2: Fb=975; Ft=650; Fc=900; E=1,100,000; Fv=145
30. "TIMBERSTRAND LSL" BY TRUSS-JOIST MacMillan ARE DESIGNED WITH THE FOLLOWING MINIMUM UNIT STRESSES:
1.3E TIMBERSTRAND LSL A) SHEAR MOD. OF ELAS. G=81,250 PSI
B) MODULUS OF ELAS. E=1,300,000 PSI
C) FLEXURAL STRESS Fb=1,700 PSI
D) COMP. PERP. TO GRAIN PARALLEL TO WIDE FACE OF STRAND Fcl=680 PSI
D) COMP. PARALLEL TO GRAIN Fcl=1,400 PSI
1.5E TIMBERSTRAND LSL A) SHEAR MOD. OF ELAS. G=93,750 PSI
B) MODULUS OF ELAS. E=1,500,000 PSI
C) FLEXURAL STRESS Fb=2,250 PSI
D) COMP. PERP. TO GRAIN PARALLEL TO WIDE FACE OF STRANDS Fcl=750 PSI
D) COMP. PARALLEL TO GRAIN Fcl=1,950 PSI
31. "MICRO-LAMS" BY TRUSS-JOIST MacMillan ARE DESIGNED WITH THE FOLLOWING MINIMUM UNIT STRESSES:
A) SHEAR MOD. OF ELAS. G=118,750 PSI
B) MODULUS OF ELAS. E=2,000,000 PSI
C) FLEXURAL STRESS Fb=2,600 PSI
D) COMP. PERP. TO GRAIN Fcl=750 PSI
32. LAMINATED BEAMS: (GLU=LAM)
A) ALL LAMINATED MEMBERS SHALL BE FABRICATED WITH DOUGLAS FIR.
B) LAMINATED MEMBERS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE DESIGN AND FABRICATION OF STRUCTURAL GLUED LAMINATED LUMBER, PUBLISHED BY THE A.L.T.C. AND THE APPROPRIATE LUMBER PRODUCERS ASSOCIATION.
C) ALLOWABLE UNIT STRESSES REQUIRE FOR DRY CONDITIONS OF USE FOR LAMINATED MEMBERS ARE AS FOLLOWS: (UNLESS SPECIFIED OTHERWISE ON PLAN)
(COMBINATION SYMBOL: 24F-V4)
a) BENDING 1,450 PSI
b) HORIZONTAL SHEAR 240 PSI
c) COMPRESSION PERP. GRAIN, 560 PSI
d) COMPRESSION PARALLEL TO GRAIN, 1,650 PSI
e) MODULUS OF ELASTICITY 1,800,000
D) LAMINATED MEMBERS SHALL BE BUILT UP USING 2" NOMINAL MATERIAL, LAMINATED MEMBERS SIZE NOTED ARE NET
E) MEMBERS EXPOSED TO VIEW SHALL BE FURNISHED IN "ARCHITECTURAL" APPEARANCE GRADE. MEMBERS TO BE CONCEALED BY FINISH MATERIALS OR CEILINGS MAY BE "INDUSTRIAL GRADE".
F) ADHESIVE USED SHALL COMPLY WITH THE SPECIFICATIONS AS CONTAINED IN VOLUNTARY PRODUCT STANDARD PS56-73, STRUCTURAL GLUED LAMINATED TIMBER. WET-USE ADHESIVE ARE TO BE USED FOR ALL MEMBERS EXPOSED TO THE WEATHER.
33. STEEL:
A) ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 EXCEPT PIPE COLUMNS SHALL CONFORM TO ASTM A53 (GRADE B) OR A501.
B) ADJUSTABLE PIPE COLUMNS TO BE 1 1/4" MINIMUM AND BE LOAD RATED FOR 14,600 LBS. MINIMUM @ 7'-0" HEIGHT. ADJUSTABLE COLUMNS SHALL CONFORM TO USE MATERIALS BULLETIN UM-24B)
34. PRE-ENGINEER TRUSSES SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A COLORADO LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR THE LOADS AND CONDITIONS SPECIFIED ON DRAWINGS. TRUSS FABRICATOR TO DESIGN TRUSSES PER 2021 IRC.
35. PLYWOOD SHALL CONFORM TO AMERICAN PLYWOOD ASSOCIATIONS CURRENT PRODUCT STANDARD SPECIFICATION AND SHALL BE PERFORMANCE RATED BY THE AMERICAN PLYWOOD ASSOCIATION TO THE GRADES SPECIFIED.
A) ROOF SHEATHING SHALL BE 5/8" APA 2411 G EXPOSURE I RATED PLYWOOD OR OSB. NAIL WITH 10d NAILS 6" O.C. @ PANEL PERIMETER AND @ 12" O.C. @ INTERMEDIATE FRAMING. (U.N.O.)
B) FLOOR SHEATHING SHALL BE 3/4" APA 48/24, EXPOSURE I RATED TONGUE AND GROOVE PLYWOOD, OR OSB GLUE AND SCREW WITH #8 WOOD SCREWS @ 6" O.C @ PANEL PERIMETER AND @ 10" O.C @ INTERMEDIATE FRAMING. (U.N.O.)
36. SHEATH ALL EXTERIOR WALLS PER IRC R602.3 AND FASTENED PER IRC R602.3(1), OR AS NOTED. PROVIDED RIM JOIST OR SOLID BLOCKING UNDER ALL BEARING POINTS, BLOCKING UNDER POSTS LARGER THAN 2-2x4s MUST BE FULL AREA OF POST.
37. METAL CONNECTIONS SPECIFIED ON DRAWINGS TO BE "SIMPSON" STRONG-TIE OR EQUAL.
38. MULTIPLE MEMBERS (2 OR MORE) AND ALL MICRO-LAM SHALL BE GLUED AND NAIL TOGETHER PER NDS STANDARDS. SIDE MOUNTED BEAMS MAY REQUIRE BOLTING SEE MANUF. SPECS.
39. NAILING PER 2021 INTERNATIONAL BUILDING CODE TABLE 2304.10.1; AS SHOWN ON DRAWINGS; OR AS SPECIFIED BY MANUF. (SIMPSON, TRUS JOIST, ETC.)

DESIGN SYMBOLS



RISE FORMULA	7-3/4" MAX. RISE / 10" MIN. TREAD 6'-8" HEADROOM ABOVE STAIRS
DIVIDE THE NUMBER OF INCHES BETWEEN FINISH FLOOR LEVELS BY THE DESIGN RISERS HEIGHT (7 1/2" IS NORMAL) TO FIND THE NUMBER OF RISERS.	
EXAMPLE (ASSUMED 7 1/2" RISE)	13.25 = 13 RISERS
13 RISERS	7 21/32" ACTUAL RISE
TREAD FORMULA	ONE LESS TREAD THAN RISERS
EXAMPLE	13 RISERS MINUS ONE = 12 TREADS
COMFORT FORMULA	ADJUST RISE AND/OR RUN TO INSURE DESIGN FALLS INTO COMFORT ZONE.
EXAMPLE	RISER + TREAD = 17" OR 17 1/2"
RUN FORMULA	TOTAL RUN 12 TREAD X 10" ASSUMED TREAD = 120" RUN
WINDER FORMULA	WINDERS ARE TO HAVE A TREAD WIDTH OF 9" AT A POINT NOT MORE THAN 12" FOR THE NARROWER SIDE OF THE TREAD. THE WINDER TREAD WIDTH SHALL NOT BE LESS THAN 6".

CODE DATA:

2023 PIKES PEAK REGIONAL BUILDING CODE w/ AMENDMENTS
2021 IRC
2021 IBC
2021 IEBC
2021 IPC
2021 IMC
2021 IFGC
2021 IECC w/AMENDMENTS-CO MERSRC
2023 NEC

PROPERTY* BUILDING DATA

PARCEL NUMBER:	5222000018
CITY ZONING:	RR-5
LOT SIZE:	827,204 S.F.
BUILDING INFO:	
EXISTING RESIDENCE:	3,483 S.F.
EXISTING GARAGE:	1,476 S.F.
EXISTING DECKS/PORCHES:	181 S.F.
EXISTING OUT BUILDINGS:	15,926 S.F.
NEW ADDITION:	487 S.F.
NEW DECK:	59 S.F.
NEW FOOTPRINT:	21,612 S.F. - 2.6%

OWNER INFORMATION

Lenore & Blanche Raff
9420 Arroya Lane
Colorado Springs, CO 80908-4406

SHEET LIST

C1.0 -	BUILDING AND SITE DATA
A1.0 -	GENERAL NOTES
A2.0 -	FLOOR PLANS
A3.0 -	ELEVATIONS
P1.0 -	AIR SEALING DETAILS
E1.0 -	PLUMBING PLAN
S1.0 -	ELECTRICAL PLAN
	FOUNDATION & FRAMING PLANS & DETAILS

ADDITION
9420 ARROYA LN.
COLORADO SPRINGS, CO

DESIGN
A&E SERVICES
EMAIL: david@a&eservices.com
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(719)459-1326

DRAWN BY:

DDH

SCALE:

SHOWN

DATE:

08/19/26

REVISION:

ENGINEER:

STRUCTURAL ONLY

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SHEET

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OF

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C1.00

 Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

DEFINITION OF DWELLING UNIT:

A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Addition meets definition of a dwelling unit, and therefore creates a two family dwelling. Must meet one of the following:

- 1. Provisions of R302.3;
- 2. Modify floor plan to no longer meet the definition;
- OR
- 3. Apply for an AMM to use the 2024 IRC ADU provisions in Appendix BC (see reviewer comment document)

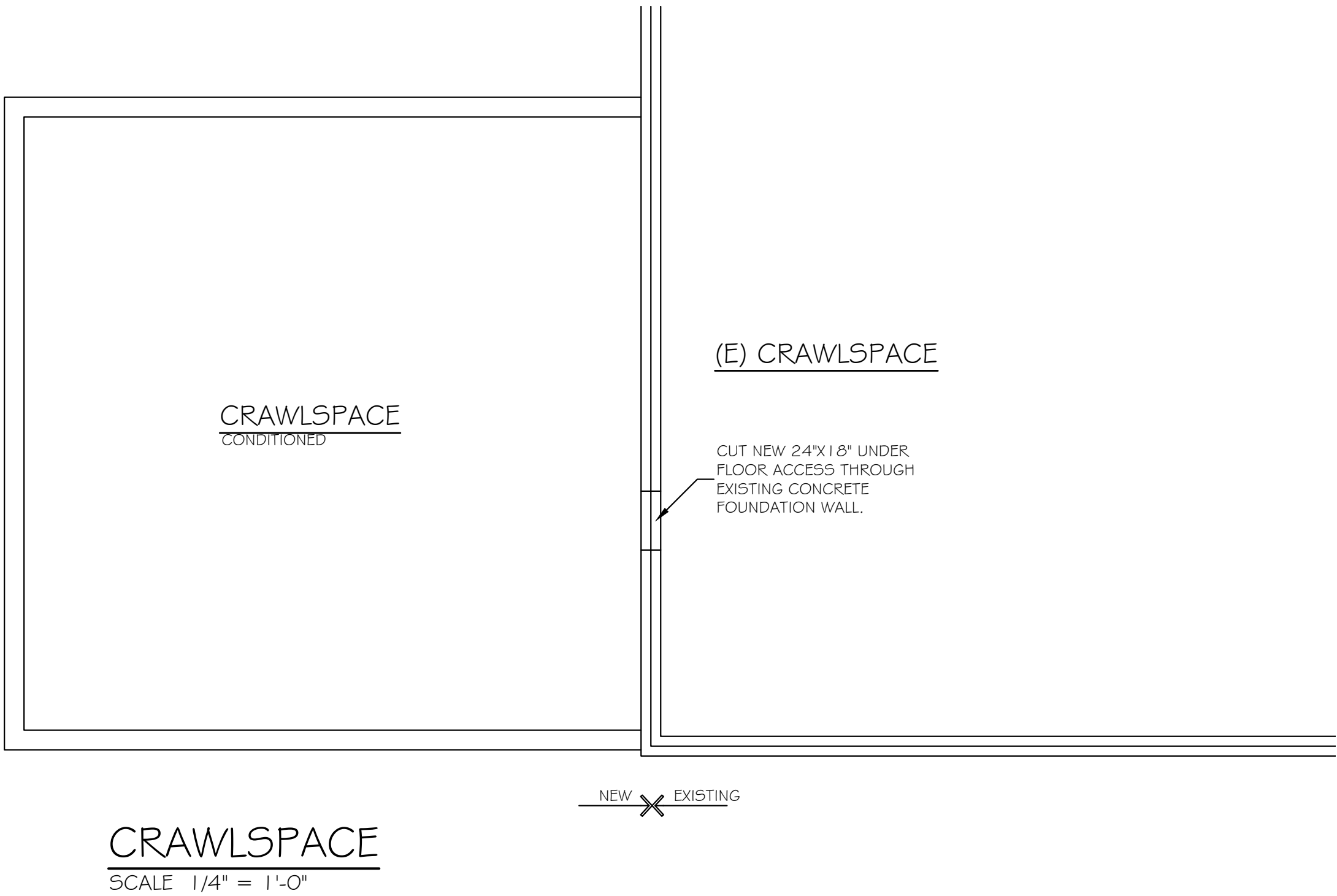
CRAWLSPACE VENTILATION CALCULATION

CRAWLSPACE VENTILATION - VENTILATING AREA SHALL NOT BE LESS THAN 1/1500 OF THE AREA OF THE SPACE VENTILATED. IF A VAPOR BARRIER IS INSTALLED, PROVIDE CROSS VENTILATION, ONE VENT SHALL BE WITHIN 3 FEET OF A CORNER, INSTALLED PER IRC SECT. R408.

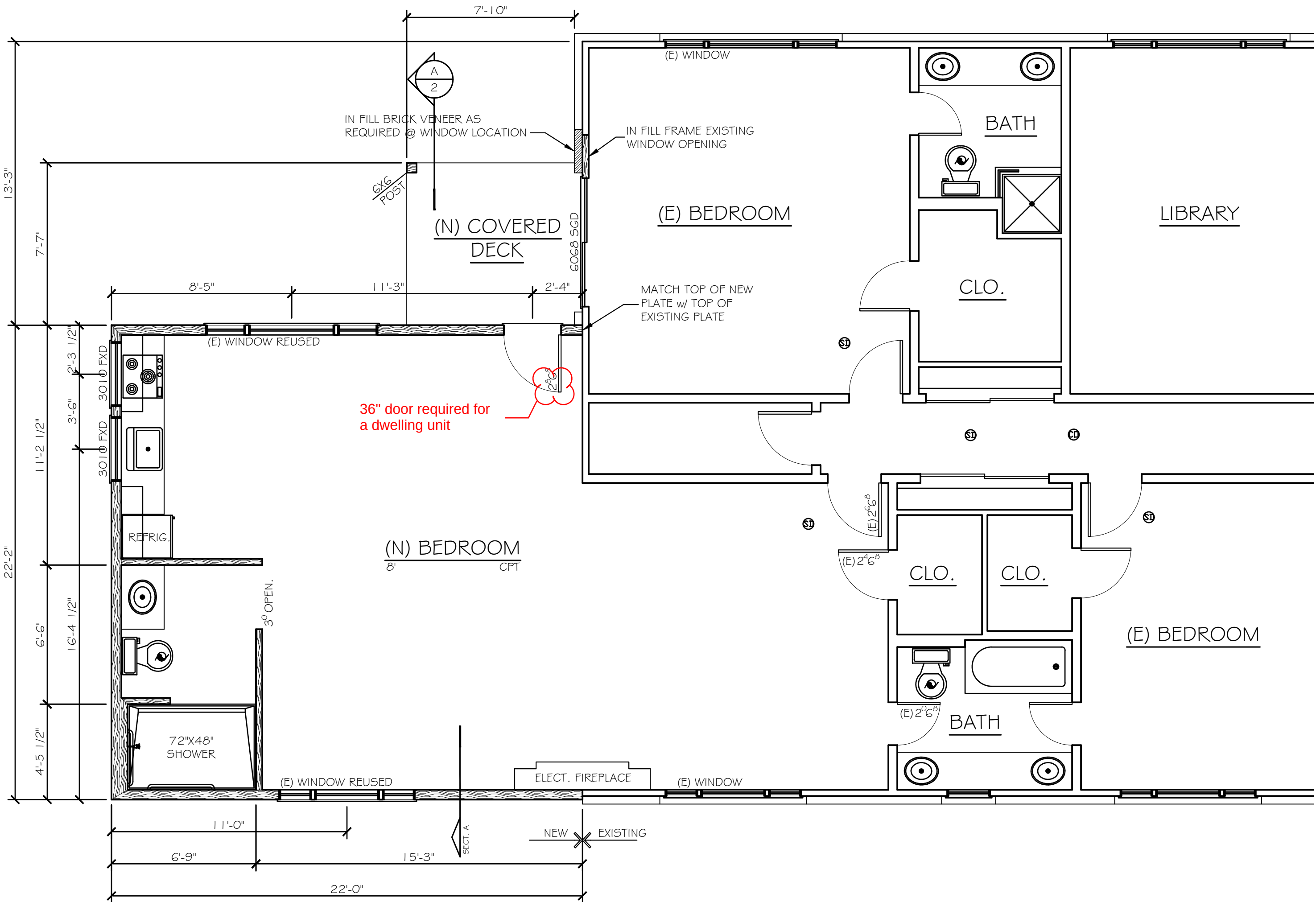
CRAWLSPACE SQ. FT. : 484 / 1500 = VENT AREA REQUIRED: .32 SQ. FT.
VENT AREA PROVIDED: 1.75 SQ. FT.

VENT SIZE = 6"x14" PROVIDE 2 MAX.

NOTE:
PROVIDE 10 MIL. VAPOR BARRIER ON CRAWLSPACE FLOOR



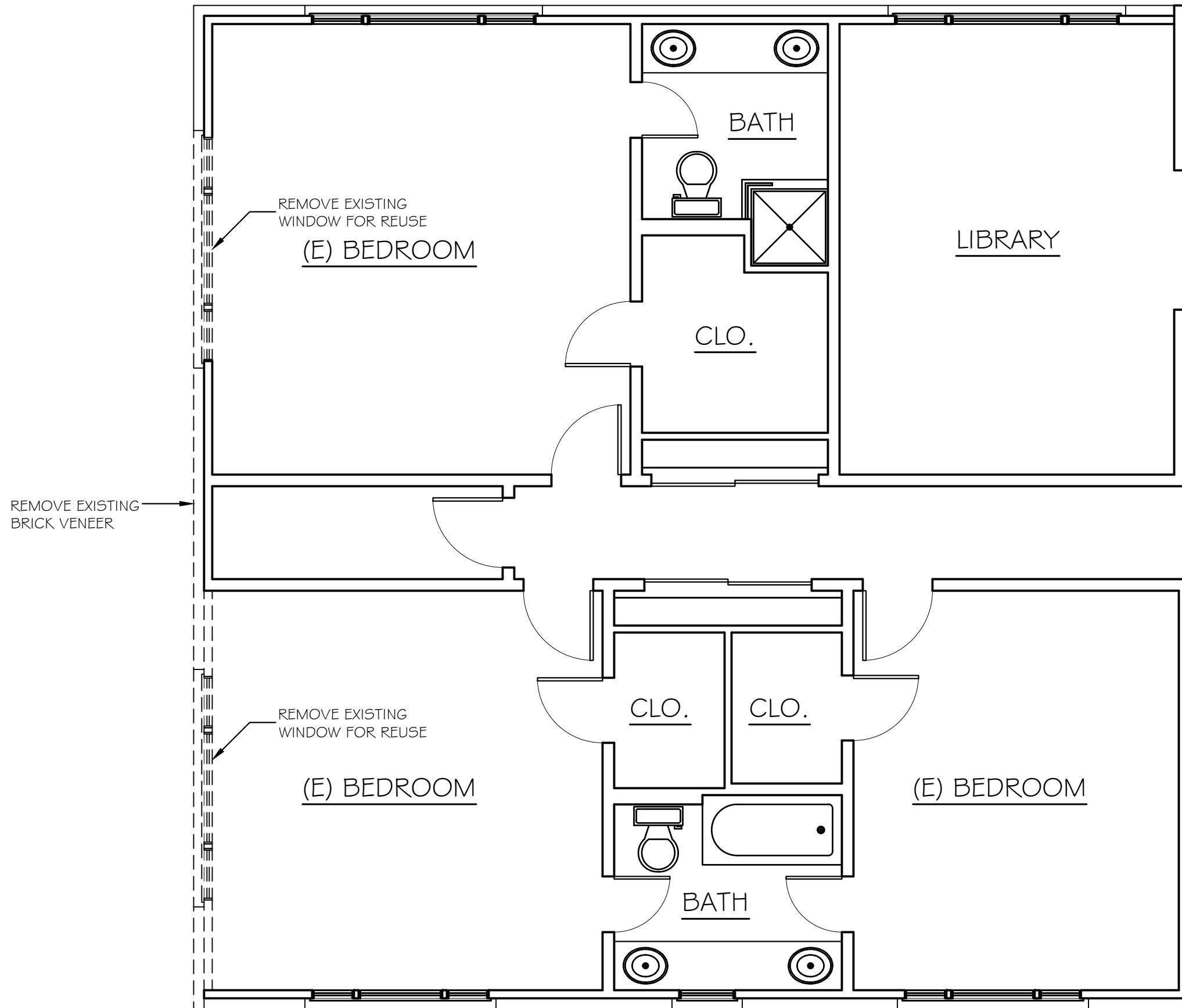
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shelley
CONSTRUCTION



NEW FLOOR PLAN
SCALE 1/4" = 1'-0"
484 SQ. FT.

Specify ALL window sizes and functions
Emergency escape and rescue opening also required.

WALL LEGEND
— EXISTING WALLS TO REMAIN
--- EXISTING WALLS TO BE REMOVED
= NEW WALLS



DEMO FLOOR PLAN
SCALE 1/4" = 1'-0"

DESIGN
A&E
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(719) 439-1326

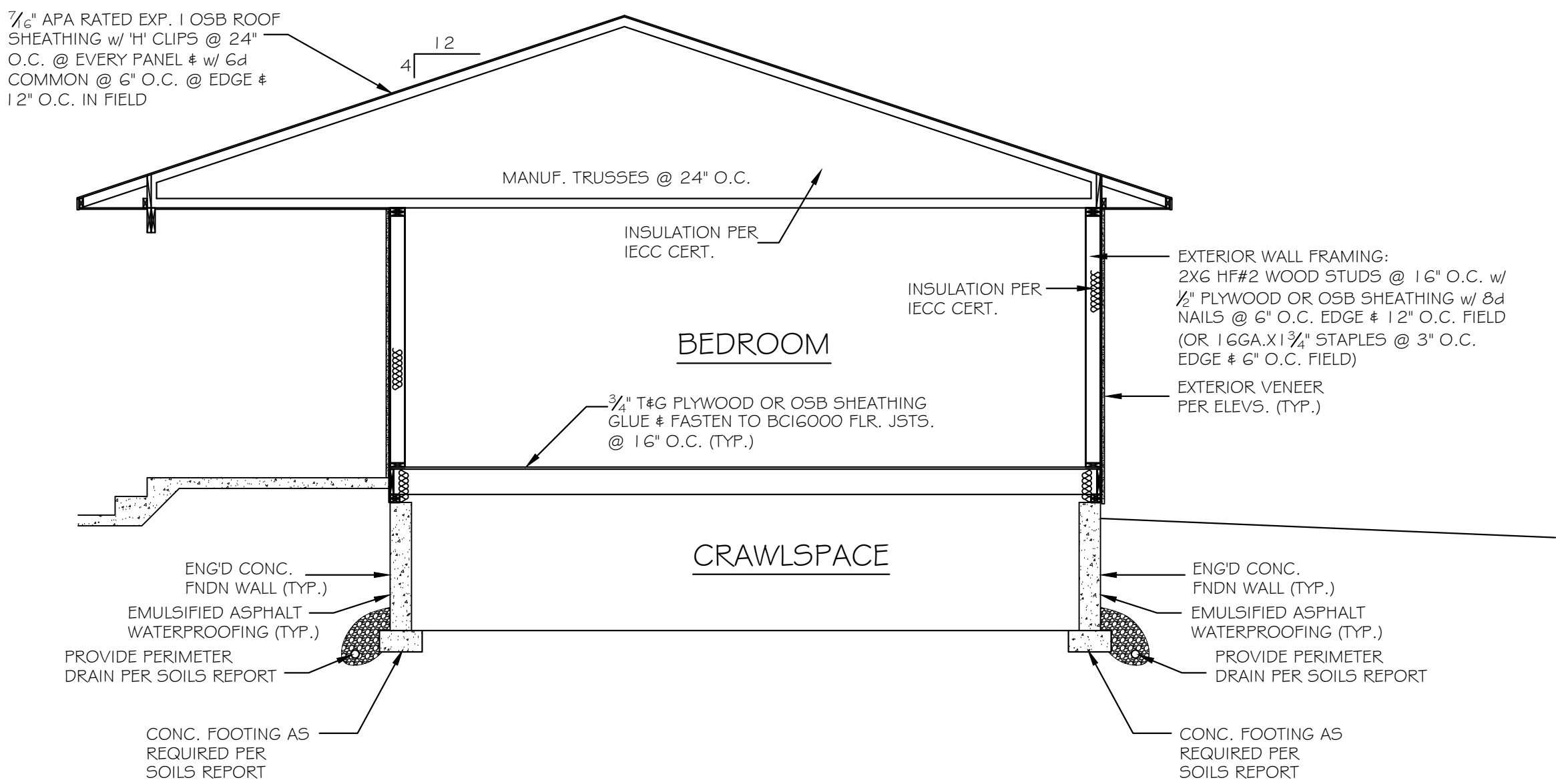
ADDITION
9420 ARROYA LN.
COLORADO SPRINGS, CO

DRAWN BY:
DDH
SCALE:
SHOWN
DATE:
08/19/26
REVISION:

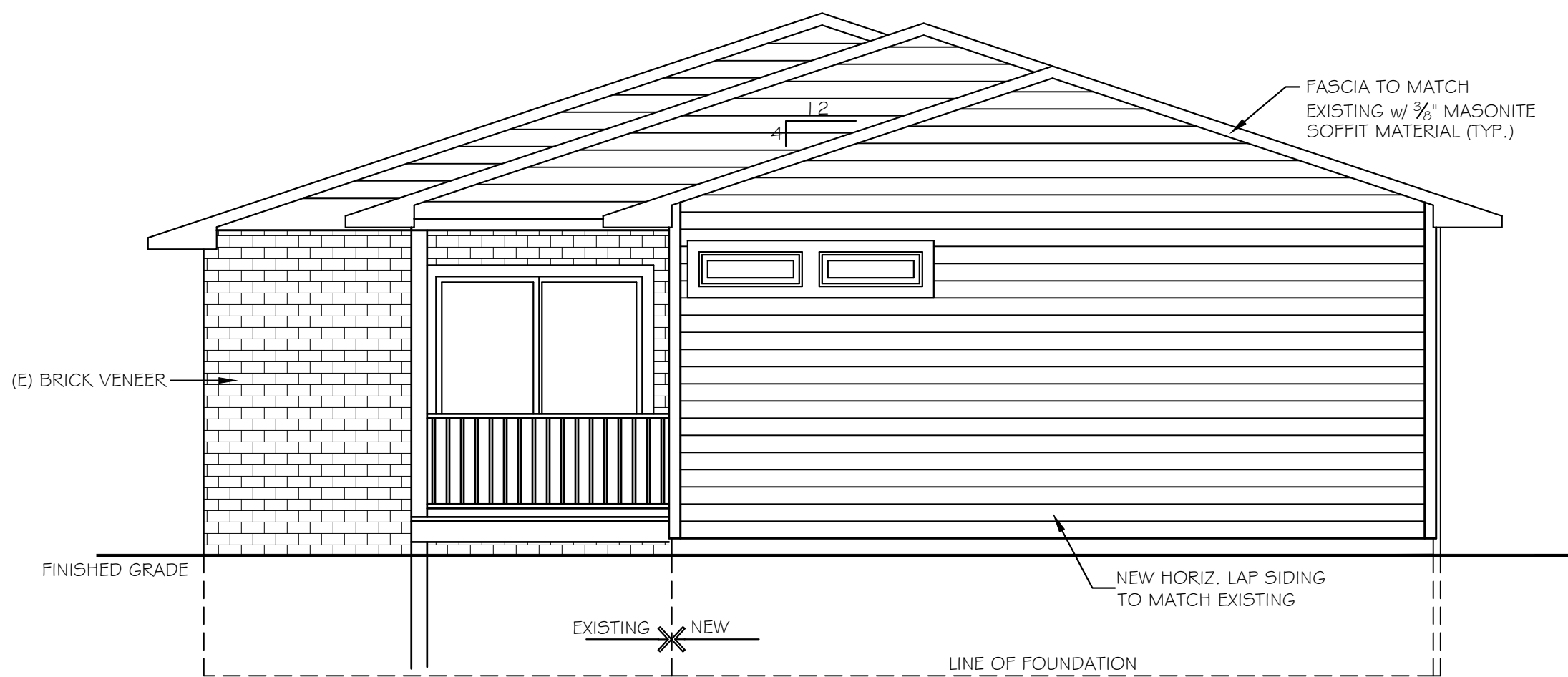
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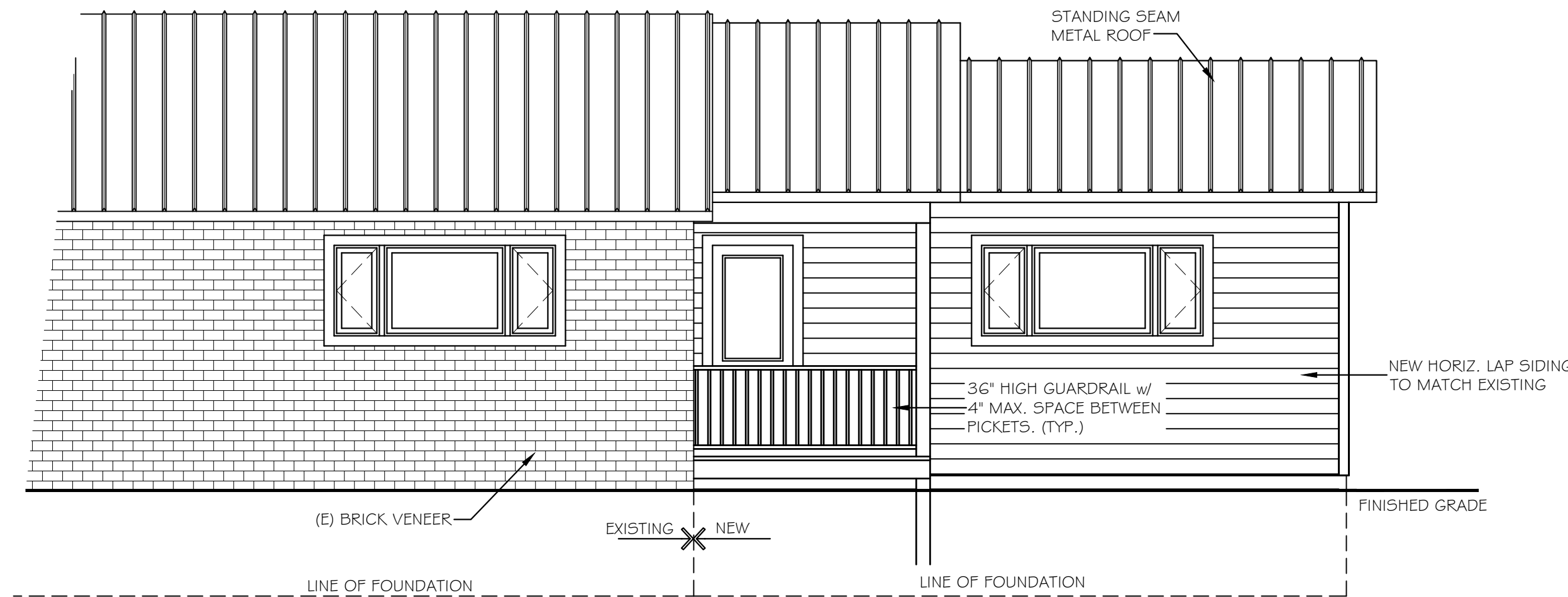
SHEET
2
OF
7
A1.00



BUILDING SECTION 'A'
SCALE 1/4" = 1'-0"



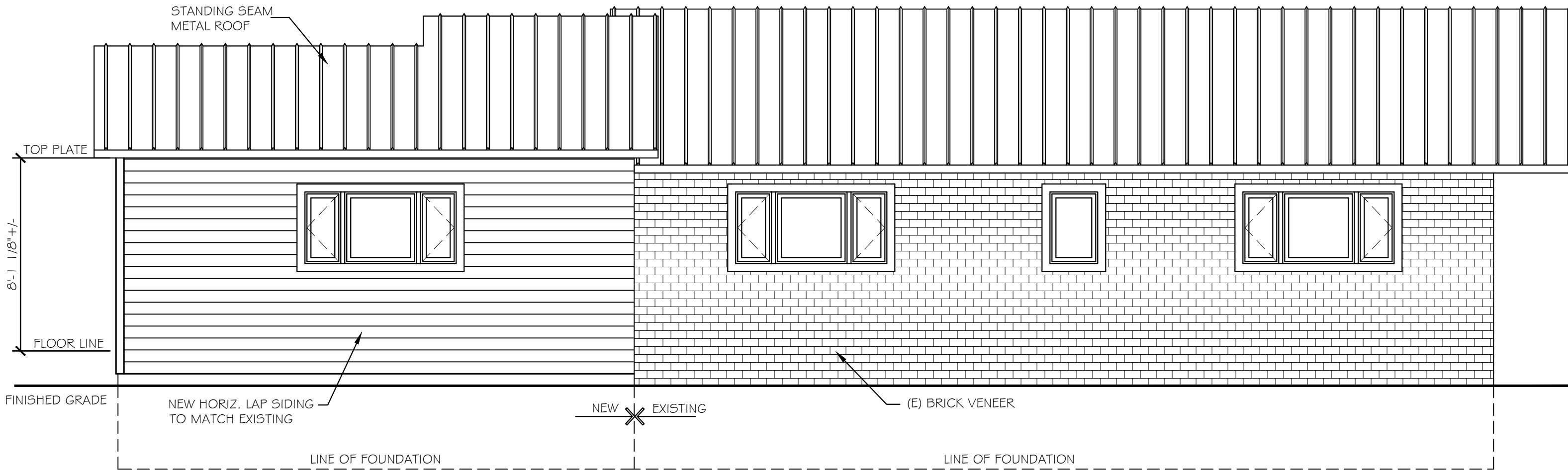
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES TO EXTERIOR:

1. STUCCO EXTERIOR VENEER SHALL BE APPLIED PER IRC.
2. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10%, OR 1" IN 10' & SHALL CONFORM TO ALL LOCAL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN SLABS, FOUNDATION DRAINAGE.
3. OVERHANGS SHALL BE 12" (U.N.O.) GABLE ENDS 12" (U.N.O.) PROVIDE 5" MIN. GUTTERS @ ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR 30' INTERVALS WITH TIP OUTS PAST BACKFILL AREAS, MIN. 3'.
4. ROOF VENTILATION SHALL COMPLY WITH IRC R806.1, R806.2, R806.3 (SEE CALC. ON ROOF FRAMING SHEETS)
5. ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR CONSTRUCTION.
6. ALL DECK MATERIALS SHALL BE PRESSURE TREATED OR REDWOOD IF WITHIN 18" OF GROUND.
7. PROTECT HOUSE FROM MOISTURE W/ FLASHING, CAULKING, AND EXTERIOR FINISHES ETC.



FRONT ELEVATION
SCALE 1/4" = 1'-0"

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ADDITION
9420 ARROYA LN.
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DRAWN BY:

DDH

SCALE:

SHOWN

DATE:

08/19/26

REVISION:

ENGINEER:

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SHEET

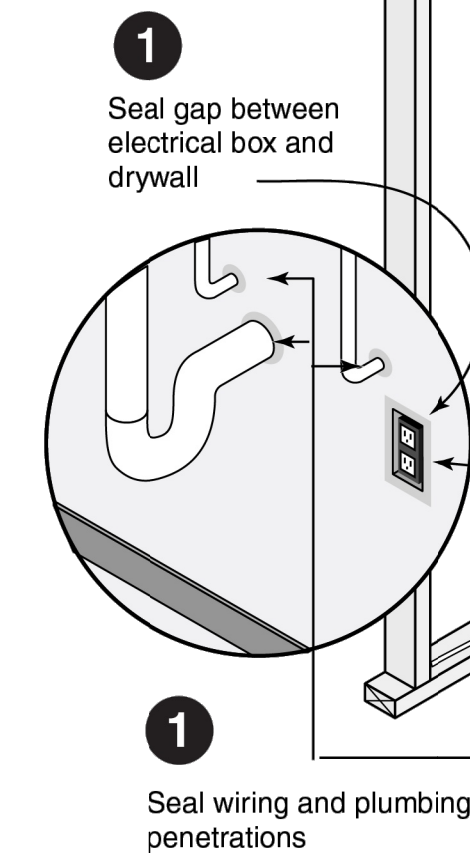
3

OF

7

A2.00

1. Plate and wall penetrations by plumbing and electrical
2. Tub/shower on outside or attic wall
3. Window and door rough openings
4. Airtight, IC-rated recessed lights and electrical fixtures exposed to attic
5. Exterior wall exhaust fan terminations
6. Ceiling mounted bath fans, speakers, etc.
7. Bottom plate and top plate
8. Seams between rigid exterior sheathing
9. Band area between floors, conditioned space and attic
10. Garden tub on exterior wall
11. Mechanical equipment and ductwork chases in attics, crawlspaces
12. Ceiling/crawlspace electrical boxes
13. Ceiling/crawlspace HVAC boots
14. Shower and tub drain line
15. Fireplace inserts
16. Attic kneewall doors
17. Joist cavities under attic kneewalls
18. Transition between ceiling heights (e.g., 10' to 8')
19. Attic scuttle hole
20. Attic pull-down stairs
21. Wall penetrations of mechanical combustion closets
22. Thresholds at mechanical combustion closet doors
23. Band joist exposed to exterior
24. Band area exposed to unconditioned space (such as basement or garage)
25. Exterior wall penetrations for refrigeration lines, condensate line, etc.



11 Seal chases

12 Caulk electrical boxes and fixtures to drywall

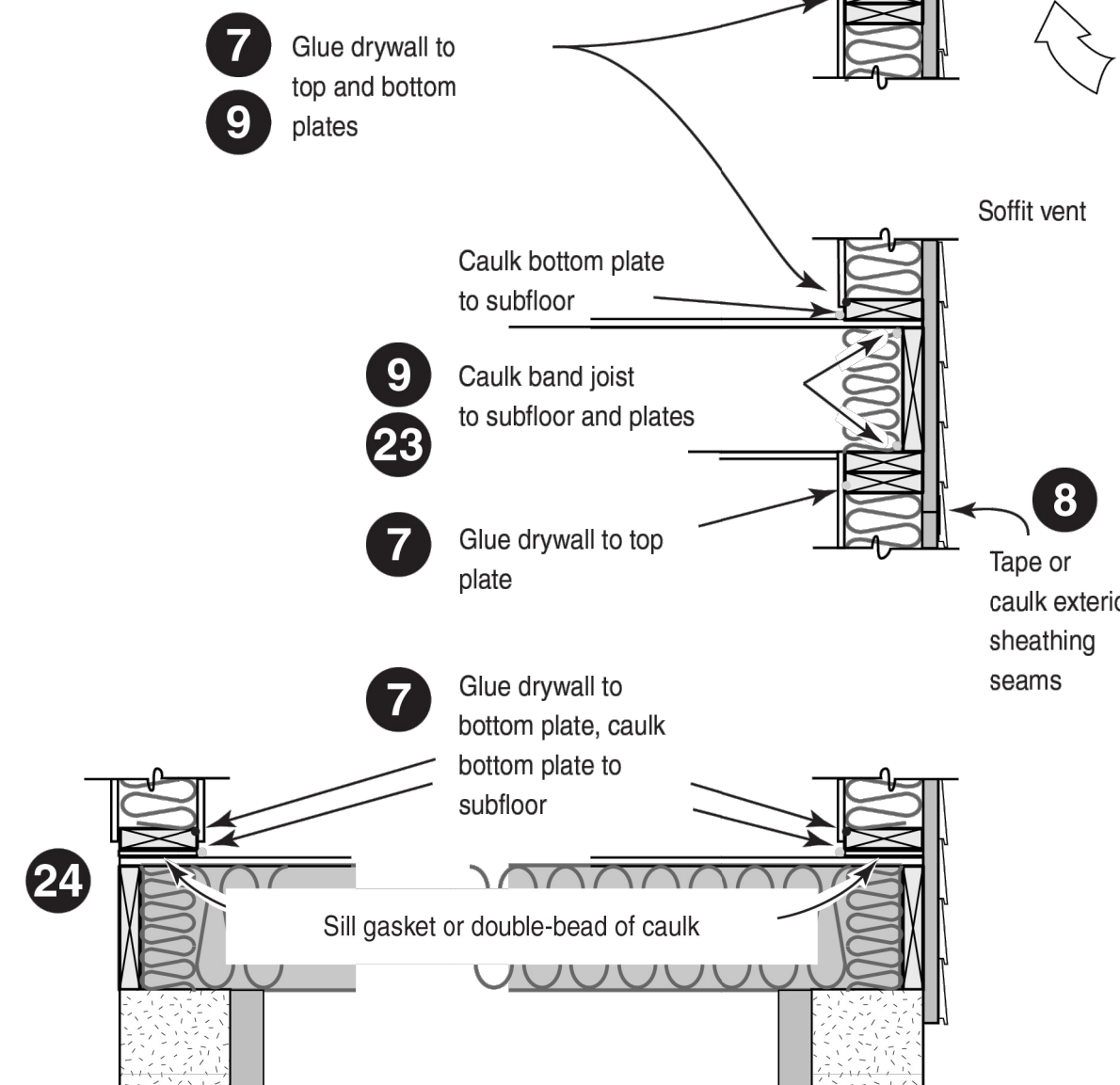
13 Seal HVAC penetrations

1 Seal electrical penetrations

Seal plumbing penetrations

7 Seal bottom plate

13 Seal HVAC penetrations



2

Use backer rod or spray foam (appropriate for windows) to fill gaps between window/door and rough opening

14 Seal bathtub drain penetration

15 Seal around chimney flues with sheet metal and high temperature caulk

16

Caulk and seal rough opening

Weather-strip door opening and threshold

Rigid insulation

17

Attic-side air barrier (recommended)—OSB, foil-faced sheathing, housewrap, etc.

R-19 insulation (required)

Blocking - fit in joist cavity, caulked or foamed

18 Rigid board (recommended)

Unconditioned Space

Caulk

Glue

Blocking

Conditioned space

Conditioned space

Insulation dams prevent loose-fill insulation from falling through access

Hatch lid pushes up and out of the way for access

Rigid insulation plus batt

Trim

19 Air seal gasket

Rigid insulation box forms lid for pull-down attic

Insulation dams prevent loose-fill insulation from falling through access

Cover cap pushes up and out of the way for access

Weatherstripping

Weatherstripping

Panel

Seal gap between frame and rough opening with caulk, backer rod, or foam

20

Diagram 21 illustrates a furnace with its door open, showing internal components and optional insulation. The diagram includes the following labels:

- Intentional combustion air inlets as per mechanical code
- Flue stack
- Seal gas and plumbing penetrations through walls
- Insulated walls (optional)
- Insulated water heater (recommended)
- Bottom plate sealed
- Door closes against solid threshold
- Solid (non-louvered) door with weatherstripping

25 Caulk exterior wall penetrations for refrigeration lines, condensate line, etc.