

FOUNDATION PLAN
 SCALE: 1/4"=1'-0"
 CEILING HGT. : 10'-0" DOOR HGT. : 6'-8"

GENERAL NOTES TO ALL SHEETS

- 1) ALL BASEMENTS, SETBACKS, GRADES & HEIGHTS SHOWN ON SITE DEVELOPMENT PLAN 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) FOUNDATION DESIGN TO BE COMPLETED UPON SITE INSPECTION OF SOILS BY A COLORADO REGISTERED ENGINEER. DESIGN TO BE ON HAND AT TIME OF FIRST INSPECTION. DESIGN BY ENGINEER SHALL BE BASED UPON LOADS FOUND BY USING DRAWINGS BY DAVID WOODY. IT SHALL BE ADVISED THAT ALL STRUCTURAL ENGINEERING DESIGN SHOWN ON PLANS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER AND ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ANY ERRORS.
- 3) DESIGN LOADS: FLOOR 40PL L.O.D.L., ROOF 40# LIVE, 15# DEAD, 55# TOTAL; DECK 40LL 15DL 66 PLF # LEDGER. WIND W/ 130 MPH EXPOSURE C (25 P.S.F.)
- 4) ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE IN ALL DIRECTIONS A MINIMUM OF 1/8" OR 1" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN FOUNDATION DRAINAGE AND SLABS.
- 5) ALL CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES WHETHER NOTED OR OTHERWISE. (2015 IRC AND 2017 PFRBC)
- 6) ALL FRAMING LUMBER TO BE: HEM FIR #2 OR EQUAL UNLESS NOTED OTHERWISE (F# = 150). ALL MICRO-LAMS SHALL BE BASED ON (F#2800 P.S.I.) ALL STRUCTURAL STEEL SHALL BE ASTM A36 (F#24000 P.S.I.)
- 7) ALL HEADERS OVER EXTERIOR OPENINGS OR INTERIOR LOAD BEARING WALLS TO BE 6"-2X12 UNLESS NOTED OTHERWISE ON FRAMING PLANS. SPLITS NOT TO EXCEED IN FACE WIDTH.
- 8) ALL 2X4 STUDS ARE ANY SPECIES OF WOOD PERMITTED BY THE CODE, STANDARD OR BETTER, OR STUD GRADE. (TABLE R602.3.5) 2017 PFRBC.)
- 9) ALL 2X6 STUDS ARE HEMFIR #2 OR BETTER
- 10) STUDS FRAMED 24" O.C. MUST BE PLACED WITHIN 5 INCHES OF THE LOAD BEARING ELEMENTS OF OTHER LOAD BEARING ELEMENTS FROM ABOVE.
- 11) OPENINGS IN WALLS SUCH AS WINDOWS FOR EACH STUD REMOVED TO ALLOW FOR THE OPENING. A MINIMUM OF 1/2 OF A STUD MUST BE PLACED ON EACH SIDE OF THE OPENING.
- 12) UTILITY GRADE STUDS SHALL NOT BE SPACED MORE THAN 16" O.C. NOR SUPPORT MORE THAN A ROOF AND CEILING NOR EXCEED 8' IN HEIGHT FOR EXTERIOR WALLS AND LOAD TABLE R602.3(5) 2005 PFRBC) BEARING OR 10' FOR INTERIOR NON-LOAD-BEARING WALLS.
- 13) LISTED HEIGHTS ARE DISTANCES BETWEEN LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL.
- 14) DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION PER THESE DRAWINGS, UNLESS JOB SITE OBSERVATIONS ARE MADE AND RECORDS OF THOSE INSPECTIONS ARE KEPT. ANY OUTSIDE ENGINEERING REQUIRED FOR RECORDS SHALL BE REIMBURSED BY OWNER AND/OR CONTRACTOR.
- 15) ALL SPECIFIED PRODUCTS (I.E. VERSA-LAMS, GLUE-LAMS, MTL ETC.) SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND DESIGN VALUES SHALL CONFORM TO DESIGN CRITERIA SET FORTH BY MANUFACTURER. OTHER ITEMS SUCH AS CONCRETE LUMBER, BIRDS, STOVES, ETC. TO BE PLACED PER MANUFACTURER'S SPECS. ICG REPORTS OR STANDARD ACCEPTABLE PRACTICES GOVERNED BY IBCS OR THE WESTERN GRADING RULES, OR ICC STANDARDS.
- 16) ALL TRUSS ENGINEERING DETAILS TO BE SUBMITTED TO BUILDING DEPT. AT TIME OF (5) PLAN CHECK. NO SUBSTITUTIONS BY OTHER MANUFACTURERS SHALL BE ALLOWED. ALL TRUSSES TO BE PLACED, ERECTED AND BRACED PER TRUSS MANUFACTURER'S SPECS. TRUSS MANUFACTURER TO VERIFY ALL WALL HEIGHTS AND ROBBED END CONDITIONS GIVEN PRIOR TO MANUFACTURING AND TO REPORT ANY DISCREPANCIES TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
- 17) OWNER/SUBCONTRACTORS/SUPPLIER AND GENERAL CONTRACTOR SHALL FAMILIARIZE AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON DRAWINGS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY 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 IMMEDIATELY IN WRITING. FAILURE TO DO SO PRIOR TO CONSTRUCTION AND/OR DURING THE CONSTRUCTION PHASE SHALL RELIEVE DESIGNER OF ANY ERRORS. DO NOT SCALE DRAWINGS.
- 18) DESIGNER NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS PLAN DURING CONSTRUCTION BY OWNER, CONTRACTOR OR SUBCONTRACTORS, UNLESS APPROVED IN WRITING.
- 19) DESIGNER NOT RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.
- 20) WINDOWS SHOWN SHALL BE PER OWNER SELECTION.
- 21) EXTERIOR DOORS SHOWN SHALL BE SOLID CORE.
- 22) ALL GLASS WITHIN 18" OF FLOOR OR OVER 9.50 FT. IN AREA OR WITHIN 24" ARC OF DOORS TO BE TEMPERED. AND 1' 3" OF STAIRS AND 1' 3" OF DRAIN.
- 23) NO LP GAS FIRED APPLIANCES ARE PERMITTED IN CRAWL SPACES OR BASEMENTS.
- 24) ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- 25) ALL AREAS UNDER STAIRS TO BE 1/2" GYPSBOARD IF ENCLOSED AND ACCESSIBLE
- 26) PROVIDE "LOW RESISTANCE" RETURN AIR PATH FOR ALL CLOSED ROOMS.

FOUNDATION NOTES:

- 1) CONG. PIER AT 8' ABOVE AND 30" BELOW GRADE ATTACH 6x6 COL. TO PIER WITH A PB 66
- 2) 1/2" DIA. X 10' ANCHOR BOLTS AT 5'-0" O.C. MAX. AND 12" MAX. AT SPLICES AND 12" FROM ENDS THRU A 2X4 SILL PLATE WITH SILL SEALER
- 3) 8" CONG. WALL WITH ASPHALT EMULSION WATERPROOFING
- 4) 5" DIA. STL. COL. ON CONG. FOOTING (VERIFY SIZE WITH STAMPED ENGR. PLAN) ISOLATE STL. COL. FROM CONG. WITH 1/2" EXP. FELT
- 5) DROP TOP OF FDN. 12" AT GARAGE DOOR OPNG'S. AND RUN CONG. SLAB OVER
- 6) 4" CONG. SLAB WITH 1/2" EXP. FELT AT FLOOR AND WALL INTERSECTIONS PROVIDE CONTROL JOINTS AS REQ.
- 7) 4" CONG. SLAB 4" BELOW TOP OF FDN. SLOPE TO GARAGE DOOR OPNG'S.

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

DATE:	REV:	BY:
8-11-20	BSMT. FIN.	D.J.
8-14-20	ELEV.	D.J.
8-22-20	TO KENT	D.J.
8-23-20	TO KENT	D.J.
10-20-20	TO MIBAR	D.J.

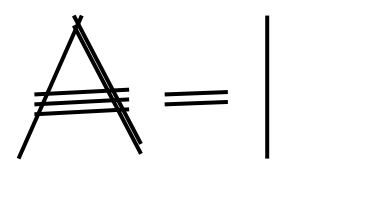
DAVID WOODY and CO.
 CUSTOM HOME DESIGN AND DRAFTING
 PO BOX 2391 MONUMENT CO. 80132
 (719)531-9018

CUSTOM HOME FOR:
 MR. AND MRS. BAXTER
 12155 ROCKBROOK RD.
 PALMER LAKE, CO

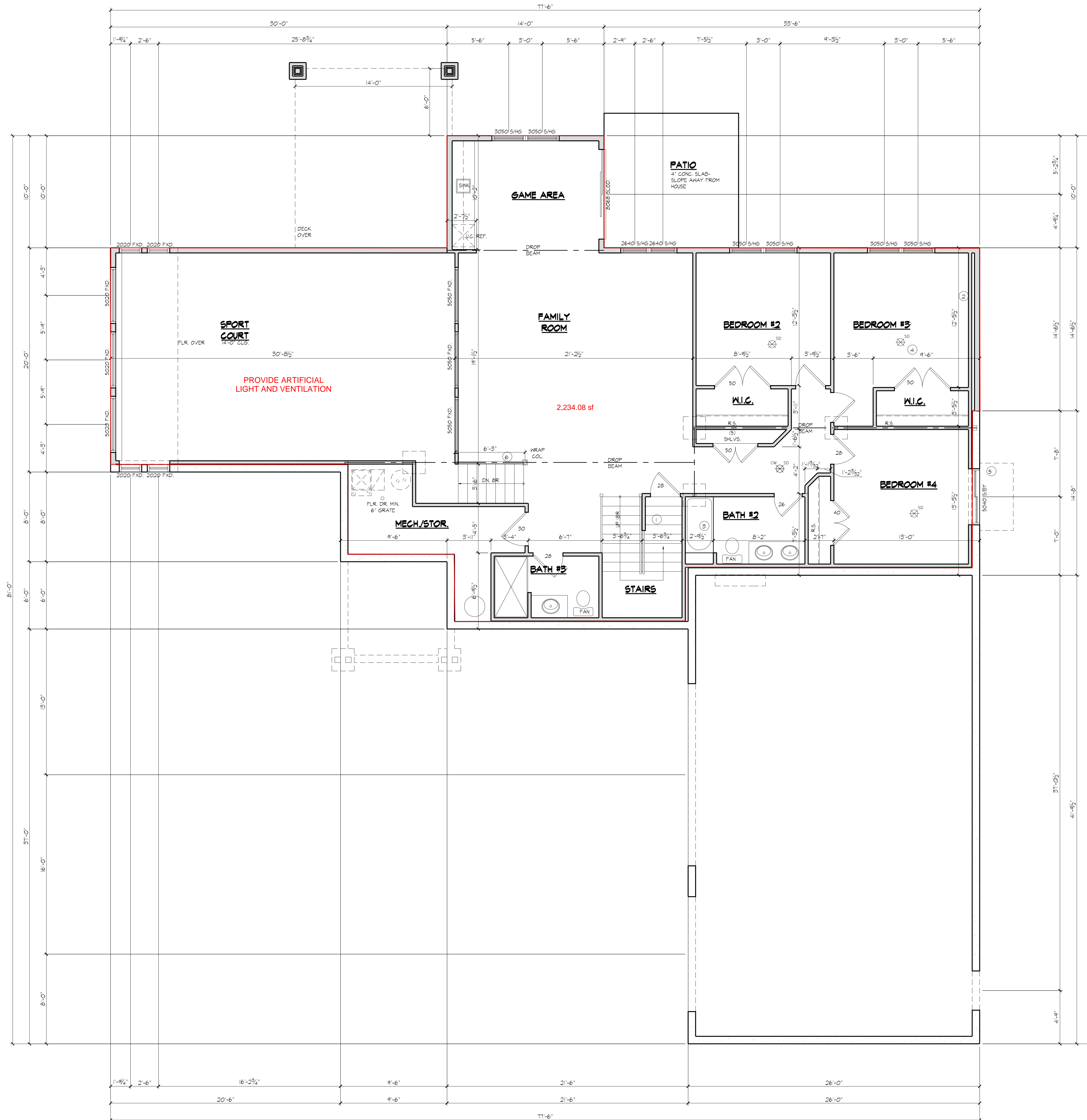
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dsdesigns
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LOWER LEVEL FLOOR PLAN

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

- BASEMENT NOTES:**
1. ENCLOSE AREA UNDER STAIRS WITH 1/2" SHEETROCK IF ENCLOSED AND ACCESSIBLE.
 2. TYP. FURRING OVER EXPOSED CONC. AT FINISHED AREAS TO BE 1/2" SHEETROCK ON 2x4s AT 16" O.C. WITH INSUL. PER IBCG REPORT.
 3. 30"x60" TUB WITH A SHOWER TILE TO 7"2" ABOVE FLOOR.
 4. SMOKE DETECTOR-DIRECT (HARD) WIRE TO ALL OTHER ALARMS. PROVIDE A BATTERY BACK-UP.
 5. GALV. IRON WDN. WELL (MIN. 36" DEEP). IF HEIGHT OF WELL EXCEEDS 44" PROVIDE AN ESCAPE LADDER. WDN.WELL TO PROVIDED AS REQUIRED PER FINAL GRADE.
 6. 2x4 4" HIGH METAL RAIL W/ METAL BALUSTERS @ 4" MAX. OPG.
- MANTAIN MINIMUM 30" CLEAR SPACE IN FRONT OF THE CONTROL SIDE OF EACH FURNACE & WATER HEATER.
WATER HEATER MUST BE PLACED SO THE VENT IS ADJACENT & CLOSEST TO THE VENT STACK.
UNDERCUT ALL DOORS.
COMBUSTION AIR MUST BE PROVIDED TO THE APPLIANCES WITHIN THE ENCLOSURE. PROVIDE EITHER A FULLY LOUVERED DOOR OR THE TRANSFER GRILLS IN THE WALL. EACH TRANSFER GRILL SHALL BE SIZED AT ONE SQUARE INCH PER 100 BTUHR INPUT RATING OF ALL THE APPLIANCE WITHIN THE ROOM OR 100 SQUARE INCHES, WHICHEVER IS GREATER. ONE GRILL SHALL BE LOCATED WITHIN 12" OF THE CEILING & THE OTHER WITHIN 12" OF THE FLOOR. GRILLS MUST BE LOCATED IN SUCH A MANNER THAT THE AIR PATH BETWEEN THE NEAREST APPLIANCE (THROUGH THE GRILL) TO ANY RETURN AIR REGISTER IS AT LEAST 10 FEET.
- CEILING HEIGHT = 10'-0" AND 14'-0"

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10-20-20	TO MIBAR	D.W.

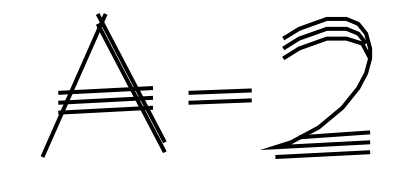
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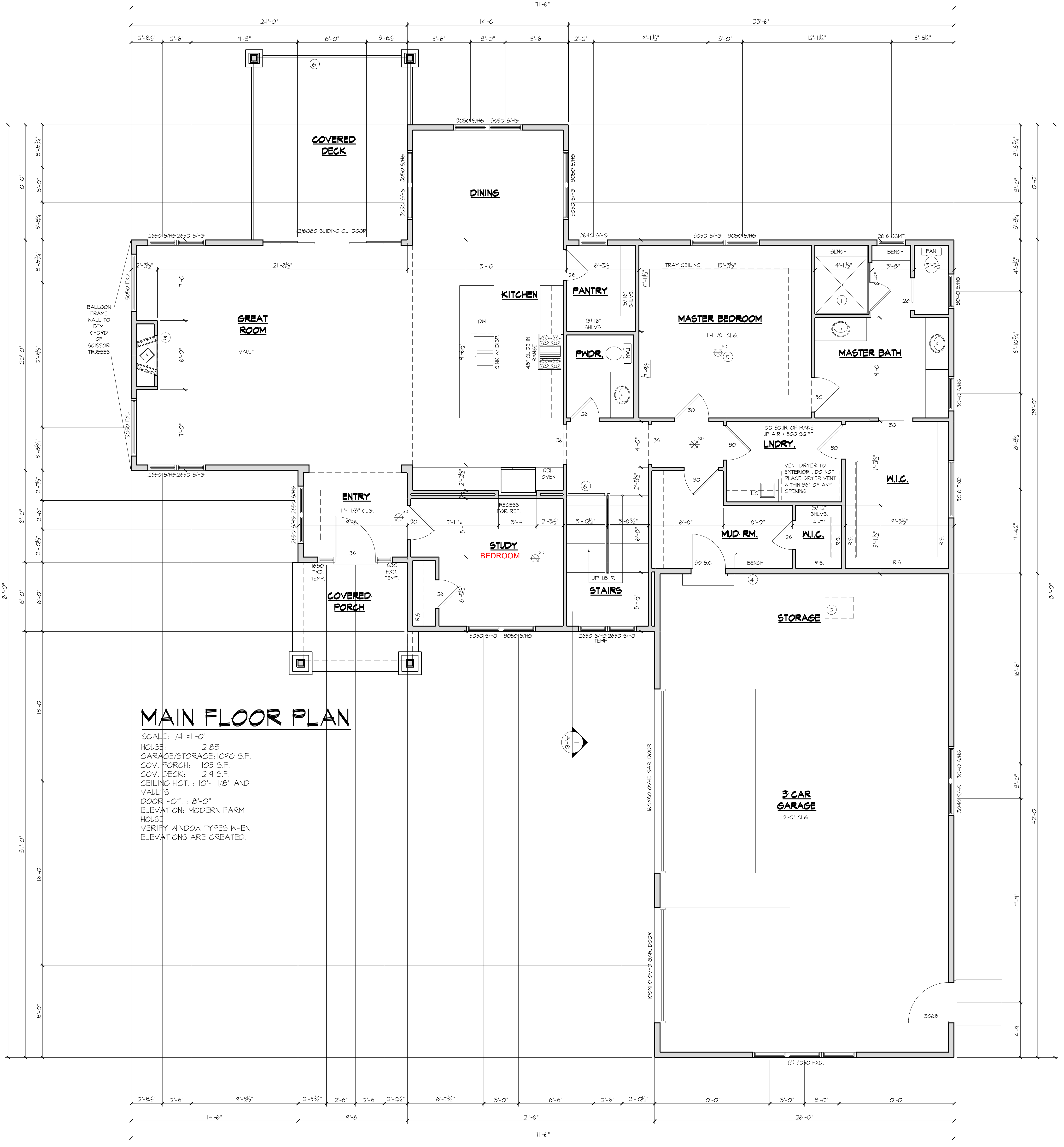
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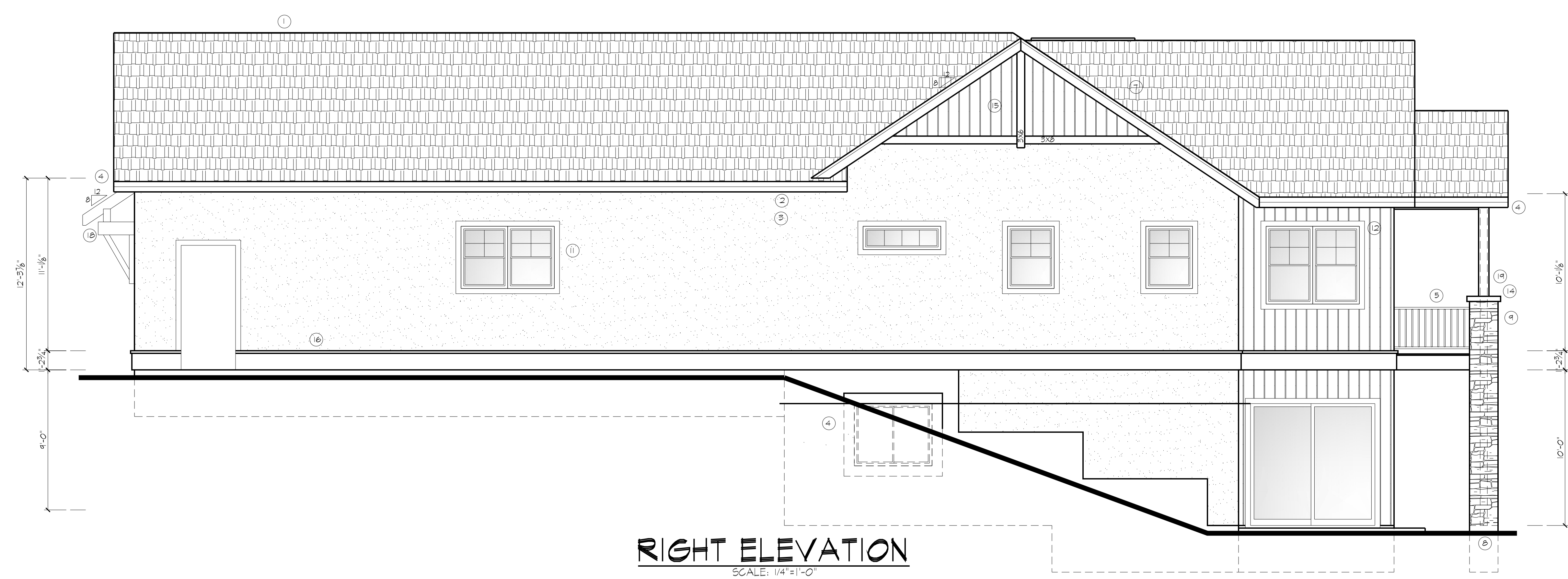
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- FLOOR PLAN NOTES:**
- 54"x12" SHOWER W/ TEMP. GL. SURROUND AND DOOR.
 - 22"x30" ATTIC ACCESS.
 - ICGAL APPROVED DIRECT VENT GAS F.P. ICGAL # TO BE VERIFIED AT TIME OF INSP.
 - 1/2" SHEETROCK ON GARAGE AND HOUSE COMMON WALLS AND ENTIRE GARAGE CEILING ALSO WRAP ALL EXPOSED BEAMS AND COLUMNS.
 - SMOKE DETECTOR DIRECT/HARD WIRE TO ALL OTHER LEVEL ALARMS AND PROVIDE A BATTERY BACK-UP.
 - 36" x 4" HIGH METAL RAIL W/ METAL BALUSTERS @ 4" MAX. OPNG.
- NOTES: ALL GLASS TO BE TEMP. -18° OF THE FLR. -ARG 1.24' OF DOOR -AT A TUB OR SHWR - (5' OF STAIRS)
 CEILING HEIGHT = 10'-1 1/8"; 12'-1 1/8" AND VAULTS



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- ELEVATION NOTES:**
- 1 ASPHALT ROOFING (50 YR) (CLASS 'A' MAY 1 TO OCT. 31, 2001)
 - 2 HD BD. FASCIA
 - 3 STUCCO W/ EXP. JTS. AS REQD.
 - 4 GALV. IRON GUTTER AND DOWNSPOUT WITH TIP CUTS OR CONC. SPLASH BLOCKS TO 5'-0" AWAY FROM FEEL.
 - 5 36" x 4" HIGH 2x4 RAIL W/ A 2x4 LAID FLAT W/ 2x3 @ 4" MAX. OPNG.
 - 6 CHIMNEY AT 2'-0" ABOVE ANY ROOF WITHIN 10'-0" (UNLESS D.V. GAS FIREPLACE IS USED)
 - 7 PROVIDE ROOF VENTS AT 1800 SQ. FT. OF ROOF FLAGE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
 - 8 CONC. PIER @ 6" ABOVE & 50" BELOW GRADE
 - 9 CULTURED STONE
 - 10 FLASH AT ALL ROOF AND WALL INTERSECTIONS
 - 11 2x6 FOAM ON SIDES, TOP & BTM. OF HDWS AND DRSS. W/ STUCCO OVER
 - 12 5/4 TRIM ON SIDES, TOP & BTM. OF HDWS AND DRSS. AT SIDING
 - 13 METAL ROOFING
 - 14 2x8 W/ STUCCO OVER
 - 15 HARDIE SIDING-VERIFY TYPE WITH OWNER
 - 16 2" X 12" STUCCO BAND
 - 17 CONC. RETAINING WALL - PER ENGINEERS DESIGN
 - 18 SHED ROOF - SEE STRUCTURAL DRAWINGS
 - 19 10" STUCCO COLUMN



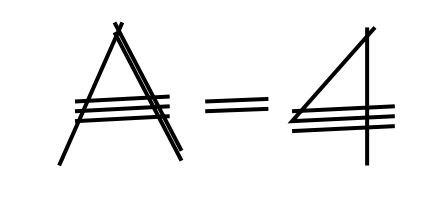
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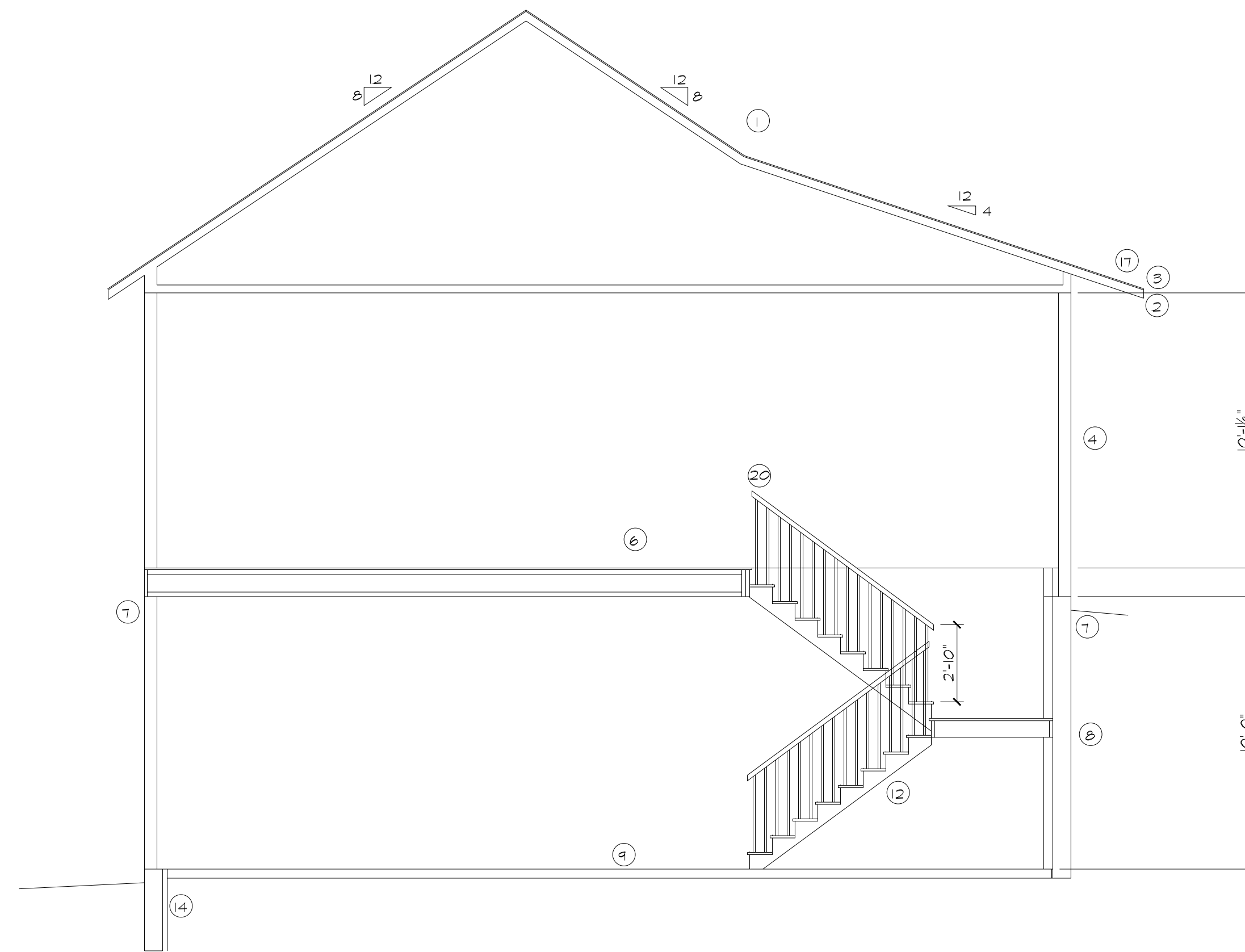
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BUILDING AND STAIR SECTION

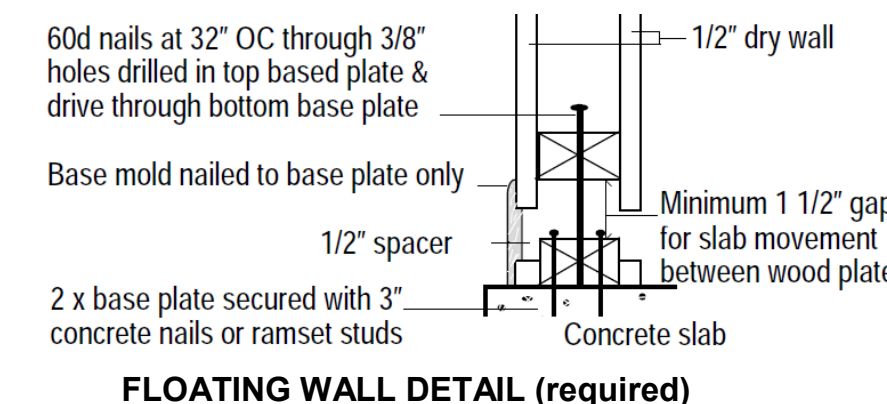
SCALE: 1/4"=1'-0"

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SECTION NOTES:

- ① ASPHALT SHINGLES ON 15# BUILDING FELT ON 7/16" O.S.B. ON PRE-ENGINEERED TRUSSES W/ INSUL. PER IEG REPORT. CLIP TRUSSES TO DBL. TOP PLATE WITH SIMP. H23T OR AS NOTED ON ROOF FRAMING PLAN.
- ② 8" HD BB FASCIA W/ 3/8" PLYKD SOFFIT TO 2X4 NAILER.
- ③ METAL DRIP EDGE OVER FASCIA TO GALV. IRON GUTTER. PROVIDE DOWNSPOUTS PER CONTRACTOR WITH TIE-OUTS TO 48" AWAY FROM FOUNDATION.
- ④ STUCCO: ONE SCRATCH COAT AND ONE BASE COAT OVER W/M. ON 3/8" BUILDING FELT OVER 7/16" OSB OVER 2X6 STUDS AT 16" O.C. W/ INSUL. PER IEG REPORT.
- ⑤ TYPICAL INTERIOR WALL: 2X4S AT 16" O.C.
- ⑥ 3/4" T & S OSB GLUE AND NAIL TO 1/2" 2X6S AT 16" O.C. (SERIES 6000)
- ⑦ 1/2" dia. x 10" ANCHOR BOLTS AT 6'-0" O.C. (MAX.) AND 12" FROM SPLICES AND CORNERS THRU A 2X4 REDND. SILL PL. WITH SILL SEALER.
- ⑧ 8" CONG. WALL W/ ASPHALT EMULSION WATERPROOFING. PROVIDE A PERIMETER DRAIN PER ENGINEERS FOUNDATION DESIGN AND SOILS REPORT.
- ⑨ 4" CONG. SLAB W/ 1/2" ENP. FELT AT FLOOR AND WALL INTERSECTIONS AND CONTROL JOINTS AS REQUIRED.
- ⑩ 1/2" SHEETROCK ON GARAGE AND ENTIRE COMMON WALLS AND GARAGE CEILING. WRAP ALL EXPOSED BEAMS AND COLUMNS WITH 1/2" SHEETROCK.
- ⑪ 4" CONG. SLAB FLUSH W/ MAIN FLOOR. SLOPE SLAB TO DOOR.
- ⑫ ENCLOSE AREA UNDER STAIRS W/ 1/2" SHEETROCK IF ENCLOSED AND ACCESSIBLE.
- ⑬ 26 GA FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- ⑭ RIGID INSUL. TO 56" BELOW GRADE AT ALL WALK OUT AREAS. INSULATION R-VALUE PER IEG REPORT.
- ⑮ PROVIDE ROOF SHEATHING BELOW ALL OVER-FRAMING.
- ⑯ 1/2" DRYWALL ON 2X4S AT 16" O.C. (FLOAT WALL) W/ INSUL. PER IEG REPORT.
- ⑰ PROVIDE ICE AND WATERSHIELD FROM FASCIA TO A POINT 24" TO THE INSIDE (FROM THE OUTSIDE OF THE EXTERIOR WALL (OVER ROOF SHEATHING)).
- ⑱ COMPOSITE DECKING ON 2X12S @ 12" O.C.
- ⑲ DECK RAIL @ 36" ABOVE TREAD W/ DECK PICKETS @ 4" MAX. OPNS.
- ⑳ DECORATIVE RAIL W/ 34" H. W/ DEC. BALUSTERS AT 4" MAX. OPNS.

STAIR NOTE:
 MAX. RISE: 7 3/4"
 MIN. RUN: 10"
 MIN. WIDTH: 56"
 MIN. HD RM.: 6'-8"



FLOATING WALL DETAIL (required)

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3-1-20	BSMT. FIN.	D.K.
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