

GENERAL NOTES / DISCLAIMER:

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ARCHITECT HAS DRAWN THESE PLANS TO COMPLY WITH THE OWNER / BUILDERS REQUESTS. THE CONTRACTOR / HOMEOWNER SHALL VERIFY ALL DIMENSIONS (INCL. R/O'S) AND CONDITIONS ON THE JOB. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

FOR ANY CHANGES MADE ON THE JOB NOT INCLUDED IN THESE PLANS; THE CONTRACTOR / HOMEOWNER SHALL NOTIFY ARCHITECT PRIOR TO CHANGES BEING MADE. CONTRACTOR OR HOMEOWNER ARE RESPONSIBLE FOR ANY CHANGES MADE.

MISCELLANEOUS NOTES:

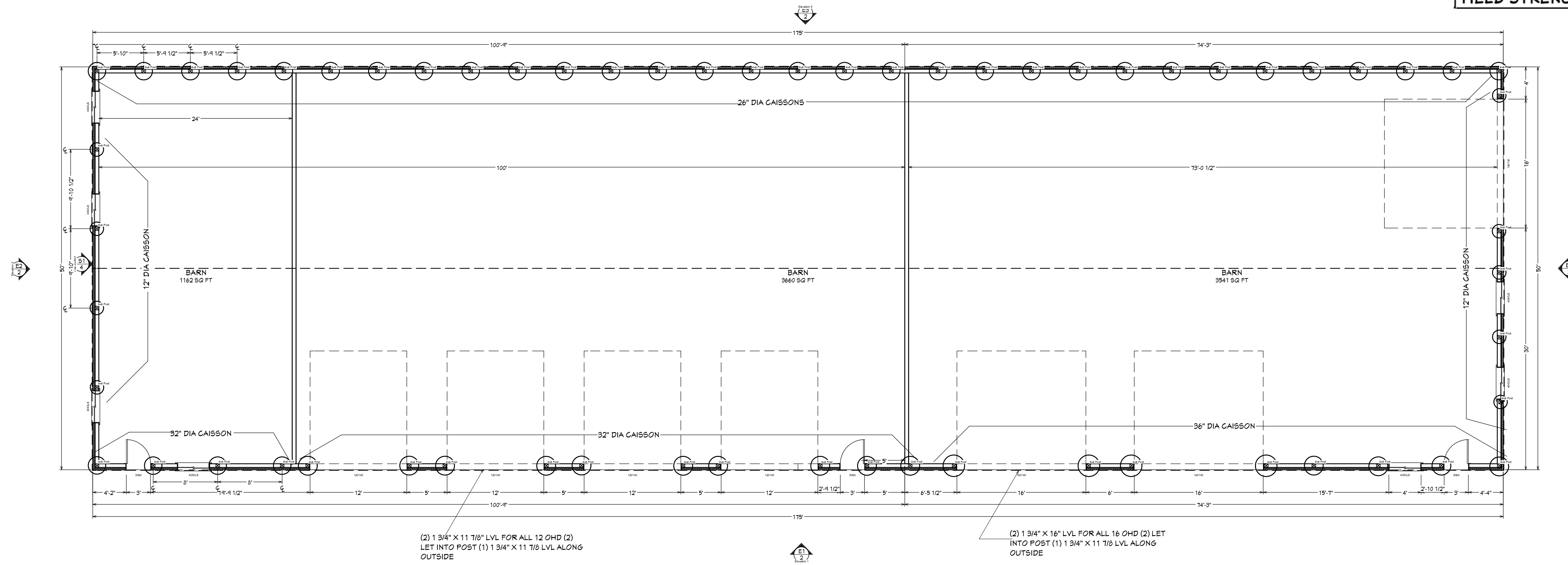
- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FF.
- ALL GLAZING WITHIN 18 IN. OF FF. AND OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQ. FT. SHALL HAVE SAFETY GLAZING.
- BATHROOMS, UTILITY ROOMS AND RANGE HOODS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
- ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF ATTIC SQUARE FOOTAGE.
- ELECTRICAL RECEPTACLES OR CIRCUITS IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PROTECTED PER NATIONAL ELECTRICAL CODE REQUIREMENTS
- ELECTRICAL RECEPTACLES OR CIRCUITS IN BEDROOMS SHALL BE A.F.C.I. PROTECTED PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- ALL LOCATIONS OF ELECTRICAL FIXTURES AND SWITCHES TO BE VERIFIED BY CONTRACTOR / HOMEOWNER.

NAILING GUIDELINES

ROOF, FLOOR & WALL SHEETING	8d 6" O.C. ON EDGES 12" O.C. IN FIELD
JOIST HANGERS	1 1/2" TECO NAIL OR EQUIV.
HD HANGERS	1 1/2" MIN. SDS SCREWS

WALL LOAD	16 PSF
ROOF DEAD LOAD	15 PSF
ROOF LIVE LOAD	20 PSF
ULTIMATE WIND VELOCITY	130 MPH
EXPOSURE	C

CODE ANALYSIS	
IRC	2021
OCCUPANCY	U
SNOW LOAD	
GROUND	43 PSF
FLAT ROOF	30 PSF
WIND SPEED	130 MPH
EXPOSURE	C
CONCRETE COMPRESSIVE STRENGTH	3500 PSI
STEEL REINFORCING YIELD STRENGTH	60 KSI



DL ENGINEERING, INC.
 9100 W. JEWELL AVE
 SUITE 200
 LAKEWOOD, CO 80232

DRAWING BY
 ELMER HORNER ARCHITECTURAL DRAFTING
 8015 S. CULEBRA PEAK
 LITTLETON, CO 80127
 720-486-6120

OWNER & PROJECT INFORMATION
 THE HOMESTEAD GROUP INC.
 2055 E. LAS VEGAS AVE
 COLORADO SPRINGS, CO. 80906

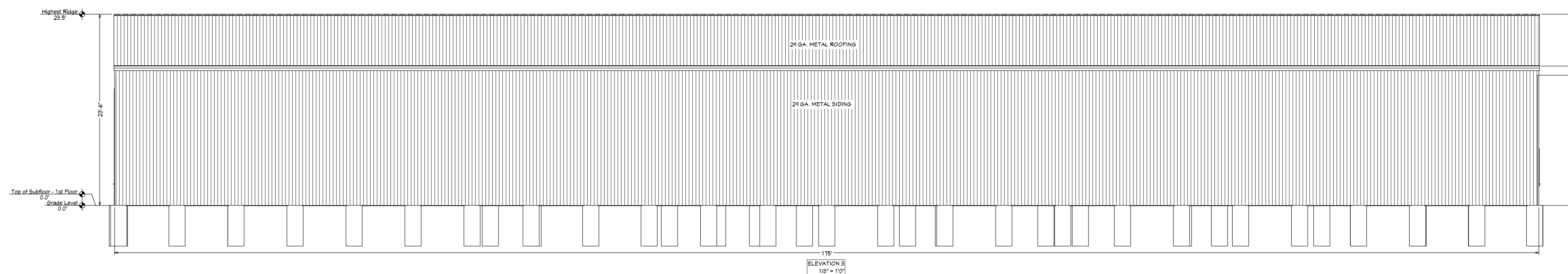
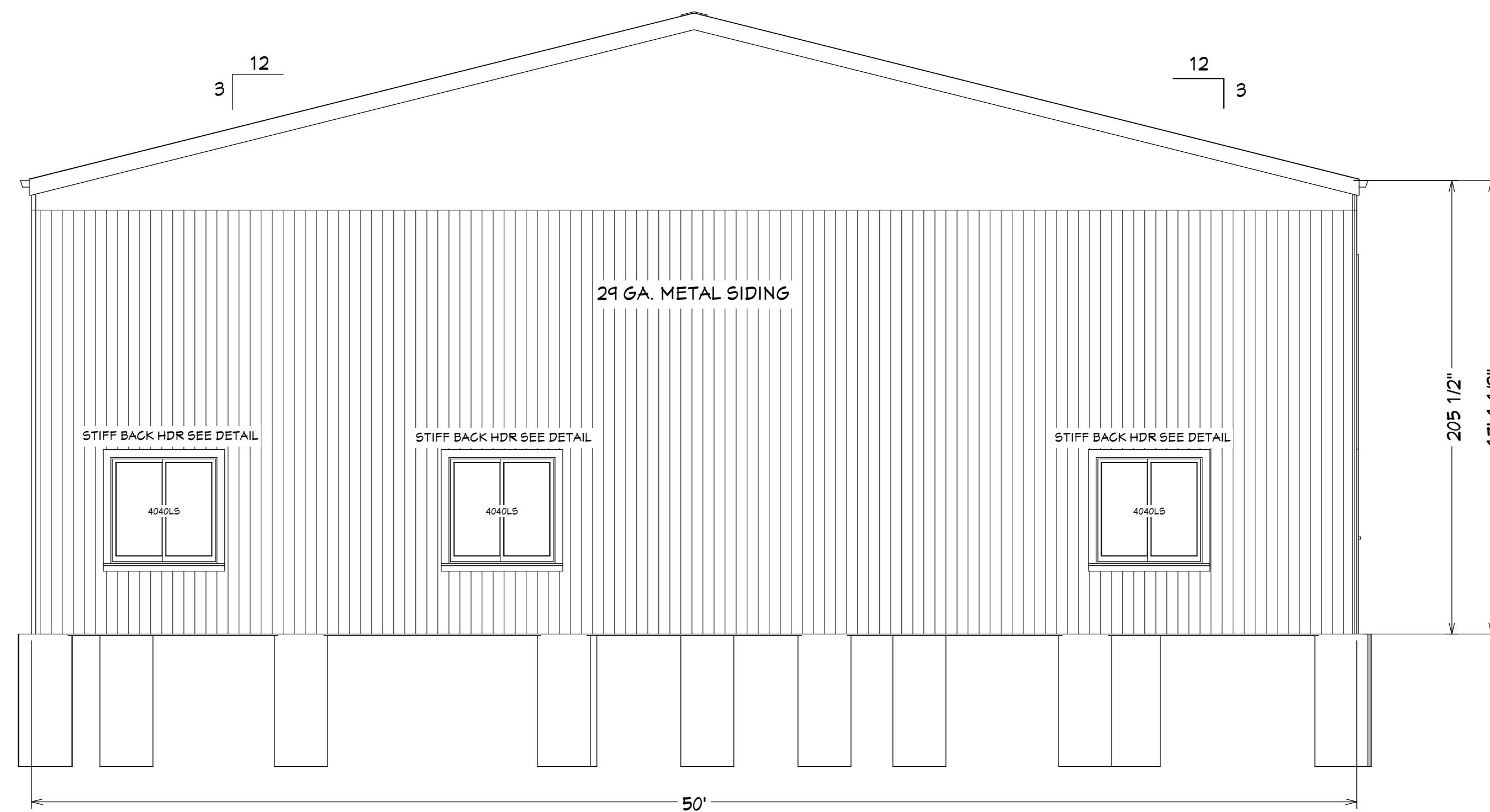
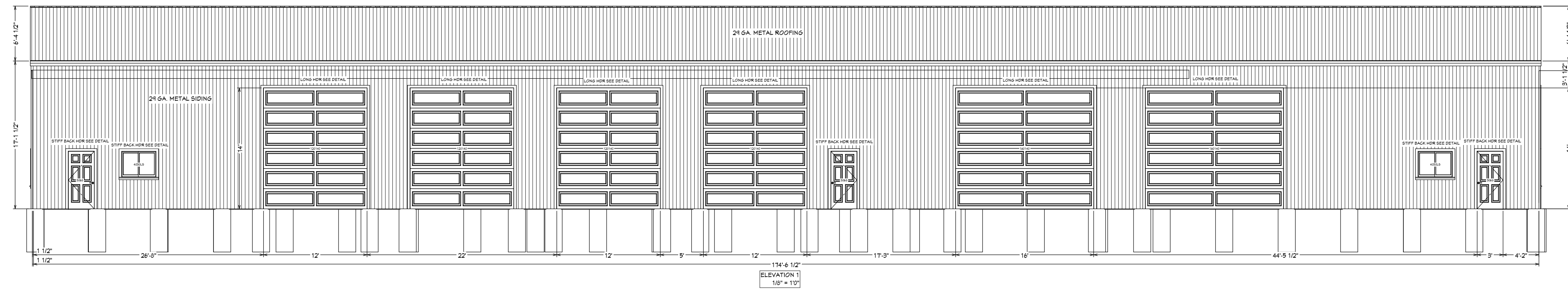
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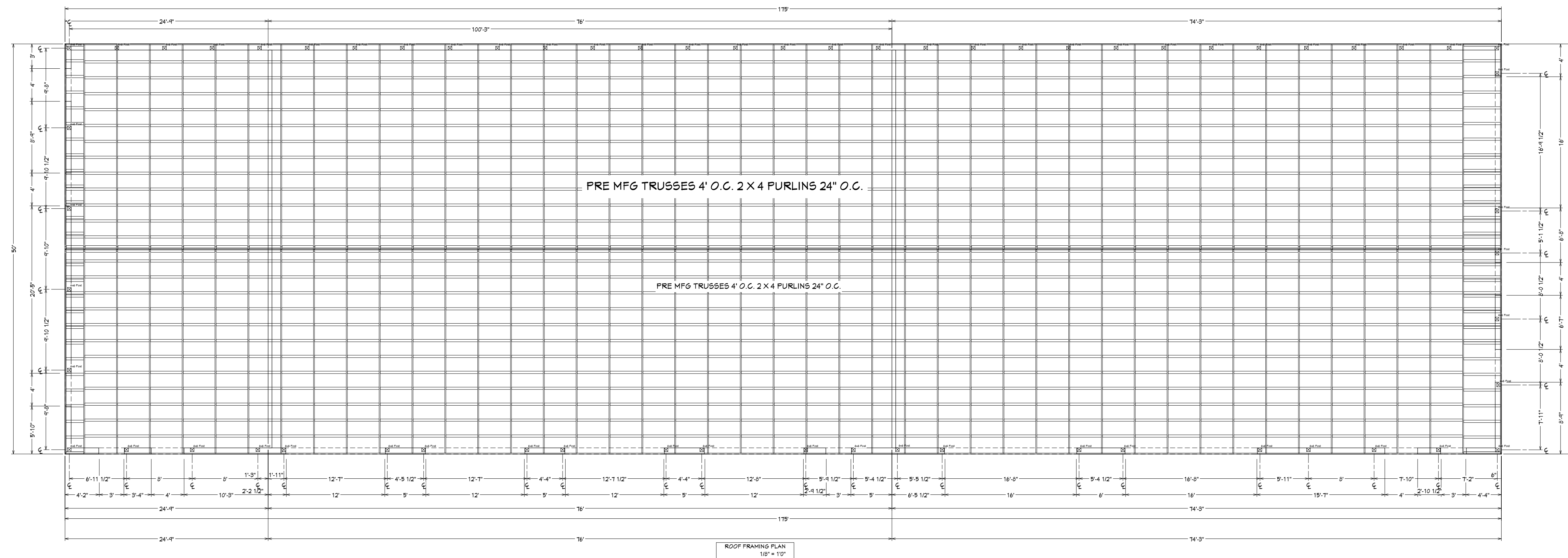
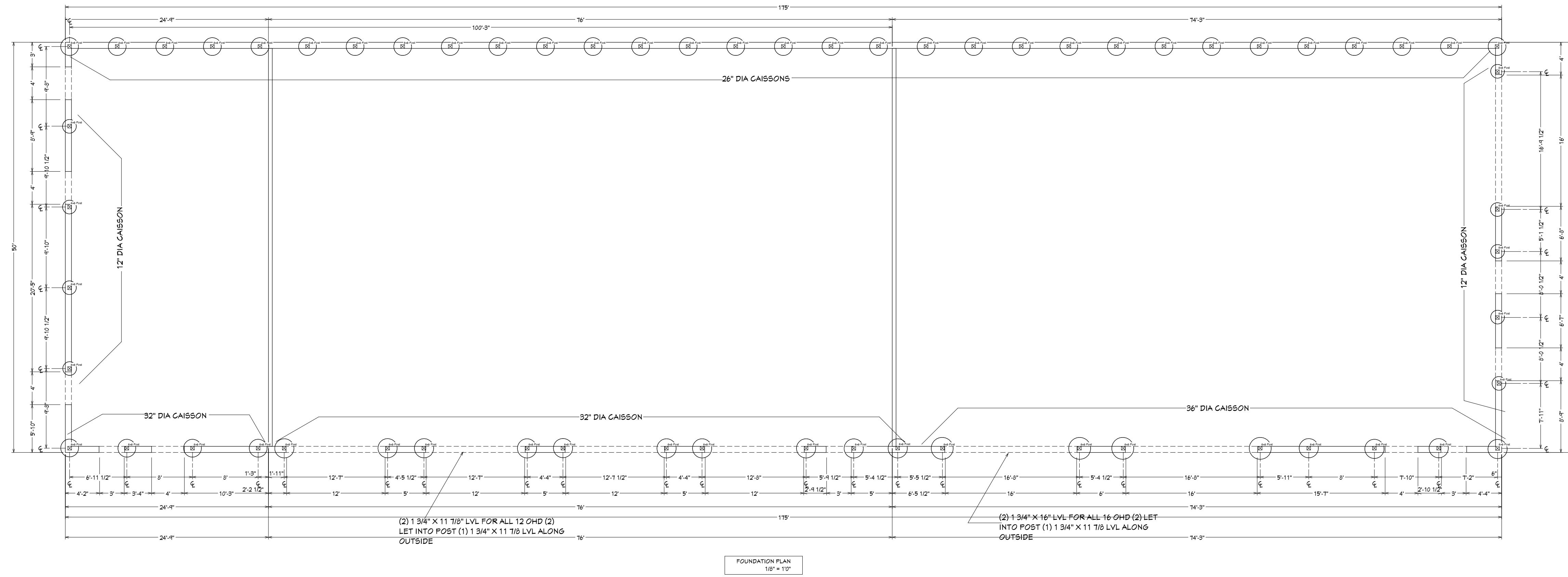
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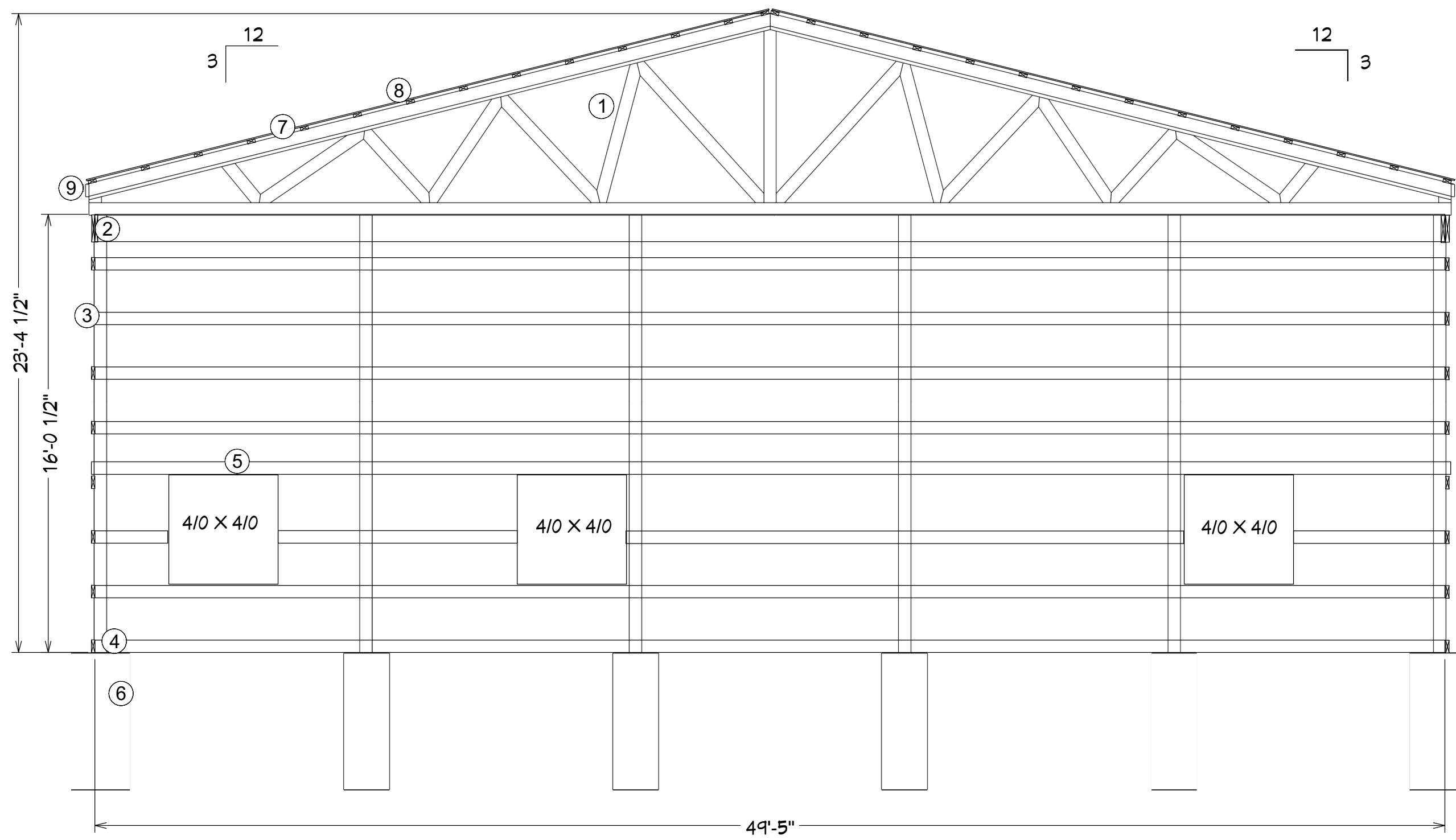
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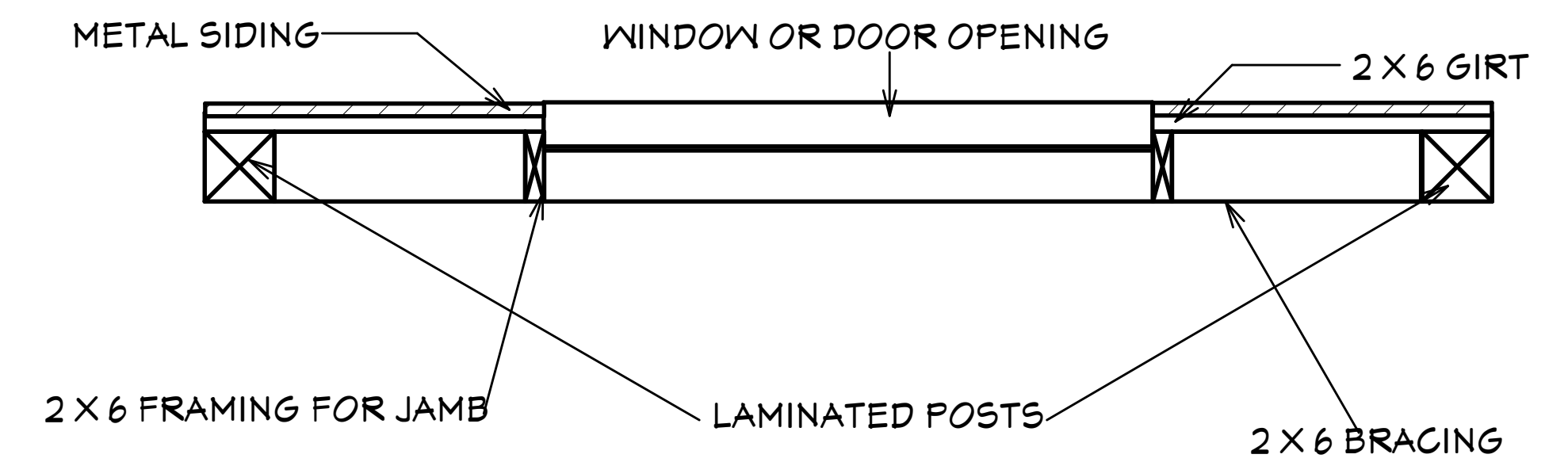
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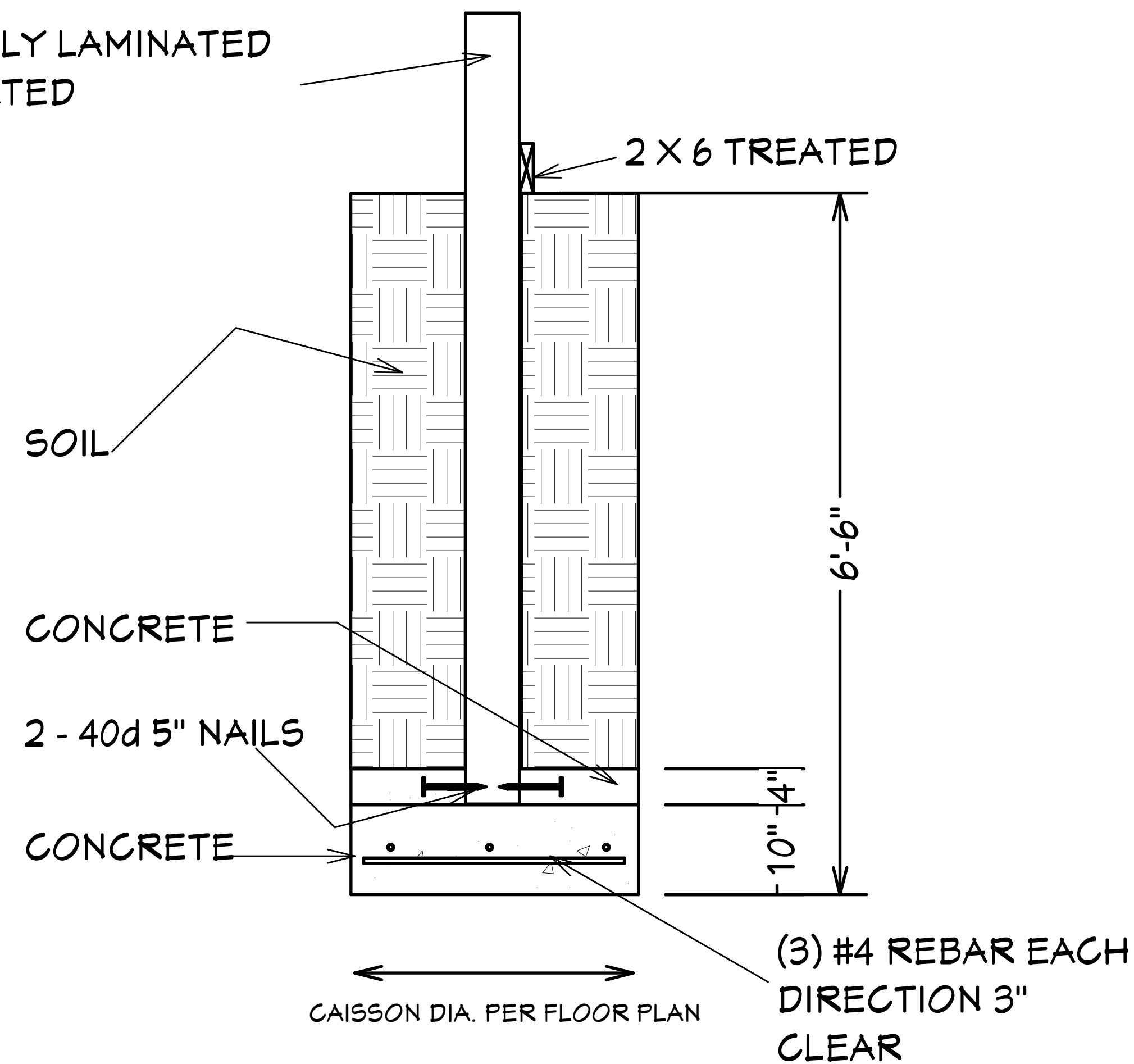
SECTION 1
1/4" = 1'0"

NOTE SCHEDULE	
①	PRE MANUFACTURED ROOF TRUSSES 4' O.C.
②	(2) 1 3/4" X 11 7/8" LVL. 1 LET INTO POSTS
③	2 X 6 GIRTS 24" O.C.
④	TREATED 2 X 6
⑤	STIFF BACK HDR OVER WINDOWS & DOORS SEE DETAIL
⑥	CAISSON SEE DETAIL AND FOUNDATION PLAN
⑦	2 X 4 PURLINS 24" O.C.
⑧	29 GA METAL ROOFING ATTACHED TO PURLINS
⑨	5" GUTTER W/ DRIP EDGE

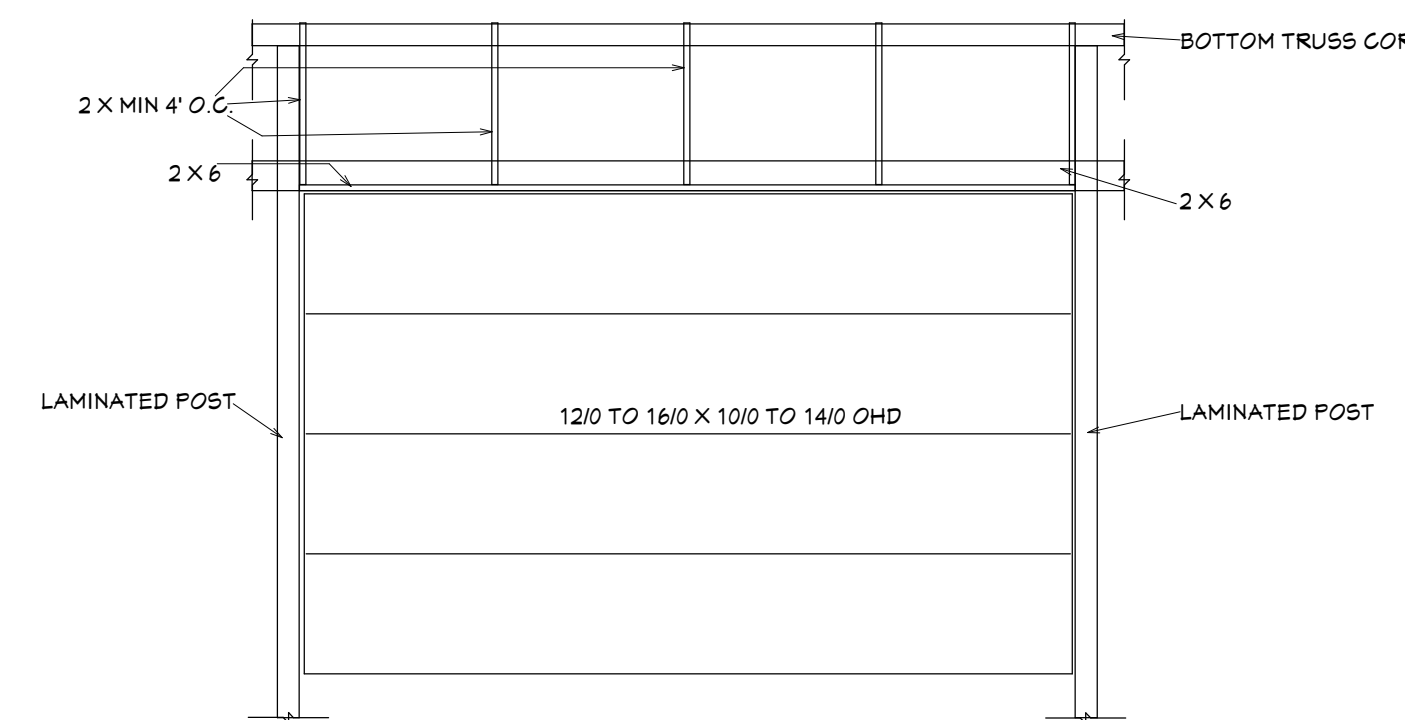
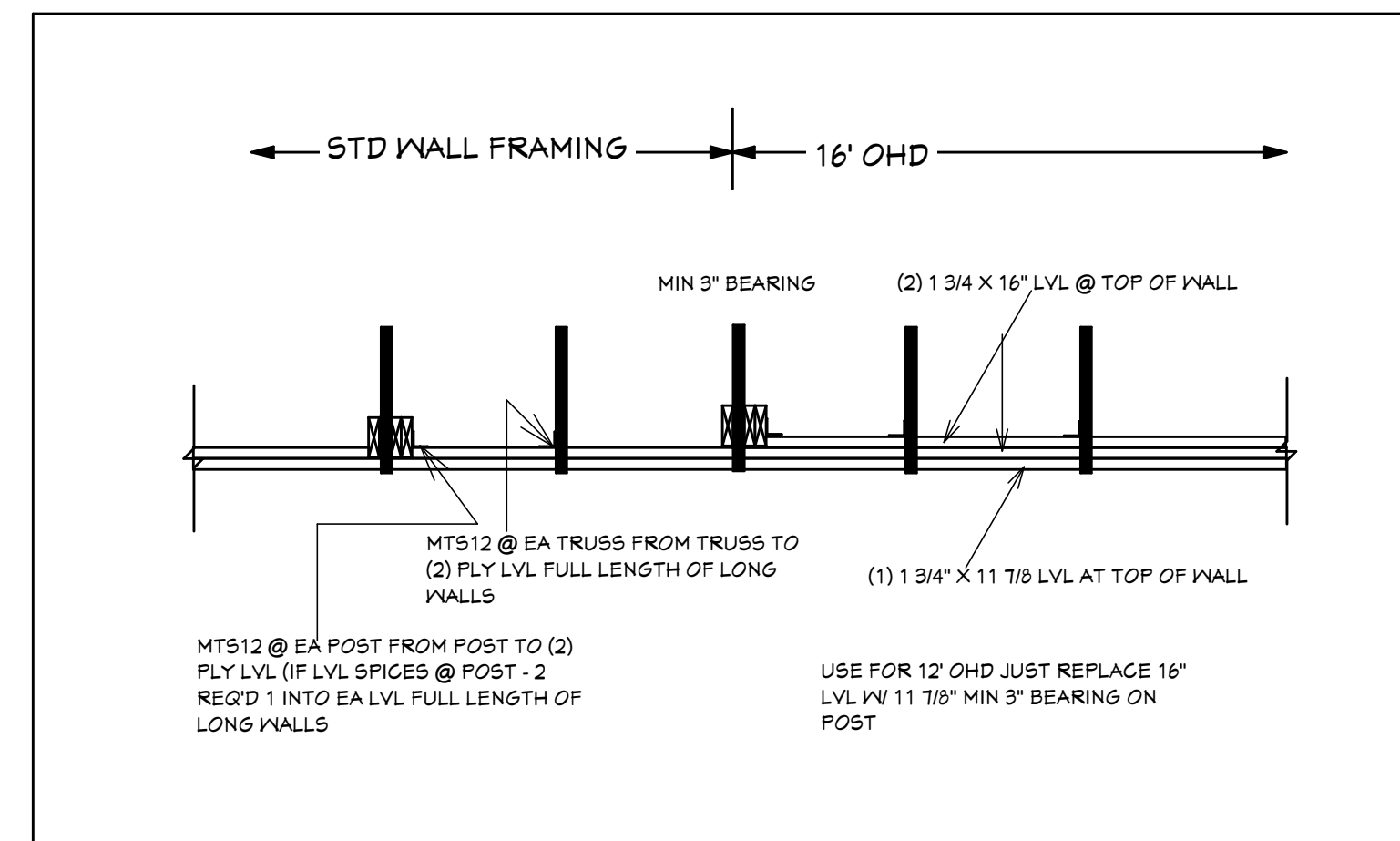


JAMB DETAIL
1" = 1'0"

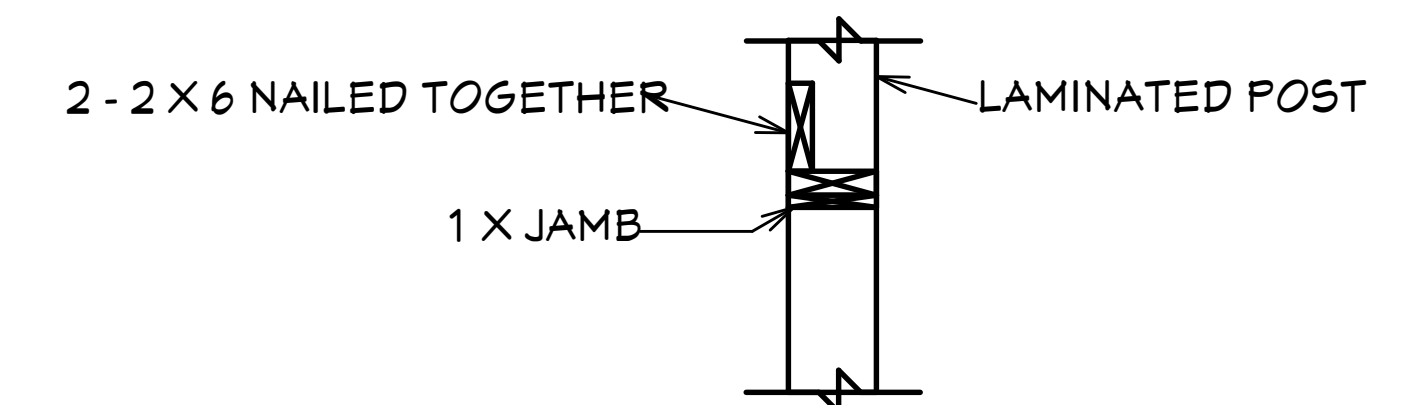
6" x 5 1/2" 4 PLY LAMINATED
POSTS TREATED



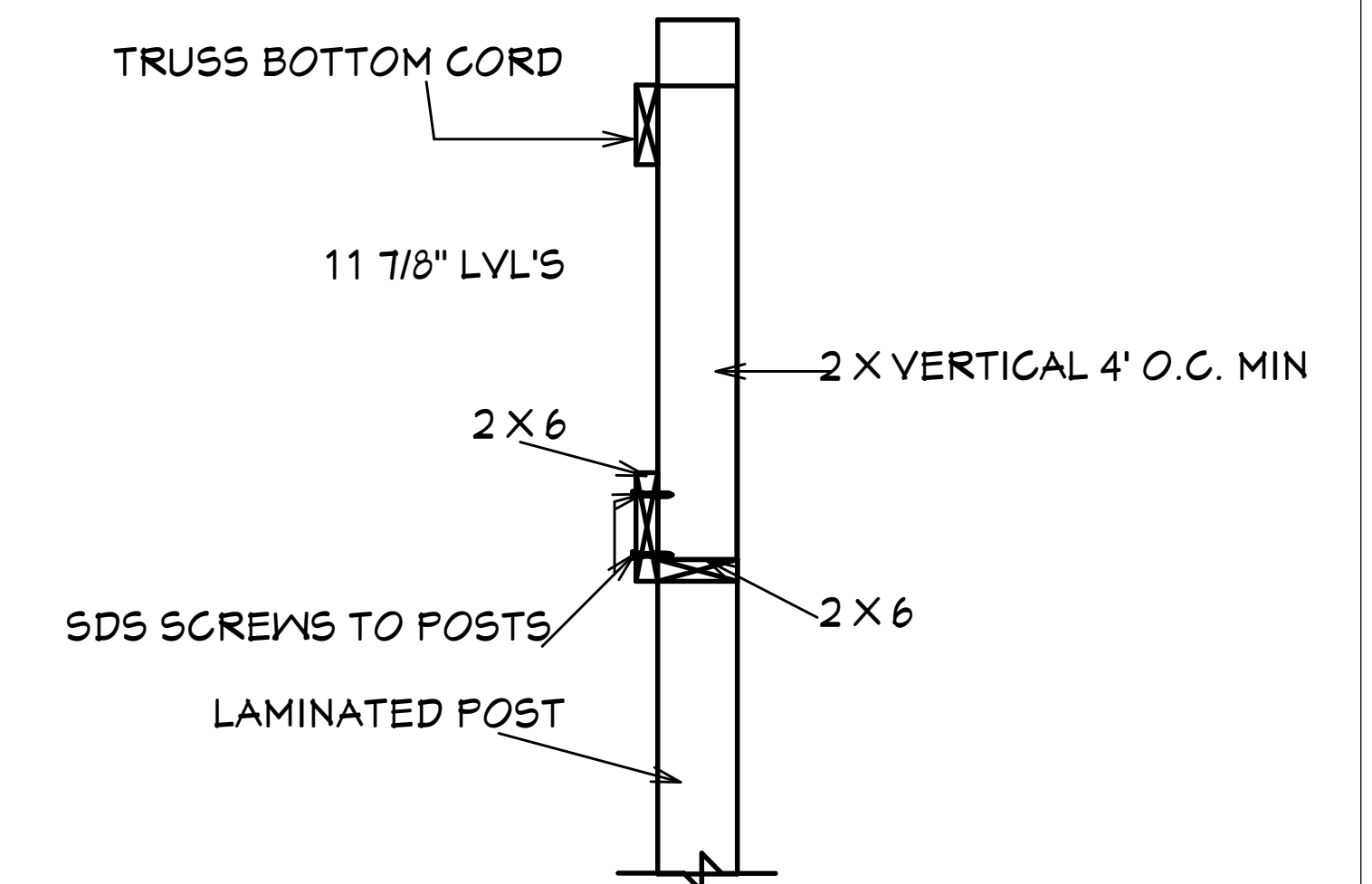
POST DETAIL
1" = 1'0"



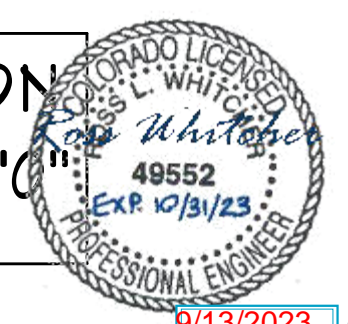
LONG HDR DETAIL
1/4" = 1'0"



STIFF BACK HDR DETAIL



LONG HDR CROSS SECTION
1" = 1'0"



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