

NOTES BASED ON 2021 I.R.C. & 2023 RBC

GENERAL NOTES

ALL WORK SHALL CONFORM TO ALL REGULATIONS AND ORDINANCES OF EL PASO COUNTY, STATE OF COLORADO AND ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION.

THE TERM 'CONTRACTOR' AS USED HEREIN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUBCONTRACTOR AS REQUIREMENTS PERTAIN TO THEIR TRADE.

THESE DRAWINGS ARE 'BUILDERS PLANS' INDICATING GENERAL DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIALS OR COMPONENTS. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING ALL EXISTING GRADES AT THE SITE.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR DEFICIENCIES IN THE DRAWINGS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF ALL RESPONSIBILITY.

THIS IS A CUSTOM DESIGN FOR A SPECIFIC SITE. THESE PLANS MAY NOT BE USED ON ANY OTHER SITE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.

ANY CHANGES TO THESE PLANS WITHOUT PRIOR WRITTEN CONSENT BY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR AND OWNER OF THAT CHANGE.

THE CONTRACTOR SHALL PROVIDE MECHANICAL AND ELECTRICAL ENGINEERING AS REQUIRED TO COMPLETE WORK AND FOR INTENDED PURPOSE. MECHANICAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL NECESSARY FLEX CHASES, DUCTS & EQUIPMENT.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

PROTECT ADJACENT PROPERTY INCLUDING PUBLIC RIGHT-OF-WAYS DURING ALL OPERATIONS.

THE WORK OF THIS CONTRACT INCLUDES ALL ON-SITE AND OFF-SITE WORK SHOWN ON THESE DRAWINGS SPECIFIED OR REASONABLY IMPLIED.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.

THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES & ENFORCE SAFETY MEASURES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

ALL BRACING NECESSARY FOR CONSTRUCTION PURPOSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS PRIOR TO START OF CONSTRUCTION.

THE APPROVED PLANS AND A COPY OF THE PLAN REVIEW COMMENTS SHALL BE MAINTAINED ON THE JOB SITE AND AVAILABLE TO THE INSPECTOR AT ALL TIMES DURING CONSTRUCTION.

SITE NOTES

PROPERTY LINES, EASEMENTS, BUILDING ENVELOPE, AND ALL METES AND BOUNDS INFORMATION PROVIDED BY OWNER.

CONTRACTOR SHALL COORDINATE ALL UTILITY DESIGN INSTALLATION AND SERVICES.

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND ACROSS SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FOUNDATION INSTALLATION.

CONTRACTOR SHALL PROVIDE PROPER COMPACTION OF ALL EXCAVATED & TRENCHED AREAS AT TIME OF BACKFILL.

FLOOR PLAN NOTES

ALL GLAZING TO CONFORM TO CURRENT BUILDING CODE REGULATIONS.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS WHOSE OPERABLE EXTERIOR OPENINGS ARE LESS THAN 3 SQ. FT. PER CURRENT BUILDING CODE REGULATIONS.

PROVIDE ATTIC VENTILATION PER CURRENT BUILDING CODE REGULATIONS.

FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL LOCATIONS TO COMPLY WITH LOCAL BUILDING CODES AS SHOWN ON DRAWINGS. FIRE BLOCKS ARE REQUIRED WITH STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING.

FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (BOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, OR OTHER CODE APPROVED MATERIAL.

ONE LAYER OF 5/8" TYPE 'X' GYP BOARD SHALL BE APPLIED TO THE BOTTOM CHORD OF TRUS OR ENGINEERED TRUSSES IN GARAGE CEILING FOR FIRE SEPARATION BETWEEN GARAGE SPACE ABOVE.

ONE LAYER OF 5/8" TYPE 'X' GYP BOARD SHALL BE APPLIED TO THE WALLS IN GARAGE FOR FIRE SEPARATION BETWEEN GARAGE LIVING SPACE.

ENCLOSED USEABLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE 'X' GYP BOARD ON WALLS AND SOFFITS.

STAIRS AND STAIR RAILINGS SHALL COMPLY WITH CURRENT BUILDING CODE REGULATIONS.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS.

ELEVATION NOTES

SEE ROOF FRAMING PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.

CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

CONTRACTOR TO PROVIDE MEMBRANE FLASHING 12" AROUND WINDOW AND DOOR OPENINGS.

CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING PER MANUFACTURERS SPECIFICATIONS.

CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.

CLEARANCE FROM GROUND TO SIDING SHALL COMPLY WITH CURRENT BUILDING CODE REGULATIONS AND ALL LOCAL AMENDMENTS.

BACKPRIME AND PRIME CUT EDGE OF TRIM MATERIAL.

PROVIDE TIE-BACK STUDS & METAL STRAPS AS REQUIRED TO TIE CHIMNEY STRUCTURES TO TRUSSES BELOW.

FOUNDATION NOTES

STEEL REINFORCING BARS SHALL BE GRADE 40 DEFORMED BARS. BEND OR LAP ALL BARS A MINIMUM 24" AROUND CORNERS. ANCHOR BOLTS SHALL BE A MINIMUM 1/2" DIAMETER X 10" LONG @ 6" ON CENTER, MAXIMUM SPACING.

CONCRETE FOUNDATION WALLS SHALL HAVE TWO ROWS OF (2) #55 HORIZONTAL TOP AND BOTTOM AT 32" O.C. FOOTINGS SHALL BE MINIMUM 8" DEEP X 16" WIDE WITH (2) #4'S CONTINUOUS HORIZONTALLY. PROVIDE #4 CONTINUOUS VERTICAL REINFORCEMENT EXTENDING FULL HEIGHT OF FOUNDATION WALL @ 16" O.C.

CONCRETE WALLS SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE SLABS SHALL BE 4" THICK WITH 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AND 6x6/10-10 W.W.P. OR FIBERGLASS REINFORCING UNLESS OTHERWISE NOTED. FOUNDATIONS, FOOTINGS AND WALLS ARE DESIGNED ASSUMING NON-EXPANSIVE SOILS WITH A MINIMUM BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNANTICIPATED SOILS CONDITIONS.

FRAMING NOTES

ALL MAIN LEVEL & UPPER LEVEL EXTERIOR WALLS ARE 2x6 WOOD STUDS AT 16" ON CENTER. ALL EXTERIOR WALLS TO BE PLATFORM FRAMED TO BOTTOM OF JOIST, RAFTER OR TRUSS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. LOAD BEARING WALLS OVER 10' SHALL BE 2x6 AT 16" ON CENTER. LOWER LEVEL EXTERIOR WALLS SHALL BE 2x6 AT 16" ON CENTER. ALL INTERIOR WALLS ARE 2x4 WOOD STUDS AT 16" ON CENTER. INTERIOR BEARING WALLS TO BE FRAMED WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. NON-LOAD BEARING WALLS OVER 14' UNSUPPORTED HEIGHT SHALL BE 2x6 AT 16" ON CENTER. PROVIDE TREATED WOOD SILLS WHERE REQUIRED BY CODE.

STUDS AND PLATES SHALL BE 'STUDS' OR #3 STRUCTURAL LIGHT FRAMING, Fx 150 PSI HEM-FIR OR BETTER.

PROVIDE 'SOLID' STUDS, 3" MINIMUM GANGED STUDS IN WALLS AND AT BEAM BEARINGS AS SHOWN, CONTINUOUS THROUGH SOLID BLOCKING IN FLOORS.

ALL NOMINAL JOISTS, BEAMS & RAFTERS TO BE SOUTHERN PINE NO. 1 OR BETTER.

ALL SOLID SAWN BEAMS TO BE DOUGLAS-FIR SOUTH GRADE #1 OR BETTER, UNLESS NOTED OTHERWISE.

ALL GLU-LAMINATED BEAMS TO BE DOUGLAS-FIR Fx 2400 PSI FV 240 PSI E 1800,000 PSI UNLESS NOTED OTHERWISE.

ALASKAN YELLOW CEDAR GLU-LAMINATED BEAMS TO BE Fx 2,000 PSI FV 265 PSI E + 1,500,000 PSI.

ALL SINGLE LVLS CALLED OUT SHALL BE FRAMED WITH SINGLE DIMENSIONAL LUMBER OF CLOSEST SIZE.

PROVIDE SWAY BRACING AT CORNERS AND EVERY 25 FEET OF WALL PER CURRENT BUILDING CODE REGULATIONS.

FOUNDATION PLATES SHALL BE REDWOOD CONSTRUCTION COMMON OR PRESSURE TREATED DOUG-FIR.

FLOOR JOISTS SHALL BE TRUS AS MANUFACTURED BY TRUSS JOIST CORP. OR APPROVED EQUALS INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEE MANUFACTURERS MANUAL FOR REQUIRED BLOCKING, FILLERS AND NAILING REQUIREMENTS.

ROOF FRAMING SHALL BE PRE-ENGINEERED TRUSSES.

LVL BEAMS SHALL BE MICRO-LAMS AS MANUFACTURED BY TRUSS JOIST CORP. OR EQUAL WITH Fx 2600 PSI FV 285 PSI E 1900 PSI TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.

FLOORS SHALL BE 3/4" T&G, APA 48/24 PLYWOOD GLUED AND NAILED.

WALL SHEATHING SHALL BE 7/16" O.S.B. APA RATED PER TYPICAL WALL SECTION.

ROOF SHEATHING SHALL BE 19/32" O.S.B. APA RATED PER TYPICAL WALL SECTION.

ALL MULTIPLE BEAMS SHALL BE GLUED, NAILED AND/OR BOLTED PER MANUFACTURERS RECOMMENDATIONS.

PROVIDE HURRICANE ANCHORS AND REQUIRED BLOCKING AT ALL TRUSS / RAFTER BEARING.

ALL OPENINGS IN EXTERIOR WALLS (DOORS, WINDOWS, ETC.) SHALL HAVE MINIMUM HEADERS OF (2) 2x10'S WITH PLYWOOD SPACERS, UNLESS NOTED OTHERWISE.

PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH FRAME CONDITIONS AND AS DEPICTED ON FRAMING PLANS. PROVIDE ANY OTHER POST BASES, MULTIPLE JOIST HANGERS, AND BEAM CONNECTORS AS REQUIRED. INSTALL WITH NUMBER AND TYPE OF NAILS RECOMMENDED BY MANUFACTURER.

FRAMER RESPONSIBLE FOR ACCOMMODATING REQUIRED PLUMBING AND HEATING RUNS & CHASES.

CARRY ALL POINT LOADS CONTINUOUS TO THE FOUNDATION.

DESIGN LOADS PER SECTION R301, 2021 I.R.C. & 2023 RBC WITH LOCAL AMENDMENTS:  
ROOF 40 PSF LIVE + 15 PSF DEAD  
ULTIMATE WIND SPEED 130 MPH, EXPOSURE C  
FLOOR 40 PSF LIVE + 10 PSF DEAD  
DECKS 40 PSF LIVE + 10 PSF DEAD  
GROUND SNOW 50 PSF  
ELEVATION 6912'

ROOF NOTES

WOOD ROOF TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. CALCULATED LIVE LOAD DEFLECTIONS OF TRUSSES SHALL NOT EXCEED 1/240TH OF THE SPAN LENGTH. SHOP DRAWINGS AND CALCULATIONS BEARING THE SEAL AND SIGNATURE OF THE DESIGN ENGINEER SHALL BE SUBMITTED FOR REVIEW. THESE SHOP DRAWINGS SHALL SHOW THE LOCATIONS OF ALL THE TRUSSES, CONNECTION PLATE SIZE AND CAPACITY, AND THE SIZE AND GRADE OF LUMBER TO BE USED. SHOP DRAWINGS REVIEW SHALL BE COMPLETED PRIOR TO TRUSS FABRICATION. TRUSS MANUFACTURER SHALL PROVIDE BLOCKING AT BEARING LOCATIONS BEARING AS REQUIRED FOR TRUSS STABILITY AND AT ALL TRUSS AND GIRDER HANGERS.

ROOF TRUSS ENGINEERING AND VERIFICATION OF DIMENSIONS/PLATE HEIGHTS WILL BE THE RESPONSIBILITY OF THE SUPPLIER. PROVIDE SOLID BLOCKING BETWEEN TRUSSES AT BEARING POINTS FOR LATERAL SUPPORT, TO PREVENT ROTATION AND LATERAL DISPLACEMENT.

ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER TO INCORPORATE ALL LOADS AS SPECIFIED IN GENERAL FRAMING NOTES AS WELL AS ANY ADDITIONAL LOADS AS MAY BE REQUIRED BY CODE AND SPECIFIC POINT LOADS AS SHOWN ON DRAWINGS.

THE ROOF LAYOUT IN THIS DRAWING PORTRAYS DESIGN INTENT ONLY. REFER TO TRUSS DRAWINGS BY TRUSS MANUFACTURER FOR ACTUAL CONSTRUCTION.

COMPOSITE SHINGLE ROOF INSTALLED PER MANUFACTURERS SPECS. OVER (1) LAYER 30# FELT OR BUTYLSHENE OVER 19/32" OSB. PROVIDE E & WATER SHIELD AS REQUIRED AT ALL VALLEYS AND EAVES. CONTRACTOR SHALL COMPLY WITH MANUFACTURERS INSTALLATION RECOMMENDATIONS FOR SINGLE ROOFING MATERIAL REGARDING NAILING PATTERNS AND NAIL PENETRATION.

CONTRACTOR TO COORDINATE LOCATIONS FOR GUTTERS AND DOWNSPOUTS.

CONTRACTOR TO VERIFY PROPER SLOPE OF GUTTERS FOR REQUIRED DRAINAGE.

DISCHARGE ROOF DOWNSPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS WELL BEYOND THE LIMITS OF THE BACKFILL, A MINIMUM OF 5 FEET.

ALL ROOF OVERHANGS TO BE 2'-0" FROM FRAME UNLESS NOTED OTHERWISE.

TYPICAL ROOF PITCH IS 2/12 UNLESS NOTED OTHERWISE.

TYPICAL TRUSS HEEL HEIGHT 2'-0" UNLESS NOTED OTHERWISE.

CONTRACTOR TO PROVIDE ALL VALLEY FLASHING, STEP FLASHING, DRIP FLASHING AND ANY OTHER REQUIRED FLASHING PER ROOFING MANUFACTURERS SPECIFICATIONS.

SECTION NOTES

ALL EXTERIOR WALLS SHALL HAVE A MINIMUM R-20 INSULATION. ROOF/CEILING SHALL BE MINIMUM R-49 INSULATION. THESE REQUIREMENTS ASSURE COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

PROVIDE NOT LESS THAN 1 S.F. OF UNDER FLOOR VENTILATION OPENINGS FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA, WITH ONE SUCH OPENING WITHIN 3 FEET OF EACH CORNER PER CURRENT BUILDING CODE REGULATIONS.

ELECTRICAL NOTES

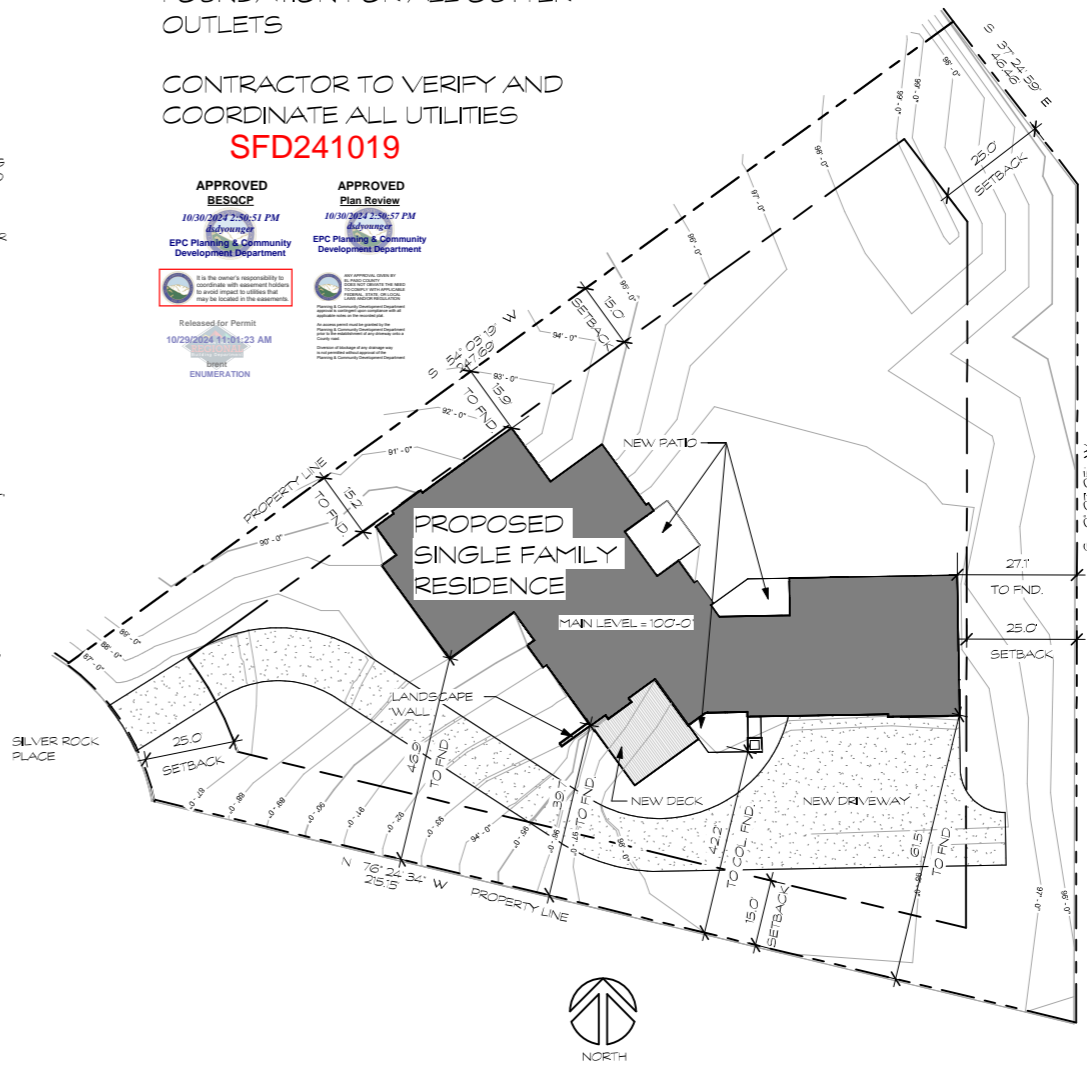
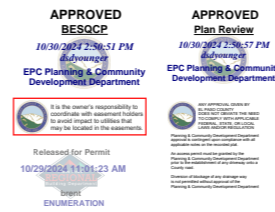
PROVIDE GFI OUTLETS WHERE REQUIRED BY CODE. PROVIDE SMOKE DETECTION AS REQUIRED BY CODE. PROVIDE CARBON MONOXIDE DETECTION.

MILLWORK NOTES

CABINETRY SHOWN IS A CONCEPTUAL DERIVATION. ACTUAL FINAL CABINET DESIGN AND LAYOUT SHALL BE BY THE DESIGNER OF THE CABINET SUPPLIER AND COORDINATED WITH THE CONTRACTOR, OWNERS, AND ACTUAL FIELD DIMENSIONS.

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING & COORDINATE MINIMUM DISTANCE OF 4 FT FROM THE FOUNDATION FOR ALL GUTTER OUTLETS

CONTRACTOR TO VERIFY AND COORDINATE ALL UTILITIES  
SFD241019



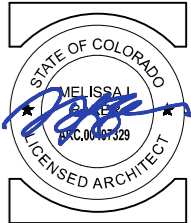
1 SITE PLAN  
SCALE: 1" = 20'-0"

PROPERTY LINES, EASEMENTS, BUILDING ENVELOPE, AND ALL METES AND BOUNDS INFORMATION PROVIDED BY OWNER.

6206103055  
Lot 39 Gleneagle  
Golf Course Residential  
Infill Development  
PLAT 14016  
RS-6000

DRAWING INDEX

Table with 2 columns: Drawing ID (T1, C1, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, S1, S2, S3, S4, S5, S6) and Description (TITLE SHEET, GENERAL NOTES & SITE PLAN, MAIN LEVEL FLOOR PLAN, MAIN LEVEL GARAGE FLOOR PLAN, LOWER LEVEL FLOOR PLAN, ELEVATIONS, ELEVATIONS, BUILDING SECTIONS, BUILDING SECTIONS, BUILDING SECTIONS, WALL SECTIONS & DETAILS, FOUNDATION PLAN, GARAGE FOUNDATION PLAN & DETAILS, MAIN LEVEL FRAMING, ROOF FRAMING PLAN, GARAGE ROOF FRAMING PLAN, BRACED WALL PLANS)



303.674.4177  
www.foothillsarchitects.com

Member  
American  
Institute of  
Architects

Single Family  
Residence for KRG  
Investments LLC.

Lot 39  
370 Silver Rock  
Place  
Colorado Springs  
80465

Copyright 2024

This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with Foothills Architects, Ltd.

sheet title  
GENERAL NOTES &  
SITE PLAN

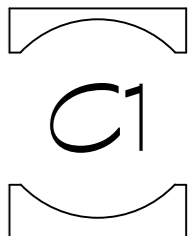
revisions

date 09.20.2024

project # 2228.02

drawn by MLB/TAH

checked by MLB



# RESIDENTIAL



2023 PPRBC  
2021 IECC Amended

Parcel: 6206103055

Address: 370 SILVER ROCK PL, COLORADO SPRINGS

Plan Track #: 195482 

Received: 24-Oct-2024 (BRIANNAM)

## Description:

### RESIDENCE

Contractor: TANDEM ENTERPRISES INC

Type of Unit:

Garage	1181	
Main Level	3113	
Upper Level 1	3079	
	7373	Total Square Feet

## Required PPRBD Departments (6)

<b>Enumeration</b>  Released for Permit 10/29/2024 11:02:51 AM REGIONAL Building Department brent ENUMERATION	<b>Floodplain</b>  (N/A) RBD GIS
<b>Construction</b>	<b>Electrical</b>
<b>Mechanical</b>  Released for Permit 10/29/2024 3:43:22 PM REGIONAL Building Department trevorh MECHANICAL	<b>Plumbing</b>

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

**Required Outside Departments (1)**

**County Zoning**

**APPROVED  
Plan Review**

*10/30/2024 2:51:28 PM  
dsyounger*

**EPC Planning & Community  
Development Department**