TYPICAL CONSTRUCTION NOTES

I GENERAL

1. FIELD VERIFY ALL DEMINSIONS, MATERIAL, AND SITE CONDITIONS.
2. CONSTRUCTION, DIMENSIONS, AND MATERIALS SHALL BE PER THE CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE AND THE PIKES PEAK REGIONAL BUILDING CODE WHETHER NOTED OR OMITED. (IRC 2015)
3. DIMENSIONS ARE TO FACE OF STUDS, UNLESS OTHERWISE NOTED.
4. DESIGNER'S AND DRAFTMAN'S LIABILITY REGARDING ERRORS AND/OR OMISSIONS WILL BE STRICTLY LIMITED TO THE CORRECTIONS OF THE ORGINAL DRAWINGS.

II FOUNDATION

1. FOUNDATION TO BE DESIGNED BY COLORADO REGISTERED ENGINEER. WITH THE USE OF A SOILS REPORT.
2. FOUNDATION DESIGN AND SOIL REPORT TO BE ON SITE AT TIME. OF FIRST INSPECTION.
3. FOUNDATION DRAINAGE TO BE VERIFIED WITH SOILS REPORT AND ENGINEERED FOUNDATION.
4. PROVIDE 2x4 TREATED SILL PLATE TO FOUNDATION AS REQUIRED WITH 1/2"x10" ANCHOR BOLTS AT 6'-0" O.C. MAX. 12" FROM CORNERS, END PLATES, STEPS AND BLOCKOUTS.

III FRAMING

1. ALL LUMBER SHALL BE HEM FIR #2 OR EQUAL UNLESS OTHERWISE NOTED.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A-36 MIN.
3. ALL SPECIFIED ITEMS SUCH AS MICROLAM, GLULAM, SIMPSON PRODUCTS, LUMBER, SHEATHING, SIDING, FURNACES, FIREPLACES, ETC., SHALL BE INSTALLED IAW THE SPECIFICATIONS AND DESIGN CRITERIA ESTABLISHED FOR THAT ITEM.
4. ALL EXTERIOR WALLS SHALL BE 2X4 STUDS @ 16" O.C., INSULATION PER IECC CERTIFICATE BOARD OR 7/16" OSB AND 7/16" OSB CORNER BRACING PER IRC. 2x6 EXTERIOR WALLS AS SPECIFIED SHALL HAVE R19 BATT INSUL.

   FRAMING LUMBER:
   2 X 4 SILL PLATES: TREATED HEM-FIR BORATE
   2 X 4 PLATE MATERIAL: HEM-FIR STD OR BETTER
   2 X 4 STUD MATERIAL: HEM-FIR STUD GRADE
   2 X 6 AND LARGER: HEM-FIR #2 AND BETTER
   4 X 4 & 4 X 6 POST (EXPOSED TO EARTH OR CONC.) TREATED D.F. #2
   4 X 4 & 4 X 6 POST D.F. #2
5. ALL EXTERIOR WALLS ARE LOAD BEARING.
6. ALL HEADERS ARE 4 3/8" L.S.L. UNLESS OTHERWISE NOTED.
7. TRIMMERS AT HEADERS SHALL BE MIN OF 1 2X4 STUD AT EACH END. KINGSTUDS AT HEADERS SHALL BE MIN OF 1/2 STUD FOR EACH STUD REMOVED FROM OPENING.
8. ALL JOIST HANGERS, TRUSS ANCHORS, POST CAPS AND BASES SHALL BE BY SIMPSON AS SPECIFIED ON ENGINEERING DRAWINGS.
9. SUB-FASCIA SHALL BE 2x4 H.F. AND FASCIA SHALL BE 6" HARDBOARD (RUF TEXTURED).
10. ROOF OVERFRAMING SHALL BE 2X6 @ 24" O.C., WITH 2X4 VERTICAL MEMBERS AND 2X4 FLAT AT VALLEY UNLESS OTHEWISE SPECIFIED.
12. TRUSSES SHALL BE ANCHORED @ WALLS BY SIMPSON H2.5T ANCHOR @ EA. END OF EA. TRUSS. U.N.O.

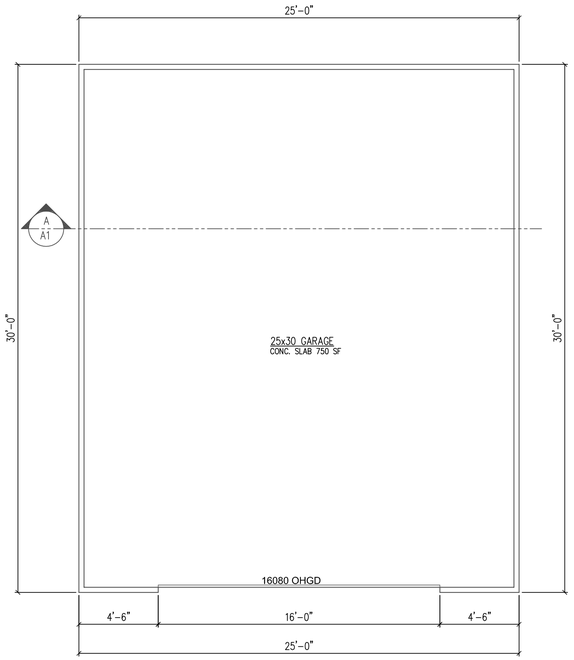
LOAD DESIGN CRITERIA

ELEVATION: BELOW 7,000'
ROOF:PSF
DEAD LOAD.....15
SNOW LOAD.....30
TOTAL ROOF LOAD.....45
WIND VELOCITY.....130 MPH V ULT. CAT II, EXP. C

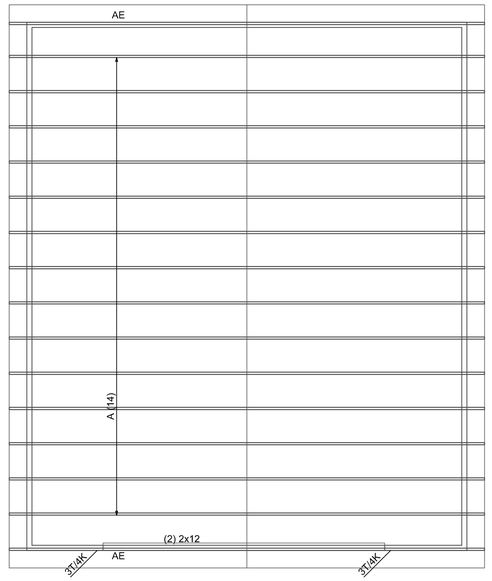
TRUSS BEARING:
(1) H2.5T PER PLY @ EACH BEARING
LOCATION U.N.O. ON FRAMING PLAN

THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE w/ THE 2015 IRC AS AMENDED BY THE 2017 PIKES PEAK REGIONAL BUILDING DEPARTMENT

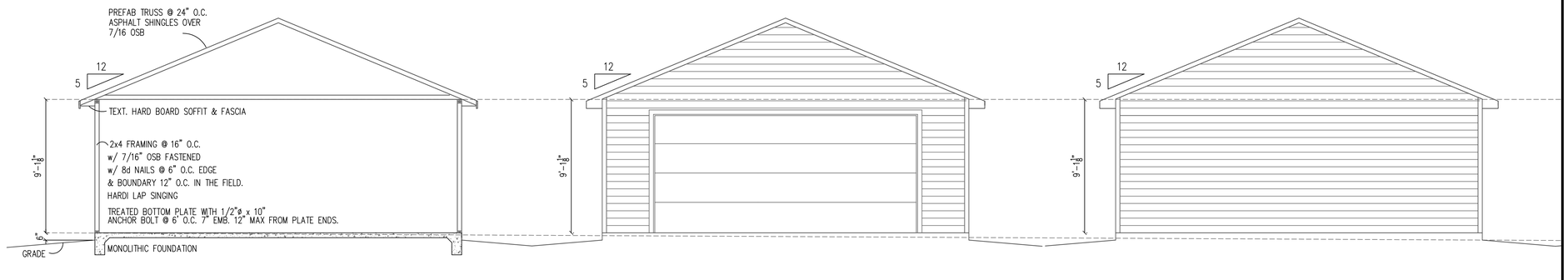
EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED w/ 7/16" OSB FASTENED w/ 8d NAILS @ 6" O.C. EDGE & BOUNDARY 12" O.C. IN THE FIELD.



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



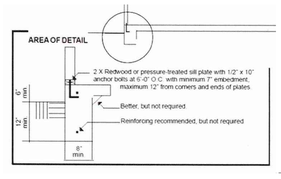
2 ROOF FRAMING PLAN
1/4" = 1'-0"

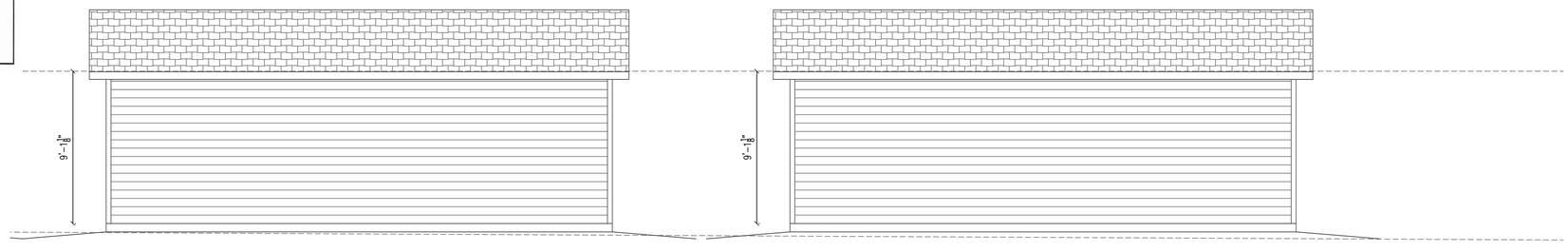


A BUILDING SECTION
1/4" = 1'-0"

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

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





5 LEFT ELEVATION
1/4" = 1'-0"

6 RIGHT ELEVATION
1/4" = 1'-0"

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Pikes Peak REGIONAL Building Department
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CONSTRUCTION

Drawn by: Jason Valdez (719) 229-3801
The designer shall be responsible for the accuracy of these drawings only. It is the contractor's responsibility to inform the designer of any errors. The designer will make corrections or clarifications of any errors in a timely manner. Prior to commencement of work it is the contractor's responsibility to verify all dimensions. All drawings must conform with local building codes and practices wether noted or omitted.

25'X30' GARAGE
1120 CLAIBORNE ROAD
FLOOR PLAN STR. PLAN SECTIONS & ELEVATIONS
SCALE:1/4"=1'-0"

REVISIONS

DATE	COMMENTS

10F1

SHEET#
A1