

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) 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.
- 4) ALL CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES WHETHER NOTED OR OTHERWISE. (2015 IRC AND 2011 PRRBC.)
- 5) ALL FRAMING LUMBER TO BE: HEM FIR#2 OR EQUAL UNLESS NOTED OTHERWISE (FIR#150). ALL MICRO-LAMBS SHALL BE BASED ON (FIR#2800 P.5.1) ALL STRUCTURAL STEEL SHALL BE ASTM A-36 (FIR#24.000 P.5.1)
- 6) ALL HEADERS OVER EXTERIOR OPENINGS OR INTERIOR LOAD BEARING WALLS TO BE 3-2X12 UNLESS NOTED OTHERWISE ON FRAMING PLANS. SPLITS NOT TO EXCEED 1/2 FACE WIDTH.
- 7) ALL 2X4 STUDS ARE ANY SPECIES OF WOOD PERMITTED BY THE CODE, STANDARD OR BETTER, OR STUD GRADE.
- 8) ALL 2X6 STUDS ARE HEM-FIR #2 OR BETTER.
- 9) STUDS FRAMED 24" O.C. MUST BE PLACED WITHIN 3 INCHES OF THE LOAD BEARING ELEMENTS OF OTHER LOAD BEARING ELEMENTS FROM ABOVE.
- 10) AT 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.
- 11) UTILITY GRADE STUDS SHALL NOT BE SPACED MORE THAN 6" O.C. NOR SUPPORT MORE THAN A ROOF AND CEILING NOR EXCEED 8' IN HEIGHT FOR EXTERIOR WALLS AND LOAD BEARING OR 10' FOR INTERIOR NON-LOAD-BEARING WALLS.
- 12) LISTED HEIGHTS ARE DISTANCES BETWEEN LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL.
- 13) 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.
- 14) ALL SPECIFIED PRODUCTS, I.E. VERSA-LAMBS, GLUE-LAMBS, W/L 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, SIDING, STOVES, ETC. TO BE PLACED PER MANUFACTURER'S SPECS, I.C. REPORTS OR STANDING ACCEPTABLE PRACTICES GOVERNED BY UDS OR THE WESTERN GRADING RULES OR I.C. STANDARDS.
- 15) ALL TRUSS ENGINEERING DETAILS TO BE SUBMITTED TO BUILDING DEPT. AT TIME OF 15) PLAN CHECK. NO SUBSTITUTIONS BY OTHER MANUFACTURERS SHALL BE ALLOWED. ALL TRUSSES TO BE PLACED, DIRECTION AND BRACED PER TRUSS MANUFACTURER'S SPECS. TRUSS MANUFACTURER TO VERIFY ALL WALL HEIGHTS AND ROOFED END CONDITIONS GIVEN PRIOR TO MANUFACTURING AND TO REPORT ANY DISCREPANCIES TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
- 16) 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.
- 17) DESIGNER NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS PLAN DURING CONSTRUCTION BY OWNER, CONTRACTOR OR SUBCONTRACTORS, UNLESS APPROVED IN WRITING.
- 18) DESIGNER NOT RESPONSIBLE FOR PLUMBING, ELECTRICAL, OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.
- 19) WINDOWS SHOWN SHALL BE PER OWNER SELECTION.
- 20) EXTERIOR DOORS SHOWN SHALL BE SOLID CORE.
- 21) ALL GLASS WITHIN 18" OF FLOOR OR OVER 4'50" FT. IN AREA OR WITHIN 24" ARC OF DOORS, TO BE TEMPERED. AND 1/2" OF STAIRS AND 1/2" OF DRAIN.
- 22) NO LP GAS FIRED APPLIANCES ARE PERMITTED IN GRAVEL SPACES OR BASEMENTS.
- 23) ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- 24) ALL AREAS UNDER STAIRS TO BE 1/2" 6" PLYWOOD IF ENCLOSED AND ACCESSIBLE.
- 25) PROVIDE LOW RESISTANCE RETURN AIR PATH FOR ALL CLOSED ROOMS.

FOUNDATION PLAN
SCALE: 1/4"=1'-0"
3080 TOTAL SQ. FT.

FOUNDATION NOTES:

- 1) CONC. PIER AT 6" ABOVE AND 30" BELOW GRADE ATTACH PER FRAMING PLANS.
- 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" CONC. WALL WITH ASPHALT EMULSION WATERPROOFING.
- 4) 3" DIA. STL. COL. ON CONC. FOOTING (VERIFY SIZE WITH STAMPED ENGR. FOUND. PLANS) ISOLATE STL. COL. FROM CONC. WITH 1/2" EXP. FELT. DROP TOP OF FOTN. AT GARAGE DOOR OPENINGS AND RUN CONC. SLAB OVER.
- 5) 4" CONC. SLAB WITH 1/2" EXP. FELT. AT FLOOR AND WALL INTERSECTIONS PROVIDE CONTROL JOINTS AS REQ.
- 6) 4" CONC. SLAB 4" BELOW TOP OF FOTN. SLOPE TO GARAGE DOOR GRIDS.
- 7) GALV. IRON (OR CONC.) NON KELL (MIN. 36" DEEP) IF HEIGHT OF WELL EXCEEDS 44' PROVIDE AN ESCAPE LADDER NON KELL TO PROVIDED AS REQUIRED PER FINAL GRADE.

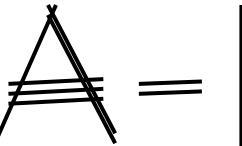
DATE:	REV.	BY:
2-18-21	KENT R.L.	D.W.
3-5-21	REV. TO KENT	D.W.
3-17-21	REV. TO KENT	D.W.
4-9-21	TO MIBAR	D.W.
5-6-21	FINAL PLANS	D.W.

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

CUSTOM HOME FOR:
MR. AND MRS.
MOSUNIC AND FAMILY
17248 ABERT RANCH RD.
COLORADO SPRINGS, CO.

KENT LERSCH - PRESIDENT
KIRELLA HOMES, INC.
PH. (303) 993-1203
FAX. (303) 484-6384

DATE: 2-17-24
DRAWN BY: D.W.



DATE:	REV.	BY:
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3-5-21	REV. TO KENT	D.W.
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A=2



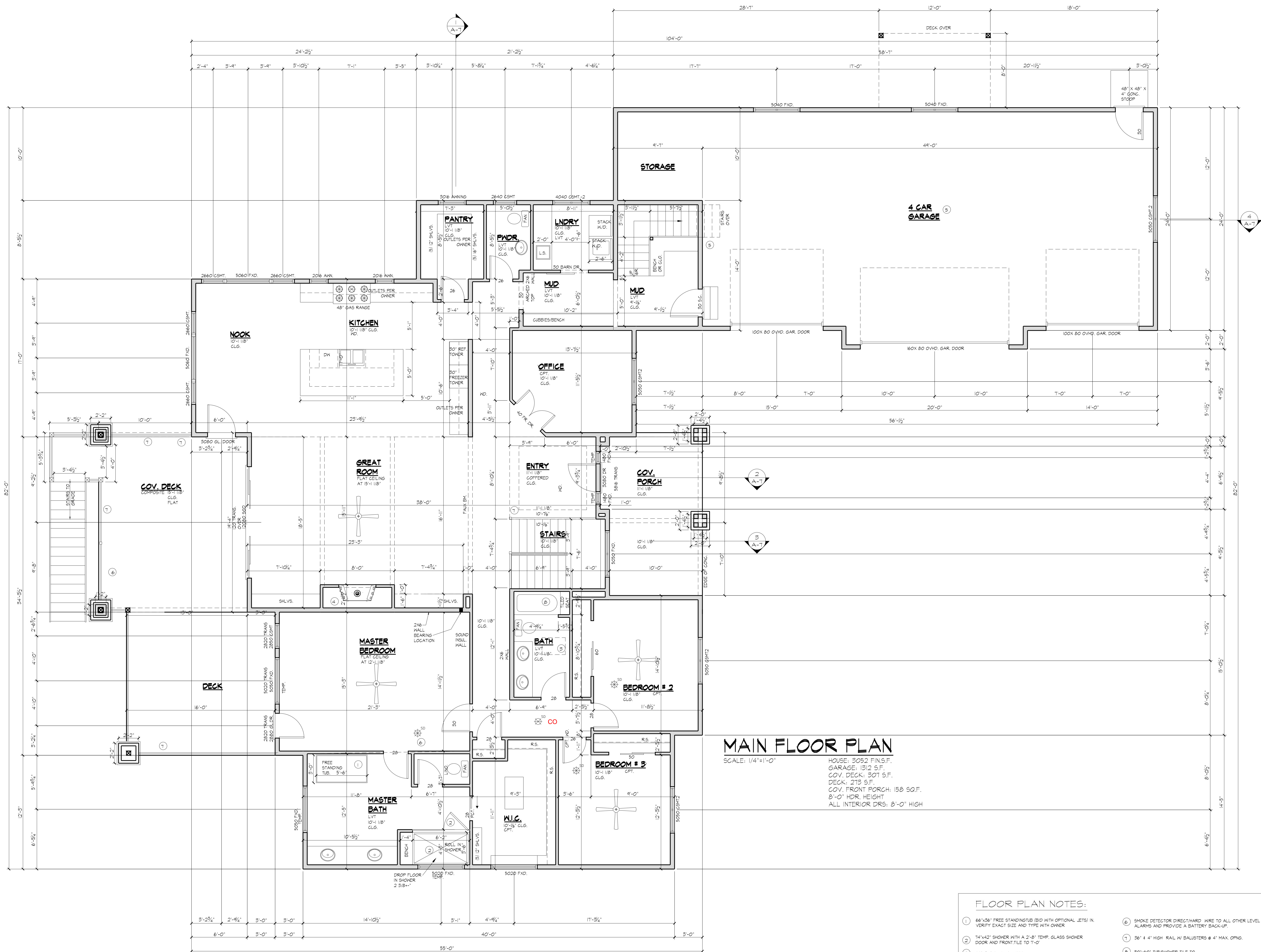
LOWER LEVEL PLAN

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

2111 FIN. SQ. FT. 939 UN-FINISHED SQ. FT.
3050 TOTAL SQ. FT.
8'-0" HGR. HEIGHT
ALL INTERIOR DR'S: 6'-8" HIGH

BASEMENT NOTES:

- ENCLOSE AREA UNDER STAIRS WITH 1/2" SHEETROCK IF ENCLOSED AND ACCESSIBLE
- TYP. FURNING OVER EXPOSED CONC. AT FINISHED AREAS TO BE 1/2" SHEETROCK ON 2X4'S AT 16" O.C. WITH INSUL. PER IECC REPORT.
- 30"x60" TUB TILE TO 1'-0" ABOVE FLOOR
- SMOKE DETECTOR-DIRECT (HARD) WIRE TO ALL OTHER ALARMS PROVIDE A BATTERY BACK-UP.
- ICCALL APPROVED DIRECT VENT GAS F.P. ICCELL # TO BE VERIFIED AT TIME OF INSP.
- GALV. IRON OR CONC. WDK. WELL (MIN. 36" DEEP). IF HEIGHT OF WELL EXCEEDS 44" PROVIDE AN ESCAPE LADDER. WDK. WELL TO PROVIDED AS REQUIRED PER FINAL GRADE.
- 44"x36" SHOWER WITH A 2'-8" TEMP. GLASS SHOWER DOOR AND FRONT TILE TO 1'-0" CEILING HEIGHT = 9'-0"



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"
HOUSE: 3052 FIN.S.F.
GARAGE: 1312 S.F.
COV. DECK: 307 S.F.
DECK: 213 S.F.
COV. FRONT PORCH: 150 SQ.F.
8'-0" HDR. HEIGHT
ALL INTERIOR DRG: 8'-0" HIGH

FLOOR PLAN NOTES:

- 66"x36" FREE STANDING TUB (BID WITH OPTIONAL JET) IN VERIFY EXACT SIZE AND TYPE WITH OWNER
 - 74"x42" SHOWER WITH A 2'-8" TEMP. GLASS SHOWER DOOR AND FRONT TILE TO 7'-0"
 - 22"x30" ATTIC ACCESS
 - 100% APPROVED DIRECT VENT GAS F.P. 100% # TO BE VERIFIED AT TIME OF INSP.
 - 5/8" TYPE "X" 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 RAIL W/ BALUSTERS @ 4" MAX. OPNG.
 - 20"x40" TUB/SHOWER TILE TO 7' ABOVE FLOOR
- NOTES: ALL GLASS TO BE 1/2" MIN. OF THE F.L.R. ARC < 24" OF DOOR - AT A TUB OR SHWR - < 5' OF STAIRS
- CEILING HEIGHT = 10'-1 1/8", 12'-1 1/8" AND 15'-1 1/8"

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3-11-21	REV. TO KENT	D.W.
4-4-21	TO MIBAR	D.W.
5-6-21	FINAL PLANS	D.W.

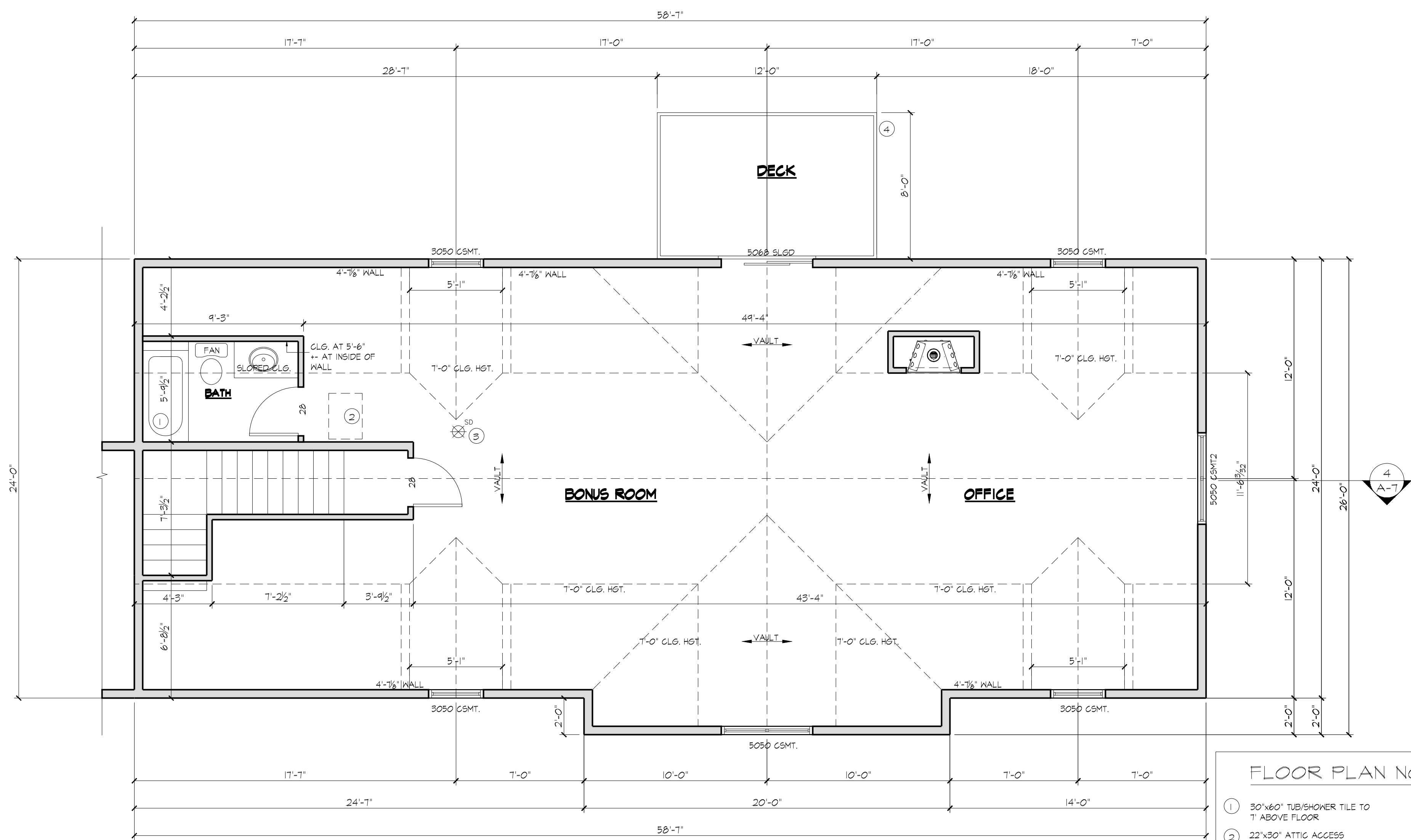
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DATE: 2-4-21
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A=3



BONUS ROOM FLOOR PLAN

SCALE: 1/4"=1'-0"
884 S.F., INCLUDING BONUS, BATH, STAIRS, AND OFFICE
TOTAL AREA EXTERIOR WALLS: 1446 S.F.

- FLOOR PLAN NOTES:**
- ① 30"x60" TUB/SHOWER TILE TO 7" ABOVE FLOOR
 - ② 22"x30" ATTIC ACCESS
 - ③ SMOKE DETECTOR DIRECT HARD WIRE TO ALL OTHER LEVEL ALARMS AND PROVIDE A BATTERY BACK-UP.
 - ④ 36" ± 4" HIGH RAIL W/ BALUSTERS @ 4" MAX. OPNG.
- NOTES: ALL GLASS TO BE TEMP. -18" OF THE FLR. -ARG
± 24" OF DOOR -AT A TUB OR SHWR - ± 5" OF STAIRS

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3-9-21	REV. TO KENT	D.W.
3-17-21	REV. TO KENT	D.W.
4-9-21	TO MIBAR	D.W.
5-6-21	FINAL PLANS	D.W.

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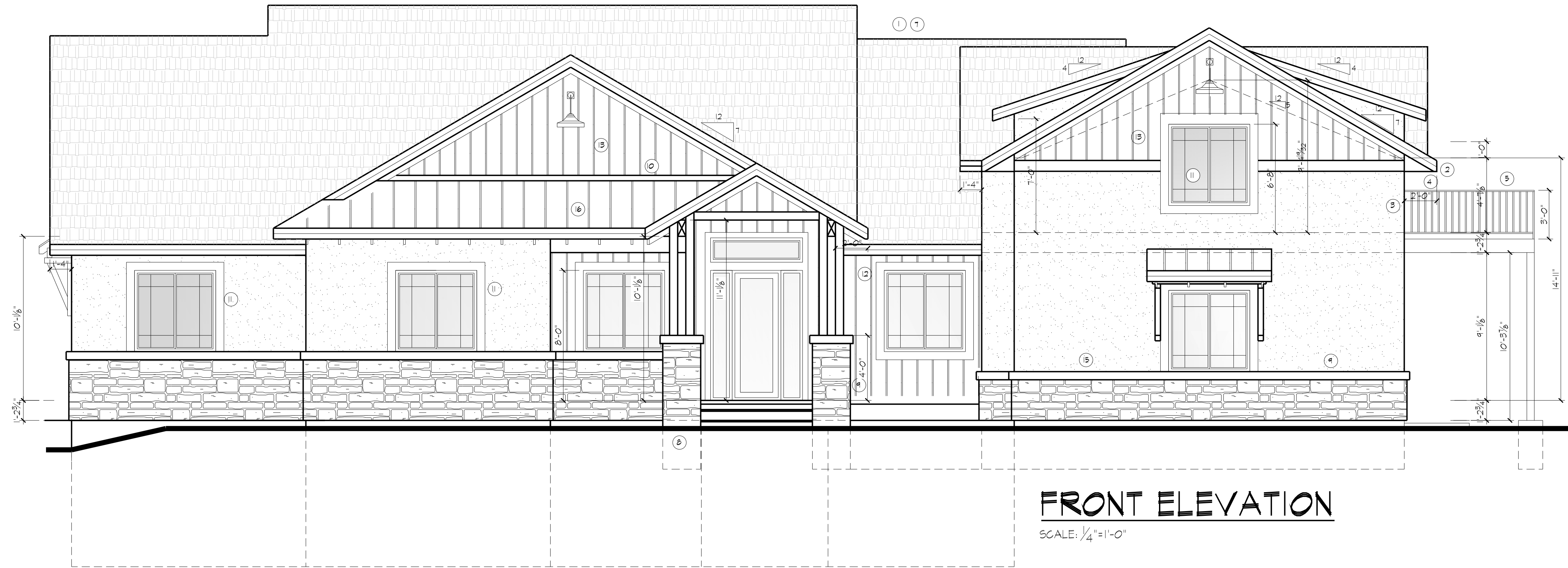
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05/20/2021 11:06 AM
KENT R.L.
DRAFTSMAN

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DATE: 2-17-21
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A = 4



FRONT ELEVATION

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

ELEVATION NOTES:

- 1 ASPHALT ROOFING
- 2 8" HARDIE FASCIA AND SOFFIT
- 3 STUCCO W/ EXP. JTS. AS REQ'D
- 4 GALV. IRON GUTTER AND DOWNSPOUT WITH TIP OUTS OR CONC. SPLASH BLOCKS TO 3'-0" AWAY FROM FDN.
- 5 36" x 4" HIGH DEC. MTL. RAIL W/ DEC. MTL. BALUSTERS 8" MAX. SPNG.
- 6 CHIMNEY AT 2'-0" ABOVE ANY ROOF WITHIN 10'-0" UNLESS D.V. GAS FIREPLACE IS USED
- 7 PROVIDE ROOF VENTS AT 1300 SQ. FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
- 8 CONC. PIER @ 6" ABOVE & 30" BELOW GRADE
- 9 CULTURED STONE
- 10 FLASH AT ALL ROOF AND WALL INTERSECTIONS
- 11 2x6 TRIM ON SIDES, TOP & BTM. OF HDWS AND DRS. W/ STUCCO OVER (AT STUCCO LOCATIONS)
- 12 6" HARDIE TRIM ON SIDES, TOP & BTM. OF HDWS AND DRS. AT SIDING LOCATIONS
- 13 SIDING - VERIFY TYPE(S) W/ BUILDER
- 14 12" STUCCO BAND W/ BEVELED TOP
- 15 6" STUCCO BAND W/ BEVELED TOP
- 16 METAL ROOFING

DATE:	REV.	BY:
3-9-21	REV. TO KENT	D.W.
3-17-21	REV. TO KENT	D.W.
4-14-21	TO MIBAR	D.W.
5-6-21	FINAL PLANS	D.W.

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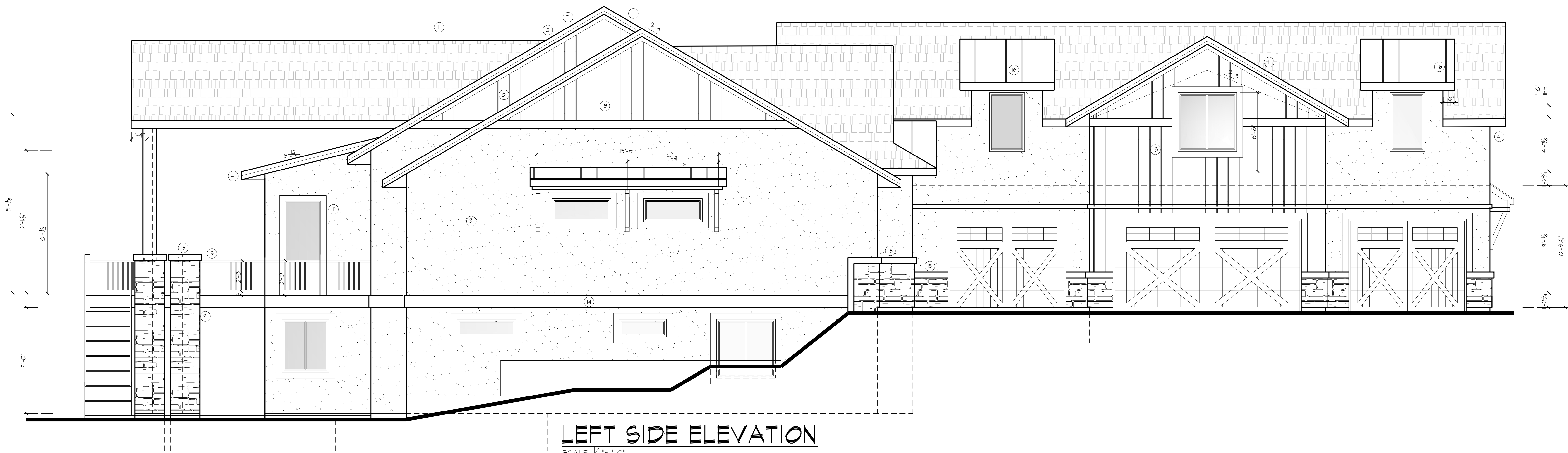
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A=J



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

ELEVATION NOTES:

- 1 ASPHALT ROOFING
- 2 8" HARDIE FASCIA AND SOFFIT
- 3 STUCCO W/ EXP. JTS. AS REQ'D
- 4 GALV. IRON GUTTER AND DOWNSPOUT WITH TYP. DOTS OR CONC. SPLASH BLOCKS TO 5'-0" AWAY FROM FDN.
- 5 36" x 4" HIGH DEC. MTL. RAIL W/ DEC. MTL. BALLUSTERS @ 4" MAX. ONPG.
- 6 CHIMNEY AT 2'-0" ABOVE ANY ROOF WITHIN 10'-0" (UNLESS D.V. GAS FIREPLACE IS USED)
- 7 PROVIDE ROOF VENTS AT 1300 SQ. FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
- 8 CONC. PER 8" x 8" ABOVE & 30" BELOW GRADE
- 9 CULTURED STONE
- 10 FLASH AT ALL ROOF AND WALL INTERSECTIONS
- 11 2x6 TRIM ON SIDES, TOP & BTM. OF WDS AND DRS. W/ STUCCO OVER (AT STUCCO LOCATIONS)
- 12 6" HARDIE TRIM ON SIDES, TOP & BTM. OF WDS AND DRS. AT SIDING LOCATIONS
- 13 SIDING - VERIFY TYPE(S) W/ BUILDER
- 14 12" STUCCO BAND W/ BEVELED TOP
- 15 6" STUCCO BAND W/ BEVELED TOP
- 16 METAL ROOFING

DATE:	REV.	BY:
3-9-21	REV. TO KENT	D.W.
3-17-21	REV. TO KENT	D.W.
4-4-21	TO MIBAR	D.W.
5-6-21	FINAL PLANS	D.W.
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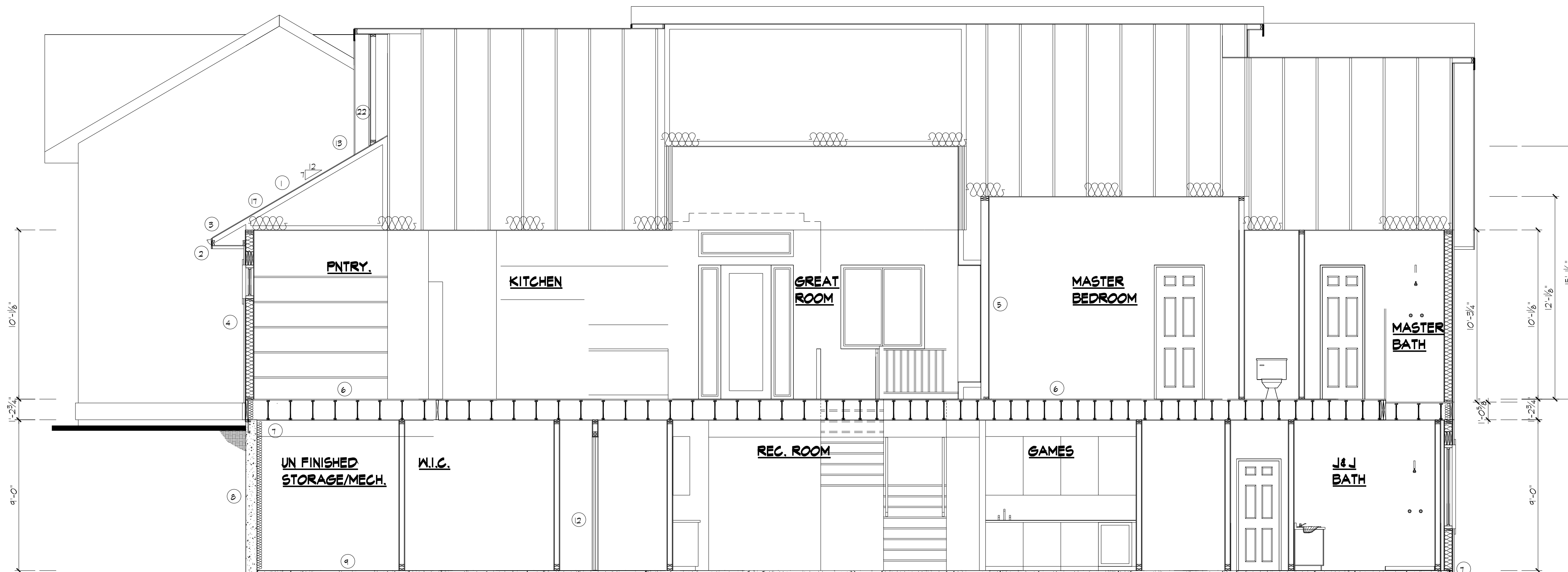
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A=6

SECTION NOTES:

- ASPHALT SHINGLES (72409) ON 1/4" BUILDING FELT ON 7/16" O.S.B. ON PRE-ENGINEERED TRUSSES W/ INSUL. PER IEC REPORT. CLIP TRUSSES TO DSL. TOP PLATE WITH SIMP. H25T OR AS NOTED ON ROOF FRAMING PLAN.
- 8" HARDIE BD. FASCIA W/ 5/8" HARDIE SOFFIT TO 2X4 NAILER.
- METAL DRIP EDGE OVER FASCIA TO GALV. IRON CUTTER. PROVIDE DOWNSPOUTS PER CONTRACTOR WITH TIE-OUTS TO 48" AWAY FROM FOUNDATION.
- STUCCO: ONE SCRATCH COAT AND ONE BASE COAT OVER W/M. ON 5/8" BUILDING FELT OVER 7/16" OSB OVER 2X6 STUDS AT 16" O.C. W/ INSUL. PER IEC REPORT.
- TYPICAL INTERIOR WALL: 2X4S AT 16" O.C.
- 3/4" T&G OSB GLUE AND NAIL TO 1/4" T&S AT 16" OR 12" O.C. (SERIES 210)
- 1/2" 6/8 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" CONC. WALL W/ ASPHALT EMULSION WATERPROOFING. PROVIDE A PERIMETER DRAIN PER ENGINEER'S FOUNDATION DESIGN AND SOILS REPORT.
- 4" CONC. SLAB W/ 1/2" EXP. FELT AT FLOOR AND WALL INTERSECTIONS AND CONTROL JOINTS AS REQUIRED.
- 5/8" TYPE 'X' SHEETROCK ON GARAGE AND HOUSE COMMON WALLS AND ENTIRE GARAGE CEILING. WRAP ALL EXPOSED BEAMS AND COLUMNS WITH 5/8" TYPE 'X' SHEETROCK.
- 4" CONC. SLAB. SLOPE SLAB TO DOOR.
- ENCLOSE AREA UNDER STAIRS W/ 1/2" SHEETROCK IF ENCLOSED AND ACCESSIBLE.
- 26 GA. FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- RIGID INSUL. TO 36" BELOW GRADE AT ALL WALK OUT AREAS. INSULATION R-VALUE PER IEC REPORT.
- PROVIDE ROOF SHEATHING BELOW ALL OVER-FRAMING.
- 1/2" DRYWALL ON 2X4S AT 16" O.C. (FLOAT WALL) W/ INSUL. PER IEC REPORT.
- PROVIDE ICE AND WATERSHIELD FROM FASCIA TO A POINT 24" TO THE INSIDE, FROM THE OUTSIDE OF THE EXTERIOR WALL (OVER ROOF SHEATHING).
- COMPOSITE DECKING ON 2X12S @ 12" O.C.
- MTL. DECK RAIL @ 36" AND 4" ABOVE DECKING W/ DEC. MTL. BALUSTERS @ 4" MAX. OPNG.
- DEC. RAIL 15" FROM WALL W/ 3/8" FINGER GROOVE RAIL @ 34" ABOVE TREAD
- FLASH AT ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH GRADE.
- SIDING OVER 5/8" FELT OVER 7/16" OSB OVER 2X6 STUDS AT 16" O.C. W/ INSUL. PER IEC REPORT. VERIFY TYPE, LOCATION AND INSTALLATION WITH BUILDER.

STAIR NOTE:
MAX. RISE: 7 5/4"
MIN. RUN: 10"
MIN. WIDTH: 36"
MIN. HD RM.: 6'-8"



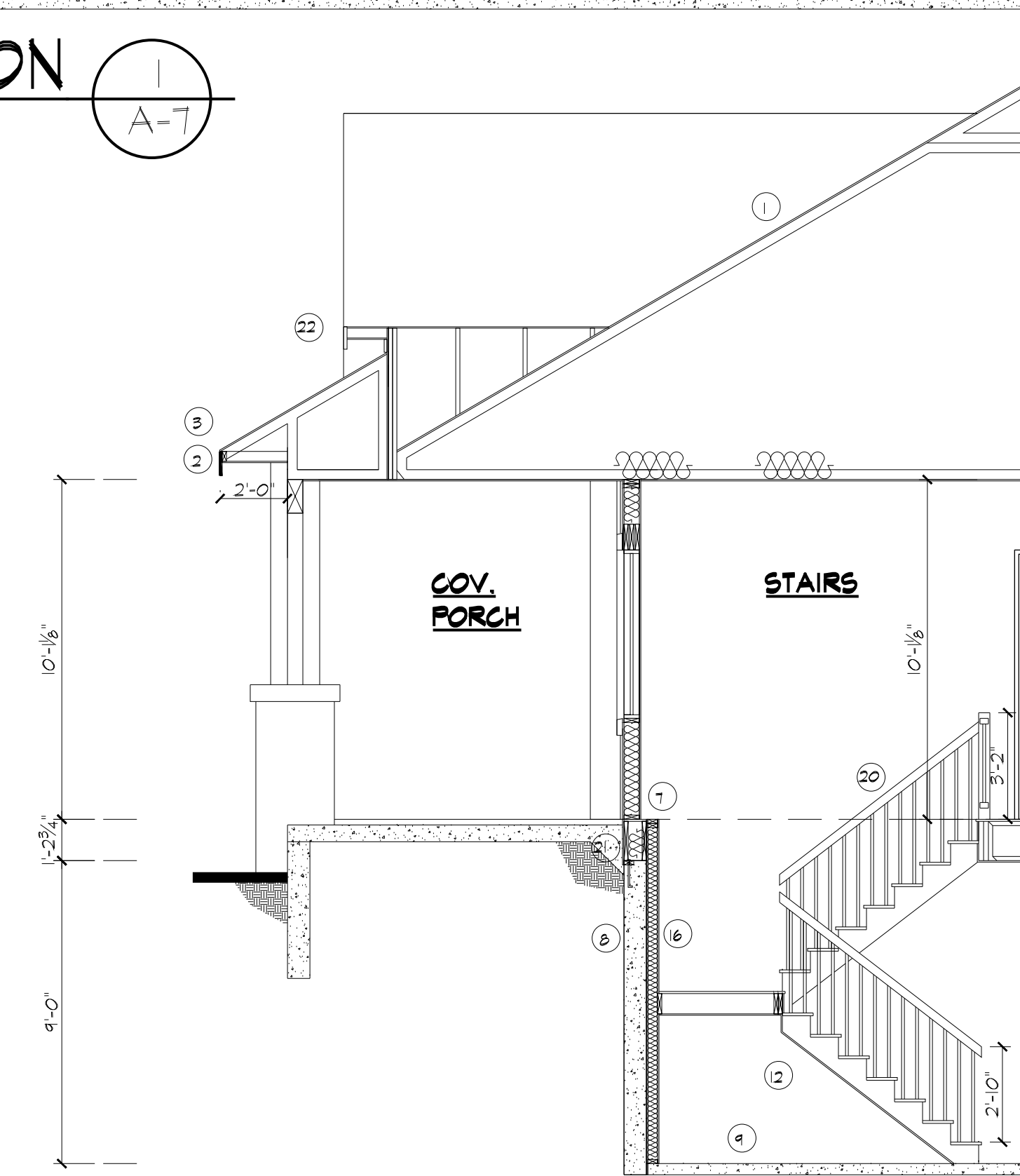
BUILDING SECTION 1

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



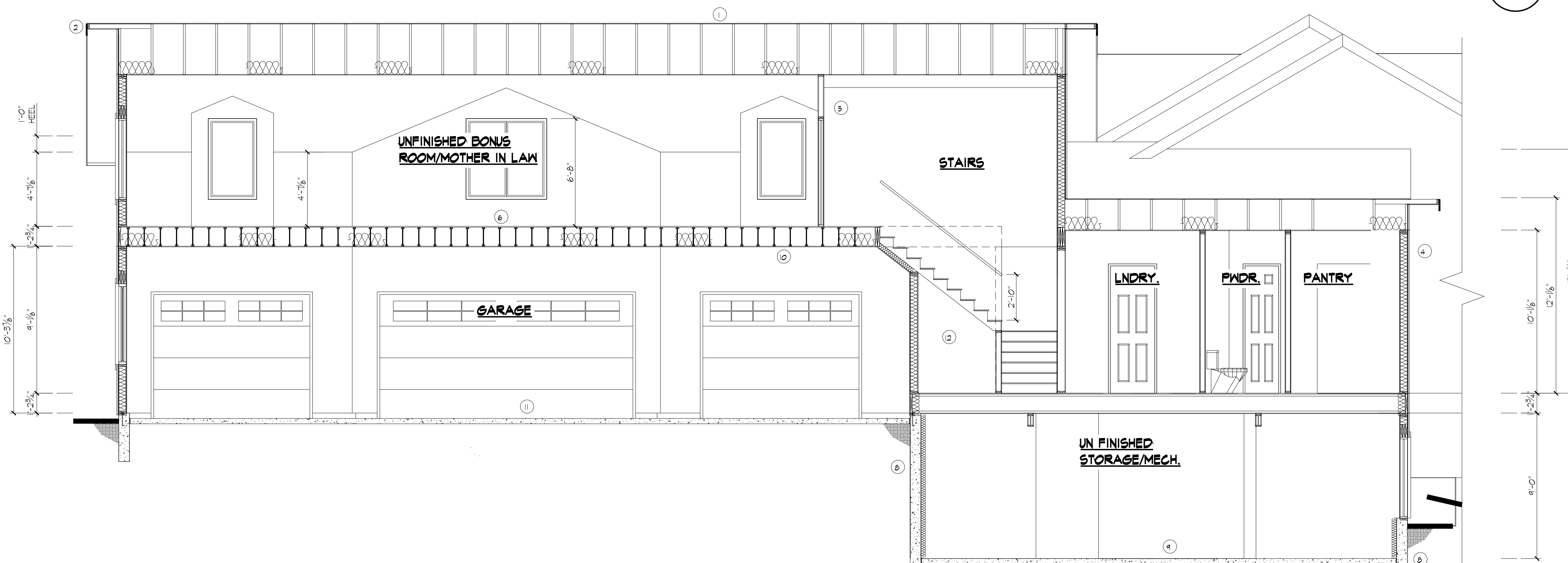
BUILDING SECTION 2

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



BUILDING AND STAIR SECTION 3

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



BUILDING SECTION 4

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

DATE:	REV.	BY:
4-8-21	TO MIBAR	D.J.K.
5-6-21	FINAL PLANS	D.J.K.

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