

# GENERAL NOTES

## GENERAL

1. CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, AND OWNER SHALL REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES, OMISSIONS OR CHANGES TO THE ARCHITECT. IF ERRORS, OMISSIONS, OR QUESTIONS REGARDING THE DRAWINGS BECOME EVIDENT OR ARE SUSPECTED, THE ITEM SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. FAILURE TO DO SO SHALL RELIEVE THE ARCHITECT OF ANY LIABILITIES FOR ERRORS OR OMISSIONS IN THE PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
2. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES FROM THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK.
3. ALL WORK IS TO BE PERFORMED IN A THOROUGH AND GOOD WORKMANSHIP-LIKE MANNER BY SKILLED WORKERS IN CONFORMANCE WITH THE BEST STANDARDS OR PRACTICES IN THE TRADE.
4. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS.
5. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND SAFE MANNER. DEBRIS SHALL BE PLACED IN TRASH RECEPTILES OR BINS. FENCE OFF OPEN TRENCHES OR OTHER HAZARDS FROM TRESPASSERS. STORE VALUABLE MATERIALS, TOOLS, SUPPLIES OR APPLIANCES IN A LOCKED SPACE. CONFORM WITH NEIGHBORHOOD REGULATIONS FOR NOISE CONTROL, CLEAN-UP AND SITE CONDITIONS.
6. ALL FEDERAL AND STATE SAFETY AND OSHA REGULATIONS SHALL BE ENFORCED FOR ALL WORK, EQUIPMENT AND CONSTRUCTION METHODS.
7. IF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ARE ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION, STOP WORK AND DO NOT DISTURB THOSE MATERIALS. CONSULT WITH A LICENSED ASBESTOS ABATEMENT PROFESSIONAL TO PROPERLY REMOVE THE MATERIALS PRIOR TO PROCEEDING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE TEMPORARY SHORING FOR THE EXISTING STRUCTURE DURING DEMOLITION UNTIL THE NEW SUPPORTING STRUCTURE IS IN PLACE.
9. LOCATE AND STAKE ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO EXCAVATION, TRENCHING OR DIGGING. REPLACE OR REPAIR ANY DAMAGE TO EXISTING LINES THAT MAY OCCUR.
10. HIDDEN CONDITIONS EXIST AT THE TIME OF PREPARATION OF THESE DRAWINGS. IF EXPOSURE OF THESE CONDITIONS RESULT IN CONFLICTS WITH THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
11. ALL DIMENSIONS ARE FROM FACE OF NEW FRAMING, FACE OF EXISTING MASONRY, OR FACE OF EXISTING FINISH ON EXISTING WALLS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
13. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE BOLTS OR SURFACE-MOUNTED BOLTS ARE PROHIBITED.

## SITE AND FOUNDATION

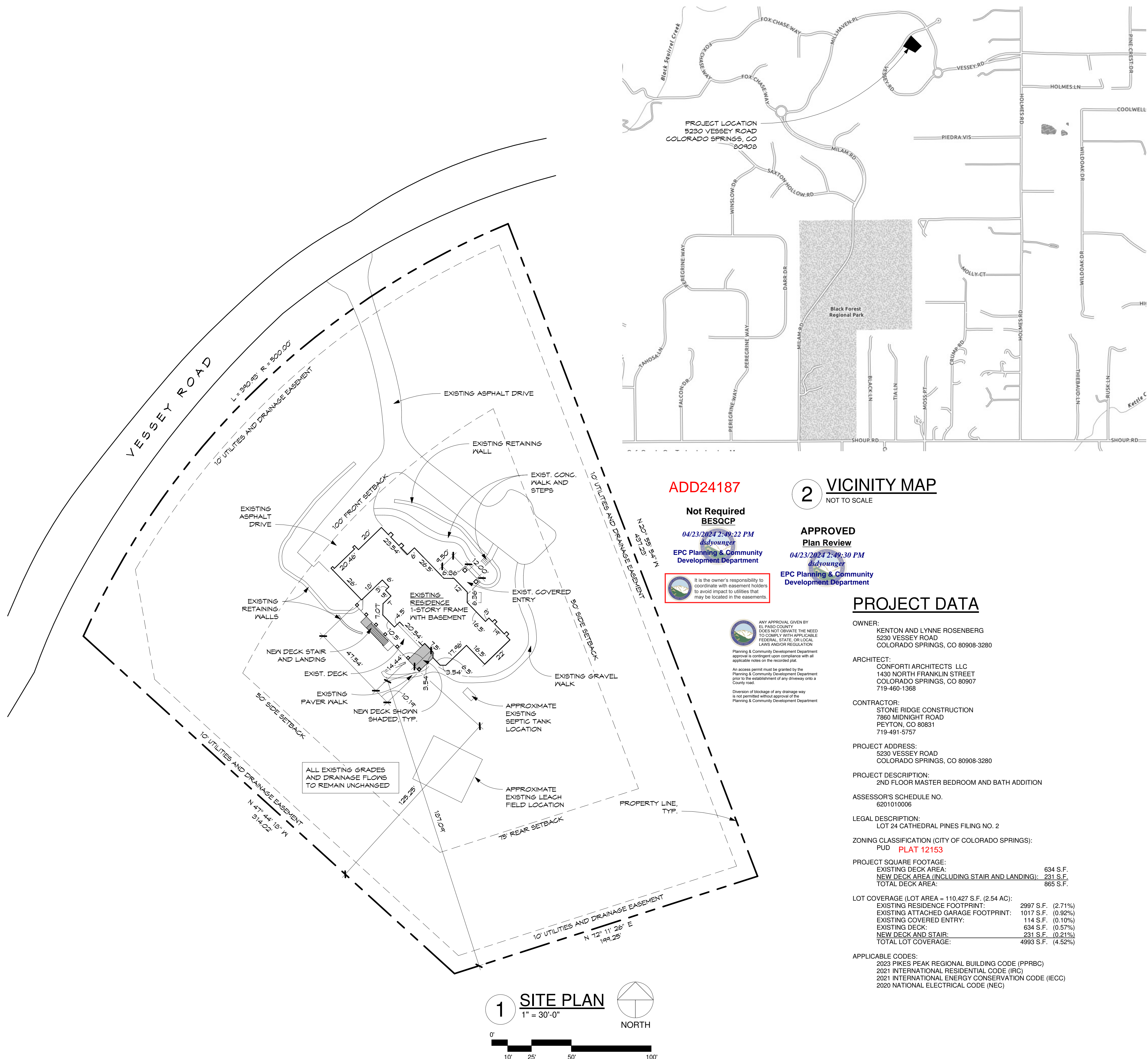
1. ALL GRADES SHALL SLOPE AWAY FROM THE STRUCTURE AT A MINIMUM SLOPE OF 10% (1 FOOT DROP FOR EVERY 10 FEET DISTANCE) AND SHALL CONFORM TO ALL REQUIREMENTS OF THE SOILS REPORT OR FOUNDATION ENGINEER.
2. FOUNDATION DESIGN SHALL BE COMPLETED BY A REGISTERED SOILS/FOUNDATION ENGINEER LICENSED IN THE STATE OF COLORADO AND SHALL BE BASED UPON THE DESIGN VALUES AND METHODS STATED IN THE SOILS REPORT OR, IF NO SOILS REPORT HAS BEEN DONE, UPON ASSUMED VALUES ALLOWED BY CODE. IF APPLICABLE, THE SOILS REPORT IS TO BE ON HAND AT TIME OF FIRST INSPECTION.
3. MAINTAIN A MINIMUM OF 30" FROST DEPTH FOR ALL EXTERIOR FOOTINGS, PADS AND PIERS UNLESS OTHERWISE NOTED ON PLANS.
4. INSTALL ALL REINFORCING, BUCKS, NAILING BLOCKS, INSERTS, SLEEVES, HANGERS, ANCHORS, CONDUITS, ETC. AS REQUIRED PRIOR TO POURING CONCRETE. COORDINATE WITH OTHER TRADES AS REQUIRED. FORM ALL GROOVES, SEATS, REGLETS, ETC. AS REQUIRED TO RECEIVE THE MATERIAL AND EQUIPMENT INDICATED.

## FRAMING AND STRUCTURAL

1. SEE STRUCTURAL ENGINEER'S FOUNDATION AND FRAMING PLANS FOR DESIGN LOADS AND STRUCTURAL NOTES.

## DOOR AND WINDOW NOTES:

1. DOORS SHALL MATCH EXISTING DOOR FRAMES AND SASHES. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED GLASS. ALL GLAZING WITHIN DOORS AND WINDOWS SHALL BE DOUBLE INSULATING GLASS WITH LOW 'E' COATING.
2. PROVIDE WM GRACE ICE AND WATER SHIELD FLASHING (OR EQUAL) AT ALL HEADS, JAMBS AND SILLS OF DOOR FRAMES (OR AS RECOMMENDED BY DOOR MFR.). EXTEND FLASHING ONTO VERTICAL SURFACES A MINIMUM OF 6" ON ALL SIDES. REFER TO DOOR MANUFACTURER'S WRITTEN SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS FOR FLASHING AND INSTALLATION DETAILS.
3. PROVIDE CONTINUOUS SEALANT BEAD (MATCH DOOR FRAME FINISH COLOR) WHERE FRAME ABUTS EXTERIOR FINISH TO PROVIDE AN AIR-TIGHT AND WEATHER RESISTIVE BARRIER AROUND ENTIRE FRAME PERIMETER.
4. ALL GLAZING WITHIN A 24" ARC OF DOOR JAMBS TO BE TEMPERED GLASS. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED.



ADD24187

Not Required  
BESQCP

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EPC Planning & Community  
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OPERATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of stockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

2 VICINITY MAP  
NOT TO SCALE

APPROVED  
Plan Review

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EPC Planning & Community  
Development Department

## PROJECT DATA

OWNER: KENTON AND LYNNE ROSENBERG  
5230 VESSEY ROAD  
COLORADO SPRINGS, CO 80908-3280

ARCHITECT: CONFORTI ARCHITECTS LLC  
1430 NORTH FRANKLIN STREET  
COLORADO SPRINGS, CO 80907  
719-460-1368

CONTRACTOR: STONE RIDGE CONSTRUCTION  
7860 MIDNIGHT ROAD  
PEYTON, CO 80831  
719-491-5757

PROJECT ADDRESS: 5230 VESSEY ROAD  
COLORADO SPRINGS, CO 80908-3280

PROJECT DESCRIPTION: 2ND FLOOR MASTER BEDROOM AND BATH ADDITION

ASSESSOR'S SCHEDULE NO. 6201010006

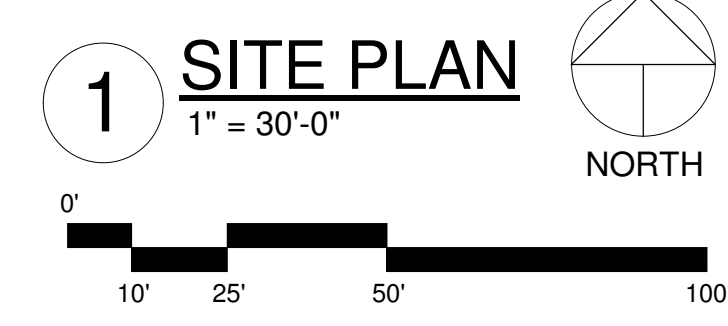
LEGAL DESCRIPTION: LOT 24 CATHEDRAL PINES FILING NO. 2

ZONING CLASSIFICATION (CITY OF COLORADO SPRINGS): PUD PLAT 12153

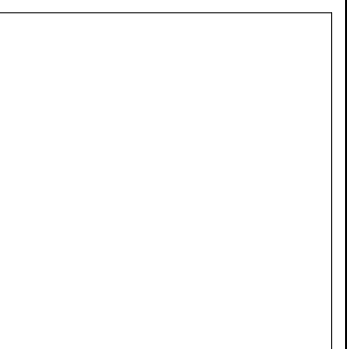
PROJECT SQUARE FOOTAGE:  
EXISTING DECK AREA: 634 S.F.  
NEW DECK AREA (INCLUDING STAIR AND LANDING): 231 S.F.  
TOTAL DECK AREA: 865 S.F.

LOT COVERAGE (LOT AREA = 110,427 S.F. (2.54 AC)):  
EXISTING RESIDENCE FOOTPRINT: 2997 S.F. (2.71%)  
EXISTING ATTACHED GARAGE FOOTPRINT: 1017 S.F. (0.92%)  
EXISTING COVERED ENTRY: 114 S.F. (0.10%)  
EXISTING DECK: 634 S.F. (0.57%)  
NEW DECK AND STAIR: 231 S.F. (0.21%)  
TOTAL LOT COVERAGE: 4993 S.F. (4.52%)

APPLICABLE CODES:  
2023 Pikes Peak Regional Building Code (PPRBC)  
2021 International Residential Code (IRC)  
2021 International Energy Conservation Code (IECC)  
2020 National Electrical Code (NEC)



| REVISIONS |     |
|-----------|-----|
| DATE      | FOR |
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Colorado Springs, CO 80907  
www.confortiarchitects.com  
ph: 719-633-9792  
fax: 719-473-2732



ROSENBERG RESIDENCE DECK  
EXTENSION  
5230 VESSEY ROAD  
COLORADO SPRINGS, CO 80908

SITE PLAN

DATE: 4/18/24  
DRAWN BY: GC  
CHECKED BY: GC  
PROJECT NO.: 24001

SHEET:  
A1


# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 5230 VESSEY RD, COLORADO SPRINGS

Parcel: 6201010006

Plan Track #: 188759 

Received: 19-Apr-2024 (QUINTONW)

## Description:

**DECK - NEW**

Contractor: STONE RIDGE CONSTRUCTION

Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**

(N/A) RBD GIS

**Construction**

Released for Permit  
04/23/2024 13:25 AM




**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
**Plan Review**

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Development Department

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.