

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

FOUNDATION NOTES:

- 1 1/2" DIA. X 10' ANCHOR BOLTS AT 5'-0" O.C. MAX. AND 12" MAX. AT SILLGES AND 12" FROM ENDS THRU A 2X4 SILL PLATE WITH SILL SEALER
- 8" CONC. WALL WITH ASPHALT EMULSION WATERPROOFING
- 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 FDTN. AT GARAGE DOOR OPENGS. AND RUN CONC. SLAB OVER
- 4" CONC. SLAB WITH 1/2" EXP. FELT AT FLOOR AND WALL INTERSECTIONS PROVIDE CONTROL JOINTS AS REQ.
- 4" CONC. SLAB FLUSH W/ TOP OF MAIN FLOOR. SLOPE TO DRAIN AT GARAGE DOOR OPENGS.

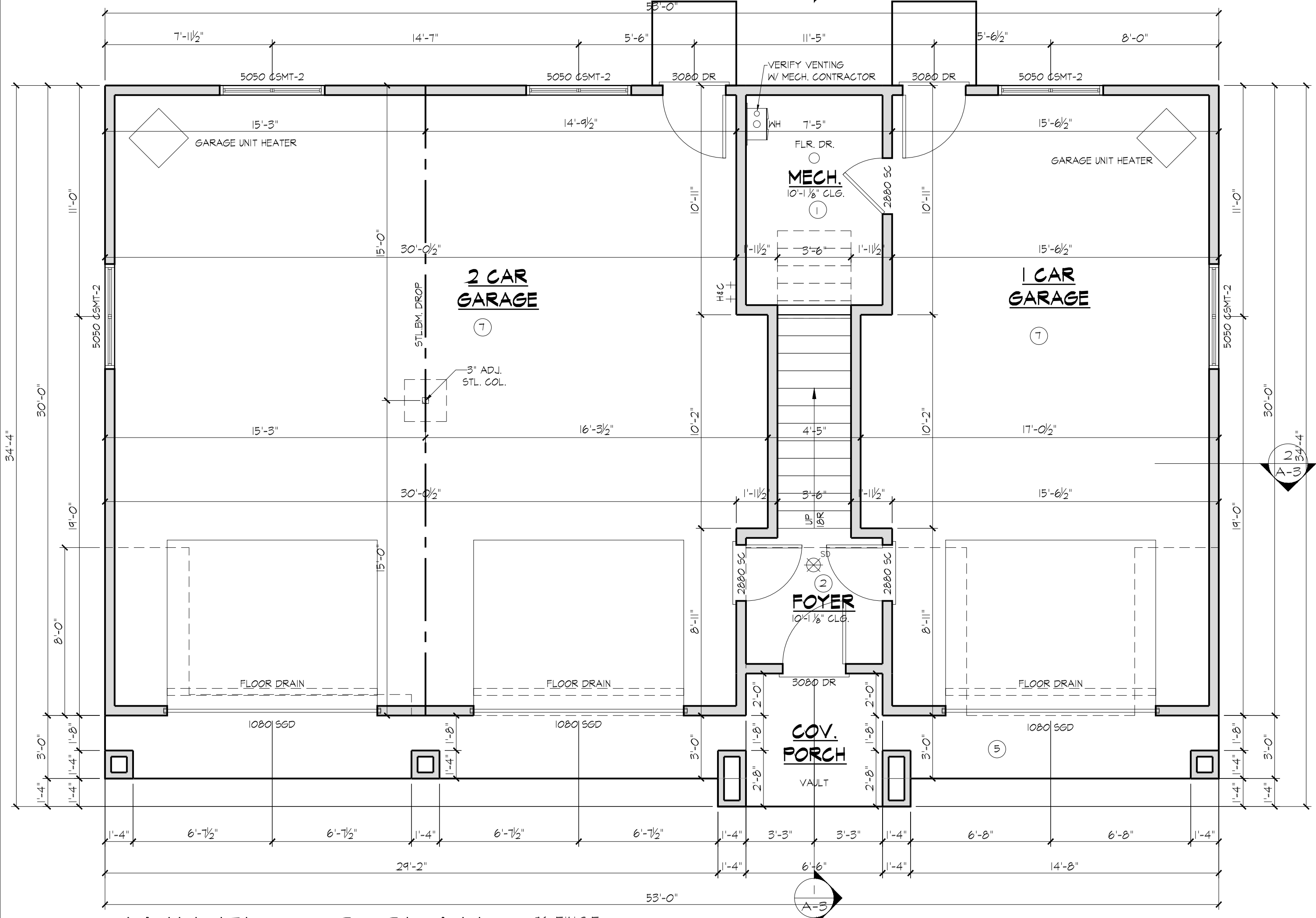
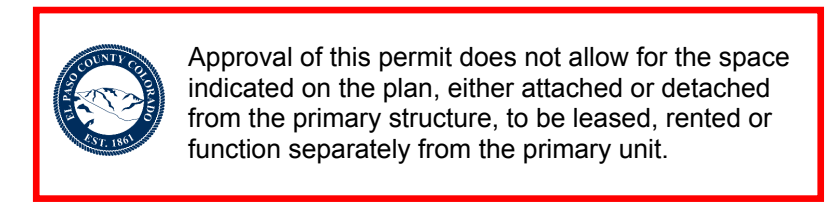
FLOOR PLAN NOTES:

- ENCLOSE AREA UNDER STAIRS WITH 1/2" SHEETROCK IF ENCLOSED AND ACCESSIBLE
- SMOKE DETECTOR-DIRECT (HARD) WIRE TO ALL OTHER ALARMS. PROVIDE A BATTERY BACK-UP.
- 36"x60" SHOWER W/ TEMP. GL. FRONT AND 30 TEMP. GL. DOOR-TILE TO T ABOVE FLOOR
- 30"x80" TUB/SHOWER TILE TO T-0
- 4" CONC. SLAB-SLOPE AWAY FROM HOSE
- 22"x30" ATTIC ACCESS (VERIFY LOCATIONS) AND CLEARANCES
- 5/8" TYPE X SHEETROCK ON GARAGE AND HOUSE COMMON WALLS AND ENTIRE GARAGE CEILING ALSO WRAP ALL EXPOSED BEAMS AND COLUMNS
- 1/2" WALL OR 36"x14" HIGH RAIL W/ BALUSTERS @ 4" MAX. OPENG.
- VENT OPT. DRYER TO EXTERIOR. DO NOT PLACE DRYER VENT WITHIN 36" OF ANY OPENING.
- 100 SQ. IN. OF MAKE UP AIR @ 500 SQ. FT.

NOTES: ALL GLASS TO BE TEMP. -18' OF THE FLR. -ARG @ 24" OF DOOR -AT A TUB OR SHWR -@ 3' OF STAIRS

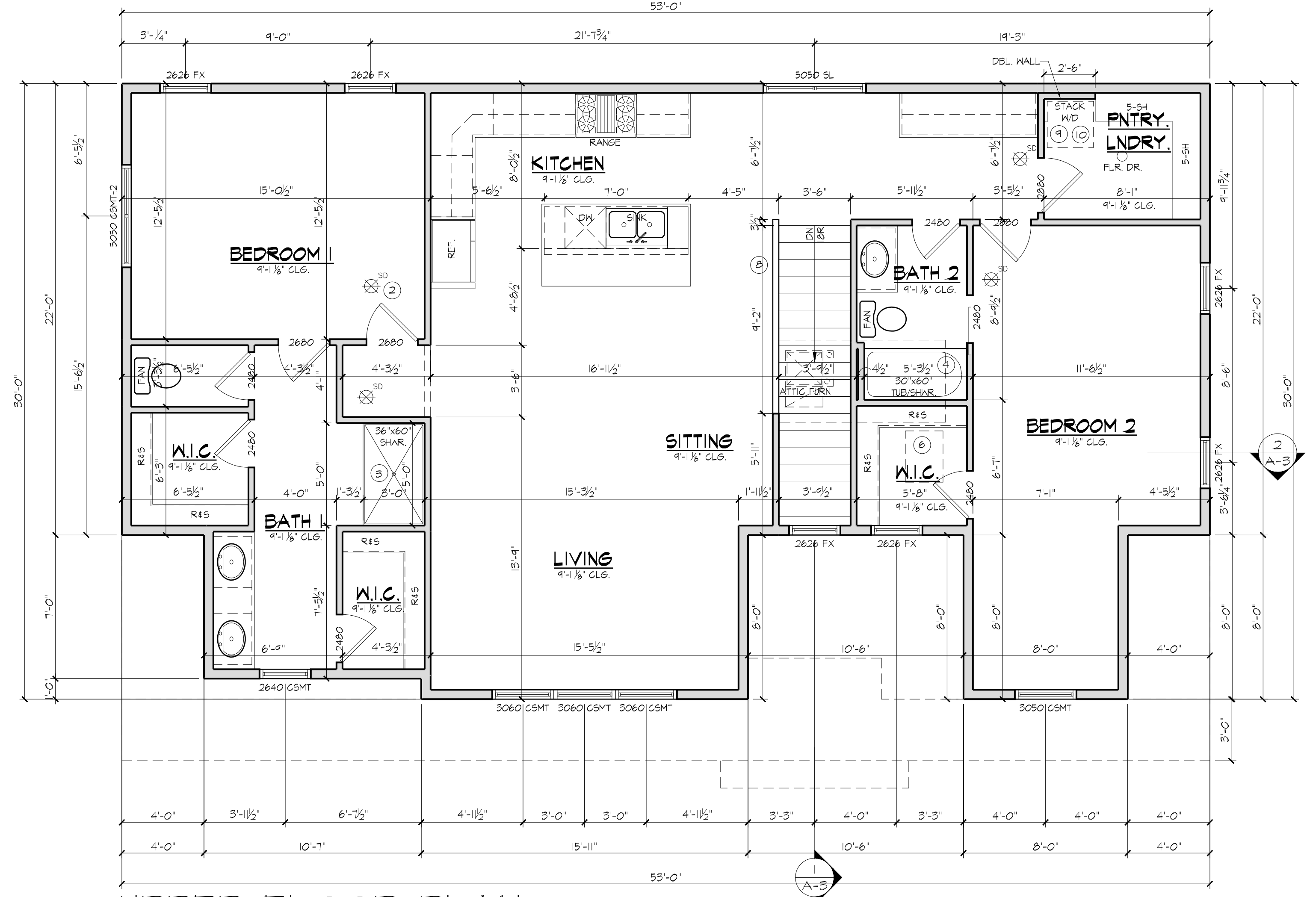
GENERAL NOTES TO ALL SHEETS

- 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.
- 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.
- DESIGN LOADS: FLOOR 40PSF, 10PSF; ROOF 40 LIVE, 25 DEAD(TILE) 65 TOTAL; DECK 40PSF, 85PSF; WIND 130 MPH EXPOSURE C, V.I.1 (25 P.S.F.)
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES WHETHER NOTED OR OTHERWISE. (2021 IRC AND 2023 RBC)
- ALL FRAMING LUMBER TO BE HEM FIR#2 OR EQUAL UNLESS NOTED OTHERWISE (T&H 1150). ALL MICRO-LAMS SHALL BE BASED ON (T&H 2800 P.5.1) ALL STRUCTURAL STEEL SHALL BE ASTM A-36 (T&H 24000 P.5.1)
- ALL HEADERS OVER EXTERIOR OPENINGS OR INTERIOR LOAD BEARING WALLS TO BE 3-2X12 UNLESS NOTED OTHERWISE ON FRAMING PLANS. SPLITS NOT TO EXCEED 1X FACE WIDTH.
- ALL 2X4 STUDS ARE ANY SPECIES OF WOOD PERMITTED BY THE CODE, STANDARD OR BETTER, OR STUD GRADE.
- STUDS FRAMED 24" O.C. MUST BE PLACED WITHIN 5 INCHES OF THE LOAD BEARING ELEMENTS OF OTHER LOAD BEARING ELEMENTS FROM ABOVE.
- 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.
- UTILITY GRADE STUDS SHALL NOT BE SPACED MORE THAN 16" 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.
- LISTED HEIGHTS ARE DISTANCES BETWEEN LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL.
- 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.
- ALL SPECIFIED PRODUCTS, I.E. VERSA-LAMS, GLUE-LAMS, M-I, 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, ICC REPORTS OR STANDARD ACCEPTABLE PRACTICES GOVERNED BY UBC OR TFL, WESTERN GRADING RULES, OR ICC STANDARDS.
- ALL TRUSS ENGINEERING DETAILS TO BE SUBMITTED TO BUILDING DEPT. AT TIME OF (5) PLAN CHECK. NO SUBSTITUTIONS BY OTHER MANUFACTURERS SHALL BE ALLOWED. ALL TRUSSES TO BE PLACED, ERECTED AND BRACED PER TRUSS MANUFACTURER'S SPECS. TRUSS MANUFACTURER TO VERIFY ALL WALL HEIGHTS AND BOBBED END CONDITIONS GIVEN PRIOR TO MANUFACTURING AND TO REPORT ANY DISCREPANCIES TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
- 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.
- DESIGNER NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS PLAN DURING CONSTRUCTION BY OWNER, CONTRACTOR OR SUBCONTRACTORS, UNLESS APPROVED IN WRITING.
- DESIGNER NOT RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.
- WINDOWS SHOWN SHALL BE PER OWNER SELECTION.
- EXTERIOR DOORS SHOWN SHALL BE SOLID CORE.
- 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.
- NO LP GAS FIRED APPLIANCES ARE PERMITTED IN GARAGE SPACES OR BASEMENTS.
- ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- ALL AREAS UNDER STAIRS TO BE 1/2" GYPBOARD IF ENCLOSED AND ACCESSIBLE
- PROVIDE "LOW RESISTANCE" RETURN AIR PATH FOR ALL CLOSED ROOMS.



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

96 FIN.S.F.
417 2 CAR GARAGE S.F.
482 1 CAR GARAGE S.F.
81 MECH. S.F.



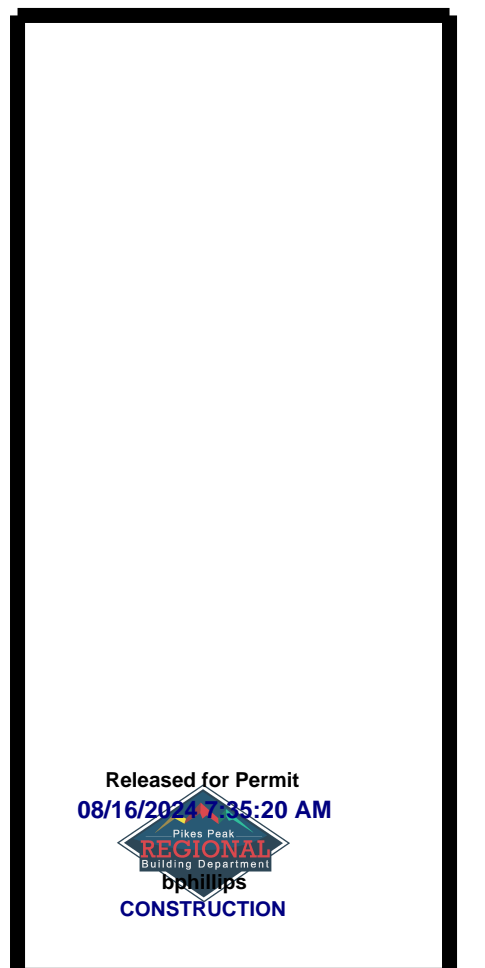
UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

1519 FIN.S.F.

DATE	REV.	BY:
6-6-24		RDK
6-12-24		RDK
6-17-24		RDK
6-20-24		RDK
6-26-24		D.V.
6-29-24		RDK

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

CUSTOM ADU FOR:
3947 394 HIGH FOREST RANCH RD
COLORADO SPRINGS CO 80908



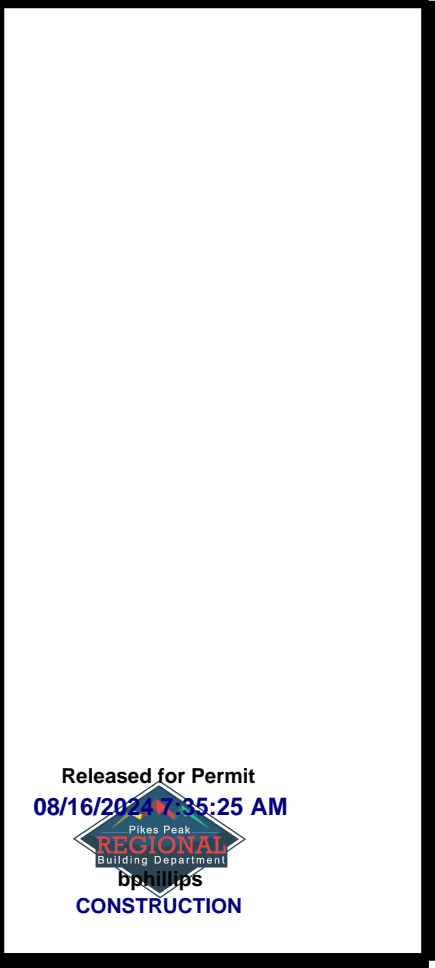
DATE: 6-1-24
DRAWN BY: D.V.

A=1

DATE	REV.	BY
6-6-24		RDK
6-12-24		RDK
6-17-24		RDK
6-20-24		RDK
6-26-24		D.W.
6-28-24		RDK

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 CUSTOM HOME DESIGN AND DRAFTING
 PO BOX 2391 MONUMENT, CO 80132
 (719)531-9018

CUSTOM ADU FOR:
 3947 ~~3941~~ HIGH FOREST
 RANCH RD
 COLORADO SPRINGS CO 80908

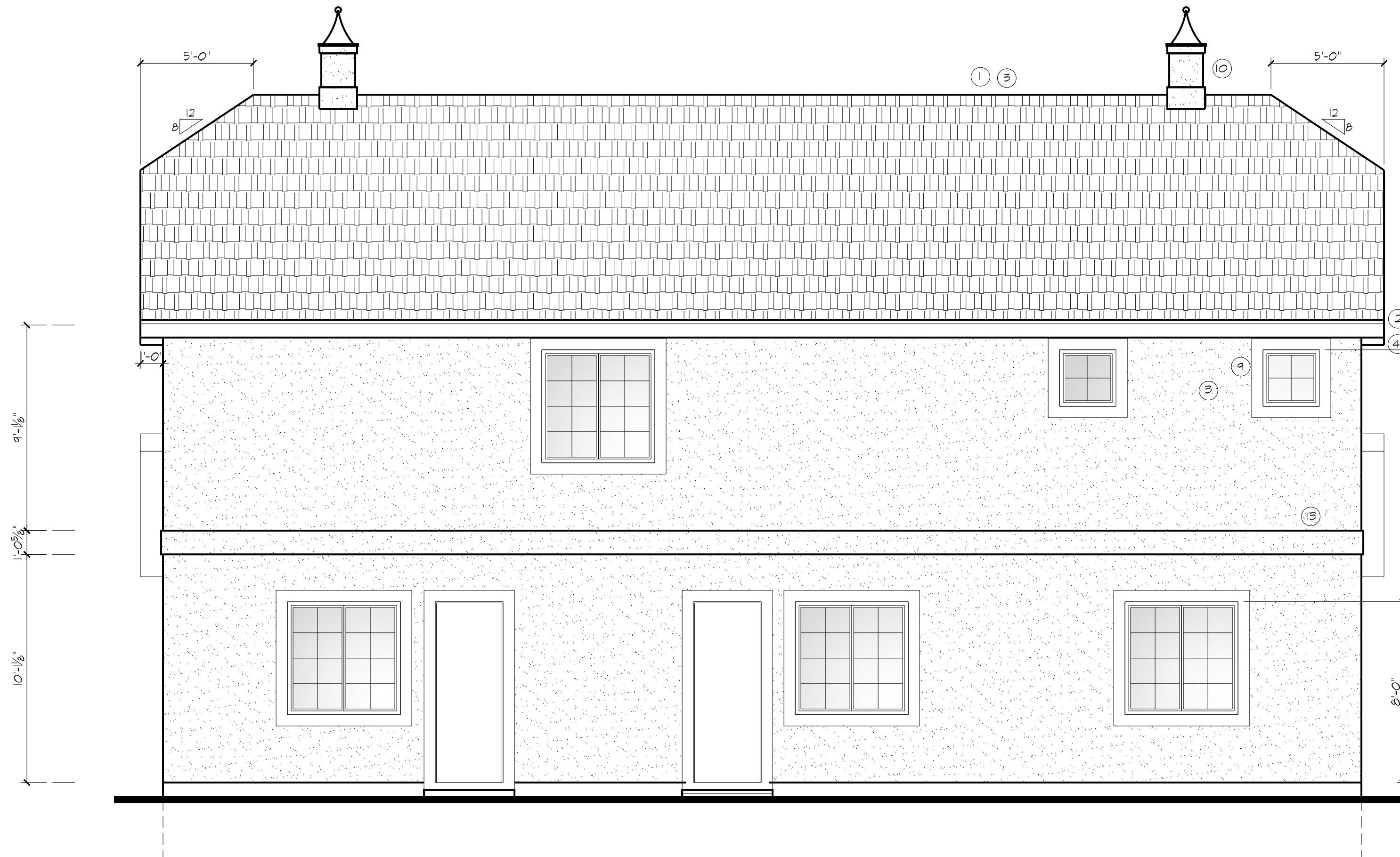


DATE: 6-1-24
 DRAWN BY: D.W.
 A=2



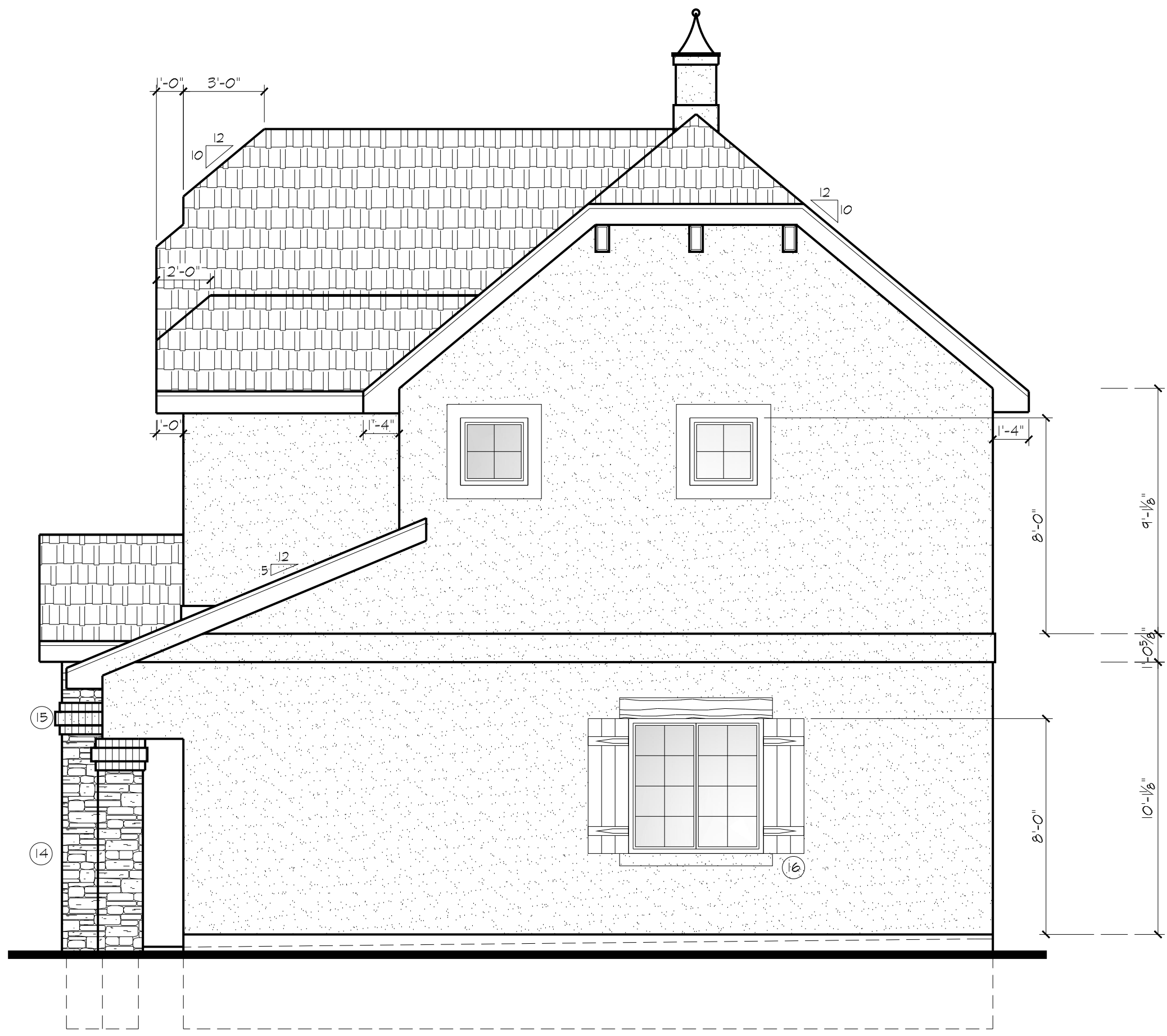
FRONT ELEVATION
 SCALE: 1/4"=1'-0"

Provide ice and water shield from eave edge back to a point at least 24 inches inside the exterior wall line of the building

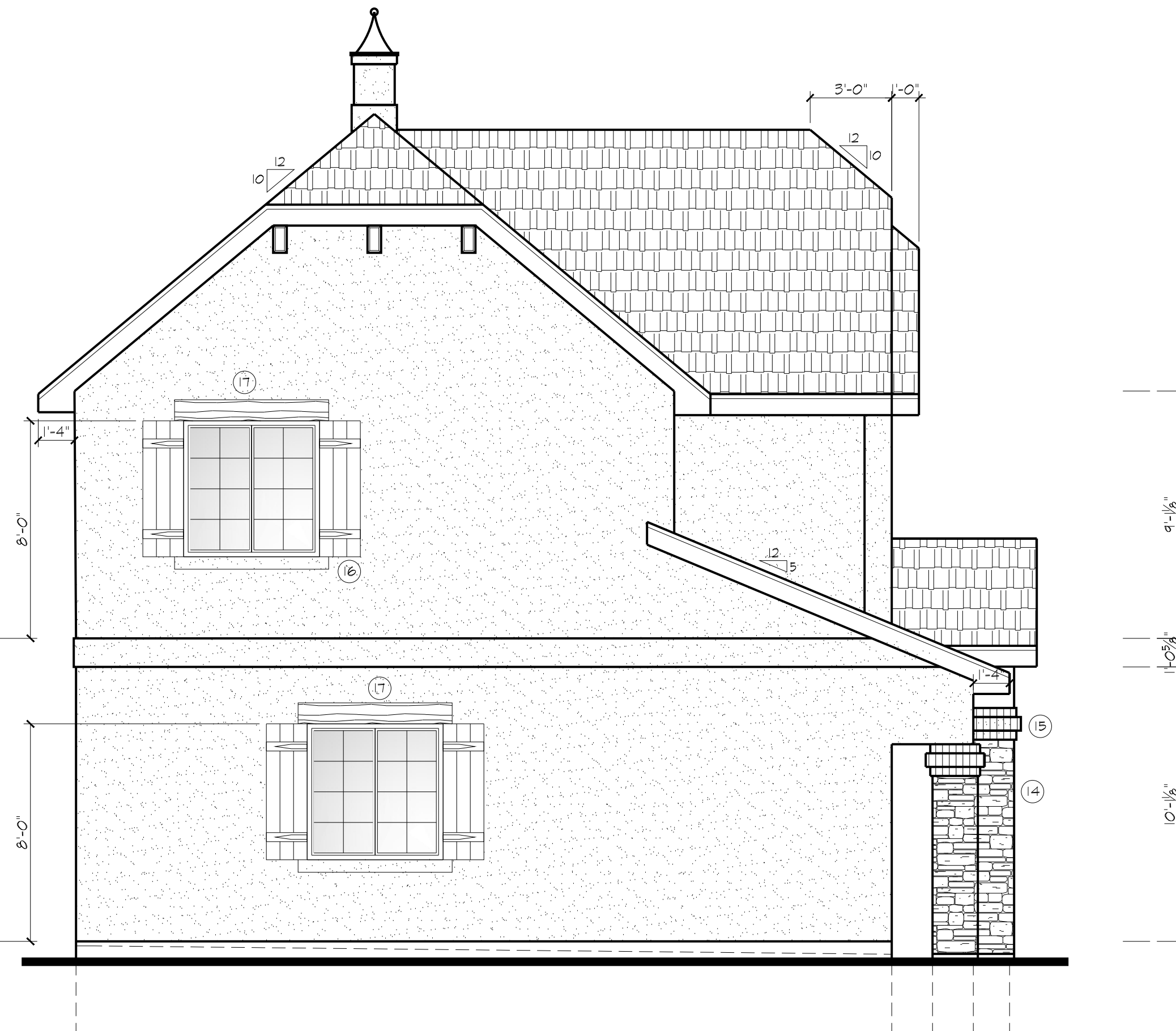


REAR ELEVATION
 SCALE: 1/4"=1'-0"

- ELEVATION NOTES:**
- 1 TILE ROOFING-MATCH EXISTING
 - 2 2x10 ROUGH SAWN CEDAR FASCIA
 - 3 STUCCO W/ EXP. JTS, AS REQD.
 - 4 GALV. IRON GUTTER AND DOWNSPOUT WITH TIP CUTS OR CONC. SPLASH BLOCKS TO 5'-0" AWAY FROM FDN.
 - 5 PROVIDE ROOF VENTS AT 1/300 SQ. FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
 - 6 CONC. PIER @ 6" ABOVE & 30" BELOW GRADE-VERIFY W/ ENGINEERS DESIGN.
 - 7 FLASH AT ALL ROOF AND WALL INTERSECTIONS.
 - 8 2x10 R.S. CEDAR TRIM ON TOP & 2x6 ON BTM. OF MDKS
 - 9 2x6 TRIM ON TOP & BTM. OF MDKS AND DRs. W/ STUCCO OVER
 - 10 CUPOLA
 - 11 2x6 R.S. CEDAR FALSE SHUTTERS W/ DECORATIVE WROUGHT IRON HINGES
 - 12 6x12 R.S. FIR FALSE BEAMS 1" 45" CUTS & ENDS
 - 13 2x10 STUCCO TRIM BAND, PITCH TOP TO DRAIN TYP.
 - 14 CULTURED STONE TO MATCH EXISTING RESIDENCE.
 - 15 BRICK TO MATCH DETAIL AT EXISTING RESIDENCE.
 - 16 2x6 STUCCO SILL - BEVEL TOP AWAY FROM WINDOW.
 - 17 2x10 R.S. CEDAR HEADER -BEVEL TOP



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

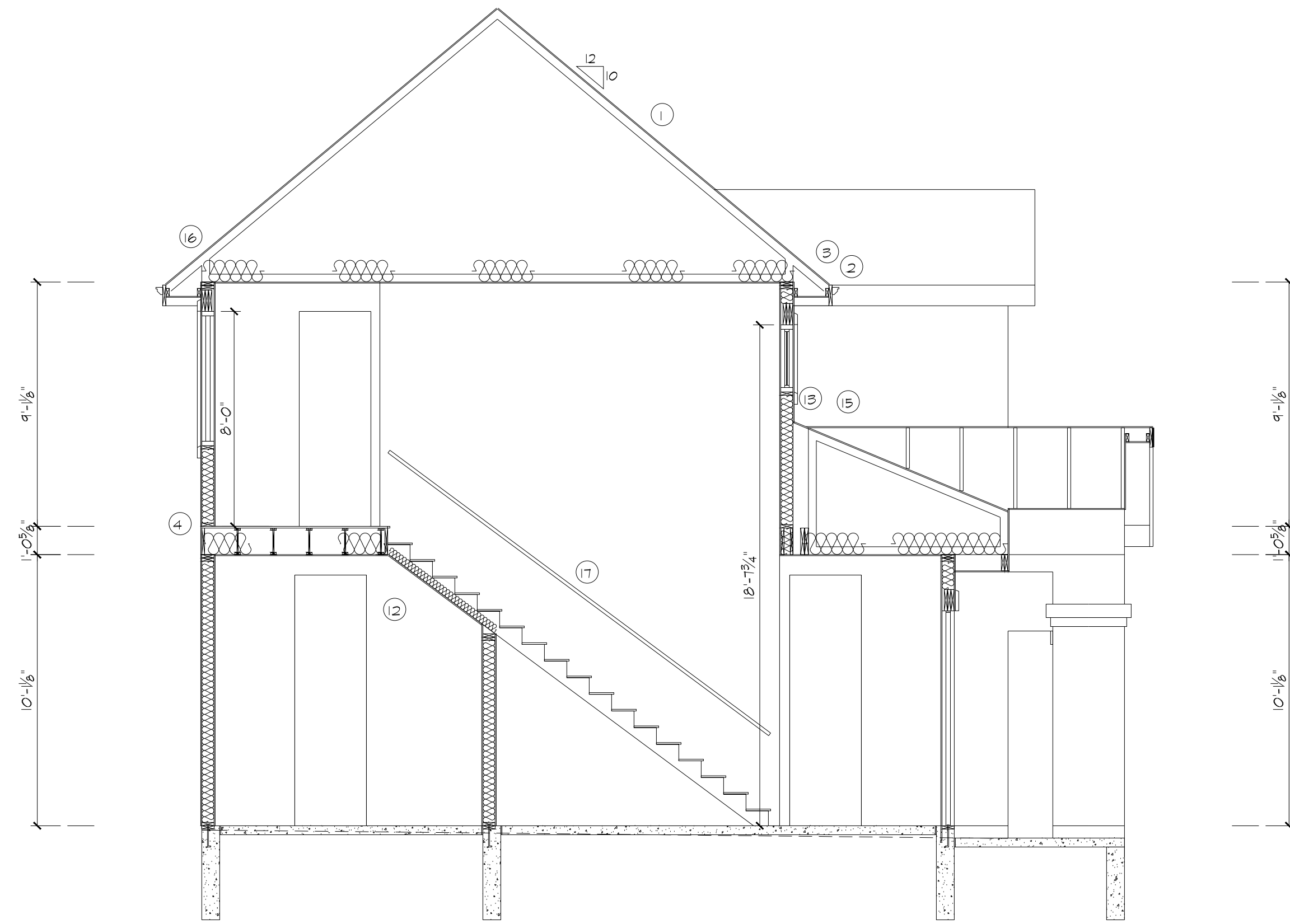


LEFT ELEVATION
 SCALE: 1/4"=1'-0"

DATE:	REV.	BY:
6-6-24		RDK
6-12-24		RDK
6-17-24		RDK
6-20-24		RDK
6-26-24		D.W.
6-28-24		RDK

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 (719)581-9018

CUSTOM ADU FOR:
 3947 HIGH FOREST
 RANCH RD
 COLORADO SPRINGS CO 80908



BUILDING SECTION 1
 SCALE: 1/4"=1'-0"
 A-3



BUILDING SECTION 2
 SCALE: 1/4"=1'-0"
 A-3

SECTION NOTES:

- ① CONG. TILE ON 1x2'S @ 24" O.C. ON 15# BUILDING FELT ON 7/16" O.S.B. ON PRE-ENGINEERED TRUSSES W/ INSUL. PER IEC REPORT. CLIP TRUSSES TO DBL. TOP PLATE WITH SIMP. H25T OR AS NOTED ON ROOF FRAMING PLAN.
- ② 2x10 ROUGH SAWN CEDAR FASCIA W/ 3/8" HD.BD. SOFFIT TO 2x4 NAILER.
- ③ METAL DRIP EDGE OVER FASCIA TO GALV. IRON GUTTER. PROVIDE DOWNSPOUTS PER CONTRACTOR WITH TIP-OUTS TO 48" AWAY FROM FOUNDATION.
- ④ STUCCO- ONE SCRATCH COAT AND ONE BASE COAT OVER W.W.M. ON 30# BUILDING FELT OVER 7/16" OSB OVER 2x6 STUDS AT 16" O.C. W/ INSUL. PER IEC REPORT.
- ⑤ TYPICAL INTERIOR WALL: 2x4'S AT 16" O.C.
- ⑥ 3/4" T-46 P.T. OSB GLUE AND NAIL TO 11 1/8" BC'S AT 16" O.C. (SERIES 6000) (PER ENGR.)
- ⑦ 1/2" dia. x 10" ANCHOR BOLTS AT 6'-0" O.C. (MAX.) AND 12" FROM SPLICES AND CORNERS THRU A 2x6 REDND. SILL PL. WITH SILL SEALER.
- ⑧ 8" CONG. WALL W/ ASPHALT EMULSION WATERPROOFING. PROVIDE A PERIMETER DRAIN PER ENGINEER'S FOUNDATION DESIGN AND SOILS REPORT.
- ⑨ 4" CONG. SLAB W/ 1/2" EXP. FELT AT FLOOR AND WALL INTERSECTIONS AND CONTROL JOINTS AS REQUIRED.
- ⑩ 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.
- ⑪ 4" CONG. SLAB FLUSH W/ MAIN FLOOR. SLOPE SLAB TO DRAIN AT DOOR.
- ⑫ ENCLOSE AREA UNDER STAIRS W/ 1/2" SHEETROCK IF ENCLOSED AND ACCESSIBLE.
- ⑬ 26 GA. FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- ⑭ RIGID INSUL. TO 36" BELOW GRADE AT ALL WALK OUT AREAS. INSULATION R-VALUE PER IEC REPORT.
- ⑮ PROVIDE ROOF SHEATHING BELOW ALL OVER-FRAMING.
- ⑯ PROVIDE ICE AND WATERSHIELD FROM FASCIA TO A POINT 24" (TO THE INSIDE) FROM THE OUTSIDE OF THE EXTERIOR WALL (OVER ROOF SHEATHING).
- ⑰ 2x6 RAIL 15" FROM WALL W/ 3/8" FINGER GROOVE RAIL @ 34" ABOVE TREAD

STAIR NOTE:
 MAX. RISE: 7 3/4"
 MIN. RUN: 10"
 MIN. WIDTH: 36"
 MIN. HD.RM.: 6'-8"



DATE: 6-1-24
 DRAWN BY: D.W.

A-3