

# GENERAL NOTES

1. PROVIDE TOTAL INSTALLATION TO MEET REQUIREMENT OF NEC.
2. VERIFY LOCATIONS OF ALL LIGHTS AND OUTLETS WITH OWNERS.
3. PROVIDE GROUND FAULT PROTECTION (GFP) FOR BATH, KITCHEN, GARAGE AND EXTERIOR OUTLETS.
4. PROVIDE P.C. LIGHT IN ATTIC AREAS.
5. SMOKE DETECTORS SHALL BE PROVIDED AS PER THE IRC.
6. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. ALL REFERENCE TO IRC SECTIONS HEREIN REFER TO THE 2019 IRC.
7. THE PROJECT MANAGER SUPERINTENDENT AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR / PROJECT MANAGER IS TO PROVIDE:
  - A. EXACT SPECIFICATIONS
  - B. COLOR SELECTION
  - C. FIELD SUPERVISION
9. FOUNDATION DESIGN AND SOILS REPORT BY COLORADO REGISTERED ENGINEER SHALL BE ON HAND AT TIME OF INSPECTION. DIMENSIONS TAKE PRECEDENCE OVER DRAIN INFORMATION. DO NOT SCALE.
10. ALL DIMENSIONS ARE TO FACE OF STUDS.
11. MINIMUM INSULATION VALUES:
  - R-19 EXTERIOR WALLS (BATT)
  - R-49 ROOF AREAS (BLOWN OR BATT)
  - R-48 CATHEDRAL ROOF AREAS (BLOWN OR BATT)
  - R-30 FLOOR JOISTS ABOVE UNHEATED AREAS / CANTILEVERS (BATT)
  - R-13 BASEMENT WALLS (ENCAPSULATED INSULATION)
12. PROVIDE 24 WIDE BY 2" DEEP (MIN) R-10 PERIMETER ROUGH INSULATION AT SLAB ON GRADE CONDITIONS WHERE REQUIRED BY LOCAL CODES.
13. INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION AND SHEATH THE UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER.
14. ALL WINDOWS ARE TO BE WEATHER STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL TO BE VINYL.
15. PROVIDE TINTED GLASS WHEN:
  - A. WITHIN A 24" ARC OF DOORS OR OTHER AREAS SUBJECT TO HUMAN IMPACT.
  - B. USE IN INGRESS OR EGRESS DOORS.
  - C. PLACED LESS THAN 18" AFF.
  - D. PER IRC.
16. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE IN ACCORDANCE TO IRC.
17. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS ABOVE GRADE ARE TO BE WEATHER STRIPPED.
18. CHANGED IN ELEVATIONS AT DOORS DUE TO LANDINGS OR STAIR TREATMENTS ARE TO BE MEASURED FROM THE TOP OF DOOR THRESHOLDS AND SHOULD NOT EXCEED 1 1/2" MAXIMUM THRESHOLD HEIGHT TO BE 1" MAXIMUM.
19. STAIR CONSTRUCTION:
  - A. 1 3/4" RISERS (MAX)
  - B. 10" TREADS (MIN)
  - C. WIDTH NOT LESS THAN 36" CLEAR
  - D. HEAD ROOM NOT LESS THAN 6'-8" CLEAR TO ALL OBSTRUCTIONS
  - E. HANDRAILS - BETWEEN 34" - 38" TO TOP PER IRC. RIGID GRIPPIABLE DIMENSION SHOULD BE 1 1/2" TO 2" IN DIAMETER.
  - F. GUARDRAILS - NOT LESS THAN 36" TO TOP. INTERMEDIATE RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (PER IRC).
20. PROVIDE 36" MINIMUM CLEAR SPACE FOR ALL LANDINGS INTERIOR AND EXTERIOR PER IRC.
21. ANY STAIR WITH ENCLOSED USABLE SPACE UNDERNEATH IS TO BE 1 HOUR FIRE PROTECTED BY CONSTRUCTION THE WALLS AND SOFFITS OF THE ENCLOSURE WITH 5/8" TYPE 'X' GYP. BD.
22. MINIMUM CORRIDOR WIDTH IS TO BE 36" CLEAR.
23. PROVIDE FLOOR BLOCKING, WALL BLOCKING, ROOF BLOCKING, AND FIRE BLOCKING PER 2019 IRC.
24. FIRESTOP ALL POCKET DOORS AND FLUES.
25. ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING.
26. ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETE WORK COMPLETELY WATERPROOF. FLASHING SHALL BE BREAK FORCED TO SHARP LINES AND FITTED TO DETAILS. FLASHING AND COUNTER FLASHING AT ALL FLASHING SHALL BE BREAK FORCED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONNECTIONS. GLUE FLASH AND CALK WOOD BEAMS AND OUTLOOKERS PROTECTING EXTERIOR WALLS AND ROOF.
27. ALL TUB AND SHOWER ENCLOSURES TO BE CONSTRUCTED WITH 1/2" WATER RESISTANT DRYWALL AND ALL FUTURE PENETRATIONS ARE TO BE FULLY SEALED.
28. PROVIDE A MINIMUM CLEARANCE OF 6" FROM EPIROSTONE TO TOP OF GRADE PER IRC.
29. PROVIDE DRAINPROOFING OR WATER PROOFING OF ALL FOUNDATIONS PER SPECIFICATIONS AND IRC.
30. SLOPE ALL CONCRETE EXTERIOR FLATWORK 1/8" PER FOOT (MIN) AWAY FROM THE STRUCTURE TO PROVIDE PROPER DRAINAGE.
31. GALVANIZED DOWNSPOUTS TO HAVE 4'-4" BUT IN NO EVENT LESS THAN 4'-0", ADJUSTABLE EXTERIORS (TYPICAL).
32. SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND PER IRC. LINK THE AUDIO SIGNAL TO ALL UNITS.
33. IN BATHROOMS CONTAINING A BATHTUB OR SHOWER COMBINATION, THE LAUNDRY ROOMS AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL (M) VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED.
34. IN BATHROOMS WHICH CONTAIN ONLY A WATER CLOSET OR LAVATORY OR COMBINATION THEREOF AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL (M) VENTILATION SYSTEM IS TO BE CONNECTED TO LIGHT SWITCH FOR ROOM.
35. L.P. GAS BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
36. VENT ALL EXHAUST FANS AND DRYERS TO EXTERIOR PER LOCAL CODES.
37. PROVIDE ATTIC VENTILATION. ATTIC VENTS SEE ARCHITECTURAL PLANS FOR STANDARD AND SPECIAL SHARPED VENTS AND VENTING REQUIREMENTS. OPENINGS OF VENTS TO HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING PER SECTION IRC R609. PROVIDE SOFFIT VENTILATION PER IRC.
38. ALL SURFACES THAT DEFINE THE HORIZONTAL OR VERTICAL SEPARATION BETWEEN THE GARAGE AND HOUSE ARE TO BE PROTECTED (WRAPPED) WITH 5/8" TYPE 'X' GYP. BD. INCLUDING ALL HORIZONTAL AND VERTICAL STRUCTURAL SUPPORT MEMBERS SUPPORTING THE SEPARATION.
39. ALL CEILING HEIGHTS SHOULD CONFORM TO SECTION IRC R603 AND SHALL INCLUDE AN ADDITIONAL AND RESERVABLE ALLOWANCE FOR FINISHES WEATHER OR NOT SUCH SHALL BE PROVIDED HEREIN WHICH WILL BE DEDUCTED TO BE AN AMOUNT NOT LESS THAN ONE INCH GREATER THAN THE AMOUNTS LISTED IN IRC.
40. REPAIR ALL CRACKS, HOLES AND OTHER PENETRATIONS OR DAMAGED AREAS IN THE EXTERIOR SHEATHING WITH SHEATHINGS TAPE OR OTHER ACCEPTABLE METHODS PER UBC AND IMMEDIATELY PRIOR TO FINISHES ANY EXTERIOR FINISHES. INSTALL EPS SIDING IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND TO IRC.
41. PROVIDE CARBON MONOXIDE DETECTORS PER LORGEN AND JOHNSON FAMILIES CARBON MONOXIDE SAFETY ACT (C.R.S. 58-45)

## VICINITY MAP



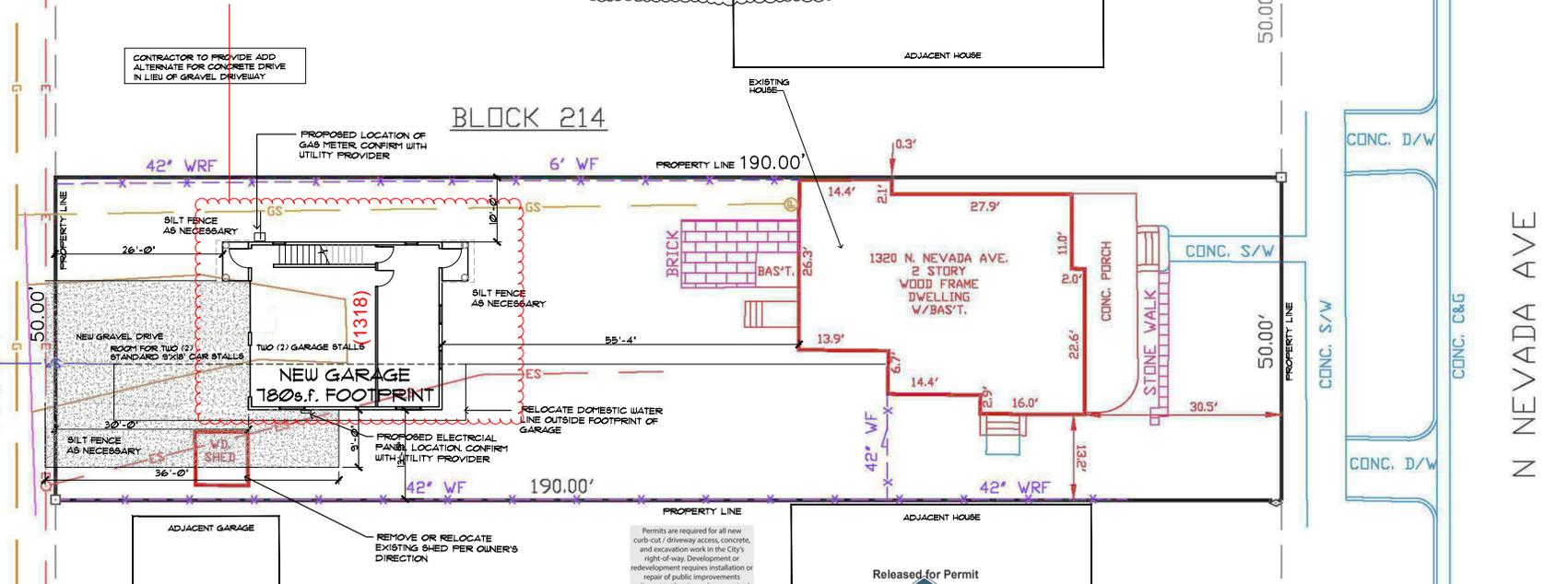
- SLOPE GRADES MIN OF 10% FOR 10' - 0" FROM THE PROPOSED BUILDING STRUCTURE. EXTEND ALL ROOF DRAINAGE DOWNSPOUTS A MIN OF 5'-0" FROM PROPOSED STRUCTURE.
- CONTRACTOR TO REFERENCE SOILS INVESTIGATION REPORT FOR PREPARATION OF SOILS UNDER SLABS AND FOUNDATION.
- CONTRACTOR TO PROVIDE OPEN HOLE INSPECTIONS AS NOTED IN SOILS REPORT ENTECH ENGINEERING REPORT # 212120.
- PROVIDE CONTINUOUS FOUNDATION DRAIN, DAYLIGHT DOWN SLOPE. RE: DTL 1/AS/2P
- SITE CONSTRUCTION ACCESS, PROVIDED VEHICLE TRACKING PAD PER JURISDICTION REQUIREMENTS, REFERENCE EROSION AND SEDIMENT CONTROL MANUAL.

## LEGAL DESCRIPTION

N 50.00 FT OF S 150.00 FT OF E 2 BLK 214 ADD 1 COLO SPRGS  
**PARCEL #**  
 6407106014

ALL EXTERIOR FINISHES MUST CONFORM TO THE NORTH END HISTORICAL DISTRICT GUIDELINES AND DESIGN STANDARDS

AREA OF WORK



**1 PLOT PLAN**  
 SCALE: 1" = 100'-0"

APPROVED  
 08/31/2022 10:55:19 AM  
 Ethan Shafar  
 COLORADO SPRINGS  
 CITY DEVELOPMENT REVIEW



Released for Permit  
 08/24/2022 11:13 PM  
 REGIONAL Building Department  
 Block A ENUMERATION

## SITE DATA

1320 NORTH NEVADA AVENUE, COLORADO SPRINGS, CO 80905  
 LOT SIZE: 93600 SQ. FT. = 2.138 ACRES  
 EXISTING HOUSE 124 SQ. FT. FOOTPRINT, NEW GARAGE 780 SQ. FT. FOOTPRINT • TOTAL 2304 SQ. FT. FOOTPRINT  
 21% FOOTPRINT LOT COVERAGE  
 NEW GARAGE ROOF PEAK HEIGHT IS 22'-0" • EXISTING HOUSE ROOF PEAK APPROXIMATELY 26'-0"  
 OWNER, TM AND MARCIE MURPHY, 1320 N. NEVADA AVE. COLO SPRGS, CO 80905 - 719-2162841



CONSTRUCTION DOCUMENTS  
 GARAGE  
 1318N NEVADA AVE  
 COLORADO SPRINGS, CO 80903

OWNER REVIEW  
 08/24/2022  
 FOR PERMIT REVIEW  
 07/13/22  
 CITY PLAN REVIEW REVISIONS 2  
 08/23/22

PROJECT #: 21.029  
 DRAWN BY: SDA  
 DESIGNED BY: SDA  
 CHECKED BY: SDA

A1.0