



**MASTER PLAN #200A
TRAILSIDE MANOR AFFORDABLE HOUSING UNITS**



**Rocky Mountain
Community Land Trust**



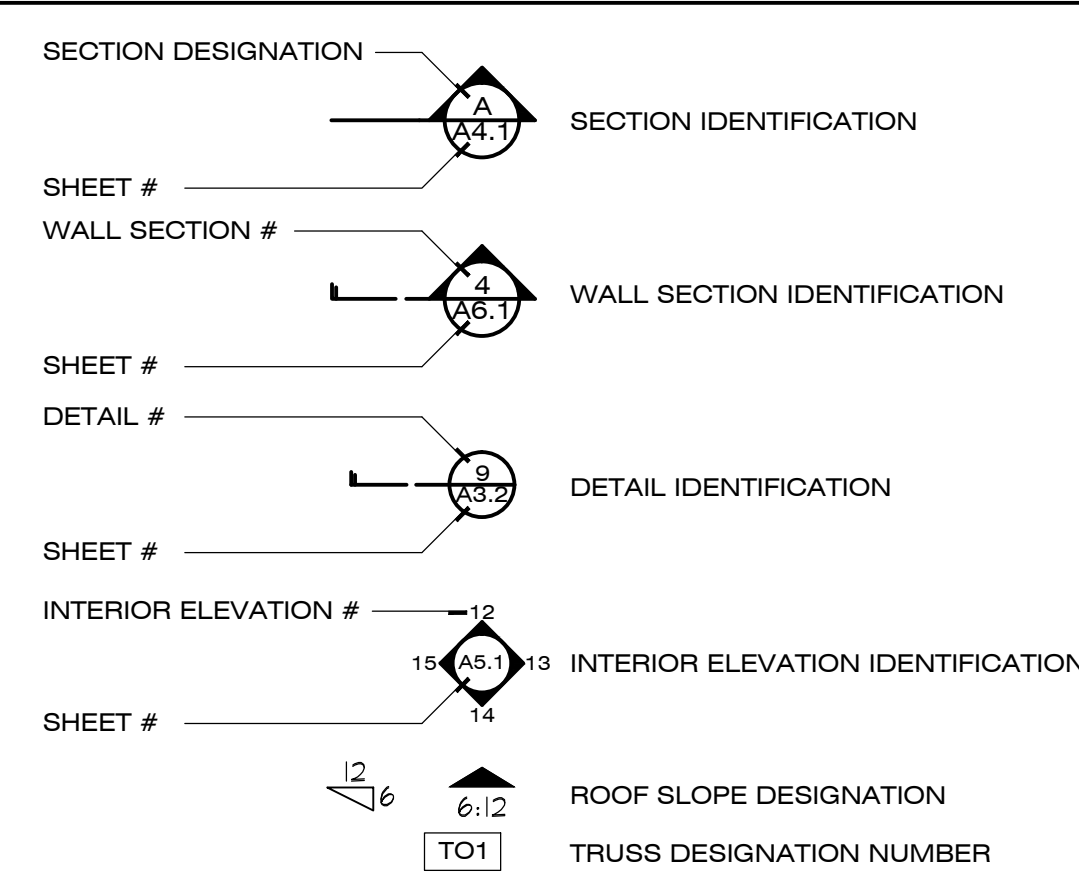
GENERAL NOTES:

- ALL WORK TO CONFORM TO CURRENT APPLICABLE CODES UNDER THE JURISDICTION OF THIS WORK INCLUDING:
2011 EDITION OF THE PIKES PEAK REGIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL PLUMBING CODE (IPC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2014 NATIONAL ELECTRICAL CODE (NEC)
- CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 2 DAYS PRIOR TO ANY TRENCHING OR EXCAVATING PER COLORADO STATE STATUE 93-155.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND PERMITS REQUIRED TO COMPLETE THE DEMOLITION, GRADING, & CONSTRUCTION WORK AND COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS PERTINENT TO THIS WORK.
- PROVIDE ALL SIGNAGE & BARRICADING REQUIRED TO PROTECT VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION. MAINTAIN LIFE PROTECTING SYSTEMS INCLUDING FIRE AND EMERGENCY ACCESS DURING CONSTRUCTION.
- ALL ACCESS TO CONSTRUCTION AREAS AND ADJACENT PROPERTIES TO BE PROTECTED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- CARE SHALL BE TAKEN DURING CONSTRUCTION OPERATIONS SO AS TO PROTECT EXISTING ADJACENT BUILDINGS, PAVING, UTILITY LINES, PLANT MATERIAL, NATURAL FEATURES OR OTHER EXISTING ELEMENTS. ANY DAMAGE DUE TO CONSTRUCTION OPERATIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OR CENTER LINE OF STUD WALL, CENTER LINE OF COLUMN GRID LINE, CENTER OF DOOR AND / OR WINDOWS UNLESS OTHERWISE NOTED OR GRAPHICALLY REPRESENTED. ALL DIMENSIONS MUST BE VERIFIED TO CONFIRM EXISTING CONDITIONS AS REQUIRED.
- ALL EXTERIOR DIMENSIONS TO THE FACE OF CURB, WALL, CONCRETE, OR GRID LINE, UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, AND GENERAL CONSTRUCTION WORK SHOWN AT VARIOUS LOCATIONS THROUGHOUT THE DRAWINGS WHETHER OR NOT CROSS REFERENCED. MECHANICAL AND ELECTRICAL ITEMS MAY OCCUR WHICH ARE NOT SHOWN ON ARCHITECTURAL PLANS.
- INTERIOR FRAMING TO BE 2x4 WOOD STUDS @ 16" O.C.
- ALL GYP. BD. TO BE 1/2" THK. USE WATER RESISTANT GYP. BD. IN ALL WET AREAS. USE 5/8" TYPE 'X' AT ACCESSIBLE AREAS UNDER STAIRS PER CODE.
- DO NOT SCALE DRAWINGS.
- REFER TO SOILS REPORT FOR SPECIAL REQUIREMENTS AND DETAILING.
- INSTALL ALL ELECTRICAL, PLUMBING, AND HVAC TO COMPLY WITH CURRENT LOCAL AND STATE CODES.
- BLOCK OUT WALLS FOR FUTURE HANDICAPPED RAILS - TYPICAL @ WATERCLOSET AND BATH.
- WINDOW AND DOOR NOTATION REFER TO TYPE AND SIZE OF UNIT. EXAMPLE 6040SL = 6'-0" WIDE X 4'-0" HIGH SLIDER.

ABBREVIATION LEGEND

ABV.	ABOVE	INSUL.	INSULATION
A.B.	ANCHOR BOLT	INT.	INTERIOR
A.C.	AIR CONDITIONING	MANUF.	MANUFACTURED
A.F.F.	AIR CONDITIONING ABOVE FINISH FLOOR	MAT.	MATERIAL
∠	ANGLE	MTL.	METAL
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BLV.	BEAM	O/	OVER
B.O.F.	BOTTOM OF FOOTING	O.C.	ON CENTER
		O.H.	OVERHEAD
C.J.	CONTROL JOINT	P.	PLATE
CL.	CENTER LINE	P. LAM.	PLASTIC LAMINATE
CLG.	CEILING	PLYWD.	PLYWOOD
CLR.	CLEAR	PR.	PAIR
CMU.	CONCRETE MASONRY UNIT	P.T.	PRESSURE TREATED
COL.	COLUMN	R	RISER
CONC.	CONCRETE	REFR.	REFRIGERATOR
CONT.	CONTINUOUS	REQD.	REQUIRED
CPT.	CARPET	R.O.	ROUGH OPENING
CSMT.	CASEMENT	S.C.	SOLID CORE
d	PENNY	SHTG	SHEATHING
DBL.	DOUBLE	SIM.	SIMILAR
DIM.	DIMENSION	S.S.	STAINLESS STEEL
DN.	DOWN	STL.	STEEL
DS.	DOWNSPOUT	STRUCT.	STRUCTURAL
D.W.	DISHWASHER	T.	TREAD
DWGS.	DRAWINGS	TEMP.	TEMPERED
EA.	EACH	TH.	THICK
ELEV.	ELEVATION	T.O.C.	TOP OF CURB
EXISTG.	EXISTING	T.O.M.	TOP OF MASONRY
EXP. JT.	EXPANSION JOINT	T.O.P.	TOP OF PARAPET
EXT.	EXTERIOR	T.O.S.	TOP OF SLAB
		T.O.W.	TOP OF WALL
F.D.	FLOOR DRAIN	TYP.	TYPICAL
F.F.	FINISH FLOOR	UNFIN.	UNFINISHED
FIN.	FINISH	U.N.C.	UNLESS NOTED OTHERWISE
FLR.	FLOOR	VAR.	VARIABLE
F.O.M.	FACE OF MASONRY	V.T.R.	VENT THRU ROOF
F.O.S.	FACE OF STUD	W/	WITH
FIG.	FIELD VERIFY	WO.	WOOD
F.V.	FIELD VERIFY	W/O	WITHOUT
FX.	FIXED	W.L.	WROUGHT IRON
GALV.	GALVANIZED	W.P.	WEATHERPROOF
G.I.	GALVANIZED IRON		
GYP. BD.	GYPSUM BOARD		
HDR.	HEADER		
HT.	HEIGHT		

SYMBOL LEGEND



PROJECT DATA

PROPERTY ADDRESS:	TRAILSIDE MANOR AFFORDABLE HOUSING FOUNTAIN, COLORADO
OWNER REPRESENTATIVE:	RMCLT 1212 WEST COLORADO AVE. COLORADO SPRINGS, COLORADO TEL: 719.477.9300
CONTRACTOR:	TBD ADDRESS CITY, STATE ZIP CODE TEL: 938.486.0371
CIVIL ENGINEER:	TERRA NOVA ENGINEERING 125 N. WAHSATCH AVE. COLORADO SPRINGS, CO 80903 TEL: 719.635.6422
ARCHITECT:	ARCHITRILOGY 10 TOWN PLAZA #178 DURANGO, CO 81301 TEL: 719.471.9800
STRUCTURAL ENGINEER:	ENTECH ENGINEERING, INC. 505 ELKTON DRIVE COLORADO SPRINGS, CO 80907 TEL: 719.531.5599
MEP ENGINEERS:	CHAVEZ TIFFANY & AYERS 119 WEST CUCHARRAS STREET COLORADO SPRINGS, CO 80903 TEL: 719.636.0021

SHEET INDEX

ARCHITECTURAL:	
A1.0	COVERSHEET
A2.0	FLOOR PLANS AND NOTES
A2.1	FLOOR PLANS - ADA UNIT / INTERIOR ELEVATIONS / NOTES
A3.0	EXTERIOR ELEVATIONS / ROOF PLAN / NOTES
A4.0	WALL SECTION / BUILDING SECTION / STAIR SECTION
STRUCTURAL:	
1 OF 2	FOUNDATION PLANS
2 OF 2	FOUNDATION DETAILS
S1	MAIN FLOOR FRAMING PLAN
S2	UPPER LEVEL FRAMING PLAN
S3	ROOF FRAMING PLAN
MECHANICAL:	
M1.0	MECHANICAL SCHEDULES
M2.0	UPPER AND LOWER MECHANICAL PLANS
M3.0	UPPER AND LOWER GAS PIPING PLANS
PLUMBING:	
P1.0	PLUMBING SCHEDULES AND DETAILS
P2.0	UPPER AND LOWER PLUMBING PLANS
ELECTRICAL:	
E1.0	ELECTRICAL LEGEND SPECIFICATIONS AND ONE-LINE DIAGRAM
E2.0	ELECTRICAL SITE PLAN
E3.0	ELECTRICAL PLAN
TRUSS DESIGN:	
	TRUSS DESIGN PACKAGE

PROJECT NOTES

BUILDING TYPE	V-B
BUILDING OCCUPANCY	R-3
BUILDING HEIGHT	25'-1"
BUILDING AREA:	822 SQ. FT. / PER UNIT

DRAFT
NOT FOR CONSTRUCTION

**Rocky Mountain
Community Land Trust**



1212 W. COLORADO AVENUE
COLORADO SPRINGS, CO 80904
Tel: 719.447.9300



**TRAILSIDE MANOR
AFFORDABLE HOUSING
2 BEDROOM UNIT**

FOUNTAIN, COLORADO

DATE: 09.30.18

REVISIONS:
NO. DATE

CHECKED: JAB

DRAWN BY: CAY / JAB

FILE NAME:
200A-A2.DWG

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SHEET NO.

A1.0

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