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CODE SCHEDULE
 2005 PIKES PEAK REGIONAL BUILDING CODE
 2003 IRC*
 2000 UPC*
 2003 IFGC*
 2003 IMC*
 2003 IECC*
 2005 NEC**
 *As amended by 2005 PPRBC
 **Or the latest edition adopted by the State of Colorado

SHEET
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 of 8

PLOT DATE
 3/15/2010

Drawn By:
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 Carlson
 719-964-2568

Notes and Revisions:

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PLAN:
 Master Plan #2025

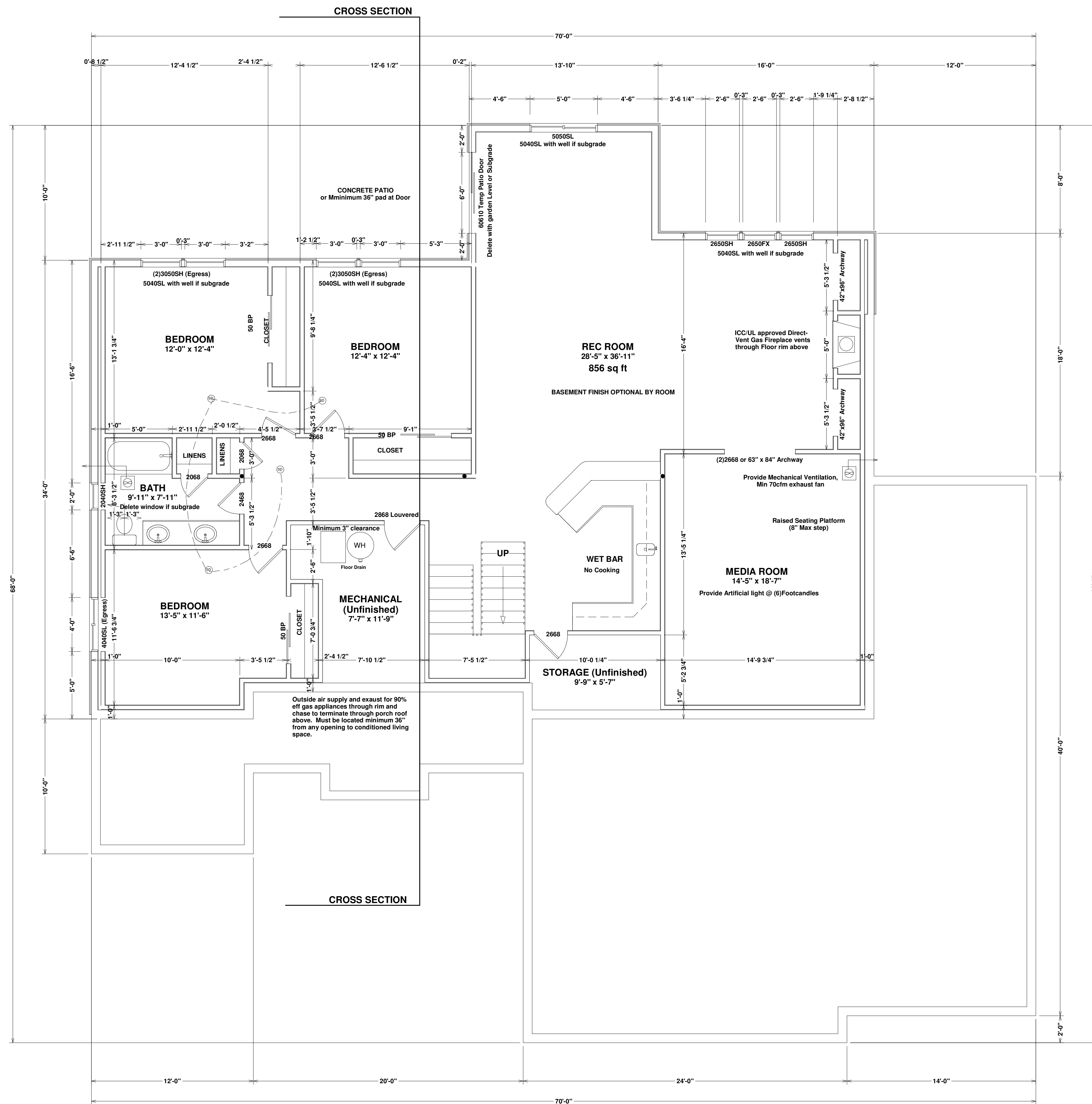
719-910-6253

A Residence For:
ELEVATION HOMES
 8345 Towner Ave.
 Peyton, CO 80831

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 5620 Old Farm Terrace
 Colorado Springs, CO 80917
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GENERAL NOTES:

- 1) UNFINISHED BASEMENT AREA (Basement finish optional by room):
7'-7 1/2" Minimum Ceiling Height. Beams, Girders and Ducts may project up to 10" below required height per 2005 PRRBC, Section RBC 303.4.11
9' Standard basement ceiling
- 2) EGRESS WINDOWS:
Basement includes Egress windows where indicated all above exterior grade. Install min 15 sq ft well at all subgrade basement windows with min 36" dimension. Provide ladder where well is deeper than 44" below grade. First rung of ladder to be within 18" of grade.
Minimum Egress opening dimensions: Height: 24", Width: 20", 4.5 sq ft
Maximum sill height: 44"
- 3) VENTED EXHAUST FANS:
Vented Exhaust Fans located as indicated by , terminate through joist cavity or duct soffit and out floor rim as indicated by arrows and may not terminate within 36" of any opening which allows air into occupied area
Provide backdraft damper.
- 4) STAIRS:
Install minimum 1/2" drywall, firetaped, all surfaces under stairs if enclosed and accessible.
Provide Handrail minimum 34", maximum 38" from stair nosing.
Provide minimum 36" half wall or guardrail at open landings and balconies.
Maximum Riser: 8", Minimum Tread: 9", Maintain Minimum 6'-8" Head Clearance
- 5) WATER HEATERS:
Bradford-White #MI5036FBN: 50 gallon capacity, 86 gallon First Hour Rating, 40,000BTU Input
Provide combustion air and clearances per IMC for gas appliances.
- 6) SMOKE DETECTORS:
Located as indicated by  interlinked together and to all other floors with battery back-up
- 7) Provide low resistance return air path to all closed rooms



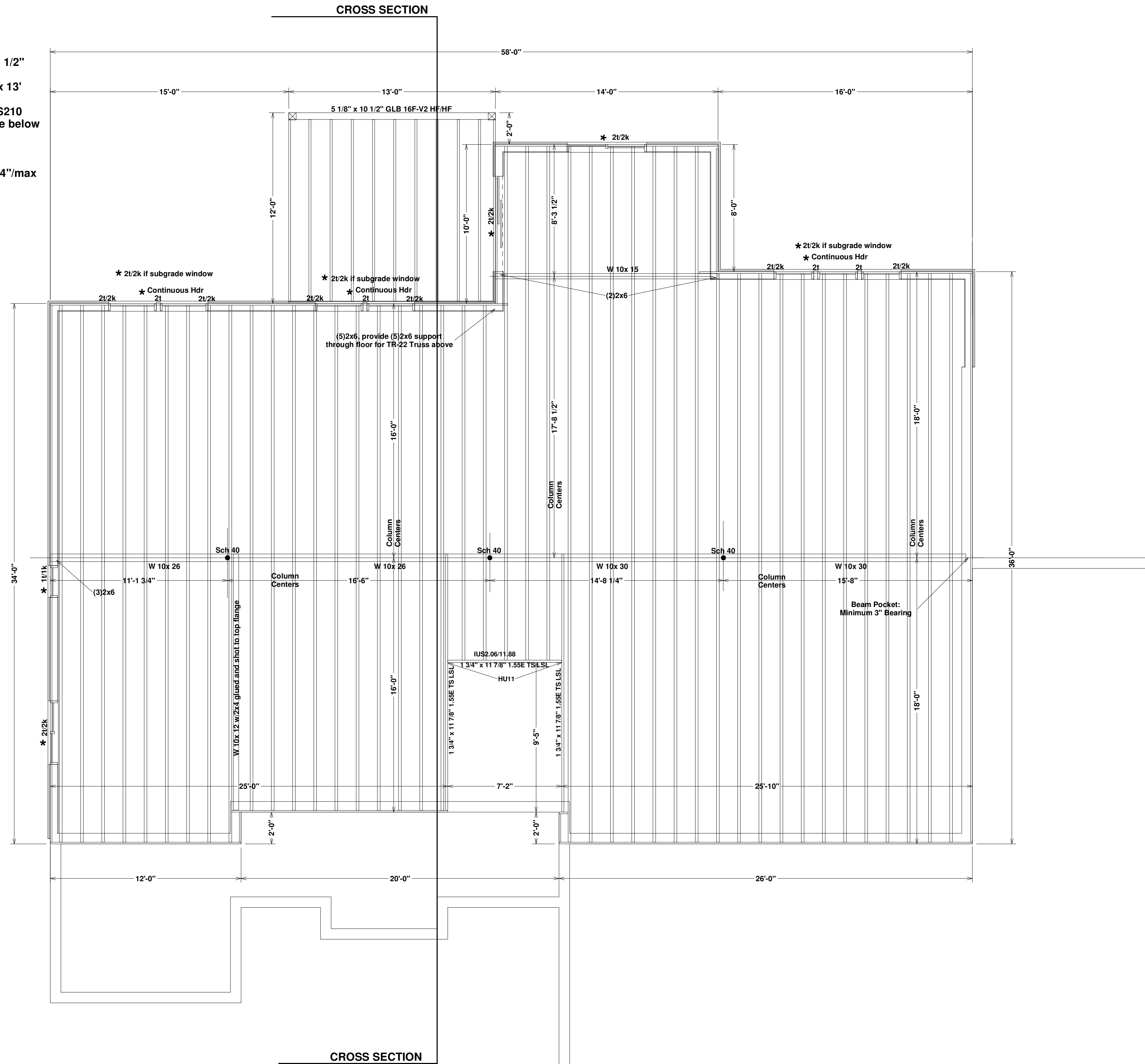
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1' 2087 sq ft

DECK FRAMING

- 1) Ledger: 2x10 to Floor Rim w/(3)galv 12d and (2)3/8"x4 1/2" lags@16"oc (typ). 66 psf (Tributary load)
- 2) Structural Rim: 5 1/8" x 1 1/2" GLB 16F-V2 HF/HF Max 13' Span (Flush) UON
- 3) Deck Joist: 2x10@16"oc to rim, beam or ledger w/LUS210
- 4) Columns: 6x6 or (3)2x6 to beam w/BC4, to concrete below w/EPB66 (typ) UON
- 5) Decking: 2x6 Trex
- 6) Guardrail: Min 36" Rail with Max 4" openings
- 7) Stairs: Min 9" Tread, Max 8" Riser with handrail min 34"/max 38" from nose if any.

DESIGN LOADS:
 Live Load: 40psf
 Dead Load: 15psf
 Total Load: 55psf
 Ledger: 66psf (Tributary Area)



FLOOR FRAMING PLAN

SCALE: 1/4" = 1'

- 1) Joist: 11 7/8" BCI 6000 @16"oc w/IUS2.06/11.88 hangers
- 2) Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
- 3) Framed Walls: 2x6@16"oc (if any)
- 4) (1)1 3/4" x 11 7/8" 1.55E TS LSL at all stairwell surfaces UON
- 5) * Default Header: 3 1/2" x 5 1/2" 1.3E LSL 2t/2k UON
- 6) • Default Column: 3" dia adjustable steel column UON, SCHEDULE 40 where indicated.
- 7) Stair Landings: 2x8@16"oc to (2)2x8 rims w/LUS26. Support basement landings from top of foundation wall w/WB straps
- 8) Dimensions:
 Framing: Rim to rim
 Columns and Beam Pockets: Framed wall exterior or Concrete surface to center
 Stairwell: Rim or exterior of concrete wall surface to stairwell surface
- 9) DESIGN LOADS:
 Live Load: 40 psf
 Dead Load: 10 psf
 Total Load: 50 psf



FRONT ELEVATION

SCALE: 1/4" = 1'



GARAGE SIDE ELEVATION

SCALE: 1/4" = 1'

Provide ice and water shield protection from edge of eave to 24" in from outside of exterior wall required at elevations above 7,000 ft. (Recommended for this building at approx 7,200 ft)

Stucco w/metal lathe over building paper over 15/32" OSB wall sheathing. Simulated 5/4 x 6 trim pop-outs.

Finish Grade: Allow 6" separation from wood product and drainage slope 6" in first 10'

Class A Asphalt shingles weighing less than 240#/100 sq ft may be installed only from May 1st through October 31st.

12
typ
6

Mfg Shingle Siding

5/4 x 10 belly band (typ)

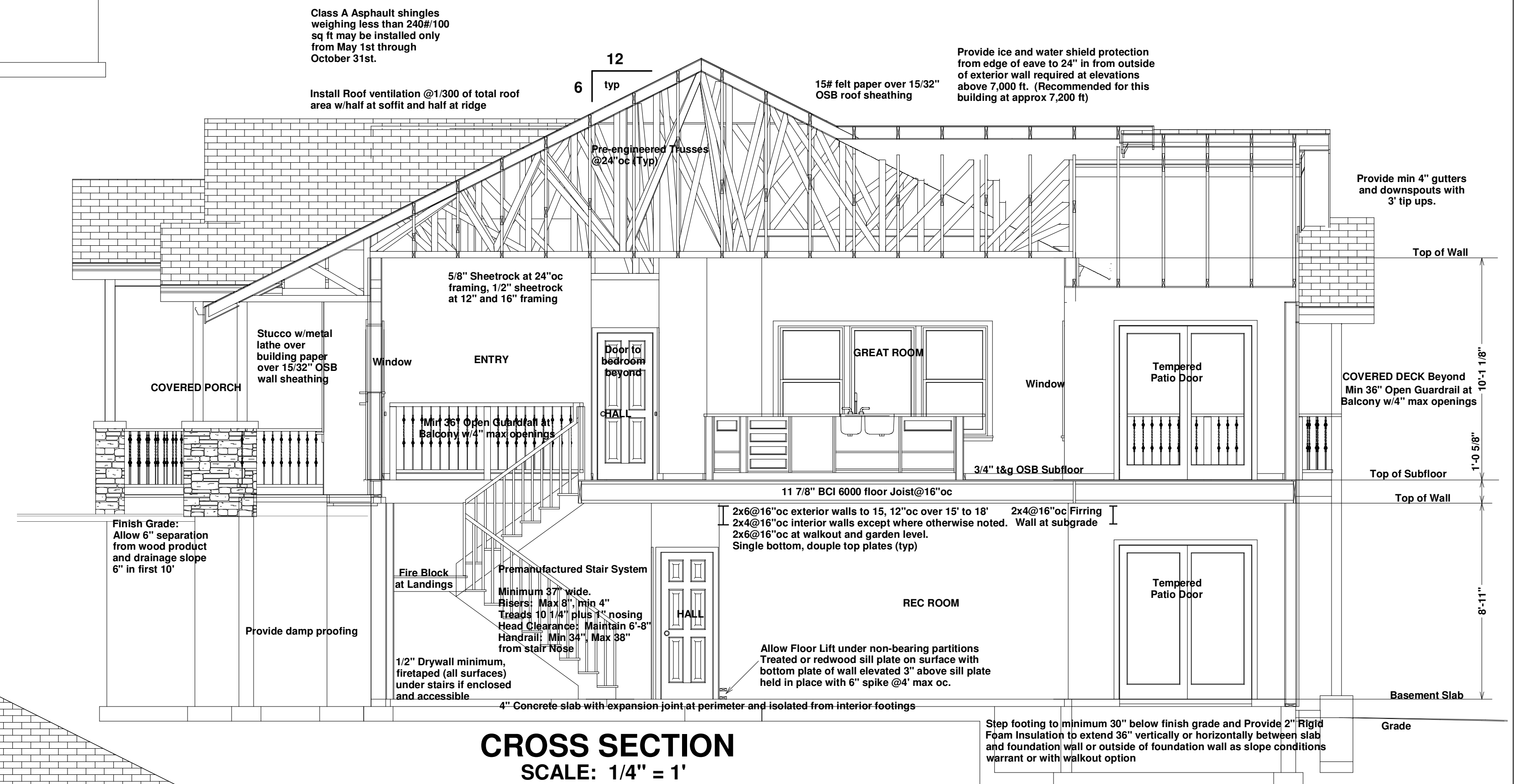
Cultured Stone Veneer



SIDE ELEVATION
SCALE: 1/4" = 1'

Top Plate- Great Room/Entry
 Top Plate- Typ
 Main Level Subfloor
 Top Plate- Basement
 Basement Floor

9'-1 1/8"
 10'-1 1/8"
 1'-9 5/8"
 8'-11"

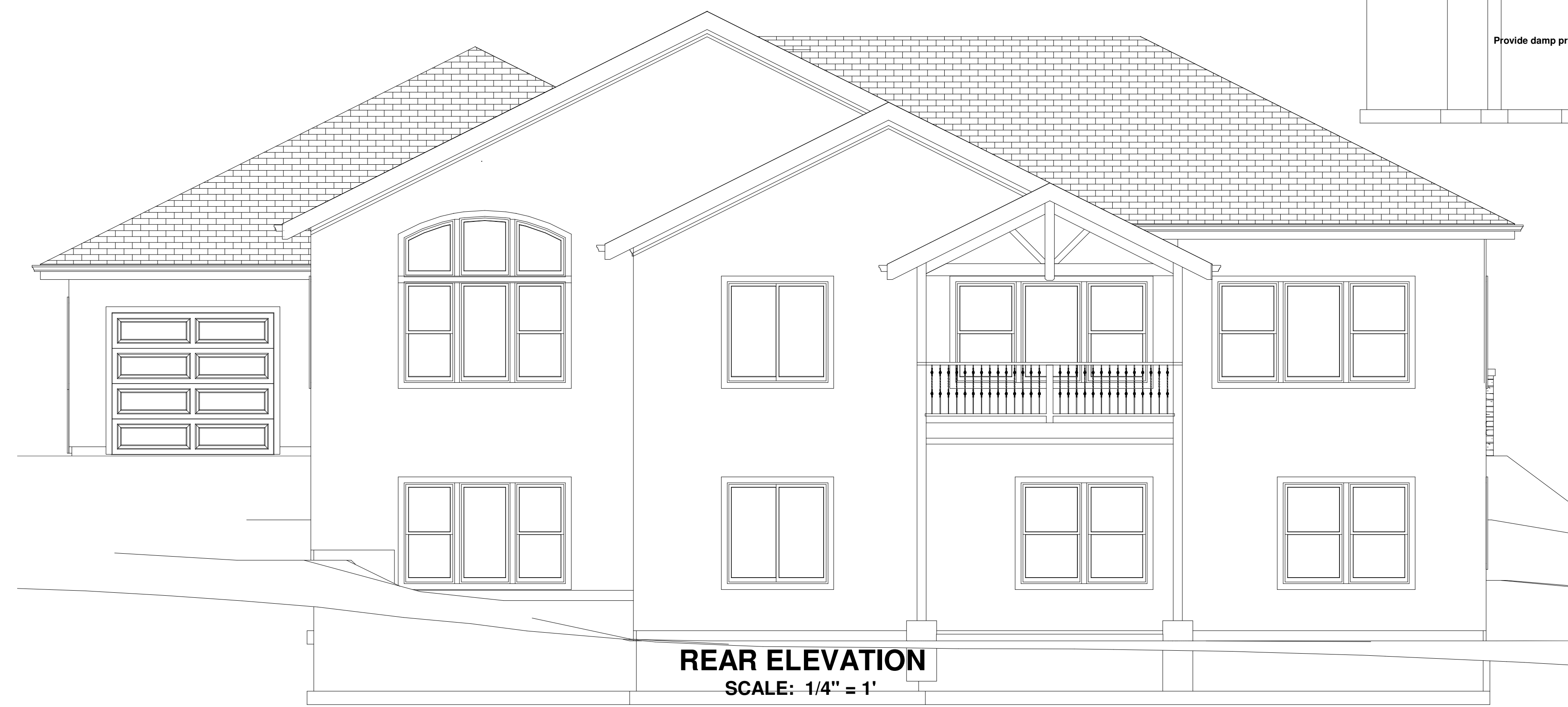


CROSS SECTION
SCALE: 1/4" = 1'

Class A Asphalt shingles weighing less than 240#/100 sq ft may be installed only from May 1st through October 31st.
 Install Roof ventilation @1/300 of total roof area w/half at soffit and half at ridge
 15# felt paper over 15/32" OSB roof sheathing
 Provide ice and water shield protection from edge of eave to 24" in from outside of exterior wall required at elevations above 7,000 ft. (Recommended for this building at approx 7,200 ft)

12 typ
 6 typ
 Pre-engineered Trusses @24" oc (1 typ)
 5/8" Sheetrock at 24" oc framing, 1/2" sheetrock at 12" and 16" framing
 Stucco w/metal lath over building paper over 15/32" OSB wall sheathing
 COVERED PORCH
 Window
 ENTRY
 Door to balcony beyond
 GREAT ROOM
 Window
 Tempered Patio Door
 Provide min 4" gutters and downspouts with 3" tip ups.
 Top of Wall
 10'-1 1/8"
 COVERED DECK Beyond Min 36" Open Guardrail at Balcony w/4" max openings
 Top of Subfloor
 1'-9 5/8"
 Top of Wall
 8'-11"
 Basement Slab
 Grade

Finish Grade: Allow 6" separation from wood product and drainage slope 6" in first 10'
 Provide damp proofing
 Fire Block at Landings
 Premanufactured Stair System
 Minimum 37" wide
 Risers: Max 8", min 4"
 Treads 10 1/4" plus 1" nosing
 Head Clearance: Maintain 6'-8"
 Handrail: Min 34" Max 38" from stair Nose
 1/2" Drywall minimum, firetraped (all surfaces) under stairs if enclosed and accessible
 4" Concrete slab with expansion joint at perimeter and isolated from interior footings
 11 7/8" BCI 6000 floor Joist@16" oc
 3/4" 1&g OSB Subfloor
 2x6@16" oc exterior walls to 15', 12" oc over 15' to 18'
 2x4@16" oc interior walls except where otherwise noted. Wall at subgrade
 2x6@16" oc at walkout and garden level.
 Single bottom, double top plates (typ)
 2x4@16" oc Furring
 Allow Floor Lift under non-bearing partitions Treated or redwood sill plate on surface with bottom plate of wall elevated 3" above sill plate held in place with 6" spike @4" max oc.
 Slap footing to minimum 30" below finish grade and Provide 2" Rigid Foam Insulation to extend 36" vertically or horizontally between slab and foundation wall or outside of foundation wall as slope conditions warrant or with walkout option



REAR ELEVATION
SCALE: 1/4" = 1'

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