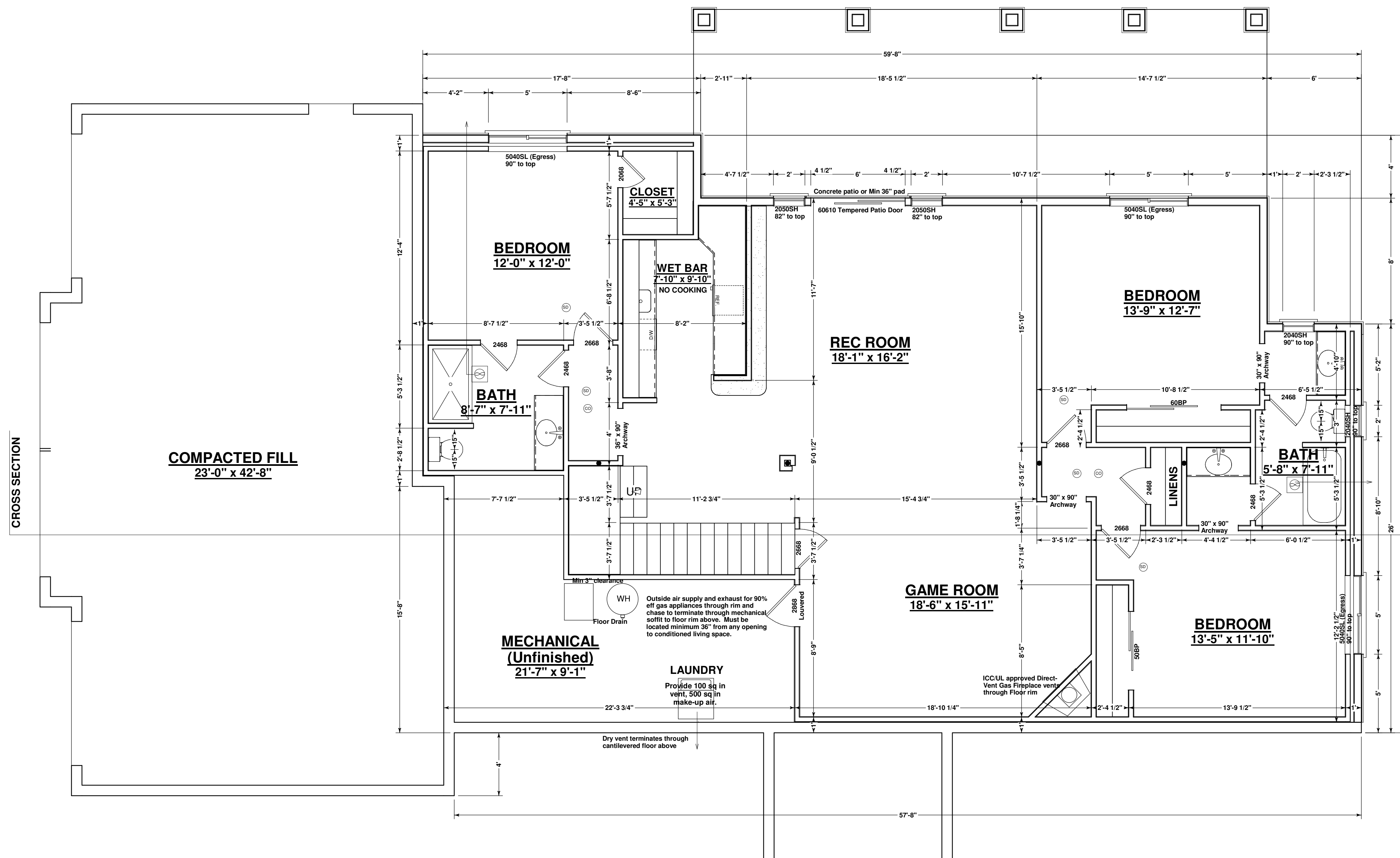


FOUNDATION PLAN

SCALE: 1/4" = 1'

- 1) Foundation Plan for dimensional reference only. Soils Report and Foundation Design by licensed Colorado Engineer must be onsite at first inspection
- 2) Hatched area indicates position of muddsill. Use treated or redwood 2x4 at top of wall under floor framing and garage, 2x6 at garden level and walkout.
No Brickledge required for Cultured Stone Installation.
- 3) See engineer's foundation plan for concrete lintel detail at subgrade windows.
- 4) See engineer's foundation plan for pier and pad sizing and detail
- 5) Pad dimensions are from exterior surface of wall to center of pad
- 6) Main basement wall 9" plus double sill plate (3") for 107" net ceiling with 4" slab over footing.
Foundation top of wall and pier hts indicated are relative to top of main basement wall.
- 7) Install min 15 sq ft well at all subgrade basement windows with min 36" dimension.
Provide ladder at egress windows where well is deeper than 44" below grade. First rung of ladder to be within 18" of grade.
Refer to Basement floor Plan for Walkout/Garden Level window locations and sizes.



BASEMENT FLOOR PLAN
2031 sq ft

BASEMENT GENERAL NOTES:
SCALE: 1/4" = 1'

- 1) **BASEMENT CEILING HEIGHTS** (Basement Finish Optional):
7'-7 1/2" Minimum Ceiling Height. Beams, Girders and Ducts may project up to 10" below required height.
Nominal 9' Standard basement ceiling: 10" slab to floor joist with 9' foundation wall plus double (3") sill plate, less 4" slab over footing
- 2) **EGRESS WINDOWS:**
Basement includes Egress windows where indicated. 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", 5.7 sq ft
Maximum sill height: 44"
- 3) **VENTED EXHAUST FANS:**
Vented Exhaust Fans located as indicated by (E), 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) **DRYER VENT**
Dryer vent terminates Floor rim below to exterior wall as indicated by arrow.
Maximum dryer vent duct: 25', allow 5' for each elbow. Provide booster fan for extended duct length.
Dryer vent may not terminate within 36" of any opening that allows air into occupied area.
Provide backdraft damper
Provide 100 sq in make-up air
- 5) **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: 7 3/4", Minimum Tread: 10", Maintain Minimum 6'-8" Head Clearance
- 6) **WATER HEATERS:**
Bradford-White #M5036FBN: 50 gallon capacity, 86 gallon First Hour Rating, 40, 000BTU Input
Provide combustion air and clearances per IMC for gas appliances.
- 7) **SMOKE and CO DETECTORS:**
Smoke Detectors located as indicated by (SD) interconnected and to all other floors with battery back-up.
Carbon Monoxide detector (CM) shall be installed within 15 ft of all bedroom entrances. Multiple detectors to be interconnected.
- 8) Provide low resistance return air path to all closed rooms. Recommend 1" clearance at bottom of door.
- 9) 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.
- 10) Provide outside combustion air to gas appliances in basement.

CROSS SECTION

CROSS SECTION

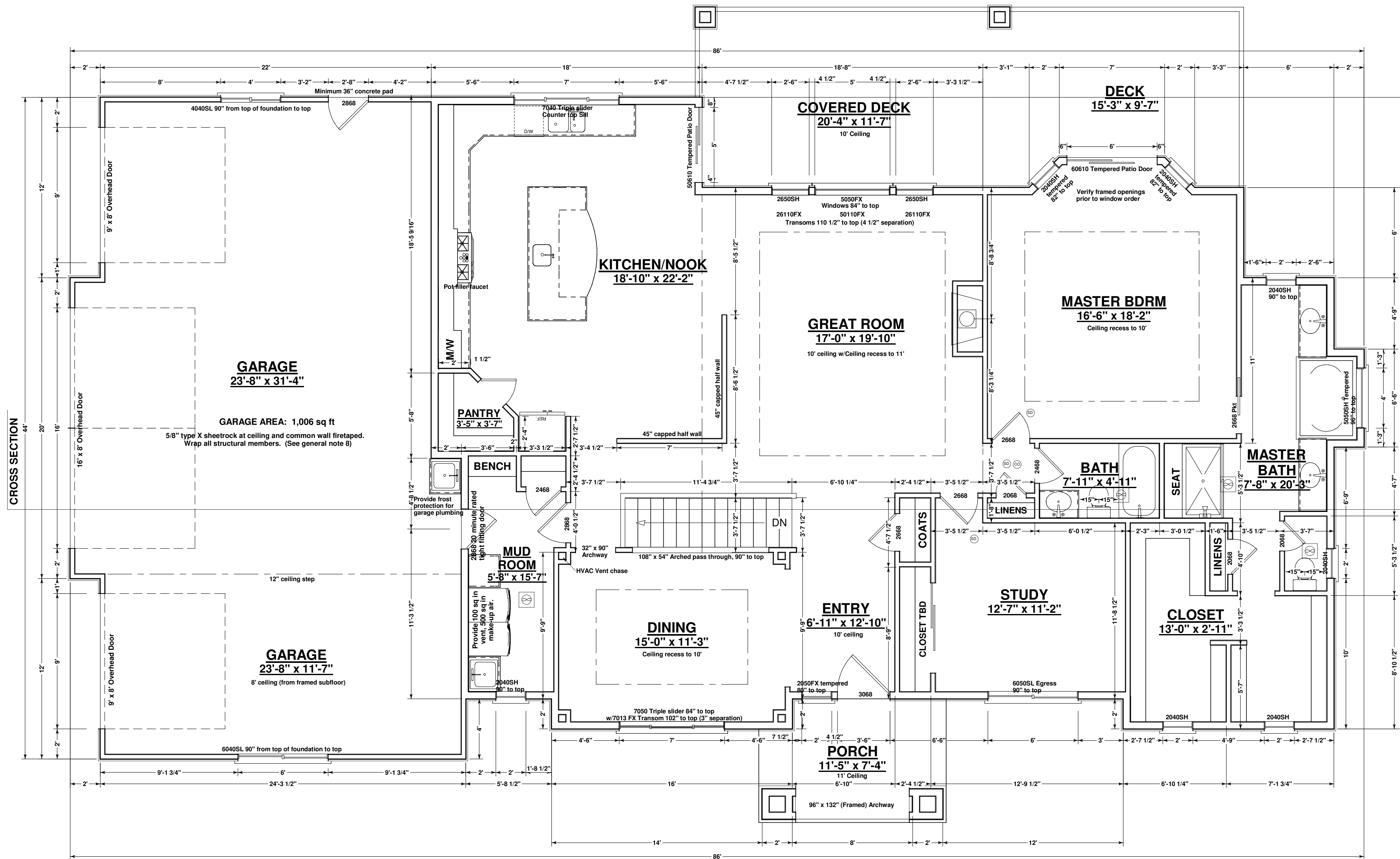
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PLAN:
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719-510-6253

A Residence For:
ELEVATION HOMES
9715 Kings Canyon Dr.
Falcon, CO 80831

Terry C Design Services
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MAIN LEVEL FLOOR PLAN
2123 sq ft

GENERAL NOTES:

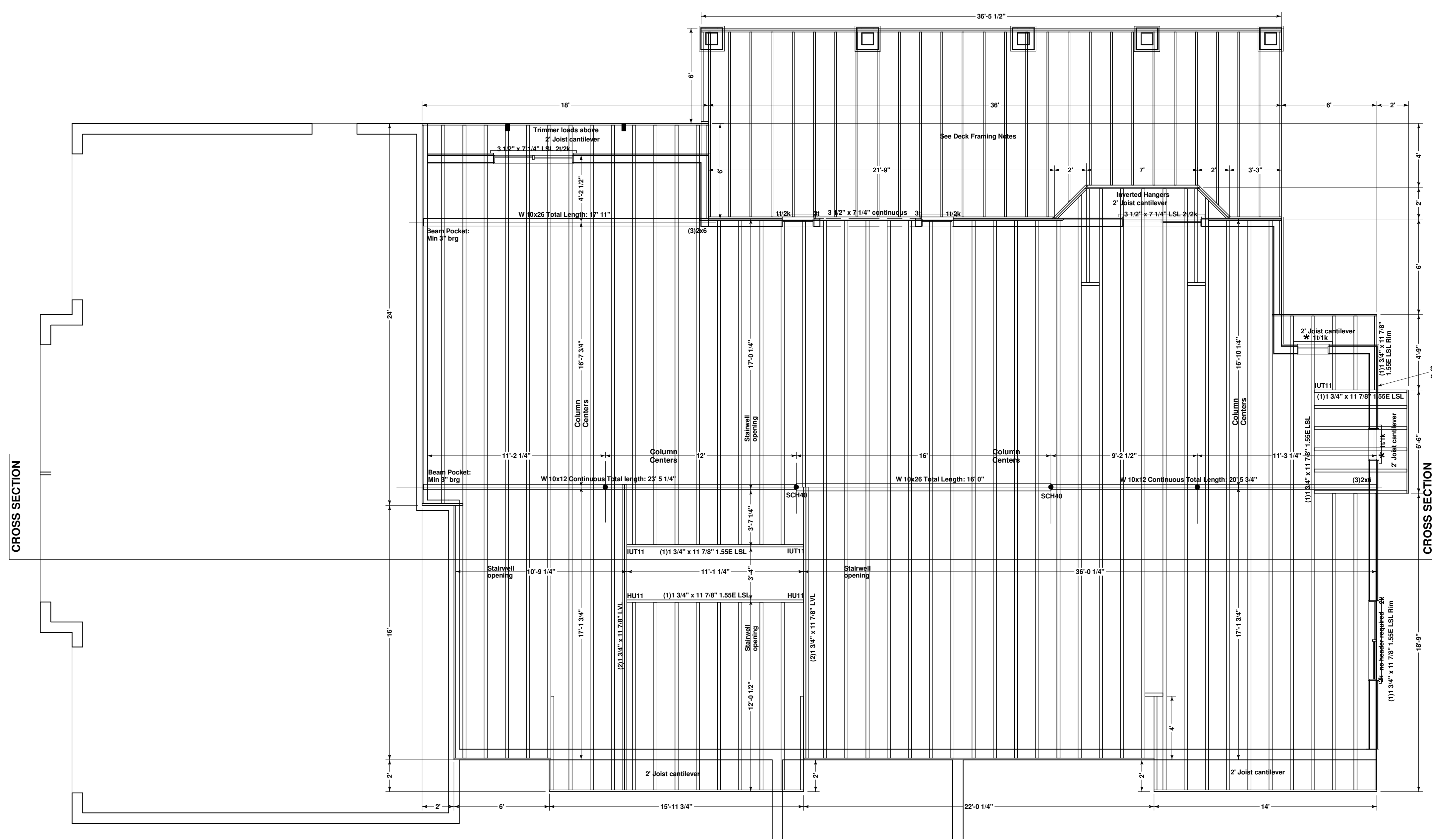
- SCALE: 1/4" = 1'
- CEILINGS AND WALLS**
Standard ceilings: 9' except where otherwise indicated. Verify plate heights with framing plans.
Garage ceiling: 109 1/8" from framed subfloor UON.
Standard exterior walls: 2x6@16"oc UON
 - WINDOWS:**
All window header heights 84" from subfloor UON
Provide one Egress window at all bedrooms.
Minimum Egress opening dimensions: Height: 24", Width: 20", 5.7 sq ft
Maximum Egress sill height: 44"
 - VENTED EXHAUST FANS:**
Vented Exhaust Fans located as indicated by , terminate through roof or through floor rim as indicated by arrows and may not terminate within 36" of any opening which allows air into occupied area.
Where no arrow is indicated, exhaust fan vents straight up through roof.
Provide backdraft damper.
 - DRYER VENT**
Dryer vent terminates Floor rim below to exterior wall as indicated by arrow.
Maximum dryer vent duct: 25', allow 5' for each elbow.
Dryer vent may not terminate within 36" of any opening that allows air into occupied area.
Provide backdraft damper
Provide 100 sq in make-up air
 - STAIRS AND BALCONIES:**
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: 7 3/4", Minimum Tread: 10", Maintain Minimum 6'-8" Head Clearance
 - SMOKE DETECTORS:**
Located as indicated by Interlinked together and to all other floors with battery back-up
Carbon Monoxide detector installed within 15 ft of all bedroom entrances. Multiple detectors to be interconnected.
 - DISHWASHER**
Provide air gap device at dishwasher.
 - GARAGE**
5/8" type X sheetrock at ceiling and common wall firetaped. Wrap all structural members.
Provide minimum 1/8" slope per 1' at floor for drainage.
 - ARCH RADIUS**
Use opening width for arch radius at all arched windows and archways.
 - Provide low resistance return air path to all closed rooms. Recommend 1" clearance at bottom of door.

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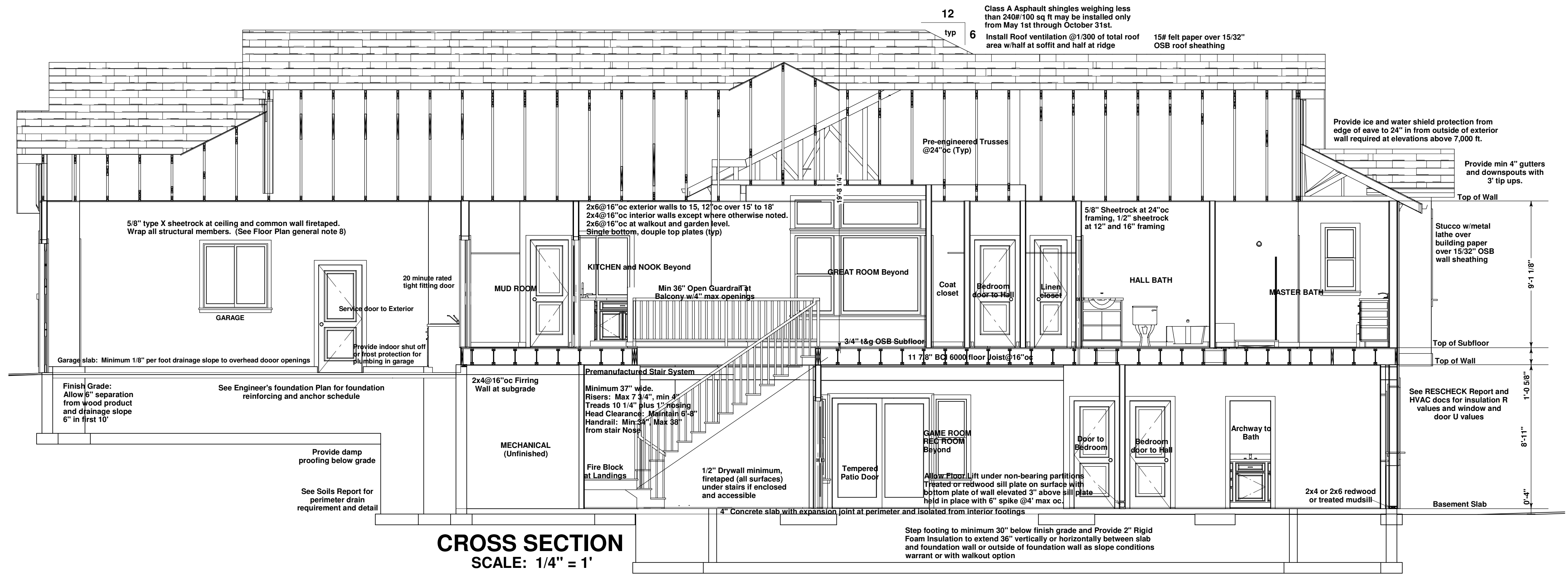


DECK FRAMING

- 1) Ledger: 2x10 to Floor Rim w/(3)galv 12d and (3)3/8"x4 1/2" lags@16"oc (typ), 66 psf (Tributary load)
- 2) Structural Rim: (2)2x10, max 8' 6" span
- 3) Deck Joist: 2x10@16"oc to rim, beam or ledger w/ LUS28. Use L70 at corners where joist aligns with end of rim and ledger UON.
- 4) Columns: 2x4 wall framed to 16" square columns. Treated or redwood mudsill to concrete pier below w/J-bolts per engineers foundation plan. Use (1)ST22 strap to connect column above to structural rim and column below.
- 5) Decking: 2x6 Redwood or manufactured
- 6) Guardrail: Min 36" Halfwall or rail with Max 4" openings
- 7) Stairs: Min 10" Tread, Max 7 3/4" Riser with handrail min 34" max 38" from nose if any.
- 8) DESIGN LOADS:
Live Load: 40psf
Dead Load: 15psf
Total Load: 55psf

FLOOR FRAMING PLAN
SCALE: 1/4" = 1'

- 1) Joist: 11 7/8" BCI 6000 @16"oc w/IUS2.37/11.88 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) 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
- 8) DESIGN LOADS:
Live Load: 40 psf
Dead Load: 10 psf
Total Load: 50 psf



CROSS SECTION
SCALE: 1/4" = 1'

12 Class A Asphalt shingles weighing less than 240#/100 sq ft. It may be installed only from May 1st through October 31st.
6 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

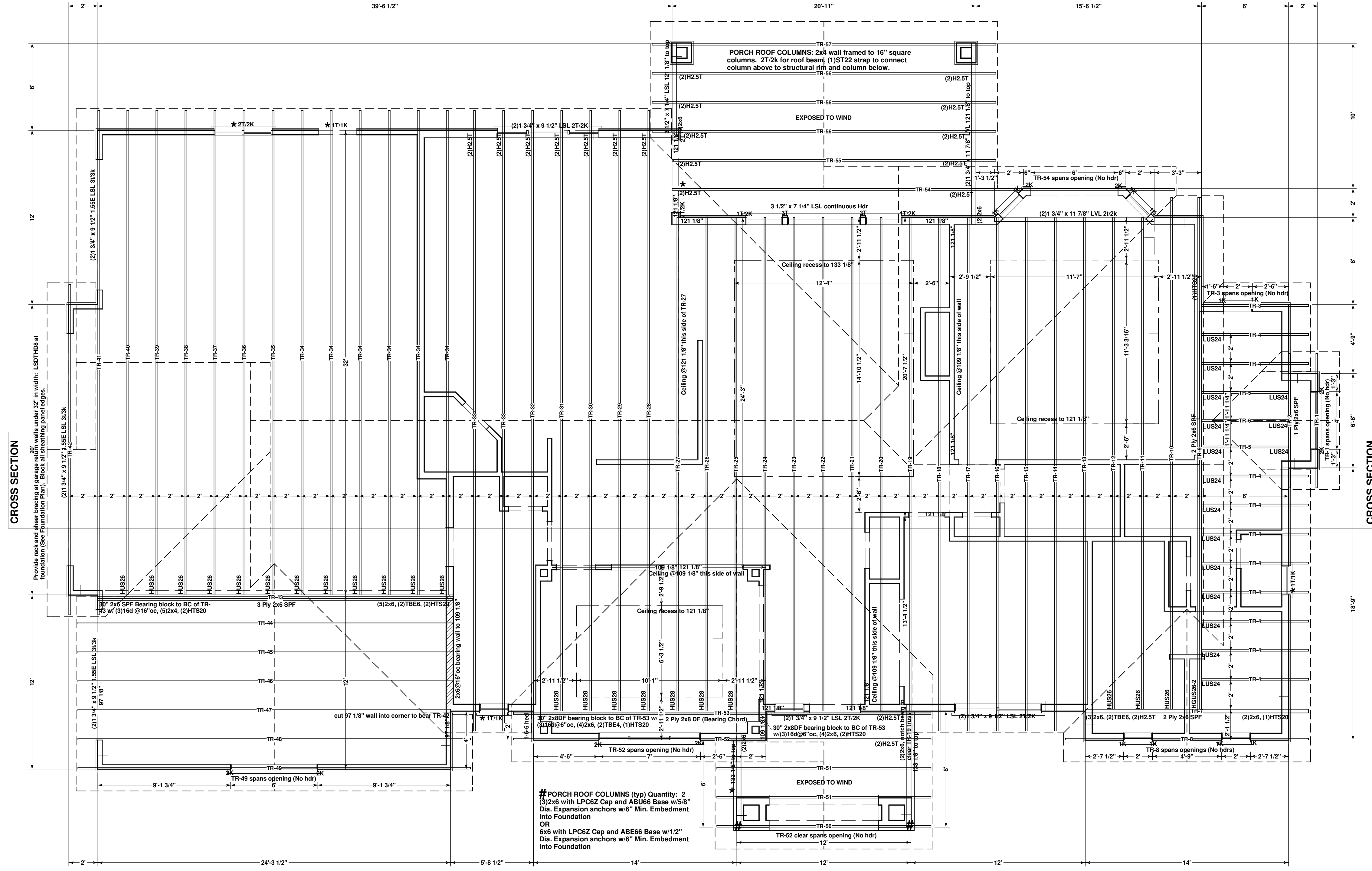
Provide ice and water shield protection from edge of eave to 24" in from outside of exterior wall required at elevations above 7,000 ft.

Provide min 4" gutters and downspouts with 3" lip ups.

Stucco w/metal lath over building paper over 15/32" OSB wall sheathing

See RESCHECK Report and HVAC docs for insulation R values and window and door U values

Step 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



ROOF FRAMING PLAN

SCALE: 1/4" = 1'

- 6/12 Pitch 0-6-14 heel w/16 1/2" plumb cut tails UON. Specific heels heights indicated on plan are for total heel.
- Gable trusses: Continuous bearing available except where noted otherwise, 18" gable eave overhang.
- Use (1)H2.5T at all truss and Rafter Bearings UON
- * Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL 11/1k UON
Header Ht: 84" UON.
- Exterior Walls: 2x6 @16"oc, 0-5-8 bearing, DF top plates recommended UON.
- Garage Exterior walls: 2x4@16"oc, 0-3-8 bearing UON.
Hatched walls indicate Interior Bearing: 2x4@16"oc 0-3-8 bearing UON
- Provide sheathing under all valley trusses (if any).
- Truss Blocking where heel is greater than 8" (0-8-0)
- Wall Heights indicated are relative to Main Level Framed Subfloor, 109 1/8" UON.
- Balloon frame to bottom chord of vaulted trusses: 2x6@16"oc up to 15', 12"oc over 15' UON.
- Provide ice and water shield protection from edge of eave to 24" from outside of exterior wall at elevations above 7,000 ft.

DESIGN LOADS: Over 7,000 ft elevation w/asphalt shingle roofing
Live Load: 40psf
Snow:
Flat Roof (PF): 40psf
Unbalanced (pg): 27psf
Dead Load: 15psf
Total Load: 55psf
Wind: 100 mph exposure C

Hangers and hardware indicated using Simpson part numbers. Engineering and design is based on each manufacturer's design criteria. Manufacturer's design criteria supercedes cross reference schedules.

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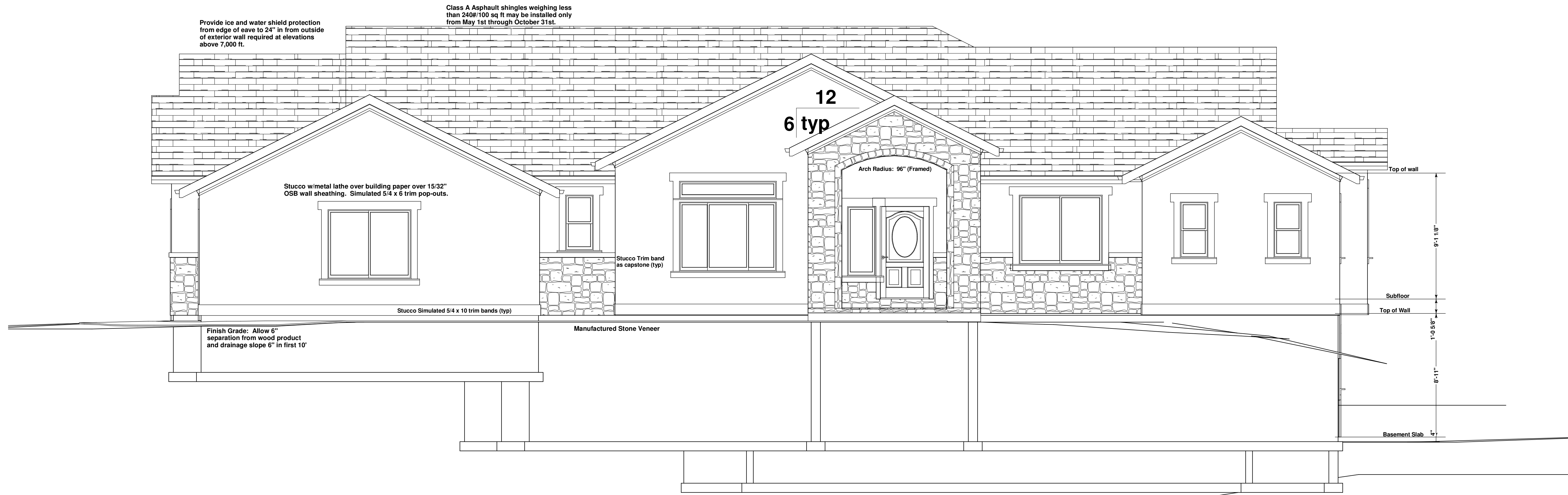
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FRONT ELEVATION

SCALE: 1/4" = 1'



SIDE ELEVATION

SCALE: 1/4" = 1'

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PLAN: Site specific single family residence
 9893 Shipman Ln, Colorado Springs, CO 80908
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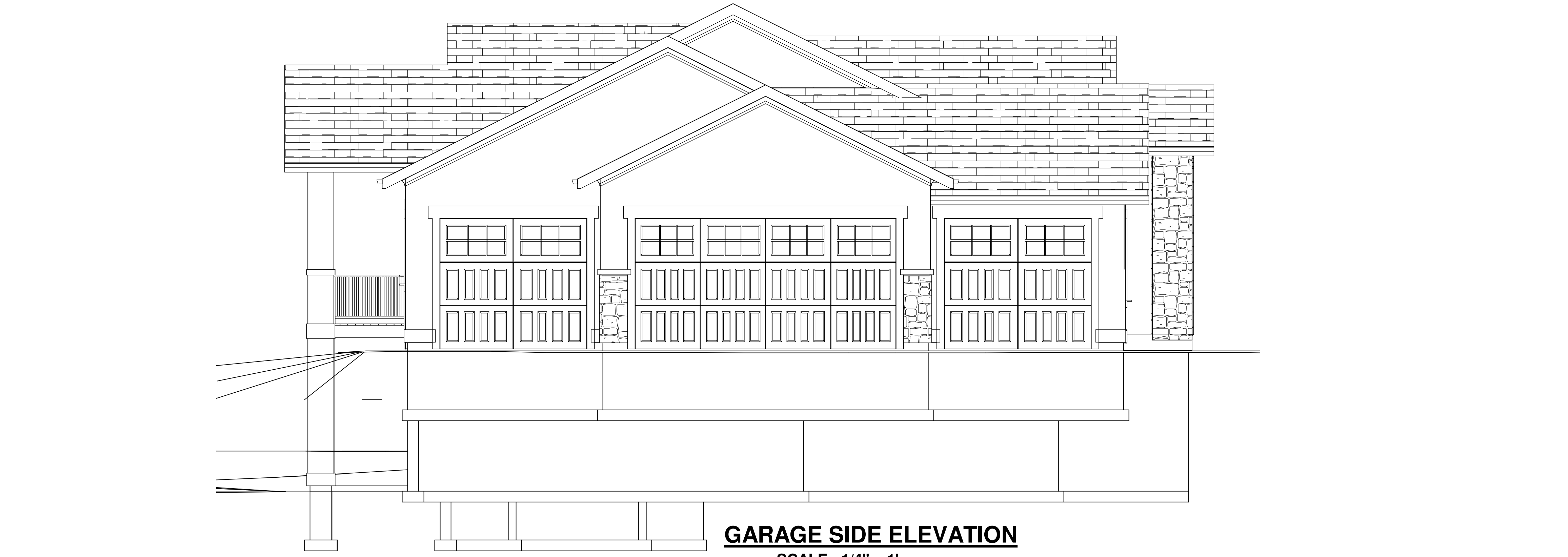
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SHEET 7 of 8



GARAGE SIDE ELEVATION

SCALE: 1/4" = 1'



REAR ELEVATION

SCALE: 1/4" = 1'

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PLAN: Site specific single family residence
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