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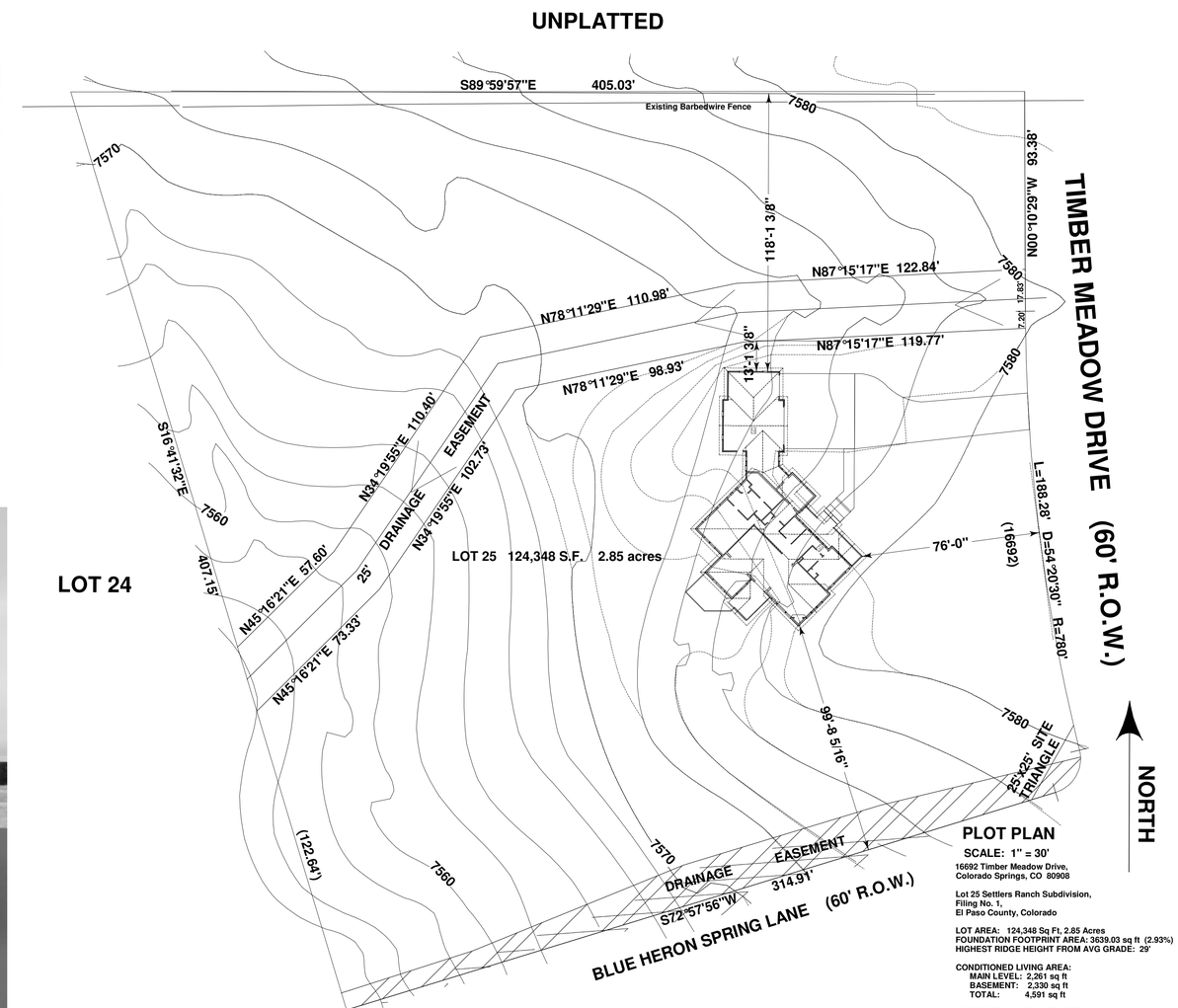
CODE SCHEDULE

2011 PIKES PEAK REGIONAL BUILDING CODE
2009 IRC*
2009 IPC*
2009 IFCG*
2009 IMC*
2009 IECC*
2008 NEC**
*As amended by 2011 PPRBC
**Or the latest edition adopted by the State of Colorado



PLOT PLAN

SCALE: 1" = 30'

16692 Timber Meadow Drive,
Colorado Springs, CO 80908

Lot 25 Settlers Ranch Subdivision,
Filing No. 1,
El Paso County, Colorado

LOT AREA: 124,348 Sq Ft, 2.85 Acres
FOUNDATION FOOTPRINT AREA: 3639.03 sq ft (2.93%)
HIGHEST RIDGE HEIGHT FROM AVG GRADE: 29'

CONDITIONED LIVING AREA:
MAIN LEVEL: 2,261 sq ft
BASEMENT: 2,330 sq ft
TOTAL: 4,591 sq ft

PROPOSED BUILDING GRADES
(Relative to 7,580ft Elevation)

Finish Floor Living Area: +2.71' (7,582.71 ft Elevation)
Basement Floor: -7.26' (7,572.74 ft Elevation)
Garage Floor at Overhead Doors: -3.55' (7,576.45 ft Elevation)
Highest Ridge: +24.62' (7,604.62 ft Elevation)

Broken line indicates proposed grade.
Solid line indicates natural grade.

Landscape terrain feature layout TBD
Provide for smooth terrain feature transitions with neighboring properties

SHEET 1 of 8

PLOT DATE 11/8/2011

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A Residence For:
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719-510-6253

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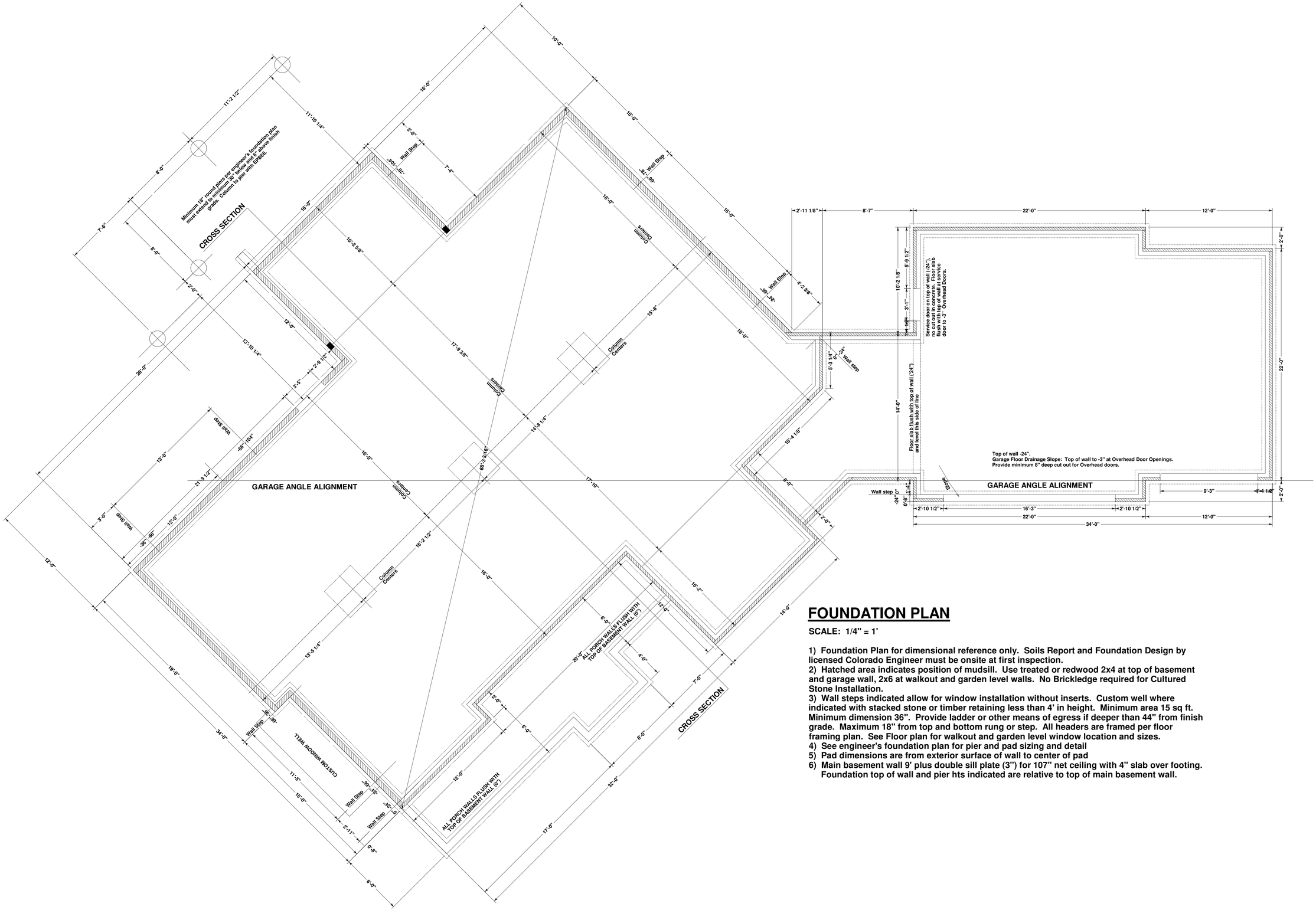

FOUNDATION PLAN

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 mudsill. Use treated or redwood 2x4 at top of basement and garage wall, 2x6 at walkout and garden level walls. No Brickledge required for Cultured Stone Installation.
3) Wall steps indicated allow for window installation without inserts. Custom well where indicated with stacked stone or timber retaining less than 4' in height. Minimum area 15 sq ft. Minimum dimension 36". Provide ladder or other means of egress if deeper than 44" from finish grade. Maximum 18" from top and bottom rung or step. All headers are framed per floor framing plan. See Floor plan for walkout and garden level window location and sizes.
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.

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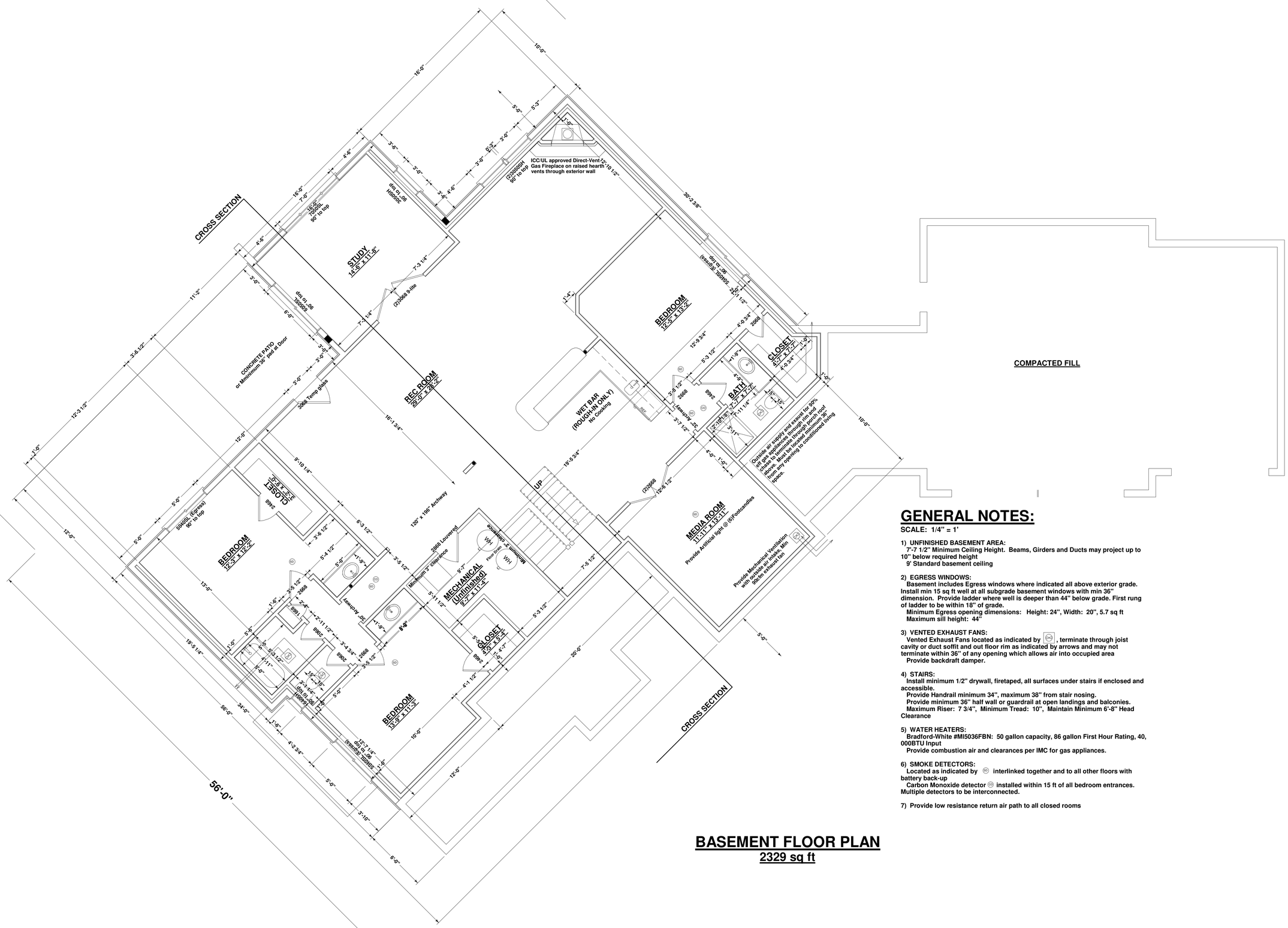

BASEMENT FLOOR PLAN

2329 sq ft

GENERAL NOTES:

SCALE: 1/4" = 1'

1) UNFINISHED BASEMENT AREA:
7'-7 1/2" Minimum Ceiling Height. Beams, Girders and Ducts may project up to 10" below required height
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", 5.7 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: 7 3/4", Minimum Tread: 10", 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
Carbon Monoxide detector installed within 15 ft of all bedroom entrances. Multiple detectors to be interconnected.

7) Provide low resistance return air path to all closed rooms

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SHEET
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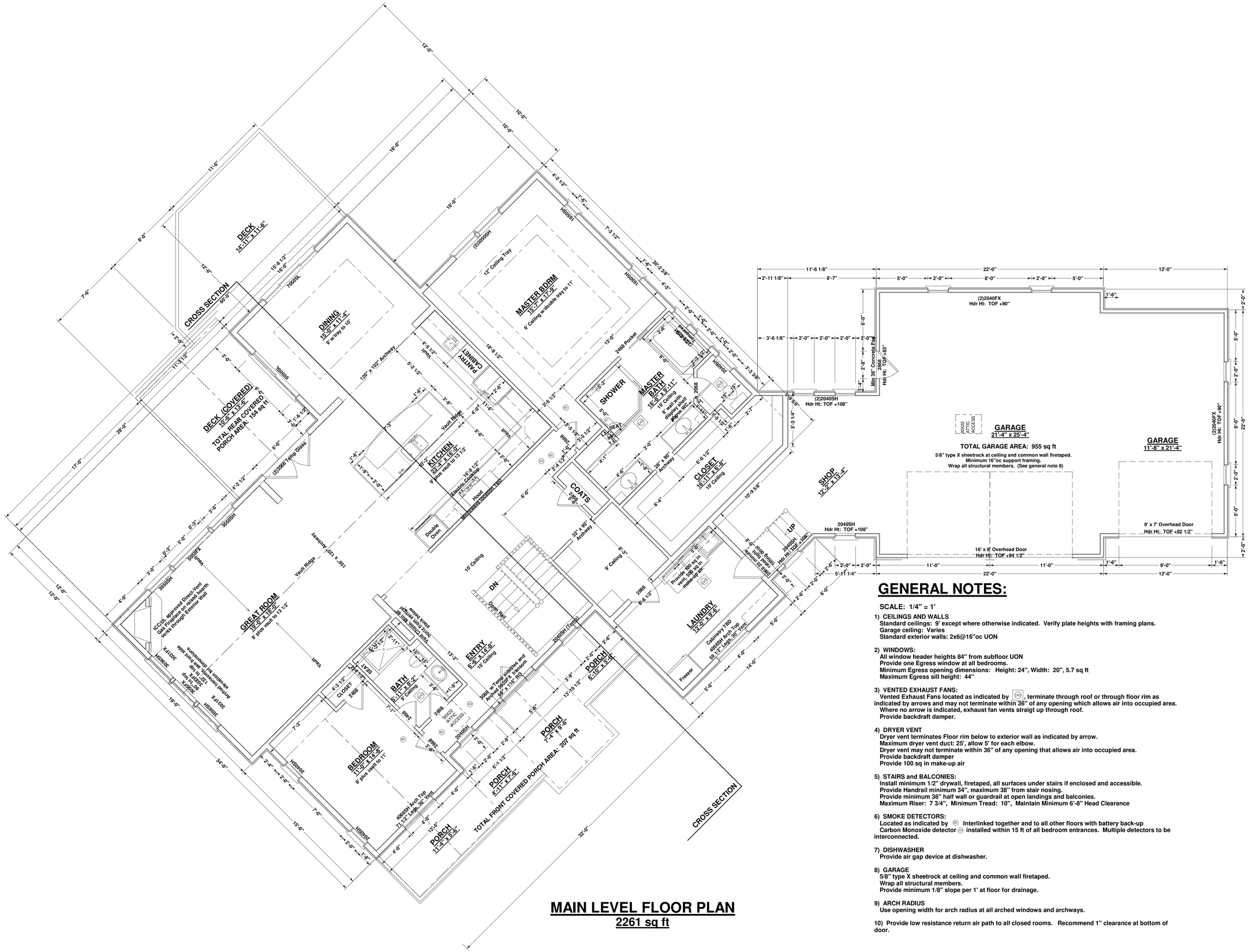

MAIN LEVEL FLOOR PLAN

2261 sq ft

GENERAL NOTES:

SCALE: 1/4" = 1'

1) **CEILINGS AND WALLS**
Standard ceilings: 9' except where otherwise indicated. Verify plate heights with framing plans.
Garage ceiling: Varies
Standard exterior walls: 2x6@16"oc UON

2) **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"

3) **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 straigt up through roof.
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.
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 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

6) **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.

7) **DISHWASHER**
Provide air gap device at dishwasher.

8) **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.

9) **ARCH RADIUS**
Use opening width for arch radius at all arched windows and archways.

10) **Provide low resistance return air path to all closed rooms. Recommend 1" clearance at bottom of door.**

SHEET 4 **of 8**

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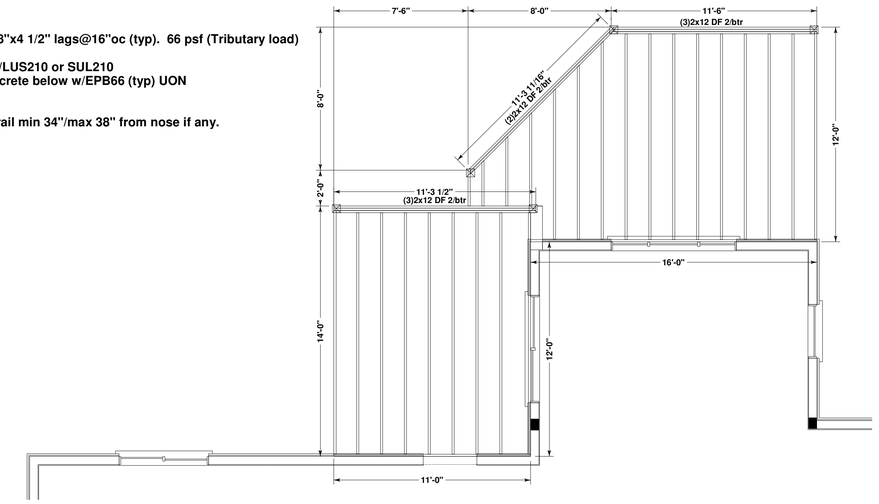
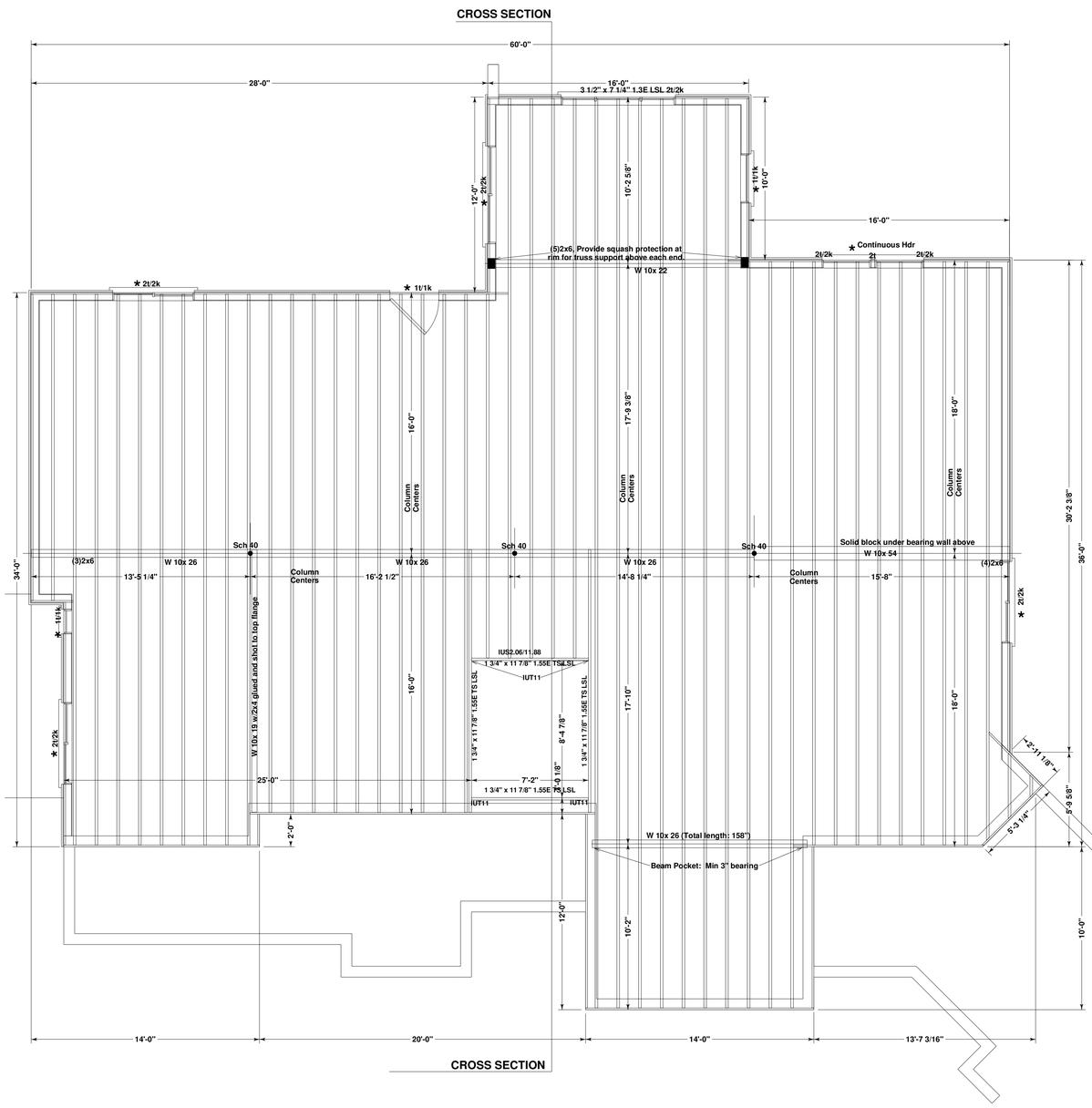
DECK FRAMING

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: As noted on framing plan
3) Deck Joist: 2x10@16"oc to rim, beam or ledger w/LUS210 or SUL210
4) ⊠ Columns: 6x6 or (3)2x6 to beam w/BC4, to concrete below w/EPB66 (typ) UON
5) Decking: 2x6 Trex perpendicular
6) Guardrail: Min 36" 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) No hot Tub

DESIGN LOADS: No Hot tub
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/IUS2.37/11.88 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, SHEDULE 40 where indicated.
7) Stair Landings: 2x8@16"oc to (2)2x8 rims w/LUS26. Support basement landings from top of foundation walll 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

SHEET 5 of 8

PLOT DATE 11/8/2011

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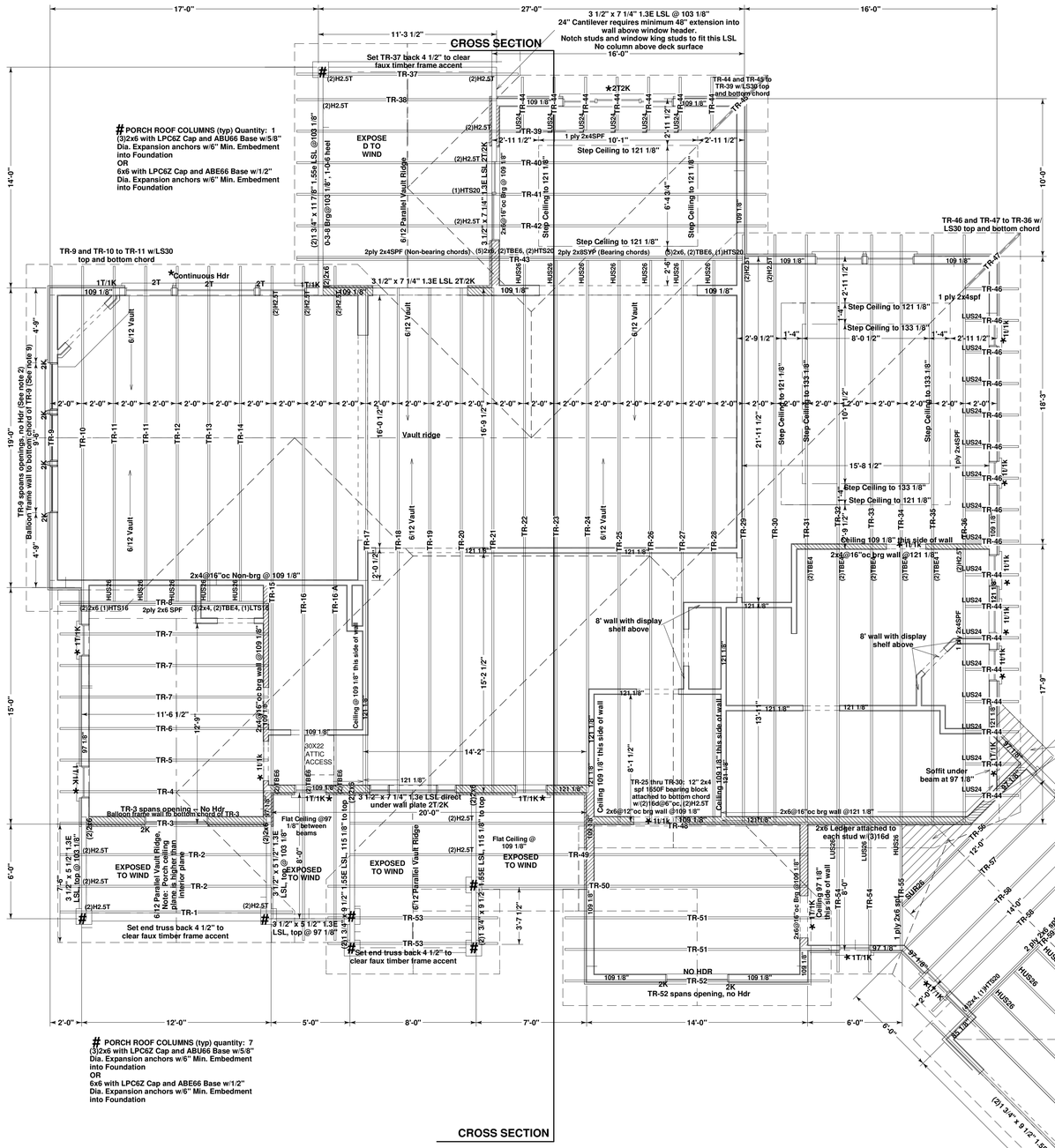

ROOF FRAMING PLAN

SCALE: 1/4" = 1'

1) 6/12 Pitch 0-6-2 heel w/16 1/2" plumb cut 2x6 tails UON. Specific heels heights indicated on plan are for total heel.
2) Gable trusses: Continuous bearing available except where noted otherwise, 18" gable eave overhang.
3) Use (1)H2.5T at all truss and Rafter Bearings UON
4) * Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL 1t/1k UON
   Header Ht: 84" UON.
5) 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: 2x6@16"oc 0-3-8 bearing UON
6) Provide sheathing under all valley trusses.
7) Truss Blocking where heel is greater than 8" (0-8-0)
8) Wall Heights indicated are relative to Main Level Framed Subfloor UON.
9) Balloon frame to bottom chord of vaulted trusses: 2x6@16"oc up to 15', 12"oc over 15'to 18', UON.
10) 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/concrete tile roofing
Live Load: 40psf
Snow:
Flat Roof (Pf): 40psf
Unbalanced (pg): 27psf
Dead Load: 25psf
Total Load: 65psf
Wind: 105 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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PLOT DATE 11/8/2011

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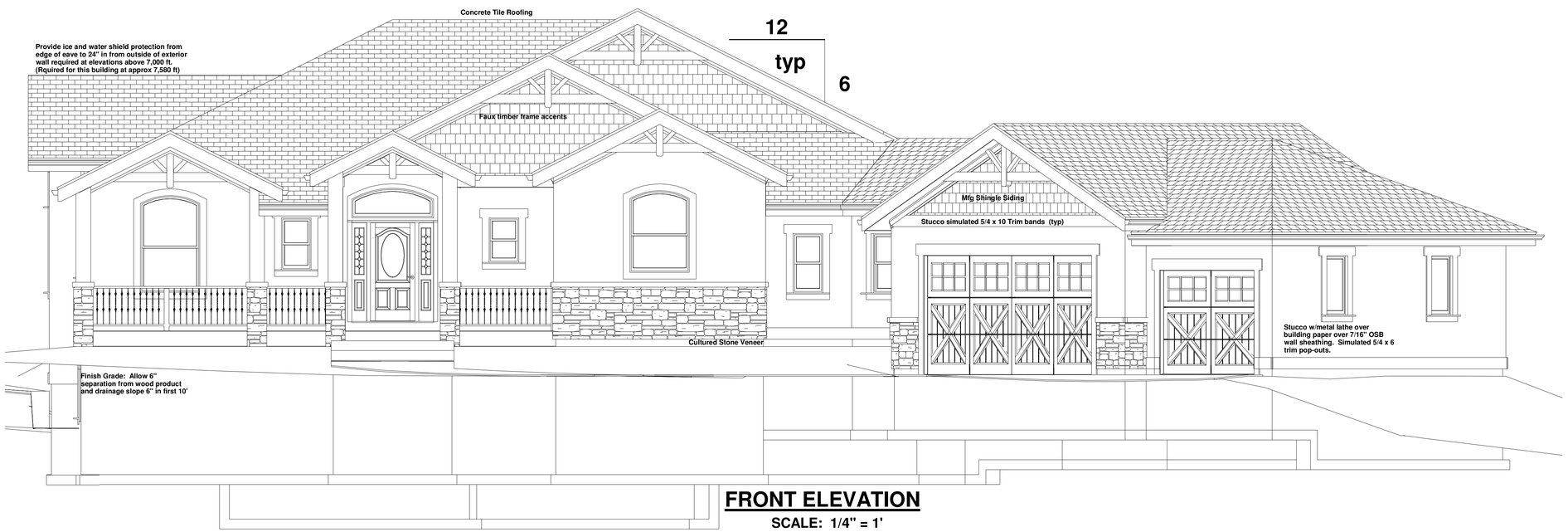

FRONT ELEVATION

SCALE: 1/4" = 1'

FRONT SIDE ELEVATION

SCALE: 1/4" = 1'

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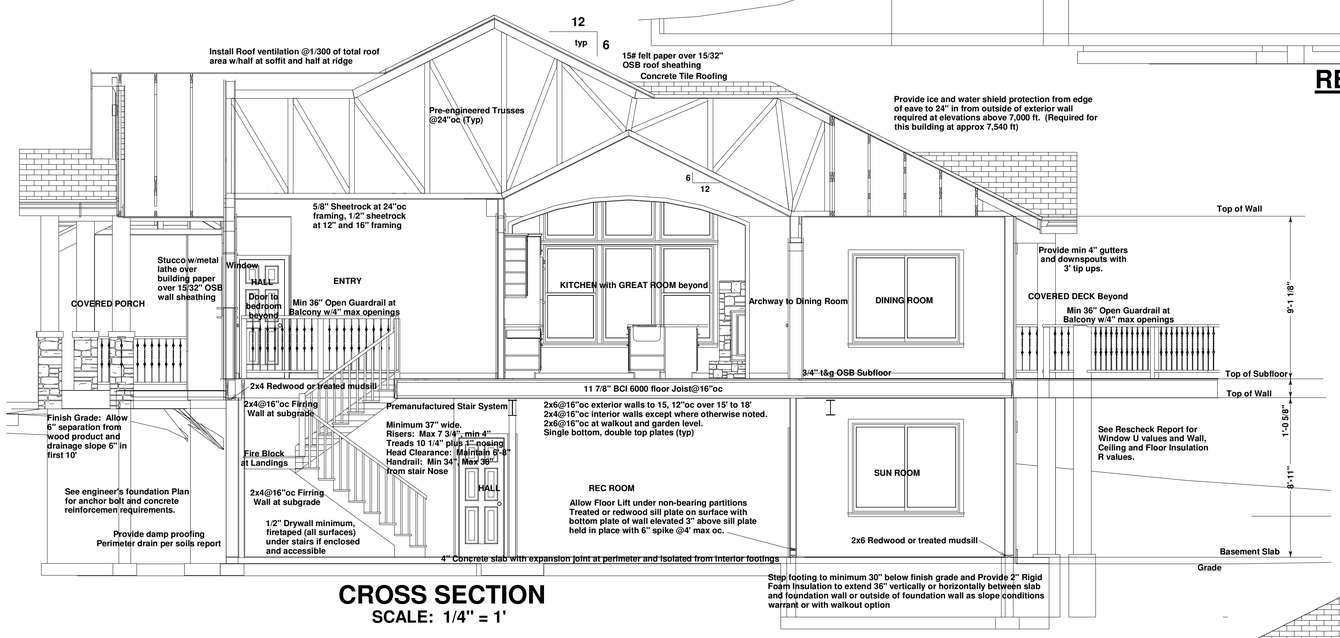
REAR SIDE ELEVATION

SCALE: 1/4" = 1'



CROSS SECTION

SCALE: 1/4" = 1'

REAR ELEVATION

SCALE: 1/4" = 1'

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