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

SHEET 1 of 8

PLOT DATE 4/18/2014

Drawn By: Terry Carlson 719-964-2568

Notes and Revisions:
CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

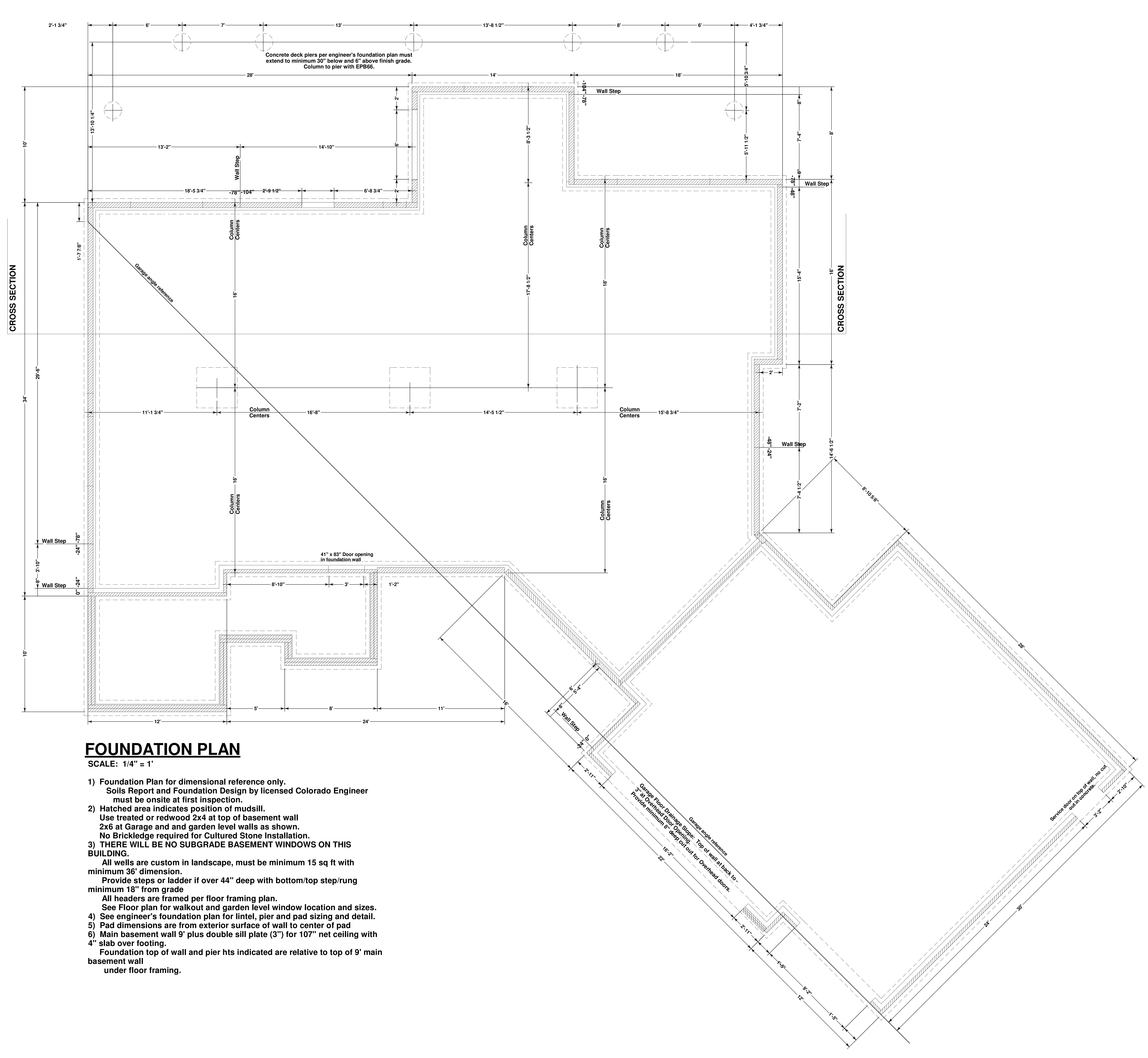
COPYRIGHT PENDING: These drawings are the proprietery work product of Terry C Design Services develoepd for the limited exclusive use of the named client. Plans are subject to change without notice due to availability of materials and code changes. Use of these drawings or proprietary concepts contained therein by others without written permission of Terry C Design Services is prohibited and may subject the user to claims for damages and infringement penalties.

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568



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 wall
2x6 at Garage and and garden level walls as shown.
No Brickledge required for Cultured Stone Installation.
3) THERE WILL BE NO SUBGRADE BASEMENT WINDOWS ON THIS BUILDING.
All wells are custom in landscape, must be minimum 15 sq ft with minimum 36' dimension.
Provide steps or ladder if over 44" deep with bottom/top step/rung minimum 18" from grade
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 lintel, 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 9' main basement wall under floor framing.

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568

A Residence For:
ELEVATION HOMES
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

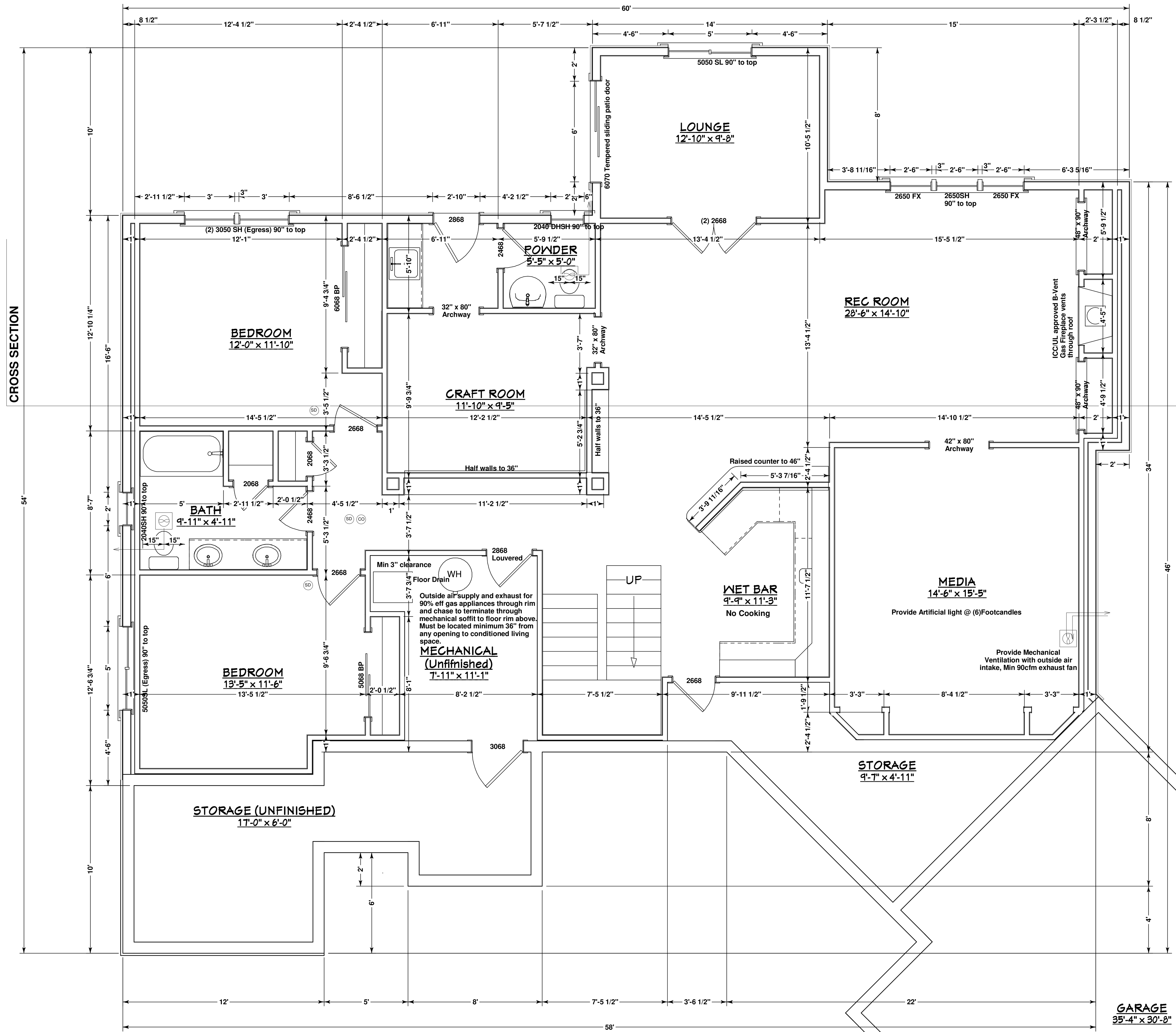
PLAN:
Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

Notes and Revisions:
CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

Drawn By:
Terry Carlson
719-964-2568

PLOT DATE
4/18/2014

SHEET
2
of 8



BASEMENT FLOOR PLAN
2389 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: 107" 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 , 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 #MI5036FBN: 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 CO 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.

SHEET 3 of 8

PLOT DATE 4/18/2014

Drawn By: Terry Carlson 719-964-2568

Notes and Revisions: CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

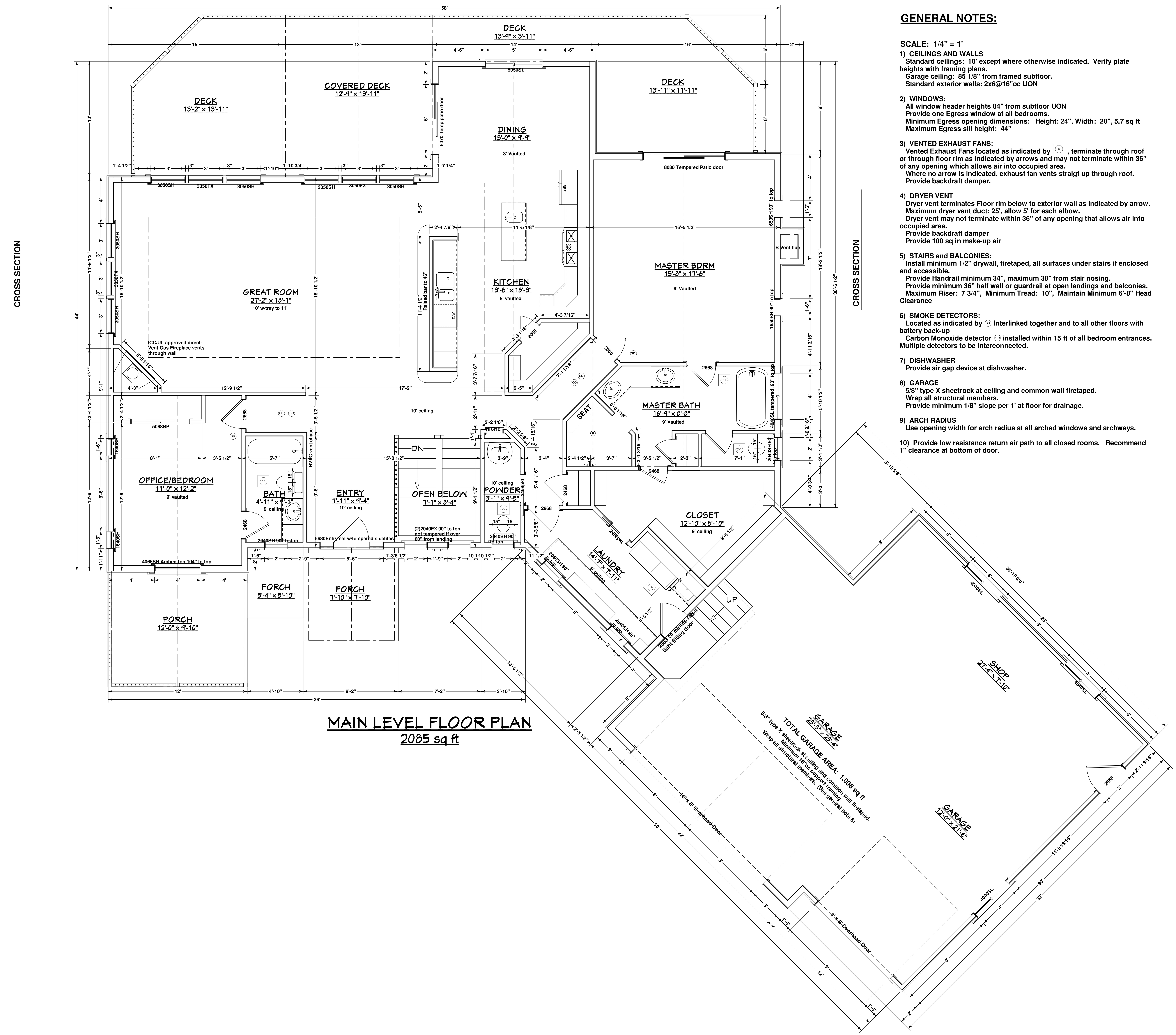
COPYRIGHT PENDING: These drawings are the proprietery work product of Terry C Design Services developed for the limited exclusive use of the named client. Plans are subject to change without notice due to availability of materials and code changes. Use of these drawings or proprietary concepts contained therein by others without written permission of Terry C Design Services is prohibited and may subject the user to claims for damages and infringement penalties.

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
ELEVATION HOMES
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568



MAIN LEVEL FLOOR PLAN
2085 sq ft

GENERAL NOTES:

SCALE: 1/4" = 1'

1) CEILINGS AND WALLS
Standard ceilings: 10' except where otherwise indicated. Verify plate heights with framing plans.
Garage ceiling: 85 1/8" from framed subfloor.
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 [symbol], 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 (SD) Interlinked together and to all other floors with battery back-up
Carbon Monoxide detector (CO) 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

PLOT DATE 4/18/2014

Drawn By: Terry Carlson 719-964-2568

Notes and Revisions: CONSTRUCTION EDITION Subject to PPRBD Approval and Stamp

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568

DECK FRAMING: No hot tub

SCALE: 1/4" = 1'

1) Ledger: As indicated on plan
 2x10 to floor rim w/(3)galv 12d and (2)1/4"x4 1/2" Ledgerlok@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, Use LS70 at ledger ends
4) Columns: 6x6 or (3)2x6 to beam w/LPC6Z, 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

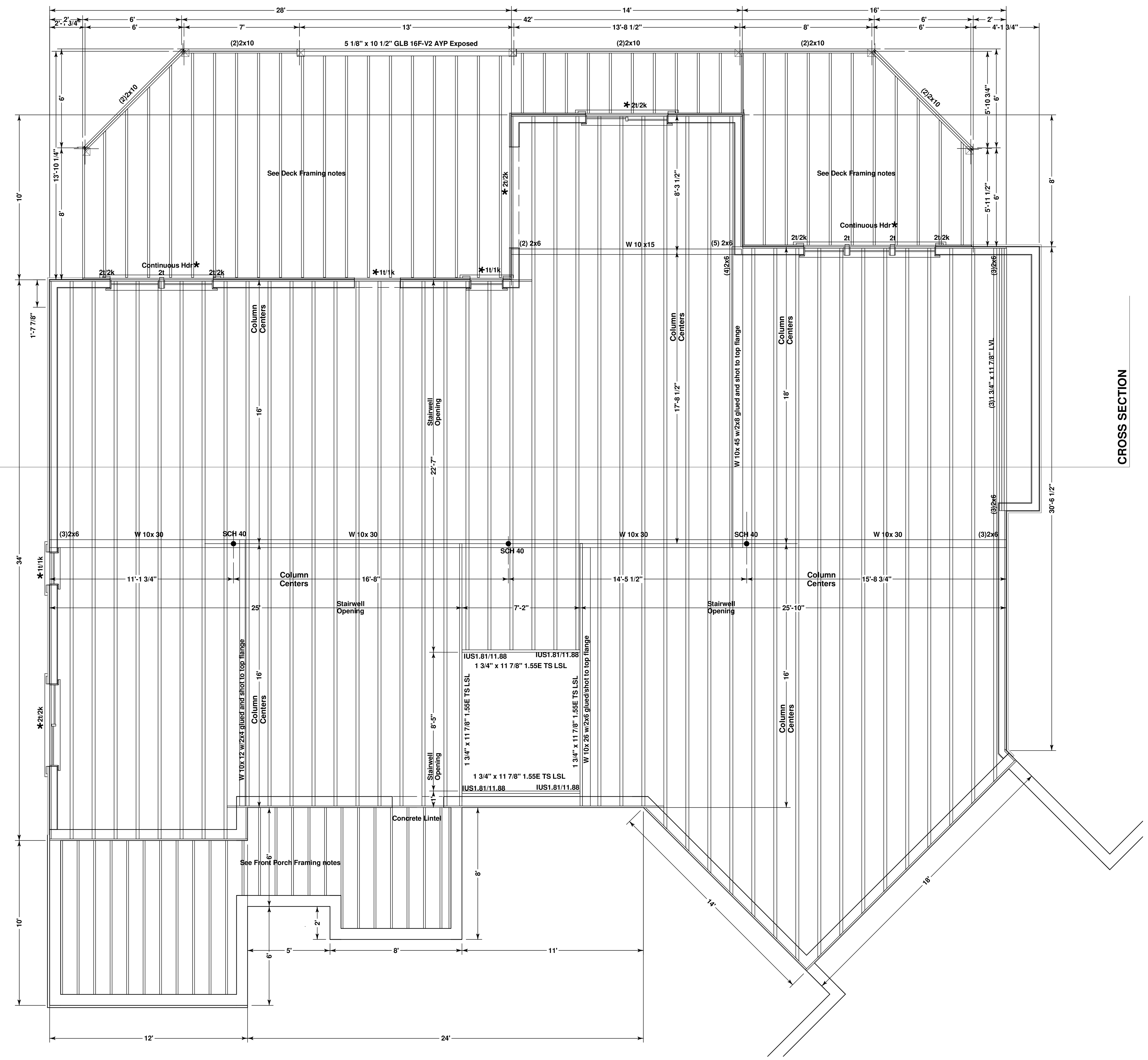
SCALE: 1/4" = 1'

1) Joist: 11 7/8" BCI 6000 @16"oc w/IUS2.06/11.88 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, SHEDULE 40 where indicated.
7) Stair Landings: 2x8@16"oc to (2)2x8 rims w/LUS26. Hang landing beams from flush floor beams above w/ CS16 straps @ea beam end. Lap straps 10" min each end, do not nail into end grain, provide 2x backer full length of strap.
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 PORCH FRAMING

1) Top of framing 4 3/4" below top of main subfloor
2) Ledgers: Joists hang from LSL floor rim w/LUS26
3) Rim: Joists hang from sill plate w/JB28 hanger
4) Joists: 2x8 @12"oc to LSL Rim w/LUS28. Use LS70 at corners.
4) Subfloor: 5/8" Treated CDX
7) Topping:
 Apply waterproof roofing membrane over deck under concrete topping
 Avg 3 1/8" 6 sack 3/8- agg concrete topping reinforced w/fiber mesh
 Topping to be flush with main subfloor along walls to -2 1/8" at rim (drainage slope)
 Flash Stucco/stone to top at edges along walls.

6) Porch Design Loads:
 Live Load 40psf
 Dead Load 55psf
 Total Load 95psf



SHEET 5 of 8

PLOT DATE 4/18/2014

Drawn By: Terry Carlson 719-964-2568

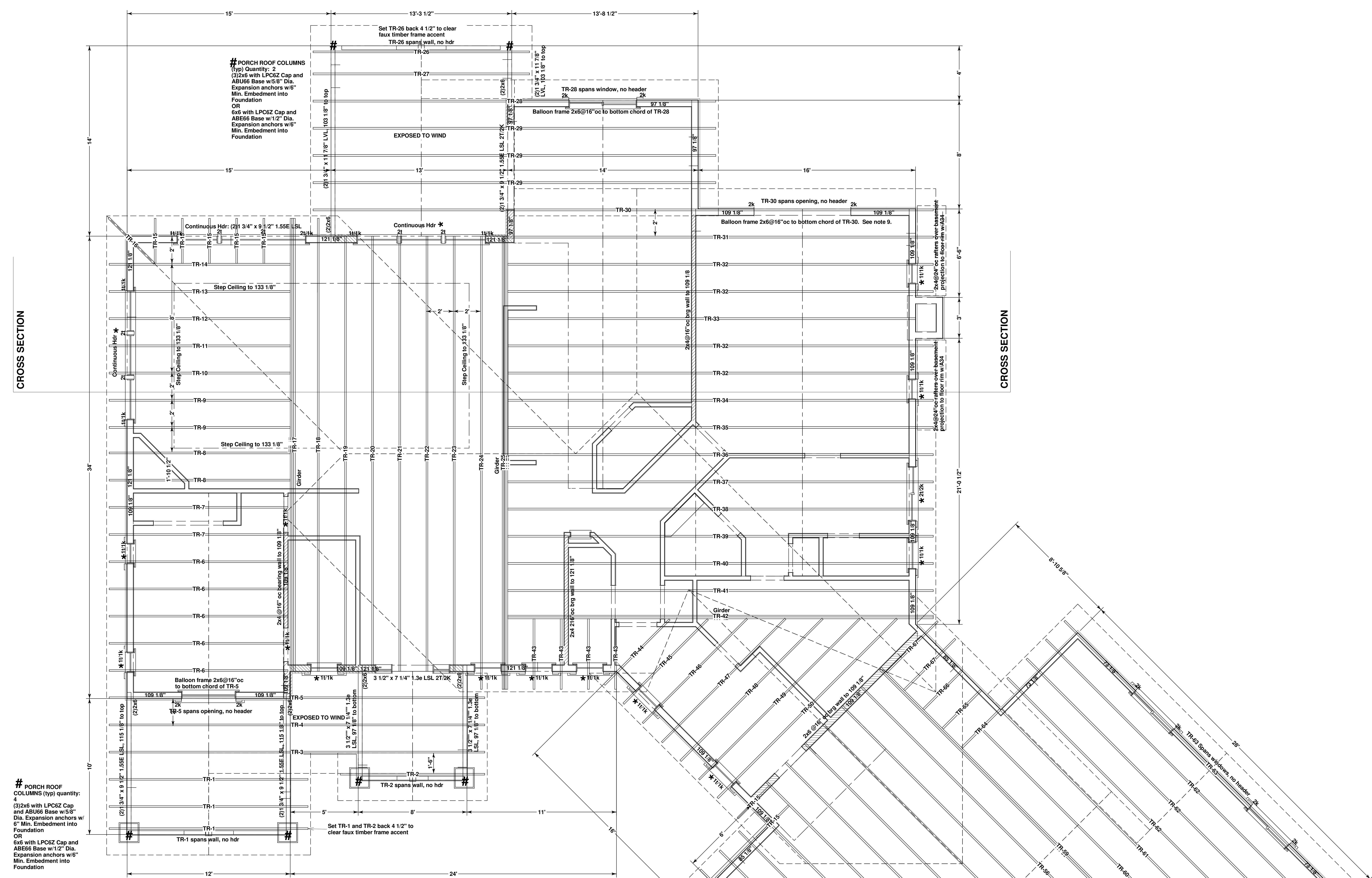
Notes and Revisions: CONSTRUCTION EDITION Subject to PPRBD Approval and Stamp

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

ELEVATION HOMES

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568



ROOF FRAMING PLAN

SCALE: 1/4" = 1'

1) 6/12 Pitch 0-6-6 heel w/16 1/2" plumb cut 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: 2x4@16"oc 0-3-8 bearing UON
6) Provide sheathing under all valley trusses (if any).
7) Truss Blocking where heel is greater than 8" (0-8-0)
8) Wall Heights indicated are relative to Main Level Framed Subfloor, 121 1/8" UON.
9) Balloon frame to bottom chord of vaulted trusses: 2x6@16"oc up to 15', 12"oc over 15', 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/asphalt 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.

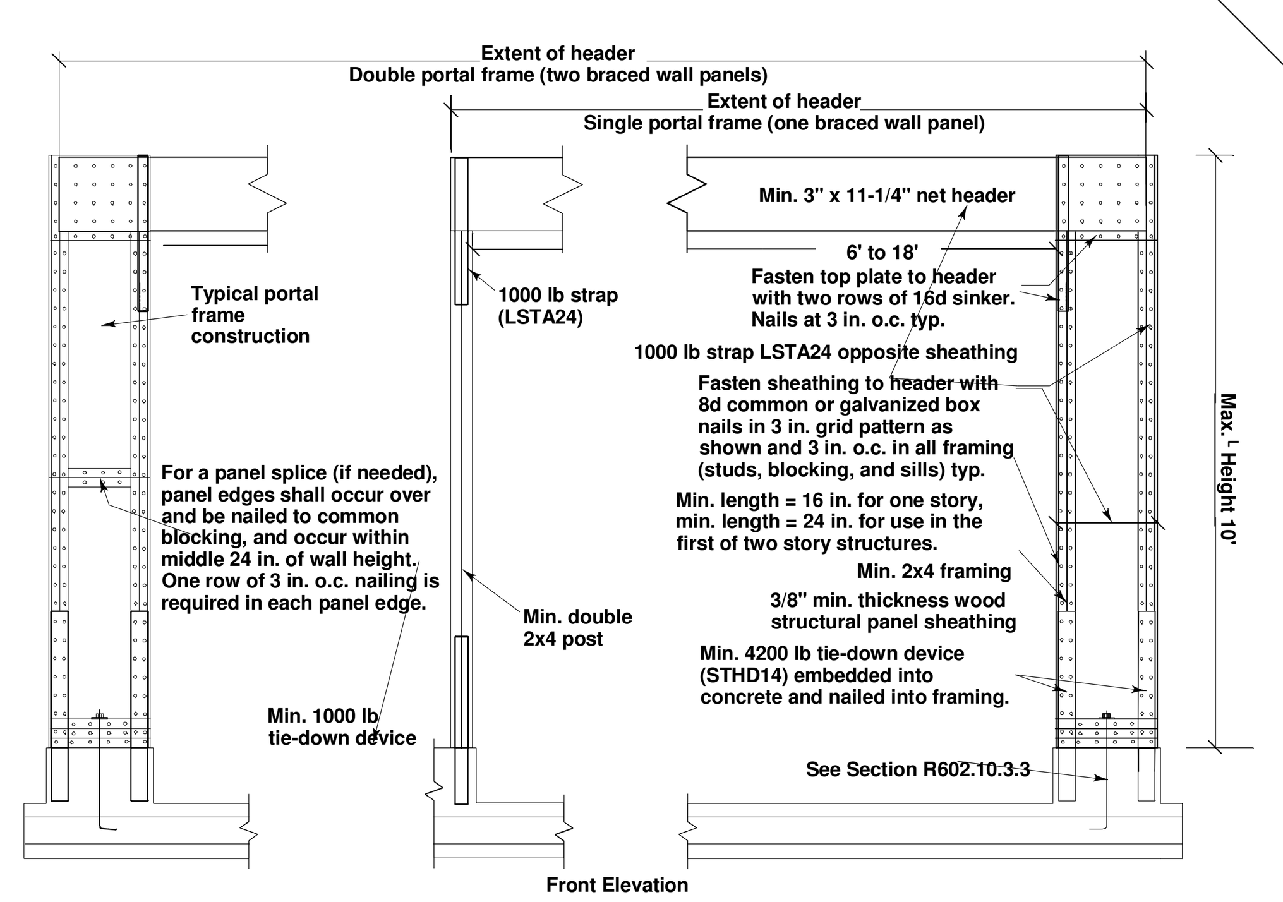


FIGURE R602.10.3.3 2009IRC
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

SHEET **6** of 8

PLOT DATE 4/18/2014

Drawn By: Terry Carlson 719-964-2568

Notes and Revisions: CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

COPYRIGHT PENDING: These drawings are the proprietary work product of Terry C Design Services developed for the limited exclusive use of the named client. Plans are subject to change without notice due to availability of materials and code changes. Use of these drawings or proprietary concepts contained therein by others without written permission of Terry C Design Services is prohibited and may subject the user to claims for damages and infringement penalties.

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568

FRONT ELEVATION

SCALE: 1/4" = 1'

SIDE ELEVATION

SCALE: 1/4" = 1'

SHEET 7 of 8

PLOT DATE 4/18/2014

Drawn By: Terry Carlson 719-964-2568

Notes and Revisions:
CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

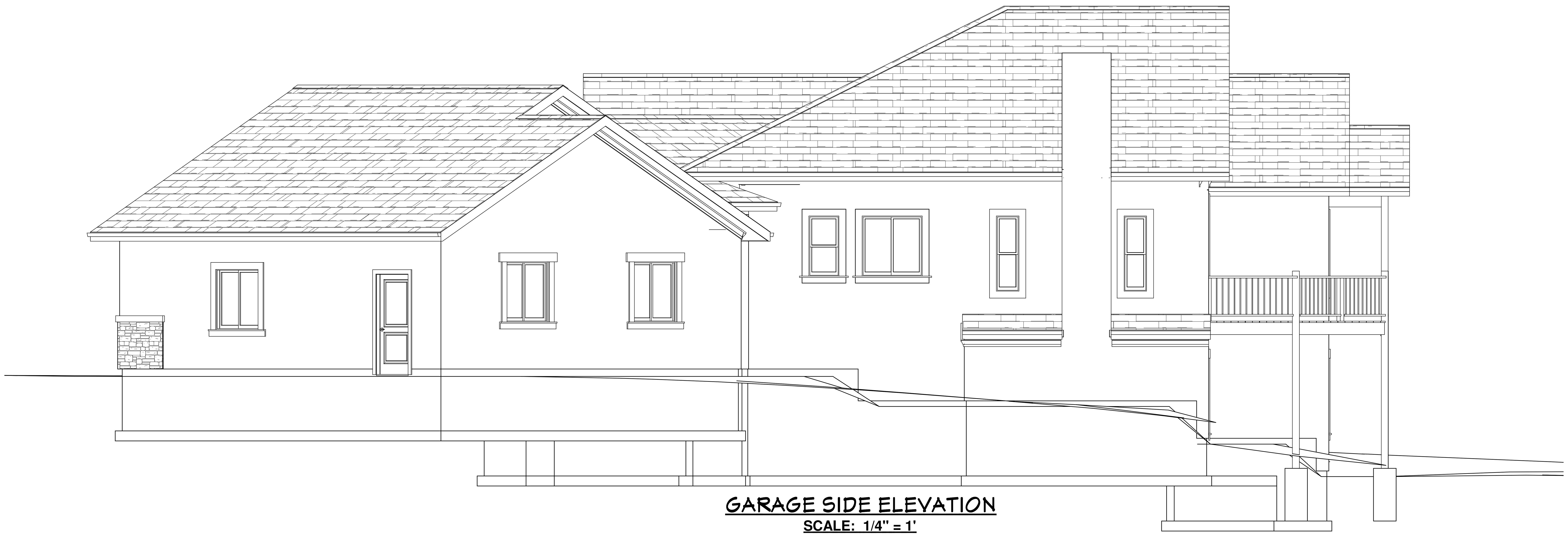
COPYRIGHT PENDING: These drawings are the proprietary work product of Terry C Design Services developed for the limited exclusive use of the named client. Plans are subject to change without notice due to availability of materials and code changes. Use of these drawings or proprietary concepts contained therein by others without written permission of Terry C Design Services is prohibited and may subject the user to claims for damages and infringement penalties.

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
ELEVATION HOMES
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568



GARAGE SIDE ELEVATION

SCALE: 1/4" = 1'

REAR ELEVATION

SCALE: 1/4" = 1'

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568

A Residence For:

8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

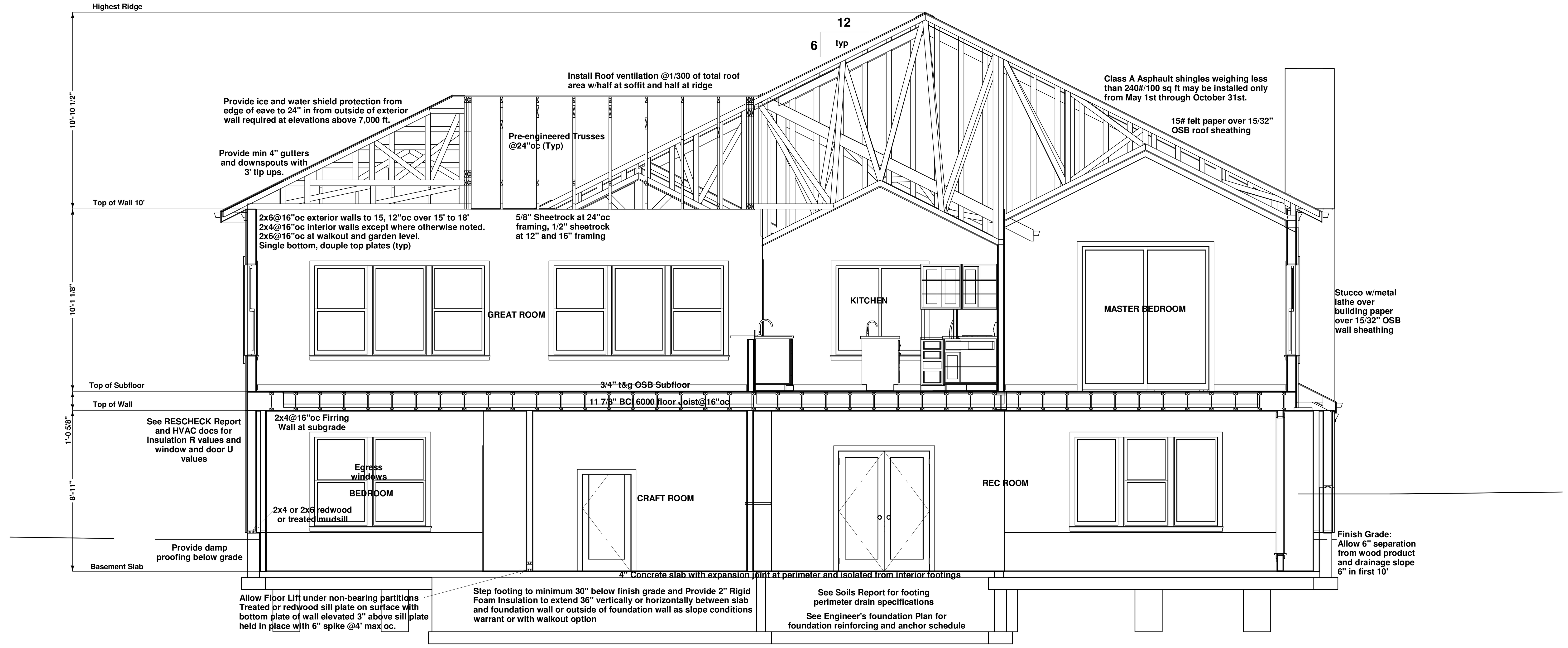
COPYRIGHT PENDING: These drawings are the proprietery work product of Terry C Design Services developed for the limited exclusive use of the named client. Plans are subject to change without notice due to availability of materials and code changes. Use of these drawings or proprietary concepts contained therein by others without written permission of Terry C Design Services is prohibited and may subject the user to claims for damages and infringement penalties.

Notes and Revisions:
CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

Drawn By:
Terry Carlson
719-964-2568

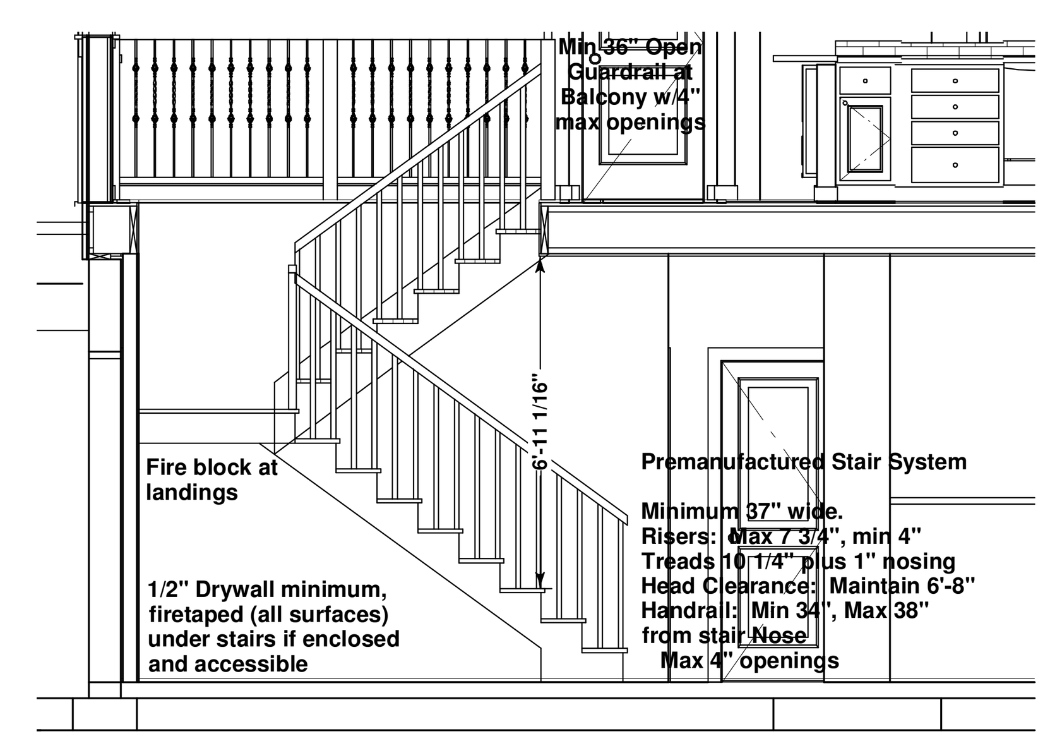
PLOT DATE
4/18/2014

SHEET
8
of 8



CROSS SECTION

SCALE: 1/4" = 1'



STAIR SECTION

SHEET 9 of 8

PLOT DATE 4/18/2014

Drawn By: Terry Carlson
719-964-2568

Notes and Revisions:
CONSTRUCTION EDITION
Subject to PPRBD Approval and Stamp

COPYRIGHT PENDING: These drawings are the proprietery work product of Terry C Design Services developed for the limited exclusive use of the named client. Plans are subject to change without notice due to availability of materials and code changes. Use of these drawings or proprietary concepts contained therein by others without written permission of Terry C Design Services is prohibited and may subject the user to claims for damages and infringement penalties.

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

PLAN: Site specific single family residence
12790 Herring Rd
Colorado Springs, CO 80908
See site plan for legal description

A Residence For:
ELEVATION HOMES
8883 Shipman Ln.
Colorado Springs, CO 80908
719-510-6253

Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tchomedesign.com 719-964-2568