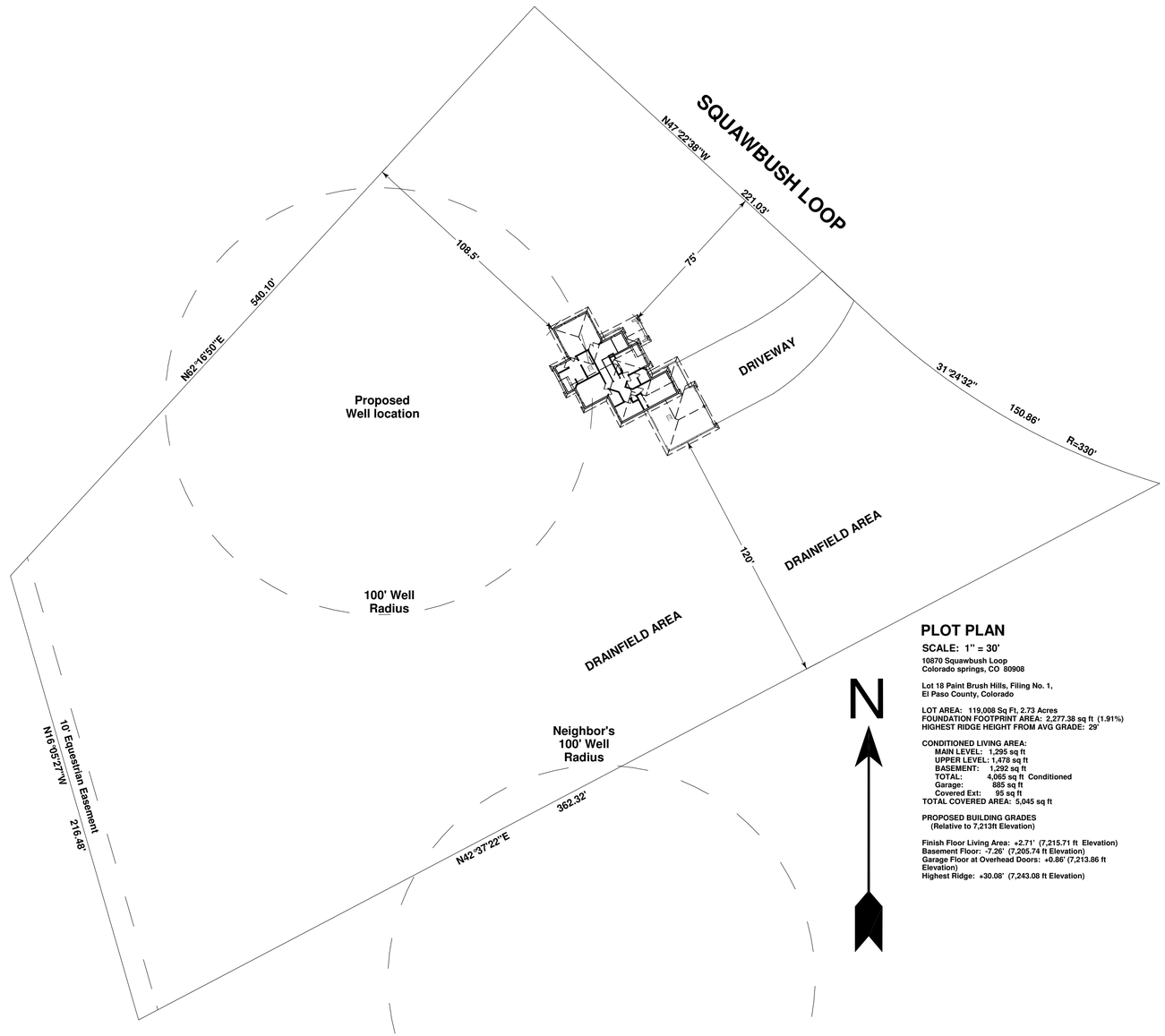

PLOT PLAN

SCALE: 1" = 30'

10870 Squawbush Loop
Colorado springs, CO 80908

Lot 18 Paint Brush Hills, Filing No. 1,
El Paso County, Colorado

LOT AREA: 119,008 Sq Ft, 2.73 Acres
FOUNDATION FOOTPRINT AREA: 2,277.38 sq ft (1.91%)
HIGHEST RIDGE HEIGHT FROM AVG GRADE: 29'

CONDITIONED LIVING AREA:
MAIN LEVEL: 1,295 sq ft
UPPER LEVEL: 1,478 sq ft
BASEMENT: 1,292 sq ft
TOTAL: 4,065 sq ft Conditioned
Garage: 885 sq ft
Covered Ext: 95 sq ft
TOTAL COVERED AREA: 5,045 sq ft

PROPOSED BUILDING GRADES
(Relative to 7,213ft Elevation)

Finish Floor Living Area: +2.71' (7,215.71 ft Elevation)
Basement Floor: -7.26' (7,205.74 ft Elevation)
Garage Floor at Overhead Doors: +0.86' (7,213.86 ft Elevation)
Highest Ridge: +30.08' (7,243.08 ft Elevation)

DRAWING INDEX

SHEET 1: PLOT PLAN
SHEET 2: FOUNDATION PLAN
SHEET 3: BASEMENT FLOOR PLAN and CROSS SECTION
SHEET 4: MAIN and UPPER LEVEL FLOOR PLANS
SHEET 5: FLOOR FRAMING PLANS
SHEET 6: ROOF FRAMING PLAN
SHEET 7: ELEVATIONS
SHEET 8: ELEVATIONS

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 Date: 5/3/2012

Sheet #: 1 of 8

Drawn by: Terry Carlson

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Project Description:
New Single Family Residence at:
10870 Squawbush Loop
Peyton, Colorado
Legal: Lot 18, Paintbrush Hills, Filing #1,
El Paso County, Colorado.

Plans and Documents Created for:
Chad and Jodie Poulin
7524 Jaoul Pt
Peyton, CO 80831

Building Design and Drafting by:
Terry C Design Services
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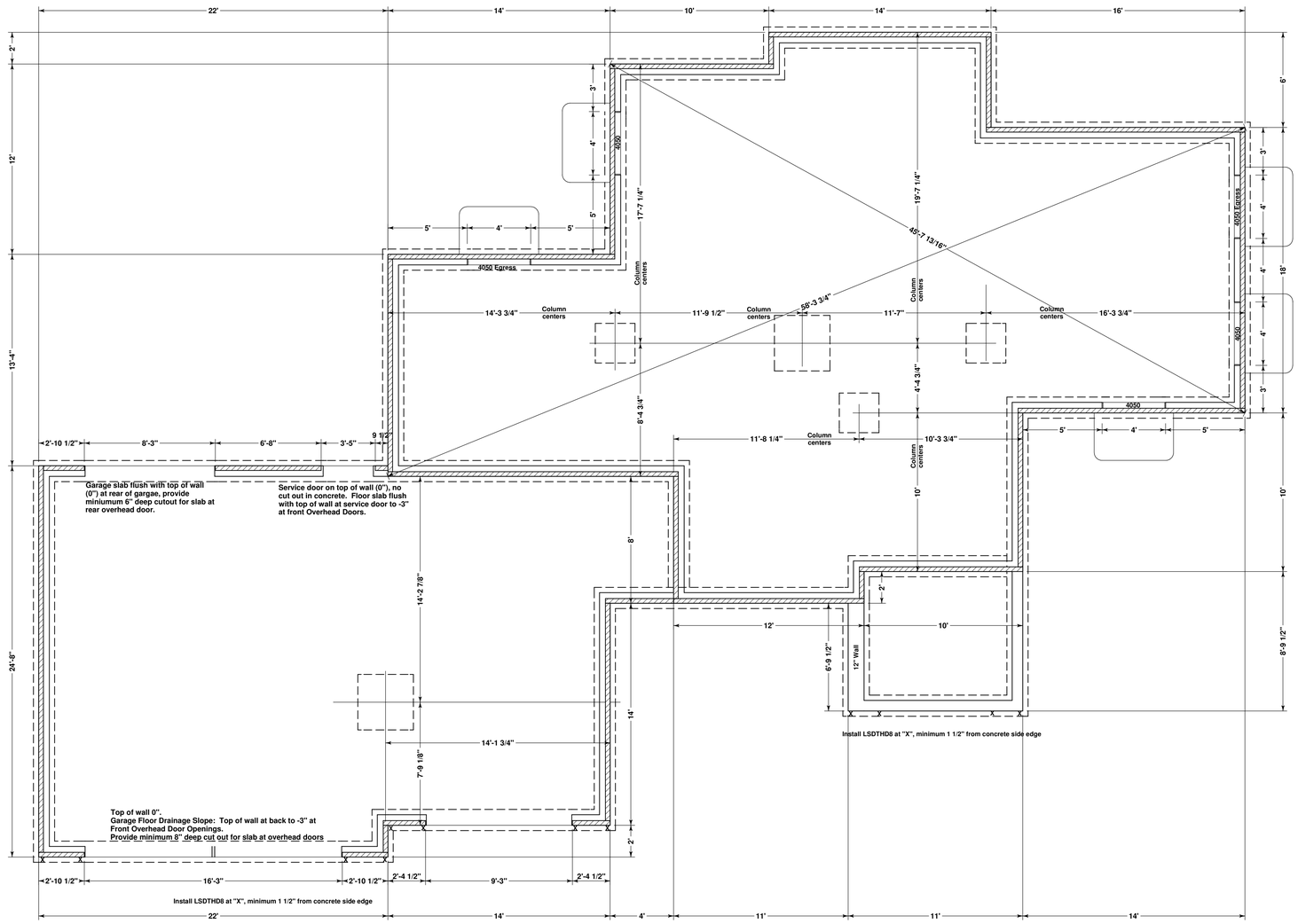

FOUNDATION PLAN

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) Window wells where indicated. 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 or lintels per engineer's foundation details.
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.

Plot Date:
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Sheet #:
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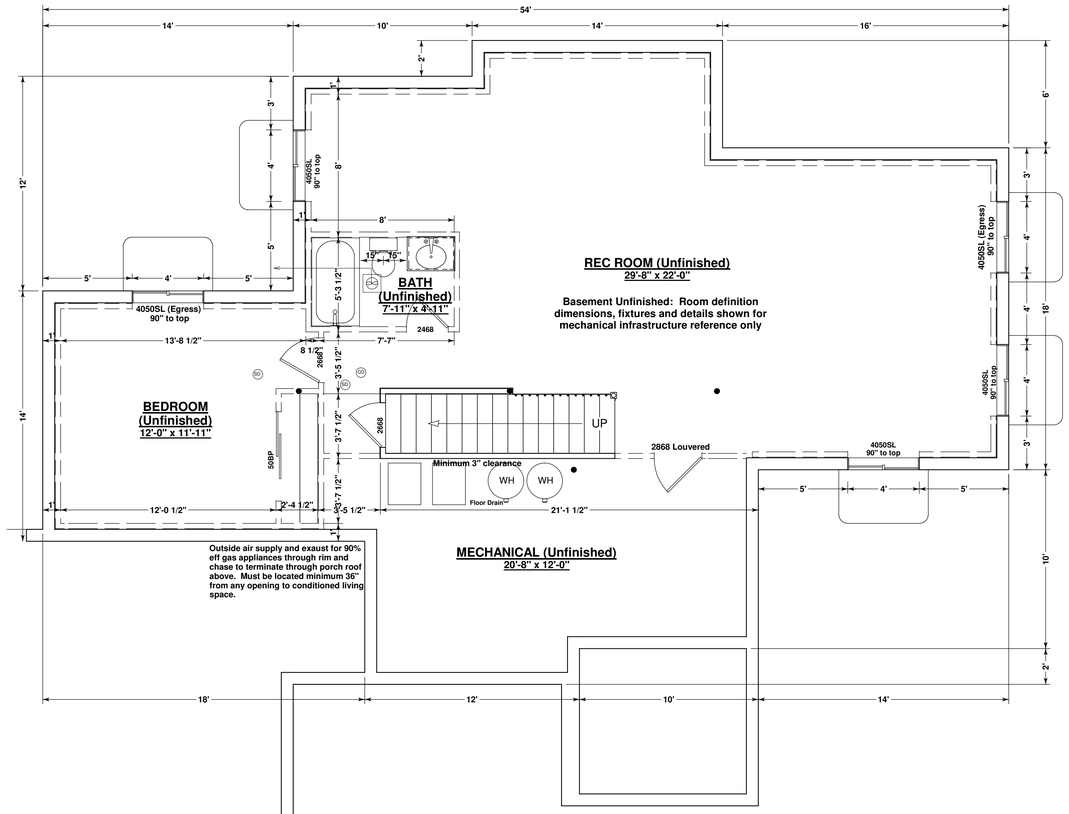
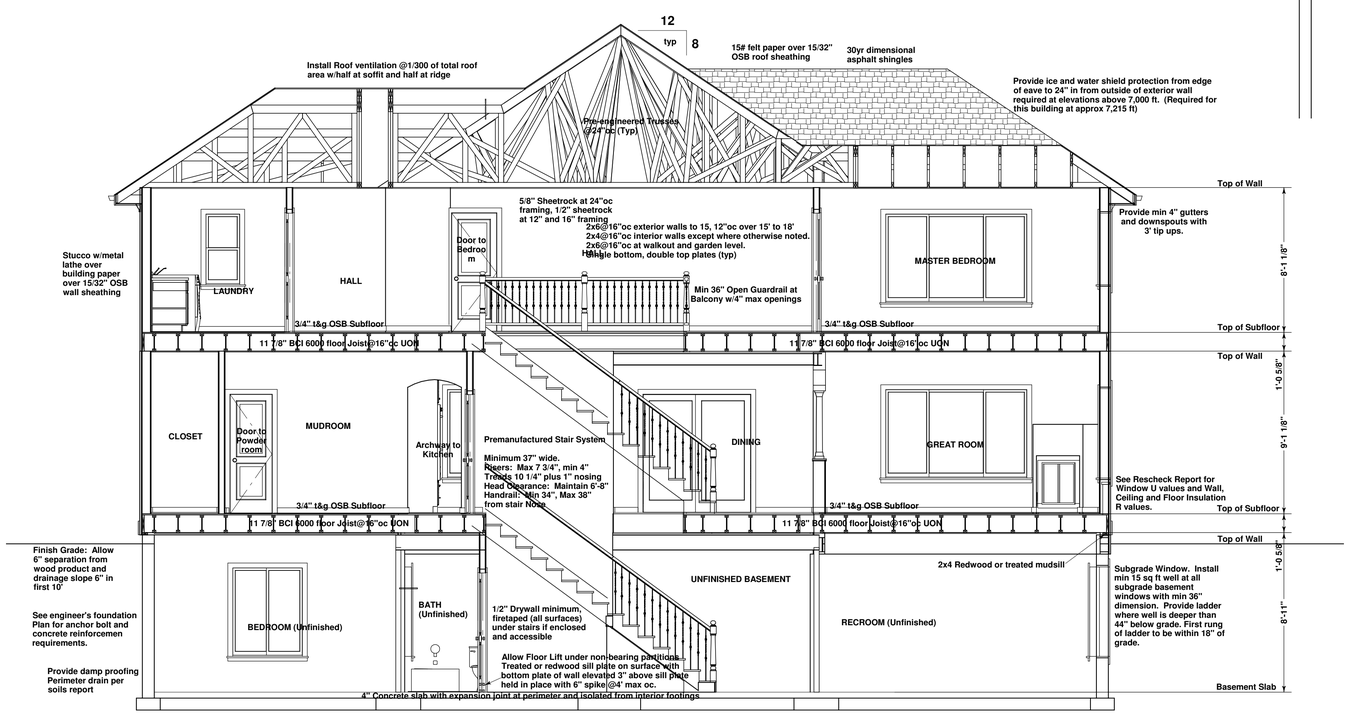


BAESMENT FLOOR PLAN

1292 sq ft



CROSS SECTION

SCALE: 1/4" = 1'

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

Plot Date: 5/3/2012

Sheet #: 3 of 8

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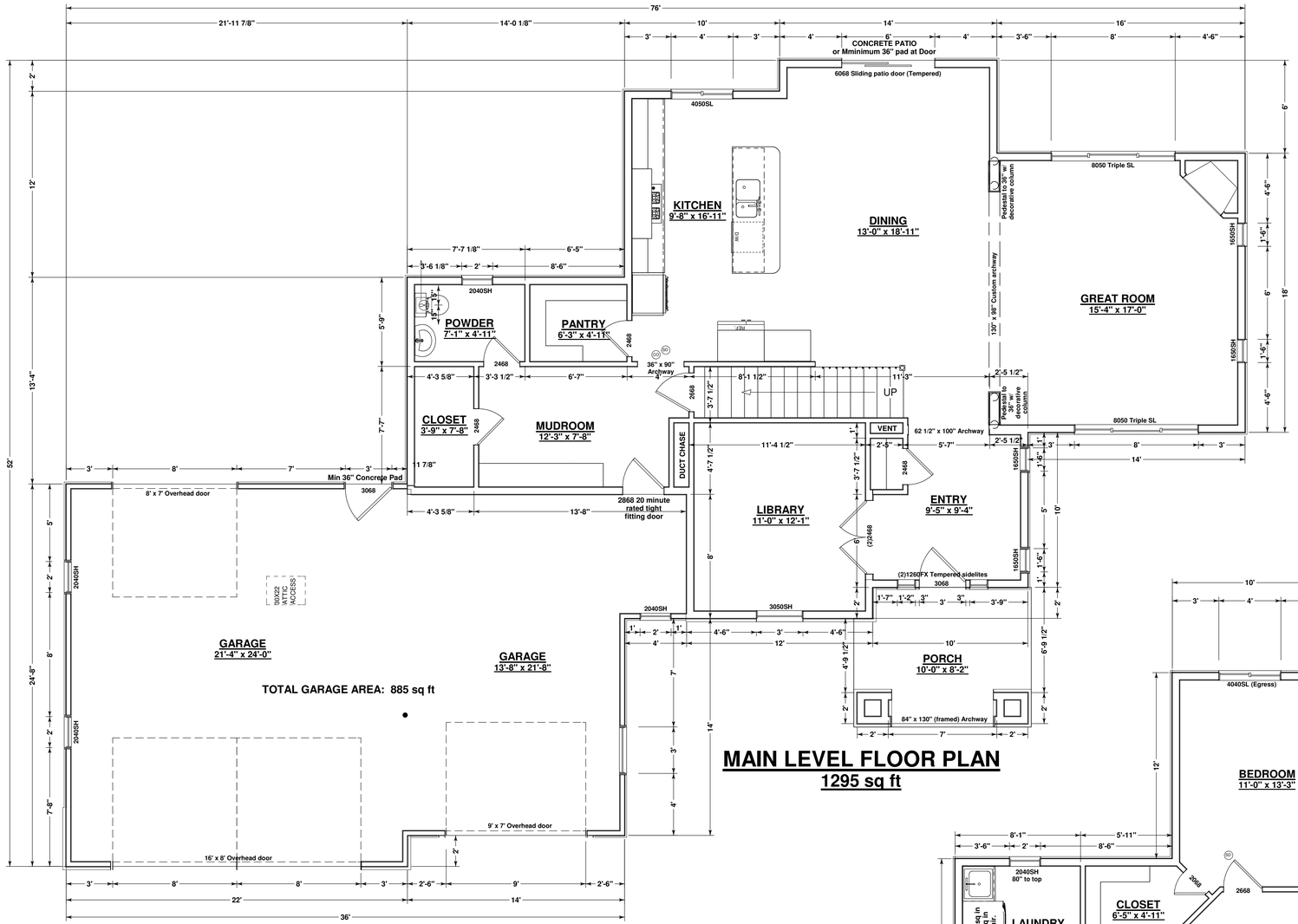
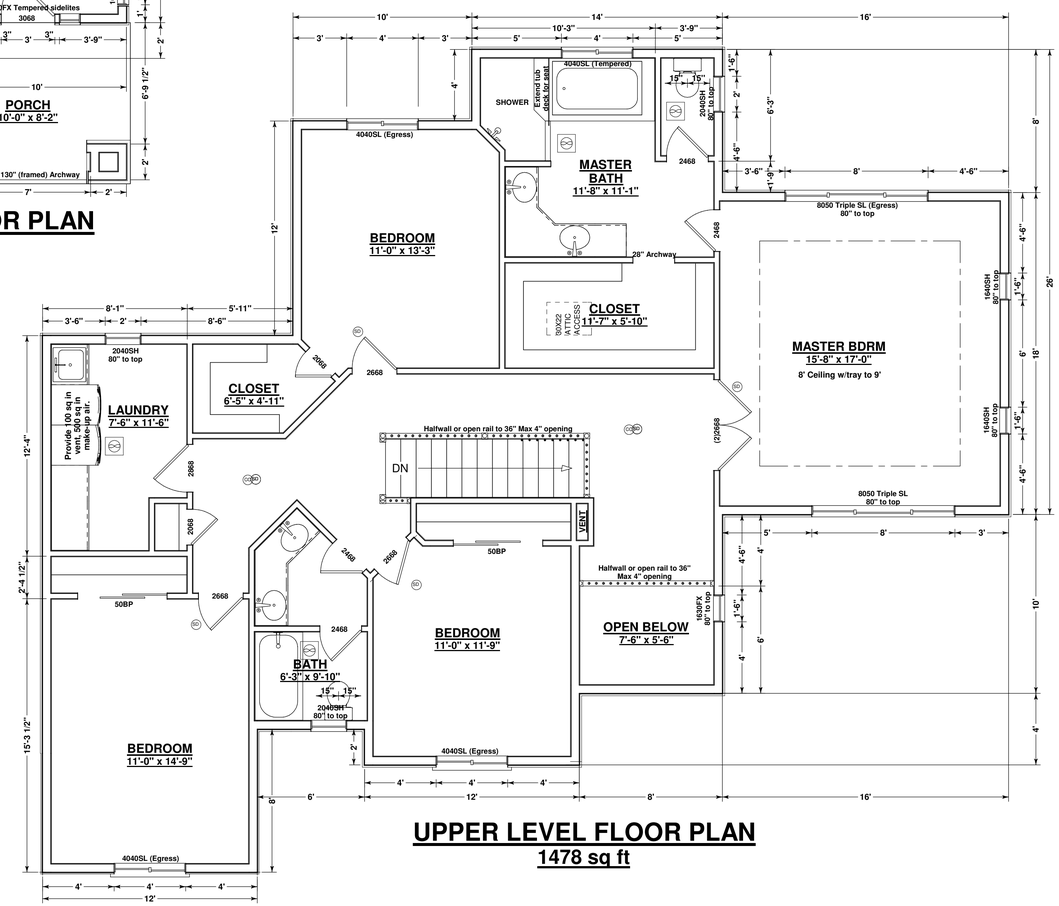


MAIN LEVEL FLOOR PLAN
1295 sq ft



UPPER LEVEL FLOOR PLAN
1478 sq ft

GENERAL NOTES:

SCALE: 1/4" = 1'

1) CEILINGS AND WALLS
Standard ceilings: 9' Main Level, 8' Upper level except where otherwise indicated. Verify plate heights with framing plans. Standard exterior walls: 2x6@16"oc UON
Garage ceiling: Varies. Garage exterior walls 2x4@16"oc

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 through exterior wall.
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.

Plot Date: **5/3/2012**

Sheet #: 4 of 8

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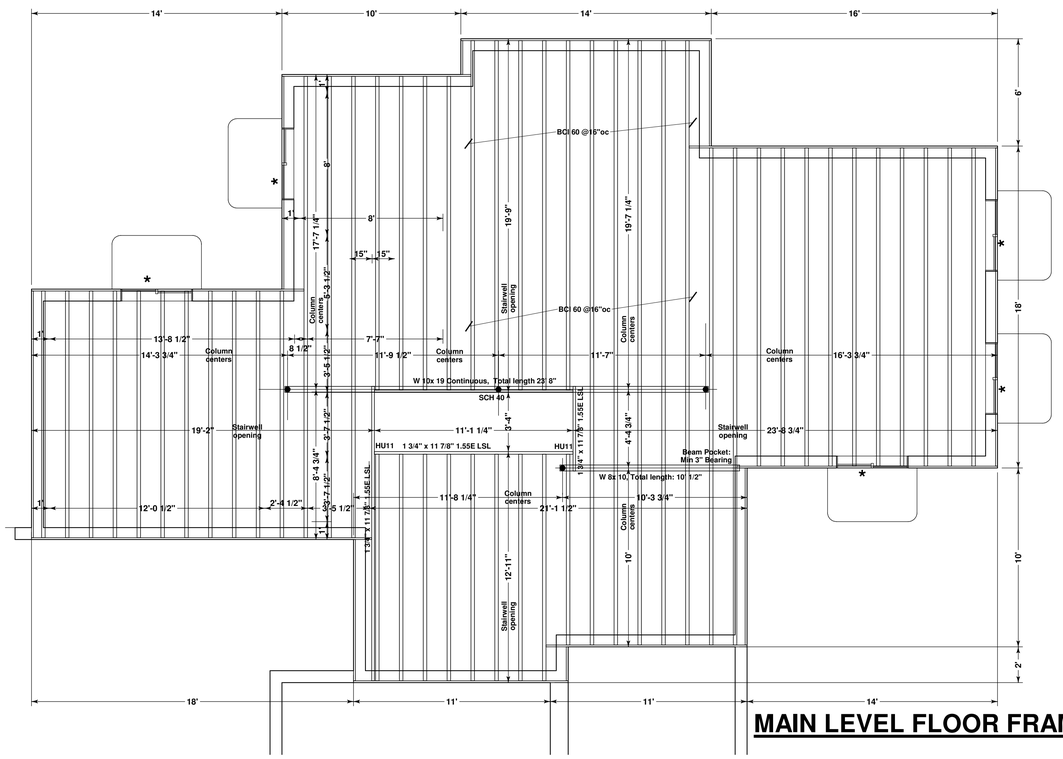
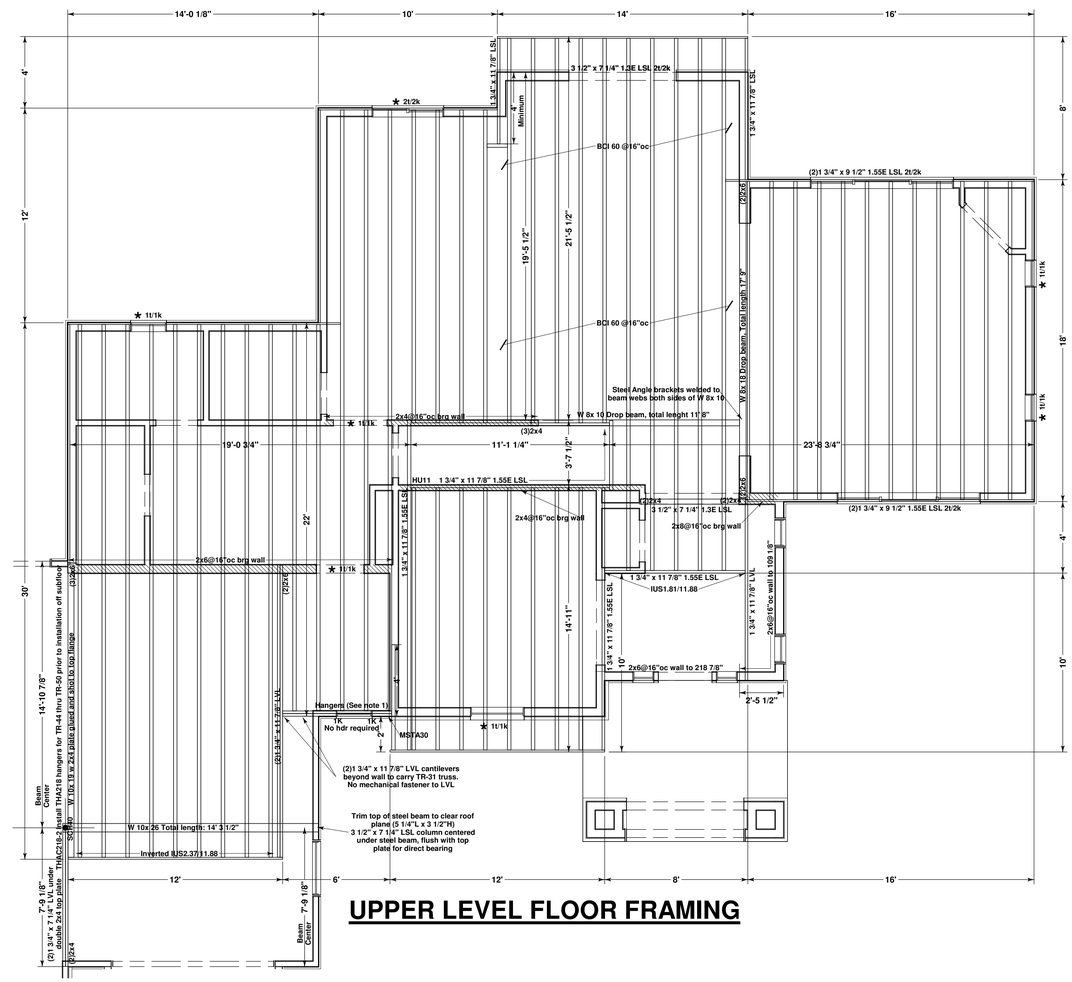


MAIN LEVEL FLOOR FRAMING



UPPER LEVEL FLOOR FRAMING

FLOOR FRAMING PLANS

SCALE: 1/4" = 1'

1) Joist: 11 7/8" BCI 6000 @16"oc w/IUS2.37/11.88 hangers UON
2) Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
3) Framed Walls:
   Exterior and garage common walls: 2x6@16"oc to 109 1/8"
   Interior bearing walls as indicated by hatch and label
   Beaement bearing: Mudsill or 2x6@16" oc at garden level.
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
   Concrete Lintel per engineers foundation plan at subgrade windows
6) ● Default Column: 3" dia adjustable steel column UON, SHEDULE 40 where indicated.
7) Stair Landings: None. Support stair sections from floor framing.
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

Plot Date: 5/3/2012

Sheet #: 5 of 8

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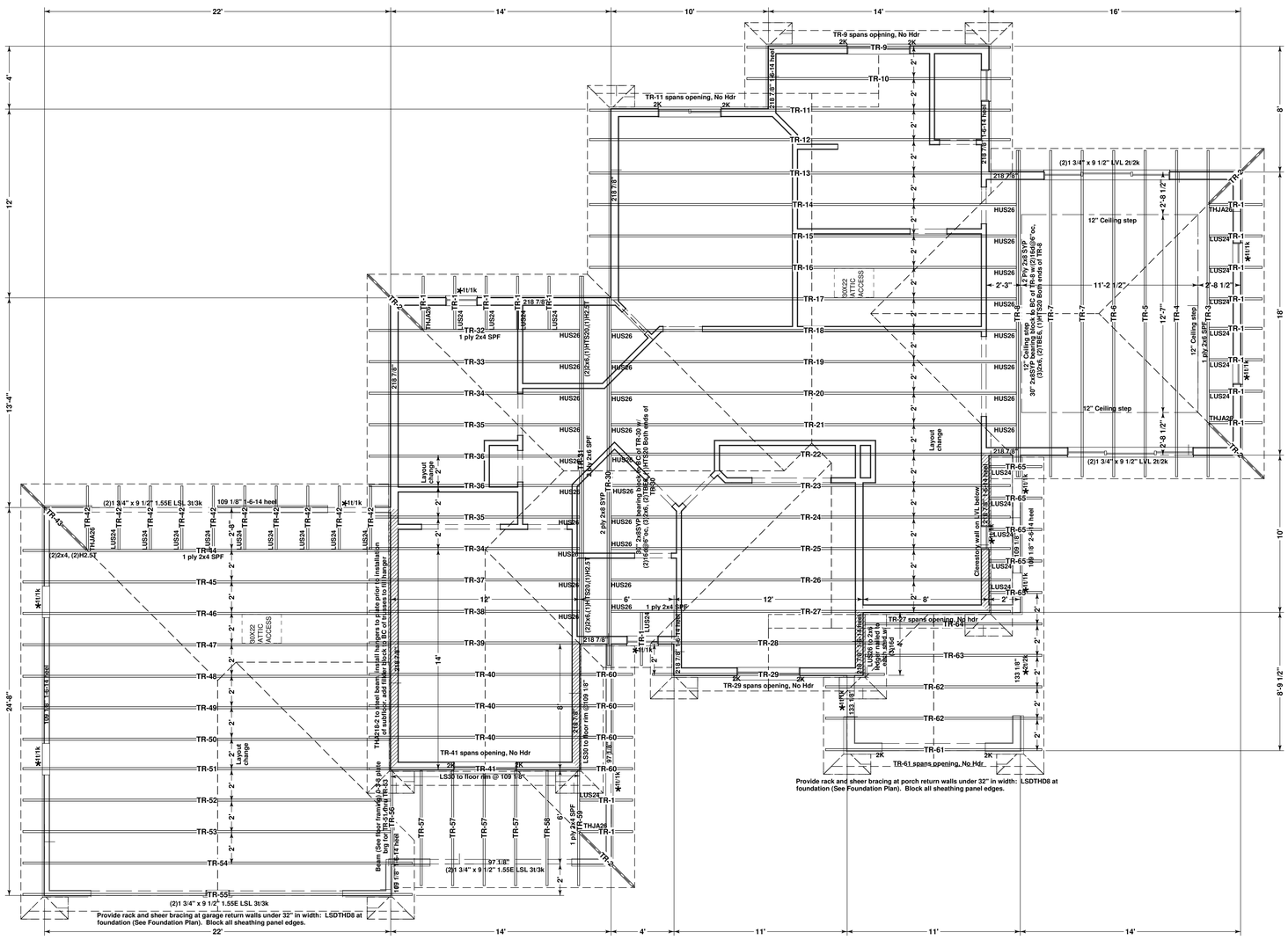

ROOF FRAMING PLAN

SCALE: 1/4" = 1'

1) 8/12 Pitch 0-6-14 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 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 overframe or 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: 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.

Plot Date:
5/3/2012

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FRONT ELEVATION

SCALE: 1/4" = 1'

SIDE ELEVATION

SCALE: 1/4" = 1'

Plot Date: 5/3/2012

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GARAGE SIDE ELEVATION

SCALE: 1/4" = 1'

REAR ELEVATION

SCALE: 1/4" = 1'

Plot Date:
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