

DRAWING INDEX

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CODE SCHEDULE

2012 DOUGLAS COUNTY BUILDING CODE

2012 IRC\*

2012 IPC\*

2012 IFCG\*

2012 IMC\*

2009 IECC\*

2014 NEC\*\*

\*As amended by Douglas County Building Code

\*\*Or the latest edition adopted by the State of Colorado

ADA STANDARDS FOR ACCESSIBLE DESIGN

(Not all codes can be contained within this document. Where codes not included are referenced, please refer to the Dept. of Justice's published ADA Standards)

CHANGES IN LEVEL

303.1 Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

TURNING SPACE

304.3 Size, Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.2.1 Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

TOE CLEARANCE

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum

KNEE CLEARANCE

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

ACCESSIBLE ROUTES

403.1 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum. EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 24 inches (685 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm). EXCEPTIONS: 1. In alterations, a projected threshold 1/2 inch (13 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

PLUMBING ELEMENTS AND FACILITIES

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 36 inches (880 mm) maximum above the finish floor or ground.

WATER CLOSETS

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.4.2. Water closets shall be arranged for a left-hand or right-hand approach.

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

LAVATORIES AND SINKS

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground. EXCEPTIONS: 1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.2. 2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

BATHTUBS

607.1 General. Bathtubs shall comply with 607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610. 607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 608.4 and other located 8 inches (205 mm) minimum and 19 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

SHOWERS

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment. 608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 606.2. Seats shall comply with 610.

608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

SITE PLAN

SCALE: 1" = 30'

2187 Ranch Gate Trail

Lot 21, Sellers Creek Rural Site Plan

Douglas County, CO

LOT AREA: 172,284 Sq Ft, 3.96 Acres

FOUNDATION FOOTPRINT AREA: 4,146.89 sq ft (2.41%)

HIGHEST RIDGE HEIGHT FROM AVG GRADE: 29'

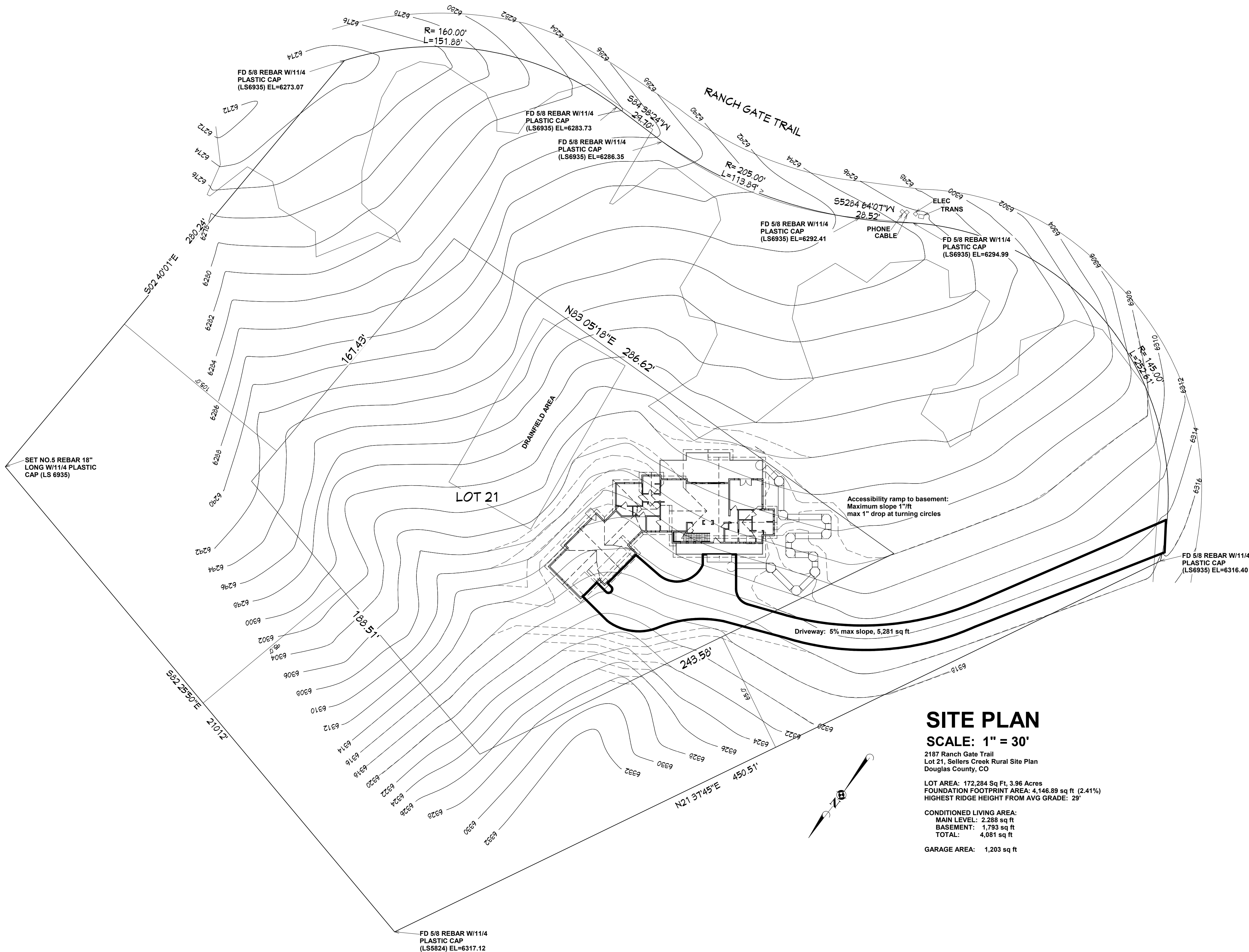
CONDITIONED LIVING AREA:

MAIN LEVEL: 2,288 sq ft

BASEMENT: 1,793 sq ft

TOTAL: 4,081 sq ft

GARAGE AREA: 1,203 sq ft



Notes and Revisions:

BID/FINANCE EDITION

Subject to PRRD approval and stamp

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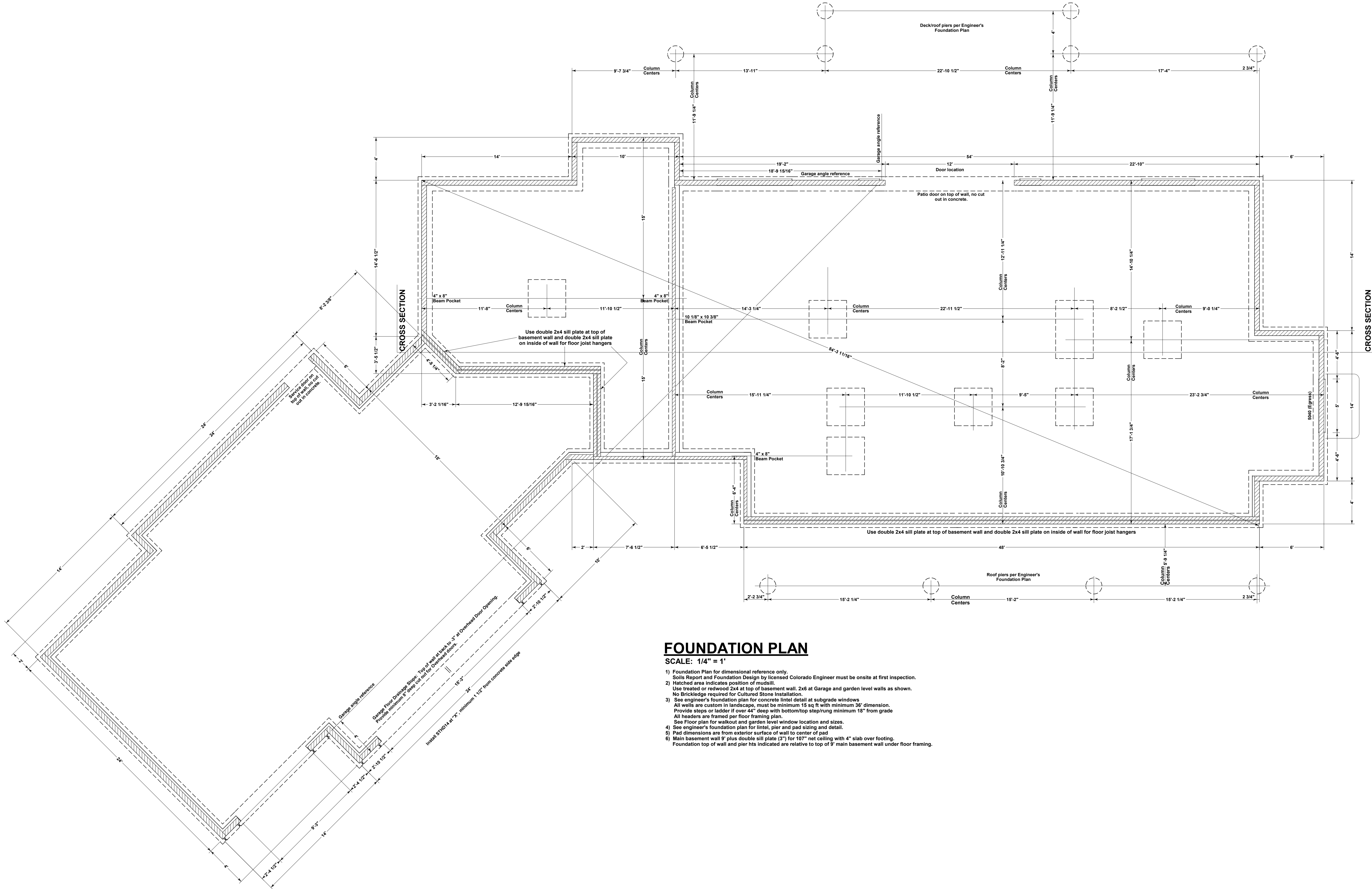
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
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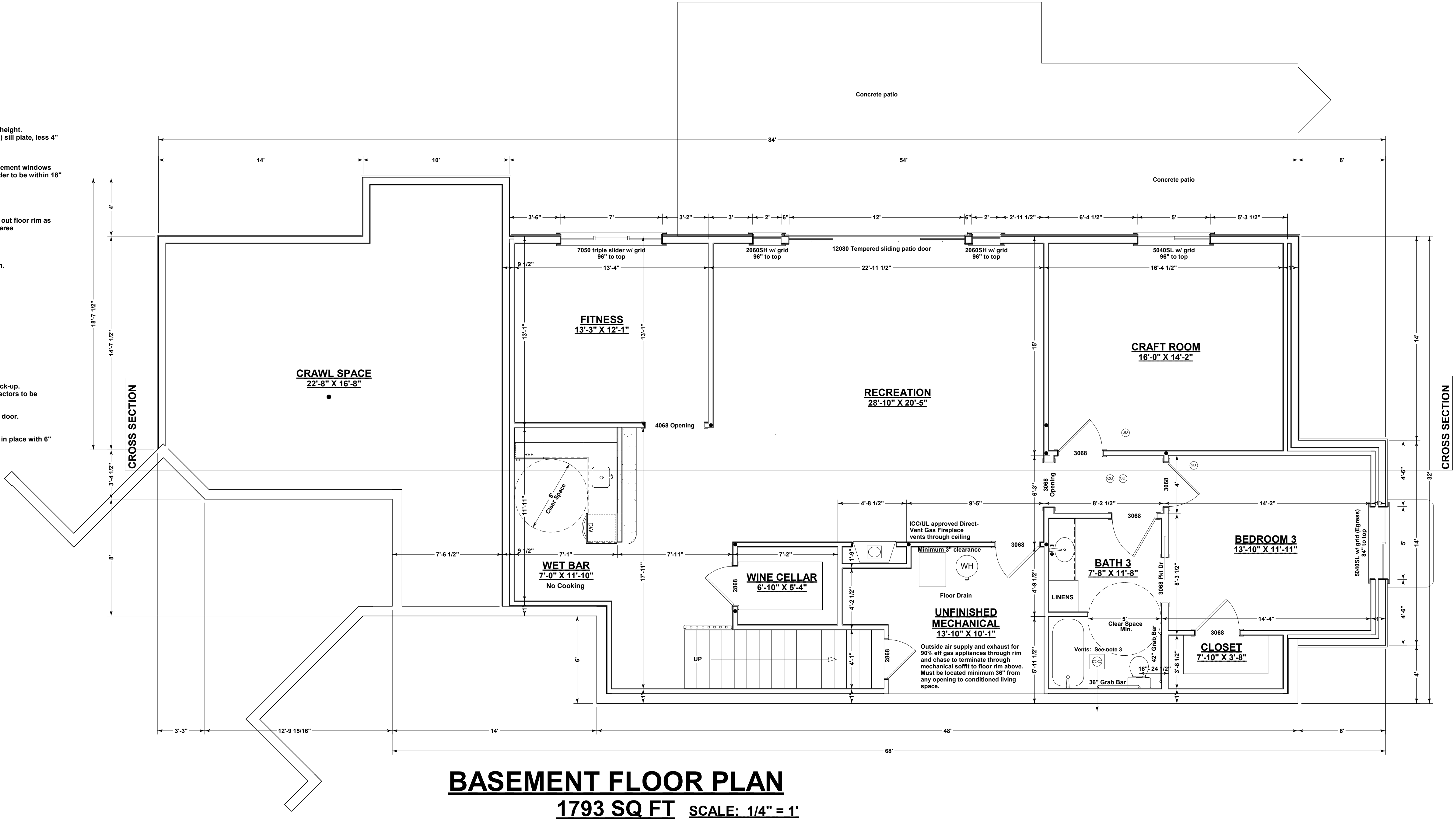


**FOUNDATION PLAN**  
SCALE: 1/4" = 1'

- 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 wall. 2x6 at Garage and garden level walls as shown.  
No Brickledge required for Cultured Stone Installation.
- 3) See engineer's foundation plan for concrete lintel detail at subgrade windows.  
All walls 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.

**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 , interconnected and to all other floors with battery back-up.  
Carbon Monoxide detector  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.



**BASEMENT FLOOR PLAN**  
**1793 SQ FT SCALE: 1/4" = 1'**



## 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: 12 1/8" from framed subfloor.  
Standard exterior walls: 2x6@16" oc UON

### 2) WINDOWS:

All window header heights 96" 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 straight 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.

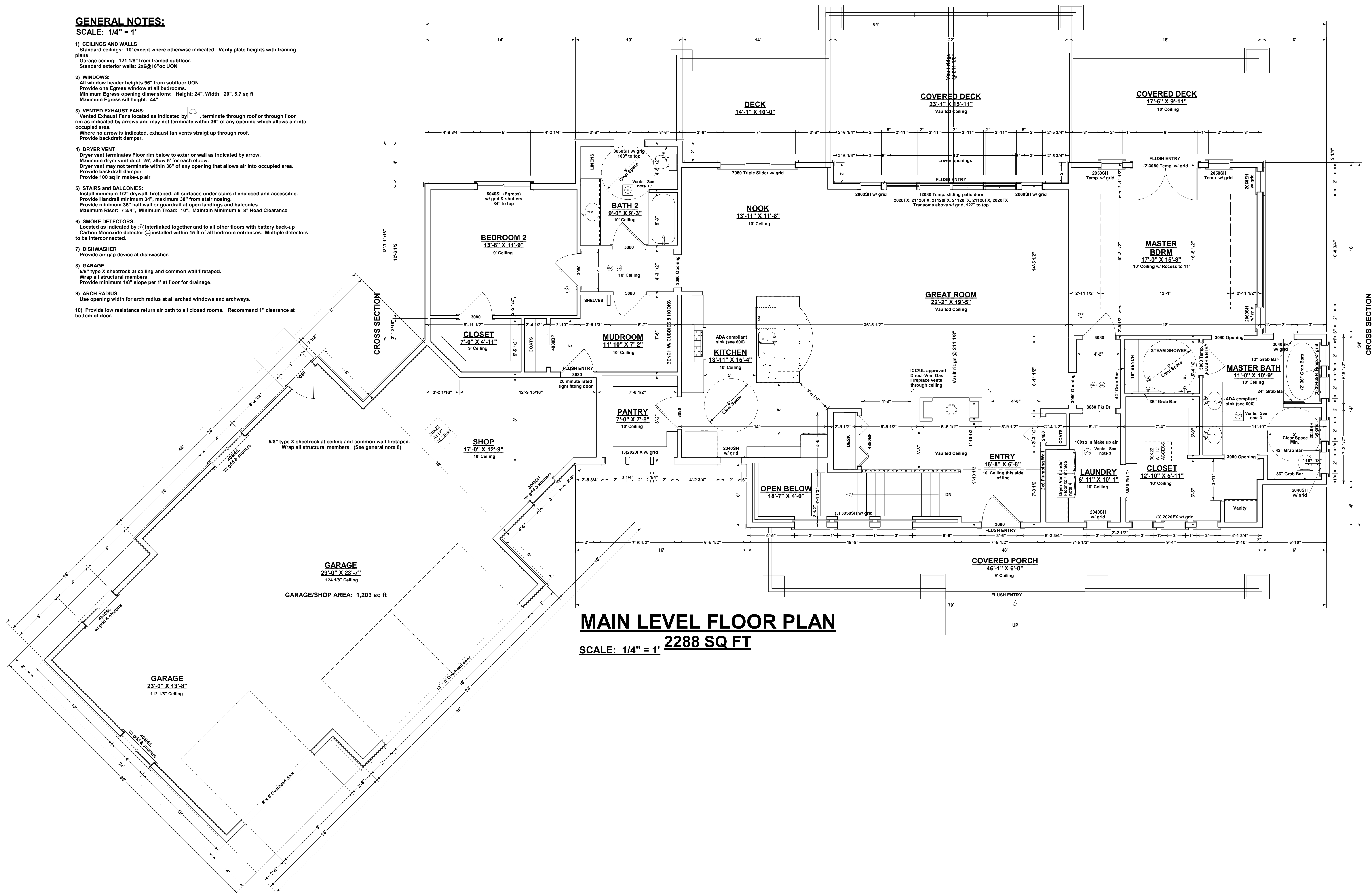
### 8) GARAGE

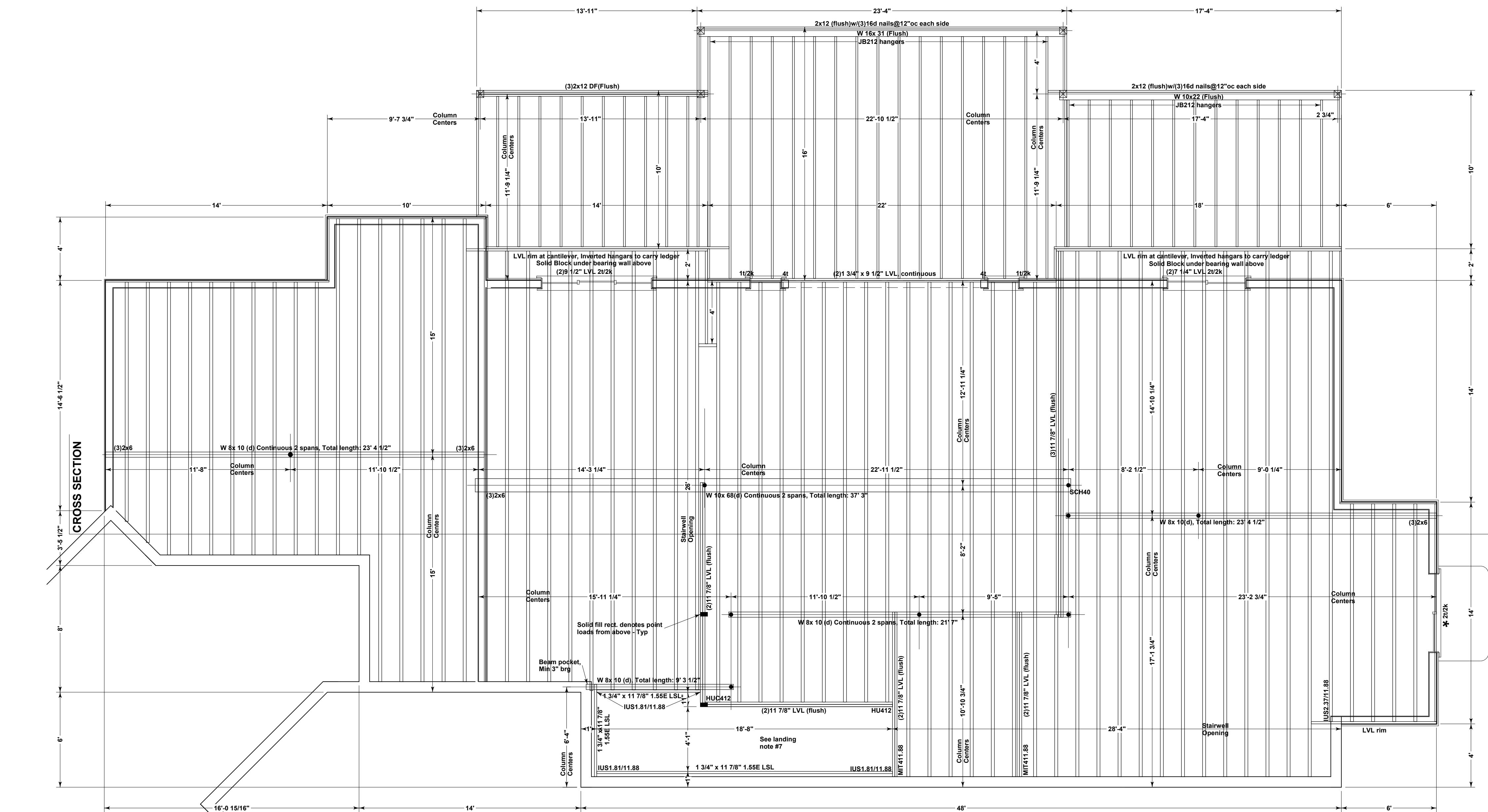
5/8" type X sheetrock at ceiling and common wall firetaped.  
Wrap all structural members.  
Provide minimum 1/8" slope per 1' at floor for drainage.

### 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.





## DECK FRAMING: No hot tub

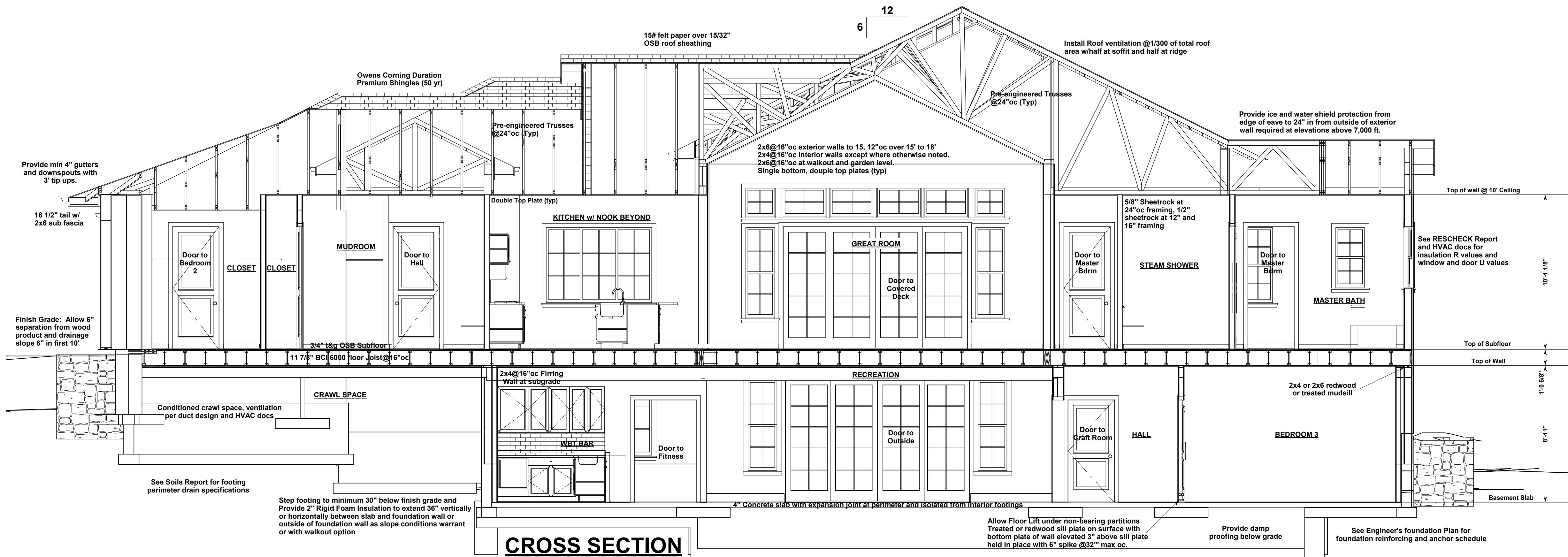
- 1) Ledger: 2x12 to floor rim w/(3)galv 12d and (2)1/4"x4 1/2" Ledgerlok@16"oc (typ) 66 psf (Tributary load)
- 2) Deck Beam: As indicated (Flush)
- 3) Structural Rim: As noted on framing plan
- 4) Deck Joist: 2x12@16"oc to rim, beam or ledger w/LUS210. Use LUC210Z at corners where joist aligns with end of rim and ledger.
- 5) Columns: 8x8 post with LPOCZ cap and ABW66Z base with 1/2" dia. expansion anchor with 6" minimum embedment into pier below (typ) UON. Concrete pier per engineer's foundation plan to 36" below and 6" above grade.
- 6) Decking: 2x6 Redwood or composite
- 7) Guardrail: Min 36" Rail with Max 4" openings
- 8) Stairs: Min 10" Tread, Max 7 3/4" Riser with handrail min 34" max 38" from nose if any.
- 9) No hot Tub

DESIGN LOADS: No Hot tub  
Live Load: 40psf  
Dead Load: 15psf  
Total Load: 55psf  
Ledger: 66psf (Tributary Area)

## MAIN LEVEL FLOOR FRAMING PLAN

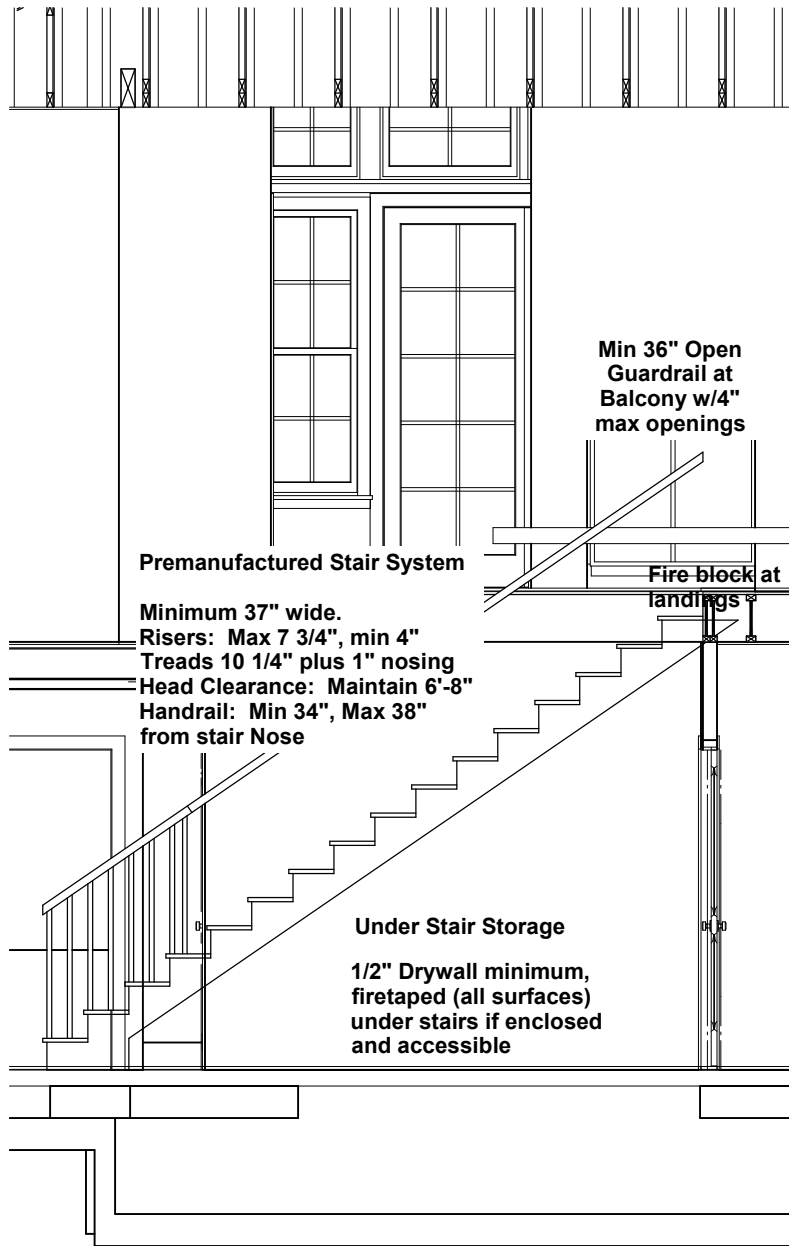
SCALE: 1/4" = 1'

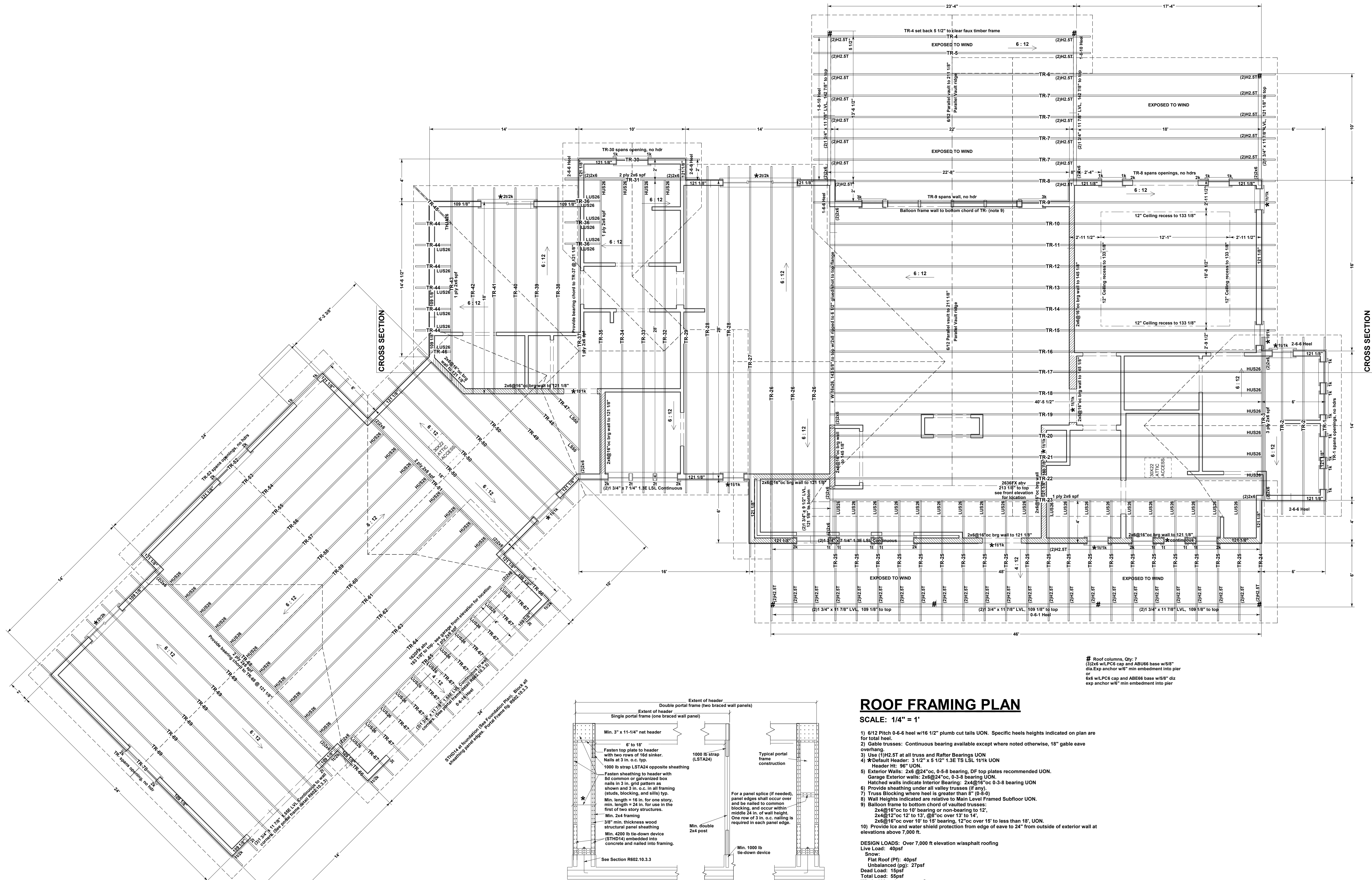
- 1) Joist: 11 7/8" BCI 6000 @16"oc w/ITS2.37/11.88 or IUS2.37/11.88 hangers
- 2) Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
- 3) Framed Walls: 2x6@16"oc (if any)
- 4) (1) 3/4" x 11 7/8" 1.55E TS LSL at all stairwell surfaces UON
- 5) \* Default Header: 3 1/2" x 5 1/2" 1.3E LSL 2t/2k UON
- 6) \* Default Column: 3" dia adjustable steel column UON, SCHEDULE 40 where indicated.
- 7) Stair Landings: 2x6@16"oc to (2)2x6 rims w/LUS26. Hang landing beams from flush floor beams above. w/C316 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



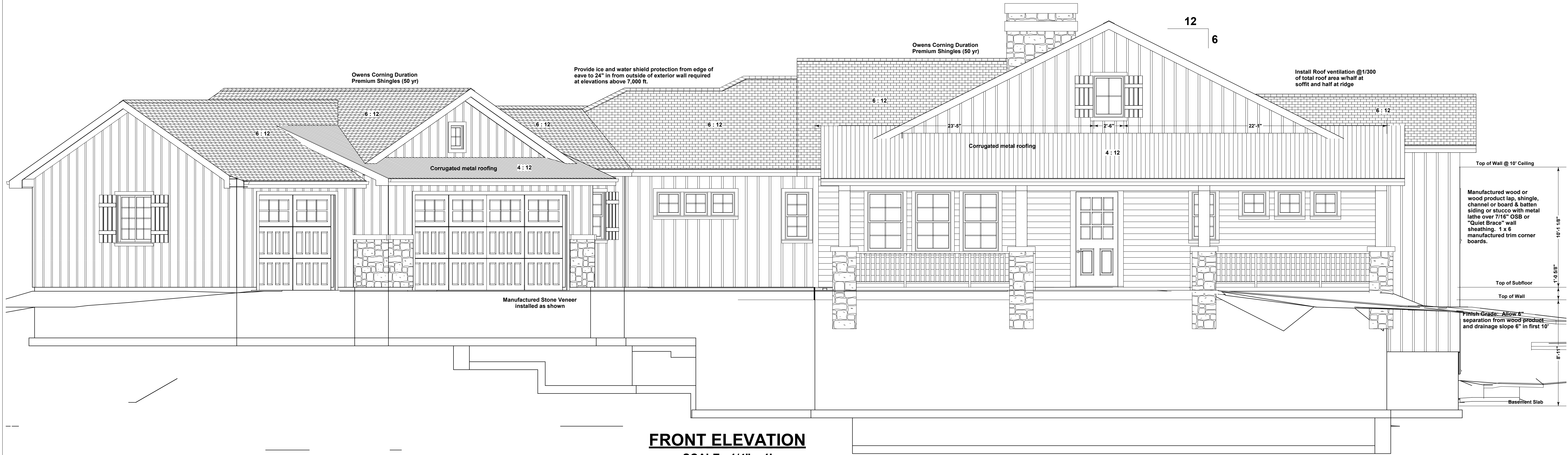
## CROSS SECTION

SCALE: 1/4" = 1'









**FRONT ELEVATION**  
SCALE: 1/4" = 1'



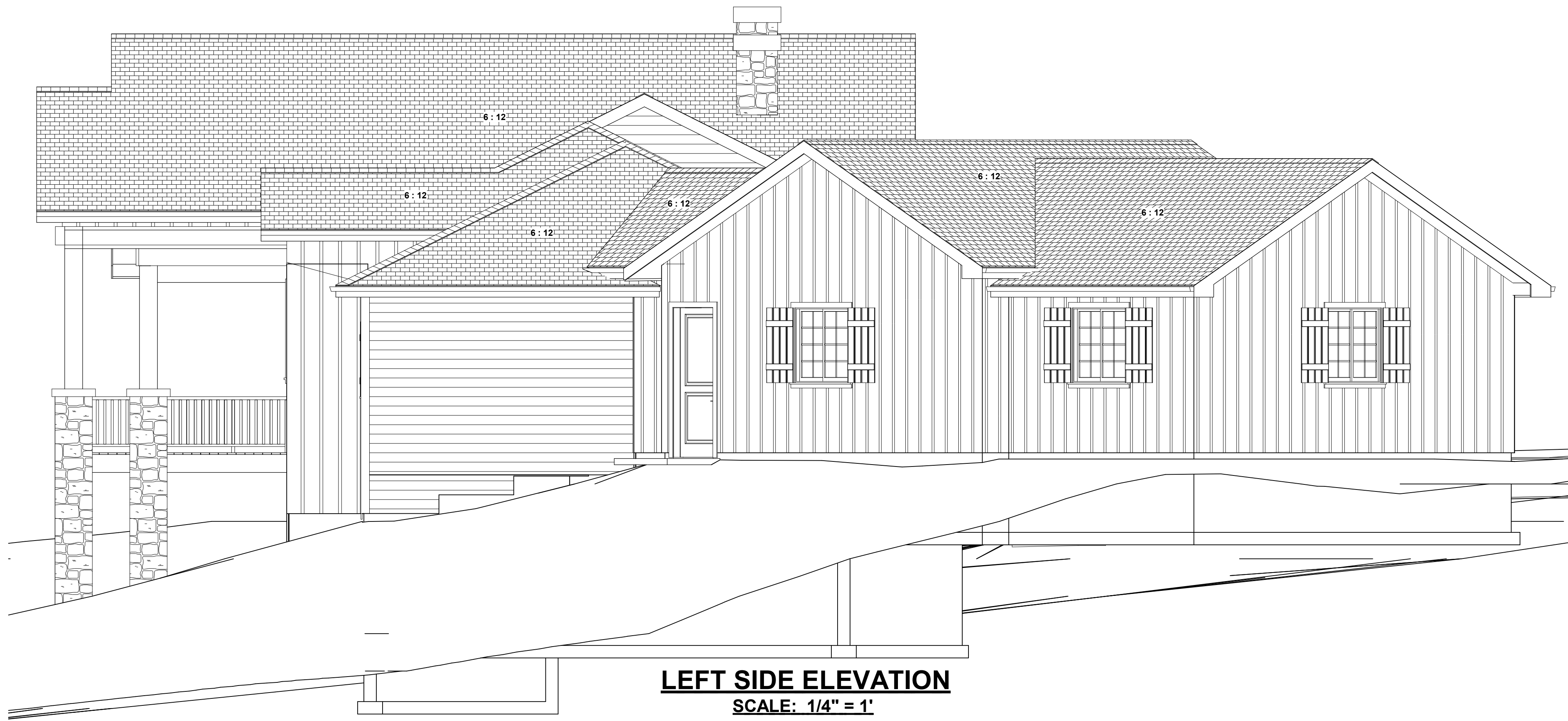
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'



See Soils Report for footing  
perimeter drain specifications

### REAR ELEVATION

SCALE: 1/4" = 1'



### LEFT SIDE ELEVATION

SCALE: 1/4" = 1'

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

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



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

**PLAN** Site specific single  
family residence  
2187 Ranch Gate Trail  
Castle Rock, CO 80104  
Parcel 21, Sellers Creek Ranch,  
Douglas County, Colorado

**SUBCONTRACTOR NOTE:** Every effort has  
been made to ensure that all drawings  
have been created to specifications as outlined  
in the project manual. It is the responsibility of  
the contractor to verify all dimensions and  
conditions prior to commencement of work.  
The contractor shall be responsible for all  
errors and omissions. The contractor shall  
maintain these drawings and approved by PRSD.  
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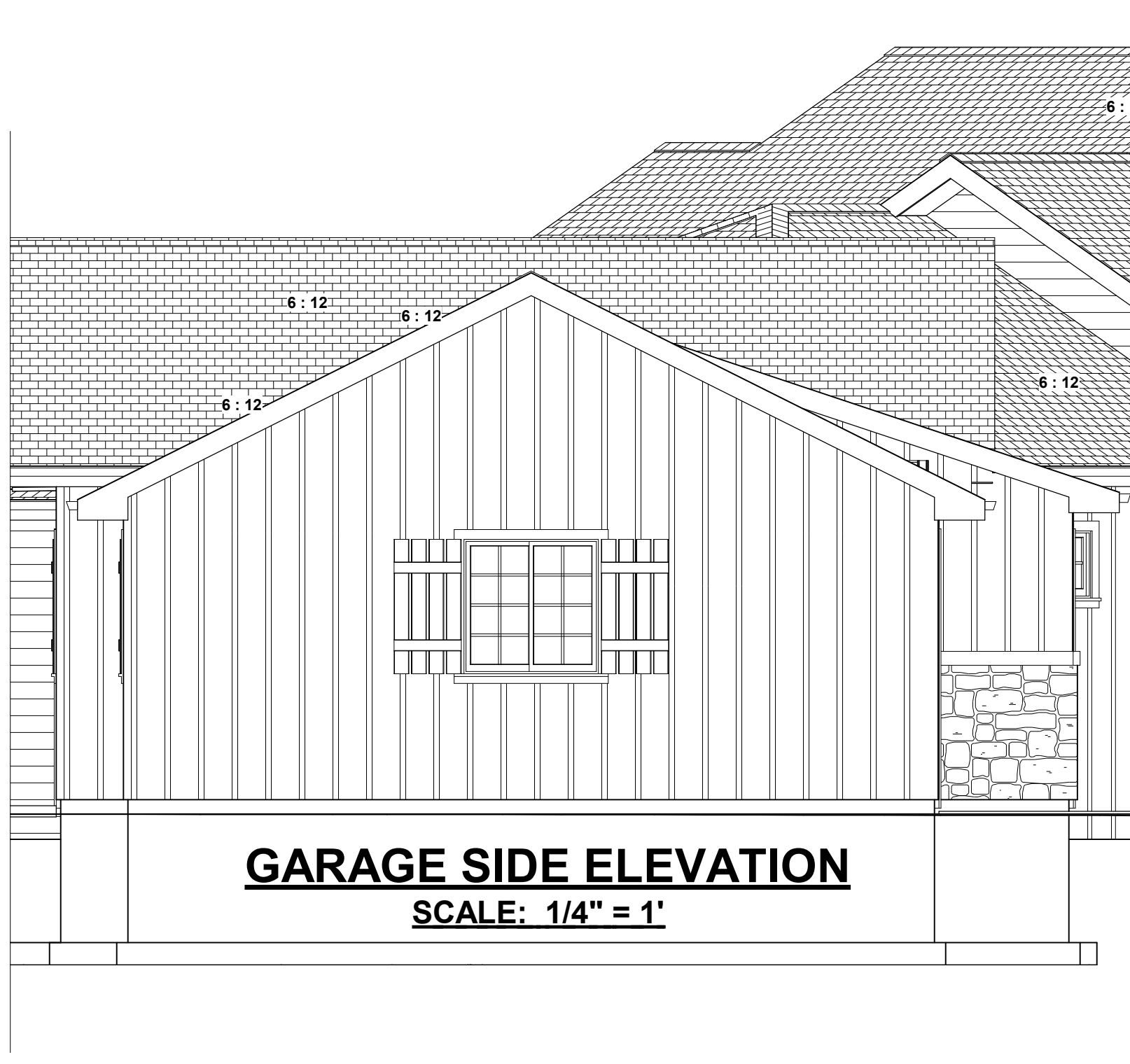
**Notes and Revisions:**  
**BID/FINANCE EDITION**  
Subject to PRSD approval and stamp

Drawn By:  
**Terry Carlson**  
719-964-2568

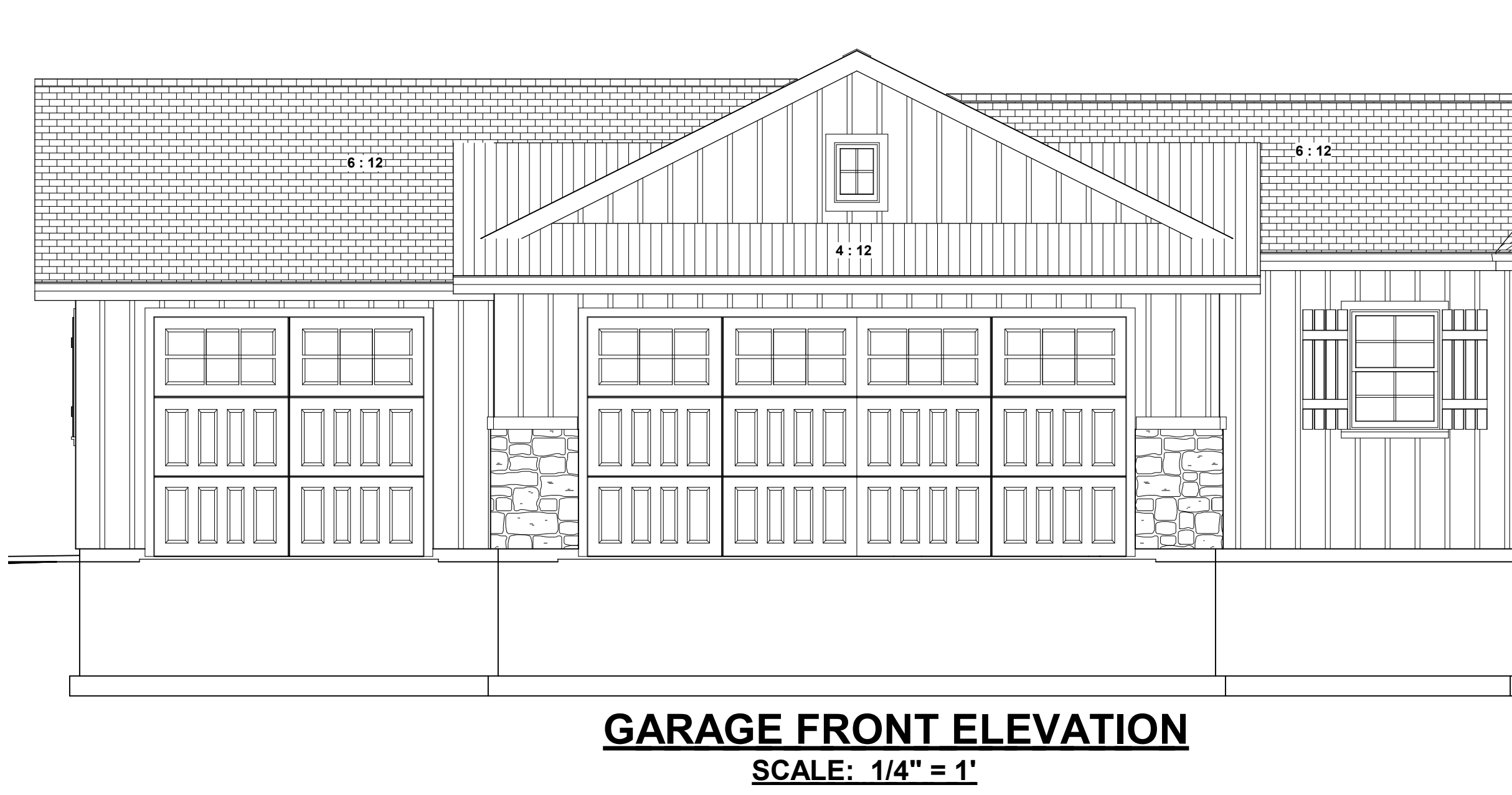
**PLOT DATE**  
3/10/2017

**SHEET**  
**8**  
of 10

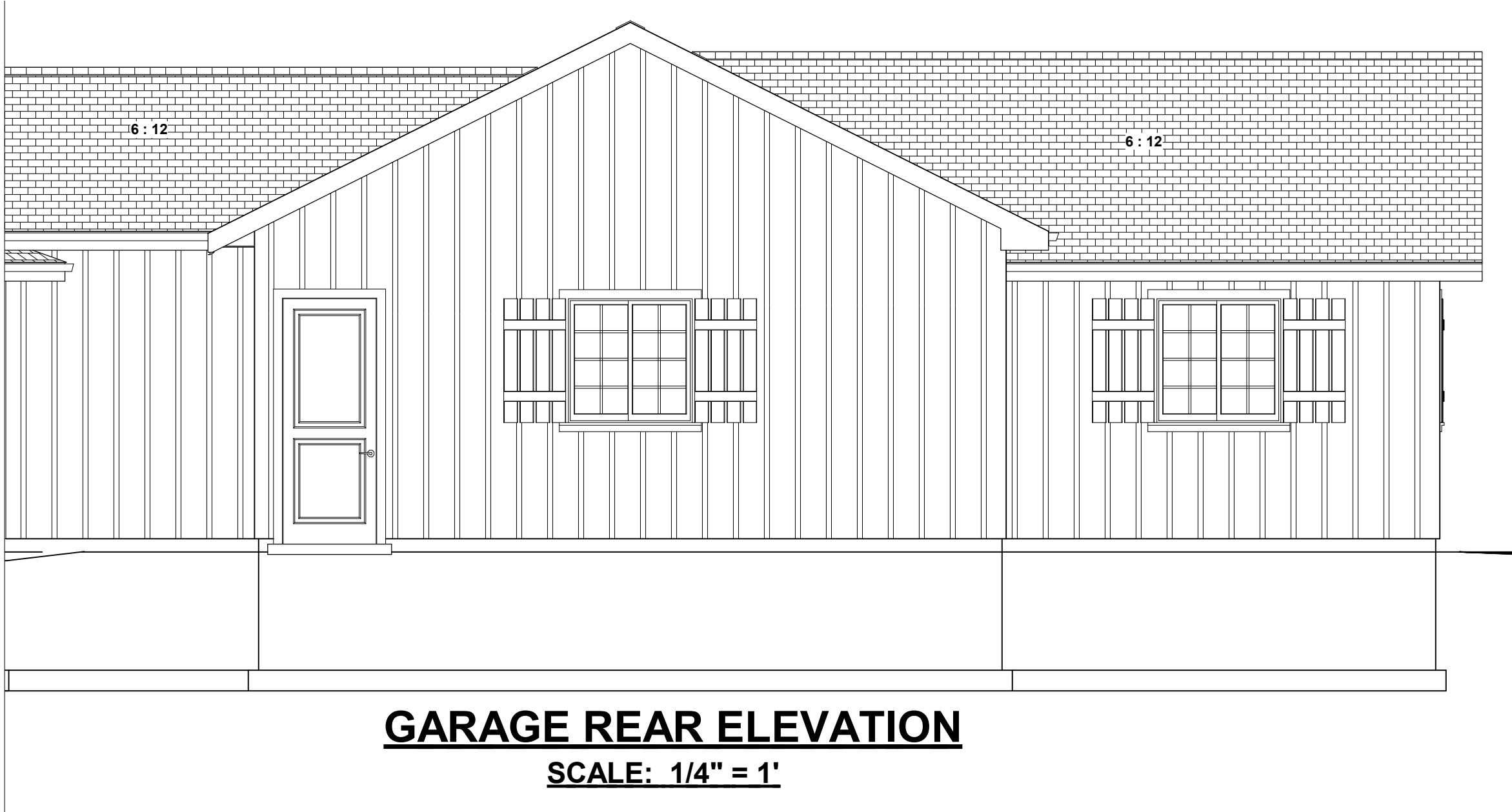




**GARAGE SIDE ELEVATION**  
**SCALE: 1/4" = 1'**



**GARAGE FRONT ELEVATION**  
**SCALE: 1/4" = 1'**



**GARAGE REAR ELEVATION**  
**SCALE: 1/4" = 1'**

6/12 pitch except as indicated  
18" overhangs w/16 1/2" tails  
Standard heel: 0-6-6  
40/15 loading for asphalt shingles  
above 7k ft  
All bearings 0-5-8 except some  
garage, porch and interior  
applications as indicated.

