DRAWING INDEX

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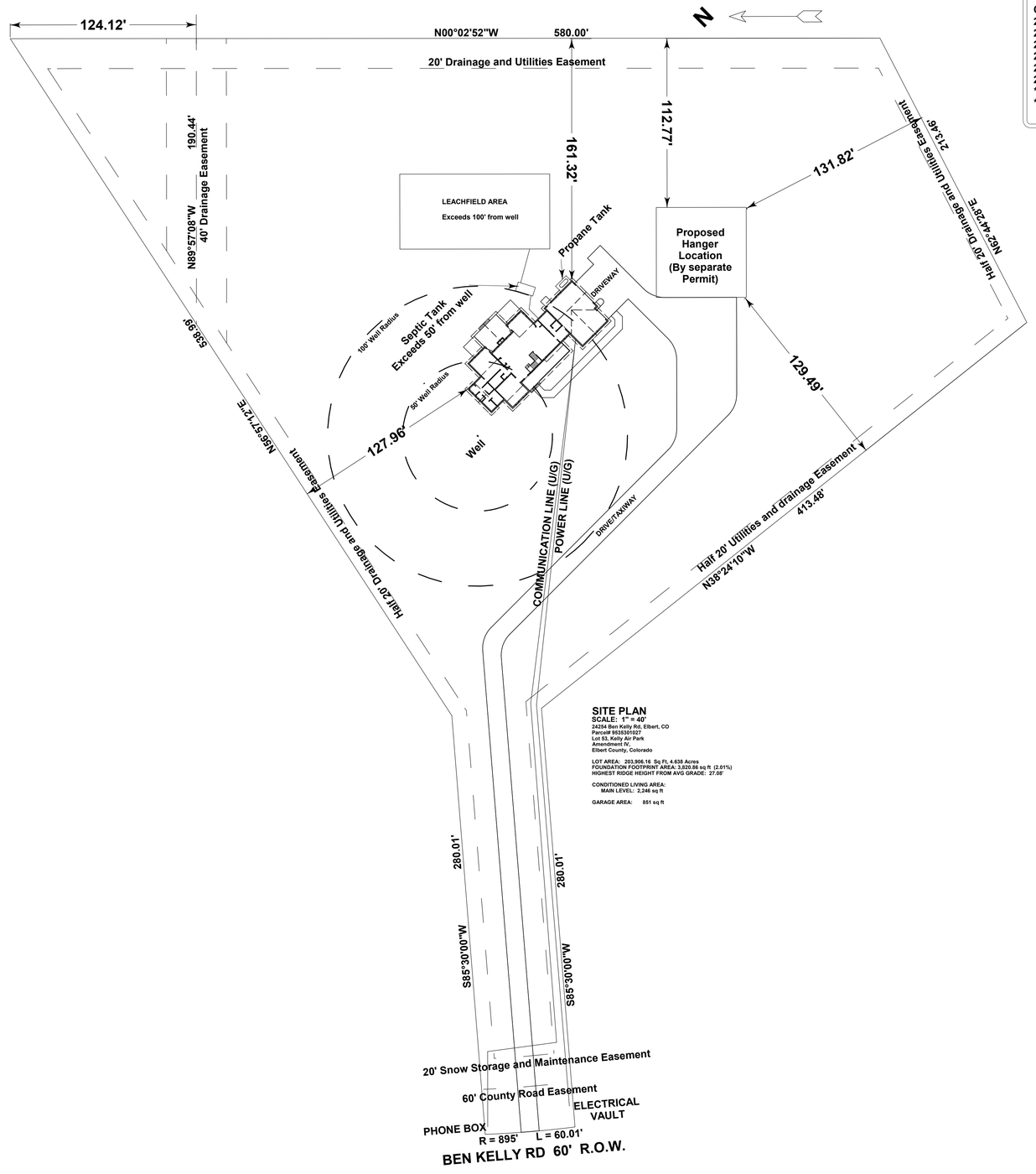
CODE SCHEDULE

CODES AS ADOPTED BY ELBERT COUNTY
2009 IRC*
2012 IPC*
2009 IFCG*
2009 IMC*
2009 IECC*
2014 NEC**
*As amended by Elbert County
**Or the latest edition adopted by the State of Colorado



SITE PLAN

SCALE: 1" = 40'
24254 Ben Kelly Rd, Elbert, CO
Parcel# 9535301027
Lot 53, Kelly Air Park
Amendment IV,
Elbert County, Colorado

LOT AREA: 203,906.16 Sq Ft, 4.638 Acres
FOUNDATION FOOTPRINT AREA: 3,820.86 sq ft (2.01%)
HIGHEST RIDGE HEIGHT FROM AVG GRADE: 27.08'

CONDITIONED LIVING AREA:
MAIN LEVEL: 2,246 sq ft

GARAGE AREA: 851 sq ft

Plot Date: 1/3/2018

Sheet #: 1 of 8

Drawn by: *Terry Carlson*

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PLAN #: Site specific

CONSTRUCTION EDITION

SUBJECT TO BUILDING DEPT. APPROVAL AND STAMP

Site specific single family residence plan for:

William and Skye Derge
4280 Slash Pine Dr
Colorado Springs, CO 80908

Site location:

24254 Ben Kelly Rd
Parcel# 9535301027
Lot 53
Kelly Airpark Amendment IV
Elbert County, Colorado

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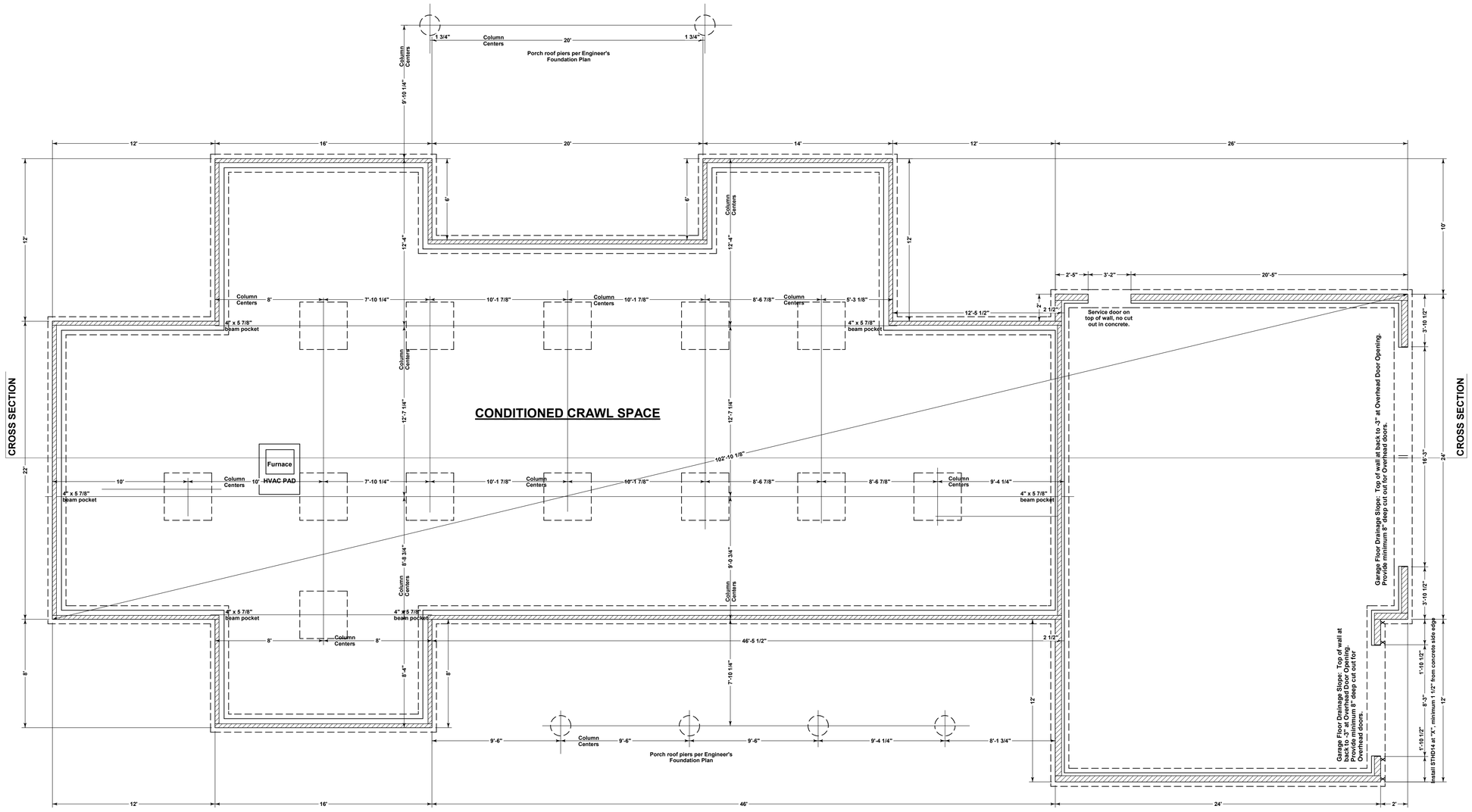

FOUNDATION PLAN

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 walls as shown.
   No Brickledge required for Cultured Stone Installation.
3) THERE WILL BE NO SUBGRADE BASEMENT WINDOWS ON THIS BUILDING.
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) Stemwall 48" plus double sill plate (3") for 51" net ceiling.

Plot Date: 1/3/2018

Sheet #: 2 of 8

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CONSTRUCTION EDITION

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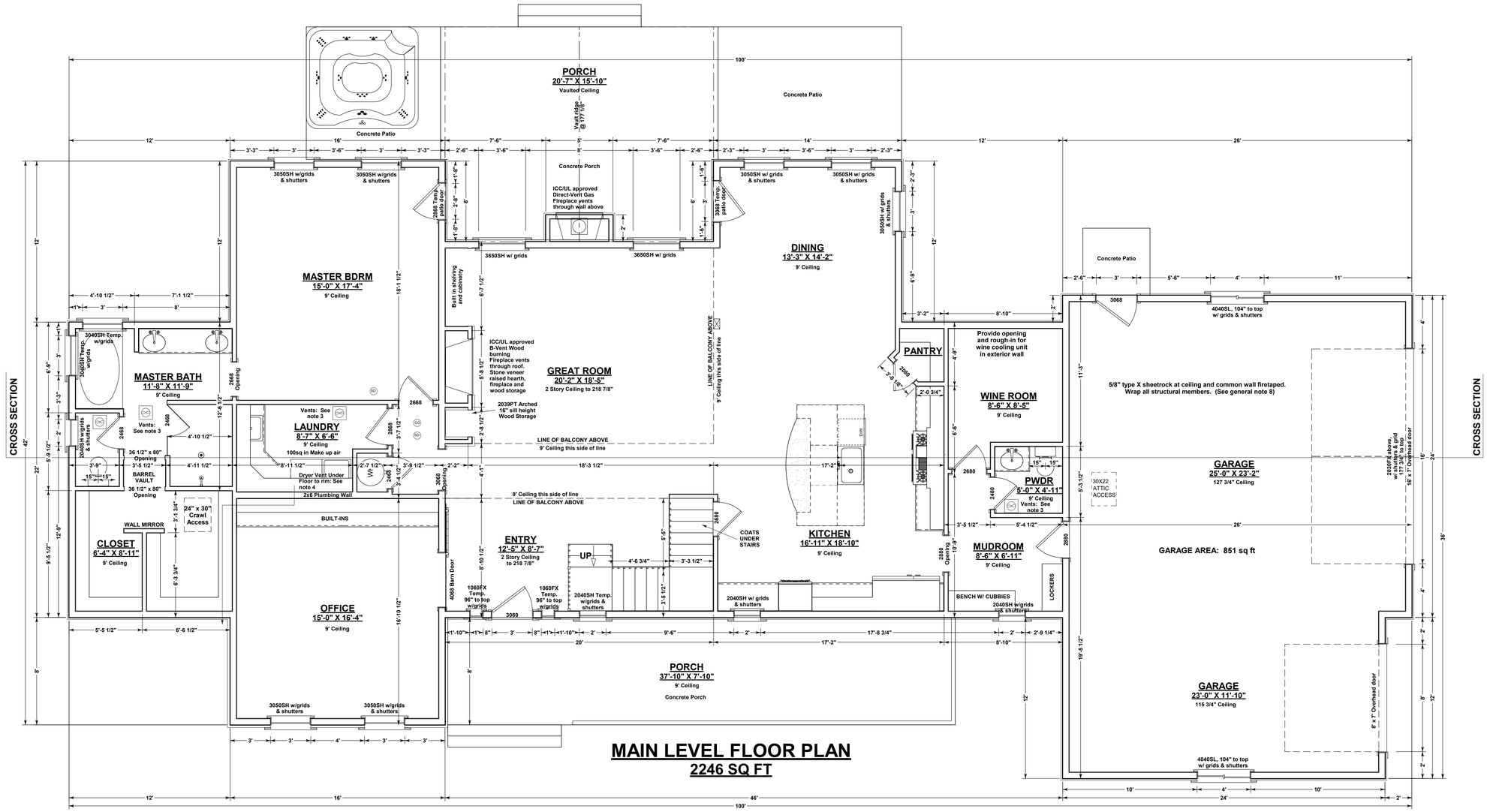

MAIN LEVEL FLOOR PLAN
2246 SQ FT

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.
Garage ceiling: 109 1/8" from framed subfloor UON
Standard exterior walls: 2x6@16"oc UON

2) WINDOWS:
All window header heights 90" 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.

Plot Date: 1/3/2018

Sheet #: 3 of 8

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PLAN #: Site specific

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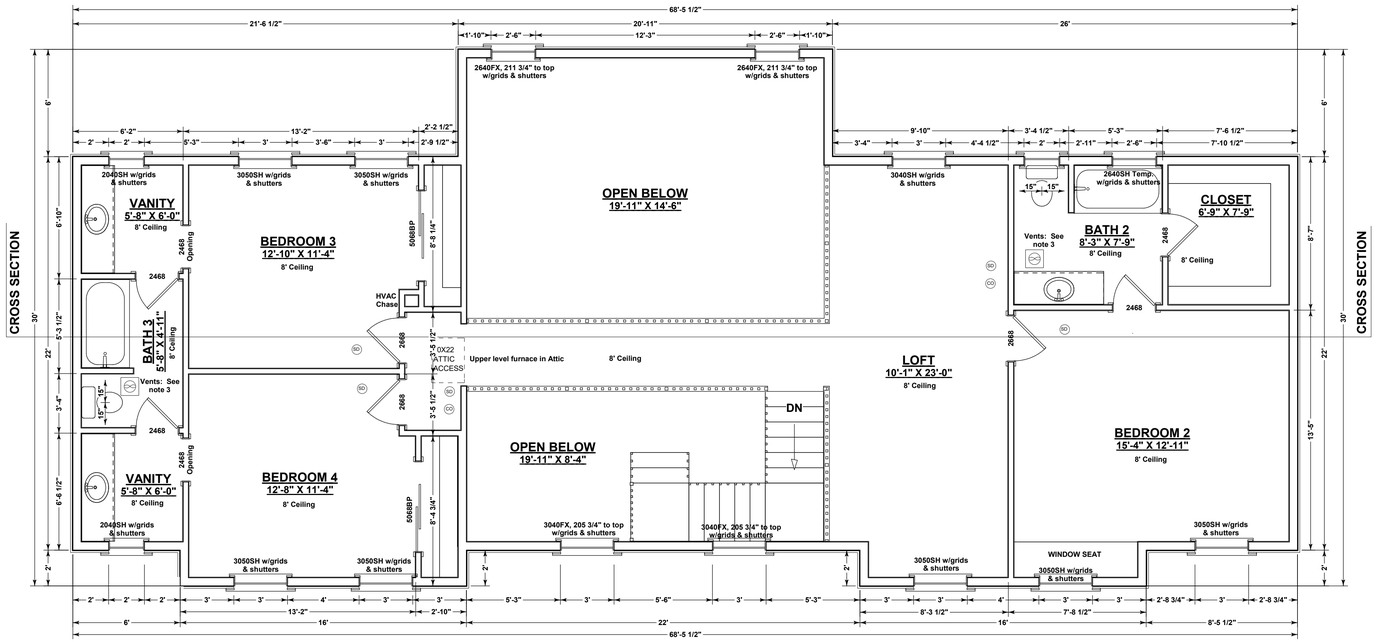


UPPER LEVEL FLOOR PLAN

1214 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.
Garage ceiling: 109 1/8" from framed subfloor UON
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 (VE) 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) 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

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 (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) 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.

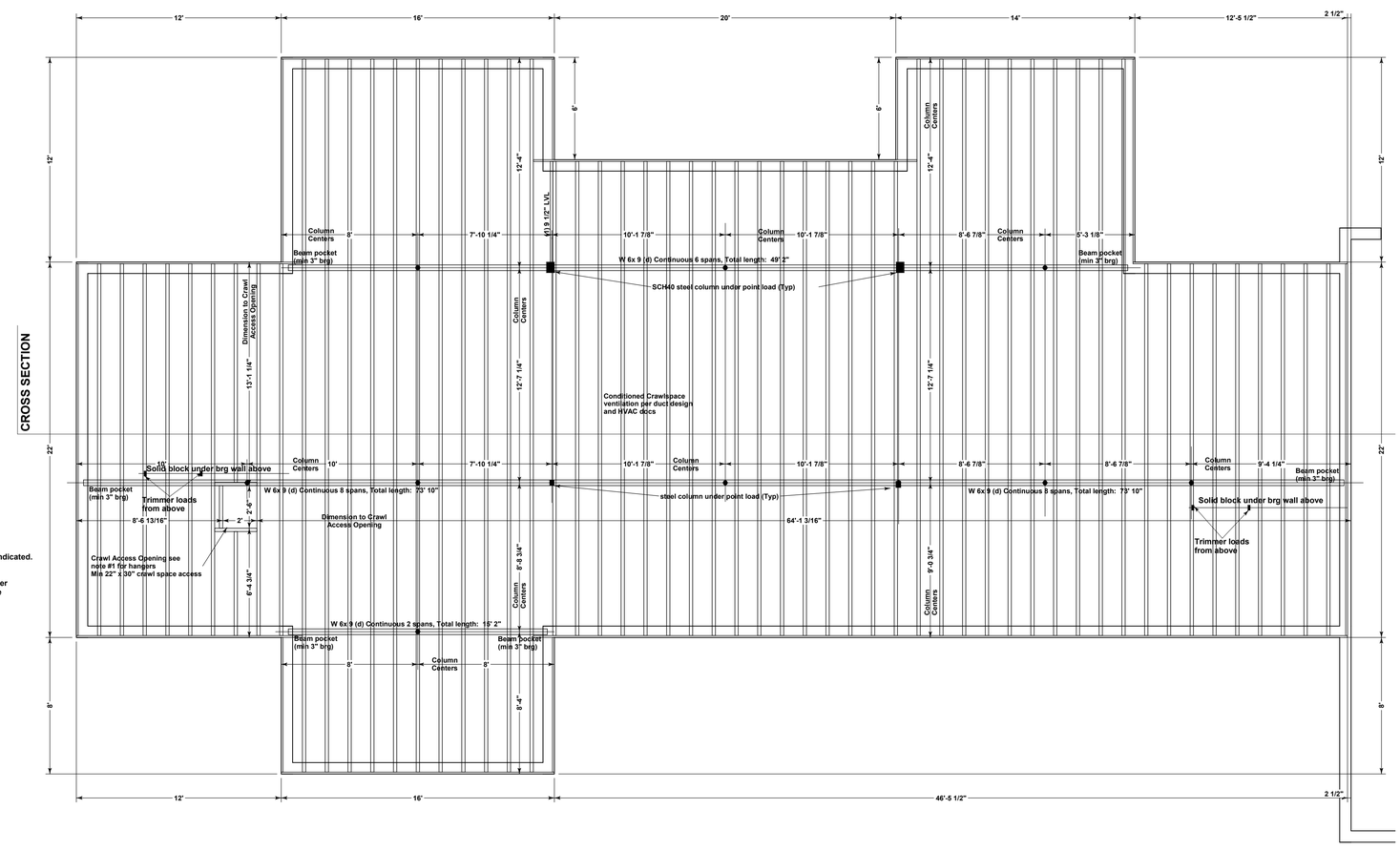
8) ARCH RADIUS
Use opening width for arch radius at all arched windows and archways.

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

MAIN LEVEL FLOOR FRAMING PLAN

SCALE: 1/4" = 1'

1) Joist: 9 1/2" BCI 6000 @16"oc w/IUS2.37/9.5 hangers
2) Rim: 9 1/2" Timberstrand or equivalent (Typ) UON
3) Framed Walls: 2x6@16"oc (if any)
4) ● Default Column: 3" dia adjustable steel column UON, SHEDULE 40 where indicated.
5) Dimensions:
Framing: Rim to rim
Columns and Beam Pockets: Framed wall exterior or Concrete surface to center
Crawl Access opening: Rim or exterior of concrete wall surface to LSL surface
6) DESIGN LOADS:
Live Load: 40 psf
Dead Load: 10 psf
Total Load: 50 psf



Plot Date: 1/3/2018

Sheet #: 4 of 8

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PLAN #: Site specific

CONSTRUCTION EDITION
SUBJECT TO BUILDING DEPT. APPROVAL AND STAMP

Site specific single family residence plan for:
William and Skye Derge
4280 Slash Pine Dr
Colorado Springs, CO 80908

Site location:
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Parcel# 9535301027
Lot 53
Kelly Airpark Amendment IV
Elbert County, Colorado

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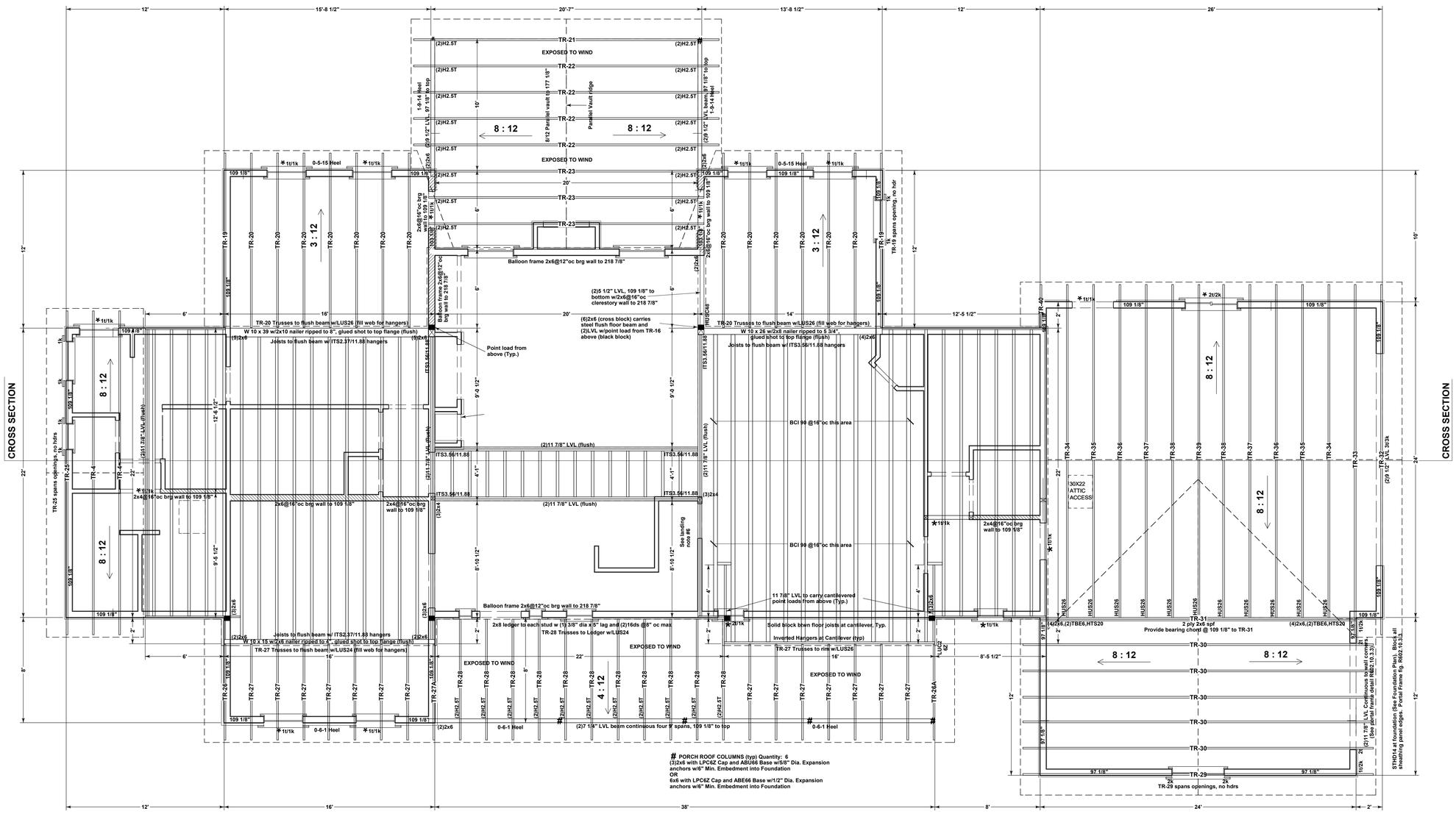

UPPER LEVEL FLOOR FRAMING PLAN

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: 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 2U2k UON
6) 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.
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

MAIN LEVEL ROOF FRAMING PLAN

SCALE: 1/4" = 1'

1) 8/12 Pitch 0-6-14 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 1U1k UON
   Header Ht: 90" UON.
5) Exterior Walls: 2x6 @16"oc, 0-5-8 bearing, DF top plates recommended UON.
   Garage Exterior walls: 2x6@16"oc, 0-5-8 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, 109 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 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.

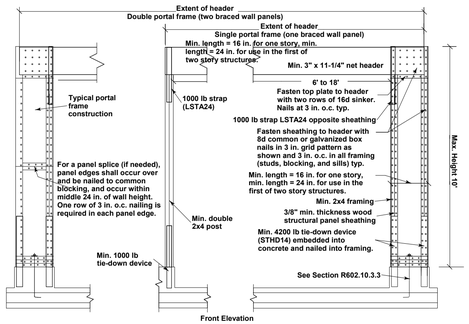

FIGURE R602.10.3.3 2009IRC
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

Plot Date: 1/3/2018

Sheet #: 5 of 8

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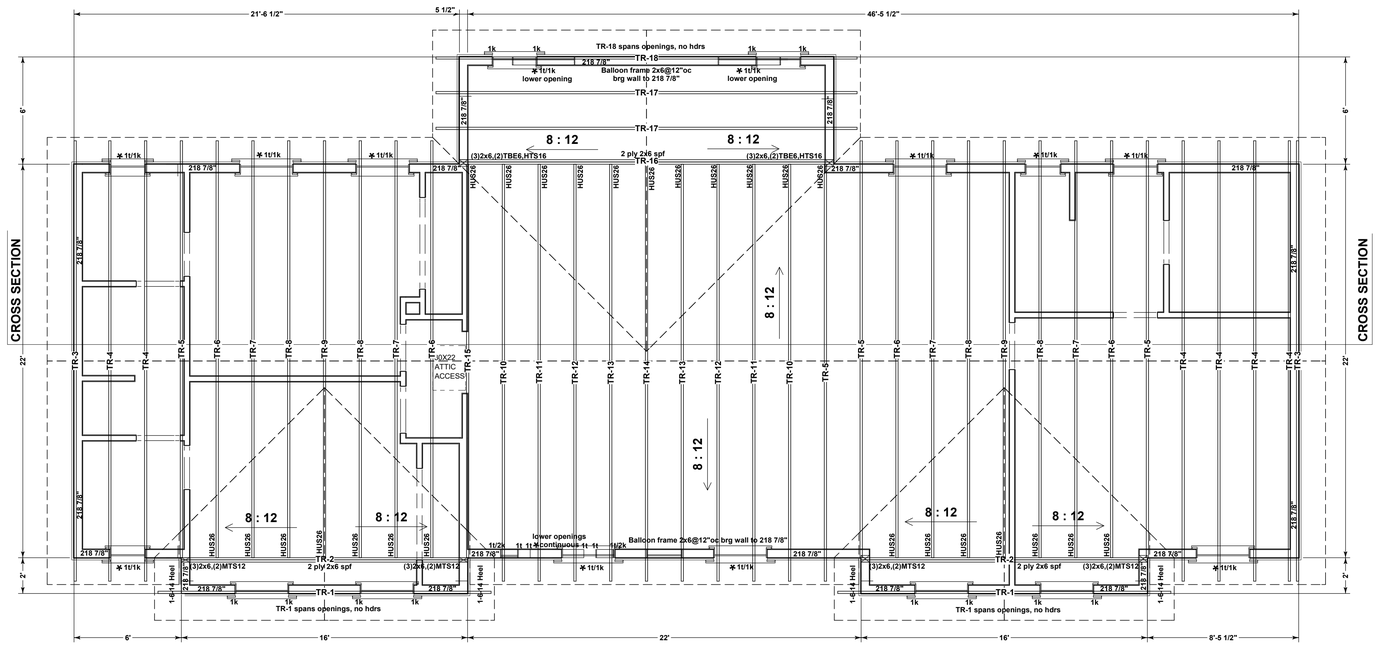

UPPER LEVEL ROOF FRAMING PLAN

SCALE: 1/4" = 1'

1) 8/12 Pitch 0-6-14 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 Raffer 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: 2x6@16"oc, 0-5-8 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 UON. 8' upper level ceilings 218 7/8" if not labeled.
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 shingle roofing
Live Load: 40psf
Snow:
Flat Roof (Pf): 40psf
Unbalanced (pg): 27psf
Dead Load: 15psf
Total Load: 55psf
Wind: 100 mph exposure C

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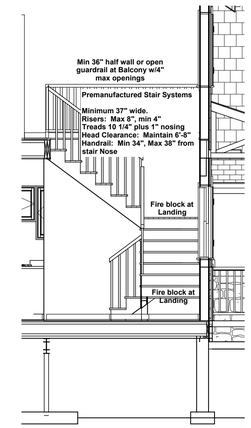
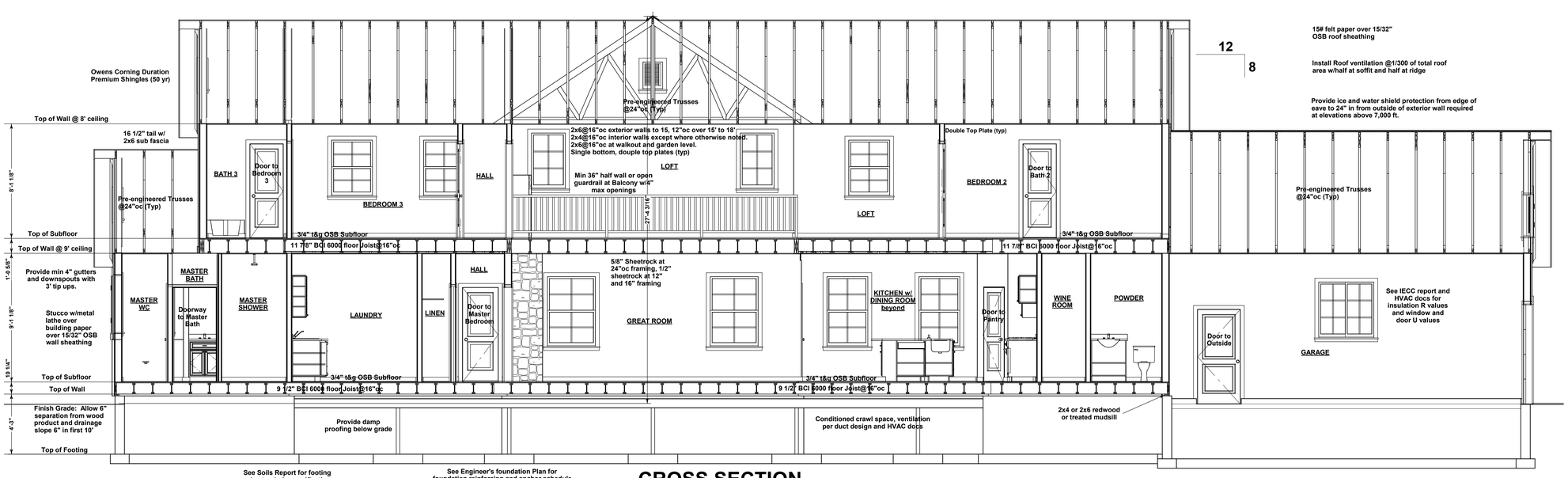


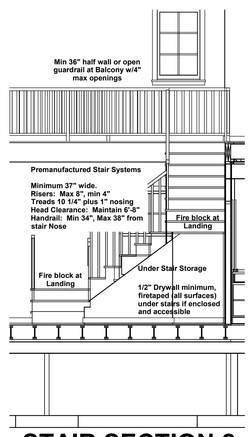
STAIR SECTION 1

SCALE: 1/4" = 1'



CROSS SECTION

SCALE: 1/4" = 1'



STAIR SECTION 2

SCALE: 1/4" = 1'

Plot Date: 1/3/2018

Sheet #: 6 of 8

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FRONT ELEVATION

SCALE: 1/4" = 1'

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'

Plot Date: 1/3/2018

Sheet #: 7 of 8

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PLAN #: Site specific

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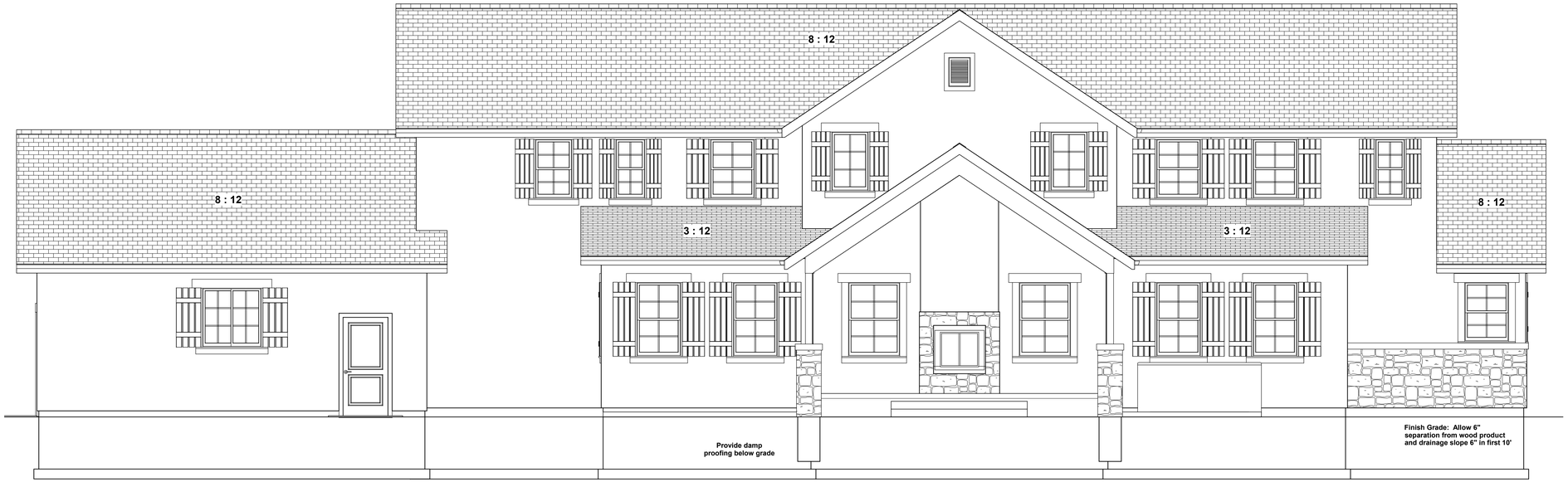
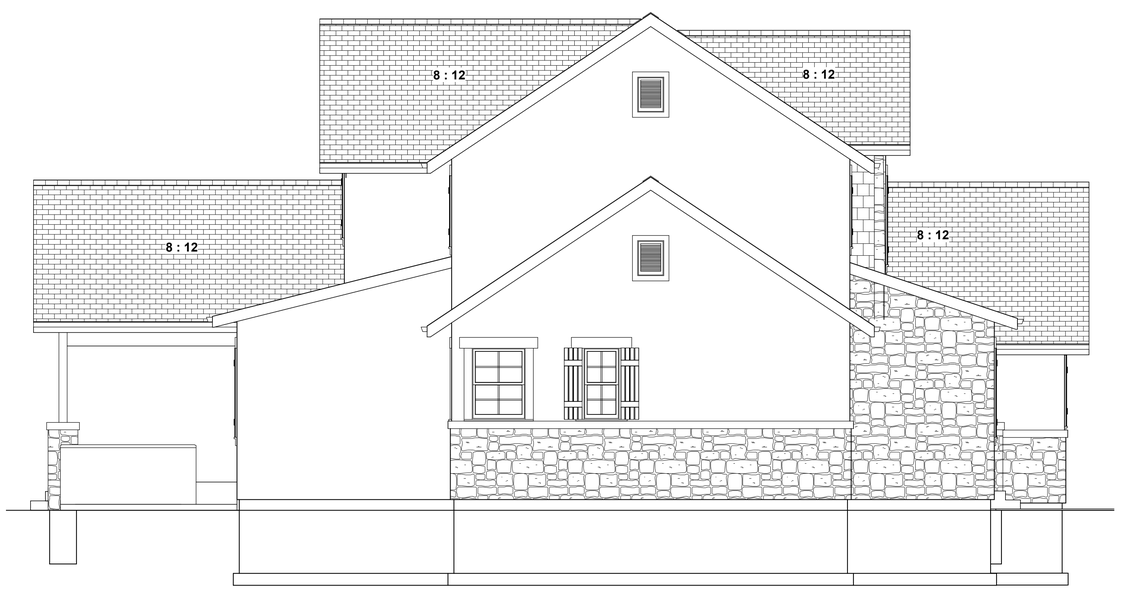


REAR ELEVATION

SCALE: 1/4" = 1'



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'

Plot Date: 1/3/2018

Sheet #: 8 of 8

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Colorado Springs, CO 80908

Site location:

24254 Ben Kelly Rd
Parcel# 9535301027
Lot 53
Kelly Airpark Amendment IV
Elbert County, Colorado

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