DRAWING INDEX

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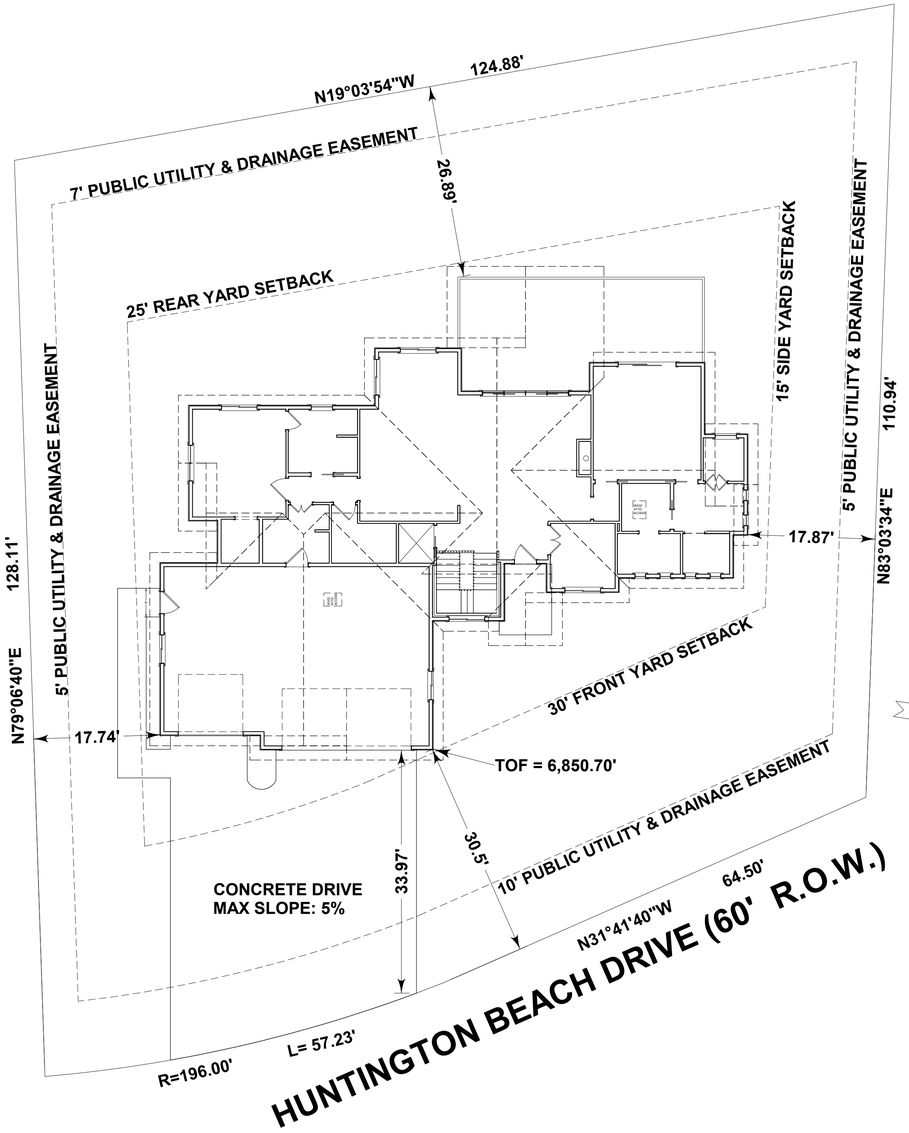
CODE SCHEDULE

2011 PIKES PEAK REGIONAL BUILDING CODE
2009 IRC*
2015 IPC*
2009 IFCG*
2009 IMC*
2009 IECC*
2014 NEC**
*As amended by 2011 PPRBC
**Or the latest edition adopted by the State of Colorado



SITE PLAN

SCALE: 1" = 10'

20 Huntington Beach Dr
Colorado springs, CO 80921
Schedule # 6206201106
Lot 7, Gleneagle Golf Course
Residential Infill Development
El Paso County, Colorado

LOT AREA: 14,548 sq ft, .33 Acres
FOUNDATION FOOTPRINT AREA: 3,589.76 sq ft (24.67%)
HIGHEST RIDGE HEIGHT FROM AVG GRADE: <26'

GRADE STUDY (APPROXIMATE DUE TO NO TOPOGRAPHY AVAILABLE)

STREET AT DRIVE ACCESS:	6,849'
NW PROPERTY CORNER (LOWEST POINT):	6,839'
HIGHEST TOP OF FOUNDATION STEMWALL (TOF):	6,850.70
FINISH GRADE AT TOF:	6,850.20'
EXISTING GRADE AT TOF:	6845'
GARAGE FLOOR AT OVERHEAD DOOR	6,850.55'
MAIN LEVEL FINISHED FLOOR	6,850.95'
BASEMENT FINISHED FLOOR:	6,840.98'
HIGHEST ROOF RIDGE:	6,870.57'
HIGHEST RIDGE FROM FINISH GRADE AT TOF:	20.37'
HIGHEST RIDGE FROM EXISTING GRADE AT TOF:	24.37'

CONDITIONED LIVING AREA:
MAIN LEVEL: 1,957 sq ft
BASEMENT: 2,065 sq ft
TOTAL: 4,022 sq ft

GARAGE AREA: 897 sq ft

SHEET 1 of 8

PLOT DATE 8/27/2018

Drawn By: Terry Carlson 719-964-2568

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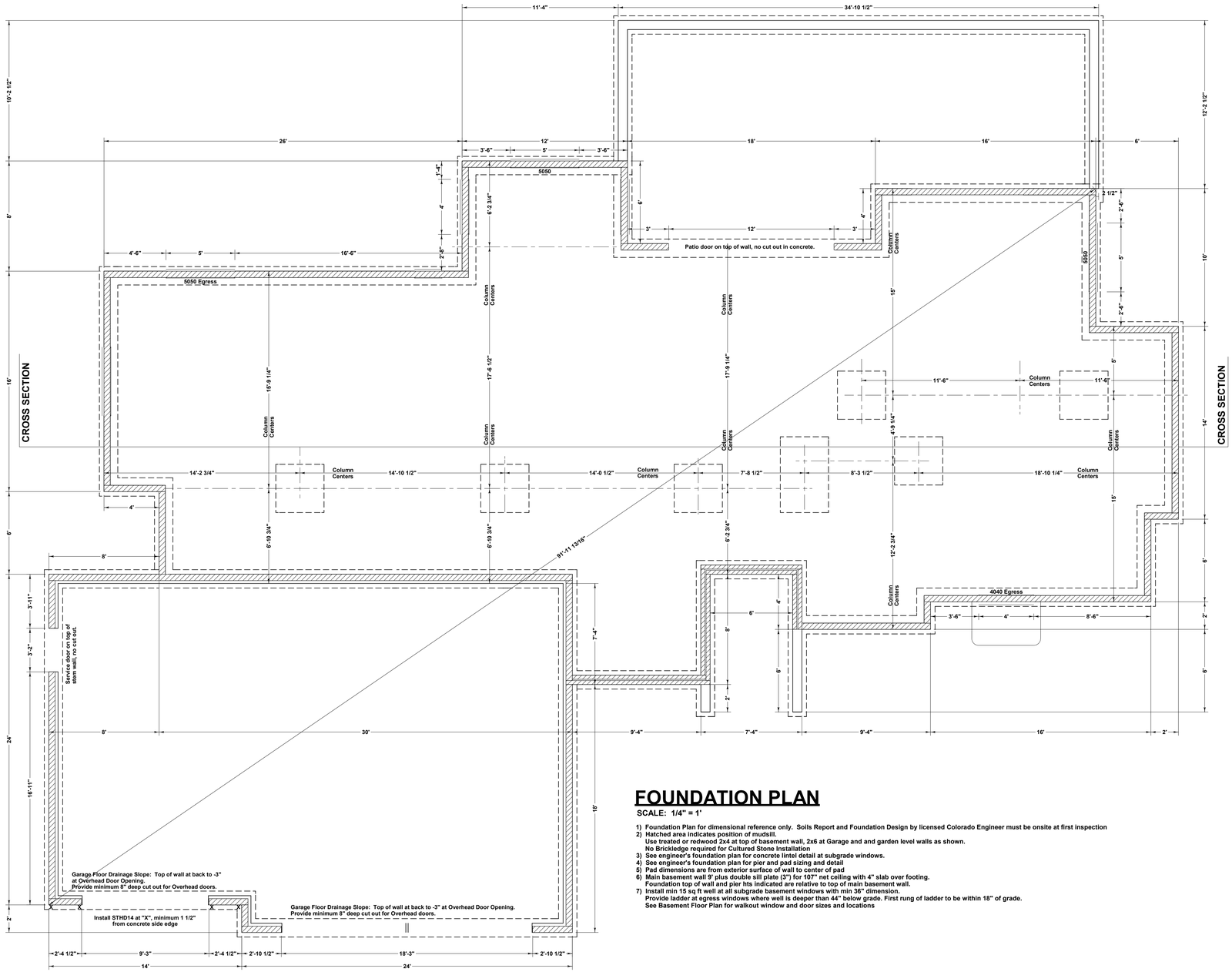

FOUNDATION PLAN

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 and 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.
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.
7) Install min 15 sq ft well at all subgrade basement windows with min 36" dimension.
   Provide ladder at egress windows where well is deeper than 44" below grade. First rung of ladder to be within 18" of grade.
   See Basement Floor Plan for walkout window and door sizes and locations

SHEET **2** of 8

PLOT DATE 8/27/2018

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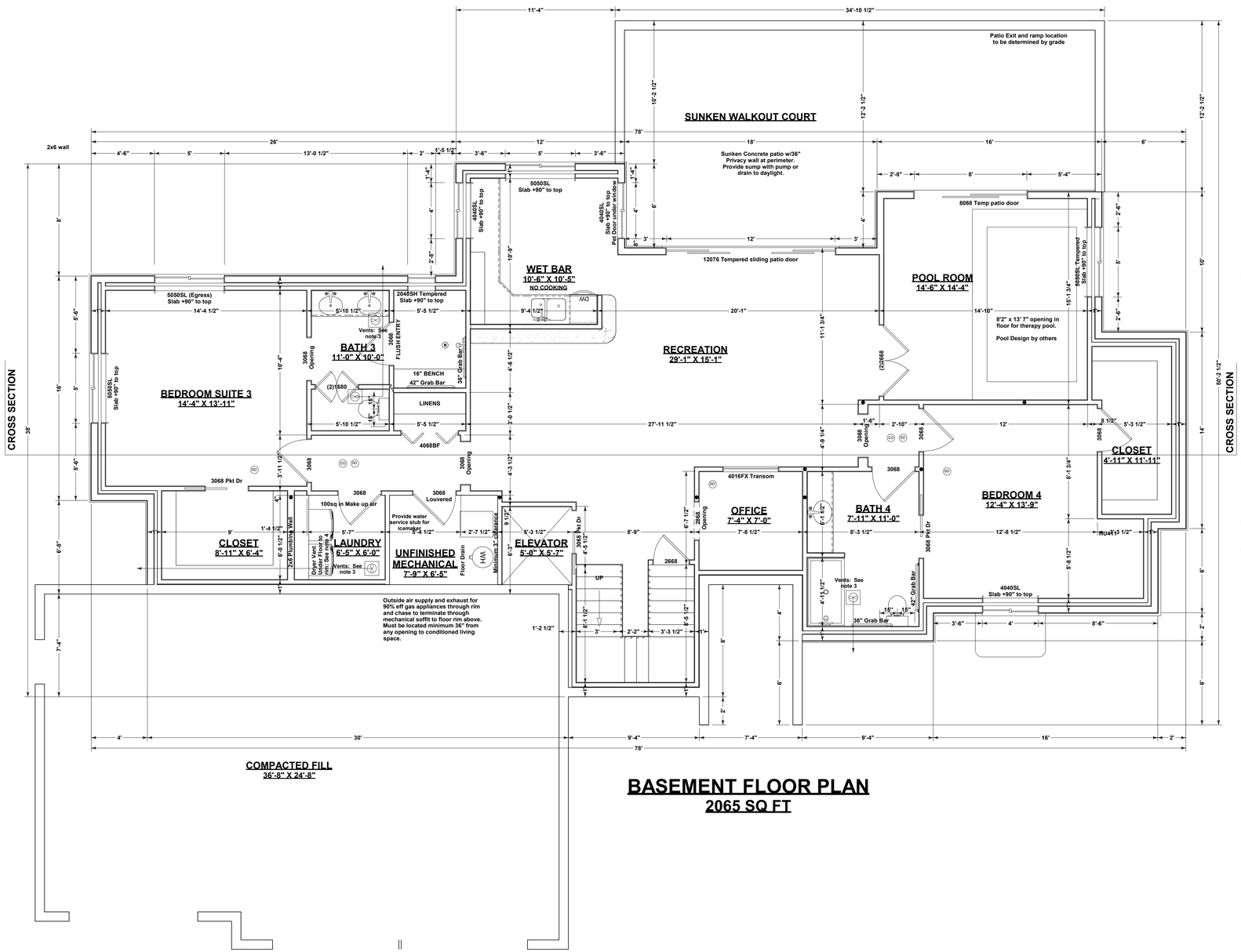

BASEMENT FLOOR PLAN

2065 SQ FT

BASEMENT GENERAL NOTES:

SCALE: 1/4" = 1'

1) BASEMENT CEILING HEIGHTS):
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 through Floor rim above 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) 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) Provide low resistance return air path to all closed rooms. Recommend 1" clearance at bottom of door.

10) 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.

11) Provide outside combustion air to gas appliances in basement.

SHEET 3 of 8

PLOT DATE 8/27/2018

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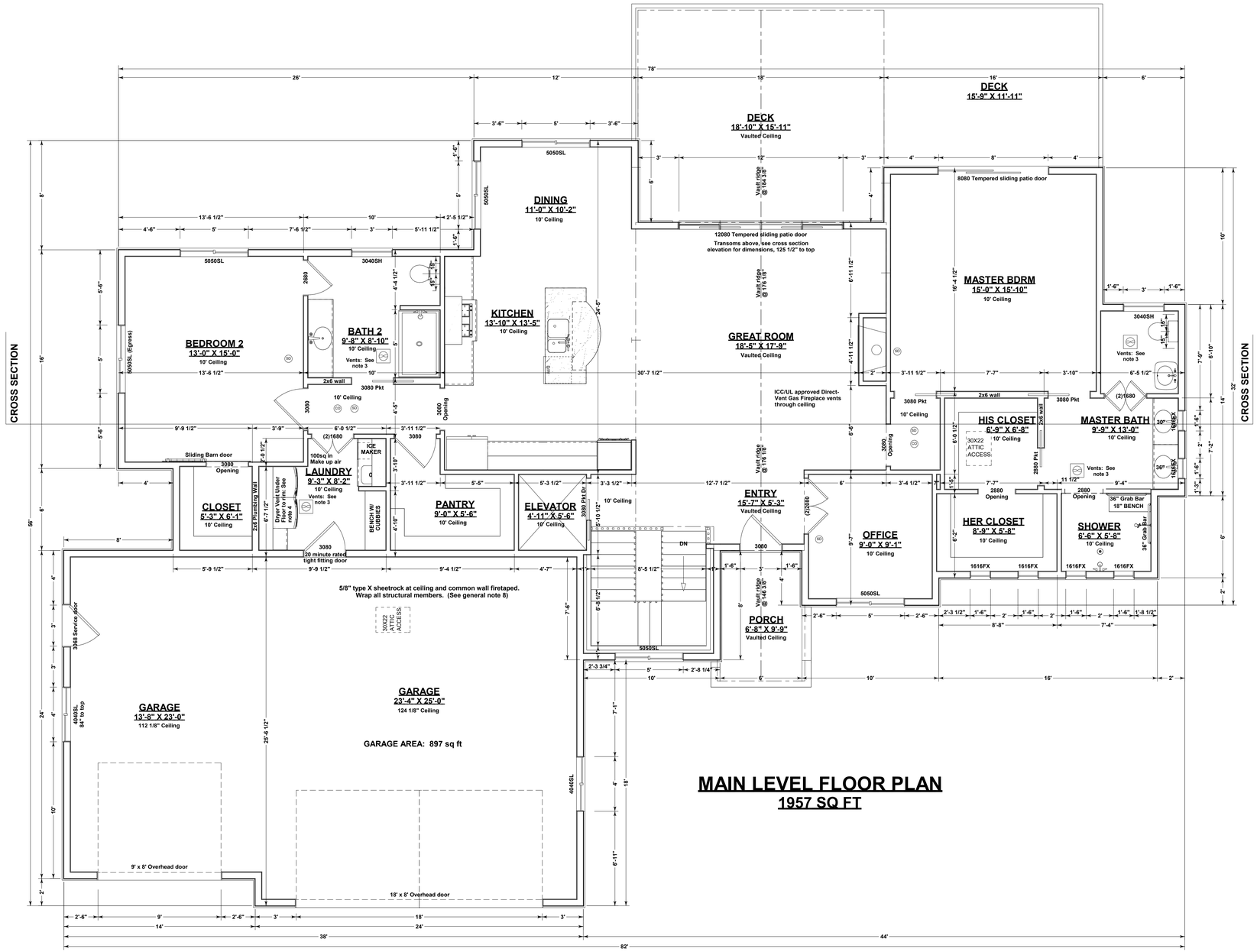

MAIN LEVEL FLOOR PLAN
1957 SQ FT

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: 121 1/8" from framed subfloor UON
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 (Vent), 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 8/27/2018

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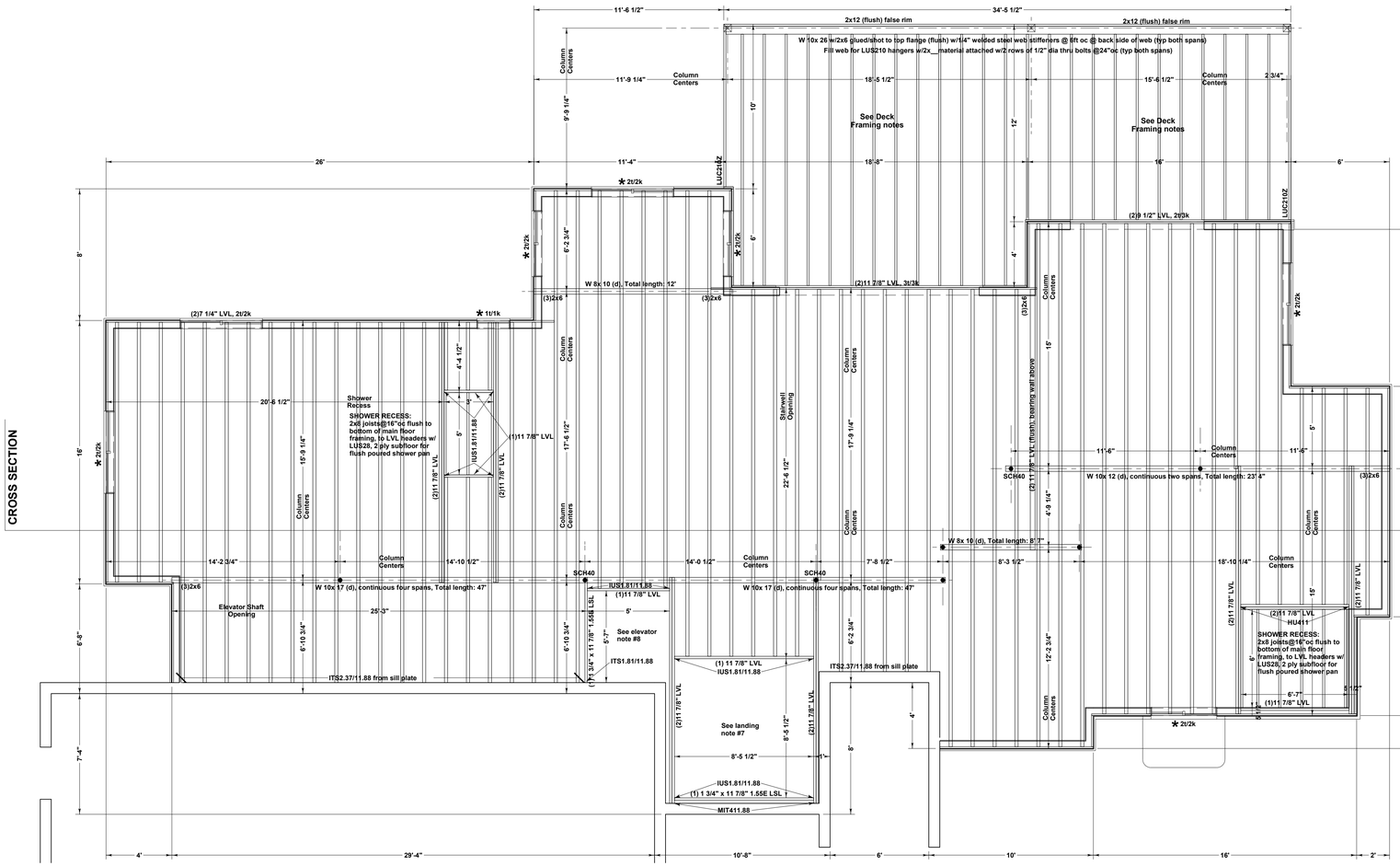


DECK FRAMING: No hot tub

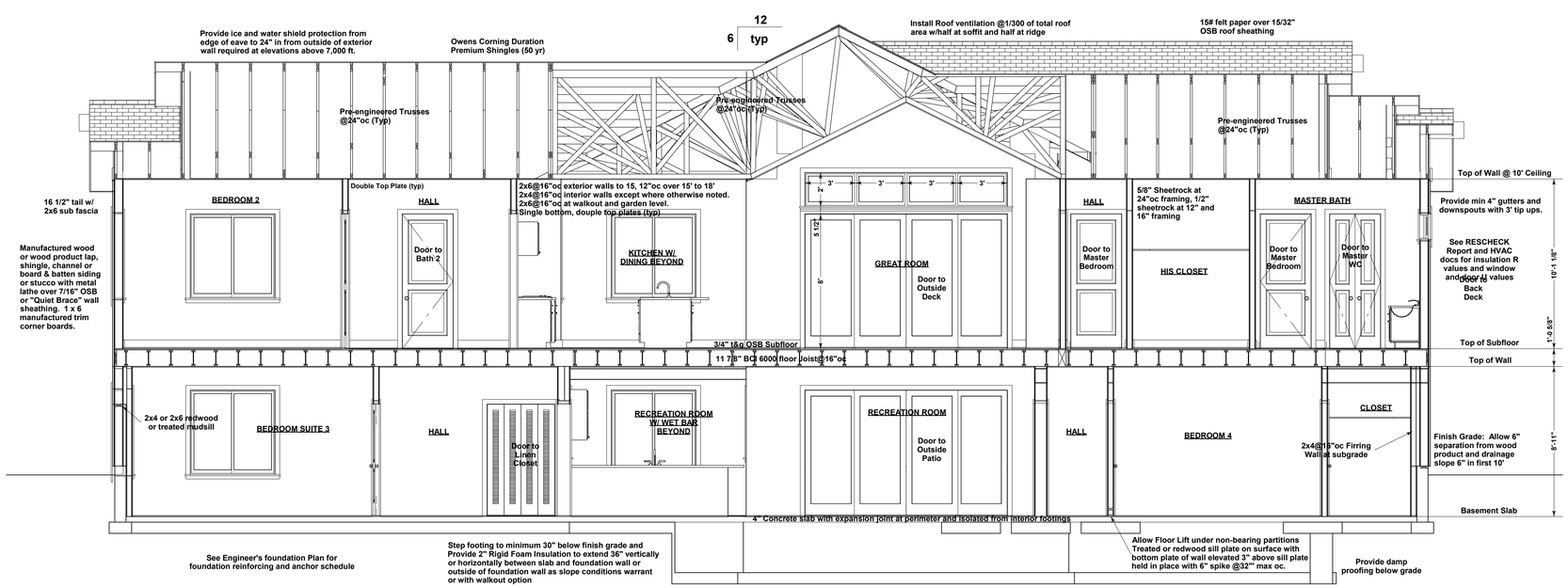
1) Ledger: As indicated on plan
   2x12 to floor rim w/(3)galv 12d and (2)1/4"x4 1/2" Ledgerlok@16"oc (typ)
   66 psf (Tributary load)
2) Deck Beam: As indicated (Flush)
3) Structural Rim: As noted on framing plan
4) Deck Joist: 2x12@16"oc to rim, beam or ledger w/LUS210. Use LUC210Z at corners where joist aligns with end of rim and ledger.
5) ☒ Columns: 6x6 post with LPC6Z cap and ABW66Z base with ½"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)

FLOOR FRAMING PLAN

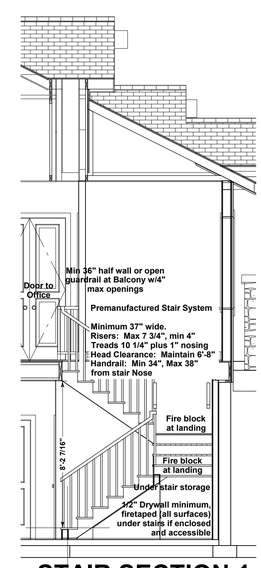
SCALE: 1/4" = 1'

1) Joist: 11 7/8" BCI 6000 1.8 @16"oc w/ITS2.37/11.88 or IUS2.37/11.88 hangers
2) Rim: 1 1/4" x 11 7/8" LSL 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 2f/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) Refer to Morning Star Elevator Design Guide, ASME A17.1, Part V, Section 5.3 for elevator framing specifications.
9) 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
10) DESIGN LOADS:
Live Load: 40 psf
Dead Load: 10 psf
Total Load: 50 psf



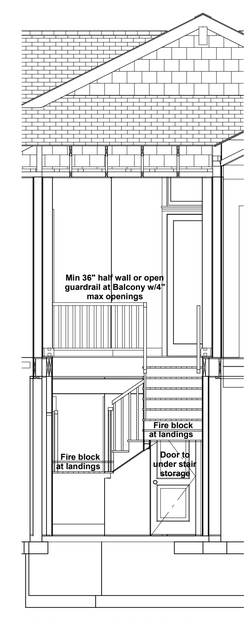
CROSS SECTION

SCALE: 1/4" = 1'



STAIR SECTION 1

SCALE: 1/4" = 1'



STAIR SECTION 2

SCALE: 1/4" = 1'

SHEET 5 of 8

PLOT DATE 8/27/2018

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Colorado Springs, CO 80921
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Site specific single family residence

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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: 96" 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, 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 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.

****NO TR-73 OR TR-90 USED**

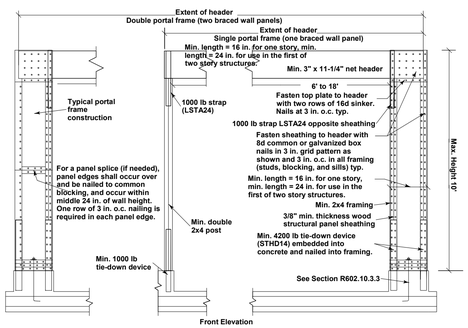
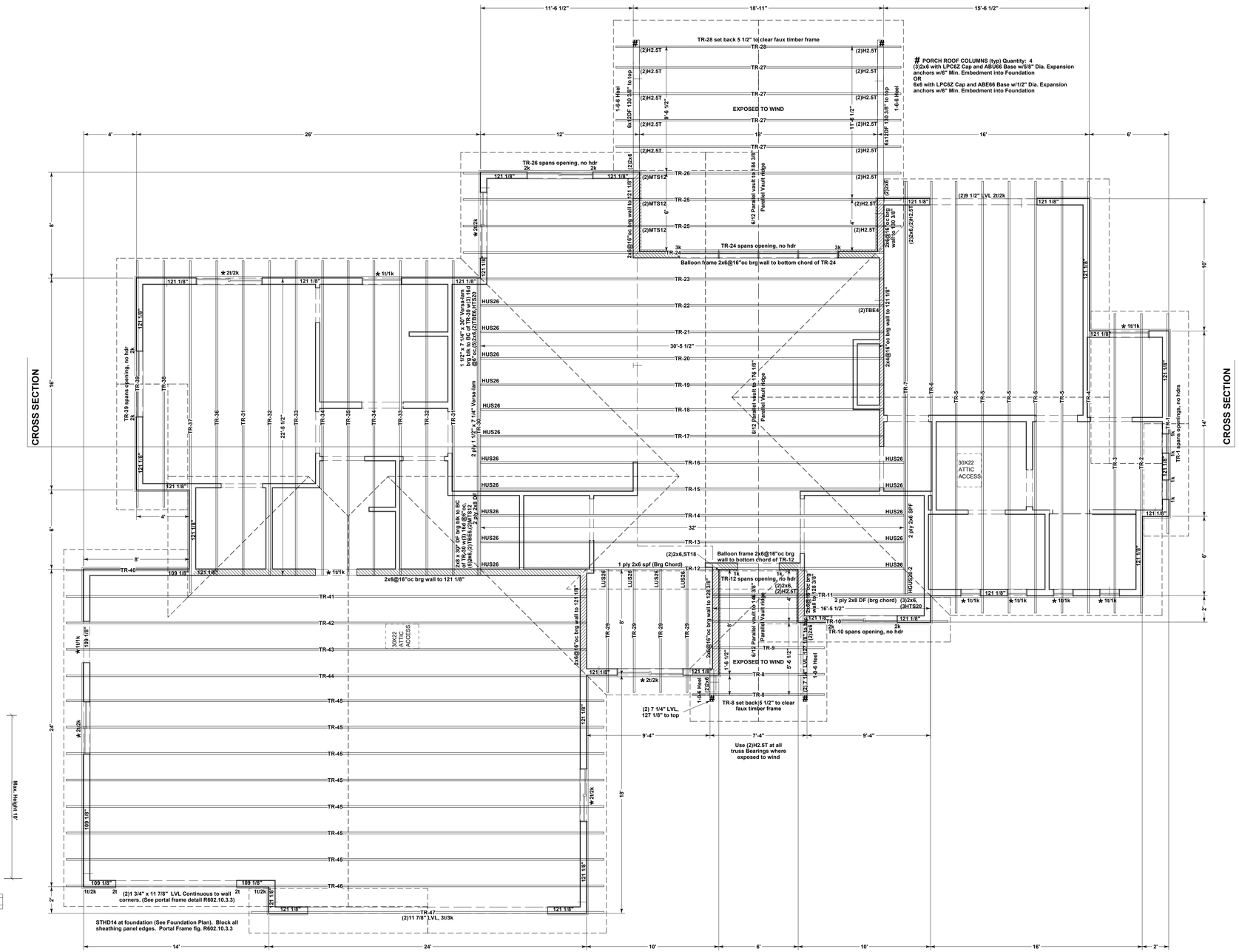


FIGURE R602.10.3.3 2009IRC
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS



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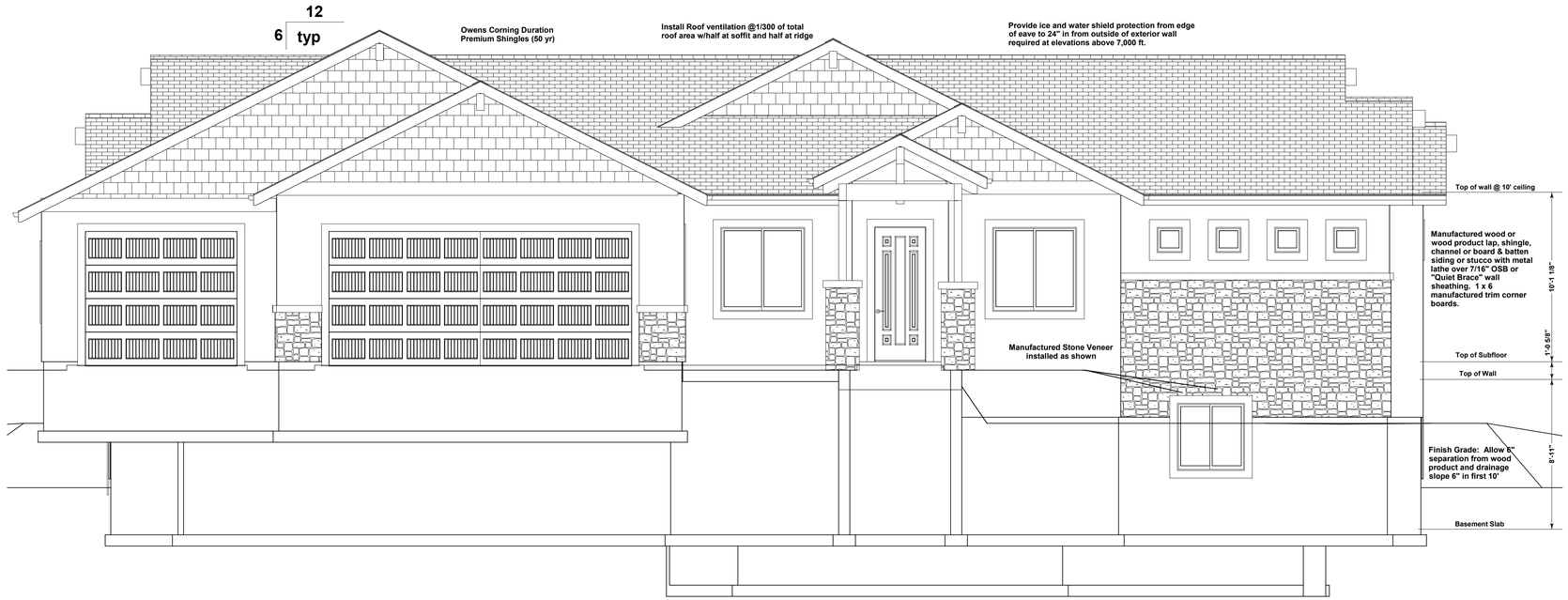

FRONT ELEVATION

SCALE: 1/4" = 1'

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'

SHEET **7** of 8

PLOT DATE 8/27/ 2018

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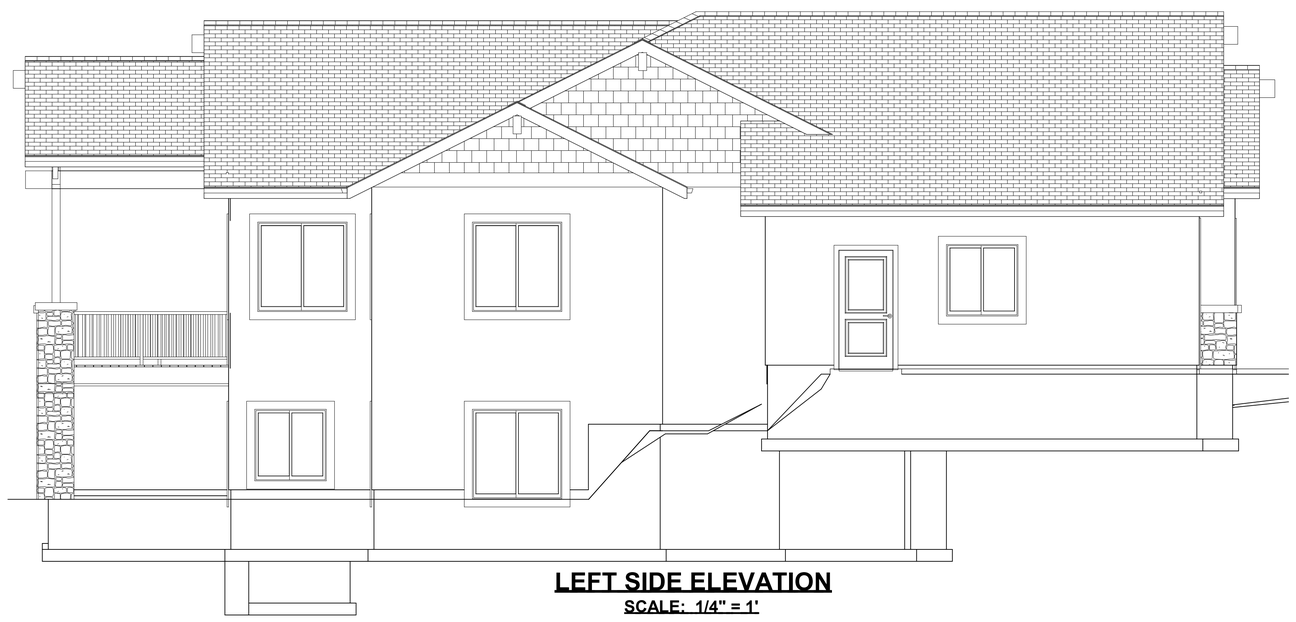
REAR ELEVATION

SCALE: 1/4" = 1'



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'

SHEET 8 of 8

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719-964-2568

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PLAN Site specific single family residence
20 Huntington Beach Dr
Colorado Springs, CO 80921
Schedule # 5208201106
Lot 7, Gleneagle Golf Course
Residential Infill Development
El Paso County, Colorado

A Residence For:
Ronald, Judith and Christina Childers
2209 Baltic Avenue
Arlington, TX 76011

Terry C Design Services
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