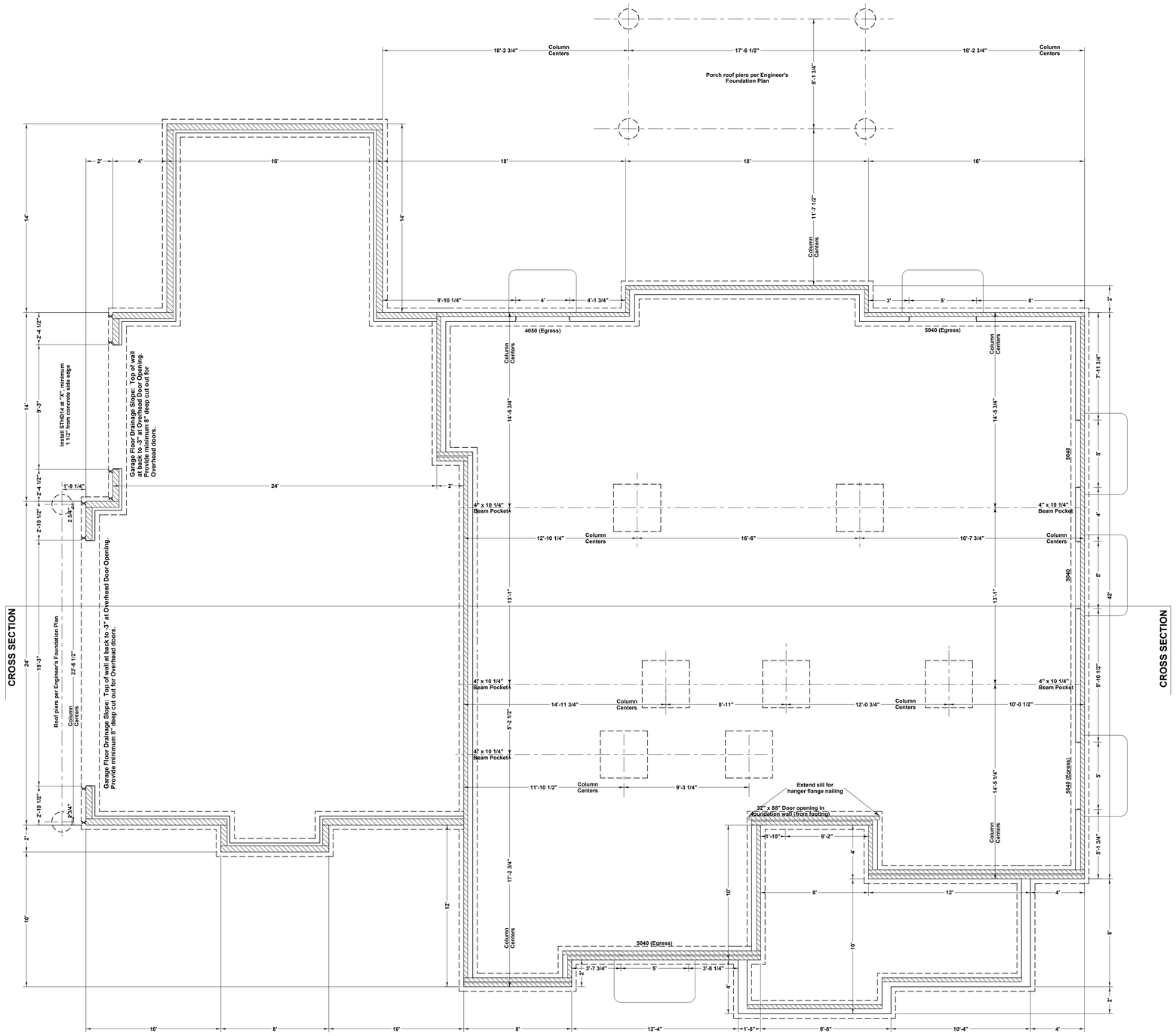

FOUNDATION PLAN

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 9/12/2019

Drawn By: Terry Carlson 719-964-2568

Notes and Revisions: *CONSTRUCTION EDITION* SUBJECT TO PPRBD APPROVAL AND STAMP

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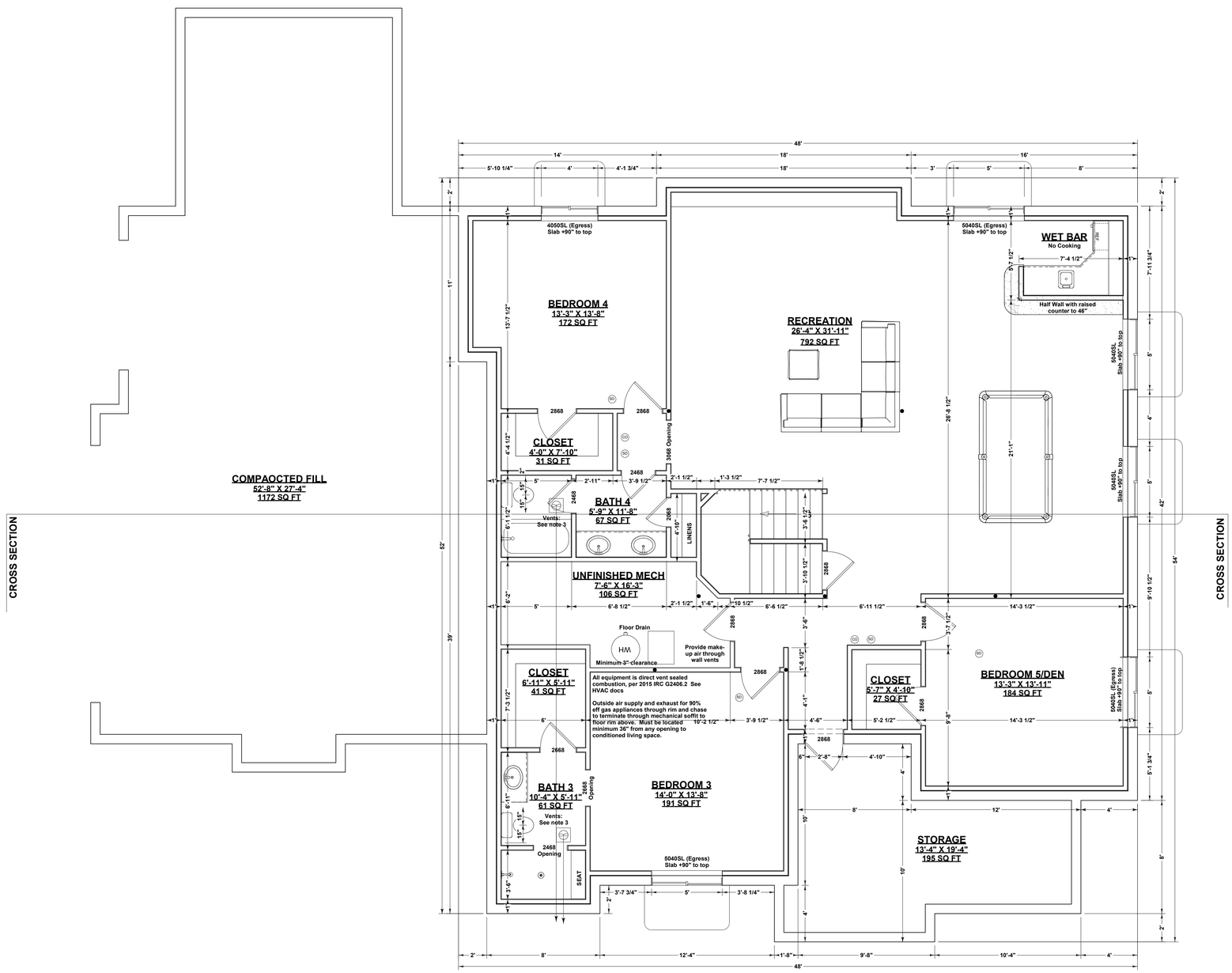
PLAN: Site specific single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE #: 6100000234 (pending)
LOT 24, Flying Horse North, Filing #1
Colorado Springs, El Paso County, Colorado.

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

A Residence For:

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



BASEMENT FLOOR PLAN

2324 SQ FT

BASEMENT GENERAL NOTES:

SCALE: 1/4" = 1'

1) BASEMENT CEILING HEIGHTS (Basement Finished):
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) 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 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.

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

8) 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.

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

NOTE: PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED EQUIPMENT PER: 2015 IRC G2407.
NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.
NOTE: MINIMUM 100 SQUARE INCH MAKEUP AIR REQUIRED AT CLOTHES DRYER LOCATION.

FIRE PROTECTION OF FLOORS REQUIRED PER R302.13

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Drawn By: Terry Carlson 719-964-2568

PLOT DATE 9/12/2019

SHEET 3 of 8

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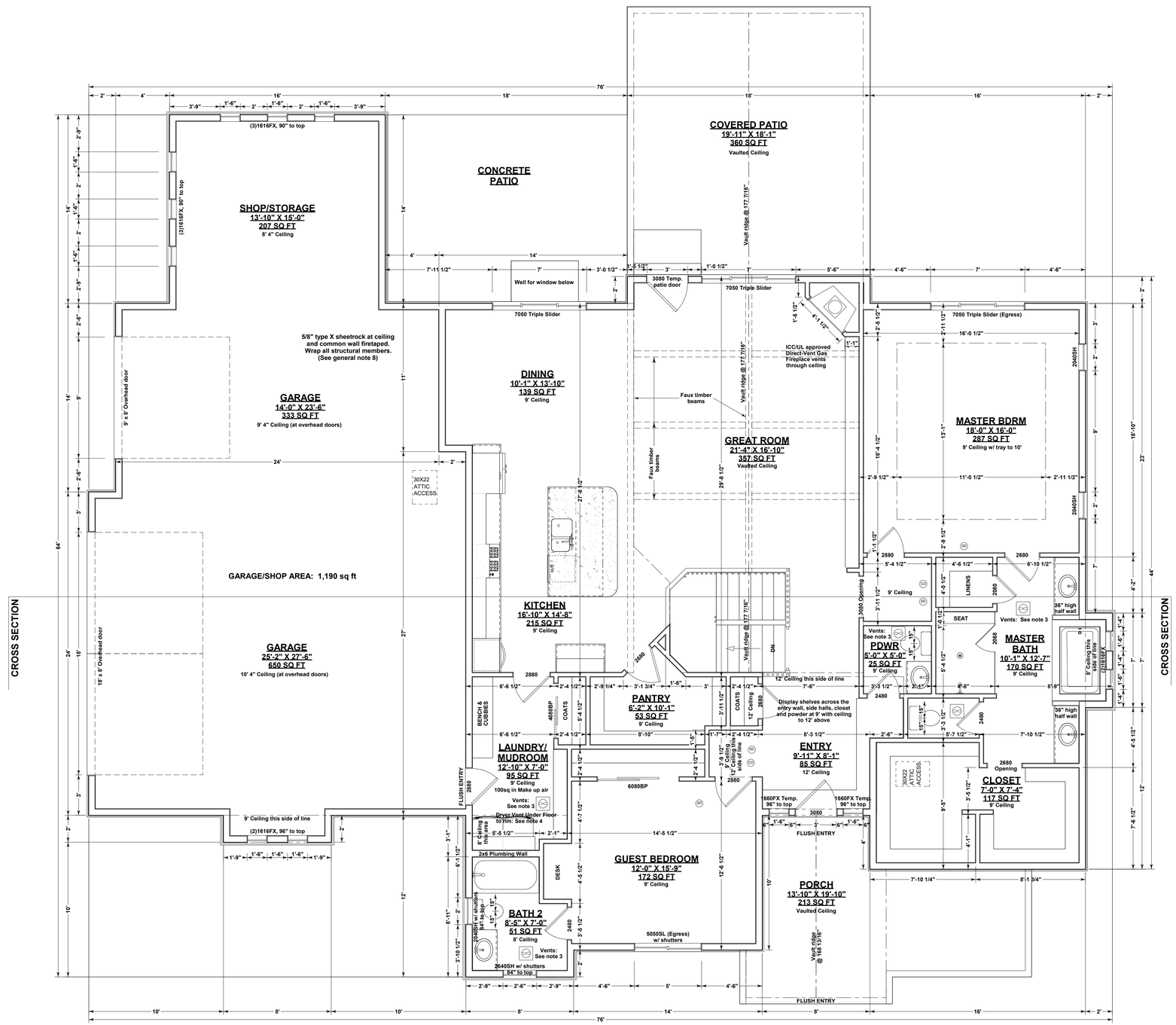
PLAN: Site specific single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE # 5100000034 (pending)
Lot 14, Sky View North, Filing #1
Colorado Springs, El Paso County, Colorado.

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



MAIN LEVEL FLOOR PLAN
2054 SQ FT

GENERAL NOTES:
SCALE: 1/4" = 1'

1) CEILINGS AND WALLS
Standard ceilings: 9' 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 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 (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 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) WATER HEATERS:
Bradford-White #MI50S6FBN: 50 gallon capacity, 86 gallon First Hour Rating, 40,000BTU Input
Provide combustion air and clearances per IMC for gas appliances.

7) 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.

8) DISHWASHER
Provide air gap device at dishwasher.

9) 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.

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

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

NOTE: PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED EQUIPMENT PER: 2015 IRC G2407.
NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.
NOTE: MINIMUM 100 SQUARE INCH MAKEUP AIR REQUIRED AT CLOTHES DRYER LOCATION.

SHEET 4 of 8

PLOT DATE 9/12/2019

Drawn By: Terry Carlson 719-964-2568

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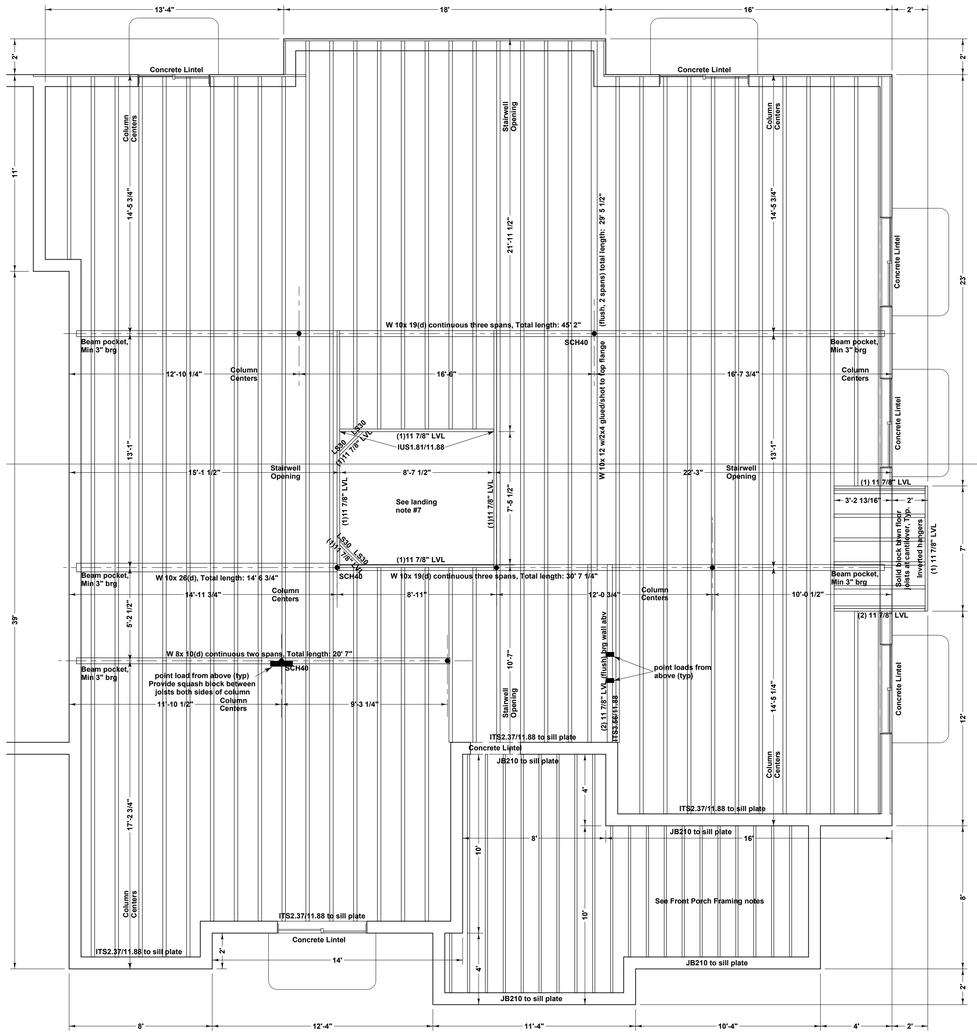
PLAN: Site specific, single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE #: 6100000234 (pending)
Lot 14 of Flying Horse North, Filing 1
Colorado Springs, El Paso County, Colorado.

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

A Residence For:

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



CROSS SECTION

FLOOR FRAMING PLAN

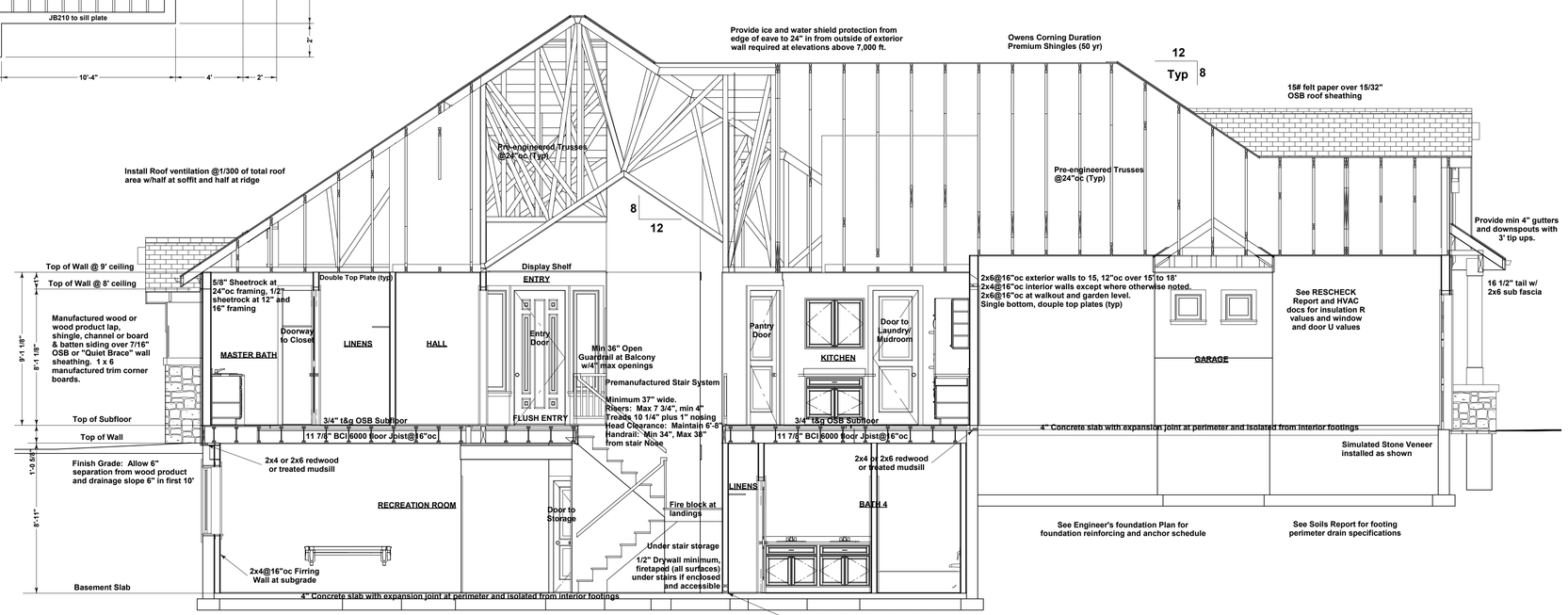
SCALE: 1/4" = 1'

1) Joist: 11 7/8" BCI 6000 @16"oc w/IUS2.37/11.88 or ITS2.37/11.88 hangers
2) Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
3) Framed Walls: 2x6@16"oc (if any)
4) (1) 11 7/8" LVL 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 indicate
7) Stair Landings: 2x8@16"oc to (2)2x8 rims w/LUS26. Hang landing beams from flust 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/LUS210
3) Rim: Joists hang from sill plate w/ JB210 hanger
4) Joists: 2x10 @12"oc to LSL Rim w/LUS210. Use LUC210Z 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



CROSS SECTION

SCALE: 1/4" = 1'

SHEET **5** of 8

PLOT DATE 9/12/ 2019

Drawn By: Terry Carlson 719-964-2568

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PLAN: Site specific single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE # 5100000034 (pending)
LOT 4 Filing No. 1 Northgate Estates
Colorado Springs, El Paso County, Colorado.

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

A Residence For:

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

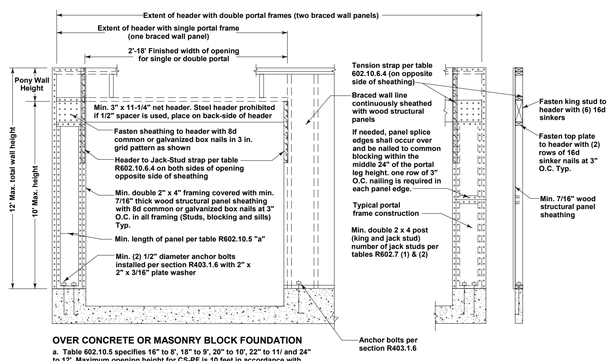
ROOF FRAMING PLAN

SCALE: 1/4" = 1'

1) 8/12 Pitch 0-6-14 heel w/ plumb cut tails UON. Specific heels heights indicated on plan are for total heel. 16" Eave overhang.
2) Gable trusses: Continuous bearing available except where noted otherwise, 16" gable eave overhang.
3) Use (1)H2.5A at all truss and Rafter Bearings UON
4) ★ Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL 10/1k 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: 130 mph exposure C

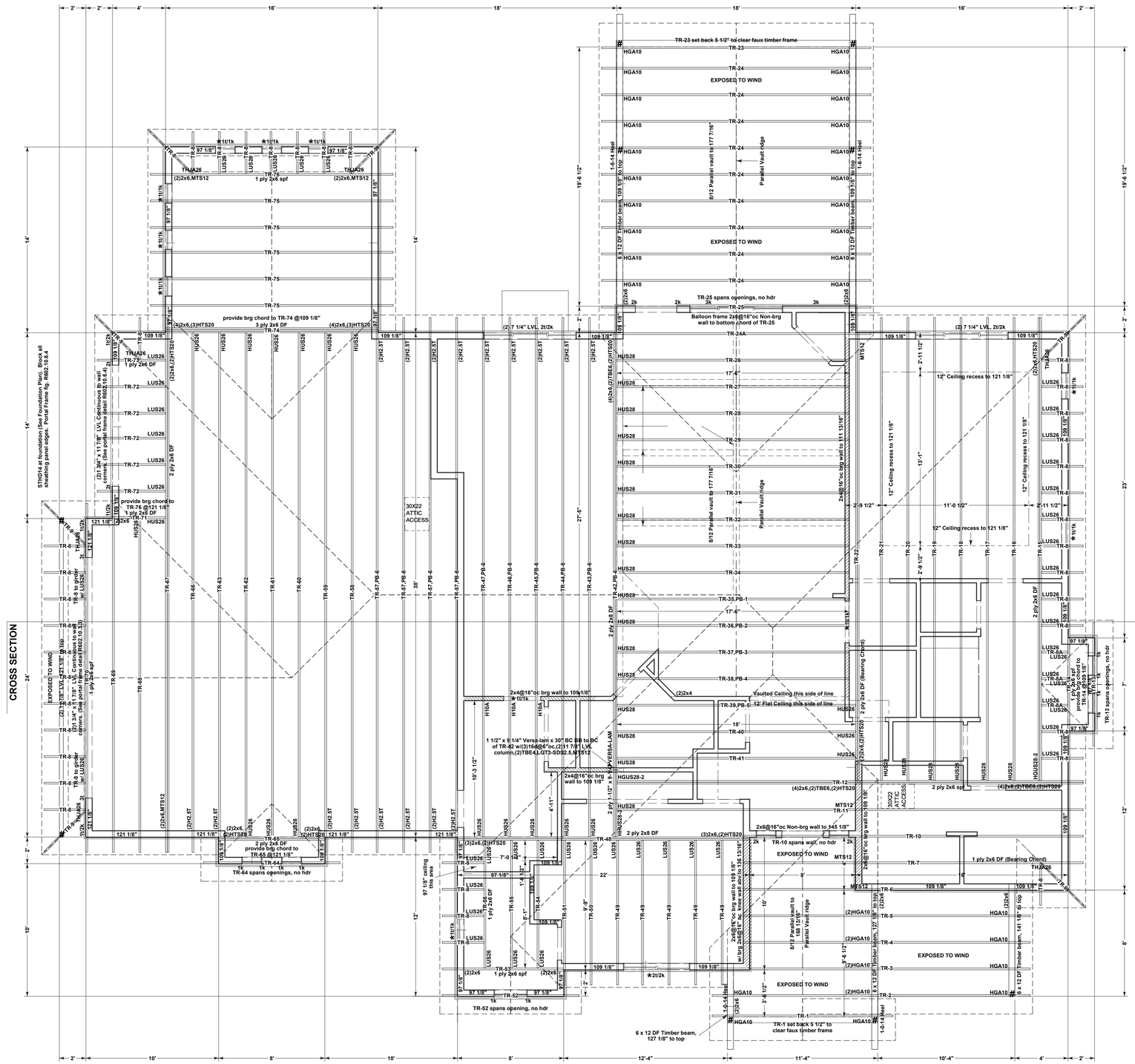
Hangers and hardware indicated using Simpson part numbers. Engineering and design is based on each manufacturer's design criteria. Manufacturer's design criteria supercedes cross reference schedules.



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

a. Table 602.10.5 specifies 16" to 8', 18" to 9', 20" to 10', 22" to 11' and 24" to 12'. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12' with pony wall above header.

2015 IRC METHOD CS-PF Figure R602.10.6.4
CONTINUOUSLY SHEATHED PORTAL FRAME



 # ROOF COLUMNS (typ) Quantity: 9
(3)2x6 with (2)HL53PC Cap and ABU66 Base w/5/8" Dia. Expansion anchors w/6" Min. Embedment into Foundation
OR
6x6 with (2)HL53PC Cap and ABE66 Base w/1/2" Dia. Expansion anchors w/6" Min. Embedment into Foundation

SHEET 6 of 8

PLOT DATE 9/12/2019

Drawn By: Terry Carlson 719-964-2568

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PLAN: Site specific single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE: E-5100000034 (pending)
Lot 5 Filing 1 Vista Ridge North (pending)
Colorado Springs, El Paso County, Colorado.

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

A Residence For:

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

FRONT ELEVATION

SCALE: 1/4" = 1'

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'

SHEET **7** of 8

PLOT DATE 9/12/2019

Drawn By: Terry Carlson 719-964-2568

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PLAN: Site specific single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE #: 5100000034 (pending)
Lot 2, Kiowa Ridge North, Filing #1
Colorado Springs, El Paso County, Colorado.

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

REAR ELEVATION

SCALE: 1/4" = 1'

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been prepared from information supplied by named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current per client approved revisions and permit set. Any deviations from plan without approval of designer will void all responsibility for design expense and may be subject to back-charges and litigation.

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Drawn By:
Terry Carlson
719-964-2568

PLOT DATE
9/12/
2019

SHEET
8 of 8

PLAN: Site specific single family residence
6590 Old Stage Coach Road, Colorado Springs, Colorado
SCHEDULE # 5100000034 (pending)
LOT 2, Kiowa Ridge North, Filing #1
Colorado Springs, El Paso County, Colorado.

A Residence For:
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