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CODE SCHEDULE

2017 PIKES PEAK REGIONAL BUILDING CODE
2015 IRC*
2015 IPC*
2015 IFCG*
2015 IMC*
2015 IECC*
2014 NEC**

*As amended by 2017 PPRBC
**Or the latest edition adopted by the State of Colorado

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
307 Silver Rock Place
Colorado Springs, CO
Schedule #6206103051
Lot 35, Gleneagle Golf Course Residential Infill
Colorado Springs, El Paso County, Colorado

SUBCONTRACTOR NOTE: Every effort has been made to ensure that all drawings have been created to specifications as outlined in the contract documents. It is the contractor's responsibility to verify all dimensions and details prior to commencement of work. Any changes to the drawings must be made in writing before starting work. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

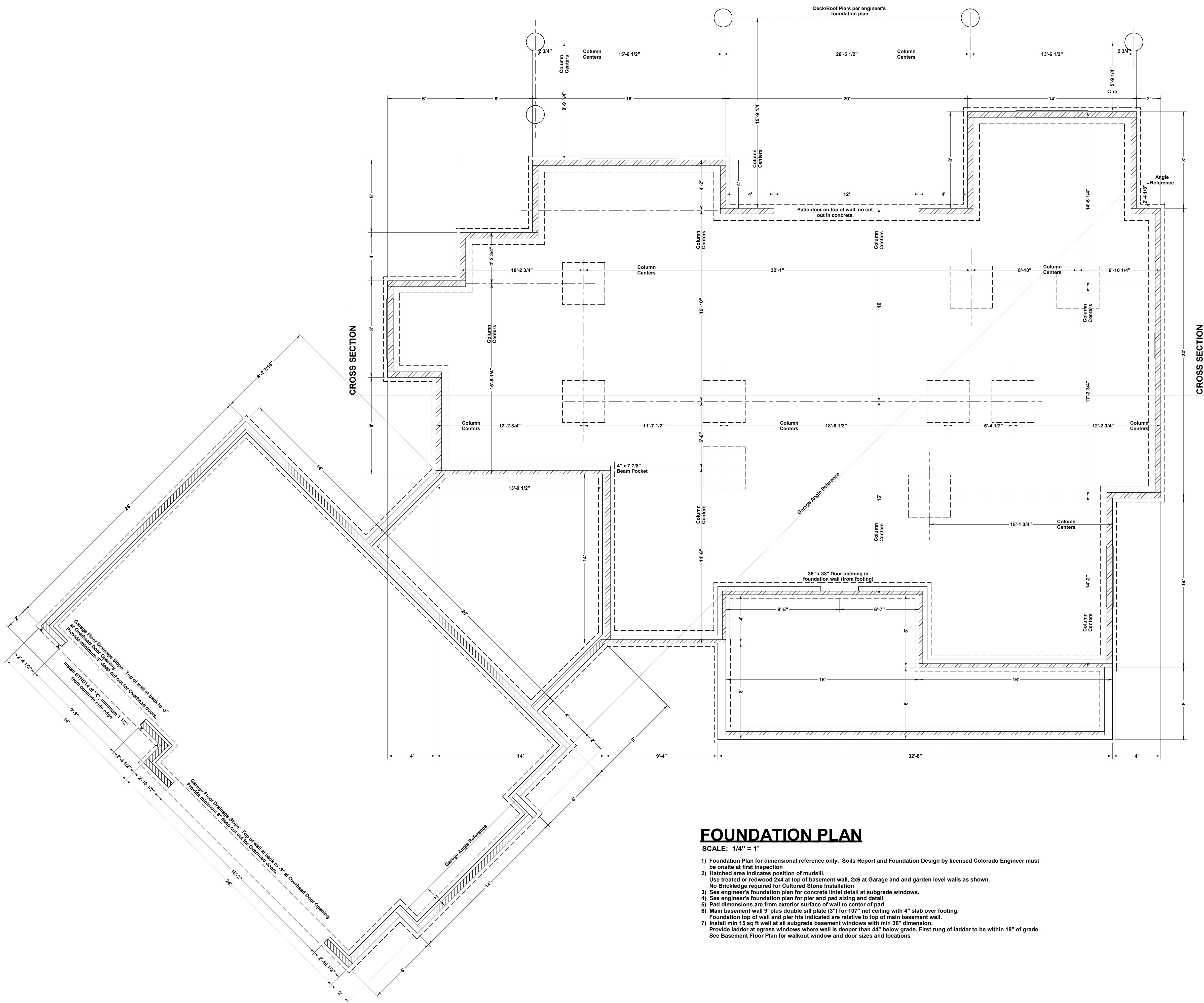
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Notes and Revisions:
BID/REVIEW EDITION
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Drawn By:
Terry Carlson
719-964-2568

PLOT DATE
11/19/
2019

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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 (2") 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

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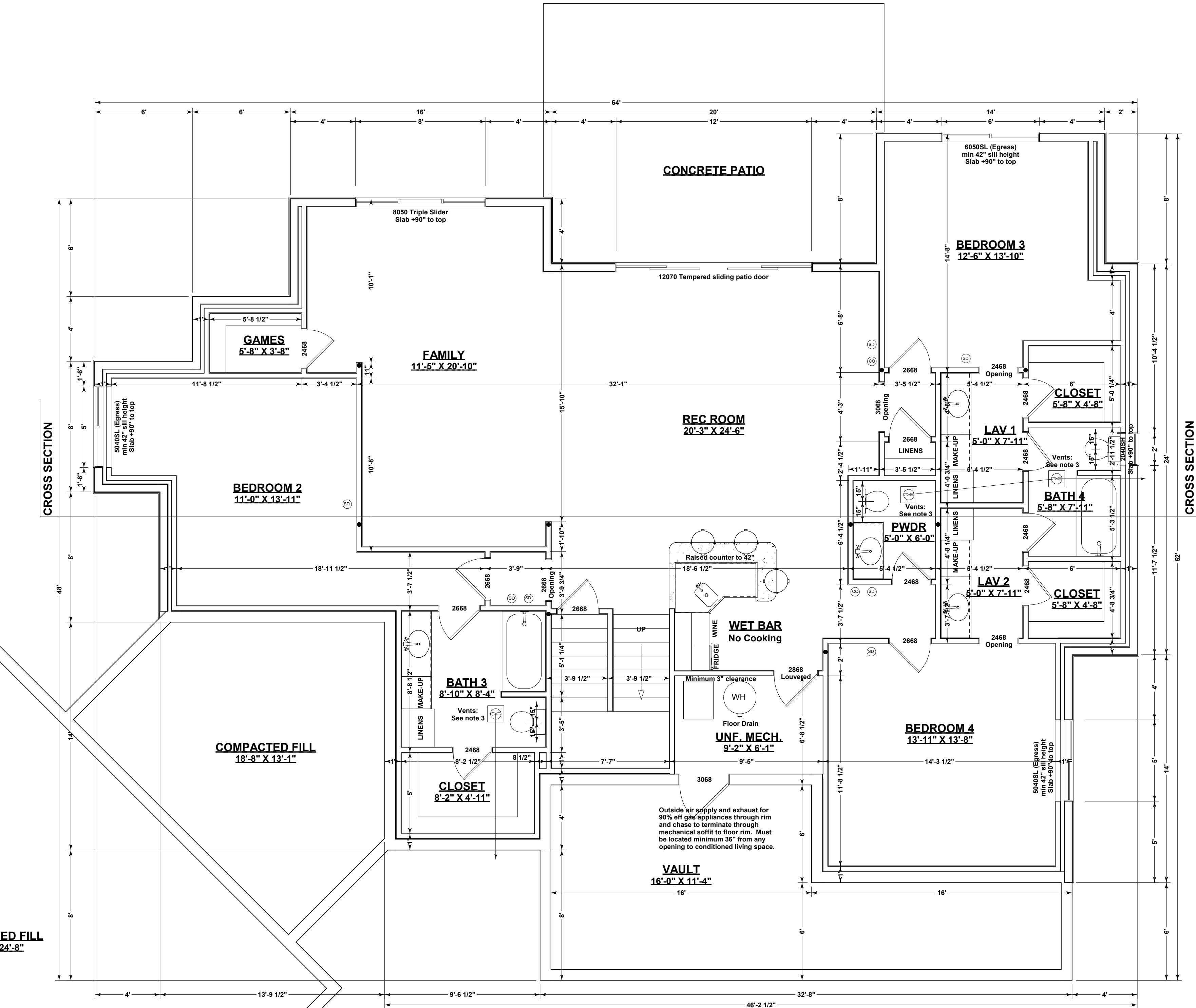
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719-964-2568

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BASEMENT FLOOR PLAN
2071 SQ FT
PLUS 263 SQ FT UNDER PORCH VAULT AREA

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: 10" 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 (F) 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, firetraped, 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 #M15036FBN: 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 (S) interconnected and to all other floors with battery back-up.
 Carbon Monoxide detector (C) 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.

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ELEVATION HOMES

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

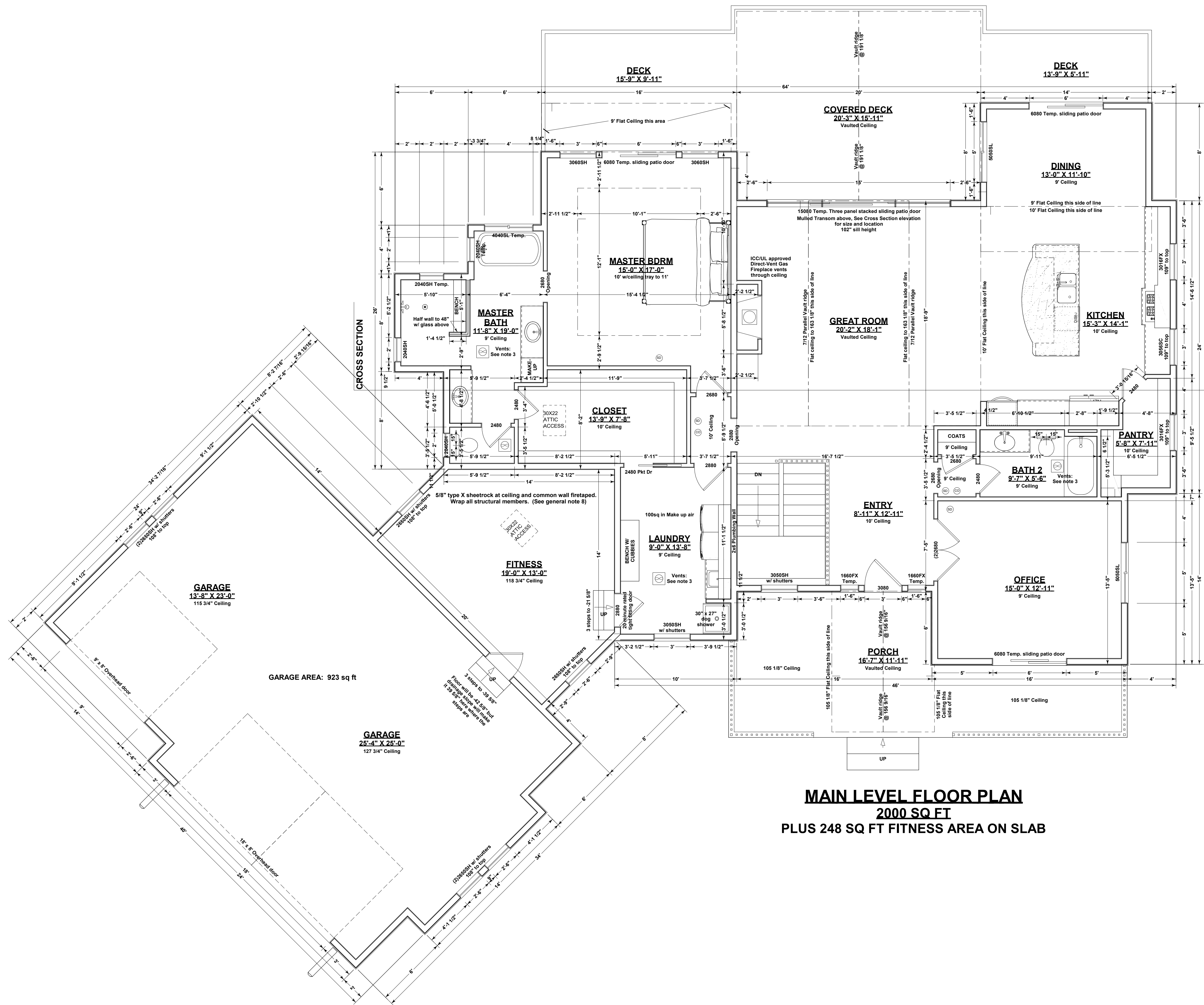
PLAN: Site specific single family residence
 337 Silver Rock Pk. P10
 CO Schedule #6206103051
 Lot 35, Cleereagle Golf Course Residential Infill
 Colorado Springs, El Paso County, Colorado

Notes and Revisions:
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MAIN LEVEL FLOOR PLAN
2000 SQ FT
PLUS 248 SQ FT FITNESS AREA ON SLAB

GENERAL NOTES:

- SCALE: 1/4" = 1'
- CEILING AND WALLS**
 Standard ceilings: 10' except where otherwise indicated. Verify plate heights with framing plans.
 Garage ceiling: 85 1/8" from framed subfloor UON
 Standard exterior walls: 2x6@16" oc UON
 - 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"
 - VENTED EXHAUST FANS:**
 Vented Exhaust Fans located as indicated by (F), 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.
 - 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
 - STAIRS AND BALCONIES:**
 Install minimum 1/2" drywall, fire-rated, 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
 - SMOKE DETECTORS:**
 Located as indicated by (S) Interlinked together and to all other floors with battery back-up Carbon Monoxide detector (C) installed within 15 ft of all bedroom entrances. Multiple detectors to be interconnected.
 - DISHWASHER**
 Provide air gap device at dishwasher.
 - GARAGE**
 5/8" type X sheetrock at ceiling and common wall fire-rated.
 Wrap all structural members.
 Provide minimum 1/8" slope per 1' at floor for drainage.
 - ARCH RADIUS**
 Use opening width for arch radius at all arched windows and archways.
 - Provide low resistance return air path to all closed rooms. Recommend 1" clearance at bottom of door.

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

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PLAN: Site specific single family residence
 337 Silver Rock Pk, P.O. Box 100, Colorado Springs, CO 80908
 Schedule #6206103051
 Lot 35, Cleoneagle Golf Course Residential Infill
 Colorado Springs, El Paso County, Colorado
 719-510-6253

A Residence For:
 8883 Shipman Ln.
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DECK FRAMING: No hot tub

- 1) Ledger: 2x12 to floor rim w/3galv 12d and (2)1/4"x5" Ledgerlok@16"oc (typ) 66 psf (Tributary load)
 - 2) Deck Beam: As noted on framing plan (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 joint aligns with end of rim and ledger.
 - 5) Columns: 6x6 post or (3)2x6 to beam w/ LPC6Z 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. Use LST49 over top of steel beam and down both sides of column
 - 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) Stair Landings: Columns: See Deck framing note 5
 - 10) Beams: (2)2x8 (flush)
 - 11) Joists: 2x8@16"oc to beams w/LUS26
 - 12) Top height of framing to be determined by actual stair calculation
 - 13) No hot tub
- DESIGN LOADS: No Hot tub
 Live Load: 40psf
 Dead Load: 15psf
 Total Load: 55psf
 Ledger: 66psf (Tributary Area)

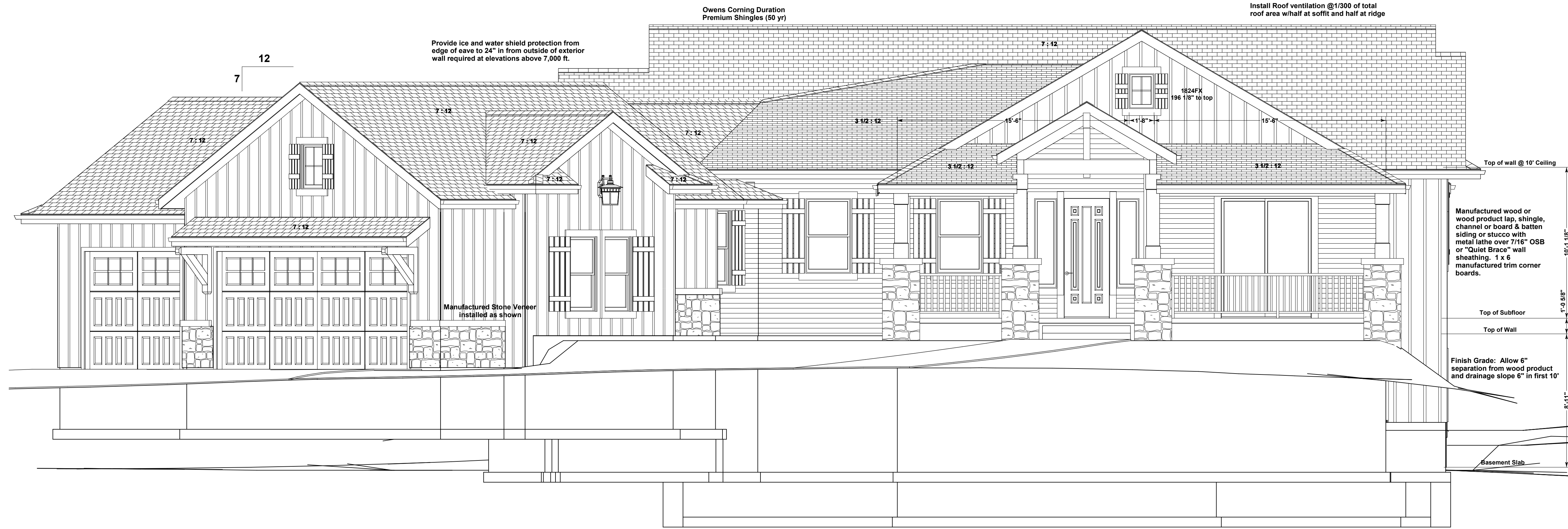
FLOOR FRAMING PLAN

SCALE: 1/4" = 1'

- 1) Joist: 11 7/8" BCI 6000 @16"oc w/LUS2.06/11.88 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 2x2k UON
- 6) *Default Column: 3" dia adjustable steel column UON, SCHEDULE 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 @see 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.
- 5) Subfloor: 5/8" Treated CDX
- 6) 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.
- 7) Porch Design Loads:
 Live Load 40psf
 Dead Load 55psf
 Total Load 95psf



FRONT ELEVATION
SCALE: 1/4" = 1'



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

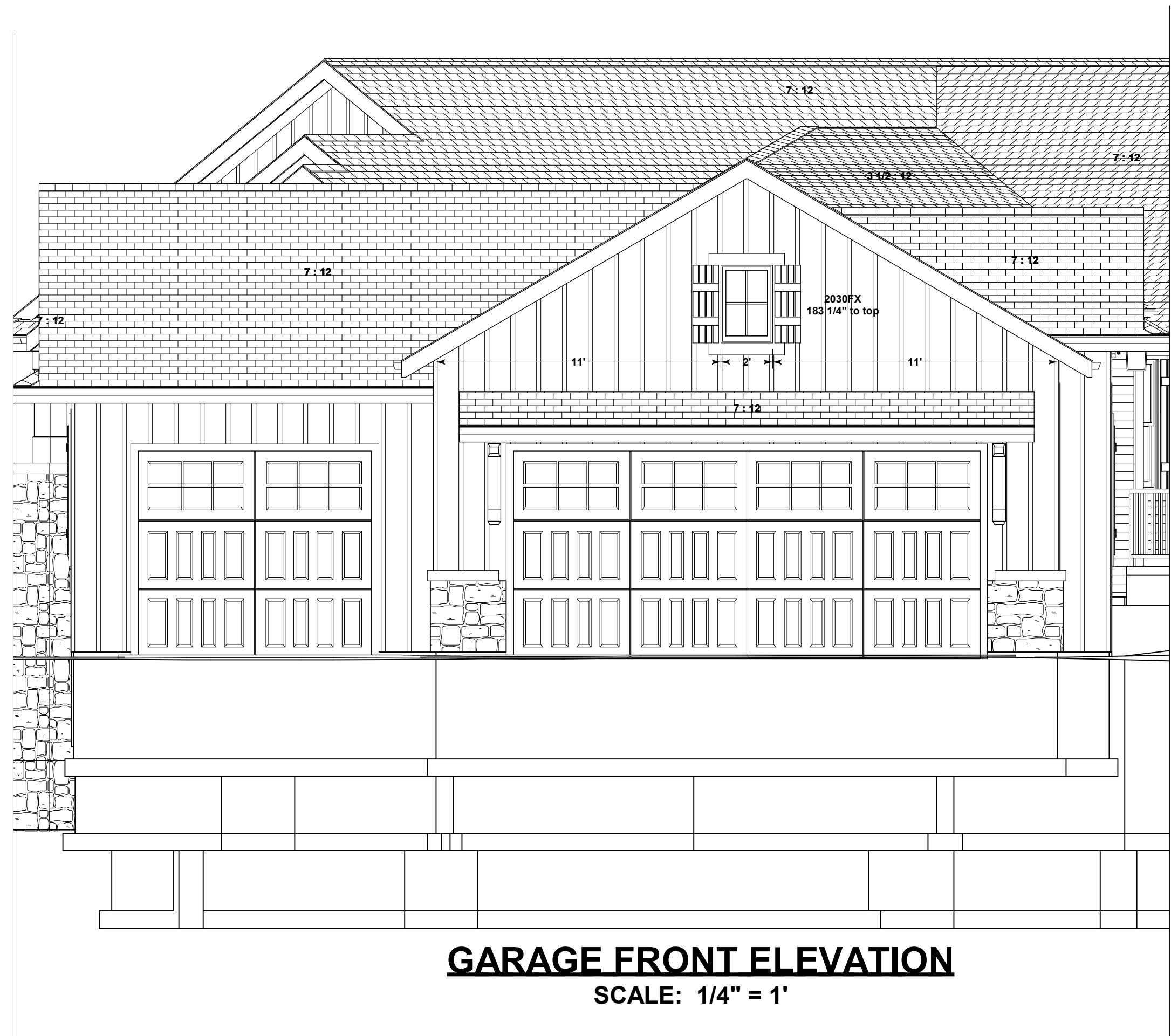
Top of wall @ 10' Ceiling
10' - 1.08"
1'-0.88"
Top of Subfloor
Top of Wall
Finish Grade: Allow 6" separation from wood product and drainage slope 6" in first 10'
8'-11"
Basement Slab



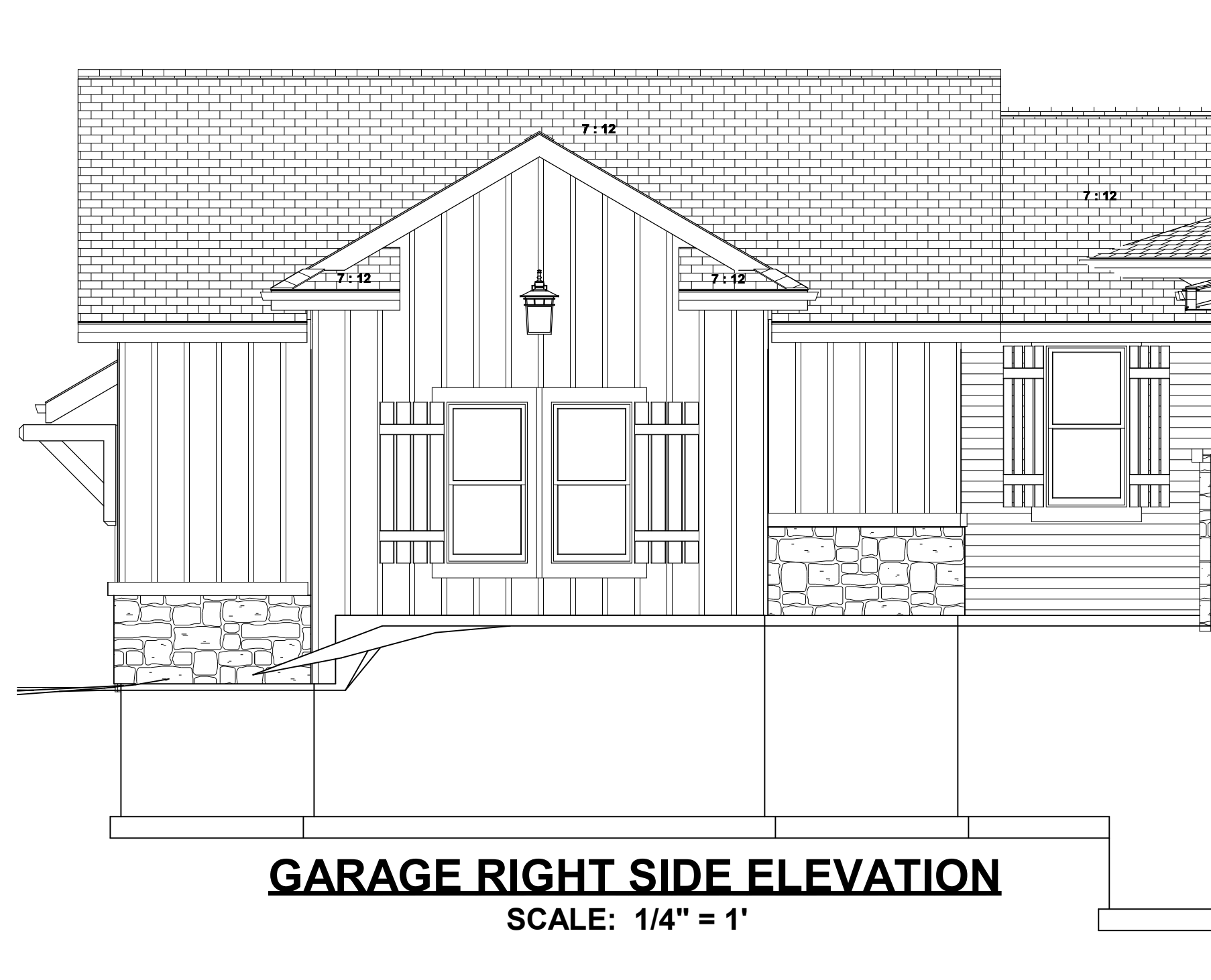
REAR ELEVATION
SCALE: 1/4" = 1'



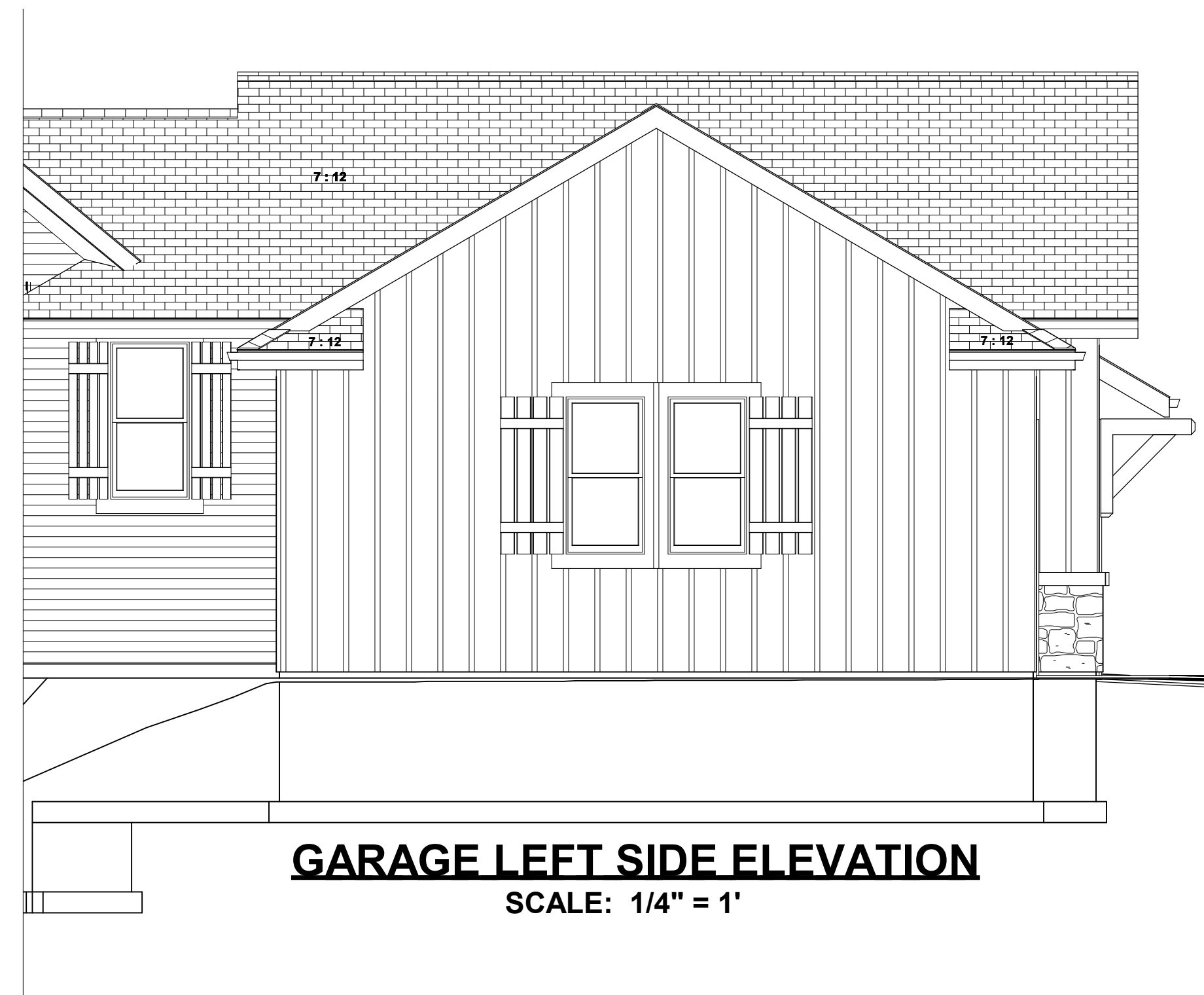
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'



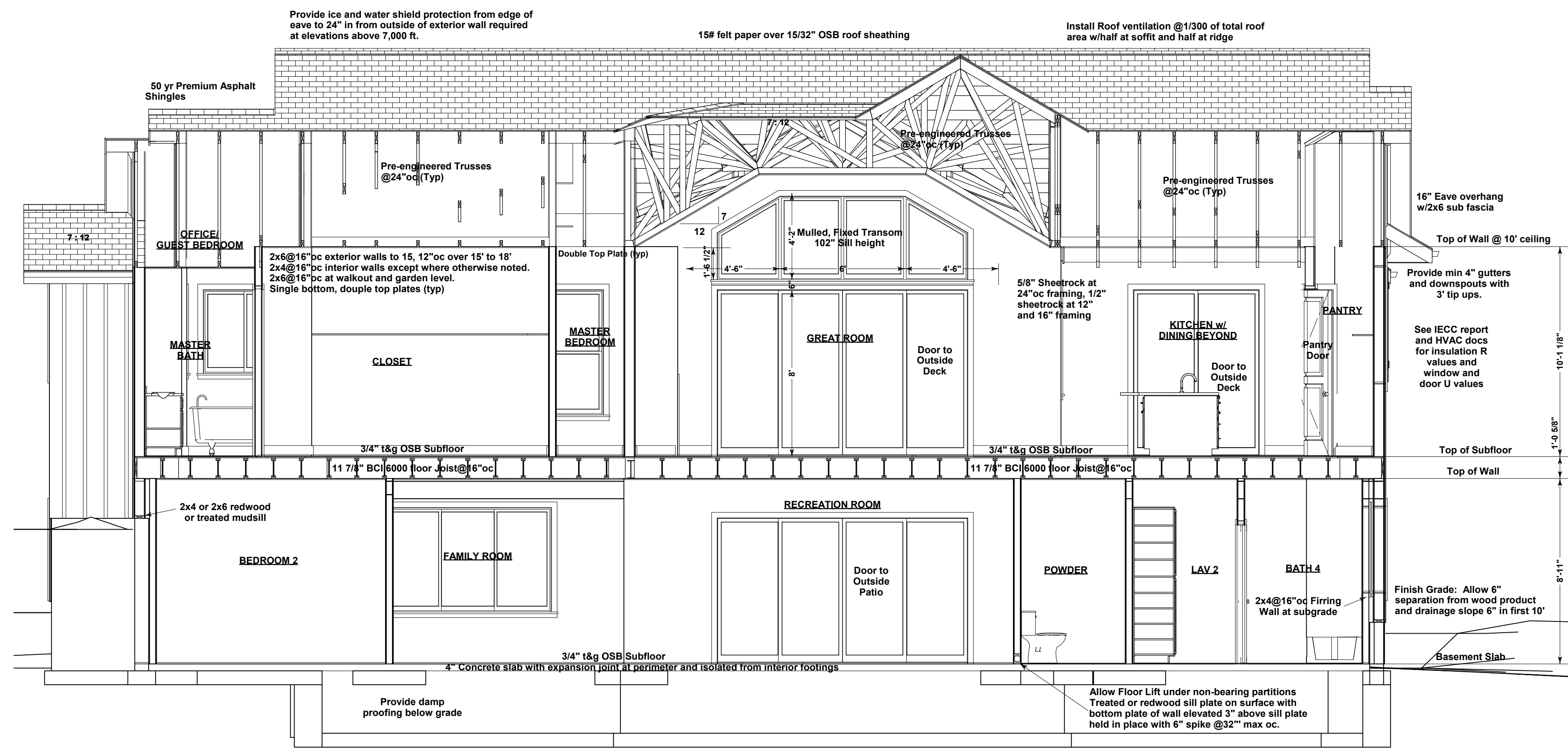
GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'



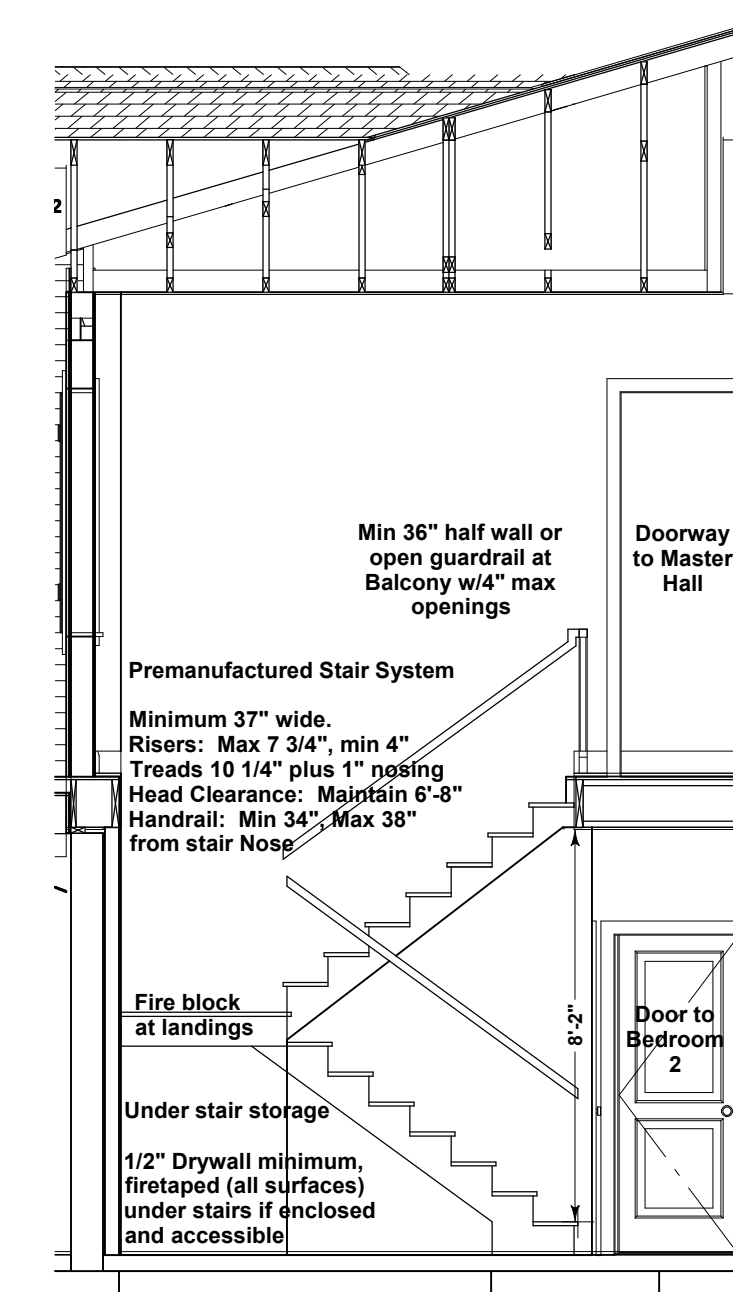
GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'



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



CROSS SECTION
SCALE: 1/4" = 1'

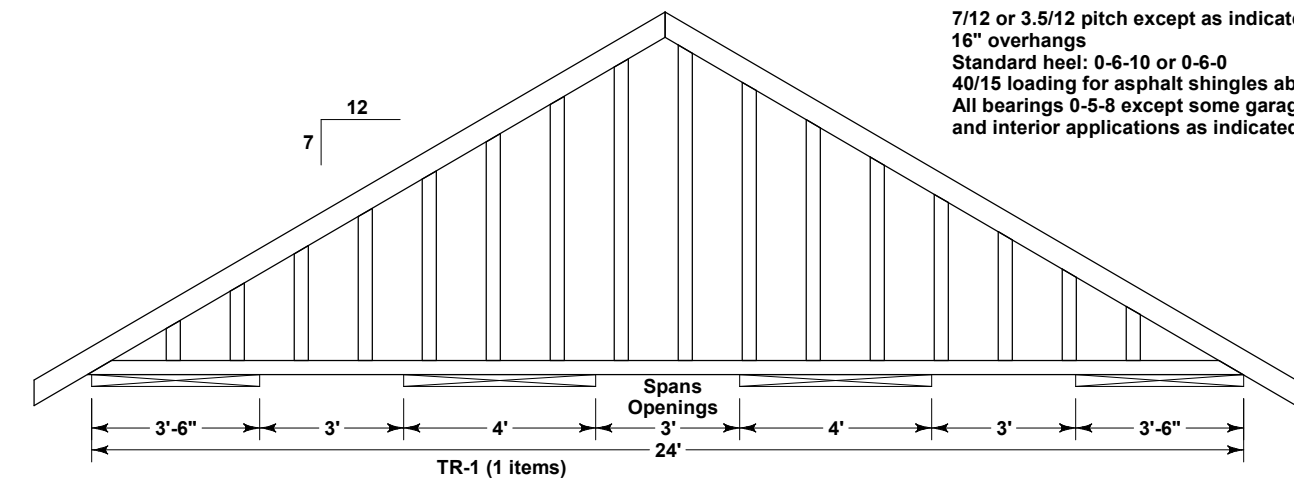


STAIR SECTION
SCALE: 1/4" = 1'

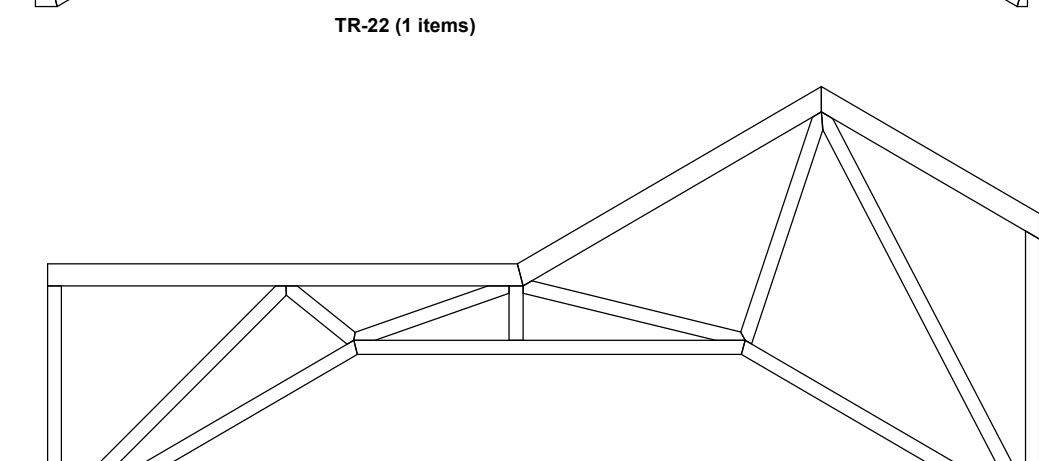
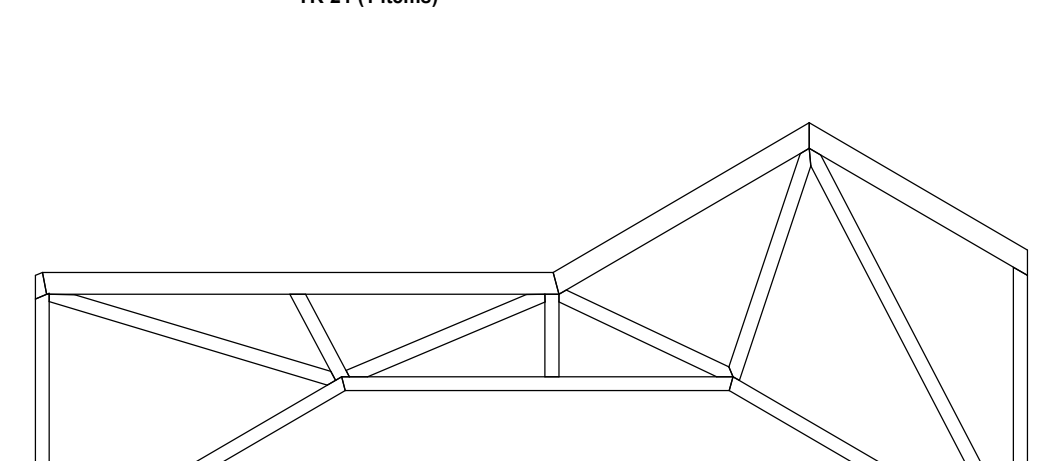
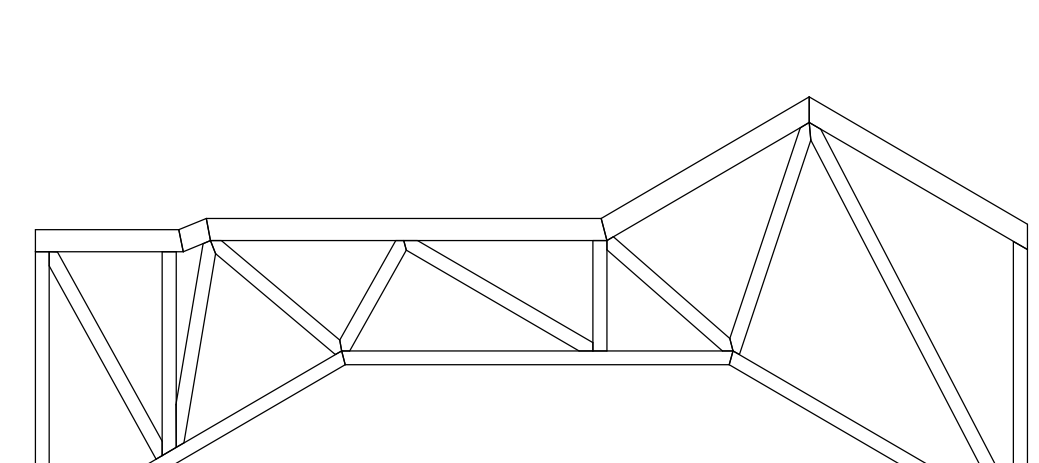
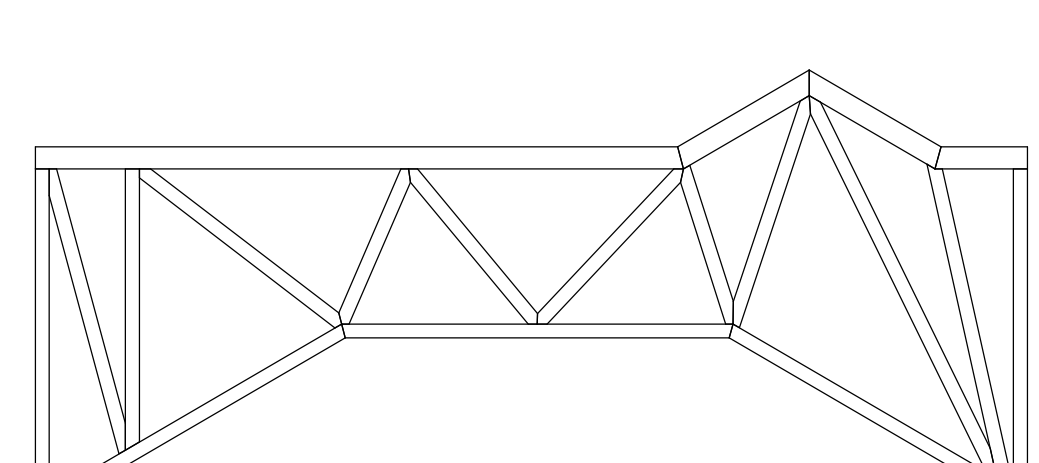
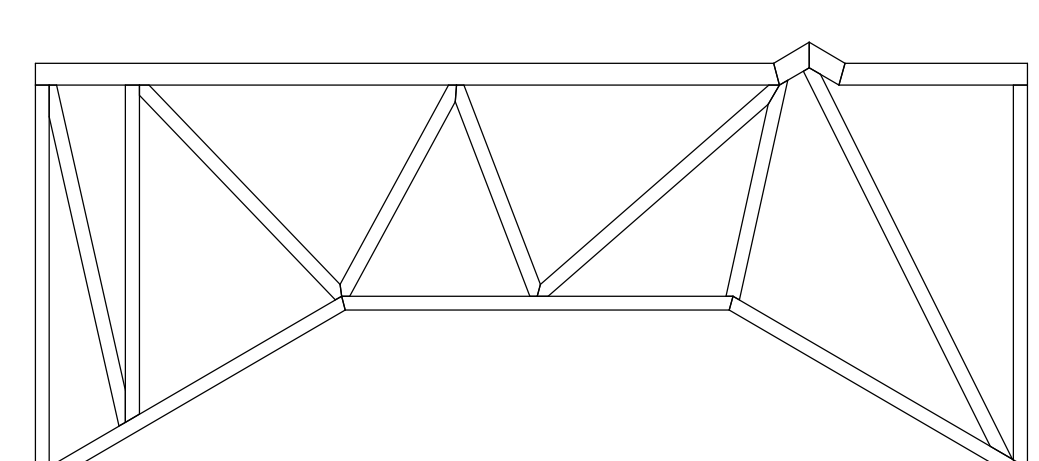
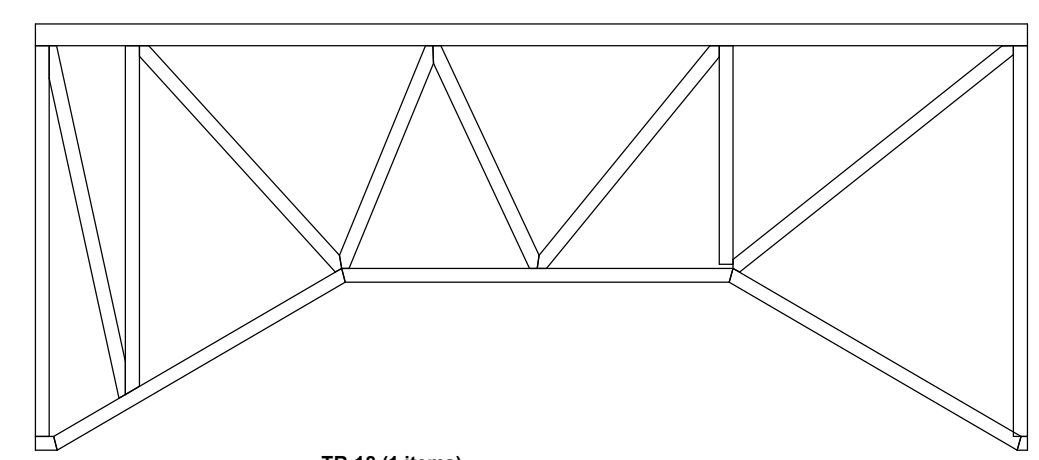
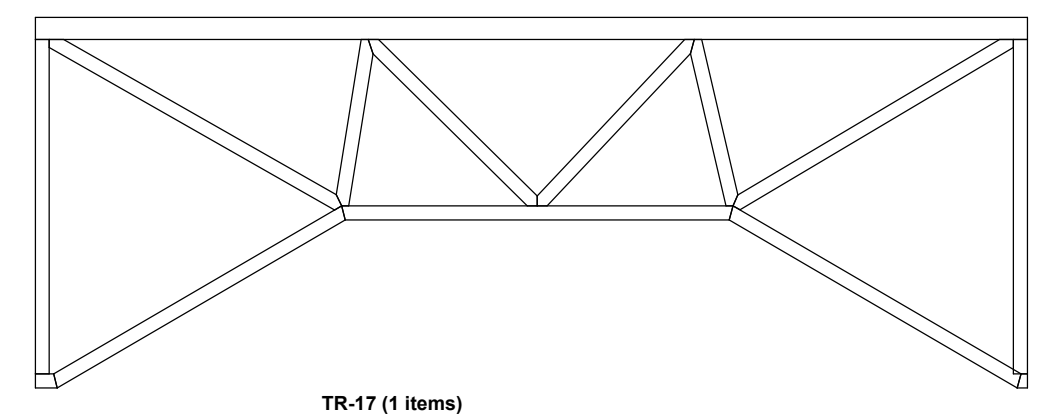
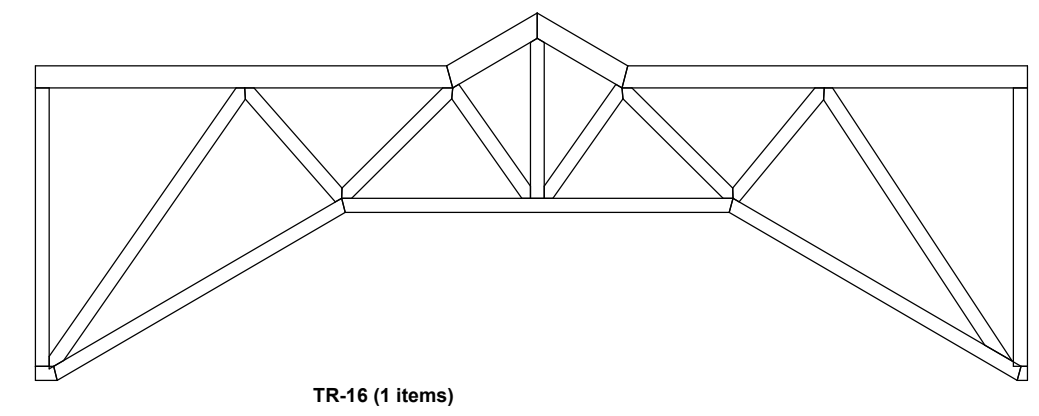
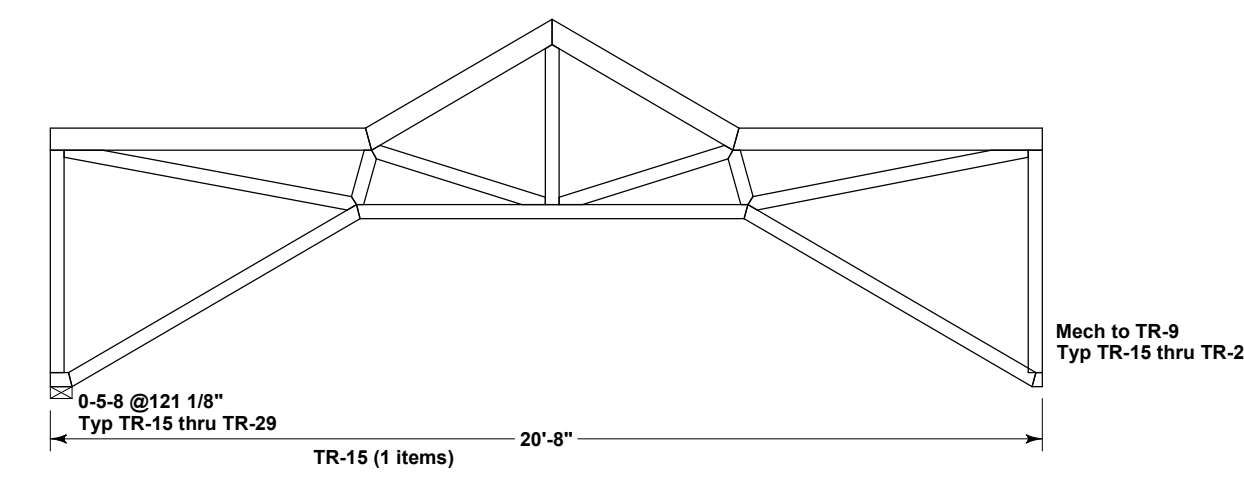
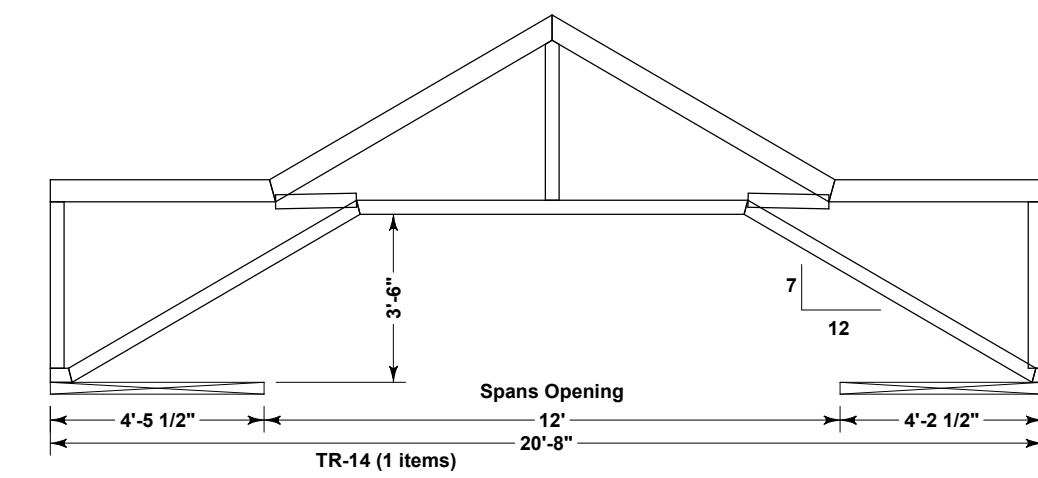
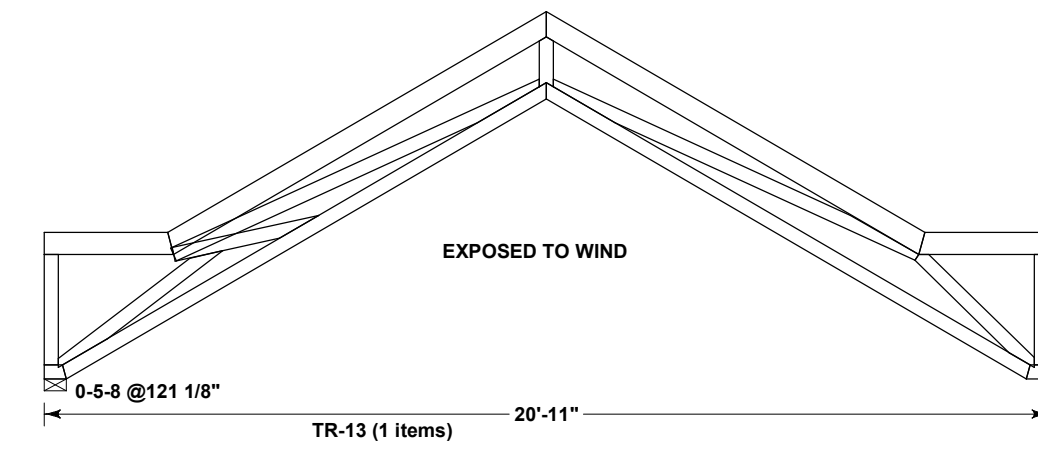
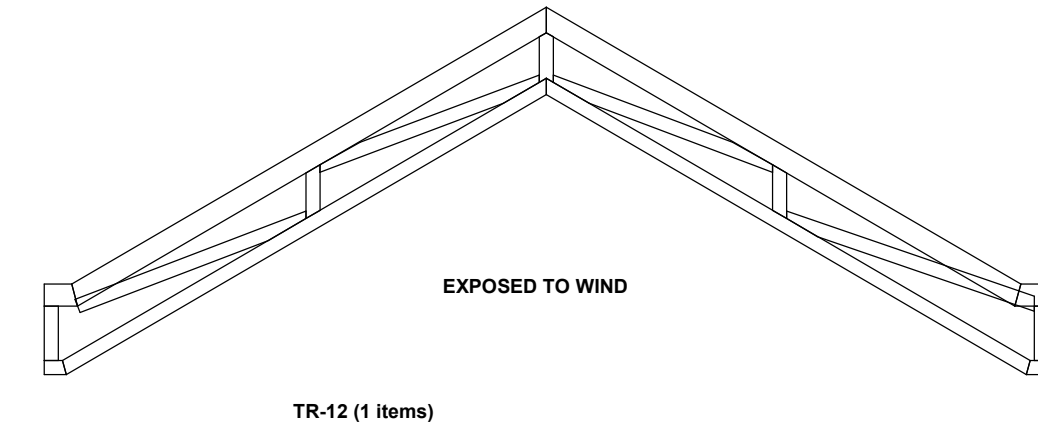
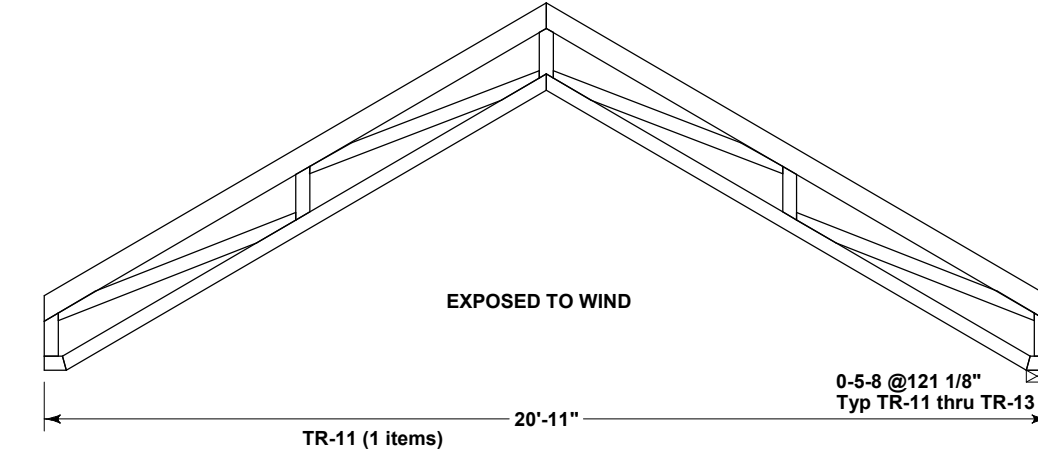
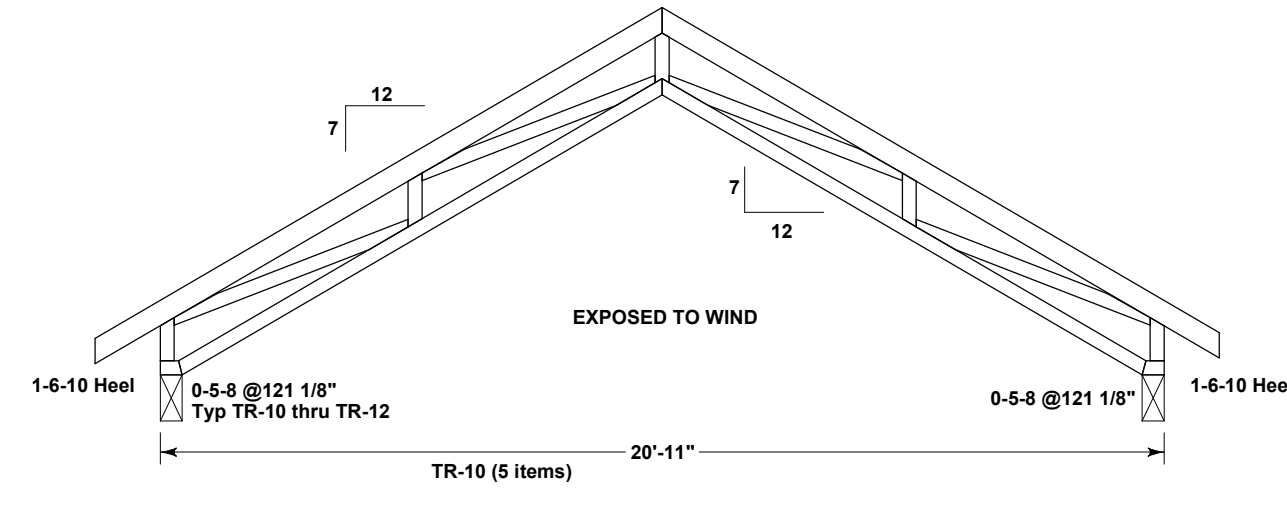
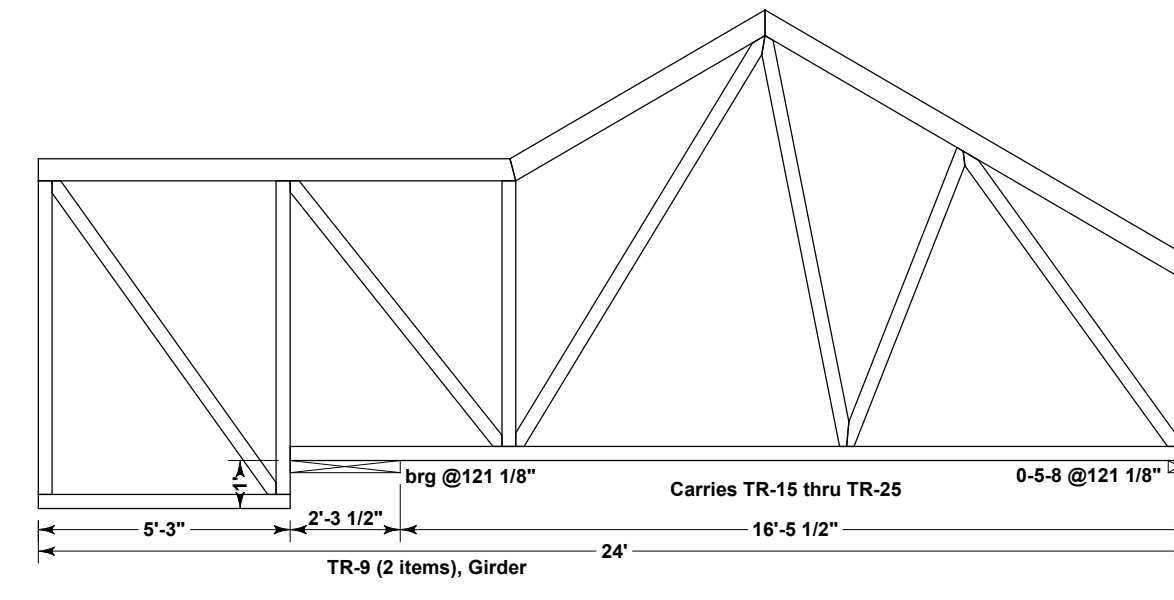
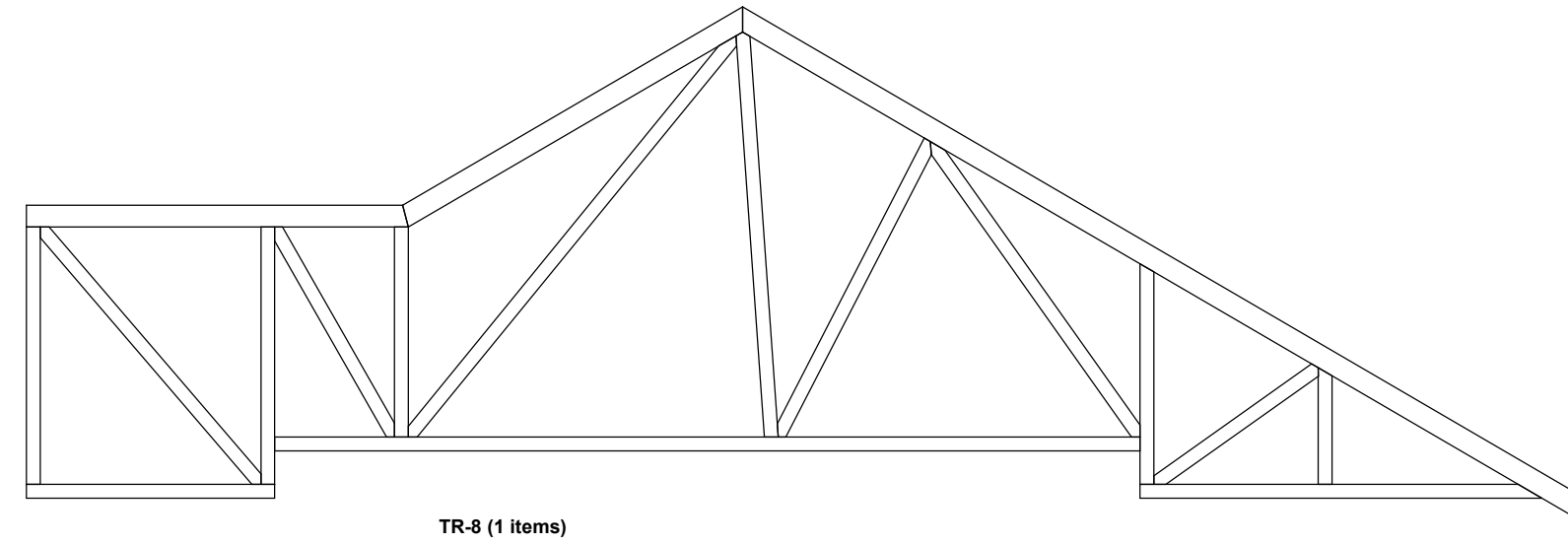
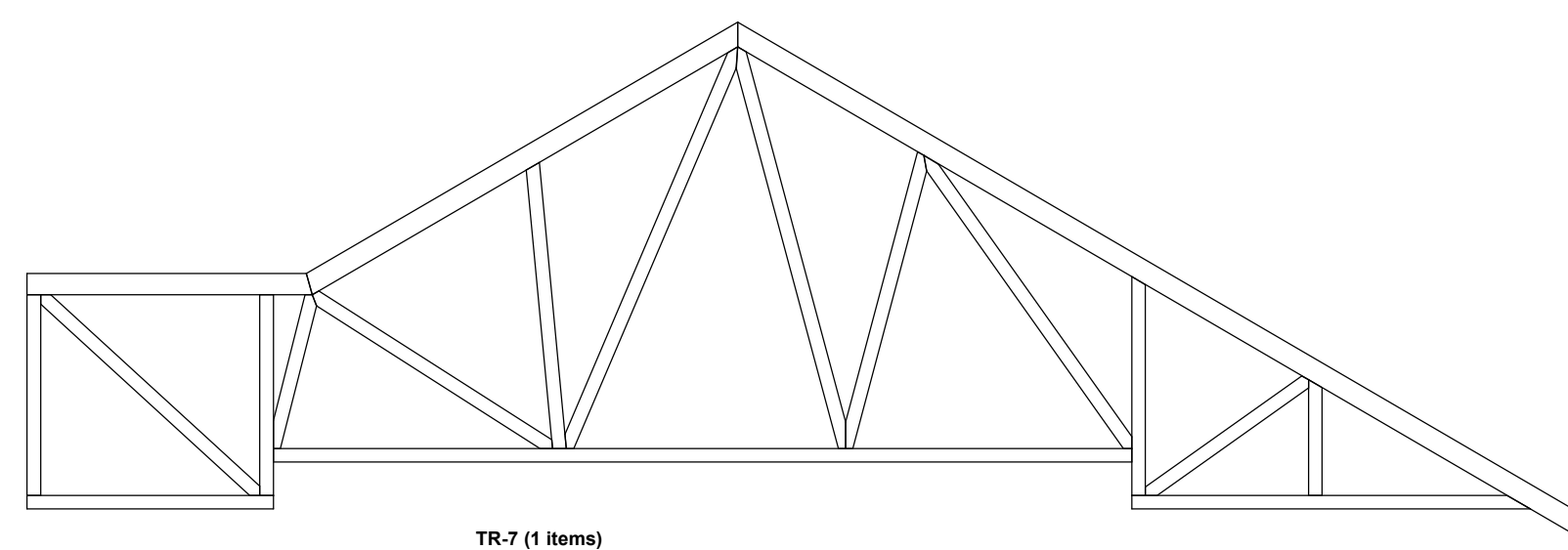
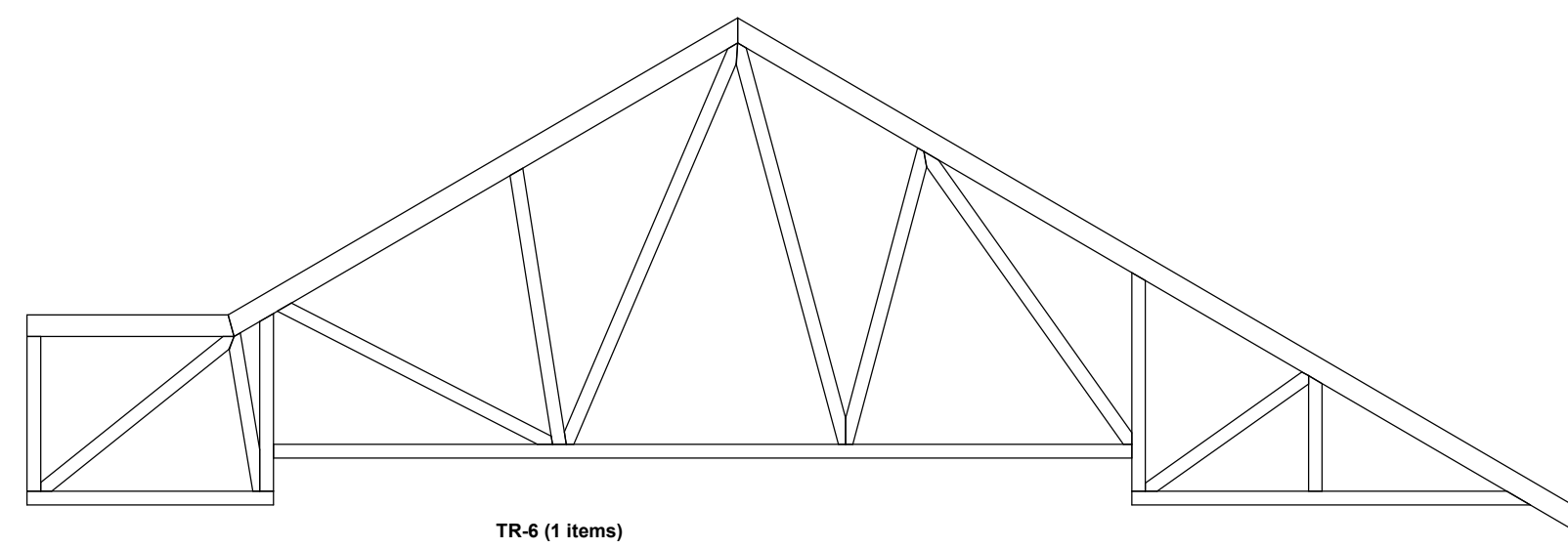
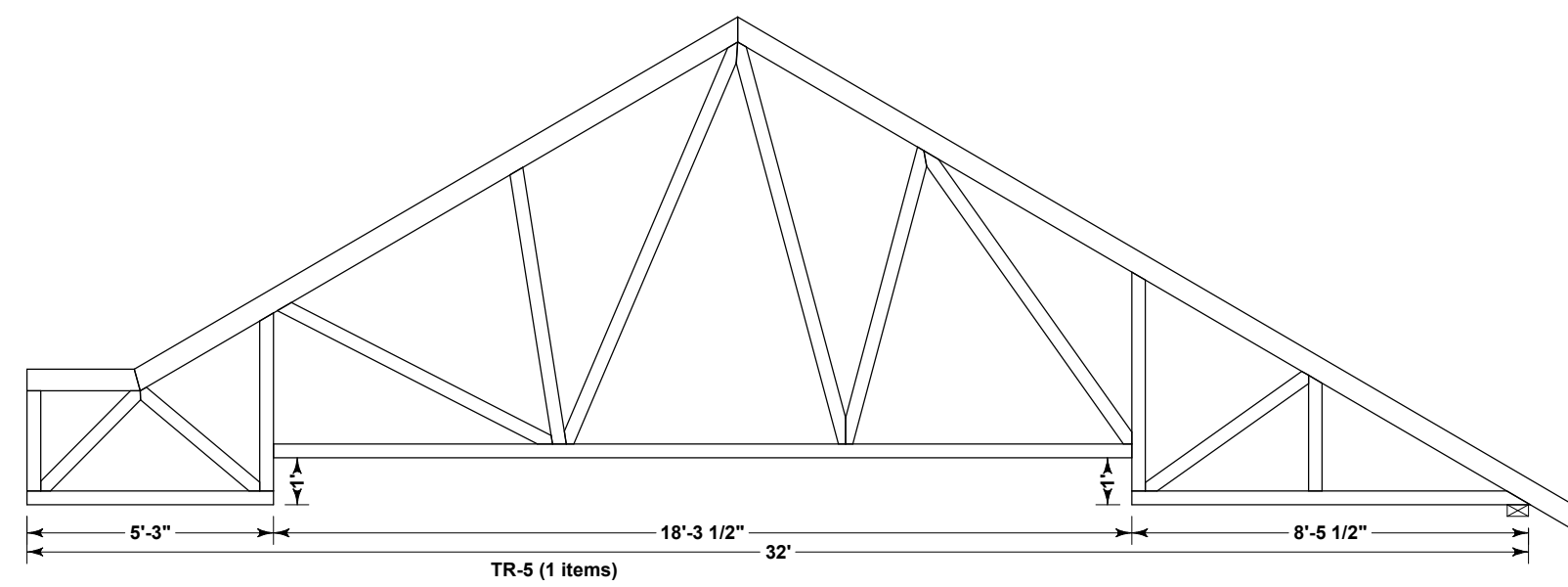
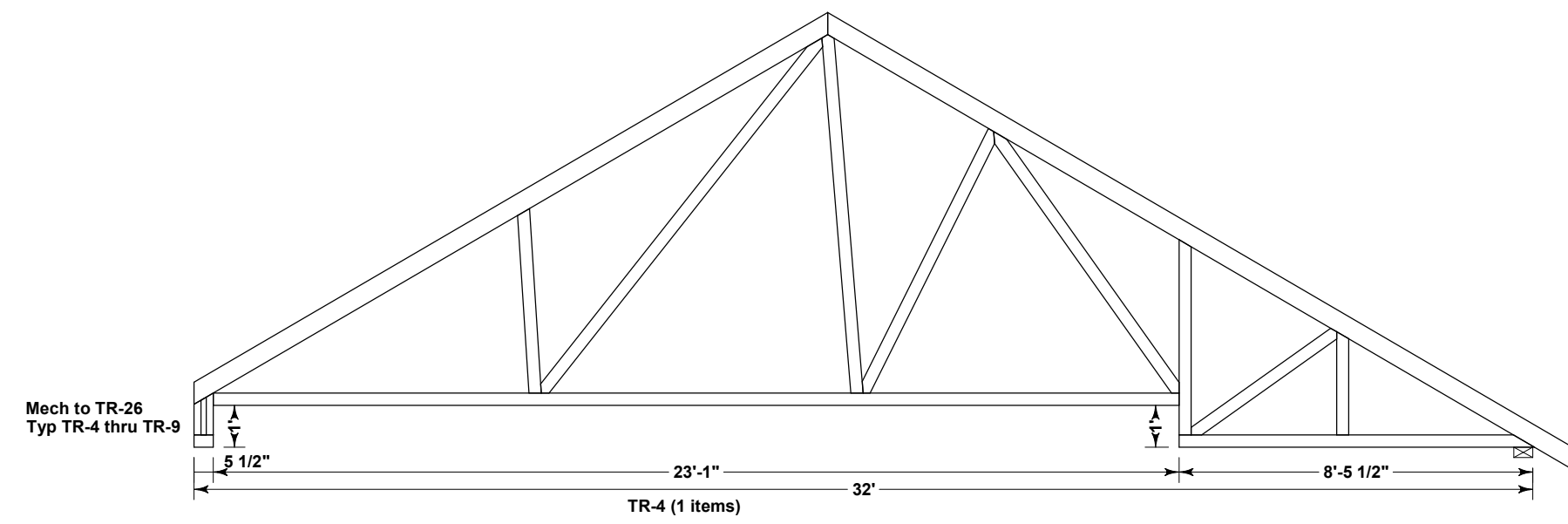
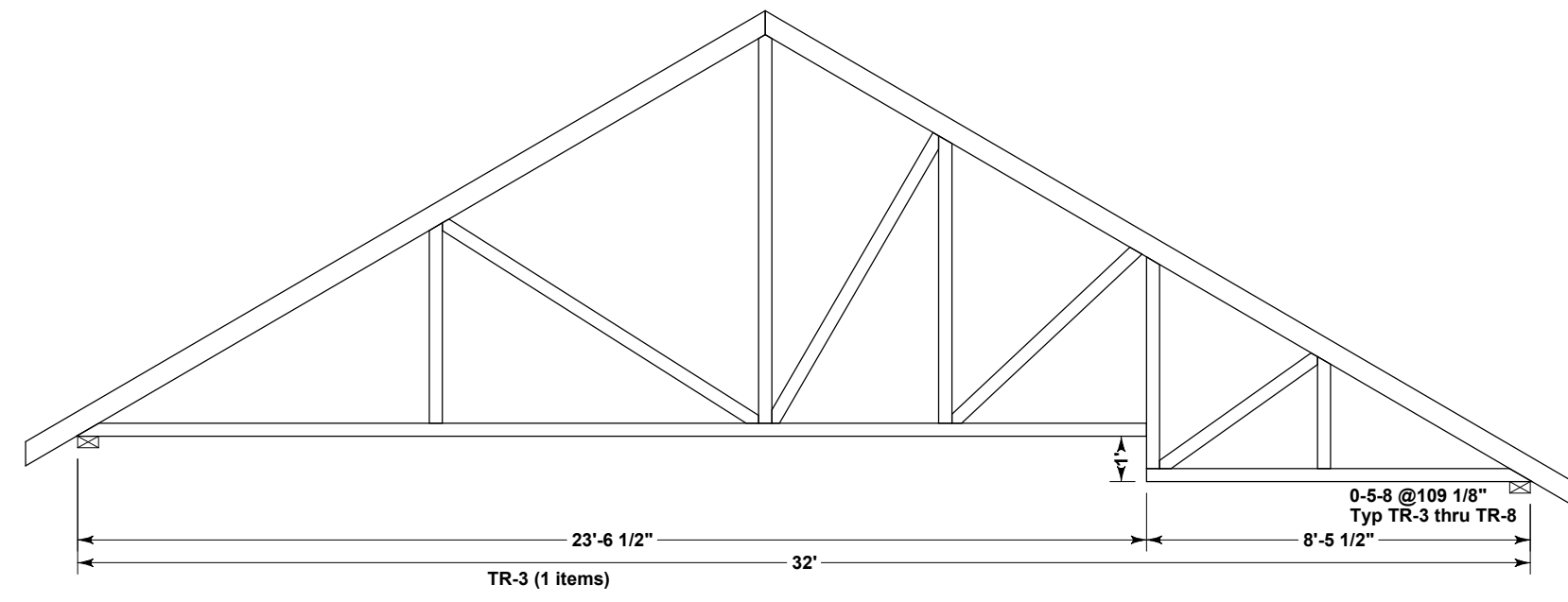
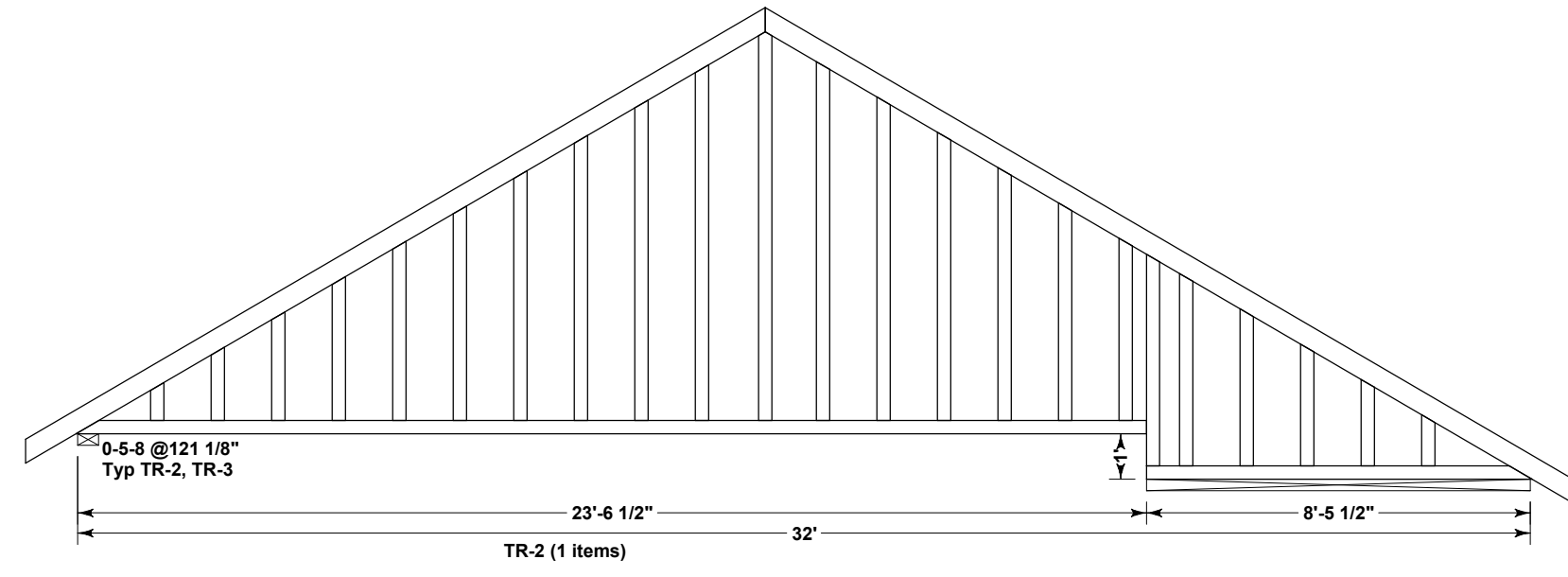
Step footing to minimum 30" below finish grade and provide 2" Rigid Foam Insulation to extend 36" vertically or horizontally between slab and foundation wall or outside of foundation wall as slope conditions warrant or with walkout option

See Soils Report for footing perimeter drain specifications

See Engineer's foundation Plan for foundation reinforcing and anchor schedule



7/12 or 3.5/12 pitch except as indicated
 18" overhangs
 Standard heel: 0-6-10 or 0-6-0
 40/15 loading for asphalt shingles above 7k ft
 All bearings 0-5-8 except some garage, porch
 and interior applications as indicated.



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

ELEVATION HOMES

PLAN: Site specific single family residence
 327 Silver Rock Park, P.O. Box 1000, Colorado Springs, CO 80908
 Schedule #6206103051
 Lot 35, Glenaeagle Golf Course Residential Infill
 Colorado Springs, El Paso County, Colorado

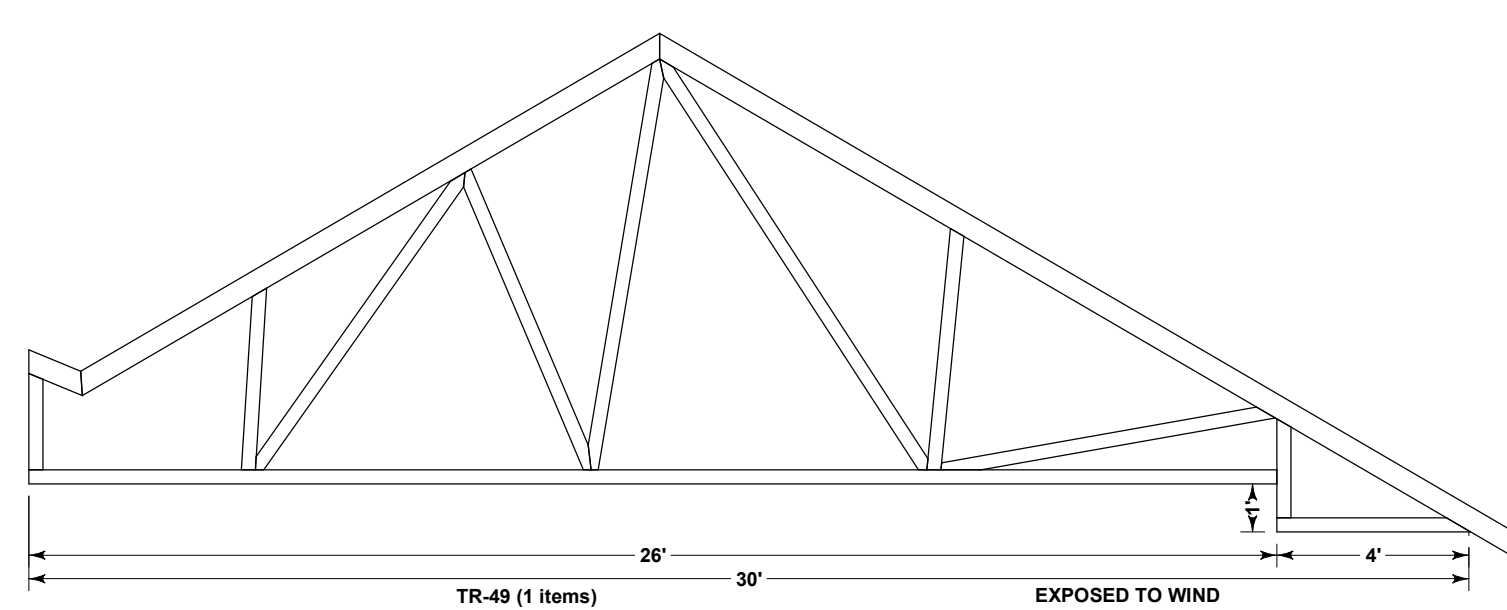
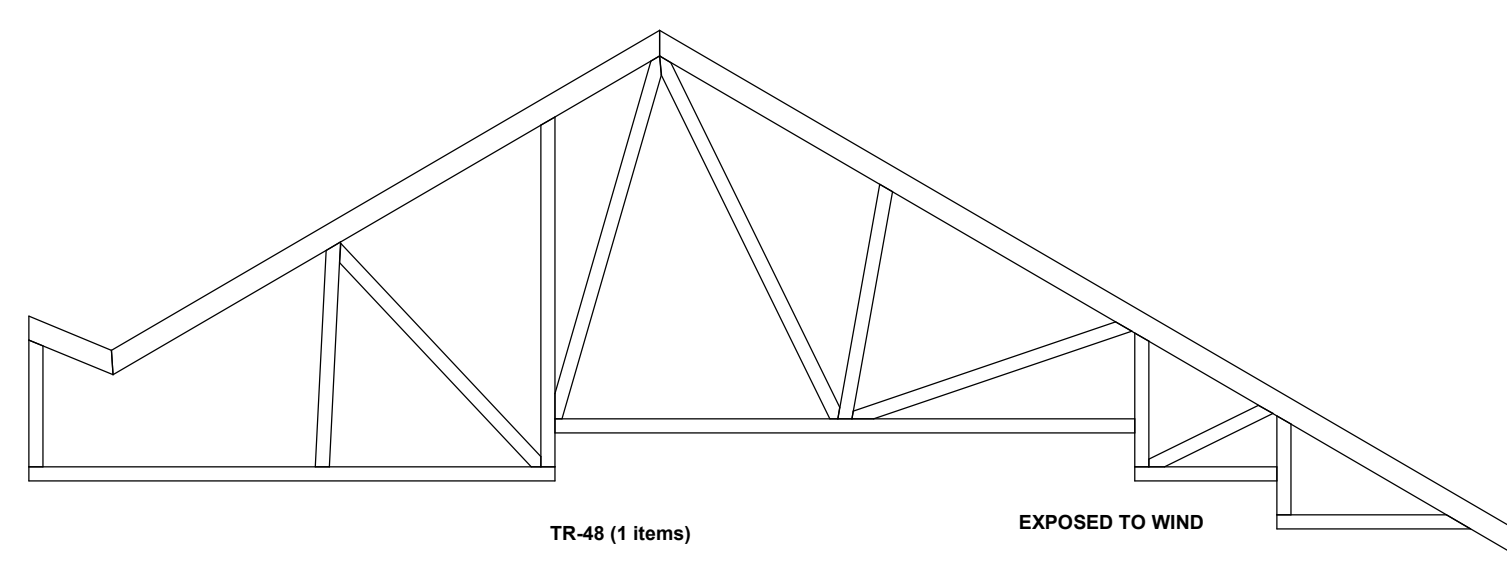
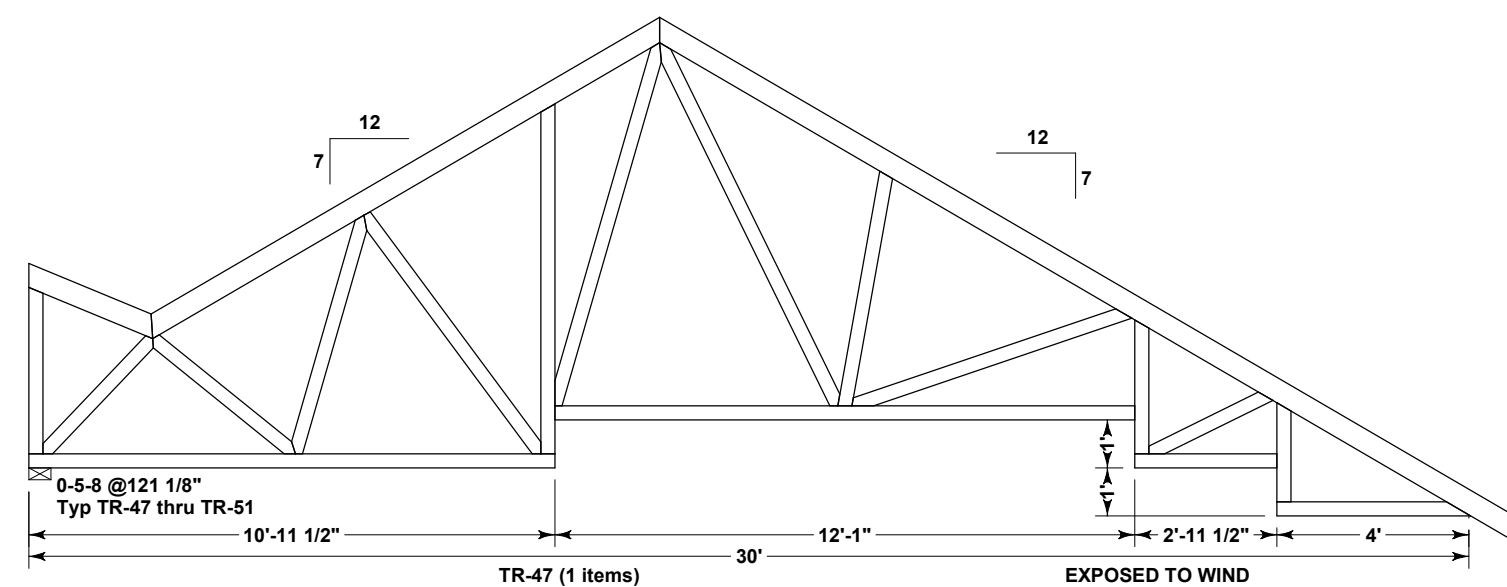
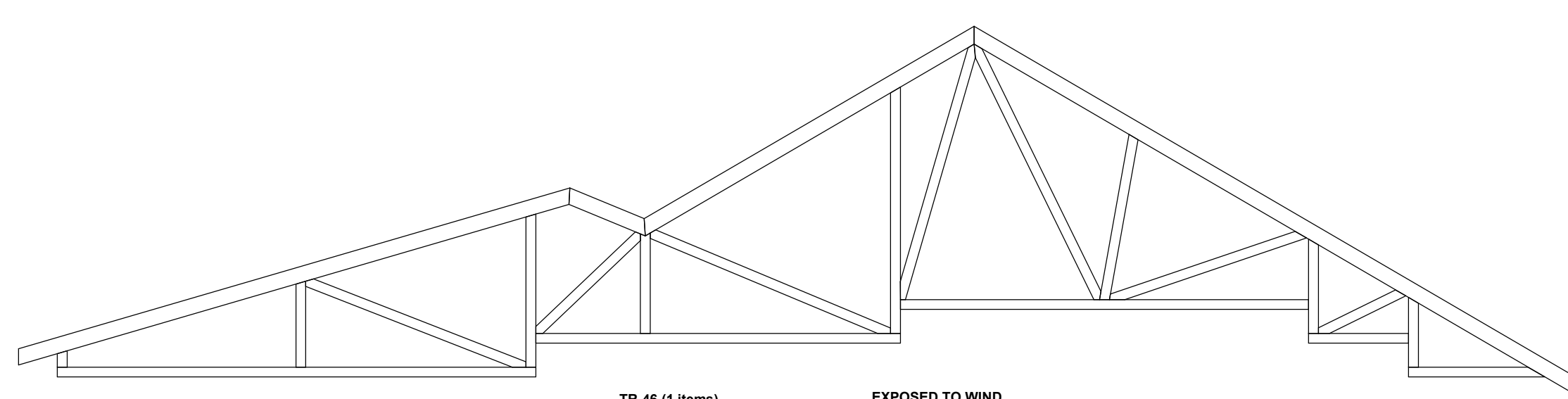
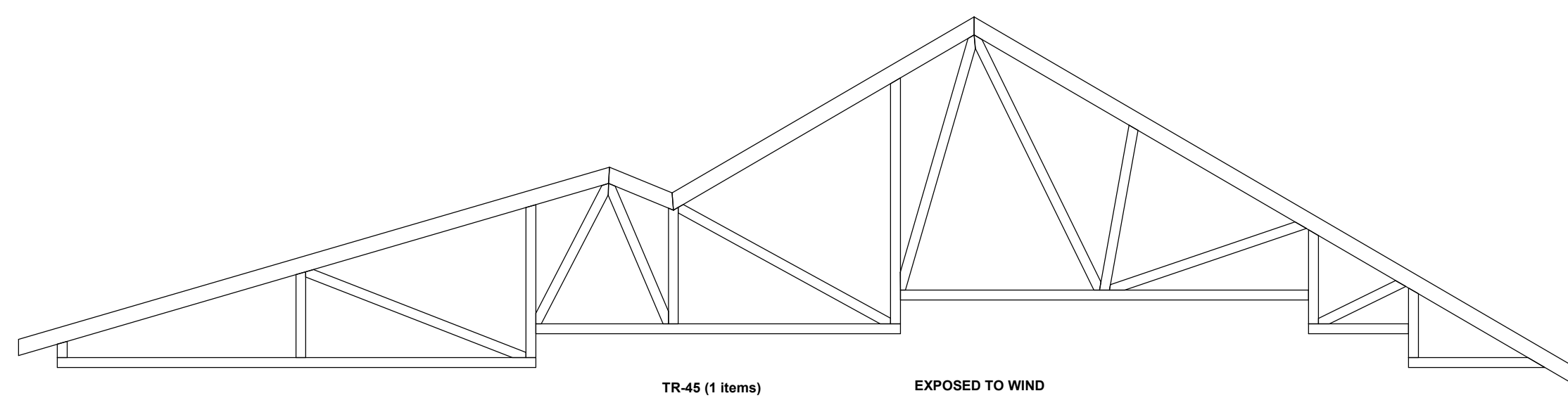
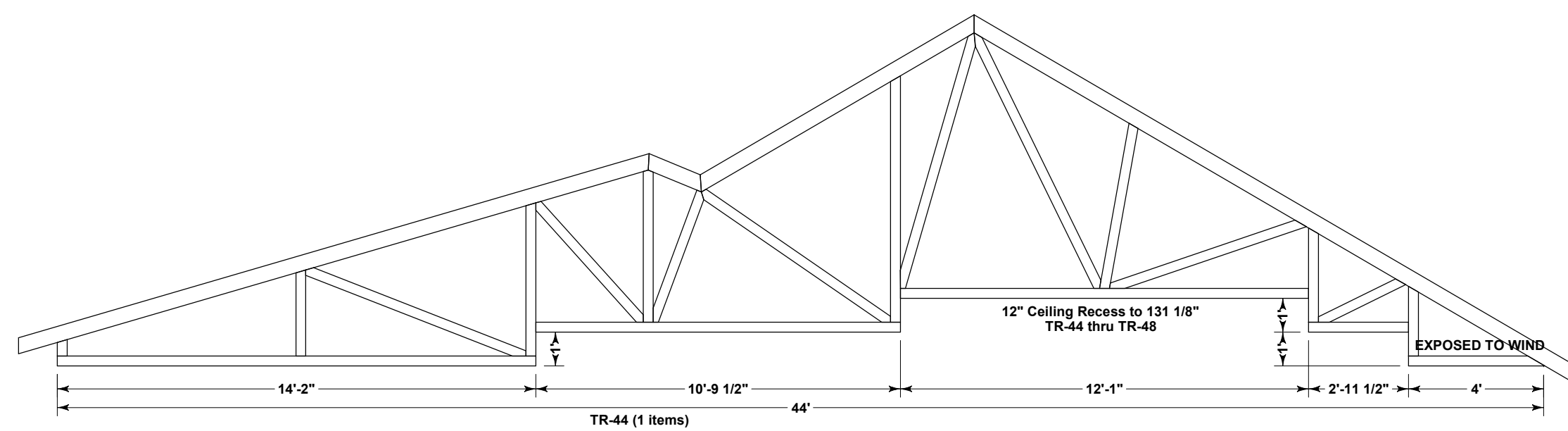
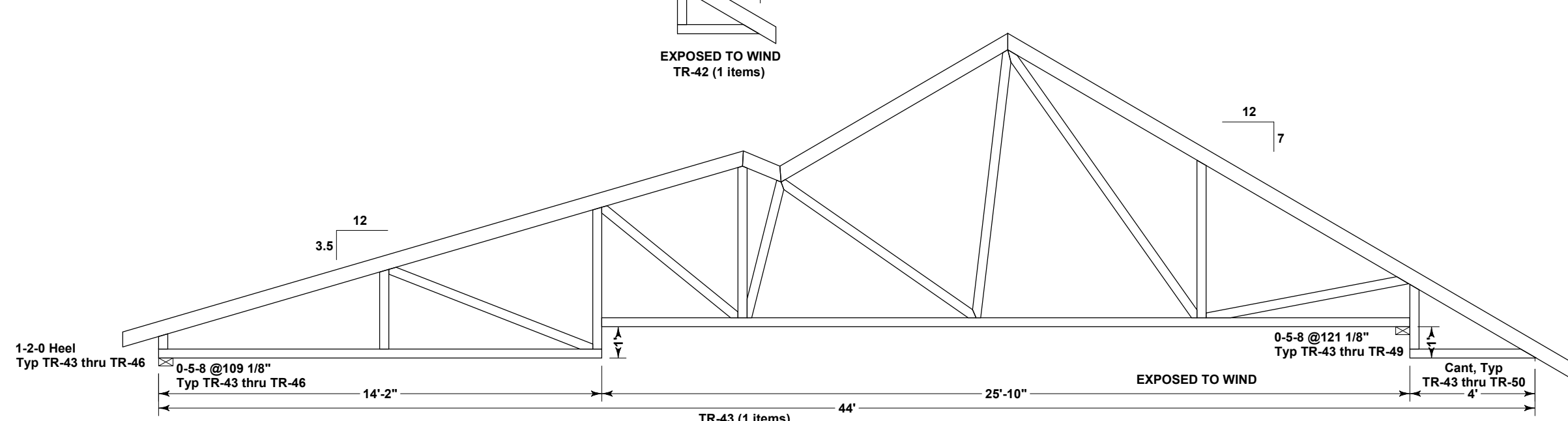
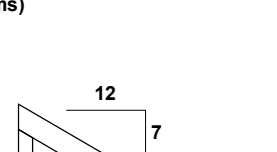
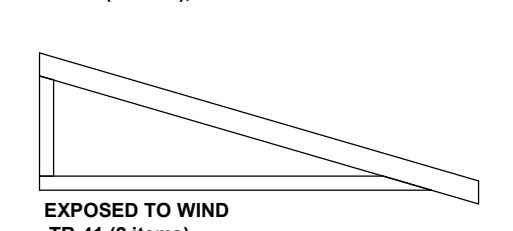
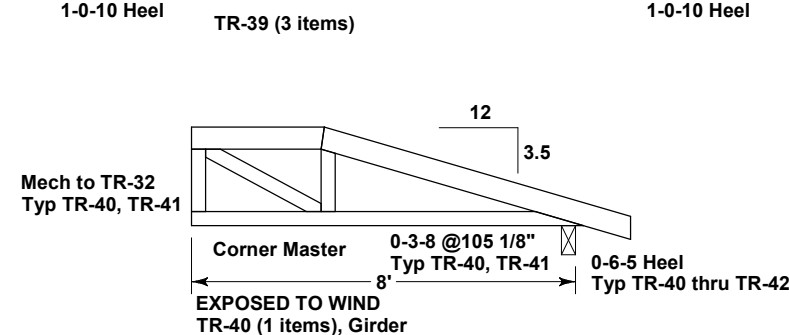
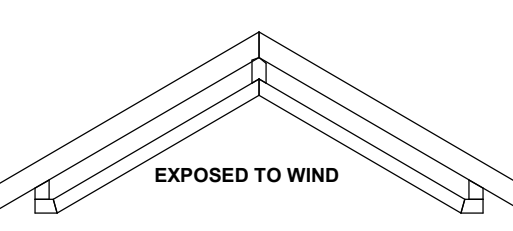
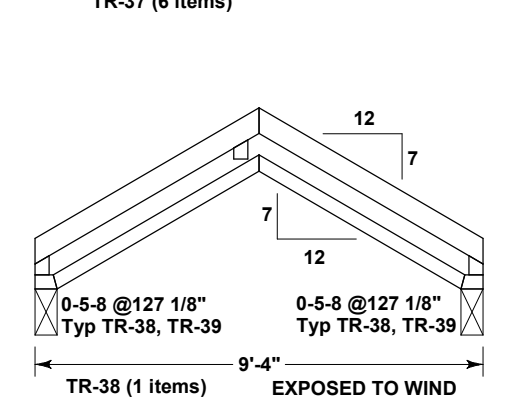
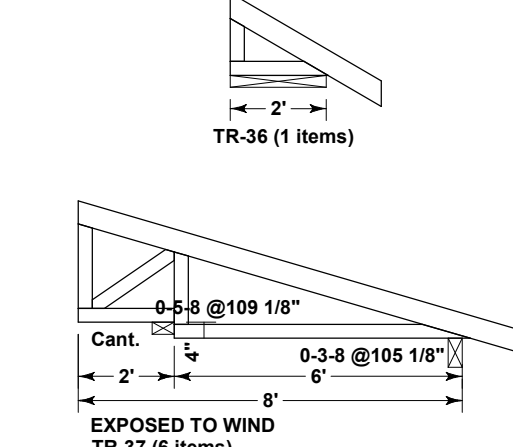
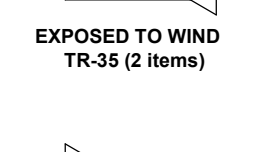
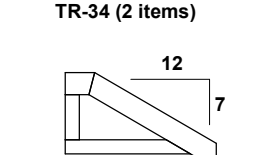
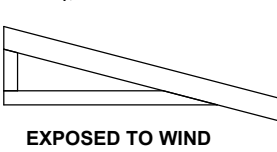
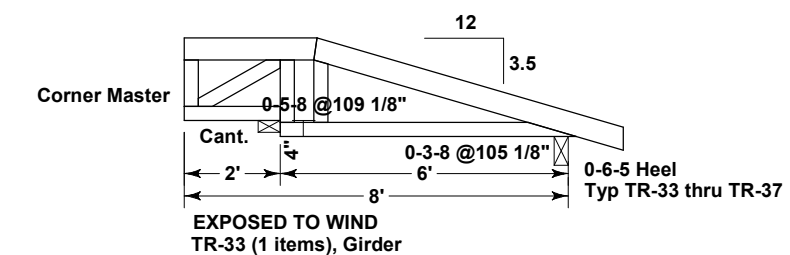
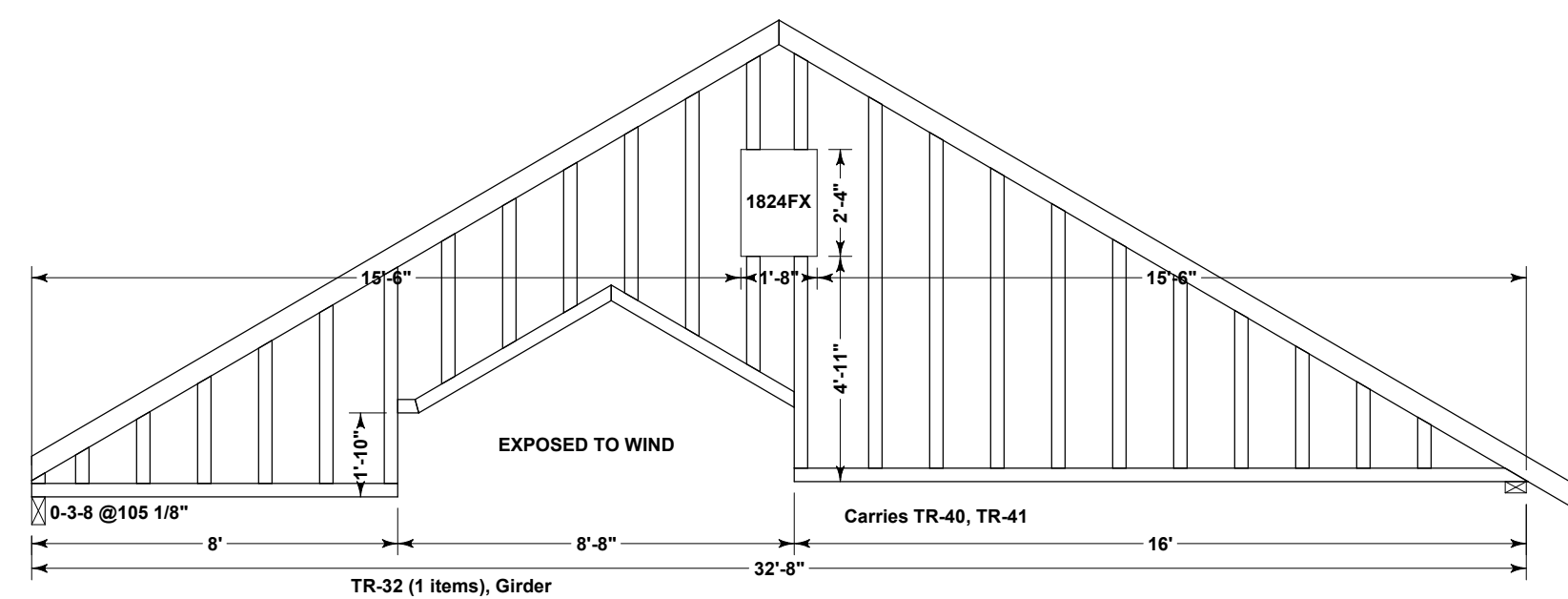
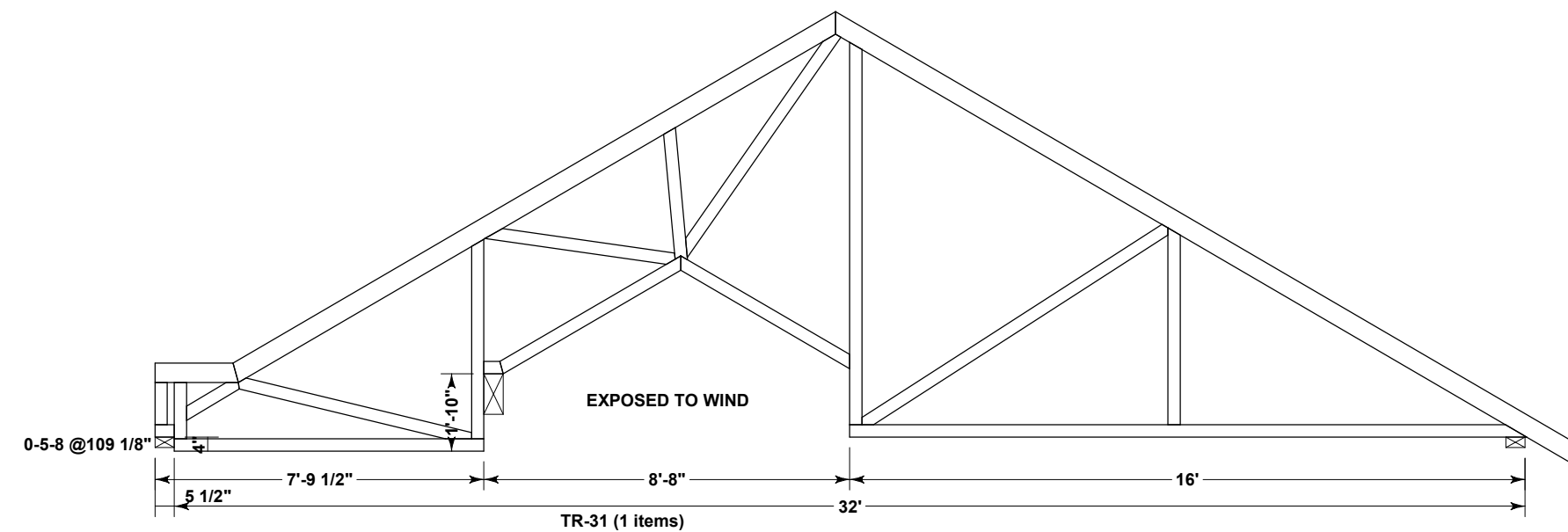
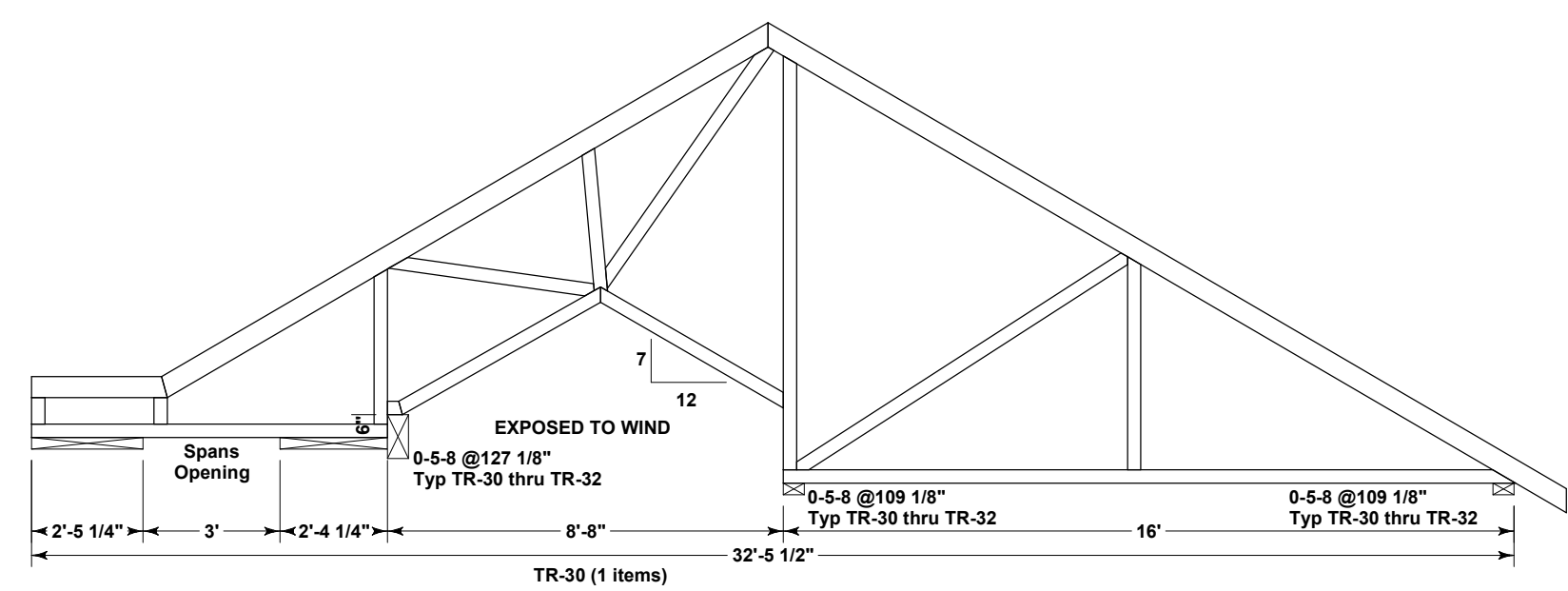
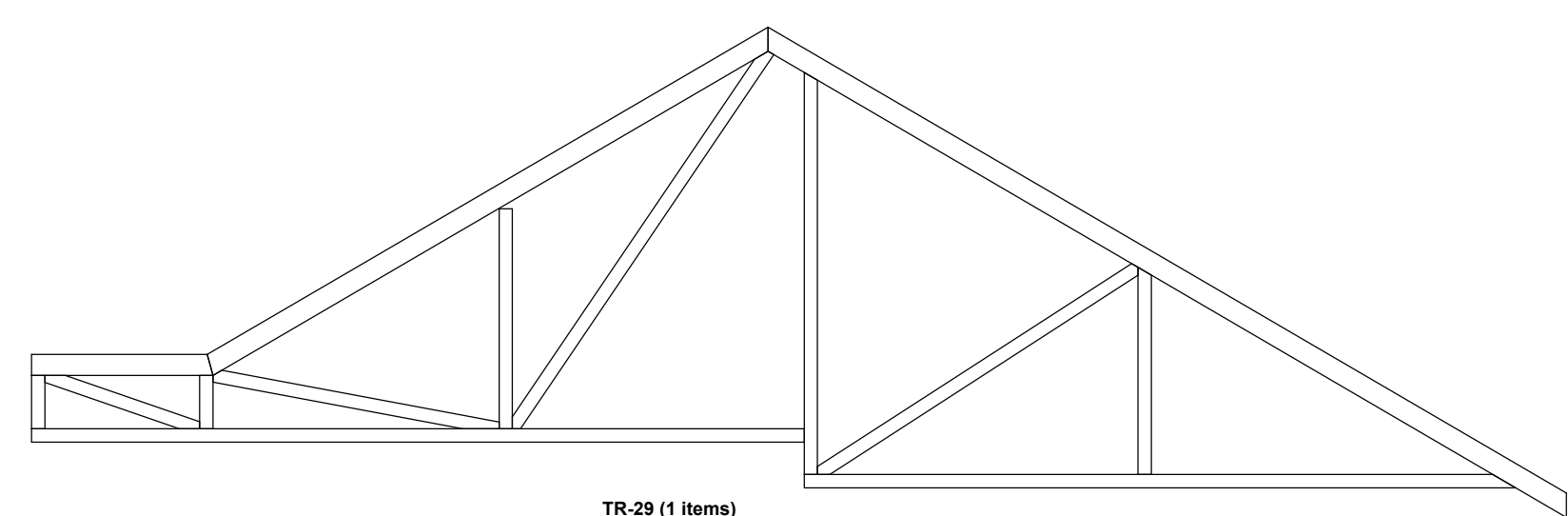
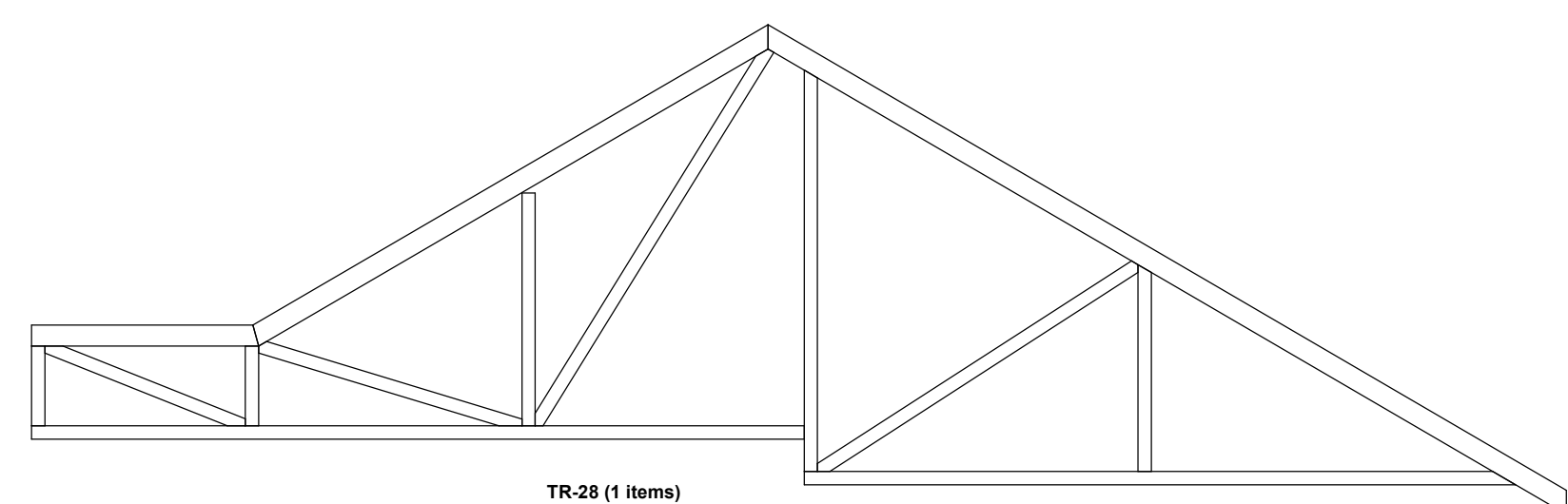
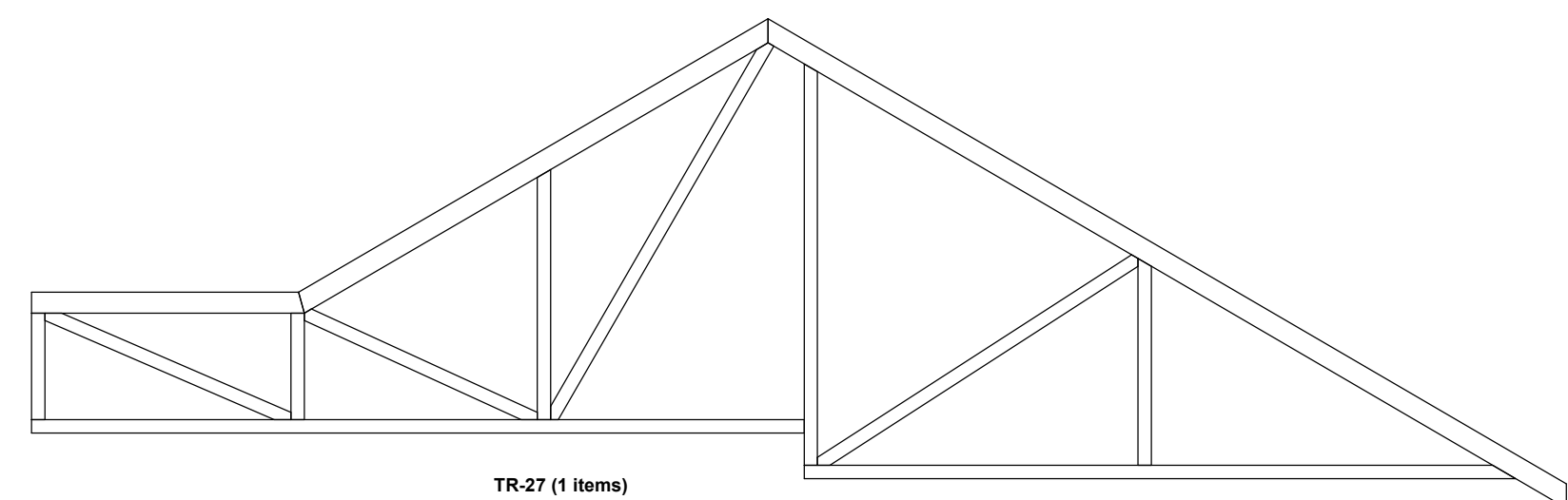
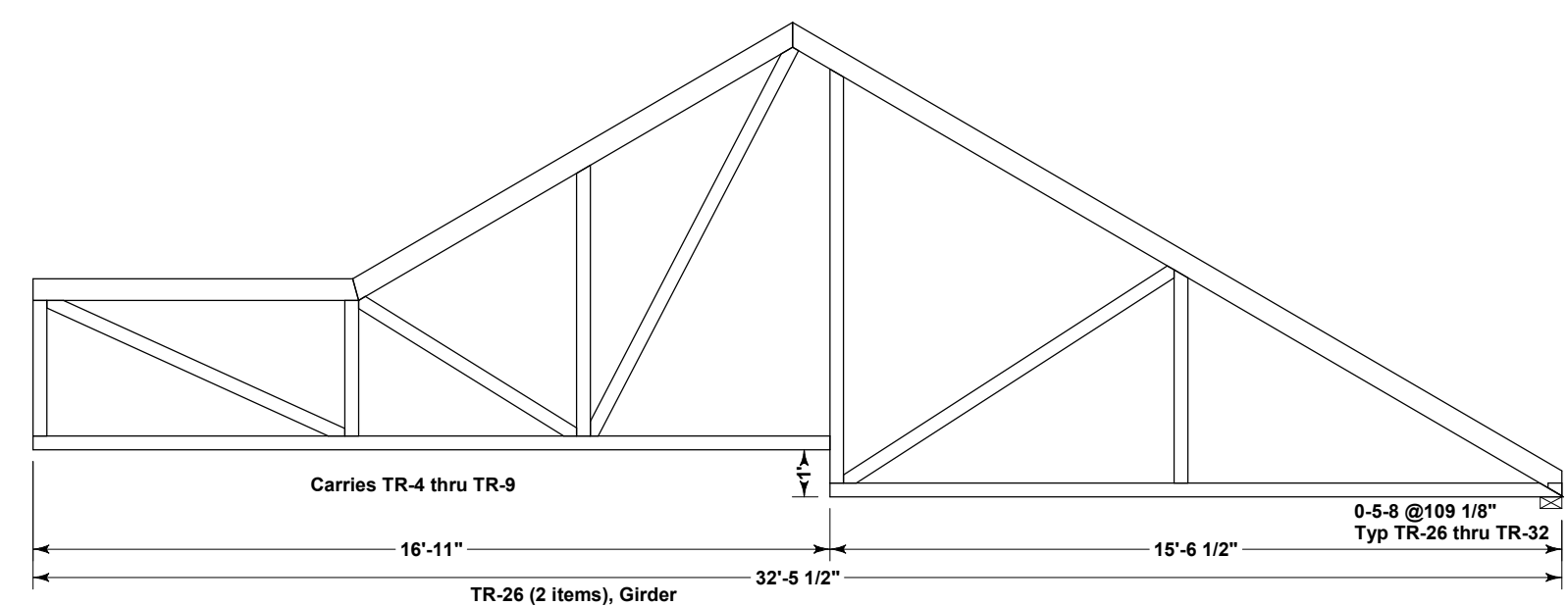
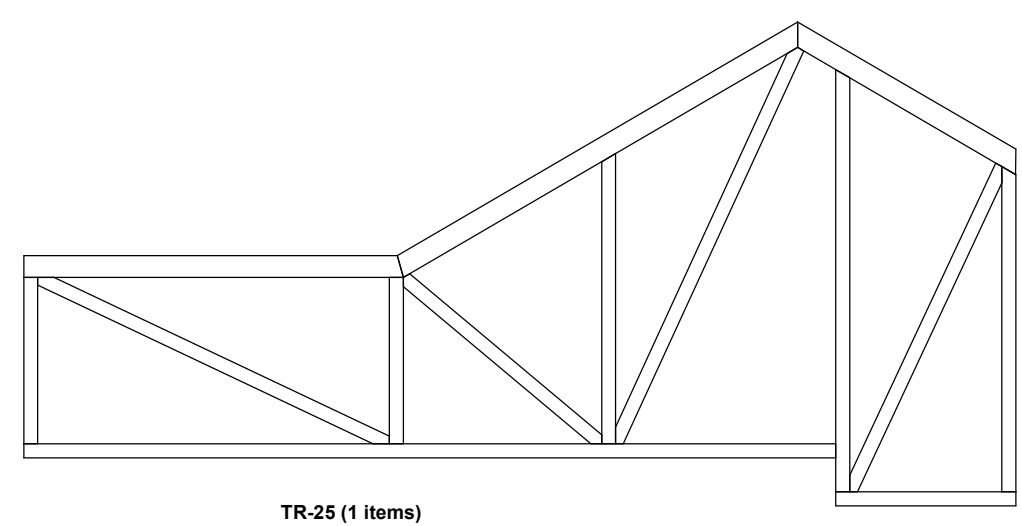
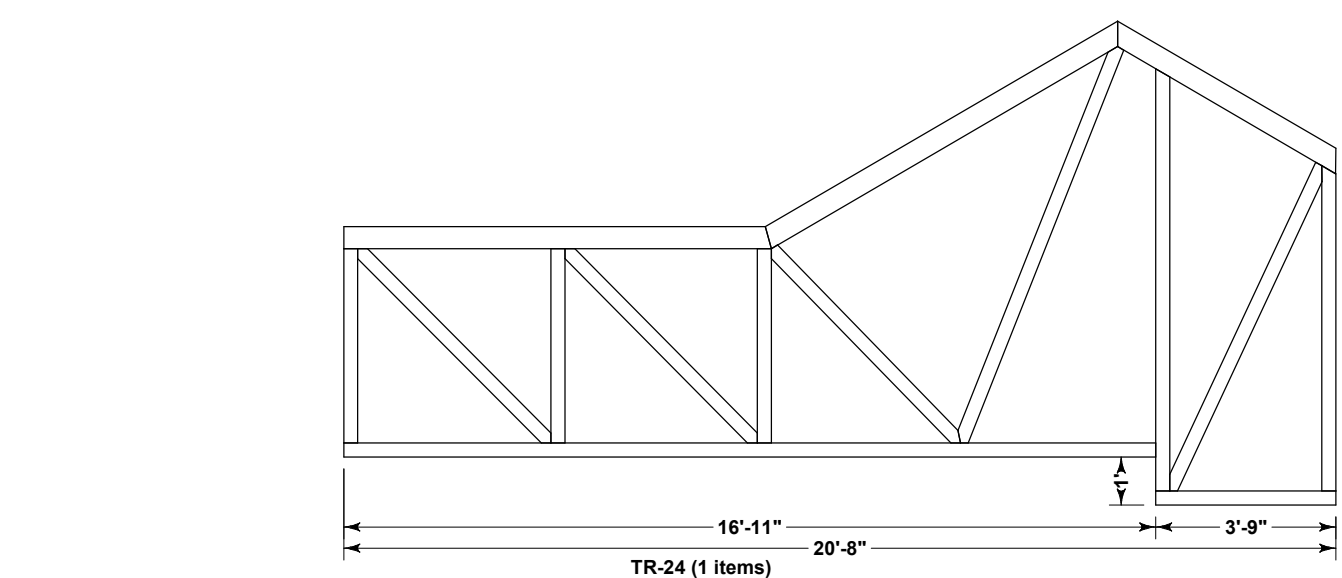
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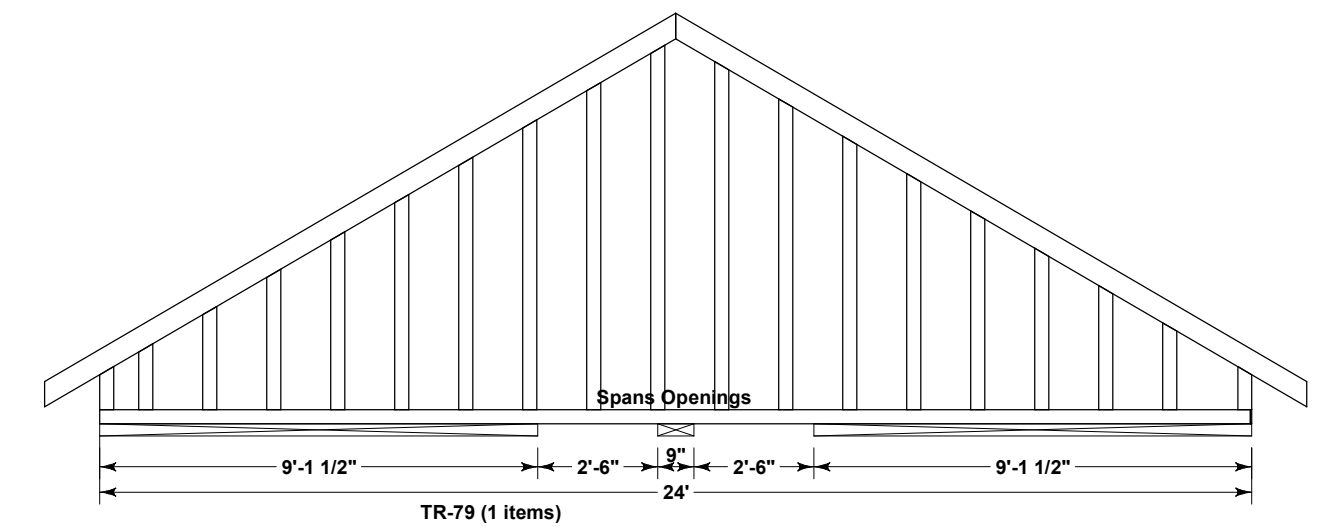
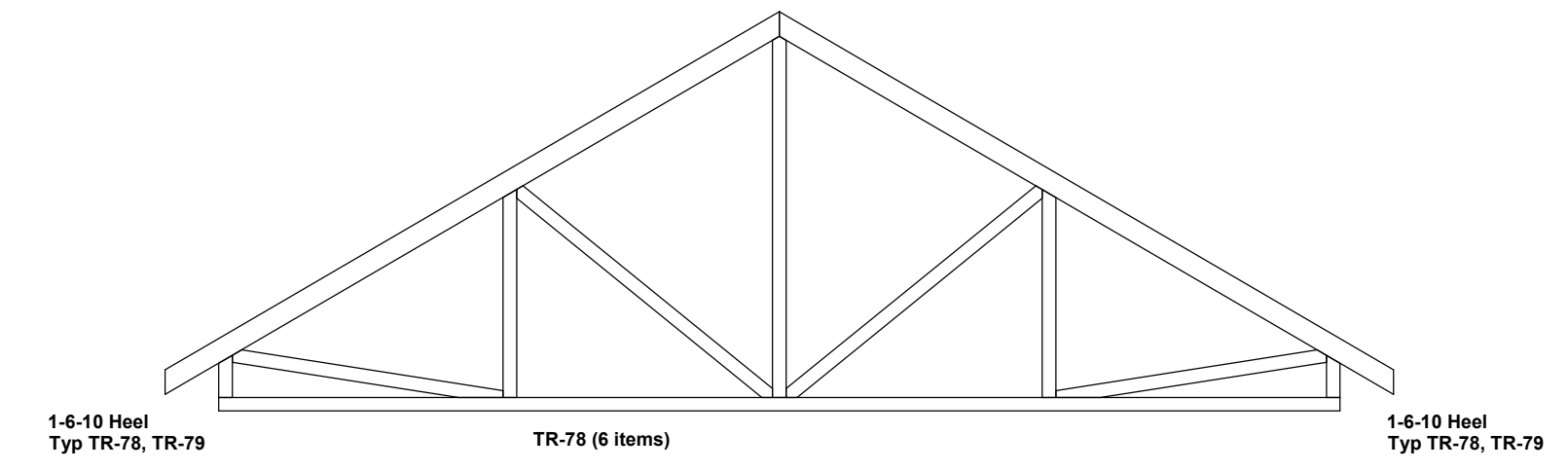
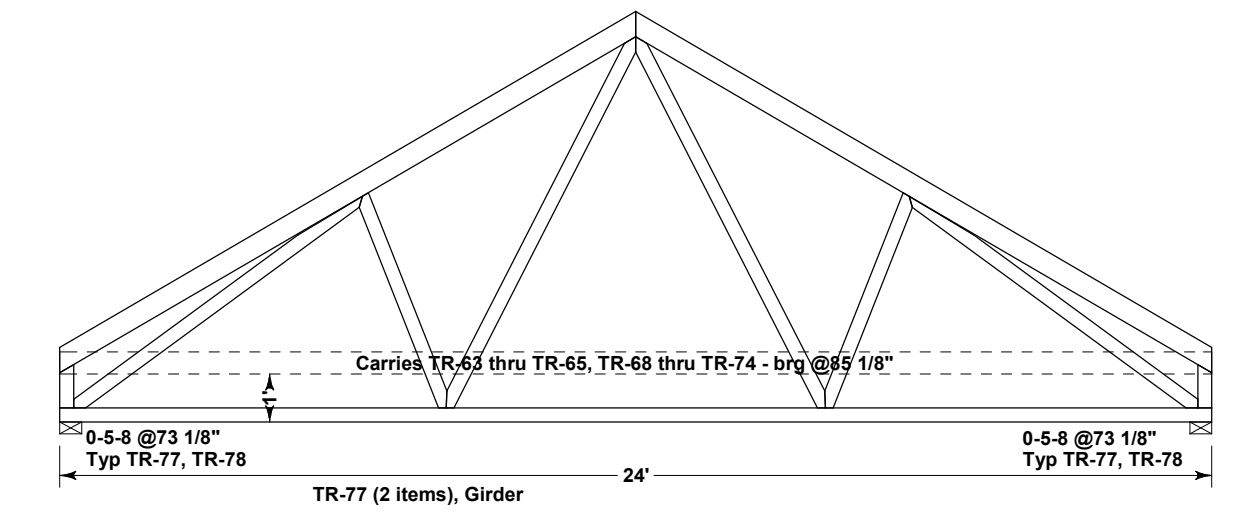
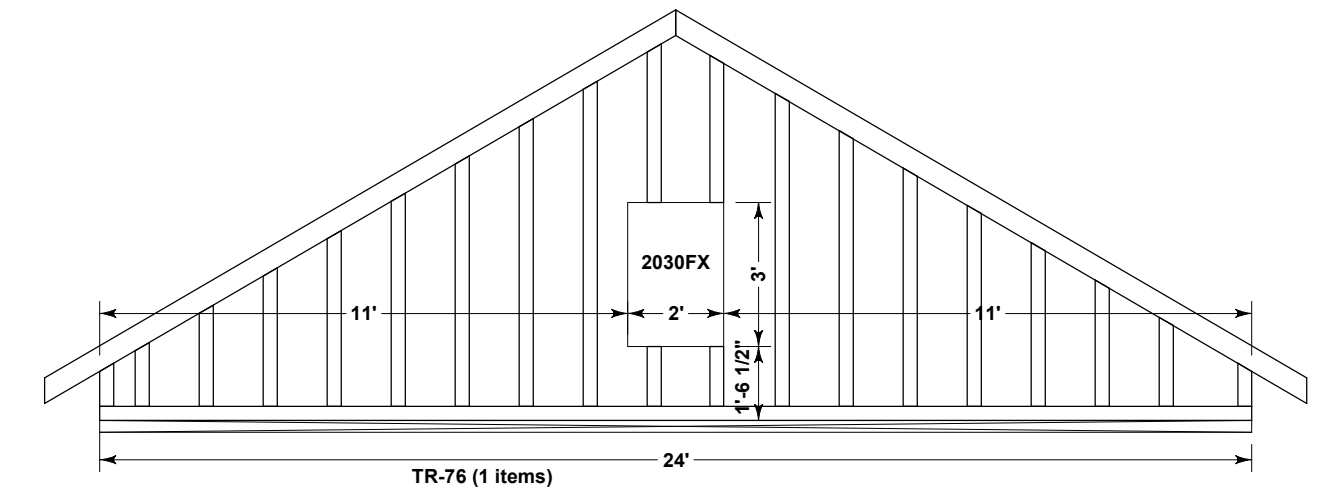
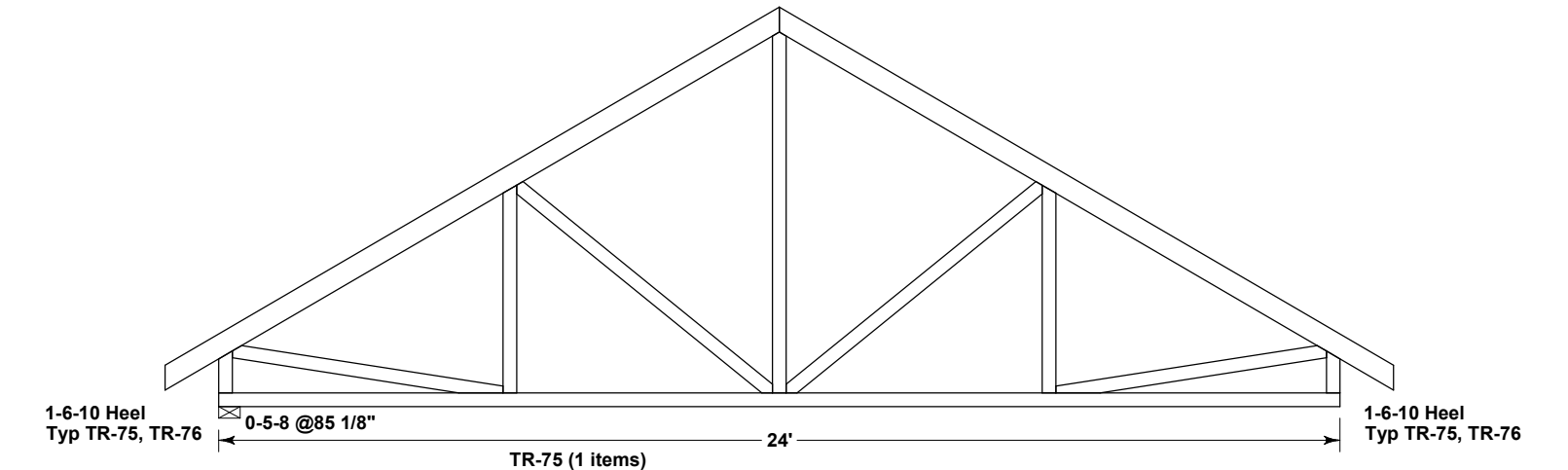
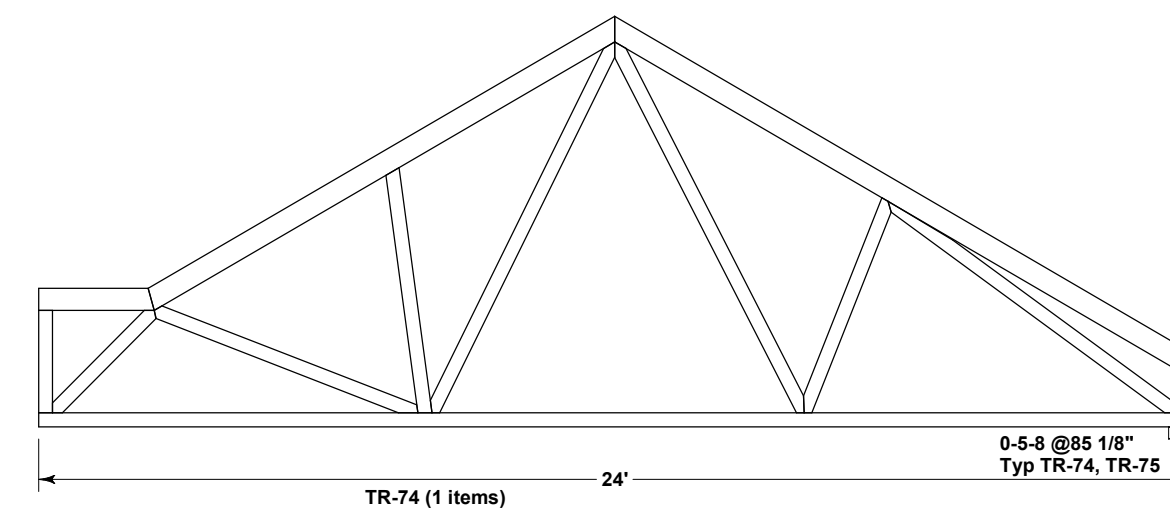
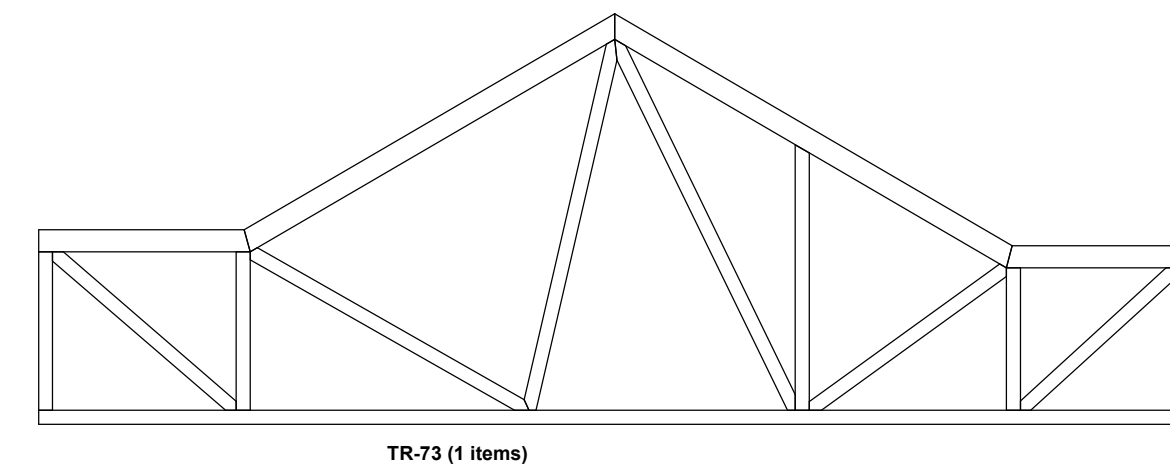
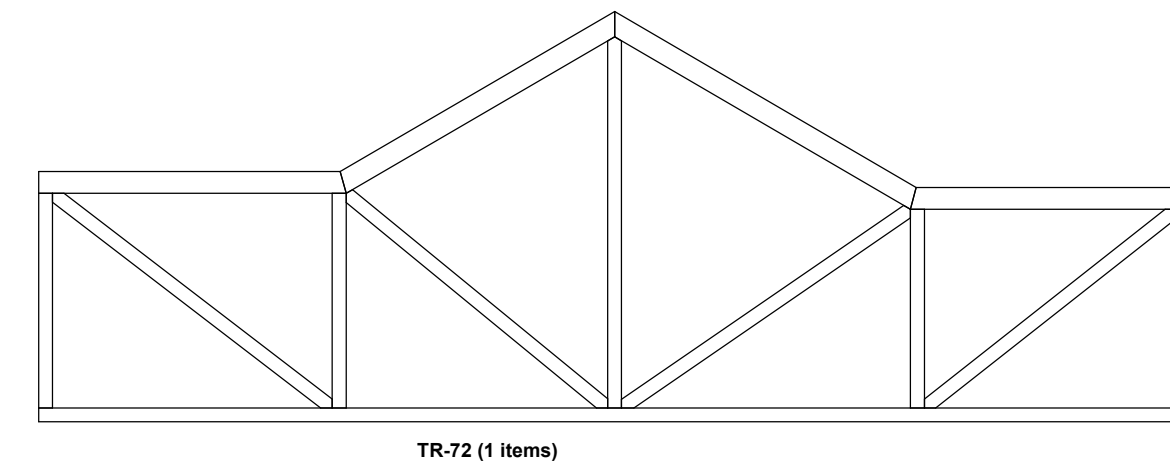
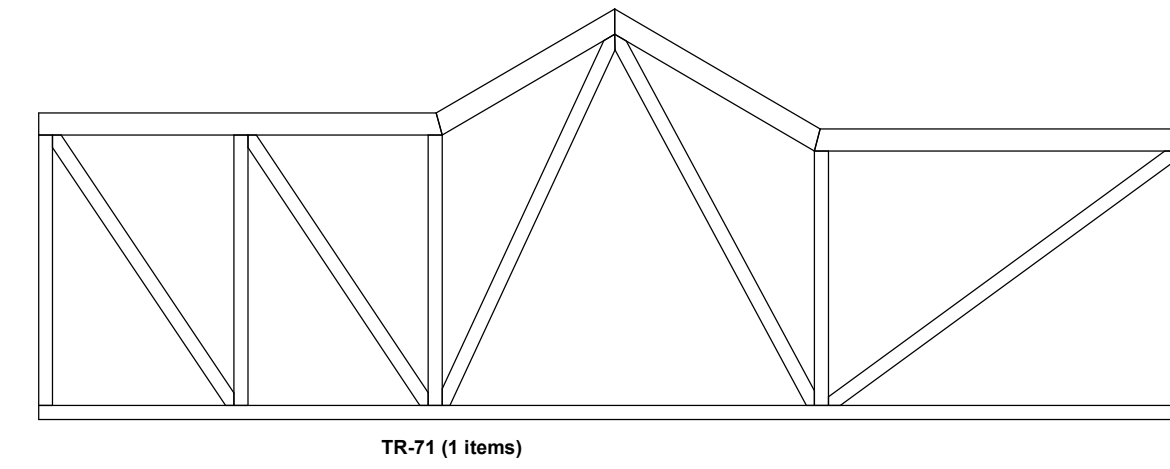
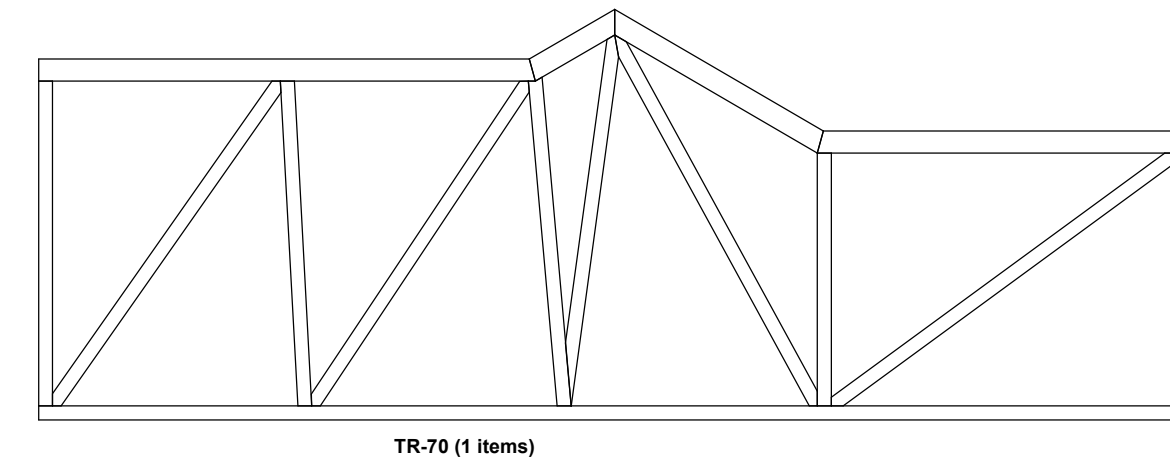
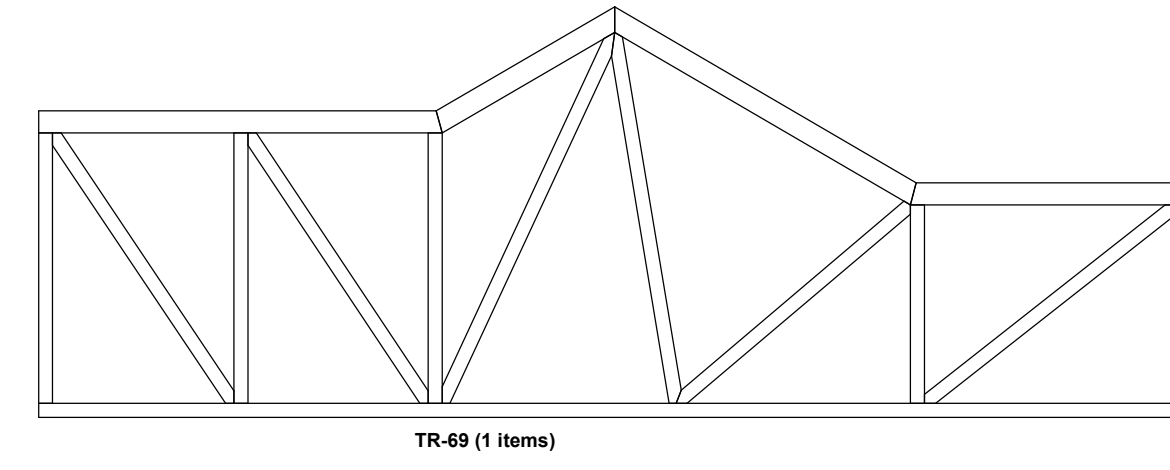
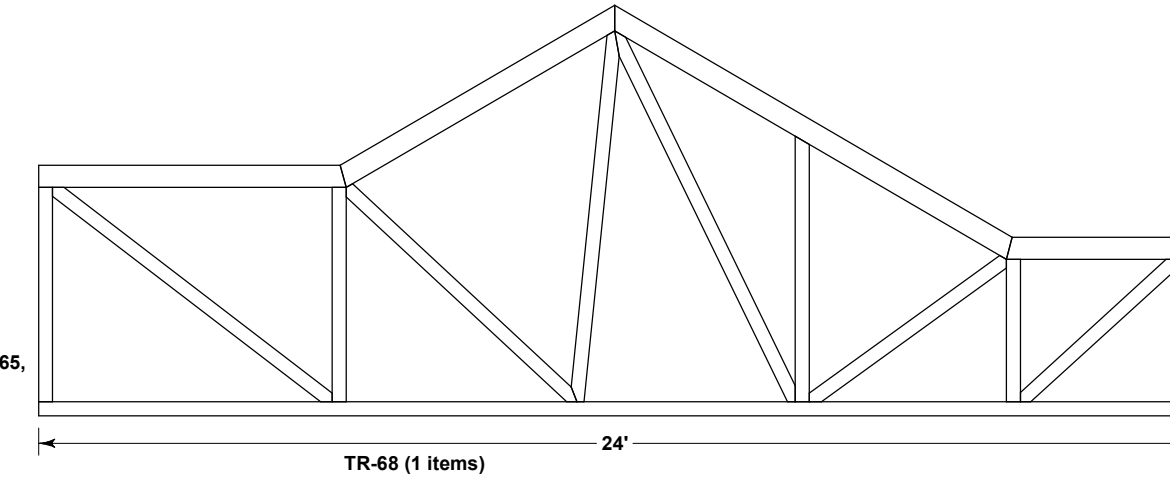
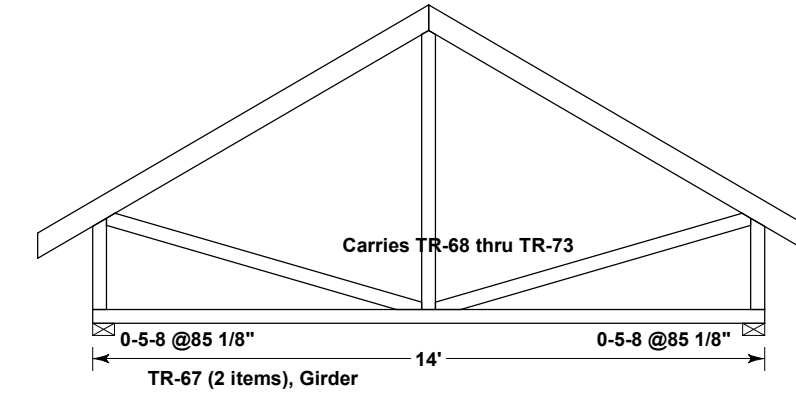
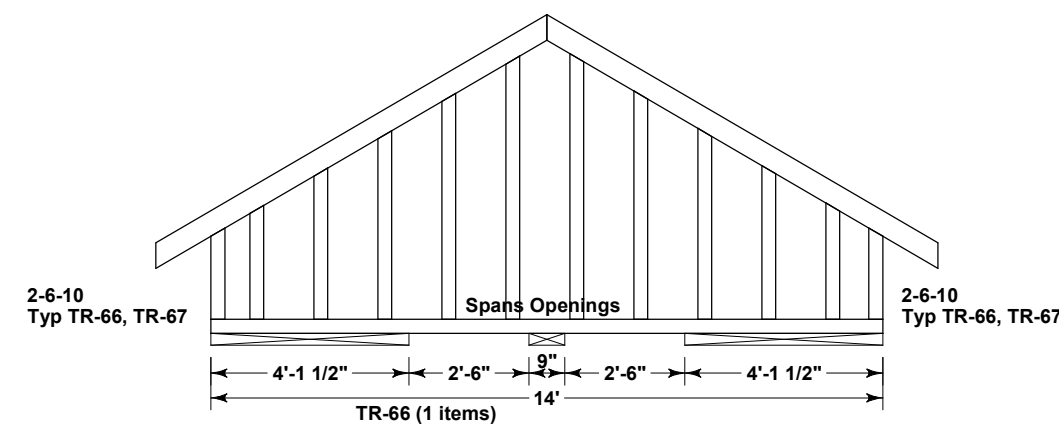
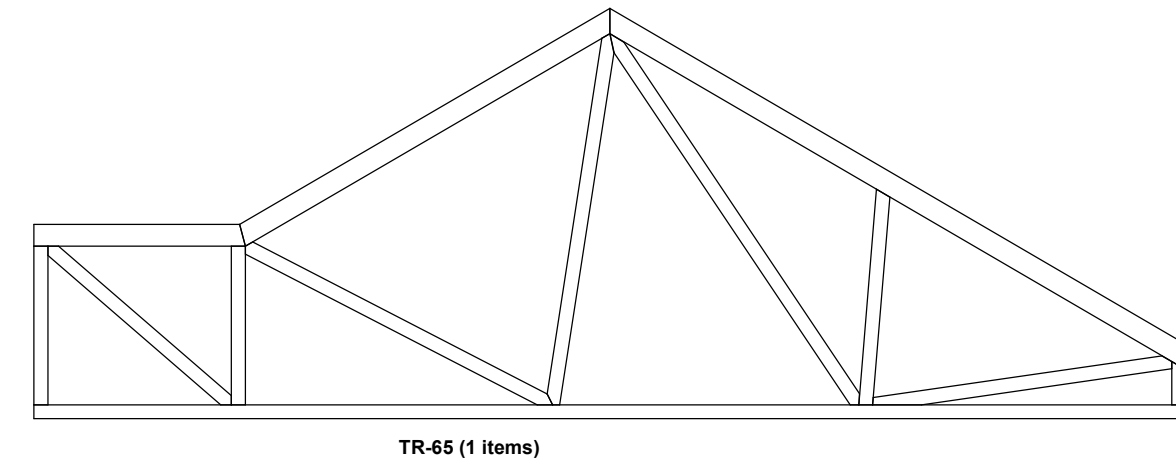
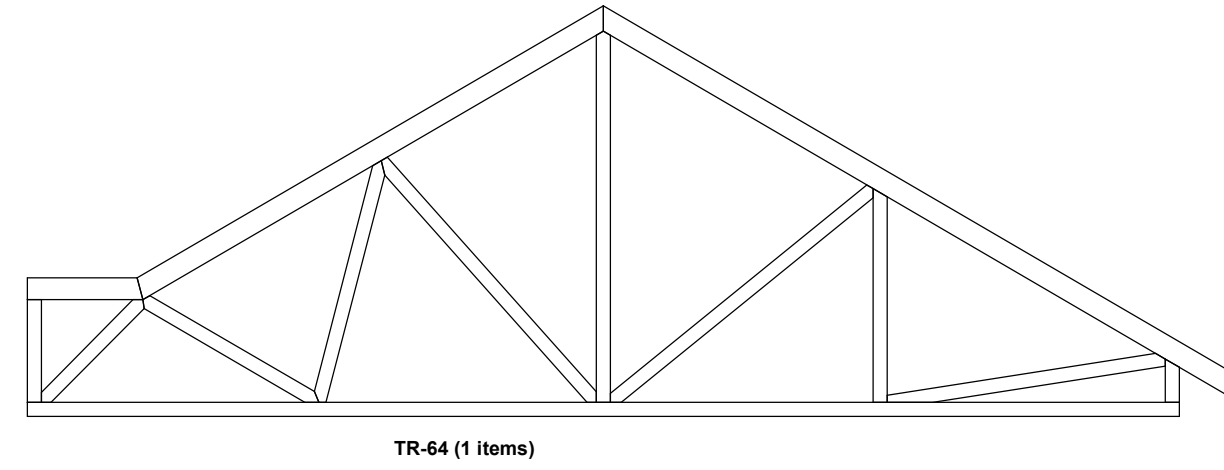
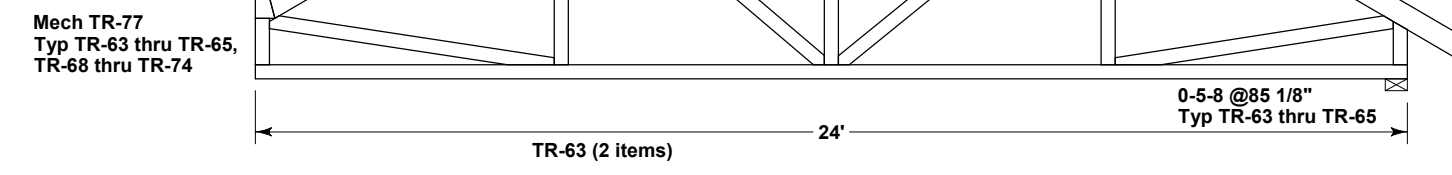
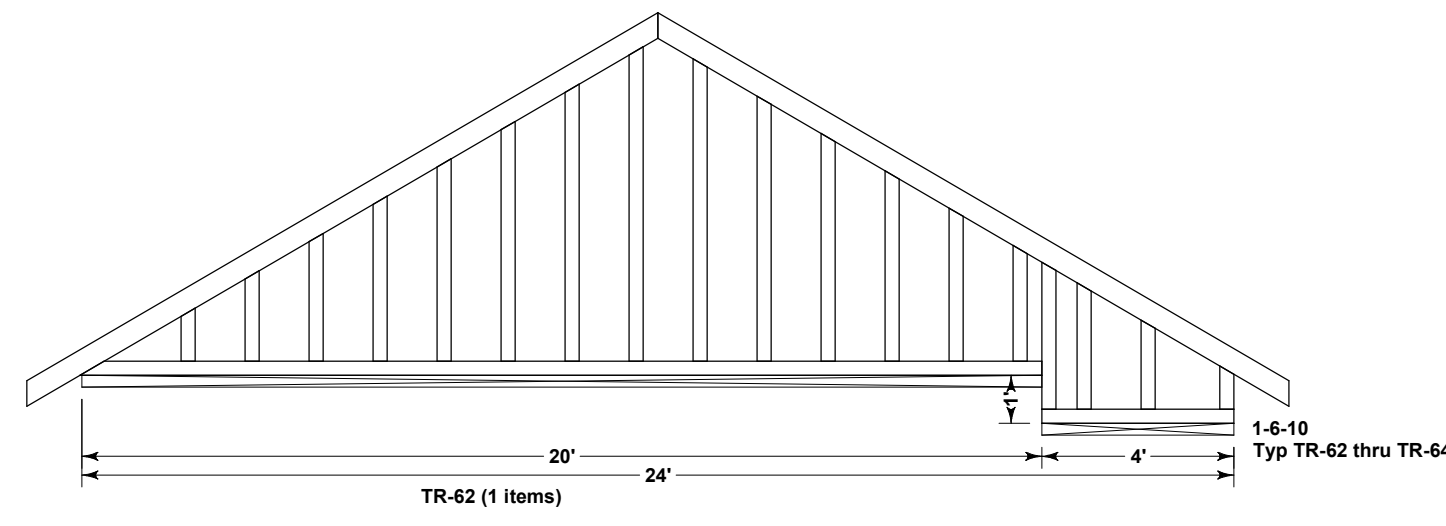
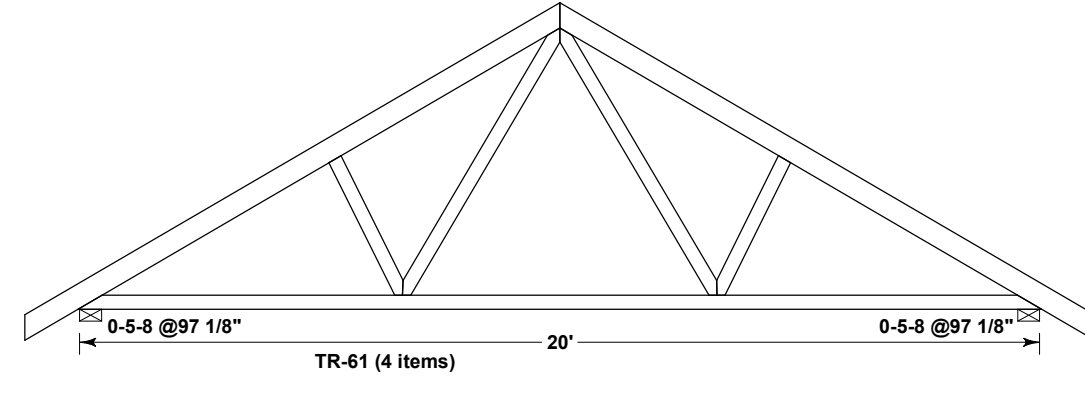
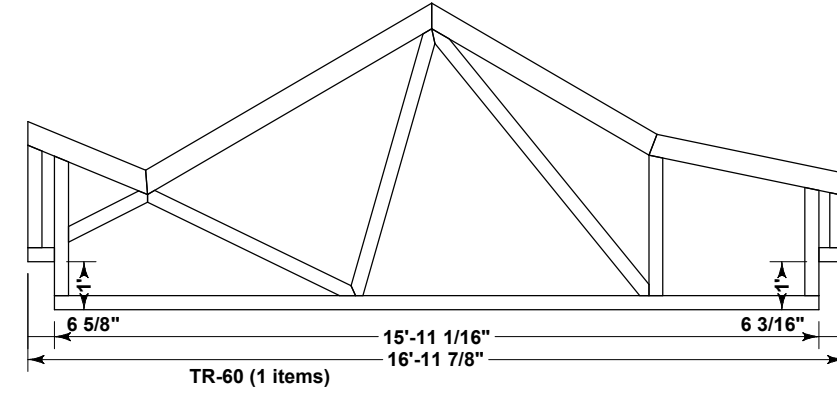
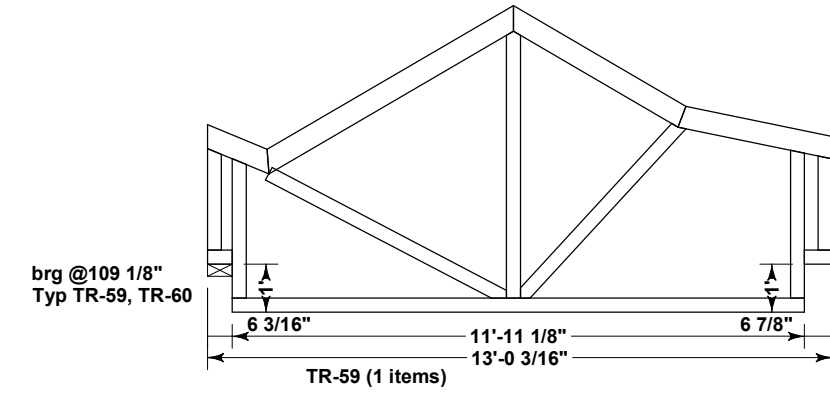
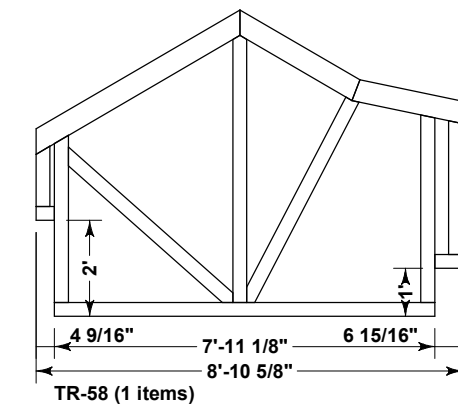
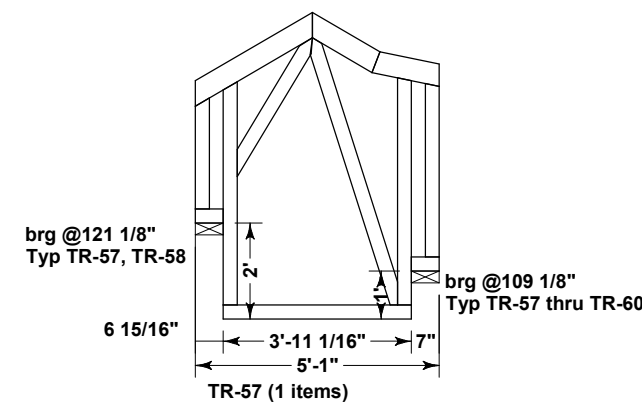
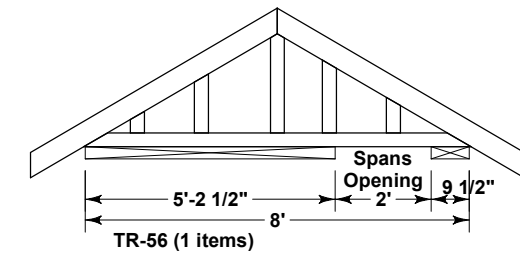
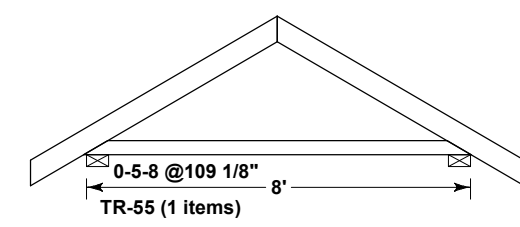
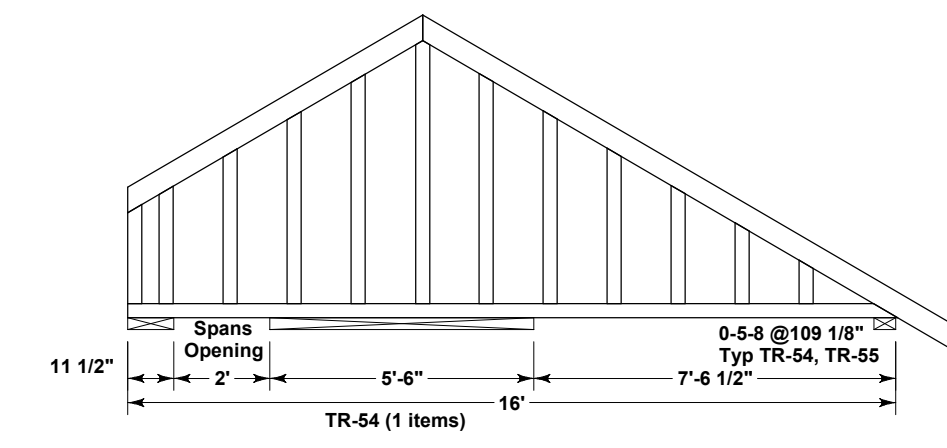
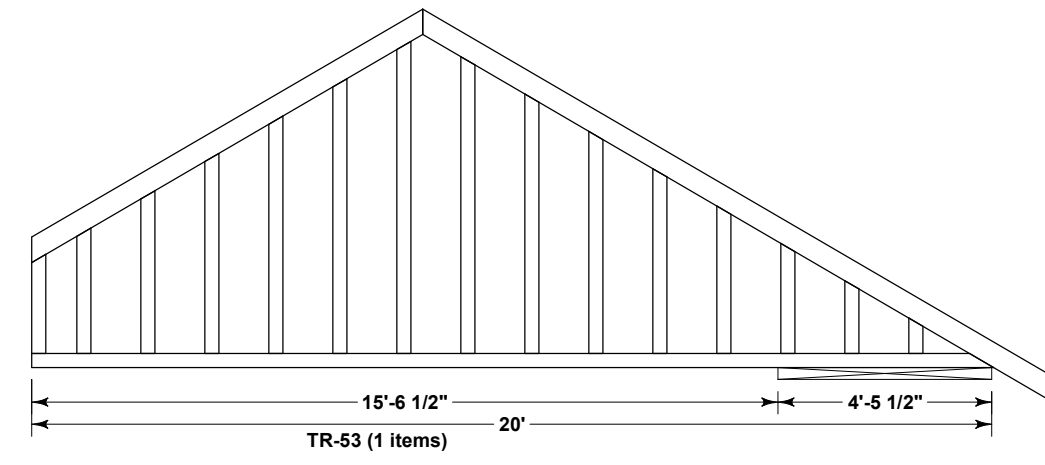
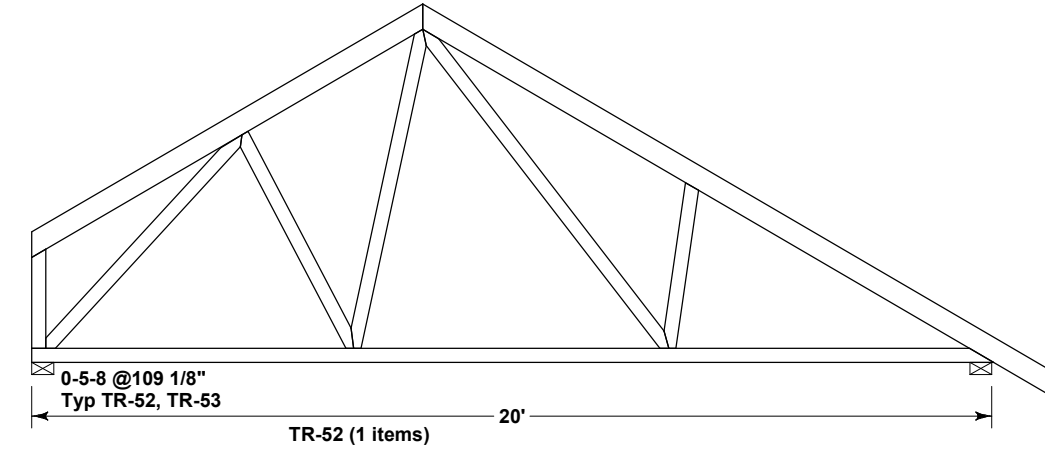
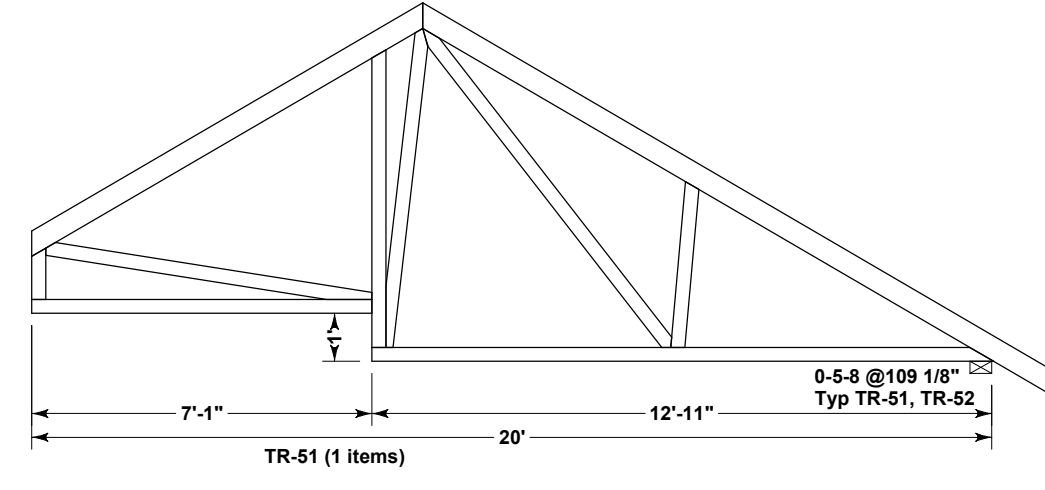
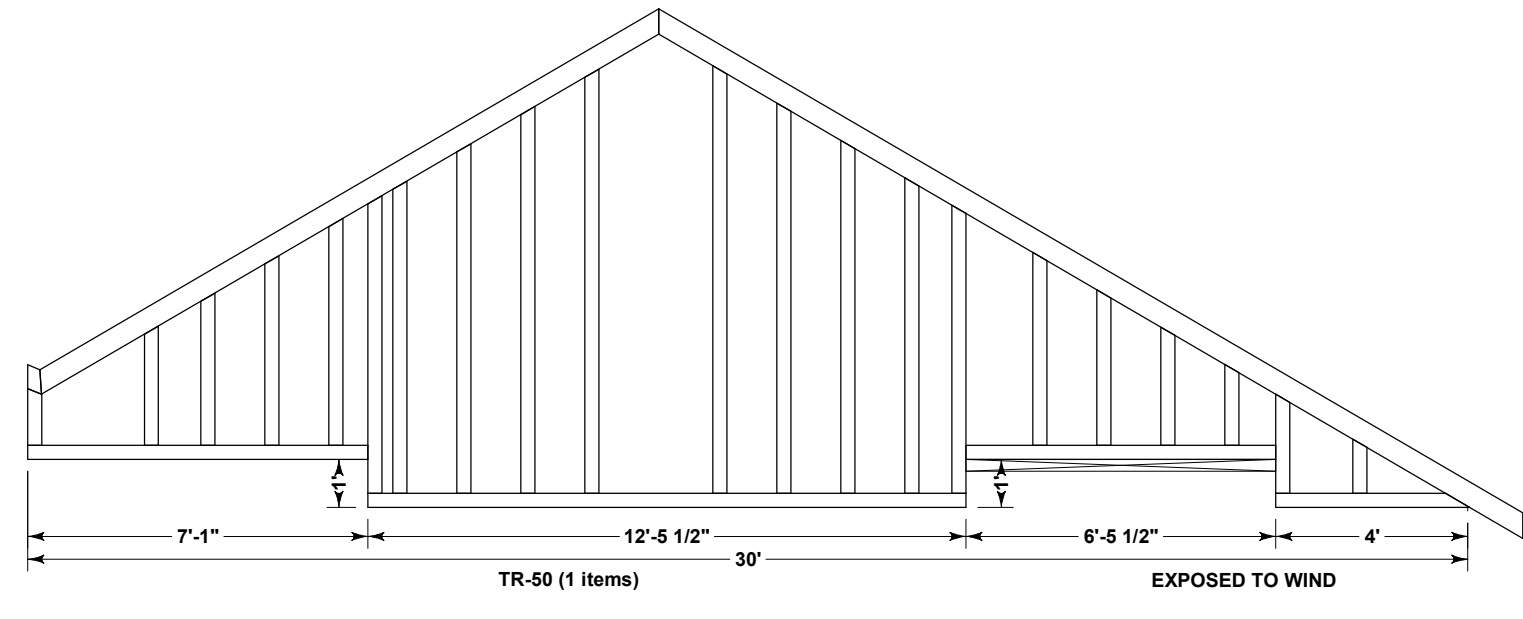
Drawn By:
Terry Carlson
 719-964-2568

PLOT DATE
 11/19/
 2019

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Schedule #6206103051
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Colorado Springs, El Paso County, Colorado

8883 Shipman Ln.
Colorado Springs, CO 80908
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