PLAN:

SUBCONTRACTOR NOTE: Every effort has been made to avoid errors. These drawings have been created to specifications as outlined by the named client. Please verify dimensions and details prior to commencement of work. Drawings used onsite must be current and match those stamped and approved by PPRBD. Any deviations from plan without approval of named client will be made at subcontractors expense and may be subject to back-charges and/or litigation.

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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.

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.

8) 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.

9) Provide minimum 8" deep cut out for Overhead doors.

10) Top of wall at back to -3" at Overhead Door Opening.

11) Foundation Plan for dimensional reference only. Soils Report and Foundation Design by licensed Colorado Engineer must be onsite at first inspection.

12) Hatched area indicates position of mudsill.

13) See engineer’s foundation plan for concrete lintel detail at subgrade windows.

14) See engineer’s foundation plan for pier and pad sizing and detail.

15) Pad dimensions are from exterior surface of wall to center of pad.

16) 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.

17) 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.

18) 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.

19) Provide minimum 8” deep cut out for Overhead doors.

20) Top of wall at back to -3” at Overhead Door Opening.

SCALE: 1/4" = 1’
DECK FRAMING: No hot tub

1) Ledger: 2x12 to floor rim w/(3)galv 12d and (2)1/4"x5" Ledgerlok@16"oc (typ)

SUBJECT TO PPRBD

BBBBIIIIDDDD////RRRREEEEVVVVIIIIEEEEWWWW    EEEEDDDDIIIITTTTIIIIOOOONNNN

2) Deck Beam: As noted on framing plan (Flush)

3) Structural Rim: As noted on framing plan

4) Joists: 2x10 @12"oc to LSL Rim w/LUS210. Use LUC210Z at corners.

5) Columns: 6x6 post or (3)2x6 to beam w/ LPC6Z cap and ABW66Z base with ½"dia.

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) DESIGN LOADS:
   - Live Load: 40psf
   - Dead Load: 55psf
   - Total Load: 95psf

10) No hot tub

FLOOR FRAMING PLAN

FRONT PORCH FRAMING

- Ledger, 2x12 flooring ledger, from engineered drawings
- Columns: 6x6 post or (3)2x6 to beam w/ LPC6Z cap and ABW66Z base with ½"dia.

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See Framing Plan for details prior to commencement of work.
Provide landscape walls to cover foundation concrete at wall steps.

Provide damp proofing below grade.


Min 36" Open Guardrail at Deck w/4" max openings.
NOTES AND REVISIONS:

DRAWN BY:

GREG EVANDO

CLAIMS FOR DAMAGES AND INFRINGEMENT PENALTIES.

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Pre-engineered Trusses @24"oc (Typ)
Pre-engineered Trusses

2x4@16"oc interior walls except where otherwise noted.

2x4 or 2x6 redwood

2x6@16"oc at walkout and garden level. Single bottom, double top plates (Typ)

5/8" Sheetrock at 12" Values and

Pantry

Fire block

Minimum 36" half wall or

Riser: Max 7 3/4", min 4"

Balcony w/4" max

Top of Wall @ 10' ceiling

4'-2"

Schedules #6206103051

Colorado Springs, El Paso County, Colorado Lot 35, Gleneagle Golf Course Residential Infill

Finish Grade: Allow 6" separation from wood product

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 @32" max oc.

Provide damp

4" Concrete slab with expansion joint at perimeter and isolated from interior footings

Provide damp

3/4" t&g OSB Subfloor

11 7/8" BCI 6000 floor Joist@16"oc

Firetaped (all surfaces)

Tread: 10 1/4" plus 1" nosing

Head Clearance: Maintain 6'-8" Handrail: Min 34", Max 38"

Riser: Max 7 3/4", min 4"

Top of Wall @ 10' ceiling

4'-2"

STAIR SECTION

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'
This page contains architectural drawings for a site-specific single-family residence located at 8883 Shipman Ln., Colorado Springs, CO 80908. The drawings include details for the trusses, spans, and openings of the building. The project is scheduled under #6206103051 and lot 35 at Gleneagle Golf Course Residential Infill in Colorado Springs, El Paso County, Colorado.

The drawings are subject to PPRBD approval and stamp. The client's name is not disclosed. The drawings are the proprietary work product of Terry C Design Services and are intended for the exclusive use of the named client. Use of these drawings or proprietary concepts without written permission is prohibited and may subject the user to claims for damages and infringement penalties.

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Notes and revisions:
- Drawn by: Terry Carlson
- Plot date: 11/19/2019
- 12 of 9 sheets

The drawings include truss designs TR-50 through TR-79 and specify dimensions such as truss lengths, heights, and opening sizes. The drawings also indicate the use of various materials and construction methods, such as trusses TR-50 (1 items) exposed to wind, and trusses TR-51 through TR-59 with specified spans and openings. The trusses are designed to accommodate the site's unique requirements and are detailed to ensure structural integrity and compliance with building codes.

The drawings also include a section on subcontractor note, indicating that every effort has been made to avoid errors. The drawings were created to specifications as outlined by the client and require verification of dimensions and details before commencement of work. Drawings used onsite must be current and match those approved by PPRBD. Any deviations from the plan without approval will be made at subcontractor expense and may subject the user to back-charges and litigation.

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The building site is located at 8883 Shipman Ln., Colorado Springs, CO 80908, with a phone number of 719-510-6253. Other contact information includes 331 Silver Rock Place, Colorado Springs, CO with a phone number of 719-964-2568 and a website www.tchomedesign.com. The plan number is 2019-1119, and the plot date is 11/19/2019.