

DRAWING INDEX

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CODE SCHEDULE

2011 PIKES PEAK REGIONAL BUILDING CODE
 2009 IRC*
 2009 IPC*
 2009 IFCG*
 2009 IMC*
 2009 IECC*
 2008 NEC**
 *As amended by 2011 PPRBC
 **Or the latest edition adopted by the State of Colorado

Plot Date:
11/20/2012
 Sheet #:
1 of 9

Drawn by:
Terry Carlson

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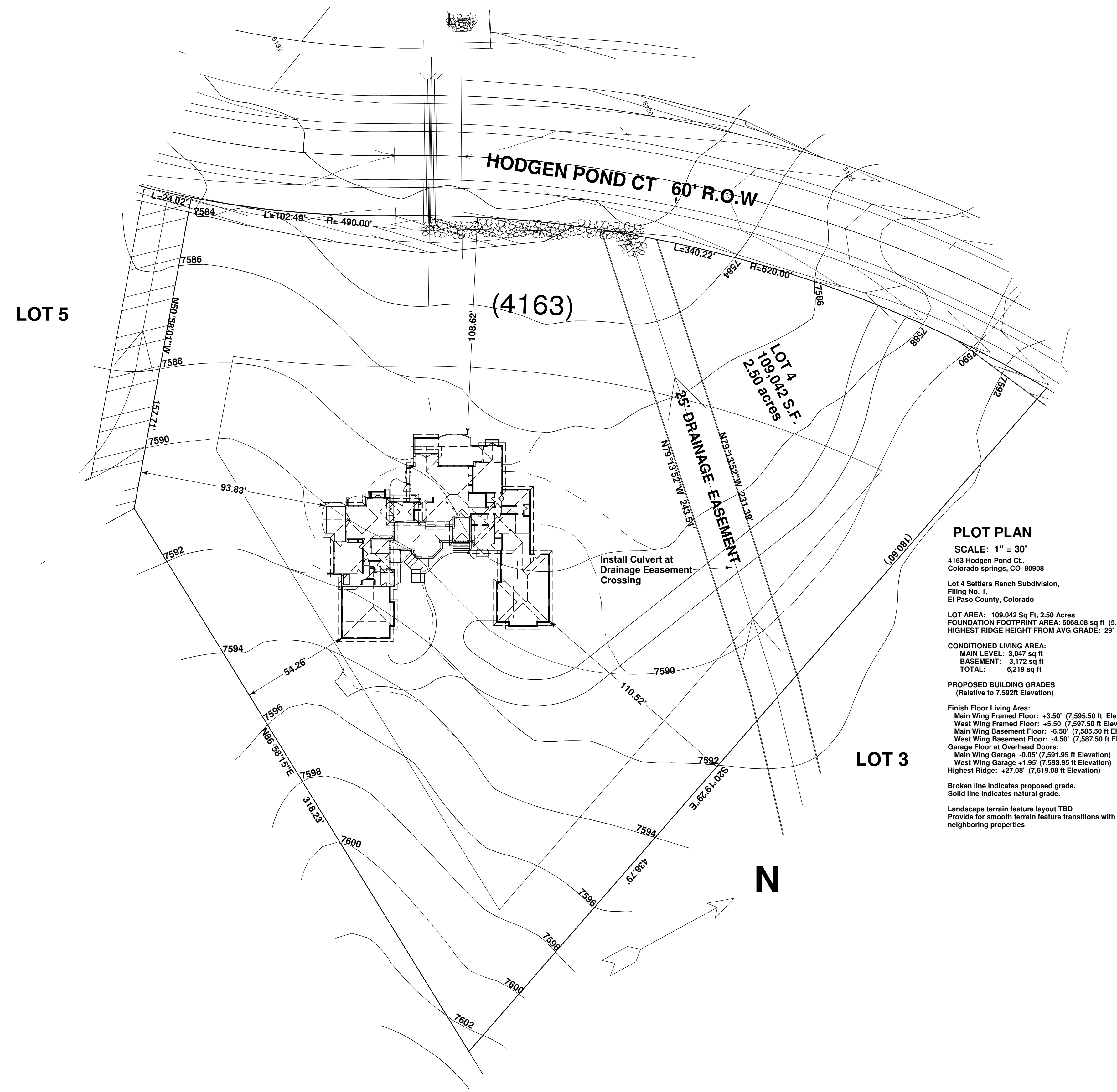
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NOTES:

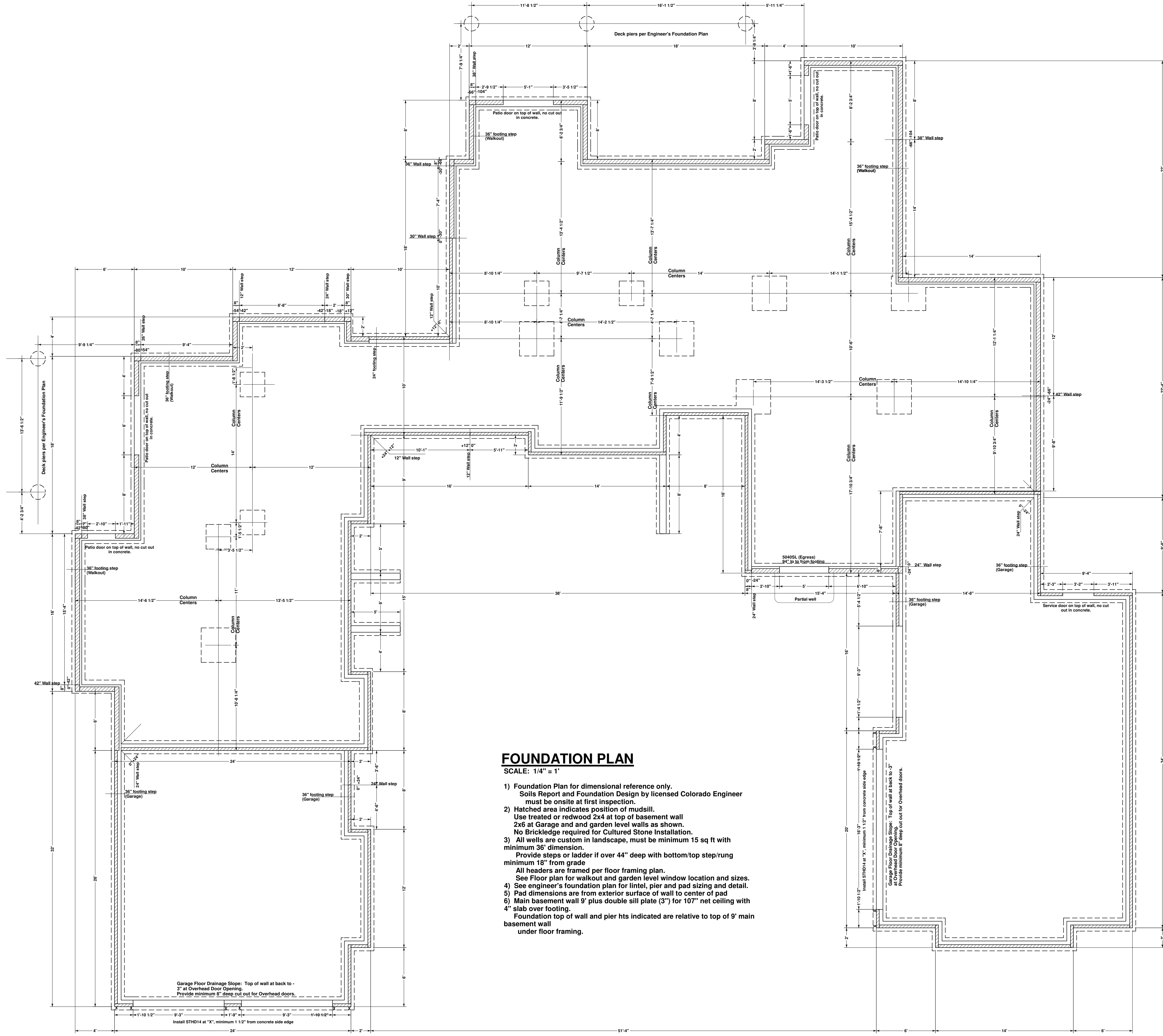
Project Description:
Custom Single Family Residence
 4163 Hodgen Pond Ct.
 Colorado Springs, CO 80908
 Lot 4, Settlers Ranch Subdivision,
 Filing No. 1,
 El Paso County, Colorado

Plans and Documents Created for:
Ty and Emily Van Rensburg
 16111 Old Forest Pl., APT 302
 Monument, CO, 80132
 225-445-2089

Building Design and Drafting by:
Terry C Design Services
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 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 garden level walls as shown. No Brickledge required for Cultured Stone Installation.
- 3) All wells are custom in landscape, must be minimum 15 sq ft with minimum 36" dimension. Provide steps or ladder if over 44" deep with bottom/top step/rung minimum 16" from grade. All headers are framed per floor framing plan. See Floor plan for walkout and garden level window location and sizes.
- 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) 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 9' main basement wall under floor framing.

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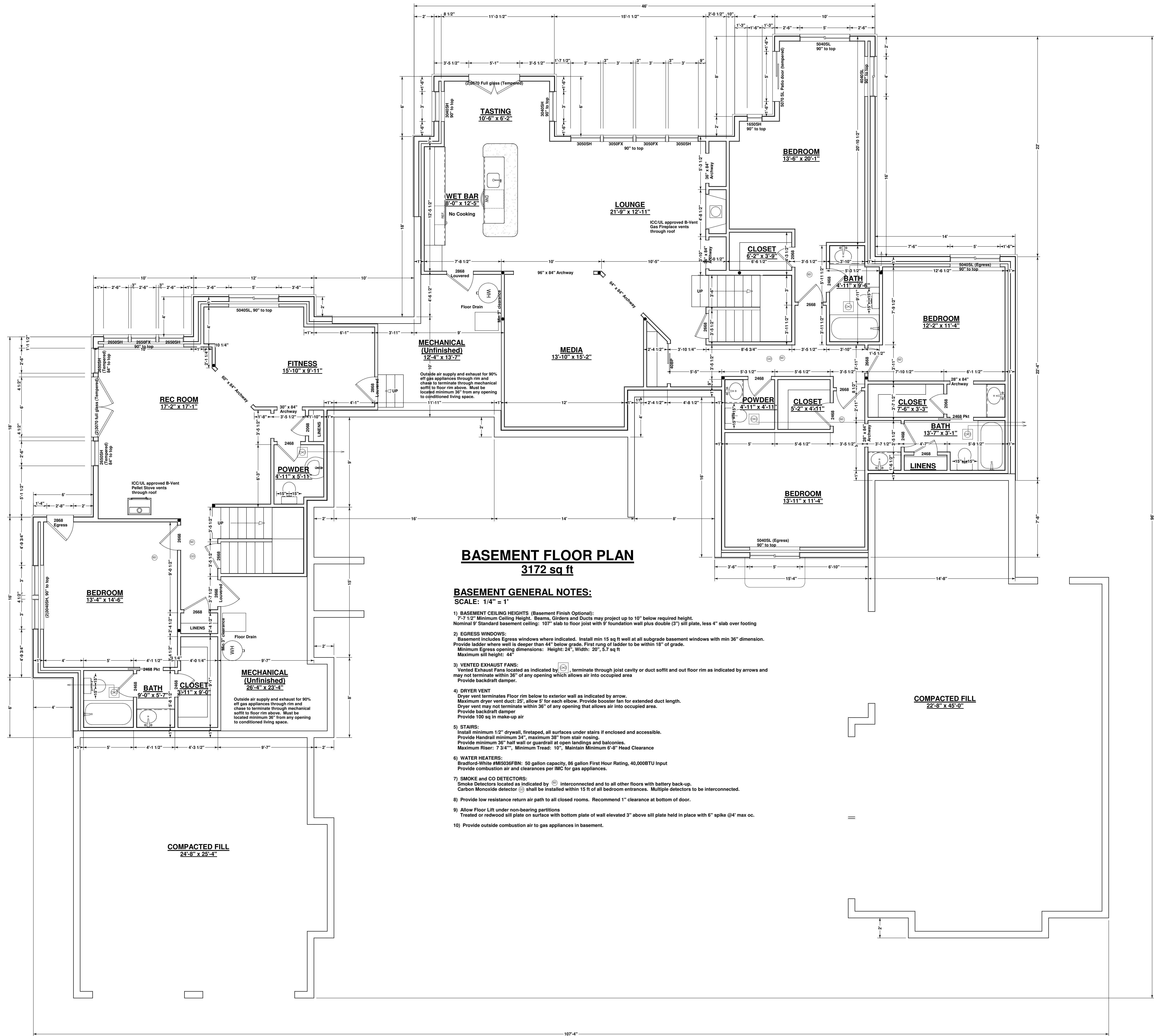
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BASEMENT FLOOR PLAN
3172 sq ft

BASEMENT GENERAL NOTES:

- SCALE: 1/4" = 1'
- BASEMENT CEILING HEIGHTS:** (Basement Finish Optional):
7'-0" 1/2" Minimum Ceiling Height. Beams, pipes and ducts may project up to 10" below required height.
Nominal 8" Standard basement ceiling: 10'-0" slab to floor joist with 8" foundation wall plus double (2") sill plate, less 4" slab over footing
 - EGRESS WINDOWS:**
Basement includes Egress windows where indicated. Install min 15 sq ft wall at all subgrade basement windows with min 36" dimension. Provide ladder where wall 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"
 - VENTED EXHAUST FANS:**
Vented Exhaust Fans located as indicated by (F) terminate through joist cavity or duct soffits 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.
 - DRYER VENT:**
Dryer vent terminates Floor rim below to exterior wall as indicated by arrow.
Maximum dryer vent duct: 20', allow 2" 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
 - STAIRS:**
Install minimum 1/2" drywall, firestoped, 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: 7.34", Minimum Tread: 10", Maintain Minimum 6'-6" Head Clearance
 - WATER HEATERS:**
Bradford-White ARMS38FBN: 50 gallon capacity, 86 gallon First Hour Rating, 40,000BTU Input
Provide combustion air and clearances per IMC for gas appliances.
 - 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.
 - Provide low resistance return air path to all closed rooms. Recommend 1" clearance at bottom of door.
 - 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.
 - Provide outside combustion air to gas appliances in basement.

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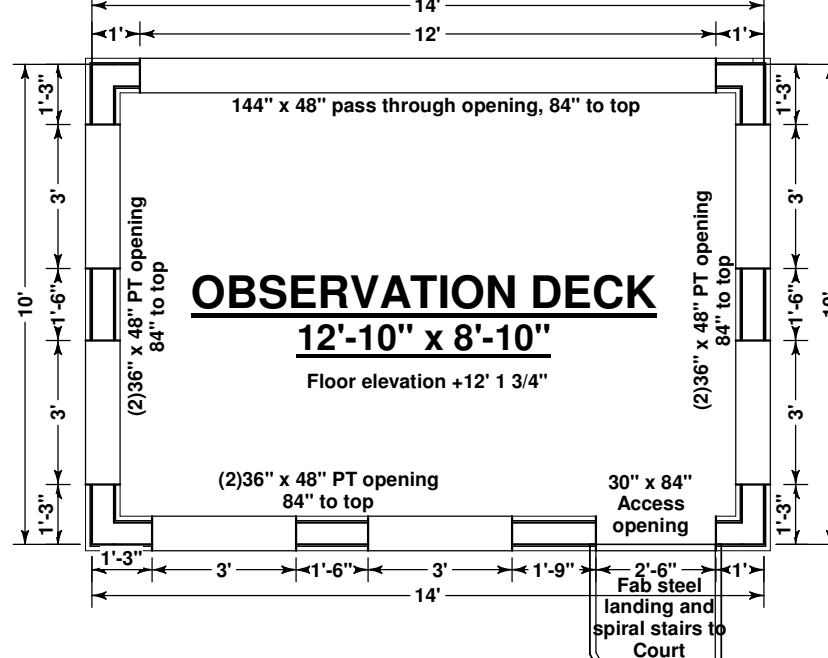
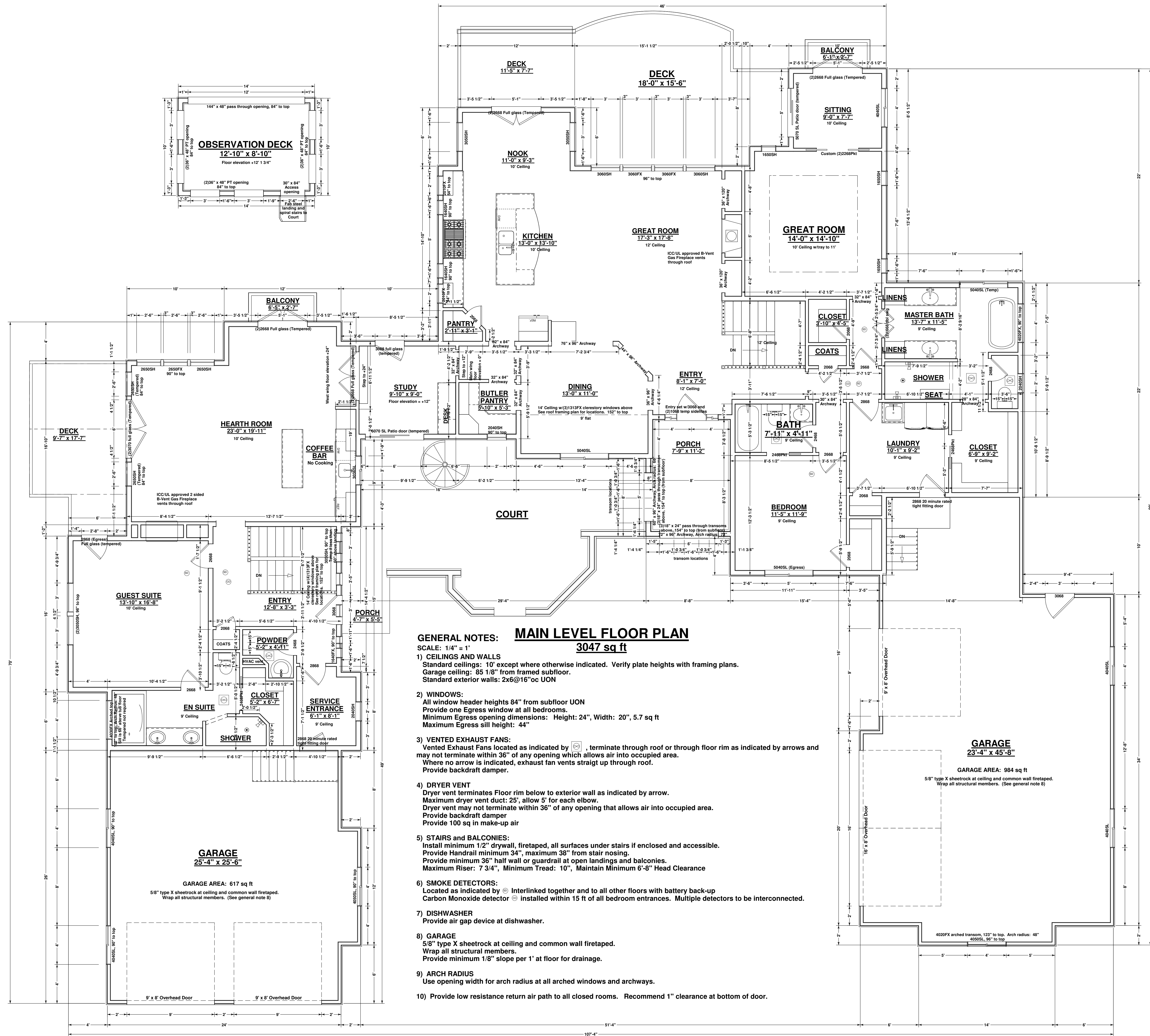
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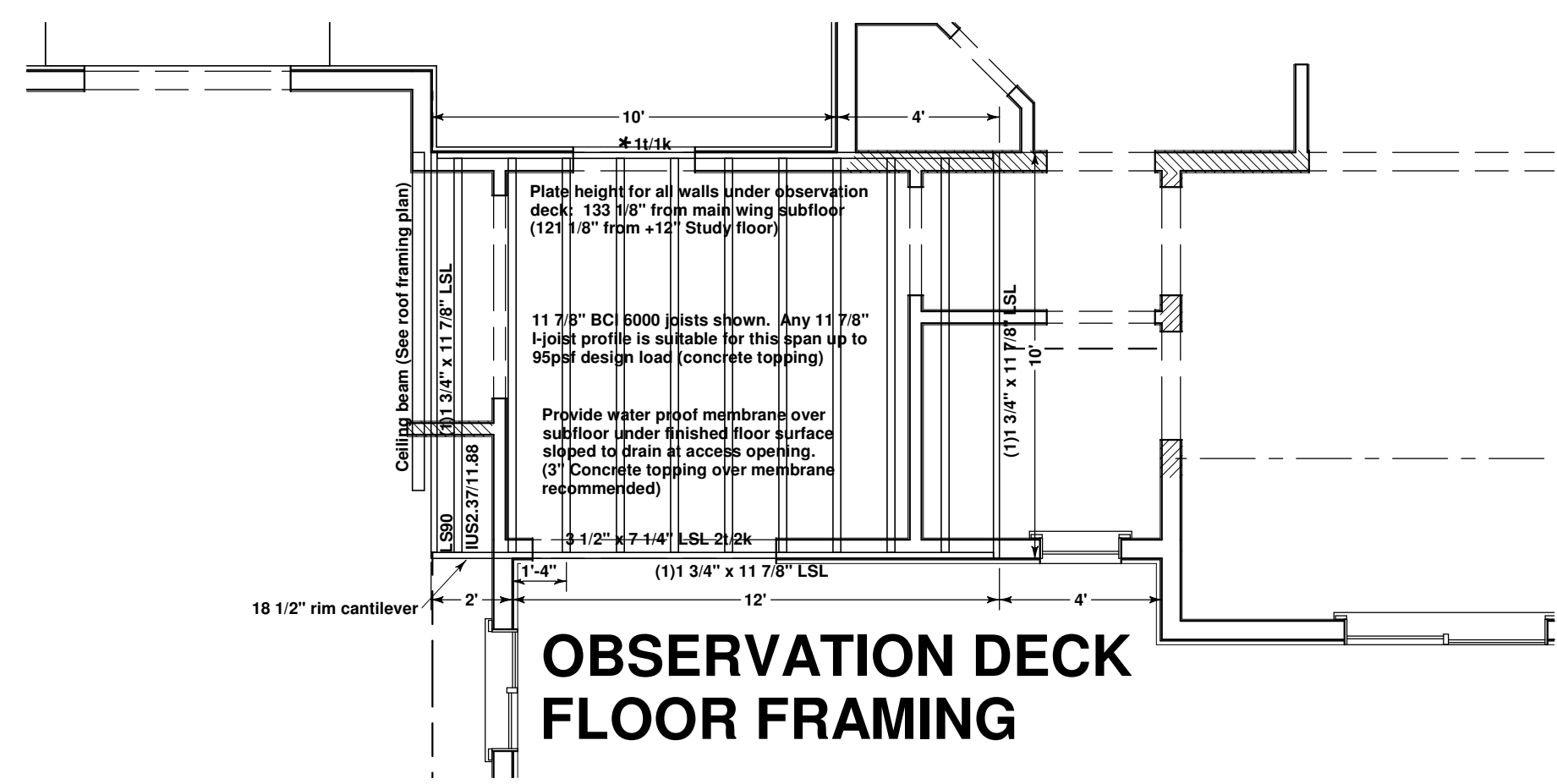
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DECK FRAMING WEST WING

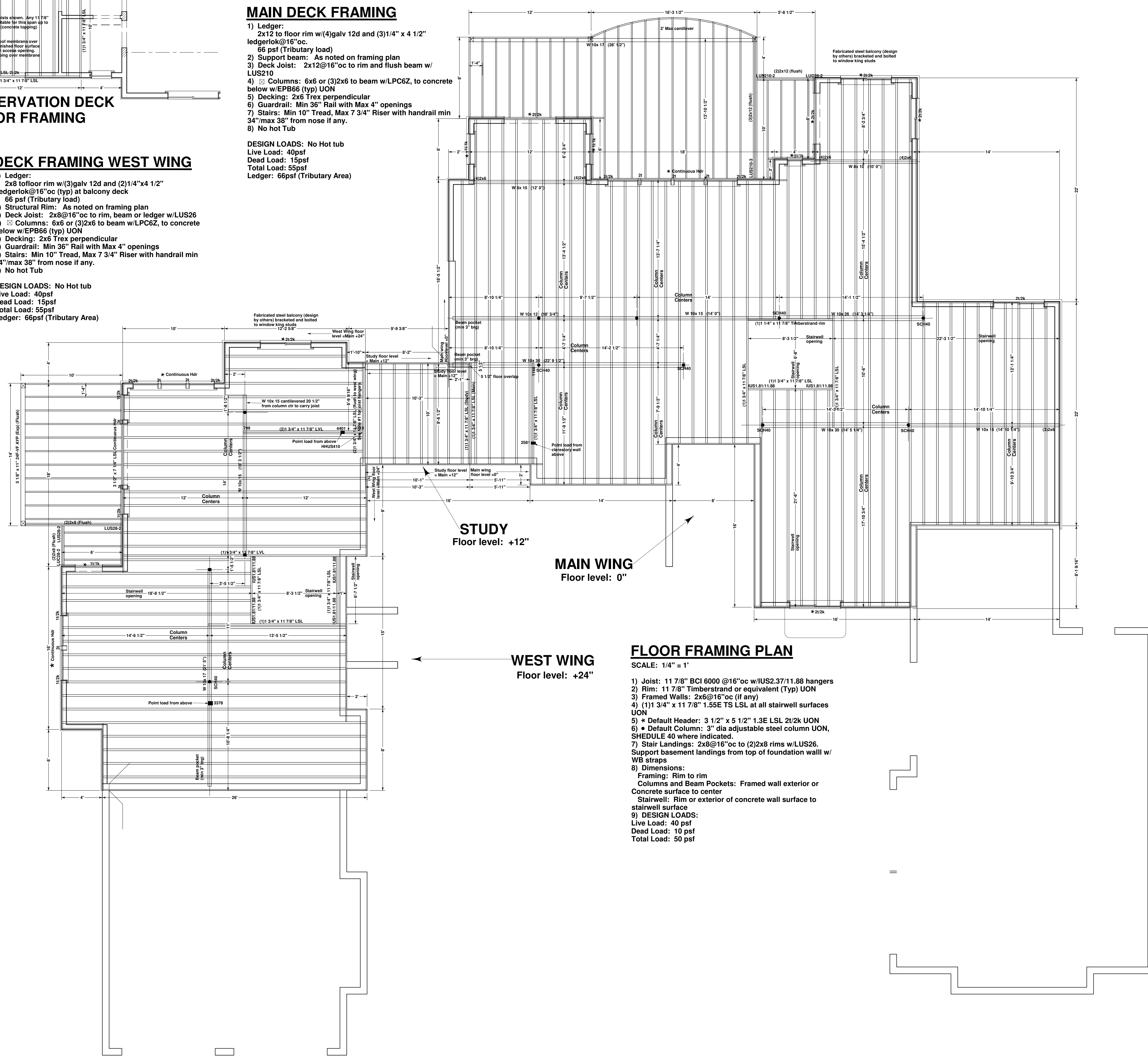
- 1) Ledger: 2x8 to floor rim w/(3)galv 12d and (2)1/4"x4 1/2" Ledgerlok@16"oc (typ) at balcony deck 66 psf (Tributary load)
- 2) Structural Rim: As noted on framing plan
- 3) Deck Joist: 2x8@16"oc to rim, beam or ledger w/LUS26
- 4) Columns: 6x6 or (3)2x6 to beam w/LPC6Z, to concrete below w/EPB66 (typ) UON
- 5) Decking: 2x6 Trex perpendicular
- 6) Guardrail: Min 36" Rail with Max 4" openings
- 7) Stairs: Min 10" Tread, Max 7 3/4" Riser with handrail min 34" max 38" from nose if any.
- 8) No hot Tub

DESIGN LOADS: No Hot tub
 Live Load: 40psf
 Dead Load: 15psf
 Total Load: 55psf
 Ledger: 66psf (Tributary Area)

MAIN DECK FRAMING

- 1) Ledger: 2x12 to floor rim w/(4)galv 12d and (3)1/4" x 4 1/2" Ledgerlok@16"oc. 66 psf (Tributary load)
- 2) Support beam: As noted on framing plan
- 3) Deck Joist: 2x12@16"oc to rim and flush beam w/ LUS210
- 4) Columns: 6x6 or (3)2x6 to beam w/LPC6Z, to concrete below w/EPB66 (typ) UON
- 5) Decking: 2x6 Trex perpendicular
- 6) Guardrail: Min 36" Rail with Max 4" openings
- 7) Stairs: Min 10" Tread, Max 7 3/4" Riser with handrail min 34" max 38" from nose if any.
- 8) No hot Tub

DESIGN LOADS: No Hot tub
 Live Load: 40psf
 Dead Load: 15psf
 Total Load: 55psf
 Ledger: 66psf (Tributary Area)



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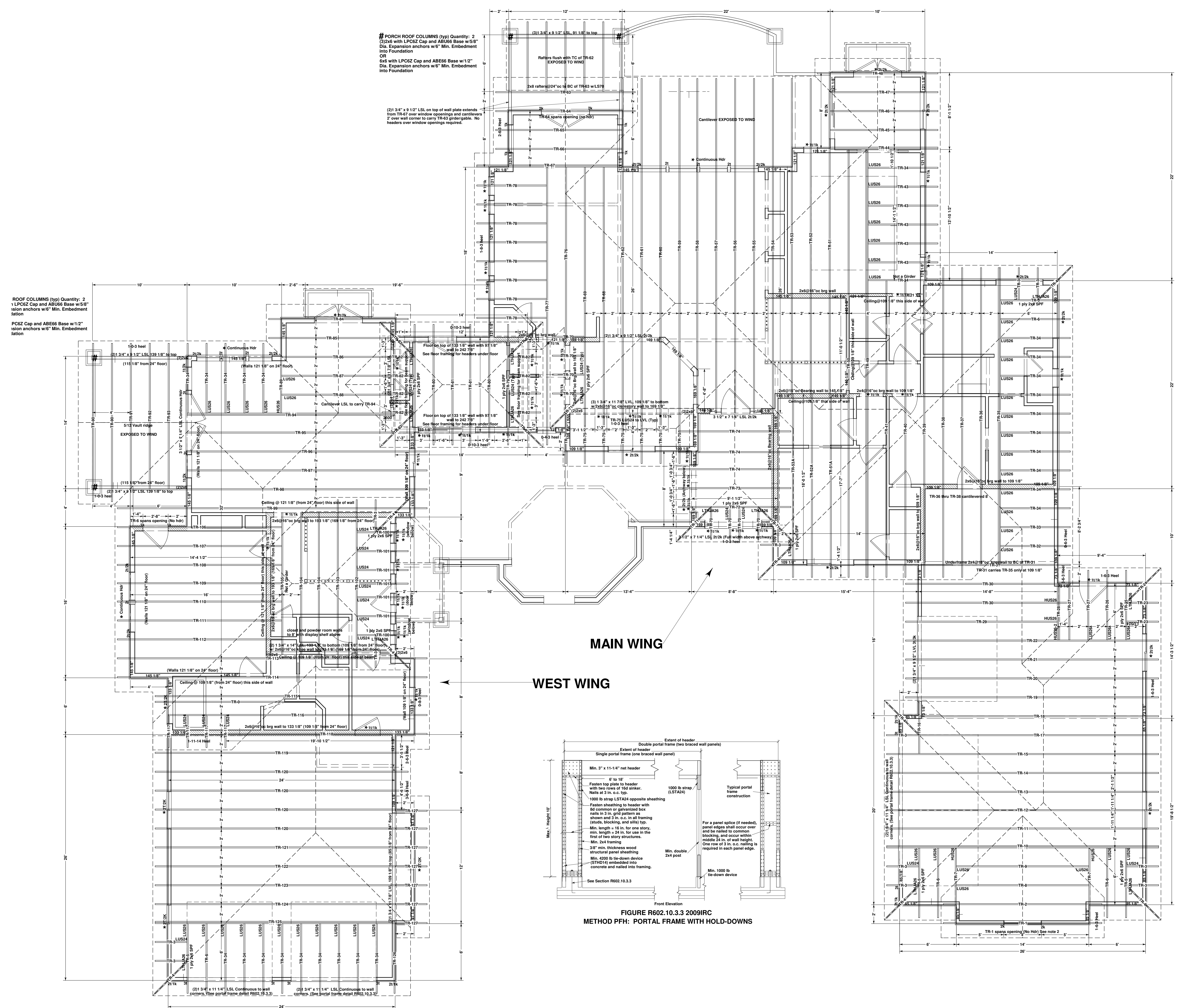
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ROOF FRAMING PLAN

SCALE: 1/4" = 1'

- 5/12 Pitch 0-6-3 heel w/16 1/2" plumb cut tails UON. Specific heels heights indicated on plan are for total heel.
- Gable trusses: Designed to span framed openings. Continuous bearing available except over framed openings or UON.18" gable eave overhang.
- Use (1)H2.5T at all truss and Rafter Bearings UON
- * Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL 11/1K UON
 Header Ht: 84" UON.
- Exterior Walls: 2x6 @16"oc, 0-5-8 bearing, Double SPF #2 or better top plates UON.
 Garage Exterior walls: 2x4@16"oc, 0-3-8 bearing UON.
 Hatched walls indicate Interior Bearing: 2x4@16"oc 0-3-8 bearing UON
- Provide sheathing under all valley trusses.
- Truss Blocking where heel is greater than 8" (0-8-0)
- Wall Heights indicated are relative to Main Level Framed Subfloor at Main Wing UON. Not that West wing subfloor is +24" to Main wing. All wall heights indicated remain relative to Main wing subfloor UON. Note additional references to "24" floor" in west wing for clarity.
- Balloon frame to bottom chord of vaulted trusses:
 2x4@16"oc to 10' bearing or non-bearing to 12',2x4@12"oc 12' to 13', @8"oc over 13' to 14'.
 2x6@16"oc over 10' to 15' bearing, 12"oc over 15' to less than 18', UON.
- 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/Concrete tile roofing
 Live Load: 40psf
 Snow:
 Flat Roof (Pf): 40psf
 Unbalanced (pg): 27psf
 Dead Load: 25psf
 Total Load: 65psf
 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.



STREET SIDE (NORTHWEST) ELEVATION
SCALE: 1/4" = 1'



SOUTHWEST ELEVATION
SCALE: 1/4" = 1'



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'

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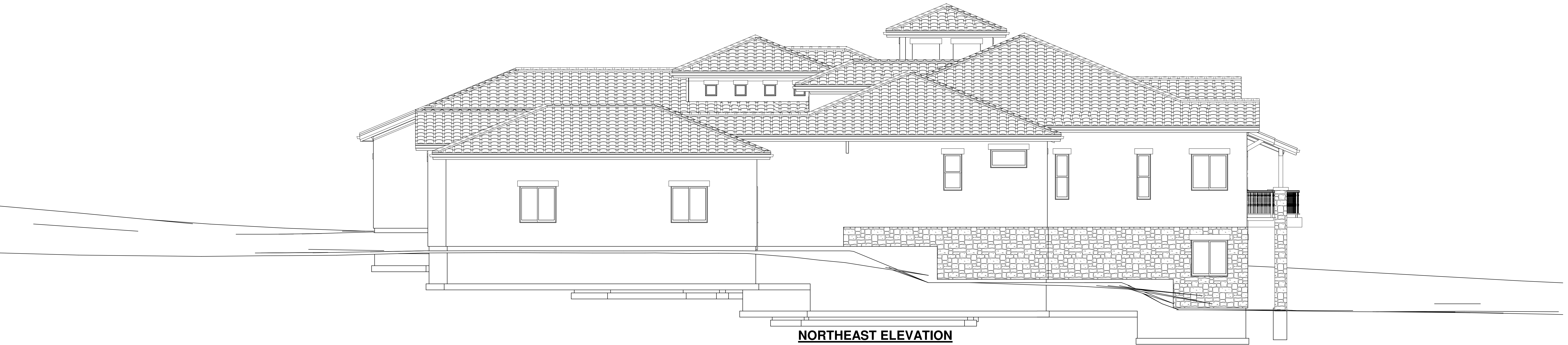
WEST WING COURT VIEW ELEVATION

SCALE: 1/4" = 1'



MAIN WING COURT VIEW ELEVATION

SCALE: 1/4" = 1'



NORTHEAST ELEVATION

SCALE: 1/4" = 1'

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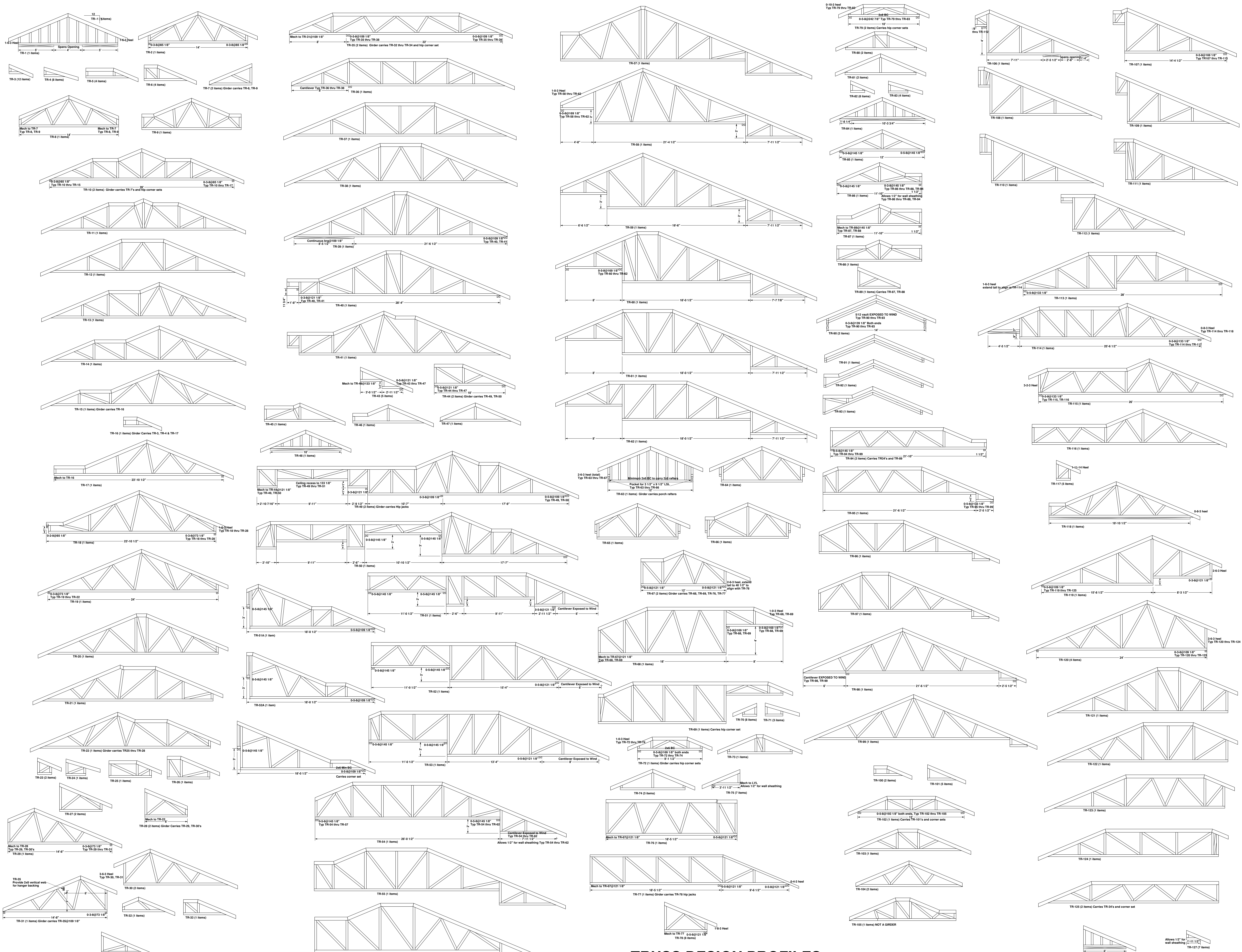
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TRUSS DESIGN PROFILES
SCALE: 1/4" = 1'

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NOTES:
 TR-116 (1 Item)
 TR-117 (3 Items)
 TR-118 (1 Item)
 TR-119 (1 Item)
 TR-120 (4 Items)
 TR-121 (1 Item)
 TR-122 (1 Item)
 TR-123 (1 Item)
 TR-124 (1 Item)
 TR-125 (2 Items) Carries TR-34's and corner set

PLAN #:
 TR-1 (1 Item)
 TR-2 (1 Item)
 TR-3 (12 Items)
 TR-4 (8 Items)
 TR-5 (4 Items)
 TR-6 (4 Items)
 TR-7 (2 Items) Girder carries TR-6, TR-9
 TR-8 (1 Item)
 TR-9 (1 Item)
 TR-10 (2 Items) Girder carries TR-7's and hip corner sets
 TR-11 (1 Item)
 TR-12 (1 Item)
 TR-13 (1 Item)
 TR-14 (1 Item)
 TR-15 (1 Item) Girder carries TR-16
 TR-16 (1 Item) Girder carries TR-4, TR-8, TR-17
 TR-17 (1 Item)
 TR-18 (1 Item)
 TR-19 (1 Item)
 TR-20 (1 Item)
 TR-21 (1 Item)
 TR-22 (1 Item) Girder carries TR-23 thru TR-25
 TR-23 (2 Items)
 TR-24 (1 Item)
 TR-25 (1 Item)
 TR-26 (1 Item)
 TR-27 (2 Items)
 TR-28 (2 Items) Girder carries TR-29, TR-30's
 TR-29 (1 Item)
 TR-30 (1 Item)
 TR-31 (1 Item) Girder carries TR-32 thru TR-34
 TR-32 (1 Item)
 TR-33 (1 Item)
 TR-34 (26 Items)
 TR-35 (1 Item)
 TR-36 (1 Item)
 TR-37 (1 Item)
 TR-38 (1 Item)
 TR-39 (1 Item)
 TR-40 (1 Item)
 TR-41 (1 Item)
 TR-42 (1 Item)
 TR-43 (3 Items)
 TR-44 (2 Items) Girder carries TR-45, TR-50
 TR-45 (1 Item)
 TR-46 (1 Item)
 TR-47 (1 Item)
 TR-48 (1 Item)
 TR-49 (1 Item)
 TR-50 (1 Item)
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 TR-70 (1 Item)
 TR-71 (3 Items)
 TR-72 (1 Item)
 TR-73 (1 Item)
 TR-74 (3 Items)
 TR-75 (7 Items)
 TR-76 (1 Item)
 TR-77 (1 Item) Girder carries TR-78 hip jacks
 TR-78 (8 Items)
 TR-79 (2 Items) Carries hip corner sets
 TR-80 (2 Items)
 TR-81 (2 Items)
 TR-82 (3 Items)
 TR-83 (4 Items)
 TR-84 (1 Item)
 TR-85 (1 Item)
 TR-86 (1 Item)
 TR-87 (1 Item)
 TR-88 (1 Item)
 TR-89 (1 Item)
 TR-90 (2 Items)
 TR-91 (1 Item)
 TR-92 (1 Item)
 TR-93 (1 Item)
 TR-94 (2 Items) Carries TR-93's and TR-99 2" x 10"
 TR-95 (1 Item)
 TR-96 (1 Item)
 TR-97 (1 Item)
 TR-98 (1 Item)
 TR-99 (1 Item)
 TR-100 (2 Items)
 TR-101 (3 Items)
 TR-102 (1 Item)
 TR-103 (1 Item)
 TR-104 (2 Items)
 TR-105 (1 Item) NOT A GIRDER
 TR-106 (1 Item)
 TR-107 (1 Item)
 TR-108 (1 Item)
 TR-109 (1 Item)
 TR-110 (1 Item)
 TR-111 (1 Item)
 TR-112 (1 Item)
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 TR-114 (1 Item)
 TR-115 (1 Item)
 TR-116 (1 Item)
 TR-117 (3 Items)
 TR-118 (1 Item)
 TR-119 (1 Item)
 TR-120 (4 Items)
 TR-121 (1 Item)
 TR-122 (1 Item)
 TR-123 (1 Item)
 TR-124 (1 Item)
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