

DRAWING INDEX

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CODE SCHEDULE

2017 PIKES PEAK REGIONAL BUILDING CODE
 2015 IRC*
 2015 IPC*
 2015 IFCC*
 2015 IMC*
 2015 IECC*
 2017 NEC**
 *As amended by 2017 PPRBC
 **Or the latest edition adopted by the State of Colorado

Plot Date: 8/24/2019
 Sheet #: 1 of 9

Drawn by: Terry Carlson

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PLAN #:

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Project Description:
 Custom Single Family Residence
 19855 Upchurch Way
 Monument, CO
 Schedule # 6104004009
 Lot 28, Kings Deer Highlands Sub
 Filing 6 Plat 10783
 El Paso County, Colorado

Plans and Documents Created for:
 8883 Shipman Ln.
 Colorado Springs, CO
 719.964.2568
 www.tchomedesign.com

Terry C Design Services
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 Colorado Springs, CO 80917
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SITE PLAN
 SCALE: 1" = 20'
 19855 Upchurch Way
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LOT AREA: 109,007.80 sq ft, 2.50 Acres
 FOUNDATION FOOTPRINT AREA: 5,544.58 sq ft (5.09%)
 HIGHEST RIDGE HEIGHT FROM AVG GRADE: <27'

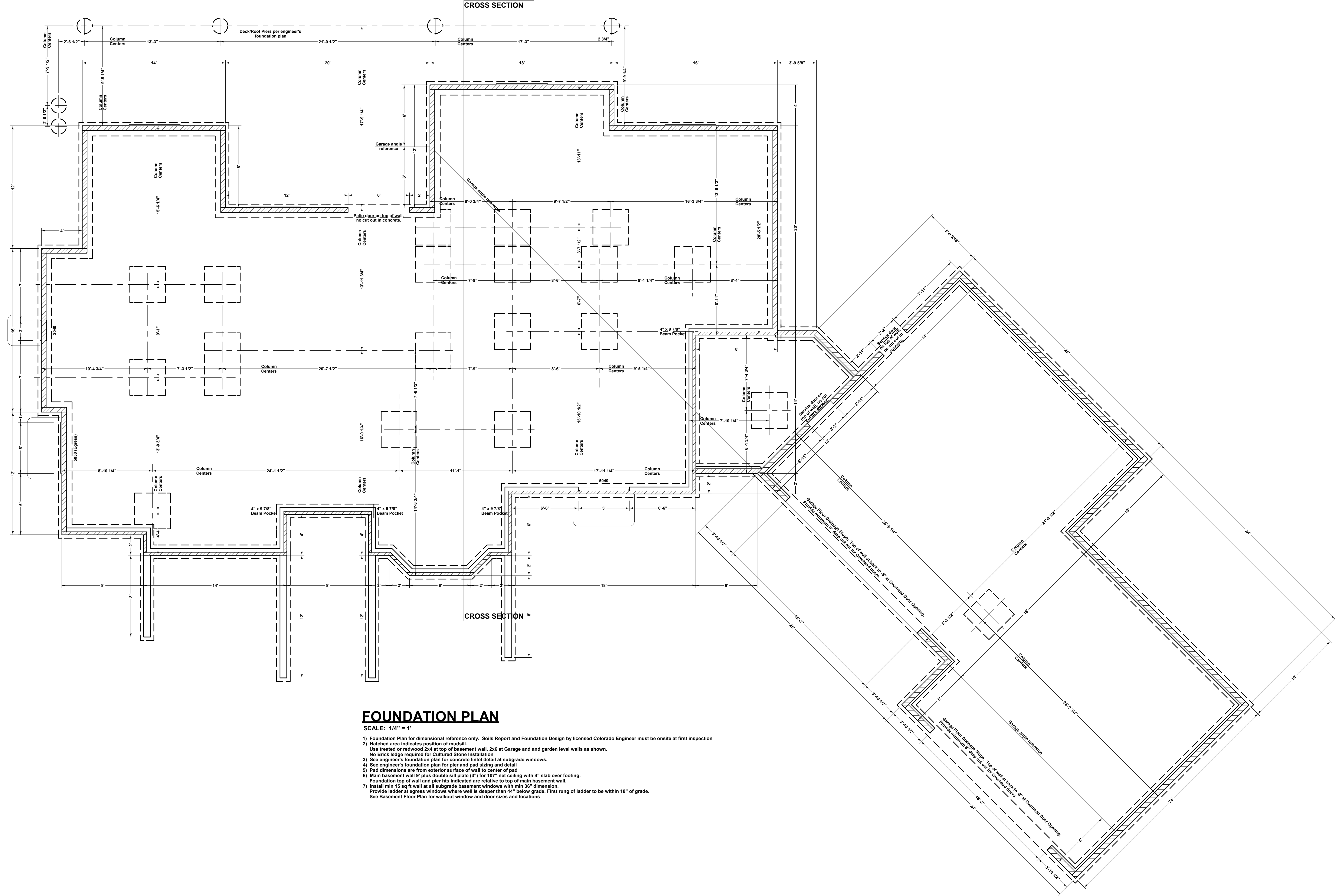
CONDITIONED LIVING AREA:
 MAIN LEVEL: 2,498 sq ft
 UPPER LEVEL: 456 sq ft
 BASEMENT: 2,544 sq ft
 TOTAL: 5,498 sq ft

GARAGE AREA: 1,808 sq ft

BUILDING ELEVATIONS:
 (Relative to 7.310)
 Main Level Subfloor: 0.00' (7,310.00')
 Basement Floor: -10.97' (7,299.03')
 Garage Floor: -3.55' (7,306.45')
 Highest Ridge: +21.062' (7,331.62')
 Average grade: -5.00' (7,305.00')

Highest ridge from Average grade: 26.62'

Solid contour line represents existing grade
 Broken contour line represents proposed grade



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 Brick ledge 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 its 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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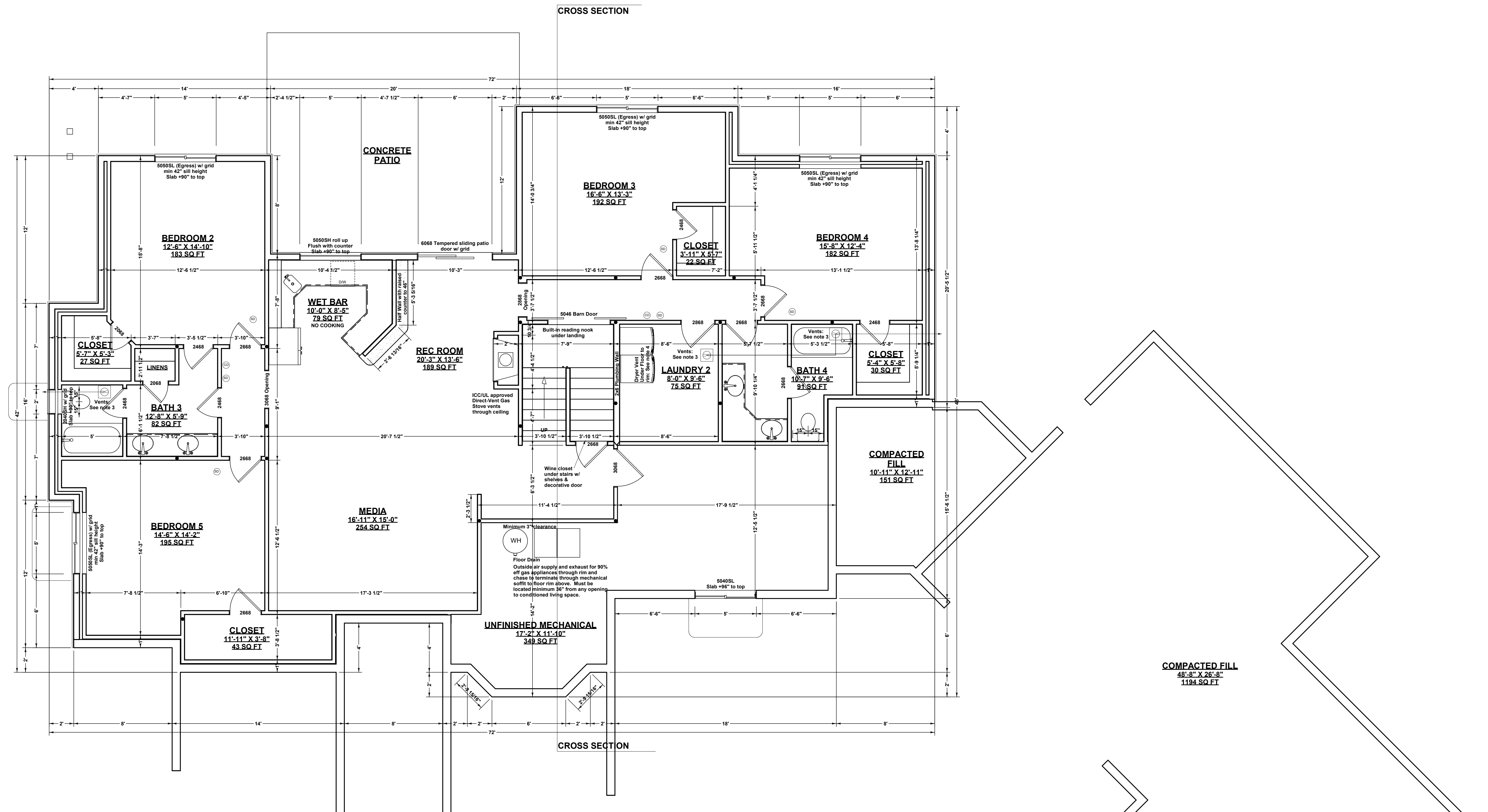
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BASEMENT FLOOR PLAN
2545 SQ FT

BASEMENT GENERAL NOTES:

- SCALE: 1/4" = 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 8" Standard basement ceiling: 10" slab to floor joist with 9" foundation wall plus double (3") sill plate, less 4" slab over footing
 - 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"
 - 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.
 - 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
 - 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 38" half wall or guardrail at open landings and balconies.
Maximum Rise: 7.34", Minimum Tread: 10", Maintain Minimum 6'-6" Head Clearance
 - WATER HEATERS:**
Bradford-White #MIS036FBN: 60 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 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.
 - 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" spikes @4" max oc.
 - Provide outside combustion air to gas appliances in basement.

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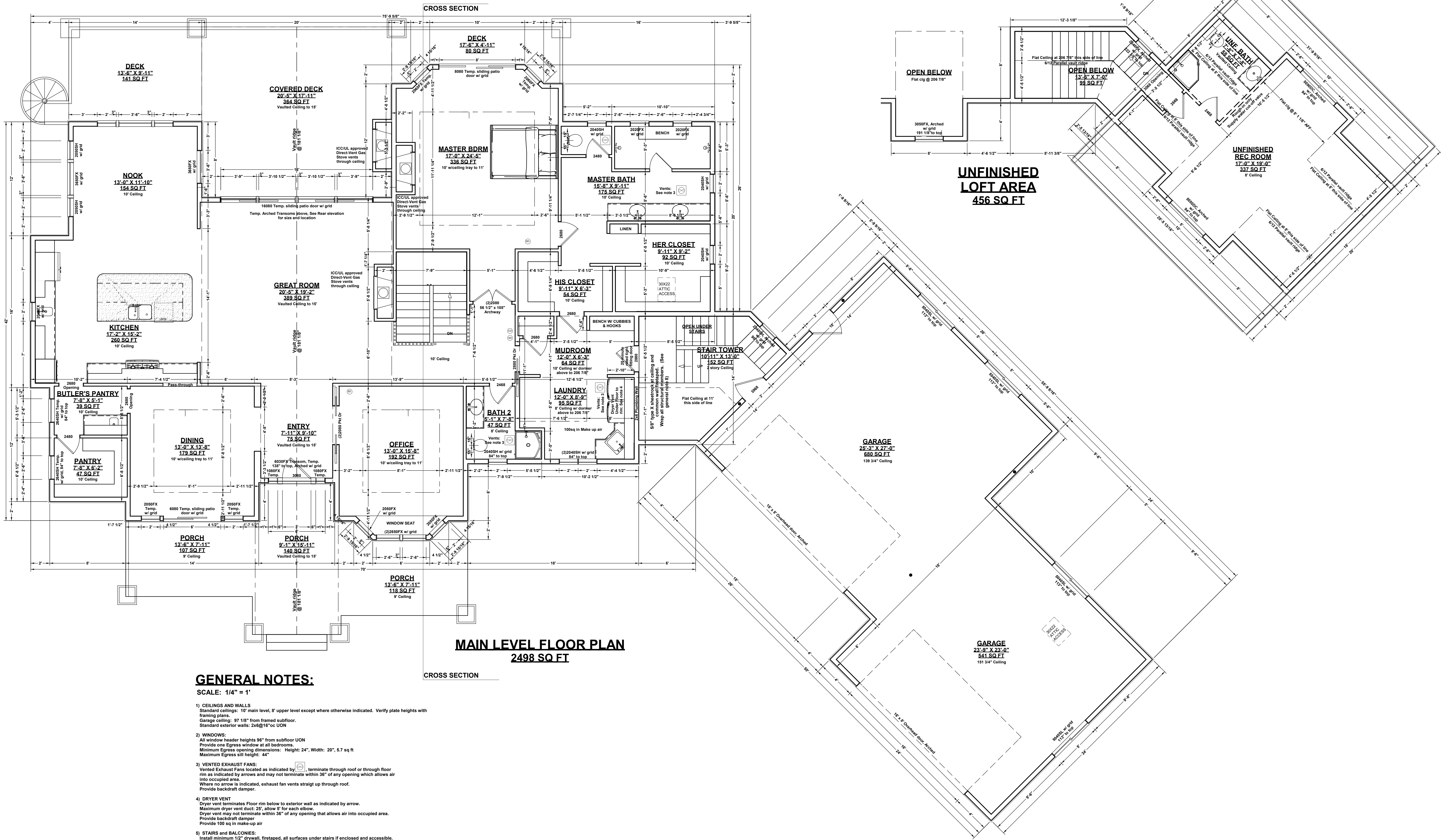
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GENERAL NOTES:
SCALE: 1/4" = 1'

- 1) **CEILINGS AND WALLS**
Standard ceilings: 10' main level, 8' upper level except where otherwise indicated. Verify plate heights with framing plans.
Garage ceiling: 9' 1 1/2" from framed subfloor.
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 symbol, 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 quarter 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 symbol
Interlinked together and to all other floors with battery back-up
Carbon Monoxide detector (CM) 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 RADIIUS**
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.

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Plans and Documents Created for:
ELEVATION
H O M E S

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DECK FRAMING: No hot tub

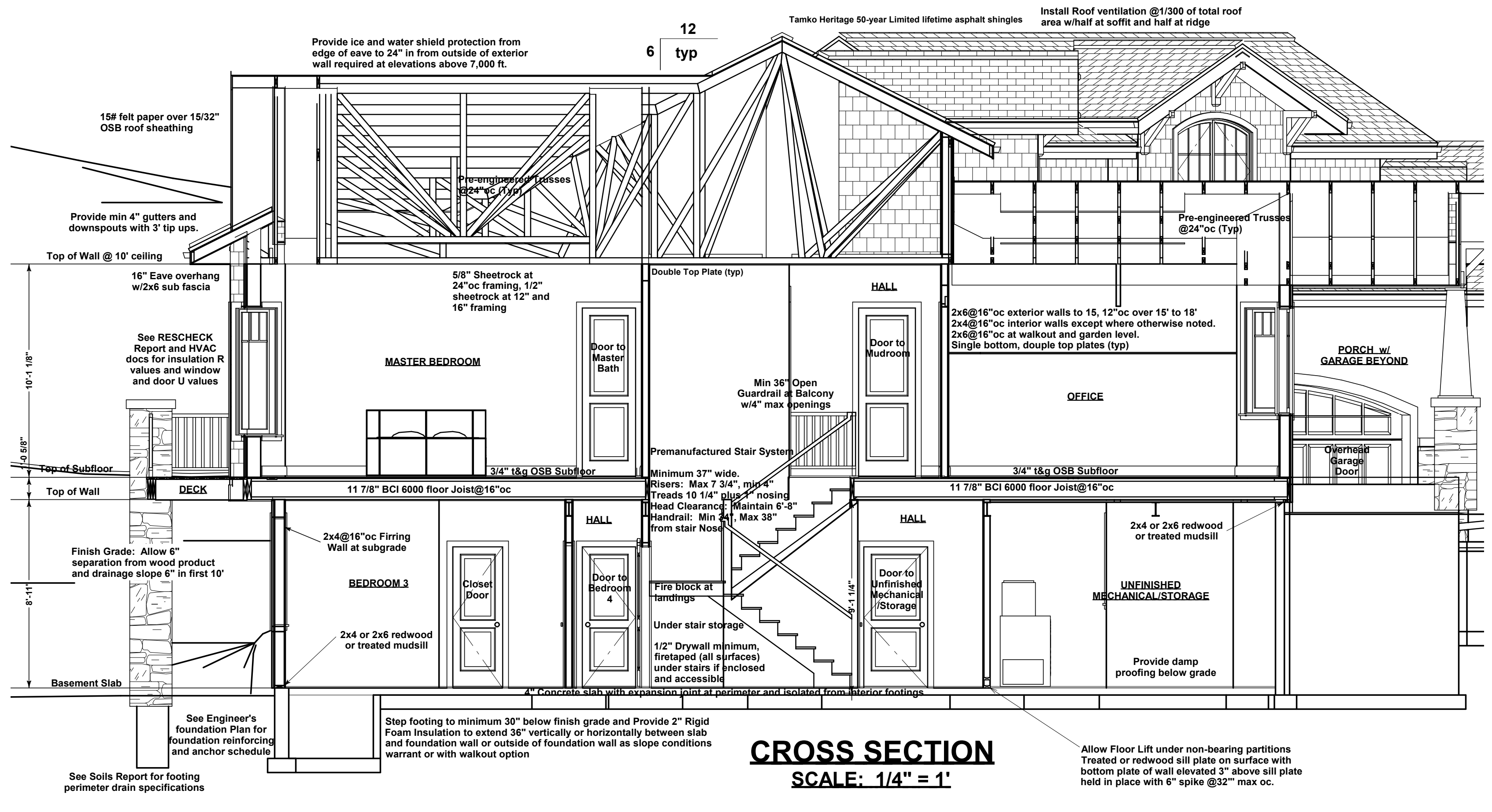
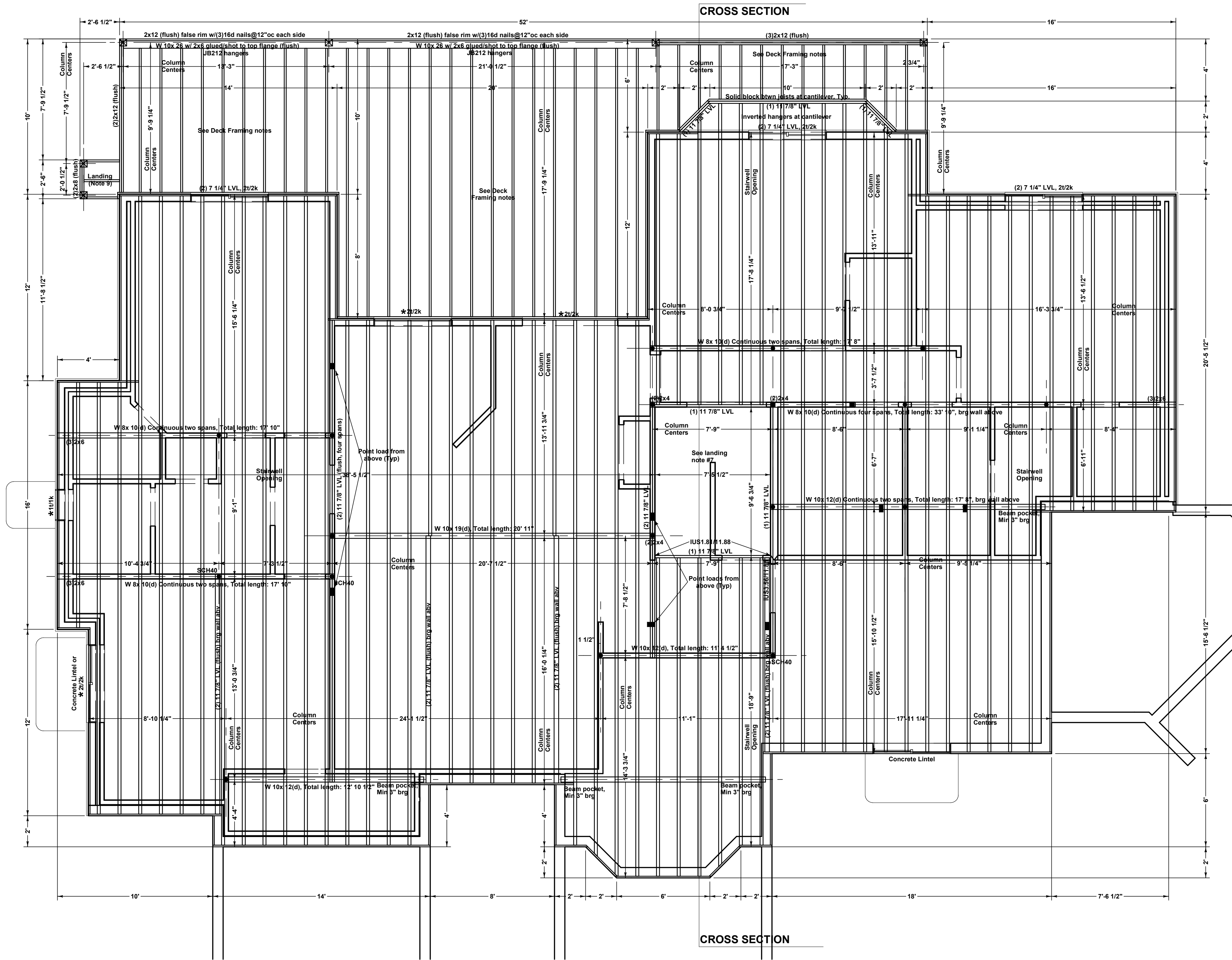
- 1) Ledger: 2x12 to floor rim w/3/4" galv 12d and (2) 1/4"x5" Ledgerlok@16"oc (typ) 66 psf (Tributary Load)
- 2) Deck Beam: As noted on framing plan (Flush)
- 3) Structural Rim: As noted on framing plan
- 4) Deck Joist: 2x12@16"oc to rim, beam or ledger w/LUS210. Use LUC216Z at corners where joist aligns with end of rim and ledger.
- 5) Columns: 6x6 post or (2)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.
- 6) Decking: 2x8 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 Beams: (2)2x4 (flush) Joists: 2x8@16"oc to beams w/LUS28 Top height of framing to be determined by actual stair calculation 10) No Hot Tub

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

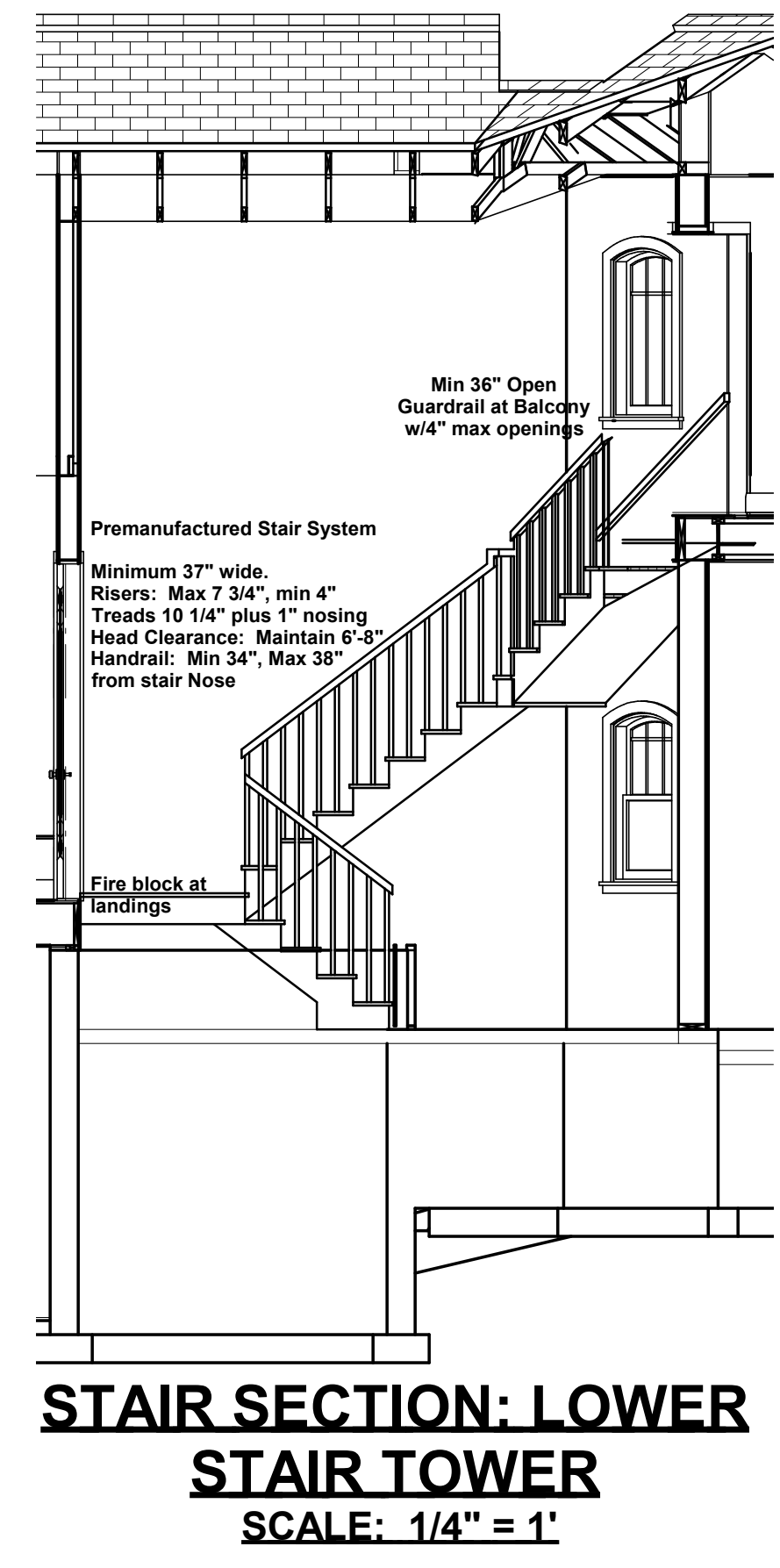
FLOOR FRAMING PLAN: MAIN LEVEL

SCALE: 1/4" = 1'

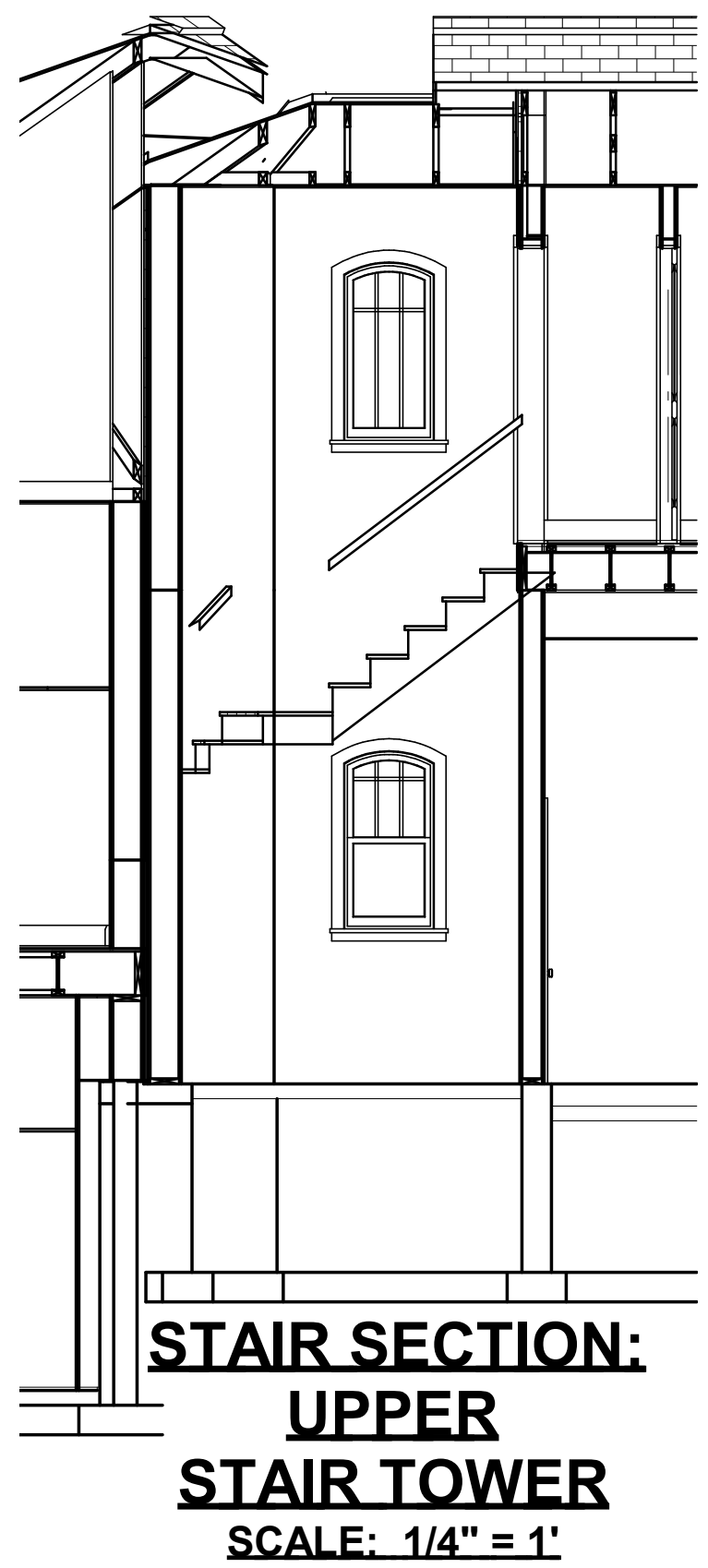
- 1) Joist: 11 7/8" BCI 6000 @16"oc w/LUS237/11.88 hangers
- 2) Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
- 3) Framed Walls: 2x6@16"oc (if any)
- 4) (1) 11 7/8" LVL at all stairwell surfaces UON
5) # Default Header: 3 1/2" x 5 1/2" 1.3E LSL 2/2x UON
- 6) # Default Column: 3" dia adjustable steel 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 @ 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: 15 psf
 Total Load: 50 psf



CROSS SECTION
 SCALE: 1/4" = 1'



STAIR SECTION: LOWER STAIR TOWER
 SCALE: 1/4" = 1'



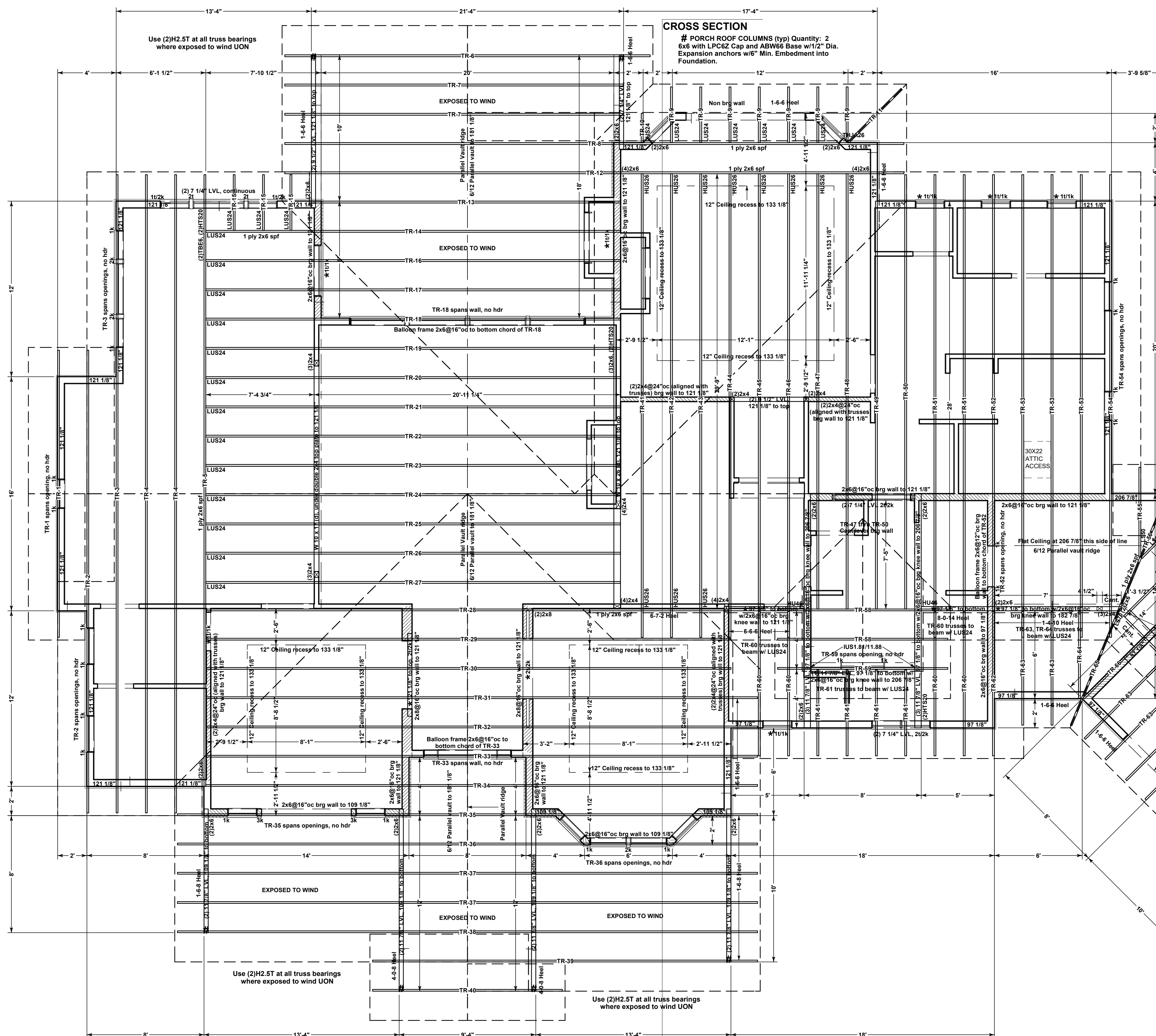
STAIR SECTION: UPPER STAIR TOWER
 SCALE: 1/4" = 1'

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 El Paso County, Colorado
**8883 Shipman Ln.,
 Colorado Springs, CO
 719-588-2553**
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FLOOR FRAMING PLAN: UPPER LEVEL

SCALE: 1/4" = 1'

- 1) Joist: 11 7/8" BCI 6000 @16"oc w/UB214 hangers
- 2) Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
- 3) Exterior end garage common walls: 2x6@16"oc, 0-5-8 bearing, Double top plates UON.
- 4) Hatched walls indicate Interior Bearing: 2x4@16"oc 0-3-8 bearing UON
- 5) Exterior walls shall be continuously sheathed w/7/16" osh w/8" nails @8"oc at panel edges and 12"oc in field.
- 6) * Default Header: 3 1/2" x 5 1/2" 1.3E LSL 2x2k UON
- 7) Dimensions:
- 8) Framing: Rim to rim
- 9) Columns and beams: Framed wall exterior to center
- 10) Stairwell: Rim or exterior of concrete wall surface to stairwell surface
- 11) DESIGN LOADS:
- 12) Live Load: 40 psf
- 13) Dead Load: 10 psf
- 14) Total Load: 50 psf



ROOF FRAMING PLAN

SCALE: 1/4" = 1'

- 1) 6/12 Pitch 0-6-6 heel w/ plumb cut tails UON. Specific heels heights indicated on plan are for total heel. 24" Eave overhang.
- 2) Gable trusses: Continuous bearing available except where noted otherwise, 24" 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 101k UON
Header HT: 96" UON.
- 5) Exterior Walls: 2x6 @16"oc, 0-5-8 bearing, DF top plates recommended UON.
Garage Exterior walls: 2x4@16"oc, 0-5-8 bearing UON.
- 6) Hatched walls indicate Interior Bearing: 2x4@16"oc 0-3-8 bearing UON
- 7) Provide sheathing under all valley trusses (if any).
- 8) Truss Blocking where heel is greater than 8" (0-5-0)
- 9) Wall Heights indicated are relative to Main Level Framed Subfloor, 121 1/8" UON.
- 10) Balloon frame to bottom chord of vaulted trusses: 2x6@16"oc up to 15', 12"oc over 15', UON.
- 11) 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/aspshlt shingleroofing
Live Load: 40psf
Snow:
Flat Roof (PF): 40psf
Unbalanced (UP): 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.

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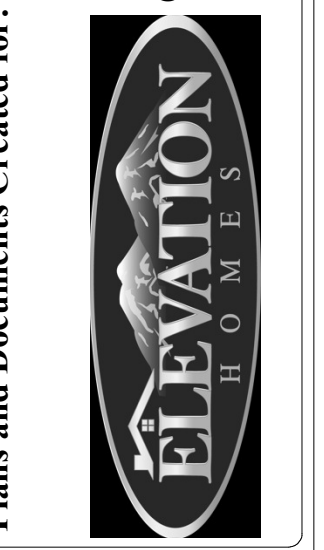
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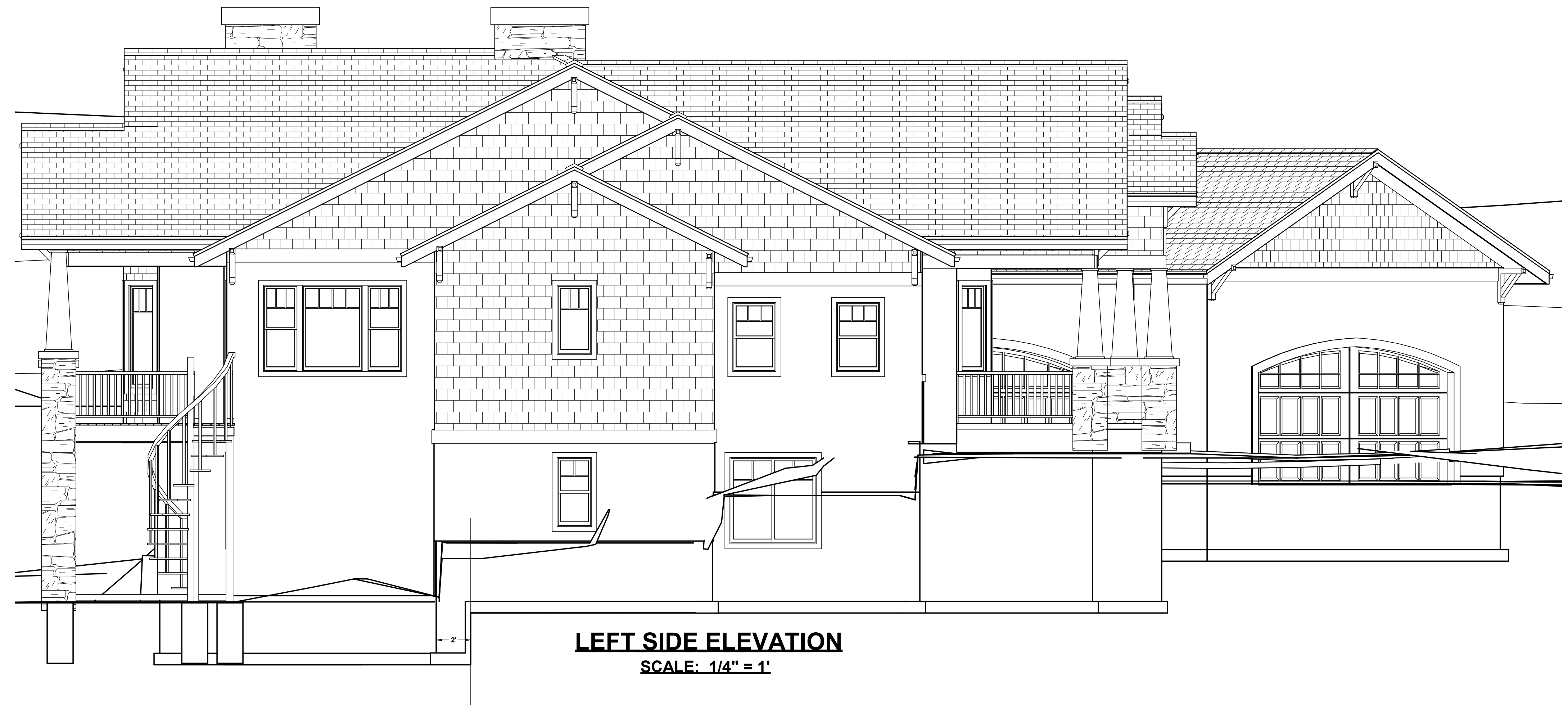
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FRONT ELEVATION
SCALE: 1/4" = 1'



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





REAR ELEVATION
SCALE: 1/4" = 1'



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

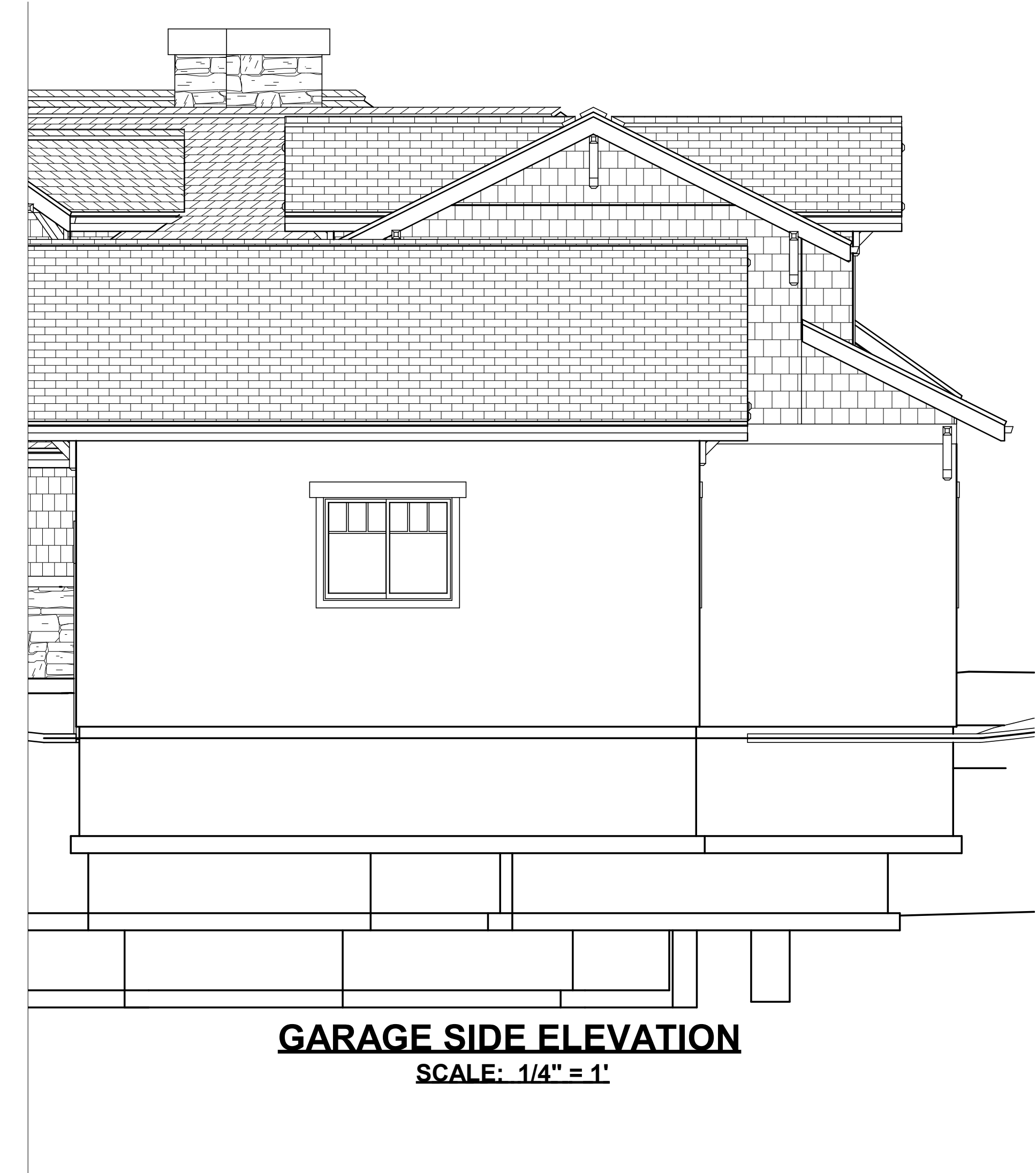




GARAGE/STAIR TOWER REAR ELEVATION
SCALE: 1/4" = 1'



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



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

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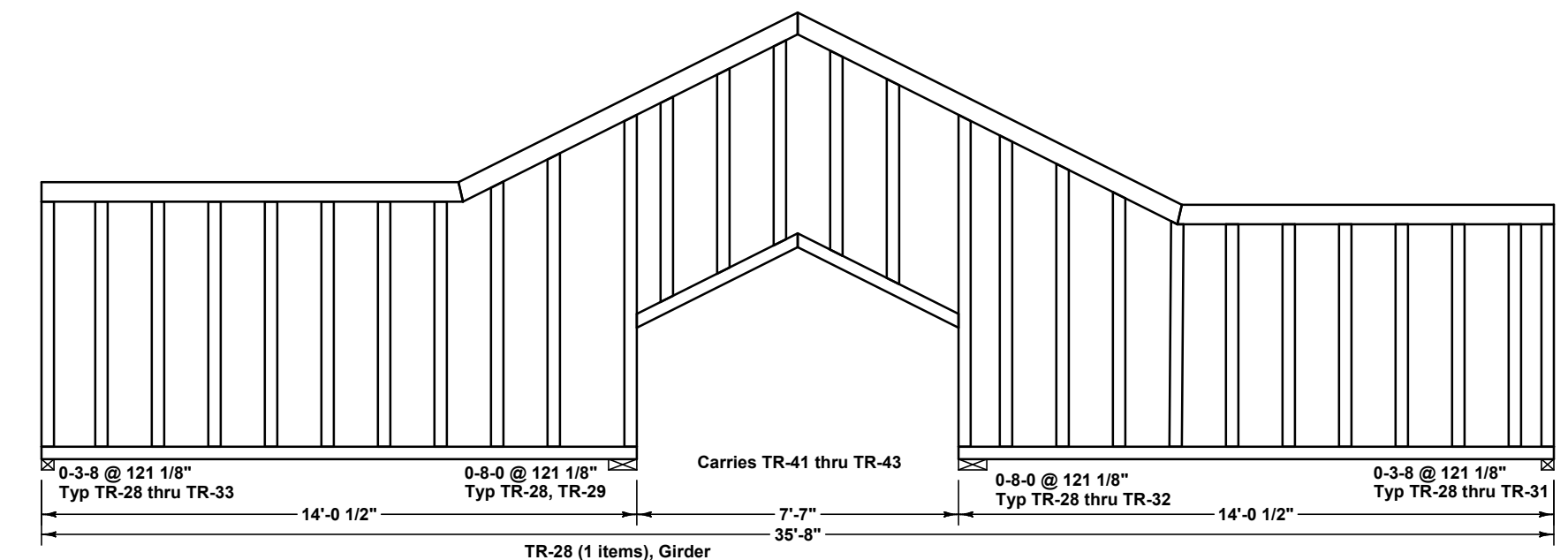
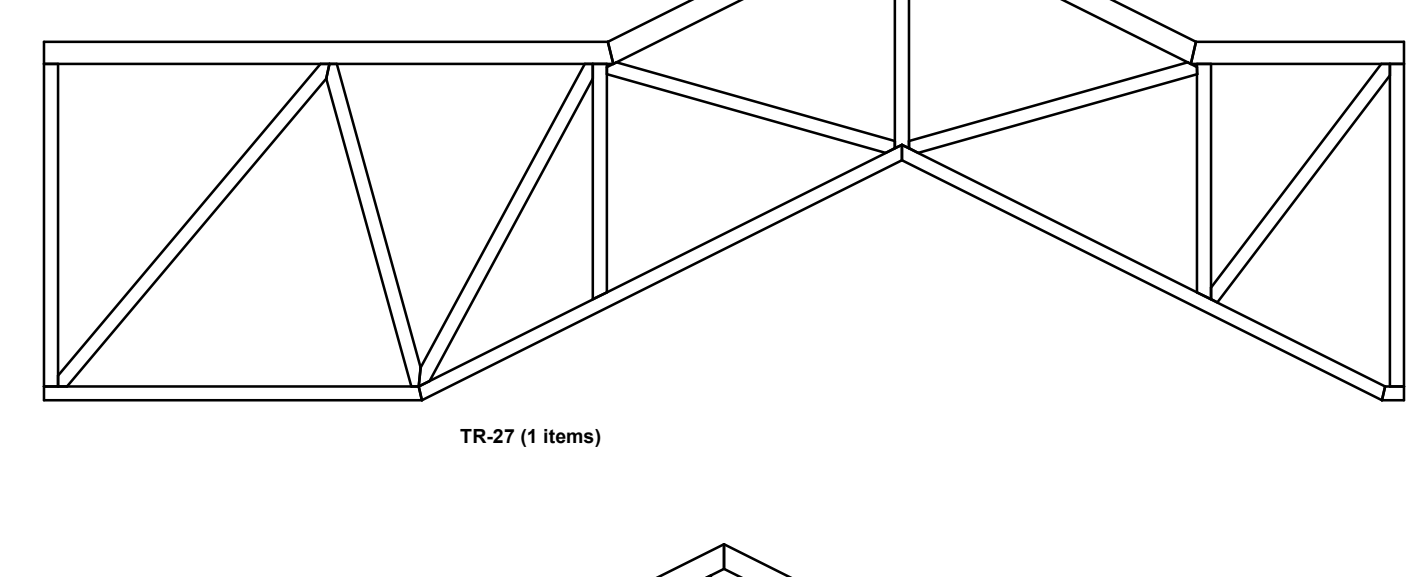
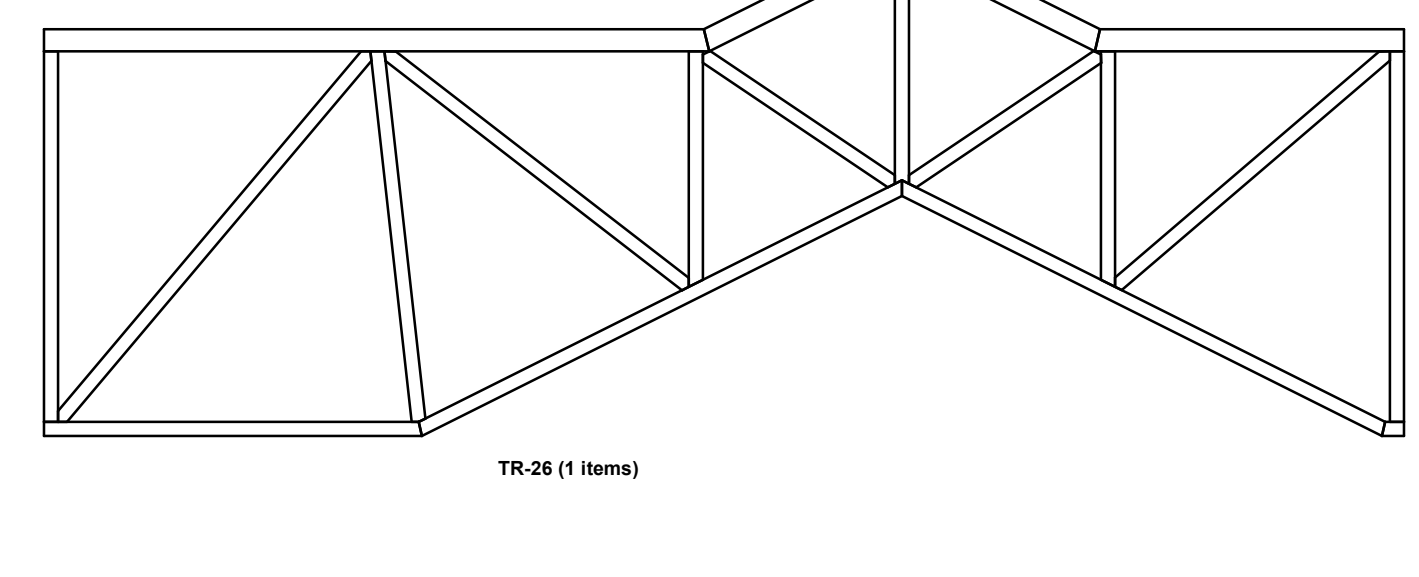
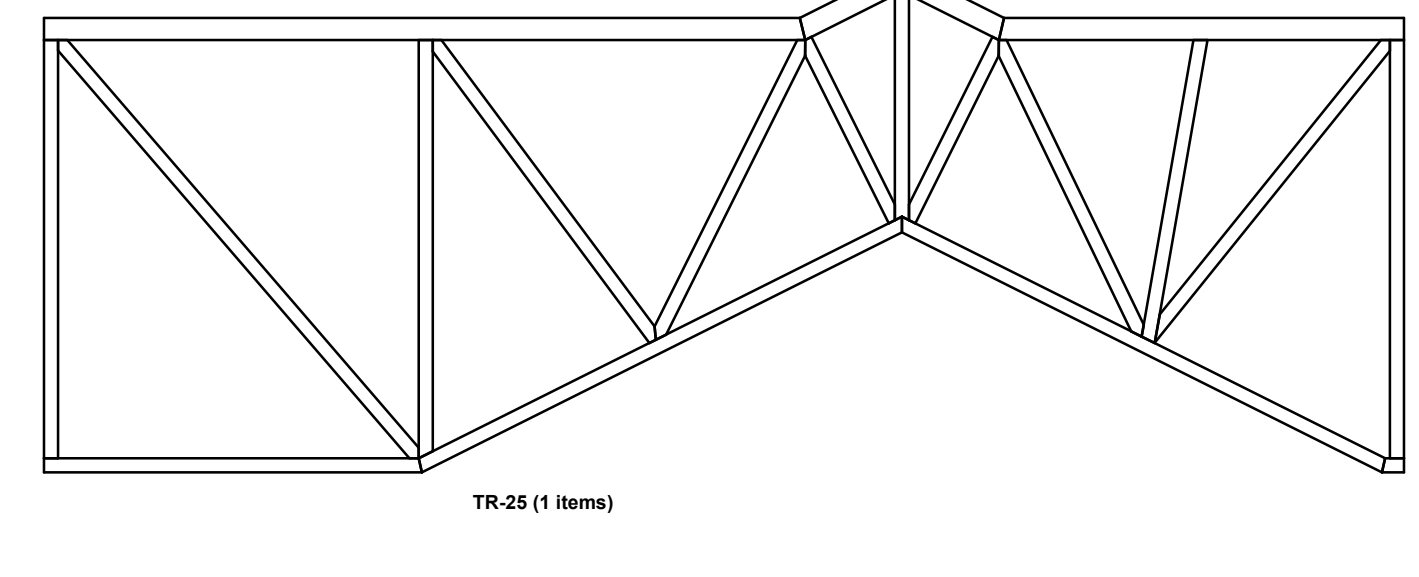
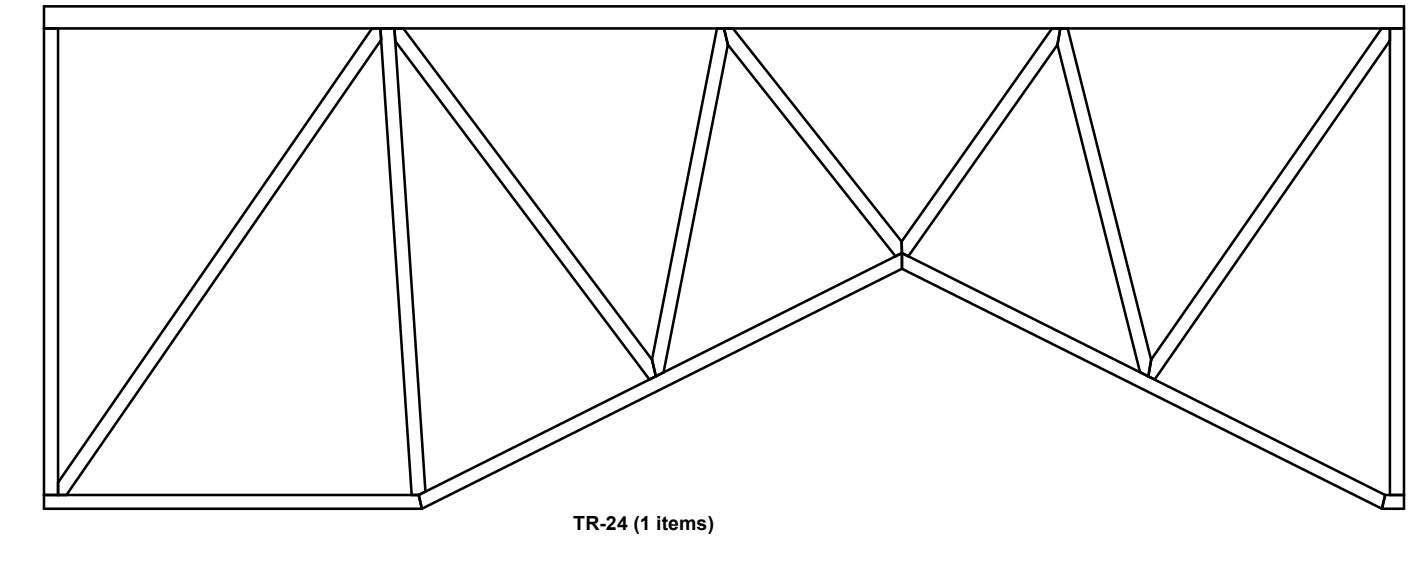
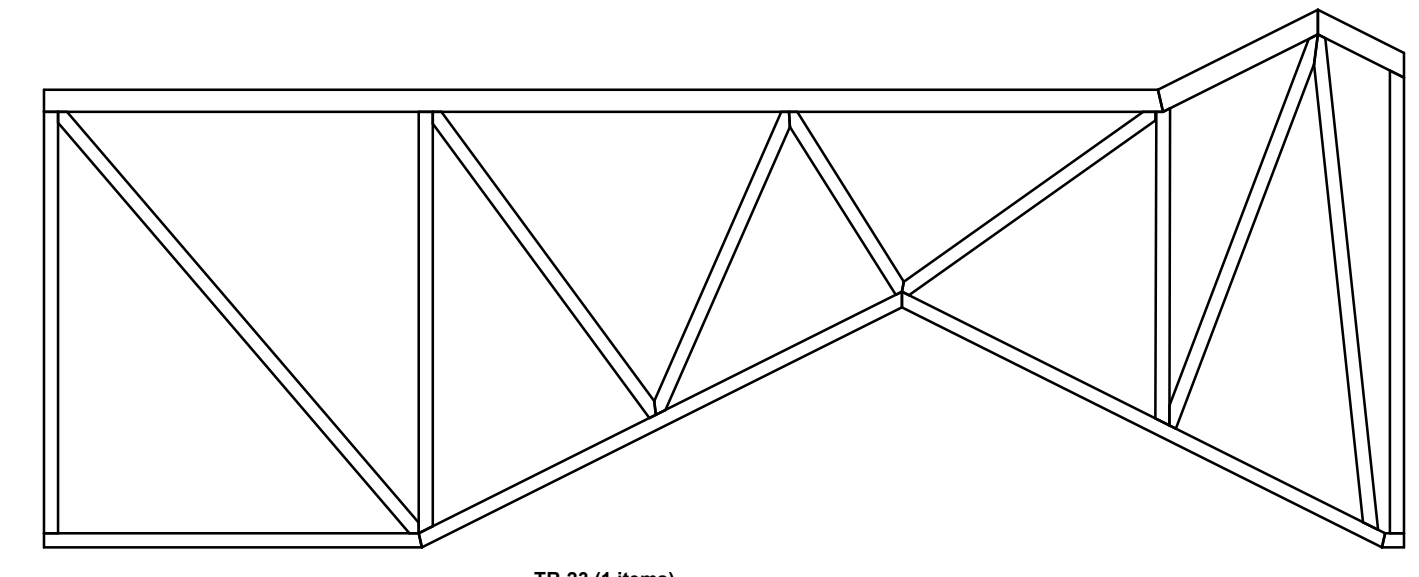
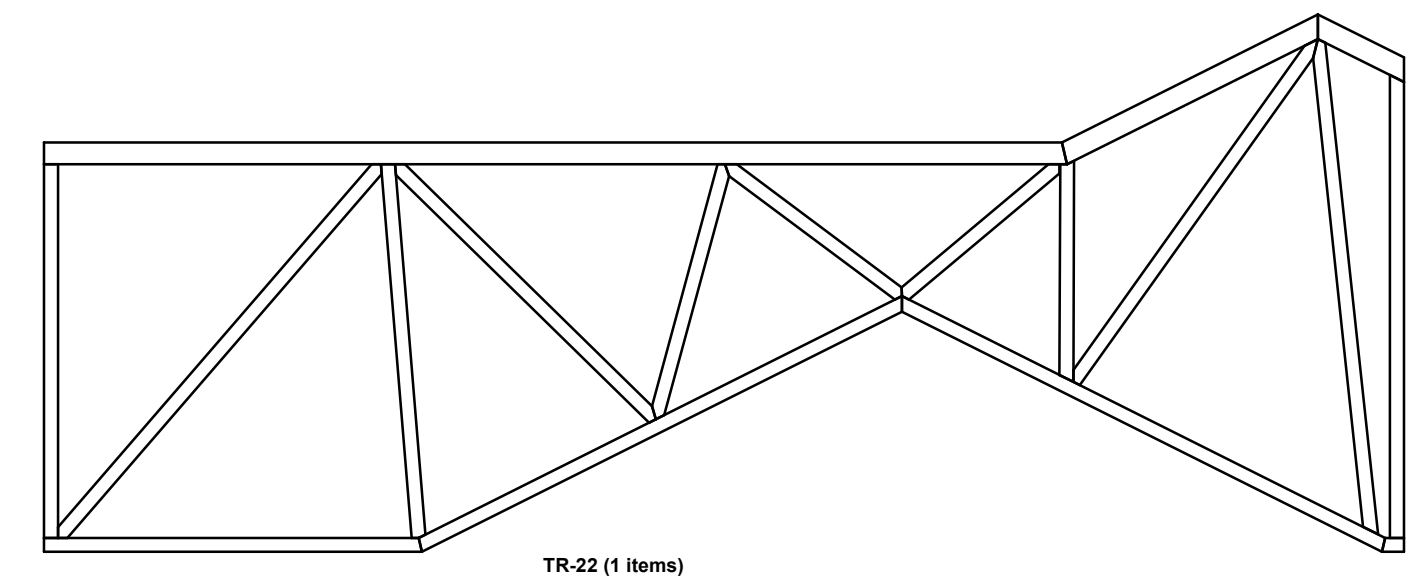
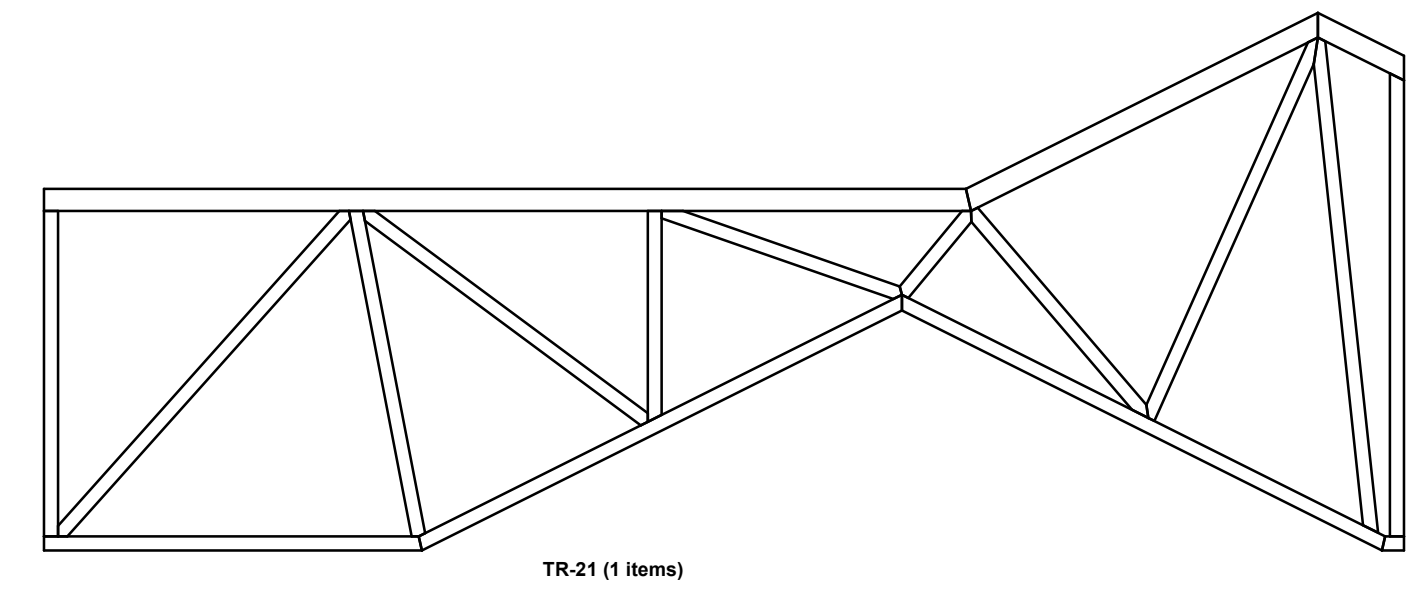
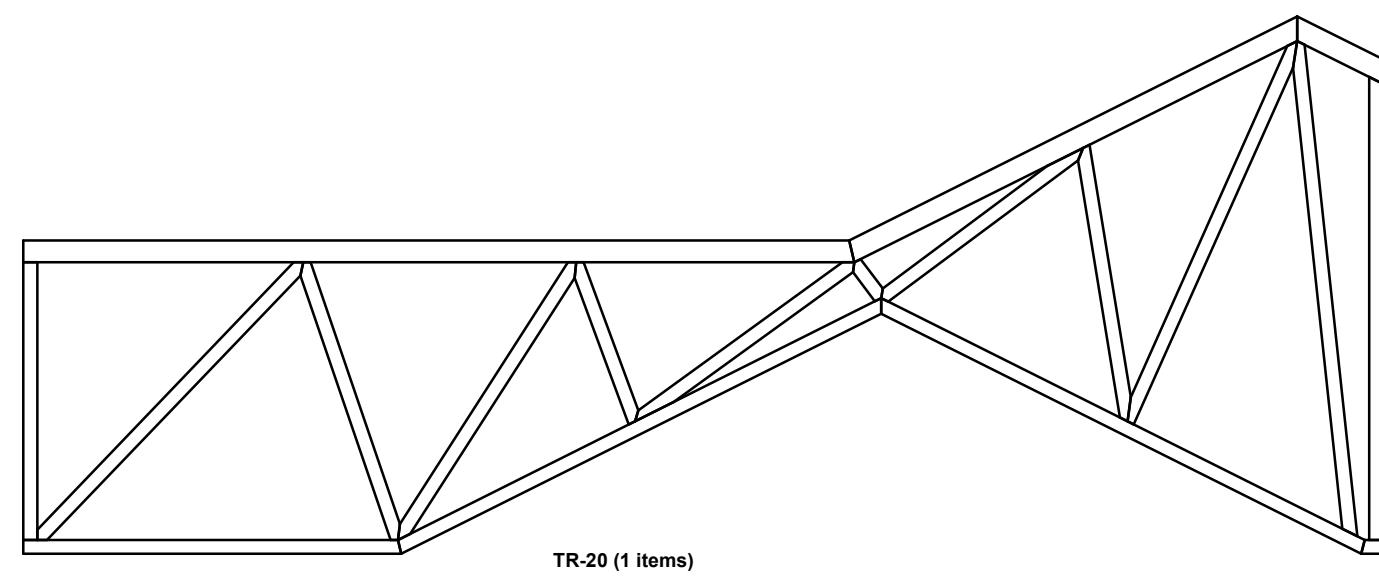
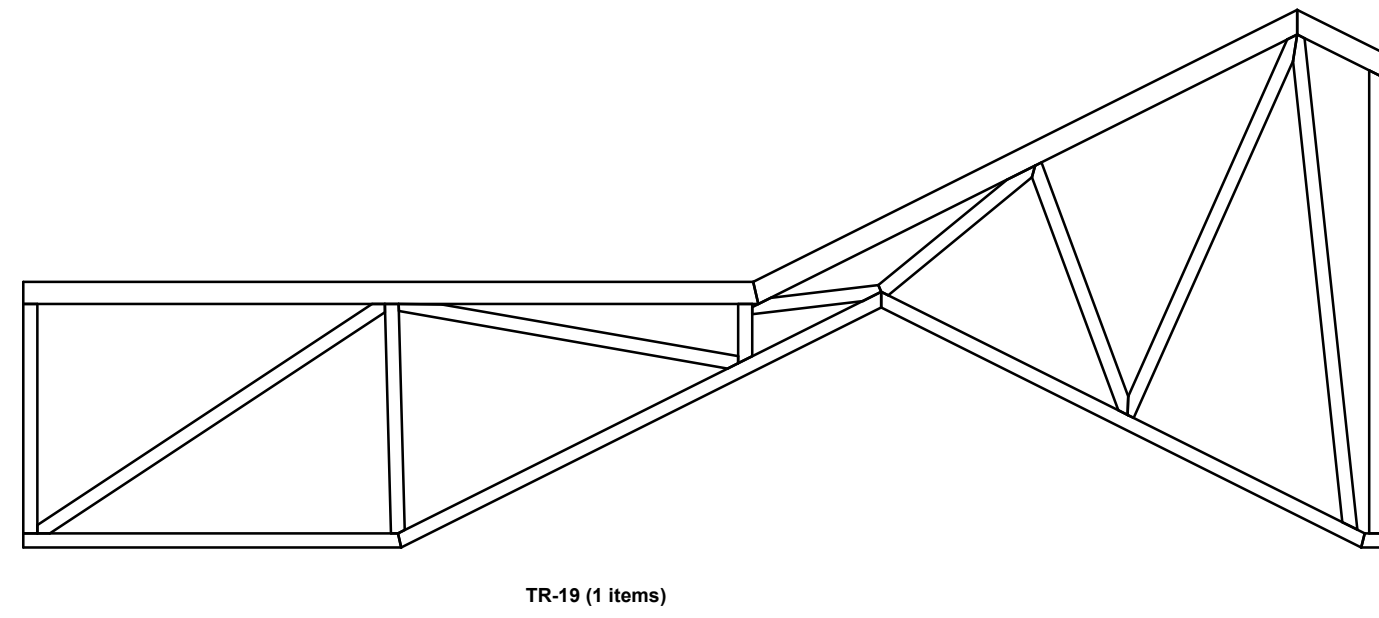
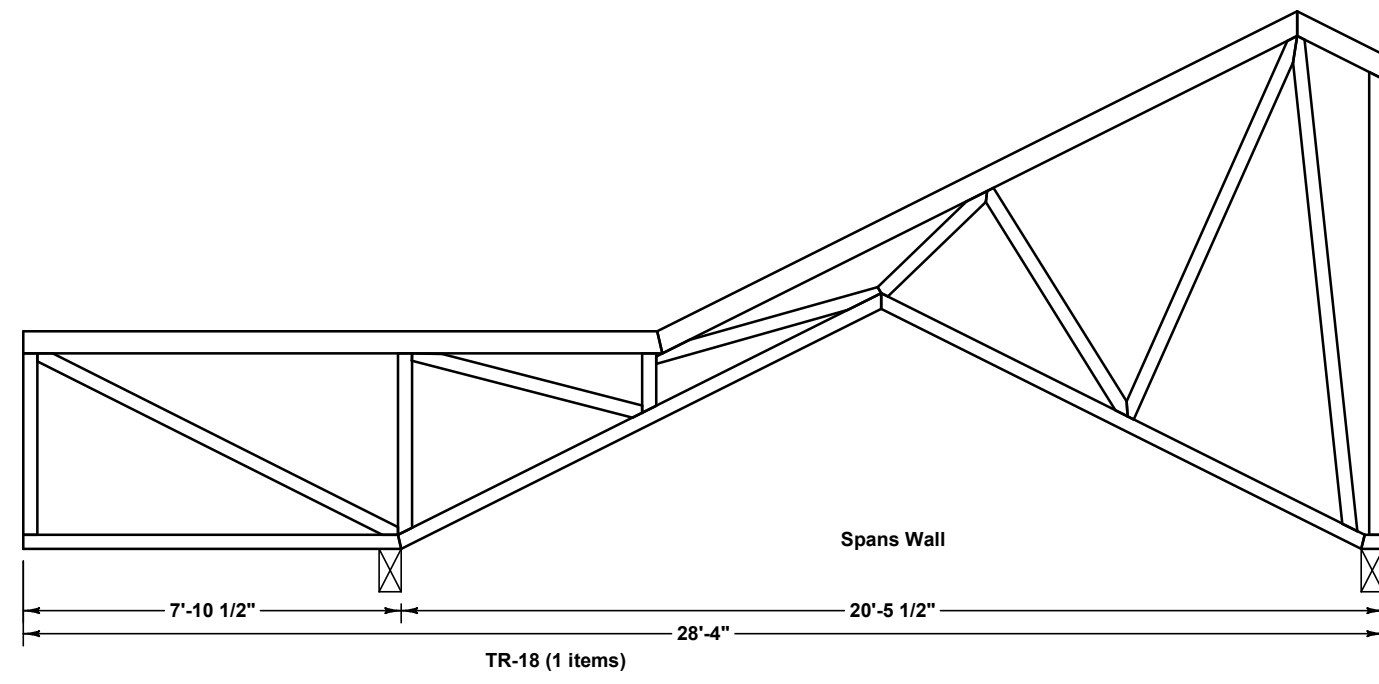
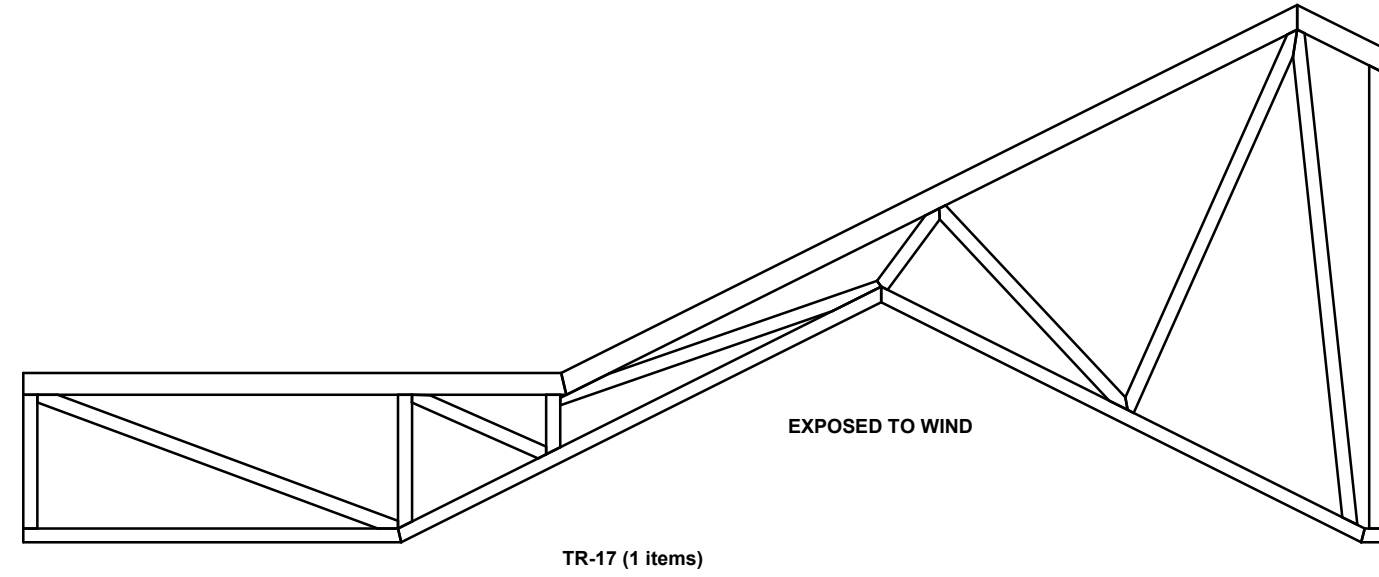
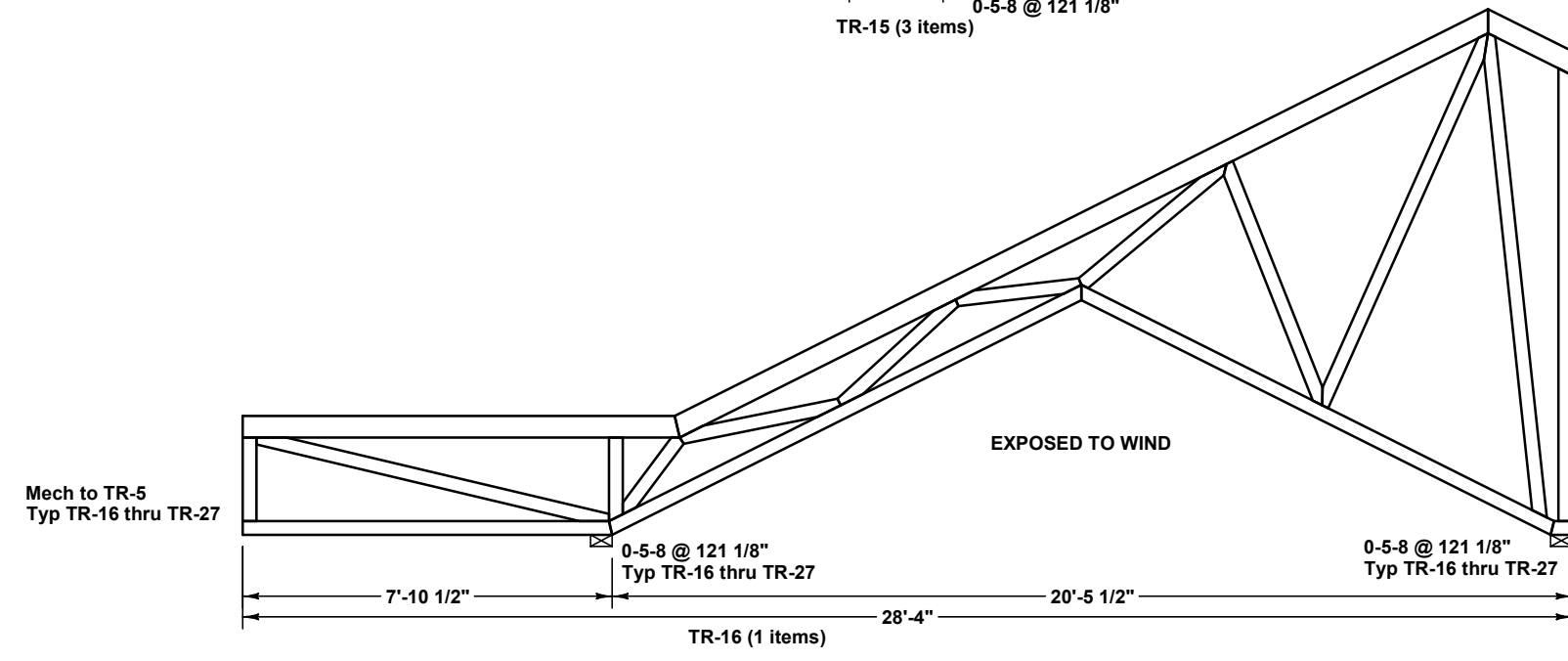
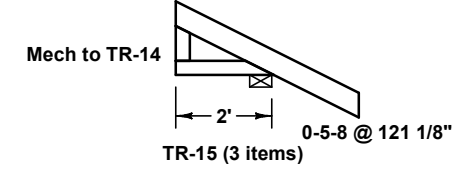
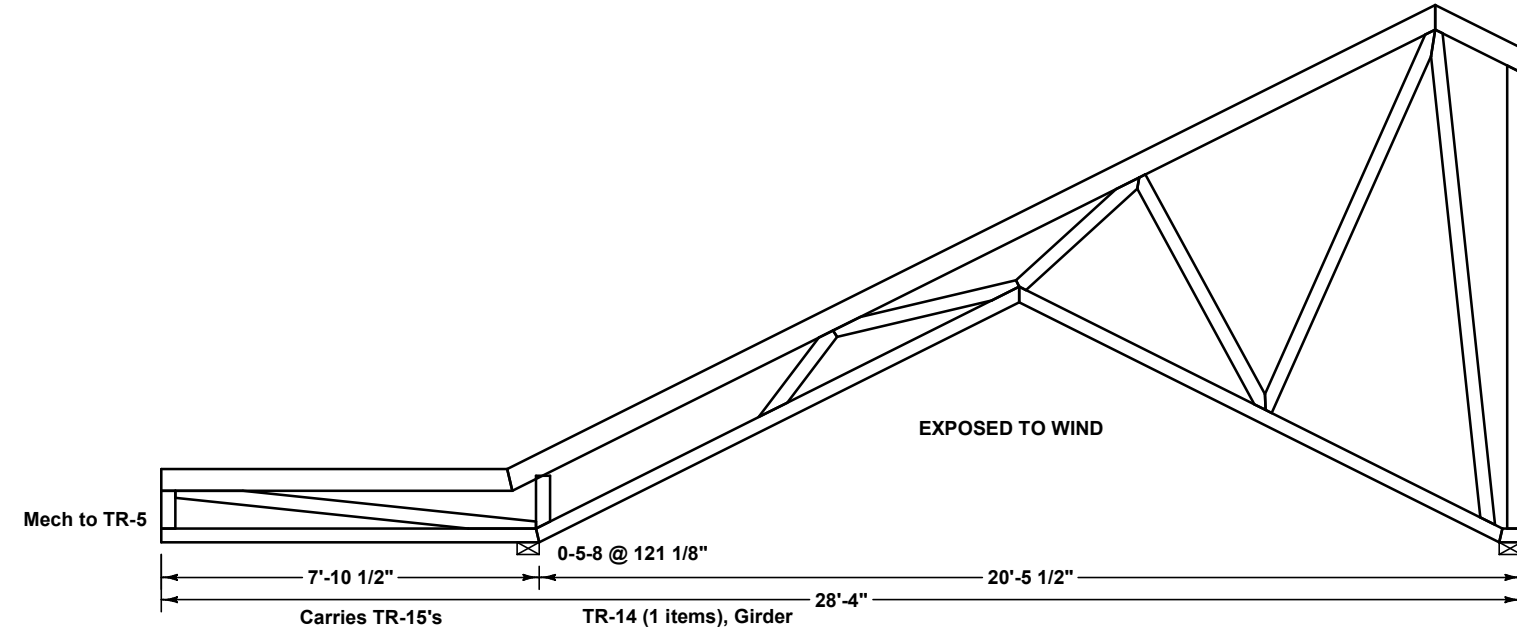
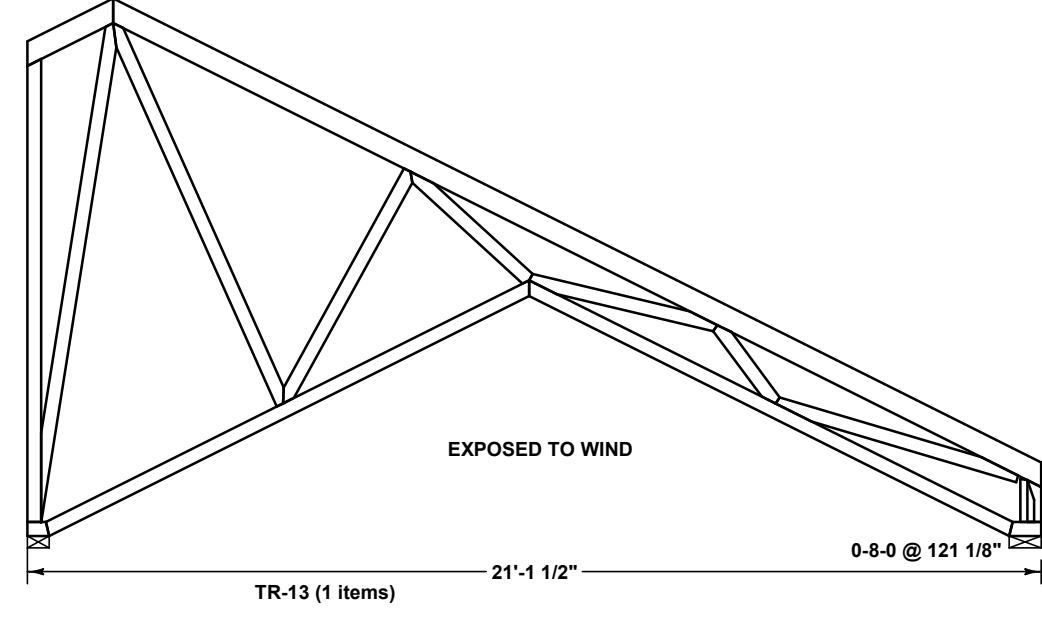
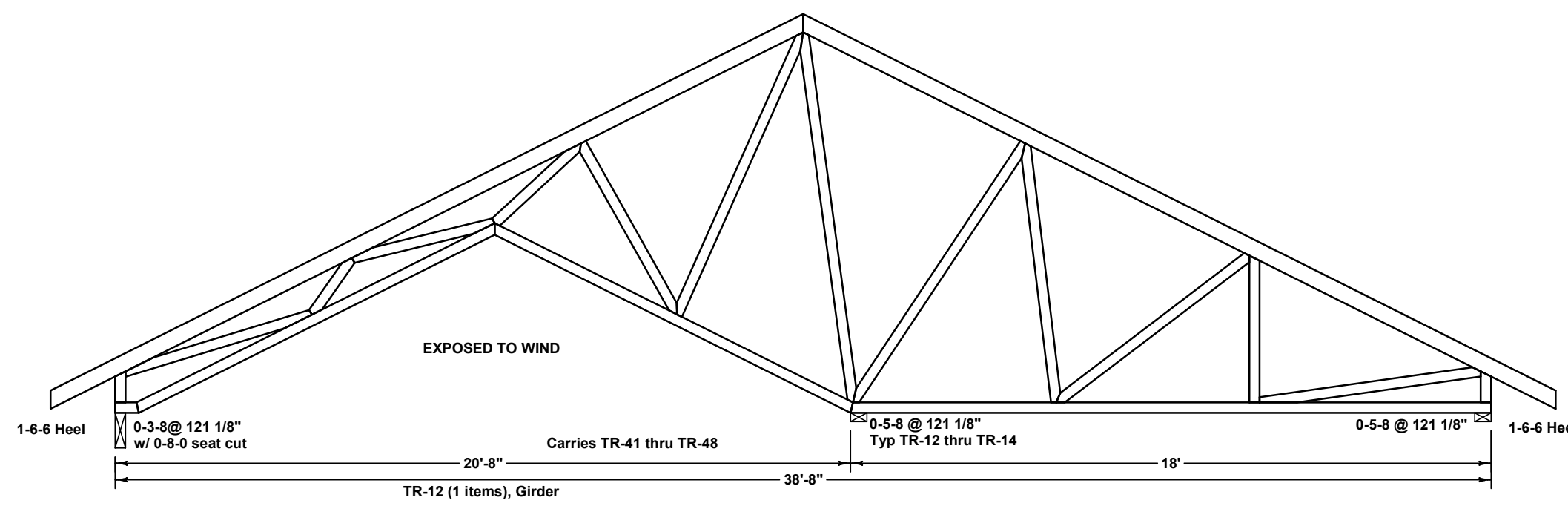
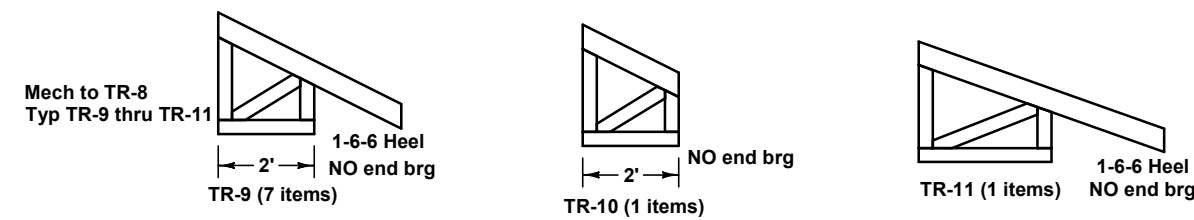
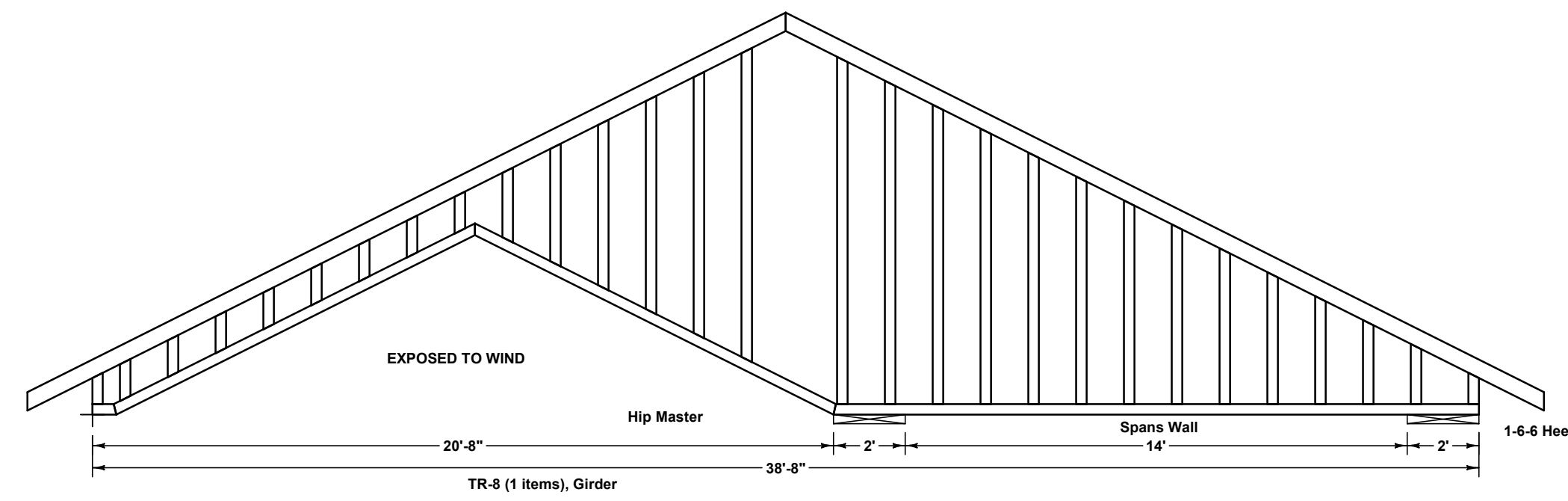
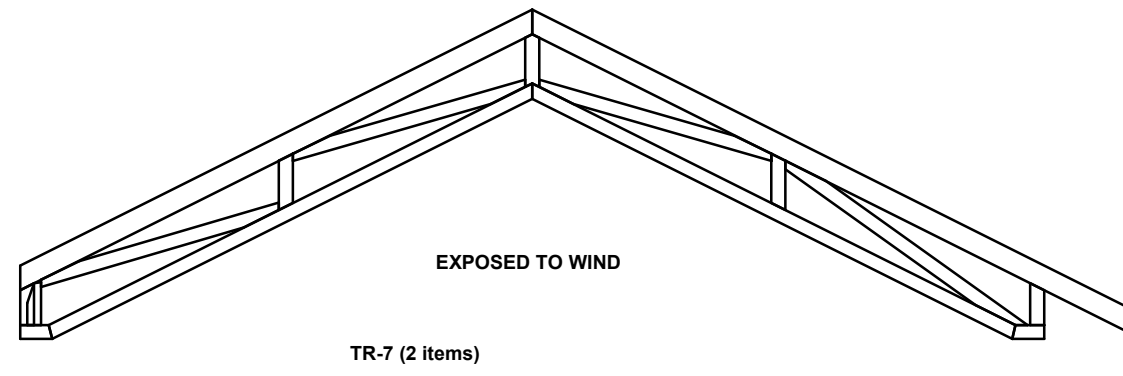
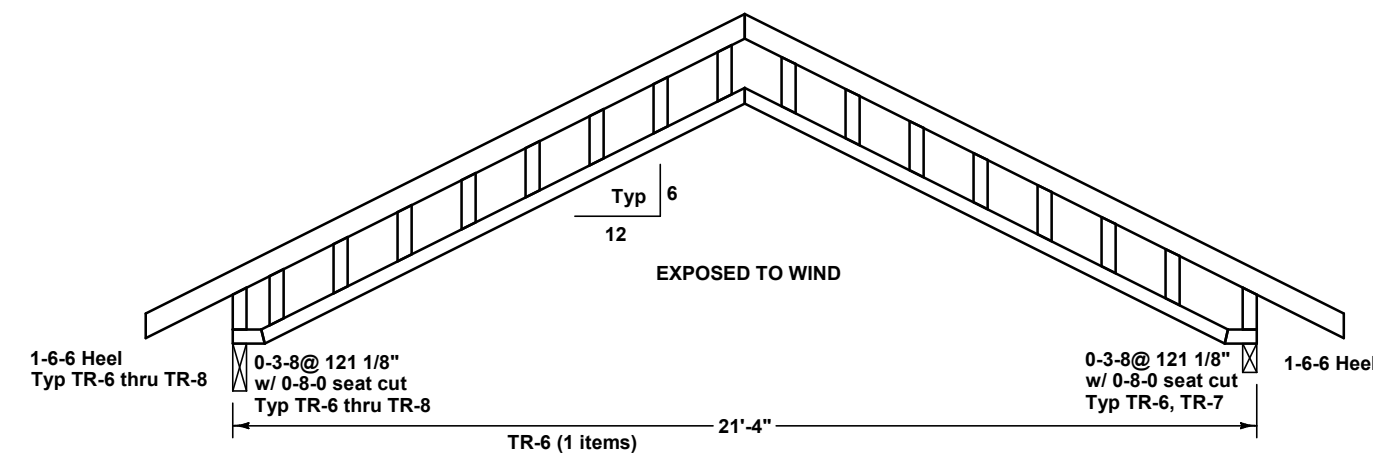
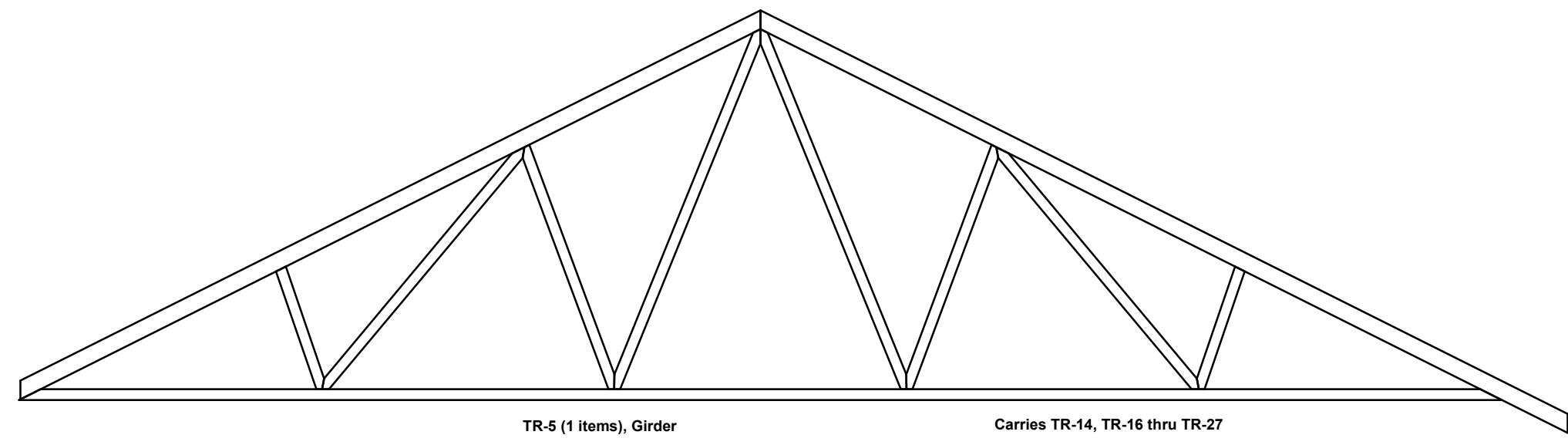
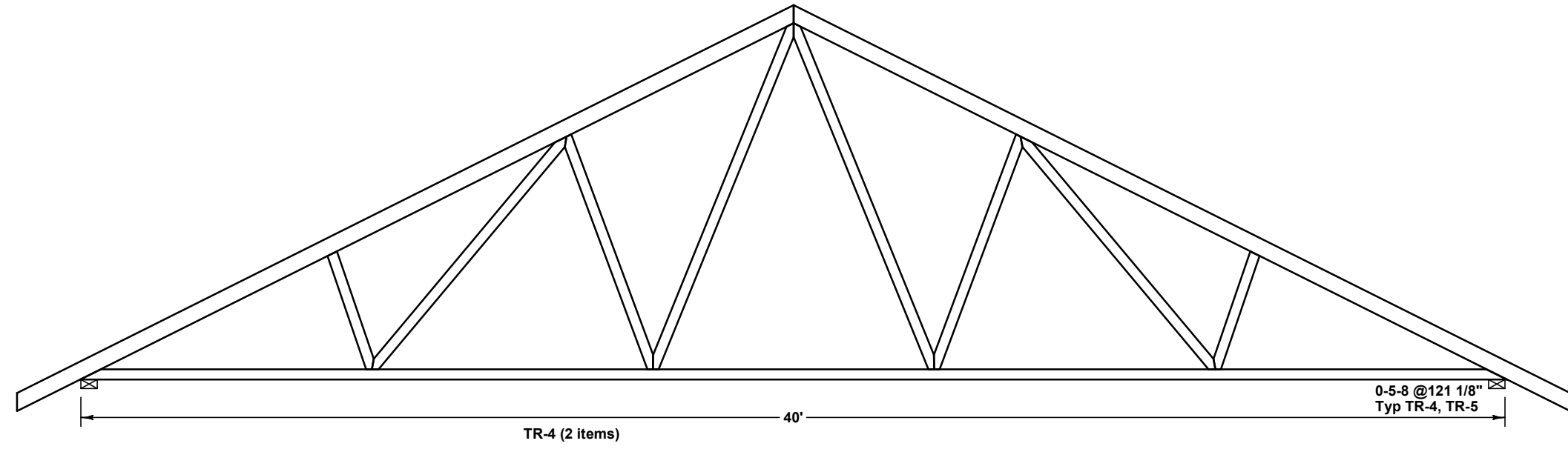
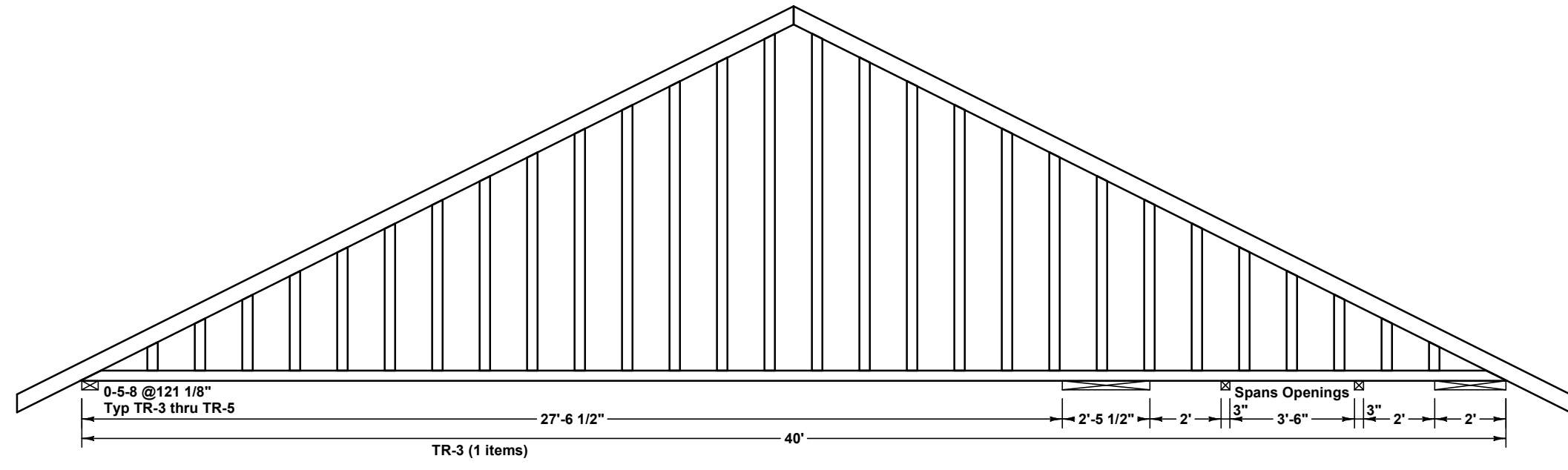
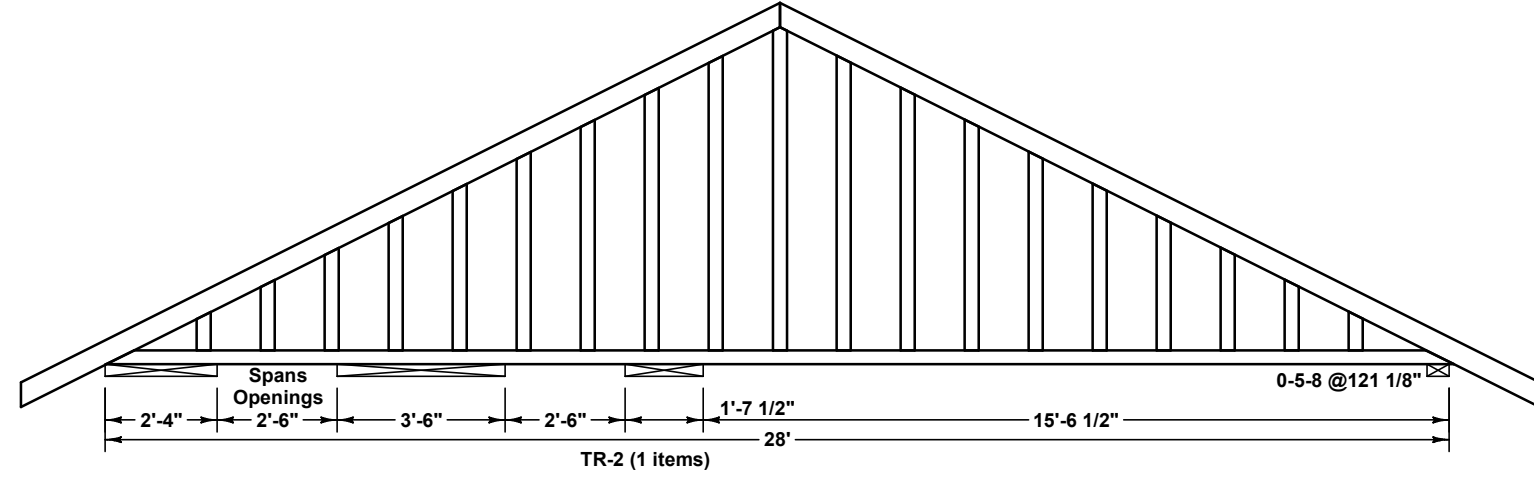
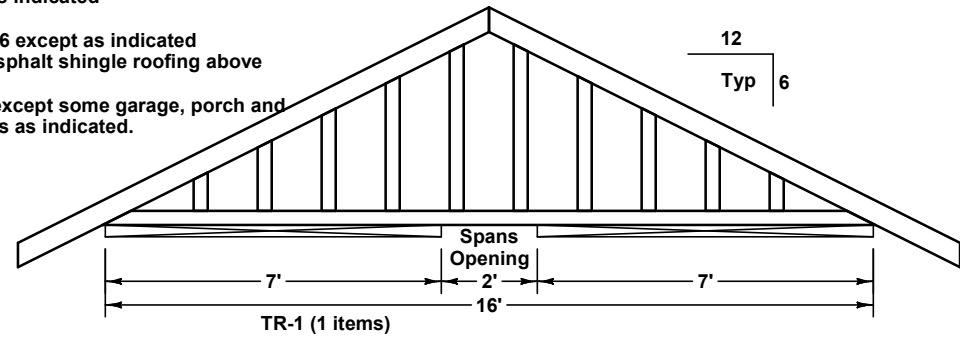
PLAN #:

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Drawn by:
 Terry Carlson

Plot Date:
 8/24/2019
 Sheet #:
 9 of 9

6/12 pitch except as indicated
 24" overhangs
 Standard heel: 0-8-8 except as indicated
 40/15 loading for asphalt shingle roofing above
 R-11
 All bearings 0-8-8 except some garage, porch and
 interior applications as indicated.



Drawn By:
Terry Carlson

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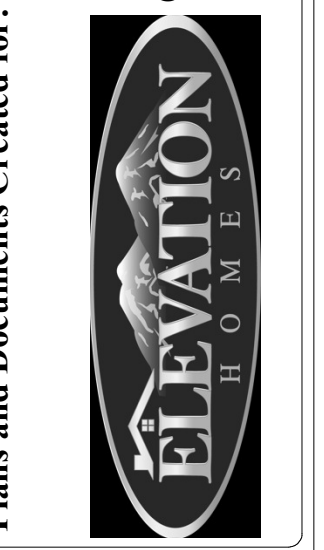
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PLAN #:

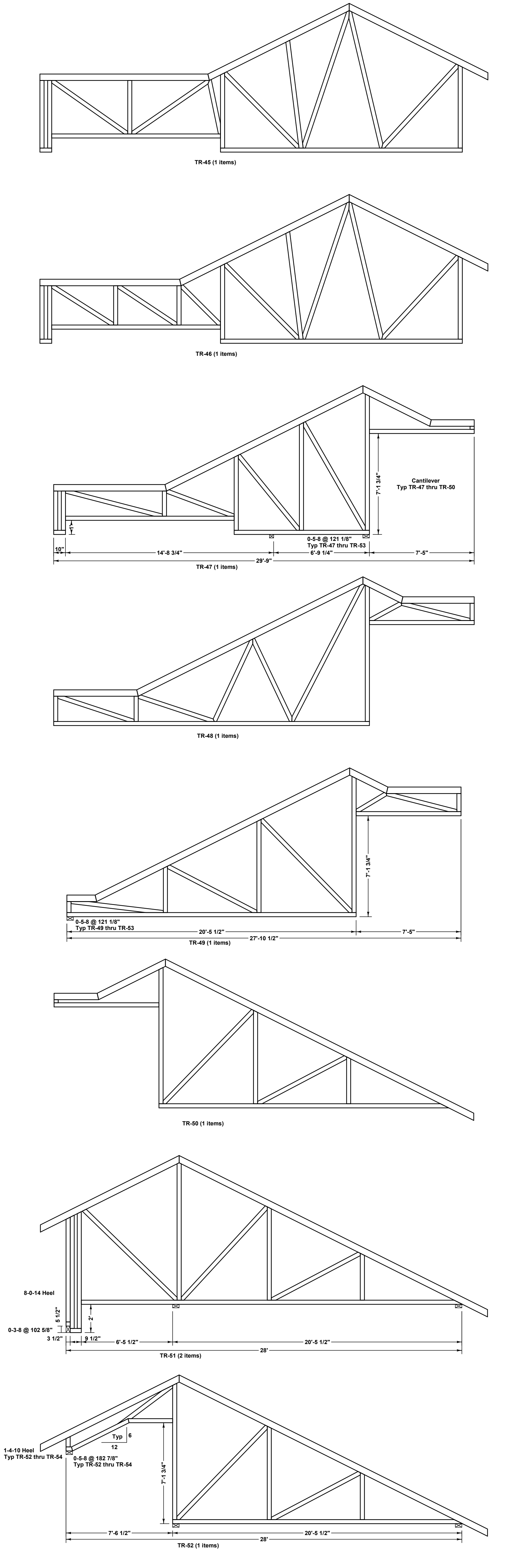
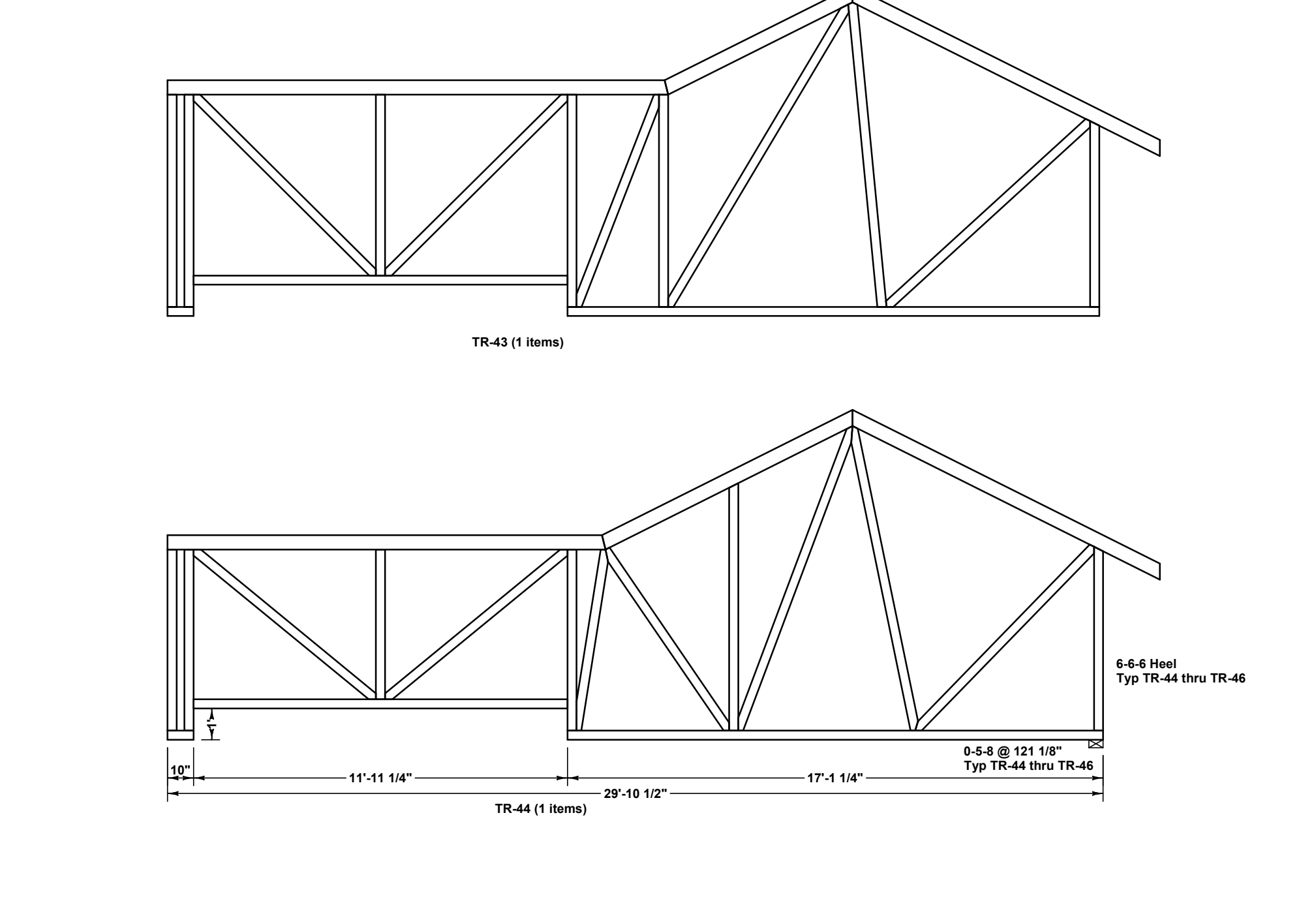
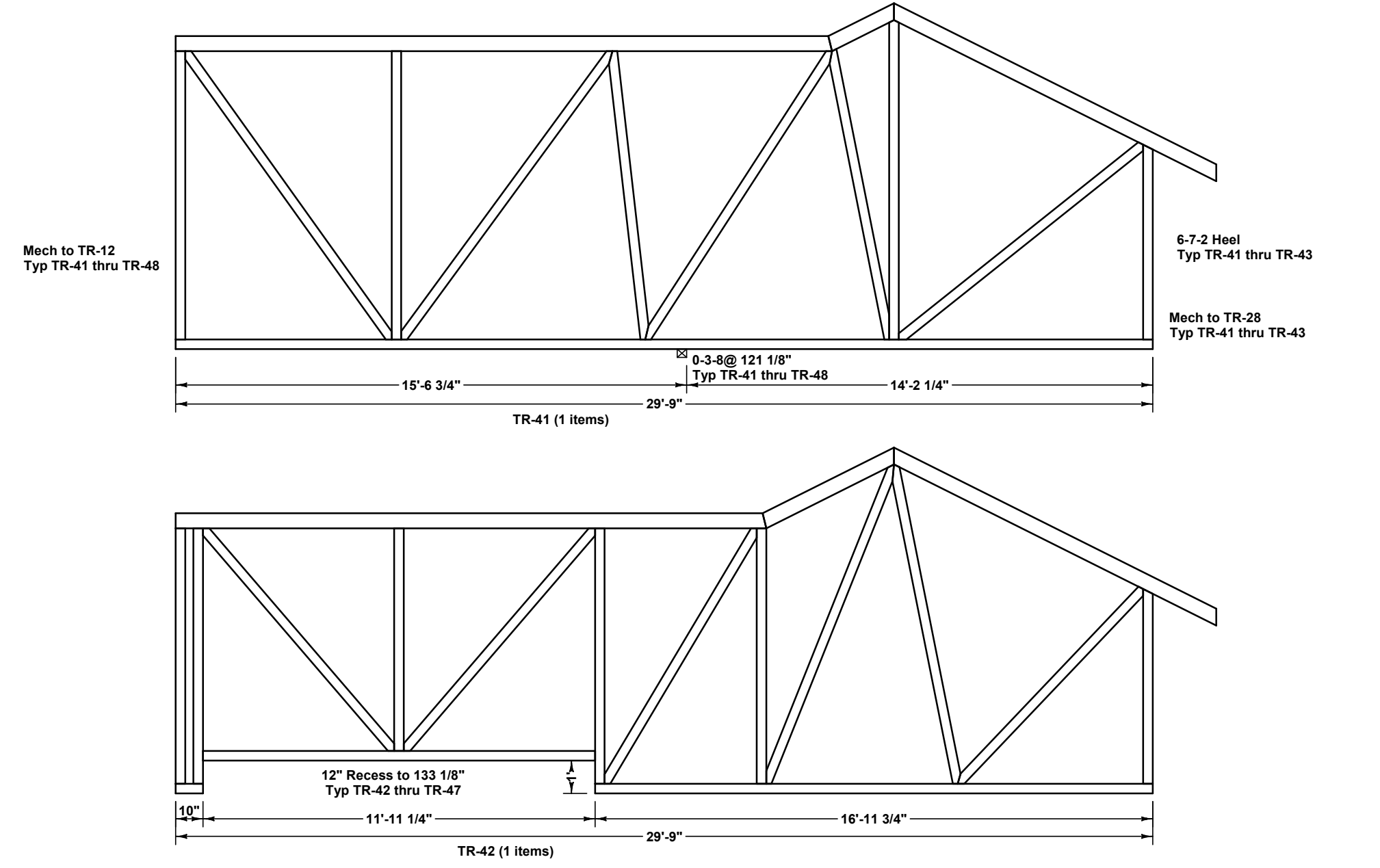
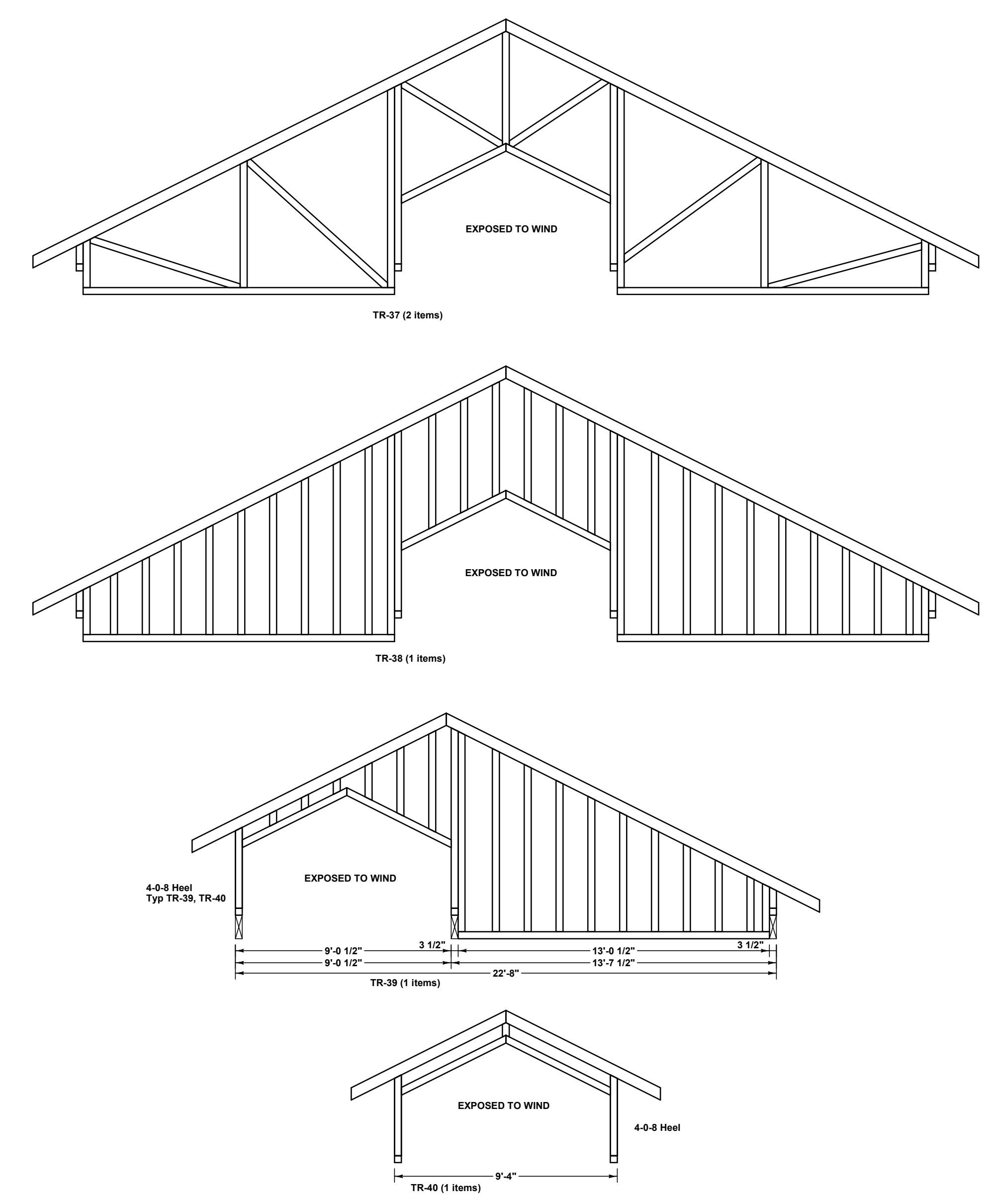
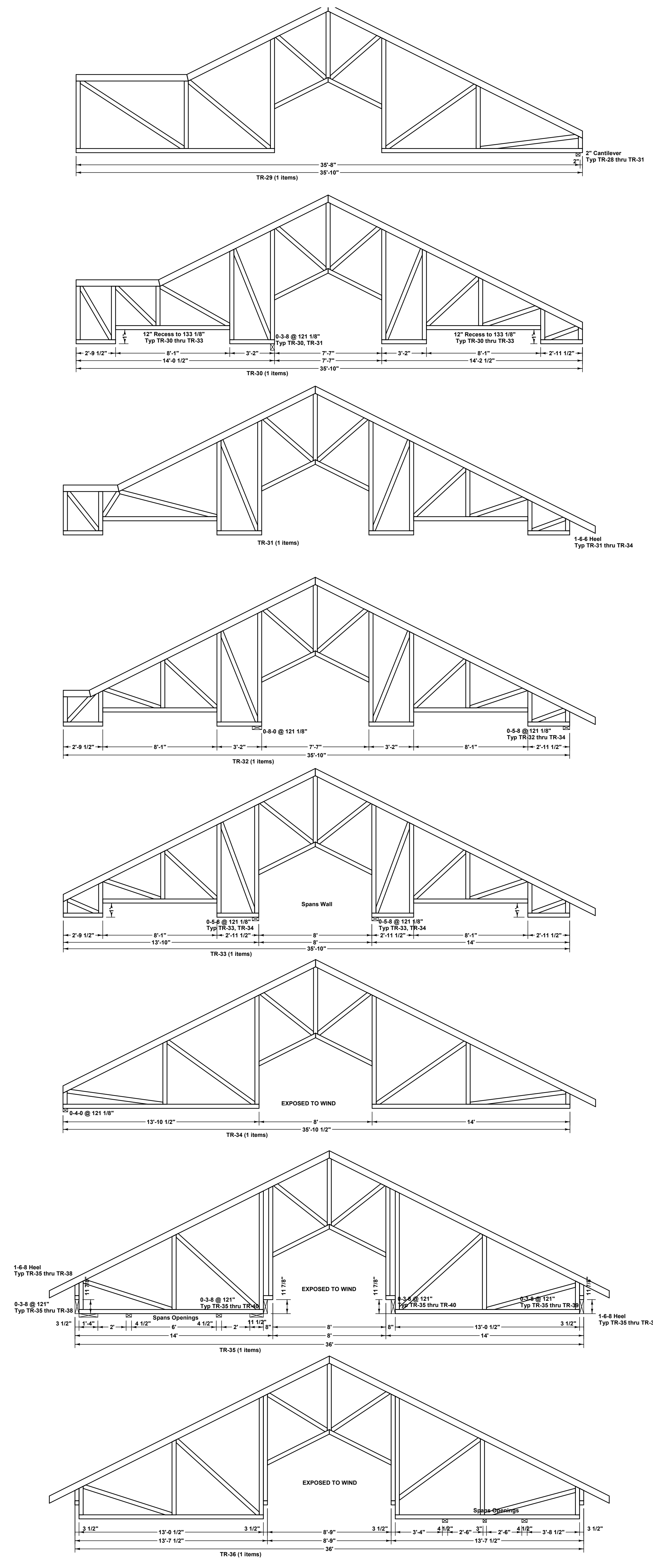
NOTES:
ACC REVIEW EDITION
SUBJECT TO PPRB APPROVAL AND STAMP

Project Description:
Custom Single Family Residence
 19855 Upchurch Way
 Monument, CO
 Schedule # 6104004009
 Lot 28, Kings Deer Highlands Sub
 Filing C Plat 10783
 El Paso County, Colorado

8883 Shipman Ln.
 Colorado Springs, CO 80917
 719.964.2568



Plans and Documents Created for:
Terry C Design Services
 Building Design and Drafting
 5620 Old Farm Terrace
 Colorado Springs, CO 80917
 719.964.2568
 www.tchomedesign.com



Plans and Documents Created for:
 8883 Shipman Ln.
 Colorado Springs, CO 80917
 719-888-2523

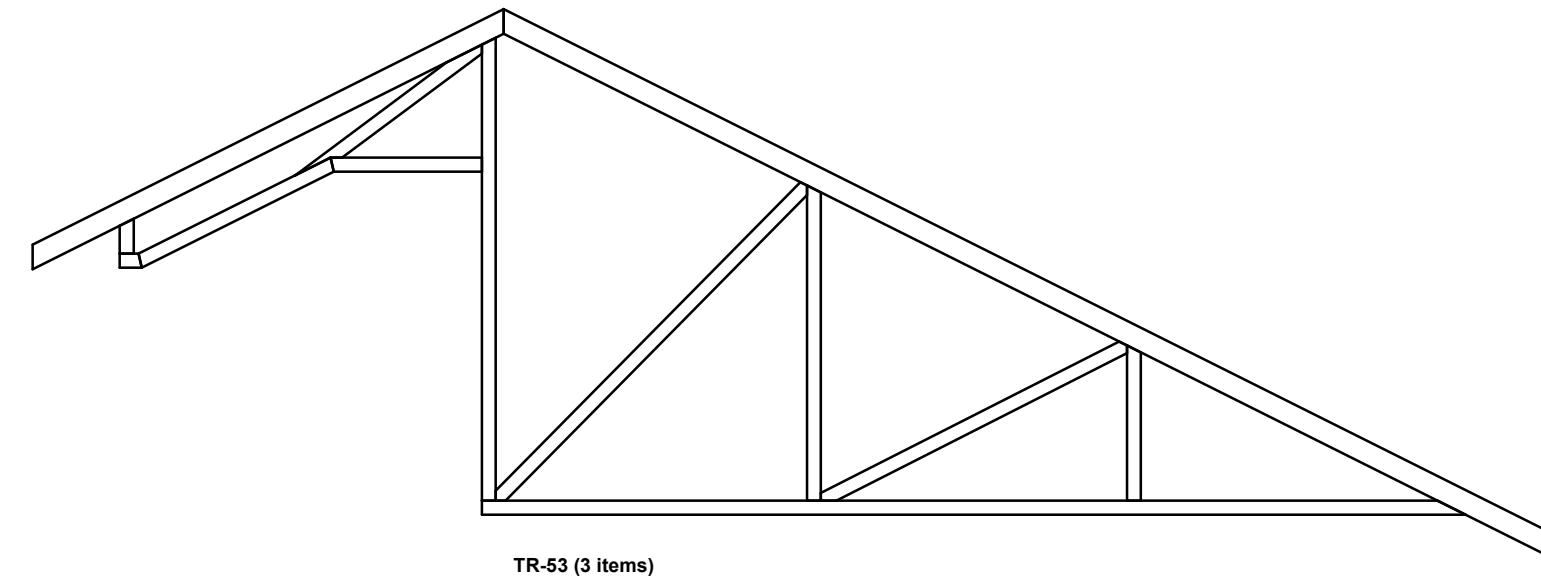
Project Description:
Custom Single Family Residence
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 Filing C Plat 10783
 El Paso County, Colorado

NOTES:
ACC REVIEW EDITION
 SUBJECT TO PPRBD APPROVAL AND STAMP

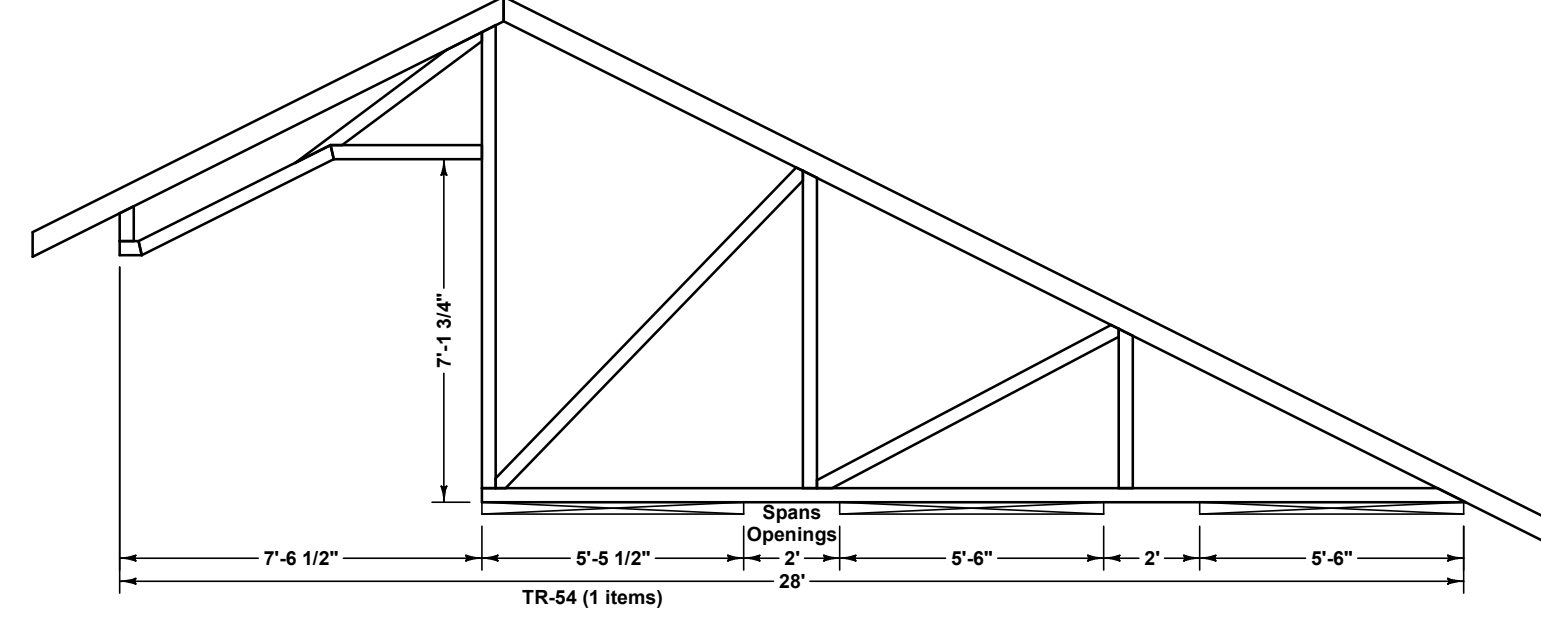
PLAN #:
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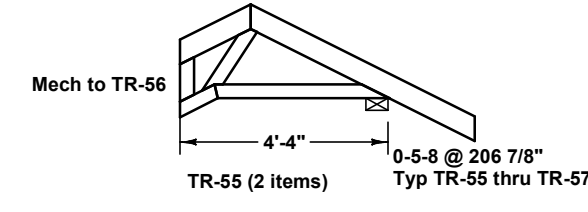
Drawn By:
Terry Carlson



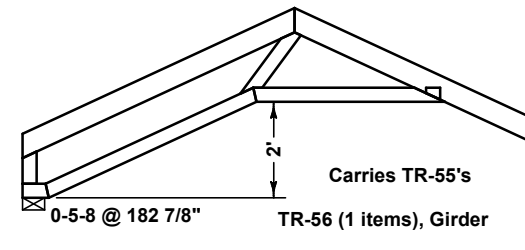
TR-83 (3 Items)



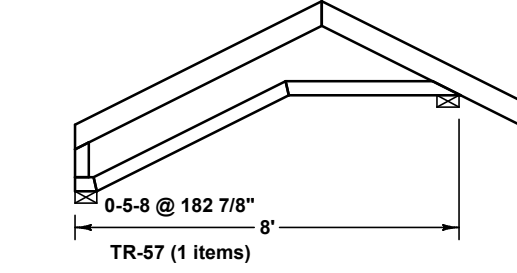
TR-54 (1 Items)



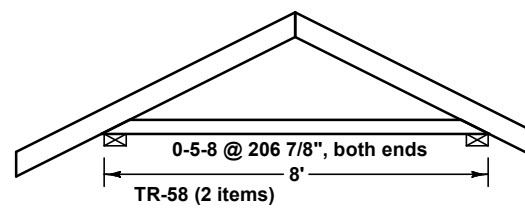
TR-56 (2 Items)



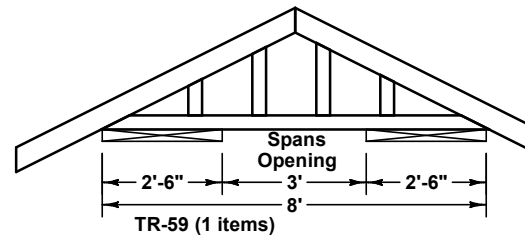
TR-55 (1 Items, Girder)



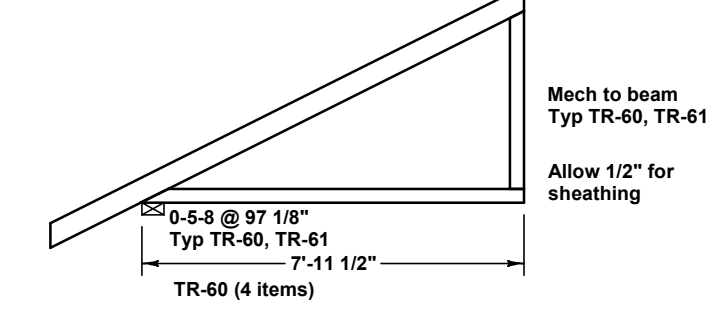
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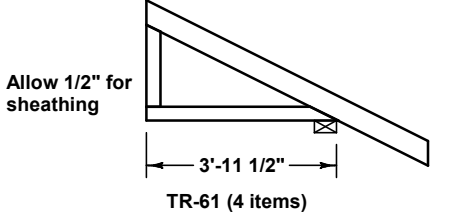
TR-58 (2 Items)



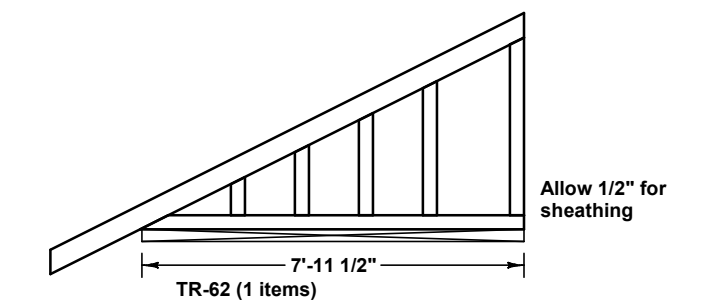
TR-59 (1 Items)



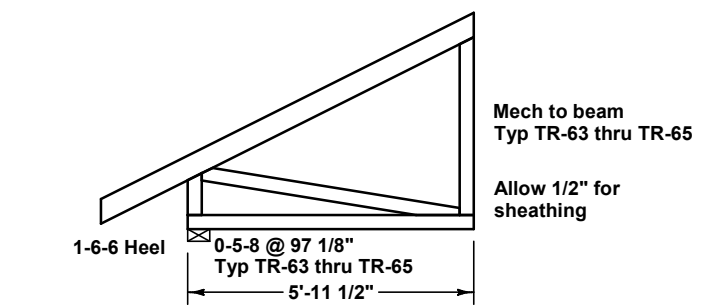
TR-60 (4 Items)



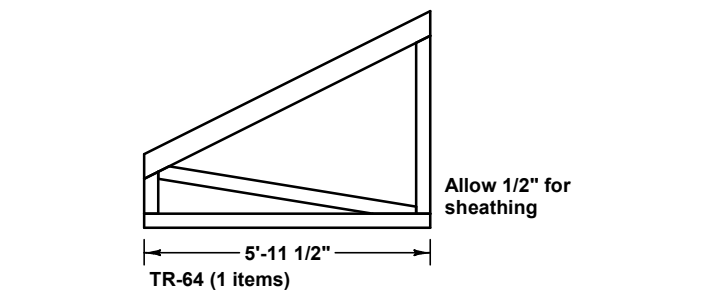
TR-61 (4 Items)



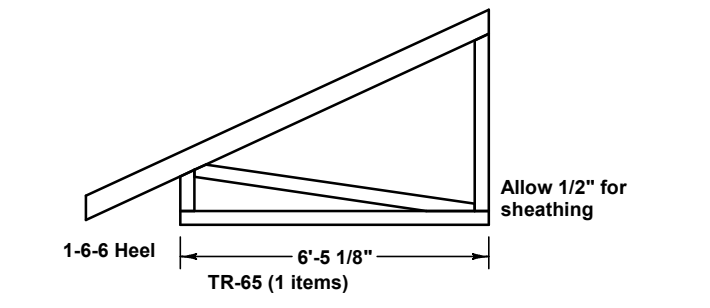
TR-62 (1 Items)



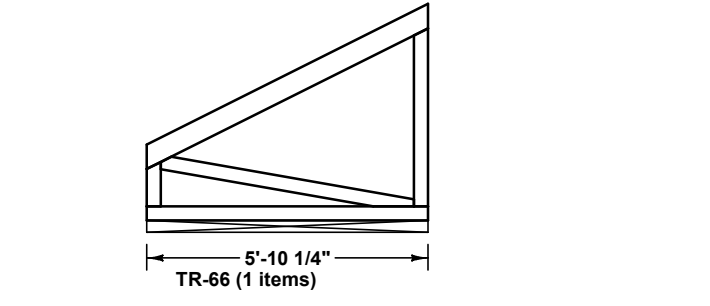
TR-63 (18 Items)



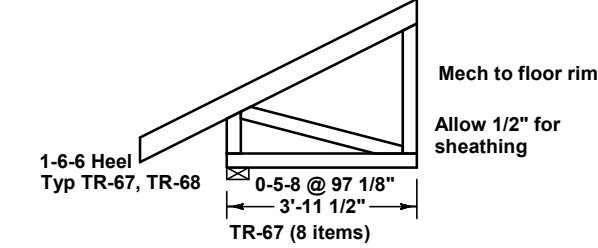
TR-64 (1 Items)



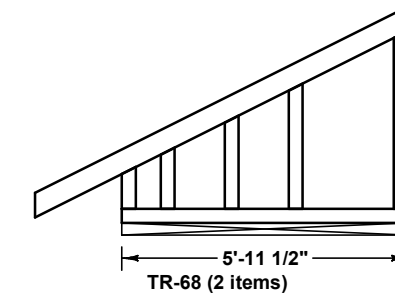
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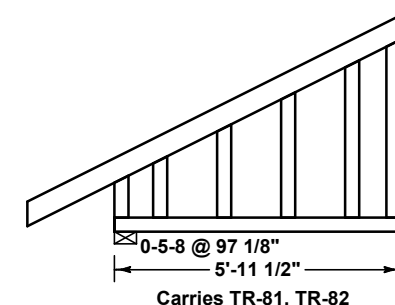
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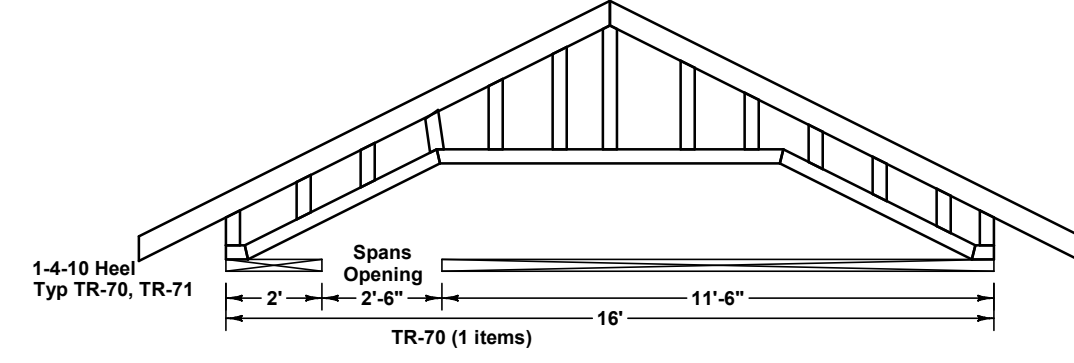
TR-67 (8 Items)



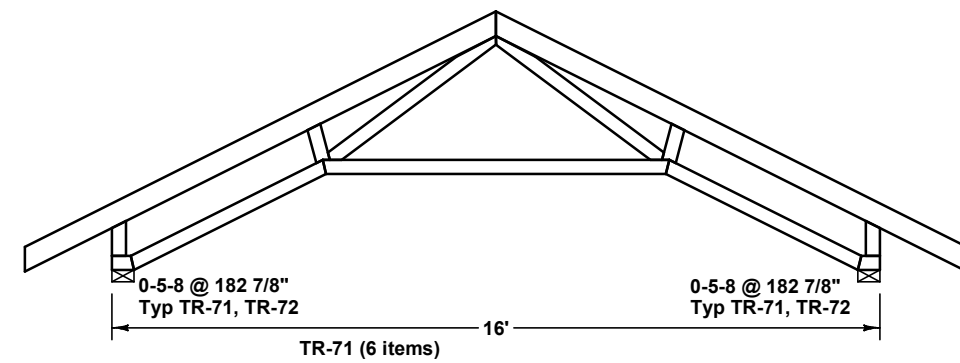
TR-68 (2 Items)



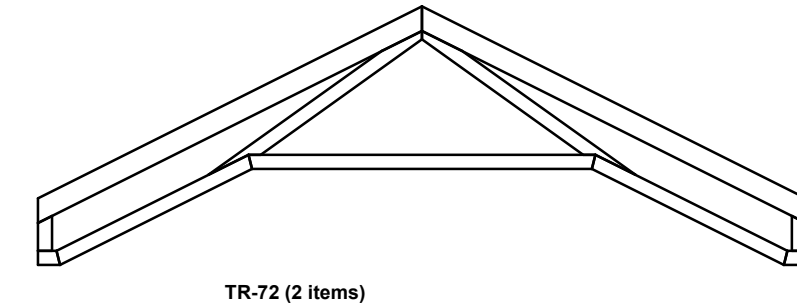
TR-81, TR-82 (1 Items, Girder)



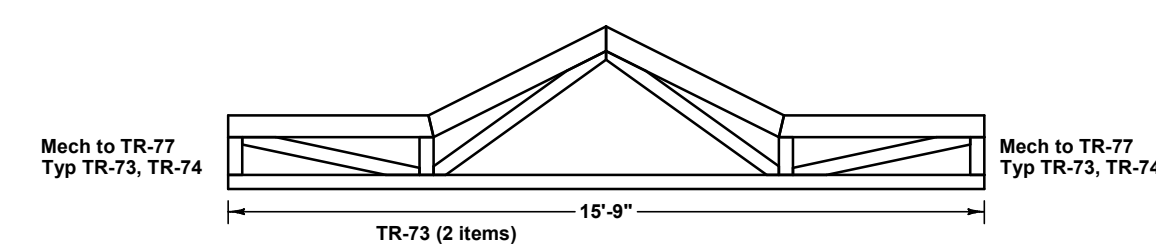
TR-70 (1 Items)



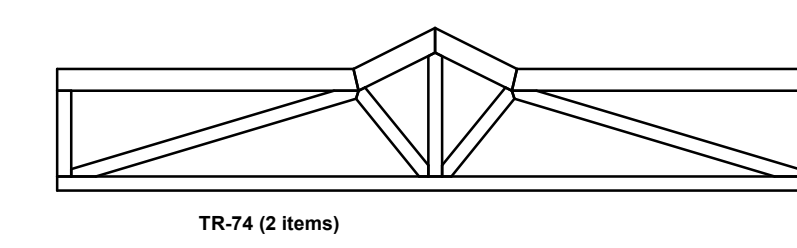
TR-71 (6 Items)



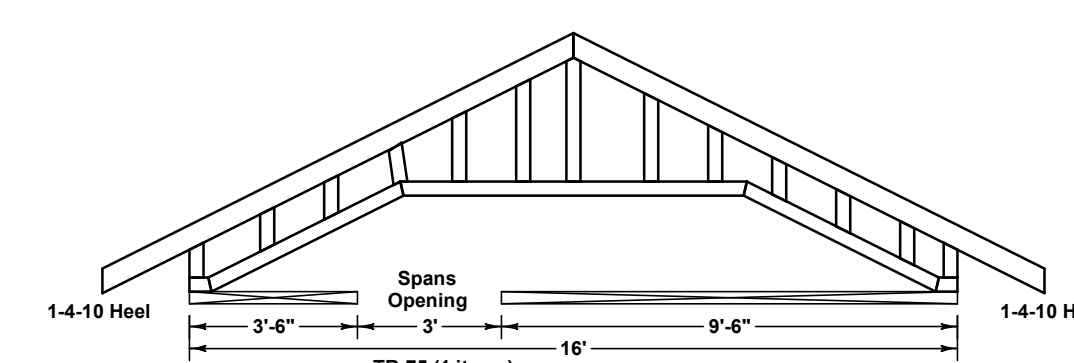
TR-72 (2 Items)



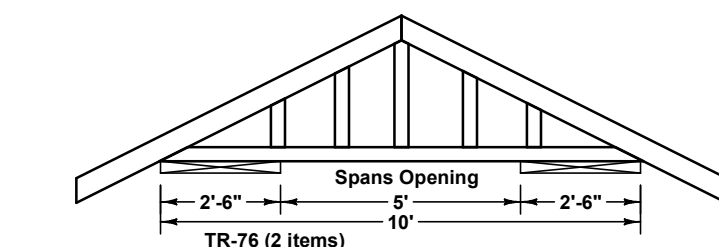
TR-73 (2 Items)



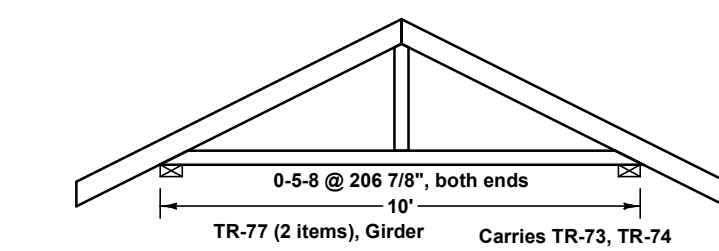
TR-74 (2 Items)



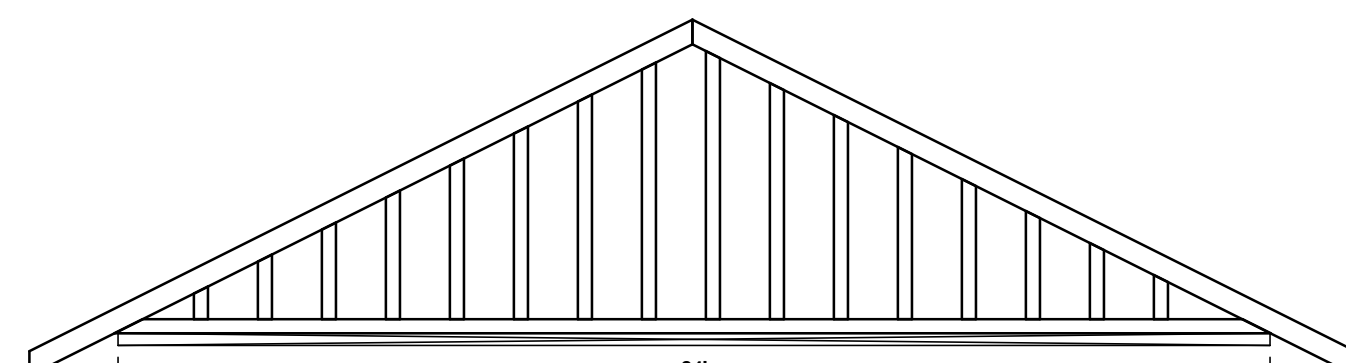
TR-75 (1 Items)



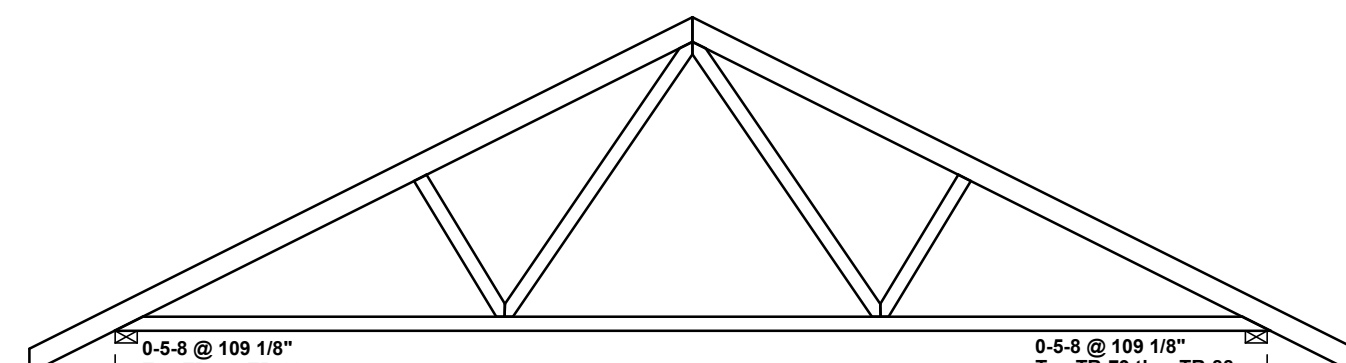
TR-76 (2 Items)



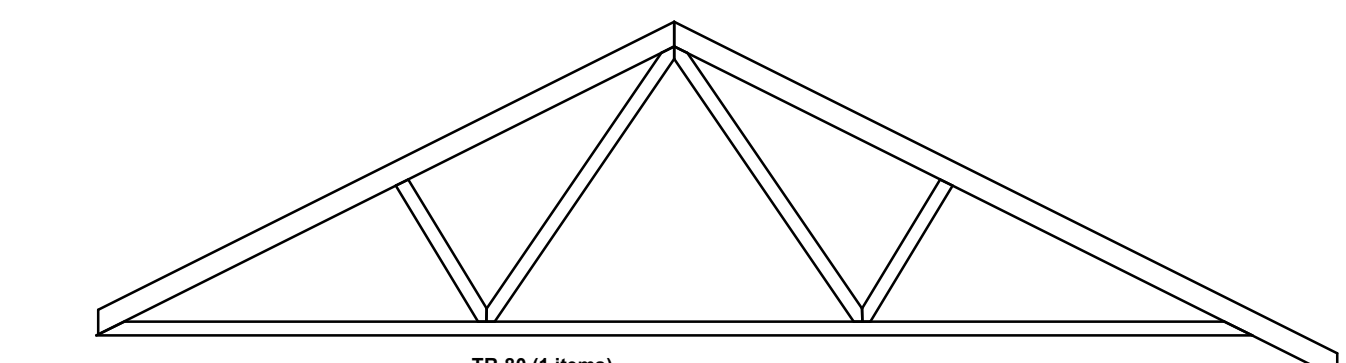
TR-77 (2 Items, Girder)



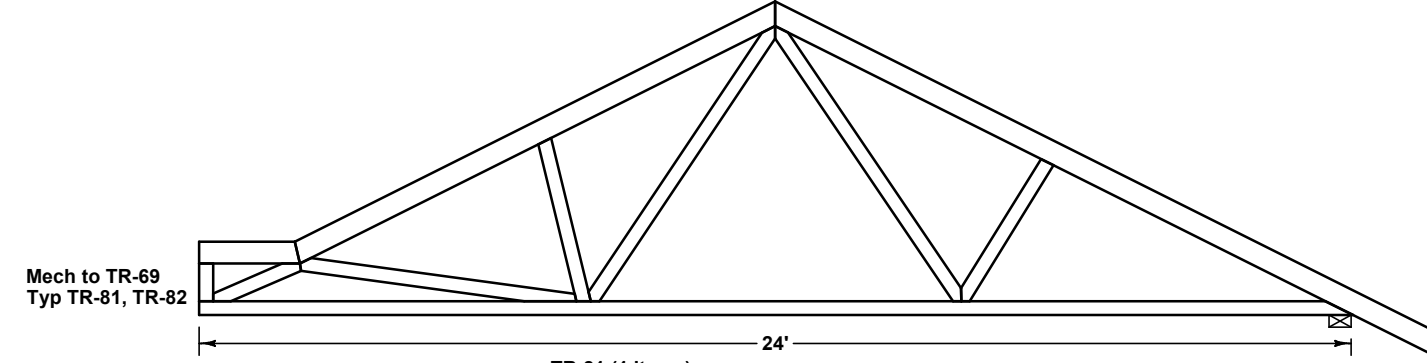
TR-78 (1 Items)



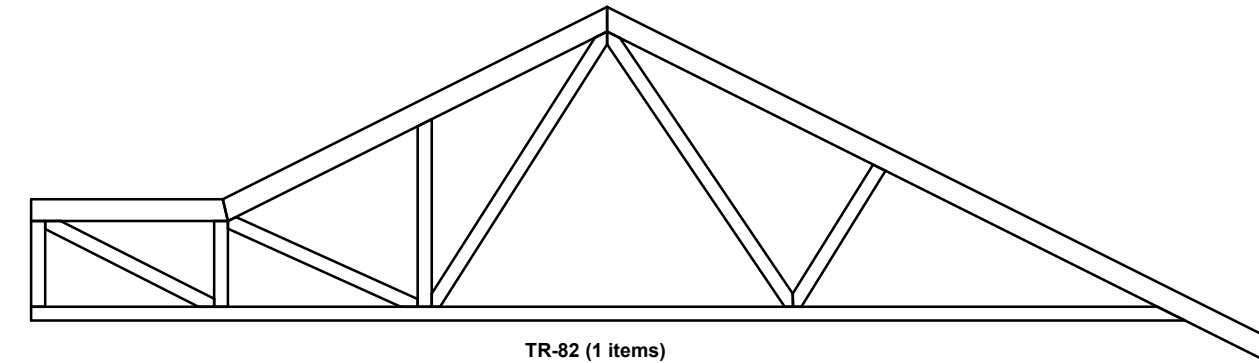
TR-79 (2 Items)



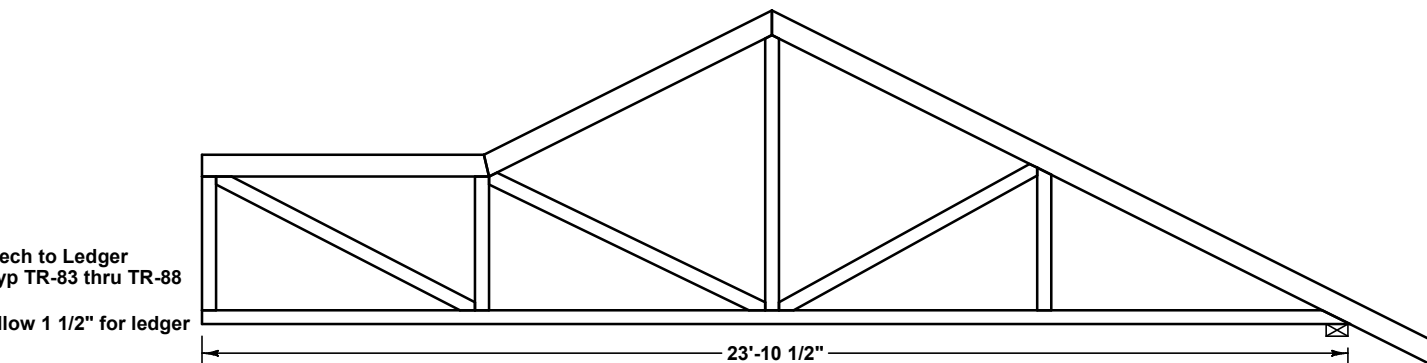
TR-80 (1 Items)



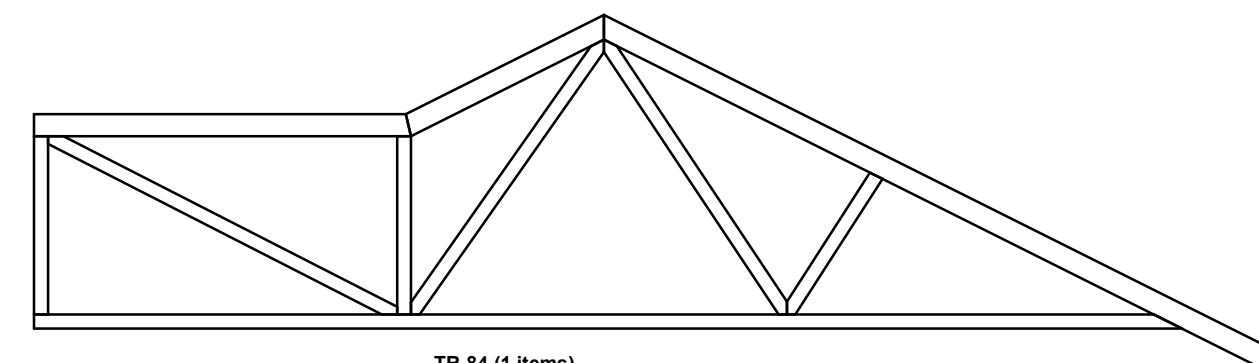
TR-81 (1 Items)



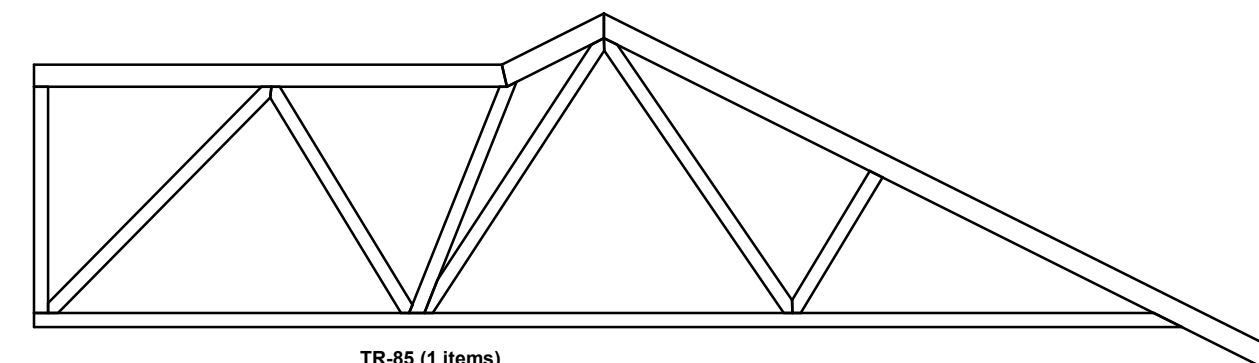
TR-82 (1 Items)



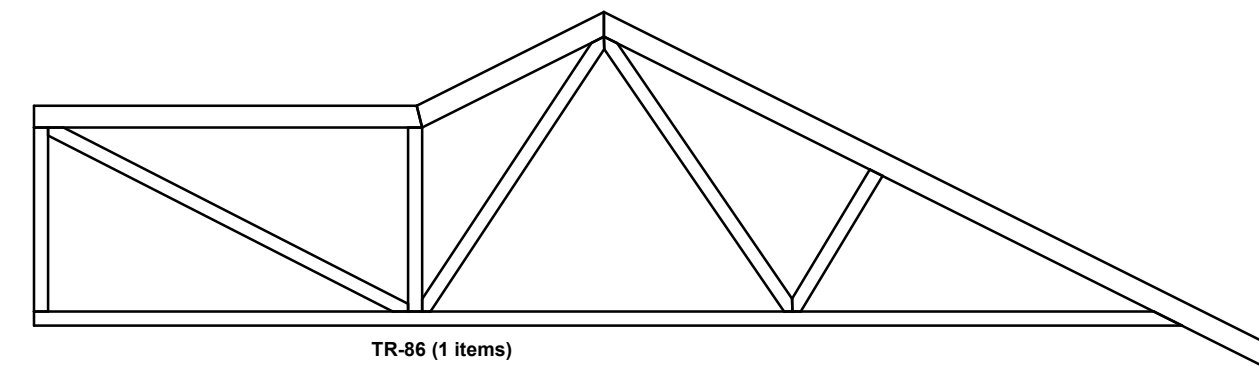
TR-83 (1 Items)



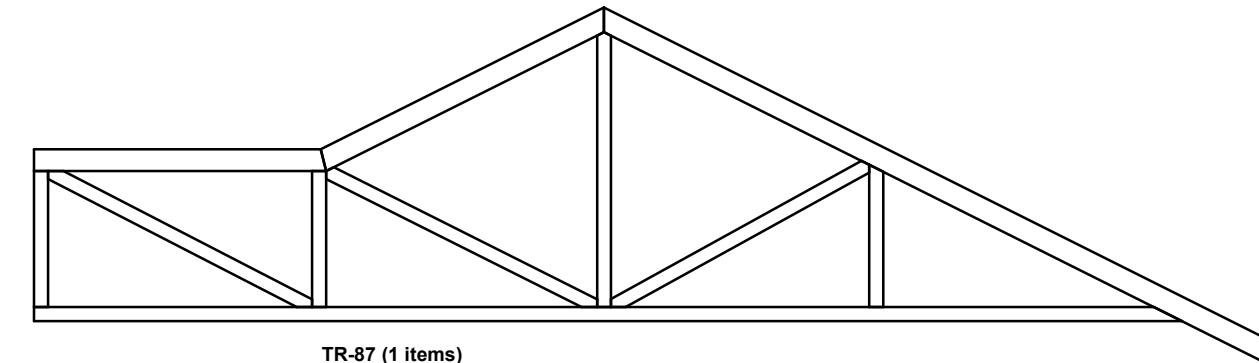
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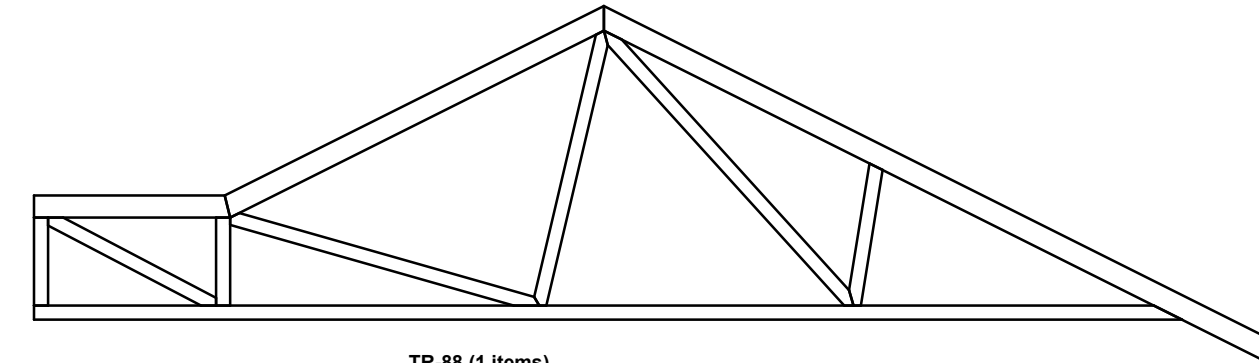
TR-85 (1 Items)



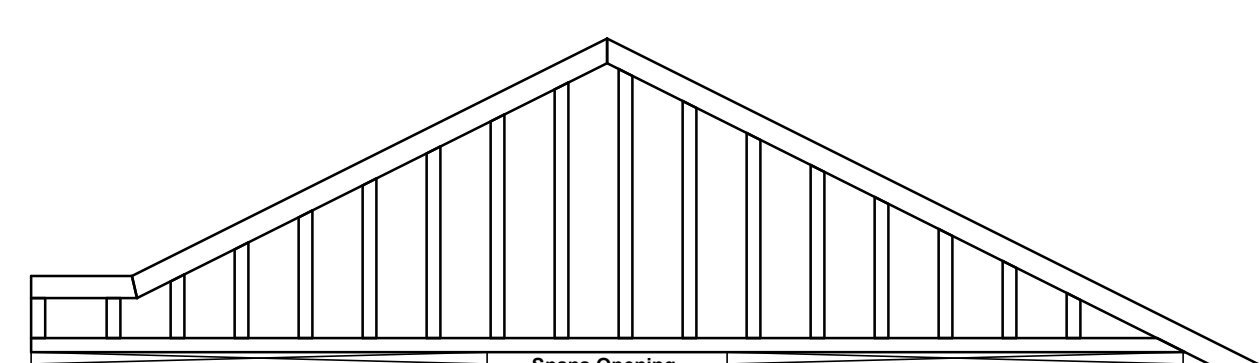
TR-86 (1 Items)



TR-87 (1 Items)



TR-88 (1 Items)



TR-89 (1 Items)