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**CODE SCHEDULE**

- 2005 PIKES PEAK REGIONAL BUILDING CODE
- 2003 IRC\*
- 2000 UPC\*
- 2003 IFCG\*
- 2003 IMC\*
- 2003 IECC\*
- 2005 NEC\*\*

\*As amended by 2005 PPRBC  
 \*\*Or the latest edition adopted by the State of Colorado

Plot Date:  
1/10/2007

Sheet #:  
**1**

Drawn by:  
(Project designer)

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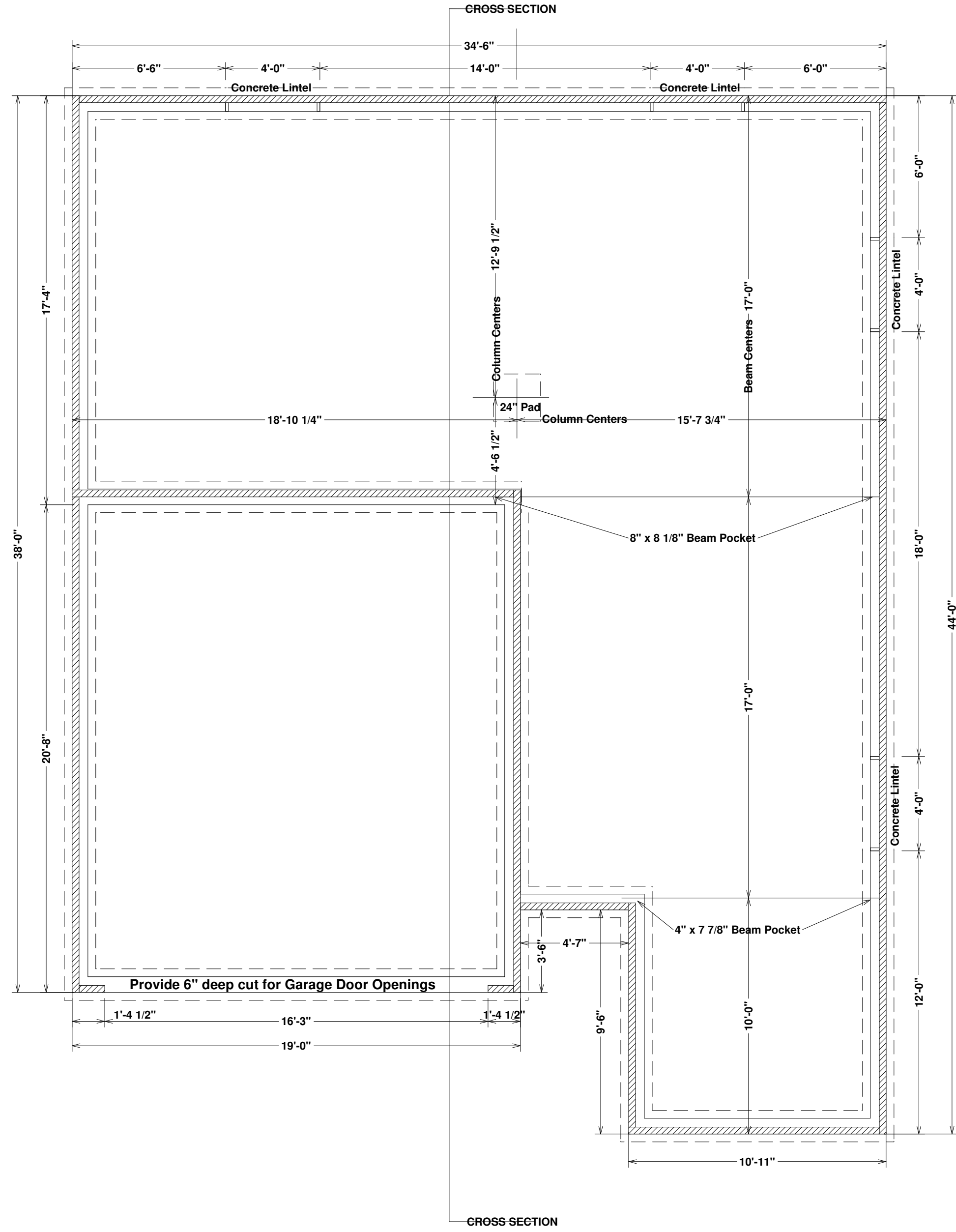
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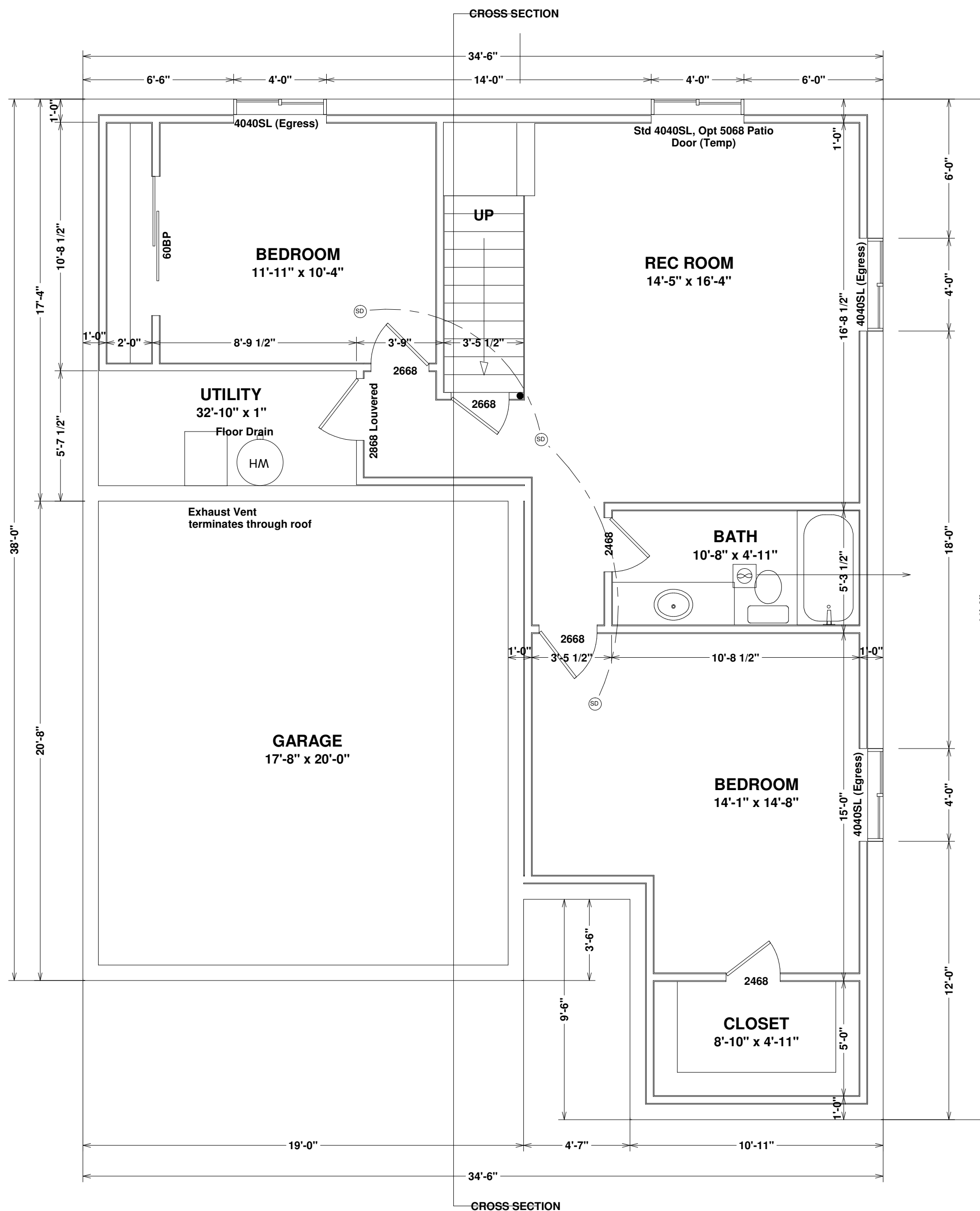
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# FOUNDATION PLAN

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. Shift wall 4" to exterior where brickledge desired. No Brickledge required for Cultured Stone Installation.
- 3) Window locations shown are for Subgrade Basement.
- 4) See engineer's foundation plan for Lintel sizing and detail
- 5) Pad dimensions are from exterior surface of wall to center of pad





## BASEMENT FLOOR PLAN

967 sq ft    SCALE: 1/4" = 1'

### GENERAL NOTES:

- 1) **BASEMENT FINISH OPTIONAL:**  
7'-7 1/2" Minimum Ceiling Height. Beams, Girders and Ducts may project up to 10" below required height per 2005 PPRBC, Section RBC 303.4.11
- 2) **EGRESS WINDOWS:**  
Basement includes Egress windows where indicated with 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", 4.5 sq ft  
Maximum sill height: 44"
- 3) **VENTED EXHAUST FANS:**  
Vented Exhaust Fans located as indicated by , terminate through joist cavity above 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: 8", Minimum Tread: 9", 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 UMC for gas appliances.
- 6) **SMOKE DETECTORS:**  
Located as indicated by Gangwired together and to all other floors with battery back-up

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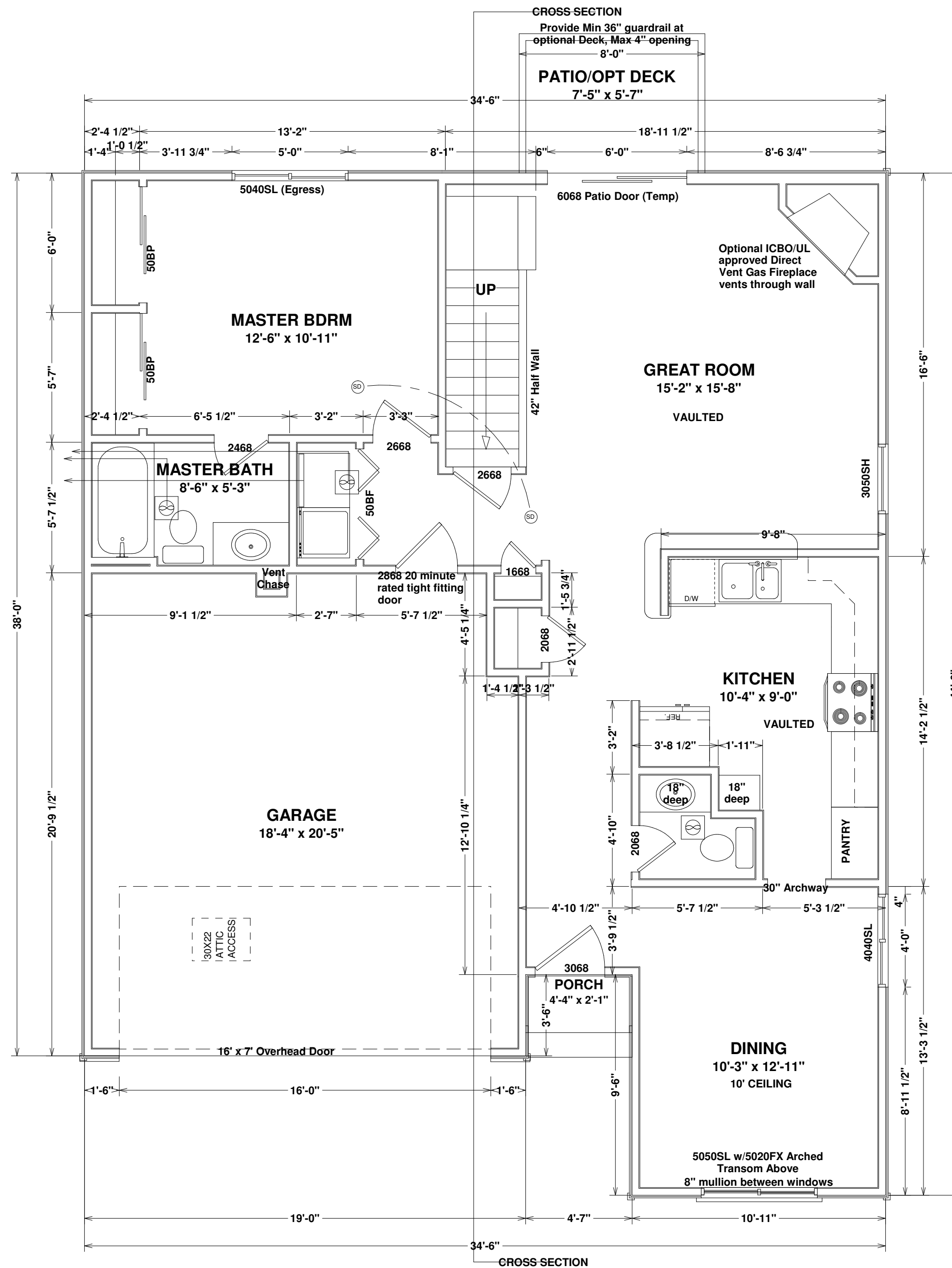
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# MAIN LEVEL FLOOR PLAN

929 sq ft SCALE: 1/4" = 1'

## GENERAL NOTES:

- 1) **CEILINGS AND WALLS**  
 Standard ceilings: 8' except where otherwise indicated. Verify plate heights with framing plans.  
 Garage ceiling: 8' from framed subfloor.  
 Standard walls: 2x4@16"oc UON except:  
 2x6@12"oc at exterior walls where 2 story ceiling indicated.
- 2) **EGRESS WINDOWS:**  
 Provide one egress window at all bedrooms.  
 Minimum Egress opening dimensions: Height: 24", Width: 20", 4.5 sq ft  
 Maximum sill height: 44"
- 3) **DRYER VENT**  
 Dryer vent terminates through duct soffit below and out side 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
- 4) **VENTED EXHAUST FANS:**  
 Vented Exhaust Fans located as indicated by , terminate through soffit above and out side wall 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.
- 5) **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: 8", Minimum Tread: 9", Maintain Minimum 6'-8" Head Clearance
- 6) **SMOKE DETECTORS:**  
 Located as indicated by Gangwired together and to all other floors with battery back-up
- 7) **DISHWASHER**  
 Provide air gap device at dishwasher.
- 8) **GARAGE**  
 5/8" type X sheetrock at all surfaces firetaped.  
 Wrap all structural members.  
 Provide minimum 1/8" slope per 1' at floor for drainage.

Plot Date:  
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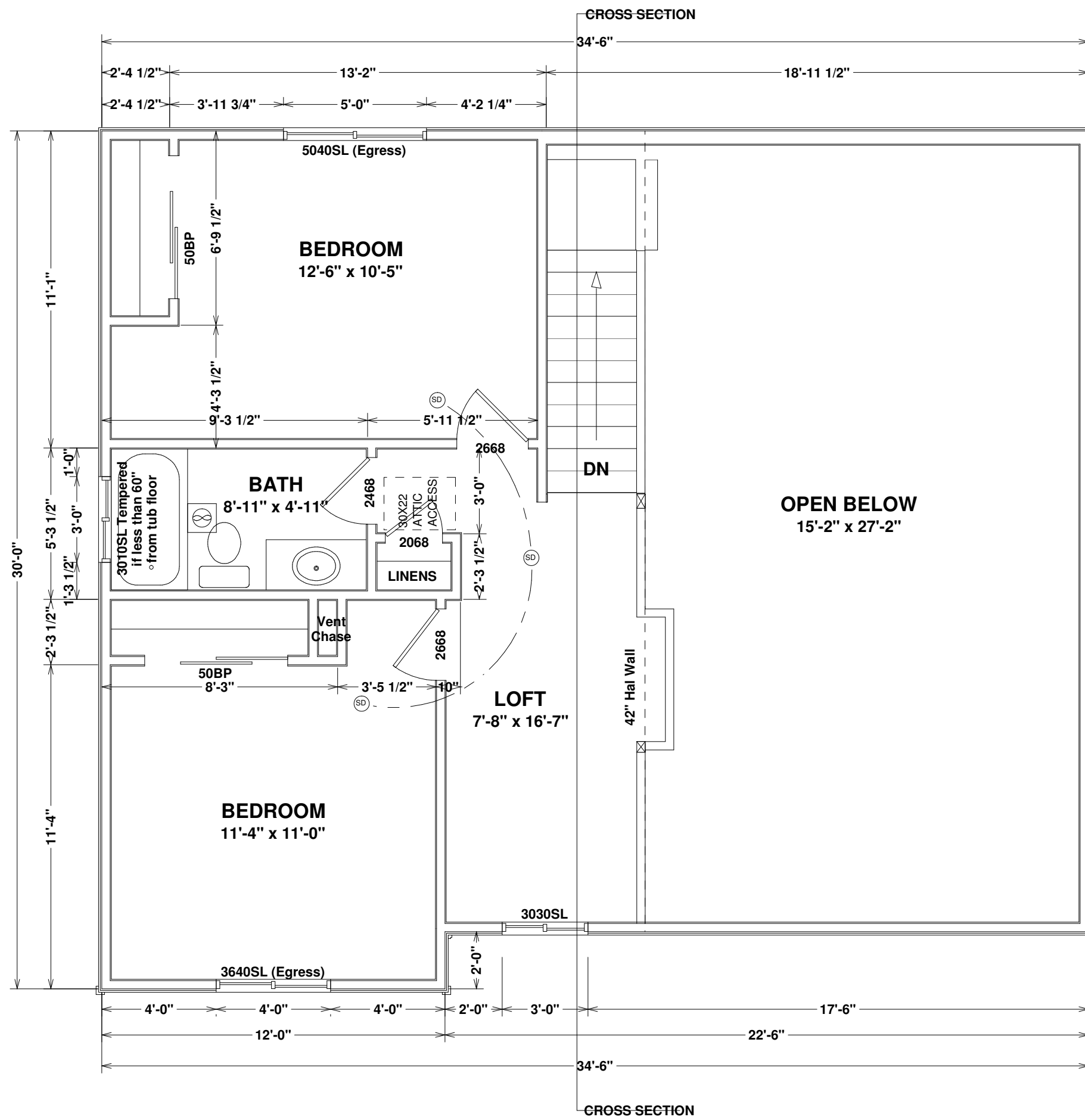
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
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# UPPER LEVEL FLOOR PLAN

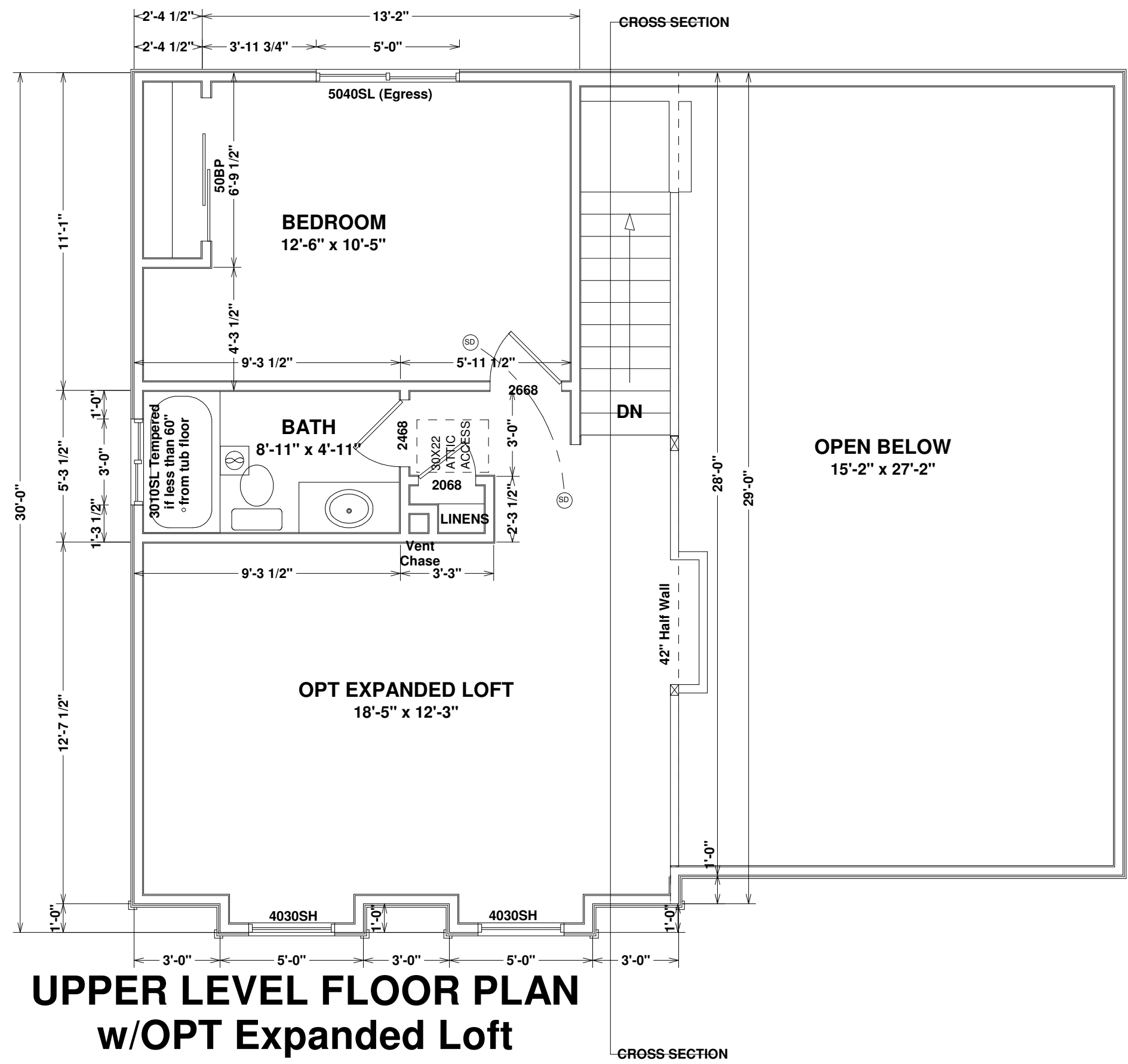
512 sq ft SCALE: 1/4" = 1'

## GENERAL NOTES:

- CEILINGS AND WALLS**  
Standard ceilings: 8' except where otherwise indicated. Verify plate heights with framing plans.  
Standard walls: 2x4@16"oc UON except:  
2x6@12"oc at exterior walls where Open Below indicated.
- EGRESS WINDOWS:**  
Provide one egress window at all bedrooms.  
Minimum Egress opening dimensions: Height: 24", Width: 20", 4.5 sq ft  
Maximum sill height: 44"
- VENTED EXHAUST FANS:**  
Vented Exhaust Fans located as indicated by , terminate through roof or nearest eave and may not terminate within 36" of any opening which allows air into occupied area.  
Provide backdraft damper.
- STAIRS:**  
Provide Handrail minimum 34", maximum 38" from stair nosing.  
Provide minimum 42" half wall or guardrail at open landings and balconies.  
Maximum Riser: 8", Minimum Tread: 9", Maintain Minimum 6'-8" Head Clearance
- SMOKE DETECTORS:**  
Located as indicated by  Gangwired together and to all other floors with battery back-up



FRONT ELEVATION w/OPT Expanded Loft  
SCALE: 1/8" = 1'



# UPPER LEVEL FLOOR PLAN

w/OPT Expanded Loft  
517 sq ft SCALE: 1/4" = 1'

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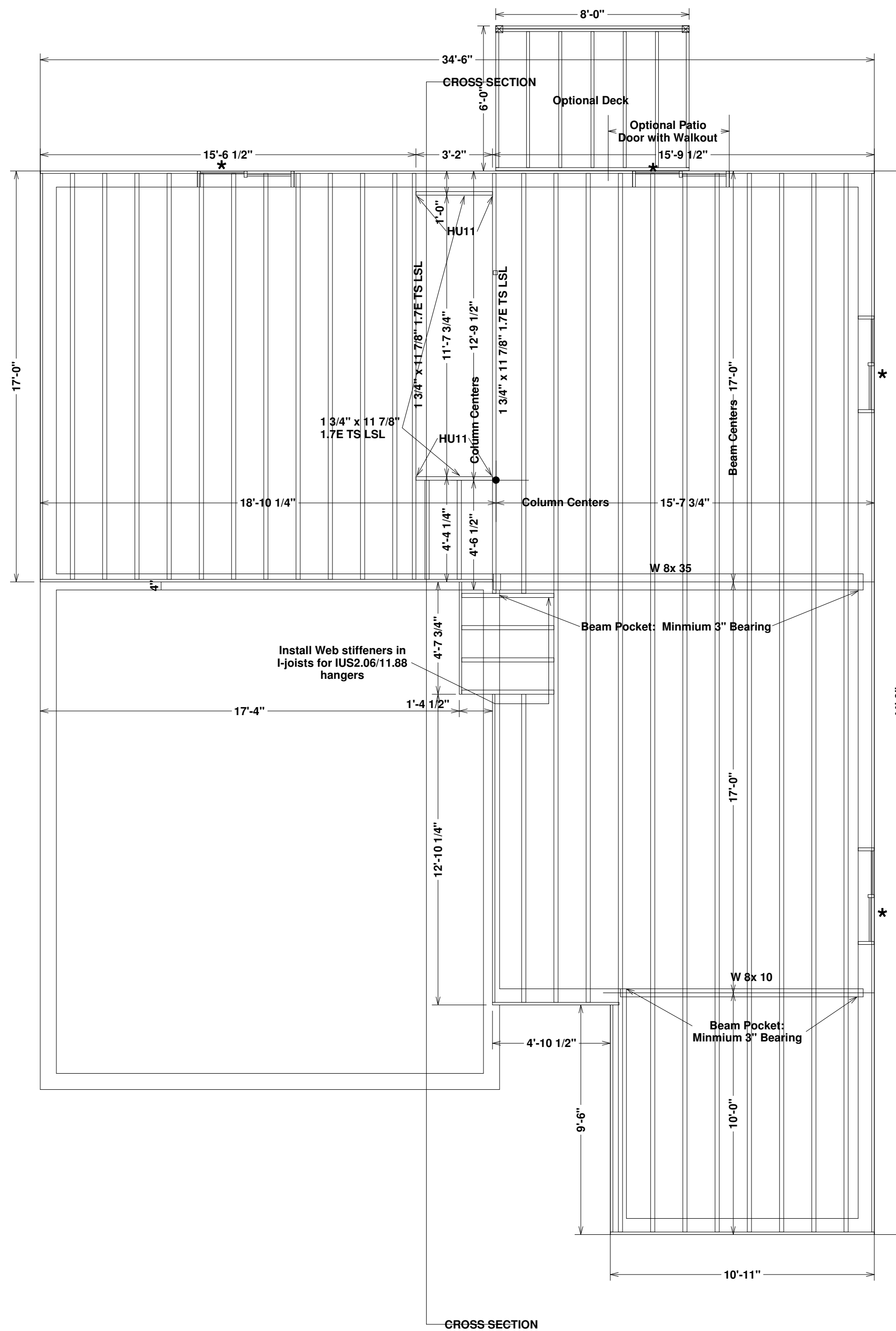
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## OPTIONAL DECK FRAMING

- 1) Ledger: 2x8 to Floor Rim w/(3)galv 12d and (2)3/8"x4 1/2" lags@16"oc (typ).
- 2) Structural Rim: (2)2x8 Max 8' Span (Flush) UON
- 3) Deck Joist: 2x8@16"oc to rim, beam or ledger w/ LUS28 or SUR/L210
- 4) ☒ Columns: 4x4 or (3)2x4 to beam w/BC4, to concrete below w/AB44 (typ) UON
- 5) Decking: 2x6 Redwood
- 6) Guardrail: Min 36" Halfwall or rail with Max 4" openings
- 7) Stairs: Min 9" Tread, Max 8" Riser with handrail min 34"/max 38" from nose if any.

**DESIGN LOADS:**  
 Live Load: 40psf  
 Dead Load: 15psf  
 Total Load: 55psf

## MAIN LEVEL FLOOR FRAMING PLAN

SCALE: 1/4" = 1'

- 1) Joist: 11 7/8" TJI Series 210 or equivalent @16"oc w/IUS2.06/11.88 hangers
- 2) Rim: 11 7/8" Timberstrand or equivalent (Typ)
- 3) (1)1 3/4" x 11 7/8" 1.7E TS LSL at all stairwell surfaces UON
- 4) \* Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL or equivalent, 2t/2k UON with optional walkout or garden level.
- 5) • Default Column: 3" dia adj steel column UON
- 6) Concrete Lintels over Windows at subgrade Basement Walls by engineer's design as specified on Engineer's Foundation Plan
- 7) Solid Block between joists at all cantilevers, if any.
- 8) Dimensions:  
 Framing: Rim to rim  
 Columns and Beam Pockets: Concrete surface to center  
 Stairwell: Rim to stairwell surface

**DESIGN LOADS:**  
 Live Load: 40 psf  
 Dead Load: 10 psf  
 Total Load: 50 psf

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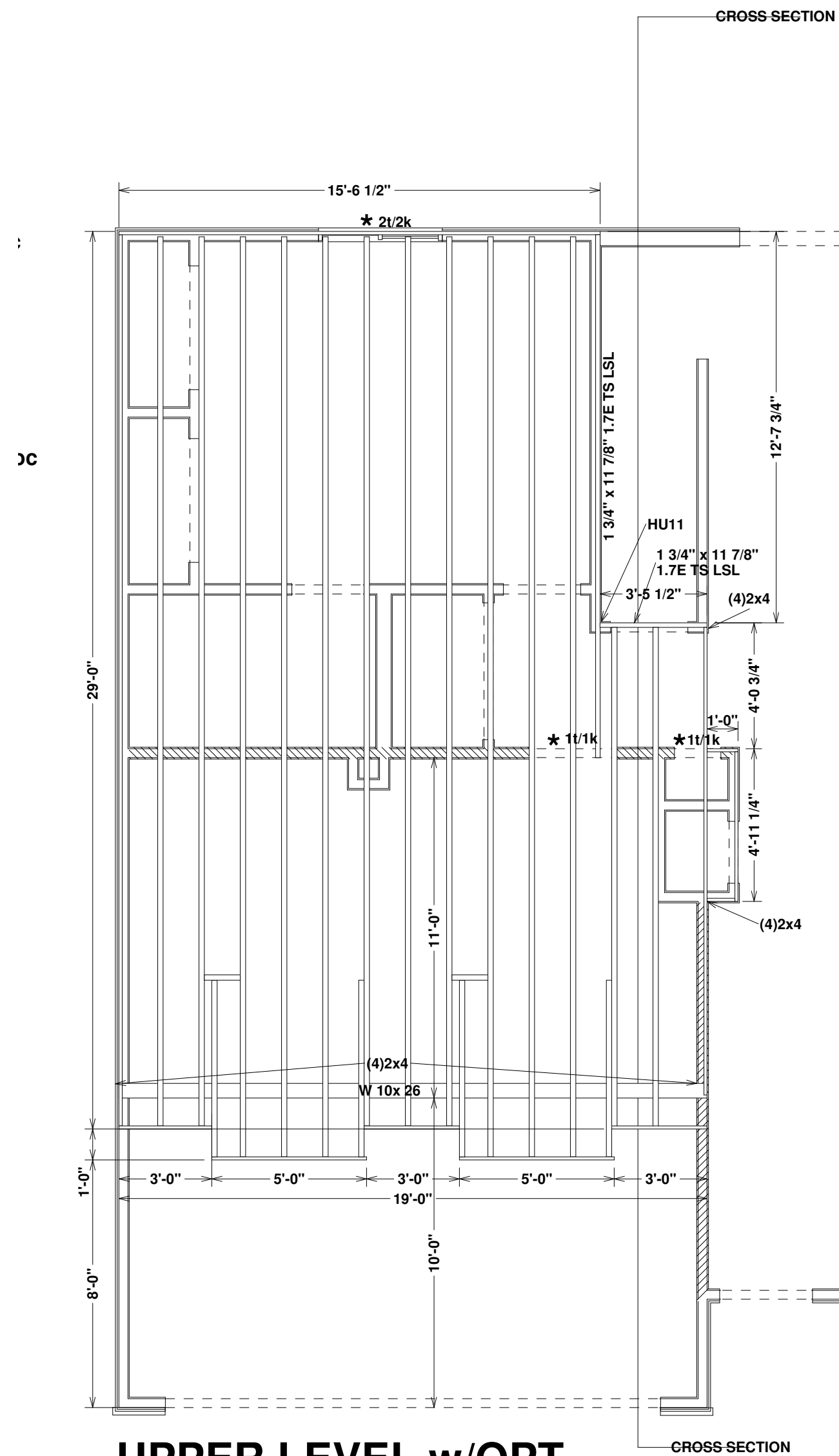
Sheet #:  
**6**

# UPPER LEVEL FLOOR FRAMING PLAN

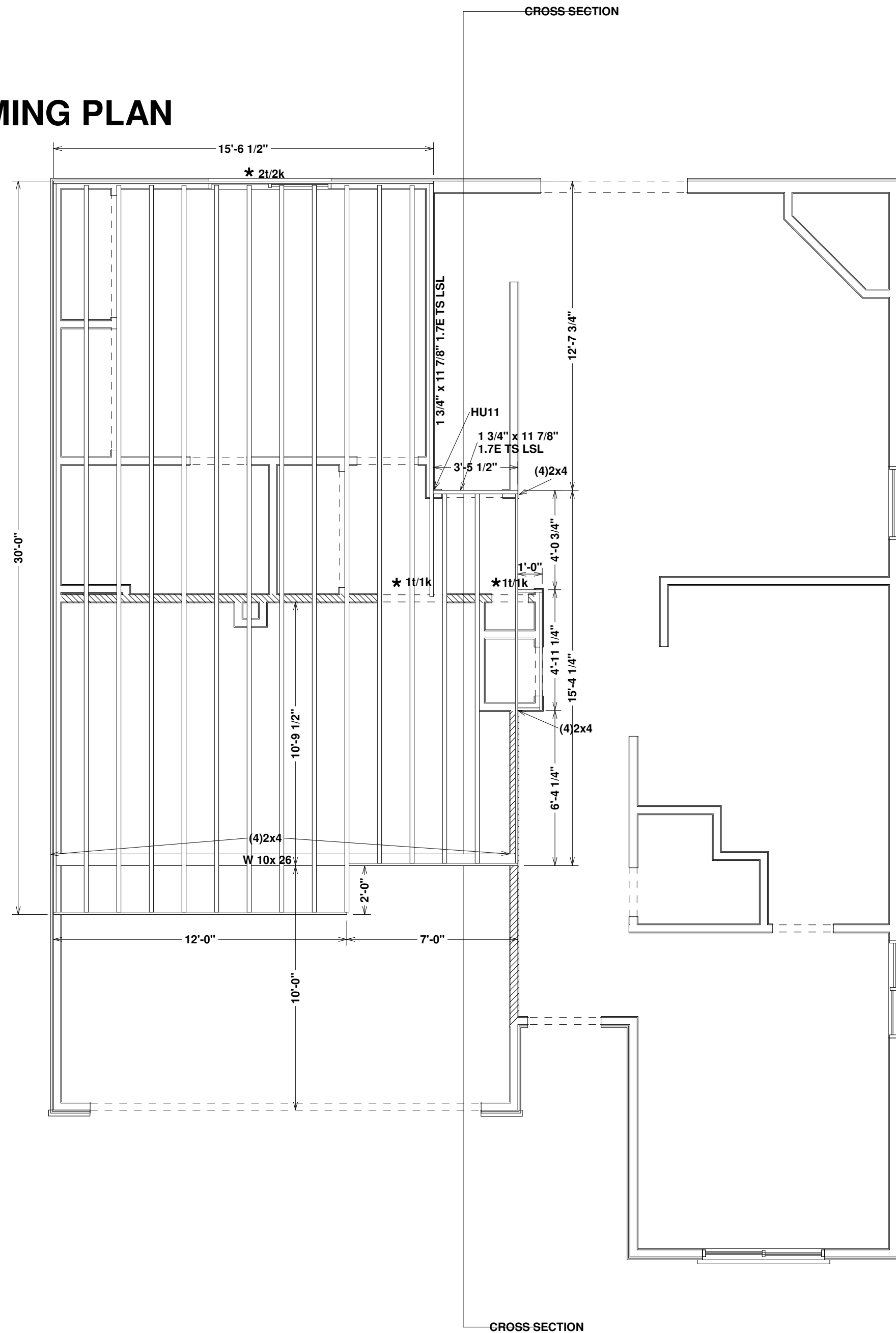
SCALE: 1/4" = 1'

- 1) Joist: 11 7/8" TJI Series 210 or equivalent @16"oc w/IUS2.06/11.88 hangars
- 2) Rim: 11 7/8" Timberstrand or equivalent (Typ)
- 3) (1)1 3/4" x 11 7/8" 1.7E TS LSL at all stairwell surfaces UON
- 4) \* Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL or equivalent UON
- 5) Dimensions indicated are rim to rim. Stairwell dimensions from rim outer surface.
- 6) Hatched walls indicate interior bearing: 2x4@16"oc UON

**DESIGN LOADS:**  
 Live Load: 40 psf  
 Dead Load: 10 psf  
 Total Load: 50 psf



**UPPER LEVEL w/OPT Expanded Loft**



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# ROOF FRAMING PLAN

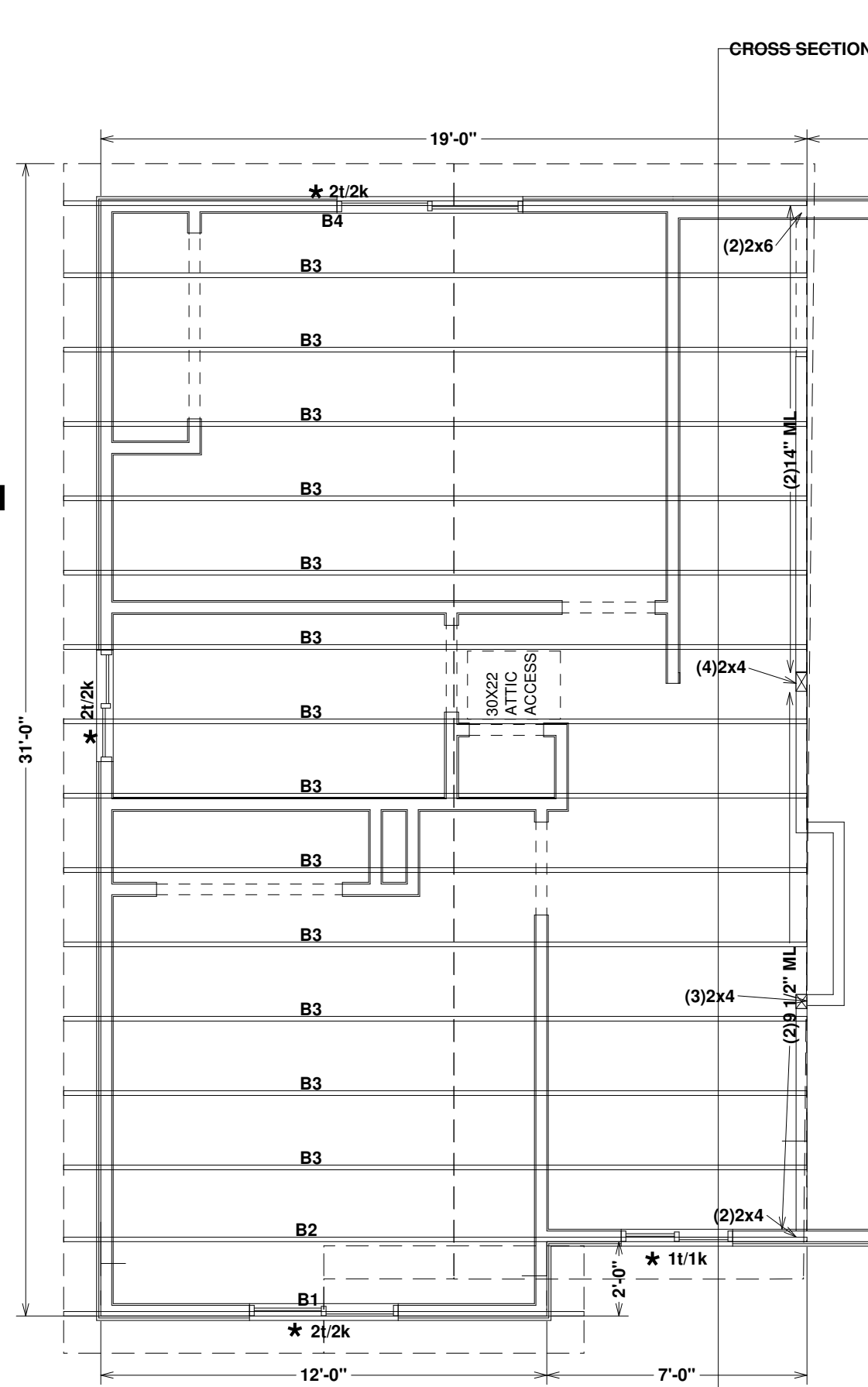
SCALE: 1/4" = 1'

- 1) 5/12 Pitch w/12" plumb cut tails UON
- 2) Use (1)H2.5 at all truss and Rafter Bearings UON
- 3) \* Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL or equivalent UON
- 4) Exterior Walls: 2x4 @16"oc UON. Hatched walls indicate Interior Bearing: 2x4@16"oc UON
- 5) Hatched areas indicate Overframe if any: 2x6@24"oc w/vertical 2x4@48"oc Provide sheathing under all overframe and/or valley trusses.
- 6) Truss Blocking where heel is greater than 8" (0-8-0)
- 7) Wall Heights indicated are relative to Subfloor
- 8) Provide Ice and water protection from edge of eave to 24" from exterior wall at elevations over 7,000 ft

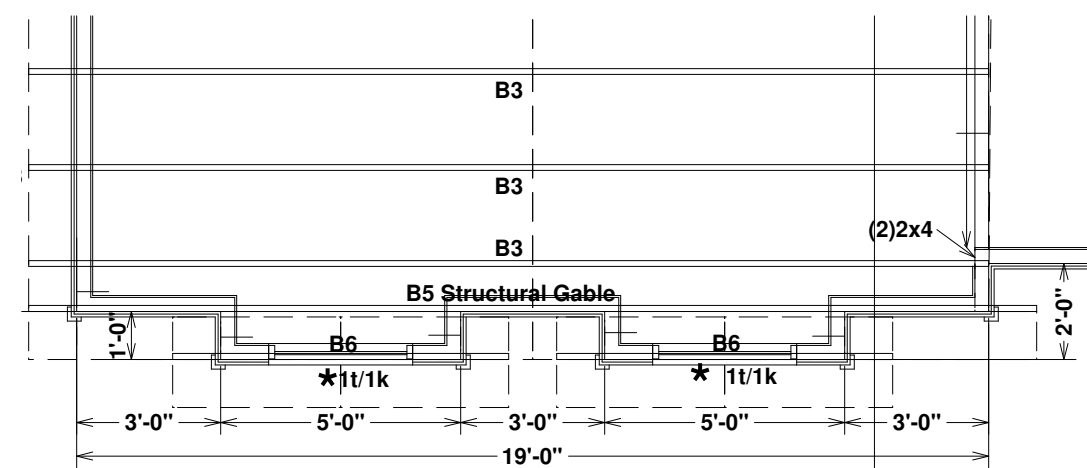
## DESIGN LOADS:

- Live Load: 40psf
- Snow:
  - Flat Roof (Pf): 40psf
  - Unbalanced (pg): 27psf
- Dead Load: 15psf
- Total Load: 55psf
- Wind: 100 mph exposure C

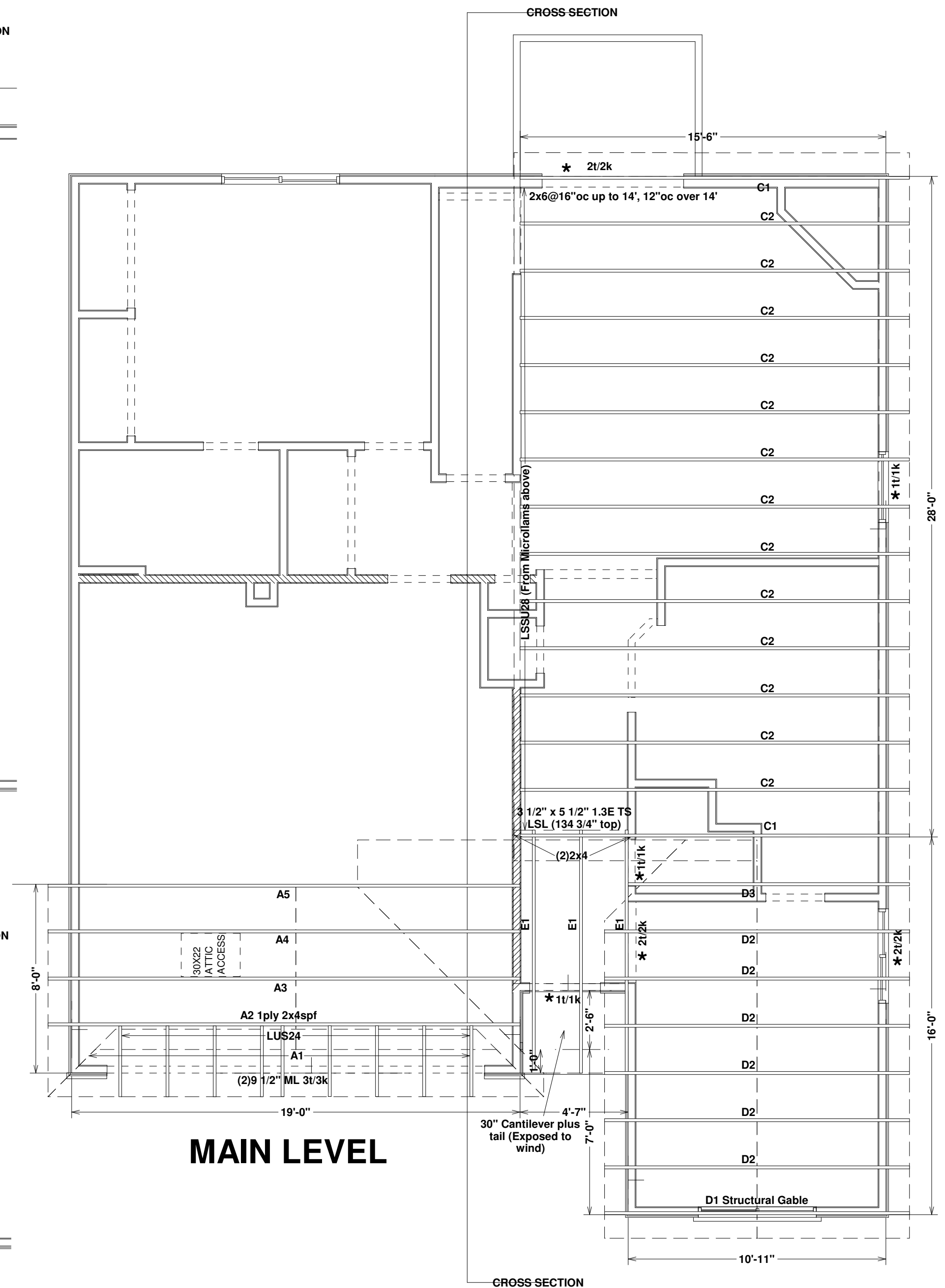
Hangars and hardware indicated using Simpson part numbers. Engineering and design is based on each manufacturer's design criteria. Manufacturer's design criteria supercedes cross reference schedules.



**UPPER LEVEL**



**UPPER LEVEL w/OPT Expanded Loft**



**MAIN LEVEL**

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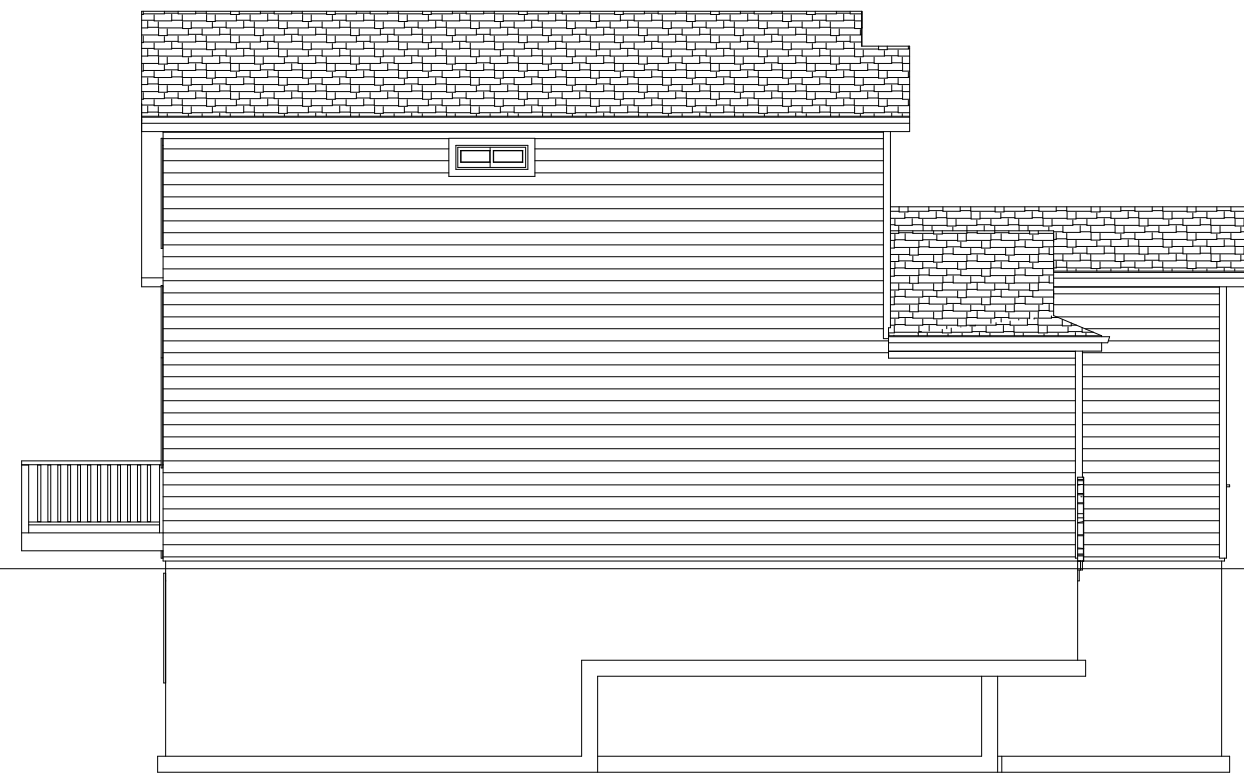
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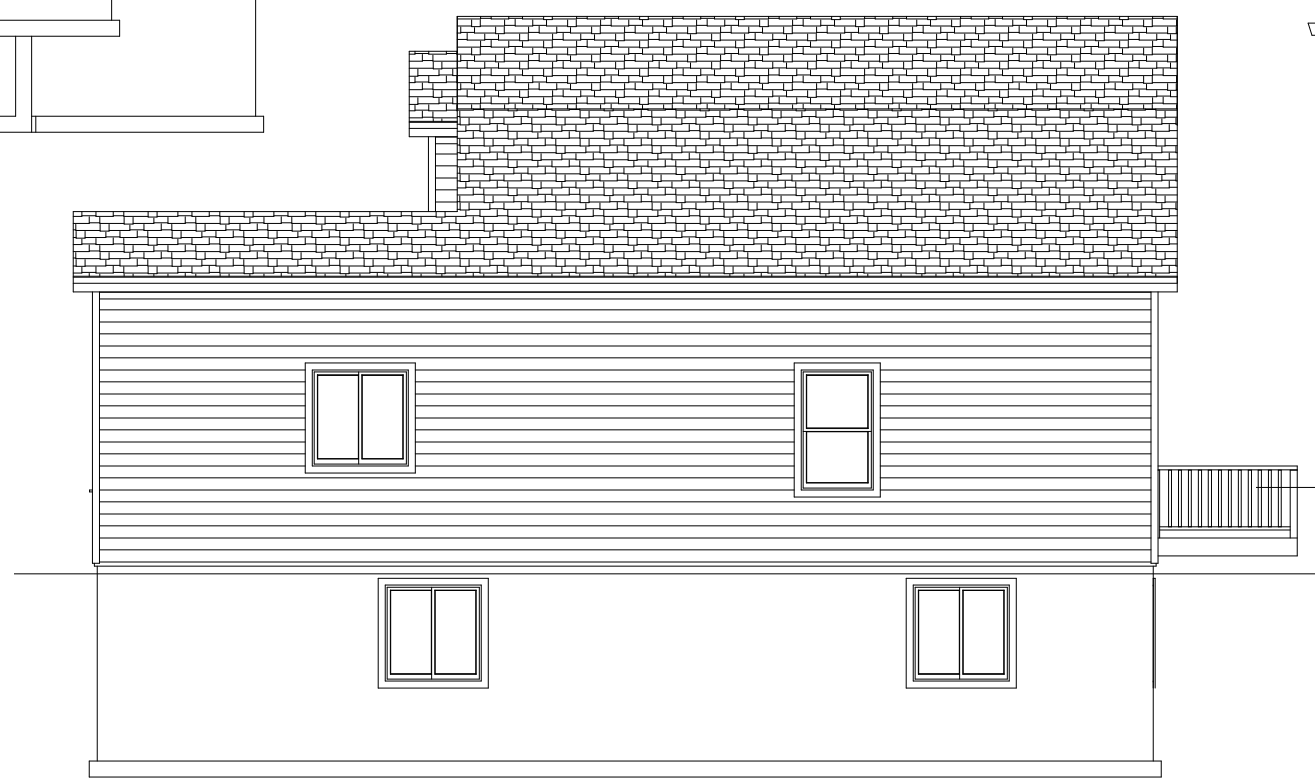
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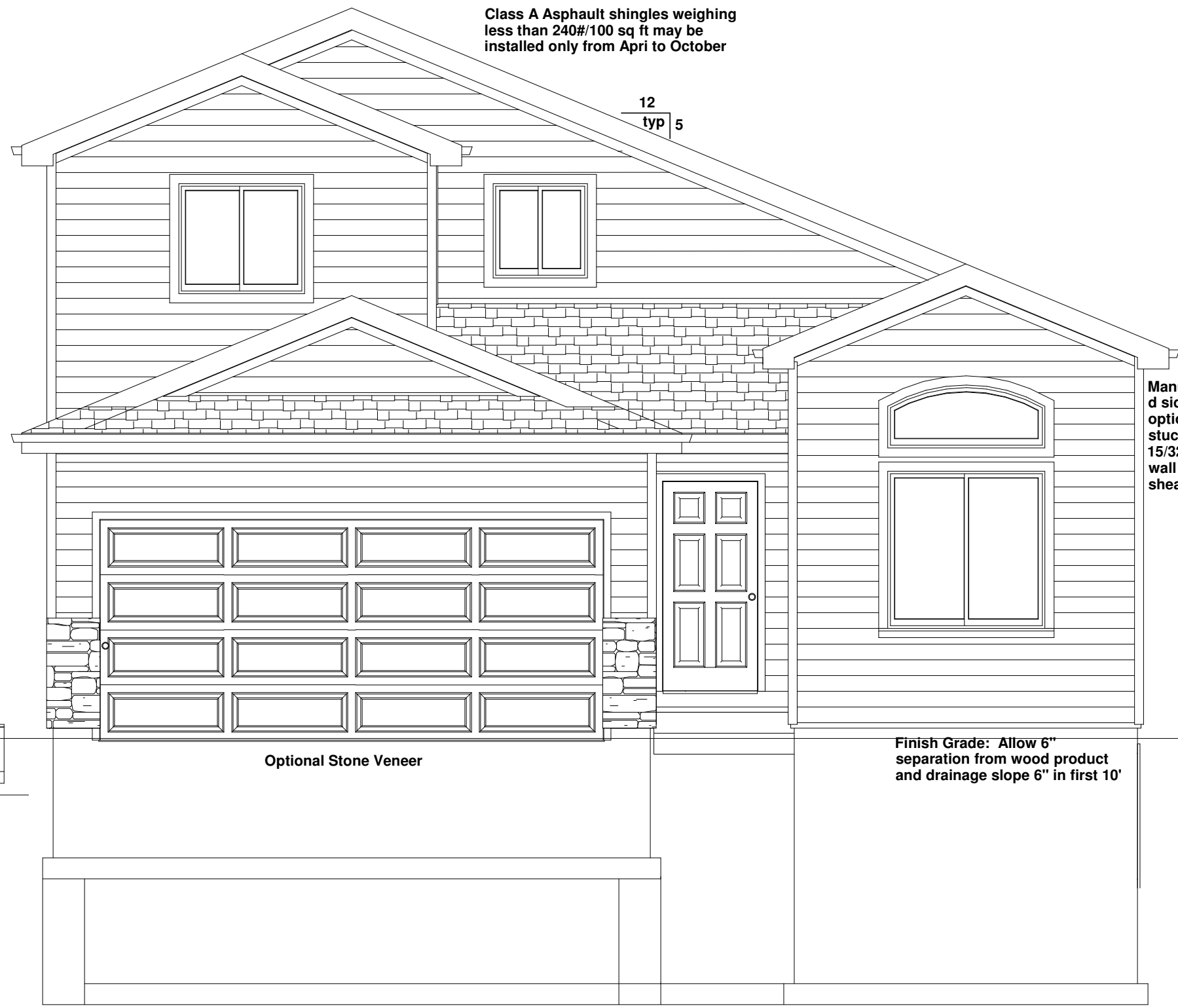




**GARAGE SIDE ELEVATION**  
SCALE: 1/8" = 1'



**SIDE ELEVATION**  
SCALE: 1/8" = 1'



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

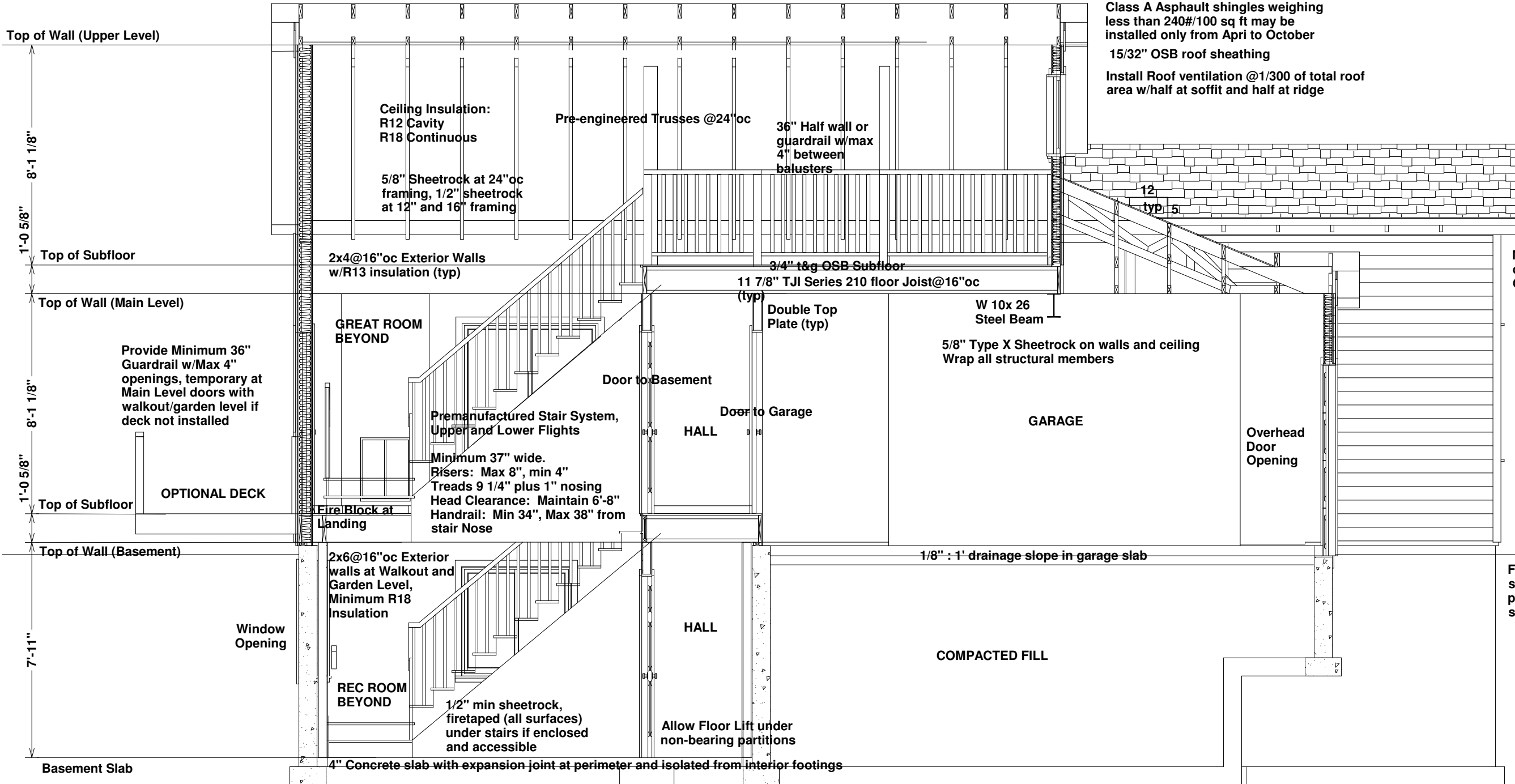
Class A Asphalt shingles weighing less than 240#/100 sq ft may be installed only from April to October

12  
typ 5

Manufactured siding or optional stucco over 15/32" OSB wall sheathing

Optional Stone Veneer

Finish Grade: Allow 6" separation from wood product and drainage slope 6" in first 10'



**CROSS SECTION**  
SCALE: 1/4" = 1'



**REAR ELEVATION**  
SCALE: 1/8" = 1'

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