

Please revise the floorplan / ADU/ALQ floor area square footage to report habitable area versus overall floor area. Habitable floor area cannot exceed 1,500 SF.

Please refer to the comment on Site Plan drawing for more information.

**DRAWING INDEX**

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 SHEET 2: FOUNDATION PLAN and BASEMENT FLOOR PLAN  
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**CODE SCHEDULE**

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

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

**SHEET** 1 of 5

**PLOT DATE** 10/6/2020

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

**Notes and Revisions:**  
 CONSTRUCTION EDITION  
 SUBJECT TO PERMITS  
 APPROVAL AND STAMP

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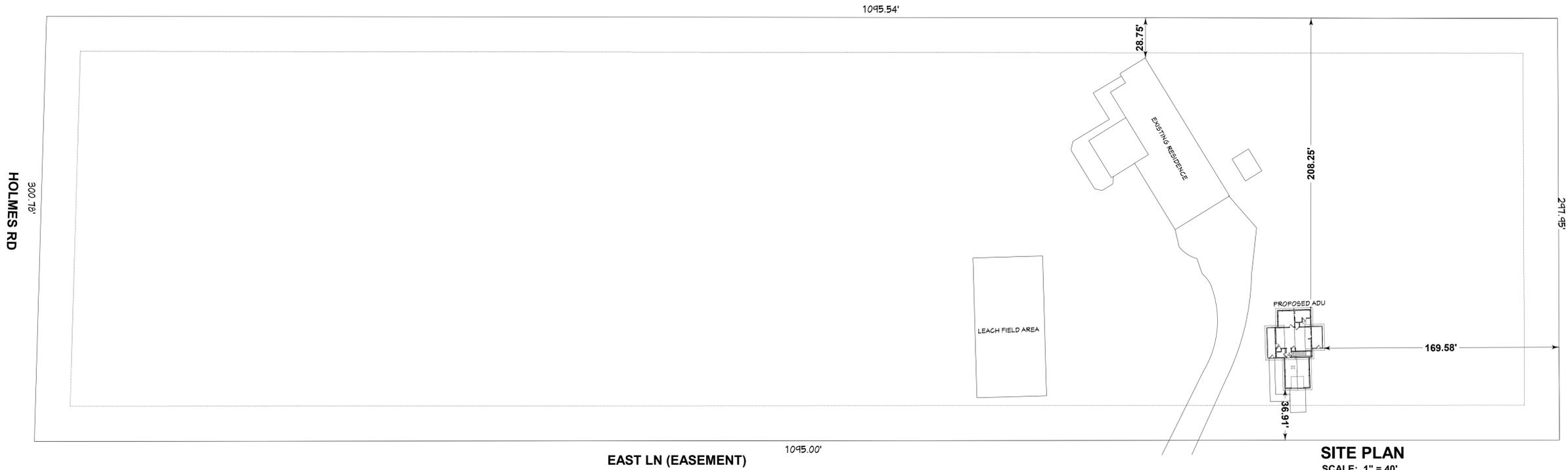
DISCLAIMER: Every effort has been made to ensure the accuracy of these drawings. However, the contractor is responsible for verifying all dimensions and conditions on the job site. The drawings are provided for informational purposes only and do not constitute a contract. The contractor is responsible for obtaining all necessary permits and approvals. The drawings are subject to change without notice.

**PLAN:** Detached ADU Building  
 11235 S Holmes Rd, Unit B  
 Colorado Springs, CO  
 Schedule #: 5219000038  
 Zone: RR-5  
 Legal: Meets and Bounds TRACT N 25W44W OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

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

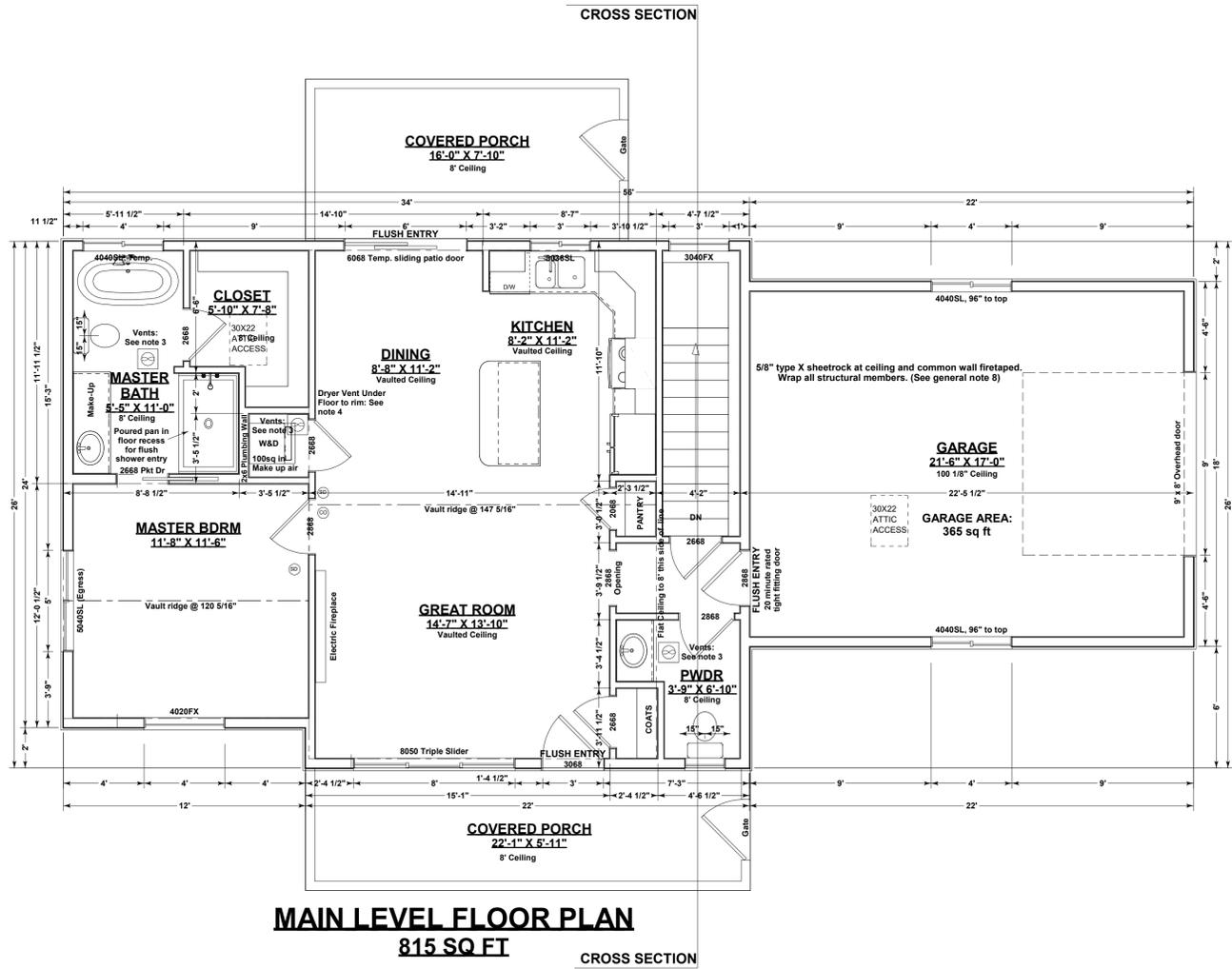


**Terry C Design Services**  
 5620 Old Farm Terrace  
 Colorado Springs, CO 80917  
 www.tchomesdesign.com 719-964-2568



**SITE PLAN**  
 SCALE: 1" = 40'  
 11235 S Holmes Road Unit B  
 Colorado Springs, CO  
 El Paso County, CO  
 Schedule #: 5219000038  
 Zone: RR5  
 Legal: TRACT IN N25W44W OF SEC 19-12-65 AS FOLS, COM AT NW COR OF SD SEC 19, TH S 0-19-64" W ON W LN OF SD SEC, 121.69 FT, S 89-51-21" E, 30 FT FOR POB, TH S 0-16-44" W 300.78 FT, S 89-51-21" E 1095 FT, N AT RA 297.95 FT, TH S 89-51-21" W 1093.54 FT TO POB  
 LOT AREA: 323,650.8 Sq Ft, 7.43 Acres  
 FOUNDATION FOOTPRINT AREA: 1,564 sq ft (09.47%)  
 HIGHEST RIDGE HEIGHT FROM AVG GRADE: -2'  
 CONDITIONED LIVING AREA:  
 MAIN LEVEL: 915 sq ft  
 BASEMENT: 350 sq ft  
 TOTAL: 1,875 sq ft  
 GARAGE AREA: 365 sq ft





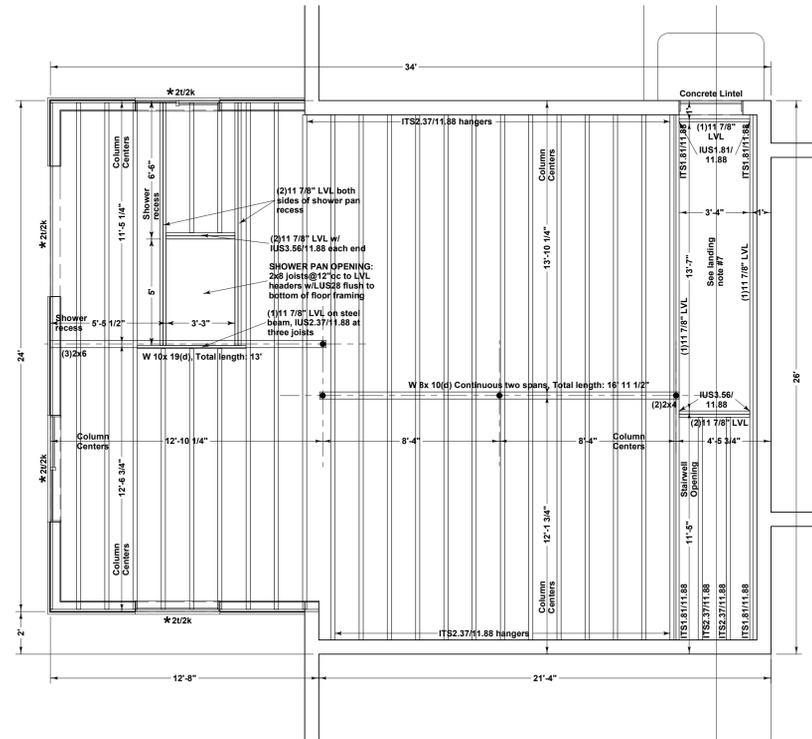
**MAIN LEVEL FLOOR PLAN**  
815 SQ FT

**MAIN LEVEL GENERAL NOTES:**  
SCALE: 1/4" = 1'

- CEILINGS AND WALLS**  
Standard ceilings: 8' except where otherwise indicated. Verify plate heights with framing plans.  
Garage ceiling: 9' 1/8" from framed subfloor UON  
Standard exterior walls: 2x6@16"oc UON
- WINDOWS:**  
All window header heights 84" 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 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, 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: 7 3/4", Minimum Tread: 10", Maintain Minimum 6'-8" Head Clearance
- SMOKE DETECTORS:**  
Located as indicated by Interlinked together and to all other floors with battery back-up  
Carbon Monoxide detector 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 firetaped. 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.

**FLOOR FRAMING NOTES:**  
SCALE: 1/4" = 1'

- Joist: 11 7/8" BCI 6000 @16"oc w/US2.37/11.88 or ITS2.37/11.88 hangers
- Rim: 11 7/8" Timberstrand or equivalent (Typ) UON
- Framed Walls: 2x6@16"oc (if any)
- (1)11 7/8" LVL at all stairwell surfaces UON
- \*Default Header: 3 1/2" x 5 1/2" 1.3E LSL 2x2k UON
- \*Default Column: 3" dia adjustable steel column UON, SCHEDULE 40 where indicated.
- Stair Landings: 2x6@16"oc to (2)2x8 rims w/LUS26. Hang landing beams from flush floor beams above w/CS16 straps @ea beam end. Lap straps 10" min each end, do not nail into end grain, provide 2x backer full length of strap.
- 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
- DESIGN LOADS:**  
Live Load: 40 psf  
Dead Load: 10 psf  
Total Load: 50 psf



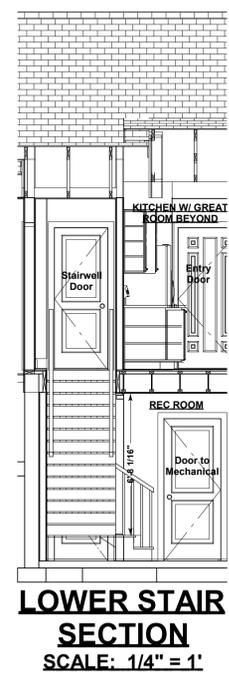
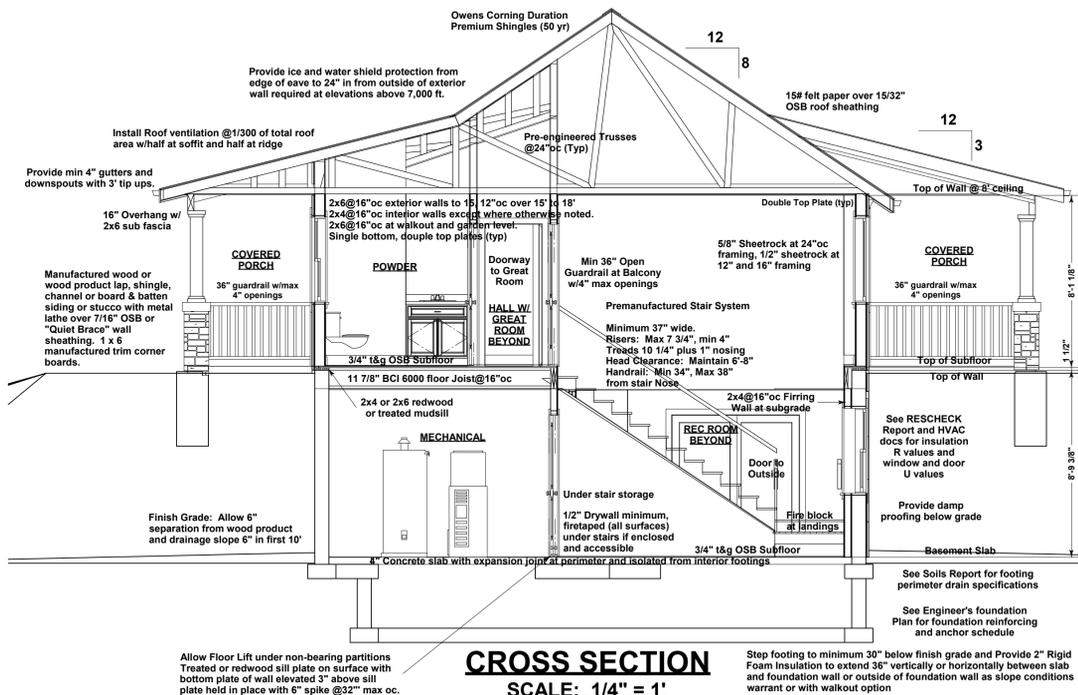
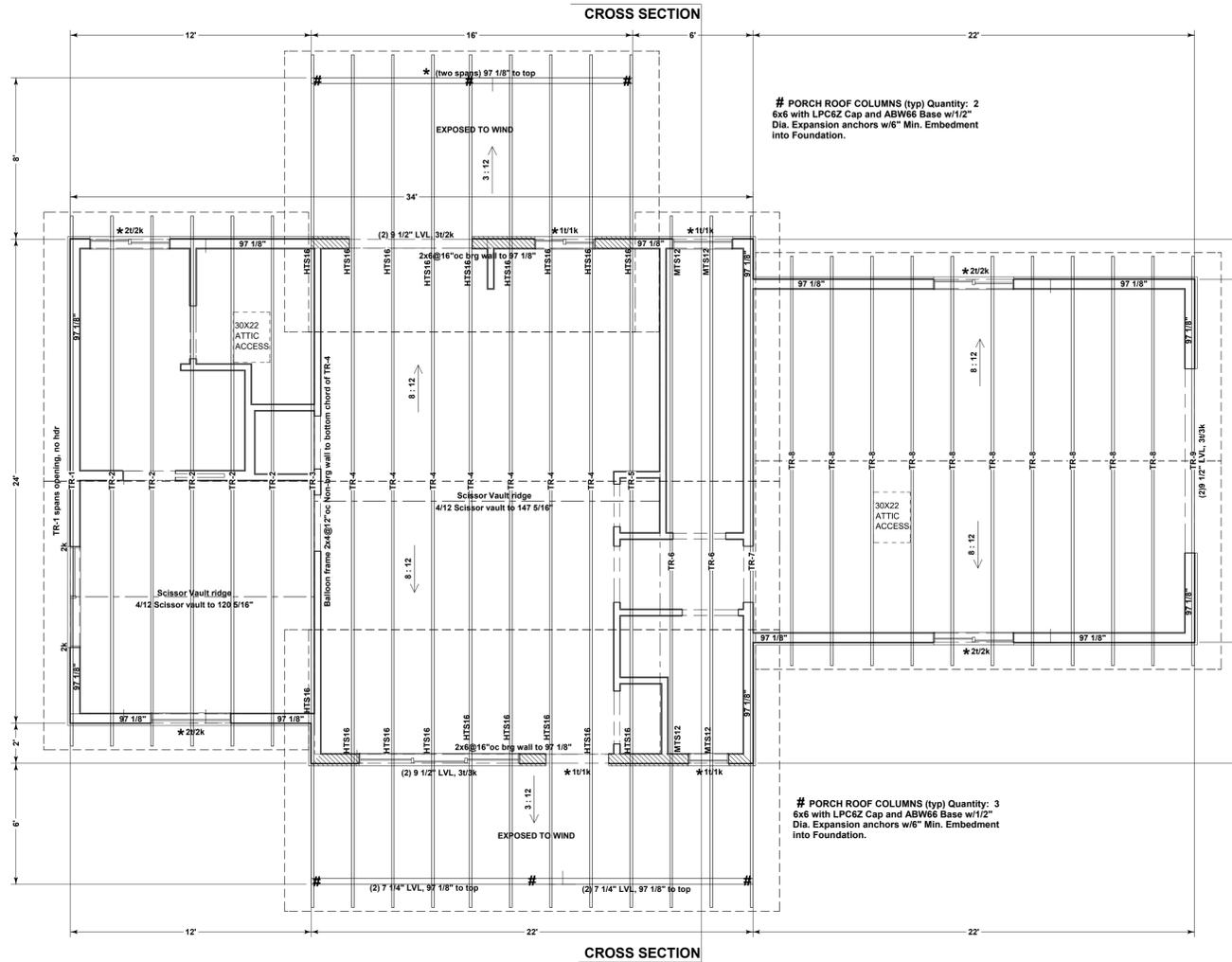
# ROOF FRAMING PLAN

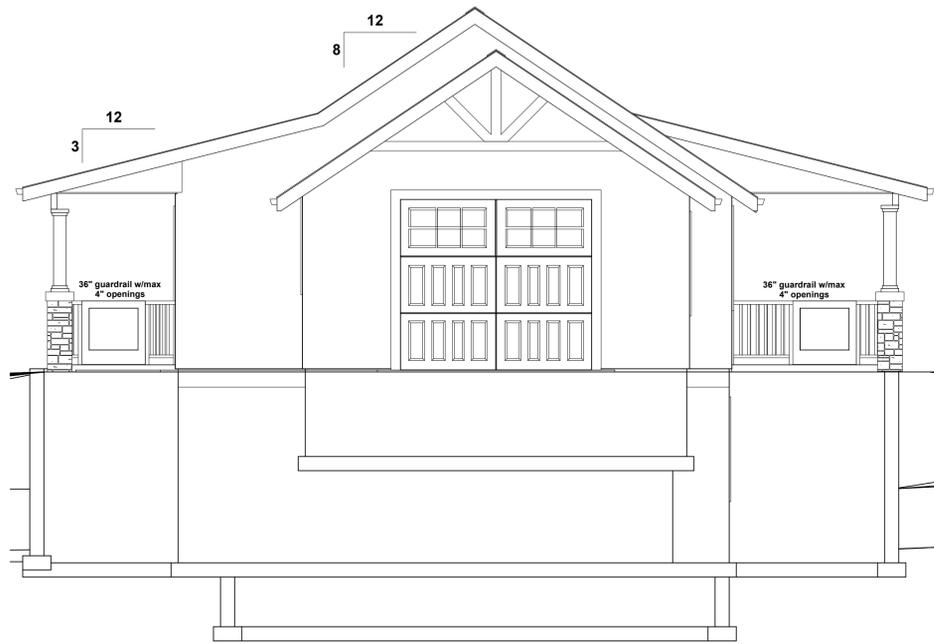
SCALE: 1/4" = 1'

- 8/12 or 3/12 Pitch 0-6-14 or 0-5-15 heel w/ plumb cut tails UON. Specific heels heights indicated on plan are for total heel. 16" Eave overhang.
- Gable trusses: Continuous bearing available except where noted otherwise, 16" gable eave overhang.
- Use (1)H2.5A at all truss and Rafter Bearings UON
- \* Default Header: 3 1/2" x 5 1/2" 1.3E TS LSL 1U/1K UON  
Header Ht: 84" UON.
- Exterior Walls: 2x6 @16"oc, 0-5-8 bearing, DF top plates recommended UON.  
Garage Exterior walls: 2x6@16"oc, 0-5-8 bearing UON.  
Hatched walls indicate Interior Bearing: 2x4@16"oc 0-3-8 bearing UON
- Provide sheathing under all valley trusses (if any).
- Truss Blocking where heel is greater than 8" (0-3-0)
- Wall Heights indicated are relative to Main Level Framed Subfloor, 97 1/8" UON.  
BEARING WALL HEIGHTS OVER 10' as follows per engineer's stamp UON:  
2x6@16"oc up to 15'  
2x6@12"oc 15' to 18'  
2x6@8"oc 18' to 20'  
9) Balloon frame to bottom chord of vaulted trusses: 2x6@16"oc up to 15', 12" oc 15' -18' and 8" oc up to 20' UON.
- Provide ice and water shield protection from edge of eave to 24" from outside of exterior wall at elevations above 7,000 ft.

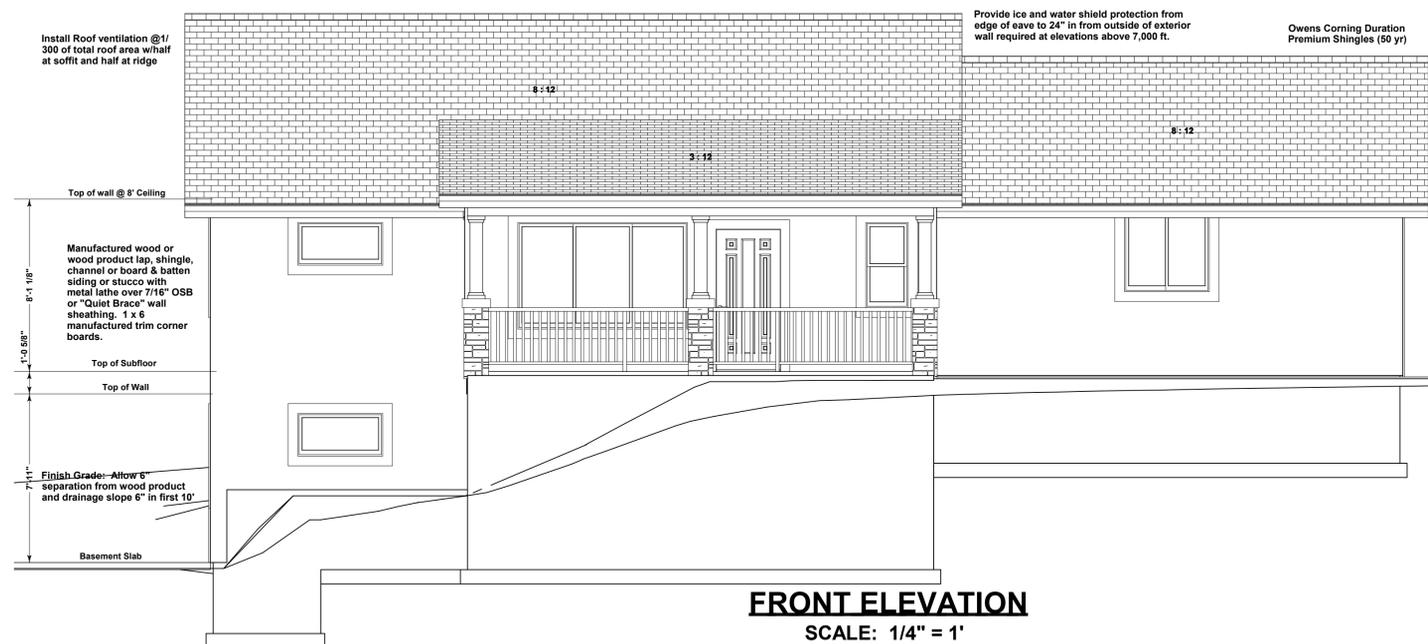
**DESIGN LOADS:** Over 7,000 ft elevation w/Class A asphalt roofing  
 Live Load: 40psf  
 Snow:  
 Flat Roof (PF): 40psf  
 Unbalanced (pg): 27psf  
 Dead Load: 15psf  
 Total Load: 55psf  
 Wind: 130 mph exposure CC

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.





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



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



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

See Soils Report for footing perimeter drain specifications



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

# Floor Plans.pdf Markup Summary

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## Callout (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 12/10/2020 8:46:49 AM  
**Status:**  
**Layer:**  
**Space:**

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