

Witkop, John, Witkop, Ruthann

5635 Molly Ct

Colorado Springs, CO 80908

Schedule - 6212000057

Zoning - RR-5

Plat No. -

Legal - E2 NE4 SW4 NE4

EX R/W EASEMENT FOR RDS,
TOGETHER WITH R/W OVER E.

30.0 FT OF SW4NE4 SEC 12-12-66

Land - 5 acres, 217,800 sf

Proposed Primary Residence
64 x 44', 2,816 sf total;
living space > 1,450

Proposed
Height - 23'7"

Lot Coverage - 1.3%

Roof Pitches - 3/12, 12/5,
12/29, 12/3



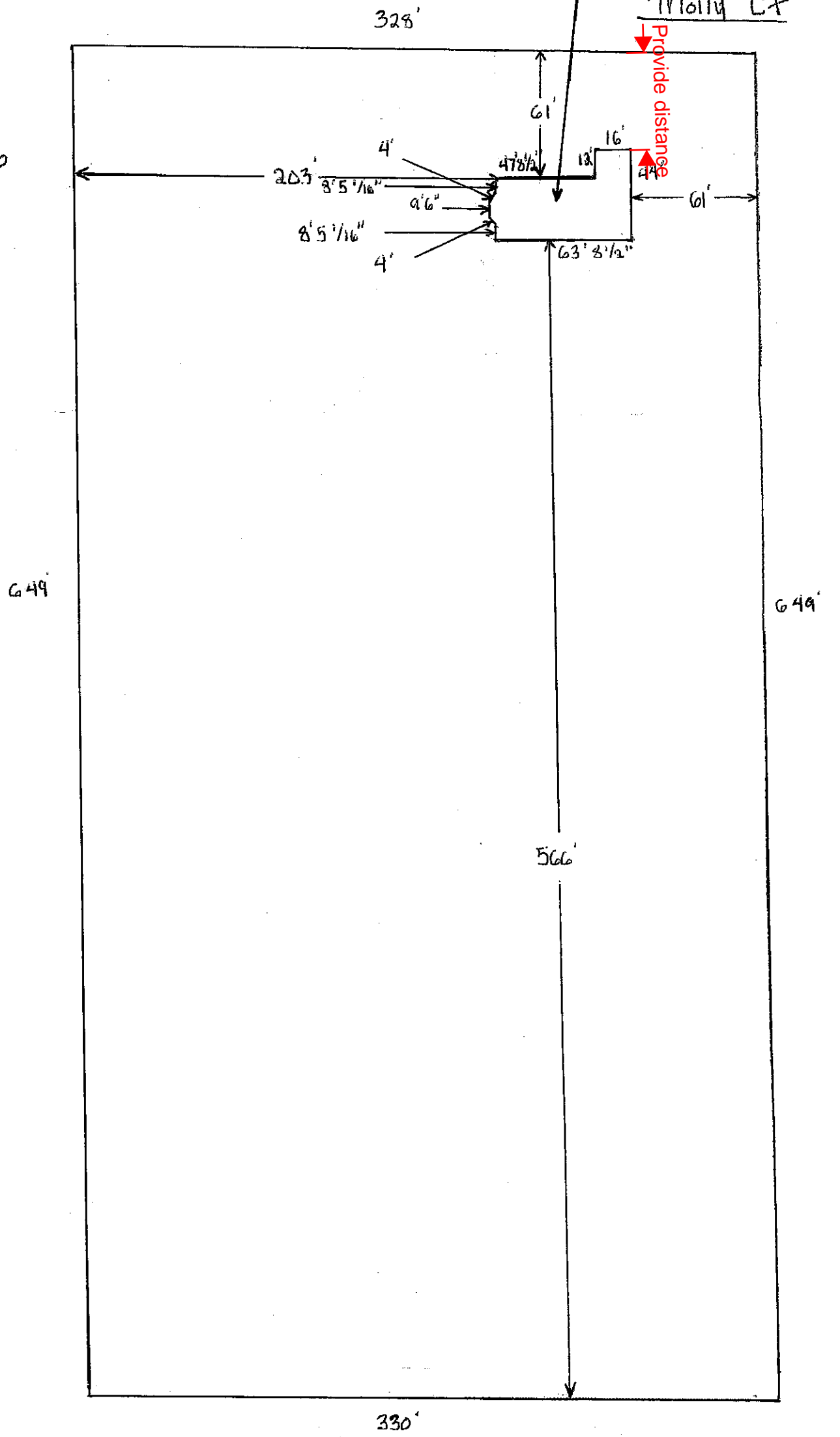
SFD201524
RR-5
EX74015

Provide accurate distance to front property line. Show driveway on site plan. Submit complete architectural plans.

DISAPPROVED
Plan Review
11/02/2020 11:48:35 AM
dsdrangel
EPC Planning & Community
Development Department

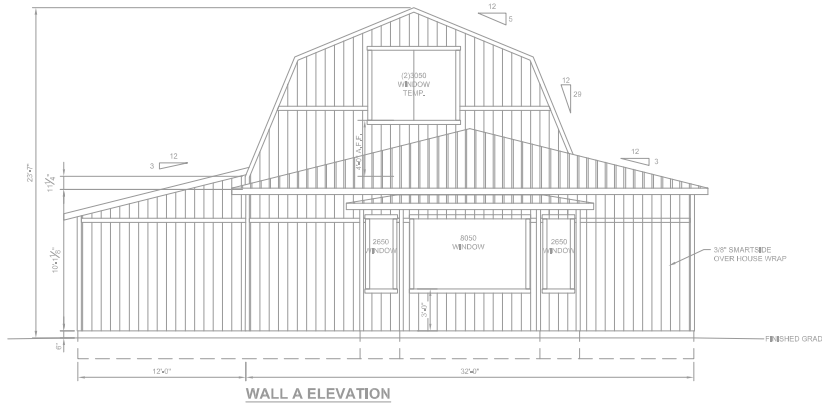
North
Scale 1"=60'

Proposed Primary Residence
32 x 64', 2048 sf total;
living space > 1,450
Molly Ct

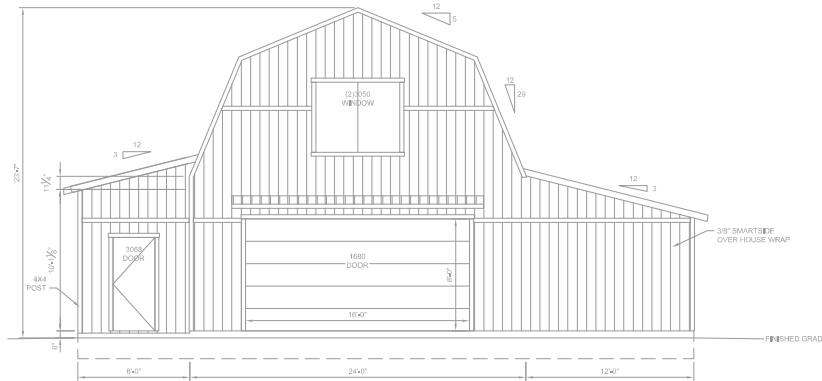


PRIMARY RESIDENCE
32' X 64' = 2048 SQ FT

DRAWING INDEX
S1 - PROJECT NOTES, ELEVATIONS
S2 - ELEVATIONS
S3 - SECTIONS, SHEAR WALL SCHEDULE
S4 - PLANS
S5 - PLANS
S6 - SECTIONS, DETAILS



WALL A ELEVATION



WALL C ELEVATION

DIMENSIONS SHOWN ARE
NOMINAL - CUSTOMERS TO
CONFIRM FINISH OPENING WITH
TUFF SHED REPRESENTATIVE

PROJECT NOTES

DESIGN REQUIREMENTS

- COVERING CODES: 2015 IRC
OCCUPANCY REQUIREMENTS: GROUP U
CONSTRUCTION TYPE: V-8
- DESIGN SCHEDULE
 - BUILDING SIZE
WIDTH: 32'-0"
LENGTH: 48'-0"
SIDE WALL HEIGHTS: 10'-1 1/8"
TOTAL HEIGHTS: 23'-7"
 - BUILDING LOADS
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
LOFT LIVE LOAD: 40 PSF
LOFT DEAD LOAD: 10 PSF
 - DESIGN WIND
3 SECOND GUST, V₁₋₃ = 130 MPH
WIND EXPOSURE: C
SEISMIC DESIGN CATEGORY: B
SITE CLASS: D
ROOF FITCH: S112/S112-2/12
- ROOFING SCHEDULE
 - ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, STRIKES LAYOUT PER APA CONDITION 1.
 - PK2416 MIN UNBLOCKED.
 - SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
 - METAL ROOF (LANG.)
 - GAP FELTUSTER.
 - TYPE D METAL Drip EDGE FLASHING REQUIRED ALL SIDES.
 - TRUSSES SHALL BE SPACED @ 18" OC, L2 L2.
 - SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
 - TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES (BCM).
 - TRUSS CONNECTION PLATES: EAGLE METAL PLATES.
 - THE TRUSS PLATE INSTITUTE (TRI) PER: 04-400-BE THE INSPECTION AGENCY RESPONSIBLE FOR PLANT INSPECTIONS.
 - TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING
 - ALL WALL FRAMING MEMBERS SHALL BE HEM-FIR (HF) STUD GRADE OR BETTER.
 - STUDS SHALL BE SPACED @ 16" OC.
 - FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
 - PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
 - SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 - SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.

- SOIL
 - MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRECIPITATE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP, VALUES ARE PER TABLE R101.4.
 - IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
 - ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
 - IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
- PERMIT
 - PERMIT APPLICATIONS, WHERE NO PERMITS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES, SECTION R101.
 - JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

- GENERAL NOTES
- GENERAL
 - ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
 - BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
 - ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
 - PLYWOOD DIMENSIONS
 - 15/32" CDX 5 PLYWOOD OR 7/16" OSB.
 - MATERIAL EVALUATION REPORT IDENTIFICATION
 - TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICORES REPORT #ESR-1092.
 - SMARTSIDE SIDING BY LP CORPORATION PER ICORES REPORT #ESR-1011.
 - HANDICAP PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICORES REPORT #ESR-1144.
 - HANDICAP LIP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICORES REPORT #ESR-2290.
 - LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICORES REPORT #ESR-1817.
 - ASPHALT SHINGLES BY GAF PER ICORES REPORT #ESR-1475.
 - HOU PRE-DELICATED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICORES REPORT #ESR-2330.
 - SS10 ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICORES REPORT #ESR-2611.

Patrick D.
Quinney, P.E.
2020.10.12
17:35:10 - 06'00'

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DESIGN DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 752-1111

FIG No. ES-1952 Rev. No. 1440458
Customer: ROTHMAN WITKOP
Description: Warehouse
32' X 64' = 2048 SQ FT
Site Address: 1777 S. HARRISON STREET, DENVER, CO 80210

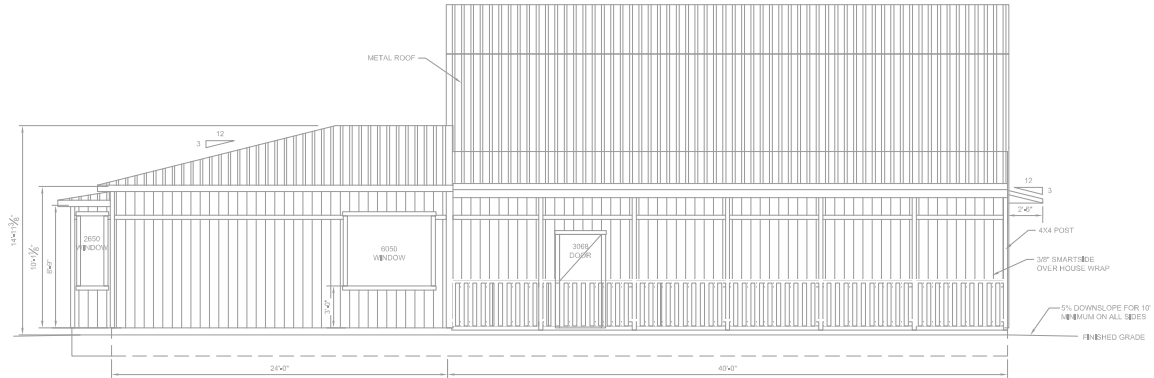
THESE DRAWINGS AND THE PART OF THIS DRAWING ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND INSTALLED BY TUFF SHED, INC. ALL OTHER USES ARE FORBIDDEN BY TUFF SHED, INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
CALIFORNIA LICENSE # 90093
TUFF SHED, INC. 1777 S. HARRISON STREET, DENVER, CO 80210

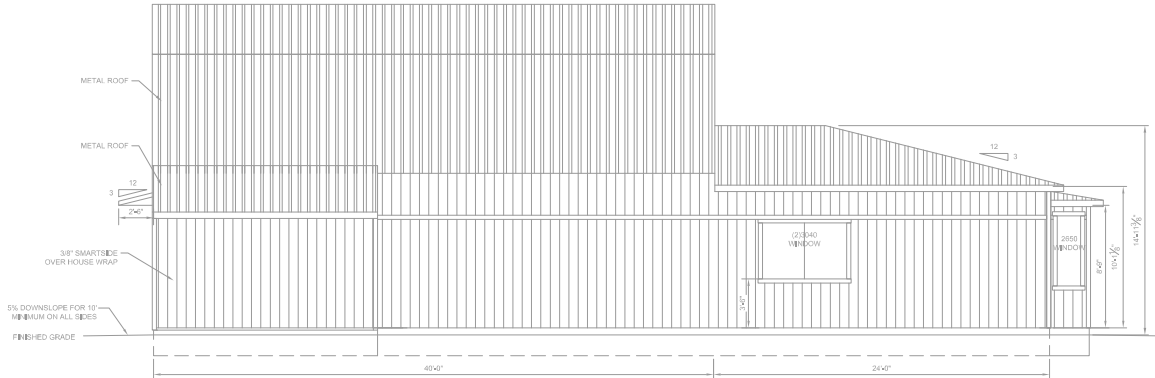
Drawn By: TB
Date: 1/8/19
Checked By:
Date:
Revised:
Revised:

TITLE:
PROJECT NOTES
ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet:

S1
Sheet 1 of 6



WALL B ELEVATION



WALL D ELEVATION

Patrick D.
Quinney, P.E.
2020.10.12
17-34-50-0600'



STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DESIGN
DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 735-1111

P.O. No. EP-1952 Inv. No. 1440458
Customer: ROTHMAN
WITKOP
Description: WAREHOUSE
32' X 54' # 2648 SQ FT
Site Address: CT
COLORADO SPRINGS, CO 80908

THESE DRAWINGS AND THE
PROPERTY OF
TUFF SHED, INC. THESE
DRAWINGS ARE FOR A
BUILDING TO BE SUPPLIED AND
INSTALLED BY TUFF SHED, INC.
OTHER USES ARE FORBIDDEN BY
TUFF SHED, INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
COLORADO SPRINGS, CO 80908
1777 S. HARRISON STREET, DENVER, CO 80210
303.735.1111

Drawn By: TB
Date: 1/8/19
Checked By:
Date:
Revised:
Revised:

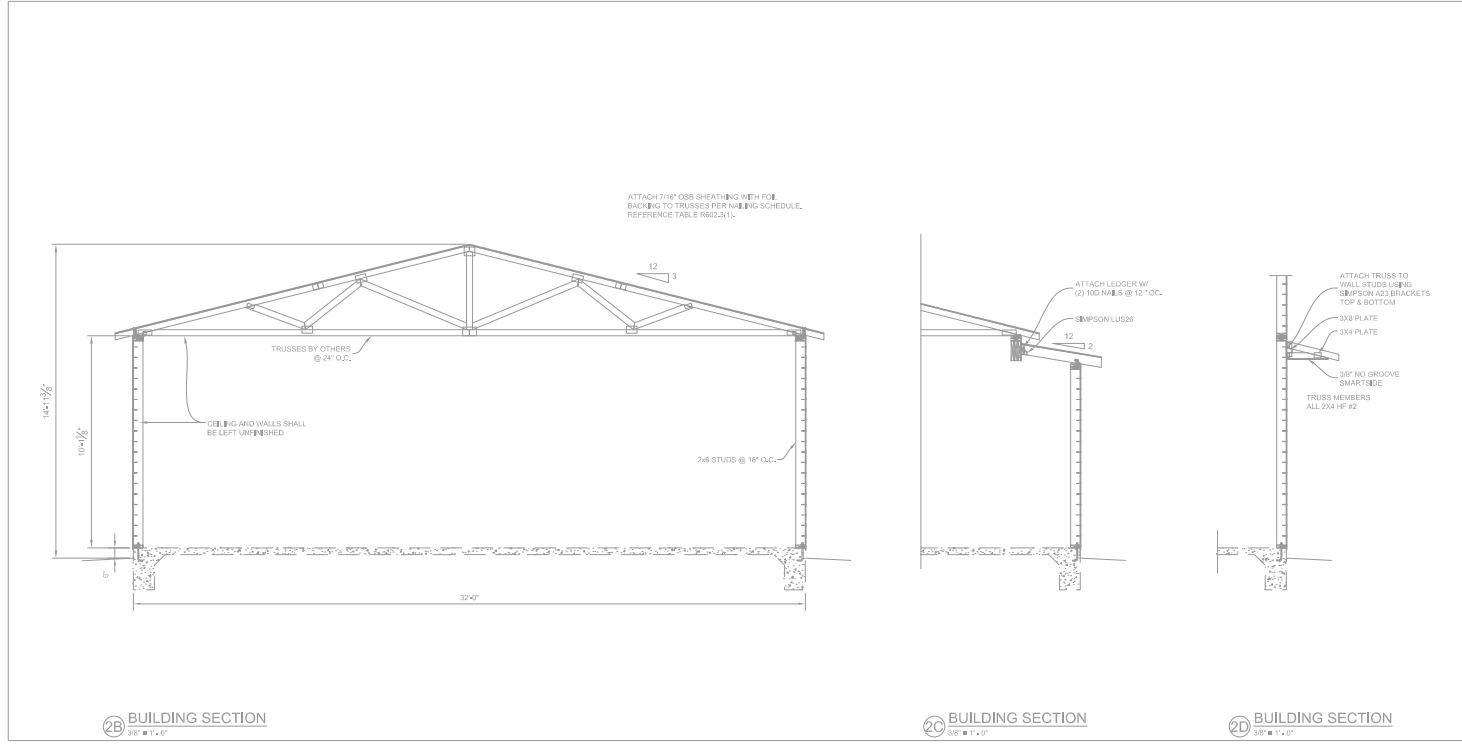
ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet:

S2

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
CHORD SPLICE NAILING: 8" x 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) x 16d (TOENAIL)		CALC. ALLOW SHEAR LOAD (lb/ft)		CALC. ALLOW SHEAR LOAD (lb/ft)		CALC. ALLOW SHEAR LOAD (lb/ft)	
FRAMING NAILING: STUD TO TOP PLATE: 2-16d END NAIL STUD TO SILL PLATE: 2-16d END NAIL OR 4-4d TOENAIL DBL. HEADER 16d @ 16" OC ALONG EACH EDGE HEADER TO KING STUD 4-4d TOENAIL OR 4-16d END NAIL DOUBLE TOP PLATES: 16d @ 16" FACENAIL		2X6 FRAMING, SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 32'-0" LONG TOTAL. (10'+10") = 20' USED FOR SHEAR.		2X6 FRAMING, SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 24'-2" LONG TOTAL. 16,83" USED FOR SHEAR.		2X6 FRAMING, SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 8'-0" LONG TOTAL. (10'+11") = 21' USED FOR SHEAR.	
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2015 IRC TABLE R602.3(1).		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK	
PROVIDE 2X6 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.		2X6 FRAMING, SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 24'-0" LONG TOTAL. (4'+4") = 8' USED FOR SHEAR.		2X6 FRAMING, SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 63'-8 1/2" LONG TOTAL. (14.5'+31.2") = 50.7' USED FOR SHEAR.		2X6 FRAMING, SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 40'-0" LONG TOTAL. (8'+29") = 37' USED FOR SHEAR.	
UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING: BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.		NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW, PROVIDE EDGE NAILING, REFERENCE END WALL ASSEMBLY S3, OR BALLOON FRAME END WALLS.		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK		TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK	

SIMPSON	USP EQUIVALENT
H2.5A	RT7A
SSTB16-SSTB36	STB16-SSTB36
HDU2-HDU5	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30L-S30	MPS3MP5
LSTA9-LSTA24	LSTA9L-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFT1A6
H8	LTW12
H10	RT15A
PA51/PA66	TA51/TA71
ABA44/ABA66	PA44E/PA66E
BC4/BC6	C44/C66
A311	TDL10
HS12	KHST12
SDS114X3 SCREW	WS3
A34	MP34
A35	RT15A
CS18/CS22	RS200/RS300
HTT4/HT15	HT116/HT122
CMSTC16	CMSTC16

WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO ANSI/AWC SDPWS.



Patrick D. Quinney P.E.
2020.10.12
17:34:30-06'00"



STRUCTURAL DRAWINGS BY:
TUFF SHED
IN-HOUSE DRAFTING
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 751-4111

PO No. EP-1893 Inv No. 1440458
Customer: ROTHMAN
WITKOP
Description: Warehouse
32' X 64' @ 24'60 SO FT
Site Address: 1777 S. HARRISON STREET
COLORADO SPRINGS, CO 80908

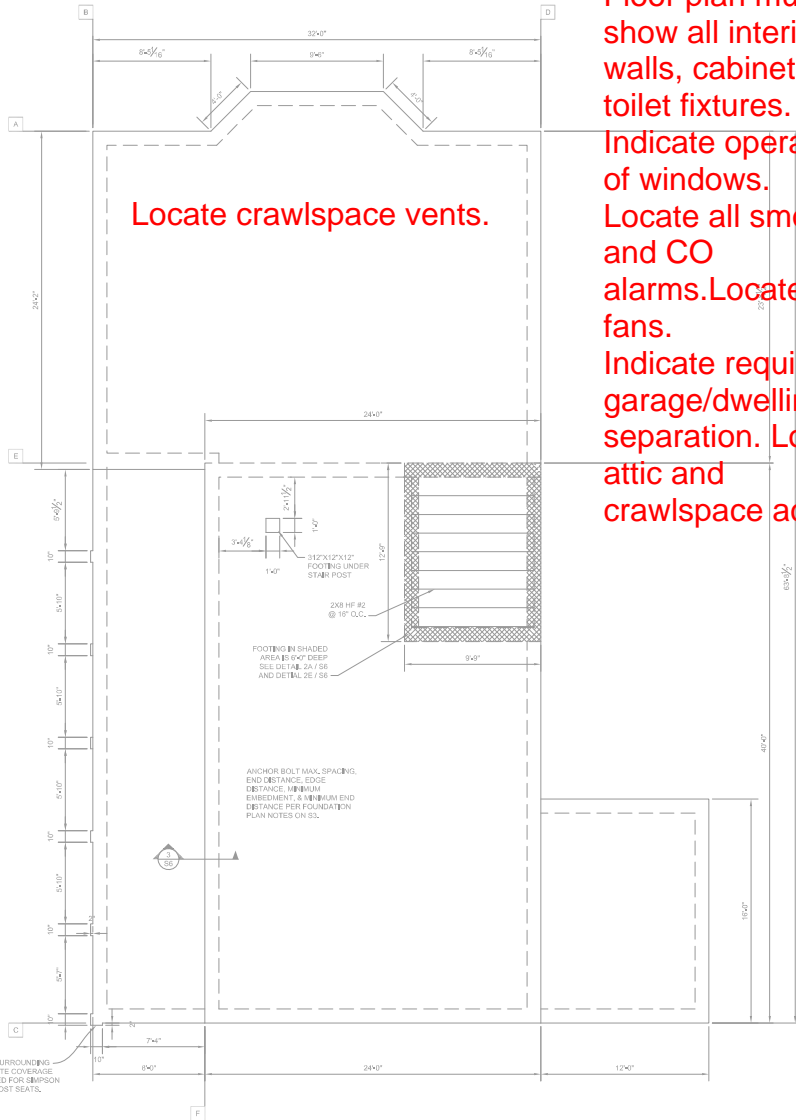
THESE DRAWINGS AND THE ENTIRETY OF THEM ARE THE PROPERTY OF TUFF SHED. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY REUSE OR REPRODUCTION BY ANY OTHER PARTY IS STRICTLY PROHIBITED BY TUFF SHED INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
COLORADO SPRINGS, CO 80908
1777 S. HARRISON STREET
DENVER, CO 80210
303.751.4111
WWW.TUFFSHED.COM

Drawn By: TB
Date: 1/8/19
Checked By:
Date:
Revised:
Revised:

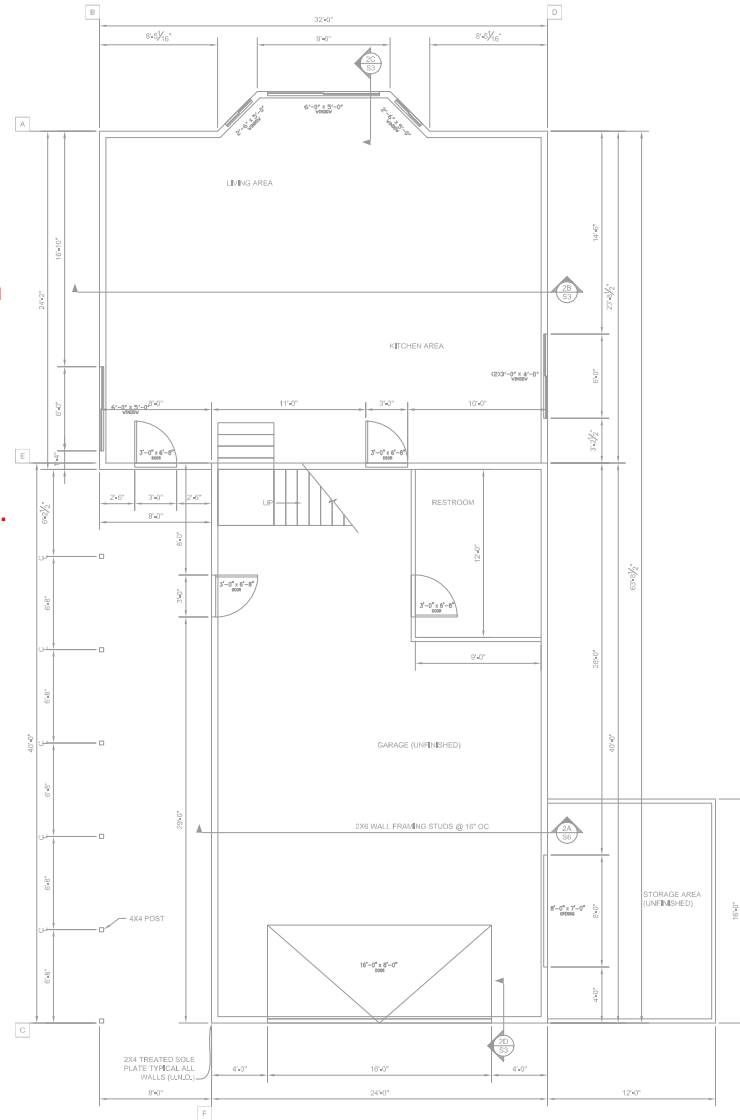
TITLE:
SHEAR WALL SCHED SECTIONS
Scale: 1/4" = 1'-0"
Sheet:

S3
Sheet 3 of 6



FOUNDATION PLAN

Floor plan must show all interior walls, cabinetry, toilet fixtures. Indicate operation of windows. Locate all smoke and CO alarms. Locate bath fans. Indicate required garage/dwelling separation. Locate attic and crawlspace access.



FLOOR PLAN

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN-HOUSE DRAFTING
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 751-4111

PO No. EP-1893 Inv. No. 1440458
Customer: JOHN ROTHMAN
WITKOP
Description: WITKOP
32' X 64' @ 2048 SQ. FT.
Site Address: WITKOP CT.
COLORADO SPRINGS, CO 80908

THESE DRAWINGS AND THE
PROPERTY OF
TUFF SHED, INC.
THESE
DRAWINGS ARE FOR A
BUILDING TO BE SUPPLIED AND
BUILT BY TUFF SHED, INC.
ALL RIGHTS RESERVED BY
TUFF SHED, INC.

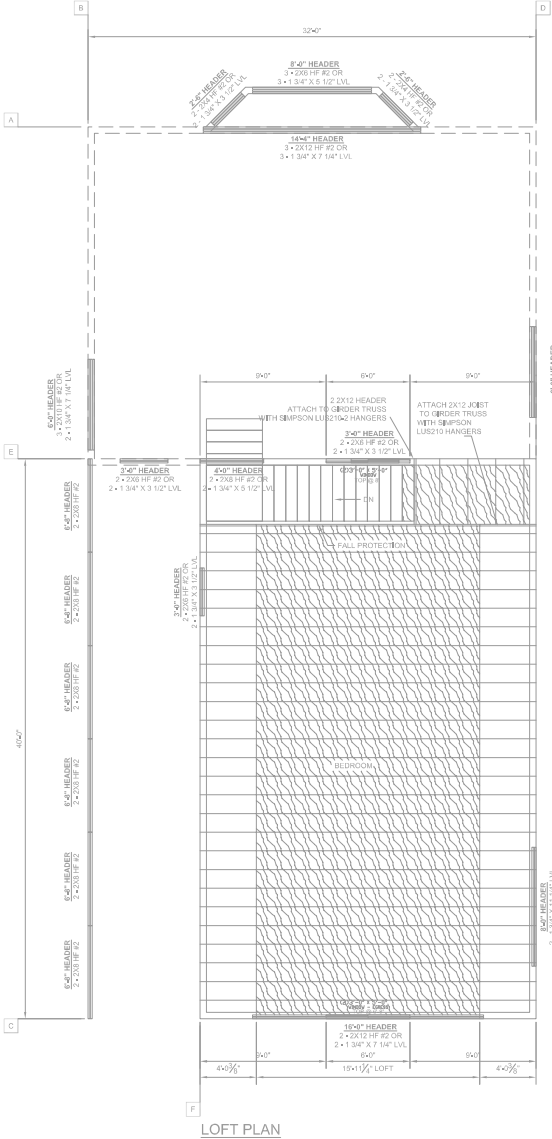
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
COLORADO SPRINGS, CO 80908
1777 S. HARRISON STREET
DENVER, CO 80210

Drawn By: TB
Date: 1/8/19
Checked By:
Date:
Revised:
Revised:

Title:
PLANS

Scale: 1/4" = 1'-0"
Sheet:

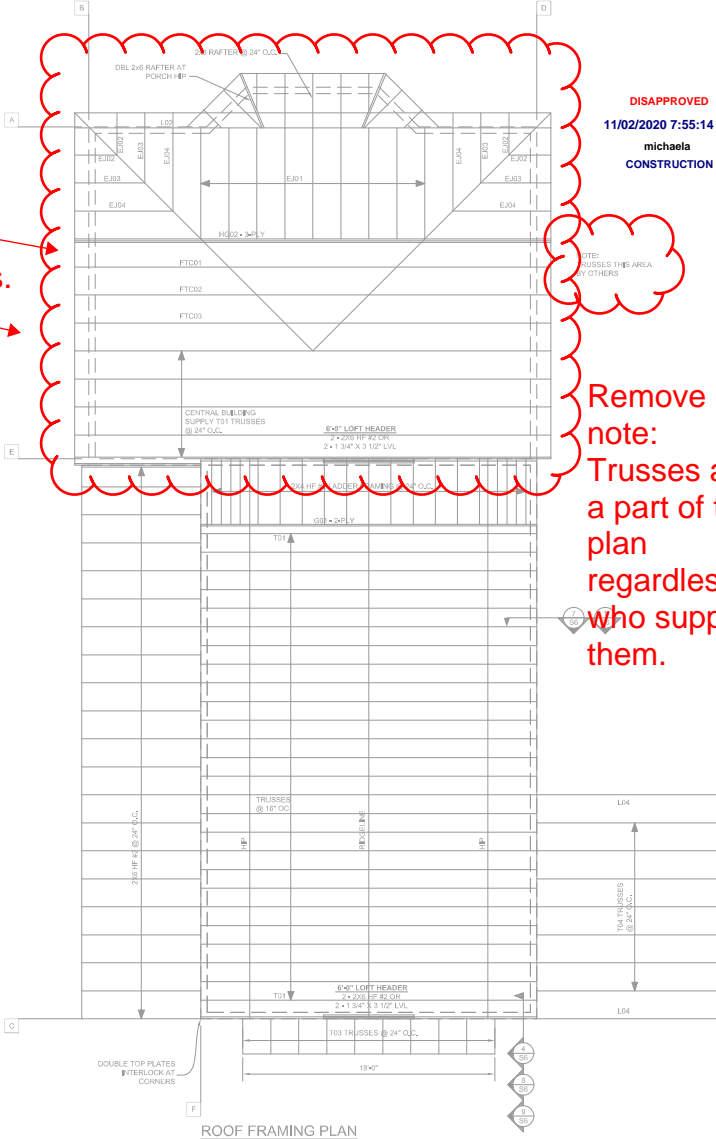
S4
Sheet 4 of 6



LOFT PLAN

Provide this truss engineering.
Call out all hangers.

Label floor framing on this page.



ROOF FRAMING PLAN

DISAPPROVED
11/02/2020 7:55:14 AM
michaela
CONSTRUCTION

Remove note: Trusses are a part of this plan regardless of who supplies them.

Patrick D. Quinney, P.E.
2020.10.12
17:34:12 -06'00'

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN-HOUSE DRAFTING
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 751-0111

PO No. EP-1893 Inv. No. 1440458
Customer: ROTHMAN WITCOFF
Description: Warehouse
32' X 64' @ 20'68' SQ. FT.
Site Address: ANY COLORADO COLORADO SPRINGS, CO 80909

THESE DRAWINGS AND THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED, INC. ANY REUSE OR REPRODUCTION BY TUFF SHED, INC.

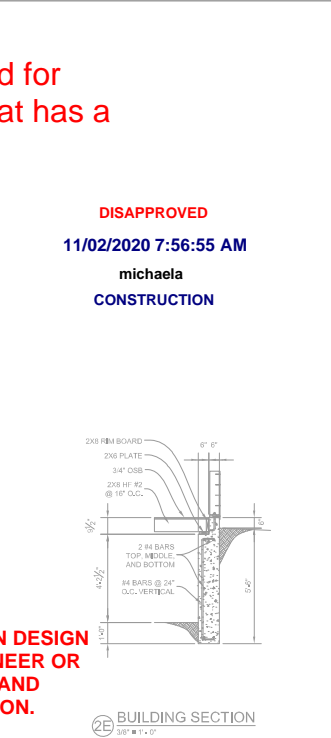
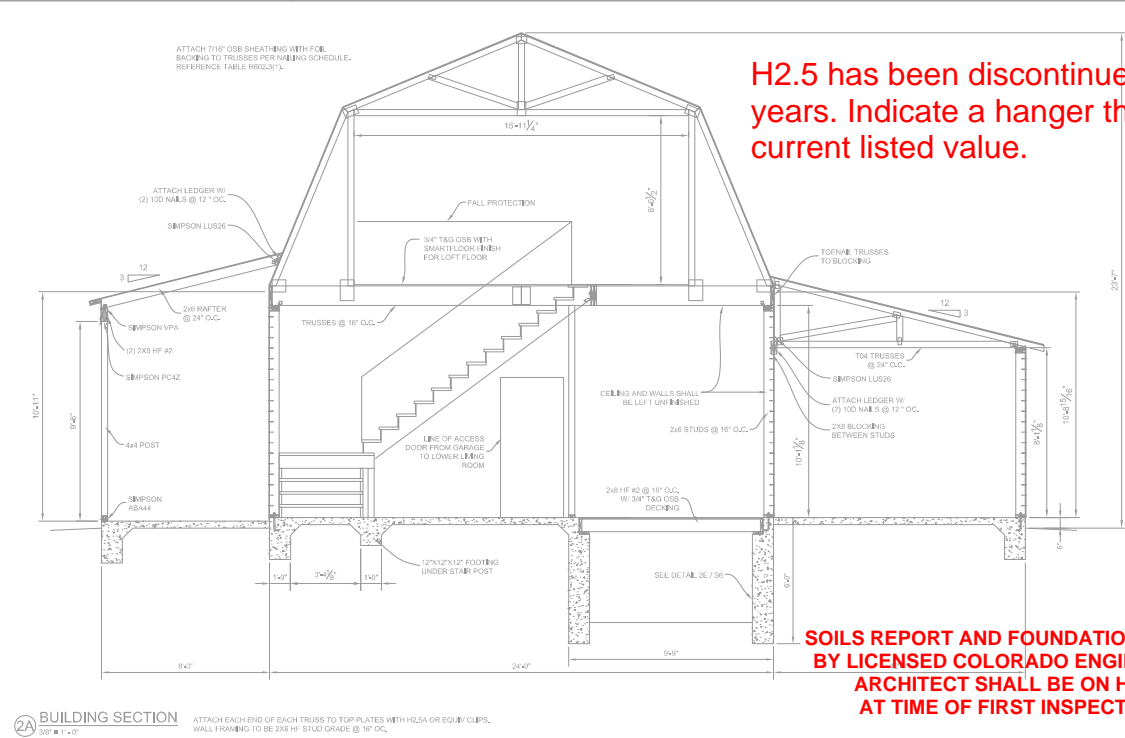
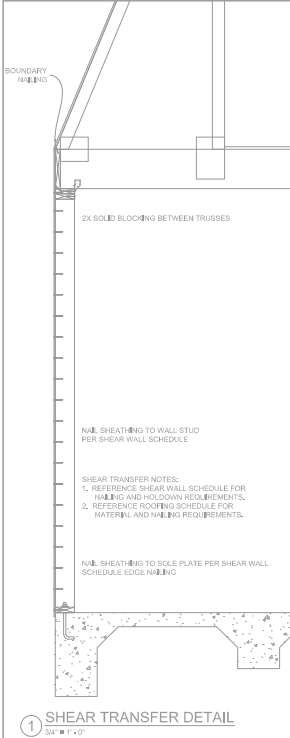
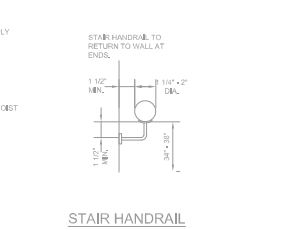
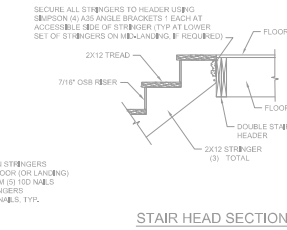
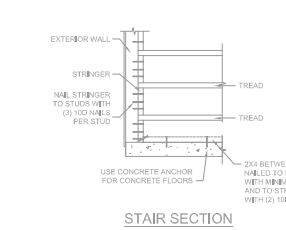
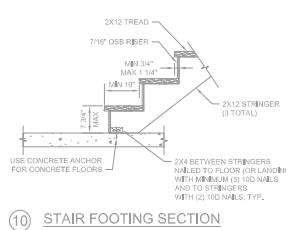
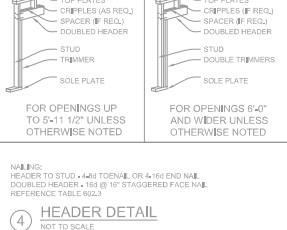
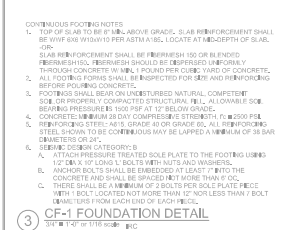
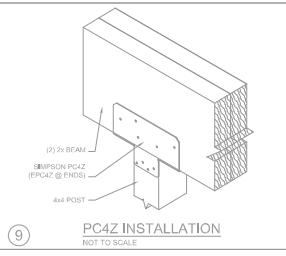
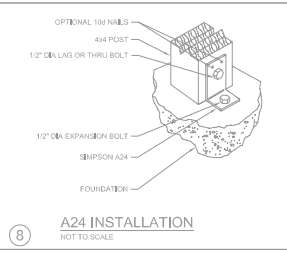
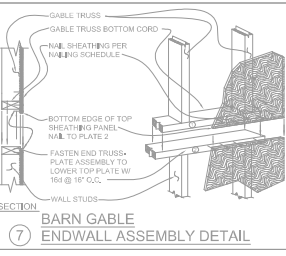
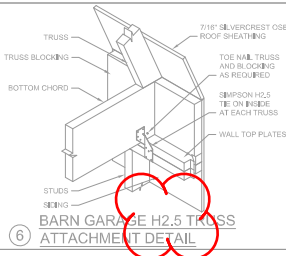
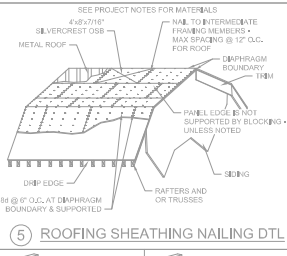
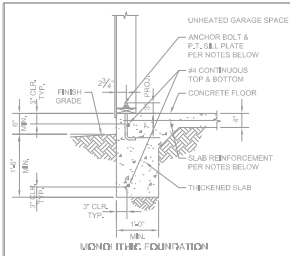
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
COLORADO SPRINGS, CO 80909
1777 S. HARRISON STREET
DENVER, CO 80210

Drawn By: TB
Date: 1/8/19
Checked By:
Date:
Revised:
Revised:

Title:
PLANS

Scale: 1/4" = 1'-0"
Sheet:

S5
Sheet 5 of 6



H2.5 has been discontinued for years. Indicate a hanger that has a current listed value.

DISAPPROVED
11/02/2020 7:56:55 AM
michaela
CONSTRUCTION

SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER OR ARCHITECT SHALL BE ON HAND AT TIME OF FIRST INSPECTION.

Patrick D. Quinney, P.E.
 2020.10.12
 17:33:49 -06'00'

STRUCTURAL DRAWINGS BY:
 TUFF SHED
 IN HOUSE DRAFTING DEPARTMENT
 1777 S. HARRISON STREET
 DENVER, COLORADO 80210
 (303) 553-1416

PC No. EP-095 In the State of Colorado, I am a duly Licensed Professional Engineer with my office located at:
 TUFF SHED INC. 1777 S. HARRISON STREET DENVER, CO 80210

THESE DRAWINGS AND THE DESIGN AND CONSTRUCTION OF THESE DRAWINGS ARE THE PROPERTY OF TUFF SHED INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND CONSTRUCTED BY TUFF SHED INC. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC.

TUFF SHED
 Storage Buildings & Garages
 Storage Buildings & Garages
 1777 S. HARRISON STREET
 DENVER, COLORADO 80210
 (303) 553-1416
 WWW.TUFFSHED.COM
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. EP-095

Drawn By: TB
 Date: 1/8/19
 Checked By:
 Date:
 Revised:
 Revised:
 Title:
 SECTIONS
 DETAILS
 Scale: NONE
 Sheet:

S6
 Sheet 6 of 6