

MASTER

2005 PPRBC

Resubmittals: 1st \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_

Master #: 107.10

T J'S WINDOW & REMODELING

Plan Track #: 60472

Received: 07-Jun-2011

(MINDY)

Description:

Required PPRBD Departments (2)

MASTER: M107.10

App Dis N/A By

Permit # \_\_\_\_\_ Zone \_\_\_\_\_ City / County \_\_\_\_\_

Construction

☒ ☒ ☐ ☐ 10/2/11 ASE

Mechanical

☒ ☒ ☐ ☐ DA-10-3-11

APPROVED FOR CONSTRUCTION

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations.

Date \_\_\_\_\_ By \_\_\_\_\_

Type of Unit:

Garage	1490	
Basement	2209	
Ground Level	2292	
	5991	Total Square Feet

Permit Fee: \$946.00

Plan-check Fee: \$265.00

(978862)

9/23/11 SB  
RWK 9-27-11



# MASTER


2005 PPRBC



Resubmittals: 1st \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_

Master #: 107.10

T J'S WINDOW & REMODELING

Plan Track #: 60472 

Received: 27-Feb-2012 (BPHILLIPS)

Description: (SPLICE: 2/27/12 Duct Design)

Required PPRBD Departments (2)

MASTER: M107.10

App Dis N/A By

Permit # \_\_\_\_\_ Zone \_\_\_\_\_ City / County

Construction

☒ [ ] [ ] [ ] [ ] *John A. B.*

APPROVED FOR CONSTRUCTION

Mechanical

☒ [ ] [ ] [ ] [ ] *John A. B.*

Date \_\_\_\_\_ By \_\_\_\_\_

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations.

Type of Unit:

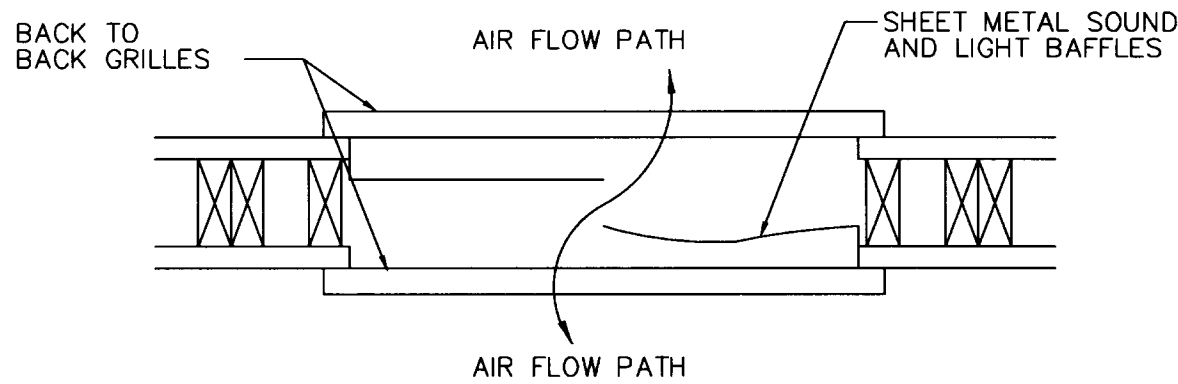
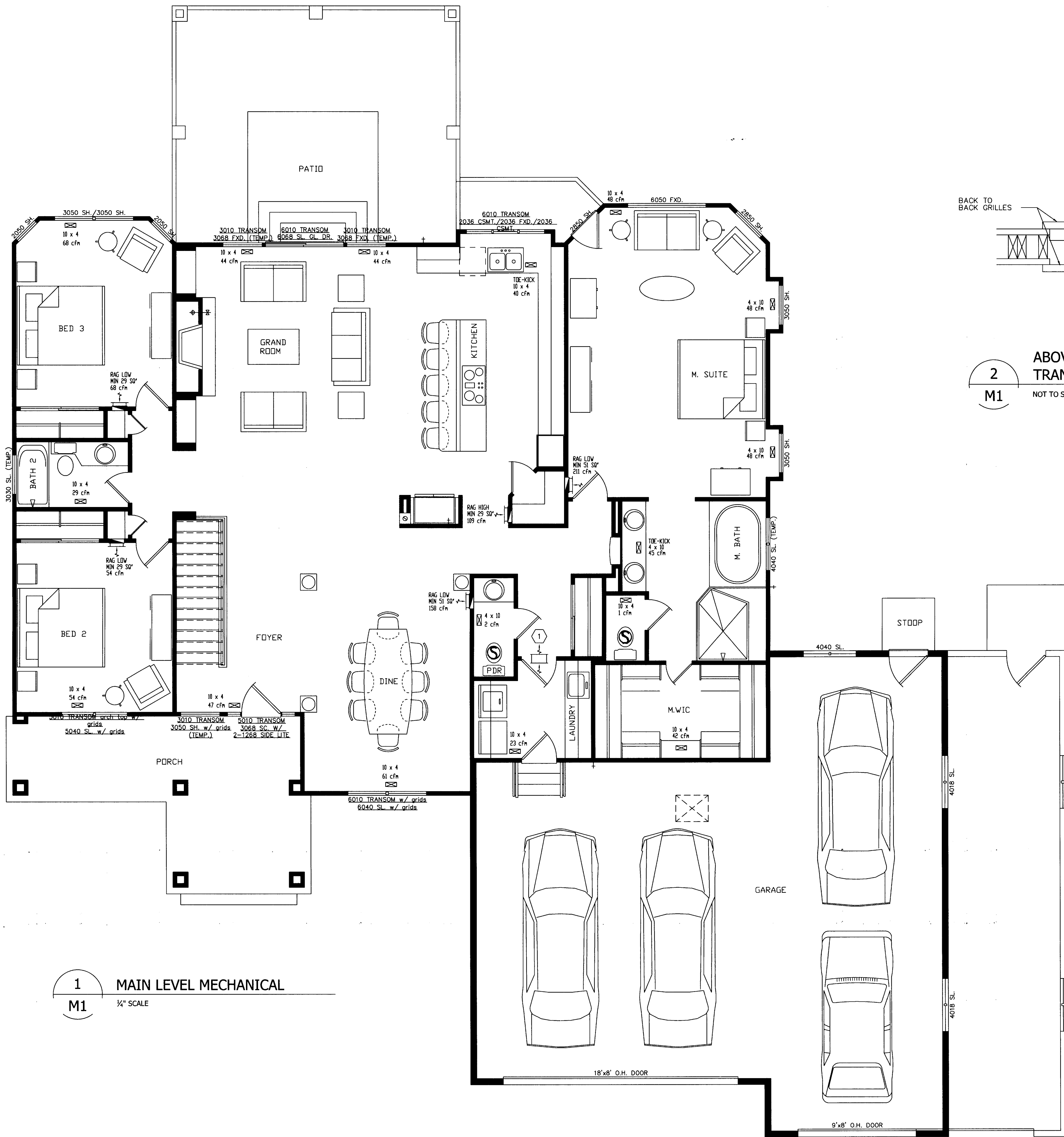
Garage	1490
Basement	2209
Ground Level	2292
5991	Total Square Feet

Permit Fee: \$0.00

Plan-check Fee: \$265.00

(978862)





2 ABOVE DOOR  
M1 TRANSFER GRILLE DETAIL  
NOT TO SCALE

1 MAIN LEVEL MECHANICAL  
M1 1/4" SCALE

PPRBD APPROVED  
MECHANICAL PLAN MUST BE ON JOB  
SITE DURING ALL INSPECTIONS

MECHANICAL LEGEND	
SUPPLY	SYM
REGISTER	RA GRILLE
PIPE TO REG	TRANSFER
VENTING	
SYM	VENT
FURNACE	UP THRU ROOF
SIDE VENT	

SUPPLY	PIPE	DUCT/PAN	R8 FLEX
RETURN			

EQUIPMENT SCHEDULE			
ZONE	FURNACE	BTUH	AFUE
BRAND	COIL		SEER
ZONE 1	340AAV048100	80K	92.1%
BRYANT	CNPV4824		14.5
ZONE 2	---	---	---
---	---	---	---
ZONE 3	---	---	---
---	---	---	---

GENERAL NOTES	
FURNACE TAG BY ZONE	14x10 TRANSFER GRILLE ABOVE DOOR
Exhaust Fan Relocated	30x6 HIGH / LOW TRANSFER GRILLE
	6" OA INTAKE TO RA 36" CLEAR OF ANY EXHAUST
	UNDER-CUT DOOR

MECHANICAL SPECIFICATIONS

- ROOM BY ROOM HEAT LOSS/GAIN WORKSHEETS COMPLETED WITH RIGHT-SIDE RESIDENTIAL 8.0. IN ACCORD WITH 2009 IECC. - THE MOST DEMANDING LOAD ORIENTATION IS USED PER MASTER PLAN.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2009 IECC AND IMC REGULATIONS.
- ALL WORK SHALL BE PERFORMED BY PROPERLY LICENSED MECHANICS OR UNDER THEIR DIRECT SUPERVISION.
- MAINTAIN MINIMUM 30" CLEARANCE IN FRONT OF FURNACE & WATER HEATER. DUCTWORK IN UNCONDITIONED SPACE MAY NOT INTERFERE WITH R-VALUES IN BAYS.
- AIR INTAKE MUST BE A MINIMUM OF 10' FROM OR 3' BELOW ALL EXHAUST OPENINGS, UNLESS OTHERWISE SPECIFIED BY EQUIPMENT MANUFACTURER.
- INSTALL ALL EQUIPMENT PER MANUFACTURERS RECOMMENDATIONS AND DETAILS UNLESS OTHERWISE NOTED IN THESE PLANS. ALL MATERIALS AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF UL AND SHALL BEAR THE UL LABEL AS EVIDENCE THAT THE MATERIAL AND/OR EQUIPMENT MEETS THIS REQUIREMENT.
- SUPPLY AIR AND RETURN AIR DUCTS SHALL BE CONSTRUCTED OF GALVANIZED METAL AS SET FORTH IN IMC 2009 AND SMACNA STANDARDS.
- ALL JOINTS ON DUCTWORK SHALL BE MASTIC SEALED. DUCT TAPE IS NOT ACCEPTABLE.
- DUCTWORK IN UNCONDITIONED AREAS TO BE R8 INSULATED TO COMPLY WITH 2009 IECC (AS AMENDED).
- LOCATE ALL DUCTWORK ROUTED IN GARAGE CEILING ABOVE CEILING INSULATION.
- CONDENSER LOCATION SHALL BE AT THE DISCRETION OF THE CONTRACTOR/HOMEOWNER.
- RETURN AIR RUNS MAY BE LISTED AS ROUND SHEET METAL, HOWEVER EQUIVALENT OR GREATER PANNED JOIST SPACE IS ALSO ACCEPTABLE. 16" OC WALL CAVITY SIZE FOR RETURN AIR IS 14x3.25 / GRILLE SIZE: 14x6 (SINGLE BAY), 30x6 (DUAL BAY) UNLESS OTHERWISE NOTED.
- SUPPLY DUCT SIZE MAY CHANGE TO FIT PHYSICAL SPACE SO LONG AS EQUIVALENT OR GREATER SQUARE INCH IS MAINTAINED. 8" SUPPLY RUNS = 6x12 REG.; 7" & SMALLER = 4x10. PER PERFORMANCE DATA REQUISITE, DUCT SIZING MAY BE INCREASED NOT DECREASED.
- CONDITIONED ROOMS WITH NON-DEDICATED RETURN AIR MUST HAVE DOORS UNDER CUT 1" OR 14x6 TRANSFER GRILLS ON WALL. BATHROOMS MUST ONLY HAVE DOORS UNDERCUT FOR MAKE UP AIR.
- FURNISH AND INSTALL CENTRIFUGAL EXHAUST FANS AS SCHEDULED ON THE PLANS.
- FURNISH AND INSTALL EXHAUST UNITS COMPLETE WITH ALL OPERATIONAL AND SAFETY CONTROL NECESSARY FOR PROPER OPERATION.
- TERMINATE ALL ROOF PENETRATIONS (TOILET AND DRYER EXHAUST DUCTS, FLUES), BACK OF PEAK - OFF STREET (TYP).
- EXHAUST FANS TO HAVE BACK DRAFT DAMPERS, EXCEPT FANS SERVING (TYPE 1) HOODS.
- CONTROL WIRING BY MECHANICAL CONTRACTOR (LOW VOLTAGE ONLY). POWER WIRING BY ELECTRICAL CONTRACTOR.
- GAS PIPING BY OTHERS, SEE OTHER DRAWING SHEETS. UNLESS OTHERWISE SPECIFIED ALL GAS PIPING TO BE SCHEDULE 40 BLACK IRON.
- CONTRACTOR MAY LOCATE MECHANICAL EQUIPMENT IN AN ALTERNATIVE CONFIGURATION THAN SHOWN ON THE DRAWINGS DUE TO CONFLICTS, AS LONG AS THE INTENDED SYSTEM FUNCTION IS NOT AFFECTED.
- A COMPLETE AND OPERATING HVAC SYSTEM IS INTENDED FOR THIS PROJECT. ANY DISCREPANCIES, OMISSIONS, OR PROBLEMS ARE TO BE NOTED AND BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER DURING THE BIDDING PROCESS FOR CLARIFICATION.
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL TRANSITIONS, OFFSET, ETC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS.

Gerard Cox - 720.445.6478  
2009 IECC MECH-DESIGN  
Post Office Box 51151  
Colorado Springs, CO 80945  
h2air.inbox@gmail.com

MAJESTIC CUSTOM HOMES  
MASTER PLAN #107.1  
MYSTIC BREEZE

BRUNO'S HEATING & COOLING  
1335 VALLEY ST., COLORADO SPRINGS, CO 80915  
OFFICE: 719.596.4224 - FAX: 719.597.5034

BUILDER - HOME OWNER

MECHANICAL CONTRACTOR

SHEET SCHEDULE

M1.	Main Level Mechanical
M2.	Basement Mechanical
M3.	---
M4.	---
M5.	---
a.	Manual-J
b.	Building Analysis
c.	Component Detail
d.	Project Summary
e.	AED Assessment
f.	Duct Summary
g.	Furnace Blower Chart
h.	Coil Static Drop Chart
i.	Equipment Certificate
j.	IECC Certificate

GENERAL CONDITIONS & LIMITED LIABILITY

System design based on performance data provided by others and assumed to be correct. The owner and general contractor are responsible for verifying that all construction data and design factors are correct to the respective structure being built. By purchasing this mechanical design it is agreed that the project has been accepted and therefore limits the designers liability to correction of the original drawings and support data only. In the event that mechanical design errors cause construction problems during any phase of the building process, H2AIR of Colorado, Inc. must be notified immediately to take appropriate action. No liability assumed for deviation from print including but not limited to: equipment brand, btu, cfm, rated static pressure, duct size, length, TEL, and material.

REVISION

SEAL

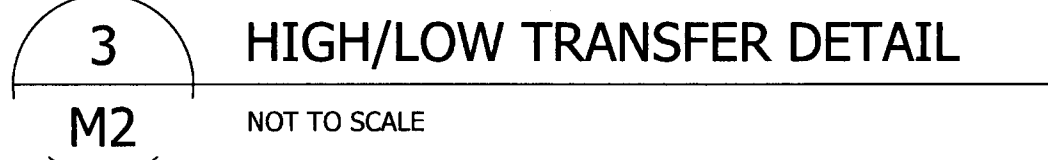
TITLE  
MAIN LEVEL MECHANICAL

SHEET  
M1





## 2 ASP/TEL MECHANICAL DETAIL



RELEASED FOR PERMIT  
FEB 28 2012  
TCC  
RBD MECH/PLA  
✓RBD

## M2



UNFIN. LOWER LEVEL  
FLOOR PLAN

Majestic Custom Homes, Inc.®  
13465 Cedarville Drive - Colorado Springs, Colorado 80921  
Phone - (719)-492-0685

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MASTER PLAN 107.1

"MYSTIC BREEZE"

COUNTY OF EL PASO, STATE OF COLORADO  
TOWN OF COLORADO SPRINGS, 80921

plan no.

4051

designed

by: TS.MCH

drawn by: CMB

date: 05/16/11

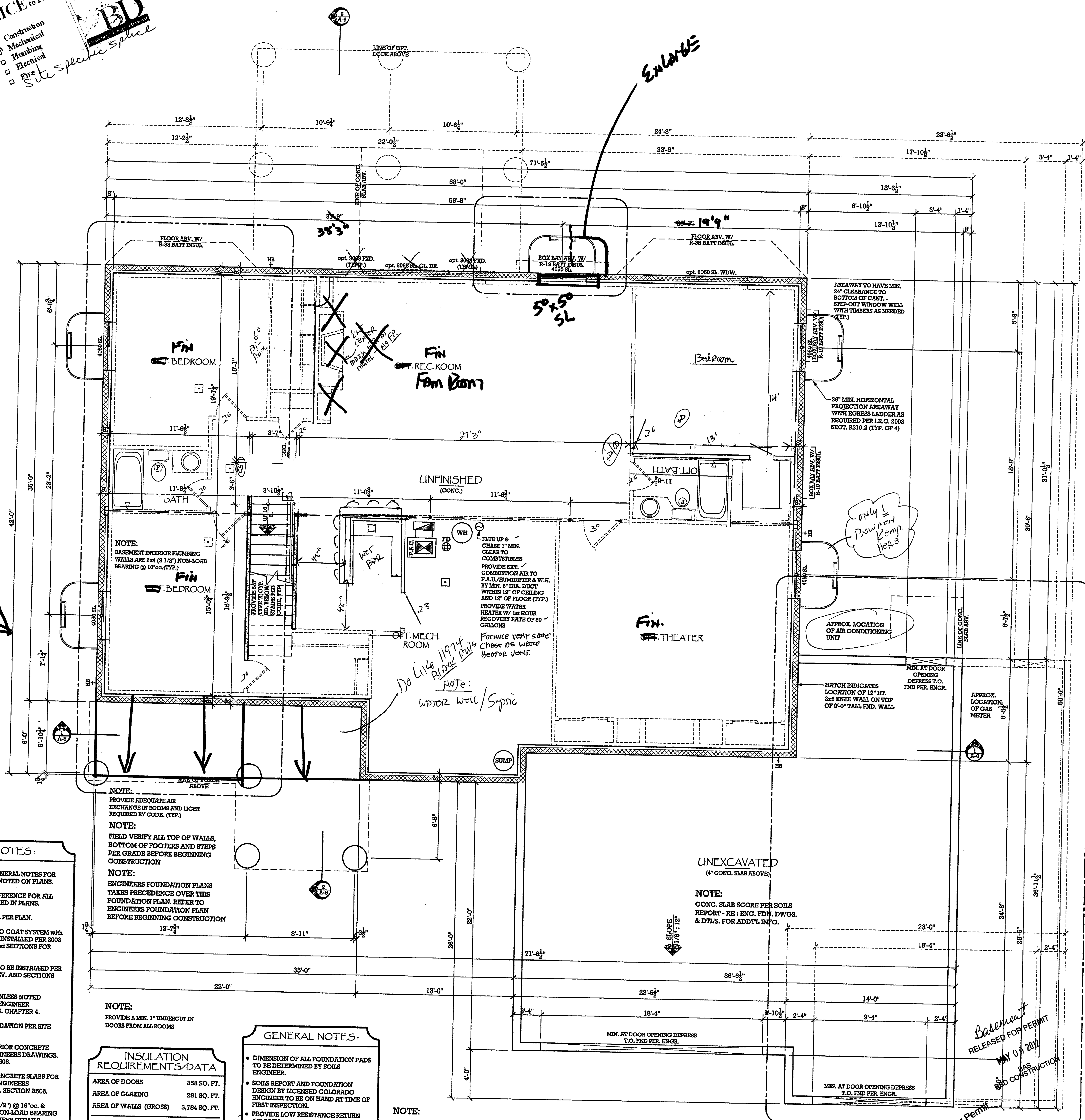
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date	drawn by

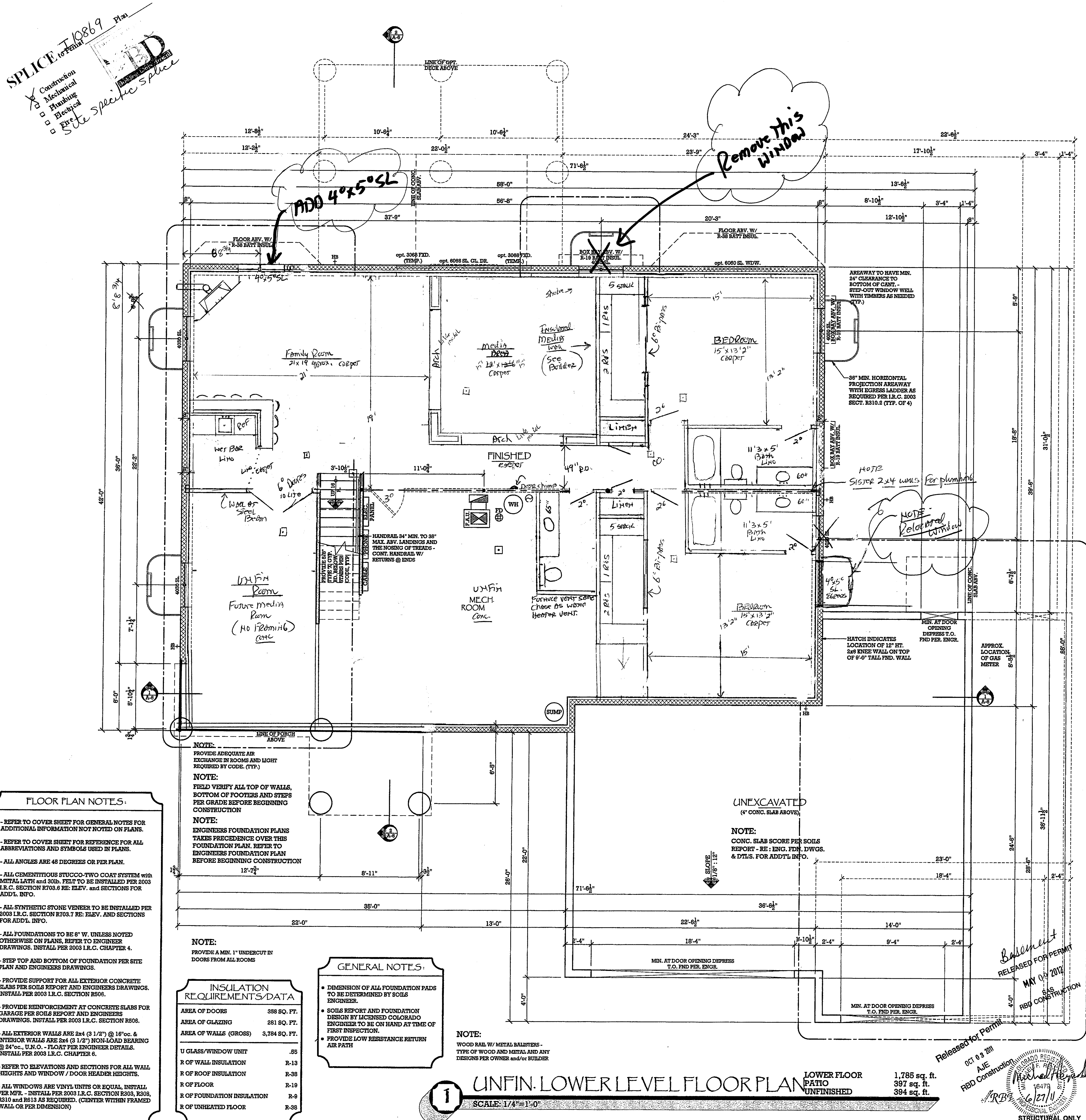
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A-1

SPLICE I 108/4  
to Permit  
Construction  
Mechanical  
Plumbing  
Electrical  
Fire  
Site specific splice









NOTES: 6 CAR ON 6<sup>th</sup> ST  
\* Side Load

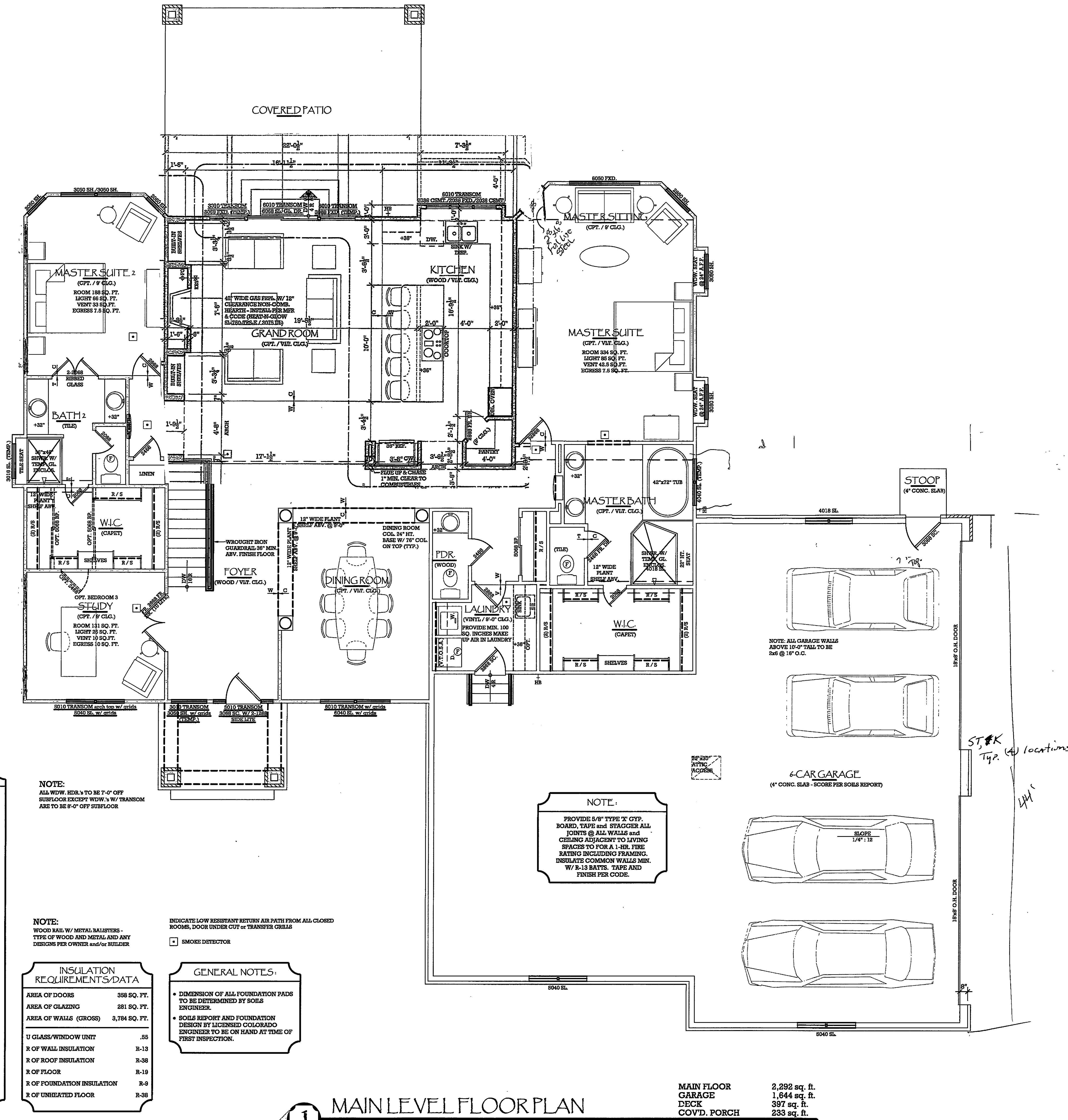
Timberline Home Designs, Inc.  
residential CAD designs  
P.O. Box 933  
Castle Rock, Colorado, 80104  
(720)-733-3996 OFFICE  
(720)-733-3997 FAX  
(719)-499-6234 CELL

11326 San Luis per 11326  
MAIN LEVEL FLOOR PLAN  
Majestic Custom Homes, Inc.  
13465 Cedarville Drive - Colorado Springs, Colorado 80921  
Phone - (719)-492-4085  
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MASTER PLAN 107.1  
"MYSTIC BREEZE"  
COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

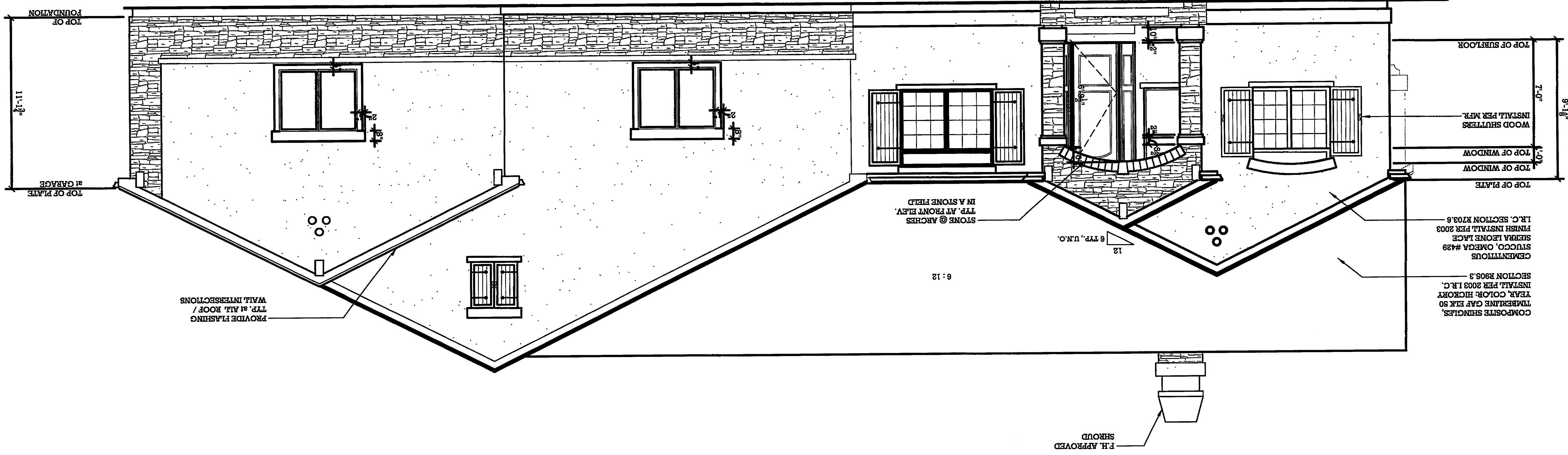
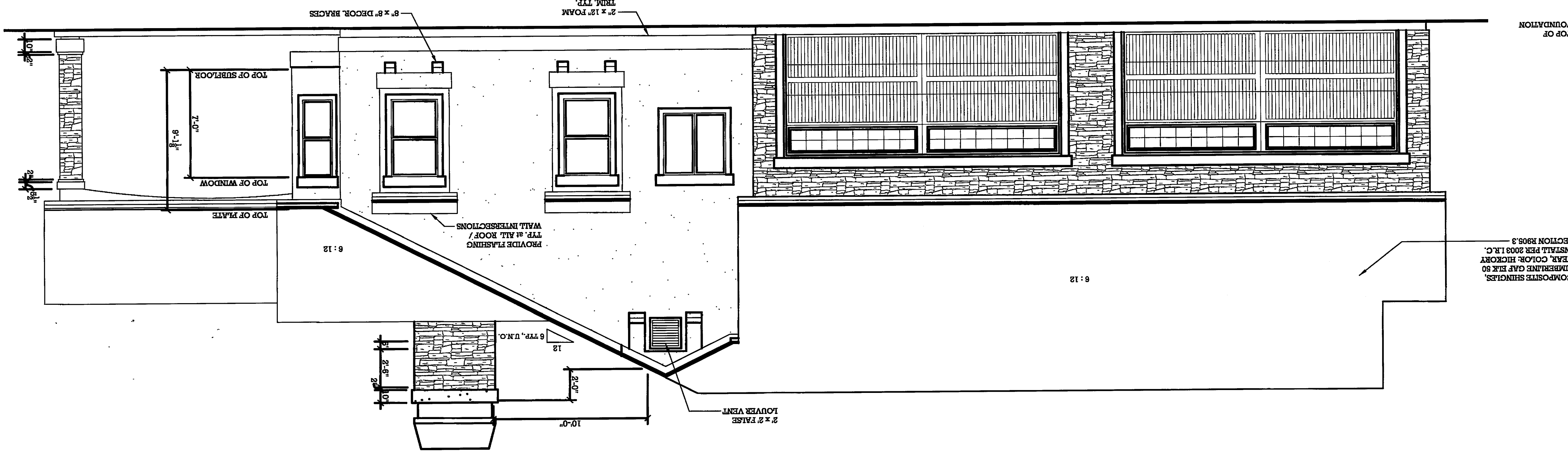
plan no.  
4051  
designed  
by:  
drawn by:  
date: 02/06/12  
revisions:  
date drawn by

sheet  
A-2



Released for Permit  
AUG 21 2012  
MA  
RBD Construction



[illegible][illegible]

sheet


date:

02 / 06 / 12

drawn by :

by:

*designed*

plan no. 4051

MASTER PLAN 107.1

"MYSTIC BREEZE"

COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

ELEVATIONS

1972 BENT CREEK DRIVE  
Majestic Custom Homes, Inc.®

13465 Cedarville Drive • Colorado Springs, Colorado 80921

Phone • (719) 492-0685

**Timberline Home Designs, Inc.**  
residential CAD designs  
P.O. Box 933  
Castle Rock, Colorado, 80104  
(720)-733-5996 FAX  
(720)-733-5997 FAX  
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[illegible]

MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED BY UBC TABLE 25-Q

2x FLOOR JOIST TO GIRDERS, SILL OR WALL PLATE (TOENAIL)	3-8d
1-JOIST TO GIRDERS, SILL OR WALL PLATE (TOENAIL THROUGH BOTTOM CHORD)	2-10d
SOLE PLATE TO JOIST OR BLOCKING (FACE NAIL)	18d @ 16" O.C.
TOP PLATE TO STUD (END NAIL)	2-18d
STUD TO SOLE PLATE	4-8d (TOENAIL) OR 2-18d (ENDNAIL)
DOUBLE STUDS (FACE NAIL)	18d @ 34" O.C.
DOUBLED TOP PLATES (FACE NAIL)	18d @ 16" O.C.
TOP PLATES, LAPs AND INTERSECTIONS (FACE NAIL)	2-18d
CONTINUOUS HEADER, TWO PIECES	18d @ 16" O.C. (EA EDGE)
CONTINUOUS HEADER TO KING STUD (TOENAIL)	4-8d
CEILING AND FLOOR JOISTS, LAPs OVER PARTITIONS (FACE NAIL)	3-18d
CEILING AND FLOOR JOISTS TO PARALLEL RAFTERS (FACE NAIL)	3-18d
SOLID SAWN RAFTER TO PLATE	3-8d TOENAIL OR SIMPSON H8
1-JOIST RAFTER TO PLATE (TOENAIL THROUGH BOTTOM CHORD)	2-12d
BUILT-UP CORNER STUD	18d @ 34" O.C.
BUILT-UP BEAMS	18d @ 16" O.C. (EA EDGE)
PLYWOOD OR OSB ROOF/WALL/FLOOR SHEATHING	8d @ 8" O.C. ALONG EDGES 8d @ 12" O.C. IN FIELD or 1 1/2" STAPLES @ 8" O.C. ALONG EDGES 1 1/2" STAPLES @ 8" O.C. IN FIELD

(UNLESS NOTED OTHERWISE)  
INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

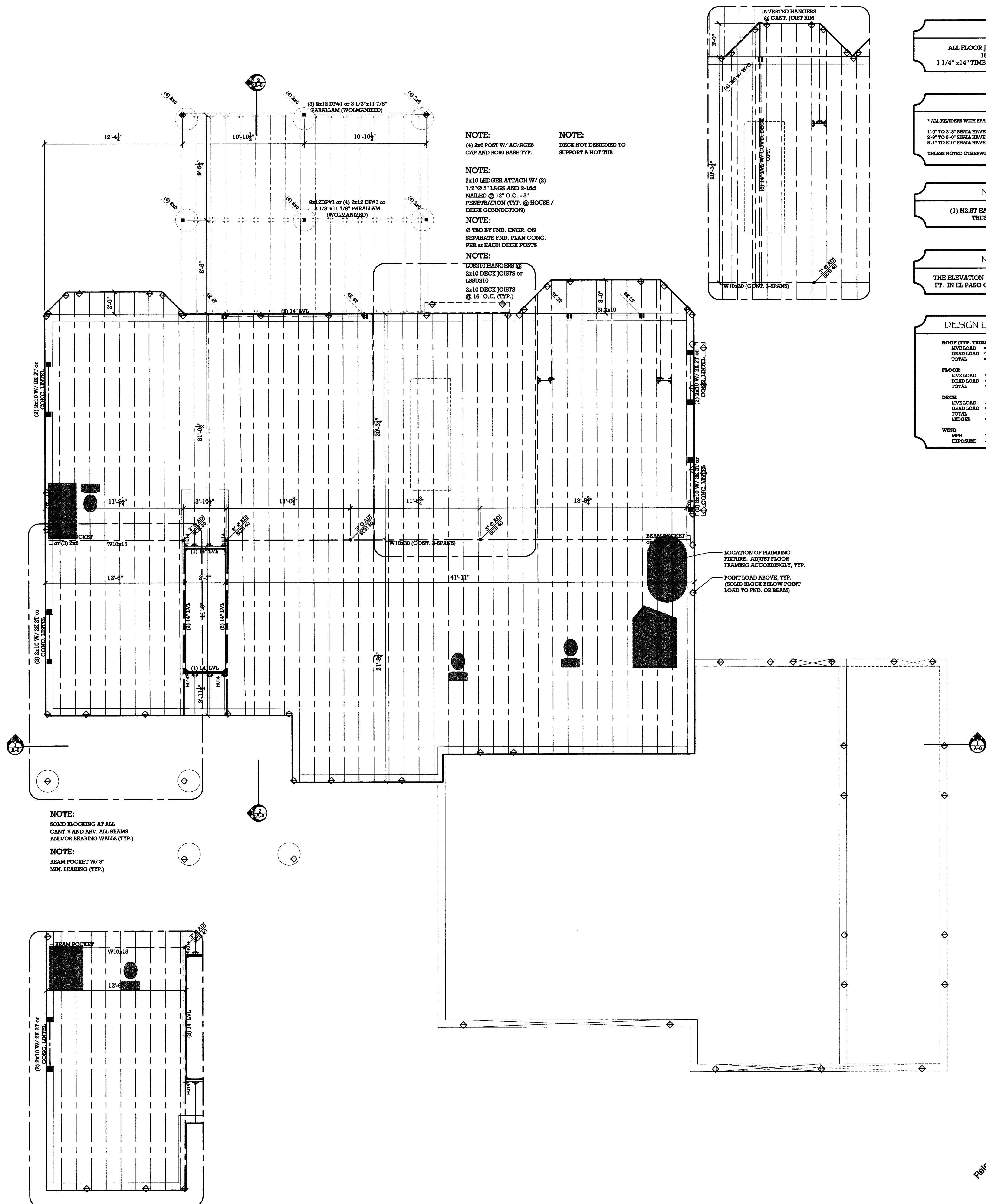
JOST/REAM	TOP FLANGE HANGER	FACE MOUNT HANGER	45° SKEW
14" TJ 360	HTT.1/14	HUS.06/14	SUR/L.1/11
2-14" TJ 360	MTU.28/14	MU.4.28/14	-
1-14" L.V.L. BEAM	WPU1.81/14	HU14	SUR/L.1.81/14

NOTES:

- A. ALL NAILS ARE EITHER COMMON WIRE OR BOX NAILS. COOLER, SINKER OR OTHER NAIL TYPES MAY BE USED ONLY AFTER CONTACTING ENGINEER FOR SIZES AND SPACING.
- B. STAPLES MAY BE USED IN CERTAIN AREAS IF THIS OFFICE IS CONTACTED FOR SIZES AND SPACING.
- C. THIS SCHEDULE REFLECTS MINIMUM NAILING ONLY. IN CASES WHERE LOADING CONDITIONS ARE GREATER THAN THESE CONNECTIONS WILL APPLY SEE PLANS AND DETAILS OR CONTACT ENGINEER.

WHERE DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/1600 OF THE AREA OF THE SPACE VENTILATED. WHERE THE SPACE IS NOT 1/1000, OR MORE, OF THE SPACE OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, VENTILATORS SHALL BE OF 1/2 INCH MINIMUM CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.

**JOB #: 10-06064**



SCALE: 1/4"=1'-0"

Released for Permit  
OCT 03 2011  
AJE  
BD Const

OCT 03 2004  
AJE  
HBD Construction

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residential CAD designs  
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(720)-733-3997 FAX  
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\*Come Home To Your Dream

MAIN LEVEL FLOOR  
FRAMING PLAN

Phone - (719)-492-0685

MASTERPLAN 107.1

"MYSTIC BREEZE"

COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

plan no.

4051

designed

by: TS, MCH

drawn by: CMB

date: 05/16/11

revisions :

date	drawn by
------	----------

sheet

5-1



# TYPICAL FRAMING NOTES:

- MULTIPLE MEMBERS (2 OR MORE) AND ALL MICRO-LAM OR VERLAM LAMBS SHALL BE GLUED AND NAILED TOGETHER. NAIL TO BE 3 ROWS 16d NAILS AT 16" O.C. EA. FACE (TYP. U.N.O.)
- ALL SINGLE 1/2" x 4" CALLED OUT SHALL BE FRAMED WITH ONE DIMENSIONAL LAMBER CLOSEST TO ITS SEE. EXAMPLE: (1) 1/2" x 4" x 10' x 10'
- ALL EXTERIOR STUD WALLS THIS LEVEL TO BE 2x4 @ 16" O.C. w/ 2x6 @ 16" O.C. U.N.O.
- ALL 2x6 DIMENSIONAL LAMBER TO BE ED. 4x6 U.N.O.
- PROVIDE MIN. 2 - 2x12 HEADERS OVER ALL DOOR & WINDOW W/ (1) TRUSS AND (1) KING STUD OPENINGS UNLESS NOTED OTHERWISE.
- ALL BEAMS AND S-PLY TRUSSES SHALL HAVE A MINIMUM OF (3) 2x4/6 STUD COLUMN AT EACH BEARING LOCATION UNLESS OTHERWISE SPECIFIED.
- ALL RIFT-JOINT STUD COLUMNS SHALL BE CONTINUED TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT-UP COLUMNS SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
- ROOF SHEATHING SHALL BE 1/2" APA 32/48 EXPOSURE 1 RATED PLYWOOD. NAIL WITH 6d NAILS AT 6" O.C. AT PANEL PERIMETER AND AT 12" O.C. AT INTERMEDIATE FRAMING. (ALTERNATE - 1/2" O.S.B. EXTERIOR GRADE ROOF SHEATHING)
- FLOOR SHEATHING SHALL BE 3/4" APA 48/94 EXPOSURE 1 RATED, TONGUE AND GROOVE PLYWOOD. GUE AND NAIL WITH 6d NAILS @ 6" O.C. AT PANEL PERIMETER AND AT 12" O.C. AT INTERMEDIATE FRAMING.
- SEPARATE ALL EXTERIOR WALLS WITH 1/4" O.S.B. STRUCTURAL EXTERIOR GRADE PLYWOOD SHEATHING AS REQUIRED BY CODE. PARTS PER I.R.C. CHAPTER 18 RECOMMENDATIONS.
- PROVIDE RIM JOIST OR SOLID BLOCKING UNDER ALL BEARING POINTS AS REQUIRED PER JOIST MANUFACTURER. BLOCKING UNDER POINTS LARGER THAN 3 - 2x4 MUST BE FULL AREA OF FOOT. ALL ROOF FRAMING SHOULD BEAR DIRECTLY ON TRUSSES OR INTERMEDIATE BLOCKING AS REQUIRED.
- PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A COLORADO LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR THE LOADS AND CONDITIONS SPECIFIED ON THEIR MANUFACTURER'S DRAWINGS.
- ALL BAYETS ARE TO BE 1x4" and ALL BAYETS ARE TO BE 1x4" OVERHANG. U.N.O.
- ALL OVERSHOULDER ARE MEASURED HORIZONTAL FROM FACE OF FRAME TO INSIDE EDGE OF FASCIA BACKING BOARD. ALL ROFTITS ARE FLAT. U.N.O.
- ROOFING TO BE COMPOSITE SHINGLES (40 or 80 YEAR) OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- DOWNSPOUT LOCATIONS PER BUILDER. VERIFY IN FIELD.
- VENTILATION AT ROOF PROVIDE ATTIC VENTILATION PER LOCAL CODE. (NOTE: VERIFY VENTILATION REQUIRED FOR WHOLE HOUSE FAN PER CODE & MFR. SPEC.)
- PROVIDE (1) SIMPSON BR. CLIP PER PLT. AT ALL TRUSS AND RAFTER BEARING LOCATIONS NOT UTILIZING OTHER ANCHORS.
- THE BOTTOM CORD OF A NON-STRUCTURAL CABLE NET TRUSSES SHALL BE SECURED TO TOP PLATE WITH (1) 16d NAIL @ 4" O.C. (SEE NAILING)

## NAILING SCHEDULE

(UNLESS NOTED OTHERWISE)  
MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED BY USC TABLE 28-0.

2x FLOOR JOIST TO GIRDER, SILL OR WALL PLATE (TOENAIL)	3-8d
1 JOIST TO GIRDER, SILL OR WALL PLATE (TOENAIL THROUGH BOTTOM CHORD)	2-10d
SOLE PLATE TO JOIST OR BLOCKING (FACE NAIL)	16d @ 16" O.C.
TOP PLATE TO STUD (END NAIL)	2-16d
STUD TO SOLE PLATE	4-8d (TOENAIL) OR 2-16d (ENDNAIL)
DOUBLE STUDS (FACE NAIL)	16d @ 24" O.C.
DOUBLED TOP PLATES (FACE NAIL)	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS (FACE NAIL)	2-16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. (EA. EDGE)
CONTINUOUS HEADER TO KING STUD (TOENAIL)	4-8d
CEILING AND FLOOR JOISTS, LAPS OVER PARTITIONS (FACE NAIL)	3-16d
CEILING AND FLOOR JOISTS TO PARALLEL RAFTERS (FACE NAIL)	3-16d
SOLID SAWN RAFTER TO PLATE	3-8d TOENAIL OR SIMPSON HS
1 JOIST RAFTER TO PLATE (TOENAIL THROUGH BOTTOM CHORD)	2-16d
BUILT-UP CORNER STUDS	16d @ 24" O.C.
BUILT-UP BEAMS	16d @ 12" O.C. (EA. EDGE)
PLYWOOD OR OSB ROOF/WALL/FLOOR SHEATHING	8d @ 8" O.C. ALONG EDGES 8d @ 12" O.C. IN FIELD w/ 1/2" STAPLES @ 8" O.C. ALONG EDGES 1/2" STAPLES @ 3" O.C. IN FIELD

## FRAMING HANGER TABLE

(UNLESS NOTED OTHERWISE)  
INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER	45° KEEV
1x4" TS 960	HTS 1/14	SHL 06/14	SUR 28.1/11
2x4" TS 960	MTH 28/14	MTH 28/14	
1x4" L.V.L. BEAM	WFL 81/14	SH14	SUR 28.1/14

- NOTES:
- ALL NAILS ARE EITHER COMMON WIRE OR BOX NAIL. COOLER, SINKER OR OTHER NAIL TYPES MAY BE USED ONLY AFTER CONTACTING ENGINEER FOR SIZES AND SPACING.
  - STAPLES MAY BE USED IN CERTAIN AREAS IF THIS OFFICE IS CONTACTED FOR SIZES AND SPACING.
  - THIS SCHEDULE REFLECTS MINIMUM NAILING ONLY. IN CASES WHERE LOADING CONDITIONS ARE GREATER THAN THESE CONNECTIONS WILL APPLY SEE PLANS AND DETAILS OR CONTACT ENGINEER.

## TYPICAL VENTILATION NOTES:

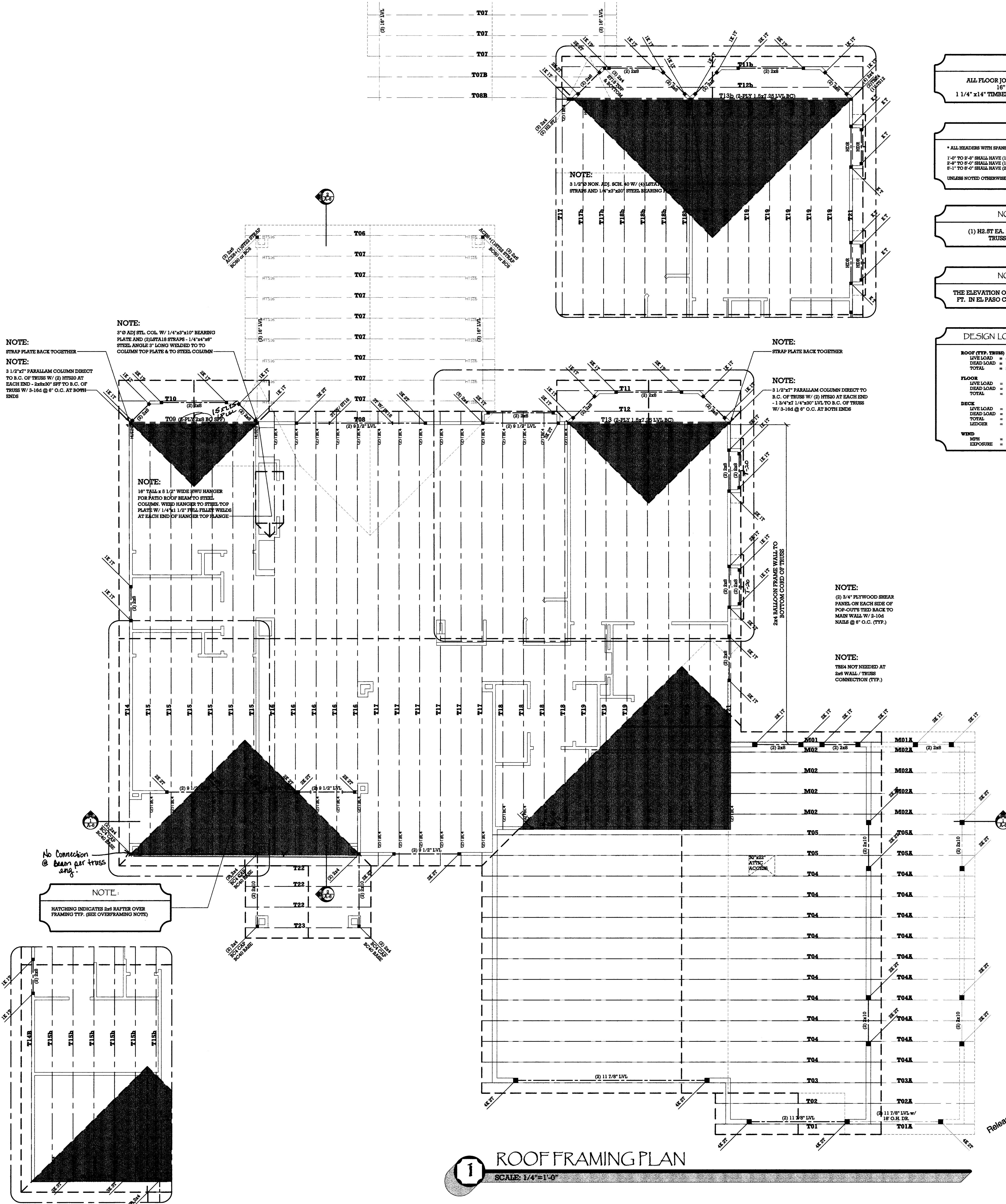
WHERE DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSURE ATTIC AND RAFTER SPACES FORMED WHERE CERAMIC ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. EXCEPT THAT THIS AREA MAY BE 1/300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATING LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.

TRUSS LAYOUT / DETAILS BY:

BMC WEST

DATED: JULY 8, 2010

JOB #: 10-08064



Released for Permit  
05/16/11  
A/E  
RBD Construction  
6/27/11  
STRUCTURAL ONLY  
EXCEPT ENGINEERED  
TRUSSES

## NOTE:

ALL FLOOR JOISTS TO BE 14" TJI 210 @ 16" O.C. (U.N.O.)  
1 1/4" x 14" TIMBERSTRAND RIM BOARD (TYP.)

## NOTE:

\* ALL HEADERS WITH SPANS:  
1'-0" TO 5'-8" SHALL HAVE (1) TRUSS AND (1) KING STUD PER SIDE.  
5'-8" TO 8'-0" SHALL HAVE (1) TRUSS AND (1) KING STUD PER SIDE.  
8'-0" TO 8'-0" SHALL HAVE (1) TRUSS AND (1) KING STUD PER SIDE.  
UNLESS NOTED OTHERWISE

## NOTE:

(1) H2-2T EA. BEARING OF ALL TRUSSES U.N.O.

## NOTE:

THE ELEVATION OF SITE IS ABOVE 3,000 FT. IN EL PASO COUNTY, COLORADO

## DESIGN LOADS:

ROOF (TYP. TRUSS)	
LIVE LOAD	= 40
DEAD LOAD	= 18
TOTAL	= 58 PSF
FLOOR	
LIVE LOAD	= 40
DEAD LOAD	= 10
TOTAL	= 50 PSF
DECK	
LIVE LOAD	= 40
DEAD LOAD	= 18
TOTAL	= 58 PSF
LEADER	= 88 PSF
WIND	= 100
MFI EXPOSURE	= "C"

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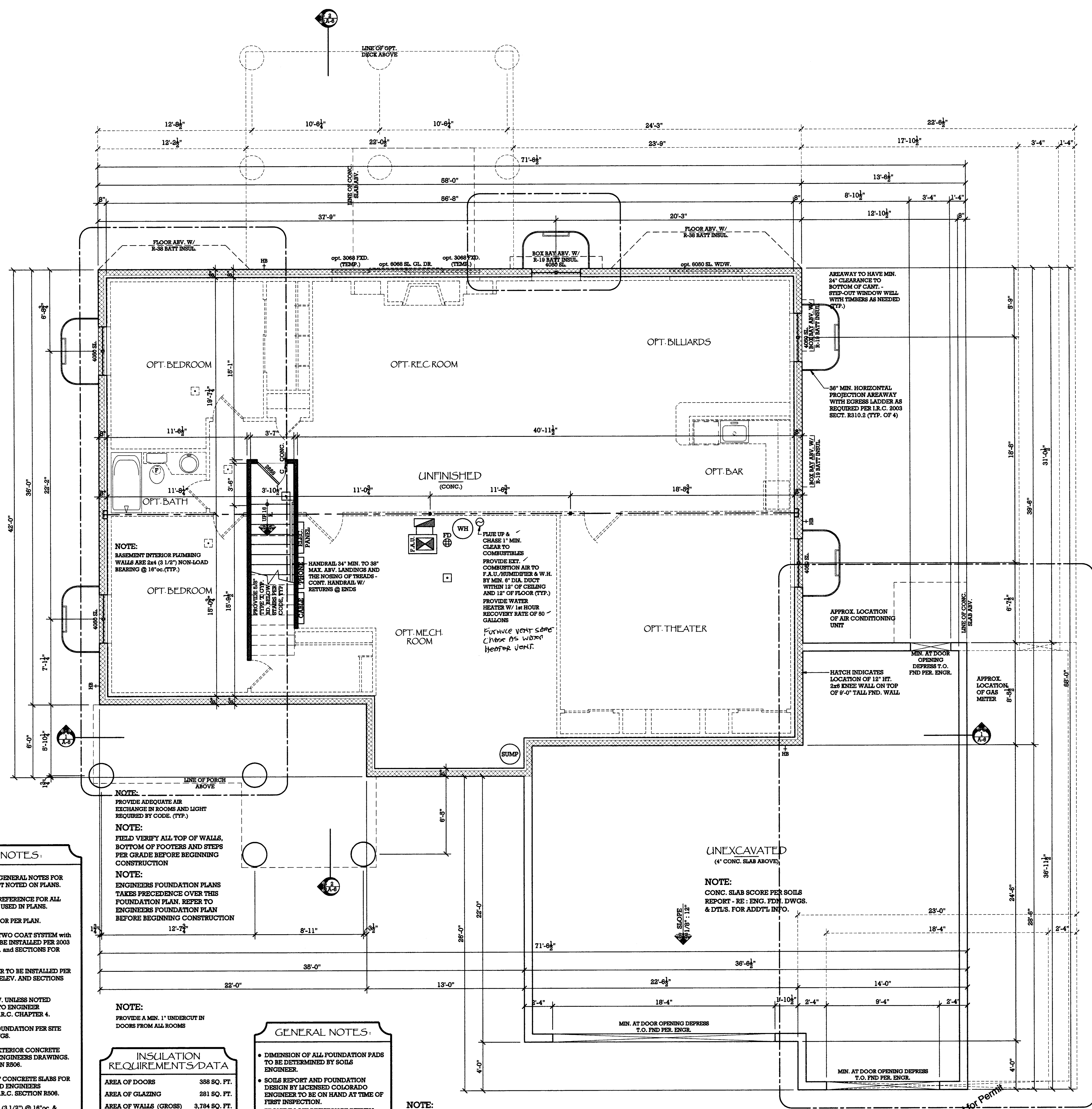
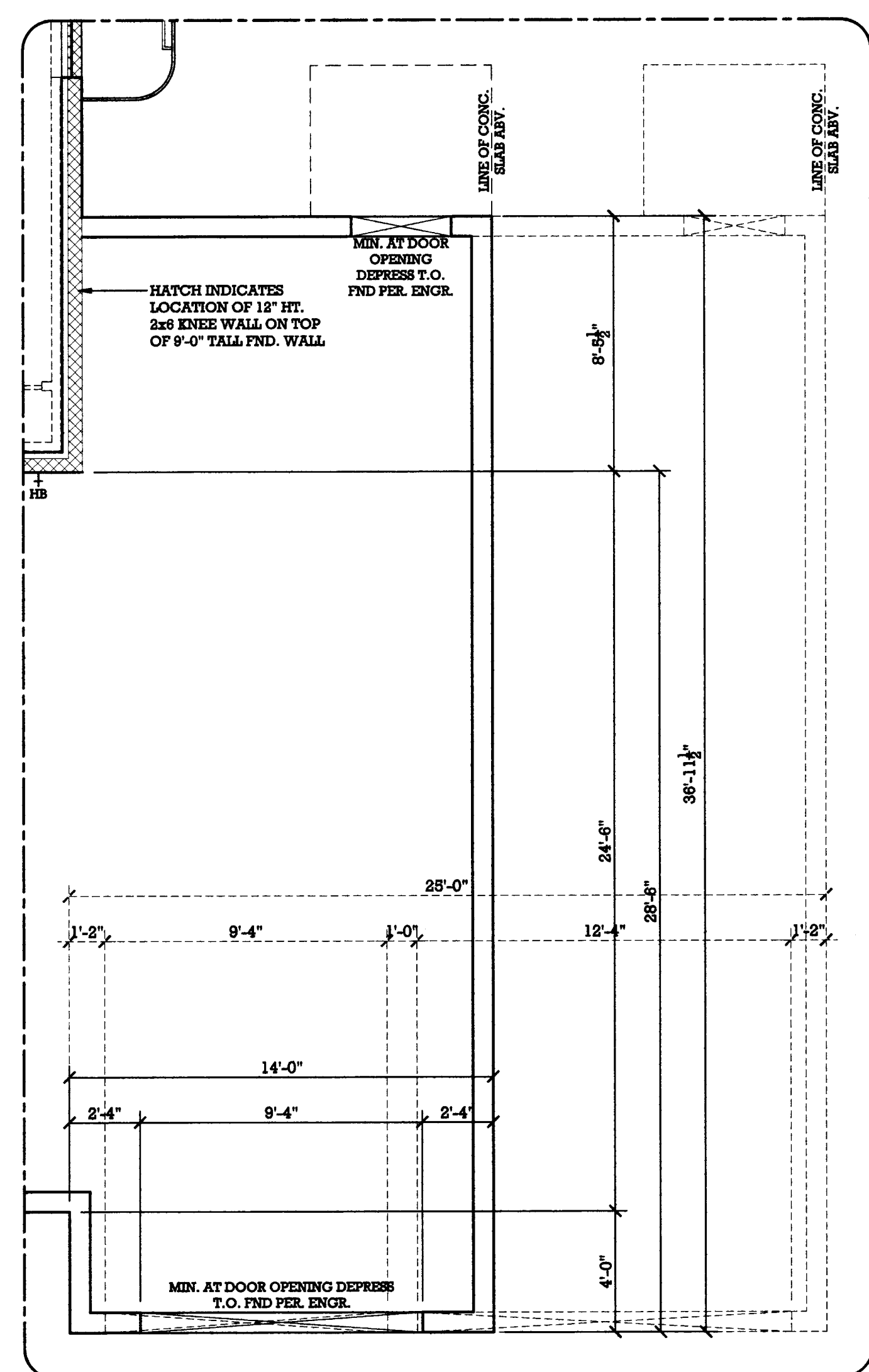
MASTER PLAN 107.1  
"MYSTIC BREEZE"  
COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

plan no.  
4051

designed  
by: TS, MCH  
drawn by: CMB  
date: 05/16/11  
revisions:  
date drawn by

sheet  
S-2





- REFER TO COVER SHEET FOR GENERAL NOTES FOR ADDITIONAL INFORMATION NOT NOTED ON PLANS.
- REFER TO COVER SHEET FOR REFERENCE FOR ALL ABBREVIATIONS AND SYMBOLS USED IN PLANS.
- ALL ANGLERS ARE 45 DEGREES OR TWO PLAN.
- ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM WITH 1/2" MIN. THICKNESS SHALL BE APPLIED TO ALL 8" R.C. SECTION NITS & RE. ELEV. AND SECTIONS FOR INFO. INFO.
- ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2003 U.N.C.O. SECTION R701.5 RE. ELEV. AND SECTIONS FOR INFO. INFO.
- ALL FOUNDATIONS TO BE 8" W. UNLESS NOTED OTHERWISE ON PLANS, REFER TO ENGINEER DRAWINGS FOR DETAILS. SEE CHAPTER 4.
- STEP TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEERS DRAWINGS.
- PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEERS DRAWINGS. UNLESS NOTED OTHERWISE.
- PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2003 R.C. SECTION R606.
- EXTERIOR WALLS ARE 2x4 @ 1/2" @ 16" O.C. WITH 1/2" MIN. THICKNESS (3 1/2" NOMINAL INSULATING @ 24" O.C. U.N.C.O. - FLOATER PER CHAPTER 4.
- INSTALL PER 2003 R.C. SECTION R7.
- REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL FINISHES AND FINISH REQUIREMENTS.
- ALL WINDOWS ARE VINYL, INTS OR EQUAL, INSTALL PER M.P.I. - INSTALL PER 2003 R.C. SECTION R801.2 RE. M.P.I. AS REQUIRED. (CHPTER WITH FRAME, UNLESS NOTED OTHERWISE)

AREA OF DOORS	358 SQ. FT.
AREA OF GLAZING	281 SQ. FT.
AREA OF WALLS (GROSS)	3,784 SQ. FT.
U GLASS/WINDOW UNIT	.55
R OF WALL INSULATION	R-13
R OF ROOF INSULATION	R-36
R OF FLOOR	R-18
R OF FOUNDATION INSULATION	R-6
R OF UNHEATED FLOOR	R-36

- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
- SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.
- PROVIDE LOW RESISTANCE RETURN AIR PATH

**NOTE:**  
WOOD RAIL W/ METAL BALUSTERS -  
TYPE OF WOOD AND METAL AND ANY  
DESIGNS PER OWNER and/or BUILDER

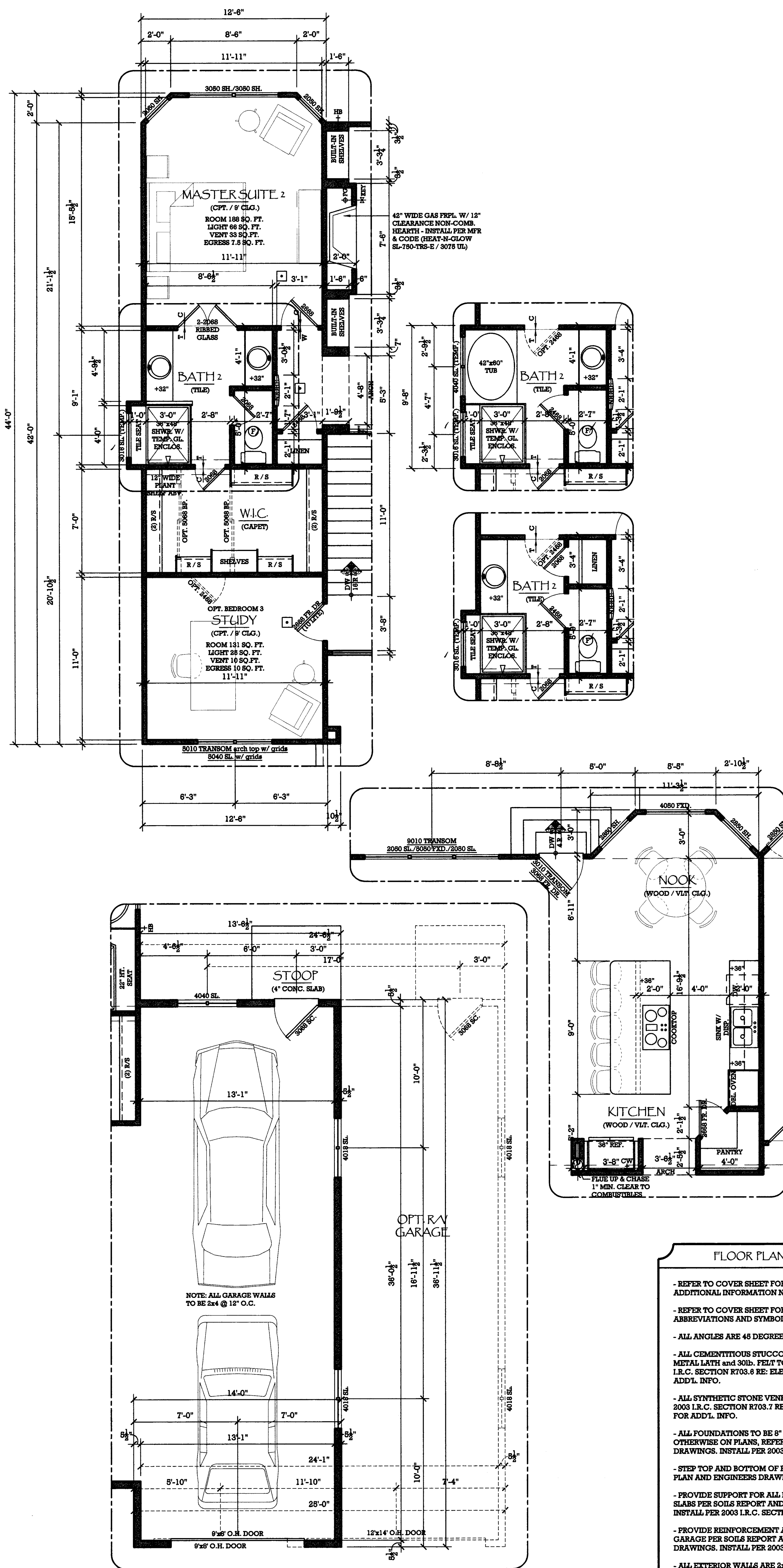
LOWER FLOOR	1,785 sq. ft.
PATIO	397 sq. ft.
UNFINISHED	394 sq. ft.

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16473  
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**FLOOR PLAN NOTES:**

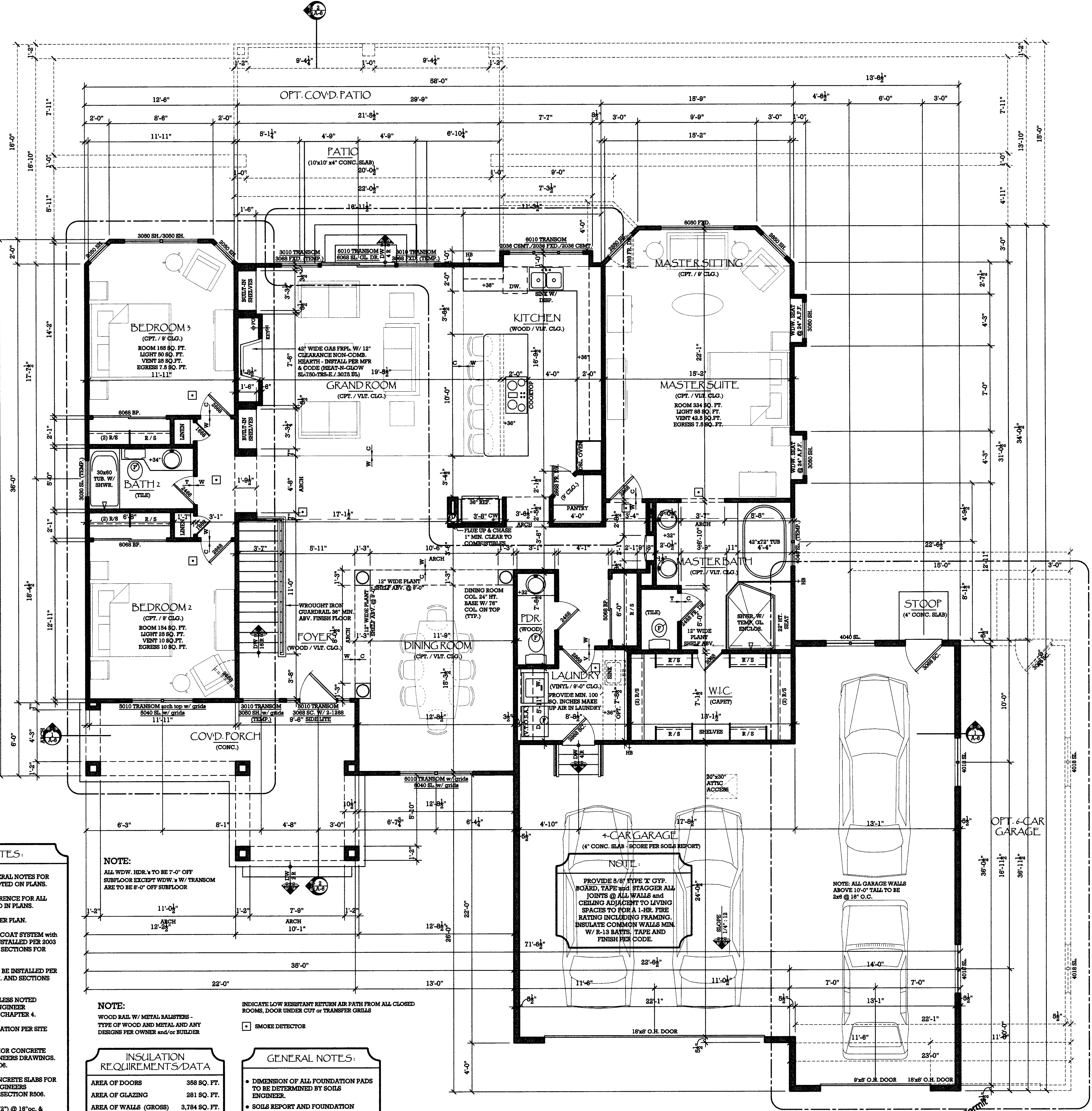
- REFER TO COVER SHEET FOR GENERAL NOTES FOR ADDITIONAL INFORMATION NOT NOTED ON PLANS.
- REFER TO COVER SHEET FOR REFERENCE FOR ALL ABBREVIATIONS AND SYMBOLS USED IN PLANS.
- ALL ANGLES ARE 45 DEGREES OR PER PLAN.
- ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM WITH METAL LATH AND SOBS. FELT TO BE INSTALLED PER 2003 I.R.C. SECTION R703.6 RE: ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2003 I.R.C. SECTION R703.7 RE: ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL FOUNDATIONS TO BE 8" W. UNLESS NOTED OTHERWISE ON PLANS, REFER TO ENGINEER'S DRAWINGS. INSTALL PER 2003 I.R.C. CHAPTER 4.
- SET TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEER'S DRAWINGS.
- PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEER'S DRAWINGS. INSTALL PER 2003 I.R.C. SECTION R306.
- PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEER'S DRAWINGS. INSTALL PER 2003 I.R.C. SECTION R306.
- ALL EXTERIOR WALLS ARE 24" (3 1/2") @ 18" O.C. & INTERIOR WALLS ARE 24" (3 1/2") NON-LOAD BEARING @ 16" O.C. U.N.C. - FLOOR PER ENGINEER'S DETAILS. INSTALL PER 2003 I.R.C. CHAPTER 6.
- REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL HEIGHTS AND WINDOW / DOOR HEADER HEIGHTS.
- ALL WINDOWS ARE VINYL UNITS OR EQUAL. INSTALL PER M.F.P. - INSTALL PER 2003 I.R.C. SECTION R303, R306, R310 AND R311 AS REQUIRED. (CENTER WITHIN FRAMED WALL OR PER DIMENSION)

**INSULATION REQUIREMENTS DATA**

AREA OF DOORS	388 SQ. FT.
AREA OF GLAZING	281 SQ. FT.
AREA OF WALLS (GROSS)	3,784 SQ. FT.
U GLASS / WINDOW UNIT	.85
R OF WALL INSULATION	R-13
R OF ROOF INSULATION	R-38
R OF FLOOR	R-19
R OF FOUNDATION INSULATION	R-9
R OF UNHEATED FLOOR	R-38

**GENERAL NOTES:**

- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
- SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.



**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**MAIN FLOOR**  
GARAGE  
DECK  
COVID. PORCH

2,282 sq. ft.  
1,068 sq. ft.  
387 sq. ft.  
233 sq. ft.

107 0.5 mm  
A/E  
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**MAIN LEVEL FLOOR PLAN**  
MASTER PLAN 107.1  
"MYSTIC BREEZE"  
COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

plan no.  
**4051**  
designed  
by: **T.S.MCH**  
drawn by: **CMB**  
date: **05/16/11**  
revisions:  
date drawn by  
sheet  
**A-2**

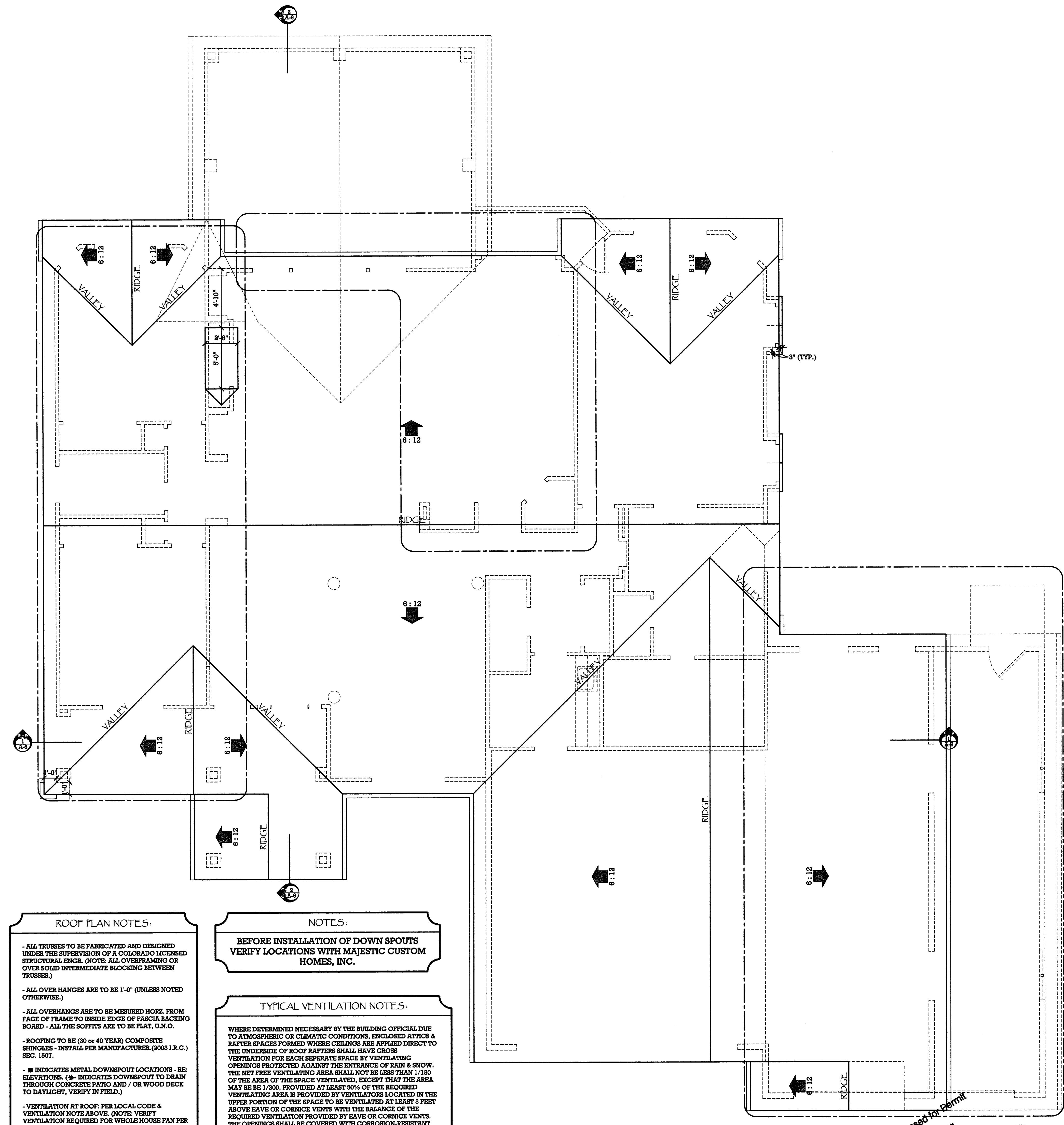
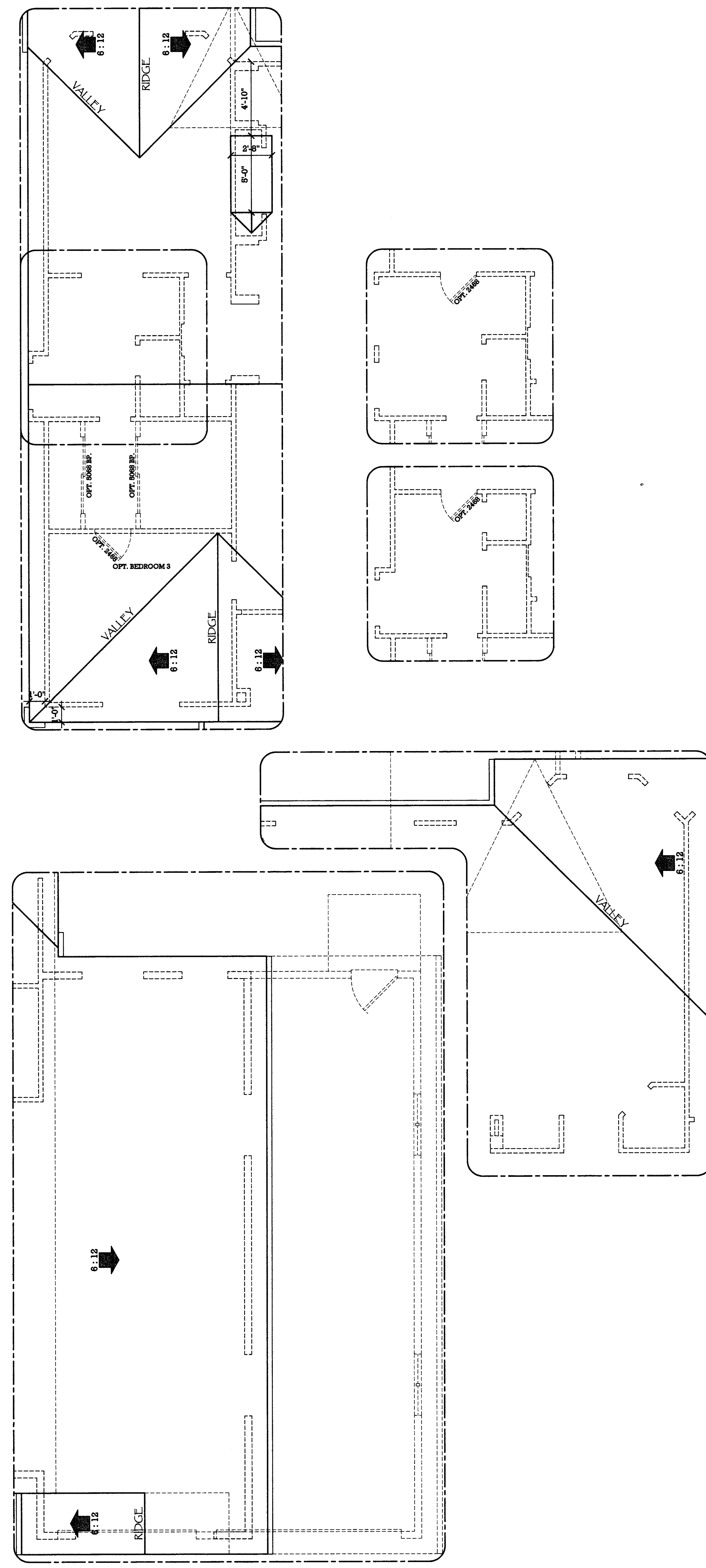


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"MYSTIC BREEZE"  
COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

plan no.  
4051  
designed  
by: T.S.MCH  
drawn by: CMB  
date: 05/16/11  
revisions:  
date drawn by  
sheet  
A-3



ROOF PLAN NOTES:  
- ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGR. (NOTE: ALL OVERFRAMING OR OVER SOLID INTERMEDIATE BLOCKING BETWEEN TRUSSES.)  
- ALL OVER HANGS ARE TO BE 1'-0" (UNLESS NOTED OTHERWISE.)  
- ALL OVERHANGS ARE TO BE MEASURED HORIZ. FROM FACE OF FRAME TO INSIDE EDGE OF FASCIA BACKING BOARD - ALL THE SOFFITS ARE TO BE PLAC. U.S.G.  
- ROOFING TO BE (30 or 40 YEAR) COMPOSITE SHINGLES - INSTALL PER MANUFACTURER (2003 I.R.C.) SEC. 1507.  
- # INDICATES METAL DOWNSPOUT LOCATIONS - RE. ELEVATIONS. (#- INDICATES DOWNSPOUT TO DRAIN THROUGH CONCRETE PATIO AND / OR WOOD DECK TO DAYLIGHT, VERIFY IN FIELD.)  
- VENTILATION AT ROOF: PER LOCAL CODE & VENTILATION REQUIRED FOR WHOLE HOUSE FAN PER CODE & MFR. SPECS.)

NOTES:  
BEFORE INSTALLATION OF DOWN SPOUTS  
VERIFY LOCATIONS WITH MAJESTIC CUSTOM HOMES, INC.  
TYPICAL VENTILATION NOTES:  
WHERE DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS & RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN & SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/200, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.

1 ROOF PLAN  
SCALE: 1/4"=1'-0"

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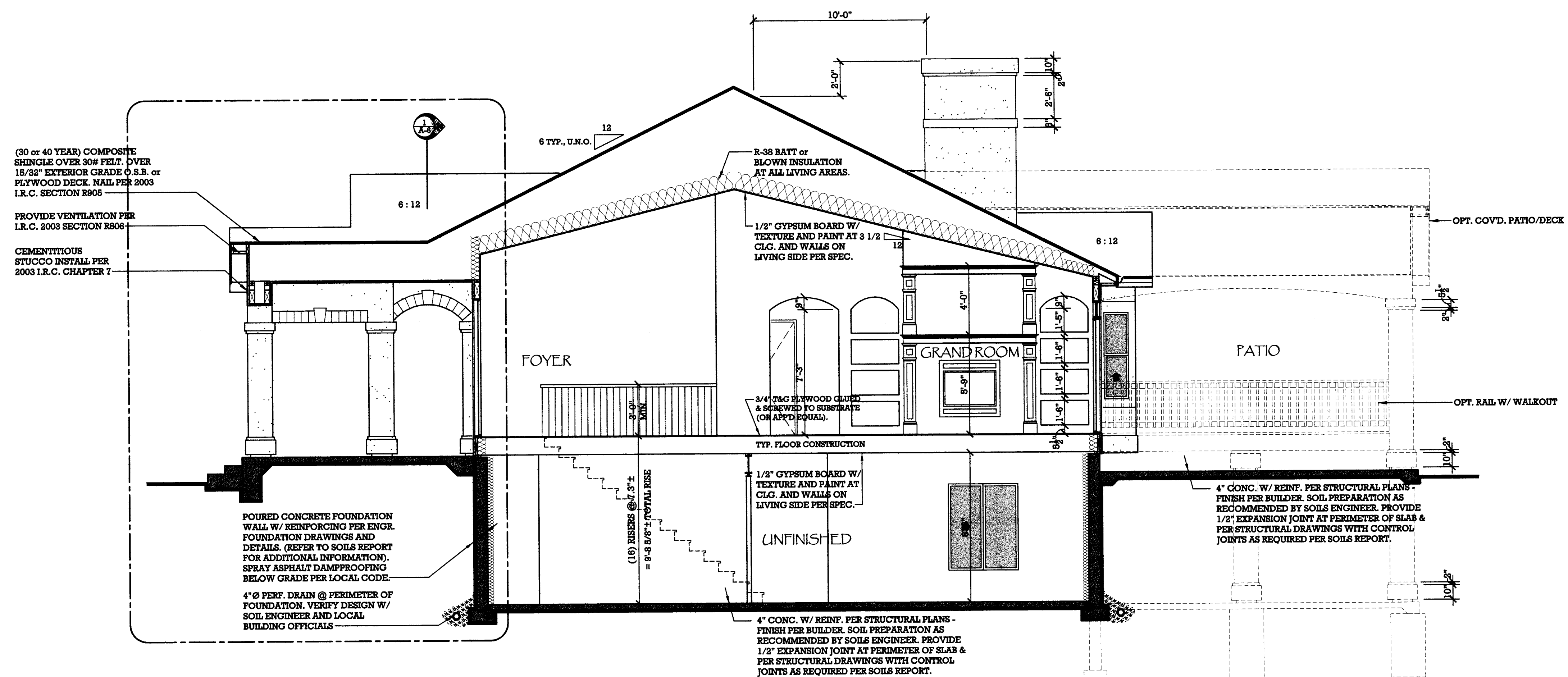
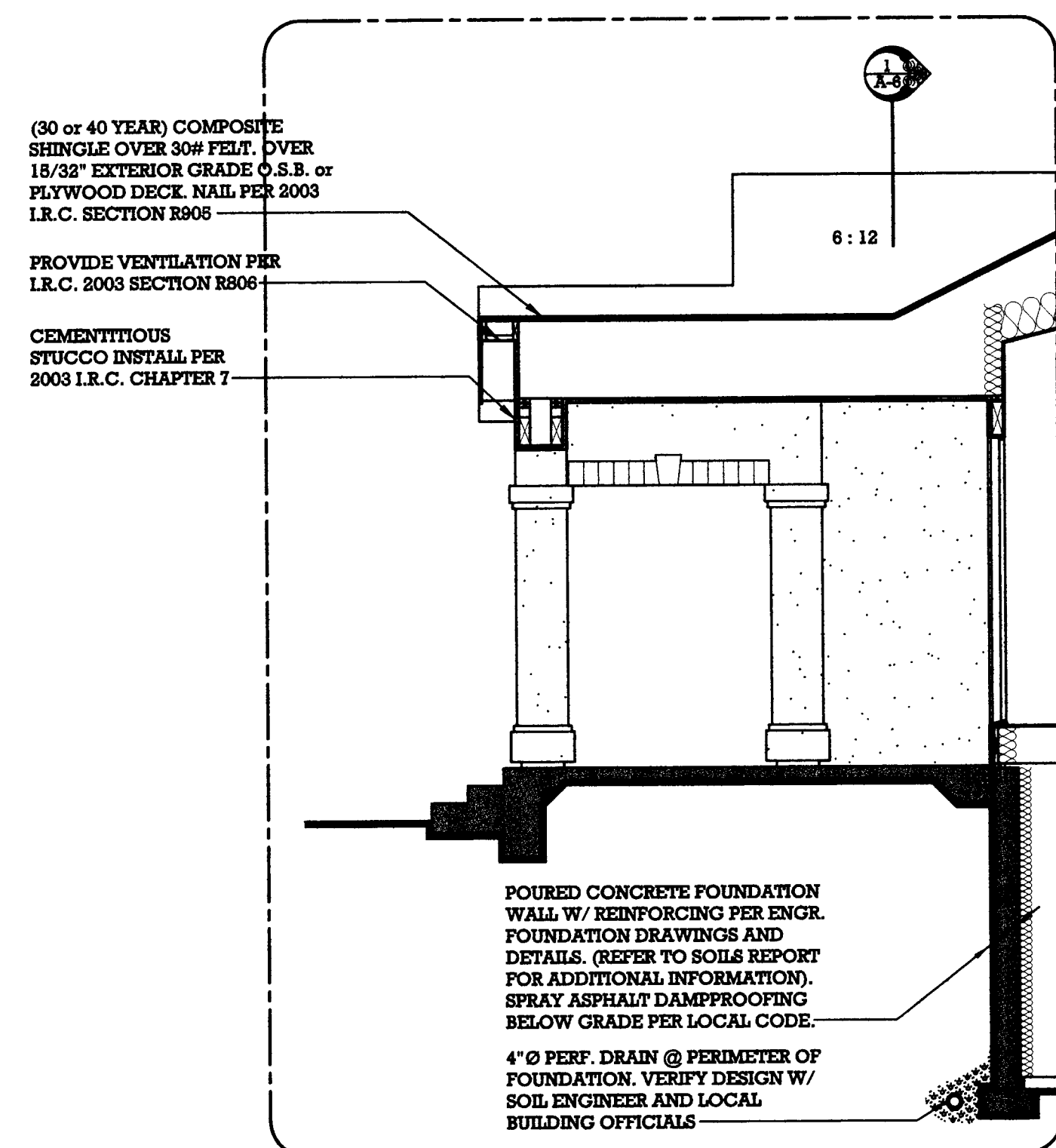




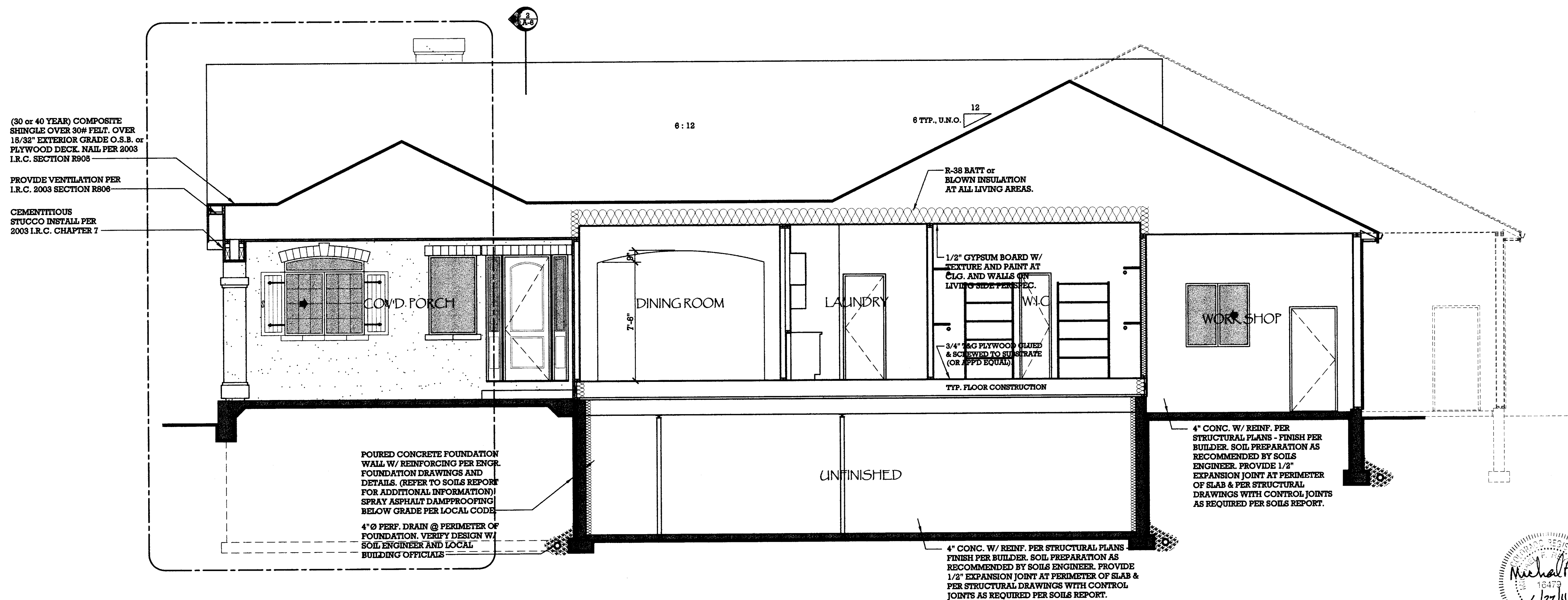
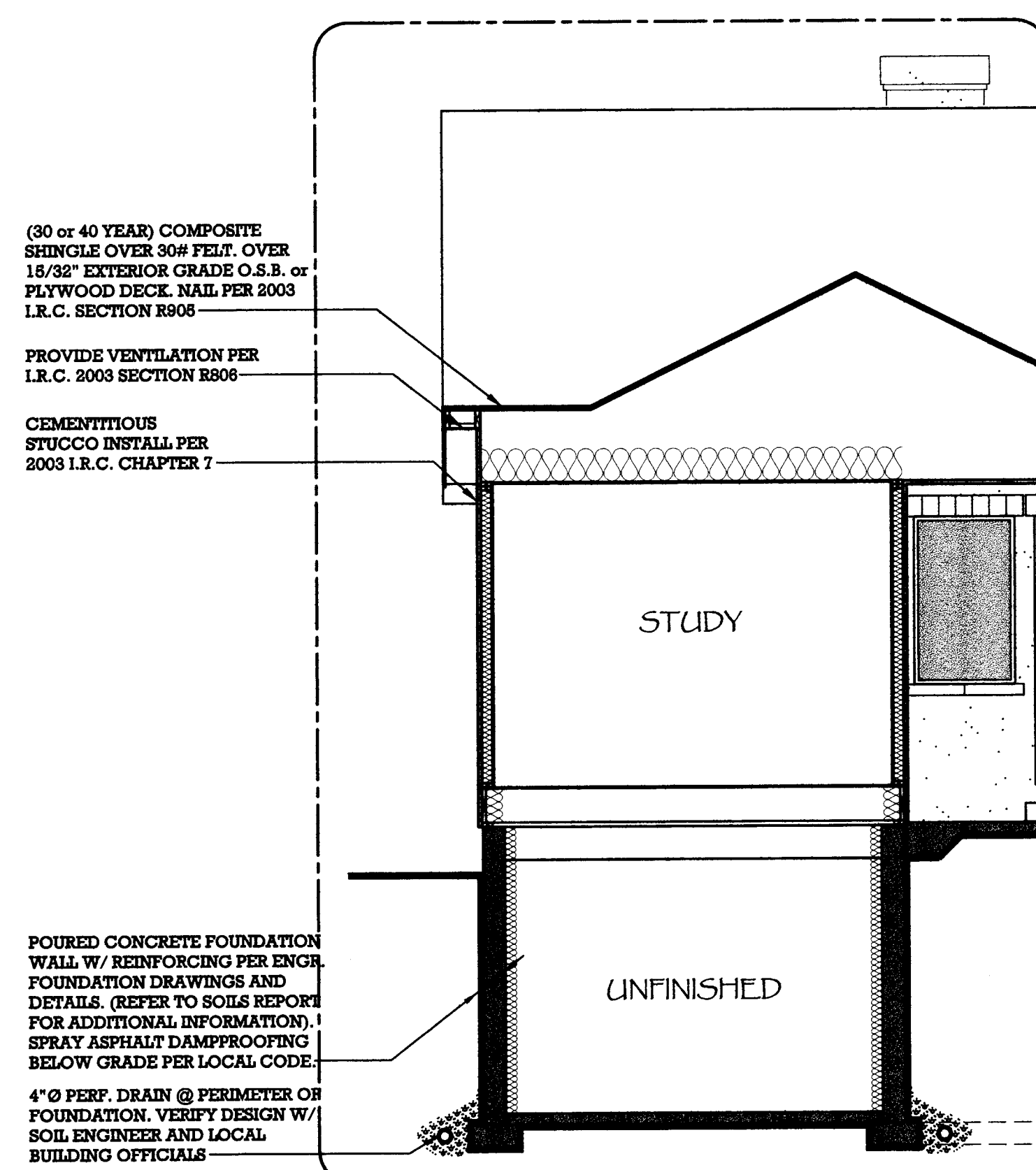








2 BUILDING SECTIONS  
SCALE: 1/4"=1'-0"



1 BUILDING SECTIONS  
SCALE: 1/4"=1'-0"



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CONCEPTUAL OPT. LOWER  
LEVEL ELECTRICAL PLAN  
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MASTER PLAN 107.1  
"MYSTIC BREEZE"  
COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

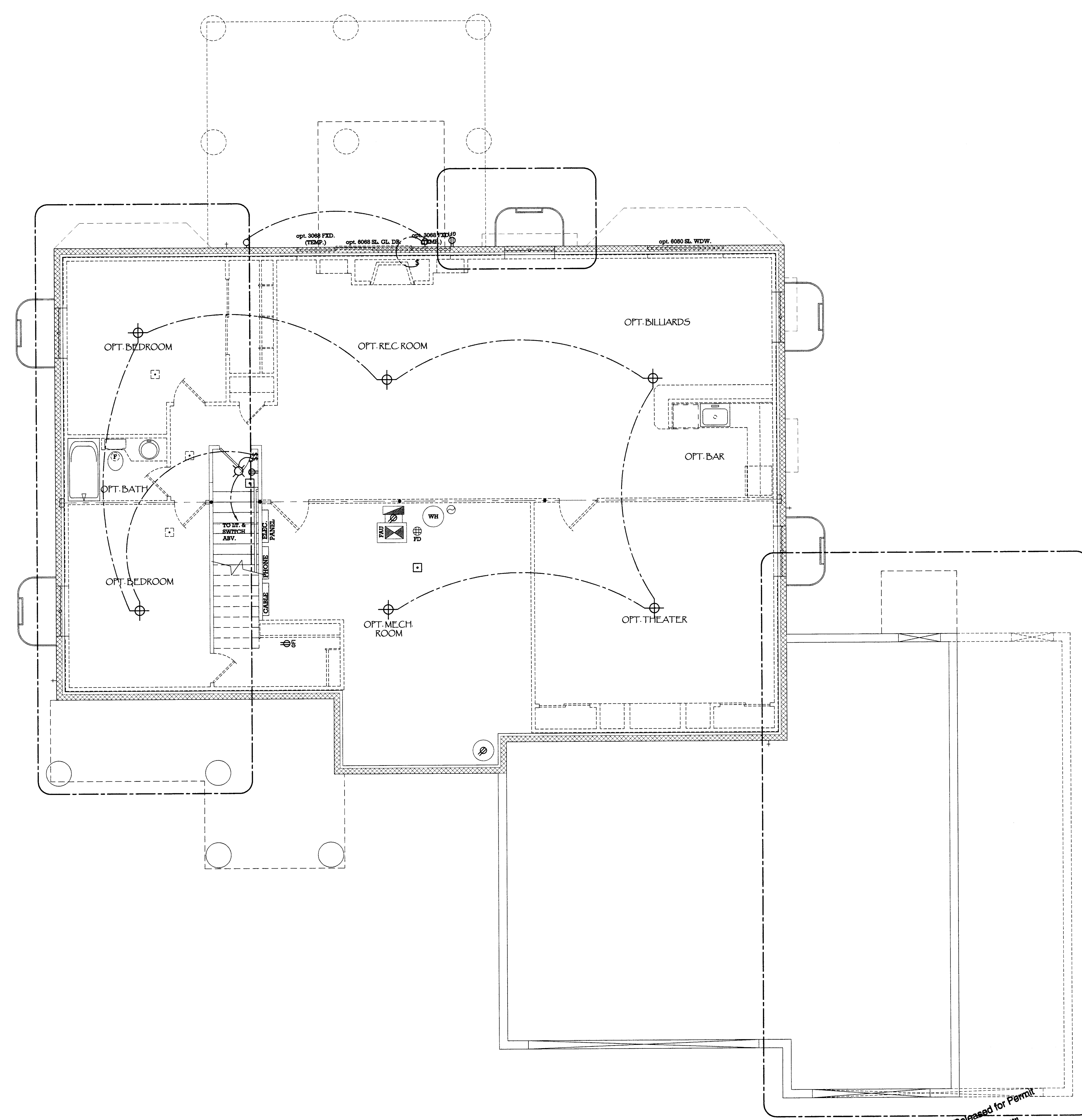
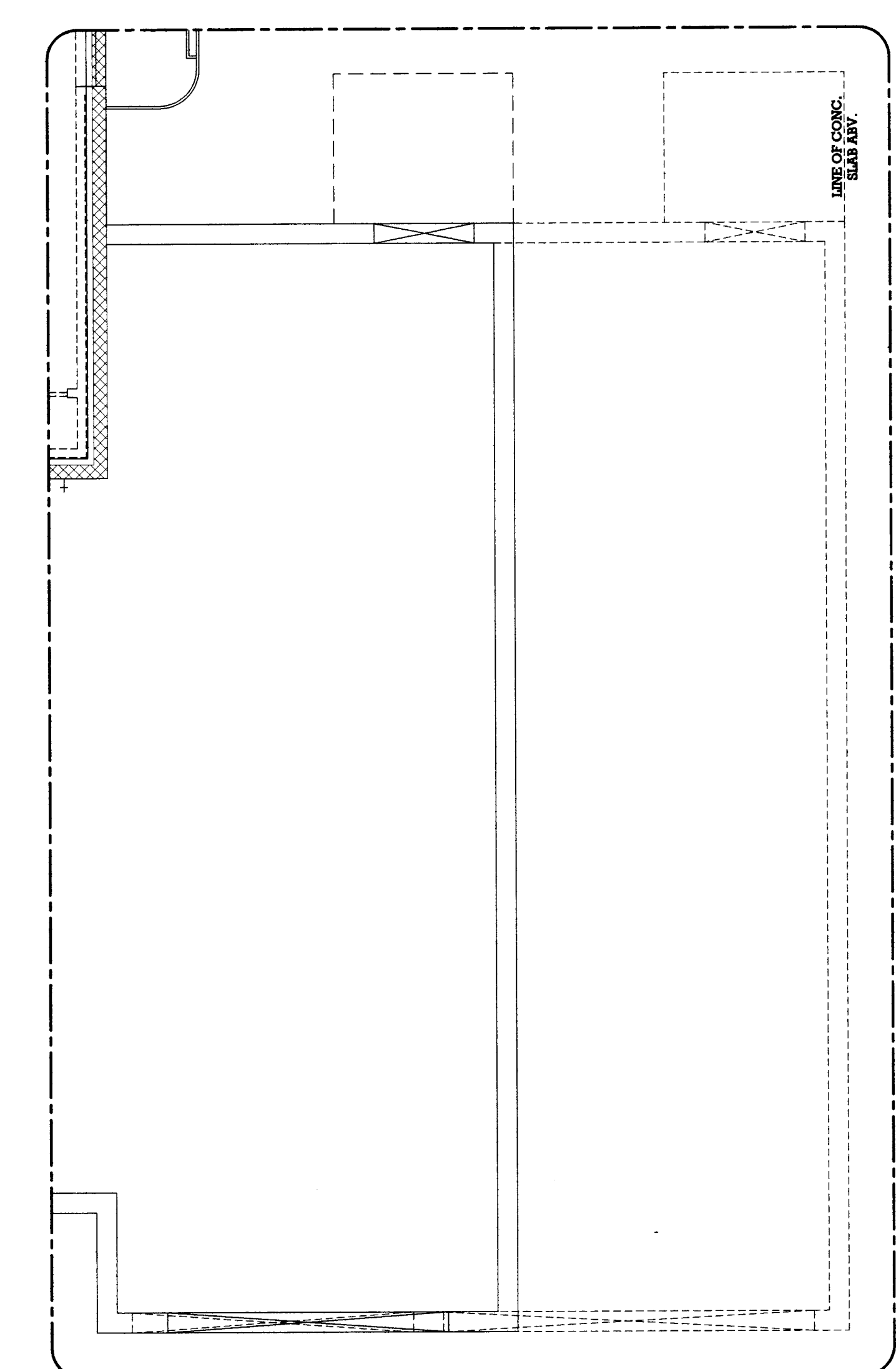
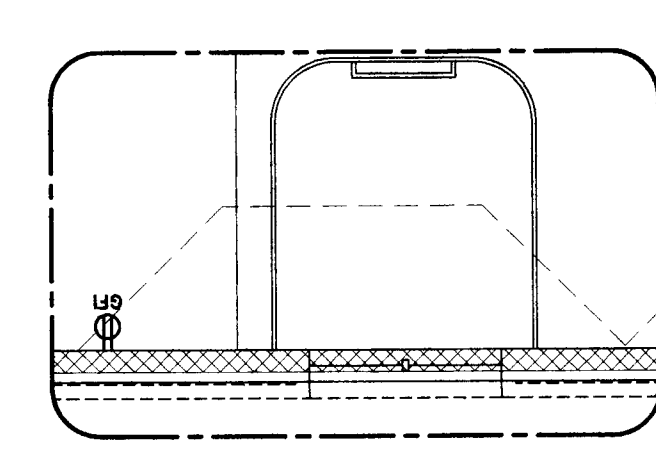
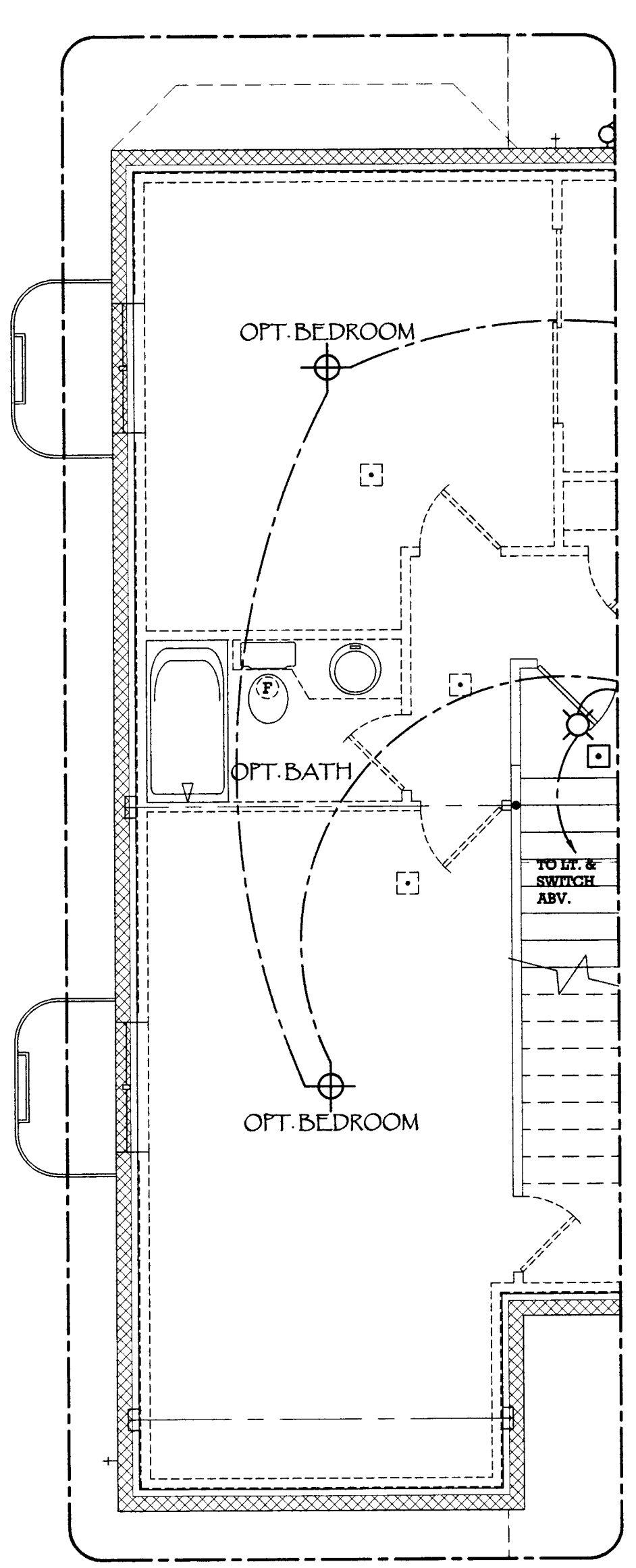
plan no.  
4051

designed  
by: T.S.MCH  
drawn by: CMB  
date: 05/16/11

revisions:	
date	drawn by

sheet  
E - 1

- ELECTRICAL NOTES:
- REFER TO COVER SHEET FOR ELECTRICAL SYMBOLS.
  - THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING / ELECTRICAL CODES, ORDINANCES, AND REGULATIONS.
  - ALL BATH, KITCHEN, LAUNDRY, GARAGE AND EXTERIOR OUTLETS SHALL BE ON G.F.I. CIRCUITS.
  - PROVIDE SURGE PROTECTION TO OUTLETS PER BUILDER.
  - LOCATION & TYPES OF LIGHTS INDICATED ARE PROPOSED ONLY - VERIFY LOCATION & TYPE OF ALL LIGHT FIXTURES, OUTLETS, ETC. W/ OWNER & BUILDER. PROVIDE PROVIDE LOW VOLTAGE ELECTRONIC CONTROLS AS REQUIRED (TYPICAL).
  - SECURITY SYSTEM DESIGN & LAYOUT TO BE PER SECURITY FIRM OR SIMILAR AS REQUIRED BY OWNER & BUILDER. (OPTIONAL)
  - INSTALL CENTRAL VACUUM SYSTEM PER MFR. SPECS. & BUILDER (VERIFY LOCATIONS AS REQUIRED BY OWNER). (OPTIONAL)
  - AUDIO / VIDEO SYSTEM DESIGN & LAYOUT TO BE PER A/V COMPANY OR SIMILAR AS REQUIRED BY OWNER & BUILDER. (OPTIONAL)
  - INSTALL PHONE SYSTEM PER MFR. AND BUILDER (VERIFY LOCATIONS AS REQUIRED BY OWNERS).
  - ALL OUTLETS FOR COMPUTERS (C) TO BE ON SEPARATE DEDICATED CIRCUITS.
  - ALL RECESSED CAN LIGHTS TO BE RATED FOR CONTACT WITH INSULATION WHEN LOCATED ADJACENT TO ATTIC / RAFTER SPACES.
  - LIGHTNING ROD DESIGN & LAYOUT TO BE PER LIGHTNING ROD COMPANY OR SIMILAR AS REQUIRED BY BUILDER (OPTIONAL).



1  
CONCEPTUAL OPT. LOWER  
LEVEL ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

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CONCEPTUAL MAIN  
LEVEL ELECTRICAL PLAN

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MASTER PLAN 107.1  
"MYSTIC BREEZE"

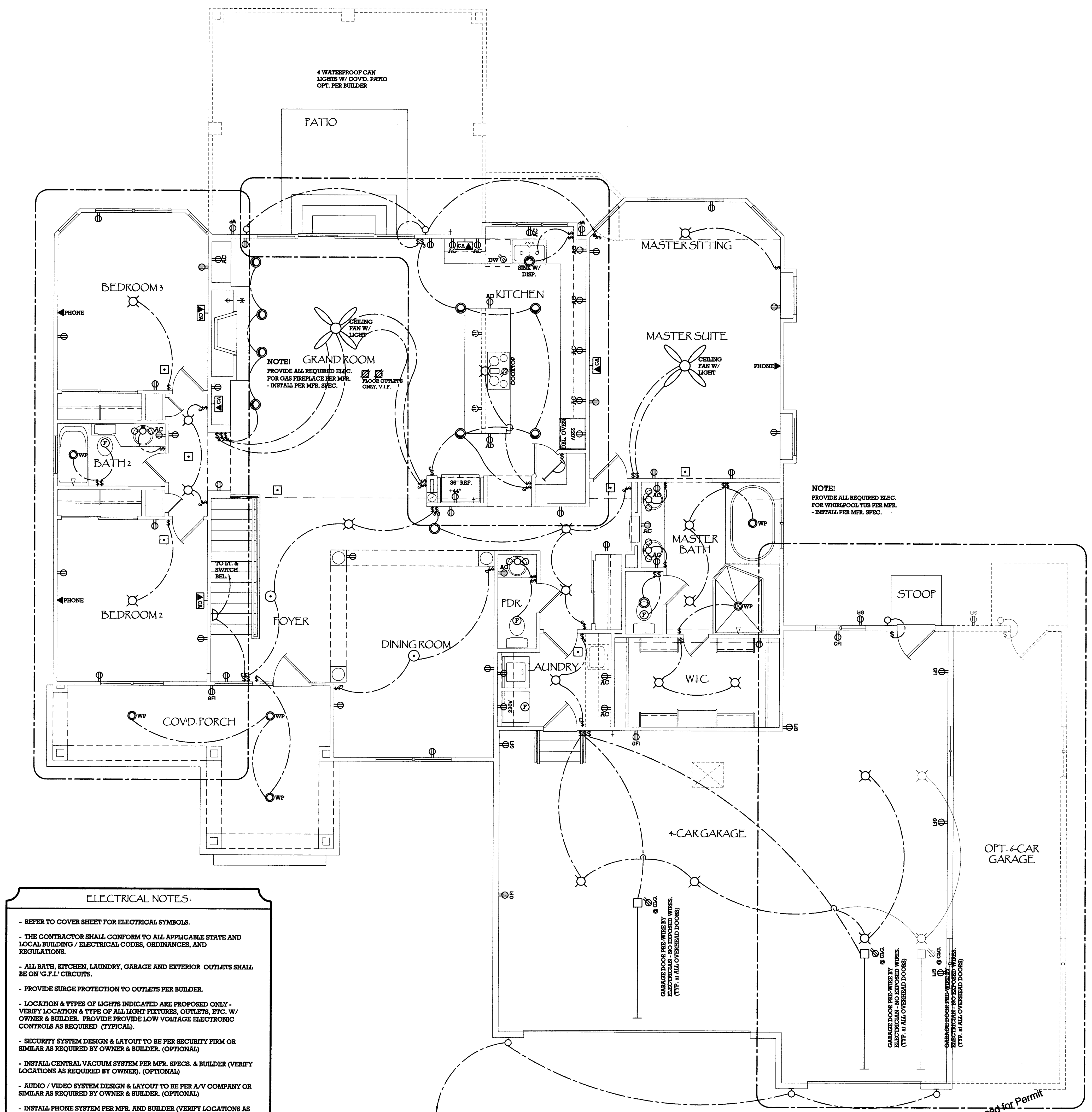
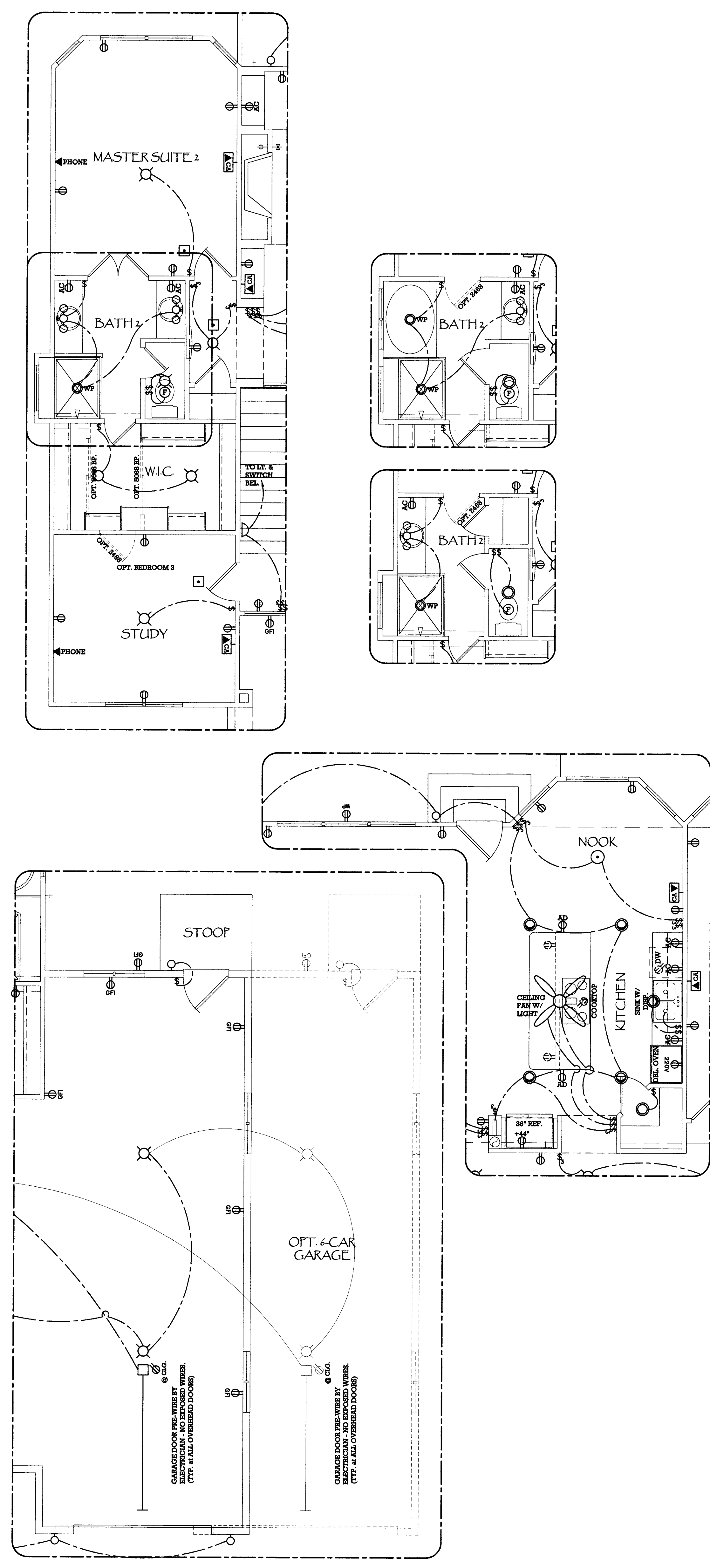
COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

plan no.  
4051

designed  
by: TS, MCH  
drawn by: CMB  
date: 05/16/11

revisions:	
date	drawn by

sheet  
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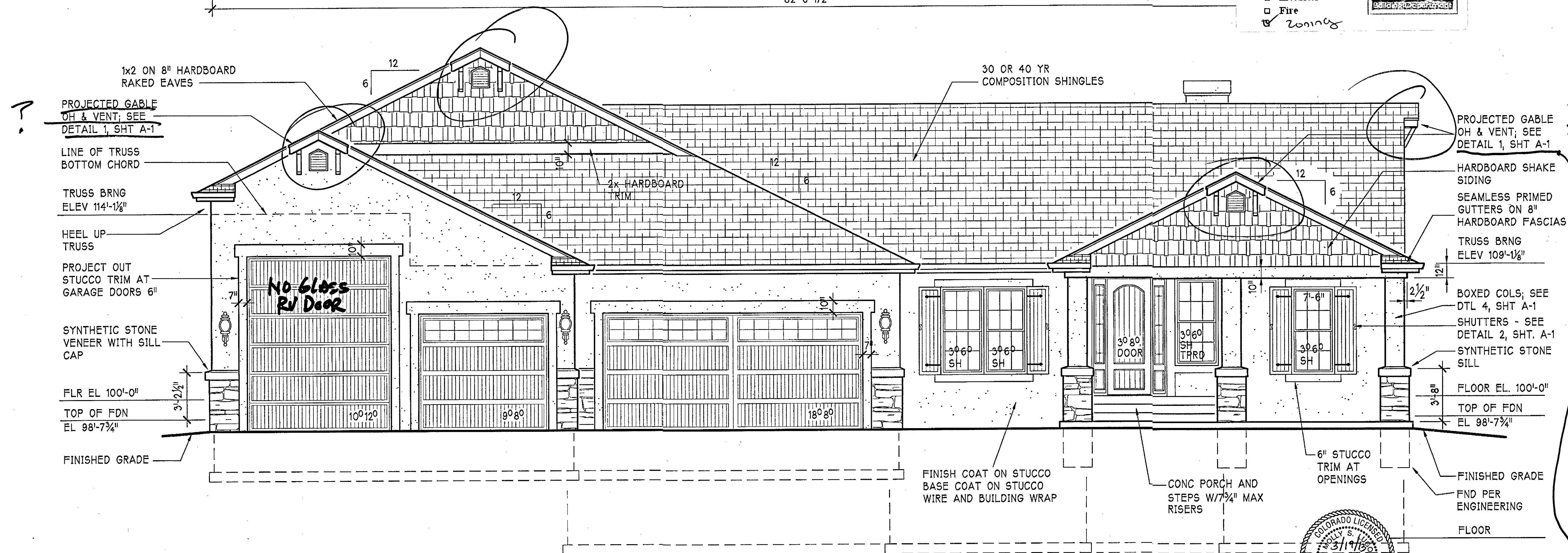
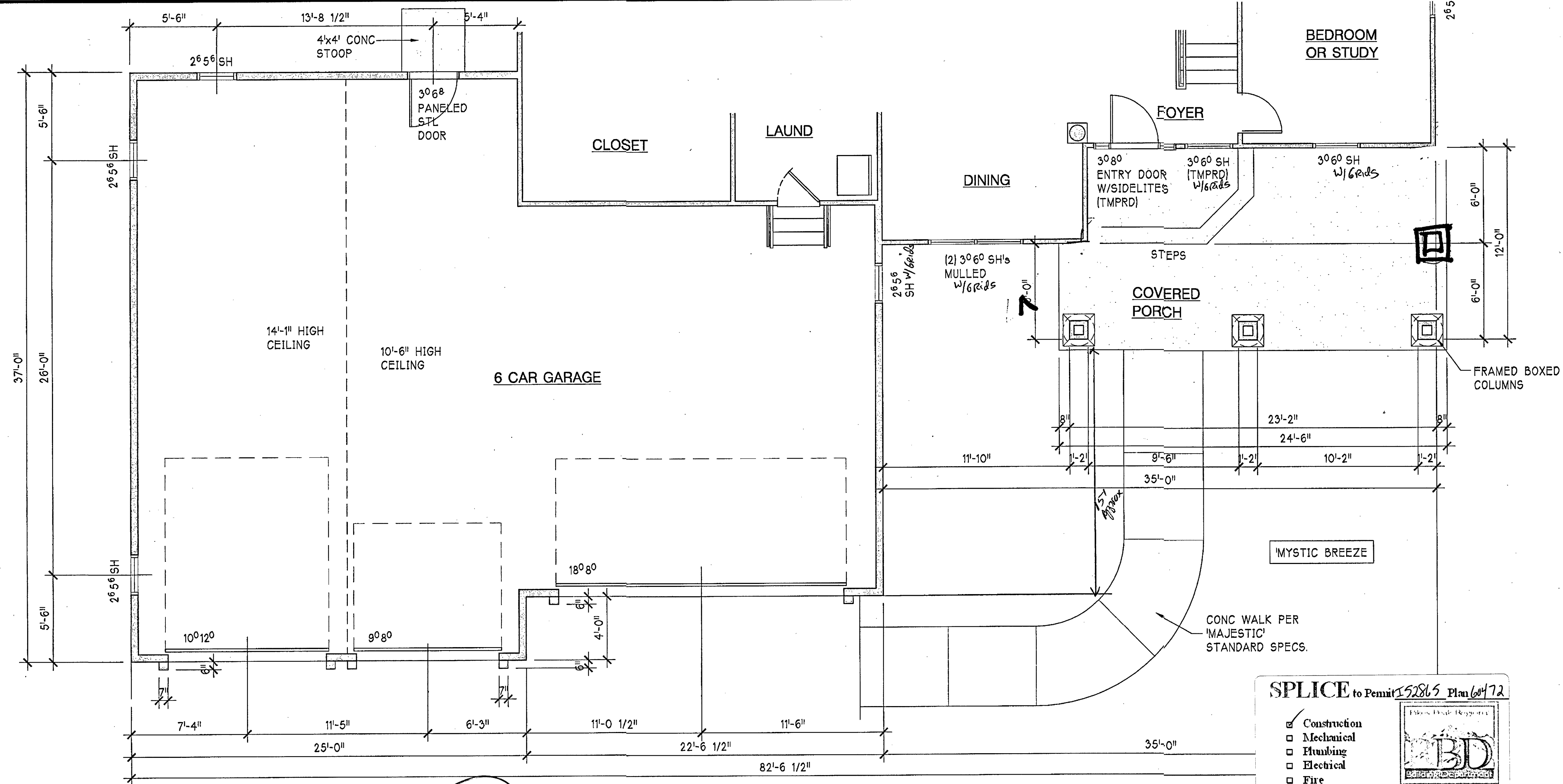


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  - LOCATION & TYPES OF LIGHTS INDICATED ARE PROPOSED ONLY - VERIFY LOCATION & TYPE OF ALL LIGHT FIXTURES, OUTLETS, ETC. W/ OWNER & BUILDER. PROVIDE PROVIDE LOW VOLTAGE ELECTRONIC CONTROLS AS REQUIRED (TYPICAL).
  - SECURITY SYSTEM DESIGN & LAYOUT TO BE PER SECURITY FIRM OR SIMILAR AS REQUIRED BY OWNER & BUILDER. (OPTIONAL)
  - INSTALL CENTRAL VACUUM SYSTEM PER MFR. SPECS. & BUILDER (VERIFY LOCATIONS AS REQUIRED BY OWNER). (OPTIONAL)
  - AUDIO / VIDEO SYSTEM DESIGN & LAYOUT TO BE PER A/V COMPANY OR SIMILAR AS REQUIRED BY OWNER & BUILDER. (OPTIONAL)
  - INSTALL PHONE SYSTEM PER MFR. AND BUILDER (VERIFY LOCATIONS AS REQUIRED BY OWNER.)
  - ALL OUTLETS FOR COMPUTERS (PC) TO BE ON SEPARATE DEDICATED CIRCUITS.
  - ALL RECESSED CAN LIGHTS TO BE RATED FOR CONTACT WITH INSULATION WHEN LOCATED ADJACENT TO ATTIC / RAFTER SPACES.
  - LIGHTNING ROD DESIGN & LAYOUT TO BE PER LIGHTNING ROD COMPANY OR SIMILAR AS REQUIRED BY BUILDER (OPTIONAL).

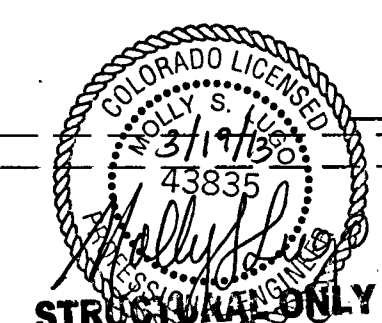
1  
CONCEPTUAL MAIN LEVEL  
ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

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FRONT ELEVATION FOR  
11485 SAN LUIS PEAK WAY  
1/4" = 1'-0"



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"MYSTIC BREEZE"

11485 SAN LUIS PEAK WAY  
LOT 311, THE ESTATES AT MERIDIAN RANCH  
EL PASO COUNTY, COLORADO

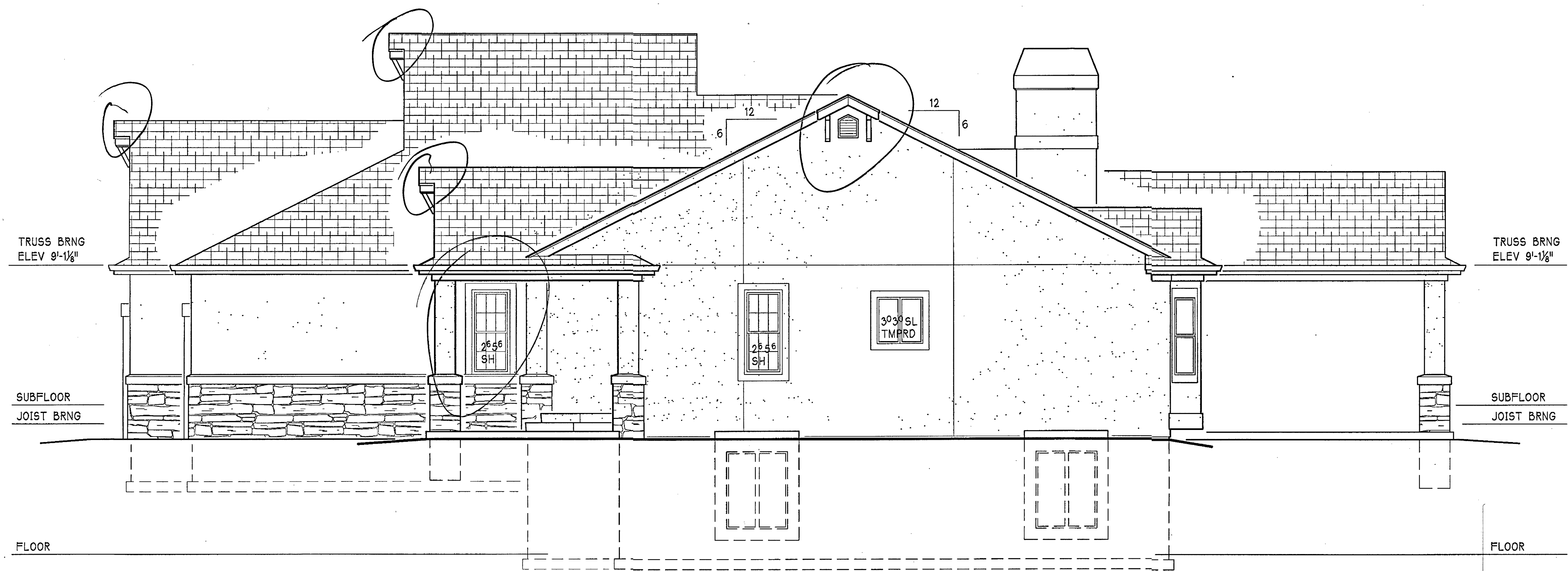
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NOVEMBER 27, 2012

REVISIONS

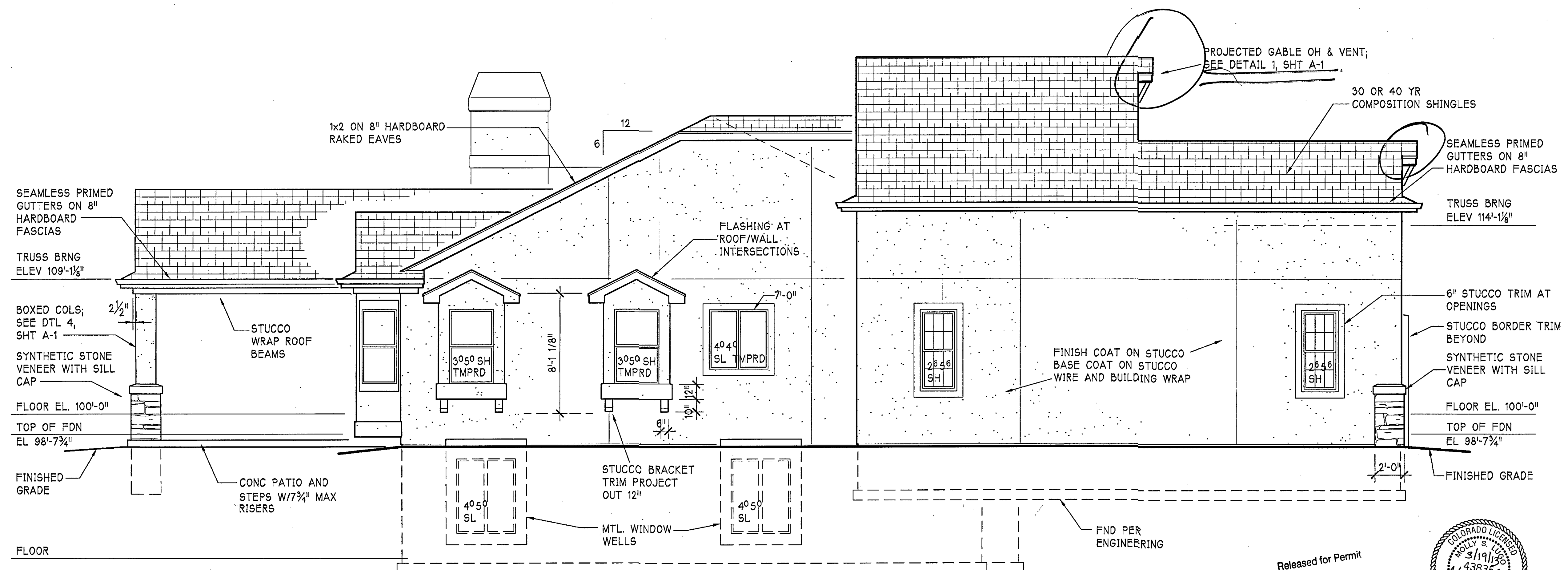
A-1





RIGHT SIDE ELEVATION FOR  
11485 SAN LUIS PEAK WAY

1/4" = 1'-0"



LEFT SIDE ELEVATION FOR  
11485 SAN LUIS PEAK WAY

1/4" = 1'-0"

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"MYSTIC BREEZE"

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LOT 311, THE ESTATES AT MERIDIAN RANCH  
EL PASO COUNTY, COLORADO

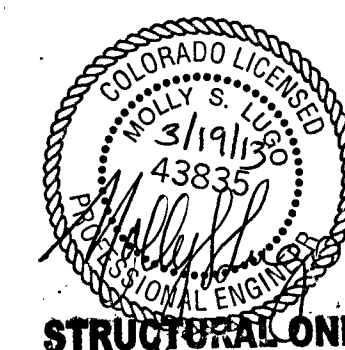
ELEVATIONS

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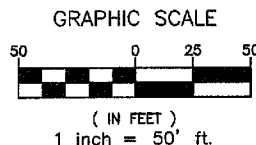
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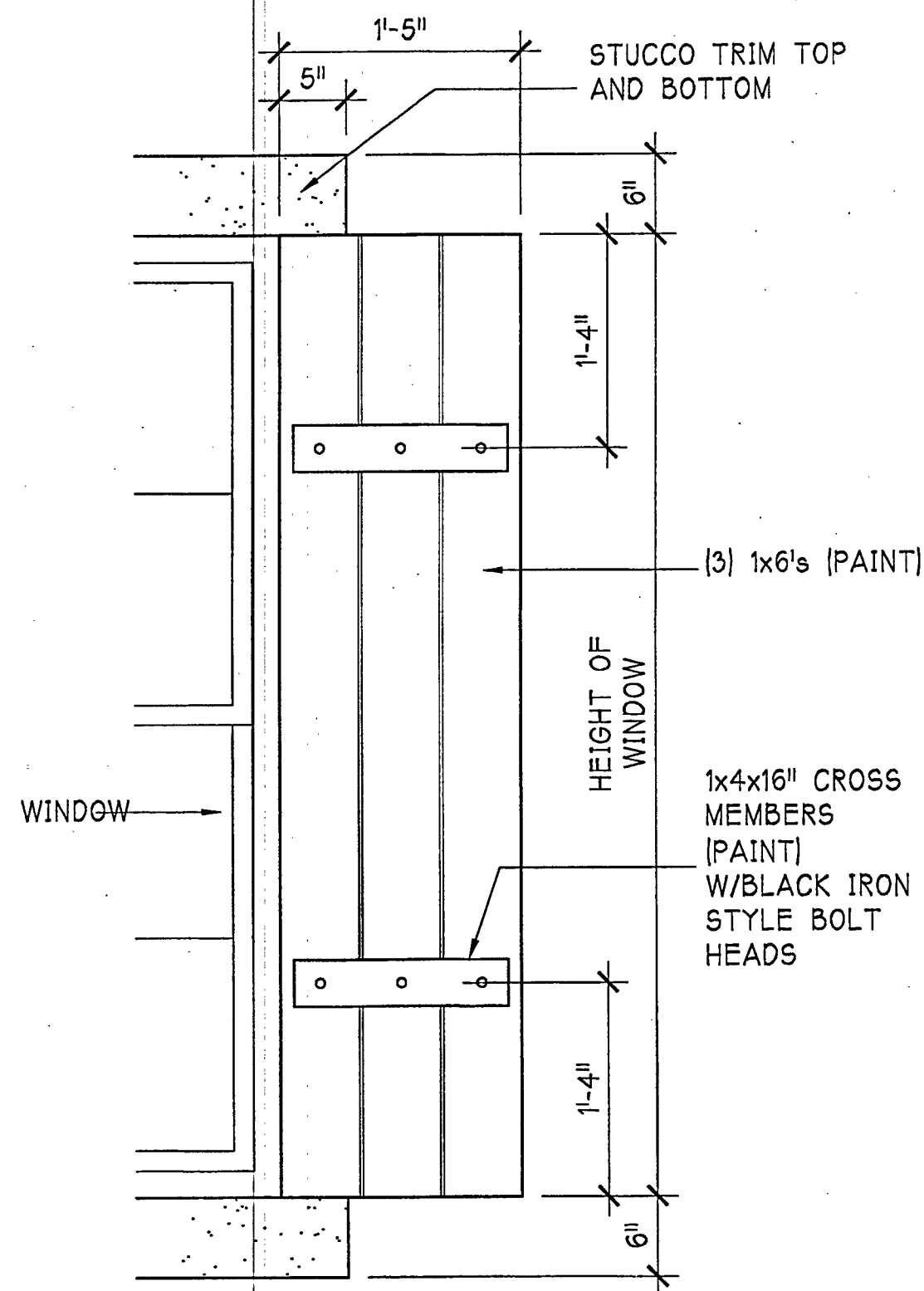
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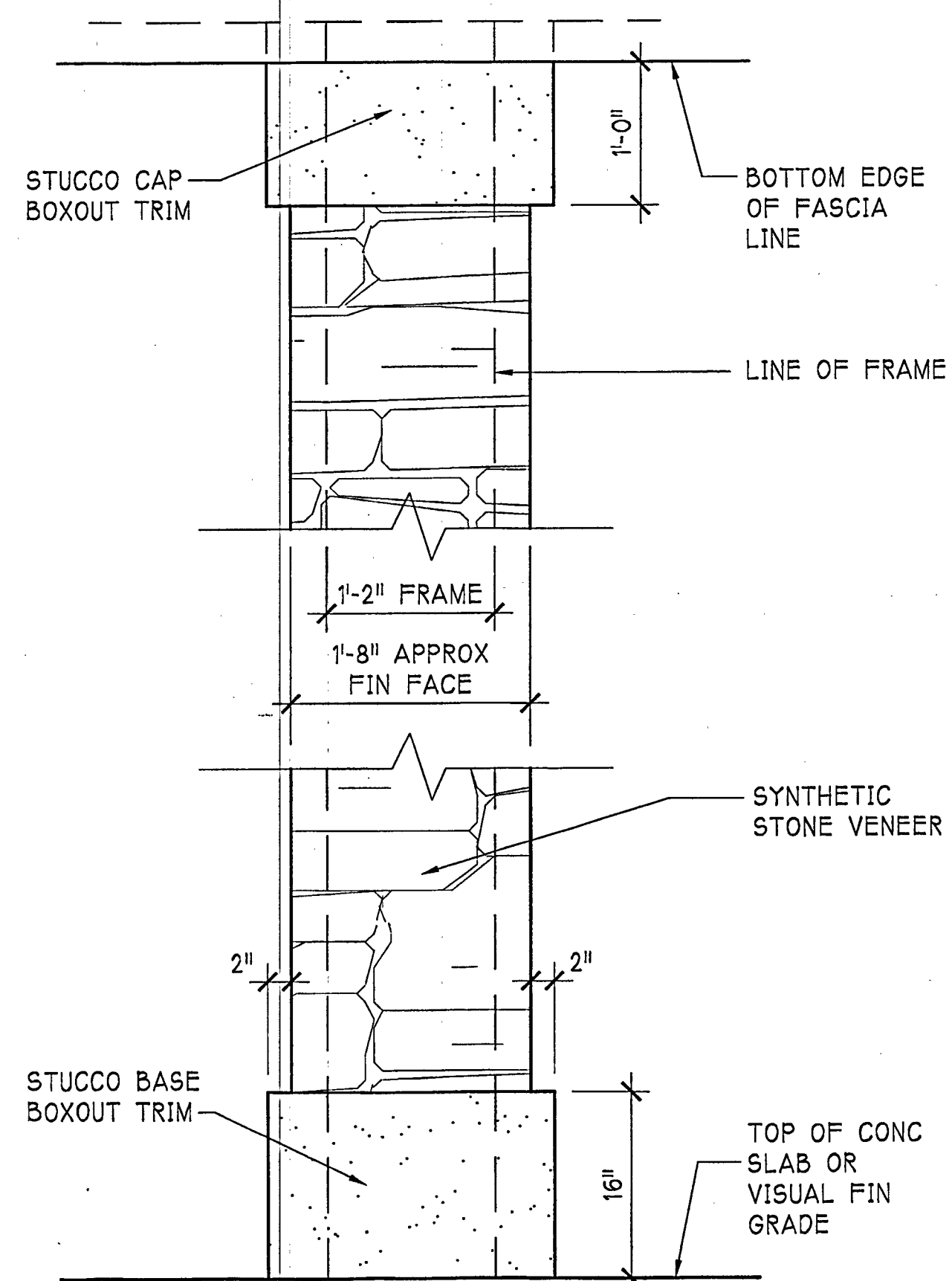




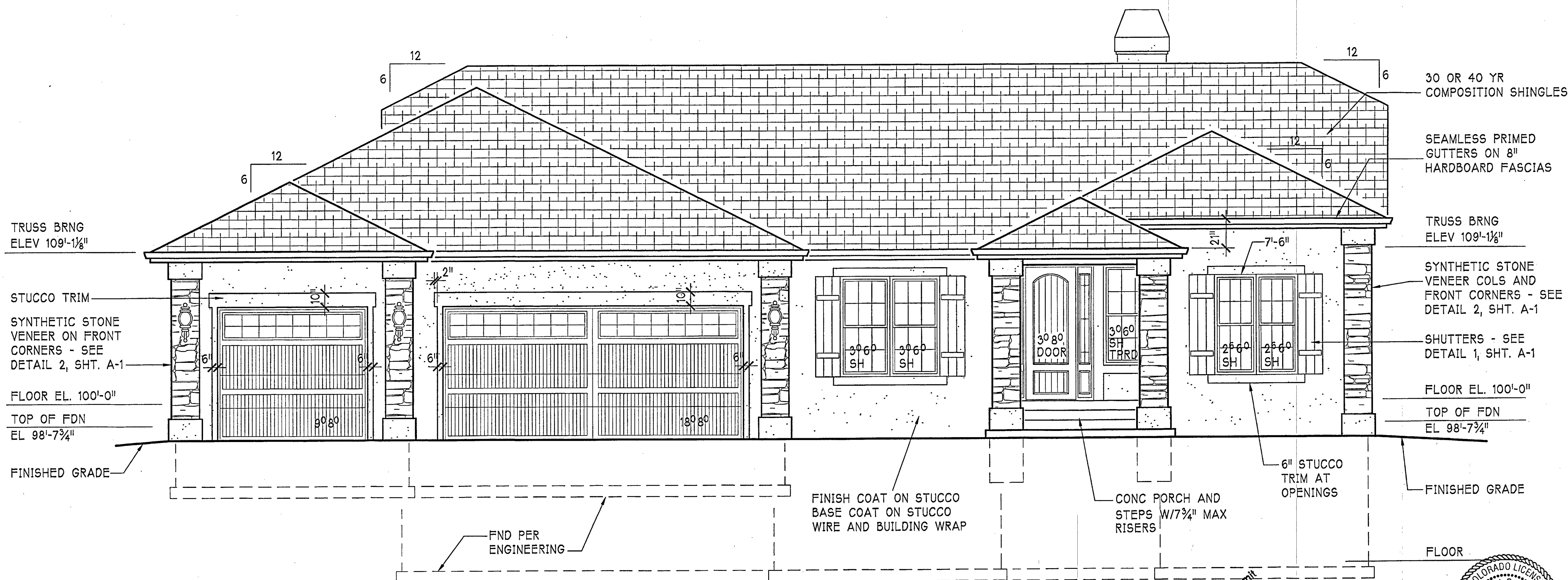
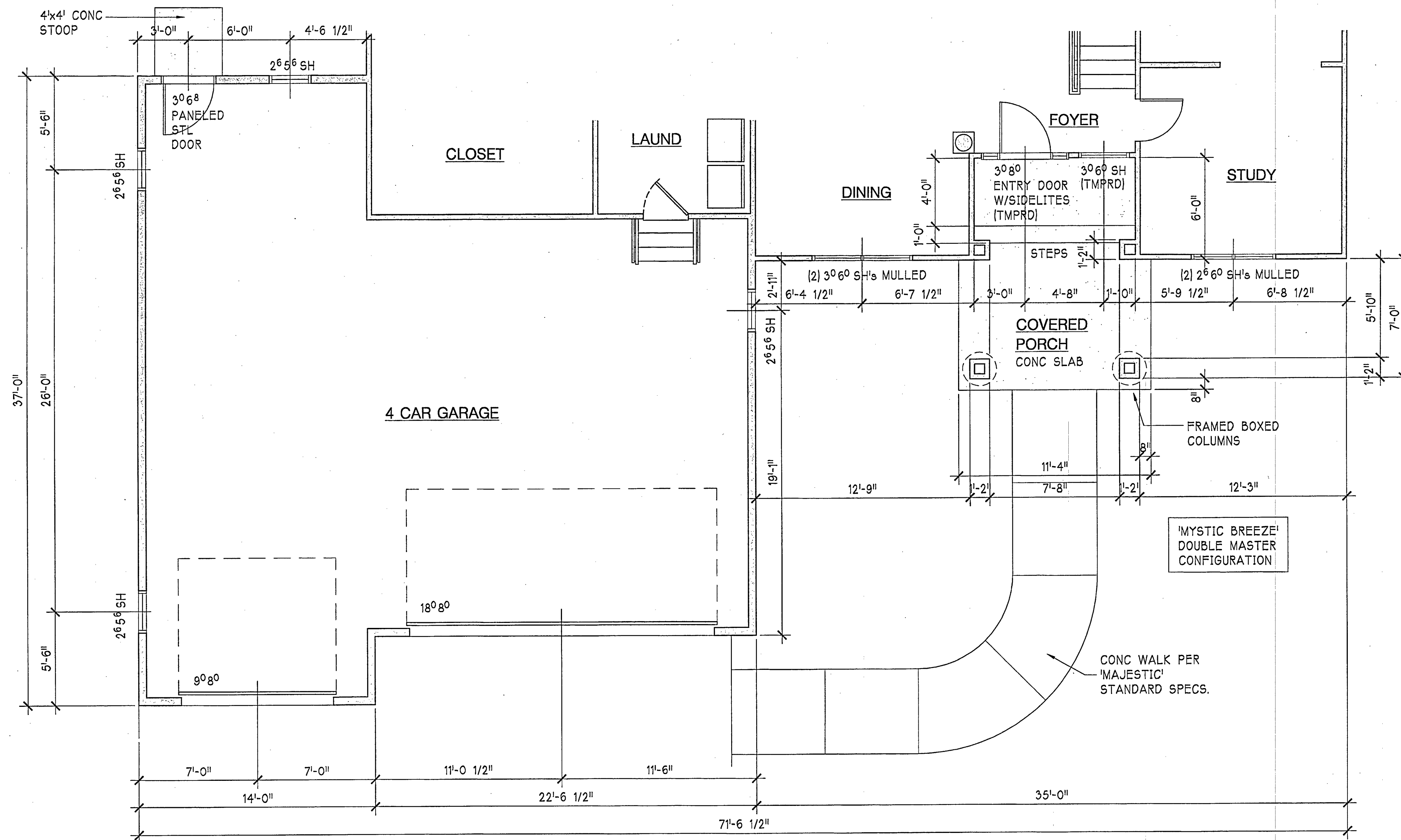




**1 SHUTTER DETAIL**  
1" = 1'-0"



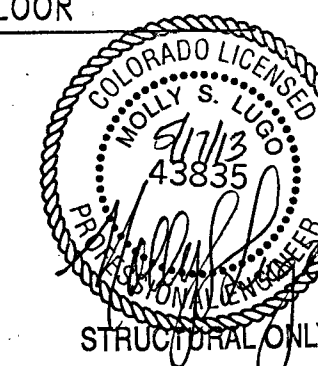
**2 STONE DETAIL**  
1" = 1'-0"



**FRONT ELEVATION FOR**  
**11363 MOUNT GATEWAY DRIVE**  
1/4" = 1'-0"

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"MYSTIC BREEZE"

11363 MOUNT GATEWAY DRIVE  
LOT 284, THE ESTATES AT MERIDIAN RANCH  
EL PASO COUNTY, COLORADO

ELEVATIONS

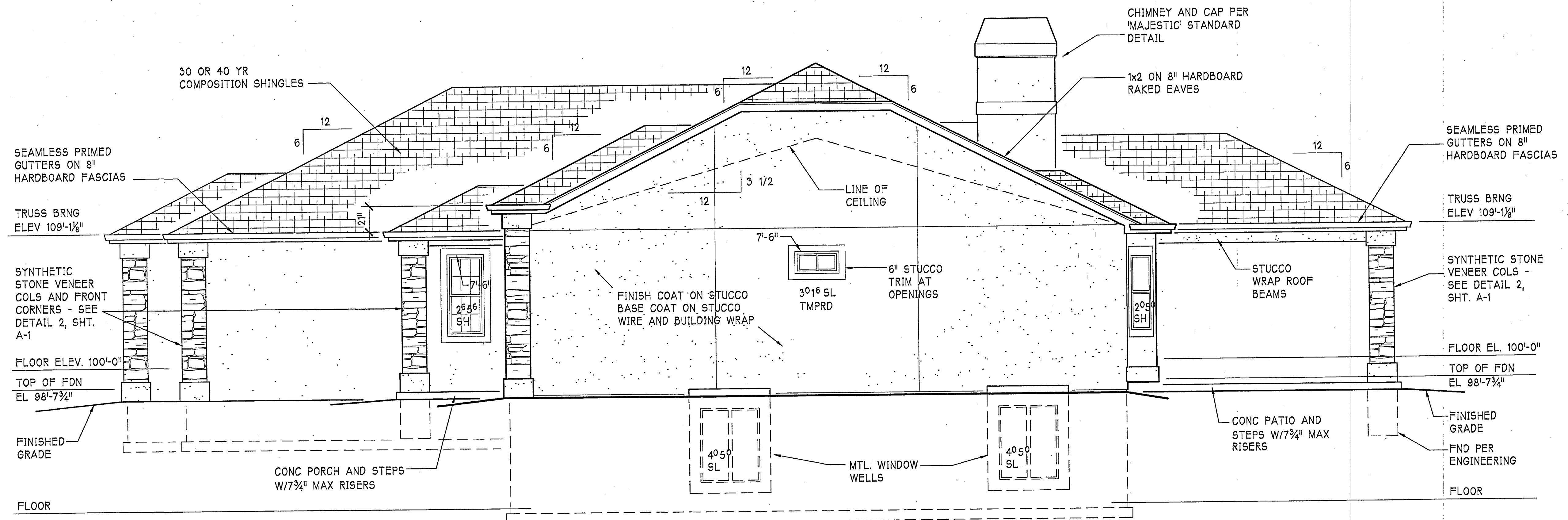
OCTOBER 29, 2012

REVISIONS

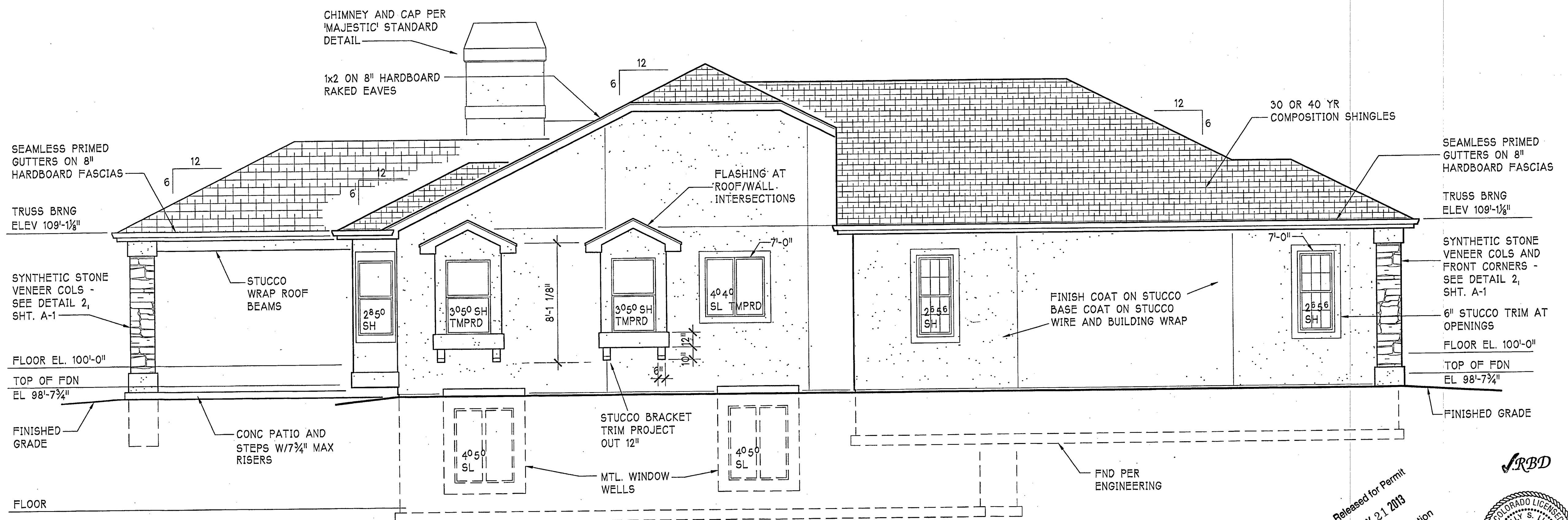
A-1

of three

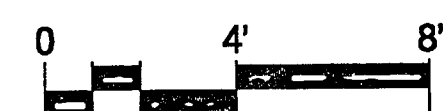




RIGHT SIDE ELEVATION FOR  
11363 MOUNT GATEWAY DRIVE  
1/4" = 1'-0"



LEFT SIDE ELEVATION FOR  
11363 MOUNT GATEWAY DRIVE  
1/4" = 1'-0"



Majestic Custom Homes, Inc.

13465 Cedarville Drive  
Colorado Springs, Co 80921 719 492 0685

"MYSTIC BREEZE"

11363 MOUNT GATEWAY DRIVE  
LOT 284, THE ESTATES AT MERIDIAN RANCH  
EL PASO COUNTY, COLORADO

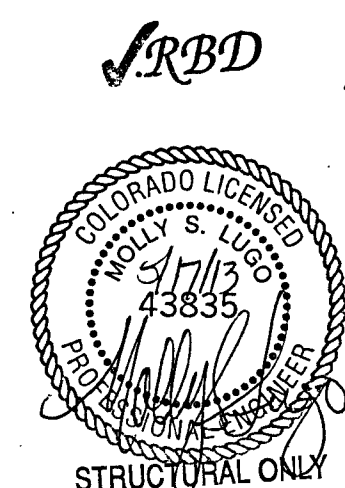
ELEVATIONS

OCTOBER 29, 2012

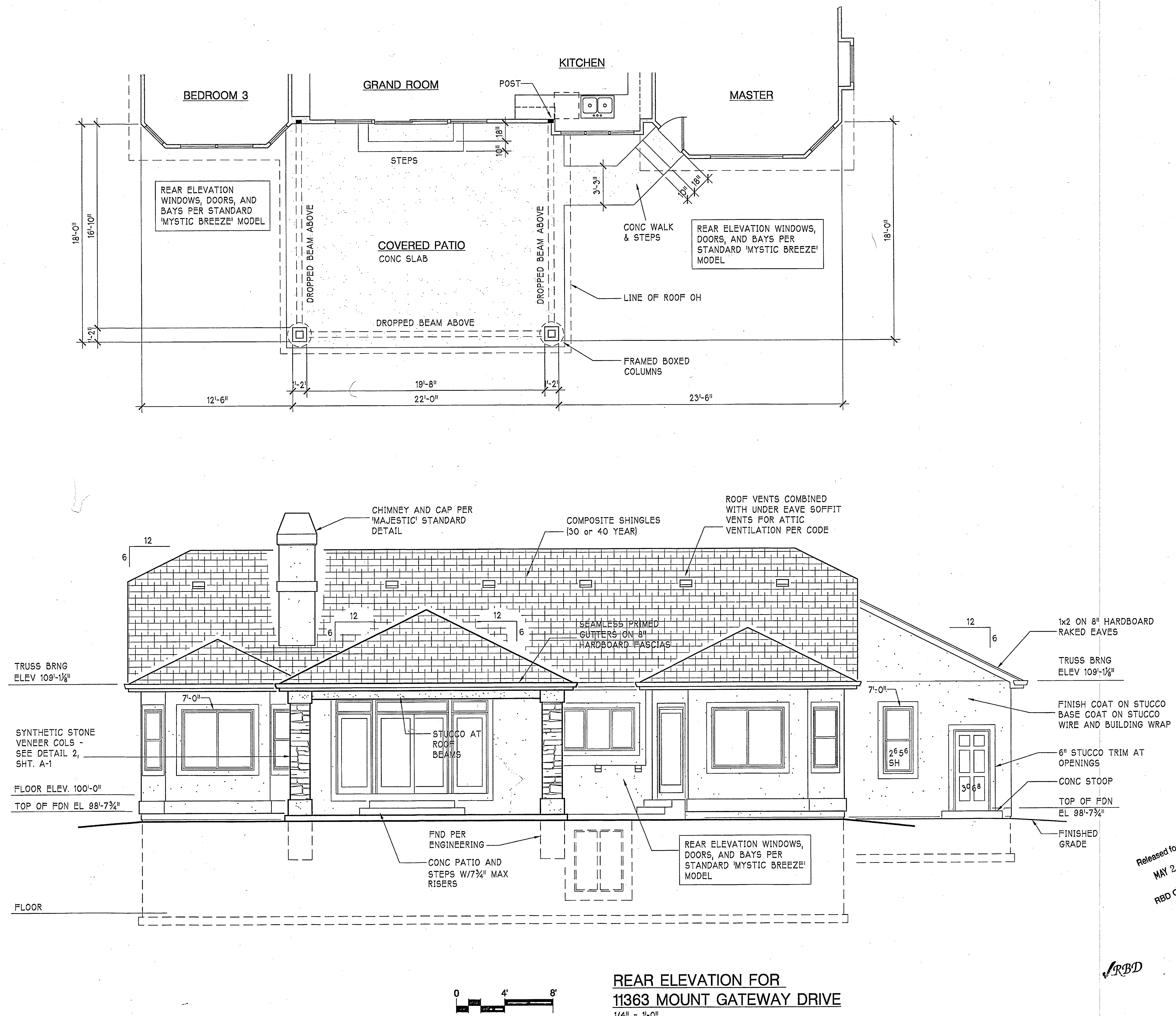
REVISIONS

A-2  
of three

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MA  
RBD Construction







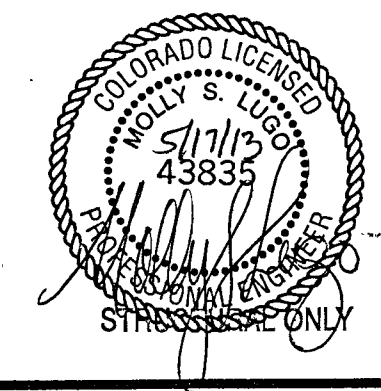
Majestic Custom Homes, Inc.  
 13465 Cedarville Drive  
 Colorado Springs, Co 80921 719 492 0685

"MYSTIC BREEZE"  
 11363 MOUNT GATEWAY DRIVE  
 LOT 284, THE ESTATES AT MERIDIAN RANCH  
 EL PASO COUNTY, COLORADO

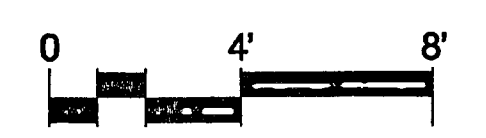
ELEVATIONS	
OCTOBER 29, 2012	REVISIONS

Released for Permit  
 MAY 21 2013  
 MA  
 RBD Construction

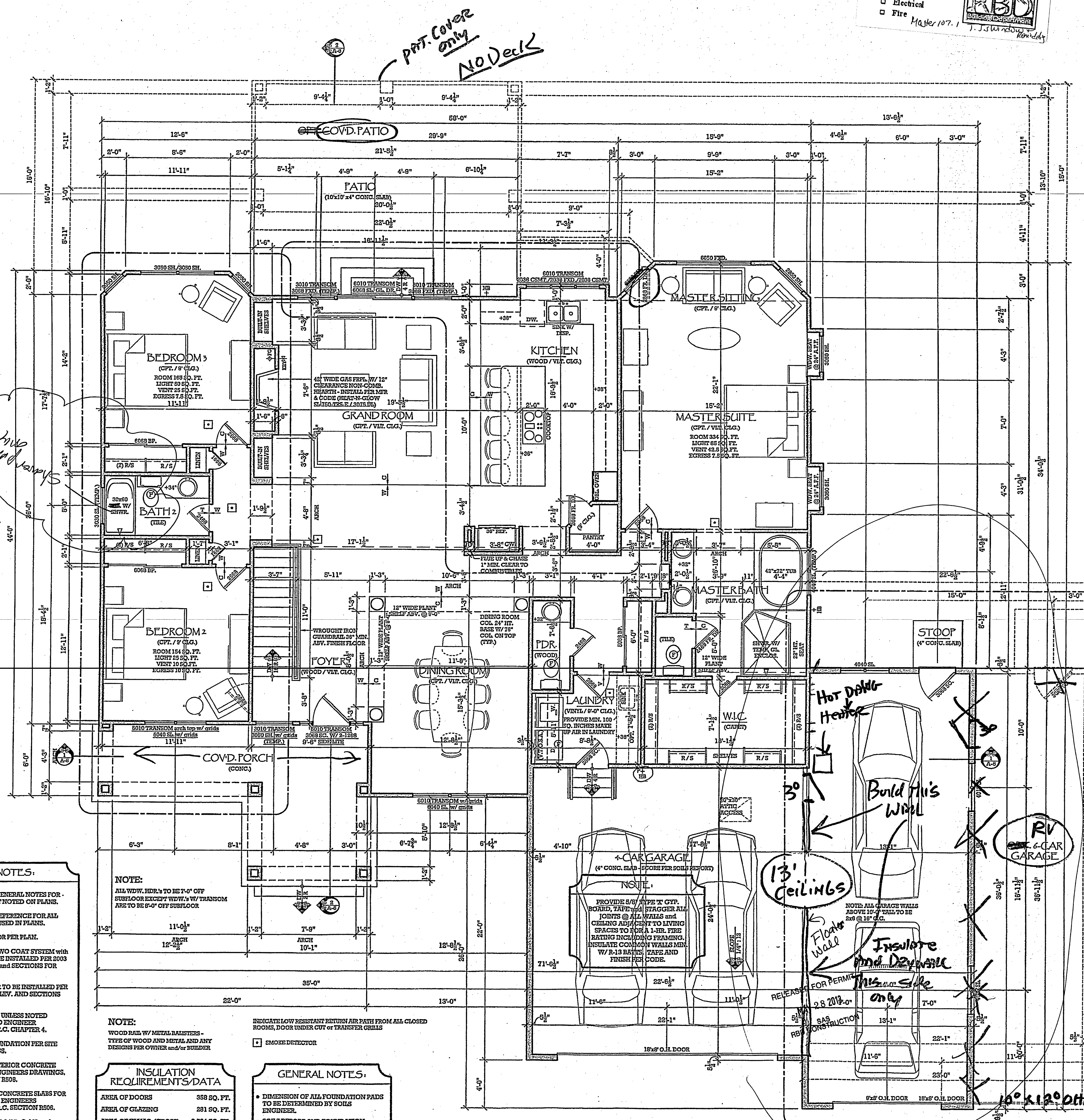
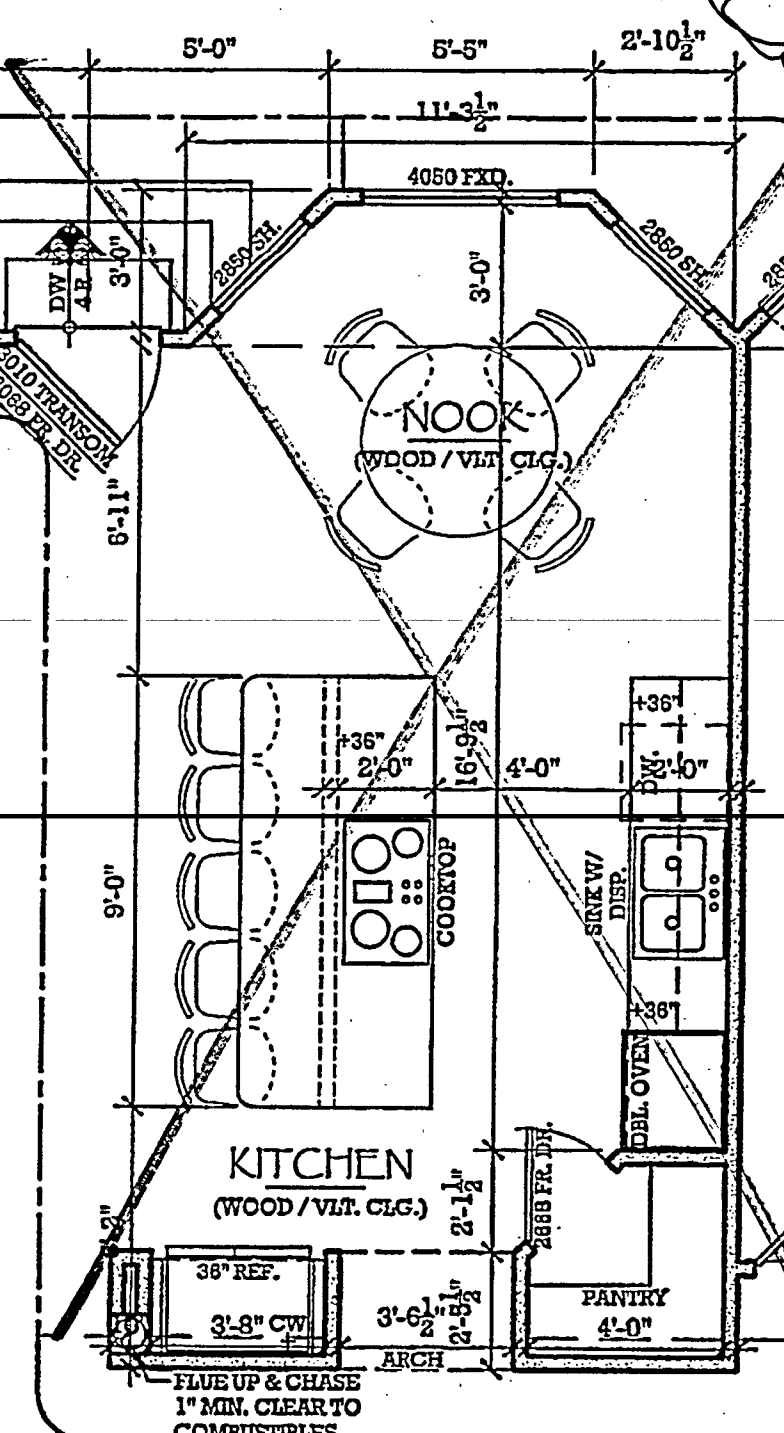
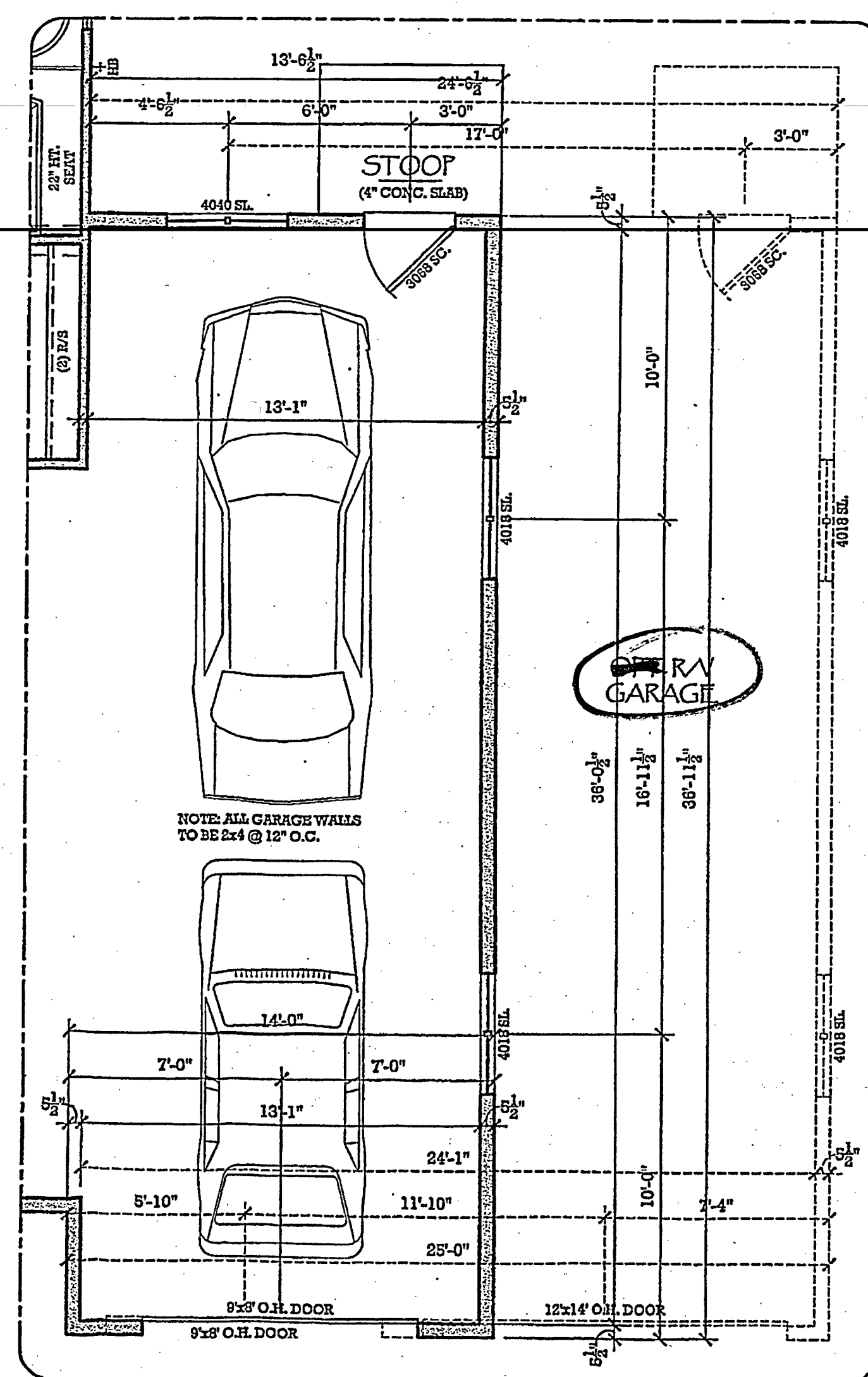
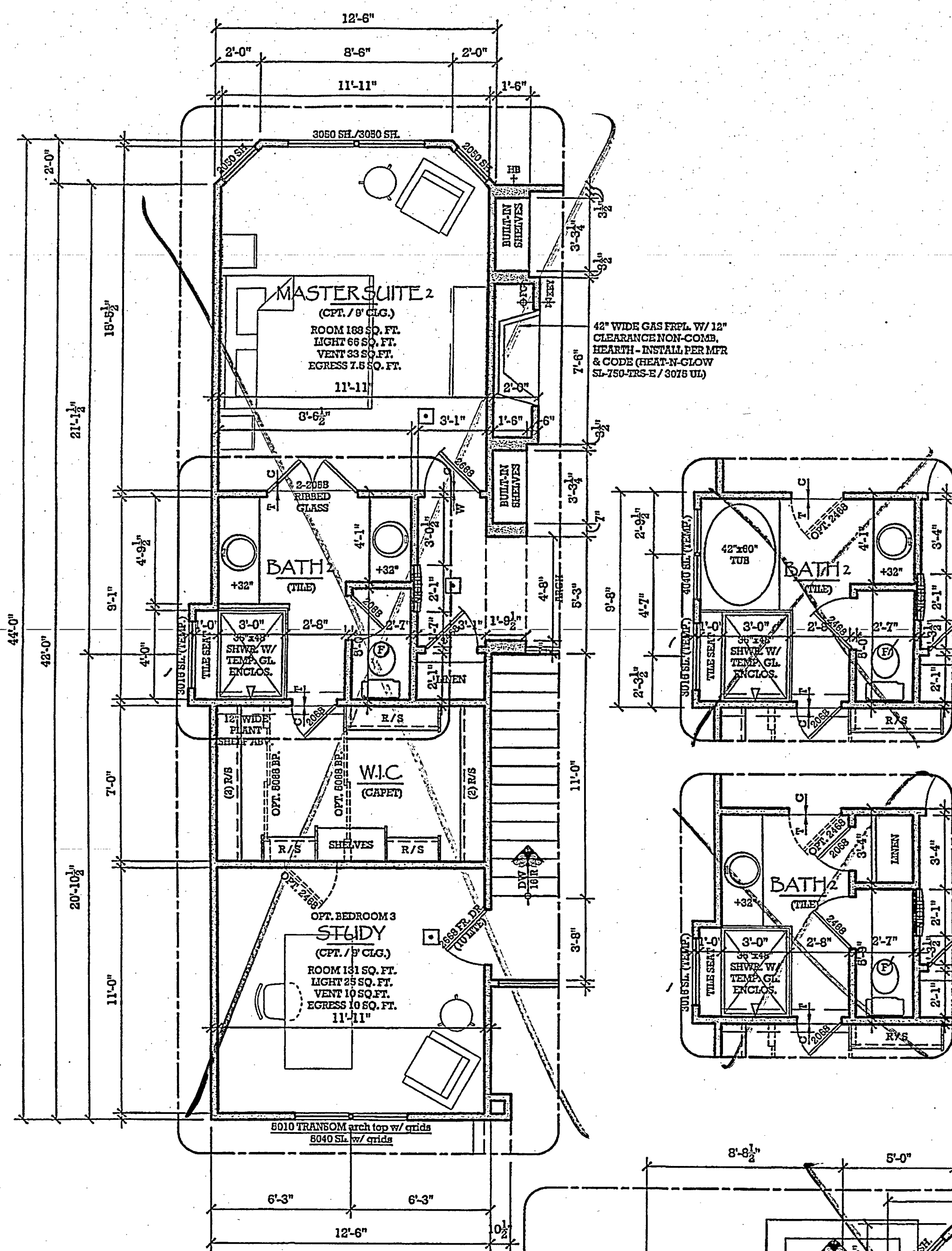
RBD



REAR ELEVATION FOR  
 11363 MOUNT GATEWAY DRIVE  
 1/4" = 1'-0"







**FLOOR PLAN NOTES:**

- REFER TO COVER SHEET FOR GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN ON PLANS.
- REFER TO COVER SHEET FOR REFERENCE FOR ALL ABREVIATIONS AND SYMBOLS USED IN PLANS.
- ALL ANGLES ARE 45 DEGREES OR PER PLAN.
- ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM WITH METAL LATH AND G.O.B. FEM TO BE INSTALLED PER 2003 I.R.C. SECTION R703.5 RE: ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2003 I.R.C. SECTION R703.7 RE: ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL FOUNDATIONS TO BE 8" W. UNLESS NOTED OTHERWISE ON PLANS. REFER TO ENGINEER DRAWINGS. INSTALL PER 2003 I.R.C. CHAPTER 4.
- STEP TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEER DRAWINGS.
- PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEER'S DRAWINGS. INSTALL PER 2003 I.R.C. SECTION R505.
- PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEER'S DRAWINGS. INSTALL PER 2003 I.R.C. SECTION R505.
- ALL EXTERIOR WALLS ARE 2x4 @ 16" O.C. @ 15' O.C. & INTERIOR WALLS ARE 2x4 @ 16" O.C. @ 15' O.C. UNLESS NOTED OTHERWISE ON PLANS. (CENTER WHEN FRAMED WALL OR PER DIMENSION)
- REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL HEIGHTS AND WINDOW / DOOR HEADER HEIGHTS.
- ALL WINDOWS ARE VINYL UNITS OR EQUAL. INSTALL PER MFR. - INSTALL PER 2003 I.R.C. SECTION R503, R504, R510 AND R513 AS REQUIRED. (CENTER WHEN FRAMED WALL OR PER DIMENSION)

**INSULATION REQUIREMENTS/DATA**

AREA OF DOORS	889 SQ. FT.
AREA OF GLAZING	281 SQ. FT.
AREA OF WALLS (GROSS)	3,784 SQ. FT.
U GLASS / WINDOW UNIT	.55
R OF WALL INSULATION	R-13
R OF ROOF INSULATION	R-38
R OF FLOOR	R-10
R OF FOUNDATION INSULATION	R-9
R OF UNHEATED FLOOR	R-38

**GENERAL NOTES:**

- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
- SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.

**1 MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

MAIN FLOOR  
GARAGE  
DECK  
COVD. PORCH  
2,292 sq. ft.  
1,088 sq. ft.  
397 sq. ft.  
233 sq. ft.

STRUCTURAL ONLY

-AC

Site Specific

SPLICE to Permit 15428 Plan 10/7/2

Construction  
Mechanical  
Plumbing  
Electrical  
Fire

Major 107.1

Timberline Home Designs, Inc.  
residential CAD designs  
P.O. Box 933  
Castle Rock, Colorado, 80104  
(720)-733-3996 office  
(720)-733-3997 fax  
(720)-499-6254 cell

11805 Broken Arrow -  
Majestic Custom Homes, Inc.  
13465 Cedarville Drive - Colorado Springs, Colorado 80921  
Phone - (719) 492-0893  
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MAIN LEVEL FLOOR PLAN

MASTERPLAN 107.1

"MYSTICBREEZE"

COUNTY OF EL PASO, STATE OF COLORADO  
TOWN OF COLORADO SPRINGS, 80921

plan no.  
4051

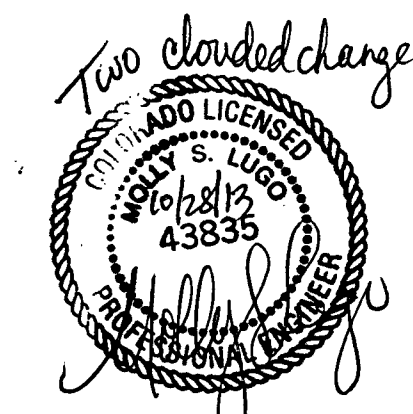
designed  
by: TS, MCH  
drawn by: CMB  
date: 05/16/11

revisions:

date drawn by


sheet  
A-2





## ROOF FRAMING PLAN

1/4" = 1'-0"



ROOF UNIFORM DESIGN LOADS:  
LIVE LOAD: 40 P.S.F.  
DEAD LOAD: 15 P.S.F.  
TOTAL LOAD: 55 P.S.F.

WIND LOADING:  
BASED ON 100 MPH, EXPOSURE C, MINIMUM  
REQUIREMENT WITH 3 SECOND GUST

ROOF TRUSS/RAFTER DEFLECTIONS:  
LIVE LOAD DEFLECTION: L/240  
TOTAL LOAD DEFLECTION: L/180

ROOF BEAM DEFLECTIONS:  
LIVE LOAD DEFLECTION: L/360  
TOTAL LOAD DEFLECTION: L/240

LVL'S:  
BOISE CASCADE VERSA-LAM 2.0 2800:  
F<sub>y</sub> = 2800 psi, F<sub>v</sub> = 285 psi, E = 2.0 mil psi  
LEVELTRUS JOIST MICROSLAM 19E  
F<sub>y</sub> = 2600 psi, F<sub>v</sub> = 285 psi, E = .9 mil psi

ROOF OVERFRAME RAFTERS:  
HEM FIR #2

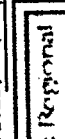
VTCR AT 48" O.C. FOR ALL V-TRUSSES

TRUSS HOLD DOWN HARDWARE:  
PROVIDE (1) SIMPSON H2ST AT EACH TRUSS  
BEARING UNLESS OTHERWISE NOTED

(A) HALF WALL BUMPOUTS:  
HALF WALL BUMPOUTS (5 EACH) REQUIRE  
(2) 2x4 BASE PLATE ALL AROUND WITH A34 AT  
EACH CORNER. SHEET SIDE WALLS  
WITH 3/4" PLYWOOD SHEAR PANELS TIED  
BACK TO DOUBLE W/10S IN HOUSE MAIN  
WALL W/10S AT 8' O.C. SHEET LONG WALL  
OF BUMPOUT W/05S AND/ OR NAIL 05S AND PLYWOOD  
TO DOUBLE WALL PLATE W/10S AT 8' O.C.  
STAGGERED.

(B) STANDARD HEADERS:  
STANDARD HEADERS SHALL BE (2) 2x8's  
WITH (1) TRIMMER AND (1) KING  
AT SPANS UP TO 3', AND (2) TRIMMERS AND  
(2) KINGS AT SPANS OVER 3' U.O.N.

**SPLICE** to Penn: 184528 Jan 14/07.1



☒ Construction  
☒ Mechanical  
☒ Plumbing  
☒ Electrical  
☐ Fire

*Nothing approved  
in original approval*

RELEASED FOR PERMIT  
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SAS  
RBD CONSTRUCTION

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Colorado Springs, Co 80921 719 492 0685  
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"THE MYSTIC BREEZE"  
19881 KERSHAW COURT  
LOT 29, KINGS DEER HIGHLANDS SUB FILING NO. 4  
EL PASO COUNTY, COLORADO

**ROOF FRAMING**  
**SEPT. 3, 2013**  
**REVISIONS**

SHEET

S-2a



[illegible][illegible]

JOINT/SEMI	TOP PLANGE HANGES	PERCENTAGE HANGES	40° SEMI
14° 31' 530	1732.1/14	1732.06/14	SNB/SL1/11
2.34° 31' 530	1674.282/14	1674.282/14	-
1.34° 14.11.2824	1670.181/14	1674.1	SNB/SL1/14

**NOTES:**

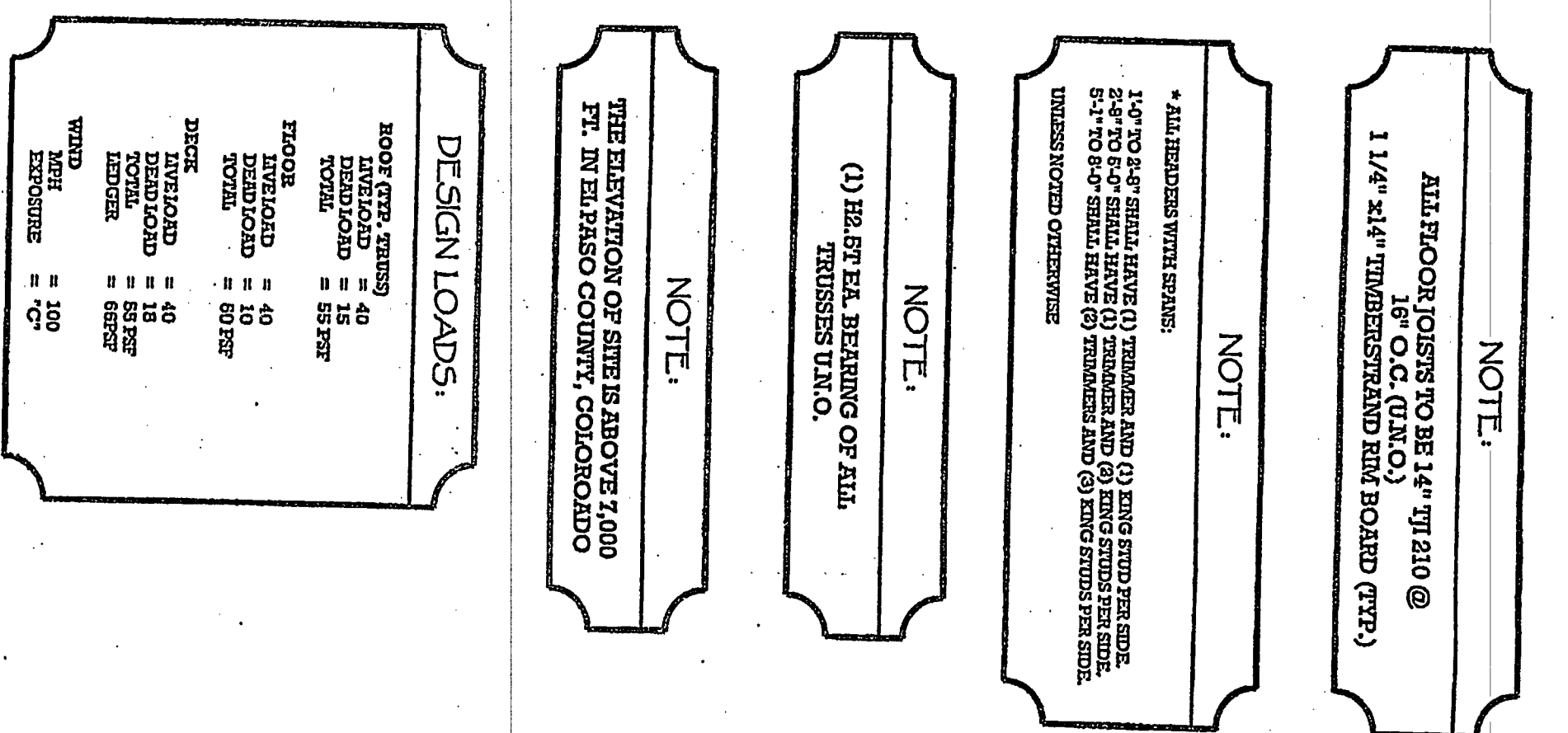
**A.** ALL NUTS ARE EITHER COMMON WIRE OR BOX NUTS. COOLER, SNIPPER OR OTHER NUT TYPES MAY BE USED ONLY AFTER CONSULTING ENGINEER FOR SIZES AND SPACING.

**B.** STAINLESS MAY BE USED IN CERTAIN AREAS IF THIS OFFICE IS CONTACTED FOR REASON.

**C.** THIS SCHEDULE REFLECTS MINIMUM MILLING ONLY. IN CASES WHERE LOADING CONDITIONS ARE GREATER THAN PRESS CONNECTIONS WILL HAVE SEE PLANS AND DETAILS ON CONTACT ENGINEER.

WHICH REPRESENTED INTEREST IN THE BUILDING OFFICIAL DUE TO ANOMALOUS CLIMATE CONDITIONS, ENCLOSED AIRWAYS AND PLASTER SURFACES BUILT THREE CROSS VENTILATION FOR EACH SEPARATE SPACE BY A HIGH PRESSURE SHALL HAVE PHOTOGRAPHY. INDICATES THE PRESENCE OF PAINT AND SMOKE, WITH THE VENTILATING EFFECT THAT IT DOES NOT PASS THROUGH THE AREA OF THE SPACE VENTILATED. FURTHER, THE RESULTS SHOW THAT AT LEAST 70% OF THE REQUIRED VENTILATION WAS PROVIDED BY VENTILATORS LOCATED IN THE ROOMS. THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE ANY COORDINATE WITH VENTS. THE OPENING SHALL BE VENTILATION PROVIDED BY ELIVE ON CORNERS WITH WATER MAIN OPENINGS OF 1/4 INCH MAX. DIMENSION.

TRUSS LAYOUT / DETAILS BY  
BMC WEST  
DATED: JULY 9, 2010  
JOB #: 10-06064



# 1 MAIN LEVEL FLOOR FRAMING PLAN

Released for Permit  
OCT 03 2011  
AJE  
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007 08  
AJE  
RBD Construction

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JAN 16 1979  
JAN 27 11  
FBI STRUCTURAL ONLY

COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

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# MAIN LEVEL FLOOR FRAMING PLAN

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residential CAD designs  
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Castle Rock, Colorado,  
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(720)-733-3997 RA  
(719)-499-6234 CE

405

no.

designer

by: 15, MCF

date: 05/16/11

EXEMPTIONS:

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sheet

Condition	Control (%)	MCI (%)	AD (%)
A	~95	~85	~75
B	~90	~80	~70
C	~85	~75	~65
D	~80	~70	~60



[illegible][illegible]

JOSE/REEM	TOP PLAINES HAWG	PIKE MOUNT HAWG	48" SEW
14" T330	INT3/14	INT3/06/14	INT06/12/11
2-14" T330	INT3/29/14	INT01/29/14	-
1-34" L.V.L. REEM	WTD1/01/14	INT14	INT01/01/14

**NOTES:**

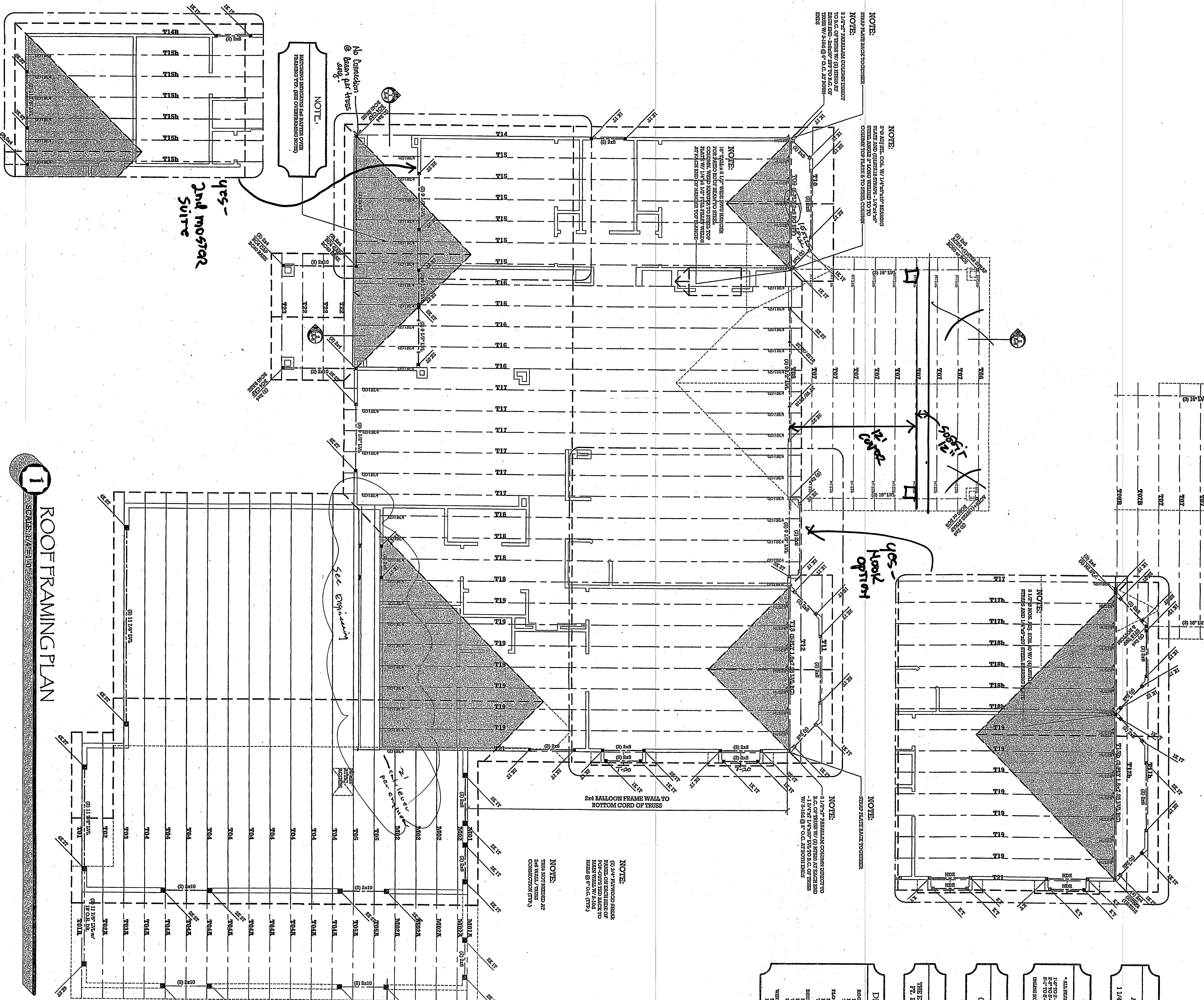
**A.** ALL NAILS ARE EITHER COMMON WIRE OR BOX NAILS. COOLER, SINKER OR OTHER NAILS MAY BE USED ONLY AFTER CONSULTING AN ENGINEER FOR SIZES AND SPACING.

**B.** STUDIES MAY BE USED IN CERTAIN AREAS IF THE OFFICE IS CONSULTED FOR SIZES AND SPACING.

**C.** THIS SCHEDULE RELATES MINIMUM NAILING ONLY. IN CASES WHERE LOADING CONDITIONS ARE GREATER THAN THESE CONNECTIONS WILL AVOID SEE PLANS AND DETAILS ON CONNECT JOINTS.

WHEREAS IT IS NECESSARY BY THE BUILDING OFFICIAL DUE TO KINETOHERIC OR CLIMATE CONDITIONS, ENCLOSED ATYCS AND RAYERS SHALL BE FORCED WITHIN CROSS VENTILATION TO BE SUBJECT TO THE INFLUENCE OF HOT AIR CURRENTS SHALL HAVE PROTECTED AGAINST THE INFLUENCE OF RAIN AND SNOW, THE NEW FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/100 OF THE AREA OF THE SPACE VENTILATED. ACCORDING TO THE AREA MAY BE 7/100, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. THE BALANCE OF THE REQUIRED VENTILATION AREA MAY BE PROVIDED BY OTHER MEANS, THE OPENINGS SHALL BE COVEDED WITH CORROSION RESISTANT METAL, MEASURING WITH ASHES OPENINGS OF 1/4 INCH MAX. DIMENSION.

TRUSS LAYOUT / DETAILS BY  
BMC WEST  
DATED: JULY 9, 2010  
JOB #: 10-06064



ROOF (GFR. TRUSS)	
LIVELOAD	= 40
DEADLOAD	= 15
TOTAL	= 55 PER
FLOOR	
LIVELOAD	= 40
DEADLOAD	= 10
TOTAL	= 50 PER
DECK	
LIVELOAD	= 40
DEADLOAD	= 15
TOTAL	= 55 PER
WIND	
WIND EXPOSURE	= 105
	= "C"

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COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

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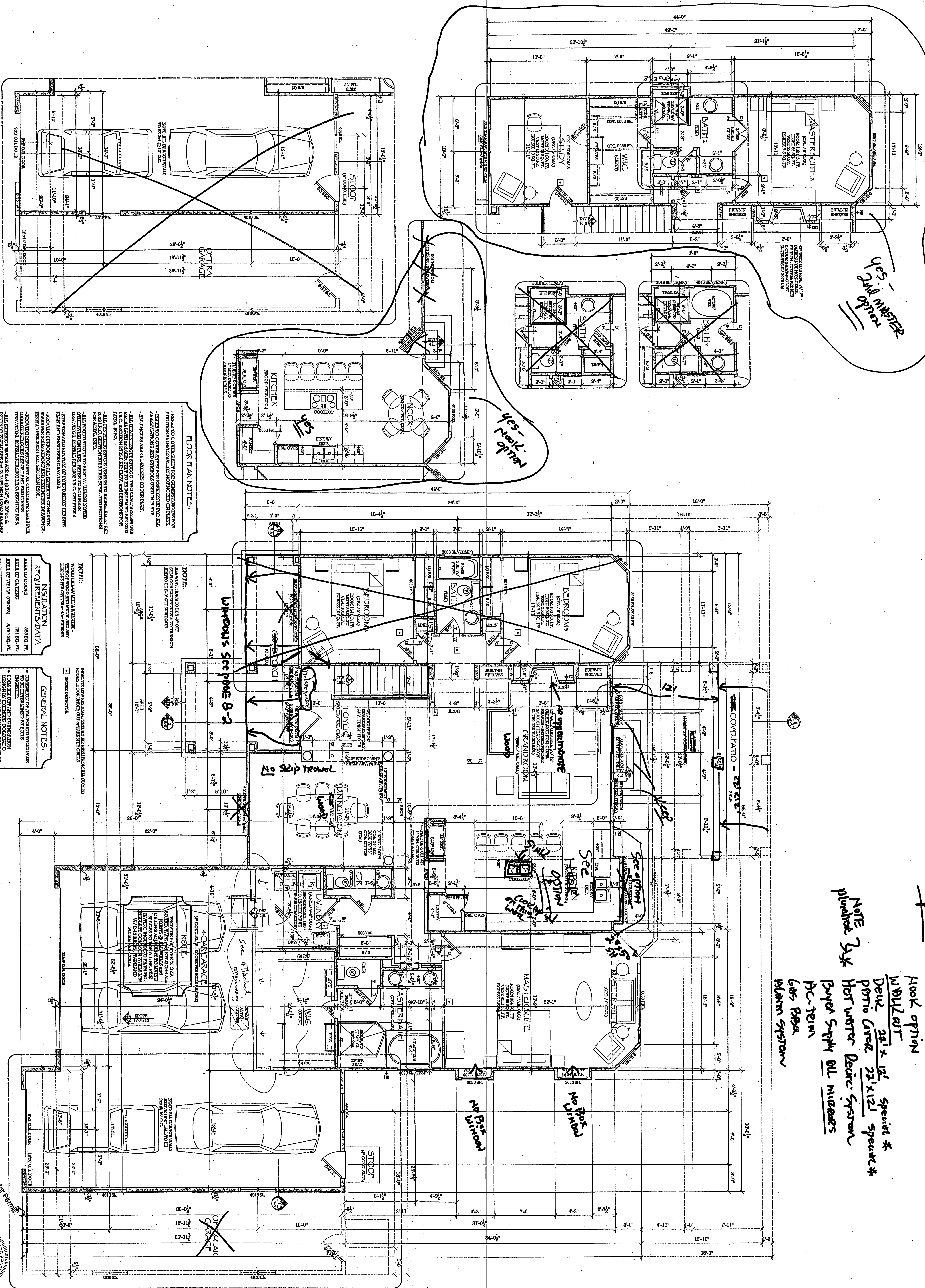
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Species -  
4 car gearbox on left side  
hook option  
WBL2 aut  
Dec'd 22' x 12' specrt \*  
Patio cover 22' x 12' specrt \*  
Hot water Decic system  
Buyer Supply Btl micrears  
A/C-TECH  
Gas Bldg  
plumbr system

# MAIN LEVEL FLOOR PLAN

MASTERPLAN 107.1

"MYSTIC BREEZE"

COUNTY of EL PASO, STATE of COLORADO  
TOWN of COLORADO SPRINGS, 80921

## MAIN LEVEL FLOOR PLAN

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Castle Rock, Colorado, 80104  
(720) 733-3996 OFFICE  
(720) 733-3997 FAX  
(719) 499-6234 CELL

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Plan no.

designed

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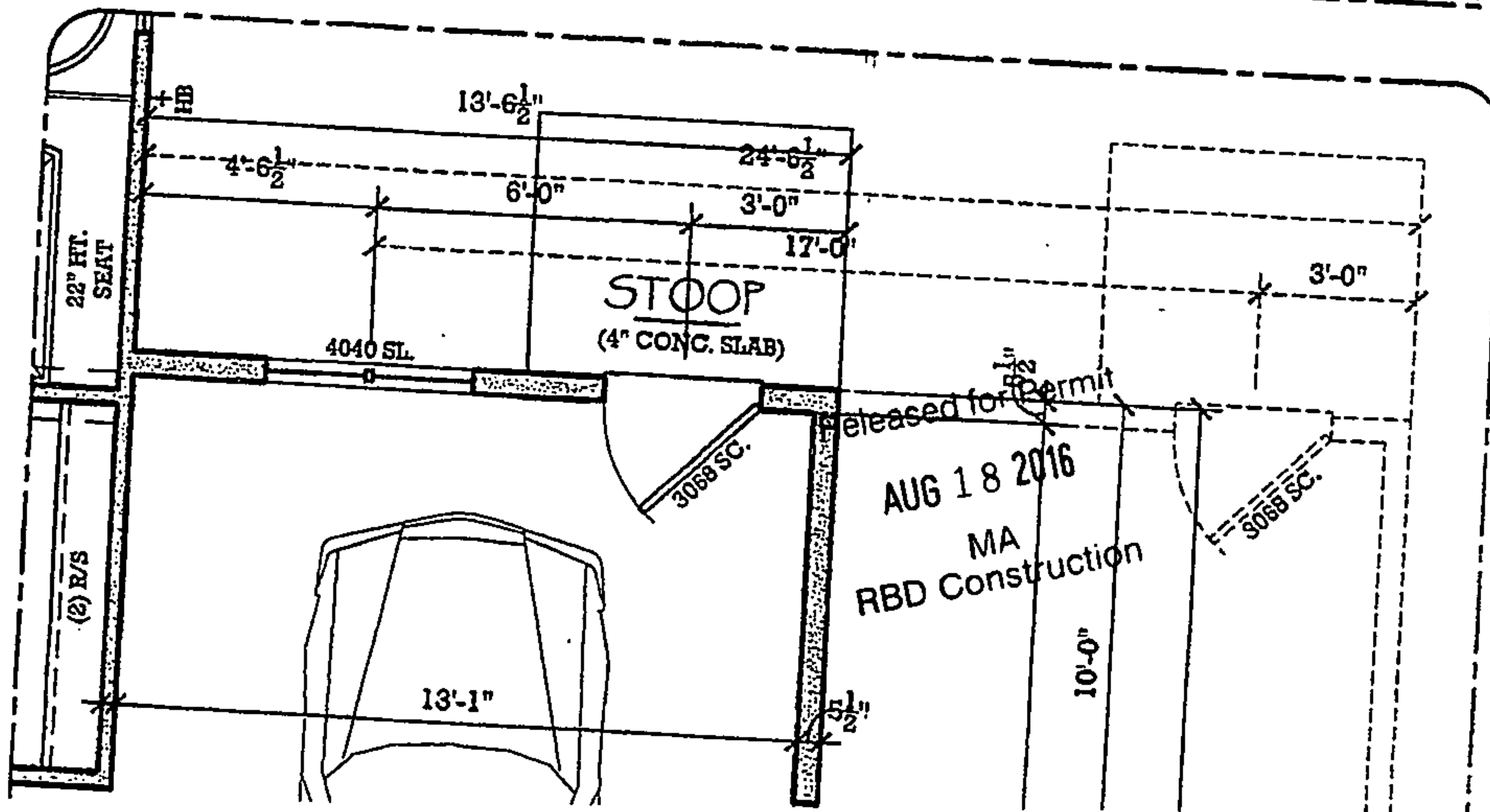
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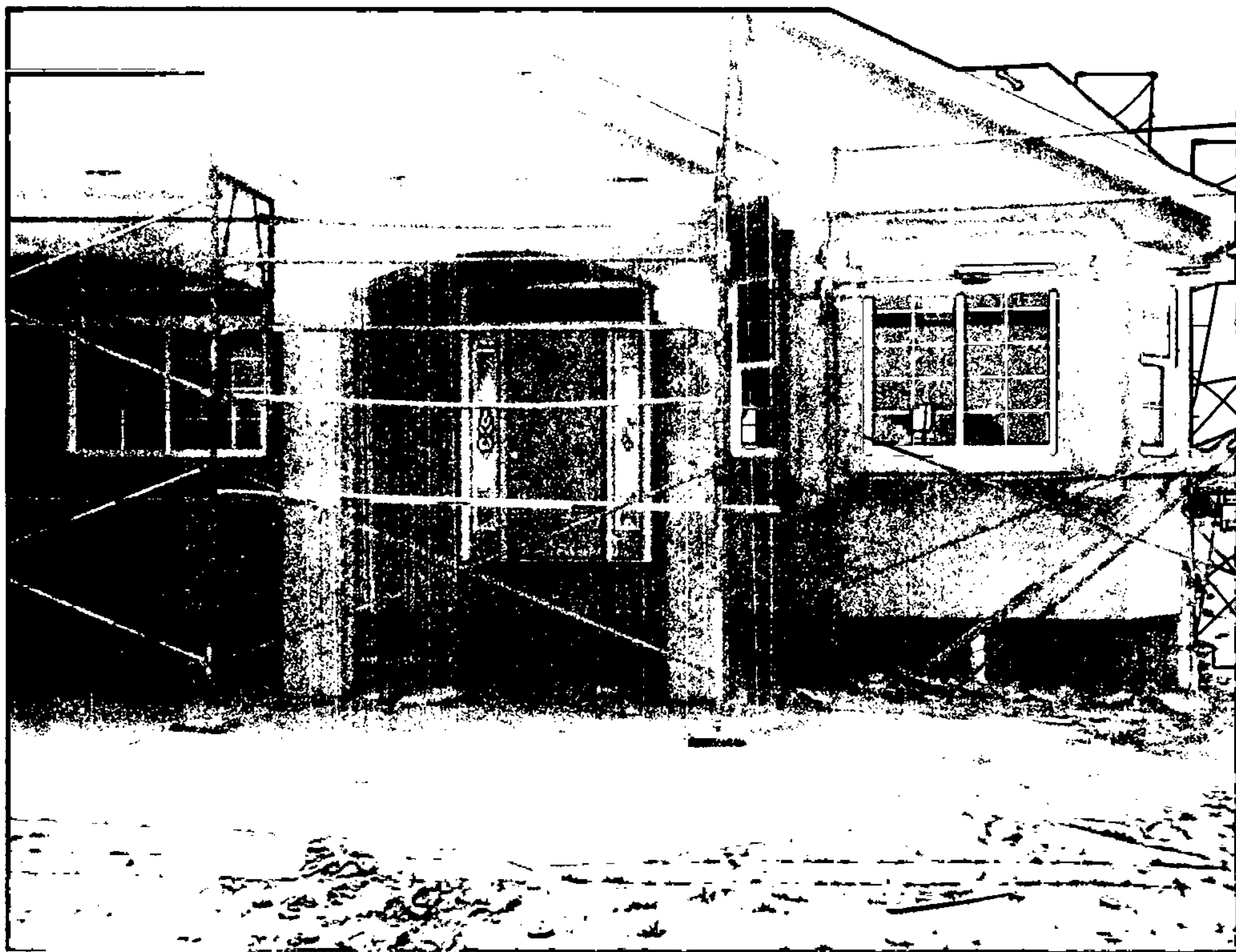
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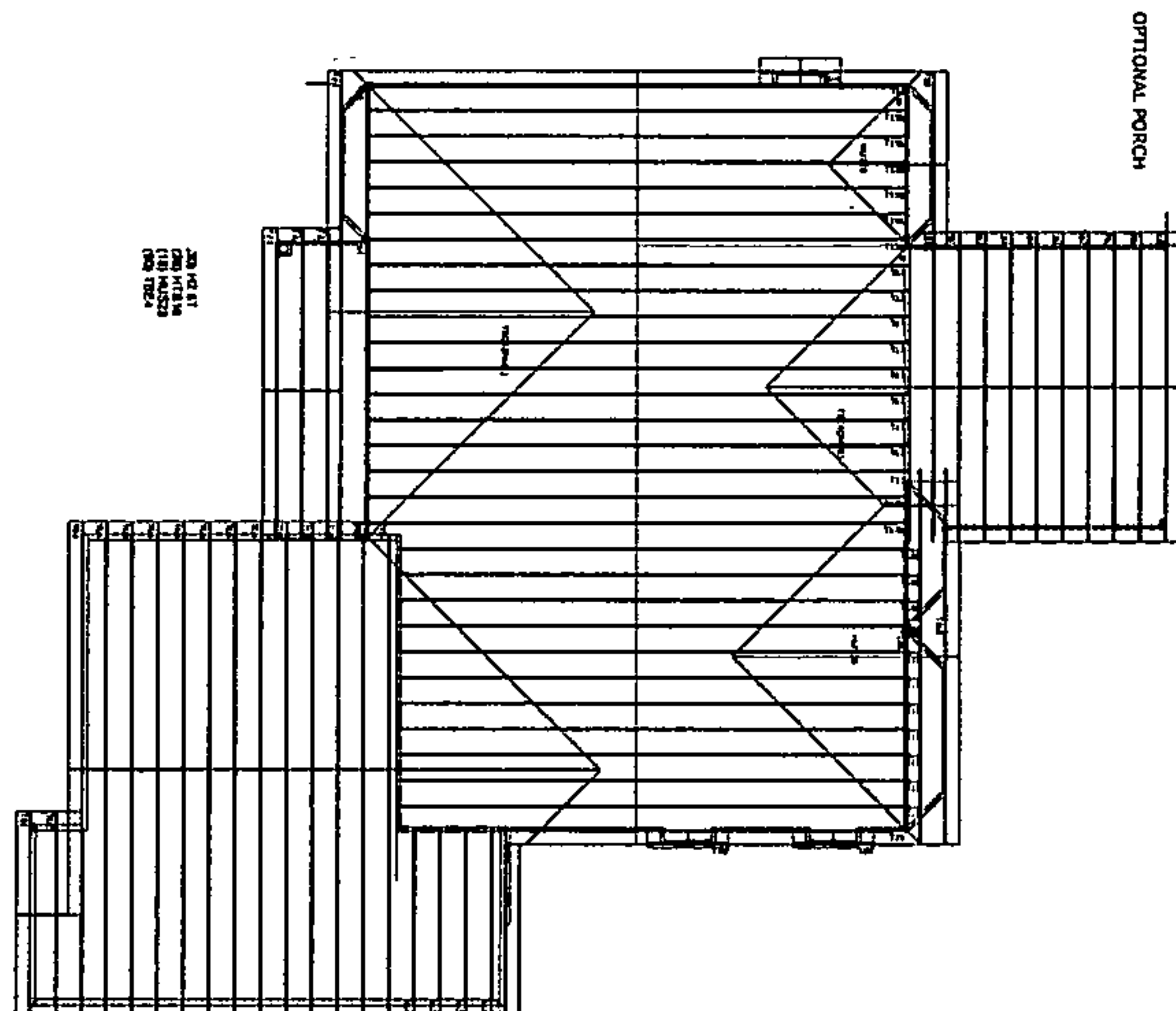












**DO NOT CUT OR MODIFY TRUSSES**      **CONTACT BNC WITH QUESTIONS**

This is a truss placement diagram only. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer / builder. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available on the reverse side of this layout.



**Colorado Springs, CO**

**DESIGNER: Kevin Crook**

**PHONE: 719-572-8815**

**E-MAIL:** [Kevin.Cronk@BuildwithBMC.Com](mailto:Kevin.Cronk@BuildwithBMC.Com)

Job Number: 15-127870

Date: 2/15/16

**Builder: Majestic**

**Job Name:** Mystic Breeze

Address: 11264 LOBO PEAK

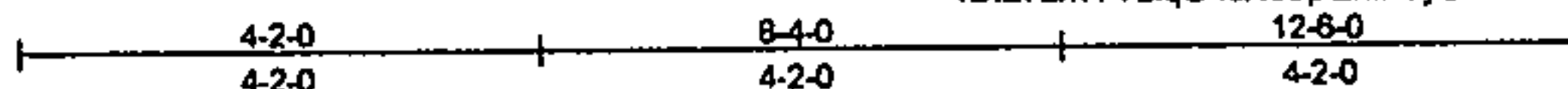
Civ St - Pavlov



5-127870	Truss T25	Truss Type Common Girder	Qty 1	Ply 2	Job Reference (optional)	R46504312
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BMC WEST TRUSS AND COMPONENTS, FORT LUPTON, CO 80621

7.840 s Sep 29 2015 Mitek Industries, Inc. Wed Feb 17 10:15:55 2018 Page 1  
ID:27zmYY2iqG4sX95pQhIP9ySTus-iMAYYHq85q3Civr\_GJ07D2q5u09VXOZLrYZzkEWY



Scale = 1:38.5

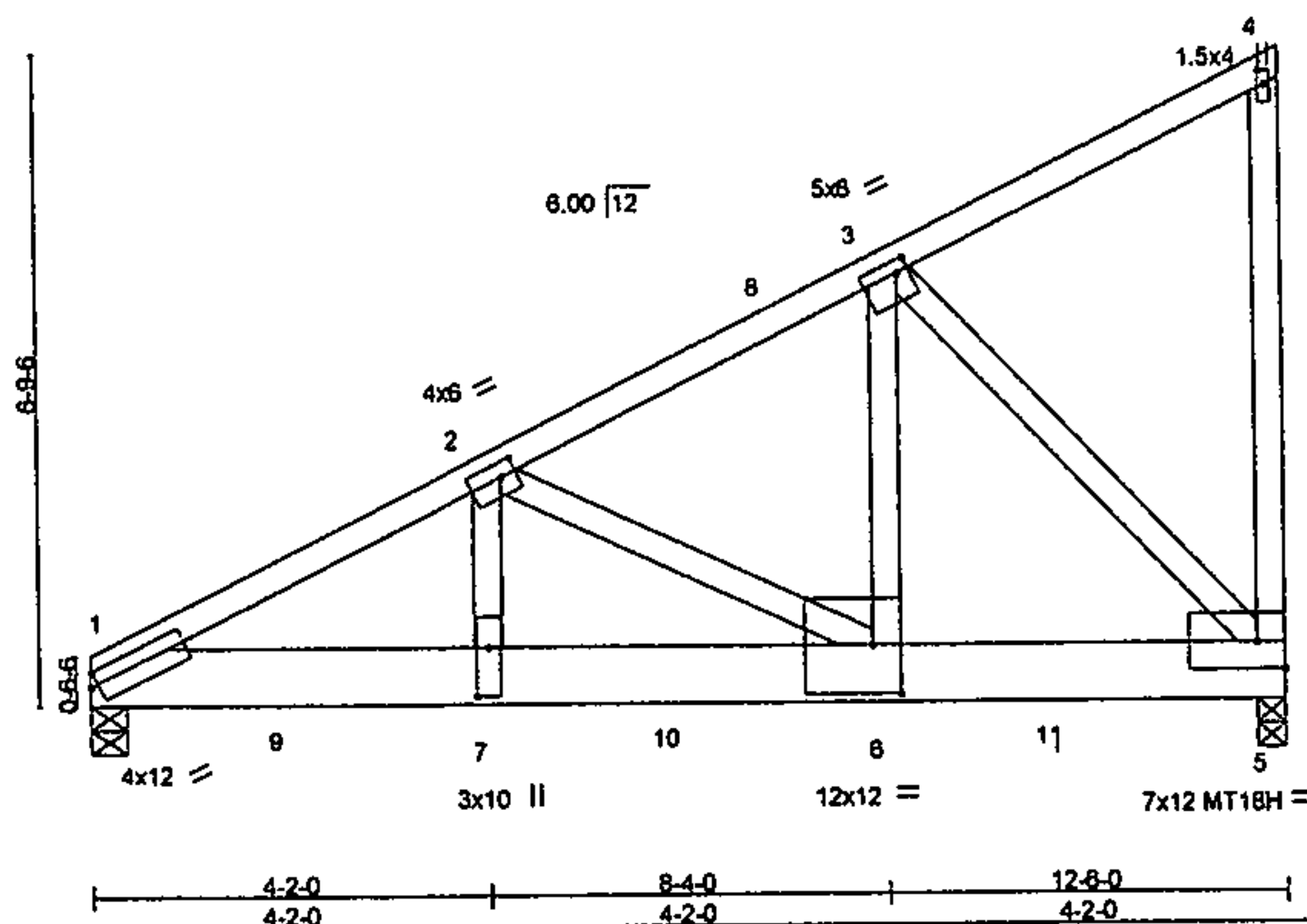


Plate Offsets (X,Y) - [1:0-1-0-0-1-12], [2:0-2-0-0-1-12], [3:0-1-8-0-1-8], [4:0-1-12-0-0-12], [6:0-3-8-0-6-4], [7:0-6-4-0-1-8]

LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL 40.0	Plate Grip DOL	1.15	TC 0.55	Vert(LL)	-0.12	8-7	>999	360	MT20	169/123
(Roof Snow=40.0)	Lumber DOL	1.15	BC 0.88	Vert(TL)	-0.18	6-7	>800	240	MT18H	169/123
TCDL 7.5	Rep Stress Incr	NO	WB 0.76	Horz(TL)	0.04	5	n/a	n/a		
BCLL 0.0	Code IRC2009/TPI2007		(Matrix)						Weight: 147 lb	FT = 9%
BCDL 7.5										

LUMBER-	BRACING-
TOP CHORD 2x4 DF 1800F 1.6E or 2x4 DF No.1&Btr or 2x4 SPF 1650F 1.5E	TOP CHORD Structural wood sheathing directly applied or 3-10-7 oc purlins, except end verticals.
BOT CHORD 2x8 SPF 1950F 1.7E	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 2x4 DF 1800F 1.6E or 2x4 DF No.1&Btr or 2x4 SPF 1650F 1.5E *Except* 4-5,2-6: 2x4 SPF-S Stud	

**REACTIONS.** (lb/size) 1=6421/0-4-8 (req. 0-5-1), 5=8426/0-3-8 (req. 0-6-12)  
Max Horz 1=259(LC 6)  
Max Uplift 1=832(LC 7), 5=1121(LC 7)  
Max Grav 1=8484(LC 2), 5=8589(LC 2)

**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 1-2=10614/1356, 2-8=5785/754, 3-8=5832/763  
BOT CHORD 1-9=1248/9274, 7-9=1248/9274, 7-10=1248/9274, 8-10=1248/9274, 8-11=700/5129, 5-11=700/5129  
WEBS 2-7=507/4283, 2-8=4680/682, 3-8=945/7351, 3-5=7422/1023

#### NOTES-

- 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:  
Top chords connected as follows: 2x4 - 1 row at 0-9-0 oc.  
Bottom chords connected as follows: 2x8 - 2 rows staggered at 0-3-0 oc.  
Webs connected as follows: 2x4 - 1 row at 0-9-0 oc.
- All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
- Wind: ASCE 7-05; 100mph; TCDL=4.5psf; BCDL=4.5psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- TCLL: ASCE 7-05; Pf=40.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.1
- Unbalanced snow loads have been considered for this design.
- As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- WARNING: Required bearing size at joint(s) 1, 5 greater than input bearing size.
- Provide metal plate or equivalent at bearing(s) 5 to support reaction shown.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 1=832, 5=1121.
- "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
- Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 2251 lb down and 289 lb up at 2-0-12, 2251 lb down and 289 lb up at 4-0-12, 2251 lb down and 289 lb up at 6-0-12, 2251 lb down and 289 lb up at 8-0-12, and 2251 lb down and 289 lb up at 10-0-12, and 2251 lb down and 289 lb up at 12-4-4 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.

**RBD**



February 18, 2016

#### LOAD CASE(S) Standard

**WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.**  
Design valid for use only with Mitek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, D38-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.

**MiTek**

7777 Greenback Lane  
Suite 109  
Citrus Heights, CA 95610



Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
5-127870	T25	Common Girder	1	2	R48584312

BMC WEST TRUSS AND COMPONENTS, FORT LUPTON, CO 80621

7.640 s Sep 29 2015 MiTek Industries, Inc. Wed Feb 17 10:15:55 2018 Page 2  
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# LOAD CASE(S) Standard

1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15

Uniform Loads (plf)

Vert: 1-4=-85, 1-5=-15

Concentrated Loads (lb)

Vert: 5=-2251(B) 7=-2251(B) 8=-2251(B) 9=-2251(B) 10=-2251(B) 11=-2251(B)

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**MiTek**

7777 Greenback Lane  
Suite 109  
Alexandria, VA 22304



