

PID 4813
1661 SQ. FT.



McMANUS
JD JOHNSON RD
PEYTON, CO 80831

State of Colorado
Division of Housing

April 16, 2020



PLANS APPROVED
Subject to field inspection

516061

GENERAL SPECIFICATIONS

SITE ADDRESS: PHYSICAL ADDRESS
SITE LOCATION: LATITUDE: 39.03° LONGITUDE: -104.48° ELEVATION: 6818 FT

- 1. OCCUPANCY CLASS: R-3
2. TYPE OF CONSTRUCTION: V-B
3. GROUND SNOW LOAD: 52 PSF
4. ROOF SNOW LOAD: 40 PSF
5. WIND SPEED (Vult): 152 MPH (ASCE 07-10)
6. WIND SPEED (Vasd): 120 MPH (ASCE 07-05)
7. WIND EXPOSURE: EXPOSURE C
8. SEISMIC CATEGORY: CAT C
9. WEATHERING: SEVERE
11. FROST LINE DEPTH: LOCAL JURISDICTION HAVE AUTHORITY
12. TERMITE: NONE TO SLIGHT
13. DECAY: NONE TO SLIGHT
14. WINTER DESIGN TEMP: 0° F
15. SUMMER DESIGN TEMP: 87° F
16. FLOOD HAZARDS:
A. FLOOD HAZARDS TO BE DETERMINED BY LOCAL JURISDICTION.
17. WINDSOR WINDOWS, DP OF ±35
18. THIS STRUCTURE MUST NOT BE SITED IN A LOCATION THAT EXCEEDS THE LISTED DESIGN CRITERIA.
ITEMS INSTALLED ON SITE ARE NOT INSPECTED AND ARE NOT THE RESPONSIBILITY OF THE MANUFACTURER. THIS INCLUDES, BUT IS NOT LIMITED TO, INTERIOR AND EXTERIOR LIGHT BULBS, WHOLE HOUSE VENTILATION SYSTEM, BLOWER DOOR TESTING, COMMUNICATIONS TERMINAL, UNDER FLOOR PLUMBING, FUEL GAS LINES, STAIRS AND RAILING.

NEBRASKA

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

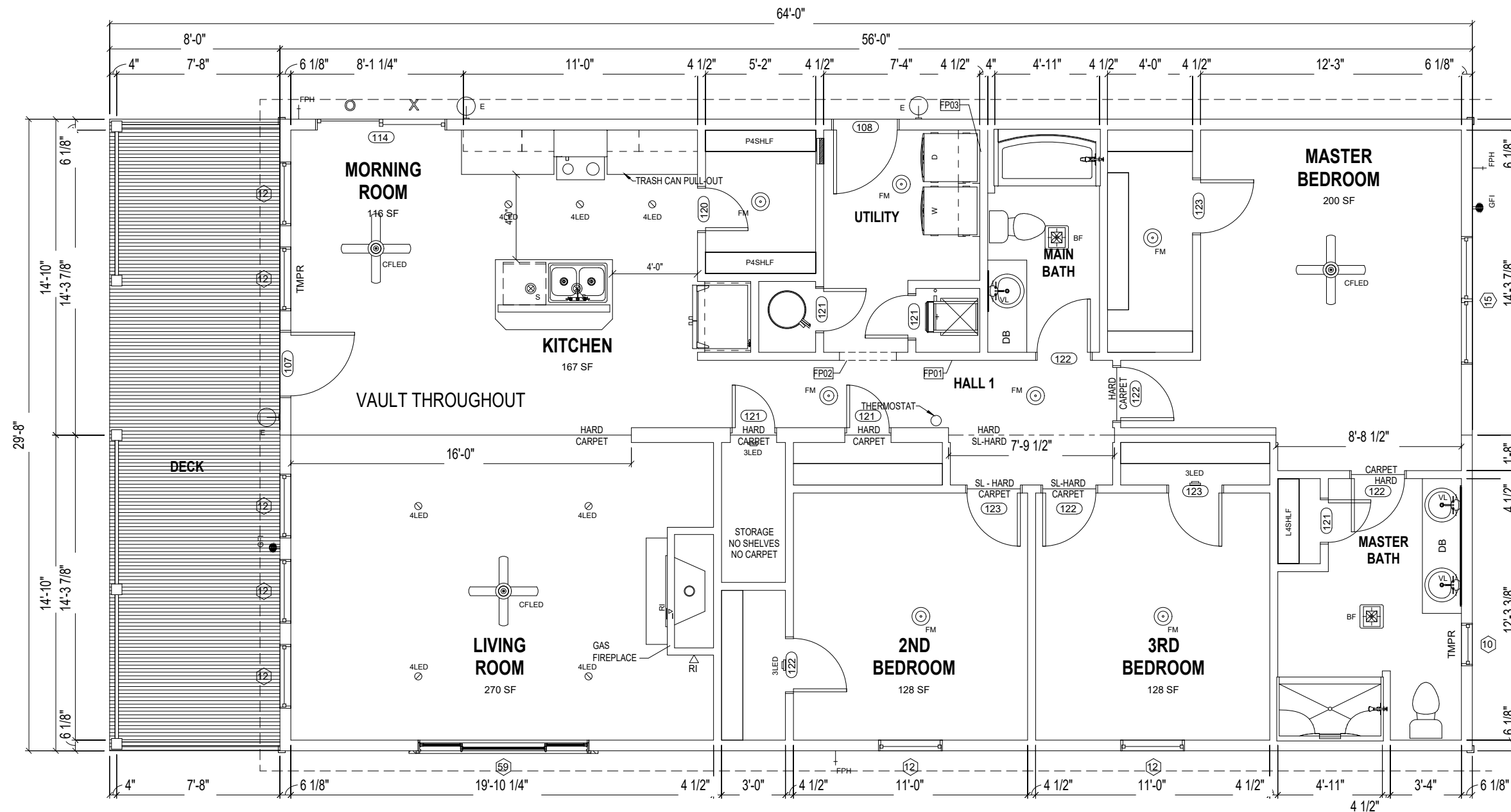
COLORADO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
8 CCR 1302-14 ADMINISTRATIVE RULES





516061




SCALE (22x34): 3/8" = 1'-0"
SCALE (11x17): 3/16" = 1'-0"

INTERIOR DOOR SCHEDULE					
ID #	QTY	DESCRIPTION	SWING	JAMB	COMMENTS
120	1	24"x80"	RIGHT	4 1/2"	
121	2	24"x80"	LEFT	3"	
121	3	24"x80"	LEFT	4 1/2"	
122	5	30"x80"	RIGHT	4 1/2"	
123	3	30"x80"	LEFT	4 1/2"	

LIGHTING FIXTURE SCHEDULE			
ID #	QTY	DESCRIPTION	COMMENTS
3LED	3	3" LED SURFACE MOUNT CAN LIGHT (WALL)	
4LED	7	4" LED CAN LIGHT (WATERPROOF)	
AA	1	ATTIC ACCESS	
BF	2	BATHFAN/LIGHT COMBO	
CFLED	3	CEILING FAN/LED LIGHT	
E	3	EXTERIOR CLEAR GLASS LIGHT	
FM	7	FLUSH MOUNT LIGHT	
S	2	STEM LIGHT	
VL	3	VANITY LIGHT	

WALL FRAMING ELEVATION

FP01 KEYNOTE



6" WALL THICKNESS

 HALF WALL

ISLAND WALL (HEIGHT VARIES)

DB DRAWER BANK
DW DISHWASHER
L LINEN
P PANTRY
PP POTS & PANS PULLOUT
UNO UNLESS OTHERWISE NOTED
W WASHER
D DRYER
DOV DOUBLE OVEN CABINET
MWOV MICROWAVE & OVEN CABINET
OV OVEN CABINET
MW MICROWAVE CABINET

FP01 RETURN AIR GRILLE
FP02 HEADERED OPENING
FP03 RECESSED DRYER BOX (FORCED OPTION)

1. ALL CLOSETS TO BE 2'-0" DEEP U.N.O
2. ALL SHELIVING TO BE SINGLE SHELF W/ROD U.N.O
3. ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION U.N.O.
4. ALL DIMENSIONS ARE TO EDGE OF GYP BOARD OR OSB U.N.O.

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CUSTOMER **McMANUS**

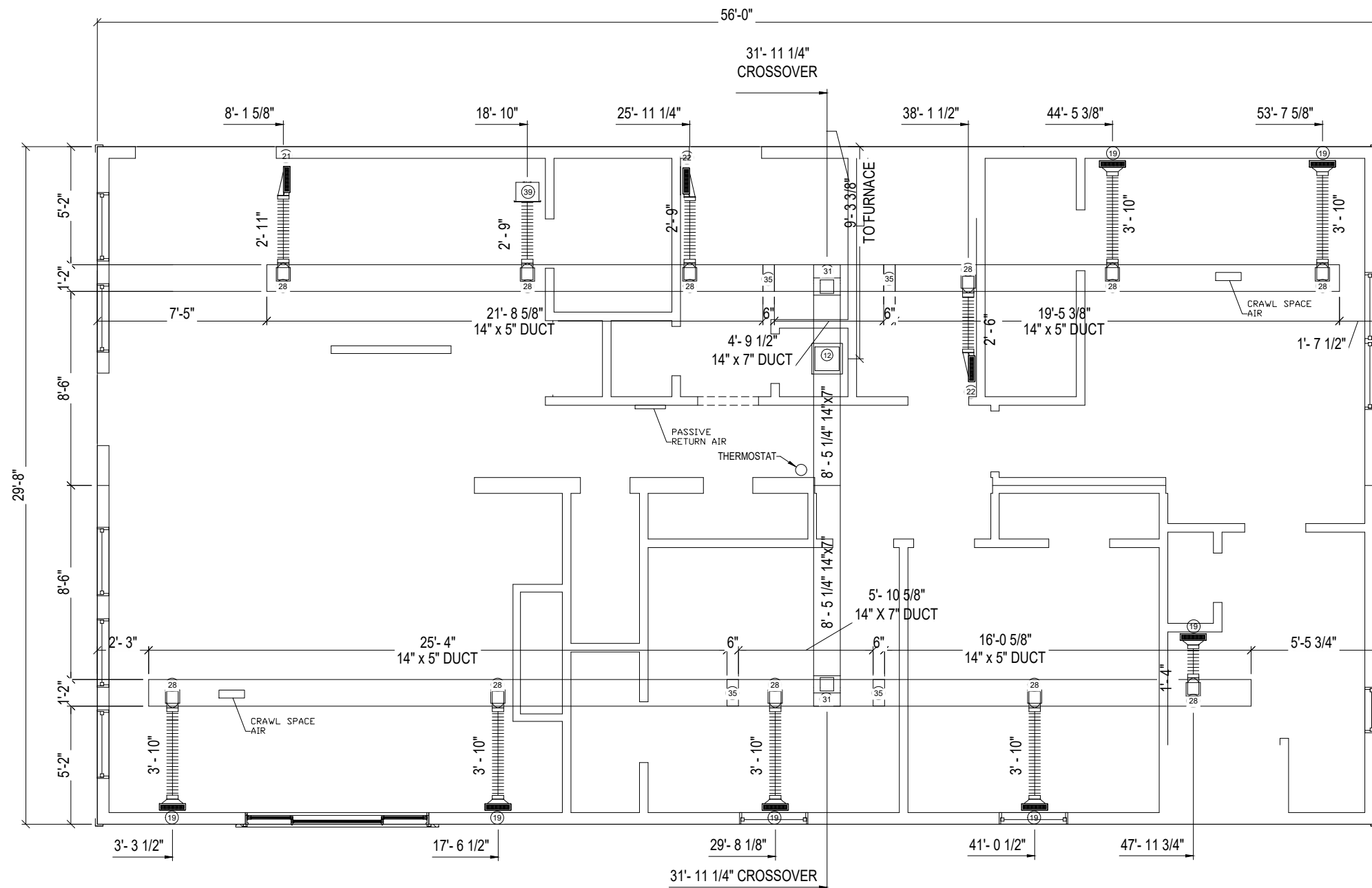
DEALER
SEEGER

SITE ADDRESS	PEYTON, CO
DRAWING TITLE	MAIN FLOOR PLAN

BONNAVILLA
A DIVISION OF CHIEF INDUSTRIES, INC.
111 GRANT STREET, AURORA, NEBRASKA 68818

DRN. BY: CES
DATE: 03/06/20
DWG No.

01



DUCT FITTING SCHEDULE

PART ID #	QTY	DESCRIPTION	COMMENTS
12	1	14x14x3 FURNACE BOOT	
19	7	2 1/4x12x6 90 DEGREE BOOT	
21	1	2 1/4x12x6 INLINE BOOT RIGHT SIDE	
22	2	2 1/4x12x6 INLINE BOOT LEFT SIDE	
28	11	6" ALUMINUM TOP TAKE OFF	
31	2	7x14 CROSSOVER TRANSITION	
35	4	7x14 TO 5x14 DUCT TRANSITION	
39	1	10x10 BOOT MIXER	

1 MECHANICAL HVAC PLAN
 04
 SCALE (22x34): 1/4"=1'-0"
 SCALE (11x17): 1/8"=1'-0"

State of Colorado
 Division of Housing

April 16, 2020



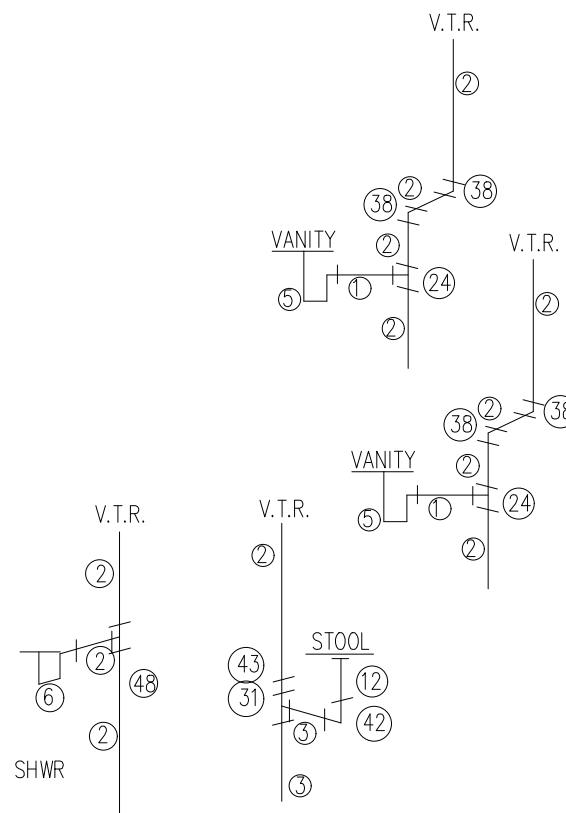
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SITE ADDRESS PEYTON, CO		CUSTOMER McMANUS
DRAWING TITLE MECHANICAL HVAC PLAN		DEALER SEEGER
QUOTE NO: Q006015		CODE 2018 IRC FLOOR LOAD: 40 PSF ROOF LOAD: 40 PSF WIND ZONE: 152 Vult WIND ZONE: 152 Vult
PID: 4813		DATE 3/30/20
DRN. BY: SME		DWG No.
DATE: 3/30/20		04

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 111 GRANT STREET, AURORA, NEBRASKA 68818

06



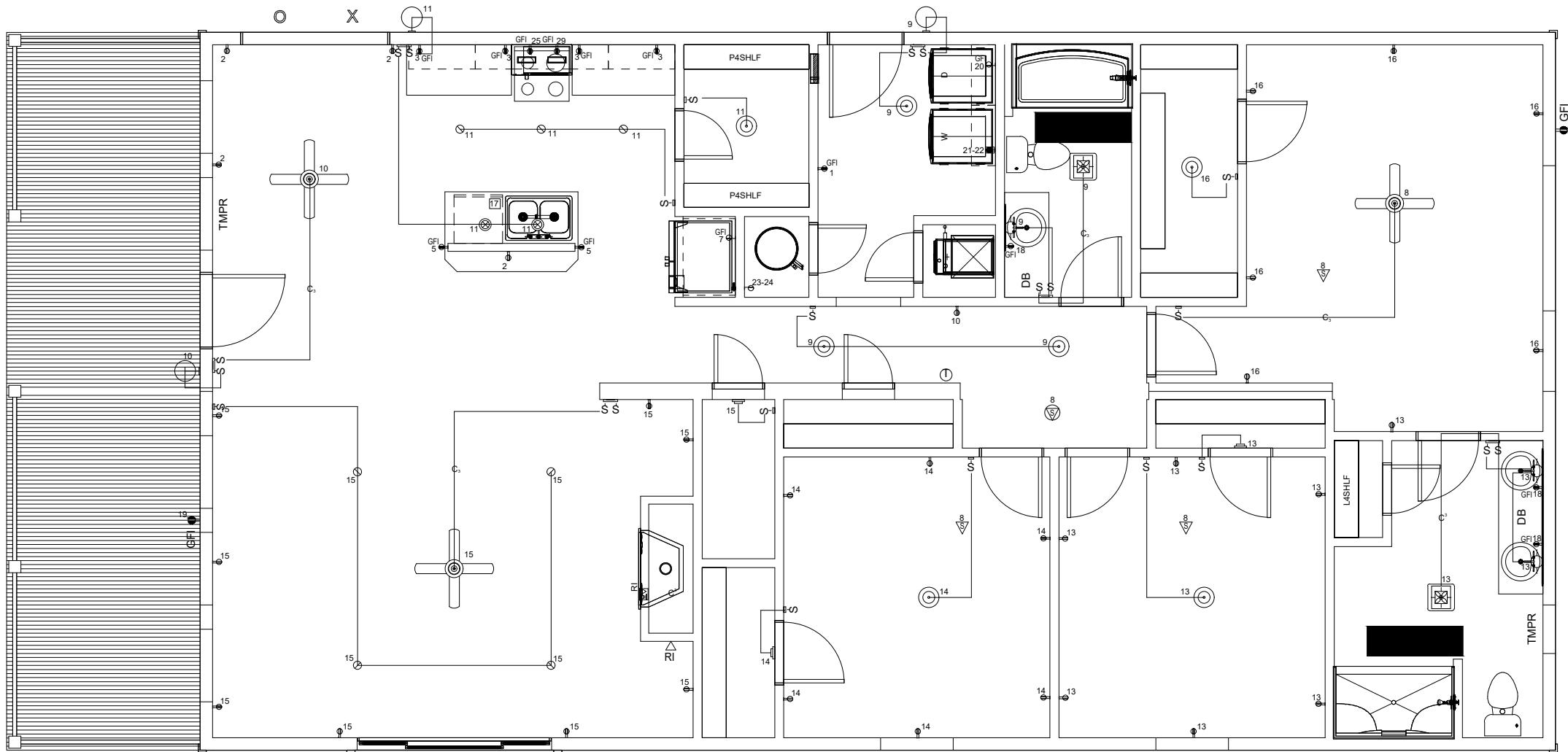
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 A DIVISION OF CHIEF INDUSTRIES, INC. <small>444 CHIEF STREET, SUITE 200, CHIEF, ILLINOIS 60018</small>	SITE ADDRESS PEYTON, CO		CUSTOMER McMANUS		CODE: 2018 IRC FLOOR: 40 PSF LOAD: ROOF: 40 PSF ZONE: WIND: 150 MPH	QUOTE NO: Q006015	PID: 4813
	DRAWING TITLE DRAIN PI AN ISOMETRIC		DEALER SEEGER				
DRN. BY: SM DATE: 3/30/2019 DWG No. 07A							

PLUMBING SYSTEM

1. Plumbing fixtures shall have separate shut-off valves.
2. Water heater shall have a safety pan with 3/4" minimum drain to exterior, T&P relief valve with drain to exterior, and a shut off valve within 3' on a cold water supply line.
3. Water pipes installed in a wall exposed to the exterior shall be located on the heated side of the wall insulation. Water piping installed in an unconditioned attic shall be insulated with R6.5 insulation minimum.
4. DWV system shall be either ABS or PVC
5. Water supply lines shall be polybutylene, CPVC, copper or PEX; when polybutylene supply line are installed the maximum water heater temperature setting shall not exceed 180° F.
6. Polybutylene pipe shall be installed in accordance with the manufacturers limitations and instructions.
7. Building drain and cleanouts are to be designed by others on site and subject to review and approval by the local authority having jurisdiction.
8. Tub access provided under home unless otherwise noted.
9. Shower stalls shall be covered with non-absorbent material to a height of 72" above the finish floor.
10. A thermal expansion device shall be provided at the water heater if required by the manufacturer's installation instructions.
11. A water hammer arrestor shall be installed where quick closing valves are utilized, unless otherwise approved. Water hammer arrestors shall be installed in accordance with manufacturer's installation instructions.
12. Building must be connected to a public water supply and sewer system if available.
13. Showers and tub/shower combination units shall be equipped with control valves that are pressure-balance, thermostatic-mixing or combination pressure-balance/thermostatic-mixing valve types with a high limit stop in accordance with ASSE 1016 or CSA B125. High limit stop shall limit the maximum water temperature to 120° F.
14. Bathtubs and whirlpool bathtubs hot water shall be limited to a maximum temperature of 120° F by a water temperature limiting device.
15. Protect all penetrations of rated assemblies.
16. Pex Pipe or Tubing is not allowed to be installed within the first 18" of piping connected to Water Heater.
17. High Efficiency to be installed per Manufacturer's installation requirements and attached to an indirect water receptor.

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1 08 ELECTRICAL PLAN

SCALE (22x34): 3/8" = 1'-0"
SCALE (11x17): 3/16" = 1'-0"

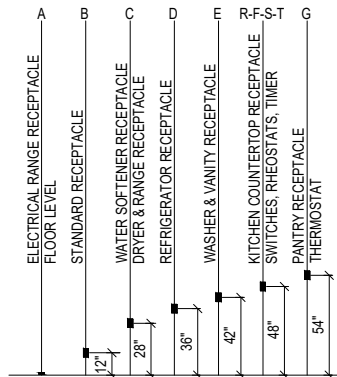
CIRCUIT CODE			
CIRCUIT	DESCRIPTION	AMPS	WIRE
1	RECEPS - UTILITY - ARC FAULT	20	12-2 W/G
2	RECEPS - MORNING ROOM - ARC FAULT	20	12-2 W/G
3	RECEPS - KITCHEN - ARC FAULT	20	12-2 W/G
4	OPEN	20	12-2 W/G
5	RECEPS - KITCHEN - ARC FAULT	20	12-2 W/G
6	OPEN	20	12-2 W/G
7	RECEPS - KITCHEN - FRIDGE - ARC FAULT	20	12-2 W/G
8	SMOKE ALARM / LIGHT - ARC FAULT	15	14-3 W/G
9	LIGHTS - UTILITY / HALL / MAIN BATH - ARC FAULT	15	14-2 W/G
10	RECEP - HALL - LIGHTS - MORNING ROOM - ARC FAULT	15	14-2 W/G
11	LIGHTS - KITCHEN - ARC FAULT	15	14-2 W/G
12	LIGHTS - CLOSETS / MASTER BATH - ARC FAULT	15	14-2 W/G
13	LGTS & RECEPS - 3RD BDRM - LIGHTS - MST BDRM / MST BATH - ARC FAULT	15	14-2 W/G
14	LIGHTS & RECEPS - 2ND BEDROOM - ARC FAULT	15	14-2 W/G
15	LIGHTS & RECEPS - LIVING ROOM / ENTRYWAY- ARC FAULT	15	14-2 W/G
16	LIGHTS & RECEPS - MASTER BEDROOM - ARC FAULT	15	14-2 W/G
17	DISHWASHER (LOCK OUT TYPE BREAKER) - ARC-FAULT / GROUND FAULT	15	14-2 W/G
18	RECEPS - BATHS	20	12-2 W/G
19	RECEPS - EXTERIOR	20	12-2 W/G
20	RECEP- WASHER - ARC FAULT	20	12-2 W/G
21-22	RECEP- DRYER	30	10-3 W/G
23-24	WATER HEATER (LOCKOUT TYPE BREAKER)	25	10-2 W/G
25	GAS RANGE	40	8-3 W/G
29	RECEPS - KITCHEN - MICROWAVE / OVEN - ARC-FAULT/GROUND FAULT	20	12-2 W/G

ELECTRICAL LEGEND

	INTERIOR DUPLEX RECEPT		SWITCH
	INTERIOR SINGLE RECEPT		3-WAY SWITCH
	INTERIOR GROUND FAULT DUPLEX RECEPT		RHEOSTAT
	EXTERIOR GROUND FAULT DUPLEX RECEPT		3-WAY RHEOSTAT
	EXTERIOR DUPLEX RECEPT		TIMER SWITCH
	FLOOR DUPLEX RECEPT		PANEL BOX
	SOFFIT GROUND FAULT DUPLEX RECEPT		JACK SYMBOL FOR TV, PH, CA5, WPH
	ELECTRIC RANGE RECEPT		CABLE JACK
	DRYER RECEPT		PHONE JACK
	220 OUTLET		DATA JACK
	THERMOSTAT		WALL PHONE JACK
	SMOKE DETECTOR		
	SMOKE-CO DETECTOR		

ELECTRICAL NOTES

- ALL 125-VOLT, 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- OUTDOOR RECEPTACLES EQUIPPED WITH IN USE WEATHER PROOF COVERS & "EXTRA DUTY" TYPE. ALL RECEPTACLE AND SWITCH LOCATIONS ARE TYPICAL HEIGHT U.N.O.
- NO AMP CONNECTORS - ALL CONNECTIONS MUST BE MADE IN BOX (NORTH DAKOTA ONLY)
- LIGHTS WITH DIMENSIONS WILL BE LOCATED IN DROPPED CEILINGS.
- EXTERIOR LIGHTS ARE TO BE LISTED FOR WET LOCATIONS.



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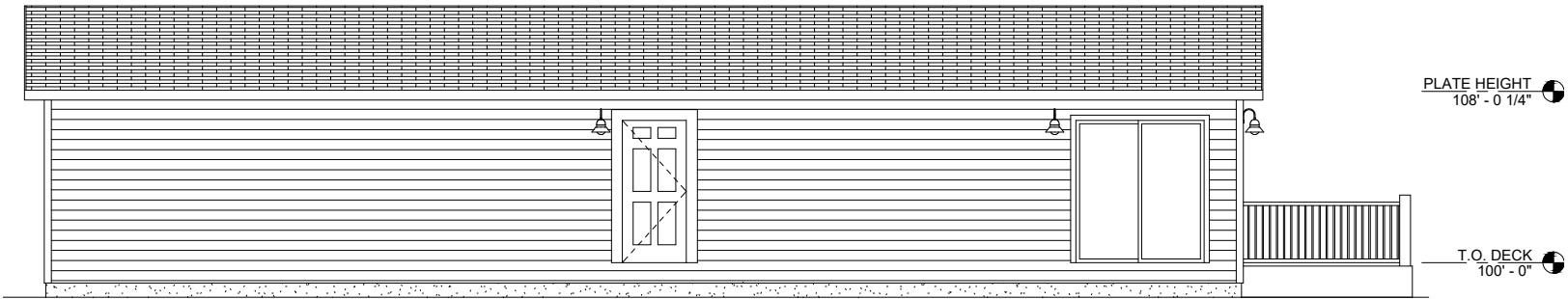


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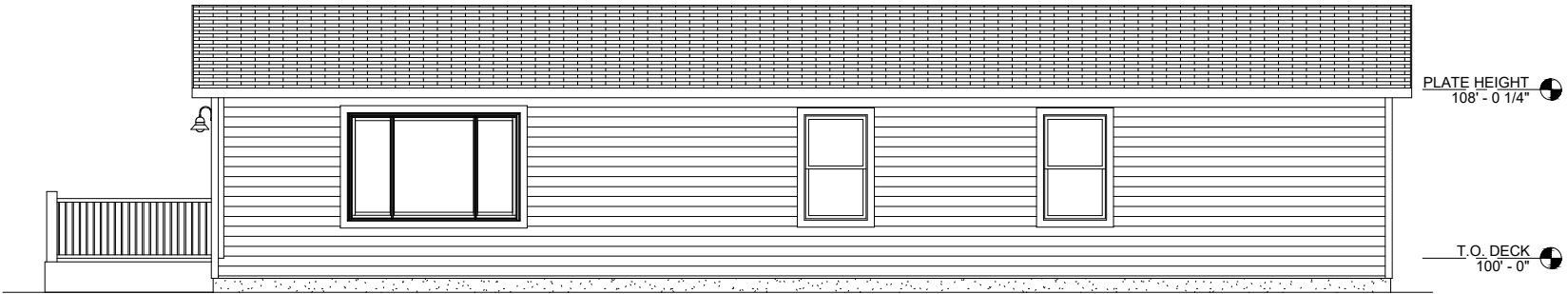
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SITE ADDRESS PEYTON, CO		CUSTOMER McMANUS		CODE 2018 IRC FLOOR: 40 LOAD: 40 ROOF: 40 WIND: 152 VULT MPH		REVISED BANK PACK	
DRAWING TITLE ELECTRICAL PLAN		DEALER SEEGER		QUOTE NO: Q006015		BANK PACK	
DWG No. 08		DATE: 03/06/20		PID: 4813		PRELIMINARY ISSUE	

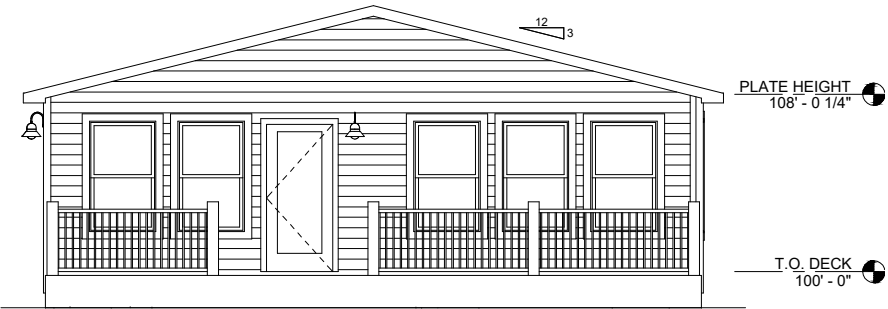
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1 FRONT ELEVATION
09
SCALE (22x34): 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"



2 REAR ELEVATION
09
SCALE (22x34): 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"



3 LEFT ELEVATION
09
SCALE (22x34): 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"



4 RIGHT ELEVATION
09
SCALE (22x34): 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"

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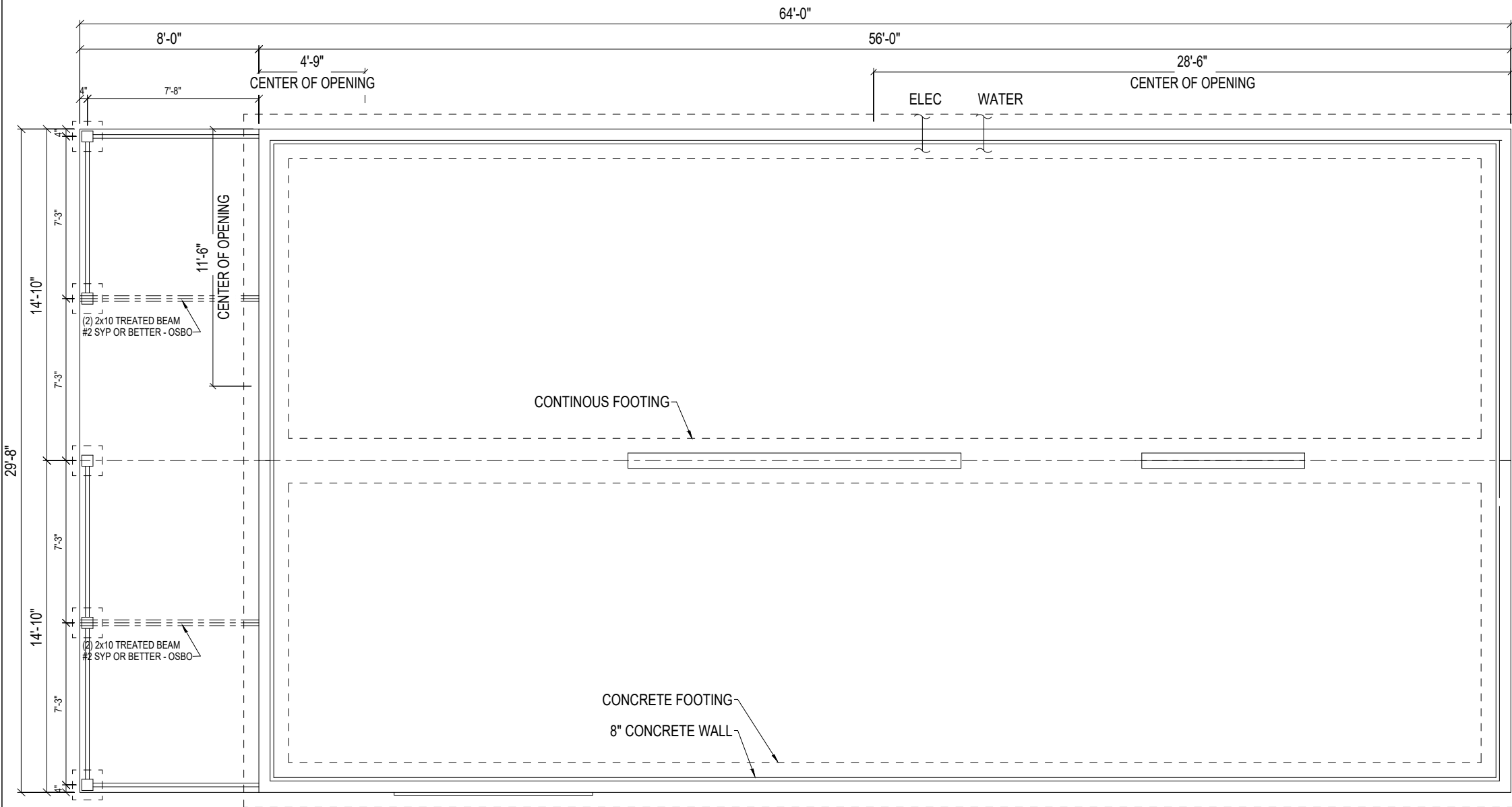


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SITE ADDRESS PEYTON, CO		CUSTOMER McMANUS		CODE 2018 IRC FLOOR 40 LOAD 40 ROOF 40 WIND 152 VULT ZONE 152		QUOTE NO. Q006015		PID: 4813		DEALER SEEGER		DRAWING TITLE EXTERIOR ELEVATIONS		DRN. BY: CES DATE: 03/06/20		DWG No. 09	
BONNIVILLA A DIVISION OF CHIEF INDUSTRIES, INC. 111 GRANT STREET, AURORA, NEBRASKA 68018		REVISED BANK PACK		REV		BANK PACK		PRELIMINARY ISSUE		DESCRIPTION		DATE		REV		DATE	
		03/27/20		CES		03/17/20		CES		03/06/20		CES		A		A	
		PSF		PSF		PSF		MPH									

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1 FOUNDATION PLAN
14
SCALE (22x34): 3/8" = 1'-0"
SCALE (11x17): 3/16" = 1'-0"

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FOUNDATION NOTES:

- FOUNDATION, FOOTINGS, AND/OR PIERS DESIGNED TO THE FOLLOWING LOADING CRITERIA:
 - FLOOR 40 PSF LL, 15 PSF DL
 - WALL 5 PLF DL
 - ROOF 45 PSF LL, 15 PSF DL
- FOR CRAWLSPACE APPLICATION, THE MINIMUM NET AREA OF VENTILATION OPENINGS FOR UNDER-FLOOR VENTILATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE BUILDING CODES (OR LOCAL REQUIREMENTS IF MORE STRINGENT). FOUNDATION ACCESS SHALL BE DETERMINED, LOCATED, VERIFIED, AND INSTALLED IN FIELD, BY OTHERS TO THE APPLICABLE BUILDING CODES.
- THE RIM JOIST ALONG THE MARRIAGE LINE CONSISTS OF 1-1/2" x 11-7/8" LAMINATED BEAMS. PROVIDE SUPPORTS PIERS ALONG THE MARRIAGE LINE 2-3/4" SHORTER THAN PERIMETER SUPPORTS. (NOT APPLICABLE WITH TRUSS FLOOR SYSTEMS)
- THE HOME SHALL BE GROUNDED AS DEFINED IN ARTICLE 250, SECTION III, OF THE 2017 NATIONAL ELECTRICAL CODE AS PART OF THOSE REQUIREMENTS, A FOOTING/FOUNDATION REBAR SHALL BE LEFT EXPOSED SO A CONNECTION CAN BE MADE WITH THE BUILDING STRUCTURE, AS DEFINED IN NEC ARTICLE 250, SECTION III, PART 50.
- BONNAVILLA HOMES SHALL NOT BE IN ANY WAY RESPONSIBLE FOR THE QUALITY OF THE QUANTITY OF MATERIALS USED (OR NOT USED)
- IN THE FABRICATION AND FINAL CONSTRUCTION OF THIS FOUNDATION, BONNAVILLA HOMES SHALL NOT BE RESPONSIBLE FOR ANY STANDARDS OF WORKMANSHIP.
- WHERE REPRESENTATIVES AND/OR DEALERS OF BONNAVILLA HOMES ARE ACTING AS INDEPENDENT CONTRACTORS, THEY DO SO AS THEIR OWN REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE HOMEOWNER AND/OR FOUNDATION CONTRACTOR TO MEET ALL ELECTRICAL, MECHANICAL, ENERGY, AND BUILDING CODES WHICH MAY APPLY TO THIS FOUNDATION PLAN.
- CRAWLSPACE FOUNDATIONS REQUIRE AN ACCESS MEETING THE REQUIREMENTS OF THE IBC SECTION R408 ACCESS OPENING TO BE 16" x 24". WHEN ACCESS IS LOCATED BELOW GRADE, AN AREAWAY OF 16" x 24" SHALL BE PROVIDED DIRECTLY IN FRONT OF THE ACCESS. AREAWAY SHALL BEGIN BELOW THE LEVEL OF THE CRAWLSPACE ACCESS. ACCESSES SHALL NOT BE LOCATED BENEATH A DOOR OF THE UPPER STORY.
- FOUNDATION ACCESS SHALL BE DETERMINED, LOCATED, VERIFIED, AND INSTALLED IN FIELD, BY OTHER
- VERIFY LOCATION, SIZE, AND QUALITY OF EXTERIOR WINDOWS. FOOTINGS WIDTH AND DEPTH - FOOTINGS ARE TO BE CALCULATED BY AN ARCHITECT OR ENGINEER BASED ON HOME DESIGN. TYPICAL SPECIFICATIONS FOR PERIMETER FOOTINGS IS 16" x 8". CENTERLINE FOOTING DIMENSION IS 16" WIDE AND 8" DEEP. THESE DIMENSIONS ARE TYPICAL AND ARE AFFECTED BY SOIL TYPE, SOIL COMPACTION, SPECIAL LOADS, ETC.
- ADJUSTABLE COLUMN SUPPORTS MAY BE REPLACED WITH CONTINUOUS BEARING WALL (MINIMUM REQUIREMENTS FOR WALL WILL BE DOUBLE 2 x 4 TOP PLATE, SINGLE 2 x 4 BOTTOM PLATE AND DOUBLE 2 x 4 STUDS @ 16" O.C. OR DOUBLE 2 x 6 TOP PLATE, SINGLE 2 x 6 BOTTOM PLATE AND SINGLE 2 x 6 STUDS @ 16" O.C. FOUNDATION ENGINEER TO PROVIDE LOAD PATH FOR UPLIFT FORCES FROM SHEARWALLS TO FOUNDATION (i.e. HOLDOWNS, STRAPPING, ETC.). SUGGESTED DESIGN LOADS TO BE EQUAL TO CAPACITY OF HOLDOWN. (i.e. SIMPSON LSTHD8RJ = 3115# UPLIFT).
- THE RIM JOIST ALONG THE MARRIAGE LINE CONSISTS OF 1-1/2" x 11-7/8" LAMINATED BEAMS. PROVIDE SUPPORTS PIERS ALONG THE MARRIAGE LINE 2-3/4" SHORTER THAN PERIMETER SUPPORTS. (NOT APPLICABLE WITH TRUSS FLOOR SYSTEMS)
- NOTE: ***THE POINT LOADS THAT ARE SHOWN ON THIS FOUNDATION DRAWING ARE ESTIMATED VALUES. THESE VALUES COULD CHANGE WHEN THE HOME IS ENGINEERED. THESE ESTIMATED VALUES SHOULD NOT BE USED TO SIZE FOOTINGS. THE COMPLETE FOUNDATION DESIGN IS NOT THE RESPONSIBILITY OF BONNAVILLA HOMES.***

 A DIVISION OF CHIEF INDUSTRIES, INC.		SITE ADDRESS PEYTON, CO		CUSTOMER McMANUS		CODE: 2018 IRC	
DRN. BY: CES DATE: 03/06/20 DWG No. 14		DRAWING TITLE FOUNDATION PLAN		DEALER SEEGER		FLOOR LOAD: 40 PSF	
						ROOF LOAD: 40 PSF	
						WIND ZONE: 152 VULT MPH	
						PRELIMINARY ISSUE	
						DATE: 03/06/20	
						DRN BY: 	
						DESCRIPTION	
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Q006015 - SEEGER - McMANUS

1661 SQ. FT.

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REQ'D GLAZE & VENT AREA - KITCHEN / MORNING ROOM / LIVING...				ACTUAL GLAZE & VENT AREA - KITCHEN / MORNING ROOM / LIVING ROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
KITCHEN	167 SF	13.38 SF	6.69 SF	12	1	36"x60" S/H EGRESS	KIT/MR/LR	11.24	5.83
LIVING ROOM	270 SF	21.60 SF	10.80 SF	12	1	36"x60" S/H EGRESS	KIT/MR/LR	11.24	5.83
MORNING ROOM	116 SF	9.29 SF	4.64 SF	12	1	36"x60" S/H EGRESS	KIT/MR/LR	11.24	5.83
	553 SF	44.26 SF	22.13 SF	12	1	36"x60" S/H EGRESS	KIT/MR/LR	11.24	5.83
				12	1	36"x60" S/H EGRESS	KIT/MR/LR	11.24	5.83
				12	1	36"x60" S/H EGRESS TEMPERED	KIT/MR/LR	11.24	5.83
				59	1	96x60 PICTURE WINDOW w/ SLIDERS	KIT/MR/LR	24.28	16.74
								80.48	45.89

REQ'D GLAZE & VENT AREA - MASTER BEDROOM				ACTUAL GLAZE & VENT AREA - MASTER BEDROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
MASTER BEDROOM	200 SF	16.04 SF	8.02 SF	15	1	DOUBLE 36"x60" S/H EGRESS	MSTR BDRM	22.48	11.66
		16.04 SF	8.02 SF					22.48	11.66

REQ'D GLAZE & VENT AREA - 2ND BEDROOM				ACTUAL GLAZE & VENT AREA - 2ND BEDROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
2ND BEDROOM	128 SF	10.21 SF	5.11 SF	12	1	36"x60" S/H EGRESS	2ND BDRM	11.24	5.83
		10.21 SF	5.11 SF					11.24	5.83

REQ'D GLAZE & VENT AREA - 3RD BEDROOM				ACTUAL GLAZE & VENT AREA - 3RD BEDROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
3RD BEDROOM	128 SF	10.21 SF	5.11 SF	12	1	36"x60" S/H EGRESS	3RD BDRM	11.24	5.83
		10.21 SF	5.11 SF					11.24	5.83

RESCHECK EXTERIOR DOOR SCHEDULE					
ID #	QTY	DESCRIPTION	AREA	Height	U-Value
107	1	36"x80" FULL GLASS W/ BLINDS	20 SF	6' - 8"	0.33
108	1	36"x80" 20 MIN FIRE-RATED FIBERGLASS w/ SELF CLOSING DEVICE	20 SF	6' - 8"	0.14
114	1	72"x82" SLIDING DOOR (X-O)	40 SF	6' - 8"	0.33
			80 SF		

RESCHECK WINDOW SCHEDULE						
ID #	QTY	DESCRIPTION	AREA	SF (R.O)	Rough Height	U-Value
10	1	24"x36" S/H TEMPERED	6 SF	0 SF	3' - 0 1/4"	0.33
12	6	36"x60" S/H EGRESS	90 SF	0 SF	5' - 0 1/4"	0.32
12	1	36"x60" S/H EGRESS TEMPERED	15 SF	0 SF	5' - 0 1/4"	0.33
59	1	96x60 PICTURE WINDOW w/ SLIDERS	40 SF	0 SF	5' - 0 9/16"	0.32
15	1	DOUBLE 36"x60" S/H EGRESS	30 SF	0 SF	5' - 0 1/4"	0.32
			181 SF			

RESCHECK EXTERIOR WALL SCHEDULE			
Type	Length	Unconnected Height	WALL AREA
6 1/8" Exterior Wall	55' - 9"	8' - 0 1/4"	447 SF
6 1/8" Exterior Wall	55' - 5 7/8"	8' - 0 1/4"	445 SF
6 1/8" Exterior Wall	14' - 10 1/16"	8' - 0 1/4"	119 SF
6 1/8" Exterior Wall	14' - 10 1/16"	8' - 0 1/4"	119 SF
6 1/8" Exterior Wall	14' - 6 15/16"	8' - 0 1/4"	117 SF
6 1/8" Exterior Wall	14' - 6 15/16"	8' - 0 1/4"	117 SF
			1364 SF

RESCHECK CRAWLSPACE WALL SCHEDULE				
Type	Length	Unconnected Height	WALL AREA	Comments
8" Concrete Wall	55' - 4"	4' - 0"	221 SF	
8" Concrete Wall	29' - 0"	4' - 0"	116 SF	
8" Concrete Wall	55' - 4"	4' - 0"	221 SF	
8" Concrete Wall	29' - 0"	4' - 0"	116 SF	
			675 SF	

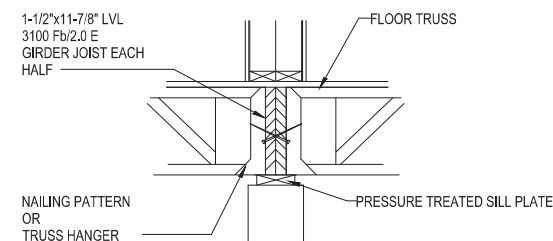
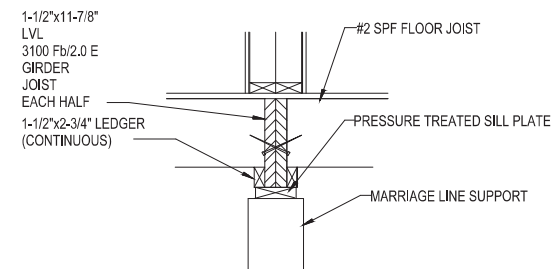
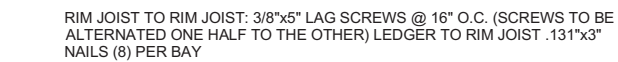
RESCHECK MECHANICAL EQUIPMENT SCHEDULE				
Manufacturer	Model	QTY	Description	Comments
GUARDIAN	MG9S060	1	HEF (95%) Gas 060	
STATE WH	EN640DORT	1	Water Heater 40 Gal Electric	

Area Schedule (Gross Building)	
Name	Area
MAIN FLOOR	1661 SF
CRAWLSPACE	1661 SF

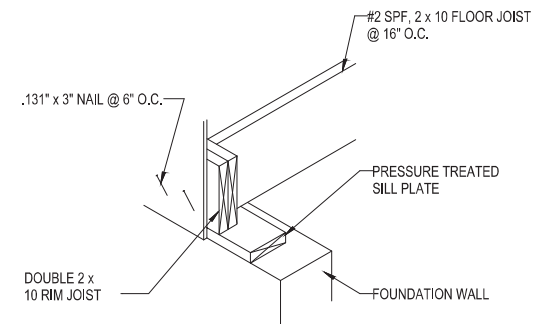
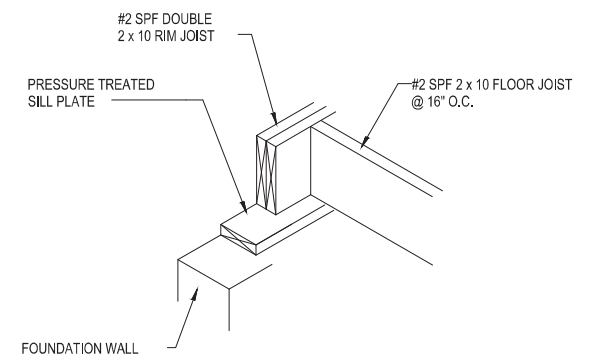
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Page 3 of 22

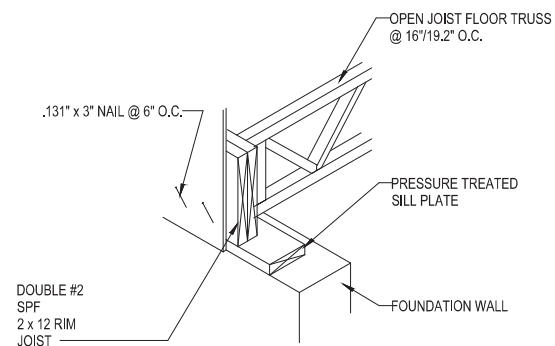
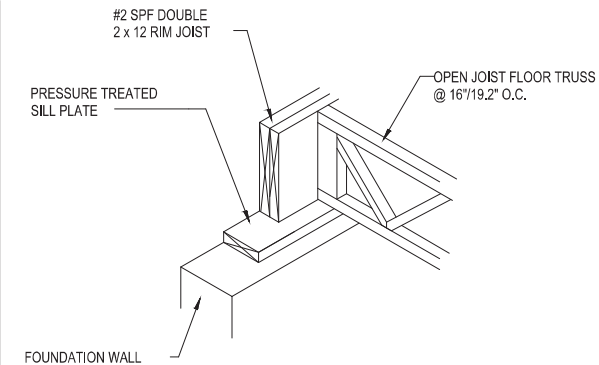
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DATE: 11/07/2018		CROSS SECTION		LOAD: 40	
DWG No.		111 GRANT STREET, AURORA, NEBRASKA 68618		ROOF: PSF	
M2.1				ZONE: 30, 45, 67, 100 PSF	
				WIND: 115, 126, 155 MPH	
				REV. DATE DIBBY DESCRIPTION	



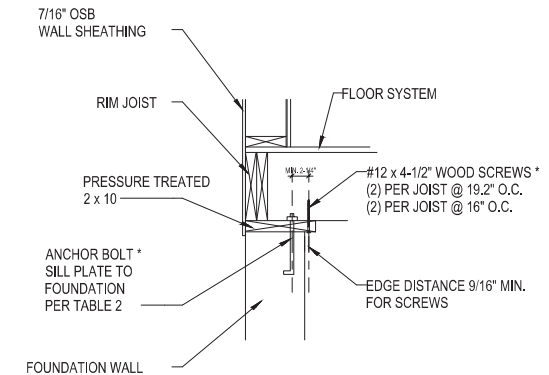
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FLOOR TO SILL
(TOE NAILED METHOD - FLOOR
JOIST)

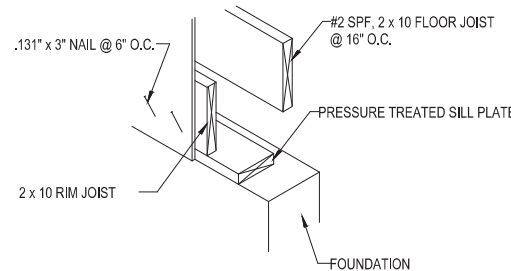


FLOOR TO SILL
(TOE NAILING METHOD - FLOOR TRUSS)

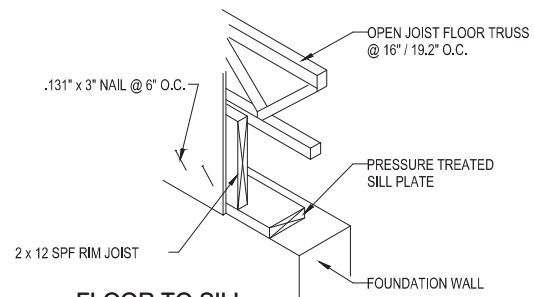


THIS ALTERNATE CONNCTION
APPLICABLE TO SIDEWALL AND
NOT TO ENDWALL CONDITION

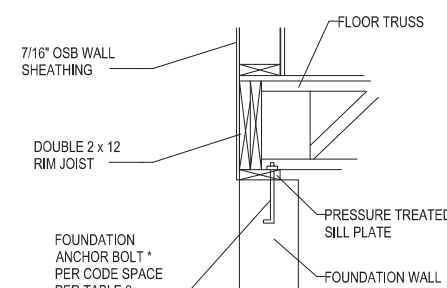
FLOOR TO SILL
(OVERSIZED PLATE METHOD THRU SILL INTO
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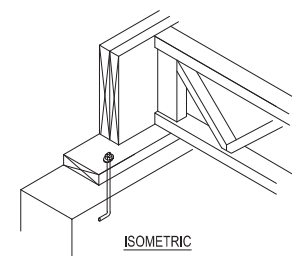
FLOOR TO SILL
(TOE NAILED METHOD - ENDWALL RIM
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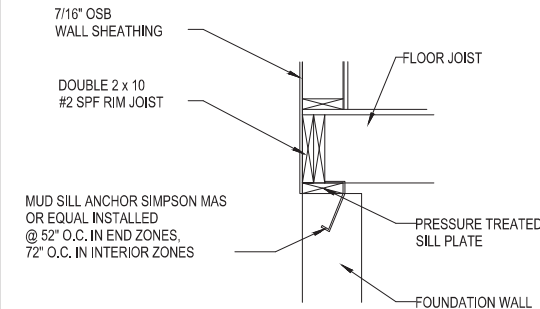
FLOOR TO SILL
(TOE NAILED METHOD - ENDWALL RIM
JOIST)



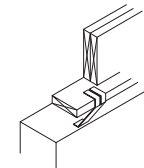
PLAN VIEW



SILL TO
FOUNDATION
(ANCHOR BOLT)



PLAN
VIEW



SILL TO
FOUNDATION
(MUD SILL ANCHOR)

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Division of Housing

April 16, 2020



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TABLE 2

5/8" ANCHOR BOLT SPACING		
ID ED	6'-0" END ZONE	INTERIOR ZONE
5/12	72" O.C. *	72" O.C. *
7/12	72" O.C. *	72" O.C. *

TABLE 2.1

5/8" ANCHOR BOLT SPACING		
WIND SPEED	6'-0" END ZONE	INTERIOR ZONE
126 MPH 5/12	72" O.C. *	72" O.C. *
126 MPH 7/12	72" O.C. *	72" O.C. *

TABLE 2.2


5/8" ANCHOR BOLT SPACING		
WIND SPEED	6'-0" END ZONE	INTERIOR ZONE
155 MPH 5/12	60" O.C. *	60" O.C. *
155 MPH 7/12	68" O.C. *	48" O.C. *

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 A DIVISION OF CHIEF INDUSTRIES, INC. 111 GRANT STREET, AURORA, NEBRASKA 68818	PROJECT NAME TWO SECTION RANCH		CODE: 2018 IRC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DRAWING TITLE FLOOR FASTENING		FLOOR LOAD: 40 PSF ROOF ZONE: 30, 45, 67, 100 PSF WIND ZONE: 115, 126, 155 MPH		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRN. BY: KGB DATE: 11/07/2018 DWG No. M04	DESCRIPTION						

COMMON (MARRIAGE) WALL CONSTRUCTION

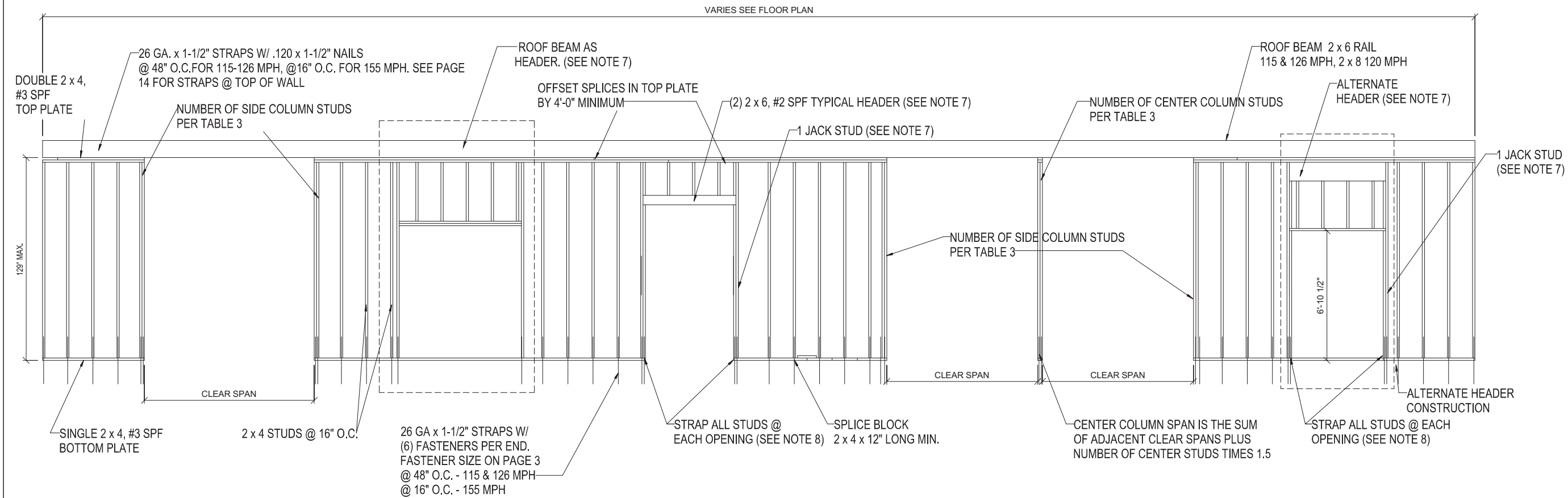


TABLE 3 - ROOF BEAM COLUMNS (115 126 & 155 MPH)
UP TO 7/12 MAX ROOF SLOPES & 2" MIN. BEARING

COLUMN STUDS CLEAR SPAN CHART (NOTE 4)						CENTER COLUMN STUDS SPAN CHART (NOTE 4)					
DESIGN	DESIGN (QUANTITY, GRADE & SPECIES)	ROOF LIVE LOAD				DESIGN	DESIGN (QUANTITY, GRADE & SPECIES)	ROOF LIVE LOAD			
		30	45	66.7	100			30	45	66.7	100
	(2) 2x4 STUD/#3 SPF	104"	85"	61"	36"		(2) 2x4 STUD/#3 SPF	39"	33"	24"	18"
	(3) 2x4 STUD/#3 SPF	164"	136"	100"	62"		(3) 2x4 STUD/#3 SPF	72"	61"	46"	33"
	(4) 2x4 STUD/#3 SPF	224"	187"	138"	88"		(4) 2x4 STUD/#3 SPF	96"	81"	61"	44"
	(5) 2x4 STUD/#3 SPF	285"	238"	177"	115"		(5) 2x4 STUD/#3 SPF	120"	101"	77"	56"
	(6) 2x4 STUD/#3 SPF	345"	289"	215"	141"		(6) 2x4 STUD/#3 SPF	144"	122"	92"	67"
	(7) 2x4 STUD/#3 SPF	405"	340"	254"	167"		(7) 2x4 STUD/#3 SPF	168"	142"	108"	78"

GENERAL NOTES:

1. THE NUMBER OF COLUMNS REPRESENTS NUMBER PER HALF.
2. COMMONWALL REQUIRED EACH HALF OF HOME.
3. JACK STUDS SUPPORT THE HEADER, ADD 1 FULL HEIGHT STUD
4. BASED ON A 2" WIDE (MIN.) BEARING STRIP FOR RIDGE BEAM & GIRDERS
5. DESIGN IS BASED ON ROOF LIVE LOAD.
6. SEE ALSO TABLE 16, ON PAGE 14 FOR BEAM MAX SPANS
7. SEE TABLES 16 & 17, ON PAGE 14 FOR OTHER HEADER CONFIGURATIONS
8. SEE TABLE 15 (115 MPH) TABLE 15.1 (126 MPH) OR TABLE 15.2 (155 MPH), ON PAGE 14



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CODE	FLOOR LOAD	ROOF LOAD	ROOF ZONE	WIND ZONE	DESCRIPTION
2018 IRC	40	PSF	30, 45, 67, 100	115, 126, 155	PSF MPH
PROJECT NAME	TWO SECTION RANCH				
DRAWING TITLE	COMMONALL CONSTRUCTION				
DRN. BY:	KBG				
DATE:	11/07/2018				
DWG No.	M05				

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Division of Housing

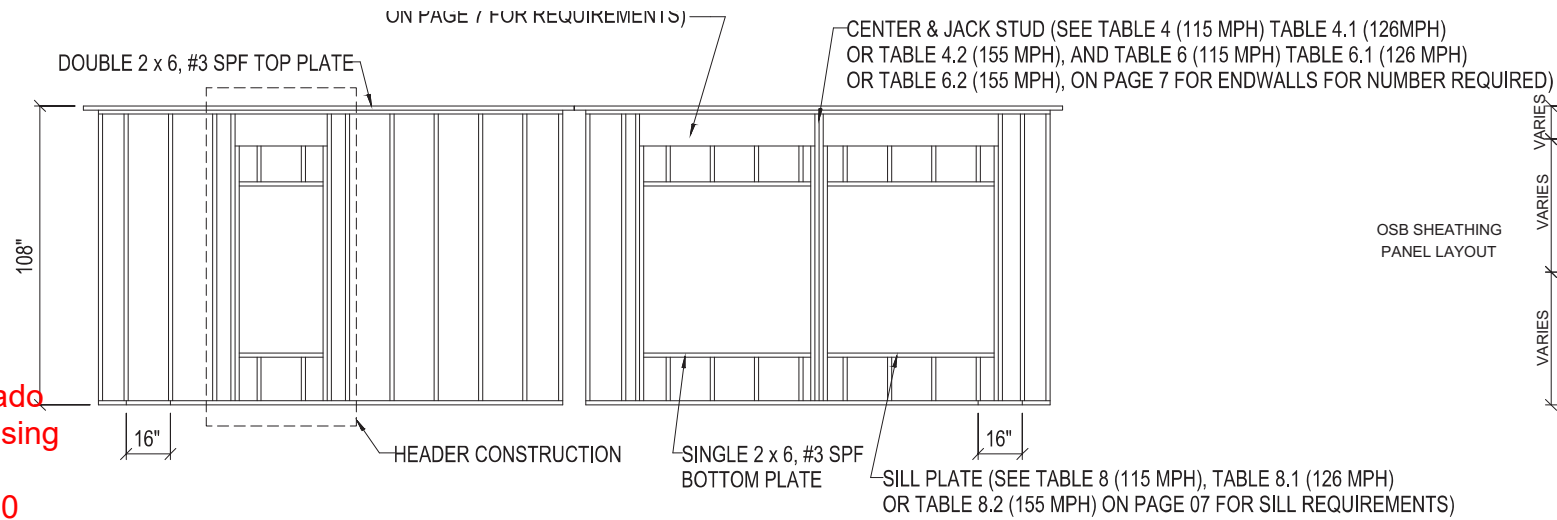
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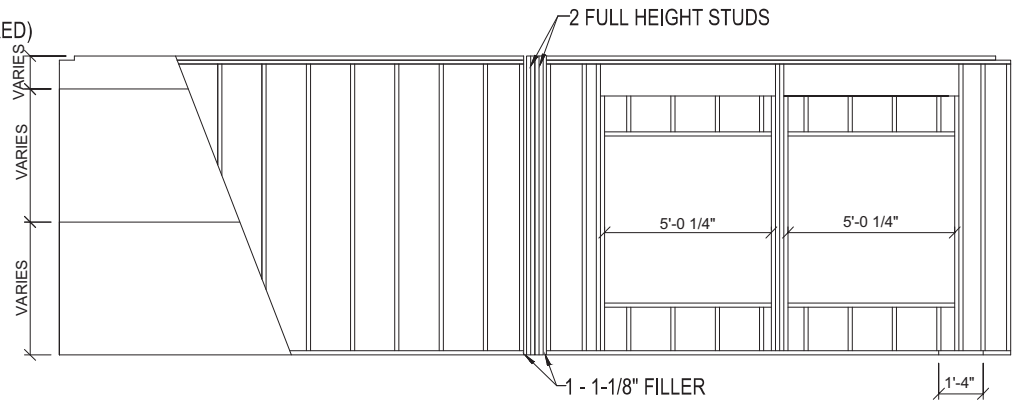
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EXTERIOR SIDE AND END WALL FRAMING

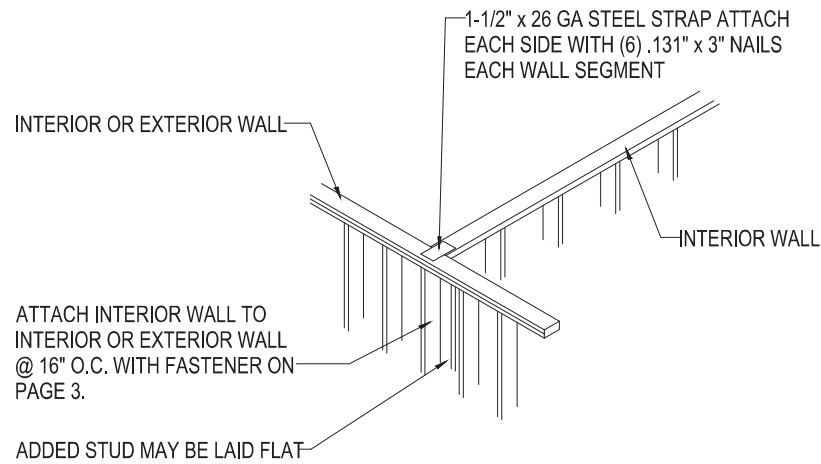


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PANEL LAYOUT

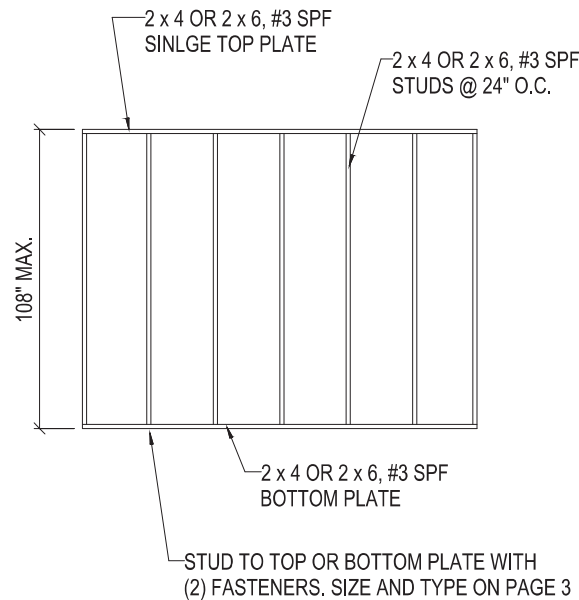


END WALL FRAMING - ALTERNATE

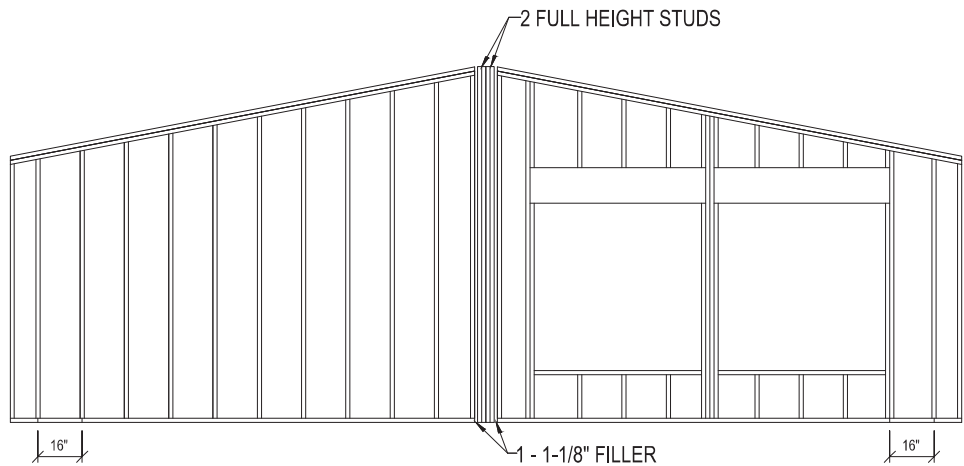
TABLE 24				
ENDWALL STUD CHART - 108" MAX HEIGHT				
108" MAX WALL HEIGHT	ROOF LIVE LOAD 2" BEARING STRIP			ROOF LIVE LOAD 2 1/2" BEARING STRIP
NUMBER OF STUDS	30 PSF	40 PSF	67 PSF	100 PSF
(2) 2x6	474	388	260	218



INTERIOR WALL TO EXTERIOR/INTERIOR WALL



INTERIOR WALL FRAMING



END WALL FRAMING - ALTERNATE

TABLE 24.1				
ENDWALL STUD CHART - 129" MAX HEIGHT				
129" MAX WALL HEIGHT	ROOF LIVE LOAD 2" BEARING STRIP			ROOF LIVE LOAD 2 1/2" BEARING STRIP
NUMBER OF STUDS	30 PSF	40 PSF	67 PSF	100 PSF
(2) 2x6	392	326	226	192



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CODE	FLOOR LOAD	ROOF LOAD	WIND ZONE	PSF	PSF	MPH
2018 IRC	40	30, 45, 67, 100	115, 126, 155			
PROJECT NAME	TWO SECTION RANCH					
DRAWING TITLE	INTERIOR & ENDWALL CONSTRUCTION					
DRN. BY:	KBG					
DATE:	11/07/2018					
DWG No.	M06					

TABLE 4 - 115 MPH			
SIDEWALL OPENING STUD CHART			
108" MAX WALL HEIGHT	115 MPH		
	INTERIOR ZONE	END ZONE	
(2) 2x6	SIDE	95"	84"
	CENTER	na	na
(3) 2x6	SIDE	140"	140"
	CENTER	73 1/2"	73 1/2"
(4) 2x6	SIDE	na	na
	CENTER	na	na

NOTES:

- DESIGNED FOR 178" FLOOR WIDTH WITH 12" MAX. EAVES.
- ONE JACK STUD MAY COUNT AS A SIDE STUD.
- STUDS ARE STUD GRADE FOR NO. 3 SPF.

TABLE 4.1-126 MPH			
SIDEWALL OPENING STUD CHART			
108" MAX WALL HEIGHT	126 MPH		
	INTERIOR ZONE	END ZONE	
(2) 2x6	SIDE	82"	71"
	CENTER	na	na
(3) 2x6	SIDE	140"	127"
	CENTER	73 1/2"	67"
(4) 2x6	SIDE	73 1/2"	140"
	CENTER	73 1/2"	72"

NOTES:

- DESIGNED FOR 178" FLOOR WIDTH WITH 12" MAX. EAVES.
- ONE JACK STUD MAY COUNT AS A SIDE STUD.
- STUDS ARE STUD GRADE FOR NO. 3 SPF.

TABLE 4.2-155 MPH			
SIDEWALL OPENING STUD CHART			
108" MAX WALL HEIGHT	155 MPH		
	INTERIOR ZONE	END ZONE	
(2) 2x6	SIDE	61"	51"
	CENTER	na	na
(3) 2x6	SIDE	110"	96"
	CENTER	58 1/2"	51 1/2"
(4) 2x6	SIDE	140"	133"
	CENTER	72"	68 1/2"
(5) 2x6	SIDE	140"	140"
	CENTER	72"	70 1/2"

NOTES:

- DESIGNED FOR 178" FLOOR WIDTH WITH 12" MAX. EAVES.
- ONE JACK STUD MAY COUNT AS A SIDE STUD.
- STUDS ARE STUD GRADE FOR NO. 3 SPF.

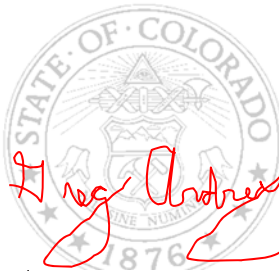
TABLE 5 - MAX 7:12 SLOPE								
SIDEWALL JACK STUD CHART - MAX OPENING								
108" MAX WALL HEIGHT	ROOF LIVE LOAD 2 MEMBER HEADERS				ROOF LIVE LOAD 3 MEMBER HEADERS			
	NUMBER OF JACK STUDS	30 PSF	45 PSF	67 PSF	100 PSF	30 PSF	45 PSF	67 PSF
(1) 2x6	83"	65"	46"	28"	127"	100"	72"	46"
(2) 2x6	166"	130"	92"	57"	255"	201"	145"	92"
(3) 2x6	249"	195"	139"	86"	383"	301"	217"	139"



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TABLE 7 - SIDEWALL HEADER SPAN				
UP TO 7:12 SLOPE				
DESIGN (QUANTITY, GRADE & SPECIES)	MAXIMUM CLEAR SPAN			
	30 PSF RLL	45 PSF RLL	67 PSF RLL	100 PSF RLL
(2) 2x4 #2 SPF	41"	37"	29"	24"
(2) 2x6 #2 SPF	60"	54"	43"	35"
(2) 2x8 #2 SPF	76"	68"	54"	44"
(2) 2x10 #2 SPF	93"	83"	67"	54"
(2) 2x12 #2 HEM FIR	107"	95"	76"	62"
(2) 1 1/2"x5 1/2" LVL	94"	86"	76"	62"
(2) 1 1/2"x9 1/4" LVL	138"	138"	123"	101"
(2) 1 1/2"x11 7/8" LVL	150"	150"	150"	127"
(3) 2x4 #2 SPF	54"	48"	38"	31"
(3) 2x6 #2 SPF	79"	71"	56"	46"
(3) 2x8 #2 SPF	100"	90"	72"	58"
(3) 2x10 #2 SPF	123"	110"	88"	72"
(3) 2x12 #2 HEM FIR	140"	125"	100"	82"
(3) 1 1/2"x5 1/2" LVL	108"	99"	87"	74"
(3) 1 1/2"x9 1/4" LVL	158"	158"	146"	125"
(3) 1 1/2"x11 7/8" LVL	172"	172"	172"	159"

TABLE 6-115 MPH				
ENDWALL STUDS				
129" MAX WALL HEIGHT (1)		MAX OPENING WIDTH		
WIND SPEED	NUMBER OF STUDS	OPENING	INTERIOR ZONE	END ZONE
90 MPH	(1) 2x6	SIDE	48"	42"
		CENTER	32"	29"
	(2) 2x6	SIDE	96"	102"
		CENTER	61"	62 1/2"
	(3) 2x6	SIDE	140"	140"
		CENTER	81 1/2"	80"
	(4) 2x6	SIDE		
		CENTER		
	(1) 2x6	SIDE	36"	32"
		CENTER	26"	24"
	(2) 2x6	SIDE	78"	81"
		CENTER	49"	49 1/2"
100 MPH	(3) 2x6	SIDE	140"	140"
		CENTER	78 1/2"	77 1/2"
	(4) 2x6	SIDE		
		CENTER		

(1) MAX WALL HEIGHT IN END ZONES - 113"

TABLE 6.1-126 MPH				
ENDWALL STUDS				
129" MAX WALL HEIGHT (1)		MAX OPENING WIDTH		
WIND SPEED	NUMBER OF STUDS	OPENING	INTERIOR ZONE	END ZONE
120 MPH	(1) 2x6	SIDE	30"	28"
		CENTER	23"	22"
	(2) 2x6	SIDE	49"	51"
		CENTER	33"	33 1/2"
	(3) 2x6	SIDE	102"	104"
		CENTER	58"	58 1/2"
	(4) 2x6	SIDE	140"	140"
		CENTER	75"	75"

TABLE 6.2-155 MPH				
ENDWALL STUDS				
129" MAX WALL HEIGHT (1)		MAX OPENING WIDTH		
WIND SPEED	NUMBER OF STUDS	OPENING	INTERIOR ZONE	END ZONE
120 MPH	(1) 2x6	SIDE	30"	28"
		CENTER	23"	22"
	(2) 2x6	SIDE	49"	51"
		CENTER	33"	33 1/2"
	(3) 2x6	SIDE	102"	104"
		CENTER	58"	58 1/2"
	(4) 2x6	SIDE	140"	140"
		CENTER	75"	75"

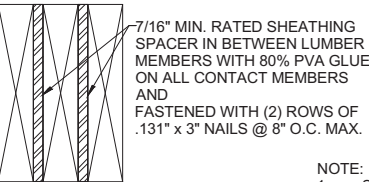
(1) MAX WALL HEIGHT IN END ZONES - 113"

TABLE 8	
SIDEWALL OPENING SILL SPAN CHART - 115 MPH	
DESIGN (QUANTITY, GRADE, & SPECIES)	MAXIMUM CLEAR SPAN
(1) 2x6 #3 SPF	98"
(2) 2x6 #3 SPF	138 1/2"
(3) 2x6 #3 SPF	168"

TABLE 8.1		
SIDEWALL OPENING SILL SPAN CHART - 126 MPH		
DESIGN (QUANTITY, GRADE, & SPECIES)	MAXIMUM CLEAR SPAN	
	END ZONE	INTERIOR ZONE
(1) 2x6 #3 SPF	88"	96"
(2) 2x6 #3 SPF	124"	136"
(3) 2x6 #3 SPF	156"	166"

TABLE 8.2		
SIDEWALL OPENING SILL SPAN CHART - 155 MPH		
DESIGN (QUANTITY, GRADE, & SPECIES)	MAXIMUM CLEAR SPAN	
	END ZONE	INTERIOR ZONE
(1) 2x6 #3 SPF	73'	80"
(2) 2x6 #3 SPF	103"	113"
(3) 2x6 #3 SPF	136"	147"

(3) 2 x HEADER DETAIL



NOTE:

- SIDEWALL SILL PLATE CHART TO ALSO BE USED FOR ENDWALL SILL PLATE AND ENDWALL HEADERS.
- ATTACH SIDE STUD TO SILL PLATE WITH .131" x 3" NAILS (MAY BE TOED OR END NAILED). SEE TABLE 9 FOR QUANTITY.

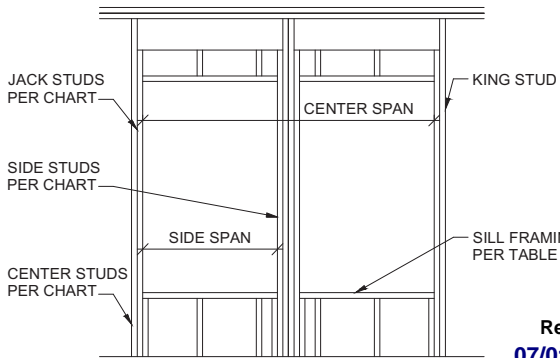
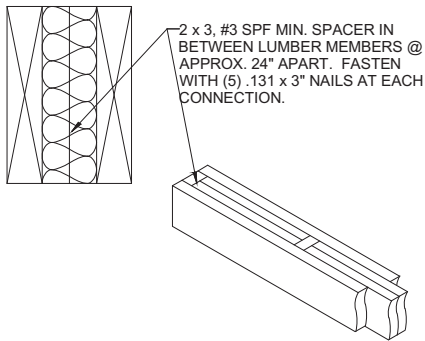
NOTE:

- SIDEWALL SILL PLATE CHART TO ALSO BE USED FOR ENDWALL SILL PLATE AND ENDWALL HEADERS.
- ATTACH SIDE STUD TO SILL PLATE WITH .131" x 3" NAILS (MAY BE TOED OR END NAILED). SEE TABLE 9.1 FOR QUANTITY.

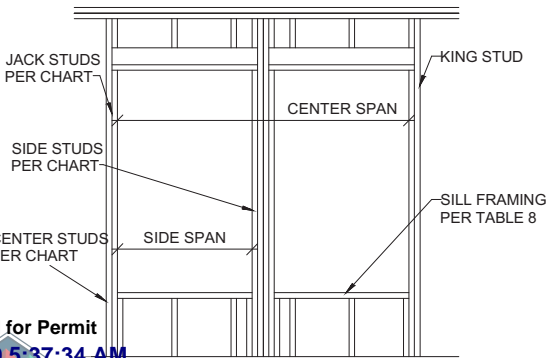
NOTE:

- SIDEWALL SILL PLATE CHART TO ALSO BE USED FOR ENDWALL SILL PLATE AND ENDWALL HEADERS.
- ATTACH SIDE STUD TO SILL PLATE WITH .131" x 3" NAILS (MAY BE TOED OR END NAILED). SEE TABLE 9.2 FOR QUANTITY.

(2) 2 x HEADER DETAIL



HEADER DETAIL



ALTERNATE HEADER DETAIL

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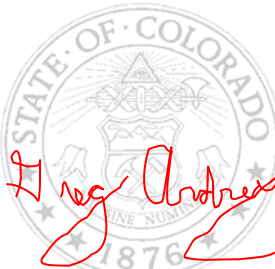
TABLE 9		
HEADER & SILL FASTENING CHART 115 MPH		
NUMBER PER END	MAXIMUM CLEAR SPAN USING .131"x3" NAILS	
	END ZONE	INTERIOR ZONE
3	77 1/2"	93"
4	103 1/2"	124"
5	129 1/2"	155"
6	155 1/2"	186"
8	207"	248"
10	259"	310"

TABLE 9.1		
HEADER & SILL FASTENING CHART 126 MPH		
NUMBER PER END	MAXIMUM CLEAR SPAN USING .131"x3" NAILS	
	END ZONE	INTERIOR ZONE
3	63"	75"
4	84"	100"
5	105"	125"
6	126"	150"
8	168"	200"
10	210"	251"

TABLE 9.2		
HEADER & SILL FASTENING CHART 155 MPH		
NUMBER PER END	MAXIMUM CLEAR SPAN USING .131"x3" NAILS	
	END ZONE	INTERIOR ZONE
3	43"	52"
4	58"	69"
5	72"	87"
6	87"	104"
8	116"	139"
10	145"	174"

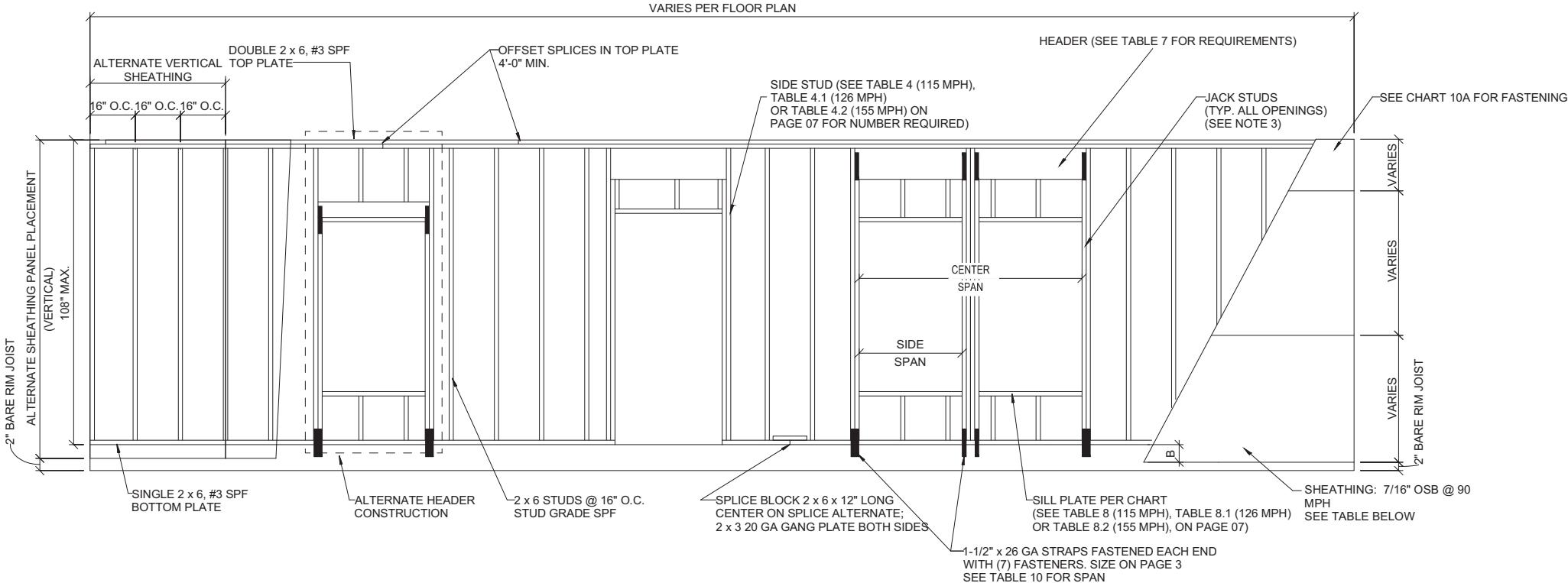
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TWO SECTION RANCH
DRAWING TITLE
EXTERIOR WALL CHART
BONNIVILLA
A DIVISION OF CHIEF INDUSTRIES, INC.
111 GRANT STREET, AURORA, NEBRASKA 68818
DRN. BY: KGB
DATE: 11/07/2018
DWG No.
M07

April 16, 2020

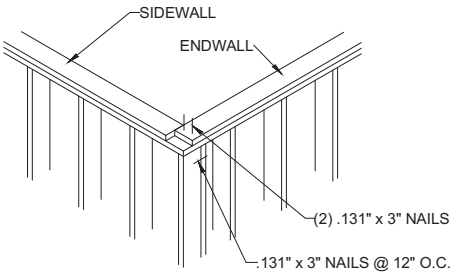


PLANS APPROVED
Subject to field inspection

516061



11/12/2018



DETAIL AT ENDWALL

- GENERAL NOTES:
- SEE FASTENING SCHEDULE ON PAGE 03 FOR 115 MPH, PAGE 3.1 FOR 126 MPH OR PAGE 3.2 FOR 155 MPH FOR REQUIRED FASTENERS AND QUANTITIES NOT SPECIFIED ON THIS DRAWING.
 - 7/16" RATED OSB FOR 115, 126, AND 155 MPH INSTALLED HORIZONTAL (UP GRADE TO 15/32" RATED FOR 155 MPH SHEATHING IF INSTALLED VERTICAL) IS USED FOR UPLIFT CONNECTION IN PLACE OF STRAPS BETWEEN STUDS AND/OR HEADER AND SIDEWALL TOP PLATE. SHEATHING MUST BE CONTINUOUS ONTO PERIMETER JOIST A MINIMUM OF 6".
 - A SINGLE JACK STUD MAY COUNT IN THE NUMBER OF OPENING STUDS REQUIRED. EXAMPLE: IF (3) STUDS ARE REQUIRED IN A CENTER STUD CONDITION (2) MUST BE FULL HEIGHT AND (2) MAY BE A JACK STUDS. IF (3) ARE REQUIRED IN A SIDE STUD (2) MUST BE FULL HEIGHT AND (1) MAY BE A JACK STUD. WHERE MORE THAN ONE JACK STUD IS REQUIRED (SEE TABLE 5 ON PAGE 07) THEY MUST BE ADDED TO REQUIRED FULL STUDS.
 - SEE EXTERIOR WALL CHARTS ON PAGE 07 FOR STUDS & HEADERS.

TABLE 10 STRAP SPAN - 115 MPH				
NUMBER OF STRAPS	END ZONE		INTERIOR ZONE	
	SIDE SPAN	CENTER SPAN	SIDE SPAN	CENTER SPAN
1	143	95	143	95
2	334	191	334	191
3	NA	NA	NA	NA

TABLE 10.1 STRAP SPAN - 126 MPH			
NUMBER OF STRAPS	INTERIOR ZONE		
	SIDE SPAN	CENTER SPAN	
1	81	64.5	
2	129	210.5	
3	194	340	

ADD (1) STRAP IF ALL OR PART OF THE SPAN IS IN THE END ZONE. (END ZONE IS WITHIN 6'-0" OF EACH END)

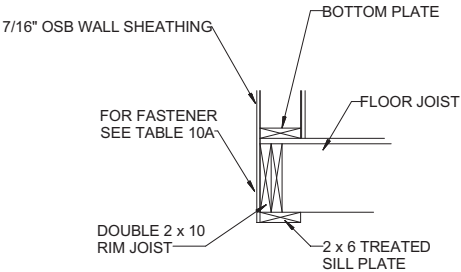
TABLE 10.2 STRAP SPAN - 155 MPH			
NUMBER OF STRAPS	INTERIOR ZONE		
	SIDE SPAN	CENTER SPAN	
1	57	36	
2	131	73	
3	205	110	

ADD (1) STRAP IF ALL OR PART OF THE SPAN IS IN THE END ZONE. (END ZONE IS WITHIN 6'-0" OF EACH END)

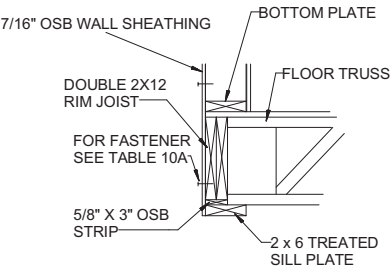
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07/01/2020 5:37:29 AM
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REGIONAL
Building Department
bphillips
CONSTRUCTION

TABLE 10A-SIDEWALL SHEATHING TO RIM				
WIND SPEED	16 GA x 1 1/2" STAPLES		.113"x1 3/4" NAILS	
	END SPAN	INT ZONE	END SPAN	INT ZONE
115 MPH	4" O.C.	6" O.C.	5" O.C.	6" O.C.
126 MPH	3 1/2" O.C.	6" O.C.	4" O.C.	6" O.C.
155 MPH	2" O.C.	3 1/2" O.C.	2 1/2" O.C.	4" O.C.

* 115 MPH: NUMBER FASTENERS ABOVE/BELOW JOINTS: 3 NAILS / 4 STAPLES
* 126 MPH: NUMBER FASTENERS ABOVE/BELOW JOINTS: 4 NAILS / 5 STAPLES
* 155 MPH: NUMBER FASTENERS ABOVE/BELOW JOINTS: 6 NAILS / 8 STAPLES



A
8
UPLIFT RESISTANCE @ FLOOR
SCALE (22 x 34): 1/2" = 1'-0"
SCALE (11 x 17): 1/4" = 1'-0"



B
8
UPLIFT RESISTANCE @ FLOOR
SCALE (22 x 34): 1/2" = 1'-0"
SCALE (11 x 17): 1/4" = 1'-0"

April 16, 2020



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TABLE 11

FLOOR GIRDER SPAN TABLE - SPAN BETWEEN PIERS - WITH CROSSOVER CUT OUT
(FLOOR SECTION 14'-10" MAX. - OVERALL WIDTH 29'-8" WIDE MAX.)

DESIGN (QUANTITY, GRADE & SPECIES)	FLOOR LOAD ONLY	SPAN WITH FLOOR AND ROOF LOADS			
		30 PSF	45 PSF	67 PSF	100 PSF
(1) 1-1/2" x 11-7/8" MIN 3100 Fb/E2.0 LVL	132	104	96	81	73
(2) 1-1/2" x 11-7/8" MIN 3100 Fb/E2.0 LVL	168	140	131	115	103

FLOOR GIRDER SPAN TABLE - SPAN BETWEEN PIERS - WITH SOLID RIM JOIST
(FLOOR SECTION 14'-10" - OVERALL WIDTH 29'-8" WIDE)

DESIGN (QUANTITY, GRADE & SPECIES)	FLOOR LOAD ONLY	SPAN WITH FLOOR AND ROOF LOADS			
		30 PSF	45 PSF	67 PSF	100 PSF
(1) 1-1/2" x 11-7/8" MIN 3100 Fb/E2.0 LVL	144	119	110	91	77
(2) 1-1/2" x 11-7/8" MIN 3100 Fb/E2.0 LVL	192	153	143	131	118

FOR PIER LOAD DETERMINATION SEE FOUNDATION SHEET FOR EACH SPECIFIC MODEL

#2 SPF OR BETTER, 2 x 10 JOISTS @ 16" O.C.

1-1/2" x 2 3/4" LVL LEDGER REQUIRED
ALONG COMMONWALL SIDE ONLY
(SEE DETAIL B)

1-1/2" x 11-7/8" LVL GIRDER BEAM
CONTINUOUS FULL LENGTH

NOTE: FULL HEIGHT BLOCKING REQUIRED
IN FIRST TWO JOIST CAVITIES OF EACH
END OF THE HOME. SUCH BLOCKING TO
BE A MAXIMUM 48" APART. BLKG MAY BE
DRILLED THROUGH TO PASS THROUGH
ANY ELECTRICAL OR PLUMBING LINES.

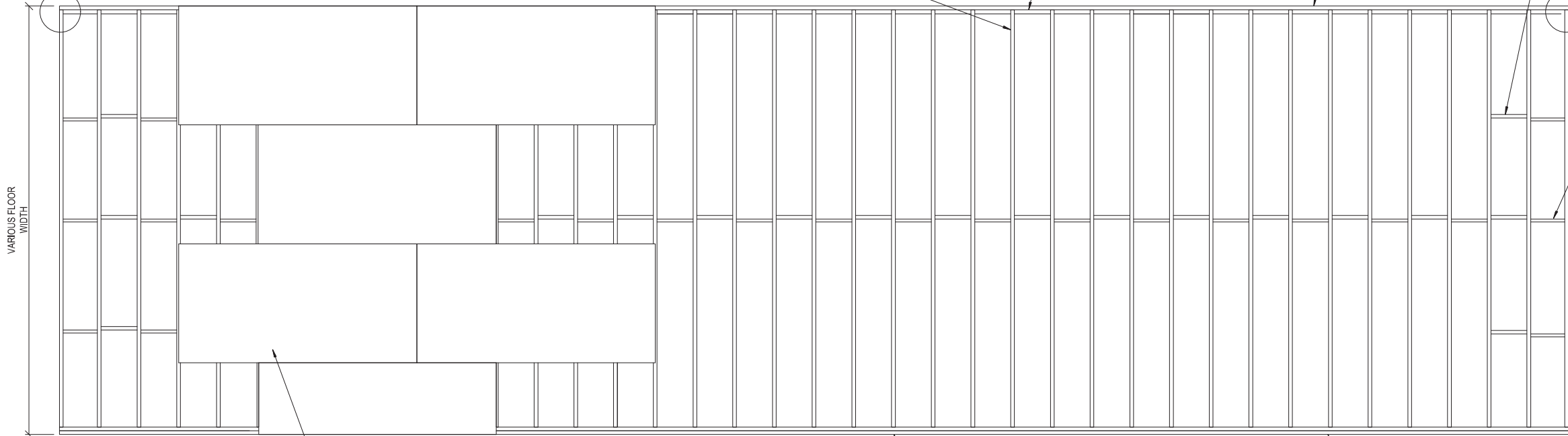
SEE DETAIL C FOR NOTCH AT ENDS

2 x 8 BRIDGING RUNNING
ENTIRE LENGTH OF HOME



11/12/2018

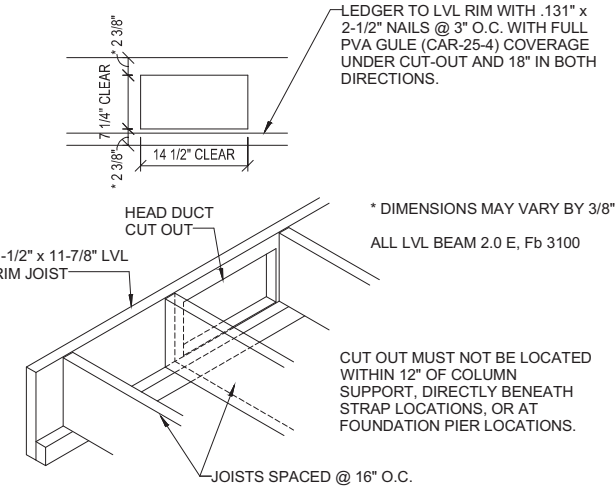
SEE DETAIL C FOR NOTCH AT ENDS



19/32" OR BETTER OSB (INDEX 20" O.C.); OFF SET SPLICES 16" MIN. ATTACH TO FRAMING
PER FASTENING SCHEDULE ON PAGE 03 (115 MPH) PAGE 3.1 (126 MPH) OR PAGE 3.2 (155 MPH)

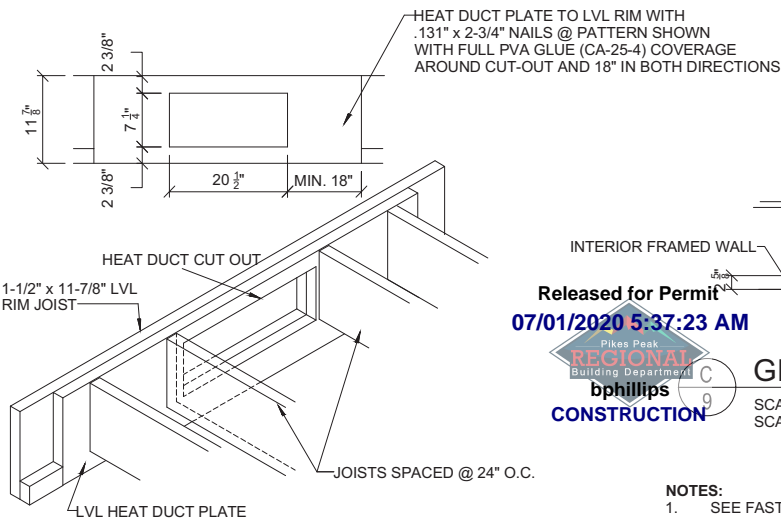
NAIL INSIDE RIM TO FLOOR JOIST - SEE FASTENING SCHEDULE
ON PAGE 03 (115 MPH) PAGE 3.1 (126 MPH) OR PAGE 3.2 (155 MPH)

(2) 2x10 #2 SPF
EXTERIOR RIM JOIST



A
HEAT DUCT CROSSOVER
SCALE (22 x 34): 1/2" = 1'-0"
SCALE (11 x 17): 1/4" = 1'-0"

MAX. UNIT WIDTH: 178" MAX. ROOF LL.: 100 PSF



B
LARGE HEAT DUCT CROSSOVER
SCALE (24 x 34): 1/2" = 1'-0"
SCALE (11 x 17): 1/4" = 1'-0"

MAX. UNIT WIDTH: 178" MAX. ROOF LL.: 100 PSF

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bphillips
CONSTRUCTION

GIRDER NOTCH @ ENDS

SCALE (22 x 34): 1/2" = 1'-0"
SCALE (11 x 17): 1/4" = 1'-0"

NOTES:

1. SEE FASTENING SCHEDULE ON PAGE 03 (115 MPH) PAGE 3.1 (126 MPH) OR PAGE 3.2 (155 MPH) FOR REQUIRED FASTENERS.
2. SPLICES IN RIM JOIST MAY OCCUR AT ANY LOCATION ALONG LENGTH OF UNIT.
3. FOR ALLOWABLE GIRDER SPANS SEE TABLE 11
4. ONE JOIST IN A GIVEN LOCATION MAY BE MOVED UP TO 4" MAXIMUM FOR OBSTRUCTIONS (i.e. PLUMBING DROPS, HEAT REGISTERS, AND PLENUM DROPS).

54" LVL SPLICE PLATE TO BE
CENTERED (1/4") OVER JOINT AND
FASTENED EACH SIDE WITH (4) ROWS
OF 0.131" x 3" NAILS @ 3'-0" O.C. MAX.

1-1/2" x 12" x 48" LAMINATED BEAM
FASTENED AS SHOWN

1-1/2" x 12" LAMINATED BEAM

1-1/2" x 2-3/4" LEDGER BLOCK

FLOOR SYSTEM 2 x 10
@ 16" O.C. #2 SPF

0.131x3" NAIL PATTERN DETAIL

#8 WOOD SCREWS
PATTERN PER DETAIL

IN THE SPLICE AREA, THERE WILL BE NO
(2) 1/2" x 2-3/4" LEDGER BLOCK SUPPORT
AND CONNECT JOISTS TO RIM JOIST
SPLICE BY MEANS OF A JOIST HANGER
(LOAD - 480#)

OPTIONAL SPLICE FOR SINGLE GIRDER ONLY (i.e. 1-1/2" x 11-7/8" LVL)

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	FLOOR FRAMING - JOIST
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M09

111 GRANT STREET, AURORA, NEBRASKA 68818

DRN. BY: KBG
DATE: 11/07/2018
DWG No. M09

CODE: 2018 IRC
FLOOR LOAD: 40
ROOF LOAD: 30, 45, 67, 100
WIND ZONE: 115, 126, 155
PSF
PSF
MPH

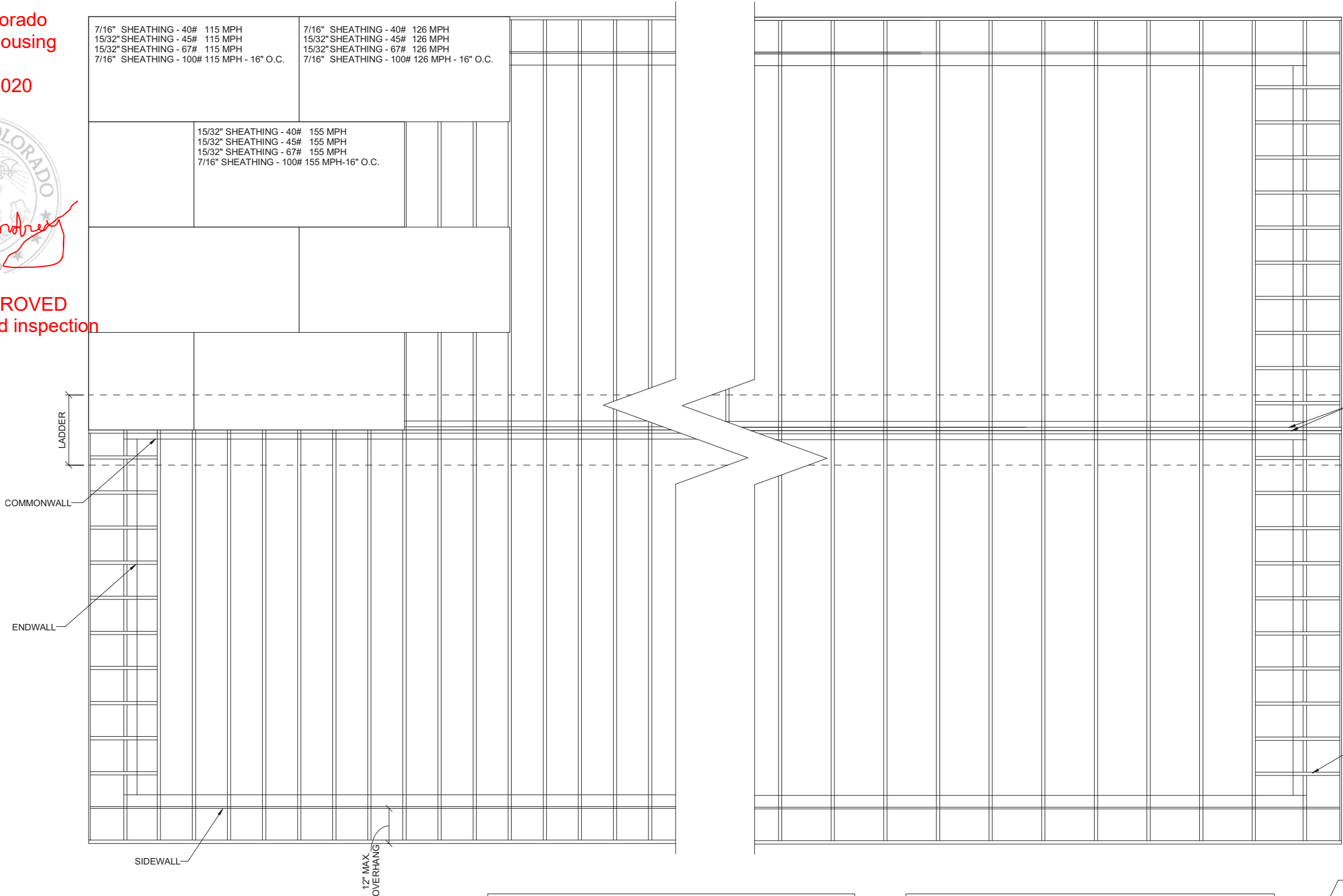
State of Colorado
Division of Housing

April 16, 2020

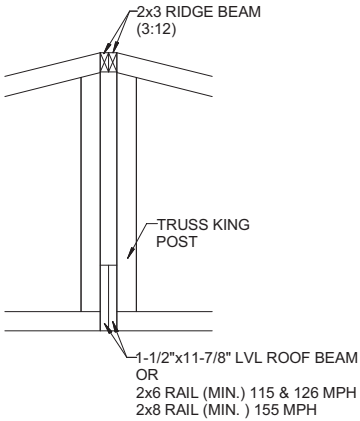


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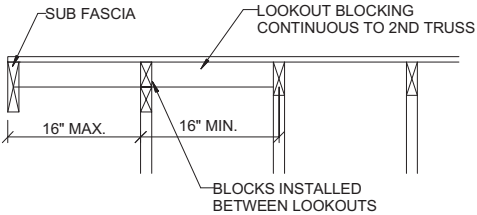
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2x6 RAIL (MIN.) 115 & 126 MPH
2x8 RAIL (MIN.) 155 MPH
OR ROOF BEAM PER TABLE 16



LOOKOUT BLOCKING
CONTINUOUS TO
2ND TRUSS



LOOK-OUT BLOCK DETAIL

TRUSSES SPACED AT 24" OC FOR 30, 45 AND 67 PSF ROOF LIVE LOADS
TRUSSES SPACED AT 16" OC 100 PSF ROOF LIVE LOADS



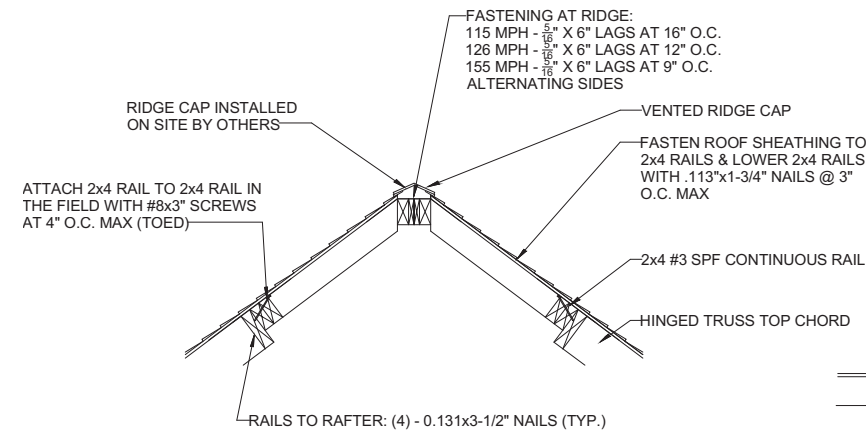
TABLE 13.1 LOOKOUT BLOCKING DETAIL FOR USE AT GABLE OVERHANGS WIND SPEED - 115 & 126 MPH				
LOOKOUT SPACING:	30 PSF RLL	45 PSF RLL	67 PSF RLL	100 PSF RLL
2x3, #2 SPF ON EDGE	24" O.C.	24" O.C.	24" O.C.	16" O.C.
2x4, #2 SPF ON EDGE	24" O.C	24" O.C.	24" O.C	24" O.C.

1. FASTEN LOOKOUTS TO GABLE TRUSS WITH (3) #10x4" SCREWS "TOED".
2. FASTEN TO 1ST TRUSS WITH (4) .131"x3" NAILS FOR 2x4 LOOKOUTS AND (3) .131"x3" NAILS FOR 2x3 LOOKOUTS

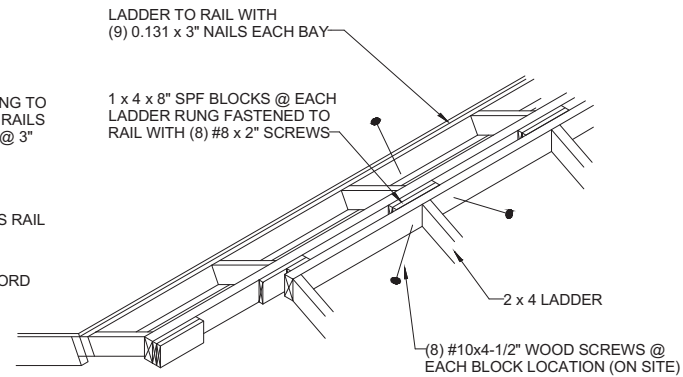
TABLE 13.2 LOOKOUT BLOCKING DETAIL FOR USE AT GABLE OVERHANGS WIND SPEED - 155 MPH				
LOOKOUT SPACING:	30 PSF RLL	45 PSF RLL	67 PSF RLL	100 PSF RLL
2x3, #2 SPF ON EDGE	24" O.C.	24" O.C.	24" O.C.	16" O.C.
2x4, #2 SPF ON EDGE	24" O.C	24" O.C.	24" O.C	24" O.C.

1. FASTEN LOOKOUTS TO GABLE TRUSS WITH (3) #10x4" SCREWS "TOED".
2. FASTEN TO 2ND TRUSS WITH (4) .131"x3" NAILS FOR 2x4 LOOKOUTS AND (3) .131"x3" NAILS FOR 2x3 LOOKOUTS

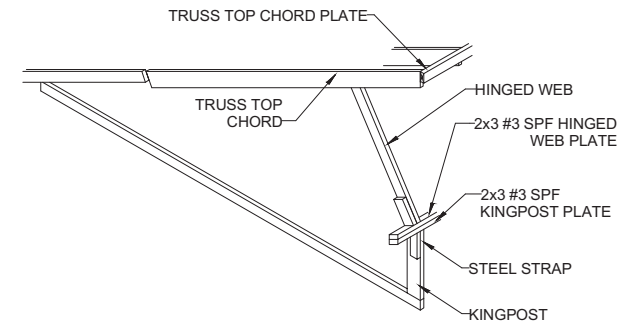
PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	ROOF CONSTRUCTION
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M12
111 GRANT STREET, AURORA, NEBRASKA 68818	



RIDGE CAP DETAIL
4:12 to 7:12 SLOPED ROOF TRUSSES



4:12 to 7:12 SLOPED ROOF TRUSSES



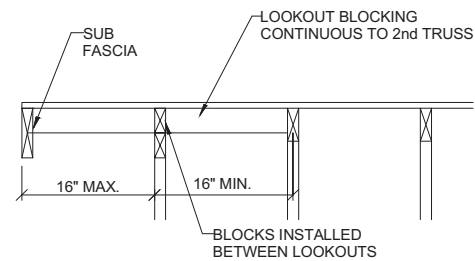
5:12 SLOPED ROOF TRUSSES

ISOMETRIC VIEW

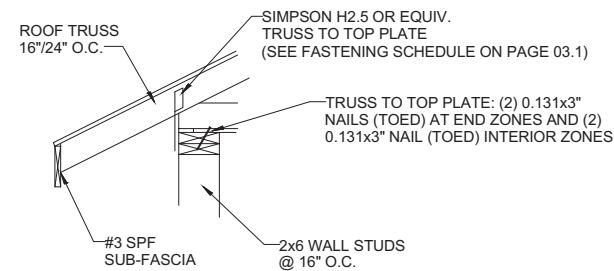
HINGED WEB PLATE TO HINGED WEB AND KING POST PLATE TO KING POST AND TO NAILER BLOCK: 6 - .131" x 3" NAILS HINGED WEB PLATE TO KING POST PLATE: .131" x 3" NAILS @ 4" O.C. OR #8 x 3" WOOD SCREWS @ 3" O.C. HINGED WEB TO KINGPOST: 1-1/2" x 26 GA. STEEL STRAP WITH (7) .120" x 1-1/2" NAILS EACH END

5/12 HINGED KING POST CONNECTION LOADS

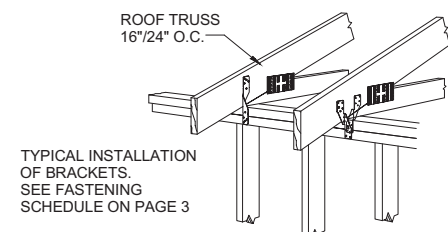
THESE CONNECTIONS DESIGNED FOR MAXIMUM 1050# COMPRESSION, 570# TENSION AND 451# SHEAR. CHECK TRUSS PRINTS FOR ACTUAL LOADS WHICH MUST BE EQUAL TO OR LESS THAN THESE.



LOOK-OUT BLOCK DETAIL



EAVE DETAIL



TYPICAL INSTALLATION OF BRACKETS. SEE FASTENING SCHEDULE ON PAGE 3

State of Colorado
Division of Housing

April 16, 2020



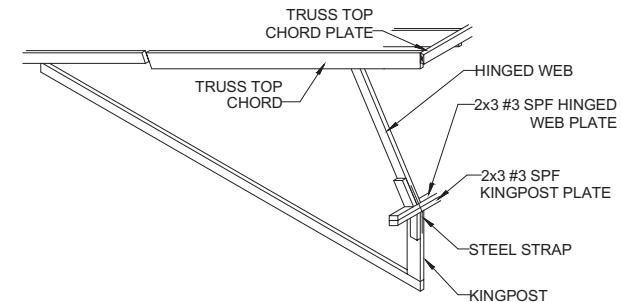
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Subject to field inspection

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Pikes Peak
REGIONAL
Building Department
bphillips
CONSTRUCTION



11/12/2018



7:12 SLOPED ROOF TRUSSES

ISOMETRIC VIEW

HINGED WEB PLATE TO HINGED WEB AND KING POST PLATE TO KING POST AND TO NAILER BLOCK: 6 - .131" x 3" NAILS

HINGED WEB PLATE TO KING POST PLATE: .131" x 3" NAILS @ 4" O.C. OR #8 x 3" WOOD SCREWS @ 3" O.C.

HINGED WEB TO KINGPOST: 1-1/2" x 26 GA. STEEL STRAP WITH (7) .120" x 1-1/2" NAILS EACH END

ALT: SIMPSON LSTA12 STRAP FASTEN EACH END WITH (5) - .148 x HEX 1-1/2" NAILS

7/12 HINGED KING POST CONNECTION LOADS

THESE CONNECTIONS DESIGNED FOR MAXIMUM 1460# COMPRESSION, 606# TENSION AND 876# SHEAR. CHECK TRUSS PRINTS FOR ACTUAL LOADS WHICH MUST BE EQUAL TO OR LESS THAN THESE.

REV.	DATE	DESCRIPTION
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CODE: 2018 IRC
FLOOR LOAD: 40
ROOF LOAD: 30, 45, 67, 100
WIND ZONE: 115, 126, 155
PSF
PSF
MPH

PROJECT NAME
TWO SECTION RANCH
DRAWING TITLE
ROOF CONSTRUCTION DETAILS



DRN. BY: KBG
DATE: 11/07/2018
DWG No.
M13

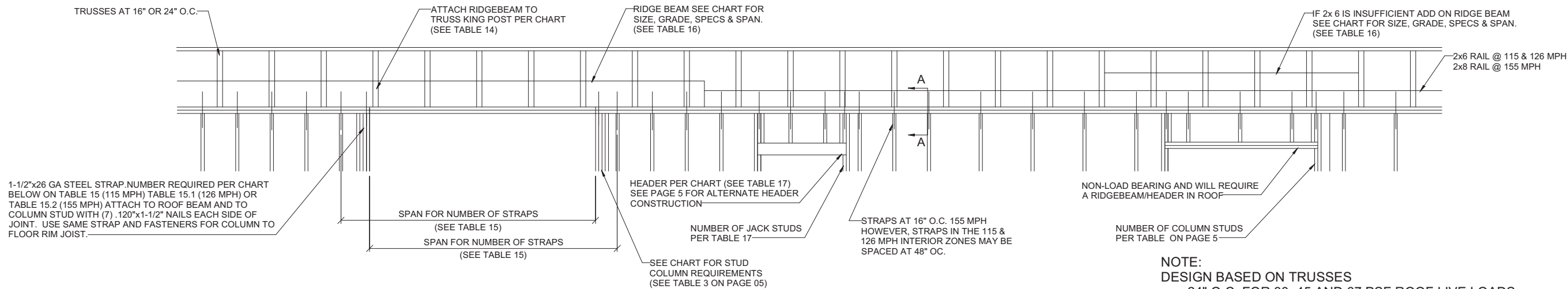
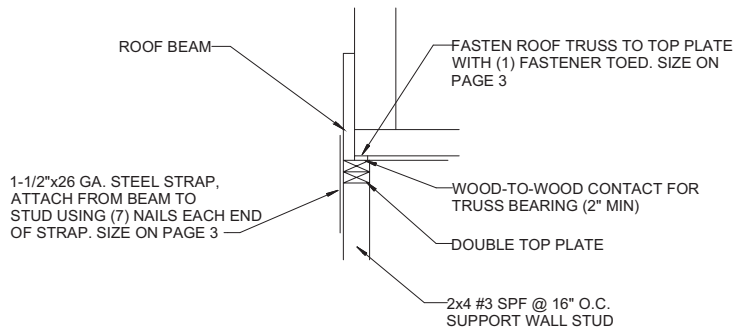
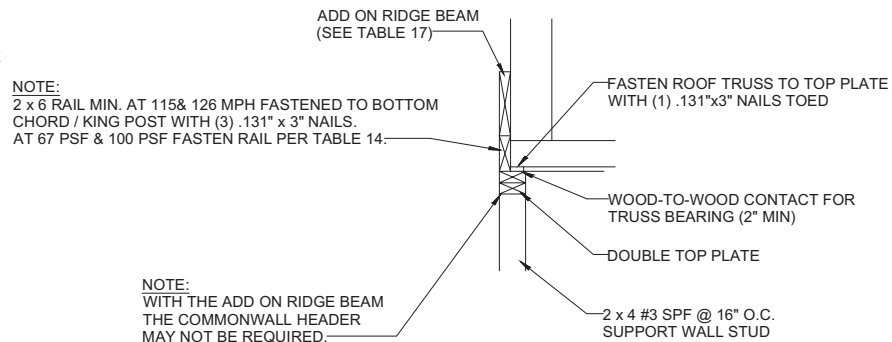


TABLE 14 ROOF BEAM FASTENING					
FLOOR WIDTH	ROOF LIVE LOAD	TRUSS SPACING	.131"x3" NAILS	#10x3 1/2" SCREWS	HANGER CAPACITY MIN
178"	30 PSF RLL	24"	11	9	1020#
	45 PSF RLL	24"	13	11	1204#
	67 PSF RLL	24"	19	16	1585#
	100 PSF RLL	16"	19	16	1560#
-TYPICAL HANGER SIMPSON HUS28 FOR 67 AND 100 PSF LIVE LOADS AND LU210 FOR 30 AND 45 PSF LIVE LOADS - USE HANGER OR NAILS SPECIFIED					



STRAP TO TRUSS CONNECTION



ADD ON RIDGE BEAM DETAIL

TABLE 15 UPLIFT STRAP CLEAR SPAN CHART 115 MPH		
NUMBER OF STRAPS* INSTALLED	TABULAR SPAN	
	END	INTERIOR
1	171"	171"
2	390"	390"
3	609"	609"
4	828"	828"
TABULAR SPAN IS THE TOTAL DISTANCE BETWEEN ADJACENT STRAP LOCATIONS		

TABLE 15.1	
UPLIFT STRAP CLEAR SPAN CHART 126 MPH	
NUMBER OF STRAPS* INSTALLED	TABULAR SPAN
	INTERIOR
1	98"
2	245"
3	391"
4	538"
TABULAR SPAN IS THE TOTAL DISTANCE BETWEEN ADJACENT STRAP LOCATIONS	
*ADD 1 STRAP IF ALL OR PART IS IN THE END ZONE END ZONE 6 FT FROM EACH END	

TABLE 15.2	
UPLIFT STRAP CLEAR SPAN CHART 155 MPH	
NUMBER OF STRAPS* INSTALLED	TABULAR SPAN
	INTERIOR
1	68"
2	152"
3	236"
4	320"
5	404"
TABULAR SPAN IS THE TOTAL DISTANCE BETWEEN ADJACENT STRAP LOCATIONS	
*ADD 1 STRAP IF ALL OR PART IS IN THE END ZONE	

TABLE 16 ROOF BEAM SPAN CHART -SLOPES 7:12 OR LESS LUMBER & MICROLAM LVL: 2.0E/3100 Fb				
SIZE	MAXIMUM CLEAR SPAN			
	30 PSF RLL	45 PSF RLL	67 PSF RLL	100 PSF RLL
2x6 #2 SPF	43"	39"	32"	26"
2x8 #2 SPF	54"	50"	41"	33"
2x10 #2 SPF	66"	61"	50"	41"
2x12 #2 HEM FIR	76"	70"	57"	47"
1-1/2x5-1/2" LVL	75"	69"	56"	43"
1-1/2x9-1/4" LVL	126"	113"	95"	81"
1-1/2"x11-7/8" LVL	154"	141"	116"	93"
1-1/2"x16" LVL	203"	187"	153"	125"
1-1/2"x18" LVL	227"	208"	171"	139"
1-1/2"x24" LVL	296"	272"	223"	182"
SEE COLUMN STUDS CHART (TABLE 3)				

TABLE 17 LUMBER HEADER SPAN CHART SLOPES 7:12 OR LESS				
SIZE	MAXIMUM CLEAR SPAN			
	30 PSF RLL	45 PSF RLL	67 PSF RLL	100 PSF RLL
(2) 2x4 #2 SPF	41" (1)	38" (1)	31" (1)	25" (1)
(2) 2x6 #2 SPF	61" (1)	56" (1)	46" (2)	37" (2)
(2) 2x8 #2 SPF	77" (1)	71" (2)	58" (2)	47" (2)
(2) 2x10 #2 SPF	94" (2)	86" (2)	71" (2)	58" (2)
(2) 2x12 #2 HEM FIR	108" (2)	99" (2)	81" (2)	66"(2)
(2) 1-1/2x5-1/2" LVL	101" (2)	91" (2)	80" (2)	65" (2)
(2) 1-1/2x9-1/4" LVL	159" (2)	143" (2)	126" (2)	110" (2)
(2) 1-1/2"x11-7/8" LVL	217" (3)	197" (3)	164" (4)	134" (4)
(NO. OF JACK STUDS IN PARENTHESIS)				

State of Colorado
Division of Housing

April 16, 2020



PLANS APPROVED
Subject to field inspection

11/12/2018

516061

PROJECT NAME
TWO SECTION RANCH

DRAWING TITLE
RIDGE BEAM DETAILS

DRN. BY: KGB
DATE: 11/07/2018
DWG No. M14

2018 IRC
FLOOR LOAD: 40
ROOF LOAD: 30, 45, 67, 100
WIND ZONE: 115, 126, 155
PSF
PSF
MPH

CODE: 2018 IRC
FLOOR LOAD: 40
ROOF LOAD: 30, 45, 67, 100
WIND ZONE: 115, 126, 155
PSF
PSF
MPH

DESCRIPTION

DATE

REVISION

State of Colorado
Division of Housing

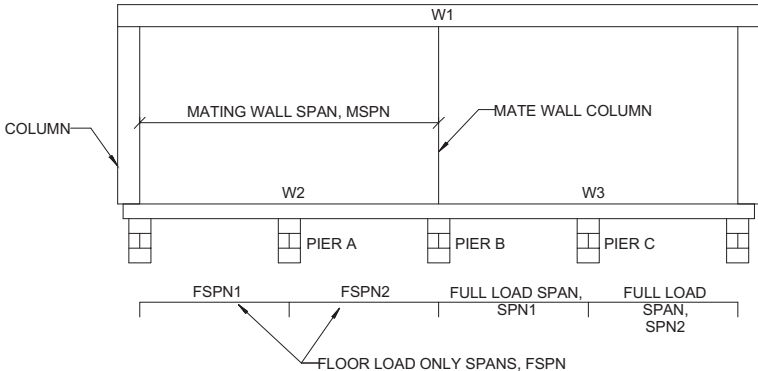
April 16, 2020



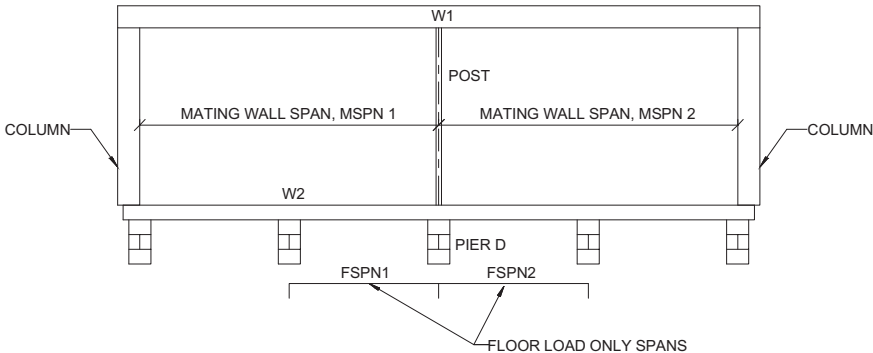
PLANS APPROVED
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NOTES: ALL LOADS ARE IN POUNDS PER LINEAR INCH (PLI) FOR BOTH HALVES



CASE 1 = PIER A
CASE 4 = PIER C
CASE 1&2 = PIER B



30 PSF RLL		
FORMULAS:		
PIER A:	FLOOR LOAD ONLY	LOAD = 66.5 (PLI) X (FSPN1 + FPSN2)/2 X 1.1
PIER B:	COLUMN SUPPORT	LOAD = 153.17 (PLI) X SPN1/2 + 66.5 (PLI) X FSPN2/2 + 84.7 (PLI) X MSPN/2
PIER C:	FULL LOAD	LOAD = 153.17 (PLI) X (SPN1 + SPN2)/2
PIER D:	INTERIOR COLUMN	LOAD = 84.7 (PLI) X (MSPN1 + MSPN2)/2 + 66.5 (PLI) X (FSPN1 + FSPN2)/2

46 PSF RLL		
FORMULAS:		
PIER A:	FLOOR LOAD ONLY	LOAD = 66.5 (PLI) X (FSPN1 + FPSN2)/2 X 1.1
PIER B:	COLUMN SUPPORT	LOAD = 168.77 (PLI) X SPN1/2 + 66.5 (PLI) X FSPN2/2 + 100.3 (PLI) X MSPN/2
PIER C:	FULL LOAD	LOAD = 168.77 (PLI) X (SPN1 + SPN2)/2
PIER D:	INTERIOR COLUMN	LOAD = 100.3 (PLI) X (MSPN1 + MSPN2)/2 + 66.5 (PLI) X (FSPN1 + FSPN2)/2

67 PSF RLL		
FORMULAS:		
PIER A:	FLOOR LOAD ONLY	LOAD = 66.5 (PLI) X (FSPN1 + FPSN2)/2 X 1.1
PIER B:	COLUMN SUPPORT	LOAD = 198.27 (PLI) X SPN1/2 + 66.5 (PLI) X FSPN2/2 + 129.8 (PLI) X MSPN/2
PIER C:	FULL LOAD	LOAD = 198.27 (PLI) X (SPN1 + SPN2)/2
PIER D:	INTERIOR COLUMN	LOAD = 129.8 (PLI) X (MSPN1 + MSPN2)/2 + 66.5 (PLI) X (FSPN1 + FSPN2)/2

100 PSF RLL		
FORMULAS:		
PIER A:	FLOOR LOAD ONLY	LOAD = 66.5 (PLI) X (FSPN1 + FPSN2)/2 X 1.1
PIER B:	COLUMN SUPPORT	LOAD = 263.17 (PLI) X SPN1/2 + 66.5 (PLI) X FSPN2/2 + 194.7 (PLI) X MSPN/2
PIER C:	FULL LOAD	LOAD = 263.17 (PLI) X (SPN1 + SPN2)/2
PIER D:	INTERIOR COLUMN	LOAD = 194.7 (PLI) X (MSPN1 + MSPN2)/2 + 66.5 (PLI) X (FSPN1 + FSPN2)/2

30 PSF RLL

WIDTH	=	29'-8"	W1 =	84.7 #/IN
ROOF DEAD LOAD	=	20 PSF		
ROOF LIVE LOAD	=	30 PSF		
WALL WALL LOAD	=	30 PLF	W2 =	61.81 #/IN
FLOOR DEAD LOAD	=	10 PSF		
FLOOR LIVE LOAD	=	40 PSF	W3 =	153.17 #/IN

45 PSF RLL

WIDTH	=	29'-8"	W1 =	100.3 #/IN
ROOF DEAD LOAD	=	30 PSF		
ROOF LIVE LOAD	=	45 PSF		
WALL WALL LOAD	=	30 PLF	W2 =	61.81 #/IN
FLOOR DEAD LOAD	=	10 PSF		
FLOOR LIVE LOAD	=	40 PSF	W3 =	168.77 #/IN

67 PSF RLL

WIDTH	=	29'-8"	W1 =	129.8 #/IN
ROOF DEAD LOAD	=	20 PSF		
ROOF LIVE LOAD	=	66.7 PSF		
WALL WALL LOAD	=	30 PLF	W2 =	61.81 #/IN
FLOOR DEAD LOAD	=	10 PSF		
FLOOR LIVE LOAD	=	40 PSF	W3 =	198.27 #/IN

100.0 PSF RLL

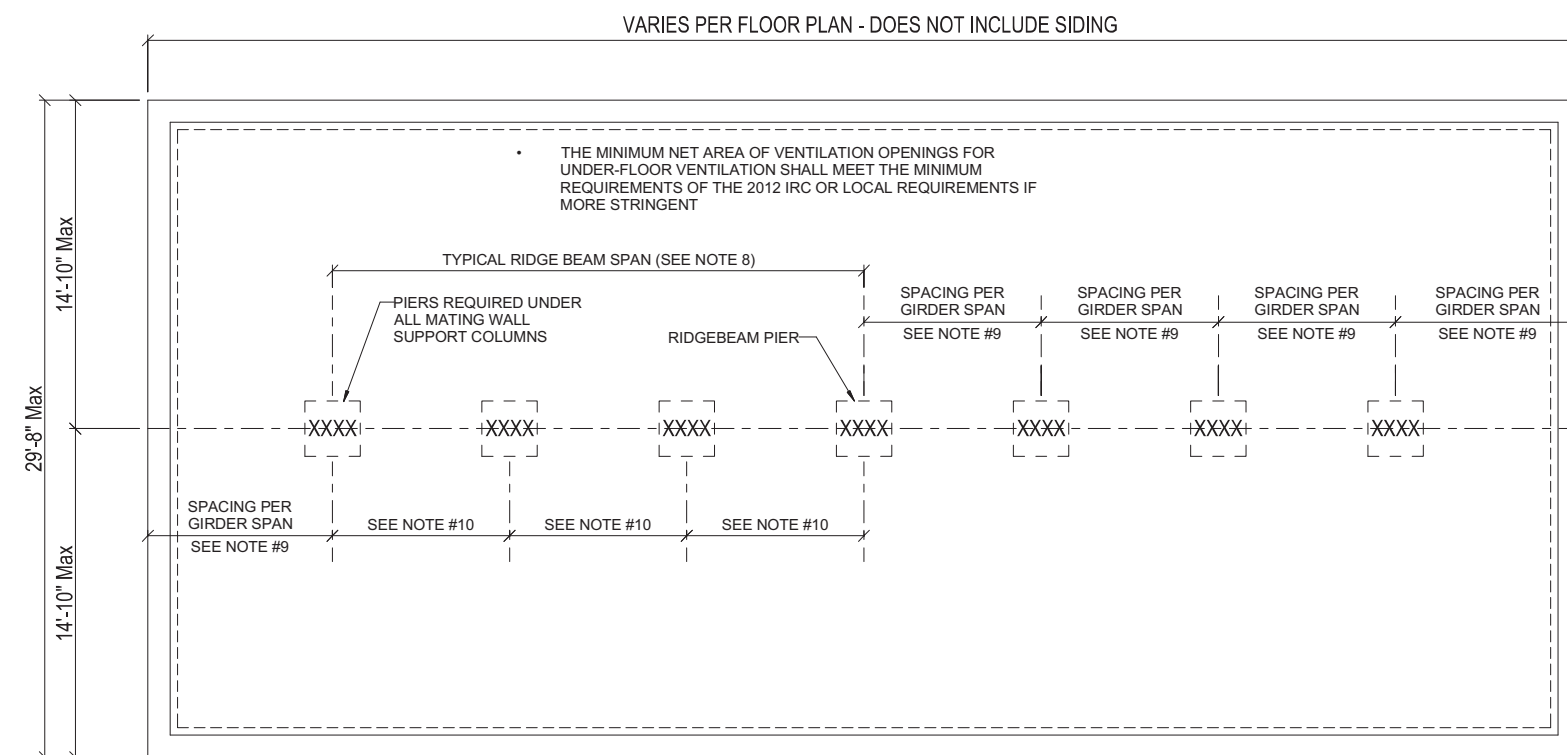
WIDTH	=	29'-8"	W1 =	194.7 #/IN
ROOF DEAD LOAD	=	30 PSF		
ROOF LIVE LOAD	=	100 PSF		
WALL WALL LOAD	=	30 PLF	W2 =	61.81 #/IN
FLOOR DEAD LOAD	=	10 PSF		
FLOOR LIVE LOAD	=	40 PSF	W3 =	263.17 #/IN



11/12/2018



PROJECT NAME	DRAWING TITLE	DATE	REV.	DESCRIPTION
TWO SECTION RANCH	FOUNDATION LOADS	11/07/2018		
DRN. BY: KBG				
DATE: 11/07/2018				
DWG No.				
M15				



State of Colorado
Division of Housing

April 16, 2020



PLANS APPROVED
Subject to field inspection

516061

GENERAL NOTES:

DESIGN PARAMETERS:

1. ROOF: LIVE LOADS: BASIC 30, 45, 67 & 100 PSF UNIFORMLY DISTRIBUTED LIVE LOAD AND AS CALCULATED FOR DEAD LOAD.
2. MATERIAL SPECIFICATIONS: ALL REINFORCING BARS: ASTM-615, GRADE 60 KSI. MUST BE INSTALLED PER ACI 318-02. CONCRETE: MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS = 3000 PSI. CONCRETE MIX AND INSTALLATION MUST BE IN CONFORMANCE WITH ACI 318-02 AND REF. ASTM'S. ALL CONCRETE SHALL BE NORMAL WEIGHT, GRAVEL AGGREGATE FOR ALL FOUNDATION WORK. SLABS AND EXTERIOR WORK SHALL BE LIMESTONE AGGREGATE.
3. ALL CHANGES TO THE DRAWING AND SPECIFICATIONS WHETHER EXECUTED PRIOR TO OR DURING CONSTRUCTION MUST BE AUTHORIZED BY ENGINEER.
4. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING IN THE FIELD PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ALL DISCREPANCIES TO THE ENGINEER UPON DISCOVERY.
5. SOIL BEARING CAPACITY = 2000 PSF MINIMUM, TO BE VERIFY BY SITE PROFESSIONAL PRIOR TO CONSTRUCTION.
6. FOUNDATION TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
7. DAMP PROOFING AND DRAINAGE MUST BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
8. FOR PIER LOAD DETERMINATION SEE FOUNDATION LOAD ON PAGE 14.
9. SEE TABLE 11, ON PAGE 09 OR TABLE 12, ON PAGE 10 FOR GIRDER BEAM SPANS (i.e. SPACING OF PIERS)
10. FOR GIRDER SPAN ALLOWED FOR FLOOR LOADS ONLY (OPENINGS IN MARRIAGE WALLS) SEE TABLE 11, ON PAGE 09 OR TABLE 12, ON PAGE 10 AS APPROPRIATE.
11. FOUNDATION WIDTH IS 1" GREATER THAN COMBINED WIDTH OF THE SUM OF INDIVIDUAL MODULE WIDTHS FOR REMOVAL OF LIFTING STRAPS.

IMPORTANT NOTE TO CONTRACTOR
FLOOR CONSTRUCTION MAY CONTAIN A 2 x 10 PERIMETER RIM JOIST WITH 2 x 10 JOISTS AND A 11-7/8" GIRDER AT CENTERLINE. IN THIS CASE PIERS AT THE CENTERLINE MUST BE ADJUSTED IN HEIGHT ACCORDINGLY = 2-5/8" LESS THAN PERIMETER FOUNDATION WALL.

THIS PRINT IS A TYPICAL FOUNDATION LAYOUT ONLY AND IS NOT INTENDED FOR CONSTRUCTION DESIGN. FOUNDATION AND FOOTINGS MUST BE DESIGNED FOR SPECIFIC HOME BY A REGISTERED PROFESSIONAL ENGINEER.



11/12/2018

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	FOUNDATION PLAN
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M16
CODE:	2018 IRC
FLOOR LOAD:	40 PSF
ROOF ZONE:	30, 45, 67, 100 PSF
WIND ZONE:	115, 126, 155 MPH
DESCRIPTION	
DATE	
REV.	

RANCH END SHEARWALL
DESIGN 108" MAX. WALL

MINIMUM SHEARWALL LENGTHS 5/12 ROOF PITCH MAX.				
BOX LENTH (FEET)	433 PLF WALL (INCHES)	576 PLF WALL (INCHES)	704 PLF WALL (INCHES)	879 PLF WALL (INCHES)
40	44	33	27	22
42	46	34	28	23
44	48	36	29	24
46	50	37	31	25
48	51	39	32	26
50	53	40	33	27
52	55	42	34	27
54	57	43	36	28
56	59	45	37	29
58	61	46	38	30
60	63	48	39	31
62	65	49	41	32
64	66	50	42	33
66	69	52	43	34
68	71	53	44	35
70	73	56	45	35
72	75	56	46	37
74	77	58	47	38
76	79	59	49	39

MINIMUM SHEARWALL LENGTHS 5/12 ROOF PITCH MAX.				
BOX LENTH (FEET)	433 PLF WALL (INCHES)	576 PLF WALL (INCHES)	704 PLF WALL (INCHES)	879 PLF WALL (INCHES)
40	54	41	33	27
42	56	42	35	28
44	59	44	36	29
46	61	46	38	30
48	63	48	39	31
50	66	50	41	33
52	68	51	42	34
54	71	53	44	35
56	73	55	45	36
58	75	57	47	37
60	78	59	48	39
62	80	60	49	40
64	82	62	51	41
66	85	64	52	42
68	87	66	54	43
70	90	67	55	44
72	92	69	57	46
74	94	71	58	47
76	97	73	60	48

BOX LENTH (FEET)	433 PLF WALL (INCHES)	576 PLF WALL (INCHES)	704 PLF WALL (INCHES)	879 PLF WALL (INCHES)
40	77	58	48	38
42	81	61	50	40
44	84	63	52	42
46	88	66	54	43
48	91	69	56	45
50	95	71	58	47
52	98	74	60	48
54	101	76	62	50
56	105	79	65	52
58	108	81	67	54
60	112	84	69	55
62	115	87	71	57
64	119	89	73	59
66	122	92	75	60
68	125	94	77	62
70	129	97	79	64
72	132	100	82	65
74	136	102	84	67
76	139	105	86	69

MINIMUM SHEARWALL LENGTHS 7/12 ROOF PITCH MAX.				
BOX LENTH (FEET)	433 PLF WALL (INCHES)	576 PLF WALL (INCHES)	704 PLF WALL (INCHES)	879 PLF WALL (INCHES)
40	93	70	57	46
42	97	73	60	48
44	101	76	63	50
46	106	79	65	52
48	110	83	68	54
50	114	86	70	56
52	118	89	73	58
54	123	92	76	61
56	127	96	78	63
58	131	99	81	65
60	136	102	84	67
62	140	105	86	69
64	144	109	89	71
66	148	112	92	73
68	153	115	94	76
70	157	118	97	78
72	161	121	99	79
74	165	124	102	81
76	170	128	104	83

MINIMUM SHEARWALL LENGTHS 7/12 ROOF PITCH MAX.				
BOX LENTH (FEET)	433 PLF WALL (INCHES)	576 PLF WALL (INCHES)	704 PLF WALL (INCHES)	879 PLF WALL (INCHES)
40	115	86	71	57
42	120	90	74	59
44	125	94	77	62
46	131	98	80	65
48	136	102	84	67
50	141	106	87	70
52	147	110	90	72
54	152	114	94	75
56	157	118	97	78
58	162	122	100	80
60	168	126	103	83
62	173	130	107	85
64	178	134	110	88
66	184	138	115	91
68	189	142	117	94
70	194	146	120	96
72	199	150	123	98
74	205	154	126	101
76	210	158	129	103

MINIMUM SHEARWALL LENGTHS 7:12 ROOF PITCH MAX.				
BOX LENTH (FEET)	433 PLF WALL (INCHES)	576 PLF WALL (INCHES)	704 PLF WALL (INCHES)	879 PLF WALL (INCHES)
40	164	124	101	81
42	172	129	106	85
44	180	135	111	89
46	187	141	115	92
48	195	147	120	96
50	203	152	125	100
52	210	158	129	104
54	218	164	134	107
56	225	170	138	111
58	232	175	143	115
60	241	181	148	119
62	248	186	153	122
64	256	192	157	126
66	263	198	162	130
68	271	204	167	134
70	279	210	172	137
72	286	215	176	141
74	293	221	181	145
76	301	226	185	148

NOTES:

1. SHEATHING TO BE 7/16" RATED OSB OR PLYWOOD FOR 100 MPH (15/32" RATED OSB OR PLYWOOD FOR 120 MPH) OF SEGMENTS OF 31" OR GREATER.
2. EACH END OF UNIT HOME MUST HAVE THE MINIMUM LENGTH OF SHEARWALL AS SPECIFIED IN THE TABLE ABOVE, THE LENGTH MAY BE BROKEN UP INTO INDIVIDUAL WALL SEGMENTS OF 31" OR WIDER, BUT EACH SEGMENT MUST BE FASTENED TO THE FLOOR PER ITS REDUCED LENGTH REQUIREMENT.

TABLE 19 SHEARWALL TOP PLATE TO ROOF TRUSS

FASTENER	433	576	704	879
	SPACING	SPACING	SPACING	SPACING
0.131 x 3" NAILS	3" O.C.	2 1/4" O.C.	1 7/8" O.C.	1 1/2" O.C.
#10 x 4" SCREW	3 5/8" O.C.	2 3/4" O.C.	2 1/4" O.C.	1 3/4" O.C.

TABLE 20

SHEARWALL BOTTOM PLATE TO FLOOR FASTENING CHART

WALL LENGTH (INCHES)	433 PLF	576 PLF	704 PLF	879 PLF	879 PLF*
	SPACING	SPACING	SPACING	SPACING	SPACING
31	2 3/4"	2"	1 1/2"	1 1/4"	2 5/8"
32	2 3/4"	2 1/4"	1 5/8"	1 1/4"	2 5/8"
36	3 1/4"	2 1/2"	1 7/8"	1 3/8"	2 7/8"
40	3 1/2"	2 3/4"	2"	1 5/8"	3 3/8"
44	4"	3"	2 1/4"	1 3/4"	3 5/8"
48	4 1/4"	3 1/4"	2 1/2"	1 7/8"	3 7/8"
52	4 5/8"	3 1/2"	2 5/8"	2 1/8"	4 3/8"
56	5"	3 3/4"	2 7/8"	2 1/4"	4 9/16"
60	5 1/4"	4"	3 1/8"	2 3/8"	4 3/4"
64	5 5/8"	4 1/4"	3 1/4"	2 5/8"	5 1/4"
68	6"	4 1/2"	3 1/2"	2 3/4"	5 7/16"
72	6 3/8"	4 5/8"	3 3/4"	2 7/8"	5 5/8"
76	6 3/4"	4 7/8"	3 7/8"	3 1/8"	6 1/8"

NOTES:

1. BOTTOM PLATE IN SHEARWALL SEGMENT TO FLOOR FASTENERS TO BE #10 x 4-1/2" SCREWS 2 ROWS. *INCREASE SCREW LENGTH TO 6" FOR 879 PLF (DOUBLE BOTTOM PLATE).
2. SHEARWALL MUST BE SUPPORTED BY DOUBLE 2 x 12 JOIST SUPPORT ON A FULL FOUNDATION WALL.

* USE 3/8" x 6" LAG W/ MIN. 1" DIA. WASHER. (STILL TWO ROWS)

TABLE 23

SHEARWALL SHEATHING FASTENING: AT PANEL EDGES/FIELD

FASTENER EDGE / FIELD	433 PLF WALL	576 PLF WALL	704 PLF WALL	879 PLF WALL*
7/16 X 1 3/4 X 15 ga STAPLES	3/12	2/12	NA	NA
7/16 X 1 1/2 X 16 ga STAPLES	3/12	NA	NA	NA
.131 x 2" NAILS	6/12	4/12	3/12	2/12
NO. OF STUDS	2	2	2	3

1. SHEATHING TO BE 7/16" RATED SHEATHING MIN.
2. ALL FRAMING 2X WITH STUDS 16" O.C.
3. 2/12 FASTENING REQUIRES DOUBLE FRAMING AT EDGES AND PANEL JOINTS INCLUDING HORIZONTAL EDGES.
4. DSV'S INCLUDE INSIDE SURFACE HAVING 1/2" GYPSUM APPLIED PER FASTENING SCHEDULE.
5. NUMBER OF STUDS EA. END OF EACH SHEARWALL SEGMENT ARE 2 X 6 #3 SPF OR BETTER.
6. SHEARWALL SUPPORTED BY SINGLE 2X JOIST SUPPORT ON A FULL FOUNDATION WALL.

TABLE 21

SHEARWALL SHEATHING FASTENING: STRAP METHOD

	433 PLF WALL	576 PLF WALL	704 PLF WALL	879 PLF WALL *
MSTA 18 STRAPS REQUIRED	2	2	2	3
FOR MST18 STRAP INSTALLATION NO. OF STUDS	4	5	6	7

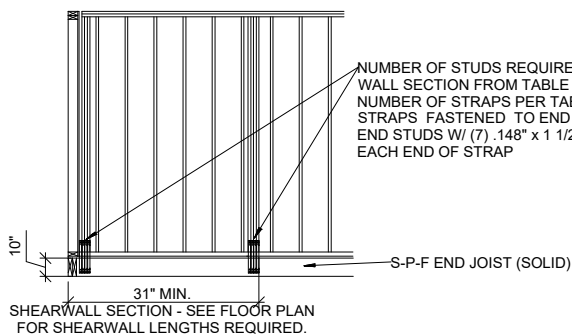


TABLE 22

SHEARWALL - NUMBER OF ROWS OF NAILS

WALL LENGTHS (INCHES)	433 PLF	576 PLF	704 PLF	879 PLF
	ROWS	ROWS	ROWS	ROWS
31	*	*	*	*
32	*	*	*	*
36	7	*	*	*
40	6	*	*	*
44	6	7	*	*
48	5	6	*	*
52	5	6	*	*
56	4	5	*	*
60	4	5	7	*
64	4	5	6	*
68	4	5	6	*
72	4	5	6	7
74	4	5	5	7

FOR UNITS WITH OVERLAP SHEATHING ONTO THE END JOISTS
INSTALL ONE ROW OF #10 x 4-1/2" SCREWS PER CHART BELOW

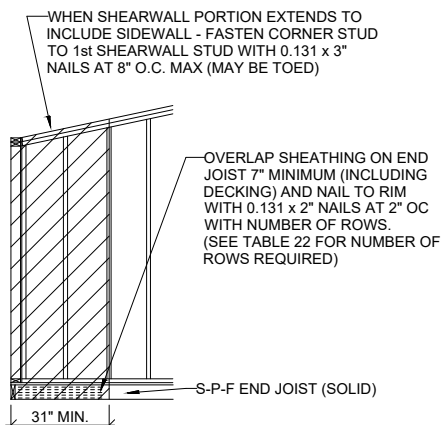
ALL WALL LENGTH	433 PLF	576 PLF	704 PLF	879 PLF
	4 3/8" OC	3 1/4" OC	2 5/8" OC	2 1/8" OC

* INDICATES NO. OF ROWS OF NAILS IS EXCESSIVE, IN CASE INSTALL NUMBER OF MSTA18 STRAPS INDICATED FASTENED TO END JOIST & END STUBS W/ (7) 0.148 x 1-1/2" NAILS.

- OR USE SHEARWALL BOTTOM PLATE TO FLOOR FASTENING CHART - TABLE 20.


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SHEARWALL SECTION - SEE FLOOR PLAN
FOR SHEARWALL LENGTHS REQUIRED.

1. SHEATHING TO BE 7/16" RATED SHEATHING MIN.
2. ALL FRAMING 2X " WITH STUDS 16" O.C.
3. 2/12 FASTENING REQUIRES DOUBLE FRAMING AT EDGES AND
PANEL JOINTS INCLUDING HORIZONTAL EDGES.
4. NUMBER OF STUDS E.A. END OF EACH SHEARWALL SEGMENT, ARE
2 x 6 #3 SPF OR BETTER.
5. SHEARWALL SUPPORTED BY SINGLE 2X JOIST SUPPORT ON A
FULL FOUNDATION WALL.

 A DIVISION OF CHIEF INDUSTRIES, INC. 111 GRANT STREET, AURORA, NEBRASKA 68018	PROJECT NAME		2018 IRC	
	TWO SECTION RANCH			
	DRAWING TITLE			
	FASTENING SCHEDULE SHEARWALLS			
	DRN. BY:	KBG		
	DATE:	11/07/2018		
	DWG No.	17M		

State of Colorado
Division of Housing

April 16, 2020



PLANS APPROVED
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516061

SHEARWALL ALTERNATIVE 3

SHEARWALL ALTERNATIVE 2

SHEARWALL ALTERNATIVE 1

17M