

PID 4926

2255 SQ. FT.

State of Colorado
Division of Housing

June 17, 2020

HERBST-SCHAW
4345 CURTIS ROAD
PEYTON, CO 80831-7512



PLANS APPROVED
Subject to field inspection

516153



GENERAL SPECIFICATIONS

SITE ADDRESS: PEYTON, CO
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
10. FROST LINE DEPTH: LOCAL JURISDICTION HAVE AUTHORITY
11. TERMITE: NONE TO SLIGHT
12. DECAY: NONE TO SLIGHT
13. WINTER DESIGN TEMP: 0° F
14. SUMMER DESIGN TEMP: 87° F
15. FLOOD HAZARDS:
 - A. FLOOD HAZARDS TO BE DETERMINED BY LOCAL JURISDICTION.
16. WINDSOR WINDOWS, DP OF ±35
17. 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

5/28/2020 12:23:42 PM T:\2020 Projects\1_Pre-Projects\PID4926-ACCOLADE-HERBST-SCHAWE\Sketch\PID4926-ACCOLADE-HERBST-SCHAWE-SK.rvt

THESE DRAWINGS AND THE DESIGN SHOWN HAVE BEEN PREPARED FOR THIS SPECIFIC PROJECT AS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF BONNAVILLA HOMES AND THEIR CONSULTANTS. ANY REPRODUCTION, COPYING OR USE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF BONNAVILLA HOMES. ANY PROHIBITED USE OF THESE DRAWINGS OR DESIGN ARE SUBJECT TO LEGAL ACTION.

Released for Permit
07/07/2020 1:01:05 PM
shelley
CONSTRUCTION

Q006142 - ACCOLADE - HERBST-SCHAWE

2255 SQ. FT.

REQ'D GLAZE & VENT AREA - KITCHEN/MORNING ROOM				ACTUAL GLAZE & VENT AREA - KITCHEN / MORNING ROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
KITCHEN	197 SF	15.79 SF	7.90 SF						
MORNING ROOM	173 SF	13.80 SF	6.90 SF	38	1	DOUBLE 36"x36" S/H	KIT/MR	12.12	6.34
	370 SF	29.59 SF	14.80 SF	116	1	72"x80" SWING PATIO DOOR RIGHT (X-O)	KIT/MR	33.16	16.22
								45.28	22.56

REQ'D GLAZE & VENT AREA - LIVING ROOM				ACTUAL GLAZE & VENT AREA - LIVING ROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
LIVING ROOM	334 SF	26.72 SF	13.36 SF	12	1	36"x60" S/H EGRESS	LR	11.24	5.83
		26.72 SF	13.36 SF	12	1	36"x60" S/H EGRESS	LR	11.24	5.83
				12	1	36"x60" S/H EGRESS	LR	11.24	5.83
								33.72	17.49

REQ'D GLAZE & VENT AREA - FAMILY ROOM				ACTUAL GLAZE & VENT AREA - FAMILY ROOM					
Name	Area	REQ'D GLAZE	REQ'D VENT	ID #	QTY	Description	Room Area	Light	Air
FAMILY ROOM	247 SF	19.75 SF	9.87 SF	15	1	DOUBLE 36"x60" S/H EGRESS	FR	22.48	11.66
		19.75 SF	9.87 SF					22.48	11.66

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	216 SF	17.27 SF	8.64 SF	15	1	DOUBLE 36"x60" S/H EGRESS	MSTR BDRM	22.48	11.66
		17.27 SF	8.64 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	182 SF	14.54 SF	7.27 SF	15	1	DOUBLE 36"x60" S/H EGRESS	2ND	22.48	11.66
		14.54 SF	7.27 SF					22.48	11.66

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	182 SF	14.54 SF	7.27 SF	15	1	DOUBLE 36"x60" S/H EGRESS	3RD	22.48	11.66
		14.54 SF	7.27 SF					22.48	11.66

State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153

RESCHECK EXTERIOR DOOR SCHEDULE						
ID #	QTY	DESCRIPTION	AREA	Height	Width	U-Value
116	1	72"x80" SWING PATIO DOOR RIGHT (X-O)	42 SF	6' - 8"	6' - 3 1/2"	0.33
160	2	36"x80" 3-PANEL FIBERGLASS	41 SF	6' - 9 1/2"	3' - 0"	0.14
			83 SF			

RESCHECK WINDOW SCHEDULE							
ID #	QTY	DESCRIPTION	AREA	SF (R.O)	Rough Height	Rough Width	U-Value
10	1	24"x36" S/H TEMPERED	6 SF	0 SF	3' - 0 1/4"	2' - 0 1/4"	0.33
29	1	36"x15" TRANSOM	4 SF	0 SF	1' - 3 1/4"	3' - 0 1/4"	0.29
11	1	36"x36" S/H	9 SF	0 SF	3' - 0 1/4"	3' - 0 1/4"	0.32
12	3	36"x60" S/H EGRESS	45 SF	0 SF	5' - 0 1/4"	3' - 0 1/4"	0.32
38	1	DOUBLE 36"x36" S/H	18 SF	0 SF	3' - 0 1/4"	6' - 0"	0.32
15	4	DOUBLE 36"x60" S/H EGRESS	120 SF	0 SF	5' - 0 1/4"	6' - 0"	0.32
			201 SF				

RESCHECK EXTERIOR WALL SCHEDULE			
Type	Length	Unconnected Height	WALL AREA
6 1/8" Exterior Wall	75' - 5 7/8"	9' - 0 1/4"	681 SF
6 1/8" Exterior Wall	14' - 6 15/16"	9' - 0 1/4"	132 SF
6 1/8" Exterior Wall	14' - 6 15/16"	9' - 0 1/4"	132 SF
6 1/8" Exterior Wall	75' - 5 7/8"	9' - 0 1/4"	681 SF
6 1/8" Exterior Wall	14' - 6 15/16"	9' - 0 1/4"	132 SF
6 1/8" Exterior Wall	14' - 6 15/16"	9' - 0 1/4"	132 SF
			1888 SF

RESCHECK CRAWLSPACE WALL SCHEDULE			
Type	Length	Unconnected Height	WALL AREA
8" Concrete Wall	75' - 4"	8' - 0"	603 SF
8" Concrete Wall	29' - 0"	8' - 0"	232 SF
8" Concrete Wall	75' - 4"	8' - 0"	603 SF
8" Concrete Wall	29' - 0"	8' - 0"	232 SF
			1669 SF

RESCHECK MECHANICAL EQUIPMENT SCHEDULE					
Manufacturer	Model	QTY	Description	EFFICIENCY	Comments
GUARDIAN	MG9S080	1	HEF (95%) Gas 080	95.5	
STATE WH	SCI52YOMDS	1	WATER HEATER 50 GAL GAS	59	

Area Schedule (Gross Building)	
Name	Area
MAIN FLOOR	2255 SF
CRAWLSPACE	2255 SF

5/28/2020 9:59:09 AM T:\2020 Projects\1_Pre-Projects\Sketch\IPID4926-ACCOLADE-HERBST-SCHAWE-SK.rvt

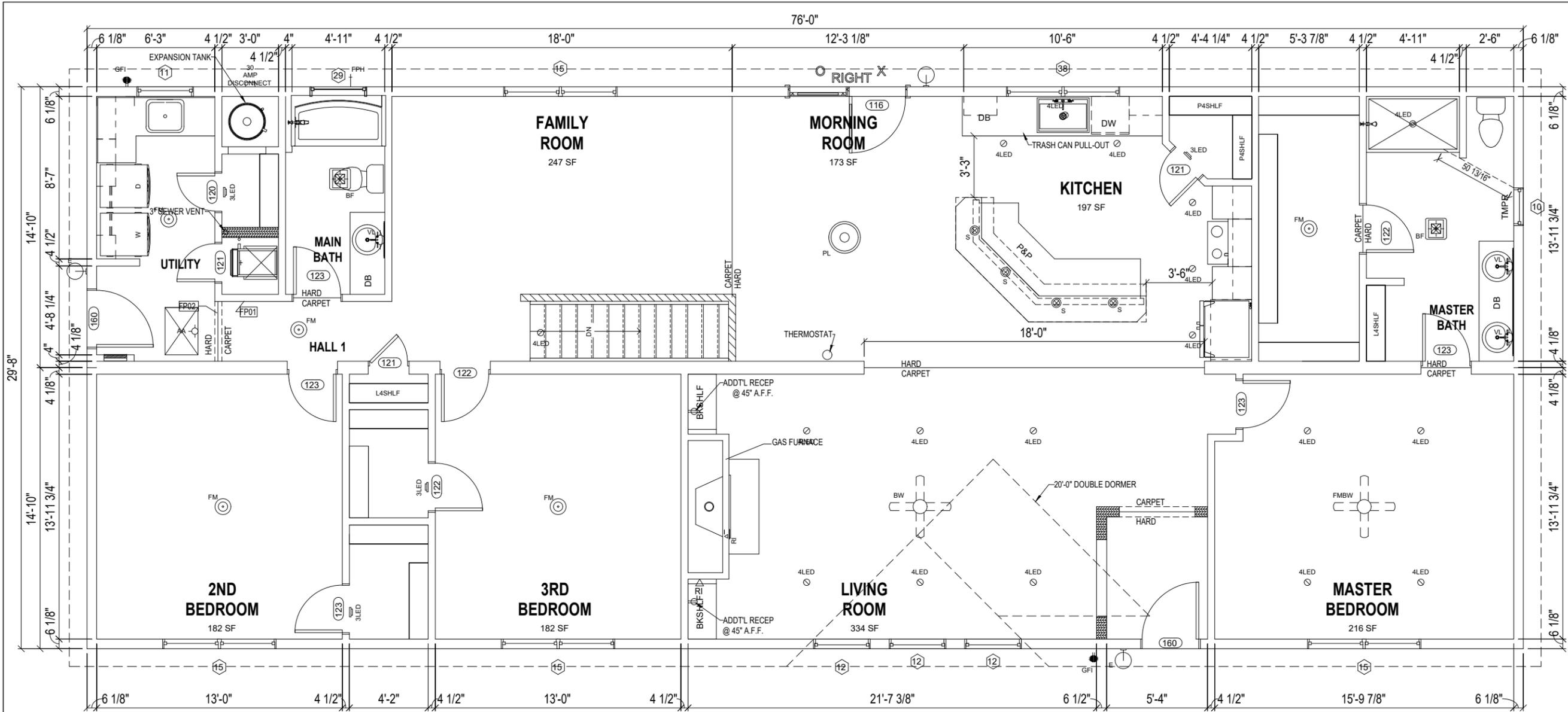


DRN. BY: CES
DATE: 04/30/20
DWG No.

PSW

Released for Permit
07/07/2020 1:01:01 PM
shelley
CONSTRUCTION

5/19/2020 7:36:54 AM T:\2020 Projects\1_Pre-Projects\PID4926-ACCOLADE-HERBST-SCHAWEST-SK.rvt



1 FLOOR PLAN
01

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

EXTERIOR DOOR SCHEDULE					
ID #	QTY	DESCRIPTION	SWING	JAMB	COMMENTS
116	1	72"x80" SWING PATIO DOOR RIGHT (X-O)	RIGHT	6 1/8"	
160	2	36"x80" 3-PANEL FIBERGLASS	RIGHT	6 1/8"	

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

WINDOW SCHEDULE			
ID #	QTY	DESCRIPTION	COMMENTS
10	1	24"x36" S/H TEMPERED	
11	1	36"x36" S/H	
12	3	36"x60" S/H EGRESS	
15	4	DOUBLE 36"x60" S/H EGRESS	
29	1	36"x15" TRANSOM	
38	1	DOUBLE 36"x36" S/H	

LIGHTING FIXTURE SCHEDULE			
ID #	QTY	DESCRIPTION	COMMENTS
3LED	4	3" LED SURFACE MOUNT CAN LIGHT	
4LED	18	4" LED CAN LIGHT (WATERPROOF)	
AA	1	ATTIC ACCESS	
BF	2	BATHFAN/LIGHT COMBO	
BW	1	PREP FOR CEILING FAN - BLOCK & WIRE	
E	3	EXTERIOR CLEAR GLASS LIGHT	
FM	5	FLUSH MOUNT LIGHT	
FMBW	1	FLUSH MOUNT LIGHT (PREP FOR BLOCK & WIRE)	
PL	1	PENDANT LIGHT	
S	4	STEM LIGHT	
VL	3	VANITY LIGHT	

State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153

LEGEND

- 01 WALL FRAMING ELEVATION
- FP01 KEYNOTE
- 6" WALL THICKNESS
- HALF WALL
- ISLAND WALL (HEIGHT VARIES)

ABBREVIATIONS

- 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

KEYNOTES

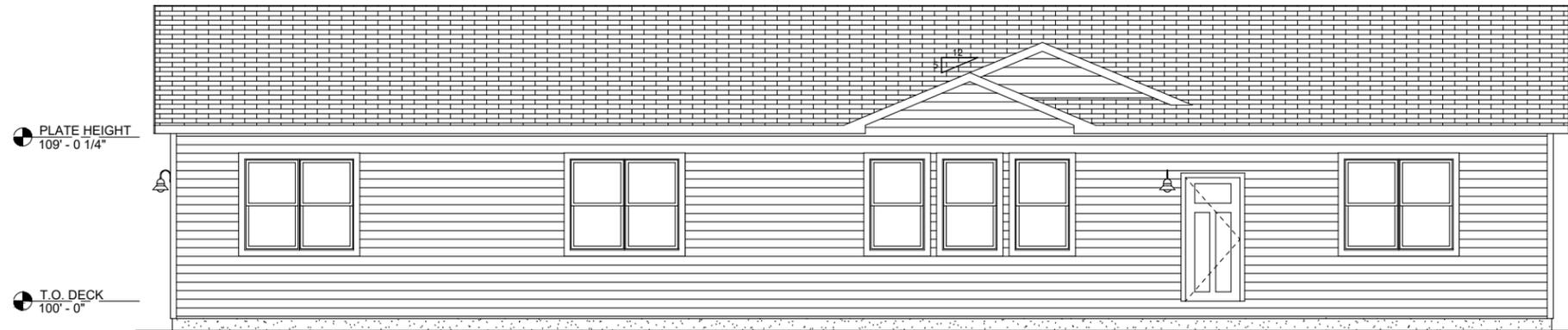
- FP01 RETURN AIR GRILLE
- FP02 HEADERED OPENING

GENERAL NOTES

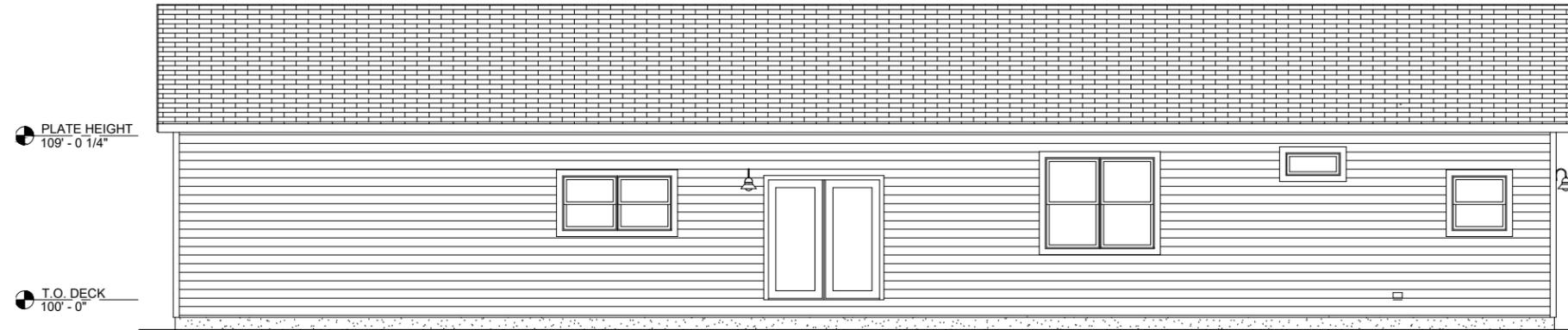
1. ALL CLOSETS TO BE 2'-0" DEEP U.N.O.
2. ALL SHELIVING TO BE SINGLE SHELF W/ROD U.N.O.
3. ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION U.N.O.
4. ALL DIMENSIONS ARE TO EDGE OF GYP BOARD OR OSB U.N.O.

CODE: 2018 IRC	FLOOR LOAD: 40 PSF	ROOF LOAD: 40 PSF	WIND ZONE: 152 VULT MPH	PRELIMINARY ISSUE
QUOTE NO: Q006142	PID: 4926	DATE: 05/01/20		
CUSTOMER: HERBST-SCHAWEST	DEALER: ACCOLADE	DATE: 05/01/20		
SITE ADDRESS: PEYTON, CO	DRAWING TITLE: MAIN FLOOR PLAN	DWG No. 01		
 A DIVISION OF CHEF INDUSTRIES, INC. 111 GRANT STREET, AURORA, NEBRASKA 68818				
Released for Permit 07/07/2020 1:00:58 PM CONSTRUCTION				

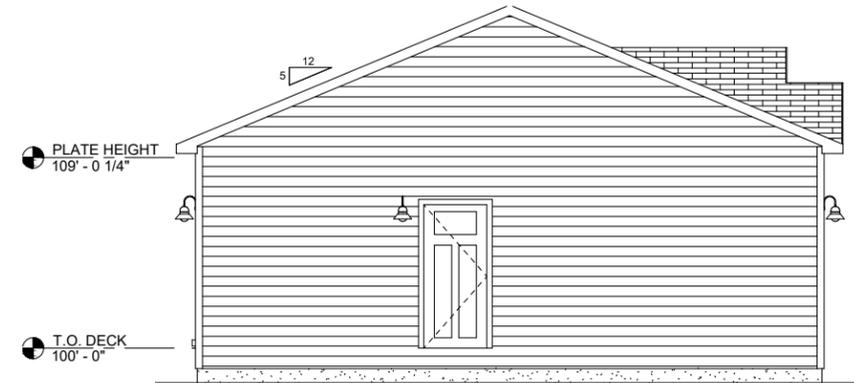
5/19/2020 7:38:10 AM T:\2020 Projects\1_Pre-Projects\PID4926-ACCOLADE-HERBST-SCHAWESKETCH\PID4926-ACCOLADE-HERBST-SCHAWE-SK.rvt



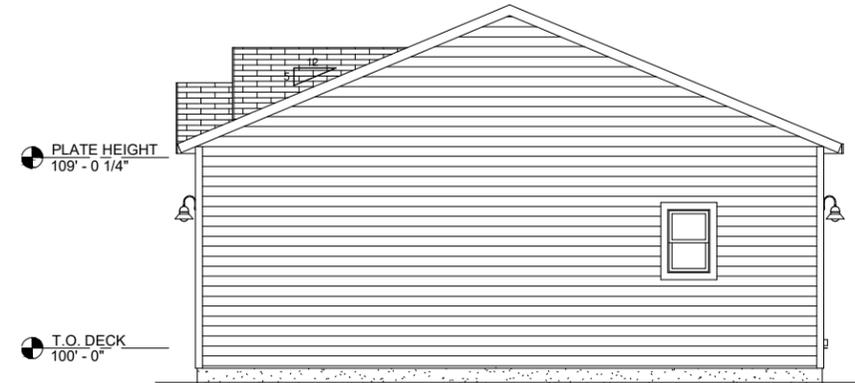
1
09 FRONT ELEVATION
SCALE (22x34): 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"



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



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



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

State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153

DATE	05/01/20	DATE	05/01/20	DATE	05/01/20	DATE	05/01/20
REV	1	REV	1	REV	1	REV	1
DESCRIPTION	PRELIMINARY ISSUE	DESCRIPTION	PRELIMINARY ISSUE	DESCRIPTION	PRELIMINARY ISSUE	DESCRIPTION	PRELIMINARY ISSUE
DRN. BY	CES	DRN. BY	CES	DRN. BY	CES	DRN. BY	CES
DATE	04/30/20	DATE	04/30/20	DATE	04/30/20	DATE	04/30/20
DWG No.	09	DWG No.	09	DWG No.	09	DWG No.	09
SITE ADDRESS PEYTON, CO		DRAWING TITLE EXTERIOR ELEVATIONS		CUSTOMER HERBST-SCHAWE		DEALER ACCOLADE	
BONNA VILLA A DIVISION OF CHIEF INDUSTRIES, INC. 111 GRANT STREET, AURORA, NEBRASKA 68818		CODE: 2018 IRC		FLOOR LOAD: 40 PSF		ROOF LOAD: 40 PSF	
		WIND ZONE: 152 VULT		MPH			
		QUOTE NO: Q006142		PID: 4926			
		516153					
		PLANS APPROVED Subject to field inspection					
		State of Colorado Division of Housing					
		June 17, 2020					
		shelley CONSTRUCTION					
		Released for Permit 07/07/2020 1:00:46 PM					

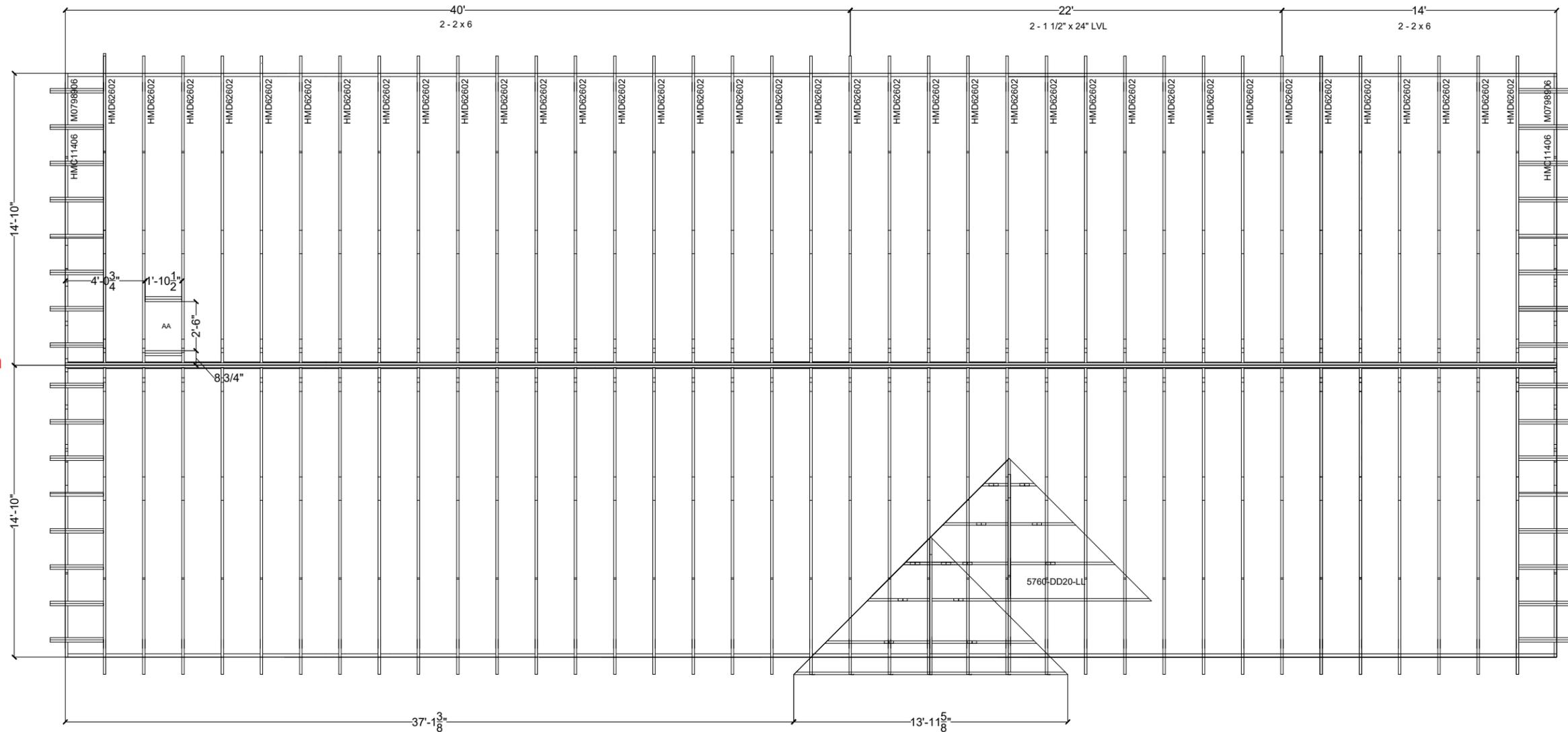
State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153



ROOF FRAMING SCHEDULE

PART ID #	QTY		DESCRIPTION	LADDER #	BUILD LOCATION	TYPE COMMENTS	COMMENTS
	37	HMD62602	5/12 - 15'- 7" - 187" MONO TRUSS - 40# / 152 Vult MPH				
	2	HMC11406	GABLE END TRUSS - 40# / 152 Vult MPH				
	2	M0798906	GABLE INSERT - 40# / 152 Vult MPH				
	1	5760-DD20-LL	20' - 0" DORMER 3/12 - 40# / 152 Vult MPH				

1 ROOF FRAMING PLAN
12
SCALE (22x34): 3/8" = 1'-0"
SCALE (11x17): 3/16" = 1'-0"

DESCRIPTION	
DATE	
REV	
PSF	
PSF	
MPH	
CODE: 2018 IRC	
FLOOR LOAD: 40	
ROOF LOAD: 40	
WIND ZONE: 152 Vult	
MPH ZONE:	
QUOTE NO:	Q006142
PID:	4926
CUSTOMER:	HERBST-SCHAW
DEALER:	ACCOLADE
SITE ADDRESS:	PEYTON, CO
DRAWING TITLE:	ROOF FRAMING PLAN
DRN. BY:	SME
DATE:	5/27/20
DWG No.	12

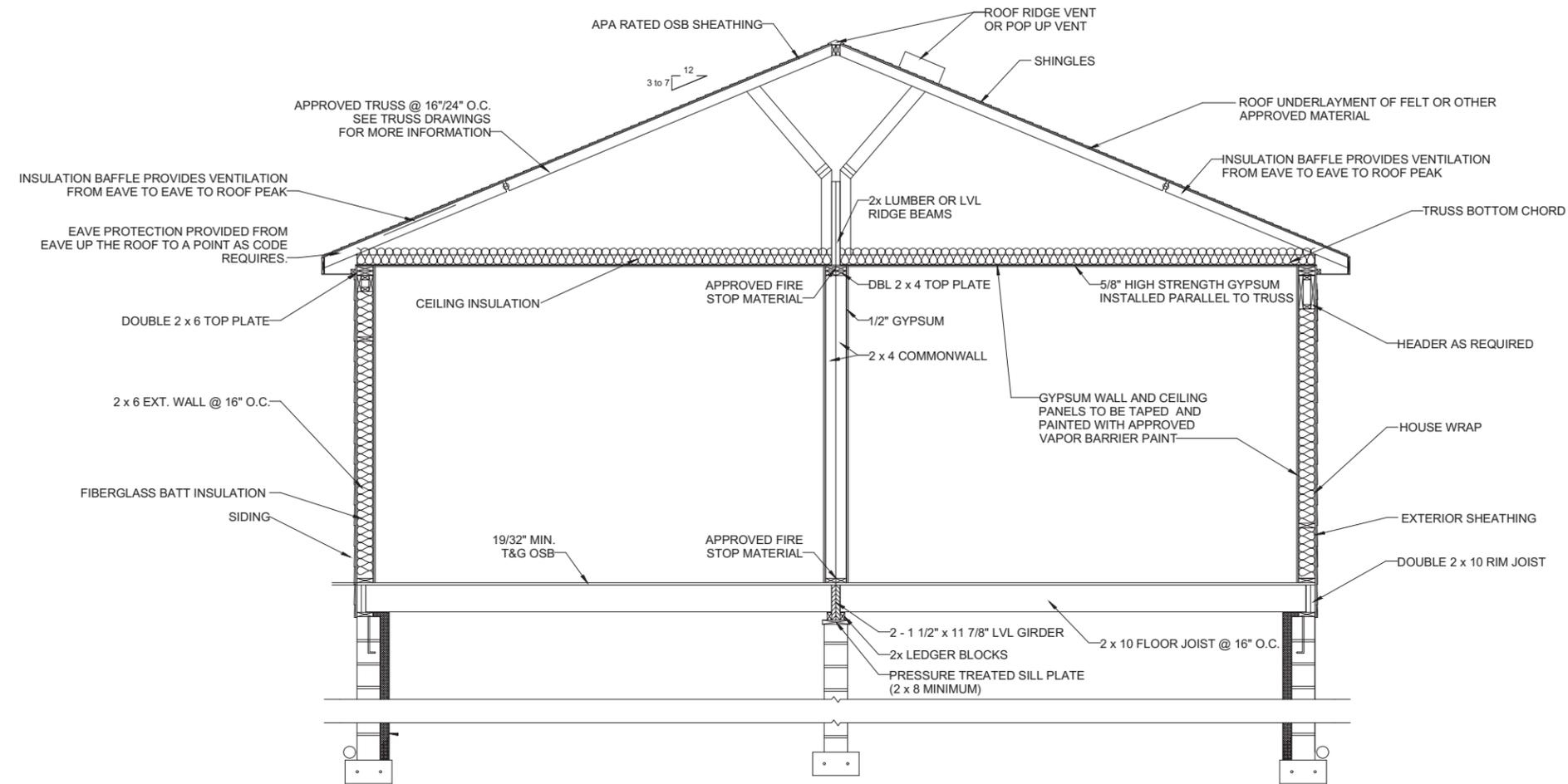
State of Colorado
Division of Housing

June 17, 2020

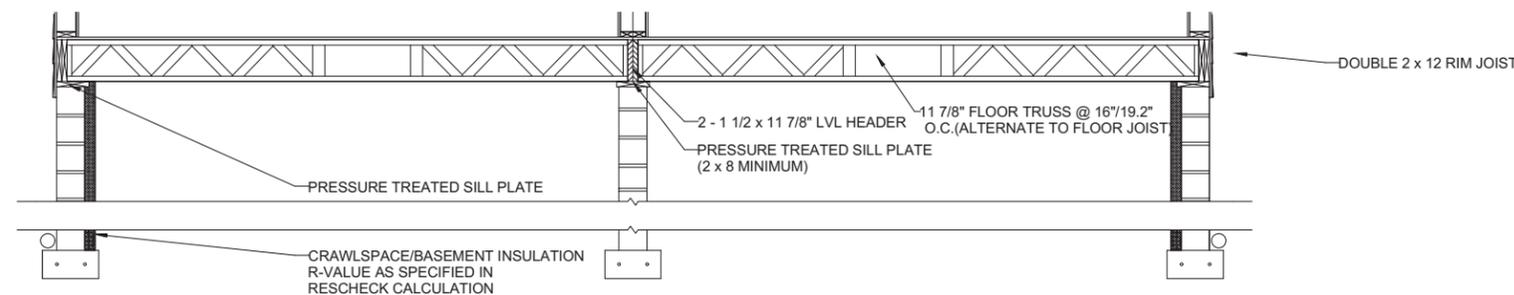


PLANS APPROVED
Subject to field inspection

516153



CROSS SECTION: WITH 2 x 10 FLOOR JOIST



CROSS SECTION: WITH FLOOR TRUSS

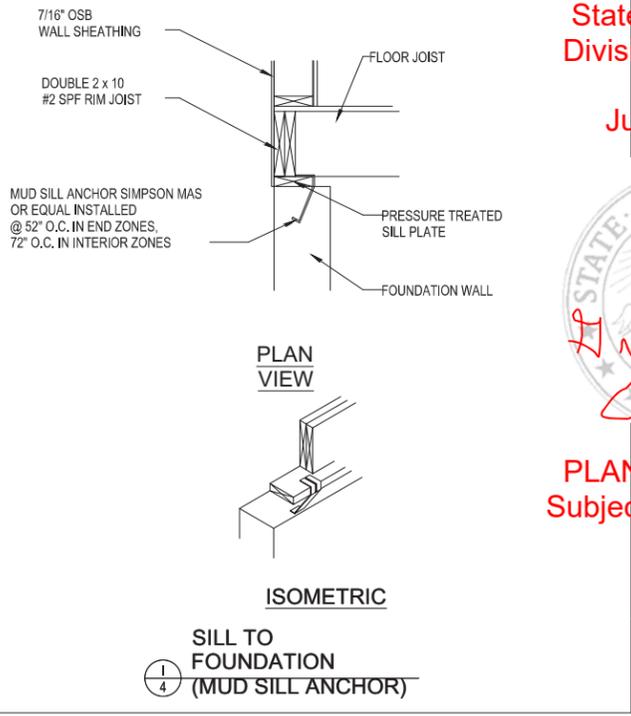
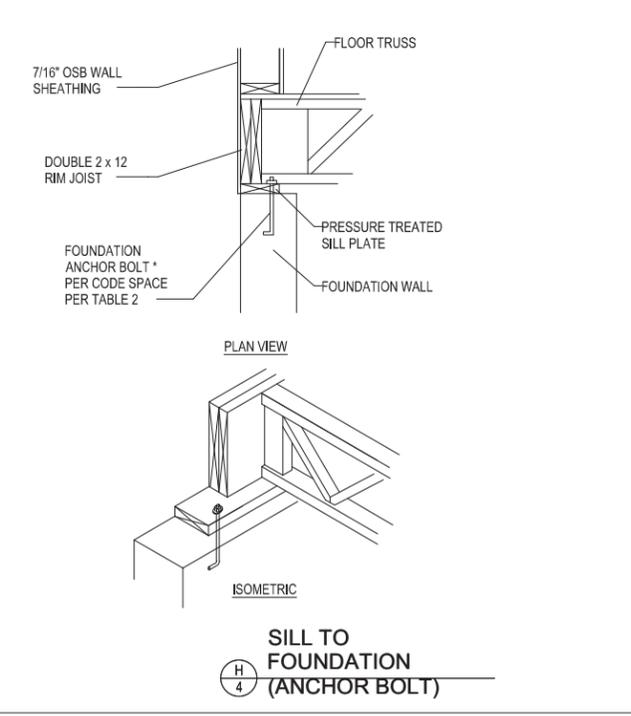
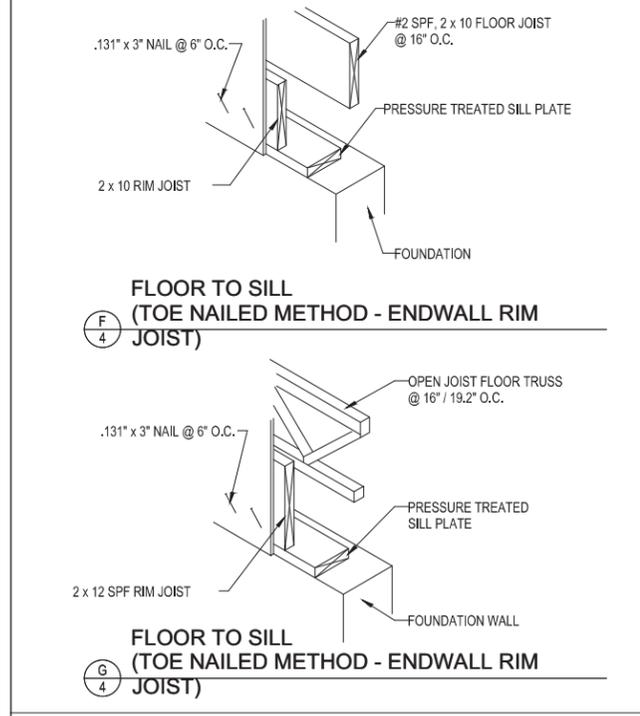
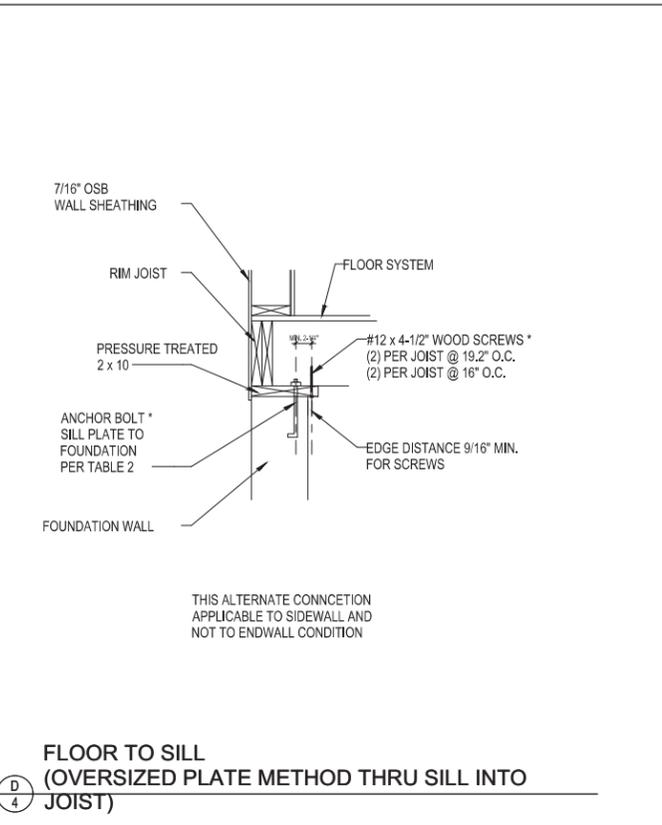
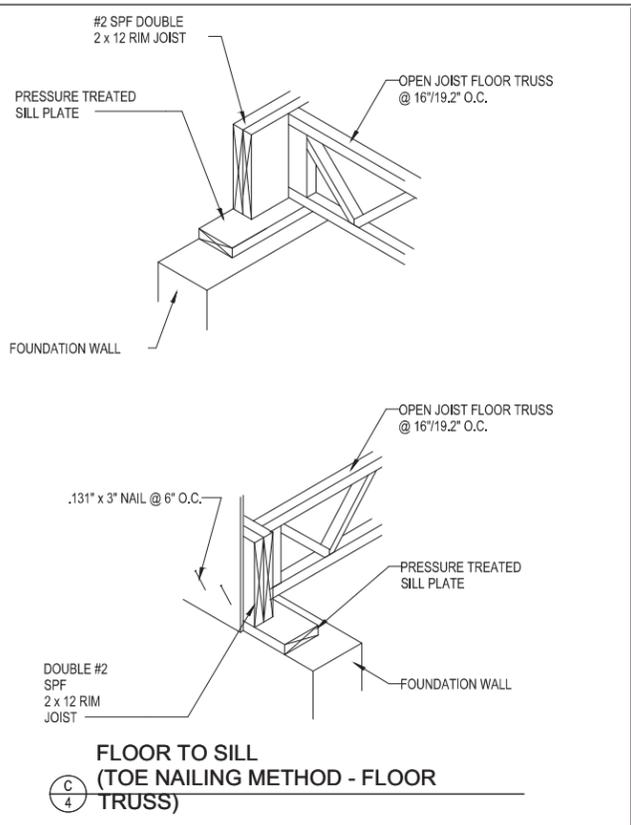
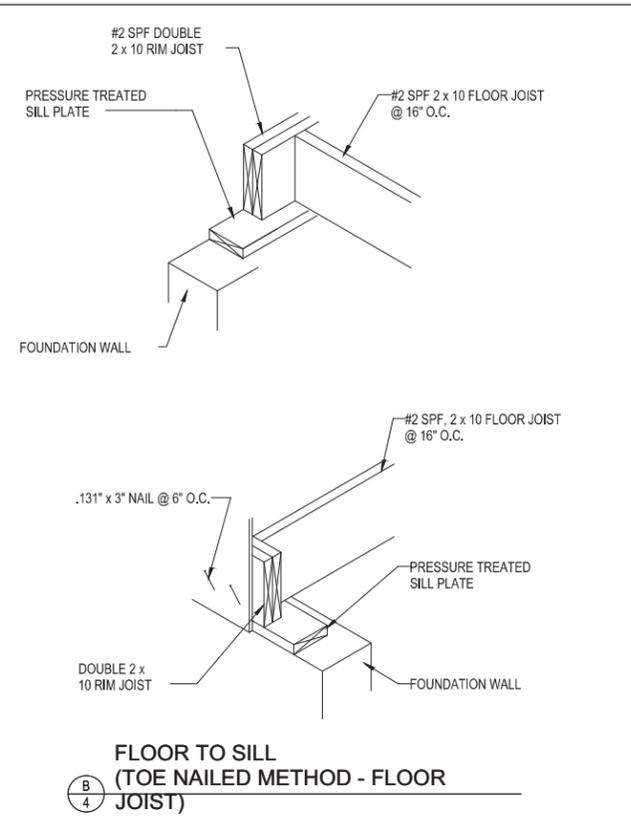
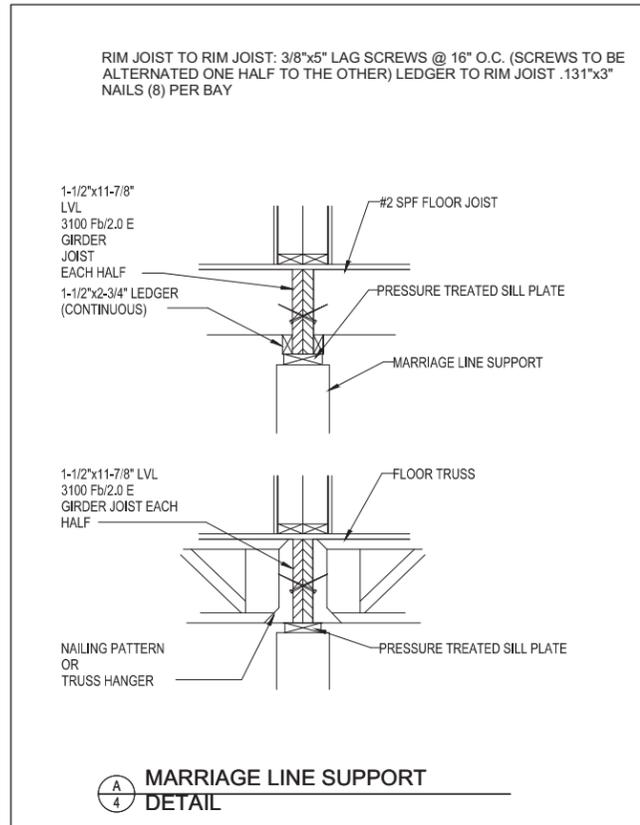
NOTE:
WHEN A CRAWLSPACE IS USED IN LIEU OF
A BASEMENT FOUNDATION, CONSTRUCTION
OF CRAWLSPACE SHALL BE SPECIFIED IN THE
INTERNATIONAL RESIDENTIAL CODE CHAPTER 4



11/12/2018

Released for Permit
07/07/2020 1:00:37 PM
shelley
CONSTRUCTION

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	CROSS SECTION
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M2
CODE:	2018 IRC
FLOOR LOAD:	40 PSF
ROOF ZONE:	30, 45, 67, 100 PSF
WIND ZONE:	115, 126, 155 MPH



State of Colorado
Division of Housing
June 17, 2020



PLANS APPROVED
Subject to field inspection

516153



TABLE 2
5/8" ANCHOR BOLT SPACING

WIND SPEED	6'-0" END ZONE	INTERIOR ZONE
115 MPH 5/12	72" O.C. *	72" O.C. *
115 MPH 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

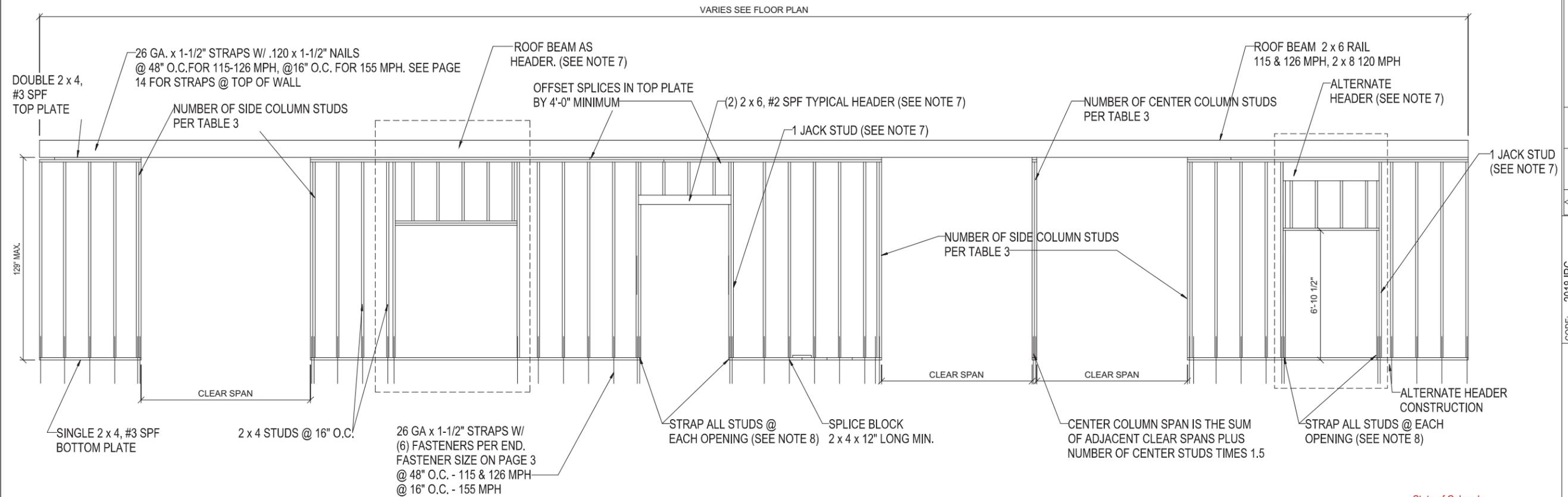
WIND SPEED	6'-0" END ZONE	INTERIOR ZONE
155 MPH 5/12	60" O.C. *	60" O.C. *
155 MPH 7/12	68" O.C. *	48" O.C. *

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	FLOOR FASTENING
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	516153
Released for Permit	07/07/2020 1:00:35 PM

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

PROJECT NAME: TWO SECTION RANCH
 DRAWING TITLE: FLOOR FASTENING
 DRN. BY: KBG
 DATE: 11/07/2018
 DWG No.: 516153
 Released for Permit: 07/07/2020 1:00:35 PM

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

State of Colorado
Division of Housing
June 17, 2020



PLANS APPROVED
Subject to field inspection

516153



11/12/2018

Released for Permit

07/07/2020 1:00:30 PM



shelley
CONSTRUCTION

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

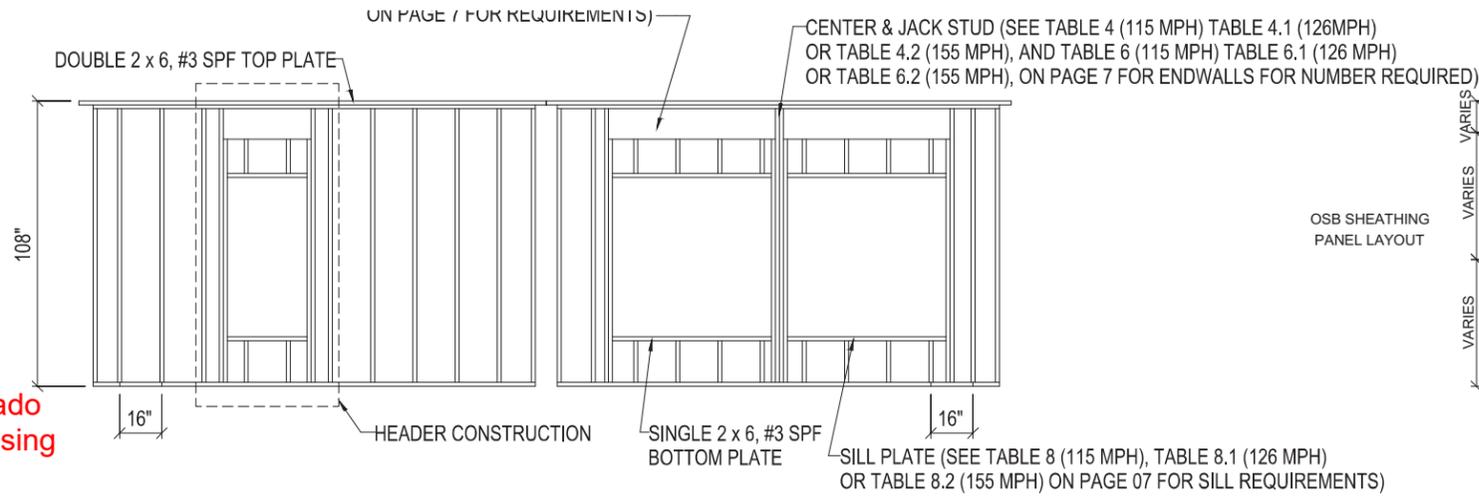
State of Colorado
Division of Housing

June 17, 2020

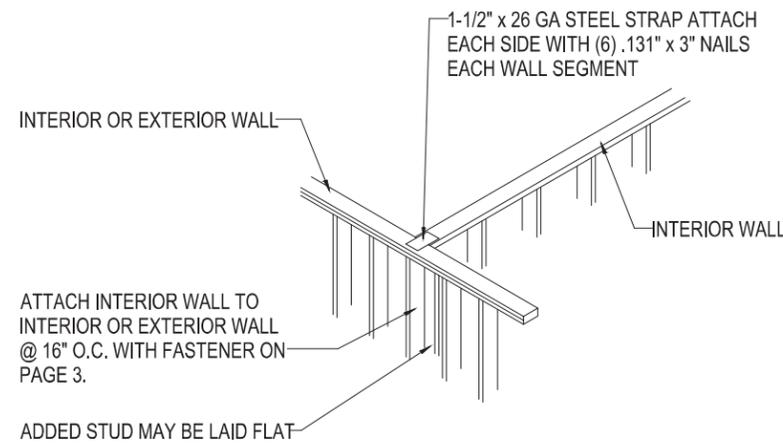


PLANS APPROVED
Subject to field inspection

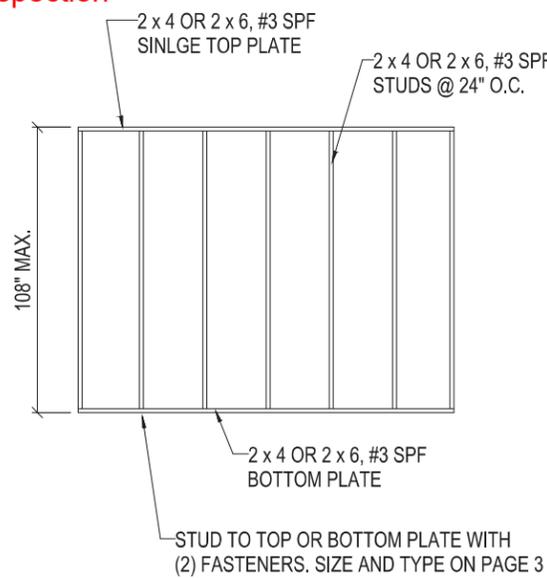
516153



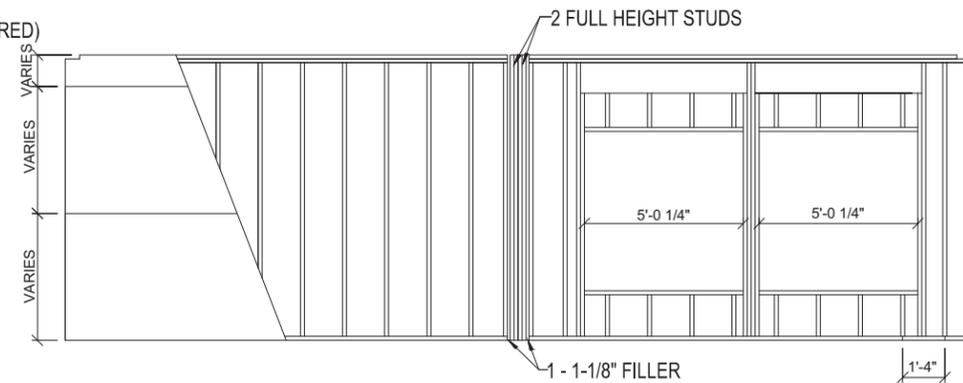
EXTERIOR SIDE AND END WALL FRAMING



INTERIOR WALL TO EXTERIOR/INTERIOR WALL

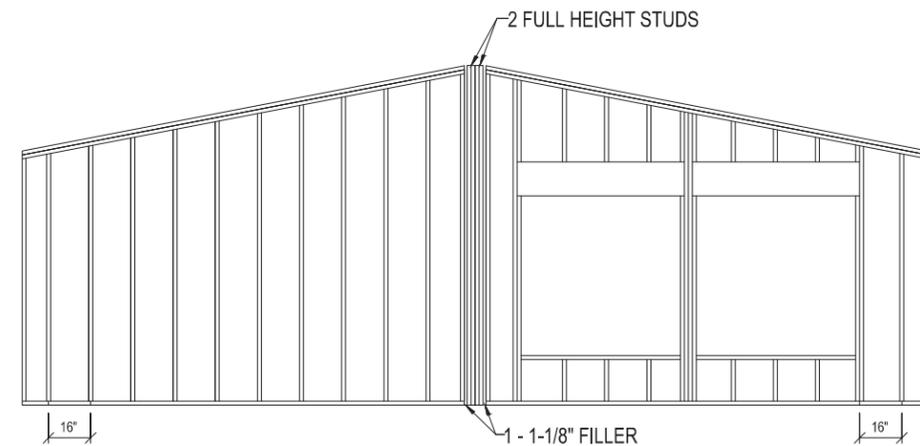


INTERIOR WALL FRAMING



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	
	30 PSF	40 PSF	67 PSF	100 PSF	
NUMBER OF STUDS	(2) 2x6	474	388	260	218



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	
	30 PSF	40 PSF	67 PSF	100 PSF	
NUMBER OF STUDS	(2) 2x6	392	326	226	192



11/12/2018

Released for Permit
07/07/2020 1:00:27 PM



shelley
CONSTRUCTION
11/13/2018
Page 9 of 22

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	INTERIOR & ENDWALL CONSTRUCTION
PROJECT NUMBER	516153
DATE	11/07/2018
DRN. BY:	KBG
DWG No.	M06
CODE:	2018 IRC
FLOOR LOAD:	40 PSF
ROOF LOAD:	30, 45, 67, 100 PSF
WIND ZONE:	115, 126, 155 MPH



TABLE 4 - 115 MPH
SIDEWALL OPENING STUD CHART

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

TABLE 4.1-126 MPH
SIDEWALL OPENING STUD CHART

108" MAX WALL HEIGHT	126 MPH	
	INTERIOR ZONE	END ZONE
(2) 2x6	SIDE	82"
	CENTER	71"
(3) 2x6	SIDE	140"
	CENTER	73 1/2"
(4) 2x6	SIDE	73 1/2"
	CENTER	72"

TABLE 4.2-155 MPH
SIDEWALL OPENING STUD CHART

108" MAX WALL HEIGHT	155 MPH	
	INTERIOR ZONE	END ZONE
(2) 2x6	SIDE	61"
	CENTER	51"
(3) 2x6	SIDE	110"
	CENTER	58 1/2"
(4) 2x6	SIDE	140"
	CENTER	72"
(5) 2x6	SIDE	140"
	CENTER	70 1/2"

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			
	30 PSF	45 PSF	67 PSF	100 PSF	30 PSF	45 PSF	67 PSF	100 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"

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

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

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

TABLE 6-115 MPH
ENDWALL STUDS

WIND SPEED	NUMBER OF STUDS	129" MAX WALL HEIGHT (1)		
		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		

TABLE 6.1-126 MPH
ENDWALL STUDS

WIND SPEED	NUMBER OF STUDS	129" MAX WALL HEIGHT (1)		
		OPENING	INTERIOR ZONE	END ZONE
100 MPH	(1) 2x6	SIDE	36"	32"
		CENTER	26"	24"
	(2) 2x6	SIDE	78"	81"
		CENTER	49"	49 1/2"
	(3) 2x6	SIDE	140"	140"
		CENTER	78 1/2"	77 1/2"
	(4) 2x6	SIDE		
		CENTER		

TABLE 6.2-155 MPH
ENDWALL STUDS

WIND SPEED	NUMBER OF STUDS	129" MAX WALL HEIGHT (1)		
		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"

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

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

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"

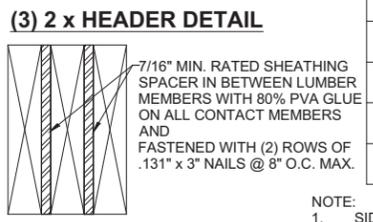


TABLE 8
SIDEWALL OPENING SILL SPAN CHART - 115 MPH

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"

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

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

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

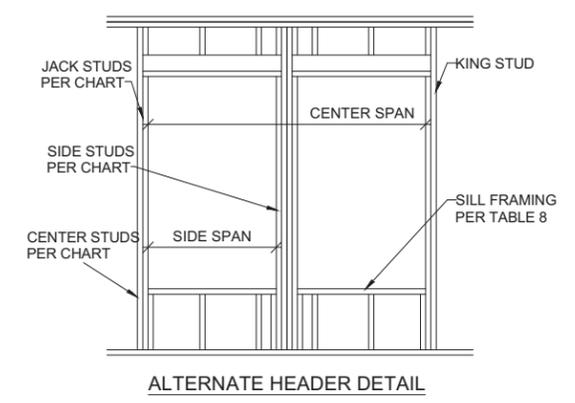
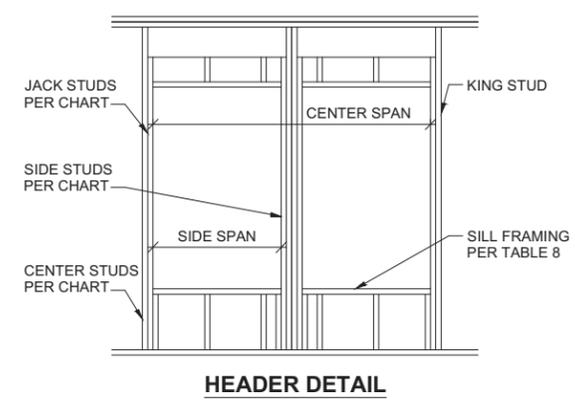
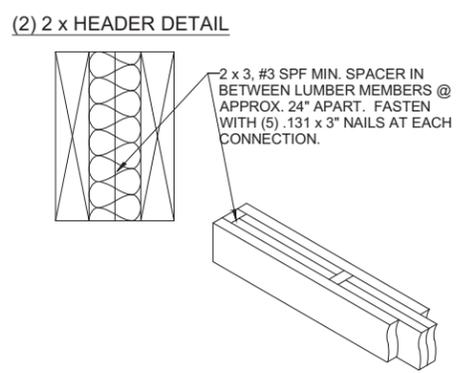


TABLE 9
HEADER & SILL FASTENING CHART 115 MPH

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"

Released for Permit
07/07/2020 1:00:24 PM
REGIONAL
Shelley
CONSTRUCTION

State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153

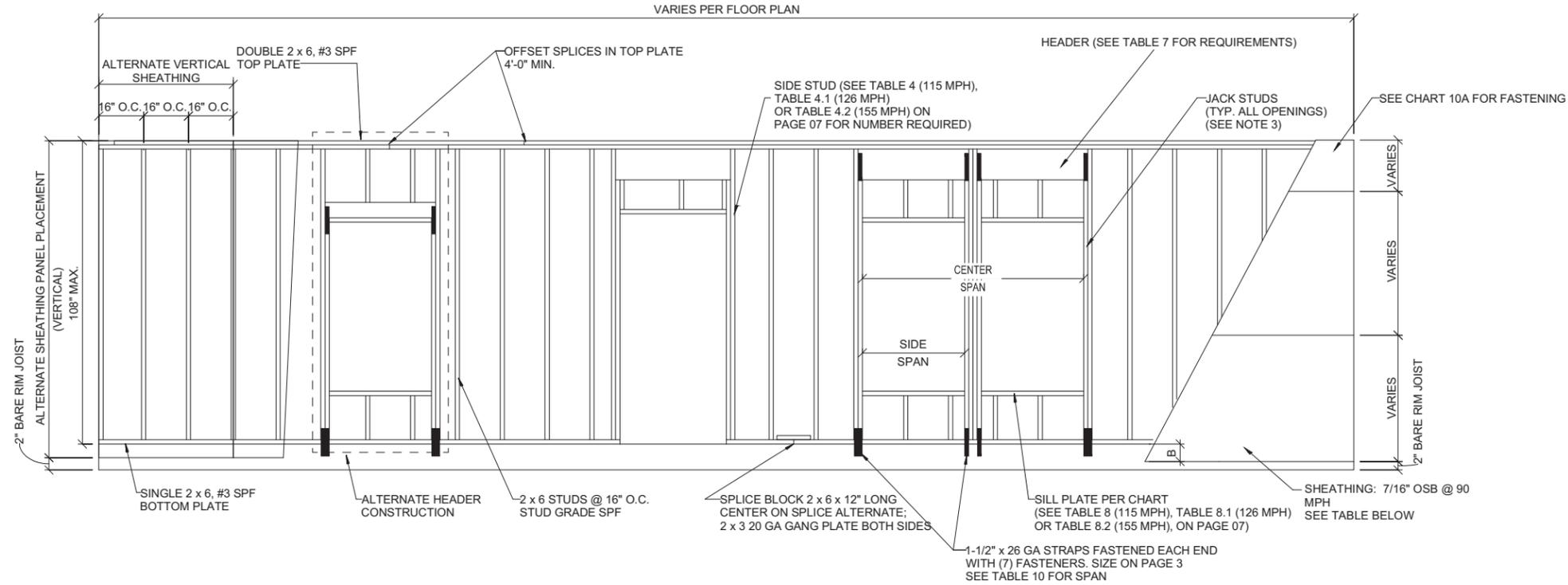
PROJECT NAME: TWO SECTION RANCH
DRAWING TITLE: EXTERIOR WALL CHART
PROJECT NO: 2018 IRC
FLOOR LOAD: 40 PSF
ROOF LOAD: 30, 45, 67, 100 PSF
WIND ZONE: 115, 126, 155 MPH
DATE: 11/07/2018
DWG No. M07

June 17, 2020

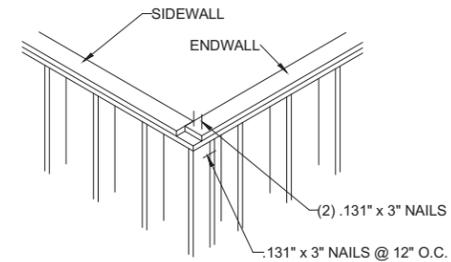


PLANS APPROVED
Subject to field inspection

516153



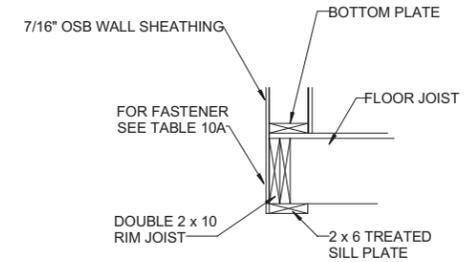
11/12/2018



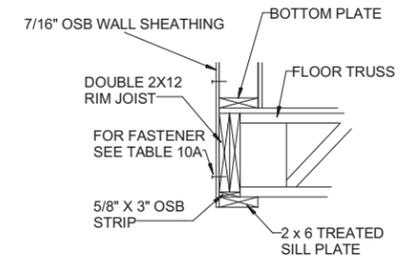
DETAIL AT ENDWALL

EXTERIOR SIDEWALL FRAMING

- 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.



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



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

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

NUMBER OF STRAPS	INTERIOR ZONE	
	SIDE SPAN	CENTER SPAN
1	81	64.5
2	129	210.5
3	194	340

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)

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

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

PROJECT NAME: TWO SECTION RANCH
DRAWING TITLE: EXTERIOR WALL SIDEWALL FRAMING
DWG No. M08
DRN. BY: KBG
DATE: 11/07/2018
Code: 2018 IRC
Floor Load: 40 PSF
Roof Load: 30, 45, 67, 100 PSF
Wind Zone: 115, 126, 155 MPH



June 17, 2020

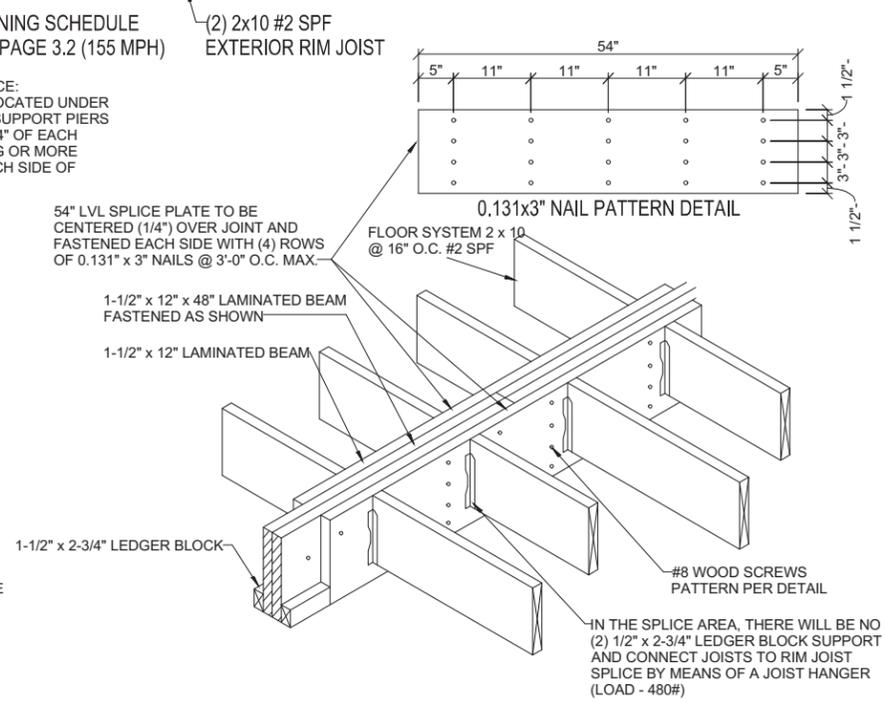
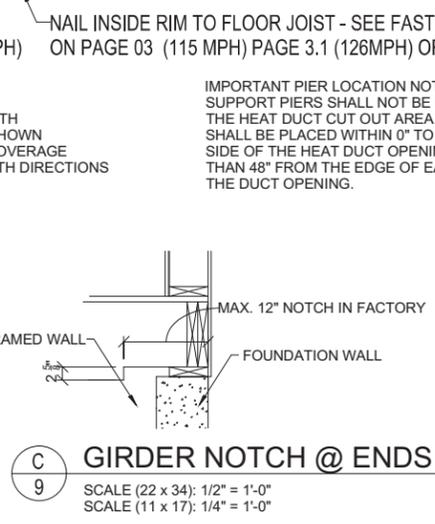
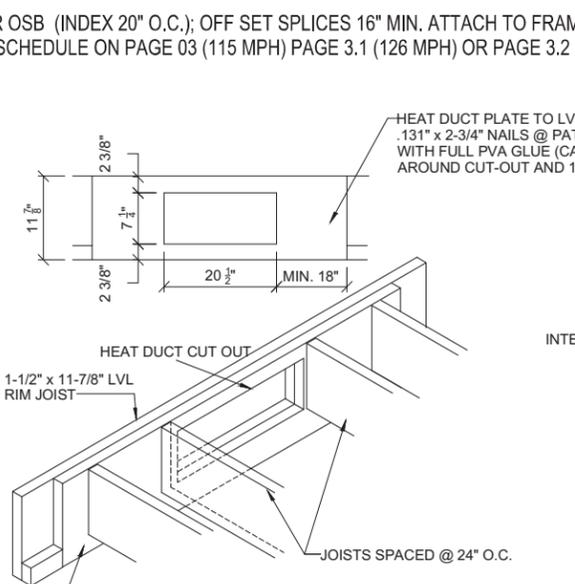
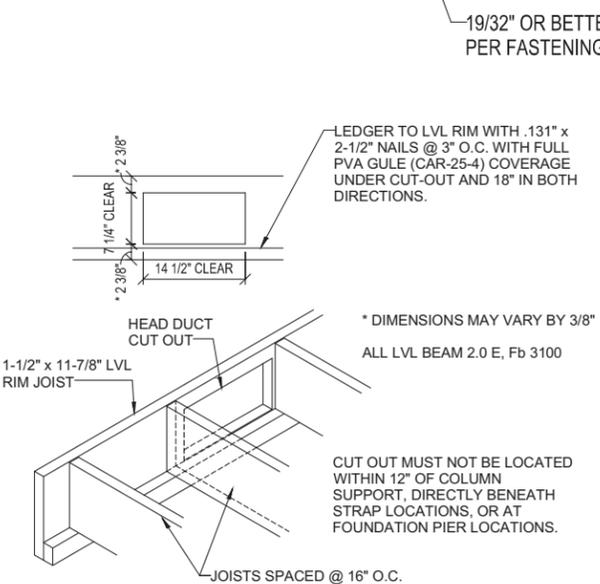
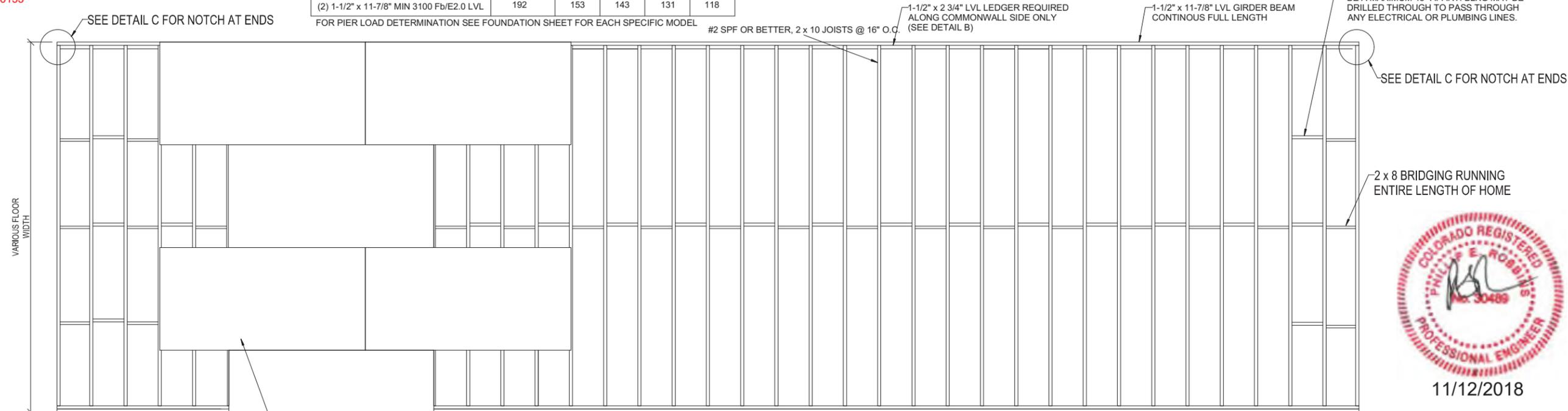


PLANS APPROVED
Subject to field inspection

516153

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



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



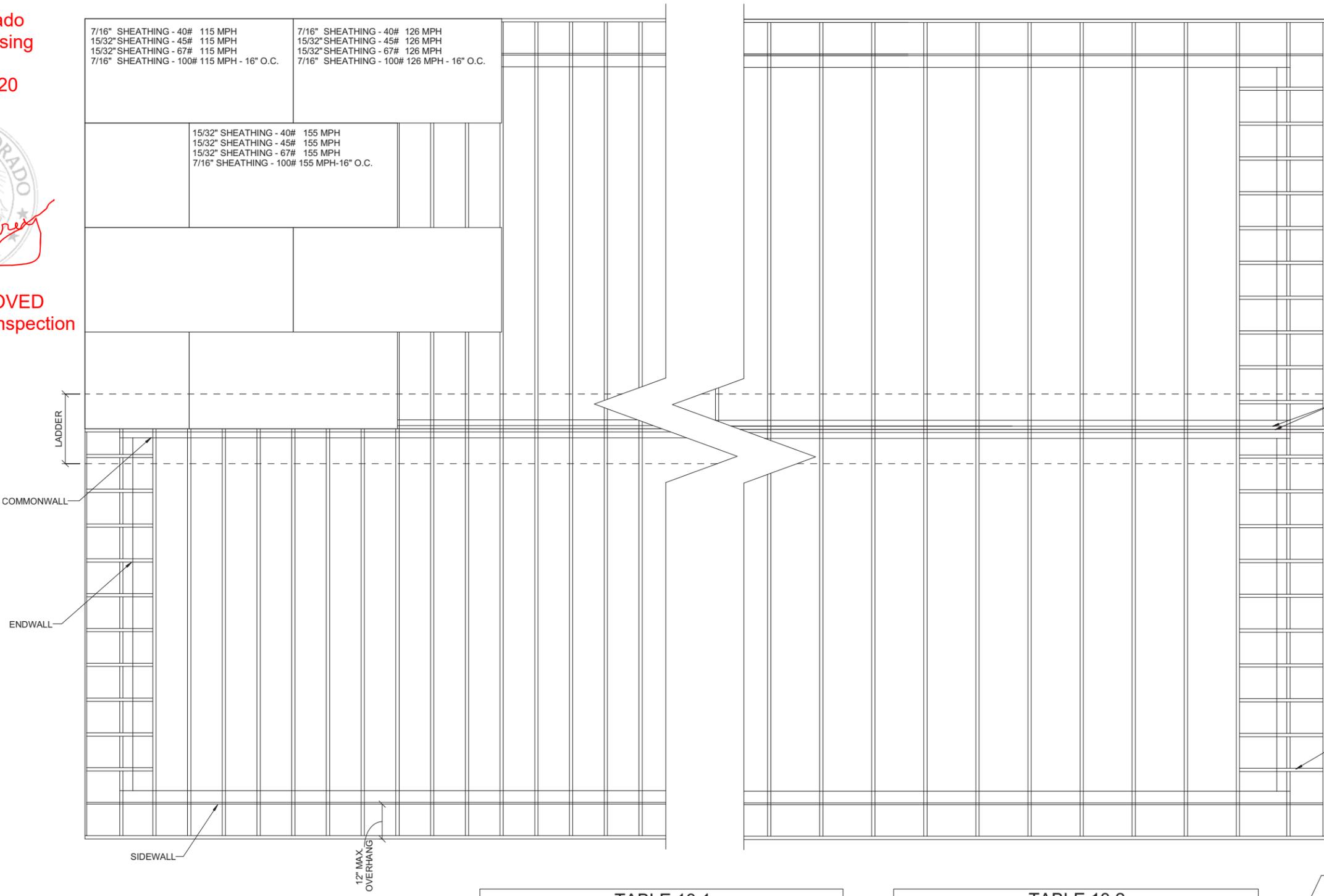
PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	FLOOR FRAMING - JOIST
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M09

June 17, 2020

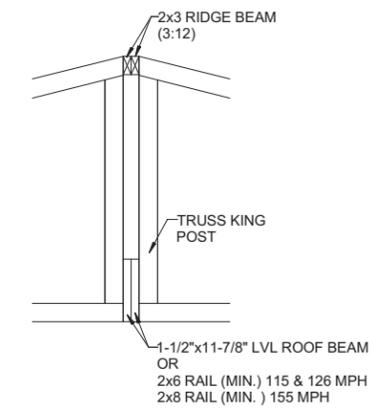


PLANS APPROVED
Subject to field inspection

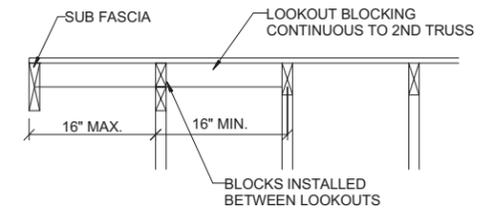
516153



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

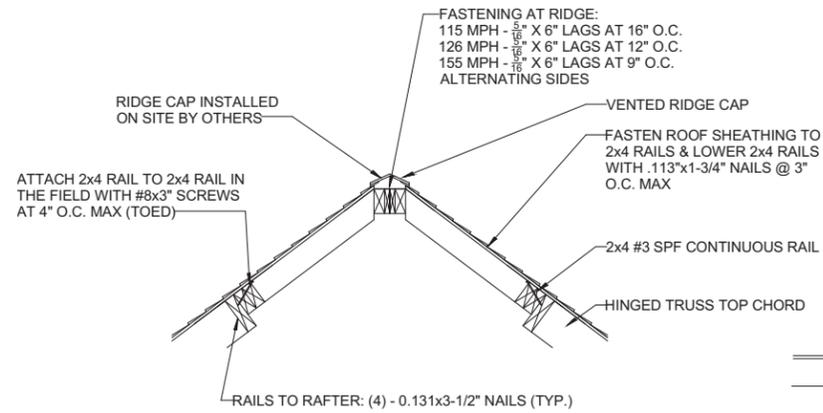
LOOKOUT SPACING:	30 PSF RLL	45 PSF RLL	67 PSF RLL	100 PSF RLL
2x3, #2 SPF ON EDGE	24" O.C.	24" O.C.	24" O.C.	16" O.C.
2x4, #2 SPF ON EDGE	24" O.C.	24" O.C.	24" O.C.	24" O.C.

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

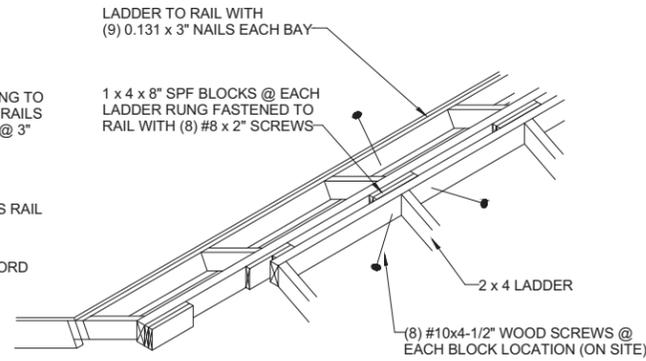
PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	ROOF CONSTRUCTION
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M12

111 GRANT STREET, AURORA, NEBRASKA 68818

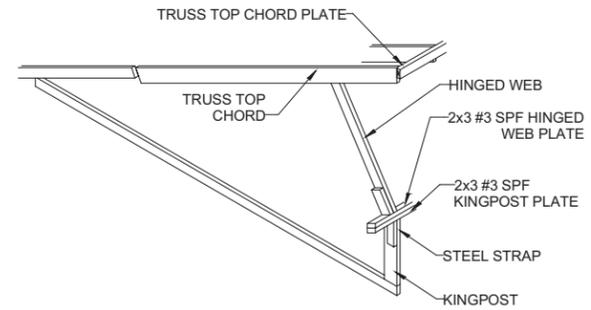
Released for Permit
07/07/2020 1:00:11 PM
shelley
CONSTRUCTION



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



4:12 to 7:12 SLOPED ROOF TRUSSES



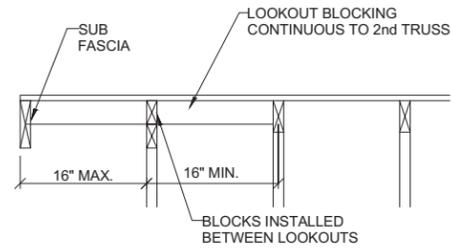
5:12 SLOPED ROOF TRUSSES

ISOMETRIC VIEW

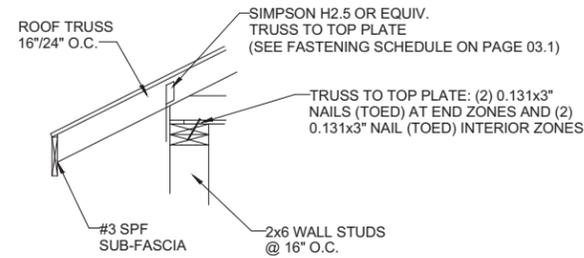
HINGED WEB PLATE TO HINGED WEB AND KING POST PLATE TO KING POST AND TO NAILER BLOCK: 6 - .131" x 3" NAILS HINGED WEB PLATE TO KING POST PLATE: .131" x 3" NAILS @ 4" O.C. OR #8 x 3" WOOD SCREWS @ 3" O.C. HINGED WEB TO KINGPOST: 1-1/2" x 26 GA. STEEL STRAP WITH (7) .120" x 1-1/2" NAILS EACH END

5/12 HINGED KING POST CONNECTION LOADS

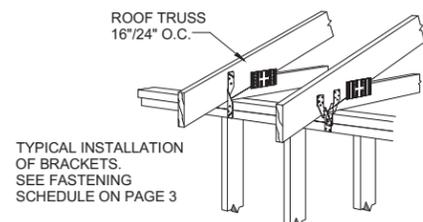
THESE CONNECTIONS DESIGNED FOR MAXIMUM 1050# COMPRESSION, 570# TENSION AND 451# SHEAR. CHECK TRUSS PRINTS FOR ACTUAL LOADS WHICH MUST BE EQUAL TO OR LESS THAN THESE.



LOOK-OUT BLOCK DETAIL



EAVE DETAIL



TYPICAL INSTALLATION OF BRACKETS. SEE FASTENING SCHEDULE ON PAGE 3

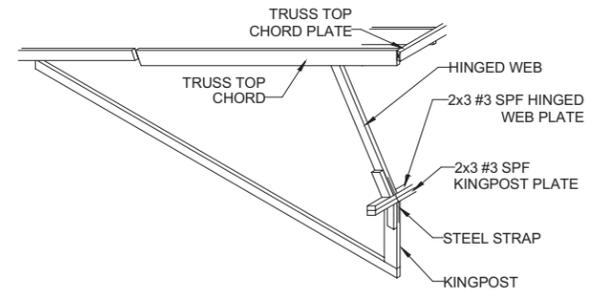
State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153



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

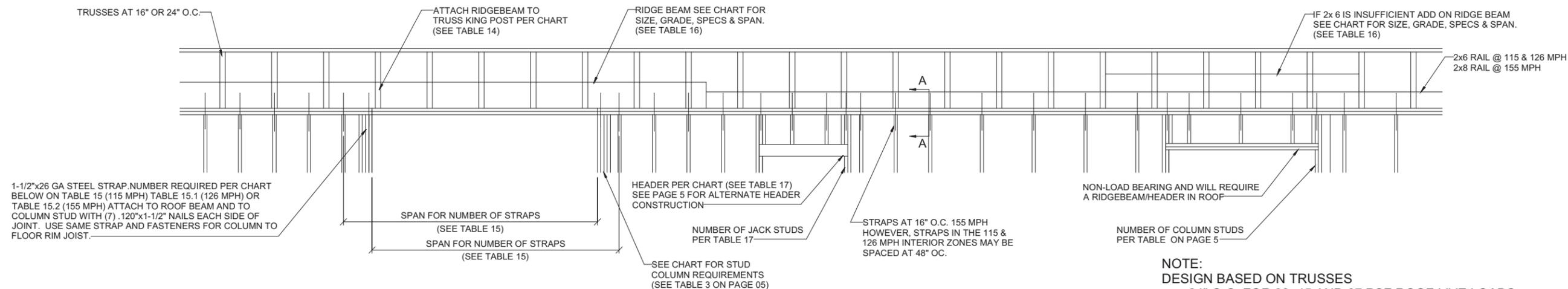
THESE CONNECTIONS DESIGNED FOR MAXIMUM 1460# COMPRESSION, 606# TENSION AND 876# SHEAR. CHECK TRUSS PRINTS FOR ACTUAL LOADS WHICH MUST BE EQUAL TO OR LESS THAN THESE.



11/12/2018

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	ROOF CONSTRUCTION DETAILS
PROJECT CODE	2018 IRC
FLOOR LOAD	40 PSF
ROOF ZONE	30, 45, 67, 100 PSF
WIND ZONE	115, 126, 155 MPH
DATE	
REVISION	
DESCRIPTION	
DATE	
DRN. BY	KBG
DATE	11/07/2018
DWG No.	M13



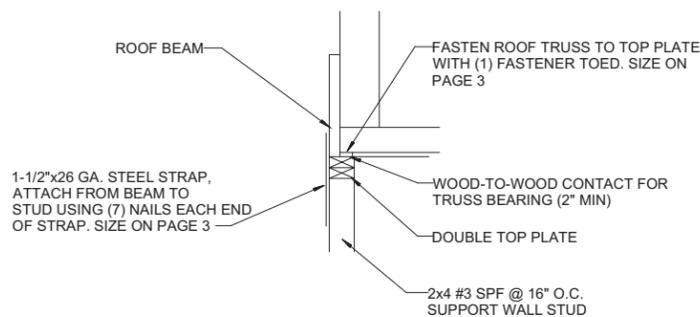


NOTE:
DESIGN BASED ON TRUSSES

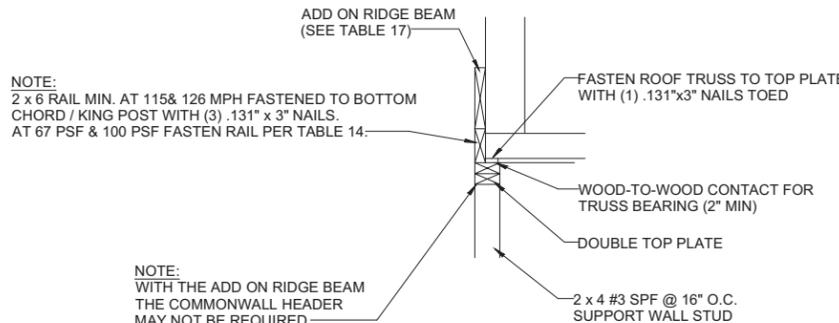
- 24" O.C. FOR 30, 45 AND 67 PSF ROOF LIVE LOADS
- 16" O.C. FOR 68 TO 100 PSF ROOF LIVE LOADS

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

June 17, 2020



PLANS APPROVED
Subject to field inspection

11/12/2018

516153



PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	RIDGE BEAM DETAILS
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M14

111 GRANT STREET, AURORA, NEBRASKA 68818

State of Colorado
Division of Housing

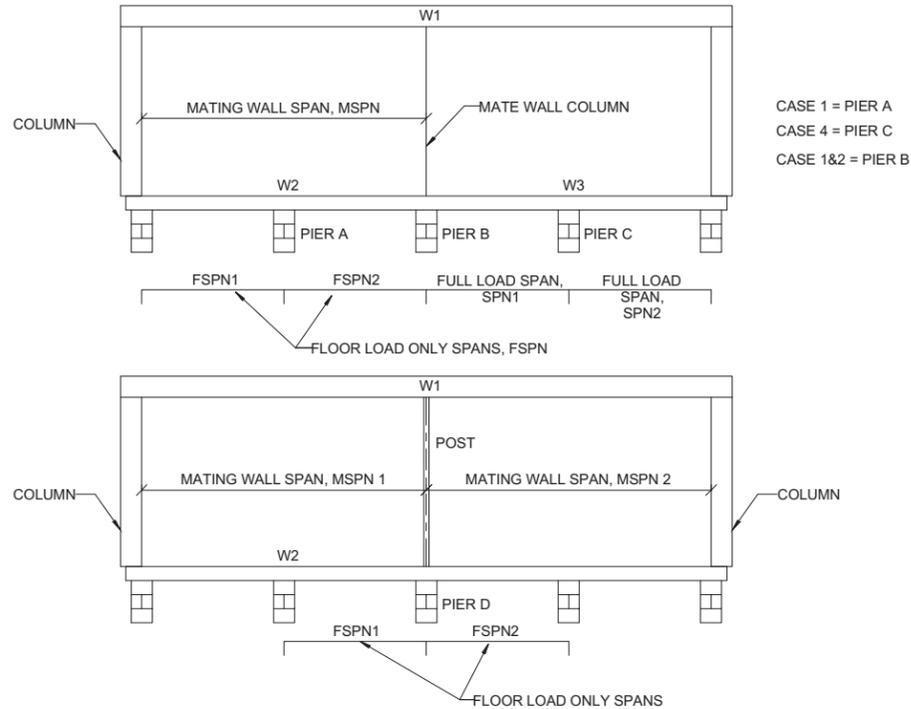
June 17, 2020



PLANS APPROVED
Subject to field inspection

516153

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



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

30 PSF RLL

FORMULAS:

PIER A:	FLOOR LOAD ONLY	LOAD = 66.5 (PLI) X (FSPN1 + FSPN2)/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 + FSPN2)/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 + FSPN2)/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 + FSPN2)/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

PROJECT NAME	TWO SECTION RANCH
DRAWING TITLE	FOUNDATION LOADS
CODE: 2018 IRC	FLOOR LOAD: 40 PSF
	ROOF ZONE: 30, 45, 67, 100 PSF
	WIND ZONE: 115, 126, 155 MPH
DRN. BY:	KBG
DATE:	11/07/2018
DWG No.	M15



11/12/2018



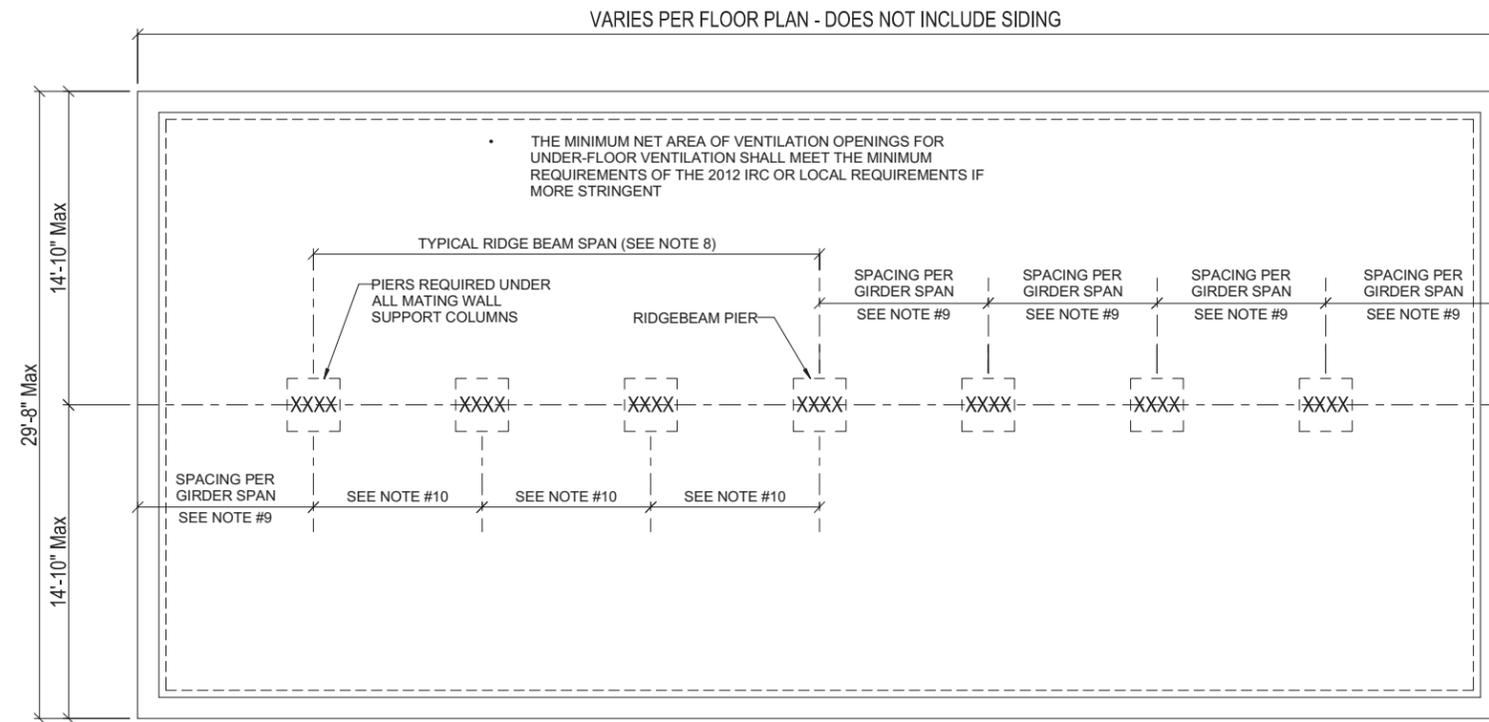
State of Colorado
Division of Housing

June 17, 2020



PLANS APPROVED
Subject to field inspection

516153



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

Released for Permit
07/07/2020 12:59:54 PM
REGIONAL Building Department
shelley
CONSTRUCTION

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