GENERAL:

UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION.

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED;

ROOF DEAD LOAD: 15 PSF.
LIVE LOAD: 20 PSF
BOTTOM CHORD LIVE LOAD AT ATTIC TRUSSES: 20 PSF
ROOF SNOW LOAD:
P_g=120 PSF
P_f = 101 PSF
C_e = 1.0
I = 1.0
C_t = 1.2 (UNHEATED STRUCTURE)
FLOOR DEAD LOAD: 15 PSF
FLOOR LIVE LOAD: 40 PSF
WIND FORCES:
BASIC WIND SPEED: 115 MPH (ULTIMATE WIND SPEED)
WIND EXPOSURE TYPE: C
WIND IMPORTANCE FACTOR: 1.0
SEISMIC RISK CATEGORY II
S_{DS} = 0.537
S_{D1} = 0.108
SITE CLASS C
SEISMIC DESIGN CATEGORY D
BASIC LFRS = LIGHT FRAMED WALLS WITH SHEAR PANELS
R=6.5
W WEIGHT OF STRUCTURE:
DESIGN BASE SHEAR - 0.083W (ULTIMATE)
0.059W (SERVICE)
DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

FOUNDATIONS:

MAXIMUM ALLOWABLE SOIL PRESSURE: =1,500 PSF PER CHAPTER 18 OF THE 2018 IBC

ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAT EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT. REFER TO SOILS INVESTIGATION FOR DEPTH AND EXTENT OF STRUCTURAL FILL.

CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY, AND SHALL BE SUBMITTED TO THE ENGINEER AT LEAST 2 WEEKS PRIOR TO THE PLACEMENT OF CONCRETE. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO PLACING ANY CONCRETE SO THAT THE ENGINEER MAY HAVE THE OPPORTUNITY TO REVIEW THE WORK.

CONCRETE TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY. THE TESTING AGENCY SHALL TEST (4) CYLINDERS FROM EACH CLASS OF CONCRETE USED EACH DAY. A MINIMUM OF (1) SAMPLE MUST BE TAKEN FROM EACH 50 CUBIC YARDS OF CONCRETE.

LOCATION	SPECIAL	SLUMP	AGGREGATE	COMPRESSIVE
-	INSPECTION.	(MAX)	(MAX SIZE)	STRENGTH (PSI)
FOOTINGS	NO	5	1" DIA	3000 (2500 WAS USED FOR DESIGN)
GRADE BEAMS	NO	5	1" DIA	3000 (2500 WAS USED FOR DESIGN)

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2500 PSI CONCRETE WAS USED FOR DESIGN NO SPECIAL INSPECTION REQUIRED.

CONCRETE REINFORCING:

ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, Fy=60,000 PSI MIN., UNLESS NOTED OTHERWISE. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

MAINTAIN THE FOLLOWING CONCRETE COVERAGES FOR CONCRETE REINFORCING:

UNFORMED SURFACES IN CONTACT WITH EARTH...................3"
FORMED SURFACES IN CONTACT WITH EARTH.......................2"
FORMED SURFACES EXPOSED TO OUTSIDE WEATHER............2"
SLABS AND WALLS NOT EXPOSED TO WEATHER....................1 ½"
CLEAR DISTANCE BETWEEN BARS..2" U.N.O.

SHOP DRAWINGS OF ALL BARS AND LOCATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF POUNDS PER CUBIC FOOT. USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

LAMINATED VENEER LUMBER:

ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF TRUSS JOIST McMILLIAN CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE TRUSS JOIST McMILLIAN PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE MEMBERS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

PLYWOOD WEB JOIST:

ALL WOOD I-JOIST SHALL CONFORM TO THE SPECIFICATIONS OF TRUSS JOIST McMILLIAN CORPORATION FOR TJI JOISTS, OR ENGINEER APPROVED EQUAL. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE TRUSS JOIST McMILLIAN TJI JOIST PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE JOISTS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS.
SHEATHING INSTALLATION:
ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.
ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

ROOF SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

FLOOR SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS.

TYPICAL NAILING SHALL BE 10d @ 6" O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d @ 12" O.C. ALL INTERMEDIATE SUPPORTS U.N.O. USE RING SHANK NAILS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T & G PANELS. GLUE SHALL MEET THE REQUIRE MENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OF ELECTRIC EQUIPMENT.

ROUGH CARPENTRY:

FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE	SPECIES	GRADE
SILL PLATES 2 x 4	H.F.	STANDARD OR BETTER.
2 x 6, 2 x 8	H.F	NO. 2 OR BETTER.

ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.

HORIZONTAL FRAMING LUMBER: (UNO)		
4x4 AND SMALLER	H.F.	NO. 2
2x ROOF JOISTS & RAFTERS	H.F.	NO. 2
2x FLOOR JOISTS	H.F.	NO. 2
3x LEDGERS	H.F.	NO. 1
4x HEADERS & BEAMS	H.F.	NO. 1
6x6 & LARGER BEAMS	H.F.	NO. 1

VERTICAL FRAMING LUMBER: (U.N.O.)		
ALL STUDS	H.F.	NO. 2
ALL POSTS	H.F.	NO. 1
ALL OTHER LUMBER U.N.O	H.F.	STANDARD OR BETTER.

PROVIDE A MINIMUM OF (2) STUDS UNDER ALL BEAM BEARING LOCATIONS UNO. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 32" O.C.

JOISTS HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFFERD TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURER WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED, WHEN APPROVED BY ENGINEER.

BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE WASHERS AGAINST WOOD. RETIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES, DO NOT DRIVE-IN. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS.

SEE FASTENING SCHEDULE (U.N.O.) PER IBC 2018 TABLE 2304.10.1

State of Colorado
Division of Housing
Oct 11 2022
STATE OF COLORADO 1876
APPROVED PLANS
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LOCAL INSPECTION ITEMS REQUIRED

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BRIAN J. WARNER 48610
09/14/2022

JONES-SLEDHAUS
28935 YELLOW JACKET DR.
OAK CREEK, COLORADO

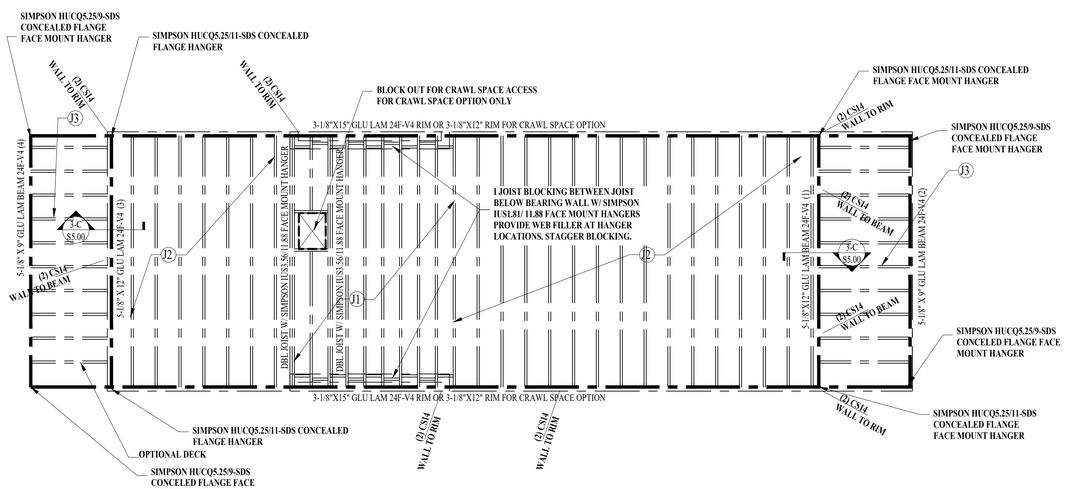
REVISIONS

REV	DATE	DESCRIPTION
1	09/14/22	REVIEW COMMENTS

PROJECT NO:	22411
DRAWN BY:	ABS
CHECKED BY:	ABS
DATE:	06/15/2022
SHEET:	1 OF 4

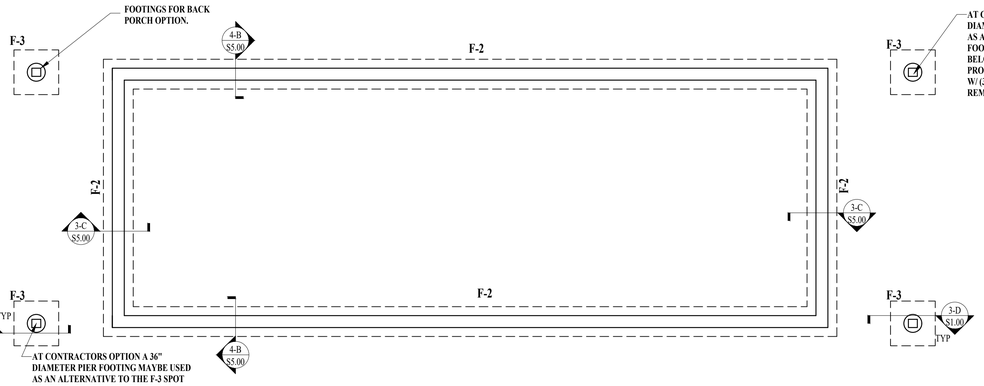
GENERAL NOTES

S0.00



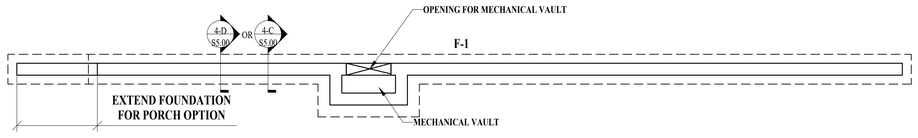
MAIN FLOOR FRAMING PLAN

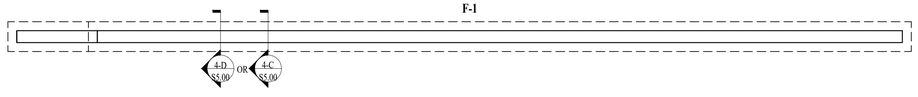
SCALE 1/4" = 1'-0"



FOOTING AND FOUNDATION PLAN

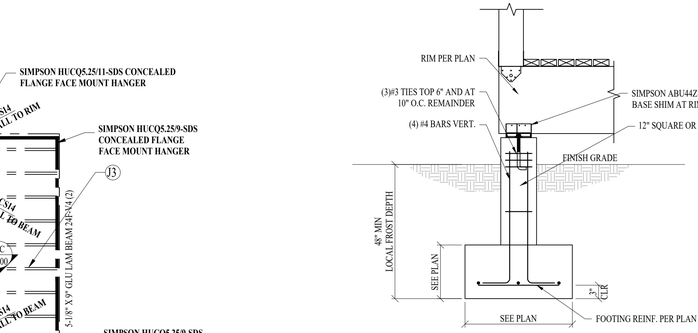
SCALE 1/4" = 1'-0"





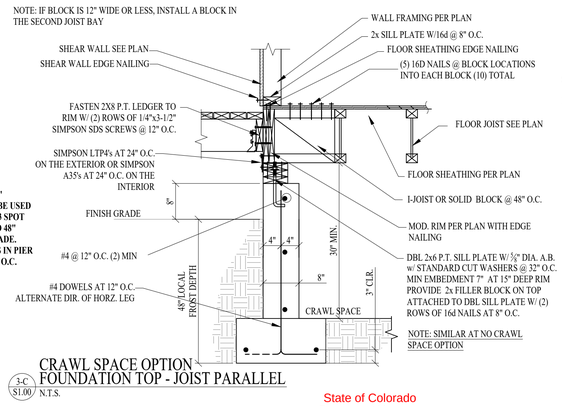
CONTINUOUS FOOTING OPTION

SCALE 1/4" = 1'-0"



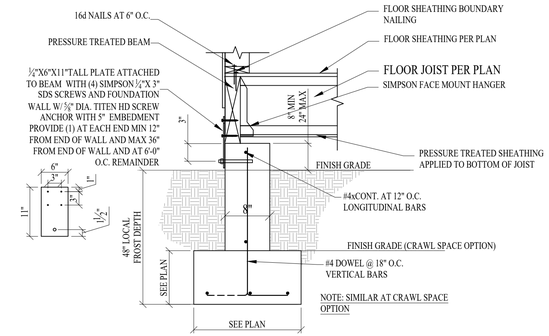
CRAWL SPACE OPTION EXTERIOR SPOT FOOTING

3-D S1.00 N.T.S.



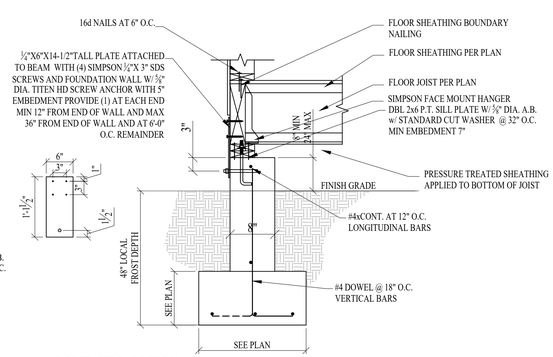
CRAWL SPACE OPTION FOUNDATION TOP - JOIST PARALLEL

3-C S1.00 N.T.S.



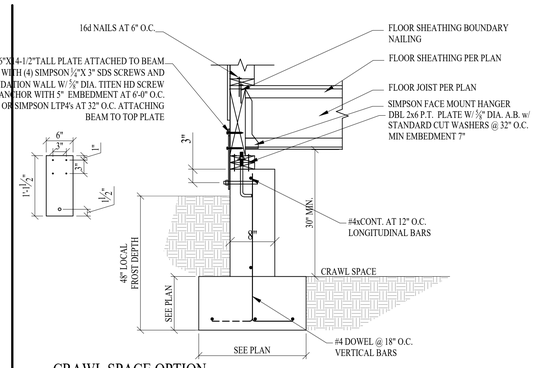
CONT. FTG OPTION P.T. BEAM CONTINOUS FOOTING

4-D S1.00 N.T.S.



CONT. FTG OPTION NON P.T. BEAM CONTINOUS FOOTING

4-C S1.00 N.T.S.



CRAWL SPACE OPTION NON P.T. BEAM CONTINOUS FOOTING

4-B S1.00 N.T.S.

F-3 — AT CONTRACTORS OPTION A 36" DIAMETER PIER FOOTING MAYBE USED AS AN ALTERNATIVE TO THE F-3 SPOT FOOTING. FOOTING TO EXTEND 48" BELOW LOWEST ADJACENT GRADE. PROVIDE (10)#4 VERTICAL BARS IN PIER W/ (3) #3 TIES TOP 6" AND AT 10" O.C. REMAINDER

State of Colorado
Division of Housing
Oct 11 2022

APPROVED PLANS
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LOCAL INSPECTION ITEMS REQUIRED

FLOOR FRAMING PLAN NOTES:

SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

FLOOR SHEATHING TO BE 3/4" THICK T & G WITH A MINIMUM SPAN RATING OF 40/20 GLUED AND NAILED WITH 10d NAILS AT 6" ON CENTER PERIMETER AND 12" ON CENTER FIELD.

DECK TO BE 2x PLANKS CAPABLE OF SUPPORTING A 60 PSF LIVE LOAD SPANING 16" PER OWNER.

EXPOSED GLUE LAMINATED TIMBERS THAT ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESEVATIVE TREATED WOOD.

FASTENERS INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILCON BRONCE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER,'S RECOMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653 TYPE G185 ZINC-COATED GALVANIZED, OR EQUIVALENT, SHALL BE USED.

BEAM/HEADER (XX)
BEAM NUMBER IN REFERENCE TO CALCULATIONS FLOOR BEAMS (FB)

FRAMING KEY NOTES:

(J1) TJI I JOIST 110/11-7/8" AT 12" O.C. BELOW INSET WALLS WITH SIMPSON MIU1.81/11 FACE MOUNT HANGERS

(J2) TJI I JOIST 110/11-7/8" AT 16" O.C. WITH SIMPSON MIU1.81/11 FACE MOUNT HANGERS

(J3) 2x6 PRESSURE TREATED HEM FIR #2 DECK JOIST AT 16" O.C. WITH SIMPSON LUS28 FACE MOUNT HANGERS

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
F-1	24"	CONT.	10"	-	-	-	-	3	#4	CONT.	EQ.	CONTINOUS FOOTING
F-2	20"	CONT.	10"	-	-	-	-	2	#4	CONT.	EQ.	CONTINOUS FOOTING
F-3	2'-6"	2'-6"	12"	4	#4	2'-0"	EQ	4	#4	2'-0"	EQ.	SPOT FOOTING

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09/14/2022

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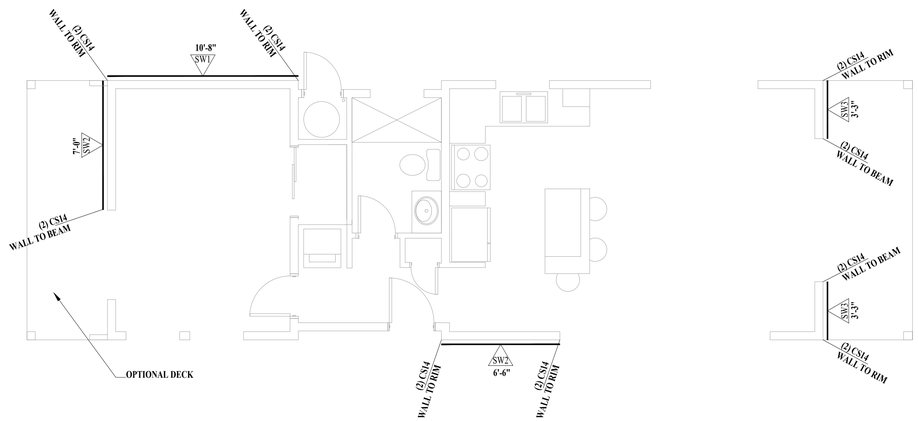
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22411
DRAWN BY: ABS
CHECKED BY: ABS
DATE: 06/15/2022
SHEET: 2 OF 4

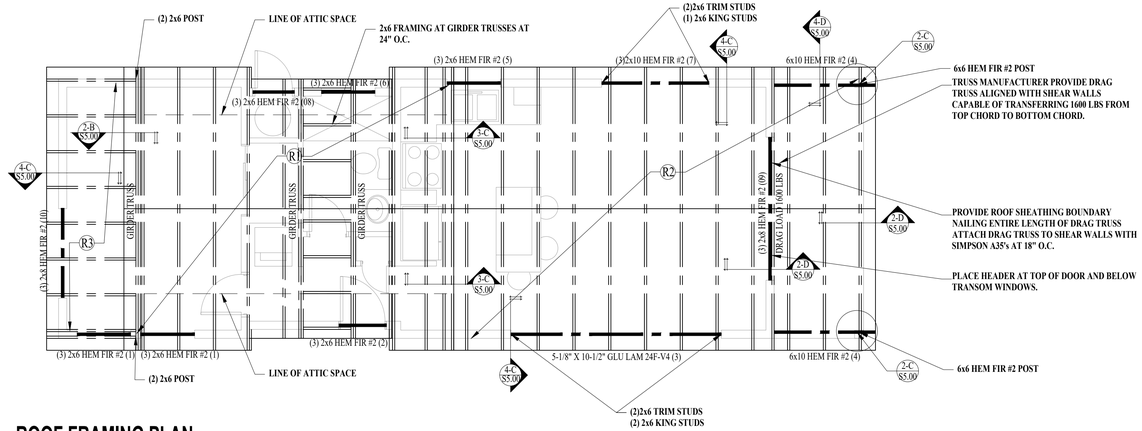
FLOOR FRAMING / FOUNDATION PLAN

S1.00



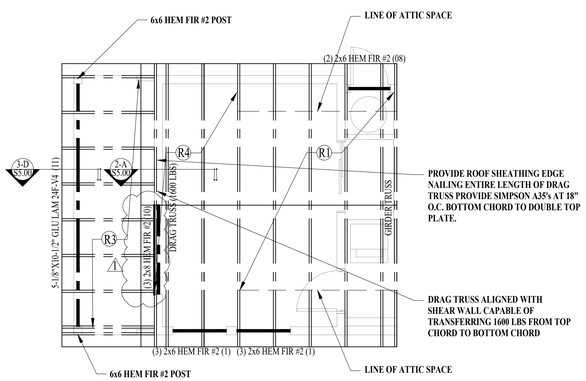
SHEAR WALL PLAN

SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



OPTIONAL PORCH

SCALE 1/4" = 1'-0"

SHEATHING NAILING SCHEDULE

MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDRY	FIELD	
1	OSB/CDX	7/16"	32/16	8d	YES	6	6	12	-
2	OSB/CDX	7/16"	32/16	8d	YES	4	4	12	-
3	OSB/CDX	7/16"	32/16	8d	YES	3	3	12	-
4	OSB/CDX	7/16"	32/16	8d	YES	2	2	12	-
5	OSB/CDX	7/16"	32/16	8d	YES	4	4	12	SHEATHING TO BE APPLIED TO EA. FACE OF WALL
6	OSB/CDX	7/16"	32/16	8d	YES	3	3	12	SHEATHING TO BE APPLIED TO EA. FACE OF WALL
7	OSB/CDX	7/16"	32/16	8d	YES	2	2	12	SHEATHING TO BE APPLIED TO EA. FACE OF WALL
FLOOR	T&G	3/4"	40/20	10d	NO	6	6	12	-
ROOF	CDX	5/8"	40/20	8d	NO	6	6	12	-

1. NAILS FOR SW WALLS MAY BE BOX NAILS. NAILS FOR FLOOR AND ROOF TO BE COMMON TYPE.

2. WHERE SHEATHING IS APPLIED TO EACH FACE OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

3. WHERE NAIL SPACING IS 3" O.C. OR LESS, FOUNDATION SILL PLATES ALL LOCATIONS WITH NO RIM JOST AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR DOULBE 2X MEMBERS. STITCH NAIL THE DOUBLE MEMBER WITH TWO ROWS OF 10d COMMON NAILS AT 4" ON CENTER.

4. STAPLES MAY NOT BE USED AS A SUBSTITUTE FOR NAILS..

SHEAR WALL PLAN LEGEND:

X'-XX" / SW# — **- INDICATES SHEAR WALL TYPE AND LENGTH SHEATHING MAYBE PLACE ON EITHER SIDE OF THE WALL**

(1)CS14 — **- INDICATES LOCATION OF SIMPSON CS14 FLOOR TO BEAM STRAP SEE DETAIL 1-A/S5.10**

FRAMING KEY NOTES:

R1 PREFABRICATED ATIC ROOF TRUSSES AT MAX SPACING 24" O.C. DESIGN TRUSS W/ 20 PSF LIVE LOAD AND 10 PSF DEAD LOAD AT BOTTOM CHORD.

R2 PREFABRICATED SCISSOR TRUSSES AT MAX SPACING OF 24" O.C.

R3 PREFABRICATED MONO TRUSSES AT A MAX SPACING OF 24" O.C.

R4 PREFABRICATED ROOF TRUSS AT A MAX SPACING 24" O.C.

FRAMING PLAN NOTES:

SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

ALL EXTERIOR WALL FRAMING AND INTERIOR BEARING WALL FRAMING SHALL BE 2x6 HEM FIR STUD GRADE FRAMING AT 16" O.C. UNLESS NOTED OTHERWISE

ROOF SHEATHING TO BE 5/8" OSB WITH A MIN SPAN RATING OF 40/20 NAILED WITH 8d NAILS AT 6" ON CENTER PERIMETER AND 12" ON CENTER FIELD.

ATTIC FLOOR SHEATHING TO BE 3/4" THICK T & G WITH A MINIMUM SPAN RATING OF 40/20 GLUED AND NAILED WITH 10d NAILS AT 6" ON CENTER PERIMETER AND 12" ON CENTER FIELD.

BEAM/HEADER (XX) — BEAM NUMBER IN REFERENCE TO CALCULATIONS ROOF BEAMS (RB OR LB)

State of Colorado
Division of Housing
Oct 11 2022

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REVISIONS

REV	DATE	DESCRIPTION
1	09/14/22	REVIEW COMMENTS

PROJECT NO:	22411
DRAWN BY:	ABS
CHECKED BY:	ABS
DATE:	06/15/2022
SHEET:	3 OF 4

ROOF FRAMING PLAN

S1.01

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BEAM OR RIM MEMBER

PROVIDE (2) ROWS 16d COMMON NAILS AT 6" O.C. AT EACH PLY

LAP RIM MEMBERS 4'-0"

LAP BEAM MEMBERS 8'-0" WITH CENTER OF BREAK ABOVE SUPPORTS UNLESS NOTED OTHER WISE, MUST BE CONTINUOUS BETWEEN BEARING POINTS.

VERTICAL POST MEMBER

PROVIDE (2) ROWS 10d COMMON NAILS AT 8" O.C. AT EACH PLY

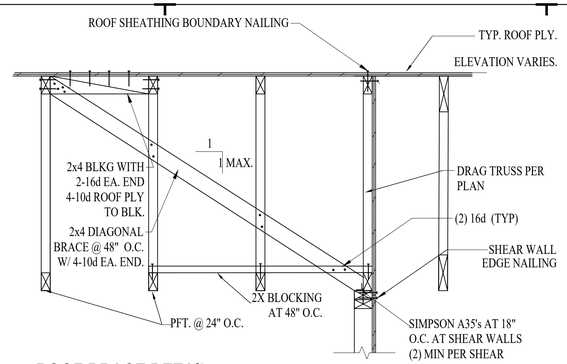
AT SHEAR WALL ENDS POST, EDGE NAIL WALL TO EACH PLY OF POST

HEADER AT DOOR/WDW

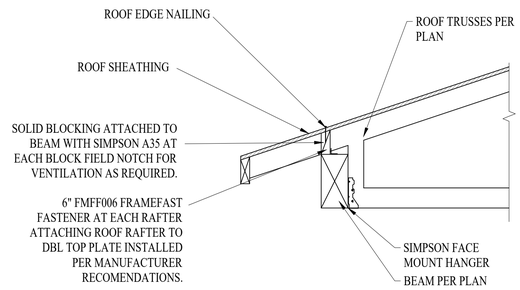
PROVIDE (2) ROWS 16d COMMON NAILS AT 8" O.C. AT EACH PLY

ADD ½" OSB SHIM BETWEEN EACH PLY & GLUE ALL SEAMS

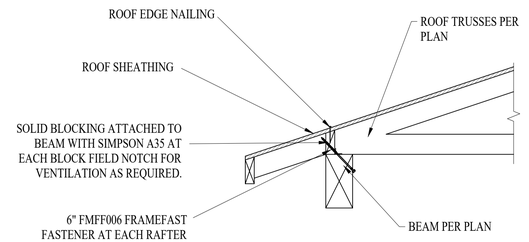
1-D S5.00 **BUILT UP MEMBER DETAIL** N.T.S.



2-D S5.00 **ROOF BRACE DETAIL** N.T.S.



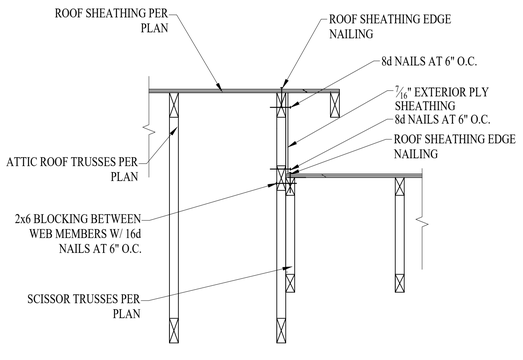
3-D S5.00 **TRUSS TO BEAM DECK OPTION** N.T.S.



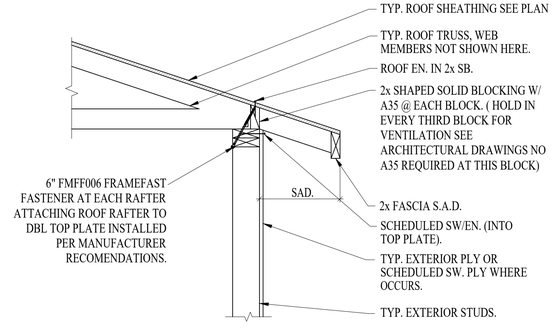
4-D S5.00 **TRUSS TO BEAM** N.T.S.

State of Colorado
Division of Housing
Oct 11 2022

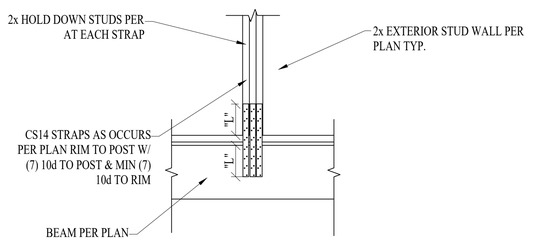
APPROVED PLANS
Subject to field inspection
LOCAL INSPECTION ITEMS REQUIRED



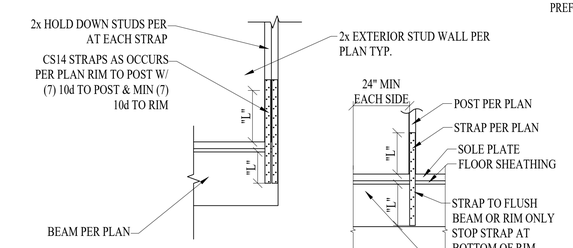
3-C S5.00 **SECTION** N.T.S.



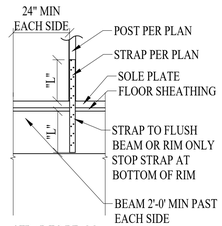
4-C S5.00 **ROOF / WALL CONN.** N.T.S.



CS14 AT RIM MID WALL



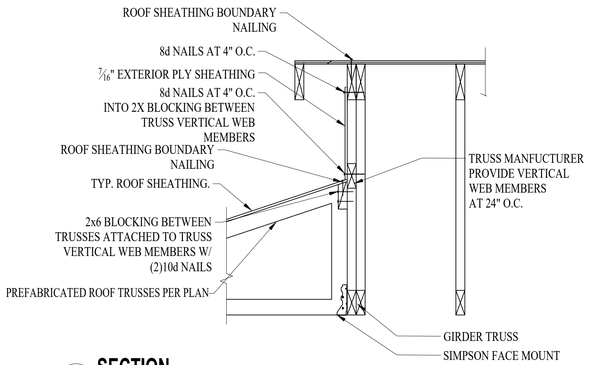
CS14 AT RIM END WALL



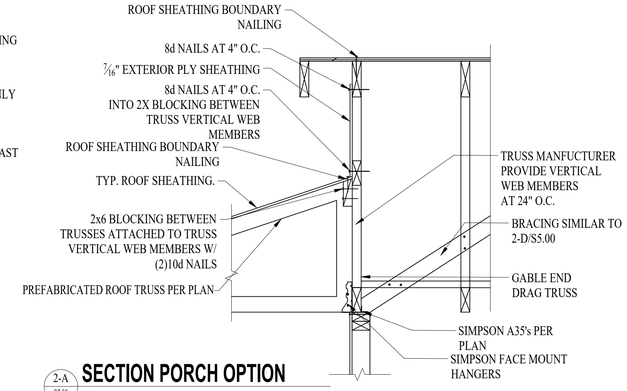
STRAP TO BEAM

STRAP NAILING, LENGTH, & MINIMUM POST SIZE (HF LUMBER)				
SIMPSON STRAP	POST	"L"	NAILING	CAPACITY LBS
CS14	2x	8"	(8) 10d EACH END	1300
(2) CS14	(2) 2x	8"	(8) 10d EACH END PER STRAP	2600
(3) CS14	(3) 2x	8"	(8) 10d EACH END PER STRAP	3900

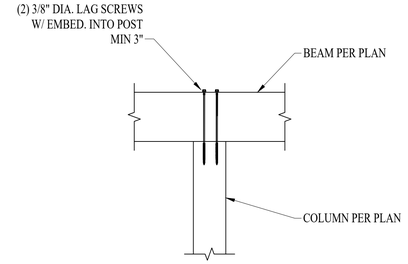
1-A S5.00 **FOUNDATION HOLD DOWN STRAP AT EXTERIOR STEM WALL** N.T.S.



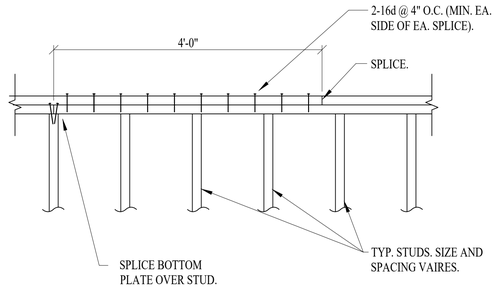
2-B S5.00 **SECTION** N.T.S.



2-A S5.00 **SECTION PORCH OPTION** N.T.S.



3-B S5.10 **COLUMN TOP CONN.** N.T.S.



4-B S5.10 **TYP. TOP PLATE SPLICE** N.T.S.

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PROFESSIONAL ENGINEER
09/14/2022

JONES-SLEDHAUS

28935 YELLOW JACKET DR.
OAK CREEK, COLORADO

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	22411
DRAWN BY:	ABS
CHECKED BY:	ABS
DATE:	06/15/2022
SHEET:	4 OF 4

STRUCTURAL DETAILS

S5.00

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