

FELTENGROUP

ARCHITECTURE | ENGINEERING | FORENSICS

November 8, 2021

Lokal Homes
8310 S. Valley Highway, Suite 115
Englewood, CO 80120

Attn: David Wolf

Re: Sorrel Ranch Fil 3- Block 2 Building 50
23648 (A-E) E. Ida Drive

As requested, the following observations were performed at the referenced lot at the dates indicated below. As per our observation, it is our opinion that the observed portions of the foundation system were found to be in general conformance with the foundation plan and requirements of the soil report for the subject site. Observations were conducted on a periodic, on-call basis.

Date:	Observation:
August 31, 2021	Footing (bottom of wall steps, reinforcement, forms and void)
September 9, 2021	Foundation Wall Reinforcement and UFER
September 13, 2021	Stripped Wall Inspection

An electrode is located within and near the bottom of the foundation or footing that is in direct contact with the earth consisting of at least (20ft) of one or more bare or zinc galvanized or other electrically conductive steel reinforcing bars or rods of not less than (1/2") in diameter. Reinforcing bars are bonded together by steel tie wires or other effective means and stubbed out for conductor bonding. UFER installed and located in unit 2, 17' NW of the SE corner.

Sincerely,

Felten Group, Inc.



Foundation Wall Drain/ Void/Dampproofing Inspection



CLIENT: Lokal Homes
PO # 520-008304
FIELD REPRESENTATIVE: A. Hansen
DATE OF OBSERVATION: 9/16/2021 TIME: 7:00
WEATHER CONDITIONS: Clear 60's

PROJECT NO: DW 49711.900F-305
SUBDIVISION Sorrel Ranch FILING: 3
ADDRESS: 23648 E. Ida Pl
LOT: Unit B BLOCK: Rdgs 50

Recommended Foundation System

SOILS REPORT BY: CTL Thompson
PROJECT NO: DW 49711-120-PI
DATED: Dec. 4, 2019

- ☐ SPREAD FOOTINGS
☒ FOOTINGS WITH MINIMUM DEADLOAD
☐ DRILLED PIERS
☐ OTHER _____

Foundation Void

☒ REQUIRED THICKNESS 4 INCHES
☒ MEASURED THICKNESS 4 INCHES

Installed Drain System

- ☐ EXTERIOR ☒ INTERIOR
☐ SLAB ON GRADE ☒ STRUCTURAL FLOOR
FIG. 5 WALL HEIGHT 48 INCHES
TOP OF WALL TO BOTTOM OF TRENCH 60-79 INCHES
☒ PIPE INSTALLED, DIAMETER (INCHES) 4 (socketed)
☒ GRAVEL INSTALLED, GRAVEL SIZE _____
☒ FOOTING BLOCKOUTS SIZE/SPACING (VOID)
☐ WINDOW WELL DRAIN INSTALLED (▲ INDICATES LOCATION)
☐ WINDOW WELLS CONNECTED TO DRAIN
☐ UNDERSLAB GRAVEL LAYER

Type of Outlet

- ☐ GRAVITY, BELOW SEWER ☒ SUMP PIT ☐ DAYLIGHT
☐ UNDERDRAIN SERVICE CONNECTION VISIBLE (AT STREET STUB)
☐ UNDERDRAIN SERVICE LINE CONNECTED TO FOUNDATION DRAIN

Foundation Void:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

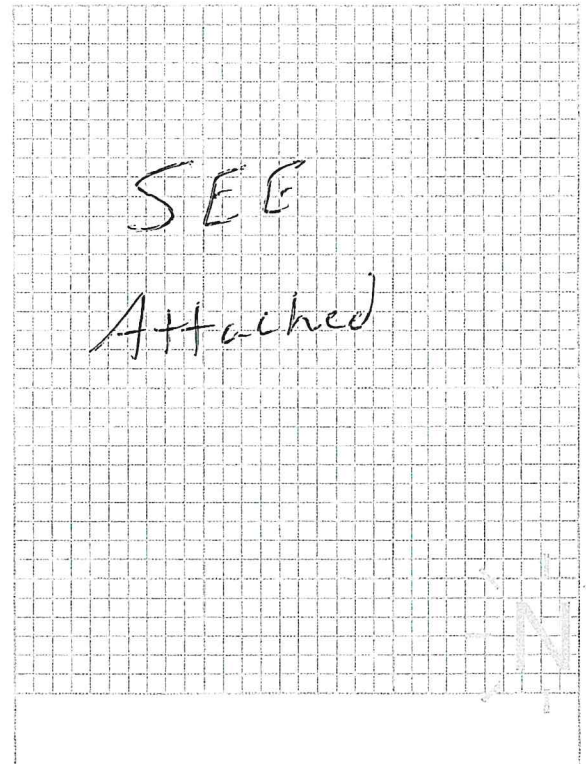
Foundation Wall Drain:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Dampproofing:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Layout



* INDICATES SURFACE PROBLEMS (HONEYCOMBING, EXPOSED STEEL, ETC.)

Remarks: _____

Alexandra Berney
REVIEWED BY

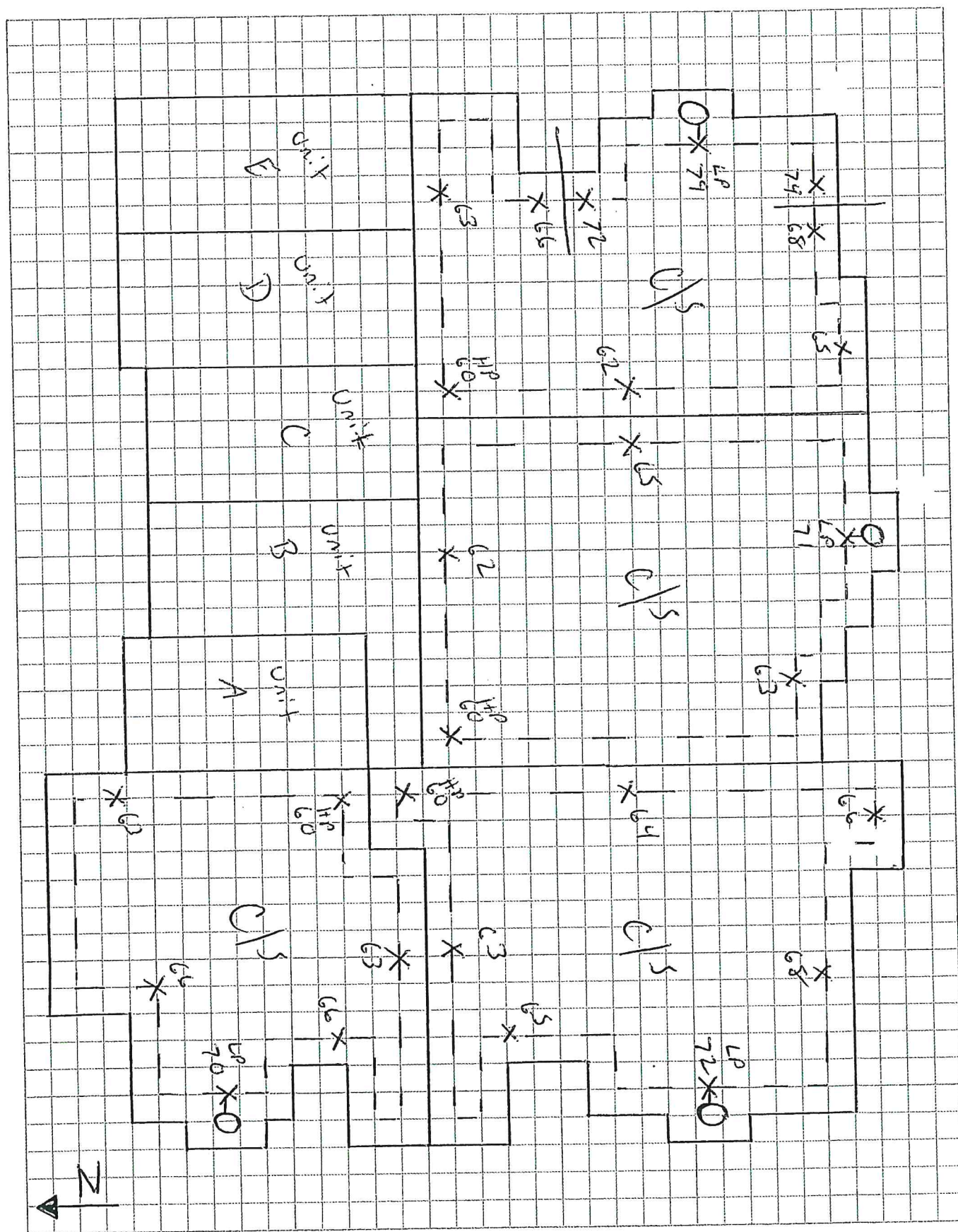


SUBJECT: _____



PROJECT NO.: DJ49711.900F DATE: 9/16/2021

BY: A. Hansher PAGE 2 OF 2



Excavation/Footing Observation



CLIENT: Local
PO# 520 - 608302
FIELD REPRESENTATIVE: K. Powell
DATE OF OBSERVATION: 7/19/21 TIME: 2:00
WEATHER CONDITIONS: Sunny

PROJECT NO: DN49711 900F - 305
SUBDIVISION: Sorrell Ranch FILING: 3
ADDRESS: 23048 E Ida Drive Unit B
LOT: Bldg 50 BLOCK: Lot 2

Recommended Foundation System

SOILS REPORT BY: CTL
PROJECT NO: DN49711 - 120 - R1
DATED: 12/4/2019 & 1/2/2020
☐ SPREAD FOOTINGS
MAXIMUM SOIL PRESSURE OF _____ PSF.
MINIMUM WIDTH _____ INCHES
☒ FOOTINGS WITH MINIMUM DEADLOAD
MAXIMUM SOIL PRESSURE OF 3,000 PSF.
MINIMUM DEADLOAD PRESSURE OF 1,000 PSF.
PROVIDE A 4 INCH VOID BENEATH GRADE BEAMS
MINIMUM WIDTH 14 18 x 18 pads INCHES

Foundation Plan

BY: _____
PLAN NO: _____ DATED: _____
WALL FOOTING WIDTH PER PLAN ☐ YES ☐ NO
COLUMN PAD PER PLAN ☐ YES ☐ NO
REINFORCEMENT AS PER PLAN:
☐ YES ☐ NO ☐ NONE REQUIRED
☐ AT SITE ☐ INSTALLED

Soil Conditions At Footing Level

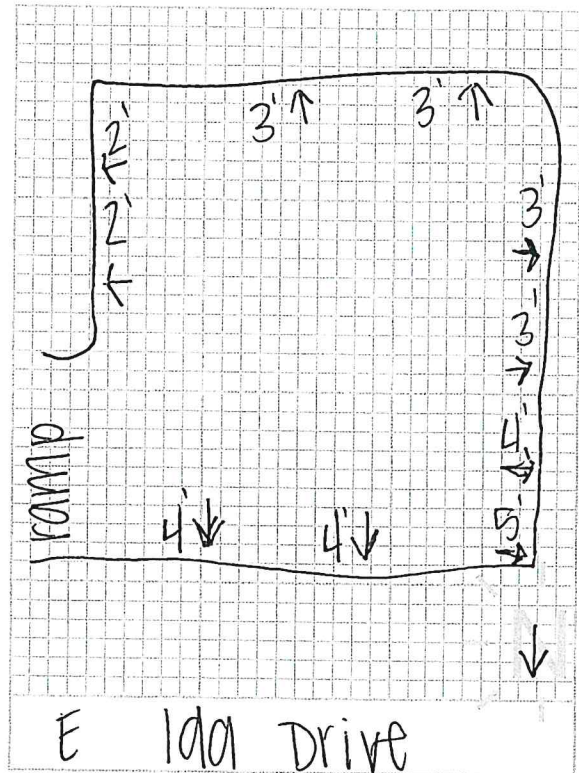
UPPER LEVEL _____
LOWER LEVEL Fill, clay, sandy, brown

Ground Water Conditions

☒ NONE IN EXCAVATION
☐ NONE ENCOUNTERED IN BORING NO. _____ TO _____ FEET
☒ ENCOUNTERED AT 15 FEET IN BORING NO. TH-50

Remarks _____

Foundation Layout



▲ INDICATES APPROXIMATE DEPTH/WIDTH MEASUREMENT LOCATION

Summary Of Observations

- ☐ FOOTING IN GENERAL CONFORMANCE WITH PLAN
- ☐ FOOTING REJECTED; ADDITIONAL OBSERVATION REQUIRED
- ☒ CONDITIONS IN EXCAVATION AS ANTICIPATED
- ☐ CONDITIONS IN EXCAVATION NOT AS ANTICIPATED, CONTACT GEOTECHNICAL ENGINEER; ADDITIONAL OBSERVATION REQUIRED



Foundation Wall Drain/ Void/Dampproofing Inspection



CLIENT: Lokal Homes
PO # 520-008402
FIELD REPRESENTATIVE: A. Hansher
DATE OF OBSERVATION: 9/16/2021 TIME: 7:00
WEATHER CONDITIONS: Clear 60's

PROJECT NO: DN 49711.900F-305
SUBDIVISION: Sorrel Ranch FILING: 3
ADDRESS: 23648 E. Ida Pl
LOT: Unit C BLOCK: Blkg 50

Recommended Foundation System

SOILS REPORT BY: CTL Thompson
PROJECT NO: DN 49, 711-120-R1
DATED: Dec. 4, 2019

- ☐ SPREAD FOOTINGS
☒ FOOTINGS WITH MINIMUM DEADLOAD
☐ DRILLED PIERS
☐ OTHER _____

Foundation Void

☒ REQUIRED THICKNESS 4 INCHES
☒ MEASURED THICKNESS 4 INCHES

Installed Drain System

- ☐ EXTERIOR ☒ INTERIOR
☐ SLAB ON GRADE ☒ STRUCTURAL FLOOR
FIG 5 WALL HEIGHT 48 INCHES
TOP OF WALL TO BOTTOM OF TRENCH 60-79 INCHES
☒ PIPE INSTALLED, DIAMETER (INCHES) 4 (socket)
☒ GRAVEL INSTALLED, GRAVEL SIZE _____
☒ FOOTING BLOCKOUTS SIZE/SPACING (VOID)
☐ WINDOW WELL DRAIN INSTALLED (▲ INDICATES LOCATION)
☐ WINDOW WELLS CONNECTED TO DRAIN
☐ UNDERSLAB GRAVEL LAYER

Type of Outlet

- ☐ GRAVITY, BELOW SEWER ☒ SUMP PIT ☐ DAYLIGHT
☐ UNDERDRAIN SERVICE CONNECTION VISIBLE (AT STREET STUB)
☐ UNDERDRAIN SERVICE LINE CONNECTED TO FOUNDATION DRAIN

Foundation Void:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Drain:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Dampproofing:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Layout

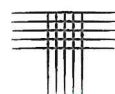


* INDICATES SURFACE PROBLEMS (HONEYCOMBING, EXPOSED STEEL, ETC.)

Remarks: _____

REVIEWED BY Alexandra Berner

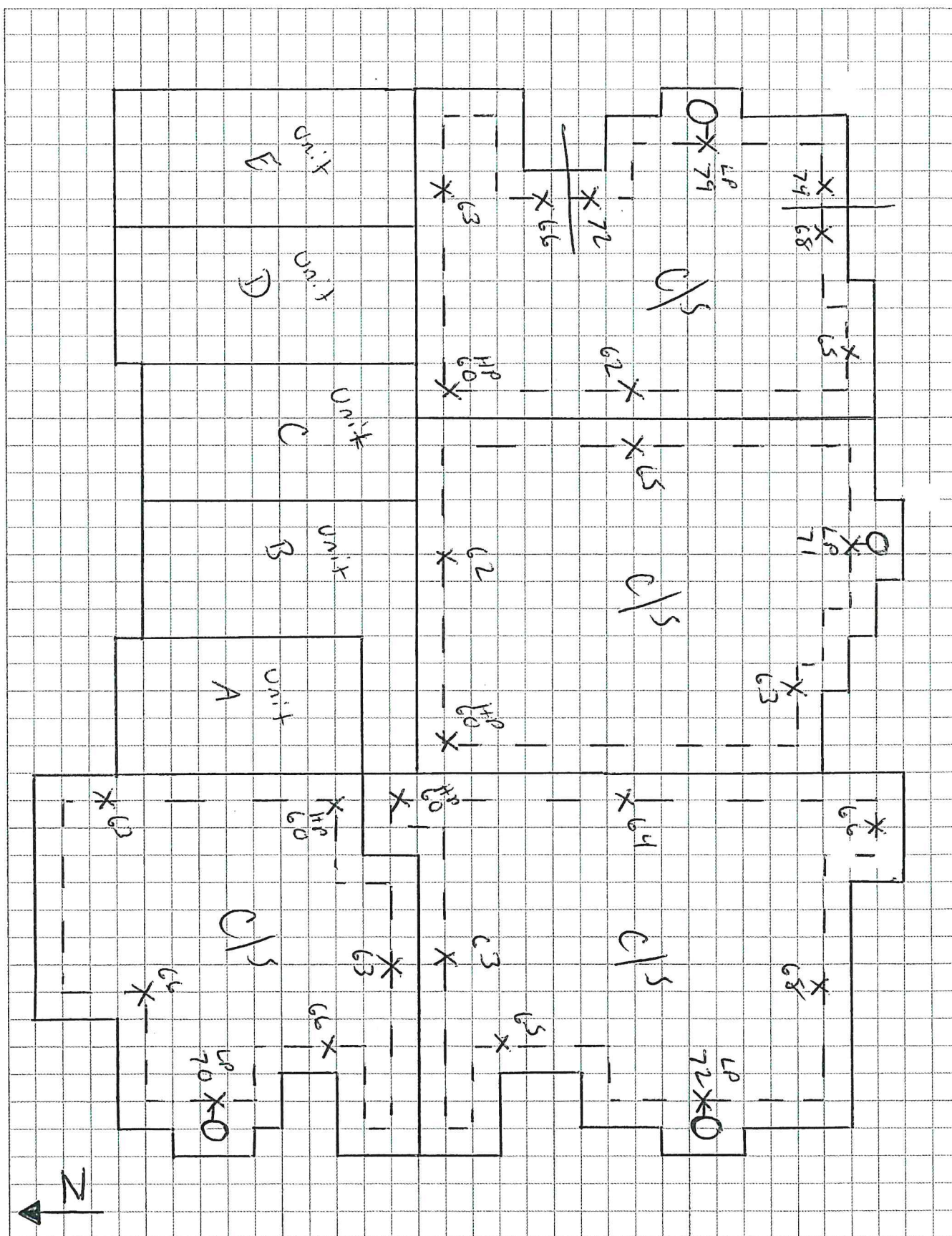
SUBJECT: _____



CTL THOMPSON

PROJECT NO.: DN49711.900F DATE: 9/16/2021

BY: A. Harsh PAGE 2 OF 2



Excavation/Footing Observation



CLIENT: Lokal
PO# 526-608400 (44)
FIELD REPRESENTATIVE: K Powell
DATE OF OBSERVATION: 7/19/21 TIME: 2:00
WEATHER CONDITIONS: SUNNY

PROJECT NO: DN49711.900F-305
SUBDIVISION: Sorrell Ranch FILING: 3
ADDRESS: 23048 E Ida Drive UNIT C
Bldg 50 BLOCK: Lot 3

Recommended Foundation System

SOILS REPORT BY: CTL
PROJECT NO: DN49711-120-K1
DATED: 12/4/2019 + 1/2/2020
☐ SPREAD FOOTINGS
MAXIMUM SOIL PRESSURE OF _____ PSF.
MINIMUM WIDTH _____ INCHES
☒ FOOTINGS WITH MINIMUM DEADLOAD
MAXIMUM SOIL PRESSURE OF 3,000 PSF.
MINIMUM DEADLOAD PRESSURE OF 1,000 PSF.
PROVIDE A 4 INCH VOID BENEATH GRADE BEAMS
MINIMUM WIDTH 16 18 x 18 pads INCHES

Foundation Plan

BY: _____
PLAN NO: _____ DATED: _____
WALL FOOTING WIDTH PER PLAN ☐ YES ☐ NO
COLUMN PAD PER PLAN ☐ YES ☐ NO
REINFORCEMENT AS PER PLAN:
☐ YES ☐ NO ☐ NONE REQUIRED
☐ AT SITE ☐ INSTALLED

Soil Conditions At Footing Level

UPPER LEVEL: _____

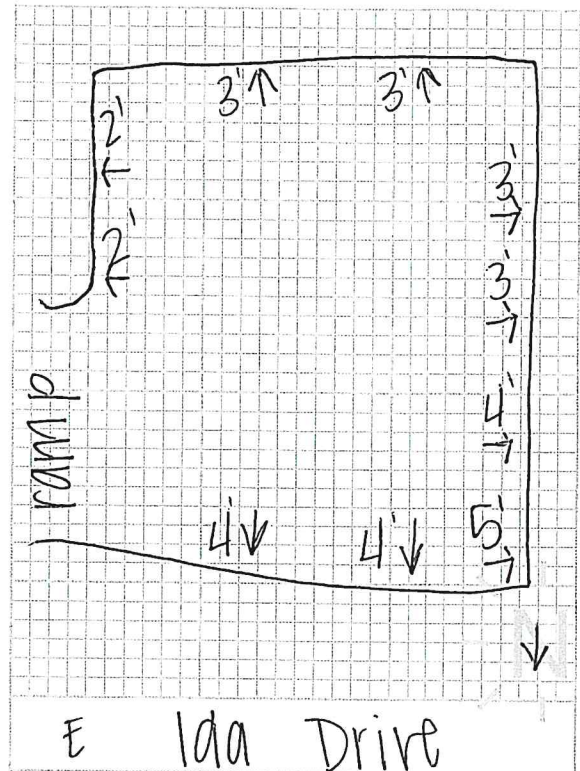
LOWER LEVEL: Fill, clay, sandy, brown

Ground Water Conditions

☒ NONE IN EXCAVATION
☐ NONE ENCOUNTERED IN BORING NO. _____ TO _____ FEET
☒ ENCOUNTERED AT 15 FEET IN BORING NO. TH-50

Remarks _____

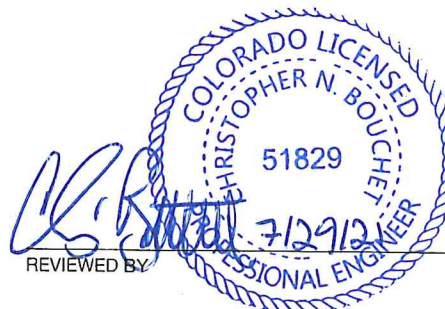
Foundation Layout



▲ INDICATES APPROXIMATE DEPTH/WIDTH MEASUREMENT LOCATION

Summary Of Observations

- ☐ FOOTING IN GENERAL CONFORMANCE WITH PLAN
- ☐ FOOTING REJECTED; ADDITIONAL OBSERVATION REQUIRED
- ☒ CONDITIONS IN EXCAVATION AS ANTICIPATED
- ☐ CONDITIONS IN EXCAVATION NOT AS ANTICIPATED, CONTACT GEOTECHNICAL ENGINEER; ADDITIONAL OBSERVATION REQUIRED



Foundation Wall Drain/ Void/Dampproofing Inspection



CLIENT: Lokal Homes
PC # 520-008510
FIELD REPRESENTATIVE: A. Harsher
DATE OF OBSERVATION: 9/16/2019 TIME: 7:00
WEATHER CONDITIONS: Clear 60's

PROJECT NO: DN 49711-900F-305
SUBDIVISION: Sorel Ranch FILING: 3
ADDRESS: 23648 E Ida Pl
LOT: Unit D BLOCK: Bldg 50

Recommended Foundation System

SOILS REPORT BY: CTL Thompson
PROJECT NO: DN 49711-120-F1
DATED: Dec. 4, 2019

- ☐ SPREAD FOOTINGS
☒ FOOTINGS WITH MINIMUM DEADLOAD
☐ DRILLED PIERS
☐ OTHER _____

Foundation Void

☒ REQUIRED THICKNESS 4 INCHES
☒ MEASURED THICKNESS 4 INCHES

Installed Drain System

- ☐ EXTERIOR ☒ INTERIOR
☐ SLAB ON GRADE ☒ STRUCTURAL FLOOR
FIG 5 WALL HEIGHT 48 INCHES
TOP OF WALL TO BOTTOM OF TRENCH 60-79 INCHES
☒ PIPE INSTALLED, DIAMETER (INCHES) 4 (soaked)
☒ GRAVEL INSTALLED, GRAVEL SIZE _____
☒ FOOTING BLOCKOUTS SIZE/SPACING (VOID)
☐ WINDOW WELL DRAIN INSTALLED (▲ INDICATES LOCATION)
☐ WINDOW WELLS CONNECTED TO DRAIN
☐ UNDERSLAB GRAVEL LAYER

Type of Outlet

- ☐ GRAVITY, BELOW SEWER ☒ SUMP PIT ☐ DAYLIGHT
☐ UNDERDRAIN SERVICE CONNECTION VISIBLE (AT STREET STUB)
☐ UNDERDRAIN SERVICE LINE CONNECTED TO FOUNDATION DRAIN

Foundation Void:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

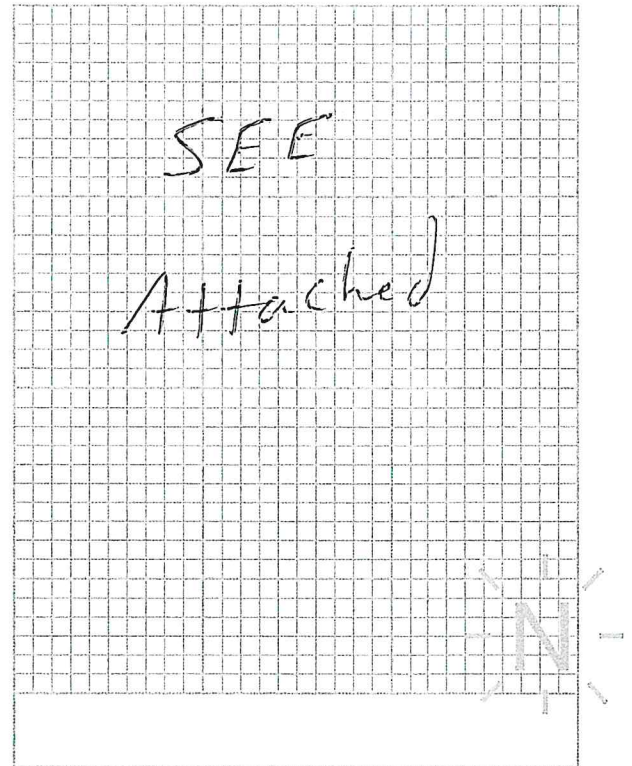
Foundation Wall Drain:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Dampproofing:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Layout



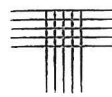
* INDICATES SURFACE PROBLEMS (HONEYCOMBING, EXPOSED STEEL, ETC.)

Remarks: _____

Alexandra Berney
REVIEWED BY



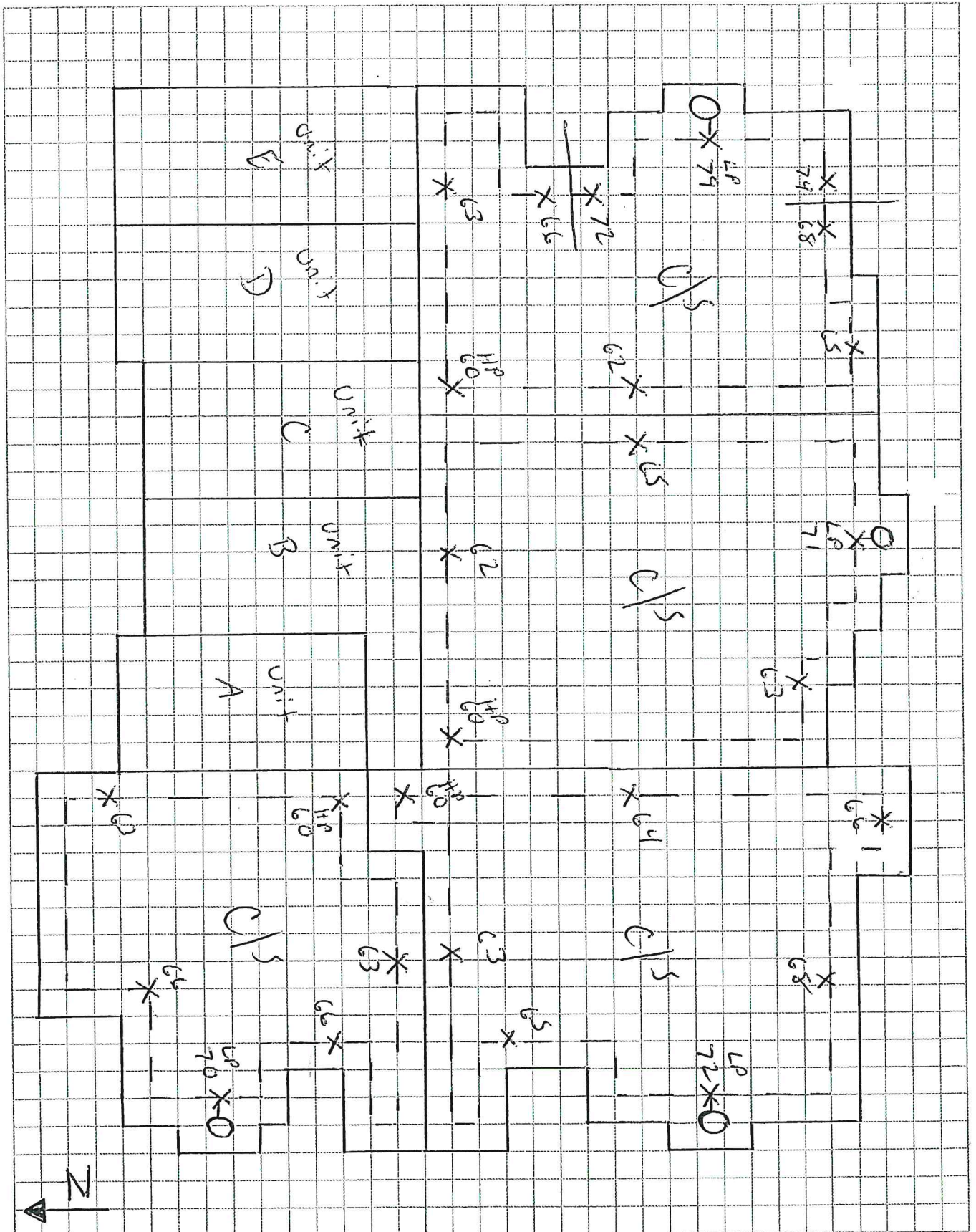
SUBJECT: _____



CTL | THOMPSON

PROJECT NO.: DW497711.900F DATE: 9/16/2021

BY: A. Hansler PAGE 2 OF 2



Excavation/Footing Observation



CLIENT: Lokal
PO# 520 008508
FIELD REPRESENTATIVE: E POWELL
DATE OF OBSERVATION: 7/19/21 TIME: 2:00
WEATHER CONDITIONS: Sunny

PROJECT NO: DN49711 000F - 305
SUBDIVISION: Sorrell Ranch FILING:
ADDRESS: 23048 E Ida Dr Unit D
LOT: Bldg 50 BLOCK: Lot 4

Recommended Foundation System

SOILS REPORT BY: CTL
PROJECT NO: DN49711-120-B1
DATED: 12/4/19 & 1/2/20
☐ SPREAD FOOTINGS
MAXIMUM SOIL PRESSURE OF _____ PSF.
MINIMUM WIDTH _____ INCHES
☒ FOOTINGS WITH MINIMUM DEADLOAD 3,000
MAXIMUM SOIL PRESSURE OF 3,000 PSF.
MINIMUM DEADLOAD PRESSURE OF 1,000 PSF.
PROVIDE A 4 INCH VOID BENEATH GRADE BEAMS
MINIMUM WIDTH 110 18x18 pads INCHES

Foundation Plan

BY: _____
PLAN NO: _____ DATED: _____
WALL FOOTING WIDTH PER PLAN ☐ YES ☐ NO
COLUMN PAD PER PLAN ☐ YES ☐ NO
REINFORCEMENT AS PER PLAN:
☐ YES ☐ NO ☐ NONE REQUIRED
☐ AT SITE ☐ INSTALLED

Soil Conditions At Footing Level

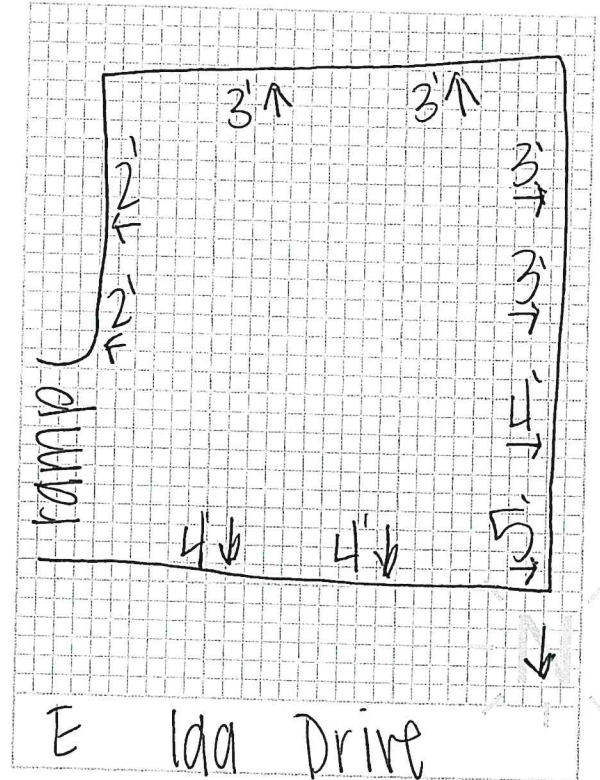
UPPER LEVEL: _____
LOWER LEVEL: Fill, clay, sandy, brown

Ground Water Conditions

☒ NONE IN EXCAVATION
☐ NONE ENCOUNTERED IN BORING NO. _____ TO _____ FEET
☒ ENCOUNTERED AT 15 FEET IN BORING NO. TH-50

Remarks _____

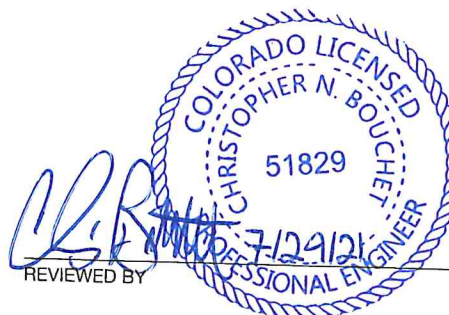
Foundation Layout



▲ INDICATES APPROXIMATE DEPTH/WIDTH MEASUREMENT LOCATION

Summary Of Observations

- ☐ FOOTING IN GENERAL CONFORMANCE WITH PLAN
- ☐ FOOTING REJECTED; ADDITIONAL OBSERVATION REQUIRED
- ☒ CONDITIONS IN EXCAVATION AS ANTICIPATED
- ☐ CONDITIONS IN EXCAVATION NOT AS ANTICIPATED, CONTACT GEOTECHNICAL ENGINEER; ADDITIONAL OBSERVATION REQUIRED



REVIEWED BY _____

Foundation Wall Drain/ Void/Dampproofing Inspection



CLIENT: Lokal Homes
PO# 520008617
 FIELD REPRESENTATIVE: A. Hanks
 DATE OF OBSERVATION: 9/16/2021 TIME: 7:00
 WEATHER CONDITIONS: Clear 60's

PROJECT NO: DW 49711.900F-305
 SUBDIVISION: Sorrel Ranch FILING: 3
 ADDRESS: 23645 E. Ida Pl
 LOT: Unit E BLOCK: Bldg 50

Recommended Foundation System

SOILS REPORT BY: CTL Thompson
 PROJECT NO: DW 49,711-120-21
 DATED: Dec. 4, 2019

- ☐ SPREAD FOOTINGS
☒ FOOTINGS WITH MINIMUM DEADLOAD
☐ DRILLED PIERS
☐ OTHER _____

Foundation Void

☒ REQUIRED THICKNESS 4 INCHES
☒ MEASURED THICKNESS 4 INCHES

Installed Drain System

- ☐ EXTERIOR ☒ INTERIOR
☐ SLAB ON GRADE ☒ STRUCTURAL FLOOR
 FIG. 5 WALL HEIGHT 48 INCHES
 TOP OF WALL TO BOTTOM OF TRENCH 60-79 INCHES
☒ PIPE INSTALLED, DIAMETER (INCHES) 4 (socked)
☒ GRAVEL INSTALLED, GRAVEL SIZE _____
☒ FOOTING BLOCKOUTS SIZE/SPACING (VOID)
☐ WINDOW WELL DRAIN INSTALLED (▲ INDICATES LOCATION)
☐ WINDOW WELLS CONNECTED TO DRAIN
☐ UNDERSLAB GRAVEL LAYER

Type of Outlet

- ☐ GRAVITY, BELOW SEWER ☒ SUMP PIT ☐ DAYLIGHT
☐ UNDERDRAIN SERVICE CONNECTION VISIBLE (AT STREET STUB)
☐ UNDERDRAIN SERVICE LINE CONNECTED TO FOUNDATION DRAIN

Foundation Void:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Drain:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Dampproofing:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Layout



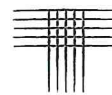
* INDICATES SURFACE PROBLEMS (HONEYCOMBING, EXPOSED STEEL, ETC.)

Remarks: _____



REVIEWED BY A. Hanks

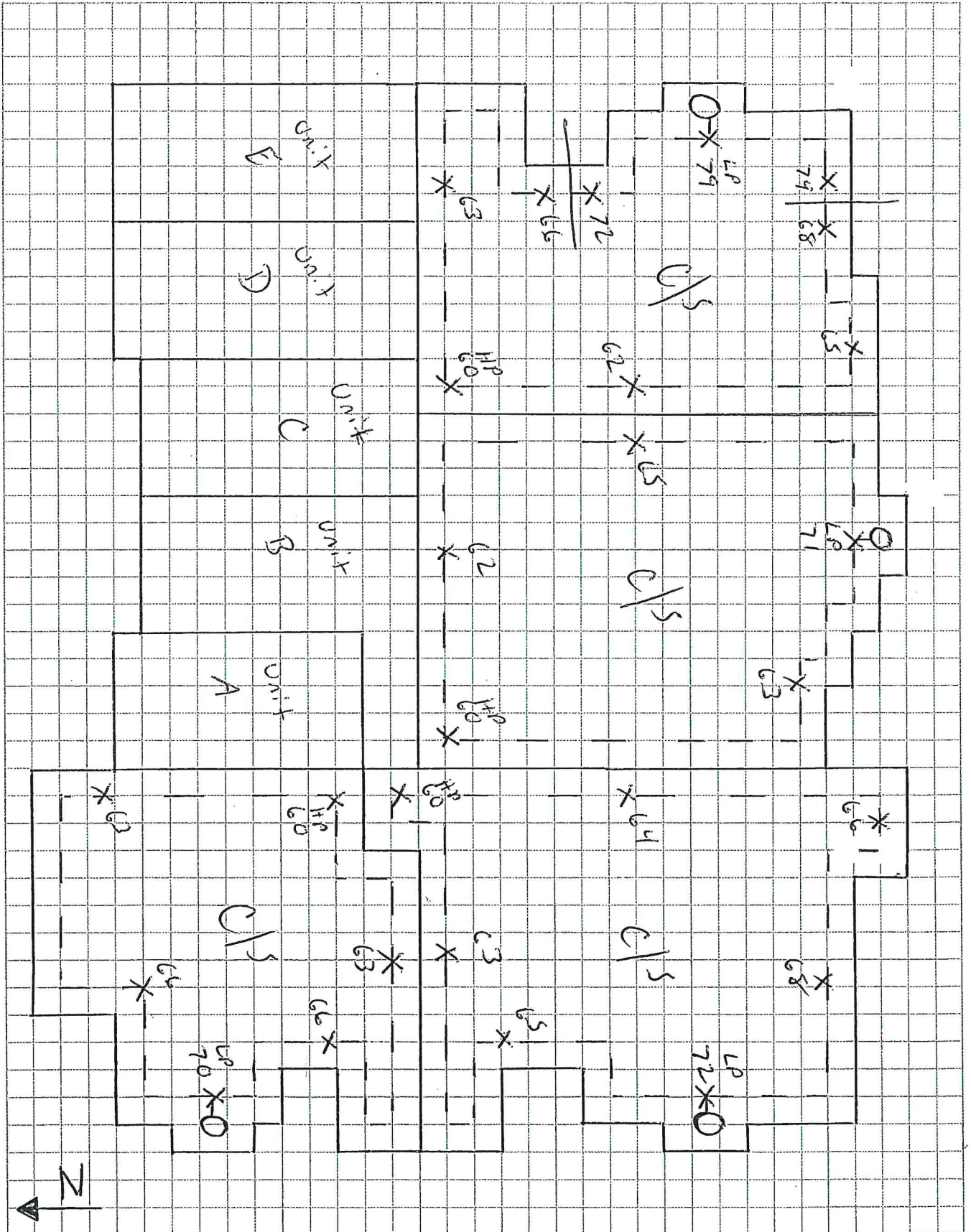
SUBJECT: _____



CTL | THOMPSON

PROJECT NO.: DJ49711.900F DATE: 9/16/2021

BY: A. Hartsch PAGE 2 OF 2



Excavation/Footing Observation



CLIENT: Lokal
PO# 520 008 615
FIELD REPRESENTATIVE: E. Powell
DATE OF OBSERVATION: 7/19/21 TIME: 2:00
WEATHER CONDITIONS: Sunny

PROJECT NO: DN49711.900F-305
SUBDIVISION: Sorrell Ranch FILING:
ADDRESS: 23048 E Ida Dr Unit E
LOT: Bldg 50 BLOCK: Lot 5

Recommended Foundation System

SOILS REPORT BY: CTL
PROJECT NO: DN49711-120-K1
DATED: 12/4/2019 & 1/2/2020
☐ SPREAD FOOTINGS
MAXIMUM SOIL PRESSURE OF _____ PSF.
MINIMUM WIDTH _____ INCHES
☒ FOOTINGS WITH MINIMUM DEADLOAD
MAXIMUM SOIL PRESSURE OF 3,000 PSF.
MINIMUM DEADLOAD PRESSURE OF 1,000 PSF.
PROVIDE A 4 INCH VOID BENEATH GRADE BEAMS
MINIMUM WIDTH 16 18 x 18 pads INCHES

Foundation Plan

BY: _____
PLAN NO: _____ DATED: _____
WALL FOOTING WIDTH PER PLAN ☐ YES ☐ NO
COLUMN PAD PER PLAN ☐ YES ☐ NO
REINFORCEMENT AS PER PLAN:
☐ YES ☐ NO ☐ NONE REQUIRED
☐ AT SITE ☐ INSTALLED

Soil Conditions At Footing Level -

UPPER LEVEL _____

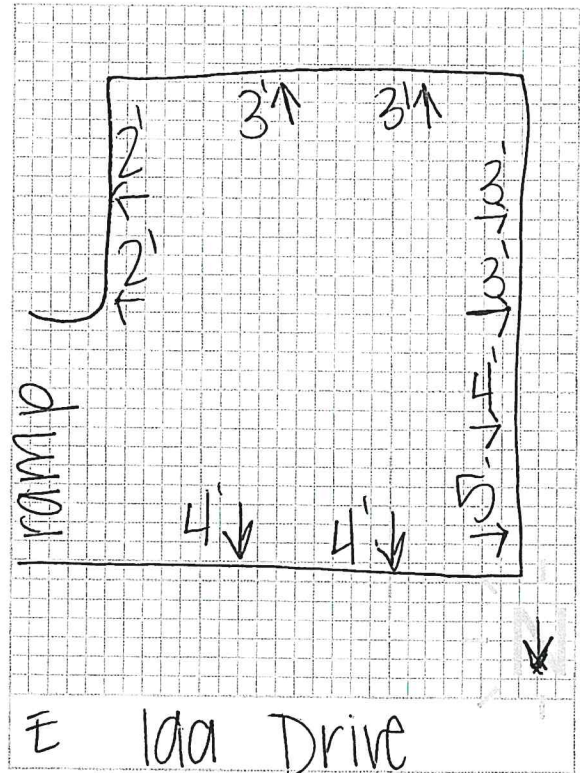
LOWER LEVEL Fill, clay, sandy, brown

Ground Water Conditions

☒ NONE IN EXCAVATION
☐ NONE ENCOUNTERED IN BORING NO. _____ TO _____ FEET
☒ ENCOUNTERED AT 10 FEET IN BORING NO. TH-50

Remarks _____

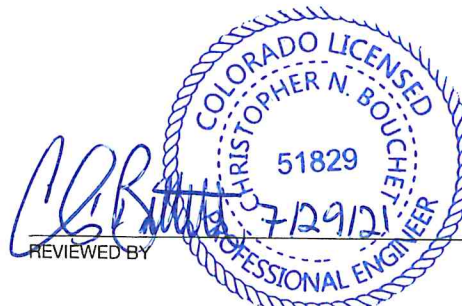
Foundation Layout



▲ INDICATES APPROXIMATE DEPTH/WIDTH MEASUREMENT LOCATION

Summary Of Observations

- ☐ FOOTING IN GENERAL CONFORMANCE WITH PLAN
☐ FOOTING REJECTED; ADDITIONAL OBSERVATION REQUIRED
☒ CONDITIONS IN EXCAVATION AS ANTICIPATED
☐ CONDITIONS IN EXCAVATION NOT AS ANTICIPATED, CONTACT GEOTECHNICAL ENGINEER; ADDITIONAL OBSERVATION REQUIRED



Foundation Wall Drain/ Void/Dampproofing Inspection



CLIENT: Lokal Homes
PO # 520008210
FIELD REPRESENTATIVE: A. Hansher
DATE OF OBSERVATION: 9/16/2021 TIME: 7:00
WEATHER CONDITIONS: Clear 60's

PROJECT NO: DN 49711.900F 305
SUBDIVISION: Serret Ranch FILING: 3
ADDRESS: 23648 E Ida Pl
LOT: Unit A BLOCK: Blkg 50

Recommended Foundation System

SOILS REPORT BY: CTL Thompson
PROJECT NO: DN 49711-120-PI
DATED: Dec. 4, 2019

- ☐ SPREAD FOOTINGS
☒ FOOTINGS WITH MINIMUM DEADLOAD
☐ DRILLED PIERS
☐ OTHER _____

Foundation Void

☒ REQUIRED THICKNESS 4 INCHES
☒ MEASURED THICKNESS 4 INCHES

Installed Drain System

- ☐ EXTERIOR ☒ INTERIOR
☐ SLAB ON GRADE ☒ STRUCTURAL FLOOR
FIG. 5 WALL HEIGHT 48 INCHES
TOP OF WALL TO BOTTOM OF TRENCH 60-79 INCHES
☒ PIPE INSTALLED, DIAMETER (INCHES) 4 (sacked)
☒ GRAVEL INSTALLED, GRAVEL SIZE _____
☒ FOOTING BLOCKOUTS SIZE/SPACING (VOID)
☐ WINDOW WELL DRAIN INSTALLED (▲ INDICATES LOCATION)
☐ WINDOW WELLS CONNECTED TO DRAIN
☐ UNDERSLAB GRAVEL LAYER

Type of Outlet

- ☐ GRAVITY, BELOW SEWER ☒ SUMP PIT ☐ DAYLIGHT
☐ UNDERDRAIN SERVICE CONNECTION VISIBLE (AT STREET STUB)
☐ UNDERDRAIN SERVICE LINE CONNECTED TO FOUNDATION DRAIN

Foundation Void:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

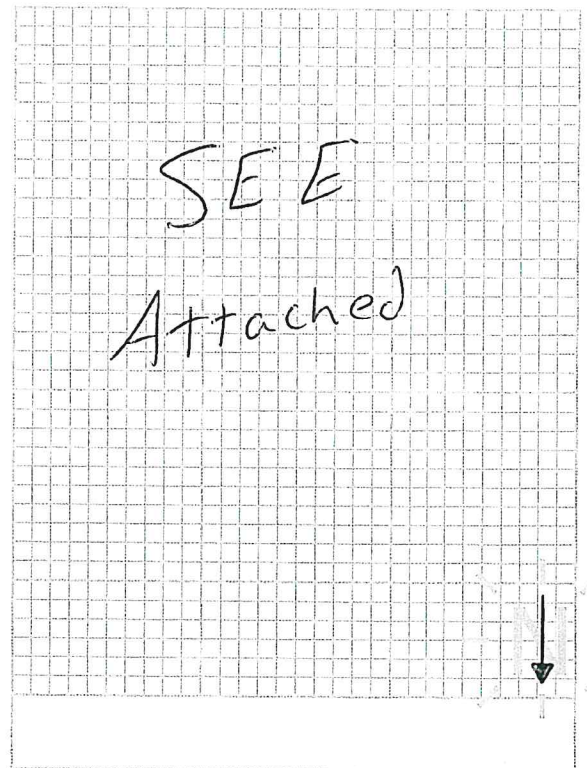
Foundation Wall Drain:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Dampproofing:

- ☒ IN GENERAL CONFORMANCE WITH RECOMMENDATIONS
☐ REJECTED; ADDITIONAL OBSERVATION REQUIRED
☐ NOT REQUESTED

Foundation Wall Layout



* INDICATES SURFACE PROBLEMS (HONEYCOMBING, EXPOSED STEEL, ETC.)

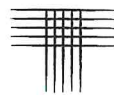
Remarks:

REVIEWED BY

Alexandra Berner



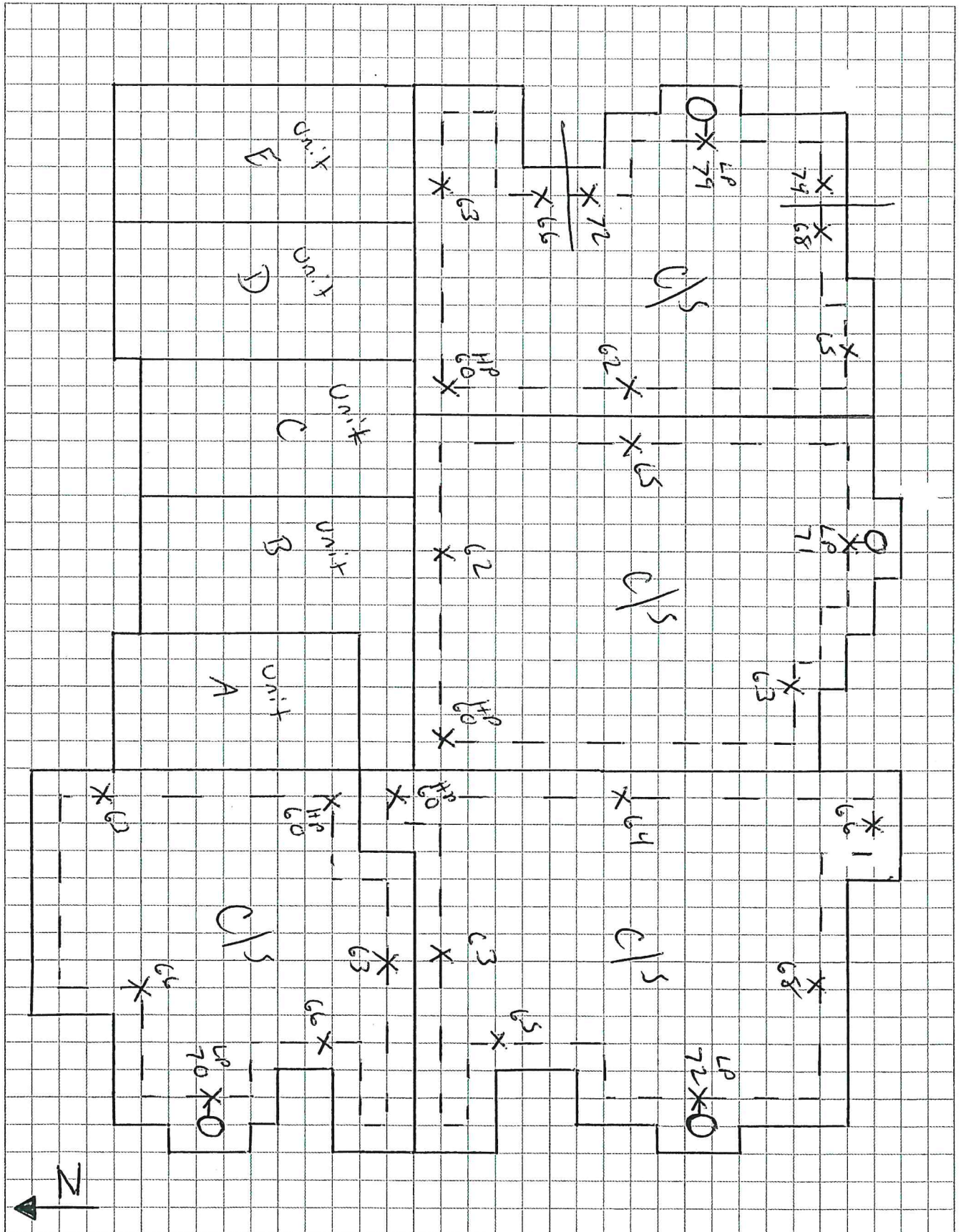
SUBJECT: _____



CTL | THOMPSON

PROJECT NO.: DN49711.900F DATE: 9/16/2021

BY: A. Hansher PAGE 2 OF 2



Excavation/Footing Observation



CLIENT: Local
PO# 520 008208
FIELD REPRESENTATIVE: K Powell
DATE OF OBSERVATION: 7/19/21 TIME: 2:00
WEATHER CONDITIONS: Sunny

PROJECT NO: DN40711.900F-305
SUBDIVISION: Sorrell Ranch FILING: 3
ADDRESS: 23048 E Ida Dr Unit #
Lot: Bldg 50 Block: Lot 1

Recommended Foundation System

SOILS REPORT BY: CTL
PROJECT NO: DN40711-120-R1
DATED: 12/4/2019 & 1/2/2020
☐ SPREAD FOOTINGS
MAXIMUM SOIL PRESSURE OF _____ PSF.
MINIMUM WIDTH _____ INCHES
☒ FOOTINGS WITH MINIMUM DEADLOAD
MAXIMUM SOIL PRESSURE OF 3,000 PSF.
MINIMUM DEADLOAD PRESSURE OF 1,000 PSF.
PROVIDE A 4 INCH VOID BENEATH GRADE BEAMS
MINIMUM WIDTH 10 18 x 18 pads INCHES

Foundation Plan

BY: _____
PLAN NO: _____ DATED: _____
WALL FOOTING WIDTH PER PLAN ☐ YES ☐ NO
COLUMN PAD PER PLAN ☐ YES ☐ NO
REINFORCEMENT AS PER PLAN:
☐ YES ☐ NO ☐ NONE REQUIRED
☐ AT SITE ☐ INSTALLED

Soil Conditions At Footing Level

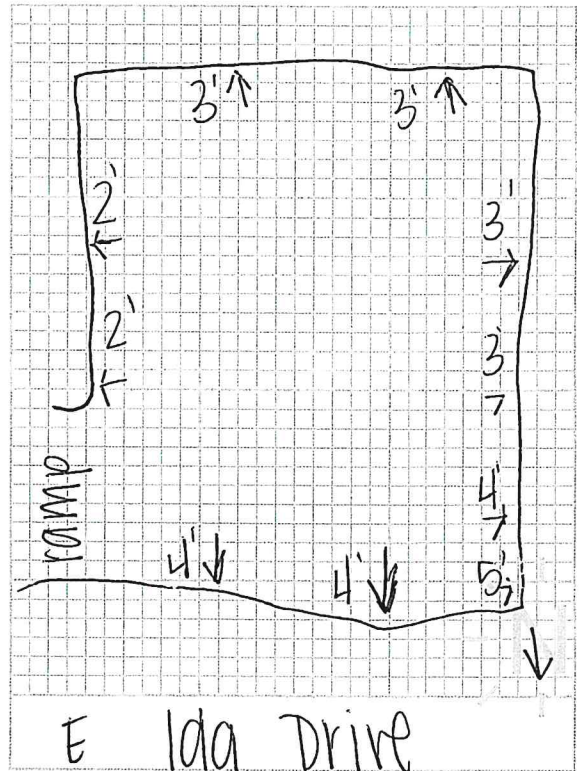
UPPER LEVEL: _____
LOWER LEVEL: Fill, clay, sandy, brown

Ground Water Conditions

☒ NONE IN EXCAVATION
☐ NONE ENCOUNTERED IN BORING NO. _____ TO _____ FEET
☒ ENCOUNTERED AT 5 FEET IN BORING NO. TH-50

Remarks _____

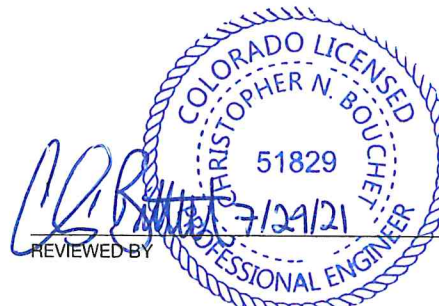
Foundation Layout



▲ INDICATES APPROXIMATE DEPTH/WIDTH MEASUREMENT LOCATION

Summary Of Observations

- ☐ FOOTING IN GENERAL CONFORMANCE WITH PLAN
- ☐ FOOTING REJECTED; ADDITIONAL OBSERVATION REQUIRED
- ☒ CONDITIONS IN EXCAVATION AS ANTICIPATED
- ☐ CONDITIONS IN EXCAVATION NOT AS ANTICIPATED, CONTACT GEOTECHNICAL ENGINEER; ADDITIONAL OBSERVATION REQUIRED



Biays Backflow Testing & Repair

720.732.5280

Assembly Serial #

27428

Test Date/Time

7-24-22

Gauge Serial #

390724

→ District Required Info

Tester Certification #

10420

Date Certification Expires

1-31-24

Assembly Test Results

☒ Pass

☐ Fail

Backflow Assembly Test and Maintenance Report

(Please Print)

Test #

Water District/Authority:

Aurora Water

Account:

Contact Person: Mike Flint

Facility Name:

Local Homes - Aurora Sprawl Ranch

Contact Phone #: 720-989-8648

Service Address:

23648 E. 10A Dr

Brandon Rivera Affiliate Local Homes, Com

Mailing Address:

303-905-7206 Brivene Local Homes, com

Owner ☐ Manager ☐ Contractor ☐ Other ☐

Contact Person

Company Name/Title

Contact Phone #

Mailing Address:

Make:

Ames

Model:

2000 B

Size:

1/4

Type: ☐ RPZ ☒ DC ☐ PVB ☐ SVB ☐ Air Gap ☐ AVB ☐ Other

Date Installed

7-24-22

Location on Property Fire Suppression Room S. End of Bldg

(Only if Applicable - Include Previous Serial#)

☐ Replacement Assembly

☒ New Installation

☐ Stolen

Inlet

☐ Vertical Up
☐ Vertical Down
☐ Horizontal

Orientation

Outlet

☐ Vertical Up
☐ Vertical Down
☐ Horizontal

Service

☐ Domestic

☐ Fire

☐ Irrigation

☐ Other

Protection

☒ Containment

☐ Isolation

☐ Containment by Isolation

Previous Assembly Serial #

N/A

Line PSI

110

Initial Test Results

Tightness

Differential

Repaired

☐ CK#1

☐ CK#2

☐ RV

Cleaned

☐ CK#1

☐ CK#2

☐ RV

Re-Test Results

Tightness

Differential

Check Valve #1

☐ Leak

☒ Tight

1.4

CK#1

☐ Disc ☐ Spring ☐ Seat ☐ Other

☐ Leak

☐ Tight

Check Valve #2

☐ Leak

☒ Tight

1.5

CK#2

☐ Disc ☐ Spring ☐ Seat ☐ Other

☐ Leak

☐ Tight

Relief Valve

RV: RPZ

RV

☐ Diaphragm ☐ Seat ☐ Other

Buffer

RPZ

Repaired

☐ Air Inlet

Cleaned

☐ Air Inlet

Air Inlet

PVB,SVB

Air Inlet

☐ Poppet ☐ Bonnet ☐ Other

Shutoff Valve #1

☐ Leak

☐ Tight

SOV #1

☐ Open Upon Arrival

☐ Open Upon Departure

Back Pressure Exists

☐ Yes ☐ No

Shutoff Valve #2

☐ Leak

☐ Tight

SOV #2

☐ Open Upon Arrival

☐ Open Upon Departure

Cause

Assembly Concerns:

(only if applicable)

Incorrect Installation? ☐

Incorrect Use? ☐

Test Procedure:

ABPA ☐ ASSE ☒

Comments

Turn Off Date:

Turn On Date:

Turn Off Time:

Turn On Time:

Alarm Company/Fire Department Notified:

Person Notified:

Contacted By:

Turn Off Date/Time:

Turn On Date/Time:

Test Gauge Make:

Sm

Test Gauge Model:

35

Last Calibration Date:

6-4-21

I hereby certify that the Isolation/Shutoff Valves (SOV #1 and SOV #2) have been returned to the position in which they were found and that the test was done according to the procedure shown above required by the Water District/Authority shown above; and the test readings are true and accurate to the best of my ability.

(Please Print)

Testing Company:

Biays Backflow

Phone # 720-732-5280

(Please Print)

Customer Name:

Phone #

Tester Name:

Steve Biays

(Please Print)

(Tester)

Signature:

Steve Biays

(Customer)

Signature:

N/A

(Submit a Clearly Printed Copy to the Water Purveyor)

Biays Backflow Testing & Repair

720.732.5280

Assembly Serial # 099981
Test Date/Time 2-24-22
Gauge Serial # 390724
→ District Required Info
Tester Certification # 10420
Date Certification Expires 1-31-24

Assembly Test Results ☒ Pass ☐ Fail

Backflow Assembly Test and Maintenance Report

(Please Print)

Test #

Account

Water District/Authority: Aurora Water Account: _____ Contact Person: Mike Flint
Facility Name: Local Homes - Aurora Sprawl Ranch Contact Phone #: 720-789-8648
Service Address: 23648 E. IOWA Dr. Brandon Rivera affiliated Local Homes, Co
Mailing Address: _____ 303-905-7206 Brivene Local Homes, Co

OMC

Owner ☐ Manager ☐ Contractor ☐ Other ☐ Contact Person _____
Company Name/Title _____ Contact Phone # _____
Mailing Address _____

Assembly

Make: Watts Model: LF009 11205 Size: 1 1/2
Type: ☐ RPZ ☐ DC ☐ PVB ☐ SVB ☐ Air Gap ☐ AVB ☐ Other _____
Date Installed 2-24-22 Location on Property Fire Suppression Room S. End of Bldg
(Only if Applicable - Include Previous Serial#)
☐ Replacement Assembly
☒ New Installation
☐ Stolen
Previous Assembly Serial # N/A
Inlet Orientation Outlet
☐ Vertical Up ☐ Vertical Down ☐ Horizontal
Service Protection
☐ Domestic ☐ Containment
☐ Fire ☐ Isolation
☐ Irrigation ☐ Containment by Isolation
☐ Other

Testing & Maintenance

Line	PSI	Initial Test Results		Repaired			Cleaned			Re-Test Results	
		Tightness	Differential	CK#1	CK#2	RV	CK#1	CK#2	RV	Tightness	Differential
Check Valve #1	<u>110</u>	<input type="checkbox"/> Leak <input checked="" type="checkbox"/> Tight	<u>6.8</u>	<input type="checkbox"/> CK#1 <input type="checkbox"/> Disc <input type="checkbox"/> Spring <input type="checkbox"/> Seat <input type="checkbox"/> Other					<input type="checkbox"/> Leak <input type="checkbox"/> Tight		
Check Valve #2		<input type="checkbox"/> Leak <input checked="" type="checkbox"/> Tight	<u>1.5</u>	<input type="checkbox"/> CK#2 <input type="checkbox"/> Disc <input type="checkbox"/> Spring <input type="checkbox"/> Seat <input type="checkbox"/> Other					<input type="checkbox"/> Leak <input type="checkbox"/> Tight		
Relief Valve			<u>2.4</u>	<input type="checkbox"/> RV <input type="checkbox"/> Diaphragm <input type="checkbox"/> Seat <input type="checkbox"/> Other							
Buffer				<input type="checkbox"/> Repaired <input type="checkbox"/> Air Inlet			<input type="checkbox"/> Cleaned <input type="checkbox"/> Air Inlet				
Air Inlet				<input type="checkbox"/> Air Inlet <input type="checkbox"/> Poppet <input type="checkbox"/> Bonnet <input type="checkbox"/> Other							
Shutoff Valve #1		<input type="checkbox"/> Leak <input type="checkbox"/> Tight		<input type="checkbox"/> SOV #1 <input type="checkbox"/> Open Upon Arrival <input type="checkbox"/> Open Upon Departure			<input type="checkbox"/> Back Pressure Exists <input type="checkbox"/> Yes <input type="checkbox"/> No				
Shutoff Valve #2		<input type="checkbox"/> Leak <input type="checkbox"/> Tight		<input type="checkbox"/> SOV #2 <input type="checkbox"/> Open Upon Arrival <input type="checkbox"/> Open Upon Departure			<input type="checkbox"/> Cause				
Assembly Concerns:		Test Procedure:		Comments							
(only if applicable)		ABPA <input type="checkbox"/> ASSE <input checked="" type="checkbox"/>									
Incorrect Installation?											
Incorrect Use?											
Turn Off Date:		Turn On Date:									
Turn Off Time:		Turn On Time:									

Notice

Alarm Company/Fire Department Notified: _____
Person Notified: _____ Contacted By: _____
Turn Off Date/Time: _____ Turn On Date/Time: _____

Kit

Test Gauge Make: Sm Test Gauge Model: 35 Last Calibration Date: 6-4-21

Tester

I hereby certify that the Isolation/Shutoff Valves (SOV #1 and SOV #2) have been returned to the position in which they were found and that the test was done according to the procedure shown above required by the Water District/Authority shown above; and the test readings are true and accurate to the best of my ability.
(Please Print)
Testing Company: Biays Backflow Phone # 720-732-5280 Customer Name: _____ Phone # _____
Tester Name: Steve Biays (Please Print)
(Tester) Signature: Steve Biays (Customer) Signature: N/A
Signature: _____
(Submit a Clearly Printed Copy to the Water Purveyor)

Job	Truss	Truss Type	Qty	Ply	N/A	K10276641
05-10283-A	19C	PIGGYBACK BASE SUPPO	1	1		

Builders FirstSource (Longmont), Longmont, CO - 80504.

8,430 s Aug 18 2021 MITek Industries, Inc. Mon Sep 13 17:58:48 2021 Page 1

ID: y0aIP3_nLDtS5ZpWzr17ozQqww-71Lz9OqxjmOpK1wx5pAwgBa7ZMaQ6x1FR87CqydzRD

NOTE: THIS REPAIR IS TYP. FOR TRUSSES 19A, 19B & 19C.

Scale = 1:79.0

Other one
UNIT B
touches wall
one side open

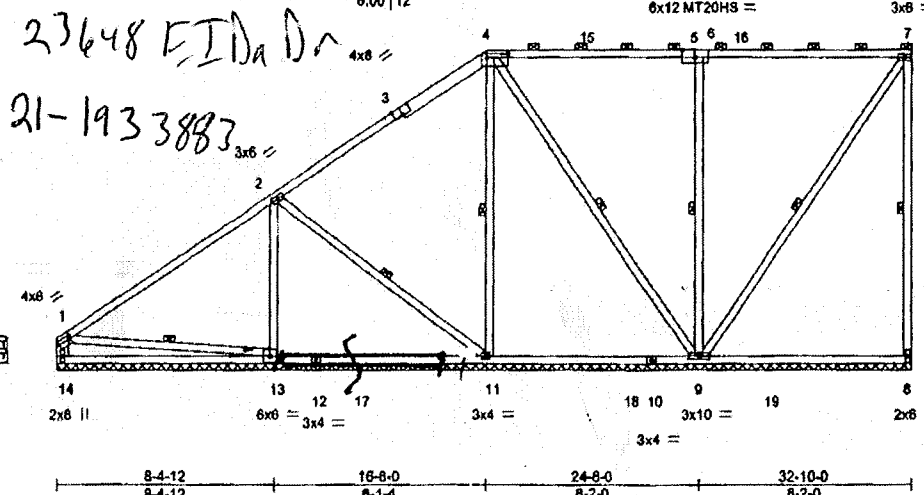


Plate Offsets (X,Y)	[1:0-1,0-0,1-12]	[3:0-4,0-Edge]	[4:0-9,12,0-2,0]	[5:0-6,0-Edge]
LOADING (psf)				
TCLL	30.0			
(Roof Snow=30.0)				
TCDL	7.5			
BCLL	0.0			
BCDL	7.5			
SPACING-	2-0-0			
Plate Grip DOL	1.15			
Lumber DOL	1.15			
Rep Stress Incr	YES			
Code	IBC2015/TP12014			
CSI.				
TC	1.00			
BC	0.52			
WB	0.78			
Matrix-S				
DEFL.				
Vert(LL)	n/a			
Vert(CT)	n/a			
Horz(CT)	-0.01			
PLATES				
MT20	197/144			
MT20HS	148/108			
Weight: 180 lb				
FT = 20%				

LUMBER-
TOP CHORD 2x4 SPF No.2 'Except'
 3-4: 2x6 SPF 2100F 1.8E
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2 'Except'
 1-14: 2x6 SPF 2100F 1.8E ** NAIL 2x4x6'SCAB TO ONE.. SIDE OF BOT.CHORD W/12-10d@3"O.C.STAGGERED EA.SIDE OF BREAK.

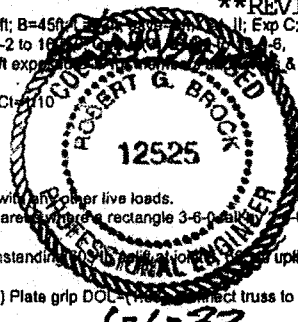
REACTIONS. All bearings 32-10-0.
 (lb) - Max Horz 14=370(LC 36)
 Max Uplift All uplift 100 lb or less at joint(s) except 8=603(LC 31), 14=695(LC 36), 13=831(LC 36), 11=229(LC 37), 9=284(LC 31)
 Max Grav All reactions 250 lb or less at joint(s) except 8=693(LC 48), 14=902(LC 49), 13=1259(LC 49), 11=717(LC 48), 9=1078(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-1209/1074, 2-4=-1186/1103, 4-6=-765/774, 6-7=-378/388, 7-8=-636/657, 1-14=-852/740
BOT CHORD 13-14=-1084/1118, 11-13=-610/625, 9-11=-447/447, 8-9=-564/566
WEBS 2-13=-1137/1021, 2-11=-967/948, 4-11=-522/425, 4-9=-838/838, 6-9=-698/304, 7-9=-693/666, 1-13=-1198/1160

NOTES-

- Wind: ASCE 7-10; Vult=115mph Vasd=81mph; TCDL=4.5psf; BCDL=4.5psf; h=25ft; B=45ft; L=100ft; Exp C; Enclosed; MWFRS (directional) and C-C Corner(3) 0-2-12 to 3-6-2, Exterior(2) 3-6-2 to 16-0-0, Exterior(2) 19-9-6 to 32-8-4 zone; cantilever left and right exposed; and vertical left exposed; MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pf=30.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Cl=10
- Provide adequate drainage to prevent water ponding.
- All plates are MT20 plates unless otherwise indicated.
- Plates checked for a plus or minus 5 degree rotation about its center.
- Gable requires continuous bottom chord bearing.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 wide will fit between the bottom chord and any other members, with BCDL = 7.5psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 831 lb uplift at joint 14, 831 lb uplift at joint 13, 229 lb uplift at joint 11 and 284 lb uplift at joint 9.
- This truss has been designed for a total drag load of 2300 lb. Lumber DOL=(1.33) Plate grip DOL=1.60. Connect truss to resist drag loads along bottom chord from 0-0-0 to 32-10-0 for 70.1 pf.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

**REVISES 1-3-22



September 14, 2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE M8-7473 rev. 5/19/2020 BEFORE USE
 Design valid for use only with MITEK connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANS/TPH Quality Criteria, DSB-89 and BCS Building Component Safety Information available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20687

MITek
 250 Klug Circle
 Corona, CA 92880

Unit A top@gusset

Job	Truss	Truss Type	Qty	Ply	N/A	K10276610
05-10283-A	B4	Common	3	1		
Builders FirstSource (Longmont), Longmont, CO - 80504, 8,430 s Aug 16 2021 Mitek Industries, Inc. Mon Sep 13 17:56:22 2021 Page 1						
ID: y0ellP3_nLDrS5ZpWzr17ozQqww-11m8lVWdgnkVD1xyZLlqclVUJfaZEOCGOrdHlydzRd						

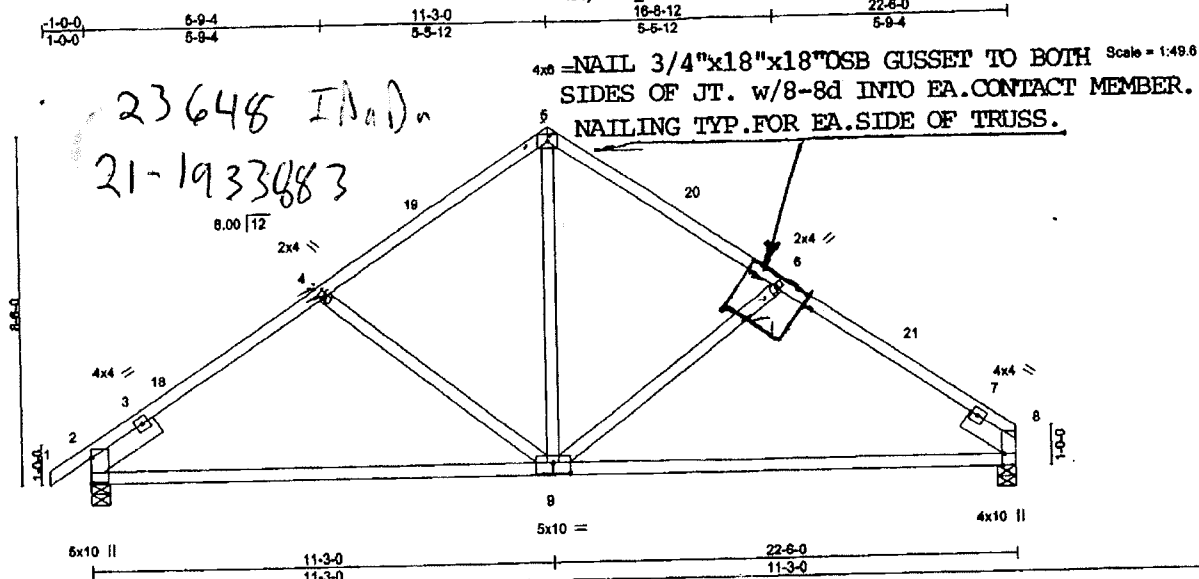


Plate Offsets (X,Y) - (8-0-3-8,Edge), (8-0-5-0,0-3-0)									
LOADING (psf)		SPACING- 2-0-0		CSI.		DEFL.		PLATES GRIP	
TCLL 30.0		Plate Grip DOL 1.15		TC 0.59		in (loc) l/def L/d		MT20 197/144	
(Roof Snow=30.0)		Lumber DOL 1.15		BC 0.76		Vert(LL) -0.21 9-12 >999 240			
TCDL 7.8		Rep Stress Incr YES		WB 0.30		Vert(CT) -0.36 9-12 >747 180			
BCLL 0.0		Code IBC2015/TPI2014		Matrix-MS		Horz(CT) 0.06 8 n/a n/a		Weight: 89 lb FT = 20%	
BCDL 7.5									

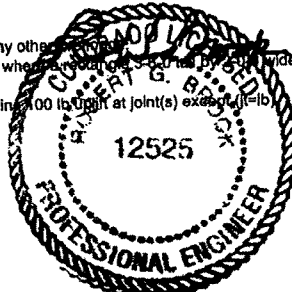
LUMBER-
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x4 SPF No.2
 SLIDER Left 2x6 SPF 2100F 1.8E 2-0-0, Right 2x6 SPF 2100F 1.8E 1-6-0

BRACING-
 TOP CHORD Structural wood sheathing directly applied or 3-11-2 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (size) 8=0-5-8, 2=0-5-8
 Max Horz 2=178(LC 11)
 Max Uplift 8=158(LC 12), 2=198(LC 12)
 Max Grav 8=1011(LC 1), 2=1089(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-4=-1266/272, 4-5=-987/247, 5-6=-987/250, 6-8=-1288/277
 BOT CHORD 2-9=-142/974, 8-9=-142/980
 WEBS 5-9=-120/549, 6-9=-339/182, 4-9=-333/181

- NOTES-**
- 1) Wind: ASCE 7-10; Vult=115mph Vasd=91mph; TCDL=4.5psf; BCDL=4.5psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2) 1-0-0 to 2-0-0, Interior(1) 2-0-0 to 11-3-0, Exterior(2) 11-3-0 to 14-3-0, Interior(1) 14-3-0 to 22-6-0 zone; cantilever left and right exposed; and vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.80 plate grip DOL=1.60
 - 2) TCLL: ASCE 7-10; Pf=30.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Cl=1.10
 - 3) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
 - 4) Plates checked for a plus or minus 5 degree rotation about its center.
 - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other loads.
 - 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where the bottom chord is 3'-0" or wider will fit between the bottom chord and any other members.
 - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb Uplift at joint(s) exposed (if lb) 8=158, 2=188.



12-31-21



September 14, 2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE M11-1473 rev. 5/19/2020 BEFORE USE.
 Design valid for use only with Mitek connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-88 and BCSI Building Component Safety Information available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

Mitek
 250 Klug Circle
 Corona, CA 92880

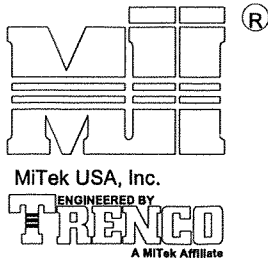
Unit A above master bath broken bottom chord

AUGUST 1, 2016

STANDARD REPAIR DETAIL FOR BROKEN CHORDS, WEBS
AND DAMAGED OR MISSING CHORD SPLICE PLATES

MII-REP01A1

MiTek USA, Inc. Page 1 of 1



TOTAL NUMBER OF NAILS EACH SIDE OF BREAK *		X INCHES	MAXIMUM FORCE (lbs) 15% LOAD DURATION							
			SP		DF		SPF		HF	
2x4	2x6		2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6
20	30	24"	1706	2559	1561	2342	1320	1980	1352	2028
26	39	30"	2194	3291	2007	3011	1697	2546	1738	2608
32	48	36"	2681	4022	2454	3681	2074	3111	2125	3187
38	57	42"	3169	4754	2900	4350	2451	3677	2511	3767
44	66	48"	3657	5485	3346	5019	2829	4243	2898	4347

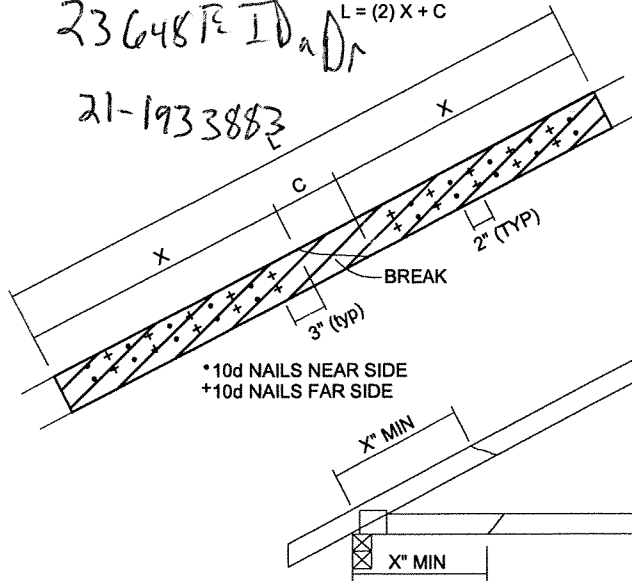
* DIVIDE EQUALLY FRONT AND BACK

ATTACH 2x SCAB OF THE SAME SIZE AND GRADE AS THE BROKEN MEMBER TO EACH FACE OF THE TRUSS (CENTER ON BREAK OR SPLICE) WITH 10d (0.131" X 3") NAILS (TWO ROWS FOR 2x4, THREE ROWS FOR 2x6) SPACED 4" O.C. AS SHOWN. STAGGER NAIL SPACING FROM FRONT FACE AND BACK FACE FOR A NET 0-2-0 O.C. SPACING IN THE MAIN MEMBER. USE A MIN. 0-3-0 MEMBER END DISTANCE.

THE LENGTH OF THE BREAK (C) SHALL NOT EXCEED 12". (C=PLATE LENGTH FOR SPLICE REPAIRS) THE MINIMUM OVERALL SCAB LENGTH REQUIRED (L) IS CALCULATED AS FOLLOWS:

$$L = (2) X + C$$

19B 23648 RE ID and Dr
19A 21-1933883



THE LOCATION OF THE BREAK MUST BE GREATER THAN OR EQUAL TO THE REQUIRED X DIMENSION FROM ANY PERIMETER BREAK OR HEEL JOINT AND A MINIMUM OF 6" FROM ANY INTERIOR JOINT (SEE SKETCH ABOVE)

DO NOT USE REPAIR FOR JOINT SPLICES

NOTES:

1. THIS REPAIR DETAIL IS TO BE USED ONLY FOR THE APPLICATION SHOWN. THIS REPAIR DOES NOT IMPLY THAT THE REMAINING PORTION OF THE TRUSS IS UNDAMAGED. THE ENTIRE TRUSS SHALL BE INSPECTED TO VERIFY THAT NO FURTHER REPAIRS ARE REQUIRED. WHEN THE REQUIRED REPAIRS ARE PROPERLY APPLIED, THE TRUSS WILL BE CAPABLE OF SUPPORTING THE LOADS INDICATED.
2. ALL MEMBERS MUST BE RETURNED TO THEIR ORIGINAL POSITIONS BEFORE APPLYING REPAIR AND HELD IN PLACE DURING APPLICATION OF REPAIR.
3. THE END DISTANCE, EDGE DISTANCE AND SPACING OF NAILS SHALL BE SUCH AS TO AVOID UNUSUAL SPLITTING OF THE WOOD.
4. WHEN NAILING THE SCABS, THE USE OF A BACKUP WEIGHT IS RECOMMENDED TO AVOID LOOSENING OF THE CONNECTOR PLATES AT THE JOINTS OR SPLICES.
5. THIS REPAIR IS TO BE USED FOR SINGLE PLY TRUSSES IN THE 2x ORIENTATION ONLY.
6. THIS REPAIR IS LIMITED TO TRUSSES WITH NO MORE THAN THREE BROKEN MEMBERS.



April 6, 2020

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.

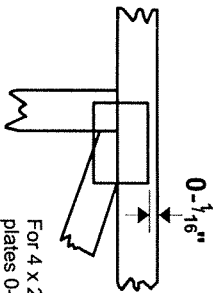
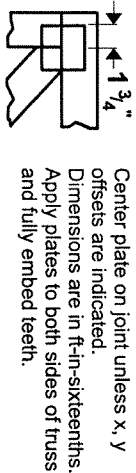
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall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



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Symbols

PLATE LOCATION AND ORIENTATION



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

* Plate location details available in MITek 20/20 software or upon request.

PLATE SIZE

4 X 4

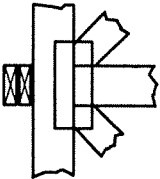
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING



Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TP1: National Design Specification for Metal

Plate Connected Wood Truss Construction.

DSB-89: Design Standard for Bracing.

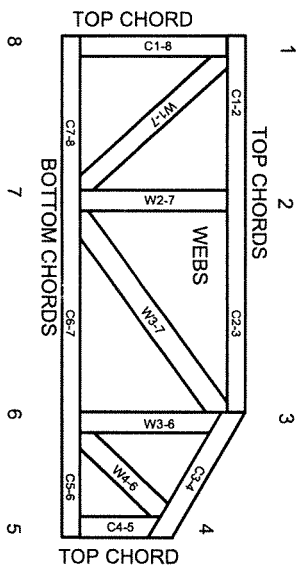
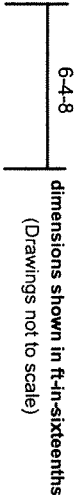
BCSI: Building Component Safety Information,

Guide to Good Practice for Handling,

Installing & Bracing of Metal Plate

Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

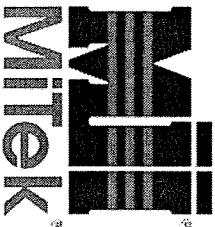
ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TP1 section 6.3 These truss designs rely on lumber values established by others.

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MITek Engineering Reference Sheet: MLI-7473 rev. 10/03/2015



General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative T or I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and ware at joint locations are regulated by ANSI/TP1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TP1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TP1 Quality Criteria.

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Corona, CA 92707