EXTERIOR PORCH

SOLID CORE OR 20-MIN DOOR REQUIRED

BEDRM 1 (MASTER)
CEILING @ 12'-0"
210 SQ. FT.

DOUBLE SIDED GAS INSERT FIREPLACE

VAULTED CEILING RIDGE LINE (ABOVE)

FAMILY ROOM
CEILING @ 14'-0"
367 SQ. FT.

KITCHEN
CEILING @ 12'-0"
170 SQ. FT.

ISLAND

PANTRY
CEILING @ 9'-0"
104 SQ. FT.

GARAGE
CEILING @ 12'-0"
728 SQ. FT.

LAUNDRY ROOM
CEILING @ 9'-0"
100 SQ. FT.

2'-0" X 3'-0" CRAWL SPACE ACCESS TO MECHANICAL EQUIPMENT BELOW.

2'-0" X 3'-0" ATTIC ACCESS

WATER HEATER ON CONCRETE HOUSEKEEPING PAD; COORDINATE LOCATION WITH OWNER

ELEVATE IGNITION SOURCE NOT LESS THAN 18" ABOVE FINISHED FLOOR PER M1307.3; PROVIDE IMPACT PROTECTION PER M1307.3.1

BATHROOM 1
CEILING @ 8'-0"
158 SQ. FT.

BATHROOM 2
CEILING @ 8'-0"
76 SQ. FT.

POWDER ROOM
CEILING @ 8'-0"
28 SQ. FT.

CLOSET
CEILING @ 8'-0"
14 SQ. FT.

CLOSET
CEILING @ 8'-0"
30 SQ. FT.

CLOSET
CEILING @ 8'-0"
16 SQ. FT.

CLOSET
CEILING @ 8'-0"
117 SQ. FT.

BEDRM 4
CEILING @ 12'-0"
165 SQ. FT.

LIVING ROOM
CEILING @ 12'-0"
292 SQ. FT.

BEDRM 3
CEILING @ 12'-0"
148 SQ. FT.

BEDRM 2
CEILING @ 12'-0"
178 SQ. FT.

EXTERIOR PORCH

ROOF LINE OVERHANG ABOVE (TYP.)

7'w x 8'h INSULATED SECTIONAL OVERHEAD DOOR

18'-8"w x 8'h INSULATED SECTIONAL OVERHEAD DOOR

9'-8"w x 8'h INSULATED SECTIONAL OVERHEAD DOOR

4'-0"x4'-0" SLIDING WDW

4'0"x4'0" SLIDING WDW

4'0"x2'0" SLIDING WDW

3'4"x2'0" FIXED WDW

4'0"x3'0" FIXED WDW TEMP

5'0"x5'0" SLIDING WDW

5'0"x5'0" SLIDING WDW TEMP

3'0"x6'8"

2'6"x6'8"

2'4"x6'8"

3'6"x7'0" OPENING

2'4"x6'8"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. ALL DOORS ARE 6" AWAY FROM ADJACENT WALL, U.N.O.
3. COORDINATE WINDOW AND DOOR ROUGH OPENINGS WITH OWNER.

1 Floor Plan
1/4" = 1'-0"

NORTH

DISAPPROVED
08/11/2020 4:00:09 PM
lbennett
CONSTRUCTION

Legal Description:
Lot 5, Falcon Ranchettes
Plat No. 3800
Tax Schedule: 5301001005

PROJECT LOCATION
OWL PLACE
EAST WOODMEN ROAD
MERIDIAN ROAD

NORTH

Vicinity Plan
N.T.S

344.96'
Detached garage
Well
Proposed residence
631.39'
OWL PLACE

Area Plan
N.T.S

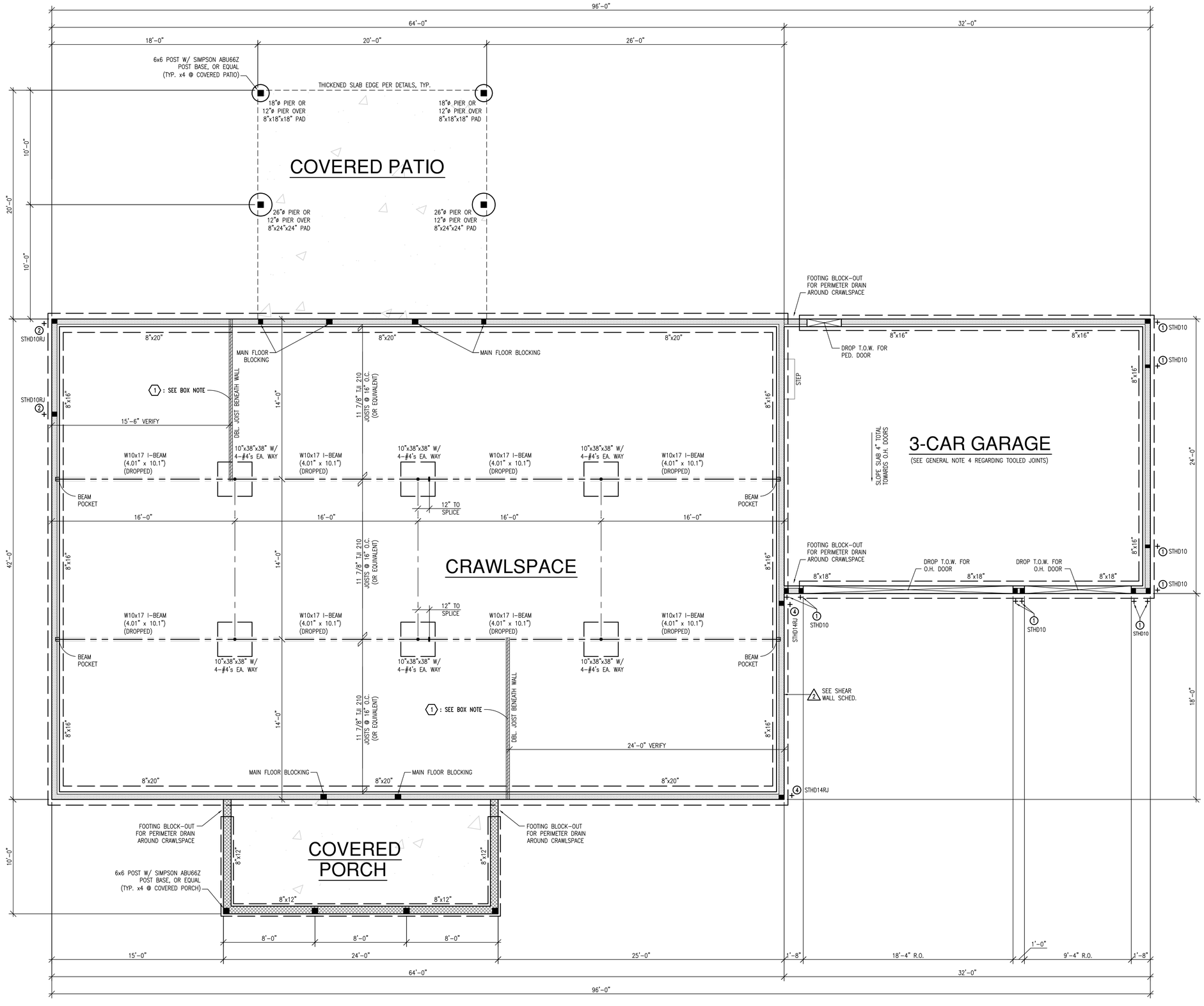
DuBois House Plan
11490 Owl Place
Peyton, CO 80831

Architectural Floor Plan

Date: August 3, 2020
Owner: Dorse & Anna DuBois Ph: (719) 694-3557
Contractor: Gingerich Structures Ph: (402) 210-8559

A1

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



1 : INTERIOR BRACED WALL PANEL
(REFER TO IRC FOR ADD'L GUIDANCE)
ATTACH BOTTOM PLATE TO FRAMING BELOW W/ 3- 16d NAILS @ 16" O.C. AND TOP PLATE TO FRAMING ABOVE WITH 8d NAILS @ 6" O.C.

IF BLOCKING BETWEEN FRAMING MEMBERS IS REQUIRED INSTALL BLOCKING @ 16" O.C. AND ATTACH TO FRAMING MEMBER ON EITHER SIDE W/ 2- 16d NAILS EACH SIDE. NAIL BOTTOM PLATE TO BLOCKING W/ 3- 16d NAILS AND TOE NAIL TOP PLATE TO BLOCKING W/ 3- 8d NAILS

INSTALL 1/2" MIN. GYPSUM BOARD TO BOTH SIDES OF THE WALL WITH NAILS OR SCREWS AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, SPACED @ 7" O.C.

FOOTING FORMWORK AND REBAR REQUIREMENTS:
1. ALL LOOSE SOIL SHALL BE REMOVED FROM INTERIOR OF FORMWORK.
2. MAXIMUM FOOTING GAP AT STEPS SHALL BE 24" (MEASURED HORIZONTALLY).
3. REBAR SHALL BE CHAIRED UP 3" FROM SOIL. (CHAIRS SHALL BE MASONRY, PLASTIC, OR STEEL PREFAB CHAIRS.)
4. REBAR SHALL BE MAINTAINED 2" CLEAR FROM SIDES OF FORMWORK.

ALL CAST-IN-PLACE FOUNDATION WALL HOLDOWN LOCATIONS SHALL BE VERIFIED PRIOR TO PLACEMENT TO ENSURE EACH HOLDOWN IS NOT PLACED AT A WALL OPENING.

PRIOR TO PLACING ANY CONCRETE THE GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SIZES, DOOR SIZES AND LOCATIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND CROSS-CHECK ALL DIMENSIONS SHOWN ON THIS PLAN W/ THE ARCHITECTURAL PLANS AND TRUSS DRAWINGS.

AT DROP-FRAMED BEAM POCKETS IN CONCRETE WALLS, PROVIDE 2- #4x5'-0" HORIZ. REBAR BELOW EACH BEAM POCKET.
THESE BARS SHOULD BE POSITIONED 2"-4" BELOW POCKET AND BARS SHOULD EXTEND 24" PAST BEAM POCKET AT EACH SIDE.
PROVIDE L-BARS AT CORNERS.

PROVIDE 7/16" THICK (MINIMUM), APA RATED SHEATHING, 24/16, EXPOSURE 1, AT EXTERIOR FACE OF EXTERIOR WALLS AND WHERE NOTED ON THE PLANS. BLOCK ALL HORIZONTAL JOINTS, UNLESS NOTED OTHERWISE, NAIL SHEATHING TO FRAMING MEMBERS WITH 8d NAILS (COMMON OR GALVANIZED BOX) @ 6" O.C. AT ALL PANEL EDGES, 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AT ROOF AND FLOORS AS NECESSARY TO TRANSFER LATERAL FORCES TO SHEARWALLS.

PROVIDE ANCHOR BOLTS AT A MAXIMUM SPACING OF 32" ON CENTER. REFER TO SHEARWALL SCHEDULE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.

PROVIDE "B.U. COLUMN" 3 MINIMUM GANGED STUDS (UNLESS NOTED OTHERWISE) IN WALLS AND AT BEAM OR GIRDER TRUSS BEARINGS AS SHOWN, CONTINUOUS THROUGH SOLID BLOCKING AT FLOORS.

ALL MAIN FLOOR JOISTS SHALL CONSIST OF 11 7/8" TJI 210 JOISTS @ 16" O.C. (OR EQUIVALENT). JOISTS SHALL RUN CONT. OVER SUPPORTS WHERE POSSIBLE.

PROVIDE ADEQUATE GRADING AND DRAINAGE AROUND STRUCTURE. REFER TO GENERAL NOTE 3.

ALL NEW EXTERIOR STUD WALLS SHALL CONSIST OF 2x6 STUDS @ 16" O.C., UNLESS NOTED OTHERWISE

● STEEL POST
⊠ POST ABOVE
■ POST BELOW OR BLOCKING

CONFIRM EXACT LOCATION OF UFER GROUND WITH GENERAL CONTRACTOR.

PROVIDE MIN. 24"x24" CRAWLSPACE ACCESS LOCATED IN FLOOR FRAMING PER OWNER (DOUBLE FULL SPAN JOISTS BOTH SIDES WITH TYP. SIMPSON IUS I-JOIST HANGERS AT SINGLE JOISTS AND WEB STIFFENERS AT HANGER LOCATIONS)

SEE SHEET 3 OF 3 FOR GENERAL FOUNDATION NOTES.

SEE SHEET 2 OF 3 FOR SHEARWALL SCHEDULE AND NOTES.

COLORADO LICENSED
BRUCKBAUER, ANDREW
50077
PROFESSIONAL ENGINEER
08/05/2020

Bennett CONSTRUCTION

CLIENT
DORSE AND ANNA DUBOIS

PROJECT NO. 3110-01-20
SHEET NO. 1
NO. OF SHEETS 5

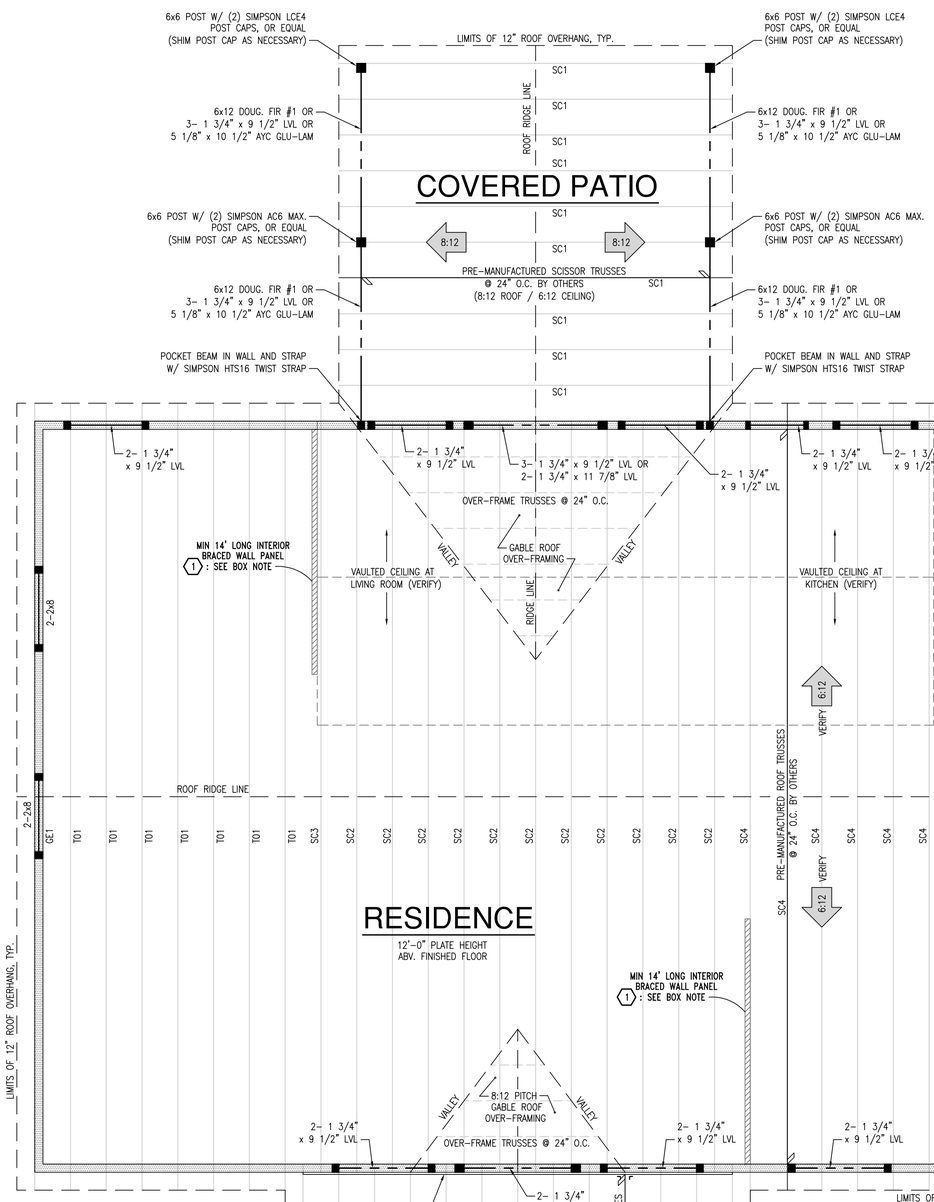
RESIDENCE FOUNDATION AND MAIN FLOOR FRAMING PLAN
LOT 5, FALCON RANCHETTES (11490 OWL PLACE)
EL PASO COUNTY (PEYTON), COLORADO

Date AUGUST 2020
Field Book
Scale 1/4" = 1'-0"
Drawn B.A.B.
Checked B.W.S.
Approved B.A.B.

REVISIONS
Description Date
Description Date
Description Date

TITLE

SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 FAX: (970) 282-0311



TRIMMER AND KING STUD SCHEDULE		
SIZE OF OPENING	# OF TRIMMER STUDS	# OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

* FOLLOW THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS

SHEAR WALL SCHEDULE (wood studs)				
TYPE	MATERIAL	EDGE NAILING	SILL PLATE NAILING	SILL PLATE A.B.'s
1	7/16" OSB	8d @ 6" O.C.	16d @ 5" O.C.	1/2"ø A.B. @ 32" O.C.
2	7/16" OSB	8d @ 4" O.C.	2-16d @ 7" O.C.	1/2"ø A.B. @ 24" O.C.
3	7/16" OSB	8d @ 3" O.C.	2-16d @ 5" O.C.	1/2"ø A.B. @ 16" O.C.
4	1/2" GYPBD.	5d cooler or wall-board nails @ 7" O.C.	16d @ 16" O.C.	1/2"ø A.B. @ 32" O.C.
5	5/8" GYPBD.	6d cooler or wall-board nails @ 4" O.C.	16d @ 12" O.C.	1/2"ø A.B. @ 32" O.C.

ALL OTHER (UNDESIGNATED) EXTERIOR SHEARWALLS SHALL BE TYPE 1

SHEAR WALL SCHEDULE STAPLING OPTION (wood studs)				
TYPE	MATERIAL	EDGE NAILING	SILL PLATE NAILING	SILL PLATE A.B.'s
1	7/16" OSB	1 1/2" 16 GA. 4" O.C.	1 1/2" 16 GA. @ 4" O.C.	1/2"ø A.B. @ 32" O.C.
2*	7/16" OSB	1 1/2" 16 GA. 2" O.C.	1 1/2" 16 GA. @ 3" O.C.	1/2"ø A.B. @ 24" O.C.

* WALL STUDS MUST BE DOUBLED AT 16" ON CENTER FOR THIS OPTION

NOTES:
1. Height of all bracing walls shall be defined from sole plate to top plate unless otherwise noted – 2x blocking req'd at all unsupported edges of each sheet. Edge blocking not req'd at gypboard shearwalls.
2. Holdowns req'd shall be located on plan – See Holdown Schedule
3. Garage door headers shall extend over shear walls designated with top strapping.
4. Main level bracing walls shall be indicated as shown: (EXAMPLE: 1)
5. Upper level bracing walls shall be indicated with an "A": (EXAMPLE: 1A)
6. Lower level bracing walls shall be indicated with a "B": (EXAMPLE: 1B)
7. In addition to shear wall blocking, install fire-blocking as req'd by code.
8. At wall intersections, provide scheduled edge nailing at all posts (or built-up studs).
9. Where shear walls exist on two levels, the wall sheathing shall be continuous across the floor framing.
10. Use double 2x framing where nail spacing is 2" O.C. or where sheathing is applied to both faces of the wall.
11. Provide shear blocking to connect floor and roof sheathing to shearwalls. Use scheduled edge nailing to blocking and provide equivalent nailing to connect framing between shear walls or diaphragms, typ. (see typical shearwall framing detail)
12. Space fastening at intermediate members at 12" O.C. (field spacing)
13. Sheathing shall be 7/16" OSB or plywood sheathing (APA stress-rated). Sheathing nails shall be common or galvanized box, typical, U.N.O.
14. At gypboard shearwalls, #6x1 1/4 screws may be substituted for nailing, 8" O.C. @ edges, 12" O.C. spacing @ field.
15. Stagger nails and pre-drill where necessary to avoid splitting.

SIMPSON STRAP TIE HOLDOWN: STHD's SHOWN ON PLAN +

STHD HOLDOWN = 3" wide
TYPICAL CENTER LINE LOCATION = 2" FROM FOUNDATION EDGE OR CORNER
TYPICAL STRAP EDGE LOCATION = ½" FROM FOUNDATION EDGE OR CORNER

	HOLDOWN	LENGTH	NAILS	
1	STHD10	24 5/8"	28 – 16d SINKERS	
2	STHD10RJ	38 1/8"	28 – 16d SINKERS	
3	STHD14	26 1/8"	30 – 16d SINKERS	
4	STHD14RJ	39 5/8"	30 – 16d SINKERS	
5	MST37	37 1/2"	22 – 16d	FLOOR TO FLOOR TIE STRAP
6	MST48	48"	34 – 16d	FLOOR TO FLOOR TIE STRAP

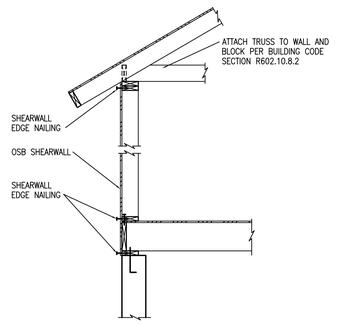
PROVIDE 7/16" THICK (MINIMUM), APA RATED SHEATHING, 24/16, EXPOSURE 1, AT EXTERIOR FACE OF EXTERIOR WALLS AND WHERE NOTED ON THE PLANS. BLOCK ALL HORIZONTAL JOINTS. UNLESS NOTED OTHERWISE, NAIL SHEATHING TO FRAMING MEMBERS WITH 8d NAILS (COMMON OR GALVANIZED BOX) @ 6" O.C. AT ALL PANEL EDGES, 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AT ROOF AND FLOORS AS NECESSARY TO TRANSFER LATERAL FORCES TO SHEARWALLS.

ROOF SHEATHING TO BE MIN. 7/16" THICK AND ATTACHED WITH 8d DEFORMED OR COMMON NAILS AT 6" O.C. (EDGES AND FIELD SPACING) WITHIN 48" FROM END WALL AND RIDGES, AND 6" O.C. AT EDGES AND 8" O.C. IN FIELD AT ALL OTHER LOCATIONS

PROVIDE "B.U. COLUMN" 3 MINIMUM GANGED STUDS (UNLESS NOTED OTHERWISE) IN WALLS AND AT BEAM OR GIRDER TRUSS BEARINGS AS SHOWN, CONTINUOUS THROUGH SOLID BLOCKING AT FLOORS.

REFER TO TRIMMER AND KING STUD SCHEDULE FOR NUMBER OF STUDS REQUIRED AT EACH SIDE OF A WALL OPENING.

ALL NEW EXTERIOR STUD WALLS SHALL CONSIST OF 2x6 STUDS @ 16" O.C., UNLESS NOTED OTHERWISE



TYPICAL SHEARWALL FRAMING

1 : INTERIOR BRACED WALL PANEL (REFER TO IRC FOR ADD'L GUIDANCE)
ATTACH BOTTOM PLATE TO FRAMING BELOW W/ 3- 16d NAILS @ 16" O.C. AND TOP PLATE TO FRAMING ABOVE WITH 8d NAILS @ 6" O.C.

IF BLOCKING BETWEEN FRAMING MEMBERS IS REQUIRED INSTALL BLOCKING @ 16" O.C. AND ATTACH TO FRAMING MEMBER ON EITHER SIDE W/ 2- 16d NAILS EACH SIDE. NAIL BOTTOM PLATE TO BLOCKING W/ 3- 16d NAILS AND TOE NAIL TOP PLATE TO BLOCKING W/ 3- 8d NAILS

INSTALL 1/2" MIN. GYPSUM BOARD TO BOTH SIDES OF THE WALL WITH NAILS OR SCREWS AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, SPACED @ 7" O.C.

PRIOR TO FABRICATION OF THE TRUSSES, THE DIMENSIONS SHOWN ON TRUSS DRAWINGS SHALL BE CROSS-CHECKED AND VERIFIED WITH THESE PLANS, THE ARCHITECTURAL PLANS, AND FIELD VERIFIED. SHEAR ENGINEERING IS NOT RESPONSIBLE FOR DIMENSIONAL INCONSISTENCIES.

OVER-FRAMING SHALL EVENLY DISTRIBUTE LOADS TO ROOF FRAMING BELOW. UNLESS OTHERWISE NOTED, DO NOT BEAR BEAMS OR BEARING WALLS ON THE LOWER ROOF FRAMING.

UNLESS OTHERWISE NOTED, PREFABRICATED TRUSSES AND GIRDERS WILL BE SUPPORTED BY HEM-FIR FRAMING. AS A PART OF THE TRUSS PACKAGE, THE TRUSS MANUFACTURER SHALL DESIGN AND SPECIFY ALL CONNECTORS (INCLUDING UPLIFT STRAPS) TO CONNECT TO THE SUPPORTING FRAMING.

DISAPPROVED
08/07/2020 3:59:31 PM
lbennett
CONSTRUCTION

FRAMING ENGINEER MUST SPECIFY UPLIFT CONNECTORS

COLORADO LICENSED ANDREW BRUCE KNAUER 50077 PROFESSIONAL ENGINEER
08/07/2020

CLIENT: DORSE AND ANNA DUBOIS
SHEET NO. 2
NO. OF SHEETS 5
PROJECT NO. 3110-01-20

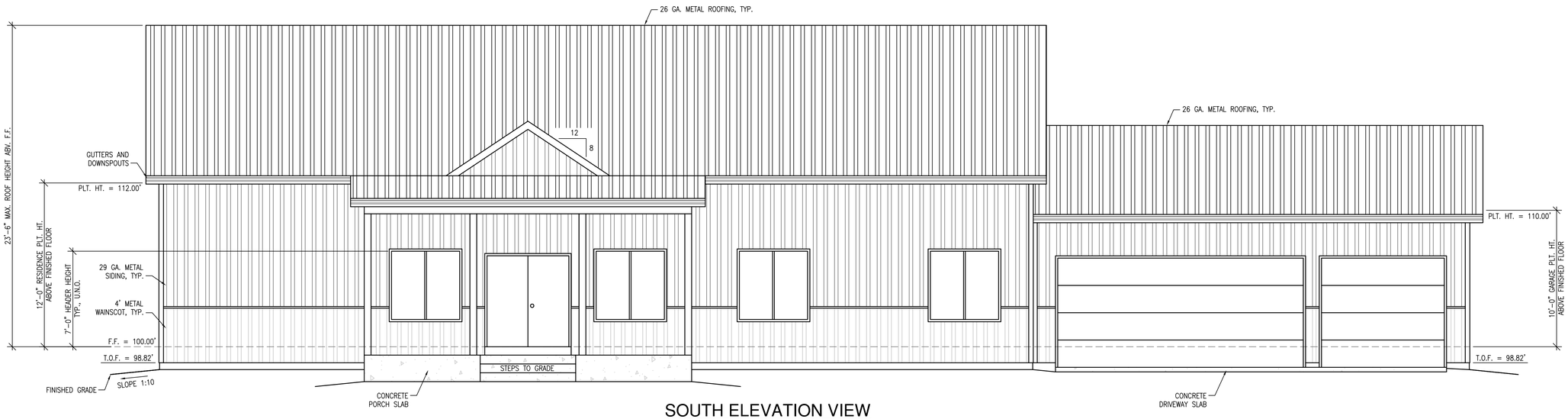
Date AUGUST 2020
Field Book
Scale 1/4" = 1'-0"
Drawn B.A.B.
Checked B.W.S.
Approved B.A.B.

TITLE: RESIDENCE ROOF FRAMING PLAN
LOT 5, FALCON RANCHETTES (11490 OWL PLACE)
EL PASO COUNTY (PEYTON), COLORADO

REVISIONS
Description By
Description By
Description By
Date
Date
Date

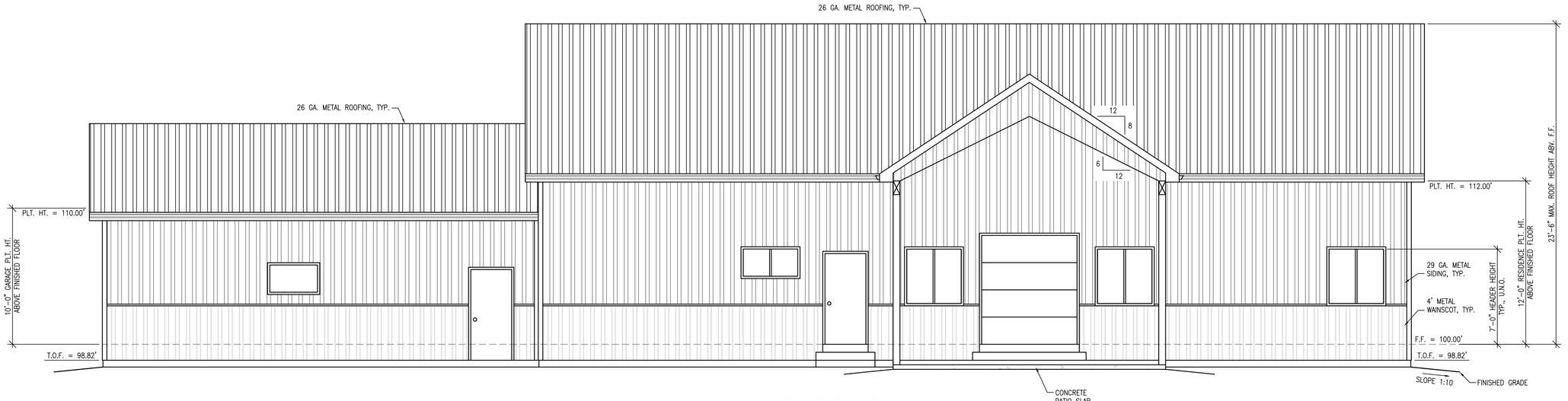
SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 FAX: (970) 282-0311

Aug 07, 2020 - 11:40am Z:\D-Clients\DuBois Dorse and Anna\3110-01-20 Lt 5 Falcon Ranchettes El Paso Co\Structural\residence PFB\Dubois - Foundation and Framing plans.dwg BBruckbauer



SOUTH ELEVATION VIEW

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



NORTH ELEVATION VIEW

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

ROOF VENTILATION (IRC SECTION R806): ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1:300 PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDE BY EAVE OR CORNICE VENTS.

CRAWLSPACE VENTILATION (IRC SECTION R408): AS AN ALTERNATIVE TO INSULATED FLOORS OVER CRAWLSPACES, INSULATION OF CRAWLSPACES SHALL BE PERMITTED WHEN THE CRAWLSPACE IS NOT VENTED TO THE OUTSIDE. CRAWLSPACE WALL INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTENDED DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THEN VERTICALLY AND/OR HORIZONTALLY FOR AT LEAST AN ADDITIONAL 24". EXPOSED EARTH IN UNVENTED CRAWLSPACE FOUNDATIONS SHALL BE COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER. ALL JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6" AND BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED TO THE STEM WALL.

COLORADO LICENSED BRIAN ANDREW BRUCKNER 50077 PROFESSIONAL ENGINEER
08/05/2020

08/11/2020 3:59:41 PM
Bennett CONSTRUCTION

CLIENT: DORSE AND ANNA DUBOIS

PROJECT NO.: 3110-01-20

SHEET NO.: 3

NO. OF SHEETS: 5

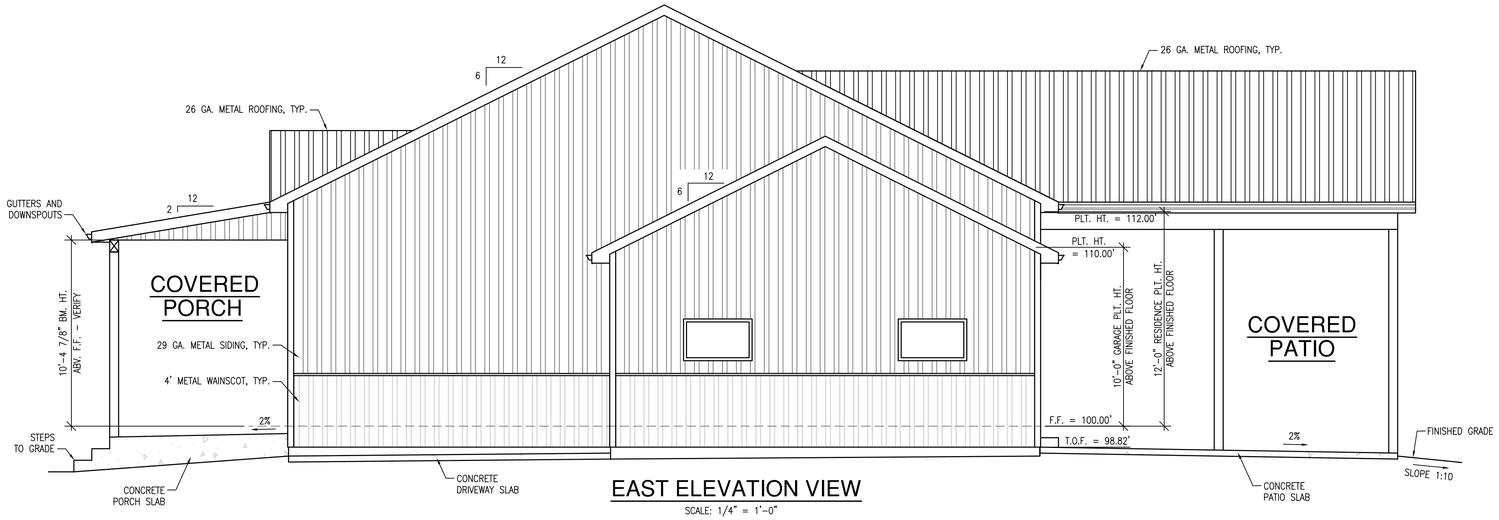
TITLE: LOT 5, FALCON RANCHETTES (11490 OWL PLACE)
NORTH AND SOUTH ELEVATION VIEWS
EL PASO COUNTY (PEYTON), COLORADO

Date: AUGUST 2020
Field Book:
Scale: 1/4" = 1'-0"

Drawn: B.A.B.
Checked: B.W.S.
Approved: B.A.B.

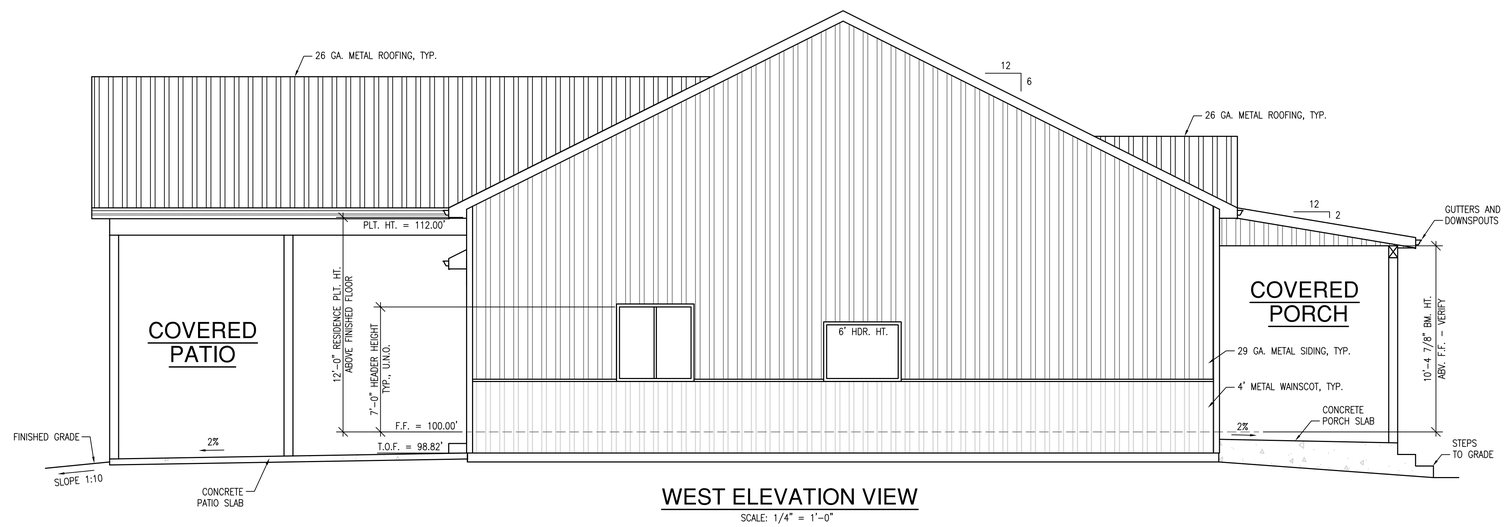
REVISIONS
Description By
Description By
Description By
Date
Date
Date

SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 FAX: (970) 282-0311



EAST ELEVATION VIEW

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



WEST ELEVATION VIEW

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

ROOF VENTILATION (IRC SECTION R806): ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1:300 PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDE BY EAVE OR CORNICE VENTS.

CRAWLSPACE VENTILATION (IRC SECTION R408): AS AN ALTERNATIVE TO INSULATED FLOORS OVER CRAWLSPACES, INSULATION OF CRAWLSPACES SHALL BE PERMITTED WHEN THE CRAWLSPACE IS NOT VENTED TO THE OUTSIDE. CRAWLSPACE WALL INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTENDED DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THEN VERTICALLY AND/OR HORIZONTALLY FOR AT LEAST AN ADDITIONAL 24". EXPOSED EARTH IN UNVENTED CRAWLSPACE FOUNDATIONS SHALL BE COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER. ALL JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6" AND BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED TO THE STEM WALL.

CLARIFY WHETHER CRAWLSPACE WILL BE CONDITIONED OR VENTED

DISAPPROVED

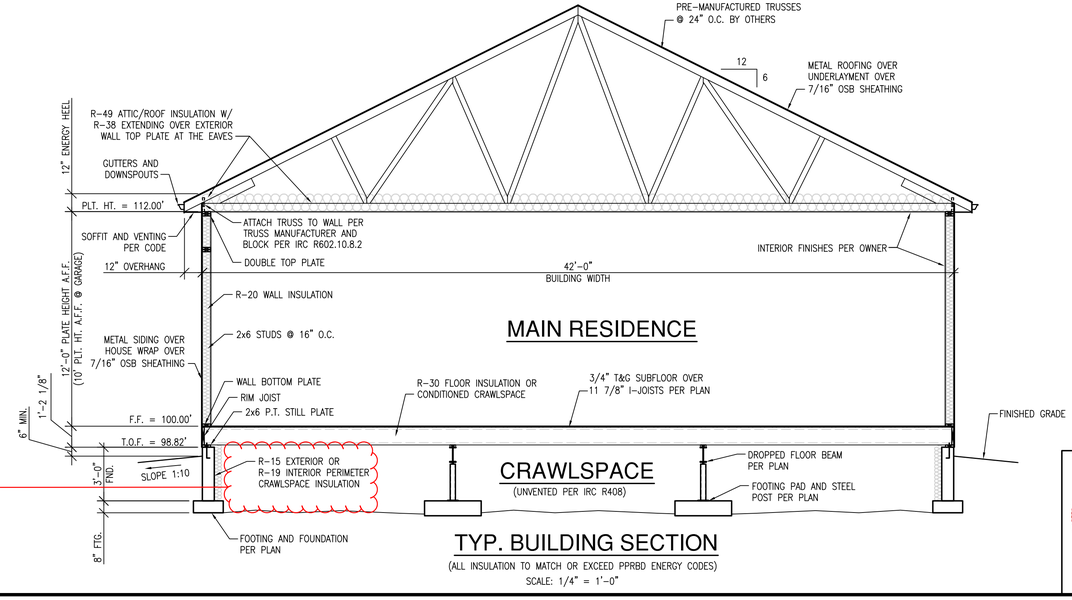
08/11/2020 3:59:49 PM

lbennett

CONSTRUCTION

SPECIFY UPLIFT CONNECTORS ON FRAMING PLAN

CLARIFY CRAWLSPACE INSULATION - NEEDS TO MATCH IECC - 15/19 = R-15 CONTINUOUS OR R-19 CAVITY



TYP. BUILDING SECTION

(ALL INSULATION TO MATCH OR EXCEED PPRBD ENERGY CODES)

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

COLORADO LICENSED BRIAN ANDREW BRUCE 50077 PROFESSIONAL ENGINEER

08/05/2020

CLIENT: DORSE AND ANNA DUBOIS

NO. OF SHEETS: 5

SHEET NO.: 4

PROJECT NO.: 3110-01-20

Drawn B.A.B. Checked B.W.S. Approved B.A.B.

Date AUGUST 2020 Field Book Scale 1/4" = 1'-0"

TITLE: EAST AND WEST ELEVATION VIEWS / BUILDING SECTION

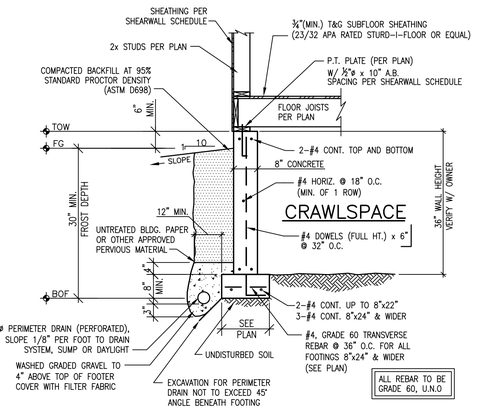
LOT 5, FALCON RANCHETTES (11490 OWL PLACE)

EL PASO COUNTY (PEYTON), COLORADO

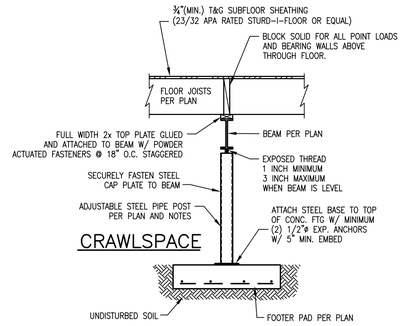
REVISIONS

Description By
Description By
Description By
Date
Date
Date

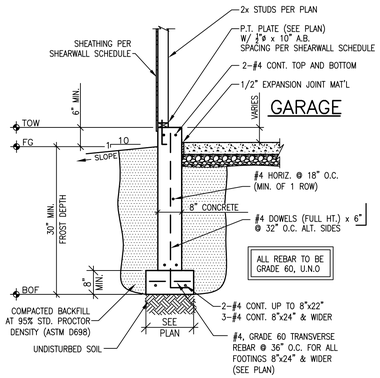
SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 FAX: (970) 282-0311



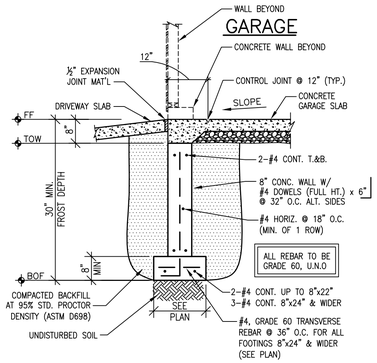
CRAWLSPACE FOUNDATION



CRAWLSPACE FOOTING
UNDER PIPE POST W/ DROPPED BEAM



FOUNDATION AT GARAGE



FOUNDATION AT GARAGE DOOR
WITH CONTROL JOINT

GENERAL FOUNDATION NOTES:

1.) All foundation concrete to be 3,000 psi minimum compressive strength at 28 days (type I–II cement).

2.) All reinforcing to be No. 4, deformed type grade 60 steel. Minimum splice length 48 bar diameters.

3.) Provide positive drainage away from all backfill zones. 12" of fall in the first 10' from the foundation wall is typically recommended where possible.

4.) Partitions shall be isolated from on–grade slabs. Slabs shall be isolated from grade beams, columns or other support structures by 1/2" expansion joint material or by other approved isolation techniques. Tooled joints shall be provided for all slabs such that no slab section area exceeds 225 square feet. Tooled joints shall be provided at all garage door and overhead door metal runners to protect runners from potential slab heave.

5.) Foundation design is based upon framing details and directions as shown on contractor furnished plans, unless otherwise noted. Subsequent changes should be brought to the attention of Shear Engineering Corporation for possible revisions to this foundation plan.

6.) Dimensions shown are based on contractor furnished plans. All dimensions shall be verified by general contractor and concrete subcontractor prior to construction. Any discrepancies must be brought to the attention of the Engineer.

7.) Bottom of exterior footings shall be a minimum of 30" below finished grade.

8.) Concrete and reinforcing steel shall be placed in accordance with all applicable building codes.

9.) Footings and foundations have been designed by Shear Engineering Corporation based on the recommendations presented in the site–specific geotechnical investigation report prepared by RMG – Rocky Mountain Group titled "Subsurface Soil Investigation; 11490 Owl Place, Lot 5, Falcon Ranchettes, El Paso County, Colorado"; RMG Job No. 161959; report dated March 1, 2018.

10.) All footings and pads were designed using a maximum allowable soil bearing pressure of 2,000 pounds per square foot (dead load plus full live load) according to the recommendations of the above referenced geotechnical investigation report.

11.) All posts bearing directly on a footing pad shall be a 3 1/2" outside diameter adjustable steel post (schedule 40).

12.) All anchor bolts noted graphically on the foundation details shall be 1/2" diameter, 10" anchor bolts placed a maximum of 32" O.C., unless noted otherwise. Refer to shear wall schedule. Anchor bolts shall not be provided at walk–out door opening locations. Verify these locations with general contractor.

13.) A foundation drain system will be required. The primary drain outfall shall be to the subdivision underdrain system if available. A secondary drain outfall shall be to a sump pit located in the crawlspace or to daylight. Foundation drain system should be daylighted well away from the residence where possible. Drainage to a sump pit will be required when daylighting is not achievable.

14.) Excavation observations shall be performed by RMG – Rocky Mountain Group prior to start of foundation construction in order to verify soil conditions present. Contractor shall notify the inspector at least 48 hours prior to scheduled foundation construction. Over–excavation will be directed for those portions of the excavation which do not allow footing bearing on adequate and / or undisturbed bearing soils.

15.) All recommendations included in the geotechnical investigation report referenced above shall be considered a part of these specifications and shall be followed during construction. Contractors shall familiarize themselves with all recommendations presented in the geotechnical investigation report.

16.) All structural steel rolled shapes shall conform to ASTM A992 (Fy=50ksi) unless noted otherwise on the drawings. Tube shapes shall conform to ASTM A500, grade B (Fy=46ksi). Pipe columns shall conform to ASTM A53 grade B (Fy=35ksi). Plates and angles shall conform to ASTM A36 (Fy=36ksi). All bolts shall conform to ASTM A325, except anchor bolts shall be A307, unless noted otherwise on the drawings. All bolted connections between steel structural members shall be made with 3/4" diameter A325 type N bolts.

17.) This foundation plan is not to be reproduced, modified or used for any other project except for Lot 5, Falcon Ranchettes (11490 Owl Place); El Paso County (Peyton), Colorado.

18.) Ufer ground installation shall meet generally accepted Ufer ground installation requirements. Confirm exact location of Ufer ground installation with general contractor.

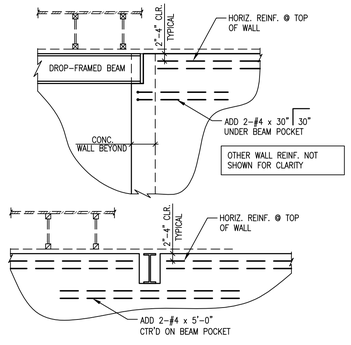
19.) Provide ventilation of the crawlspace according to the requirements of "2015 IRC, Section R408 – Under–Floor Space".

20.) Dampproofing and waterproofing requirements shall be determined at the time of the excavation observation (open hole inspection). At a minimum, all foundation walls shall be dampproofed from above the proposed finished grade down to the top of the footing, according to the requirements of 2015 IRC section on Foundation Waterproofing and Dampproofing.

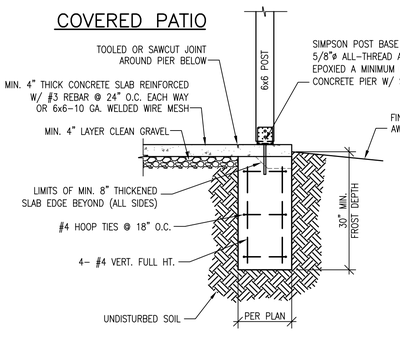
21.) All construction shall be in accordance with the requirements of the 2015 International Building Code (IBC), 2015 International Residential Code (IRC) and with all applicable OSHA regulations.

DESIGN LOADS: 2015 IBC / 2015 IRC with local amendments

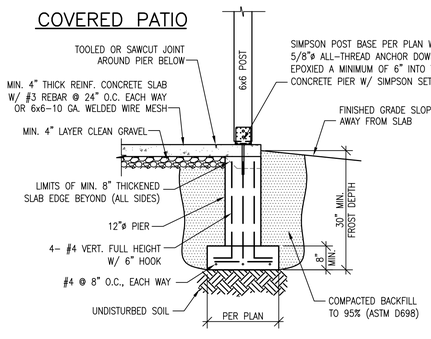
- Roof dead load: 20 pounds per square foot
- Snow live load: 40 pounds per square foot
- Floor dead load: 15 pounds per square foot
- Floor live load: 40 pounds per square foot
- Wind (Vult): 130 mph (3–second gust); Exp. C
- Seismic: B (Design Category)



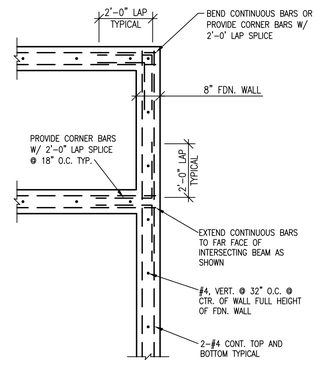
TYP. WALL REINF. @ BEAM POCKET



EXTERIOR PIER WITH WOOD POST



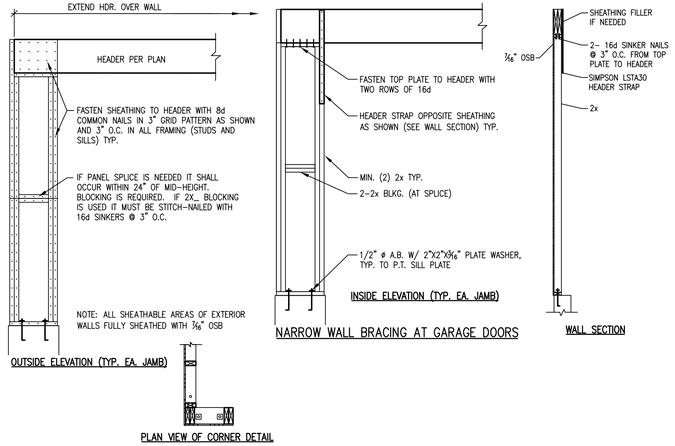
EXTERIOR FOOTING AND PIER
WITH WOOD POST



ALL REBAR TO BE GRADE 60, U.N.O

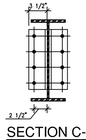
SEE FOUNDATION WALL DETAIL FOR ADDITIONAL REINFORCEMENT

TYPICAL CORNER/INTERSECTION REINFORCING

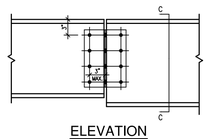


PORTAL FRAME DETAIL

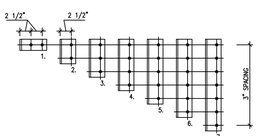
NOTE:
CONTRACTOR OPTION:
USE 3/8" THICK SHEAR PLATE CONNECTORS BOTH SIDES W/ BOLTS AS SPECIFIED



SECTION C-C



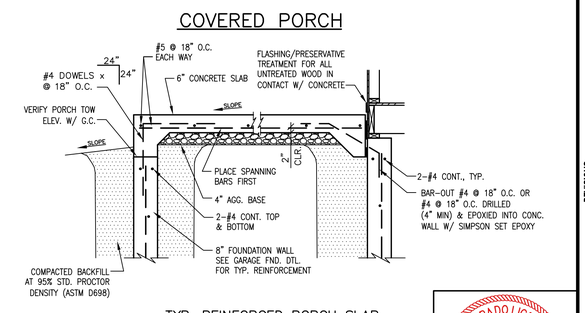
ELEVATION



NOMINAL DEPTH "D" IN INCHES	NUMBER OF 3/4" ø A325N BOLTS
UP TO 7	4 (horizontal)
8 – 11	4 (vertical)
12 – 14	6
15 – 17	8
18 – 20	10
21 – 23	12
24 – 29	14
30 – 32	16
33 – 35	18
36	20

CONNECTION ANGLES				
CONN. TYPE	LOAD	SIZE	LENGTH	MINIMUM BEAM SIZE
7	130 K	2–L 4 x 3 1/2 x 5/16	20 1/2"	W36, W33
6	112 K	2–L 4 x 3 1/2 x 5/16	17 1/2 "	W30, W27
5	93 K	2–L 4 x 3 1/2 x 5/16	14 1/2"	W24, W21
4	49 K	2–L 4 x 3 1/2 x 5/16	11 1/2"	W18, W16
3	39 K	2–L 4 x 3 1/2 x 5/16	8 1/2"	W14, C15, W12, C12
2	29 K	2–L 4 x 3 1/2 x 5/16	5 1/2"	W10, C10, W8, C8
1	12 K	2–L 6 x 4 x 3/8	2 1/2"	C6, WT

TYPICAL BOLT SCHEDULE FOR STEEL CONNECTIONS
END TO END CONNECTION



TYP. REINFORCED PORCH SLAB

08/11/2020 3:59:39 PM
Bennett CONSTRUCTION

COLORADO LICENSED BRIAN ANDREW BRUCKBAUER 50077 PROFESSIONAL ENGINEER
08/05/2020

CLIENT: DORSE AND ANNA DUBOIS
PROJECT NO. 3110-01-20
SHEET NO. 5
NO. OF SHEETS 5

FOUNDATION DETAILS AND GENERAL NOTES
LOT 5, FALCON RANCHETTES (11490 OWL PLACE)
EL PASO COUNTY (PEYTON), COLORADO

Drawn B.A.B.
Checked B.W.S.
Approved B.A.B.
Date AUGUST 2020
Field Book
Scale NO SCALE
TITLE

REVISIONS
Description Date By
Description Date By
Description Date By

SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
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Aug 05, 2020 - 9:23am Z:\0-Clients\DuBois Dorse and Anna\3110-01-20 Lt 5 Falcon Ranchettes El Paso Co\Structural\residence PFB\DuBois - Detail sheets.dwg BBruckbauer