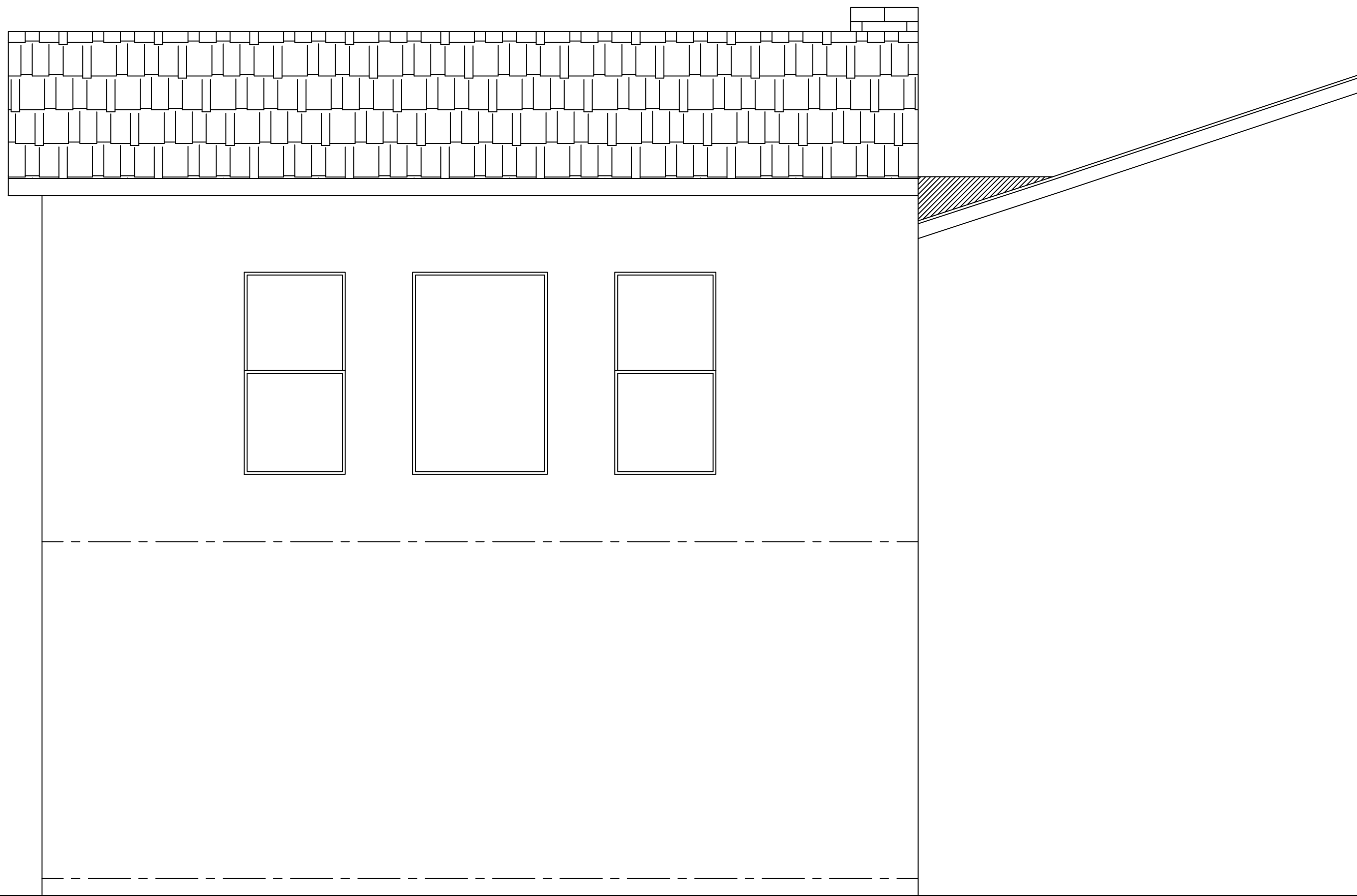


**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

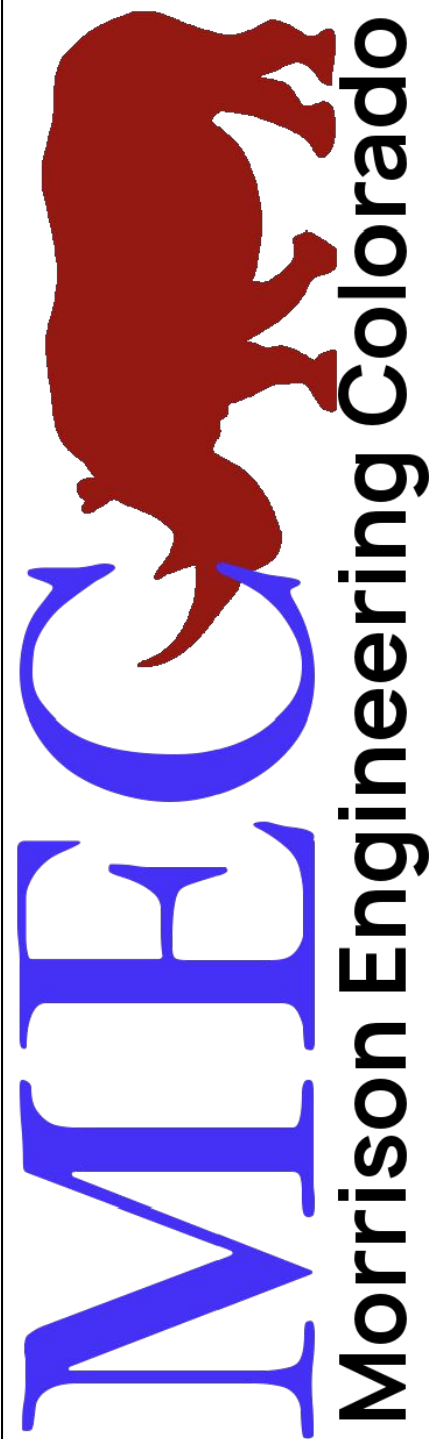


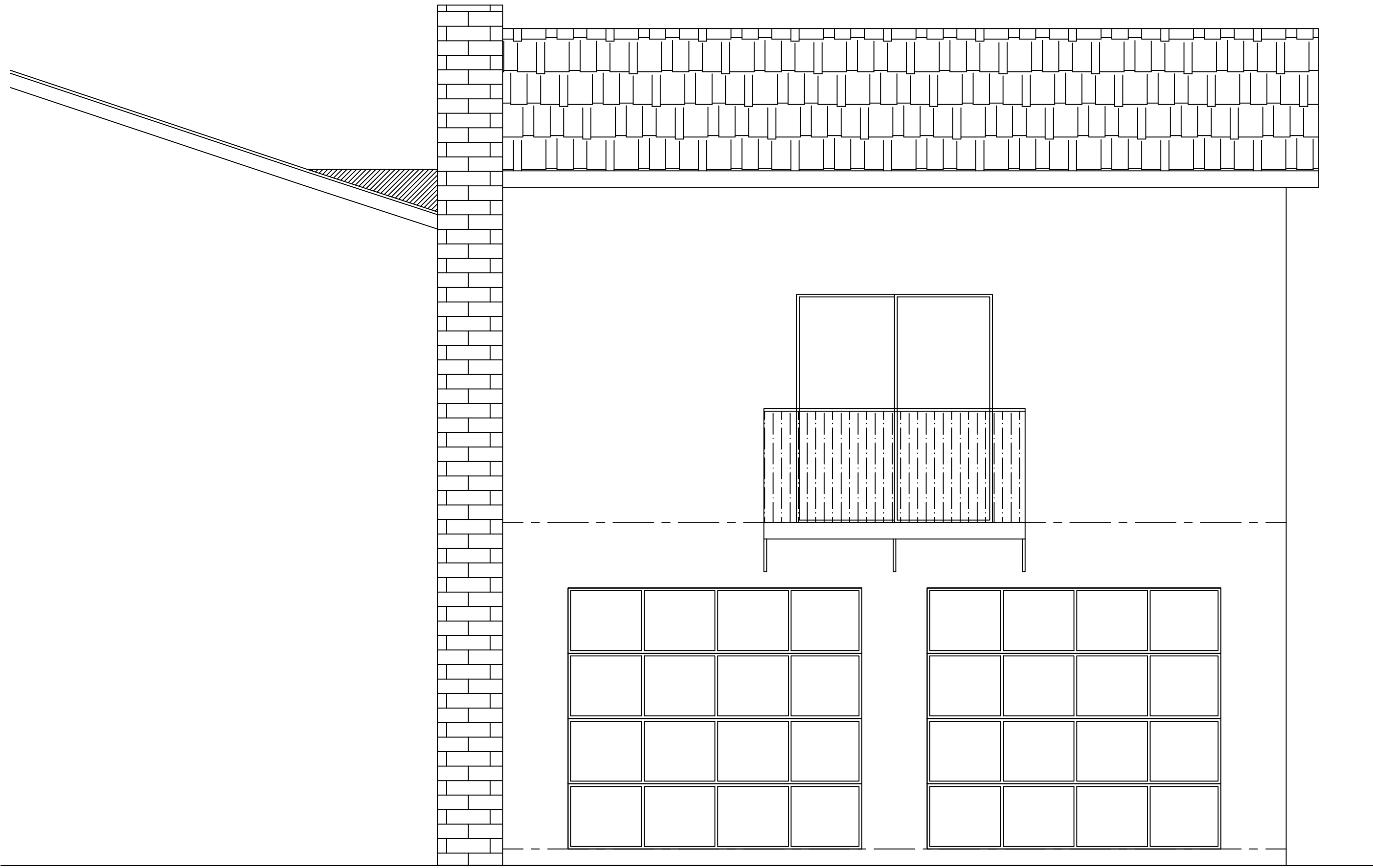
**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"

A1  
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GARAGE ADDITION  
ELEVATIONS  
1065 ROCK CREEK CANYON RD  
COLORADO SPRINGS, CO 80926





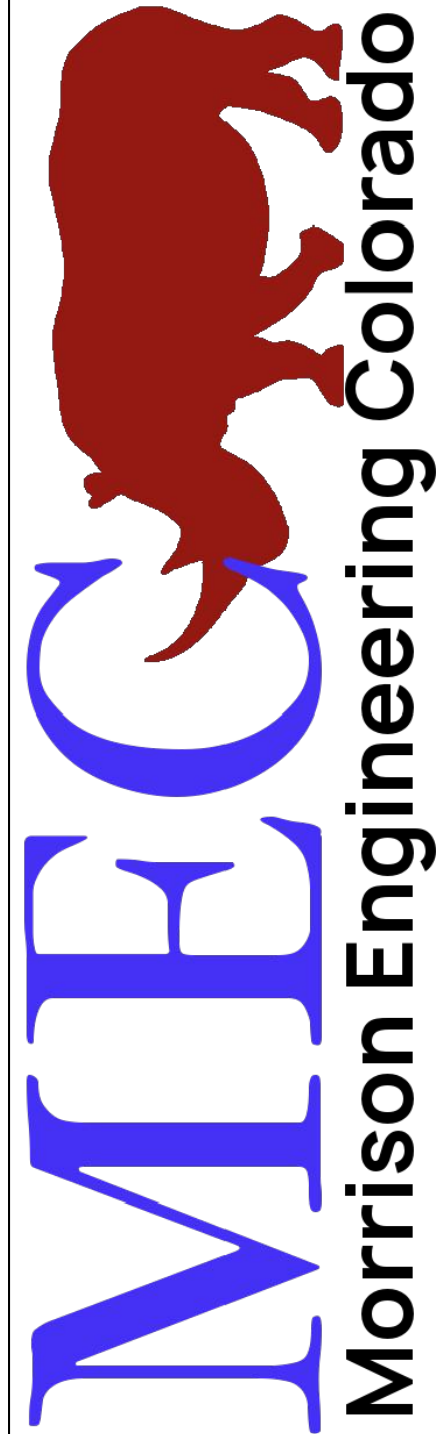
LEFT ELEVATION

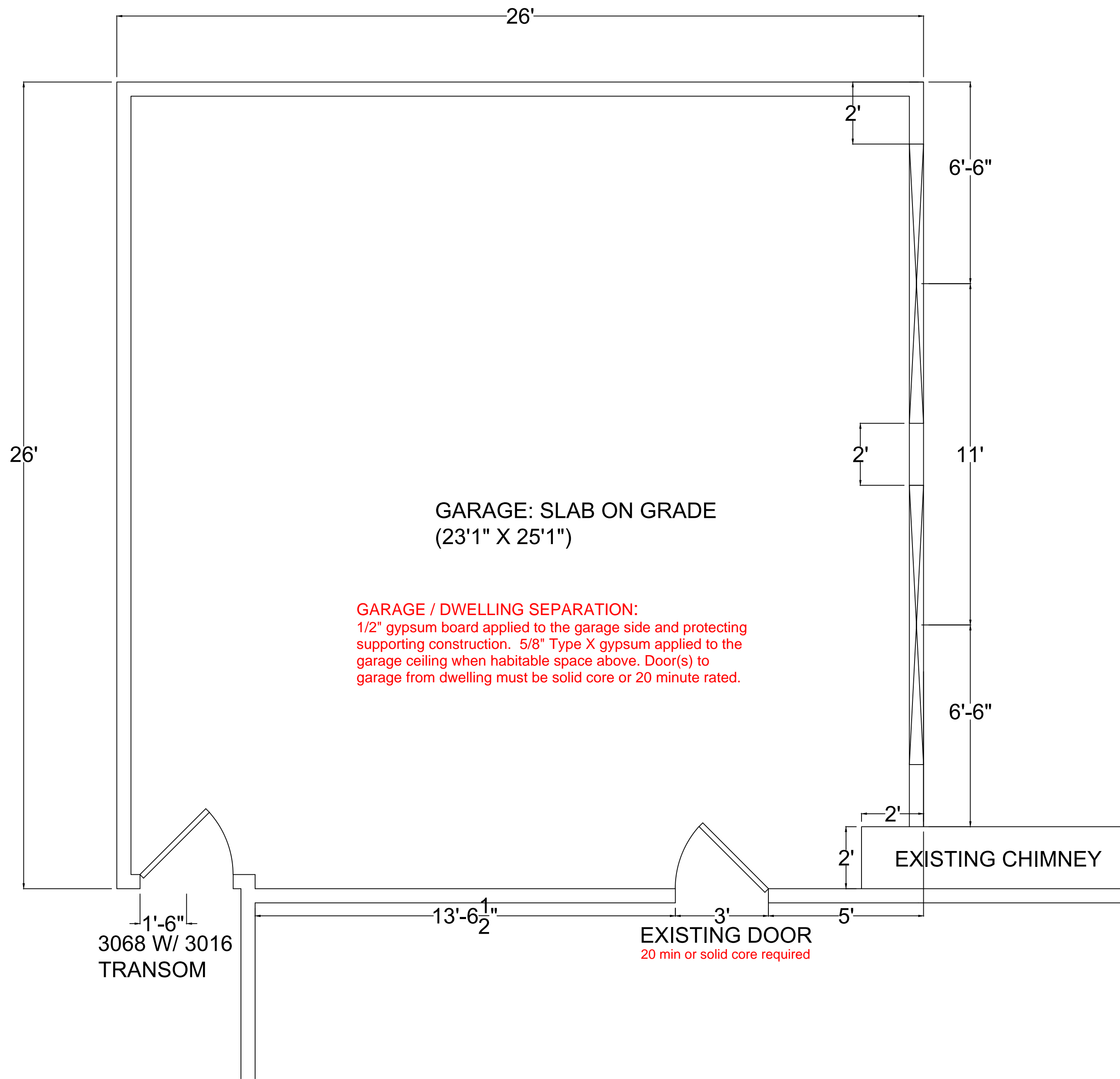
SCALE 1/4" = 1'-0"

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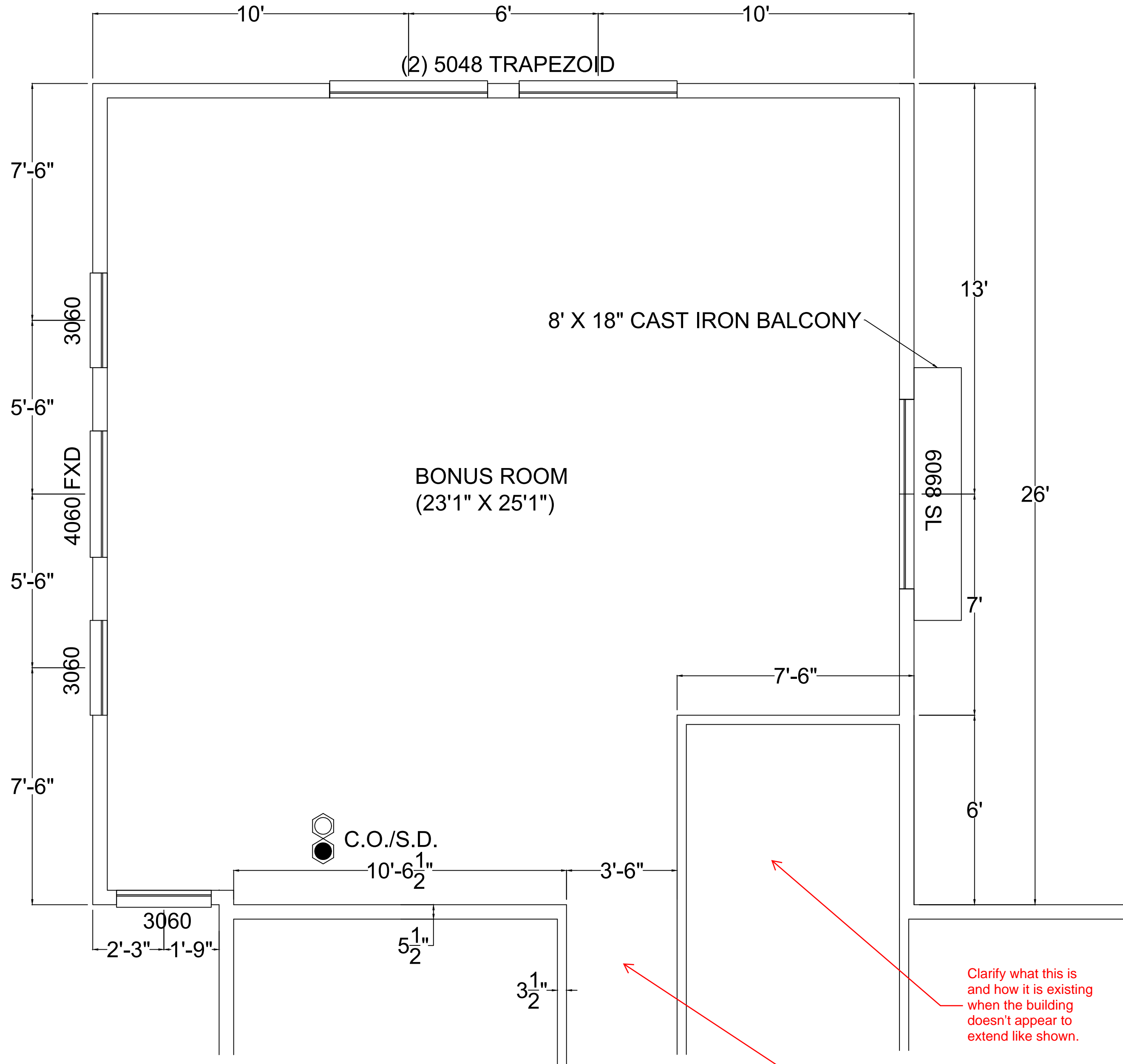
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GARAGE ADDITION  
ELEVATIONS (CONT.)  
1065 ROCK CREEK CANYON RD  
COLORADO SPRINGS, CO 80926





**GARAGE FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
GARAGE AREA: 586 SQFT

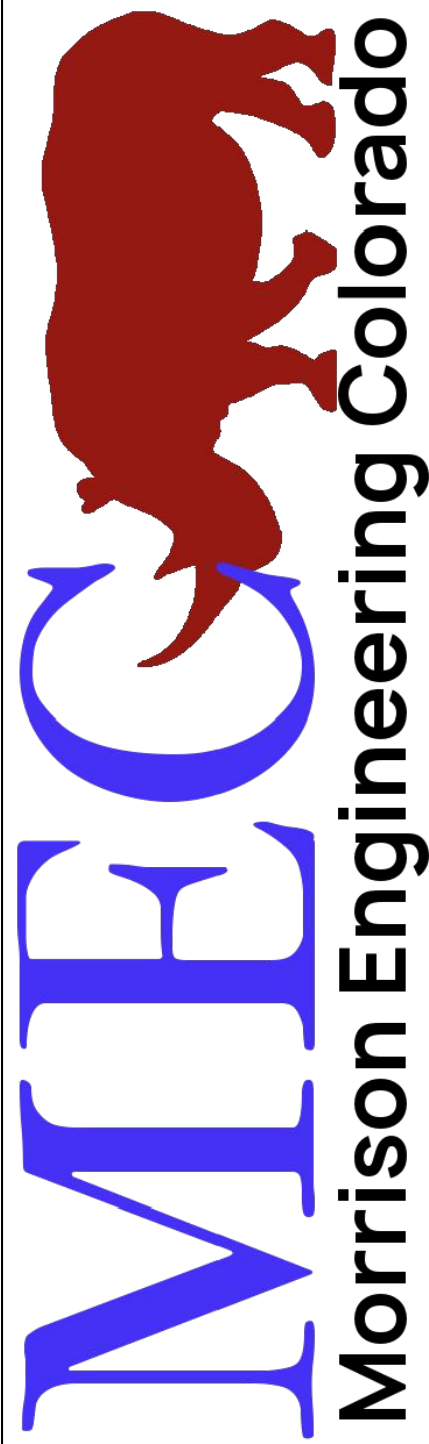


**BONUS ROOM FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
LIVING AREA: 546 SQFT

[EB] R313.1.1 Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke AND carbon monoxide alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Specify how all window operate

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CONSTRUCTION

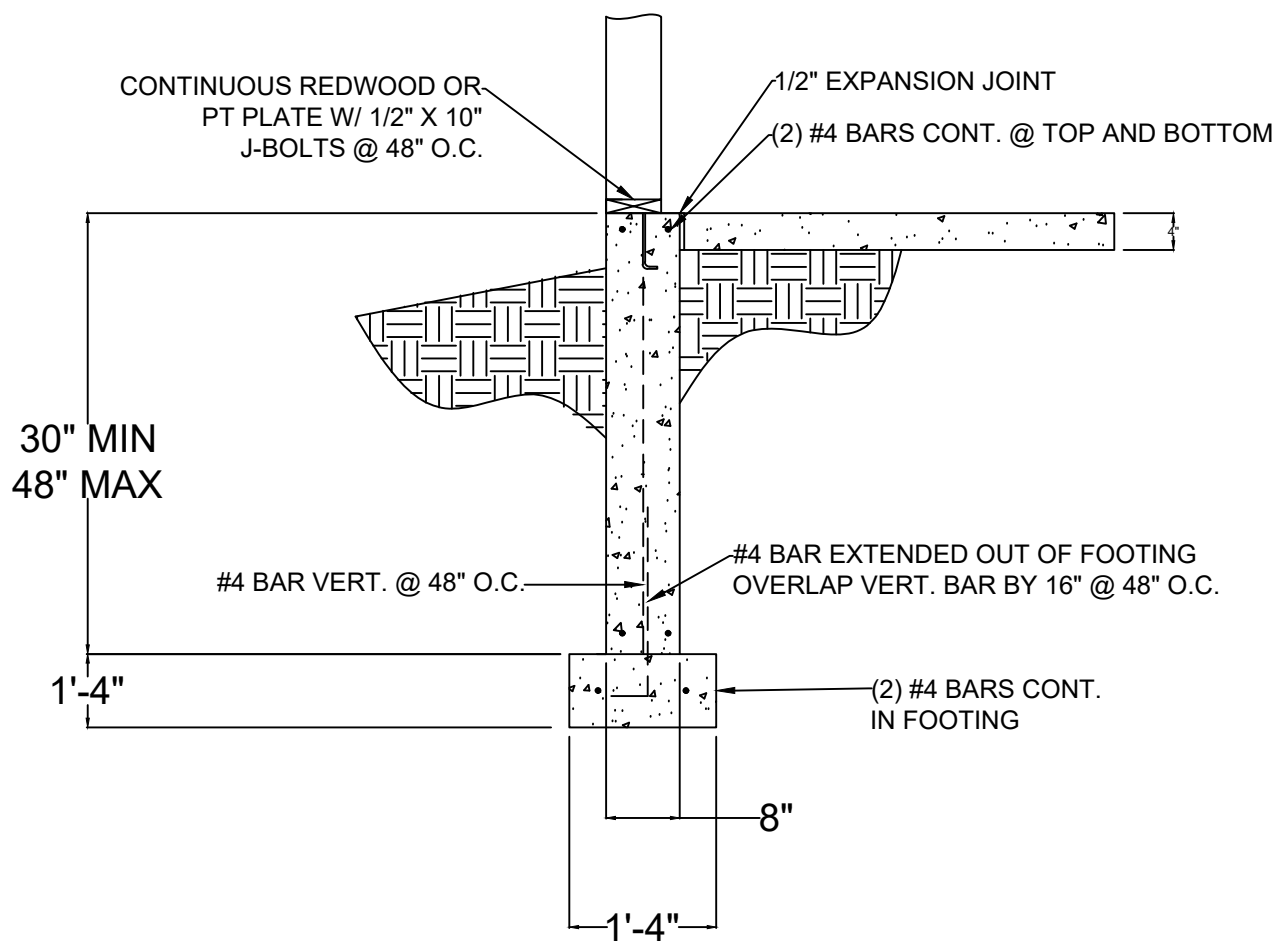


GARAGE ADDITION  
FLOOR PLANS  
1065 ROCK CREEK CANYON RD  
COLORADO SPRINGS, CO 80926

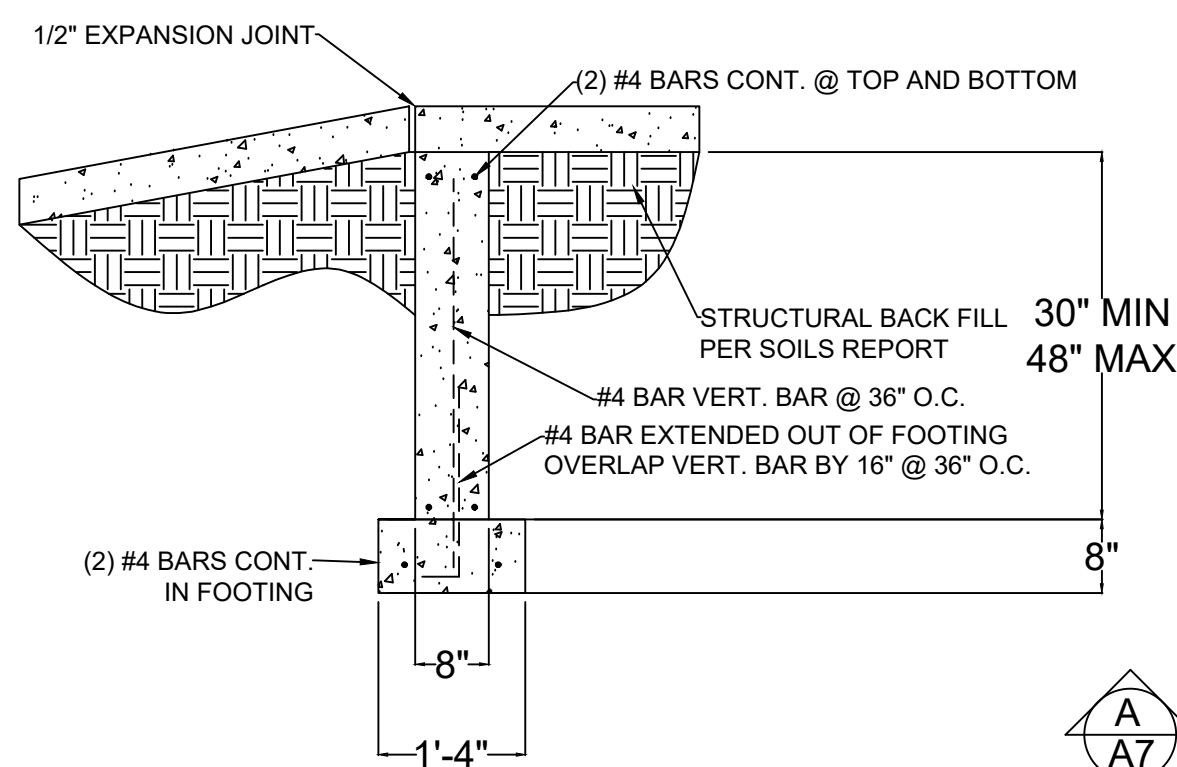
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REV  
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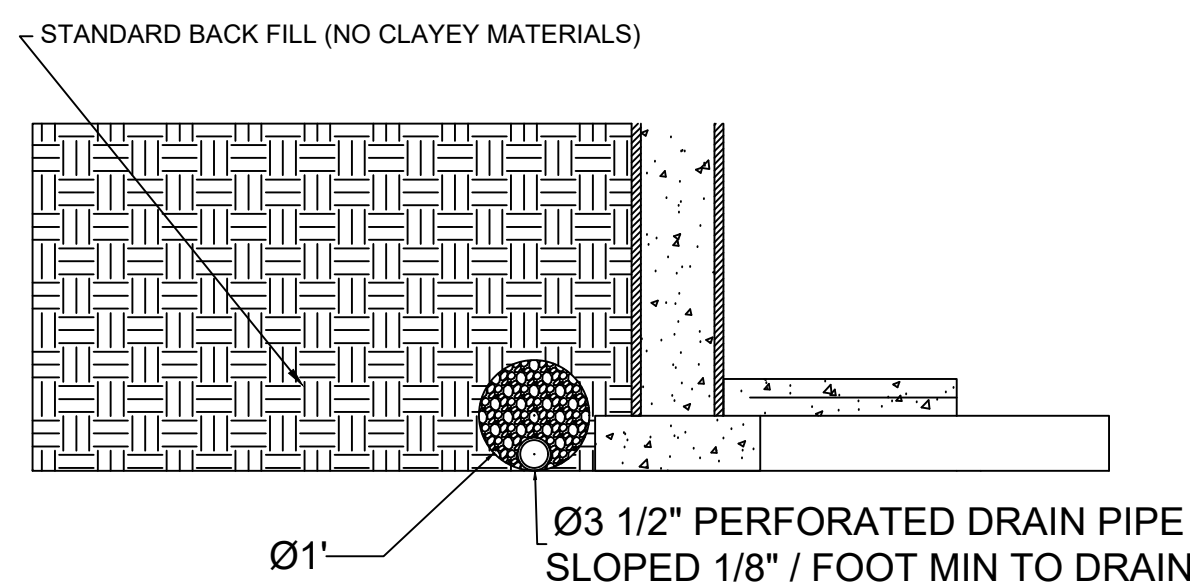




1 FOUNDATION WALL (GARAGE)



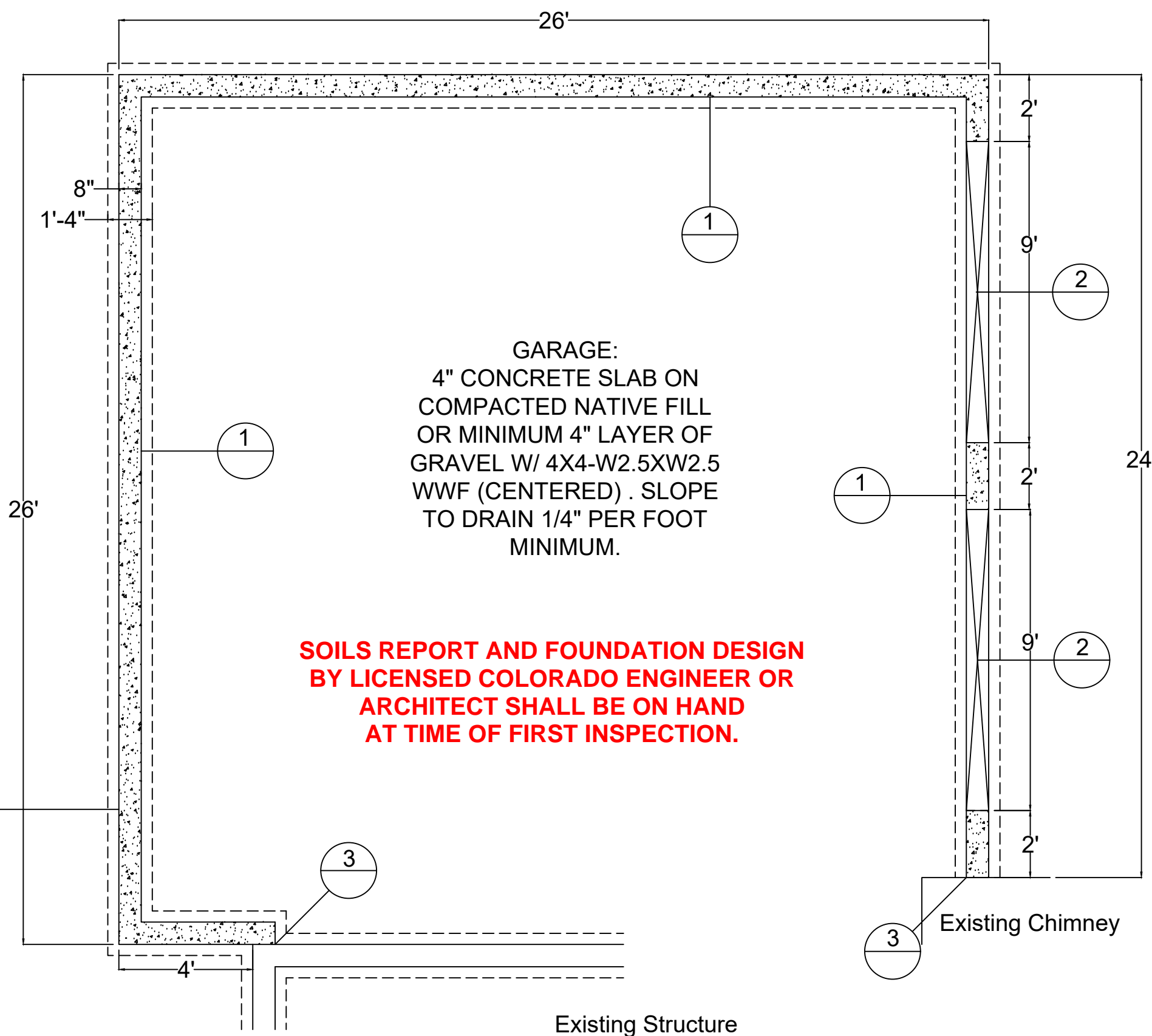
2 FOUNDATION WALL @ GARAGE ENTRY



FOUNDATION DRAIN DETAIL  
(NO PERIMETER DRAIN REQUIRED  
@ GARAGE/BASEMENT COMMON  
WALL)

## SOIL NOTES

1. FOUNDATION ELEMENTS SHALL REST ON UNDISTURBED SOIL OR STRUCTURAL FILL MATERIAL.
2. BACKFILL AGAINST FOUNDATION ELEMENTS SHALL BE PLACED IN 8" MAXIMUM UNIFORM LIFTS, ON EACH SIDE OF THE ELEMENTS UNTIL FINAL GRADE ELEVATION IS OBTAINED.
3. A SUB-SURFACE FOUNDATION DRAIN OR EQUIVALENT PROTECTION MEASURE IS RECOMMENDED TO DIRECT GROUNDWATER AWAY FROM THE FOUNDATION SYSTEM. THE SOILS REPORT SHALL BE REFERENCED FOR FOUNDATION DRAIN REQUIREMENTS AND SPECIFICATIONS.
4. THE FOUNDATION WAS DESIGNED USING A MINIMUM SOIL BEARING CAPACITY OF 2,500 PSF.
5. ALL DETAILS OF THIS DRAWING MUST BE FOLLOWED TO MITIGATE ANY DAMAGE TO THE STRUCTURE FROM THE SHIFTING OF SOIL. SEE THE SOIL REPORT FOR ADDITIONAL DETAILS (02043).

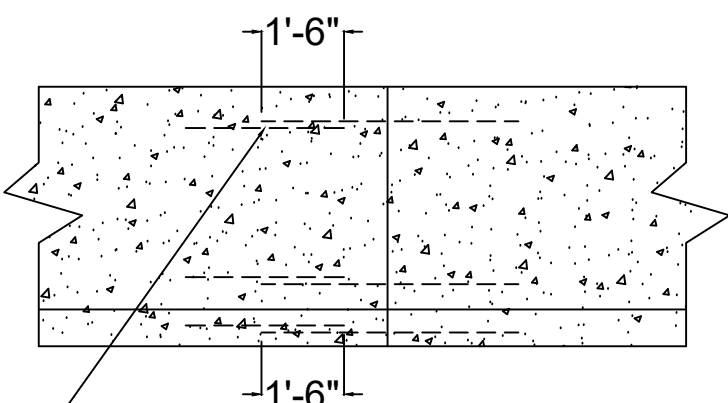


**SOILS REPORT AND FOUNDATION DESIGN  
BY LICENSED COLORADO ENGINEER OR  
ARCHITECT SHALL BE ON HAND  
AT TIME OF FIRST INSPECTION.**

## FOUNDATION PLAN

SCALE 1/4" = 1'-0"

REBAR 3" MIN FROM EDGE.  
DOWELS IN ADDITION TO  
WALL REINFORCING



DRILL AND EPOXY (2) #4 BARS AT  
TOP, BOTTOM AND FOOTER. 6"  
EMBEDMENT INTO EXISTING AND  
MIN 18" LAP W/ WALL REINFORCING

3 WALL CONNECTION DETAIL

DESIGN CRITERIA	
FLOOR DEAD LOAD	10 psf
ROOF DEAD LOAD	15 psf
FLOOR LIVE LOAD	40 psf
ROOF LIVE LOAD	15 psf
WALL DEAD LOAD	16 psf
GROUND SNOW LOAD (Pg)	40 psf
GROUND EXPOSURE FACTOR (Ce)	1
THERMAL FACTOR (Ct)	1
IMPORTANCE FACTOR (I)	1
WIND SPEED (Vult)	130 mph
WIND EXPOSURE CATEGORY	C

## GENERAL NOTES

1. THE STRUCTURAL DRAWINGS IN THIS SET ARE INTENDED TO BE USED WITH THE ASSOCIATED ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PROVIDED BY OTHERS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING THE PLANS AND ANY CHANGES THEREOF TO THE SUBCONTRACTORS WORKING THE PROJECT.
3. ALL DIMENSIONS, CODE REQUIREMENTS, AND SITE CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO STARTING WORK.
4. FOUNDATION DETAILS AND PLANS ARE TO BE VERIFIED WITH THE ARCHITECTURAL FLOOR PLAN PRIOR TO STARTING WORK.
5. IF ANY DEVIATION FROM THIS DESIGN OR THESE DRAWINGS IS TO BE MADE, THE ENGINEER SHALL BE CONTACTED AND NOTIFIED OF THE CHANGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL LOCAL AND FEDERAL SAFETY CODES ARE FOLLOWED WHILE CONDUCTING WORK ASSOCIATED WITH THESE PLANS.
7. THIS DESIGN AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

7.1. INTERNATIONAL RESIDENTIAL CODE (IRC):	2015 EDITION
7.2. INTERNATIONAL BUILDING CODE (IBC):	2015 EDITION
7.3. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7)	2010 EDITION
7.4. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)	2014 EDITION

## CONCRETE NOTES

1. ALL CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI 301-10, OR THE LATEST EDITION.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH OVER A 28 DAY SET, UNO.
3. REINFORCING SHOULD BE CONTINUOUS AROUND THE BUILDING, AS SHOWN. MINIMUM LAP OF REINFORCING SHOULD BE 30 BAR DIAMETERS.
4. ALL FOUNDATION PADS, FOOTINGS, AND PIERS MUST BE FORMED TO THE PROPER DIMENSIONS.
5. FLOOR SLABS MUST BE SEPARATED FROM ALL STRUCTURAL PORTIONS OF THE BUILDING WITH AN EXPANSION JOINT AT A MINIMUM OF 1/2" THICK OR WITH 45# FELT, UNO. ALL NON-BEARING PARTITIONS ABOVE FLOOR SLABS MUST BE CONSTRUCTED WITH A MINIMUM 1-1/2" GAP AT THE BOTTOM TO PERMIT VERTICAL MOVEMENT OF FLOOR SLABS.
6. SAWN OR FORMED CONTROL JOINTS IN SLABS ON-GRADE SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE, BUT NO LONGER THAN 6 HOURS. DEPTH OF JOINT SHALL BE A MINIMUM OF 25% OF THE SLAB THICKNESS.
7. STAIRWAYS SHOULD NOT BE CONSTRUCTED AS RIGID CONNECTIONS BETWEEN FLOORS BUT SHOULD ALLOW FOR VERTICAL MOVEMENT OF SLABS.
8. DOOR JAMBS SHOULD NOT BE BUILT TIGHT TO SLABS ON-GRADE.
9. ALL BACKFILL SHALL BE COMPACTED TO A 95% MODIFIED PROCTOR DENSITY PER ASTM D-1557.
10. WALLS HAVING BACKFILL ON BOTH THE INTERIOR AND EXTERIOR FACES SHOULD HAVE THE BACKFILL ON EITHER SIDE BROUGHT UP APPROXIMATELY TOGETHER. OTHERWISE, WHERE POSSIBLE, FLOOR SLAB OR FLOOR JOISTS SHALL BE IN PLACE, OR SOME OTHER MEANS OF BRACING, BEFORE APPLYING BACKFILL.
11. FOUNDATION FORMS SHOULD REMAIN IN PLACE A MINIMUM OF 3 DAYS.
12. BACKFILL SHALL BE SLOPED AWAY FROM THE BUILDING BY 12" FOR THE FIRST 10'. ROOF DRAINS SHALL DISCHARGE WELL AWAY FROM FOUNDATION WALLS AND CLEAR OF ANY PLACED BACKFILL. CAUTION SHALL BE TAKEN TO PREVENT STANDING WATER IN BACKFILL.
13. THIS DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH PERTINENT STANDARDS, RECOMMENDED SOIL PARAMETERS, AND ACCEPTED ENGINEERING DESIGN PROCEDURES, AND IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF COMPLETION. THE DESIGN IS INTENDED TO MINIMIZE DIFFERENTIAL MOVEMENT AS A RESULT OF EXPANSIVE SOIL INDUCED MOISTURE CHANGES.
14. ALL REINFORCING BARS ARE TO CONSIST OF #4, GRADE 60 STEEL UNO. #5, GRADE 40 REINFORCING BARS MAY BE USED IN PLACE OF #4, GRADE 60 REINFORCING BARS, IF DESIRED.
15. REINFORCING SHALL REMAIN CONTINUOUS ABOVE ALL WINDOWS, DOORS, AND OPENINGS IN THE FOUNDATION WALL PER DETAILS IN THIS DRAWING.
16. ALL STRUCTURAL STEEL AND REINFORCING DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO CURRENT AISC STANDARDS.
17. COLUMN BASE PLATES SHALL BE SET USING 1" NON-SHRINK GROUT WITH A MINIMUM OF 2 3/4" DIAMETER X 1'-0" + 4" ANCHOR BOLTS, UNO.
18. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.



5/11/21



STRUCTURAL NOTES

1.

ALL MATERIALS TO COMPLY WITH WWP, AMERICAN PLYWOOD ASSOCIATION, NDS, 2015 INTERNATIONAL RESIDENTIAL CODE, AND 2015 INTERNATIONAL BUILDING CODE.

2.

ALL LUMBER SHALL BE HEM-FIR #2 OR BETTER: Fb = 1150 PSI E = 1,400,000 PSI, UNO

3.

ROOF SHEATHING SHALL BE 7/16" OSB UNO. FLOOR SHEATHING SHALL BE 3/4" APA RATED PLYWOOD OR T&G OSB UNO. EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB. ALL SHEATHING TO BE FASTENED TO SUPPORTS WITH 8d NAILS AT 6" OC AT EDGES AND 12" OC INTERMEDIATELY.

4.

ALL GIRDERS/BEAMS SHALL BE SUPPORTED BY POSTS OF EQUAL OR GREATER WIDTH THAN THE MEMBER BEING SUPPORTED.

5.

WINDOW AND DOOR HEADERS TO BE (3) 2X8 UNO.

6.

COLUMNS TO BE (3) 2X6 UNO.

7.

FOR OPENINGS LESS THAN 4', USE 1T/1K. FOR OPENINGS GREATER THAN OR EQUAL TO 4', USE 2T/2K.

8.

LUMBER STANDARD TO BE AMERICAN SOFTWOOD LUMBER STANDARD PS20 (US DEPT. OF COMMERCE). S45, MC15, MOISTURE CONTENT AT TIME OF DRESSING.

9.

ALL CONNECTOR HARDWARE IS TO BE MANUFACTURED BY THE SIMPSON COMPANY. HARDWARE SHALL BE SIZED BY THE MANUFACTURER FOR LOADS DESIGNATED ON THE STRUCTURAL DRAWINGS AVAILABLE FROM THE STRUCTURAL ENGINEER.

10.

PROVIDE SOLID BLOCKING OF THE SAME SIZE AS RAFTERS OR JOISTS AT LINES NOT TO EXCEED 8' O.C.

11.

FASTENING SHALL CONFORM TO THE FOLLOWING SCHEDULE:

11.1.

JOIST TO SILL OR GIRDER, TOENAIL

3-8d

11.2.

BRIDGING TO JOIST, TOENAIL EACH END

2-8d

11.3.

1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL

2-8d

11.4.

1" X 6" SUBFLOOR OR GREATER TO EACH JOIST, FACE NAIL

3-8d

11.5.

2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL

2-16d

11.6.

SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL

16d @ 16" O.C.

11.7.

TOP PLATE TO STUD, END NAIL

2-16d

11.8.

SOLE PLATE TO STUD, TOENAIL

4-8d

11.9.

SOLE PLATE TO STUD, END NAIL

2-16d

11.10.

DOUBLE STUDS, FACE NAIL

16d @ 24" O.C.

11.11.

DOUBLED TOP PLATES, FACE NAIL

16d @ 16" O.C.

11.12.

TOP PLATES, LAPS, AND INTERSECTIONS, FACE NAIL

2-16d

11.13.

CONTINUOUS HEADER, TWO PIECES

16d @ 16" O.C. ALONG EA EDGE

11.14.

CEILING JOISTS TO PLATE, TOENAIL

3-8d

11.15.

CONTINUOUS HEADER TO STUD, TOENAIL

3-8d

11.16.

CEILING JOISTS, LAPS OVER PARTITION, FACE NAIL

3-16d

11.17.

CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL

3-16d

11.18.

RAFTER TO PLATE, TOENAIL

3-8d

11.19.

1" BRACE TO EACH STUD AND PLATE, FACE NAIL

2-8d

11.20.

WIDER THAN 1" X 8" SHEATHING, FACE NAIL EACH BEARING

3-8d

11.21.

EXTERIOR SHEATHING

7/16" CROWN 1-3/4" STAPLES

11.22.

BUILT UP CORNER STUDS

16d @ 24" O.C.

11.23.

BUILT UP GIRDERS AND BEAMS

20d @ 32" AT TOP & BOTTOM AND STAGGERED 2-20d AT ENDS AND EACH SPLICE

11.24.

2" PLANKS

2-16d AT EACH BEARING

FASTENING TO FOLLOW SCHEDULE UNO

12.

FLOOR SHEATHING TO BE GLUED PER APA RECOMMENDATIONS.
13.

STAIRWAY RISER HEIGHT SHALL NOT EXCEED 7-3/4" AND TREAD DEPTH SHALL NOT BE LESS THAN 10".
14.

ALL BUILT UP GIRDERS, BEAMS, AND HEADERS SHALL BE GLUED PER APA RECOMMENDATION AND NAILED PER SCHEDULE.
15.

FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL WALL PARTITIONS.
16.

ALL GLULAMS AND MICROLAMS EXPOSED TO EXTERIOR CONDITIONS REQUIRE PERMANENT PRESERVATIVE TREATMENT IN ACCORDANCE WITH AWWA STD C1 & C2.
17.

SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" X 10" ANCHOR BOLTS SPACED @ 48" O.C. AND EMBEDDED 7" INTO THE CONCRETE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
18.

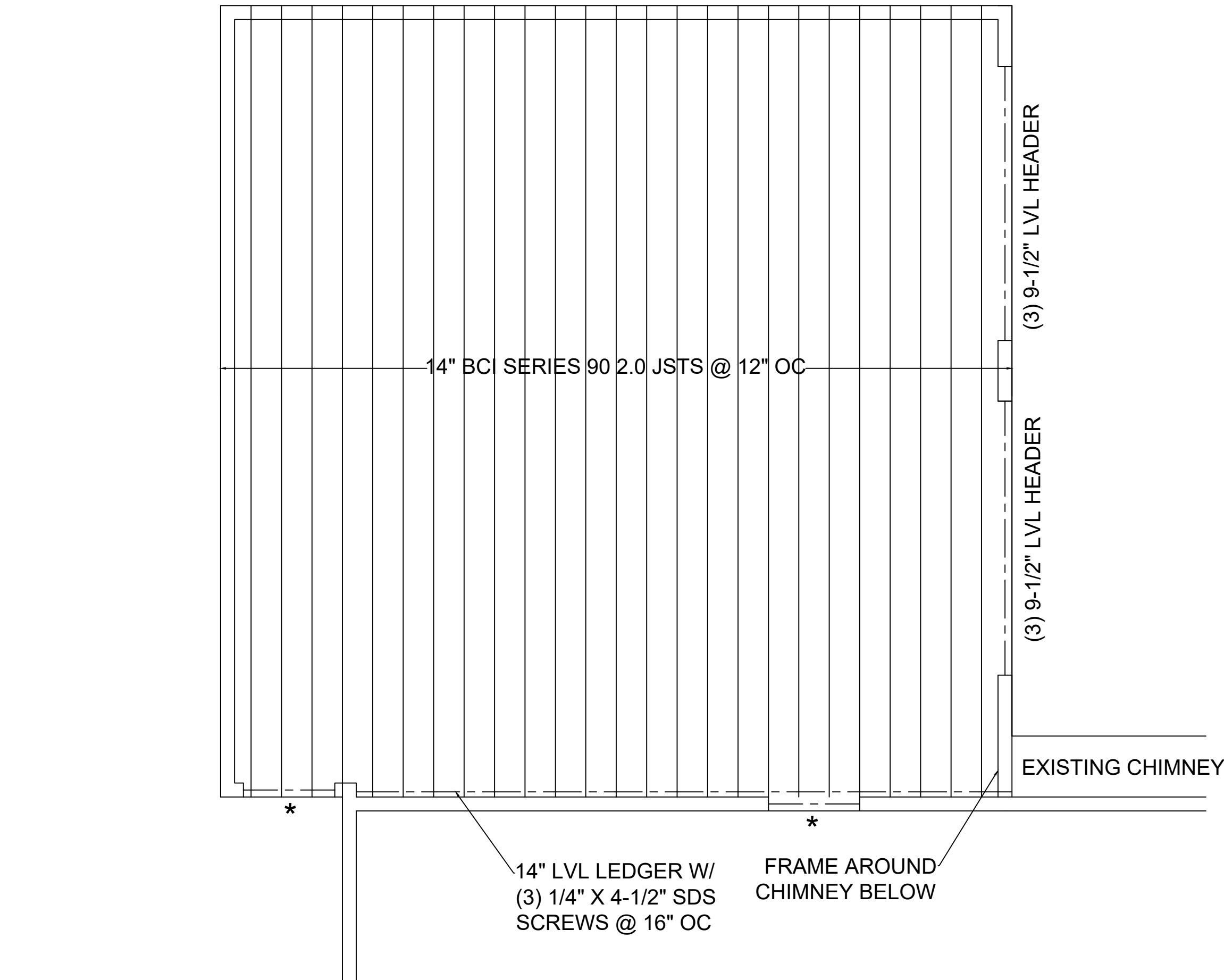
TRUSSES AND TRUSS CONNECTION SHALL BE CONSTRUCTED PER THE ATTACHED TRUSS LAYOUT AND PROFILES.
19.

VERTICAL WALLS AND WALL ADJACENT TO STAIR STRINGERS SHALL BE FRAMED WITH SOLID 2x FRAMING AND ARE NOT TO EXCEED 10' VERTICAL SPAN.
20.

ALL ENGINEERED WOOD PRODUCTS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
21.

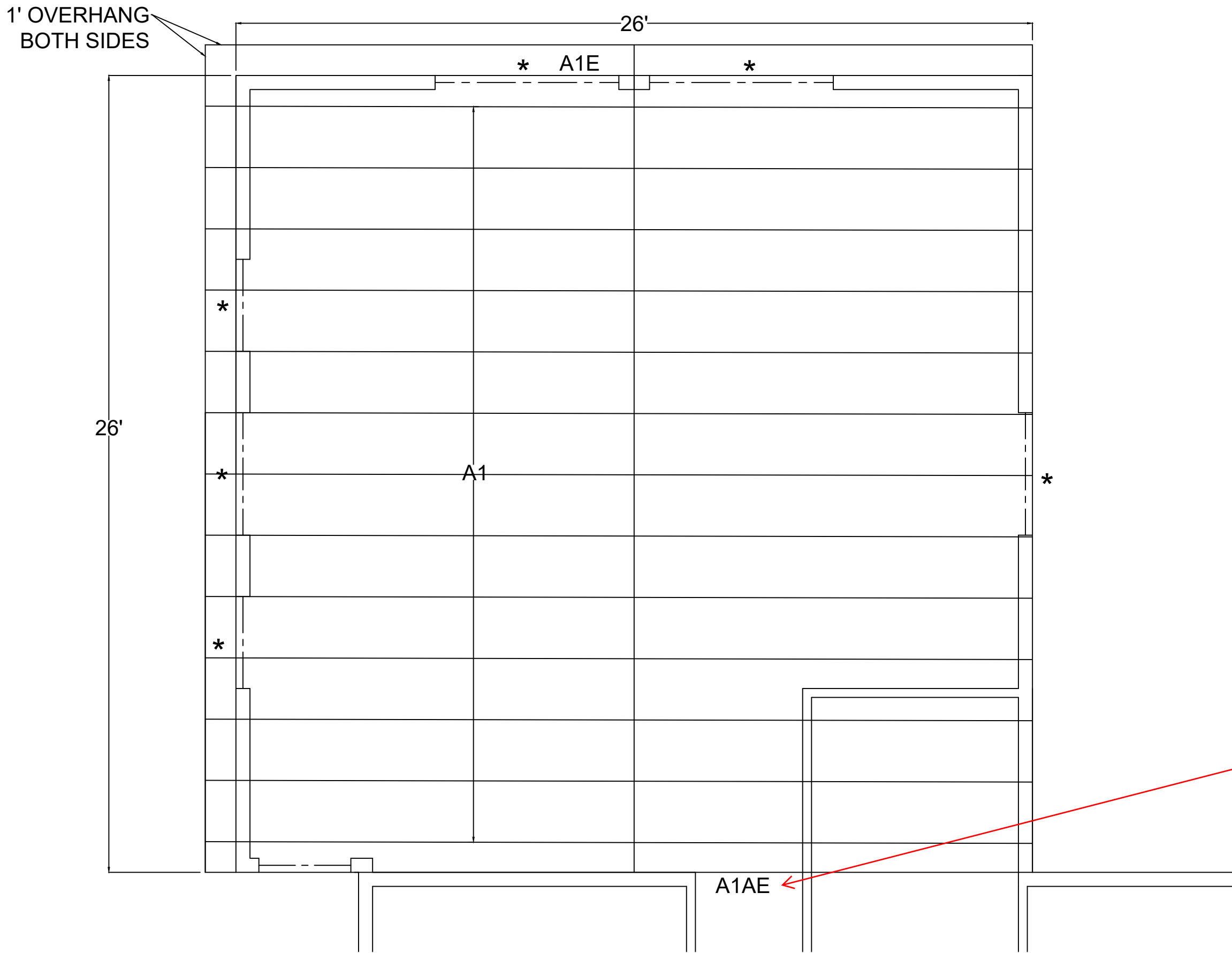
ALL NON-STRUCTURAL PARTITION WALLS BEARING ON SLAB-ON-GRADE SHALL BE FLOATED WITH A MINIMUM 1-1/2" VOID EXPANSION SPACE BETWEEN WALL BOTTOM PLATE AND SLAB MOUNTED PRESSURE TREATED BASE PLATE.
22.

GRADE IS ASSUMED TO BE 6" FROM THE TOP OF FOUNDATION WALLS. ACTUAL CONDITIONS MAY NOT CONFORM WITH ASSUMED FINAL GRADE ELEVATIONS. THIS DESIGN ASSUMES THE STRUCTURE IS BEING CONSTRUCTED ON LEVEL GROUND.



FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

DESIGN CRITERIA	
FLOOR DEAD LOAD	10 psf
ROOF DEAD LOAD	15 psf
FLOOR LIVE LOAD	40 psf
ROOF LIVE LOAD	40 psf
WALL DEAD LOAD	16 psf
GROUND SNOW LOAD (Pg)	40 psf
GROUND EXPOSURE FACTOR (Ce)	1
THERMAL FACTOR (Ct)	1
IMPORTANCE FACTOR (I)	1
WIND SPEED (Vult)	130 mph
WIND EXPOSURE CATEGORY	C

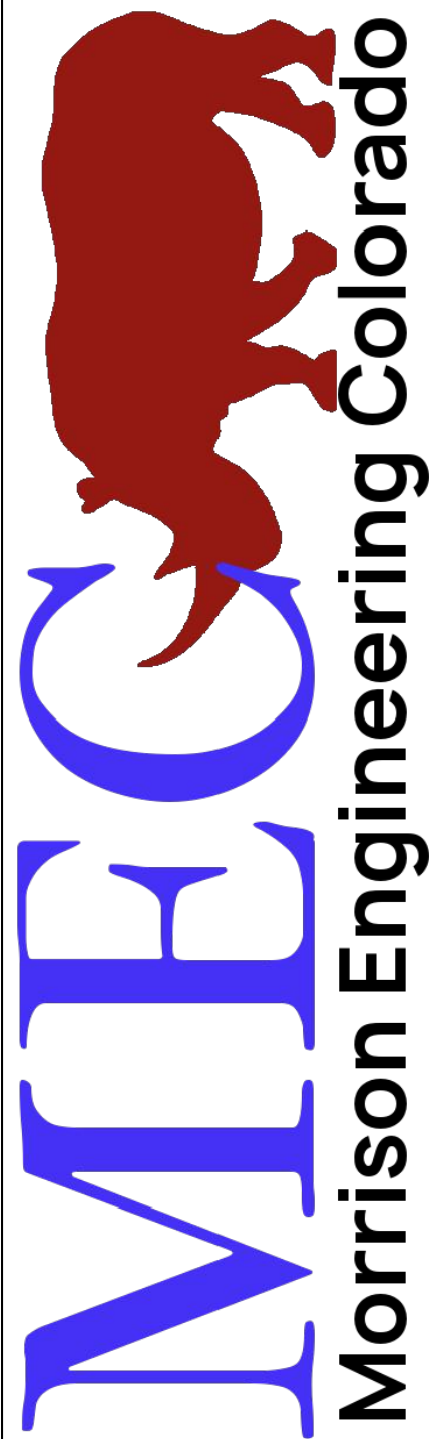
- NOTES:
- \* ALL OPENINGS FOR DOORS AND WINDOWS TO HAVE (3) 2X6 HEADERS UNO.
  - 1T/1K TO BE USED FOR OPENINGS LESS THAN 4'. USE 2T/2K FOR OPENINGS UP TO 8'.
  - SEE TRUSS PROFILES FROM TRUSS MANUFACTURER FOR ADDITIONAL INFORMATION
  - HANG JOISTS TO LEDGER W/ IUS3.56/14 HANGER (TYP)
  - TRUSSES TO BE MOUNTED W/ (1) H2.5T CLIP EACH END OF EACH TRUSS.

Is this an existing opening that requires no new or change in header? Appears to be a bearing wall for existing dwelling based on elevations.

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CONSTRUCTION



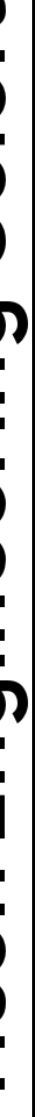
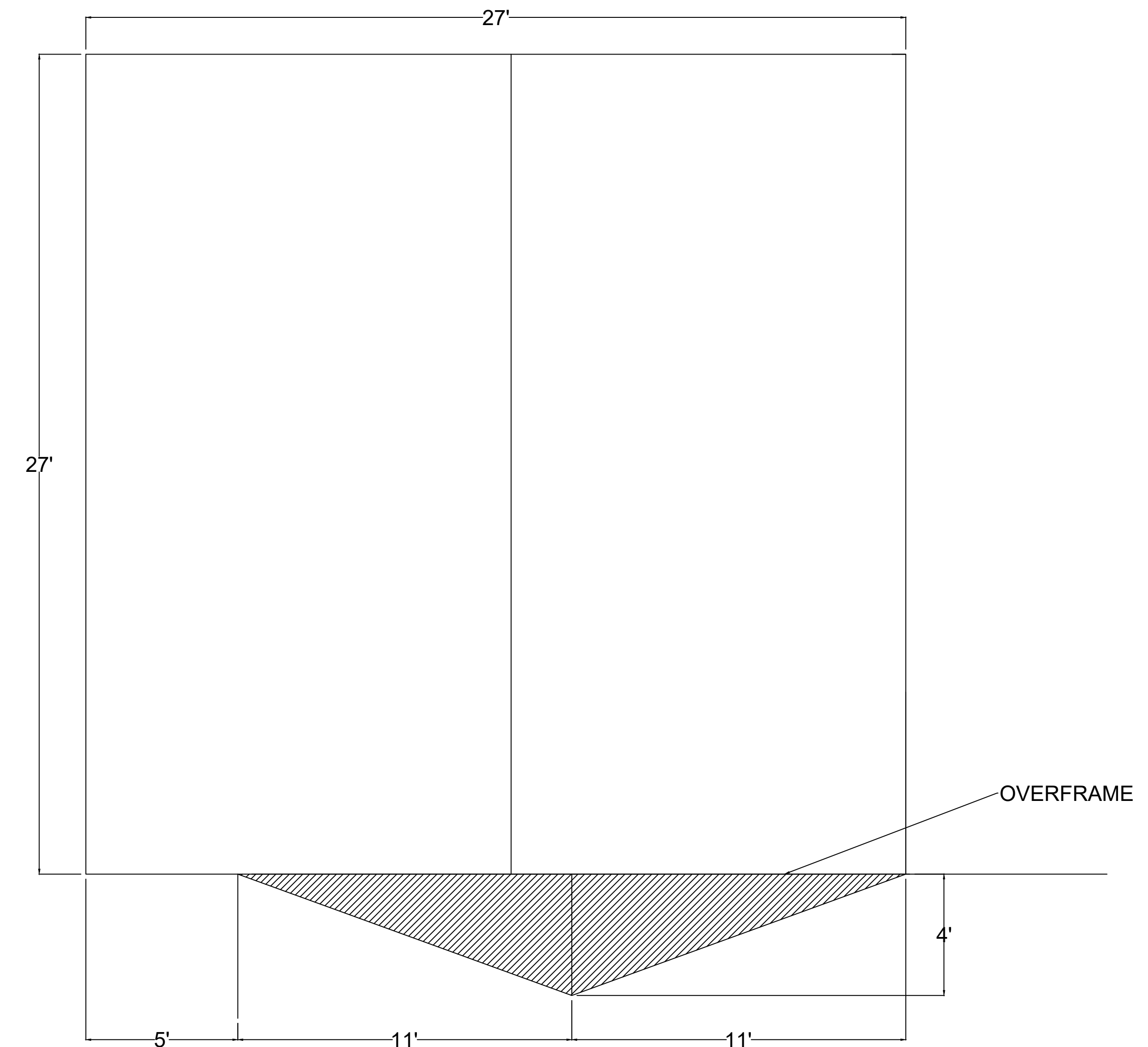
5/11/21



GARAGE ADDITION  
FRAMING PLANS  
1065 ROCK CREEK CANYON RD  
COLORADO SPRINGS, CO 80926

Morrison Engineering Colorado  
905 Columbine Ave  
Colorado Springs, CO 80904

S2  
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GARAGE ADDITION  
 SECTIONS  
 1065 ROCK CREEK CANYON RD  
 COLORADO SPRINGS, CO 80926

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S3  
REV  
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