

DISAPPROVED

01/28/2021 12:25:03 PM

bphillips

CONSTRUCTION

Provide stair/ landing framing drawings.

GENERAL:

1. DESIGN BASED ON THE FOLLOWING:

FROST DEPTH: 30 INCHES

SNOW LOAD: 30 PSF

WIND LOAD: 115 MPH

130 mph Vult is minimum wind speed design.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2015, LOCAL BUILDING AUTHORITY AND APPLICABLE REGULATORY AGENCIES.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLANS AS WELL AS CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. CONTRACTOR SHALL ENSURE THAT ALL GRADE BEAMS EXTEND MINIMUM OF 30" BELOW FINISHED GRADE. CONTRACTOR SHALL VERIFY FROST DEPTH PRIOR TO START OF CONSTRUCTION.

5. SOILS: A SOILS REPORT WAS PREPARED BY AMERICAN GEOSERVICES ON MAY 30, 2020, PROJECT NO. 0224-0520, WHICH RECOMMENDS A SHORT DRILLED PIER TYPE FOUNDATION WITH AT LEAST 7 FEET BELOW EXISTING GROUND. SHALLOW FOOTINGS CAN BE USED WITH MINIMUM DEPTH OF 3' EMBEDMENT; HOWEVER, SUBGRADE SHALL BE SURFICIALLY COMPACTED USING A VIBRATORY COMPACTOR TO ACHIEVE AT LEAST 95% OF ASTM D698 DRY DENSITY. A QUALIFIED REPRESENTATIVE FROM AMERICAN GEOSERVICES SHALL PERFORM COMPACTION TESTING AND GIVE APPROVAL PRIOR TO COMMENCEMENT OF FOUNDATION CONSTRUCTION. DESIGN MAXIMUM SOIL BEARING CAPACITY IS 1500 PSF.

6. REFER TO BUILDING PLANS FOR ALL BLOCKOUTS, WINDOW AND DOOR PLACEMENT.

CONCRETE & REINFORCING:

7. ALL CONCRETE OR SLABS THAT WILL RECEIVE VEHICULAR TRAFFIC SHALL BE 4000 PSI (STEMWALLS, CAISSONS, PADS, ETC. CAN BE 3000 PSI) COMPRESSIVE STRENGTH AT 28 DAYS WITH STONE AGGREGATE (UNLESS OTHERWISE NOTED) AND SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH ACI 318, LATEST EDITION.

7.1. PROVIDE CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING.

7.2. PROVIDE (2) #5 BARS AROUND ALL OPENINGS IN CONCRETE AND EXTEND BARS 24" PAST EDGES OF OPENINGS.

7.3. NO SPLICES OF REINFORCEMENT SHALL BE MADE AND NO WELDING TO REINFORCING SHALL BE PERMITTED EXCEPT AS DETAILED OR PERMITTED BY FOUNDATION 10.4 BARS SHALL BE LAPPED A MINIMUM OF 50 DIAMETERS.

7.5. PROVIDE CHAIRS, STANDEES, ETC. AS NECESSARY TO KEEP REINFORCEMENT IN PLACE AS SHOWN ON DETAILS.

7.6. MINIMUM CONCRETE PROTECTION (COVER) OVER REINFORCEMENT: 3" OF CONCRETE WHERE PERMANENTLY EXPOSED TO EARTH, 2" OF CONCRETE WHERE EXPOSED TO WEATHER.

7.7. PROVIDE #3 DOWELS, AT EXTERIOR STEPS 2'-0" LONG @ 18" O.C. EXTERIOR SLABS SHALL HAVE #3 x 2'-0" @ 30" O.C.

7.8. PROVIDE (2) #5 BARS, ONE AT EACH FACE, WITH 2'-0" PROJECTION ON ALL SIDES OF ALL OPENINGS IN CONCRETE.

7.9. PROVIDE CONTROL JOINTS THAT ARE 1" OF THE SLAB THICKNESS DEEP. SAWN OR FORMED CONTROL JOINTS IN SLABS ON GRADE SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE BUT NOT LONGER THAN 48 HOURS AFTER POUR.

8. ANCHOR BOLTS SHALL BE MIN. 1/2" DIA. X 10" IN LENGTH. (MIN EMBED IN CONCRETE FOUNDATION 7", 2" IN SILL PLATE) MINIMUM SPACING IS 36" O.C. AND SHALL BE WITHIN 12" OF EACH END AT SILL PLATE JOINTS.

9. CONTRACTOR SHALL ENSURE THAT BACKFILL AND COMPACTION BE DONE IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR OR AS SPECIFIED GEOTECHNICAL REPORT.

10. BACKFILLING SHALL NOT BE DONE UNTIL FLOORS ARE INSTALLED.

11. CONTRACTOR SHALL ENSURE THAT FINISHED GRADE OF SURFACE HAS POSITIVE DRAINAGE AWAY FROM THE FOUNDATION (8" IN THE FIRST 10 FEET AS A MINIMUM) OR AS SPECIFIED IN THE GEOTECHNICAL REPORT.

WOOD:

12. FRAMING LUMBER SHALL BE (U.N.O.)

(A) STUDS.....HEM-FIR STUD GRADE

(B) HEADERS.....HEM-FIR #2

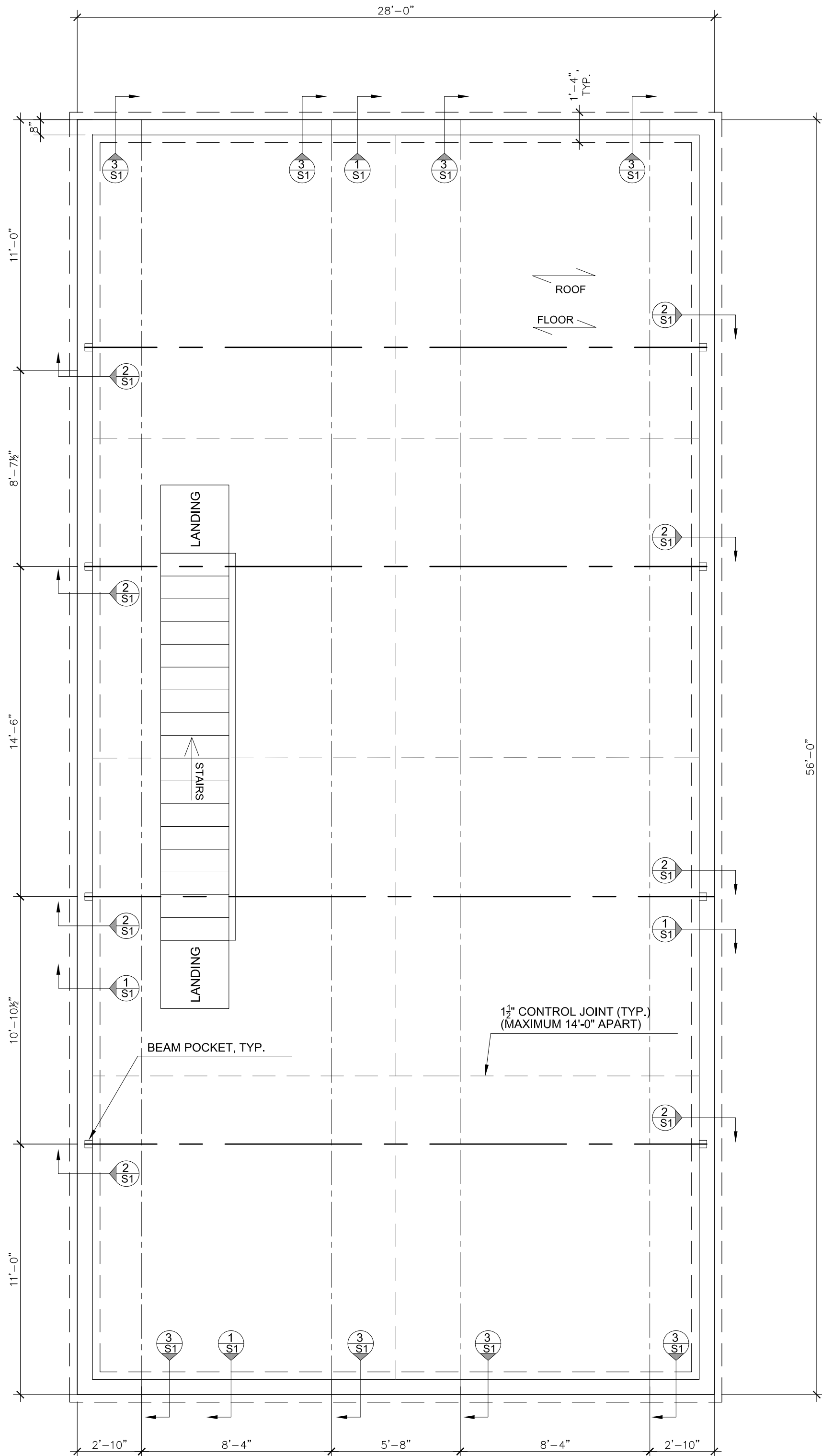
13. WOOD CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS".

14. STAINLESS STEEL OR GALVANIZED CONNECTORS, FASTENERS AND ANCHORS SHALL BE USED WITH PRESERVATION WOODS.

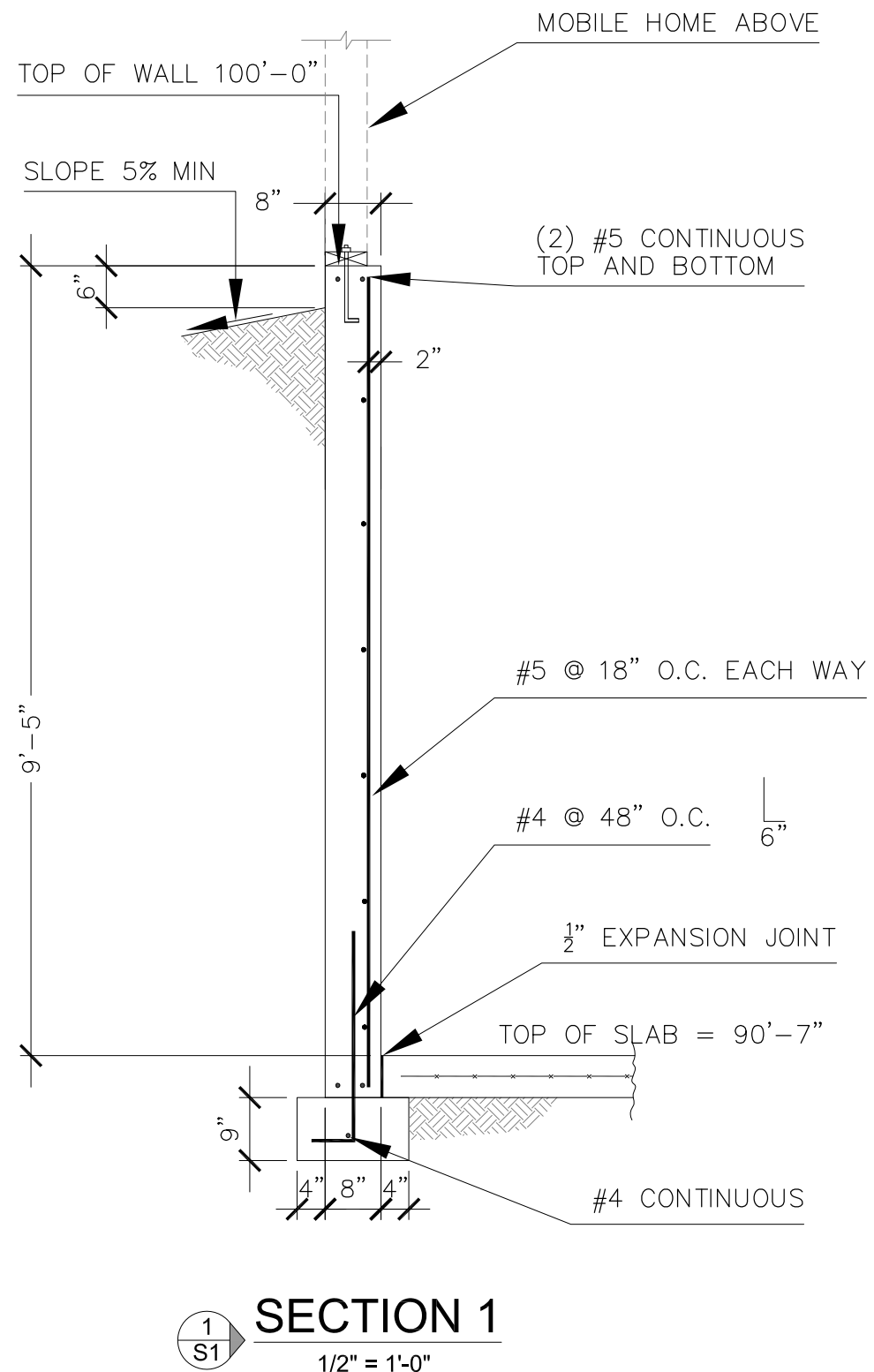
15. PLYWOOD WEB JOISTS, VERSA LAM LVL (2.0E - NOTED V.L. ON PLANS), AND VERSA-STUD LVL (1.7E - NOTED V.S. ON PLANS) SHALL BE MANUFACTURED BY BOISE CASCADE, OR APPROVED EQUAL. BEAMS SHALL NOT BE MODIFIED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

16. EXTERIOR WALLS SHALL BE CONSTRUCTED OF 5 1/2" X 1 1/2" V.S. @ 16" O.C. AND FULLY SHEATHED WITH 5/8" ORIENTED STRAND BOARD (O.S.B.), OR APPROVED EQUAL.

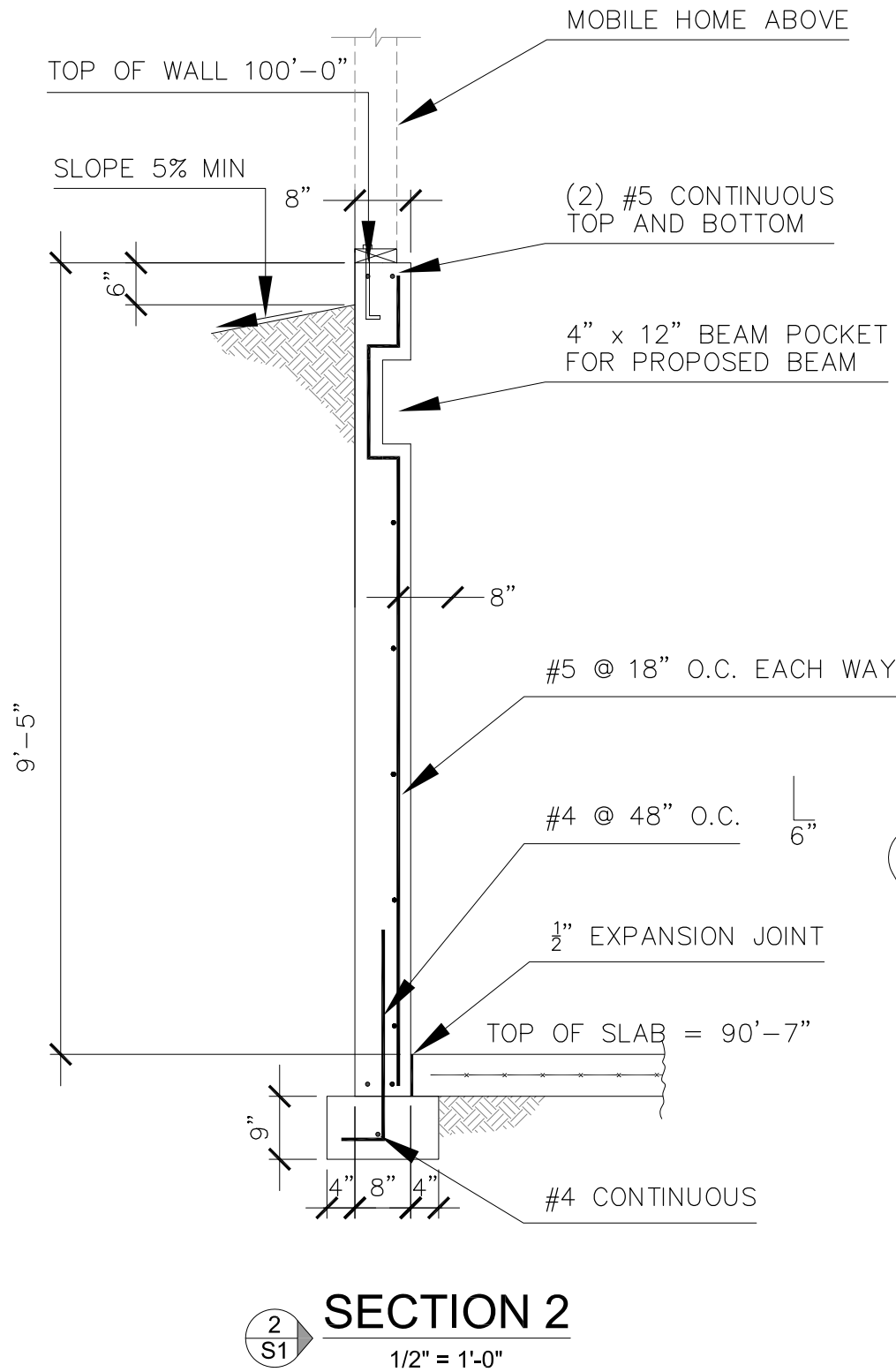
17. ROOF TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COLORADO. LIVE LOAD DEFLECTIONS SHALL NOT EXCEED 1/160 OF THE SPAN. CALCULATIONS AND SHOP DRAWINGS BEARING THE SEAL AND SIGNATURE OF THE DESIGN ENGINEER SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW LOCATION OF ALL TRUSSES, CONNECTION PLATE CAPACITY, AND THE SIZE AND GRADE OF THE LUMBER USED. TRUSS MANUFACTURER SHALL PROVIDE BLOCKING AND BRIDGING AS REQUIRED FOR STABILITY, AND BEARING BLOCKS IF NEEDED. TRUSS SUPPLIER SHALL PROVIDE ALL HANGERS AND CONNECTORS NEEDED.



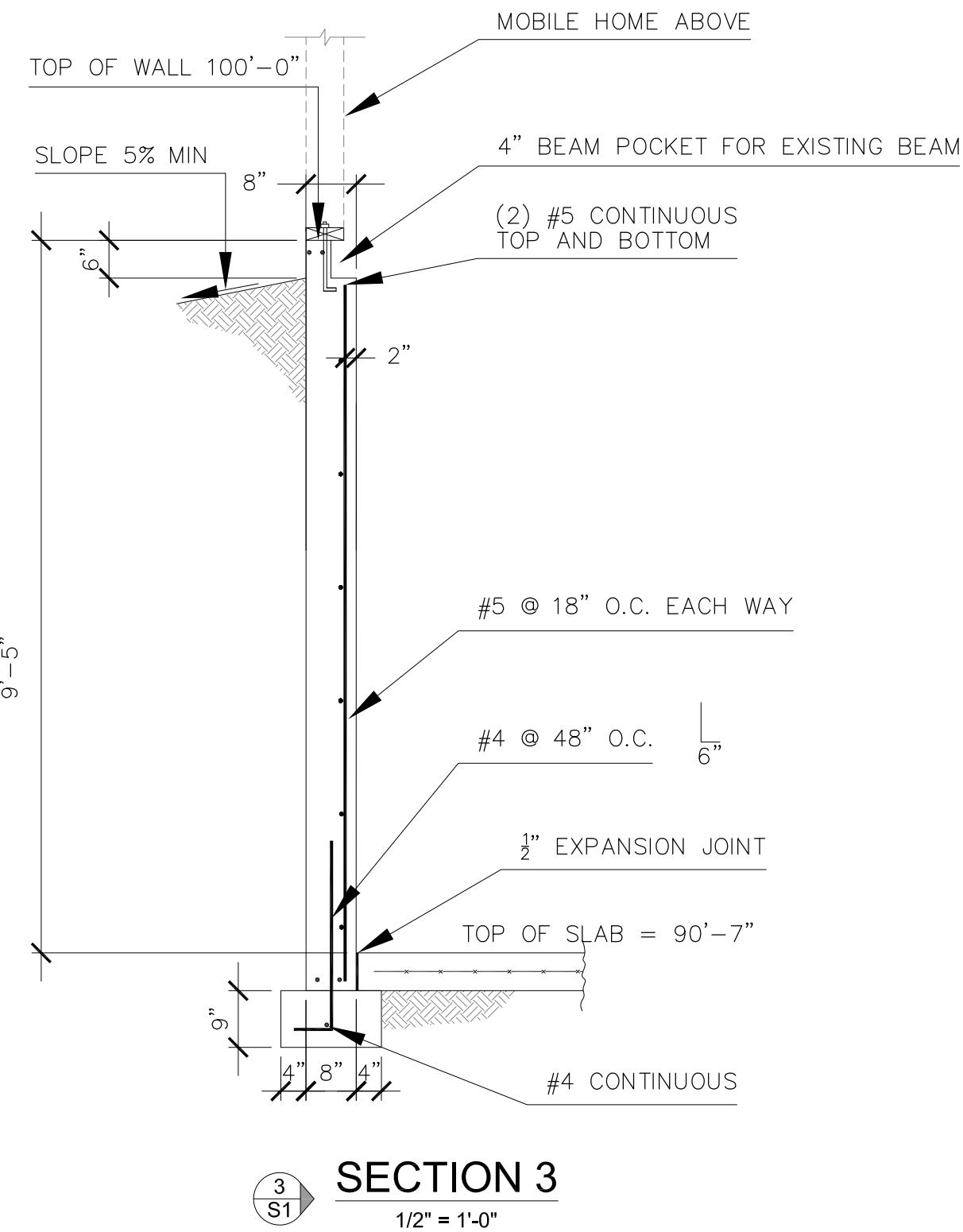
NORTH  
FOUNDATION PLAN  
1/4" = 1'-0"



SECTION 1  
1/2" = 1'-0"



SECTION 2  
1/2" = 1'-0"



SECTION 3  
1/2" = 1'-0"



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CONCEPTUAL  
NOT FOR  
CONSTRUCTION

STAMP:

MOBILE HOME BASEMENT

17185 SAGE CREST RD.  
PEYTON, CO. 80831

PROJECT NUMBER: 2020-0051-A  
DRAWN BY: SHT  
REVIEWED BY: DKH  
DATE: 06-03-2020

ISSUE RECORD:

FOUNDATION  
PLAN AND  
SECTION

S1