

**GENERAL NOTES:**

- Foundation design is based upon framing details and directions as shown on the provided architectural plans, unless otherwise noted. Subsequent changes should be brought to the attention of the Engineer for possible revisions to this foundation plan.
- Dimensions and locations shown are based on architectural plans. All dimensions and locations shall be verified by general contractor and concrete subcontractor prior to construction. Any discrepancies must be brought to the attention of the Engineer.
- Refer to architectural plans for dimensions and other information not specifically shown on structural drawings.
- Provide foundation, framing, and/or supports for items indicated on Architectural, Mechanical, Electrical, or other drawings included in the construction documents.
- Footings and foundations have been designed per soil investigative report by Best Engineering. Best Engineering project #21-1602 dated January 20, 2022. All footings have been designed to a max bearing pressure of 2500 psf with a minimum dead load of 1000 psf.
- All reinforcing to be No. 4, deformed type grade 60 steel, UNO. Minimum splice length 48 bar diameters.
- All foundation concrete to be 3,000 psi minimum compressive strength at 28 days (type I-II cement).
- All anchor bolts noted graphically on the foundation details shall be 1/2" diameter, 10" anchor bolts placed a maximum of 32" O.C., U.N.O. Refer to shear wall schedule. Anchor bolts shall not be provided at door opening locations. Verify these locations with general contractor.
- 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.
- Provide positive drainage away from all backfill zones. 12" of fall in the first 10' from the foundation wall is recommended where possible. In no case shall any slope be less than 2% away from the building unless noted otherwise.
- No structural members shall be cut, notched, or otherwise penetrated unless specifically approved by the Engineer in advance or shown on the approved drawings.
- All structural steel rolled shapes shall conform to ASTM A992 (Fy=50ksi) unless 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.
- Tube steel (HSS) steel columns shall have 14" top and bottom plates sized 1" larger than column, bearing directly on foundation concrete or welded to steel beams, unless noted otherwise.
- Provide solid blocking between joists as required and at interior beam locations.
- All construction shall be in accordance with the requirements of the 2015 International Residential Code (IRC), local amendments, and with all applicable OSHA regulations. All superstructure including bracing to be designed by other per IRC.
- POST TRIMMER NOTES**
  - All posts to be "built-up" columns, 3 minimum ganged studs in walls and at beam bearings where shown, U.N.O.
  - Provide solid "squash blocks" blocking under all posts and point loads down to foundations.
  - Unless noted otherwise, all openings to have 2 trimmer studs, and 1 king studs.
  - Built up posts designated as such:

**MATCHED TO SOILS REPORT**



**17. PREFABRICATED JOISTS, GIRDERS AND TRUSSES**

- Prior to fabrication, cross check and field verify all dimensions. Engineer is not responsible for dimensional inconsistencies.
- Prefabricated joists, girders, and trusses will be supported by DF/SP framing, UNO. As part of the package, the truss manufacturer shall design and specify all connectors (including uplift straps) to connect to the supporting framing.

**DESIGN LOADS: 2018 IRC with local Amendments**

- Roof LL: 30 pounds per square foot
- Floor LL: 40 pounds per square foot
- Ground Snow Load: 30 pounds per square foot
- Wind Load: 136 MPH (3-sec), Exposure C
- Seismic:  $S_s$ : 0.184;  $S_{ds}$ : 0.197;  $S_1$ : 0.059;  $S_{D1}$ : 0.094; B (Design Category)

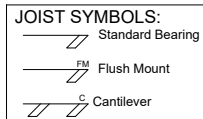
All Exterior Walls to be 2x6 @16" o.c. UNO

All framing members to be Douglas Fir #2 or better, UNO.

Prefabricated trusses and girders will be supported by hem fir framing, UNO. 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.

Provide "BU. Column" 3 minimum ganged studs (UNO) in walls at beam bearings as shown, continuous through solid blocking at floors

Prior to truss fabrication, cross check and field verify all dimensions. Engineer is not responsible for dimensional inconsistencies.



**SHEAR WALL SCHEDULE (Wood Stud)**

TYPE	Material	Edge Nailing	Sill Plate Nailing	Sill Plate Anchor Bolts
◇	OSB	1 1/2 8d @ 6" o.c.*	1 1/2 8d @ 6" o.c.*	3/8" A307 @ 32" o.c.
◇	OSB	1 1/2 8d @ 6" o.c.8	1 1/2 8 d @ 6" o.c.*	3/8" A307 @ 32" o.c.

\* AWC DNS-15 defines 8d nails as being: 2.5"x0.1310" common or 2.5"x0.113" galvanized box.

**Holddown/ Strap Schedule (Simpson)**

Symbol	Holddown	Length	Fastener	Notes
①	HD3B 1.5	--	3/8" AB, (2) 3/8" lag	Install per manufacturer's instructions
②	CS22 7	7" ea end min. 18" max ctr. span	(12) 10d	Install per manufacturer's instructions

**Header Schedule**

R.O. Width	Header Size	King Studs/Jack Studs
R.O < 4'-6"	(3) -2x8	1K/2J
4'-6" < 7'-6"	(3) 1 1/2" x 7 1/2" LVL	1K/2J

Length of Wall Between corners or demising walls	Splice Length (Min)	Nails along splice length
Over 30 ft	4'-0"	18-16d
Over 20 ft	4'-0"	10-16d
Over 10 ft	4'-0"	6-16d
10 ft and under	4'-0"	4-16d

Do not splice top plates within 6'-0" of ends of wood sheanwalls.



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NO.	REVISIONS	BY	DATE
1	Changes per Reviewer Comments	JMC	3/16/22

**Cheever ADU Remodel**  
 5270 1/2 Reed St. Arvada, CO 80002

Daniel M Canda

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 Date: 2022.03.18 11:49:24 -0700

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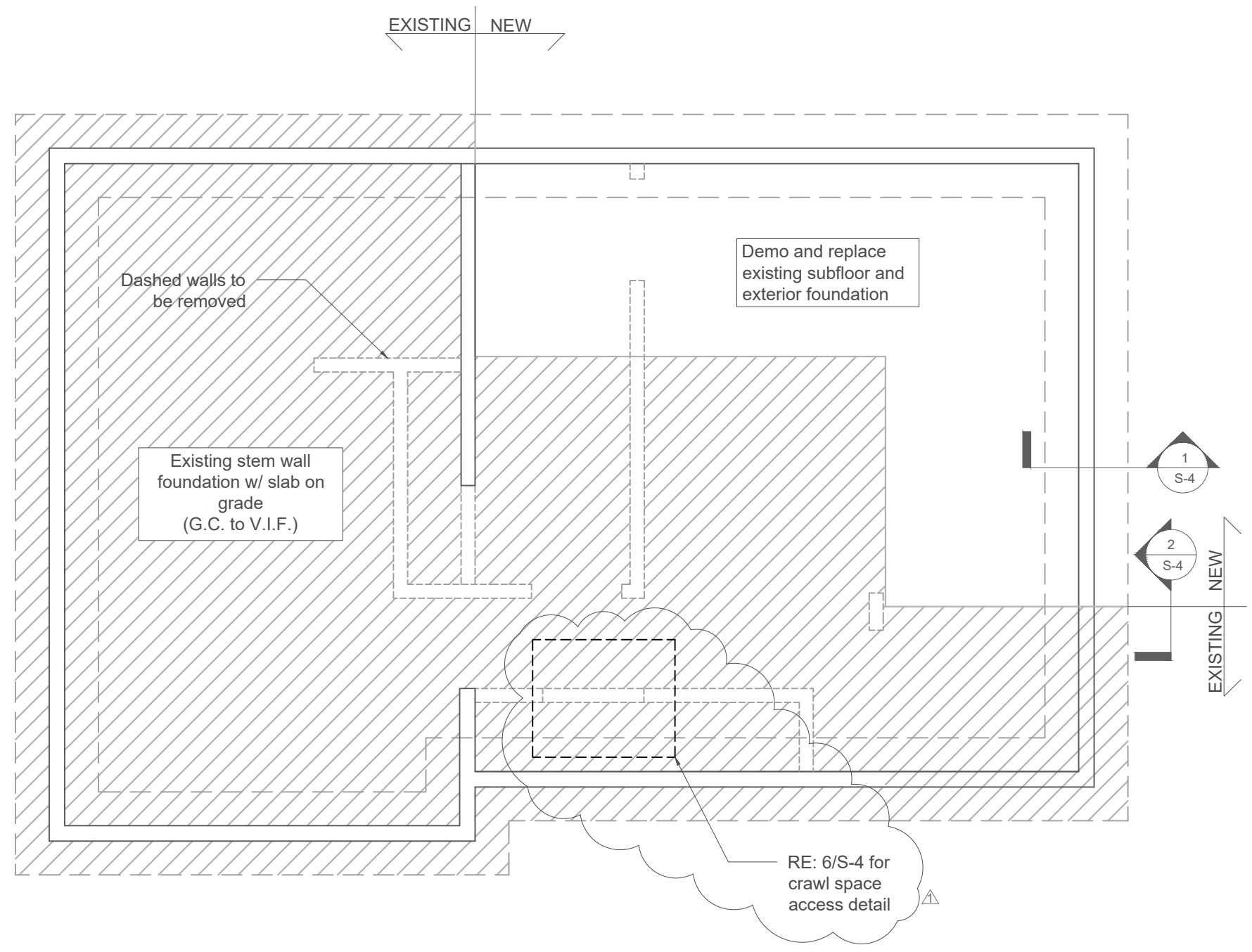
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 DATE: 3/18/2022  
 SCALE: Custom  
 PROJECT NO: 21177



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**1 Main Level/Foundation Plan**

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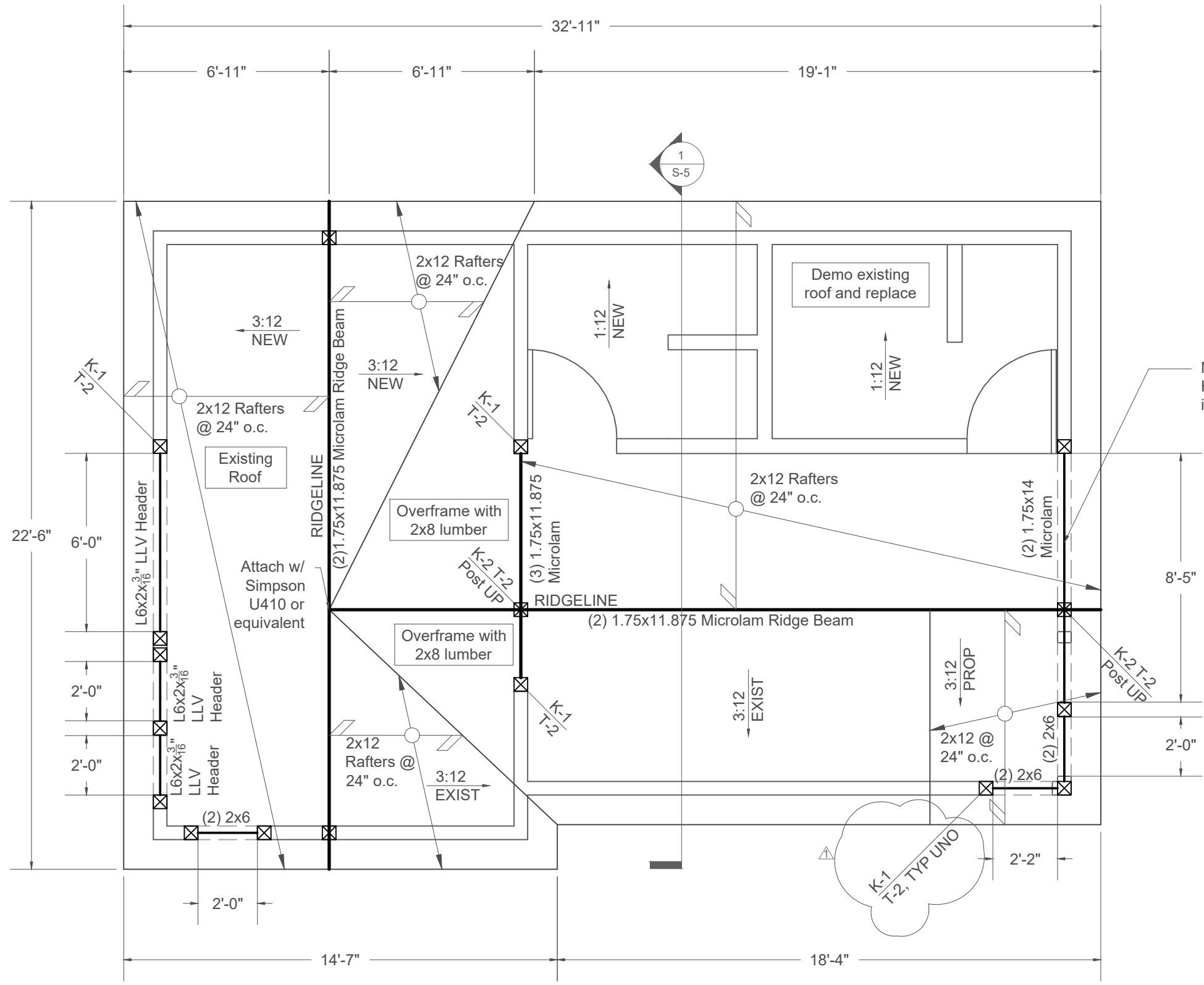
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Note to contractor:  
Header intended to be  
installed above sill plate

- Note:
1. New roof slope must match existing.
  2. Long side horizontal

# 1 Roof Plan

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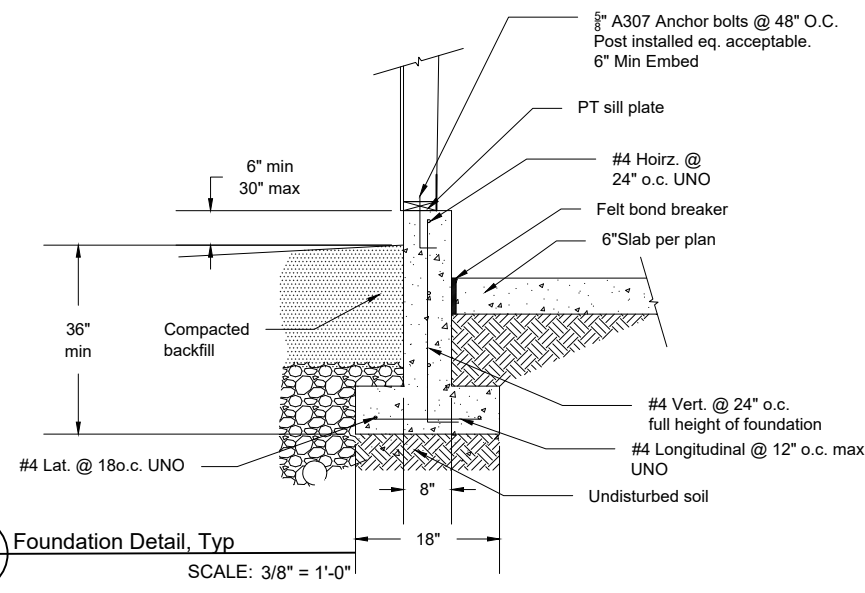
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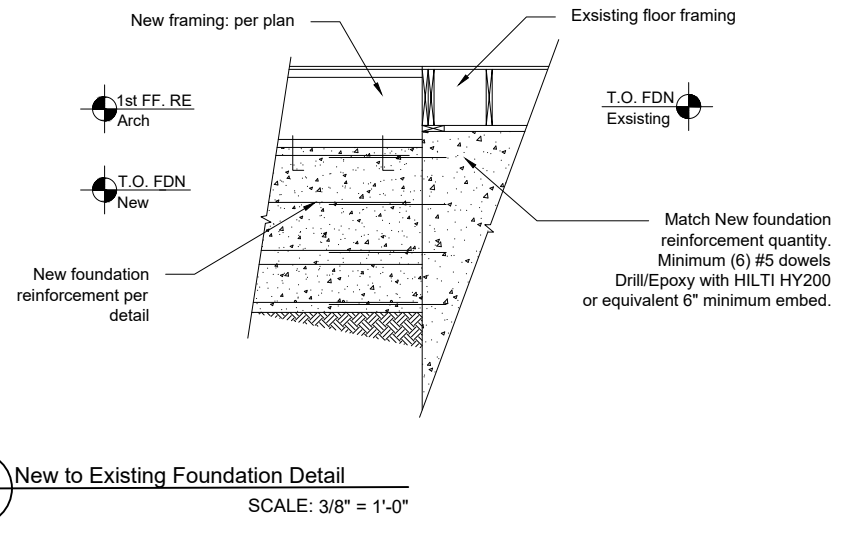


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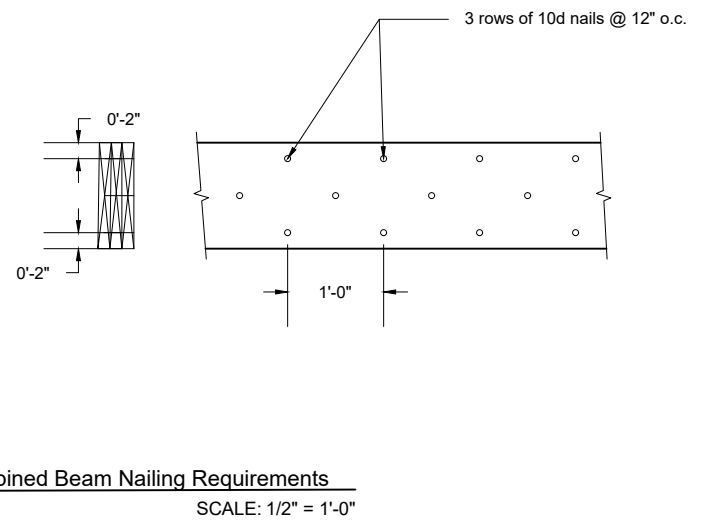
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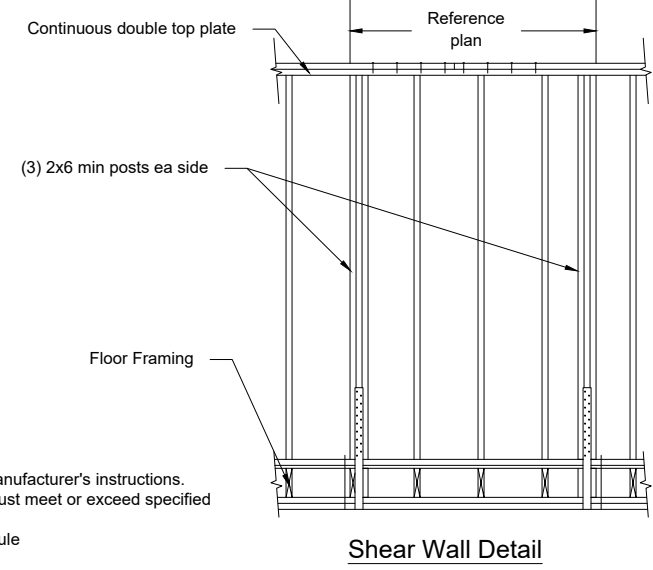
1 Foundation Detail, Typ  
SCALE: 3/8" = 1'-0"



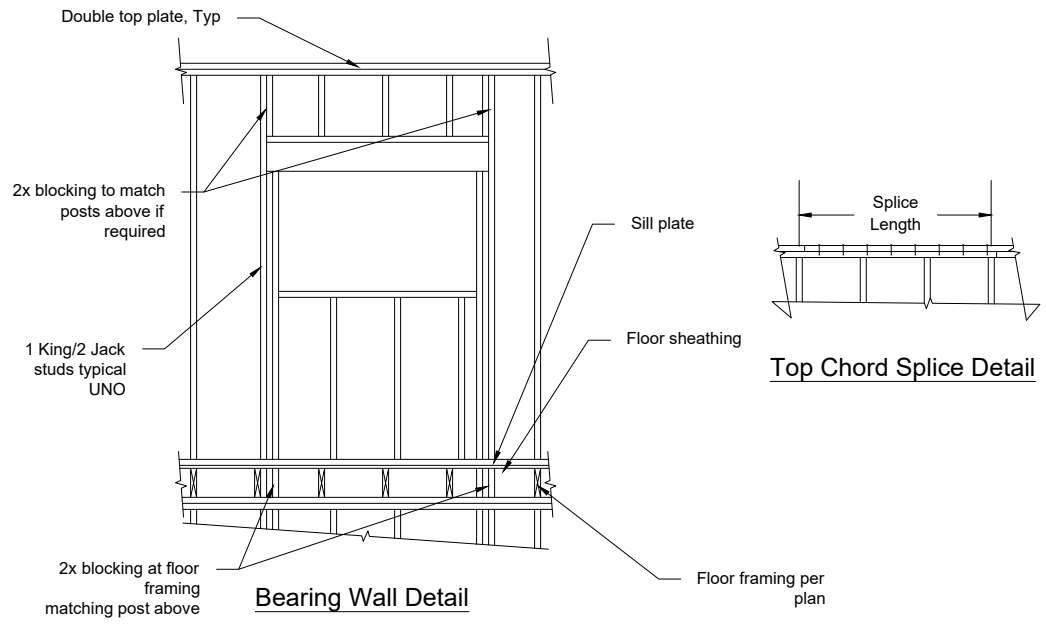
2 New to Existing Foundation Detail  
SCALE: 3/8" = 1'-0"



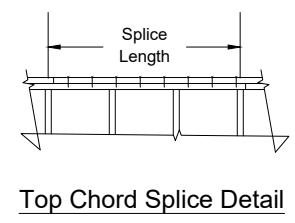
3 Combined Beam Nailing Requirements  
SCALE: 1/2" = 1'-0"



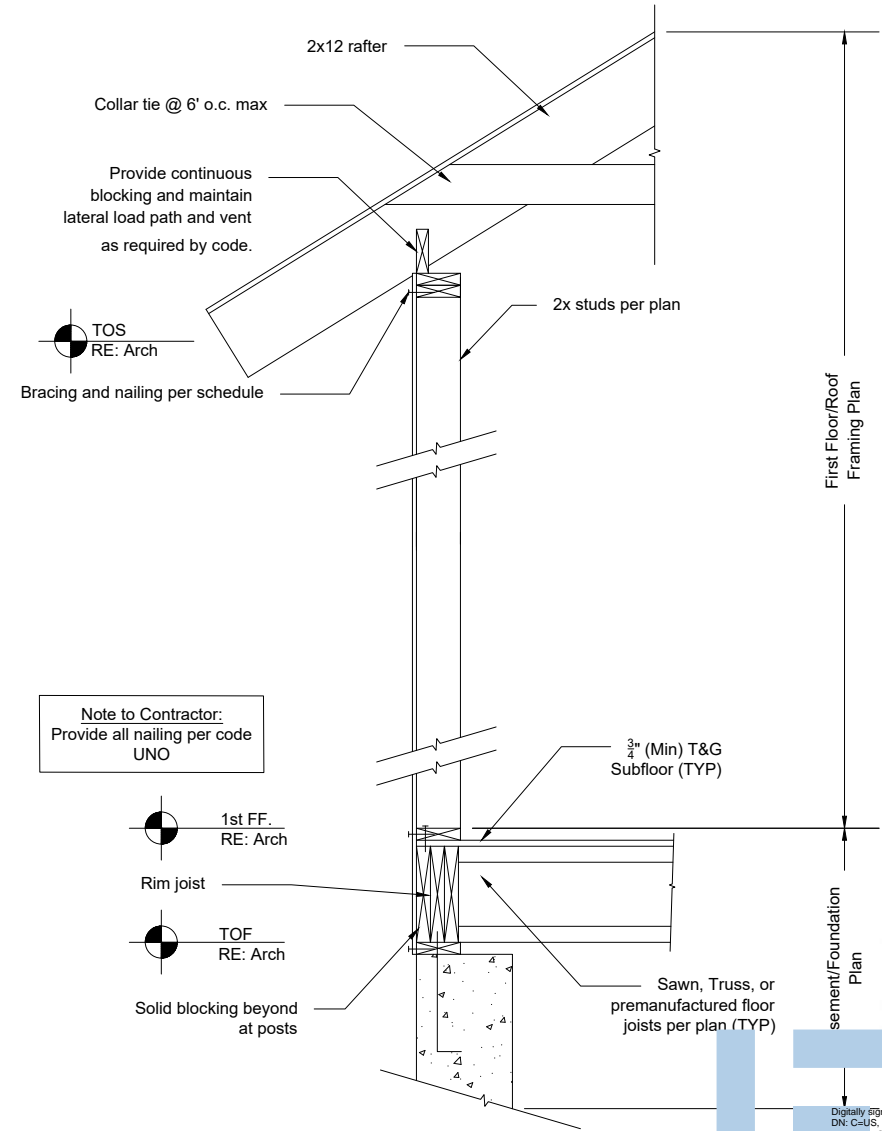
4 Typical Wall Framing Detail  
SCALE: 1/4" = 1'-0"



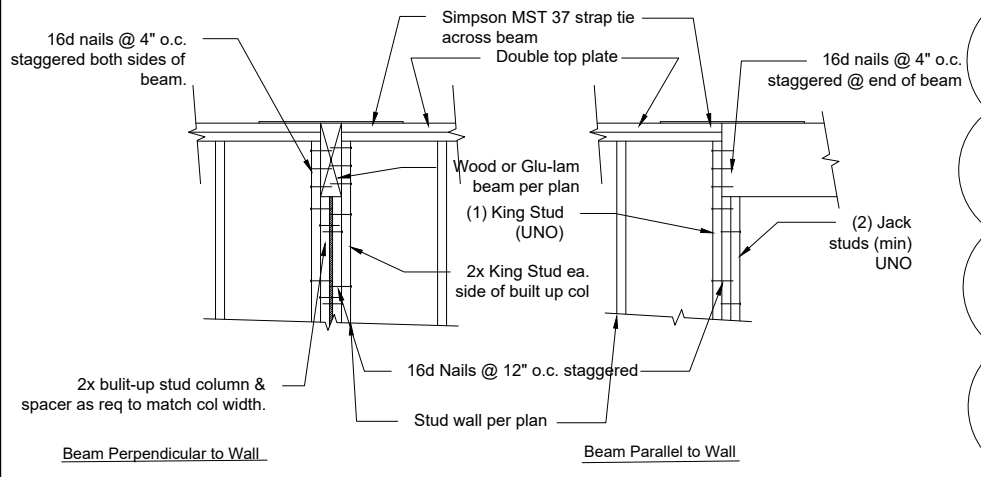
Bearing Wall Detail



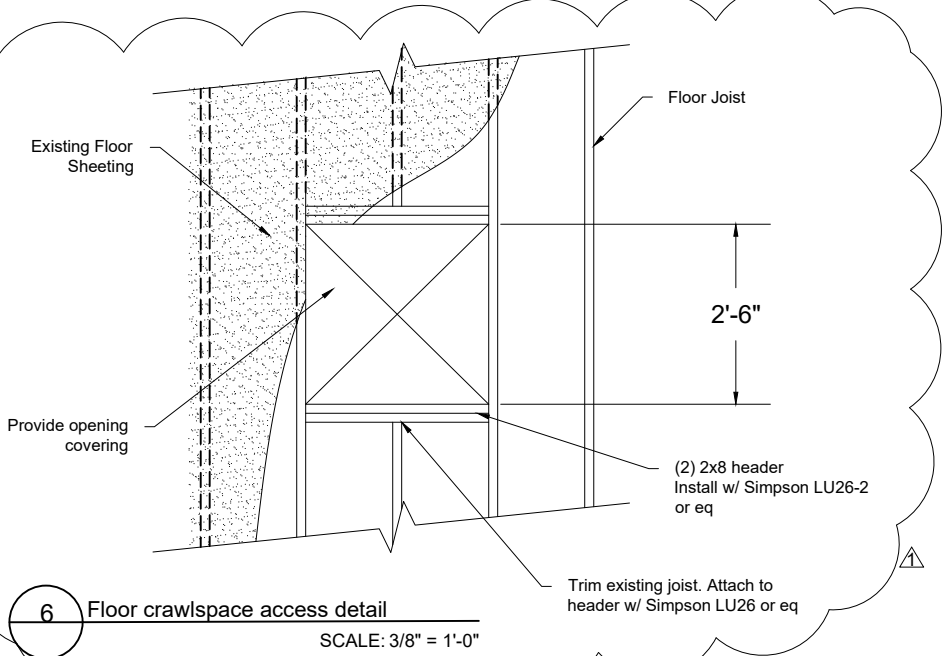
Top Chord Splice Detail



First Floor/Roof Framing Plan

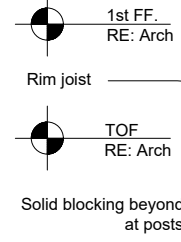


5 Beam Bearing  
SCALE: 3/8" = 1'-0"



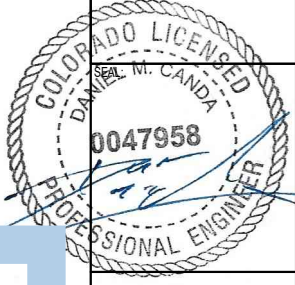
6 Floor crawlspace access detail  
SCALE: 3/8" = 1'-0"

Note to Contractor:  
Provide all nailing per code UNO



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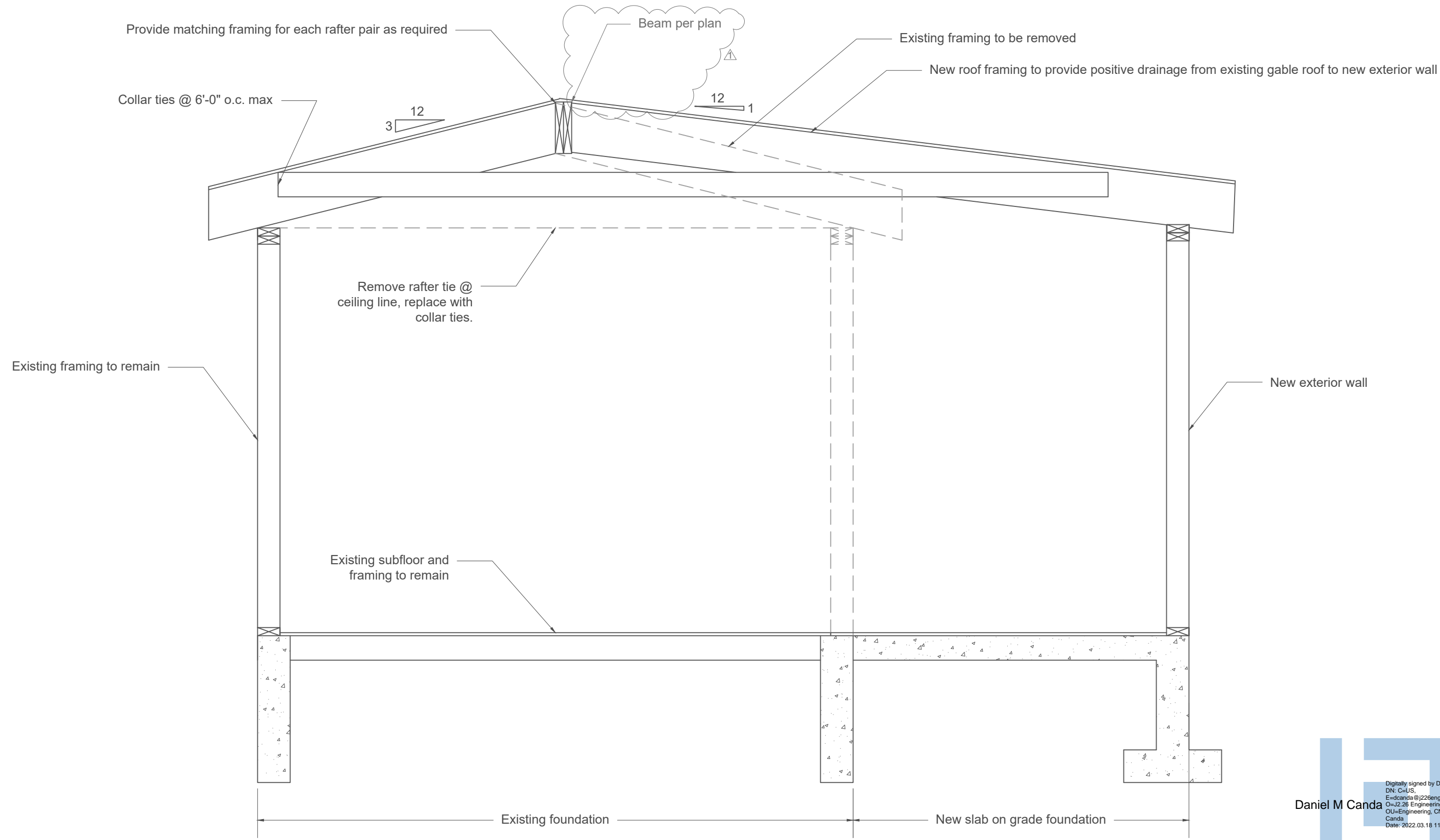
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**1** Roof Framing Cross-Section  
SCALE: 1/2" = 1'-0"

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