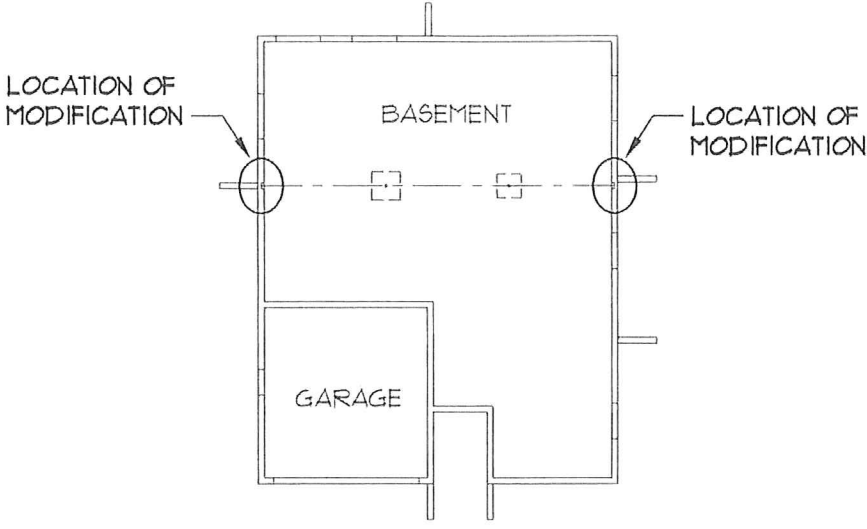
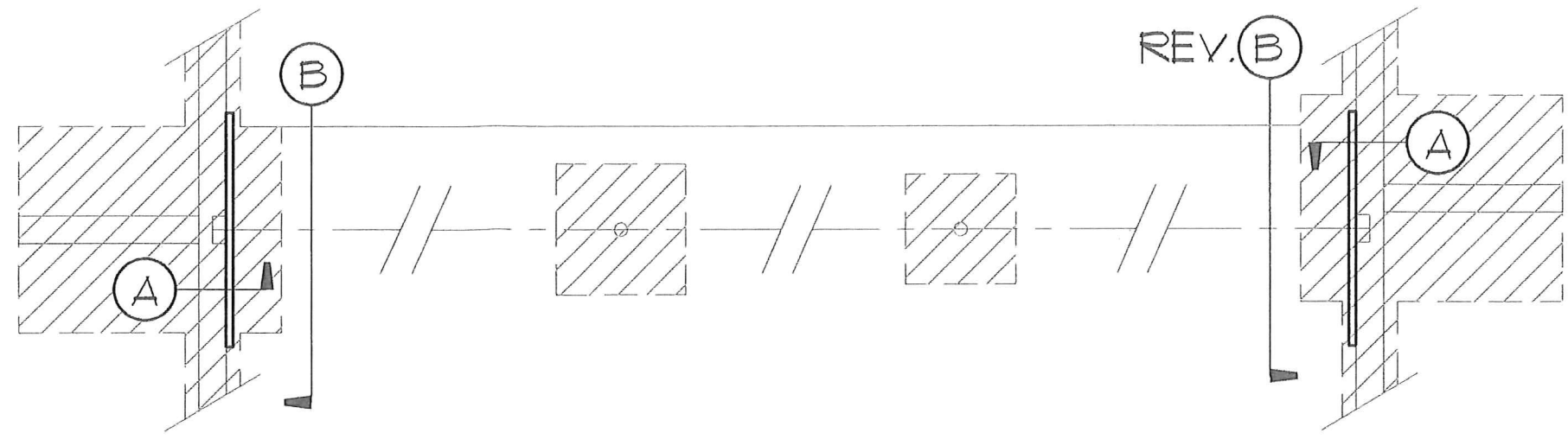


FIX.dwg Jun 01, 2018 - 1:22pm

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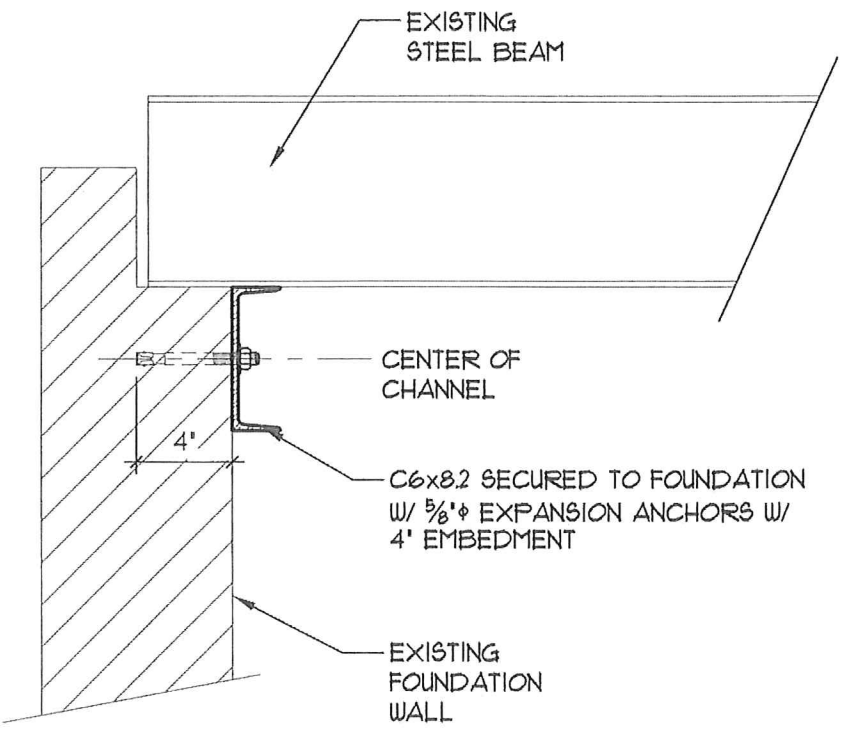


- NOTES:**
1. Structural steel shall conform to ASTM A36 and shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
  2. 'Simpson' **Titen HD** screw anchors may be substituted in place of expansion anchors - NOTE: anchor diameter and embedment depth of **Titen HD** screw anchors shall be consistent with anchor diameter and embedment depth specified on plans for expansion anchors.
  3. Locate and avoid existing concrete reinforcing prior to drilling.

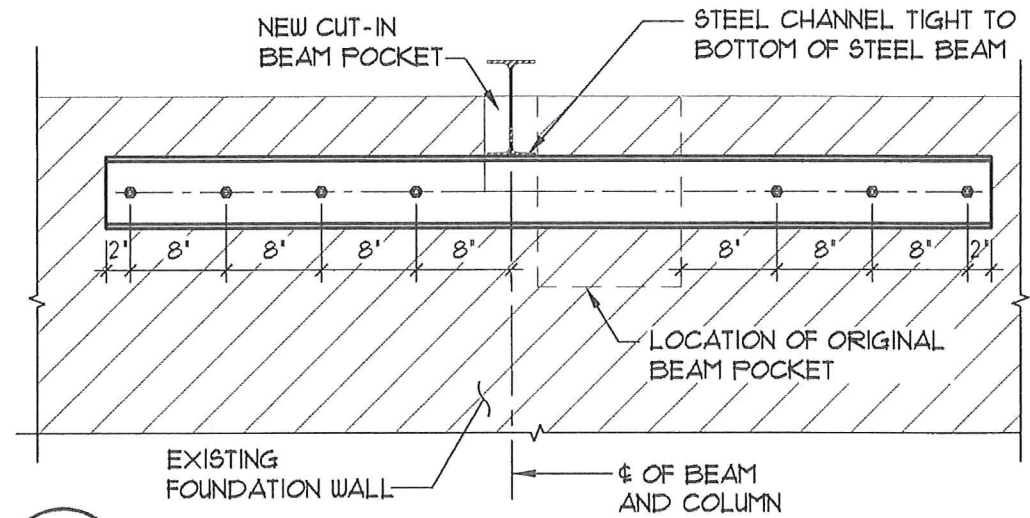


THIS PLAN IS TO ADD REINFORCEMENT AT BEAM POCKETS **ONLY** - REFER TO ARCHITECTURAL PLANS BY TERRY C. DESIGN SERVICES FOR MODEL **15422** LAST DATED **9-14-16** AND FOUNDATION DESIGN FOR **MASTER 15422** BY ROCKY MOUNTAIN GROUP JOB NO. **154654** LAST DATED **9-21-16** FOR ALL OTHER INFORMATION NOT SHOWN HERE.

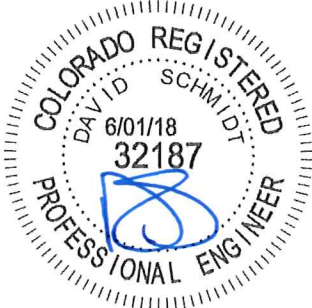
**PARTIAL FOUNDATION PLAN**  
1/4" = 1'-0"



**A** **DETAIL**  
SCALE: 1 1/2" = 1'-0"



**B** **DETAIL**  
SCALE: 3/4" = 1'-0"



**ROCKY MOUNTAIN GROUP**

ARCHITECTS **RMG** ENGINEERS

Geotechnical  
Materials, Testing  
Civil, Planning

Architectural  
Structural  
Forensics

SOUTHERN COLORADO  
2910 AUSTIN BLUFFS PKWY, SUITE 100, COLORADO SPRINGS, CO 80918  
(719) 548-0600 ~ WWW.RMENGINEERS.COM  
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

**FOUNDATION MODIFICATION**

9715 RUBICON DR  
COLORADO SPRINGS, COLORADO

SAINT AUBYN HOMES

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|  |          |      |
|--|----------|------|
| ARCH/ENG: RAG  |          |      |
| DRAWN: RSR   |          |      |
| CHECKED: DHS   |          |      |
| DATE<br>06-01-2018   |          |      |
| #  | REVISION | DATE |
|  | .        | .    |
|  | .        | .    |
|  | .        | .    |
| JOB NO. 163730   |          |      |
| SHEET NAME<br>FOUNDATION<br>MODIFICATION<br>PLAN, NOTES<br>AND DETAILS |          |      |
| SHEET NO. F1 of 1  |          |      |
| SITE SPEC / 2017 / SAINT AUBYN HOMES                                   |          |      |

Architecture  
Structural  
Geotechnical



Materials Testing  
Forensic  
Civil/Planning

ROCKY MOUNTAIN GROUP

Job No. 163730

June 1, 2018

Saint Aubyn Homes  
212 North Wahsatch Avenue, Suite 201  
Colorado Springs, CO 80903

Attn: Chuck Vernier

Re: Structural Modification – Garage Holdown  
9715 Rubicon Dr  
Model 1542.2  
El Paso County, Colorado

Dear Mr. Vernier:

As requested, personnel of RMG – Rocky Mountain Group completed a limited site observation of the framing at the address referenced above on May 24, 2018. The purpose of the visit was to observe the holdown on the right side of the garage opening. Reference the framing plan for the Model 1542.2 by Terry C Design Services last dated September 14, 2016.

The Simpson STHD14 holdown to the immediate right of the garage opening was installed with inadequate embedment depth and appeared damaged. A Simpson HTT5 holdown may be installed against the interior face of the wall at this location. The base of the new holdown should be installed directly on the foundation wall. The holdown should be fastened to a minimum (2) 2x4 full height post in the wall framing with 16d nails. The contractor should drill and epoxy a new 5/8" diameter ASTM A307 threaded rod anchor at the holdown. The new anchor should be embedded into the concrete a minimum of five inches with Simpson SET-XP epoxy (2-1/2" min. edge distance). The contractor should locate and avoid existing concrete reinforcing prior to drilling. See the manufacturer's specifications for proper installation procedures.

Note, no framing other than that described above has been reviewed.

I hope this provides the information you requested. Should you have any questions, please do not hesitate to call.

Cordially,

RMG – Rocky Mountain Group

Ryan Gillespie, E.I.  
Structural Staff Engineer

Reviewed by,

RMG – Rocky Mountain Group



David Schmidt, P.E.  
Sr. Structural Project Manager