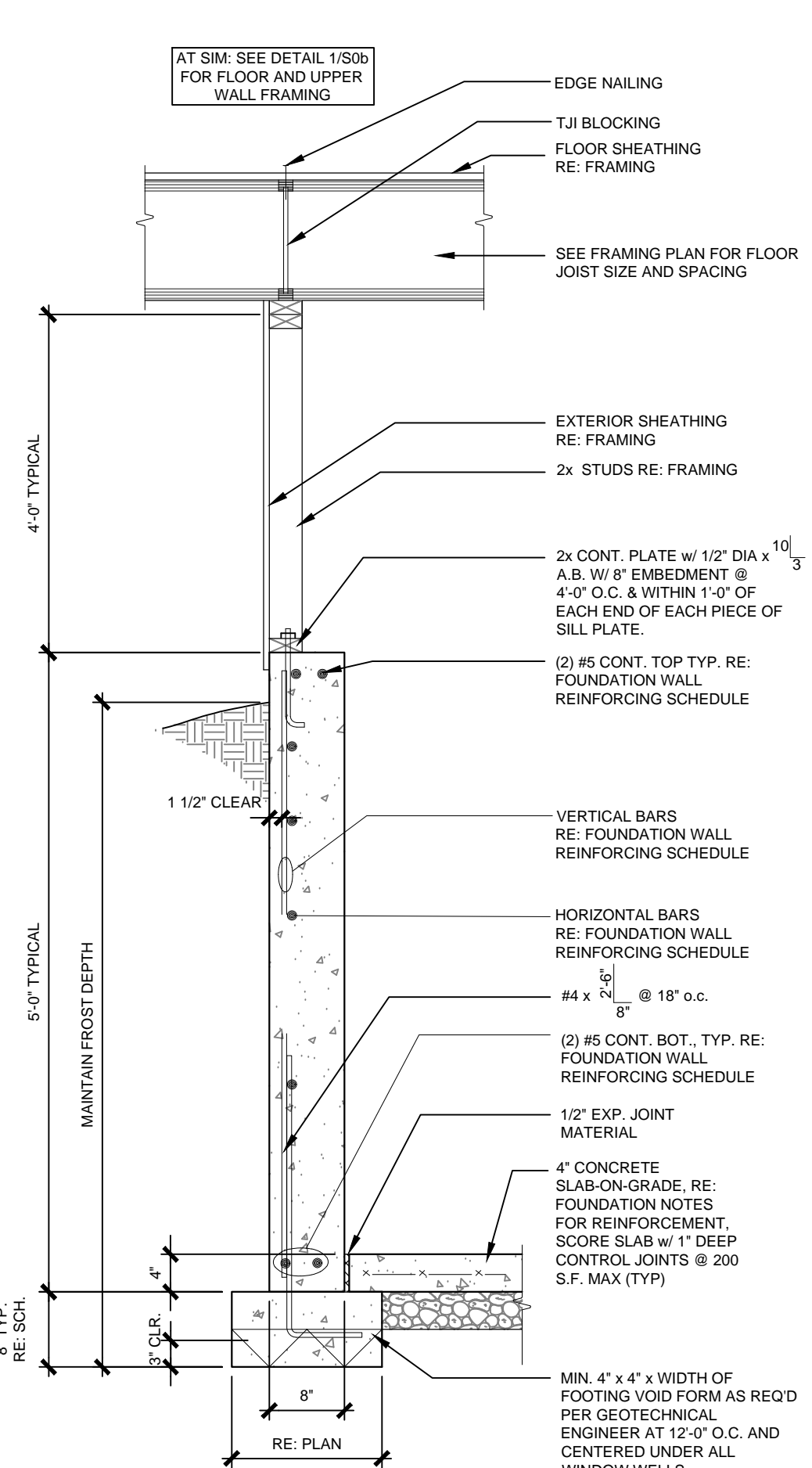
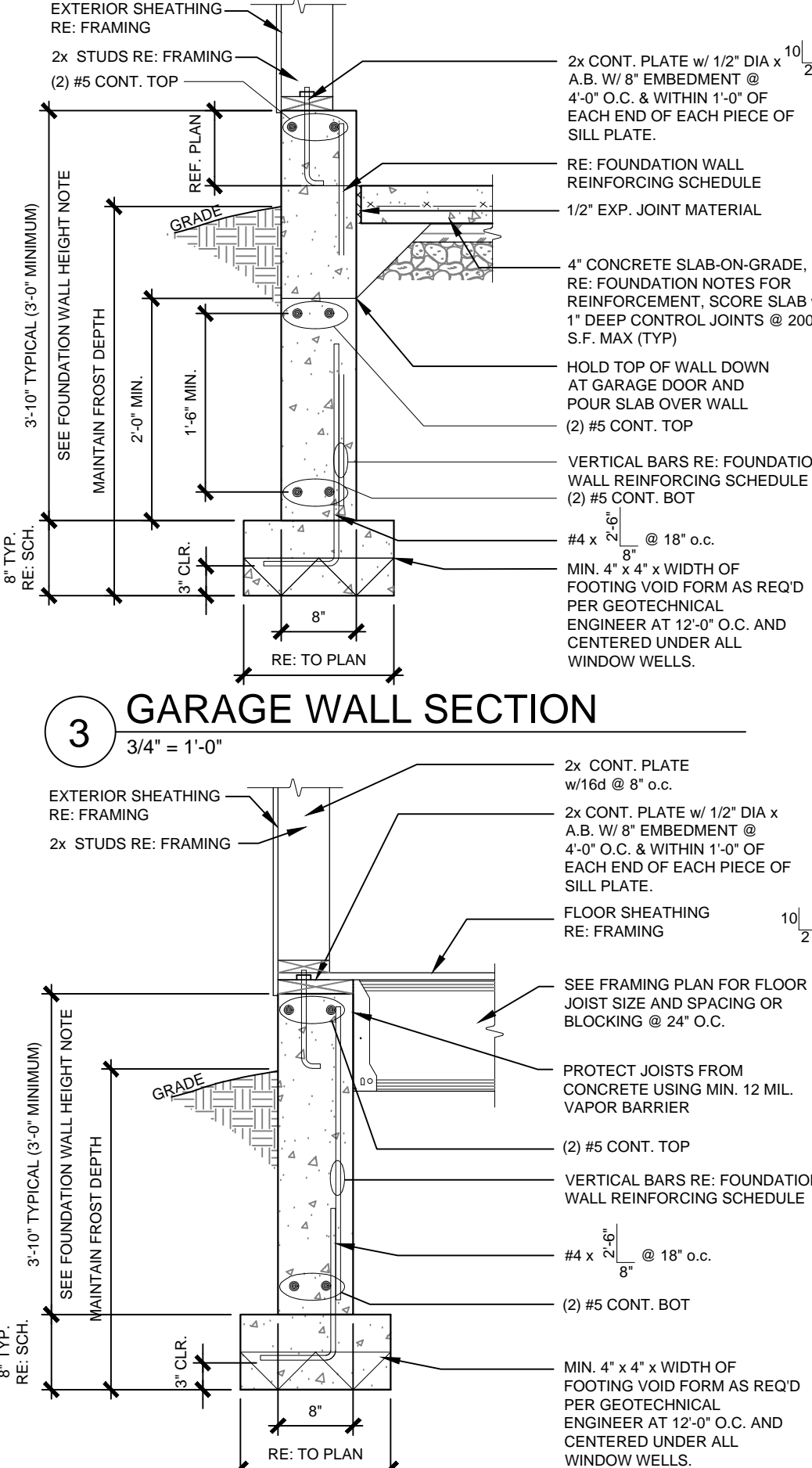


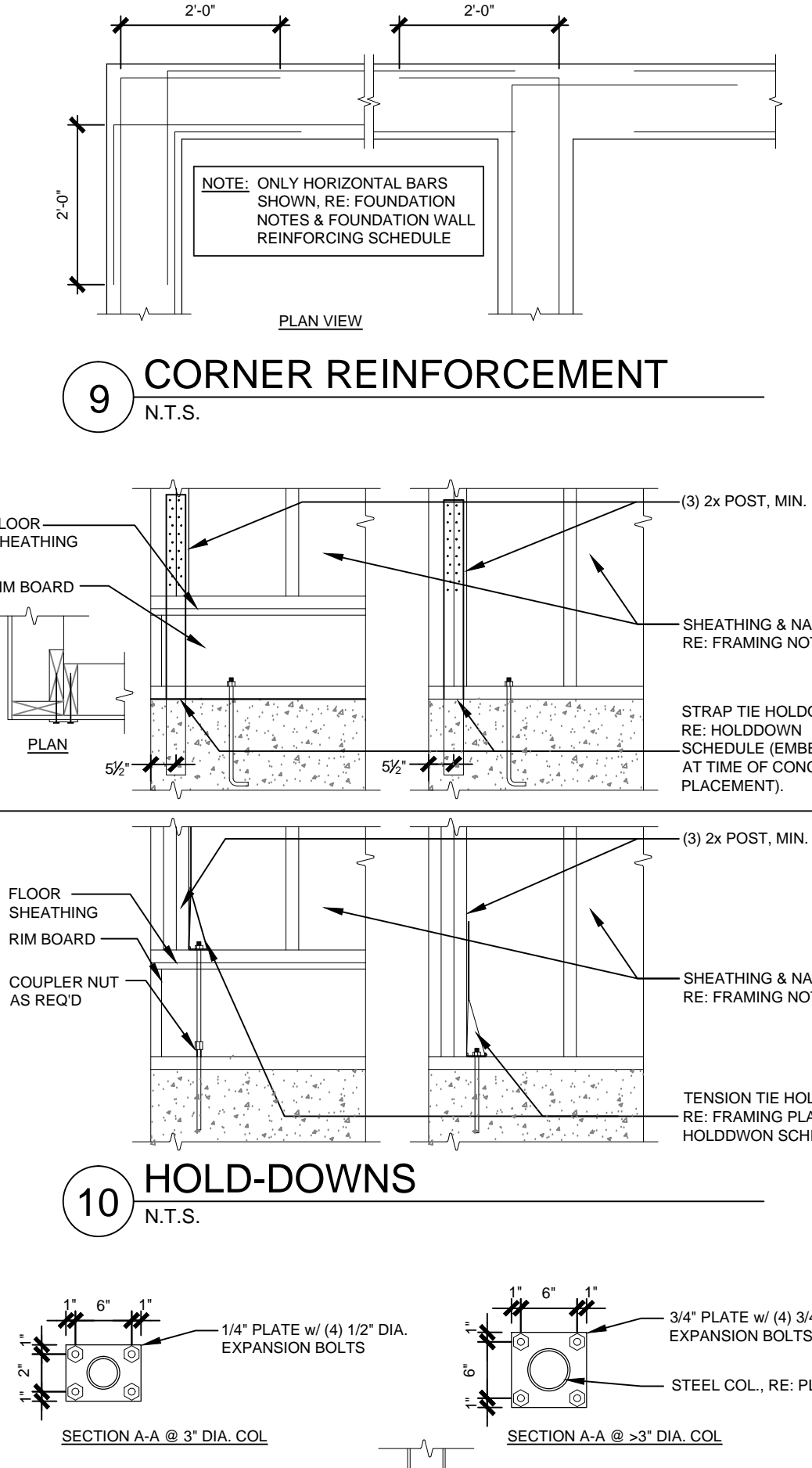
1 BASEMENT WALL SECTION
3/4" = 1'-0"



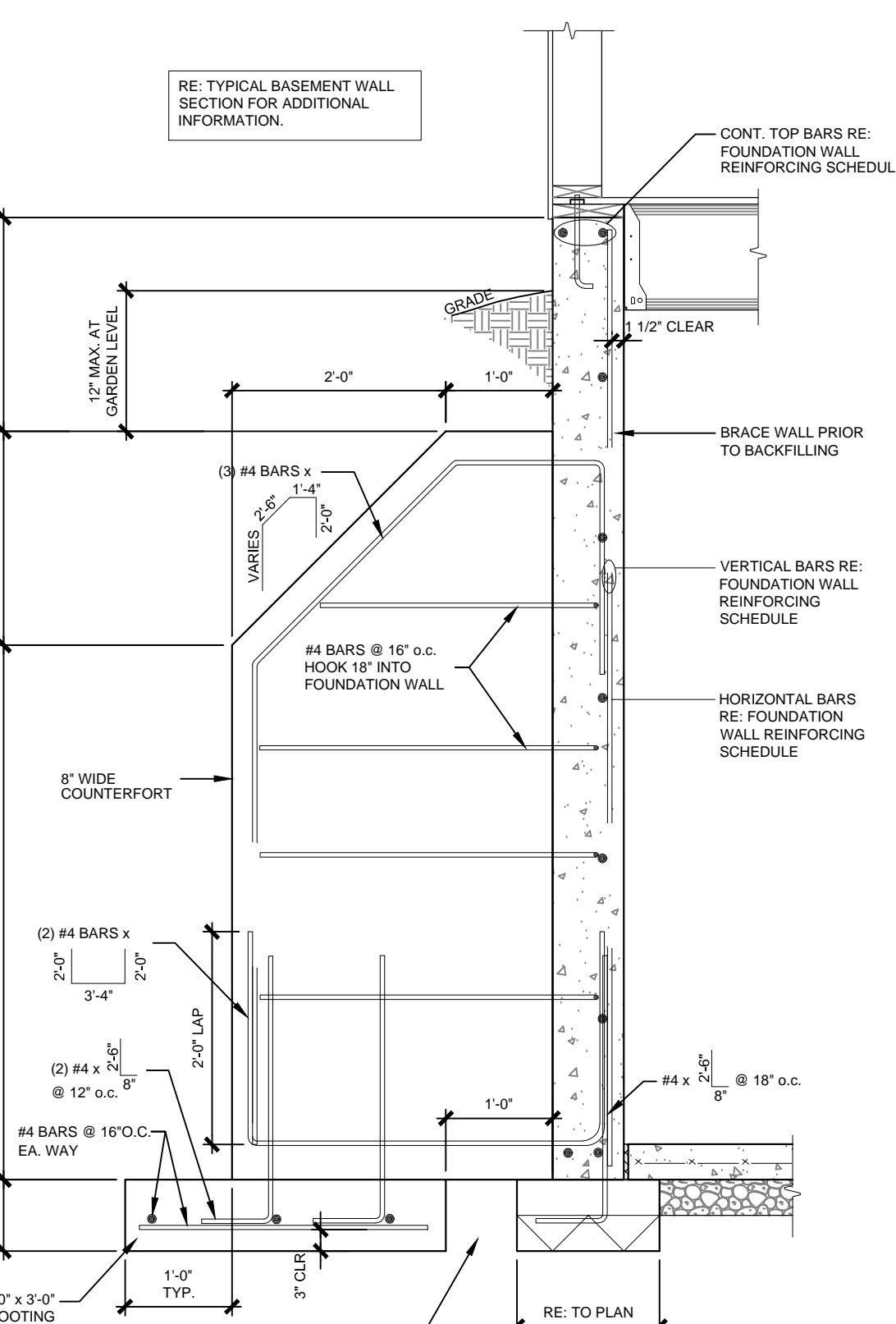
2 BASEMENT/CRAWLSPACE SECTION
3/4" = 1'-0"



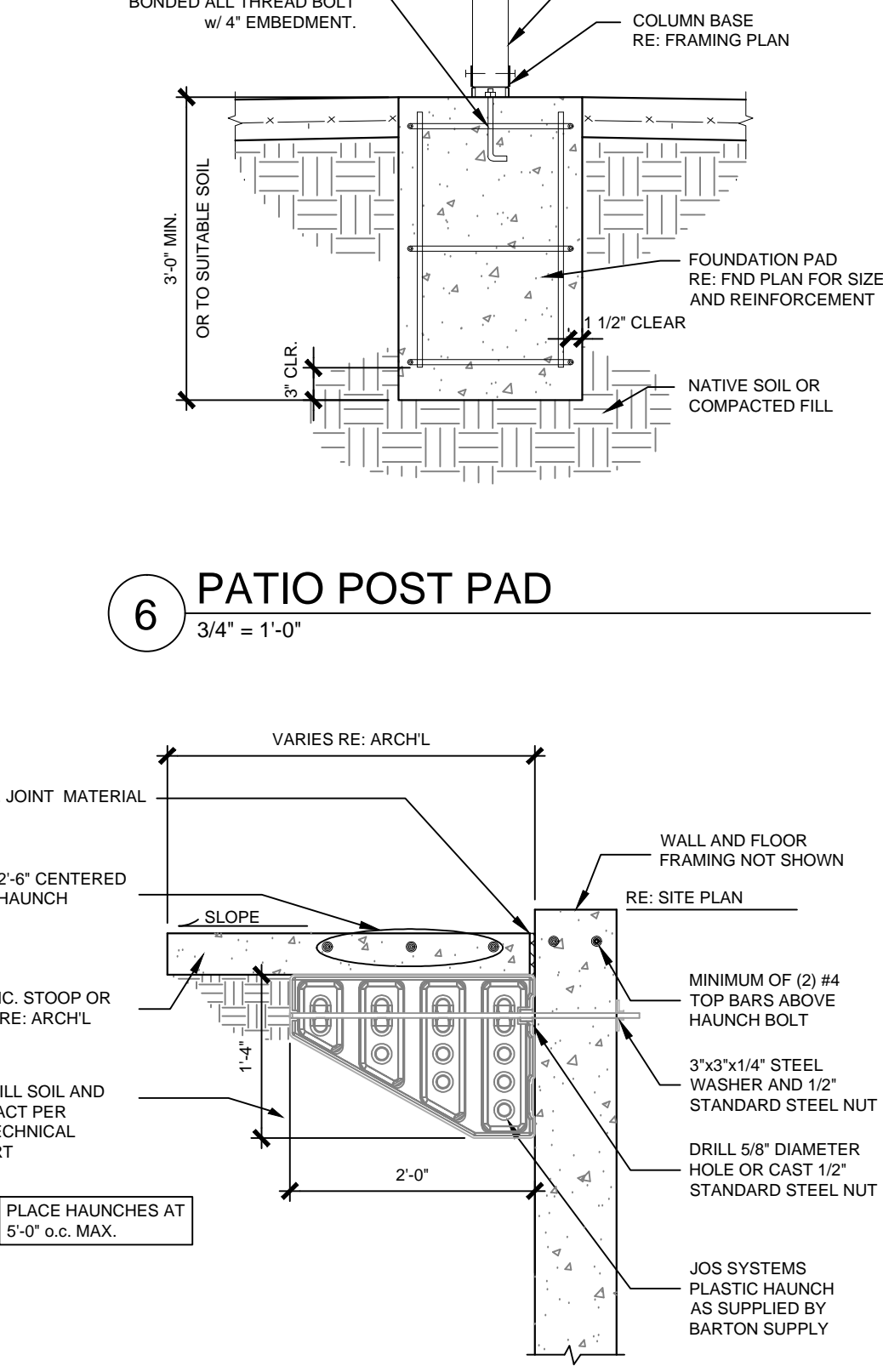
3 GARAGE WALL SECTION
3/4" = 1'-0"



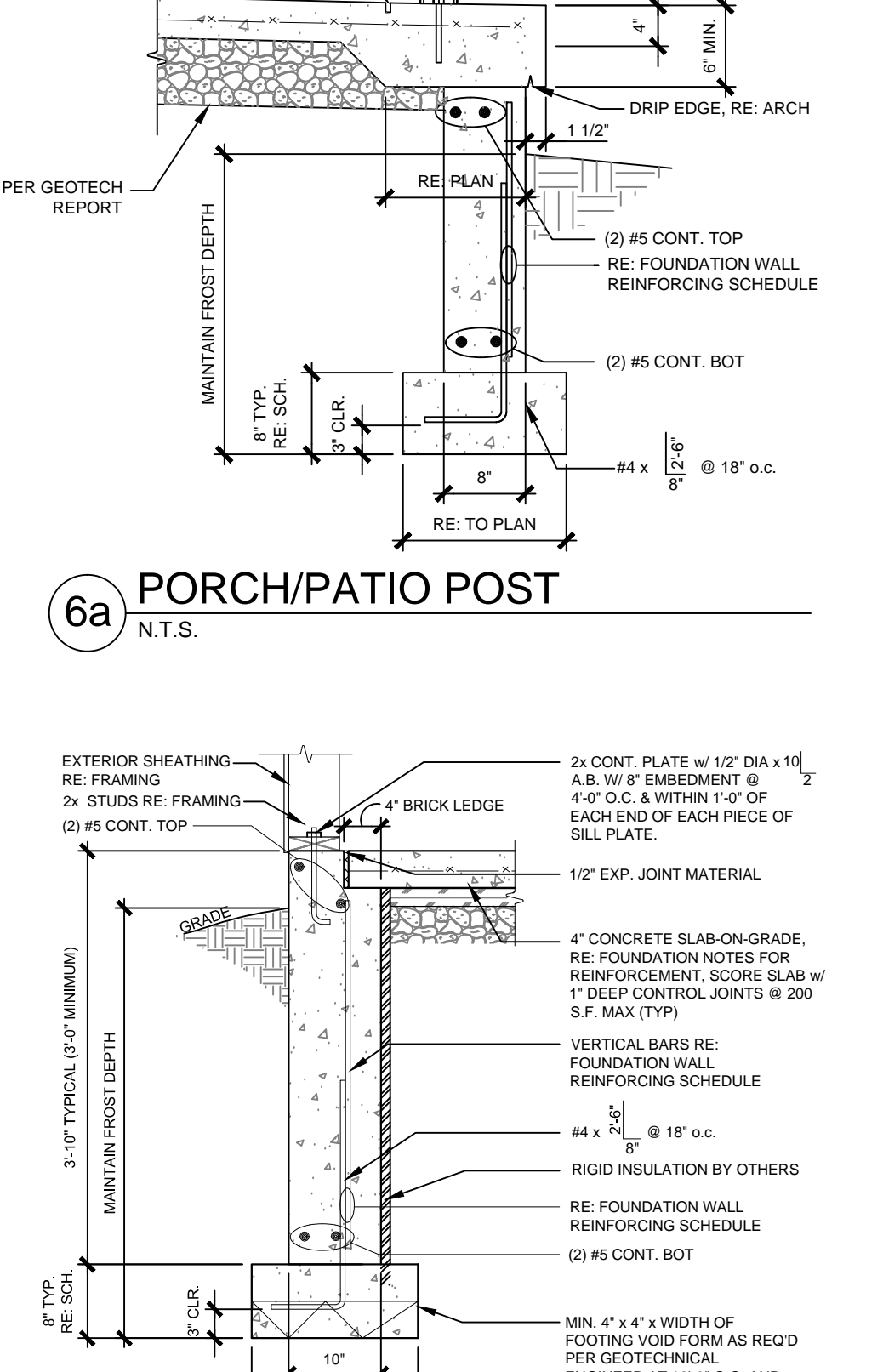
4 CRAWLSPACE WALL SECTION
3/4" = 1'-0"



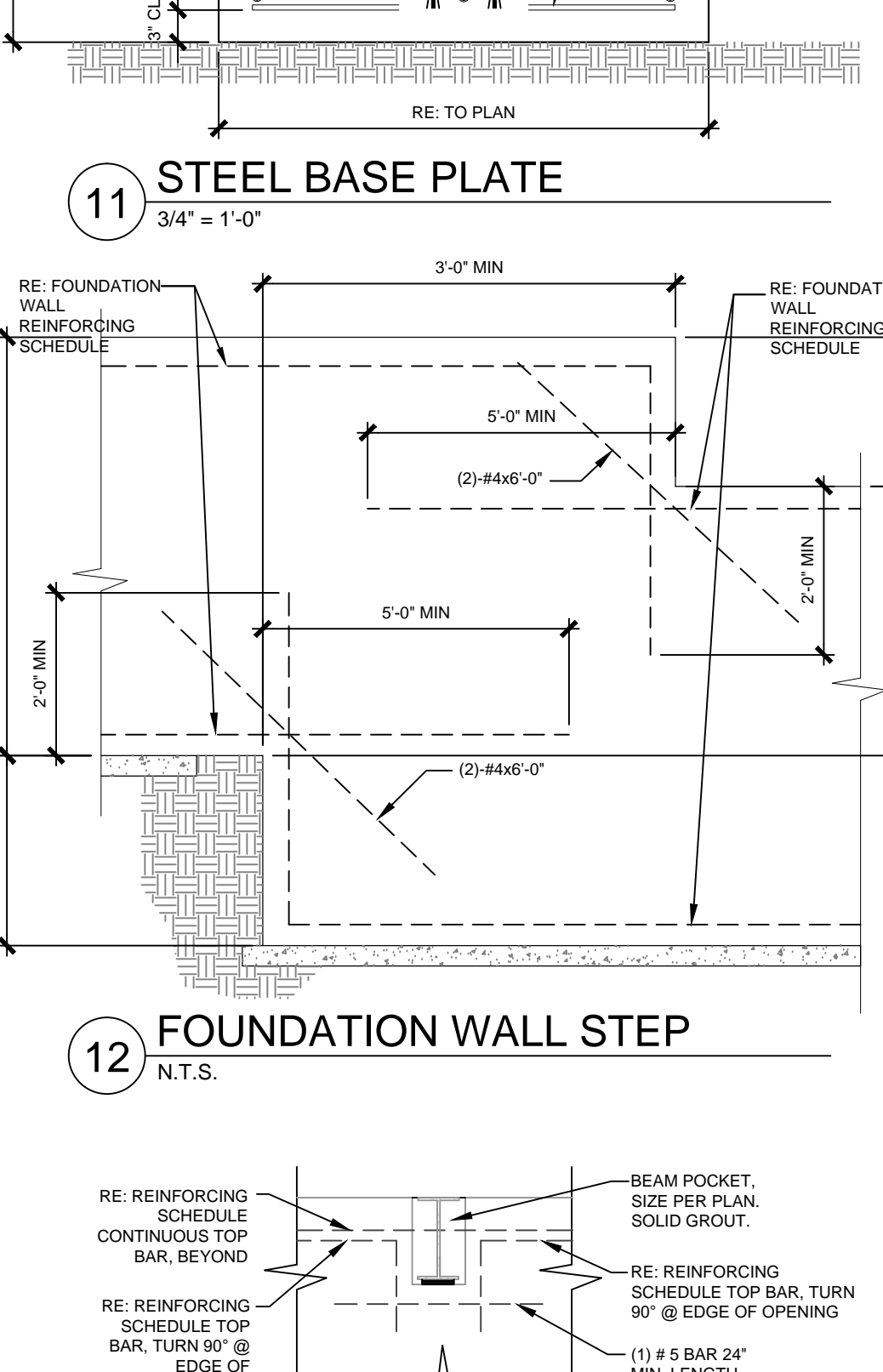
5 COUNTERFOOTING
3/4" = 1'-0"



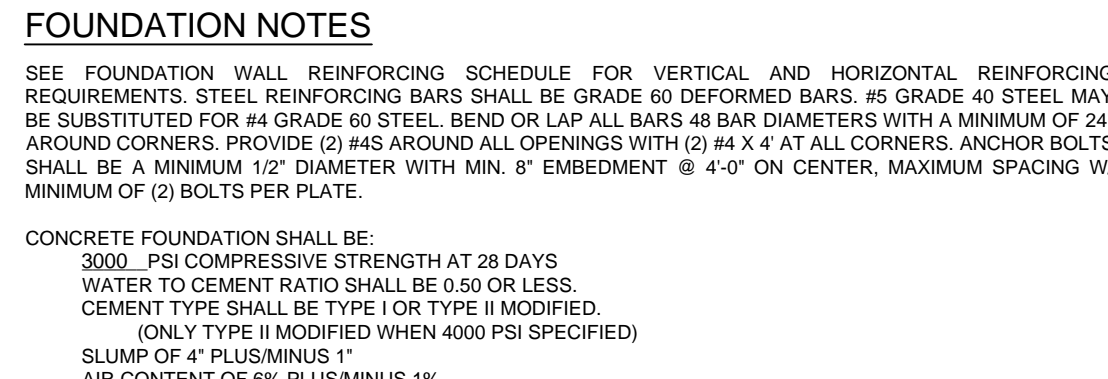
6 PATIO POST PAD
3/4" = 1'-0"



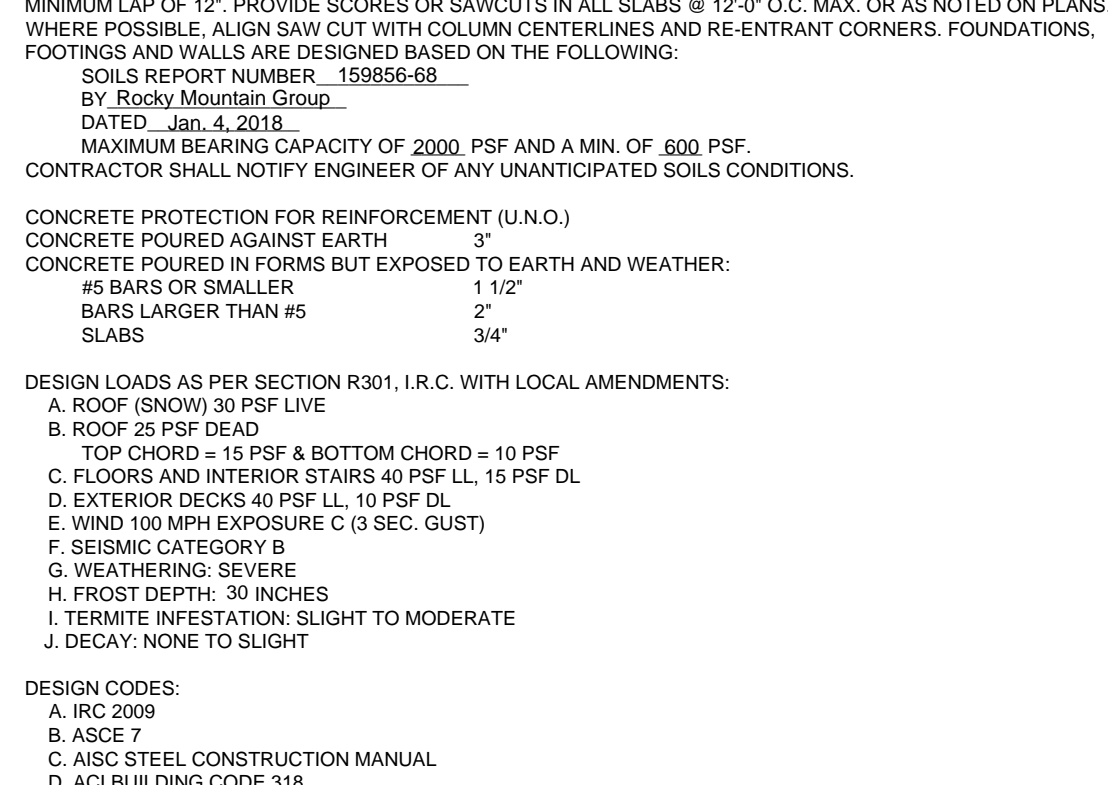
6a PORCH/PATIO POST
N.T.S.



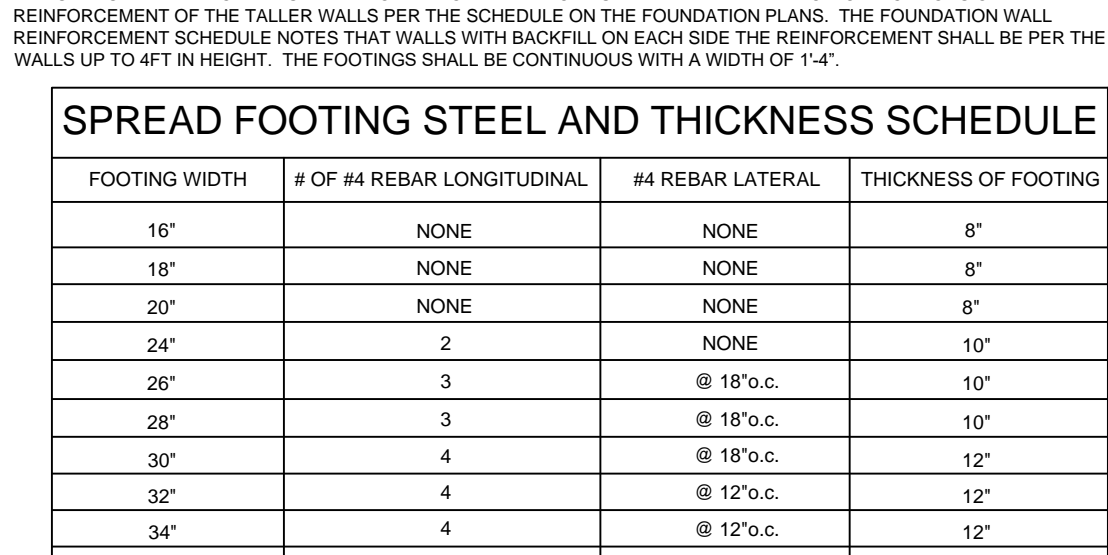
8 WALKOUT WALL SECTION
3/4" = 1'-0"



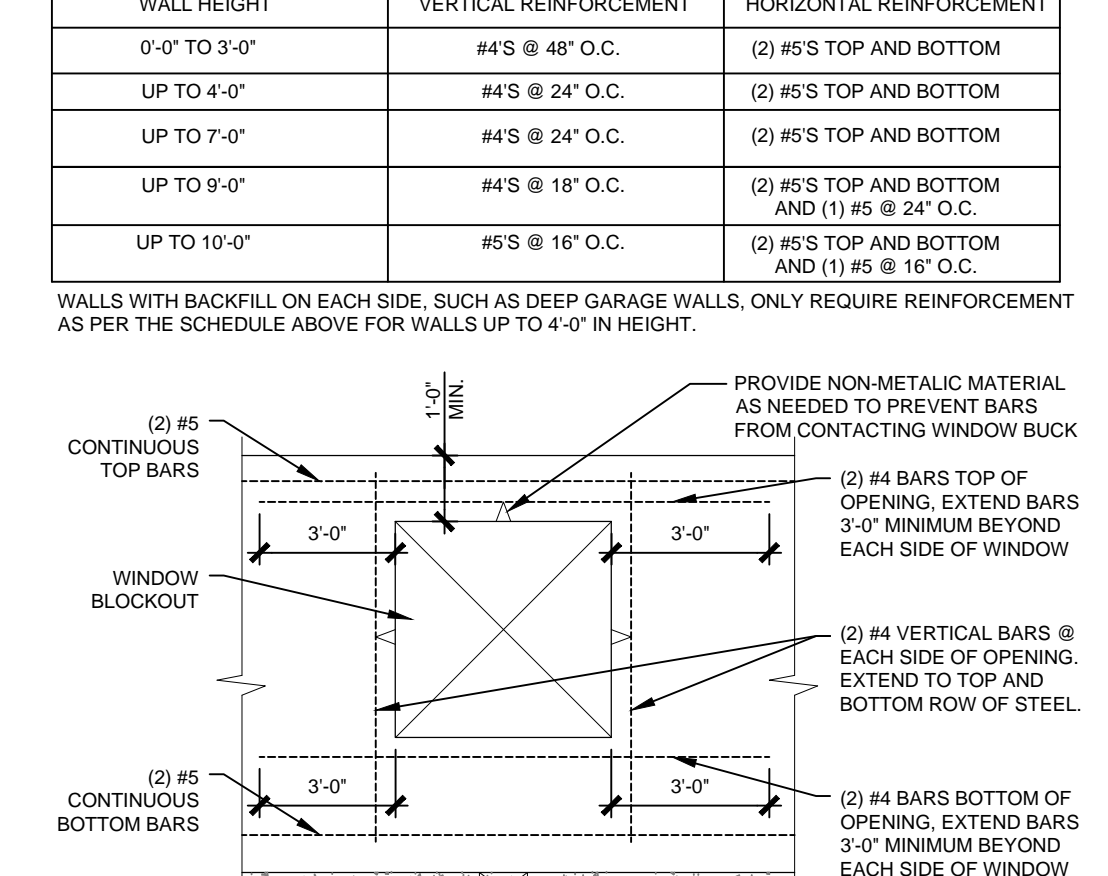
9 CORNER REINFORCEMENT
N.T.S.



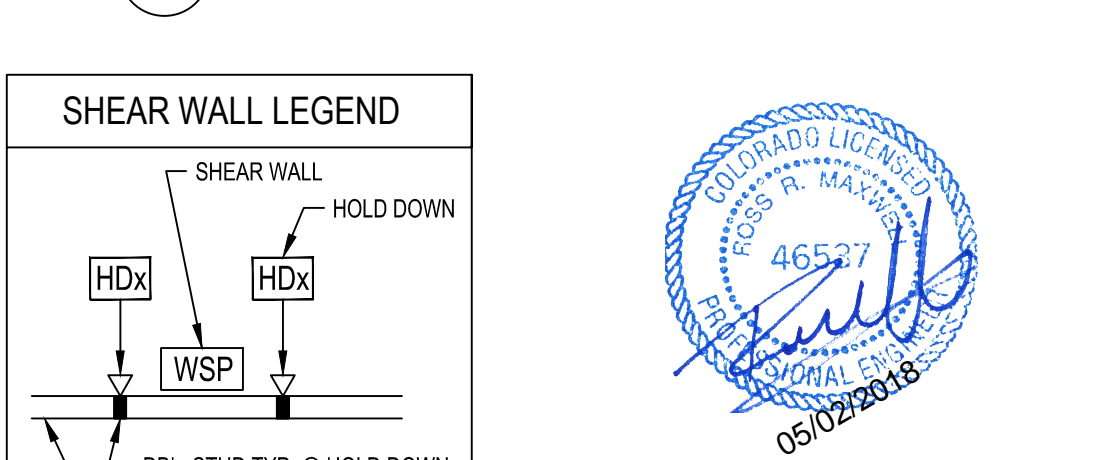
10 HOLD-DOWNS
N.T.S.



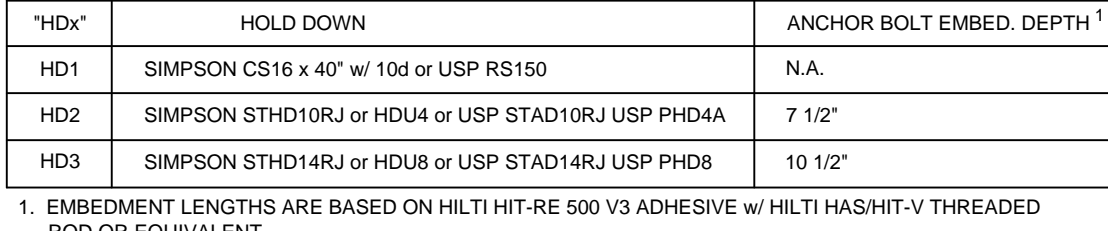
11 STEEL BASE PLATE
3/4" = 1'-0"



FOUNDATION WALL REINFORCING SCHEDULE



14 WINDOW OPENING
N.T.S.



SHEAR WALL LEGEND

HOLD-DOWN SCHEDULE		
"HDx"	HOLD DOWN	ANCHOR BOLT EMBED. DEPTH 1
HD1	SIMPSON CS16 x 40" w/ 10d or USP RS150	N.A.
HD2	SIMPSON STDH10RJ or HDU4 or USP STAD10RJ USP PH4A	7 1/2"
HD3	SIMPSON STDH14RJ or HDU8 or USP STAD14RJ USP PH8	10 1/2"

1. EMBEDMENT LENGTHS ARE BASED ON HILTI HIT-RE 500 V3 ADHESIVE w/ HILTI HASHIT-V THREADED ROD OR EQUIVALENT

FOUNDATION NOTES
SEE FOUNDATION WALL REINFORCING SCHEDULE FOR VERTICAL AND HORIZONTAL REINFORCING REQUIREMENTS. STEEL REINFORCING BARS SHALL BE GRADE 60 DEFORMED BARS. #5 GRADE 40 STEEL MAY BE SUBSTITUTED FOR #4 GRADE 60 STEEL. BEND OR LAP ALL BARS #6 BAR DIAMETERS WITH A MINIMUM OF 24" AROUND CORNERS. PROVIDE (2) #4S AROUND ALL OPENINGS WITH (2) #4 X 4" AT ALL CORNERS. ANCHOR BOLTS SHALL BE A MINIMUM 1/2" DIAMETER WITH MIN. 8" EMBEDMENT @ 4'-0" ON CENTER, MAXIMUM SPACING W/ MINIMUM OF (2) BOLTS PER PLATE.
CONCRETE FOUNDATION SHALL BE:
3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
WATER TO CEMENT RATIO SHALL BE 0.50 OR LESS.
CEMENT TYPE SHALL BE TYPE I OR TYPE II MODIFIED.
(ONLY TYPE II MODIFIED WHEN 4000 PSI SPECIFIED)
SLUMP OF 4" PLUS/MINUS 1"
AIR CONTENT OF 6% PLUS/MINUS 1%
REFER TO ACI 318 FOR ADDITIONAL INFORMATION.
DO NOT PLACE BACKFILL AGAINST FOUNDATION UNTIL CONCRETE HAS CURED AND FOUNDATION ADEQUATELY SHORED. BACKFILL TO REQUIRED GRADE ELEVATION AND SLOPE AWAY FROM BUILDING.
ALL CONCRETE SLABS SHALL BE 4" THICK WITH 6X6-W1.4XW1.4 W.W.F. UNLESS OTHERWISE NOTED WITH A MINIMUM LAP OF 12". PROVIDE SCORES OR SAWCUTS IN ALL SLABS @ 12'-0" O.C. MAX. OR AS NOTED ON PLANS. WHERE POSSIBLE, ALIGN SAW CUT WITH COLUMN CENTERLINES AND RE-ENTRANT CORNERS. FOUNDATIONS, FOOTINGS AND WALLS ARE DESIGNED BASED ON THE FOLLOWING:
SOILS REPORT NUMBER: 159956-68
BY: Rocky Mountain Group
DATED: Jan. 4, 2018
MAXIMUM BEARING CAPACITY OF 2000. PSF AND A MIN. OF 600. PSF.
CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNANTICIPATED SOILS CONDITIONS.
CONCRETE PROTECTION FOR REINFORCEMENT (L.N.O.)
CONCRETE POURED AGAINST EARTH 3"
CONCRETE POURED IN FORMS BUT EXPOSED TO EARTH AND WEATHER:
#5 BARS OR SMALLER 1/2"
BARS LARGER THAN #5 2"
SLABS 3/4"

DESIGN LOADS AS PER SECTION R301, I.R.C. WITH LOCAL AMENDMENTS:
A. ROOF (SNOW) 30 PSF LIVE
B. ROOF 20 PSF DEAD
C. TOP CHORD = 15 PSF BOTTOM CHORD = 10 PSF
D. FLOORS AND INTERIOR STAIRS 40 PSF LL, 15 PSF DL
E. WIND 100 MPH EXPOSURE C (3 SEC. GUST)
F. SEISMIC CATEGORY B
G. WEATHERING: SEVERE
H. FROST DEPTH: 30 INCHES
I. TERMITES INFESTATION: SLIGHT TO MODERATE
J. DECAY: NONE TO SLIGHT

DESIGN CODES:
A. IRC 2009
B. ASCE 7
C. AISI STEEL CONSTRUCTION MANUAL
D. ACI BUILDING CODE 318

FOUNDATION WALL HEIGHT NOTE:
IT IS ACCEPTABLE FOR THE CRAWLSPACE, GARAGE AND PATIO FOUNDATIONS TO BE EXTENDED AT LEAST 1'-0" OR AT MOST TO BASEMENT DEPTH DUE TO POOR SOIL CONDITIONS OR EASE OF CONSTRUCTION.
THE GARAGE AND PATIO WALLS ARE ALLOWED TO EXTEND TO BASEMENT DEPTH WITH NO MODIFICATIONS OTHER THAN REINFORCEMENT OF THE WALLS PER THE SCHEDULE ON THE FOUNDATION PLANS. THE FOUNDATION WALL REINFORCEMENT SCHEDULE NOTES THAT WALLS WITH BACKFILL ON EACH SIDE THE REINFORCEMENT SHALL BE CONTINUOUS WITH A WIDTH OF 1'-4".

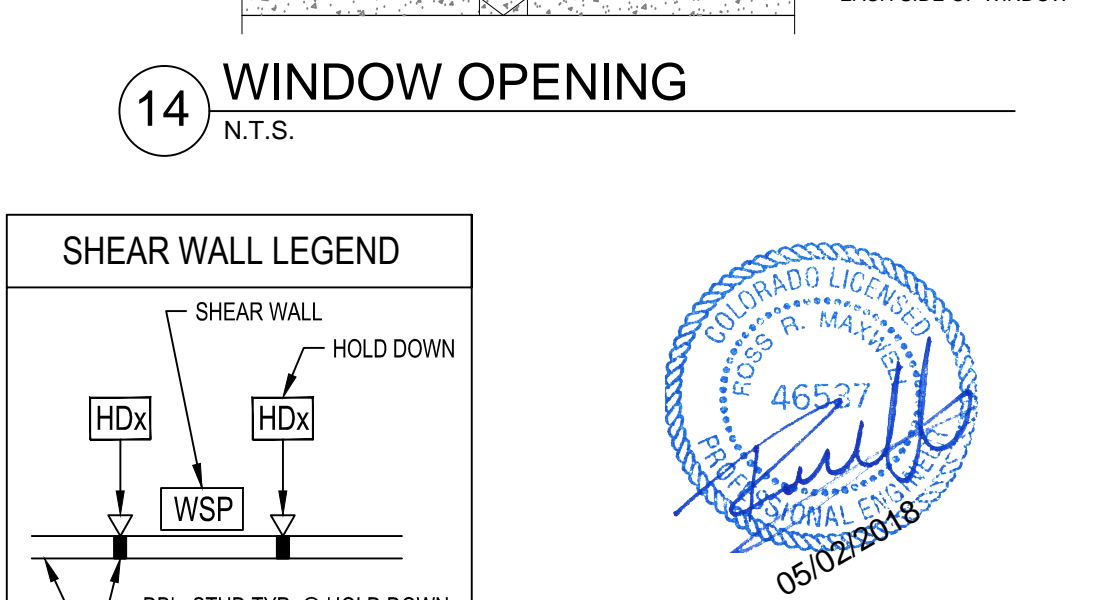
SPREAD FOOTING STEEL AND THICKNESS SCHEDULE

FOOTING WIDTH	# OF #4 REBAR LONGITUDINAL	#4 REBAR LATERAL	THICKNESS OF FOOTING
16"	NONE	NONE	8"
18"	NONE	NONE	8"
20"	NONE	NONE	8"
24"	2	NONE	10"
26"	3	@ 18" o.c.	10"
28"	3	@ 18" o.c.	10"
30"	4	@ 18" o.c.	12"
32"	4	@ 12" o.c.	12"
34"	4	@ 12" o.c.	12"
36"	4	@ 12" o.c.	12"

FOUNDATION WALL REINFORCING SCHEDULE

WALL HEIGHT	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT
0'-0" TO 3'-0"	#4S @ 48" O.C.	(2) #5S TOP AND BOTTOM
UP TO 4'-0"	#4S @ 24" O.C.	(2) #5S TOP AND BOTTOM
UP TO 7'-0"	#4S @ 24" O.C.	(2) #5S TOP AND BOTTOM
UP TO 9'-0"	#4S @ 18" O.C.	(2) #5S TOP AND BOTTOM AND (1) #5 @ 24" O.C.
UP TO 10'-0"	#5S @ 18" O.C.	(2) #5S TOP AND BOTTOM AND (1) #5 @ 16" O.C.

WALLS WITH BACKFILL ON EACH SIDE, SUCH AS DEEP GARAGE WALLS, ONLY REQUIRE REINFORCEMENT AS PER THE SCHEDULE ABOVE FOR WALLS UP TO 4'-0" IN HEIGHT.



HOLD-DOWN SCHEDULE

"HDx"	HOLD DOWN	ANCHOR BOLT EMBED. DEPTH 1
HD1	SIMPSON CS16 x 40" w/ 10d or USP RS150	N.A.
HD2	SIMPSON STDH10RJ or HDU4 or USP STAD10RJ USP PH4A	7 1/2"
HD3	SIMPSON STDH14RJ or HDU8 or USP STAD14RJ USP PH8	10 1/2"

1. EMBEDMENT LENGTHS ARE BASED ON HILTI HIT-RE 500 V3 ADHESIVE w/ HILTI HASHIT-V THREADED ROD OR EQUIVALENT

DATE	REVISION

6724 Windbrook Court
Colorado Springs, Colorado
68

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WWW.EVSTUDIO.COM

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DESIGNED BY:
EVstudio

DRAWN BY:
RRM

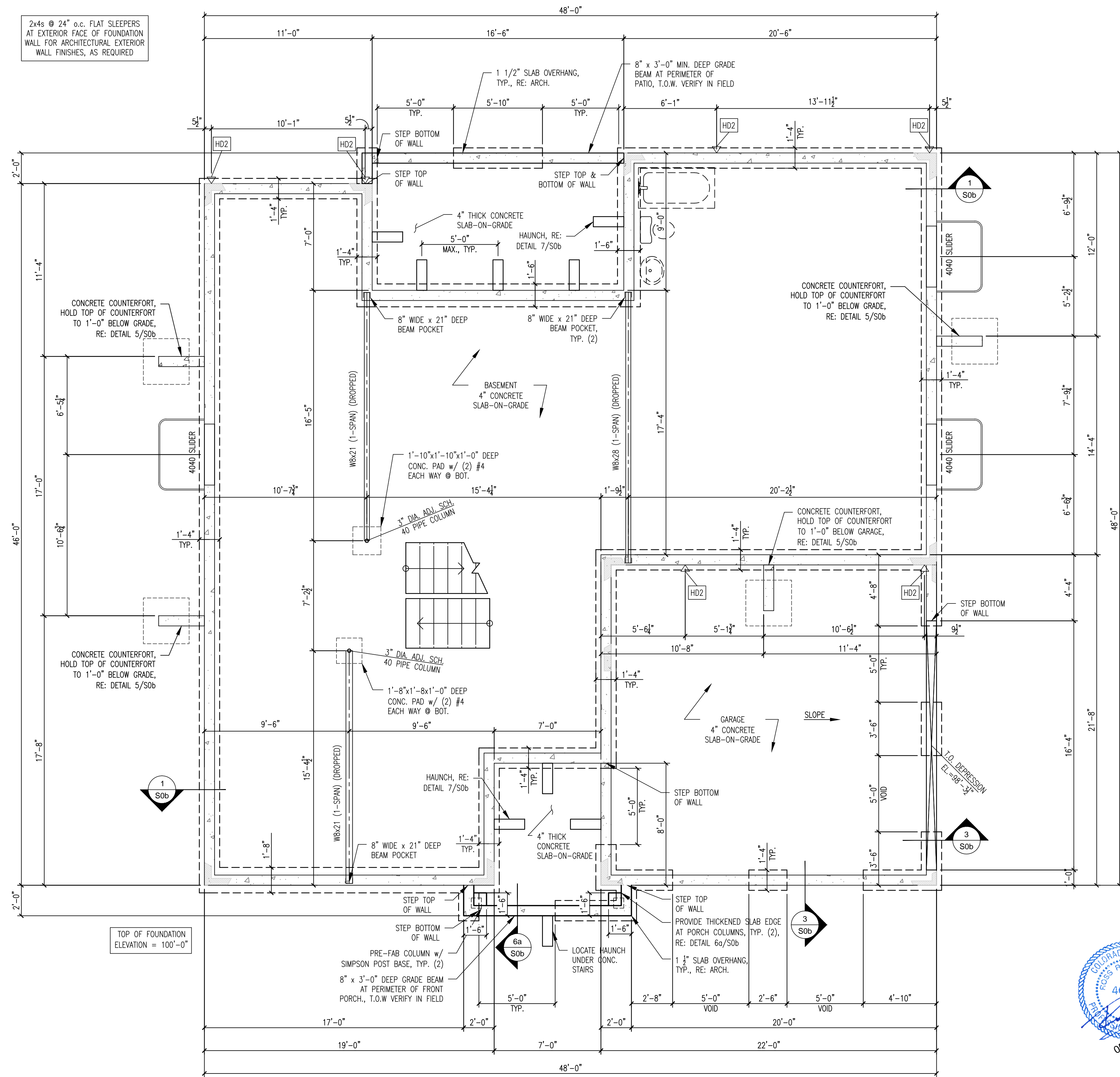
DATE DRAWN:
8/26/2016

DATE PRINTED:
5/2/2018

SCALE:
1/8" = 1' @ 11x17
1/4" = 1' @ 24x36
* UNLESS OTHERWISE NOTED

PLAN NO.
402.1C0

SHEET NO.
S0b



2x4s @ 24" o.c. FLAT SLEEPERS
AT EXTERIOR FACE OF FOUNDATION
WALL FOR ARCHITECTURAL EXTERIOR
WALL FINISHES, AS REQUIRED

TOP OF FOUNDATION
ELEVATION = 100'-0"

GARDEN LEVEL BASEMENT FOUNDATION PLAN

1

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

ELEVATION C



DATE	REVISION
<p>6724 Windbrook Court Colorado Springs, Colorado</p>	
PROJECT NO.	68
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DRAWN BY:	RRM
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