

General Structural Notes:

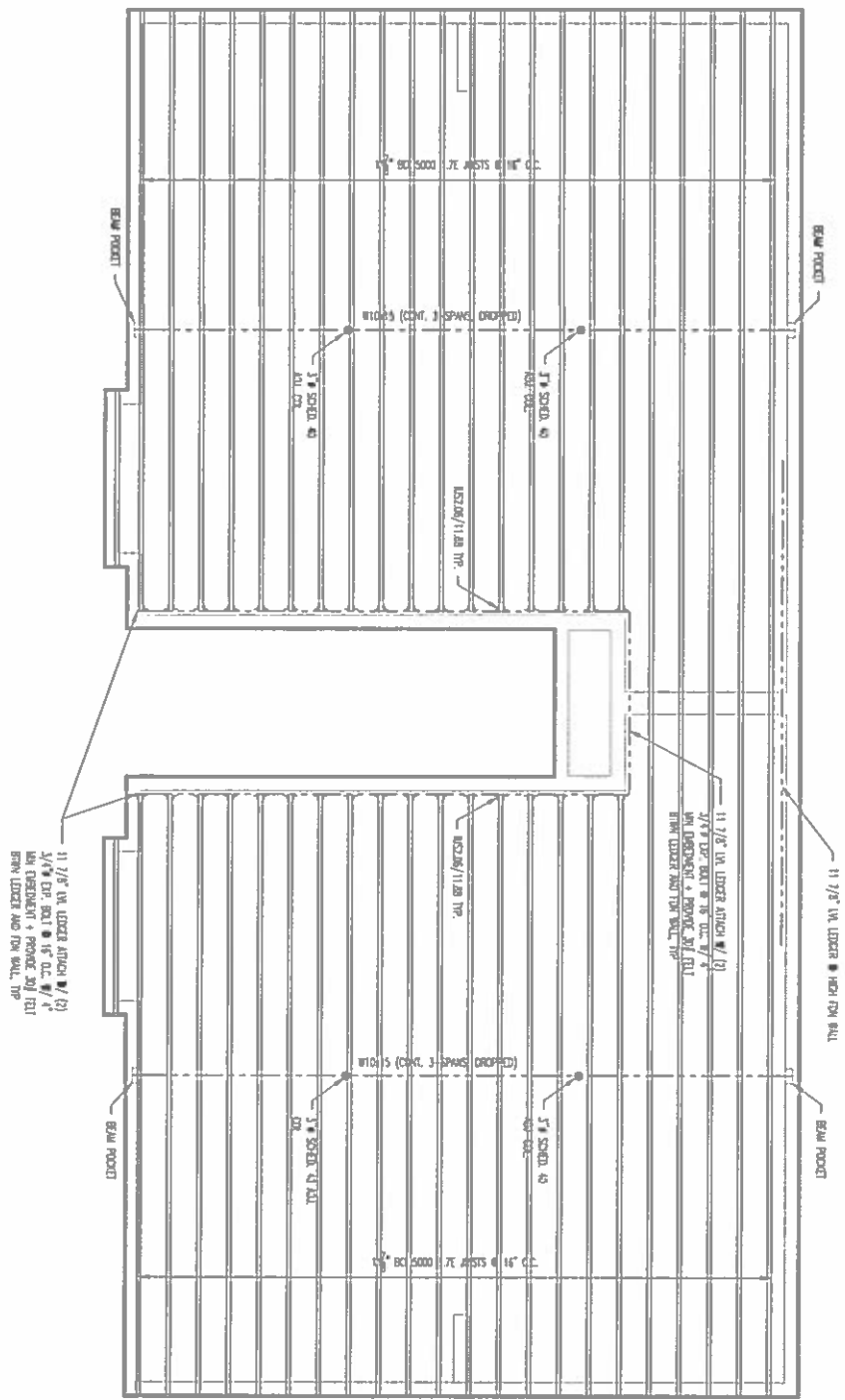
- The structural engineering of the plan has been designed in accordance with FPRBD 2011 Edition and the 2009 International Residential Code.
- Do not make any changes to the design without the approval of the engineer. A meeting with the general contractor is required to discuss any changes prior to construction in order to ensure the structural safety of the plan.
- Unless noted otherwise, all exterior and interior framing shall conform to the requirements of FPRBD 2011 Building Code.
- The structure has been designed and detailed for the loads shown on these drawings. Any deviation to the structure system or removal of any component shall be the responsibility of the contractor. The contractor shall be held responsible for any additional loads or stresses that may be imposed on the structure.
- The structure is designed assuming light normal snow accumulation per IRC/ASCE 7, and all loads shall be based on the design snow load shown on these drawings. The contractor shall be responsible for any additional snow loads that may be imposed on the structure.
- Excavation to and from shall be removed from the roof immediately to prevent damage to roof and provide drainage. The contractor shall be responsible for any additional excavation work.
- Temporary supports, such as temporary walls, bracing, false work, cribbing or other elements required for the construction operation shall be designed, fabricated and installed by the contractor. These temporary supports shall be designed to carry the full design load of the structure plus the weight of the temporary supports. The contractor shall be responsible for any additional temporary supports that may be required.
- For all other items and details, please refer to the following references:
 - ASCE 7-05, Minimum Design Loads and Associated Criteria for Buildings and Other Structures
 - ASCE 8-02, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 9-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 10-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 11-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 12-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 13-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 14-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 15-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 16-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 17-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 18-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 19-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 20-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 21-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 22-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 23-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 24-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 25-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 26-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 27-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 28-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 29-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 30-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 31-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 32-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 33-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 34-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 35-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 36-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 37-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 38-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 39-01, Seismic Design of Steel Moment-Resisting Frames
 - ASCE 40-01, Seismic Design of Steel Moment-Resisting Frames

27. Nois building was designed for the following loads:

Roof Snow Load	Floor Live Load	Deck Live Load
20 psf	40 psf	40 psf
Roof Dead Load	Floor Dead Load	Deck Dead Load
25 psf	10 psf	15 psf
Wind Load	Deck Ledger	
100 mph Exposure C	60 psf	

MAIN LEVEL FRAMING PLAN

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



- Structural Floor Notes:**
- Floor joists are to be installed per the manufacturer's specifications and standard floor framing joists.
 - All floor joists are to be 11-7/8" x 19" S2S S200 17 D1 @ 16" o.c., unless otherwise noted.
 - Floor sheathing is consist of 5/8" CDX plywood or OSB. Floor sheathing is to be installed using recommended nail-spacing. Floor sheathing is to be installed in accordance with the 2009 International Residential Code, unless otherwise noted.

STATE OF COLORADO
P.L.E. NO. - 33402

DESIGNED BY: CA
CHECKED BY: SJ
DATE: 9/10/18
SCALE: AS SHOWN
JOB NO.: 171062
SHEET NO.: 31
OF 3 SHEETS

MAIN FLOOR FRAMING PLAN
TRAILSIDE MANOR
FOUNTAIN, CO
FOR: ROCKY MOUNTAIN COMMUNITY

ENTECH ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

REVISIONS

REV.	DATE	BY

REVISIONS
REV. DATE BY

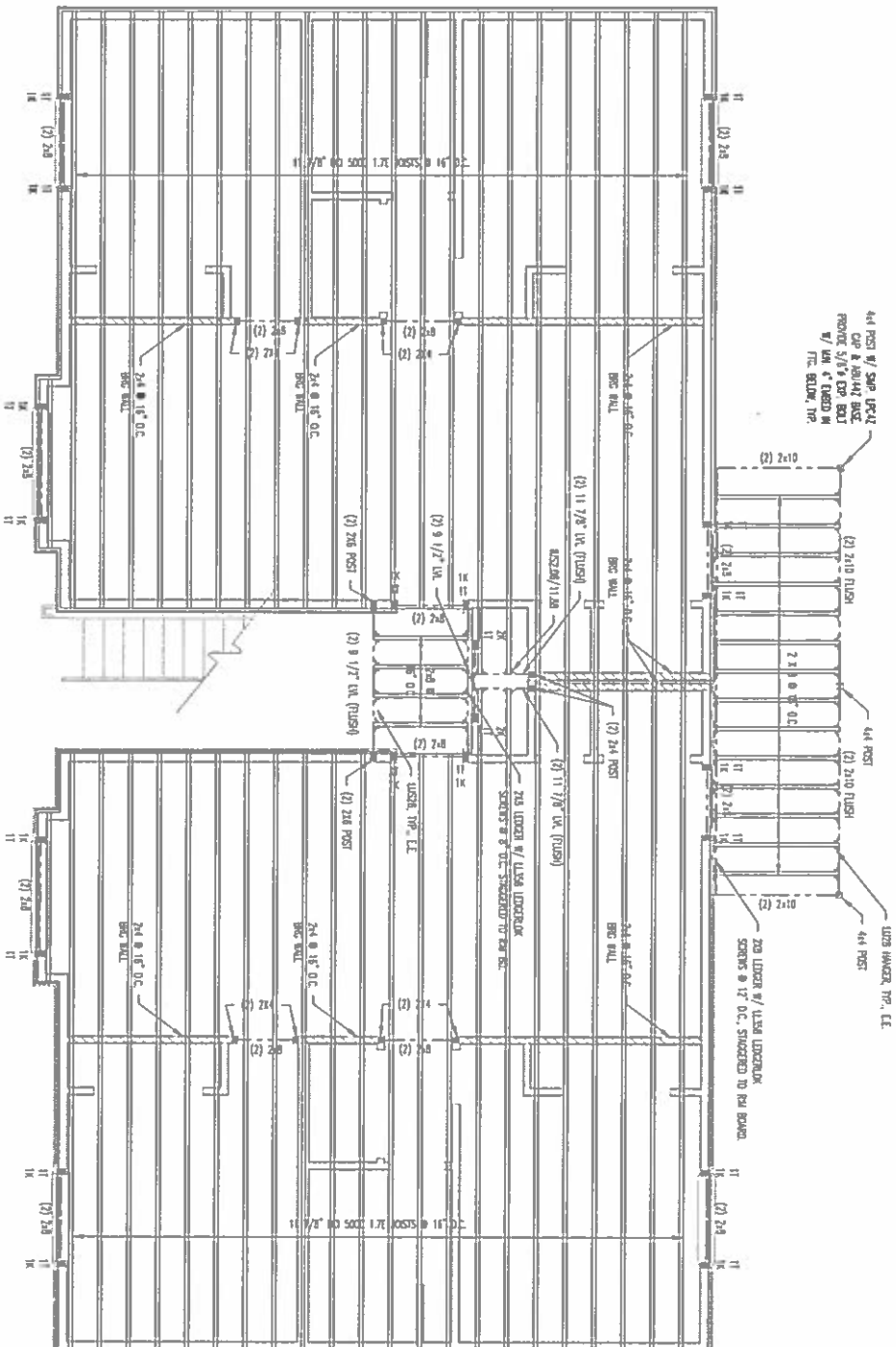


ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

UPPER LEVEL FRAMING PLAN
TRAILSIDE MANOR
FOUNTAIN, CO
FOR: ROCKY MOUNTAIN COMMUNITY

STATE OF COLORADO
P.E. NO. - 33402

DRAWN BY: BK
DESIGNED BY: CA
CHECKED BY: SJ
DATE: 9/10/18
SCALE: AS SHOWN
JOB NO.: 171062
SHEET NO.:
S2 of 3 SHEETS



UPPER LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

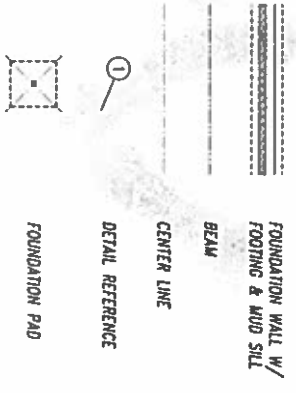
GENERAL FOUNDATION NOTES:

- Use dimensions from the architectural plans, except for foundation components.
- All miscellaneous details shall be in accordance with instructions from manufacturer or designer.
- Reinforcing should be continuous around the building, as shown. Provide properly bent and lapped bars at corners to match wall horizontal reinforcement. Minimum lap of reinforcing should be 40 bar diameters.
- All foundation posts must be formed to the proper dimension.
- Floor slabs must be separated from all structural portions of building with an expansion joint a minimum of 1/2" thickness. All nonbearing partitions above floor slabs must be constructed with a minimum 2" gap at the bottom to permit vertical movement of floor slabs.
- Slabways should not be constructed as rigid connections between floors, but should allow floor slabs to move vertically.
- Door jambs should not be built light to slabs on grade.
- Mechanically compact all interior backfill to 90% maximum Modified Proctor Dry Density, ASTM D-1557. All exterior backfill should be mechanically compacted to 92% of maximum Modified Proctor Dry Density, ASTM D-1557.
- Walls having backfill on both the interior and exterior faces should have the backfill on either side brought up approximately together. Otherwise, where possible, no exterior backfill should be placed until the floor slab and floor joists are in place or the soil is otherwise properly braced. Minimum recommended design strength of foundation concrete shall be 3000 psi, Type II cement.
- See notes report for additional concrete recommendations.
- Foundation forms should remain in place a minimum of three (3) days.
- A gravel pad beneath floor slabs is not recommended.
- Slope backfill away from the building a minimum of 5% for the first 10 feet. Carry roof drains across the backfilled areas. Do not allow water to stand or pond near the building. Do not flood the backfill.
- This design has been completed in accordance with pertinent standards, recommended design 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 resulting from the heaving of expansive soil induced by seasonal moisture changes. It must be recognized that foundation components, and in particular, floor slabs and other below-grade walls, will undergo movement. Adherence to those details detailing floor slabs from columns, walls, partitions, or other structural components is extremely important if damage to the superstructure is to be minimized. Any subsequent owners should be apprised of the expansive soil condition, if any, and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, drywall and finish work above floor slabs, etc. All reinforcing bars are to consist of #4, grade 60 steel unless otherwise noted.

Standard Designation	SI Designation
#4, Grade 60	#13, Grade 420 MPa
#5, Grade 60	#16, Grade 420 MPa

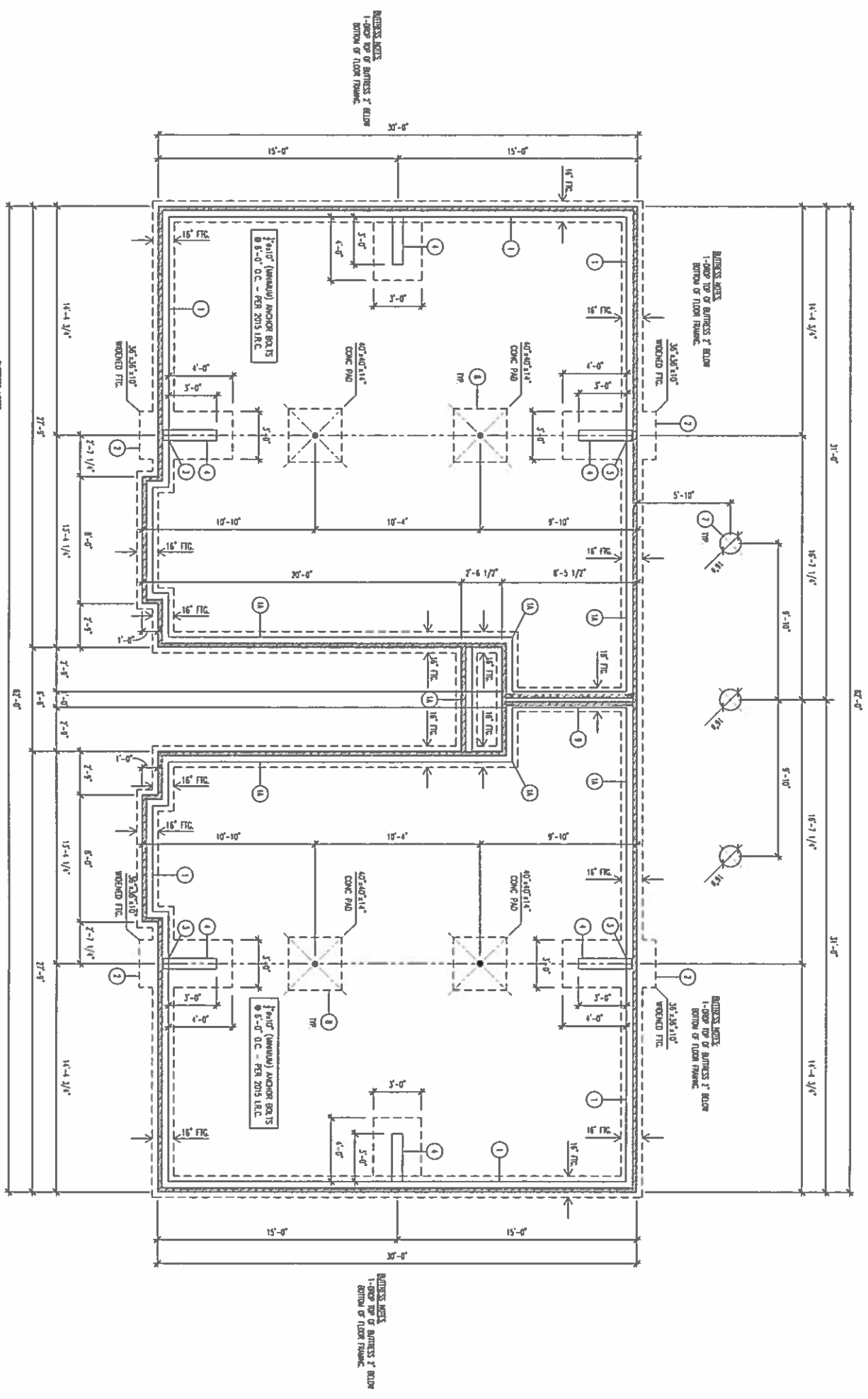
Roof Snow Load	Floor Live Load	Deck Live Load
30 psf	40 psf	40 psf
Roof Dead Load	Floor Dead Load	Deck Dead Load
25 psf	10 psf	15 psf

LEGEND



SOILS NOTES:
 - The foundation excavation must be observed by Entech Engineering, Inc. prior to placing forms or concrete to verify that the design is appropriate for the site.
 - The foundation was designed using a minimum soil bearing capacity of 2000 psf.
 - The foundation was designed according to the building plans for Trilside Manor townhomes by Architecture dated December 6, 2017, and a soils report by Entech Engineering dated October 10, 2017, Entech Job #171062.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO SETTING FORMS OR PLACING CONCRETE. MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED.



FOUNDATION PLAN

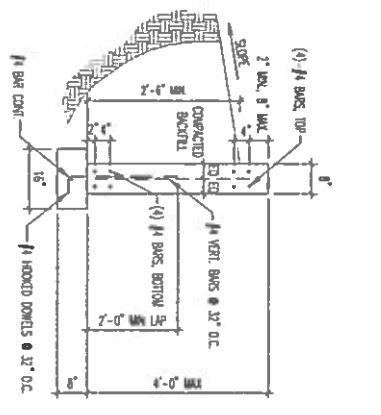
SCALE: 1/4" = 1'-0"

DESIGNED BY: CI	DATE: 9/10/18
CHECKED BY: SJ	SCALE: AS SHOWN
DRAWN BY: EK	JOB NO.: 171062
STATE OF COLORADO P.E. NO. = 33402	SHEET NO.: 1
	OF 2 SHEETS

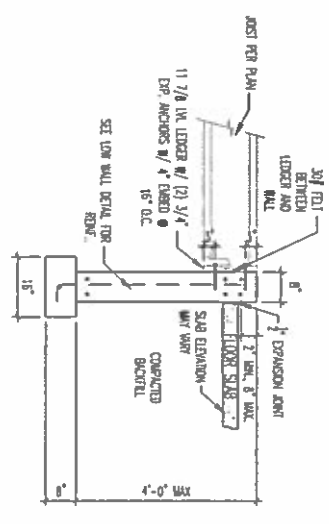
**FOUNDATION PLAN
 TRILSIDE MANOR
 FOUNTAIN, CO
 FOR: ROCKY MOUNTAIN COMMUNITY**

ENTECH ENGINEERING, INC.
 505 ELKTON DRIVE
 COLORADO SPRINGS, CO. 80907 (719) 531-5599

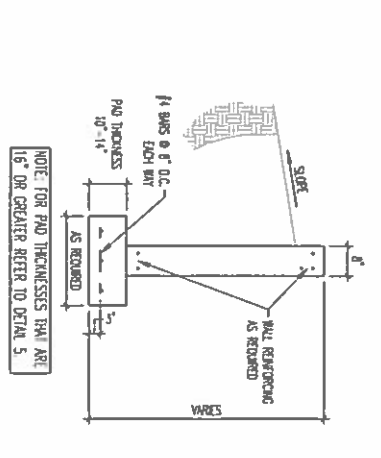
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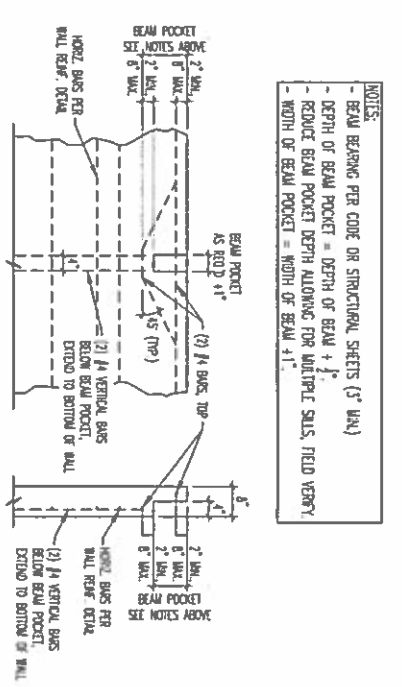
1 LOW WALL CRAWL



1A LEDGER



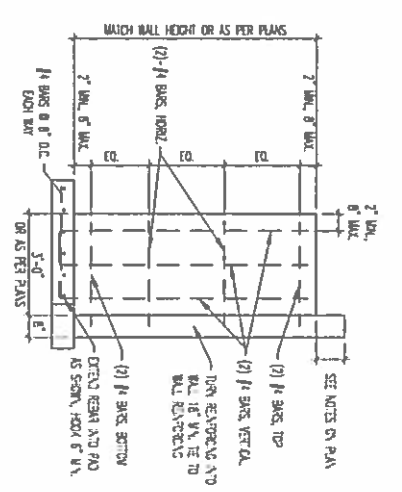
2 WIDENED CONCRETE FOOTING



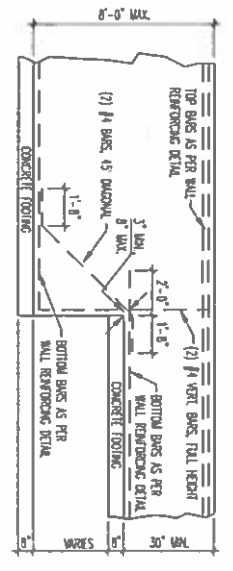
3 FULL BASEMENT WALL BEAM POCKET

VERTICAL REINFORCING SHOWN S.N. ADDITION TO TYPICAL WALL REINFORCING

NOTES:
 - BEAM BEARING PER CODE OR STRUCTURAL SHEETS (1\"/>

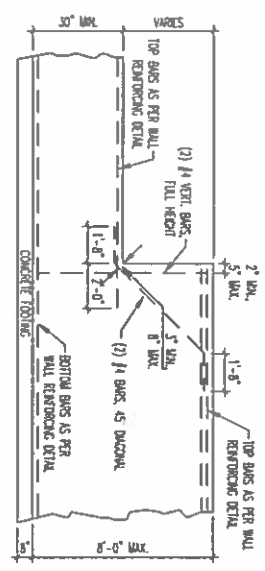


4 BUTTRESS



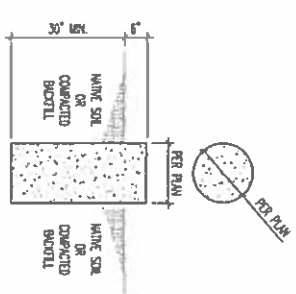
5 FOUNDATION STEP AT BOTTOM

VERTICAL WALL REINFORCING NOT SHOWN FOR CLARITY

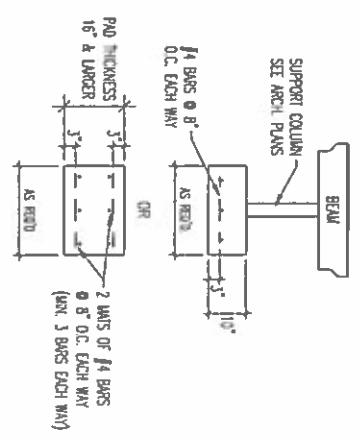


6 FOUNDATION STEP AT TOP

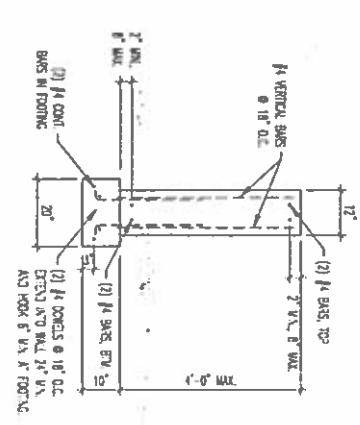
LOW STEP GREATER THAN 3'-0\"/>



7 CONCRETE PIER



8 INT. FTG. W/CRAWL



9 PARTY WALL FOUNDATION WALL

STATE OF COLORADO P.E. NO. - 439102
DRAWN BY: EX
DESIGNED BY: CA
CHECKED BY: SJ
DATE: 9/10/18
SCALE: AS SHOWN
JOB NO.: 171062
SHEET NO.: 2
OF 2 SHEETS

FOUNDATION DETAILS
 TRAILSIDE MANOR
 FOUNTAIN, CO
 FOR: ROCKY MOUNTAIN COMMUNITY

ENTECH
 ENGINEERING, INC.
 505 ELIXIR DRIVE
 COLORADO SPRINGS, CO. 80907 (719) 531-5599

REV.	DATE	BY	REVISIONS