

- NOTES:**
- 1) Concrete shall have a minimum 28 day compressive strength of 3,500 psi
 - 2) All #4 reinforcing shall be grade 60
 - 3) Foundation design is based on a non-expansive soil with a minimum bearing capacity of 1500 psf.

FOUNDATION PLAN

$\frac{3}{16}'' = 1'-0''$



Todd E. Alexander
 02/27/2020

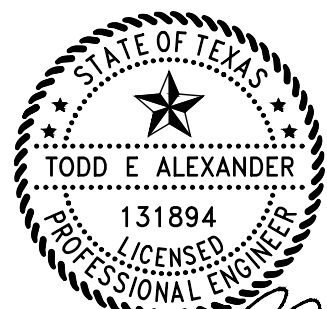
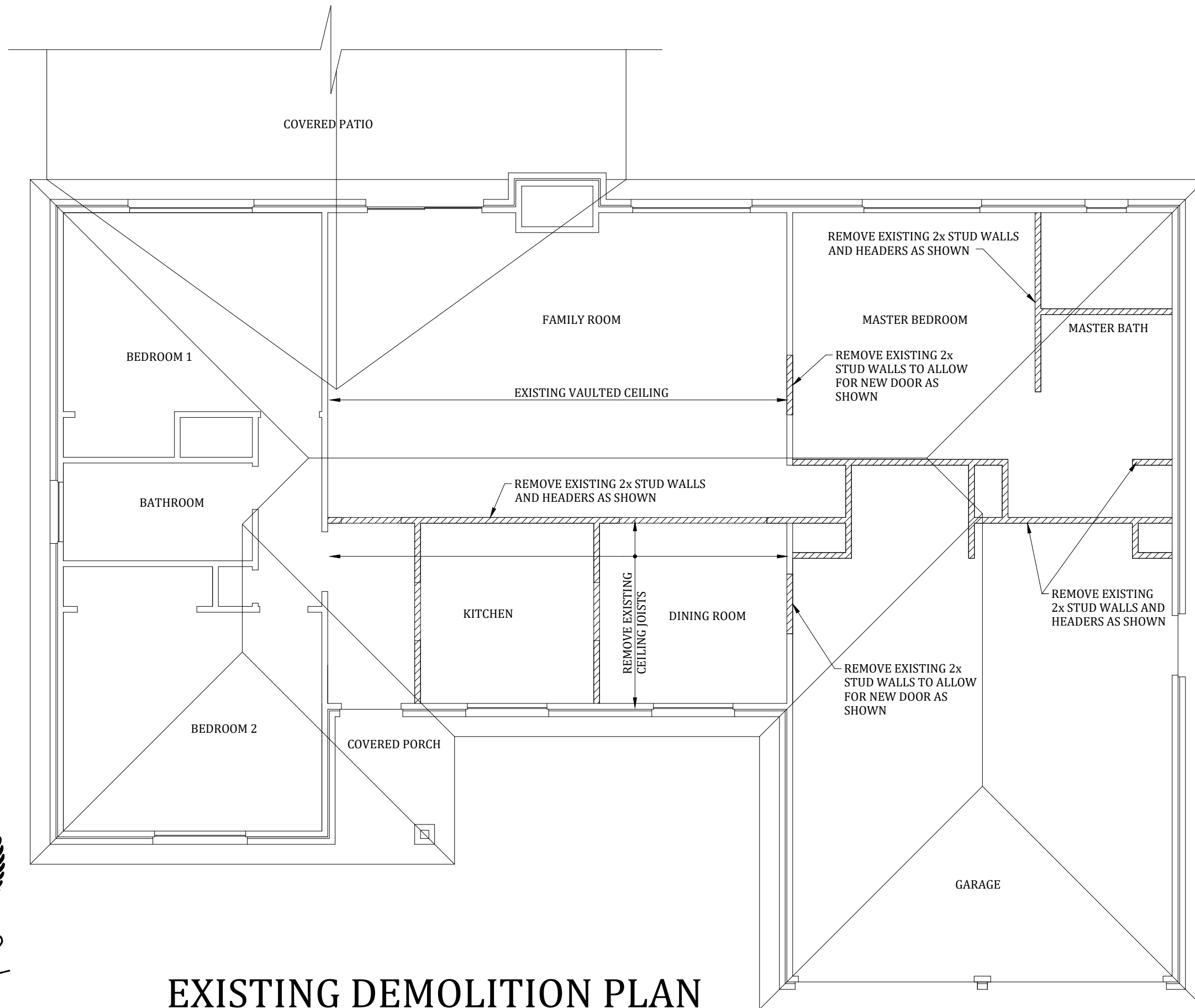
REMODEL OF RESIDENCE

Project No: 16680
 Date: 02/19/2020
 Print Date:
 Submittal 02/19/2020
 Building Dept 02/27/2020

S1

OF: 4

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 Texas Eng. Firm : 20170



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EXISTING DEMOLITION PLAN

$\frac{3}{16}'' = 1'-0''$

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COORDINATION:

A. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering and Consulting in written form as a change for inclusion into these plans. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions on structural drawings shall be checked against architectural drawings and any discrepancies shall be brought to the attention of the Architect and Engineer immediately. Refer to mechanical, electrical and architectural drawings for openings not shown on structural drawings.

B. These construction documents were prepared with information about the existing building provided from field measurements of the as-built building taken by personnel of GreenWorks Engineering and Consulting on February 5, 2020 and plans provided by the client. Plans were received February 22, 2020. If the contractor discovers existing conditions which vary from those shown on these documents he shall notify GreenWorks Engineering and Consulting immediately for guidance on necessary changes to be made.

C. All temporary shoring shall be the responsibility of the contractor.

D. Design is void after two years from original date of issue, unless updated to acceptable codes and practices at that time.

WOOD:

A. Framing lumber shall be Hem Fir (unless noted otherwise) and as follows or better:

- 2x4 studs Stud Grade
- 2x6 or larger studs . . . #2 Grade
- Plates #3 Grade
- Joists and Rafters . . . #2 Grade
- 2x and 4x Beams #2 Grade
- 6x or larger Beams . . . #1 Grade Beam and Stringer
- Laminated Veneer Lumber . . 2.0E
- Posts #1 Grade Post and Timber

B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.

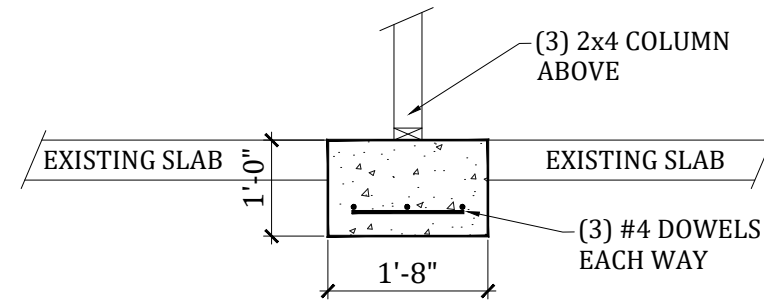
C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'Trusjoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.

D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.

E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.

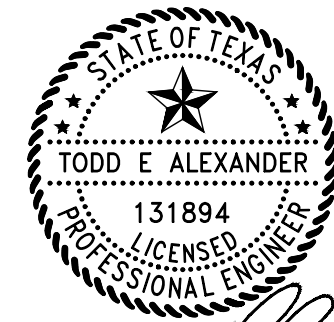
F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.

G. Wood roof and floor trusses shall be designed by others unless noted otherwise. Calculated live load deflection of trusses shall not exceed 1/360 for floors and 1/240 for roof of the overall span length. The truss supplier shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Colorado for review by the Engineer of Record to verify they conform to requirements of the basic structure. These shop drawings shall show the locations of all trusses, connection plate sizes & capacity and the size & grade of lumber to be used. Truss fabrication shall not proceed until completion of shop drawing review by the Engineer of Record. Truss manufacturer or contractor shall provide blocking at bearing locations and bridging/lateral bracing as required for truss stability.



DETAIL - 1

1/2" = 1'-0"



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