Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

8/7/2025 9:15 AM

Project Name

ADU at 716 Maple Street

CDR250047

Planner: Arlo Schumann

Engineer: Tim Dinger

DRC: Todd Sullivan

Applicant

Jim Loftis

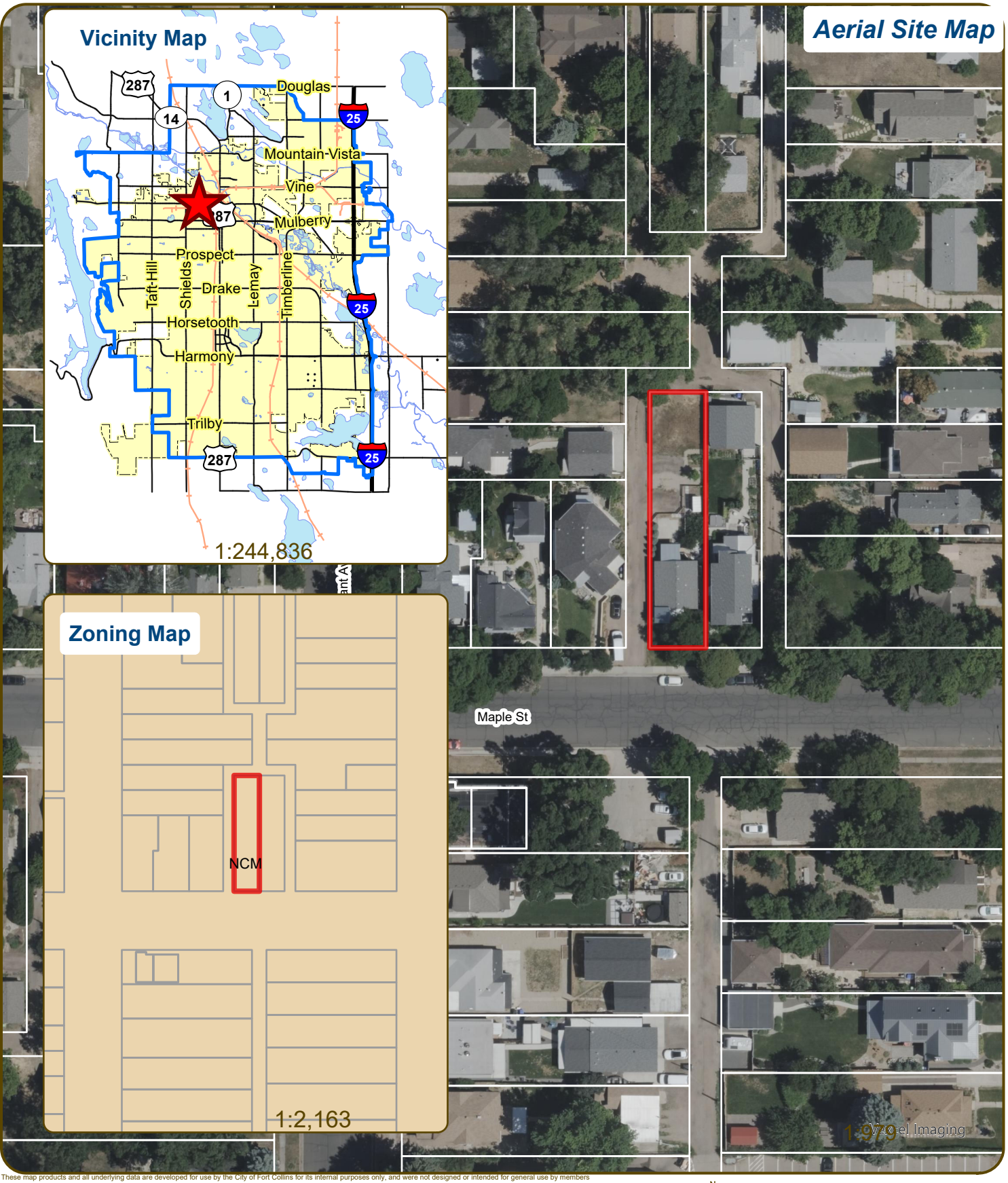
970-430-0657

jimcloftis@gmail.com

Description

This is a request to develop an Accessory Dwelling Unity (ADU) at 716 Maple St (parcel # 9711228027). The applicant is proposing an ADU in the rear of the property. Access can be taken from Maple St to the south. The property is approximately 0.25 mi north of W Mountain Ave and 0.36 mi east of N Shields St. The site is located in the Old Town, Medium (OT-B) Zone District and the project is subject to a Basic Development Review.

ADU at 716 Maple Street - Accessory Dwelling Unit



N W E S

City of Fort Collins GIS

City of Fort Collins

Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) JIM LOFTIS, OWNER BRIAN MAJESKI, ARCHITECT

Are you a small business? ☐ Yes ☒ No **Business Name** (if applicable) _____

Your Mailing Address JIM LOFTIS 223 PARK ST, FORT COLLINS, CO 80521

Phone Number 970-430-0657 Email Address JIMCLOFTIS@GMAIL.COM

Site Address or Description (parcel # if no address) 716 MAPLE ST FORT COLLINS CO 80521 Parcel # 9711228027

Description of Proposal (attach additional sheets if necessary) Proposed detached building on rear portion of lot with habitable space 600sf. Currently proposed as not a separate dwelling unit (4/oven + no built-in cooktop). To be rented separately to (one person)

Proposed Use Residential, Rental **Existing Use** Residential, Rental

Total Building Square Footage 750 exist 600 prop S.F. Number of Stories 1 Lot Dimensions 35'x 164', 5747sf

Age of any Existing Structures existing 1 story duplex ca 1935

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

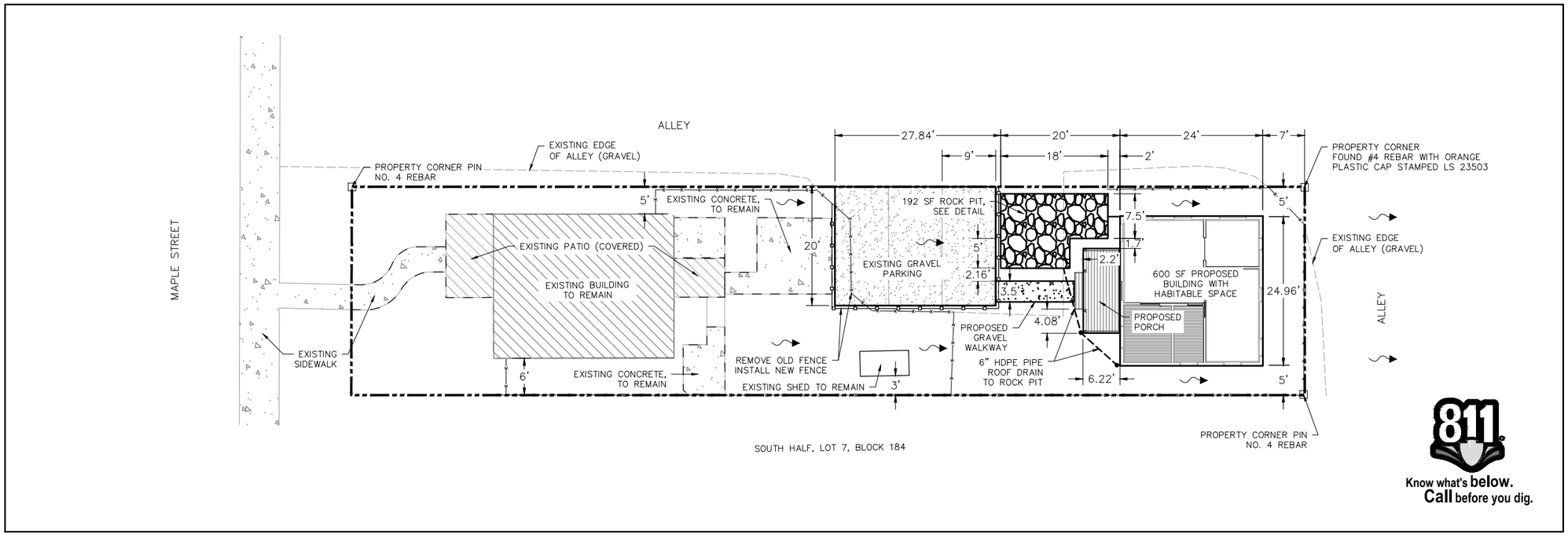
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 600 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



N

0 10 20
Feet

NOTES

1. PROPOSED SLOPES SHALL BE NO STEEPER THAN 4:1, MINIMUM 5% SLOPES AWAY FROM PROPOSED BUILDING
2. NO UTILITIES HAVE BEEN LOCATED ON THIS SITE. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS SITE.

GRADING PLAN FOR 716 MAPLE ST
BUILDING PERMIT #XXXXXXX
CONTACT INFORMATION
NAME: SHAWN FETZER
ADDRESS: 308 JEWEL CT, FORT COLLINS
PHONE NO.: 970-702-4884
EMAIL ADDRESS:
SFETZER@FETZERENGINEERING.COM

EXISTING IMPERVIOUS AREA:
EXISTING HOUSE ROOFTOP - 902 SF
EXISTING CONCRETE - 380 SF
TOTAL = 1282 SF

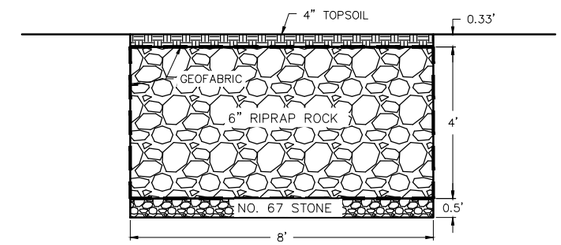
PROPOSED IMPERVIOUS AREA
PROPOSED HOUSE - 600 SF
PROPOSED COVERED PORCH - 87 SF
TOTAL = 687 SF

TOTAL NET IMPERVIOUSNESS = 1969 SF
IMPERVIOUSNESS PERCENTAGE = 38.52 %

LEGEND

- PROPERTY PIN
- LOT LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING BUILDINGS

ROCK PIT DETAIL



COLORADO LICENSED
SHAWN KENNETH FETZER
49791
PROFESSIONAL ENGINEER

Fetzer Engineering, LLC
Fort Collins, CO 80525
970-702-4884
Sfetzer@fetzerengineering.com

SITE AND DRAINAGE PLAN

716 MAPLE ST
FORT COLLINS

NO.	DATE	REVISION

By: SKF
Date 9/30/24
File No. 716MAPLE
Sheet No.

Fetzer Engineering, LLC

September 30, 2024

Mr. Jim Loftis
Fort Collins, CO 80521

RE: **Drainage Memo**
for 716 Maple St, Fort Collins, CO

Dear Jim Loftis;

The purpose of this letter is to describe the proposed site improvements and potential drainage impacts at 716 Maple Street (Exhibit A). The 0.13-acre project site is a developed single-family residential lot (parcel no. 9711228027) on the north side of Maple Street between Grant Ave and Loomis Ave in Fort Collins, Colorado. The site is located within the Old Town drainage basin. Current conditions at the site include a single-story house with covered patios, concrete patio, shed, sidewalk, gravel parking, and established trees.

The lot is bound by existing single-family residential properties on the east lot line, and an existing alley on the west and north side. Per the NRCS Soil Survey of Larimer County (Exhibit B), the site entirely consists of Fort Collins loam and is classified as being within hydrologic soil group C. These soils are anticipated to have a slow infiltration rate when thoroughly wet and a slow rate of water transmission.

Per the flood insurance rate map, the lot is located within Zone X. Zone X is defined as an area of minimal flood hazard and does not have a base flood elevation associated with it. Also, the site is outside of all City of Fort Collins mapped floodplains. (Exhibit C)

Historically, site stormwater for the site has drained to the south towards Maple Street and to the north towards the alley with gentle slopes with the southern portion of the lot draining to the south and the northern half draining towards the alley. Based on field inspections (Exhibit F), the location where the proposed structure will be built will drain to the north towards the alley. No changes are proposed to the existing drainage pattern of the site. The proposed site improvements in the drainage basin include a single-story residential structure with a wood porch and new gravel walkway from the existing parking area.

Attached is a drainage plan (Exhibit D) showing the location of your proposed residential structure and the grading around this new site improvement. Drainage calcs for the additional storm flows that this rooftop and site improvements will generate are also attached. All grading around the house (10’ min) shall be a minimum of 5% directed away from the structure and be routed using the existing drainage patterns. All planned downspouts of the new building will be located and directed towards a proposed rock pit that will be used for storage of additional flows that will be generated from the proposed added

imperviousness to prevent negative impacts to the properties downstream from these improvements. Due to these developed conditions, it is my professional opinion that improvements stated in this memo and shown on the grading plan will not negatively impact downstream private properties adjacent to the alley. Please refer any questions to me at the contact information provided below. Thank you

Shawn Fetzer, P.E.

Disclaimer:

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Fetzer Engineering LLC shall be without liability to Fetzer Engineering LLC

Exhibit Enclosures:

A. Location Map
B. FEMA Map
C. NRCS Soils Report
D. Drainage Plan
E. Drainage Calcs
F. Site Pictures


Location Map
716 Maple St
Cherry St
Cherry St
Cherry St
N Grant Ave
N Grant Ave
N Loomis Ave
716 Maple St
Maple St
Maple St
Maple St
N Grant Ave
N Grant Ave
N Loomis Ave
N Loomis Ave
N
Google Earth
300 ft

drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole–foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Colorado State Plane north zone (FIPSZONE 0501). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC–3, #9202
1315 East–West Highway
Silver Spring, MD 20910–3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713–3242,** or visit its website at http://www.ngs.noaa.gov/.

Base map information on this FIRM was provided by the Larimer County GIS and Mapping Department. Additional input was provided by the City of Fort Collins Geographic Information Services Division. These data are current as of 2010.

This map reflects more detailed and up–to–date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de–annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1–877–FEMA–MAP (1–877–336–2627) or visit the **FEMA Map Service Center** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the **FEMA Map Service Center** website or by calling the FEMA Map Information eXchange.

Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at http://www.fema.gov/business/nfip/index.shtm.

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 (EL 987) Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- A–A Cross section line
- 23–23 Transect line
- 97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 6000000 FT 5000-foot grid ticks: Colorado State Plane coordinate system, north zone (FIPSZONE 0501), Lambert Conformal Conic
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
December 19, 2006
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
June 17, 2008

May 2, 2012 –to change Special Flood Hazard Areas, to change floodway, to reflect updated topographic information, to change Base Flood Elevations, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1–800–638–6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0979H

FIRM
FLOOD INSURANCE RATE MAP
LARIMER COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 979 OF 1420
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LARIMER COUNTY	080101	0979	H
FORT COLLINS, CITY OF	080102	0979	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08069C0979H

MAP REVISED
MAY 2, 2012

United States Department of Agriculture

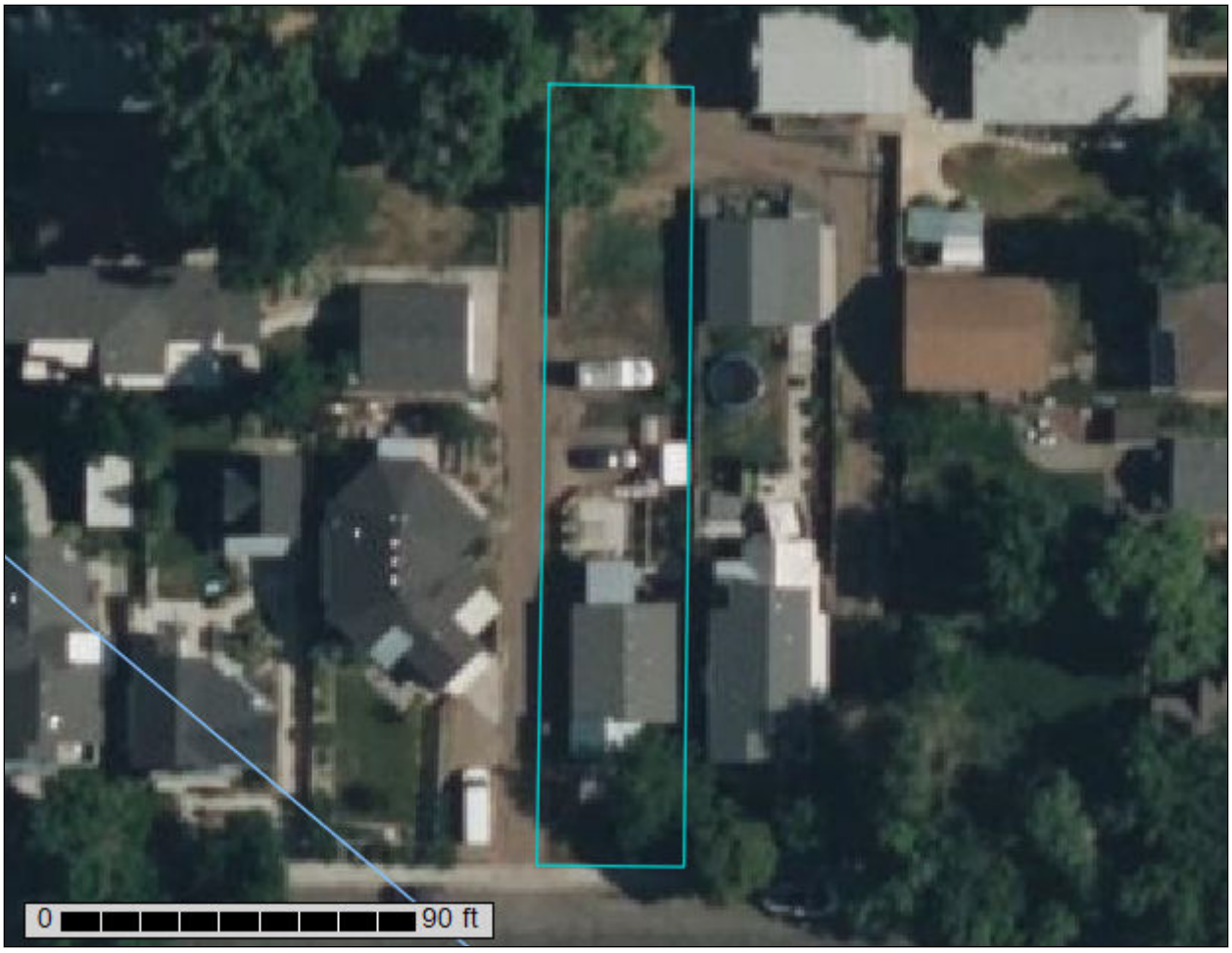
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Larimer County Area, Colorado

716 Maple St



June 24, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:353 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Larimer County Area, Colorado
Survey Area Data: Version 18, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2021—Aug 25, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
35	Fort Collins loam, 0 to 3 percent slopes	0.2	100.0%
Totals for Area of Interest		**0.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Larimer County Area, Colorado

35—Fort Collins loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlnc
Elevation: 4,020 to 6,730 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Fort collins and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fort Collins

Setting

Landform: Interfluves, stream terraces
Landform position (three-dimensional): Interfluve, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene or older alluvium and/or eolian deposits

Typical profile

Ap - 0 to 4 inches: loam
Bt1 - 4 to 9 inches: clay loam
Bt2 - 9 to 16 inches: clay loam
Bk1 - 16 to 29 inches: loam
Bk2 - 29 to 80 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 12 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Minor Components

Nunn

Percent of map unit: 10 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Vona

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

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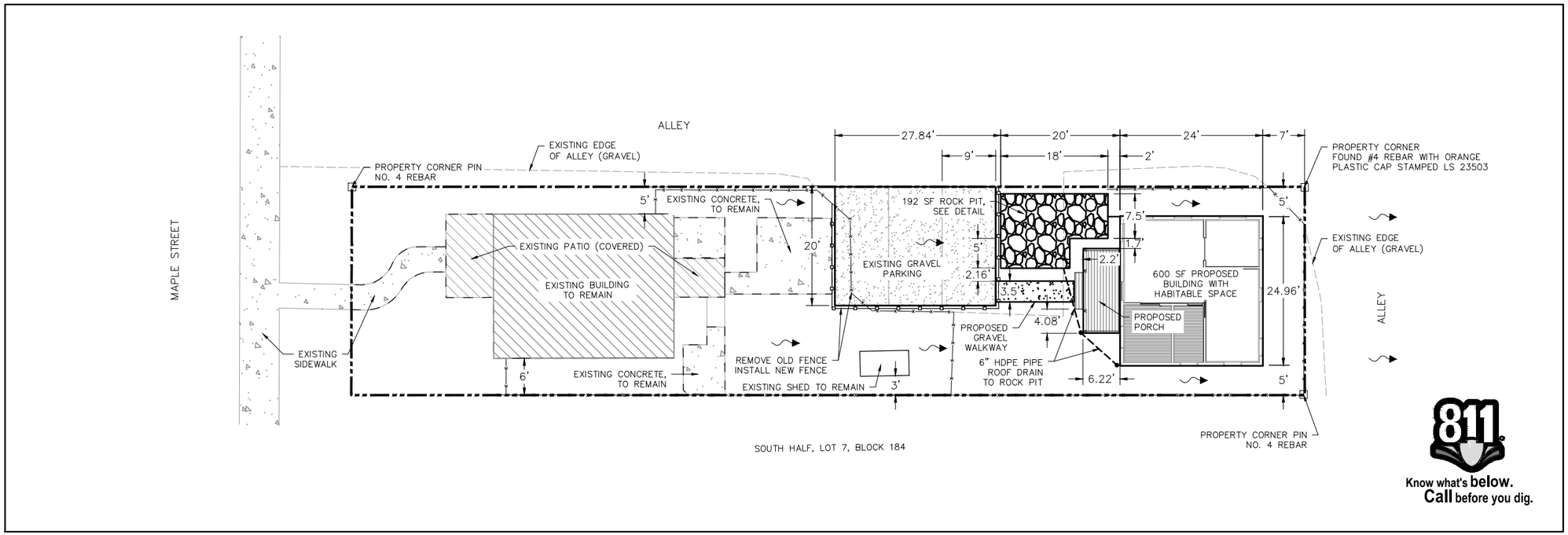


N

0 10 20
Feet

NOTES

1. PROPOSED SLOPES SHALL BE NO STEEPER THAN 4:1, MINIMUM 5% SLOPES AWAY FROM PROPOSED BUILDING
2. NO UTILITIES HAVE BEEN LOCATED ON THIS SITE. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS SITE.

GRADING PLAN FOR 716 MAPLE ST
BUILDING PERMIT #XXXXXXX
CONTACT INFORMATION
NAME: SHAWN FETZER
ADDRESS: 308 JEWEL CT, FORT COLLINS
PHONE NO.: 970-702-4884
EMAIL ADDRESS:
SFETZER@FETZERENGINEERING.COM

EXISTING IMPERVIOUS AREA:
EXISTING HOUSE ROOFTOP - 902 SF
EXISTING CONCRETE - 380 SF
TOTAL = 1282 SF

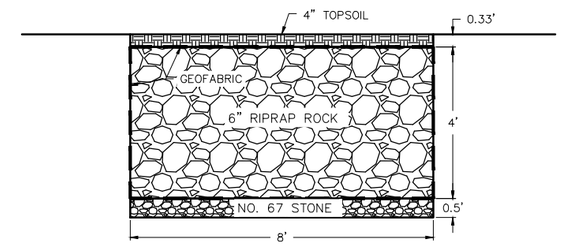
PROPOSED IMPERVIOUS AREA
PROPOSED HOUSE - 600 SF
PROPOSED COVERED PORCH - 87 SF
TOTAL = 687 SF

TOTAL NET IMPERVIOUSNESS = 1969 SF
IMPERVIOUSNESS PERCENTAGE = 38.52 %

LEGEND

- PROPERTY PIN
- LOT LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING BUILDINGS

ROCK PIT DETAIL



COLORADO LICENSED
SHAWN KENNETH FETZER
49791
PROFESSIONAL ENGINEER

Fetzer Engineering, LLC
Fort Collins, CO 80525
970-702-4884
Sfetzer@fetzerengineering.com

SITE AND DRAINAGE PLAN

716 MAPLE ST
FORT COLLINS

NO.	DATE	REVISION

By: SKF
Date 9/30/24
File No. 716MAPLE
Sheet No.

Impervious Area / C-coefficient - Existing Basin/Lot

Basin -Existing Lot

Area of Analyzed Lot (acre) = 0.13

	Soil Type (A,B,C/D)	Area (SF)	Area (AC)	% of Site	Lot Equivalent	% Imperviousness	C-Factor	Weighted C2	Weighted C100	Weighted % Impervious
Buildings	C/D	902	0.02	16.12%	0.02	0.9	0.95	0.15	0.15	14.51%
Asphalt/Concrete	C/D	380	0.01	6.79%	0.01	1	0.95	0.06	0.06	6.79%
Gravel	C/D	671	0.02	11.99%	0.02	0.4	0.50	0.06	0.06	4.80%
Grassland	C/D	3642	0.08	65.09%	0.08	0.02	0.20	0.13	0.13	1.30%
Total =		5595	0.13	100.00%	0.13			0.41	0.41	**27.40%**
							Frequency Adjustment (2yr = 1.0, 100 yr = 1.25) =	1.00	1.25	
							Final C-Factor =	**0.41**	**0.51**	

Impervious Area / C-coefficient - Proposed Basin/Lot

Basin - Proposed (P1)

Area of Analyzed Lot (acre) = 0.13

	Soil Type (A,B,C/D)	Area (SF)	Area (AC)	% of Site	Lot Equivalent	% Imperviousness	C-Factor	Weighted C2	Weighted C100	Weighted % Impervious
Buildings	C/D	1589	0.04	28.40%	0.04	0.9	0.95	0.27	0.27	25.56%
Asphalt/Concrete	C/D	380	0.01	6.79%	0.01	1	0.95	0.06	0.06	6.79%
Gravel	C/D	717	0.02	12.82%	0.02	0.4	0.50	0.06	0.06	5.13%
Grassland	C/D	2909	0.07	51.99%	0.07	0.02	0.20	0.10	0.10	1.04%
Total =		5595	0.13	100.00%	0.13			**0.50**	**0.50**	**38.52%**
							Frequency Adjustment (2yr = 1.0, 100 yr = 1.25) =	1.00	1.25	
							Final C-Factor =	**0.50**	**0.63**	

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 3.2-2. Surface Type - Runoff Coefficients

Surface Type	Runoff Coefficients
Hardscape or Hard Surface	
Asphalt, Concrete	0.95
Rooftop	0.95
Recycled Asphalt	0.80
Gravel	0.50
Pavers	0.50
Landscape or Pervious Surface	
Lawns, Sandy Soil, Flat Slope < 2%	0.10
Lawns, Sandy Soil, Avg Slope 2-7%	0.15
Lawns, Sandy Soil, Steep Slope >7%	0.20
Lawns, Clayey Soil, Flat Slope < 2%	0.20
Lawns, Clayey Soil, Avg Slope 2-7%	0.25
Lawns, Clayey Soil, Steep Slope >7%	0.35

716 Maple St, Fort Collins Detention Calcs										
Modified FAA Procedure - Assuming Storing Additional Post 100 yr Flows from 600 SF Habitable Space and 87 SF Porch										
	Proposed					Existing				
Time Duration	100 Year					100 Year				
	$C_{proposed}$**	I*	A	Q	V	$C_{existing}$**	I*	A	Q	V
5	0.63	9.95	0.1300	0.815	244.47	0.51	9.95	0.1300	0.660	197.91
10	0.63	7.72	0.1300	0.632	379.36	0.51	7.72	0.1300	0.512	307.10
15	0.63	6.52	0.1300	0.534	480.59	0.51	6.52	0.1300	0.432	389.05
20	0.63	5.60	0.1300	0.459	550.37	0.51	5.60	0.1300	0.371	445.54
25	0.63	4.98	0.1300	0.408	611.79	0.51	4.98	0.1300	0.330	495.26
30	0.63	4.52	0.1300	0.370	666.34	0.51	4.52	0.1300	0.300	539.42
35	0.63	4.08	0.1300	0.334	701.72	0.51	4.08	0.1300	0.271	568.06
40	0.63	3.74	0.1300	0.306	735.13	0.51	3.74	0.1300	0.248	595.11
45	0.63	3.46	0.1300	0.283	765.11	0.51	3.46	0.1300	0.229	619.37
50	0.63	3.23	0.1300	0.265	793.61	0.51	3.23	0.1300	0.214	642.45
55	0.63	3.03	0.1300	0.248	818.92	0.51	3.03	0.1300	0.201	662.93
60	0.63	2.86	0.1300	0.234	843.24	0.51	2.86	0.1300	0.190	682.62
65	0.63	2.71	0.1300	0.222	865.60	0.51	2.71	0.1300	0.180	700.72
70	0.63	2.59	0.1300	0.212	890.91	0.51	2.59	0.1300	0.172	721.21
75	0.63	2.48	0.1300	0.203	914.00	0.51	2.48	0.1300	0.164	739.91
80	0.63	2.38	0.1300	0.195	935.63	0.51	2.38	0.1300	0.158	757.41
85	0.63	2.29	0.1300	0.188	956.51	0.51	2.29	0.1300	0.152	774.32
90	0.63	2.21	0.1300	0.181	977.39	0.51	2.21	0.1300	0.147	791.22
95	0.63	2.13	0.1300	0.174	994.35	0.51	2.13	0.1300	0.141	804.95
100	0.63	2.06	0.1300	0.169	1012.28	0.51	2.06	0.1300	0.137	819.47
105	0.63	2.00	0.1300	0.164	1031.94	0.51	2.00	0.1300	0.133	835.38
110	0.63	1.94	0.1300	0.159	1048.65	0.51	1.94	0.1300	0.129	848.91
115	0.63	1.88	0.1300	0.154	1062.41	0.51	1.88	0.1300	0.125	860.04
120	0.63	1.84	0.1300	0.151	**1085.01**	0.51	1.84	0.1300	0.122	878.34

* Rainfall Intensity per Table 3.4.1 of Fort Collins Drainage Manual

** C-values are based values calculated for the site

Total Detention Required = **206.669** CF

7.65 CY

0.029 cfs

Detainage Rock Pit

Surface Area	192	FT FT
Depth	4	FT
Void %	30%	
	230.4	CF

Site Pictures

Alley on West Side – Looking North

Alley on North Side – Looking South

Looking North at New Building site Location

Alley on North Side looking West

GENERAL NOTES:

1. All work must comply with state and local codes, based on the 2021 International Residential Code (IRC) and International Energy Code (IECC) where applicable. The Contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including OSHA.
2. Location of the utilites (electrical, telephone, cable TV, gas, water, and sewer) shall be verified and located in the field before construction begins.
3. All on-site construction safety and construction means and methods are the responsibility of the Contractor. There is no implication of the construction safety requirements or building methods contained in these documents.
4. Do not scale the drawings. Contact U|R Design in the event additional dimensional information is needed.
5. All interior and exterior dimensions are to face of stud, face of masonry, or face of concrete, U.O.N.
6. Actual site conditions may vary. The scope of sitework may require different methods of processes compared to what is shown in the drawings. Prior to construction, the Contractor shall verify all dimensions and existing conditions. Verify changes with U|R Design or the Engineer.
7. If any discrepancies arise in these documents, the Contractor must notify U|R Design and/or the Engineer immediately.
8. Any variation which requires a physical change from these plans must be brought to the attention of U|R Design and the Engineer in order to maintain the design intent of the project.
9. All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade.
10. Open sides of stairways, landings, ramps, balconies, and porches, which are more than 30" above grade shall be protected by a 36" high guardrail above finished floor with no more than a 4" diameter sphere to pass through any portion of the railing.
11. All drawings including but not excluding all sketches, schematic drawings, permit submission drawings, contract documents, and this set included are the property of urban|rural design, inc. No reproduction, scanning, copying, selling, and/or use of construction, for other than the project location listed, for this document is allowed without the consent of urban|rural design, inc.

2 VIEW FROM ALLEY

NOTEABLE PROJECT SPECIFICATIONS:

1. HVAC System: Mini-split with electric baseboard backup
2. Tankless water heater
3. Stormwater Design: see Civil drawings
4. Continuous R-15 rigid insulation at exterior of foundation walls. R-10 rigid insulation below interior concrete slab.
5. Wall and Roof Assembly Insulation: Combination of closed cell foam and blown-in batt insulation, no roof venting required.
6. Class A Asphalt Composite Shingle Roofing on Continuous Ice & Watershield.
7. Siding: Combination of Board & Batten siding and composite lap siding.

PROJECT DESCRIPTION:

A 600 SF, SINGLE-STORY "ACCESSORY BUILDING WITH HABITABLE SPACE" AS AN EXTENSION OF THE CURRENT RENTAL PROPERTY. EXISTING GRAVEL PARKING TO BE UTILIZED WITH NO ADDITIONAL DRIVEWAY BEING ADDED. ALL NEW IMPERVIOUS AREAS ARE ACCOUNTED FOR IN THE CIVIL DRAWINGS WHERE A STORMWATER RAIN GARDEN HAS BEEN INCORPORATED.

Window Schedule					
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Comments
1	1	2'-11 1/4"	5'-11 1/2"	Alum or FG Clad	See Elevations for Operation
2	1	3'-9"	2'-9"	Alum or FG Clad	See Elevations for Operation
3	1	3'-0"	1'-8"	Alum or FG Clad	See Elevations for Operation
5	2	3'-0"	2'-0"	Alum or FG Clad	See Elevations for Operation
6	1	2'-5"	4'-0"	Alum or FG Clad	See Elevations for Operation
7	1	2'-0"	4'-0"	Alum or FG Clad	See Elevations for Operation
10	2	3'-0"	3'-0"	Alum or FG Clad	See Elevations for Operation
11	3	4'-6"	2'-0"	Alum or FG Clad	See Elevations for Operation

Door Schedule					
Door Number	Door Type	Door Size	Description	Finish Door	Finish Comments
D1	37	30" x 84"			
D2	59	30" x 84"			
D3	63	36" x 80"			
D4	61	20" x 84"			
D5	62	24" x 48"			

SITE AND BUILDING AREAS:

ZONING DISTRICT:	**OT-B**
SITE AREA:	4500 SF
EXISTING DWELLING AREA (2 FLOORS):	1470 SF
EXISTING ACCESSORY BUILDING:	600 SF
PORCH:	87 SF
EXISTING PORCH & DECK	167 SF
EXISTING PAVEMENT:	323 SF
TOTAL EXISTING IMPERVIOUS:	1960 SF
TOTAL GRAVEL PARKING:	675 SF

DRAWING LIST:

ARCHITECTURALS:

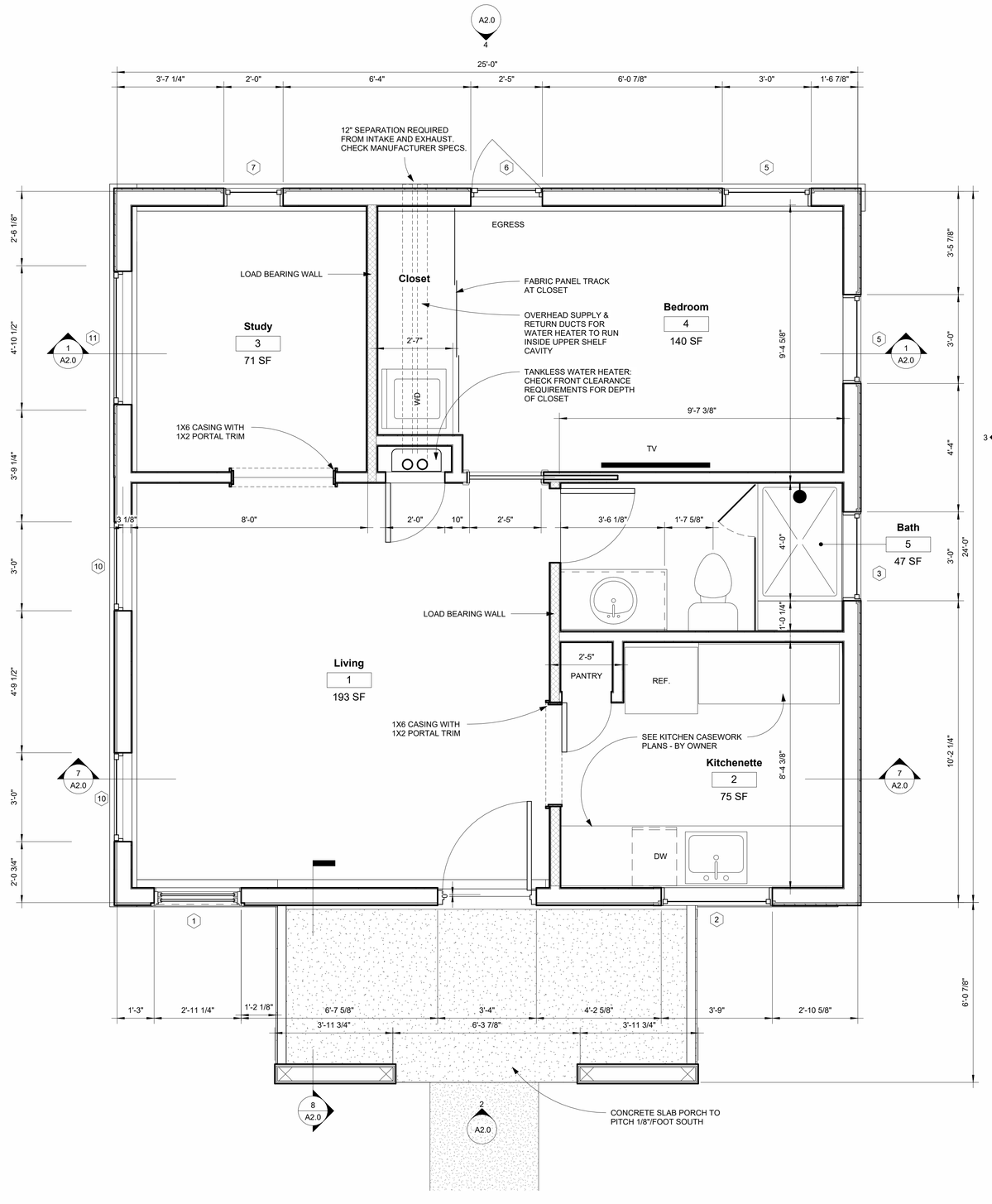
A1.0 PROJECT INFORMATION & FLOOR PLANS
A2.0 ELEVATIONS, SECTIONS, & DETAILS

CIVIL ENGINEERING:
DRAINAGE MEMO
SITE AND DRAINAGE PLAN

STRUCTURALS:

S1.0 FOUNDATION PLAN (& ROOF FRAMING)
D1 FOUNDATION DETAILS & NOTES

VICINITY MAP



1 1st FLOOR
1/2" = 1'-0"

URBAN RURAL DESIGN

Urban|Rural Design, Inc.
316 Willow Street
Fort Collins, Colorado
970.889.4004
www.urbanruralarch.com

CONSULTANTS:

Fetzer Engineering, LLC

CTL | THOMPSON
Founded in 1971

Loftis Accessory Building with Habitable Space

Jim Loftis

718 Maple Street
Fort Collins, Colorado

No.	Description	Date
2	Revised Pricing Set (ALL SHED)	8.28.24
3	PERMIT SUBMISSION SET	10.2.24

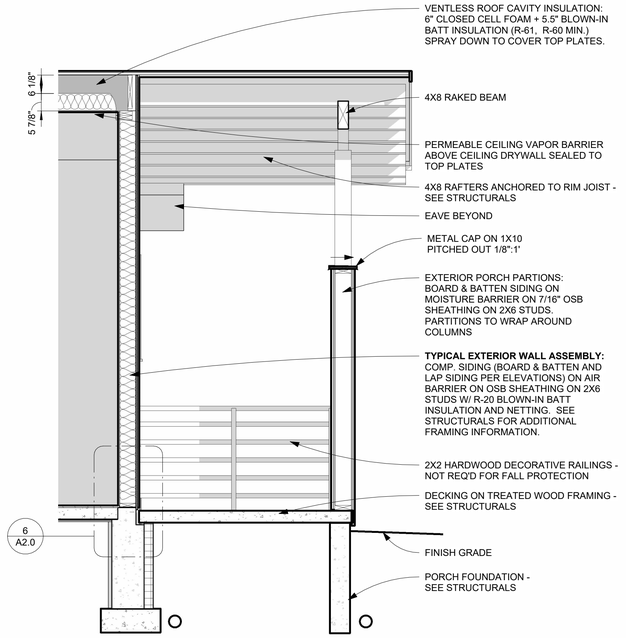
SITE PLAN, FLOOR PLAN, AND ROOF PLAN

Project number	UR-23-16
Date	January 8, 2024
Drawn by	Author
Checked by	Checker

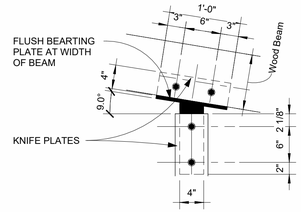
A1.0

Scale 1/2" = 1'-0"

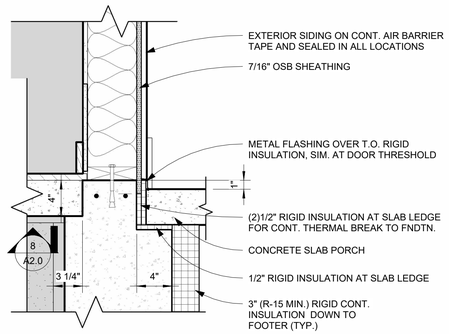
10/2/2024 3:06:07 PM



8 SECTION THROUGH PORCH
1/2" = 1'-0"



9 PORCH COLUMN TOP PLATE DETAIL
1" = 1'-0"



6 FOUNDATION TO WALL DETAIL
1 1/2" = 1'-0"

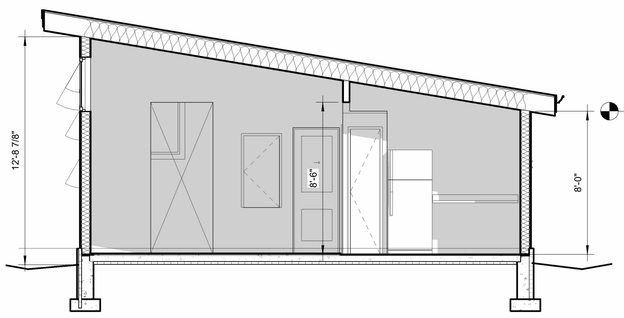
ENERGY PERFORMANCE REQUIREMENTS:

TABLE R402.1.3
INSULATION MINIMUM *R*-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

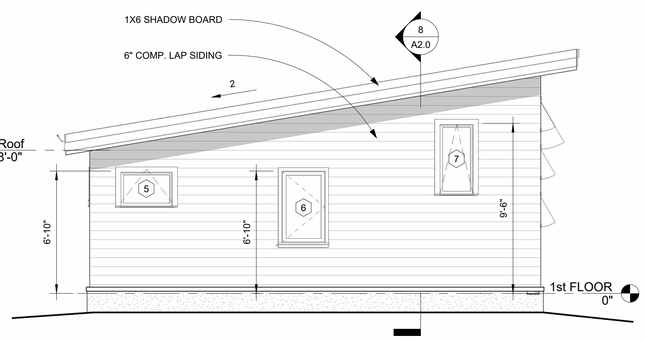
CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT *U*-FACTOR[b]	GLAZED FENESTRATION SHGC[b]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE[g]	MASS WALL *R*-VALUE[f]	FLOOR *R*-VALUE	*BASEMENT*[c,g] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c,g] WALL *R*-VALUE
5	0.28/0.25[h]	0.55	0.35	60	30 or 20+5ci or 13+10ci or 0+20ci or 23 +3ci	13/17	38	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci

For SI: 1 foot = 304.8 mm.
ci = continuous insulation

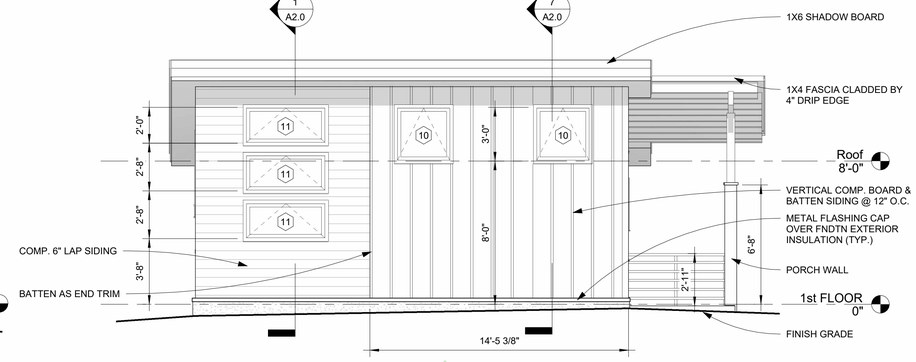
a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13 + 5ci" means R-15 continuous insulation (ci) on the interior or exterior

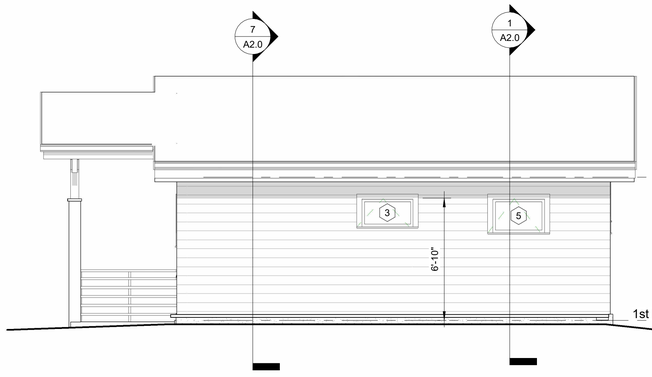


7 CROSS SECTION THROUGH LIVING & KITCHEN
1/4" = 1'-0"

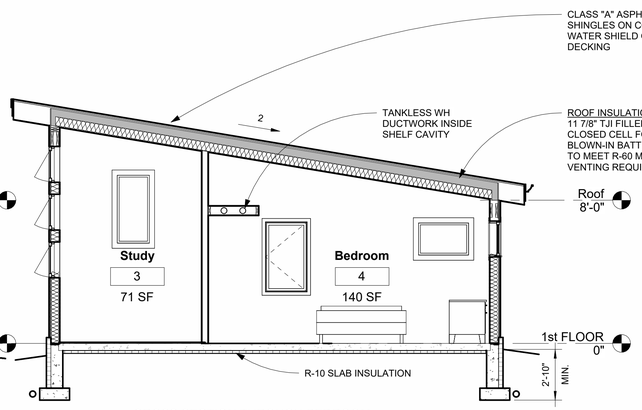


4 North Elevation
1/4" = 1'-0"

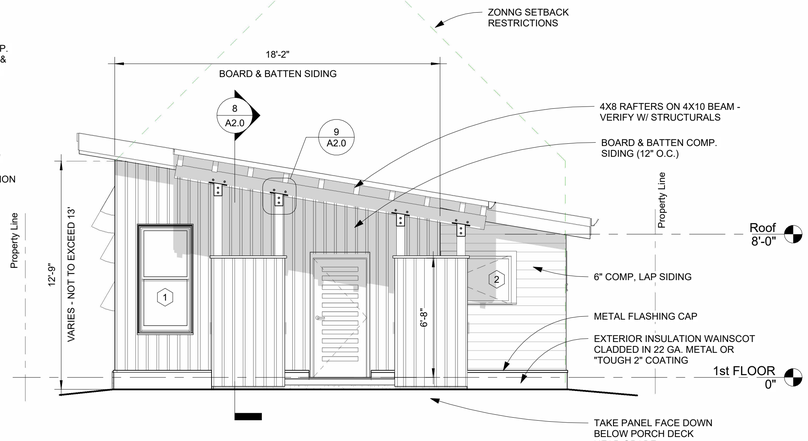




3 East Elevation
1/4" = 1'-0"



1 CROSS SECTION THROUGH BEDROOM
1/4" = 1'-0"



2 South (Facade) Elevation
1/4" = 1'-0"

URBAN | RURAL DESIGN

Urban|Rural Design, Inc.
316 Willow Street
Fort Collins, Colorado
970.889.4004
www.urbanruralarch.com

CONSULTANTS:

Fetzer Engineering, LLC

CTL | THOMPSON
Founded in 1971

Loftis Accessory Building with Habitable Space

Jim Loftis

718 Maple Street
Fort Collins, Colorado

No.	Description	Date
1	Schematic Pricing Set	6.26.24
2	Revised Pricing Set (ALL SHED)	8.28.24
3	PERMIT SUBMISSION SET	10.2.24

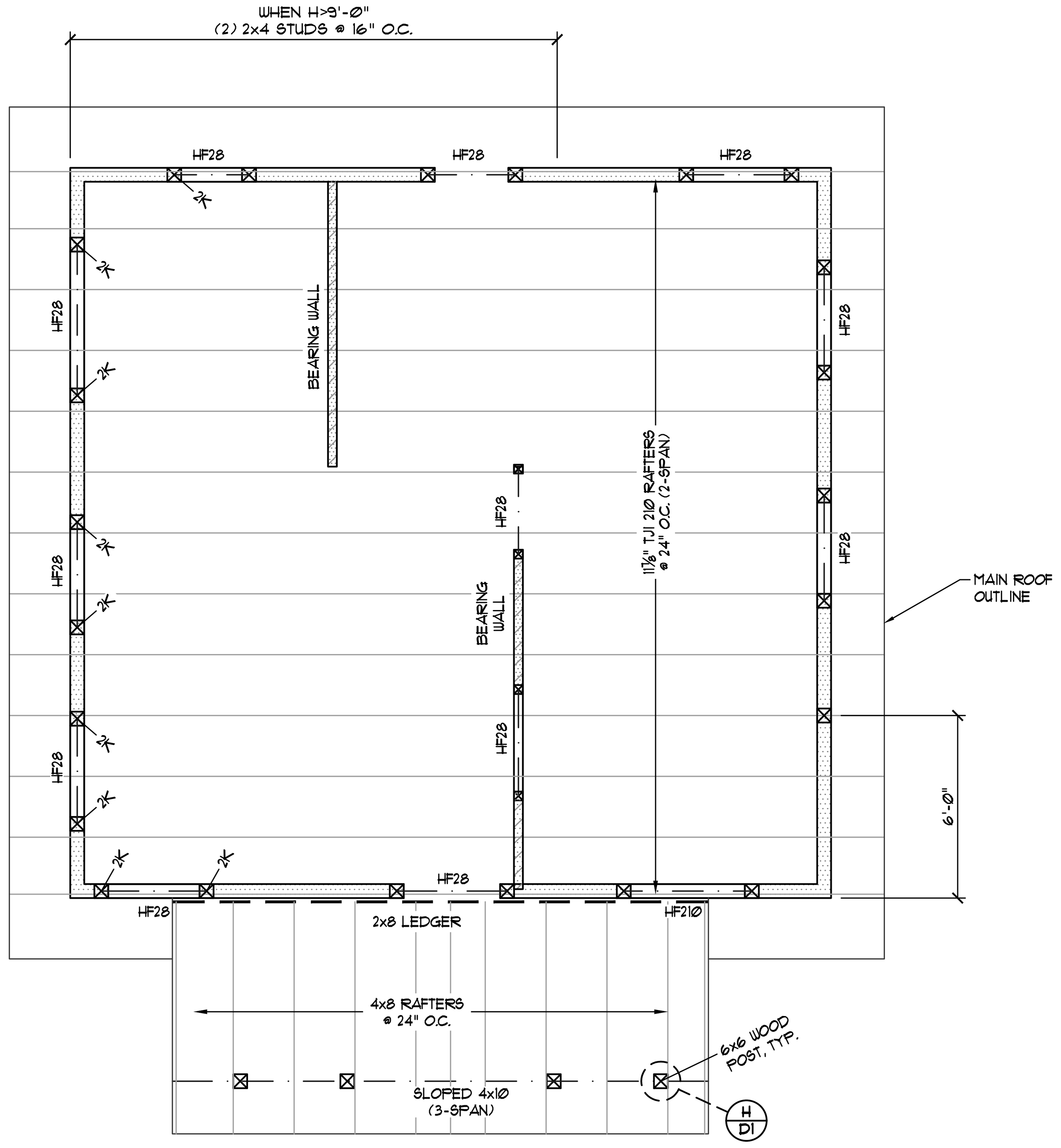
ELEVATIONS, SECTIONS, AND DETAILS

Project number	UR-23-16
Date	January 8, 2024
Drawn by	Author
Checked by	Checker

A2.0

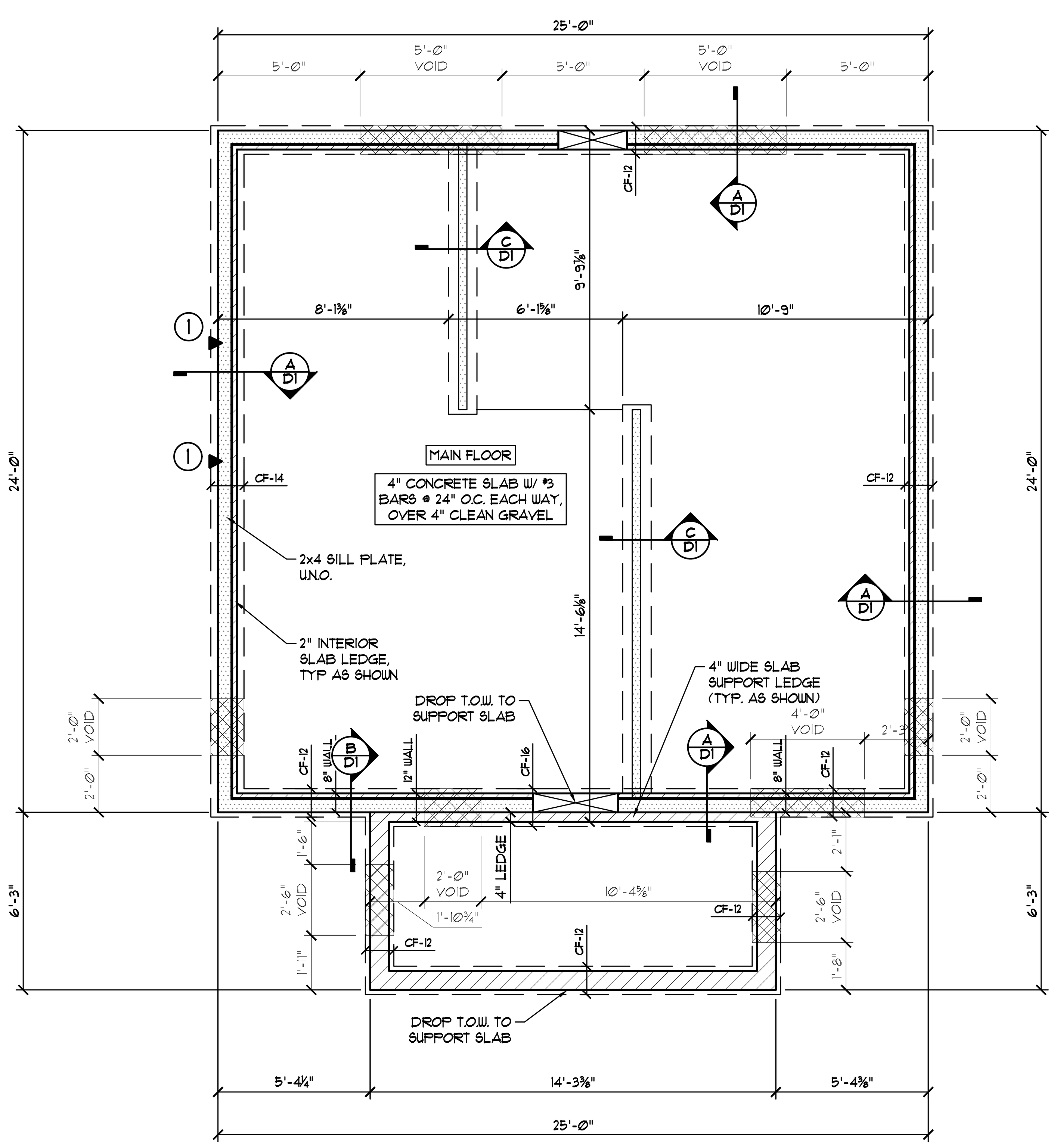
Scale: As indicated

10/2/2024 3:06:12 PM



ROOF FRAMING PLAN

SCALE: ¼" = 1'-Ø"



FOUNDATION PLAN

SCALE: ¼" = 1'-Ø"

FRAMING SCHEDULES

BRACED WALL PANEL SCHEDULE - STUDS @ 16"

WALL DESIGNATION	RATED STRUC. SHEATHING TYPE	SHEATHING THICKNESS MINIMUM	HORIZONTAL EDGES BLOCKED	CONNECTOR TYPE (OR EQUAL)	EDGE SPACING	FIELD SPACING
ALL EXTERIOR UNLESS NOTED OTHERWISE	ZIP-R9 SYSTEM	PER MANUFACTURER	YES (NOTE 2)	Ø.131" x 3½" NAIL MIN. SHANK NAIL	3"	12"

▲ INDICATES SIMPSON HOLD-DOWN STRAP. ATTACH PER DETAILS.

NOTES:
1. ALL EXTERIOR SHEATHING VERTICAL EDGES SHALL FALL UPON STUDS PER STRUCTURAL NOTES SPACED 16" O.C. TYP. (SEE PLAN).
2. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING EXCEPT WHERE WAIVED BY THE INSTALLATION REQUIREMENTS FOR THE SPECIFIC SHEATHING MATERIAL SHOWN ABOVE.
3. EXTERIOR WALL PANEL SOLE PLATES SHALL BE NAILED TO THE FLOOR FRAMING AND TOP PLATES SHALL BE CONNECTED TO THE FRAMING ABOVE IN ACCORDANCE WITH IRC TABLE 6Ø2.3 (1).
4. WHERE JOISTS ARE PERPENDICULAR TO INTERIOR BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER AND IN-LINE WITH THE BRACED WALL PANELS.
5. WHERE JOISTS ARE PARALLEL TO THE INTERIOR BRACED WALL LINES ABOVE DOUBLE JOISTS SHALL BE INSTALLED UNDER AND IN-LINE WITH THE BRACED WALL LINE ABOVE.
6. ATTACH BOTTOM PLATE OF INTERIOR WIND SHEAR WALLS TO BLOCKING/BEAMS WITH (3) Ø.162" x 3½" NAILS AT 16" (in.) O.C. (OR (1) Ø.162" x 3½" NAIL AT 5" (in.) O.C.).
7. WIND SHEAR WALLS DESIGNED USING CODE PRESCRIPTIVE CONTINUOUS SHEATHING (CS), WOOD STRUCTURAL PANEL (WSP), GYPSUM BOARD (GB) METHODS, AND/OR ACCEPTED ENGINEERING PRACTICE.

HEADER SCHEDULE

HEADER	SIZE	MATERIAL	# OF TRIMMER STUDS PER SIDE UNLESS NOTED OTHERWISE ON PLANS
HF28	2-2x8	HF #2	(1) 2x
HF21Ø	2-2x1Ø	HF #2	(1) 2x

#T,#K — T = NUMBER OF TRIMMER STUDS EACH SIDE; K = NUMBER OF KING STUDS EACH SIDE

KING STUD SCHEDULE

KING STUD HEIGHT FROM	KING STUD HEIGHT TO	# OF KING STUDS PER SIDE UNLESS NOTED OTHERWISE ON PLANS
2'-Ø"	4'-Ø"	(1) 2x
4'-6"	1Ø'-6"	(2) 2x
1Ø'-7"	13'-Ø"	(3) 2x

HANGER SCHEDULE

CONNECTION LOCATION	CONNECTOR
I-JOIST TO FLUSH WOOD BEAM	IUS-SERIES
(2) I-JOIST TO FLUSH WOOD BEAM	IUS-SERIES
SAWN JOIST TO FLUSH WOOD BEAM	LUS-SERIES
(1)-LVL TO FLUSH WOOD BEAM	HU-SERIES
(2)-LVL TO FLUSH WOOD BEAM	HHUS-SERIES
(3)-LVL TO FLUSH WOOD BEAM	HHUS-SERIES
I-JOIST RAFTER TO RIDGE BEAM	LSSR OR HU*-SERIES
SAWN RAFTER TO RIDGE BEAM	LSSR OR HU*-SERIES
WOOD POST TO FOUNDATION	ABU-SERIES
WOOD POST TO BEAM ABOVE	BC-SERIES
I-JOIST TO FLUSH STEEL BEAM	ITS-SERIES
(2) I-JOIST TO FLUSH STEEL BEAM	BA-SERIES
(1)-LVL TO FLUSH STEEL BEAM	ITS-SERIES
(2)-LVL TO FLUSH STEEL BEAM	BA-SERIES
(3)-LVL TO FLUSH STEEL BEAM	HB-SERIES
DECK PSL TO WOOD COLUMN	HUCQ-SERIES
LATERAL DECK CONNECTION	DTTIZ-KT-SERIES

* - THIS HANGER MAY BE SPECIAL ORDER FOR THE APPLICATION LISTED ABOVE.

NOTE: FOR EXTERIOR APPLICATIONS WHERE ACQ TREATED LUMBER WILL BE USED, ALL HANGERS MUST HAVE ZMAX CORROSION PROTECTION.

DESIGN LOADING AND CODE JURISDICTION:

DESIGN CRITERIA

REFERENCED DESIGN CODES:	2018 IRC, ASCE 7-16, ACI 332, 2018 NDS	
RISK CATEGORY	II	
ROOF LOADS:		
ROOF DEAD LOAD	15	psf
ROOF LIVE LOAD	2Ø	psf
GROUND SNOW LOAD	3Ø	psf
FLAT ROOF SNOW LOAD	3Ø	psf
SNOW EXPOSURE FACTOR	1	
SNOW IMPORTANCE FACTOR	1	
SNOW THERMAL FACTOR	1.1	
FLOOR LOADS:		
FLOOR DEAD LOAD	15	psf
FLOOR LIVE LOAD (UNIFORM)	4Ø	psf
FLOOR LIVE LOAD (CONC.)	N/A	lbs
DECK DEAD LOAD	12	psf
DECK LIVE LOAD (UNIFORM)	4Ø	psf
WIND LOADS:		
DESIGN WIND SPEED	115	mph
WIND SPEED TYPE	Vult.	
WIND EXPOSURE	C	
INTERNAL PRESSURE COEFFICIENT	Ø.18	(Enclosed)
SEISMIC LOADS:		
ACCELLERATION PERAMETERS		
SHORT PERIOD (g) (S_S & S_{DS})	Ø.2, Ø.213	
ONE SECOND (g) (S_1 & S_{D1})	Ø.Ø57, Ø.Ø91	
SEISMIC IMPORTANCE FACTOR	1	
SOIL SITE CLASS	D	
SEISMIC DESIGN CATEGORY	B	
BASIC RESISTANCE SYSTEM	WOOD FRAME	
DESIGN BASE SHEAR	7.339 K	
RESPONSE COEFFICIENTS	Ø.Ø39	
RESPONSE MOD. COEFF.	5.5	
ANALYSIS PROCEDURE	EQUIVALENT LATERAL	

RECOMMENDED QUALITY ASSURANCE OBSERVATIONS

RECOMMENDED OBSERVATIONS:	OBSERVATIONS PERORMED BY:
OPEN-HOLE / SOIL VERIFICATION	CTL
FOOTING FORMWORK & SUBGRADE	CTL
FOUNDATION REINFORCEMENT	CTL
PERIMETER DRAIN	CTL
DAMP PROOFING	CTL

NOTE: OTHER OBSERVATIONS MAY BE REQUIRED BY THE LOCAL JURISDICTION OR OTHER ENGINEERS WORKING ON THIS PROJECT.

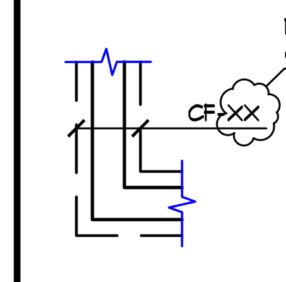
HOLDDOWN (HD) SCHEDULE

HD #	SYMBOL	MANUF. / MODEL	NOTES*
1	▲	SIMPSON STHD14RJ OR STHD14	SEE DETAIL

HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE, OR ENDS OF REQUIRED SHEAR WALLS (SEE ARCH PLANS FOR DIMENSIONS).

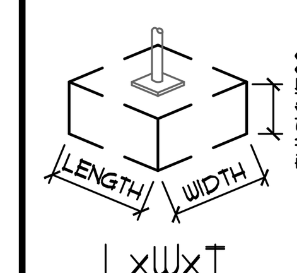
MIN. WOOD MEMBER SIZE PER MANUFACTURER SPECIFICATIONS.

FOUNDATION LEGEND



NUMBER SIGNIFIES WIDTH OF 8" DEEP CONTINUOUS FOOTING

PROVIDE "J" DOWELS TO MATCH WALL REINFORCEMENT ABOVE
FOOTINGS 26" AND WIDER ADD (3) #4 CONT. & (1) #4 TRANS. @ 24" O.C.



LxWxT

TOP OF PAD EQUAL BOTTOM OF SLAB, UNLESS SHOWN OTHERWISE.
#4 BARS @ 12" ON- CENTER EACH WAY. 3½" FROM BOTTOM IN DEPTH OF PADS.

SOILS INFORMATION

SOILS: ASSUMED PER 2021 IRC TABLE R4Ø1.4.1 AND TO BE VERIFIED AT OPEN HOLE BY CTL THOMPSON.

ASSUMED ALLOWABLE BEARING PRESSURES:

MAX. 1,5ØØ PSF

MIN. NONE PSF

SPECIAL NOTES:

CTL | THOMPSON
Founded in 1971
P:97Ø-2Ø6-9455
F:97Ø-2Ø6-9441
www.ctlt.com
CTL|THOMPSON INCORPORATED
4ØØ North Link Lane
Fort Collins, CO 8Ø524

COLORADO LICENSED PROFESSIONAL ENGINEER — DEVIN THOMAS HAGARD — 585Ø5 — 1Ø/Ø1/2024

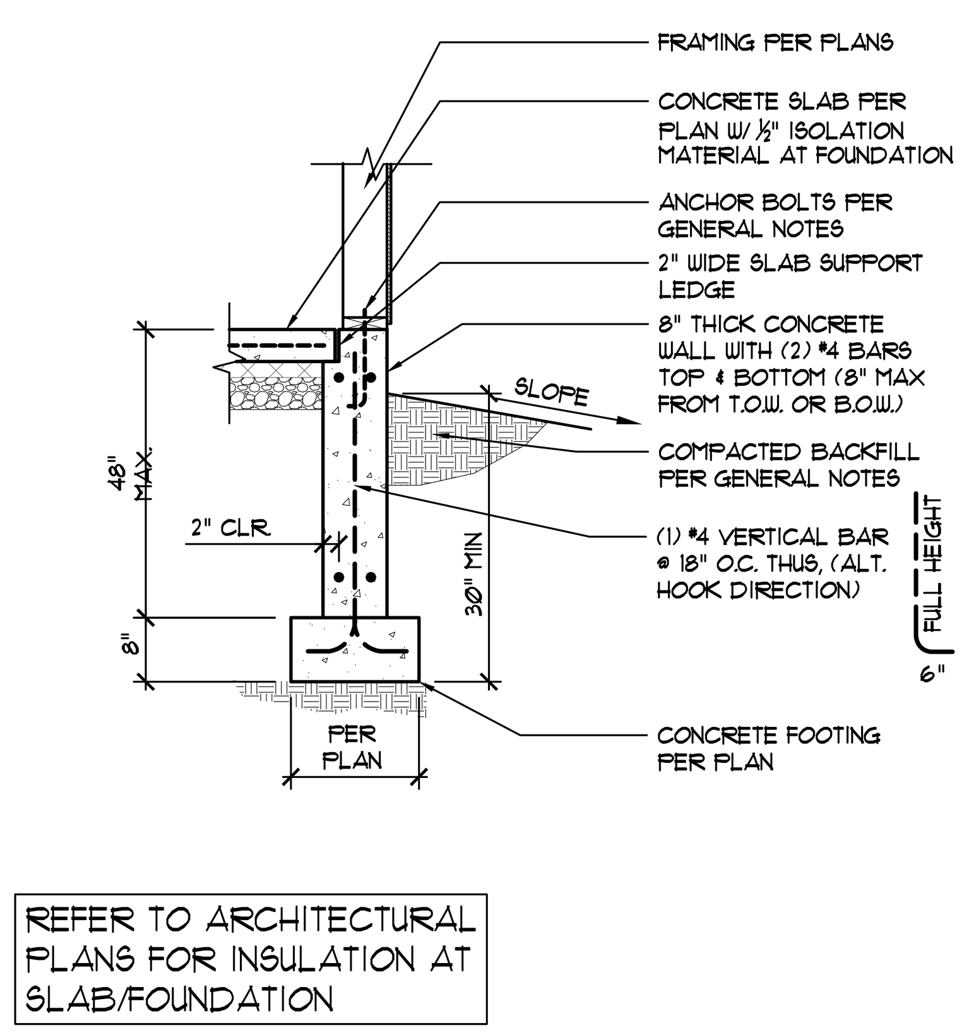
PROJECT LOCATION:
LOFTIS ACCESSORY BUILDING
716 MAPLE STREET
FORT COLLINS, COLORADO

FOUNDATION PLAN

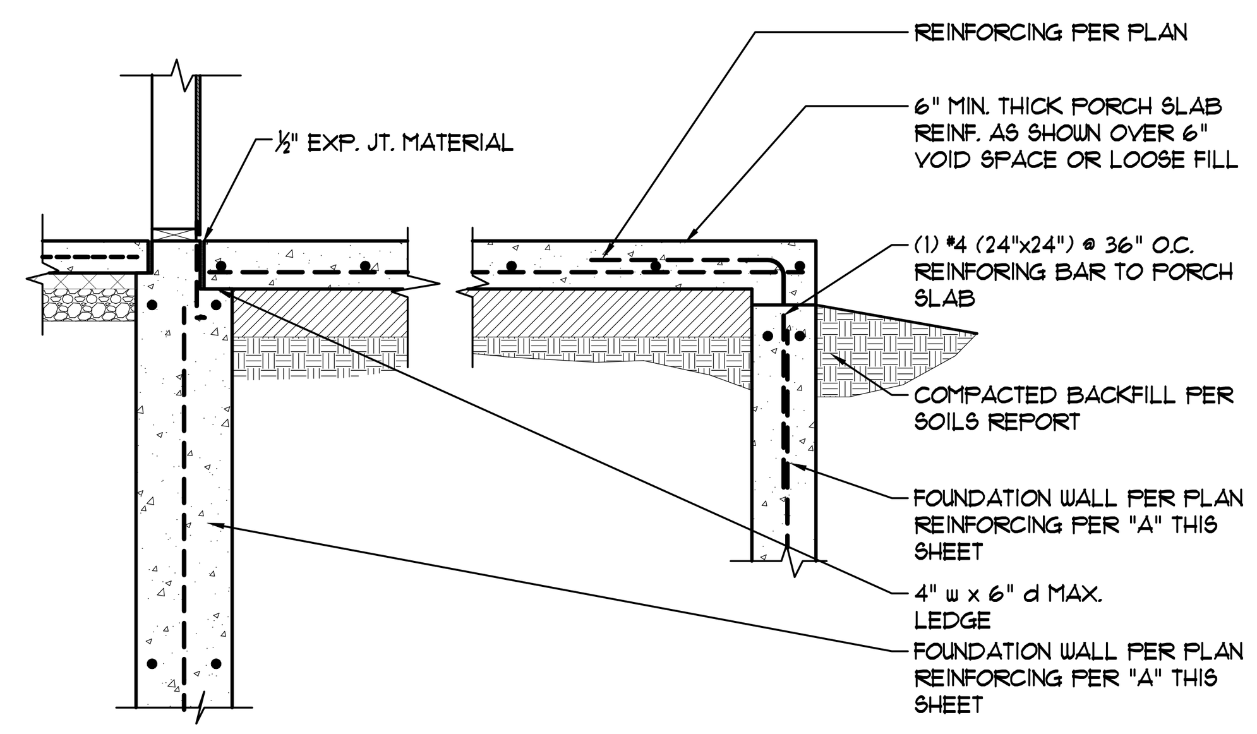
NO.	DATE	REVISION/ISSUE
1		
2		
3		

CLIENT:
JIM LOFTIS
716 MAPLE STREET
FORT COLLINS, COLORADO
contact:
PHONE # 97Ø-43Ø-Ø657

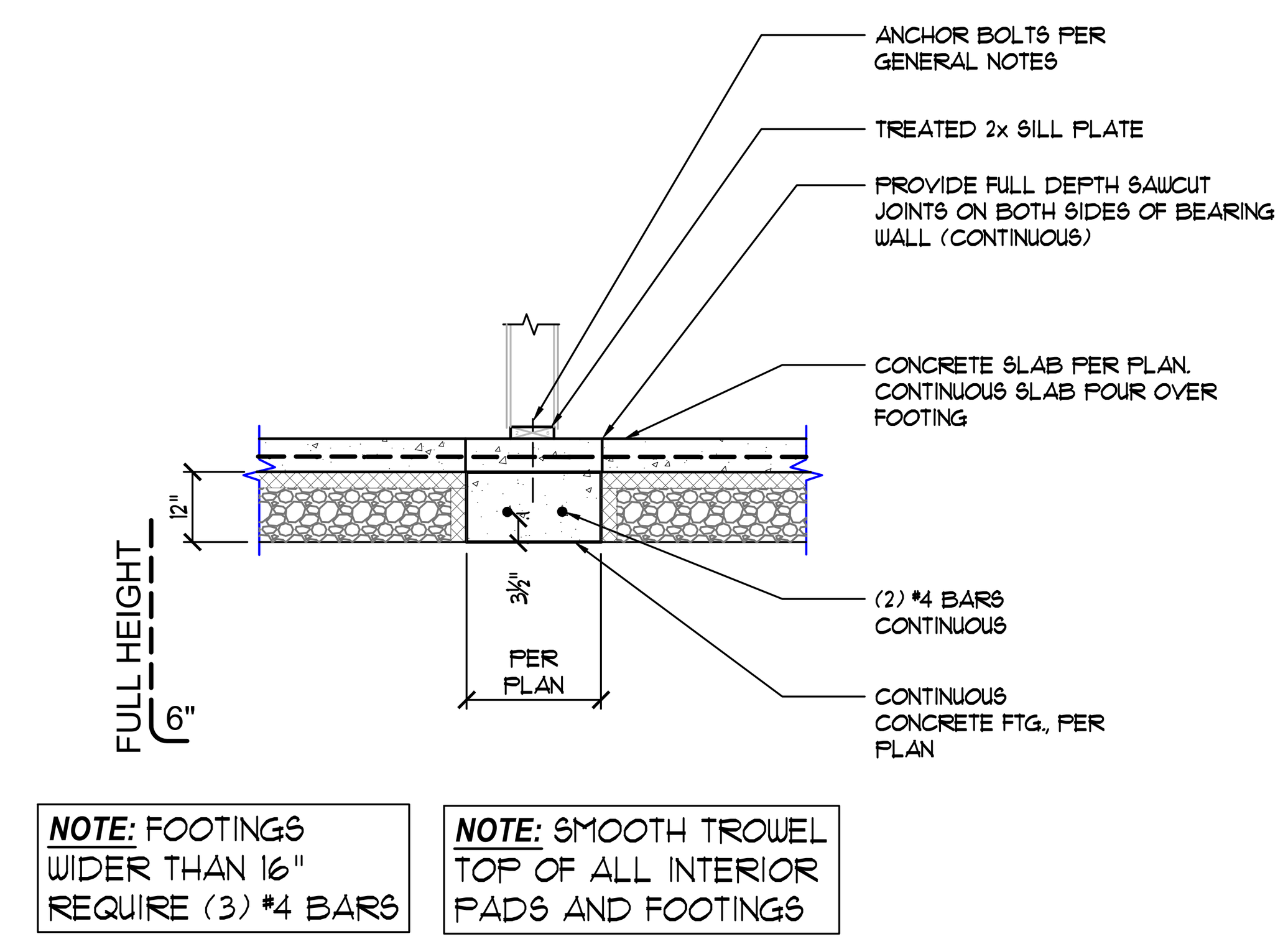
DESIGN/CHK: DTH	SHEET NUMBER: S1.Ø
DRAWN: DTH	
PROJECT #: FC11238.ØØØ	
DATE: 1Ø/Ø1/2024	
SCALE: PER PLAN	OF 2 SHEETS



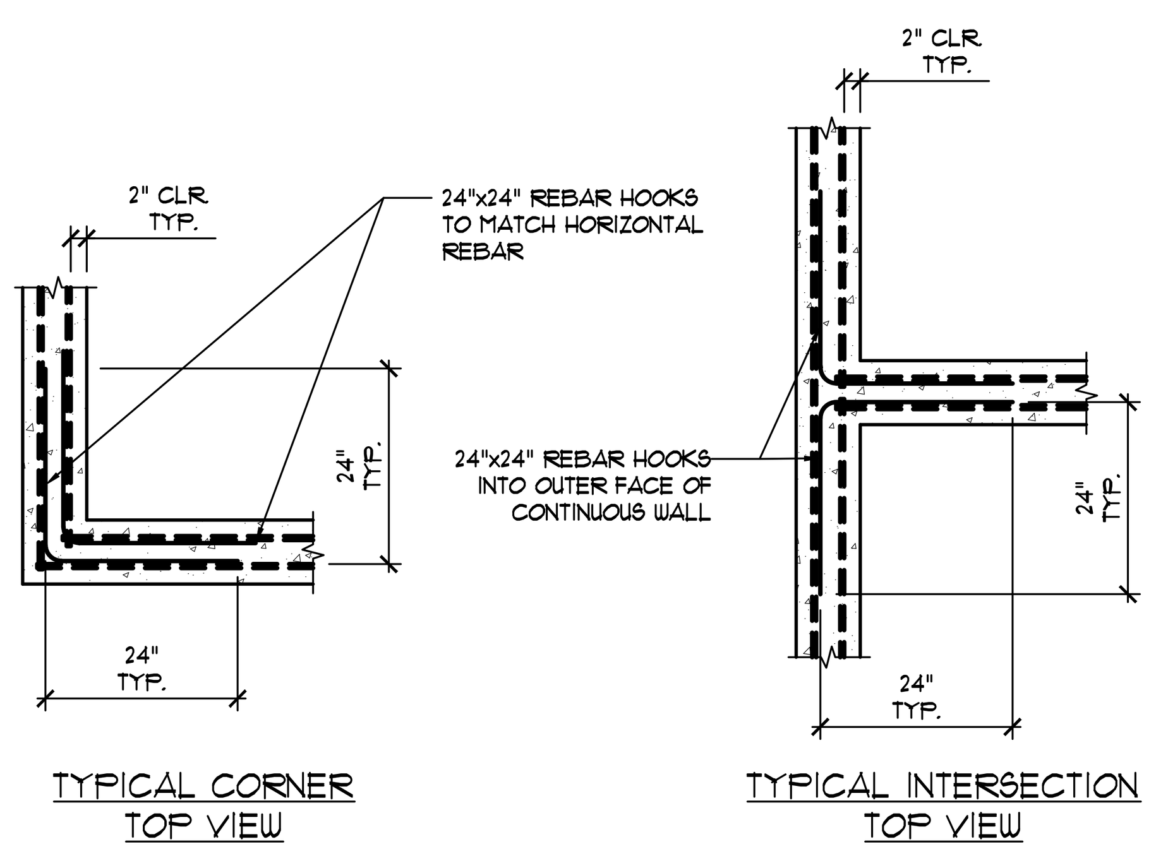
TYPICAL FOUNDATION WALL A



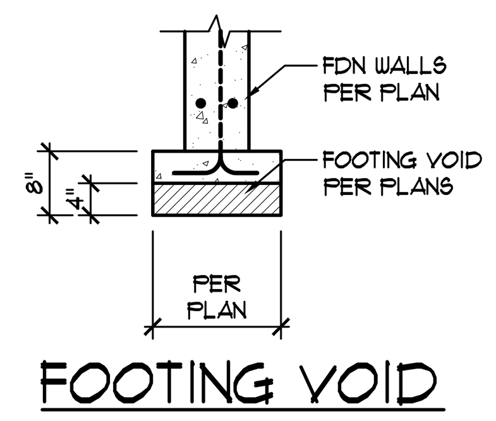
PORCH SLAB SUPPORT B



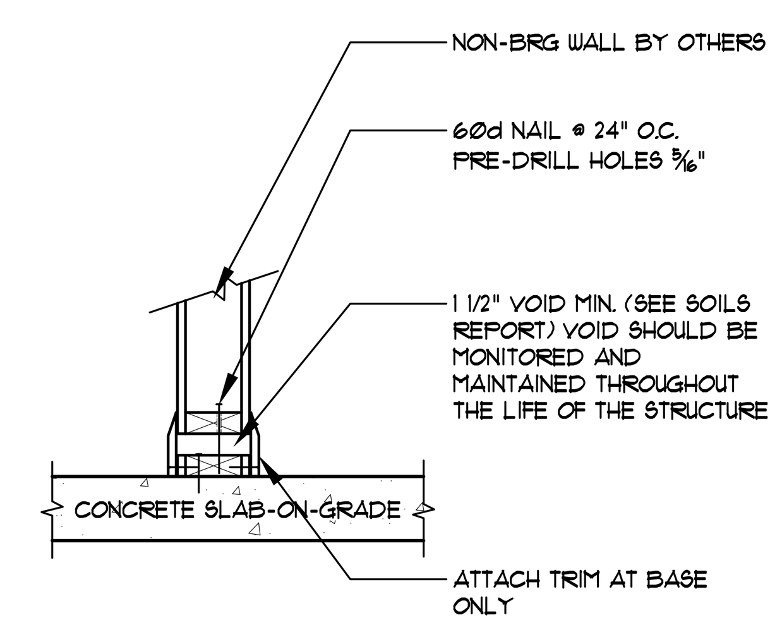
INTERIOR BEARING WALL FOOTING C



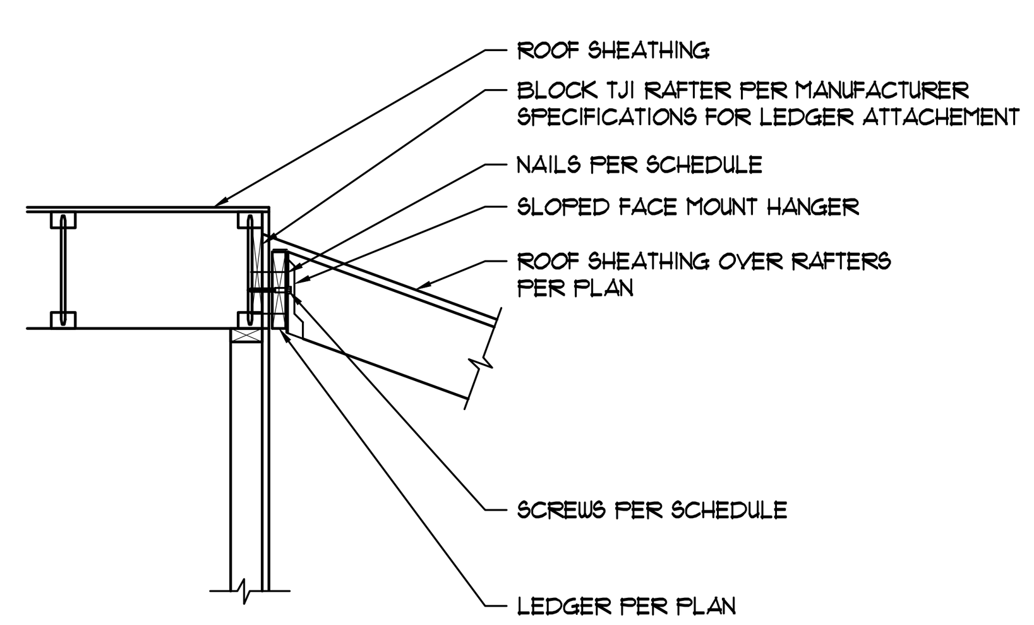
TYPICAL REINFORCING D



FOOTING VOID E



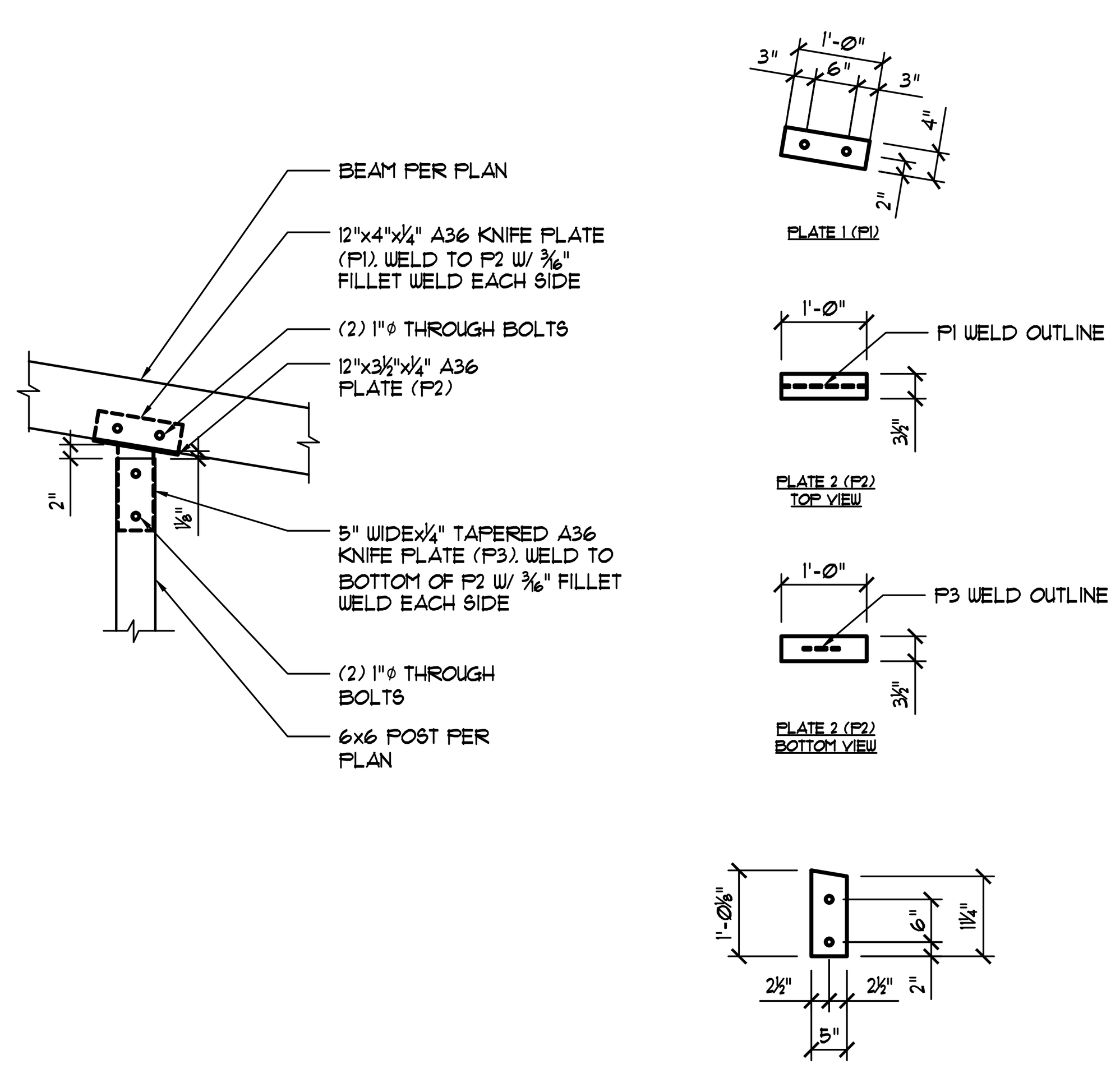
NON BEARING WALL SLIP JOINT F



RAFTER LEDGER ATTACHMENT SCHEDULE

RAFT SPAN	6-10 (ft)	11-14 (ft)	15-20(ft)
FASTENERS			
¼"φ x 5" SDWS SCREWS	(1) @ 16"(in.) O.C. STAGGER T&B	(2) @ 16"(in.) O.C.	(3) @ 16"(in.) O.C.
16d COMMON NAILS	(2) @ 16" O.C. EVENLY SPACED IN JOIST BAY	(3) @ 16" O.C. EVENLY SPACED IN JOIST BAY	(4) @ 16" O.C. EVENLY SPACED IN JOIST BAY
NOTE: BOTH SCREWS AND NAILS SHOWN ARE REQUIRED FOR ALL SPANS.			

ROOF OUTLOOKERS G



PORCH POST TO BEAM CONNECTION H

NOT-USED J

GENERAL NOTES:

1. MATERIALS:

THIS PLAN IS BASED UPON THE FOLLOWING MATERIAL PROPERTIES:

CONCRETE: CONCRETE SHALL CONTAIN TYPE II CEMENT, 6%+/-1.5% AIR ENTRAINMENT, AND A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI FOR STRUCTURAL CONCRETE, 3500 PSI FOR INTERIOR SLABS ON GRADE, AND 4500 PSI EXTERIOR SLABS ON GRADE.

VOID FORM: CARDBOARD VOID FORM SHALL BE OF APPROPRIATE STRENGTH FOR WALL AND SLAB CONSTRUCTION. WALL VOID SHALL NOT BE USED FOR SUPPORT OF STRUCTURAL SLABS.

REINFORCING: REINFORCING SHALL BE DEFORMED GRADE 60 STEEL UNLESS NOTED OTHERWISE (U.N.O.) ON THE PLAN AND SHALL CONFORM TO ASTM A615. MINIMUM CONCRETE COVER SHALL BE 2" (IN) U.N.O. ON THE PLAN. OVERLAPS SHALL BE 40 BAR DIAMETERS BUT NOT LESS THAN 24" (IN). DETAIL REINFORCING BARS IN ACCORDANCE TO THE ACI DETAILING MANUAL AND ACI CODE, LATEST EDITION. ALL FOUNDATION WALL REINFORCEMENT SHOULD BE WIRED IN PLACE. SLAB AND FOOTING REINFORCEMENT SHALL UTILIZE CHAIRS OR OTHER ACCEPTABLE METHODS TO ACHIEVE THE REQUIRED CROSS SECTION LOCATION.

ANCHOR BOLTS: FOUNDATION ANCHOR BOLTS SHALL CONFORM TO ASTM A307 AND BE 1/2" (IN) DIAMETER BY 10" (IN) LONG SPACED AT 4'-0" MAXIMUM AND 12" (IN) FROM CORNERS AND SPLICES. WE RECOMMEND USING ENGINEERED SILL PLATE MATERIAL.

FASTENERS AND CONNECTORS: ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE G185 HOT-DIP GALVANIZED, TYPE 304 STAINLESS STEEL OR TYPE 316 STAINLESS STEEL.

STEEL: STRUCTURAL STEEL BEAMS SHALL CONFORM TO ASTM A992 (FY=50 KSI). STEEL PLATES AND ANGLES SHALL CONFORM TO ASTM 572 (FY=50 KSI). 3"(IN) I.D. ADJUSTABLE STEEL COLUMNS SHALL BE SCHEDULE 40 OR BETTER AND RATED FOR A SAFE ALLOWABLE LOAD OF NOT LESS THAN 30 KIPS FOR COLUMNS UP TO 9'-0" IN HEIGHT. 3 1/2" (IN) I.D. ADJUSTABLE STEEL COLUMNS SHALL BE SCHEDULE 40 AND RATED FOR A SAFE ALLOWABLE LOAD OF NOT LESS THAN 40 KIPS FOR COLUMNS UP TO 9'-0" IN HEIGHT. ALL ADJUSTABLE STEEL COLUMNS SHALL HAVE 1" TO 3" (IN) OF THREAD EXPOSED.

WOOD: ALL DIMENSIONAL LUMBER SHALL BE HEM-FIR #2 OR BETTER UNLESS NOTED ON THE PLAN. ALL LAMINATED VENEER LUMBER (LVL'S) ARE 1¾" THICK X DEPTH SHOWN ON PLANS AND SHALL HAVE AN ALLOWABLE FLEXURAL STRESS FB = 2600 PSI AND MODULUS OF ELASTICITY OF E = 1.9X10E6 PSI OR BETTER. ALL LAMINATED STRAND LUMBER (LSL'S) ARE 1¾" THICK X DEPTH SHOWN ON PLANS AND SHALL HAVE AN ALLOWABLE FLEXURAL STRESS FB = 2325 PSI AND MODULUS OF ELASTICITY OF E = 1.55X10E6 PSI OR BETTER. GLUED LAMINATED LUMBER SHALL HAVE AN ALLOWABLE FLEXURAL STRESS FB = 2000 PSI AND MODULUS OF ELASTICITY OF E = 1.5X10E6 PSI OR BETTER.

2. SOILS:

WE REQUIRE AN OPEN-HOLE OBSERVATION BE PERFORMED BY A REPRESENTATIVE OF A QUALIFIED GEOTECHNICAL ENGINEER. OPEN-HOLE OBSERVATIONS ARE TO VERIFY THAT THE SOIL CONDITIONS ARE CONSISTENT WITH THOSE DESCRIBED IN THE SOILS REPORT. SOILS CONDITIONS INCONSISTENT WITH THE SOILS REPORT MAY REQUIRE ADDITIONAL EVALUATION OR A FOUNDATION REDESIGN, AND SHOULD BE BROUGHT TO THE ATTENTION OF THE FOUNDATION ENGINEER. ALL FOOTINGS, PADS, OR PIERS (EXCEPT INTERIOR BASEMENT PADS) SHALL BE A MINIMUM OF 30" (IN) BELOW GRADE, OR PER LOCAL CODE, AND SHOULD BEAR UPON UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. ALL OTHER RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PERTAINING TO BACKFILL, DRAINAGE, ETC. SHOULD BE INCORPORATED INTO THE DESIGN OF THIS PROJECT.

3. SLABS ON GRADE

WE RECOMMEND ANY AREAS WITH SLAB-ON-GRADE TYPE CONSTRUCTION PLACED UPON EXPANSIVE SOILS NOT BE FINISHED. PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER MAXIMUM. EXTERIOR SLABS-ON-GRADE SHOULD NOT BE DOWELED TO THE FOUNDATION UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. SLABS-ON-GRADE WHERE UTILIZED SHOULD BE ISOLATED FROM GRADE BEAMS, COLUMNS, PLUMBING, OR OTHER SUPPORT STRUCTURES BY USE OF ½"(IN) MINIMUM ISOLATION JOINT MATERIAL. PROVIDE A 1 1/2" (IN) MINIMUM VOID SPACE BETWEEN ALL INTERIOR PARTITIONS AND FLOOR SLABS. THE PARTITION VOID SPACE SHOULD BE MONITORED AND MAINTAINED THROUGHOUT THE LIFE OF THE STRUCTURE. UNDER SLAB MOISTURE BARRIER PER CODE.

4. BACKFILL:

WE RECOMMEND FOUNDATION WALLS NOT BE BACKFILLED FOR A MINIMUM OF EIGHT DAYS AFTER PLACEMENT OF CONCRETE. PRIOR TO BACKFILLING, DAMP-PROOFING ALL FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES, AS REQUIRED BY LOCAL CODE. ALL FLOOR SYSTEMS SHOULD BE IN PLACE BEFORE BACKFILLING AGAINST ANY FOUNDATION WALL, OR AS AN ALTERNATIVE, ADEQUATELY BRACE THE FOUNDATION. WE RECOMMEND IMPORTED GRANULAR (NON-EXPANSIVE) STRUCTURAL FILL BE USED FOR BACKFILLING AROUND ALL FOUNDATION WALLS AND BENEATH ALL SLAB-ON-GRADE AREAS FOR SITES WHERE EXPANSIVE SOILS ARE PREVALENT. IN LIEU OF IMPORTED GRANULAR FILL, THE ONSITE SOILS COULD BE USED FOR BACKFILL IF THE MATERIAL AND COMPACTION PROCESS IS ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. BACKFILL SHOULD BE ADEQUATELY COMPACTED AND GRADED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE FOUNDATION. BACKFILL ADJACENT TO THE FOUNDATION MAY SETTLE OVER TIME. THE BACKFILL MUST BE MONITORED AND MAINTAINED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE FOUNDATION.

5. FRAMING:

ALL FRAMING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF 2021 IRC. ALL CONNECTIONS OR MEMBERS NOT SHOWN ARE PER CODE OR THE GENERAL CONTRACTOR/OWNER. ALL MANUFACTURED WOOD PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. REFER TO THE CODE FOR ADDITIONAL REQUIREMENTS.

FLOORS: FLOOR SHEATHING SHALL CONSIST OF 3/4" T & G GLUED AND NAILED W/ 8D NAILS @ 6" ON-CENTER EDGES, 12" ON-CENTER INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AT SUPPORTS AS REQUIRED BY CODE. (CONFIRM THAT SHEATHING IS ADEQUATE TO SPAN 24" WHERE TILE IS USED. ALL HANGERS PER SCHEDULE.

WALLS: ALL EXTERIOR WALL FRAMING SHALL BE HUBER ZIP R-9 (2" THICK) INSULATED SHEATHING OVER 2x4 HF #2 STUDS @ 16" ON-CENTER UNLESS NOTED OTHERWISE SHEATHING SHALL BE ATTACHED PER THE BRACED WALL PANEL SCHEDULE.

BUILT UP COLUMNS ARE 3-2XWALL THICKNESS HEM-FIR #2 OR BETTER UNLESS NOTED OTHERWISE ON THE PLANS.

ROOF: ROOF SHEATHING SHALL BE 7/16" (24/16 SPAN RATING) O.S.B. OR BETTER WITH 8D @ 6" ON-CENTER EDGES, 12" ON-CENTER FIELD, OVER ENGINEERED TRUSSES. FOR TRUSS ATTACHMENT AND BRACING REFER TO THE TRUSS MANUFACTURERS RECOMMENDATIONS. (SEE TRUSSES BELOW)

DIMENSIONAL LUMBER RAFTERS ARE HEM-FIR #2 UNLESS NOTED OTHERWISE. ALL RAFTERS SHOULD BE ATTACHED TO BEARING POINTS WITH SIMPSON H2.5A CLIPS.

TRUSSES: UNLESS NOTED OTHERWISE, TRUSSES SHOWN ON LAYOUT ARE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.

TRUSS LAYOUT IS SCHEMATIC AND INDICATES LOAD PATHS. TRUSS SPACING IS TO BE DETERMINED BY MANUFACTURER, WITH A MAXIMUM ALLOWABLE SPACING OF 24" O.C.

PROVIDE LATERAL BRACING AND GABLE END BRACING PER TRUSS SUPPLIER'S DRAWINGS AND STANDARD DOCUMENTS REFERENCED IN "BRACING" SECTION OF IRC CHAPTER 8.

IF TRUSS LAYOUT DEVIATES FROM LAYOUT SHOWN, CONTACT CTL THOMPSON PRIOR TO CONSTRUCTION.

TRUSS BRACING AND BLOCKING PER MANUFACTURER.

FOR COORDINATION PURPOSES, CTL MAY DESCRIBE TRUSSES AS "MONO" OR "SCISSOR". A DEVIATION IN THE TRUSS PROFILE IS ALLOWED IF THE TRUSS LOADING DOES NOT CHANGE BECAUSE OF THE PROFILE.

ALL TRUSSES ARE ASSUMED TO NOT HAVE ANY HORIZONTAL THRUST DUE TO THE TRUSS SHAPE. IF THE STRUCTURAL DESIGN OF THE WALLS REQUIRES RESISTANCE TO TRUSS THRUST, A RE-DESIGN MAY BE REQUIRED.

MISC: ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.

PROVIDE SOLID BLOCKING TO TRANSMIT ALL POINT LOADS CONTINUOUS TO THE FOUNDATION AS NECESSARY.

IF THERE ARE 20 PERCENT OF OVERDRIVEN NAILS IN SHEATHING, THEN SHEATHING MUST BE RENAILED WITH PROPER GUN PRESSURE NOT TO BREAK SURFACE OF SHEATHING.

WALL SHEATHING MUST NOT BREAK AT WALL TOP OR BOTTOM PLATES, INSTEAD BREAK AT MIDDLE OF RIM OR 12" BELOW WALL TOP PLATE.

6. DRAINAGE:

ADEQUATE DRAINAGE SHALL BE PROVIDED AROUND THE STRUCTURE. THIS DRAINAGE SHOULD BE MONITORED AND MAINTAINED THROUGHOUT THE LIFE OF THE STRUCTURE. AT A MINIMUM, WE RECOMMEND A MINIMUM SLOPE OF 1' (FT) IN THE FIRST TEN FEET AND A MINIMUM 2 % SLOPE FROM THAT POINT TO THE PROPERTY LINE FOR LANDSCAPED AREAS. FOR ALL BELOW GRADE HABITABLE AREAS, WE RECOMMEND AN EXTERIOR PERIMETER DRAIN. THE EXTERIOR PERIMETER DRAIN SHALL BE INSTALLED PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS. AT A MINIMUM IT SHOULD CONSIST OF DRAINAGE FABRIC OVER 12" (IN) OF CLEAN GRAVEL OVER A 4"(IN) PERFORATED PIPE SLOPED AT 1/8" (IN)/FT MINIMUM TO DAYLIGHT WELL BEYOND THE FOUNDATION SYSTEM OR TO A SUMP PIT.

7. LIMITATIONS:

IT IS THE CONTRACTORS/OWNERS RESPONSIBILITY TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION. BRICK LEDGES, FOUNDATION STEPS, INSETS, BEAM POCKETS, AND BASEMENT WINDOWS, ETC. MAY OR MAY NOT BE SHOWN. THESE PLANS ARE BASED ON THE ARCHITECTS AND/OR CONTRACTOR/OWNER FURNISHED PLANS AND THE ABOVE REFERENCED SPECIFICATIONS. ANY DISCREPANCIES OR CHANGES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. WE RECOMMENDS A COPY OF "A GUIDE TO SWELLING SOILS FOR COLORADO HOME BUYERS AND HOME OWNERS, COLORADO GEOLOGICAL SURVEY SPECIAL PUBLICATION #43 BE PROVIDED TO ANY NEW OR FUTURE OWNERS OF THIS PROPERTY.

CTL | THOMPSON
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COLORADO LICENSED PROFESSIONAL ENGINEER DEVIN THOMAS HAGGARD 58505 10/01/2024

PROJECT LOCATION:
LOFTIS ACCESSORY BUILDING
716 MAPLE STREET
FORT COLLINS, COLORADO

FOUNDATION DETAILS & NOTES

NO.	DATE	REVISION/ISSUE
1		
2		
3		

CLIENT:
JIM LOFTIS
716 MAPLE STREET
FORT COLLINS, COLORADO
contact:
PHONE # 970-430-0657

DESIGN/CHK: DTH	SHEET NUMBER: D1
DRAWN: DTH	
PROJECT #: FC11238.000	
DATE: 10/01/2024	
SCALE: PER PLAN	OF 2 SHEETS