



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 319 E. Magnolia Street

Laurel School National Register Historic District

ISSUED: July 10, 2020

Steve and Kelly Josephs
319 E. Magnolia St.
Fort Collins, CO 80524

Dear Mr. & Mrs. Josephs:

This report is to document proposed alterations to the A.C. Kluver House at 319 E. Magnolia Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#). A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

The alterations include:

1. Demolition of the historic rear addition of the residence, including an 8-foot opening in the rear brick wall.
2. Construction of a new rear addition.

Our staff review of the proposed work finds the alterations do not meet the [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i> The property will retain its use as a residential property.	Y
SOI #2	<i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i> The Kluver house was constructed at some point after 1894 but prior to 1902, based on historic maps and city directories. A rear addition appears on the property by 1906 but the addition is smaller, covering the east half and center of the rear (south) elevation. The rear porch retains this configuration through	N

	<p>1943, and no permits document the expansion of the porch to its current configuration and width. The rear porch does not appear to be a character-defining feature as it dates from after the period of significance for the district (c.1873-c.1930) and is not particularly distinctive. The removal of this particular porch appears to meet this Standard.</p> <p>However, the property is defined by its red brick exterior walls with distinctive detailing. The project involves creating a rear opening in the rear brick wall to provide an 8-foot passageway between the historic building and the new addition. While minor demolition of exterior walls is sometimes appropriate, such as the expansion of a window opening into a passageway, the size and scale of the demolition does not meet this Standard.</p>	
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The new addition appears to be reasonably distinguishable as new construction to distinguish it as modern. It will be clad in vertical beadboard, which was a common siding choice for rear additions during the historic period, but includes a modern fenestration pattern of glass windows that are compatible with the building’s overall character.</p>	Y
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>While rear “mud porch” additions are typically considered historic where documentation or field analysis indicates they reflect historic alterations, this particular porch appears to date from outside the historic district’s period of significance. While modifications made outside the period of significance can sometimes be historic in their own right if they are distinctive or reflect important historical/cultural developments, that does not appear to be the case here.</p>	Y
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>As noted previously, while rear porches are often a distinctive part of homes in the historic district when constructed during the period of significance (1873-c.1930), this porch does not appear to meet that definition.</p> <p>However, the demolition of exterior brick to create the 8-foot passageway on the rear does not meet this Standard due to the scale of demolition.</p>	N

<p>SOI #6</p>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>Based on the analysis of the rear porch under Standard 4, the rear porch is not a character-defining feature. However, salvage/repurposing of older building materials is encouraged.</p>	<p>Y</p>
<p>SOI #7</p>	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<p>N/A</p>
<p>SOI #8</p>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>Risk of archaeological discoveries in the field are low due to depth of excavation involved and past disturbance of soil.</p>	<p>N/A</p>
<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>As noted above, the existing rear addition does not appear to be character-defining. The new work is reasonably distinguished from the old via a modern but compatible fenestration pattern.</p> <p>However, while the design of the new addition generally meets the requirements of compatible size, massing, scale, and architectural features, the demolition of the rear brick wall to create an 8-foot passageway does not meet this Standard due to the scale of demolition.</p>	<p>N</p>
<p>SOI #10</p>	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>The new addition will use existing framing along the rear wall of the house to tie in the structural system of the new addition. However, the scale of demolition for the rear (south) brick wall would require significant reconstruction of distinctive historic material, so the project does not meet this Standard.</p>	<p>N</p>

While the overall project does not meet the *Standards for Rehabilitation*, the work is confined to the rear elevation of the building with minimal effects on the overall building's character and its ability to contribute to the Laurel School Historic District. The property is expected to remain contributing following this work.

If you have any questions regarding this review, please contact me. I may be reached at jbertolini@fcgov.com, or at (970) 416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

319 E Magnolia St.

Legal Description: W 48.5 FT OF LOT 3 BLOCK 144, FTC

Zoning NCM

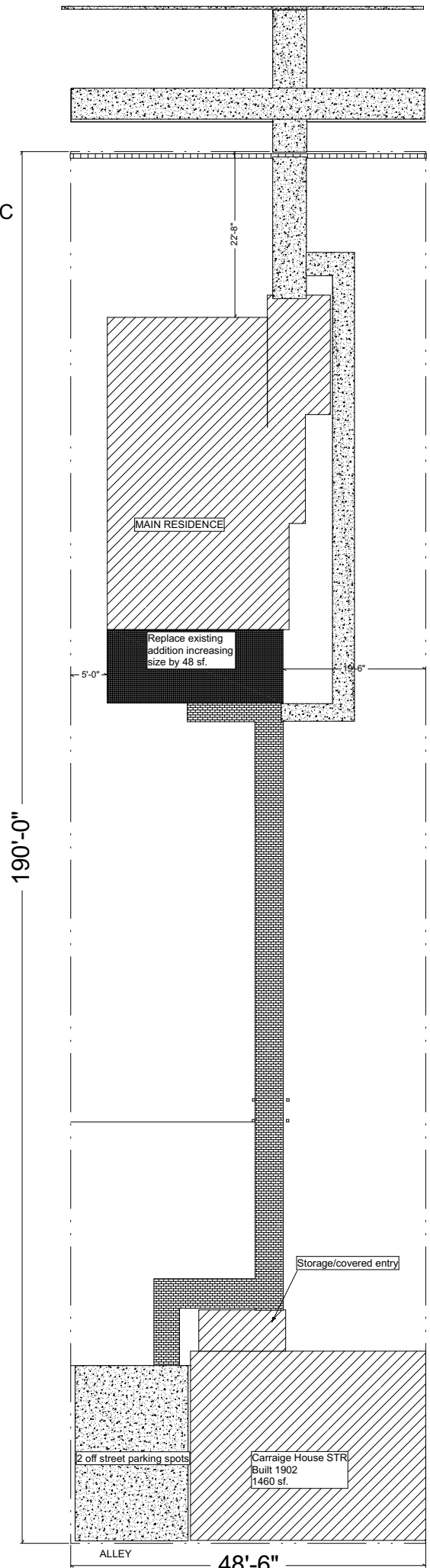
Lot size 9215 sf.

Allowable F.A.R. 25% +1000+250 = 3553.75

Main residence with
proposed remodel work 1810 sf.

Carriage house 1460 sf.

Proposed F.A.R. 3270 sf.



Scale: 1" = 20'



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Steve and Kelly Josephs	970-218-6905	
Applicant's Name	Daytime Phone	Evening Phone
319 E. Magnolia St. Ft. Collins		80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
steve@craftsmenbuildersinc.com		

Email

Property Information (put N/A if owner is applicant)

N/A		
Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code

Email

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Demolition and rebuild of front porch and enclosed entry.
Demolition and rebuild of Front porch and entry rear addition

- The following attachments are REQUIRED:**
- Complete Application for Design Review
 - Detailed Scope of Work (and project plans, if available)
 - Color photos of existing conditions

Reminders:
Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name: Front Porch and Entry	
<p>Describe property feature and its condition: This porch and entry are not original to the house. Paint lines on the brick show the division between interior and exterior spaces have moved. Also this porch sits on a cracked concrete foundation. not of the same period as when the house was built. Currently the the foundation is sinking and pulling away from the house. The roof has some rotten spots and leaks. The interior entry has no</p>	<p>Describe proposed work on feature: We propose to rebuild the porch with a new insulated foundation for the entry and new support piers for the porch. We will reuse the existing front door, but install new Marvin wood windows in the entry. Decking will be traditional 3" t&g Douglas fir flooring. Skirt of entry and porch will be stucco or cut stone veneer.</p>
Feature B Name: back addition	
<p>Describe property feature and its condition: This back addition is not original to the house. We assume this because two original windows open up onto this addition from the main house. Also this addition sits on a shallow concrete foundation that is sinking. The addition has no insulation. It currently houses a bathroom, laundry, and sitting area.</p>	<p>Describe proposed work on feature: We plan to remove this addition and rebuild it in the same style. Its size will increase from 8' x 24' to 10'x24'. It will have new Marvin wood windows and doors Exterior finish will likely be t&g beadboard. Since the back addition is at grade we will be doing a slab on grade concrete floor.</p>

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.


- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

Partial or full demolition is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

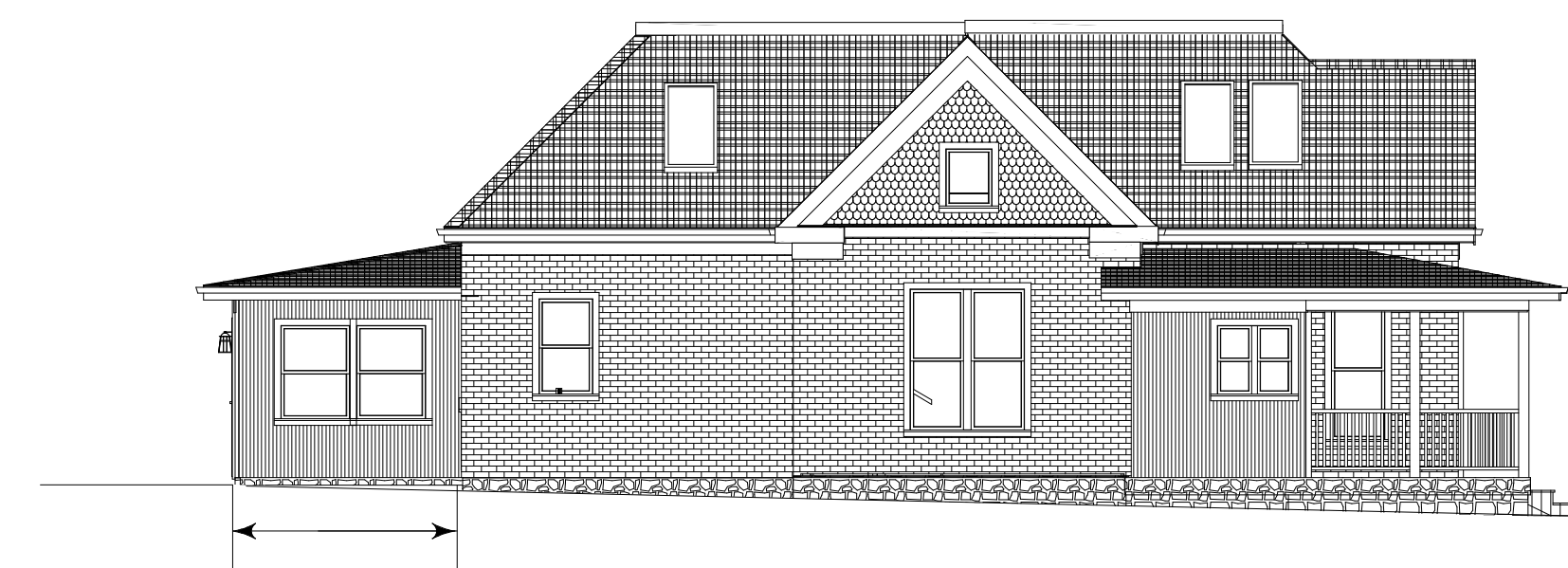


Signature of Applicant

6/25/20

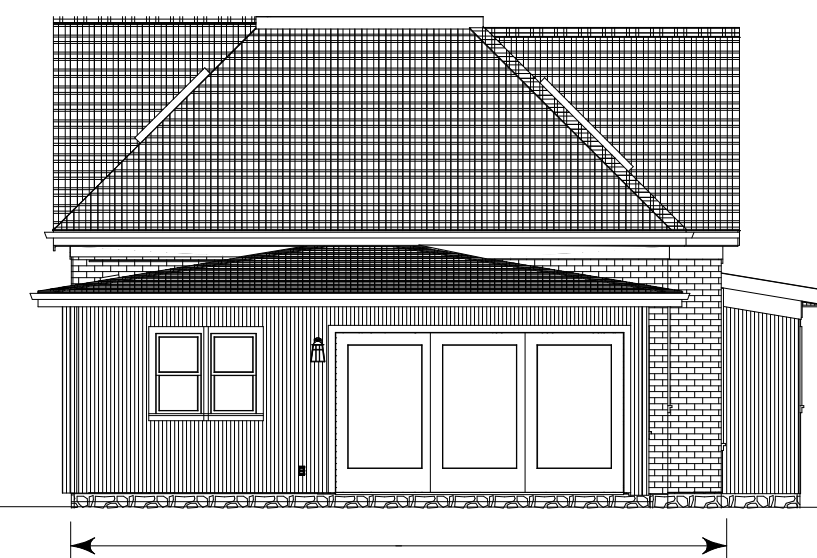
Date





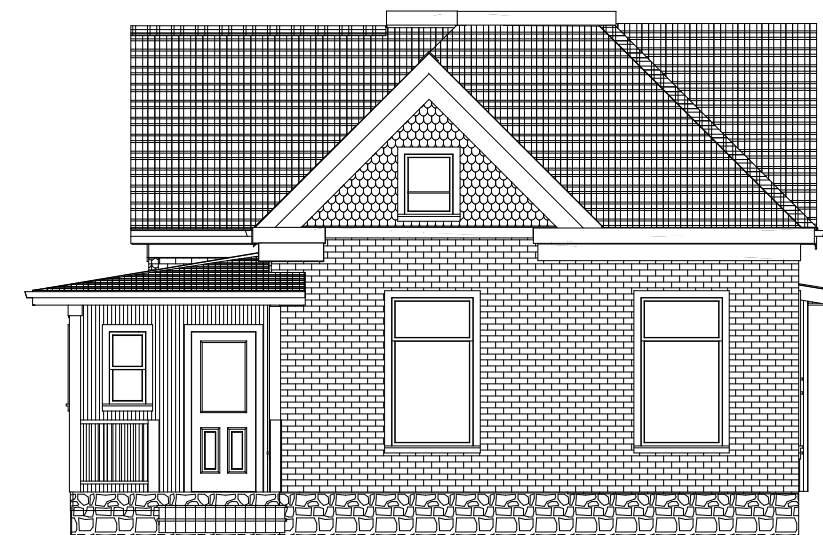
new addition replacing existing

EAST ELEVATION

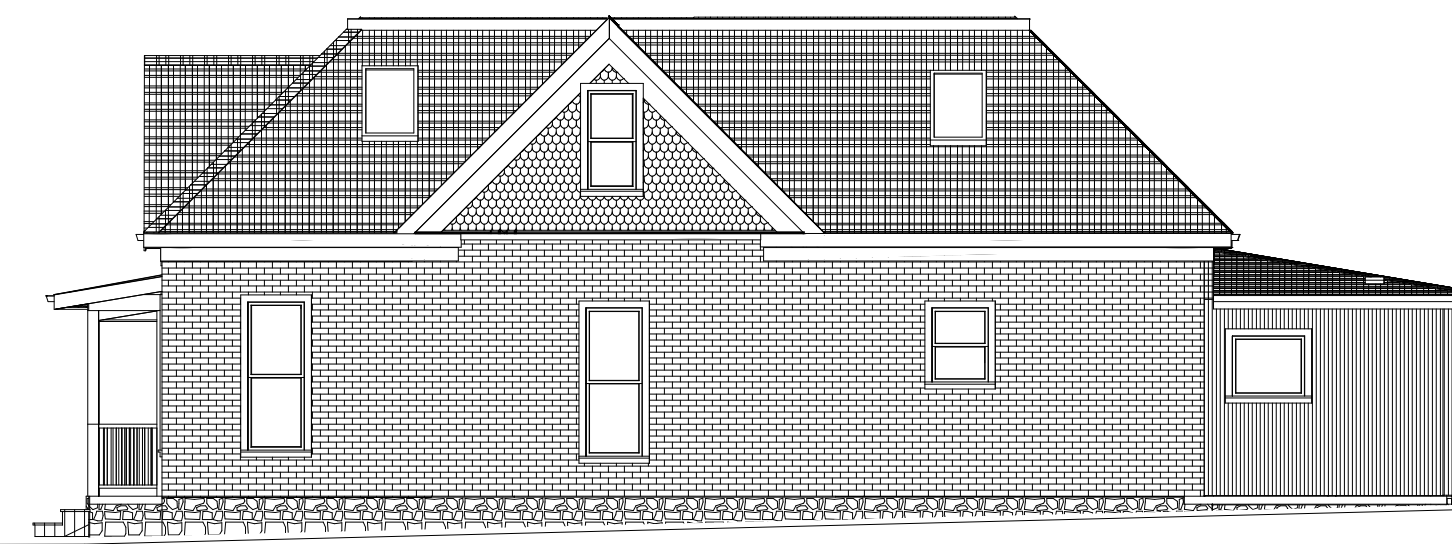


new addition replacing existing

SOUTH ELEVATION

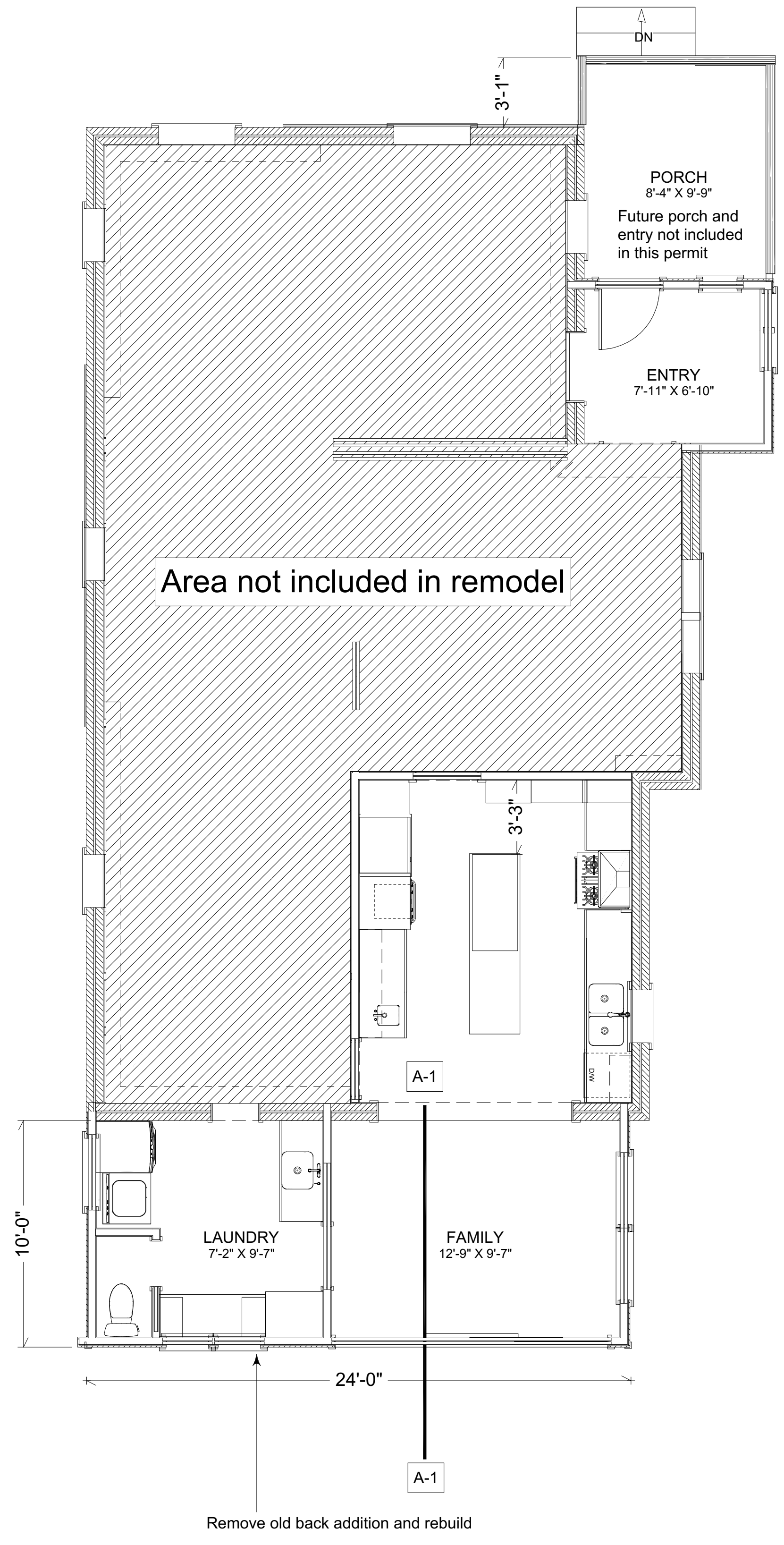
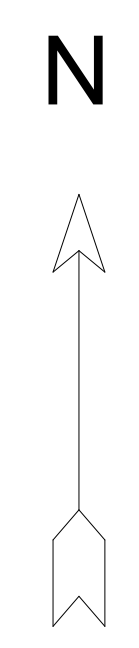


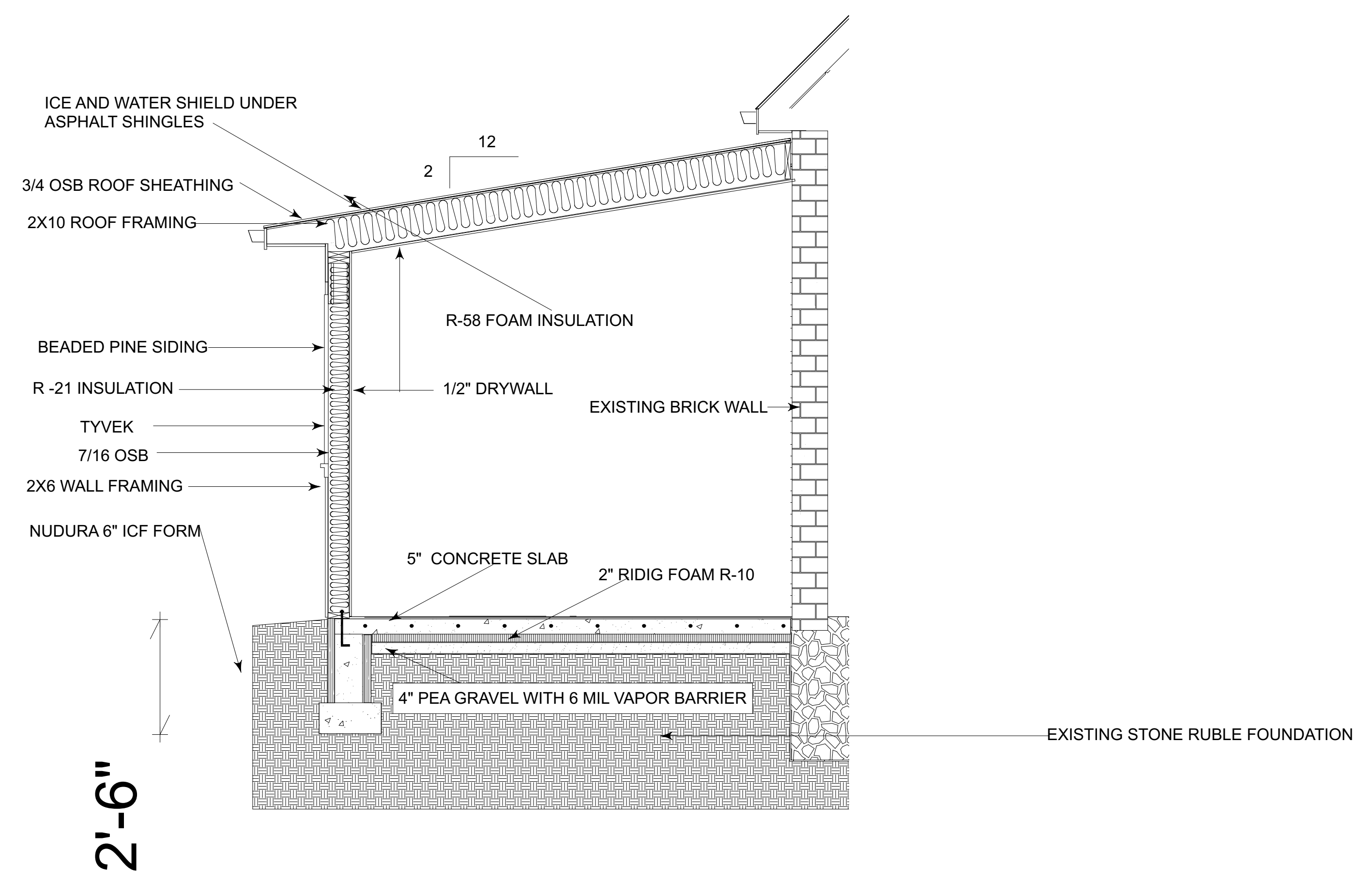
NORTH ELEVATION



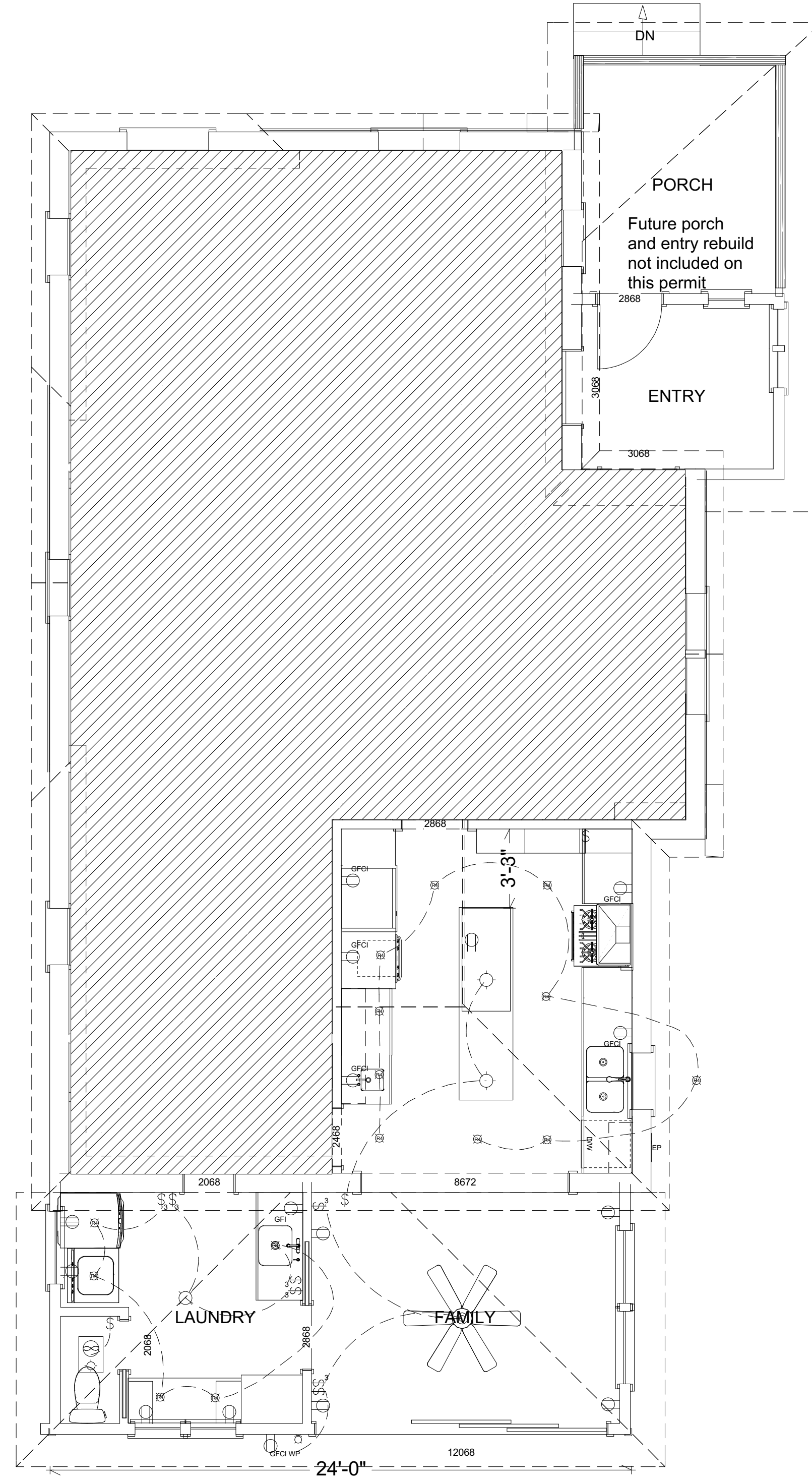
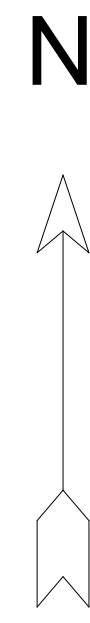
new addition replacing existing

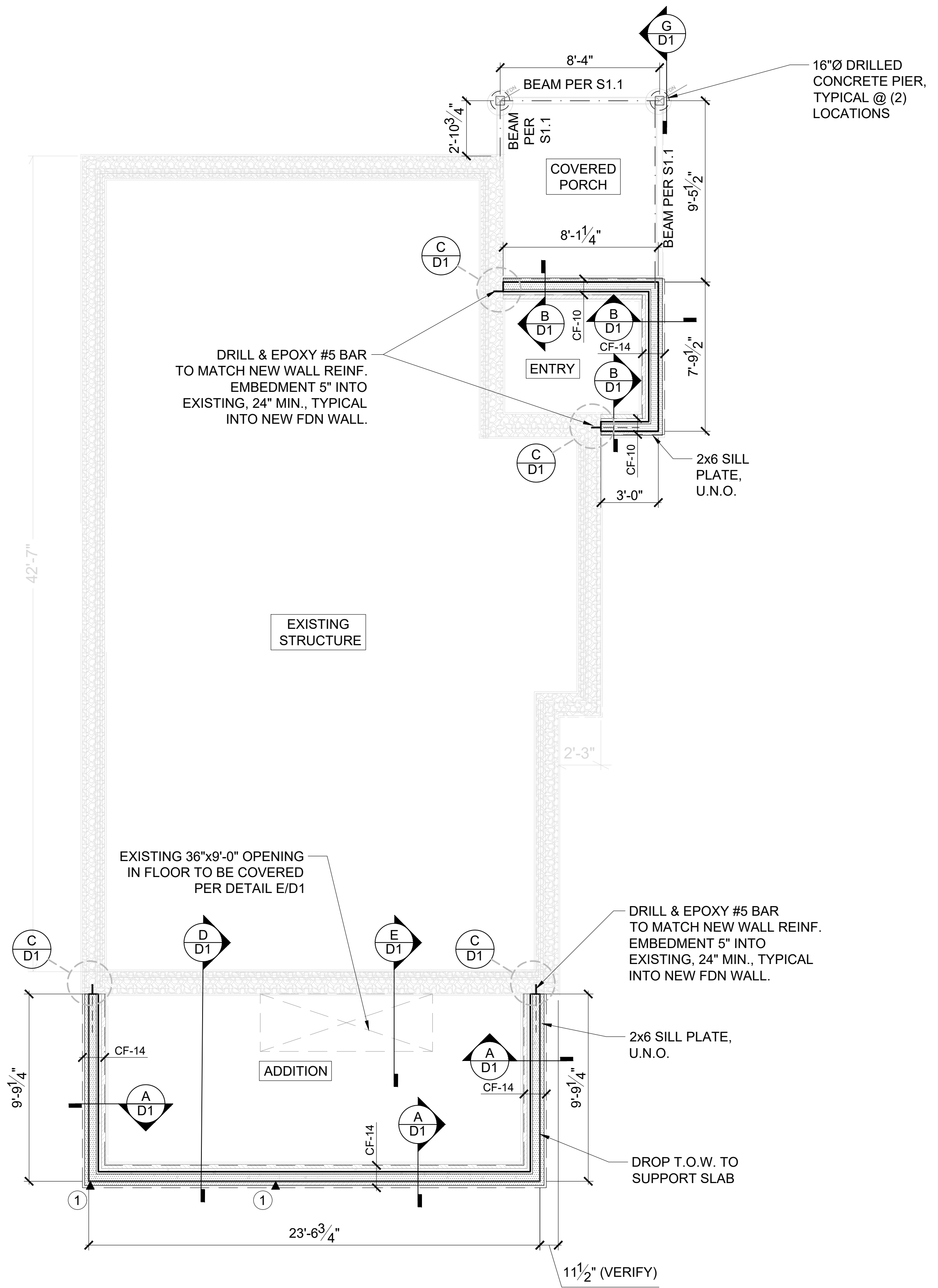
WEST ELEVATION





SECTION A-1
REAR ADDITION

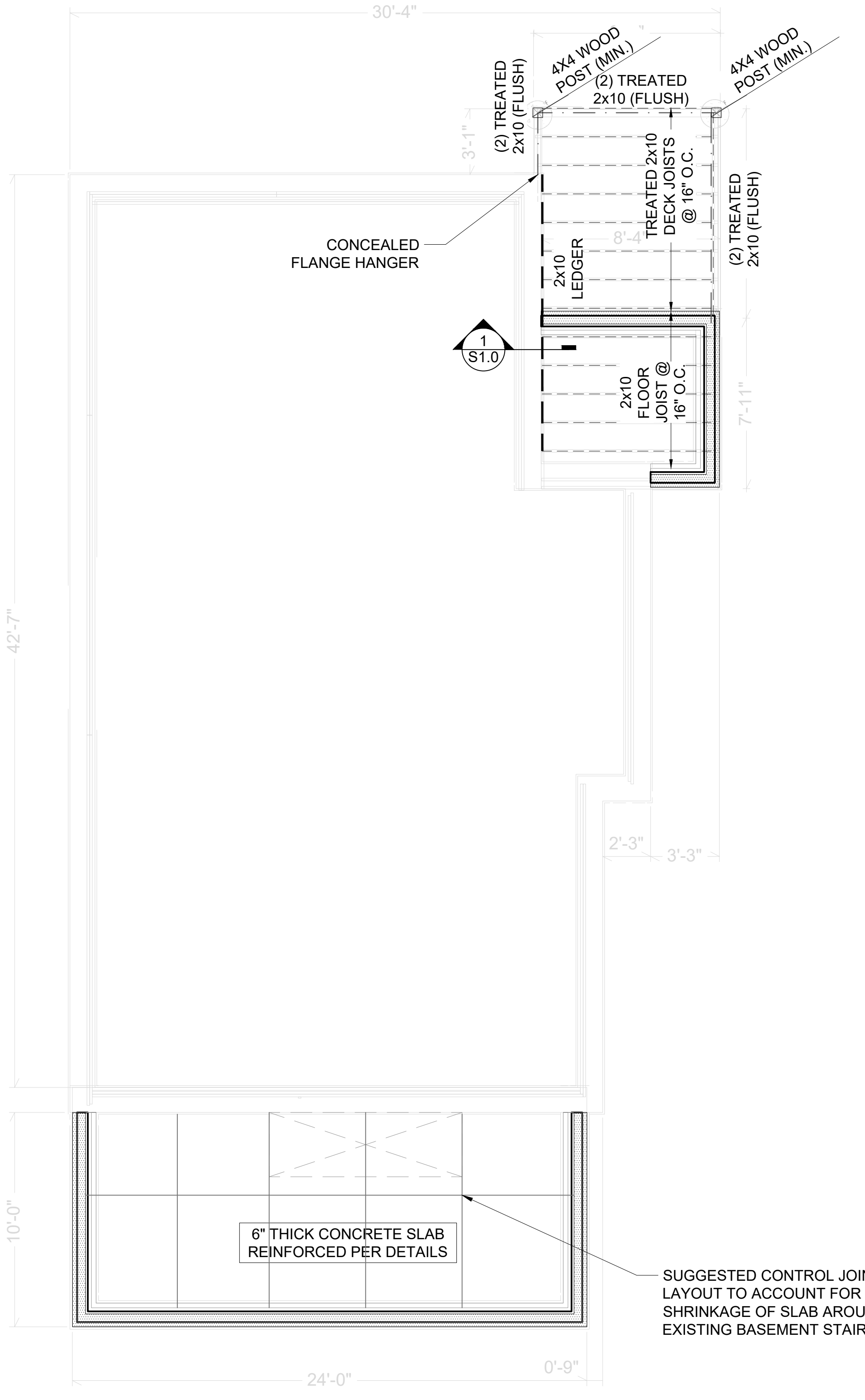




FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE: FOUNDATION DIMENSIONS ARE INTENDED TO MATCH OUTLINE OF EXISTING AREAS THAT ARE BEING REPLACED. FIELD VERIFY ALL DIMENSIONS.



FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

DESIGN CRITERIA

Referenced Design Codes: 2018 IRC, ASCE 7-16
ACI 332, 2018 NDS
Risk Category II

Roof Loads:

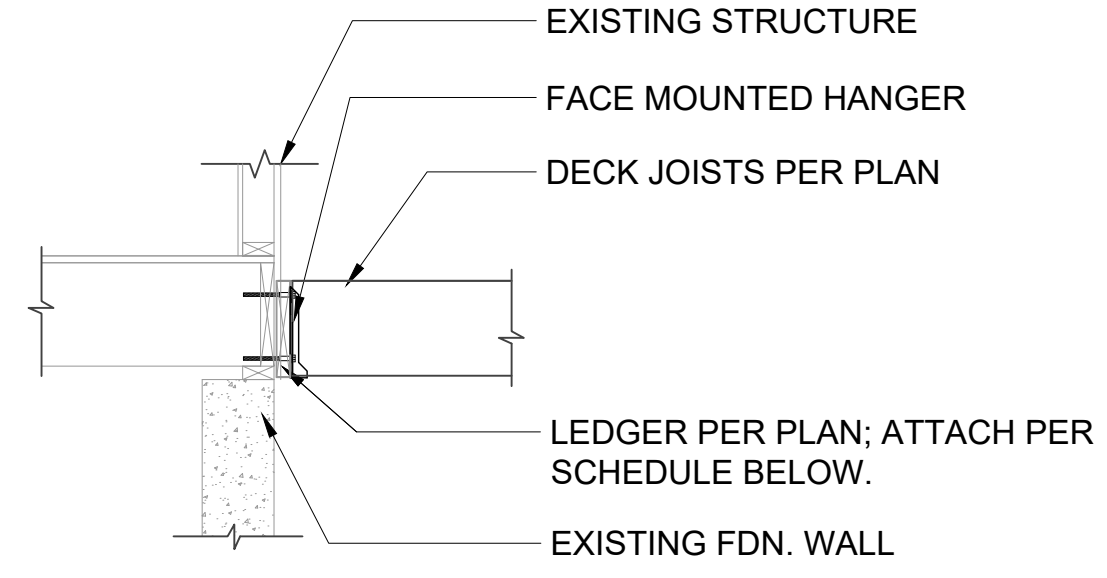
Roof Dead Load	15 psf
Roof Live Load	20 psf
Ground Snow Load	30 psf
Flat Roof Snow Load	30 psf
Snow Exposure Factor	1
Snow Importance Factor	1
Snow Thermal Factor	1

Floor Loads:

Floor Dead Load	15 psf
Floor Live Load (Uniform)	40 psf
Floor Live Load (Conc.)	N/A lb

Wind Loads:

Design Wind Speed	140 mph
Wind Speed Type	Vult
Wind Exposure	B
Internal Pressure Coefficient	0.18 (Enclosed)



1 S1.0 LEDGER ATTACHMENT DETAIL
N.T.S.

DECK LEDGER ATTACHMENT SCHEDULE

JOIST SPAN	6-10 (ft)	11-14 (ft)	15-18 (ft)
FASTENERS			
1/2" X 3 1/2" LAG SCREWS W/ WASHERS OR SIMPSON SDWS SCREWS	(1) @ 16"(in.) O.C. STAGGER 7&8	(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 LAG SCREWS AND NAILS SHOWN ARE REQUIRED FOR ALL SPANS.

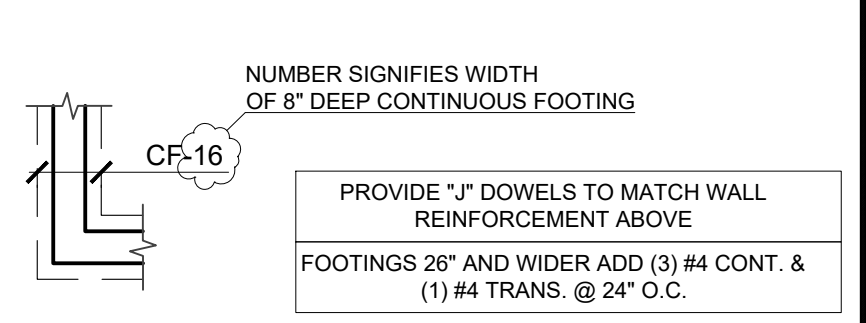
HOLDDOWN (HD) SCHEDULE

HD #	SYMBOL	MANUF. / MODEL	NOTES
1	▲	REGULAR 1/2" DIAMETER ANCHOR BOLT WITH 2X2X1/4" THICK SQUARE WASHER AND NUT.	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)

RECOMMENDED QUALITY ASSURANCE OBSERVATIONS

RECOMMENDED OBSERVATIONS:	OBSERVATION PERFORMED BY:	NOTE:
OPEN-HOLE / SOIL VERIFICATION	CTL	OTHER OBSERVATIONS MAY BE REQUIRED BY THE CITY OR OTHER ENGINEERS WORKING ON THIS PROJECT.
FOOTING FORMWORK & SUBGRADE	CTL	
FOUNDATION REINFORCEMENT	CTL	

FOUNDATION LEGEND



SOILS INFORMATION

ASSUMED SOIL CONDITIONS OF 1500 PSF MAXIMUM, WITH NO MINIMUM DEAD LOAD.
FOUNDATION BALANCED AT 400 PSF DEAD LOAD.
VERIFY SOIL CONDITIONS WITH OPEN HOLE OBSERVATION PERFORMED BY CTL THOMPSON.

CTL THOMPSON
INCORPORATED
P: 970-206-9455
F: 970-206-9441
www.ctl.com

CTL THOMPSON INCORPORATED
400 North Link Lane
Fort Collins, CO 80524

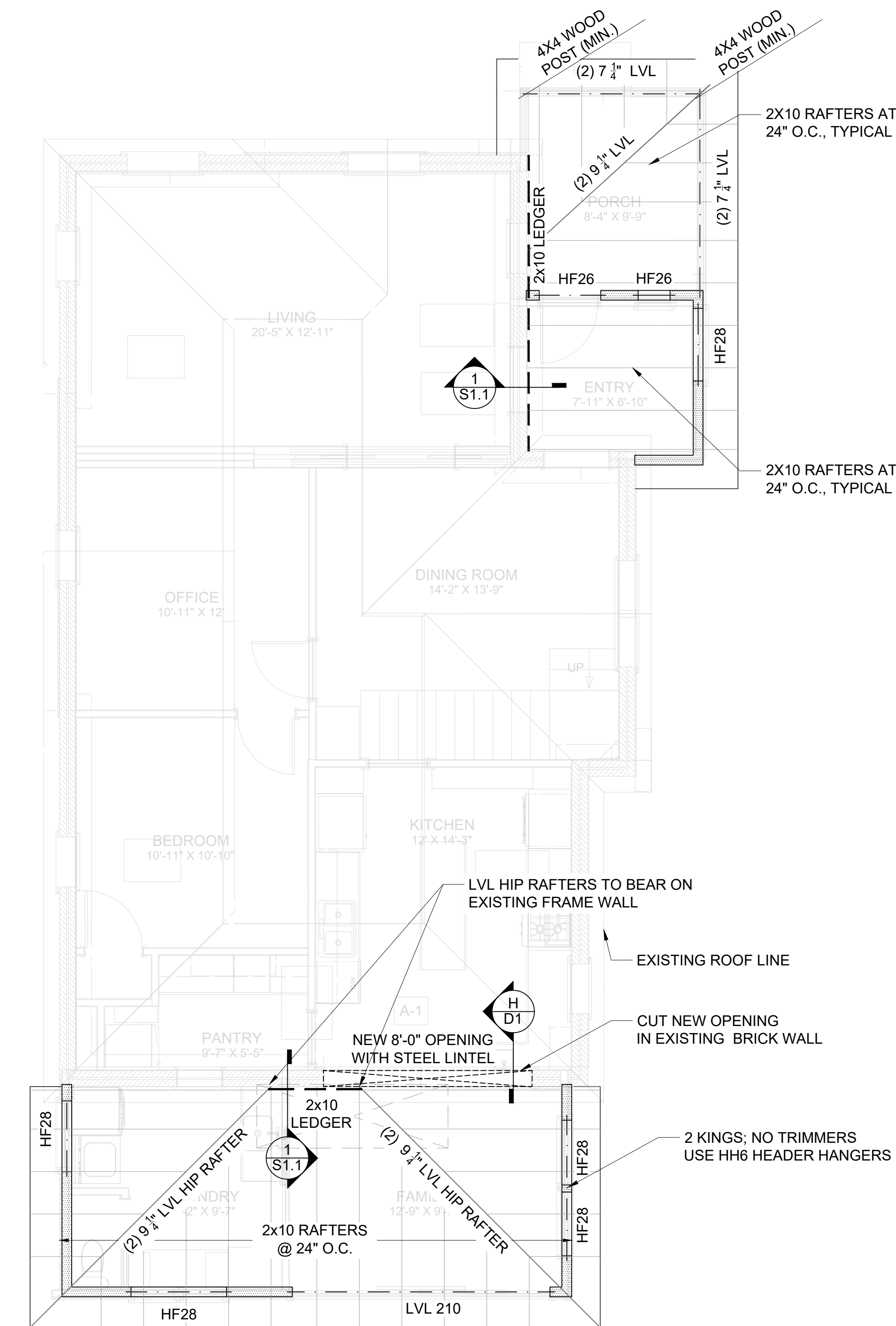
PROJECT LOCATION:
REMODEL
319 EAST MAGNOLIA
FORT COLLINS, COLORADO

FOUNDATION PLAN

DATE	REVISION/ISSUE
1/23	1

CLIENT:
CRAFTSMAN BUILDERS, INC.
319 EAST MAGNOLIA STREET
FORT COLLINS, COLORADO
contact: STEVE JOSEPHS
(970) 443-0466

WGT	DES	S1.0
DES	FC09439.000	
DATE	08/23/2020	
SCALE	PER PLAN	
3		



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

BRACED WALL PANEL SCHEDULE - STUDS @ 16"						
WALL DESIGNATION	RATED STRUC. SHEATHING TYPE	SHTH. THICKNESS MINIMUM	HORIZONTAL EDGES BLOCKED?	CONNECTOR TYPE (OR EQUAL)	EDGE SPACING	FIELD SPACING
ALL EXTERIOR UNLESS NOTED OTHERWISE	OSB or PLYWOOD EXTERIOR ONLY	7/16"	YES (NOTE 2)	8d COMMON 16 ga 1 3/4" STAPLES	6" 3"	12" 6"

▲ INDICATES SIMPSON HOLD-DOWN STRAP. ATTACH PER DETAILS. ◆ INDICATES SIMPSON FLAT STRAP. EXTEND TO BEAM OR WALL BELOW.

NOTES:
 1. ALL EXTERIOR SHEATHING VERTICAL EDGES SHALL FALL UPON 2X6 STUDS 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 602.3 (1)

HEADER SCHEDULE					
HEADER	SIZE	MATERIAL	LSL OPTION	# OF TRIMMER STUDS PER SIDE UNLESS NOTED OTHERWISE ON PLANS	
HF26	2-2x6	HF #2	3 1/2" X 5 1/2"	(1) 2x	
HF28	2-2x8	HF #2	3 1/2" X 5 1/2"	(1) 2x	
LVL210	2-1 3/4"x8 1/2"	LVL	N/A	(2) 2x	

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

KING STUD SCHEDULE		
OPENING WIDTH	FROM	TO
12"	7'-0"	(1) 2x
7'-0"	14'-0"	(2) 2x

HANGER SCHEDULE	
CONNECTION LOCATION	CONNECTOR
I-JOIST TO FLUSH WOOD BEAM	IUS-SERIES
(2) I-JOIST TO FLUSH WOOD BEAM	MIU-SERIES
SAWN JOIST TO FLUSH WOOD BEAM	LUS-SERIES
(1)-LVL TO FLUSH WOOD BEAM	HU-SERIES
(2)-LVL TO FLUSH WOOD BEAM	HU-SERIES
(3)-LVL TO FLUSH WOOD BEAM	HU-SERIES
I-JOIST RAFTER TO RIDGE BEAM	LSSR OR HU*-SERIES
SAWN RAFTER TO RIDGE BEAM	LSSR OR HU*-SERIES
SAWN RAFTER TO TOP OF WALL	H2.5
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	ITS-SERIES
(1)-LVL TO FLUSH STEEL BEAM	ITS-SERIES
(2)-LVL TO FLUSH STEEL BEAM	ITS-SERIES
(3)-LVL TO FLUSH STEEL BEAM	HB-SERIES
DECK PSL TO WOOD COLUMN	HUCQ-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.

STRUCTURAL NOTES

1. Materials:

Steel: Structural Steel angles shall conform to ASTM A36 (fy=36 ksi).

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.

Wood: All dimensional lumber shall be Hem Fir #2 or better unless noted on the plan. All Laminated Veneer Lumber is 1 3/4" 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 is 1 3/4" thick by 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 = 2400 psi and Modulus of Elasticity of E = 1.8x10E6 psi or better.

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.

2. Framing: All framing shall be in accordance with the provisions of 2018 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 7/16" Structural rated OSB sheathing over 2x6 HF#2 @ 16" on-center unless noted otherwise. Sheathing shall be attached per the braced wall panel schedule.

Build up columns are 3-2xwall thickness HF#2 or better unless noted otherwise on the plans.

Roof: Roof sheathing shall be 15/32" (3/8" span rating) O.S.B. or better with 8d @ 6" on-center edges, 12" on-center field, over engineered trusses by others. For truss attachment and bracing refer to the truss manufacturers recommendations.

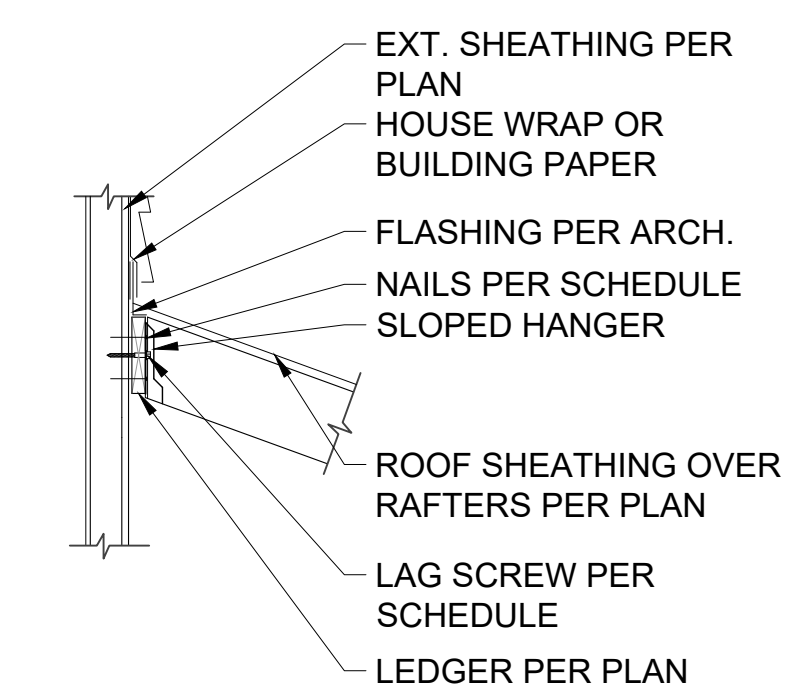
Dimensional lumber rafters are hem-fir #2 unless noted otherwise.

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.



1 S1.1 RAFTER LEDGER ATTACHMENT DETAIL

RAFTER LEDGER ATTACHMENT SCHEDULE			
RAFT SPAN	6-10 (R)	11-14 (R)	15-20(R)
FASTENERS	(1) @ 16"(in.) O.C. STAGGER T&B	(2) @ 16"(in.) O.C.	(3) @ 16"(in.) O.C.
1 1/2" Ø X 3 1/2" LAG SCREWS W/ WASHERS OR 1/2" DIA. SDWS SCREWS	(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
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 LAG SCREWS AND NAILS SHOWN ARE REQUIRED FOR ALL SPANS.

CTL THOMPSON
 INCORPORATED
 P. 970-206-9455
 F. 970-206-9441
 www.ctl.com

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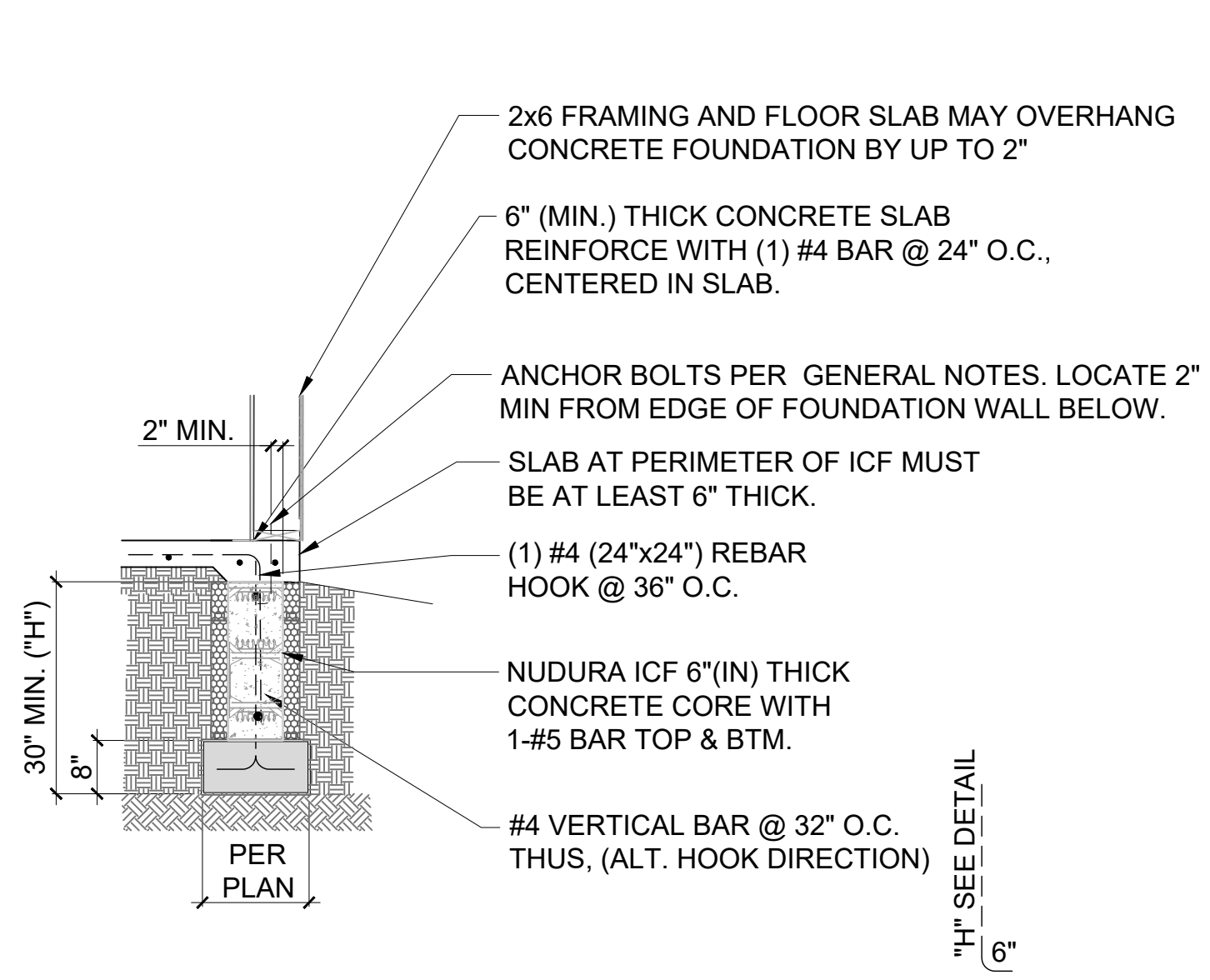
PROJECT LOCATION:
 REMODEL
 319 EAST MAGNOLIA
 FORT COLLINS, COLORADO

ROOF FRAMING PLAN

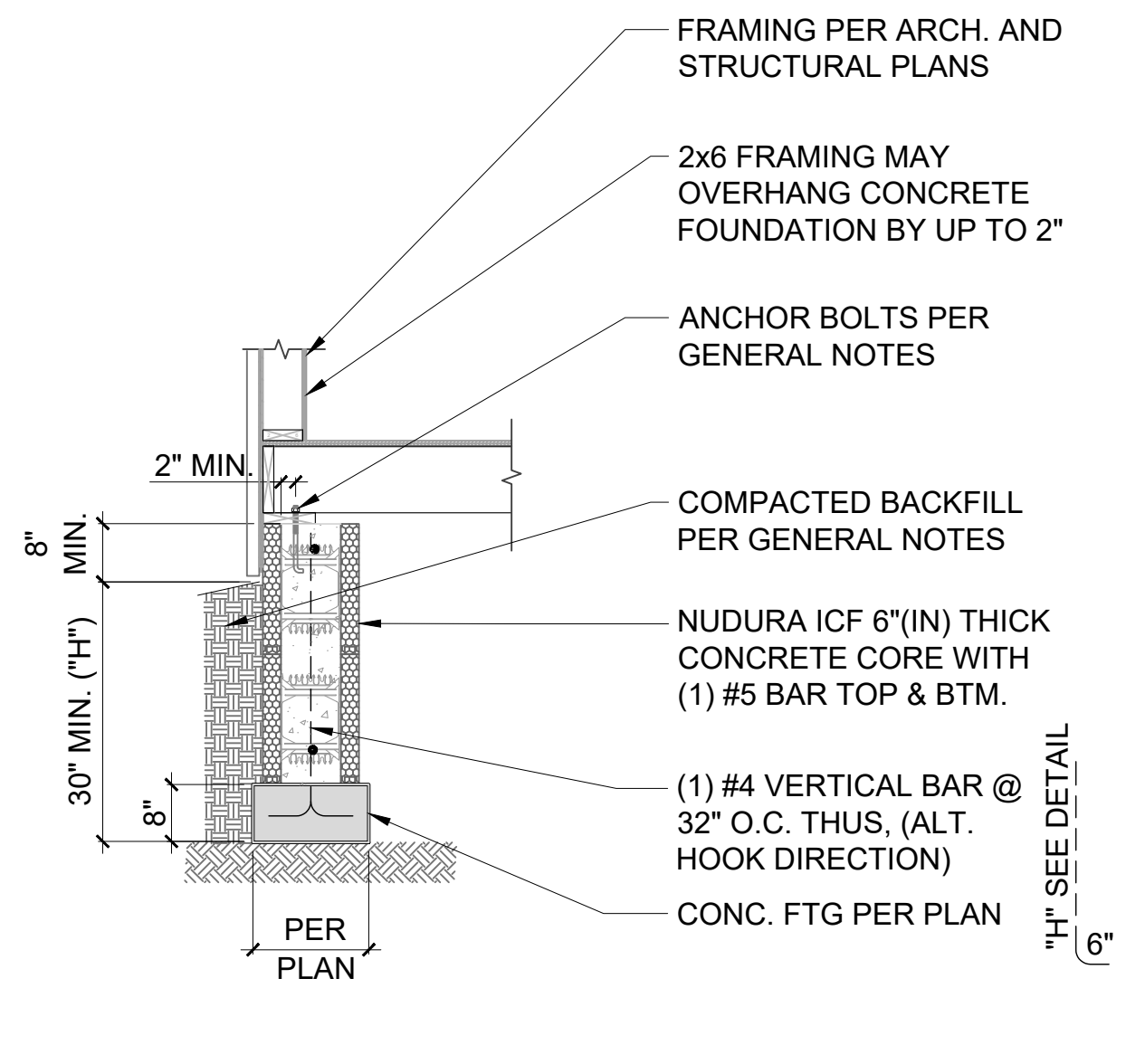
CLIENT:
 CRAFTSMAN BUILDERS, INC.
 319 EAST MAGNOLIA STREET
 FORT COLLINS, COLORADO
 contact: STEVE JOSEPHS
 (970) 443-0466

WGT
 DES
 FC09439.000
 08/23/2020
 PER PLAN 3

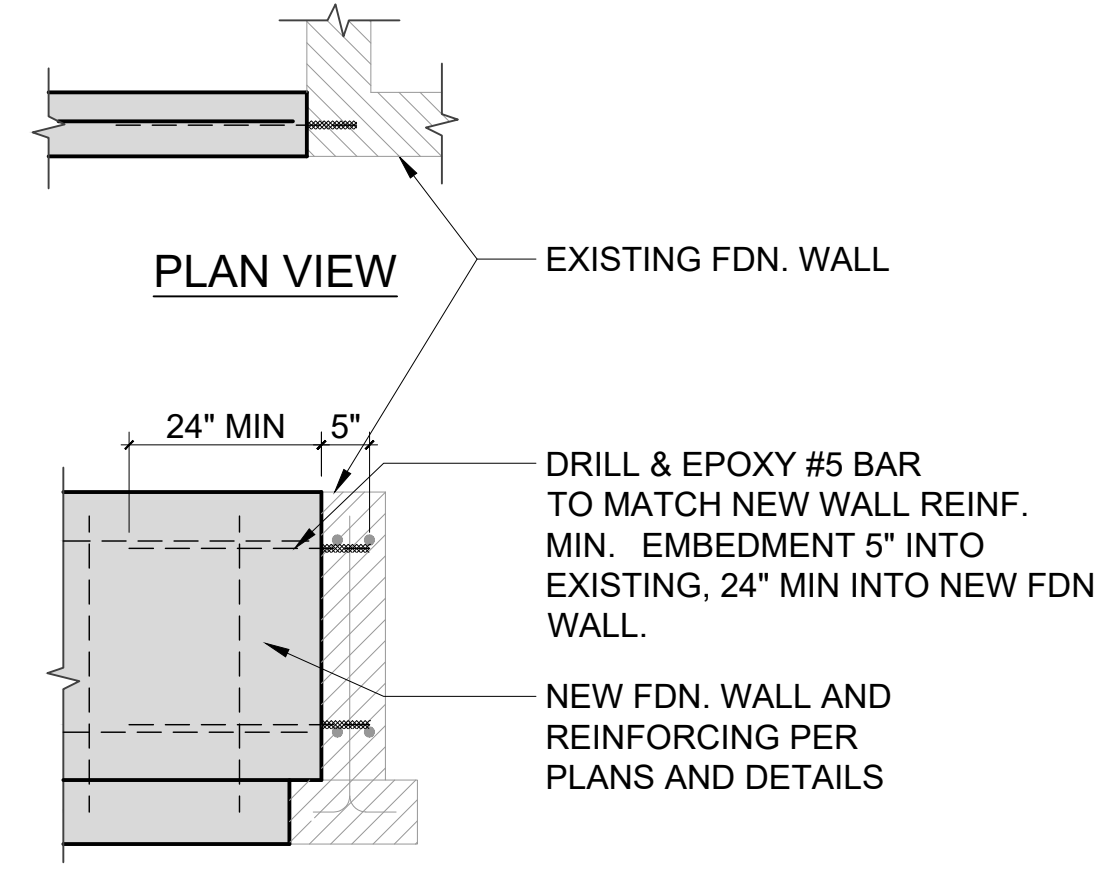
S1.1



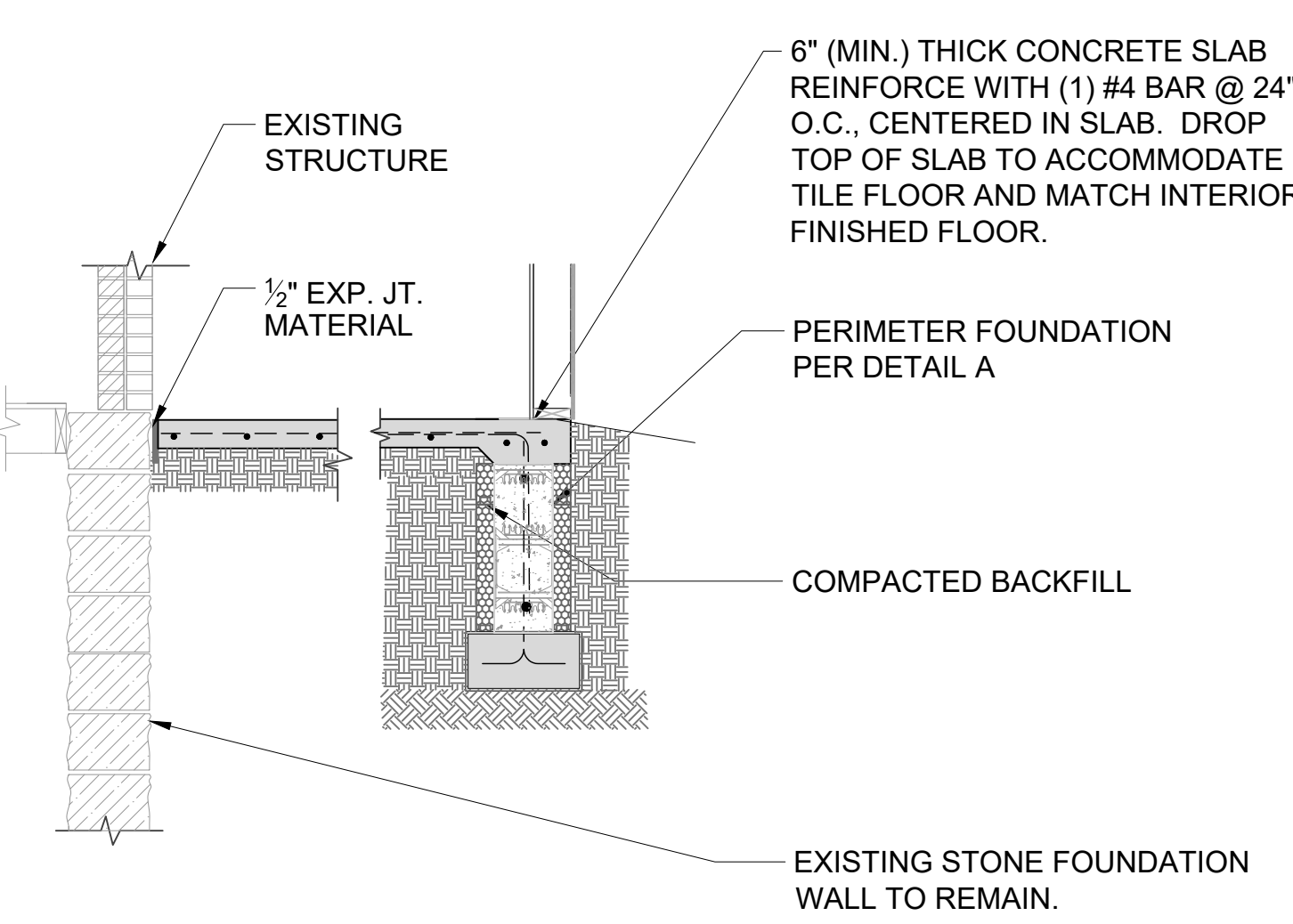
A - FOUNDATION WALL AT SLAB



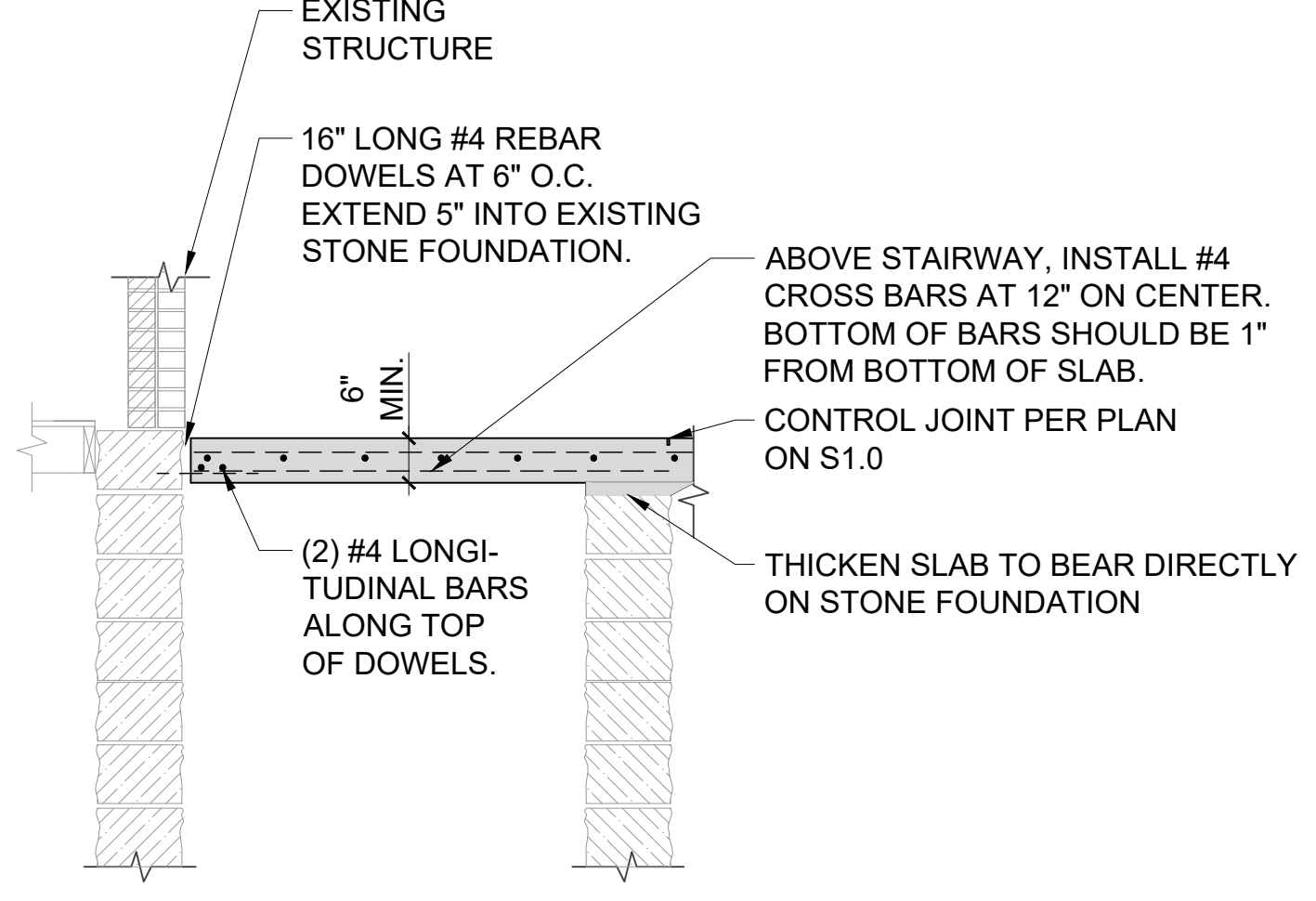
B - FOUNDATION WALL AT ICF CRAWLSPACE



C - FOUNDATION WALL TIE-IN



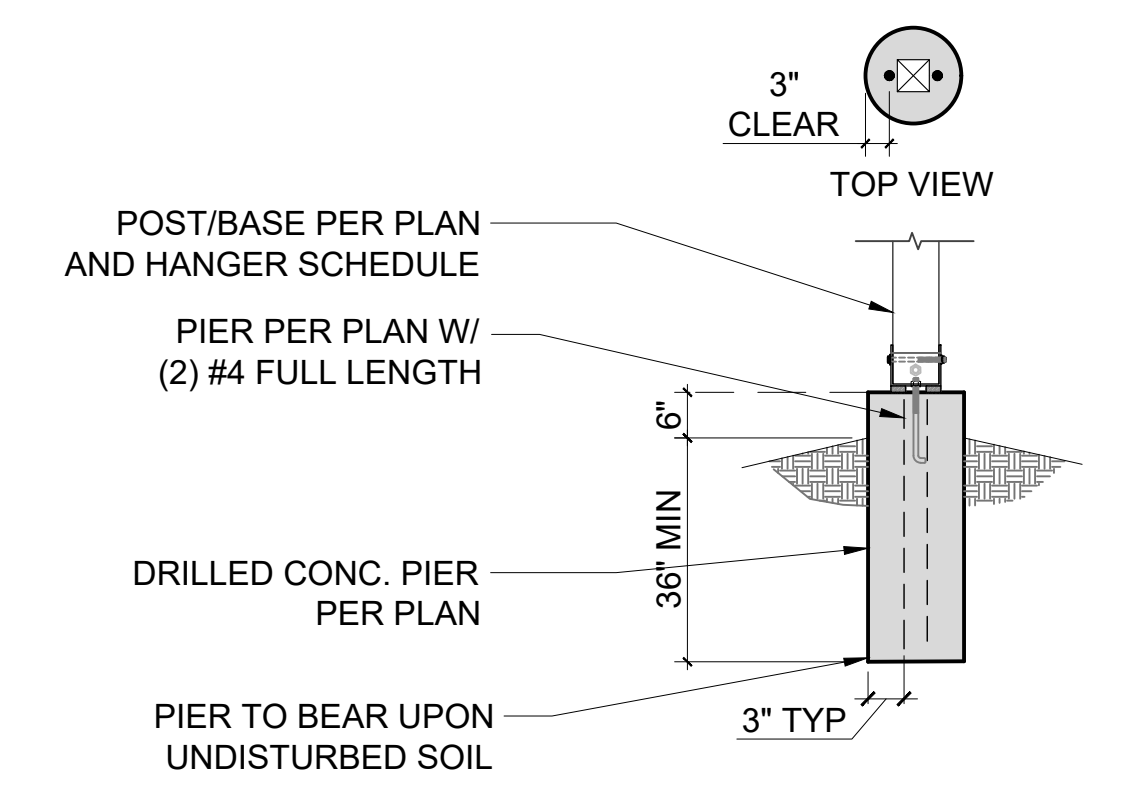
D - REAR PORCH SLAB



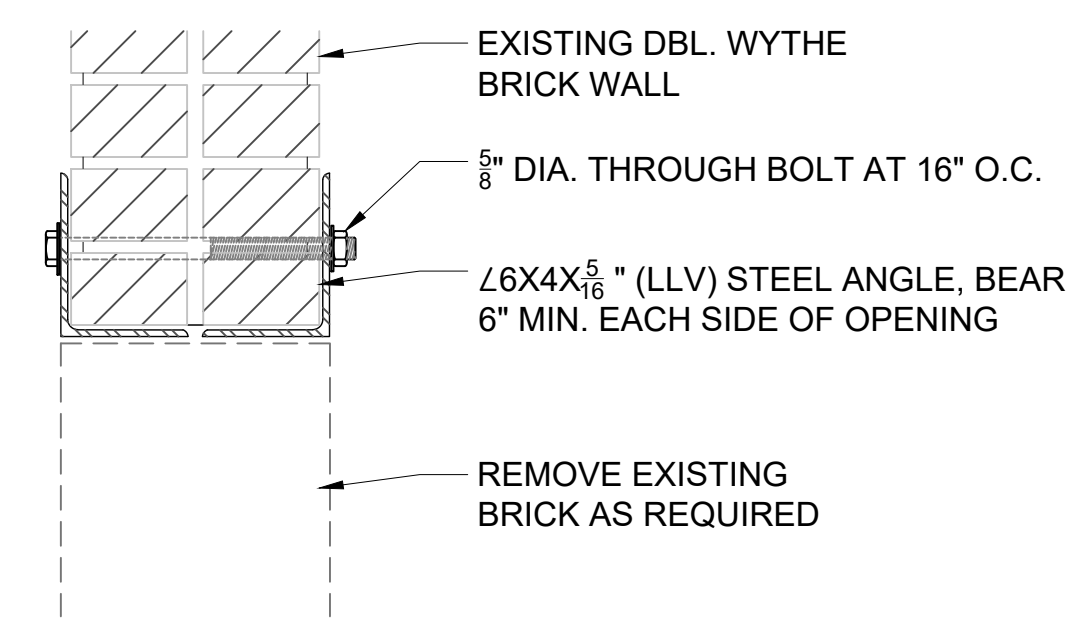
E - REAR PORCH SLAB AT STAIRWAY

FOR ALL OTHER PORCH SLAB DETAILS, REFER TO SECTION D

F - NOT USED



G - DRILLED CONCRETE PIER



H - BRICK LINTEL

CONCRETE & SOILS 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.

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.

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 assumed. Soils conditions inconsistent with those assumed 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.

3. Slabs-on-grade:

We recommend any areas with slab-on-grade type construction placed upon expansive soils not be finished. Provide 1 1/4" deep control joints at 6'-0" on center maximum. Exterior slabs-on-grade should not be doweled to the foundation unless specifically noted otherwise on plans.

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. 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.

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PROJECT LOCATION:
REMODEL
319 EAST MAGNOLIA
FORT COLLINS, COLORADO

FOUNDATION DETAILS AND NOTES

CLIENT:
CRAFTSMAN BUILDERS, INC.
319 EAST MAGNOLIA STREET
FORT COLLINS, COLORADO
contact: STEVE JOSEPHS
(970) 443-0466

DATE: 08/23/2020
SCALE: PER PLAN
OF 3 SHEETS

WGT: DES
FC09439.000
08/23/2020
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