

Resubmitals: 1st _____ 2nd _____ 3rd _____

Address: 8050 SWAN RD, COLORADO SPRINGS

Plan Track #: 152434 

Received: 04-Oct-2021 (VERONIKAP)

Description:

DECK

Contractor: BIGFOOT DECKS & MORE LLC

Permit # _____ Zone: RR-5 EL PASO COUNTY

APPROVED FOR CONSTRUCTION

Date _____ By _____

Type of Unit:

Upper Level 1	64
	64 Total Square Feet

Plan-check Fee: \$18.00 (0)

RESIDENTIAL



2017 PPRBC

Parcel: 5204010019

Required PPRBD Departments (2)

	App	Dis	N/A	By
Floodplain	[]	[]	[X]	<u>RBD GIS</u>
Construction	[X]	[]	[]	<u> 10/7/21</u>

Required Outside Departments (1)

County Zoning	[x]	[]	[]	[]	<u>PR 10/7/21</u>
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Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

STRUCTURAL NOTES

1.APPLICABLE CODES:

- A. These general notes apply to all structural drawings. This project is designed in accordance with the International Residential Code (IRC), 2015 Edition, and the 'Minimum Design Loads for Buildings and Other Structures' (ASCE 7-10) and The Pikes Peak Regional Building Code, (2017 Edition).
- B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

2.LOADS USED IN DESIGN:

- A. Roof Snow Load: 40 psf
B. Deck Live Load: 40 psf
C. Wind: Ult. Wind Speed, V3s 130 mph
Exposure C
Risk Category: II

3.COORDINATION:

- A. DO NOT SCALE The recommendations are based on plans provide by Birch Angelica Design Group, dated August 30, 2021. Changes affecting the layout shown must be specific and clearly conveyed to **Rocky Mountain Group** in written form as a change for inclusion into these plans. **Contractor and/or client shall verify all dimensions and layout prior to construction**. All dimensions on structural drawings shall be checked against architectural drawings and any discrepancies shall be brought to the attention of the Architect and Engineer immediately. Refer to mechanical, electrical and architectural drawings for openings not shown on structural drawings.
- C. These construction documents were prepared with information about the existing building provided by others. No investigation of the existing building was undertaken. If the contractor discovers existing conditions which vary from those shown on these documents, he shall notify the Engineer of Record immediately for guidance on the necessary changes to be made.
- D. All temporary shoring shall be the responsibility of the contractor. Removing or modifying partition or bearing walls could result in cosmetic damage. Shoring of the existing structure, prior to modification of the wall is the responsibility of the contractor. It should be noted that the process of shoring and modification of the wall can result in cracks appearing in the drywall or brittle finishes, such as stucco or tile floor. This cracking is typically aesthetic in nature and could occur throughout the house. RMG is not responsible for cosmetic damage that may occur.

4. WOOD:

- A. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- B. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- C. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.
- D. The contractor shall not cut, notch or otherwise modify joists, beams, or trusses without the written consent of the Engineer of Record.

5. CONCRETE:

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute "Building Code Requirement Reinforced Concrete" and "Specifications for Structural Concrete for Buildings" (ACI 318 and ACI 301) latest editions. Section 1.3 "Inspection" of ACI 318 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- B. Concrete mixes:
See specifications for any additional durability requirements.
Mix 'B' For footings, grade beams, and miscellaneous concrete:
3,000 psi minimum compressive strength at age of 28 days.
Type III Cement, minimum of 470 pounds per cubic yard.
3/4" maximum aggregate size.
6%; 1% Entrained air.
4" (8" with superplasticizer) maximum slump.
Use in accordance with manufacturer's recommendations.
- C. Reinforcing is to be new billet steel ASTM A615, Grade-60, except ties and bars to be welded shall be Grade-40. Provide not less than (2) #5 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by structural engineer. Where permitted, use contact lap splices, (36) bar diameters minimum. Welded Wire Fabric (W.W.F.) shall be in accordance with ASTM A185. Lap (1) full mesh minimum at splices. No welding of reinforcement permitted unless detailed.
- D. Placing of Reinforcement: Provide chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown on drawings. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.

Rocky Mountain Group

ENGINEERS ARCHITECTS
EMPLOYEE OWNED

Architectural
Structural
Forensics
Civil, Planning
Materials, Testing
Geotechnical

SOUTHERN COLORADO
2910 AUSTIN BLUFFS PKWY, SUITE 100, COLORADO SPRINGS, CO 80918
(719) 548-0600 ~ WWW.RMGENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

Deck Beam and Piers
8050 SWAN RD.
COLORADO SPRINGS, COLORADO

BIG FOOT DECKS AND MORE

ARCH/ENG:	RAG	
DRAWN:	RSR	
CHECKED:	RAG	
DATE	09-23-2021	
#	REVISION	DATE
Δ	SNOW LD	10-05-21
JOB NO. 185960		
SHEET NAME		
BEAM AND PIER PLAN		
SHEET NO.	S1	of 1

EXISTING HOUSE

DECK

DECK W/ FUTURE ROOF COVER

DECK

1
S1

TYPICAL OF 3

22"Ø PIER (5000 PSF)
28"Ø PIER (3000 PSF)

26"Ø PIER (5000 PSF)
34"Ø PIER (3000 PSF)

14"Ø PIER (5000 PSF)
18"Ø PIER (3000 PSF)

APPROX. 20'-6"

APPROX. 15'-0"

2'-0"

14'-0"

PRESSURE TREATED (3) 14" LVL (DROPPED)

PRESSURE TREATED (3) 14" LVL (DROPPED)

1
S1

SCALE: 1/2" = 1'-0"

PIER W STEEL

PLAN VIEW

#3 TIES AT TOP, BOTTOM & @ 18" O.C.

FINAL GRADE

LOCATE COLUMNS WITHIN 1" OF CENTERLINE OF PIER

LOCATE PAD ON NATURAL UNDISTURBED SOIL OR ON APPROVED STRUCTURAL FILL

30" MIN

8" MINIMUM UNLESS PAVED OR COLUMN IS PROTECTED

(3) #4 VERT AS SHOWN

3" CLR

(3) #4 VERT AS SHOWN

#3 TIES

PLAN NOTES

* THIS PLAN IS FOR THE MAIN DECK BEAM AND THREE CONCRETE PIERS ONLY. SEE THE REFERENCED PLANS FOR ALL INFORMATION NOT SHOWN HERE.

* TEMPORARY SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR

* THE PIERS ARE DESIGNED BASED ON ALLOWABLE SOIL BEARING CAPACITY OPTIONS OF 5000 PSF AND 3000 PSF PER THE OPEN HOLE OBSERVATION REPORT BY GEOQUEST #17-0824 DATED OCTOBER 18, 2017 AND SOILS REPORT #13573 BY FRONT RANGE GEOTECHNICAL INC. WITH A STAMP DATE OF APRIL 13, 2005.
AN OPEN EXCAVATION OBSERVATION WILL BE REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER TO VERIFY THE EXISTING SOIL CONDITIONS.

PROFESSIONAL ENGINEER
ANDREW GILLESPIE
10/05/2021
58370
COLORADO LICENSED

Deck Beam and Piers
8050 SWAN RD.
COLORADO SPRINGS, COLORADO

BIG FOOT DECKS AND MORE

Rocky Mountain Group

ENGINEERS ARCHITECTS
EMPLOYEE OWNED

Architectural
Structural
Forensics
Civil, Planning
Materials, Testing
Geotechnical

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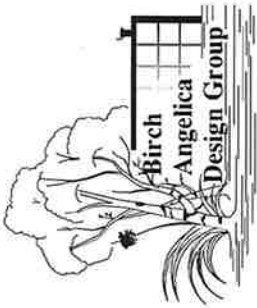
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OCT 07 2021

CG
RBD Construction

A1.0

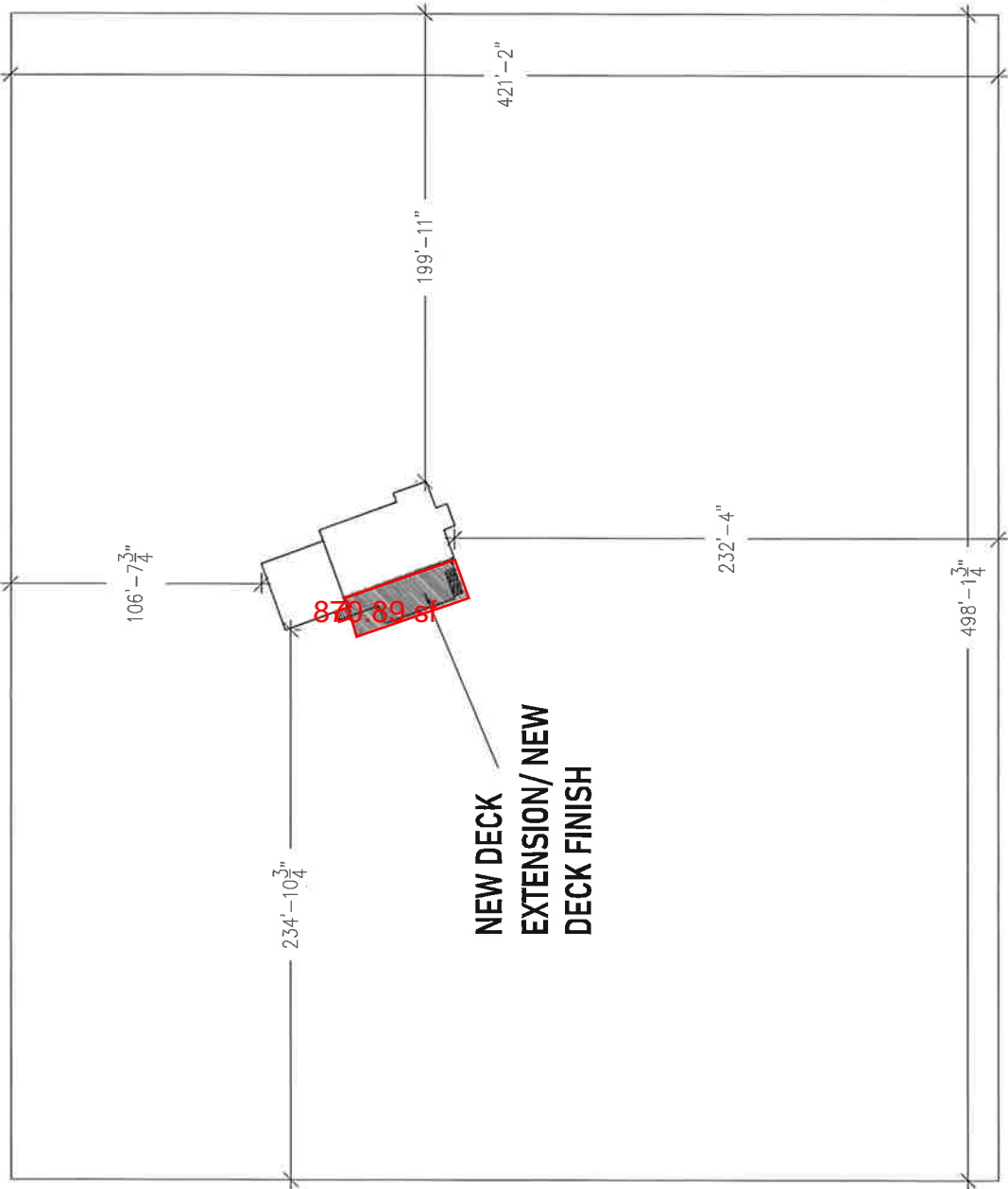
PROJECT: HICKS DECK EXTENSION/RENOVATION	
DATE: 10/7/2021	DESIGNER: dsdrangel
PROJECT LOCATION: 8050 SWAN RD COLORADO SPRINGS CO, UNITED STATES	



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8050 SWAN RD
52040-10-019
LOT 10 PONDEROSA
PINES SUB NO 4
PLAT 5236
RR-5
ADD21807

APPROVED
Plan Review

10/07/2021 9:07:32 AM
dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

Not Required
BESQCP

10/07/2021 9:07:44 AM
dsdrangel

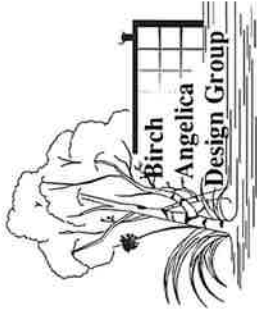
EPC Planning & Community
Development Department



It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

PLOT PLAN

1"=1'-0"



HICKS DECK EXTENSION/RENOVATION
8050 Swan Rd Colorado Springs
CO, United States

DATE	10/4/2021
REVISIONS	
DESCRIPTION	
APPROVAL	

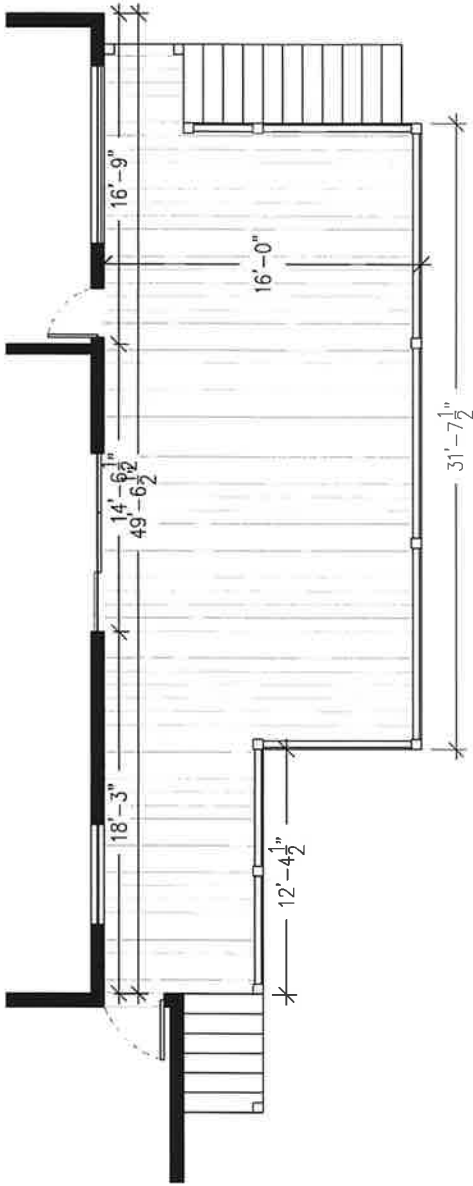
PROJECT OWNER: HICKS PERSONAL RESIDENT
TOTAL DESCRIPTION: DECK EXTENSION

A1.1

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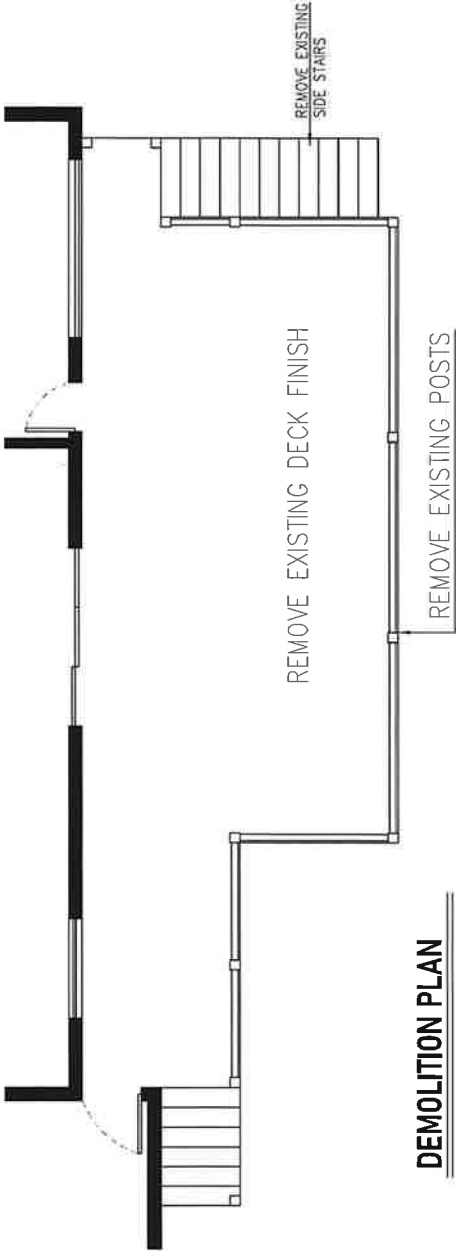
OCT n 7 2021

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RBD Construction



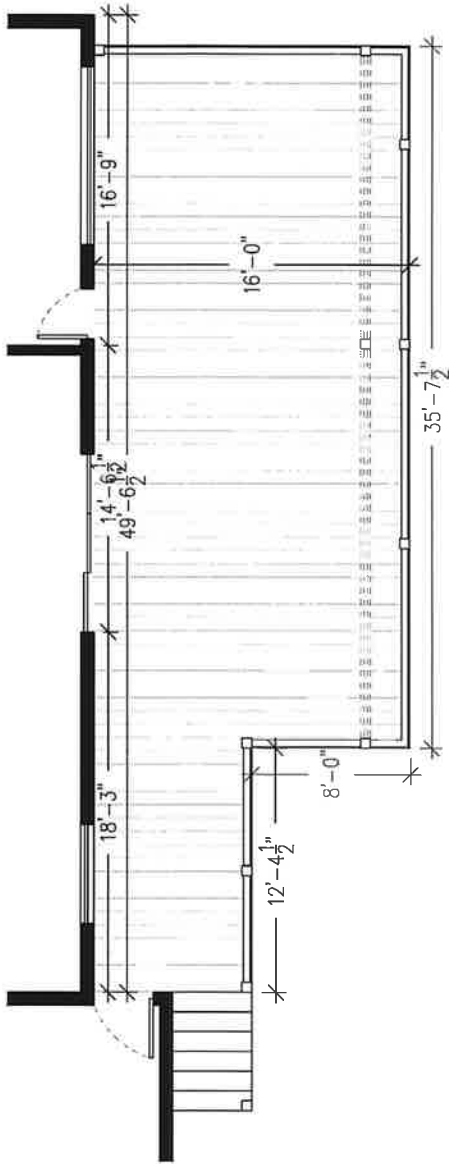
EXISTING DECK PLAN

1"=1'-0"



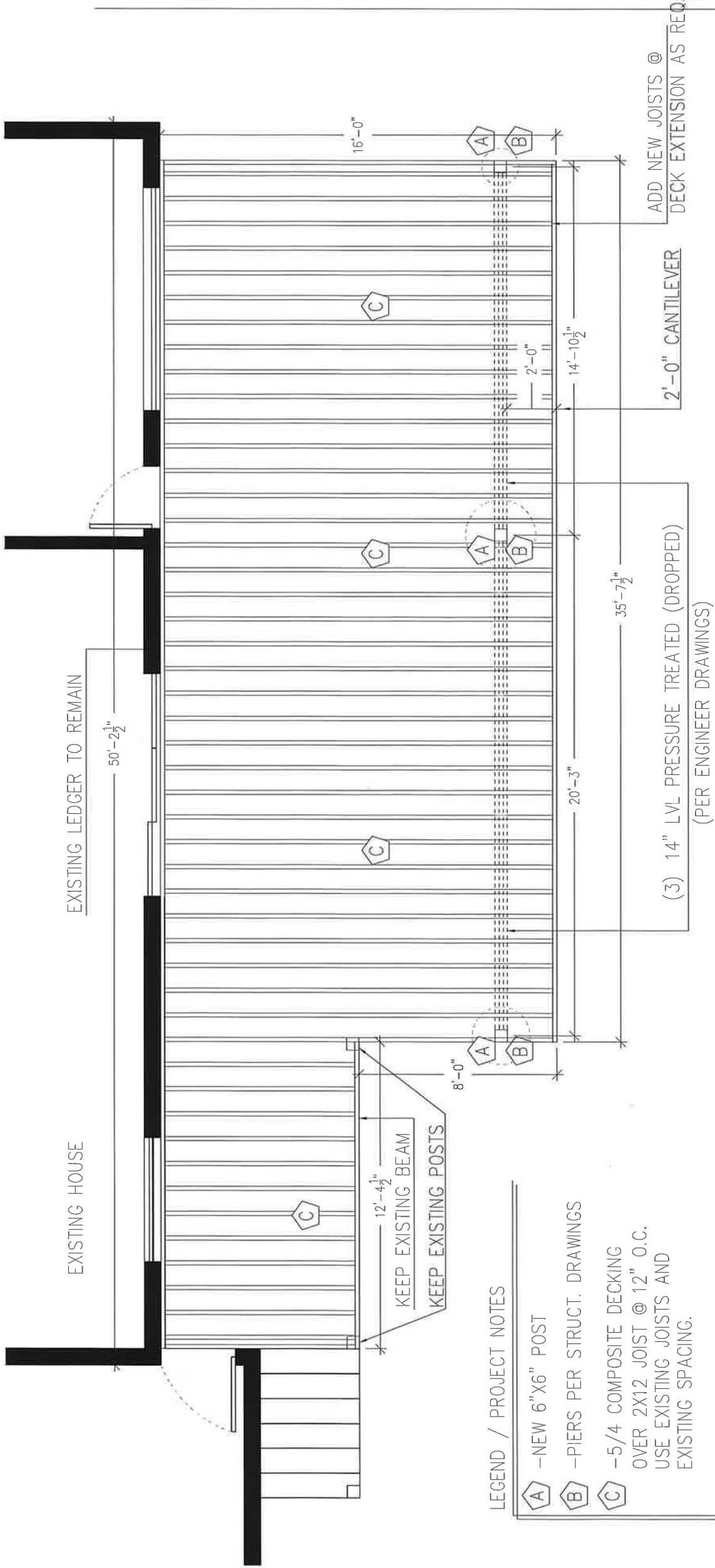
DEMOLITION PLAN

1"=1'-0"



NEW DECK PLAN

1"=1'-0"



LEGEND / PROJECT NOTES

- NEW 6"x6" POST
- PIERS PER STRUCT. DRAWINGS
- 5/4 COMPOSITE DECKING OVER 2X12 JOIST @ 12" O.C. USE EXISTING JOISTS AND EXISTING SPACING.

FRAMING PLAN

1"=1'-0"

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NOV 7 2021

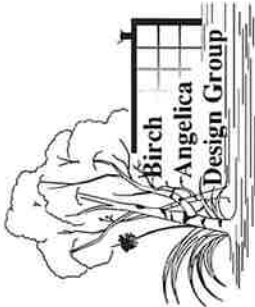
CG Construction

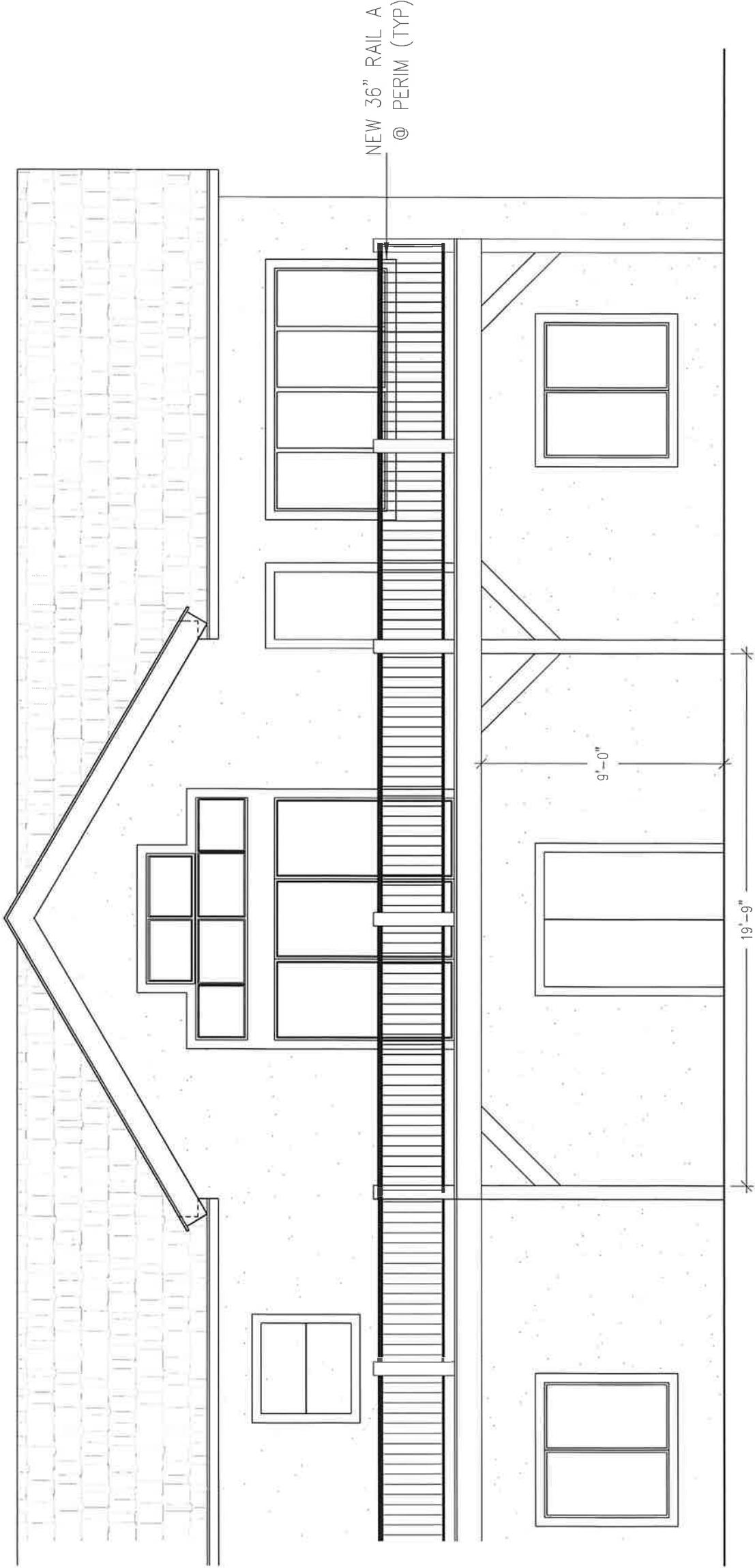
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HICKS DECK EXTENSION/RENOVATION
8050 Swan Rd Colorado Springs
CO, United States

REVISION	DATE	DESCRIPTION

PROJECT OWNER: HICKS PERSONAL RESIDENCE
PROJECT: HICKS DECK EXTENSION





ELEVATION

$\frac{1}{4}"=1'-0"$

Released for Permit

OCT n 7 2021

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RBD Construction

A1.3

HICKS DECK EXTENSION/RENOVATION
8050 Swan Rd Colorado Springs
CO, United States

REVISIONS	
DATE	10/4/2021
DESCRIPTION	FOR PERMIT APPROVAL

PROJECT OWNER: HICKS PERSONAL RESIDENCE
PROJECT #:
TOTAL DESCRIPTION: DECK EXTENSION

