

J61428

General Notes:

Soils Report and Foundation Design by a Licensed Colorado Engineer or Architect to be On Site at Time of First Inspection.

Verify All Foundation Steps with Actual On Site Conditions After Excavation.

Mechanical Notes:

Plumbing: Floor Drain Required within 10' of Water Heaters (Except Attic Units). Must have Backwater Valve if Located in Crawlspace.

Pipes in Exterior Walls must have R-11 Insulation for Freezing Protection.

Dryer Vent: Provide 100 SQ Inches of Makeup for Spaces Less Than 500 SF.

Max Vent Length 25 FT (Each 90 Elbow = 5 FT, 45 Elbow = 2-1/2 FT). Do Not Vent within 3 FT of Openings that Allow Air into Occupied Areas. Do Not Vent in the Same Room as a Gas Burning Appliance without Louvered Door.

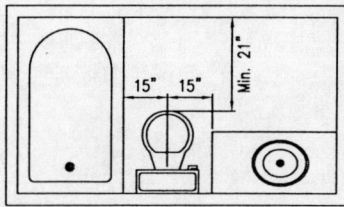
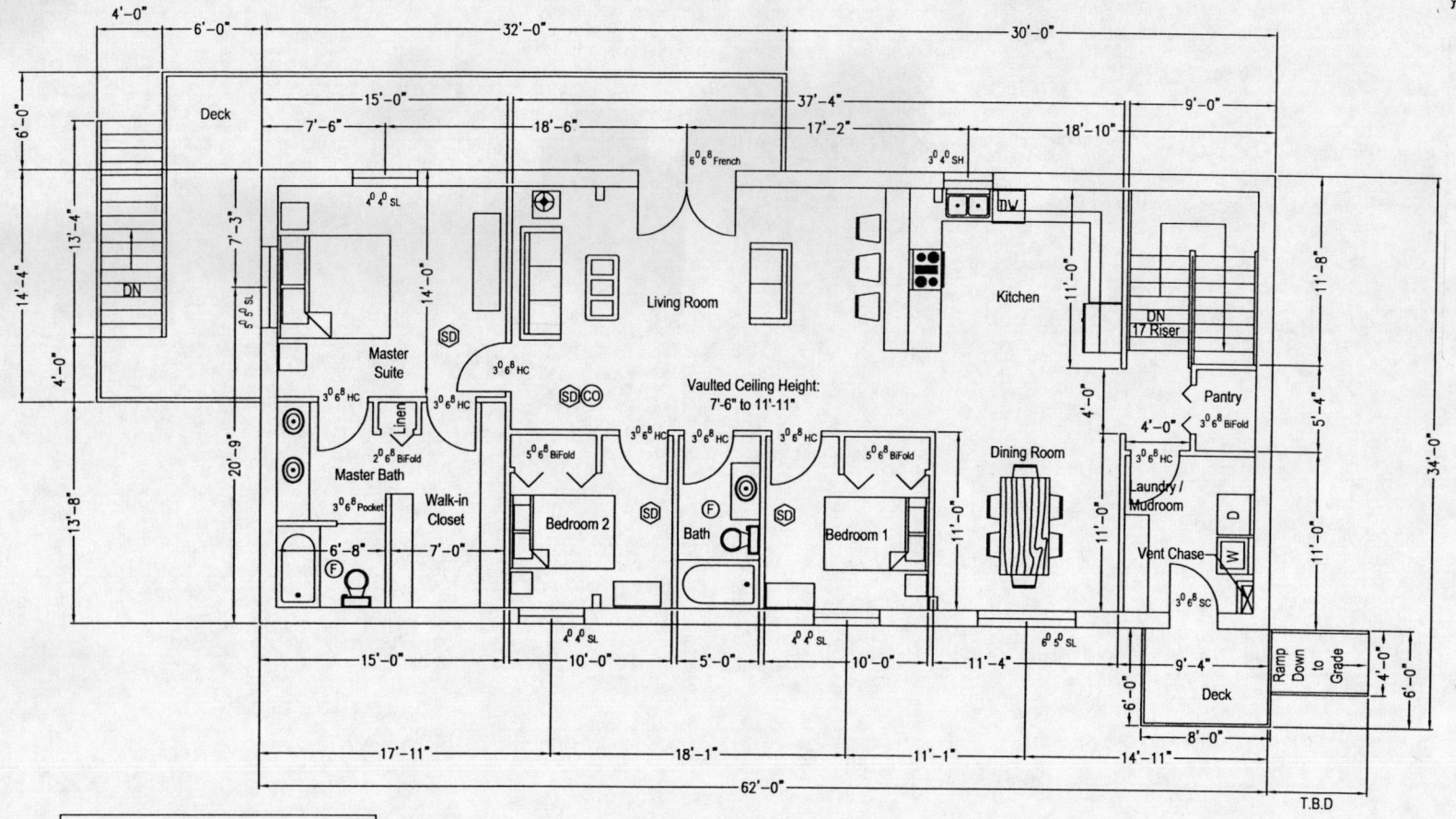
Fireplace: All New Installed Units Must be Listed with a Nationally Recognized Listing Agency such as UL.

Electrical Notes:

A) Electrical Work Shall Conform to the National Electric Code and Any Applicable Local Codes.

B) Provide 110 V Hardwired Smoke Detectors, with Battery Backup, on All Floors and in Each Bedroom. Verify with Local Code Requirements and Security System Contractor if Applicable. Do Not Install Within 3' of Peak or Heat Register, or Within 4' of a Corner or Wall. Wall Mounted Detectors Must Be Within 12" of Ceiling.

C) Provide Ground Fault Protection Per Code and on All New Kitchen, Bath and Garage Outlets.



Typical Bathroom Dimension Layout
Not to Scale

This Layout is Only Intended to Provide Minimum Dimensional References for Every Bathroom. Fixtures or Objects May Vary.

Upper Level - Floor Plan
1/8"=1'

- Construction
- Mechanical
- Plumbing
- Electrical
- Fire
- Zoning



Released for Permit
AUG 06 2018
LB
RSD Construction

Project: 14-0518	Project Name and Address Tom Nogle 11980 Sand Place Lot # 3, Block # 1, Snyder Subdivision El Paso County, Colorado
Sheet: 1 of 7	
Date: 21 Oct 2014	
Revised: 27 Feb 2015	
Revised: 13 Apr 2018	
Scale: 1/8" = 1'	
Drawn by: djp	GEOQUEST, LLC. 6825 SILVER PONDS HEIGHTS SUITE 101 COLORADO SPRINGS, CO 80908 OFFICE: (719) 481-4560 FAX: (719) 481-9204
Checked by: cem	

GEOQUEST, LLC.
6825 SILVER PONDS HEIGHTS
SUITE 101
COLORADO SPRINGS, CO
80908

OFFICE: (719) 481-4560
FAX: (719) 481-9204

SPICE to Permit J61428 Plan 77133

Design Loads (Under 7,000 FT):

Roof:	Floor:
Live: 30 PSF	Live: 40 PSF
Dead: 15 PSF	Dead: 12 PSF
Title:	Additional:
Total: 45 PSF	Total: 52 PSF

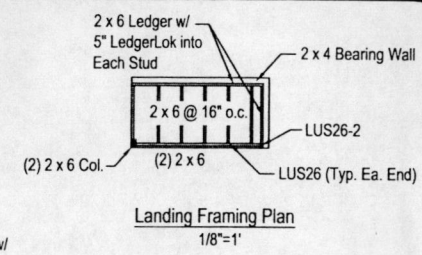
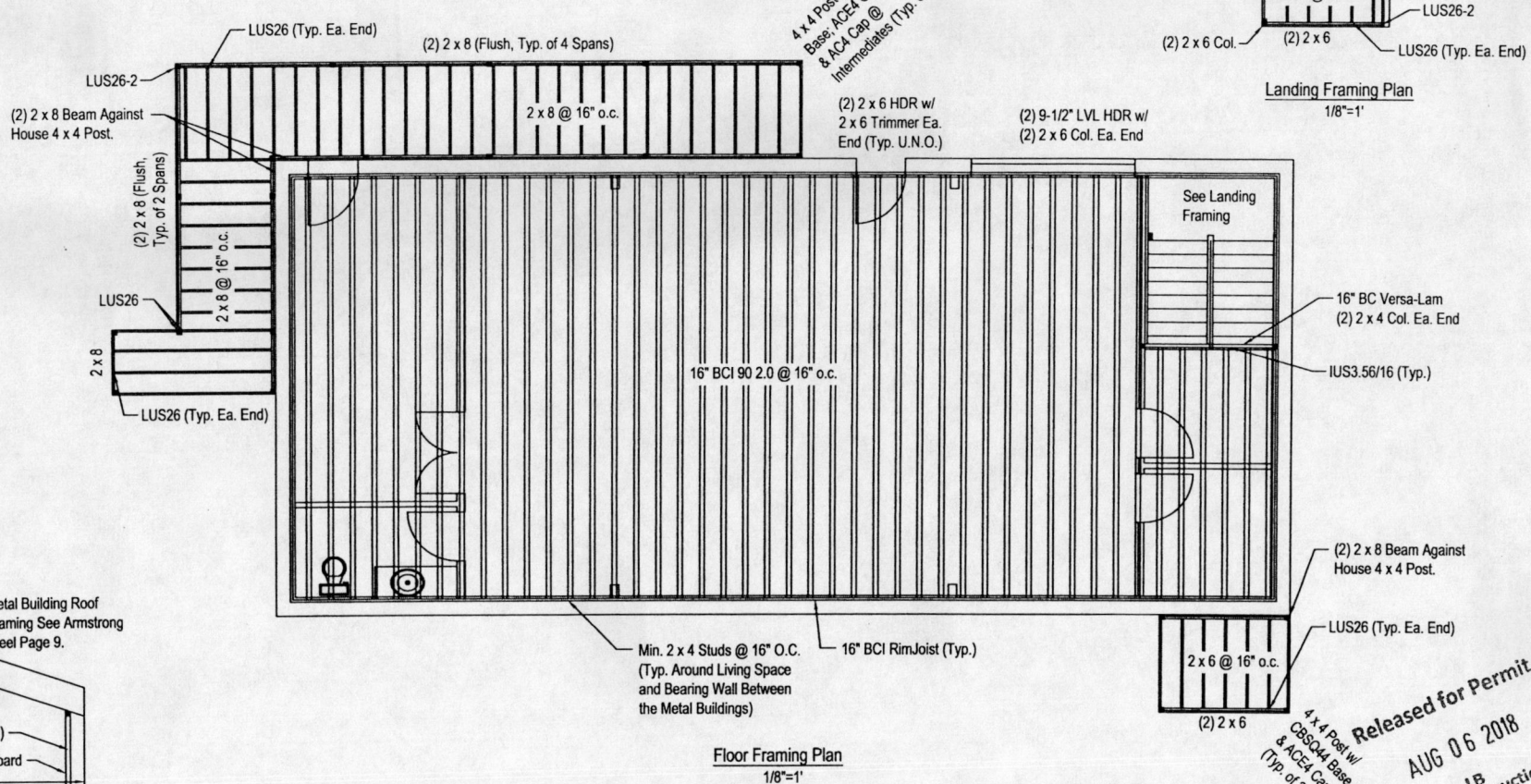
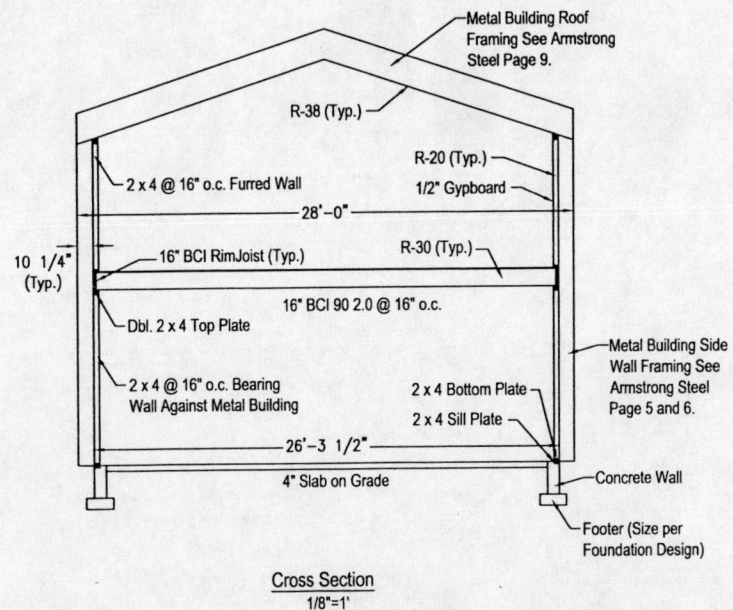
Deck (No Hot Tub):
 Live: 40 PSF
 Dead: 15 PSF
 Total: 55 PSF

66 PSF @ Ledger

Wind: 100 MPH Basic Wind Speed (20 PSF)
 Exposure C Only

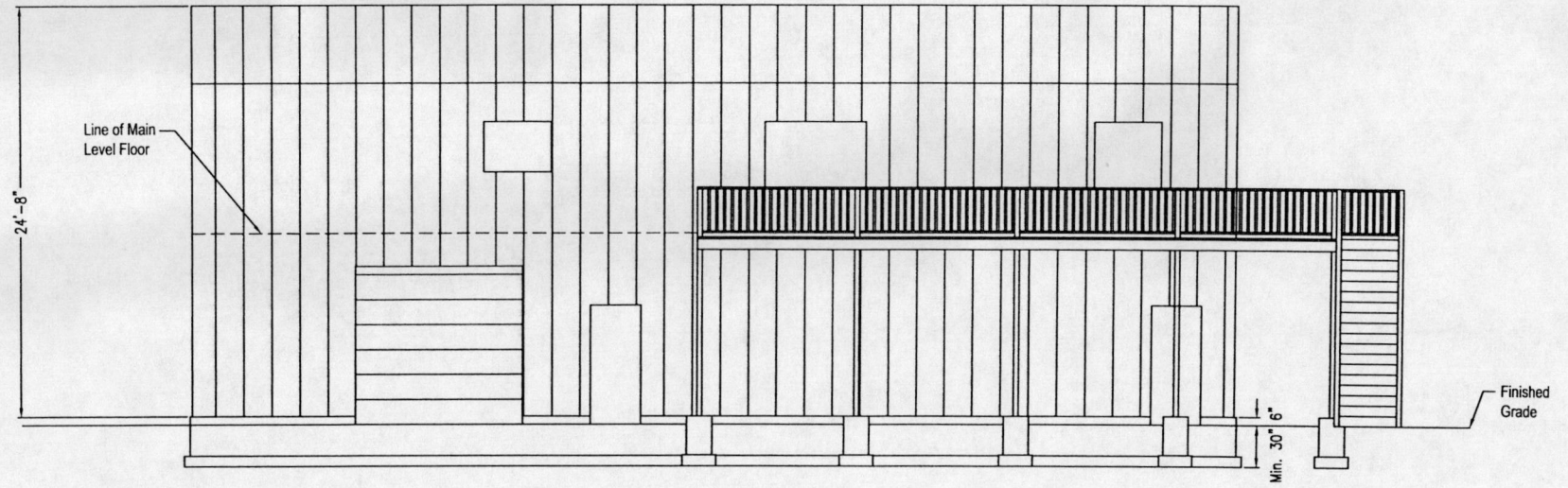
Soil: 1,000 PSF (GQ)

Solid Block All Bearing Continuous to Foundation.

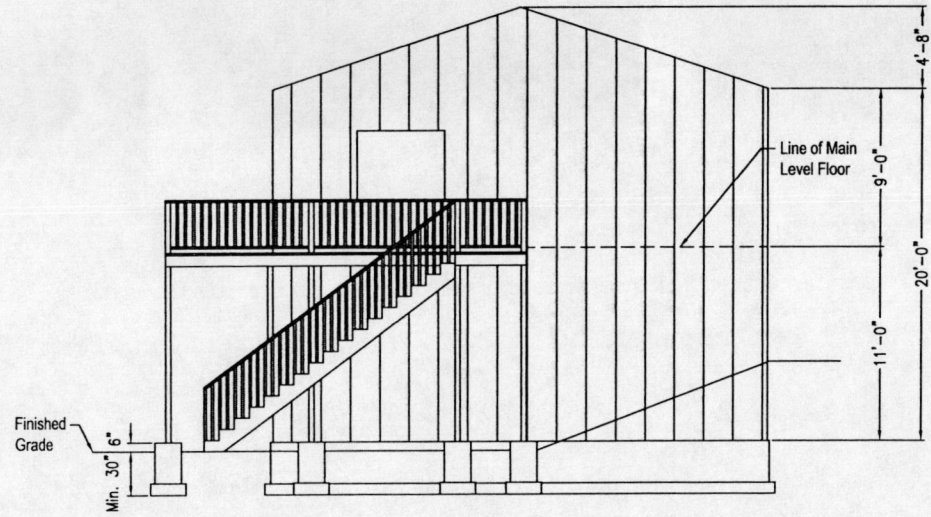


Project: 14-0518	Project Name and Address	GEOQUEST, LLC. 6825 SILVER PONDS HEIGHTS SUITE 101 COLORADO SPRINGS, CO 80908	
Sheet: 3 of 7			
Date: 21 Oct 2014	Tom Nogle 11980 Sand Place Lot # 3, Block # 1, Snyder Subdivision El Paso County, Colorado	OFFICE: (719) 481-4560 FAX: (719) 481-9204	
Revised: 27 Feb 2015			
Revised: 13 Apr 2018			
Scale: 1/8" = 1'	Drawn by: djp	Checked by: cem	

Released for Permit
 AUG 06 2018
 LB
 R&D Construction



Front Elevation
1/8"=1'

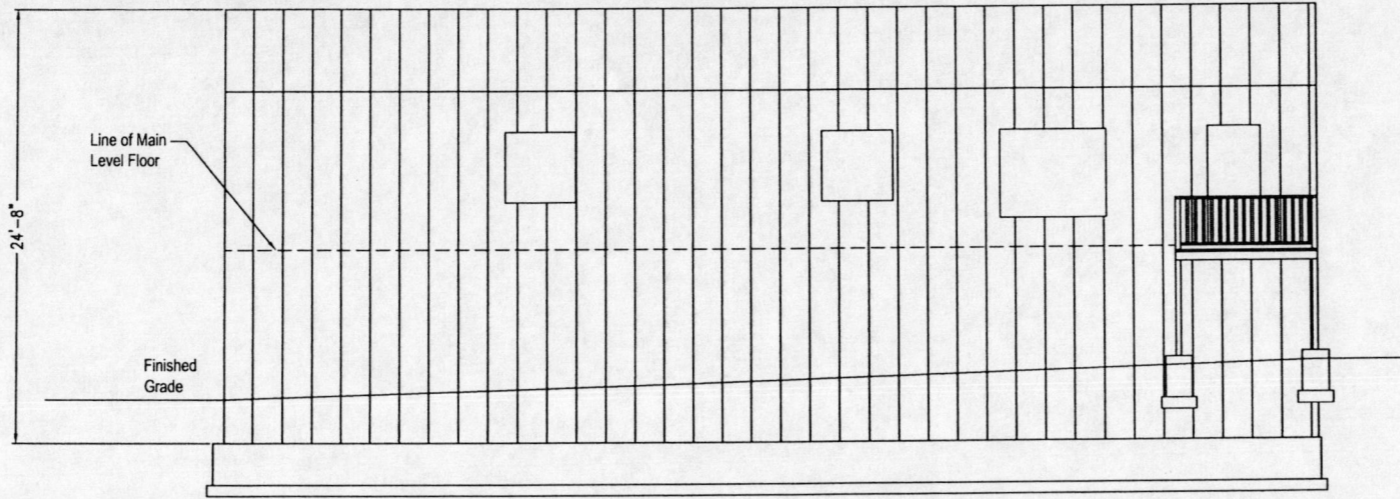


Right Elevation
1/8"=1'

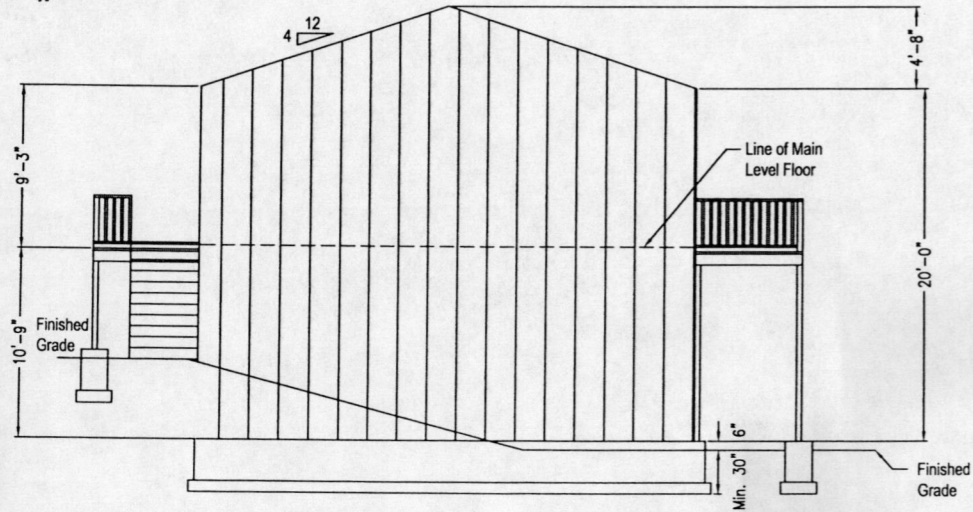
Released for Permit
AUG 06 2018
LB
R&D Construction

Project: 14-0518	Project Name and Address Tom Nogle 11980 Sand Place Lot # 3, Block # 1, Snyder Subdivision El Paso County, Colorado	GEOQUEST, LLC. 6825 SILVER PONDS HEIGHTS SUITE 101 COLORADO SPRINGS, CO 80908 OFFICE: (719) 481-4560 FAX: (719) 481-9204	
Sheet: 4 of 7			
Date: 21 Oct 2014			
Revised: 27 Feb 2015			
Revised: 13 Apr 2018			
Scale: 1/8" = 1'			
Drawn by: djp	Checked by: cem		

Released for Permit
 AUG 06 2018
 LB
 RRD Construction



Rear Elevation
 1/8"=1'



Left Elevation
 1/8"=1'

Project: 14-0518
 Sheet: 5 of 7
 Date: 21 Oct 2014
 Revised: 27 Feb 2015
 Revised: 13 Apr 2018
 Scale: 1/8" = 1'
 Drawn by: djp
 Checked by: cem

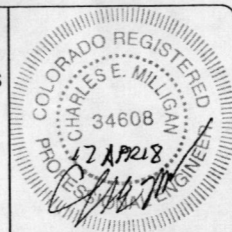
Project Name and Address

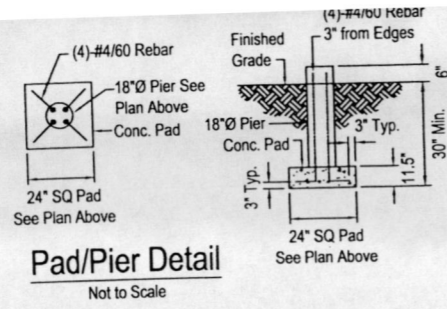
Tom Nogle
 11980 Sand Place
 Lot # 3, Block # 1,
 Snyder Subdivision
 El Paso County, Colorado

GEOQUEST, LLC.

6825 SILVER PONDS HEIGHTS
 SUITE 101
 COLORADO SPRINGS, CO
 80908

OFFICE: (719) 481-4560
 FAX: (719) 481-9204





Design Loads (Under 7,000 FT):

Roof:	Floor:
Live: 30 PSF	Live: 40 PSF
Dead: 15 PSF	Dead: 10 PSF
Tile:	Additional:
Total: 45 PSF	Total: 50 PSF

Deck (No Hot Tub):

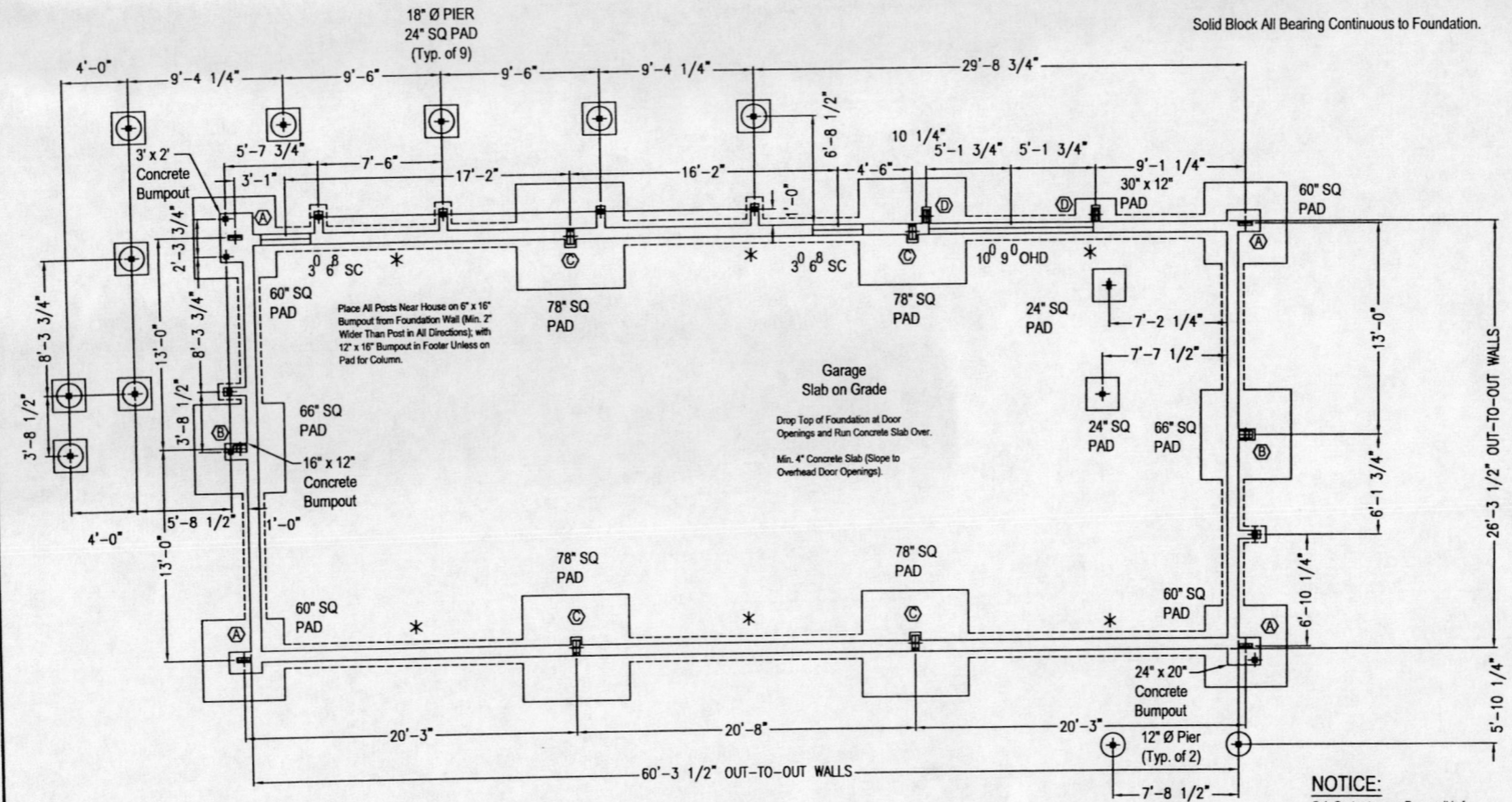
Live: 40 PSF
Dead: 15 PSF
Total: 55 PSF

66 PSF @ Ledger

Wind: 100 MPH Basic Wind Speed (20 PSF)
Exposure C Only

Soil: 1,000 PSF (GQ)

Solid Block All Bearing Continuous to Foundation.



All Pads 36" SQ to 54" SQ are 11.5" Thick, Reinforced with #4/60 Rebar @ 10" O.C.E.W.

60" SQ Pad - 11.5" Thick Reinforced with #4/60 rebar @ 6" O.C.E.W.

66" SQ Pad - 13.5" Thick Reinforced with #4/60 rebar @ 6" O.C.E.W.

78" SQ Pad - 13.5" Thick Reinforced with #4/60 rebar @ 6" O.C.E.W.

Foundation Design
1/8"=1'

16" Wide x 7.5" Thick Reinforced Concrete Footer Centered Under an 8" Reinforced Concrete Foundation Perimeter Wall, Reinforced with (2) #4/60 Rebar Continuous Held 3" from Bottom and Sides (U.O.N.)

* 18" Wide x 7.5" Thick Reinforced Concrete Footer Centered Under an 8" Reinforced Concrete Foundation Perimeter Wall, Reinforced with (2) #4/60 Rebar Continuous Held 3" from Bottom and Sides (Walls as Marked)

NOTICE:

Sub-Contractors are Responsible for Ensuring that the Copy Being Used for Construction, is the Most Current, and Matches the Approved (Stamped) Regional Building Set.

See Armstrong Steel, Job Number: 53630 (Dated: 9/16/14) for Additional Information. Any Updated Versions, Must be Presented to Engineer to Verify Foundation Elements Remain Adequate.

GENERAL NOTES

- The Specifications, Soils Report, and Open Hole Letter are Part of this Design.
- Verify Location of Pads and Piers.
- Load Bearing Components Susceptible to the Weather Shall be Finished to a Minimum of 30" Below Grade and 6" Above Finished Grade.
- Footer, Pad, and Pier Sizes Shown on this Design are a Minimum and may be Up Sized.
- All Pads 36" SQ thru 54" SQ are 11.5" Thick, Reinforced with #4/60 Rebar @ 10" O.C.E.W. See Detail Sheet for Additional Information.
- Wall Thicknesses Shown are Nominal. Wall Heights Vary, Refer to Architectural Drawings and Detail Sheets.
- If Wall Heights Exceed 6 FT, or if Any Unforeseen Conditions Arise, Contact the Engineer.
- Refer to Detail Sheets for Reinforcement Schedule and Additional Information.
- Block-outs for Beam Pockets and Doorways are Required. See Architectural Drawings for Locations and Sizes.
- Place the Concrete Slab or Other Suitable Lateral Restraint, in Addition to Floor Joists and Subfloor, Prior to Backfilling.
- Place and Compact Backfill in Lifts Along the Entire Length of Wall. See Specifications.

FOUNDATION DESIGN:

1000 PSF (GQ)
Special Soils Exist - See Soils Report
Soil Bearing Must Be 1000 PSF or Higher for this Foundation Design to be Valid.

No.	Revision/Issue/Change	Date
1	Revised Foundation to Support Revised Framing	27 Feb 2015
2	Revised Deck Location	13 Apr 2018

GEOQUEST, LLC.

6825 SILVER PONDS HEIGHTS
SUITE 101
COLORADO SPRINGS, CO
80908

OFFICE: (719) 481-4560
FAX: (719) 481-9204



Released for Permit
AUG 06 2018
LB
RBD Construction

Project: 14-0518	Project Name and Address
Sheet: 6 of 7	Tom Nogle
Date: 21 Oct 2014	11980 Sand Place
Scale: 1/8" = 1'	Lot # 3, Block # 1,
Drawn by: djp	Snyder Subdivision
Checked by: cem	El Paso County, Colorado