



R121297  
SFD 191273

# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name JAMES WOOLARIDGE 719-650-7185 JWOODY46@GMAIL.COM  
 Contractor Name SAME AS ABOVE  
 Property Address 514 S KEARNEY AVE.  
 Zoning RS-6000 Parcel Number 6504204063 Legal Description LOT 29 WESTMARK FIL NO 1  
 Proposed Structure & Use SINGLE FAMILY HOME NEW New Structure sq. ft. 1,296 New Structure height 27'  
 Lot sq. ft. 8353 Existing + new structure sq. ft. 1,296 % Lot coverage 18.19%

- All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:
- Lot configuration and boundary measurements
  - All streets, roads, or highways adjoining the property
  - Dimensions & square footage of existing and proposed structures
  - Building location with reference to distance from property lines
  - Location of NO-BUILD areas, watercourses, drainage facilities
  - Building setbacks, highways or rights-of-way
  - Location of easements, driveway(s), well and septic system
  - Contours if slope is greater than 10%
  - Building coverage calculation (% of lot coverage)

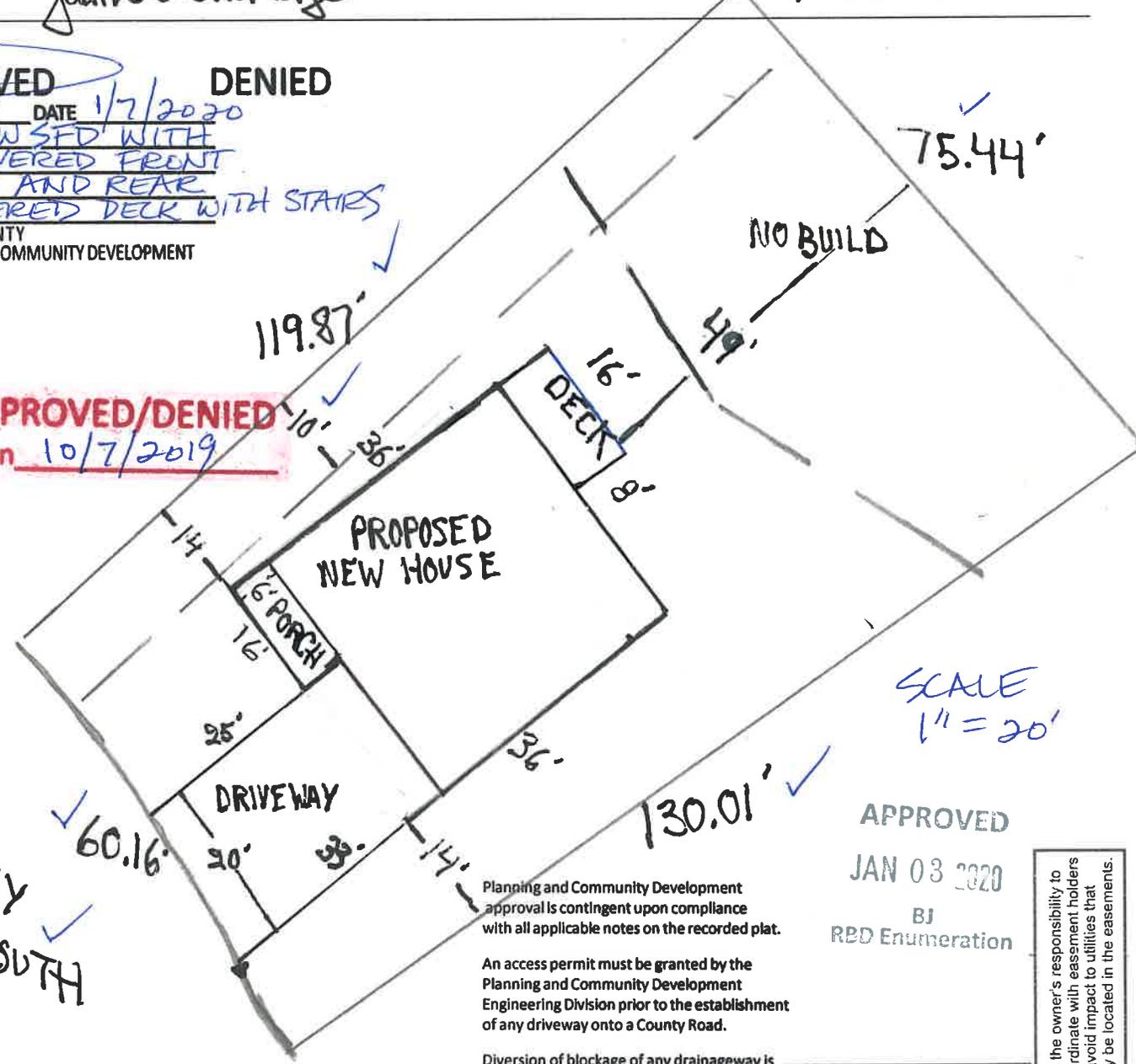
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are NON-REFUNDABLE, regardless of approval or denial. Site Plans may be delayed or denied if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature James Woolaridge Date 9-30-19

**APPROVED**  
 BY JE DATE 1/7/2020  
 FOR NEW SFD WITH COVERED FRONT PORCH AND REAR UNCOVERED DECK WITH STAIRS  
 EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

**BESQCP APPROVED/DENIED**  
 by JE on 10/7/2019



KEARNEY AVE SOUTH

SCALE 1" = 20'  
**APPROVED**  
 JAN 03 2020  
 BJ  
 RBD Enumeration

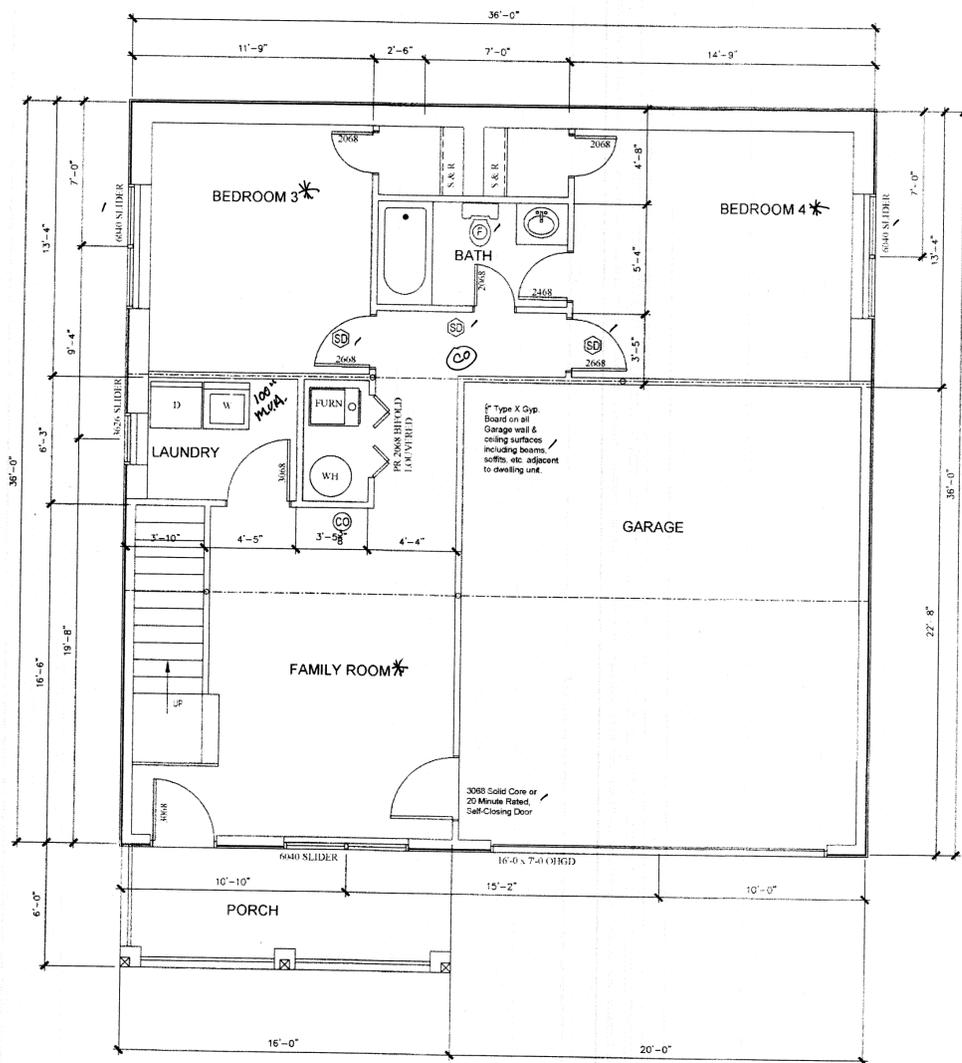
Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat.  
 An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.  
 Diversion of blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

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

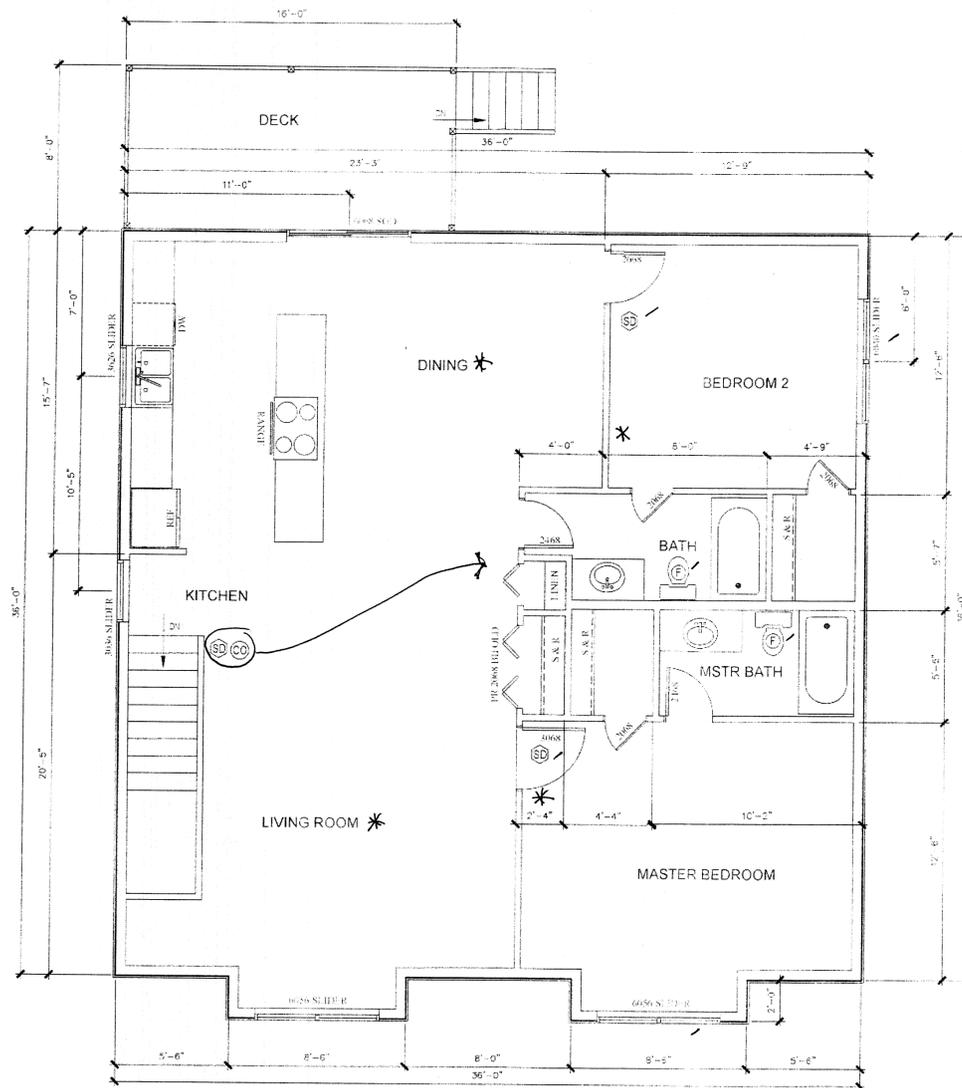
Office Use  
 Plat No. 7418  
DIST 4

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.





Main Level - Floor Plan  
1/4" = 1'



Upper Level - Floor Plan  
1/4" = 1'

**NOTICE:**  
Sub-Contractors are Responsible for Existing conditions. Being Work for Construction is the Basis of this and all other measurements. Approval: Regional Building Dept.

**General Notes:**  
Soils Report or Open Hole Letter and Foundation Design by a Licensed Colorado Engineer or Architect to be On Site at Time of First Inspection.  
Builder to Verify All Dimensions Prior to Any Construction. See Architectural Plans for Any Additional Dimensions.

**Mechanical Notes:**  
Punching Floor Drain Requires within 10" of Water Features (Except Artistic Units) Must be a Backflow Preventer Located in Close Proximity.  
Fees in Exterior Walls must have 5" of Insulation for Freezing Protection.  
Cable Vents: Provide 100 SQ inches of Make-up for Spools Less Than 500 SF.  
Max Vent Length 25 FT. Each 90 Elbow = 5 FT. 45 Elbow = 2.12 FT. Do Not Vent within 3 FT of Obstacles that Allow Air into Occupied Areas. Do Not Vent in the Same Room as a Gas Burning Appliance without a Covered Choo.  
Flagable: All New Installed Units Must be Listed with a Nationally Recognized Listing Agency such as UL/ICC.

**Electrical Notes:**  
All Electrical Work Shall Conform to the National Electrical Code and Any Applicable Local Codes.  
B: Provide 110 V Hardwired Smoke Detectors in All Bedrooms on All Floors and in Each Bedroom in 5' with Local Code Requirements and Best System Construction if Applicable. Do Not Install 110 V or 240 V Hardwired Detectors in 110 V or 240 V or 110 V Hardwired Detectors Must Be Within 10' of Ceiling.  
C: Provide Ground Fault Protection for GFCI and on All New Kitchens, Bath and Garage Outlets.

**Stair Notes:**  
Guardrails Shall be 36" Above Finished Floor. Guardrails not Required for Walking Surfaces with Less Than 30" Elevation Difference.  
Balusters to have Max 4" Openings.  
1 1/4" - 2 1/2" Diameter Handrail or 2 x 6 Rail w/ 3/8" Finger Groove. Shall be 24" - 36" Above Stair Nosing and 1 1/2" Clear of Wall.  
Landings Must have Min 36" Width and Depth (Exception: Back Door Step Min Depth 18"). Interior Stairs Must have Landing at Top and Bottom of Stairs and Over the Swinging Portion of Doors.  
Stair Note:  
Max Rise = 7.75"  
Min Run = 10"  
Min Headroom = 6-8" (from Stair Nosing)  
Min Width = 3'-0"

Bath exhaust to terminate at exterior

Structural Only



REVISIONS  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 12/28/2019

SHEET TITLE: Main Level Floor Plan / Upper Level Floor Plan

PROJECT NAME AND ADDRESS: New Residence, 514 Keamey Avenue South, Colorado Springs, Colorado

BUILDER NAME AND ADDRESS: Geoquest, LLC, 6920 Silver Peak, Highlands, Suite 101, Colorado Springs, CO 80906, Office: (719) 401-4600 Fax: (719) 401-9204

SHEET NO: A-1  
PROJECT NO: 184774

CRBD

**NOTICE:**  
 See Colorado Air Pollution for Pre-Eng Trusses. Also See 2009 IRC for Construction of the Trusses and Trusses for Colorado Structural Steel, Inc. 2009.

**General Notes:**  
 Soils Report or Open Hole Letter and Foundation Design by a Licensed Colorado Engineer or Architect to be On Site at Time of First Inspection.  
 Builder to Verify All Dimensions Prior to Any Construction. See Architectural Plans for Any Additional Dimensions.

**Elevation Notes:**  
 Dimensional Asphalt Shingle Roofing > 24" Between October - April on 30# Fib on 1/2" OSB Sheathing - Min. on Pre-Engineered Trusses @ 24" O.C.  
 1x6 Fascia w/ 1x Vented Soffit  
 Galvanized Iron Gutter and D/S W/ Top Cuts or Splash Blocks to 4'-0" Away from Foundation  
 Old Trusses to Double Top Plate w/ Simpson #23" Hurricane Clips or Equivalent (1/4" O.C.)  
 Provide Fire Blocking @ 10' O.C. Vert. & Horiz.  
 4" Concrete Slab at Garage at 4" Below Top of Foundation. Slope to Garage Door Openings.  
 4" Concrete Slab at Porch at 2" below top of Foundation. Slope away from Dwelling.  
 Provide Roof Vents at 1/3rd, 1/2, 2/3 of Roof. Place 1/2 of Vents in Upper 1/2 of Roof and 1/2 of Vents in Softs.  
 Provide 1" Air Separation Between Insulation and Roof Sheathing in Eaves.

**Window Note:**  
 All Window Sizes Are Recommendations. Builder to Verify Actual Window Sizes. Sizes Must Meet Required Egress as well as Light & Ventilation Requirements.

REVISED  
 DRAWN BY: VA  
 CHECKED BY: CEM  
 DATE: 28 DEC 2019

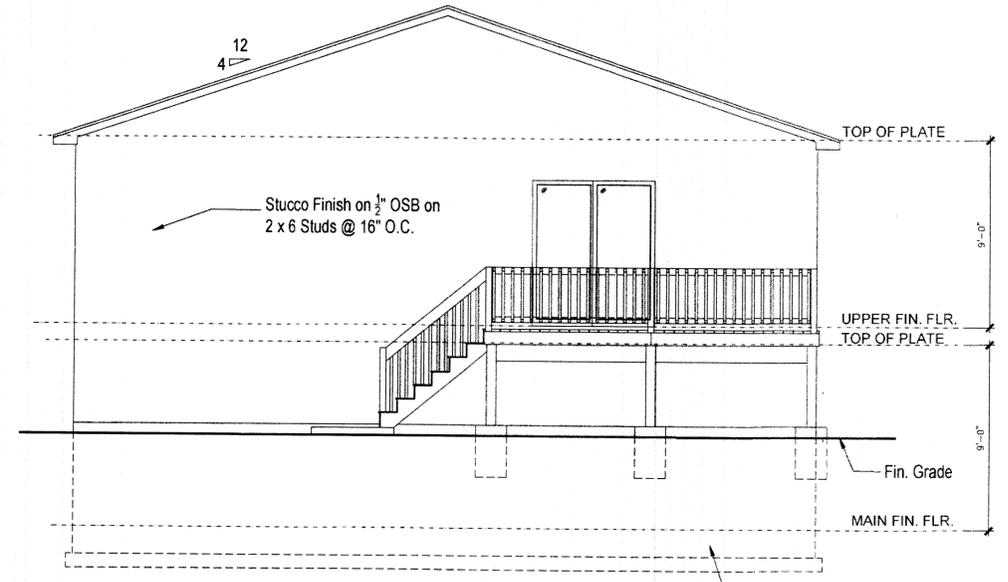
SHEET TITLE  
 Elevations

PROJECT NAME AND ADDRESS  
 New Residence  
 514 Kearney Avenue South  
 Colorado Springs, Colorado

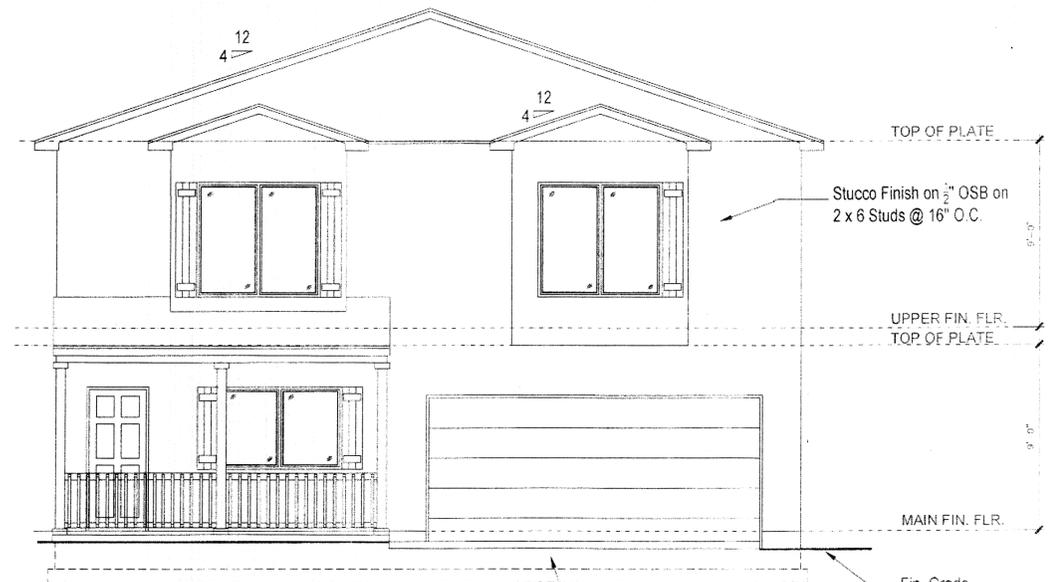
BUILDER NAME AND ADDRESS  
 Jim Woodbridge  
 Colorado Springs, CO  
 719-650-7185

GEOQUEST, LLC.  
 6825 Silver Ponds Heights, Suite 101  
 Colorado Springs, CO 80926  
 Office: (719) 651-4500 Fax: (719) 481-9304

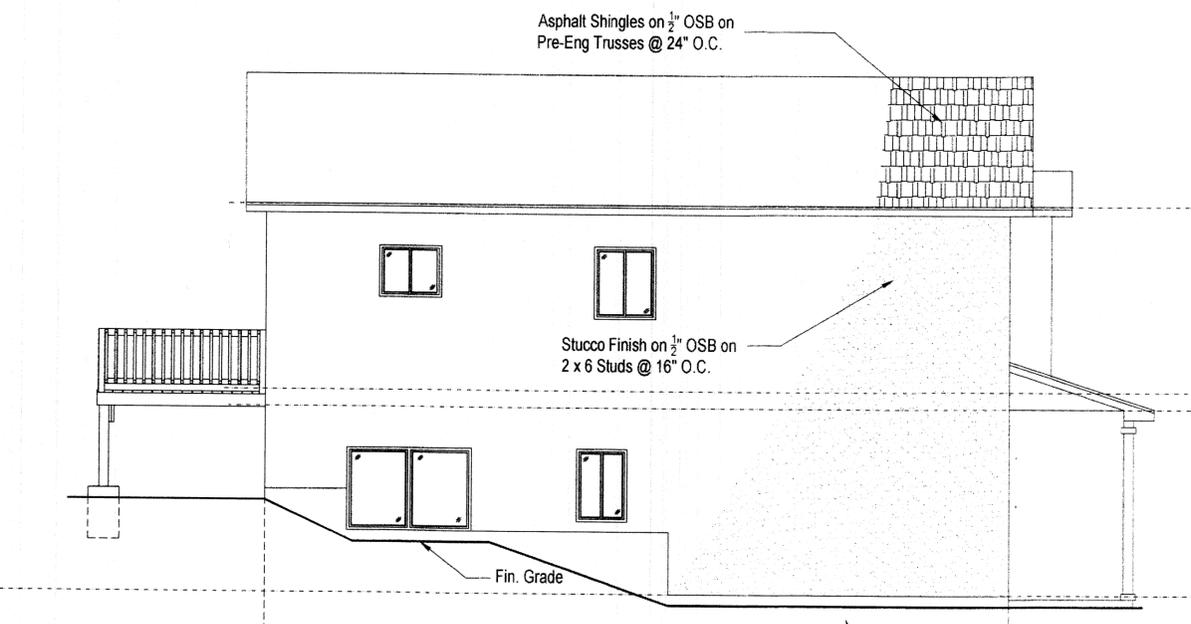
SHEET  
 A-2  
 PROJECT NO  
 19-3734



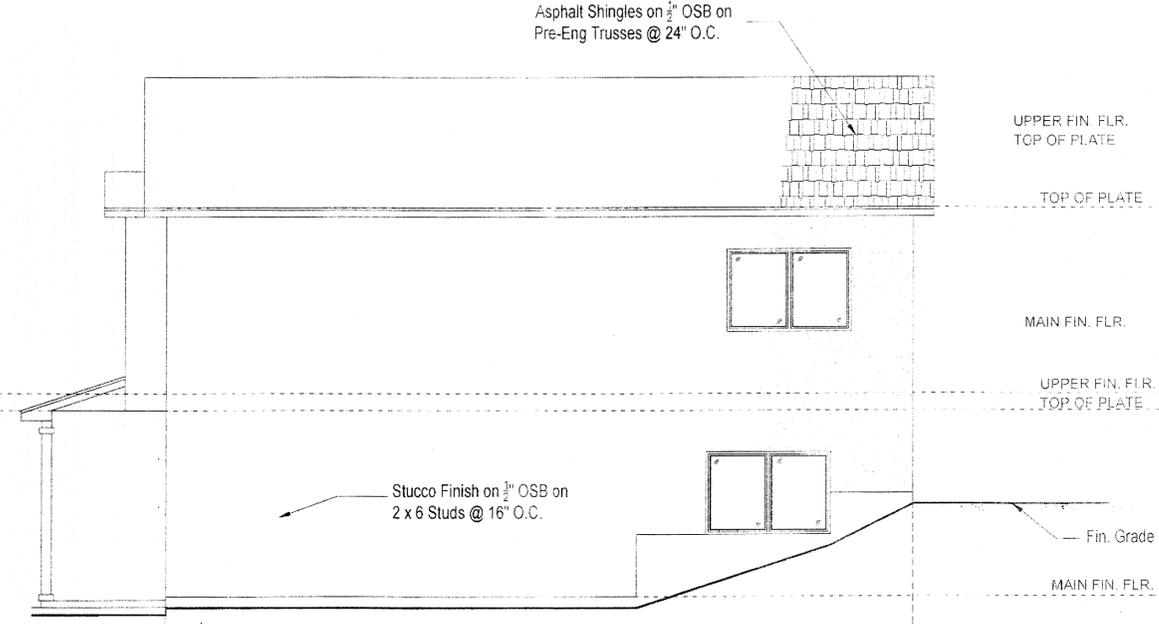
**North Elevation**  
 1/4" = 1'



**South Elevation**  
 1/4" = 1'



**West Elevation**  
 1/4" = 1'



**East Elevation**  
 1/4" = 1'



CRBD