

MIBAR ENGINEERING LTD

6825 SILVER PONDS HEIGHTS SUITE 101 COLORADO SPRINGS, CO 80908

Phone: 719-487-0812 Fax: 719-481-9204

Email: reynolds mf@msn.com

MICHAEL F. REYNOLDS, D.E., P.E. JOHN A. BLIND, D. PHIL., P.E. MOLLY S. LUGO, B.S., P.E.

November 30, 2016

TKO Design & Construction PO Box 1204 Monument, CO 80132

Re: Concrete Wall Steel Reinforcement and Eufer Grounding Inspection, 6415 Connaught Drive, MIBAR Project #16398

Dear Sir,

With the approval of the Pikes Peak Regional Building Department, on November 28, 2016, the concrete wall steel reinforcement at subject address was inspected to determine conformance with the engineered foundation design, MIBAR Project #16398. All steel reinforcement and wall thicknesses were placed and/or sized according to the design.

The exterior foundation piers were NOT inspected at the time of the concrete wall steel reinforcement inspection to determine conformance with our engineered foundation design. The exterior foundation piers will need to be inspected, prior to any concrete being poured.

During our inspection, the concrete wall steel reinforcement portion of the Eufer grounding placement was observed and it did conform within the "Residential Grounding Method" as outlined in the Pikes Peak Regional Building Department's Eufer Grounding Handout.

Please do not hesitate to call us if you have any further questions.

Molly S. Lugo, P.E.

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November 30, 2016

TKO Design & Construction PO Box 1204 Monument, CO 80132

Re: Foundation Footer Inspection, 6415 Connaught Drive, MIBAR Project #16398

Dear Sir,

With the approval of the Pikes Peak Regional Building Department, on November 21, 2016, the foundation footings at subject address was inspected to determine conformance with the engineered foundation design, MIBAR Project #16398. All foundation footings were placed and/or sized according to the design.

The interior foundation pads were also inspected at the time of the foundation footer inspection to determine conformance with our engineered foundation design. All interior foundation pads were placed and sized according to our design.

The exterior foundation piers were NOT inspected at the time of the foundation footer inspection to determine conformance with our engineered foundation design. The exterior foundation piers will need to be inspected, prior to any concrete being poured.

Please do not hesitate to call us if you have any further questions.

Molly S. Lugo,

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ANTHEM HOMES

3415 CONNAUGHT DRIVE LOT 18, PALMER DIVIDE EL PASO COUNTY

SOIL INVESTIGATION REPORT

APRIL 17, 2008

PROJECT # 082-0075

SUBMITTED BY:



COLORADO ENGINEERING & GEOTECHNICAL GROUP, INC.

19375 BEACON LITE RD.
MONUMENT, COLORADO 80132
719-488-2145

AGREEMENT OF PURPOSE AND DISCLAIMER

The parties specifically agree and contract that the purpose of this soil investigation is to test, analyze, and report on the condition of the soils encountered only as these tests pertain to the suitable design and construction of an appropriate foundation for the proposed building and/or residences to determine the load bearing capacities of the soil. The parties specifically agree that Colorado Engineering and Geotechnical Group, Inc. has not been retained nor will they render an opinion concerning environmental issues, hazardous waste or any other known or unknown conditions that may be present on this site.

INTRODUCTION:

This report summarizes the results of data obtained during a soils test of 6415 Connaught Drive. Investigation occurred on April 7, 2008 and was performed in undisturbed soil in accordance with ASTM 1586-99. The purpose of the investigation was to reveal the engineering properties for foundation purposes for the proposed construction of a single-family residence. The site is currently vacant. Other aspects relating to the proposed construction are presented.

A component document to this plan will be an Open Hole Report that will be produced after the Open Hole Inspection, which is not billed with this report. The purpose of the Open Hole Report is to determine whether any significant variation from this report and the observed condition exists and whether the foundation design will require modification.

FINDINGS:

The soil encountered in test-hole 1 consisted of medium dense, fine to coarse-grained, light brown to tan silty sand (Unified Soil Classification System symbol SM) from the surface to a depth of one foot overlying a very dense, fine coarse-grained, tan weathered silty sandstone (Unified Soil Classification System symbol SM) from a depth of one foot to the bottom of the boring at nineteen feet. Potential for foundation movement is low.

Attached are graphic summaries of the boring logs of the field conditions encountered and a summary of laboratory testing results. It should be noted that the soil descriptions shown on the boring logs are based on the geologist's visual classification of the samples in the field at the depths indicated. Actual subsurface soil conditions may vary between samples and location tested.

Groundwater was not encountered in the test boring at the time of this investigation. The presence of shallow bedrock beneath surficial soils is favorable for the formation of "perched" groundwater. The depth and occurrence of groundwater can vary over time depending on hydrologic conditions such as precipitation, surface drainage, irrigation, and other conditions not apparent at the time of this report.

RECOMMENDATIONS:

The preferred the foundation design will consist of concrete footers of a size determined by the foundation engineer. The potential for foundation movement is considered low.

Maximum allowable bearing strength shall not be taken as greater than 3,000 pounds per square foot for elements resting directly on undisturbed sandstone bedrock. Equivalent fluid pressures of the soil, assuming normal consolidation, may be taken as 40 pcf active and 300 pcf passive. These values are based on literature and were not established by site-specific laboratory analysis of shear strength.

The soil bearing strength above is subject to change based on observations made at the open-hole inspection. Owners shall be made aware of the contents of this report and the fact that water accumulation around foundation elements is the primary cause of foundation distress.

SPECIAL CONSTRUCTION:

Depth of foundation elements shall be determined by the foundation engineer, but should be at least as deep as the minimum depth required by the governing building authority. Concrete slabs shall be free floating and isolated from load-bearing elements. Partition walls, utility and HVAC connections shall be capable of a minimum of 1-1/2 inches of movement of the foundation and slab. An attached detail sheet diagrams a typical floating wall design. The soil bearing strength above is subject to change based on observations made at the open-hole inspection. Owners shall be made aware of the contents of this report and the fact that water accumulation around foundation elements is the primary cause of foundation distress.

FOUNDATION DESIGN:

This report is not a foundation design. The foundation design engineer will determine the exact configuration of foundation elements, to include footer (if any) width and thickness, wall thickness and height, pad and pier sizes and reinforcement schedules. However, the foundation should be designed for a ten-foot free span.

This report does not address general hillside stability, landslide potential, or other natural hazards. Several areas of the Colorado Front Range have known geologic hazards associated with them. We recommend that readers of this report further educate themselves as to the existence of geologic hazards on or around their specific property of interest. Colorado Engineering can assist in the development of site specific assessments of Geologic hazards. The Colorado Geologic Survey {www.dnr.state.co.us/geosurvey or 303-866-2611} is a good source for publications (maps, reports, etc.) dealing with specific geologic issues and/or issues related to specific geographic areas.

FIELD INVESTIGATION PROCEDURE:

Exploratory borings were advanced using a four-inch nominal diameter, truck-mounted continuous-flight auger. The approximate boring locations are indicated on the attached site diagram and were established in the field by pacing and measuring angles from identifiable site references. The Builder designated the location for exploration. At depths determined by the supervising geologist, samples were obtained by means of a two-inch diameter split-spoon sampler, advanced by a 140-pound drop-hammer falling a distance of 30 inches, in general compliance with ASTM D-1586. The number of hammer blows required to advance the sampler provides an indication of the in-situ relative density of the soil, and in combination with the laboratory analysis of the soil, provides data required for derivation of the engineering properties sought by this exploration.

EXISTING SITE CONDITIONS AND WEATHER:

The general topography around the site of this investigation is flat with no discernible slope. Vegetation consists of native grasses, weeds and pines. Weather was warm and clear. The elevation measured at 7,652 feet above sea level.

SUBSURFACE DRAINAGE:

Foundation drain requirements shall be determined at the open-hole observation; however, exterior drains around any below-grade useable space, including crawl spaces and walk-outs, should be anticipated. See the attached detail sheet. No deviations from the provided drain detail will be approved, including interior drain, "J-Drain", "Form-A-Drain", or other configurations, without prior justification and written approval from the engineer of record.

SURFACE DRAINAGE:

The excavation shall be protected from surface runoff and excess precipitation during construction. After backfilling, the soil around the foundation shall be graded away from the structure at a minimum slope of six inches over ten feet. Gutters and downspouts shall be installed to carry water across the area disturbed by construction. Areas that settle shall be backfilled to prevent ponding of water. No vegetation requiring irrigation shall be installed within five feet of the foundation. Water from uphill shall be diverted around the structure. The future owners are cautioned against the installation of a lawn sprinkler system within 5 feet of the foundation walls. If a sprinkler system is installed, the sprinkler heads should be placed so that water spray from the heads under full pressure does not fall within five feet of the foundation walls. Lawn irrigation should be controlled to prevent excess wetting of subsurface soils. Lawn, flowers, shrubs, and other plantings within five feet of the foundation walls should be hand watered and this watering should be minimized. If a drip irrigation system is used, one should limit the amount of water to sustain the plantings. One is also advised that any irrigation line can leak and/or break, releasing excessive amounts of water near foundations and can cause damage to slabs and foundation walls.

BACKFILL:

Any soil disturbed adjacent to bearing foundation components shall be re-compacted to a minimum of 85% Standard Proctor Density. Soil supporting concrete slabs shall be compacted to 95% Standard Proctor Density. Mechanical compaction methods shall be utilized; water-flooding techniques are prohibited. See Compaction Section for more information regarding compaction requirements and techniques.

CONCRETE:

All concrete shall be Type II, Sulfate Resistive, with 28-day strength requirements determined by the foundation design engineer.

EXTERIOR AND INTERIOR CONCRETE SLABS:

Accepted geotechnical practice in the Colorado Front Range region utilizes a standardized scale to evaluate the risk of slab-on-grade movement relative to the swell potential of the native soils.

Risk Category	Percent Swell at 1000 psf Surcharge
Low	0 to <2
Moderate	2 to <4
High	4 to <6
Very High	Greater than 6

While the above chart provides a general indication of the risk of slab movement, it should be noted that other soil conditions may exist, and that the geotechnical engineer considers more than just the expansion of the soils when making slab and foundation recommendations. Colorado Engineering and Geotechnical Group, Inc. does not accept any responsibility for future damage incurred by the having of interior slabs bearing on native materials or imported materials.

Excess moisture in the soil and improper compaction under slabs will increase the possibility of slab heave, settlement and cracking. The builder and future owners should be aware of and understand that there is a definite risk of future damage with any slab-on-grade construction. If floor movement due to expansive soils is not acceptable, finished room floor areas should be supported on wooden or steel joists, or on a reinforced concrete slab over a crawl space area. If the builder and future owners are willing to accept the definite risk of some damage due to concrete floor slab movement, the following recommended details will help prevent, but not guarantee, prevention of wetting of the soils underneath the slabs, and will help minimize damage when wetting of the soil does occur.

Do not place a gravel layer beneath the concrete slab, unless specified by the foundation engineer. The slab should be placed on the undisturbed native soils, or well-compacted fill.

Interior concrete slabs shall be isolated from the foundation, utility lines and non-bearing partition walls. Separate the slab from all load bearing members and utility lines of at least one-half inch to allow for independent movement of the slab. Provide a positive control or slip joint at the construction joint between the slab and foundation walls.

Slabs shall have control joints at approximately ten feet on center each way to lessen the possibility of random cracking. These control joints may be installed as construction joints, saw cuts and/or scoring of the slabs. Cuts should be made at least ¼ the total thickness of the slab. A good quality concrete sealant should be installed in these joints to prevent surface discharges of water from penetrating slab subgrades.

A minimum void or clear space of three inches should be provided at the bottom of all non-bearing partitions and furring strips placed over the concrete slabs (see Floating Wall Detail). One should also provide a one-half inch space at the bottom of all door jambs to allow for limited movement of the floor slab. The owner is hereby notified that it is there responsibility to maintain these void spaces.

In the event a hot water heating system is used, the pipe should not be placed beneath the concrete floor slab. In the event a forced air furnace is used, a two-inch collapsible connection should be provided between the furnace and the heat ducts.

The soils that will support the concrete slabs should be kept moist during construction by occasionally sprinkling water and especially a day or two prior to pouring of the slab. This procedure will help maintain the moisture content of the underlying soil.

In addition to the above recommendations, another means with which to reduce the risk of movement and cracking to slab-on-grade construction would be to over-excavate the below slab soil two or more feet, replace with compacted structural fill material, pour the concrete slab six inches thick with a reinforcing mat of #4/60 bars at 18 inches each way.

RADON:

There is not believed to be any *unusual* hazard from naturally occurring sources of radioactivity at the site. However, most counties in Colorado have average radon levels (measured in homes) above the U.S. EPA recommended "action level" of 4 picoCuries per liter of air (pCi/l). For instance, Teller County averages 31.94 pCi/l, Park County averages 8.28 pCi/l, El Paso County averages 4.73 pCi/l, and Douglas County averages 7.53 pCi/l. Results of a 1987-1988 EPA-supported radon study for Colorado indicate that the granitic rocks, in particular, generally have elevated levels of uranium. These rocks have the potential of producing higher than average radon gas levels in homes. Providing increased ventilation of basements and crawl spaces and sealing of joints can mitigate build-ups of radon gas. This mitigation is best implemented during the design and construction phases of residences. The Colorado Geologic Survey {www.dnr.state.co.us/geosurvey} and the U.S. EPA {www.epa.gov/iaq/radon} are both good sources for additional information regarding radon.

OPEN-HOLE OBSERVATION:

It is necessary to assume the soil in the surrounding area will be similar to that which was observed in this initial investigation. However, variations across the test borings and site can and do occur. Therefore, it is required that a qualified soil engineer inspect the completed foundation excavation prior to the placement of any foundation component to determine whether any significant variation from this report exists and whether the foundation design will require modification. Please contact this office a minimum of 24 hours in advance to schedule a representative to observe the completed excavation. The open-hole observation is not included as part of the soil report and is subject to an inspection fee. Failure to obtain this required inspection prior to placement of foundation elements renders this report and its recommendations null and void.

COMPACTION:

If compaction of the native or borrow soils is required, it is highly recommended that you pick up an informative brochure provided at any Colorado Engineering and Geotechnical Group, Inc. office. In general, to compact clayey or silty materials:

Placing Fill: No brush, sod, frozen material, or other perishable or unsuitable material, or stones of four inches or greater in maximum dimension shall be placed in the fill. The distribution of the material on the fill shall be such as to avoid the formation of lenses, or layers, of material differing substantially in characteristics from the surrounding material. The materials shall be delivered to the backfill surface at a uniform rate, and in such quantity as to permit a satisfactory construction procedure. Unnecessary concentration of travel tending to cause ruts and other hollows more than six inches in depth, shall be regarded and compacted. After dumping of fill material on backfill surfaces, the material shall be spread by approved methods in approximately 6 inches compacted thickness.

Moisture Control: The material in each layer shall be compacted by rolling and shall contain the optimum moisture required for maximum compaction, as nearly as practicable and as determined by the soils engineer. The moisture content shall be uniform throughout the layers. The contractor may be required to add the necessary moisture to the backfill material in the borrow area, If in the opinion of the soils engineer, it is not possible to obtain moisture content by adding water on the fill surface.

Compaction: When the moisture content and condition of each spread layer is satisfactory, it shall be compacted by a method approved by the soils engineer to 90% ASTM D698 (Standard Proctor Density) for slab areas, and 100% ASTM D698 for footing and/or pad areas. A Standard Proctor test shall be performed for each typical fill material and frequent tests of the density of the fill must be taken. Normally, eight passes of a sheepsfoot roller loaded to 4,000 pounds per lineal foot on a six inch soil layer is sufficient to achieve 90% ASTM D698.

In general, to compact cohesionless free-draining materials: Note: The above guidelines also apply

When compacting cohesionless free-draining materials such as sands and gravel, the materials shall be deposited in layers and compacted by treads of a crawler type tractor, surface of internal vibrators, smooth or pneumatic rollers, hand or power tampers, or by any other means approved by the soils engineer. The thickness of the horizontal layer after compaction shall not

exceed 6 inches compacted thickness if compaction is performed by tractor treads, surface vibrators or similar equipment, or not more than penetrating length of the vibrator head if compaction is performed by internal vibrators. The material may not be ponded or flooded to aid in the compaction only if free draining materials underlies new fill unless specifically recommended by the Engineer. When the moisture content and condition of each spread layer is satisfactory, it shall be compacted by a method approved by the soils engineer to 90% ASTM D1557 (Modified Proctor Density) for slab areas, and 95% ASTM D1557 for footing and/or pad areas.

If compaction testing is to be performed by Colorado Engineering & Geotechnical Group, Inc. we will require a Proctor Curve, Standard or Modified (which ever is appropriate for the material tested), from an approved testing facility. Colorado Engineering & Geotechnical Group, Inc., if requested, will perform this test(s) for you, provided a sample of the material(s), 5-gallon bucket(s) full, be supplied to Colorado Engineering & Geotechnical Group, Inc. a minimum of 72 hrs prior to testing. The sample(s) will be used to determine the maximum proctor density and optimum moisture content for that representative sample. Additional charges will be incurred for each sample tested and for field compaction testing operations if required.

CONCLUSIONS:

This report is valid only for the use of the client for the type of construction listed above. Use by any other is prohibited, as is the use for other types of construction without the express, written permission of this office. Property owners and builders are reminded that water accumulation around foundation elements is a primary cause of structural distress in homes. Foundation movement under any condition can be minimized by maintaining a stable moisture content of the soil supporting the foundation. Surface drainage is paramount to minimizing the potential for water to penetrate backfill to the level of the foundation. If water penetrates through to the soil supporting the foundation, movement is likely.

LIMITATIONS:

This report and its recommendations do not apply to any other site other than the one described herein and are predicated on the assumption that the actual soil conditions do not deviate in any significant way from those described in this report. In the event that any variations or undesirable conditions are detected during the construction phase or if the proposed construction varies from that planned as of this report date, the owner shall immediately notify Colorado Engineering and Geotechnical Group, Inc., so that supplemental recommendations can be provided, if needed.

Summary of Laboratory Testing

Job Number 082-0075

NT = Not Tested NL = Non Liquid NV = No Value

NV = No Value	Soil Description	(USCS Symbol)	Sandstone (SM)	Sandstone (SM)	Sandstone (SM)				
	Liquid Limit/	Plasticity Index	LΝ	LN	NT				
	Blow Count Natural Dry	#200 Sieve (Blows/Inch) Density (pcf) (%)	TN	118.8	NT				
	Blow Count	(Blows/Inch)	80/12"	.20/2	Grab				
	Passing	#200 Sieve (%)	14.7	18.1	47.6	hanical fines**			
	Natural	Moisture (%)	0.9	7.2	9.4	**18' sample contained mechanical fines**			
		Depth (ft)	4	6	19	**18' sample c			
		Test Hole	-	-	_				

TEST BORING: 1 DATE: 4/7/2008							
SOIL DESCRIPTION	DEPTH (FT)	SAMPLE	MOISTURE (%)	BLOWS/INCH	SOIL TYPE		
0-1' SILTY SAND GRAIN: FINE-COARSE DENSITY: LOOSE MOISTURE: LOW CLAY: LOW-MODERATE PLASTICITY: LOW COLOR: LIGHT BROWN to TAN	2 - -						
1-19' SANDSTONE GRAIN: FINE-COARSE DENSITY: VERY DENSE MOISTURE: LOW-MODERATE CLAY: LOW-MODERATE PLASTICITY: LOW COLOR: TAN	4 - - 6 -		6.0	<u>80</u> 12	SM		
	8 - - 10 -		7.2	<u>50</u> 5	SM		
	- 12- -						
	14- - 16-						
	18-		9.4	GRAB	SM		

BORING LOG

OWNER/BUILDER: Anthem Homes
JOB ADDRESS: 6415 Connaught Drive

JOB #: 082-0075

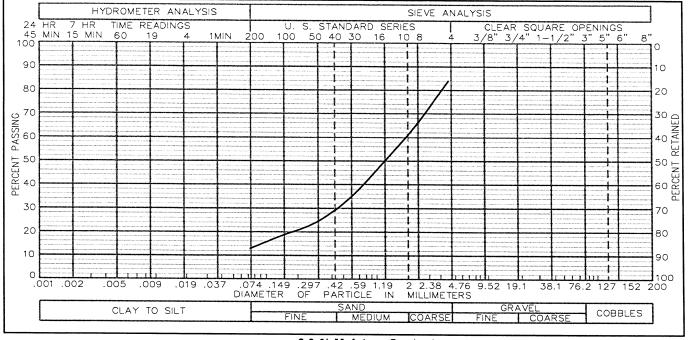


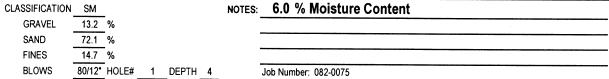
MONUMENT OFFICE

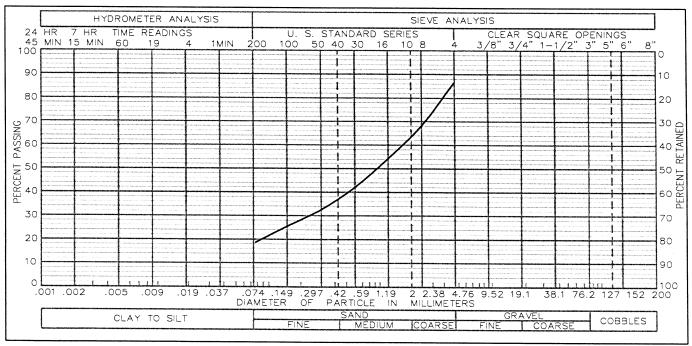
19375 Beacon Lite Rd. Monument, CO 80132 (719) 488-2145

COLORADO ENGINEERING AND GEOTECHNICAL GROUP, INC.

GRADATION TEST RESULTS

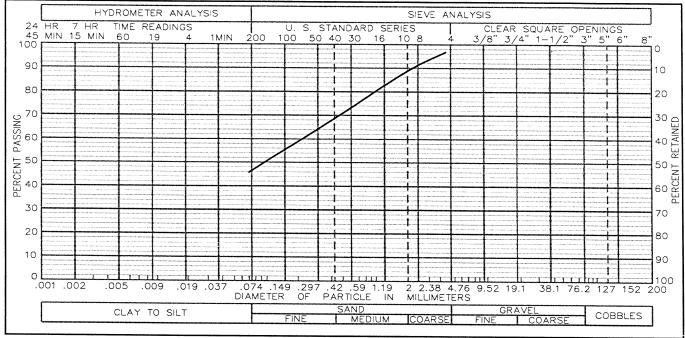






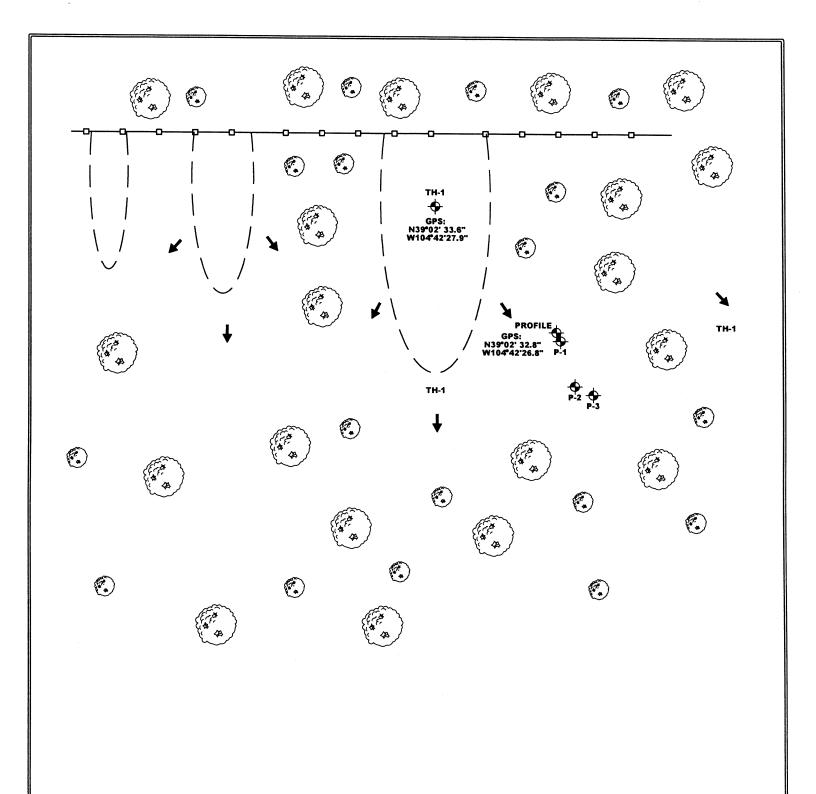
CLASSIFICATION	SM	NOTES:	7.2 % Moisture Content
GRAVEL	13.6 %	-	
SAND	68.3 %	-	
FINES	18.1 %	-	
BLOWS	50/5" HOLE# 1 DEPTH 9		Job Number: 082-0075

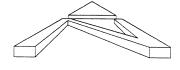
COLORADO ENGINEERING AND GEOTECHNICAL GROUP, INC. GRADATION TEST RESULTS



CLASSIFICATION	SM					
GRAVEL	0.6	- %				
SAND	51.8	- %				
FINES	47.6	- %				
BLOWS	Bag	HOLE#	1	DEPTH	18	

Job Number: 082-0075





0 10 20 30 40 50 GRAPHIC SCALE IN FEET SCALE: 1" = 50'

ENGINEER'S STATEMENT

THIS FLAN IS DESIGNED ONLY TO DEPICT THE LOCATION OF THE FIELD DATA LOCATIONS AND DOES NOT REPRESENT A SITE FLAN. IT SHALL NOT BE USED AS A SITE FLAN OR FOR DEVELOPMENT PURPOSES. INSUFFICIENT SURVEY EQUIPMENT WAS USED TO DETERMINE THE LOCATIONS OF THE EXISTING FEATURES. THE INFORMATION SHOWN WAS OBTAINED USING A STRAINTON POCKET TRANSIT AND FIELD MEASUREMENTS. ALTHOUGH WE BELIEVE THE INFORMATION OSTAINED WITHIN THIS DOCUMENT IS ACCURATE FOR ITS INTENDED PURPOSE, WE STRONGLY EXPRESS THAT THIS IS NOT A SURVEY, SITE FLAN OR DEVELOPMENT FLAN AND SHALL NOT BE USED AS SUCH.

FROM	то	DISTANCE	BEARING
PROFILE	P-I	2'	526E
PROFILE	P-2	30'	SIRE
PROFILE	P-3	30'	522E

SITE PLAN

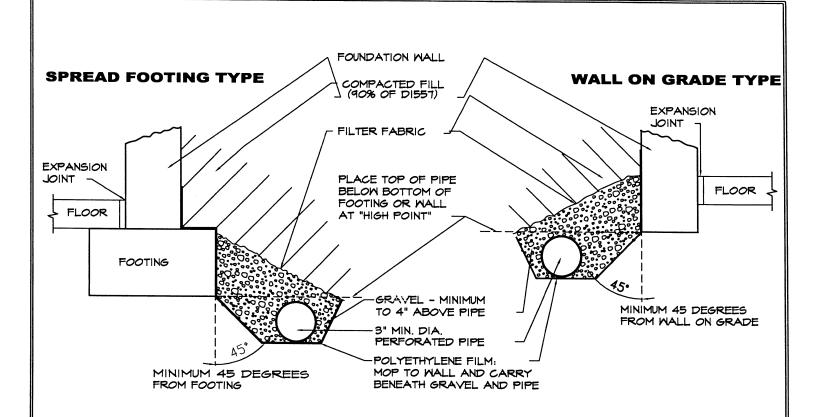
OMNER/BUILDER: Anthem Homes JOB ADDRESS: 6415 Connaught Drive

JOB #: 082-0075



WOODLAND PARK OFFICE

321 W. Henrietta Ave, Ste A Woodland Park, CO 50863 (719) 687-6077



- I. Gravel size shall not be less than 1/2" in diameter and not greater than 1/2" in diameter.
- 2. Diameter of perforated pipe varies with amount of seepage expected, three inch diameter is most common.
- 3. Pipe shall be laid at a minimum grade of I" in 10'.
- 4. Outfall to be unobstructed, gravity outfall if possible.
 Use sump and pump only if gravity outfall does not exist.
 Discharge portion of pipe shall be non perforated past area to be drained. Owner is responsible to maintain daylighting of drain.
- 5. Exterior earth backfill material should be compacted to at least 85% maximum standard proctor density in the upper three feet of fill.
- 6. Filter fabric shall be mirafi 140 s or equivalent.
- 7. Drain pipe shall be laid below area serviced or protected, as shown in detail above.
- 8. Mop polyethylene film to wall and carry beneath gravel and pipe.
- 9. The polyethylene film shall be continued to the edge of the excavation.

NOTE: CONTACT THIS OFFICE FOR DENSITY TESTING.

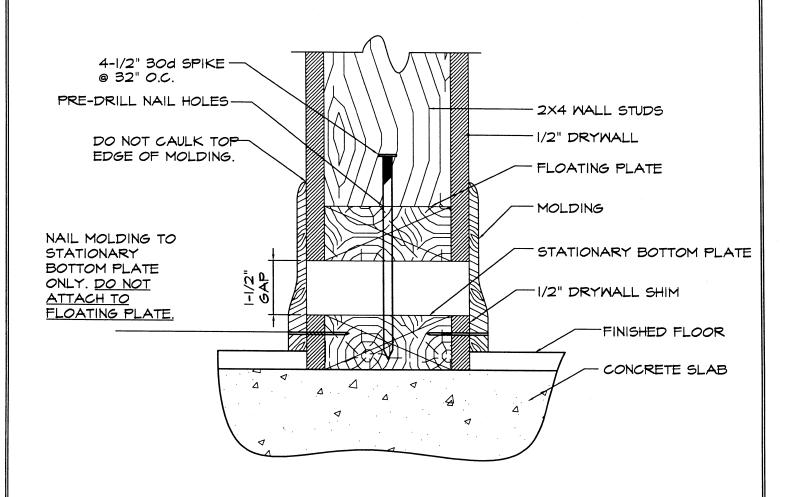


OWNER/BUILDER: Anthem Homes JOB #: 082-0075 JOB ADDRESS: 6415 Connaught Drive



WOODLAND PARK OFFICE

321 M. Henrietta Ave, Ste A Moodland Park, CO 80863 (719) 687-6077



NOTES:

- 1. NAIL MOLDING TO STATIONARY BOTTOM PLATE ONLY. DO NOT ATTACH TO FLOATING PLATE.
- 2. DO NOT CAULK THE TOP EDGE OF MOLDING.
- 3. PROVIDE A MINIMUM OF 1-1/2" OF FLOAT BETWEEN PLATES.
- 4. DRYWALL SHOULD NOT EXTEND BELOW THE LOWER EDGE OF THE FLOATING PLATE. MAINTAIN A I-1/2" GAP BETWEEN THE LOWER EDGE OF THE DRYWALL AND THE TOP EDGE OF THE DRYWALL SHIM.
- 5. PROVIDE AT LEAST A 1/2" FLOAT BETWEEN THE BOTTOM OF DOOR FRAMES AND THE FLOOR SLAB.
- 6. FAILURE TO PROPERLY INSTALL THE FLOATING WALL CAN LEAD TO WARPED DOOR FRAMES, AND COSMETIC CRACKING ALONG WALLS THROUGH OUT THE ENTIRE STRUCTURE.

OMNER/BUILDER: Anthem Homes JOB #: 082-0075 JOB ADDRESS: 6415 Connaught Drive



WOODLAND PARK OFFICE

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