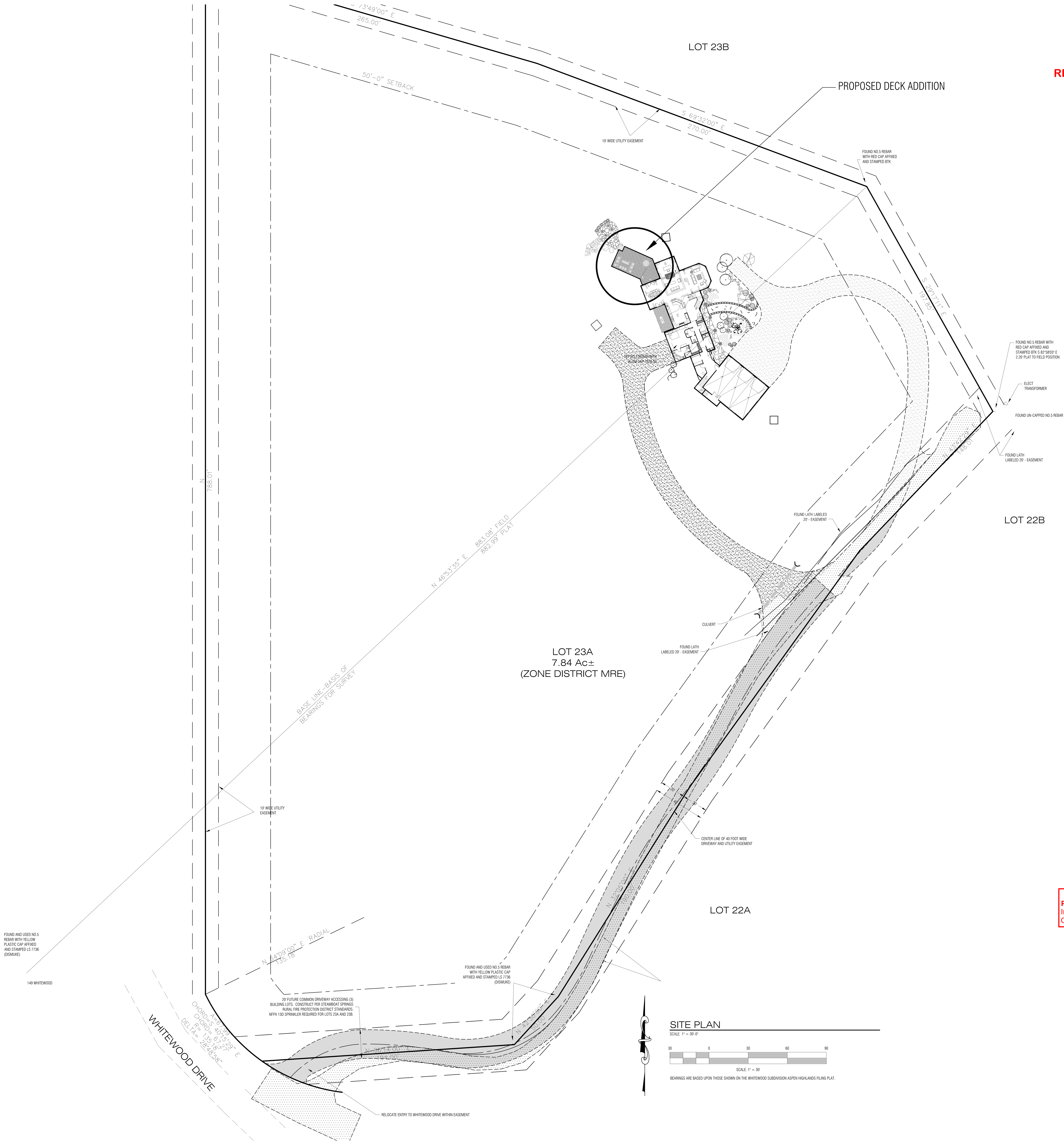
R C R B D
RECORD SET



PJ2484-1
Fire Prevention
In: 06/26/2017
Out: 06/28/2017

STATE OF COLORADO
LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE + DESIGN GROUP P.C.

JAN MICHAEL KAMINSKI, PRESIDENT
ARCHITECT

©

A Deck Addition
ROBERT DOWSKI
27285 E. Whitewood Drive
Lot 23, Whitewood Subdivision, Aspen Highlands
Rout County, Colorado

TITLE
SITE PLAN

JOB NO.	1621
DRAWN	clk
CHECKED	jmk
DATE	11.10.16
REVISIONS:	
NO.	DATE

DRAWING NUMBER
A0
OF 3 DRAWINGS

R C R B D
RECORD SET

DEMOLITION NOTES

1. Provide all labor, material, equipment, and supplies required for the complete performance of all demolition work unless described otherwise.
2. Site inspection is necessary prior to submitting bid. Any visible work not specifically noted on drawings shall be included as part of the bid at no additional cost to the Owner. Only concealed conditions will be allowed beyond base bid.
3. Remove or reroute all existing utility services as called for in the description of the Work, and uncovered by demolition to the extent and manner satisfactory to the utility companies and building department involved.
4. Demolition includes the complete removal of specified building elements and disposal of all demolished materials, as shown on drawings and herein specified. Divert non-hazardous building materials from disposal as allowed, including but not limited to concrete, clean wood, gypsum wallboard, carpet and insulation. Disposal diversion may include donation of materials to charitable organizations or home resource re-use organizations.
5. Protect adequately the construction site, all adjoining property, and utility services as work proceeds through all stages.
6. All work shall comply with the requirements of the local building code, job safety and fire prevention regulations.
7. Do not interfere with normal traffic on roads, walks, and other adjacent occupied or used facilities. Provide alternate routes around closed or obstructed traffic ways. Keep required exits open for safe exit.
8. Contractor shall be responsible for application to Colorado Department of Health and Environment for State Required Demolition Permit. The Owner will be responsible for asbestos and lead inspections and reports by a certified asbestos inspector as required by the Colorado Department of Health and Environment. Any hazardous materials shall be removed, disposed of, or abated by the contractor in accordance with Colorado Department of Health and Environment and Federal Regulations. Comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation Number 19, The Control of Lead Hazards, 5 CCR 1001-23 for lead paint and Colorado Revised Statute Title 25, Article 7, Part 5 and Regulation No. 8, Part B: Asbestos for asbestos.

REMODEL/ADDITION/REHABILITATION NOTES:
In remodeling or rehabilitation of existing structures, certain design and technical designs are made on assumptions based upon readily available documents, visual observations of existing conditions and reasonable interpretations of the building code requirements to modify the building to current codes. The Architect has not performed any destructive testing or open concealed portions of the building in order to ascertain its actual condition or warrant that building officials or others will not require modifications beyond minimum code requirements. Superimposed loads on existing structures will be attempted within standard engineering practice but without warrant.

CONSTRUCTION SITE MANAGEMENT PLAN NOTES

1. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials should not enter state waters.
2. Contractor is responsible for installing and maintaining temporary erosion and sediment control during construction and establishing any required permanent Best Management Practices (BMPs).
3. Contractor is responsible for complying with any local, state, and federal laws. In addition contractor must obtain required permits.
4. Clearing or grading shall not begin until after all sediment control devices have been installed.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of construction activities.
6. All ingress, egress points and vehicle access points onto disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSMP.
7. Soil stabilization measures shall be in place and areas are to re-vegetated:
   (1) for stockpiles, if inactive for more than 30 days
   (2) for areas of land disturbance within one growing season.
8. BMPs shall be used, modified, and maintained whenever necessary to reflect current conditions. BMPs shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from BMPs when the sediment level reaches 1/2 the height of the bmp.
9. Emergency access must be kept obstacle free and passable at all times.

GENERAL NOTES

1. General Conditions of the Contract, American Institute of Architects Document A201 - Latest Edition, shall govern as applicable to the same extent as if herein written out in full and shall apply to all Contractors and Subcontractors equally. Copies of said document are on file and available at the Architect's office and shall either act as the basis for, or in conjunction with any and all agreements and contracts, along with the Architect's drawings, notes and specifications.
2. All work connected with this project by any trade involved shall be done in a workmanship like manner in accordance with the best practice of the trade.
3. All dimensioning and existing conditions are to be verified in the field and shall be the responsibility of the contractor.
4. Verify location of all utilities before proceeding with construction.
5. The Contractor and each Subcontractor shall be responsible for all cutting, fitting and patching that may be required to complete the work or to make its several parts fit together properly.
6. The Contractor and each Subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work.
7. These drawing are only diagrams of foreseen construction requirements and are not meant to be exact in every detail. Actual field conditions may require that some of the work should be done differently than shown on these diagrams. Verify with Owner and Architect.
8. All dimensions face of stud unless otherwise shown.
9. Provide for positive drainage away from site. All areas receiving snow deposited from roofs shall be graded away from and around the structure at a minimum of one foot in ten feet for a distance of at least ten feet from the structure. Drainage to be planned to prevent ice sheets from forming on critical areas of driveway and walkways.
10. These drawings do not include the necessary components for jobsite safety. These requirements remain the sole liability and responsibility of the Contractor and each Subcontractor.
11. Before submitting proposal, Contractors, Subcontractors, and Suppliers shall examine drawings and specifications and should any materials and/or its installation be indicated or specified in a manner not approved by the material manufacturer or not indicated or approved by the appropriate industry or regulatory requirements, shall notify Architect and receive his instructions. Failing to do so, Contractor shall provide equivalent materials, suitable for the installation, as selected by the Architect, or if not discovered until after installation, Contractor shall replace materials, with such other equivalent and suitable materials, and either event at no additional cost to the Owner. Adhere strictly to all manufacturer installation recommendations and regulatory requirements.
12. The Owner and Architect explicitly reserve the right to reject any or all bids. Bidding irregularities will result in automatic rejection of bid.
13. Contractor shall provide for jobsite cleanup. Sort and recycle jobsite debris, to the fullest extent possible, including concrete, steel, wood, and gypsum plaster. Clean and remove construction debris from the site on a daily basis. Upon job completion, the Contractor is to sweep the site of nails and all other construction debris.
14. Contractors shall be responsible for prior storage of materials, tools and equipment. Materials shall be protected from the weather and shall be stored off the ground for protection against standing water or snow, as necessary.
15. Upon completion of the work and prior to final payment, the Contractor shall provide Owner with AIA Documents G706 and G706A - "Contractor's Affidavit of Payment of Debts and Claims" and "Contractor's Affidavit of Release of Liens", along with lien releases for the contractor, all subcontractors, material suppliers and manufacturers. Provide partial lien releases for the above, if required by the Owner, for progress payments as work proceeds.
Contractor to provide accounting records as requested and satisfactory to the Owner and Architect to certify payment requests. All Payment Requests to be submitted on AIA Document G702 and G703.
16. Provide Owner with Certificate of Occupancy and 1 year warranty for all work.

INSURANCE REQUIREMENTS

1. All contractors, subcontractors, material suppliers, and contract laborers shall carry the minimum insurance to hold the Owner and Architect harmless, including but not limited to Workman's Compensation (or Medical and Disability) and Liability Insurance in accordance with Article 11 of the American Institute of Architects Document A201, "General Conditions of the Contract", Latest Edition. Proof of Workman's Compensation will be required at the Building Department in addition to providing copies of all proof of insurance to the Owner by each contractor, sub-contractor, material supplier and contract laborer, prior to the commencement of the work. To qualify for exempt status under the Colorado State Worker's Compensation Act each independent contractor must comply with, complete, and submit to the Owner or General Contractor a Colorado Compensation Insurance Authority Independent Contractor Notification Form.

2. The Owner shall carry the minimum insurance including but not limited to liability and property insurance in accordance with Article 11 of the American Institute of Architects Document A201, "General Conditions of the Contract", latest edition. Property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, false work, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements.

OWNERSHIP AND USE OF ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

Drawings, Specifications, and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project; and the Architect shall be deemed the author of these documents and shall retain all ownership, common law, statutory, and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Architect's Drawings, Specifications, and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Architect's Drawings, Specifications, and other documents shall not be used by the Owner or by others on other projects, for additions to this project, or completion of this project by others, except by agreement in writing and with appropriate compensation to the Architect.

NOTICE - DUTY OF COOPERATION

Release of these drawings contemplates further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences. Changes made from the plans without the consent of the Architect are unauthorized, and shall relieve the Architect of responsibility for all consequences arriving out of such changes.

NOTICE - BUILDER'S SET

This set of drawings consists of a "Builder's Set" and includes only the minimum architectural information required by the Routt County Building Department to acquire a building permit. These requirements are described in information from the Routt County Regional Building Department, "General Requirements for Building Permits". Interior finishes, fixture selection, appliances, detailing, final site utilities engineering, etc. not required by these documents, become the Owner and Contractor's responsibility to design, verify, negotiate and complete. Unless otherwise agreed, the Contractor shall provide all labor, materials, equipment, supplies, subcontractors, taxes, insurance, tap fees, site utilities, grading etc., to provide a complete job for a certificate of occupancy.

FRAMING NOTES

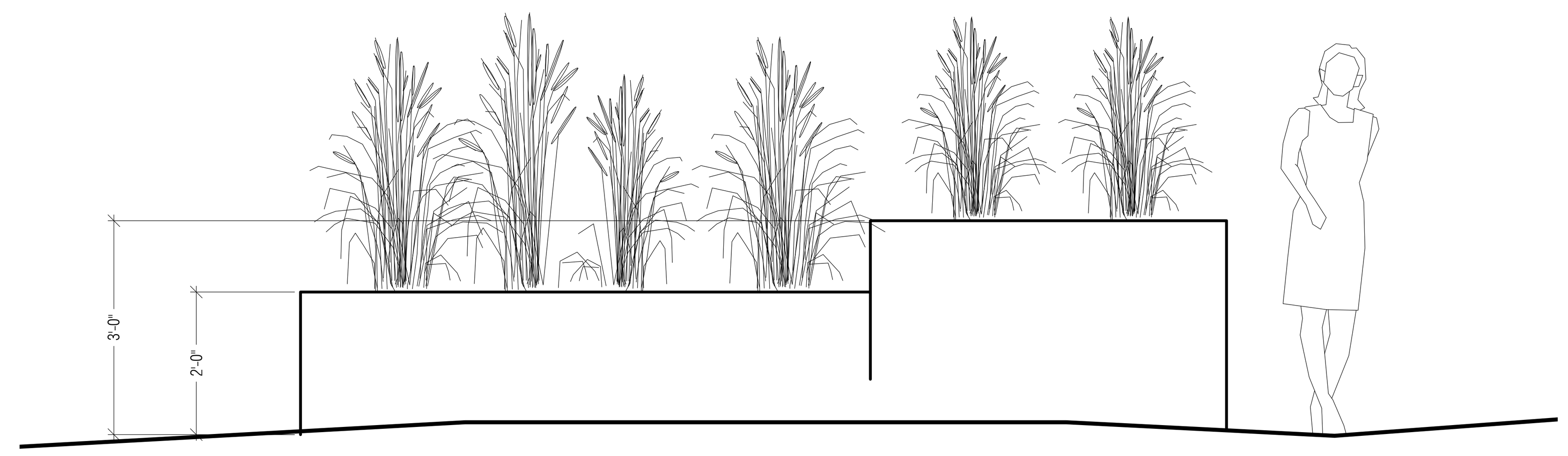
1. OTHER MATERIALS

A. Exterior wall sheathing where required shall be 1/2" CDX Plywood or exterior grade OSB. "Tyvek" air infiltration barrier to be installed behind all siding.
B. Bolts shall conform to ASTM A307. Lag bolts shall be fabricated from ASTM A307 steel to the standard dimensions outlined in the AITC Manual. Provide washers for all bolts bearing directly on wood.
C. Box nails, staples, and power driven nails may be substituted for common nails only upon approval of the Architect. Submit samples and manufacturer's supportive data for approval at least 2 weeks prior to their anticipated use on the project.
D. Adhesives for gluing floor plywood shall conform to Specification AFG-01 of the American Plywood Association.
E. Adhesives for assembly of fabricated timber members, except glue laminated structural members, shall be a casein type or resorcinol resin type, waterproof glue, conforming to ANSI/AITC Specification A190.1-1983.
F. Wood preservative shall be zinc naphthanate 6% (copper naphthanate as alternate).
G. Wood products treated with pentachlorophenol, arsenic or chromium shall not be used.

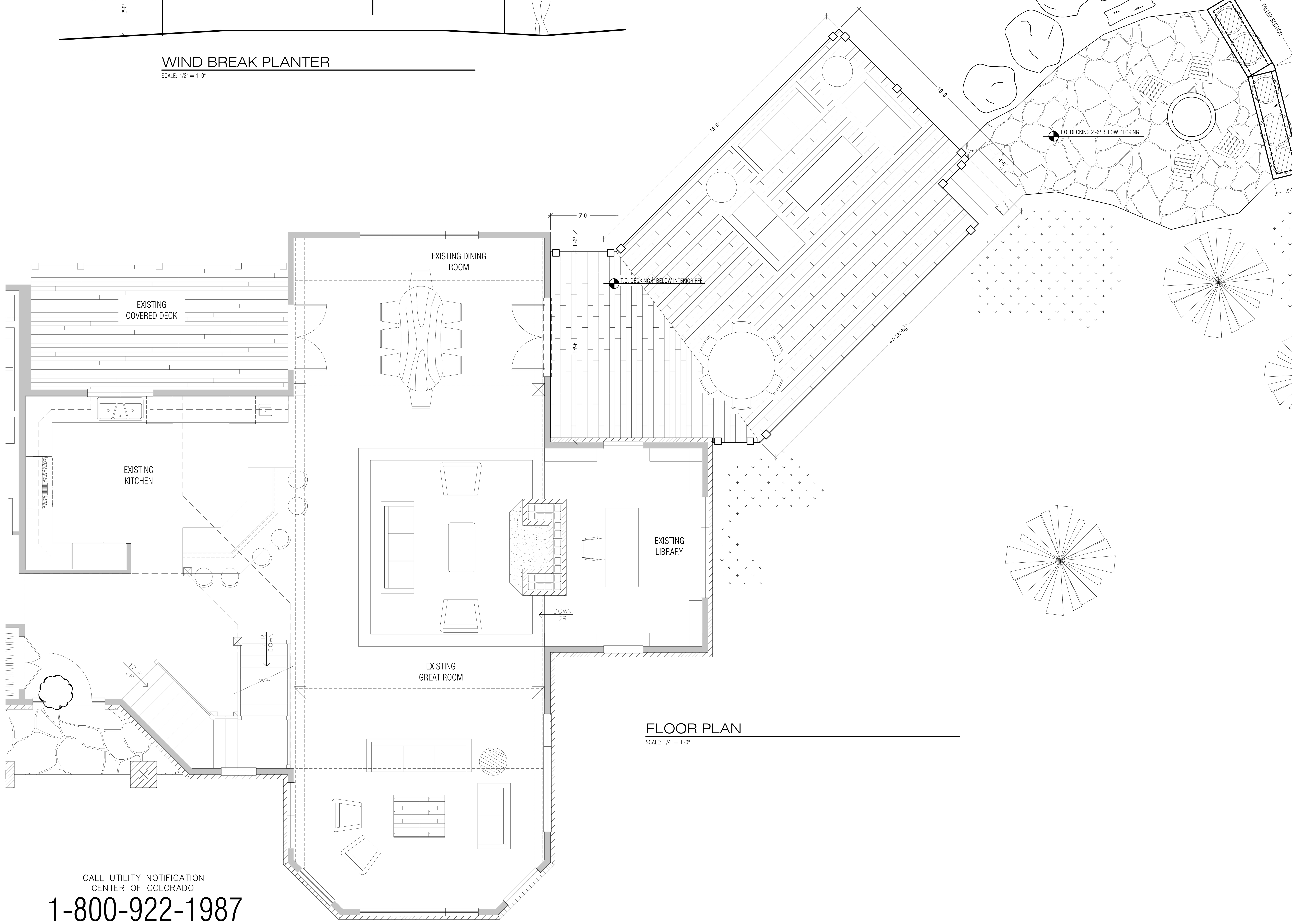
GENERAL RESIDENTIAL BUILDING CODE REQUIREMENTS

All referenced Sections are from the 2009 International Residential Code (IRC) unless noted otherwise.

1. Sec R311.7.1	Stair minimum required clear width is 36".
2. Sec R311.7.4	Maximum riser height is 7-3/4" and minimum tread depth is 10".
3. Sec R311.7.7	Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height shall be 34 to 38" above the nosing of the steps per Sec R311.7.7.1.
4. Sec R312	Provide minimum 36" high guardrails at all locations where step is greater than 30" vertically to floor or grade at any point within 36" horizontally to the edge of the open side. Required guardrails shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4" or more in diameter per Sec R312.3 .
5. Sec R319	Contractor shall provide premises identification in the form of approved numbers or addresses as indicated in Section R319.
6. Sec R703	Exterior walls shall provide the building with a weather-resistive exterior wall envelope per Section R703. Include flashing as described in Sec R703.8. Provide a water-resistant barrier behind the exterior veneer as required by Sec R703.2.
7.	All non-foundation concrete to contain a minimum of 35% fly ash.
8.	Concrete curing process shall not use any propane or additional energy unless conditions require.



WIND BREAK PLANTER
SCALE: 1/2" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

STATE OF COLORADO
JAN MICHAEL KAMINSKI
B-1567
LICENSED ARCHITECT

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A Deck Addition
ROBERT DOWSKI
27285 E. Whitewood Drive
Lot 23, Whitewood Subdivision, Aspen Highlands
Routt County, Colorado

TITLE

Floor Plan

JOB NO.	1621
DRAWN	clk
CHECKED	jmk
DATE	11.10.16
REVISIONS:	
NO.	DATE

DRAWING NUMBER

A1

RCRBD

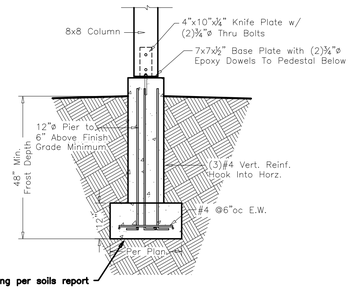
RECORD SET

GENERAL
1. DESIGN LIVE LOADS: Snow=85psf, Floor=40psf, Wind 100mph (3 Second Gust) Exposure C, Seismic Zone B
2. RESPONSIBILITY: The contractor is responsible for cross referencing all plans and inspecting work placement at the site to assure that no omissions or discrepancies exist that might adversely affect construction or the integrity of the finished product. Job site and construction safety are not addressed in these plans and are the responsibility of the contractor. These responsibilities are industry standard.
3. These plans are intended to be in accordance with 2012 IBC and IRC codes. All construction to be in conformance with these codes.

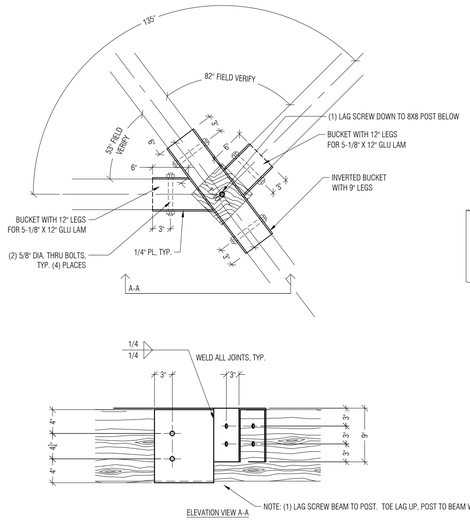
FOUNDATION
1. Foundation designed in accordance with NWCC site specific soils report which is hereby made a part of these drawings. Maximum allowable soil bearing pressure = 3000 psf. Minimum 700 psf.
2. We recommend the soils engineer verify during excavation (and before construction of any part of the foundation) that soils types and conditions match those described in the pit log(s) of the above mentioned soils report.
3. Remove topsoils, organic material, and any questionable material below pads and footers. All pads and footings exposed to frost must maintain the required 4' frost depth. Minimum pad thickness = 12". The footing elevations of this design are indicated in economical relation to architectural elements. Proper soil bearing and/or the soil report may require lower footings.
4. Drainage and grading details to divert surface drainage at least 10' away from the structure. Do not backfill against any foundation or retaining wall until all supporting floor and slab systems are in place and securely anchored, or other adequate wall support is provided.
5. All construction and materials to conform with ACI 318.
6. Reinforcing bar to be deformed 60 ksi steel (per ASTM A-615). Lap all rebar splices and corners 38 bar diameters minimum.
7. Concrete supplier to provide mixes that replace 20% of portland cement with recycled fly ash from local coal burning power plants.
8. Minimum concrete 28 day compressive strength = 3500psi for walls, footers, and pads, and 4000psi for slabs.
9. Concrete cover: Concrete cast against and permanently exposed to earth: footing, pad = 3". Concrete exposed to earth or weather: walls, slabs = 1.5"
10. Consolidate concrete per ACI 309. Cast in place concrete shall be poured continuously so as to prevent cold joints.

WOOD FRAMING
1. Framing plans show structural requirements only. Additional members may be required for blocking, nailers and code requirements.
2. Use Douglas Fir or Hem Fir "stud grade" (S4S) 2x6 for all wall studs(UNO). Use DF#2 (S4S) or better for all multi-stud posts, joists, rafters, headers, posts, beams and plates.
3. Sill plates and any other lumber in direct contact with concrete- California Foundation Grade Redwood or Species Group B Pressure Treated Lumber. Use galvanized anchor bolts with pressure treated plates.
4. Glulams (GL)- 24F-V8 manufactured in accordance with AITC 117-84, fb=2400psi. OK to use 24F-V4 for simple span applications only. All Glulams used in exterior applications must be sealed and protected from moisture with an appropriate preservative.
5. Timbers- Douglas Fir (DF) Grade specified on plan- #1 Fb>1300psi, #2 Fb>850psi.
6. Exterior Wall Ply- 7/16" OSB APA rated 24/16 min with 8d's @6"oc edge, 12" oc field. Manufactured in conformance with APA PS 1-83. Maintain 6" clearance between untreated wood or siding and soils at finish grade.
7. Provide 2 studs under each end of all load bearing beams or headers >-38"(UNO). (1)King stud min.(UNO)
8. Multiple stud posts anticipate 2"min wall sections preventing buckling. Verify new adjacent openings with engineer.
9. Studs removed for doors and windows shall be placed equally at the end of headers, up to (2)king (full height) studs each end.
10. Posts to stack over equal below (UNO). Trusses spanning >-18' to stack over studs below (UNO). Provide end joist where studs above do not stack over studs below.
11. Solid block all bearing walls and posts for continuity to foundation.
12. Block all trusses, outlookers, rafters and joists at all bearing points.
13. Where full height foundation wall parallel to joists, block 1st joist space @24"oc.
14. Connect joists to blocking with a minimum of (2)10d nails and connect joists to plate or beam below with a minimum of (3)10d toenails. Connect rim to plate below with 10d toenails @6"oc.
15. Nail exterior wall sole plate to joists below with (3)10d and to blocking, rim or end joist with 10d's @4"oc.
16. Nailing, blocking, and all other construction details per 2006 IBC and IRC, such as Table R602.3(1). (UNO)
17. All connector callouts to be Simpson Strong-Tie or equal by Simpson Strong-Tie Company, Inc. Install per manufacturer's instructions.

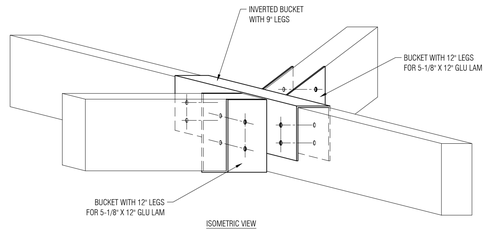
TYPICAL ABBREVIATIONS
BOGB = bottom of grade beam
BRG = bearing
CL = center line
E.E. = each end
E.M. = each member
E.S. = each side
E.W. = each way
GL = Glulam
HDR = header
LVL = Laminated veneer lumber
oc = on center
OF = overframe
OH = overhang
OPP SIM = opposite similar
PL = plate
PT = pressure treated
PSL = parallam
R.O. = Rough opening
SOG = slab on grade
STR = Structural
TOBL = top of brick ledge
TOF = top of footing
TOGB = top of grade beam
TOS = top of slab
TOSB = top of steel beam
TOW = top of wall
TYP = Typical
UNO = Unless noted otherwise
WS = steel web stiffeners

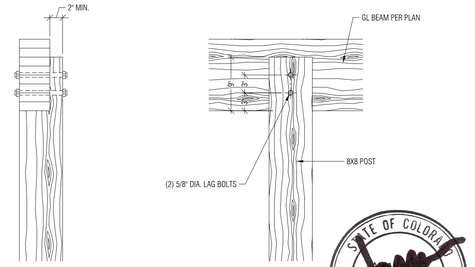


1 S1 PAD / PIER DETAIL
SCALE: 1/2" = 1'-0"

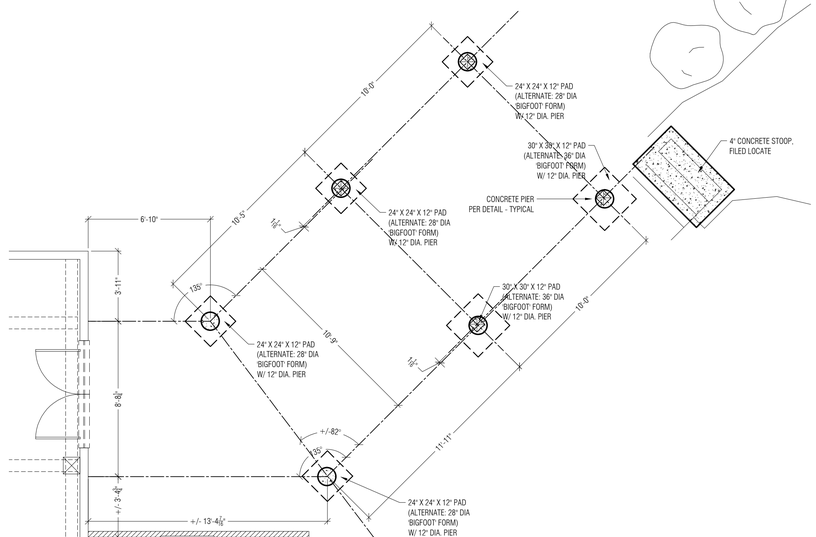


2 S1 CUSTOM BUCKET CONNECTION
SCALE: 1" = 1'-0"

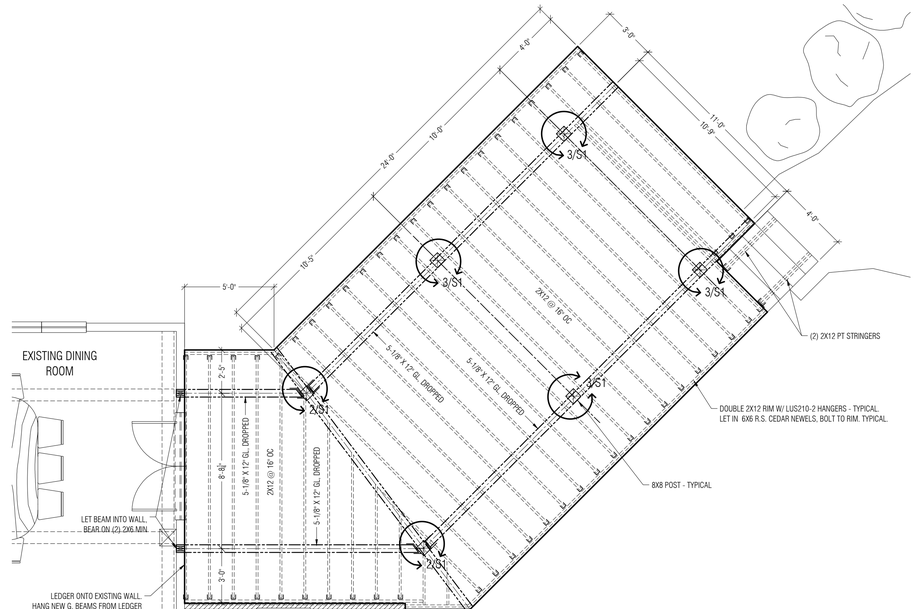




3 S1 POST CONNECTION
SCALE: 1" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FRAMING PLAN
SCALE: 1/4" = 1'-0"

MOUNTAIN ARCHITECTURE ◆ DESIGN GROUP P.C.
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TITLE
Foundation & Framing Plans

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REVISIONS:

NO.	DATE

DRAWING NUMBER
S1
OF 3 DRAWINGS