

STANDARD NOTES

I. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES 2. CONGRETE WASTE & MASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE REMOVED FROM THE SITE & PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE

AND SEDIMENT CONTROL DURING CONSTRUCTION & ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPS) 4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL

3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION

LAWS & OBTAINING ALL REQUIRED PERMITS. 5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED. 6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD & CONSTRUCTION DEBRIS

RESULT OF THE CONSTRUCTION ACTIVITIES. 7. 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

THAT MAY ACCUMULATE IN THE RIGHT OF WAY PRIVATE PROPERTY OR WATER WAYS AS A

APPROVED LOCATIONS AS SHOWN ON APPROVED CSMF 8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED: (1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS

(2) FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON. 9 INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED. 10. BMPS SHALL BE USED, MODIFIED & MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPS SHALL BE INSPECTED WEEKLY & AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPS WHEN THE SEDIMENT LEVEL

REACHES 1/2 THE HEIGHT OF THE BMP. 11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE & PASSABLE AT ALL TIMES. 12. FIELD LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. 13. SURVEY INFORMATION PROVIDED BY ROUTT COUNTY GIS, & MODIFIED BY JAKES DRAFTING

-ALL DISTRUBED AREAS TO BE REVEGETATED

-GRADE AWAY FROM ADDITION 5' @ 2% SLOPE -ALL GUT/ FILL SLOPES ARE 2:1 MAX

UNLESS OTHERWISE NOTED -SEDIMENT CONTROL DEVICES (WATTLES OR SILT FENCE) TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY

-THERE ARE NO WATER BODIES, RIVERS, STREAMS, LAKES, RESERVOIRS OR PONDS WITHIN 50' OF THE POPOSED STRUCTURE

SERVICE, INC. FOR USE AS A SITE PLAN

SETBACKS 100' FRONTAGE, 50' SIDE & REAR PARCEL ID#: 946312001

STREET ADDRESS: 23850 TOBIANO TRAIL

TRS IN NONE4 SONE4 SEC 36-5-86 TRS IN NW4NW4 LEGAL DESCRIPTION: 52NM4, N25M4, SM4NE4, NM4SE4 SEC 31-5-85

LIST OF ABBREVIATIONS ELECTRICAL LEGEND

ALSO KNOWN AS APPROXIMATELY ENGINEERED BY OTHERS FACE OF CONCRETE FACE OF STUD OR FRAMING FINISH FLOOR ELEVATION HEIGHT INCH (ES) LAMINATED-VENEER LUMBER MAXIMUN NOT TO SCALE NUMBER

ON CENTER

PARALLEL

POUNDS

REQUIRED

PERPENDICULAR

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

RECOMMENDED NOT REQUIRED

PRESSURE TREATED

REINFORCING STEEL

SQUARE FOOT / FEET

TOP AND BOTTOM

MELDED WIRE MESH

TYPICAL

MITH

PLUMBING LEGEND

WATER METER

SHUT OFF VALVE

H XXX C MASHER VALVE & DRAIN BOX

CENTRAL VACUUM

HOSE BIB, FROST PROOF

GAS METER

TONGUE AND GROOVE

UNLESS OTHERWISE NOTED

T OR PERP

PT OR GGA

REBAR

REQ'D

R.N.R.

1 OR 5Q F1

OR LB

AMPERAGE NOTED PLUG MOULD SMITCH 3 WAY SMITCH

4 WAY SMITCH DIMMER SMITCH SMITCH, MOMENTARY SMITCH, MATER PROOF SMITCH, TIMED

METER [METER W/ DISCONNECT

SERVICE PANEL, SIZE AS NOTED

110 VAC DUPLEX RECEPTACLE

110 VAC DUPLEX RECEPTACLE

110 VAC DUPLEX RECEPTACLE

GROUND FAULT INTERRUPTER

110 VAC DUPLEX RECEPTACLE

110 VAC DUPLEX RECEPTAGLE

REFRIGERATOR OR DEDICATED

110 VAC DUPLEX RECEPTACLE,

ARG-FAULT PROTECTED

220 VAC RECEPTACLE,

GFIC PROTECTED, WEATHERPROOF

BOTTOM HALF SWITCHED

EXHAUST FAN. CFM NOTED VENT TO OUTSIDE, W/ DAMPER LIGHT/ EXHAUST FAN UNIT FLUORESCENT FIXTURE

RECESSED FIXTURE SURFACE MOUNT FIXTURE DECORATIVE

WALL MOUNT FIXTURE

DECORATIVE RECESSED FIXTURE, WALL WASH A A A TRACK LIGHT SMOKE DETECTOR

CARBON MONOXIDE DETECTOR TELEPHONE JACK TELEVISION JACK

MULTI MEDIA JACK THERMOSTAT

OVERHEAD DOOR OPERATOR

MECHANICAL LEGEND

BOILER BOILER

MATER HEATER OR SIDE ARM STORAGE TANK

HEAT EXCHANGER EXHAUST FAN. CFM NOTED VENT TO OUTSIDE W/ DAMPER

FLUE PIPE, SIZE NOTED RADON GAS VENT STACK AIR DELIVERY DUCT, SIZE AS NOTED

SIZE AS NOTED

SIZE AS NOTED

AIR DELIVERY VERTICAL RISER, AIR RETURN VERTIAGL RISER,

REPORTS, BUILDING DEPARTMENT CORRESPONDENCE; EQUIPMENT MANUALS, DATED MARRANTIES AND INSTALLATION & MAINTENANCE INSTRUCTIONS: CERTIFICATE OF OCCUPANCY AND LIEN WAIVERS OR RELEASES FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO FINAL PAYMENT. THE GENERAL CONTRACTOR SHALL FAMILIARIZE THE OWNER WITH THE OPERATION OF ALI EQUIPMENT AND APPLIANCES AND CLEARLY LABEL ALL SAFETY VALVES AND CONTROLS FOR THE MAJOR HOUSE SYSTEMS

THE USE OF ALL SUBSTITUTED MATERIALS WITH THE ENGINEER OF RECORD AND JAKE'S DRAFTING PHOTO CELL W/ MOTION DETECTOR

> CONTRACTOR SHALL PROVIDE NEGESSARY LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL SITE WORK SHOWN OR SPECIFIED IN THESE DOCUMENTS.

TABLE R301.2(1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

REFER TO SOILS REPORT #08-81111 BY NORTHWEST COLORADO CONSULTANTS, INC. USED IN

THE MINIMUM DEAD LOAD PRESSURE CANNOT BE MET WITH THE AS-BUILT CONDITION, THE OWNER

RESPONSIBILITY TO DISCUSS & UNDERSTAND ALL POTENTIAL ADVERSE EFFECTS WITHT THE SOILS

REFERENCED IN THE SOILS REPORT SHALL BE ADHERED TO, UNLESS OTHERWISE NOTED (UON).

DESIGN FOR ORIGINAL HOUSE FOR ADDITIONAL REQUIREMENTS. ALL RECOMMENDATIONS

ACCEPTS ALL LIABILITY FOR ADVERSE EFFECTS FROM THIS CONDITION, IT IS THE OWNERS

ALL CONSTRUCTION SHALL CONFORM TO THE 2009 INTERNATIONAL RESIDENTIAL CODE

ALL WORK EXECUTED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY SHALL BE

THESE SPECIFICATIONS ARE GENERIC IN NATURE, SOME SECTIONS OR DIVISIONS MAY NOT BE

THESE BUILDINGS WERE FACTORY BUILT AND DELIVERED TO THE SITE. THE EXISTING STRUCTURE

WAS EVALUATED AND REPAIRS ENGINEERED TO PREVENT STRUCTURAL FAILURE DUE TO SNOW

LOADS. THE EXISTING FOUNDATION IS NOT FROST PROTECTED AND THE OWNER TAKES

EXISTING DECKS ARE LESS THEN 30" TO GRADE AND ARE NOT INCLUDED IN THIS PERMIT.

WAS NOT DESIGNED TO WITHSTAND THE HIGH SNOW LOADS EXPERIENCED IN THIS AREA. STRUCTURE

RESPONSIBILITY FOR STRUCTURAL DAMAGE DUE TO FOUNDATION SETTLEMENT AND EXPANSION THE

EVERY ATTEMPT HAS BEEN TAKEN TO AVOID OR FLIMINATE FREORS DIRING THE PREPARATION

INTERFACE BETWEEN ALL TRADES AND SUBCONTRACTORS, SO AS TO PRESENT A COMPLETE AND

ALL MORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES, AS AMENDED, AND

THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR JOB SITE SAFETY. JOB SITE SAFETY AND

SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THEIR

PROTECTION OF ADJACENT PROPERTIES DURING CONSTRUCTION SHALL BE CONTRACTORS

ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION CONTRACTORS LIABILITY

PERSONAL INJURY AND COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE.

TAX, AND INSPECTION FEES. SPECIAL INSPECTORS WHEN REQUIRED, SHALL BE EMPLOYED BY THE

DWNER, ENGINEER RESPONSIBLE FOR THE DESIGN OR AN AGENT OF THE OWNER, BUT NOT BY THE

ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE SUBJECT TO A ONE YEAR WARRANTY.

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION

PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD

GENERAL CONTRACTOR IS TO PROVIDE THE OWNER WITH A BOUND COPY OF ALL INSPECTION

MATERIAL SIZES NOTED ON THE PLANS ARE THE MINIMUM ACCEPTABLE. THE USE OF LARGER SIZE.

OR STRONGER MATERIALS IS ACCEPTABLE FOR EASE OF CONSTRUCTION OR AESTHETICS, VERIFY

OF THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND

T SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE

MAXIMUM SOIL BEARING PRESSURE

EQUIVALENT FLUID PRESSURE (EFP

MINIMUM DEAD LOAD PRESSURE

REGULATORY REQUIREMENTS

DEPARTMENT AND THE FOLLOWING

LOCAL UTILITY REGULATIONS

1. GENERAL REQUIREMENTS

RESPECTIVE TRADES.

ON THE COMPLETED STRUCTURE.

FRONTING THE PROPERTY. (IRC R3 19.1)

2017 NATIONAL ELECTRICAL CODE (NEC.

ALL COUNTY CODES AND ORDINANC

009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

APPLICABLE PROTECTIVE COVENANTS OF THE SUBDIVISION

APPLICABLE. SEE SPECIAL CONDITIONS FOR ADDITIONAL INFORMATION

CONDITIONS SHOWN ON THESE PLANS WITH ACTUAL FIELD CONDITIONS.

CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

LL FOOTING BEARING ELEVATIONS SHOWN ARE ASSUMED. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS, BY THE CONTRACTOR, AND WITH THE APPROVAL OTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE

SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (IRC R40 1.3) ALL UTILITY LINES EXIST FROM THE BUILDING TO THE UTILITY CONNECTION AS REQUIRED. CO-ORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND BURIED CABLE LOCATION SERVICE AT

ELECTRIC - FROM METER BOX TO TRANSFORMER, CO-ORDINATE WITH YAMPA VALLEY ELECTRIC

SEWER - FROM 5 FEET OUTSIDE THE FOUNDATION TO SEPTIC TANK TO LEACH FIELD, SEE DESIGN BY WATER - FROM 5 FEET OUTSIDE THE FOUNDATION TO 2,500 GALLON BURIED STORAGE TANK OR

WELL HEAD, SEE DESIGN BY OTHERS. MAINTAIN T'MINIMUM COVER. ELEPHONE - FROM TELEPHONE BOX TO PEDESTAL, CO-ORDINATE WITH U. S. WEST COMMUNICATIONS, 800.244.1111. MAINTAIN 18" MINIMUM COVER

GAS - FROM POINT OF CONNECTION TO BURIED LPG TANK, SEE SITE PLAN. MAINTAIN 18" MINIMUM 3. CONCRETE

CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL CONCRETE SHOWN OR NOTED IN THESE DOCUMENTS. AS NOTED IN THE SOILS REPORT, EXPANSIVE SOILS WERE ENCOUNTERED AT THIS SITE, EXISTING

CONCRETE PADS WERE NOT DESIGNED FOR EXPANSIVE SOILS AND WERE NOT FROST PROTECTED.

DNAL CONCRETE PADS TO BE FOUNDED "IN-KIND" AND OWNER ACCEPTS RESPONSIBILITY FOR FOUNDATION SETTLEMENT AND EXPANSION. FORMS SHALL RESULT IN A FINAL STRUCTURE THAT CONFORMS TO SHAPES LINES AND DIMENSIONS

OF THE MEMBERS AS REQUIRED BY THE DESIGN DRAWINGS, AND SPECIFICATIONS. CENTER ALL FOOTINGS UNDER WALLS OR COLUMNS UNLESS OTHERWISE NOTED ON PLANS.

ALL CONCRETE WORK AND REINFORGEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.

OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT. (R506.2.4)

BUILDING CODE 318-89. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615-73 AND SHALL BE GRADE 40 MINIMUM OR AS SHOWN ON THE PLANS. ALL REINFORCEMENT SHALL BE COLD BENT UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3" CONCRETE EXPOSED TO EARTH OR WEATHER = 1-1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS = 3/4" BEAMS, COLUMNS = 1-1/2

DEPTH OF FOOTING ABOVE BOTTOM REINFORCEMENT SHALL BE 6" MINIMUM. NATURAL VENTILATION OF ALL HABITABLE ROOMS SHALL BE PROVIDED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED (IRC PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ACI 3 18-89. WHERE PROVIDED IN SLABS ON GROUND REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO THE UPPER 1/3

ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE II A PORTLAND CEMENT, FIVE-SACK MIX, WITH 5% MINIMUM TO 7% MAXIMUM ENTRAINED AIR AND 3/4" MAXIMUM STONE AGGREGATE SIZE. CONCRETE SHALL DEVELOP 2,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS FOR BASEMENT SLABS, 3,000 PSI FOR WALLS AND 3,500 PSI FOR PATIOS, STEPS, GARAGE SLAB AND WEATHER EXPOSED CONCRETE, MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332. ONCRETE SHALL BE PLACED WITH A 4" MAXIMUM SLUM, SHALL NOT BE PLACED ON FROZEN, MUDDY OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 1 DAYS.

DURING COLD WEATHER, PROVIDE TEMPORARY HEAT AS REQUIRED TO PREVENT "FROST DAMAGE" TO ALL FOOTINGS, WALLS, SLABS AND PIERS. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED DURING PLACEMENT AND BE THOROUGHLY

WORKED AROUND REINFORGEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF FORMS. 4. MASONRY - NO WORK THIS SECTION

5. METALS

ALL STRUCTURAL STEEL AND MISCELLANEOUS EMBEDDED ITEMS SHALL CONFORM TO ASTM A36. ALL BOLTS (INCLUDING ANCHOR BOLTS) SHALL CONFORM TO ASTM A30"

MISCELLANEOUS CLIPS, ANCHORS AND CONNECTORS SHALL BE SIMPSON "STRONG TIE" OR ICBO APPROVED EQUAL, UNLESS OTHERWISE NOTED, REFER TO SIMPSON CATALOG FOR APPROPRIATE NAILING WHEN NOT SPECIFIED ON PLANS. PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

(PITCH REDUCED FROM 85 PSF TO) 69 PSF

GROUND MIND DESIGN SEISMIC DAMAGE FROM MINTER ICE FLOOD AIR MEAN SNOW SPEED TOPO DESIGN MEATH-FROST DESIGN BARRIERHAZARD FREEZ ANNUAL INDEX TEMP CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT TO FRAME UP. SHEATH AND TRIM OUT BUILDING AS SHOWN OR SPECIFIED IN THESE DOCUMENTS.

N/A 90 NO B SEVERE 48" NONE -15" YES 4FEB05 2239 40-45 F ALL 2" FRAMING LUMBER SHALL BE STRESS RATED S-DRY DOUGLAS FIR OR LARCH (DF-L) S45. #2 OR BETTER, ALL SOLID TIMBER BEAMS AND POSTS SHALL BE S-DRY DOUGLAS FIR OR LARCH (DF-

> PREFABRICATED WOOD MEMBERS SHALL BE OF THE TYPE NOTED ON THE PLANS AND SHALL BE MICRO-LAM (LVL), TIMBERSTRAND (LSL), PARALLAM (PSL), OR TJI AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUAL I-JOISTS AND LAMINATED LUMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS ALL LUMBER AND PLYWOOD USED IN EXTERIOR FOUNDATION WALLS (EXCEPT THE UPPER TOP

LATE), SHALL BE PRESSURE-PRESERVATIVE TREATED IN ACCORDANCE WITH AMPA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.60 RETENTION. (IRC R402.1.2) WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED

PRESSURE PRESERVATIVE TREATED WOOD. EXCEPTION: COLUMNS EXPOSED TO WEATHER OR IN BASEMENTS OR CRAWL SPACES WHEN SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1" ABOVE A CONCRETE

FLOOR AND 6" ABOVE EXPOSED EARTH AND THE EARTH IS GOVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER (IRC R31714) FASTENERS IN PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD ABOVE GRADE SHALL BE HOT DIPPED ZING COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR

COPPER. (IRC R3 17.3.1) EXCEPTION 1/2" DIAMETER OR GREATER STEEL BOLTS. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1-1/2 INCHES BEARING

ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED BY THE USE OR APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND BE NAILED TOGETHER W/ A NIMUM OD (3) 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A BEAM OR GIRDER, SHALL BI SUPPORTED BY APPROVED FRAMING ANCHORS OF THE APPROPRIATE SIZE AND CAPACITY. (IRC COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THAT GOVERNING BODY

> NOTCHES IN SOLID LUMBER JOISTS, RAFTERS OR BEAMS SHALL NOT EXCEED 1/6 OF THE MEMBE PEPTH, SHALL NOT BE LONGER THAN 1/3 OF THE MEMBER DEPTH AND NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED 1/4 OF THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4" OR GREATER SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR GUT INTO MEMBERS SH NOT EXCEED 1/3 THE DEPTH OF THE MEMBER, HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER

OPENINGS IN FLOOR CEILING AND ROOF FRAMING SHALL BE FRAMED WITH A HEADER AN TRIMMER JOISTS AND SHALL BE DOUBLED OR OF EQUIVALENT CROSS SECTION WHEN THE SPAN OF THE HEADER EXCEEDS 4'. THE ENDS OF HEADER JOISTS MORE THAN 6' LONG SHALL BE SUPPORTED RAMING ANCHORS OR JOIST HANGERS, UNLESS BEARING ON A BEAM, PARTITION OR WALL, (IRC

FIELD CUT ENDS NOTCHES AND DRILLED HOLES OF PRESSURE PRESERVATIVE TREATED MOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4 (R317.1.1. EACH END OF A HEADER SHALL HAVE A MINIMUM BEARING LENGTH OF 1-1/2" FOR THE FULL WIDTH OF THE HEADER, LVL HEADERS SHALL HAVE A MINIMUM BEARING LENGTH OF 3" FOR THE FULL WIDTH

OF THE HEADER. PROVIDE DOUBLED "KING STUDS" AT ALL OPENINGS OVER 10' WIDE. MINIMUM NAILING SHALL BE AS SPECIFIED IN TABLE R602.3(1)

. THERMAL AND MOISTURE PROTECTION

CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT TO INSTALL INSULATION VAPOR BARRIERS & RETARDERS, FLASHINGS, WATERPROOFING AND ROOF COVERING AS DETAILED OR SPECIFIED IN THESE DOCUMENTS.

UNDER-FLOOR OR CRAWLSPACE AREAS SHALL HAVE VENTILATION OPENINGS IN THE FOUNDATION GENERAL CONTRACTOR TO CARRY "BUILDERS RISK" INSURANCE. OWNER TO CARRY FIRE INSURANCE WALL OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS HAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL WHEN A CLASS 1 THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS USE TAX SALES VAPOR RETARDER MATERIAL IS USED THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA ONE SUCH VENTILATING OPENING SHALL BE LOCATED MITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (IRC R408.1) OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH PPENINGS OF 1/8" OR LESS. (IRC R408.2) THE REQUIRED OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. APPROVED VAPOR RETARDERS ARE 6 MIL POLYETHYLENE FILM WITH 2" PEA GRAVEL BALLAST, RUFCO "SUPER SAMPSON" OR "TU TUF #4" MEMBRANES OR "BARRIER X5".

> VENTILATION OPENINGS IN UNDER FLOOR SPACES SHALL NOT BE REQUIRED WHER I, THE EXPOSED EARTH IS COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER, JOINTS OF THE VAPOR RETARDER SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED AND THE EDGES XTEND UP THE STEM WALL AT LEAST 6" MINIMUM AND ARE ATTACHED AND SEALED TO THE STEN 2. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATOR OR CONDITIONED AIR SUPPLY SIZED TO DELIVER 1 CFM FOR EACH 50 SF OF CRAWL SPACE AREA. PROVIDE AIR PATHWAY TO THE COMMON AREA VIA DUCT OR TRANSFER GRILL. FOUNDATION PERIMETER WALLS SHALL BE

SULATED IN ACCORDANCE WITH SECTION N 1 102.2.9. (IRC R 408.3) A CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON INTERIOR SIDE OF FRAMED WALLS. (IRC

EXCEPTION: BASEMENT OR BELOW GRADE PORTION OF ANY WALL.

INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE IEMBRANES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. (IRC R302.10)

1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES PROVIDING THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE SURFACE OF THE FINISH. 2. CELLULOSE LOOSE-FILL INSULATION

FOAM PLASTIC INSULATION SHALL COMPLY WITH IRC R3 16.1 UNLESS OTHERWISE ALLOWED IN SECTION R3 16 5 OR R3 16 6 FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM 1/2 INCH GYPSUM WALLBOARD. OR AN PPROVED THERMAL BARRIER (IRC R3 16.4)

THE THERMAL BARRIER IS NOT REQUIRED WHEN THE FOAM PLASTIC IS IN A ROOF ASSEMBLY AND SEPARATED FROM THE INTERIOR BY T&G MOOD PLANKS OR MOOD STRUCTURAL PANEL SHEATHING. (IRC R3 16.5.2)

THE THERMAL BARRIER IS NOT REQUIRED IN ATTICS OR CRAINL SPACES WHEN EACH OF THE FOLLOWING APPLIES: 1. ACCESS IS REQUIRED BY SECTION R807.1 (ATTIC) OR R408.4 (CRANL SPACE) 2. THE SPACE IS ENTERED ONLY FOR PURPOSES OF REPAIR OR MAINTENANCE. WHEN THE FOAM PLASTIC INSULATION IS PROTECTED FROM IGNITION USING ONE OF THE

FOLLOWING IGNITION BARRIER MATERIALS: 1-1/2" THICK MINERAL FIBER INSULATION: 1/4" THICK MOOD STRUCTURAL PANELS; 3/8" PARTICLE BOARD; 1/4" HARDBOARD OR 3/8" GYPSUM WALLBOARD OR CORROSION RESISTANT SHEET METAL HAVING A BASE METAL THICKNESS OF NOT LESS THAN .0160". (IRC R316.5.3 \$.4) THE ABOVE IGNITION BARRIER IS NOT REQUIRED WHERE THE FOAM PLASTIC INSULATION HAS BEEN

TESTED IN ACCORDANCE WITH SECTION R3 16.6

FIBER-CEMENT, FIBER MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS, WATER RESISTANT GYPSUM BACKING BOARD MAY BE USED FOR EILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12" OC FOR 1/2" THICK OR 16" OC FOR 5/8" HICK GYPSIIM WALL BOARD WATER RESISTANT GYPSIIM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CON' HUMIDITY REGULAR GYPSUM WALL BOARD IS PERMITTED UNDER THE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH TABLE R 102.3.8.

EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED SO AS TO BE WATERPROOF. EXCEPTIONS: SITE BUILT WINDOWS, SKYLIGHTS AND DOORS PPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH IN THE FOLLOWING LOCATIONS: (R703.8)

2. AT INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS UNDER STUCCO COPING.

3. UNDER AND AT THE ENDS OF MASONRY, MOOD OR METAL COPINGS & SILLS. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF

LEXTERIOR WINDOW & DOOR OPENINGS

MOOD FRAME CONSTRUCTION 6. AT WALL AND ROOF INTERSECTIONS. PROVIDE BASE AND CAP, SIDEWALL AND OTHER FLASHINGS AT ALL ROOF AND VERTICAL SURFACE INTERSECTIONS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (IRC 905.2.8)

VENTILATION OF BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS WITHOUT PERABLE WINDOW PROVIDING 1.5 SQUARE FEET OPENING, SHALL BE PROVIDED BY A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT USE OR 20 CFM CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE DIRECTLY EXHAUSTED TO HE OUTSIDE. (IRC R303.3) PROVIDE ENERGY-STAR QUALIFIED BATHROOM FANS WITH A RATING OF .5 SONES OR LESS MITH TIMER OR HUMIDISTAT CONTROL. SEE PLAN VIEW FOR REQUIRED CFM

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW PER IRC SECTION R806.1. OPENINGS SHALL BE COVERED WITH 1/8" CORROSION RESISTANT MESH. (IRC WHERE EVE VENTS ARE INSTALLED, INSULATION OR BLOCKING SHALL NOT BLOCK THE AIR FLOW, A MINIMUM OF 1" SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE SPACE BEING ENTILATED EXCEPT THAT A REDUCTION TO 1/300 IS PERMITTED WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING.

8. DOORS AND WINDOWS

WITH SCREENS. (R6 12.1)

CONTRACTOR SHALL SUPPLY AND INSTALL ALL DOORS, WINDOWS AND GLAZING AS DETAILED SCHEDULED AND/OR SPECIFIED IN THESE DOCUMENTS WINDOWS AND DOORS UNIT U VALUE TO BE 0.35 MAXIMUM. ALL OPERABLE UNITS TO BE PROVIDED

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. (IRC R303.1

EXCEPTION : GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE

EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE

SEE IRC SECTION R308.4 FOR HAZARDOUS LOCATIONS WHERE SAFETY GLAZING IS REQUIRED.

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO FINISH ROOMS AND BUILDING

HE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT HAS ADOPTED THE 2009 INTERNATIONAL

FENESTRATION SKYLIGHT CEILINGS RAMED MASS FLOORS BASEMENT SLAB CRAWL SPACE MALLS

0.60 0.026 0.057 0.057 0.028 0.050

C. THE FIRST R-VALUE IS FOR CONTINUOUS INSULATION, THE SECOND R-VALUE IS FOR CAVITY

THE THICKNESS OF BLOWN IN OR SPRAYED (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL OR

INCHES ON MARKERS WITH NUMBERS 1" TALL MARKERS SHALL FACE THE ATTIC ACCESS OPENING

THE WALL NEAREST THE FURNACE/BOILER LISTING THE PREDOMINANT R-VALUES OF INSULATION

ISTALLED BY COMPONENT, U-FACTORS FOR FENESTRATION AND THE TYPE AND EFFICIENCY OF

TO MEET THE PRESCRIPTIVE REQUIREMENTS, THE BUILDING THERMAL ENVELOPE SHALL MEET THE

TO MEET THE TOTAL VA ALTERNATIVE REQUIREMENTS, THE TOTAL BUILDING THERMAL ENVELOPE

WHERE CEILINGS HAVE ATTIC SPACES, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR

SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM INSULATION FOR SUCH ROOF/CEILING

FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE

OF THE SUBEL OOR DECKING (IECC 402.26) - PROVIDER-30 SPRAY FOAM INSULATION MEETING THE

REQUIREMENTS OF IRC R3 16.6 SPECIFIC APPROVAL THERMAL BARRIER PER R3 16.5.4 IS NOT

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE

WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING; UTILITY

OPENINGS; RIM JOIST JUNCTION AND OTHER SOURCES OF AIR INFILTRATION. (IECC 402.4.1)

FOLLOWING SHALL BE CAULKED. GASKETED. WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN

JOINTS SEAMS PENETRATIONS SITE BUILT WINDOWS DOORS AND SKYLIGHTS OPENINGS BETWEEN

PENETRATIONS: DROPPED CEILINGS OR CHASES AD JACENT TO THE THERMAL ENVELOPE: KNEE

WALLS: WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES; BEHIND TUBS

AND SHOWERS ON EXTERIOR WALLS; COMMON WALLS BETWEEN DWELLING UNITS; ATTIC ACCESS

BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION SHALL BE DEMONSTRATED TO COMPLY WITH

ITHER THE TESTING OPTION (IECC 402.4.2.1) OR THE VISUAL TESTING OPTION (IECC 402.4.2.2) SEE

COMPLY WITH BOTH OPTIONS WILL REQUIRE A SIMULATED PERFORMANCE TEST PER SECTION 405.

ESTING BY SPECIAL INSPECTION BY AN APPROVED PARTY. NOTIFY MOUNTAIN ENERGY, INC. CHAD

TESTING OPTION 402.4.2.1 - BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION SHALL

INSTALLATION SHALL BE CONSIDERED ACCEPTABLE WHEN ALL ITEMS LISTED IN TABLE 402.4.2 ARE

IELD VERIFIED VISUAL INSPECTIONS WILL BE PERFORMED BY THE RCRBD. REQUEST INSPECTION

FOR EACH COMPONENT OF TABLE 402.4.2 WHILE THE COMPONENT IS STILL VISIBLE & AVAILABLE

MORE THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS NOT MORE THAN 0.5 CFM PER

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO

LABELED AS MEETING ASTM E 283 AND SEALED W/ A GASKET OR CAULK BETWEEN THE HOUSING

THE AREA WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR USING TRADE-OFFS FROM

ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE

IPPROVED PARTY, NOTIFY MOUNTAIN ENERGY CONSULTANTS, INC. CHAD FEAGLER, 970.393.2202

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FOR BELOW

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO R-2 MINIMUM. SYSTEMS

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AN AUTOMATIC OR GRAVITY DAMPER THAT

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3, OF

CONTRACTOR TO PROVIDE CALCULATIONS BY DEFERRED SUBMITTAL SEE ATTACHED HEAT LOSS

A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH

AS DESIGNED THIS HOUSE WILL NOT COMPLY WITH THE PRESCRIPTIVE PATH, SECTIONS 402.1 THRU

403.6. THE HOME MUST BE EVALUATED UNDER SECTION 402.1.4 TOTAL VA ALTERNATIVE PATH OR

AS DESIGNED THIS HOUSE WILL COMPLY WITH THE UA ALTERNATIVE PATH, SECTIONS 402.1.4. IF FIELD DECISIONS OR SUBSTITUTIONS ARE MADE RESULTING IN FAILURE TO COMPLY WITH SECTION

402 1.4 TOTAL UA ALTERNATIVE SEE ATTACHED RESNET COMPLIANCE CERTIFICATE. THE HOME

PERFORMANCE). THIS EVALUATION OR TESTING WILL BE BY OTHERS AT THE OWNER'S EXPENSE AND

SHALL REQUIRE A COMPLETED BUILDING RATING SHOWING COMPLIANCE WITH THE 2009 IECC TO BE TED PRIOR TO "CERTIFICATE OF OCCUPANCY" AND THIRD PARTY INSPECTIONS TO BE

MUST BE EVALUATED UNDER SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE PATH

SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE

THE IRC: ACCA MANUAL J OR OTHER APPROVED METHODOLOGY, (IECC 403.6) MECHANICAL

EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE

SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M 160 1.4.1 OF THE INTERNATIONAL

RESIDENTIAL CODE (IRC) (IECC 403.2.2) DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A

PRECONSTRUCTION TEST OR A ROUGH-IN TEST BOTH REQUIRE SPECIAL INSPECTION BY AN

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS. (IECC 403.2.3)

TION 402.1.4 OR 405 SHALL BE 0.40 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS.

WINDOWS SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO

BE CONSIDERED ACCEPTABLE WHEN TESTED AIR LEAKAGE IS <7 ACH50. TESTING SHALL OCCUR

FTER ROUGH INSPECTION, TESTING BY SPECIAL INSPECTION BY AN APPROVED PARTY, NOTIFY

VISUAL INSPECTION METHOD 402 4 2 2 - BUILDING ENVELOPE TIGHTNESS AND INSULATION

"ENERGY CODE CHECKLIST FOR RESIDENTIAL CONSTRUCTION" PROVIDED BY RORBD FAILURE TO

R-49 WHENEVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL

OP PLATE AT THE EVES. (IECC 402.2.1) - PROVIDE R-49 BATT INSULATIN AS SHOWN ON DETAIL

FOR CEILINGS WITHOUT ATTIC SPACES, WHERE SECTION 402.1.1 WOULD REQUIRE INSULATION

LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW

402.2.2) - PROVIDE R-30 CORBOND OR EQ AT RAKED CEILING PER DETAIL 1/51

ASSEMBLIES SHALL BE R-30 BUT SHALL BE LIMITED TO 500 SF OF CEILING AREA MAXIMUM (IECC

UA MUST BE LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE U-FACTORS IN

ABLE 402.1.3, THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE 402.1.1 SEE

REQUIREMENTS OF TABLE 402.1.1. BUILDING WILL NOT MEET PRESCRIPTIVE REQUIREMENTS

FACTOR FACTOR R-49 R-21 R-19/21 R-38 R-15/R-19 R-10,4 R-10/R-13

ENERGY CONSERVATION CODE (IECC). THIS PROJECT SHALL COMPLY WITH SECTIONS 401, 402.4.

402.5 AND 403.1, 403.2.2, 403.2.3 and 403.3 THROUGH 403.9 (REFERRED TO AS THE MANDATOR

ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR AREAS EITHER THROUGH AN 18" X 24

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (IRC 3 10.1.2)

ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. (IRC 310.1.4)

XTERIOR AS DETAILED, SCHEDULED AND / OR SPECIFIED IN THESE DOCUMENTS.

SECTIONS 402.1 THROUGH 402.3 403.2.1 AND 404.1 (PRESCRIPTIVE): OR

THE DESIGNER MAY CHOOSE EITHER SECTION 402.1.2, 402.1.3 OR 402.1.4.

THERE ARE NO REQUIREMENTS FOR SOLAR HEAT GLAZING COEFFICIENTS

d. R-5 SHALL BE ADDED TO THE SLAB EDGE R-VALUE FOR HEATED SLABS

A R-VALUES SHOWN ARE MINIMUMS U-FACTORS SHOWN ARE MAXIMUMS

Q. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIM

AND BE PROVIDED FOR EACH 300 SF OF ATTIC AREA. (N 1 10 1.4.1)

HEATING COOLING AND WATER HEATING EQUIPMENT. (IECC 401.3)

2. SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE PATH (PERFORMANCE).

TO BE 1X4 WESTERN RED CEDAR, STAIN COLOR PER OWNER.

10. SPECIALTIES - NO WORK THIS SECTION

11. EQUIPMENT - NO WORK THIS SECTION

13. ENERGY EFFICIENCY

12. DEFENSIBLE SPACE - NO WORK THIS SECTION

TABLES 402.1.1 \$ 402.1.3 FOR CLIMATIC ZONE 7

INSULATION FITHER SYSTEM MEETS THE REQUIREMENT

ATTACHED RESCHECK COMPLIANCE REPORT.

ATTIC ACCESS NOT REQUIRED PER IRC R807

FEAGLER 970.393.2202

SQUARE FOOT. (IECC 402.4.4)

EFFICACY LAMPS. (IECC 404)

COMPLETED BY AN ACCREDITED RESNET RATER.

AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

MOUNTAIN ENERGY, INC. CHAD FEAGLER, 970.393.2202

AND WALL OR CEILING COVERING. (IECC 402.4.5)

LOCATED WITHIN CONDITIONED SPACE. (IECC 403.2.2)

55 DEGREES F SHALL BE INSULATED TO R-3 MINIMUM. (IECC 403.3)

IRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. (IECC 403.4)

CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (IECC 403.5)

SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE PATH (PERFORMANCE

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (IRC 3 10.1.3)

EXCEPTION 2: THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE ARTIFICIAL LIGHT IS ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7

VERIFY SERVICABILITY AND ADEQUATE CAPACITY OF EXISTING 100 AMP, 12 CIRCUIT SUB-PANEL NITH DISCONNECT. SERVICED FROM THE EXISTING HOUSE AT THE LOCATION NOTED ON THE PLANS. SERVICE PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH A BE SIZED PER IRC CHAPTER 36.

FEDERAL, STATE, OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION.

THRU 41, THE 2011 NEC, STATE AND LOCAL CODES AND ORDINANCES.

16. ELECTRICAL

LOTHES CLOSETS OR IN BATHROOMS. (IECC ES 105.1) SERVICE CONDUCTORS AND EQUIPMENT TO SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (IRC R3 14.1) 1. IN EACH SLEEPING ROOM.

CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT TO INSTALL ALL WIRING

AND RELATED FIXTURES. ALL MORK SHALL COMPLY WITH IRG PART VIII - ELECTRICAL, CHAPTERS 3:

THE ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE

SYSTEMS AS WELL AS THE EXECUTION OF THE WORK ACCORDING TO ACCEPTED STANDARDS OF

ENGINEERING WORKMANSHIP AND REGULATORY REQUIREMENTS. ELECTRICAL CONTRACTORS TO

IVIDE ADDITIONAL DRAWINGS, SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED BY

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.

ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE MARNING EQUIPMENT PROVISIONS OF NFPA 72. ACCESS PANEL THROUGH FLOORS OR 16" X 24" ACCESS PANEL THROUGH A PERIMETER WALL. (IRC WHEN ALTERATIONS REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR. OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (IRC R3 14.3.1)

EXCEPTION: INTERCONNECTED AND HARD WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE ROOFING MATERIAL TO BE 29 GAUGE STEEL, PRO-PANEL II. SIDING TO BE HALF LOG CEDAR, TRIM OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION.

> FOR NEW CONSTRUCTION AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES

ARE INSTALLED OR HAVE ATTACHED GARAGES. (IECC 315.1) WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS WITHIN WHICH FUEL FIRED APPLIANCES EXIST OR HAVE ATTACHED GARAGES CARBON MONOXIDE ALARM PROVIDED IN ACCORDANCE WITH R3 15.1

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SPECIAL NOTICE

ANY DISCREPANCY IN DIMENSIONS AND/OR DRAWINGS AND/OR GRAPHIC REPRESENTATION AND/OR FIELD MEASUREMENTS SHALL BE BROUGHT TO THE ATTENTION OF JAKE'S DRAFTING

SERVICE, INC. PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DEVIATION FROM THESE PLANS IS EXPRESSLY FORBIDDEN WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY JAKE'S DRAFTING SERVICE INC. AS THE DESIGNER: THE OWNER: THE ENGINEER AND THE GENERAL CONTRACTOR. THESE SPECIFICATIONS ARE GENERAL IN NATURE. SOME DIVISIONS OR SECTIONS MAY NOT BE APPLICABLE.

BUILDERS PLANS THE CONTRACTOR WARRANTS TO JAKE'S DRAFTING SERVICE, INC. THAT HE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES. AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE. THE CONTRACTOR OR OWNER HAS RESTRICTED JAKE'S DRAFTING SERVICE, INC.'S SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE O THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER JAKE'S DRAFTING SERVICE, INC. HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED

BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WIL QUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO THE FIELD CONDITIONS ENCOUNTERED, AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDER'S PLANS." IN THE EVENT ADDITIONAL DETAILS OF IIDANCE ARE NEEDED BY THE CONTRACTOR OR OWNER, FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY JAKE'S DRAFTING SERVICE, INC. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE JAKE'S DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR THE

RELEASE OF THESE PLANS ANTICIPATES FURTHER COOPERATION AMONG THE OWNER, HIS

CONTRACTOR, AND JAKE'S DRAFTING SERVICE, INC. ALTHOUGH JAKE'S DRAFTING SERVICE, INC. AND TS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE. THEY NOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IN WRITING TO JAKE'S DRAFTING SERVICE, INC. IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF ANY WORK. FAILURE TO COOPERATE BY SIMPLE NOTICE TO JAKE'S DRAFTING SERVICE, INC. SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF JAKE'S DRAFTING SERVICE, INC. ARE UNAUTHORIZED, AND SHALL RELIEVE JAKE'S DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

IF JAKE'S DRAFTING SERVICE, INC., AS CLAIMANT OR A DEFENDING PARTY, IS AT ANY TIME A PARTY FO LITIGATION INVOLVING ANY CLAIM RELATED TO WORK CONTAINED IN THESE DRAWINGS, ANI SHOULD CLAIMANT NOT PREVAIL SUBSTANTIALLY AGAINST DEFENDING PARTY IN SUCH LITIGATION ALL LITIGATION EXPENSES, MITNESS FEES, COURT COSTS, AND ATTORNEY'S FEES INCURRED BY THE DEFENDING PARTY IN DEFENDING AGAINST SUCH A CLAIM, SHALL BE PAID BY THE CLAIMAN'

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY JAKE'S DRAFTING SERVICE INC. (AS THE DESIGNER) FOR THIS PROJECT ARE "INSTRUMENTS OF SERVICE" FOR USE SOLELY WITH RESPECT TO THIS PROJECT. JAKE'S DRAFTING SERVICE, INC., (AS THE DESIGNER) SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, SUBMISSION OF THES PLANS AND SPECIFICATIONS, IN PART OR IN WHOLE, BY THE CLIENT OR HIS AGENT FOR BUILDING PERMIT APPLICATION SHALL BE DEEMED AS EVIDENCE OF ACCEPTANCE FOR FINAL PAYMENT OF

THESE PLANS ARE FOR USE ONLY BY THE CLIENT AND ONLY AT THE SITE IDENTIFIED IN THE TITLE

ANY DUPLICATION REPRODUCTION OR OTHER USE NOT SPECIFICALLY PERMITTED HEREIN OF THE PLANS, IN PART OR IN WHOLE, IS STRICTLY PROHIBITED UNDER COPYRIGHT LAW.

THE ENGINEERED DESIGN DRAWINGS ARE FOR STRUCTURAL ENGINEERING OF THE HOUSE AND PERMANENT FOUNDATION ONLY. DETACHED RETAINING WALLS ARE NOT PART OF THE ENGINEERED STRUCTURAL DRAWINGS AND ARE BY OTHERS, SLOPE STABILITY, EXCAVATION, SHORING DRAINAG SOILS ISSUES & CONSTRUCTION METHODS ARE NOT INCLUDED AND SHOULD BE ADDRESSED BY AN ENGINEER OR SPECIALIST OF THAT FIELD OF WORK, PROJECT ENGINEERING IS EXCLUDED

ALL SOILS ISSUES SHOULD BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER. THE OWNER OR HIS REPRESENTATIVE ARE RESPONSIBLE FOR FOLLOWING THE SOILS REPORT, CONTACTING THE 50IL5 ENGINEER AND FOLLOWING THEIR RECOMMENDATIONS AND TO HAVE READ THE SOIL5 REPORT AND RECOGNIZE THE RISKS AND LIMITATIONS STATED THEREIN.

CONTACT THE SOILS ENGINEER AT TIME OF EXCAVATION TO VERIFY THAT ALL STRUCTURAL CONCRETE IS PLACED ON SUITABLE BEARING MATERIAL.

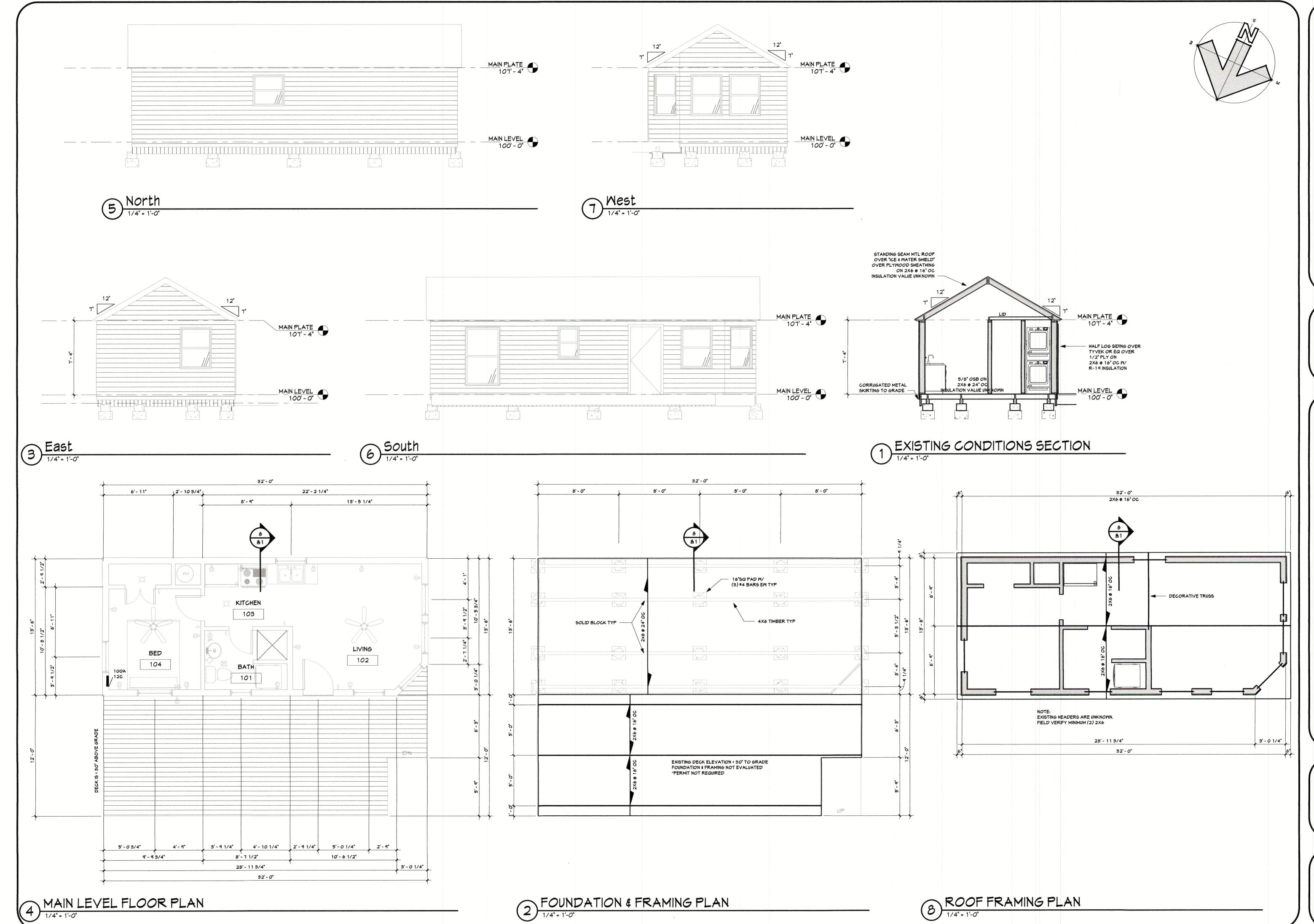
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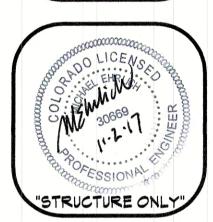
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DRAFTING SERVICE, INC.
P.O. BOX 114121
426 OAK STREET
STEAMBOAT SPRINGS, COLORADC
910.819.1929
FAX 910.819.8109





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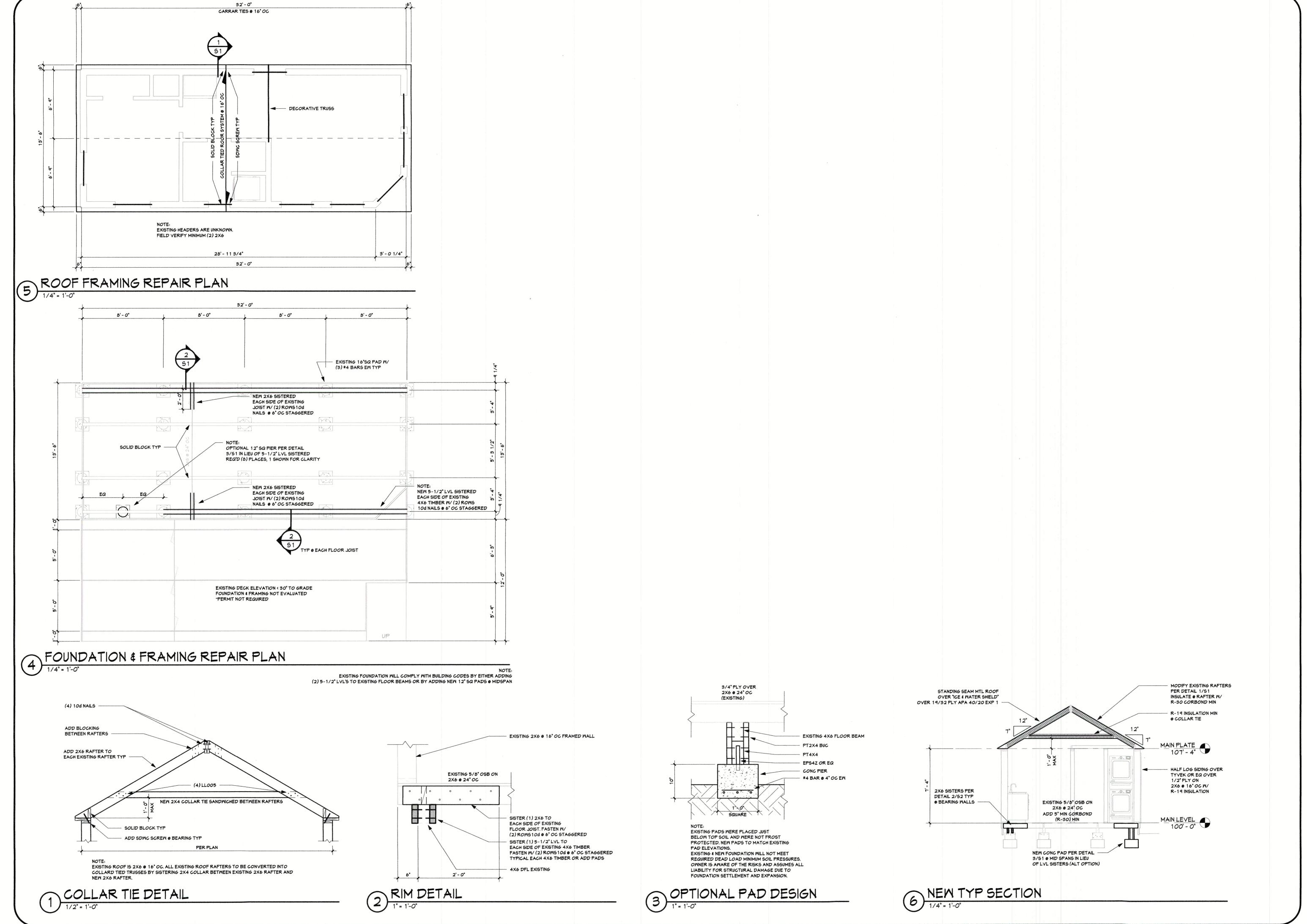
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SHEET 2 OF



DRAFTING SERVICE, INC. P.O. BOX 114121 426 OAK STREET STEAMBOAT SPRINGS, COLORADO 910.819.1929 FAX 910.819.8109





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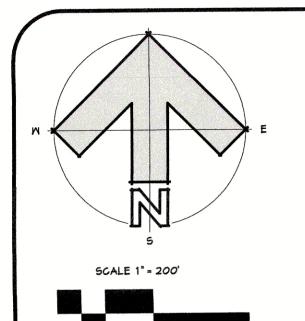
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ROUTT COUNTY CO
OWNER/ CONTRACTOR 846-8

Job # 17.050
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SHEET 3



STANDARD NOTES

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES. 2. CONCRETE WASTE & WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE & PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE

3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION & ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPS). 4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL

LAMS & OBTAINING ALL REQUIRED PERMITS. 5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED. 6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD & CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A

RESULT OF THE CONSTRUCTION ACTIVITIES. 7. 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

8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED: (1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS (2) FOR AREAS OF LAND DISTURBANCE MITHIN ONE GROWING SEASON.

9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED 10. BMPS SHALL BE USED, MODIFIED & MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPS SHALL BE INSPECTED WEEKLY & AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPS WHEN THE SEDIMENT LEVEL REACHES & THE HEIGHT OF THE BMP.

11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE & PASSABLE AT ALL TIMES. 12. FIELD LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. 13. SURVEY INFORMATION PROVIDED BY ROUTT COUNTY GIS, & MODIFIED BY JAKES DRAFTING

-ALL DISTRUBED AREAS TO BE REVEGETATED -GRADE AWAY FROM ADDITION 5' @ 2% SLOPE

-ALL CUT/ FILL SLOPES ARE 2:1 MAX UNLESS OTHERWISE NOTED

SERVICE, INC. FOR USE AS A SITE PLAN

-SEDIMENT CONTROL DEVICES (WATTLES OR SILT FENCE) TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY

-THERE ARE NO WATER BODIES, RIVERS, STREAMS, LAKES, RESERVOIRS OR PONDS WITHIN 50' OF THE POPOSED STRUCTURE

94631200

ZONED:

PARCEL ID#:

100 FRONTAGE, 50 SIDE & REAR

STREET ADDRESS: 23850 TOBIANO TRAIL

LEGAL DESCRIPTION:

TRS IN N2NE4, S2NE4 SEC 36-5-86, TRS IN NM4NM4 52NM4, N2SM4, SM4NE4, NM4SE4 SEC 31-5-85

LIST OF ABBREVIATIONS ELECTRICAL LEGEND METER W/ DISCONNECT ALSO KNOWN AS SERVICE PANEL, SIZE AS NOTED 110 VAC DUPLEX RECEPTACLE

APPROXIMATELY

ENGINEERED BY OTHERS

FACE OF STUD OR FRAMING

FINISH FLOOR ELEVATION

LAMINATED-VENEER LUMBER

FACE OF CONCRETE

FOOT / FEET

INCH (ES)

MAXIMUM

NUMBER

ON CENTER

PARALLEL

POUNDS

PT OR GGA

REQ'D

中 OR SQ F1

PERPENDICULAR

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

RECOMMENDED NOT REQUIRED

PRESSURE TREATED

REINFORCING STEEL

SQUARE FOOT / FEET

TONGUE AND GROOVE

UNLESS OTHERWISE NOTED

TOP AND BOTTOM

MELDED WIRE MESH

REQUIRED

TYPICAL

PLUMBING LEGEND

WATER METER

SHUT OFF VALVE

H XXX C WASHER VALVE & DRAIN BOX

CENTRAL VACUUM

HOSE BIB, FROST PROOF

GAS METER

NOT TO SCALE

110 VAC DUPLEX RECEPTAGLE BOTTOM HALF SMITCHED 110 VAC DUPLEX RECEPTACLE GROUND FAULT INTERRUPTER

110 VAC DUPLEX RECEPTACLE, GFIC PROTECTED, WEATHERPROOF 110 VAC DUPLEX RECEPTACLE, REFRIGERATOR OR DEDICATED 110 VAC DUPLEX RECEPTACLE,

ARC-FAULT PROTECTED 220 VAC RECEPTACLE AMPERAGE NOTED

PLUG MOULD SMITCH 3 MAY SMITCH 4 WAY SMITCH DIMMER SMITCH

> SMITCH, MOMENTARY SWITCH, WATER PROOF SWITCH, TIMED EXHAUST FAN CFM NOTED VENT TO OUTSIDE, W/ DAMPER

LIGHT/ EXHAUST FAN UNIT FLUORESCENT FIXTURE RECESSED FIXTURE

SURFACE MOUNT FIXTURE. DECORATIVE

MALL MOUNT FIXTURE DECORATIVE RECESSED FIXTURE, WALL WASH

A A A TRACK LIGHT SMOKE DETECTOR CARBON MONOXIDE DETECTOR

TELEPHONE JACK TELEVISION JACK MULTI MEDIA JACK

THERMOSTAT OVERHEAD DOOR OPERATOR PHOTO CELL W/ MOTION DETECTOR

HEAT EXCHANGER EXHAUST FAN, CFM NOTED

FLUE PIPE, SIZE NOTED RADON GAS VENT STACK

NOTED

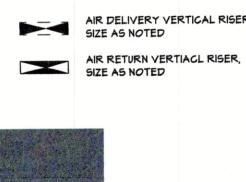


TABLE R301.2(1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA GROUND MIND DESIGN SEISMIC DAMAGE FROM MINTER ICE FLOOD AIR MEAN SNOM SPEED TOPO DESIGN MEATH FROST DESIGN BARRIERHAZARD INDEX TEMP REQ'D TEMP PH) EFFECT CATEG ERING DEPTHTERMITE TEMP REQU FIRM N/A 40 NO B SEVERE 48" NONE -15" YES 4FEB05 2239 40-45 F LIVE LOADS USED IN DESIGN

(PITCH REDUCED FROM 85 PSF TO) 69 PSI MAXIMUM SOIL BEARING PRESSURE... MINIMUM DEAD LOAD PRESSURE EQUIVALENT FLUID PRESSURE (EFF

REFER TO SOILS REPORT #08-81111 BY NORTHWEST COLORADO CONSULTANTS, INC., USED IN DESIGN FOR ORIGINAL HOUSE FOR ADDITIONAL REQUIREMENTS. ALL RECOMMENDATION REFERENCED IN THE SOILS REPORT SHALL BE ADHERED TO, UNLESS OTHERWISE NOTED (UON).

THE MINIMUM DEAD LOAD PRESSURE CANNOT BE MET WITH THE AS-BUILT CONDITION. THE OWNER ACCEPTS ALL LIABILITY FOR ADVERSE EFFECTS FROM THIS CONDITION. IT IS THE OWNERS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1" ABOVE A CONCRETE RESPONSIBILITY TO DISCUSS & UNDERSTAND ALL POTENTIAL ADVERSE EFFECTS WITHT THE SOILS

REGULATORY REQUIREMENTS ALL CONSTRUCTION SHALL CONFORM TO THE 2009 INTERNATIONAL RESIDENTIAL CODE (INCLUDING APPENDIX E) AND STANDARDS AS ADOPTED BY THE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT AND THE FOLLOWING

2017 NATIONAL ELECTRICAL CODE (NEC) 009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) LOCAL UTILITY REGULATIONS ALL COUNTY CODES AND ORDINANO APPLICABLE PROTECTIVE COVENANTS OF THE SUBDIVISION

ILL WORK EXECUTED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY SHALL BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THAT GOVERNING BODY

THESE SPECIFICATIONS ARE GENERIC IN NATURE, SOME SECTIONS OR DIVISIONS MAY NOT BE APPLICABLE. SEE SPECIAL CONDITIONS FOR ADDITIONAL INFORMATION.

THESE BUILDINGS WERE FACTORY BUILT AND DELIVERED TO THE SITE. THE EXISTING STRUCTURE WAS NOT DESIGNED TO WITHSTAND THE HIGH SNOW LOADS EXPERIENCED IN THIS AREA STRUCTURE WAS EVALUATED AND REPAIRS ENGINEERED TO PREVENT STRUCTURAL FAILURE DUE TO SNOW OADS. THE EXISTING FOUNDATION IS NOT FROST PROTECTED AND THE OWNER TAKES RESPONSIBILITY FOR STRUCTURAL DAMAGE DUE TO FOUNDATION SETTLEMENT AND EXPANSION. THE EXISTING DECKS ARE LESS THEN 30" TO GRADE AND ARE NOT INCLUDED IN THIS PERMIT.

EVERY ATTEMPT HAS BEEN TAKEN TO AVOID OR ELIMINATE ERRORS DURING THE PREPARATION OF THESE PLANS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS WITH ACTUAL FIELD CONDITIONS.

INTERFACE BETWEEN ALL TRADES AND SUBCONTRACTORS, SO AS TO PRESENT A COMPLETE AND ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES, AS AMENDED, AND

SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THEIR THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR JOB SITE SAFETY. JOB SITE SAFETY AND

ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION, CONTRACTORS LIABILITY, PERSONAL INJURY AND COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. SENERAL CONTRACTOR TO CARRY "BUILDERS RISK" INSURANCE. OWNER TO CARRY FIRE INSURANCE

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS, USE TAX, SALES TAX, AND INSPECTION FEES. SPECIAL INSPECTORS WHEN REQUIRED, SHALL BE EMPLOYED BY THE WINER ENGINEER RESPONSIBLE FOR THE DESIGN OR AN AGENT OF THE OWNER, BUT NOT BY THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE SUBJECT TO A ONE YEAR MARRANTY. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION GRAVEL BALLAST, RUFCO "SUPER SAMPSON" OR "TU TUF #4" MEMBRANES OR "BARRIER X5". PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC R3 19.1)

GENERAL CONTRACTOR IS TO PROVIDE THE OWNER WITH A BOUND COPY OF ALL INSPECTION REPORTS, BUILDING DEPARTMENT CORRESPONDENCE; EQUIPMENT MANUALS, DATED WARRANTIES AND INSTALLATION & MAINTENANCE INSTRUCTIONS: CERTIFICATE OF OCCUPANCY, AND LIEN WAIVERS OR RELEASES FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO FINAL PAYMENT THE GENERAL CONTRACTOR SHALL FAMILIARIZE THE OWNER WITH THE OPERATION OF ALL EQUIPMENT AND APPLIANCES AND CLEARLY LABEL ALL SAFETY VALVES AND CONTROLS FOR THE MAJOR HOUSE SYSTEMS.

MATERIAL SIZES NOTED ON THE PLANS ARE THE MINIMUM ACCEPTABLE. THE USE OF LARGER SIZE, OR STRONGER MATERIALS IS ACCEPTABLE FOR EASE OF CONSTRUCTION OR AESTHETICS, VERIFY THE USE OF ALL SUBSTITUTED MATERIALS WITH THE ENGINEER OF RECORD AND JAKE'S DRAFTING SERVICE INC

CONTRACTOR SHALL PROVIDE NECESSARY LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL SITE WORK SHOWN OR SPECIFIED IN THESE DOCUMENTS

ALL FOOTING BEARING ELEVATIONS SHOWN ARE ASSUMED. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS, BY THE CONTRACTOR, AND WITH THE APPROVAL OF THE ENGINEER AND THE OWNER. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE

SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (IRC R401.3). ALL UTILITY LINES EXIST FROM THE BUILDING TO THE UTILITY CONNECTION AS REQUIRED. CO-ORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND BURIED CABLE LOCATION SERVICE AT

ELECTRIC - FROM METER BOX TO TRANSFORMER, CO-ORDINATE WITH YAMPA VALLEY ELECTRIC ASSOCIATION, 970.879.1160. SEWER - FROM 5 FEET OUTSIDE THE FOUNDATION TO SEPTIC TANK TO LEACH FIELD, SEE DESIGN BY OTHERS, MAINTAIN 5' MINIMUM COVER \$ 2% MIN SLOPE.

WATER - FROM 5 FFFT OUTSIDE THE FOUNDATION TO 2500 GALLON BURIED STORAGE TANK OR WELL HEAD, SEE DESIGN BY OTHERS. MAINTAIN T' MINIMUM COVER.

TELEPHONE - FROM TELEPHONE BOX TO PEDESTAL, CO-ORDINATE WITH U. S. WEST COMMUNICATIONS, 800.244.1111. MAINTAIN 18" MINIMUM COVER. GAS - FROM POINT OF CONNECTION TO BURIED LPG TANK, SEE SITE PLAN. MAINTAIN 18" MINIMUM

CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL CONCRETE SHOWN OR NOTED IN THESE DOCUMENTS. AS NOTED IN THE SOILS REPORT, EXPANSIVE SOILS WERE ENCOUNTERED AT THIS SITE. EXISTING

FORMS SHALL RESULT IN A FINAL STRUCTURE THAT CONFORMS TO SHAPES, LINES, AND DIMENSIONS OF THE MEMBERS AS REQUIRED BY THE DESIGN DRAWINGS, AND SPECIFICATIONS.

ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 3 1 8-8 9. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615-73 AND SHALL BE GRADE 40 MINIMUM OR AS SHOWN ON THE PLANS. ALL REINFORCEMENT SHALL BE

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3" CONCRETE EXPOSED TO EARTH OR WEATHER = 1-1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND

DEPTH OF FOOTING ABOVE BOTTOM REINFORCEMENT SHALL BE 6" MINIMUM. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ACI 3 18-89. WHERE PROVIDED IN SLABS ON GROUND REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO THE UPPER 1/3

ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE II A PORTLAND CEMENT, FIVE-SACK MIX, WITH 5% MINIMUM TO 7% MAXIMUM ENTRAINED AIR AND 3/4" MAXIMUM STONE AGGREGATE SIZE. CONCRETE SHALL DEVELOP 2,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS FOR BASEMENT SLABS, 3,000 PSI FOR WALLS AND 3,500 PSI FOR PATIOS, STEPS, GARAGE SLAB AND WEATHER EXPOSED CONCRETE. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332. CONCRETE SHALL BE PLACED WITH A 4" MAXIMUM SLUM, SHALL NOT BE PLACED ON FROZEN, MUDDY OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS.

DURING COLD WEATHER, PROVIDE TEMPORARY HEAT AS REQUIRED TO PREVENT "FROST DAMAGE"

CONCRETE SHALL BE THOROUGHLY CONSOLIDATED DURING PLACEMENT AND BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF FORMS. 4. MASONRY - NO WORK THIS SECTION 5. METALS

ALL STRUCTURAL STEEL AND MISCELLANEOUS EMBEDDED ITEMS SHALL CONFORM TO ASTM A36 ALL BOLTS (INCLUDING ANCHOR BOLTS) SHALL CONFORM TO ASTM A30 MISCELLANEOUS CLIPS, ANCHORS AND CONNECTORS SHALL BE SIMPSON "STRONG TIE" OR ICBO APPROVED EQUAL, UNLESS OTHERWISE NOTED. REFER TO SIMPSON CATALOG FOR APPROPRIATE NAILING WHEN NOT SPECIFIED ON PLANS. PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO FRAME UP, SHEATH AND TRIM OUT BUILDING AS SHOWN OR SPECIFIED IN THESE DOCUMENTS.

ALL 2" FRAMING LUMBER SHALL BE STRESS RATED, 5-DRY DOUGLAS FIR OR LARCH (DF-L) 545, #2 OR BETTER, ALL SOLID TIMBER BEAMS AND POSTS SHALL BE 5-DRY DOUGLAS FIR OR LARCH (DF-WITH SCREENS. (R612.1)

PREFABRICATED WOOD MEMBERS SHALL BE OF THE TYPE NOTED ON THE PLANS AND SHALL BE MICRO-LAM (LVL), TIMBERSTRAND (LSL), PARALLAM (PSL), OR TJI AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUAL I-JOISTS AND LAMINATED LUMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. ALL LUMBER AND PLYWOOD USED IN EXTERIOR FOUNDATION WALLS (EXCEPT THE UPPER TOP

PLATE), SHALL BE PRESSURE-PRESERVATIVE TREATED IN ACCORDANCE WITH AMPA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.60 RETENTION. (IRC R402.1.2) WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE TREATED WOOD. EXCEPTION: COLUMNS EXPOSED TO WEATHER OR IN BASEMENTS OR CRAWL SPACES WHEN

FLOOR AND 6" ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED MPERVIOUS MOISTURE BARRIER. (IRC R3 17.1.4) FASTENERS IN PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD ABOVE GRADE

SHALL BE HOT DIPPED ZING COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (IRC R3 17.3.1) EXCEPTION 1/2" DIAMETER OR GREATER STEEL BOLTS.

THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1-1/2 INCHES BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED BY THE USE OR APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND BE NAILED TOGETHER W/ A MINIMUM OD (3) 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A BEAM OR GIRDER, SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OF THE APPROPRIATE SIZE AND CAPACITY. (IRC

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS OR BEAMS SHALL NOT EXCEED 1/6 OF THE MEMBER DEPTH, SHALL NOT BE LONGER THAN 1/3 OF THE MEMBER DEPTH AND NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN, NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED 1/4 OF THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4" OR GREATER SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHAL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER

OPENINGS IN FLOOR, CEILING AND ROOF FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS AND SHALL BE DOUBLED OR OF EQUIVALENT CROSS SECTION WHEN THE SPAN OF THE HEADER EXCEEDS 4'. THE ENDS OF HEADER JOISTS MORE THAN 6' LONG SHALL BE SUPPORTE BY FRAMING ANCHORS OR JOIST HANGERS, UNLESS BEARING ON A BEAM, PARTITION OR WALL. (IRC

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE PRESERVATIVE TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AMPA M4. (R3 17.1.1) EACH END OF A HEADER SHALL HAVE A MINIMUM BEARING LENGTH OF 1-1/2" FOR THE FULL WIDTH OF THE HEADER, LYL HEADERS SHALL HAVE A MINIMUM BEARING LENGTH OF 3" FOR THE FULL WIDTH

MINIMUM NAILING SHALL BE AS SPECIFIED IN TABLE R602.3(1)

7. THERMAL AND MOISTURE PROTECTION

CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT TO INSTALL INSULATION VAPOR BARRIERS & RETARDERS, FLASHINGS, WATERPROOFING AND ROOF COVERING AS DETAILED OR SPECIFIED IN THESE DOCUMENTS.

OF THE HEADER, PROVIDE DOUBLED "KING STUDS" AT ALL OPENINGS OVER 10' WIDE.

UNDER-FLOOR OR CRAWLSPACE AREAS SHALL HAVE VENTILATION OPENINGS IN THE FOUNDATION WALL OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NO BE LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA ONE SUCH VENTILATING OPENING SHALL BE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (IRC R408.1) OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" OR LESS. (IRC R408.2) THE REQUIRED OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED, APPROVED VAPOR RETARDERS ARE 6 MIL POLYETHYLENE FILM WITH 2" PEA

VENTILATION OPENINGS IN UNDER FLOOR SPACES SHALL NOT BE REQUIRED WHERE THE EXPOSED EARTH IS COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER, JOINTS OF THE VAPOR RETARDER SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED AND THE EDGES EXTEND UP THE STEM WALL AT LEAST 6" MINIMUM AND ARE ATTACHED AND SEALED TO THE STEM 2. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATOR OR CONDITIONED AIR SUPPLY SIZED TO DELIVER 1 CFM FOR EACH 50 SF OF CRAWL SPACE AREA. PROVIDE AIR PATHWAY TO THE

INSULATED IN ACCORDANCE WITH SECTION N 1 102.2.9. (IRC R408.3) A CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON INTERIOR SIDE OF FRAMED WALLS. (IRC

COMMON AREA VIA DUCT OR TRANSFER GRILL FOUNDATION PERIMETER WALLS SHALL BE

EXCEPTION: BASEMENT OR BELOW GRADE PORTION OF ANY WALL. 402.2.2) - PROVIDE R-30 CORBOND OR EQ AT RAKED CEILING PER DETAIL 1/51 INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY ATTIC ACCESS NOT REQUIRED PER IRC R807 NOT TO EXCEED 450. (IRC R302.10)

1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES PROVIDING THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE SURFACE OF THE FINISH. 2. GELLULOSE LOOSE-FILL INSULATION

FOAM PLASTIC INSULATION SHALL COMPLY WITH IRC R3 16.1 U

6. AT WALL AND ROOF INTERSECTIONS.

SECTION R3 16.5 OR R3 16.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM 1/2 INCH GYPSUM WALLBOARD. OR AN APPROVED THERMAL BARRIER. (IRC R3 16.4) THE THERMAL BARRIER IS NOT REQUIRED WHEN THE FOAM PLASTIC IS IN A ROOF ASSEMBLY AND

SEPARATED FROM THE INTERIOR BY T&G WOOD PLANKS OR WOOD STRUCTURAL PANEL SHEATHING. THE THERMAL BARRIER IS NOT REQUIRED IN ATTICS OR CRAWL SPACES WHEN EACH OF THE FOLLOWING APPLIES

1. ACCESS IS REQUIRED BY SECTION R807.1 (ATTIC) OR R408.4 (CRAWL SPACE) 2. THE SPACE IS ENTERED ONLY FOR PURPOSES OF REPAIR OR MAINTENANCE. 3. WHEN THE FOAM PLASTIC INSULATION IS PROTECTED FROM IGNITION USING ONE OF THE FOLLOWING IGNITION BARRIER MATERIALS; 1-1/2" THICK MINERAL FIBER INSULATION; 1/4" THICK WOOD STRUCTURAL PANELS: 3/8" PARTICLE BOARD: 1/4" HARDBOARD OR 3/8" GYPSUN WALLBOARD OR CORROSION RESISTANT SHEET METAL HAVING A BASE METAL THICKNESS OF NOT

THE ABOVE IGNITION BARRIER IS NOT REQUIRED WHERE THE FOAM PLASTIC INSULATION HAS BEEN TESTED IN ACCORDANCE WITH SECTION R3 16.6

FIBER-CEMENT, FIBER MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND NALL PANELS IN SHOWER AREAS. WATER RESISTANT GYPSUM BACKING BOARD MAY BE USED FOR CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12" OC FOR 1/2" THICK OR 16" OC FOR 5/8" THICK GYPSUM WALL BOARD. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS LOR II VAPOR RETARDER WATER RESISTANT GYPSIM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH TABLE R 7 02.3.8.

EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED SO AS TO BE WATERPROOF APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH IN THE FOLLOWING LOCATIONS: (R 703.8) I. EXTERIOR WINDOW & DOOR OPENINGS 2. AT INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO

WALLS, WITH PROJECTING LIPS UNDER STUCCO COPING 3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS. 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION

PROVIDE BASE AND CAP SIDEMALL AND OTHER FLASHINGS AT ALL ROOF AND VERTIC SURFACE INTERSECTIONS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (IRC 905.2.8) NATURAL VENTILATION OF ALL HABITABLE ROOMS SHALL BE PROVIDED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED (IRC

VENTILATION OF BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS WITHOUT OPERABLE WINDOW PROVIDING 1.5 SQUARE FEET OPENING, SHALL BE PROVIDED BY A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT USE OR 20 CFM ONTINUOUS VENTILATION, VENTILATION AIR FROM THE SPACE SHALL BE DIRECTLY EXHAUSTED TO THE OUTSIDE. (IRC R303.3) PROVIDE ENERGY-STAR QUALIFIED BATHROOM FANS WITH A RATING OF 1.5 SONES OR LESS WITH TIMER OR HUMIDISTAT CONTROL. SEE PLAN VIEW FOR REQUIRED CFM

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW PER IRC ECTION R806.1. OPENINGS SHALL BE COVERED WITH 1/8" CORROSION RESISTANT MESH. (IRC WHERE EVE VENTS ARE INSTALLED, INSULATION OR BLOCKING SHALL NOT BLOCK THE AIR FLOW. A INIMUM OF 1" SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE SPACE BEING VENTILATED EXCEPT THAT A REDUCTION TO 1/300 IS PERMITTED WHEN A CLASS I OR II VAPOR

RETARDER IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING.

8. DOORS AND WINDOWS

SQUARE FEET. (R310.1.1)

SECTION R408.4)

13 ENERGY EFFICIENCY

PROVISIONS) AND EITHER:

CONTRACTOR SHALL SUPPLY AND INSTALL ALL DOORS, WINDOWS AND GLAZING AS DETAILED, SCHEDULED AND/OR SPECIFIED IN THESE DOCUMENTS.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE

EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE

SEE IRC SECTION R308.4 FOR HAZARDOUS LOCATIONS WHERE SAFETY GLAZING IS REQUIRED

ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR AREAS EITHER THROUGH AN 18" X 24" ACCESS PANEL THROUGH FLOORS OR 16" X 24" ACCESS PANEL THROUGH A PERIMETER WALL (IRC

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO FINISH ROOMS AND BUILDING

THE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT HAS ADOPTED THE 2009 INTERNATIONAL

402.5 AND 403.1, 403.2.2, 403.2.3 and 403.3 THROUGH 403.9 (REFERRED TO AS THE MANDATORY

FENESTRATION SKYLIGHT CEILINGS FRAMED MASS FLOORS BASEMENT SLAB CRAWL SPACE WALLS

0.60 0.026 0.057 0.057 0.028 0.050

C. THE FIRST R-VALUE IS FOR CONTINUOUS INSULATION, THE SECOND R-VALUE IS FOR CAVITY

THE THICKNESS OF BLOWN IN OR SPRAYED (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL OR

HE WALL NEAREST THE FURNACE/BOILER LISTING THE PREDOMINANT R-VALUES OF INSULATION

TO MEET THE PRESCRIPTIVE REQUIREMENTS, THE BUILDING THERMAL ENVELOPE SHALL MEET THE

TO MEET THE TOTAL UA ALTERNATIVE REQUIREMENTS, THE TOTAL BUILDING THERMAL ENVELOPE

WHERE CEILINGS HAVE ATTIC SPACES, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR

R-49 MHENEVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EVES. (IECC 402.2.1) - PROVIDE R-49 BATT INSULATIN AS SHOWN ON DETAIL

OF THE SUBFLOOR DECKING. (IECC 402.2.6) - PROVIDE R-30 SPRAY FOAM INSULATION MEETING THE

OLLOWING SHALL BE CAULKED. GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN

REQUIREMENTS OF IRC R3 16.6 SPECIFIC APPROVAL THERMAL BARRIER PER R3 16.5.4 IS NOT

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE

PENETRATIONS; DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE; KNEE

AND SHOWERS ON EXTERIOR WALLS; COMMON WALLS BETWEEN DWELLING UNITS; ATTIC ACCESS

EITHER THE TESTING OPTION (IECC 402.4.2.1) OR THE VISUAL TESTING OPTION (IECC 402.4.2.2) SEE

OMPLY WITH BOTH OPTIONS WILL REQUIRE A SIMULATED PERFORMANCE TEST PER SECTION 405.

TESTING OPTION 402.4.2.1 - BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION SHALL

INSTALLATION SHALL BE CONSIDERED ACCEPTABLE WHEN ALL ITEMS LISTED IN TABLE 402.4.2 ARE

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO

IELD VERIFIED VISUAL INSPECTIONS WILL BE PERFORMED BY THE RORBD. REQUEST INSPECTION

FOR EACH COMPONENT OF TABLE 402.4.2 WHILE THE COMPONENT IS STILL VISIBLE & AVAILABLE

MORE THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS NOT MORE THAN 0.5 CFM PER

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO

LABELED AS MEETING ASTM E 283 AND SEALED W/ A GASKET OR CAULK BETWEEN THE HOUSING

THE AREA WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR USING TRADE-OFFS FROM

ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE

APPROVED PARTY, NOTIFY MOUNTAIN ENERGY CONSULTANTS, INC. CHAD FEAGLER, 970.393.2202.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FOR BELOW

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO R-2 MINIMUM. SYSTEMS

ITDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AN AUTOMATIC OR GRAVITY DAMPER THAT

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M 1 40 1.3, OF

CONTRACTOR TO PROVIDE CALCULATIONS BY DEFERRED SUBMITTAL SEE ATTACHED HEAT LOSS

A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH

AS DESIGNED THIS HOUSE WILL NOT COMPLY WITH THE PRESCRIPTIVE PATH, SECTIONS 402.1 THRU 403.6. THE HOME MUST BE EVALUATED UNDER SECTION 402.1.4 TOTAL UA ALTERNATIVE PATH OR

AS DESIGNED THIS HOUSE WILL COMPLY WITH THE UA ALTERNATIVE PATH, SECTIONS 402.1.4. IF

FIELD DECISIONS OR SUBSTITUTIONS ARE MADE RESULTING IN FAILURE TO COMPLY WITH SECTION

402.1.4, TOTAL UA ALTERNATIVE, SEE ATTACHED RESNET COMPLIANCE CERTIFICATE, THE HOME

SHALL REQUIRE A COMPLETED BUILDING RATING SHOWING COMPLIANCE WITH THE 2009 IECC TO BE

MUST BE EVALUATED UNDER SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE PATH PERFORMANCE). THIS EVALUATION OR TESTING WILL BE BY OTHERS AT THE OWNER'S EXPENSE AN

SUBMITTED PRIOR TO "CERTIFICATE OF OCCUPANCY" AND THIRD PARTY INSPECTIONS TO BE

SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SMITCH TO TURN OFF THE

THE IRC.; ACCA MANUAL J OR OTHER APPROVED METHODOLOGY. (IECC 403.6) MECHANICAL

EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE

SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M 160 1.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) (IECC 403.2.2) DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A

PRECONSTRUCTION TEST OR A ROUGH-IN TEST, BOTH REQUIRE SPECIAL INSPECTION BY AN

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS. (IECC 403.2.3)

SECTION 402.1.4 OR 405 SHALL BE 0.40 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS.

LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES, SHALL BE IC RATED

BE CONSIDERED ACCEPTABLE WHEN TESTED AIR LEAKAGE IS <7 ACH50. TESTING SHALL OCCUR

AFTER ROUGH INSPECTION, TESTING BY SPECIAL INSPECTION BY AN APPROVED PARTY, NOTIFY

VISUAL INSPECTION METHOD 402.4.2.2 - BUILDING ENVELOPE TIGHTNESS AND INSULATION

TESTING BY SPECIAL INSPECTION BY AN APPROVED PARTY. NOTIFY MOUNTAIN ENERGY, INC. CHAD

"ENERGY CODE CHECKLIST FOR RESIDENTIAL CONSTRUCTION" PROVIDED BY RCRBD. FAILURE TO

INDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING: UTILITY

OPENINGS; RIM JOIST JUNCTION AND OTHER SOURCES OF AIR INFILTRATION (IECC 402.4.1)

FOR CEILINGS WITHOUT ATTIC SPACES, WHERE SECTION 402.1.1 WOULD REQUIRE INSULATION

LEYELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW

UA MUST BE LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE U-FACTORS IN

TABLE 402.1.3, THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE 402.1.1 SEE

INSTALLED BY COMPONENT, U-FACTORS FOR FENESTRATION AND THE TYPE AND EFFICIENCY OF

REQUIREMENTS OF TABLE 402.1.1. BUILDING WILL NOT MEET PRESCRIPTIVE REQUIREMENTS

INCHES ON MARKERS WITH NUMBERS 1" TALL. MARKERS SHALL FACE THE ATTIC ACCESS OPENING

FACTOR FACTOR R-49 R-21 R-19/21 R-38 R-15/R-19 R-10,4 R-10/R-13

ENERGY CONSERVATION CODE (IECC). THIS PROJECT SHALL COMPLY WITH SECTIONS 401, 402.4,

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (IRC 3 10.1.2)

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (IRC 3 10.1.3)

ROOM WITHOUT THE USE OF KEYS. TOOLS OR SPECIAL KNOWLEDGE. (IRC 3 10.1.4)

EXTERIOR AS DETAILED, SCHEDULED AND / OR SPECIFIED IN THESE DOCUMENTS.

SECTIONS 402.1 THROUGH 402.3, 403.2.1 AND 404.1 (PRESCRIPTIVE): OR

2. SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE PATH (PERFORMANCE,

E DESIGNER MAY CHOOSE EITHER SECTION 402.1.2, 402.1.3 OR 402.1.4.

THERE ARE NO REQUIREMENTS FOR SOLAR HEAT GLAZING COEFFICIENTS

d. R-5 SHALL BE ADDED TO THE SLAB EDGE R-VALUE FOR HEATED SLABS

g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM

AND BE PROVIDED FOR EACH 300 SF OF ATTIC AREA. (N1 10 1.4.1)

HEATING, COOLING AND WATER HEATING EQUIPMENT. (IECC 401.3)

AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

MOUNTAIN ENERGY, INC. CHAD FEAGLER, 970.393.2202

EXCEPTIONS: SITE BUILT WINDOWS, SKYLIGHTS AND DOORS

AND WALL OR CEILING COVERING. (IECC 402.4.5)

LOCATED WITHIN CONDITIONED SPACE. (IECC 403.2.2)

55 DEGREES F SHALL BE INSULATED TO R-3 MINIMUM. (IECC 403.3)

CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. (IECC 403.4)

CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (IECC 403.5)

SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE PATH (PERFORMANCE).

IMPORTANT NOTE

FEAGLER, 970.393.2202

SQUARE FOOT (IECC 402.4.4)

CALCULATIONS.

EFFICACY LAMPS. (IECC 404)

COMPLETED BY AN ACCREDITED RESNET RATER.

a. R-VALUES SHOWN ARE MINIMUMS, U-FACTORS SHOWN ARE MAXIMUM

TO BE 1X4 WESTERN RED CEDAR, STAIN COLOR PER OWNER.

10. SPECIALTIES - NO WORK THIS SECTION

1 1. EQUIPMENT - NO WORK THIS SECTION

12. DEFENSIBLE SPACE - NO WORK THIS SECTION

TABLES 402.1.1 \$ 402.1.3 FOR CLIMATIC ZONE 7

INSULATION, EITHER SYSTEM MEETS THE REQUIREMEN

ATTACHED RESCHECK COMPLIANCE REPORT

MINDOWS AND DOORS UNIT U VALUE TO BE 0.35 MAXIMUM. ALL OPERABLE UNITS TO BE PROVIDED THE ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE SYSTEMS AS WELL AS THE EXECUTION OF THE WORK ACCORDING TO ACCEPTED STANDARDS O L HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8

NGINEERING, MORKMANSHIP AND REGULATORY REQUIREMENTS. ELECTRICAL CONTRACTORS TO ROVIDE ADDITIONAL DRAWINGS SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED E PERCENT OF THE FLOOR AREA OF SUCH ROOMS. (IRC R303.1) FEDERAL STATE OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION. EXCEPTION 2: THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES.

16. ELECTRICAL

BE SIZED PER IRC CHAPTER 36.

VERIFY SERVICABILITY AND ADEQUATE CAPACITY OF EXISTING 100 AMP, 12 CIRCUIT SUB-PANEL WITH DISCONNECT, SERVICED FROM THE EXISTING HOUSE AT THE LOCATION NOTED ON THE PLANS. SERVICE PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS LOTHES CLOSETS OR IN BATHROOMS. (IECC E3 TO 5. T) SERVICE CONDUCTORS AND EQUIPMENT T

THRU 41, THE 2011 NEC, STATE AND LOCAL CODES AND ORDINANCES.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL ALL WIRING

AND RELATED FIXTURES. ALL WORK SHALL COMPLY WITH IRC PART VIII - ELECTRICAL, CHAPTERS 3:

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (IRC R3 14.1) 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP

SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE DWELLING UNIT SHALL BE

EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (IRC R3 14.3. 1)

ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE

EXCEPTION: INTERCONNECTED AND HARD WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR MALLS OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND ROOFING MATERIAL TO BE 29 GAUGE STEEL PRO-PANEL II. SIDING TO BE HALF LOG CEDAR. TRIM INTERCONNECTION.

> FOR NEW CONSTRUCTION AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED OR HAVE ATTACHED GARAGES. (IECG 3 15.1)

WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS WITHIN WHICH FUEL FIRED APPLIANCES EXIST OR HAVE ATTACHED GARAGES CARBON MONOXIDE ALARM PROVIDED IN ACCORDANCE WITH R3 15.1.

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION

SPECIAL NOTICE ANY DISCREPANCY IN DIMENSIONS AND/OR DRAWINGS AND/OR GRAPHIC REPRESENTATION

AND/OR FIELD MEASUREMENTS SHALL BE BROUGHT TO THE ATTENTION OF JAKE'S DRAFTING

SERVICE, INC. PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DEVIATION FROM THESE PLANS IS EXPRESSLY FORBIDDEN WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY JAKE'S DRAFTING SERVICE, INC., AS THE DESIGNER; THE OWNER; THE ENGINEER AND THE GENERAL CONTRACTOR. THESE SPECIFICATIONS ARE GENERAL IN NATURE SOME DIVISIONS OR SECTIONS MAY NOT BE APPLICABLE.

CONSEQUENCES.

DUTY OF COOPERATION

THE CONTRACTOR WARRANTS TO JAKE'S DRAFTING SERVICE, INC. THAT HE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE. THE CONTRACTOR OR OWNER HAS RESTRICTED JAKE'S DRAFTING SERVICE, INC.'S SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE O THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER JAKE'S DRAFTING SERVICE, INC. HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL

REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO THE FIELD CONDITIONS ENCOUNTERED, AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDER'S PLANS." IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE ARE NEEDED BY THE CONTRACTOR OR OWNER, FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY JAKE'S DRAFTING SERVICE, INC. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE JAKE'S DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR THE

RELEASE OF THESE PLANS ANTICIPATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND JAKE'S DRAFTING SERVICE, INC. ALTHOUGH JAKE'S DRAFTING SERVICE, INC. AND ITS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY NOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IN WRITING TO JAKE'S DRAFTING SERVICE, INC. IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF ANY WORK, FAILURE TO COOPERATE BY SIMPLE NOTICE TO JAKE'S DRAFTING SERVICE, INC. SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF JAKE'S DRAFTING SERVICE, INC. ARE UNAUTHORIZED, AND SHALL RELIEVE JAKE'S DRAFTING SERVICE, INC. OF

RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM INSULATION FOR SUCH ROOF/CEILING

ASSEMBLIES SHALL BE R-30 BUT SHALL BE LIMITED TO 500 SF OF CEILING AREA MAXIMUM (IECC IF JAKE'S DRAFTING SERVICE, INC., AS CLAIMANT OR A DEFENDING PARTY, IS AT ANY TIME A PARTY LITIGATION INVOLVING ANY CLAIM RELATED TO WORK CONTAINED IN THESE DRAWINGS, AND SHOULD CLAIMANT NOT PREVAIL SUBSTANTIALLY AGAINST DEFENDING PARTY IN SUCH LITIGATION; ALL LITIGATION EXPENSES, WITNESS FEES, COURT COSTS, AND ATTORNEY'S FEES INCURRED BY THE DEFENDING PARTY IN DEFENDING AGAINST SUCH A CLAIM, SHALL BE PAID BY THE CLAIMANT FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE

CONCRETE IS PLACED ON SUITABLE BEARING MATERIAL.

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY JAKE'S DRAFTING SERVICE, INC., (AS THE DESIGNER,) FOR THIS PROJECT ARE "INSTRUMENTS OF SERVICE", FOR USE SOLELY WITH RESPECT TO THIS PROJECT. JAKE'S DRAFTING SERVICE, INC., (AS THE DESIGNER) SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCL. PLANS AND SPECIFICATIONS, IN PART OR IN WHOLE, BY THE CLIENT OR HIS AGENT FOR BUILDING PERMIT APPLICATION SHALL BE DEEMED AS EVIDENCE OF ACCEPTANCE FOR FINAL PAYMENT OF JOINTS, SEAMS, PENETRATIONS; SITE BUILT WINDOWS, DOORS AND SKYLIGHTS; OPENINGS BETWEEN

THESE PLANS ARE FOR USE ONLY BY THE CLIENT AND ONLY AT THE SITE IDENTIFIED IN THE TITLE

WALLS: WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES; BEHIND TUBS ANY DUPLICATION, REPRODUCTION OR OTHER USE NOT SPECIFICALLY PERMITTED HEREIN OF THE PLANS, IN PART OR IN WHOLE, IS STRICTLY PROHIBITED UNDER COPYRIGHT LAW. BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION SHALL BE DEMONSTRATED TO COMPLY WITH

THE ENGINEERED DESIGN DRAWINGS ARE FOR STRUCTURAL ENGINEERING OF THE HOUSE AND PERMANENT FOUNDATION ONLY. DETACHED RETAINING WALLS ARE NOT PART OF THE ENGINEERED STRUCTURAL DRAWINGS AND ARE BY OTHERS. SLOPE STABILITY, EXCAVATION, SHORING, DRAINAGE SOILS ISSUES & CONSTRUCTION METHODS ARE NOT INCLUDED AND SHOULD BE ADDRESSED BY AN ENGINEER OR SPECIALIST OF THAT FIELD OF WORK. PROJECT ENGINEERING IS EXCLUDED.

ALL SOILS ISSUES SHOULD BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER. THE OWNER R HIS REPRESENTATIVE ARE RESPONSIBLE FOR FOLLOWING THE SOILS REPORT, CONTACTING THE SOILS ENGINEER AND FOLLOWING THEIR RECOMMENDATIONS AND TO HAVE READ THE SOILS REPORT AND RECOGNIZE THE RISKS AND LIMITATIONS STATED THEREIN.

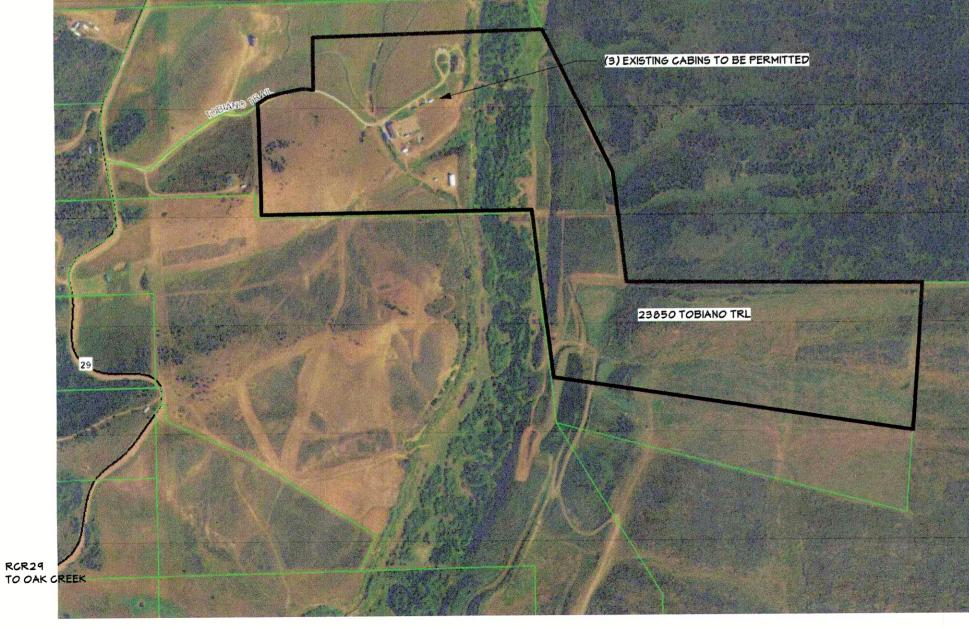
CONTACT THE SOILS ENGINEER AT TIME OF EXCAVATION TO VERIFY THAT ALL STRUCTURAL

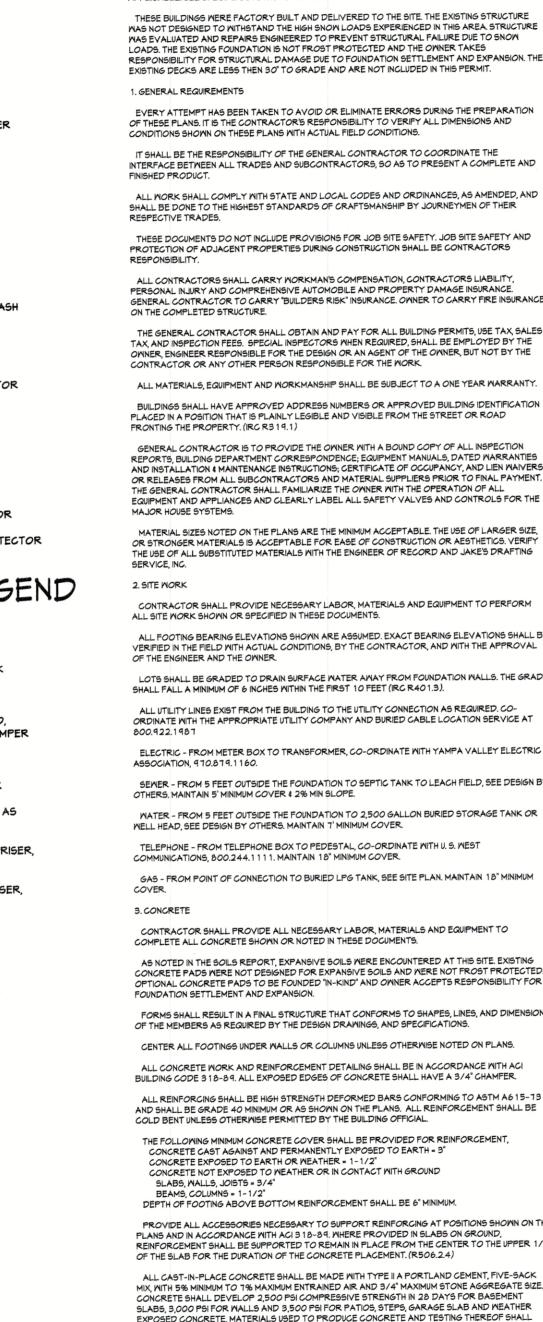
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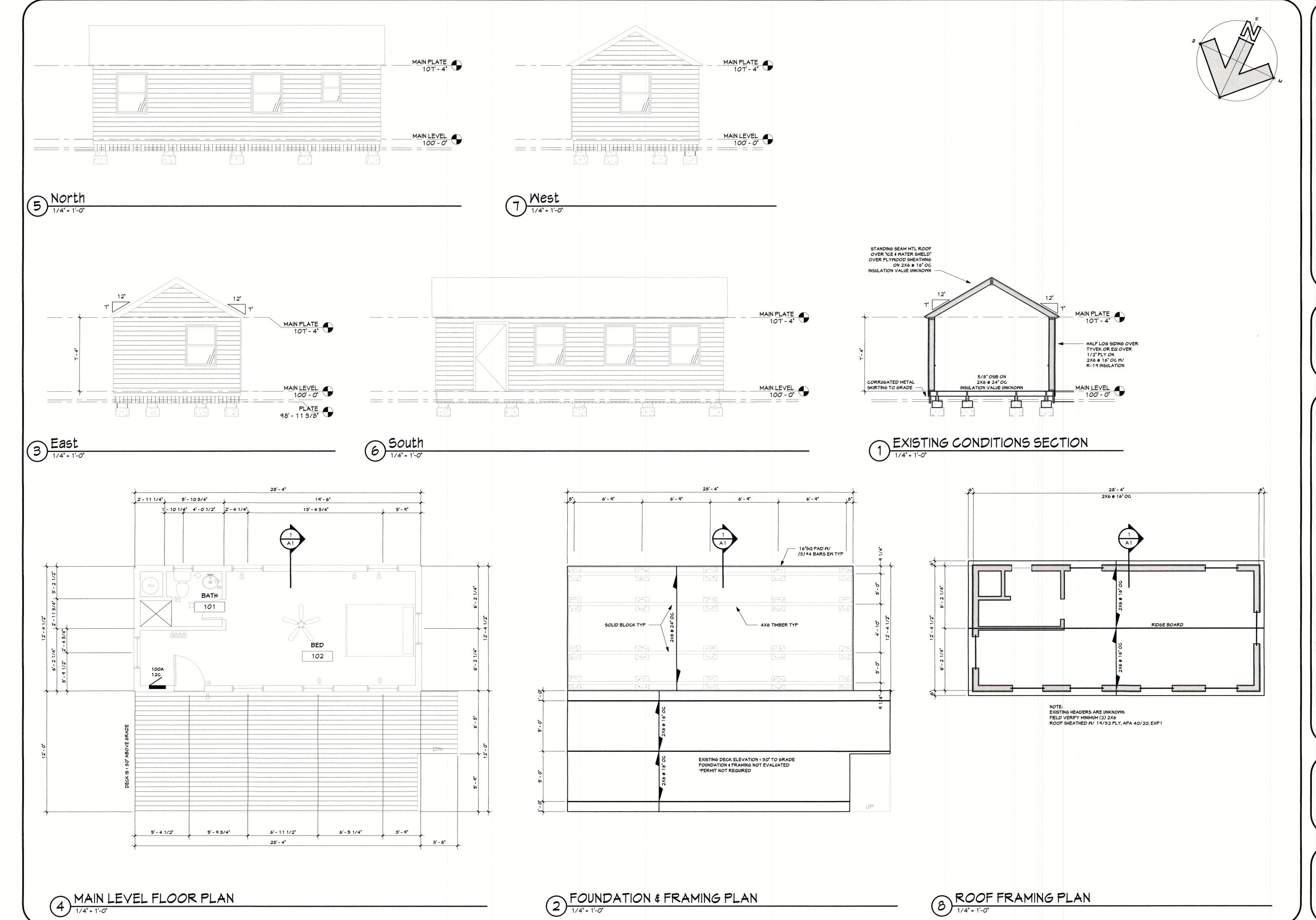


MECHANICAL LEGEND BOILER MATER HEATER OR SIDE ARM STORAGE TANK

VENT TO OUTSIDE, W/ DAMPER

AIR DELIVERY DUCT, SIZE AS

AIR DELIVERY VERTICAL RISER,



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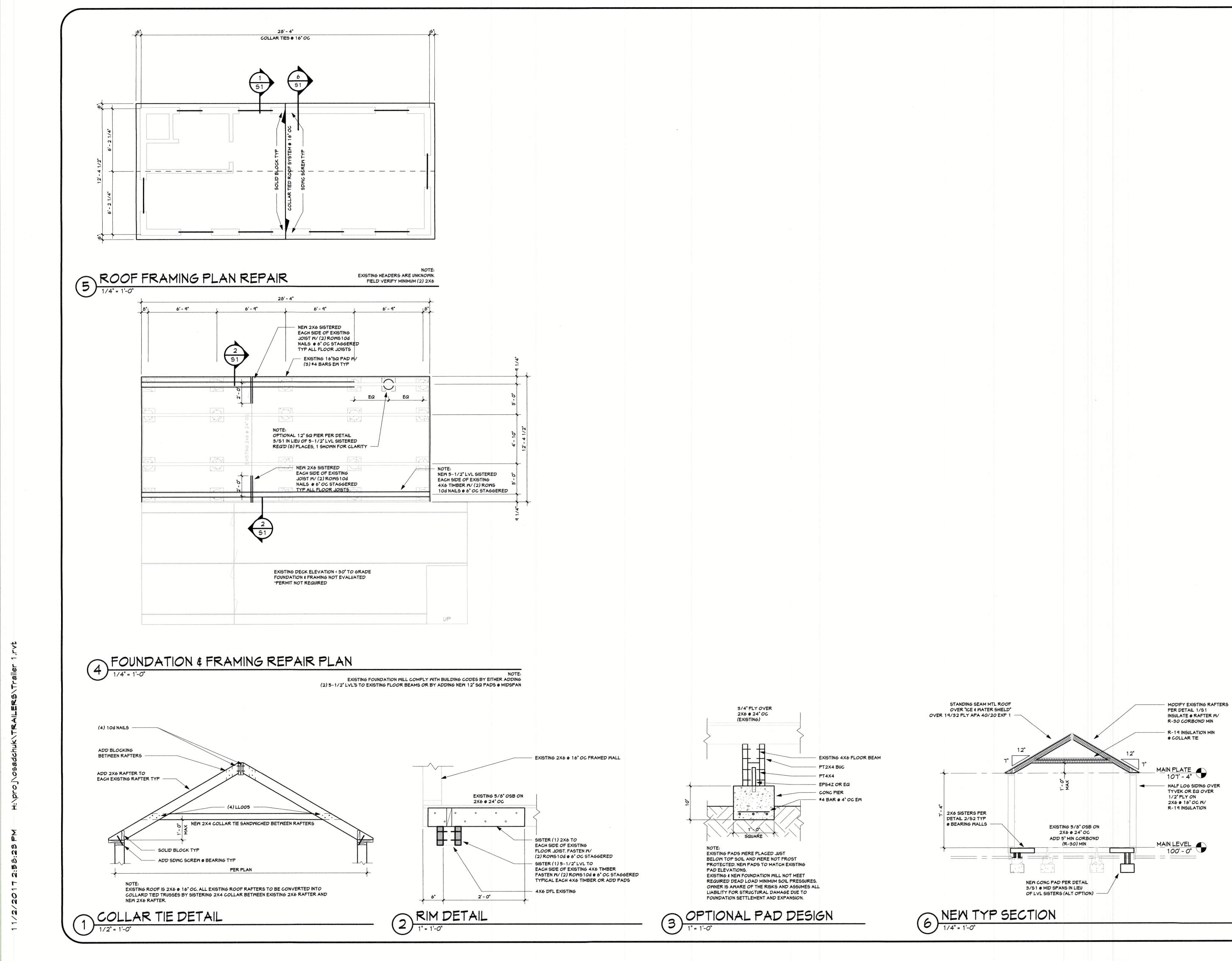
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23850 TOBIANO TRI
ROUTT COUNTY CO
OWNER/ CONTRACT

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