# LUCKY 8 RANCH GARAGE

## OWNER/CONTRACTOR

LUCKY 8 RANCH DWANE M OSADCHUK TRUST 23720 TOBIANO TRAIL OAK CREEK, COLORADO 80467 NICK (970) 846-5592

## DESIGNER

JAKE'S DRAFTING SERVICE, INC. 426 OAK ST. STEAMBOAT SPRINGS, CO 80477 970-879-7929 MMM.JAKESDRAFTING.COM

## GEOTECHNICAL ENGINEER

NMCC, INC. BRIAN LEN, PE 2580 COPPER RIDGE DRIVE STEAMBOAT SPRINGS, CO 80487 970-879-7888 MMM.NMCCUSA.COM

# STRUCTURAL ENGINEER

MICHAEL EHRLICH STRUCTURAL-ENGINEERING, INC. MIKE EHRLICH, PE 3260 APRES SKI WAY STEAMBOAT SPRINGS, CO 80487 970-879-3866 FRACTAL@CMN.NET



# SHEET INDEX

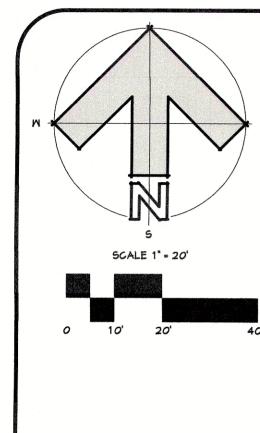
COY COYER SITE PLAN & SPECIFICATIONS FLOOR & FOUNDATION PLANS AND DETAILS ELEVATIONS, TYPICAL SECTION & DETAILS

ROOF FRAMING PLAN & DETAILS

18.006 Date Drawn Checked Rev'd

"STRUCTURE ONLY





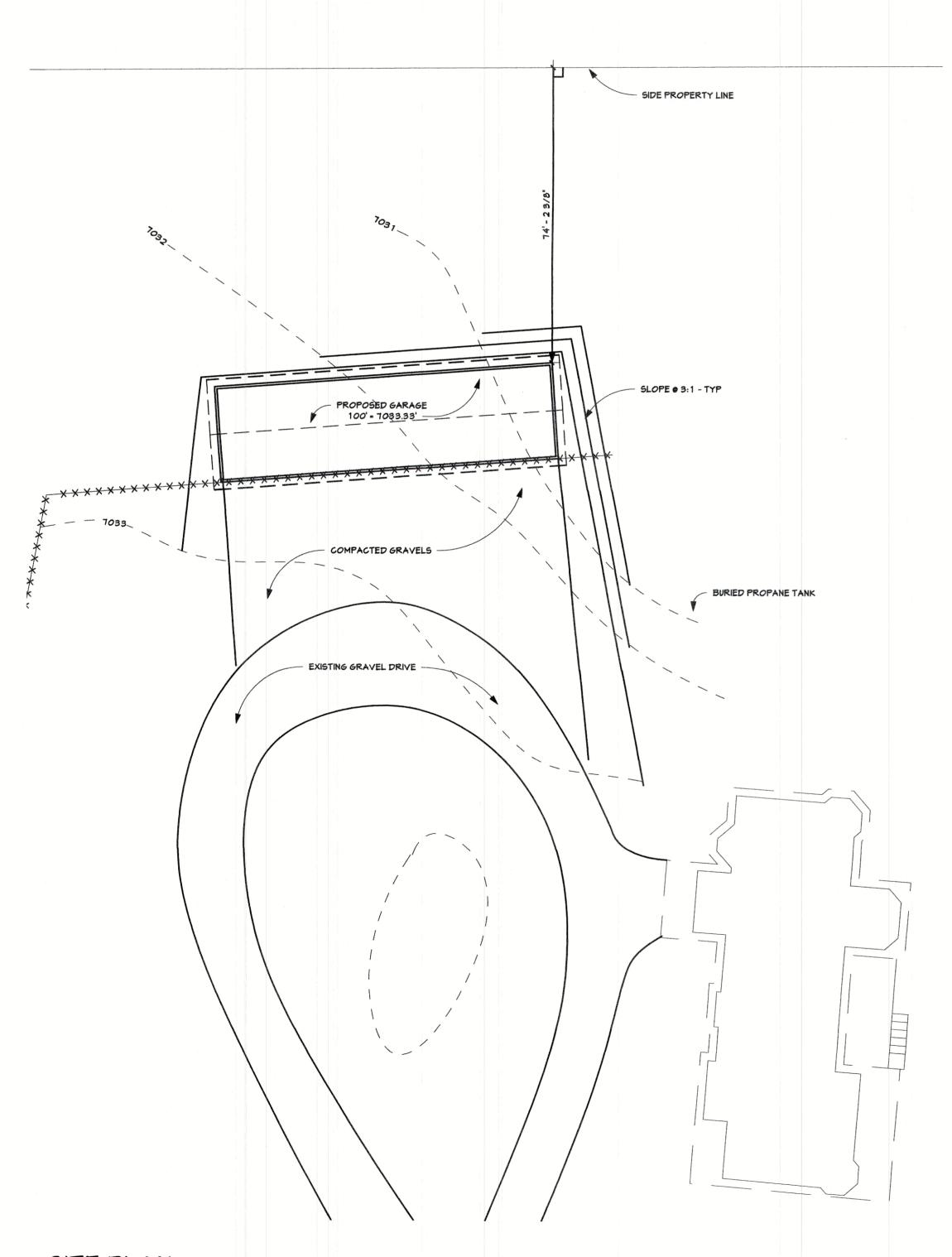


TABLE R301.2(1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA GROUND MIND DESIGN SEISMIC DAMAGE FROM MINTER ICE FLOOD AIR MEAN SPEED TOPO DESIGN MEATH-FROST DESIGN BARRIERHAZARD FREEZ ANNUAL LOAD MPH EFFECT CATEG ERING DEPTHTERMITE TEMP REQ'D FIRM N/A 90 NO B SEVERE 48" NONE -15" YES 4FEB05 2234 40-45 F LIVE LOADS USED IN DESIGN FLOORS.....

MAXIMUM SOIL BEARING PRESSURE EQUIVALENT FLUID PRESSURE (EFF DESIGN VALUES ASSUMED FROM REPORT #08-8 1111 BY NORTHWEST COLORADO CONSULTANTS,

INC, USED IN DESIGN FOR ORIGINAL HOUSE. ALL RECOMMENDATIONS REFERENCED IN THE SOILS REPORT SHALL BE ADHERED TO, UNLESS OTHERWISE NOTED (UON) DESIGN VALUES MAY BE CHANGED WITH AN "OPEN HOLE" INSPECTION AT TIME OF CONSTRUCTION.

## REGULATORY REQUIREMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 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)

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) NOT APPLICABLE LOCAL UTILITY REGULATIONS ALL COUNTY CODES AND ORDINANCES

ALL 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.

1. GENERAL REQUIREMENTS 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. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE 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 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. GENERAL CONTRACTOR TO CARRY "BUILDERS RISK" INSURANCE. OWNER TO CARRY FIRE INSURANCE ON THE COMPLETED STRUCTURE.

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 OMNER, 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 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 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.

### 2. SITE WORK

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 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

SEWER - NO SERVICE REQUIRED

3. CONCRETE

WATER - NO SERVICE REQUIRED

TELEPHONE - NO SERVICE REQUIRED GAS - NO SERVICE REQUIRED

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 ARE ANTICIPATED AT THIS SITE. 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

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 A6 15-73 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

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 SLABS, WALLS, JOISTS = 3/4"

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

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.

CONCRETE SHALL BE THOROUGHLY CONSOLIDATED DURING PLACEMENT AND BE THOROUGHLY WORKED AROUND REINFORGEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF FORMS.

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

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, S-DRY DOUGLAS FIR OR LARCH (DF-L) 945 #2 OR BETTER, ALL SOLID TIMBER BEAMS AND POSTS SHALL BE S-DRY DOUGLAS FIR OR LARCH (DF-L) S45. # 1 OR BETTER

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 OIST MACMILLAN OR APPROVED EQUAL I-JOISTS AND LAMINATED LUMBER SHALL BE INSTALLED IN

ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED

RESSURE PRESERVATIVE TREATED WOO!

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 COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER (IRC R3 17.1.4)

FASTENERS IN PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD ABOVE GRADE SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER (IRC R317.3.1)

### EXCEPTION 1/2" DIAMETER OR GREATER STEEL BOLTS

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 EXCEP AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL 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

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE PRESERVATIVE TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AMPA 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)

T. 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

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: (R703.8) 1. EXTERIOR WINDOW & DOOR OPENINGS

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)

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

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO FINISH ROOMS AND BUILDING EXTERIOR AS DETAILED, SCHEDULED AND / OR SPECIFIED IN THESE DOCUMENTS.

ROOFING MATERIAL TO BE 29 GAUGE STEEL, PRO-PANEL II. SIDING TO BE HALF LOG CEDAR. TRIM TO BE 1X4 WESTERN RED CEDAR, STAIN COLOR PER OWNER

10. SPECIALTIES - NO WORK THIS SECTION 1 1. EQUIPMENT - NO WORK THIS SECTION

2. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM

12. DEFENSIBLE SPACE - NO WORK THIS SECTION

13. ENERGY EFFICIENCY - NOT APPLICABLE, THIS STRUCTURE CONTAINS NO CONDITIONED SPACE 14. MECHANICAL - NO WORK THIS SECTION

15. PLUMBING - NO WORK THIS SECTION

8. DOORS AND WINDOWS

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

THIS STRUCTURE IS PROPOSED WITH NO ELECTRICAL SERVICE. IF ELECTRICAL SERVICE IS ADDED, 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 PROVIDE ADDITIONAL DRAWINGS, SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED BY FEDERAL, STATE, OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION.

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

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.

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 TH 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 ON 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 JAKES DRAFTING SERVICE, INC. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE JAKE'S DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR THE

## DUTY OF COOPERATION

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 CANNOT 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 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 DING PARTY IN DEFENDING AGAINST SUCH A CLAIM, SHALL BE PAID BY THE CLAIMANT.

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 MITH 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 THESE 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. NGINEERED DRAWINGS

THE ENGINEERED DESIGN DRAWINGS ARE FOR STRUCTURAL ENGINEERING OF THE GARAGE 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 OR 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

CONCRETE IS PLACED ON SUITABLE BEARING MATERIAL

STANDARD NOTES

I. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES. 2. CONCRETE MASTE & 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

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 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:

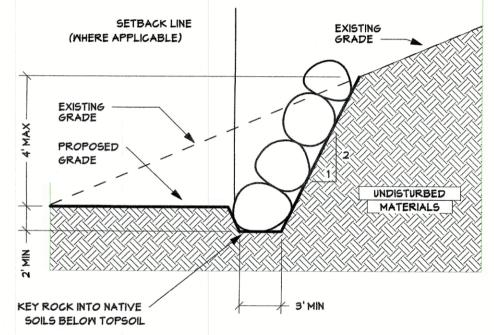
(1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS (2) FOR AREAS OF LAND DISTURBANCE MITHIN ONE GROWING SEASON. 9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED 10. BMPS SHALL BE USED, MODIFIED & MAINTAINED WHENEVER NECESSARY TO REFLECT

CURRENT CONDITIONS. BMPS SHALL BE INSPECTED MEEKLY & 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. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY CONSTRUCTION SITE MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND APRIL 1 WITHOUT PRIOR APPROVAL

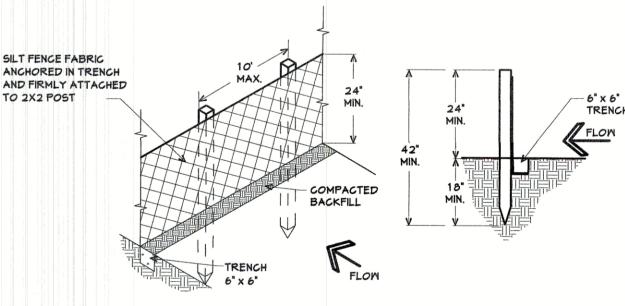
FROM THE DIRECTOR OF PUBLIC WORKS. 13. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION

14. FIELD LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. 15. SURVEY INFORMATION PROVIDED EMSI, INC. & MODIFIED BY JAKES DRAFTING SERVICE, INC. FOR USE AS A SITE PLAN



FILLS WITHIN UTILITY EASEMENT MAY NOT PRECLUDE USE NO ROCK ALLOWED WITHIN UTILITY EASEMENT USE 3' P MIN ROCK @ BASE TO 2' MIN Ø @ INTERLOCK ROCK TO PREVENT DISPLACEMENT

## ROCK RETAINING WALL



WATTLES MAY BE SUBSTITUTED IF INSTALLED PER MANUFACTURERS INSTRUCTIONS

-ALL DISTRUBED AREAS TO BE REVEGETATED -GRADE AWAY FROM GARAGE @ 3:1 SLOPE

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

SEDIMENT CONTROL DEVICES (MATTLES 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

ZONED:

100' FRONTAGE, 50' SIDE & REAR SETBACKS

PARCEL ID#: 946312001 STREET ADDRESS: 25850 TOBIANO TRAIL

LEGAL DESCRIPTION: TR OF LAND IN SE4 SEC 23-4-85

Sheet Number

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Date

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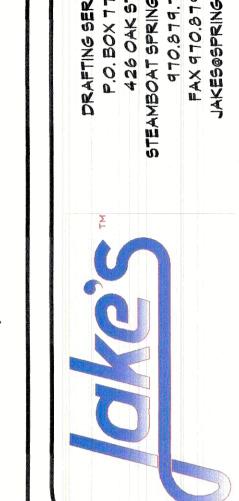
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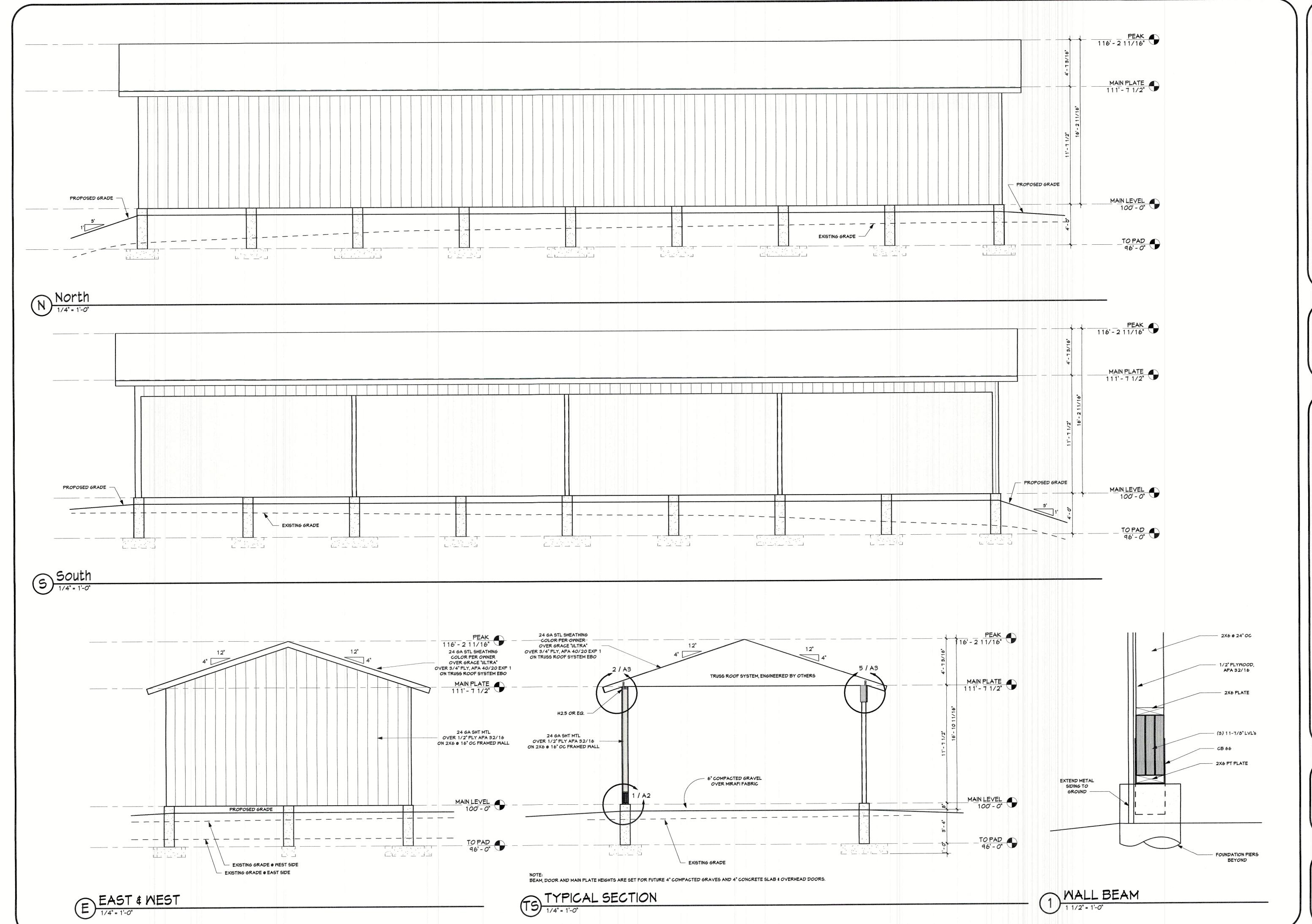
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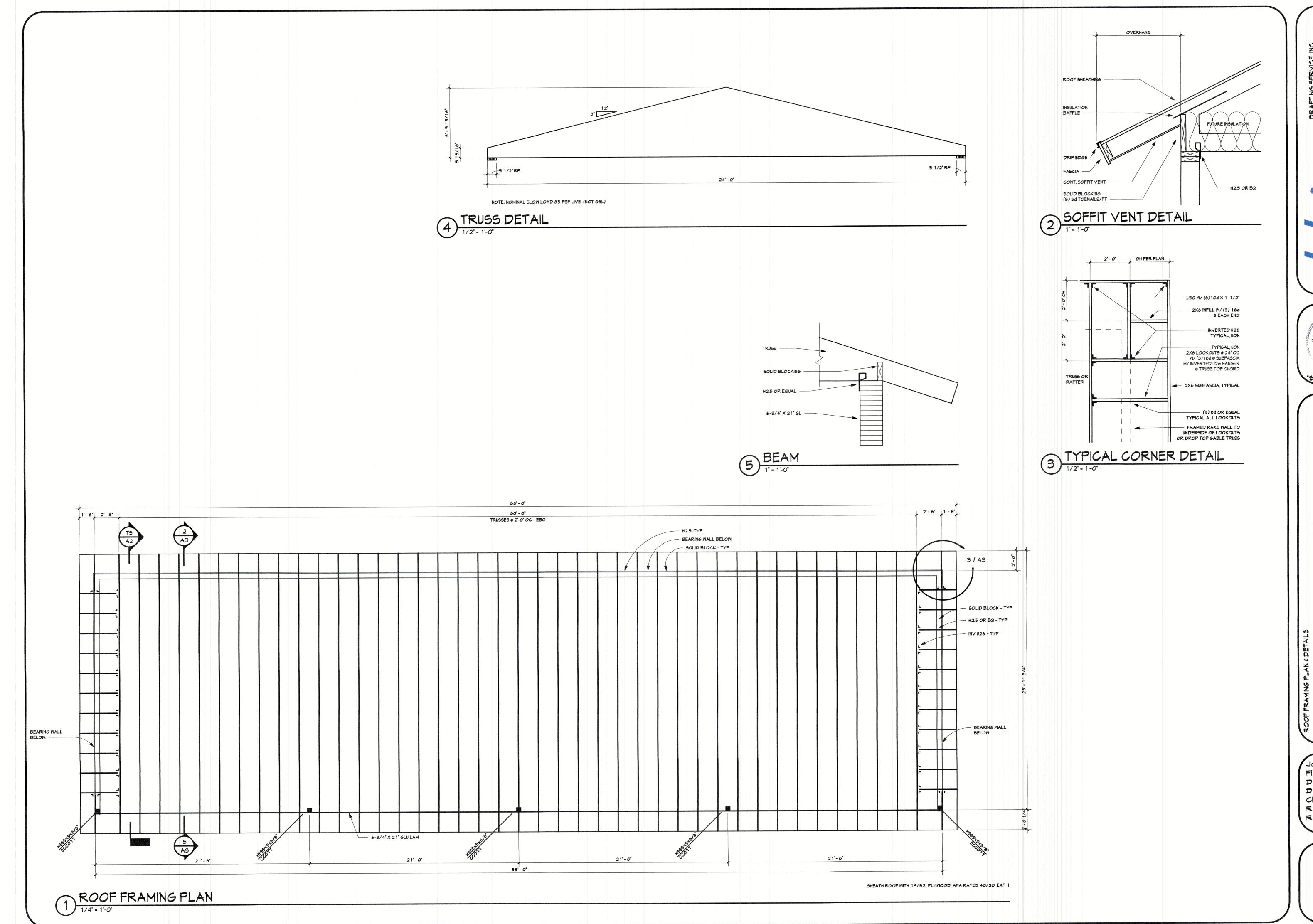
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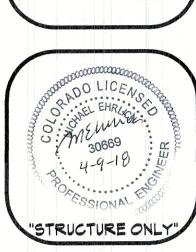
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