

11/9/2019 9:01:02 PM H:\proj\LUcky8\Managers\18055con1.rvt

TABLE R301.2(1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA											
GROUND WIND DESIGN SPEED (MPH)	DESIGN WIND EFFECT CATEG	DESIGN WIND DIRECTION	DESIGN WIND DEPTH	DESIGN WIND TERMITE	DESIGN WIND TEMP	DESIGN WIND RECD	DESIGN WIND FIRM	DESIGN WIND INDEX	DESIGN WIND MEAN ANNUAL	DESIGN WIND MAXIMUM	DESIGN WIND MINIMUM
N/A	115	NO	B	SEVERE	40°	NONE	-15°	YES	4FEB09	2239	40-45°F

LIVE LOADS USED IN DESIGN

ROOF..... 30 PSF
FLOORS..... 40 PSF
DECK..... 25 PSF
MIN..... EXPOSURE B
MAXIMUM SOIL BEARING PRESSURE..... 3,500 PSF
MINIMUM DEAD LOAD PRESSURE..... 1,200 PSF
EQUIVALENT FLUID PRESSURE (EFP)..... 60 PCF

REFER TO SOILS REPORT BY NORTHWEST COLORADO CONSULTANTS, INC. FOR ADDITIONAL REQUIREMENTS. ALL RECOMMENDATIONS REFERENCED IN THE SOILS REPORT SHALL BE ADHERED TO, UNLESS OTHERWISE NOTED (UON).

AS NOTED IN THE SOILS REPORT, EXPANSIVE SOILS WERE ENCOUNTERED AT THIS SITE. THE OWNER IS AWARE OF THE RISKS ASSOCIATED WITH SWELLING SOILS AND HAS APPROVED THE USE OF THE 'ALTERNATE FOUNDATION RECOMMENDATION' IN THE DESIGN OF THIS FOUNDATION.

REGULATORY REQUIREMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (INCLUDING APPENDIX E) AND STANDARDS AS ADOPTED AND/OR AMENDED BY THE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT AND THE FOLLOWING:
2011 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
LOCAL UTILITY REGULATIONS
ALL COUNTY CODES AND ORDINANCES
NPPA 225, MODEL MANUFACTURED HOME INSTALLATION STANDARD, 2013 EDITION AS AMENDED BY RESOLUTION 38

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.

0. SPECIAL NOTICE

THESE PLANS AND SPECIFICATIONS DEPICT THE WORK REQUIRED FOR A BUILDING PERMIT FOR A HUD HOME (MOBILE HOME) FOUNDATION. ASSOCIATED SITE WORK AND ENTRY/DECK INSTALLATION CMAA MODEL 155156P16163A 'ANNIVERSARY'.

SCHEDULED INSTALLATION DATE TO BE DETERMINED

THE HOME WILL BE SET BY A REGISTERED OR CERTIFIED INSTALLER TO BE DETERMINED

A SNOW REMOVAL AGREEMENT IS ATTACHED.

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 FINISHED PRODUCT.

ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES, AS AMENDED, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEMEN OF THEIR RESPECTIVE TRADES.

THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR JOB SITE SAFETY. JOB SITE SAFETY AND PROTECTION OF ADJACENT PROPERTIES DURING CONSTRUCTION SHALL BE CONTRACTORS RESPONSIBILITY.

ALL CONTRACTORS SHALL CARRY WORKMANS 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 OWNER, 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 BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC HIGHWAY, ADDRESS IDENTIFICATION SHALL BE MAINTAINED. SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (RC R314.1)

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 JAKES DRAFTING SERVICE, INC.

2. SITE CONSTRUCTION

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

FIELD LOCATE ALL UTILITY LINES PRIOR TO ANY CONSTRUCTION ACTIVITY.

STRIP SITE OF EXISTING TOPSOIL AND STOCKPILE FOR RE-USE IN LANDSCAPING. REFER TO SITE PLAN FOR EXTENT OF STRIPPING AND PROPOSED STOCKPILE LOCATION.

THE SLOPE OF CUT OR FILL SURFACES SHALL BE NO STEEPER THAN 2:1 (50% SLOPE) UON

ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED NATURAL SOIL. TOPSOIL, LOOSE NATURAL SOILS, ALL EXISTING FILL MATERIALS WITHIN THE FOUNDATION EXCAVATIONS SHALL BE REMOVED AND THE FOOTINGS EXTENDED DOWN TO MORE COMPETENT EXISTING SOILS. NOTIFY THE SOIL ENGINEER WHEN EXCAVATION IS COMPLETED SO THAT CONDITIONS MAY BE INSPECTED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE.

WASHED ROCK OR EARTHEN FILL USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING SHALL BE PLACED IN ACCORDANCE WITH THE SOIL INVESTIGATION REPORT AND ACCEPTED ENGINEERING PRACTICE. A REPORT OF SATISFACTORY PLACEMENT OF FILL, PREPARED BY A QUALIFIED SOIL ENGINEER, SHALL BE REQUIRED. THIS REPORT SHOULD BE PROVIDED TO THE BUILDING INSPECTOR AT THE TIME OF FOOTING INSPECTION.

CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6" (RC R404.1.6)

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 (RC R401.3)

ALL UTILITY LINES SHALL BE EXTENDED FROM THE BUILDING TO THE UTILITY CONNECTION AS REQUIRED. CO-ORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND BURIED CABLE LOCATION SERVICE AT 800.422.1981 OR 811

ELECTRIC - FROM EXISTING METER BOX HOMES SERVE PANEL. CO-ORDINATE WITH YAMPA VALLEY ELECTRIC ASSOCIATION, 910.814.1160

SEWER - FROM HOMES SERVICE DROP TO EXISTING SEPTIC TANK TO LEACH FIELD. VERIFY SERVICABILITY AND ADEQUATE CAPACITY, RIR AS REQD. MAINTAIN 3" OF COVER. SEE DESIGN BY OTHERS.

WATER - FROM HOMES SERVICE DROP TO EXISTING WELL HEAD. VERIFY SERVICABILITY AND ADEQUATE CAPACITY, RIR AS REQUIRED. A STORAGE TANK MAY BE REQUIRED. SEE DESIGN BY OTHERS. MAINTAIN 1" OF COVER.

TELEPHONE - FROM TELEPHONE BOX TO PEDESTAL. CO-ORDINATE WITH U.S. WEST COMMUNICATIONS, 800.244.1111. MAINTAIN 18" MINIMUM COVER.

GAS - FROM HOMES SERVICE DROP TO 500 GALLON LPG TANK. SEE SITE PLAN. IT IS RECOMMENDED TO BURY THE TANK.

CABLE TELEVISION - FROM HOMES SERVICE DROP TO DISH ANTENNA. CO-ORDINATE WITH SERVICE PROVIDER.

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. REFER TO THE SOILS REPORT FOR SPECIAL PRECAUTIONS AND CONSTRUCTION DETAILS.

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.

3. CONCRETE - continued

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 REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.

ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615 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.

PROVIDE CONCRETE ENCASED ELECTRODE (IFER GROUND) PER SECTION E360.9.1.2. CO-ORDINATE EXACT REQUIREMENTS WITH ELECTRICAL CONTRACTOR.

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"
BEAMS, COLUMNS + 1-1/2"
DEPTH OF FOOTING ABOVE BOTTOM REINFORCEMENT SHALL BE 6" MINIMUM.

ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I 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 AND WALLS, 3,000 PSI FOR WALLS EXPOSED TO WEATHER 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 318.2. CONCRETE SHALL BE PLACED WITH A 4" MAXIMUM SLIM. SHALL NOT BE PLACED ON FROZEN, MUDDY OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS.

CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT. HIGH-EARLY STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR AT LEAST THE FIRST THREE DAYS. FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED. DURING HOT WEATHER, PROPER ATTENTION SHALL BE GIVEN TO INGREDIENTS, PRODUCTION METHODS, HANDLING, PLACING, PROTECTION AND CURING TO PREVENT EXCESSIVE CONCRETE TEMPERATURES OR WATER EVAPORATION THAT MAY IMPAIR REQUIRED STRENGTH OR SERVICE ABILITY OF THE MEMBER OR STRUCTURE.

DURING COLD WEATHER, PROVIDE TEMPORARY HEAT AS REQUIRED TO PREVENT 'FROST DAMAGE' TO ALL FOOTINGS, WALLS, SLABS AND PIERS.

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 A307.

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

6. CARPENTRY

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) S4S, #2 OR BETTER. ALL SOLID TIMBER BEAMS AND POSTS SHALL BE S-DRY DOUGLAS FIR OR LARCH (DF-L) S4S, #1 OR BETTER. THE USE OF PRESURE TREATED WOOD IS RECOMMENDED.

ALL SOLID WOOD OR STEEL COLUMN SUPPORTS SHALL BE CONTINUOUS THROUGH FRAMING AND SHALL BEAR DIRECTLY ON ANOTHER COLUMN OR BEAM OR OTHERWISE TRANSFERRED TO THE FOUNDATION. MULTIPLE STUD COLUMNS MAY BEAR DIRECTLY ON A NAIL PLATE IF PROVIDED WITH FULL WIDTH BLOCKING THROUGH FRAMING SYSTEM.

WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE TREATED WOOD.

EXCEPTION:
1. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHERE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
2. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING WHEN SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT MORE THAN 8 INCHES (203 MM) FROM EXPOSED EARTH AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER.
3. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH. (RC R311.1.4)

BILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE PRESURE-PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH ANPA U1 OR FOUNDATION REDWOOD. (RC R311.1)

MINIMUM NAILING SHALL BE AS SPECIFIED IN TABLE R802.3(1) SEE ATTACHED

7. THERMAL AND MOISTURE PROTECTION

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

UNDER-FLOOR OR CRAWLSPACE AREAS SHALL HAVE VENTILATION OPENINGS THROUGH 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 WHERE A CLASS 1 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 WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (RC R408.1) OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" OR LESS. (RC 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" FEA GRAVEL BALLAST, RUFICO SUPER BAMPSON® OR TU TUF 44" MEMBRANES OR BARRIER X5", A COMBINATION VAPOR RETARDER & R-5 INSULATION.

FOAM PLASTIC INSULATION SHALL COMPLY WITH IRC R316.1 UNLESS OTHERWISE ALLOWED IN SECTION R316.3 OR R316.6. FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM 1/2 INCH GYPSUM WALLBOARD 23/32" WOOD STRUCTURAL PANEL OR AN APPROVED THERMAL BARRIER. (RC R316.4)

THE THERMAL BARRIER IS NOT REQUIRED IN ATTICS OR CRAWL SPACES WHEN EACH OF THE FOLLOWING APPLIES:
1. ACCESS IS REQUIRED BY SECTION R307.1 (ATTIC) OR R408.4 (CRAWL SPACE)
2. THE SPACE IS ENTERED ONLY FOR PURPOSES OF REPAIR OR MAINTENANCE.
3. THE FOAM PLASTIC INSULATION HAS BEEN TESTED IN ACCORDANCE WITH SECTION R316.6 OR 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; 3/8" GYPSUM WALLBOARD; CORROSION RESISTANT SHEET METAL HAVING A BASE METAL THICKNESS OF NOT LESS THAN 0.160; 1-1/2" THICK CELLULOSE INSULATION; 1/4" FIBER CEMENT PANEL, SOFFIT OR BACKER BOARD. (RC R316.5.3.4)

THE ABOVE IGNITION BARRIER IS NOT REQUIRED WHERE THE FOAM PLASTIC INSULATION HAS BEEN TESTED IN ACCORDANCE WITH SECTION R316.6

THERMAX® BOARDS WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS AND NER-681 IN ATTICS, INSIDE BASEMENT FOUNDATION AND CRAWL SPACE WALLS MAY BE INSTALLED WITHOUT THE THERMAL BARRIER.

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R103.4.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL, GAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA T111. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA T114. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL. FINISH APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: (R103.4)

8. DOORS AND WINDOWS

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

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 SECTION R408.4)

9. FINISHES

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

SIDING TO BE METAL PROPANEL, COLOR TO MATCH OR COMPLIMENT THE HUD HOME OR MATERIAL PER OWNER. ALL FINISHES SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

10. SPECIALTIES - NO WORK THIS SECTION

11. EQUIPMENT - NO WORK THIS SECTION

12. DEFENSIBLE SPACE - NO WORK THIS SECTION

13. ENERGY EFFICIENCY - THIS FOUNDATION IS EXEMPT AS IT CONTAINS NO CONDITIONED SPACE. THE HUD HOME CARRIES ITS OWN ENERGY EFFICIENCY RATINGS.

14. PLUMBING

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO INSTALL PLUMBING AND GAS PIPING. ALL WORK SHALL COMPLY WITH IRC PART VI - FUEL GAS, CHAPTER 24 AND PART VII - PLUMBING, CHAPTERS 25 THRU 33, STATE AND LOCAL CODES AND ORDINANCES.

15. MECHANICAL - NO WORK THIS SECTION

16. ELECTRICAL

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO CONNECT TO THE EXISTING ELECTRICAL SYSTEM. ALL WORK SHALL COMPLY WITH IRC PART VII - ELECTRICAL, CHAPTERS 33 THRU 41, OF THE 2015 IRC, THE 2011 NEC, STATE AND LOCAL CODES AND ORDINANCES.

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.

BUILDERS PLANS

THE CONTRACTOR WARRANTS TO JAKES 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 INTENDS TO RELY UPON HIS OWN COMPETENCE. THE CONTRACTOR OR OWNER HAS RESTRICTED JAKES 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. JAKES 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 JAKES DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR THE CONSEQUENCES.

DUTY OF COOPERATION

RELEASE OF THESE PLANS ANTICIPATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND JAKES DRAFTING SERVICE, INC. ALTHOUGH JAKES 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 JAKES DRAFTING SERVICE, INC. IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF ANY WORK. FAILURE TO COOPERATE BY SIMPLE NOTICE TO JAKES DRAFTING SERVICE, INC. SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF JAKES DRAFTING SERVICE, INC. ARE UNAUTHORIZED, AND SHALL RELIEVE JAKES DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

DISCLAIMER

IF JAKES DRAFTING SERVICE, INC., AS CLAIMANT OR A DEFENDING PARTY, IS AT ANY TIME A PARTY TO 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.

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY JAKES DRAFTING SERVICE, INC. (AS THE DESIGNER) FOR THIS PROJECT ARE 'INSTRUMENTS OF SERVICE', FOR USE SOLELY WITH RESPECT TO THIS PROJECT. JAKES 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 CONTRACT.

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

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

ENGINEERED DRAWINGS

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 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.

DRAFTING SERVICE, INC.
P.O. BOX 774121
426 OAK STREET
STEAMBOAT SPRINGS, COLORADO
970.814.1129
FAX 970.814.8709
JAKES@SRDRAFTING.COM





SPECIFICATIONS FOR

LUCKY 8 RANCH - MANAGER
28475 TOBIANO TRAIL
ROUTT COUNTY CO. 80477
OWNER/CONTRACTOR (970) 846-5592

Job # 18025
File 18026610
Date 9NOV18
Drawn JMH
Checked JMH
Reid 9NOV18
Rev'd

Sheet Number

G 1

SHEET 2 OF 3