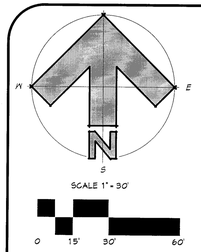
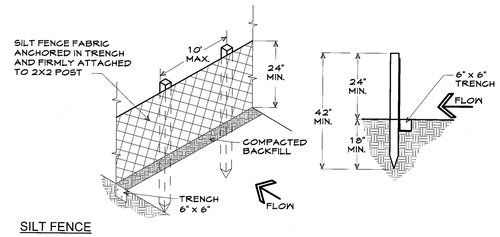


STANDARD NOTES

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 WATERS.
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. 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.
7. 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 ½ THE HEIGHT OF THE BMP.
8. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE & PASSABLE AT ALL TIMES.
9. FIELD LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
10. SURVEY INFORMATION PROVIDED BY FOUR POINTS SURVEYING & ENGINEERING, & MODIFIED BY JAKES DRAFTING SERVICE, INC. FOR USE AS A SITE PLAN
11. THE CONTRACTOR SHOULD PROVIDE A CONSTRUCTION SEQUENCING PLAN FOR EXCAVATION, WALL CONSTRUCTION AND BRACING AND BACKFILLING FOR THE STEEPER AND MORE SENSITIVE PORTIONS OF THE SITE PRIOR TO STARTING THE EXCAVATIONS OR CONSTRUCTION.
12. A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN SITE PLAN PREPARATION IN THIS GEOGRAPHIC AREA IS RECOMMENDED FOR SITE GRADING AND DRAINAGE PLAN PREPARATION.

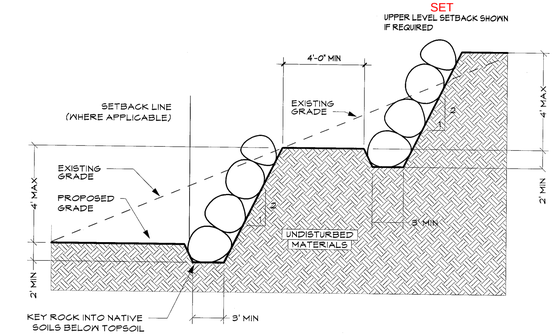


SILT FENCE

WATTLES MAY BE SUBSTITUTED IF INSTALLED PER MANUFACTURERS INSTRUCTIONS

4 SILT FENCE
1" = 1'-0"

RCRBD
RECORD
SET



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

7 ROCK RETAINING WALL 1
1" = 1'-0"

NOTES:
-ALL DISTRUBED AREAS TO BE REVEGETATED

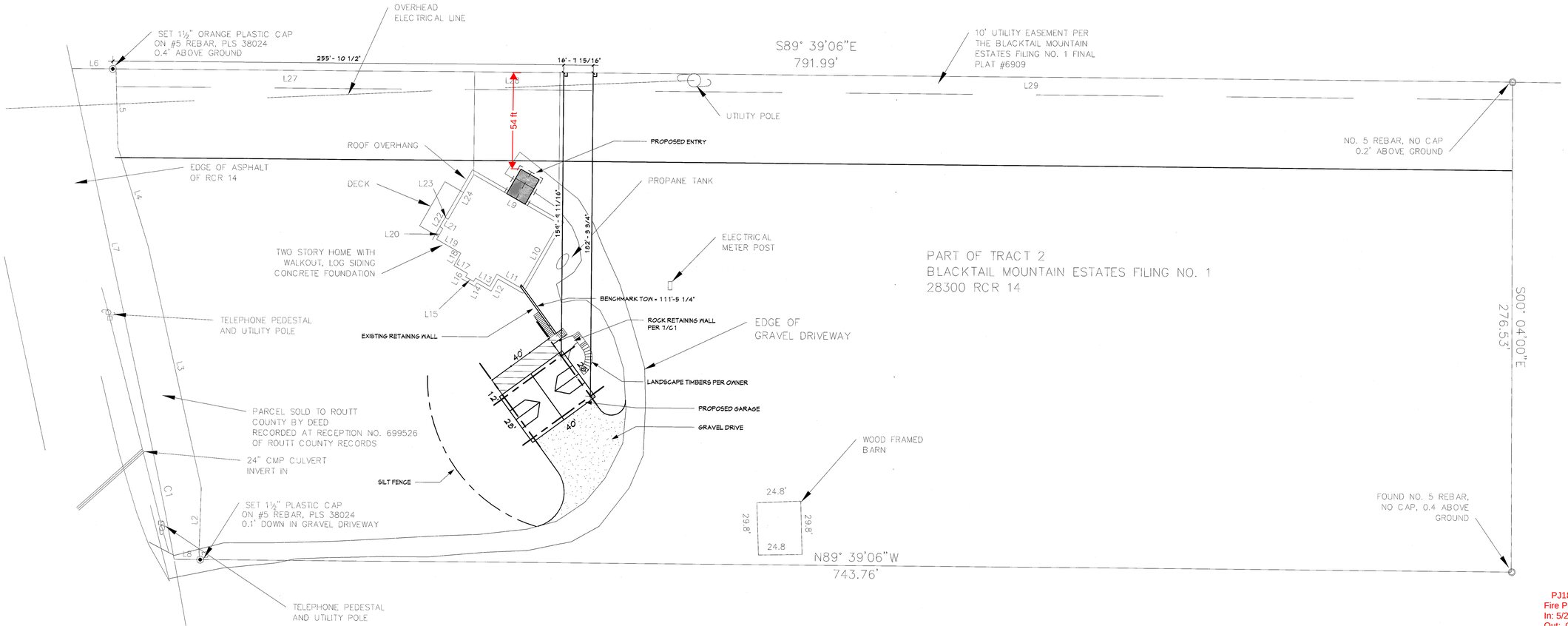
-GRADE AWAY FROM ADDITION 5' @ 2% SLOPE

-ALL CUT/ 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 PROPOSED STRUCTURE

ZONED:	MRE
SETBACKS	50' FRONTAGE, 50' SIDE & REAR
PARCEL ID#:	106302002
STREET ADDRESS:	28300 CR 14
LEGAL DESCRIPTION:	TRACT IN LOT 2, BLACKTAIL MTN ESTATES SUBD, FLING 1



GIS/Addressing OK
EK 20160526

1 SITE PLAN
1" = 30'-0"

PJ1884-1
Fire Prevention
In: 5/26/2016
Out: 06/01/2016

DRAFTING SERVICE INC.
P.O. BOX 774121
426 OAK STREET
STEAMBOAT SPRINGS, COLORADO
970.879.7423
FAX 970.879.8705
JAKES@SPRINGS.IPS.COM

jake's™

"STRUCTURE ONLY"

SITE PLAN
STEPHEN MILES
28300 CR 14
ROUTT COUNTY CO 80477
OWNER/CONTRACTOR 312-961-3392

Job #	15014
File	15014C1
Date	10MAY16
Drawn	KAB
Checked	JMH
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Revsd	

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SHEET 1 OF 8

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

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	WIND DESIGN TOPO EFFECT	SEISMIC DESIGN CATEGORY	DAMAGE FROM WEATHERING	DAMAGE FROM FROST DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER REQ'D	FLOOD HAZARDS	AIR FREEZ INDEX	MEAN ANNUAL TEMP
N/A	90	NO	B	SEVERE	48"	NONE	-15°	YES	FIRM 4FEB05	2239	40-45 F

LIVE LOADS USED IN DESIGN

ROOF	80 PSF
PASSENGER VEHICLE GARAGE FLOOR	50 PSF
WIND	EXPOSURE B
MAXIMUM SOIL BEARING PRESSURE (ASSUMED)	4,000 PSF
MINIMUM DEAD LOAD PRESSURE	600 PSF

SOILS REPORT DESIGN VALUES FROM No. 05-6850 BY NORTHWEST COLORADO CONSULTANTS USED IN ORIGINAL HOUSE DESIGN.

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:
2014 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
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.

0. SPECIAL NOTICE

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 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 JOURNEYMEN 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 HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC R319.1)

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.

2. SITE WORK

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.

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.

ALL FOOTING HORIZONTAL LOCATIONS AND BEARING ELEVATIONS SHOWN ARE TO BE ADHERED TO AND SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS BY THE CONTRACTOR AND WITH THE APPROVAL OF THE ENGINEER AND THE OWNER. PER CITY ORDINANCE 2003, A FOUNDATION LOCATION SURVEY WILL BE REQUIRED. DEVIATIONS FROM THE HORIZONTAL LOCATION OR VERTICAL DATUM SHOWN MAY REQUIRE ADDITIONAL REVIEW BY THE CITY OF STEAMBOAT SPRINGS PLANNING SERVICES DEPARTMENT FOR SUBSTANTIAL CONFORMANCE.

CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6". (IRC 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 (IRC R401.3).

ALL UTILITY LINES EXIST TO THE EXISTING HOUSE FROM THE UTILITY CONNECTION AS REQUIRED. CO-ORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND BURIED CABLE LOCATION SERVICE AT 800.922.1987

ELECTRIC - CO-ORDINATE WITH YAMPA VALLEY ELECTRIC ASSOCIATION, 970.879.1160.

3. CONCRETE

CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL CONCRETE SHOWN OR NOTED IN THESE DOCUMENTS.

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 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.

PROVIDE CONCRETE ENCASED ELECTRODE (UFER GROUND) PER SECTION E3608.1.2. 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"
DEPTH OF FOOTING ABOVE BOTTOM REINFORCEMENT SHALL BE 6" MINIMUM.

NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF (40) BAR DIAMETERS, UNLESS OTHERWISE NOTED. MAKE ALL BARS CONTINUOUS AROUND CORNERS. PLACE (2) #5 BARS WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE WALLS, SLABS AND BEAMS.

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ACI 318-89. 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 I 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.

NO ADMIXTURES SHALL BE USED WITHOUT APPROVAL BY THE FOUNDATION ENGINEER. WHEN CALCIUM CHLORIDE IS USED AS AN ADMIXTURE, NO GALVANIZED STEEL SHALL BE PLACED INTO CONCRETE AS REINFORCEMENT, INSERTS OR DUCT OR PIPE PENETRATIONS.

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

CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS SUFFICIENTLY COATED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.

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

FLOOR SLABS SHALL BE POURED IN WHOLE OR IN CHECKER PATTERN, AVOIDING RE-ENTRANT CORNERS, WITH CONSTRUCTION JOINTS LOCATED UNDER PARTITIONS WHERE PRACTICAL AND WITH NO DIMENSION EXCEEDING THE RECOMMENDATION IN THE SOIL REPORT OR 12 FEET (WHICH EVER IS THE LESSER), AND AS SHOWN ON THE PLANS.

CONCRETE FINISH SHALL BE STEEL TROWELLED FOR INTERIOR FLOOR SLABS AND BROOM FINISH FOR EXTERIOR WALKS. VERIFY WITH OWNER LOCATION AREA AND EXTENTS OF OPTIONAL 3/8" EXPOSED AGGREGATE SURFACE. 6X6 - 10X10 - (2.9 X 2.9) WOVEN WIRE FABRIC (WWF) IS RECOMMENDED FOR IN-SLAB RADIANT HEAT AND ALL EXTERIOR SLABS. FIBROUS MESH REINFORCEMENT IS ACCEPTABLE FOR INTERIOR SLABS ONLY, WITHOUT APPROVAL OF THE ENGINEER.

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 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.

ANCHOR BOLTS SHALL BE 1/2" DIAMETER WITH 7" MINIMUM EMBEDMENT AND SUFFICIENT EXPOSED LENGTH FOR CONNECTION OF PLATE OR SILLS PLUS FULL NUT PENETRATION WITH WASHER. ANCHOR BOLTS SHALL BE PLACED AT 4'-0" OC (UON) AND BETWEEN 4"-12" OF PLATE ENDS AND CORNERS. PROVIDE (2) ANCHOR BOLTS (MIN) PER PLATE OR SILL. (IRC R403.1.6)

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

WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE DESIGN DRAWINGS SHALL BE PREPARED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER. TRUSS DESIGN DRAWINGS SHALL BE PREPARED IN COMPLIANCE WITH IRC SECTION R502.11.1 AND SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. SEE IRC SECTION R502.11.4 FOR MINIMUM DESIGN REQUIREMENTS AND SPECIFIED INFORMATION. LOAD DURATION FACTOR SHALL BE 1.00. (IRC R502.11) IT IS RECOMMENDED THAT JDS, INC. OR THE ENGINEER OF RECORD REVIEW TRUSS SCHEMATICS PRIOR TO ACCEPTANCE OF THE FABRICATOR'S ORDER.

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED PROFESSIONAL ENGINEER. (R502.8.2)

PLYWOOD SHEATHING SHALL BE STRUCTURAL 1, C-D, EXT-APA FOR ALL USES, MEETING THE MINIMUM APA RATING OR THICKNESS NOTED ON THE PLANS. ROOF SHEATHING SHALL BE PLACED WITH THE 8'-0" DIMENSION PERPENDICULAR TO THE FRAMING, STAGGER END JOINTS. WALL SHEATHING MAY BE PLACED VERTICAL OR HORIZONTALLY WITH ALL HORIZONTAL JOINTS BLOCKED AND EDGE NAILED. NAIL ROOF SHEATHING WITH 8d (PENNY) NAILS AT 6" OC AT THE EDGES AND 12" OC IN THE FIELD. NAIL WALL SHEATHING WITH 8D (PENNY) NAILS AT 6" OC AT THE EDGES AND 12" OC IN THE FIELD.

PROVIDE 1X4 CROSS BRIDGING OR 2X_ BLOCKING AT NOT OVER 8' ON CENTER FOR ALL SOLID WOOD JOISTS, UNLESS BOTH EDGES OF THE MEMBER ARE HELD IN LINE. SOLID BLOCKING IN ROOF SYSTEMS SHALL NOT INTERFERE WITH COLD ROOF VENTILATION.

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" DIA 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 R502.6.)

6. CARPENTRY - CONTINUED

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 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. (IRC R502.8)

GIRDERS AND BEAMS SHALL HAVE 3" MINIMUM BEARING OR WHEN FRAMED INTO THE SIDE OF A BEAM OR GIRDER, SHALL BE SUPPORTED BY FRAMING ANCHORS OF THE APPROPRIATE SIZE AND CAPACITY. GIRDER AND BEAM END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER OR BEAM IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED.

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.

ROOF TRUSSES SHALL STACK DIRECTLY OVER WALL STUDS.

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.

PROVIDE FOAM SILL SEALER BETWEEN TOP OF FOUNDATION SLAB AND SILL PLATE.

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.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. AT WALL AND ROOF INTERSECTIONS.

PROVIDE GRACE "ICE AND WATER SHIELD" UNDERLAYMENT AT ALL EVES AND RAKES FROM DRIP EDGE TO 2' MINIMUM INSIDE OF THE EXTERIOR WALL LINE, EXCEPT WHEN USING DIRECT APPLIED METAL ROOFING. FOR DIRECT APPLIED METAL ROOFING USE GRACE "ULTRA" UNDERLAYMENT. (IRC 905.2.7.1) IT IS RECOMMENDED THAT THE ENTIRE ROOF BE COVERED.

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)

8. DOORS AND WINDOWS

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

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

9. FINISHES

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 CORROGATED METAL, COLOR "CHARCOAL". SIDING TO BE 3/4" VERTICAL BEETLE KILL STAIN COLOR "NATURAL". TRIM TO BE 1X6 WESTERN RED CEDAR, STAIN COLOR "BROWN".

VERIFY WITH THE OWNER, EXACT FINISHES NOT NOTED OR SPECIFIED HEREIN.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY 6MIN (IRC R302.6)

10. SPECIALTIES - NO WORK THIS SECTION

11. EQUIPMENT - NO WORK THIS SECTION

12. DEFENSIBLE SPACE - NO WORK THIS SECTION

13. ENERGY EFFICIENCY

STRUCTURE IS UNCONDITIONED

14. MECHANICAL - NO WORK THIS SECTION

15. PLUMBING - NO WORK THIS SECTION

16. ELECTRICAL

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL ALL WIRING AND RELATED FIXTURES. ALL WORK SHALL COMPLY WITH IRC PART VII - ELECTRICAL, CHAPTERS 33 THRU 41, 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.

PROVIDE CONCRETE ENCASED ELECTRODE (UFER GROUND) PER IRC SECTION E3608.1.2.

PROVIDE 40 AMP, 12 CIRCUIT SUB-PANEL WITH DISCONNECT, SERVICED FROM THE EXISTING HOUSE AT THE LOCATION NOTED ON THE PLANS. SERVICE CONDUCTORS AND EQUIPMENT TO BE SIZED PER IRC CHAPTER 36.

ALL 125 VOLT, SINGLE PHASE RECEPTACLES INSTALLED SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED FOR PERSONNEL. (IRC E3902.1-7) RECEPTACLES TO BE MOUNTED 42" MINIMUM ABOVE FINISHED FLOOR.

EXTERIOR LIGHTING SHALL BE DOWN CAST FIXTURES LIMITED TO 5,500 LUMENS TOTAL. EXTERIOR FLOOD LIGHTS SHALL BE CONTROLLED BY PHOTO SENSOR AND MOTION DETECTOR.

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 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 CHANGE 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 CONSEQUENCES.

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.

DISCLAIMER

IF JAKE'S 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 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 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.

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Jake's

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MICHAEL EHRLICH
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PROFESSIONAL ENGINEER
"STRUCTURE ONLY"

SPECIFICATIONS
STEPHEN MILES
28300 CR 14
ROUTT COUNTY CO 80477
OWNER / CONTRACTOR 312-961-3392

Job #	15014
File	150145PEC
Date	25APR16
Drawn	KAB
Checked	JMH
Rel'd	25APR16
Reved	

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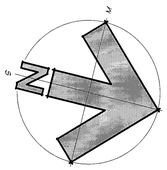

WINDOW SCHEDUAL											
No.	LEVEL	MODEL No.	COUNT	ROUGH WIDTH	ROUGH HEIGHT	HEAD HEIGHT	U-VALUE	SHGC	GLAZING AREA-SF	VENTING AREA-SF	AREA
1	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
2	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
3	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
4	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
5	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
6	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
7	TOS	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	8' - 0"	0.33	0.2	13.6	13.8	19.44 SF
8	UPPER LEVEL	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	7' - 0"	0.33	0.2	13.6	13.8	19.44 SF
9	UPPER LEVEL	HRCG36-2/3660-2	1	6' - 0 1/2"	5' - 0 1/2"	8' - 0"	0.26	0.36	25.2	23.4	48.54 SF
10	UPPER LEVEL	CG2848-2	1	4' - 9 7/8"	4' - 0 1/2"	7' - 0"	0.33	0.2	13.6	13.8	19.44 SF
Grand total: 10									147.6 SF	147.6 SF	224.02 SF

NOTES:
ALL WINDOWS & DOORS ARE SEMCO, SEMIGLAD, 3/4"IG NO GRILLS IN AIRSPACE.
LOW E-366/ EA(I-89) 3/4MM AIR GLAZING, OPTIONALLY TRIPLE PANE WINDOWS MAY BE SUBSTITUTED-SEE ATTACHED WINDOW SCHEDULE
ALL OPERABLE WINDOWS & DOORS TO BE SUPPLIED W/ SCREENS
CLADDING COLOR PER OWNR
U-VALUES NOTED ARE MAXIMUM, ACTUAL VALUES VARY BETWEEN 0.27-0.30

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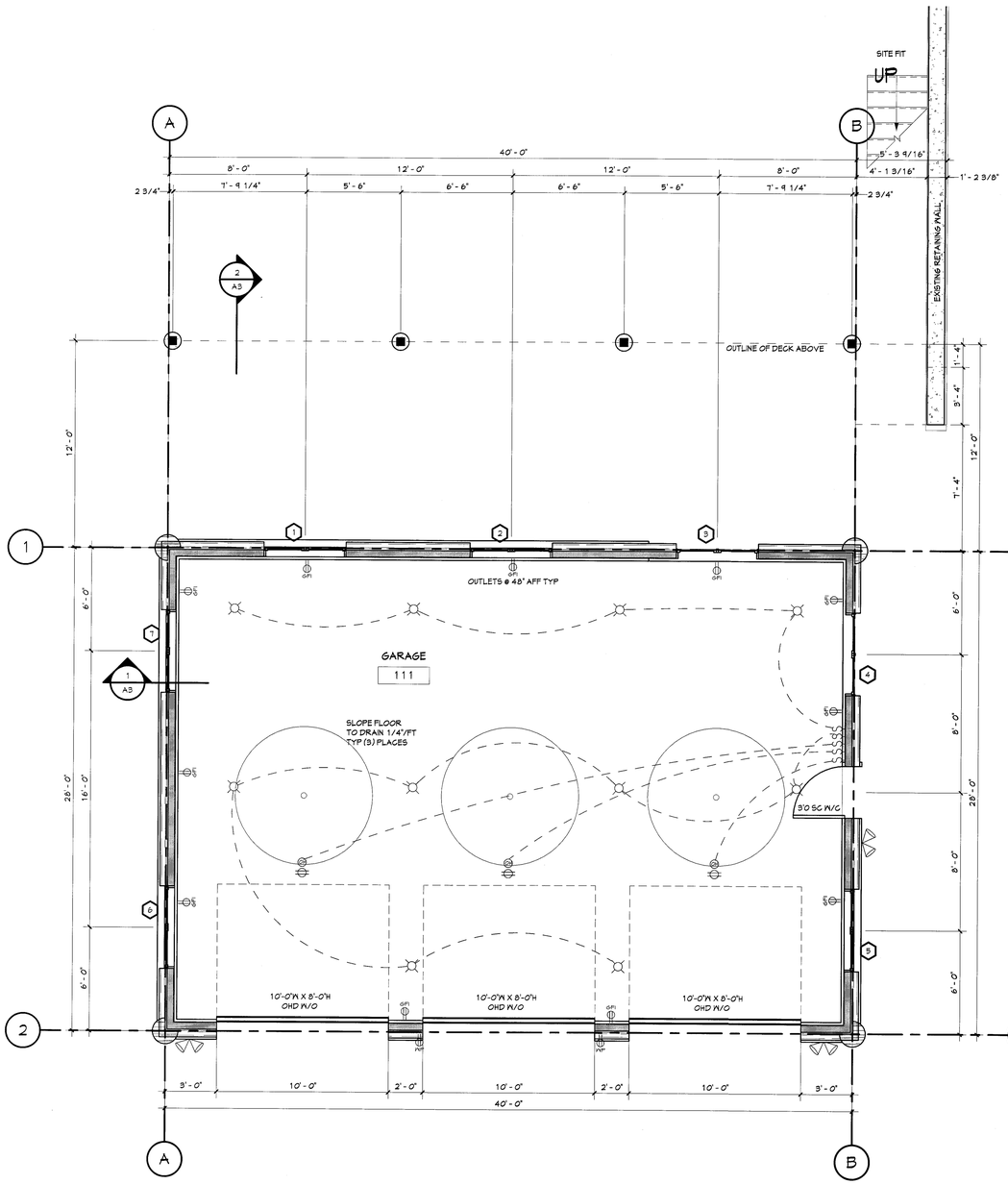
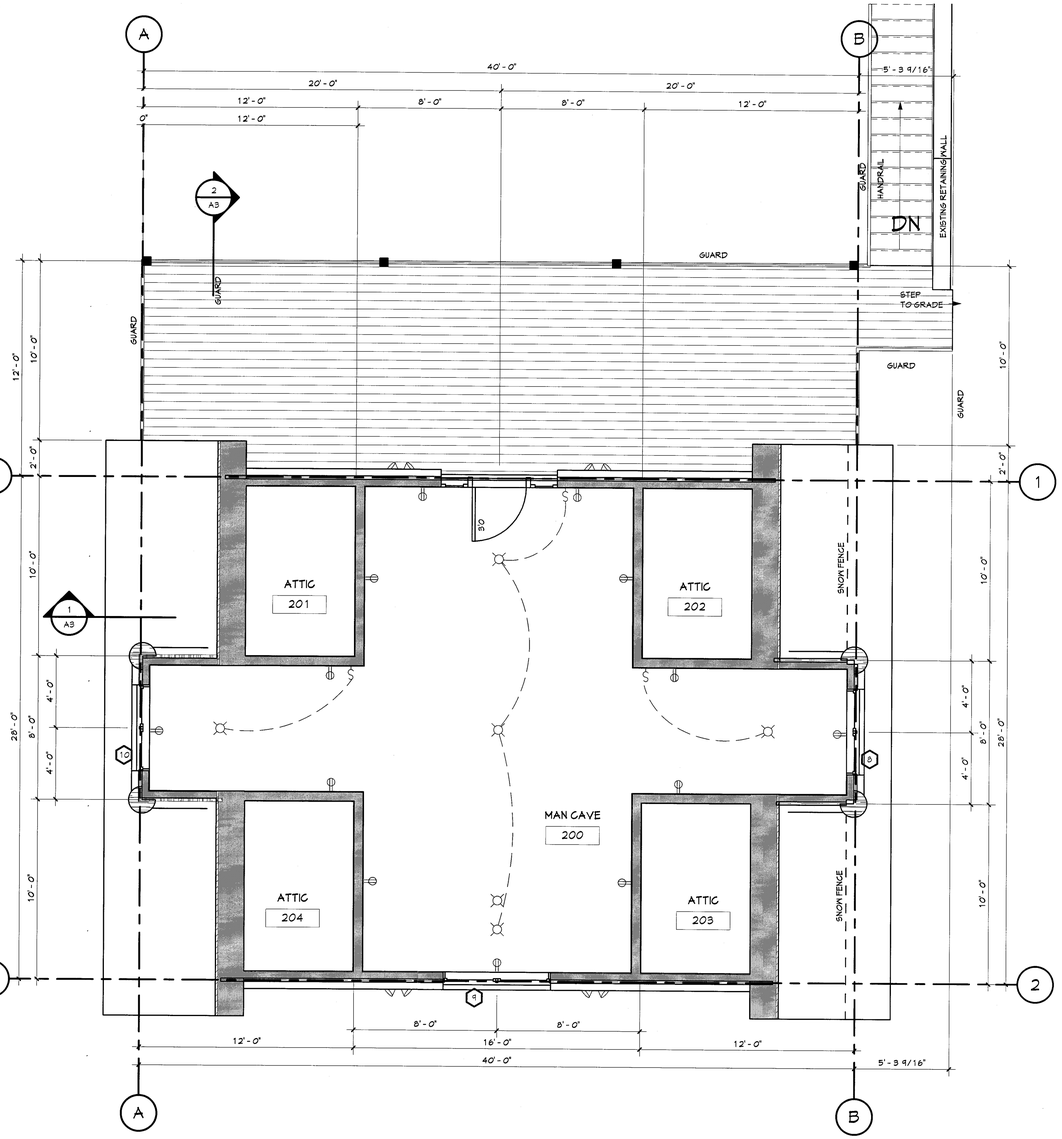
CONSTRUCTION TYPE :	VB
OCCUPANCY :	R3, U1
BUILDING AREAS	
LOWER LEVEL FINISHED :	SQ FT
MAIN LEVEL FINISHED :	SQ FT
UPPER LEVEL FINISHED :	565 SQ FT
UNFINISHED AREA :	SQ FT
BASEMENT :	SQ FT
TOTAL :	SQ FT
GARAGE :	624 SQ FT
CARPORT :	SQ FT
DECKS :	SQ FT
PORCHES :	SQ FT



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

ALL FRAMED SURFACES THIS LEVEL TO BE 5/8" TYPE "X" GYPSUM



5 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN & LEGENDS
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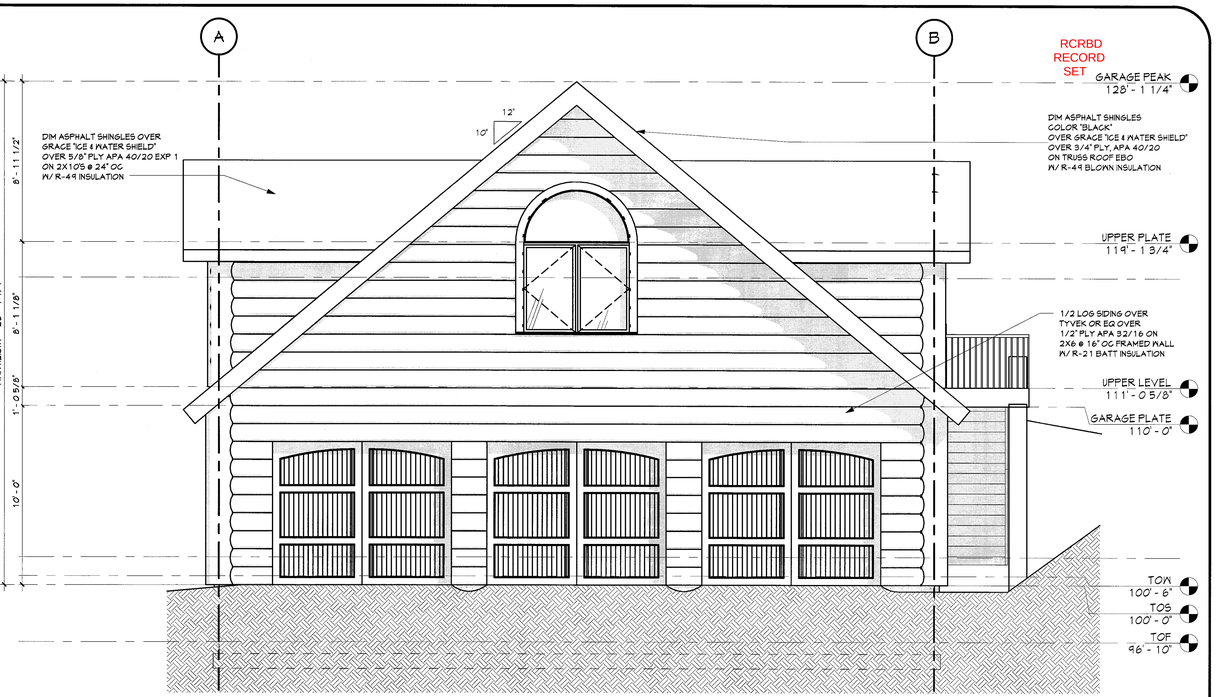
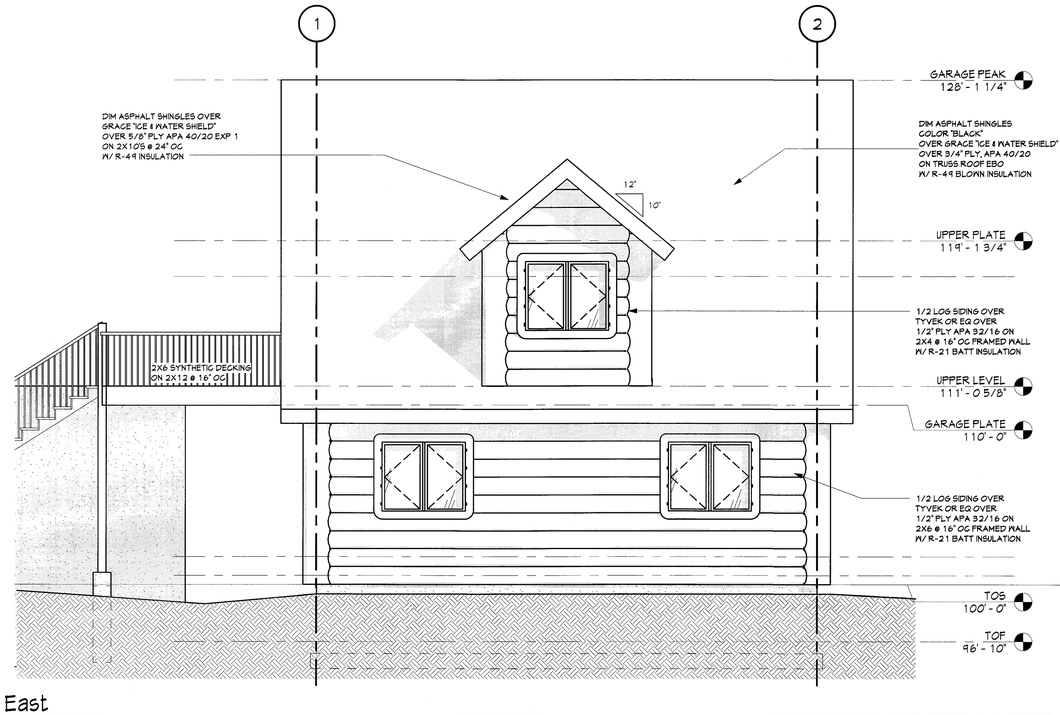
North

1/4" = 1'-0"



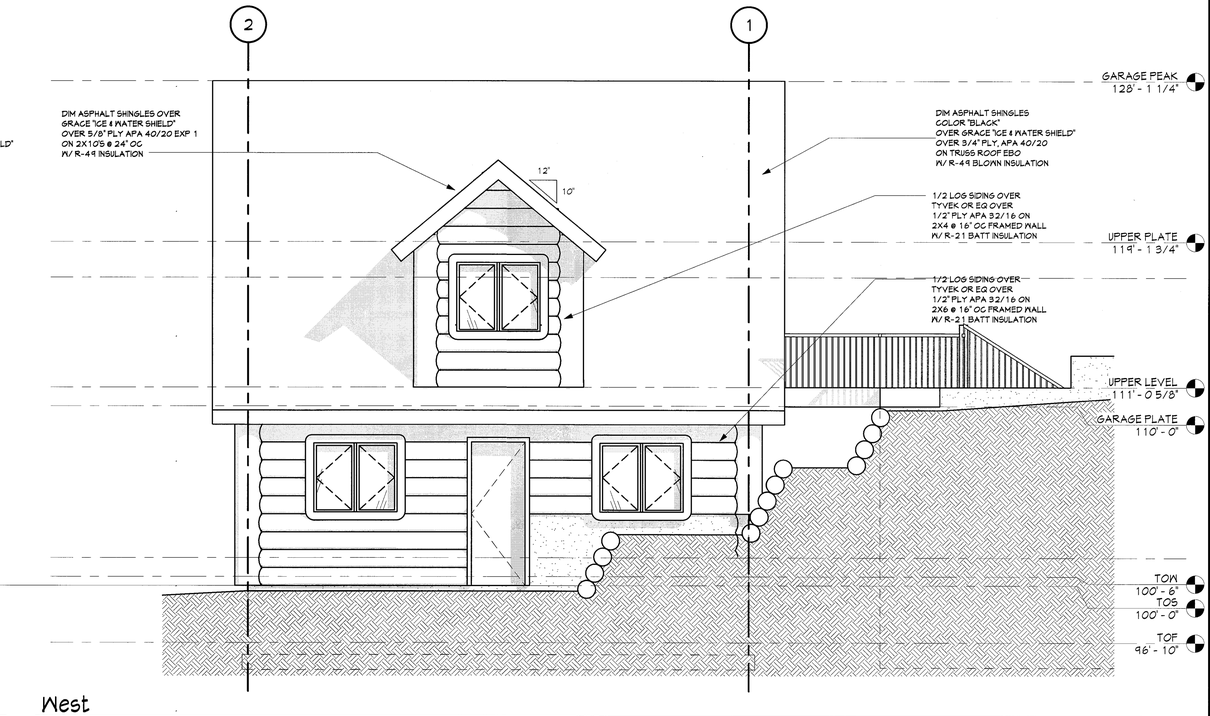
South

1/4" = 1'-0"



East

1/4" = 1'-0"



West

1/4" = 1'-0"

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ELEVATIONS

STEPHEN MILES

28300 CR 14
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OWNER/ CONTRACTOR 312-961-3392

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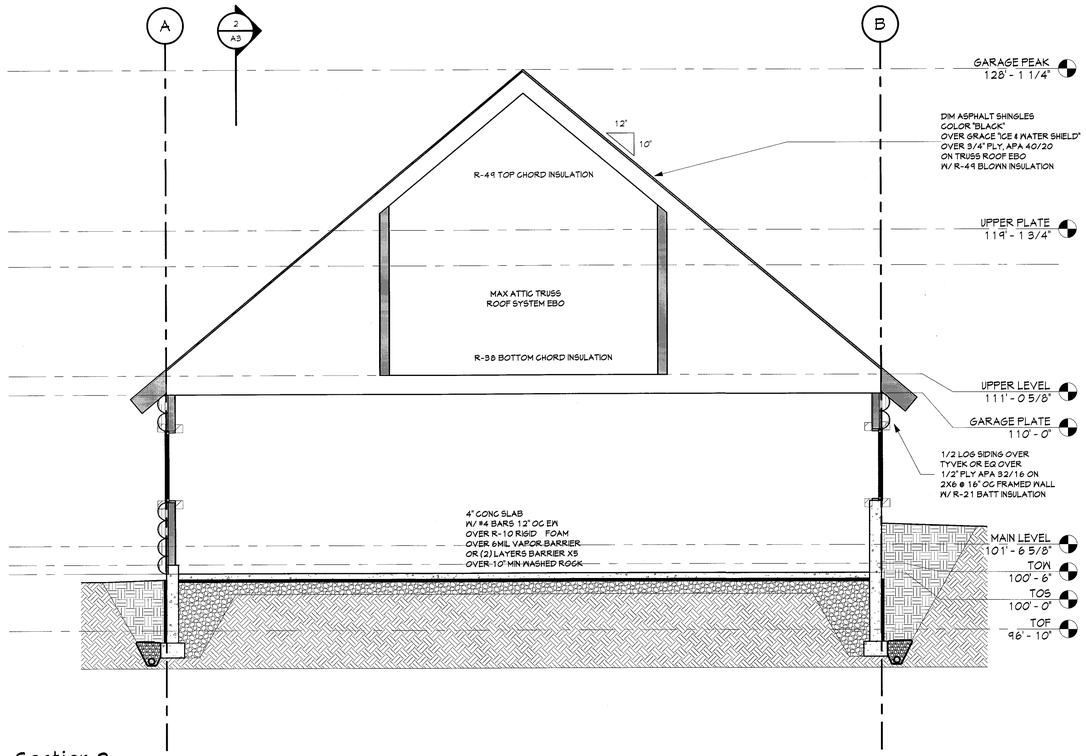
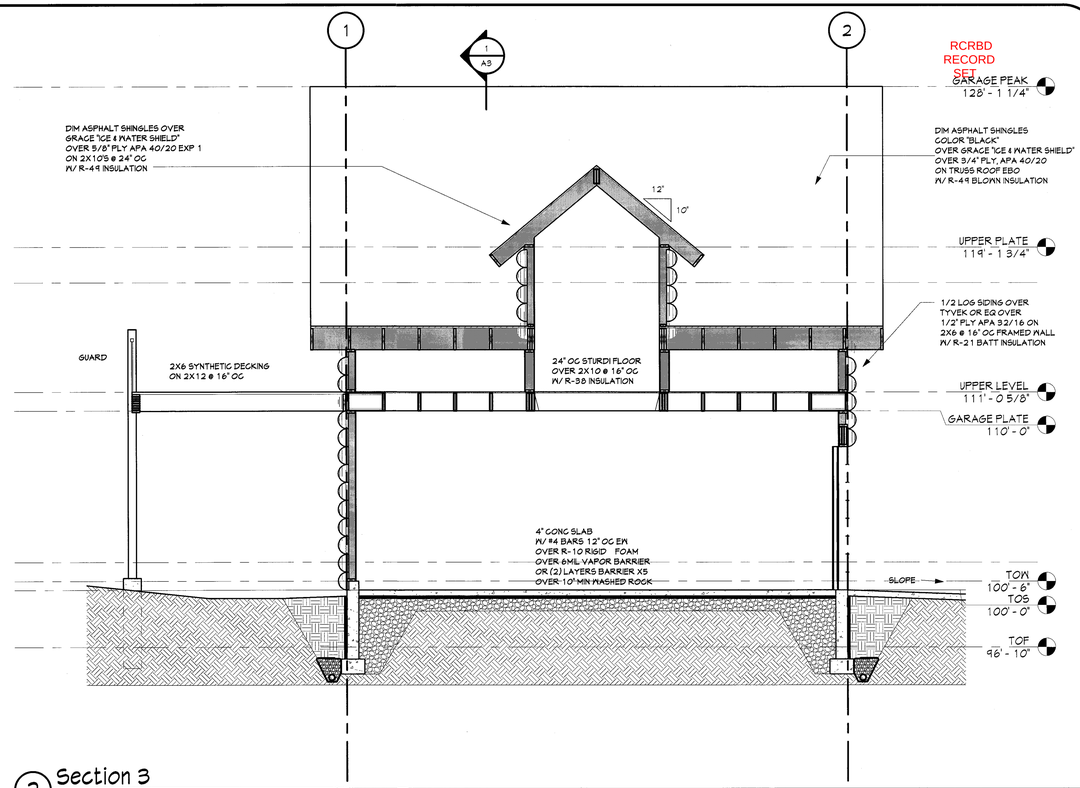


1 Section 2
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"

ELECTRICAL LEGEND

METER	METER W/ DISCONNECT
200A 42C	SERVICE PANEL, SIZE AS NOTED
	110 VAC DUPLEX RECEPTACLE
	110 VAC DUPLEX RECEPTACLE, BOTTOM HALF SWITCHED
GFI	110 VAC DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER
WP	110 VAC DUPLEX RECEPTACLE, GFIC PROTECTED, WEATHERPROOF
REF	110 VAC DUPLEX RECEPTACLE, REFRIGERATOR OR DEDICATED
ARC	110 VAC DUPLEX RECEPTACLE, ARC-FAULT PROTECTED
	220 VAC RECEPTACLE, AMPERAGE NOTED
	PLUG MOULD
S	SWITCH
S3	3 WAY SWITCH
S4	4 WAY SWITCH
SD	DIMMER SWITCH
SM	SWITCH, MOMENTARY
SWP	SWITCH, WATER PROOF
ST	SWITCH, TIMED
M	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
	TRACK LIGHT
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	TELEPHONE JACK
TV	TELEVISION JACK
MM	MULTI MEDIA JACK
T	THERMOSTAT
OH	OVERHEAD DOOR OPERATOR
	PHOTO CELL W/ MOTION DETECTOR

LIST OF ABBREVIATIONS

A/K/A	ALSO KNOWN AS
&	AND
@	AT
~ OR APPROX	APPROXIMATELY
Ø	DIAMETER
EBO	ENGINEERED BY OTHERS
FOC	FACE OF CONCRETE
FOS	FACE OF STUD OR FRAMING
FT	FOOT / FEE
FFE	FINISH FLOOR ELEVATION
H	HEIGHT
IN	INCH (ES)
LVL	LAMINATED-VENEER LUMBER
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
#	NUMBER
OC	ON CENTER
||	PARALLEL
T OR PERP	PERPENDICULAR
# OR LB	POUNDS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT OR CCA	PRESSURE TREATED
REBAR	REINFORCING STEEL
REQ'D	REQUIRED
R.N.R.	RECOMMENDED NOT REQUIRED
□ OR SQ FT	SQUARE FOOT / FEET
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
W	WIDTH
W/	WITH
WWM	WELDED WIRE MESH
()	QUANTITY

FINISH SCHEDULE

No.	ROOM	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
111	GARAGE	CONCRETE	VINYLE	5/8" TYPE "X" GYP	5/8" TYPE "X" GYP	
200	MAN CAVE	HARDWOOD	WOOD	1/2" GYPSUM	1/2" GYPSUM	
201	ATTIC	24" OC STRUDI FLOOR				
202	ATTIC	24" OC STRUDI FLOOR				
203	ATTIC	24" OC STRUDI FLOOR				
204	ATTIC	24" OC STRUDI FLOOR				

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TYPICAL SECTIONS, LEGENDS & SCHEDULES

STEPHEN MILES
28300 CR 14
ROUTT COUNTY CO 80477
OWNER/ CONTRACTOR 312-961-3392

Job #	15014
File	15014A3
Date	25APR16
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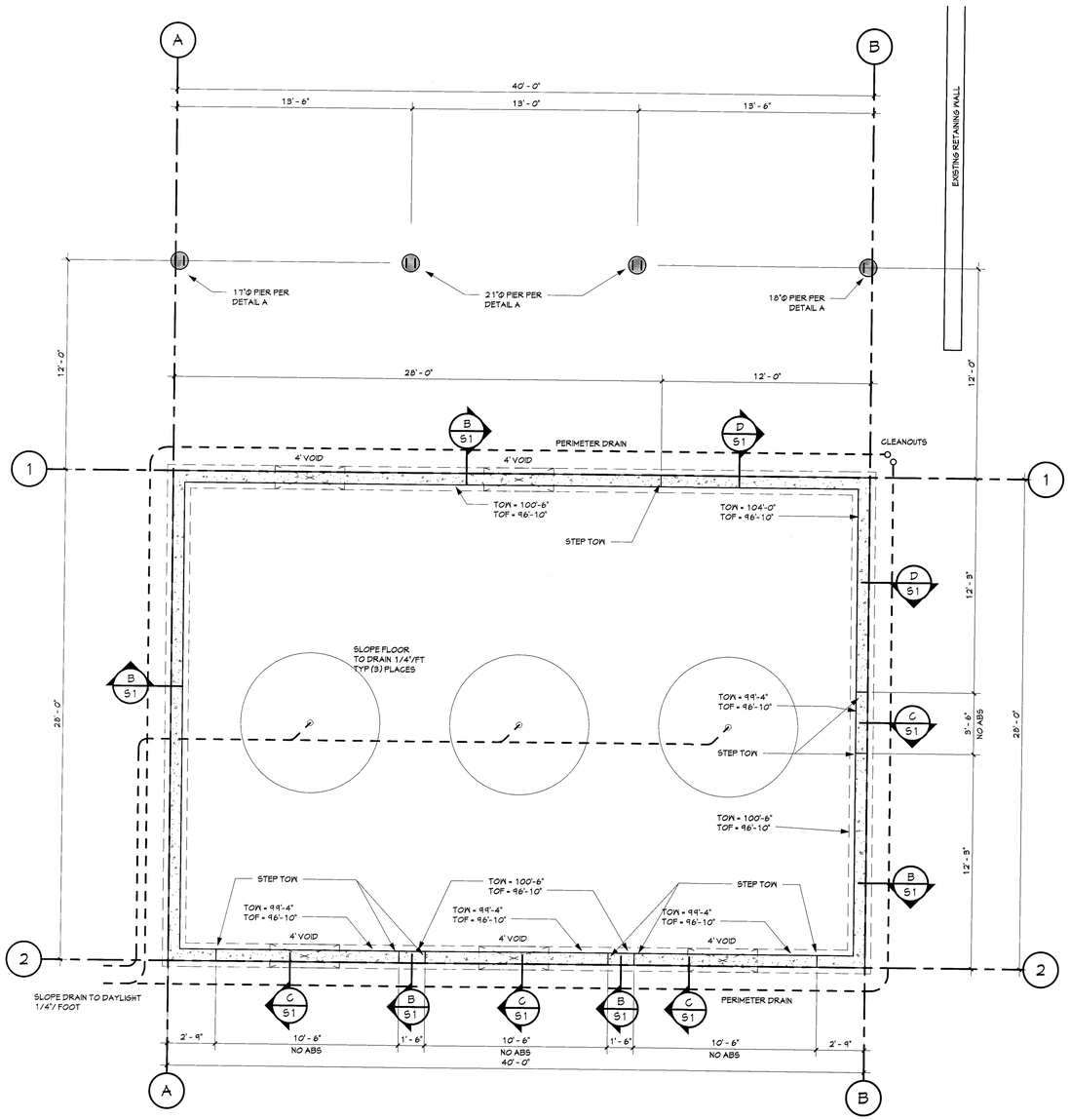
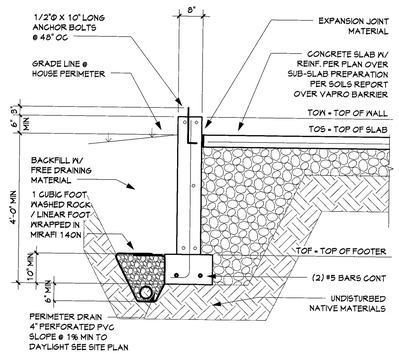
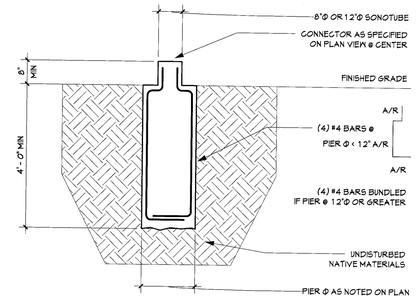


1 FOUNDATION PLAN
1/4" = 1'-0"

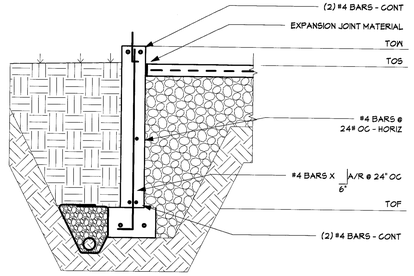
#4 BARS GRADE 60 MAY BE SUBSTITUTED FOR #5 BARS GRADE 40



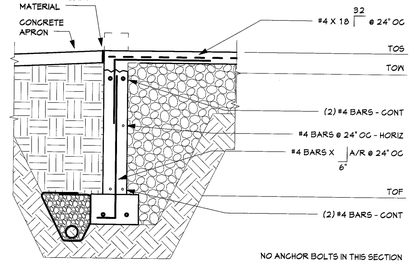
WALL SLAB & FOOTER DETAIL
1/2" = 1'-0"



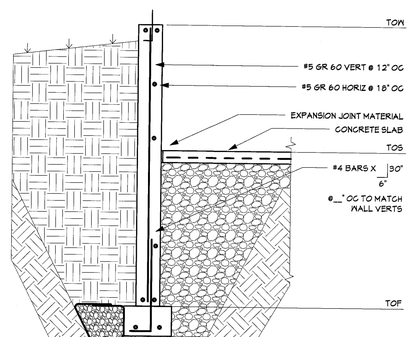
A DRILLED PIER
1/2" = 1'-0"



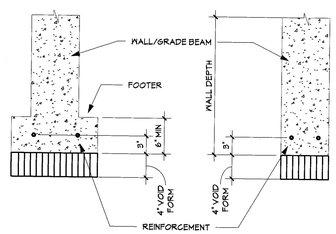
B FROST WALL W/ SLAB
1/2" = 1'-0"



C POUR OVER WALL
1/2" = 1'-0"



D TRANSITION WALL
1/2" = 1'-0"



PLACE ALL VOID FORMS AT LOCATIONS NOTED ON PLAN VIEW
IN BOTTOM OF FORMS, MAINTAINING CLEARANCES NOTED
VOID FORMS MAY ALSO BE PLACED BELOW FOOTING OR WALL

V VOID FORM DETAIL
1" = 1'-0"

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FOUNDATION PLANS & DETAILS
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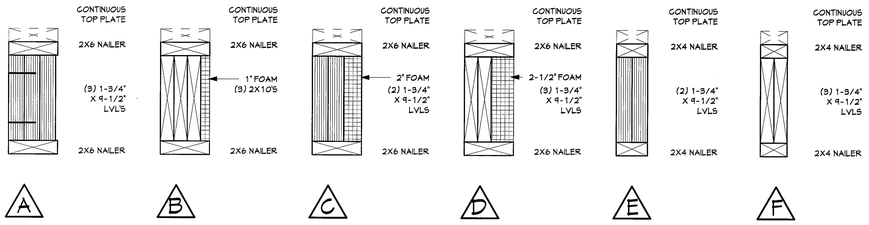
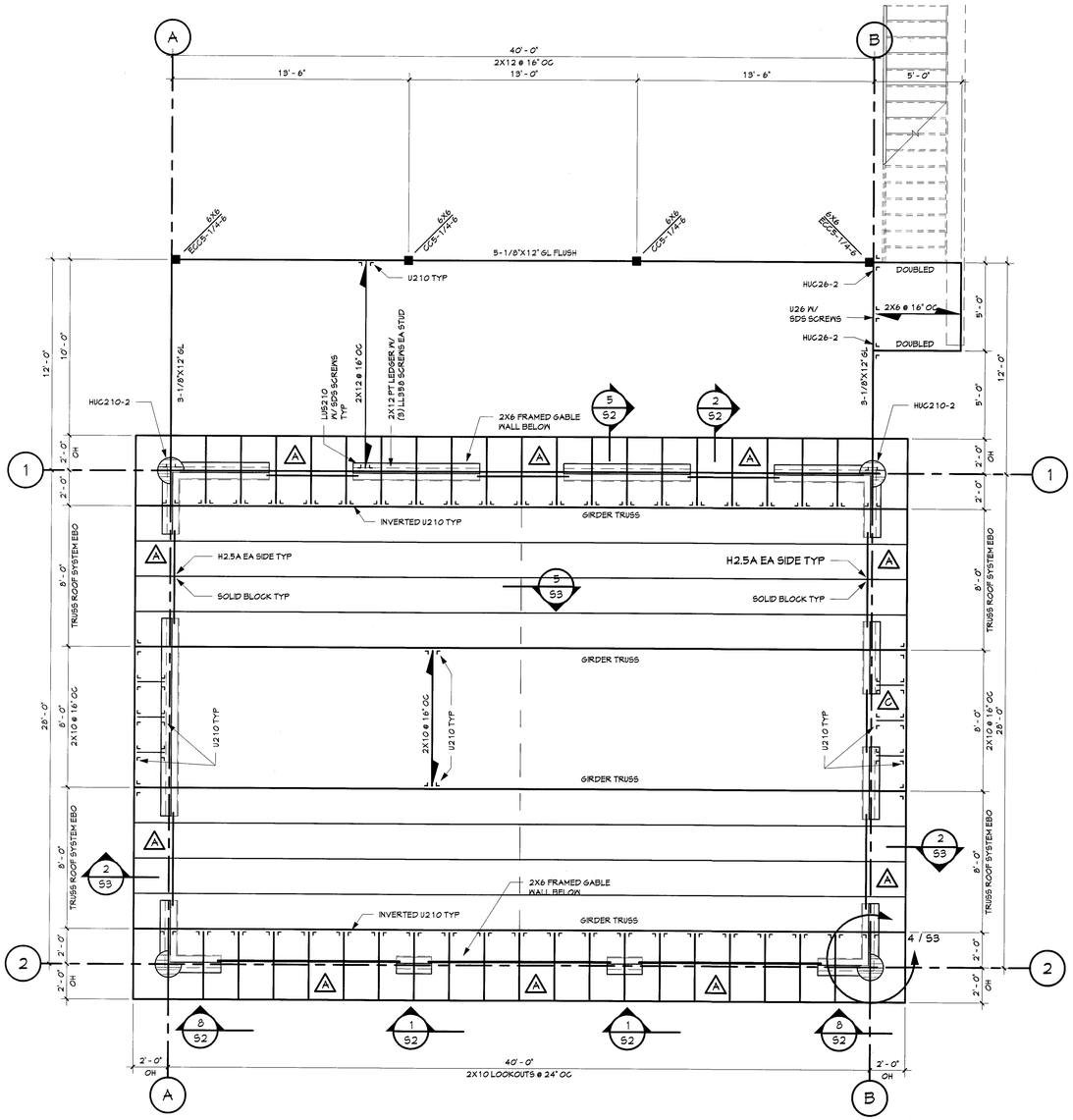


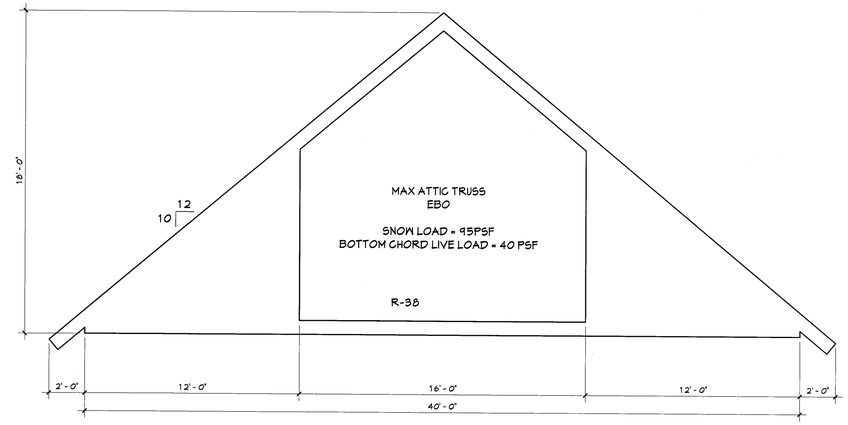
NAIL MULTIPLE PLYS W/ (2) ROWS 16d COMMON @ 12" OC
LVL HEADERS REQUIRE DOUBLED TRIMMERS OR PER PLAN
LVL HEADERS 10'-0" OR GREATER REQUIRE DOUBLED KINGSTUDS
LARGER LVL'S MAY REQUIRED AS NOTED ON PLAN VIEW

4 TYPICAL HEADER DETAILS
1 1/2" = 1'-0"

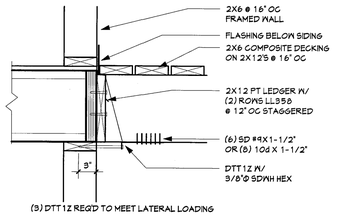


TYPICAL U.O.N.
SHEATH ROOF W/ 5/8" PLY. APA 40/20 EXP 1
SHEATH DECKS W/ 2X6 SYNTHETIC DECKING, RANDOM LAYOUT
SHEATH FLOORS W/ 24" OC STURDI FLOOR

3 FRAMING PLAN
1/4" = 1'-0"

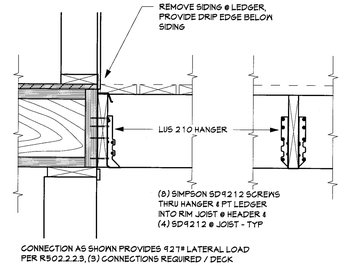


6 TRUSS
1/4" = 1'-0"



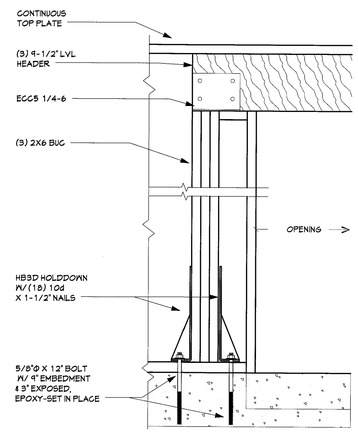
(3) DTT1Z REQ'D TO MEET LATERAL LOADING

2 DECK LEDGER DETAIL
1" = 1'-0"

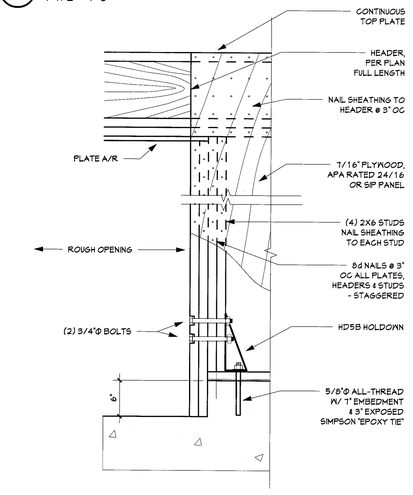


CONNECTION AS SHOWN PROVIDES 927# LATERAL LOAD
PER R502.2.2.3, (3) CONNECTIONS REQUIRED / DECK

5 LATERAL LOAD DETAIL
1 1/2" = 1'-0"



1 COLUMN HOLD DOWN
1" = 1'-0"



8 LATERAL RESTRAINT
1" = 1'-0"

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Jake's™

COLORADO LICENSED
MICHAEL ERLER
30669
PROFESSIONAL ENGINEER
5.10.16
"STRUCTURE ONLY"

ROOF FRAMING PLAN
STEPHEN MILES
28800 CR 14
ROUTT COUNTY CO 80477
OWNER/ CONTRACTOR 312-961-3892

Job #	15014
File	15014S2
Date	25APR16
Drawn	KAB
Checked	JMH
Rel'd	25APR16
Revsd	

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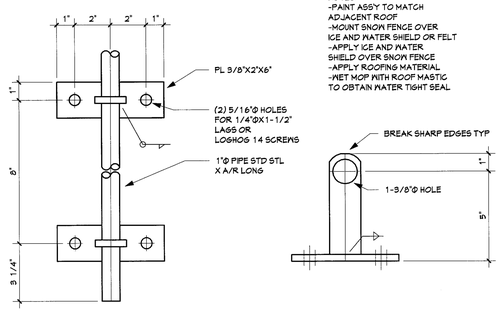
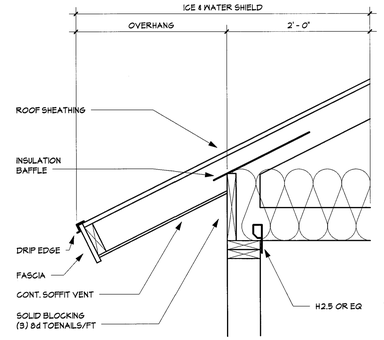
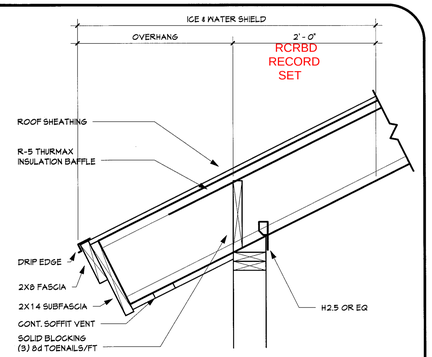


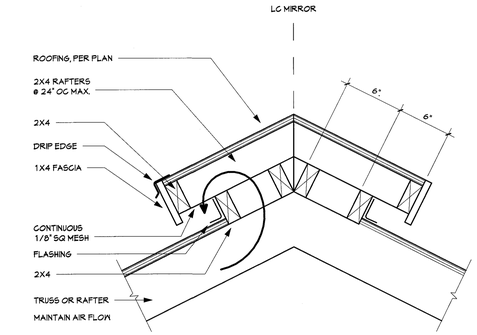
6 SNOW FENCE
3" = 1'-0"



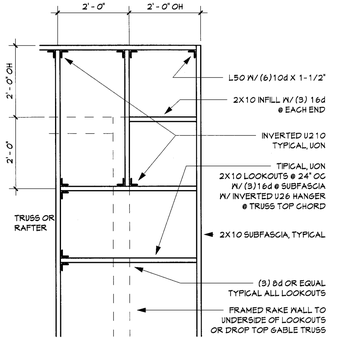
2 SOFFIT VENT DETAIL
1" = 1'-0"



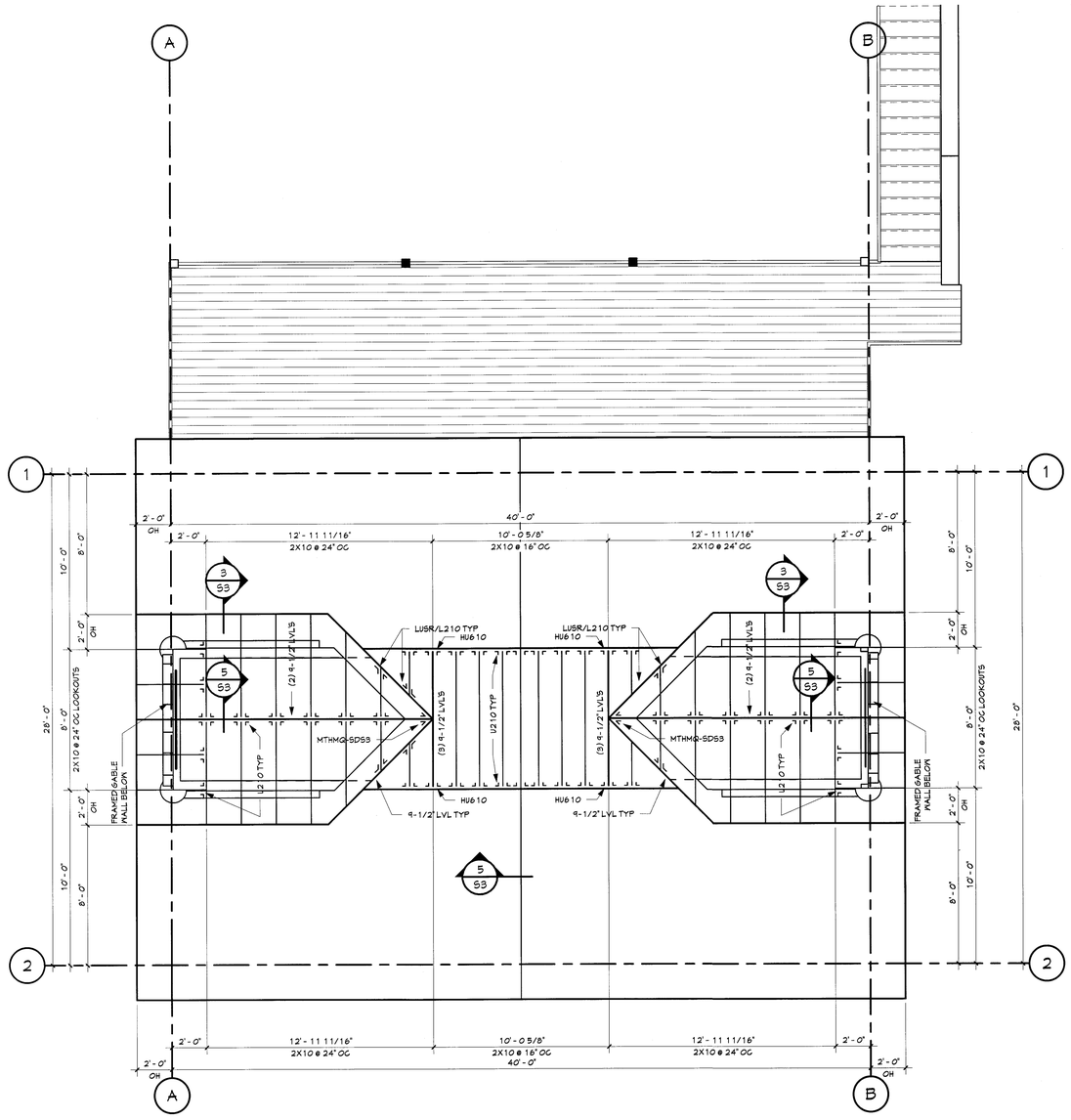
3 SOFFIT VENT DETAIL 2
1" = 1'-0"



5 DOGHOUSE RIDGE VENT DETAIL
1 1/2" = 1'-0"



4 TYPICAL CORNER DETAIL
1/2" = 1'-0"



1 DORMER FRAMING PLAN
1/4" = 1'-0"

TYPICAL UON
SHEATH ROOF W/ 5/8" PLY APA 40/20 EXP 1

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COLORADO LICENSED PROFESSIONAL ENGINEER MICHAEL EHRLICH 30669 5/06/16

"STRUCTURE ONLY"

UPPER ROOF FRAMING PLAN

STEPHEN MILES

28300 CR 14
ROUTT COUNTY CO 80477
OWNER/CONTRACTOR 312-961-3392

Job #	15014
File	1501453
Date	25APR16
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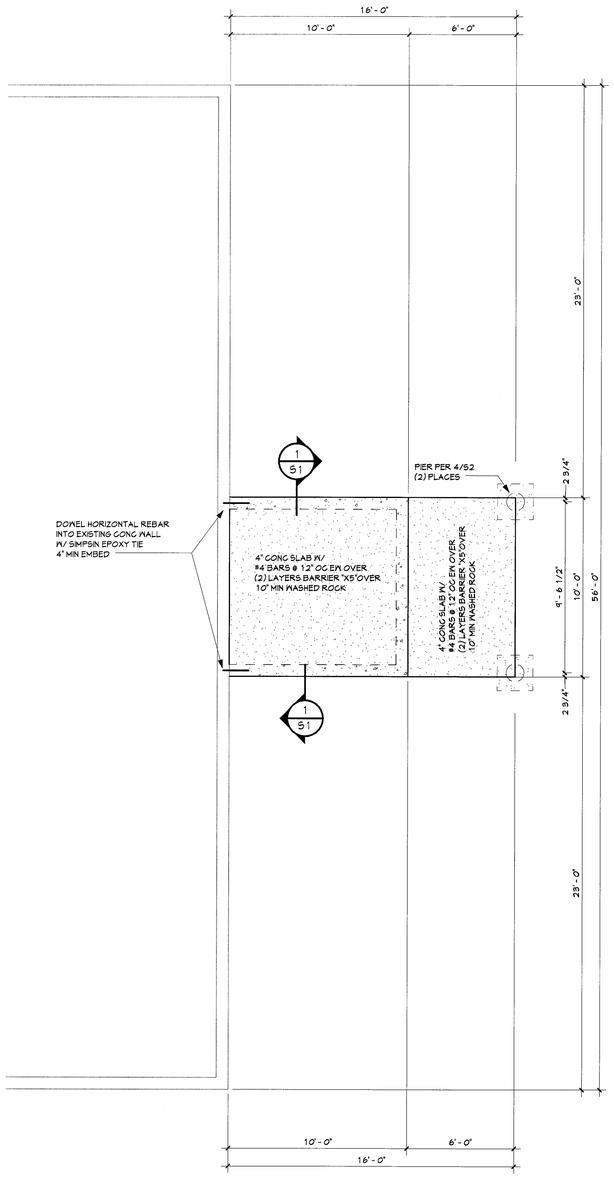
RCRBD
RECORD
SET

CONSTRUCTION TYPE :	VB
OCCUPANCY :	R3, U1
BUILDING AREAS	
LOWER LEVEL FINISHED :	SQ FT
MAIN LEVEL FINISHED :	100 SQ FT
UPPER LEVEL FINISHED :	SQ FT
UNFINISHED AREA :	SQ FT
BASEMENT :	SQ FT
TOTAL :	SQ FT
GARAGE :	SQ FT
CARPORT :	SQ FT
DECKS :	SQ FT
PORCHES :	60 SQ FT

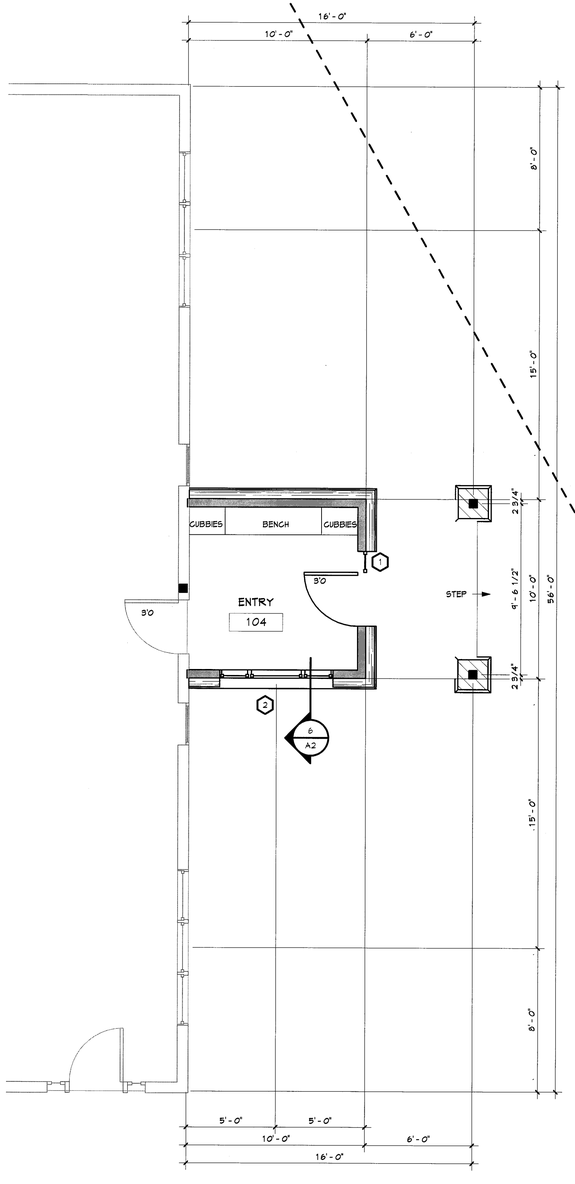
WINDOW SCHEDUAL

No.	LEVEL	MODEL No.	COUNT	ROUGH WIDTH	ROUGH HEIGHT	HEAD HEIGHT	U-VALUE	SHGC	GLAZING AREA-SF	VENTING AREA-SF	AREA
1	SOG	SL16610	1	1' - 8 15/16"	6' - 11"	6'-11"	0.35	0.45	8.1	0	12.07 SF
2	SOG	CC20PB620/48	1	6' - 5 7/8"	4' - 0 1/2"	7' - 0"	0.32	0.2	13.2	9.2	26.23 SF
Grand total: 2									21.3SF	9.2SF	38.30 SF

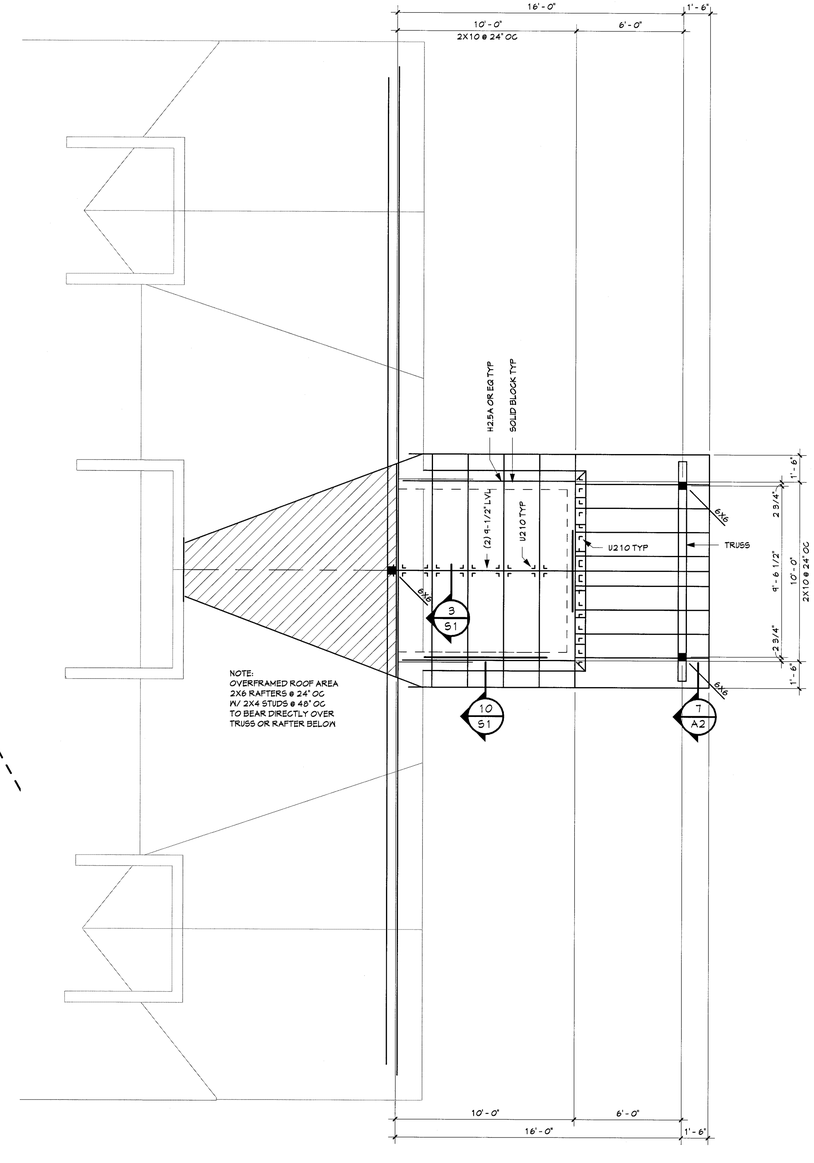
NOTES:
ALL WINDOWS & DOORS ARE SEMCO, SEMIGLAD, 3/4"G NO GRILLS IN AIRSPACE,
LOW E-366 3/4MM AIR GLAZING.
ALL OPERABLE WINDOWS & DOORS TO BE SUPPLIED W/ SCREENS
CLADDING COLOR PER OWNR
U-VALUES NOTED ARE MAXIMUM, ACTUAL VALUES VARY BETWEEN 0.27-0.30



5 FOUNDATION PLAN
1/4" = 1'-0"



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



7 ROOF FRAMING PLAN
1/4" = 1'-0"

SHEATH ROOF W/ 5/8" PLY APA 40/20, EXP 1

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PROFESSIONAL ENGINEER
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FLOOR PLAN & LEGENDS
STEPHEN MILES
28300 CR 14
ROUTT COUNTY CO 80477
OWNER/ CONTRACTOR 312-961-3392

Job #	15014
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Date	25APR16
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ELECTRICAL LEGEND

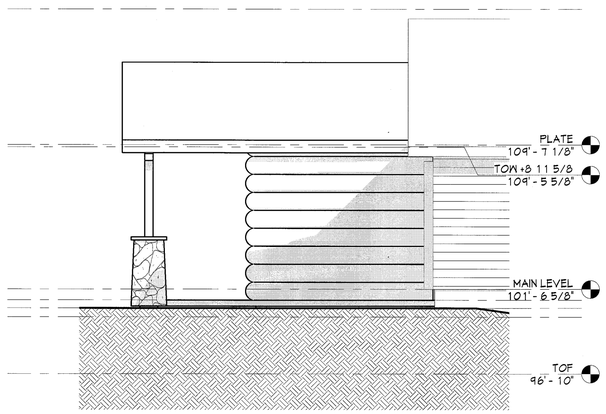
METER	METER W/ DISCONNECT
200A 42C	SERVICE PANEL, SIZE AS NOTED
	110 VAC DUPLEX RECEPTACLE
	110 VAC DUPLEX RECEPTACLE, BOTTOM HALF SWITCHED
GFI	110 VAC DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER
WP	110 VAC DUPLEX RECEPTACLE, GFIC PROTECTED, WEATHERPROOF
REF	110 VAC DUPLEX RECEPTACLE, REFRIGERATOR OR DEDICATED
ARC	110 VAC DUPLEX RECEPTACLE, ARC-FAULT PROTECTED
	220 VAC RECEPTACLE, AMPERAGE NOTED
	PLUG MOULD
	SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
D	DIMMER SWITCH
M	SWITCH, MOMENTARY
WP	SWITCH, WATER PROOF
T	SWITCH, TIMED
M	EXHAUST FAN, CFM NOTED, VENT TO OUTSIDE, W/ DAMPER
LN	LIGHT/ EXHAUST FAN UNIT
	FLUORESCENT FIXTURE
	RECESSED FIXTURE
	SURFACE MOUNT FIXTURE, DECORATIVE
	WALL MOUNT FIXTURE, DECORATIVE
	RECESSED FIXTURE, WALL WASH
	TRACK LIGHT
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	TELEPHONE JACK
TV	TELEVISION JACK
MM	MULTI MEDIA JACK
T	THERMOSTAT
OH	OVERHEAD DOOR OPERATOR
	PHOTO CELL W/ MOTION DETECTOR

LIST OF ABBREVIATIONS

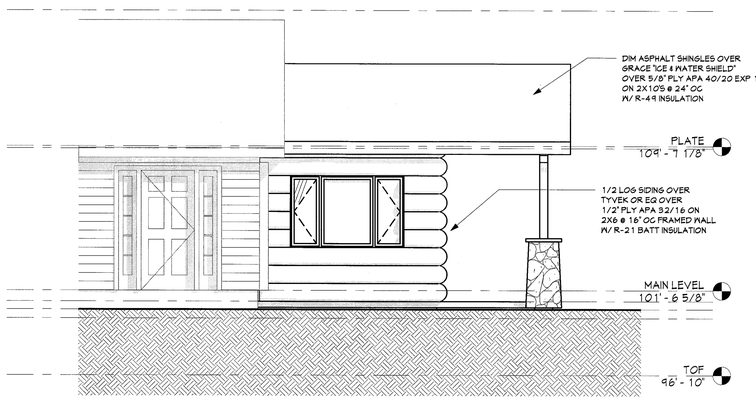
A/K/A	ALSO KNOWN AS
&	AND
@	AT
~ OR APPROX	APPROXIMATELY
Ø	DIAMETER
EBO	ENGINEERED BY OTHERS
FOC	FACE OF CONCRETE
FOS	FACE OF STUD OR FRAMING
FT	FOOT / FEE
FFE	FINISH FLOOR ELEVATION
H	HEIGHT
IN	INCH (ES)
LVL	LAMINATED-VENEER LUMBER
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
#	NUMBER
OC	ON CENTER
||	PARALLEL
T OR PERP	PERPENDICULAR
# OR LB	POUNDS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT OR CCA	PRESSURE TREATED
REBAR	REINFORCING STEEL
REQ'D	REQUIRED
R.N.R.	RECOMMENDED NOT REQUIRED
□ OR SQ FT	SQUARE FOOT / FEET
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
W	WIDTH
W/	WITH
WWM	WELDED WIRE MESH
()	QUANTITY

RCRBD
RECORD
SET

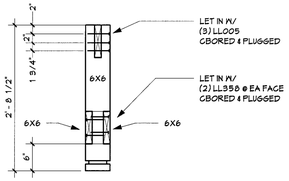
West
1/4" = 1'-0"

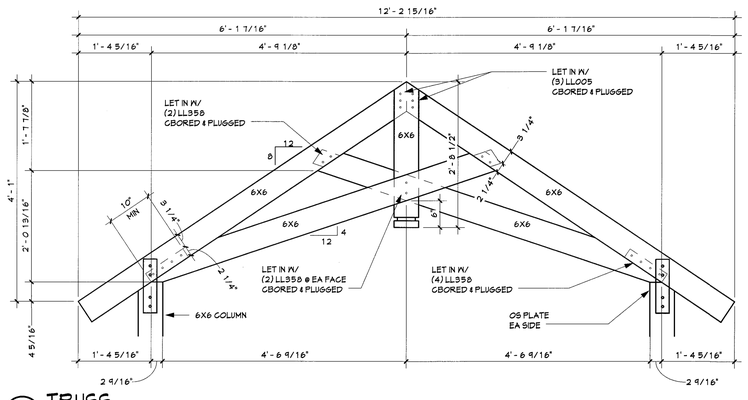


North
1/4" = 1'-0"



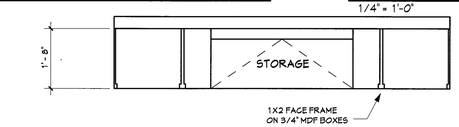
South
1/4" = 1'-0"

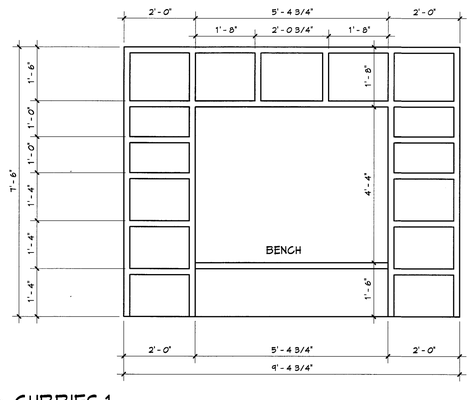




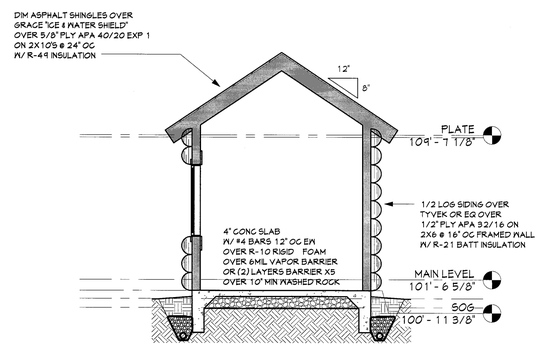
7 TRUSS
3/4" = 1'-0"

TENONS ARE 1-1/2" MIN





5 CUBBIES 1
1/2" = 1'-0"



6 Section 3
1/4" = 1'-0"

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PROFESSIONAL ENGINEER
"STRUCTURE ONLY"

FLOOR PLAN, ELEVATIONS & DETAILS

STEPHEN MILES

28300 CR 14
ROUTT COUNTY CO 80477
OWNER/ CONTRACTOR 312-961-3392

Job #	15014
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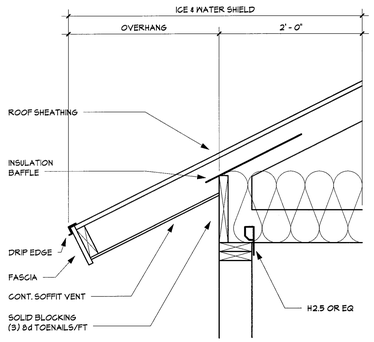
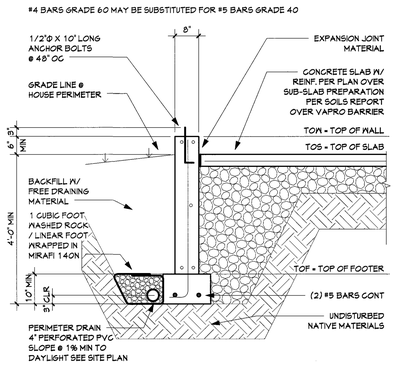
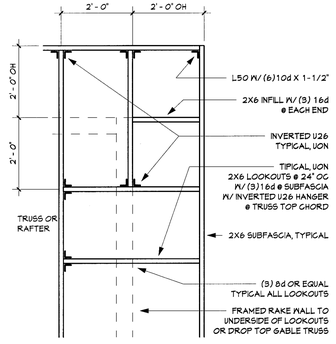


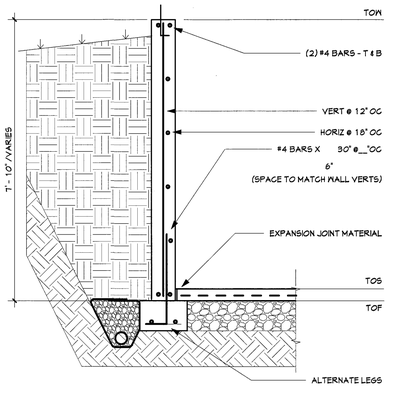
10 SOFFIT VENT DETAIL
1" = 1'-0"



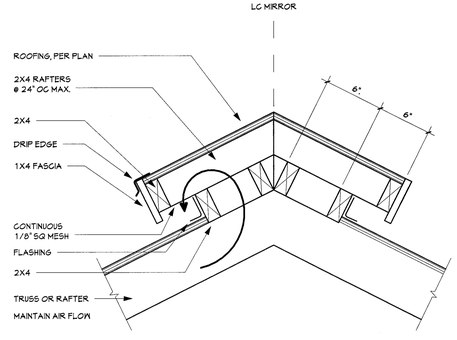
WALL SLAB & FOOTER DETAIL
1/2" = 1'-0"



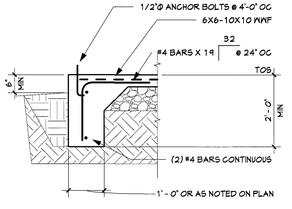
11 TYPICAL CORNER DETAIL
1/2" = 1'-0"



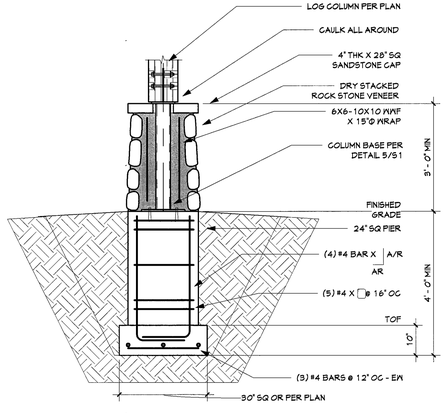
2 EXISTING WALL DETAIL
1/2" = 1'-0"



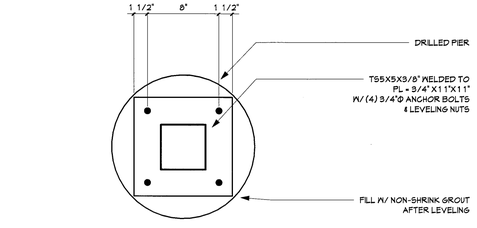
3 DOGHOUSE RIDGE VENT DETAIL
1 1/2" = 1'-0"



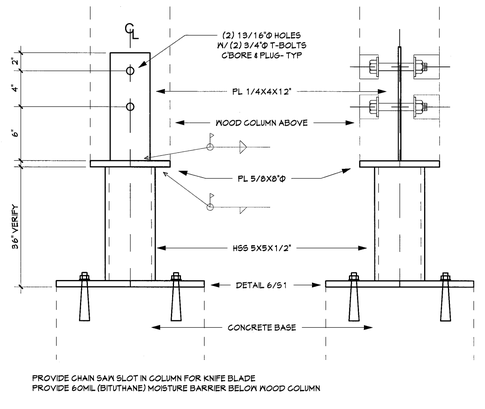
1 MONOLITHIC SLAB/ FOOTER
1/2" = 1'-0"



4 ROCK COLUMN W/ FOOTER
1/2" = 1'-0"



6 STEEL BASE
1 1/2" = 1'-0"



5 COLUMN BASE
1 1/2" = 1'-0"

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MICHAEL A. SHIRLEY
30689
5/10/16
PROFESSIONAL ENGINEER
"STRUCTURE ONLY"

FOUNDATION PLANS & DETAILS
STEPHEN MILES
28300 CR 14
ROUTT COUNTY CO 80477
OWNER/ CONTRACTOR 512-961-3392

Job #	15014
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Date	25APR16
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