

459^L _EXISTING DRIVEWAY HOUSE PT OF PARCEL 7 RESUBDIVISION OF HIBBERT SUBDIVISION 15.09 AC+/-EXISTING HOUSE DEMOLISHED, EXISTING FOUNDATION TO BE SALVAGED & REUSED NO EXTERIOR GRADING REQUIRED EXISTING SEPTIC SYSTEM TO BE USED EXISTING WELL TO BE USED EXISTING ELECTRIC SERVICE TO BE USED

__ELECTRIC TRANSFORMER

ZONED : AF

SETBACKS : 100 ' FROM CENTERLINE OF PUBLIC ROADS, 50' FROM PROPERTY LINES

PARCEL ID # : 129600007

STREET ADDRESS : 28405 YELLOW JACKET DRIVE, OAK CREEK

LEGAL DESCRIPTION: PT W1/2, SW1/4 SW1/4, SEC 7, T4N, R84W ROUTT CO., COLORADO ROUTT COUNTY, COLORADO AKA PT OF PARCEL 7, RESUBDIVISION OF HIBBERT SUBDIVISION

SITE PLAN

SCALE 1" = 501

NOTE: NO WATER BODIES, RIVERS, STREAMS, LAKES, RESERVOIRS, OR PONDS ARE LOCATED WITHIN 50' OF THE PROPOSED STRUCTURE OR DRIVEWAY.

ALL DISTURBED AREAS TO BE REVEGETATED

ARILYN FISKE
BERTSUBDIVISION
.874.2184

HAROLD GARDNER & MARILYN F

PT OF PARCEL 7, RESUB OF HIBBERTSUBDIN

ROUTT COUNTY, COLORADO

POIL IN CONSTRUCTION INC. 979 2189

Job # 06.019
File 06019C10
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Sheet Number



SHEET I OF 5

ATTICS 40 PSF FLOOR @ SLEEPING ROOMS PASSENGER VEHICLE GARAGE FLOOR EXPOSURE E MAXIMUM SOIL BEARING PRESSURE 800 PSF MINIMUM DEAD LOAD PRESSURE EQUIVALENT FLUID PRESSURE (EFP)

DESIGN VALUES PER SOILS REPORT ON FILE WITH THE RCRBD AT PERMIT NUMBER C-77-046

REGULATORY REQUIREMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION 2003 INTERNATIONAL RESIDENTIAL CODE AND STANDARDS AS ADOPTED BY THE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

LOCAL UTILITY REGULATIONS ALL COUNTY CODES AND ORDINANCES GOVERNING CONSTRUCTION AND CURRENTLY IN EFFECT SHALL APPLY AS REQUIREMENTS FOR CONSTRUCTION. APPLICABLE PROTECTIVE COVENANTS OF THE SUBDIVISION.

O. SPECIAL NOTICE

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

THE PLANS DEPICT THE WORK REQUIRED TO CONSTRUCT A NEW HOME ON AN EXISTING FOUNDATION CONSTRUCTED BY BREZLIN UNDER PERMIT C-77-049. THE ORIGINAL LOG HOME HAS BEEN DEMOLISHED. SALVAGED LOGS WILL BE REUSED. THE EXISTING WELL, SEPTIC SYSTEM AND ELECTRICAL SERVICES WILL BE UPGRADED AS REQUIRED AND REUSED. THE DRIVEWAY EXISTS AND WILL NOT REQUIRE ANY REGRADING. ONLY MINOR REGRADING WILL BE REQUIRED AROUND THE EXISTING FOUNDATION.

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 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 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

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC R321.1)

GENERAL CONTRACTOR IS TO PROVIDE THE OWNER WITH A BOUND COPY OF ALL INSPECTION REPORTS. BUILDING DEPARTMENT CORRESPONDENCE; EQUIPMENT MANUALS, DATED WARRANTIES AND INSTALLATION INSTRUCTIONS: CERTIFICATE OF OCCUPANCY, AND LIEN WAIVERS OR RELEASES FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO FINAL PAYMENT.

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 ANDSCAPING. 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%

ALL NEW 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 BEARING ELEVATIONS SHOWN ARE ASSUMED. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS, BY THE CONTRACTOR, AND WITH THE APPROVAL OF THE ENGINEER, AND THE OWNER.

LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET UNLESS DRAINS OR SWALES ARE PROVIDED THAT ENSURE DRAINAGE AWAY FROM THE STRUCTURE (IRC R401.3).

ALL UTILITY LINES EXIST TO THE BUILDING FROM THE UTILITY CONNECTION AS REQUIRED.

3. CONCRETE

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

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

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.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185 AND SHALL BE LAPPED (1) FULL MESH AT SPLICES AND BE TIED TOGETHER.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR

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

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

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. CONCRETE SHALL BE PLACED WITH A 4" MAXIMUM SLUMP, AND SHALL NOT BE PLACED ON FROZEN, MUDDY OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS.

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

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

CONCRETE FINISH SHALL BE STEEL TROWELED FOR INTERIOR FLOOR SLABS AND BROOM FINISH FOR EXTERIOR WALKS.

4. MASONRY - NO WORK THIS SECTION

ALL STRUCTURAL STEEL AND MISCELLANEOUS EMBEDDED ITEMS SHALL CONFORM TO ASTM A36.

ALL BOLTS (INCLUDING ANCHOR BOLTS) SHALL CONFORM TO ASTM A307.

STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH LATEST PROVISIONS OF AISC "MANUAL OF STEEL CONSTRUCTION".

WELDING OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH "STRUCTURAL WELDING CODE-STEEL", ANSI/AWS D1.1-90.

MINIMUM WELDS TO BE PER AISC AND/OR AWS, BUT NOT LESS THAN 3/16" CONTINUOUS FILLET UNLESS OTHERWISE NOTED. QUALITY CONTROL SHALL BE PER AWS, USE E70XX ELECTRODES. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS, IN AN APPROVED FABRICATOR'S SHOP.

WHEN REQUIRED A QUALIFIED SPECIAL INSPECTOR, SHALL OBSERVE ALL FIELD WELDING OF STRUCTURAL MEMBERS OR CONNECTIONS FOR CONFORMANCE WITH THE APPROVED STRUCTURAL DESIGN. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED REPORT, STATING CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO REQUESTING ROUGH FRAMING INSPECTIONS, OR THE REPORT MAY BE MADE AVAILABLE TO A FIELD INSPECTOR AT THE TIME THE ROUGH FRAMING INSPECTION. SPECIAL INSPECTIONS IF REQUIRED SHALL BE AT THE OWNER'S EXPENSE.

MISCELLANEOUS CLIPS, ANCHORS AND CONNECTORS SHALL BE SIMPSON "STRONG TIE" OR 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.

EXPANSION BOLTS SHALL BE "WEJ-IT", "REDHEAD" OR APPROVED EQUAL. MINIMUM EMBEDMENT SHALL BE 1-1/2" FOR 1/2" DIAMETER BOLTS AND 2" FOR 5/8" DIAMETER BOLTS. EPOXY GROUTED REBAR OR ANCHOR BOLT CONNECTIONS SHALL BE MADE WITH SIMPSON "EPOXY-TIE", AND PER 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' OC (UON) AND BETWEEN 4"-12" OF PLATE ENDS AND CORNERS. PROVIDE (2) ANCHOR BOLTS (MIN) PER PLATE OR SILL. (IRC R403.1.6)

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

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.

ALL STRUCTURAL LOGS SHALL BE SIZED PER PLANS AND GRADED PER TIMBER PRODUCTS INSTITUTE (TPI) IN ACCORDANCE WITH ASTM D-3957-84. ORIGINAL LOG CALCULATINS SPECIFIEC LODGEPOLE PINE Fb = 1100 PSI.

GLUE LAMINATED BEAMS (GL) SHALL BE AITC STRESS RATED TO COMBINATION SYMBOL 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR MULTI SPANS AND CANTILEVERS, ARCHITECTURAL APPEARANCE GRADE.

PREFABRICATED WOOD MEMBERS SHALL BE OF THE TYPE NOTED ON THE PLANS AND SHALL BE MICRO-LAM (LVL), TIMBERSTRAND (LSL), PARALLAM (PSL), OR TJI AS MANUFACTURED BY TRUS-JOIST MACMILLAN. I-JOISTS AND LAMINATED LUMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S

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 AND FLOOR SHEATHING SHALL BE PLACED WITH THE 8'-O" DIMENSION PERPENDICULAR TO THE FRAMING, STAGGER END JOINTS. PLYWOOD FLOOR SHALL BE TONGUE AND GROOVED, AND GLUED AND NAILED AT SUPPORTS. 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 FLOOR SHEATHING WITH 10D RING SHANKS AT 6" OC AT THE EDGES AND 10" 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. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS, BEAMS OR BEARING WALLS. PROVIDE SOLID BLOCKING AT 24" OC UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND AT CENTERLINE OF WALLS RUNNING PERPENDICULAR TO JOISTS. SOLID BLOCKING IN ROOF SYSTEMS SHALL NOT NTERFERE WITH COLD ROOF VENTILATION.

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 WALL PLATE IF PROVIDED WITH FULL WIDTH BLOCKING THROUGH FRAMING SYSTEM.

FIRE BLOCKS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIERS BETWEEN STORIES AND BETWEEN THE TOP STORY AND THE ROOF SPACE. (IRC R602.8)

FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTIONIN TH FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY INTERVALS NOT EXCEEDING 10' 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED HORIZONTAL AND

VERTICAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND

BOTTOM OF THE RUN. 4. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

5. ALL SPACES BETWEEN CHIMNEYS AND FLOOR AND CEILINGS THROUGH WHICH A CHIMNEYS PASS SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. 6. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

FACTORY BUILT CHIMNEYS. FIRE BLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER, GYPSUM BOARD, MINERAL WOOL OR GLASS FIBER. SEE SECTION R602.8.1 FOR ALTERNATE

7. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR

WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVELY TREATED WOOD. EXCEPTION: POSTS OR COLUMNS EXPOSED TO WEATHER OR LOCATED IN BASEMENTS OR CRAWL SPACES, SUPPORTED PIERS OR METAL PEDESTALS PROJECTING 1" ABOVE THE FLOOR AND 8" ABOVE EXPOSED EARTH AND ARE SEPARATED THEREFROM BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (IRC R319.1.4)

ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH EARTH OR SILLS WHICH REST ON A CONCRETE OR MASONRY FOUNDATION, SHALL BE PRESSURE PRESERVATIVELY TREATED WOOD OR FOUNDATION REDWOOD. (IRC R319.1)

FASTENERS IN PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL SILICON BRONZE, COPPER OR STAINLESS STEEL, EXCEPT 1/2" DIAMETER OR LARGER STEEL BOLTS.

FLOOR JOISTS SHALL HAVE 1-1/2" 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. TOP BEARING JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED 3" MINIMUM OR TIED TOGETHER IN AN APPROVED MANNER. (IRC R502.6.1)

NOTCHES ON THE TOP OR BOTTOM OF SOLID LUMBER JOISTS, RAFTERS OR BEAMS SHALL NOT EXCEED 1/6 OF THE JOIST DEPTH, SHALL NOT BE LONGER THAN 1/3 OF THE JOIST DEPTH AND NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN, NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 OF THE JOIST 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 WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. (IRC R502.8 REFER TO I-JOIST MANUFACTURER'S CATALOG FOR ALLOWED HOLE SIZES AND LOCATIONS.

TRIMMER AND HEADER JOISTS AROUND OPENINGS IN FLOORS SHALL BE DOUBLED OR OF EQUIVALENT CROSS SECTION WHEN THE SPAN OF THE HEADER EXCEEDS 4'. THE ENDS OF HEADER JOISTS MORE THAN 6' LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS, UNLESS BEARING ON A BEAM, PARTITION OR WALL.

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.

ENDS OF WOOD GIRDERS OR BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOP, SIDES AND END UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE PRESERVATIVE TREATED WOOD IS USED. (IRC R319.1)

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 101 WIDE.

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, FLASHINGS, WATERPROOFING AND ROOF COVERING AS DETAILED OR SPECIFIED IN THESE DOCUMENTS.

FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USEABLE SPACE BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE PER SECTION R406.1 WITH BITUMINOUS COATING APPLIED PER MANUFACTURER'S INSTRUCTIONS, OR WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISHED GRADE PER SECTION R406.2 WITH 6 MIL VISQUEEN WITH LAPED AND SEALED JOINTS, JIFFY SEAL, 60 MIL BITUTHANE OR RUBBER WALL.

MINIMUM INSULATION REQUIREMENTS:

ROOFS - R-38 BATT, BLOWN-IN CELLULOSE OR 6" CORBOND WALLS - R-19 BATT, BLOWN-IN CELLULOSE OR 3" CORBOND FLOORS - R-19 BATT, BLOWN-IN CELLULOSE OR 3" CORBOND

INSULATION MATERIALS, INCLUDING FACINGS AND VAPOR BARRIERS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. (IRC R316.1)

FOAM PLASTIC INSULATION SHALL COMPLY WITH IRC R314.1

WHEN USED AS A BASE FOR TILE OR WALL PANELS FOR SHOWER WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED, CEMENTUOUS TILE BACKER IS RECOMMENDED. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR BARRIER. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH TABLE R702.3.5.

FOAM PLASTIC INSULATION MAY BE INSTALLED IN ATTIC OR CRAWL SPACES WHERE ENTRY IS MADE ONLY FOR THE SERVICE OF UTILITIES, WHEN THE FOAM PLASTIC INSULATION IS COVERED WITH A MATERIAL SUCH AS 1-1/2" THICK MINERAL FIBER INSULATION, 1/4" THICK PLYWOOD, HARDBOARD OR 3/8" GYPSUM WALLBOARD, CORROSION RESISTANT SHEET METAL HAVING A BASE METAL THICKNESS OF NOT LESS THAN .0160". (IRC R314.2.3)

UNDER-FLOOR OR CRAWLSPACE AREAS SHALL BE VENTILATED BY OPENINGS IN THE EXTERIOR FOUNDATION WALL OR EXTERIOR WALL. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAT 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE LOCATED WITHIN 3 FEET OF EACH CORNER OF SAID BUILDING. OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" OR LESS. (IRC R408.2)

EXCEPTION 2. THE TOTAL AREA OF VENTILATION OPENINGS MAY REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PERMITTED.

EXCEPTION 4. VENTILATION OPENINGS ARE NOT REQUIRED WHERE CONTINUOUSLY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA AND THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL (IRC

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND OTHER SIMILAR SURFACES EXPOSED TO WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE.

EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED SO AS TO BE

ROOF VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. OPEN VALLEY LININGS SHALL CONSIST OF NOT LESS THAN 26 GAGE GALVANIZED STEEL, 28 GAGE STAINLESS STEEL OR 0.0216 NOMINAL COLD ROLLED COPPER. LININGS SHALL BE 24" WIDE MINIMUM AND PLACED OVER 36" WIDE LAYER OF ICE AND WATER SHIELD. CLOSED

VALLEY LININGS (ASPHALT SHINGLES) SHALL BE A 36" WIDE LAYER OF ICE AND

PROVIDE ICE AND WATER SHIELD AT ALL EVES AND RAKES FROM DRIP EDGE TO 2' MINIMUM IN SIDE OF THE EXTERIOR WALL LINE. (IRC 905.2.7.1) IT IS RECOMMENDED TO COVER THE ENTIRE ROOF.

VERTICAL SURFACE INTERSECTIONS PER THE MANUFACTURER'S RECOMMENDATIONS. (IRC 905.2.8) NATURAL VENTILATION OF ALL HABITABLE ROOMS SHALL BE PROVIDED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE

PROVIDE BASE AND CAP, SIDEWALL AND OTHER FLASHINGS AT ALL ROOF AND

FLOOR AREA BEING VENTILATED (IRC SECTION R303.1) EXCEPTION 1. AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CFM PER OCCUPANT. (IRC R303.1)

VENTILATION OF BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS WITHOUT OPERABLE WINDOW PROVIDING 1.5 SQUARE FEET OPENING, SHALL BE PROVIDED BY A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT USE OR 20 CFM CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE DIRECTLY EXHAUSTED TO THE OUTSIDE. (IRC R303.3)

VENTILATION OF ENCLOSED ATTICS RAFTER SPACES SHALL BE PROVIDED, PER IRC SECTION R806.1. ENCLOSED ATTICS OR RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. WHERE EVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE AIR FLOW. A MINIMUM OF 1" SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. PROVIDE 11 OF VENT PER 121-6" OF ROOF SURFACE AT BOTH ENDS. OPENINGS SHALL BE COVERED WITH 1/8" CORROSION RESISTANT MESH. [IRC R806.1]

8. DOORS AND WINDOWS

WATER SHIELD. (IRC R905.2.8.2)

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

3/4" INSULATING GLASS WITH LOE COATING. UNIT U VALUE TO BE 0.42 MIN. ALL OPERABLE UNITS TO BE PROVIDED WITH SCREENS. CLAD COLOR PER OWNER. HABITABLE ROOMS WITHIN DWELLING UNITS SHALL BE PROVIDED WITH

AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA. (IRC R303.1) EXCEPTION 2: THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCURE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED, NOTED "EGRESS REQUIRED" ON THE PLANS, THEY SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FLOOR. (IRC R310.1) OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 24 INCHES (IRC 310.1.2)

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (IRC 310.1.3) EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE

INSIDE OF THE ROOM WITHOUT THE USE OF KEYS AND TOOLS. (IRC 310.1.4)

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

PROVIDE 18" X 24" MINIMUM CRAWL SPACE ACCESS PANEL THROUGH FLOORS OR 16" X 24" MINIMUM THROUGH A PERIMETER WALL. (IRC SECTION R408.3)

AND BUILDING EXTERIOR AS DETAILED, SCHEDULED AND / OR SPECIFIED IN THESE DOCUMENTS. ROOFING MATERIAL TO BE DIMENSIONAL ASPHALT SHINGLES, COLOR DARK GREEN. SIDING TO BE 2X12 ENGLEMANN SPRUCE, NATURAL STAIN COLOR WITHCHINKED JOINTS. TRIM TO BE 2X6 WESTERN RED CEDAR, STAIN COLOR PER

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

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO FINISH ROOMS

12. DEFENSIBLE SPACE

BASED ON "WILDFIRE PROTECTION IN THE WILDLAND URBAN INTERFACE" COLORADO STATE FOREST SERVICE #143-691

REMOVE TREE BRANCHES HANGING WITHIN 15 FEET OF CHIMNEYS - CLEAR WEEDS AND OTHER DEBRIS TO A MINIMUM DISTANCE OF 10 FROM THE BASE OF THE STRUCTURE. USE ONLY LIMITED FOUNDATION PLANTINGS

WITHIN THIS 10 FOOT STRIP. - STACK FIREWOOD UPHILL, OR ON CONTOUR WITH, AND AT LEAST 15 FEET AWAY FROM BUILDINGS. REMOVE FINE FUELS FROM THE VICINITY OF THE FIREWOOD, DO NOT STACK FIREWOOD ON OR BELOW DECKS AND PORCHES. - PLACE (1) 10 POUND ABC CLASS FIRE EXTINGUISHER IN EACH BUILDING. IT IS RECOMMENDED TO HAVE A 50 GARDEN HOSE CONNECTED TO THE WATER HEATER DRAIN IN THE EVENT OF A FIRE EMERGENCY INSIDE THE HOME.

- THIN OUT CONTINUOUS BRUSH AND TREES WITHIN 30 FEET (level) OF ALL STRUCTURES, 40 FEET ON SIDE AND UPHILL SLOPES AND 50 FEET ON DOWN HILL SLOPES (20%) OF ALL STRUCTURES. ADEQUATE THINNING IS REACHED IN THIS "DEFENSIBLE SPACE" WHEN TREE CROWNS ARE AT LEAST 10 FEET DISTANT ON ALL SIDES. ISOLATED CLUMPS MAY BE PERMITTED IF THE 10 FOOT MINIMUM DISTANCE IS INCREASED. REMOVE ALL DEAD VEGETATION, BRUSH AND TREES

- PRUNE DEAD LIMBS TO A HEIGHT OF 10 FEET FROM THOSE TREES REMAINING WITHIN(2) TREE HEIGHTS OF ALL STRUCTURES. IN THIS SAME AREA, PRUNE LIVE BRANCHES TO 10 FEET FROM AT LEAST 1/2 OF THOSE TREES

- TREES SHOULD BE THINNED HEAVILY IN THE "DEFENSIBLE SPACE", MODERATELY IN THE TRANSITION ZONE AND CONTINUE NORMAL FOREST THINNING IN THE SURROUNDING FOREST. IF THINNING IN THE SURROUNDING FOREST IS NOT PLANNED, OR POSSIBLE, THE "DEFENSIBLE SPACE" AREA SHOULD BE DOUBLED.C A - INCORPORATE "DEFENSIBLE SPACE" THINNING ALONG DRIVEWAYS. - CONTACT THE COLORADO STATE FOREST SERVICE, 879.0475, FOR REQUIRED

"DEFENSIBLE SPACE" INSPECTIONS. - POTABLE WATER SYSTEM HOLDING TANKS, WHEN PROVIDED, SHOULD BE PROVIDED WITH A 6" STANDPIPE WITH 90 DEGREE ELBOW WITH 6" NST MALE FITTING AND CAP. PERMANENTLY MARK STANDPIPE. - FIRE PROTECTION CISTERNS MAY BE REQUIRED, VERIFY WITH LOCAL FIRE

PROTECTION DISTRICT. 13. ENERGY EFFICIENCY

COMPLIANCE WITH THIS CHAPTER IS NOT REQUIRED IN ROUTT COUNTY.

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO INSTALL ALL FLOOR DRAINS, PLUMBING, RELATED FIXTURES, GAS PIPING AND RADON GAS VENT PIPING. ALL WORK SHALL COMPLY WITH THE IPC, STATE AND LOCAL CODES AND

VENTING SHALL COMPLY WITH IRC CHAPTER 31.

WATER SUPPLY AND DISTRIBUTION SHALL COMPLY WITH IRC CHAPTER 29. SANITARY DRAINAGE SHALL COMPLY WITH IRC CHAPTER 30.

ROUTT COUNTY IS LISTED IN ZONE 2, MODERATE POTENTIAL FOR RADON PER FIGURE AF101. CRAWL SPACE FOUNDATIONS ARE RECOMMENDED TO COMPLY WITH APPENDIX F "RADON CONTROL METHODS".

THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL

PLUMBING FIXYURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH NO WATER CLOSET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO

ANY SIDEWALL OR OBSTRUCTION. THE CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE NOT LESS THAN 21" (IRC R307.1). PROVIDE ELONGATED BOWLS UNLESS OTHERWISE NOTED. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES OF INTERIOR CROSS SECTIONAL AREA AND SHALL NOT BE LESS THAN 30" IN

MINIMUM DIMENSION. (IRC P2708) SHOWER FLOORS AND WALLS ABOVE BATHTUBS

FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF 6'-0"

WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE

PROVIDE BARBEQUE GRILL GAS SERVICE LINE WITH SHUT OFF VALVE

MINIMUM ABOVE THE FLOOR. (IRC R307.2) PROVIDE FROST PROOF HOSE BIBB AT THE FRONT AND BACK OF THE HOUSE.

LOCATED PER THE OWNER. APPLIANCES AND EQUIPMENT USED FOR HEATING WATER OR STORING HOT WATER SHALL BE PROTECTED BY A PRV AND TRV OR COMBINATION P/TRV PER IRC SECTION P2803 SHALL NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM THE DISCHARGE SHALL BE THROUGH AND AIR GAP TO AN INDIRECT WASTE RECEPTOR OR OTHER APPROVED MEANS (IRC P2803.6.1)

THIS HOUSE IS PROPOSED FOR SEASONAL USE, THEREFORE THE WATER DISTRIBUTION SYSTEM SHALL BE INSTALLED TO DRAIN TO THE FIXTURE OR BACK TO A CENTRAL LOCATION. PROVIDE A DRAIN VALVE AND FLOOR DRAIN AT THIS

15. MECHANICAL

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL VENTILATION, HEATING AND AIR CONDITIONING EQUIPMENT; DUCTING AND ALL RELATED CONTROLS. ALL WORK SHALL COMPLY WITH THE IMC, STATE AND LOCAL CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S PRINTED INSTRUCTIONS AND LOCAL CODES.

THE MECHANICAL 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. MECHANICAL CONTRACTORS TO PROVIDE ADDITIONAL DRAWINGS, SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED BY FEDERAL, STATE, OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION.

HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF IRC CHAPTER 14.

EXHAUST SYSTEMS SHALL BE INSTALLED PER IRC CHAPTER 15.

DUCT SYSTEMS SERVING HEAT, COOLING AND VENTILATION EQUIPMENT SHALL BE FABRICATED IN ACCORDANCE WITH THE PROVISIONS OF IRC CHAPTER MI601.1.

GRAVITY VENTED, AT THE LOCATION NOTED ON PLANS. EVERY CHIMNEY, FLUE OR VENT SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. (IRC R905.1.4.3)

PROVIDE COLORADO PHASE III CERTIFIED FREE STANDING WOOD STOVE,

CHIMNEYS SHALL EXTEND AT LEAST 3' ABOVE THE ROOF AND AT LEAST 2' MINIMUM HIGHER THAN ANY PORTION OF THE BUILDING WITHIN WITHIN A HORIZONTAL DISTANCE OF 10 FEET.

STORAGE CLOSET, WATER HEATERS INSTALLED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. DIRECT VENT WATER HEATERS ARE NOT REQUIRED TO BE INSTALLED WITHIN AN ENCLOSURE. (IRC SECTION 2005.2)

FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A

LPG APPLIANCES MAY BE INSTALLED IN A PIT OR BASEMENT PROVIDED AN APPROVED SENSING DEVICE IS INSTALLED (M1307.1.1 SUPPLEMENT)

- THE APPLIANCES SHALL BE INSTALLED WITH THE PILOTS AND BURNERS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL. THERE SHALL BE INSTALLED AN APPROVED GAS DETECTION DEVICE THAT IS INTERLOCKED TO AN APPROVED SOLENOID VALVE LOCATED SO AS TO SHUT OFF THE SUPPLY OF GAS TO THE BUILDING IN THE EVENT OF AN ALARM. - THERE SHALL BE INSTALLED AN APPROVED EXHAUST SYSTEM FOR THE PURPOSE OF REMOVING UNBURNED GASES (SIZE SYSTEM TO PROVIDE (5) AIR CHANGES PER HOUR! THE EXHAUST SYSTEM SHALL BE INTERLOCKED SO AS TO OPERATE AUTOMATICALLY IN THE EVENT OF AN ALARM.

16. ELECTRICAL

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL ALL WIRING AND RELATED FIXTURES. ALL WORK SHALL COMPLY WITH THE 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.

MOUNT METER SOCKET AT 5'-6" ABOVE FINISHED GRADE, PER DETAIL SHEETS DS-4-3A AND DS-4-6, PROVIDED BY YVEA. THE YVEA "REDLINED" METER SOCKET LOCATION SHALL TAKE PRECEDENCE OVER METER LOCATION NOTED ON THE

VERIFY THE SERVICABILITY AND ADEQUATE CAPACITY OF THE EXISTING ELECTRICAL SYSTEM EPAIR AS REQUIRED.

SERVICE PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITIBLE MATERIALS, SUCH AS CLOTHES CLOSETS OR IN BATHROOMS. (NEC 240.24d&e) SERVICE CONDUCTORS AND EQUIPMENT TO BE SIZED PER IRC CHAPTER

ALL 125 VOLT, SINGLE PHASE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS AND WITHIN 6' OF THE KITCHEN SINK OR WET BARS, (EXCEPT DEDICATED USES) SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED FOR PERSONAL. RECEPTACLES IN GARAGES TO BE MOUNTED 42" MINIMUM ABOVE FINISHED FLOOR.

RECEPTACLES ABOVE COUNTERS IN KITCHEN SHALL BE SPACED NOT MORE THAN 4 FEET OC AND WITHIN 2 FEET OF EACH END, INCLUDING ISLANDS AND PENINSULARS, PROVIDE A MINIMUM OF (1) RECEPTACLE PER COUNTER SPACE > 12

A MINIMUM OF (2) 20 AMP BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN THE KITCHEN, PANTRY BREAKFAST AREA AND DINING AREAS. THE KITCHEN COUNTER TOP RECEPTACLES SHALL BE SERVED BY NOT LESS THAN (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. (IRC E3603.2)

A MINIMUM OF (1) 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE

RECEPTACLES LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLES LOCATED IN THE LAUNDRY AREA. A MINIMUM OF (1) 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE

FRONT AND AT THE BACK OF EACH DWELLING.

RECEPTACLES LOCATED IN THE BATHROOM AND SHALL SERVE ONLY RECEPTACLES LOCATED IN THE BATHROOM. PROVIDE AT LEAST (1) RECEPTACLE OUTLET IN WEATHER PROOF HOUSING,

ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 61-6"ABOVE GRADE AT THE

LUMINAIRE INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE MOUNTED OR RECESSED INCANDESCENT LUMINAIRES WITH CLOMPLETELY ENCLOSED LAMP AND SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES. SURFACE MOUNTED INCANDESCENT OR FLUORESCENT LUMINAIRES SHALL BE MOUNTED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE FIXTURE AN THE NEAREST POINT OF A STORAGE AREA. RECESSED INCANDESCENT OR FLUORESCENT LUMINAIRES SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM OF 6 INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE AREA. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES AND LAMP HOLDERS ARE NOT PERMITTED. (E903.11)

PROVIDE DEDICATED 15 AMP CIRCUIT FOR REFRIGERATORS AND FREEZERS.

SEE DESIGN DRAWINGS BY OTHERS FOR ELECTRIC BASEBOARD SIZES AND

PROVIDE 40 GALLON QUICK RECOVERY ELECTRIC WATER HEATER AT LOCATION

SHOWN ON PLANS. WRAP WATER HEATER WITH R7 (MIN) INSULATION BLANKET. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1 EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE

NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT

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

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Job # 06.019 File 06019A00 Date 27JUL06

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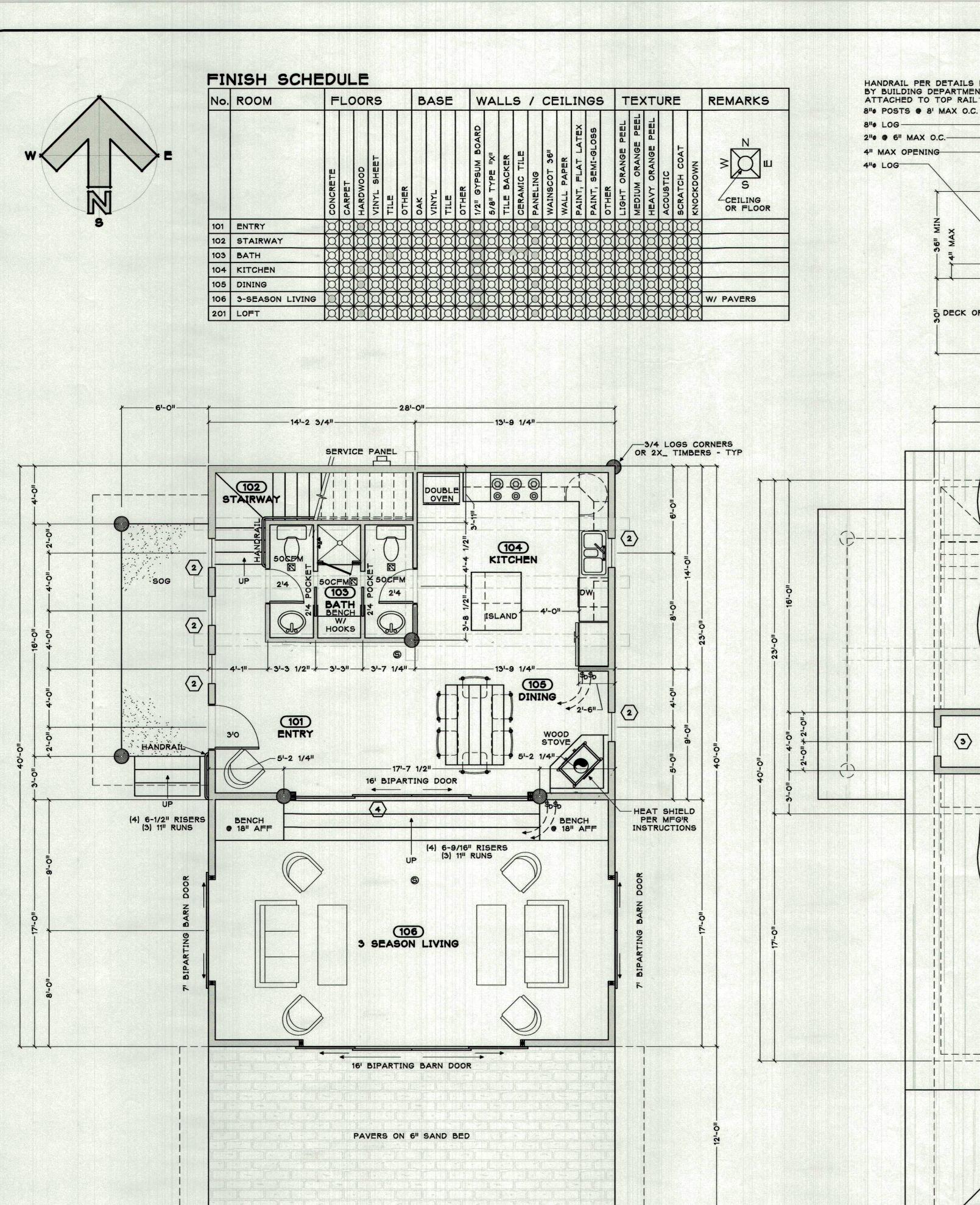
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PAVILION FLOOR PLAN

3/16" = 1'-0"

SEE IRC SECTIONS R316 FOR GUARD REQUIREMENTS AND SPECIFICATIONS
GUARDRAIL MUST NOT PASS A 4" SPHERE
GUARD REQUIRED WHEN DECK, PORCH OR BALCONY TO GRADE OR FLOOR BELOW EXCEEDS 30" HANDRAIL PER DETAILS PROVIDED BY BUILDING DEPARTMENT ATTACHED TO TOP RAIL 8" POSTS @ 8" MAX O.C. -2"# @ 6" MAX O.C.-DECK OR BALCONY-

SEE IRC SECTION 314.1 FOR STAIRWAY REQUIREMENTS AND SPECIFICATIONS SEE IRC SECTION 315.1 FOR HANDRAIL REQUIREMENTS AND SPECIFICATIONS DETAILS SHOWN ARE RECOMMENDED FOR EXTERIOR USE - OTHER DETAILS MAY BE ACCEPTABLE

1/2" = 1'-0"

EGRESS

-51 HEADROOM

OPEN TO BELOW

OPEN TO BELOW

-12'-5 1/2"-

LOG GUARD

LOG GUARD

2

HANDRAIL IS REQUIRED @ STAIRWAY REFER TO DETAILS PROVIDED BY LOCAL BUILDING DEPARTMENT SEE STAIRWAY / HANDRAIL DETAIL FOR RISER DETAILS NOT SHOWN

7" MAXIMUM RISERS RECOMMENDED 11" MINIMUM RUN RECOMMENDED

SECURELY ATTACH STRINGER & POSTS
TO CONCRETE LANDING OR PIERS

LOG GUARDRAIL DETAIL -STAIRWAY / HANDRAIL DETAIL

WINDOW SCHEDULE						
ITEM	MODEL No.	QTY	ROUGH OPENINGS	HEADER	EGRESS	TEMPID
1	CC 2848	2	2' 4-3/4 W X 4' 0-1/2" H	VERIFY	x	×
2	DCS 2020	7	2'-1 7/8" W X 4' 1-3/4" H	6'-10"		
3	DCS 2014	2	2' 1-7/8 W X 3' 0-1/2" H	6'-10"	Х	×
4	CFSD 160610	11	15' 9-1/2"W X 6'-11" H	6'-11"	х	X

NOTE:
ALL WINDOWS ARE SEMCO INSULATED LOE GLAZING W/ ARGON
CLAD COLOR PER OWNER
ALL OPERABLE UNITS TO BE PROVIDED W/ SCREENS

CONSTRUCTION TYPE : VB OCCUPANCY : R3

BUILDING AREAS :

MAIN LEVEL FINISHED : 644 UPPER LEVEL FINISHED : 126 3 SEASON LIVING 476 PORCH : 336

PORCH : 96 TOTAL : 1,678 Sheet Number

File 06019A10 Date 16AUG06

Checked JMH

Rel'd 18AUG06

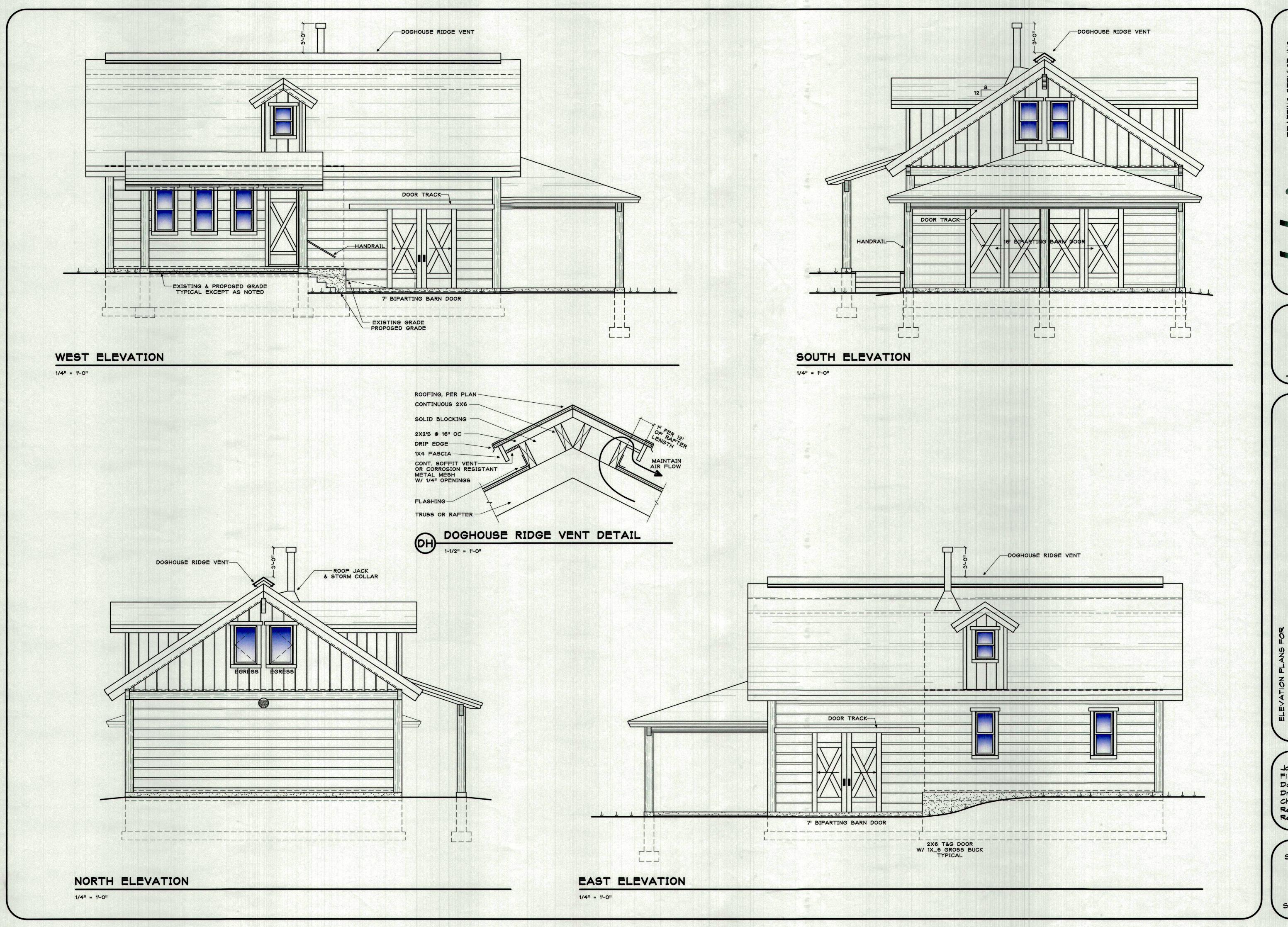
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LOFT FLOOR PLAN 3/16" = 1'-0"

-12'-5 1/2"-



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GARDNER & MARILYN FISKE

CEL 7, RESUB OF HIBBERT SUBDIVISION

NTY, COLORADO

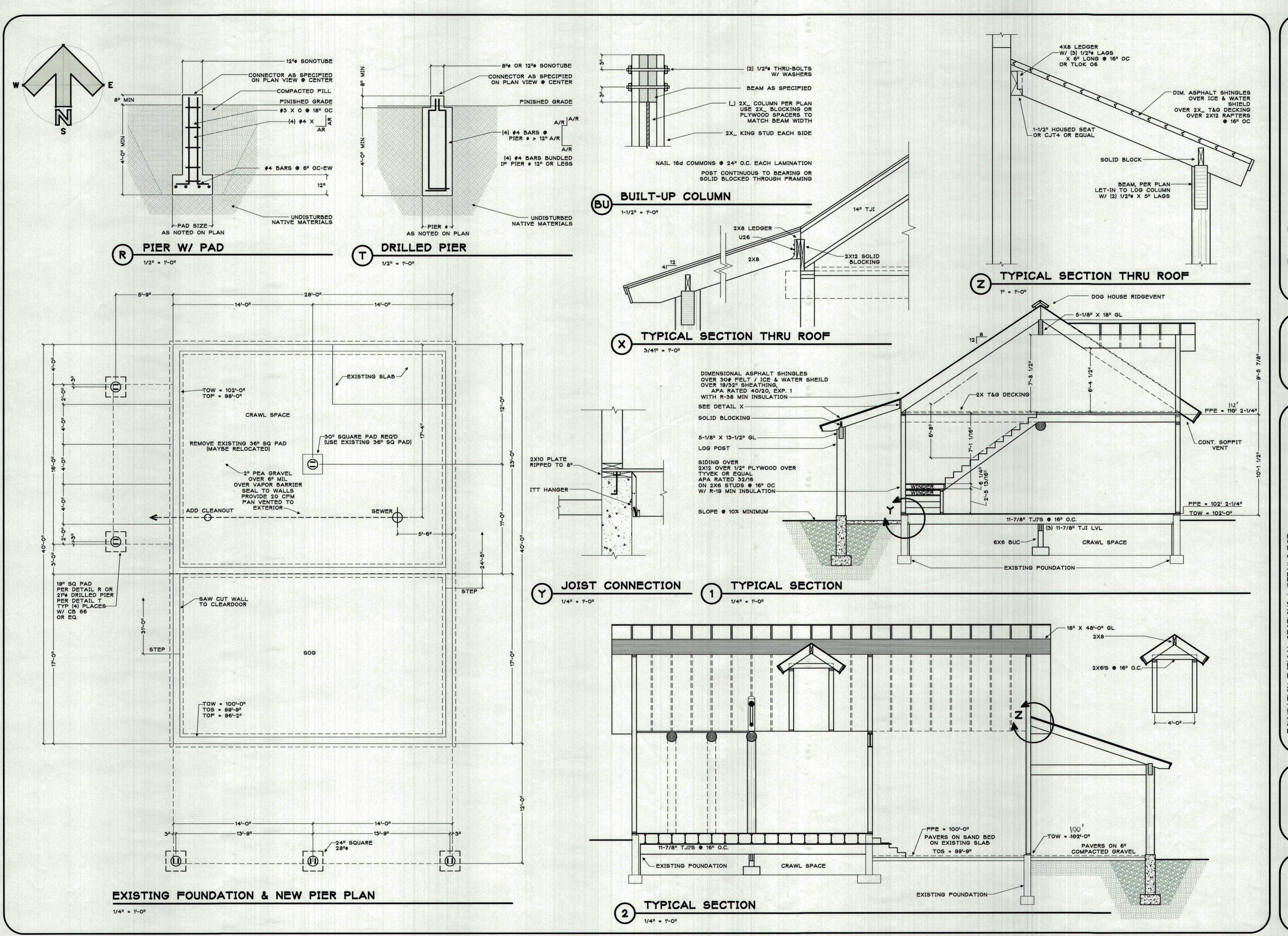
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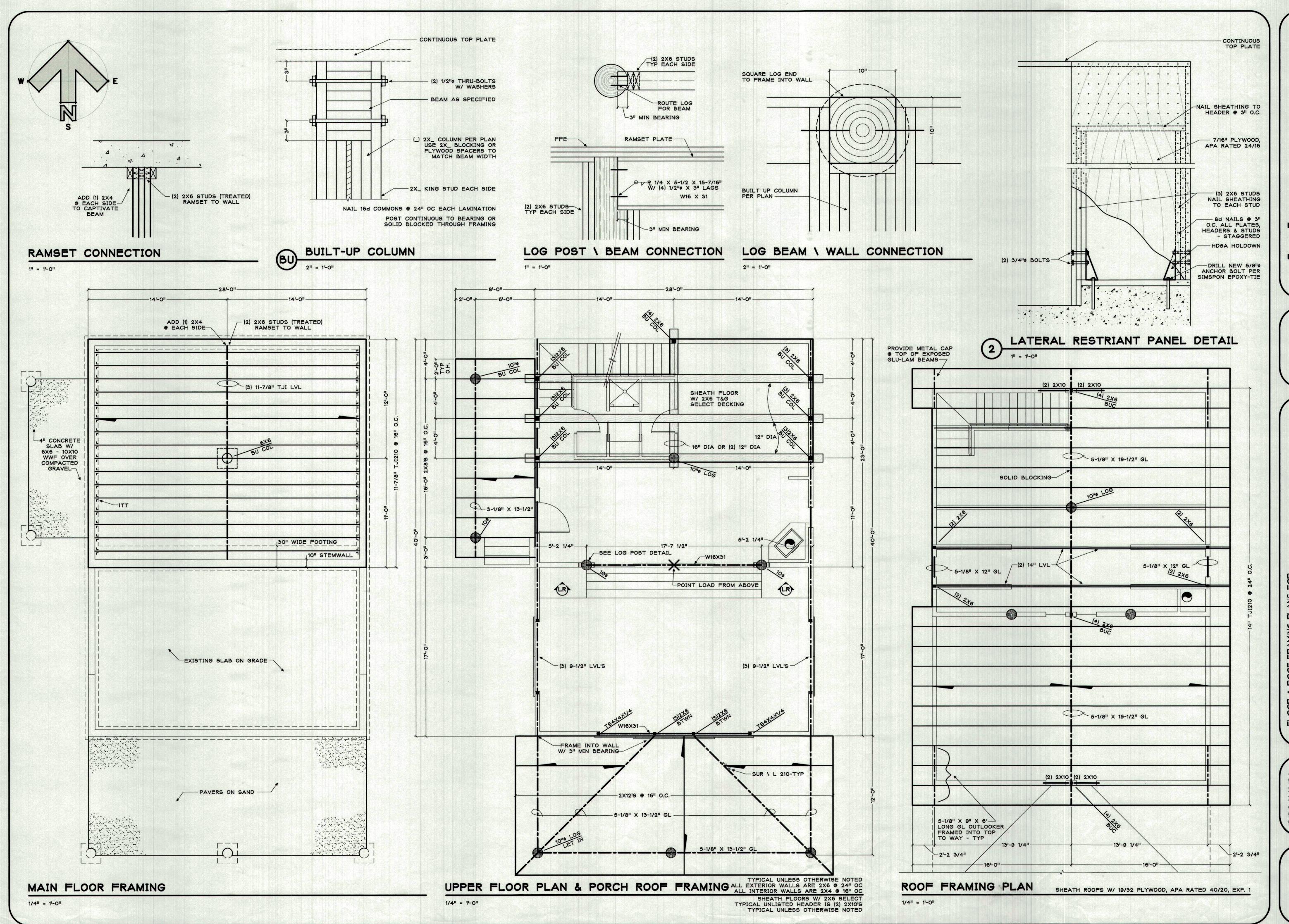
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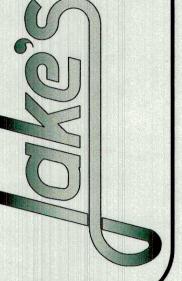


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