

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

SOUNDING LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORIES	SUBJECT TO DAMAGE FROM WIND	WIND DESIGN TEMPERATURE	ICE SHIELD REQD	FLOOD HAZARD	AIR FREEZE INDEX	MEAN ANNUAL TEMPERATURE
A/A	40	B	SEVERE	48"	NONE	NONE	-15°	YES
							FIRM 4FEET05	2234°
								40°F

LIVE LOADS USED IN DESIGN

ROOF	25 PSF
ATTICS	20 PSF
FLOORS	40 PSF
FLOOR & SLEEPING ROOMS	30 PSF
PASSENGER VEHICLE GARAGE FLOOR	30 PSF
PORCH	60 PSF
WIND	EXPOSURE B
MAXIMUM SOIL BEARING PRESSURE	3,000 PSF
MINIMUM DEAD LOAD PRESSURE	800 PSF
EQUIVALENT FLUID PRESSURE (EPF)	45 PSF

DESIGN VALUES PER SOILS REPORT ON FILE WITH THE RCGRD AT PERMIT NUMBER G-17-046

REGULATORY REQUIREMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION 2015 INTERNATIONAL RESIDENTIAL CODE AND STANDARDS AS ADOPTED BY THE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT. 2015 NEC. 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.

0. SPECIAL NOTICE

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

THE PLANS DEPICT THE WORK REQUIRED TO INFILL AN EXISTING VAULTED CEILING AREA WITH A FLOOR TO PROVIDE A MASTER BEDROOM AND CLOSET. BATHROOM MODIFICATIONS WERE RECENTLY DONE UNDER SEPARATE PERMIT FOR CASEY BOURQUE. PERMIT NUMBER B-20-151. THE PLANS PROVIDED WERE ORIGINALLY DONE FOR HAROLD GARDNER & MARILYN FISKE UNDER PERMIT B-01-214. MODIFICATIONS OR ADDITIONS FOR THIS PERMIT ARE SHOWN IN REVISION CLOUDS TO DISTINGUISH NEW WORK FROM EXISTING.

NO ADDITIONAL FOUNDATION OF ROOF FRAMING WORK IS REQUIRED; THE EXISTING MOOD STOVE END WILL BE RELOCATED TO THE LIVING ROOM TO BETTER UTILIZE THE EXISTING CHIMNEY.

1. GENERAL REQUIREMENTS

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

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE INTERFACE BETWEEN ALL TRADES AND SUBCONTRACTORS, SO AS TO PRESENT A COMPLETE AND FINISHED PRODUCT.

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

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

ALL CONTRACTORS SHALL CARRY WORKMANS COMPENSATION, CONTRACTORS LIABILITY, PERSONAL INJURY AND COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. GENERAL CONTRACTOR TO CARRY "BUILDERS RISK" INSURANCE, OWNER TO CARRY FIRE INSURANCE ON THE COMPLETED STRUCTURE.

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

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

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.

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 JAKES DRAFTING SERVICE, INC.

2. SITE WORK - NO WORK REQUIRED

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

3. CONCRETE - NO WORK REQUIRED

4. MASONRY

REMOVE EXISTING HEAT SHIELD BEHIND WOOD STOVE, REPLACE HEAT SHIELD AT NEW LOCATION THE STOVE MANUFACTURERS WRITTEN INSTRUCTIONS.

5. METALS

ALL STRUCTURAL STEEL AND MISCELLANEOUS EMBEDDED ITEMS SHALL CONFORM TO ASTM A36. ALL BOLTS (INCLUDING ANCHOR BOLTS) SHALL CONFORM TO ASTM A307.

IF REQUIRED, WELDING OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH "STRUCTURAL WELDING CODE-STEEL", AWS/AWS D 1.1-1-90.

MINIMUM WELDS TO BE PER AWS 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 FABRICATORS SHOP.

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 "WEL-L-TIE", "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 SILL PLUS FULL NUT PENETRATION WITH WASHER. ANCHOR BOLTS SHALL BE PLACED AT 4' OC (MIN) AND BETWEEN 4'-1'2" OF FLAT ENDS AND CORNERS. PROVIDE (2) ANCHOR BOLTS (MIN) PER PLATE OR SILL. (RC 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) S4S, 12 OR BETTER. ALL SOLID TIMBER BEAMS AND POSTS SHALL BE S-DRY DOUGLAS FIR OR LARCH (DF-L) S4S, 11 OR BETTER.

ALL STRUCTURAL LOGGS SHALL BE SIZED PER PLANS AND GRADED PER TIMBER PRODUCTS INSTITUTE (TP) IN ACCORDANCE WITH ASTM D-3957-84. ORIGINAL LOG CALCULATING SPECIFIC LOGSCHEDULE FINE FS - 1100 FSL.

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 MOOD MEMBERS SHALL BE OF THE TYPE NOTED ON THE PLANS AND SHALL BE MICRO-LAM (LVL), TIMBERSTRAND (LSL), PARALLAM (PSL), OR T-J AS MANUFACTURED BY TRUS-JOIST MACMILLAN. JOISTS AND LAMINATED LUMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

ALL SOLID MOOD 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.

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 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 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.

EACH END OF A HEADER SHALL HAVE A MINIMUM BEARING LENGTH OF 1'-1/2" FOR THE FULL WIDTH OF THE HEADER. LVL HEADERS SHALL HAVE A MINIMUM BEARING LENGTH OF 3' FOR THE FULL WIDTH OF THE HEADER. PROVIDE DOUBLED "KING STUDS" AT ALL OPENINGS OVER 10" WIDE.

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

7. THERMAL AND MOISTURE PROTECTION

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

THE EXISTING THERMAL BARRIERS WILL NOT BE IMPACTED OR COMPROMISED. NO ADDITIONAL WORK IS REQUIRED.

8. DOORS AND WINDOWS

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 LOW COATINGS UNTIL U VALUE TO BE 0.32 MAXIMUM. ALL OPERABLE UNITS TO BE PROVIDED WITH SCREENS, GLAD COLOR DARK GREEN TO MATCH EXISTING.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED, NOTED "EGRESS" ON THE PLANS, THEY SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FLOOR.

THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS AND TOOLS.

9. FINISHES

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

12. DEFENSIBLE SPAGE - NO WORK THIS SECTION

13. ENERGY EFFICIENCY

ALL PROPOSED WORK IS WITHIN THE EXISTING THERMAL ENVELOPE, NO ADDITIONAL WORK IS REQUIRED.

14. PLUMBING - NO WORK THIS SECTION

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.

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.

VERIFY THE SERVICEABILITY AND ADEQUATE CAPACITY OF THE EXISTING ELECTRICAL SYSTEM RIR AS REQUIRED.

SERVICE PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITIBLE MATERIALS, SUCH AS CLOTHES CLOSETS OR IN BATHROOMS. (NEC 240.24(d)) SERVICE CONDUCTORS AND EQUIPMENT TO BE SIZED PER IRC CHAPTER 35

ALL 125 VOLT, SINGLE PHASE RECEPTACLES INSTALLED IN BEDROOMS AND CLOSETS SHALL BE ARC FAULT PROTECTED.

LUMINAIRE INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE MOUNTED OR RECESSED INCANDESCENT LUMINAIRES WITH COMPLETELY 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 AND 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. (E4003.1.1)

SEE DESIGN DRAWINGS BY OTHERS FOR ELECTRIC BASEBOARD SIZES AND LOCATIONS.

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 BEDROOM. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRANKL 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.

SPECIAL NOTICE

ANY DISCREPANCY IN DIMENSIONS AND/OR DRAWINGS AND/OR GRAPHIC REPRESENTATION AND/OR FIELD MEASUREMENTS SHALL BE BROUGHT TO THE ATTENTION OF JAKES 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 JAKES 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 JAKES DRAFTING SERVICE, INC. THAT HE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE. THE CONTRACTOR OR OWNER HAS RESTRICTED JAKES DRAFTING SERVICE, INC.'S SCOPE OF PROFESSIONAL SERVICES, IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER, JAKES DRAFTING SERVICE, INC. HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDERS PLANS" TO THE FIELD CONDITIONS ENCOUNTERED, AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDERS PLANS". IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE ARE NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY JAKES DRAFTING SERVICE, INC. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE JAKES DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR THE CONSEQUENCES.

DUTY OF COOPERATION

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

DISCLAIMER

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

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

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 23 THRU 41 OF THE 2018 IRC, THE 2011 NEC, STATE AND LOCAL CODES AND ORDINANCES.

THE ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE SYSTEMS AS WELL AS THE EXECUTION OF THE WORK ACCORDING TO ACCEPTED STANDARDS OF ENGINEERING, WORKMANSHIP AND REGULATORY REQUIREMENTS. ELECTRICAL CONTRACTORS TO PROVIDE ADDITIONAL DRAWINGS, SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED BY FEDERAL, STATE OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION.

ALL BRANCH CIRCUITS INSTALLED IN BEDROOMS OR CLOSETS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (E3902.16) BATHS AND GARAGES ARE EXEMPT FROM THIS REQUIREMENT.

LUMINAIRE INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCES, SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES AND SURFACE MOUNTED FLUORESCENT OR LED LUMINAIRES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE STORAGE AREA. SURFACE MOUNTED INCANDESCENT OR LED 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 AND THE NEAREST POINT OF A STORAGE SPACE. RECESSED INCANDESCENT, LED 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. (E4003.1.2)

SEE DESIGN DRAWINGS BY OTHERS FOR ELECTRIC BASEBOARD SIZES AND LOCATIONS.

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.1. (R314.1)

WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (R314.2.2)

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (R314.3)

1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRANKL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLINGS UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.

SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3. (R314.3.1)

16. ELECTRICAL continued

1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6046 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. 3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. (R314.4)

EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRANKL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2. (R315.2)

WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (R315.2.2)

CARBON MONOXIDE ALARMS IN DWELLINGS UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM. (R315.3)

COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS. (R315.4)

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. (R315.5)

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ANY DEVIATION FROM THESE PLANS IS EXPRESSLY FORBIDDEN WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY JAKES 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 JAKES DRAFTING SERVICE, INC. THAT HE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE. THE CONTRACTOR OR OWNER HAS RESTRICTED JAKES DRAFTING SERVICE, INC.'S SCOPE OF PROFESSIONAL SERVICES, IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER, JAKES DRAFTING SERVICE, INC. HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDERS PLANS" TO THE FIELD CONDITIONS ENCOUNTERED, AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDERS PLANS". IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE ARE NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY JAKES DRAFTING SERVICE, INC. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE JAKES DRAFTING SERVICE, INC. OF RESPONSIBILITY FOR THE CONSEQUENCES.

DUTY OF COOPERATION

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

DISCLAIMER

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

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

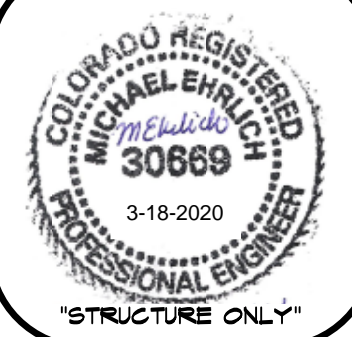
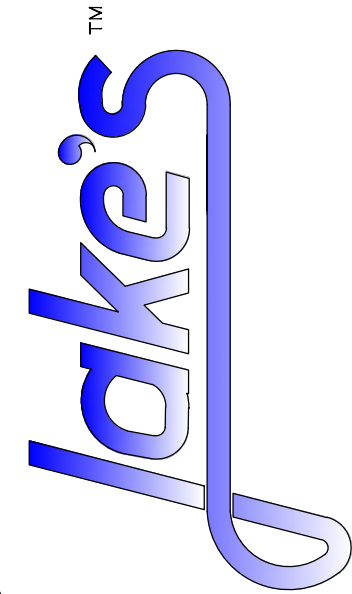
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ENGINEERED DRAWINGS

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

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



SPECIFICATIONS FOR  
**the CASEY BOURQUE RESIDENCE**