SNAKE RIVER CONSTRUCTION, INC.
970.846.2301

JOE PATRICK ROBBINS
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DWN BY:
JPR / BWR

P.U.D SUBMITTAL

11/04/19 INITIAL
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BUILDING PERMIT ISSUE:
08/13/2020

COLUMBINE CABIN

A NEW PLAN FOR THE
HOME RANCH
27315 HOME RANCH ROAD
ROUTT COUNTY, COLORADO

~SHEET INDEX~

~PROJECT DESCRIPTION~

~REMODEL AND ADDITION OF
SINGLE FAMILY HOME WITH ATTACHED GARAGE
~TYPE V CONSTRUCTION
~OCCUPANCY TYPE: RESIDENTIAL GROUP R~3

~USE BREAKDOWN~

~PRINCIPLE USE: SINGLE FAMILY RESIDENCE. 1 UNIT
~ACCESSORY USE(S): NONE

~ZONING DISTRICT ~

~OUTDOOR RECREATION ~ PLANNED UNIT DEVELOPMENT

~PROPOSED ADDITIONAL SQUARE FOOTAGE~

~MAIN LEVEL ~
LIVING ~ 572 SQ. FT. NEW
PORCH ~ 532 SQ. FT. NEW
GARAGE ~ 784 SQ. FT. NEW
~UPPER LEVEL ~
PARTIAL FINISH/STORAGE ~ 691 SQ. FT.

~TOTAL ALL PROPOSED~
2579 SQ. FT.

~CODE COMPLIANCE~

~2015 INTERNATIONAL RESIDENTIAL CODE
~SEE SHEET OS-1.0 FOR IECC CODE COMPLIANCE

LEGAL DESCRIPTION

PL PARCEL ONE (PART OF PIN 919274001):
A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF ROUTT COUNTY ROAD 60: TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO TH P.M., COUNTY OF ROUTT, STATE OF COLORADO P.M., COUNTY OF ROUTT, STATE OF COLORADO ORIGINAL SURVEY RESURVEY
SECTION 27: E1/2E1/2 TRACT 86
SECTION 27: S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4 TRACT 87
SECTION 27: SW1/4NE1/4, W1/2SE1/4, SE1/4SW1/4 TRACT 88
SECTION 27: N1/2SW1/4 TRACT 89
SECTION 34: NE1/4NE1/4 TRACT 122
EXCEPTING AND EXCLUDING THEREFROM:
THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED IN BOOK 216 AT PAGE 437; BOOK 264 AT PAGE 385; BOOK 329 AT PAGE 94; AND BOOK 341 AT PAGE 484.
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (PIN 919271001):
PARCEL A:
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

PARCEL B:
A 40 FOOT WIDE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT BEING 20 FEET ON EACH SIDE OF THE EXISTING ROAD CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF COUNTY ROAD NO. 129 (ELK RIVER ROAD) FROM WHICH AP 2 TRACT 89 BEARS S 21°35'43" W, 481.81 FEET;
THENCE N 64°49'07" E, 50.85 FEET;
THENCE N 45°01'24" E, 276.48 FEET;
THENCE N 46°47'31" E, 90.99 FEET;
THENCE N 54°12'52" E, 67.50 FEET;
THENCE N 66°33'42" E, 91.55 FEET;
THENCE N 76°58'42" E, 131.51 FEET;
THENCE N 71°26'20" E, 83.68 FEET;
THENCE N 68°06'37" E, 121.84 FEET;
THENCE N 61°56'09" E, 89.72 FEET;
THENCE N 44°19'23" E, 55.28 FEET;
THENCE N 28°02'00" E, 102.42 FEET;
THENCE N 38°23'50" E, 80.75 FEET;
THENCE N 43°16'11" E, 85.27 FEET;
THENCE N 46°35'18" E, 154.39 FEET;
THENCE N 35°41'34" E, 74.64 FEET;
THENCE N 38°10'33" E, 80.83 FEET;
THENCE N 44°35'54" E, 218.58 FEET;
THENCE N 51°28'05" E, 48.70 FEET;
THENCE N 72°35'36" E, 59.30 FEET;
THENCE N 80°27'45" E, 313.00 FEET;
THENCE N 82°25'40" E, 115.28 FEET;
THENCE N 56°47'36" E, 74.28 FEET;
THENCE N 55°39'47" E, 118.43 FEET;
THENCE N 62°00'22" E, 58.40 FEET;
THENCE N 81°38'20" E, 48.20 FEET;
THENCE S 81°29'14" E, 54.60 FEET;
THENCE S 65°43'59" E, 142.07 FEET;
THENCE S 73°03'43" E, 225.34 FEET TO THE POINT OF TERMINATION AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED TRACT FROM WHICH THE SW CORNER OF SAID TRACT BEARS S 01°13'00" W, 1137.03 FEET.
BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE GOVERNMENT BRASS CAPS FOUND FOR AP 4 AND AP 5 OF TRACT 87 BEING N 00°06'52" W.
COUNTY OF ROUTT, STATE OF COLORADO

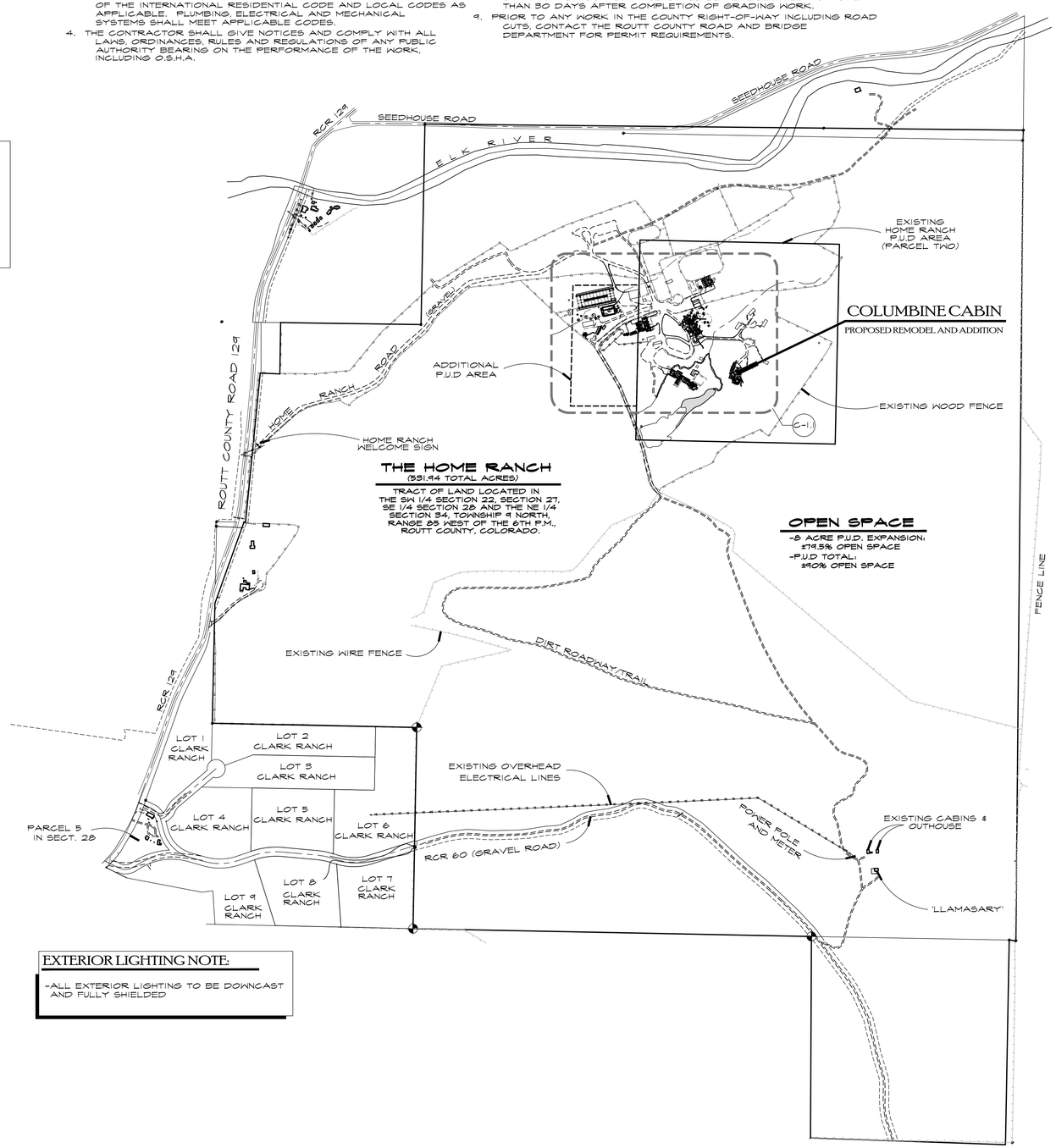
PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING NORTH OF THE CENTERLINE OF ELK RIVER (MORE PARTICULARLY DEFINED IN THAT CERTAIN AFFIDAVIT AND AGREEMENT RECORDED IN BOOK 455 AT PAGE 582, (ROUTT COUNTY RECORDS), AND THAT PORTION OF TRACT 78 LYING SOUTH OF THE CENTERLINE OF SEED HOUSE ROAD.
EXCEPTION AND EXCLUDING THEREFROM:
THAT CERTAIN TRACT OF LAND CONVEYED BY DEED RECORDED IN BOOK 338 AT PAGE 130.

PARCEL FOUR (PIN 919272002): A TRACT OF LAND LOCATED IN THE NW1/4NW1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.
(DESCRIBED UNDER THE RESURVEY AS TRACT 90) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT ANGLE POINT #3 OF SAID TRACT 90,
THENCE N 89°15'00" E 203.93 FEET ALONG THE SOUTH LINE OF SAID TRACT 90,
THENCE N 03°02'00" E 68.98 FEET TO A POINT OF CURVATURE,
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N 06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF GLEN EDEN TOWNHOUSES, PHASE I;
THENCE ALONG A CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS S 80°06'57" E 808.15 FEET) A DISTANCE OF 150.67 FEET AND WHOSE CHORD BEARS N 15°13'31" E 150.45 FEET;
THENCE N 20°34'00" E 175.05 FEET;
THENCE N 13°59'16" E 174.57 FEET;
THENCE N 20°34'09" E 169.53 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 66.39 FEET AND WHOSE CHORD BEARS N 18°31'09" E 66.38 FEET;
THENCE N 16°28'00" E 43.65 FEET TO THE CENTER OF ELK RIVER;
THENCE ALONG THE CENTERLINE OF SAID ELK. RIVER FOR THE FOLLOWING 5 COURSES,
S80°25'00" E 37.09 FEET,
S76°34'00" E 254.00 FEET,
S84°43'00" E 226.0 FEET,
N78°57'00" E 120.0 FEET,
N64°21'14" E 251.10 FEET TO THE EAST LINE OF SAID TRACT 90;
THENCE S00°27'40" E. 938.00 FEET ALONG SAID EAST LINE TO ANGLE POINT #4 OF SAID TRACT 90;
THENCE S89°15'00" W 1111.17 FEET ALONG THE SOUTH LINE OF SAID TRACT 90;
THENCE N03°02'00" E 68.98 FEET TO A POINT OF CURVATURE;
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO

PARCEL FIVE (PIN 919284006):
THAT PART OF TRACT 92, SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M,
COUNTY OF ROUTT, STATE OF COLORADO WHICH LIES SOUTHEASTERLY OF COUNTY ROAD NO. 129, SOUTHWESTERLY OF COUNTY ROAD NO. 60, AND
NORTHWESTERLY OF "FUTURE COUNTY ROAD NO. 60" AS SHOWN ON THE PLAT OF CLARK RANCH
AS SHOWN ON THE PLAT OF CLARK RANCH RECORDED JUNE 26, 1978 AT FILE NO. 8184 AND DESIGNATED AS "NOT A PART".

GENERAL SITE NOTES

1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF THAT TRADE.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS APPLICABLE. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL MEET APPLICABLE CODES.
4. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, INCLUDING O.S.H.A.
5. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM SITE.
6. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD.
7. ALL ON SITE CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THERE IS NO IMPLICATION OF THE CONSTRUCTION SAFETY REQUIREMENTS OR BUILDING METHODS CONTAINED IN THESE DOCUMENTS.
8. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED NO MORE THAN 30 DAYS AFTER COMPLETION OF GRADING WORK.
9. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY INCLUDING ROAD CUTS, CONTACT THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.

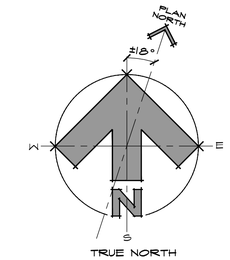


EXTERIOR LIGHTING NOTE:

-ALL EXTERIOR LIGHTING TO BE DOWNCAST AND FULLY SHIELDED

MASTER SITE PLAN & VICINITY MAP

SCALE 1" = 400'-0"



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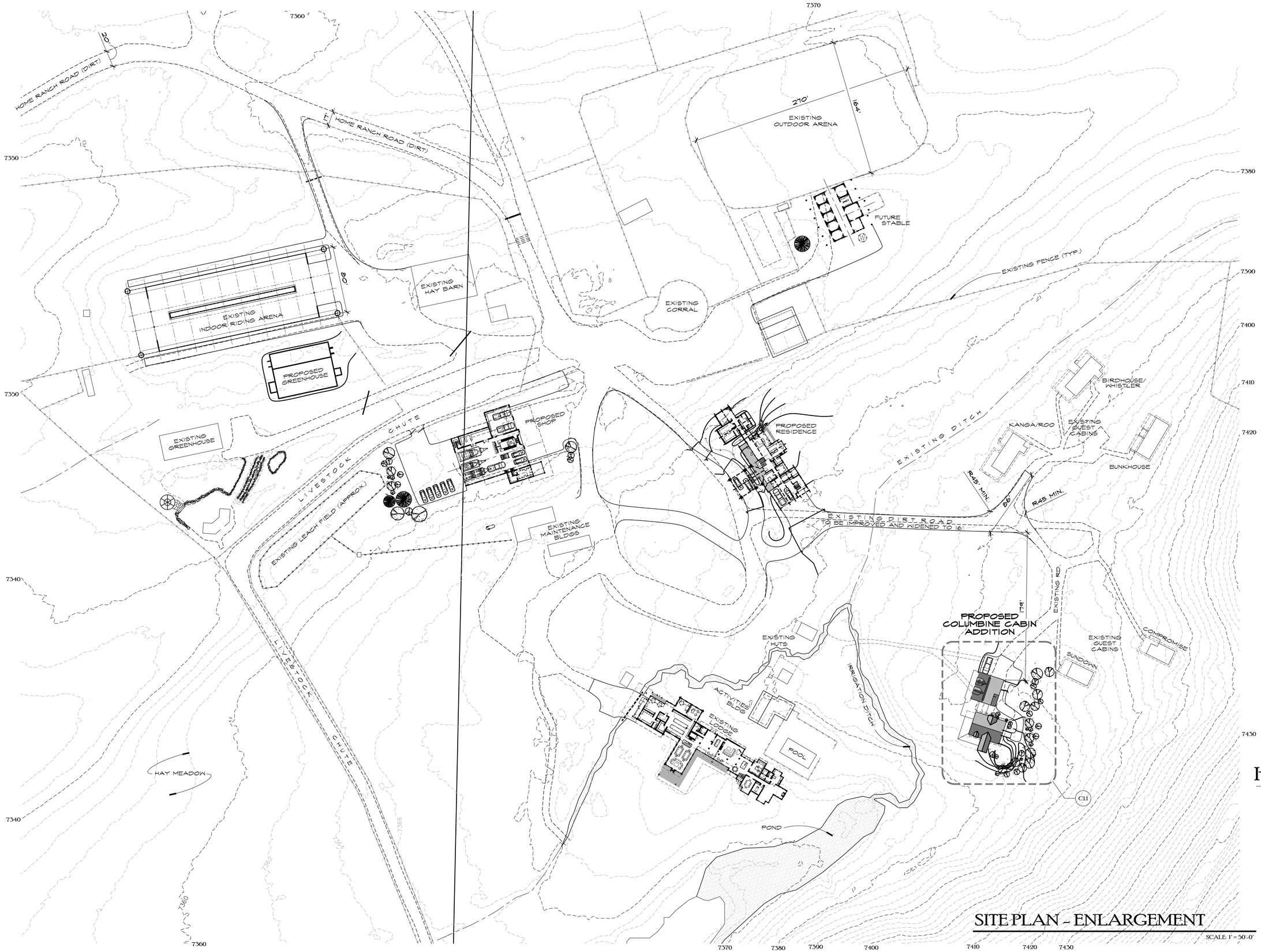
HOME RANCH

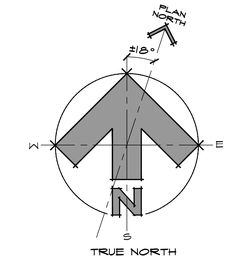
COLUMBINE CABIN

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER
C - 1.0





0 25' 50' 75' 100'

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HOME RANCH

COLUMBINE CABIN

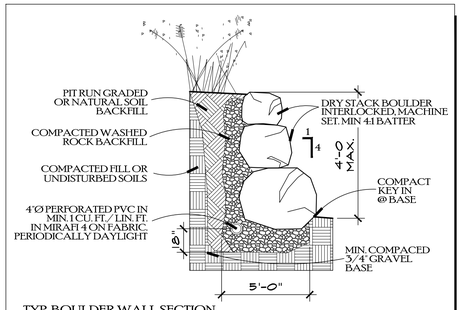
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

C - 1.1

SITE PLAN - ENLARGEMENT

SCALE: 1" = 50'-0"



TYP. BOULDER WALL SECTION

DRY STACK BOULDER WALLS REQ. INSPECTION BY LICENSED ENGINEER DURING EXCAVATION, CONSTRUCTION, AND UPON COMPLETION DUE TO SURCHARGE LOADING. NO WALLS ARE TO EXCEED 4'-0 IN HEIGHT.

MINIMUM REQ. DEPTH FOR UTILITIES:
- GAS: 5 FEET
- WATER: 7 FEET
- ELECTRIC: 4 FEET
- TELEPHONE/CABLE/FIBER: 3 FEET

NOTE:
- EXISTING VEGETATION TO BE DISTURBED AS MINIMALLY AS REASONABLY POSSIBLE.
- ALL DISTURBED AREAS TO BE RESTORED TO NATURAL VEGETATION. SEE GENERAL SITE NOTES.

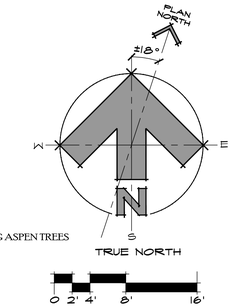
REVEGETATON NOTES:
AGGRESSIVE DRY LAND MIX PLS
- WESTERN WHEATGRASS 10%
- INTERMEDIATE WHEATGRASS 20%
- RUSSIAN WILDRYE 20%
- SLENDER WHEATGRASS 40%
- GREEN NEEDLEGRASS 10%

GENERAL SITE NOTES

1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF THAT TRADE.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS APPLICABLE. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL MEET APPLICABLE CODES.
4. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, INCLUDING O.S.H.A.
5. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM SITE. 1' IN 12' FOR 10' AWAY FROM BUILDING MIN.
6. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD.
7. ALL ON SITE CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THERE IS NO IMPLICATION OF THE CONSTRUCTION SAFETY REQUIREMENTS OR BUILDING METHODS CONTAINED IN THESE DOCUMENTS.
8. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED NO MORE THAN 30 DAYS AFTER COMPLETION OF GRADING WORK.
9. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY INCLUDING ROAD CUTS, CONTACT THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.

SITE PLAN ~ ENLARGEMENT

SCALE: 1/8" = 1'-0"



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SHEET NUMBER

C ~ 1.2

OUTLINE SPECIFICATIONS

NOTHING WRITTEN IN THESE NOTES SHALL HAVE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

DIVISION 1 – GENERAL REQUIREMENTS

PROJECT CLOSE OUT

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN THE PROJECT IS READY FOR FINAL INSPECTION. THE FOLLOWING WILL BE REQUIRED PRIOR TO FINAL PAYMENT:

(A) COMPLETE CLEANING OF BUILDING SITE.

(B) COMPLETION OF ITEMS ON PUNCH LIST AT FINAL INSPECTION.

(C) PROVIDE THE OWNER WITH ONE COPY OF ALL MANUALS AND WARRANTEES ON ALL EQUIPMENT AND APPLIANCES INSTALLED IN THE BUILDING.

(D) PROVIDE THE OWNER WITH A ONE YEAR WRITTEN GUARANTEE FOR THE ENTIRE PROJECT.

(E) EVIDENCE THAT NO LIENS OF CLAIMS EXIST OR ARE PENDING AGAINST THIS PROJECT OR AGAINST THE CONTRACTORS OR SUBCONTRACTORS IN RELATION TO THIS PROJECT.

(F) PRIOR TO ONE YEAR FROM THE PROJECT CLOSE OUT DATE, THE OWNER AND ARCHITECT SHALL MAKE A FINAL INSPECTION AND SHALL PRESENT TO THE CONTRACTOR ANY FINAL REQUIREMENTS TO COMPLETE THE WARRANTY OF CONSTRUCTION.

DIVISION 2 – SITE WORK

GENERAL NOTES:

ALL VEHICULAR AND FOOT TRAFFIC NECESSARY FOR COMPLETION OF THIS PROJECT SHALL BE CONFINED TO THE IMMEDIATE BUILDING SITE. ANY DAMAGE TO AREAS OUTSIDE THIS IMMEDIATE PROJECT AREA SHALL BE FULLY RESTORED TO ITS NATURAL STATE BEFORE FINAL PAYMENT WILL BE MADE TO THE CONTRACTOR.
GENERALLY, THE CONTRACTOR SHALL BE EXTREMELY SENSITIVE TO THE WELL BEING OF THE INDIGENOUS PLANTS AND WILDLIFE IN THIS AREA.

EARTHWORK

(A) SITE INSPECTION IS NECESSARY PRIOR TO BIDDING OR COMMENCING WORK.

(B) SECURE ALL PERMITS NECESSARY FOR ALL SITE WORK.

(C) UTILITY LINE EXCAVATIONS AND BACK FILL WILL CONFORM TO THIS DIVISION. ALSO SEE DIVISIONS 15 AND 16 AND THE DRAWINGS FOR SPECIFIC LOCATIONS AND REQUIREMENTS.

(D) SOILS ENGINEER SHALL EXAMINE THE EXCAVATION PRIOR TO PLACEMENT OF FOOTINGS.

(E) BACK FILL AND FILL MATERIAL ARE TO BE IMPORTED OR EXISTING MATERIAL FROM THE SITE, FREE OF DEBRIS, TOPSOIL, AND VEGETATION.

(F) TOPSOIL FOR PLANTED AREAS TO BE CLEAN, ORGANIC MATERIAL LOCALLY AVAILABLE, OR STORED FROM ON-SITE EXCAVATION.

(G) ALL FOUNDATION WALLS EXCEPT THOSE NOTED ON DRAWINGS AS "NO FOUNDATION DRAIN NECESSARY" SHALL BE DRAINED WITH 4" PVC PERFORATED FOUNDATION DRAIN PIPE, POSITIVELY SLOPED TO DAYLIGHT, AND LOCATED LOWER THAN THE TOP OF FOOTINGS. PIPE SHALL BE PACKED IN AND COVERED WITH 2" MINUS WASHED RIVER GRAVEL. GRAVEL SURFACE SHALL BE PROTECTED FROM SILT WITH A COVER OF MIRAFI 500X CLOTH BEFORE BACK FILL – SEE DETAILS.

(H) BRACE BUILDING WALL STRUCTURE ADEQUATELY TO WITHSTAND THE STRESSES CAUSED BY BACK FILLING AND COMPACTING.

(I) MOISTURE CONTENT OF FILL SHALL BE MAINTAINED TO ACHIEVE OPTIMUM COMPACTION. DO NOT PERMIT THE USE OF ANY FROZEN MATERIALS IN THE FILL.

(J) FINE GRADE ALL CUT AND FILLED AREAS TO ACHIEVE THE SURFACE GRADING SHOWN ON THE DRAWINGS, OR AS SPECIFIED BY THE OWNER. SLOPE BACK FILL AWAY FROM BUILDING AT 1" IN 12" FOR A MINIMUM OF 10 FEET FROM WALL LINE.

(K) RETAIN ALL BOULDERS FROM EXCAVATION FOR LANDSCAPE WALLS.

DIVISION 3 – CONCRETE

CAST IN PLACE CONCRETE

(A) CONCRETE SHALL BE ULTIMATE STRENGTH TYPE FOR THIS PROJECT. UNLESS NOTED OTHERWISE, ALL CONCRETE FOR THIS PROJECT SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH. AGGREGATE SIZE NOT TO EXCEED 1 1/2" FOR FOOTINGS AND 3/4" FOR ALL OTHER ELEMENTS. MINIMUM CEMENT FACTOR FOR ALL CONCRETE IS FIVE AND ONE HALF (5 1/2) SACKS PER CUBIC YARD OF CONCRETE, OR AS SPECIFIED IN THE ENGINEERS' STRUCTURAL NOTES. APPROVAL OF THE DESIGN MIX BY THE ARCHITECT/ENGINEER IN NO WAY RELIEVES THE SUPPLIER OF THE RESPONSIBILITY FOR THE PERFORMANCE OF THE CONCRETE.

(B) ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60, EXCEPT COLUMN TIES, WHICH SHALL BE ASTM A615-GRADE 40. WELDED WIRE FABRIC (WWF) SHALL BE ASTM A185. LAP ALL REBAR JOINTS 36 DIAMETERS.

(C) STRUCTURAL NOTES TAKE PRECEDENCE OVER THESE SPECIFICATIONS.

DIVISION 4 – MASONRY

(A) STONE VENEER MASONRY AT FIREPLACE AND EXTERIOR SHALL BE ADEQUATELY SUPPORTED WITH NOT LESS THAN ONE MASONRY TIE PER TWO SQUARE FEET OF MASONRY. MORTAR JOINTS ARE TO BE TIGHT, DEEP STRUCK TYPE. FINAL STONE TYPE TO BE DETERMINED BY CLIENT / ARCHITECT / BUILDER.

(B) ANY MASONRY SUPPORTED BY WOOD, SHALL BE VENEER, MAXIMUM 40 P.S.F., INSTALLED PER I.R.C., R703.7.2 AND R703.7.2.2.

(C) ALL STRUCTURAL MEMBERS SHALL BE SEPARATED FROM MASONRY BY 1/2" MINIMUM.

(D) ALL FULL THICKNESS STONE VENEER OVER 5 FEET IN HEIGHT SHALL HAVE CONTINUOUS SUPPORT TO FOUNDATION OR FOOTINGS, SEE CROSS SECTIONS FOR OTHER SUPPORT DETAILS. REFER TO I.R.C. SEC. 703.

DIVISION 5 – METALS

FRAMING CONNECTIONS

(A) ALL FRAMING CONNECTORS INDICATED ON PLAN ARE TO BE SIMPSON, SPECIAL SHOP FABRICATION OR AS SPECIFIED BY ARCHITECT OR ENGINEER.

(B) ALL METAL WORK SHALL BE PERFORMED USING HIGHEST PROFESSIONAL STANDARDS AND ALL STEEL EXPOSED TO WEATHER IS TO BE PRIMED AND PAINTED PRIOR TO INSTALLATION. CONSULT ARCHITECT FOR COLOR CHOICE.

DIVISION 6 – WOOD AND PLASTICS

ROUGH CARPENTRY

(A) WOOD FOR STRUCTURAL FRAMING SHALL BE VISUALLY STRESS-GRADED, "NO. 2", DRIED, DOUGLAS FIR/LARCH, CONFORMING TO "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.," BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, THE I.R.C. OR OTHERWISE NOTED.

(B) ALL MICRO LAM MEMBERS ARE DENOTED "ML" OR "LVL" ON THE DRAWINGS, AND SHALL BE STANDARD SIZES AS FABRICATED BY "TRUSJOIST CORPORATION". OTHER SIMILAR MEMBERS OF EQUAL SIZE AND STRENGTH MAY BE SUBSTITUTED FOR MICRO LAM MEMBERS, IF APPROVED BY THE ARCHITECT OR ENGINEER.

(C) SHOP FABRICATED JOISTS AND RAFTERS SHALL BE "I" TYPE MEMBERS FABRICATED BY "TRUSJOIST CORPORATION" OR AN APPROVED EQUAL.

(D) PROVIDE CROSS-BRIDGING AT CENTER OF ANY SPAN OVER 8'-0" FOR ALL WOOD JOISTS AND RAFTERS, AND SOLID 2X BLOCKING BETWEEN JOISTS AND RAFTERS AT SUPPORTS.

(E) PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BETWEEN JOISTS UNDER ALL PARTITIONS RUNNING PERPENDICULAR.

(F) TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON CO. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IN THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED, IF APPROVED BY THE ARCHITECT, OR ENGINEER.

(G) FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE I.R.C. SCHEDULE UNLESS OTHERWISE NOTED. SEE GENERAL STRUCTURAL NOTES.

(H) PLYWOOD FOR ROOF AND FLOOR SHEATHING SHALL BE DFPA GRADE-TRADEMARKED C-D EXTERIOR AND SHALL CONFORM TO STANDARD PS 1-66 OF THE ENGINEERED WOOD ASSOCIATION, OR AS SPECIFIED BY THE ENGINEER, SEE GENERAL STRUCTURAL NOTES. FLOOR SHEATHING: 3/4" T/G, ROOF 5/8" MIN. CDX.

(I) ROUGH FLOOR TO BE 3/4" T&G PLYWOOD OR APPROVED EQUAL. INSTALL PLYWOOD FLOOR WITH ADHESIVE APPLIED TO JOISTS AND WITH 10D RING-SHANKED NAILS SPACED 6" O.C. AT PANEL EDGES AND 10" O.C. OVER INTERMEDIATE SUPPORTS. STAGGER ALL ADJACENT PLYWOOD PANELS.

(J) ADHESIVE FOR INSTALLING PLYWOOD FLOOR SHALL BE OF TYPE APPROVED BY ENGINEERED WOOD ASSOCIATION AND APPLIED AS RECOMMENDED BY THE MANUFACTURER.

(K) WALL SHEATHING TO BE 1/2" PLYWOOD, OR AS SPECIFIED ON DRAWINGS.

(L) ARCHITECT IS TO BE CONSULTED FOR REQUIRED CORNER BRACING; 1/2" CDX PLYWOOD OR METAL SHEAR BRACES.

(M) INSTALL BRIDGING AND BLOCKING AS WORK PROGRESSES. FRAME OPENINGS FOR PIPES OR DUCTS SO AS NOT TO CUT OR DAMAGE ANY STRUCTURAL MEMBER.

(N) INSTALL PLATES, BLOCKING FIRE STOPS, HEADERS, ETC., WITH ADEQUATE SPIKES AND NAILS TO PROVIDE A RIGID INSTALLATION. NOTCH AND FRAME AROUND PLUMBING, HEATING, ELECTRICAL INSTALLATIONS AND REQUIRED RECESSES. PROVIDE BLOCKING AND BACKING AS REQUIRED FOR CABINETS, ACCESSORIES, SHELVING, ETC.

(O) ATTACH ALL EXTERIOR SIDING WITH APPROPRIATE STAINLESS STEEL NAILS OR SCREWS.

(P) NOTHING WRITTEN IN THESE NOTES SHALL HAVE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

FINISH CARPENTRY

(A) EXTERIOR SHALL BE AS FOLLOWS: TO BE DETERMINED. APPEARANCE TO MATCH EXISTING CABIN
EXTERIOR SHEATHING TO BE COVERED W/ 30# FELT PAPER.

(B) FASCIA BOARD TO BE DETERMINED. APPEARANCE TO MATCH EXISTING CABIN

(C) SOFFIT MATERIAL TO BE DETERMINED. APPEARANCE TO MATCH EXISTING CABIN

(D) INTERIOR TRIM SHALL BE ALDER, AS FOLLOWS. (VERIFY)
WINDOWS AND DOORS 1X6, WITH 1X8 HEAD AND SILL, BASE 1X8 WITH EASED EDGES, SANDED, FILLED, STAINED AND SEALED. ALTERNATE: SQ CORNER D.W. RETURNS (VERIFY)
INTERIOR TRIM SHALL BE NEATLY FINISHED WITH GLUED CORNERS AND A TIGHT FIT. ALL WORK SHALL BE OF PROFESSIONAL QUALITY USING APPROPRIATE CONNECTORS, NAILS, SCREWS, ETC. ALL NAILS TO BE COUNTER SUNK AND FILLED.

(E) CABINETS SHALL BE SECURELY FASTENED TO WALLS USING APPROPRIATE METHODS. PROVIDE NECESSARY BACKING, BLOCKING, ANCHORS, BASES, CLEATS, ETC..

(F) ALL RAILINGS, HANDRAILS, CHAIR RAILS, ETC., TO HAVE RECESSED AND FILLED NAILS OR SCREWS AND TO HAVE EASED EDGES. SAND SMOOTH BEFORE FINISHING.

(G) SHELVING AS SHOWN ON DRAWINGS TO BE 3/4" FIR PLYWOOD, PRIMER GRADE WITH CLEAR FIR OR ALDER EDGING. SHELVING AND ALL TRIM SHALL BE FINISHED, FILLED AND READY FOR STAIN.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

GENERAL

STANDARDS FOR THIS WORK WILL BE MANUFACTURER'S STANDARDS AND RECOMMENDED PROCEDURES. ALL MATERIALS WILL BE STORED OUT OF THE WEATHER AND KEPT COMPLETELY DRY. ANY MATERIALS DAMAGED WILL BE REJECTED.

(A) ALL INSULATION PRODUCTS SHALL HAVE SHOWN ON THE PRODUCT OR PACKAGING: "R" OR "U" VALUE, FIRE CLASSIFICATION. SEE REQUIRED VALUES IN THE INTERNATIONAL ENERGY CONSERVATION CODE CHART BELOW.

(B) INSULATION TYPES REQUIRED: "CORBOND" OR APPROVED BLOWN FIBERGLASS FOR WALLS, FLOORS AND ROOF. ROOF SHALL BE R-49 MINIMUM, WALLS R-21, CANTILEVERED FLOORS R-49.

(C) 6 MIL CLEAR POLYETHYLENE SHEETING IS TO BE CAREFULLY APPLIED WITH ALL SEAMS SEALED WITH DUCT TAPE ON ALL INTERIOR SURFACES OF ALL EXTERIOR WALLS AND CEILINGS. TAPE ALL PENETRATIONS. ALL WOOD PANELED INTERIOR SURFACES SHALL BE BACKED WITH WOOD SHEATHING PRODUCT OR GYP. BOARD, TAPED EDGES.

(D) ALL WINDOW AND DOOR FRAMES TO BE FOAM SEALED.

ROOFING

(A) ROOF TO INCLUDE COMPLETE FINISHED APPLICATION FROM CLEAN PLYWOOD DECK, APPLICATION OF COPPER FLASHING AND ROOFING MATERIAL.

(B) THE ROOF IS TO BE COLD SURFACE TYPE WITH 3" MINIMUM CIRCULATING AIR SPACE. UTILIZE ADEQUATE VENTS AT TOP AND BOTTOM OF ALL COLD AIR SPACES TO MAKE CERTAIN THAT ALL AREAS OF THE ROOF ARE KEPT WELL VENTED.

(C) ALL VALLEY SLEEPERS SHALL BE CUT SHORT OF VALLEYS. ALL AIR SPACES SHALL BE VENTED TO DOGHOUSE OR GABLE END VENT.

(D) ENTIRE ROOF UNDERLAYMENT TO BE ICE AND WATER SHIELD AS MANUFACTURED BY W.R. GRACE CO. OR EQUAL BITUTHANE.

(E) ROOF SHINGLES AND ICE AND WATER SHIELD TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND APPLICABLE COUNTY CODE REQUIREMENTS.

(F) SEE DIVISION 10; LOUVER AND VENTS (D); FOR PLUMBING VENT NOTE.

(G) SEE ROOF PLAN FOR MATERIAL AND LOCATION.

SEALANTS

(A) SEALANT TO BE GENERAL ELECTRIC SILICONE CONSTRUCTION SEALANT, MANUFACTURED BY GENERAL ELECTRIC CO., WATERFORD N.Y., OR APPROVED EQUAL.

(B) COLOR TO MATCH ADJACENT SURFACES AND AS SELECTED BY THE ARCHITECT.

(C) PREPARE ALL SURFACES TO RECEIVE SEALANT SO THEY ARE CLEAN AND FREE OF FROST, DIRT AND OTHER DEBRIS. APPLY SEALANT PER MANUFACTURER'S CURRENT INSTRUCTIONS LEAVING A SMOOTH AND WEATHER TIGHT JOINT. APPLY SEALANT TO ALL EDGES OF WINDOWS, CORNER TRIM, ETC. SILICONE SEAL UNDER ALL EXTERIOR DOOR THRESHOLDS AS THEY ARE INSTALLED.

(D) ALL SPACES TOO SMALL FOR BATT OR BLOWN INSULATION SHALL BE FILLED W/ FOAM AND OR CAULK.

DIVISION 8 – DOORS AND WINDOWS

DOORS

(A) ANY DOOR SEPARATING THE GARAGE AREA FROM ANY LIVING AREA SHALL BE A SOLID CORE 1 3/8" OR THICKER, OR RATED 20 MINUTES. SEE PLANS FOR DOOR LOCATIONS.

WINDOWS

(A) METAL CLAD WOOD WINDOWS TO BE "LINCOLN" OR APPROVED EQUAL AND TO BE OF SIZES AS INDICATED IN MANUFACTURES REPRESENTATIVE'S WINDOW SCHEDULE. INSTALL ALL WINDOWS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALL WINDOWS TO FIT PROPERLY AND TIGHT, WITH ALL EDGES OF FRAME PACKED WITH FIBERGLASS OR FOAM INSULATION, AND ALL EDGES CAULKED.

(B) ALL WINDOWS TO BE DOUBLE-GLAZED WITH INSULATED GLASS (U VALUE OF 0.32 OR LESS). PROVIDE WINDOWS WITH ALL NECESSARY HARDWARE AND SCREENS. BID ALL WINDOWS W/ LOW E GLASS, COLOR TO BE DETERMINED BY OWNER.

(C) NO WINDOWS ARE TO BE ORDERED BEFORE ROUGH OPENINGS ARE CONFIRMED IN FIELD.

(D) ALL WINDOWS ARE TO BE INSTALLED PER SPECIFIC MANUFACTURES INSTRUCTIONS AND SPECIFICATIONS.

HARDWARE

(A) ALL DOOR HARDWARE CHOSEN BY OWNER AND INSTALLED BY CONTRACTOR,

DIVISION 9 – FINISHES

SCOPE

STANDARDS FOR THIS WORK WILL BE MANUFACTURER'S STANDARDS AND RECOMMENDED PROCEDURES. ALL MATERIALS WILL BE STORED OUT OF THE WEATHER AND KEPT COMPLETELY DRY. ANY DAMAGED MATERIAL WILL BE REJECTED. CONSULT ROOM FINISH SCHEDULE, THE FLOOR PLANS, AND THE OWNER FOR EACH ROOM'S FINISH.

GYPSUM WALLBOARD

(A) REGULAR GYPSUM WALLBOARD SHALL BE 5/8" THICK. LONG EDGES SHALL BE TAPERED. ALL GYPSUM BOARD IS TO BE SCREWED, NOT NAILED. GYPSUM BOARD IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS INCLUDING PROPER TEMPERATURE AND VENTILATION FOR INSTALLATION.

(B) FIRE-SHIELD 5/8": LONG EDGES SHALL BE TAPERED. WALLBOARD SHALL BE DELIVERED TO JOB BUNDLED AND BEARING IDENTIFICATION AS TO THE CORRECT DESIGN NUMBER FOR THESE DRAWINGS AND SPECIFICATIONS.

(C) CORNER BEADS SHALL BE GALVANIZED STEEL. CASING BEADS AND TRIM SHALL BE GALVANIZED STEEL.

(D) TEXTURE. REFER TO ROOM FINISH SCHEDULE, AND OWNERS FOR WALLBOARD FINISHES. FRAMING SHALL ASSUME SMOOTH FINISH.

FLOORING

(A) PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES TO PERFORM THE COMPLETE TILE WORK AS SHOWN ON DRAWINGS AND DESCRIBED HEREIN. THIS INCLUDES THE TILE AND ADHESIVE. INSTALL ALL FLOOR TILE MATERIALS PER MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS. PREPARE SURFACES OF FLOORS FOR TILE INSTALLATION BY SANDING JOINTS SMOOTH AND CLEANING FLOOR OF ALL DEBRIS AND DUST. ALL TILE FLOORS SHALL HAVE ADEQUATE UNDERLAYMENT.

(B) CLEAN ADJACENT SURFACES STAINED BY CARPET INSTALLATION.

(C) ALL TILE IS TO BE INSTALLED IN FULL COMPLIANCE WITH RECOMMENDATIONS PRESENTED IN THE LATEST EDITION OF THE HANDBOOK FOR CERAMIC TILE INSTALLATION" PUBLISHED BY THE TILE COUNCIL OF NORTH AMERICA, INC. "SCHLUTER DITRA" UNDERLAYMENT TO BE INSTALLED UNDER ALL TILE FLOORS.

(E) WOOD FLOORS SHALL BE 3/4" NOMINAL T/G #2, BLIND NAILED OVER ONE LAYER OF RED ROSIN PAPER, SAND, FILL AND FINISH WITH 2 COATS EGGSHELL POLY-URETHANE. STAIN AND MATERIAL PER OWNER'S SPECIFICATIONS.

PAINTING

(A) SUBMIT SAMPLES OF FINISH COLORS FOR WOOD, AND NAMES OF PAINT MANUFACTURERS PRODUCTS TO BE USED TO THE OWNER FOR APPROVAL. DELIVER MATERIALS TO THE JOB SITE IN ORIGINAL CONTAINERS THAT IDENTIFY THE PRODUCT MANUFACTURER AND QUALITY. STORE MATERIALS IN A WELL VENTILATED ROOM, AND REMOVE SOILED RAGS AND MATERIALS DAILY.

(B) INSPECT WORK DONE BY OTHERS PRIOR TO START OF PAINTING WORK. RECTIFY ANY DAMAGE TO SURFACES SUCH AS SCRATCHES, ABRASIONS, CHECKS, BURRS, DENTS, SOIL MARKS, ETC. IN A MANNER THAT WILL MAKE THE SURFACE ACCEPTABLE FOR FIELD PAINTING AND FINISH. REPLACE ANY SURFACES THAT ARE DAMAGED BEYOND REPAIR.

(C) SKILLED WORKMEN WILL BE REQUIRED TO PROVIDE A NEAT AND EVEN APPLICATION OF PAINT AND STAIN WORK. SURFACES (INTERIOR AND EXTERIOR) TO BE UNDER ADEQUATE ILLUMINATION, HAVE ADEQUATE VENTILATION AND SATISFACTORY TEMPERATURE TO ASSURE AN EVEN APPLICATION AND SUITABLE DRYING CONDITIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR APPLICATION OF EACH PRODUCT. PROTECT SURFACES ADJACENT TO PAINT AREAS FROM DAMAGE DUE TO SPRAYING, DRIPPING OR SPILLING. MASK AS NECESSARY AND USE DROP CLOTHES AS NEEDED. CLEAN UP ALL PAINT SPOTS ON OTHER SURFACES AT THE COMPLETION OF THE PAINT WORK. WASH METAL SURFACES WITH MINERAL SPIRITS TO REMOVE OIL, GREASE, OR RUST. REPAIR DAMAGE TO PAINTED SURFACES CAUSED BY SUBSEQUENT CONSTRUCTION ACTIVITY AND RESTORE TO ACCEPTABLE FINISH CONDITION.

(D) BACK PRIME BUILT-IN MILLWORK, TRIM, SIDING, ETC. PRIOR TO INSTALLATION AT EXTERIOR LOCATIONS. REMOVE FITTING DOORS FROM FRAMES FOR SEALING AND REHANG WHEN DRY.

(E) SAND WOOD SURFACES SMOOTH AND REMOVE ANY STAINS PRIOR TO THE APPLICATION OF SEALERS OR PRIMERS TO THE WOOD SURFACES. ON "PAINTED" WOOD SURFACES, FILL HOLES, CHECKS AND JOINTS WITH WOOD SPACKLE AND SAND SMOOTH WITH ADJACENT SURFACES. SAND PAINTED SURFACES BETWEEN COATS TO ASSURE GOOD BOND AND ELIMINATE BUILDUP AND BLEMISHES. APPLY WALL AND CEILING PAINTS WITH A BRUSH, ROLLER OR SPRAYER. TWO COATS MINIMUM ON "NATURAL" WOOD SURFACES, FILL HOLES, CHECKS, ETC. WITH COLOR MATCHING PUTTY AFTER STAIN AND SEAL. APPLICATION TO THE WOOD SURFACE. WIPE WOOD STAIN APPLICATION UNIFORMLY, SAND LIGHTLY AFTER FIRST COAT OF VARNISH FINISH.

DIVISION 10 – SPECIALTIES

LOUVERS AND VENTS

(A) BATH EXHAUST FAN VENTS TO BE NUTONE, BROAN OR EQUAL. LOW SONE TYPE.

(B) ALL VENTS SHOULD BE INSTALLED AS FULLY OPERABLE, OF MATERIAL AND TYPE APPROVED BY THE I.R.C. PRIME AND PAINT VENTS TO MATCH SIDING.

(C) ALL ROOFS ARE TO BE COLD SURFACE TYPE. IT IS CRITICAL THAT THE CONTRACTOR INSURES ADEQUATE AIR SPACE AND VENTING TO PROVIDE A FUNCTIONAL COLD ROOF SYSTEM. SEE DIVISION 7, ROOFING, FOR SPECIFICATIONS, AND CONSULT ARCHITECT FOR ADDITIONAL DETAILS IF NECESSARY.

(D) ALL PLUMBING VENTS ARE TO BE COMBINED INTO MINIMUM ROOF PENETRATIONS. USE COPPER FLASHING, CUT VENT LENGTHS TO MINIMUM AND SHEATH WHITE PVC WITH COPPER OR SWITCH TO COPPER VENT PIPE WHERE EXPOSED ABOVE ROOF LINE.

(E) ALL HVAC SUPPLIES TO BE WRAPPED W/ R-8 INSULATION, RETURNS WRAPPED W/ R-6, UNLESS COMPLETELY INSIDE INSULATED ENVELOPE PER IECC SECTION 403. SEAL ALL JOINTS W/ DUCT TAPE.

TOILET AND BATH ACCESSORIES

(A) PROVIDE ALL LABOR MATERIAL, EQUIPMENT AND SUPPLIES REQUIRED FOR THE COMPLETE BATH ACCESSORIES PORTION OF THE WORK AS SHOWN ON THE DRAWINGS, AND SPECIFIED BY THE OWNERS, (TOWEL BARS, MEDICINE CABINETS, ETC).

DIVISION 11 – EQUIPMENT
PRE-WIRE / ROUGH-IN FOR ESSENTIAL SYSTEMS GENERATOR, AND PROVIDE CONDUIT TO SUITABLE LOCATION.

DIVISION 12 – FURNISHINGS
NOT APPLICABLE.

DIVISION 13 – SPECIAL CONSTRUCTION
VERIFY FIRE SUPPRESSION REQUIREMENTS.

DIVISION 14 – CONVEYING SYSTEMS
NOT APPLICABLE.

DIVISION 15 – MECHANICAL

(A) SEE EM SHEETS FOR GENERAL NOTES CONCERNING THIS DIVISION.

(B) HOT & COLD WATER SUPPLIES TO BE WRAPPED W/ R-3 MINIMUM INSULATION.

(C) INSTALL BALANCED HRV SYSTEM PER CODES AND QUALITY BUILDING STANDARDS.

DIVISION 16 – ELECTRICAL

(A) SEE EM SHEETS FOR GENERAL NOTES CONCERNING THIS DIVISION.

(B) VERIFY LOCATIONS OF ALL FIXTURES AND OUTLETS BEFORE WORK COMMENCES. ALL FIXTURES SHALL BE CHOSEN BY THE OWNER.

(C) ALL SMOKE DETECTORS SHALL BE LINE VOLTAGE INTERCONNECTED, WITH BATTERY BACKUP. A SMOKE DETECTOR SHALL BE LOCATED IN EACH BEDROOM, THE ACCESS TO EACH BEDROOM (I.E. HALLWAY) AND ON EACH FLOOR, INCLUDING THE BASEMENT. SEE LATEST I.R.C. FOR FURTHER REQUIREMENTS AND SPECIAL CONDITIONS.

(D) IT IS THE RESPONSIBILITY OF THE ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS TO ADHERE TO ALL NATIONAL AND LOCAL CODES.

PRESCRIPTIVE PATH METHOD TO BE USED FOR I.E.C.C. COMPLIANCE:

INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE
I.E.C.C. CLIMATE ZONE 7, DRY
WINDOW U FACTOR: .32 OR LESS. WOOD FRAME R VALUE: R20(+5 CONT. SEE NOTES BELOW) CRAWL SPACE R VALUE: R15 CONTINUOUS OR R19 CAVITY FLOOR R VALUE: 38 BASEMENT WALL R VALUE: 19 SLAB R VALUE: 15 (FROST DEPTH: 4 FEET) CEILING R VALUE: 49 MINIMUM. NOTES: STRUCTURAL SHEATHING MUST BE SUPPLEMENTED WITH CONTINUOUS INSULATION. MINIMUM R VALUE: 5. SUPPLY AND RETURN DUCTS SHALL BE INSULATED WITH R8 MINIMUM. MECHANICAL CONTRACTOR SHALL INSTALL DUCTS AND DEVICES PER I.E.C.C. SECTION 403. SEE ALSO, DIVISION 10 ABOVE. HVAC CONTRACTOR MUST SUBMIT HEAT LOAD CALCULATIONS PRIOR TO PERMIT.

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P.U.D SUBMITTAL
11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
6/10/20 5TH SUB.

BUILDING PERMIT ISSUE:
08/13/2020

SNAKE RIVER CONSTRUCTION, INC.
970.846.2301

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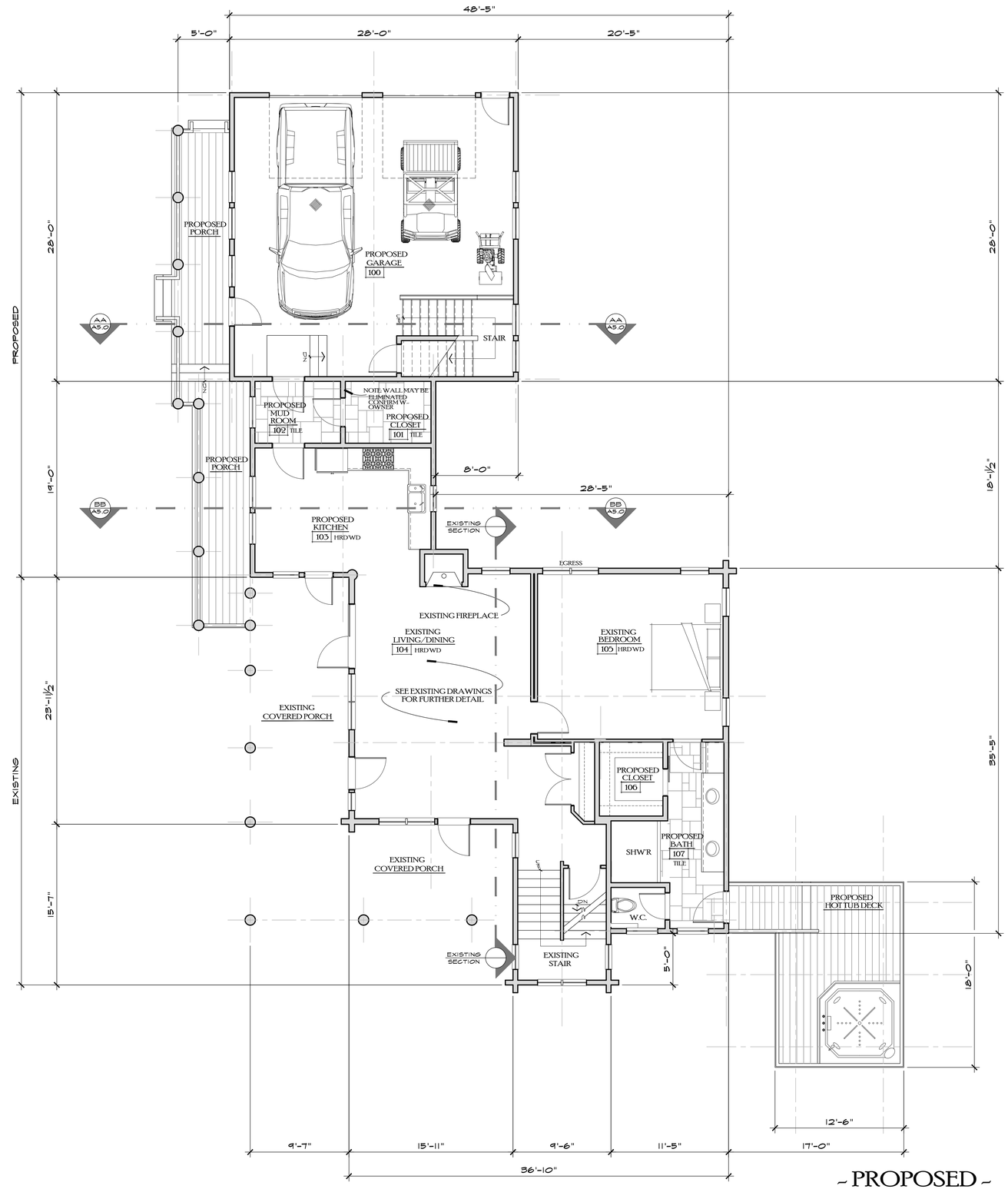
COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE CABIN
27315 HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
OS-1.0

SEE SHEET A-4.1 FOR ELEVATION "D-D"
NORTH ELEVATION



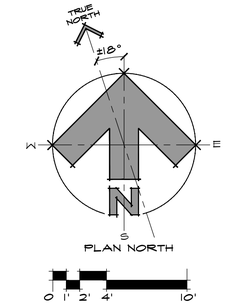
SEE SHEET A-4.0 FOR ELEVATION "A-A"
WEST ELEVATION

SEE SHEET A-4.1 FOR ELEVATION "C-C"
EAST ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "B-B"
SOUTH ELEVATION

~ PROPOSED ~
MAIN LEVEL KEY PLAN

SCALE: 3/16" = 1'-0"



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A NEW PLAN FOR THE

HOME RANCH

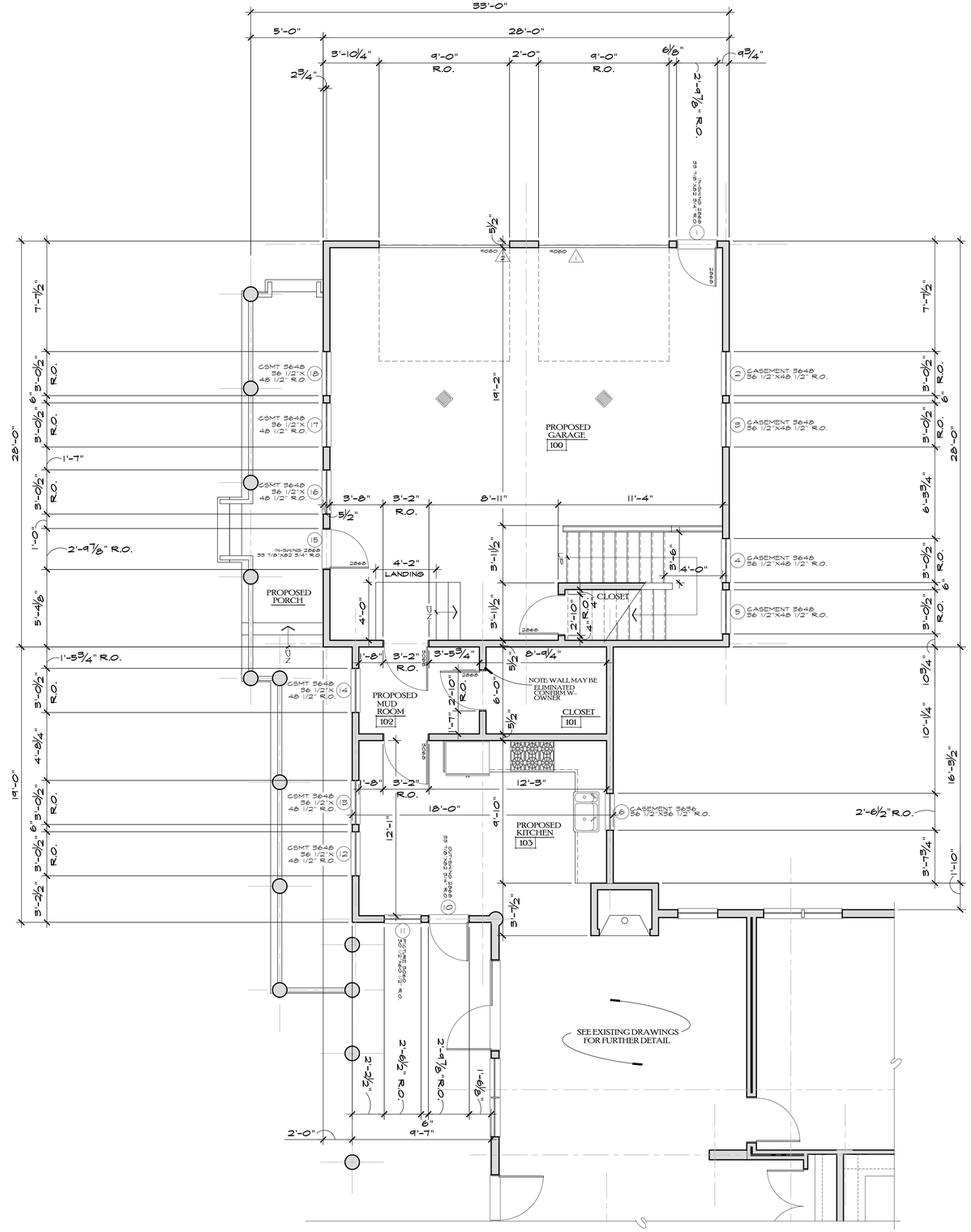
COLUMBINE CABIN

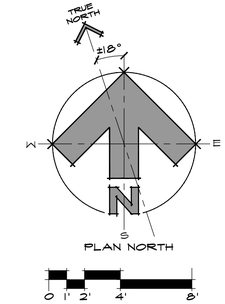
27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

A-1.0





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A NEW PLAN FOR THE
HOME RANCH
COLUMBINE CABIN
27315 HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-1.1

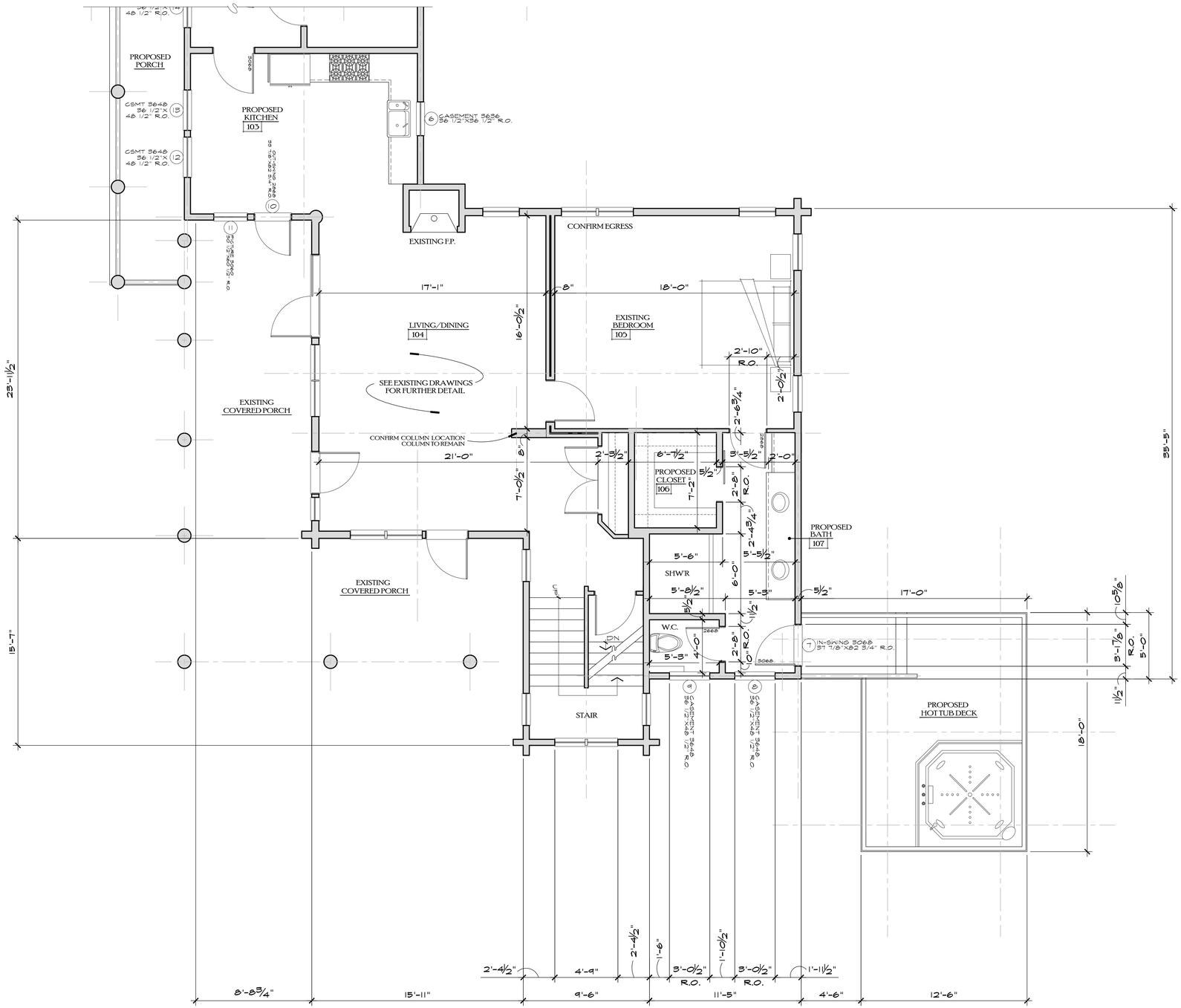
NOTE:
-CONFIRM ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS.

~ PROPOSED ~
MAIN LEVEL FLOOR PLAN ENLARGEMENT

SCALE 1/4" = 1'-0"

SEE SHEET A-4.1 FOR ELEVATION "D-D"
NORTH ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "A-A"
WEST ELEVATION



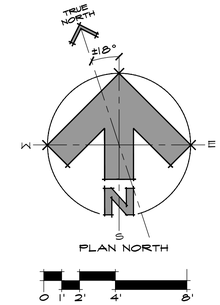
NOTE:
-CONFIRM ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS.

SEE SHEET A-4.1 FOR ELEVATION "C-C"
EAST ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "B-B"
SOUTH ELEVATION

~ PROPOSED ~
MAIN LEVEL FLOOR PLAN ENLARGEMENT

SCALE: 1/4" = 1'-0"



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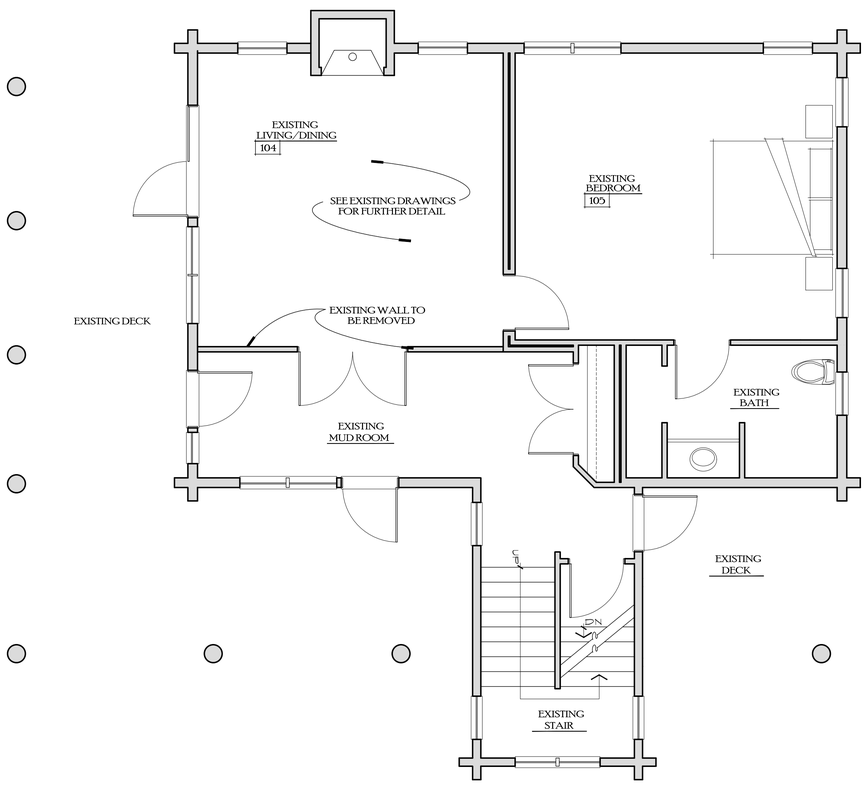
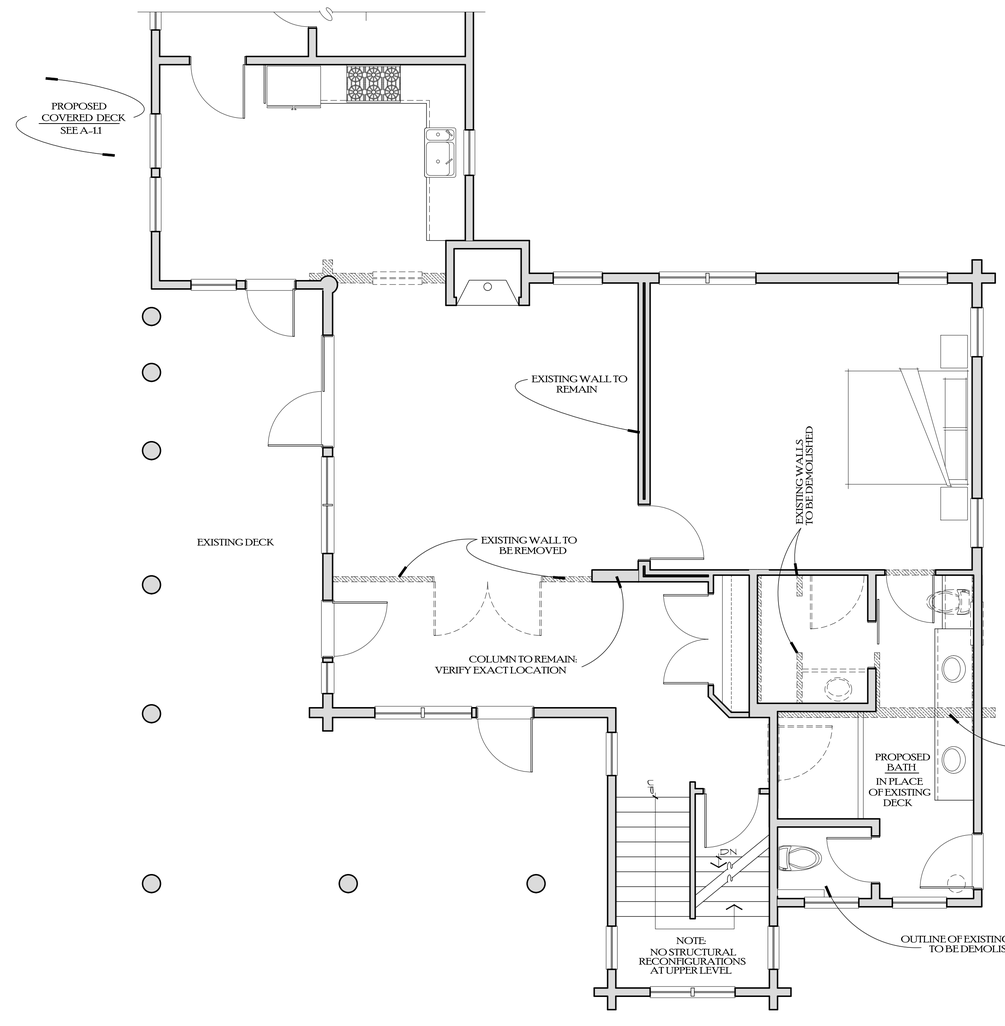
A NEW PLAN FOR THE
HOME RANCH
COLUMBINE CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-1.2



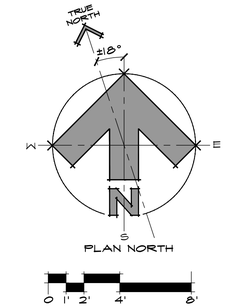
~EXISTING~
MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



~PROPOSED~
MAIN LEVEL FLOOR PLAN WITH DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



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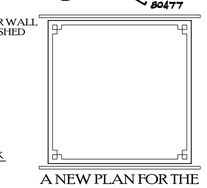


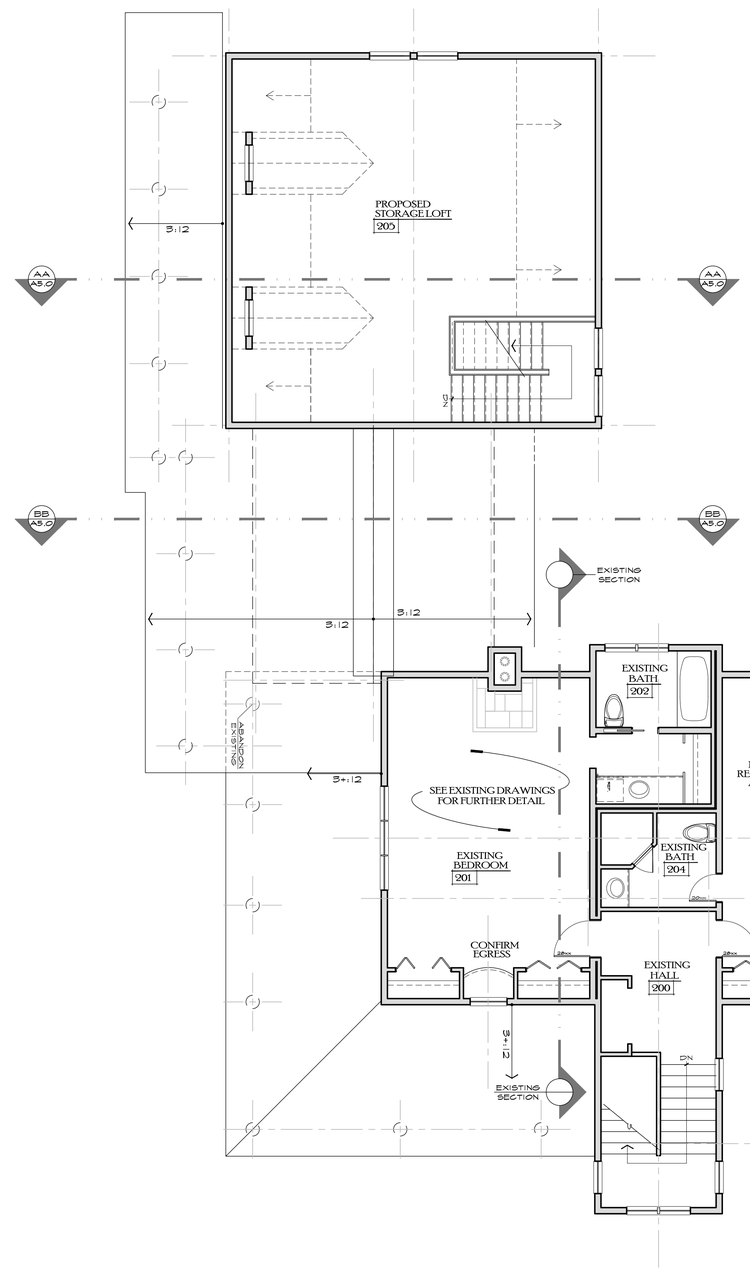
A NEW PLAN FOR THE
HOME RANCH
COLUMBINE CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-1.3

SEE SHEET A-4.1 FOR ELEVATION "D-D"
NORTH ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "A-A"
WEST ELEVATION

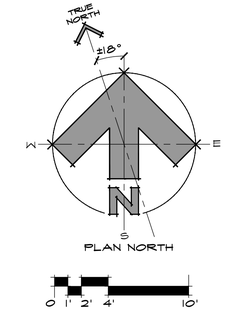


SEE SHEET A-4.1 FOR ELEVATION "C-C"
EAST ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "B-B"
SOUTH ELEVATION

UPPER LEVEL /
LOWER ROOF PLAN

SCALE: 3/16" = 1'-0"



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08/13/2020

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80477

A NEW PLAN FOR THE

HOME RANCH

COLUMBINE CABIN

27315
HOME RANCH ROAD

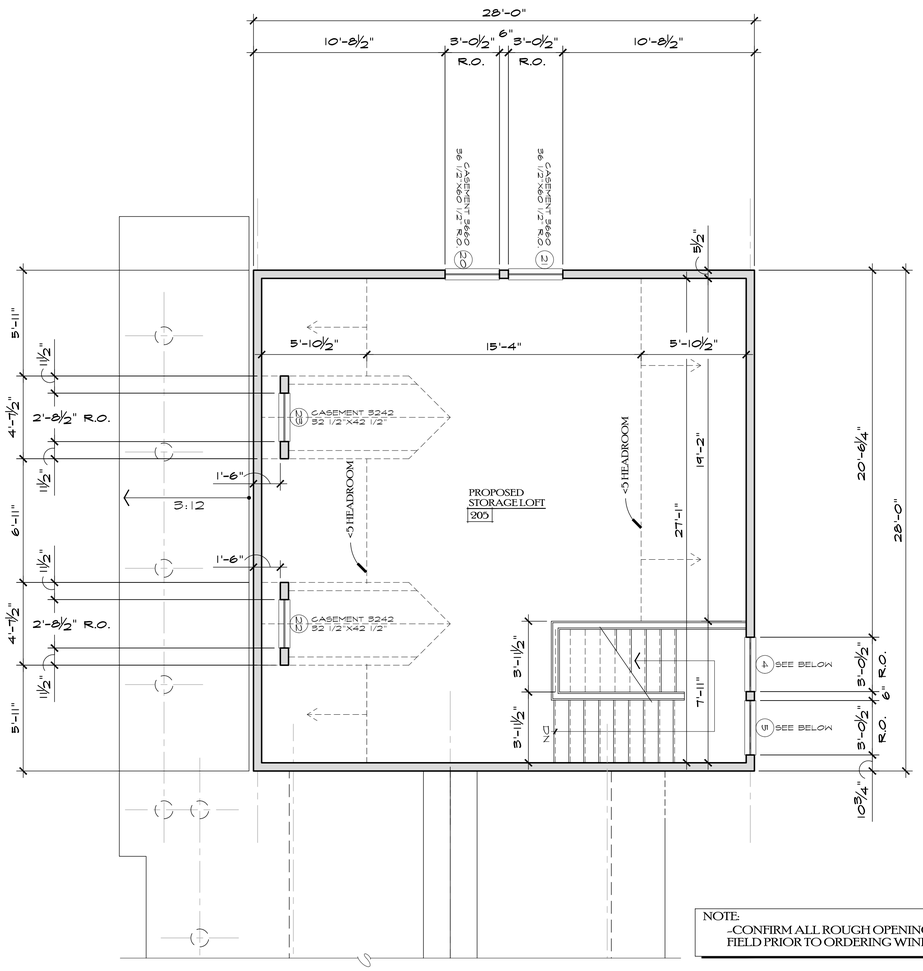
ROUTT COUNTY
COLORADO

SHEET NUMBER

A-2.0

SEE SHEET A-4.1 FOR ELEVATION "D-D"
NORTH ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "A-A"
WEST ELEVATION

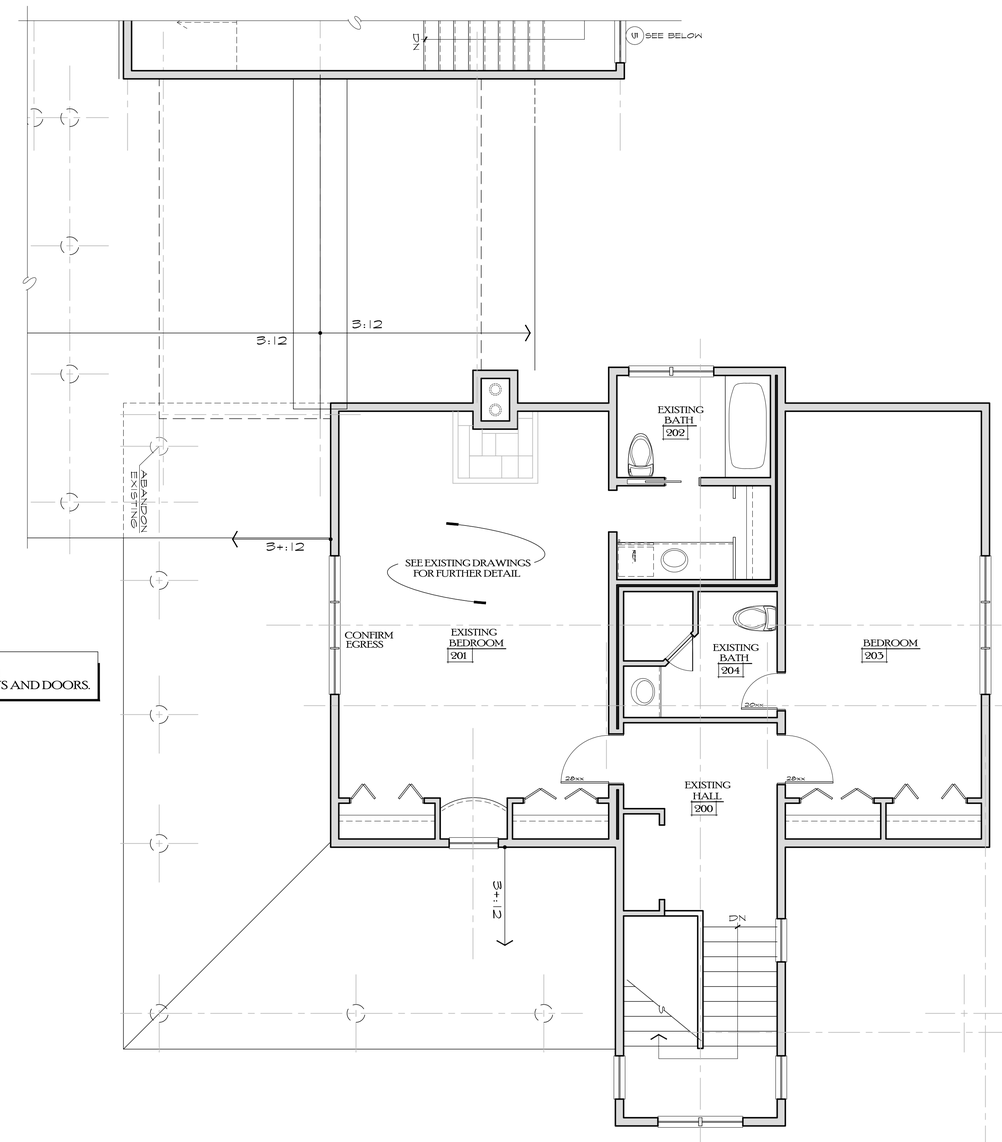


NOTE:
-CONFIRM ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS.

-PROPOSED-
UPPER LEVEL / LOWER ROOF PLAN ENLARGEMENT

SCALE: 1/4" = 1'-0"

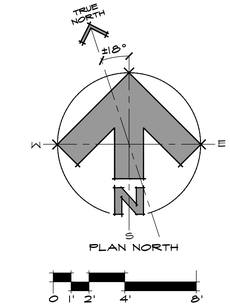
SEE SHEET A-4.1 FOR ELEVATION "C-C"
EAST ELEVATION



-PROPOSED-
UPPER LEVEL / LOWER ROOF PLAN ENLARGEMENT

SCALE: 1/4" = 1'-0"

SEE SHEET A-4.0 FOR ELEVATION "B-B"
SOUTH ELEVATION



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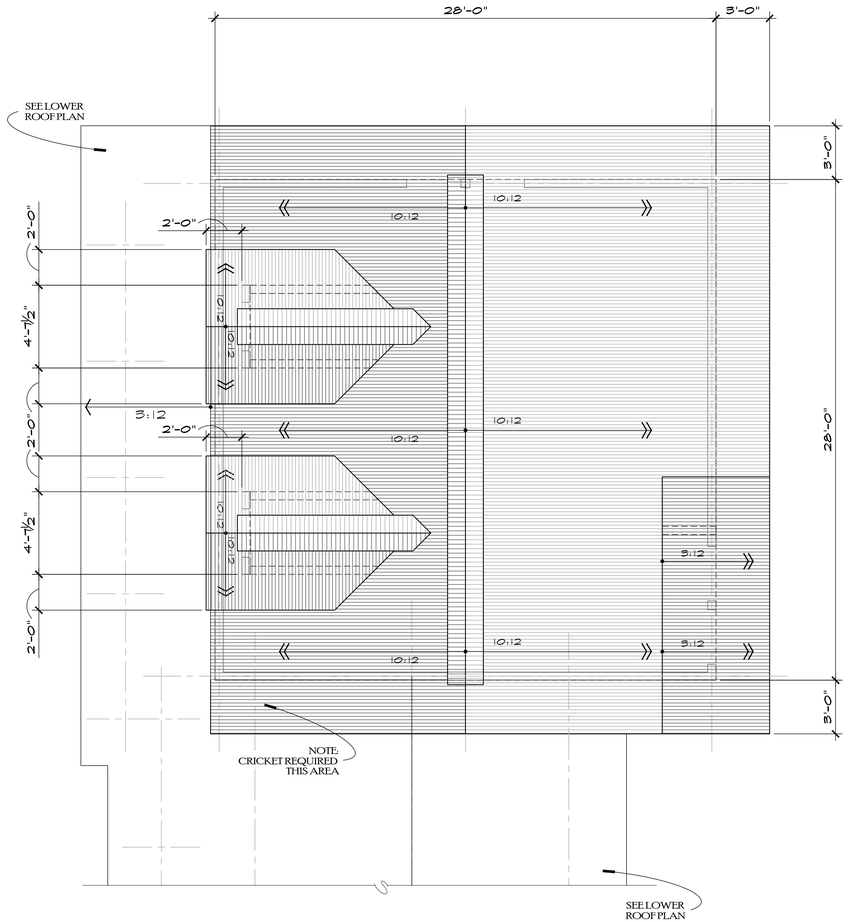
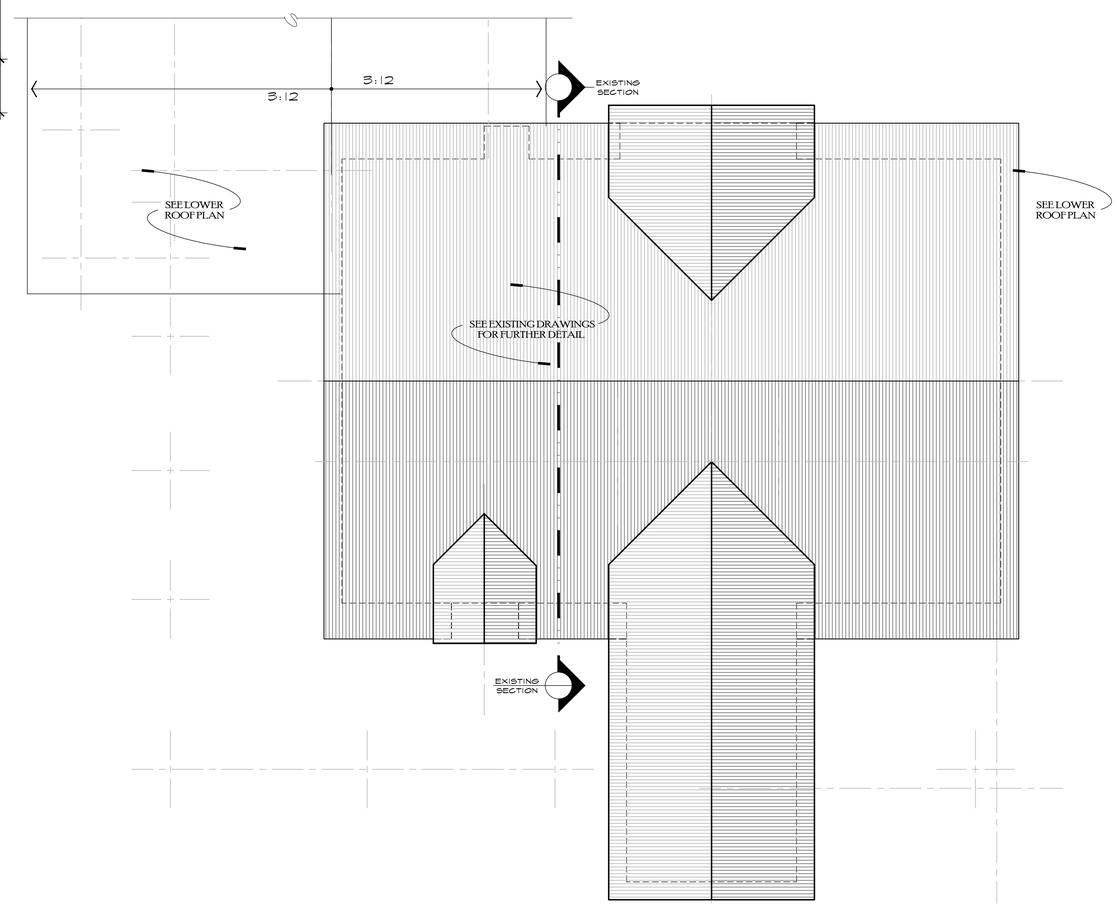
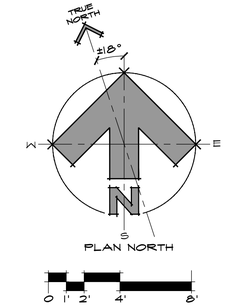




NOTE:
- EXISTING ROOF FINISH MATERIAL TO REPLACED WITH NEW.
- ALL ROOF FINISH MATERIAL TO BE RUSTED METAL TO MATCH OTHER BUILDING
- ALL ROOFS TO BE CROSS VENTED COLD ROOF TYPE. MAKE SURE ALL VALLEYS AND RIDGES ARE WELL VENTILATED. UTILIZE TWO LAYERS OF 2X SPACERS. ALL VENTS TO BE PROTECTED WITH INSECT + VARMINT SCREEN.
- ALL OVERHANGS TO BE 3'-0" TO EDGE OF COLD ROOF PLY, UNLESS OTHERWISE NOTED.



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COLUMBINE CABIN

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

A-3.0

UPPER ROOF PLAN

SCALE: 1/4" = 1'-0"

ELEVATION 'B-B' SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION 'A-A' WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

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A NEW PLAN FOR THE

HOME RANCH

COLUMBINE CABIN

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

A-4.0

ELEVATION 'D-D' NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION 'C-C' EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

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A NEW PLAN FOR THE

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COLUMBINE CABIN

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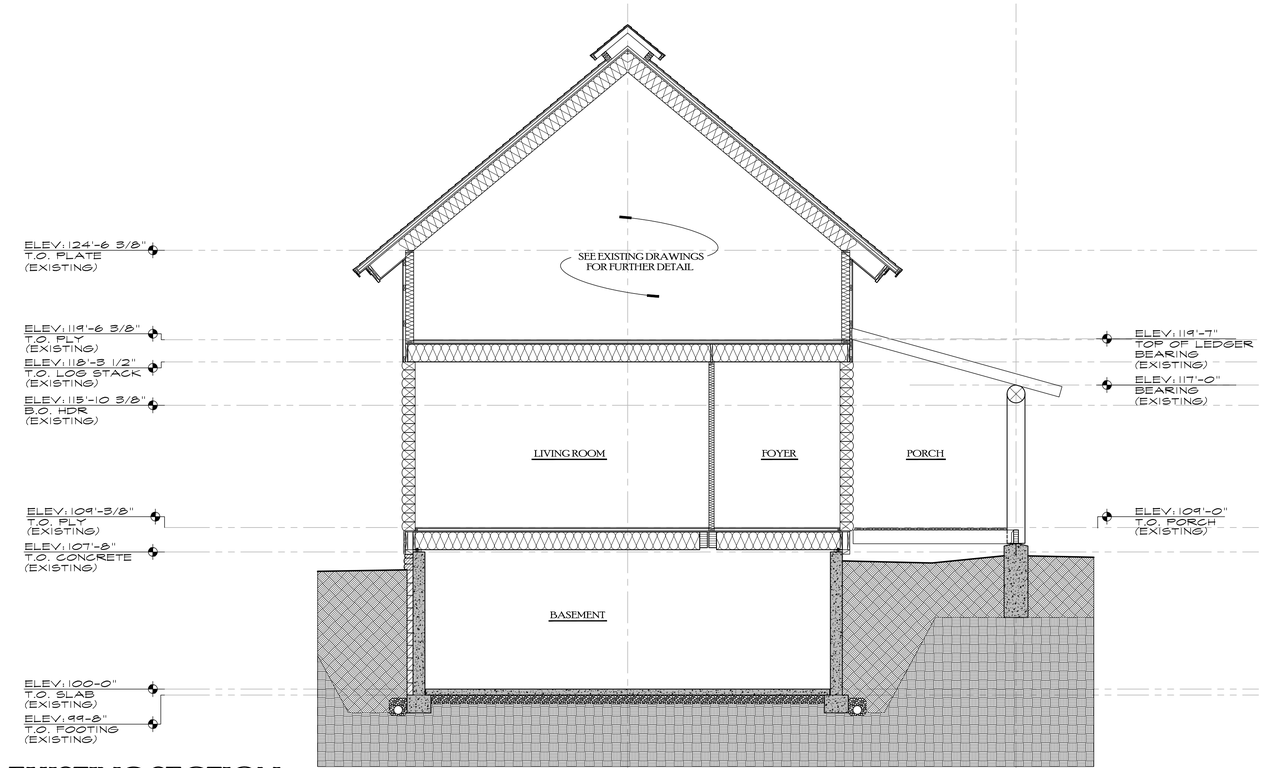
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

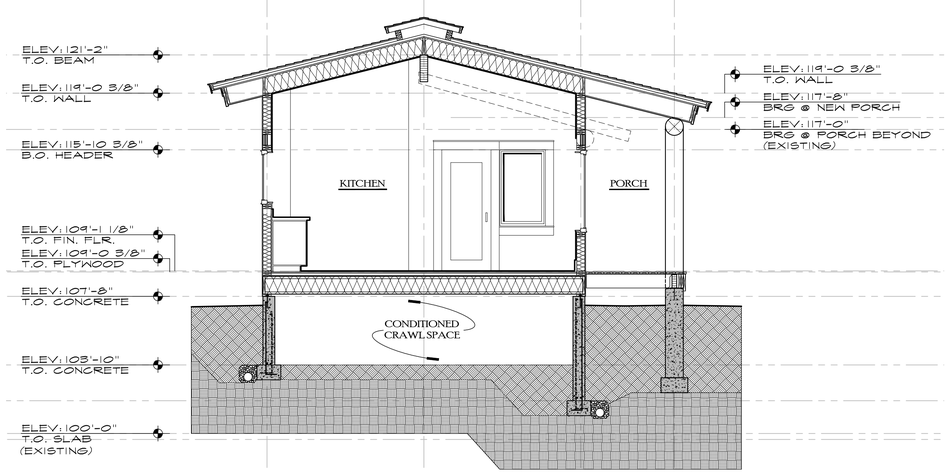
A-4.1



NOTE:
-VERIFY ALL EXISTING ELEVATIONS
-CONSULT WITH ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST.

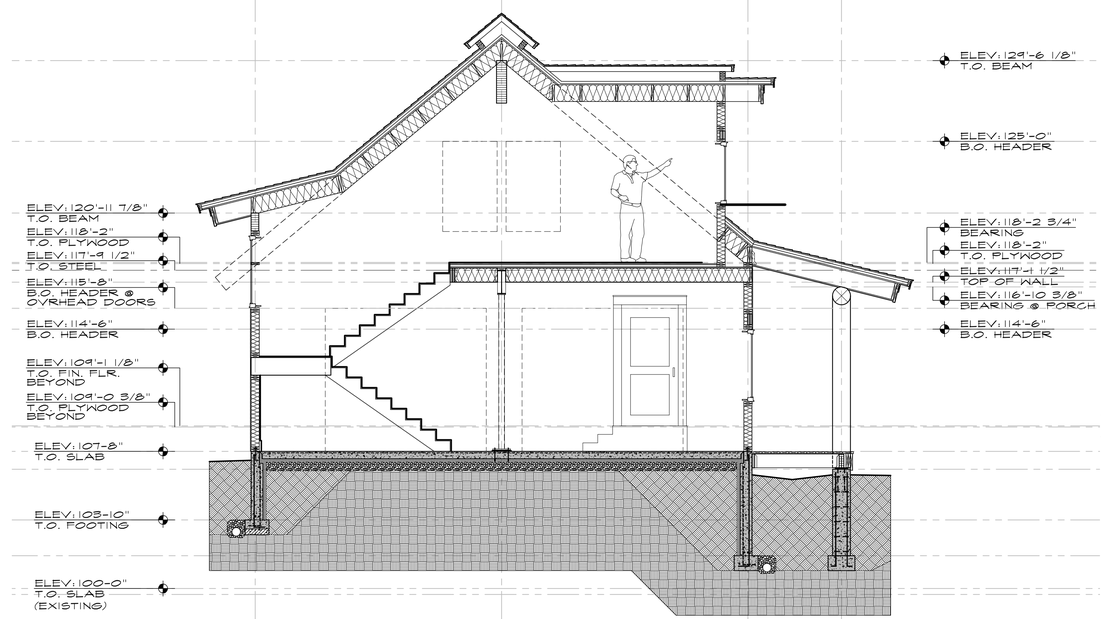
EXISTING SECTION

SCALE: 1/4" = 1'-0"



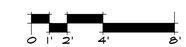
SECTION 'B-B'

SCALE: 1/4" = 1'-0"



SECTION 'A-A'

SCALE: 1/4" = 1'-0"



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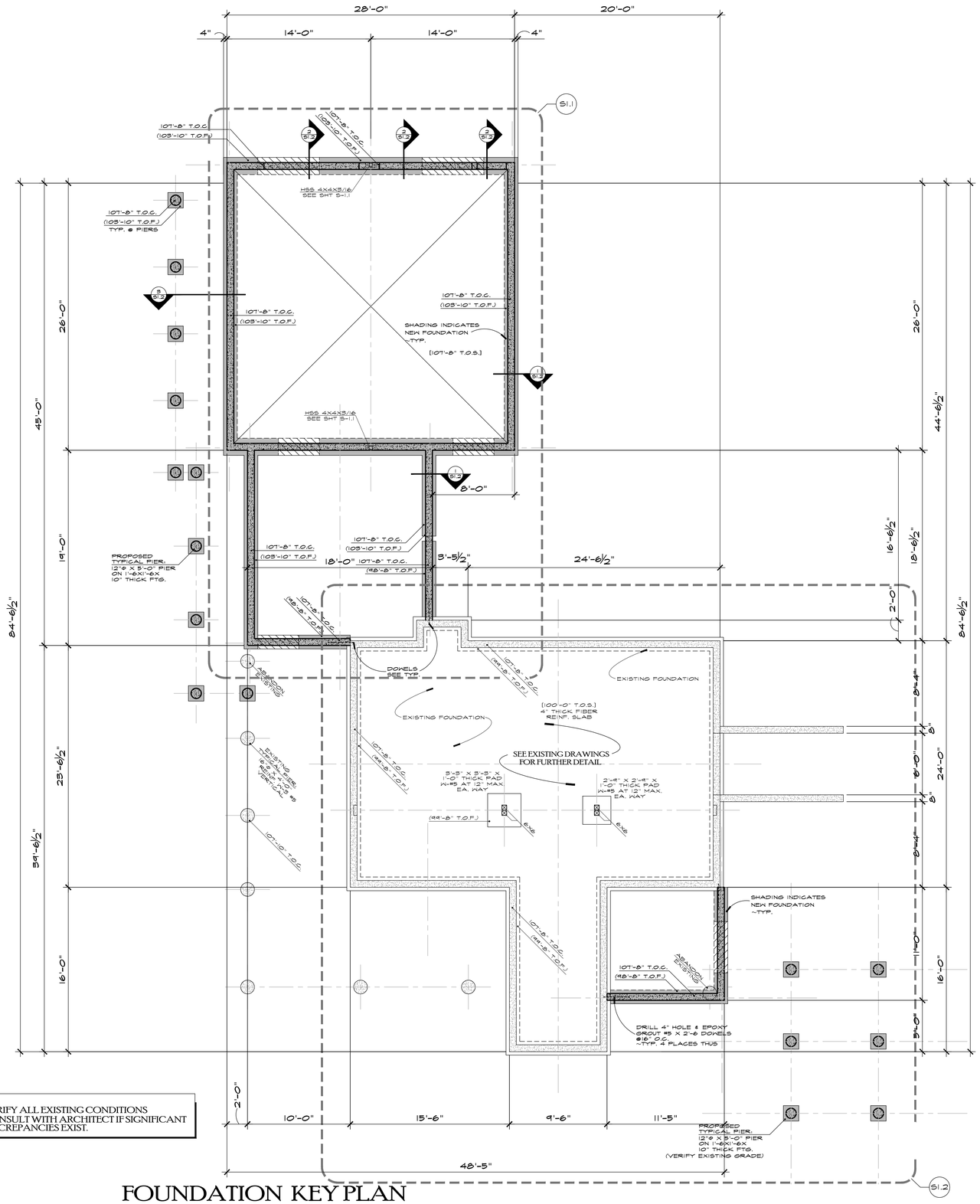
COLUMBINE CABIN

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

A-5.0



NOTE:
-VERIFY ALL EXISTING CONDITIONS
-CONSULT WITH ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST.

FOUNDATION KEY PLAN

SCALE: 3/16" = 1'-0"

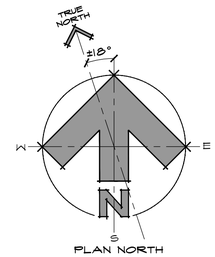
GENERAL STRUCTURAL NOTES

1. LIVE LOADS USED IN DESIGN:
   A. ROOF ..... 100 PSF.
   B. WIND ..... I.R.C. 115 MPH - EXPOSURE B. (ASD DESIGN)
   C. FLOORS ..... 40 PSF + 10 PSF PARTITIONS.
2. FOUNDATIONS:
   A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN THE REPORT FOR JOB NO. 96-2588 BY NACC DATED MARCH 13, 1996
   B. MAX. SOIL BEARING PRESSURE USED IN DESIGN ..... 3,000 PSF.
   C. MIN. DEAD LOAD PRESSURE MAINTAINED IN DESIGN ..... 650 PSF.
   D. ACTIVE EARTH PRESSURE (IMPORTED MATERIAL) ..... 45 PCF.
   E. PASSIVE EARTH PRESSURE ..... 250 PCF.
   F. COEFFICIENT OF FRICTION 0.30
3. CONCRETE:
   A. ALL CONCRETE FOR SLABS SHALL BE MADE WITH A MINIMUM OF 600 lbs. OF CEMENTITIOUS MATERIAL AND SHALL DEVELOP 4500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, UNLESS OTHERWISE NOTED. ALL CONCRETE FOR WALLS AND FOOTINGS SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. EXPOSED CONCRETE SHALL HAVE ±5% ENTRAPPED AIR CONTENT AND SHALL BE PLACED WITH 4" MAXIMUM SLUMP. MAXIMUM WATER TO CEMENTITIOUS MATERIAL RATIO SHALL BE 0.45 FOR SLABS.
   B. CONCRETE SHALL NOT BE PLACED ON FROZEN, MUDDY, OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS.
   C. SLABS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK SHALL BE MADE WITH VERTICAL BULKHEADS, KEYS AND DOWELS, UNLESS OTHERWISE SHOWN. CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE ENGINEER.
   D. ANCHOR BOLTS, EXPANSION ANCHORS FOR SILL PLATES AND LEDGERS SHALL EXTEND THE DISTANCE REQUIRED TO BOLT WOOD MEMBERS SHOWN WITHOUT COUNTERSINKING. EXPANSION ANCHORS SHALL BE "AE-I-IT", HILTI "KWIK BOLT" OR APPROVED EQUAL.
4. REINFORCING STEEL:
   A. ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60, EXCEPT COLUMN TIES, WHICH SHALL BE ASTM A615-GRADE 40. WELDED WIRE FABRIC (WWF) SHALL BE ASTM A185.
   B. CONCRETE PROTECTION FOR REINFORCEMENT: (UNLESS NOTED OTHERWISE)
      1. CONCRETE POURED AGAINST EARTH ..... 3"
      2. CONCRETE POURED IN FORMS & EXPOSED TO WEATHER OR EARTH ..... 1 1/2"
   C. LAP SPLICES SHALL BE A MINIMUM OF 36 BAR DIAMETERS. WIRE BARS SECURELY TOGETHER AT SPLICES AND INTERSECTIONS. NO WELDING TO REINFORCING BARS WILL BE PERMITTED. WELDED WIRE FABRIC SHALL LAP ONE FULL MESH, BUT NOT LESS THAN 6" AND WIRED TOGETHER.
   D. PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING AS HORIZONTAL BARS.
   E. PROVIDE ALL ADDITIONAL REINFORCING AND OTHER ACCESSORIES NECESSARY TO SUPPORT MAIN REINFORCING AT THE POSITIONS INDICATED.
   F. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS.
   G. PLACE 1-#4 BAR, EACH FACE, WITH 2'-0" PROJECTION AROUND ALL OPENINGS.
5. TIMBER:
   A. SAWN LUMBER FOR STRUCTURAL FRAMING SHALL BE VISUALLY STRESS-GRADED, DRIED, DOUGLAS FIR/LARCH; CONFORMING TO "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION..." BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
      1. ALL 2X_ AND 4X_ MEMBERS SHALL BE STRESS GRADED "NO.2"
      2. ALL 6X_ AND WIDER MEMBERS SHALL BE STRESS GRADED "NO.2"
   B. ALL LAMINATED MEMBERS SHALL BE FABRICATED USING WEST COAST DOUGLAS FIR, OR SOUTHERN PINE; USING WATERPROOF GLUE AND 2" NOMINAL LUMBER IN A "24F-V8, 24F-E4" STRESS COMBINATION. COLUMNS SHALL BE STRESS COMBINATION "5" OR BETTER.
      1. DETAIL AND FABRICATE MEMBERS ACCORDING TO AITC SPECS.
      2. LAMINATED MEMBER SIZES ARE THE FINISHED MEMBER SIZE. SEE THE ARCHITECTURAL SPECIFICATIONS FOR FINISH, APPEARANCE AND WRAPPING.
   C. ALL LAMINATED VENEER LUMBER MEMBERS ARE DENOTED "L-VL" ON THE DRAWINGS AND SHALL BE STANDARD SIZES AS FABRICATED BY THE TRUS-JOIST CORP. OTHER LAMINATED VENEER LUMBER MEMBERS OF EQUAL SIZE AND STRENGTH MAY BE SUBSTITUTED FOR "LVL" MEMBERS.
   D. MANUFACTURED FLOOR JOIST:
      1. FABRICATED MEMBERS CALLED FOR ON THE DRAWINGS SHALL BE USED TO SET THE SIZE AND CAPACITY DESIRED. SIMILAR MEMBERS BY OTHER MANUFACTURES MAY BE SUBSTITUTED, PROVIDED THAT THE PROPOSED SUBSTITUTION HAS EQUAL LOAD CAPACITY AND IGBO APPROVAL.
      2. SHOP FABRICATED JOIST SHALL BE "I" TYPE MEMBERS FABRICATED FROM SOLID WOOD OR LAMINATED CHORDS AND PLYWOOD WEBS. BLOCKING AND BRIDGING SHALL BE IDENTICAL TO REQUIREMENTS FOR CONVENTIONAL FRAMING ACCORDING TO THE I.R.C.
   E. ROOF, FLOOR AND WALL SHEATHING SHALL BE DFPA GRADE-TRADEMARKED "C-D EXTERIOR" AND SHALL CONFORM TO A.P.A. STANDARDS.
      1. ROOF AND FLOOR PANELS SHALL BE PLACED WITH THE 8'-0" DIMENSION PERPENDICULAR TO FRAMING WITH END JOINTS STAGGERED. FLOOR PANELS SHALL BE TONGUE AND GROOVED, GLUED AND NAILED TO SUPPORTS.
      2. WALL PANELS MAY BE PLACED EITHER VERTICALLY OR WITH ALL HORIZONTAL JOINTS BLOCKED AND "EDGE" NAILED.
      3. EXPLANATION OF NAILING NOTE: (5/8" PLYWOOD WITH 8d @ 6" & 12") MEANS 5/8" SHEATHING SHALL BE NAILED WITH 8 PENNY NAILS SPACED AT 6" ALONG EDGES AND 12" ALONG INTERMEDIATE MEMBERS.
      4. SPACING CALLED OUT IS FOR COMMON OR GALVANIZED BOX NAIL SIZE.
      5. ROOFS: 5/8" PLYWOOD WITH 10d @ 6" & 12".
         FLOORS: 3/4" PLYWOOD WITH 10d RING SHANK @ 6" & 10".
         WALLS: 1/2" PLYWOOD. SEE SHEAR WALL SCHEDULE.
   F. FASTEN ALL FRAMING WITH COMMON NAILS ACCORDING TO THE I.R.C. NAILING SCHEDULE, UNLESS OTHERWISE NOTED OR DETAILED.
   G. TIMBER CONNECTORS CALLED FOR ON DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON COMPANY. OTHER CONNECTORS MAY BE USED IF THE I.R.C. APPROVED LOAD CAPACITY IS EQUAL TO THE CONNECTOR SPECIFIED.
   H. PROVIDE SOLID BLOCKING BETWEEN JOIST AT SUPPORTS AND BLOCKING OR CROSS BRIDGING NOT OVER 8'-0" ON CENTER FOR ALL JOIST AND RAFTERS.
   I. ALL SOLID WOOD COLUMNS CALLED FOR ON THE DRAWING SHALL BE CONTINUOUS THROUGH FRAMING AND SHALL BEAR DIRECTLY ON ANOTHER COLUMN OR BEAM OR FOUNDATION BELOW. USE STEEL CONNECTORS CALLED FOR ON THE DRAWINGS.
   J. MULTIPLE STUDS CALLED FOR ON THE PLANS MAY BEAR ON THE WALL PLATE IF FULL WIDTH SOLID BLOCKING IS PROVIDED THROUGH FRAMING SYSTEM. HEADERS AND/OR BEAMS SHALL BEAR FULLY ON ALL STUDS CALLED FOR; CRIPPLE STUDS ARE ADDITIONAL. IF SILL PLATES ON CONCRETE ARE NOT DOUG-FIR, PROVIDE ANOTHER DOUG-FIR PLATE ON SILL PLATE.
6. METALS
   A. ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992. STEEL ANGLES AND PLATES SHALL CONFORM TO ASTM A36. ALL TUBE SHAPES SHALL CONFORM TO ASTM A500, GRADE B. ALL STANDARD BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A307. ALL WELDING SHALL BE DONE USING E70 ELECTRODES.
   B. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED ACCORDING TO THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.
   C. SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES & OTHER REQUIREMENTS.
   D. PROVIDE ALL NECESSARY TEMPORARY BRACING TO HOLD STEEL FRAMING IN POSITION UNTIL PROPERLY CONNECTED TO ADJACENT FRAMING OR UNTIL THE FRAME IS OTHERWISE SELF SUPPORTING.
   E. NO SPECIAL FIELD INSPECTIONS FOR WELDING IS REQUIRED IF WELDING IS DONE BY CERTIFIED WELDERS.
   F. NON-SHRINK GROUT UNDER COLUMN AND BEAM BEARING PLATES SHALL DEVELOP 4,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
7. ARCHITECT'S/ENGINEER'S APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.
8. ALL STRUCTURAL DIMENSIONS SHALL BE CHECKED WITH ARCHITECT'S.
9. THESE DRAWINGS DO NOT INCLUDE PROVISIONS FOR JOB SAFETY. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

O SHEAR WALL SCHEDULE

MARK	DESCRIPTION
1	INCLUDES EXTERIOR WALLS NOT OTHERWISE NOTED. 1/2" SHEATHING NAILED WITH 8d @ 6" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 6". 5/8"ØX10" ANCHOR BOLTS @ 4'-0".
2	1/2" SHEATHING NAILED WITH 8d @ 4" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 4". 5/8"ØX10" ANCHOR BOLTS @ 3'-0" O.C.
3	1/2" SHEATHING EA. SIDE NAILED WITH 8d @ 4" AND 12". STAGGER PANEL JOINTS EA. SIDE OF WALL. SOLE PLATE NAILED WITH 16d BOX @ 3". 5/8"ØX10" ANCHOR BOLTS @ 1'-4" O.C.

SHEAR WALL NOTES:
1. SEE GENERAL NOTE 5.E. ON THIS SHEET FOR OTHER REQUIREMENTS.
2. SEE PLAN FOR COLUMNS AND HOLDOWN REQUIRED IN SHEAR WALLS. ANCHOR BOLT AT HOLDOWN SHALL BE 7/8"Ø A307 ANCHOR BOLT EMBEDDED A MINIMUM OF 8" USING "HILTI HVA" OR "SIMPSON SET" ANCHORING SYSTEM. HOLD DOWN SHALL BE "HDPB" UNLESS OTHERWISE NOTED.



PLAN NORTH

0 1' 2' 4' 10'

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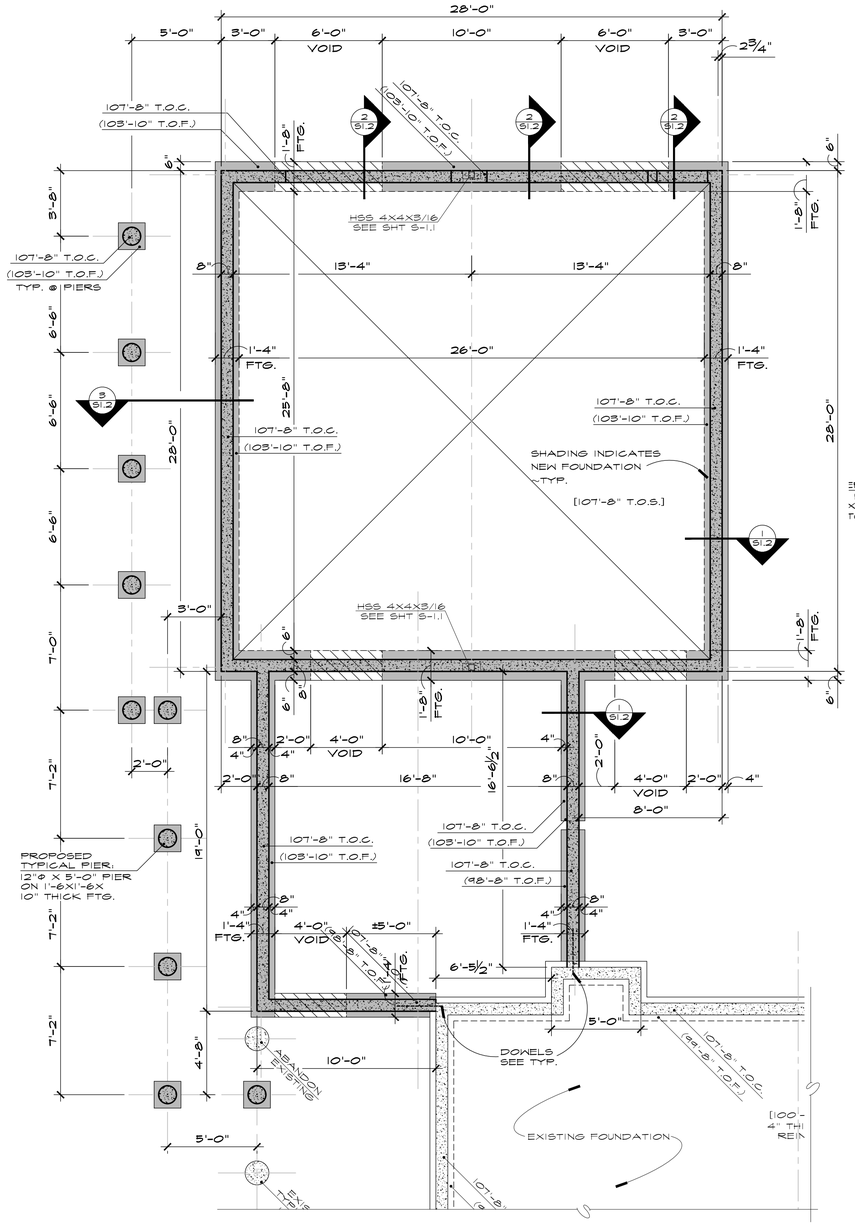
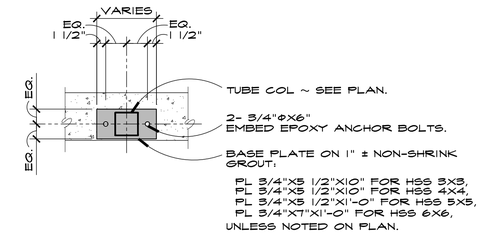
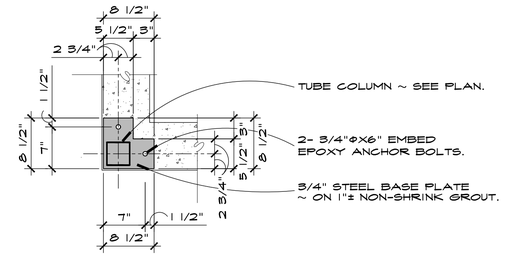


FOUNDATION PLAN ENLARGEMENT

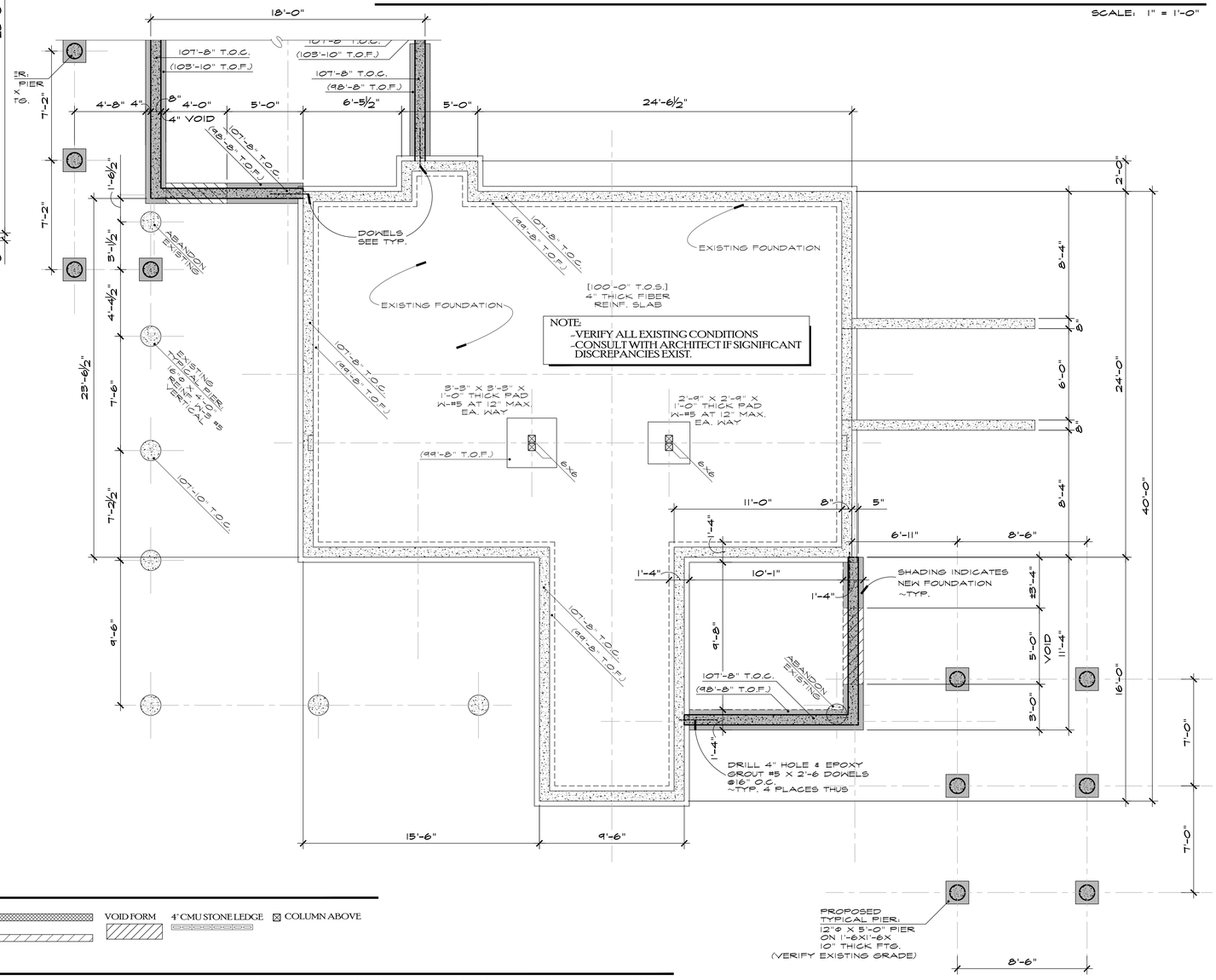
SCALE: 1/4" = 1'-0"





STANDARD COLUMN BASES

SCALE: 1" = 1'-0"



FOUNDATION PLAN ENLARGEMENT

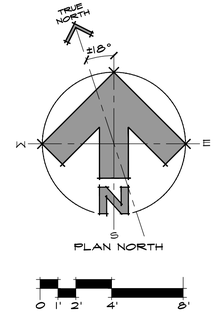
SCALE: 1/4" = 1'-0"

LEGEND

SHEAR WALL
BEARING WALL
VOID FORM
4" CMU STONE LEDGE
COLUMN ABOVE

PLAN NOTES

1. TOP OF CONCRETE ELEVATION = 100'-0", UNLESS NOTED ON PLAN THUS: XX'-X"
   TOP OF FOOTING ELEVATION = 96'-2", UNLESS NOTED ON PLAN THUS: (XXXX')
   TOP OF SLAB ELEVATION = 100'-0", UNLESS NOTED ON PLAN THUS: [XX'-X"]
2. FLOOR SHALL BE 5" CONCRETE SLAB REINFORCED WITH 6X6-W1.4XW1.4 W.W.F. TOP OVER 6" MINIMUM GRAVEL, OVER 2'-0 MINIMUM NON-EXPANSIVE BACKFILL.
3. ALL FOOTINGS SHALL BE FORMED TO EXACT SIZES NOTED. CONTINUOUS FOOTINGS SHALL BE 1'-4" WIDE X 10" THICK UNLESS NOTED OTHERWISE.
4. PROVIDE 1 1/4" DEEP CONTROL JOINTS A MAX OF 12' O.C. EA. WAY, TOOLED INTO CONCRETE OR SAW-CUT WITHIN 8 HOURS OF FINISHING SLAB.



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A NEW PLAN FOR THE

HOME RANCH

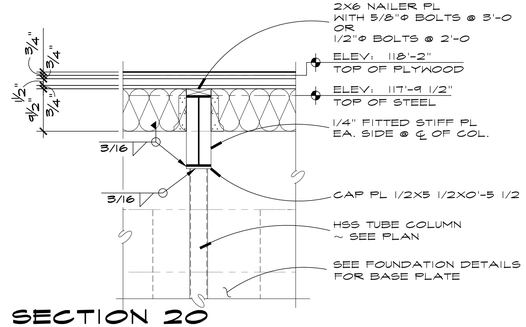
COLUMBINE CABIN

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

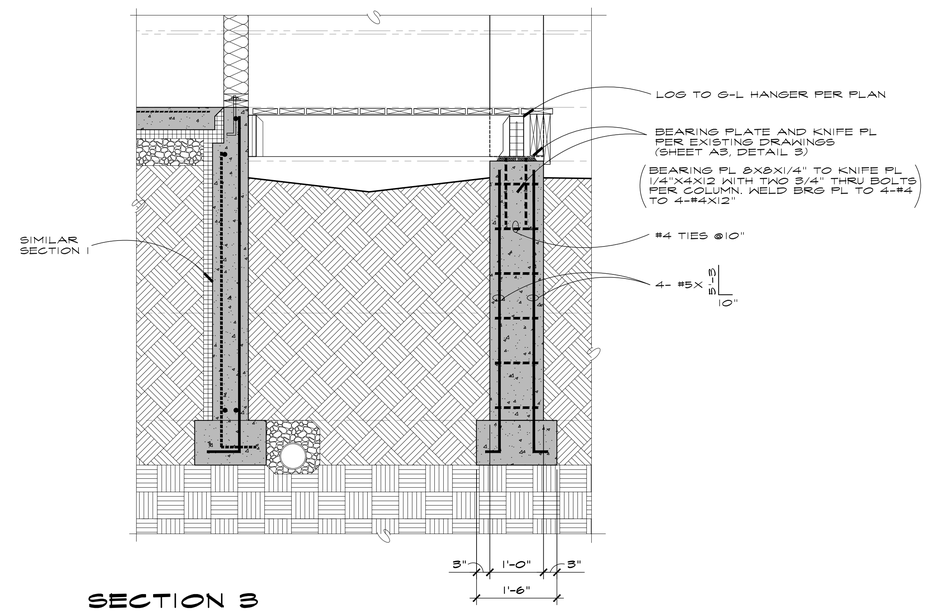
SHEET NUMBER

S-1.1



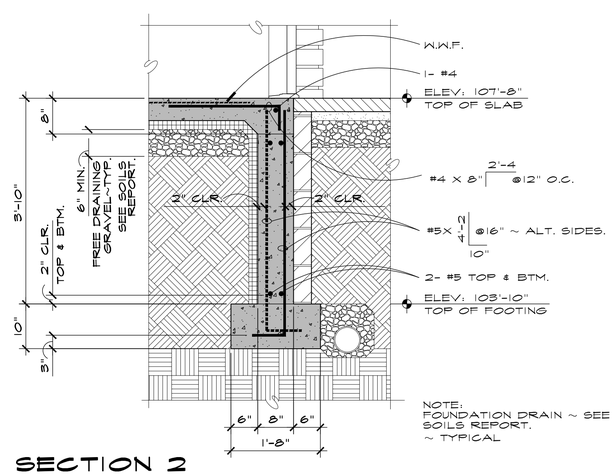
SECTION 20

SCALE: 3/4" = 1'-0"



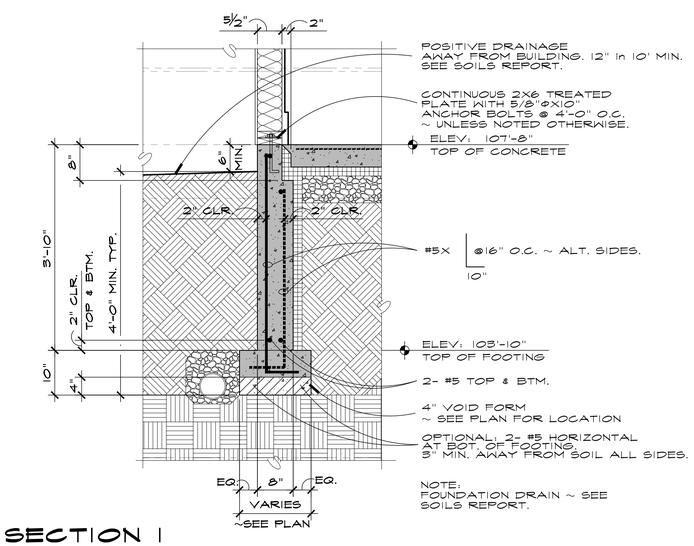
SECTION 3

SCALE: 3/4" = 1'-0"



SECTION 2

SCALE: 3/4" = 1'-0"



SECTION 1

SCALE: 3/4" = 1'-0"

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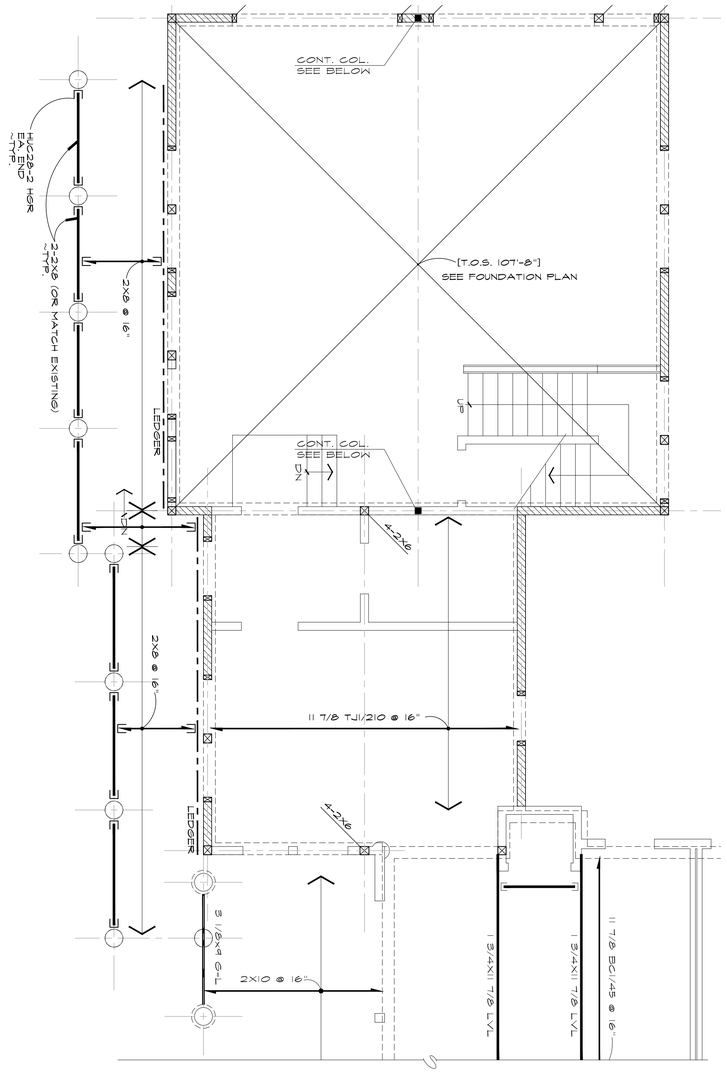
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

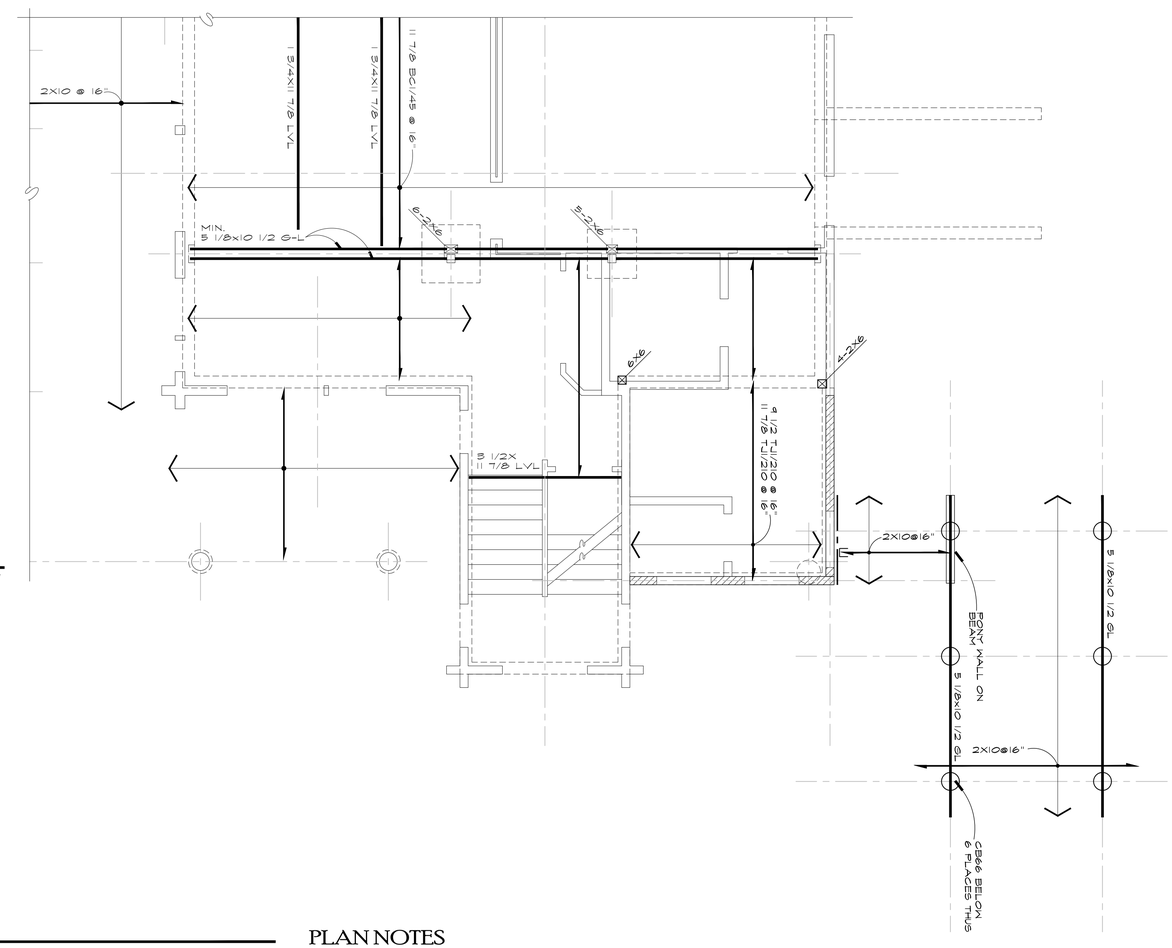
S-1.2



NORTH PARTIAL MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE:
- VERIFY ALL EXISTING CONDITIONS
- CONSULT WITH ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST.



SOUTH PARTIAL MAIN FLOOR FRAMING PLAN

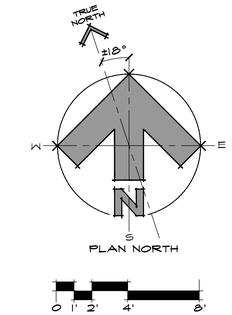
SCALE: 1/4" = 1'-0"

LEGEND

- HGR. RAFTER
- HGR. JOIST
- BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- LEDGER
- COLUMN BELOW
- COLUMN ABOVE

PLAN NOTES

1. FLOOR SHALL BE 1 1/2" CONCRETE TOPPING ON 3/4" SHEATHING ON 11 7/8" TJI / 210 JOISTS @ 16" O.C., UNLESS OTHERWISE NOTED. TOP OF SHEATHING ELEVATION: XXX'-XX".
2. TOP OF BEAM ELEVATION NOTED ON PLAN THUS: (___'-__").
3. TYPICAL HEADER SHALL BE 3- 2X8 OR 2- 2X10 WITH 1- 2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.



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A NEW PLAN FOR THE

HOME RANCH

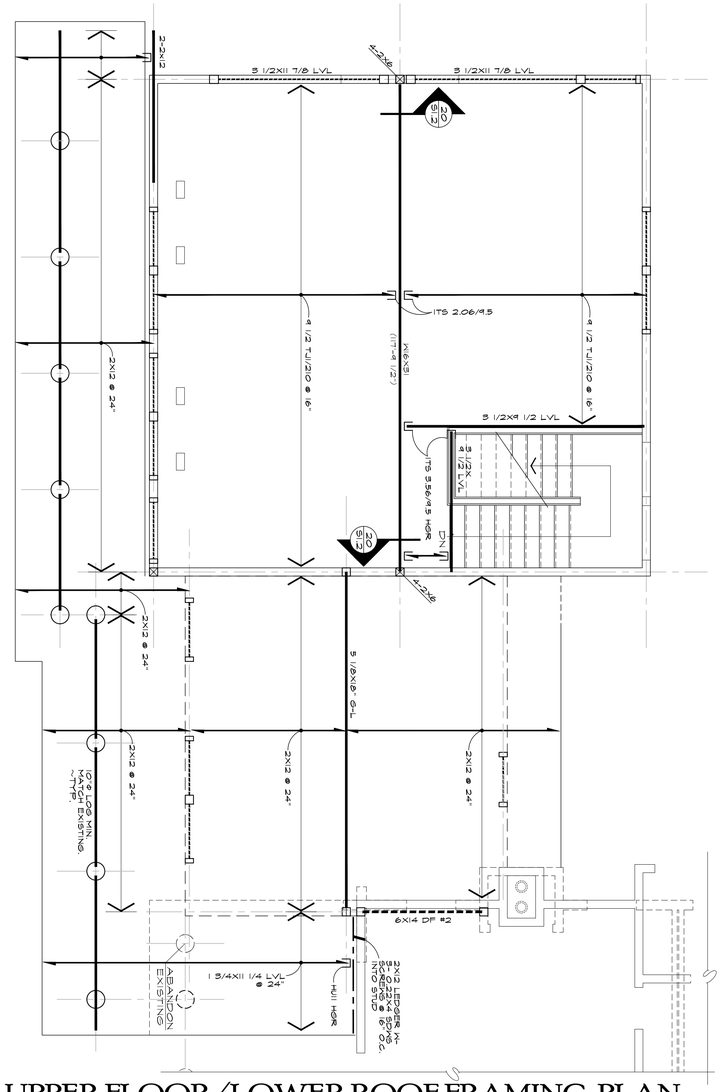
COLUMBINE CABIN

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

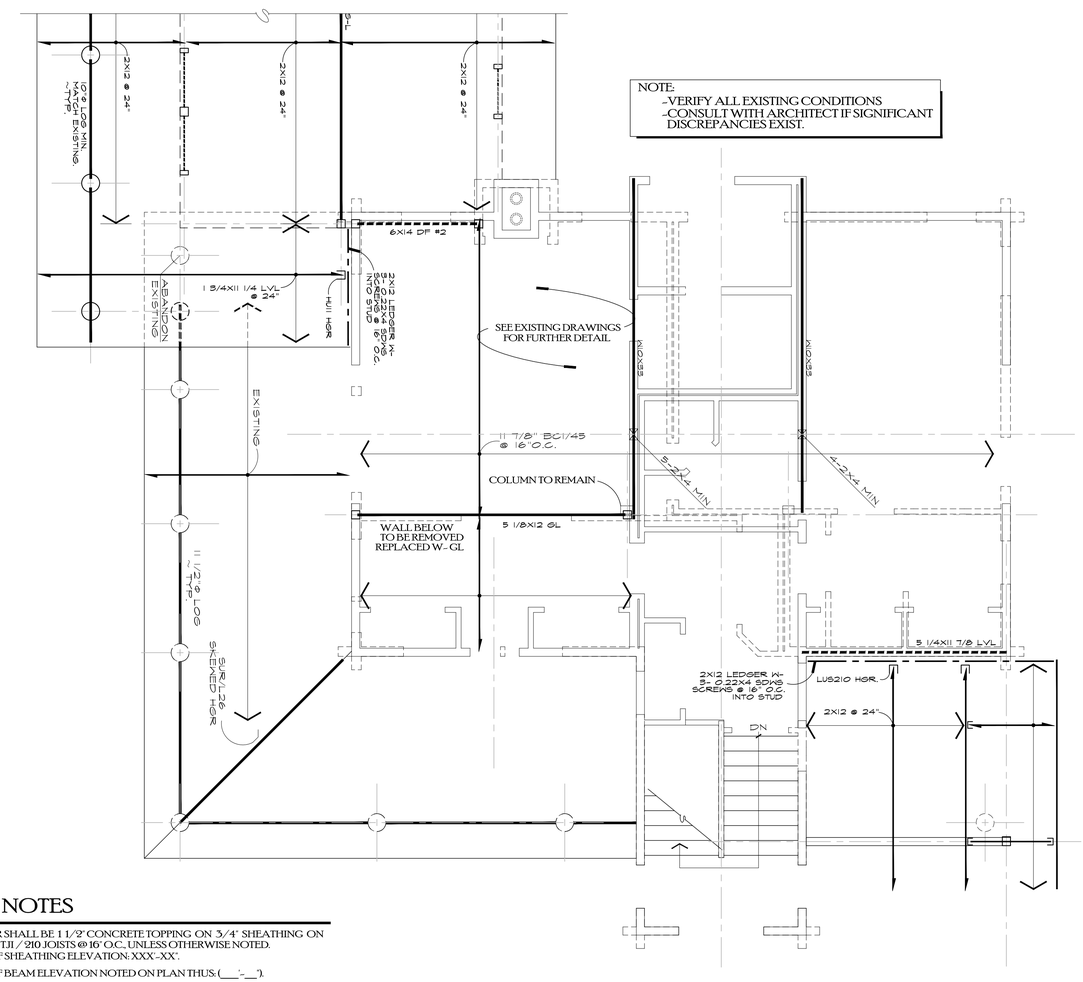
SHEET NUMBER

S-2.0



UPPER FLOOR/LOWER ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



NOTE:
- VERIFY ALL EXISTING CONDITIONS
- CONSULT WITH ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST.

UPPER FLOOR/LOWER ROOF FRAMING PLAN

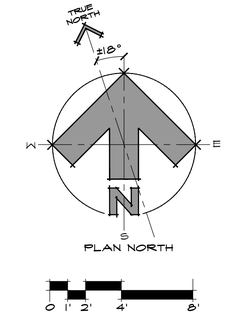
SCALE: 1/4" = 1'-0"

LEGEND

HGR.	RAFTER	HEADER	☐ COLUMN BELOW
HGR.	JOIST	BEAM	☒ COLUMN ABOVE
	BEARING WALL	LEDGER	
	SHEAR WALL		

PLAN NOTES

1. FLOOR SHALL BE 1 1/2" CONCRETE TOPPING ON 3/4" SHEATHING ON 11 7/8" TJI / 210 JOISTS @ 16" O.C., UNLESS OTHERWISE NOTED. TOP OF SHEATHING ELEVATION: XXX'-XX".
2. TOP OF BEAM ELEVATION NOTED ON PLAN THUS: (___'-__").
3. TYPICAL HEADER SHALL BE 3- 2X8 OR 2- 2X10 WITH 1- 2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.



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27315
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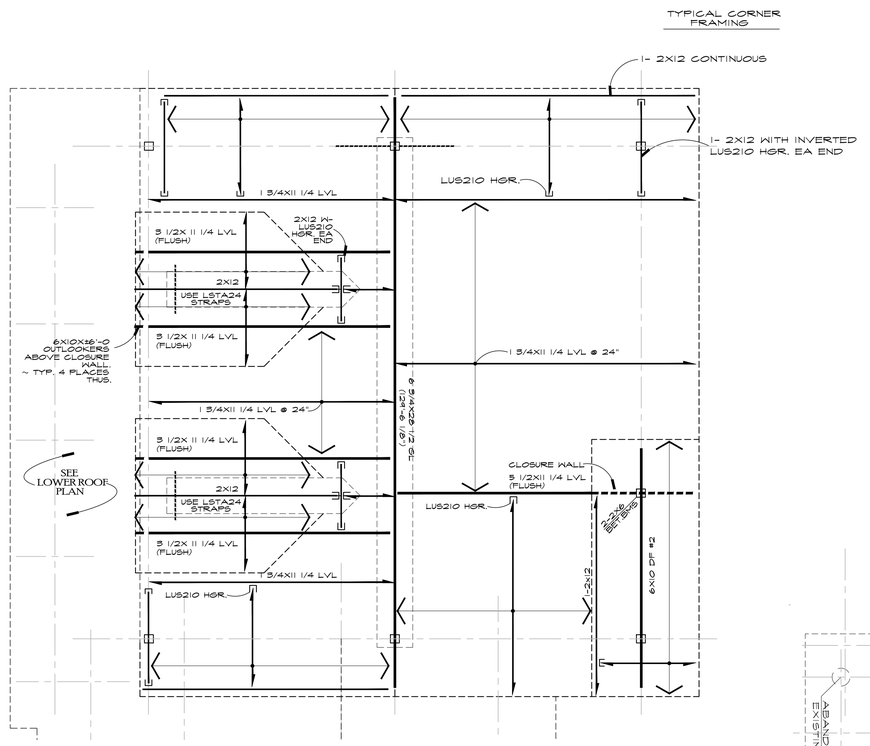
ROUTT COUNTY
COLORADO

SHEET NUMBER

S-3.0



~PROPOSED~
UPPER ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

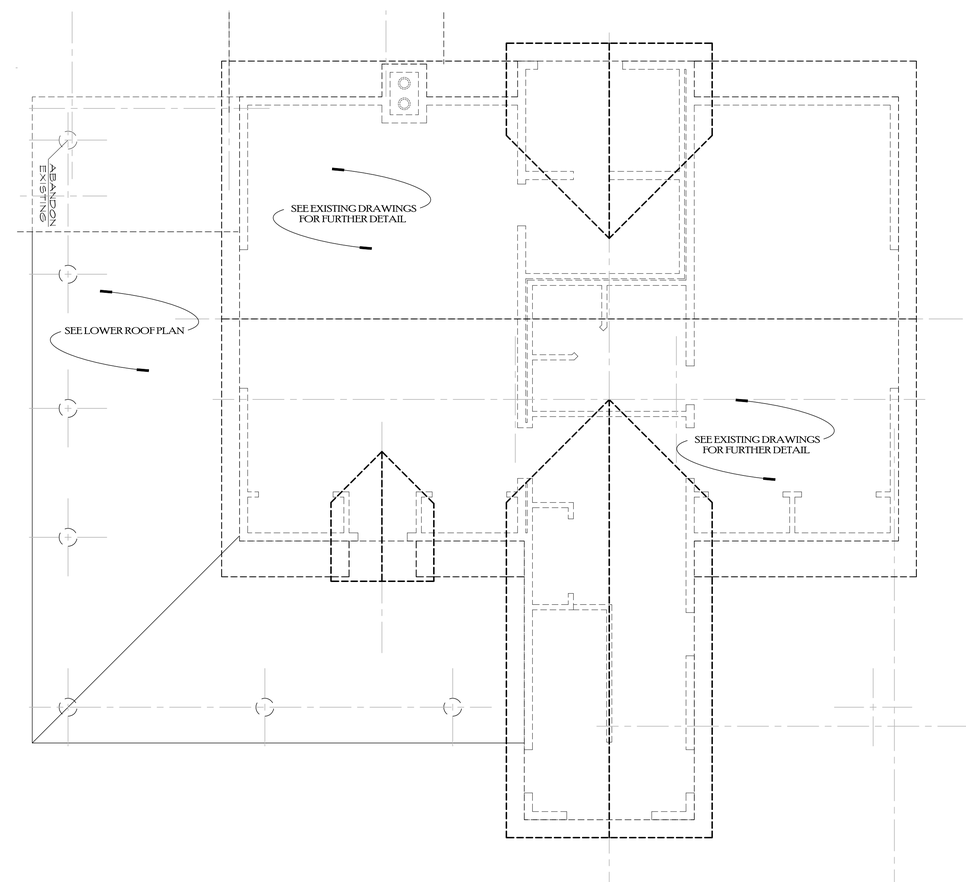
PLAN NOTES

1. ROOF SHALL BE 5/8" SHEATHING (40/20 RATING) ON 2x12 RAFTERS @ 24" UNLESS OTHERWISE NOTED. ALL RAFTERS SHALL BE NOTCHED FOR HORIZONTAL BEARING.
2. TOP OF BEAM ELEVATION NOTED ON PLAN THUS. (___'-___").
3. TYPICAL HEADER SHALL BE 2 - 1 3/4X5 1/2 LVL WITH 1- 2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.
4. EXTEND WALL TO UNDERSIDE OF ROOF SHEATHING AND NAIL SHEATHING TO TOP PLATE WITH 10d @ 6" AS NOTED ON PLAN.

LEGEND

HGR. RAFTER	HEADER	☐ COLUMN BELOW
HGR. JOIST	BEAM	☒ COLUMN ABOVE
BEARING WALL	LEDGER	
SHEAR WALL		

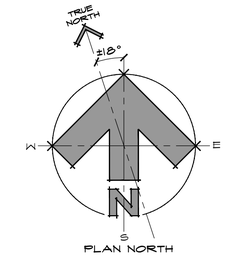
NOTE:
-VERIFY ALL EXISTING CONDITIONS
-CONSULT WITH ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST.



~EXISTING~
UPPER ROOF FRAMING PLAN

SEE EXISTING DRAWINGS FOR FURTHER DETAIL.

SCALE: 1/4" = 1'-0"



0 1' 2' 4' 8'

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HOME RANCH ROAD

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