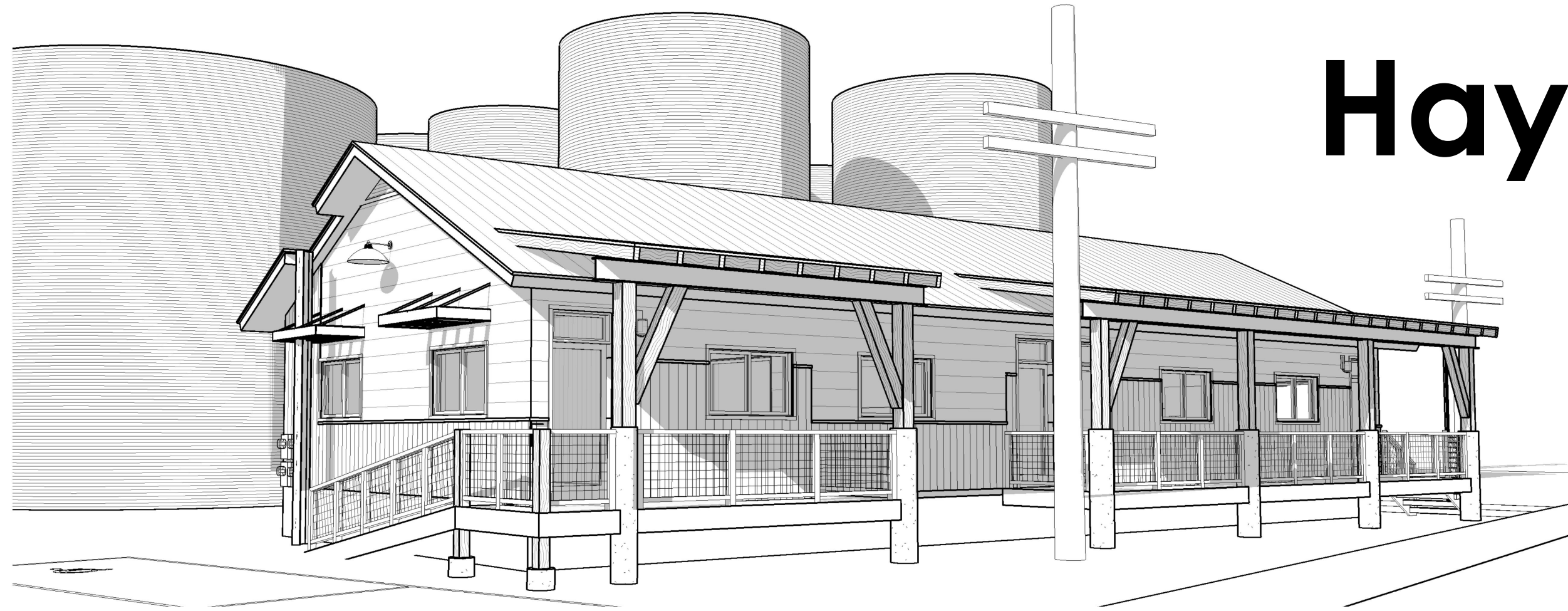




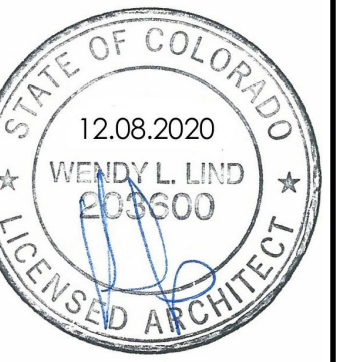
Hayden Granary Salt Shed Flats

East Lincoln Avenue, Hayden, CO

Building Permit- 10.23.2020

Axial Arts

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STAMP

HAYDEN GRANARY
SALT SHED FLATS
198 LINCOLN AVENUE, HAYDEN, COLORADO

CODE ANALYSIS

PROJECT DESCRIPTION

THIS PROJECT INVOLVES RENOVATING AN EXISTING STRUCTURE, REFERRED TO AS THE "SALT SHED," INTO FOUR RESIDENTIAL UNITS OF APPROXIMATELY 415 SF. THE SALT SHED IS ONE OF SEVERAL EXISTING FREESTANDING BUILDINGS AT THE HAYDEN GRANARY SITE, 198 LINCOLN AVENUE, HAYDEN, COLORADO. THE EXISTING STRUCTURE IS A WOOD FRAMED STRUCTURE ON A CONCRETE FOUNDATION.

THIS EXISTING STRUCTURE HAS BEEN EVALUATED BY A LICENSED STRUCTURAL ENGINEER, AND THE RESULTING ADDITION DESIGN TAKES THIS INFORMATION INTO ACCOUNT.

TAX AREA
35 H

SCHOOL DISTRICT
RE1

CODE COMPLIANCE

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL EXISTING BUILDING CODE || 2009 NATIONAL ELECTRIC CODE
INTERNATIONAL CODE COUNCIL ELECTRIC CODE, ADMINISTRATIVE PROVISIONS 2006
2015 INTERNATIONAL ENERGY CONSERVATION CODE || 2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE || 2015 INTERNATIONAL PLUMBING CODE
2009 EDITION OF ICC A117.1 ACCESSIBILITY REQUIREMENTS

CLASSIFICATIONS

USES:

IRC TOWNHOMES

CONSTRUCTION TYPE:

CONSTRUCTION TYPE: V-B

WALL SEPARATION

PER IRC 302.2
2 HR WALL SEPARATION (INTERIOR WALLS B/W DWELLING UNITS)

GENERAL NOTES

1. THE SCOPE OF WORK REPRESENTED HERE IS FOR DESIGN SERVICES ONLY. THE ACTUAL METHODS OF CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR ENGINEERS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, PERMITS, AND CONTRACT DOCUMENTS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, THE G.C. SHALL NOTIFY THE OWNER AT ONCE FOR INSTRUCTIONS HOW TO PROCEED.
5. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS TO THE SITE AND TO THE AREAS PERMITTED BY THE OWNER AND/OR THE PERMITTING COUNTY.
6. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER, WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
7. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
8. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND/OR ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY MISCELLANEOUS BLOCKING AND BACKING SUPPORT FOR BUILDING COMPONENTS SUCH AS LIGHT FIXTURES, TOWEL BARS, ET.AL.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PER GORDON DOWLING SURVEYORS

A TRACT OF LAND LOCATED IN THE NORTH HAYDEN ADDITION AND A VACATED PORTION OF LINCOLN AVENUE ADJACENT TO NORTH HAYDEN ADDITION, ALL WITHIN THE NE1/4 NE1/4 OF SECTION 9 AND WITHIN THE NW1/4 NW1/4 OF SECTION 10, T6N R88W, 6TH P.M., TOWN OF HAYDEN, ROUTT COUNTY, COLORADO,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HAYDEN ADDITION;
THENCE N 81°30'22" E ALONG SAID NORTH LINE A DISTANCE OF 440.90 FEET, TO THE NORTHEAST CORNER OF SAID NORTH HAYDEN ADDITION; THENCE N 81°30'22" E ALONG THE PROJECTION OF SAID NORTH LINE A DISTANCE OF 104.11 FEET;
THENCE S 69°47'43" W A DISTANCE OF 136.77 FEET; THENCE S 67°57'00" W A DISTANCE OF 393.13 FEET, TO A POINT ON THE EAST LINE OF WALNUT STREET;
THENCE N 22°03'00" W ALONG SAID EAST LINE A DISTANCE OF 123.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.730 ACRES, MORE OR LESS.

IN THE TOWN OF HAYDEN, ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF HAYDEN GRANARY FINAL PLAT, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HERON, AND DO HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH THE TOWN OF HAYDEN, STATE OF COLORADO, THE OVERHEAD PUBLIC ELECTRIC EASEMENT AND PUBLIC WATERLINE EASEMENT AS SHOWN HEREON.

SYMBOL KEY

DRAWING TITLE & SCALE	1 PLAN A2.1 1/4" = 1'-0"	
EXTERIOR ELEVATION	1 A3.0	EARTH CONCRETE GRAVEL WOOD STUD WALL STONE WOOD (ROUGH) WOOD (FINISHED) PLYWOOD PLASTER/GWB/STUCCO BATT INSULATION RIGID INSULATION C.M.U.
INTERIOR ELEVATION	1 9.3	
WALL SECTION	1 A4.0	
BUILDING SECTION	1 A4.0	
DETAIL	1 D9.7	
DETAIL ENLARGEMENT (Plan or Section) OR AREA ENLARGEMENT	1 6.2	
COLUMN CENTER LINE, GRID & REFERENCE	1	
ROOM NAME ROOM NUMBER	LIVING 101	CORRIDOR 110 LOBBY 121
DRAWING NUMBER DETAIL NUMBER	1 D8.1	WINDOW NUMBER 2 REVISION NUMBER 3 ELEVATION (Sections) ELEV 100'-0" ELEVATION (Floor Systems) ELEV 100'-0" P2
DRAWING NUMBER SHEET NUMBER	1 A3.0	INTERIOR PARTITION TYPE EXTERIOR WALL SYSTEM

INDEX

A0.0	COVER SHEET
-	SURVEY
A0.1	OUTLINE SPECIFICATIONS
A1.1	SITE PLAN
A2.0	MAIN FLOOR PLAN
A2.1	ROOF PLAN
A2.2	REFLECTED CEILING PLAN
A3.0	EXTERIOR ELEVATIONS, BUILDING SECTION DOOR & WINDOW SCHEDULES
E-1	LIGHTING & SWITCHING PLAN
S-1	STRUCTURAL
S-2	STRUCTURAL
S-3	STRUCTURAL
1	UTILITY PLAN
E1-1	ELECTRICAL
M0.0	MECHANICAL COVER SHEET
M1.0	MECHANICAL SCHEDULES
M2.0	MECHANICAL PLAN
M3.0	MECHANICAL SCHEMATICS
M4.0	MECHANICAL
P2.0	UNDER SLAB PLUMBING PLAN
P2.1	MAIN LEVEL PLUMBING PLAN

SITE DATA

DEVELOPMENT CRITERIA	PROJECT PROVIDED
EXISTING ZONING:	COMMERCIAL (C)
MIN. LOT AREA PER ZONING:	0
SITE SCOPE	3,800 SF
MAX. LOT AREA PER ZONING/PROVIDED:	0
LAND USE DESIGNATION	EXISTING
BUILDING AREA-EXISTING:	1,270 SF
BUILDING AREA-PROPOSED:	1,705 SF
MAX BUILDING HEIGHT-ALLOWED/PROPOSED:	35'-0"/17'-6"
BUILDING SETBACKS PER ZONING	0' ON ALL SIDES
MIN. LANDSCAPE AREA OF 15%: PROPOSED LANDSCAPE AREA:	570 SF 570 SF
PARKING REQUIRED:	4 SPACES
PARKING PROVIDED:	5 ONSITE SPACES INCLUDING 1 ADA SPACE



VICINITY MAP 200 N. Walnut Street. Hayden, Colorado

AREA

INTERIOR RESIDENTIAL SPACE: 1,705 SF
COMPRISED OF 4 RESIDENTIAL UNITS OF APPROX. 415 SF

NOTE:

FIELD VERIFY ALL MEASUREMENTS
PRIOR TO AND DURING
CONSTRUCTION

DIRECTORY

OWNER	HAYDEN GRANARY, LLC PAUL BRINKMAN, POINT OF CONTACT
ARCHITECT	AXIAL ARTS, LLC KEVIN & WENDY LIND P.O. BOX 774292, STEAMBOAT SPGS, CO 80477 970.331-7573 970.471.2789
STRUCTURAL ENGINEER	STEAMBOAT ENGINEERING AND DESIGN CARYN W. MIELKE, PE 2740 ACRE LN #205, STMBT SPGS, CO 80487 (970) 871-9101
MECHANICAL ENGINEER	RADER ENGINEERING, INC DREW RAIDER/CHRIS CELANO BOX 8610, AVON, CO 81620 970-845-7910 RADERENGINEERING.COM
ELECTRICAL ENGINEER	WILDER ENGINEERING LLC, ANDREW WILDER, PE 1170 BLUE SAGE DRIVE, STMBT SPGS, CO 80487 970-819-7848
SURVEYOR	DOWLING LAND SURVEYORS 300 W JEFFERSON AVE, HAYDEN, CO 81639 (970) 276-3613

ISSUED FOR:

No.	Date	Remarks
A	10/10/2019	PROGRESS SET
B	10/28/2019	OWNER REVIEW
C	11/14/2019	SALT SHED-OPT 2
D	06/03/2020	SALT SHED-OPT 3
E	08/24/2020	MAJOR SITE PLAN SUBMITTAL
F	09/18/2020	SUB-CONSULTANT SET
G	10/10/2020	SD REVIEW SET
H	10/19/2020	PERMIT CHECK SET
I	10/23/2020	BUILDING PERMIT APPLICATION
J	11/23/2020	PERMIT SET REVISIONS

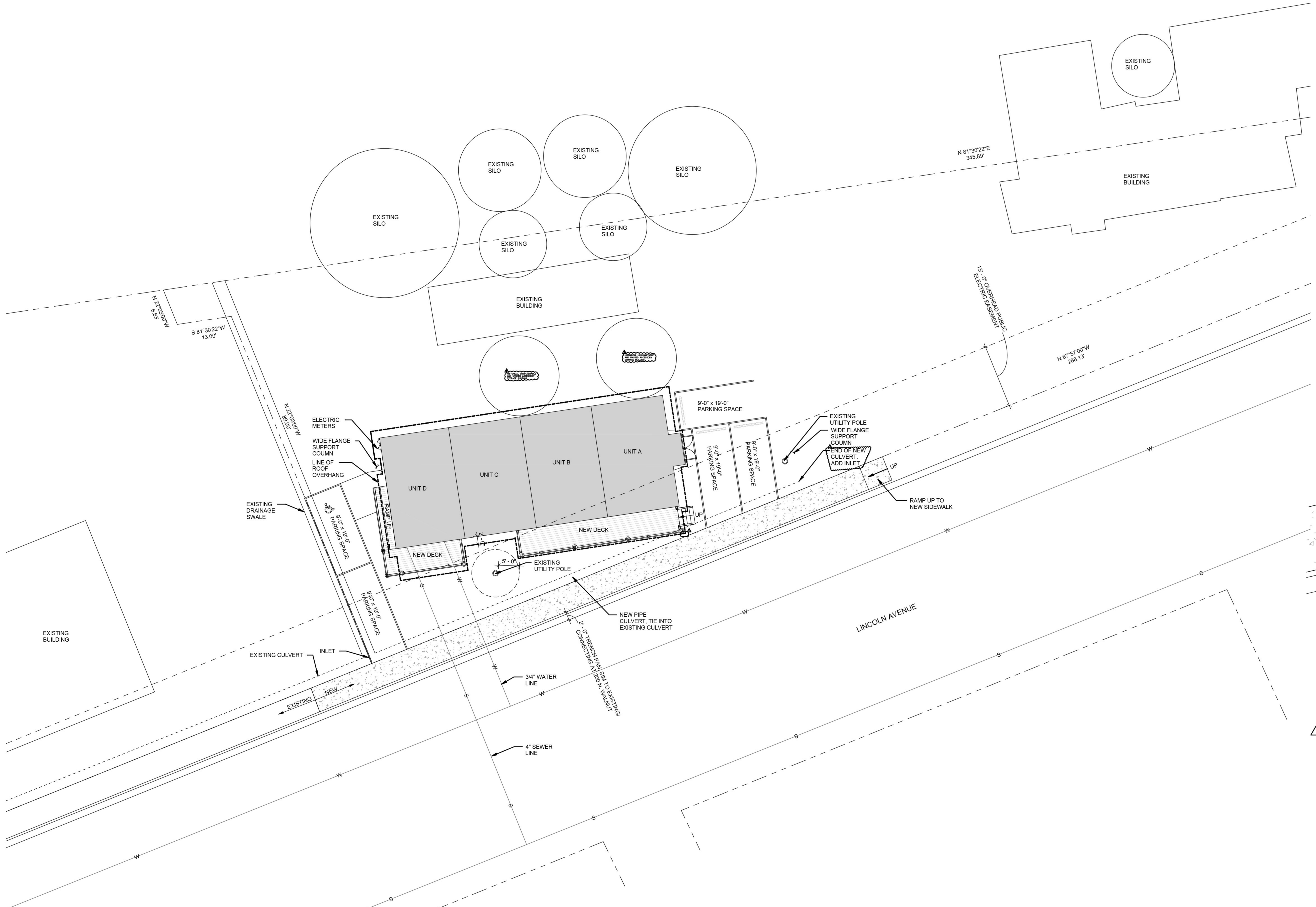
PROJECT NO: 1988
PHASE: CD

COVER SHEET

SHEET NAME

A0.0

SHEET NUMBER



1 SITE PLAN
1" = 10'-0"

Axial Arts

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STAMP

HAYDEN GRANARY

SALT SHED FLATS

198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:		
No.	Date	Remarks
A	10/10/2019	PROGRESS SET
B	10/29/2019	OWNER REVIEW
C	11/14/2019	SALT SHED OPT 2
D	06/03/2020	SALT SHED OPT 3
E	08/24/2020	MAJOR SITE PLAN SUBMITTAL
F	09/18/2020	SUB-CONSULTANT SET
G	10/10/2020	SD REVIEW SET
H	10/19/2020	PERMIT CHECK SET
I	12/08/2020	BUILDING PERMIT APPLICATION
J	12/08/2020	PERMIT CORRECTIONS

PROJECT NO: 1988

PHASE: CD

DRAWN BY: AxA

CHECKED BY: AxA

SITE PLAN

SHEET NAME

A1.1

SHEET NUMBER

OUTLINE SPECIFICATIONS

Nothing written in these notes shall have precedence over the General Structural Notes.

DIVISION 1 - GENERAL REQUIREMENTS

PROJECT CLOSE OUT

The General Contractor is also the Owner of the project, and will therefore take responsibility for all General Requirements.

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 it's natural state before final payment will be made to the Contractor. No dogs shall be allowed on site. Generally, the Contractor shall be extremely sensitive to the well being of the indigenous plants and wildlife in this area.

EARTHWORK

- 1. Site inspection is necessary prior to bidding or commencing work.
- 2. Secure all permits necessary for all site work.
- 3. 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.
- 4. The Structural Engineer shall examine the excavation prior to placement of footings.
- 5. Back fill and fill material are to be imported or existing material from the site, free of debris, topsoil and vegetation.
- 6. Topsoil for planted areas to be clean, organic material locally available, or stored from on-site excavation.
- 7. 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 (or equivalent) before back fill.
- 8. Brace building wall structure adequately to withstand the stresses caused by back filling and compacting.
- 9. Moisture content of fill shall be maintained to achieve optimum compaction. Do not permit the use of any frozen materials in the fill.
- 10. 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 the building at 1" in 12" for a minimum of 10 feet from the wall line.

DIVISION 3 - CONCRETE

CAST IN PLACE CONCRETE

- 1. Structural notes take precedence over these specifications.

DIVISION 4 - MASONRY

- 1. Stone veneer masonry 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 Owner/Builder.
- 2. Any masonry supported by wood, if any, shall be Robinson "Thin Rock" veneer, 40 P.S.F, installed per manufacturers specifications.
- 3. All structural members shall be separated from masonry by 1/2" minimum.
- 4. All full thickness stone veneer over 5 feet in height shall have continuous support to foundation or footings. See building sections for other support details.

DIVISION 5 - METALS

FRAMING CONNECTIONS

- 1. Please refer to Structural Drawings for all framing connections.
- 2. All metal work shall be performed using the highest professional standards and all steel exposed to weather is to be primed and painted prior to installation.

DIVISION 6 - WOOD AND PLASTICS

ROUGH CARPENTRY

- 1. 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, unless otherwise noted.
- 2. All micro lam members are denoted "ML" or "LVL" on the drawings, and shall be standard sizes as fabricated by "Trusjoists Corporation." Other similar members of equal size and strength may be substituted for micro lam members, if approved by the Architect or Engineer.
- 3. Shop fabricated joists and rafters shall be "I" type members fabricated by "Trusjoists Corporation" or and approved equal.
- 4. 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.
- 5. Provide double joists under all partitions running parallel to joists and solid blocking between joists under all partitions running perpendicular.
- 6. Timber connectors called for on the drawings are as manufactured by Simpson Company. Connectors by other manufacturers may be used if the load capacity is equal to or greater than the connector specified, if approved by the Engineer.
- 7. Fasten all wood members with common nails according to the I.R.C Schedule, unless otherwise noted. See General Structural Notes.
- 8. Plywood for roof and floor sheathing shall be DFPA grade-tradmarked 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.
- 9. Adhesive for installing plywood floor shall be of type approved by engineered wood association and applied as recommended by the manufacturer.
- 10. Wall sheathing to be 1/2" plywood or OSB, or as specified on drawings.
- 11. Install bridging and blocking as work progresses. Frame openings for pipes or ducts so as not to cut or damage any structural member.
- 12. 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.
- 13. Nothing written in these notes shall have precedence over the General Structural Notes.

FINISH CARPENTRY

- 1. Refer to Exterior Elevations for Exterior Materials and locations.
- 2. Fascia and shadow board shall be flashed with galvanized steel.
- 3. Exterior decking shall be drip through with 2x6 pine. Composite material to be considered.
- 4. Interior trim shall be wood species selected by the Owner/Builder.
- 5. Cabinets shall be securely fastened to walls using appropriate methods. Provide necessary backing, blocking, anchors, bases, cleats, etc.
- 6. All railings and guardrails to be minimum 36" height by code. The exterior guardrails consist of 8x8 wood newel posts, with a 3x4 top rail and a 2x4 bottom rail, and welded wire in-fill with a minimum 4" open square pattern. The height of the top rail shall be not less than 36" based on the IRC Section R312.1.
- 7. All interior stairs are closed tread, designed to fit the space with a 7" rise and a 10" tread.
- 8. All shelving selected by Owner/Builder.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

GENERAL (See attached documents for more information on Energy Efficiencies.)

Standard for this work will be manufacturer's standards and recommended procedures.

- 1. Refer to the IECC Code Compliance Chart on this sheet.
- 2. All insulation products shall have shown on the product or packaging: "R" or "U" value and fire classification.
- 3. Insulation types selected by Owner/Builder.

ROOFING

- 1. Roof to include complete finished application from clean plywood deck, application flashing and roofing material.
- 2. All 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.
- 3. All valley sleepers shall be cut short of valleys. All air spaces shall be vented to doghouse or gable end vent.
- 4. Entire roof underlayment to be ice and water shield as manufactured by W.R. Grace Company or equal bituthane.
- 5. Roof shingles and ice and water shield to be installed per manufacturer's specifications, and applicable county code requirements.
- 6. See Division 10, louver and vents, for plumbing vent note.
- 7. See roof plan and elevations for materials and location.
- 8. Install any corten roofing over 15# felt over bituthene approved for metal roofing.

SEALANTS

- 1. Sealant to be General Electric Silicone Construction Sealant, manufactured by General Electric Company, Waterford, N.Y., or approved equal.
- 2. Color to match adjacent surfaces and as selected by the Architect.
- 3. 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 window, corner trim, etc. Silicone seal under all exterior door thresholds as they are installed.
- 4. All spaces too small for batt or blown insulation shall be filled with foam and or caulk.

DIVISION 8 - DOORS AND WINDOWS

DOORS

- 1. See Window and Door Schedules.
- 2. Any door separating the garage area from any living area shall be a solid core 1 3/4" or thicker, or rated 20 minutes. See Window and Door Schedules and plans for door locations.

WINDOWS

- 1. Wood windows to be Jeldwen Windows or approved equal, and to be of sizes as indicated on the Window Schedule. Install windows per manufacturer's instructions and recommendations. All windows to fit properly and tight, with all edges of frame packed with fiberglass or foam insulations, and all edges caulked.
- 2. All windows to be double-glazed with insulation glass (U value of 0.32 or less). Provide windows with all necessary hardware and screens. Bid all windows with low E glass, High Altitude, and simulated divided lights, color to be determined by Owner/Builder.
- 3. Refer to Sheet 6.1 for Window and Door Schedules.

HARDWARE

- 1. All door hardware chosen and installed by Owner/Builder.

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

- 1. 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.
- 2. 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.
- 3. Corner beads shall be galvanized steel. Casing beads and trim shall be galvanized steel.
- 4. Textures: Refer to Room Finish Schedule and Owners for wallboard finishes.

FLOORING

- 1. 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 specifications 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.
- 2. Clean adjacent surfaces stained by carpet installation.
- 3. 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.
- 4. Wood floors selected by Owner/Builder.

PAINTING

- 1. Deliver all paint 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.
- 2. 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.
- 3. Skilled workmen will be required to provide a neat and even application of paint and stain work. Surface (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.
- 4. 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.
- 5. 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

- 1. Bath exhaust fan vents to be Nutone, Broan or equal.
- 2. 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.
- 3. 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.
- 4. All plumbing vents are to be combined into minimum roof penetrations.
- 5. Any HVAC supplies to be wrapped w/R-8 insulation, returns wrapped w/R-6, unless completely inside insulated envelope. Seal all joints w/duct tape.

TOILET AND BATH ACCESSORIES

- 1. 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

Not applicable.

DIVISION 12 - FURNISHINGS

Not applicable.

DIVISION 13 - SPECIAL CONSTRUCTION

Not applicable.

DIVISION 14 - CONVEYING SYSTEMS

Not applicable.

DIVISION 15 - MECHANICAL

- 1. All Mechanical work is design-build, and specifications provided by selected mechanical contractor.
- 2. Any Mechanical piping capable of carrying water at a temperature above 105 degrees F shall be insulated with R-3 pipe insulation.
- 3. Heating system will be radiant in-floor heating.

DIVISION 16 - ELECTRICAL

- 1. All Electrical work is design-build, and specifications provided by electrical contractor.
- 2. Verify locations of all fixtures and outlets before work commences. All fixtures shall be chosen by the Owner/Builder.
- 3. 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. hallways) and on each floor, including the basement. See the latest I.R.C. for further requirements and special conditions.
- 4. It is the responsibility of the electrical, mechanical, and plumbing Contractors to adhere to all national and local codes.

INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE (IECC) 2015 : (Prescriptive Path Method to be used for IECC Compliance)

IECC CLIMATE ZONE: 7 SI Units 5000<HDD18°Cs7000 IP Units 9000<HDD65°Fs12600

Window U-Factor: .32 or less Ceiling R-Value: 49 Minimum Floor R-Value: 38 Wood Frame R-Value: 20+5 or 13+10 Basement Wall R-Value: 15/19 Mass Wall R-Value: 19/21 Slab R-Value: 10 (Frost Depth 4'-0") Crawl Space R-Value: 15/19

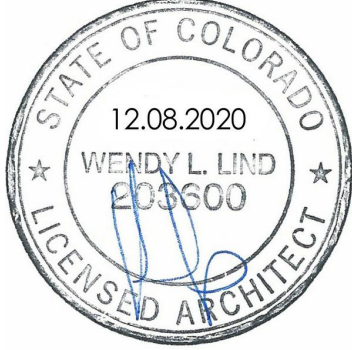
NOTES:

- 1. Structural Sheathing must be supplemented with insulating sheathing. Minimum R-Value: 2.
- 2. Supply and Return Ducts shall be insulated with R8 minimum.
- 3. Mechanical contractor shall install ducts and devices per IECC Section 403. See also Division 10 above.
- 4. HVAC contractor must submit head load calculations prior to permit.
- 5. Regarding project fenetration, refer to Sheet 6.1 for Window and Door Schedule.
- 6. All code requirements shall be met for Leakage, based on Air Leakage Section 402.4.
- 7. Regarding Moisture Control, a building wrap shall be applied between sheathing and wood siding. If any stone veneer covers framing, a double layer of black felt shall be applied with weep holes one course above finish grade and flashing/angle support at grade.
- 8. All mechanical and electrical shall be design-build and shall meet the minimum IECC requirements.
- 9. This project shall receive an in-floor radiant heating system. No air conditioning will be included. Electrical Contractor shall refer to the IECC for wattage and curcuit sizes for living areas.

- 10. Radiant piping utilized in slab-on-grade applications shall be provided with insulating materials installed beneath the piping having a minimum R-value of 5 as per IMC 1209.5.1 Slab-on-grade installation.

Axial Arts

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Tel 970.276.7295
Kevin@AxialArts.com
Wendy@AxialArts.com



STAMP

HAYDEN GRANARY
SALT SHED FLATS
198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:

No.	Date	Remarks
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G	10/10/2020	SD REVIEW SET
--	10/19/2020	PERMIT CHECK SET
H	10/23/2020	BUILDING PERMIT APPLICATION
I	11/23/2020	PERMIT SET REVISIONS

PROJECT NO: 1988

PHASE: CD

DRAWN BY: AxA

CHECKED BY: AxA

OUTLINE SPECS

SHEET NAME

A0.1

SHEET NUMBER



STAMP

HAYDEN GRANARY
SALT SHED FLATS

198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:		
No.	Date	Remarks
A	10/10/2019	PROGRESS SET
B	10/26/2019	OWNER REVIEW
C	11/14/2019	SALT SHED-OPT 2
D	08/03/2020	SALT SHED-OPT 3
E	08/24/2020	MAJOR SITE PLAN SUBMITTAL
F	09/18/2020	SUB CONSULTANT SET
G	10/10/2020	SD REVIEW SET
H	10/16/2020	PERMIT CHECK SET
I	10/23/2020	BUILDING PERMIT APPLICATION
J	12/08/2020	PERMIT CORRECTIONS

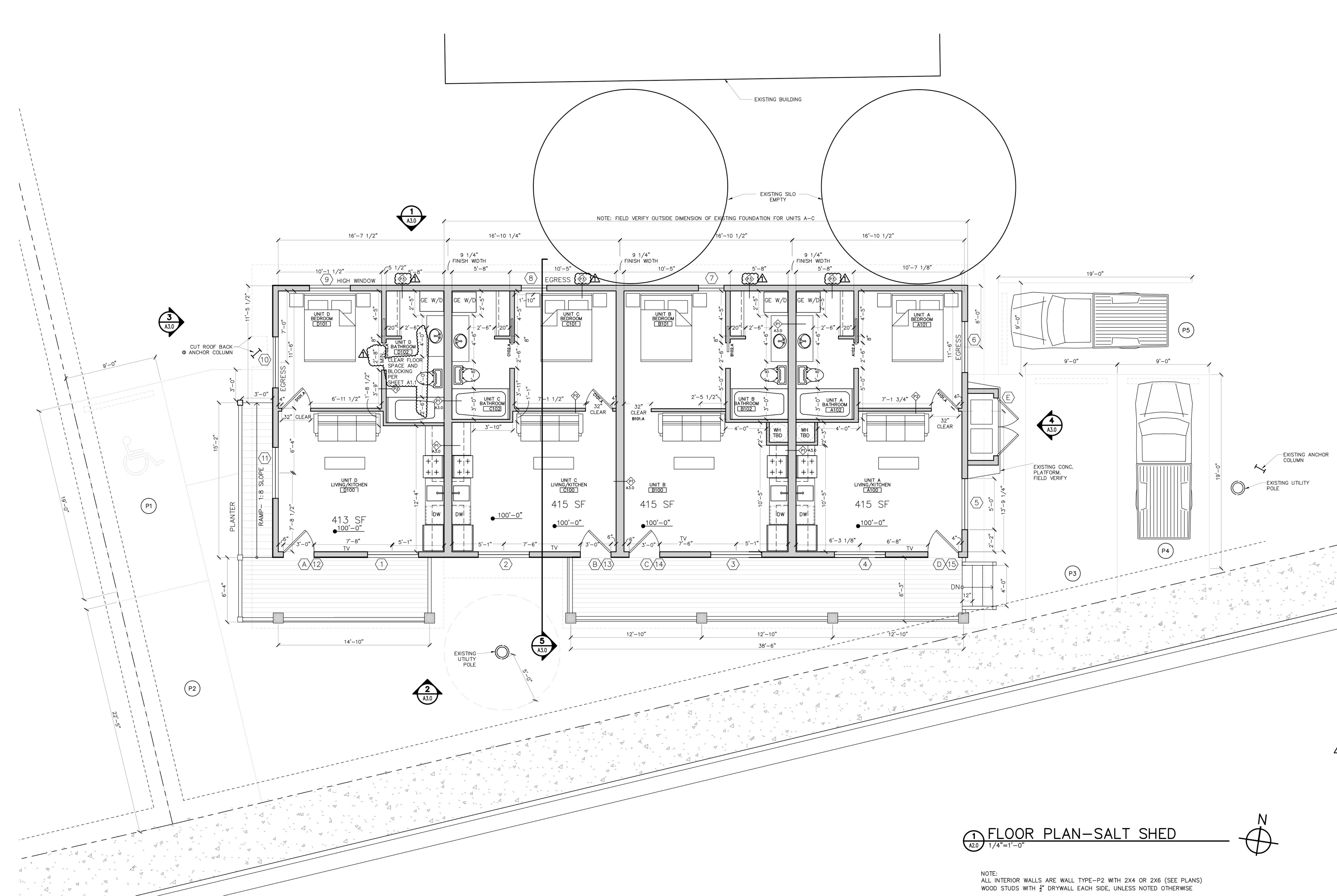
PROJECT NO: 1988
PHASE: CD
DRAWN BY: AxA
CHECKED BY: AxA

SALT SHED
FLOOR PLAN

SHEET NAME

A2.0

SHEET NUMBER



1 FLOOR PLAN-SALT SHED
A2.0 1/4"=1'-0"

NOTE:
ALL INTERIOR WALLS ARE WALL TYPE-P2 WITH 2X4 OR 2X6 (SEE PLANS)
WOOD STUDS WITH 1/2" DRYWALL EACH SIDE, UNLESS NOTED OTHERWISE



STAMP

HAYDEN GRANARY
SALT SHED FLATS
198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:		
No.	Date	Remarks
A	10/10/2019	PROGRESS SET
B	10/28/2019	OWNER REVIEW
C	11/14/2019	SALT SHED-OPT 2
D	06/03/2020	SALT SHED-OPT 3
E	08/24/2020	MAJOR SITE PLAN SUBMITTAL
F	09/18/2020	SUB-CONSULTANT SET
G	10/10/2020	SD REVIEW SET
H	10/19/2020	PERMIT CHECK SET
I	10/23/2020	BUILDING PERMIT APPLICATION
J	12/08/2020	PERMIT CORRECTIONS

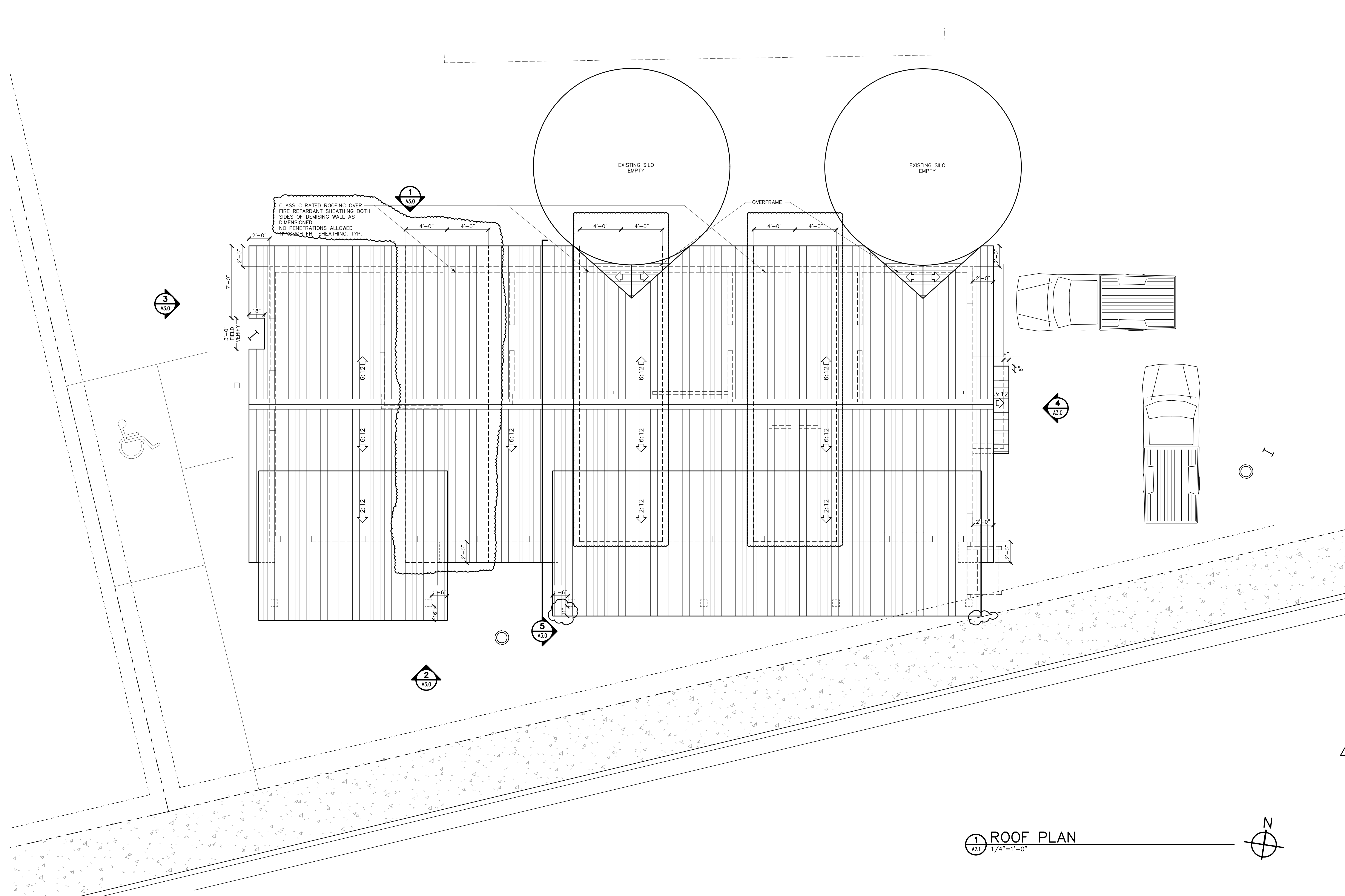
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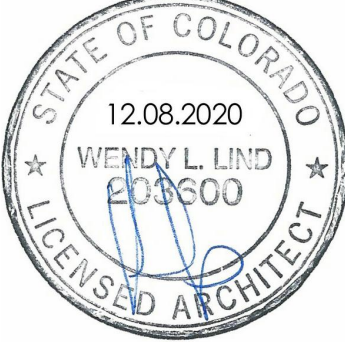
SALT SHED
ROOF PLAN

SHEET NAME

A2.1

SHEET NUMBER





STAMP

HAYDEN GRANARY
SALT SHED FLATS
198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:

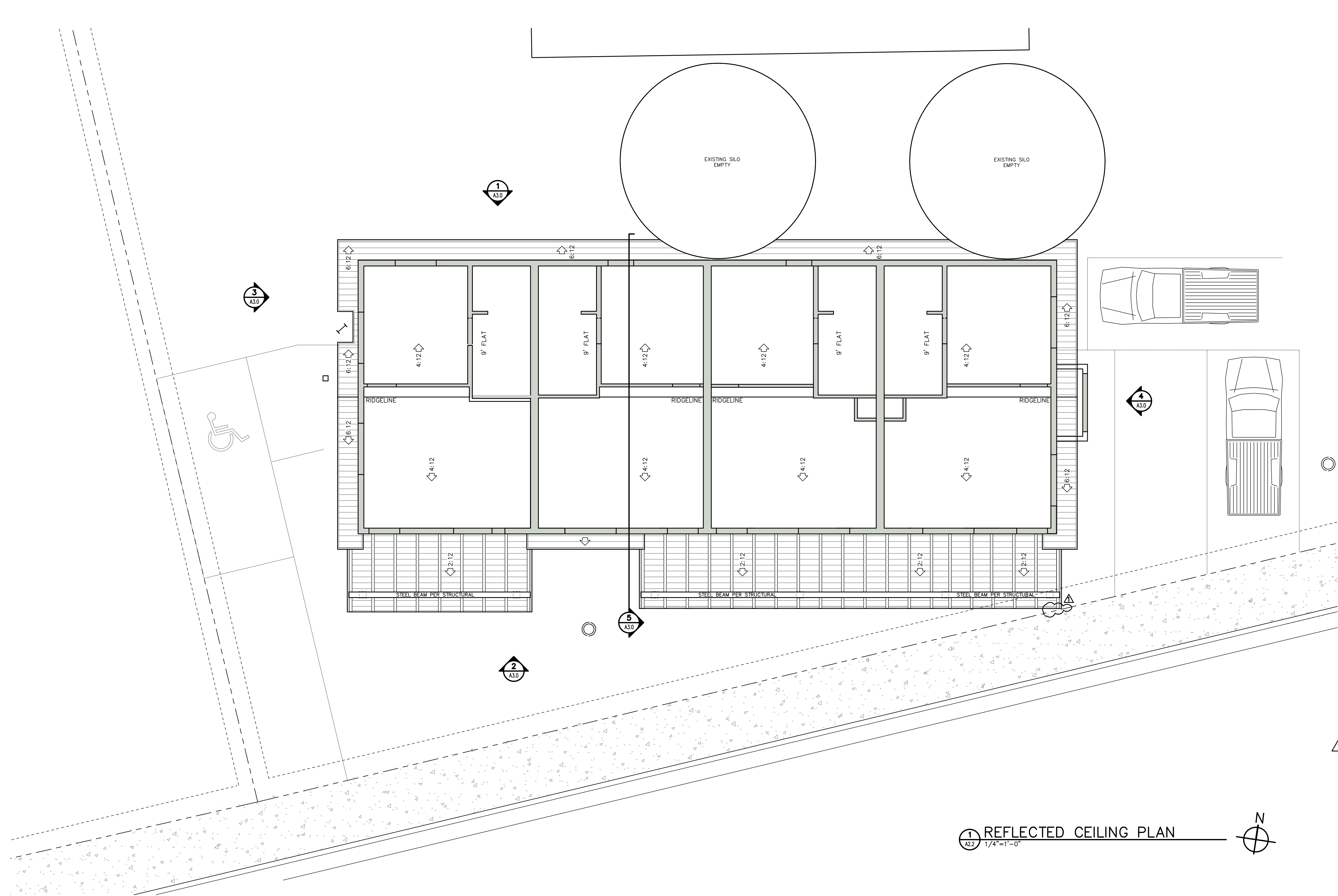
No.	Date	Remarks
A	10/10/2019	PROGRESS SET
B	10/28/2019	OWNER REVIEW
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D	06/03/2020	SALT SHED-OPT 3
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G	10/10/2020	SD REVIEW SET
H	10/19/2020	PERMIT CHECK SET
I	10/23/2020	BUILDING PERMIT APPLICATION
J	12/08/2020	PERMIT CORRECTIONS

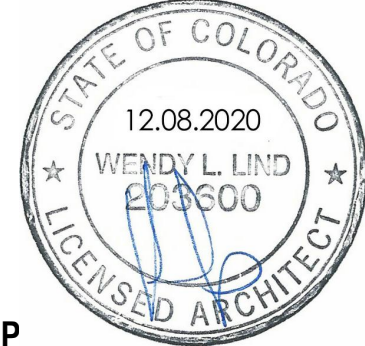
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PHASE: CD
DRAWN BY: AxA
CHECKED BY: AxA

SALT SHED
REFLECTED
CEILING PLAN
SHEET NAME

A2.2

SHEET NUMBER





STAMP

HAYDEN GRANARY
SALT SHED FLATS
198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:

No.	Date	Remarks
A	10/10/2019	PROGRESS SET
B	10/29/2019	OWNER REVIEW
C	11/14/2019	SALT SHED-OPT 2
D	06/03/2020	SALT SHED-OPT 3
E	08/24/2020	MAJOR SITE PLAN SUBMITTAL
F	09/18/2020	SUB-CONSULTANT SET
G	10/10/2020	SD REVIEW SET
H	10/19/2020	PERMIT CHECK SET
I	10/23/2020	BUILDING PERMIT APPLICATION
J	12/08/2020	PERMIT CORRECTIONS

PROJECT NO: 1988

PHASE: CD

DRAWN BY: AxA

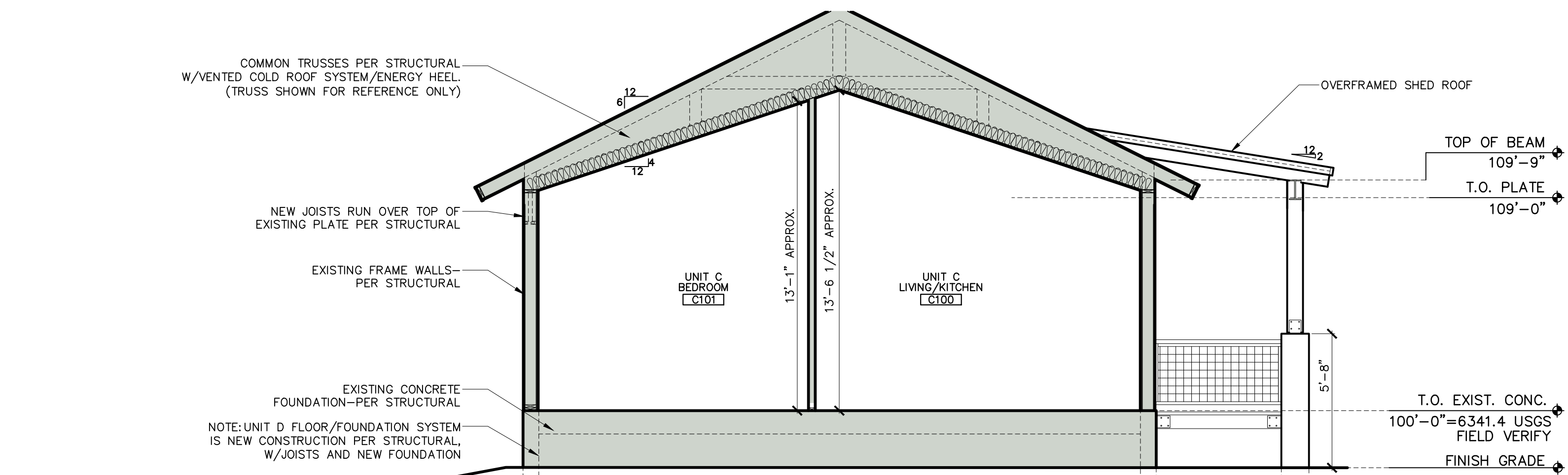
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SALT SHED
FLATS

SHEET NAME

A3.0

SHEET NUMBER

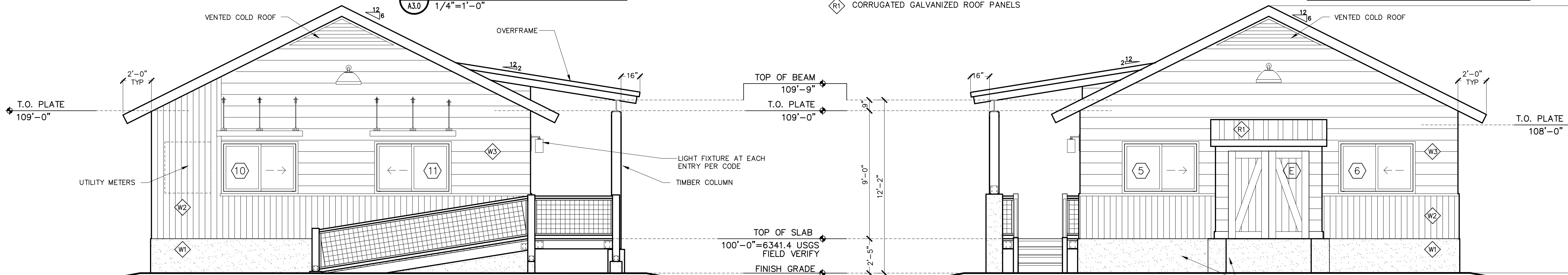
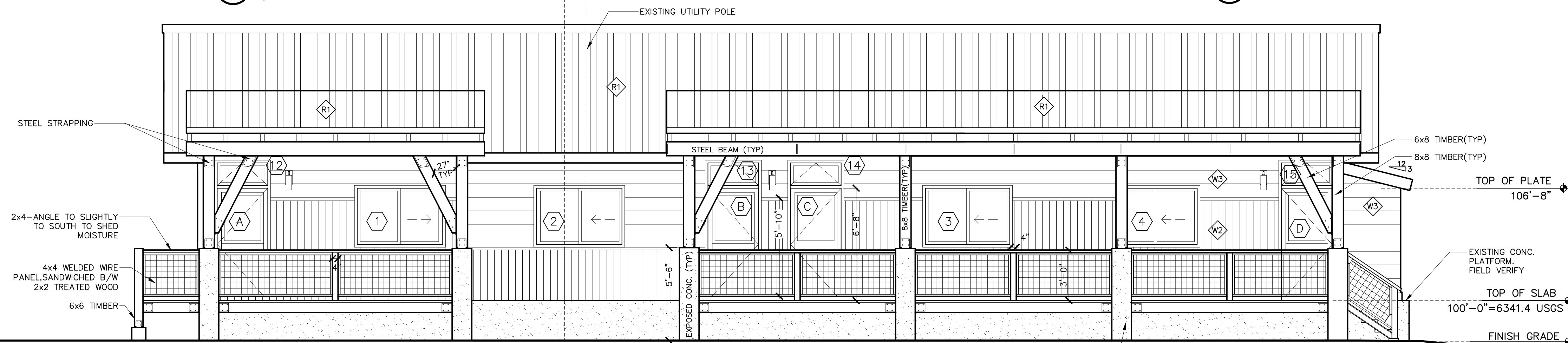
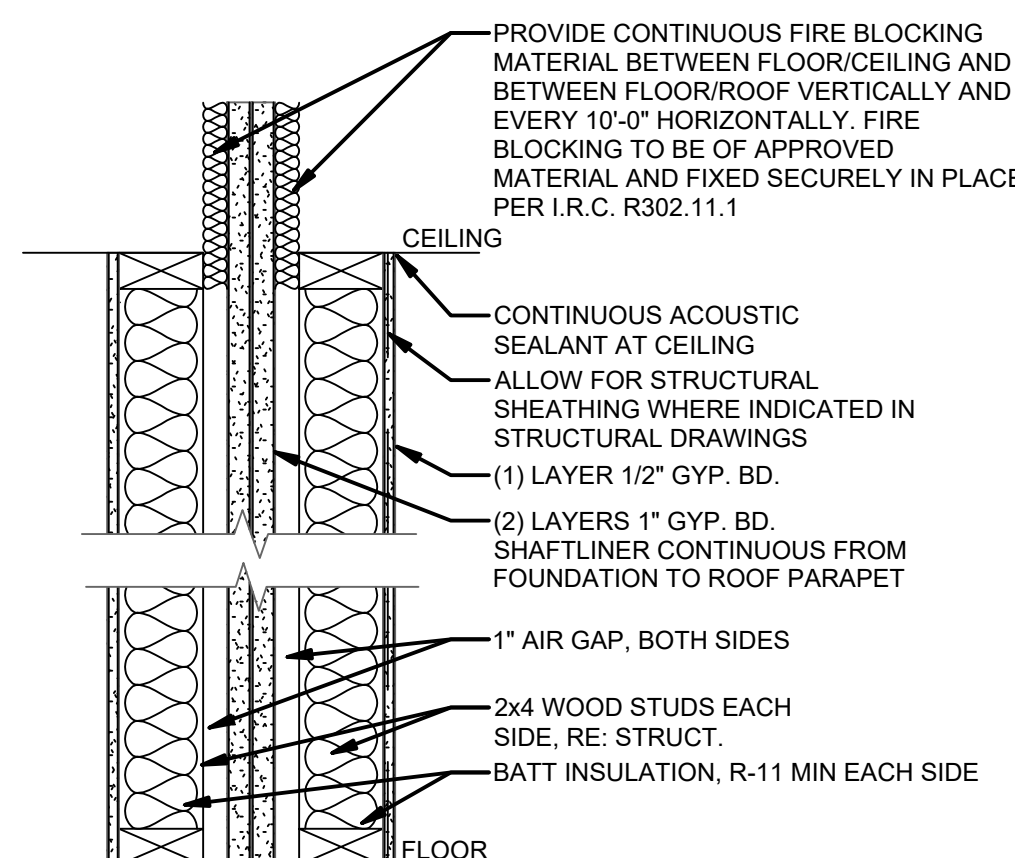
5 BUILDING SECTION
A3.0 1/4"=1'-0"

EXTERIOR DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	DOOR TYPE	HEADER
(A)	3'-0"	6'-8"	SWING	6'-8" AFF
(B)	3'-0"	6'-8"	SWING	6'-8" AFF
(C)	3'-0"	6'-8"	SWING	6'-8" AFF
(D)	3'-0"	6'-8"	SWING	6'-8" AFF
(E)	5'-8"	6'-8"	DOUBLE DOORS	6'-8" AFF

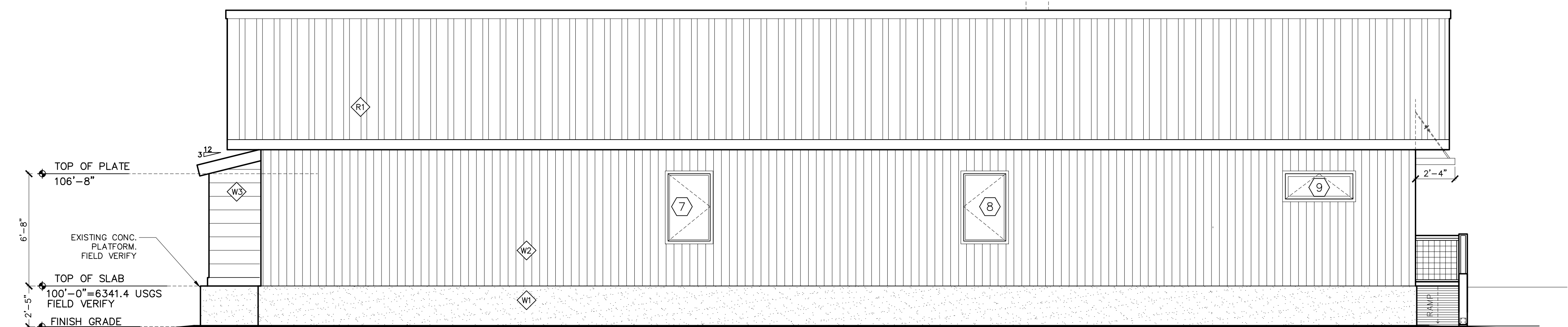
INTERIOR DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	DOOR TYPE	HEADER
A101.A	2'-8"	6'-8"	SWING	6'-8" AFF
A102.A	2'-6"	6'-8"	POCKET	6'-8" AFF
B101.A	2'-8"	6'-8"	NONE	6'-8" AFF
B102.A	2'-6"	6'-8"	POCKET	6'-8" AFF
C101.A	2'-8"	6'-8"	SWING	6'-8" AFF
C102.A	2'-6"	6'-8"	POCKET	6'-8" AFF
D101.A	2'-8"	6'-8"	SWING	6'-8" AFF
D102.A	2'-6"	6'-8"	POCKET	6'-8" AFF

EXTERIOR WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	WINDOW TYPE	HEADER
(1)	5'-0"	3'-4"	SLIDER	6'-8" AFF
(2)	5'-0"	3'-4"	SLIDER	6'-8" AFF
(3)	5'-0"	3'-4"	SLIDER	6'-8" AFF
(4)	5'-0"	3'-4"	SLIDER	6'-8" AFF
(5)	5'-0"	3'-4"	SLIDER	6'-8" AFF
(6)	5'-0"	3'-4"	SLIDER-EGRESS	6'-8" AFF
(7)	2'-6"	4'-0"	CASEMENT-EGRESS	6'-8" AFF
(8)	2'-6"	4'-0"	CASEMENT-EGRESS	6'-8" AFF
(9)	4'-0"	1'-6"	AWNING-HIGH	6'-8" AFF
(10)	5'-0"	3'-4"	SLIDER-EGRESS	6'-8" AFF
(11)	5'-0"	3'-4"	SLIDER	6'-8" AFF
(12)	3'-0"	1'-6"	AWNING	ABV DOOR
(13)	3'-0"	1'-6"	AWNING	ABV DOOR
(14)	3'-0"	1'-6"	AWNING	ABV DOOR
(15)	3'-0"	1'-6"	AWNING	ABV DOOR

- W1 CONCRETE FOUNDATION-EXISTING
W2 CORRUGATED GALVANIZED SIDING PANELS
W3 WOOD SIDING
R1 CORRUGATED GALVANIZED ROOF PANELS

3 WEST ELEVATION
A3.0 1/4"=1'-0"4 EAST ELEVATION
A3.0 1/4"=1'-0"2 SOUTH ELEVATION
A3.0 1/4"=1'-0"

GA FILE NO. ASW 1000	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND
GYPSON WALLBOARD, STEEL H STUDS			
Two layers 1/2" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels. (RUB)			
A 1/4" minimum air space must be maintained between steel components and adjacent framing (as indicated by dashed lines in elevations). As an alternate to an air space, the steel components are covered with 1/2" wide battens of 1/2" gypsum board or 1" mineral fiber insulation. As an alternate to battens, one or both faces of the separation wall are covered with 1" mineral fiber insulation applied to the gypsum inner panels or 1/2" regular gypsum board screw attached to the steel components.			
Sound tested with 2 x 4 stud wall facing with 1/2" regular gypsum wallboard each side of assembly and 3" mineral fiber in stud space on both sides.			
United States Gypsum Company			
PROPRIETARY GYPSON BOARD 1" SHETROCK® Brand Gypsum Liner Panels			
Thickness:	3/4" (Fib)	1 1/4" (Sound)	
Approx. Weight:	5.0 lb	11.0 lb	
Fire Test:	UL R1319, R9AK20796, 5-14-05, UL Design L2395, UL R1319, SAK40090, 1-2-05, UL Design V411, WH 485-FSV-1245, 4-28-03, DAL TUB-350, 8-12-09		
Sound Test:			

P1 2-HR PARTITION WALL
A3.0 NOT TO SCALE BETWEEN UNITS1 NORTH ELEVATION
A3.0 1/4"=1'-0"



STAMP

HAYDEN GRANARY

SALT SHED FLATS

198 LINCOLN AVENUE, HAYDEN, COLORADO

ISSUED FOR:

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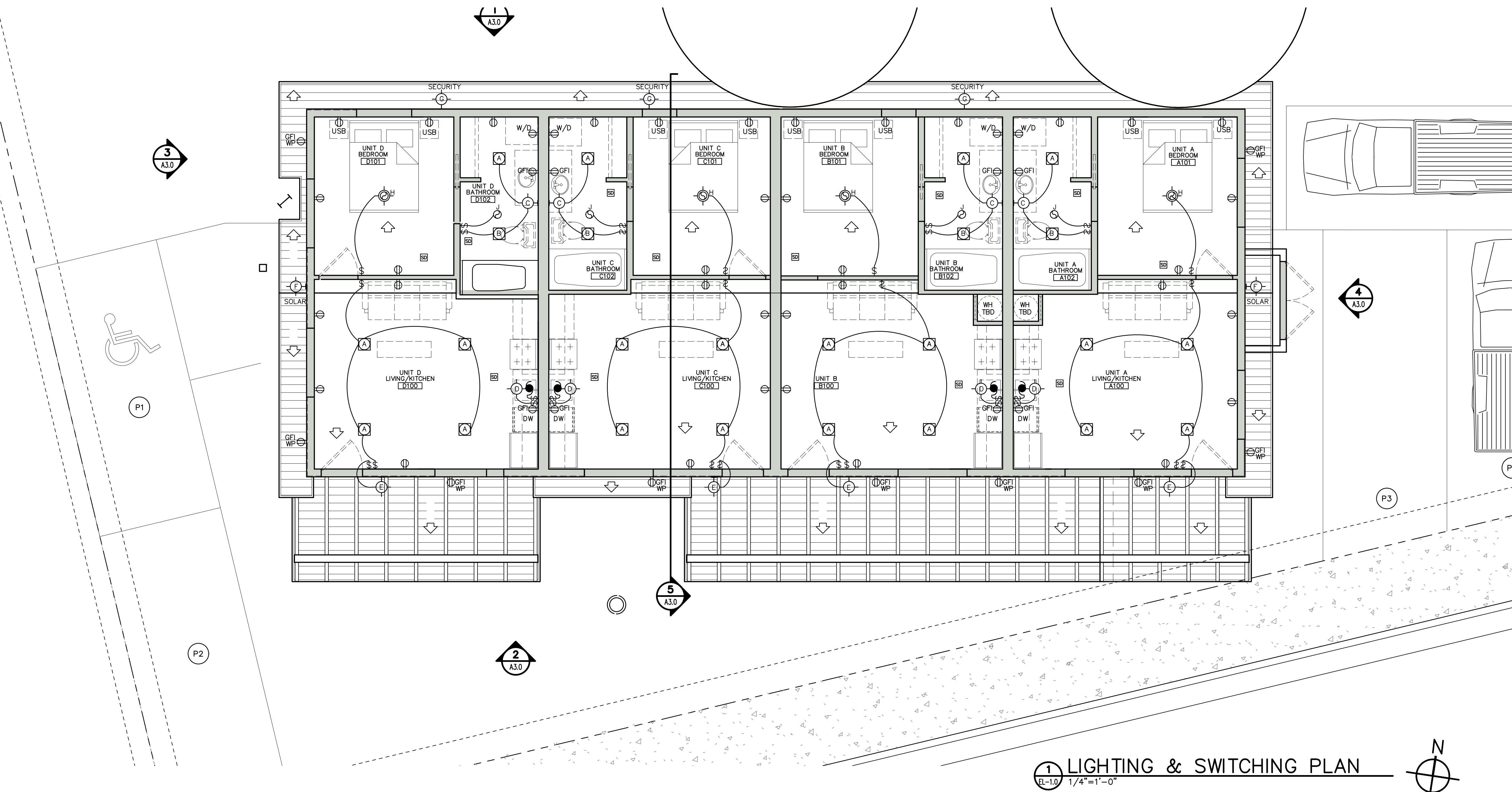
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SALT SHED LIGHTING & SWITCHING

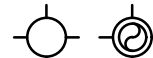
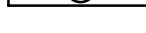
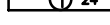
SHEET NAME

EL-1.0

SHEET NUMBER



LIGHTING FIXTURE SCHEDULE

	SURFACE MOUNTED FIXTURE (WITH FAN)		SWITCH		FULLY-SWITCHED RECEPTACLE
	WALL MOUNTED FIXTURE		3-WAY SWITCH		FLOOR RECEPTACLE
	RECESSED FIXTURE		4-WAY SWITCH		HALF-SWITCHED FLOOR RECEPTACLE
	WATER RATED RECESSED FIXTURE		DIMMER SWITCH		FULLY SWITCHED FLOOR RECEPTACLE
	SURFACE MOUNTED FLUORESCENT WRAP		DOOR SWITCH		SMOKE DETECTOR/CO DETECTOR
	FLUORESCENT CLOSET STRIP		3-WAY DIMMER SWITCH		EXHAUST FAN
	DIRECTIONAL ACCENT OR WALL WASH FIXTURE		DUPLEX RECEPTACLE		DRAPERY MOTOR
	LINEAR STRIP LOW VOLTAGE, CONTINUOUS		DUPLEX RECEPTACLE W/USB		DISPOSAL
	ROPE LIGHT (LOW OR LINE VOLTAGE)		GARAGE DOOR OPENER RECEPTACLE		MOTION SENSOR (MOUNT ON WALL UNLESS NOTED OTHERWISE)
	UNDERCABINET LIGHT (LOW OR LINE VOLTAGE)		DUPLEX RECEPTACLE W/GROUND FAULT		TELEPHONE OUTLET
	TRACK WITH HEADS		DUPLEX RECEPTACLE WEATHER PROOF		MODEM OUTLET
	JUNCTION BOX		DOUBLE DUPLEX RECEPTACLE		TELEVISION OUTLET
	JUNCTION BOX FOR FIREPLACE IGNITION		HALF-SWITCHED RECEPTACLE		

[illegible]