

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

4/6/2023 10:15 AM

Project Name

Carriage House at 611 Laporte
CDR230022

Applicant

Noah Hutchison
970-294-1557
connect@hutchdesignbuild.com

Description

This is a request to build a carriage house at 611 Laporte Ave (parcel # 9711305004). The applicant proposes to build a Carriage House dwelling unit on the rear of the property at 611 Laporte St. Access is taken from the alley to the south. The site is approximately 0.50 miles west of N College Ave and directly south of Laporte Ave. The property is within the Neighborhood Conservation, Medium Density District (N-C-M) zone district and the project would be subject to Administrative (Type 1) Review.

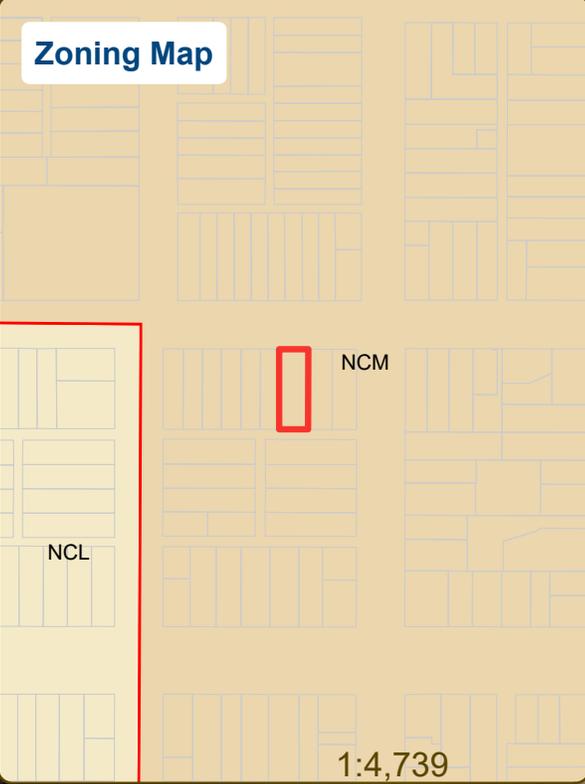
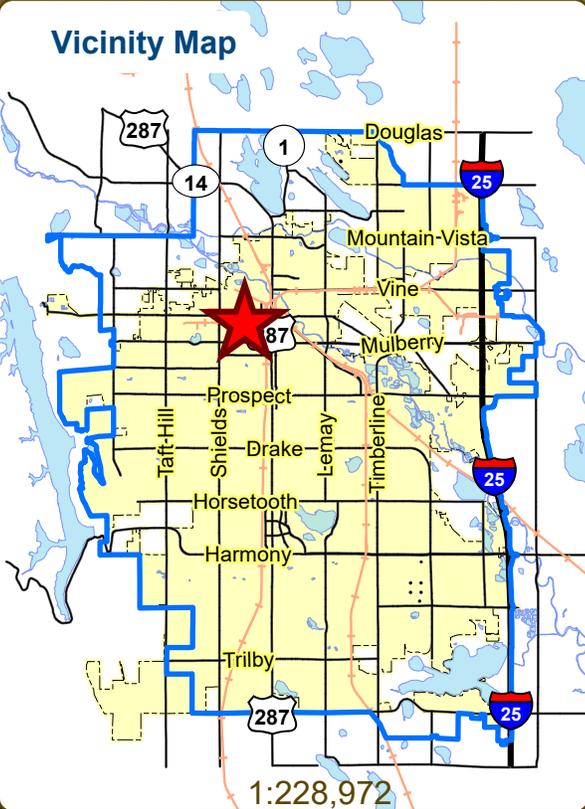
Planner: Arlo Schumann

Engineer: John Gerwel

DRC: Marissa Pomerleau

Carriage House at 611 Laporte Carriage House Dwelling Unit

Aerial Site Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

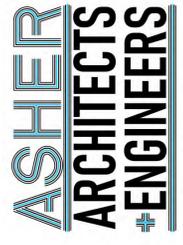
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



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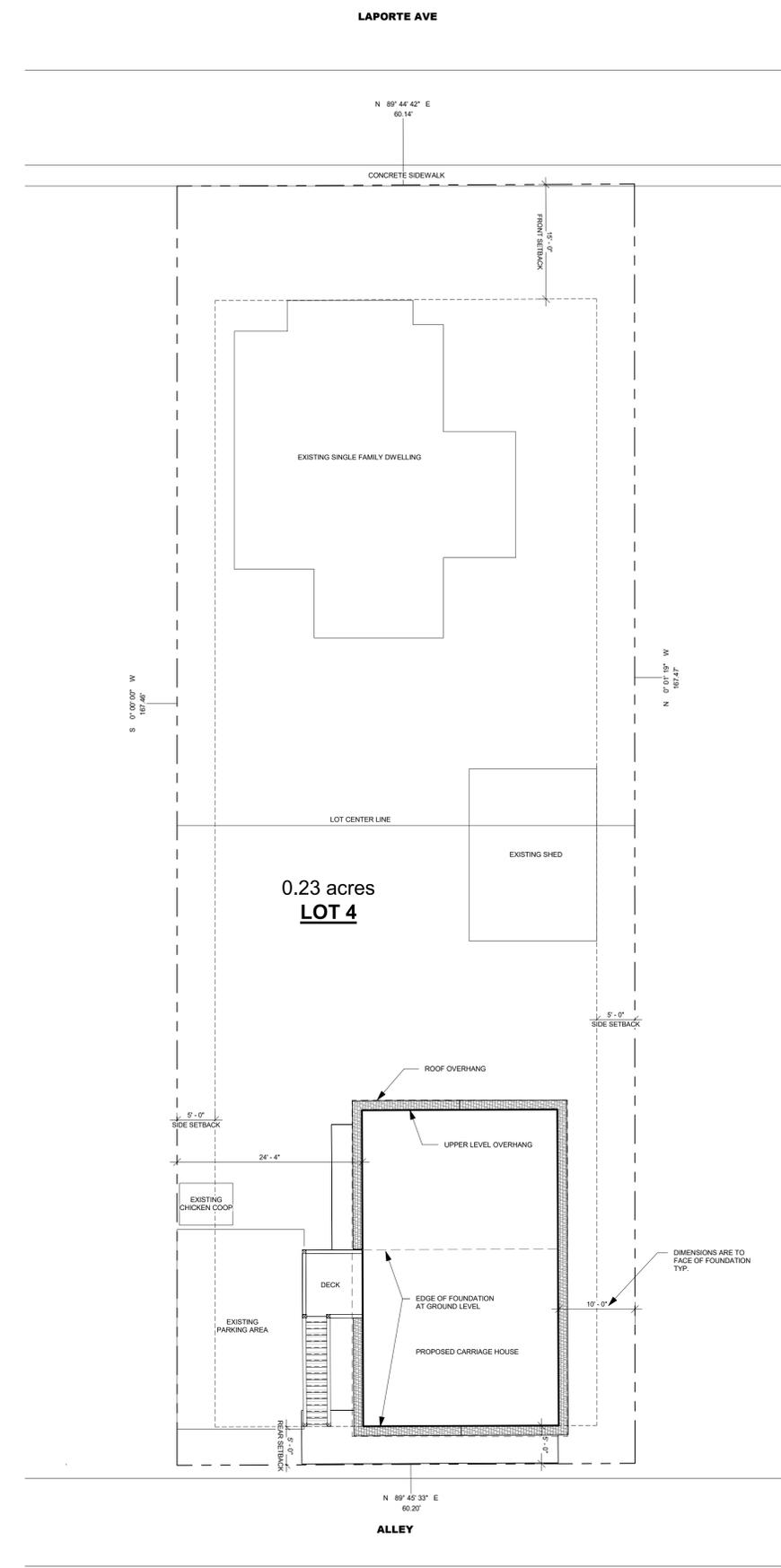


512 5th St.
 BERTHOUD CO. 80513
 p: 970-532-9970
 w: AsherArch.com
 e: David@AsherArch.com

LAPORTE CARRIAGE HOUSE
611 LAPORTE AVENUE
FORT COLLINS, CO 80521

PROJECT INFORMATION:
 21-R06
 DOCUMENT DATE:
 12/12/2022 3:47:34 PM
 DOCUMENT PHASE:
STRUCTURAL COORDINATION

DATE	REVISION	BY	DATE	REVISION	BY
02/05/21	1	DANIEL	09/17/22	1	DAVID



SITE PLAN
 SCALE: 1" = 10'-0"

SITE PLAN
A1.0

LAPORTE CARRIAGE HOUSE

611 Laporte Avenue
Fort Collins, CO 80521



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ASHER ARCHITECTS + ENGINEERS

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LAPORTE CARRIAGE HOUSE
611 LAPORTE AVENUE
FORT COLLINS, CO 80521

PROJECT INFORMATION:
21-005
DOCUMENT DATE:
12/25/2023 8:18:59 AM
DOCUMENT PHASE:

FOR PERMIT

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY
12/25/23	1	DAVID STRANATHAN	12/25/23	1	DAVID STRANATHAN	12/25/23	1	DAVID STRANATHAN

COVER SHEET

0.0



SHEET INDEX	
SHEET NO.	SHEET NAME
0.0	COVER SHEET
ARCHITECTURAL	
A1.1	FOUNDATION PLAN
A1.2	FLOOR PLANS
A1.3	FLOOR PLANS
A1.4	ROOF PLAN
A2.0	ELEVATIONS
A3.0	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS 2
A7.0	ELECTRICAL PLANS
STRUCTURAL	
S1.0	FOUNDATION PLAN
S1.1	FRAMING PLANS
D1	FRAMING PLANS
D2	FRAMING DETAIL

LAND USE SUMMARY

LEGAL DESCRIPTION: LOT 4 AND W 1/2 OF LOT 3, BLK 271, LOOMIS, FTC
PARCEL NUMBER: 9711305004
LOT SIZE: 0.24 ACRES
ZONING: NEIGHBORHOOD CONSERVATION, MEDIUM DENSITY ZONE DISTRICT CARRIAGE HOUSE
USE:



611 Laporte Avenue
Fort Collins, CO 80521
Larimer County, Colorado

VICINITY PLAN

NOT TO SCALE

INSULATION REQUIREMENTS	
2021 INTERNATIONAL ENERGY CONSERVATION CODE CLIMATE ZONE 5B	
GLAZING WINDOWS/DOORS U-VALUE	= 0.3 OR BETTER
SKYLIGHT U-VALUE	= 0.5
CEILING R-VALUE	= 60
WALL R-VALUE	= 21
FLOOR R-VALUE	= 38
UNHEATED SLABS	= R-10, 4" DEEP AT PERIMETER R-5 UNDER SLAB IF HEATED
AIR DUCTS	= R-8
HOT WATER PIPES	= R-5

PROJECT NARRATIVE

CURT AND JILL BEAR ARE PROPOSING TO CONSTRUCT A CARRIAGE HOUSE AT THE BACK OF THEIR LOT AT 611 LAPORTE AVENUE. THE GROUND FLOOR WILL BE 597 SQFT. THE UPPER FLOOR WILL BE 390 SQFT WITH A CEILING HEIGHT EQUAL TO OR ABOVE 7'-6" WITH AN ADDITIONAL 298 SQFT WITH A CEILING HEIGHT OF LESS THAN 7'-6". NEW UTILITIES WILL BE PROVIDED TO THE STRUCTURE INCLUDING WATER, SEWER, GAS, AND ELECTRICITY. THE EXISTING BUILDINGS ARE SHOWN IN THE SITE PLAN.

BUILDING CODES

CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
2021 INTERNATIONAL RESIDENTIAL BUILDING CODE IRC
2021 INTERNATIONAL ENERGY CONSERVATION CODE

AREA SCHEDULE - BY LEVEL

TYPE	LEVEL	AREA
GARAGE - UNFINISHED	T.O. FOUNDATION	321 SF
GROUND LEVEL - FINISHED	T.O. FOUNDATION	276 SF
2		597 SF
UPPER LEVEL CLG HGT AT/ABOVE 7'-6"	T.O. SUBFLR 2	369 SF
UPPER LEVEL CLG HGT BELOW 7'-6"	T.O. SUBFLR 2	301 SF
4		670 SF
Grand total:		1267 SF

ARCHITECTURAL SYMBOLS

GRAPHIC STANDARDS

1 View Name
1/8" = 1'-0"

1 SIM
A101
BUILDING SECTION
DIRECTION OF SIGHT
DRAWING NUMBER
SHEET NUMBER

1 SIM
A101
WALL SECTION
DIRECTION OF SIGHT
DRAWING NUMBER
SHEET NUMBER

1 SIM
A101
DETAIL CUT
DIRECTION OF SIGHT
DRAWING NUMBER
SHEET NUMBER

1 SIM
A101
DETAIL CALLOUT

1 SIM
A101
EXTERIOR ELEVATION
DIRECTION OF SIGHT
DRAWING NUMBER
SHEET NUMBER

1 SIM
A101
INTERIOR ELEVATION
DIRECTION OF SIGHT
DRAWING NUMBER
SHEET NUMBER

00.0 00.0
00.0
00.0
COLUMN CENTERLINE
REFERENCE GRID & BUBBLE

Room name	ROOM TAG
101	NAME
101	NUMBER
150 SF	SQUARE FOOTAGE

881
PARTITION OR WALL TYPE
RATED
ACOUSTIC
NUMBER

888a
DOOR NUMBER

11
WINDOW FRAME TYPE

1
GLAZING TYPE TAG

A3
TOILET ACCESSORY TAG

1
KEYNOTE DESIGNATION

88
REVISION DELTA

Name
Elevation
VERTICAL ELEVATION DATUM

0'
GRAPHIC SCALE

LINE SYMBOLS

--- CENTER LINE

--- GRID LINE

--- PROPERTY LINE

--- CUT LINE

--- PLAN MATCH LINE

CODE STUDY: 2021 IRC

ALL CONSTRUCTION DETAILS TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ANY APPLICABLE LOCAL AMENDMENTS.

- PROVIDE 4" ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- TOILETS MUST BE LOCATED IN A MINIMUM 30-INCH WIDE SPACE WITH AT LEAST 21 INCHES CLEAR SPACE IN FRONT OF THE WATER CLOSET. (R307.1 AND FIGURE R307.1)
- BATHROOMS AND WATER CLOSET COMPARTMENTS SHALL BE PROVIDED WITH A WINDOW NOT LESS THAN 3 SQ. FT. (1.5 SF OPERABLE) OTHERWISE A BATHROOM EXHAUST SYSTEM MUST BE PROVIDED. MINIMUM EXHAUST RATES SHALL BE DETERMINED BY SECTION M1505. (R303.3)

ROOF:

- WHERE ICE MAY FORM ALONG THE EAVES CAUSING A BACKUP OF WATER, AN ICE BARRIER SHALL BE INSTALLED PER IRC 905.1.2
- PROVIDE DRIP EDGE AT ALL EAVES + RAKES OF ROOF

DOORWAYS:

- FRONT DOOR TO BE 36" WIDE. THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL NOT BE LESS THAN 78 INCHES. (R311.2)
- PROVIDE A FLOOR LANDING ON EACH SIDE OF REQUIRED EXTERIOR EXIT DOORS. THE WIDTH NOT LESS THAN THE DOOR SERVED. LENGTH IS 36-INCHES MINIMUM, LANDING ON THE EXTERIOR SIDE MAY NOT EXCEED 7-3/4 INCHES BELOW TOP OF THRESHOLD (DOOR MAY NOT SWING OVER LANDING) (R311.3 & R311.3.1)
- A TOP LANDING NOT EXCEEDING 7-3/4 INCHES BELOW TOP OF THRESHOLD IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR OTHER THAN THE REQUIRED EXIT DOOR (DOOR MAY NOT SWING OVER LANDING). (R311.3.2)
- EGRESS DOORS SHALL BE READILY OPERABLE (FROM EGRESS SIDE) WITHOUT USING A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (R311.2)

EMERGENCY ESCAPE:

- ALL SLEEPING ROOMS TO BE PROVIDED WITH AN EMERGENCY ESCAPE AND RESCUE OPENING. (R310)

GENERAL ACCESS:

- PROVIDE A CONTINUOUS PATHWAY 36" FINISHED WIDTH TO ALL AREAS OF THE HOME. DOOR OPENINGS EXCLUDED.

WINDOWS:

- PROVIDE TEMPERED GLASS WITHIN WINDOW AND DOOR OPENINGS WHERE REQUIRED BY CODE. (R308.4.5)
- GLAZING IN A HAZARDOUS LOCATION (NEAR SPA, BATHTUB OR SIMILAR AREA WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE OR FROM WATER'S EDGE) IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. (R308.4.5)
- SITE BUILT LANDSCAPE WINDOW WELLS SHALL HAVE A HORIZONTAL AREA NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36-INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. (R310.2.3)
- PROVIDE A PERMANENT MOUNTED LADDER WHERE WINDOW WALLS ARE OVER 44" DEEP.

MECHANICAL / PLUMBING:

- PROVIDE SUPPLY AND RETURN AIR TO ALL HABITABLE ROOMS. (R303.10)
- PROVIDE A LEVEL WORKING SPACE NOT LESS THAN 30-INCH DEEP BY 30-INCH WIDE IN FRONT OF THE CONTROL SIDE OF HVAC AND WATER HEATING APPLIANCES TO SERVICE. PROVIDE CLEARANCES FROM UNPROTECTED COMBUSTIBLE MATERIALS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (M1305.1 & M1306.1)
- HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE HOT WATER PIPING MUST BE INSULATED WITH R-9 INSULATION WHERE THE PIPING IS 3/4-INCH DIAMETER OR LARGER. (N1103.5)
- AGGREGATE AREA OF EXPOSED CEILING JOISTS WITHIN THE MECHANICAL ROOM NOT TO EXCEED 80 S.F. PER R302.13.
- DRYWALL PENETRATIONS FOR DUCTING, VENTING, ELECTRICAL ARE ACCEPTABLE.
- PROVIDE MECHANICAL EXHAUST FROM BATHROOMS WITH 50 CFM SWITCHED OPERATION IF LESS THAN 3 S.F. OF OPERABLE WINDOW IS PROVIDED.

ELECTRICAL:

- A SMOKE ALARM IS REQUIRED ON EACH STORY INCLUDING ANY BASEMENT LEVEL. MUST BE INTERCONNECTED SUCH THAT ACTUATION OF ONE WILL ACTUATE ALL SMOKE ALARMS, THEY ARE REQUIRED TO BE WIRED TO THE PRIMARY POWER SOURCE AND HAVE BATTERY BACKUP. (R314.3 & R314.4)
- CARBON MONOXIDE (CO) ALARMS ARE REQUIRED ON EACH STORY INCLUDING ANY BASEMENT LEVEL. MUST BE INTERCONNECTED SO THAT ACTUATION OF ONE WILL ACTUATE ALL CO ALARMS, THEY ARE REQUIRED TO BE WIRED TO THE PRIMARY POWER SOURCE AND HAVE BATTERY BACKUP. (R315.3 AND R315.5)
- PROVIDE ELECTRICAL RECEPTACLES WITHIN HABITABLE ROOMS SO THAT NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET. (NEC 210.50 (A)(1))
- PROVIDE ELECTRICAL RECEPTACLES ABOVE KITCHEN COUNTERTOPS SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM AN OUTLET. (NEC 210.50 (B)(1))
- PROVIDE AT LEAST ONE GFCI PROTECTED ELECTRICAL WALL RECEPTACLE WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. (NEC 210.50 (D) AND 210.8 (A)(1))
- PROVIDE A GFCI PROTECTED ELECTRICAL RECEPTACLE AT THE FRONT AND BACK OF THE DWELLING. (NEC 210.50 (E)(1), NEC 210.50 (E)(3) AND 210.8 (A)(3))
- PROVIDE FLUSH MOUNT OR RECESSED LED CEILING FIXTURES WITHIN ALL CLOSETS (RE 4003.12)

STAIRS:

- STAIRS MUST PROVIDE MINIMUM WIDTH OF 36 INCHES, MINIMUM HEADROOM VERTICALLY FROM NOSING LINE IS 6 FEET 8 INCHES, MAXIMUM RISE OF IS 7 3/4 INCHES AND THE MINIMUM RUN IS 10 INCHES. (R311.7.1, R311.7.2, R311.7.5.1 AND R311.7.5.2)
- RESIDENTIAL STAIR TREADS NOSING PROJECTION OF 3/4-INCH MINIMUM TO 1-1/4-INCHES MAXIMUM AND RADIUS CURVATURE NOT GREATER THAN 9/16 OR BEVEL OF 1/2-INCH. NOSING PROJECTION NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11-INCHES. (R311.7.5.3 AND EX.)
- A CONTINUOUS HANDRAIL IS REQUIRED ALONG A STAIRWAY. IT IS REQUIRED TO BE 34 TO 38 INCHES ABOVE THE NOSING OF THE STEPS. THE MAXIMUM SIZE OPENINGS IN THE HANDRAIL/GUARDRAIL ON THE OPEN SIDE OF A STAIRWAY IS 4 3/8 INCHES. (R312.1.3, EXCEPTION 2 & R311.7.8)
- A 36-INCH HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 30 INCHES TO FLOOR OR GRADE BELOW. THE SPACING BETWEEN MEMBERS SHALL BE A MAXIMUM OF 4 INCHES. (R312.1.1)
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH SHALL BE NOT LESS THAN THE WIDTH OF THE STAIR FLIGHT SERVED BUT NOT LESS THAN 36-INCHES. (R311.7.6)
- IF INSTALLED, ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSPUM BOARD. (R302.7)
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AND MUST PROVIDE CODE REQUIRED GRASPABILITY. (R311.7.8 AND R311.7.8.5)
- INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS TO A MINIMUM OF NOT LESS THAN 1 FOOT-CANDLE MEASURED FROM THE CENTER OF THE TREADS AND LANDINGS WITH A WALL SWITCH AT EACH FLOOR LEVEL. (R303.7)
- EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY EXCEPT WHEN PROVIDING BASEMENT ACCESS FROM OUTDOOR GRADE LEVEL. THE LIGHT SOURCE SHALL BE LOCATED AT THE BOTTOM OF THE STAIRWAY. (R303.8)

INSULATION:

- INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE ENERGY CONSERVATION CODE AND ANY LOCAL AMENDMENTS.
- INSULATION NOT IN CONCEALED SPACES WITH FACING IN CONTACT WITH WALL OR CEILING SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. (R302.10.1)
- INSULATION APPLIED TO THE EXTERIOR FOUNDATION WALLS SHALL HAVE A RIGID, OPAQUE AND WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT DEGRADATION OF THE INSULATION THERMAL PERFORMANCE EXTENDING A MINIMUM OF 6" BELOW GRADE. (N 1101.11.1)
- VENTILATE ABOVE FIBERGLASS ATTIC INSULATION OR APPLY R-20 MINIMUM SPRAY FOAM AT THE UNDERSIDE OF ROOF DECK ABOVE FIBERGLASS INSULATION. (R806.5 & TABLE R806.5)

FRAMING:

- PROVIDE FIRE BLOCKING TO PREVENT HORIZONTAL AND VERTICAL DRAFT OPENINGS EVERY 10' AND TO CREATE A FIRE BARRIER BETWEEN STORIES AND TO ATTICS (R302.11)

FIRE PROTECTION:

- PROVIDE FIRE PROTECTION IN BETWEEN BASEMENT CEILING AND FIRST FLOOR (R302.13)

OWNER:
Curt and Jill Bear
611 Laporte Ave
Fort Collins, CO 80521

ARCHITECT/DESIGNER:
Asher Architects
512 5th Street
Berthoud, CO 80513
(970) 532-9970
Contact: David Stranathan
sam@asherarch.com

STRUCTURAL ENGINEER:
CTL THOMPSON, INC
400 North Link Lane
Fort Collins, Colorado 80524
(970) 206-9455
Contact: Devin Hougard
dhougrad@ctlthompson.com

GENERAL CONTRACTOR:
Hutch Design Build
(970) 294-1557
Contact: Noah Hutchinson
connect@hutchdesignbuild.com

GENERAL NOTES

1. THE TERM "OWNER" SHALL DENOTE THE CLIENT, OR OWNER, AS DESIGNATED IN THE CONTRACT. THE TERM "GENERAL CONTRACTOR" OR "CONTRACTOR" SHALL DENOTE THE CORPORATION, COMPANY, PARTNERSHIP, FIRM OR INDIVIDUAL WHO HAS ENTERED INTO THE CONTRACT FOR THE PERFORMANCE OF THE WORK AND HAS ENGAGED SUBCONTRACTORS TO PERFORM A PART OF THE WORK. THE TERM "DESIGNER" REFERS TO "ASHER ARCHITECTS".
2. THE USE OF THE WORDS "PROVIDE" AND "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED SHALL BE INTENDED TO MEAN THAT THE ITEM SHALL BE FURNISHED, INSTALLED AND CONNECTED WHERE SO REQUIRED.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD, GRID CENTERLINES, OR FACE OF MASONRY UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
5. THE DRAWINGS AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION REQUIRED. THEY ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP.
6. DRAWINGS AND GENERAL NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE COMPLETED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
7. ALL WORK PERFORMED AND MATERIAL INSTALLED SHALL BE, AS A MINIMUM STANDARD, IN STRICT CONFORMANCE WITH THE LATEST EDITIONS OF ALL GENERAL CODES, REGULATIONS AND ORDINANCES INCLUDING THE BUILDING CODE. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, NOTED, SPECIFIED, OR REASONABLY INFERRED FROM THE CONSTRUCTION DOCUMENTS.
9. THE GENERAL CONTRACTOR UPON ACCEPTANCE OF THE DRAWINGS AND SPECIFICATIONS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK, AND SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER OF THAT WHICH IS CONTAINED THEREIN.
10. THE SCOPE OF WORK DESCRIBED BY THE CONTRACT DOCUMENTS IMPLIES A COMPLETED PROJECT. MINOR OMISSIONS FROM AND DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL NOT VOID SUCH INTENTION. THE CONTRACTOR SHALL INFORM THE DESIGNER IN WRITING OF ANY CONFLICTS, OMISSIONS AND DISCREPANCIES PRIOR TO CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. HE SHALL COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
12. THE GENERAL CONTRACTOR SHALL PERFORM HIGH-QUALITY PROFESSIONAL WORK. MATERIALS SHALL BE JOINED TO UNIFORM, ACCURATE FITS SO THAT THEY MEET IN NEAT, STRAIGHT LINES FREE OF SMEARS OR OVERLAPS. EXPOSED MATERIALS SHALL BE INSTALLED APPROPRIATELY LEVEL, PLUMB AND AT ACCURATE RIGHT ANGLES TO OR FLUSH WITH ADJACENT MATERIALS. THE WORK OF EACH TRADE SHALL MEET ALL NATIONAL STANDARDS PUBLISHED BY THE TRADE, EXCEPT WHERE THE REQUIREMENTS OF THE CONTACT DOCUMENT ARE MORE STRINGENT.
13. THE PRESENCE OF AN ARCHITECTURAL REPRESENTATIVE ON THE JOBSITE DOES NOT IMPLY CONCURRENCE OF APPROVAL OF THE WORK. THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE DESIGNER SPECIFIC ITEMS FOR WHICH HE DESIRES TO OBTAIN APPROVAL.
14. THE GENERAL CONTRACTOR SHALL CORRECT DEFECTS IN MATERIAL AND WORKMANSHIP NOTED BY THE DESIGNER DURING PERIODIC SITE OBSERVATIONS AND AT PROJECT CLOSE-OUT.
15. THE GENERAL CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, SCRAPS, MATERIALS AND EQUIPMENT; WITH ALL INTERIOR GLASS FREE FROM MANUFACTURER'S LABELS AND TAPE AND CLEAN ON BOTH SIDES; WITH ALL DOORS AND BUILT-IN MILLWORK WIPED DOWN AND FREE OF DIRT, GREASE AND OTHER FOREIGN MATERIAL.

AREA SCHEDULE PER FORT COLLINS MUNICIPAL CODE

TYPE	LEVEL	AREA
GARAGE - UNFINISHED	T.O. FOUNDATION	321 SF
GROUND LEVEL - FINISHED	T.O. FOUNDATION	276 SF
UPPER LEVEL CLG HGT AT/ABOVE 7'-6"	T.O. SUBFLR 2	369 SF
UPPER LEVEL CLG HGT BELOW 7'-6"	T.O. SUBFLR 2	301 SF
Grand total:		965 SF

FRAMING PLAN LEGEND	
□	POST ABOVE BEAM: 3-2X6 U.N.O.
⊠	POST BELOW BEAM: 3-2X6 U.N.O.
----	BEAM AS NOTED
----	FRAMING AS NOTED
▨	INTERIOR BEARING WALL BELOW
▬	WALL AT LEVEL BELOW

GENERAL FOUNDATION NOTES

-ARCHITECTS FOUNDATION PLAN IS TO SHOW INTENT OF FOUNDATION SIZE AND LAYOUT. STRUCTURAL ENGINEERS DRAWINGS SUPERCEDE. VERIFY WALL AND FOOTING SIZES AND LOCATIONS WITH STRUCTURAL SHEETS. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.

-ALL DIMENSIONS ARE TO CENTERLINE OF BEAM /COLUMN OR FACE OF CONCRETE WALL.

-SLOPE FINISH GRADE AWAY FROM STRUCTURE AT ALL SIDES. LANDSCAPE AREAS TO SLOPE AWAY FROM HOME AT 10% MIN. FOR FIRST 10' AND THEN @ 2%. CONCRETE PATIOS AND FLATWORK TO SLOPE AWAY FROM HOME @ 2%. VERIFY DRAINAGE ON SITE PRIOR TO SETTING TOP OF FOUNDATION HEIGHT. IF DRAINAGE APPEARS TO BE A CONCERN NOTIFY ARCHITECT.

-BACKFILL SHALL BE COMPACTED AND GRADED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE FOUNDATION. BACKFILL SHOULD NOT BE WATER SETTLED. BACKFILL ADJACENT TO THE FOUNDATION SHOULD BE EXPECTED TO SETTLE OVER TIME AND SHOULD BE MONITORED AND MAINTAINED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE FOUNDATION.

-TYPICAL SLABS: 4" CONCRETE SLAB OVER 4" GRAVEL BASE WITH 1/2" EXPANSION JOINT AT PERIMETER AND TOOLED CONTROL JOINTS AT BEAM LINES AND EVERY 15' +/- OR PER ENGINEER.

-TIE ALL EXTERIOR FLATWORK TO FOUNDATION WITH #4 TIE BARS AT 2'-0" O.C. OR PER ENGINEER.

-POINT LOAD IF SHOWN INDICATES A CONCENTRATED LOAD FROM ROOF OR FLOORS ABOVE.

-PROVIDE WEB STIFFENER AT JOIST(S) AND SOLID LUMBER BLOCKING BETWEEN JOISTS.

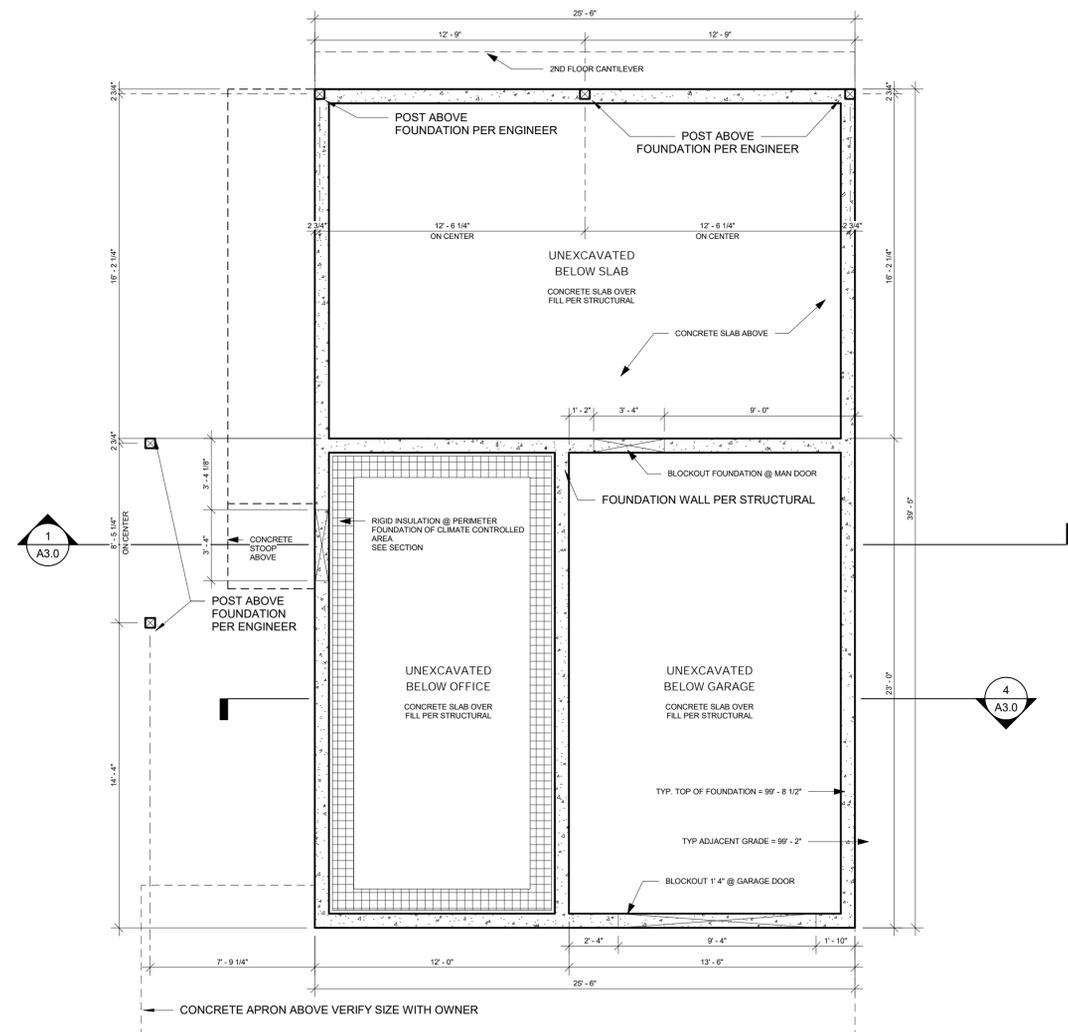
-PROVIDE SOLID LUMBER BLOCKING BEHIND RIM JOIST AT ALL DECK LEDGER LINES.

-MAINTAIN 4" CONCRETE PROTECTION ABOVE WALKWAYS AND WHERE POSSIBLE. PROVIDE METAL FLASHING OVER WALL TO FOUNDATION JOINT WHEN WALKWAYS ARE LESS THAN 4" BELOW TOP OF FOUNDATION. TAPE TOP OF FLASHING TO WEATHER RESISTANT BARRIER LAYER.

-PROVIDE 10 MILL VAPOR BARRIER BELOW CONCRETE SLABS. CAULK VAPOR BARRIER TO CONCRETE FOUNDATION WALL.

-VERIFY DRAINAGE RECOMMENDATIONS WITH SITE SPECIFIC SOILS REPORT

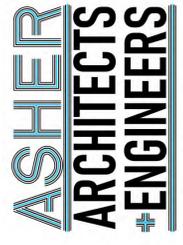
-PROVIDE PASSIVE RADON PUMP BELOW SLABS @ LIVING ROOM



1 FLOOR PLAN 0 - FOUNDATION
SCALE: 1/4" = 1'-0"



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PROJECT INFORMATION:
21-R05
DOCUMENT DATE:
1/25/2023 8:19:02 AM
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FOR PERMIT

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02/05/21	DANIEL	DATE COMMENTS
09/17/22	DAVID	DATE COMMENTS

FOUNDATION PLAN

A1.1

FRAMING PLAN LEGEND	
□	POST ABOVE BEAM: 3-2X6 U.N.O.
⊠	POST BELOW BEAM: 3-2X6 U.N.O.
---	BEAM AS NOTED
---	FRAMING AS NOTED
▨	INTERIOR BEARING WALL BELOW
▬	WALL AT LEVEL BELOW

WINDOW SCHEDULE						
TAG	TYPE	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
A	CS 3'-0" X 4'-6"	1	3'-0"	4'-6"	7'-4"	
B	CS 5'-0" X 4'-6"	1	5'-0"	4'-6"	7'-4"	
C	CS 2'-8" X 4'-0"	1	2'-8"	4'-0"	6'-10"	
D	CS 2'-0" X 4'-0"	2	2'-0"	4'-0"	5'-8"	
Grand total: 5						

DOOR SCHEDULE					
MARK	TYPE	COMMENTS	WIDTH	HEIGHT	COMMENTS
Exterior:					
101A	Overhead Garage Door		9'-0"	8'-0"	OPTIONAL 9' HGT - VERIFY CLEARANCE
101B	Single Swing Half Lite		3'-0"	6'-8"	
103A	Single Swing Half Lite		3'-0"	6'-8"	
203	Single Swing Half Lite		3'-0"	6'-8"	
Interior: 4					
102	Single Swing		2'-6"	6'-8"	
103B	Craftsman Ill		2'-0"	6'-8"	
104	Single Swing		2'-8"	6'-8"	
201A	Single Swing		2'-8"	6'-8"	
201B	Single Swing		2'-8"	6'-8"	
202	Single Swing		2'-8"	6'-8"	
Interior: 6					
Grand total: 10					

WINDOW TYPE LEGEND	
FXD	= FIXED GLASS PANEL WINDOW
SH	= SINGLE HUNG WINDOW
DH	= DOUBLE HUNG WINDOW
CS	= CASSEMENT OUTSWING WINDOW
AW	= AWNING WINDOW
SLD	= SLIDER WINDOW

AREA SCHEDULE - BY LEVEL			AREA SCHEDULE PER FORT COLLINS MUNICIPAL CODE		
TYPE	LEVEL	AREA	TYPE	LEVEL	AREA
GARAGE - UNFINISHED	T.O. FOUNDATION	321 SF	GARAGE - UNFINISHED	T.O. FOUNDATION	321 SF
GROUND LEVEL - FINISHED	T.O. FOUNDATION	276 SF	GROUND LEVEL - FINISHED	T.O. FOUNDATION	276 SF
2		597 SF	UPPER LEVEL CLG HGT AT/ABOVE 7'-6"	T.O. SUBFLR 2	369 SF
UPPER LEVEL CLG HGT AT/ABOVE 7'-6"	T.O. SUBFLR 2	369 SF	UPPER LEVEL CLG HGT BELOW 7'-6"	T.O. SUBFLR 2	301 SF
UPPER LEVEL CLG HGT BELOW 7'-6"	T.O. SUBFLR 2	301 SF	4		670 SF
4		670 SF	Grand total: 3		965 SF
Grand total: 6		1267 SF			

GENERAL FLOOR PLAN NOTES

GENERAL:

- ALL FINISHES TO BE COORDINATED AND VERIFIED WITH HOME OWNER
- ALL DIMENSIONS ARE TO ROUGH FRAME.
- FILL HEADER VOID WITH RIGID INSULATION WHERE POSSIBLE
- ALL WINDOWS ARE DUAL GLAZED WITH LOW E. OWNER TO REVIEW PRIOR TO ORDERING.
- CENTER ALL WINDOWS IN WALLS EXCEPT WHERE INDICATED OTHERWISE.

WALLS:

- ALL EXTERIOR WALLS ARE 2X6 SPF #2 WOOD STUDS WITH R-20 MIN. STUD WALL INSULATION AND R-5 CONTINUOUS INSULATION UNLESS NOTED OTHERWISE.
- PROVIDE ALTERNATE BID FOR 2" CLOSED CELL SPRAY FOAM AGAINST EXTERIOR SHEATHING AND R-13 BATT INSULATION.
- EXTERIOR SHEATHING TO BE 7/16" ZIP SHEATHING WITH INTEGRATED R-6 CONTINUOUS INSULATION
- INTERIOR BEARING WALLS ARE 2X4 SPF #2 WOOD STUDS OR PER ENGINEER.
- INTERIOR NON BEARING WALLS ARE 2X4 WOOD OR METAL STUDS OF SUITABLE QUALITY AND GRADE TO PROVIDE FINISHED WALLS WITH 1/4" OR LESS DISTORTION OVER THE WALL HEIGHT
- PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO TOILET PAPER HOLDER, TOWEL HOLDERS, T.V.S, SHELVEING, GRAB BARS, ETC.
- PROVIDE FLOATING WALLS PER SOILS REPORT WITHIN GROUND LEVEL FINISHED AREA

ROOF:

- ROOF SHEATHING TO BE 15/32" OSB SHEATHING OR PER ENGINEER.
- PROVIDE ALTERNATE BID FOR 15/32" ZIP SHEATHING.
- THIS ROOF ASSEMBLY IS A NONVENTED ROOF AREA. PROVIDE R-22 MIN. CLOSED CELL SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF ROOF SHEATHING AND R-38 TYPE C BATT'S BELOW TO PROVIDE R-60 MIN. TO COMPLY WITH 2021 IRC. SEE SECTION FOR DETAILS.
- TRUSSES AND ATTACHMENT PER TRUSS MANUFACTURER OR TRUSS DESIGNER.
- SEE ROOF NOTES FOR ADDITIONAL REQUIREMENTS
- INSULATE ALL ATTIC DUCTING IF APPLICABLE.

DRYWALL, TRIM, PAINT:

- DRYWALL FINISH LEVEL AND TEXTURE PER OWNER.
- ALL DRYWALL FINISHED AREAS TO RECEIVE ONE COAT PVA PRIMER AND TWO COATS OF LATEX PAINT, COLOR PER OWNER.
- ALL CASINGS, BASEBOARDS, AND TRIMS PROPOSED TO BE PAINT GRADE MATERIAL. PROVIDE ALTERNATE BID BETWEEN MDF GRADE TRIM AND FINGER JOINTED WOOD TRIM.
- VERIFY SIZE AND STYLE OF ALL TRIM WITH OWNER.
- WINDOW OPENINGS ASSUMED TO BE DRYWALL RETURNS AT SIDES AND TOP. PAINT GRADE WOOD WINDOW SILLS.

FLOOR COVERING:

- ALL FLOOR FINISHES PER OWNER TO BE COORDINATED WITH G.C.

ELECTRICAL SYSTEM:

- GC TO COORDINATE NEW ELECTRIC PANEL INSTALLATION WITH LOCAL PROVIDER.
- LICENSED ELECTRICIAN TO SET NEW BREAKER PANEL AND DETERMINE PANEL DISTRIBUTION.
- VERIFY ANY SPECIAL REQUIREMENTS WITH OWNER AND OFFER TO WALK THE HOUSE FOR BOX PLACEMENT WITH THE OWNER ONCE FRAMING IS NEARING COMPLETION.

MECHANICAL SYSTEM:

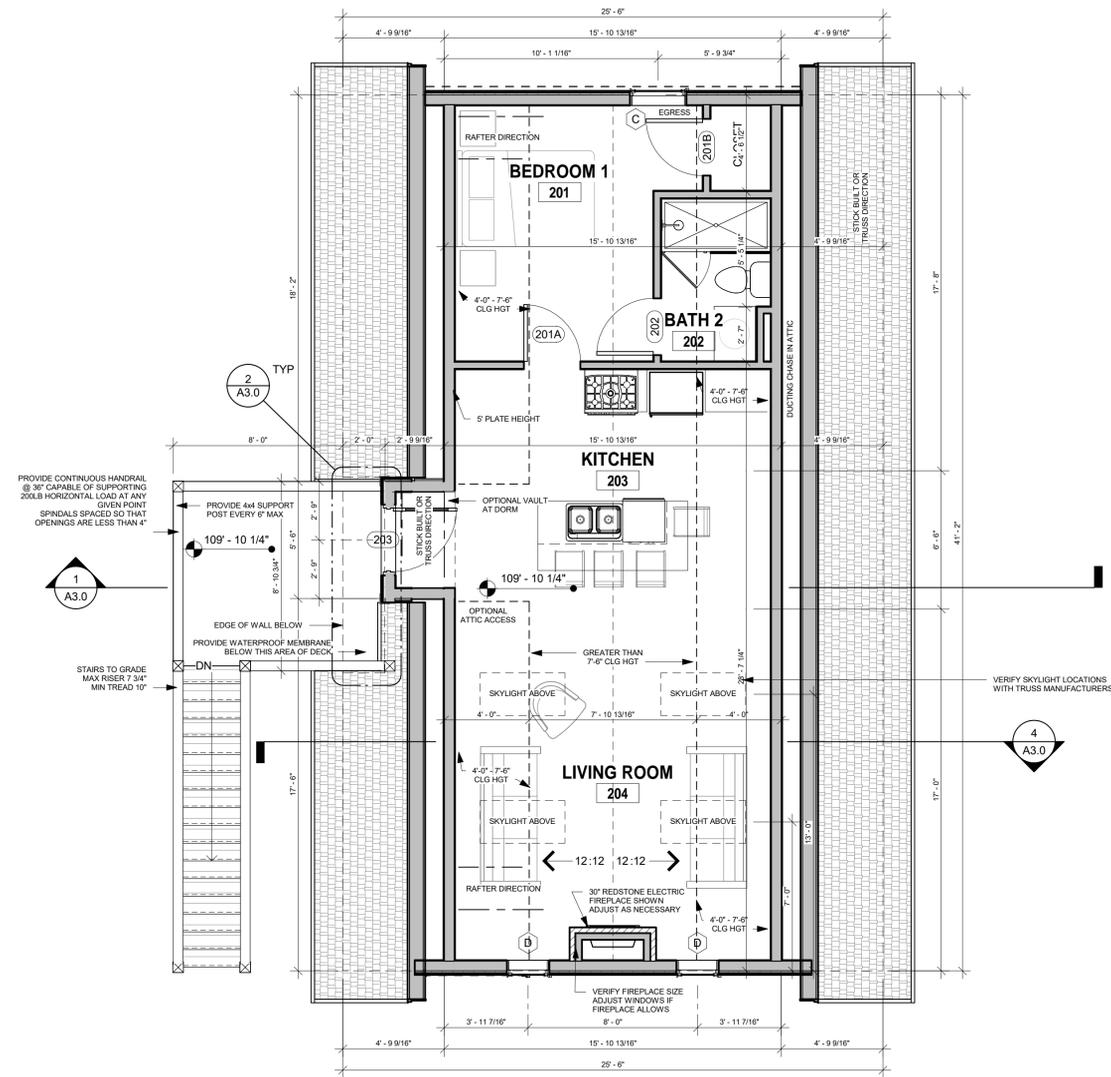
- SEE DUCTING PLAN AND SPECIFICATIONS PROVIDED BY OTHERS. NOTIFY ARCHITECT OF ANY DUCTING CONFLICTS, AWKWARD LOCATIONS, OR LOW CEILING HEIGHTS ENCOUNTERED DURING CONSTRUCTION.

WINDOWS:

- CENTER ALL WINDOWS IN WALLS EXCEPT WHERE INDICATED OTHERWISE.
- WINDOW SIZES SHOWN ON THE PLANS ARE TYPICAL WINDOW SIZES OFFERED BY MOST MANUFACTURERS. ADJUSTMENTS MAY BE REQUIRED DUE TO MANUFACTURER SPECIFIC SIZES AND AVAILABILITY.
- NO SPECIFIC MANUFACTURER IS SPECIFIED
- PROVIDE DUEL GLAZED WINDOWS WITH LOW E GAS AT ALL WINDOW OPENINGS
- WINDOW U-VALUE 0.30 OR BETTER
- PROVIDE TEMPERED GLASS WITHIN AND ADJACENT TO DOOR OPENINGS AND ABOVE HAZARDOUS LOCATIONS PER CODE
- WHITE VINYL FRAME WINDOWS ARE ANTICIPATED. VERIFY ALL WINDOW DETAILS WITH OWNER PRIOR TO ORDERING.
- NOTIFY ARCHITECT IF ANY SIGNIFICANT CHANGES TO WINDOW SIZES ARE PROPOSED.

DOORS:

- VERIFY DOOR PANEL STYLE, HARDWARE, AND FINISHES WITH OWNER.
- PROVIDE ALTERNATE BID FOR CAVITY SLIDER BRAND POCKET DOOR SYSTEM OR EQUAL HIGH QUALITY POCKET DOOR SYSTEM FOR ALL POCKET DOORS.
- ALL DOORS, JAMBS, AND CASINGS ARE ANTICIPATED TO BE PAINT GRADE.
- ALL DOORS TO HAVE MINIMUM 4" JAMB EXCEPT WHERE INDICATED OTHERWISE.



1 FLOOR PLAN 2 - SECOND FLOOR
SCALE: 1/4" = 1'-0"



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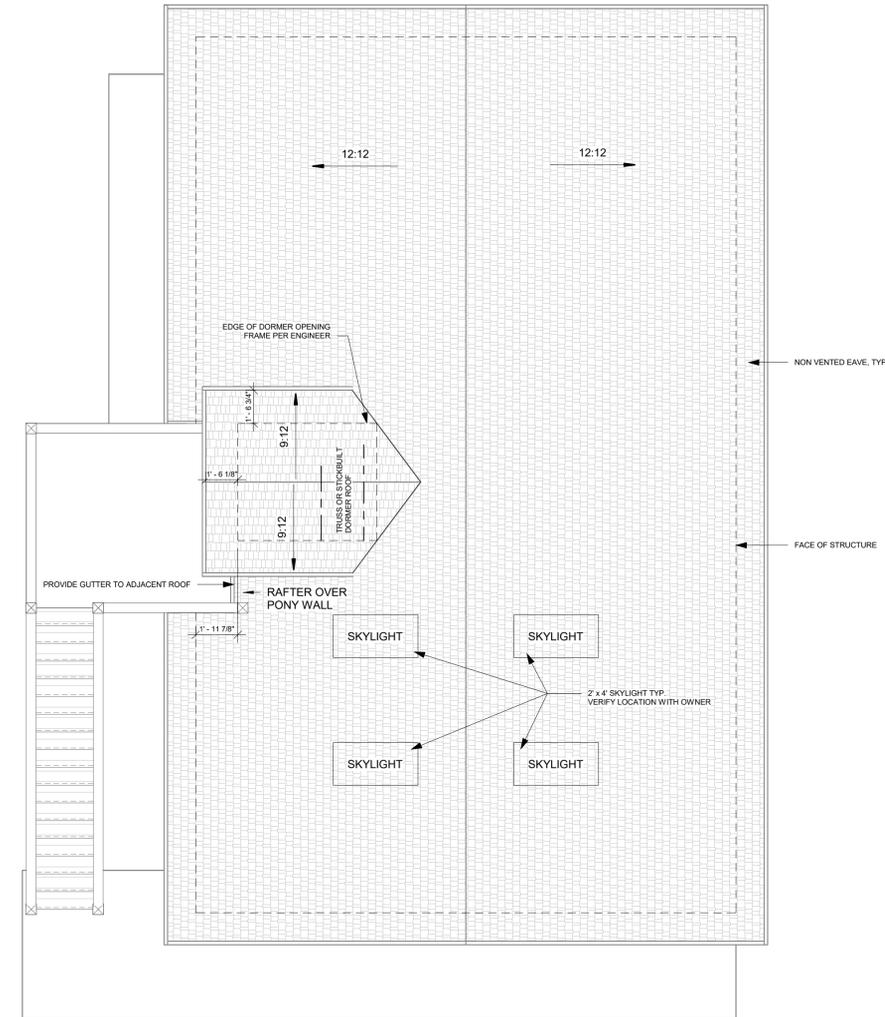
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06/17/22	DAVID	CHECKED BY: DATE
		REV.#
		COMMENTS

FLOOR PLANS
A1.3

ROOF NOTES AND SPECIFICATIONS

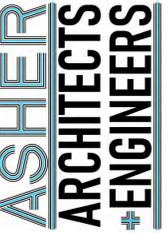
- GENERAL NOTES:
 - ROOF PLAN IS TO SHOW ARCHITECT'S INTENT OF ROOF FRAMING FOR THE STRUCTURAL ENGINEER. ENGINEER'S SHOP DRAWINGS WILL SUPERCEDE THIS DRAWING. SIGNIFICANT DEVIATIONS FROM THE ARCHITECT'S INTENT WILL REQUIRE NOTIFICATION AND RE-EXAMINATION OF THE BUILDING STRUCTURE.
 - TYPICAL ROOF PITCH = 12:12 OR 9:12 UNLESS NOTED OTHERWISE
 - ROOFING MATERIALS USED SHALL BE A MINIMUM CLASS B PER R902.1
 - PROVIDE GUTTERS AND DOWNSPOUTS ON ALL SIDES TO GRADE SPLASH BLOCKS - NOT SHOWN.



1 FLOOR PLAN 3 - ROOF
 SCALE: 1/4" = 1'-0"



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09/17/22		DAVID			

ROOF PLAN

A1.4



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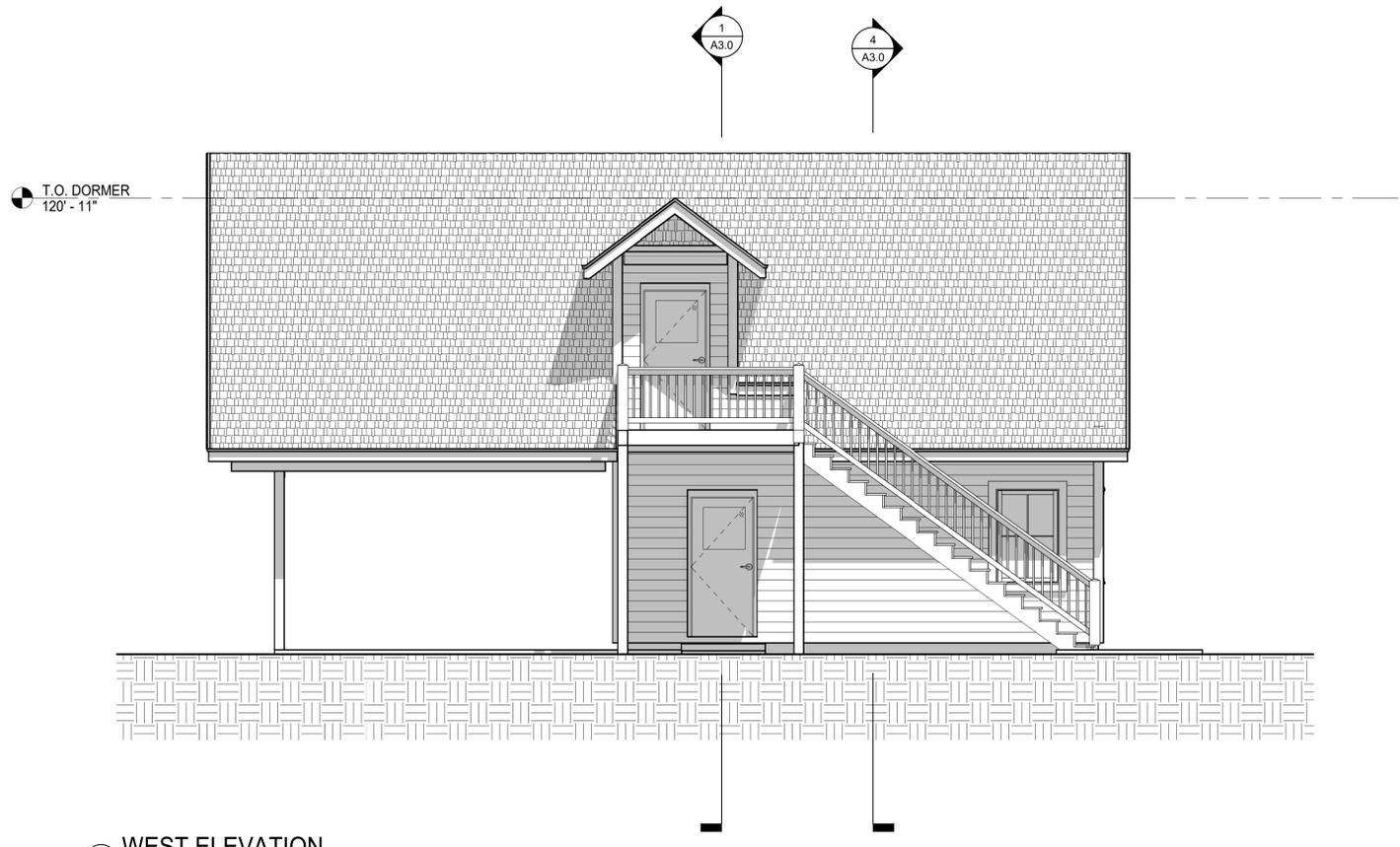
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CHECKED BY: DAVID 06/17/22	
REV.#	DATE

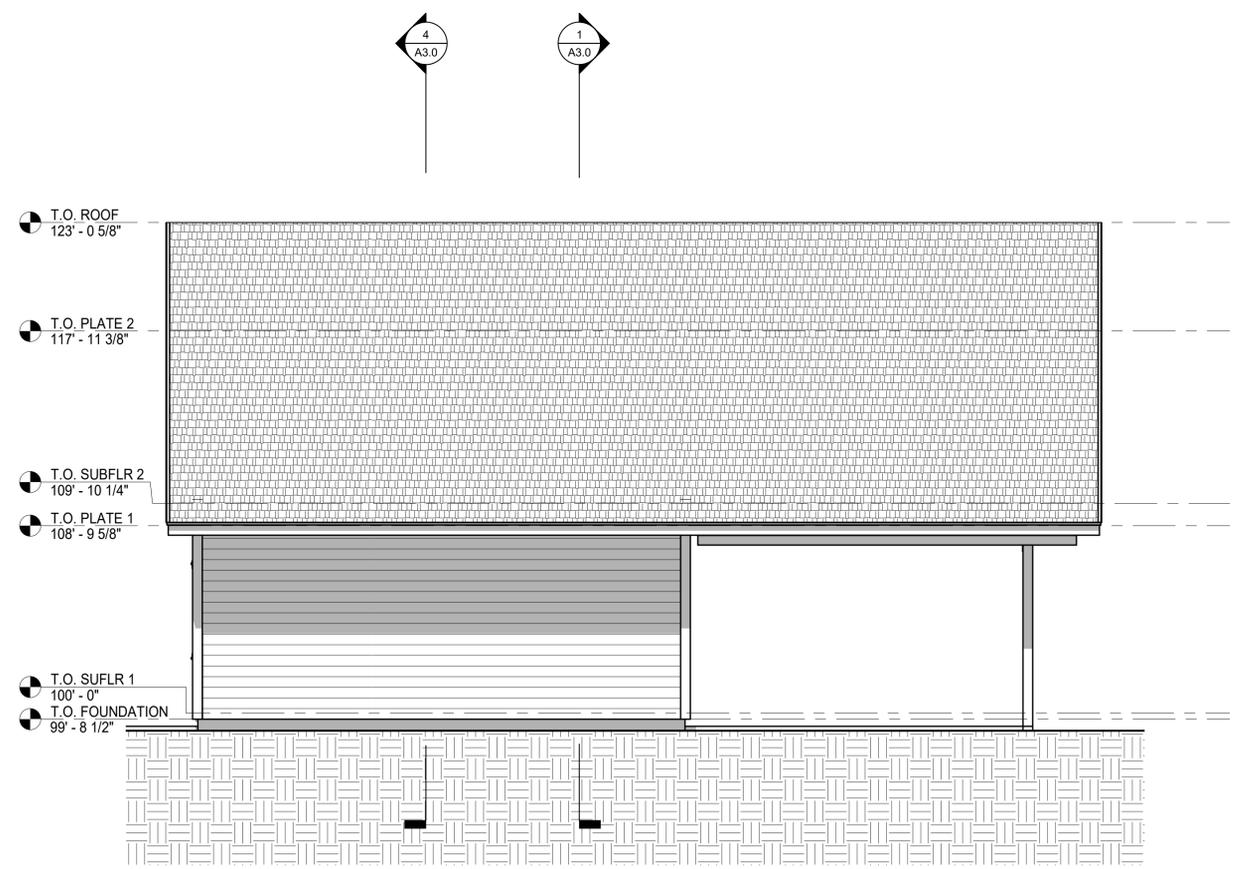
ELEVATIONS
A2.0



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



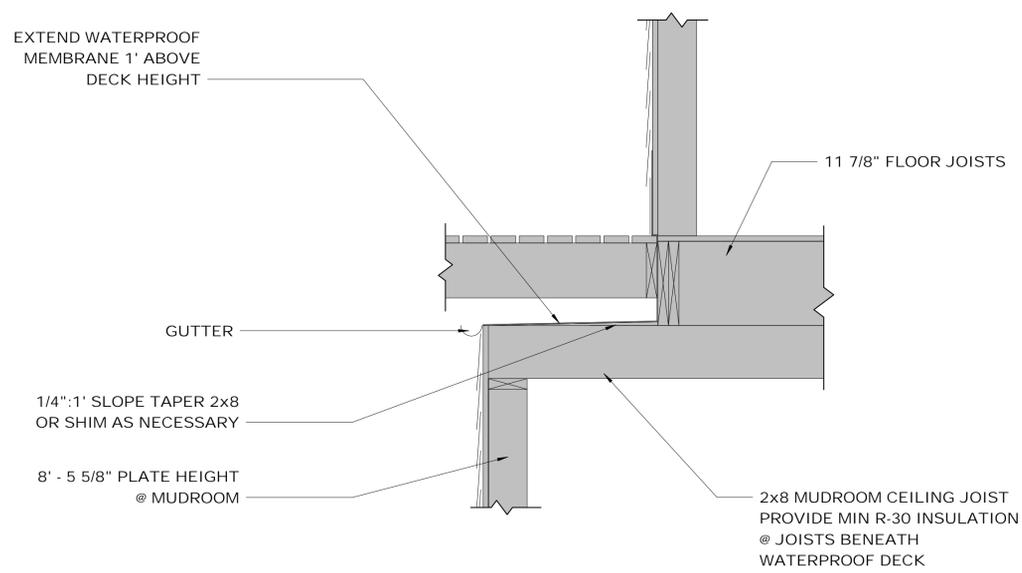
1 FRONT (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"



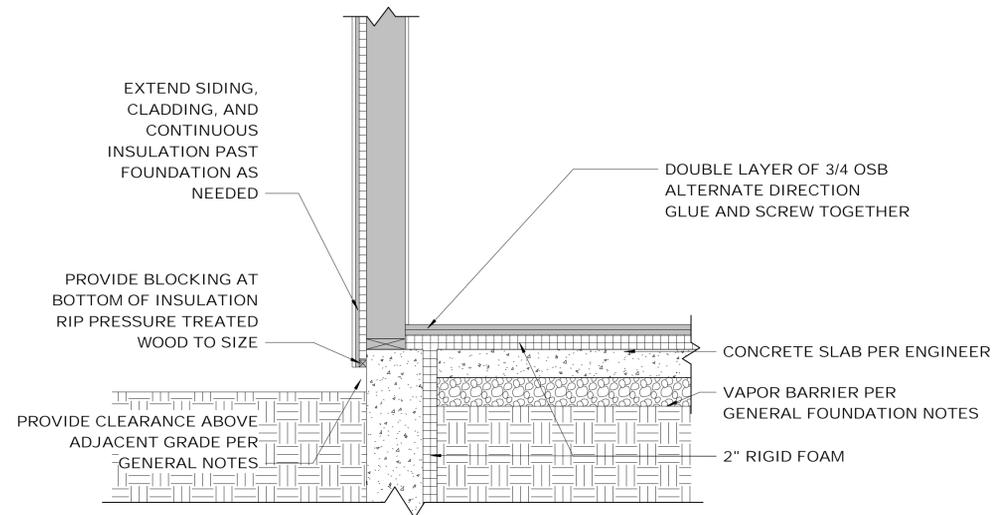
4 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



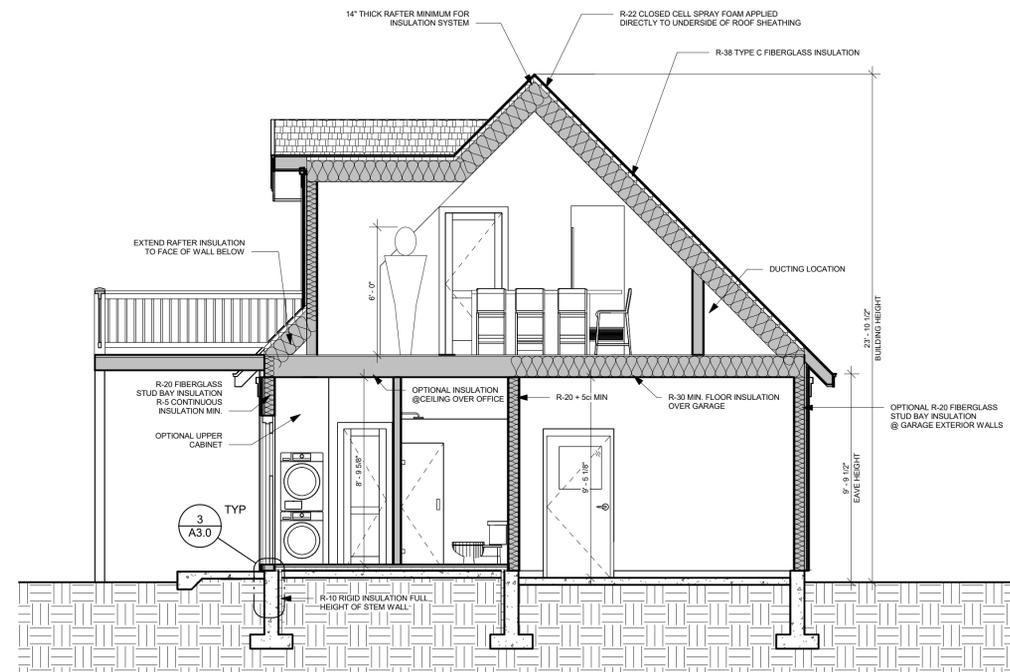
2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



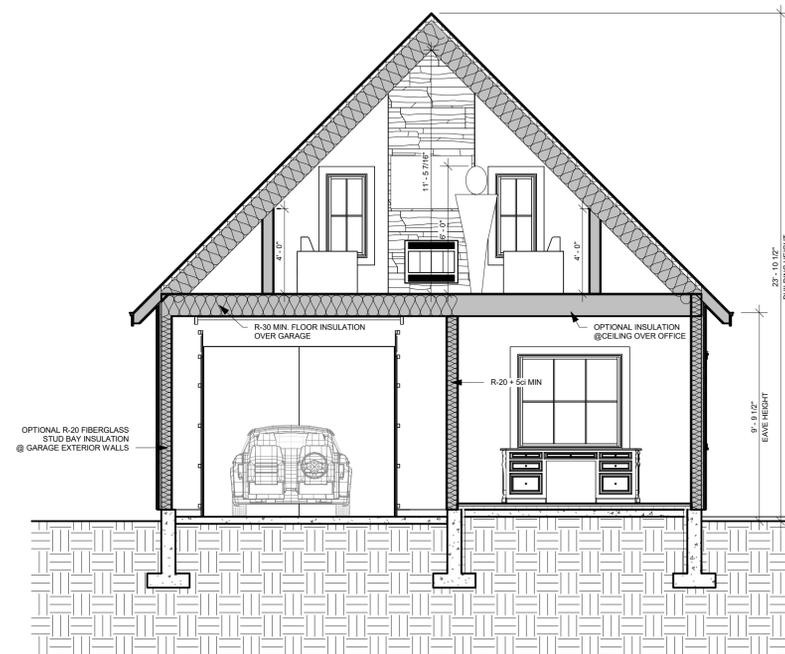
2 WATERPROOF DECK OVER INTERIOR SPACE
SCALE: 1" = 1'-0"



3 INSULATED SLAB DETAIL
SCALE: 1" = 1'-0"



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



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



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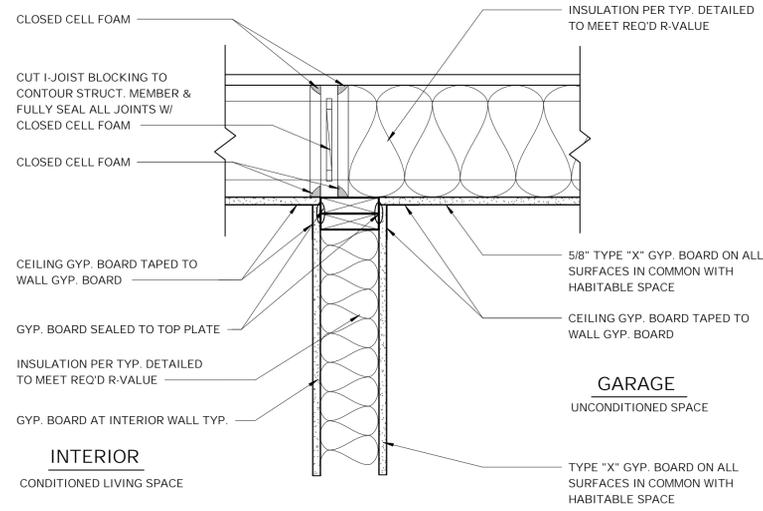
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21-R05
DOCUMENT DATE:
1/25/2023 8:20:34 AM
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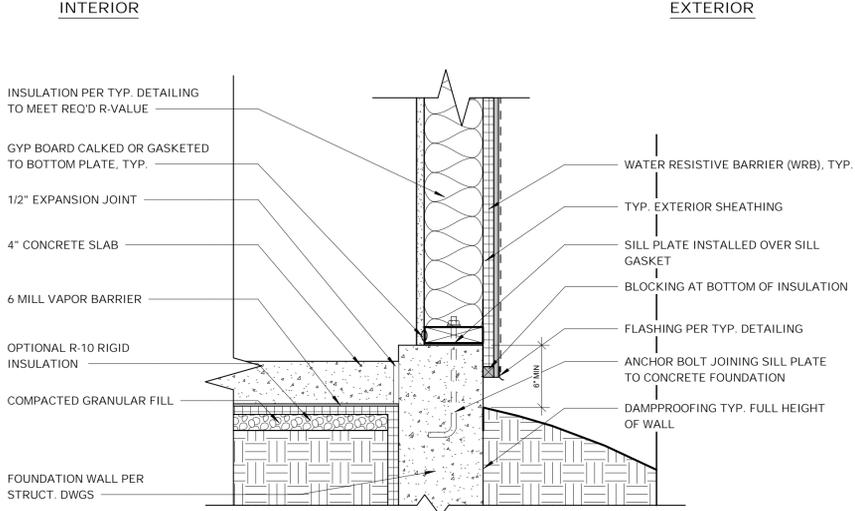
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06/17/22		

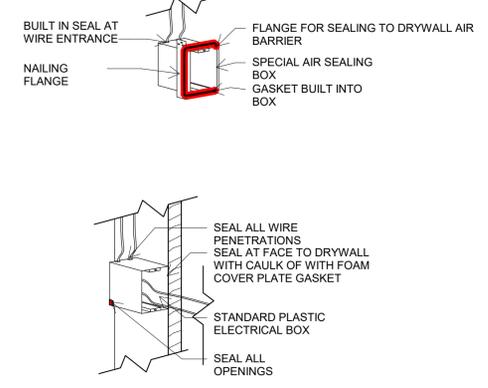
BUILDING SECTIONS
A3.0



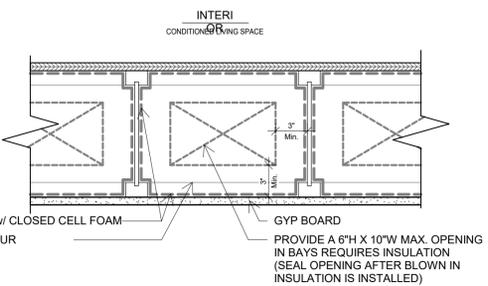
1 BLOCKING ABV. AT HOUSE TO GARAGE
SCALE: 1 1/2" = 1'-0"



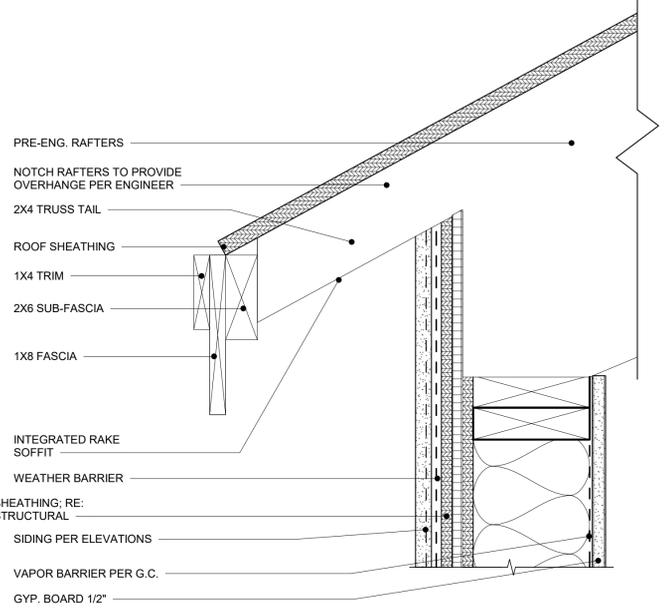
2 TYP. CONCRETE SLAB FLOOR TO WALL
SCALE: 1 1/2" = 1'-0"



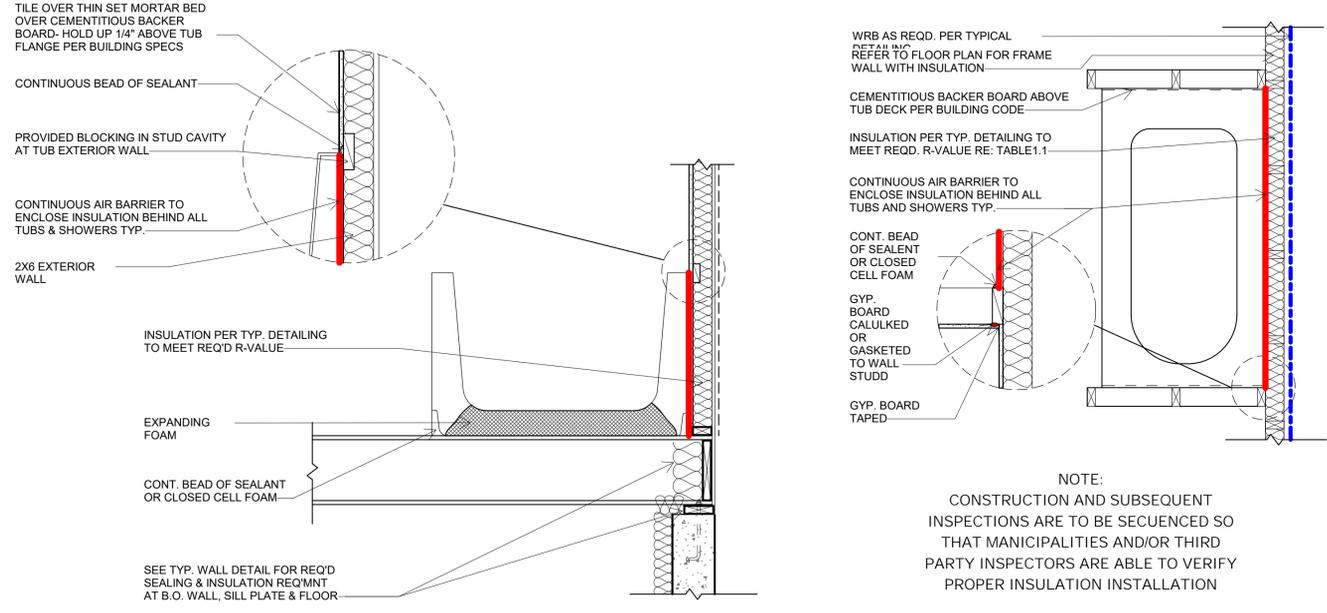
3 AIR SEALED ELEC. BOX AT EXT. WALLS
SCALE: 1 1/2" = 1'-0"



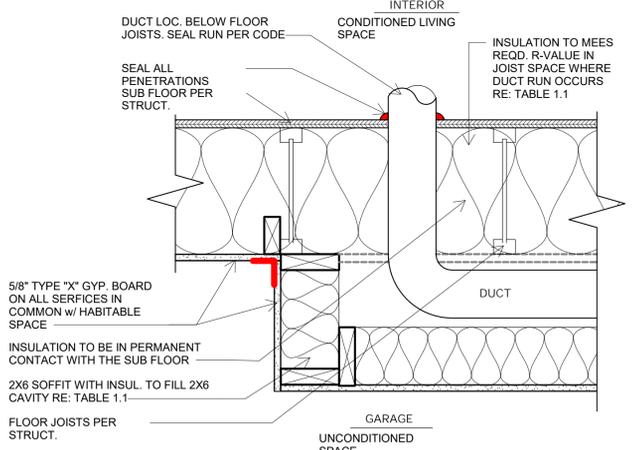
4 INSULATION ACCESS
SCALE: 1 1/2" = 1'-0"



5 ROOF SOFFIT DETAIL SIDING
SCALE: 3" = 1'-0"



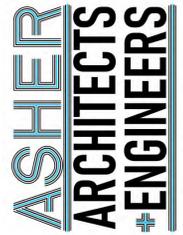
6 TUB/SHOWER AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



7 DUCT PERPENDICULAR TO JOIST AT GARAGE
SCALE: 1 1/2" = 1'-0"



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DETAILS
A5.0



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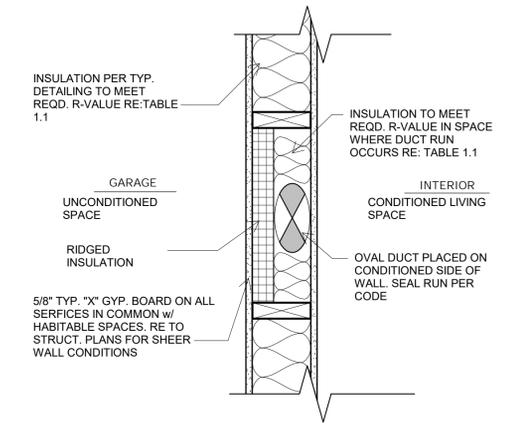
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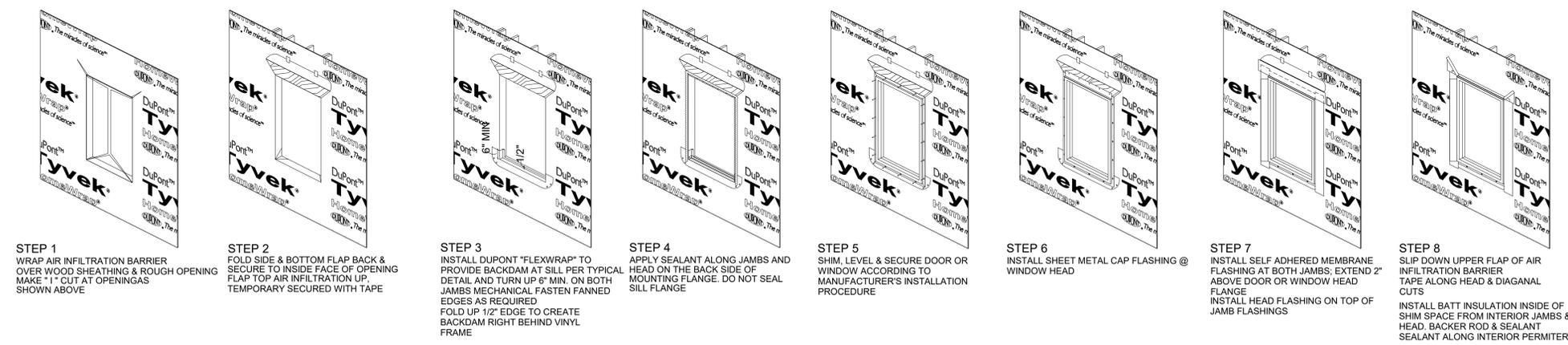
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02/05/21	DANIEL	DATE
06/17/22	DAVID	CHECKED BY: DATE
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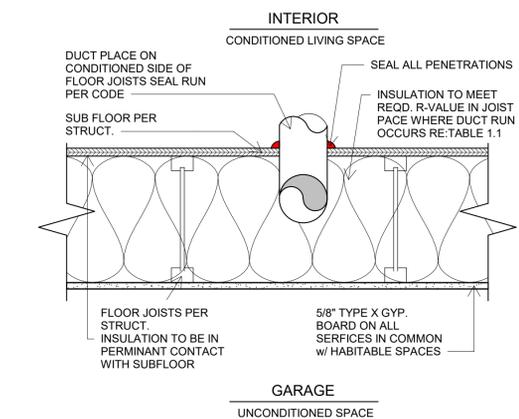
DETAILS 2
A5.1



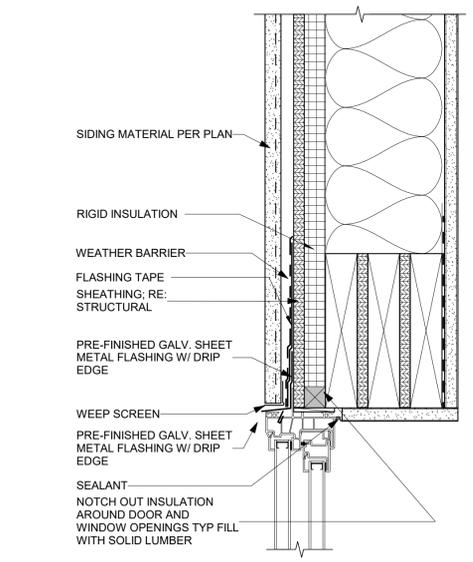
2 OVAL DUCT AT GARAGE
SCALE: 1 1/2" = 1'-0"



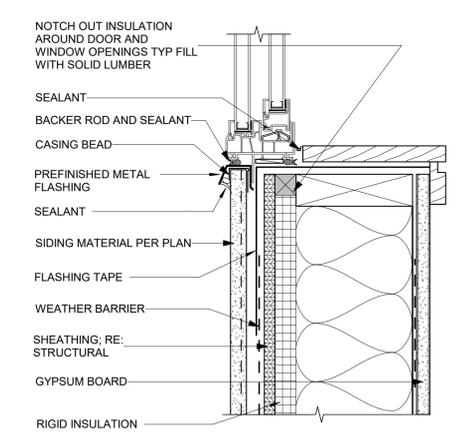
6 WINDOW WRAPPING SEQUENCE (OPTIONAL IF INTEGRATED WRB IS NOT USED)
SCALE: 1/4" = 1'-0"



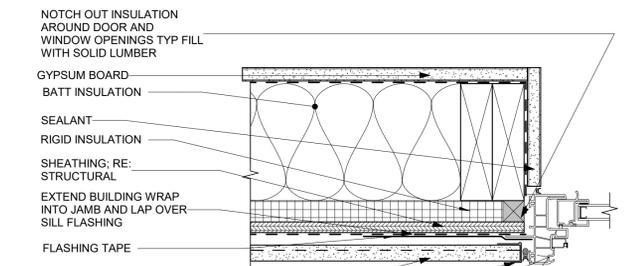
1 DUCT PARALLEL TO JOISTS GARAGE
SCALE: 1 1/2" = 1'-0"



5 WINDOW HEAD AT SIDING
SCALE: 3" = 1'-0"



4 WINDOW SILL AT SIDING
SCALE: 3" = 1'-0"



3 WINDOW JAMB AT SIDING
SCALE: 3" = 1'-0"

DETAILS 2
A5.1



Dec 14 2022 9:43 AM

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PROJECT LOCATION:
LAPORTE CARRIAGE HOUSE
811 LAPORTE AVENUE
FORT COLLINS, CO

FOUNDATION PLAN

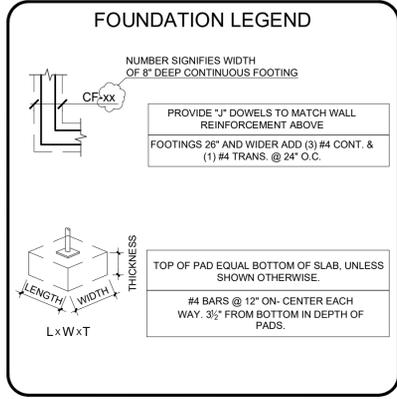
DATE: _____
BY: _____

CLIENT:
HUTCH DESIGN & BUILD
5361 MOONLIGHT BAY DRIVE
WINDSOR, COLORADO
contact: NOAH HUTCHISON
970-369-4028

SCALE: PER PLAN
SHEET NO. 4 OF 13
PROJECT NO. FC10560.000
DATE: 12/14/2022
S1.0

DESIGN CRITERIA	
Referenced Design Codes:	2021 IRC, ASCE 7-16 ACI 332, 2018 NDS Risk Category II
Roof Loads:	Roof Dead Load 15 psf Roof Live Load 20 psf Ground Snow Load 35 psf Flat Roof Snow Load 30 psf Snow Exposure Factor 1 Snow Importance Factor 1 Snow Thermal Factor 1.1
Floor Loads:	Floor Dead Load 15 psf Floor Live Load (Uniform) 40 psf Floor Live Load (Conc.) N/A lb
Wind Loads:	Design Wind Speed 140 mph Wind Speed Type Vult Wind Exposure B Internal Pressure Coefficient 0.18 (Enclosed)
Seismic Loads:	Acceleration Parameters Short Period (g) (S _s & S _{ps}) 0.197 , 0.21 One Second (g) (S ₁ & S _{p1}) 0.056 , 0.09 Seismic Importance Factor 1 Soil Site Class D Seismic Design Category B Basic Resistance System Wood Frame Design Base Shear 1.589 K Response Coefficients 0.032 Response Mod. Coeff. 6.5 Analysis Procedure Equivalent Lateral

RECOMMENDED QUALITY ASSURANCE OBSERVATIONS		
RECOMMENDED OBSERVATIONS:	OBSERVATION PERFORMED BY:	NOTE:
OPEN-HOLE / SOIL VERIFICATION	CTL	OTHER OBSERVATIONS MAY BE REQUIRED BY THE LOCAL JURISDICTION OR OTHER ENGINEERS WORKING ON THIS PROJECT.
FOOTING FORMWORK & SUBGRADE	CTL/LOCAL JURISDICTION	
FOUNDATION REINFORCEMENT	CTL/LOCAL JURISDICTION	
PERIMETER DRAIN	CTL/LOCAL JURISDICTION	
DAMP PROOFING	CTL/LOCAL JURISDICTION	

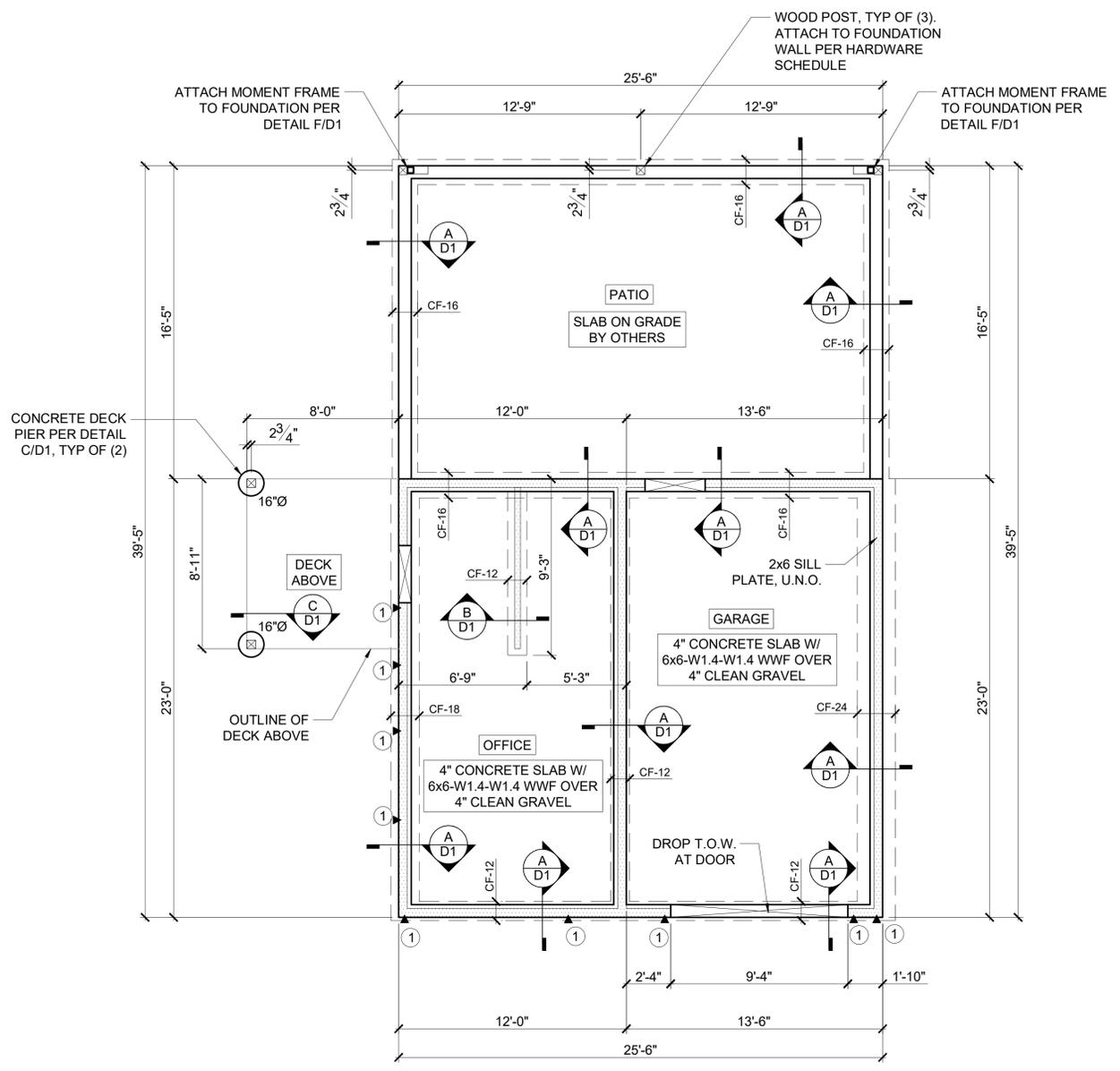


SOILS INFORMATION

REPORT NO. FC10560-120
DATE OCTOBER 11, 2022
SOILS REPORT BY CTL THOMPSON, INC.

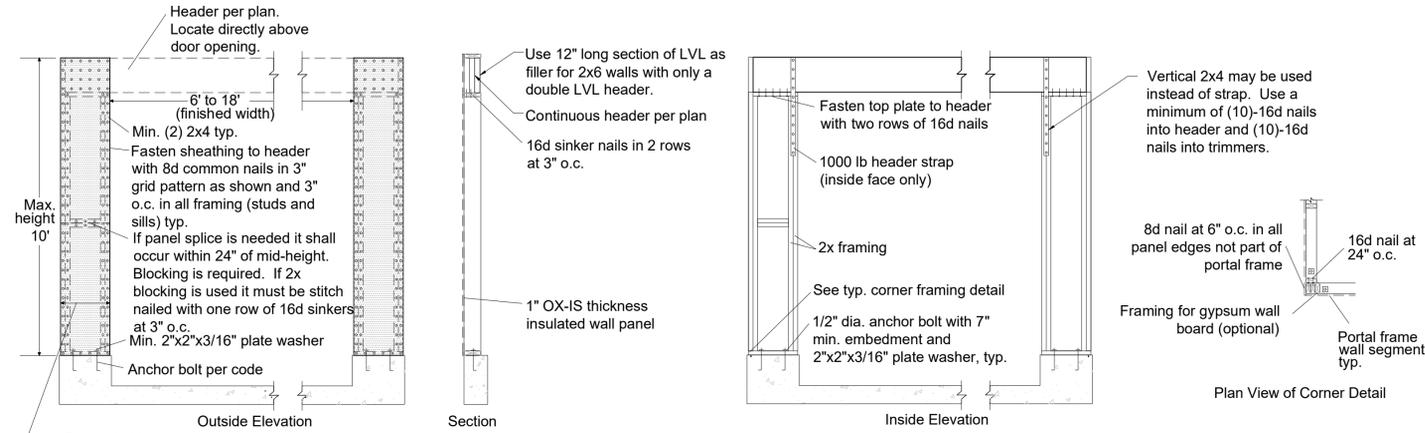
RECOMMENDED SOIL BEARING PRESSURES:
MAX. 1,500 PSF
MIN. NONE
BALANCED NONE

SPECIAL NOTES:



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

HD #	SYMBOL	MANUF. / MODEL	NOTES*
1	▲	SIMPSON SHD14RJ	HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE, OR ENDS OF REQUIRED SHEAR WALLS (SEE ARCH PLANS FOR DIMENSIONS)
2	◆	SIMPSON MSTC48B3	MIN 21" LENGTH NAILED TO STUDS OVER RIM BEAM
3	◆	SIMPSON MSTC40	EQUAL LENGTH STRAP ABOVE AND BELOW RIM



BRACED WALL PANEL SCHEDULE - STUDS @ 16"

WALL DESIGNATION	OX ENGINEERED STRUCTURAL SHEATHING TYPE	SHTH THICKNESS: GWB THICKNESS (INTERIOR)	HORIZONTAL EDGES BLOCKED?	CONNECTOR TYPE AND EDGE FIELD SPACING (IN) (TO OX-IS)	CONNECTOR TYPE AND EDGE FIELD SPACING (IN) (GWB)
ALL EXTERIOR UNLESS NOTED OTHERWISE	"OX-IS"	1" NONE	YES (NOTE 2)	8d COMMON OR 16 GAUGE STAPLE	N/A
①	"OX-IS"	1" NONE	YES (NOTE 2)	3:3	N/A
②	"OX-IS"	1" 1/2"	YES	8d COMMON OR 16 GAUGE STAPLE	#6 TYPE W OR S SCREWS 1 1/4"
				3:3	8:8

▲ INDICATES SIMPSON HOLD-DOWN STRAP. ATTACH PER DETAILS. ◆ INDICATES SIMPSON FLAT STRAP. EXTEND TO BEAM OR WALL BELOW.

NOTES:

- ALL EXTERIOR SHEATHING VERTICAL EDGES SHALL FALL UPON STUDS PER STRUCTURAL NOTES SPACED 16" O/C TYP (SEE PLAN).
- HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDGING EXCEPT WHERE WAIVED BY THE INSTALLATION REQUIREMENTS FOR THE SPECIFIC SHEATHING MATERIAL SHOWN ABOVE.
- EXTERIOR WALL PANEL SOLE PLATES SHALL BE NAILED TO THE FLOOR FRAMING AND TOP PLATES SHALL BE CONNECTED TO THE FRAMING ABOVE IN ACCORDANCE WITH IRC TABLE 602.3 (1).
- WHERE JOISTS ARE PERPENDICULAR TO INTERIOR BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER AND IN-LINE WITH THE BRACED WALL PANELS.
- WHERE JOISTS ARE PARALLEL TO THE INTERIOR BRACED WALL LINES ABOVE DOUBLE JOISTS SHALL BE INSTALLED UNDER AND IN-LINE WITH THE BRACED WALL LINE ABOVE.
- ATTACH BOTTOM PLATE OF INTERIOR WIND SHEAR WALLS TO BLOCKING/BEAMS WITH (3) 16d COMMON NAILS AT 16" (IN) O.C. OR (1) 16d COMMON NAIL AT 5" (IN) O.C.

HOLDDOWN (HD) SCHEDULE

HD #	SYMBOL	MANUF. / MODEL	NOTES
①	▲	SIMPSON STHD14RJ	HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE, OR ENDS OF REQUIRED SHEAR WALLS (SEE ARCH PLANS FOR DIMENSIONS)
②	◆	SIMPSON MSTC48B3	MIN 21" LENGTH NAILED TO STUDS OVER RIM/BEAM
③	◆	SIMPSON MSTC40	EQUAL LENGTH STRAP ABOVE AND BELOW RIM

HEADER SCHEDULE

HEADER	SIZE	MATERIAL	LSL OPTION	# OF TRIMMER STUDS PER SIDE UNLESS NOTED OTHERWISE ON PLANS
HF28	2-2X8	HF #2	3" X 5"	(1) 2x
HF212	2-2X12	HF #2	3" X 11"	(2) 2x

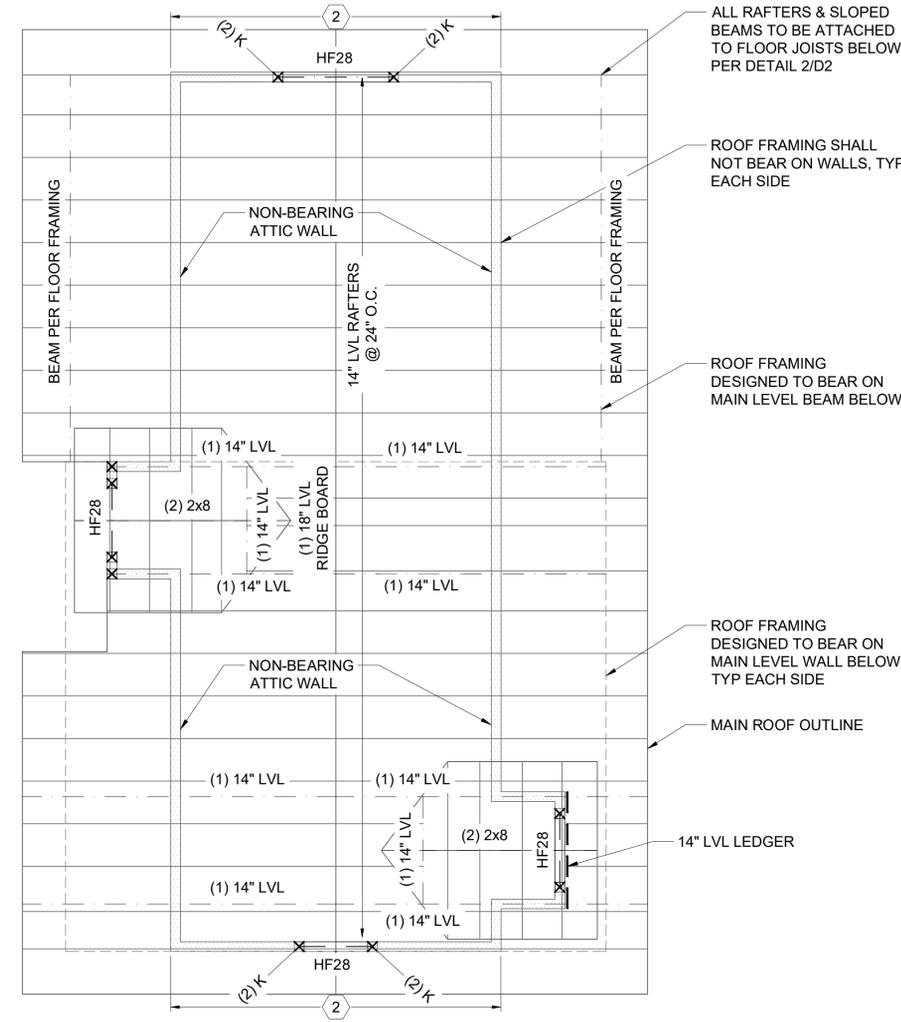
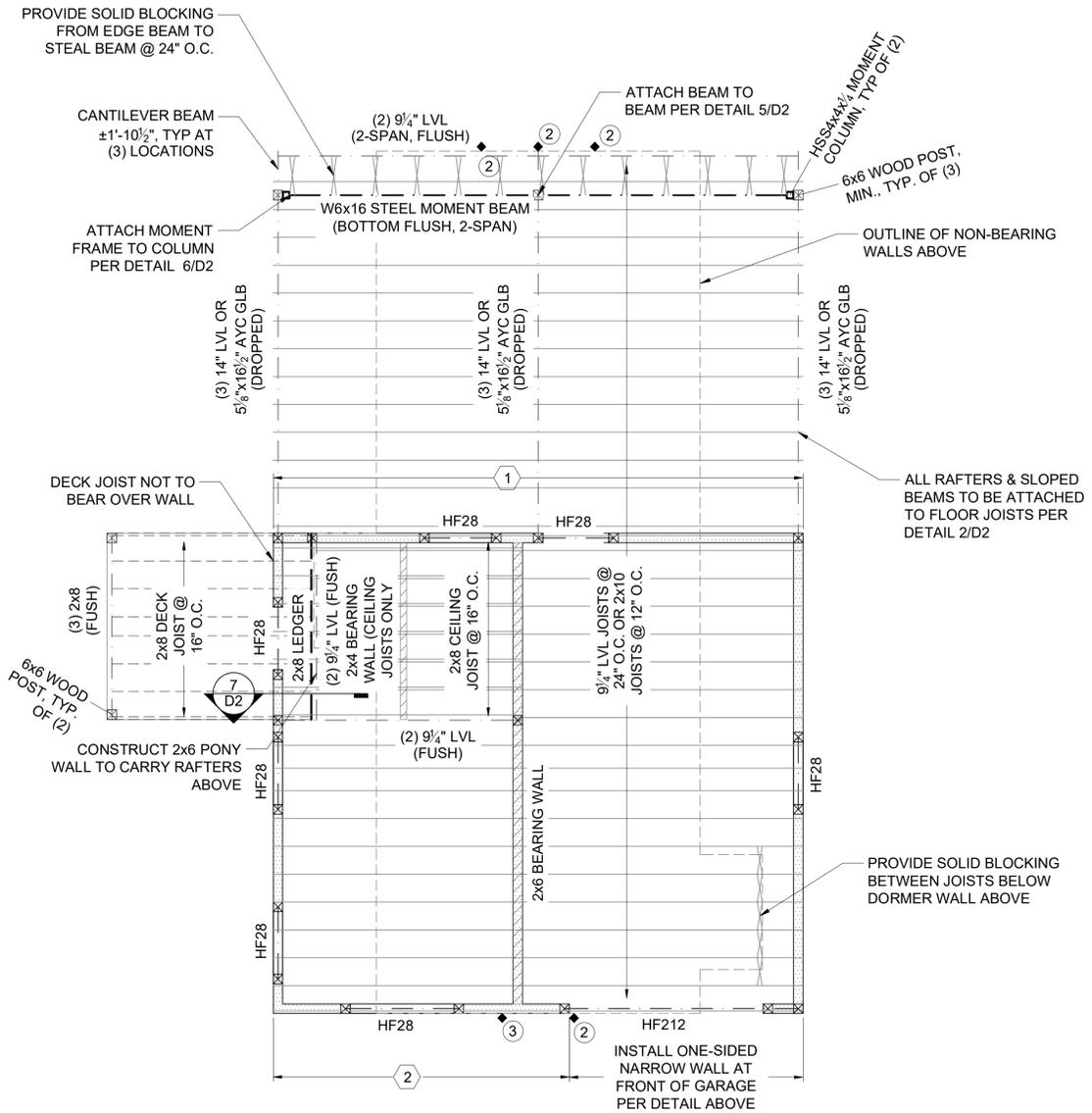
KING STUD SCHEDULE

OPENING WIDTH	# OF KING STUDS PER SIDE UNLESS NOTED OTHERWISE ON PLANS
12"	(1) 2x
7'-0" TO 14'-0"	(2) 2x
14'-0" TO 17'-0"	(3) 2x

HARDWARE SCHEDULE

CONNECTION LOCATION	CONNECTOR
I-JOIST TO FLUSH WOOD BEAM	IUS-SERIES
(2) I-JOIST TO FLUSH WOOD BEAM	IUS-SERIES
SAWN JOIST TO FLUSH WOOD BEAM	LUS-SERIES
(1)-LVL TO FLUSH WOOD BEAM	HU-SERIES
(2)-LVL TO FLUSH WOOD BEAM	HHUS-SERIES
(3)-LVL TO FLUSH WOOD BEAM	HHUS-SERIES
I-JOIST RAFTER TO RIDGE BEAM	LSSR OR HU'-SERIES
SAWN RAFTER TO RIDGE BEAM	LSSR OR HU'-SERIES
WOOD POST TO FOUNDATION	ABU-SERIES
WOOD POST TO BEAM ABOVE	BC-SERIES
I-JOIST TO FLUSH STEEL BEAM	ITS-SERIES
(2) I-JOIST TO FLUSH STEEL BEAM	BA-SERIES
(1)-LVL TO FLUSH STEEL BEAM	ITS-SERIES
(2)-LVL TO FLUSH STEEL BEAM	BA-SERIES
(3)-LVL TO FLUSH STEEL BEAM	HB-SERIES
DECK PSL TO WOOD COLUMN	HUCQ-SERIES

* THIS HANGER MAY BE SPECIAL ORDER FOR THE APPLICATION LISTED ABOVE.
NOTE: FOR EXTERIOR APPLICATIONS WHERE ACQ TREATED LUMBER WILL BE USED, ALL HANGERS MUST HAVE ZMAX CORROSION PROTECTION.



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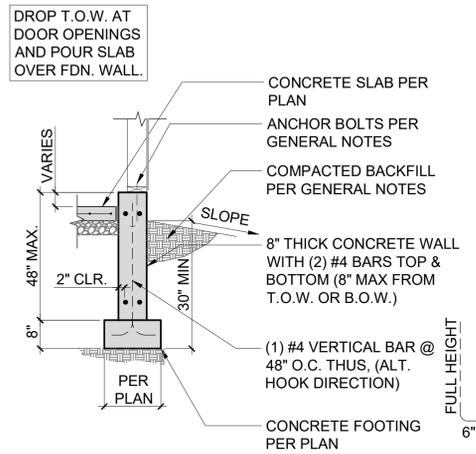
FLOOR AND ROOF FRAMING PLAN

NO. DATE: _____
 A. _____
 B. _____
 C. _____

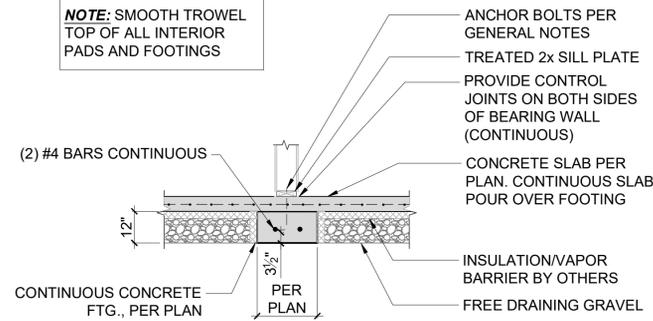
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 contact: NOAH HUTCHISON
 970-989-4028

PROJECT: DTHNTR
 DRAWING: DTH
 PROJECT: FC10560.000
 DATE: 12/14/2022
 SHEET: PER PLAN 4 OF 4

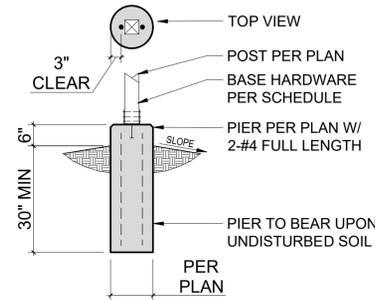
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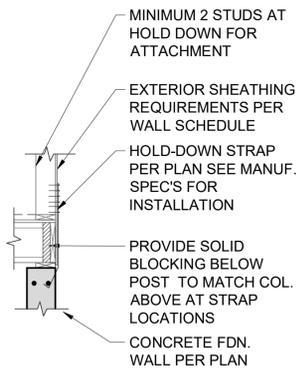
A - TYPICAL FOUNDATION WALL



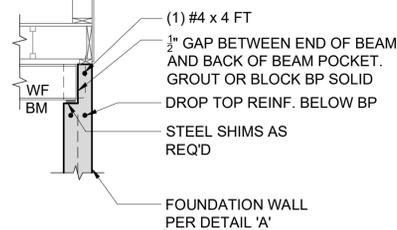
B - INTERIOR FOOTING DETAIL



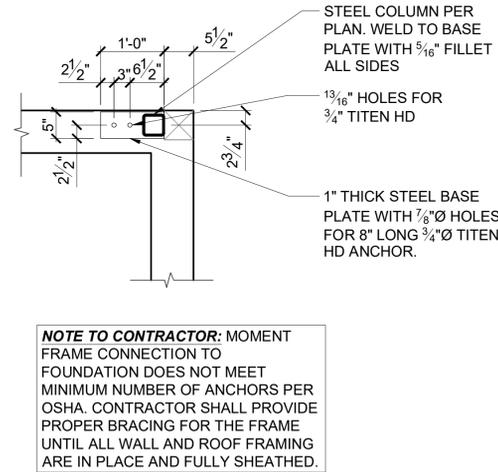
C - DECK PIER DETAIL



D - HOLD DOWN STRAP

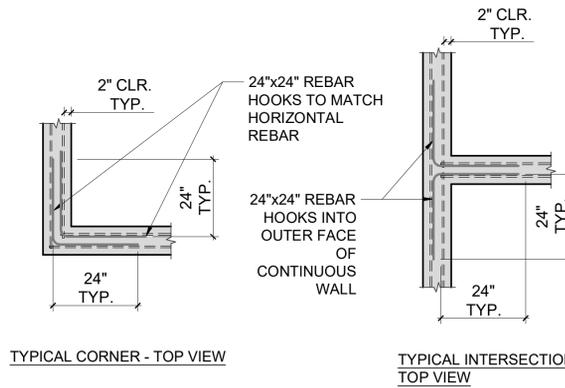


E - BEAM POCKET (BP)



NOTE TO CONTRACTOR: MOMENT FRAME CONNECTION TO FOUNDATION DOES NOT MEET MINIMUM NUMBER OF ANCHORS PER OSHA. CONTRACTOR SHALL PROVIDE PROPER BRACING FOR THE FRAME UNTIL ALL WALL AND ROOF FRAMING ARE IN PLACE AND FULLY SHEATHED.

F - MOMENT FRAME COLUMN CXN



G - TYPICAL REINFORCING

CONCRETE & SOILS NOTES

1. Materials:

This plan is based upon the following material properties:

Concrete: Concrete shall contain Type II cement, 6% +/- 1.5% air entrainment, and a minimum 28 day compressive strength of 4000 psi for structural concrete, 3500 psi for interior slabs on grade, and 4500 psi exterior slabs on grade.

Void Form: Cardboard void form shall be of appropriate strength for wall and slab construction. Wall void shall not be used for support of structural slabs.

Reinforcing: Reinforcing shall be deformed grade 60 steel unless noted otherwise (U.N.O.) on the plan and shall conform to ASTM A615. Minimum concrete cover shall be 2" (in) U.N.O. on the plan. Overlaps shall be 40 bar diameters but not less than 24" (in). Detail reinforcing bars in accordance to the ACI detailing manual and ACI code, latest edition. All foundation wall reinforcement should be wired in place. Slab and footing reinforcement shall utilize chairs or other acceptable methods to achieve the required cross section location.

Anchor Bolts: Foundation anchor bolts shall conform to ASTM A307 and be 1/2" (in) diameter by 10" (in) long spaced at 4'-0" maximum and 12" (in) from corners and splices. We recommend using engineered sill plate material.

Fasteners and connectors: All fasteners and connectors in contact with pressure treated lumber shall be G185 hot-dip galvanized, type 304 stainless steel or type 316 stainless steel.

2. Soils:

We require an open-hole observation to be performed by a representative of a qualified geotechnical engineer. Open-hole observations are to verify that the soil conditions are consistent with those described in the soils report. Soils conditions inconsistent with the soils report may require additional evaluation or a foundation redesign, and should be brought to the attention of the foundation engineer. All footings, pads, or piers (except interior basement pads) shall be a minimum of 30" (in) below grade, or per local code, and should bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer. All other recommendations contained in the soils report pertaining to backfill, drainage, etc. should be incorporated into the design of this project.

3. Slabs-on-grade:

We recommend any areas with slab-on-grade type construction placed upon expansive soils not be finished. Provide control joints at 10'-0" on center maximum. Exterior slabs-on-grade should not be doweled to the foundation unless specifically noted otherwise on plans.

4. Backfill:

We recommend foundation walls not be backfilled for a minimum of eight days after placement of concrete. Prior to backfilling, damp-proofing all foundation walls that retain earth and enclose interior spaces, as required by local code. All floor systems should be in place before backfilling against any foundation wall, or as an alternative, adequately brace the foundation. We recommend imported granular (non-expansive) structural fill be used for backfilling around all foundation walls and beneath all slab-on-grade areas for sites where expansive soils are prevalent. In lieu of imported granular fill, the onsite soils could be used for backfill if the material and compaction process is acceptable to the geotechnical engineer. Backfill should be adequately compacted and graded to provide adequate drainage away from the foundation. Provide code specified separation from top of wall to finished grade. Backfill adjacent to the foundation may settle over time. The backfill must be monitored and maintained to provide adequate drainage away from the foundation.

5. Limitations:

It is the contractors/owners responsibility to verify and coordinate all dimensions prior to construction. Brick ledges, foundation steps, insets, beam pockets, and basement windows, etc. may or may not be shown. These plans are based on the architects and/or contractor/owner furnished plans and the above referenced specifications. Any discrepancies or changes should be brought to the attention of the engineer. We recommends a copy of "A Guide to Swelling Soils for Colorado Home Buyers and Home Owners, Colorado Geological Survey Special Publication #43 be provided to any new or future owners of this property.

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PROFESSIONAL ENGINEER
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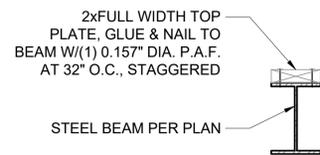
PROJECT LOCATION:
LAPORTE CARRIAGE HOUSE
611 LAPORTE AVENUE
FORT COLLINS, CO

FOUNDATION DETAILS AND NOTES

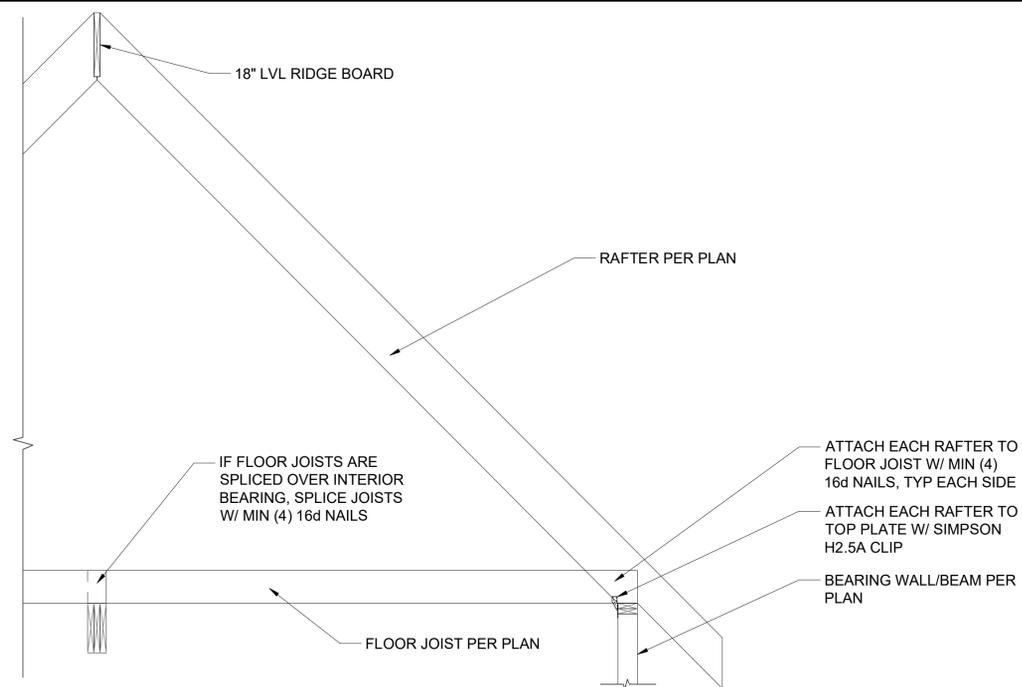
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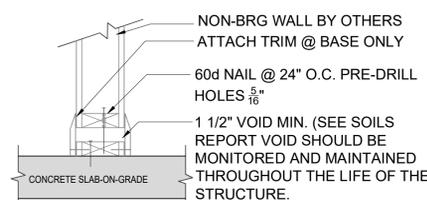


NOTES:
 WHEN A DOUBLE PLATE IS REQUIRED, GLUE AND NAIL SECOND PLATE WITH (2) 16d NAILS AT 12" O.C.
 DETAIL IS SIMILAR FOR ATTACHING PLATES TO THE UNDERSIDE AND AT STEEL COLUMNS.

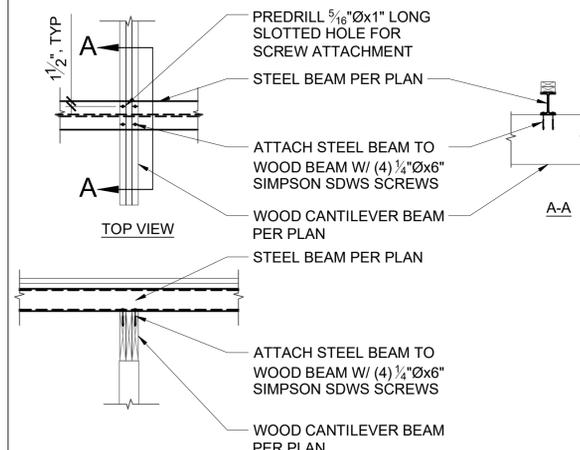


2 - TYPICAL STEEL COLUMN TO PAD/BEAM

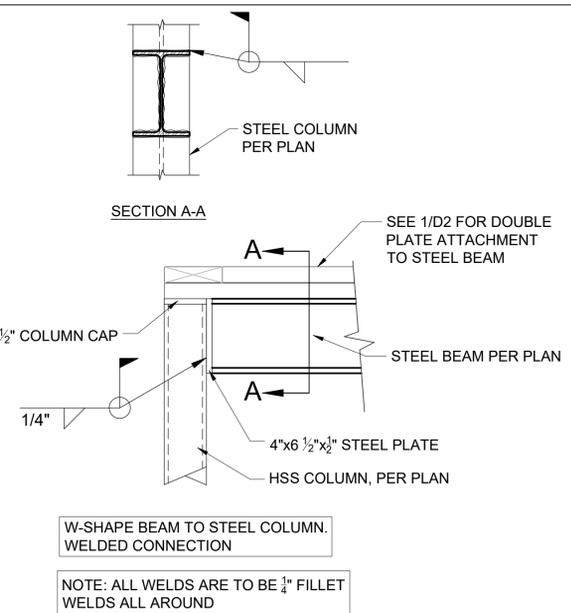
1 - NAILER TO BEAM ATTACHMENT



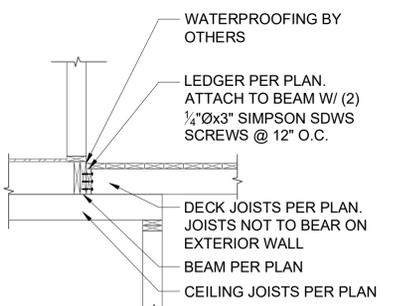
4 - NON BEARING WALL SLIP JOINT



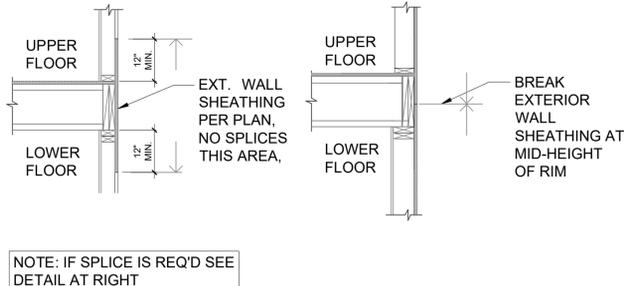
5 - SLOTTED BEAM TO BEAM CXN



6 - MOMENT FRAME TO COLUMN CXN



7 - DECK LEDGER



NOTE: IF SPLICE IS REQ'D SEE DETAIL AT RIGHT

8 - SHEATHING OVER RIM

STRUCTURAL NOTES

1. Materials:

Steel: Structural Steel beams shall conform to ASTM A992 (fy=50 ksi). Structural steel columns (HSS) shall conform to ASTM A500 Grade B (fy=46 ksi). All steel plates shall conform to ASTM A36 (fy=36 ksi). 3" (in) I.D. adjustable steel columns shall be schedule 40 or better and rated for a safe allowable load of not less than 30 kips for columns up to 9'-0" in height. 3 1/2" (in) I.D. adjustable steel columns shall be schedule 40 and rated for a safe allowable load of not less than 40 kips for columns up to 9'-0" in height. All adjustable steel columns shall have 1" to 3" (in) of thread exposed.

Anchor Bolts: Foundation anchor bolts shall conform to ASTM A307 and be 1/2" (in) diameter by 10" (in) long spaced at 4'-0" maximum and 12" (in) from corners and splices. We recommend using engineered sill plate material.

Wood: All dimensional lumber shall be Hem Fir #2 or better unless noted on the plan. All Laminated Veneer Lumber (LVL) is 1 3/4" thick x depth shown on plans and shall have an allowable Flexural stress Fb = 2600 psi and Modulus of Elasticity of E = 1.9x10E6 psi or better. All Laminated Strand Lumber (LSL) is 1 3/4" thick by depth shown on plans and shall have an allowable Flexural stress Fb = 2325 psi and Modulus of Elasticity of E = 1.55x10E6 psi or better. Glued Laminated Lumber shall have an allowable Flexural stress Fb = 2400 psi and Modulus of Elasticity of E = 1.8x10E6 psi or better. Alaskan Yellow Cedar Glulam Beam (AYC GLB) shall have an allowable Flexural stress Fb = 2000 psi and Modulus of Elasticity of E = 1.5x10E6 psi or better.

Fasteners and connectors: All fasteners and connectors in contact with pressure treated lumber shall be G185 hot-dip galvanized, type 304 stainless steel or type 316 stainless steel.

2. Framing:

All framing shall be in accordance with the provisions of 2021 IRC. All connections or members not shown are per code or the general contractor/owner. All manufactured wood products shall be installed per the manufacturers specifications. Refer to the code for additional requirements.

Floors: Floor sheathing shall consist of 3/4" T & G glued and nailed w/ 8d nails @ 6" on-center edges, 12" on-center intermediate supports. Provide blocking at supports as required by code. (Confirm that sheathing is adequate to span 24" where tile is used.)

All hangers per schedule.

Walls: All exterior wall framing shall be OX-IS OX Engineered structural sheathing over 2x6 HF#2 @ 16" on-center unless noted otherwise. Sheathing shall be attached per the braced wall panel schedule.

Built up columns are 3-2xwall thickness HF#2 or better unless noted otherwise on the plans.

Roof: Roof sheathing shall be 15/32" (32 span rating) O.S.B. or better with 8d @ 6" on-center edges, 12" on-center field, over rafters. Attach all rafters to top plate w/ Simpson H2.5A hurricane clip.

Dimensional lumber rafters are hem-fir #2 unless noted otherwise.

Misc: All wood in contact with concrete shall be pressure treated or redwood.

Provide solid blocking to transmit all point loads continuous to the foundation as necessary.

If there are 20 percent of overdriven nails in sheathing, then sheathing must be renailed with proper gun pressure not to break surface of sheathing.

Wall sheathing must not break at wall top or bottom plates, instead break at middle of rim or 12" below wall top plate.

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FRAMING DETAILS AND NOTES

DATE: _____
 REVISIONS: _____

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D2



Jan 23, 2022
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ASHER ARCHITECTS + ENGINEERS

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 e: David@AsherArch.com

LAPORTE CARRIAGE HOUSE
 611 LAPORTE AVENUE
 FORT COLLINS, CO 80521

PROJECT INFORMATION:
 21-R05
 DOCUMENT DATE:
 1/25/2023 8:20:58 AM
 DOCUMENT PHASE:

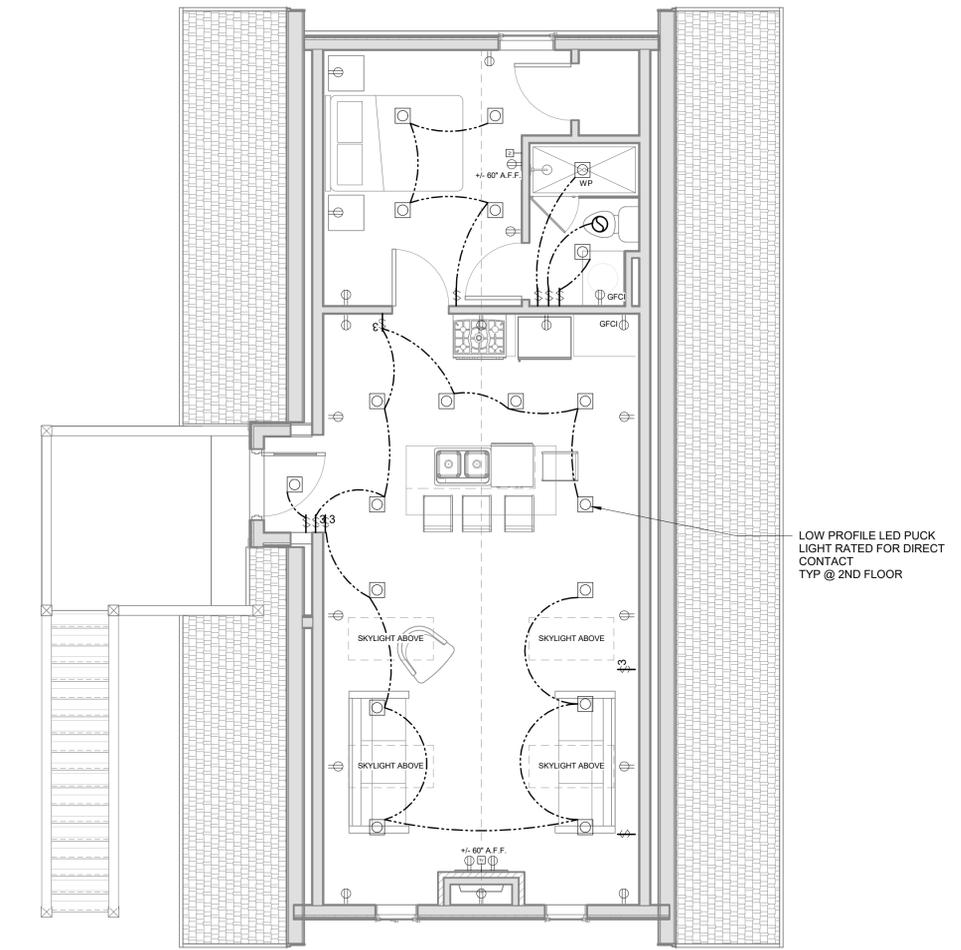
FOR PERMIT

DATE	REVISION	BY	DATE	REVISION	BY
02/05/21		DANIEL			
08/17/22		DAVID			

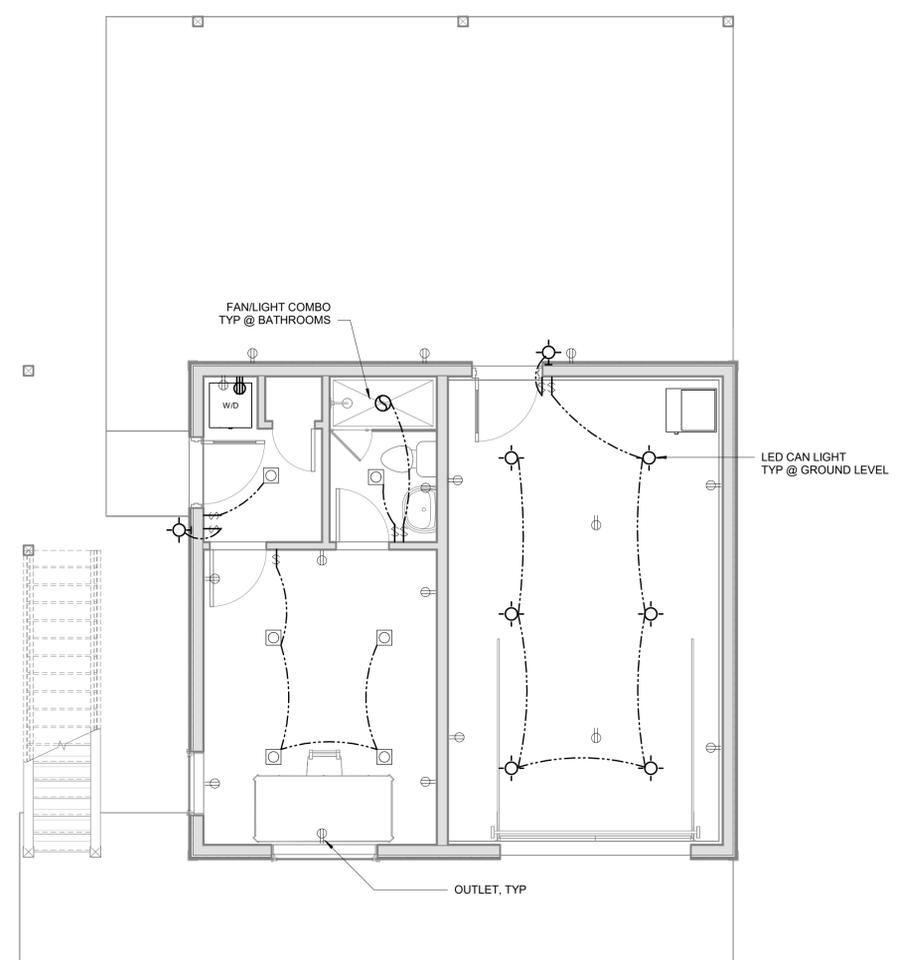
ELECTRICAL PLANS

A7.0

ELECTRICAL / MECHANICAL SYMBOLS	
SYMBOL	DESCRIPTION
(E) TO	(E) TO
(E) TO BE	(E) TO BE
NEW	NEW
LIGHTING	
RECESSED	RECESSED
SURFACE	SURFACE
FLUORESCENT	FLUORESCENT
FLOOD	FLOOD
JUNCTION	JUNCTION
CEILING	CEILING
CEILING FAN W/ LIGHT	CEILING FAN W/ LIGHT
LOW VOLTAGE	LOW VOLTAGE
LOW VOLTAGE LANDSCAPE LIGHT	LOW VOLTAGE LANDSCAPE LIGHT
LOW VOLTAGE STEP LIGHT	LOW VOLTAGE STEP LIGHT
OUTLET	
DUPLEX	DUPLEX
QUADRUPLEX	QUADRUPLEX
RECEPTACLE - SPLIT	RECEPTACLE - SPLIT
FLOOR	FLOOR
RECEPTACLE 240	RECEPTACLE 240
PLUG	PLUG
SPECIAL PURPOSE	SPECIAL PURPOSE
DATA	DATA
TELEPHONE	TELEPHONE
CABLE TV	CABLE TV
CONTROL	
PUSH	PUSH
SPEAKER VOLUME	SPEAKER VOLUME
ELEC.	
EXHAUST	EXHAUST
SMOKE	SMOKE
BELL	BELL
SPEAKE	SPEAKE
SECURIT	SECURIT
EXIT LIGHT	EXIT LIGHT
POWER / DISTRIBUTION	POWER / DISTRIBUTION
SWITCHES	
SINGLE POLE	SINGLE POLE
3 WAY SWITCH	3 WAY SWITCH
DIMMER	DIMMER
3 WAY DIMMER	3 WAY DIMMER
TIMER	TIMER
KEY SWITCH	KEY SWITCH
FAN SPEED CONTROL	FAN SPEED CONTROL
SWITCH W/OCCUPANCY	SWITCH W/OCCUPANCY
SWITCH TO J.	SWITCH TO J.
MECHANICAL	
THERMOSTA	THERMOSTA
SUPPL	SUPPL
FLOOR	FLOOR
RETUR	RETUR
GA	GA
HOSE	HOSE
CENTRAL	CENTRAL
ABBREVIATION	
WP	WEATHER
GFI	GROUND FAULT
PS	PULL SWITCH
LV	LOW
X	EXISTING
LX	EXISTING



② ELECTRICAL PLAN - SECOND FLOOR
 SCALE: 1/4" = 1'-0"



① ELECTRICAL PLAN - FIRST FLOOR
 SCALE: 1/4" = 1'-0"

ELECTRICAL

- ELECTRICAL PLANS ARE DIAGRAMMATIC, FOR BID PURPOSE ONLY. ELECTRICIAN TO SECURE ALL PERMITS AND ENSURE COMPATIBILITY WITH ALL RECOGNIZED LOCAL
- RECESSED FIXTURES SET INTO SLOPED CEILING TO BE ANGLED FOR SLOPED CEILING
- POWER TO BE PROVIDED TO ALL KITCHEN AND BATHROOM EQUIPMENT AS NECESSARY. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE EXACT EQUIPMENT
- ADDITIONAL ELECTRICAL EQUIPMENT TO COMPLY W/ CODE REQUIREMENTS PER
- OWNER TO CONFIRM ALL SWITCHING TYPES AND LOCATIONS PRIOR TO
- ELECTRICIAN TO COORDINATE WITH MECHANICAL INSTALLER AND PLUMBER AND PROVIDE
- ALL ELECTRICAL OUTLETS TO BE PROTECTED WITH ARC-FAULT INTERRUPT CIRCUIT BREAKER, UNLESS HIGHER LEVEL OF PROTECTION IS REQUIRED BY CODE (EG.-GFI) OR AS INDICATED
- ALL RECESSED CAN LIGHT FIXTURES TO BE SEALED AND INSULATION CONTACT
- GENERALLY, LIGHT FIXTURES SHOWN ON PLANS ARE IN ALIGNMENT ALONG MAJOR AXES.
- ELECTRICIAN TO INSTALL ALL BOXES FOR ONSITE REVIEW WITH OWNER FOR LOCATIONS PRIOR TO INSTALLING WIRE AND EQUIPMENT.
- ALL CHANDELIER'S INDICATED ON PLANS TO INCLUDE ADEQUATE BLOCKING TO SUPPORT