A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT OF WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS, AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

TREE PROTECTION STANDARDS

(1) WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.

(2) ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.

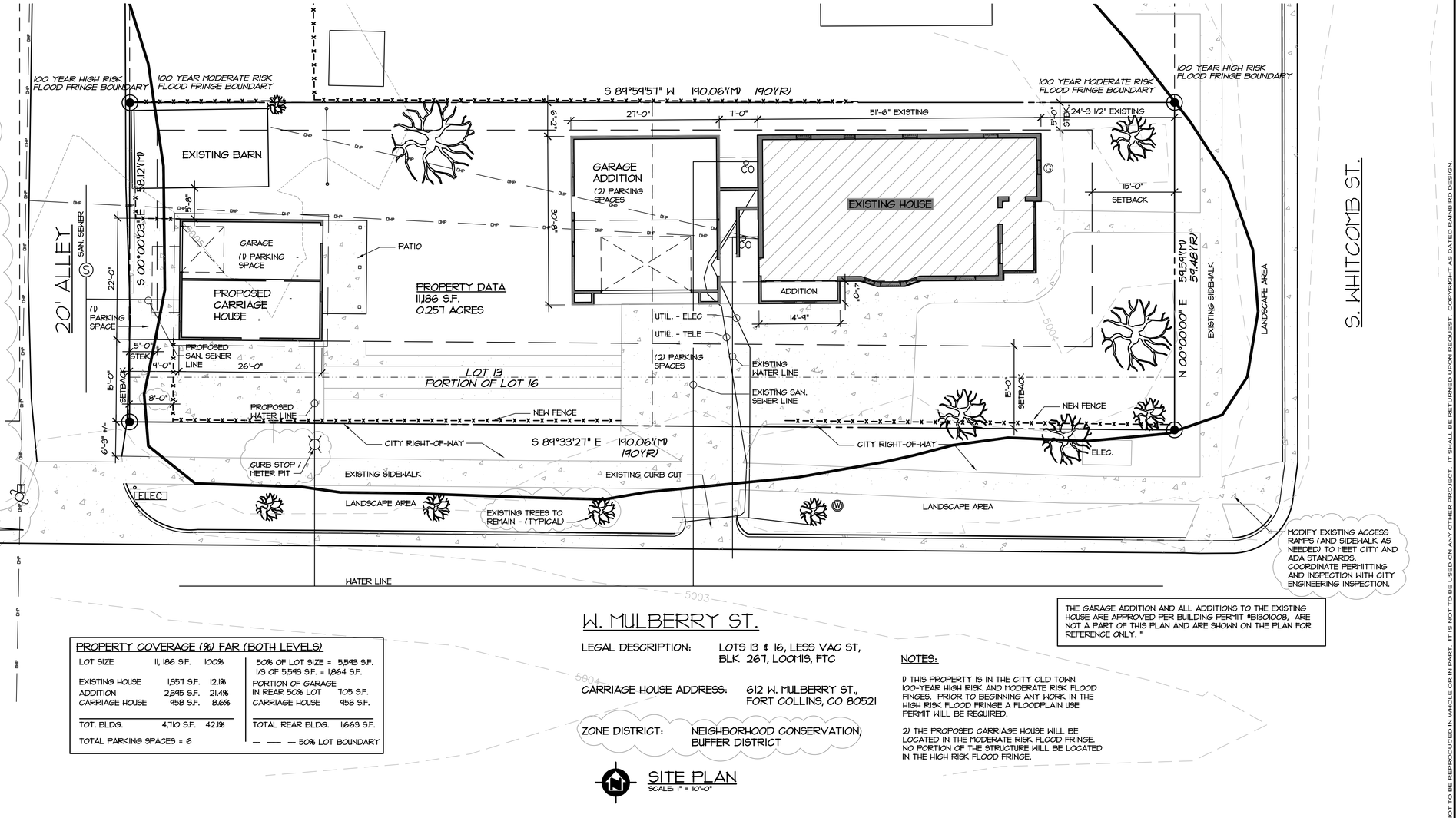
(3) PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.

(4) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

(5) NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

(6) LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS OF WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (6)(3). THIS MAY BE ACCOMPLISHED BY PLACING METAL T POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE TO STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

(7) THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART AT (LUC 3.2.1(G).



MODIFY EXISTING ACCESS RAMPS (AND SIDEWALK AS NEEDED) TO MEET CITY AND ADA STANDARDS. COORDINATE PERMITTING AND INSPECTION WITH CITY ENGINEERING INSPECTION.

THE GARAGE ADDITION AND ALL ADDITIONS TO THE EXISTING HOUSE ARE APPROVED PER BUILDING PERMIT #B1301008, ARE NOT A PART OF THIS PLAN AND ARE SHOWN ON THE PLAN FOR REFERENCE ONLY. "

PROPERTY COVERAGE (%) FAR (BOTH LEVELS)

LOT SIZE	11,186 S.F.	100%
EXISTING HOUSE	1,351 S.F.	12.1%
ADDITION	2,395 S.F.	21.4%
CARRIAGE HOUSE	958 S.F.	8.6%
TOT. BLDG.	4,710 S.F.	42.1%

TOTAL PARKING SPACES = 6

50% OF LOT SIZE = 5,593 S.F.
1/3 OF 5,593 S.F. = 1,864 S.F.

PORTION OF GARAGE IN REAR 50% LOT	705 S.F.
CARRIAGE HOUSE	958 S.F.
TOTAL REAR BLDG.	1,663 S.F.

— —— — 50% LOT BOUNDARY

LEGAL DESCRIPTION: LOTS 13 & 16, LESS VAC ST, BLK 267, LOOMIS, FTC

CARRIAGE HOUSE ADDRESS: 612 W. MULBERRY ST., FORT COLLINS, CO 80521

ZONE DISTRICT: NEIGHBORHOOD CONSERVATION, BUFFER DISTRICT

NOTES:

1) THIS PROPERTY IS IN THE CITY OLD TOWN 100-YEAR HIGH RISK AND MODERATE RISK FLOOD FINGES. PRIOR TO BEGINNING ANY WORK IN THE HIGH RISK FLOOD FRINGE A FLOODPLAIN USE PERMIT WILL BE REQUIRED.

2) THE PROPOSED CARRIAGE HOUSE WILL BE LOCATED IN THE MODERATE RISK FLOOD FRINGE. NO PORTION OF THE STRUCTURE WILL BE LOCATED IN THE HIGH RISK FLOOD FRINGE.

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

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	GAL	GALLON(S)	OS	OUTSIDE
ARCH	ARCHITECT(URAL)	GALV	GALVANIZED	PH	PHASE
BD	BOARD	GC	GENERAL CONTRACTOR	PSF	POUNDS PER SQUARE FOOT
BLDG	BUILDING	GFI	GROUND FAULT INTERRUPT	PSI	POUNDS PER SQUARE INCH
BOT, BTM	BOTTOM	GYP BD	GYPSUM BOARD	R	RADIUS, RISER
CAB	CABINET	H	HEIGHTS, HIGH	RAD	RADIUS
CCT	CIRCUIT	HC	HOLLOW CORE	REF; REF:	REFER OR REFERENCE
CLG	CEILING	HM	HOLLOW METAL	REC	RECEPTACLE
CLR	CLEAR(ANCE)	HORIZ	HORIZONTAL	REQ'D	REQUIRED
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	REV	REVISION(S), REVISE
COL	COLUMN	HTR	HEATER	RM	ROOM
CONC	CONCRETE	HVAC	HEATING, VENTILATING, AIR CONDITIONING	RO	ROUGH OPENING
CONST	CONSTRUCTION			R&S	ROD & SHELF
CONT	CONTINUOUS, CONTINUE	H-W	HOT WATER	SC	SCALE, SOLID CORE,
CONT'R	CONTRACTOR	ID	INSIDE DIAMETER	SD	SMOKE DETECTOR
D	DEEP, DEPTH	INCL	INCLUDE	SECT	SECTION
DEMO	DEMOLISH, DEMOLITION	INSUL	INSULATED, INSULATION	SIM	SIMILAR
DIA	DIAMETER	INTER	INTERIOR	SPEC	SPECIFICATIONS
DIM	DIMENSION	L	LENGTH	SQ	SQUARE
DR	DOOR	LAM	LAMINATED	SR	SUPPLY RISER
DTL	DETAIL	LAV	LAVATORY	SS	STAINLESS STEEL,
EA	EACH	LB	POUND		SANITARY SEWER
EC	ELECTRIC CONTRACTOR	LF	LINEAR FEET	STD	STANDARD
EF	EXHAUST FAN	LT	LIGHT	STOR	STORAGE
ELEC	ELECTRIC(AL)	LTG	LIGHTING	SW	SWITCH
EMERG	EMERGENCY	MATL	MATERIAL(S)	SYS	SYSTEM
EQ	EQUAL	MAX	MAXIMUM	TELE	TELEPHONE
EQUIP	EQUIPMENT	MC	MECHANICAL CONTRACTOR	T&G	TONGUE & GROOVE
EXIST	EXISTING	MECH	MECHANIC(AL)	TOW	TOP OF WALL
EXT	EXTERIOR	MTL	METAL	T'STAT	THERMOSTAT
FD	FLOOR DRAIN	MFGR	MANUFACTURE(R)	TYP	TYPICAL
FF	FINISHED FLOOR	MO	MASONRY OPENING	VERT, V	VERTICAL
FIN	FINISH(ED)	MTD	MOUNTED	VTR	VENT THRU ROOF
FIXT	FIXTURE	MTG	MOUNTING		WATT, WIDTH, WIRE
FLR	FLOOR(ING)	NO	NUMBER, NORMALLY OPEN	WD	WOOD
FLUOR	FLUORESCENT	NTS	NOT TO SCALE	WC	WATER CLOSET
FP	FIREPROOFING OR FIRE PROTECTION	OC	ON CENTER	WH	WATER HEATER
		OD	OUTSIDE DIAMETER	W/	WITH
FT	FOOT, FEET	OPG	OPENING	W/O	WITHOUT
GA	GAUGE	OPP	OPPOSITE	WP	WATERPROOF
				WSCT	WAINSCOTT

DRAWING INDEX

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A2.0	CARRIAGE HOUSE FLOOR PLANS		
A3.0	CARRIAGE HOUSE ELEVATIONS		
A4.0	CARRIAGE HOUSE SECTIONS		
A5.0	DETAILS		
A6.0	GENERAL NOTES		

MATERIAL LEGEND

GYPSUM BOARD
PLYWOOD
CONCRETE IN SECTION
BATT INSULATION
GLASS IN ELEVATION
BRICK FACE
WOOD FRAMING-CONTINUOUS
WOOD BLK'G-DISCONTINUOUS
WOOD, FINISHED
BLOCKING

PROJECT PARTICIPANTS

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BY: RM
DATE: 3/3/13
SCALE: 1" = 10'-0"
JOB: CH -8-12
REV: FOR PERMIT
DATE: 3/31/13
BY: RM
REV: PER CITY COMMENTS
DATE: 5/11/13
BY: RM
REV:
DATE:
BY:

TITLE:
COVER SHEET & SITE PLAN

SHEET:
A1.0

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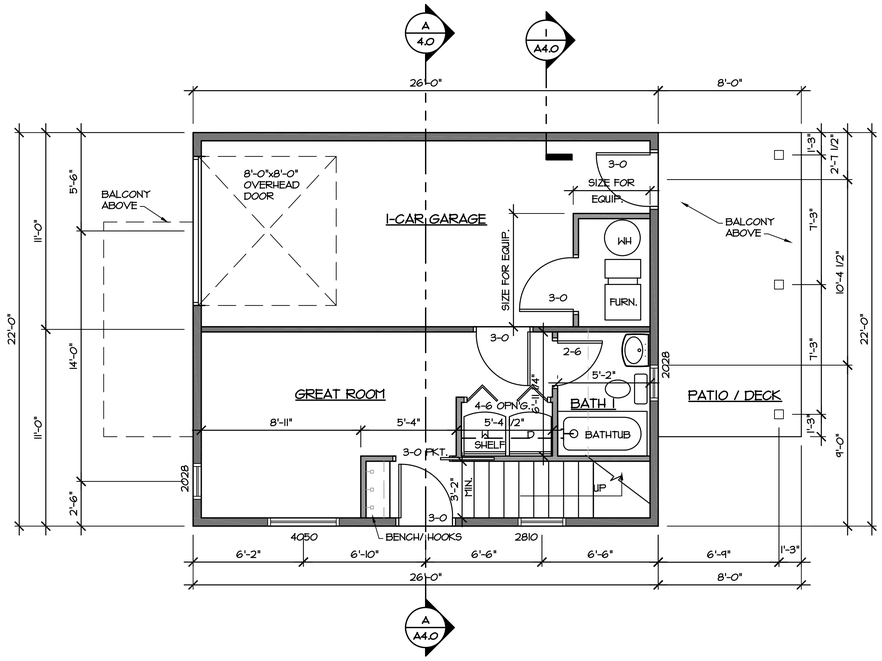
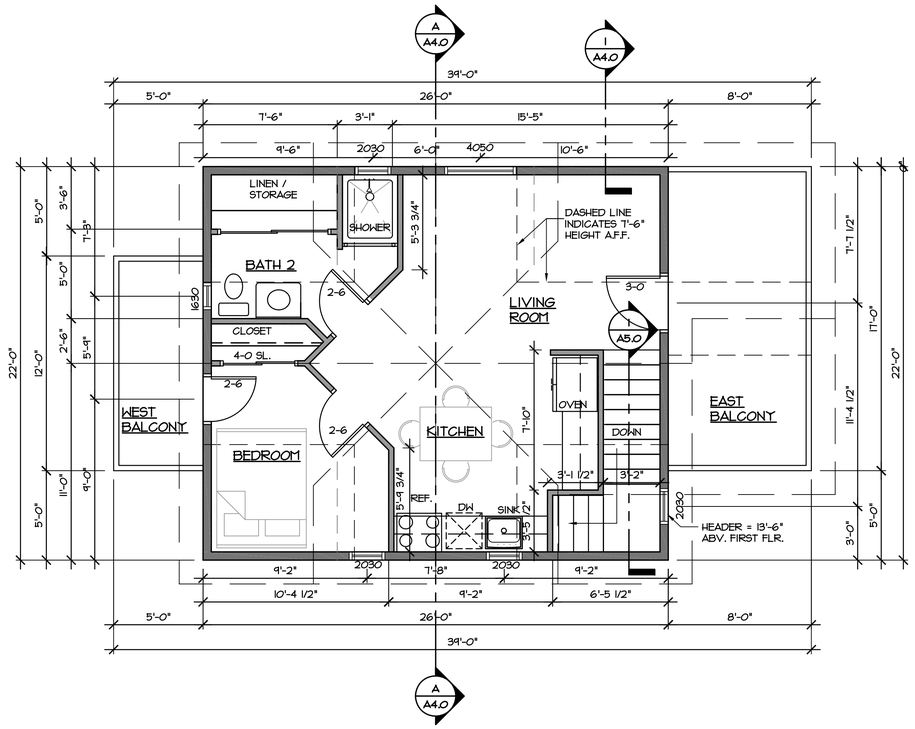


FIRST FLOOR PLAN

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

GARAGE = 286 S.F.
HABITABLE SPACE = 286 S.F.

FOOTPRINT = 572 S.F.



SECOND FLOOR PLAN

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

HABITABLE SPACE (CLG. OVER 7'-5") = 427 S.F.

ROOM	SQ. FT. OVER 7'-6"	SQ. FT. UNDER 7'-6"	SQ. FT. TOTAL
GARAGE	255 S.F.	-	255 S.F.
MECH. CLOSET	31 S.F.	-	31 S.F.
GREAT ROOM	180 S.F.	-	286 S.F.
BATH 1	42 S.F.	-	42 S.F.
STAIRS	64 S.F.	-	64 S.F.
FIRST FLOOR	572 S.F.		572 S.F.
STAIRS	47 S.F.	-	47 S.F.
KITCHEN	109 S.F.	21 S.F.	130 S.F.
LIVING ROOM	125 S.F.	55 S.F.	180 S.F.
BATH 2	38 S.F.	55 S.F.	93 S.F.
BEDROOM	67 S.F.	55 S.F.	122 S.F.
SECOND FLOOR	386 S.F.	186 S.F.	572 S.F.
TOTAL	958 S.F.	186 S.F.	1144 S.F.

DOOR & WINDOW NOTES:

1. WINDOW SIZE INDICATED AS WIDTH x HEIGHT IN FEET-INCHES
   EXAMPLE: 2020 = 2'-0" x 2'-0" = 24"x24"
2. DOOR SIZE INDICATED AS WIDTH IN FEET-INCHES
   EXAMPLE: 2-8 = 2'-8".
3. FOR DOORS & WINDOWS APPROX. UNIT DIMENSIONS ARE SHOWN - SELECT CLOSEST SIZE WITH SUPPLIER.
4. TEMPERED GLASS IS REQUIRED WHEN GLAZING IS WITHIN 5' OF A TUB BOTTOM, WITHIN 2' OF A DOORWAY, WITHIN 18" OF FINISHED FLOOR AND OVER 9 SQ. FT. IN SIZE OR IN THE ENCLOSING WALL OF STAIRWAY LANDINGS.

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BY:
RM

DATE:
3/3/13

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

JOB:
CH-8-12

REV: FOR PERMIT
DATE: 3/29/13
BY: RM

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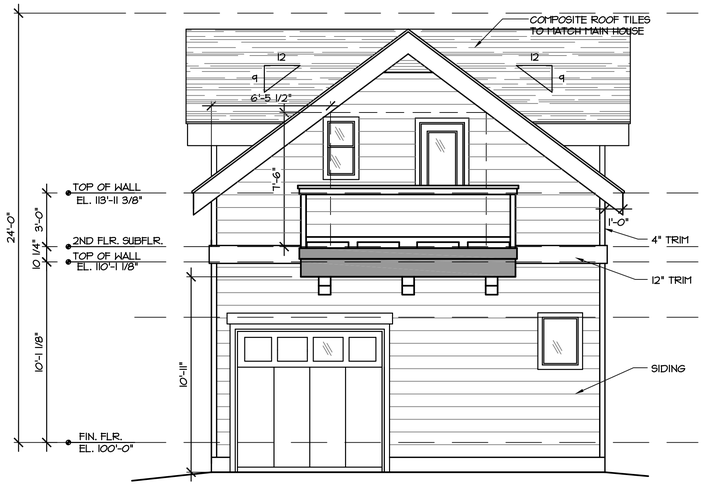
BY:

REV:
DATE:
BY:

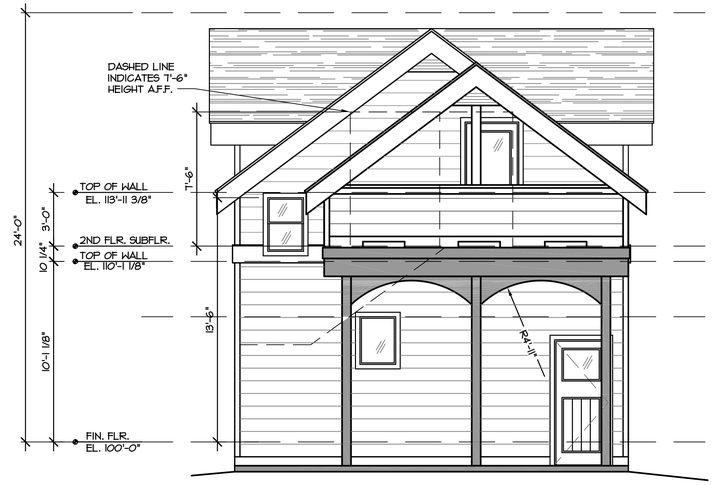
TITLE:
CARRIAGE HOUSE FLOOR PLANS

SHEET:
A2.0



WEST ELEVATION

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



EAST ELEVATION

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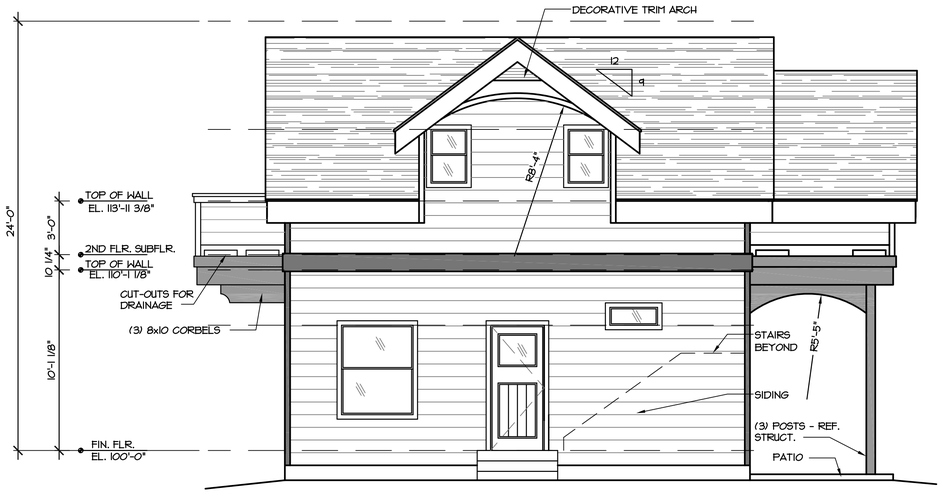
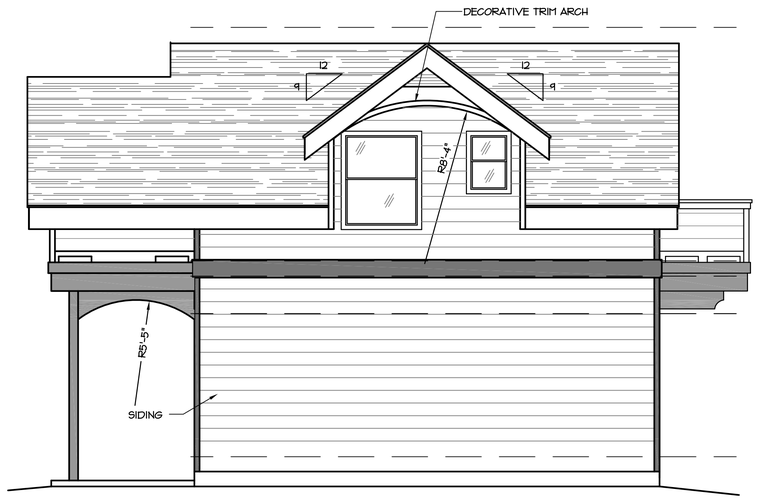


SOUTH ELEVATION

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



NORTH ELEVATION

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

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PROJECT:
CARRIAGE HOUSE

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BY:
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DATE:
3/3/13

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

JOB:
CH-8-12

REV: FOR PERMIT
DATE: 4/1/13
BY: RM

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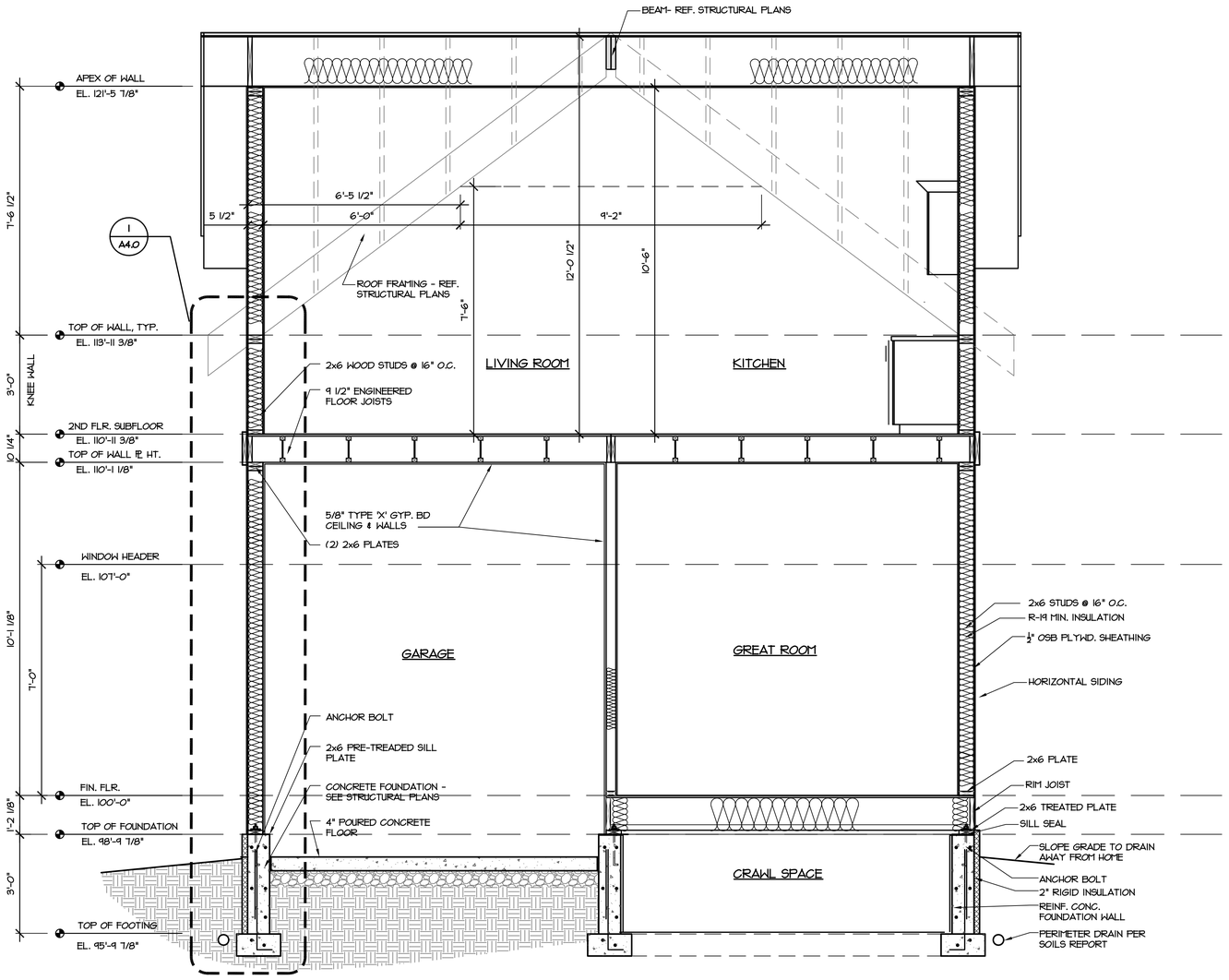
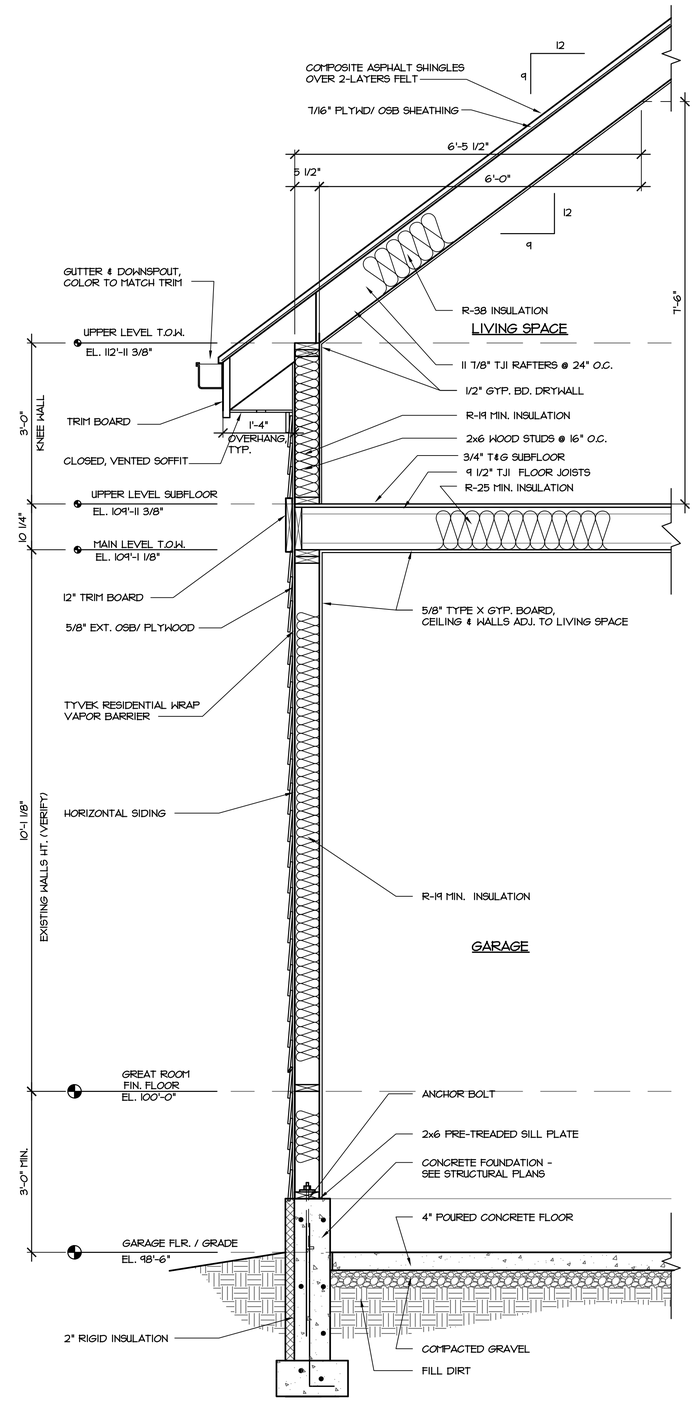
DATE:
BY:

TITLE:
CARRIAGE HOUSE EXTERIOR ELEVATIONS

SHEET:
A3.0



A SECTION
SCALE: 1/2"=1'-0"



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

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BY:
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SCALE:
AS NOTED

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REV: FOR PERMIT
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BY: RM

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DATE:
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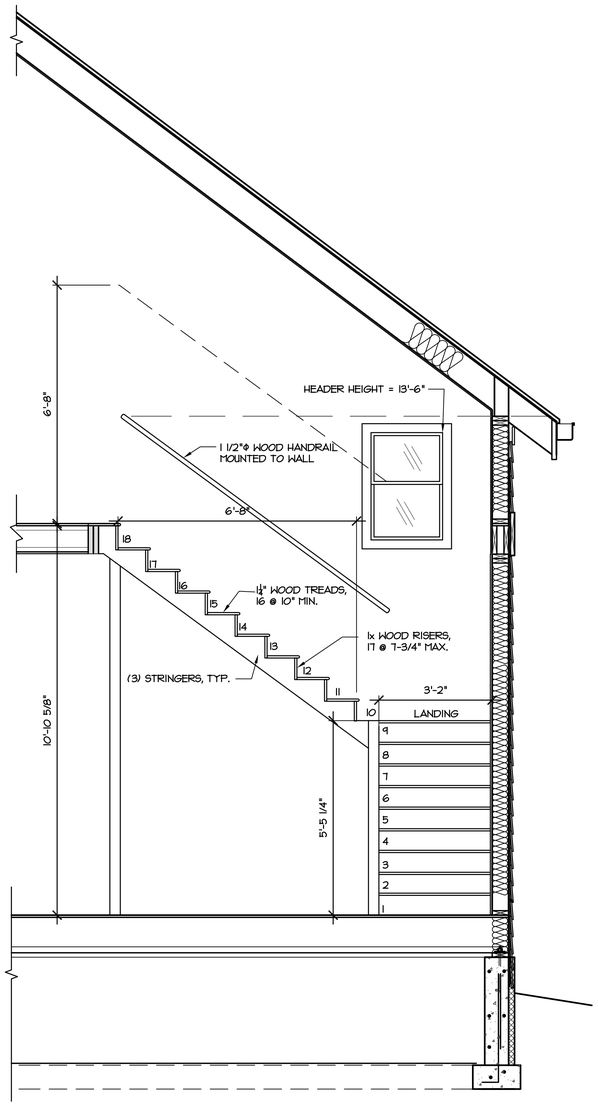
REV:
DATE:
BY:

TITLE:
CARRIAGE HOUSE SECTION

SHEET:
A4.0



1 STAIR SECTION
SCALE: 1/2"=1'-0"

PROJECT:
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DATE: 3/13/13

SCALE: AS NOTED

JOB: CH-8-12

REV: FOR PERMIT
DATE: 3/29/13
BY: RM

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DATE:
BY:

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DATE:
BY:

TITLE:
CARRIAGE HOUSE DETAILS

SHEET:
A5.0

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GENERAL NOTES:

DRAWING NOTES:

1. CONTRACTOR TO EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLANS AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.
2. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, CONFLICTS OR INCONSISTENCIES FOUND ON THE PLANS DURING THE DEVELOPMENT OF THE PROJECT.
3. ALL DIMENSIONS ARE TO ROUGH FRAME OR CONCRETE FACE UNLESS NOTED OTHERWISE.
4. 2x6 WALLS ARE DRAWN AT 5 1/2" WIDTH. 2x4 WALLS ARE DRAWN WITH A 3 1/2" WIDTH.
5. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.

GENERAL CONSTRUCTION:

1. CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC), RECENT EDITION AS ADOPTED, BY THE LOCALITY OF THE BUILDING SITE.
2. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. SECURE ALL APPROVALS AND PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
3. ALL MASONRY CONSTRUCTION TO COMPLY TO THE CURRENT EDITION OF ACI "CONCRETE MASONRY STRUCTURES - DESIGN AND CONSTRUCTION".
4. EXTERIOR GRADE FILL SHALL SLOPE A MINIMUM OF 1:10 AWAY FROM BUILDING.
5. SLOPE ALL EXTERIOR CONCRETE FLATWORK 1/4" PER FOOT AWAY FROM BUILDING TO PROVIDE PROPER DRAINING.
6. CONTRACTOR SHALL LOCATE AND VERIFY UTILITY SIZES AND HOOKUPS/ TAPS.
7. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
8. ALL CONCRETE TO BE 3000 P.S.I. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
9. ALL FRAMING LUMBER TO BE HEM-FIR #2 OR BETTER. FB = 1150 P.S.I. E = 1,100,000 P.S.I., UNLESS NOTED OTHERWISE
10. ALL REINFORCING TO BE DEFORMED TYPE, 60 GRADE STEEL. MINIMUM SPLICE LENGTH 1'-9".
11. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.
12. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. LOCATE DOWNSPOUTS IN LEAST VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
13. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
14. CONTRACTOR SHALL COODINATE ALL CLOSET SHELVING REQUIREMENTS.
15. SMOKE DETECTORS AND/OR CARBON MONOXIDE DETECTORES ARE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS IN ALL SLEEPING AREAS AND IN CORRIDORS.

FOUNDATION & CONCRETE:

1. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 3000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH 6x6 - W1.4xW1.4 WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.
2. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
3. CONTRACTOR TO VERIFY FOOTINGS DEPTH WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
4. PLACE 1/2" DIAMETER X (8" OR 12") SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" O.C. AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
5. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
6. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.
7. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY.
8. PROVIDE WATERPROOFING OF ALL FOUNDATIONS WALLS PER STRUCTURAL ENGINEER'S RECOMMENDATIONS.

FRAMING:

1. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2x12 HEADERS WITH 1/2" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2x6 WALLS. DOUBLE 2x12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2x4 WALLS.
2. PROVIDE A 6" MIN. CLEARANCE FROM EXTERIOR FINISH TO THE TOP OF GRADE.
3. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS, OR SHAKES.
4. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" & SILICONE SEALED.
5. FLOOR CONSTRUCTION SHALL BE 3/4" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.
6. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURER.
7. CONTRACTOR TO PROVIDE FLOOR, WALL AND ROOF FIREBLOCKING PER CODE.
8. CONTRACTOR TO PROVIDE FIRESTOP ALL POCKET DOORS AND FLUES.
9. WALLS AND CEILING COMMON TO GARAGE AND HOUSE SHALL HAVE A LAYER OF TYPE 'X' GYPSUM BOARD AT GARAGE SIDE.
10. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH CORNER REINFORCING, TAPE, FLOAT AND SAND (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAT 24" O.C.

INSULATION NOTES:

1. INSULATION, BATT OR BLOWN SHALL HAVE AN R-RATING AS DICTATED BY LOCAL CODE.
2. REFER TO LOCAL CODE FOR OPTIMUM THERMAL PERFORMANCE CRITERIA.
3. PROVIDE R-19 BATT INSULATION IN 2x6 WALLS, R-13 IN 2x4 WALLS, MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 BLANKET INSULATION IN VAULTED CEILINGS. ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
4. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
5. INSTALL 6 MIL. POLYETHLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.
6. FLOORS OVER UNHEATED SPACE SHALL HAVE A R-25 FOIL BACK INSULATION BETWEEN JOISTS.
7. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.
8. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
9. INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION AND SHEATH THE UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER.

ROOFING NOTES:

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS/ TRUSSES.
2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
3. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

VENTILATION & FIREPLACE:

1. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILTY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE.
2. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLICANCE WITH AN OPEN FLAME.
3. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2x4 JOISTS.
4. MAINTAIN PROPER CLEARANCE AT FIREPLACE. VENT OPENING PER MANUFACTURER'S SPECIFICATIONS
5. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.
6. RANGE HOODS SHALL BE VENTED TO OUTSIDE.
7. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
8. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION/ ROOF VENTS PER LOCAL GOVERNING CODE. PROVIDE CONTINUOUS RIDGE VENTILATION, WHERE APPROPRIATE, AND PAINT TO MATCH ROOF. INSTALL SOFFIT VENTILATION AT OVERHANGS.
9. PROVIDE CRAWL SPACE FOUNDATIONS WITH VENTILATION PER LOCAL CODE REQUIREMENTS.

MECHANICAL, PLUMBING & ELECTRICAL:

1. LOCATE MECHANICAL DUCTS, FLUES AND EQUIPMENT AS REQUIRED. COMPLY WITH ALL STATE/LOCAL CODES.
2. COMBUSTION AIR FOR FURNACES AND WATER HEATERS MUST COMPLY THE INTERNATIONAL MECHANICAL CODE. TWO 6" DUCTS ARE REQUIRED, WITHIN 12" OF THE FLOOR AND WITH 12" OF THE CEILING.
3. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
4. PROVIDE ELECTRICAL SERVICES AS REQUIRED TO COMPLY WITH ALL STATE & LOCAL CODES. ALL NEW FIXTURES TO BE APPROVED BY OWNER.
5. PLUMBING SHALL MEET ALL LOCAL CODES.
6. IN ALL BATHROOMS CONTAINING A BATHTUB, SHOWER, WATER CLOSET, LAVORATORY, A COMBINATION THEREOF, LAUNDRY ROOMS, AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED.
7. IF WATER HEATER IS LOCATED ANWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
8. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP OUT.
9. CONTRACTOR TO PROVIDE INSIDE MAIN WATER CUT-OFF.
10. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
11. FIBER-CEMENT, FIBER MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
12. ALL PLUMBING PENETRATIONS THROUGH DRYWALL ARE TO BE FULLY SEALED.
13. PROVIDE BLOCKING IF WALL PLATES OR JOINTS ARE CUT INTO.
14. SHOWERS AND TUB-SHOWER UNITS MUST BE PROVIDED WITH CONTROL VALVES OF THE PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE. WATER TEMPERATURE SETTING IS 120°F MAX.
15. ALL NEW PLUMBING FIXTURES TO BE APPROVED BY OWNER.

STAIRS, GARAGE, HALLS & RAMP:

1. STAIRS SHALL BE A MIN. OF 36" CLEAR WIDTH, WITH A 7-3/4" MAX. RISE, AND 10" MIN. TREAD DEPTH. HEADROOM SHALL BE 6'-8" MIN. CLEAR OF ANY OBSTRUCTION.
2. INTERIOR AND EXTERIOR STAIR LANDINGS SHALL BE A MIN. OF 36" IN WIDTH AND DEPTH.
3. ANY ENCLOSED USABLE SPACE BENEATH ANY STAIR TO BE CONSTRUCTED WITH A ONE HOUR FIRE RATING. CONTRACTOR TO OBTAIN THIS RATING BY CONSTRUCTING THE WALLS AND SOFFITS OF THE ENCLOSURE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
4. ALL SURFACES THAT DEFINE THE VERTICAL OR HORIZONTAL SEPARATION BETWEEN THE GARAGE AND HOUSE ARE TO BE PROTECTED WITH 5/8" TYPE "X" GYPSUM WALL BOARD. THIS INCLUDES ALL HORIZONTAL AND VERTICAL STRUCTURAL SUPPORT MEMBERS SUPPORTING THE SEPARATIONS ON GARAGE SIDE ONLY.
5. ALL HALLWAYS AND CORRIDORS TO MAINTAIN A 36" MIN. CLEAR WIDTH.
6. GUARDRAILS ARE TO HAVE 3 7/8" MAXIMUM SPACING AND BE 34"-38" IN HEIGHT.
7. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2x12 STRINGERS, 5/4" OR 2x THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.
8. HANDRAILS SHALL BE MOUNTED 34"-38", MEASURED VERTICALLY FROM THE SLOPED PLANE ADJACENT TO TREAD NOSING.
9. RAMPS SHALL HAVE A 1:8 MAXIMUM SLOPE. A 3'x3' LANDING SHALL BE PROVIDE AT TOP AND BOTTOM OF RAMP, WHERE RAMP CHANGES DIRECTION AND WHERE A DOOR OPENS ONTO RAMP.
10. RAMPS WITHOUT A HANDRAIL SHALL HAVE A 1:8 MAXIMUM SLOPE.
11. RAMPS WITH A HANDRAIL SHALL HAVE A 1:12 MAXIMUM SLOPE.
12. HANDRAILS SHALL BE 34"-38" IN HEIGHT ABOVE THE RAMP FINISHED SURFACE
13. A 3'x3' LANDING SHALL BE PROVIDE AT TOP AND BOTTOM OF RAMP, WHERE RAMP CHANGES DIRECTION AND WHERE A DOOR OPENS ONTO RAMP.

DOORS/ WINDOWS:

1. ALL WINDOW SIZES SHOULD BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASE. GLAZING WITHIN 24" OF A DOOR, MUST BE TEMPERED SAFETY GLASS.
2. ALL WINDOWS & EXTERIOR DOORS ARE TO BE WEATHER-STRIPPED.
3. ALL DOORS LEADING TO GARAGE FROM ANY LIVING SPACE ARE TO BE A MIN. 20-MINUTE FIRE RATED & EQUIPED WITH AN AUTOMATIC CLOSER DEVICE.
4. "CENTERED" IMPLIES CENTER THE OPENING ON THE HALL SECTION, WITH EQUAL REVEAL ON EACH SIDES. CENTER ALL OPENINGS UNLESS OTHERWISE NOTED.
5. EXTERIOR DOOR DESIGNATIONS ARE NOMINAL. CASING WILL BE A 2 1/2" REVEAL.
6. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
7. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.1 SQ. FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
8. ALL GLASS LOCATED WITHIN 18" OF FLOOR, OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

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