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REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 415 E. Laurel St.
Laurel School National Register Historic District
ISSUED: May 17, 2022

Dana Hoag & Catherine Keske
415 E. Laurel St.
Fort Collins, CO 80524

Dear Property Owners:

This report is to document proposed alterations to the Peter Hussey House at 415 E. Laurel Street, pursuant to Fort Collins Municipal Code Chapter 14, Article IV. A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

The alterations include:

1. Demolition of existing historic garage;
2. Demolition on rear of main house and construction of a 758 ft^2 addition onto the rear (includes both first and second floors)
3. Installation of a rear deck

Our staff review of the proposed work finds the alterations do not meet the SOI Standards for Treatment of Historic Properties. A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;* **The property will remain in residential use.**	**Y**
SOI #2	*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.* **The Hussey property is a modest Queen Anne cottage in the historic east side of the 1873 Avery Plat, now designated as part of the Laurel School Historic District. Its character-defining**	**N**

	features include its hipped roof core form, with a front (north)-facing gable ell, and two large gable dormers on each side, all with either Classical eave returns or the roof eave. The exterior walls are built of brick masonry and windows are one-over-one wood sash windows, with smaller multi-light (2x6) casements in the side gable dormers. There is a small, historic two-car garage southwest of the main house that dates to 1934, during the historic district's period of significance. It does have a full-width, enclosed rear porch. The grand, wrap-around front porch that the property had originally was replaced in 1947 with the smaller inset porch that exists today. **Based on the demolition of the historic garage, and the second-story addition that extends above the historic roofline on the west side of the historic house, this Standard is not met. Typically to meet this Standard, rear additions should remain at or below the historic roofline, and should not demolish historic features of the property such as the garage. The design of the rear addition is mostly compatible with the property's overall design, except for the wrapping upper story dormer, which creates a very Modern-style southwest corner to the building on the second floor.**	
SOI #3	*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.* **The rear addition appears distinguishable enough as new construction based on the siding and glazing choices as to be distinguished as new construction.**	**Y**
SOI #4	*Changes to a property that have acquired historic significance in their own right will be retained and preserved.* **This Standard is primarily not met because of the demolition of the historic 1934 garage at the southwest corner of the house to accommodate this addition. Absent that significant item, the project otherwise meets this Standard.**	**N**
SOI #5	*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.* **While the majority of the project meets this Standard, the key feature being removed that makes this Standard not met is the loss of the historic, 1934 garage.**	**N**

SOI #6	*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.* **As presented in the current plans, this Standard appears to be met.**	**Y**
SOI #7	*Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.* **This Standard does not appear to apply to this project.**	**N/A**
SOI #8	*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.* **There is not significant excavation proposed as part of this project, and the nature of the site and its historic significance make discovery of diagnostic artifacts unlikely.**	**N/A**
SOI #9	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* **This Standard calls for additions to be compatible, distinguishable, and subordinate to the historic building. While elements of this project do meet this Standard, overall, this Standard is not met.** **The project does not meet the compatibility requirement. While the addition's siding, window pattern, and first floor design generally meet this, the Modern roof form of the second story addition, and the demolition of the historic garage to accommodate the addition do not meet this aspect of this Standard.** **The project does meet the distinguishability requirement. The use of similar window patterning in the addition that incorporates both historic and modern window designs, and selection of wide lapboard siding, help the new building be distinguished from the historic.** **The project does not meet the subordination requirement. While it does well in attaching to the rear of the historic house, and generally being smaller in footprint than the historic house, it**	**N**

	will be noticeable and visible from Laurel Street since the west dormer elevation rises above the historic gable dormer on that elevation.	
SOI #10	*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.* **While the addition to the house generally meets this Standard, the loss of the historic garage to accommodate the addition footprint is the primary reason this Standard is not met.**	**N**

While the overall project does not meet the *Standards for Rehabilitation*, the property is expected to remain a contributing resource to the Laurel School Historic District. However, further modifications, especially in the context of the missing front porch, may render the property no longer contributing, losing access to financial incentives available for property repair, and threatening the status of the historic district as a whole.

The owners do have the option to modify the project in response to this report, but since the property is not a City Landmark or in a Landmark District, modification of the project is not required. If the applicant elects to change any project elements, please submit revised project plans to the Building Services desk under your existing permit number.

If you have any questions regarding this review, please contact me. I may be reached at jbertolini@fcgov.com, or at 970-416-4250.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner

Photos from Applicant

Front of house

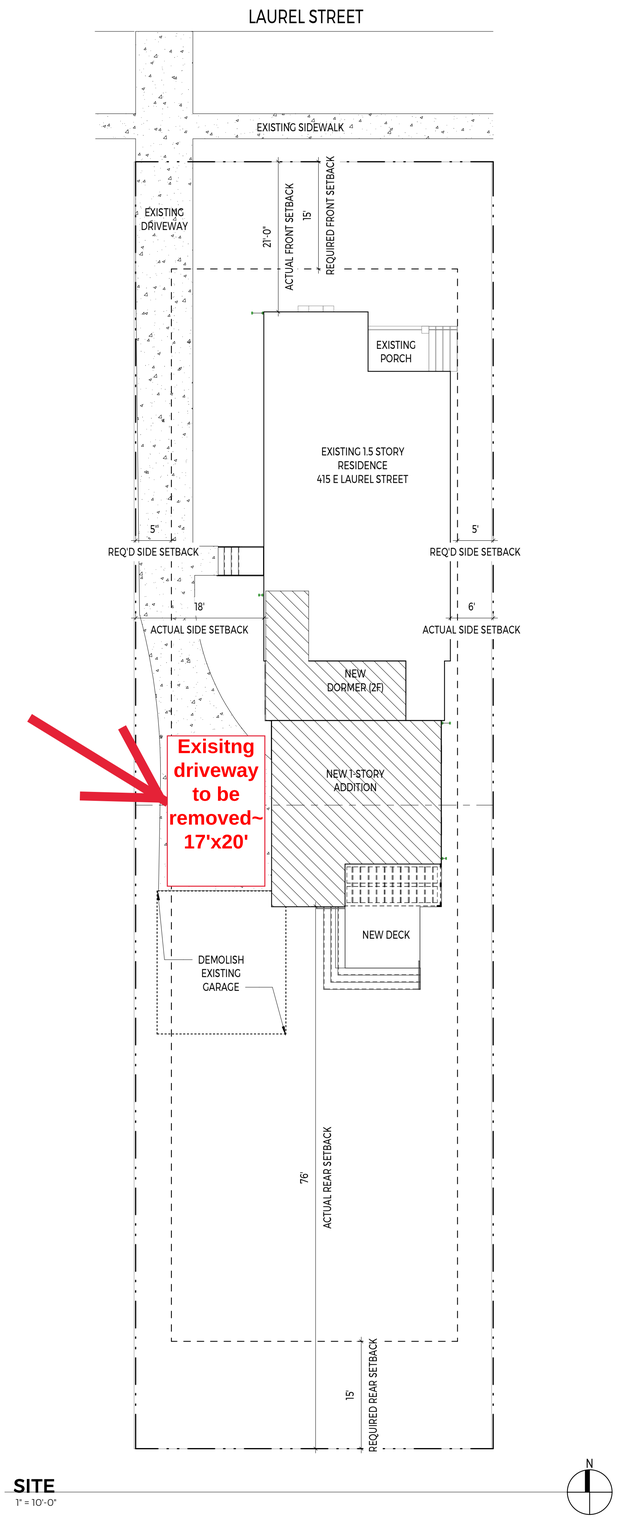
Rear of house

West elevation of house

Front of house

Garage to be demolished

Garage to be demolished



A5 SITE
1" = 10'-0"

LEGEND

- A1 / A211 — DRAWING / EXTERIOR ELEVATION / SHEET
- A1 / A311 — DRAWING / SECTION / SHEET
- A1 / A53 — DRAWING / DETAIL / SHEET
- A1 / A50 — DRAWING / DETAIL CALLOUT OR SHEET
- A1 / A / A211 / A / A — DRAWING / INTERIOR ELEVATION / SHEET
- A1 DETAIL 1 1/2"=1'-0" — DRAWING / DRAWING / VIEW
- ROO / B101 — ROOM
- B211 — DOOR
- A — WINDOW
- D1 / a — WALL TYPE
- A — ACCESSORIES
- W — WINDOW COVERING
- 3 — SHEET
- X — STRUCTURAL

BUILDING ENVELOPE

ATTIC AND CRAWLSPACE VENTILATION:

ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE A NET AREA OF OPENINGS FOR CROSS VENTILATION OF MIN. 1/150 OF THE AREA OF THE VENTED SPACE, OR MIN. 1/300 IF BETWEEN 40% AND 50% OF THE AREA OF THE VENTED SPACE IS LOCATED AT THE UPPER PORTION (WITHIN 3' OF RIDGE) OF THE ATTIC.

UNDERFLOOR AREAS SHALL HAVE VENTILATION OPENINGS OF MIN. 1/150 OF THE FLOOR AREA, AND DISTRIBUTED WITHIN 3' OF CORNERS. WHERE VAPOR BARRIER IS INSTALLED, OR UNDERFLOOR AREA IS UNVENTED TO THE OUTSIDE, VENTILATION IS TO BE PER R408 (IN FORT COLLINS AND LARIMER CO., REFER TO LOCAL AMENDMENTS FOR SPECIFIC REQ'S).

VENTILATED OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MIN. 1/16"/MAX. 1/4" OPENINGS.

THERMAL ENVELOPE:

FENESTRATION: U 0.32, MAX.
CEILINGS: R49 MIN. (R38, LARIMER CO. AND LOVELAND), OR R38 MIN. WHERE UNCOMPRESSED OVER EAVES. R30 MIN. AT CEILING WITHOUT ATTIC THAT IS UNDER 500 SF/ 20% OF TOTAL INSULATED AREA.
WALLS: R20 MIN., FULLY ENCAPSULATED.
FLOORS: R30 MIN., OR SUFFICIENT TO FILL CAVITY DOWN TO R19 MIN.
BASEMENT AND CRAWLSPACE WALLS: R13 MIN. IF UNVENTED (IN FORT COLLINS, RIM TO BE SPRAY FOAMED, OR R19 MIN. WITH RIM AIR SEALED)
SLABS: R10 MIN., 2 FT. MIN. DEPTH AT PERIMETER.

WATER PROTECTION:

ALL ROOFING TO BE INSTALLED PER CODE AND MANUFACTURER'S RECOMMENDATIONS OVER APPROPRIATE AND TO CODE UNDERLAYMENT AND ICE & WATER SHIELD.

ALL SIDING TO BE INSTALLED PER CODE AND MANUFACTURER'S RECOMMENDATIONS OVER APPROPRIATE AND TO CODE WEATHER RESISTIVE BARRIER, WITH APPROPRIATE AND TO CODE CLEARANCES TO GRADE/HARDSCAPE.

WINDOWS AND EXTERIOR DOORS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE ALL ROOF FLASHING, FLASHING AT LEDGERS/BANDS/HEADERS IN SIDING, HEAD FLASHING, CAP FLASHING, PENETRATION FLASHING/COLLARS, AND FLASHING BETWEEN DISSIMILAR MATERIALS TO CODE AND MANUFACTURER'S RECOMMENDATIONS, AND AS REQUIRED FOR WATERTIGHT CONSTRUCTION.

GENERAL NOTES

1. ALL WORK IS TO CONFORM TO ADOPTED CODES OF THE AUTHORITY HAVING JURISDICTION:
   - FORT COLLINS: 2018 IRC AND IECC, 2020 NEC, WITH LOCAL AMENDMENTS
2. PLAN NOTES, BUILDING ENVELOPE NOTES, AND ELECTRICAL NOTES ARE INTENDED ONLY TO SUMMARIZE SOME ELEMENTS OF APPLICABLE CODES. THESE NOTES CONTAIN ITEMS THAT MAY OR MAY NOT PERTAIN TO THIS PARTICULAR PROJECT. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
3. VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL DRAWINGS SCALED AS NOTED.
4. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC STRUCTURAL REQUIREMENTS AND SPECIFICATIONS.

SITE DATA

APN: 9713216009
YEAR BUILT: 1907
ZONE: NCM
LOT AREA: 9000 SF
HOUSE EXIST. AREA: 502 SF (2F) + 1344 SF (1F) = 2206 SF
GARAGE EXIST. AREA: 360 SF
BASEMENT EXIST. AREA: 819 SF
AREA OF HOUSE ADDITION: 221 SF (2F) + 537 SF (1F) = 758 SF
TOTAL OF (E)+(N) HOUSE: 2964 SF
TOTAL LOT FLOOR AREA: 2964 SF (3500 SF ALLOWED)
TOTAL REAR 50% FLOOR AREA: 257 SF (1485 SF ALLOWED)

ALL AREAS IN SQUARE FEET U.N.O.

SCOPE OF WORK

THIS PROJECT CONSISTS OF AN ADDITION OF A MASTER SUITE AND SECOND STORY REAR DORMER. EXISTING GARAGE TO BE DEMOLISHED ENTIRELY.

MATERIAL LEGEND

- BRICK
- CMU
- CONCRETE
- STEEL
- WOOD SHIM / BLOCKING
- WOOD - CONTINUOUS
- EARTH
- GRAVEL
- PLYWOOD
- RIGID INSULATION
- SPRAY INSULATION
- BATT INSULATION
- GYPSUM BOARD

SHEET INDEX

PROJECT SITE MAP

PROJECT TEAM

OWNER

CATHERINE KESKE & DANA HOAG
415 E LAUREL STREET
FORT COLLINS, CO 80524

ARCHITECT

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PHONE: 970-430-5220

GENERAL CONTRACTOR

4012 BUILDERS
4012 CHERRY HILLS DRIVE
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REMODEL & ADDITION

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PROJECT #: 2116
ISSUE DATE: 03/04/2022

ARCHITECTURAL GENERAL NOTES AND SITE PLAN

A001

CONSTRUCTION DOCUMENTS

3/4/2022 3:53:47 PM - **PLOT DATE**

ABBREVIATIONS

A

A/C	AIR CONDITION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AL	ALUMINUM

B

BLDG	BUILDING
B.O.	BOTTOM OF
BUR	BUILT UP ROOFING

C

CB	COVE BASE
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUE, CONTINUOUS
CPT	CARPET
CPTILE	CARPET TILE
CSWK	CASEWORK
CS	CLEAR SEALER
CT	CERAMIC TILE

D

DBL	DOUBLE
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER

E

(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EF	EXHAUST FAN
EPT	EPOXY PAINT
EXT	EXTERIOR

F

F/F	FACE TO FACE
FA	FIRE ALARM
FAF	FLUID APPLIED FLOORING
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FM	FLOOR MAT
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FEET, FOOT

G

GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GYP BD	GYPSUM BOARD

H

HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING

I

INSUL	INSULATION
INT	INTERIOR

L

L	ANGLE, LENGTH
LAV	LAVATORY
LINO	LINOLEUM

M

MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL

N

(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE

O

OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OPPOSITE HAND
OP	OPERABLE PARTITION
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN

P

PLAM	PLASTIC LAMINATE
PT	PAINT
PVC	POLYVINYL CHLORIDE

Q

QTY	QUANTITY

R

R	RADIUS, RISER
R-___	THERMAL RESISTANCE
RA	RETURN AIR
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RE:	REFER TO
REV	REVISION
RO	ROUGH OPENING
RT	RUBBER TILE/TREAD
RTU	ROOF TOP UNIT

S

S	SOUTH
SA	SUPPLY AIR
SAT	SUSPENDED ACOUSTICAL TILE
SCONC	SEALED CONCRETE
SF	SQUARE FOOT, FEET
SIM	SIMILAR
SJ	SLIP JOINT
SPEC	SPECIFICATION
SS	STAINLESS STEEL, SANITARY SEWER
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPEND

T

T & G	TONGUE AND GROOVE
TH	THICKNESS
T.O.	TOP OF
TYP	TYPICAL

U

UNO	UNLESS NOTED OTHERWISE

V

VAR	VARIES
VB	VENTED BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING

W

W	WEST
WB	WOOD BASE
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WD	WOOD
WF	WIDE FLANGE
WWF	WELDED WIRE FABRIC

GENERAL NOTES: PLAN

1. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.

2. INTERIOR DIMENSIONS ARE FROM FACE OF STUD, MASONRY, OR FACE OF CONCRETE. WHERE DIMENSIONS ARE NOTED 'CLEAR,' DIMENSION IS TO FINISH FACE.

3. REFER TO SHEET A302 FOR WALL TYPES. REFER TO SECTIONS FOR HEIGHTS OF WALLS.

4. PROVIDE BLOCKING AT ALL ACCESSORIES (GRAB BARS, ETC.), HARDWARE WHERE REQUIRED, AND WALL HUNG CABINETS.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY WHEN DISCREPANCIES ARE DISCOVERED.

2. IT IS THE RESPONSIBILITY OF THE MECHANICAL AND ELECTRICAL SUBCONTRACTORS TO REVIEW ALL OF THE DRAWINGS, INCLUDING ARCHITECTURAL FOR WORK UNDER THEIR RESPECTIVE CONTRACTS. ROOF PLANS AND RCP'S DESCRIBE MECHANICAL AND ELECTRICAL WORK AS DO OTHER ARCHITECTURAL DRAWINGS. NO EXTRAS WILL BE ALLOWED FOR WORK SHOWN IN ANY PART OF THESE DRAWINGS, OR DESCRIBED IN ANY PART OF THE PROJECT MANUAL.

PLAN NOTES

FIRE RESISTANCE:

- DOORS BETWEEN GARAGE AND DWELLING: SOLID WOOD, OR SOLID/HONEYCOMB STEEL OF MIN. 1-3/8" THICKNESS, OR MIN. 20 MINUTE FIRE RATED DOOR, EQUIPPED W/ SELF CLOSING DEVICE. (R302.5.1)
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE (ANY UTILITY AREA, LARIMER CO.) SHALL BE PER R302.6
- AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS, UNDERSIDE OF STAIRS TO BE PROTECTED W/ MIN. 1/2" GYP. BD. (R302.7)
- FIREBLOCKING SHALL BE PER CODE, INCLUDING @ INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS. (R302.11)
- FLOOR FRAMING SHALL BE PROTECTED BY MIN. 1/2" GYP. BD. EXCEPT: (R302.13)
  - OVER CRAWLSPACE NOT INTENDED FOR STORAGE OR FUEL FIRED APPLIANCES.
  - WHERE AREA PER FLOOR IS UNDER 80SF AND PERIMETER IS FIREBLOCKED.
  - WHERE FLOOR IS OF DIMENSIONAL OR COMPOSITE LUMBER OF MIN. 2X10.

SAFETY GLASS:

PROVIDE SAFETY GLASS AS REQ'D PER R308:
- IN FIXED AND OPERABLE DOOR PANELS.
- ADJACENT TO OPERABLE DOOR PANELS WHERE BOT. OF GLASS UNDER 60" A.F.F. AND SIDE OF GLASS WITHIN 24" OF PANEL, EXCEPT WHERE PERPENDICULAR TO LATCH SIDE OF DOOR.
- WHERE PANE IS MIN. 9 SF, AND BOT. OF GLASS UNDER 18" A.F.F., AND TOP OF GLASS OVER 36" A.F.F., AND WALKING SURFACE WITHIN 36" HORIZONTALLY.
- IN GUARDS AND RAILINGS.
- AT WET LOCATIONS WITHIN 60" HORIZONTALLY OF WATER'S EDGE WHERE BOT. OF GLASS IS UNDER 60" A.F.F. (48", FORT COLLINS)
- AT STAIRS, LANDINGS, AND RAMPS, WHERE BOT. OF GLASS UNDER 36" ABOVE PLANE OF WALKING SURFACE, AND WHERE GLASS IS WITHIN 60" OF HORIZONTAL ARC FROM NOSING OF BOTTOM STEP.

EMERGENCY ESCAPE (EGRESS) OPENINGS:

REQUIRED AT BASEMENTS, HABITABLE ATTICS, AND SLEEPING ROOMS, AND SHALL MEET THE FOLLOWING:
- MIN. NET CLEAR OPENING OF 5.7 SF, OR 5.0 SF WHERE BOTTOM OF CLEAR OPG. IS LESS THAN 44" ABOVE OUTSIDE GROUND LEVEL.
- MIN. 24" CLEAR HEIGHT AND MIN. 20" CLEAR WIDTH.
- MAX. 44" INTERIOR SILL HEIGHT TO CLEAR OPG. (24" WHERE EXTERIOR SILL EXCEEDS 72", FORT COLLINS).
- WINDOW WELL INTERIORS MIN. 36" BOTH DIRECTIONS.
- WELL COVERS SHALL MEET ESCAPE OPG. REQ'S AND BE OPERABLE WITHOUT TOOLS, KEYS OR SPECIAL KNOWLEDGE, AND BY FORCE NO GREATER THAN NORMAL OPERATION OF AN ESCAPE OPG.
- WHERE WINDOW WELL IS OVER 44" HIGH, LADDER IS REQ'D:
  - LADDER MAY PROJECT 6" MAX. INTO REQ'D WELL DIMENSIONS, SHALL PROJECT MIN. 3" FROM WALL, AND SHALL HAVE AN INSIDE WIDTH OF MIN. 12" W/ RUNGS MAX. 18" O/C.

MEANS OF EGRESS:

DWELLINGS SHALL BE PROVIDED WITH MIN. 1 EGRESS DOOR, WHICH IS TO BE SIDE HINGED AND PROVIDE A CLEAR OPG. OF MIN. 32" WIDE AND 78" HIGH.

LANDINGS AND THRESHOLDS:
- LANDINGS SHALL BE 36" WIDE, OR WIDTH OF STAIR/DOOR SERVED, MIN., AND 36" DEEP, MIN. LANDINGS REQ'D AT TOP AND BOTTOM OF STAIRS, AND AT BOTH SIDES OF DOORS EXCEPT FOR THE FOLLOWING:
  - ONE OR TWO RISES AT OUTSIDE OF EXTERIOR DOOR NOT REQ'D FOR EGRESS IF INSWING DOOR
  - AN INTERIOR DOOR MAY BE PLACED AT TOP STEP OF A STAIRWAY, PROVIDED IT DOES NOT SWING OVER STAIRWAY.
- AT THE REQ'D EGRESS DOOR, THRESHOLD SHALL NOT EXCEED 1-1/2" ABOVE FLOOR OR LANDING, EXCEPT AT EXTERIOR OF AN INSWING DOOR, WHERE THRESHOLD MAY BE UP TO 7-3/4". AT OTHER EXTERIOR DOORS THRESHOLD SHALL BE 7-3/4" MAX.

STAIRWAYS:
- MIN. 36" CLEAR WIDTH ABOVE HANDRAIL HEIGHT AND BELOW HEADROOM HEIGHT.
- MIN. 31-1/2" CLEAR WIDTH BELOW HANDRAIL HEIGHT W/ HANDRAIL ON ONE SIDE, AND 27" WIDE W/ HANDRAIL ON BOTH SIDES.
- MIN. 80" CLEAR HEADROOM ABOVE LINE CONNECTING NOSINGS.
- MAX. 7-3/4" RISE (MIN. 4", LARIMER COUNTY AND FORT COLLINS), MIN. 10" TREAD.
- 3/4" MIN., 1-1/4" MAX. NOSING REQUIRED WHERE TREAD DEPTH IS UNDER 11". NOSING RADIUS 9/16" MAX.
- WINDER TREADS MIN. 6" DEEP AT ANY POINT, AND MIN. 10" DEEP AT WALKLINE (12" FROM NARROW EDGE OF STAIR).
- MAX 4" GAP AT OPEN RISES.

HANDRAILS:
- REQ'D AT ONE SIDE OF STAIRWAYS OF 4 OR MORE RISERS.
- TOP OF HANDRAIL SHALL BE 34"-38" ABOVE LINE CONNECTING NOSINGS.
- HANDRAIL SHALL BE CONTINUOUS FROM TOP RISER TO BOTTOM RISER WITH MIN. 1-1/2" GAP TO WALL, AND RETURN/TERMINATE TO WALL OR POST AT ENDS.
- TYPE I RAILS - CIRCULAR RAILS SHALL HAVE DIAM. BETWEEN 1-1/4" AND 2", OTHER PROFILES SHALL HAVE A PERIMETER BETWEEN 4" AND 6-1/4" AND MAX. CROSS SECTION OF 2-1/4" AND EDGES WITH MIN. 0.01" RADIUS.
- TYPE II RAILS - REFER TO R311.7.8.3-2 WHERE PERIMETER EXCEEDS 6-1/4".

FALL PROTECTION:

GUARDRAILS:
- REQ'D AT OPEN SIDED WALKING SURFACES, INCLUDING STAIRWAYS, LANDINGS, AND RAMPS THAT ARE LOCATED MORE THAN 30" ABOVE FLOORS OR GRADE WITHIN 36" HORIZONTALLY OF EDGE OF OPEN SIDE.
- HEIGHT: MIN. 36" A.F.F., EXCEPT AT OPEN SIDES OF STAIR WHERE SHALL BE MIN. 34" ABOVE LINE CONNECTING NOSINGS, AND BETWEEN 34" AND 38" ABOVE LINE CONNECTING NOSINGS IF ALSO SERVING AS HANDRAIL.
- UP TO REQ'D HEIGHT, SHALL NOT PERMIT PASSAGE OF A 4" DIAM. SPHERE, EXCEPT AT OPEN SIDE OF STAIR, WHERE SHALL NOT PERMIT PASSAGE OF A 4-3/8" DIAM. SPHERE, AND AT TRIANGULAR OPENING FORMED BY STAIR RISE/TREAD/GUARD WHERE SHALL NOT PERMIT PASSAGE OF 6" DIAM. SPHERE.

WINDOWS:
- SHALL MEET THE REQUIREMENTS OF R312.2 WHERE TOP OF OPERABLE WINDOW SILL IS LESS THAN 24" ABOVE INTERIOR FLOOR AND MORE THAN 72" ABOVE EXTERIOR FLOOR/GRADE.

ATTIC AND CRAWLSPACE ACCESS:

ATTICS W/ MIN. VERTICAL HEIGHT OF 30" (INSIDE FRAMING) AND AREA OVER 30 SF REQUIRE ACCESS LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
- MIN. ROUGH FRAMED ACCESS OPG. 22"X30".
- MIN. CLEAR HEADROOM (INSIDE FRAMING) SHALL BE 30" AT SOME POINT ABOVE ACCESS OPG.

ALL UNDERFLOOR AREAS SHALL BE ACCESSIBLE BY MIN. 18"X24" FLOOR OR 16"X24" PERIMETER WALL HATCH.

FOAM PLASTIC:

ALL FOAM PLASTIC USED IN PROJECT MUST MEET IRC SECTION R316.3 FOR SURFACE-BURNING CHARACTERISTICS AND MUST BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY MIN. 1/2" GYPSUM BOARD OR 23/32 WOOD STRUCTURAL PANEL OR AS DESCRIBED IN IRC SECTION R316.4.

auworkshop ARCHITECTS+URBANISTS
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REMODEL & ADDITION

D. HOAG & C. KESKE

415 E LAUREL
FORT COLLINS, CO 80524

PROJECT #: 2116
ISSUE DATE: 03/04/2022

ARCHITECTURAL GENERAL NOTES

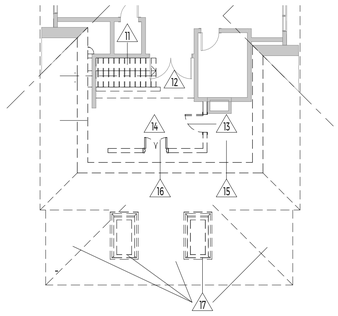
A002
CONSTRUCTION DOCUMENTS

3/4/2022 3:53:48 PM - **PLOT DATE**

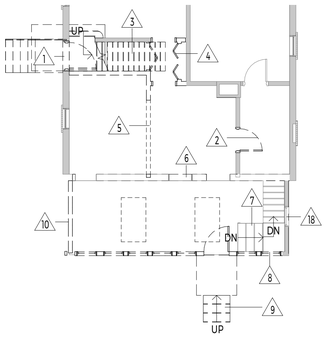
5 4 3 2 1 D C B A

SHEET NOTES - DEMO PLAN	
#	COMMENTS
1	REMOVE (E) DOOR AND DROP DOOR SILL TO LEVEL 1 FINISHED FLOOR HEIGHT
2	REMOVE (E) DOOR AND OPENING, INFILL AND REFINISH WALL @ BOTH SIDES
3	DEMOLISH (E) STAIRS
4	REMOVE (E) CLOSET
5	REMOVE (E) BEAM - SEE STRUCTURAL DRAWING FOR FLUSH BEAM REPLACEMENT
6	NEW FULL HEIGHT OPENING @ (E) WINDOW OPENING
7	(E) NON-CONFORMING STAIR TO REMAIN
8	REMOVE (E) WINDOWS

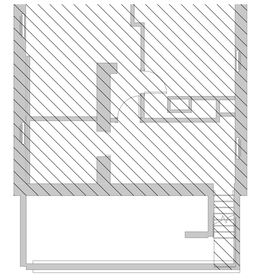
SHEET NOTES - DEMO PLAN	
#	COMMENTS
9	DEMO (E) CONCRETE STAIRS AND LANDING
10	REMOVE SIDING AND REFRAME (E) WALL AS REQ'D FOR (N) WINDOWS
11	REMOVE (E) STAIR & FRAMING
12	REMOVE AND SAVE (E) LIGHT/FAN ABOVE
13	REMOVE (E) DOOR
14	DEMO (E) SKYLIGHT
15	REMOVE (E) FLOOR FRAMING FOR NEW STAIRS
16	REMOVE (E) WALL & DOOR AS REQUIRED
17	DEMOLISH (E) ROOF AND CEILING FRAMING & SKYLIGHTS
18	EXISTING WINDOW TO REMAIN



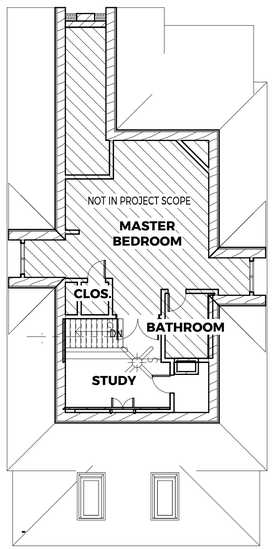
C4 (D) LEVEL 2
1/8" = 1'-0"



C2 (D) LEVEL 1
1/8" = 1'-0"



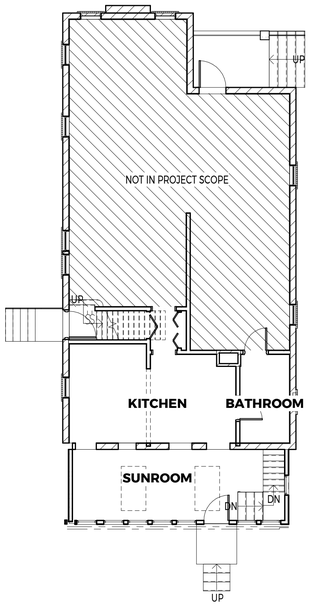
C1 (D) Basement
1/8" = 1'-0"



A4 / A201

C4 / A201

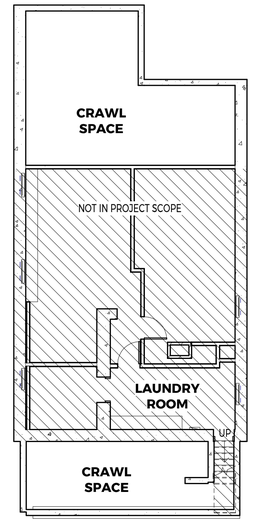
A4 (E) LEVEL 2
1/8" = 1'-0"



A4 / A201

C4 / A201

A2 (E) LEVEL 1
1/8" = 1'-0"



A4 / A201

C4 / A201

A1 (E) Basement
1/8" = 1'-0"

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EXISTING PLANS & DEMO PLANS

A101
CONSTRUCTION DOCUMENTS

3/4/2022 3:53:48 PM - **PLOT DATE**

D
C
B
A
5
4
3
2
1

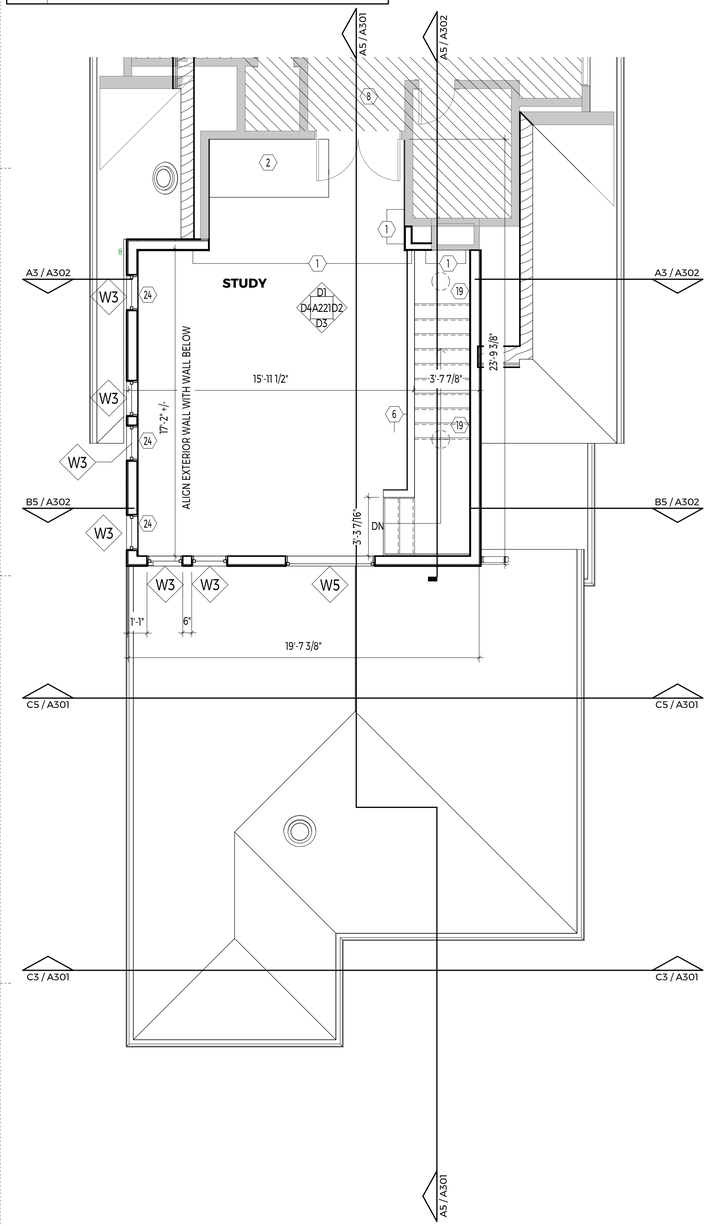
SHEET NOTES - PLAN	
#	COMMENTS
1	ALIGN FACE
2	INFILL EXISTING FLOOR OPENING;NEW FLOORING AT STUDY PER GC&OWNER
3	EXISTING ATTIC ACCESS DOOR TO REMAIN
4	OVERHEAD
5	OPEN TO BELOW
6	3'-0" MIN. AFF HALF WALL; WOOD CAP TO MATCH TRIM USED IN REST OF PROJECT

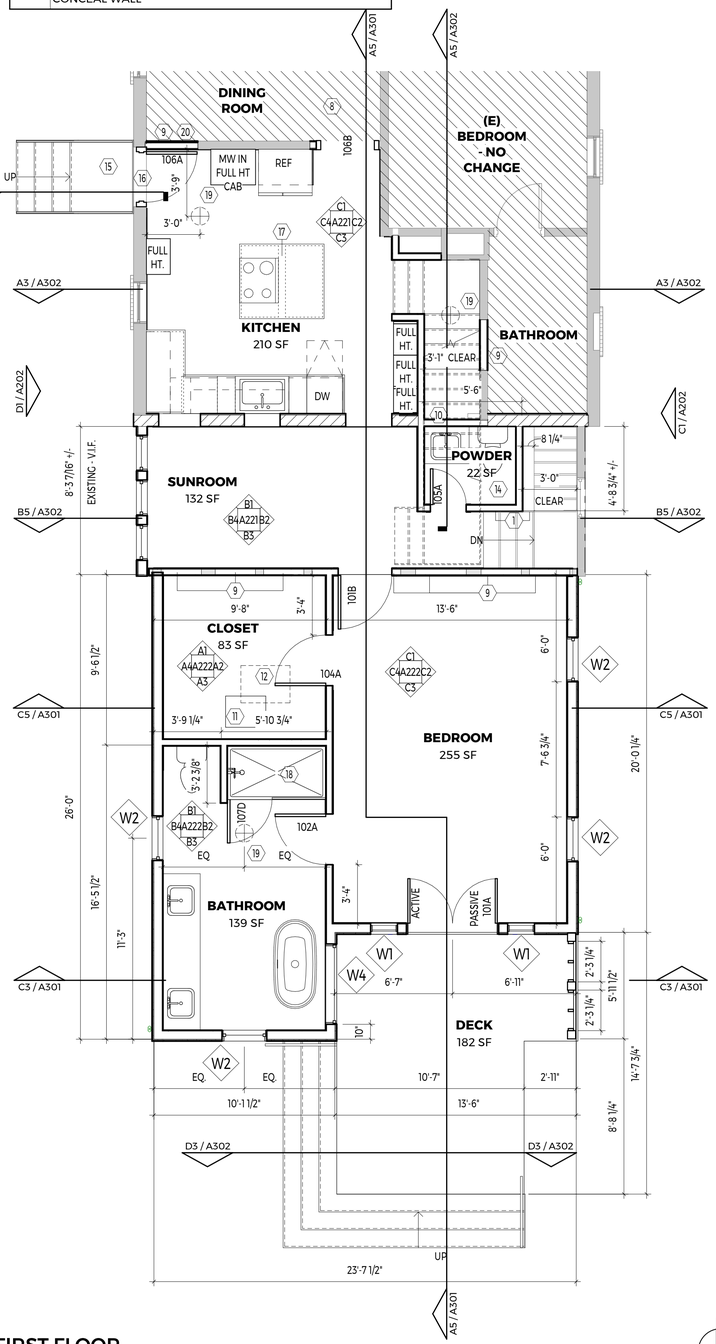
SHEET NOTES - PLAN	
#	COMMENTS
7	LINE REPRESENTS CEILING HEIGHT OF UNDER 5'
8	HATCHED AREA OUTSIDE OF SCOPE OF WORK - TYP.
9	INFILL (E) OPENING AND PATCH BOTH SIDES OF WALL
10	INFILL (E) OPENING WITH NEW FRAMED WALL
11	PROVIDE MIN 18"X24" CRAWL SPACE ACCESS IN FLOOR
12	PROVIDE MIN 22"X30" ATTIC ACCESS IN CEILING AND INSULATE TO IECC REQUIRED MINIMUM (R402.2.4)

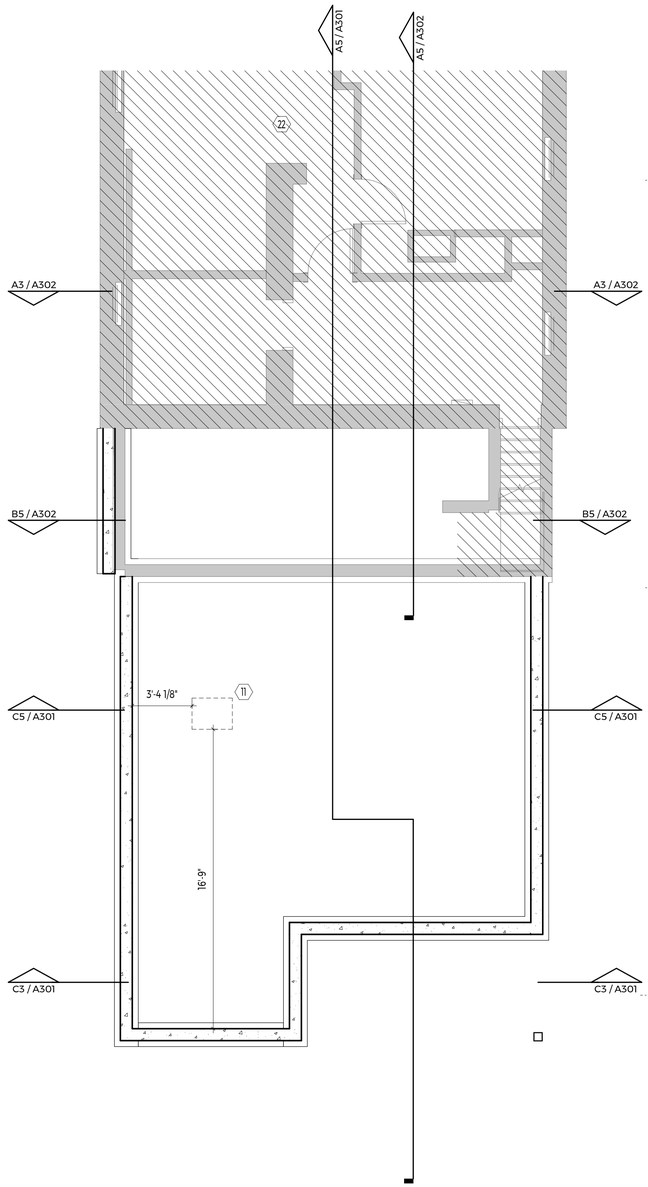
SHEET NOTES - PLAN	
#	COMMENTS
14	MIN 21" CLEAR IN FRONT OF SINK AND W/C; MIN 15" CLEAR TO CENTERLINE OF EACH FIXTURE
15	NEW STAIR TO ACCOMMODATE DROPPED DOOR
16	LOWER DOOR TO EXISTING FLOOR HEIGHT; INFILL OPENING ABOVE OR ADD TRANSOM WINDOW ABOVE DOOR
17	NEW HALF WALL AT ISLAND BELOW COUNTERTOP - CONTINUE END PANELS AT NORTH AND SOUTH TO CONCEAL WALL

SHEET NOTES - PLAN	
#	COMMENTS
18	PROVIDE ZERO-THRESHOLD SHOWER AND TROUGH DRAIN
19	LOW PROFILE TUBULAR SKYLIGHT WITH SOLAR POWERED NIGHTLIGHT
20	PATCH (E) WOOD FLOOR AS REQ'D WHERE STAIRS REMOVED
21	FUR 2X4 WALL FOR PLUMBING INSIDE OF EXTERIOR INSULATED WALL

SHEET NOTES - PLAN	
#	COMMENTS
22	REFERENCE STRUCTURAL DRAWING FOR FULL EXTENT OF REQUIRED WORK AT BASEMENT
24	ALIGN WINDOW WITH 1F WINDOW BELOW







A5 SECOND FLOOR
1/4" = 1'-0"

A4 FIRST FLOOR
1/4" = 1'-0"

A2 BASEMENT
1/4" = 1'-0"

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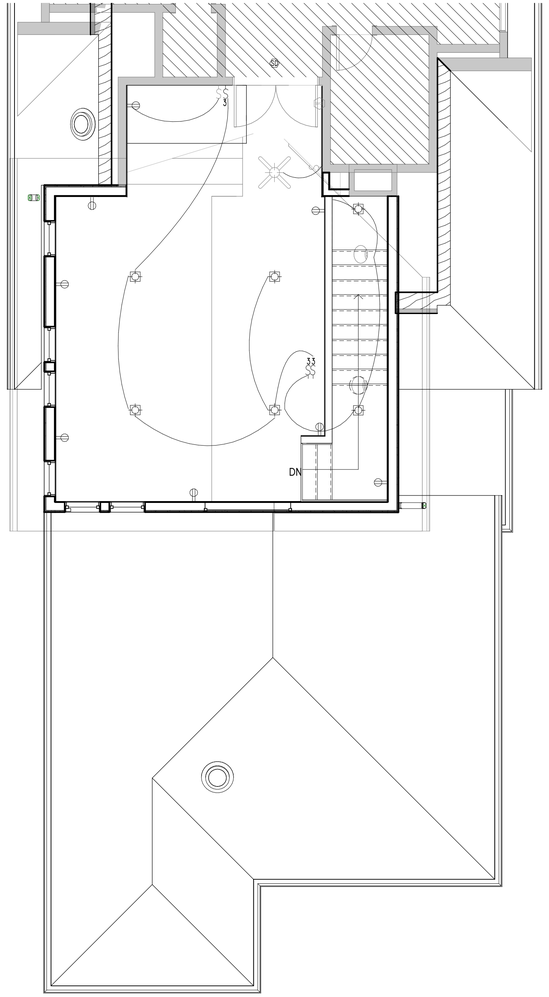
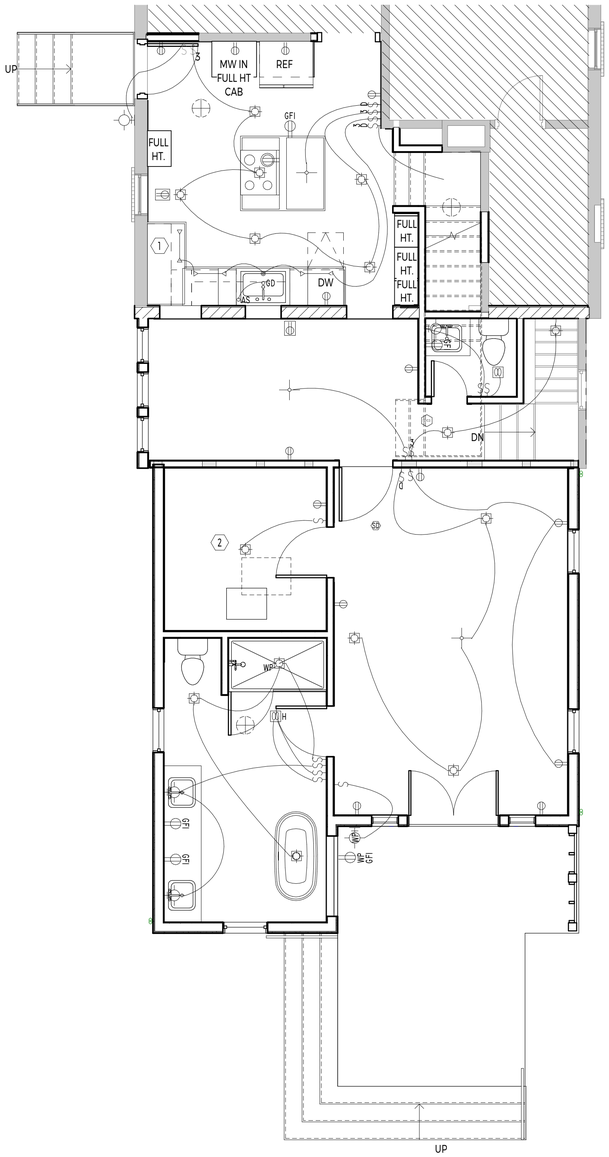
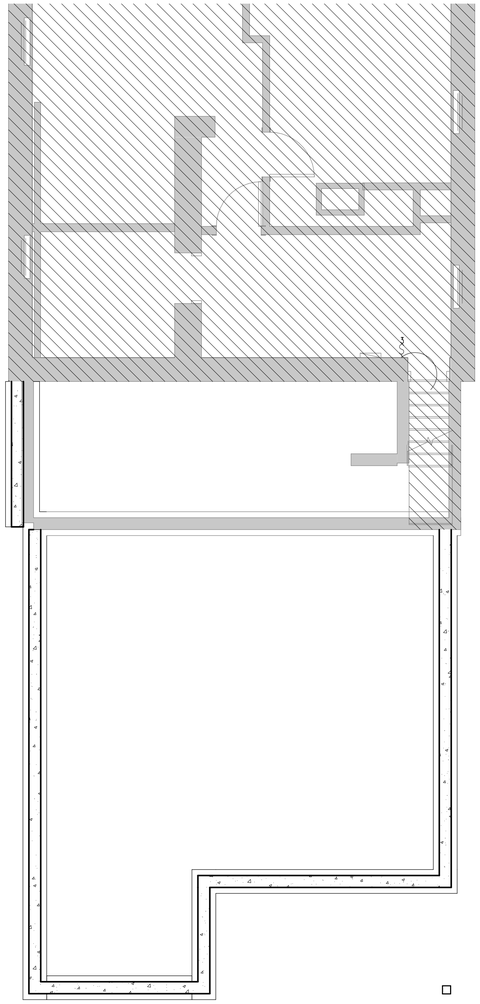
PLANS

A102
CONSTRUCTION DOCUMENTS

SHEET NOTES - ELECTRICAL PLAN	
#	COMMENTS
1	PROVIDE LEGRAND UNDER CABINET GFCI OUTLET SYSTEM SPACED PER CODE REQUIREMENTS TO AVOID OUTLETS IN/ON BRICK WALLS
2	LIGHTING FIXTURE MUST MEET ALL CODE REQ'D CLEARANCES FOR LIGHT FIXTURES IN CLOSETS







ELECTRICAL NOTES

PROVIDE LIGHTING AT ALL STAIRWAYS. AT INTERIOR STAIRWAYS OF 6 OR MORE RISERS, LIGHTING SHALL BE SWITCHED FROM TOP AND BOTTOM. LIGHTING SHALL BE PROVIDED AT TOP LANDING OF EXTERIOR STAIRWAYS, AND AT BOTTOM LANDING WHERE STAIRWAY SERVES A BASEMENT FROM GRADE LEVEL.

RECESSED LIGHTING, FAN MOTORS, AND ALL OTHER HEAT-PRODUCING DEVICES MUST ADHERE TO ALL CODE-REQUIRED CLEARANCES AND INSTALLATION REQUIREMENTS. SEE IRC SECTION R302.14 AND IRC SECTION N1102.3.5.

CARBON MONOXIDE/SMOKE DETECTORS:

HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH A BATTERY BACKUP MUST BE INSTALLED:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS
- ON BOTH LEVELS OF A SPLIT LEVEL DWELLING UNIT WHEN THERE IS AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS THAT CONTAIN FUEL FIRED APPLIANCES OR HAVE ATTACHED GARAGES.

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

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

(N) ELECTRICAL SCHED.

ELECTRICAL PLAN NOTES:

LOCATIONS MAY REQUIRE ADJUSTMENT DUE TO CONCEALED OR UNFORESEEN CONDITIONS

'+42' INDICATES A NON-STANDARD MOUNTING HEIGHT (INCHES)

'X6' INDICATES NUMBER OF FIXTURES STACKED AT SAME LOCATION

EXISTING FIXTURES LOCATED WITHIN THE PROJECT AREA AS SHOWN ON PLANS ARE TO BE RETROFITTED/ REPLACED AS REQUIRED FOR CONSISTENCY WITH NEW ELECTRICAL.

ELECTRICAL PLAN LINE-STYLE KEY:

EXISTING: ——————
TO BE REMOVED: - - - - - -
NEW: ——————

KEY	DESCRIPTION	NEW
		22
	DUPLEX OUTLET	1
GFI	DUPLEX GFI OUTLET	4
GFI WP	DUPLEX GFI WATER PROOF OUTLET	1
S	SWITCH	15
3	SWITCH THREE WAY	6
3 D	SWITCH THREE WAY DIMMABLE	1
D	SWITCH DIMMABLE	2
	EXHAUST FAN	1
H	EXHAUST FAN WITH HEAT FAN	1
	FAN CEILING MOUNTED WITH LIGHT	1
	LIGHT PENDANT	3
	RECESSED LIGHT FIXTURE	22
WP	RECESSED LIGHT FIXTURE WATER PROOF	1
	LIGHT UNDERCABINET	3

KEY	DESCRIPTION	NEW
	LIGHT FIXTURE WALL MOUNT	4
	LIGHT FIXTURE WALL MOUNT WATER PROOF	1
	IN-CABINET PUCK LIGHT	1
	FLOOR OUTLET DUPLEX	2
AS	AIR SWITCH	1
GD	GARBAGE DISPOSAL	1
	SMOKE ALARM W/ BATTERY BACKUP PER IRC REQ'S	2
CO	SMOKE/CARBON MONOXIDE ALARM W/ BATTERY BACKUP PER IRC REQ'S	2

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SCHEMATIC ELECTRICAL PLANS

A141
CONSTRUCTION DOCUMENTS

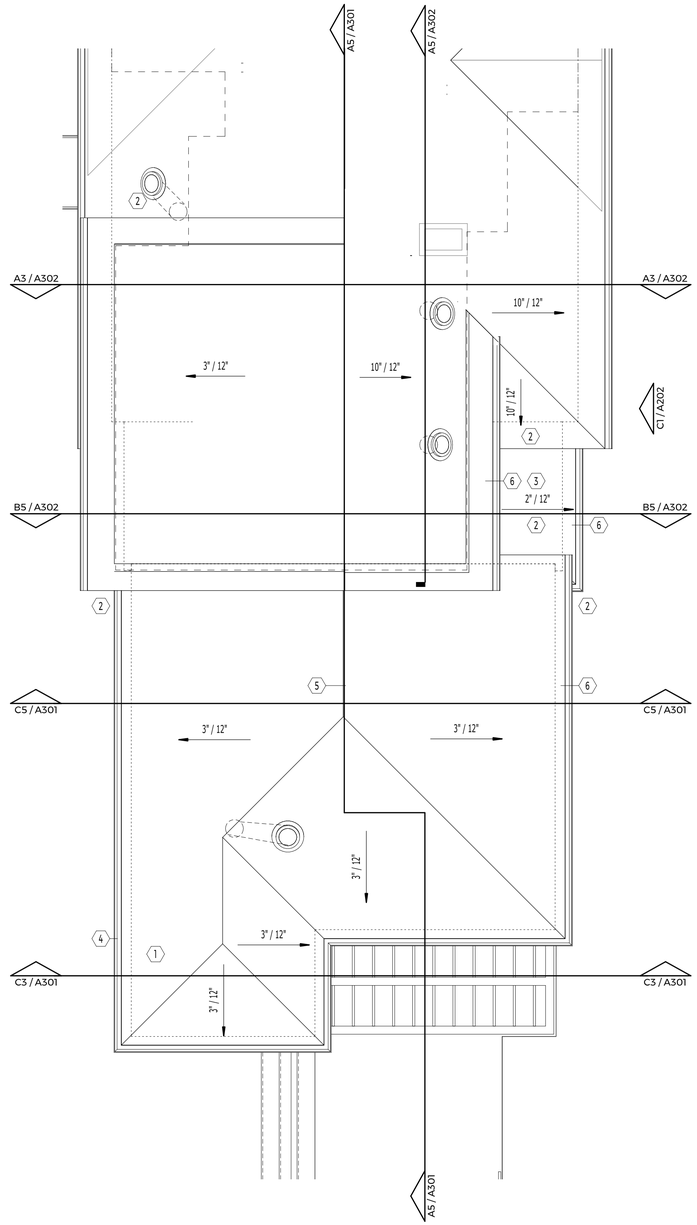
A5 ELECTRICAL SECOND FLOOR
1/4" = 1'-0"

A4 FIRST FLOOR
1/4" = 1'-0"

A2 ELECTRICAL BASEMENT
1/4" = 1'-0"

3/4/2022 3:53:50 PM - **PLOT DATE**

SHEET NOTES - ROOF PLAN	
#	**COMMENTS**
1	MATCH COLOR AND MANUFACTURER OF (E) ASPHALT SHINGLES, TYP. GC TO CONFIRM SHINGLE SELECTION MEETS ALL REQUIRED LOCAL CODES
2	PROVIDE KICKOUT AND STEP FLASHING AS REQUIRED
3	ASPHALT SHINGLE OVER GRACE ICE & WATER SHIELD
4	GUTTER AND DOWNSPOUTS TO MATCH (E), TYP. PROVIDE 5' DOWNSPOUT EXTENSIONS, TYP AT GRADE LEVEL.
5	PROVIDE RIDGE VENTILATION AS REQ'D
6	FLAT SOFFIT, VENT WHEN SPECIFIED BY NOTES BELOW



ATTIC VENTING:

1F ADDITION AREA: 600 SF ATTIC X 144 SQ IN/SQ FT = 86,400 SQ IN.

REQUIRED VENTING: 86,400 SQ IN. x 1/300 = 288 SQ. IN REQUIRED

RIDGE VENTING: 288 SQ IN x 0.5 = 144 SQ IN. REQUIRED
PROVIDE 8 LINEAR FEET COR-A-VENT V600E @ 20SQ.IN. NFVA/LINEAR FOOT AT UPPER RIDGE OF ADDITION = 160 SQ IN PROVIDED

EAVE VENTING: 288 SQ IN/2 = 144 SQ IN. REQUIRED
PROVIDE COR-A-VENT S 400 @ 10SQ.IN. NFVA/LINEAR FOOT AT PERIMETER OF ADDITION (77.7 FEET, NOT INCLUDING NORTH WALL). INSTALL OWENS CORNING RAFT-R-MATE OR EQUAL BETWEEN TRUSSES AT EAVES TO PROTECT AIR FLOW. 777 SQ IN PROVIDED

A2 ROOF
1/4" = 1'-0"

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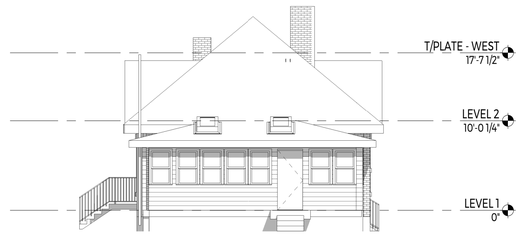
ROOF PLAN

A161
CONSTRUCTION DOCUMENTS

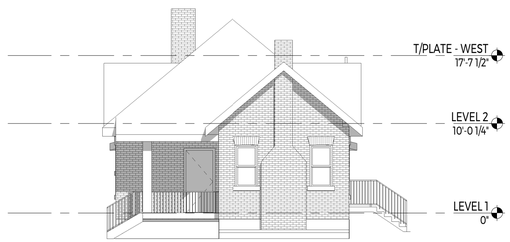
3/4/2022 3:53:51 PM - **PLOT DATE**

C4 (E) EAST
1/8" = 1'-0"



C2 (E) SOUTH
1/8" = 1'-0"

A4 (E) WEST
1/8" = 1'-0"



A2 (E) NORTH
1/8" = 1'-0"

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(E) EXTERIOR ELEVATIONS

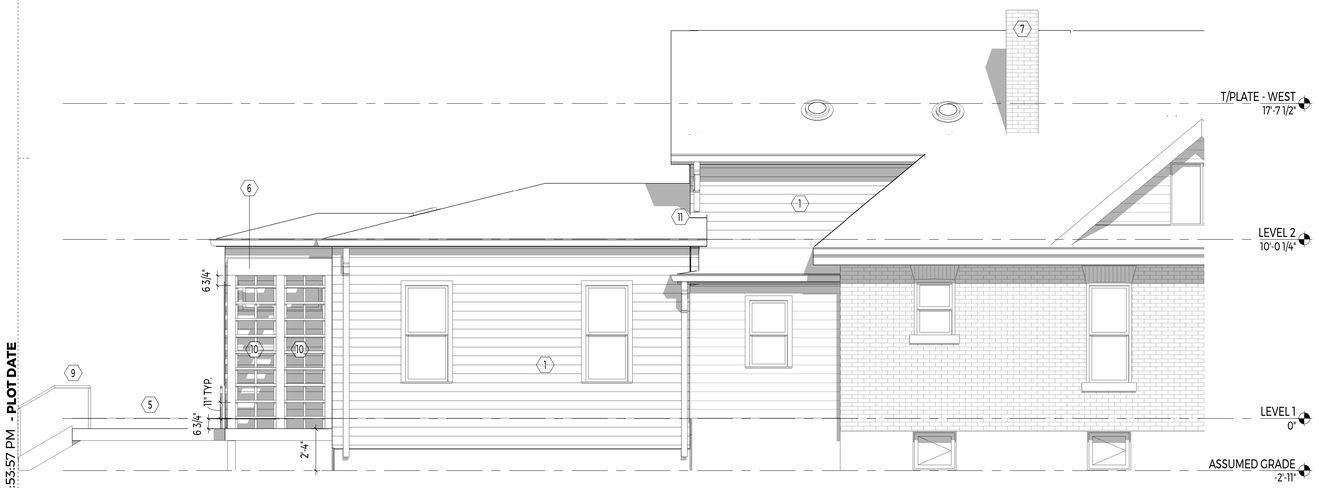
A201
CONSTRUCTION DOCUMENTS

SHEET NOTES - ELEVATIONS	
#	COMMENTS
1	WOOD SIDING TO MATCH (E)
2	OPTION TO ADD CEDAR SHINGLE ACCENT AT GABLE TO MATCH FRONT OF HOUSE
3	STAINED CEDAR OR PT WOOD AND COMPOSITE DECK
4	NEW WOOD STEPS AND LANDING
5	GRADE UNDER 30" WITHIN 36" OF EDGE OF DECK
6	CEDAR TRELLIS PER STRUCTURAL WITH WOOD OR POWDER COATED NETAL INFILL
7	EXISTING BRICK CHIMNEY; NO CHANGE
8	MATCH GABLE END TRIM TO (E) GABLE END TRIM AT DORMERS
9	POWDER COATED HANDRAIL PER G.C. - GUARDRAIL REQUIRED IF GRADE IS OVER 30" WITHIN 3' OF EDGE OF DECK

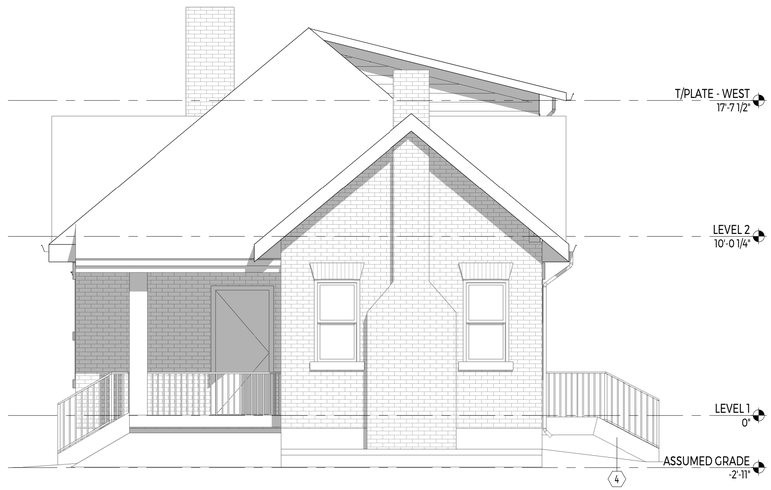
SHEET NOTES - ELEVATIONS	
#	COMMENTS
10	2x4 DOUGLAS FIR VERTICALS; FASTEN TO 6X6 COLUMNS; MIDDLE 2x4 ATTACHED TO BEAMS ABOVE AND BELOW WITH POWDER COATED OR GALVANIZED ANGLES, MATCH FINISH OF OTHER HARDWARE. USE DOUGLAS FIR 2X2S FOR HORIZONTAL MEMBERS AND FACE FASTEN TO 2x4s. STAIN TO MATCH DECK OR PER GC/OWNER. TEXTURE (ROUGH SAWN, S4S, ETC.) OF ALL TRELLIS MEMBERS TO MATCH.
11	PROVIDE KICKOUTS AT ALL DOWNSPOUTS - TYP.
12	MAINTAIN RELIEF BETWEEN FACE OF BRICK AND FACE OF WOOD

D1 WEST
1/4" = 1'-0"

A1 SOUTH
1/4" = 1'-0"



C1 EAST
1/4" = 1'-0"



B1 NORTH
1/4" = 1'-0"

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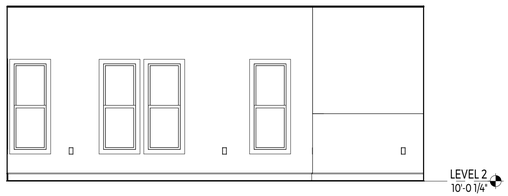
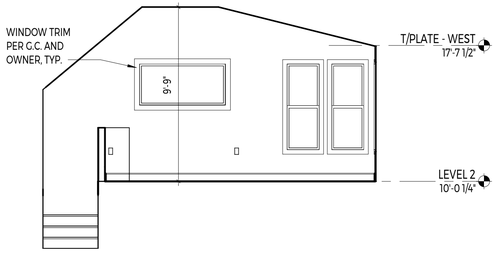
EXTERIOR ELEVATIONS

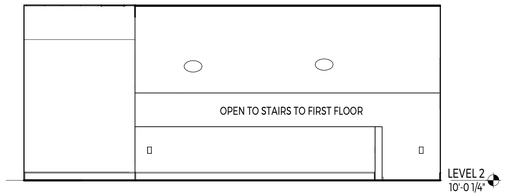
A202
CONSTRUCTION DOCUMENTS



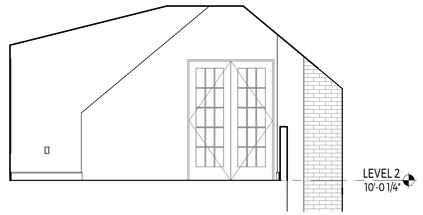
D4 ATTIC WEST
1/4" = 1'-0"



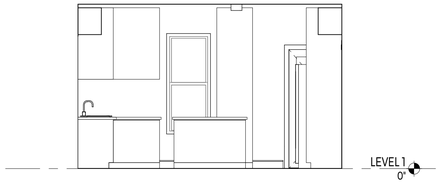
D3 ATTIC SOUTH
1/4" = 1'-0"



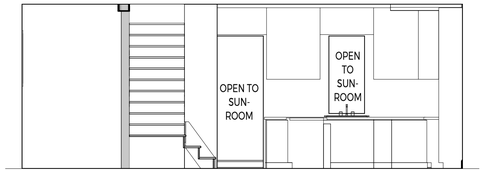
D2 ATTIC EAST
1/4" = 1'-0"



D1 ATTIC NORTH
1/4" = 1'-0"



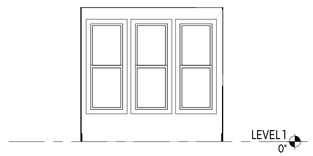
C4 KITCHEN WEST
1/4" = 1'-0"



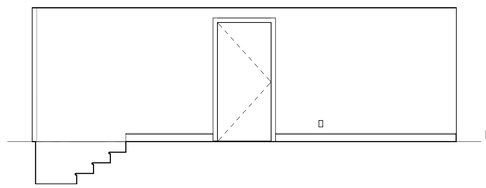
C3 KITCHEN SOUTH
1/4" = 1'-0"

C2 KITCHEN EAST
1/4" = 1'-0"

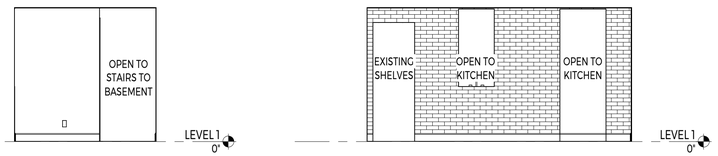
C1 KITCHEN NORTH
1/4" = 1'-0"



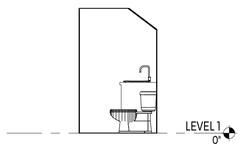
B4 SUNROOM WEST
1/4" = 1'-0"



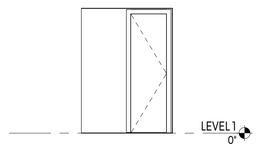
B3 SUNROOM SOUTH
1/4" = 1'-0"



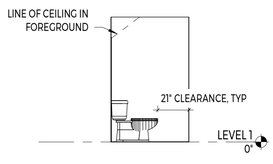
B2 SUNROOM EAST
1/4" = 1'-0"



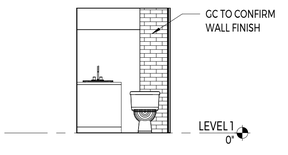
A4 POWDER WEST
1/4" = 1'-0"



A3 POWDER SOUTH
1/4" = 1'-0"



A2 POWDER EAST
1/4" = 1'-0"



A1 POWDER NORTH
1/4" = 1'-0"

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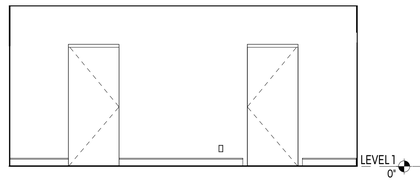
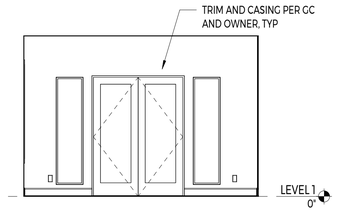
ISSUE DATE: 03/04/2022

INTERIOR ELEVATIONS

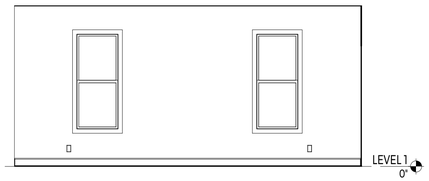
A221
CONSTRUCTION DOCUMENTS



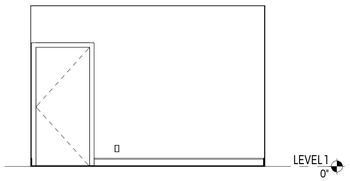
C4 BEDROOM WEST
1/4" = 1'-0"



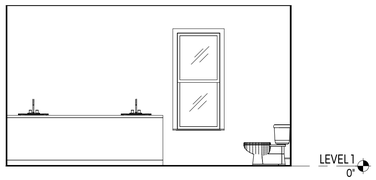
C3 BEDROOM SOUTH
1/4" = 1'-0"



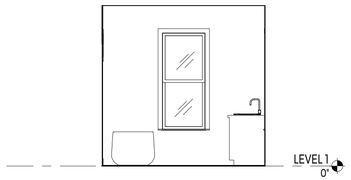
C2 BEDROOM EAST
1/4" = 1'-0"



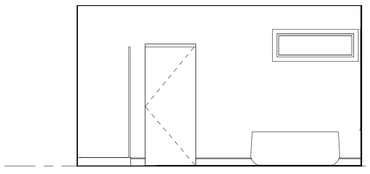
C1 BEDROOM NORTH
1/4" = 1'-0"



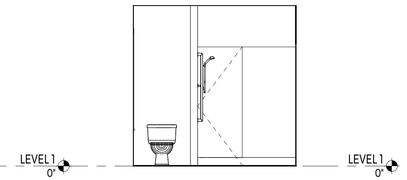
B4 BATHROOM WEST
1/4" = 1'-0"



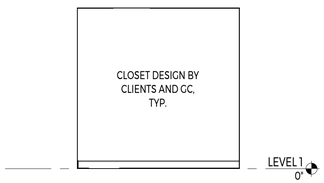
B3 BATHROOM SOUTH
1/4" = 1'-0"



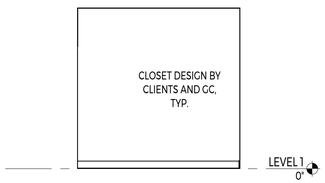
B2 BATHROOM EAST
1/4" = 1'-0"



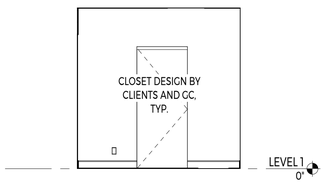
B1 BATHROOM NORTH
1/4" = 1'-0"



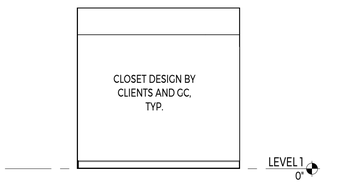
A4 CLOSET WEST
1/4" = 1'-0"



A3 CLOSET SOUTH
1/4" = 1'-0"



A2 CLOSET EAST
1/4" = 1'-0"



A1 CLOSET NORTH
1/4" = 1'-0"

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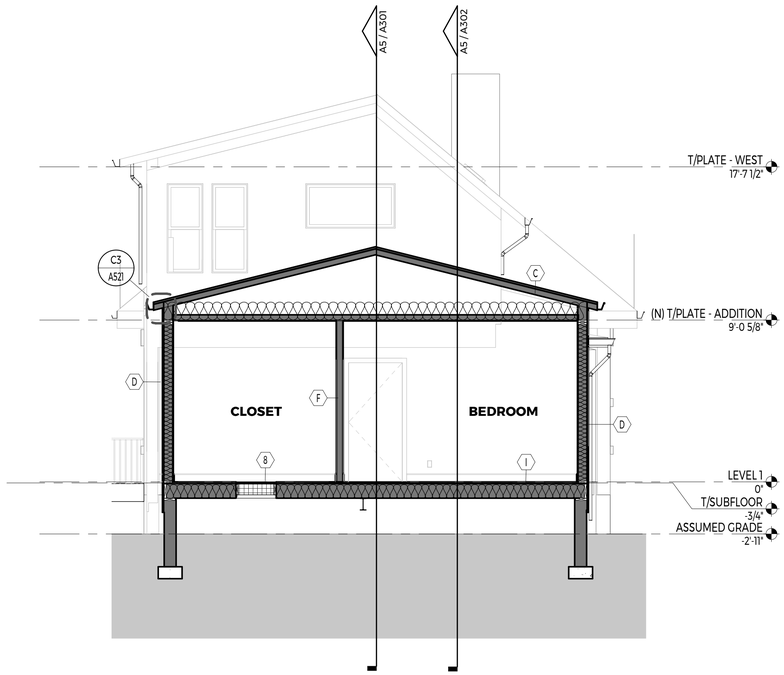
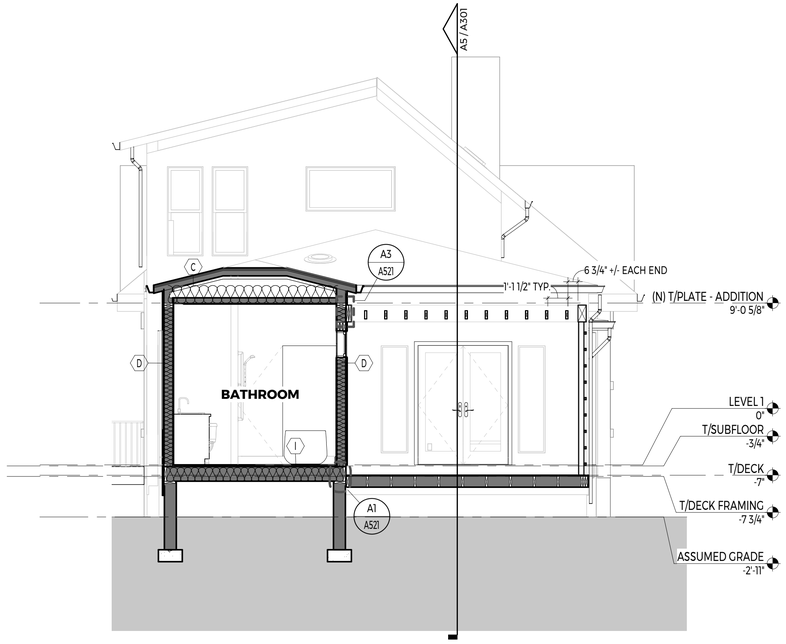
INTERIOR ELEVATIONS

A222
CONSTRUCTION DOCUMENTS



C5 SECTION EAST-WEST 2

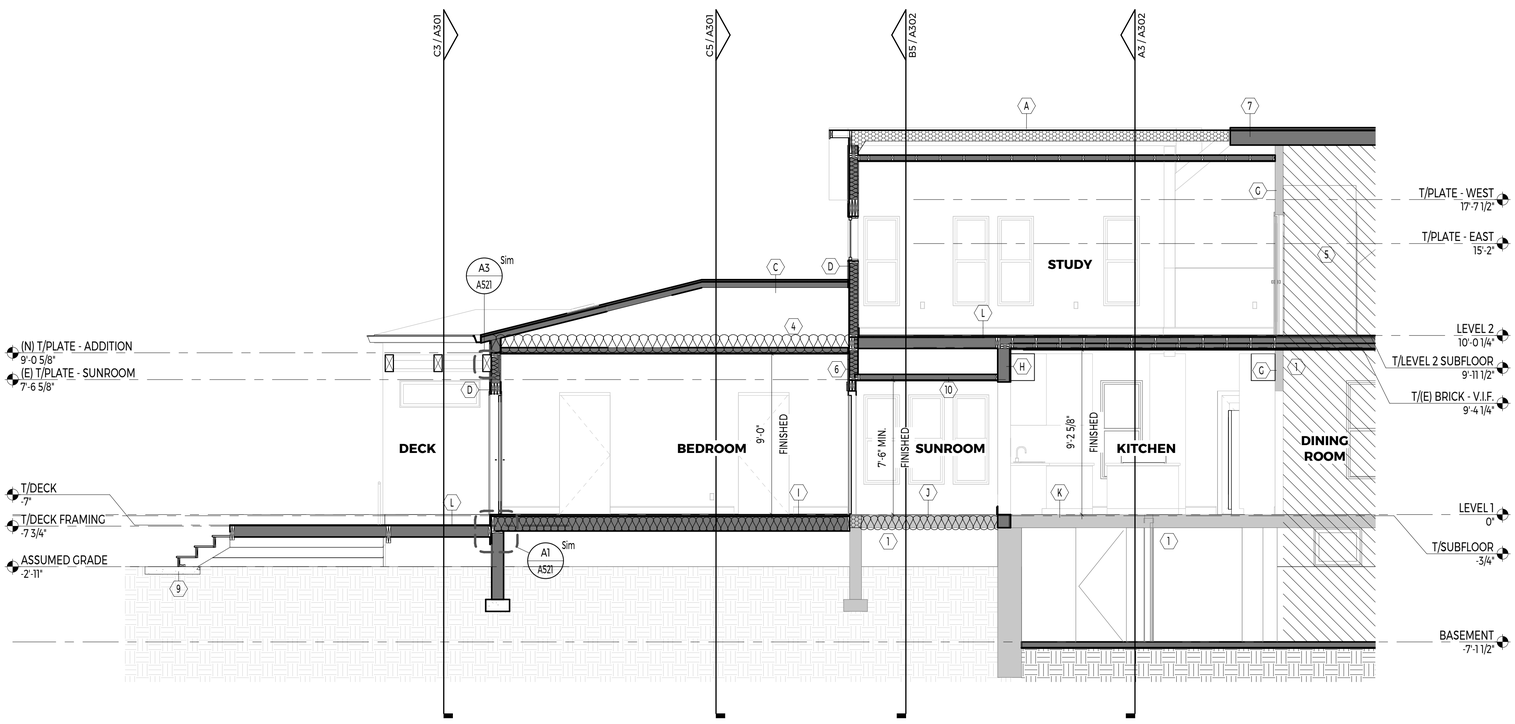
1/4" = 1'-0"



C3 SECTION EAST-WEST 1

1/4" = 1'-0"

SHEET NOTES - SECTIONS	
#	COMMENTS
1	VERIFY ALL EXISTING FRAMING - TYP.
2	FRAME EAVE FLAT
4	ROOF TRUSSES BY OTHERS - TYP.
5	HATCHED AREA OUTSIDE OF SCOPE U.N.O.- TYP.
6	FILL EXISTING NORTH WALL AT AND ABOVE SUNROOM CEILING COMPLETELY WITH BATT INSULATION
7	INSULATE EXISTING ROOF WHERE EXPOSED FROM UNDERSIDE
8	INSULATE CRAWL SPACE ACCESS WITH RIGID FOAM TO IECC REQUIRED MINIMUMS (R402.2.4)
9	CONC. LANDING DESIGN BY OTHERS
10	OPTION TO RAISE SUNROOM CEILING IF EXISTING CONDITION AT BRICK WALL ALLOWS
A	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
B	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
C	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
D	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
E	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
F	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
G	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
H	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
I	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
J	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
K	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
L	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302



A5 SECTION NORTH-SOUTH

1/4" = 1'-0"

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BUILDING SECTIONS

A301
CONSTRUCTION DOCUMENTS

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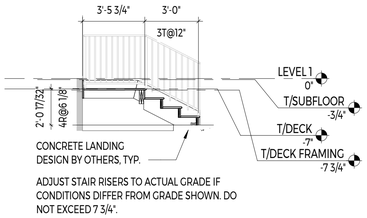
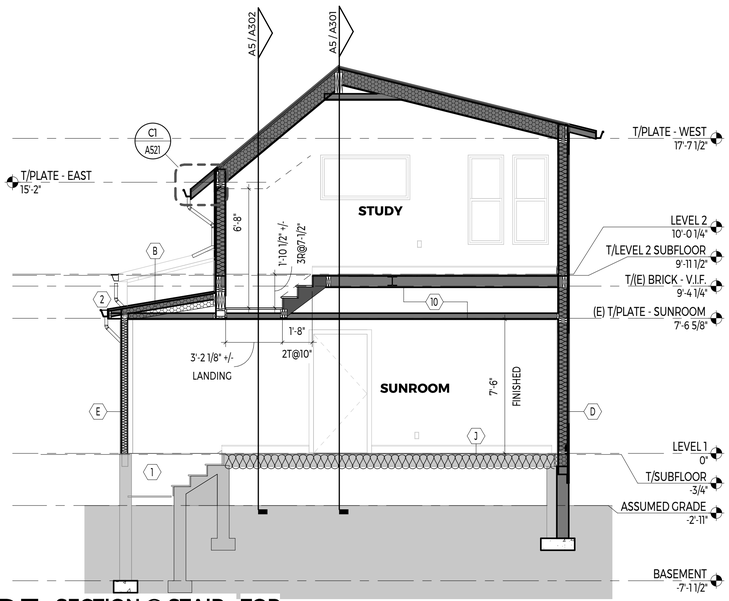


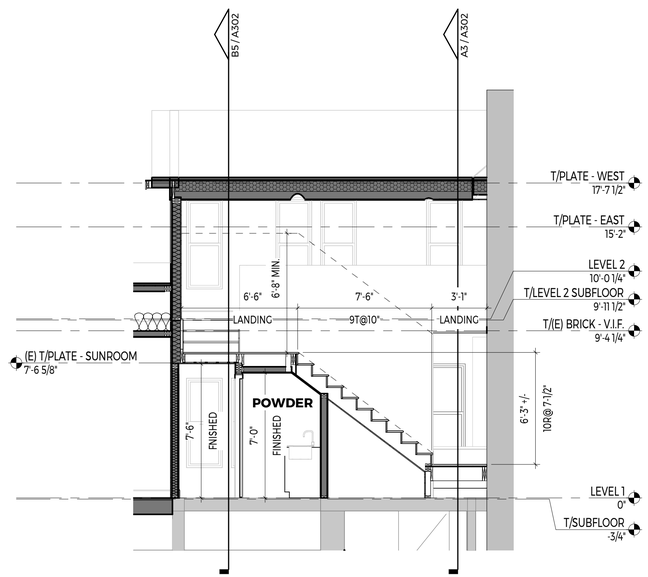
D5 NEW EXTERIOR STAIRS AT KITCHEN

1/4" = 1'-0"



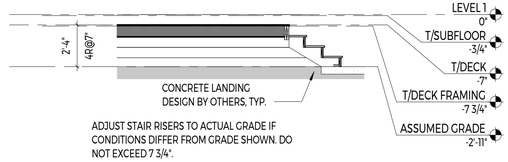
B5 SECTION @ STAIR - TOP

1/4" = 1'-0"



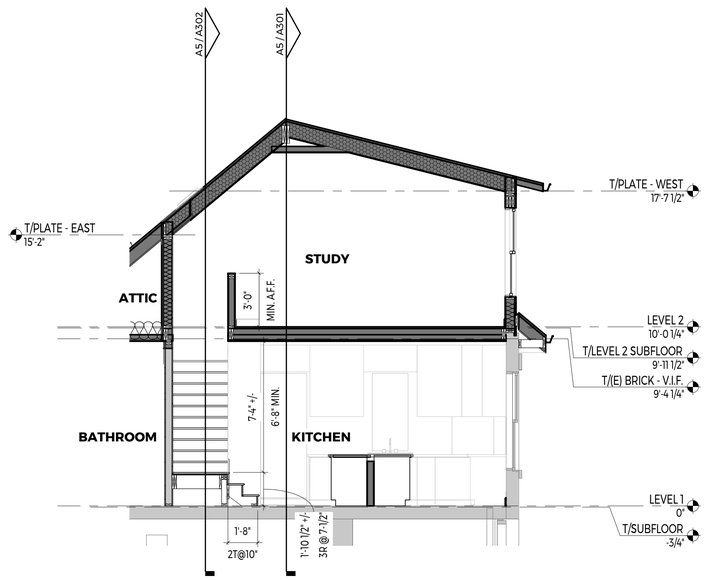
A5 SECTION @ STAIR - MIDDLE

1/4" = 1'-0"



D3 STAIR AT M. BEDROOM DECK

1/4" = 1'-0"



A3 SECTION @ STAIR - BOTTOM

1/4" = 1'-0"

SHEET NOTES - SECTIONS	
#	COMMENTS
1	VERIFY ALL EXISTING FRAMING - TYP.
2	FRAME EAVE FLAT
4	ROOF TRUSSES BY OTHERS - TYP.
5	HATCHED AREA OUTSIDE OF SCOPE U.N.O.- TYP.
6	FILL EXISTING NORTH WALL AT AND ABOVE SUNROOM CEILING COMPLETELY WITH BATT INSULATION
7	INSULATE EXISTING ROOF WHERE EXPOSED FROM UNDERSIDE
8	INSULATE CRAWL SPACE ACCESS WITH RIGID FOAM TO IECC REQUIRED MINIMUMS (R402.2.4)
9	CONC. LANDING DESIGN BY OTHERS
10	OPTION TO RAISE SUNROOM CEILING IF EXISTING CONDITION AT BRICK WALL ALLOWS
A	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
B	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
C	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
D	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
E	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
F	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
G	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
H	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
I	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
J	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
K	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302
L	SEE TYPICAL BUILDING ASSEMBLIES SHEET A302

TYPICAL BUILDING ASSEMBLIES:

A. ROOF CONSTRUCTION AT DORMER, ALSO SEE ROOF PLAN:
- ASPHALT SHINGLES TO MATCH EXISTING
- UNDERLAYMENT
- ICE AND WATER SHIELD AT EAVES, EXTEND 3' UP ROOF PAST WALL FRAMING
- SHEATHING PER STRUCTURAL
- RAFTERS PER STRUCTURAL
- CLOSED CELL SPRAY FOAM TO ACHEIVE R-49, MUST MEET IRC SECTION R316.3 FOR SURFACE-BURNING CHARACTERISTICS
- 2x4 CEILING JOISTS WHERE SHOWN ON PLAN
- 5/8" GYPSUM BOARD CEILING

B. ROOF CONSTRUCTION AT SUNROOM, ALSO SEE ROOF PLAN:
- ASPHALT SHINGLES TO MATCH EXISTING
- ICE AND WATER SHIELD OVER ENTIRE ROOF AND EAVES; ALSO CONTINUE ICE AND WATER SHIELD UP NORTH WALL OF ADDITION (WHERE ADDITION MEETS SUNROOM) AND 3' MIN. ONTO ROOF OF ADDITION
- SHEATHING PER STRUCTURAL
- TRUSSES BY OTHERS
- CLOSED CELL SPRAY FOAM TO ACHEIVE R-49
- 5/8" GYPSUM BOARD CEILING

C. ROOF CONSTRUCTION AT ADDITION, ALSO SEE ROOF PLAN:
- ASPHALT SHINGLES TO MATCH EXISTING
- ICE AND WATER SHIELD AT EAVES, EXTEND 3' UP ROOF PAST WALL FRAMING
- SHEATHING PER STRUCTURAL
- TRUSSES BY OTHERS
- R-38 BATT INSULATION, FULL DEPTH (UNCOMPRESSED) AT TOP PLATE
- 5/8" GYPSUM BOARD CEILING

D. NEW EXTERIOR WALLS:
- PAINTED WOOD LAP SIDING TO MATCH EXISTING
- TYVEK WEATHER RESISTIVE BARRIER SYSTEM, INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- SHEATHING PER STRUCTURAL
- 2X6 WALL FRAMING
- R-21 BATT INSULATION
- 5/8" GYPSUM WALL BOARD

E. EXISTING EXTERIOR WALLS:
- EXISTING PAINTED WOOD LAP SIDING
- REPAIR EXISTING WRB AS REQUIRED
- EXISTING SHEATHING U.N.O. BY STRUCTURAL
- EXISTING WALL FRAMING
- FILL EXPOSED CAVITIES ENTIRELY WITH BATT INSULATION
- NEW 5/8" GYPSUM WALL BOARD AS REQUIRED

F. NEW INTERIOR WALLS
- 5/8" GYPSUM BOARD
- 2X4 WALL FRAMING U.N.O. BY STRUCTURAL
- 5/8" GYPSUM BOARD

G. EXISTING FRAMED WALLS
- 5/8" GYPSUM BOARD OR LATH AND PLASTER - REPAIR AS REQUIRED
- EXISTING WALL FRAMING - PROVIDE FIRE BLOCKING AS REQUIRED WHERE CAVITIES ARE EXPOSED
- 5/8" GYPSUM BOARD OR LATH AND PLASTER - REPAIR AS REQUIRED

H. EXISTING BRICK WALLS
- EXPOSED BRICK - REPAIR AS REQUIRED
- PLASTER - REPAIR AS REQUIRED

I. NEW FLOOR AT ADDITION:
- FINISH FLOORING PER G.C. AND CLIENT
- PROVIDE KERDI OR EQUAL UNDERLAYMENT AT ALL TILE FLOORING
- SUBFLOOR PER STRUCTURAL
- R-30 BATT INSULATION OR CLOSED CELL SPRAY FOAM
- MIN. 18" DEEP VENTED CRAWL SPACE

J. EXISTING FLOOR OVER CRAWL SPACE:
- REPLACE OR REFINISH EXISTING FLOOR AS REQUIRED
- EXISTING SHEATHING
- EXISTING FRAMING
- PROVIDE R-30 BATT INSULATION OR CLOSED CELL SPRAY FOAM AT UNDERSIDE OF EXISTING FLOOR
- EXISTING VENTED CRAWL SPACE

K. EXISTING FLOOR OVER BASEMENT
- REPLACE OR REFINISH EXISTING FLOOR AS REQUIRED
- EXISTING SHEATHING
- EXISTING FRAMING
- EXISTING CEILING FINISH IN SOME LOCATIONS

L. NEW FLOOR AT 2F DORMER
- REPLACE EXISTING FLOORING; FLOORING PER G.C. AND CLIENT
- REPLACE EXISTING SHEATHING WHERE STAIR OPENING IS FILLED IN; NEW SHEATHING PER STRUCTURAL
- FRAMING AND FLUSH BEAM PER STRUCTURAL
- CLOSED CELL SPRAY FOAM UNDERSIDE OF FLOOR TO ACHIEVE R-30 WHERE 2F FLOOR EXTENDS OVER SUNROOM ATTIC SPACE.

M. NEW DECK AND STAIRS AT MASTER BEDROOM AND KITCHEN ENTRANCE
- COMPOSITE DECKING
- PRESSURE TREATED FRAMING PER STRUCTURAL

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STAIR SECTIONS

A302
CONSTRUCTION DOCUMENTS

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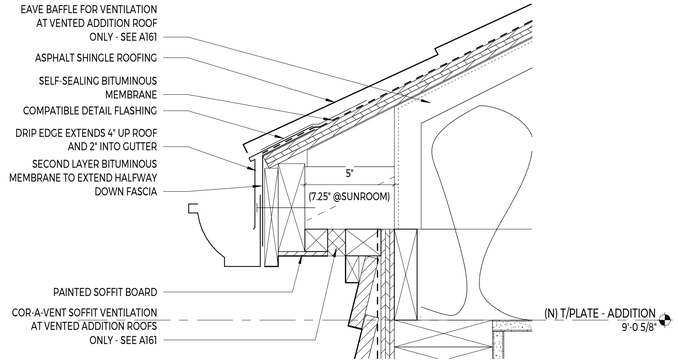
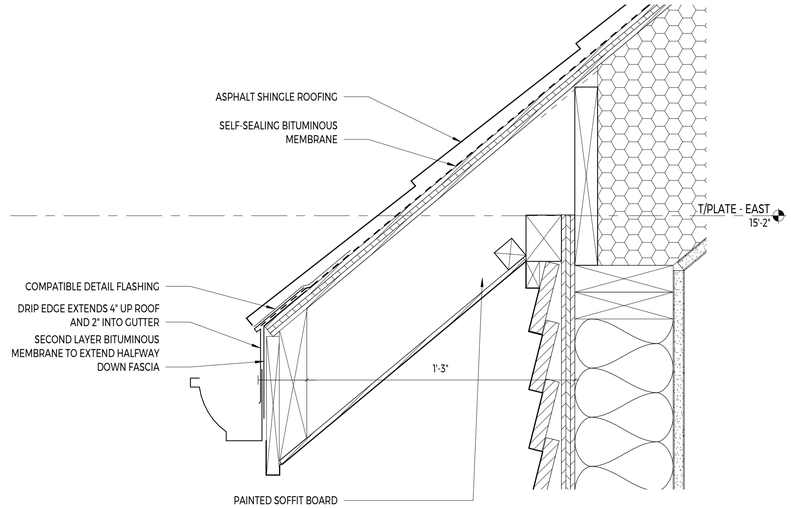


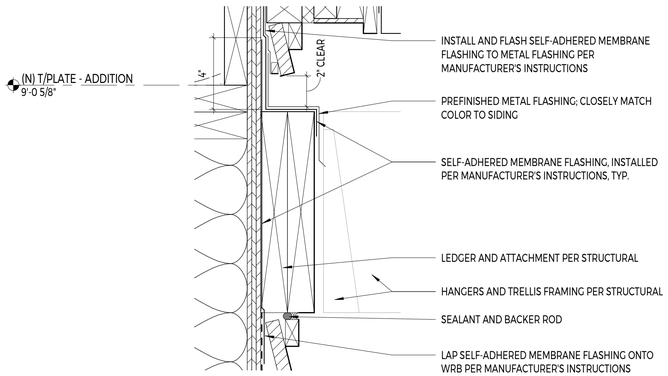
C3 TYPICAL EAVE @ ADDITION (SUNROOM SIMILAR)

3" = 1'-0"



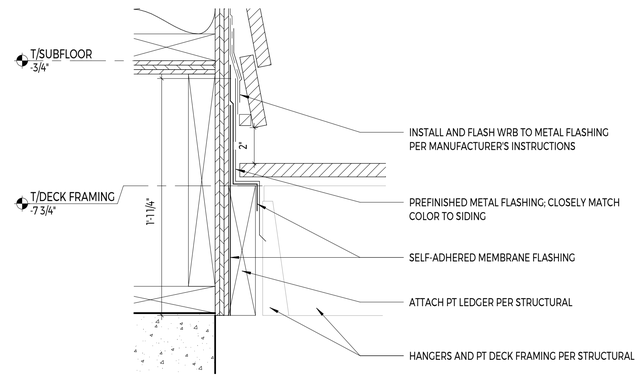
C1 TYPICAL EAVE @ 2F DORMER

3" = 1'-0"



A3 FLASHING @ TRELLIS LEDGER

3" = 1'-0"



A1 DECK LEDGER FLASHING

3" = 1'-0"

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EXTERIOR DETAILS

A521

CONSTRUCTION DOCUMENTS

DOOR SCHEDULE

ROOM	MARK	DOOR			COMMENTS
		LEAVES	WIDTH	HEIGHT	
BEDROOM	101A	2	5'-0"	6'-8"	EXTERIOR, FULL LITE FRENCH DOOR, TEMPERED GLAZING
BEDROOM	101B		3'-0"	6'-8"	
BEDROOM	102A		2'-10"	6'-8"	ALL DOOR HARDWARE BY GC, TYP FOR ALL DOORS-- ENSURE HINGE STOP AT THIS DOOR
BEDROOM	104A		2'-10"	6'-8"	
POWDER	105A		2'-0"	6'-8"	
KITCHEN	106A		2'-10"	6'-8"	EXTERIOR, HALF LITE DOOR, TEMPERED GLAZING
KITCHEN	106B		3'-0"	6'-8"	CASED OPENING
BATHROOM	107D		2'-6"	6'-8"	TEMPERED GLASS SHOWER DOOR

WINDOW SCHEDULE

From Room: Name	Type Mark	Height	Width	Head Height	Sill Height	Comments
BEDROOM	W1	6'-0"	1'-6"	6'-8"	8"	TEMPERED GLAZING
BEDROOM	W1	6'-0"	1'-6"	6'-8"	8"	TEMPERED GLAZING
BEDROOM	W2	5'-6"	2'-6"	7'-6"	2'-0"	
BEDROOM	W2	5'-6"	2'-6"	7'-6"	2'-0"	
BATHROOM	W2	5'-6"	2'-6"	7'-6"	2'-0"	TEMPERED GLAZING
BATHROOM	W2	5'-6"	2'-6"	7'-6"	2'-0"	TEMPERED GLAZING
SUNROOM	W3	5'-0"	2'-0"	6'-8 3/8"	1'-8 3/8"	
SUNROOM	W3	5'-0"	2'-0"	6'-8 3/8"	1'-8 3/8"	
SUNROOM	W3	5'-0"	2'-0"	6'-8 3/8"	1'-8 3/8"	
STUDY	W3	5'-0"	2'-0"	6'-8"	1'-8"	
STUDY	W3	5'-0"	2'-0"	6'-8"	1'-8"	
STUDY	W3	5'-0"	2'-0"	6'-8"	1'-8"	
STUDY	W3	5'-0"	2'-0"	6'-8"	1'-8"	
STUDY	W3	5'-0"	2'-0"	6'-8"	1'-8"	
STUDY	W3	5'-0"	2'-0"	6'-8"	1'-8"	
BATHROOM	W4	1'-6"	4'-6"	7'-6"	6'-0"	OPAQUE GLASS
STUDY	W5	2'-6"	5'-0"	6'-8"	4'-2"	TEMPERED GLAZING
	W6					LOW PROFILE TUBULAR SKYLIGHT WITH SOLAR-POWERED NIGHTLIGHT
	W6					LOW PROFILE TUBULAR SKYLIGHT WITH SOLAR-POWERED NIGHTLIGHT
	W6					LOW PROFILE TUBULAR SKYLIGHT WITH SOLAR-POWERED NIGHTLIGHT
	W6					LOW PROFILE TUBULAR SKYLIGHT WITH SOLAR-POWERED NIGHTLIGHT

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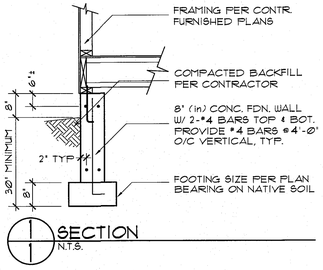
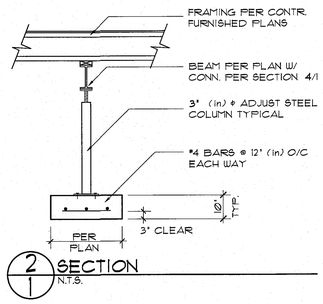
PROJECT #: 2116
ISSUE DATE: 03/04/2022

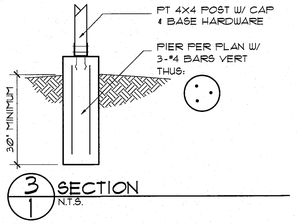
DOOR & WINDOW SCHEDULES

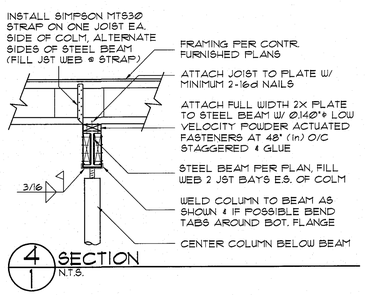
A601
CONSTRUCTION DOCUMENTS

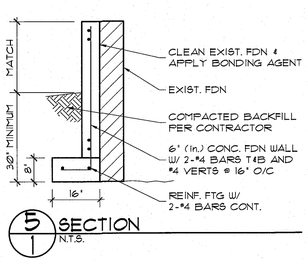
3/4/2022 4:05:49 PM - **PLOT DATE**











TYPICAL HEADERS @ 2ND FLOOR	
CLEAR SPAN	MINIMUM HEADER
6'-6"	3-2X6 HF

TYPICAL HEADERS @ 1ST FLR 2X6 WALLS	
CLEAR SPAN	MINIMUM HEADER
5'-0"	3-2X6 HF

TYPICAL HEADERS @ 1ST FLR 2X4 WALLS	
CLEAR SPAN	MINIMUM HEADER
3'-6"	2-2X6 HF

HEADERS SPEC'D ON THIS PLAN SUPERSEDE CHART.
VERIFY HEADERS BELOW POINT LOADS SUCH AS GIRDER TRUSSES W/ ENG. PRIOR TO CONSTRUCTION.
CHART IS BASED ON THE OPENINGS SHOWN ON THE ARCH. PLANS, VERIFY ANY CHANGES W/ ENGINEER.
HEADER MATERIALS SHALL BE FREE OF DEFECTS.

HEADER, TRIMMER AND KING STUD NOTES:

UNLESS NOTED OTHERWISE ON THIS PLAN, THE MINIMUM REQUIRED HEADER SIZE SHALL BE PER THE TYPICAL HEADER SCHEDULE.

TRIMMER STUDS:

THE MINIMUM NUMBER OF TRIMMER STUDS REQUIRED AT EACH END OF EACH HEADER SHALL BE AS FOLLOWS:

OPENING SIZE: 1'-3" - 4'-3" (1) TRIMMER STUD, EACH END OF HEADER
OPENING SIZE: 4'-4" - 9'-3" (2) TRIMMER STUD, EACH END OF HEADER
OPENING SIZE: 9'-4" - 18'-3" (3) TRIMMER STUD, EACH END OF HEADER

KING STUDS:

UNLESS NOTED OTHERWISE THE MINIMUM NUMBER OF FULL HEIGHT KING STUDS REQUIRED AT EACH END OF EACH HEADER SHALL BE DETERMINED AS FOLLOWS:

DIVIDE THE ROUGH OPENING (R.O.) DIMENSION (IN INCHES) BY 16, THEN DIVIDE THAT NUMBER BY 2, ROUND UP TO THE MINIMUM NUMBER OF KING STUDS REQUIRED EACH SIDE OF HEADER:

(R.O./16)/2 = NUMBER OF KING STUDS EACH SIDE

MINIMUM ROOF SHEATHING
7/16" C-D, 24/16 SPAN RATING, BLOCKED AT BRG WALLS, 8d COMMON NAIL OR 14GA STAPLE @ 4" O/C EDGE & @ 12" O/C FIELD, SHEATHING PERPENDICULAR TO FRAMING W/ STAGGERED JOINTS
MINIMUM FLOOR SHEATHING
3/4" T&G, C-D, 32/16 SPAN RATING, UN-BLOCKED, GLUE W/ EVIDENT SQUEEZE OUT, 16d COMMON NAIL @ 6" O/C EDGE & @ 12" O/C FIELD, SHEATHING PERPENDICULAR TO FRAMING W/ STAGGERED JOINTS
MINIMUM WALL SHEATHING
7/16" RATED OSB SHEATHING, 14GA STAPLE @ 4" O/C EDGE & @ 12" O/C FIELD, BLOCK ALL EDGES

FOUNDATION DETAILS

GENERAL NOTES AND SPECIFICATIONS

CODES: All work shall conform to the International Residential Code for One and Two Family Dwellings (IRC- **2018**) with local amendments and/or the International Building Code (IBC- **2018**) with local amendments, as required by the governing municipality; and the American Forest and Paper Association/American Wood Council National Design Specification (NDS) ASD/LRFD; and portions of the latest editions of the American Concrete Institute (ACI) ACI301, ACI318, ACI332R; and the American Institute of Steel Construction (AISC) Manual of Steel Construction ASD/LRFD; and the American Iron and Steel Institute (AISI) Specification for the Design of Cold-Formed Steel Structural Members; and the American Welding Society (AWS) D1.1, D1.3, D1.4, as applicable.

SOILS: This plan is based upon the Soils Report by: **Assumed Values**
Fluid Pressure **35** pcf

Spread Footing Requirements
Upper Soils, Max. Brg = **1500** psf, Min. DL = **0** psf
Lower Soils, Max. Brg = N/A psf, Min. DL = N/A psf

It is recommended that an open hole observation be performed by a qualified geotechnical engineer. Open hole observations are important to verify the exposed soils conditions are consistent with those described in the soils report referenced above. Soils conditions inconsistent with the soils report may require additional evaluation by the geotechnical engineer and may require a foundation redesign, and shall be brought to the attention of the structural engineer by the contractor/owner prior to placement of any concrete. All footings, pads, or piers shall bear a minimum of 30" (in.) below grade, or deeper as required per local code, and shall bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer. All recommendations contained in the soils report pertaining to backfill, drainage, etc. shall be incorporated into the design/const. of this project by the contractor/ owner. The need for and extent of foundation drainage systems shall be determined by the geotechnical engineer at the open hole observation and shall be installed per the soils report or other recommendations unless noted otherwise (UNO). All floor systems shall be in place prior to backfilling against any foundation wall. As an alternative, the contractor/ owner may choose to adequately brace the foundation walls prior to backfilling. Dampproofing on the exterior face of the foundation walls, prior to backfilling, is recommended for all below grade habitable living areas. Backfill shall be compacted per the above referenced soils report and graded to provide adequate drainage away from the foundation. Backfill shall 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.

DESIGN LOADING: This plan is based upon the following load parameters. It is the responsibility of the contractor/ owner to notify the Engineer if loads exceed those listed.

Roof Live Load = **30** psf, Roof Dead Load = **15** psf
Floor Live Load = **40** psf, Floor Dead Load = **10** psf
Wind: Exposure = **B** Vult = **140** mph
Seismic: Zone **B** Site Class N/A

STRUCTURAL STEEL: Steel Wide Flange Beams (W), Channels (C or MC), Angles (L), Plates(PL), and other miscellaneous shapes shall conform to ASTM A36. Steel Tube Shapes (TS or HSS) shall conform to ASTM A500, Grade B. Any welding shall be in accordance with all applicable codes and shall be performed by a certified welder

ADJUSTABLE STEEL COLUMNS: All adjustable steel columns shall be 3" (in.) or 3-1/2" (in.) diameter unless noted otherwise on this plan. All 3" (in.) diameter adjustable steel columns shall be minimum 11 gauge and shall be rated for a minimum safe allowable load of 14 kips for columns up to 8'-0" in height, and 12.5 kips for columns up to 9'-0" in height. All 3-1/2" (in.) diameter adjustable steel columns shall be ASTM A53, Grade B, schedule 40 and shall be rated for a minimum safe allowable load of 36 kips for columns up to 10'-0" in height. All adjustable steel columns shall have exposed thread (1" (in.) minimum to 3" (in.) maximum) unless noted otherwise on the plan. Any non-adjustable steel columns that are substituted for adjustable columns shall have a diameter and minimum safe allowable load equal to or greater than the specified column. The structural engineer should be consulted for any column substitutions.

CONCRETE: All concrete shall utilize Type II cement (UNO in the soils report) with 6% ± 1% air entrainment and a minimum 28 day compressive strength of 3000 psi, and shall be proportioned in accordance with the applicable requirements of the above referenced ACI codes. All reinforcing bars shall be ASTM A615 or A706 deformed grade 60 steel, except for #4 ties and stirrups which may be deformed grade 40 steel. Only reinforcing which meets the requirements of ASTM A706 may be welded, and must be welded in accordance with all applicable codes by a certified welder.

CONCRETE SLABS-ON-GRADE: A slab-on-grade if shown on the plan does not constitute a slab-on-grade recommendation for this project. Slabs-on-grade are not recommended for habitable living spaces placed upon expansive soils. The type of floor construction and potential risks should be discussed between the contractor/owner and the appropriate geotechnical engineer. Slabs shall be isolated from grade beams, columns, plumbing, and other support structures by use of minimum 1/2" (in.) isolation joint material. See the soils report referenced above for other slab-on-grade specifications. Provide minimum 1-1/2" (in.) void space between all interior partition walls and the floor slab-on-grade unless noted otherwise on the plan or in the soils report. The partition void space shall be monitored and maintained throughout the life of the structure. Any areas with slab-on-grade construction, placed upon potentially expansive soils, should not be finished for a minimum of 3 years after substantial completion of the construction, or if evidence of active soil movement is apparent. Exterior slabs such as patios, porches, driveways, etc. shall not be doweled into the foundation when placed over expansive soils. We recommend any new or future owners of this property be be provided a copy of "A Guide to Building Soils for Colorado Home Buyers and Home Owners", from the Colorado Geological Survey, Special Publication #43.

ANCHOR BOLTS: Anchor bolts shall conform to ASTM F1554 Grade 36 with a minimum 1/2" (in.) diameter and a 12" (in.) minimum length. Anchor bolts shall be placed within 12" (in.) from building corners and/or splices in the sill plats, and shall be spaced at a maximum of 4'-0" on center along the plate line, centered. Additional anchor bolt details shall be in accordance with the plan and/or the applicable codes.

WOOD PRODUCTS: All wood products where noted on the plan, or as specified in the applicable codes, shall meet the more restrictive specifications for their application. Contact the structural engineer if clarification is needed.

DIMENSIONAL LUMBER: All Dimensional Lumber specified on the plan shall be Hem-Fir (HF) No. 2 or better, unless noted otherwise on the plan or in the applicable codes, and is intended for dry use unless it has been Pressure Treated (PT) with an acceptable preservative solution. Multiple member connections shall be a minimum of two 16d nails at 12" (in.) on center (O/C) unless noted otherwise on the plan.

LAMINATED VENEER LUMBER: All Laminated Veneer Lumber (LVL) specified on the plan shall have a minimum allowable Flexural Stress (Fb) of **2,600** psi, a minimum Modulus of Elasticity (E) of **1,900,000** psi, and is intended for dry use only. Multiple member connections shall be per the manufacturer recommendations unless noted otherwise on the plan.

GLUED LAMINATED LUMBER: All Glued Laminated Lumber (GL) specified on the plan shall have a minimum allowable Flexural Stress (Fb) of **2,400** psi, a minimum Modulus of Elasticity (E) of **1,800,000** psi, and is intended for dry use unless it has been pressure treated with preservative or manufactured from preservative-treated or naturally durable wood such as Alaska yellow cedar or Port Orford cedar. All specifications are for Western Species Lumber with 1½" (in.) laminations.

GLUE ADHESIVES: All Glue Adhesives specified on the plan for wood to wood applications shall be Liquid Nail LN-902, "Adhesives for Subfloors and Heavy Duty Construction", or equivalent. All Glue Adhesives for wood to steel application shall be Liquid Nail LN-925, "Adhesives for Steel and Metal Framing", or equivalent. All Glue Adhesive applications shall have evident squeeze-out at the edges of the materials being glued together.

INSTALLATION OF BEAMS: Minimum beam bearing at wood framed walls shall be the full beam width by 3-1/2" (in.) unless noted otherwise on the plan. If multiple studs are specified to support the beam, the beam shall extend over all specified studs. Minimum beam bearing at concrete walls shall be the full beam width by 3" (in.) unless noted otherwise on the plan. Minimum beam bearing shall also be per applicable codes and manufacturer's recommendations. Girder Truss minimum bearing shall be per the truss manufacturer unless noted otherwise on the plan.

LIMITATIONS: This plan includes design for
☒ Foundation
☒ Above grade framing and lateral loading

This plan may include limited vertical structural design recommendations for gravity loads listed, which may include beams, headers, joists, etc. as may be applicable to this project, as requested by the contractor/owner. Any other framing requirements not shown on this plan shall be the responsibility of the contractor/owner. All framing connections shall be in accordance with the conventional construction requirements of the IRC, UBC, applicable regulatory agencies, and adopted standards and codes. It is the contractor/owners responsibility to verify and coordinate all dimensions prior to construction. Brick ledges, foundation steps, insets, beam pockets, basement windows, utilities, etc. may or may not be shown, verify all such items with contractor/owner prior to placement of concrete. This foundation plan is based on the contractor/ owner furnished information and plans, and the above referenced specifications. Any discrepancies or changes shall be brought to the attention of the structural engineer. Any crawl space or structural floor cavity shown on this plan does not include provisions for the control of mold growth or moisture levels, those spaces should be adequately ventilated in accordance with applicable codes and accepted standards. Environmental control provisions for all areas are the responsibility of the contractor/owner. This plan and all associated work performed by the structural engineer shall remain the property of Advanced Engineering, LLC and may not be used by any other entity without written consent. Contact the structural engineer if clarifications or any alternate recommendations are needed.

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

CONSULT GEOTECHNICAL ENGINEER FOR THE OPEN HOLE OBSERVATION.

ADVANCED ENGINEERING, LLC
STRUCTURAL DRAFTING
229 12TH STREET SW, LOVELAND, COLORADO 80537
TELEPHONE 970-278-1909

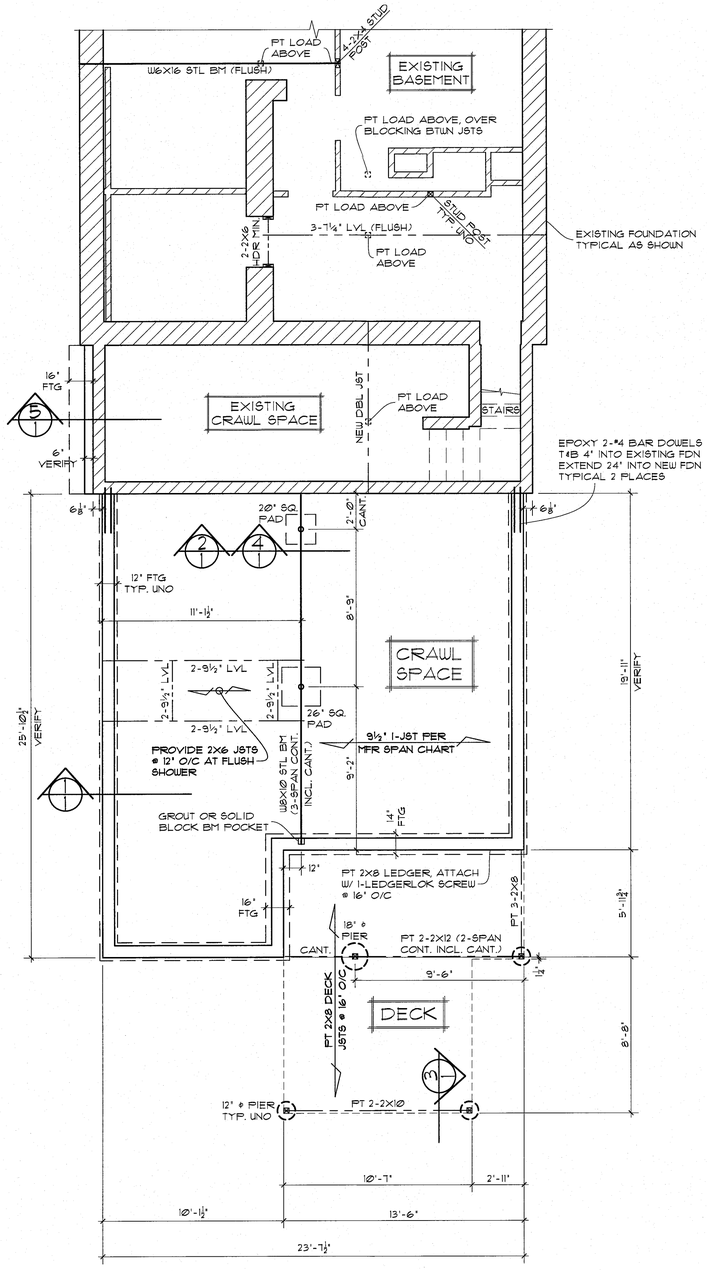
REGISTERED PROFESSIONAL ENGINEER 33739 STATE OF COLORADO

4012 BUILDERS
415 E LAUREL ST, FORT COLLINS, CO

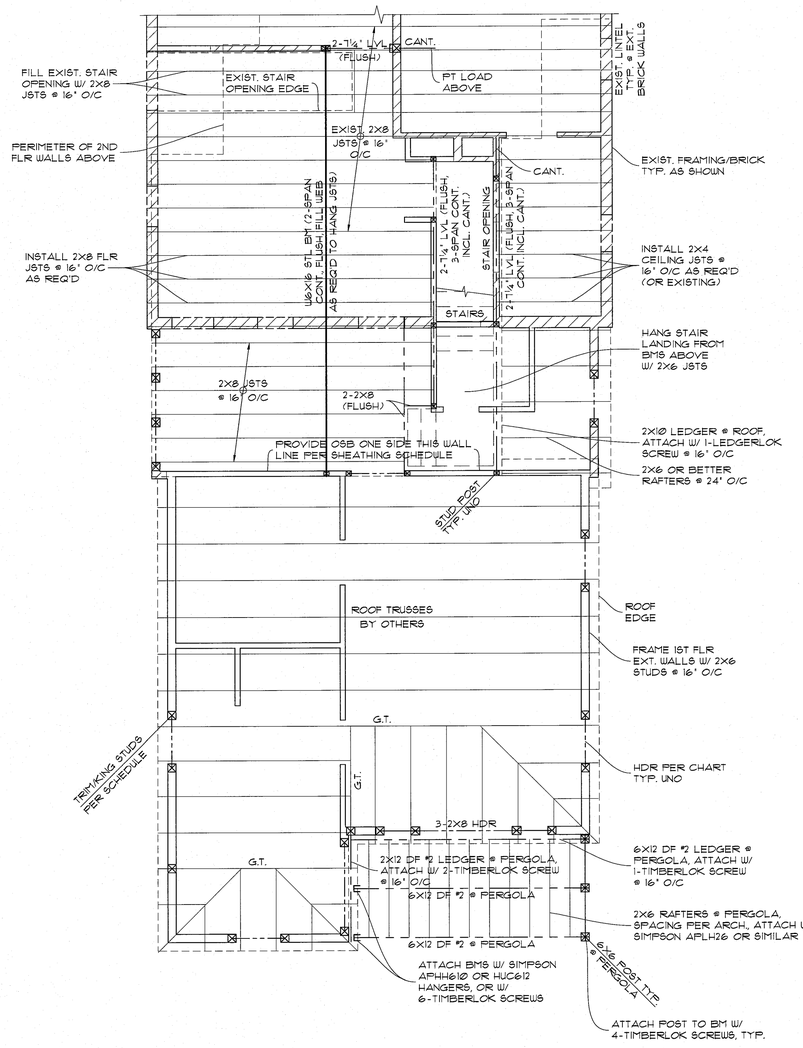
SFH	11/17/21	RVSN PER CLIENT
SFH	3/8/22	RVSN PER CLIENT

PROJECT NUMBER: 3818-02-01C
DATE: 11/15/21
SCALE: N.T.S.
SFH / CPH
JEB

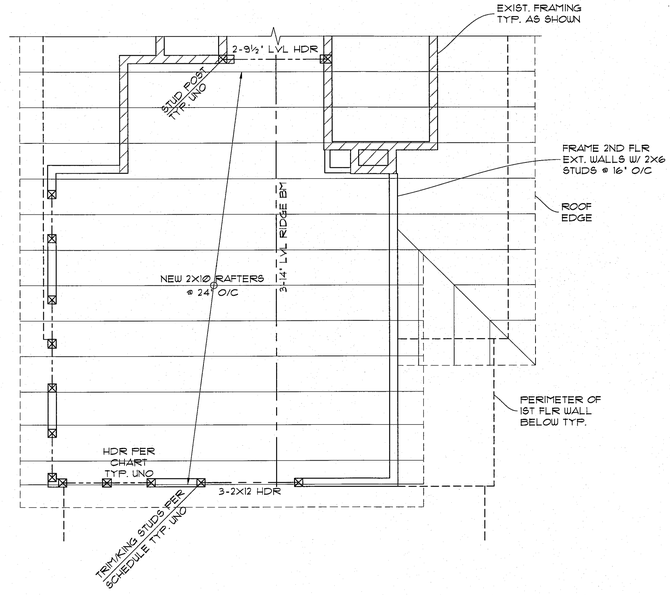
SHEET NUMBER: 1 OF 2



FOUNDATION PLAN



2ND FLOOR & LOWER ROOF FRAMING PLAN



UPPER ROOF FRAMING PLAN

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

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TELEPHONE 970-278-1909

4012 BUILDERS
415 E LAUREL ST, FORT COLLINS, CO

SFH	11/17/21	RVSN PER CLIENT
SFH	3/8/22	RVSN PER CLIENT

PROJECT NUMBER: 3818-02-01C
DATE: 11/15/21
SCALE: 1/4" = 1'-0"
SFH / CPH
JEB

SHEET NUMBER: 2 OF 2