



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: August 5, 2022

EXPIRATION: August 5, 2023

AnnMarie and John Green
268 Kensington Way
Royal Palm Beach, FL 33414-4316

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your property in the Laurel School Historic District, the William B. Miner Property, at 503 Mathews St. have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Removal and replacement of existing rear entry
- 2) Repairs to cellar foundation and main floor framing

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at yjones@fcgov.com or at 970-658-0263.

Sincerely,

Yani Jones
Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><i>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;</i></p> <p>The use of this property is not changing as part of this proposal.</p>	Y
SOI #2	<p><i>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.</i></p> <p>Although some materials will be removed (the existing frame rear entry) as part of this proposal, there are no impacts to character-defining features of this property. Staff has advised salvaging the doors from the existing rear entry.</p>	Y
SOI #3	<p><i>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.</i></p> <p>The proposed replacement entry does not create a false sense of historical development; the entry is distinguished from the historic building in its frame material, the difference between the proposed and historic windows, and the proposed large single-light doors.</p>	Y
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Although the existing entry would be removed, it is not a character-defining feature of this building.</p>	Y
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>This property's distinctive materials, features, finishes, construction techniques, and craftsmanship include elements such as the brickwork, stone lintels and sills, the prominent tower, the roof form, oculus window, and the large double-hung sash windows; these elements are located on the façade and side elevations of the property, and the proposed work only impacts the rear elevation.</p>	Y

SOI #6	<i>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.</i>	N/A
SOI #7	<i>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.</i>	N/A
SOI #8	<i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i> If any excavation is needed for this project, the applicant/owner should be aware of this requirement.	Y
SOI #9	<i>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.</i> As noted above, although historic materials would be removed to allow for the proposed new entry, these materials and features are located on the rear and are not character-defining. The proposed addition is differentiated via the windows being distinct in appearance from those on the historic building, and through the material difference. This proposed addition is also clearly subordinate to the historic building.	Y
SOI #10	<i>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.</i> The proposed addition could be removed in the future without impairing the historic property because submitted plans show the only impact to the historic masonry as a small section of masonry infill reducing the width of an existing opening.	Y



BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER:

APPLICATION DATE:

Job Site Address 503 MATHEWS ST Unit# 3

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name GREEN First Name JOHN/ANNMARIE Middle
Street Address 503 MATHEWS ST. City FT COLLINS State CO Zip 80524
Phone # 860-970-9356 Email abanchy@me.com

Name of Business (COMMERCIAL USE ONLY)

CONTRACTOR INFO: Company Name CRAFTSMEN BUILDERS INC.

License Holder Name STEVE JOSEPHS LIC # D-607 CERT # 1241-D1

LEGAL INFO:

Subdivision/PUD //10135- Filing # Lot # 4 Block # 135 Lot Sq Ft 7420

CONSTRUCTON INFO: Total Building Sq Ft (NOT including basement) 3130 Total Garage Sq. Ft. na

Residential Sq Ft 3130 Commercial Sq Ft # of Stories 2 Bldg Ht 30 # of Dwelling Units 3

1st Floor Sq Ft 18916 2nd Floor Sq Ft 1313 3rd Floor Sq Ft Unfinished Basement Sq Ft 0

Finished Basement Sq Ft 0 # of Bedrooms 4 # of Full Baths 4

¾ Baths 0 ½ Baths 0 # Fireplaces 0

ENERGY INFORMATION: (CHECK ONE)

Prescriptive ☒ Performance/SPA ☐ U/A Rescheck ☐ ERI ☐

ASHRAE ☐ Performance (commercial) ☐ Component/COMcheck ☐ IDAP ☐

Air Conditioning? YES ☒ NO ☐

City of Fort Collins Approved Stock Plan # SPO List Option #s

UTILITIES INFO: Gas ☒ Electric ☒ Electric Temp. Pedestal Yes ☐ No ☒

Electric Main Breaker Size (Residential Only): 150 amp or less ☒ 200 Amp ☐ Other ☐

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.)

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant ☐ New Tenant ☐

If for a new tenant, is this the first tenant to occupy this space?

Yes ☐ No ☐ If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes ☐ No ☐

If yes, please describe:

Value of Construction (materials and labor): \$ 80,000

Description of Work: _____

REMOVAL OF EXISTING BACK ENTRY WAY, TO BE REPLACED WITH NEW HEATED ENTRY

WORK ALSO INCLUDES FIXES TO EXISTING CELLAR FOUNDATION AND REPAIRS TO MAIN FLOOR FRAMING

JOBSITE SUPERVISOR CONTACT INFO: Name STEVE JOSEPHS Phone 970-218-6905

SUBCONTRACTOR INFO: Electrical GRASON ELECTRIC Mechanical NARDI AIR

Plumbing PATRICK PLUMBING Framing CRAFTSMEN BUILDERS Roofing TORNADO ROOFING

Fireplace _____ Solar _____ Other _____

ASBESTOS STATEMENT DISCLOSURE: *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

- ☒ I do not know if an asbestos inspection has been conducted on this property.
- ☐ An asbestos inspection has been conducted on this property on or about (enter date) _____
- ☐ An asbestos inspection has not been conducted on this property.

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature  Type or Print Name STEVE JOSEPHS

Phone # 970-218-6905 Email steve@craftsmenbuildersinc.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

Building permit fees are based on Occupancy Category and Square Footage. Occupancy Categories are typically located on the architectural plans for submittal. A summary of each occupancy category is also included in the following pages as well.

Required for permit submittal - Fill out the following table:

Occupancy Category (See Description of Occupancies Below)	Square Footage	Multiply square foot by cost per square foot.	Cost per Square Foot	Total
A (Assembly)		x	\$0.40	
B (Business)		x	\$0.50	
E (Education/Schools)		x	\$0.50	
F (Factory)		x	\$0.35	
I (Institutional)		x	\$0.50	
M (Mercantile)		x	\$0.40	
R-1 (Hotel)		x	\$0.35	
R-2 (Apartment)	111	x	\$0.35	38.85
R-3 (Single Family Detached/Duplex)		x	\$0.65	
R-4 (Assisted Living)		x	\$0.55	
S (Storage)		x	\$0.40	
U (Utility)		x	\$0.40	
H High hazard		x	\$0.60	
Core and Shell Buildings (No designated occupancy type at construction)		x	\$0.45	
Total				

****Occupancies and fees will be verified at plan review to ensure occupancy categories and square footages are accurate. Fees will be re-assessed if occupancies and square footages do not match plans.****

For additions that include interior remodel: please provide addition square footage above and remodel only valuation here _____.

Please note: overall valuation provide on building permit application will be used for taxes only. Remodel only valuation will be used to calculate plan check fee and building permit fee for addition.

For New Multi-family buildings fill out the following:

- Are there any areas/functions, other than dwelling units in this building (examples: leasing office, gym, community gather areas, storage, garage, facilities office)?
 - ☐ Yes - there are other functions/occupancy areas. *Required: list each in the table above*
 - ☐ No - only dwelling units
- Are these other areas/functions/ occupancy types available to the public (examples: public gym or pool, event spaces, store/shops/salons, etc.)?
 - ☐ Yes (Mixed Use Building) - there are other occupancies/amenities available to the public.
 - ☐ No (Multi-Family Building) - the other occupancies/amenities are only available to the residents of the building.
 - ☐















HISTORIC MINER HOUSE

503 MATHEWS STREET, UNIT 3, WEST ENTRY ALTERATION / ADDITION

ABBREVIATIONS

AD	Above Datum	IN DIA	Inside Diameter
ACST	Acoustic	INSUL	Insulation
ABS	Acrylonitrile Butadiene Styrene	INT	Interior
ACT	Actual	JT	Joint
ADD	Addition	JST	Joist
ADH	Adhesive	KD	Kiln Dried
AFF	Above Finished Floor	K	Kitchen
AGG	Aggregate	KC	Kitchen Cabinet
AC	Air Conditioning	KS	Kitchen Sink
ALT	Alternate	LAM	Laminated
AL OR ALUM	Aluminum	LDG	Landing
AIA	American Institute of Architects	LAU	Laundry
ASTM	American Society for Testing Materials	LAV	Lavatory
AWG	American Wire Gage	LD	Leader
AMT	Amount	LEV	Level
AMP	Ampere	LT	Light
AB	Anchor Bolt	LIN	Linen Closet
APPROX	Approximate	LIV	Living Room
ARCH	Architectural	LB	Lumber
A	Area	MFR	Manufacture
ASPH	Asphalt	MAT	Material
ASSY	Assembly	MAX	Maximum
AUTO	Automatic	MC	Medicine Cabinet
AVG	Average	NTL	Metal
BAL	Balcony	MIN	Minimum
BSMT	Basement	MOD	Modular
BATH	Bathroom	MLD	Molding
BM	Beam	NEC	National Electric Code
BDRM	Bedroom	NOM	Nominal
BNMRK	Benchmark	N	North
BET	Between	NUM OR #	Number
BLKG	Blocking	OFF	Office
BD FT	Board feet	OC	On center
BOT	Bottom	OPG	Opening
BRKT	Bracket	OUT DIA	Outside Diameter
BRK	Brick	P	Painted
BTU	British Thermal Unit	PNL	Panel
BRM CLO	Broom Closet	PAR	Parallel
BUDG	Building	PERP	Perpendicular
BUZ	Buzzer	PLAS	Plaster
CAB	Cabinet	P LAM	Plastic Laminate
CARP	Carpet	PLGL	Plate Glass
CSG	Casing	PLT	Plate
CI	Cast Iron	PLMB	Plumbing
CLKG	Caulking	PLYWD	Plywood
CLG	Ceiling	PVC	Poly Vinyl Chloride
CL	Center line	PRE-FAB	Prefabricated
CC	Center to Center	PROP	Property
CT	Ceramic Tile	PB	Push Button
CIR	Circuit	RAD	Radiator
CIR BRK	Circuit Breaker	RL & W	Random length and width
CO	Cleanout	RECP	Receptacle
CLO	Closet	REC	Recessed
D	Clothes Dryer	REF	Refrigerator
COL	Column	REG	Register
COMP	Composition	REIN	Reinforce
CONC	Concrete	RET	Return
		R	Riser
CONC BLK	Concrete Block	RF	Roof
CMU	Concrete Masonry Unit	RFG	Roofing
CONST	Construction	RGH	Rough
COP OR CU	Copper	RD	Round
CTR	Counter	SB	Splash Block
C	Courses	SCH	Schedule
X-SECT	Cross Section	SECT	Section
CU FT	Cubic Feet	SC	Self-closing
CU YD	Cubic Yard	SERV	Service
DMPR	Damper	SEW	Sewer
DEC	Decorative	SHT'G	Sheathing
DET	Detail	SM	Sheet Metal
DIAG	Diagram	SV	Sheet Vinyl
DIA	Diameter	SHV'S	Shelves
DIM	Dimension	SH	Shower
DN RM	Dining Room	SDG	Siding
DW	Dishwasher	SC	Sill Cock
DR	Door	SIM	similar
DH	Double hung	SK	sink
DN	Down	SOCK	socket
DS	Downspout	SP	Soil Pipe
DWG	Drawing	SPEC	Specification
ELEC	Electric	SQ	Square
EWIC	Electric Water Cooler	STRS	Stairs
EL OR ELEV	Elevation	ST P	Standpipe
ENT	Entrance	SP	Station Point
EST	Estimate	STL	Steel
EXC	Excavate	SS	Stainless steel
EX JT	Expansion Joint	STRUCT	Structural
EXT	Exterior	SUR	Surface
FAB	Fabricate	S4S	Surface four sides
FAM RM	Family Room	S2S	Surface two sides
FIN	Finish	SUSP CLG	Suspended Ceiling
FF	Finished Floor	S OR SW	Switch
FP	Fire Proof	SYM	Symbol
FIX	Fixture	TELE	Telephone
FLG	Flange	TV	Television
FLSHG	Flashing	TEMP	Temperature
FLR	Floor	THERMO	Thermostat
FS	Floor Sink	THK	Thickness
FD	Floor Drain	T&G	Tongue and Groove
FLG	Flooring	T	Tread
FTG	Footing	UNFIN	Unfinished
FOUND	Foundation	U	Urinal
FOF	Face of Foundation	VAN	Vanity
FOS	Face of Sheathing	VENT	Ventilation
FR	Frame	VERT	Vertical
FS	Full size	WCAB	Wall Cabinet
GAL	Gallon	WV	Wall Vent
GALV	Galvanized	W	Washer
GD	Garbage Disposal	WC	Water Closet
GL	Glass	WH	Water Heater
GR	Grade	WP	Waterproof
GYP BD	Gypsum Board	WH	Weep Hole
HDW	Hardware	WF	Wide Flange
HDR	Header	WIND	Window
HTR	Heater	W	With
HORIZ	Horizontal	WO	Wood
HB	Hose Bib	WI	Wrought Iron
HM	Hollow Metal		

PROJECT DIRECTORY:

OWNER: **ANNMARIE BANCHY & JOHN GREEN**
503 MATHEWS STREET
Fort Collins, CO 80524
CONTACT: ANNMARIE BANCHY

CONTRACTOR: **TBD**

ARCHITECT: **LOCKWOOD ARCHITECTS, INC.**
415 E PITKIN ST
FORT COLLINS, CO 80524
CONTACT: DANA LOCKWOOD
PH: 970-493-1023
dana@lockwoodarch.com

PROJECT INFORMATION

LOCATION: 503 MATHEWS STREET, UNIT 3
FORT COLLINS, CO 80524

SUMMARY: R2 OCCUPANCY (3 DWELLING UNITS), TYPE V-B
NON-SPRINKLERED; 3,130 SF (gross)

AREA: FIRST FLOOR EXISTING 1705 SF+
FIRST FLOOR ADDITION 111 SF
FIRST FLOOR TOTAL 1816 SF

SECOND FLOOR EXISTING 1313 SF
TOTAL 3130 SF

PRELIMINARY



NOTES

REVISION	DATE	REVISION NOTE	BY
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PROJECT

MINER HOUSE
STAIR ALTERATION
UNIT 3

ADDRESS

503 MATTHEWS STREET
FORT COLLINS, CO 80524

CLIENT

ANNMARIE BANCHY & JOHN GREEN
503 MATTHEWS STREET
FORT COLLINS, COLORADO 80524

PROJECT

21117

PROJECT DATE

09/09/2021

SHEET TITLE

TITLE SHEET

PLOT DATE

1/5/2022

ORIGINAL SHEET SIZE

US Arch D

DRWG FILE

LOCKWOOD_ARCHITECTS_09_09_2021_001

DRAWN

CGL

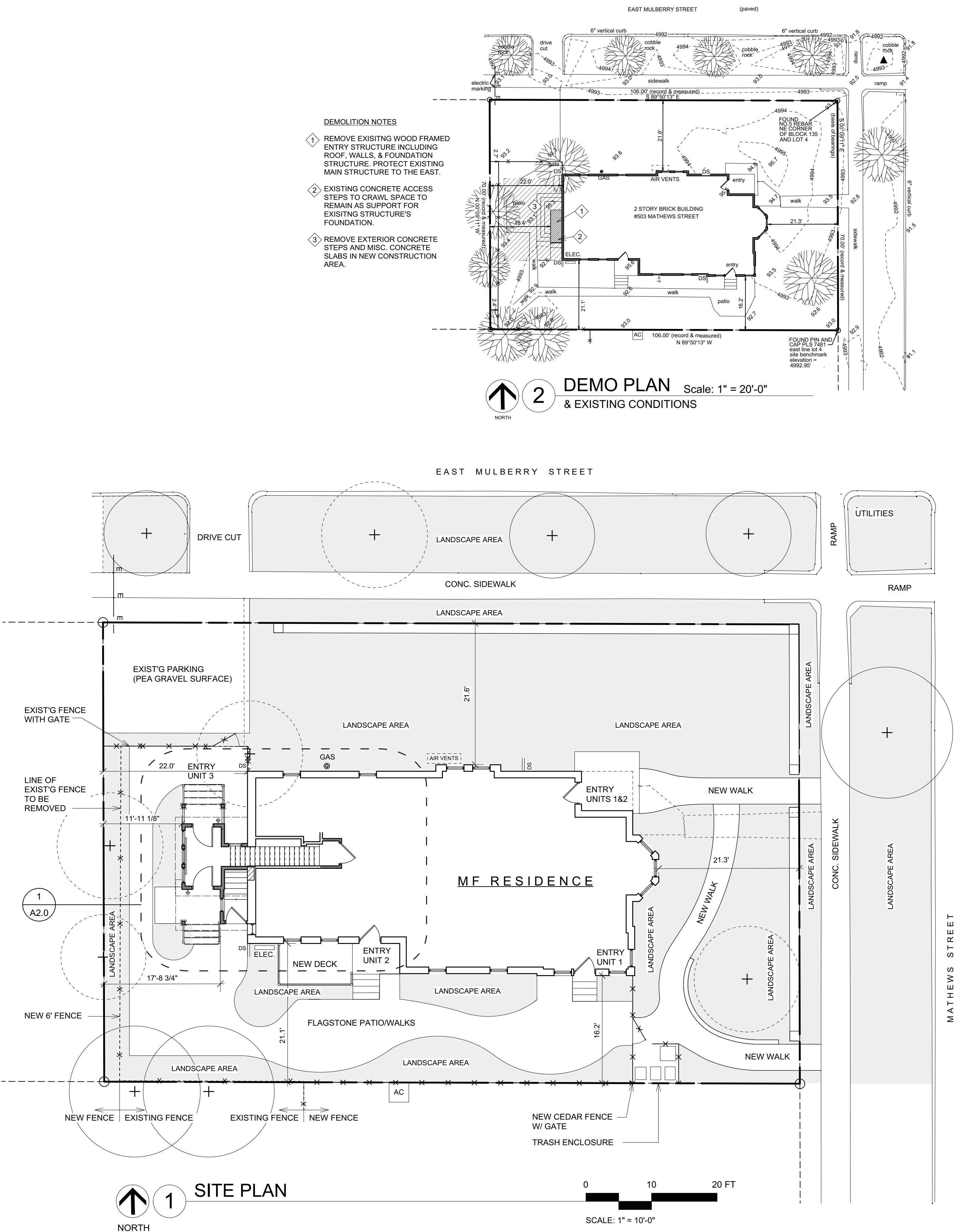
CHECKED

DWL

A2.0

SHEET INDEX:

A1.0	TITLE SHEET, SITE PLAN
A1.1	SPECIFICATIONS
A2.0	STAIR ALTERATION FLOOR PLAN
	FOUNDATION, ROOF, AND FRAMING PLANS
A3.0	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS



SPECIFICATIONS

GENERAL DATA

1. All work shall be performed in accordance with all applicable local, state, and national codes and ordinances and all authorities having jurisdiction.
2. All partition dimensions on plan sheets are to face of stud interior and face of sheathing at exterior. Non-bearing partitions are to be laid out so that stock components will fit exactly within indicated dimensions. Finish dimensions at critical areas such as closets, toilets, etc. must be held.
3. The Contractor shall verify all dimensions and/or discrepancies in the plan and report errors to the Architect prior to commencement of the work, or be responsible for same. Contractor to verify existing conditions and dimensions.
4. The Contractor shall provide the Architect with a copy of the reviewed plans as marked up by the building official.
5. Any work affecting Plumbing, HVAC, sewer mains, electrical outlets switches, light locations, routing for all plumbing, mechanical, and electrical work is to be coordinated between the trades. Systems requiring design shall be provided by the trades, unless Owner engages an engineer to provide the engineering and design.
6. On-site verification of all dimensions and conditions shall be the responsibility of the Contractor and his subcontractors.
7. Architect shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the work, or for failure of any of them to carry out the work in accordance with the intent of the contact documents.
8. Contractor shall provide adequate bracing and/or shoring to insure structural stability of building, and structural components, during construction.
9. Selective Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- A. Salvage any items per Owner's instructions.
- B. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition.
10. Cutting and Patching:
- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-bearing capacity or load-deflection ratio.
- B. Operational Elements: Do not cut and patch elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
- C. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- D. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed. Proceed with cutting and/or patching only after unsafe or unsatisfactory conditions have been corrected.
- E. Provide temporary support of Work to be cut. Protect existing construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- F. Employ skilled workers to perform cutting and patching. Cut existing construction to provide for the installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- G. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. In general avoid hammering and chopping.
- H. Mechanical and Electrical Services: Cut off pipe or conduit in walls and partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
- I. Patching: patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible.
- 1 Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
- 2 Floors and Walls: Where walls or partitions are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide a uniform finish, color, texture, and appearance. Remove existing floor and wall coverings and replace with new

- materials, if necessary, to achieve uniform color and appearance.
- 3 Ceilings: Patch, Repair, or rehang existing ceilings as necessary to provide an even-plane surface of uniform appearance.
- 4 Building Exterior Enclosure: Patch components in a manner that restores enclosure to a weather tight condition.
- 11 ALTERNATES: An alternate is an amount proposed by bidders and stated on the bid form for certain items that may be added or deducted from the base bid amount equipment, etc. for the complete construction of work indicated and specified in the drawings and specifications.
- No Alternates
- 12 WORK BY OWNER: The following work shall be provided by the Owner, coordination of installation by G.C.:
- None
- WARRANTIES
- 1.17 Submit written warranties to the Architect, on all appropriate products and installations, prior to the date certified for Substantial Completion. The Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion; submit written warranties upon request of the Architect.
- 1.18 When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution.
- CONTRACT CLOSEOUT
- 1.11 CLOSEOUT PROCEDURES: Comply with procedures as may be stated and required by the Owner
- 1.12 FINAL CLEANING: Clean affected interior and exterior surfaces exposed to view; remove temporary labels, stains and foreign substances, clean and polish transparent or glossy surfaces. Clean equipment and fixtures to a sanitary condition, clean or replace filters of mechanical equipment affected by the work.
- 1.13 Clean affected areas.
- 1.14 Remove waste and surplus materials, rubbish, and construction facilities from the Project. Contractor shall provide final cleaning
- MATERIALS AND WORKMANSHIP
- 1.21 All Work shall be performed in a workmanlike manner.
- 1.22 The Contractor shall include labor, materials, tools, equipment, etc. for a complete construction of work indicated and specified in the drawings and specifications.
- 1.23 Materials as specified in the drawings shall be used. Substitutions of materials will not be allowed without the written consent of the Owner.
- 1.24 Each Subcontractor shall amend and make good at his own cost, any defective work or faults in his workmanship and/or material.
- 1.25 Each Contractor is to clean up debris inside and outside the building site which has been caused by his work.
- 1.26 All material finishes and hardware to be approved by the Owner.
- CONCRETE
- 3.1 The concrete construction shall comply with ACI 318-63, Building Code requirements for reinforced concrete and ASTM C150.
- 3.4 The Concrete Contractor shall be responsible for coordination with the General Contractor for any sleeves in concrete, plumbing, electrical, and mechanical trades.
- MASONRY (where it may apply)
- 4.1 Comply with recommendations of Brick Institute of America.
- 4.2 All masonry and associated products to match existing. Submit product data for masonry units, cementitious products for mortar and grout, coloring pigments and masonry accessories. Submit samples of exposed matching masonry units and colored pigmented mortar.
- 4.3 Facing Brick to match existing brick as close as possible and as approved by Owner and Architect. Salvaged brick from demolition may be acceptable if in good condition.
- 4.4 Provide mortar complying with ASTM C 270, Proportion Specification, for premixed colored masonry cement of formulation required to produce mortar color to match existing mortar color.
- 4.5 Provide masonry veneer anchors as subject to compliance with requirements.
- 4.6 Weepholes, cotton sash of length required to produce 2" exposure on exterior and 18" in cavity, or other approved weephole system.
- 4.7 Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide weep holes spaced 24" apart at bottom of cavities.
- 4.8 Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling, backfill and other harmful elements. Dry-brush masonry work at end of each day's work.
- 4.9 Provide final cleaning after mortar is thoroughly set and cured.

STEEL

- 5.1 All structural steel shall conform to AISC specifications for A-36 steel and shall be shop coated.

METAL FABRICATIONS (if applicable)

- 5.10 Use materials selected for their smoothness and freedom from blemishes.
- 5.11 Steel plates, shapes and bars: ASTM A 36.
- 5.12 Shop Prime for Ferrous Metal: Manufacturer's or fabricator's standard, fast-curing, lead free, universal modified alkyd primer; resistant to normal atmospheric corrosion, compatible with finish paint system, capable of providing a sound foundation for field-applied topcoats despite prolonged exposure; complying with performance requirements of FS TT-P-645.
- 5.13 Fabrication, General: Use materials of size shown, use grade and thickness to produce strength and durability in finished product. Weld corners and seams continuously to comply with AWS recommendations. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals. Obtain fusion without undercut or overlap. Remove weld flux immediately. Finish exposed welds and surfaces smooth and blended so that no roughness shows after finishing and contour of welded surface matches those adjacent. Form exposed connections with hairline joints, flush and smooth. Locate joints where least conspicuous.
- 5.14 Furnish custom-fabricated bolts, plates, anchors, hangers, dowels, and other miscellaneous steel and iron shapes for framing and supporting the work.
- 5.15 Perform cutting, drilling and fitting required for installation; set work accurately in location, alignment and elevation, measured from established limes and levels. Provide anchorage devices and fasteners where necessary for installation to other work.
- 5.16 Touch-up paint after installation. Clean field welds, bolted connections and abraded areas, and apply same type paint as used in shop.

CARPENTRY

- 6.1 Except where noted otherwise, all lumber shall be 19% maximum moisture content graded by the Western Wood Products Association as follows:
- All wood in contact with concrete or masonry:.....AQC Treated Hem-Fir or Southern Yellow Pine Studs:
- 2x4 to 8'-0".....Hem-Fir S4S Stud and better
- 2x4x8 and longer.....Hem-Fir S4S Standard and better
- 2x6 and larger.....Hem-Fir S4S No. 2 and better
- 6.11 Fasteners: Size and type indicated or required by code.
- 6.13 Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted.
- 6.14 Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction.
- 6.15 Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
1. CABO NER-272 for power-driven staples, P-nails, and allied fasteners.
2. Published requirements of metal framing anchor manufacturer.
3. "Nailing Schedule" of the International Building Code.
- 6.16 Installation of Structural-Use Panels: Comply with applicable recommendations contained in APA Form No. E30, "APA Design/Construction Guide: Residential & Commercial," for types of structural-use panels and applications indicated.

MOISTURE & THERMAL CONTROL

- 7.1 All concealed flashing shall be a minimum of 26 gauge sheet metal.
- 7.2 All exterior caulking shall be water and weather tight. Elastic caulking compound shall be non-staining silicone, colors as directed.
- 7.3 INSULATION: Per Energy Code:
- 7.4 All water piping to be insulated in areas where it is subject to freezing such as outside walls, and attics on cold side only.
- 7.5 CAULKING: Provide high grade exterior silicone latex caulk for general use. At dissimilar materials, use manufacturer's recommended sealant in color to match finish.
- 7.6 All openings around windows, doors, electrical boxes, etc. at exterior walls shall be filled with expanding foam insulation.
- 7.1 Any modifications or penetrations to the existing roof shall be coordinated with the Owner, and roof work shall be performed by a qualified roofing contractor.
- 7.2 SHINGLES: Any changes or modifications to existing roof shall conform to all local and national codes. Installation shall also be as instructed & recommended by manufacturer.

DOORS AND WINDOWS

- 8.1 New exterior doors as selected/approved by the Owner/Architect. Provide all hardware, including locks, metal threshold, and weather-stripping.
- 8.2 Interior doors: Interior doors to be as selected by owner. Wood species to be as selected by Owner and finished to

- match interior wood work. Doors will be rated as required by code. Deadbolt Locks on all swinging exterior doors. Windows are to be similar look to existing. Provide windows that meet current energy codes. Provide labor and material to install windows. All windows include High Performance, low-e, insulated glass. The windows shall be double glazed and provided with removable metal screens, if operable. Color shall be as selected by owner. Contractor to verify window sizes, manufacturer & quantity prior to ordering.

HARDWARE

- 8.21 WORK INCLUDED: Hardware for interior and exterior doors.
- 8.22 REFERENCE STANDARDS: ANSI 115 - Door and Frame Preparation
- 8.23 KE'ING: Door Locks: Coordinate with Owner.
- 8.24 PRODUCTS: Provide items as listed in Hardware Schedule. Complete job to function as intended.
- 8.25 INSTALLATION: Install hardware in accordance with manufacturer's recommendations, using proper templates.
- 8.26 Finish hardware per owner's selection.

FINISHES

- 9.0 General: Low VOC interior finishes are required.
- 9.1 Install U.S. Gypsum or approved equal S.W. system 1/2" tapered wallboard with metal corners. Machine tape all joints. Wallboard shall be attached according to manufacturer's instructions, patch all nail/screw heads and leave wall surface free from waves, pits and buckles. Use water resistant boards at all toilet areas
- 9.2 All interior walls to be applied with vinyl sealer before texturing. Interior finish to level 4 finish. Added texture may be directed by Owner.

PAINTING

- 9.10 WORK INCLUDED: Interior & exterior (as directed by Owner) painting.
- 9.11 Colors and finishes as directed by owner. Exterior finishes per Owner's directive and to match existing building colors.
- 9.13 ENVIRONMENTAL CONDITIONS: Apply finishes only when environmental conditions favor application. Provide adequate ventilation during application of finishes to prevent accumulation and distribution of fumes and odors to Owner occupied portions of the project.
- 9.14 PROTECTION:
- A. Adequately protect other surfaces from paint and damage. Repair damage as a result of inadequate or unsuitable protection.
- B. Furnish sufficient drop cloths, shields and protective equipment to prevent spray or droppings from fouling surfaces not being painted.
- C. Place cotton waste, cloths and material which may constitute fire hazard in closed metal containers and remove daily from site.
- D. Remove electrical plates, surface hardware, fittings and fasteners, prior to painting operations. These items are to be carefully stored, cleaned and replaced on completion of work in each area. Do not use solvent to clean hardware that may remove permanent lacquer finish.

PRODUCTS: Manufacturers

1. Original manufacturers preferred.
- Quality: All products not specified by name shall be "best grade" or "first line" products of acceptable manufacturers. Where possible, provide materials of a single manufacturer.
- 9.16 EXAMINATION: Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, performance or quality of work and which cannot be put into acceptable condition. Beginning of work means acceptance of existing conditions by installer.
- 9.17 PREPARATION: General:
- A. Surfaces: Perfectly dry, clean and smooth before starting work. Fill cracks, holes, checks full and make smooth before finish is applied to surfaces. Fill any cracks, etc. which occur after walls are sized.
- B. Interior Wood to be stained with Clear Finished: Match existing. Sand as required. Fill voids and nail holes after first coat is dry using filler compatible with finish system and matching color.
- C. Protection: Furnish and lay drop cloths or mask off areas where finishing is being done to protect floors and other work from damage during execution of work. Remove oily rags and waste from building every night. Do not allow to accumulate.
- D. Damage to Work of Others: Be responsible for any damage done to work of other trades, repairing same to satisfaction of Architect or Owner. Replace any materials damaged to an extent that they cannot be restored to their original condition.

WORKMANSHIP:

- A. General: Spread materials evenly without runs or sagging of materials and thoroughly brush out. Sand work between coats.

COATING SYSTEM - INTERIOR, Minimum of Following:

A. Woodwork – Stained:

- First Coat
- Wood Stain (omit this step if stain not required)
- Second Coat
- Polyurethane Varnish - Satin
- Third Coat
- Polyurethane Varnish - Satin
- Sand with No. 00 sandpaper between coats.
- D. Drywall - Painted:
- First Coat
- Suitable Primer
- Texturing
- Second Coat
- Latex Enamel, Eggshell
- Third Coat
- Latex Enamel, Eggshell
- 9.21 CLEANING: As work proceeds and upon completion, promptly remove paint where spilled, splashed or splattered. During progress of work keep premises free from any unnecessary accumulation of tools, equipment, surplus materials and debris. Upon completion of work leave premises neat and clean.
- 9.22 FINISH SCHEDULES: Refer to Interior Drawings.

SPECIALTIES

- 10.1 Signage: Addressing, and as required by code.

HEATING & VENTILATION

- 14.1 The Heating Contractor shall include all necessary labor, materials, and equipment required for a complete and operable heating and cooling system retrofitted from the existing equipment.
- 14.2 All systems and equipment shall conform to applicable local, state, and national codes.

PLUMBING

- 15.1 The Plumbing Contractor shall include all necessary labor, materials, and equipment required for any work that might be required.
- 15.2 All equipment shall conform to applicable local, state, and national codes.

ELECTRICAL

- 16.1 The Electrical Contractor shall include all necessary labor, materials and equipment for the installation of a complete and operable electrical system required with these modifications.
- 16.2 The Electrical Contractor shall install all work in accordance with all applicable local, state and national codes and ordinances.

END OF SPECIFICATIONS

PRELIMINARY



NOTES

REVISION	DATE	REVISION NOTE	BY
----------	------	---------------	----

PROJECT

MINER HOUSE
STAIR ENTRY ALTERATION
UNIT 3

ADDRESS

503 MATTHEWS STREET
FORT COLLINS, CO 80524

CLIENT

ANNMARIE BANCHY & JOHN GREEN
503 MATTHEWS STREET
FORT COLLINS, COLORADO 80524

PROJECT #

21117

PROJECT DATE

09/09/2021

SHEET TITLE

SPECIFICATIONS

PLOT DATE

1/5/2022

ORIGINAL SHEET SIZE

US Arch D

DRWG FILE

MINER HOUSE UNIT 3.DWG

DRAWN

CGL

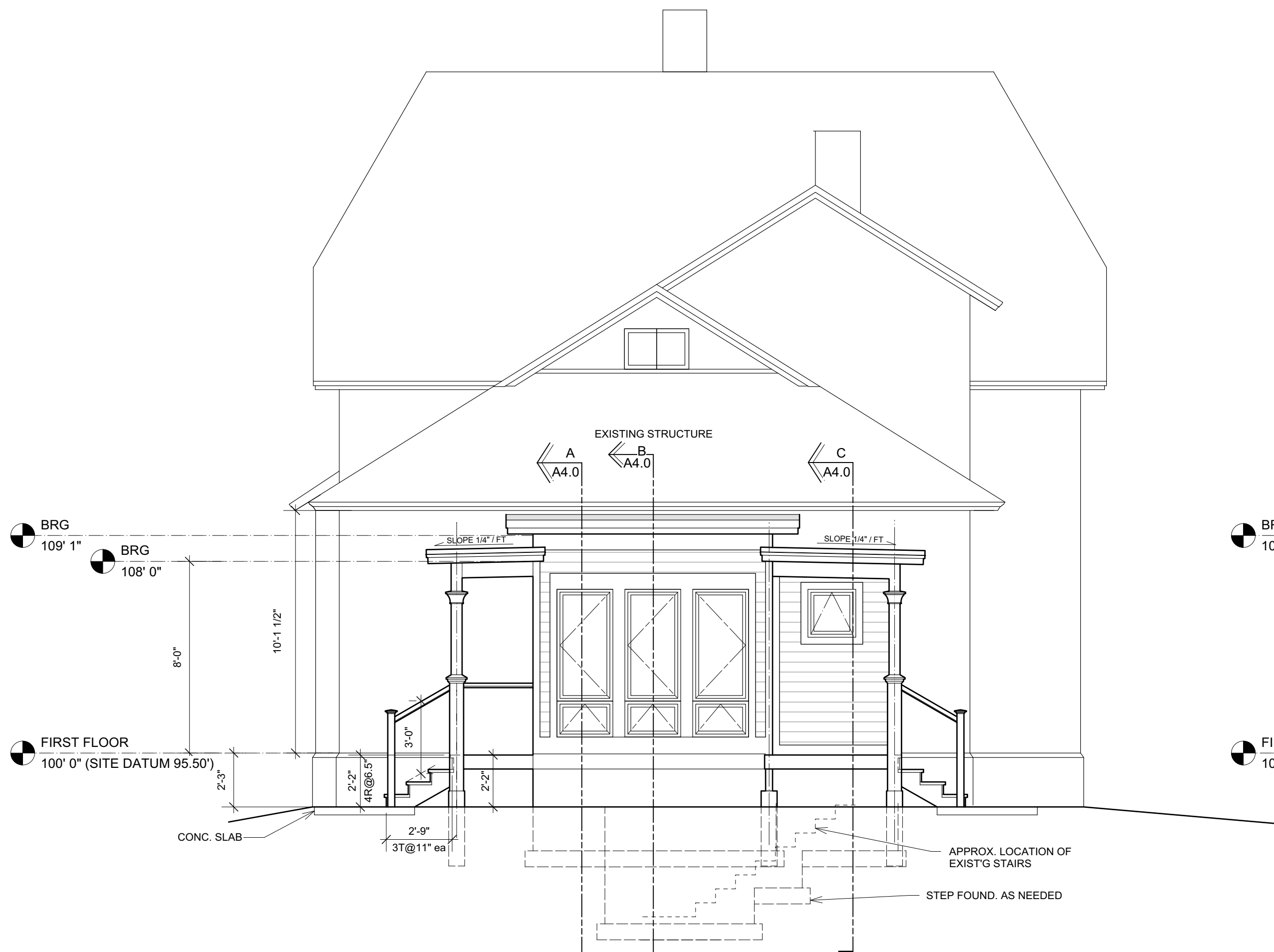
CHKD

DWL

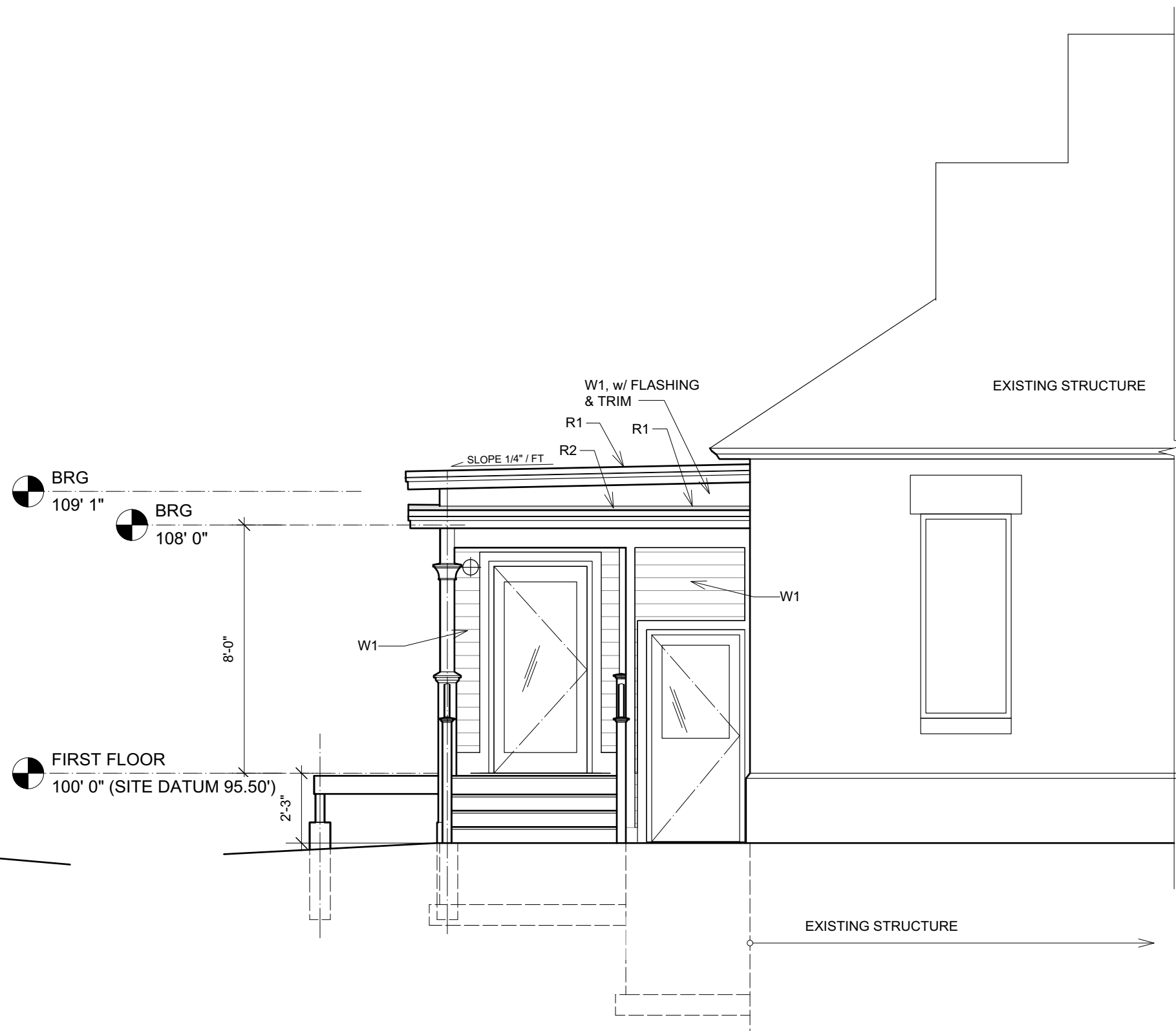
A1.1



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

SYSTEMS NOTES:

FLOOR SYSTEMS

F1
3/4" HARD WD FLOOR, over
3/4" T&G PLY WD NIALED & GLUED, over
2X6 WD JOISTS at 24" OC, with
R-30 BATT INSUL over CRAWL SPACE

F2
3/4" HARD WD FLOOR, over
3/4" T&G PLY WD NIALED & GLUED, over
2X6 WD JOISTS at 24" OC, with
EXPANDING FOAM INSUL (R-30), with
5/8" TYPE X GYP. BD. at UNDER SIDE

F3
4" Conc. Slab (Reif. where indicated) over,
4" Gravel over,
Compacted Earth

F4
2X6 TREATED PLANKS (OR TREX), over
2X6 TREATED JOISTS at 24" o.c.

WALL SYSTEMS

W1
LAP SIDING, OVER
1/2" RIGID INSUL MIN. R-3.0
Owens Corning Foamular XPS, over
BUILDING WRAP-WATER RESIST. BARRIER, over
7/16" OSB SHEATHING, over
2X6 WD STUDS at 16" OC, with
R-19 BATT INSUL, with
VAPOR BARRIER, and
1/2" GYP BD at INTERIOR SIDE

W4
2X4 WD STUDS AT 24" o.c., with
5/8" TYPE X GYP BD BOTH SIDES
(1 HR ASSEMBLY)

ROOF SYSTEMS

R1
TPO SINGLE MEMBRANE ROOF
FULLY ADHERED, over
1.5" POYISO RIGID INSUL (R-10.5)
MECHANICALLY FASTENED, over
5/8" T&G OSB MECH. FASTD, over
2X6's at 24" O.C., with
5.5" EXPANDING FOAM INSUL (R-38.5), with
1/2" GYP. BD. at INTERIOR SIDE

R2
SINGLE MEMBRANE ROOF (TPO)
FULLY ADHERED, over
1.5" POYISO RIGID INSUL (R-10.5)
MECHANICALLY FASTENED, over
5/8" T&G OSB MECH. FASTD, over
2X6's at 24" O.C.

PRELIMINARY



NOTES

REVISION DATE REVISION NOTE BY

PROJECT

MINER HOUSE
STAIR ENTRY ALTERATION
UNIT 3

ADDRESS

503 MATTHEWS STREET
FORT COLLINS, CO 80524

CLIENT

ANNMARIE BANCHY & JOHN GREEN
503 MATTHEWS STREET
FORT COLLINS, COLORADO 80524

PROJECT #

21117

PROJECT DATE

09/09/2021

SHEET TITLE

BUILDING ELEVATIONS

PLOT DATE

1/5/2022

ORIGINAL SHEET SIZE

US Arch D

DRWG FILE

MINER_HOUSE_01.dwg

DRAWN

CGL

CHKD

DWL

A3.0

STRUCTURAL GENERAL NOTES

GOVERNING CODE: Structural – International Building Code (IBC), 2021 Edition with local amendments. Refer to IRC section R301.1.3.

SCOPE:

- Phase I:
1. New flowable backfill at the southwest portion of the existing cellar.
2. New foundation and floor framing support at portion of the existing first floor framing.
3. New footing foundation beneath existing footing at portion of the existing cellar foundation.
Phase II:
4. New entry addition to Unit 3 West Entry.

DESIGN LIVE LOADS:

Roof:	Ground Snow (pg).....	35 psf
	Exposure Factor (Ce).....	1.0
	Thermal Factor (Ct).....	1.0
	Thermal Factor (Ct) exterior.....	1.2
	Risk Category.....	II
	Snow Importance Factor (I).....	1.0
	Flat Roof Snow Load (pf).....	24.5 psf
	Flat Roof Snow Load (pf) exterior.....	29.4 psf
	Minimum uniform snow load.....	30 psf
Floor:	Residential.....	40 psf
Wind:	Basic Wind Speed V.....	140 mph ASCE/SEI 7-16
	Allowable Stress Wind Speed V asd.....	108 mph
	Exposure.....	B
	Risk Category.....	II
Seismic:	Design Category.....	B

GEOTECHNICAL CRITERIA:

Footing foundation system per request of client, geotechnical report not provided. Allowable soil bearing pressure of 1500 psf and non-expansive soil conditions assumed per IBC Section 1806.2 and IBC Table 1806.2. Footings shall be founded on natural undisturbed soil. An excavation observation by a registered professional engineer is required prior to formwork or placement of foundation concrete. Conditions differing from those assumed require a geotechnical report and redesign of foundation. Note that structural engineer does not offer geotechnical engineering services. Refer to others regarding earthwork specifications at building.

CAST-IN-PLACE STRUCTURAL CONCRETE:

Concrete work shall conform to all requirements of ACI 318 "Building Code Requirements for Reinforced Concrete" and ACI 301 "Specifications for Structural Concrete for Buildings" except as modified by the requirements of the contract documents. Coordinate top of wall elevations dimensions and openings, with architectural and other discipline drawings. Cold weather concrete construction shall conform to ACI 306 "Cold Weather Concreting". Calcium chloride shall not be used. Normal weight aggregate shall be used unless indicated otherwise. Refer to others regarding exterior site concrete. Structural concrete shall be as follows:

	f'c (28 day)	Air Content	Slump	Cement Type	W/C max.	Max. Aggr. Size
Footings.....	3,500 psi	4%-7%	4" +/- 1"	1/II	0.50	3/4"
Foundation Walls.....	3,500 psi	4%-7%	4" +/- 1"	1/II	0.50	3/4"

Reinforcing bars shall conform to ASTM A615 Grade 60. Provide all accessories necessary to support reinforcing at positions indicated on drawings in accordance with the CRSI. At splices, provide 36 bar diameter (24" minimum) contact laps unless noted otherwise. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Around openings in walls and slabs, provide 2 #5 at all sides extending 2' 0" beyond edge of opening. At reinforcing shown with hooks, provide standard hook length (#4 = 8" hook, #5 = 10" hook) unless indicated otherwise.

Provide sleeves for plumbing and electrical openings before placing concrete, do not embed in concrete. Conduits, pipes and sleeves exceeding one-third the wall thickness shall not be placed within the structural concrete thickness; and shall be spaced three diameters or greater on center.

Except as noted on the drawings, concrete protection for reinforcement of cast-in-place concrete shall be as follows:

- Concrete cast against and permanently exposed to earth..... 3"
- Formed Concrete exposed to earth or weather:
 - #5 bar, #31 or D31 wire, and smaller..... 1-1/2"
- Formed Concrete, not exposed to earth or weather:
 - Walls: #11 bars and smaller..... 3/4"

STRUCTURAL WOOD FRAMING:

Wood design per IBC Chapter 23 section 2302.1.1. Construction shall conform to IBC Chapter 23 section 2304. Provide solid blocking at supports for joists, beams and trusses. Provide minimum full-width columns at beam supports, and provide full-width solid blocking beneath columns constructed atop wood sheathing and framing. Contractor coordinate framing layout with all openings and Mechanical/Electrical/Plumbing. Studs at built-up trimmers, kings and columns shall not be spliced. Finger joints and studs are not permitted. Panelized construction is not permitted. Except as noted otherwise, provide minimum nailing as specified in IBC "Table 2304.10.2 Fastening Schedule". Where light gage framing connectors are shown or required, they shall be "Simpson Strong-Tie" or equivalent, and shall be installed with the number and type of fasteners recommended by the manufacturer. Note that certain connectors may require special order. Contractor coordinate required hanger options. Anchor bolts (with minimum 1" diameter washers) at sill plates shall be placed at maximum spacings indicated on drawings and minimum of two per sill plate and maximum of 12" from the end of walls or plates. Lag screws shall be pre-drilled with lead holes in accordance with Table 7.19 of the AITC Timber Construction Manual, 4th edition. Except where noted otherwise, all sawn lumber shall be S4S and 19% maximum moisture content graded by the WMPA as follows:

Wood in contact with concrete or masonry.....	Treated Hem-Fir or Southern Yellow Pine
2x Joists and Beams.....	Hem-Fir No. 2 or better
Studs.....	Hem-Fir No. 2 or better
Plate members.....	Hem-Fir No. 2 or better
Solid timber beams and posts.....	Hem-Fir No. 2 or better

Plywood sheathing shall be APA rated C-D EXP 1. Plywood floor sheathing shall be APA rated STURD-1-FLOOR EXP 1. Panel identification index and thickness of sheathing shall be as noted on the drawings. Equivalent orientated strand board (OSB) sheathing may be used. The local Building Official shall inspect all sheathing and nailing prior to the placement of coverage materials.

SPECIAL INSPECTIONS:

Special inspection shall be performed in accordance with sections 110, 1704 and 1705 of the IBC as required by the building official. Where periodic or continuous inspection is required by the contract documents or the building official, the inspector(s) shall be employed by the owner. The Contractor shall coordinate the required inspections with the building department, inspector(s) and owner. Failure of contractor and owner to comply with these requirements relieves Engineer from all consequences.

FIELD OBSERVATIONS:

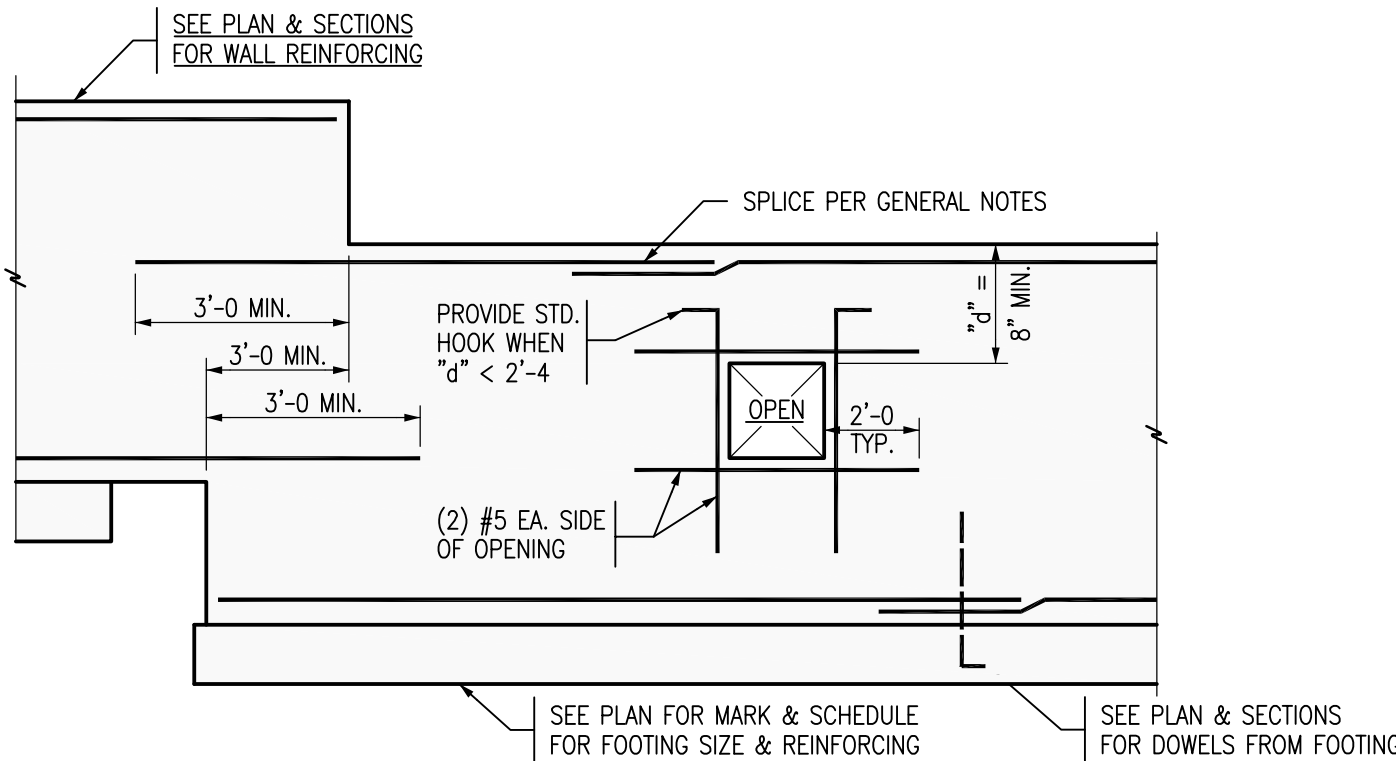
Five (5) working days advance notice shall be given when requesting site visits by Engineer. Engineer cannot sign or seal any document requiring certification of the work of others, guarantees or warranties.

FIELD VERIFICATION OF EXISTING CONDITIONS:

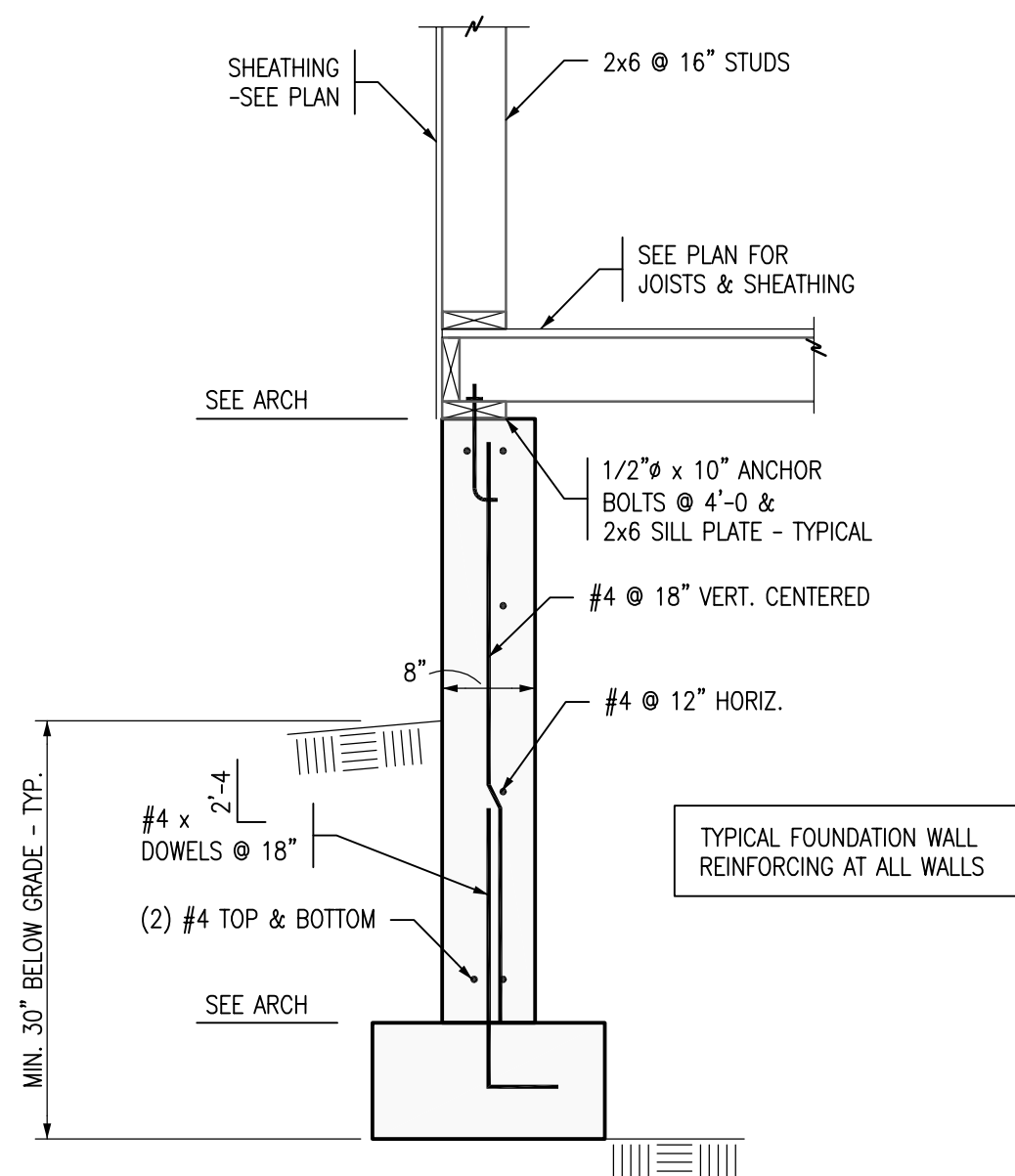
The Contractor shall thoroughly inspect and survey existing structure and utilities to verify conditions which affect the work shown on the drawings. The Contractor shall report any variations, omissions or discrepancies to the Engineer for resolution before proceeding. Failure to do so relieves the Engineer from all consequences.

GENERAL REQUIREMENTS:

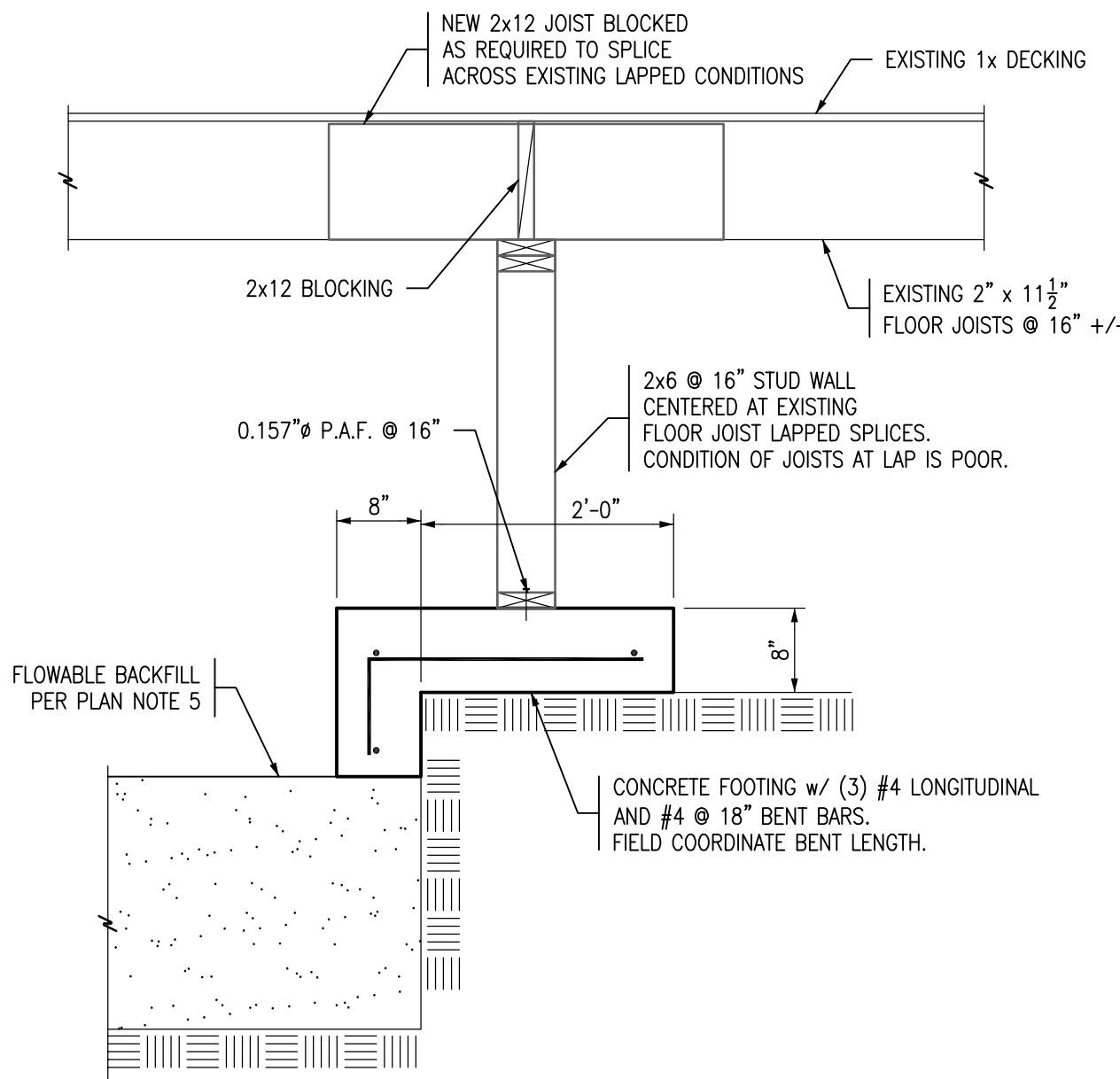
Do not scale drawings. Cutting or drilling of structural members is not permitted unless approved in writing otherwise by the Engineer. Construction Documents, electronic files, and other documents and instruments prepared by Engineer, as instruments of service shall remain the property of Engineer. The Engineer shall retain all common law, statutory and other rights, including the copyright thereto. Verbal communications with Engineer shall not be considered valid, all communications shall be in written form. Note that structural engineer does not offer architectural, civil or geotechnical engineering services. The general contractor is responsible for coordination of all work, including but not limited to: excavation, shoring for excavation, shoring/bracing for construction equipment, temporary bracing/shoring, formwork, scaffolding, layout and dimension/elevation verification, materials coordination, shop drawing review, superintending of the work, safety of personnel and safety of property. All proprietary items and connections shall be installed in accordance with the manufacturer's recommendations. All work shall be accomplished in a workmanlike manner and in accordance with the IBC and all local, state and national codes and ordinances. The structural drawings illustrate the completed structure with elements in their final positions. The drawings do not describe methods of construction. The Contractor is responsible for designing and furnishing all temporary bracing and/or support that may be required as the result of the Contractor's construction methods and/or sequences. The Engineer bears no responsibility for the above items, and observation visits to the site do not in any way include inspection of them.



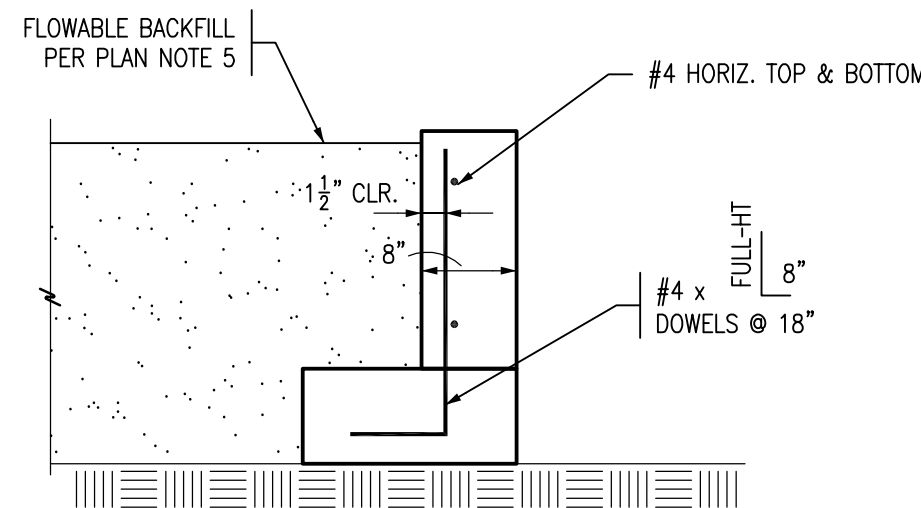
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S1
TYPICAL FOUNDATION WALL REINFORCING
NO SCALE



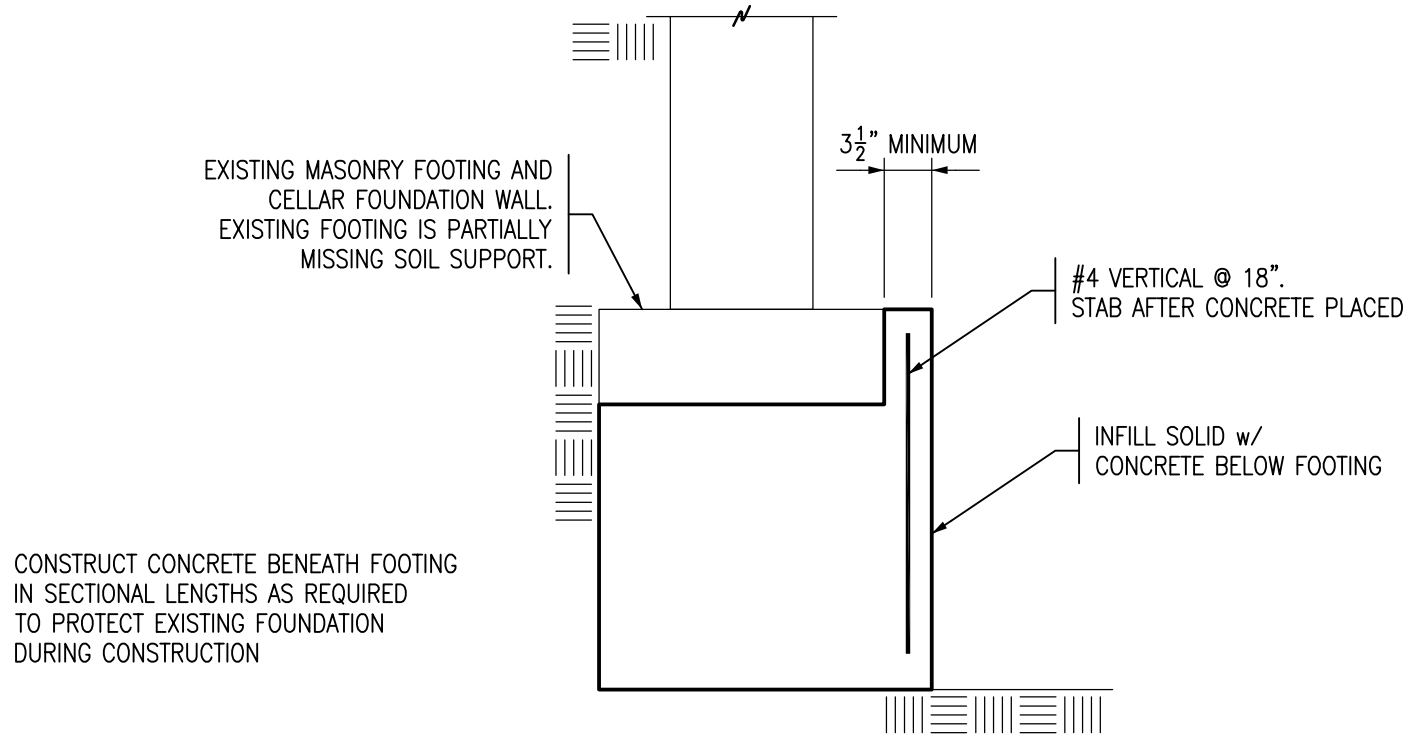
5
S1
TYPICAL FOUNDATION WALL REINFORCING AT ALL WALLS
NO SCALE



1
S1
NO SCALE



2
S1
NO SCALE



CONSTRUCT CONCRETE BENEATH FOOTING
IN SECTIONAL LENGTHS AS REQUIRED
TO PROTECT EXISTING FOUNDATION
DURING CONSTRUCTION

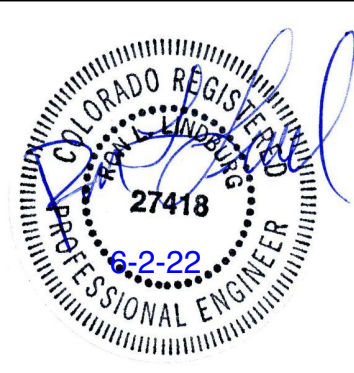
3
S1
NO SCALE

CLIENT – BANCHEY
503 MATHEWS STREET
PHASE I and II
FORT COLLINS, COLORADO

CSE Consultants

1520 E. Mulberry St., Suite 210
Fort Collins, CO 80526
Ph: 970-282-8005

e-mail: rrlcse@qwestoffice.net



DATE:	ISSUED FOR:
7/26/21	PERMIT
6/2/22	PERMIT

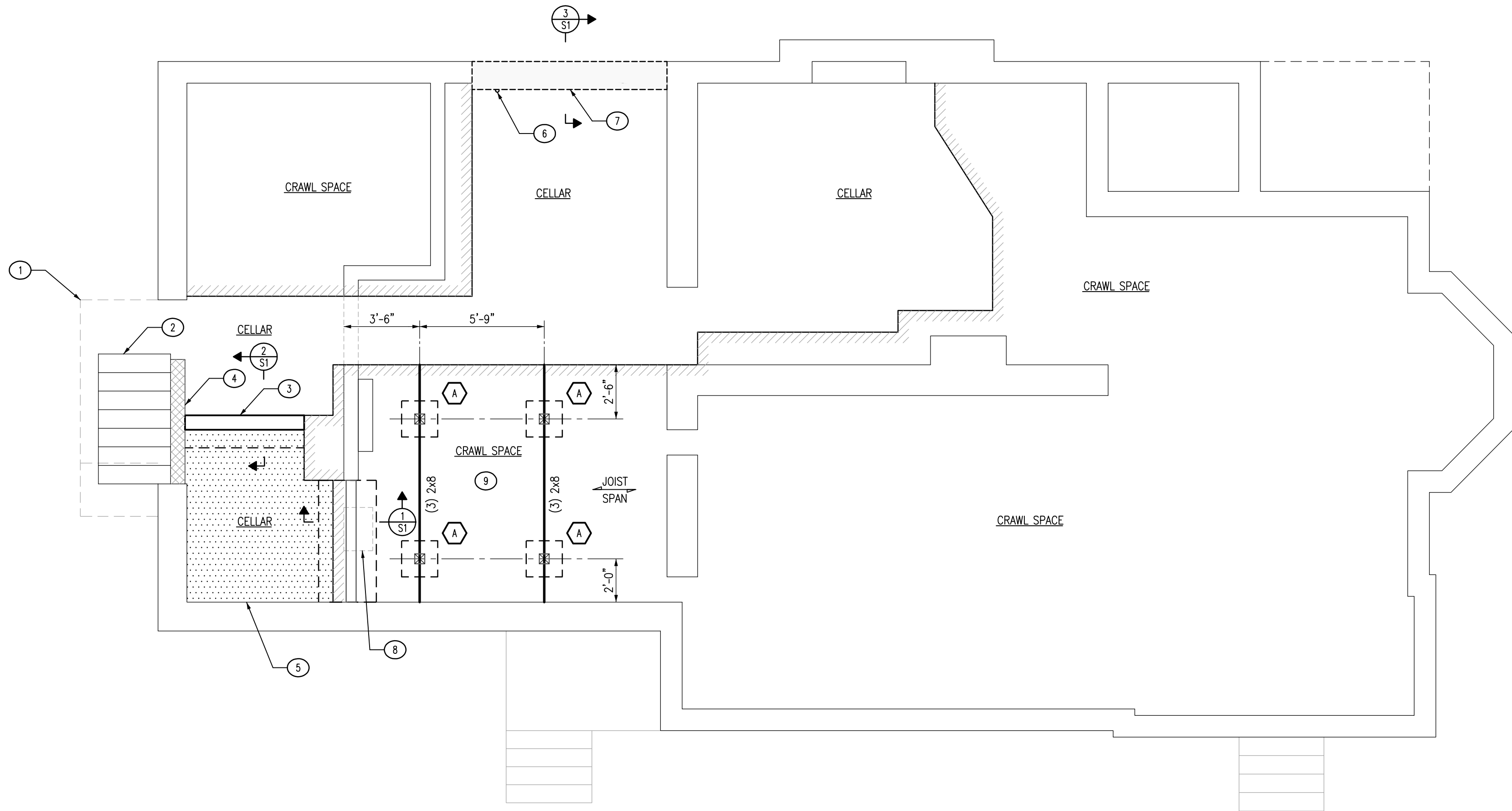
PROJECT NUMBER: C9233-1
JUNE 2, 2022

SHEET NAME

STRUCTURAL GENERAL NOTES
& DETAILS

SHEET NUMBER

S1



FOUNDATION & PARTIAL FLOOR FRAMING PLAN

1/4" = 1'-0"

EXISTING PLAN SHOWN FOR GENERAL LOCATION INFORMATION ONLY
- EXTERIOR PERIMETER BASED ON 3-5-21 SURVEY PLAT PROVIDED BY CLIENT
NOT ALL OF EXISTING INTERIOR INFORMATION IS SHOWN AND INFORMATION IS ONLY APPROXIMATE
ANY DIMENSIONS INDICATED ARE APPROXIMATE
CONTRACTOR COORDINATE AND VERIFY ALL DIMENSIONS & ELEVATIONS w/ EXISTING CONDITIONS
REFERENCE GENERAL NOTES AND TYPICAL DETAILS

KEY TO PLAN NOTES ⓘ

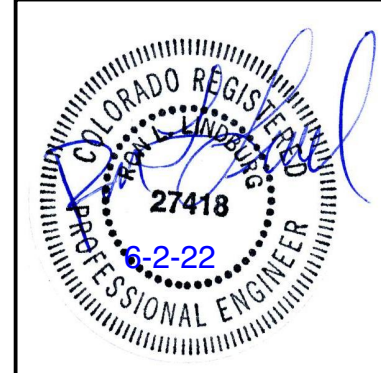
1. EXISTING ROOF, EXTERIOR WALLS AND FOUNDATION STRUCTURE TO BE REMOVED (PROTECT EXISTING CONSTRUCTION TO THE EAST) AND REPLACED IN SHEET S3 PHASE II CONSTRUCTION.
 2. EXISTING CONCRETE STAIRS TO CELLAR TO REMAIN.
 3. NEW CONCRETE FOUNDATION WALL PER DETAIL 2/S1.
 4. SOLID GROUT EXISTING PARTIAL HEIGHT 8" WIDTH CMU WALL SOLID w/ CONCRETE AT TIME OF ITEM 3 CONSTRUCTION.
 5. HATCHING INDICATES: BACKFILL CELLAR TO MAXIMUM ELEVATION POSSIBLE (COORDINATE w/ PLUMBING AND EQUIPMENT) w/ FLOWABLE BACKFILL SUBSEQUENT TO PLUMBING REMODEL IN THIS AREA. SUBMIT FLOWABLE BACKFILL MIX DESIGN TO ENGINEER FOR REVIEW PRIOR TO WORK.
 6. EXISTING WATER LINE SERVICE SHUT OFF. RELOCATE AND PROTECT DURING CONSTRUCTION OF ITEM 7.
 7. SHADING INDICATES: NEW CONCRETE FOUNDATION WALL FORMED BENEATH EXISTING UNDERMINED FOUNDATION WALL PER DETAIL 3/S1.
 8. EXISTING ROTATING MASONRY FEATURE IN CRAWL SPACE TO BE REMOVED. MASONRY ABOVE THIS LEVEL IS ALREADY ABANDONED.
 9. NEW PAD FOOTINGS, 6x6 POSTS AND BEAMS TO LEVEL AND STIFFEN THE EXISTING FLOOR SYSTEM IN THIS AREA:
- ⬡ INDICATES 1'-8" x 1'-8" x 8" THICK PAD FOOTING w/ (3) #4 EACH WAY BOTTOM REINFORCING. 6x6 SOLID WOOD POSTS w/ SIMPSON ABA66 OR ABU66 POST BASES. SIMPSON LCE4 POST CAPS.

CLIENT - BANCHY
503 MATHEWS STREET
PHASE I
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CSE Consultants

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e-mail: rlcse@qwestoffice.net



DATE:	ISSUED FOR:
7/26/21	PERMIT
6/2/22	PERMIT

PROJECT NUMBER: C9233-1
JUNE 2, 2022

SHEET NAME
FOUNDATION & FRAMING PLAN

SHEET NUMBER

S2

