ROSE-VILLACORTE
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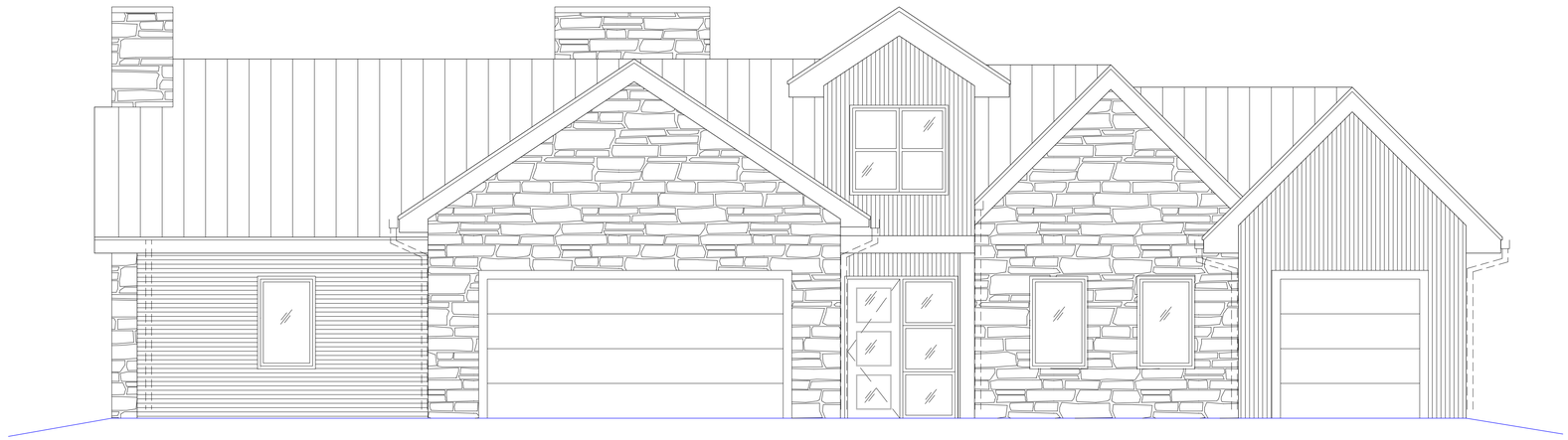
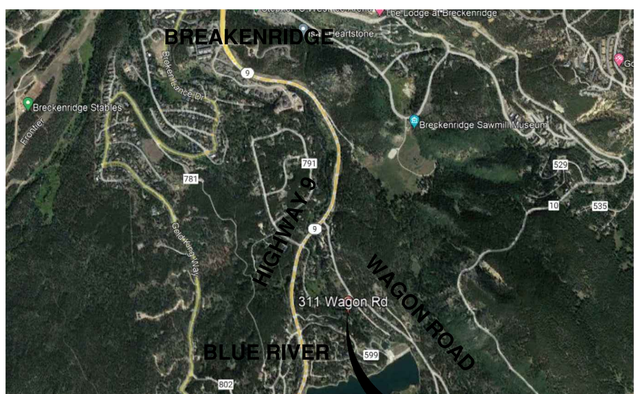


Blue River Mountain Home

311 Wagon Road, Blue River, CO 80424

LOCATION MAP



SETS ISSUED:

04.14.23 FOR PERMIT

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ELECTRICAL ENGINEER

n/a

DRAWING INDEX

GENERAL NOTES

1. INSPECTION OF SITE BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT THE PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED THEMSELVES.

2. MODIFICATIONS BIDDERS SHALL MAKE KNOWN ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRICING PHASE OF THE PROJECT. UNLESS NOTED ALL WORK SHOWN ON THE DRAWINGS WILL BE PRESUMED TO BE INCLUDED.

3. INSURANCE ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY OWNER & GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE OWNER AND THE CONDITIONS OF THE JOB. INSURANCE SHALL PROTECT THE OWNER, THE TENANT, ARCHITECT AND OTHER GROUP(S) TO BE NAMED FROM LIABILITY TO THE CONTRACTOR'S NEGLIGENCE.

4. DIMENSIONING DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. IF THERE IS A DISCREPANCY, YOU ARE REQUIRED TO NOTIFY THE ARCHITECT IMMEDIATELY. G.C. SHALL FIELD VERIFY ALL DIMENSIONS. DIMENSIONS ARE FINISH DIMENSIONS UNLESS OTHERWISE NOTED.

5. SUBSTITUTION OF MATERIALS SHALL BE APPROVED BY ARCHITECT/OWNER PRIOR TO CONSTRUCTION OF MATERIAL. SUBSTITUTION MADE THAT ARE NOT APPROVED ARE AT G.C. RISK AND SUBJECT TO CORRECTION AT G.C. EXPENSE.

6. REVIEW OF PLANS THE GENERAL CONTRACTOR SHALL, BEFORE COMMENCING WORK, REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING. THE GENERAL CONTRACTOR SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF THEIR WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION OR SUBMITTAL OF BID PROPOSALS.

7. DISTRIBUTION OF DRAWINGS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR EMPLOY.

8. ADDITIONAL INFORMATION ANY INFORMATION REQUIRED BY CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR CONTAINED IN OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM ARCHITECT.

9. SUBCONTRACTORS LIST THE GENERAL CONTRACTOR SHALL SUPPLY, PRIOR TO THE COMMENCEMENT OF WORK, A LIST OF ALL SUBCONTRACTORS TO ARCHITECT. THE NAME OF THE PRINCIPAL CONTACT, THE ADDRESS AND PHONE NUMBER OF EACH SUBCONTRACTOR SHALL BE INCLUDED ON THE LIST.

10. MATERIAL SAMPLES THE GENERAL CONTRACTOR SHALL FURNISH SAMPLES TO ARCHITECT OF VARIOUS MATERIALS, TOGETHER WITH FINISHES, IF NOT ALREADY SPECIFIED IN THE CONTRACT DOCUMENTS, AND INTENDED FOR USE IN THE WORK BEFORE THE COMMENCEMENT OF THE SPECIFIED WORK.

11. G.C. REPRESENTATIVE A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INFORMATION FROM ARCHITECT SHALL BE AVAILABLE AT ALL TIMES THAT WORK IS IN PROGRESS.

12. DAMAGES TO SITE GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK. CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES CAUSED BY THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED TO THE SATISFACTION OF ARCHITECT AND THE OWNER. CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

13. DAMAGES TO MATERIALS THE CONTRACTORS SHALL EXERCISE GREAT CARE IN PROTECTION FROM DAMAGE ALL MATERIALS EXISTING ON THE JOB AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR'S WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO THEIR OPERATION.

14. SHOP DRAWINGS THE CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR SUCH WORK FOR ALL MATERIAL OR AS MAY BE SPECIFICALLY REQUESTED IN THE DRAWINGS, OR ELSEWHERE IN THE CONTRACT DOCUMENTS, TO ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS AND SHALL BE SUBMITTED IN THE FORM OF ELECTRONIC FORMAT AS "PDF". ANY SUBMITTAL THAT HAS NOT BEEN REVIEWED BY AND STAMPED BY THE GENERAL CONTRACTOR AND E-FILES THAT ARE NOT LEGIBLE SHALL BE REJECTED FOR RESUBMITAL AND THE REVIEW CLOCK SHALL RESET. WHEN ARCHITECT REQUIRES THE REVISION AND RESUBMISSION OF SHOP DRAWINGS, SUCH RESUBMISSION SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT. INITIAL SHOP DRAWINGS SHALL BE SUBMITTED (2) WEEKS PRIOR TO THEIR CRITICAL PATH RETURN DATE. FOR INITIAL AND READMISSIONS, THE GENERAL CONTRACTOR IS TO PREVIEW AND MARK UP THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT. ALL WORK COMPLETED BY THE GENERAL CONTRACTOR OR ITS SUB-CONTRACTORS THAT HAS NOT BEEN REVIEWED THRU THE SUBMITTAL PROCESS THAT IS DEEMED UNACCEPTABLE BY THE ARCHITECT/OWNER SHALL BE RECONSTRUCTED, RE-FABRICATED, CORRECTED ETC. AT THE EXPENSE OF THE GENERAL CONTRACTOR AND ITS SUB-CONTRACTORS.

15. QUALIFICATIONS ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES, OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

16. QUALITY OF MATERIALS ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

17. QUALITY OF WORK ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

18. CODE COMPLIANCE SEE COVER SHEET GENERAL NOTES FOR CODE COMPLIANCE. CONTRACTORS SHALL BE REQUIRED TO BUILD PER CODE REGARDLESS OF SPECIFIC NOTATIONS ON THE DRAWINGS. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONTINUANCE OF WORK FOR THE SPECIFIC CODE ISSUE FOUND.

19. WORKFORCE THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, GOOD BUSINESS PRACTICE AND THE BEST INTERESTS OF THE OWNER.

20. SCHEDULING OF TRADES EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADES FOLLOWING THEM.

21. EXTRA WORK THE CONTRACTORS SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

22. WARRANTEE ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR.

23. WASTE THE CONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE OF THE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS. THE CONTRACTORS SHALL CONFINE THEIR OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE WITH THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR, TO THE SATISFACTION OF THE OWNER, AND THE DISPOSITION OF ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. THE PREMISES SHALL BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS.

24. PUNCH-LIST UPON SUBSTANTIAL COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT TO SCHEDULE A "PUNCH LIST" WALK THROUGH.

25. RESPONSIBILITIES OF SCOPE IT IS INTENDED THAT THE GENERAL CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

26. UNENFORCEABLE DOCUMENTS SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASON, UNENFORCEABLE, SUCH UNENFORCEABLE SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.

27. CURRENT DOCUMENTS THE GENERAL CONTRACTOR SHALL HAVE A COPY OF THE LATEST SET OF CONTRACT DOCUMENTS, CHANGE ORDERS, MINOR CHANGES, CLARIFICATIONS, ETC. ON THE JOB SITE AT ALL TIMES FOR REVIEW BY ARCHITECT/OWNER.

28. COMPLIMENTARY DOCUMENTS ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

29. AS-BUILT AND RECORD DOCUMENTS COMPLETE RECORD DOCUMENTS TO BE MAINTAINED SEPARATELY FROM THE FIELD SET. THE RECORD SET SHALL HAVE ALL FIELD CHANGES DOCUMENTED AND WILL BE HELD BY ARCHITECT AT THE COMPLETION OF PROJECT. PROVIDE A COPY OF THE RECORD DOCUMENTS TO THE OWNER. GENERAL CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF AS-BUILT DRAWINGS TO BE TURNED OVER TO THE ARCHITECT AND OWNER AT PROJECT CLOSEOUT.

30. MATERIAL STORAGE THE GENERAL CONTRACTOR SHALL RECEIVE MATERIALS TO JOB SITE ONLY WHEN READY FOR INSTALLATION. THE GENERAL CONTRACTOR IS TO PROVIDE A CLEAN, SECURE & LOCKED STORAGE AREA FOR SUCH MATERIALS AS REQUIRED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL DELIVERED & SIGNED FOR AT JOB SITE.

31. SCOPE OF WORK THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO, THE COMPLETION IN PLACE OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. ALL SUCH WORK IS TO BE DONE BY THE CONTRACTORS UNLESS OTHERWISE NOTED.

32. LEAD-TIMES THE GENERAL CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES OF ORDERS FOR MATERIALS AND EQUIPMENT ON ANY LONG LEAD-TIME ITEMS.

33. O&M THE GENERAL CONTRACTOR SHALL SUBMIT AN "O&M" OPERATIONS AND MAINTENANCE MANUAL FOR ALL ITEMS THAT ARE REQUIRED AS SPECIFIED OR CALLED OUT IN THE DOCUMENTS. THE O&M MANUAL SHALL BE HANDED OVER AT PROJECT CLOSE OUT. INCLUDES BUT NOT LIMITED TO: WARRANTIES, REVIEWED SHOP DRAWINGS, CALCULATIONS, EQUIPMENT CUT-SHEETS INSTALLATION AND OPERATION FOR ALL MATERIALS PROVIDED OR INSTALLED BY THE CONTRACTOR.

34. MILLWORK DIMENSIONS ARE OVERALL DIMENSIONS – G.C. TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

35. VERIFY ROUGHED-IN OPENINGS PRIOR TO FABRICATING MILLWORK, DOOR AND WINDOW FRAMES.

36. NOT USED.

37. GENERAL CONTRACTOR TO COORDINATE LOCATION OF REFRIGERATION LINES WITH APPROPRIATE SUBCONTRACTOR(S) PRIOR TO FINISHING SURFACES.

38. ALL SERVICE STATION, BREWERY, AND TOILET ROOM WALLS SHALL BE SHEATHED WITH MOISTURE RESISTANT GYPSUM BOARD.

39. NOT USED.

40. VERTICAL PIPING LOCATED WITHIN THE STUD SPACE OF THE PARTITION SHALL BE COMPLETELY ENCLOSED WITH FULL THICKNESS OF DRYWALL ON EACH SIDE.

41. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL BLOCKING REQUIRED FOR EQUIPMENT EQUIPMENT MANUFACTURE. ALL BLOCKING SHALL BE INSTALLED DIRECTLY TO ROUGH WOOD STUDS. GENERAL CONTRACTOR TO FURNISH ALL BLOCKING REQUIRED AND VERIFY INSTALLATION IN FIELD.

42. JOINTS OCCURRING IN RATED DRYWALL PARTITIONS SHALL BE STAGGERED BOTH HORIZONTALLY AND VERTICALLY.

43. RECESSES FOR ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, FIRE HOSE CABINETS, ANNUNCIATOR BOXES, ETC. LOCATED IN RATED PARTITIONS SHALL BE FACED WITH DRYWALL TO CREATE A FIVE SIDED ENCLOSURE AS REQUIRED TO RETAIN THE RATING OF THE WALL.

44. NOT USED.

45. ALL MATERIAL USED FOR INTERIOR WALL AND CEILING FINISH SHALL BE NOT GREATER THAN A FLAME SPREAD RATING OF 76-200 CLASS C, EXCEPT TEXTILE WALL COVERINGS AND AT REQUIRED VERTICAL EXIT WAYS / PASSAGEWAYS / CORRIDORS PROVIDING EXIT WAY ACCESS, WHEREBY SUCH MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75, CLASS B (REFER TO SECTION 803, TABLE 803.3.3).

45. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD.

46. DIMENSIONS TO CENTERLINES OF PLUMBING FIXTURES ON FLOOR PLANS ARE TO FINISHED FACE OF WALL.

47. PROJECT CONVENTION IS TO DIMENSION INTERIOR STUD WALLS TO ONE SIDE FOR CLARITY,

48. NOMINAL STUD SIDES ARE AS DEFINED IN PARTITION SCHEDULE, AND WALL SECTIONS. ROUGH FRAMING OPENINGS MAY VARY DEPENDING ON REQUIREMENTS OF INSTALLED ITEMS.

49. OPENINGS FOR DOORS, WINDOWS, AND STOREFRONT ARE NOMINAL DIMENSIONS. ROUGH FRAMING OPENINGS MAY VARY DEPENDING ON REQUIREMENTS OF INSTALLED ITEMS.

50. PROVIDE FIRE RETARDANT BLOCKING BEHIND ALL WALL-MOUNTED FIXTURES AND EQUIPMENT AS MAY BE REQUIRED.. REFER TO EQUIPMENT PLANS AND ELEVATIONS FOR LOCATIONS.

51. CONTRACTOR SHALL FURNISH THE STORE OWNER (OR OWNERS REPRESENTATIVE) WITH THE CERTIFICATE OF OCCUPANCY.

52. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS WITH APPROPRIATE AUTHORITIES HAVING JURISDICTION AND SHALL NOTIFY ARCHITECT/OWNER OF DATE AND TIME OF INSPECTIONS.

53. THE CONTRACTOR SHALL PROVIDE A LIST OF THE NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL SUBCONTRACTORS TO THE ARCHITECT/OWNER BEFORE THE START OF CONSTRUCTION.

54. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL PROVIDE FOR FINAL CLEANING TO BE PERFORMED BY A PROFESSIONAL CLEANING SERVICE. THE ENTIRE STORE SHALL BE THOROUGHLY CLEANED BEFORE TURNING THE STORE OVER TO THE CLIENT. CLEANING TO INCLUDE ALL SURFACES SUCH AS FLOORS, WALLS, CEILING, COUNTERS EQUIPMENT, DUCTS, LIGHTS AND FIXTURES, ETC.

55. SUPERINTENDENT MUST REMAIN ON JOB SITE THROUGH FF&E AND COMPLETION OF THE PUNCH LIST UNLESS ALTERNATE ARRANGEMENTS FOR FINAL PUNCH LIST HAVE BEEN MADE PRIOR TO STORE TURN OVER.

56. UPON COMPLETION OF THE WORK CONTRACTOR SHALL DEMONSTRATE THE OPERATION OF ALL SYSTEMS UNDER THEIR SCOPE TO THE CLIENT. THIS INCLUDES: ELECTRICAL, MECHANICAL, PLUMBING, LIGHTING, AUDIO-VISUAL, AND OPERATION OF DOORS, GRILLS AND WINDOWS ETC.

57. GENERAL CONTRACTOR SHALL COMPLETE THE TURNOVER CHECKLIST WITH OWNER/ARCHITECT PRIOR TO FINAL ACCEPTANCE OF SPACE BY THE OWNER.

58. TURN OVER CHECK LIST AND ITS ACCEPTANCE DOES NOT RELIEVE THE GENERAL CONTRACTOR THEIR SUBS FROM COMPLETING ANY CURRENT OR FOLLOW UP PUNCH LIST ITEMS REQUIRED BY THE ARCHITECT/OWNER/LANDLORD OR AUTHORITIES HAVING JURISDICTION.

59. ALL CONSTRUCTION AND INSTALLATION OF ITEMS INCLUDED OR IMPLIED IN THIS CONSTRUCTION DOCUMENTS, AND ACCOMPANYING SPECIFICATIONS AS MAY BE SUPPLIED ARE THE RESPONSIBILITY AND REQUIREMENT OF THE GENERAL CONTRACTOR TO PROVIDE AND INSTALL UNLESS SPECIFICALLY NOTED OTHERWISE.

60. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DAMAGE, LOSS THEFT OR DESTRUCTION OF ALL OWNER FURNISHED MATERIALS. THE CONTRACTOR WILL BE BACH-CHARGED THE FULL COST OF REPLACEMENT MATERIALS INCLUDING FREIGHT CHARGES AND INSTALLATION, INCLUDING RE-CONNECTION OF ANY UTILITIES AND OR DAMAGE TO CONNECTIONS.

61. GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITIES FOR ALL WORK AND MATERIALS INSTALLED.

62. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL TAKE GREAT CARE IN THE SELECTIVE DEMOLITION OF MATERIALS AND/OR EQUIPMENT. ANY DAMAGE CAUSED TO ITEMS NOT CALLED OUT TO BE DEMOLISHED SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN THE EVENT THAT A DEMOLITION IS ANTICIPATED TO CAUSE DAMAGE TO A NON-DEMOLITION ITEM THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER IN WRITING PRIOR TO WORK THE SCOPE OF DAMAGE TO BE EXPECTED AND RECEIVE APPROVAL TO PROCEED FROM OWNER PRIOR TO WORK. CONTRACTOR IS REQUIRED TO OBTAIN MANUFACTURES RECOMMENDATIONS ON DEMO REMOVAL OR INSTALLATION OF ALL MATERIALS PRIOR TO WORK, WHERE G.C. IS NOT FAMILIAR WITH INDUSTRY STANDARD PROCESS OR PRACTICES.

63. THE CONTRACTOR IS TO PERFORM ALL OTHER WORK AS DESIGNATED BY THE LANDLORD.

64. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES REQUIRED TO PERFORM THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS, INCLUDING TEMPORARY UTILITIES AS MAY BE NEEDED.

65. GENERAL CONTRACTOR OR SUB-CONTRACTOR SHALL MAKE THEM SELVES FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENTS IN ORDER TO PROPERLY COORDINATE THEIR OWN SCOPE OF WORK AND TO INSURE THAT THE COORDINATION OF TRANSITION OF TRADE TO TRADE IS COVERED AND NO GAPS ARE CREATED.

66. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REPORT DISCREPANCIES, DAMAGES OR MISSING ITEMS TO ARCHITECT/OWNER WITH-IN 24 HOURS OF RECEIPT. MATERIAL OF QUESTIONABLE QUALITY IS NOT TO BE RECEIVED, OR INSTALLED, OTHERWISE IT WILL BE REPLACED AT CONTRACTORS EXPENSE. GENERAL CONTRACTOR IS TO RECEIVE AND INSTALL ALL OWNER SUPPLIED MATERIALS AS MAY BE NOTED IN THE DRAWINGS, AND/OR DESCRIBED IN SPECIFICATIONS AND/OR AS DIRECTED BY THE OWNER.

67. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ADDRESS PRIOR TO BEGINNING CONSTRUCTION AND FOR ALL DELIVERIES.

68. CONTRACTOR SHALL NOT DUMP WASTE, SOIL ETC, ON SITE. CONTRACTOR SHALL DISPOSE OF CONSTRUCTION WASTE AS REQUIRED BY AHJ.

69. CONTRACTOR SHALL NOT CAUSE DESTRUCTION TO EXISTING SITE FEATURES OR AMENITIES INCLUDING DUMPSTER, LANDSCAPE, ANY DAMAGED CAUSED SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

70. ALL NEW ELECTRICAL OUTLETS SHALL BE PLACED AT 42" A.F.F. TO BOTTOM OF OUTLET PLATE.

71. SECURITY CAMERAS AND SYSTEM BY OWNER. G.C. SHALL COORDINATE AS NEEDED WITH TENANT AND OR SECURITY INSTALLATION SUB CONTRACTOR.

72. G.C. IS RESPONSIBLE FOR COORDINATION BETWEEN CONSTRUCTION DRAWINGS AND ALL EQUIPMENT AND FIXTURES PRIOR TO CONSTRUCTION OR INSTALLATION.

73. NO SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED IN WRITING BY ARCHITECT/OWNER.

74. ALL PROPOSED CHANGE ORDERS ARE TO BE PRESENTED WITH ESTIMATED COST BACK UP TO ARCHITECT & OWNER PRIOR TO IMPLANTATION OF ANY AND ALL SCOPE OF WORK BEGINS, FAILURE BY THE G.C. TO DO SO WILL AT RISK FOR THE G.C. AND THE G.C. SHALL BE HELD RESPONSIBLE FOR CORRECTION AND COST OF WORK (INCLUDING MATERIALS AND LABOR).

75. G.C. SHALL COORDINATE DRAWINGS AS REQUIRED WITH EXISTING BUILDING CONSTRUCTION DOCUMENTS. DRAWINGS WILL BE MADE AVAILABLE AT TIME CONSTRUCTION DOCUMENTS ARE ISSUED FOR BID AND PERMIT.

76. G.C. SHALL COORDINATE WITH A&E TEAM & OWNER FOR ALL SLAB AND FOUNDATION PENETRATIONS, CUTTING ETC. FOR DEMO OR NEW UNDERGROUND SCOPE OF WORK PRIOR TO START OF WORK.

77. G.C. SHALL SIGN A CERTIFICATE OF COMPLIANCE TO ALL BUILDING CODES AND CONSTRUCTION DOCUMENTATION.

78. G.C. SHALL COORDINATE ALL MODIFICATIONS TO BUILDING WITH EXISTING CONSTRUCTION DOCUMENTS. ALL REPAIRS, PATCHES, INFILL'S, ETC SHALL MATCH EXITING MANUFACTURE AND PRODUCT. INCASES WHERE EXACT MANUFACTURE AND MODEL CANNOT BE VERIFIED, G.C. SHALL NOTIFY ARCHITECT/ENGINEER/TENANT IN WRITING AND SHALL PROVIDE AN EQUIVALENT MANUFACTURE AND MODEL FOR ARCHITECT/ENGINEER/TENANT FOR REVIEW AND COMMENT. FAILURE TO CONFORM TO THIS REQUIREMENT IS AT G.C. RISK AND SUBJECT TO CORRECTION AT G.C. EXPENSE.

79. G.C. SHALL BUILD TO ALL APPLICABLE BUILDING CODES AS REQUIRED REGARDLESS OF NOTATIONS OR LACK OF NOTATIONS IN THE CONSTRUCTION DRAWINGS.

80. ALL EXPOSED PIPING SHALL BE INSULATED PER TAS/ADA GUIDELINES.

81 PROVIDE ICE AND WATER SHIELD FOR ROOF.

82. PROPANE GAS ALARM/SHUTOFF SYSTEM REQUIRED BY LOCAL ORDINANCE.

DRAWING SYMBOLS

EQUIPMENT MARK
COLUMN LINES
PLAN NORTH ARROW
WALL SECTION
ELEVATIONS
REVISION #
NEW WALL
DEMO WALL
WALL TYPE TAG
DETAIL TAG
DOOR TYPE
WINDOW TYPE
FIRE EXTINGUISHER REFER TO SPEC FOR TYPE
KEY NOTES
WALL MOUNTED LIGHT FIXTURE
PENDENT FIXTURE, RE: ELEC. SCHEDULE.
WALL SCONCE
TRACK LIGHT
SUSPENDED 2x2 FIXTURE
SUSPENDED STRIP FIXTURE
EXIT SIGN
ELECTRICAL WALL OUTLET REFER TO MEP FOR TYPE
FLOOR SINK
FLOOR DRAIN

CODE NOTES

1. CODE COMPLIANCE: ALL WORK TO COMPLY WITH APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES AND UNDERWRITERS REGULATIONS HAVING JURISDICTION. IF ANY WORK INDICATED ON THE CONTRACT DOCUMENTS IS BELIEVED TO BE AT VARIANCE WITH THE ABOVE CRITERIA, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR A DETERMINATION BEFORE PROCEEDING.

2. PERMITTING AND LICENSING: THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT, INCLUDING SIGNAGE PERMITS. THE GC WILL BE REIMBURSED FOR PERMIT FEES. THE OWNER SHALL OBTAIN ALL LIQUOR AND HEALTH PERMITS.

3. INSPECTIONS: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND MANAGING ALL BUILDING, FOOD AND LIQUOR LICENSE INSPECTIONS IN A TIMELY MANNER AS REQUIRED BY THE JURISDICTION FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY PER JURISDICTION REQUIREMENTS FOR BUILDING, ZONING AND SIGNAGE PERMITS.

4. REMAINING GENERAL NOTES: REFER TO SHEET A0.01 FOR ADDITIONAL GENERAL NOTES.

SITE & BUILDING DATA

PROJECT SCOPE:

TWO STORE RESIDENCE TO BE LOCATED AT 311 WAGON ROAD
BLUE RIVER COLORADO.

APPLICABLE CODES
NATIONAL CODE, LOCAL CODE AND /OR AMENDMENTS USED:

Building Code:	2018 International Residential Code (IBC)
Electrical Code:	2020 National Electrical Code (NFPA 70)
Energy Code:	2018 International Energy Code (ICC)

ZONING: Residential

TYPE OF CONSTRUCTION CLASSIFICATION:
New structure is Type VA unprotected, un-sprinkled.

OCCUPANCY CLASSIFICATION:
Use Group Designed as: SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT: as allowed — as designed
Number of Stories: 2, 35'-0" A.F.F. — Number of Stories: 2, 34'-11" A.F.F.
Square foot area: 3,711 s.f. gross

GLAZING: U-FACTOR 0.35 OR LOWER, SHGC 0.25 OR LOWER
WALL: CONTINUOUS INSULATION R 20 PLUS R3.8 CONTINUOUS INSULATION
WALLS BELOW GRADE: CONTINUOUS INSULATION R 10
SLAB INSULATION – UNHEATED: CONTINUOUS INSULATION R 15
ROOF: R 49

OTHER NOTES:
1) PROPANE GAS ALARM/SHUTOFF SYSTEM REQUIRED

ROSE-VILLACORTE ARCHITECTURE LLC
HOUSTON-DALLAS, TEXAS
WWW.RVAARCH.COM

BLUE RIVER MOUNTAIN HOME
311 WAGON ROAD
BLUE RIVER , COLORADO 80424

COLORADO LICENSED
TIMOTHY PAUL ROSE
00406141
ARCHITECT
04.10.23

PROJECT NUMBER	22066

REVISIONS

No.	Description	Date

FOR PERMIT

A0.02
GENERAL NOTES & CODE

CIVIL SITE AND GRADING PLANS FOR A SINGLE-FAMILY RESIDENCE

311 WAGON ROAD, TOWN OF BLUE RIVER, CO

A PERMIT IS REQUIRED FROM THE TOWN OF BLUE RIVER TO
EXCAVATE & INSTALL A DRIVEWAY AND EXCAVATE ON THIS SITE
AND FROM SUMMIT COUNTY FOR THE OWTS RELATED WORK

LITTLEHORN
ENGINEERING &
SURVEYING

PROPERTY INFORMATION
311 WAGON ROAD
BLUE RIVER, CO 80424
SPILLWAY SUB. #1, LOT 14

BUILDING ARCHITECT:
ROSE-VILLACORTE ARCHITECTURE, LLC
480 NORTH SAM HOUSTON PARKWAY EAST, SUITE 110
HOUSTON, TX 77060
OFFICE # (346) 498-3808

DRAWING PREPARED FOR:
LANDYN AND MICHELLE HACKEBEIL
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CONTRACTOR:

TBD

CONSTRUCTION NOTES - Construction notes shall govern ALL civil drawings

GENERAL CONSTRUCTION AND PROJECT NOTES

1. PERMITS. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RETAINING WALLS ARE INSTALLED APPROPRIATELY AND WITH THE PERMISSION OF THE COUNTY AND H.O.A AND SOMETIMES THE FIRE DEPARTMENT (VERIFY). THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS. COUNTY AND FIRE ACCESS REQUIREMENTS FOR DRIVEWAY STANDARDS MUST BE MET. IF SITE DISTURBANCE RESULTS IN MORE THAN 1.0 ACRES OF DISTURBANCE, A PERMIT FROM THE STATE OF COLORADO IS REQUIRED.

2. GREAT CARE AND PROFICIENCY HAVE GONE INTO THE PREPARATION OF THESE PLANS AND BLUE PRINTS. HOWEVER, DUE TO THE IMPOSSIBILITY OF PROVIDING "ON-SITE" SUPERVISORY CONTROL OVER ACTUAL CONSTRUCTION AND BECAUSE OF GREAT VARIATIONS IN LOCAL BUILDING CODES, SOILS, GROUNDWATER, BUILDING CONDITIONS, AND WEATHER CONDITIONS, THE ENGINEER ASSUMES NO LIABILITY EXCEPT AS DESCRIBED IN THE CONTRACT FOR PROFESSIONAL SERVICES. THE ENGINEER HAS DESIGNED THE PROJECT FROM GENERALLY ACCEPTED ENGINEERING PRACTICES AS IS TYPICAL IN THE LOCAL AREA TO ASSURE THAT THE DESIGNED ITEMS ARE SOUND.

3. DISCREPANCIES IN BUILDING PLANS OFTEN EXIST, THEREFORE THE HOME OWNER AND THE CONTRACTOR MUST INTERPRET THE BLUE PRINTS AND VERIFY PRIOR TO CONSTRUCTION COMMENCEMENT: SITE CONDITIONS, CONSTRUCTION SETBACKS, BUILDING LOCATION, DIMENSIONS, MATERIALS, COLORS, QUANTITIES, ELEVATIONS, AND FINISHES. ALL WORK SHALL COMPLY WITH APPLICABLE GOVERNING CODES, BUILDING DEPARTMENT ORDINANCES, LAWS, AND MANUFACTURERS' SPECIFICATIONS. ANY CHANGES OR ITEMS REQURIED FOR CONSTRUCTION WHICH ARE NOT CLEAR SHALL BE REPORTED TO THE ENGINEER (& OTHER DESIGNERS/SURVEYORS) FOR APPROVAL.

4. THESE PLANS ARE NOT AN INSTALLATION MANUAL AND DO NOT SHOW ALL DETAILS AND HAVE NOT AND CAN NOT CONSIDER EVERY CONCEIVABLE EVENT WHICH MAY OCCUR, AS THAT WOULD RENDER THE DESIGN AND FABRICATION OF THE PROJECT EXCESSIVELY EXPENSIVE. APPLICABLE INSTALLATION MANUALS AND CODES, AS LISTED IN THE SECTION LABELED "CODES", MUST BE REFERENCED AND USED FOR CONSTRUCTION. USE OF THESE DRAWINGS CONSTITUTES ACCEPTANCE OF RESPONSIBILITY FOR HAVING READ AND FULLY UNDERSTOOD THE CONSTRUCTION DRAWINGS AND THE ENGINEER'S LIABILITY. IF THE CLIENT OR CONTRACTOR HAS ANY QUESTIONS, PLEASE CONTACT THE ENGINEER PRIOR TO FABRICATION.

5. LOCATE ALL BURIED UTILITIES PRIOR TO ANY CONSTRUCTION.

6. A SOILS ENGINEER SHALL VERIFY ALL SOILS BEFORE & DURING PLACEMENT OF ANY APPURTENANCES, RETAINING WALLS, ASPHALT, OR CONCRETE.

7. ALL MATERIALS SHALL BE PROTECTED WITH SUITABLE TEMPORARY WEATHER FACILITIES AS MAY BE REQUIRED TO PROTECT MATERIALS FROM DAMAGE DURING CONSTRUCTION.

8. JOB-SITE SAFETY IS BEYOND THE SCOPE OF THESE DRAWINGS AND THE ABILITY OF THE ENGINEER TO MANAGE. THE OWNER AND CONTRACTORS BEAR ALL RESPONSIBILITY FOR THEIR OWN SAFETY AND THE SAFETY OF EMPLOYEES, WORKERS, AND PASSERSBY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS OF CONSTRUCTION, INCLUDING TEMPORARY BRACING OR SHORING AS REQUIRED AND CONSTRUCTION SEQUENCING. CONTRACTOR SHALL PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE LINES AND DIMENSIONS OF THE CONTRACT DOCUMENTS AND SHALL PROVIDE FOR THE SAFETY OF THE WORKERS. SITE VISITS BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE.

9. WEATHER PROTECTION AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER.

10. DO NOT SCALE DRAWINGS. VERIFY LINES & DIMENSIONS ON STRUCTURAL DRAWINGS W/ ARCHITECTURAL DRAWINGS PRIOR TO ANY WORK. CALL ENGINEER FOR ANY DIMENSIONING QUESTIONS. DIMENSIONS ON DRAWINGS DO NOT ACCOUNT FOR FINISHES.

11. SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER. ENGINEER'S REVIEW OF SHOP DRAWINGS IS PROVIDED AS AN AID TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND CORRECTNESS OF SHOP DRAWINGS. SHOP DRAWINGS DO NOT REPLACE CONTRACT DOCUMENTS. SHOP DRAWINGS (ONLY REVIEWED UPON CLIENTS REQUEST) ARE SOMETIMES PROVIDED ON CULVERTS, FLARED END SECTIONS, GEOGRID FABRICS, FILTER FABRICS, SLOPE NETTING, EROSION WATTLES, AND OTHER SITE RELATED WORK.

12. OTHERS SUBMITTING ENGINEERED DESIGN AND LAYOUT SHALL BEAR RESPONSIBILITY FOR SUCH WORK. AS AN ENGINEER FOR THE DRIVEWAY ONLY, WE SHALL BE LISTED OR RECOGNIZED AS THE ENGINEER OF RECORD FOR THE ENTIRE PROJECT.

13. THE CONTRACTOR SHALL NOTIFY ENGINEER OF DETAILS NOT SHOWN ON PLANS THAT ARE NECESSARY FOR THE WORK TO PROCEED.

14. ALTERNATES PROVIDED FOR THE CONTRACTOR'S CONVENIENCE SHALL REQUIRE THE CONTRACTOR TO PROVIDE ALL CHANGES AND COORDINATE ALL DETAILS NECESSARY SHOULD THE CONTRACTOR CHOOSE AN ALTERNATE.

15. DRIVEWAYS: DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE COUNTY OR MUNICIPALITY WHICH INCLUDE THE DIMENSIONS OF DRIVEWAY WIDTHS, OPENINGS, AND THE CENTERLINE CURVE RADII. FOR THE TOWN OF BLUE RIVER THIS IS MAX. 6.0% FOR THE FIRST 20 FEET, THEN UP TO 12% WITH TOWN APPROVAL THEREAFTER. PARKING AREAS SHALL HAVE A MAXIMUM GRADE OF 4%, AND A MINIMUM GRADE OF 1.0% TO FACILITATE DRAINAGE. ALL GRADES MUST SLOPE AWAY FROM STRUCTURE REGARDLESS OF WHAT IS SHOWN ON ANY GRADING PLAN. DRAINAGE FROM DRIVEWAYS SHALL BE DIVERTED TO ROADSIDE DITCHES OR OTHER APPROPRIATE DRAINAGE WAY.

16. PLEASE NOTE THAT ANY TIME A DRIVEWAY IS CUT INTO THE HILL SIDE FROM THE DIRECTION OF THE PREVAILING WINDS, DRIFTING WILL OCCUR. THIS DRIFTING AND SNOW BUILD-UP MAY MAKE THE DRIVE IMPASSABLE IN THE WINTER.

17. PARKING AND DRIVEWAY SURFACES: RECYCLED ASPHALT, PAVING, OR CONCRETE IS USUALLY RECOMMENDED TO FACILITATE SNOW REMOVAL. PAVING IS NOT REQUIRED FOR PARKING AREA AND DRIVES SERVING SINGLE-FAMILY UNITS, OR FOR DUPLEXES WHERE THE ROAD PROVIDING ACCESS IS NOT PAVED. WHERE ROADS ARE PAVED, PARKING AREAS AND DRIVES FOR DUPLEXES MUST BE PAVED. PARKING AREAS NOT PAVED SHALL BE COVERED WITH 1-2 INCHES OF DRIVEWAY GRAVEL OR 2 INCHES OF RECYCLED ASPHALT (OWNER TO SPECIFY). WHEN PAVING IS USED, VERIFY ALL UNDERLYING SOILS WITH GEOTECH.

18. PARKING STANDARDS: PARKING SHALL CONFORM TO COUNTY AND ANY APPLICABLE HOA REQUIREMENTS. FIELD VERIFY THE NUMBER OF PARKING SPACES REQUIRED.

19. WHENEVER ROADWAYS, DRIVEWAYS, PARKING AREA, BRIDGES, REC. PATHS OR OTHER TYPES OF CONSTRUCTION RESULT IN EARTH DISTURBANCE, REVEGETATION AND/OR LANDSCAPING IS REQUIRED. REVEGETATION AND/OR LANDSCAPING WORK SHALL BE IN ACCORDANCE WITH THE COUNTY LAND USE AND DEVELOPMENT CODE AND IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AS PART OF PERMIT ISSUANCE.

20. HISTORICAL FLOW QUANTITIES AND PATTERNS SHALL BE VERIFIED AND MAINTAINED. CHANGES TO SITE DRAINAGE CAN CAUSE ADVERSE EFFECTS TO NEIGHBORING PROPERTIES.

21. SNOW STACK SPACE: SNOW STORAGE FOR DRIVEWAYS SHALL BE PROVIDED ON THE OWNER'S PROPERTY. USE OF THE RIGHT-OF-WAY FOR SNOW STORAGE BY PRIVATE INDIVIDUALS OR COMPANIES IS PROHIBITED (C.R.S. 43-5-303). SNOW STORAGE AREA IS SHOWN ON SITE PLAN.

22. IF EARTH DISTURBANCE RESULTS IN CUT OR FILL SLOPES THAT CAN NOT BE TAPERED BACK INTO EXISTING GRADES AT THE GRADES SHOWN HEREIN, A RETAINAGE SYSTEM SHALL BE REQUIRED. IF THE PROPOSED RETAINING SYSTEM IS LESS THAN 4.0 FT IN HEIGHT, A DETAIL OF THE PROPOSED RETAINING SYSTEM MUST BE PROVIDED TO THE COUNTY FOR THEIR APPROVAL, PRIOR TO INSTALLATION.

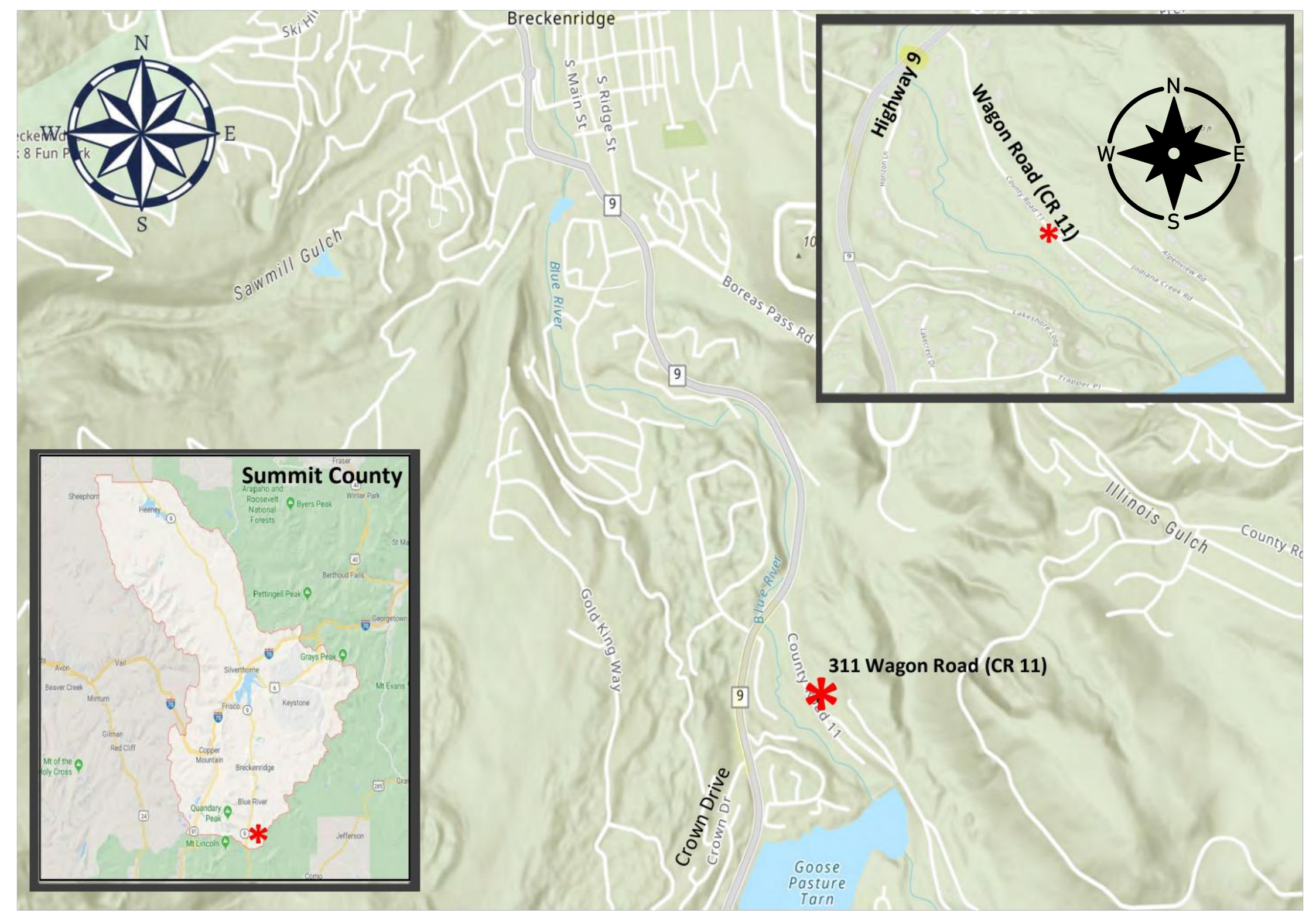
23. LOCATE BUILDINGS PER COUNTY REGULATIONS AND WHEN APPLICABLE, SUBDIVISION REGULATIONS. BOTH HAVE BUILDING SETBACKS AND STANDARDS AND BOTH SHALL BE CONSULTED PRIOR TO CONSTRUCTION.

24. TREE CLEARING SHALL BE COMPLETED IN ACCORDANCE WITH FIRE REGULATIONS, SUBDIVISION REGULATIONS (WHEN APPLICABLE), AND COUNTY REGULATIONS.

25. MINOR GRADE CHANGES MAY BE MADE ON-SITE TO MEET SITE CONDITIONS, HOWEVER, COUNTY AND HOA STANDARDS MUST BE MAINTAINED.

26. EROSION CONTROL SYSTEMS ARE ILLUSTRATIVE AND SHALL BE VERIFIED BY OTHERS TO MEET ACTUAL CONSTRUCTION NEEDS.

VICINITY MAP — 2022-100742
HACKEBEIL - 311 Wagon Road



VEHICLE CONSTRUCTION ENTRANCE

1. WHEN CONSTRUCTION VEHICLES LEAVE ACTIVE CONSTRUCTION AREAS, SEDIMENT CONTROLS SHALL BE INSTALLED TO CONTROL SEDIMENT FROM LEAVING THE SITE. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND SHALL CONSIST OF A STONE PAD OR EQUIVALENT CONTROL MATS LOCATED WHERE VEHICLES WILL LEAVE THE CONSTRUCTION SITE. THE PAD SHALL CONSIST OF AT LEAST 6 INCHES OF LARGE GRAVEL OR RIP RAP. THE PAD/OR ROCK ENTRANCE SHOULD BE AT LEAST 25 FT LONG; HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN TIRES. GEOTEXTILE FABRIC MAY BE NEEDED UNDER THE ROCK TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE STONE. IF TIRES ARE CLEANED WITH WATER, THE WASH WATER SHOULD BE DIRECTED TO A SUITABLE SETTLING AREA. WHEN REQUIRED, A PIPE OR CULVERT AND/OR SMALL BERM SHALL BE CONSTRUCTED AT THE ENTRANCE.

2. MONITORING AND MAINTENANCE: VEHICLE CONSTRUCTION PADS SHALL BE INSPECTED BY THE CONTRACTOR AS NEEDED AND AFTER RAIN ACTIVITIES. ANY EVIDENCE OF EROSION PROBLEMS SHALL BE REPAIRED AS QUICKLY AS POSSIBLE. SEDIMENT SHALL BE REMOVED AS APPROVED AND DISPOSED OF OUTSIDE THE FLOODPLAIN, WETLANDS AND BUFFER AREAS IN AN APPROVED DISPOSAL SITE OR FILL AREA AND THEN STABILIZED. WHENEVER THE EXISTING ROCK (OR MATS) BECOME BURIED OR FILLED WITH MUD, THE PAD WILL REQUIRE TOP-DRESSING WITH ADDITIONAL ROCK, OR REMOVAL AND RE-INSTALLATION. AREAS USED FOR SEDIMENT TRAPPING ALSO NEED TO BE CLEANED ROUTINELY. IF CONDITIONS ON THE SITE ARE SUCH THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE VEHICLES TRAVELING OVER THE GRAVEL, ADDITIONAL SEDIMENT TRACKING CONTROL MEASURES SHOULD BE ADDED TO PREVENT THE TRACKING OF MUD OR DIRT ONTO THE PUBLIC ROADWAY.

ELECTRICAL/PLUMBING/MECHANICAL SYSTEMS

1. THESE SYSTEMS ARE NOT BE WITHIN THE SCOPE OF THESE PLANS THOUGH THESE SYSTEMS SHOULD BE ENGINEERED. THE ENGINEER CAN NOT ACCEPT ANY RESPONSIBILITY WITH REGARD TO THESE SYSTEMS. ALL DESIGN AND INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE OWNER, BUILDER AND THEIR CONTRACTORS. IF THE CLIENT CHOOSES, THESE SYSTEMS CAN BE PROFESSIONALLY ENGINEERED. FOLLOW MANUFACTURER'S AND BUILDING MUNICIPALITY MECHANICAL, PLUMBING, AND ELECTRICAL CODES WHEN INSTALLING THESE SYSTEMS.

HIGH DENSITY POLYETHYLENE PIPE (HDPE) - CULVERT PIPE

1. CULVERTS SPECIFIED SHALL BE APPROVED HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR CORRUGATED METAL TYPE PIPE (CMP). WHEN CULVERTS ARE INSTALLED IN THE COUNTY RIGHT OF WAY THE CONTRACTOR SHALL VERIFY THE CULVERT TYPE WITH THE COUNTY BEFORE INSTALLATION.

2. ALL HDPE PIPE SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS: A) THICKNESS ASTM D751 & D1593, B) DENSITY ASTM D1505, C) TENSILE ASTM D638, D) PUNCTURE RESISTANCE ASTM FTMS101C METHOD 2065, E) LOW TEMPERATURE BRITTLENESS ASTM D746, F) ENVIRONMENTAL STRESS CRACK RESISTANCE ASTM D5397.

3. PIPE SHOULD BE STOCKPILED ON LEVEL GROUND AND IF STACKED, BLOCKING SHOULD BE PROVIDED TO PREVENT ROLLING. STACKED PIPE SHOULD BE PLACED TO PREVENT DEFORMING AND DAMAGE. ALL MATERIALS SHALL BE PROPERLY STORED.

4. TRENCHING SHOULD BE COMPLETED IN EXISTING SOILS WITH SIDEWALLS REASONABLY VERTICAL TO THE TOP OF THE PIPE. FOR POSITIVE PROJECTION EMBANKMENT INSTALLATIONS, WHEN EXCAVATION DEPTHS OR SOIL CONDITIONS REQUIRE SHORING OR USE OF A TRENCH BOX, THE BOTTOM OF THE SHORING OR TRENCH BOX SHOULD BE PLACED NO LOWER THAN THE TOP OF THE PIPE. THE FOLLOWING TRENCH WIDTH ARE RECOMMENDED TRENCH WIDTHS FOR MOST INSTALLATIONS TO PERMIT PROPER PLACEMENT AND COMPACTION OF BACKFILL MATERIAL IN THE HAUNCHES AND AROUND THE PIPE.

PIPE DIAMETER	TRENCH WIDTH
12"	31"
15"	34"
18"	39"
24"	48"
30"	66"

5. EMBEDMENT MATERIALS ARE THOSE USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL. ALL EMBEDMENT MATERIALS SHOULD BE FREE FROM LUMPS OF FROZEN SOIL, DEBRIS, STICKS, WOOD, AND ICE WHEN PLACED. ADDITIONALLY, EMBEDMENT MATERIALS SHOULD BE PLACED AND COMPACTED AT OPTIMUM MOISTURE CONTENT. FOR THIS PROJECT WE RECOMMEND CLASS I, CLASS II, OR CLASS III FOR EMBEDMENT MATERIALS (CLASS I - ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN GRADED WITH LITTLE OR NO FINES (1/4 INCH TO 1 1/2 INCHES IN SIZE; CLASS II - CLEAN, COARSE GRAINED MATERIALS, SUCH AS GRAVEL, COARSE SANDS AND GRAVEL/SAND MIXTURES (1 1/2 INCHES MAXIMUM IN SIZE); CLASS III - COARSE GRAINED MATERIALS WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN 50 PERCENT OF CLASS III MATERIALS (1 1/2 INCHES MAXIMUM SIZE).

6. PIPE FOUNDATION: THE TRENCH BOTTOM SHALL BE FREE OF ICE, SNOW, AND DEBRIS AND BE CAPABLE OF SUPPORTING 2500 PSF.

7. THOROUGHLY CLEAN THE BELL AND SPIGOT ENDS PER MANUFACTURER'S RECOMMENDATIONS.

8. REMOVE SHIPPING COLLARS (WHERE PROVIDED) PRIOR TO LOWERING THE PIPE IN THE TRENCH. PROPERLY DISPOSE OF SHIPPING COLLARS OUTSIDE THE PIPE TRENCH. DO NOT INSTALL PIPE WITH SHIPPING COLLARS ON THE PIPE AND DO NOT DISPOSE OF SHIPPING COLLARS IN THE TRENCH.

9. LUBRICANT SHOULD BE LIBERALLY APPLIED TO BOTH THE BELL AND SPIGOT ENDS OF THE PIPE. CARE SHOULD BE TAKEN TO ENSURE LUBRICANT IS APPLIED TO THE CHAMFERED LEADING EDGE OF THE BELL.

10. ALIGN THE PIPE AND PUSH THE SPIGOT HOME ON GRADE. JOINTS SHOULD BE INSTALLED WITH BELLS FACING UPSTREAM FOR PROPER INSTALLATION. GENERALLY, PIPES SHOULD BE LAID STARTING AT THE DOWNSTREAM END AND WORKING UPSTREAM. SMALL DIAMETER PIPE (BELOW 24") CAN USUALLY BE INSTALLED BY PUSHING THE JOINT HOME BY HAND. LARGER DIAMETERS MAY NECESSITATE USING A BAR OR EQUIPMENT TO PUSH HOME. IF A BAR OR EQUIPMENT IS UTILIZED A WOOD BLOCK SHOULD BE USED TO PREVENT DAMAGE TO THE BELL. WHEN PUSHING THE JOINT HOME, MAKE SURE BEDDING MATERIAL IS NOT PULLED INTO THE BELL BY THE SPIGOT. MATERIAL SUCH AS SMALL STONES AND SAND PULLED INTO THE BELL AS THE PIPE IS JOINED CAN CAUSE LEAKS.

11. MINIMUM COVER: CULVERTS ARE TYPICALLY PROVIDED WITH AT LEAST 12 INCHES (MEASURED FROM THE TOP OF THE PIPE TO THE GROUND SURFACE) OF SUITABLE, COMPACTED SOIL COVER FOLLOWED BY DRIVEWAY GRAVEL OR ASPHALT (REF. PLAN). IF 12 INCHES CAN NOT BE MAINTAINED, CULVERT DISPLACEMENT MAY OCCUR.

SURVEY NOTES

1. ANY BOUNDARY PINS OR CORNERS & TOPOGRAPHY IN QUESTION SHALL BE VERIFIED. IF CHANGES TO THE CIVIL DRAWINGS ARE REQUIRED, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY AND PRIOR TO CONSTRUCTION IF POSSIBLE. FOR THIS PROJECT THE BOUNDARY AND TOPOGRAPHIC SURVEY WERE COMPLETED BY OTHERS.

2. EXISTING CONTOURS: EXISTING CONTOURS ARE SHOWN. LITTLEHORN IS NOT RESPONSIBLE FOR DEFECTS IN THE TOPOGRAPHIC SURVEY WHEN THE SURVEY IS PERFORMED BY OTHERS.

GRADING AND MATERIAL SPECIFICATIONS

1. A PRE-GRADING MEETING WITH THE SITE OWNER, PROJECT ENGINEER AND CONTRACTOR IS HIGHLY RECOMMENDED AND SHOULD BE PERFORMED TO FACILIATE PROJECT INSTALLATION.

2. WHEN THE GRADING OPERATIONS ENCOUNTER REMAINS OF PREHISTORIC PEOPLE'S DWELLING SITES, REMAINS, OR ARTIFACTS OF HISTORICAL, PALEONTOLOGICAL OR ARCHAEOLOGICAL SIGNIFICANCE, THE OPERATIONS SHALL BE TEMPORARILY DISCONTINUED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND PROMPTLY CONTACT THE PROPER AUTHORITIES TO DETERMINE THE DISPOSITION THEREOF. IF REQUIRED BY STATE OR FEDERAL AUTHORITIES, THE CONTRACTOR SHALL PRESERVE THE AREA OF SIGNIFICANCE TO ALLOW AUTHORITIES TO EXCAVATE AND RECOVER THE ITEMS OF SIGNIFICANCE.

3. AT ALL TIMES, PRECAUTIONS SHALL BE TAKEN FOR THE PROTECTION OF CULVERTS, EROSION CONTROL STRUCTURES, IRRIGATION CROSSINGS, MAIL BOXES, DRIVEWAY APPROACHES, VALVE BOXES, MANHOLES, SURVEY MONUMENTS, UNDERGROUND OR OVERHEAD UTILITY LINES AND ALL OTHER PUBLIC OR PRIVATE INSTALLATIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGE TO SUCH STRUCTURES SHALL BE REPAIRED, DOCUMENTED AND SUBMITTED TO THE APPROPRIATE AUTHORITY PRIOR TO ISSUANCE OF ANY CERTIFICATE OF COMPLETION FOR THE SITE.

4. CLEARING AND GRUBBING: CLEARING AND GRUBBING CONSISTS OF REMOVING AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF THE APPROVED GRADING PLANS WHERE THE DRIVEWAY, SOIL TREATMENT AREA, HOUSE, WELL/WELL LINES, AND WASTEWATER LINES ARE TO BE LOCATED. CLEARING AND GRUBBING SHALL BE PERFORMED ONLY WHERE NECESSARY. THE PRESERVATION OF ALL VEGETATION AND ANY OTHER TREES AND OBJECTS SHOULD REMAIN WHERE FEASIBLE AND AS OUTLINED AND WITHIN LOCAL FIRE DEPARTMENT RECOMMEMNDATIONS. STUMP HOLES AND OTHER HOLES FROM WHICH OBSTRUCTIONS ARE REMOVED, SHALL BE BACKFILLED WITH SUITABLE MATERIALS AND COMPACTED AS REQUIRED. MATERIALS AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. WITH OWNER'S AND COUNTIES PERMISSION, ROOTS MAY BE BURIED ON-SITE.

5. TOPSOIL: ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED. TOPSOIL SHALL CONSIST OF LOOSE FRIABLE LOAM REASONABLY FREE OF ADMIXTURES OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, BRUSH, WEEDS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO THE PROPER DEVELOPMENT OF VEGETATIVE GROWTH. MATERIALS SELECTED FOR TOPSOIL AND LYING WITHIN THE LIMITS OF THE PROJECT SHALL BE EXCAVATED AND STOCKPILED AS REQUIRED AND WHERE PERMISSIBLE. TOPSOIL SHALL BE PLACED AND SPREAD AT LOCATIONS AND TO THE THICKNESS SHOWN ON THE PLANS AND SHALL BE KEYED TO THE UNDERLYING MATERIALS BY THE USE OF HARROWS, ROLLERS, OR OTHER EQUIPMENT SUITABLE FOR THE PURPOSE. FOR SITES THAT DON'T CONTAIN ENOUGH REUSABLE TOP SOIL, APPROVED TOP SOIL WILL HAVE TO BE IMPORTED TO THE SITE.

6. GENERAL EXCAVATION AND EMBANKMENT: EXCAVATION AND EMBANKMENT GRADING CONSISTS OF EXCAVATION, DISPOSAL, SHAPING, OR COMPACTION OF ALL MATERIAL ENCOUNTERED WITHIN THE LIMITS OF THE GRADING PLANS INCLUDING EXCAVATION FOR DITCHES AND CHANNELS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE GRADING PLANS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, AND TYPICAL CROSS-SECTIONS SHOWN ON THE PLANS. THE EXCAVATION AND EMBANKMENTS SHALL BE FINISHED TO REASONABLY SMOOTH AND UNIFORM SURFACES. GRADING OPERATIONS SHALL BE CONDUCTED SO THAT MATERIAL OUTSIDE OF THE LIMITS OF SLOPES WILL NOT BE DISTURBED. PRIOR TO BEGINNING GRADING OPERATIONS IN ANY AREAS, ALL NECESSARY CLEARING AND GRUBBING AND TOPSOIL IN THAT AREA SHALL HAVE BEEN PERFORMED IN ACCORDANCE WITH THE CLEARING AND GRUBBING AND TOPSOIL PROVISIONS. WHERE MATERIAL ENCOUNTERED WITHIN THE LIMITS OF GRADING ARE CONSIDERED UNSUITABLE FOR EMBANKMENT FOUNDATIONS, STREETS/ROADS, OR STRUCTURAL AREAS BY THE SOILS ENGINEER, SUCH MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SUITABLE MATERIAL. SOME EXAMPLES OF UNSUITABLE MATERIAL INCLUDE SOILS WHICH CONTAIN SIGNIFICANT AMOUNTS OF ORGANIC MATERIAL AND/OR LARGE DIAMETER ROCKS, CONCRETE, OR ASPHALT. EXCESS UNSUITABLE EXCAVATED MATERIAL, INCLUDING ROCK AND BOULDERS, THAT CANNOT BE USED IN EMBANKMENTS MAY BE PLACED IN NON-STRUCTURAL AREAS AS APPROVED BY THE SOILS ENGINEER.

7. UTILITIES: WHEN UTILITY DEVICES ARE TO BE INSTALLED WITHIN THE COUNTY OR TOWN'S ROAD RIGHT-OF-WAY, THE COUNTY OR TOWN POLICY ON UTILITY USE OF COUNTY RIGHTS-OF-WAY SHALL APPLY. BEFORE BEGINNING ANY EXCAVATION, CALL FOR A UTILITY LOCATE.

8. TRAFFIC CONTROL: APPROVED BARRICADES, WARNING SIGNS, AND FLAGMEN SHALL BE USED AS NECESSARY.

9. DRIVEWAY SUBBASE: ALL MATERIAL SHALL BE OF SOUND PARTICLES AND SHALL BE FREE OF ORGANIC MATTER. COMPACTION OF MATERIAL SHALL BE VERIFIED BY THE ENGINEER BEFORE PLACEMENT OF CONCRETE, ASPHALT, TANKS, PIPES, OR OTHER STRUCTURES. SUBBASE AND BASECOURSE SHALL BE COMPACTED AS REQUIRED FOR STRUCTURAL FILL (SEE COMPACTION REQUIREMENTS). THE SUBBASE IS CONSIDERED THE NATIVE SOIL OR IMPORTED, APPROVED, STRUCTURAL FILL. IF SUBBASE DEPTHS EXCEED 12 INCHES, CONTACT THE ENGINEER FOR INSPECTION AND COMPACTION TESTING. THE SUBBASE SHALL BE FREE OF STICKS, ROCKS LARGER THAN 8 INCHES IN DIAMETER, SNOW, ICE, AND OTHER DEBRIS.

10. SURFACE COURSE: INSTALL A THIN CRUSHED AGGREGATE SURFACE COURSE UNDER ALL PAVED AREAS. THE SURFACE COURSE IS USUALLY 1/2-INCH TO 2 INCHES IN DEPTH. SURFACE COURSE SHALL BE 1"-MINUS MATERIAL AND MUST BE A HARD ROCK CRUSHED AGGREGATE WITH:

SIEVE SIZE	% PASSING
1"	100
#4	5-15
#10	0-8
#200	0-4

11. WATERING: WATER SHALL BE APPLIED TO THE TOPSOIL AT THE LOCATIONS AND IN THE AMOUNTS WHERE REQUIRED. WATER SHALL BE APPLIED IN A FINE SPRAY BY NOZZLES OR SPRAY BARS IN SUCH A MANNER THAT IT WILL NOT WASH OR ERODE THE TOPSOIL AREA. ALL WATER USED SHALL BE FREE OF ANY MINERAL SALTS OR CONTAMINATING MATERIAL WHICH MIGHT RESULT IN EXPANSION OF MATERIALS AFTER PLACEMENT. SPRINKLING EQUIPMENT SHALL BE OF A TYPE WHICH ENSURES UNIFORM AND CONTROLLED DISTRIBUTION OF WATER WITHOUT PONDING OR WASHING. DUST PALLIATIVES SHALL BE APPLIED ON PORTIONS OF THE PROJECT AND ON HAUL ROADS AT THE LOCATIONS AND IN THE AMOUNTS AS MAY BE NECESSARY AND AS APPROVED. DUST PALLIATIVES MAY CONSIST OF WATER OR OTHER SUBSTANCES APPROVED BY THE COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT. WATER USED IN LANDSCAPING SHALL BE PROVIDED FOR SEEDING, MULCHING, PLANTING, TRANSPLANTING, SODDING, AND SOIL STERILIZATION, AND ANY OTHER LANDSCAPING WORK AS REQUIRED.

12. COMPACTION: FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AS SPECIFIED IN THE SOILS REPORT. WHEN A SOILS REPORT DOES NOT EXIST, CONTACT LITTLEHORN FOR TESTING REQUIREMENTS. WHEN TESTING IS NOT PERFORMED IN ROADWAYS, IN EXCAVATED TRENCH AREAS, AND AROUND TANKS AND THE HOUSE, SETTLEMENT IS LIKELY.

13. SLOPE STANDARDS: CUT SLOPES (I.E., EXCAVATED SLOPES) SHALL BE NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL UNLESS SPECIFICALLY IDENTIFIED OTHERWISE IN THESE PLANS. FILL SLOPES SHOULD NOT EXCEED TWO (2) HORIZONTAL TO ONE (1) VERTICAL OR AS SPECIFIED IN THE PLANS. ALL PERMANENT CUT AND FILL SLOPES SHALL BE CONSTRUCTED AT SLOPES WHICH ENSURE LONG TERM SLOPE STABILITY AND THAT WILL NOT CAUSE ACCELERATED EROSION. THE TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE SET BACK FROM PROPERTY BOUNDARIES AS FAR AS NECESSARY FOR SAFETY OF THE ADJOINING PROPERTIES AND TO PREVENT DAMAGE RESULTING FROM WATER RUN-OFF OR EROSION OF THE SLOPE. THE TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES AS FAR AS IT IS NECESSARY FOR ADEQUACY OF FOUNDATION SUPPORT AND TO PREVENT DAMAGE AS A RESULT OF WATER RUN-OFF OR EROSION OF THE SLOPES. FOR SLOPES WHICH EXCEED 30%, TERRACES AT LEAST EIGHT (8) FEET IN WIDTH SHALL BE ESTABLISHED. AT LEAST A TWO (2) PERCENT GRADIENT SHALL BE MAINTAINED FROM BUILDING PADS TO DRAINAGE FACILITIES UNLESS OTHERWISE APPROVED.

14. GUARANTEES: ALL CONSTRUCTION SHALL BE GUARANTEED BY THE CONSTRUCTION FIRM OR CONSTRUCTING INDIVIDUAL FOR A MINIMUM OF ONE YEAR TO MEET THE CONTINUAL STANDARDS TO WHICH IT WAS CONSTRUCTED. SUCH GUARANTEE MAY BE BY BOND, CASH DEPOSIT, PLEDGED SECURITIES, OR OTHER VALUABLE CONSIDERATIONS ACCEPTABLE BY THE OWNER.

DESIGN CRITERIA AND OTHER NOTES

1. WIND LOADING ON RETAINING WALLS: Vult = 110 MPH, EXPOSURE C (90 MPH Vasd OR NOMINAL WIND - 2018 IRC)
PROVISONS FOR DETENTION POND NOT REVIEWED OR REQUIRED
PER THE TOWN OF BLUE RIVER STANDARD ACCEPTED EROSION CONTROL METHODS ARE USED
LANDSCAPING DESIGN REQUIREMENTS AND SPECIFICATIONS NOT REVIEWED

2. SOIL CONDITIONS FOR GRADING DESIGN AND THESE CIVIL DRAWINGS ARE BASED UPON THE SOILS REPORT BY LITTLEHORN ENGINEERING, DATED JANUARY 5, 2022:
POORLY GRADED SAND WITH SILT, GRAVEL, COBBLES AND BOULDERS
PASSIVE EQUIV. FLUID PRESSURE - 275 P.C.F. (DRAINED)
EQUIV. FLUID UNIT SOIL WEIGHT - 46 P.C.F. (DRAINED)
COEFFICIENT OF FRICTION - 0.35
ALLOWABLE BEARING PRESSURE - 2750 P.S.F. ON UNDISTURBED SOIL

SOILS CONDITIONS SHALL BE VERIFIED BY GEOTECH DURING CONSTRUCTION. CONTACT ENGINEER FOR INSPECTION OF ALL RETAINING WALLS, STRUCTURAL FILLS, AND ROCK LINED SWALES.

CIVIL SHEET INDEX

SHEET#	SHEET DESCRIPTION
C0	COVER SHEET & SITE CONSTRUCTION GENERAL NOTES
C1	PROPOSED OVERALL SITE PLAN WITH OVERALL DRIVEWAY AND PARKING AND SNOW REMOVAL
C1.1	PROPOSED SITE PLAN DETAIL WITH DRIVEWAY AND PARKING
C2	EROSION CONTROL PLAN
C3	SITE CONSTRUCTION DETAILS
C4	EROSION CONTROL SPECIFICATIONS & DETAILS
-	BUILDING HEIGHT ANALYSES IS BY OTHERS
-	
-	
-	
6	SHEETS TOTAL WITH COVER PAGE (24X36 SHEETS)

DIG SAFELY - CALL 811
GAS/ELECTRIC/TELEPHONE/CABLE
WWW.UNCC2.ORG

CODES GOVERNING MATERIALS AND WORKMANSHIP*

IRC 2018....INTERNATIONAL RESIDENTIAL BUILDING CODE
ACI....REINFORCED CONCRETE DETAILING MANUAL
OSHA....OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
AWWA....AMERICAN WATER WORKS ASSOCIATION
BRBD....BLUE RIVER BUILDING DEPARTMENT (BUILDINGS & SITE RELATED WORK EXCEPT FOR OWTS)
SCEHD....SUMMIT COUNTY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (WASTEWATER SYSTEM & DRIVEWAY)
BRPD....BLUE RIVER COUNTY PLANNING DEPARTMENT (SETBACKS, ZONING, ETC.)
AASHTO....AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ASTM....AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI....AMERICAN NATIONAL STANDARDS INSTITUTE
ASSE....AMERICAN SOCIETY OF SANITARY ENGINEERS
MSDS....MATERIAL SAFETY DATA SHEETS

*ALL OF THE ABOVE CODES MAY NOT BE USED FOR CONSTRUCTION IN THE SPECIFIC PROJECT. WHEN APPLICABLE, THE CODE SHALL APPLY.

SOME ABBREVIATIONS USED IN THESE DRAWINGS

NOT ALL ABBREVIATIONS ARE USED IN THESE DRAWINGS. ABBREVIATIONS MAY OR MAY NOT CONTAIN PERIODS. THIS CHART IS FOR INFORMATION PURPOSES ONLY. CONTACT ENGINEER FOR ANY MISSING ABBREVIATIONS USED.

A.B.	ANCHOR BOLT	FG	FINISH GRADE	PLY.	PLYWOOD
ABV.	ABOVE	FIN.	FINISH(ED)	P.S.F.	POUNDS PER SQUARE FOOT
ADD'L	ADDITIONAL	FLR.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ABOVE FINISHED FLOOR	FDN.	FOUNDATION	P.T.	PRESSURE TREATED
A.F.G.	ABOVE FINISHED GRADE	FNDN.	FOUNDATION	PWR.	POWER (CABINET)
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	QTY.	QUANTITY
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	QUA.	QUARRY
APPRX.	APPROXIMATE(LY)	F.O.S.	FACE OF STUD	RAD.(R)	RADIUS
ARCH.	ARCHITECT(URAL)	F.O.W.	FACE OF WALL	REF.	REFERENCE OR REFER TO
AWG.	AMERICAN WIRE GAUGE	F.S.	FINISH SURFACE	REINF.	REINFORCEMENT(ING)
AWN.	AWNING	FT.(')	FOOT (FEET)	REQ'D.	REQUIRED
BLDG.	BUILDING	FTG.	FOOTING	RGS.	RIGID GALVANIZED STEEL
BLK.	BLOCK	GA.	GAUGE	R.S.	ROUGH SAWN
BM.	BEAM	GAL.	GALVANIZE(D)	SCH(D).	SCHEDULE
B.O.F.	BOTTOM OF FOOTING	GEN.	GENERAL	SF	SQUARE FEET
BOT	BOTTOM OF TANK	G.F.I.	GROUND FAULT CIRCUIT INTER.	SHT.	SHEET
BRG.	BEARING	GPS	GLOBAL POSITIONING SYSTEM	SIM.	SIMILAR
CAB.	CABINET	GPD	GALLONS PER DAY	SPEC.	SPECIFICATION(S)
CANT.	CANTILEVER(ED)	GRND.	GROUND	SQ.	SQUARE
C.I.P.	CAST IN PLACE	HORZ.	HORIZONTAL	S.S.	STAINLESS STEEL
CL	CENTERLINE	H OR HT.	HEIGHT	STA	SOIL TREAT. AREA (LEACH FIELD)
CLG.	CEILING	IN.(")	INCH(ES)	STD.	STANDARD
CLR.	CLEAR	INSUL.	INSULATION	STL.	STEEL
COL.	COLUMN	INT.	INTERIOR	STRUC.	STRUCTURAL
COMP.	COMPOSITE	LB.(#)	POUND(S)	T&B	TOP AND BOTTOM
CONC.	CONCRETE	L.B.	LAG BOLTS	T&G	TONGUE AND GROOVE
CONN.	CONNECTION(OR)	L.F.	LINEAR FEET (FOOT)	T.B.D.	TO BE DETERMINED
CONST.	CONSTRUCTION	L.	LONG(ITUDINAL) OR LENGTH	TEMP.	TEMPORARY OR TEMPERED
CONT.	CONTINUOUS	MAS.	MASONRY	THK.	THICK(NESS)
CSM'T.	CASEMENT	MAX.	MAXIMUM	THRU	THROUGH
DBL.	DOUBLE	M.B.	MACHINE BOLT	T.N.	TOE NAIL
DEPT.	DEPARTMENT	MECH.	MECHANICAL	T.O.C.	TOP OF CURB
DIA.(Ø)	DIAMETER	MFG.	MANUFACTURER	T.O.F.	TOP OF FOOTING
DIAG.	DIAGONAL	MFGR.	MANUFACTURER	T.O.M.	TOP OF MOUND
DIM.	DIMENSION	MIL.	MILLIMETER	T.O.P.	TOP OF PLATE (PARAPET)
DTL.	DETAIL	MIN.	MINIMUM	T.O.S.	TOP OF SLAB
DWG.	DRAWING(S)	MISC.	MISCELLANEOUS	TOS	TOP OF SAND (LEACH FIELD)
DWL.	DOWEL(S)	MTL.	METAL	T.O.R.	TOP OF RISER
EA.	EACH	N.I.C.	NOT IN CONTRACT	T.O.T.	TOP OF TANK
EL.	ELEVATION	NO.(#)	NUMBER	T.O.W.	TOP OF WALL
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	TRAN.	TRANSOM
ELEV.	ELEVATION OR ELEVATOR	O.C.	ON CENTER	TYP.	TYPICAL
E.N.	EDGE NAIL	OPNG.	OPENING	U.G.	UNDER GROUND
ENG.	ENGINEER	P/C	PRECAST CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
EOA	EDGE OF ASPHALT	PC	POINT OF CURVATURE	V.I.F.	VERIFY IN FIELD
EOG	EDGE OF GRAVEL	PED	PEDESTAL	VERT.	VERTICAL
EQ.	EQUAL	PERF.	PERFORATED	W	WIDE (WIDTH)
EXP.	EXPANSION	PLT.	PLATE	W/	WITH
EXIST.(E)	EXISTING	PL	PLATE	WD.	WOOD
EXT.	EXTERIOR	POB	POINT OF BEGINNING	W.P.	WEATHERPROOF
FAB.	FABRICATION(OR)	POI	POINT OF INTERSECTION	WT.	WEIGHT
F.D.	FLOOR DRAIN	PT	POINT OF TANGENT	W.W.M.	WOVEN WIRE MESH
F.F.	FINISH FLOOR				

COLORADO REGISTERED PROFESSIONAL ENGINEER — JOHN J. LITTLEHORN — 04.10.2023

COVER SHEET & CONSTR. NOTES

311 WAGON ROAD
TOWN OF BLUE RIVER, CO
SPILLWAY SUB#1, LOT 14

LITTLEHORN ENGINEERING & SURVEYING
"PEACE OF MIND THROUGH HOLISTIC DESIGN"
351 HIGHWAY 285, SUITE #201
FAIRPLAY, COLORADO 80440
MAIN OFFICE 719.836.7120
SILVER CLIFF PHONE 719.783.3757

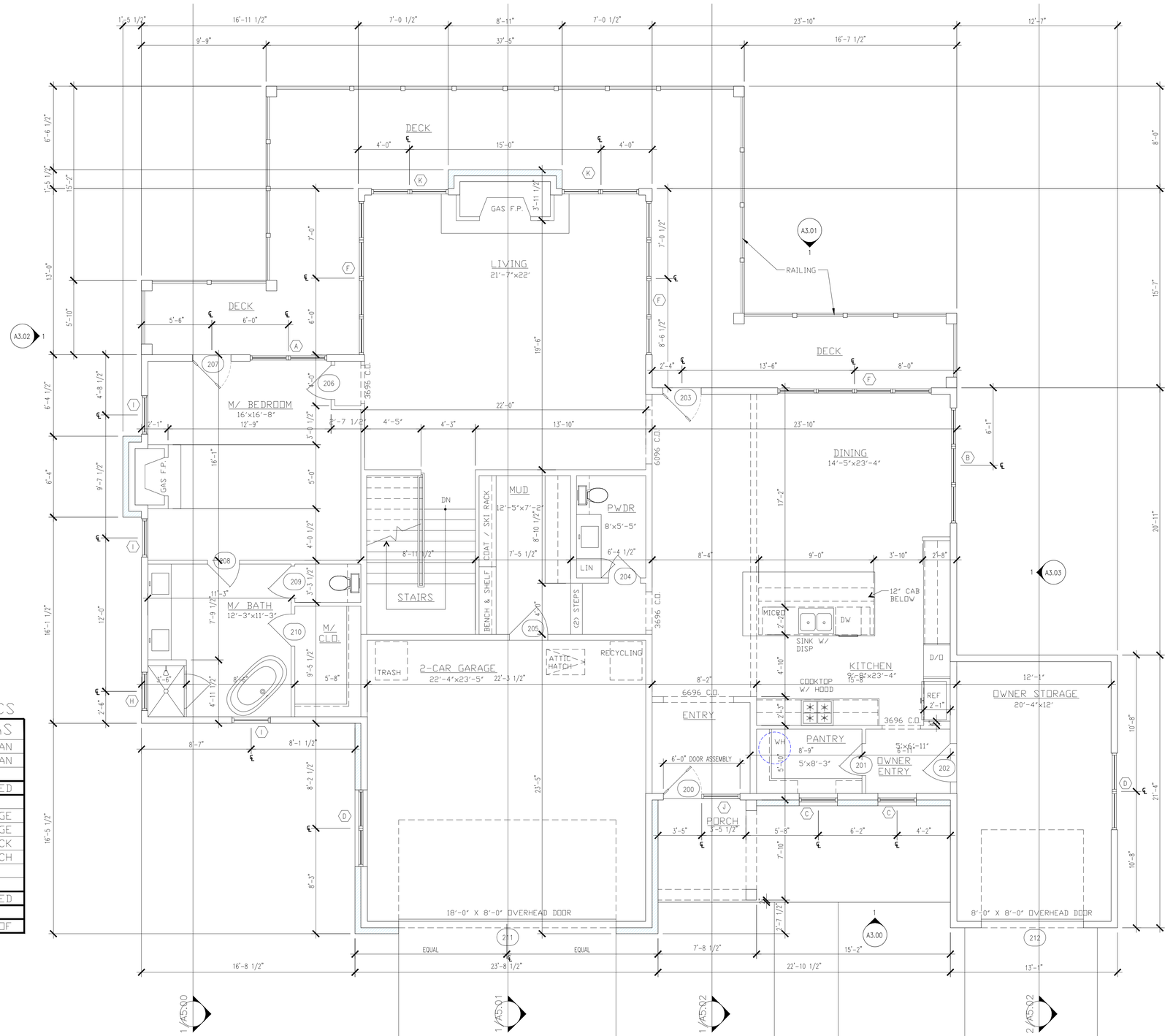
PROJECT NO.
2022-100742

CLIENT
LANDYN AND MICHELLE HACKEBEIL

DATE
04.10.2023

REVISION:
△ -
△ -

C0



SQUARE FOOTAGE CALCS

SF	AREAS
1967	UPPER LEVEL FLOOR PLAN
1744	LOWER LEVEL FLOOR PLAN
3711	TOTAL CONDITIONED
508	2-CAR GARAGE
274	1-CAR GARAGE
664	2ND FLOOR DECK
187	PORCH
5447	
1633	TOTAL UNCONDITIONED
	TOTAL UNDER ROOF

1 FLOOR PLAN – UPPER LEVEL
1/4" = 1'-0"

ROSE-VILLACORTE ARCHITECTURE LLC
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BLUE RIVER MOUNTAIN HOME

311 WAGON ROAD

BLUE RIVER , COLORADO 80424

COLORADO LICENSED
TIMOTHY PAUL ROSE
00406141
ARCHITECT
04.10.23

PROJECT NUMBER 22066

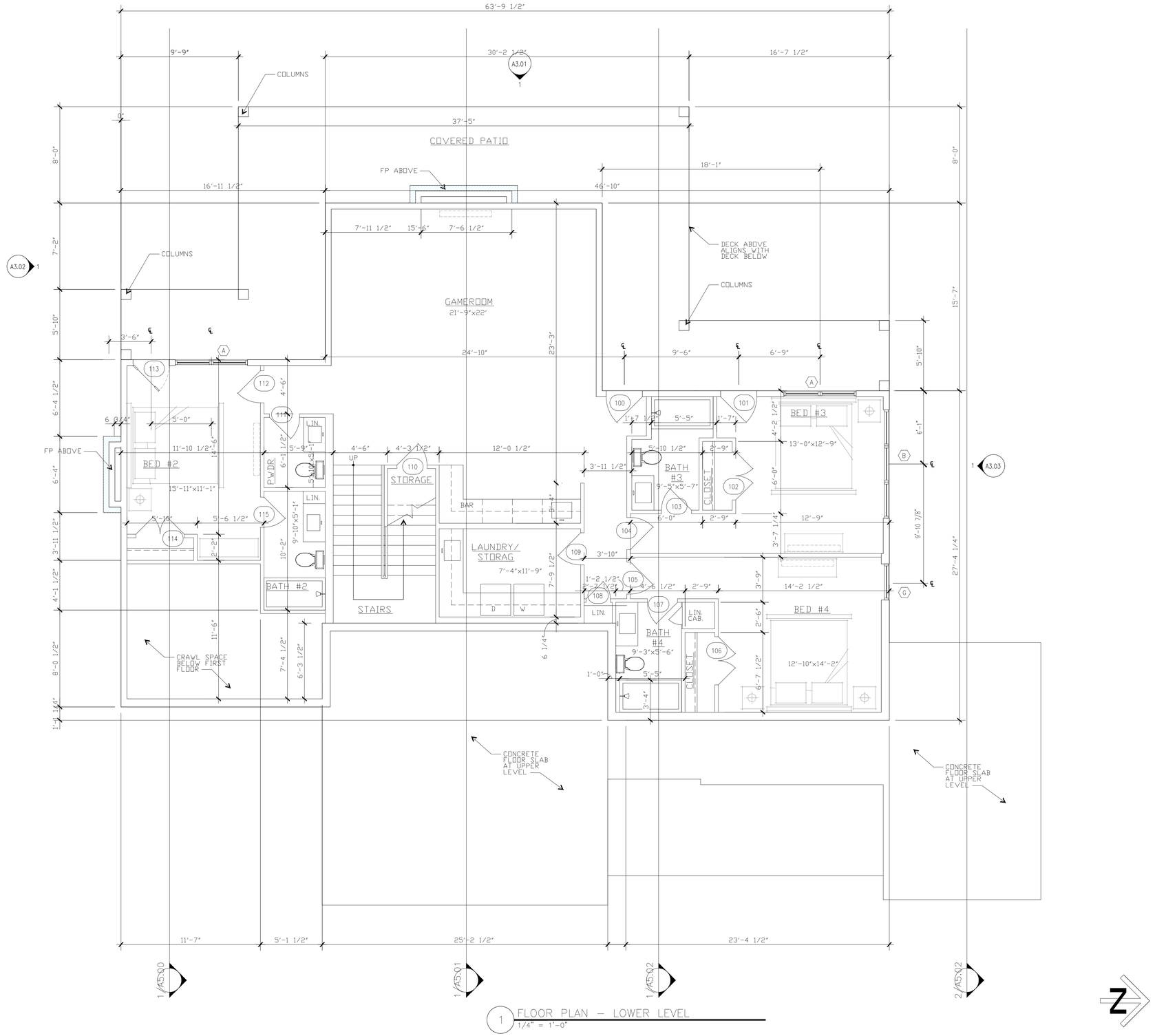
REVISIONS

No.	Description	Date

FOR PERMIT

A2.00

FLOOR PLAN UPPER LEVEL



1 FLOOR PLAN – LOWER LEVEL
1/4" = 1'-0"

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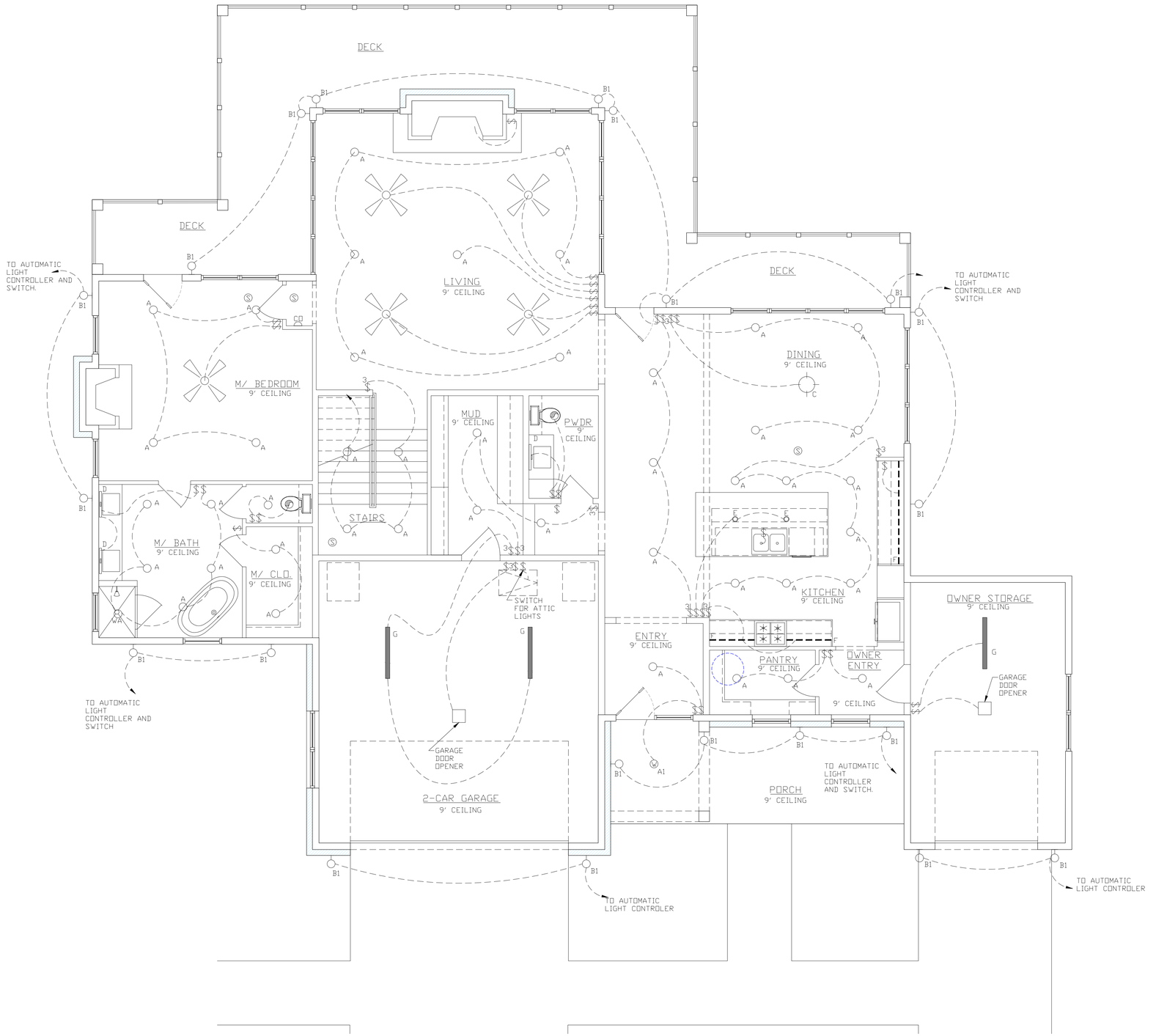
A2.01

FLOOR PLAN LOWER LEVEL



REFLECTED CEILING LEGEND

DEVICE	DESCRIPTION	TYPE
Ⓢ	SMOKE DETECTOR	--
⊘	EXHUAST FAN	--
	CEILING FAN	--
○	RECESSED CAN LIGHT	A
Ⓦ	RECESSED CAN LIGHT - WET LOCATION	A1
	SCONCE LIGHT EXTERIOR	B1
	SCONCE LIGHT INTERIOR	B2
	CHANDELIER	C
	WALL MOUNTED VANITY LIGHT	D
○	PENDANT LIGHTS	E
	LED UNDER CABINET LIGHTS	F
	CARBON MONOXIDE DETECTOR	CO
	LED LIGHT	G

1 REFLECTIVE CEILING PLAN – UPPER LEVEL
1/4" = 1'-0"

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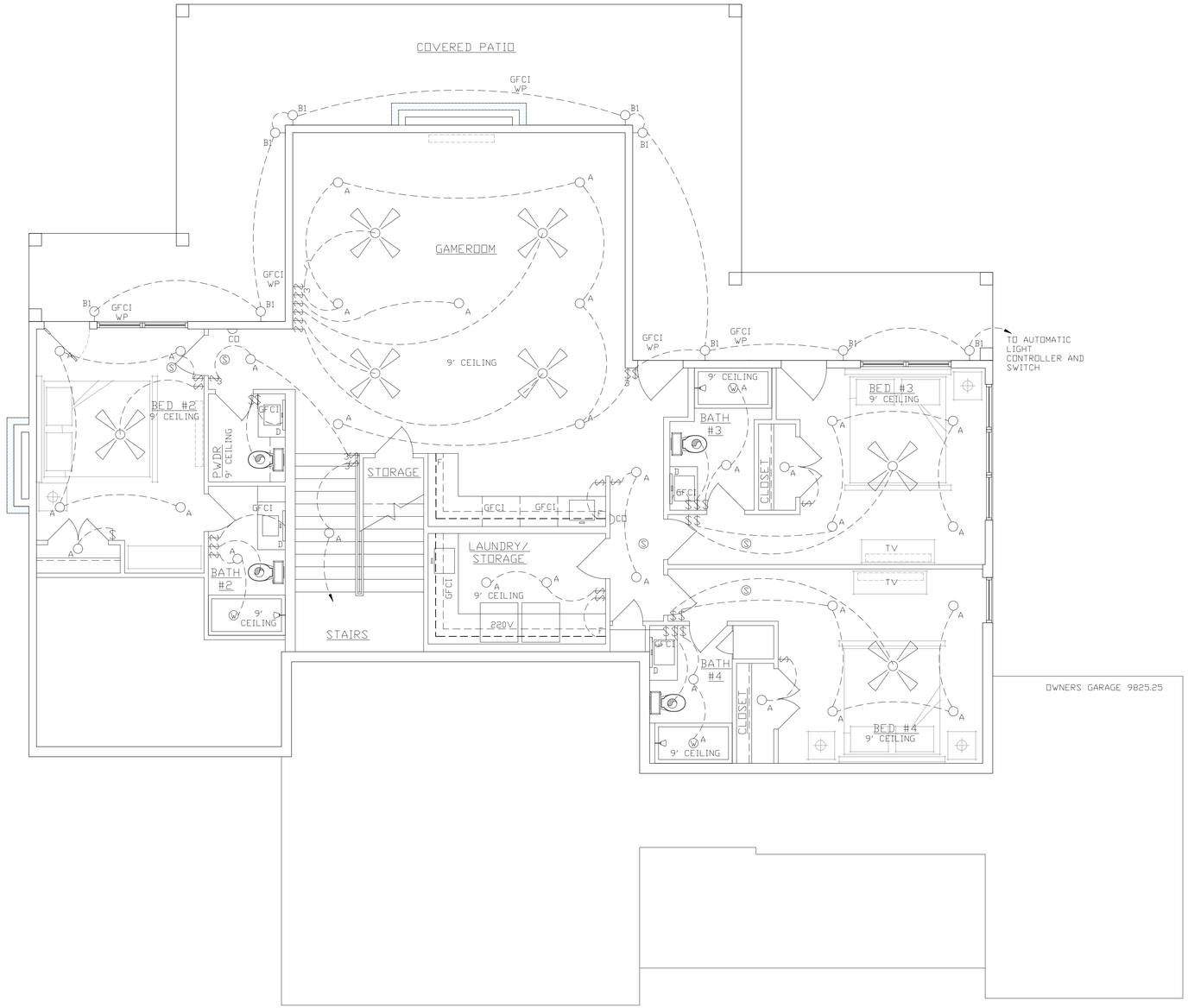
FOR PERMIT

A2.02

RCP PLAN UPPER LEVEL

REFLECTED CEILING LEGEND

DEVICE	DESCRIPTION	TYPE
(S)	SMOKE DETECTOR	--
	EXHUAST FAN	--
	CEILING FAN	--
	RECESSED CAN LIGHT	A
(W)	RECESSED CAN LIGHT - WET LOCATION	A1
	SCONCE LIGHT EXTERIOR	B1
	SCONCE LIGHT INTERIOR	B2
	CHANDELIER	C
	WALL MOUNTED LIGHT	D
	PENDANT LIGHTS	E
	LED UNDER CABINET LIGHTS	F
	CARBON MONOXIDE DETECTOR	CO



1 REFLECTED CEILING PLAN – UPPER LEVEL
1/4" = 1'-0"

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04.10.23

PROJECT NUMBER	22066

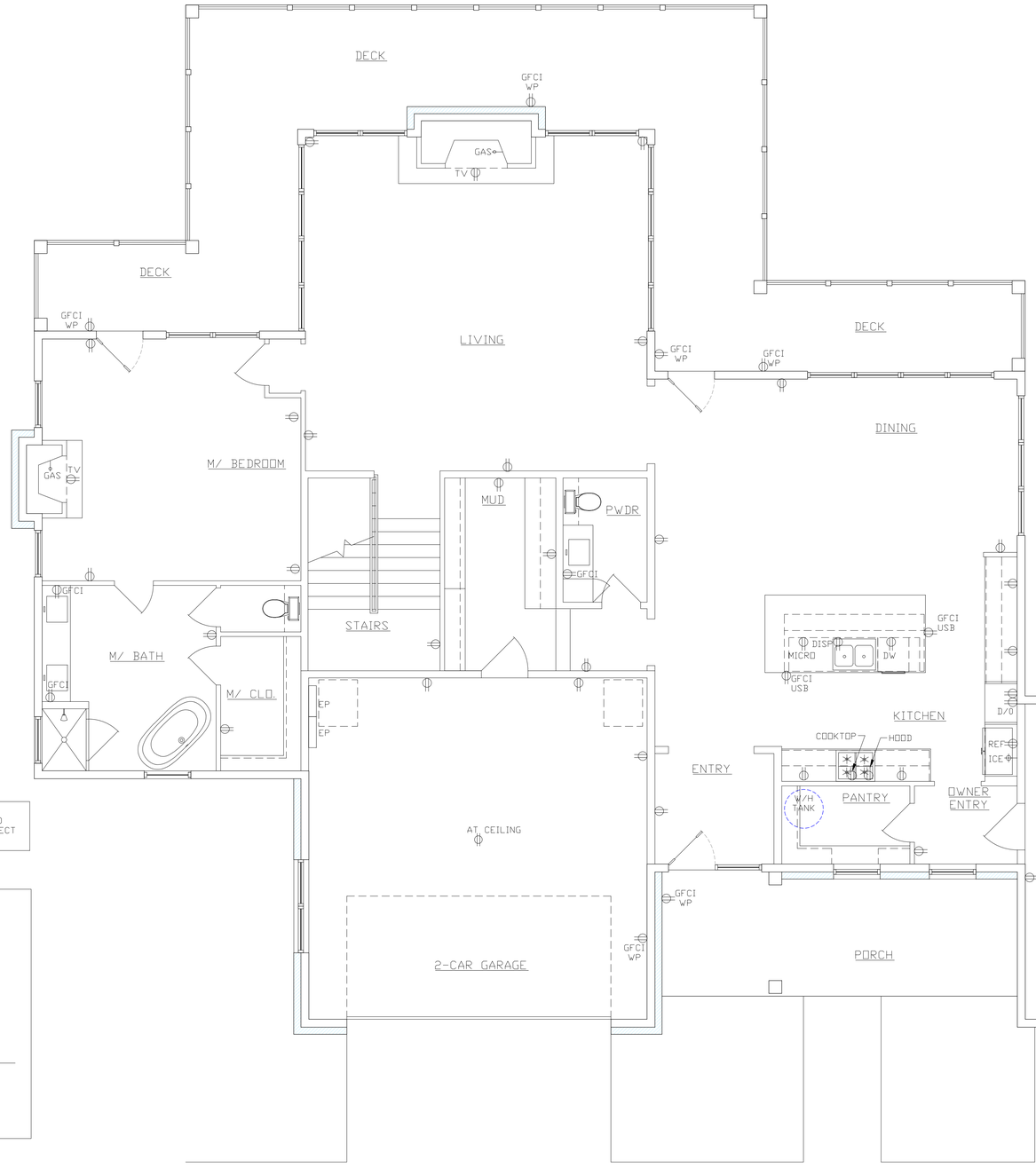
REVISIONS

No.	Description	Date

FOR PERMIT

A2.03

RCP PLAN LOWER LEVEL



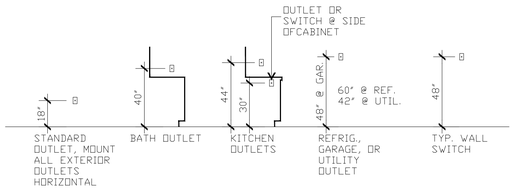
ELECTRIC FIXTURE LEGEND

	DUPLEX OUTLET
GFCI	GROUND FAULT CIRCUIT DUPLEX OUTLET
WP	WEATHER PROTECTED DUPLEX OUTLET
GFCI USB	GROUND FAULT CIRCUIT DUPLEX OUTLET WITH USB
TV	TV AND DATA CONNECTION
EP	ELECTRIC PANEL

G.C. TO VERIFY OUTLET HEIGHTS AT KITCHEN AND BATHROOMS WITH ARCHITECT PRIOR TO INSTALLATION

ELECTRIC FIXTURE HEIGHTS

(UNLESS NOTED OTHERWISE)



1 POWER PLAN – UPPER LEVEL
1/4" = 1'-0"

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ARCHITECT
04.10.23

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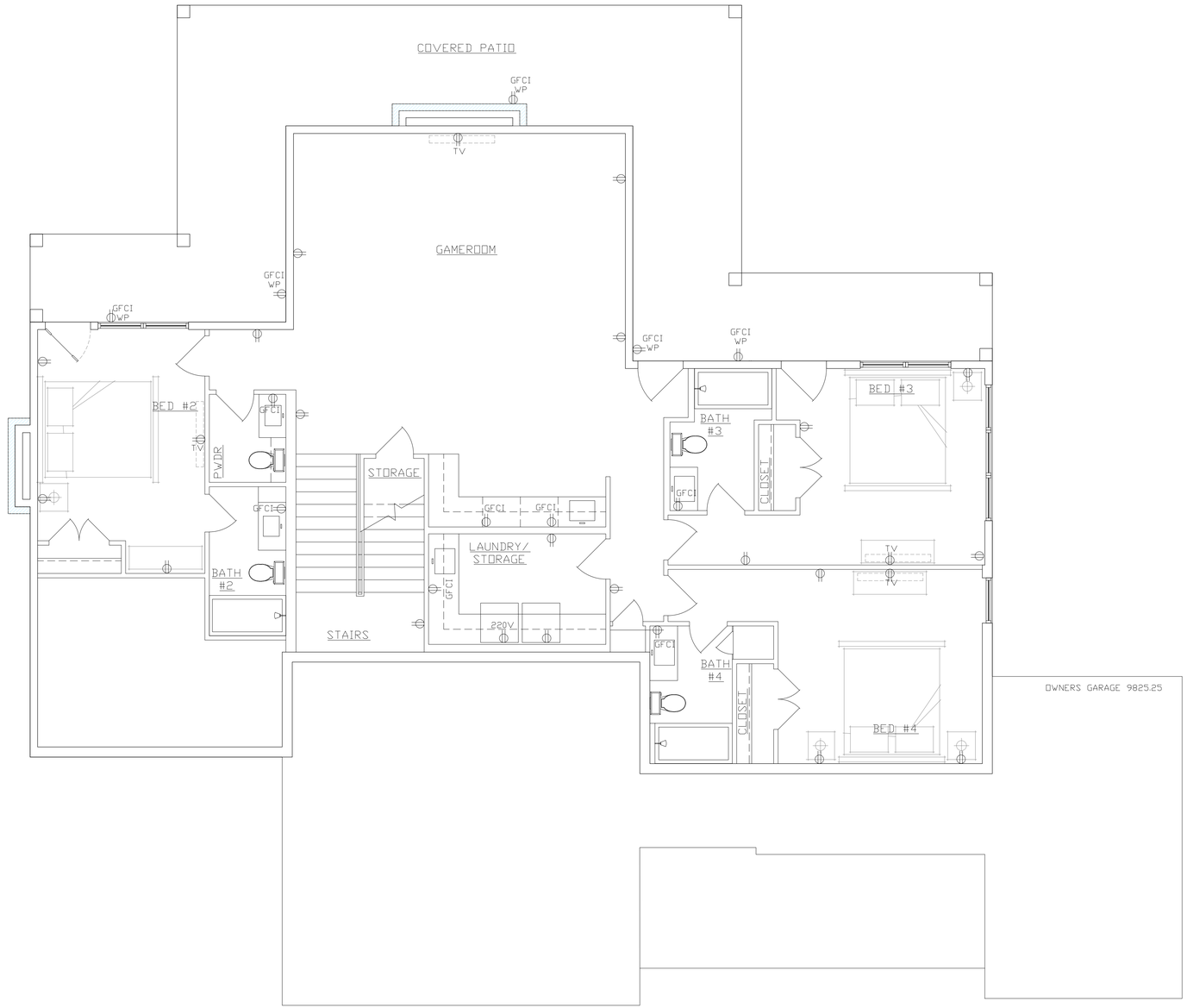
FOR PERMIT

A2.04

POWER PLAN UPPER LEVEL



	DUPLEX OUTLET
GFCI	GROUND FAULT CIRCUIT DUPLEX OUTLET
WP	WEATHER PROTECTED DUPLEX OUTLET
GFCI USB	GROUND FAULT CIRCUIT DUPLEX OUTLET WITH USB
TV	TV AND DATA CONNECTION
EP	ELECTRIC PANEL

1 POWER PLAN – UPPER LEVEL
1/4" = 1'-0"

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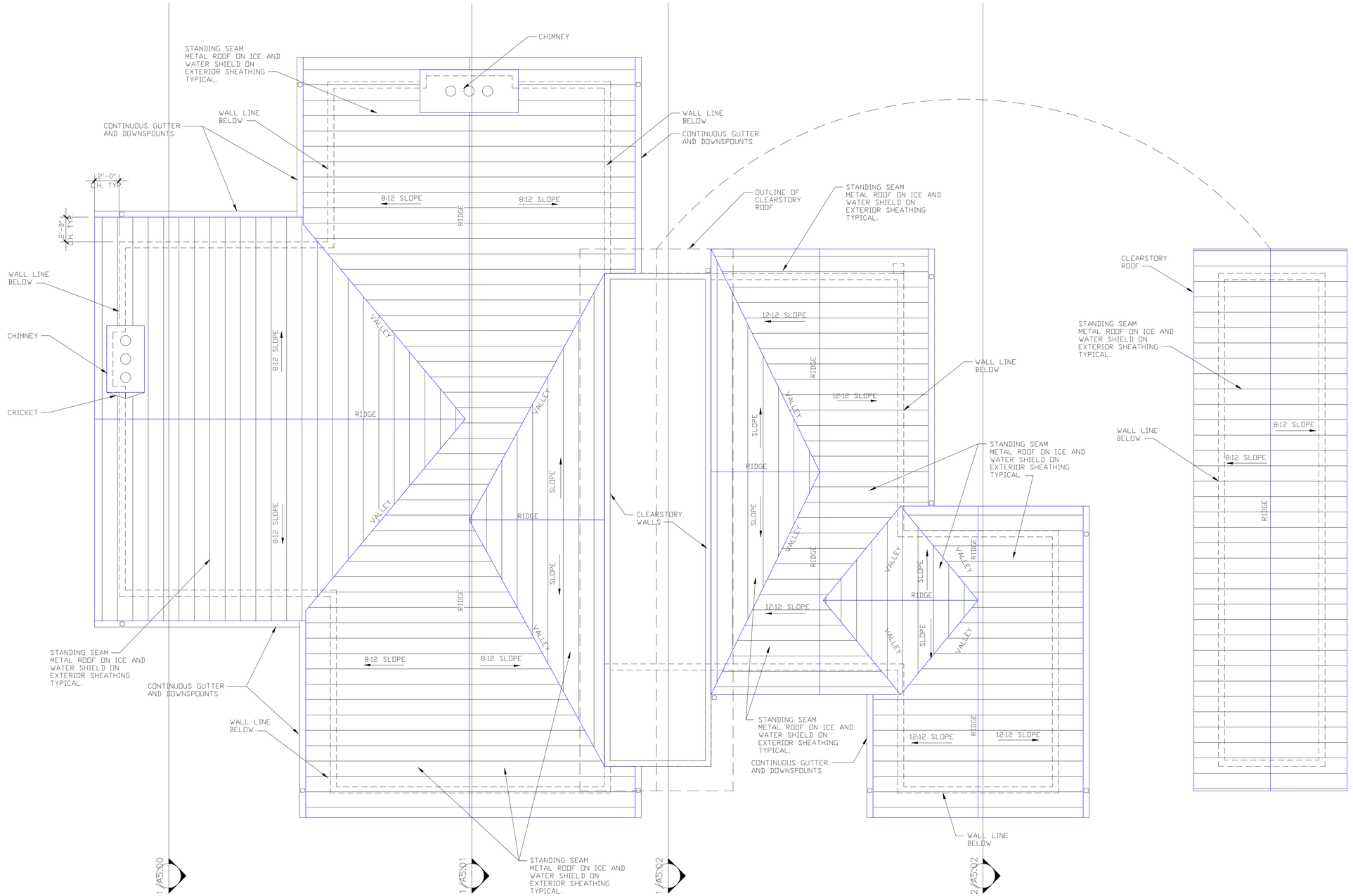
FOR PERMIT

A2.05

POWER PLAN LOWER LEVEL



1 FLOOR PLAN – ROOF PLAN
1/4" = 1'-0"

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BLUE RIVER , COLORADO 80424

COLORADO LICENSED TIMOTHY PAUL ROSE 00406141 ARCHITECT
04.10.23

PROJECT NUMBER	22066

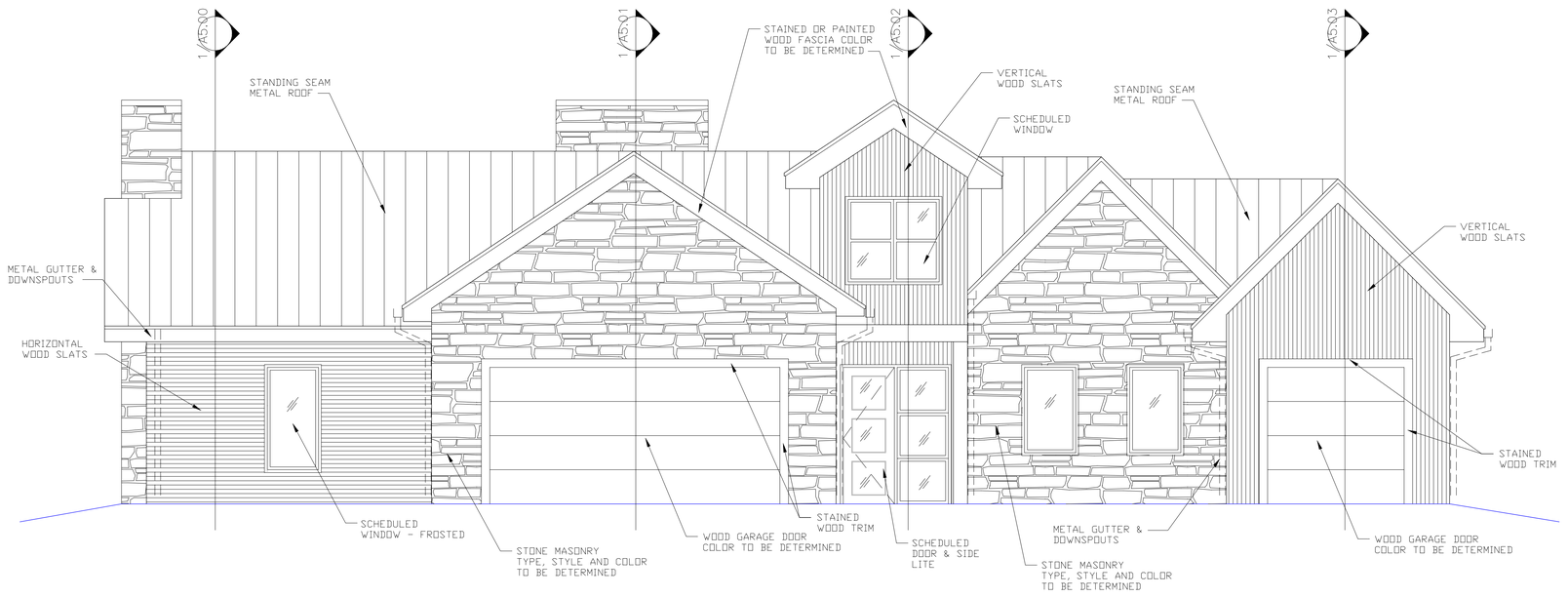
REVISIONS

No.	Description	Date

FOR REVIEW

A2.08

ROOF PLAN



1 EXTERIOR ELEVATION – EAST – STREET VIEW
1/4" = 1'-0"

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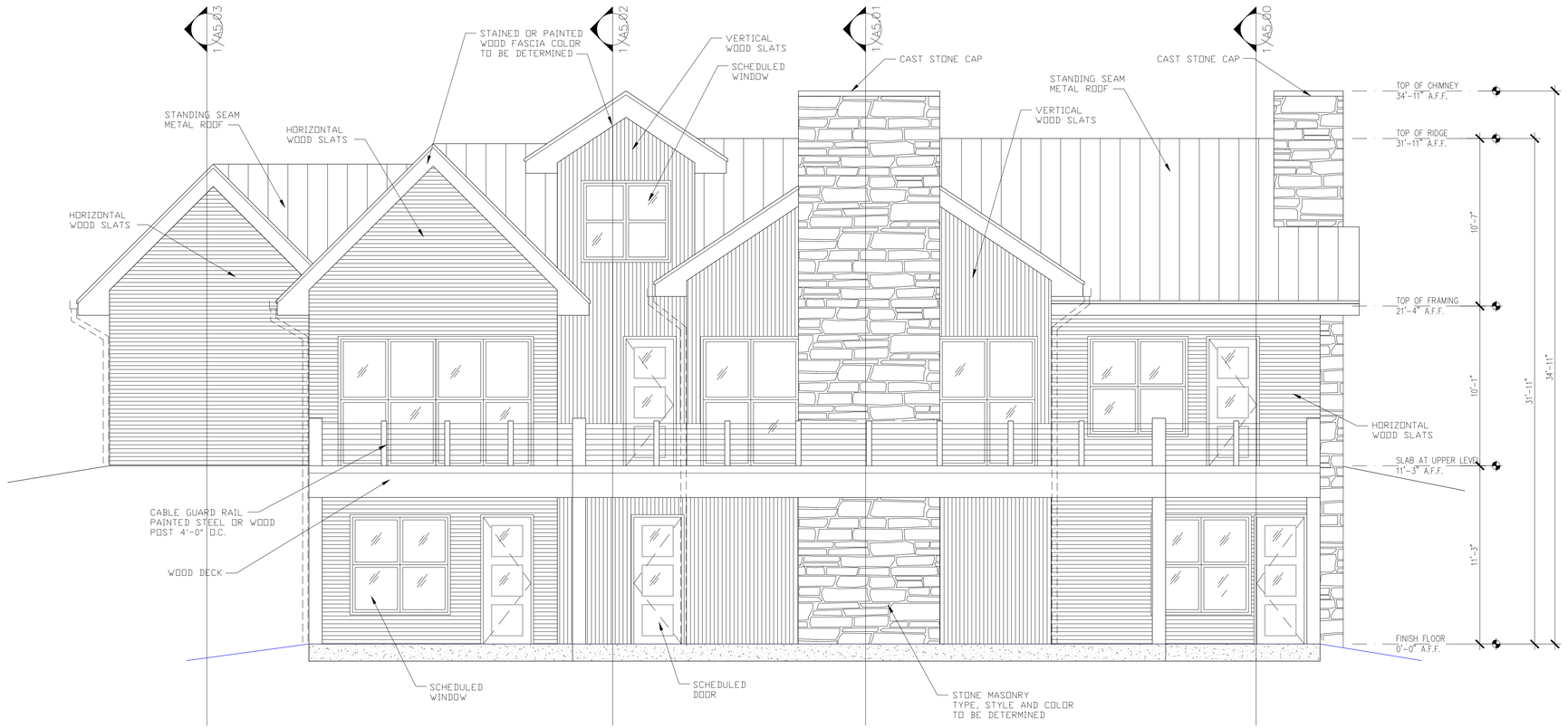
REVISIONS		
No.	Description	Date
FOR PERMIT		

A3.00

EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION – WEST – RIVER VIEW
1/4" = 1'-0"

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REVISIONS

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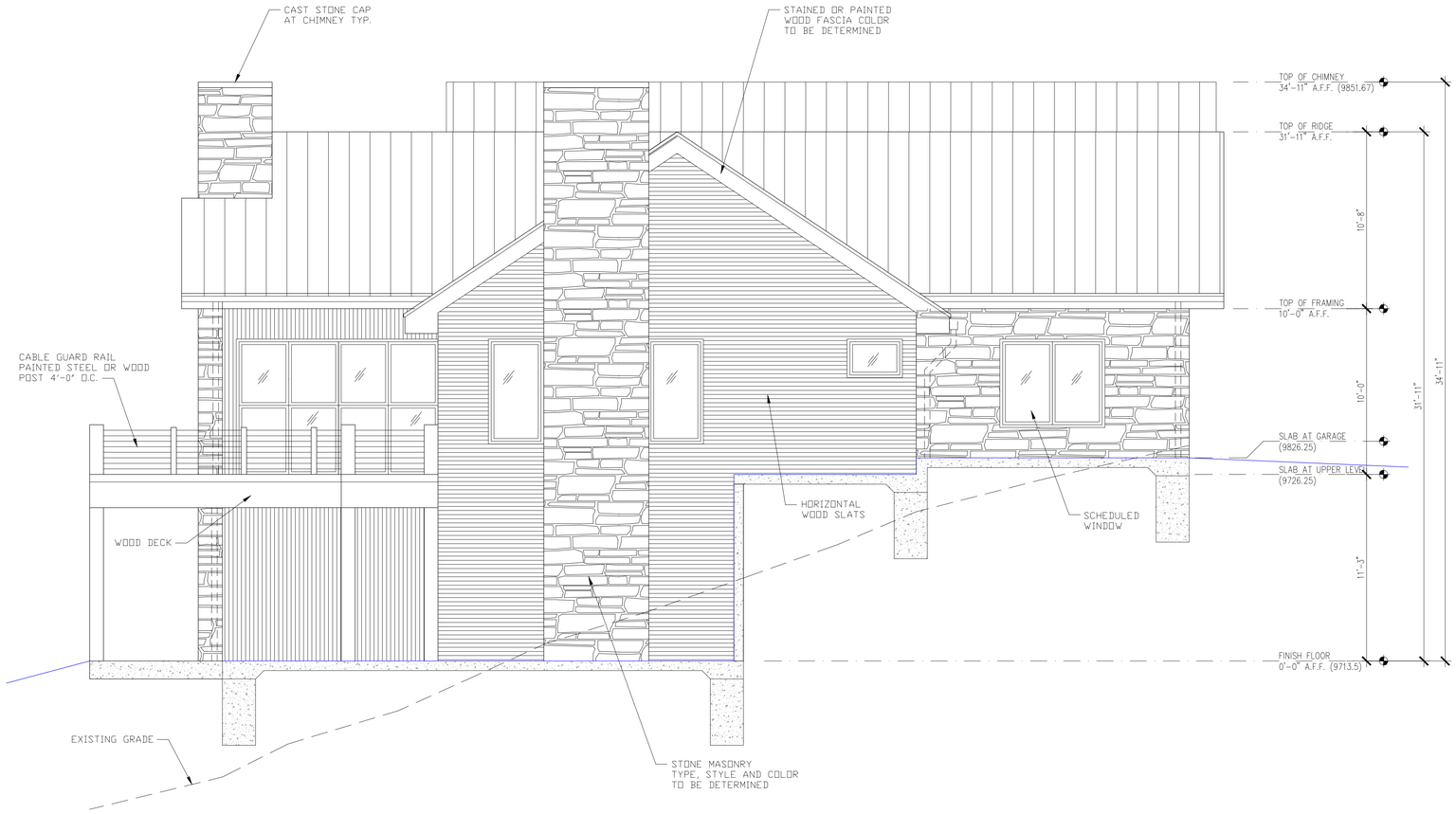
FOR PERMIT

A3.01
EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION – SOUTH – LAKE DIRECTION
1/4" = 1'-0"

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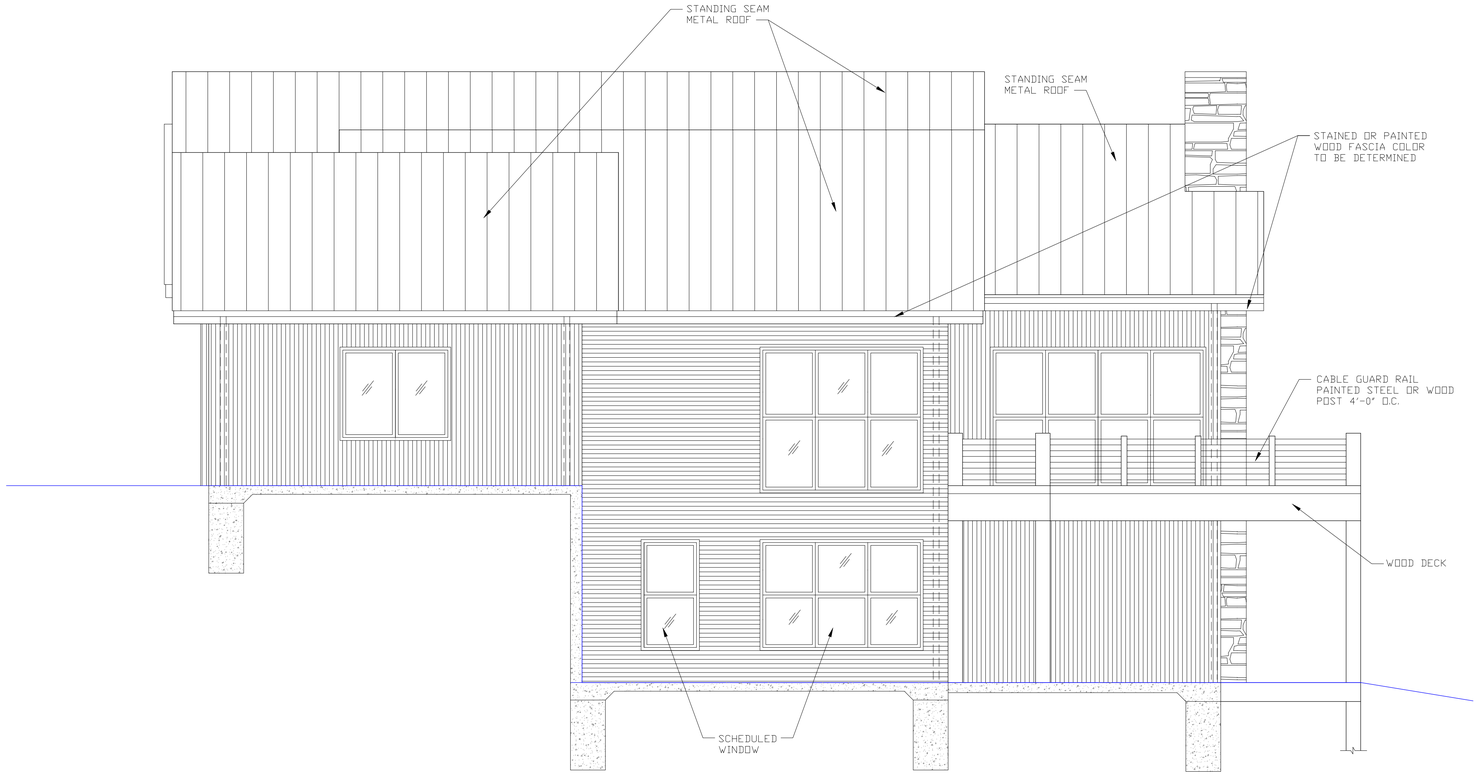
REVISIONS		
No.	Description	Date

FOR PERMIT

A3.02

EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION – NORTH – TOWN DIRECTION
1/4" = 1'-0"

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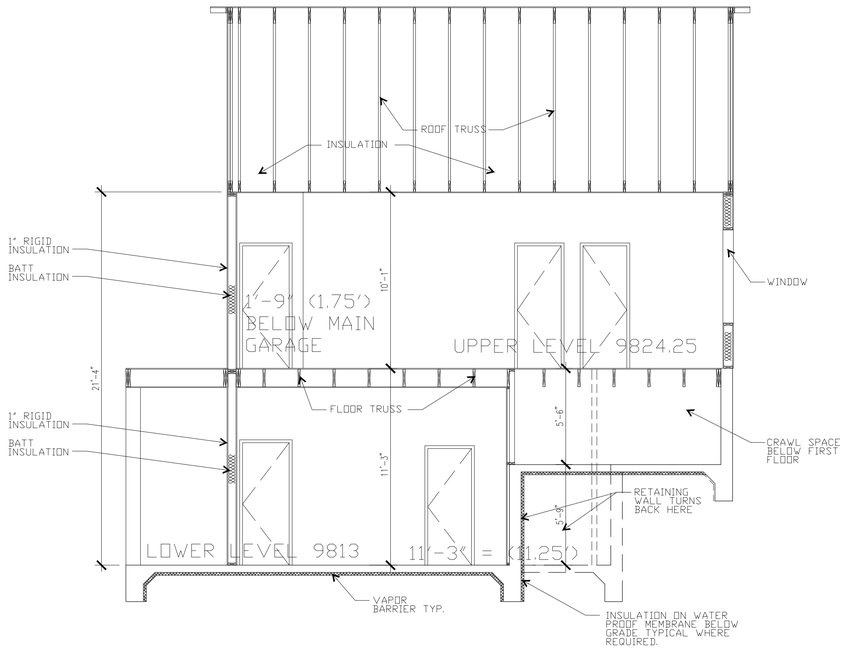
A3.03
EXTERIOR ELEVATIONS



1 BUILDING SECTION
1/4" = 1'-0"

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BLUE RIVER MOUNTAIN HOME

311 WAGON ROAD
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COLORADO LICENSED
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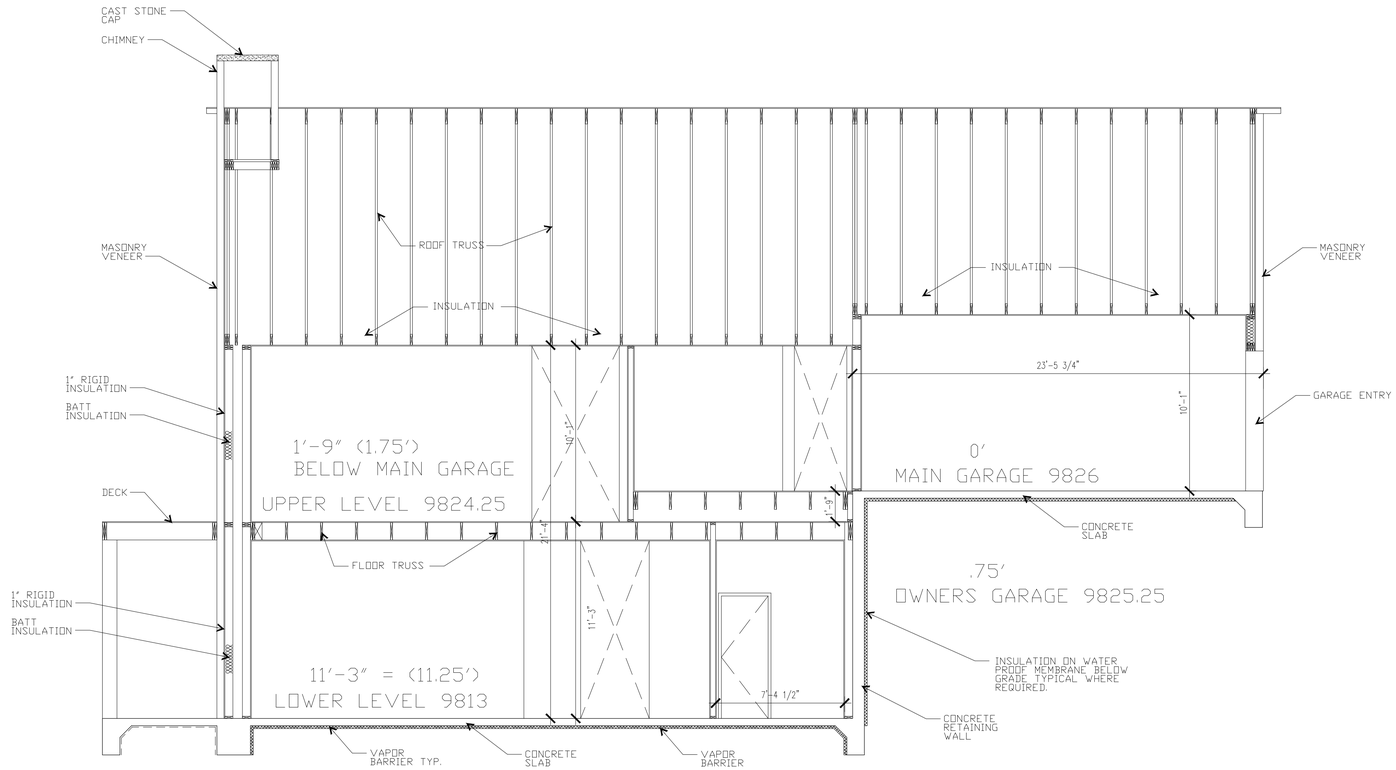
REVISIONS		
No.	Description	Date

FOR PERMIT

A5.00

BUILDING SECTION



1 BUILDING SECTION
1/4" = 1'-0"

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BLUE RIVER MOUNTAIN HOME

311 WAGON ROAD

BLUE RIVER , COLORADO 80424

COLORADO LICENSED
TIMOTHY PAUL ROSE
00406141
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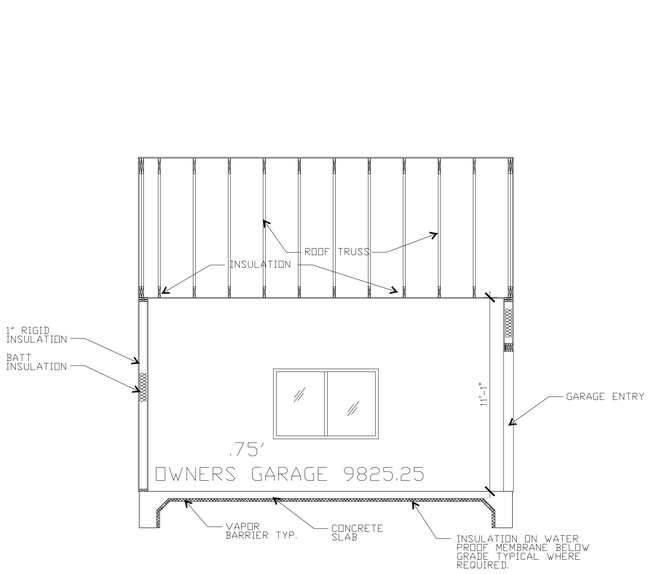
04.10.23

PROJECT NUMBER		22066
REVISIONS		
No.	Description	Date

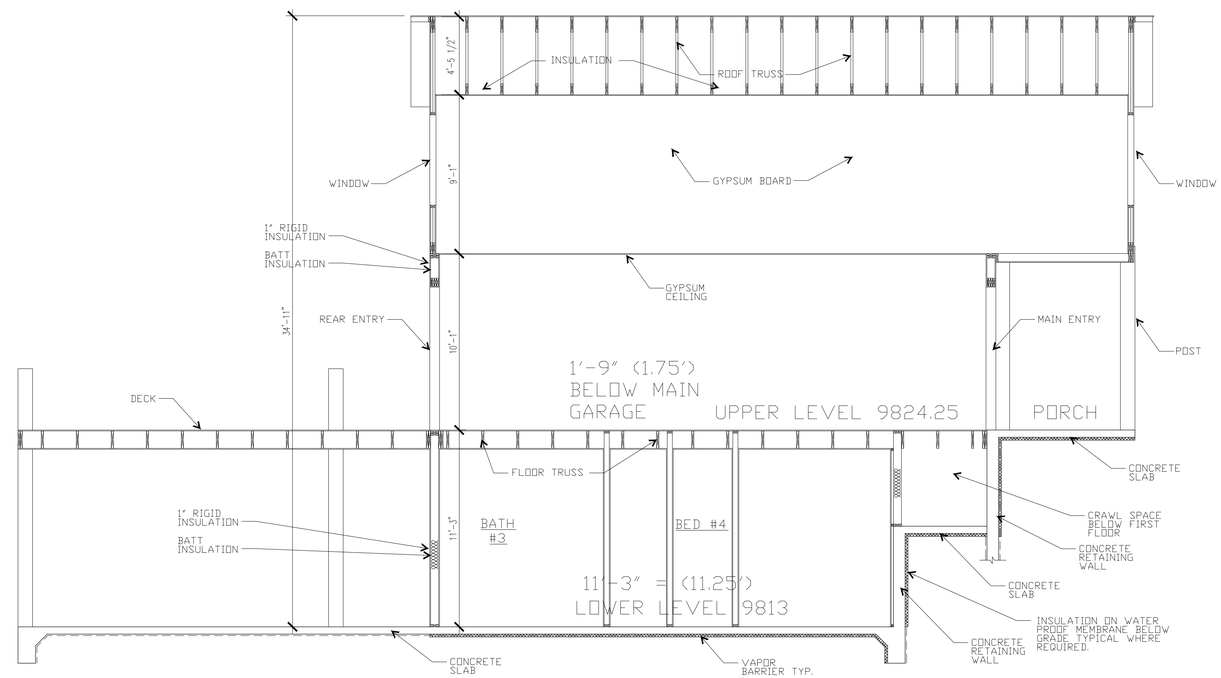
FOR PERMIT

A5.01

BUILDING SECTION



2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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ARCHITECTURE LLC
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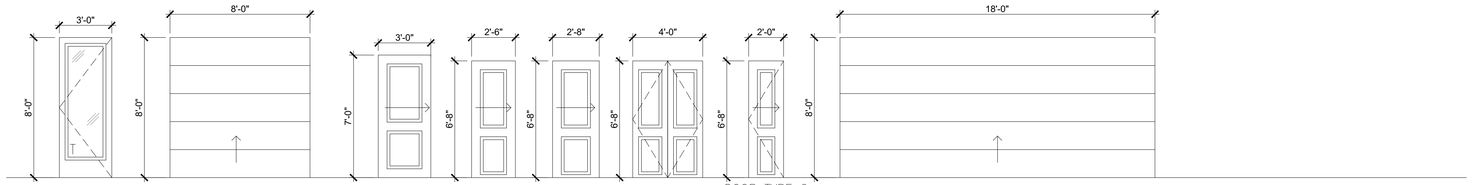
FOR PERMIT

A5.02

BUILDING SECTION

T – IMPACT RESISTANT TEMPERED GLASS Z97–1975



DOOR TYPE A | DOOR TYPE B | DOOR TYPE C | DOOR TYPE D | DOOR TYPE E | DOOR TYPE F | DOOR TYPE G NOT USED | DOOR TYPE H

DOOR /HARDWARE SCHEDULE

DOORS				DETAILS						INTERIOR FRAME		EXTERIOR FRAME			REMARKS
MARK	SINGLE	PAIR	TYPE	THICKNESS	MATERIAL	FINISH	GLASS	HEAD	JAMB	SILL	MATERIAL	FINISH	MATERIAL	FINISH	HARDWARE SET	
100	X		A	1 3/4"	S.C.W.D./GLASS	PAINTED	G–01				WOOD	PAINTED	SIDING TRIM	PAINTED	LOCK SET	SELF CLOSING HARDWARE
101	X		A	1 3/4"	S.C.W.D./GLASS	PAINTED	G–01				WOOD	PAINTED	SIDING TRIM	PAINTED	LOCK SET	SELF CLOSING HARDWARE
102		X	F	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
103	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
104	X		E	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
105	X		H	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
106		X	F	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
107	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
108	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
109	X		E	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
110	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
111	X		G	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
112	X		E	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
113	X		A	1 3/4"	S.C.W.D./GLASS	PAINTED	G–01				WOOD	PAINTED	SIDING TRIM	PAINTED	LOCK SET	SELF CLOSING HARDWARE
114		X	F	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
115	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
200	X		A	1 3/4"	S.C.W.D./GLASS	PAINTED	G–01				WOOD	PAINTED	SIDING TRIM	PAINTED	LOCK SET	SELF CLOSING HARDWARE
201	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
202	X		C	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
203	X		A	1 3/4"	S.C.W.D./GLASS	PAINTED	G–01				WOOD	PAINTED	SIDING TRIM	PAINTED	LOCK SET	SELF CLOSING HARDWARE
204	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
205	X		C	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
206	X		E	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
207	X		A	1 3/4"	S.C.W.D./GLASS	PAINTED	G–01				WOOD	PAINTED	SIDING TRIM	PAINTED	LOCK SET	SELF CLOSING HARDWARE
208	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
209	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			LOCK SET	
210	X		D	1 3/4"	S.C.W.D.	PAINTED					WOOD	PAINTED			PASSAGE	
211	X		H	--	METAL	PAINTED					WOOD	PAINTED	SIDING TRIM	PAINTED	–	BY MANUFACTURE
212	X		B	--	METAL	PAINTED					–	–	SIDING TRIM	PAINTED	–	BY MANUFACTURE

GL–01: 1/4" THICK, HUMAN IMPACT RESISTANT PER ANSI Z97–1975. CLEAR LOW–E GLASS.
GL–02: 1/4" CLEAR TEMPERED GLASS, ALL INTERIOR GLASS (I.E. ROOM DOORS AND SHOWER DOORS, ETC.)

GLASS ENERGY NOTES: SGHC: .8

NOTE:
1) S.C.W.D. = SOLID CORE WOOD DOOR, REFER TO ARCHITECT FOR STAIN COLOR.
2) GLAZING SHALL CONFORM TO 2018 IBC SECTION 2406.3 AND 2604.04. ALL GLASS/ALUM DOOR SHALL BE CLASS "A"

CONTRACTOR TO PROVIDE SUBMITTAL DRAWINGS FOR DOORS AND WINDOWS FOR REVIEW BY ARCHITECT.

DOOR NOTES:

1. PROVIDE CYLINDERS AND MASTER KEYING OF ALL LOCKS PER DIRECTION OF OWNER.
2. THE HARDWARE CONTRACTOR SHALL PROVIDE AS PART OF THE BID, ANY INCIDENTAL HARDWARE ITEMS TO COMPLETE THE HARDWARE SPECIFIED AND SHALL PROVIDE A LIST OF SUCH ADDITIONAL HARDWARE ITEMS WITH THE BID.
3. LABELED FRAMES MUST BE PROVIDED AT DOORS SCHEDULED TO BE PROVIDED WITH A U.L. LABEL RATING. AS REQUIRED.
4. PROVIDE WEATHER PROOF MEMBRANE FLASHING AT ALL EXTERIOR DOOR AND WINDOW HEAD, JAMB AND SILL AS REQUIRED. TYPICAL.
5. CONTRACTOR TO VERIFY SWING OF DOOR WITH FLOOR PLAN. SWING ADDED FOR CONVENIENCE ONLY.

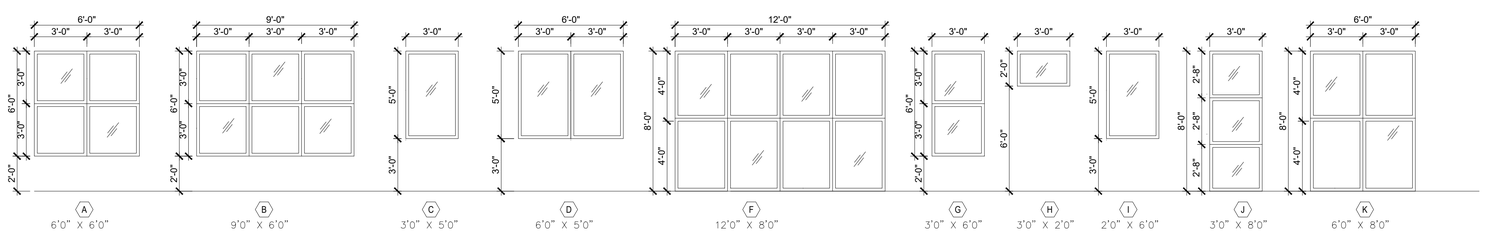
WINDOW SCHEDULE

MARK	FRAME OPENING SIZE WIDTH X HEIGHT	MATERIAL	GLASS	FINISH	HEAD	JAMB	SILL	REMARKS
A	6'–0"x6'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE – SINGLE HUNG
B	9'–0"x 6'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
C	9'–0"x 8'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
D	6'–0"x 5'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
E	NOT USED							
F	12'–0"x 8'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
G	3'–0"x 6'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE – SINGLE HUNG
H	3'–0"x 2'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
I	3'–0"x 5'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
J	3'–0"x 8'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
K	6'–0"x 8'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
L	6'–0"x 9'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED
M	6'–0"x 3'–0"	VINYL & GLASS	G–01	BLACK				G.C. TO VERIFY ROUGH OPENING SIZE– FIXED

NOTE:
GL–01: 1/4" THICK, HUMAN IMPACT RESISTANT PER ANSI Z97–1975. CLEAR LOW–E GLASS.

GLASS ENERGY NOTES:
WINDOWS: SGHC: .4
U FACTOR = .55

1) PROVIDE WEATHER PROOF MEMBRANE FLASHING AT ALL EXTERIOR DOOR AND WINDOW HEAD, JAMB AND SILL AS REQUIRED. TYPICAL.
2) GLAZING SHALL CONFORM TO 2018 IBC SECTION 2406.



ROSE-VILLACORTE ARCHITECTURE LLC
HOUSTON-DALLAS, TEXAS
WWW.RVAARCH.COM

BLUE RIVER MOUNTAIN HOME
311 WAGON ROAD
BLUE RIVER , COLORADO 80424

COLORADO LICENSED
TIMOTHY PAUL ROSE
00406141
ARCHITECT
04.10.23

PROJECT NUMBER	22066

REVISIONS

No.	Description	Date

FOR PERMIT

A6.00
DOOR AND WINDOWS

REScheck Software Version 4.7.2

Compliance Certificate

Project Blue River Mountain Home

Energy Code:	**2009 IECC**
Location:	**Blue River, Colorado**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**3,711 ft2**
Glazing Area	**24%**
Climate Zone:	**7 (11500 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
311 Wagon Road
Blue River, CO 8024

Owner/Agent:
Landyn Hacketbeil
405 Front St.
Combort, TX 78013
830-741-3400
landyn@ttcustomhomes.com

Designer/Contractor:
Timothy Paul Rose
Rose-Villacorte Architecture LLC
Houston, TX 77060
346-498-3808
timothy@rvaarch.com

Compliance: Passes using UA trade-off

Compliance: **4.5% Better Than Code** Maximum UA: **667** Your UA: **637**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Floor 1: Slab-On-Grade:Unheated Insulation depth: 4.0'	2,910		15.0	0.655	0.028	0	0
North wall: Wood Frame, 16" o.c.	971	20.0	3.8	0.047	0.057	33	40
Window 1: Wood Frame:Double Pane with Low-E	254			0.290	0.350	74	89
Window 5: Wood Frame:Double Pane	18			0.270	0.350	5	6
South Wall: Wood Frame, 16" o.c.	913	20.0	3.8	0.047	0.057	35	42
Window 2: Wood Frame:Double Pane with Low-E	168			0.290	0.350	49	59
East Wall: Wood Frame, 16" o.c.	785	20.0	3.8	0.047	0.057	22	27
Window 6: Wood Frame:Double Pane with Low-E	18			0.370	0.350	7	6
Window 7: Wood Frame:Double Pane with Low-E	79			0.290	0.350	23	28
Door 1: Solid	200			0.470	0.350	94	70
Door 2: Glass	21			0.350	0.350	7	7
West Wall: Wood Frame, 16" o.c.	1,487	20.0	3.8	0.047	0.057	50	60
Window 3: Wood Frame:Double Pane with Low-E	217			0.370	0.350	80	76

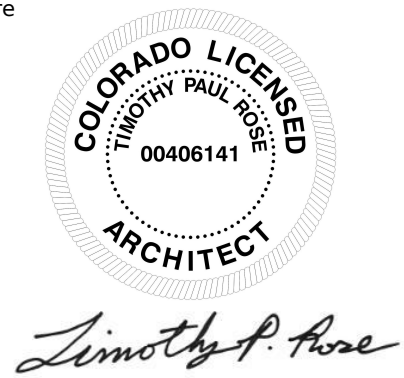
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Window 4: Wood Frame:Double Pane with Low-E	108			0.290	0.350	31	38
Door 3: Glass	105			0.350	0.350	37	37
Ceiling 1: Flat Ceiling or Scissor Truss	2,930	49.0	0.0	0.026	0.026	76	76
Crawl 1: Solid Concrete or Masonry Wall height: 5.7' Depth below grade: 5.7' Insulation depth: 4.0'	144	0.0	3.8	0.140	0.065	7	3
Crawl 2: Solid Concrete or Masonry Wall height: 5.5' Depth below grade: 5.5' Insulation depth: 4.0'	144	0.0	3.8	0.140	0.065	7	3

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.7.2 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Timothy Paul Rose, Architect — Name - Title

Signature

04.17.23 — Date



RES*check* Software Version 4.7.2

Inspection Checklist

Energy Code: 2009 IECC

Requirements: 51.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.8 [FO2][1]	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1 [FO3][1]	Slab edge insulation depth/length.	_____ ft	_____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.2.9 [FO7][1]	Unvented crawl space wall insulation R-value.	R-_____ R-_____	R-_____ R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [FO8][1]	Unvented crawl space wall insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.9 [FO9][1]	Unvented crawl space continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at least 6 in. up and attached to the wall.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.9 [FO10][1]	Unvented crawl space wall insulation depth of burial or distance from top of wall.	_____ in.	_____ in.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.8 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.4 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.2.1 [FR12][1]	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-____ R-____	R-____ R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FR13][1]	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.3 [FR15][3]	Building cavities are not used for supply ducts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR18][2]	Circulating service hot water pipes are insulated to R-2.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.4, 402.2.5 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1][1]	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft² or 20% (whichever is less) where sufficient space is not available.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.2, 402.4.2.1 [FI17][1]	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.2.2 [FI4][1]	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed on forced air furnaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	50% of lamps in permanent fixtures are high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating equipment have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	23.80
Below-Grade Wall	3.80
Floor	15.00
Ceiling / Roof	49.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.29	
Door	0.47	

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ **Date:**_____

Comments