

Fitzgerald Addition

0034 RUSTIC TERRACE - BLUE RIVER, COLORADO



ROOTED ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: 12" = 1'-0"

DRAWING TITLE:
COVER SHEET

DRAWING NO:

A0.1

GENERAL NOTES PROJECT DATA SHEET INDEX

1) COPYRIGHT:
ALL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ROOTED ARCHITECTURE, LLC. AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR OR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

2) CODES:
THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY BLUE RIVER, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

3) FIELD VERIFICATION:
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.

4) DIMENSIONS:
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR OP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

5) DISCREPANCIES:
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.

6) DUTY OF COOPERATION:
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

7) CHANGES TO THE WORK:
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

8) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

9) SUBSTITUTIONS:
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL.

10) CONSTRUCTION SAFETY:
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

11) EXCAVATION PROCEDURES:
UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

12) FIELD CUTTING OF STRUCTURAL MEMBERS:
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

13) EXTERIOR MATERIAL MOCK UP:
THE GENERAL CONTRACTOR SHALL PROVIDE A MOCK UP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT AND INTERIOR DESIGNER. THIS MOCK UP SHALL BE PROVIDED AND SIGNED OFF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONE WORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.

14) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.

15) BUILDING AREA
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.

16) PROJECT STAKING
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.

17) SITE DISTURBANCE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.

18) PROJECT GRADES
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL.

19) EXISTING CONDITIONS
THE PLANNED MODIFICATIONS AND ADDITIONS INCLUDED IN THESE DOCUMENTS DO NOT REQUIRE CHANGES OR MODIFICATIONS TO THE EXISTING STRUCTURAL COMPONENTS OF THIS BUILDING. THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL STRUCTURAL CONDITIONS ARE UNCHANGED DURING DEMOLITION AND CONSTRUCTION. ANY AND ALL STRUCTURAL COMPONENTS DISCOVERED TO REQUIRE MODIFICATION SHALL BE REPORTED TO THE ARCHITECT AND IF REQUIRED, REFERRED TO A STRUCTURAL ENGINEER FOR EVALUATION AND RECOMMENDATION BEFORE WORK PROCEEDS IN AFFECTED AREA.

20) 3D MODELING
THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA, UNLESS OTHERWISE AGREED IN WRITING. ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.

LEGAL DESCRIPTION:
0034 RUSTIC TER (CR 603) BLUE RIVER, COLORADO 80461
LOT 8 BLUE ROCK SPRINGS SUBDIVISION

USGS DATUMS

EXISTING GARAGE:	100'-0" = 10,000.1' USGS
MAIN LEVEL:	109'-6" = 10,009.6' USGS
LOFT LEVEL:	118'-5" = 10,018.4' USGS

NOTE: CONTRACTOR TO VERIFY ALL EXISTING DATUMS PRIOR TO CONSTRUCTION

AREAS CALCULATIONS

	FINISHED (EXIST)	UNFINISHED (EXIST)	FINISHED (NEW)	UNFINISHED (NEW)	TOTAL
LOWER LEVEL	298 SF	434 SF	0 SF	767 SF	1,499 SF
MAIN LEVEL	1,277 SF	0 SF	506 SF	0 SF	1,783 SF
LOFT LEVEL	532 SF	0 SF	271 SF	0 SF	803 SF
TOTAL:	2,107 SF	434 SF	777 SF	767 SF	4,085 SF

NOTE: SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES

CODE INFORMATION

ADOPTED CODES:

- 2018 International Residential Code with Blue River Amendments
- 2018 International Energy Conservation Code with Blue River Amendments
- Blue River Development Code

ENERGY REQUIREMENTS

ENERGY EFFICIENT DESIGN FEATURES:

- RADIANT HEATING SYSTEM, MINIMUM 95% AFUE.
- HIGH-EFFICACY LED LIGHTING
- ENERGY EFFICIENT WATER HEATER. ELECTRIC MINIMUM 0.95 ENERGY FACTOR /GAS, MINIMUM 0.76 ENERGY FACTOR.
- PROVIDE AN ELECTRICAL CAR CHARGING ROUGH IN, INCLUDING A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL.
- PROVIDE PV READY CONSTRUCTION INCLUDING A METAL RACEWAY FROM THE ELECTRICAL PANEL TO THE ROOF LOCATION WHERE THE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, A #8 COPPER GROUND, A 2 PULL BLANK IN THE ELECTRICAL PANEL AND AN ELECTRICAL CONDUIT FROM THE ELECTRICAL PANEL OUT TO THE ELECTRIC METER.
- WATERSENSE FIXTURES THROUGHOUT.
- (OPTIONAL) HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED.
- PROGRAMMABLE THERMOSTATS.

THERMAL ENVELOPE REQUIREMENTS (2018 IRC CH. 11 - SUMMIT COUNTY ZONE 7):

ROOF/ CEILING:	R49 CLOSED-CELL SPRAY FOAM
ABOVE GRADE WALLS:	R23 CAVITY CLOSED-CELL SPRAY FOAM PER AMENDMENT TO TABLE N1102.1.2 (IECC R402.1.2) R10 /4' MAX U 0.30 / SHGC N/A
SLABS, INCLUDING SLAB EDGE:	R38
FENESTRATIONS:	R15 CI OR R19 CAVITY
FLOOR R-VALUE:	ACH 2.7 AT A PRESSURE 0.2 INCHES W.G. (50 PASCALS)
BASEMENT WALL:	
BLOWER DOOR:	

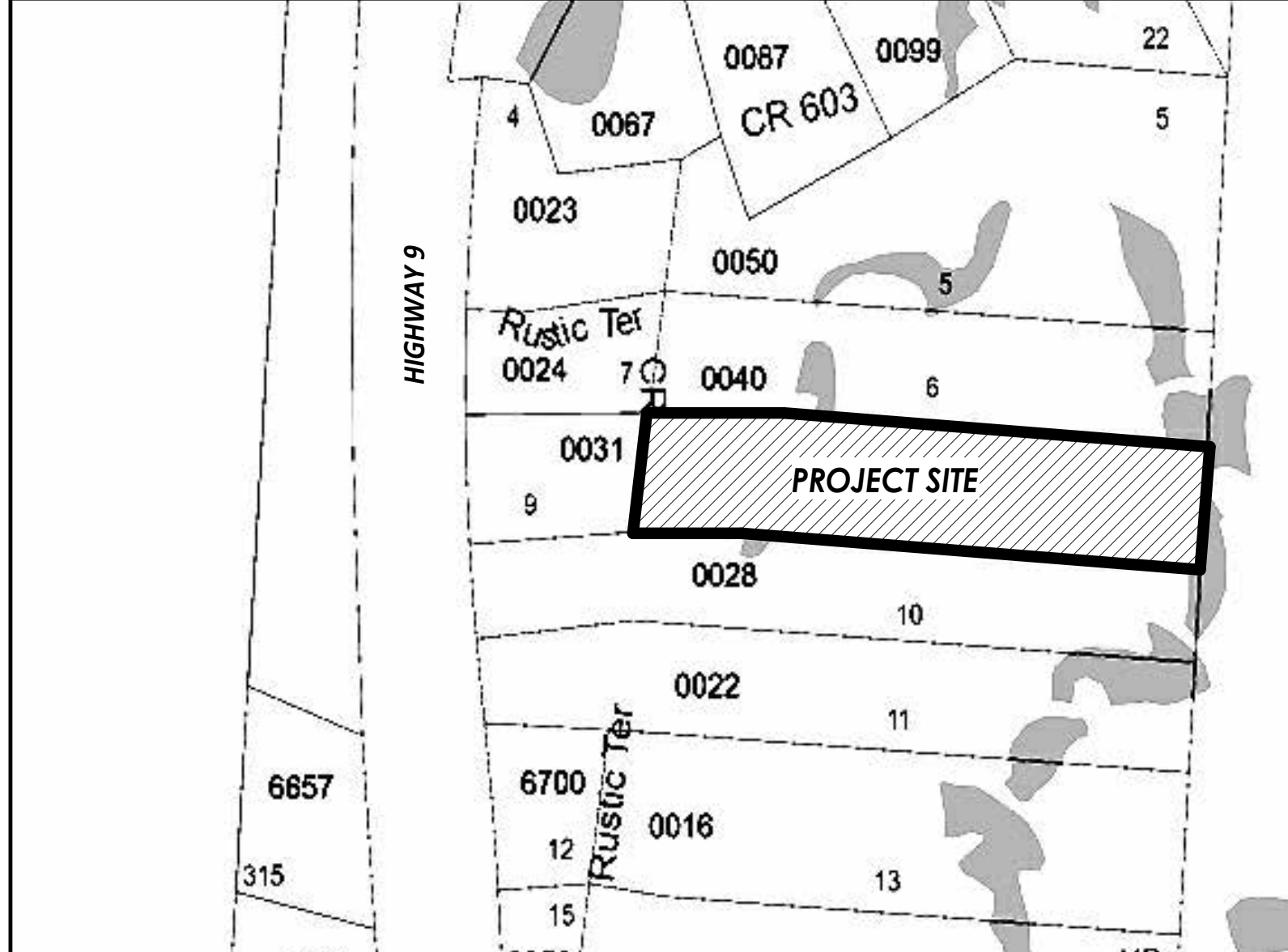
THESE SPECIFICATIONS ARE BASED OFF OF THE 2018 IECC RESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3, WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS. SEE PLANS AND DETAILS RELATED TO SPECIFIC INSULATION REQUIREMENTS FOR EXTERIOR BUILDING ENVELOPE.

THERMAL AND VAPOR CONTROL DESIGN BASED ON CLOSED-CELL FOAM INSULATION AND AIR SEALING THROUGHOUT.

SHEET INDEX

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LOCATION MAP

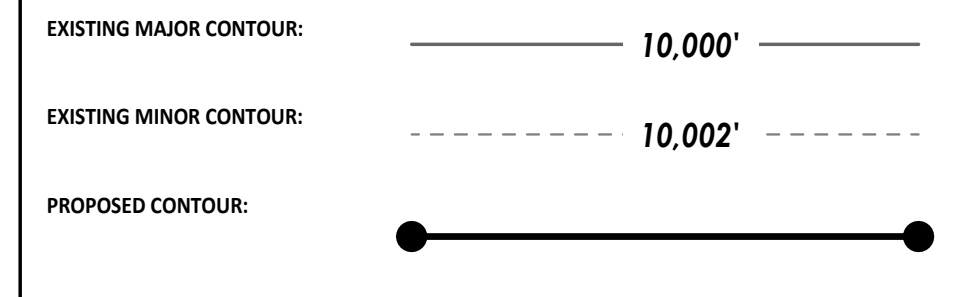


SURVEYOR	INTERIOR DESIGN	STRUCTURAL ENG.	CONTRACTOR	ARCHITECT	OWNER
SCHMIDT LAND SURVEYING, INC. LIZ SCHMIDT 970 409-9963		FOX STRUCTURAL ENGINEERING, LLC KRISTEN E. FOX, P.E. (970)376-2005	THE ASHLAN GROUP MATT KRIGMAN 970-333-8624	ROOTED ARCHITECTURE, LLC BRANDON SMITH BRANDON@ROOTEDARCH.COM 469.363.2821	TOM AND ALEX FITZGERALD ATAYLORFITZ@GMAIL.COM TMFITZGERALD@GMAIL.COM

NOTES: SITE PLAN

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
3. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
4. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVAL.
5. PROTECT REMAINING TREES WITH APPROVED BARRIER DURING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
7. FINISHED GRADING SHALL BE A MINIMUM OF 6" BELOW FOUNDATION REFERENCE ADOPTED IRC.
8. CONTRACTOR TO TRIM OR REMOVE ANY TREES ADJACENT TO BUILDING FOUNDATION AS REQUIRED, VERIFY WITH OWNER PRIOR TO REMOVAL.

NOTES: SITE CONTOUR LEGEND



NOTES: SITE DRAINAGE

1. CONTRACTOR SHALL PROVIDE PROPER SITE GRADING THAT DIRECTS SURFACE WATER AWAY FROM BUILDING FOUNDATIONS, WALLS AND NEIGHBORING PROPERTIES.
 2. GRADING AND LANDSCAPING SHOULD BE PLANNED WITH A SURFACE GRADE OF AT LEAST 1/4" AROUND AND AWAY FROM THE ENTIRE STRUCTURE. REFER TO LAKE COUNTY DEVELOPMENT CODE FOR SITE DRAINAGE REQUIREMENTS.
 3. PROPOSED SITE DRAINAGE INDICATED ON SITE PLAN WITH FLOW ARROWS:
-

NOTES: FOUNDATION DRAIN

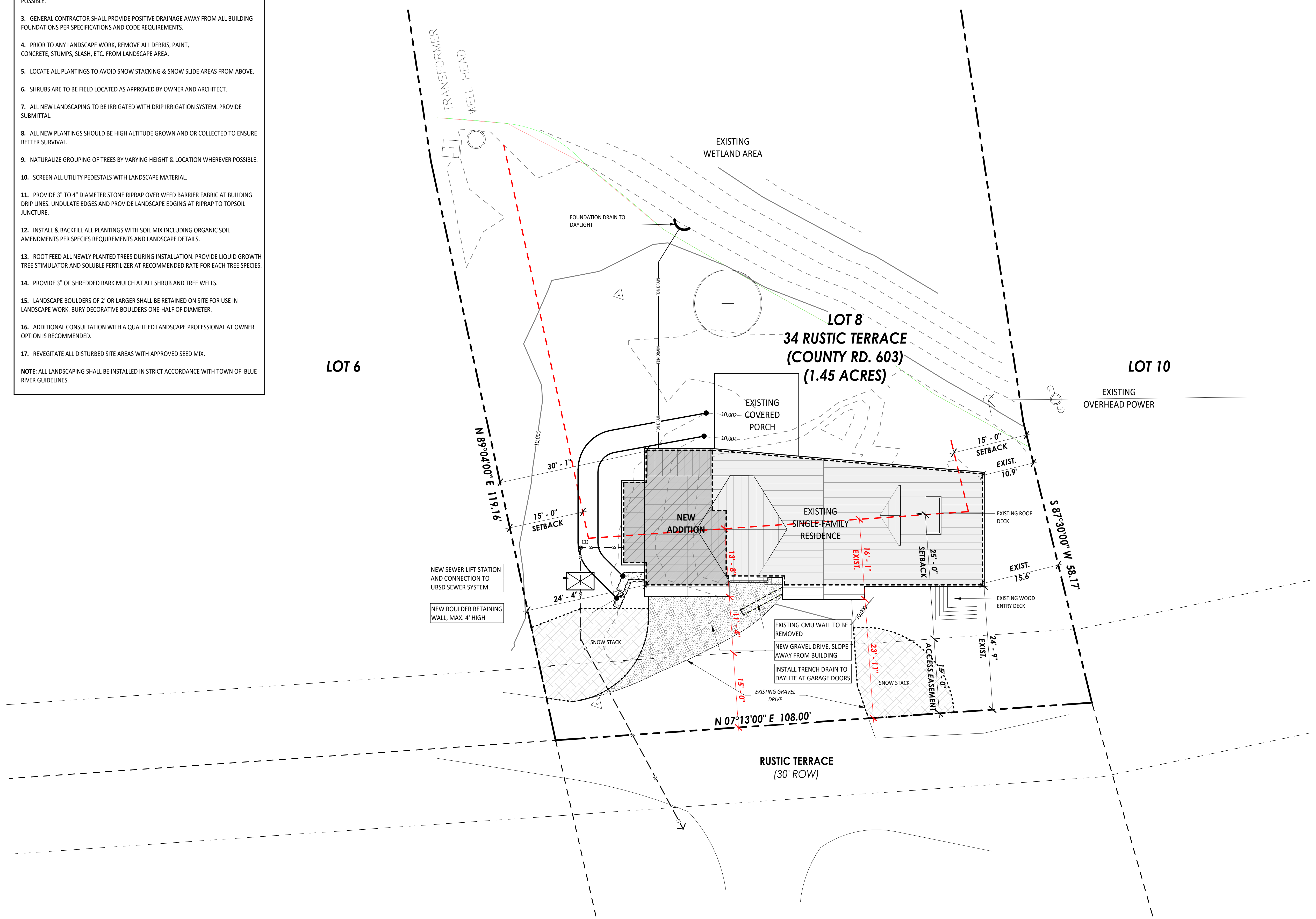
- INSTALL DRAIN TILE (PERFORATED PLASTIC DRAINAGE PIPE) ALONG THE EXTERIOR OF THE FOOTINGS OF BASEMENT OR CRAWLSPACE WALLS TO PROVIDE DRAINAGE AROUND FOUNDATION PERIMETER.
1. INSTALL DRAIN PIPE TO SIT OUTSIDE OF, NOT ON TOP OF, THE FOOTINGS AND BELOW THE BOTTOM OF THE CONCRETE SLAB OR CRAWLSPACE FLOOR.
 2. LAY THE PIPE WITH ENOUGH SLOPE TO DRAIN TO A NON-PERFORATED PIPE THAT CARRIES THE COLLECTED WATER TO DAYLIGHT, TO A DRYWELL, TO A STORM SEWER IF APPROVED BY THE LOCAL MUNICIPALITY, OR TO A SUMP PUMP THAT WILL TRANSPORT IT TO DAYLIGHT, A STORM SEWER, OR A DRYWELL.
 3. LAY THE DRAIN PIPE, PERFORATIONS DOWN, IN A GRAVEL TRENCH WITH AT LEAST 6 INCHES OF 3/4-INCH TO 1-INCH WASHED GRAVEL OR STONE ABOVE THE PIPE AND AT LEAST 2 INCHES BELOW (IRC).
 4. INSTALL LANDSCAPE FABRIC UNDER, AROUND, AND OVER THE WASHED GRAVEL (IRC) ALTERNATELY, USE DRAIN PIPE ENCASED IN A FILTER-FABRIC SOCK AND SURROUND THE CLOTH-COVERED PIPE WITH GRAVEL. OR, INSTALL A CODE-APPROVED COMPOSITE FOUNDATION DRAINAGE SYSTEM (CFDS) (IRC).

SNOWSTACK CALCULATIONS

	SQUARE FOOTAGE	PERCENTAGE
EXISTING DRIVEWAY	998 SF	
NEW DRIVEWAY	317 SF	
DECKS AND HARDSCAPE	NA	
TOTAL COVERAGE	1,315 SF	100%
SNOWSTACK REQUIRED	329 SF	25%
SNOWSTACK PROVIDED	605 SF	46%
TOTAL LOT AREA: 1.45 ACRES		

NOTES: LANDSCAPE

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND. PROVIDE 2"-3" (MIN.) CLAY FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT CO. SHORT SEED MIX (AS APPROVED BY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
 2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
 5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
 8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 9. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
 11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
 12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
 16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
 17. REVEGETATE ALL DISTURBED SITE AREAS WITH APPROVED SEED MIX.
- NOTE:** ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF BLUE RIVER GUIDELINES.



1 SITE PLAN - ENLARGED
1" = 10'-0"



ROOTED
ARCHITECTURE

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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: As indicated

DRAWING TITLE:
ENLARGED SITE PLAN
DRAWING NO:

A0.2

NOTES: FLOOR PLAN

1. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
3. BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
4. ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
5. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
10. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
11. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.
12. CONTRACTOR TO COORDINATE BASEBOARD RADIANT HEAT LOCATIONS WITH OWNER AND MECHANICAL DESIGNER PRIOR TO INSTALLATION.

NOTES: DOOR AND WINDOW

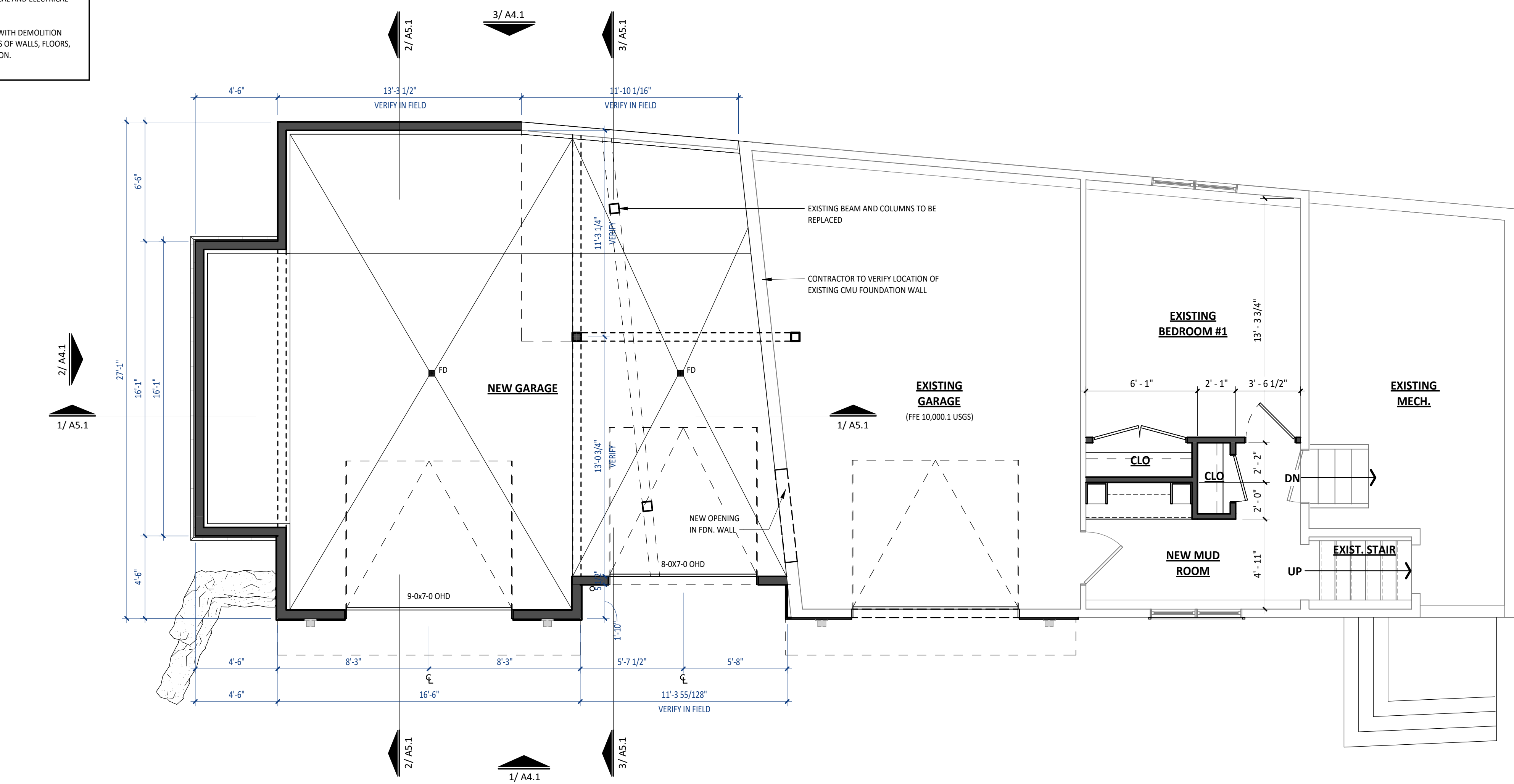
1. ALL WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW; CONTRACTOR TO COORDINATE ACTUAL REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER. PRIOR TO ANY FRAMING WORK, VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SEE PLANS / DOOR AND WINDOW SCHEDULES FOR WINDOW / DOOR OPERATION, SIZES AND TYPES. VERIFY JAMB WIDTHS WITH WALL THICKNESS PRIOR TO INSTALLATION
3. PROVIDE WEATHER STRIPPING AND ALUMINUM THRESHOLD SET IN SEALANT AT ALL EXTERIOR DOORS.
4. PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENTS (SEE CURRENT I.R.C.). WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE AND LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED SHALL HAVE OPENING CONTROL DEVICES IN ACCORDANCE WITH IRC R310.2.2. WINDOWS / DOORS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC R310.1
5. ALL GLAZING SYSTEMS SHALL BE RATED FOR USE AT HIGH ALTITUDES PER MANUFACTURER'S REQUIREMENTS. GLAZED FENESTRATION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF IRC AND SUMMIT COUNTY SUSTAINABILITY CODE.
6. WRAP ALL EXTERIOR OPENINGS WITH WEATHER RESISTIVE BARRIER PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 1-1/2" X 1-1/2" HEAD FLASHING AT ALL EXTERIOR OPENINGS (PRIME AND PAINT OR COLOR CLAD). INSULATE ALL EXTERIOR SHIM SPACES AT WINDOWS AND DOORS.
7. PROVIDE SHOP DRAWINGS FOR ALL SPECIAL/CUSTOM DOORS AND WINDOWS PRIOR TO FABRICATION. FIELD MEASURE TO VERIFY ALL CUSTOM UNIT SIZES.
8. WINDOWS AND PATIO DOORS REFER TO 'JELD-WEN' BRAND OR COMPARABLE
9. INTERIOR DOORS TO BE CENTERED ON SPACES OR INSTALLED W/ 4 1/2" OFFSET TO NEAREST WALL (U.N.O.). ALL WINDOW OPENINGS TO HAVE PAINTED GYPSUM BOARD RETURNS ON INTERIOR SIDE UNLESS NOTED OTHERWISE, REF. INTERIORS.
10. ALL WINDOW OPENINGS TO HAVE PAINTED GYPSUM BOARD RETURNS ON INTERIOR SIDE UNLESS NOTED OTHERWISE, REF. INTERIORS.
11. WINDOWS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC R310.1
12. COORDINATE WINDOW SILL HEIGHT WITH GYPCRETE AND FLOOR FINISH THICKNESS WHERE REQUIRED. VERIFY AT LOCATIONS WHERE WINDOW SILLS TERMINATE AT FLOOR LEVEL OR AT TOP OF MILLWORK.
13. VERIFY WINDOW STYLE, OPERATION, FINISH AND HARDWARE WITH OWNER PRIOR TO PLACING ORDER.
14. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.

WALL LEGEND

- NEW 2X4 / 2X6 WOOD STUD WALL
- EXISTING 2X4 / 2X6 WOOD STUD WALL
- EXISTING WALL TO BE REMOVED

NOTES: REMODEL

1. **PROTECTION OF EXISTING TO REMAIN:** THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.
2. **SCHEDULING:** THE CONTRACTOR SHALL MEET WITH THE OWNER IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO:
 - A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
 - B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION
3. **CLEARANCES:** THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.
4. **MATERIAL ALIGNMENT:** THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.
5. **AS BUILT VERIFICATION:** THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. **REMOVAL SURVEY:** THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
7. **CONSTRUCTION DEFECTS:** THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.
8. **CORRECTING DEFECTIVE WORK:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.
9. **PIPING:** ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
10. **FIXTURE REMOVAL:** REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.
11. **COORDINATION:** COORDINATE PLANS FOR NEW CONSTRUCTION WITH DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.



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



ROOTED
ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: As indicated

DRAWING TITLE:
FLOOR PLAN - LOWER
DRAWING NO:

A1.1

NOTES: FLOOR PLAN

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2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
3. BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
4. ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
5. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
10. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
11. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.
12. CONTRACTOR TO COORDINATE BASEBOARD RADIANT HEAT LOCATIONS WITH OWNER AND MECHANICAL DESIGNER PRIOR TO INSTALLATION.

NOTES: DOOR AND WINDOW

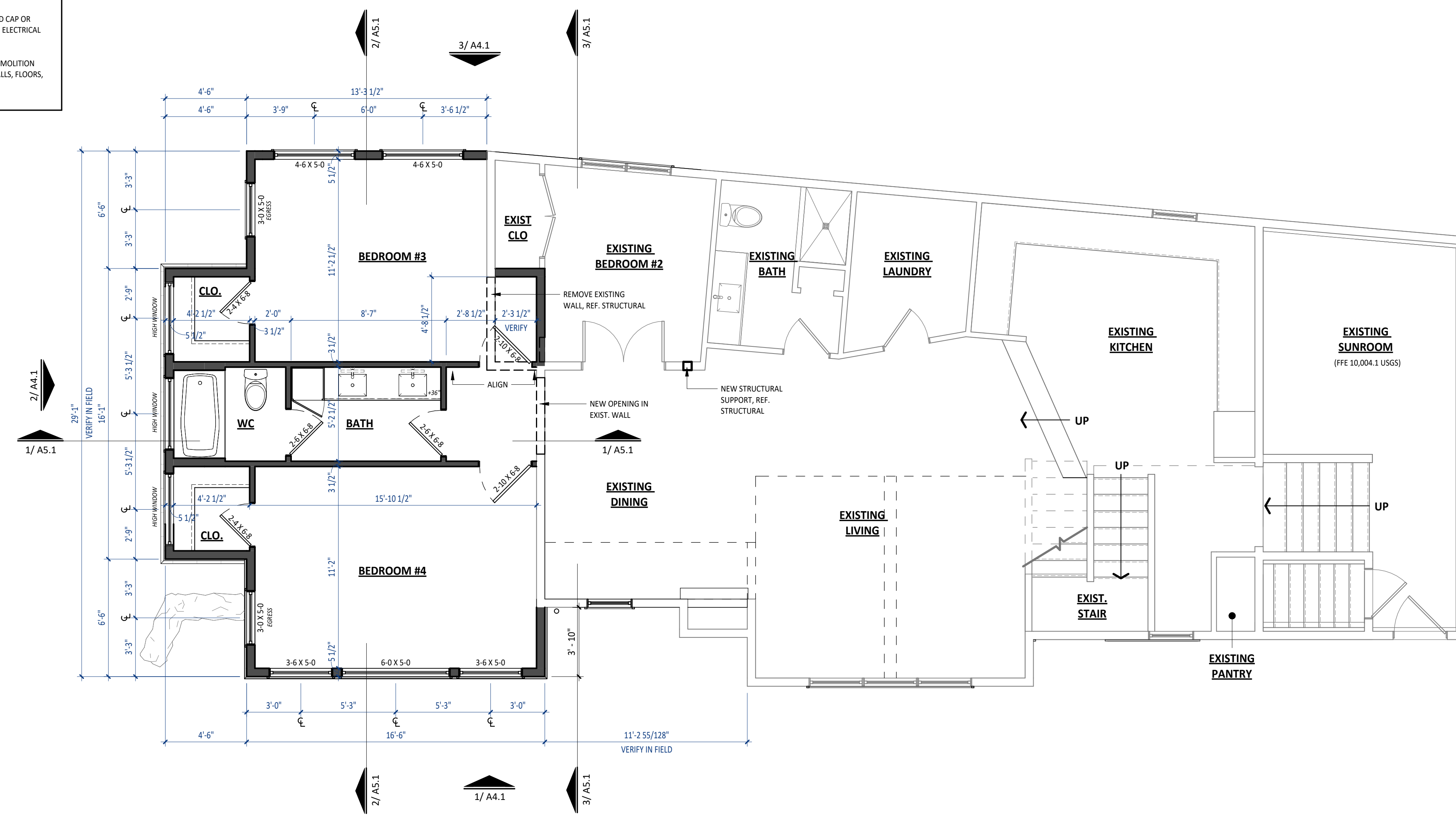
1. ALL WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW; CONTRACTOR TO COORDINATE ACTUAL REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER. PRIOR TO ANY FRAMING WORK, VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SEE PLANS / DOOR AND WINDOW SCHEDULES FOR WINDOW / DOOR OPERATION, SIZES AND TYPES. VERIFY JAMB WIDTHS WITH WALL THICKNESS PRIOR TO INSTALLATION
3. PROVIDE WEATHER STRIPPING AND ALUMINUM THRESHOLD SET IN SEALANT AT ALL EXTERIOR DOORS.
4. PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENTS (SEE CURRENT I.R.C.). WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE AND LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED SHALL HAVE OPENING CONTROL DEVICES IN ACCORDANCE WITH IRC R310.2.2. WINDOWS / DOORS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC R310.1
5. ALL GLAZING SYSTEMS SHALL BE RATED FOR USE AT HIGH ALTITUDES PER MANUFACTURER'S REQUIREMENTS. GLAZED FENESTRATION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF IRC AND SUMMIT COUNTY SUSTAINABILITY CODE.
6. WRAP ALL EXTERIOR OPENINGS WITH WEATHER RESISTIVE BARRIER PER MANUFACTURERS SPECIFICATIONS. PROVIDE 1-1/2" X 1-1/2" HEAD FLASHING AT ALL EXTERIOR OPENINGS (PRIME AND PAINT OR COLOR CLAD). INSULATE ALL EXTERIOR SHIM SPACES AT WINDOWS AND DOORS.
7. PROVIDE SHOP DRAWINGS FOR ALL SPECIAL/CUSTOM DOORS AND WINDOWS PRIOR TO FABRICATION. FIELD MEASURE TO VERIFY ALL CUSTOM UNIT SIZES.
8. WINDOWS AND PATIO DOORS REFER TO 'JELD-WEN' BRAND OR COMPARABLE
9. INTERIOR DOORS TO BE CENTERED ON SPACES OR INSTALLED W/ 4 1/2" OFFSET TO NEAREST WALL (U.N.O.). ALL WINDOW OPENINGS TO HAVE PAINTED GYPSUM BOARD RETURNS ON INTERIOR SIDE UNLESS NOTED OTHERWISE, REF. INTERIORS.
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13. VERIFY WINDOW STYLE, OPERATION, FINISH AND HARDWARE WITH OWNER PRIOR TO PLACING ORDER.
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- NEW 2X4 / 2X6 WOOD STUD WALL
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1/4" = 1'-0"



ROOTED
ARCHITECTURE

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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: As indicated

DRAWING TITLE:
FLOOR PLAN - MAIN
DRAWING NO:

A1.2

NOTES: FLOOR PLAN

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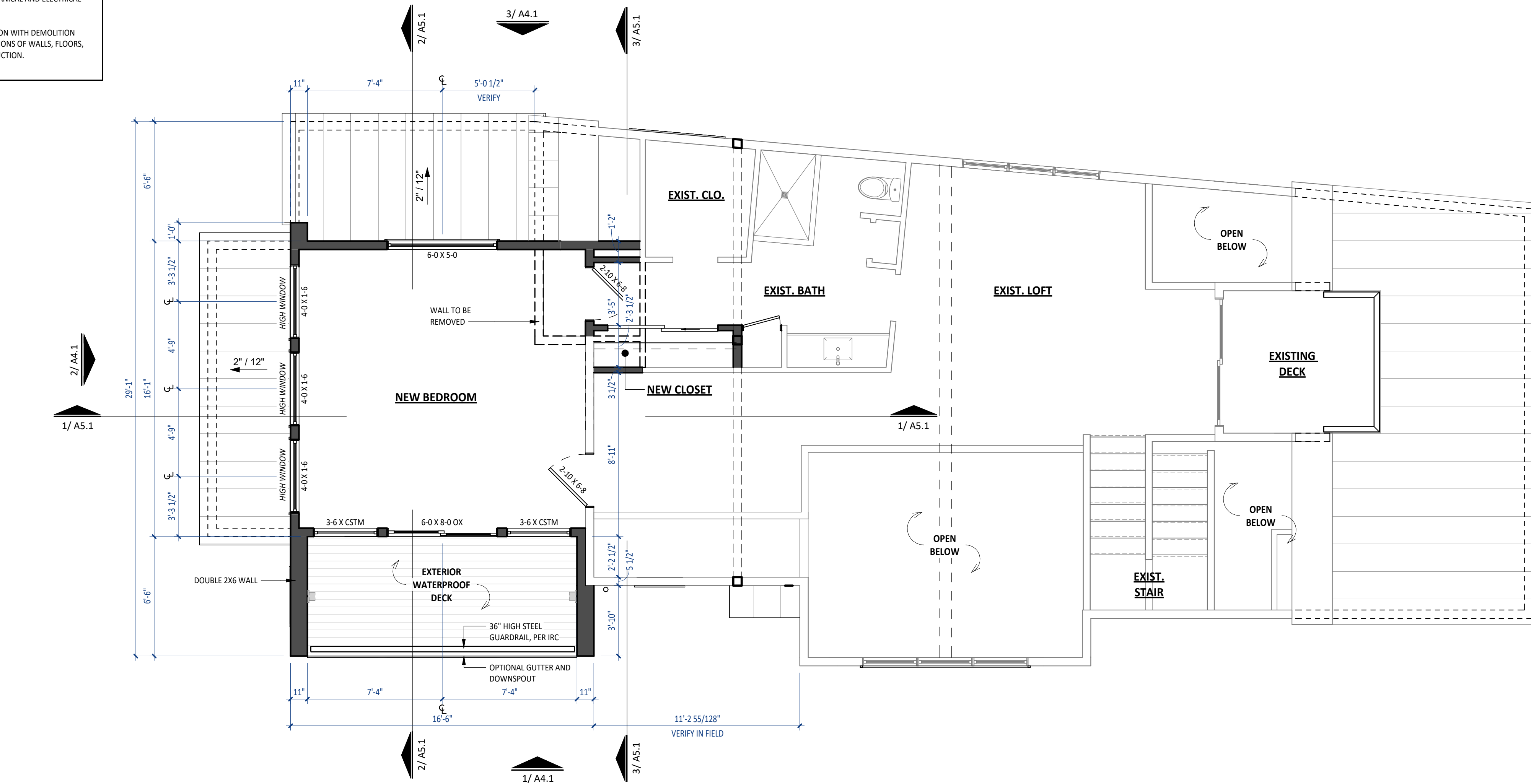
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WALL LEGEND

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



ROOTED
ARCHITECTURE

SEAL:

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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No. Date Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
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DRAWING TITLE:

FLOOR PLAN - UPPER

DRAWING NO:

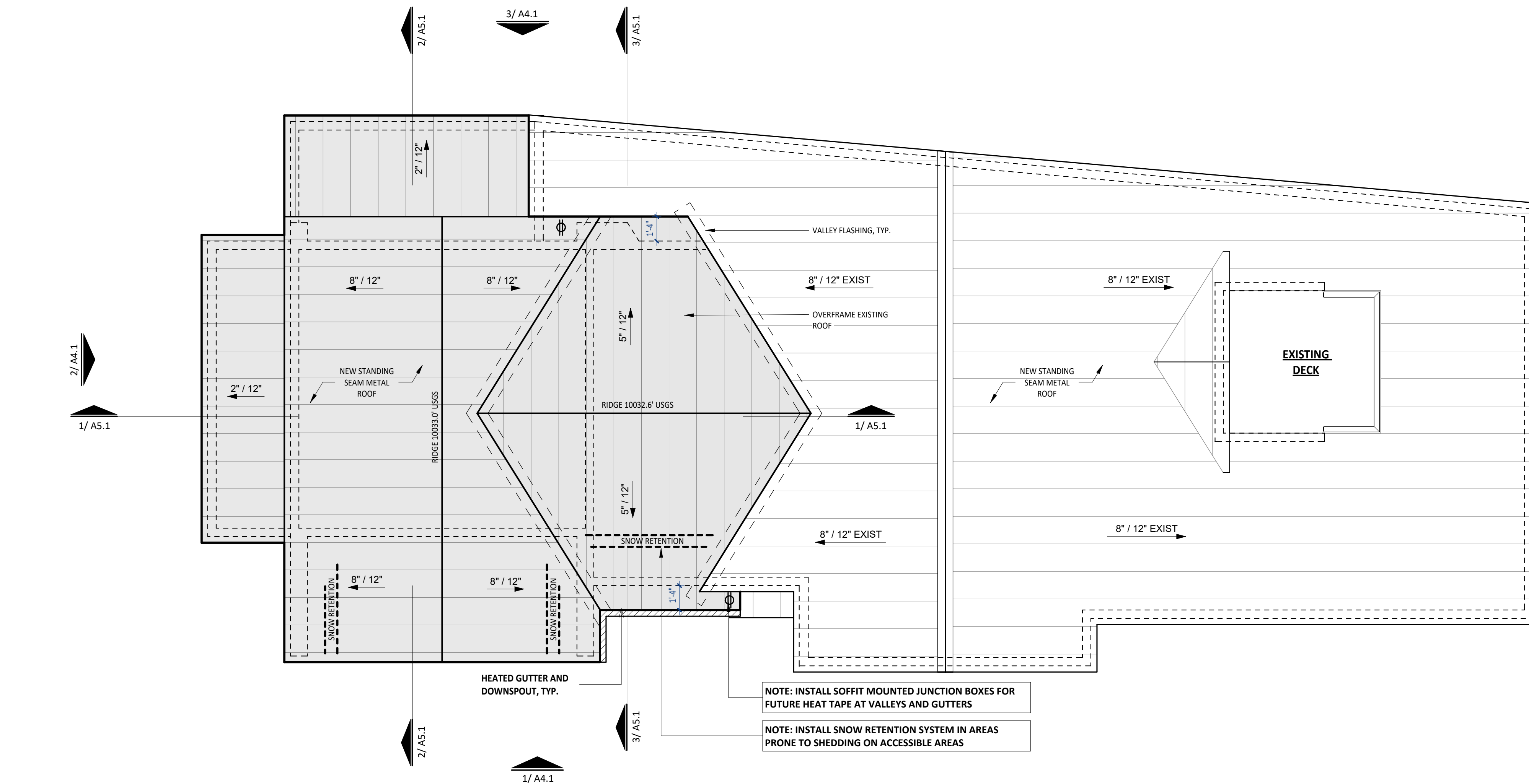
A1.3

NOTES: ROOF PLAN

- COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.
- REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
- ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.
- ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
- GUTTERS - ALL GUTTERS TO BE PRE-FINISHED. PROVIDE PRE-FINISHED SUPPORTS AND SPACERS @ 36" O.C. MAX. MATCH EXISTING GUTTER PROFILE AND FINISH.
- ALL DOWNSPOUTS TO BE PRE-FINISHED, REFERENCE ELEVATIONS FOR LOCATIONS.
- PROVIDE HEAT TAPE AT GUTTERS AND DOWNSPOUTS. REFER TO ROOF PLAN FOR ADDITIONAL FUTURE HEAT TAPE OUTLETS. SEE ROOF PLAN FOR WATERPROOF OUTLETS AT SIDEWALL AREAS. ALL GUTTERS AND DOWNSPOUTS TO BE HEATED. REFER TO PLAN FOR ALL SOLAR AND HEAT TAPE.
- PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF
- PROVIDE VALLEY FLASHING AT ALL VALLEYS AS INDICATED ON PLANS.
- OVERHANG DIMENSIONS ARE TO END OF RAFTER OR TRUSS AS INDICATED ON PLANS.
- PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
- PROVIDE ILC AS REQUIRED.
- CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT.
- DOWNSPOUTS SHALL NOT DISCHARGE ONTO FLATWORK OR DECKS BELOW. CONTRACTOR TO ROUTE DISCHARGE BELOW SURFACE OR PROVIDE CHANNEL DRAIN IN FLATWORK WITH HEAT TAPE.
- REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
- UNVENTED ROOFS SHALL HAVE A MINIMUM 60% AIR IMPERMEABLE CLOSED CELL INSULATION AT UNDERSIDE OF DECK.

NOTES: ROOF MAINTENANCE

THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.



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DRAWING TITLE:

ROOF PLAN

DRAWING NO:

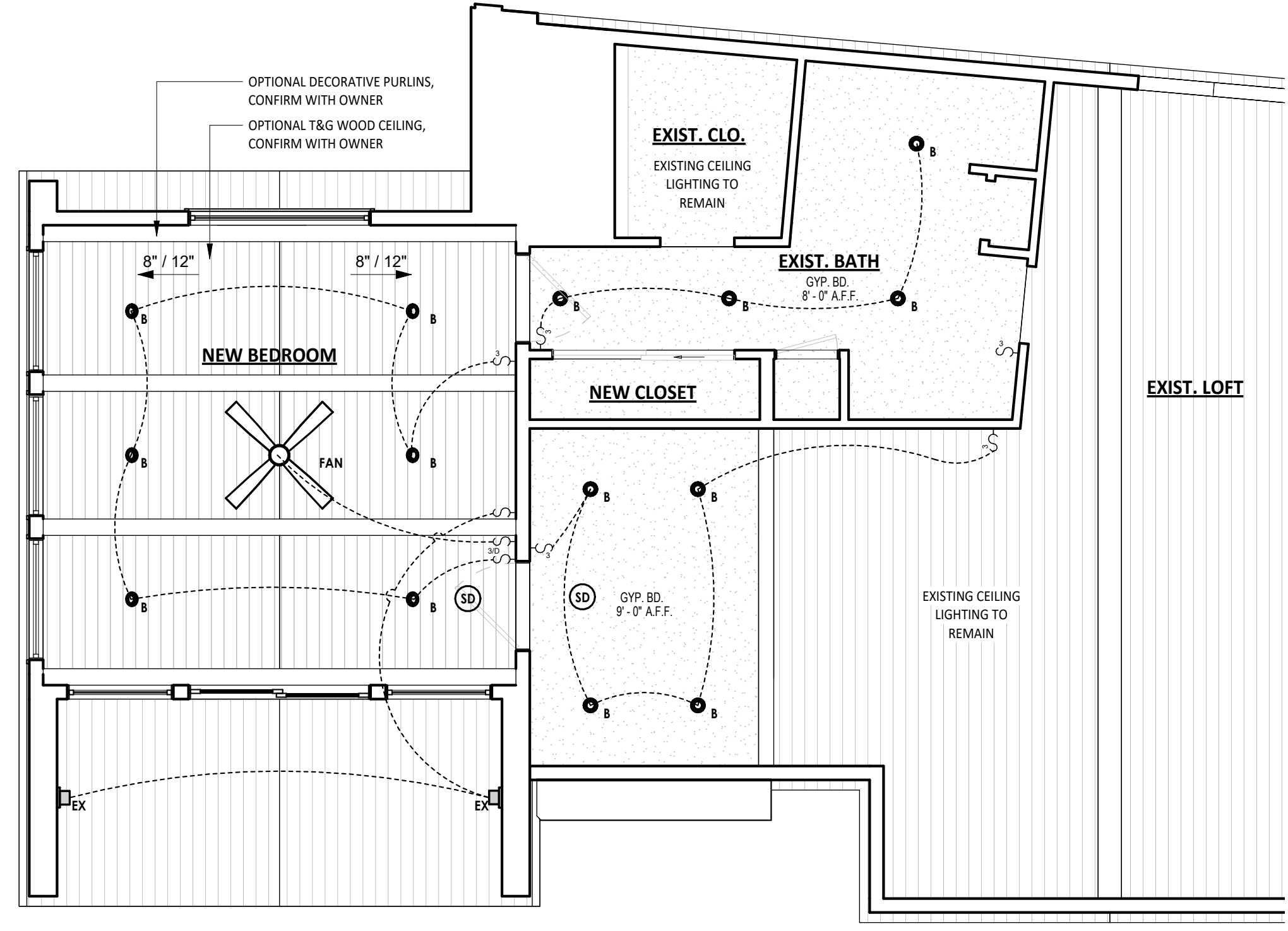
A1.4

FIXTURE / DEVICE LEGEND	
	A 6" RECESSED CAN LIGHT FIXTURE TO BE SELECTED - FLUORESCENT OR LED LIGHT SOURCE
	A1 6" RECESSED CAN LIGHT (MOISTURE RESISTANT) FIXTURE TO BE SELECTED - FLUORESCENT OR LED LIGHT SOURCE
	B 4" RECESSED CAN LIGHT FIXTURE TO BE SELECTED - FLUORESCENT OR LED LIGHT SOURCE
	B1 4" RECESSED CAN LIGHT (MOISTURE RESISTANT) FIXTURE TO BE SELECTED - FLUORESCENT OR LED LIGHT SOURCE
	B2 4" RECESSED CAN LIGHT (WALL WASHER) FIXTURE TO BE SELECTED - FLUORESCENT OR LED LIGHT SOURCE
	C DECORATIVE PENDANT FIXTURE FIXTURE TO BE SELECTED
	D 4" SURFACE MOUNT FLUORESCENT FIXTURE FIXTURE TO BE SELECTED
	E LINEAR LED UNDERCABINET TASK LIGHTING FIXTURE TO BE SELECTED
	F SURFACE MOUNT FIXTURE FIXTURE TO BE SELECTED
	WS WALL MOUNTED SCONCE FIXTURE FIXTURE TO BE SELECTED
	EX WALL MOUNTED EXTERIOR FIXTURE FIXTURE TO BE SELECTED
	FL WALL MOUNTED EXTERIOR FLOOD LIGHT FIXTURE FIXTURE TO BE SELECTED
	SD CEILING MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	FAN CEILING MOUNTED CEILING FAN (WITH OPTIONAL LIGHT KIT) FIXTURE TO BE SELECTED

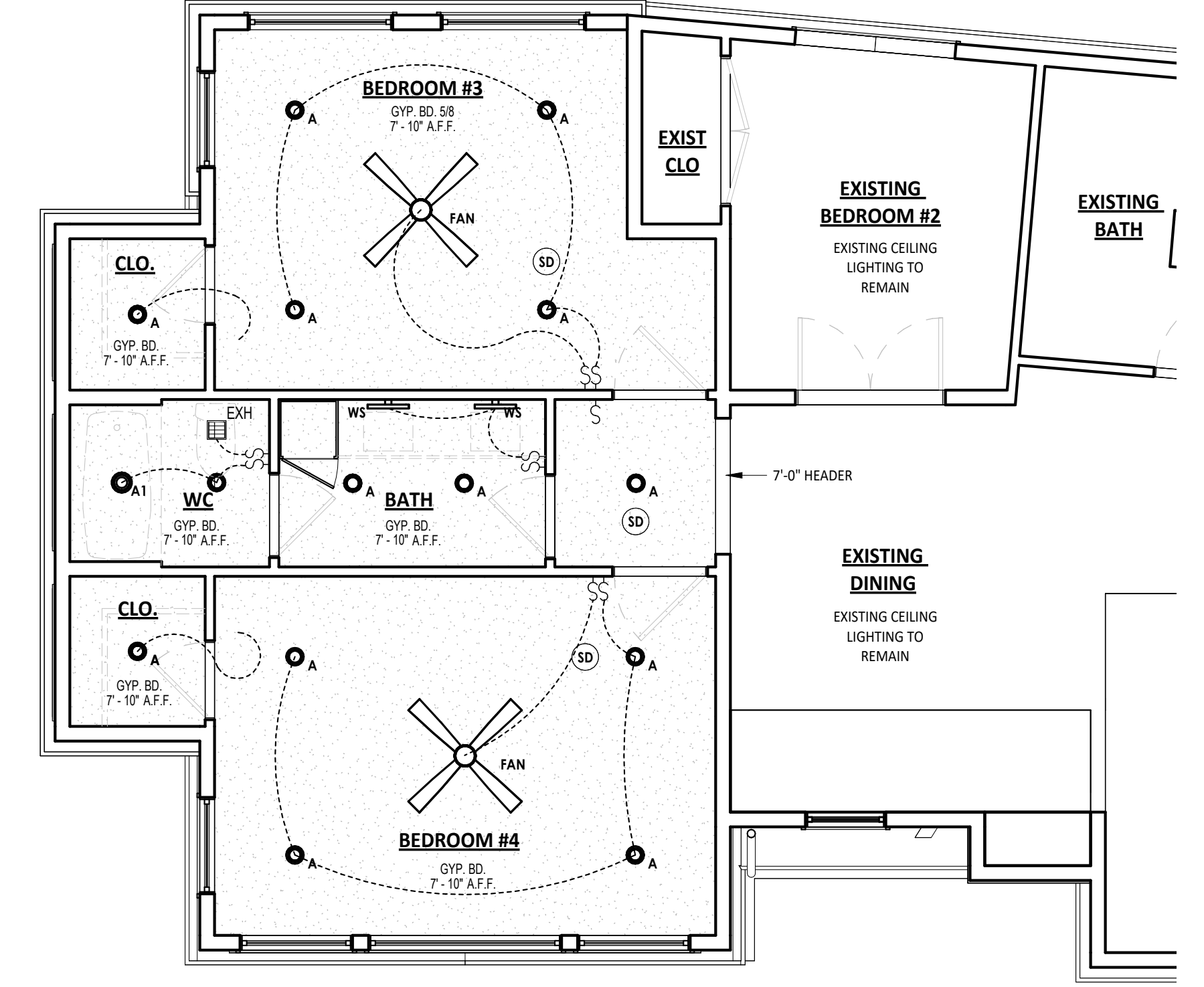
DEVICE CONTROL LEGEND	
	S SINGLE POLE SWITCH LEGRAND "RADIANT" OR SIMILAR - WHITE
	S ^D SINGLE POLE DIMMER SWITCH LEGRAND "RADIANT" OR SIMILAR - WHITE
	S ³ SINGLE POLE 3 WAY SWITCH LEGRAND "RADIANT" OR SIMILAR - WHITE
	S ^{3/D} SINGLE POLE 3 WAY DIMMER SWITCH LEGRAND "RADIANT" OR SIMILAR - WHITE
	S ^{4/D} SINGLE POLE 4 WAY DIMMER SWITCH LEGRAND "RADIANT" OR SIMILAR - WHITE
	S ^J SINGLE POLE DOOR JAMB SWITCH LEVITON 1865 OR SIMILAR

- NOTES: REFLECTED CEILING PLAN**
- ALL RCP DIMENSIONS ARE TO FACE OF FINISH OR FIXTURE CENTERLINE U.N.O.
 - ALL CEILINGS ARE PAINTED GYPSUM BOARD U.N.O.
 - REFERENCE FIXTURE LEGEND FOR FIXTURE TYPES AND DESIGNATIONS.
 - LOCATE PAINTED METAL CEILING ACCESS PANELS BENEATH:
 - MECHANICAL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
 - VALVES, BALANCING DEVICES, ELECTRICAL JUNCTIONS, F/S DAMPERS AND ALL OTHER ITEMS REQUIRING MAINTENANCE.
 - COORDINATE LOCATION OF ALL MECHANICAL EQUIPMENT AND DUCTWORK WITH STRUCTURAL, AS WELL AS, WITH CEILING HEIGHTS SHOWN. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BEFORE PROCEEDING.
 - IF ANY LIGHTING ITEMS OR CEILING FIXTURES CANNOT BE INSTALLED AT LOCATIONS SHOWN DUE TO FIELD CONDITIONS, NOTIFY ARCHITECT IMMEDIATELY FOR ALTERNATE LOCATIONS BEFORE PROCEEDING.

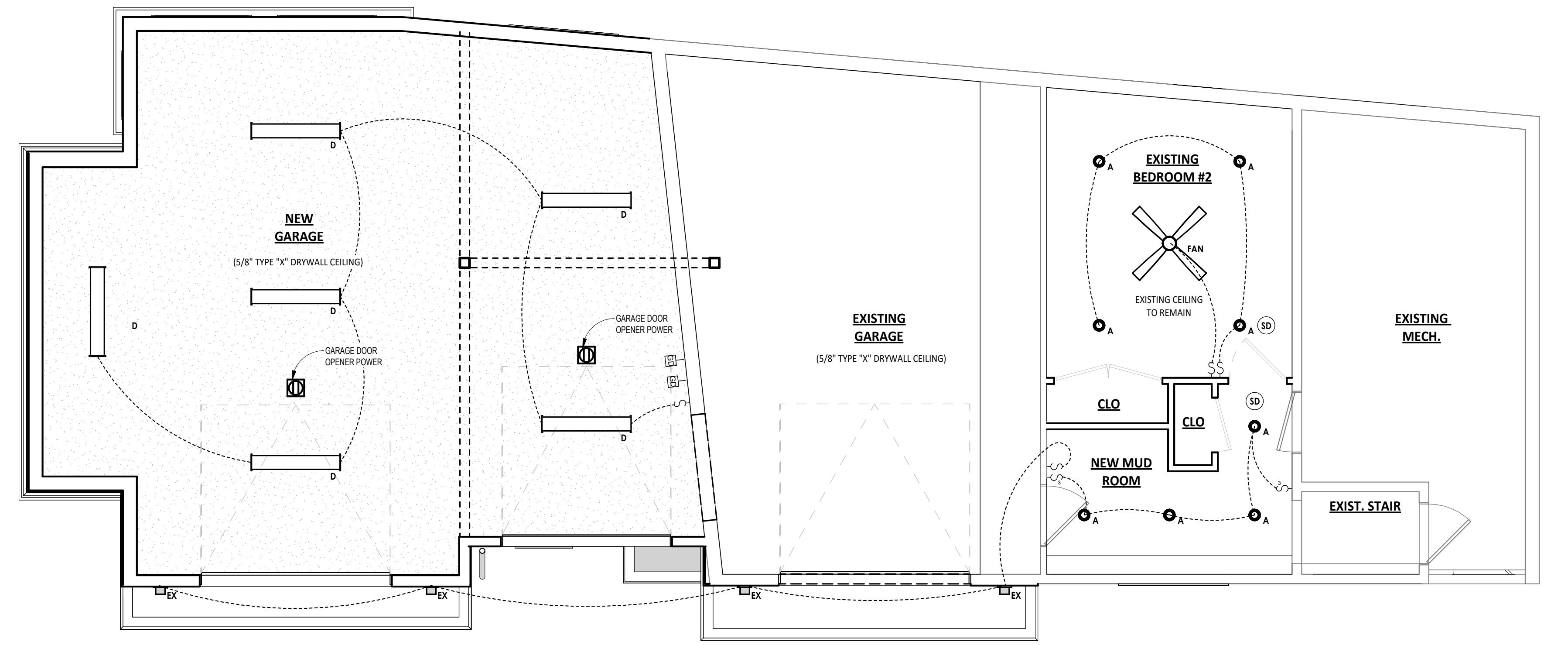
3 CEILING PLAN - LOFT LEVEL
1/4" = 1'-0"



2 CEILING PLAN - MAIN LEVEL
1/4" = 1'-0"



1 CEILING PLAN - LOWER LEVEL
1/4" = 1'-0"



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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: As indicated

DRAWING TITLE:
CEILING PLANS

DRAWING NO:

A2.1

NOTES: AIR BARRIER / VAPOR BARRIER

IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.

NOTES: WEATHER RESISTIVE BARRIER

1. INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.

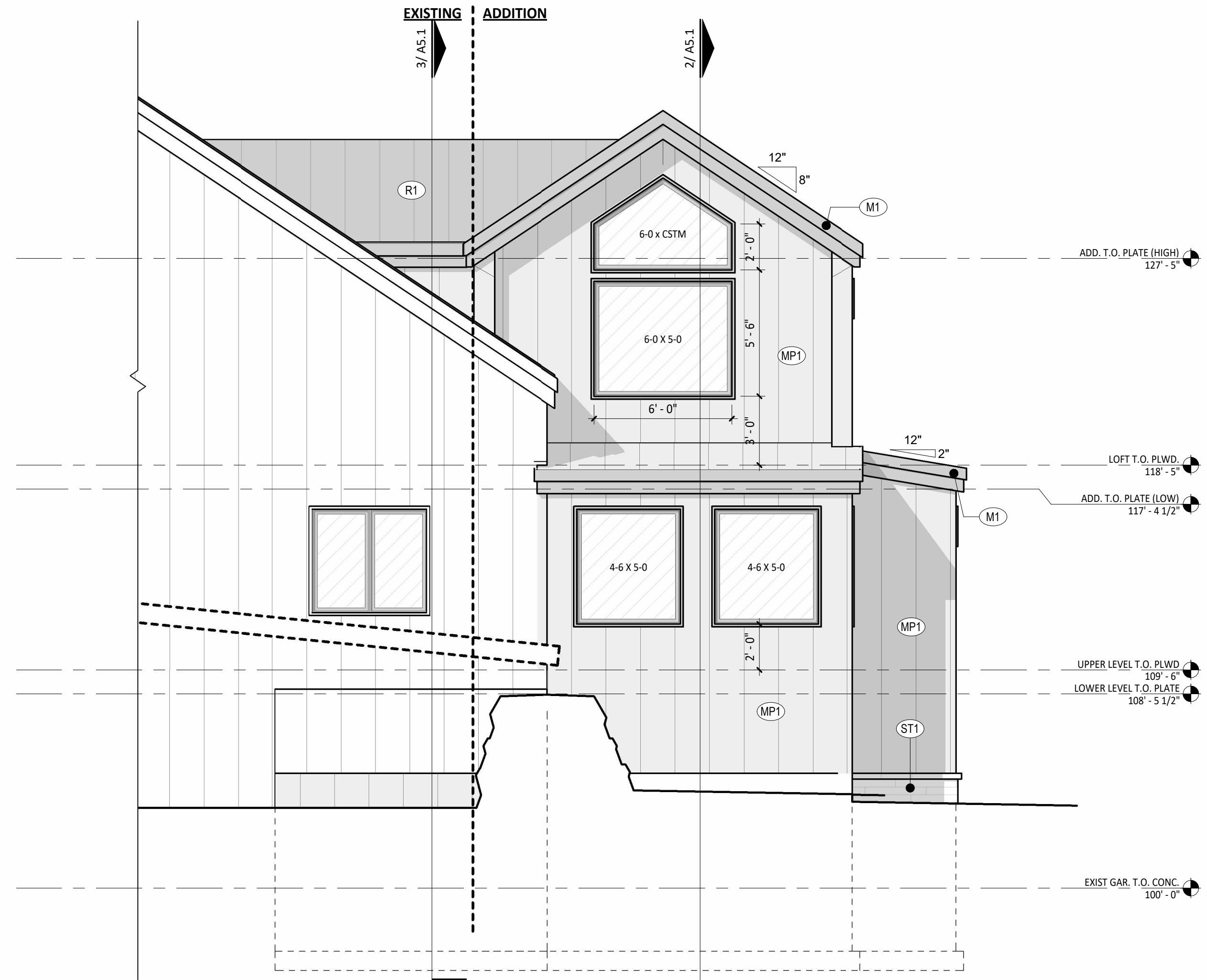
2. REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.

EXTERIOR FINISH LEGEND		
MATERIAL SYMBOL	TYPE	NOTES:
(WD1)	T&G WOOD VENEER	HORIZONTAL T&G THERMALLY MODIFIED PRE-FINISHED WOOD SIDING (OWNER TO VERIFY COLOR)
(WD2)	WOOD TRIM	1X OR 2X THERMALLY MODIFIED PRE-FINISHED WOOD TRIM (MATCH SIDING) (OWNER TO VERIFY COLOR)
(MP1)	PREFINISHED METAL PANEL VENEER	METAL BOARD AND BATTEN SIDING FLATIRON STEEL "BOARD AND BATTEN" COLOR: BLACK OR MIDNIGHT BRONZE (CONFIRM WITH OWNER)
(M1)	PREFINISHED METAL FASCIA	PREFINISHED METAL TO MATCH SIDING
(ST1)	STONE VENEER	TELLURIDE STONE OPTIONAL STONE VENEER (CONFIRM WITH OWNER) COLOR: SILVERLEAF
(R1)	METAL ROOFING	STANDING SEAM METAL ROOFING COLOR: BLACK (CONFIRM WITH OWNER)

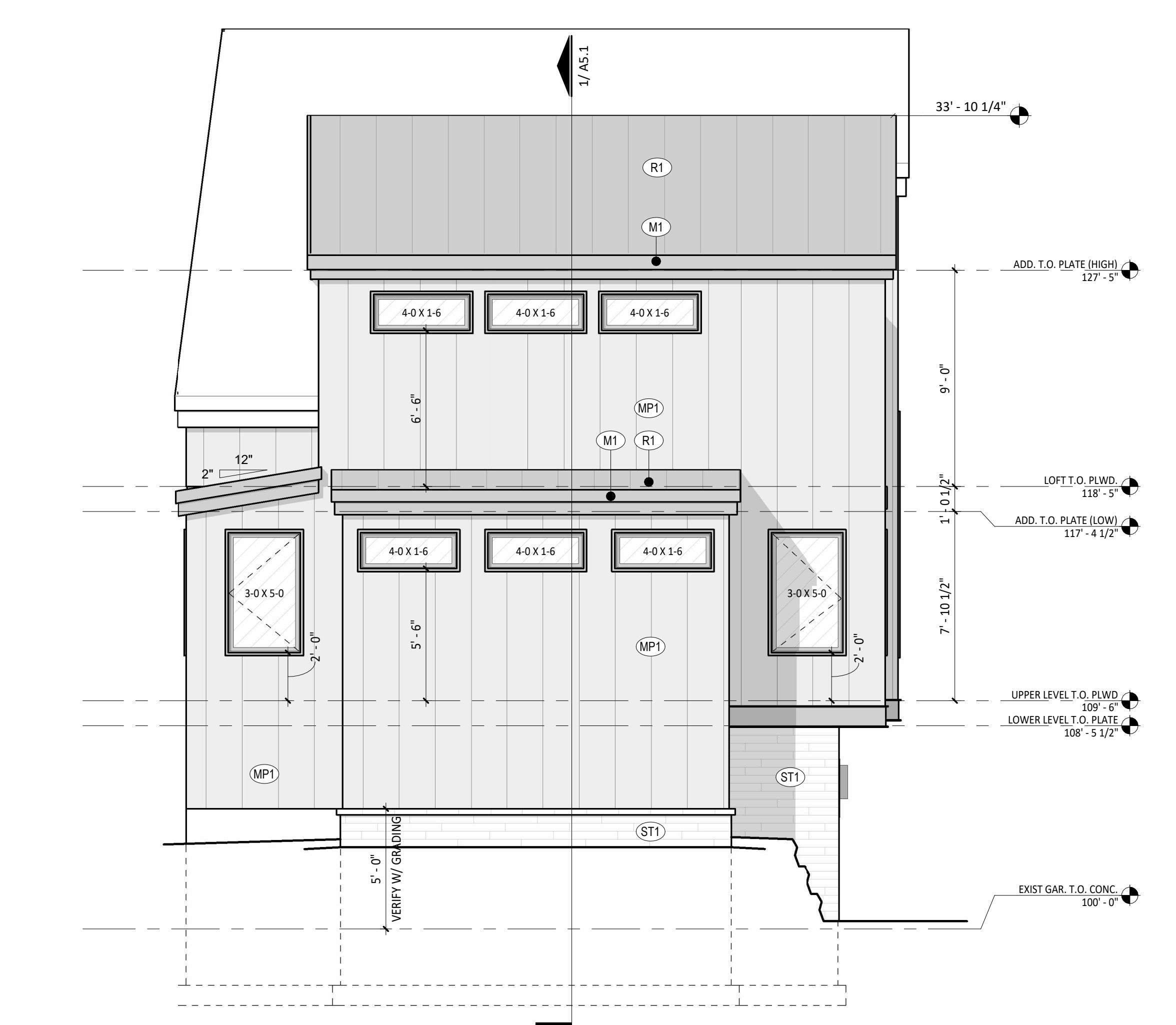
NOTE: CONTRACTOR TO PROVIDE PHYSICAL MATERIAL SAMPLE BOARD FOR OWNER / ARCHITECT APPROVAL
NOTE: ALL EXTERIOR MATERIALS TO BE NON-REFLECTIVE



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



3 EAST ELEVATION
1/4" = 1'-0"



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



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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

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DRAWING TITLE:
EXTERIOR ELEVATIONS
DRAWING NO:

A4.1

NOTES: FRAMING

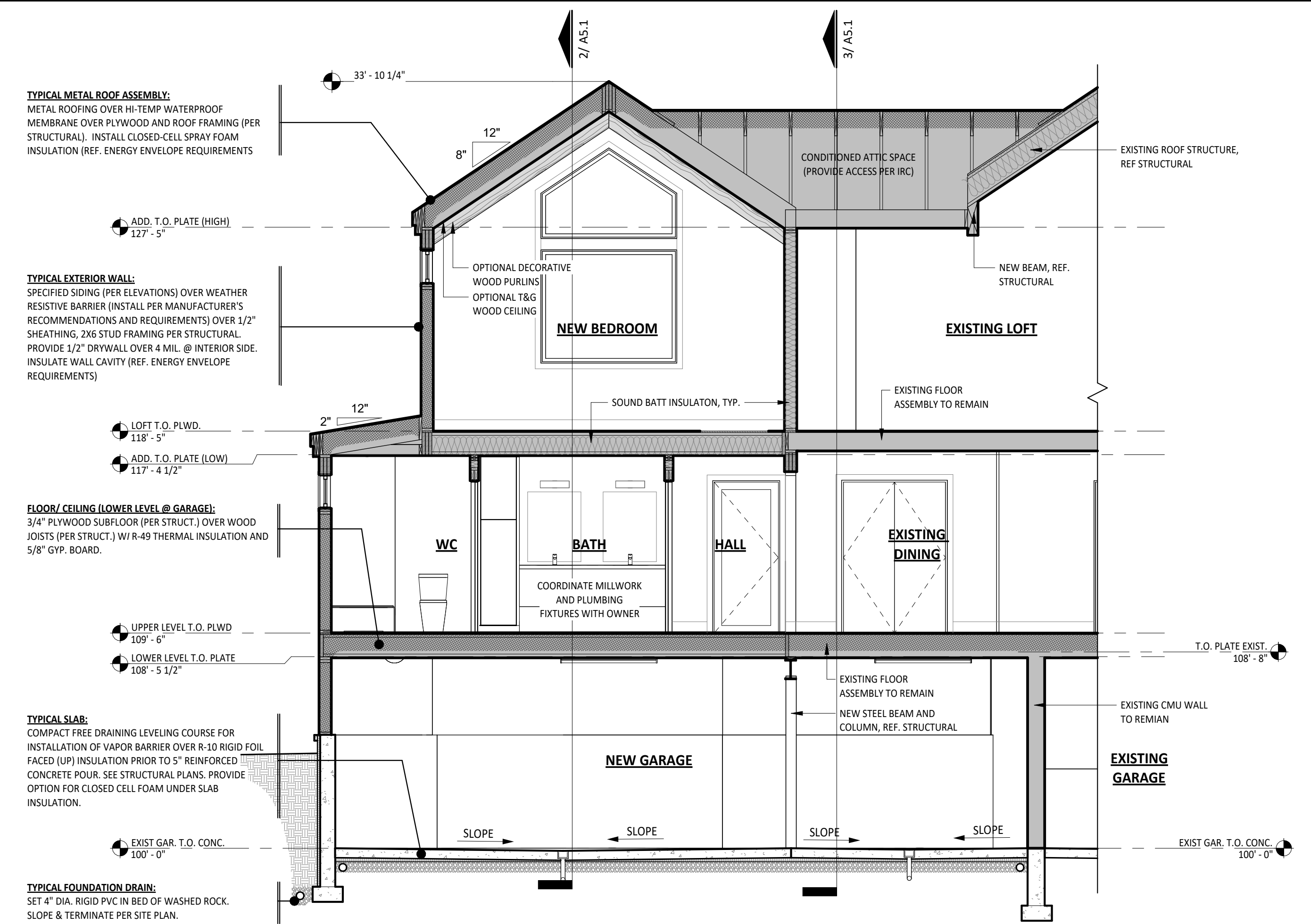
1. ALL FRAMING SHOWN IS DIAGRAMMATIC AND SHALL BE STRUCTURALLY ENGINEERED WHERE APPLICABLE. CONTRACTOR TO CONFIRM COMPLIANCE WITH LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
2. ALL ROOF AND FLOOR TRUSSES SHALL BE PRE-ENGINEERED IN COMPLIANCE WITH LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR SHALL USE PRESSURE TREATED LUMBER WHERE REQUIRED IN COMPLIANCE WITH LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

NOTES: WEATHER RESISTIVE BARRIER

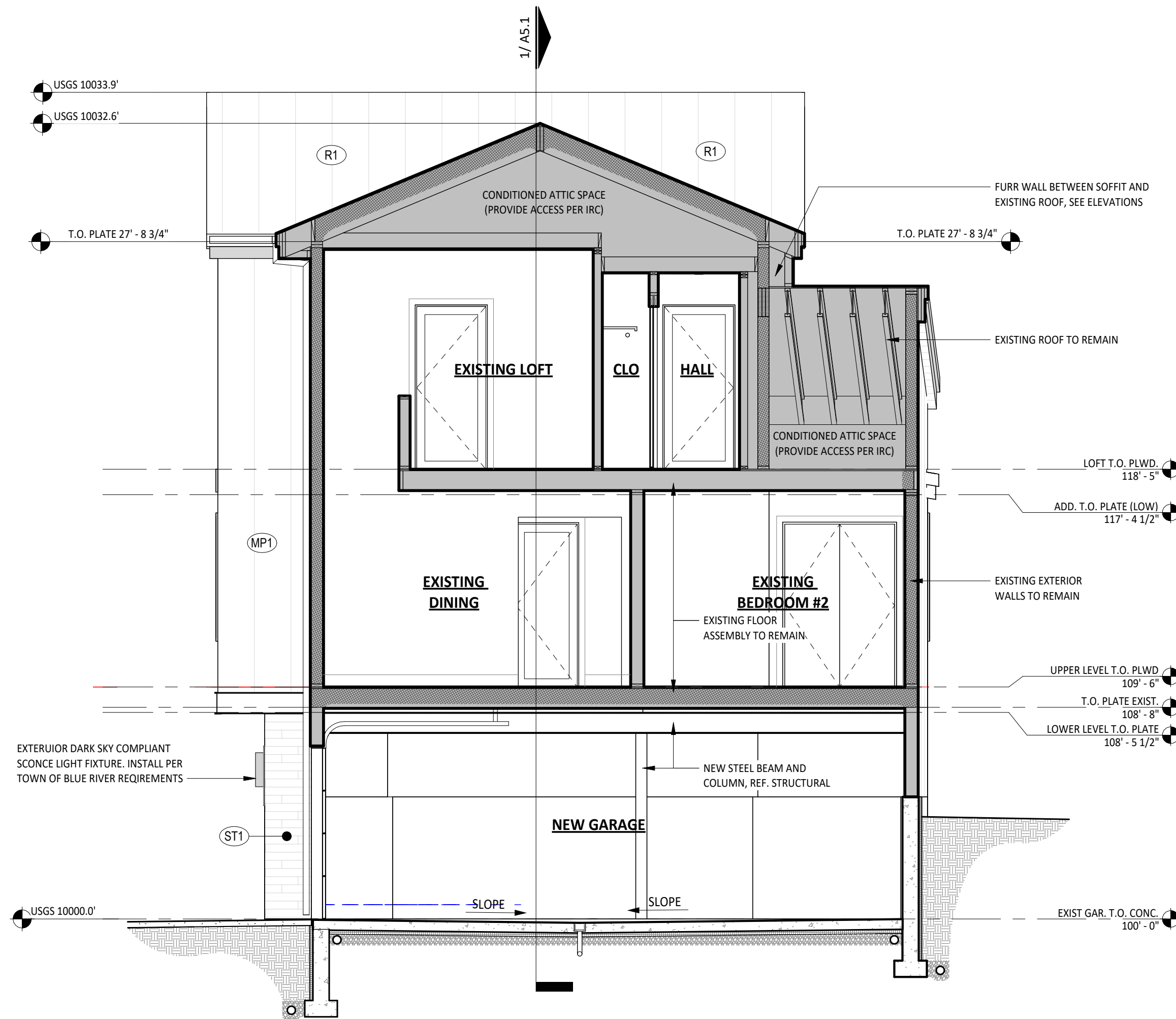
1. INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.
2. REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.

NOTES: AIR BARRIER / VAPOR BARRIER

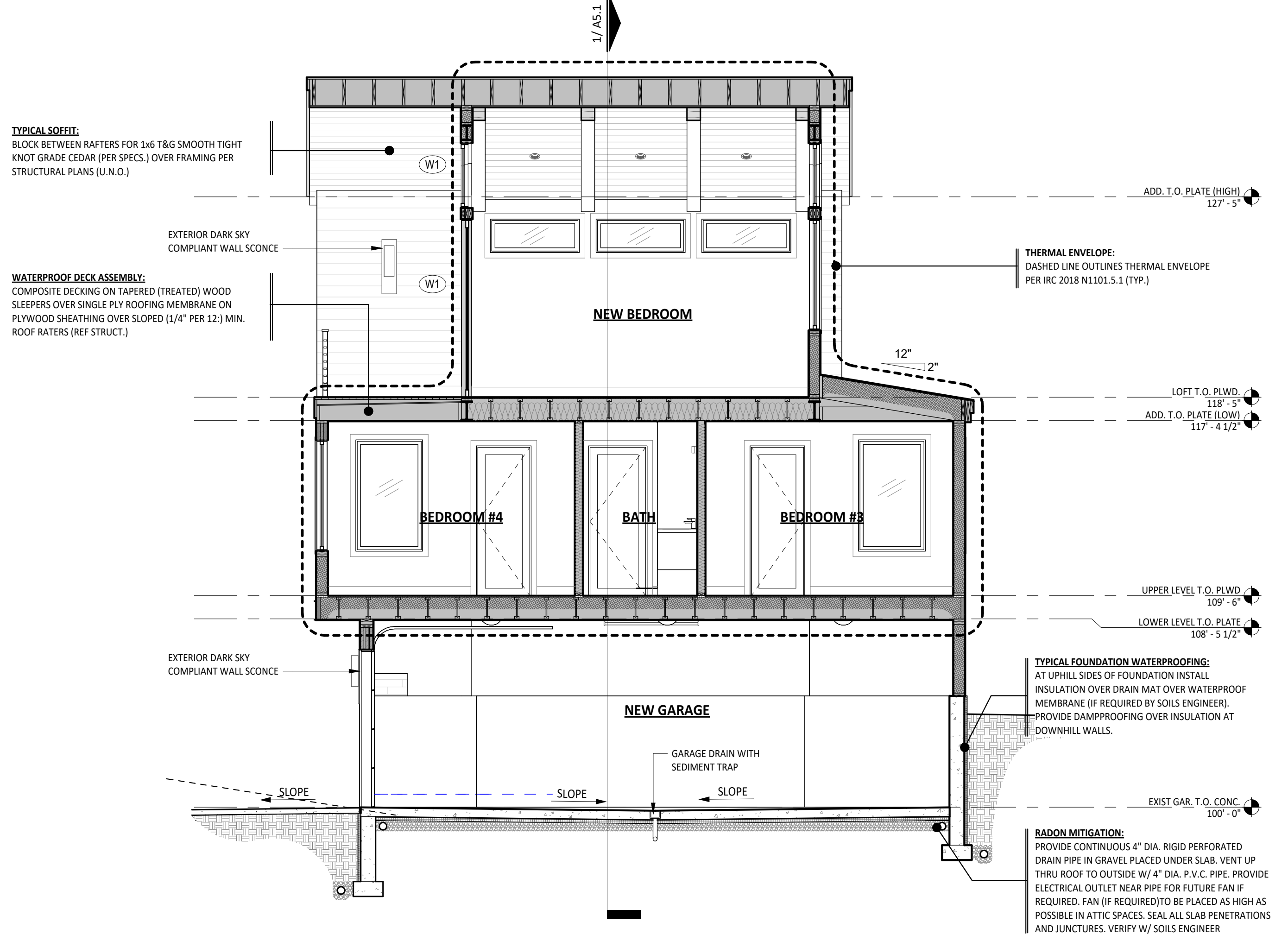
IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.



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



3 SECTION C
1/4" = 1'-0"



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



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34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

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DRAWING TITLE:

BUILDING SECTIONS

DRAWING NO:

A5.1

NOTES: LOW VOLTAGE

- ROUGH-IN PHONE, INTERNET, AND CATV FROM SITE UTILITY LOCATION TO MECHANICAL / AV ROOM.
- PROVIDE PHONE, SECURITY, AND DATA BOARDS IN MECHANICAL / AV ROOM.
- PROVIDE CONDUIT OR STRUCTURED CABLE TO SOUTH ROOF FOR SATELLITE DISH WIRING OPTION.
- COORDINATE PHONE LINE WITH SECURITY SYSTEM REQUIREMENTS.
- COORDINATE CATV / DATA / LIGHTING / HOME COMPUTER CONTROL REQUIREMENTS WITH OWNER.
- COORDINATE HOME AUTOMATION / MECHANICAL CONTROLS INTERFACE AS REQUIRED BY OWNER.
- COORDINATE SOUND SYSTEM, HOME AUTOMATION AND ALL OTHER LOW VOLTAGE SYSTEMS PER OWNER REQUIREMENTS.

NOTES: WINDOW SHADES

PROVIDE OPTION FOR MOTORIZED WINDOW SHADE SYSTEMS WHERE INDICATED ON ELECTRICAL PLANS. CONFIRM SHADE LOCATIONS WITH OWNER PRIOR TO ELECTRICAL ROUGH-IN. COORDINATE WITH ELECTRICAL AND HOME AUTOMATION WORK. ALL SHADES TO BE INSTALLED IN RECESSED WINDOW POCKETS WHERE REQUIRED.

NOTES: HOME AUTOMATION

PRIOR TO ANY ELECTRICAL WORK CONFIRM SCOPE OF SMART HOME CONTROL AND AUTOMATION REQUIREMENTS WITH OWNER. WORK TO INCLUDE PROCESSOR USER INTERFACE, SCOPE OF DEVICES AND/OR SYSTEMS TO BE CONTROLLED. SCOPE OF CABLE OR WIRELESS LINKS AND POSSIBLE EMERGENCIES BACKUP POWER.

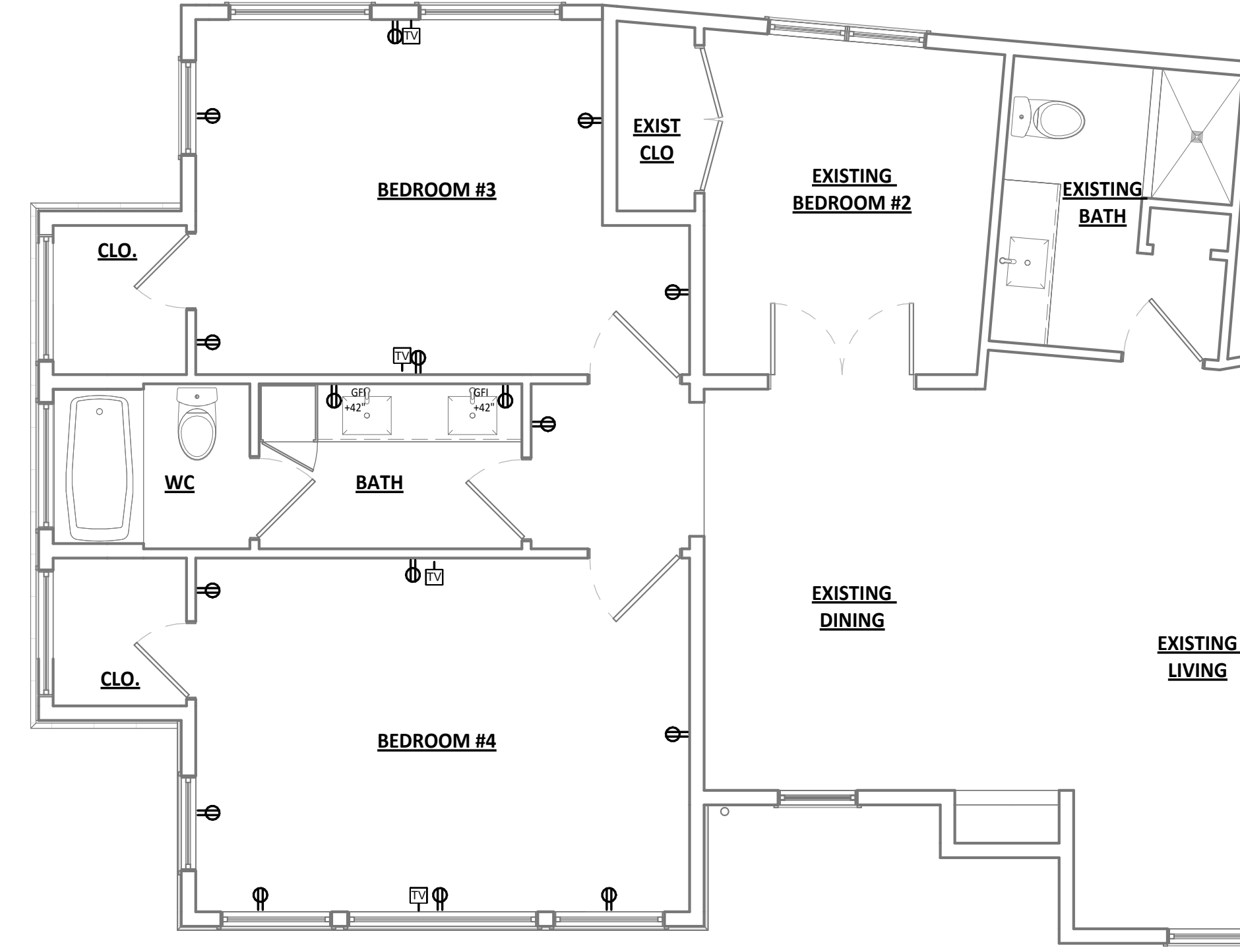
SYSTEMS TO INCLUDE SECURITY, ENTERTAINMENT, BUILDING SERVICES, AND ENVIRONMENTAL COMPONENTS.

NOTES: MECHANICAL / ELECTRICAL

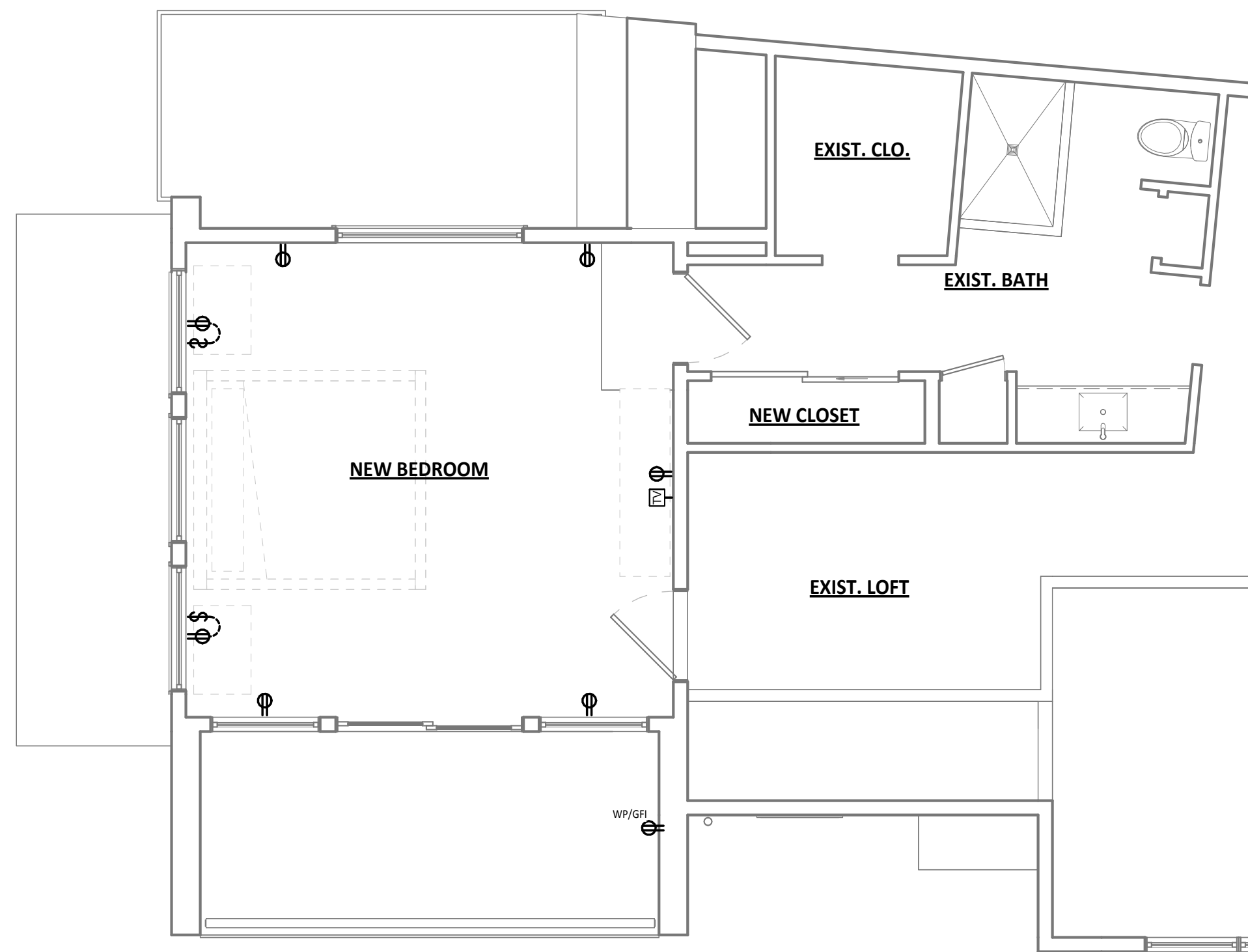
- ALL MECHANICAL AND ELECTRICAL WORK SHALL CONFORM TO CURRENT UNIFORM MECHANICAL AND NATIONAL ELECTRIC CODES AND RELATED NFPA REQUIREMENTS.
- MECHANICAL AND ELECTRICAL INFORMATION SHOWN IS FOR DESIGN INFORMATION PURPOSES ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL/ELECTRICAL CONTRACTOR(S) TO PROVIDE NECESSARY INFORMATION TO LOCAL BUILDING DEPARTMENT FOR ISSUANCE OF PERMITS FOR CONSTRUCTION.
- SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR TO ARCHITECT / OWNER FOR REVIEW.
- CONTRACTOR SHALL VERIFY AND CONFORM TO PRODUCT INSTALLATION REQUIREMENTS AND SHALL PROVIDE ANY ADDITIONAL BLOCKING/PREP WORK NECESSARY FOR INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
- ALL RECESSED FIXTURES WITHIN INSULATED FLOOR AND OR CEILING SPACES MUST BE U.L. APPROVED FOR USE IN THESE LOCATIONS.
- UNLESS OTHERWISE SHOWN, FIXTURES ARE TO BE PLACED CENTERED IN GIVEN SPACE. VERIFY ALL FIXTURE AND OUTLET LOCATIONS WITH DRAWINGS.
- VERIFY ELECTRICITY, GAS, WATER, AND DRAINAGE REQUIREMENTS OF EQUIPMENT AND PROVIDE ANDY MECHANICAL SERVICE OR VENTING REQUIRED PRIOR TO OPERATION. PLUMB PRESSURE RELIEF OR OVERFLOW VALVES TO A DRAIN. COORDINATE WITH CARPENTRY CONTRACTOR TO PROVIDE PROPER ACCESS PANELS FOR ALL EQUIPMENT.
- PROVIDE DUCTING TO EXTERIOR FOR ALL REQUIRED MECHANICAL EQUIPMENT. COORDINATE ALL EXTERIOR VENTS AND EXHAUST OUTLETS TO MINIMIZE VISIBILITY.
- ALL PLUMBING FIXTURES SHALL HAVE WATER SAVING DEVICES AND/OR AERATORS TO COMPLY WITH LOCAL REQUIREMENTS.
- ALL PENETRATIONS IN CEILINGS AND WALLS MUST BE DAFT STOPPED WITH APPROVED MATERIALS.
- CHECK DOOR SWINGS BEFORE INSTALLATION OF WALL SWITCHES AND RELOCATE AS REQUIRED. LOCATE LIGHTING FIXTURES IN MECHANICAL ROOMS OR ATTIC SPACES TO CORRELATE WITH EQUIPMENT LOCATIONS AND PROVIDE ADEQUATE ILLUMINATION FOR SERVICING.
- COORDINATE ELECTRICAL BRANCH CIRCUITS WITH FINAL MECHANICAL EQUIPMENT LOAD. ADVISE ARCHITECT/OWNER OF CHANGES FROM ANY DRAWING REQUIREMENTS PRIOR TO INSTALLATION OF ANY ELECTRICAL OR MECHANICAL WORK.
- INSTALLATION OF ALL EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR SHALL INCLUDE ALL NECESSARY ACCESSORIES AND PIPING FOR A COMPLETE AND OPERATIONAL SYSTEM.

ELECTRICAL DEVICE LEGEND

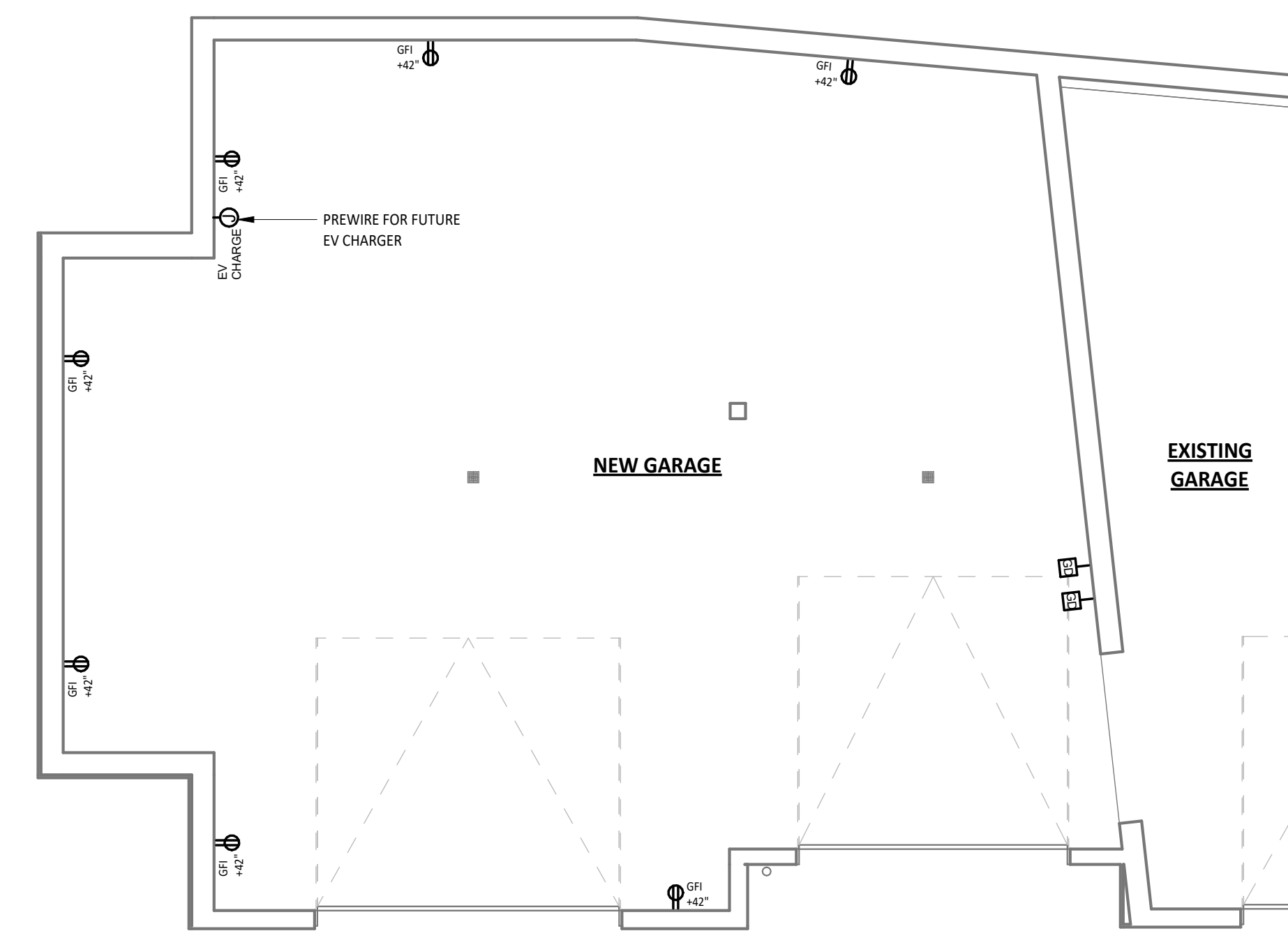
	DOUBLE RECEPTACLE OUTLET LEGRAND "RADIANT" OR SIMILAR - WHITE
	220V RECEPTACLE OUTLET WHITE
	DOUBLE RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER LEGRAND "RADIANT" OR SIMILAR - WHITE
	DOUBLE RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER INSTALL WATERPROOF COVER FOR EXTERIOR USE
	FOURPLEX RECEPTACLE OUTLET LEGRAND "RADIANT" OR SIMILAR - WHITE
	DOUBLE RECEPTACLE FLOOR OUTLET INSTALL RECESSED FLOOR OUTLET COVER
	TEL / DATA FLOOR OUTLET
	RECESSED JUNCTION BOX COORDINATE LOCATION WITH EQUIPMENT MANUFACTURER
	TEL / DATA OUTLET CAT 6 OUTLET 14" AFF U.N.O.
	DATA OUTLET CAT 6 OUTLET 14" AFF U.N.O.
	TELEVISION OUTLET PROVIDE RECESSED POWER AND OUTLET FOR WALL MOUNTING WHERE REQUIRED BY OWNER



2 POWER PLAN - MAIN LEVEL
1/4" = 1'-0"



3 POWER PLAN - LOFT LEVEL
1/4" = 1'-0"



1 POWER PLAN - LOWER LEVEL
1/4" = 1'-0"



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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No. Date Revisions

Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: As indicated

DRAWING TITLE:

POWER PLANS

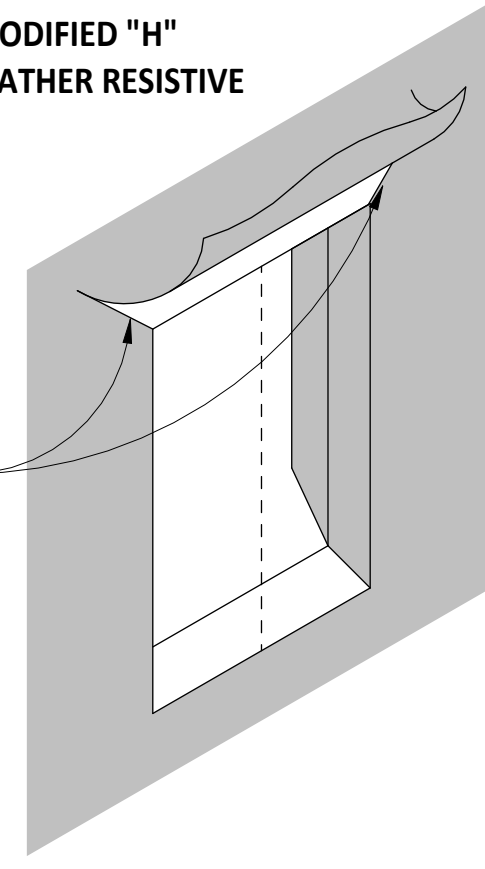
DRAWING NO:

A6.1

NOTE: INSTALL WEATHER RESISTIVE BARRIER, FLASHING, AND WINDOWS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

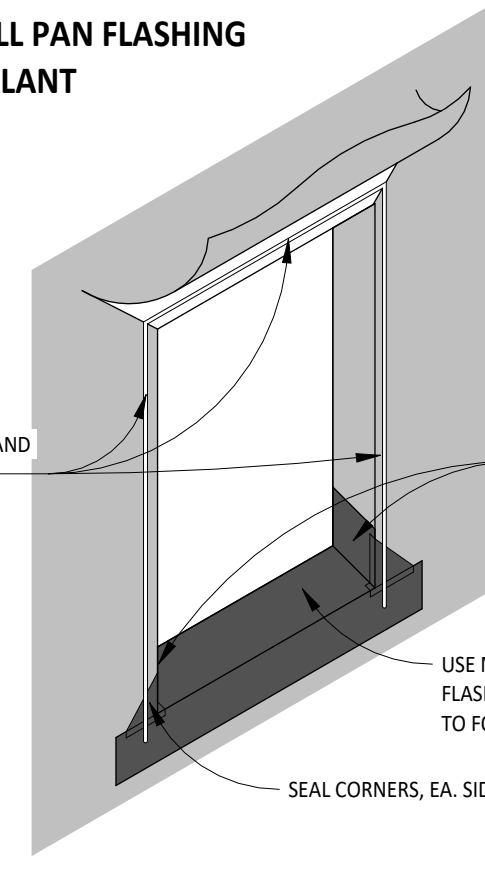
1. CUT MODIFIED "H" INTO WEATHER RESISTIVE BARRIER

MAKE ANGLE CUTS AT CORNERS AND FOLD UP FLAP



2. INSTALL PAN FLASHING AND SEALANT

SEALANT ALONG HEAD AND SIDES ONLY

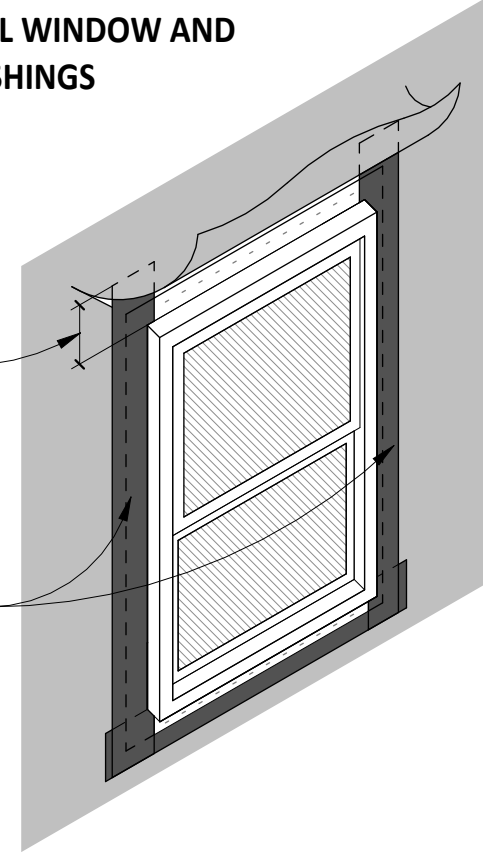


TURN SILL PAN FLASHING UP EA. SIDE 6" MIN.
USE MOLDABLE SILL PAN FLASHING, OR CUT AND FOLD TO FORM SILL PAN
SEAL CORNERS, EA. SIDE

3. INSTALL WINDOW AND SIDE FLASHINGS

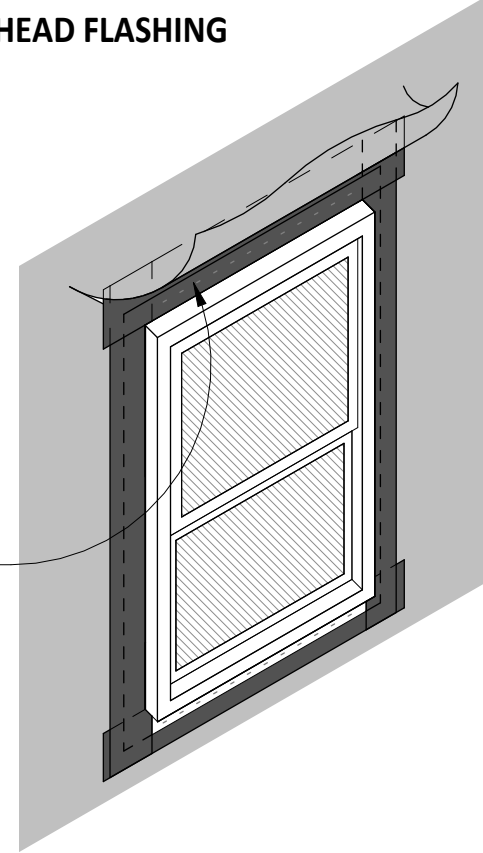
EXTEND UP 6"

PEEL AND STICK FLASHING TAPE OVER NAIL FLANGE, EA. SIDE



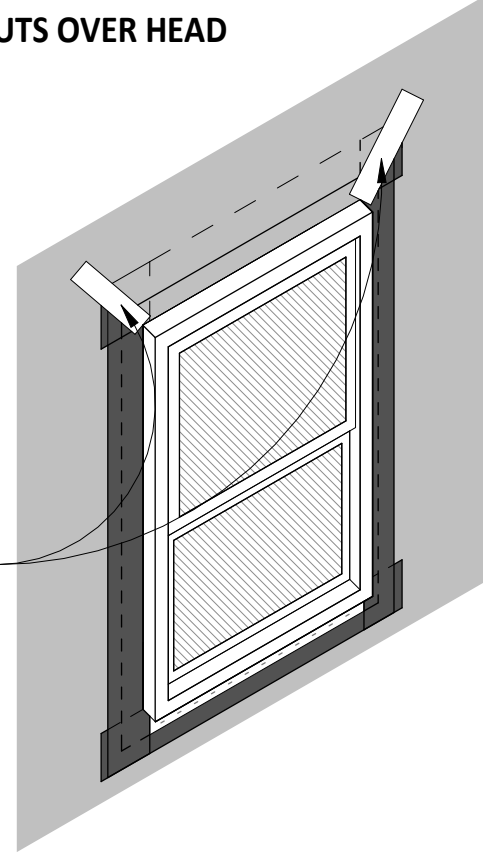
4. APPLY HEAD FLASHING

APPLY HEAD FLASHING TAPE OVER NAIL FLANGE, ADHERE TO SHEATHING ABOVE WINDOW

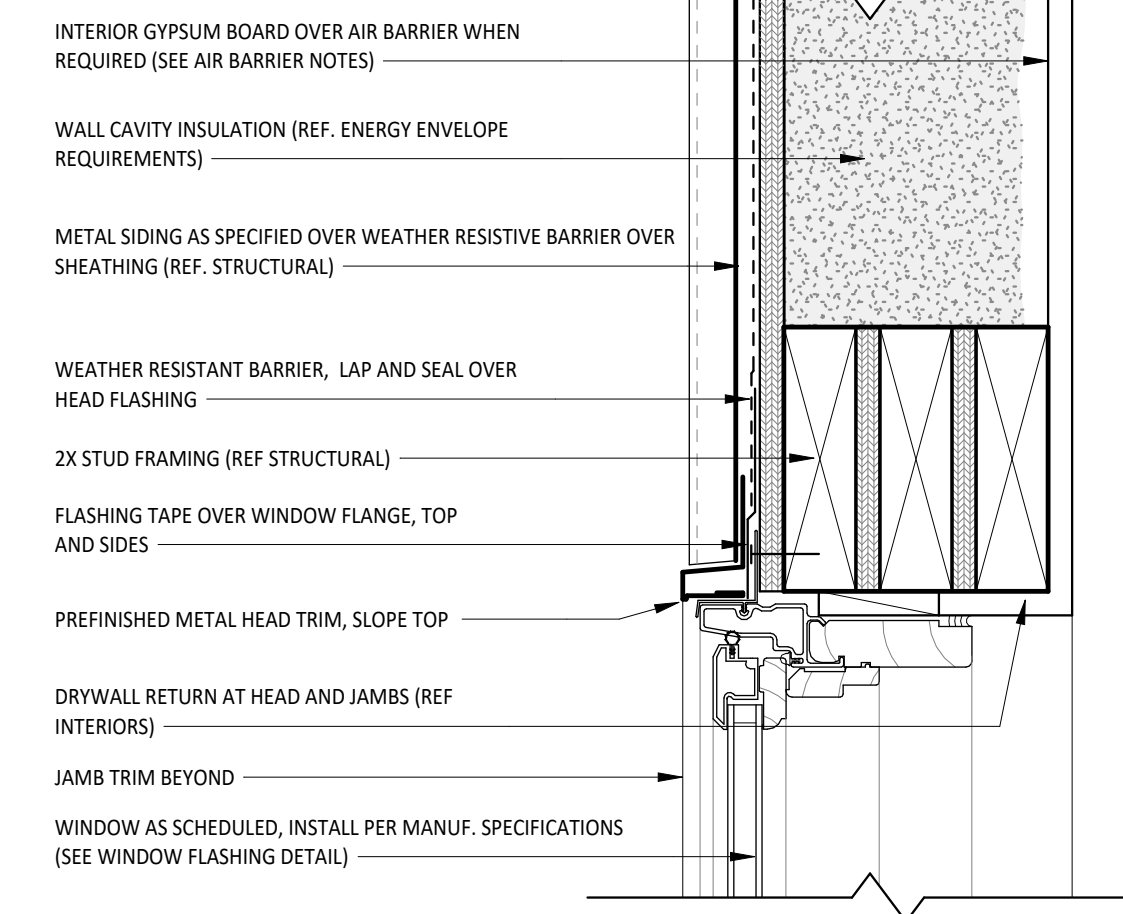


5. TAPE CUTS OVER HEAD FLASHING

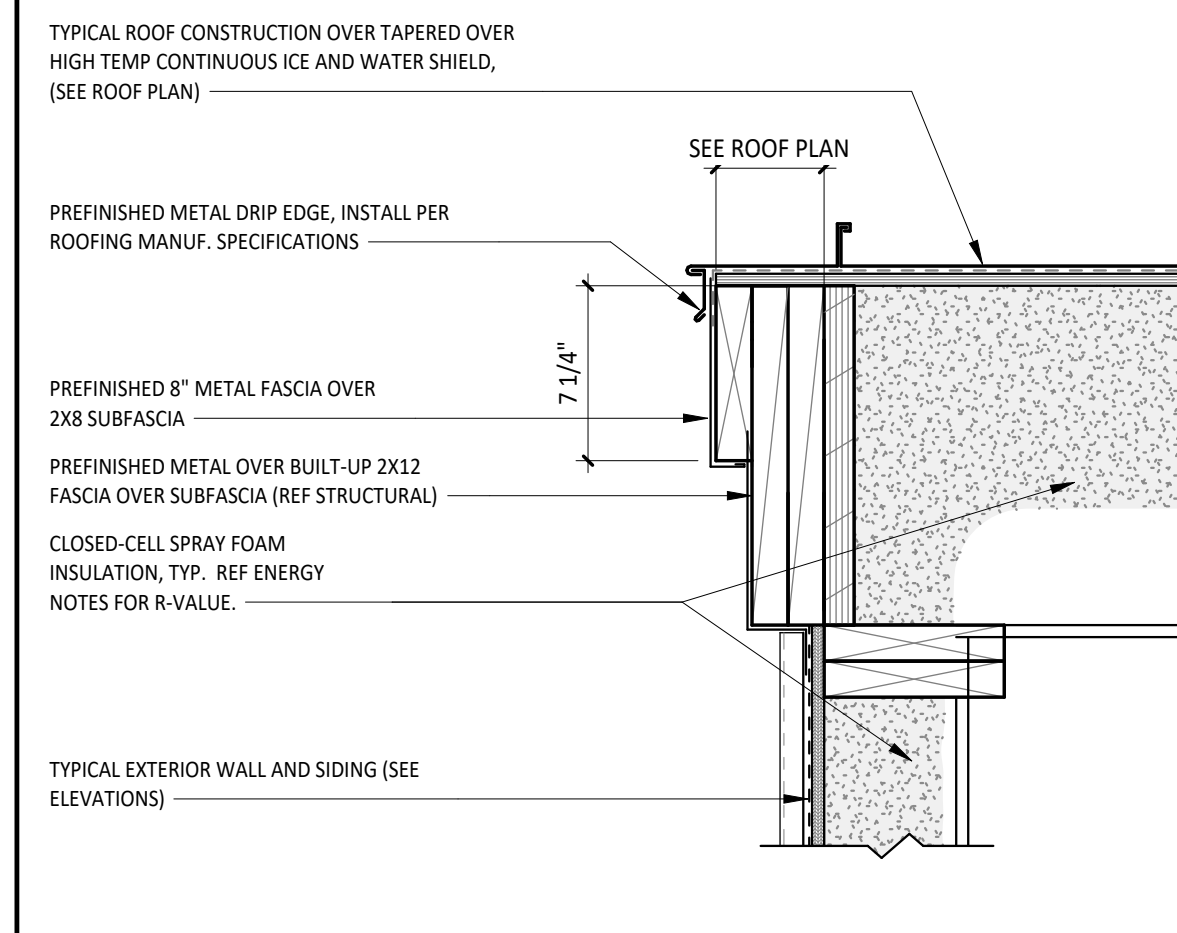
FOLD DOWN WEATHER RESISTIVE BARRIER OVER FLASHING TAPE AND TAPE CORNER SEAMS



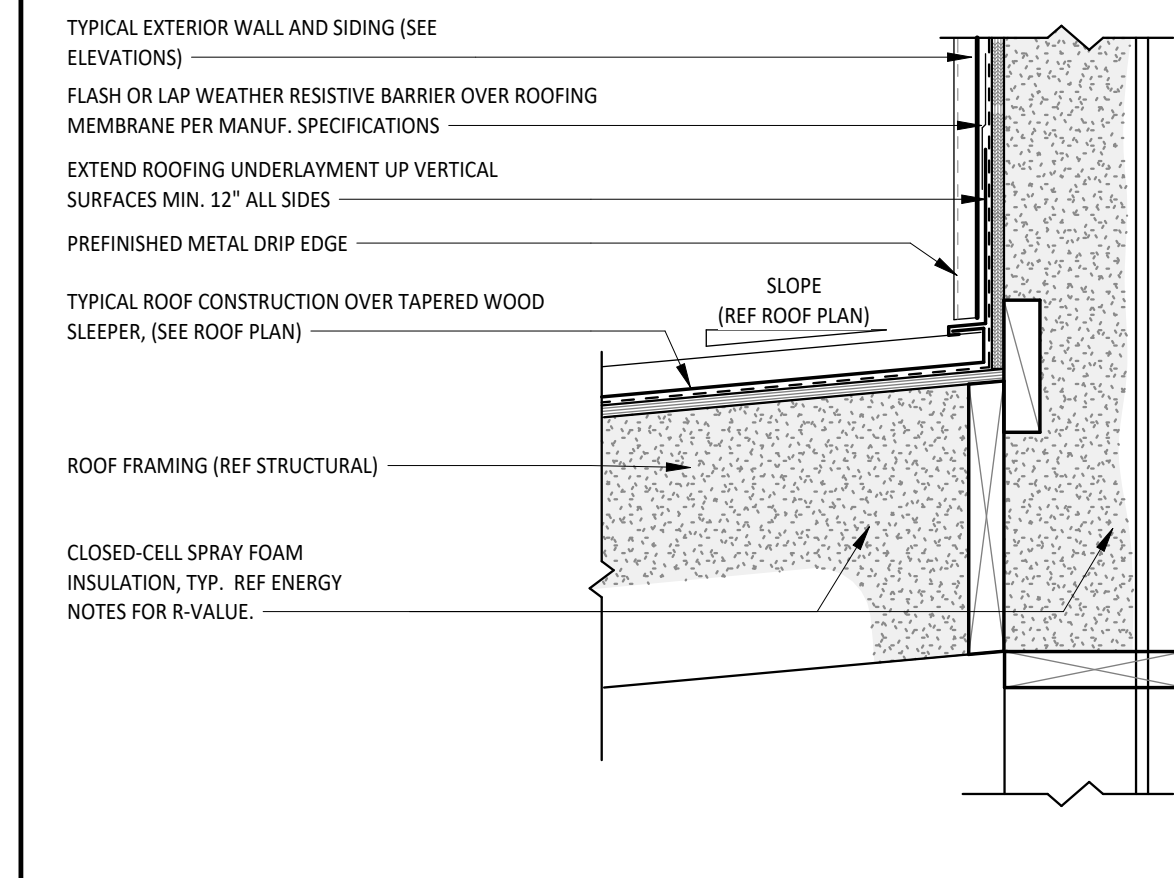
13 TYP. WINDOW FLASHING DETAIL
NOT TO SCALE



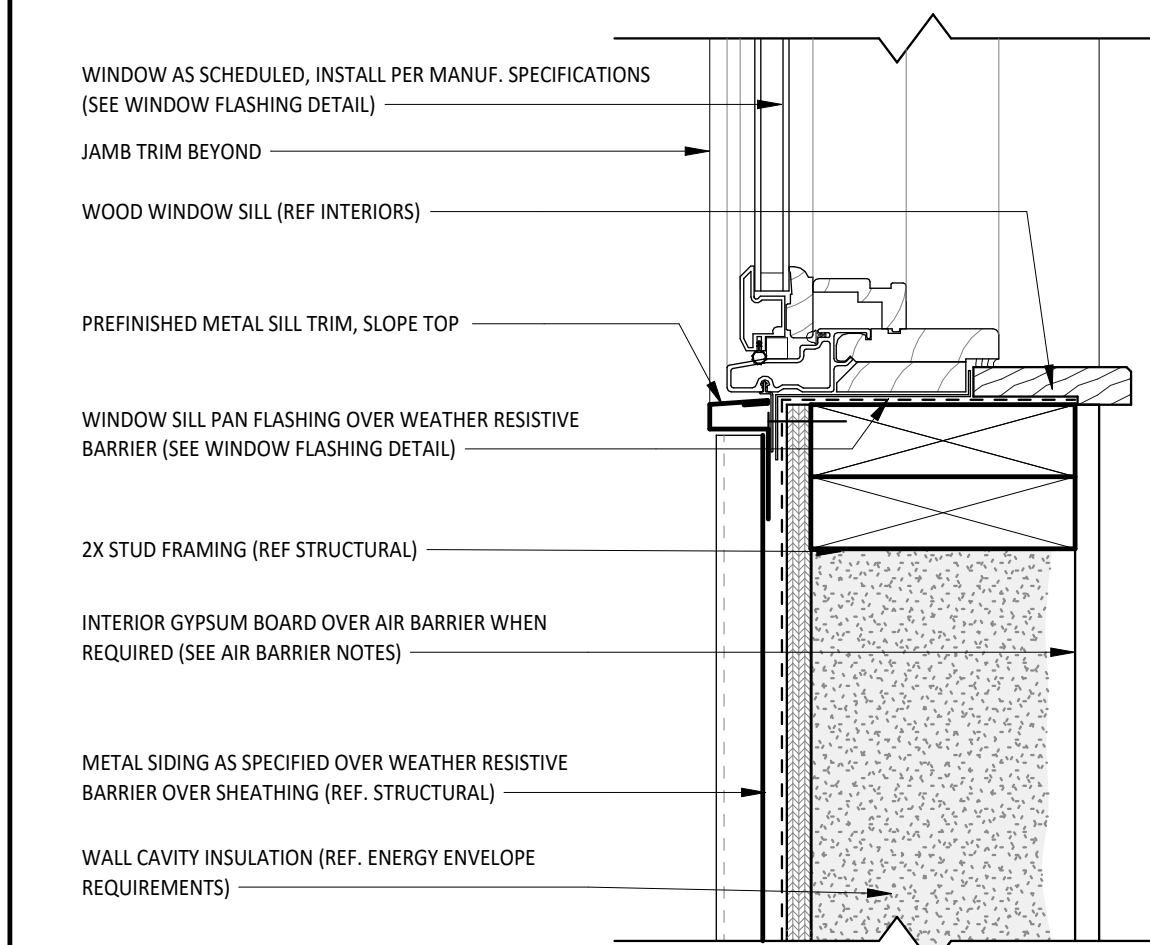
12 TYP. WINDOW HEAD @ METAL
3" = 1'-0"



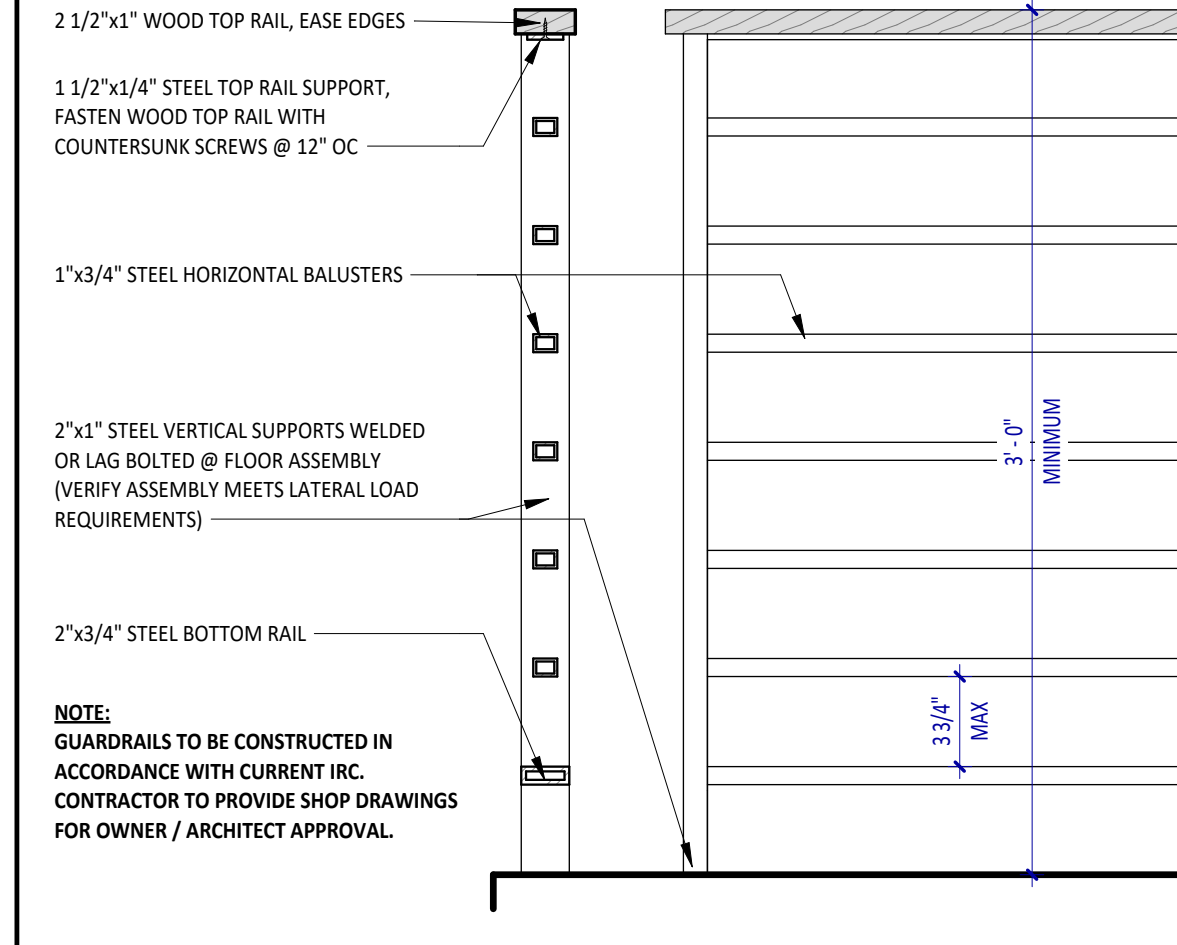
8 ROOF RAKE @ METAL ROOFING
1 1/2" = 1'-0"



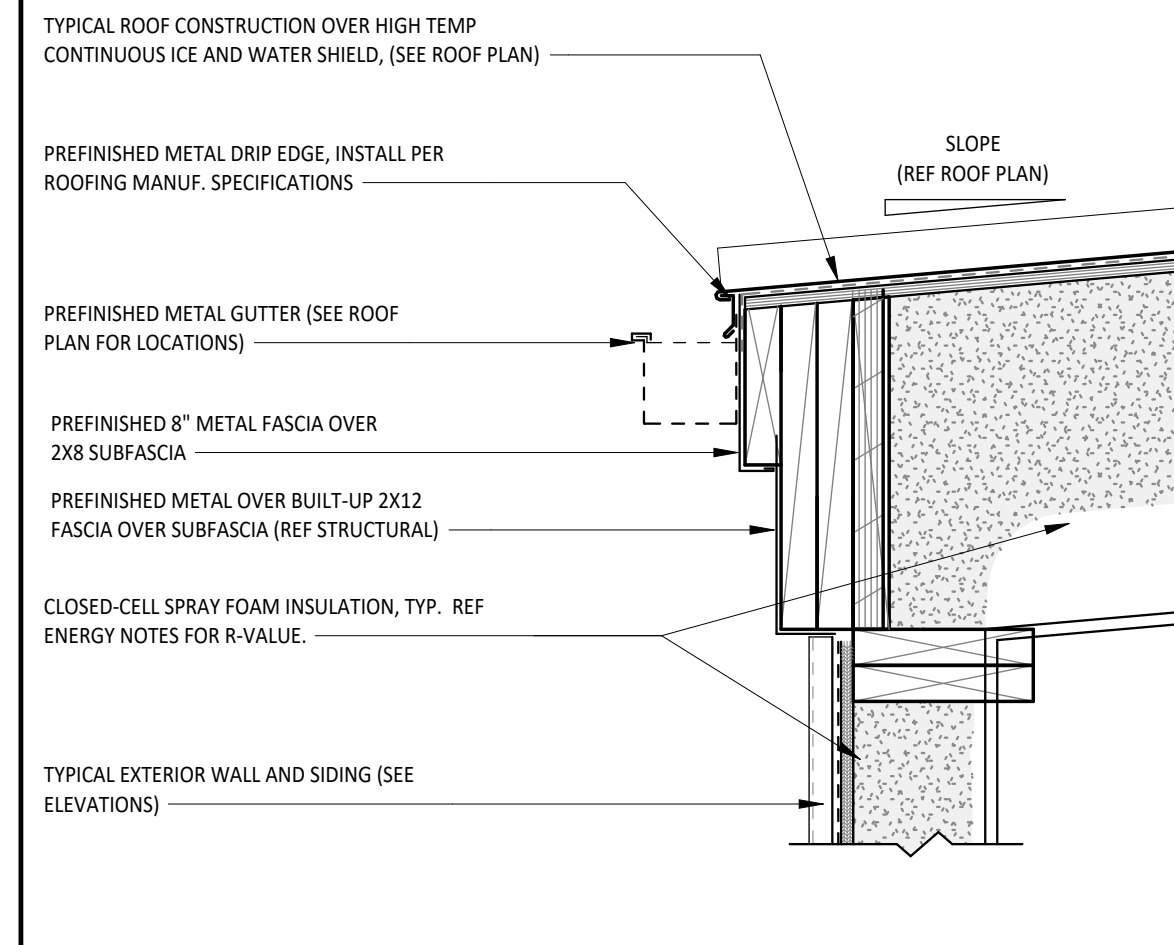
4 PITCHED ROOF WALL JUNCTURE
1 1/2" = 1'-0"



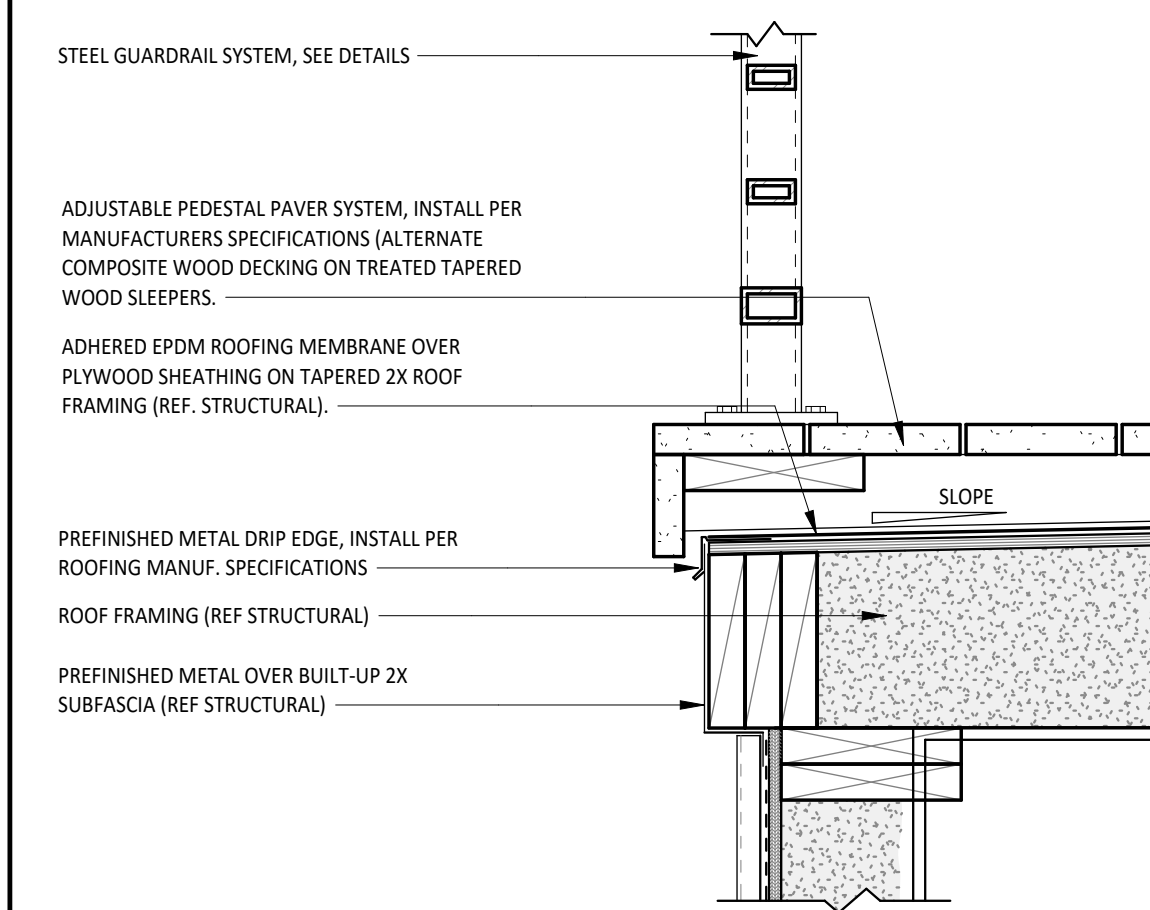
11 TYP. WINDOW SILL @ METAL
3" = 1'-0"



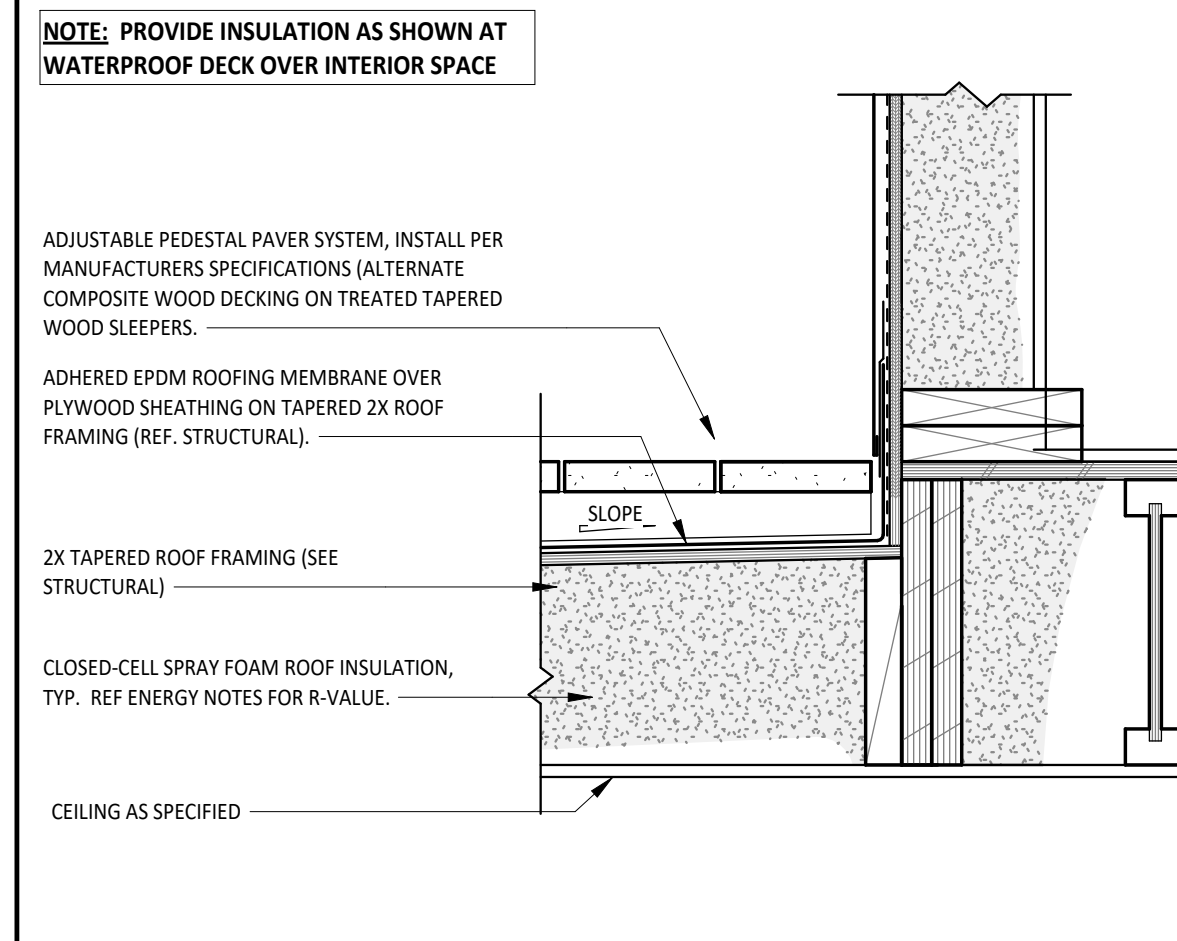
7 EXT. RAILING DETAIL
1 1/2" = 1'-0"



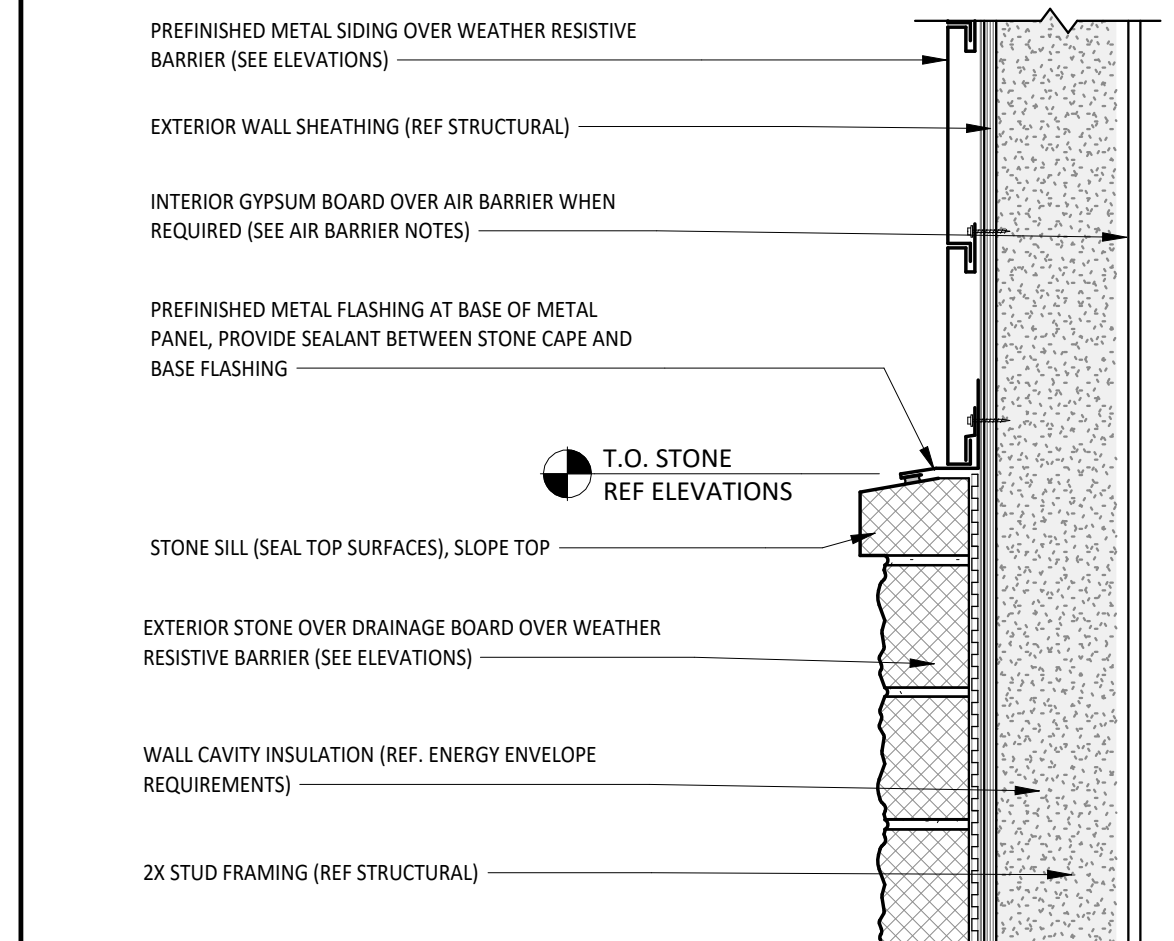
3 ROOF EAVE @ MEAL ROOFING
1 1/2" = 1'-0"



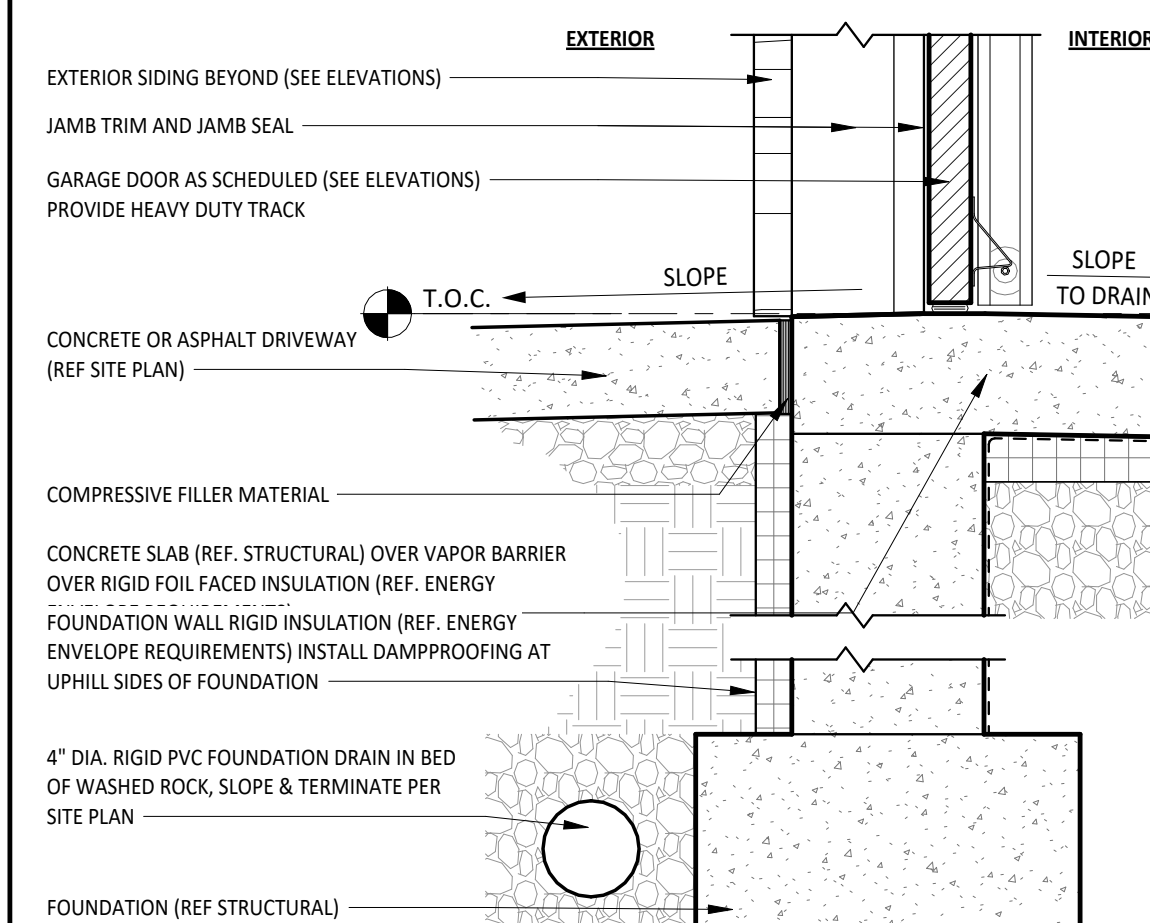
10 ROOF DECK FASCIA
1 1/2" = 1'-0"



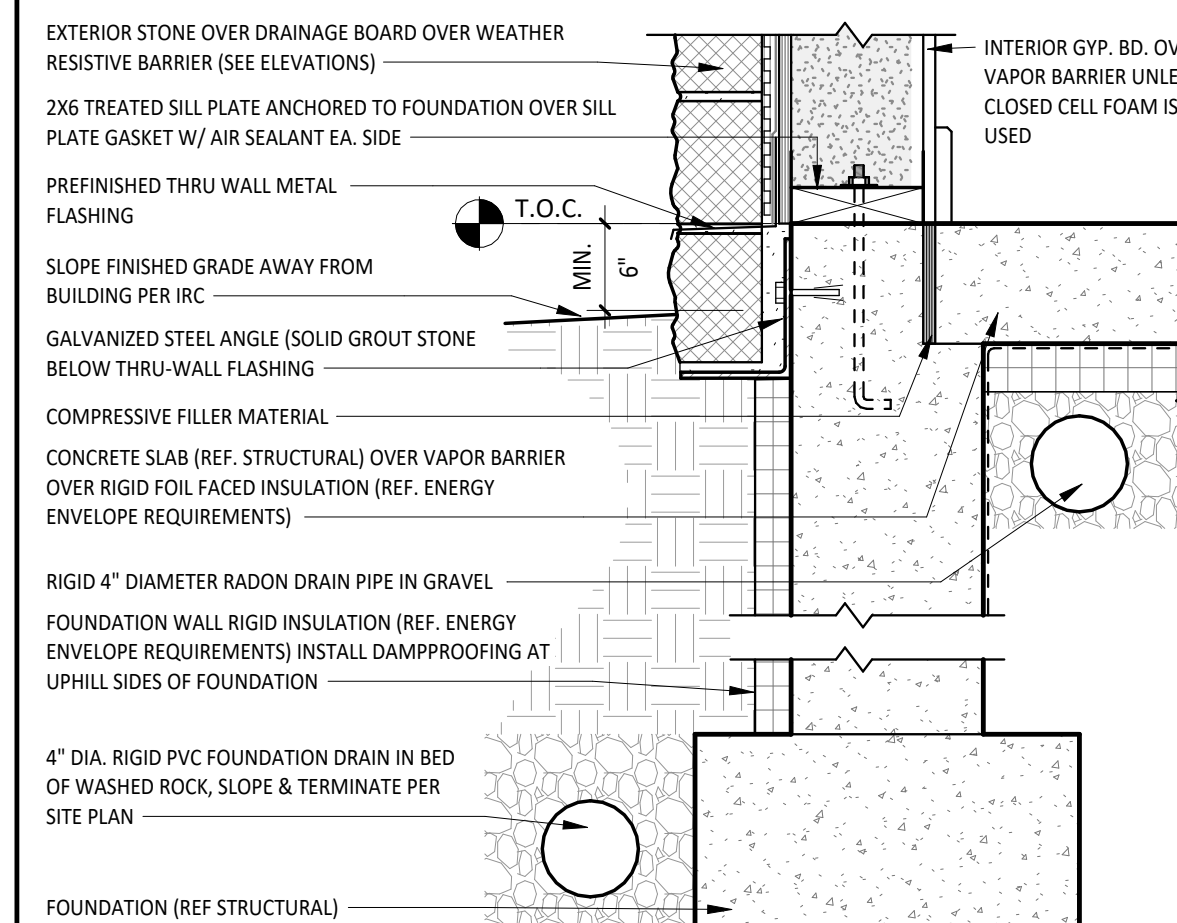
6 ROOF DECK @ WALL (INT)
1 1/2" = 1'-0"



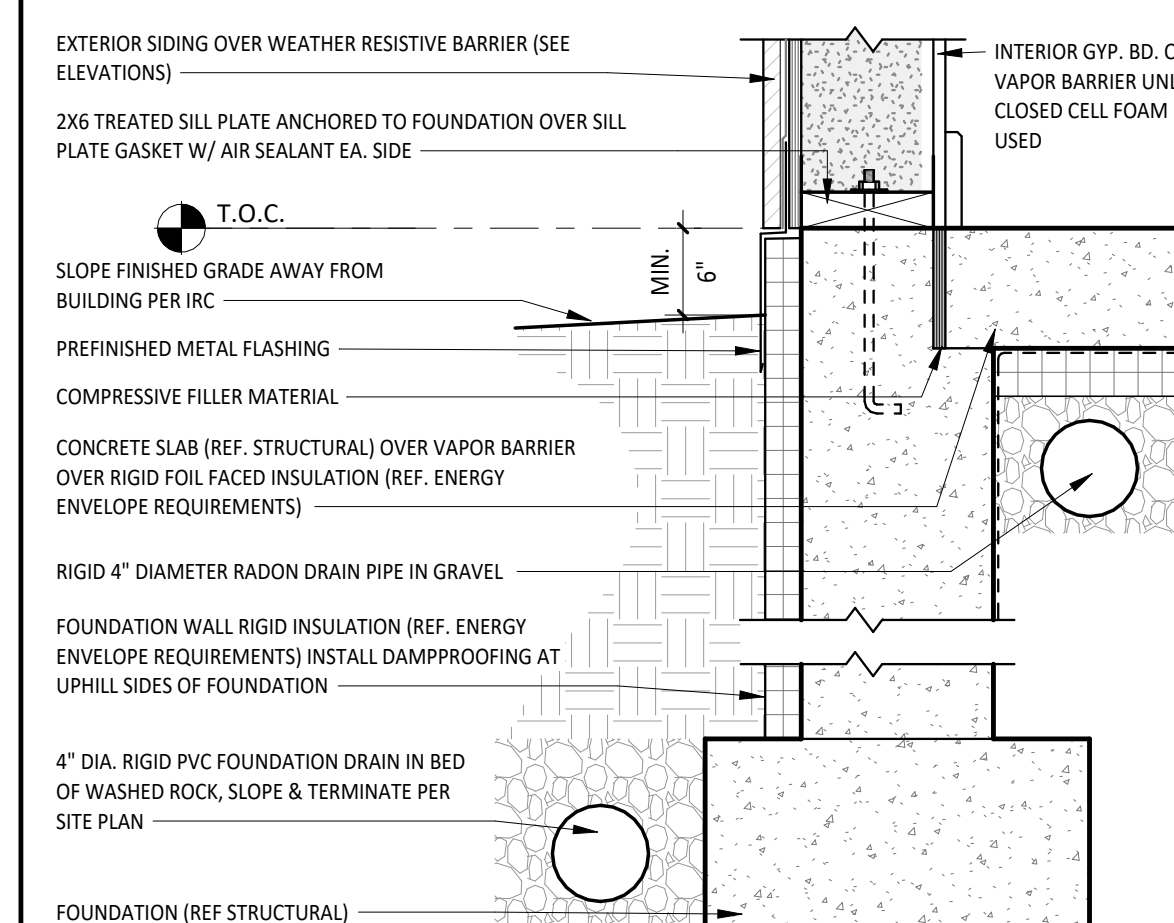
2 CAP AT STONE VENEER
1 1/2" = 1'-0"



9 GARAGE DOOR THRESHOLD
1 1/2" = 1'-0"



5 TYP. FOUNDATION DETAIL @ STONE
1 1/2" = 1'-0"



1 TYP. FOUNDATION DETAIL @ WOOD
1 1/2" = 1'-0"



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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

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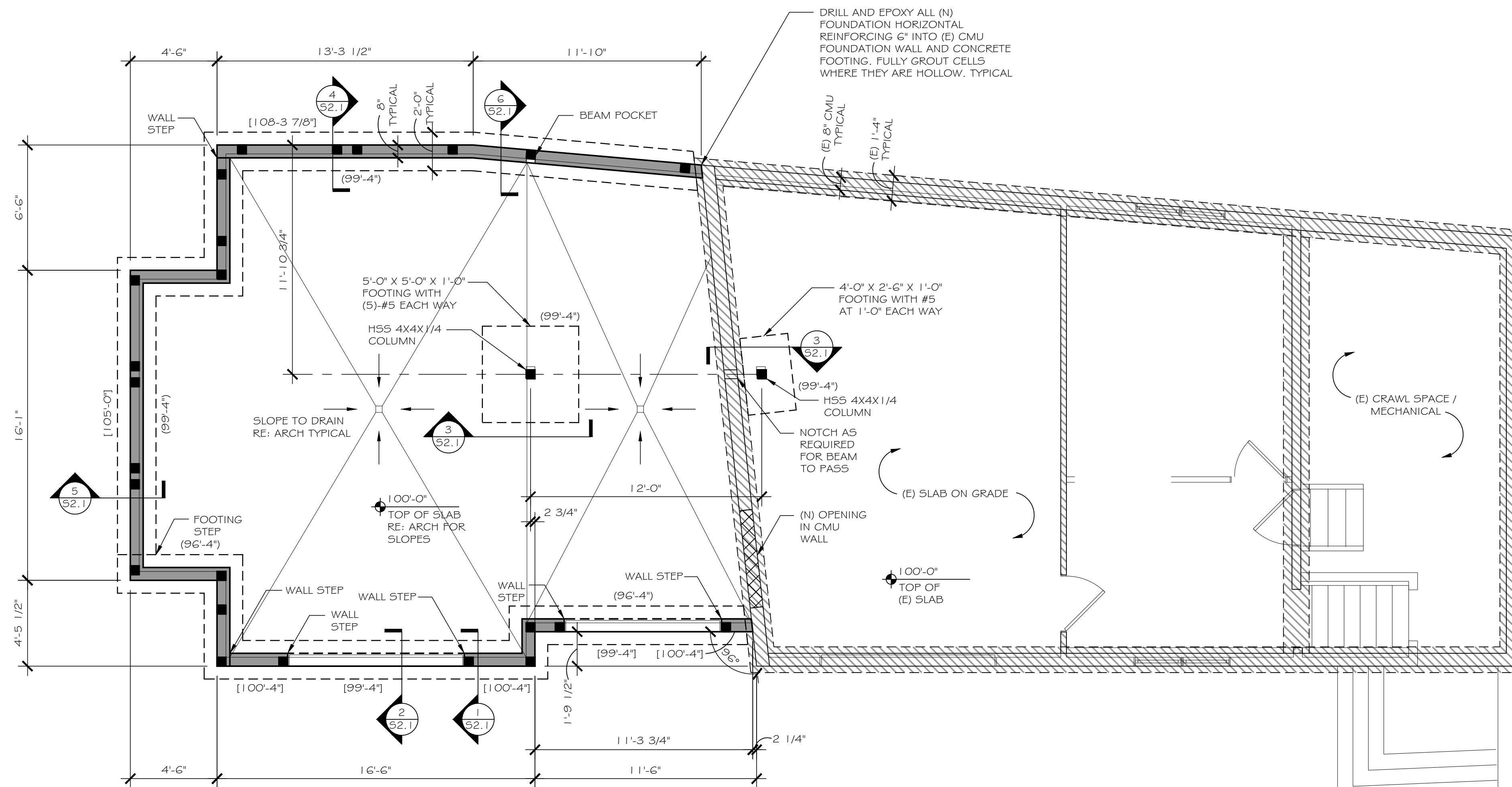
Project No: 2023-16
Stage: FINAL REVIEW SET
Date: 05/02/2024
Scale: As indicated

DRAWING TITLE:

DETAILS

DRAWING NO:

A7.1



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

FOUNDATION NOTES:

1. DATUM ELEVATION 100'-0" EQUALS LOWER LEVEL TOP OF SLAB ELEVATION. RE: ARCH FOR USGS.
2. [XX-XX"] INDICATES TOP OF FOUNDATION WALL ELEVATION.
3. (XX-XX") INDICATES TOP OF FOOTING ELEVATION.
4. FLOOR ELEVATIONS SHOWN ARE AT TOP OF SLAB OR AT TOP OF PLYWOOD FLOOR SHEATHING.
5. FOOTING ELEVATIONS SHOWN ARE MAXIMUMS AND MAY NEED TO BE LOWERED DUE TO SOIL CONDITIONS. VERIFY CHANGES WITH STRUCTURAL ENGINEER.
6. ALL SLABS ON GRADE ARE 4" THICK WITH GXG W2.1XW2.1 WELDED WIRE FABRIC UNLESS NOTED OTHERWISE.
7. SITE WALLS NOT SHOWN ON THIS PLAN SHALL BE BUILT PER ARCHITECTURAL LANDSCAPE PLANS, DETAILS AND ELEVATIONS. SITE WALLS SHALL NOT BE CONNECTED TO BUILDING UNLESS NOTED OTHERWISE.
8. REFERENCE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

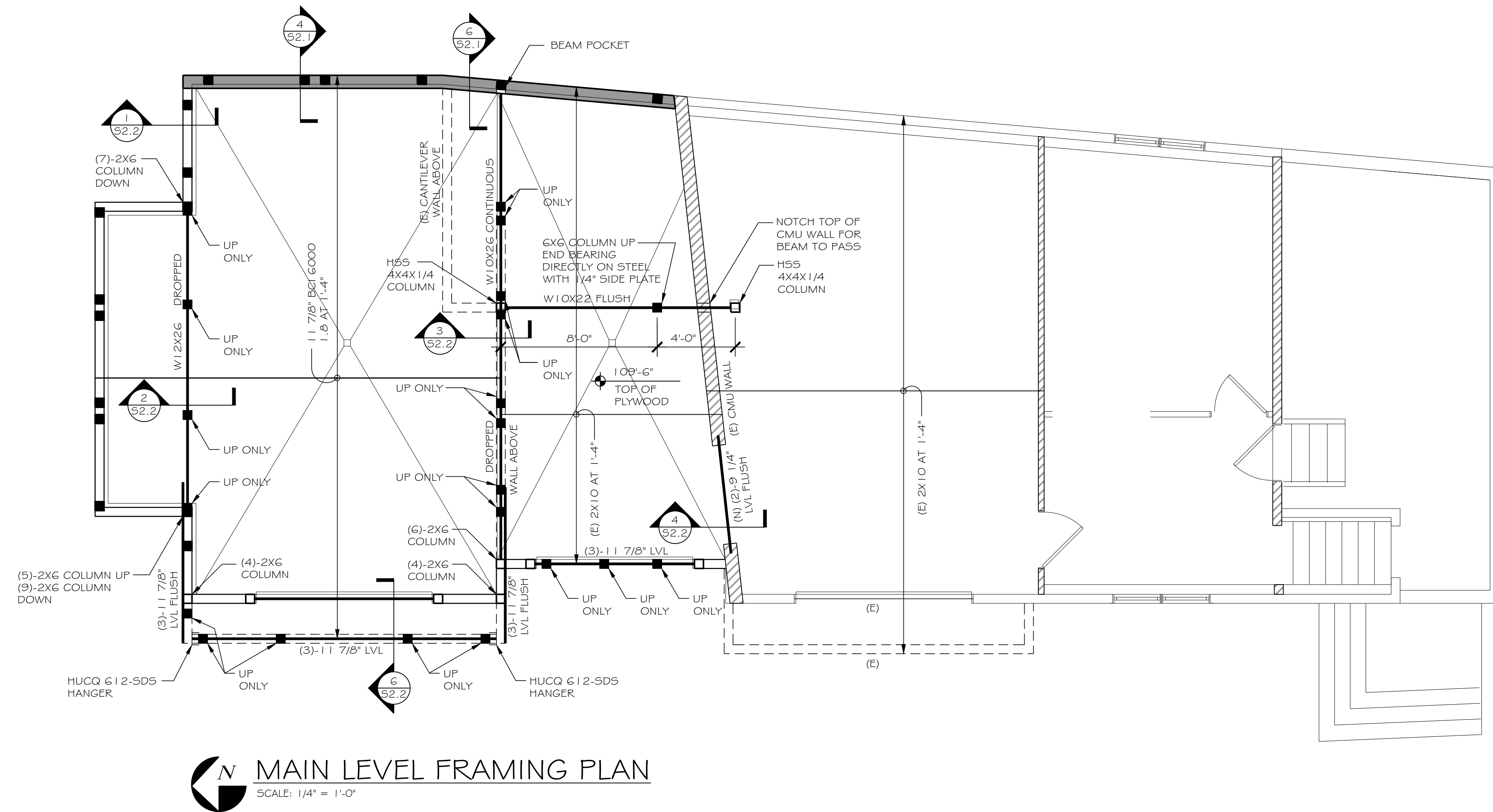
FITZGERALD ADDITION

34 RUSTIC TERRACE
 BLUE RIVER, COLORADO

PROJECT #2337
 DRAWN: CM/KF
 DATE: 04/23/2024
 FOR PERMIT

S1.1

FOUNDATION PLAN



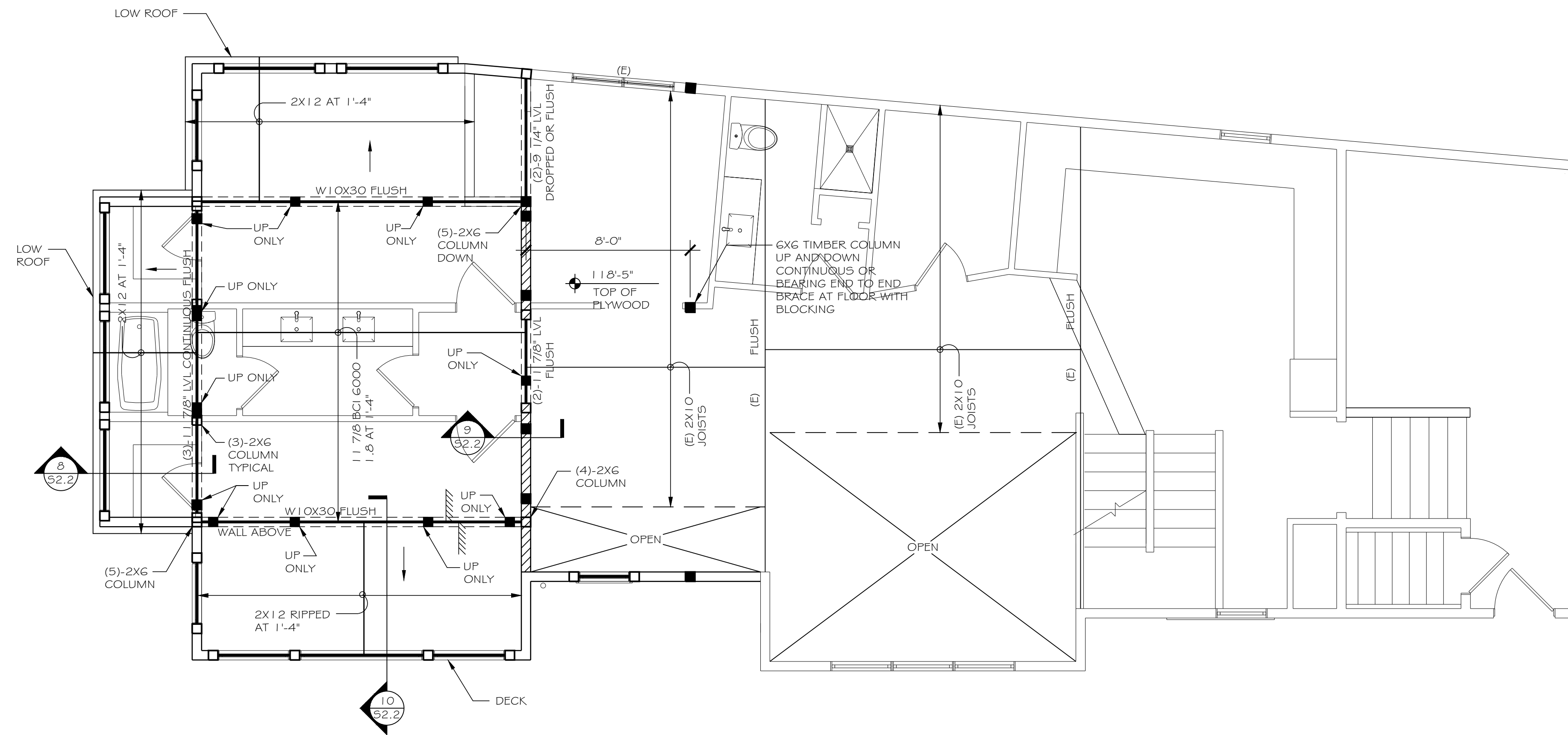
MAIN LEVEL FRAMING PLAN
 SCALE: 1/4" = 1'-0"

FRAMING NOTES:

1. □ INDICATES COLUMN DOWN ONLY.
2. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON CONCRETE BELOW, OR IT IS LABELED UP ONLY OR SUB COLUMN.
3. ▨▨▨ INDICATES INTERIOR BEARING WALLS, JOISTS BEARING LOCATIONS SHALL LINE UP WITH STUDS BELOW.
4. ALL COLUMNS SHALL BE (3)-2X6 MINIMUM UNLESS NOTED OTHERWISE. COLUMNS AND STUDS SHALL BE CONTINUOUS FLOOR TO FLOOR OR FLOOR TO ROOF.
5. <XX-XX> INDICATES TOP OF BEAM ELEVATION OR PLATE HEIGHT ELEVATION.
6. HEADERS SHALL BE (2)-9 1/4" LVL UNLESS NOTED OTHERWISE. ALL HEADERS SHALL BE BUILT OUT TO 5 1/2" WIDTH BY ADDING RIGID INSULATION RE: ARCH.
7. ALL HEADERS 6'-0" AND LONGER SHALL REQUIRE TWO TRIM STUDS AND TWO KING STUDS EACH SIDE. HEADERS SHORTER THAN 6'-0" REQUIRE ONE TRIM STUD AND ONE KING STUD EACH SIDE UNLESS NOTED OTHERWISE.
8. ROOF JOIST HANGERS SHALL BE SIMPSON LSSR OR LRUZ TYPE UNLESS NOTED OTHERWISE. FLOOR JOIST HANGERS SHALL BE SIMPSON IUS TYPE UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2X6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR MORE INFORMATION. STUDS CAN BE SPACED AT 2'-0" FOR WALLS SHORTER THAN 10'-0" UNLESS NOTED OTHERWISE. STUDS SHALL BE SPACED 1'-0" FOR WALLS SHORTER THAN 14'-0" AND TALLER THAN 10'-0" UNLESS NOTED OTHERWISE.
10. REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
11. REFERENCE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
12. BCI 6000 1.8 JOISTS MAY BE REPLACED WITH TJI 210 JOISTS EQUAL DEPTH AND SPACING RE: GENERAL NOTES.
13. FLOOR FRAMING IS NOT SIZED FOR GYPCRETE TOPPING.

FITZGERALD ADDITION
 34 RUSTIC TERRACE
 BLUE RIVER, COLORADO

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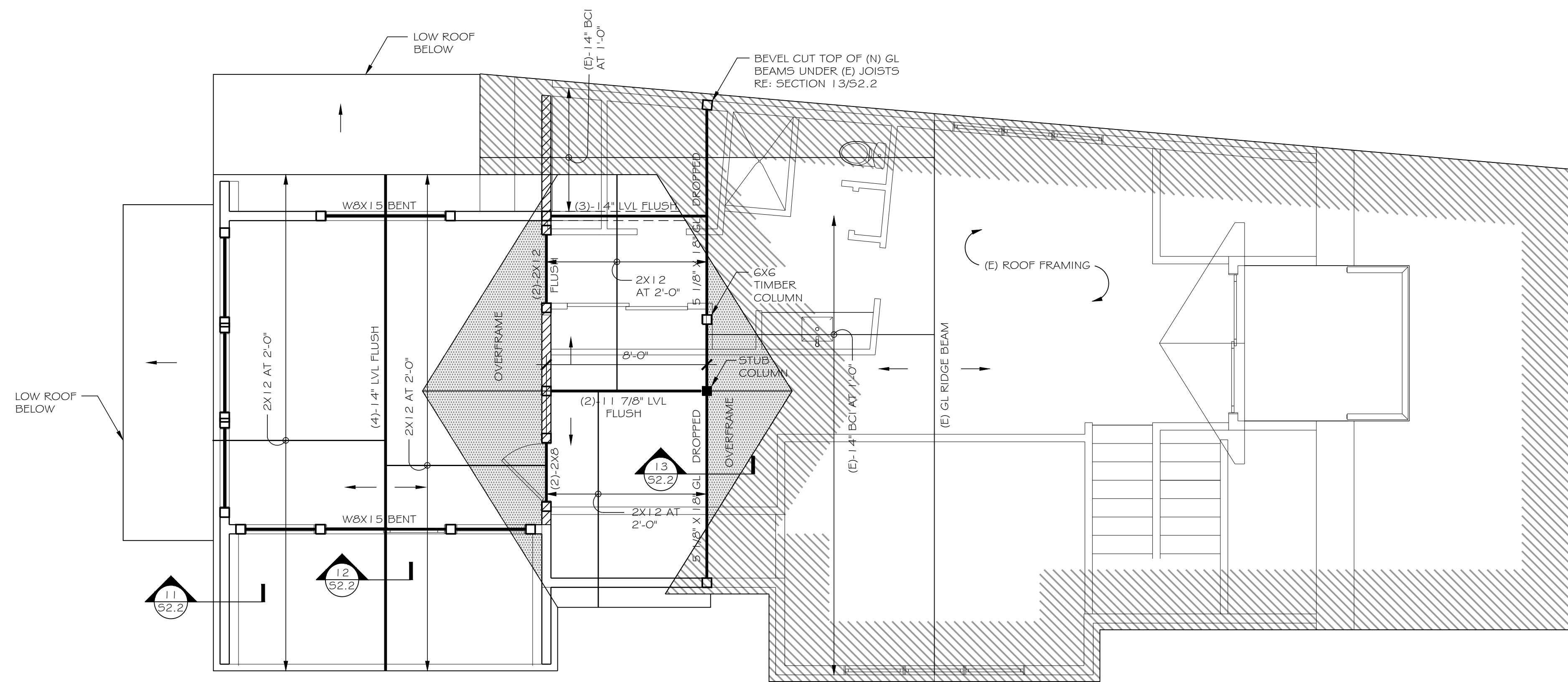
UPPER LEVEL FRAMING PLAN
 SCALE: 1/4" = 1'-0"

FRAMING NOTES:

1. □ INDICATES COLUMN DOWN ONLY.
2. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON CONCRETE BELOW, OR IT IS LABELED UP ONLY OR SUB COLUMN.
3. ▨▨▨▨ INDICATES INTERIOR BEARING WALLS, JOISTS BEARING LOCATIONS SHALL LINE UP WITH STUDS BELOW.
4. ALL COLUMNS SHALL BE (3)-2X6 MINIMUM UNLESS NOTED OTHERWISE. COLUMNS AND STUDS SHALL BE CONTINUOUS FLOOR TO FLOOR OR FLOOR TO ROOF.
5. <XX-XX> INDICATES TOP OF BEAM ELEVATION OR PLATE HEIGHT ELEVATION.
6. HEADERS SHALL BE (2)-9 1/4" LVL UNLESS NOTED OTHERWISE. ALL HEADERS SHALL BE BUILT OUT TO 5 1/2" WIDTH BY ADDING RIGID INSULATION RE: ARCH.
7. ALL HEADERS 6'-0" AND LONGER SHALL REQUIRE TWO TRIM STUDS AND TWO KING STUDS EACH SIDE. HEADERS SHORTER THAN 6'-0" REQUIRE ONE TRIM STUD AND ONE KING STUD EACH SIDE UNLESS NOTED OTHERWISE.
8. ROOF JOIST HANGERS SHALL BE SIMPSON LSSR OR LRUZ TYPE UNLESS NOTED OTHERWISE. FLOOR JOIST HANGERS SHALL BE SIMPSON IUS TYPE UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2X6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR MORE INFORMATION. STUDS CAN BE SPACED AT 2'-0" FOR WALLS SHORTER THAN 10'-0" UNLESS NOTED OTHERWISE. STUDS SHALL BE SPACED 1'-0" FOR WALLS SHORTER THAN 14'-0" AND TALLER THAN 10'-0" UNLESS NOTED OTHERWISE.
10. REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
11. REFERENCE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
12. BCI 6000 1.8 JOISTS MAY BE REPLACED WITH TJI 210 JOISTS EQUAL DEPTH AND SPACING RE: GENERAL NOTES.
13. FLOOR FRAMING IS NOT SIZED FOR GYPCRETE TOPPING.

FITZGERALD ADDITION
 34 RUSTIC TERRACE
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ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES:

1. □ INDICATES COLUMN DOWN ONLY.
2. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON CONCRETE BELOW, OR IT IS LABELED UP ONLY OR STUB COLUMN.
3. ▨▨▨ INDICATES INTERIOR BEARING WALLS, JOISTS BEARING LOCATIONS SHALL LINE UP WITH STUDS BELOW.
4. ALL COLUMNS SHALL BE (3)-2X6 MINIMUM UNLESS NOTED OTHERWISE. COLUMNS AND STUDS SHALL BE CONTINUOUS FLOOR TO FLOOR OR FLOOR TO ROOF.
5. <XX-XX> INDICATES TOP OF BEAM ELEVATION OR PLATE HEIGHT ELEVATION.
6. HEADERS SHALL BE (2)-9 1/4" LVL UNLESS NOTED OTHERWISE. ALL HEADERS SHALL BE BUILT OUT TO 5 1/2" WIDTH BY ADDING RIGID INSULATION RE: ARCH.
7. ALL HEADERS 6'-0" AND LONGER SHALL REQUIRE TWO TRIM STUDS AND TWO KING STUDS EACH SIDE. HEADERS SHORTER THAN 6'-0" REQUIRE ONE TRIM STUD AND ONE KING STUD EACH SIDE UNLESS NOTED OTHERWISE.
8. ROOF JOIST HANGERS SHALL BE SIMPSON LSSR OR LRJZ TYPE UNLESS NOTED OTHERWISE. FLOOR JOIST HANGERS SHALL BE SIMPSON IUS TYPE UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2X6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR MORE INFORMATION. STUDS CAN BE SPACED AT 2'-0" FOR WALLS SHORTER THAN 10'-0" UNLESS NOTED OTHERWISE. STUDS SHALL BE SPACED 1'-0" FOR WALLS SHORTER THAN 14'-0" AND TALLER THAN 10'-0" UNLESS NOTED OTHERWISE.
10. REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
11. REFERENCE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES:

1. LIVE LOADS USED IN DESIGN

- A. ROOF SNOW 1 00 PSF
- B. DECK LIVE LOAD 1 25 PSF
- C. INTERIOR FLOOR 40 PSF
- D. ULTIMATE DESIGN WIND 1 15 MPH EXPOSURE B
- E. SEISMIC SITE CLASS D, DESIGN CATEGORY B

2. TESTING, INSPECTIONS AND OBSERVATIONS

- A. THE STRUCTURAL ENGINEER DOES NOT PROVIDE INSPECTIONS OF CONSTRUCTION. STRUCTURAL ENGINEER MAY MAKE PERIODIC OBSERVATIONS OF THE CONSTRUCTION. SUCH OBSERVATIONS SHALL NOT REPLACE REQUIRED INSPECTIONS BY THE GOVERNING AUTHORITIES OR SERVE AS "SPECIAL INSPECTIONS" AS MAY BE REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

3. FOUNDATIONS

- A. ALLOWABLE SOIL BEARING PRESSURE ASSUMED IN DESIGN IS 2000 PSF.
- B. CONTRACTOR SHALL RETAIN A LICENSED SOILS ENGINEER TO INSPECT THE FOUNDATION EXCAVATION. SOILS ENGINEER SHALL VERIFY IN WRITING THE ACTUAL SOILS CAPACITY IS EQUAL TO OR GREATER THAN ASSUMED.
- C. THE PREPARATION OF THE SUBGRADE SHALL BE IN STRICT ACCORDANCE WITH THE SOILS ENGINEER. QUESTIONS REGARDING THE SUBGRADE PREPARATION SHALL BE DIRECTED TO THE GEOTECHNICAL ENGINEER.
- D. NOTIFY SOILS ENGINEER WHEN EXCAVATION IS COMPLETE SO THAT CONDITIONS MAY BE INSPECTED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE.
- E. CONTRACTOR TO PROVIDE, AT HIS EXPENSE, FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND INTERIOR SLABS ON GRADE.
- F. ALL FOOTING BEARING ELEVATIONS SHOWN ARE ASSUMED. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS BY CONTRACTOR WITH APPROVAL OF SOILS ENGINEER. ALL BOTTOMS OF FOOTINGS SHALL BE A MINIMUM OF 40" BELOW EXTERIOR GRADE.
- G. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED STRUCTURAL BACKFILL, APPROVED BY THE SOILS ENGINEER.
- H. CONTRACTOR SHALL BACKFILL EQUALLY ON EACH SIDE OF FOUNDATION WALLS IN 1 2 INCH MAXIMUM VERTICAL LIFTS OR AS RECOMMENDED BY THE SOILS ENGINEER. REFER TO SOILS ENGINEER FOR BACKFILL MATERIAL.
- I. CENTER ALL FOOTINGS UNDER WALLS OR COLUMNS UNLESS DIMENSIONED OTHERWISE.
- J. REFERENCE THE SOILS ENGINEER AND GRADING DRAWINGS FOR SOIL DRAINAGE REQUIREMENTS.

4. CONCRETE AND REINFORCEMENT

- A. CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I/II PORTLAND CEMENT AND SHALL SATISFY 3000 PSI MINIMUM. GARAGE FLOOR SLAB SHALL SATISFY 4000 PSI MINIMUM. CONCRETE WITH EXPOSURE TO WEATHER, INCLUDING GARAGE FLOOR SLABS, SHALL BE AIR ENTRAINED AND MEET ALL REQUIREMENTS IN TABLE R402.2 FOR SEVERE WEATHERING POTENTIAL.
- B. ALL CONCRETE AND REINFORCEMENT WORK SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318 LATEST EDITION.
- C. CONTRACTOR SHALL SAWCUT OR TROWELCUT JOINTS IN SLABS ON GRADE. JOINTS SHALL BE SPACED 12 FEET MAXIMUM AND CUT 1/4" OF SLAB DEPTH X 3/16" WIDE WITHIN 12 HOURS AFTER POURING. AREA BETWEEN JOINTS SHALL NOT EXCEED 100 SQUARE FEET. CARRY ALL SLAB REINFORCEMENT THROUGH JOINT.
- D. ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, EXCEPT TIES, STIRRUPS AND PLATE ANCHORS WHICH SHALL BE DEFORMED BARS, ASTM DESIGNATION A615, GRADE 40 OR A706 GRADE 60.
- E. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 GRADE 65 AND SHALL BE LAPPED ONE FULL MESH AT SIDE AND END SPLICES AND WIRED TOGETHER.
- F. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS. USE STANDARD HOOKS FOR DOWELS UNLESS NOTED OTHERWISE.

5. STRUCTURAL STEEL

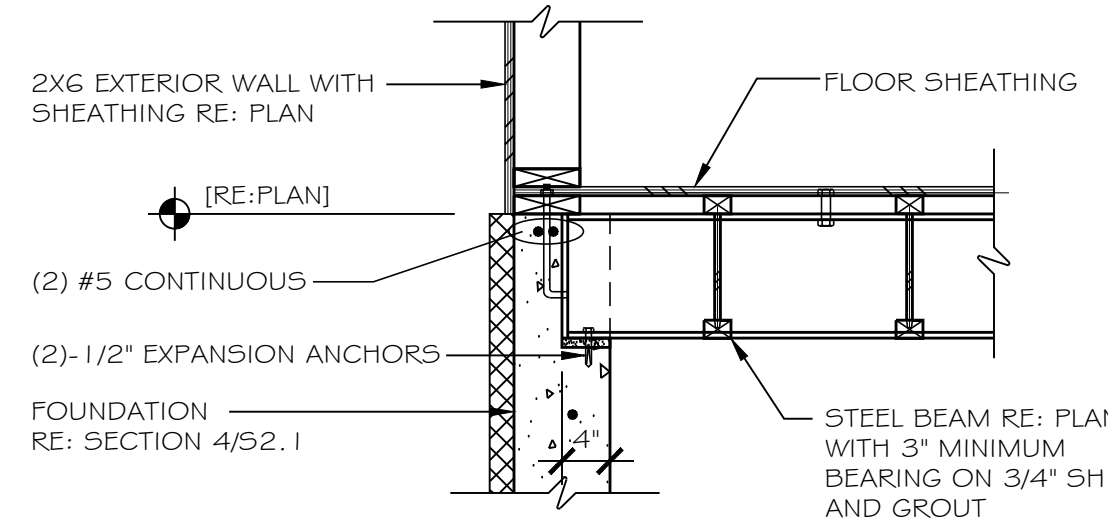
- A. STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM 992, 50 KSI; TUBES SHALL CONFORM TO ASTM A500, GRADE B; PIPES SHALL CONFORM TO ASTM A53, GRADE B. MISCELLANEOUS ITEMS SHALL BE A36 STEEL.
- B. ALL STRUCTURAL BOLTS SHALL BE A325N INSTALLED TO A MINIMUM SHUG TIGHT CONDITION. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
- C. STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST PROVISIONS OF AISC "MANUAL OF STEEL CONSTRUCTION".
- D. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AMERICAN WELDING SOCIETY STANDARD QUALIFICATIONS TESTS AS OUTLINED IN AWS-D1.1.
- E. MINIMUM WELDS TO BE PER AISC TABLE J2.4 BUT NOT LESS THAN 3/16" CONTINUOUS FILLET UNLESS NOTED OTHERWISE.
- F. SUBMIT SHOP AND ERECTION DRAWINGS TO ENGINEER FOR REVIEW OF ALL STRUCTURAL STEEL MEMBERS. THE MANUFACTURING OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN REVIEW OF SHOP DRAWINGS WILL BE ENTIRELY AT RISK OF THE CONTRACTOR.

6. WOOD

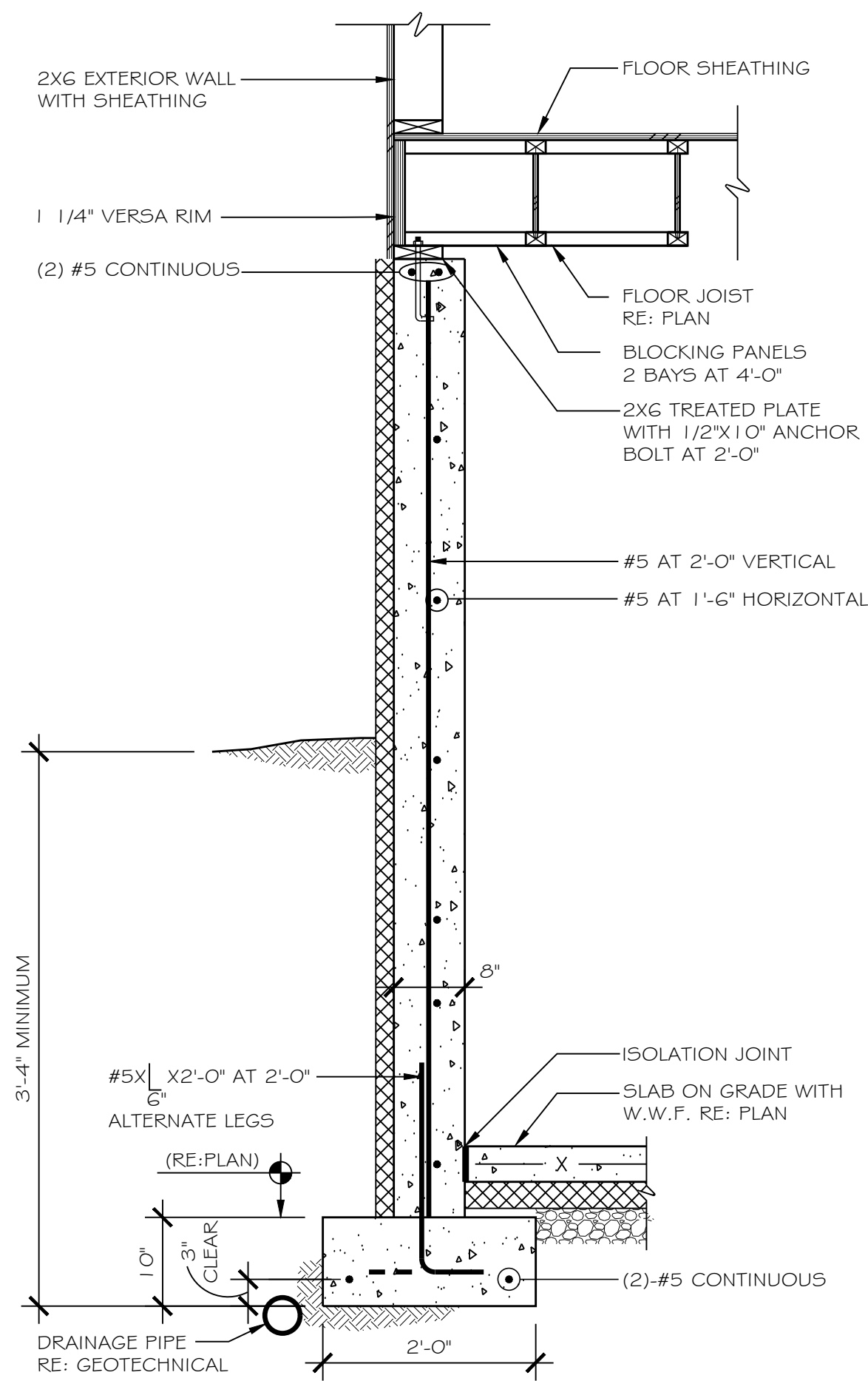
- A. ALL FRAMING LUMBER SHALL BE DRY HEM-FIR, GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO NO. 2 GRADE (F_b = 850 PSI). WALL STUDS ONLY MAY CONFORM TO STUD GRADE (F_b = 675 PSI).
- B. ALL FRAMING TIMBERS (5"X5" AND LARGER) SHALL BE DRY DOUGLAS FIR LARCH, GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO NO. 1 GRADE (F_b = 1350 PSI).
- C. PREFABRICATED WOOD MEMBERS SHALL BE "BCI" JOIST AS MANUFACTURED BY BOISE CASCADE OR "TJI" JOIST AS MANUFACTURED BY TRUS JOIST WEYERHAEUSER, TYPES AS NOTED ON THE DRAWINGS. THE BCI JOISTS SPECIFIED HAVE SLIGHTLY HIGHER CAPACITIES THAN THE TJI JOISTS SPECIFIED. ALTERNATES SHALL BE REVIEWED BY THE ENGINEER. TO BE CONSIDERED, ALTERNATES SHALL HAVE A LOAD CAPACITY IN BENDING, SHEAR AND DEFLECTION EQUAL TO OR GREATER THAN THE SIZES SHOWN ON THE DRAWINGS. WEB BLOCKING AND BRIDGING TO BE AS REQUIRED BY THE JOIST MANUFACTURER.
- D. "LVL" INDICATES 1 3/4" WIDE LAMINATED VENEER LUMBER MEMBERS, WHICH SHALL HAVE THE FOLLOWING MINIMUM STRESS CAPACITIES: F_b = 2600 PSI, F_v = 285 PSI, E = 2,000,000 PSI. BUILT UP MEMBERS SHALL BE CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- E. "GL" INDICATES GLULAM MEMBERS, WHICH SHALL BE FABRICATED OF DOUGLAS FIR LARCH AT 12 PERCENT MOISTURE CONTENT IN ACCORDANCE WITH WCLUB. PROVIDE MEMBERS CONFORMING WITH AITC 117, 24F-V4 DF/DF UNLESS NOTED OTHERWISE.
- F. PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS AT ALL SUPPORTS AND ENDS OF CANTILEVERS.
- G. WHEN PRESERVATIVE TREATED LUMBER IS USED ALL CONNECTIONS AND NAILING SHALL BE ADEQUATELY GALVANIZED.
- H. ALL BEAM/BEAM AND BEAM/COLUMN CONNECTIONS SHALL BE MADE WITH SIMPSON STEEL PLATE CONNECTORS UNLESS NOTED OTHERWISE.
- I. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE IRC TABLE R602.3(1) UNLESS NOTED OTHERWISE.
- J. ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS STUDS FROM FLOOR TO FLOOR OR FLOOR TO ROOF (INCLUDING RAKE WALLS).
- K. OVERFRAMING SHALL BE 2X6 MINIMUM POSTED DOWN TO MAIN JOISTS ON A GRID NOT TO EXCEED 2'-0" X 2'-0".
- L. PLYWOOD DECK AND/OR ORIENTED STRAND BOARD
 - 1. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
 - 2. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCTS STANDARD PSI, LATEST EDITION FOR PLYWOOD.
 - 3. FOR FLOORING USE 3/4" T&G STURD-I-FLOOR SHEATHING GLUED AND NAILED WITH 1 0D NAILS AT 6" ON CENTER ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS.
 - 4. FOR ROOF USE 5/8" (40/20 SPAN RATING) EXPOSURE 1 SHEATHING NAILED WITH 1 0D NAILS AT 6" ON CENTER ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS.
 - 5. EXTERIOR WALLS SHALL HAVE ONE LAYER 7/16" EXPOSURE 1 SHEATHING NAILED WITH 8D NAILS AT 6" ON CENTER ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED.
 - 6. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED.
 - 7. INSTALL SUITABLE EDGE SUPPORT BY USE OF PLYCLIPS, TONGUE AND GROOVE PANELS OR SOLID WOOD BLOCKING SUPPORTS.

7. GENERAL

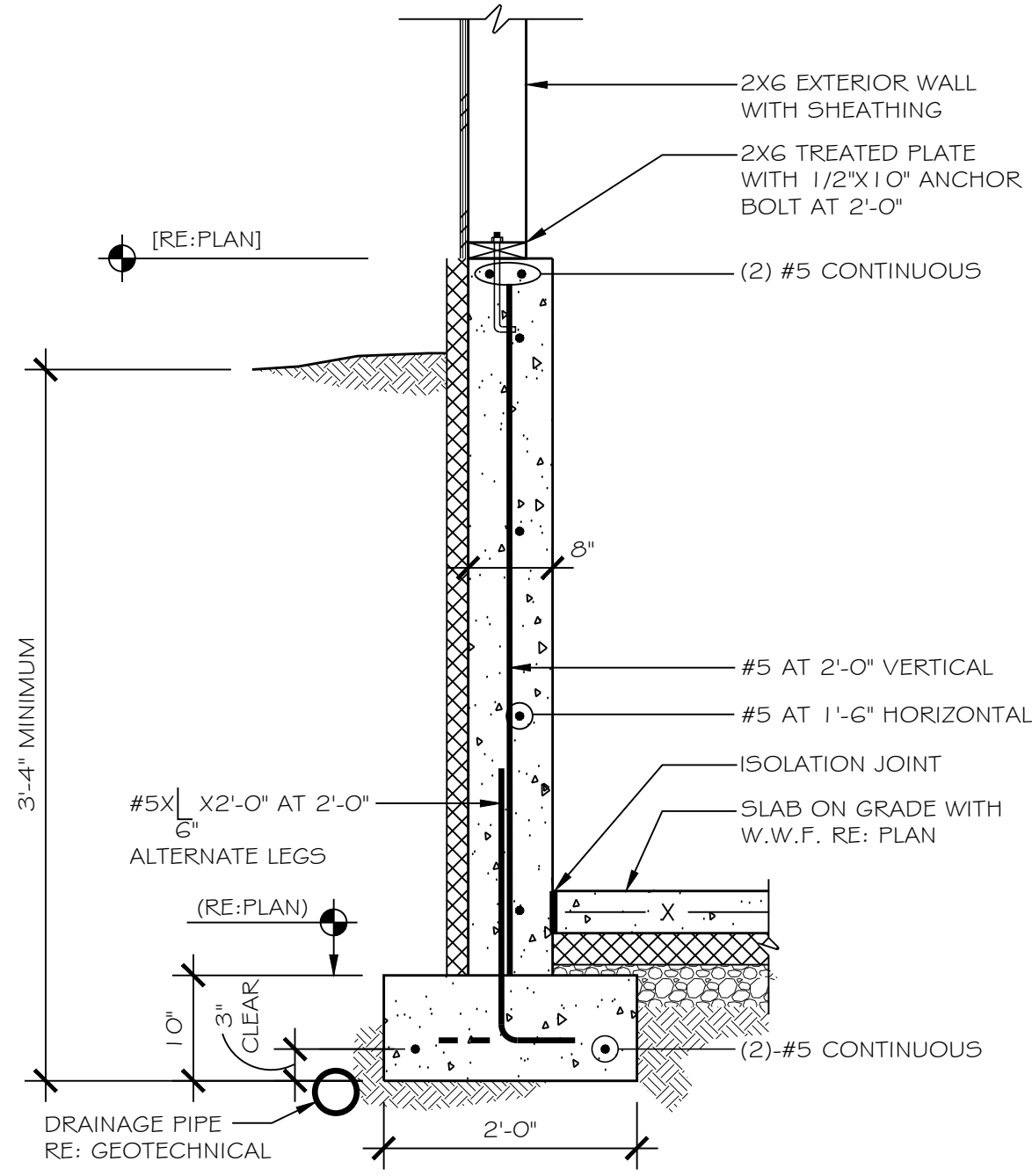
- A. ENGINEER'S ACCEPTANCE MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- B. ALL DIMENSIONS AND DETAILS ON STRUCTURAL DRAWINGS SHALL BE FIELD VERIFIED AND CHECKED AGAINST ARCHITECTURAL DRAWINGS.
- C. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC., SHALL BE AS SHOWN IN ARCHITECTURAL DRAWINGS AND DETAILS.
- D. ELEMENTS SUCH AS NON-BEARING PARTITIONS ATTACHED TO AND/OR SUPPORTED BY THE STRUCTURE SHALL TAKE INTO ACCOUNT DEFLECTIONS AND OTHER STRUCTURAL MOVEMENTS.
- E. VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES AND REQUIRED CONNECTIONS ARE CONTRACTOR'S RESPONSIBILITY. ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE.
- F. REFER TO ARCHITECTURAL DRAWINGS FOR STAIR FRAMING DETAILS AND LANDING SLAB ELEVATIONS.
- G. ALL STONE VENEERS SHALL BE THIN ADHERED TYPE AND SHALL BE ATTACHED TO INTERIOR AND EXTERIOR WALLS AS SPECIFIED IN SECTION R703.8 OF THE INTERNATIONAL RESIDENTIAL CODE.
- H. (E) INDICATES EXISTING, (N) INDICATES NEW.



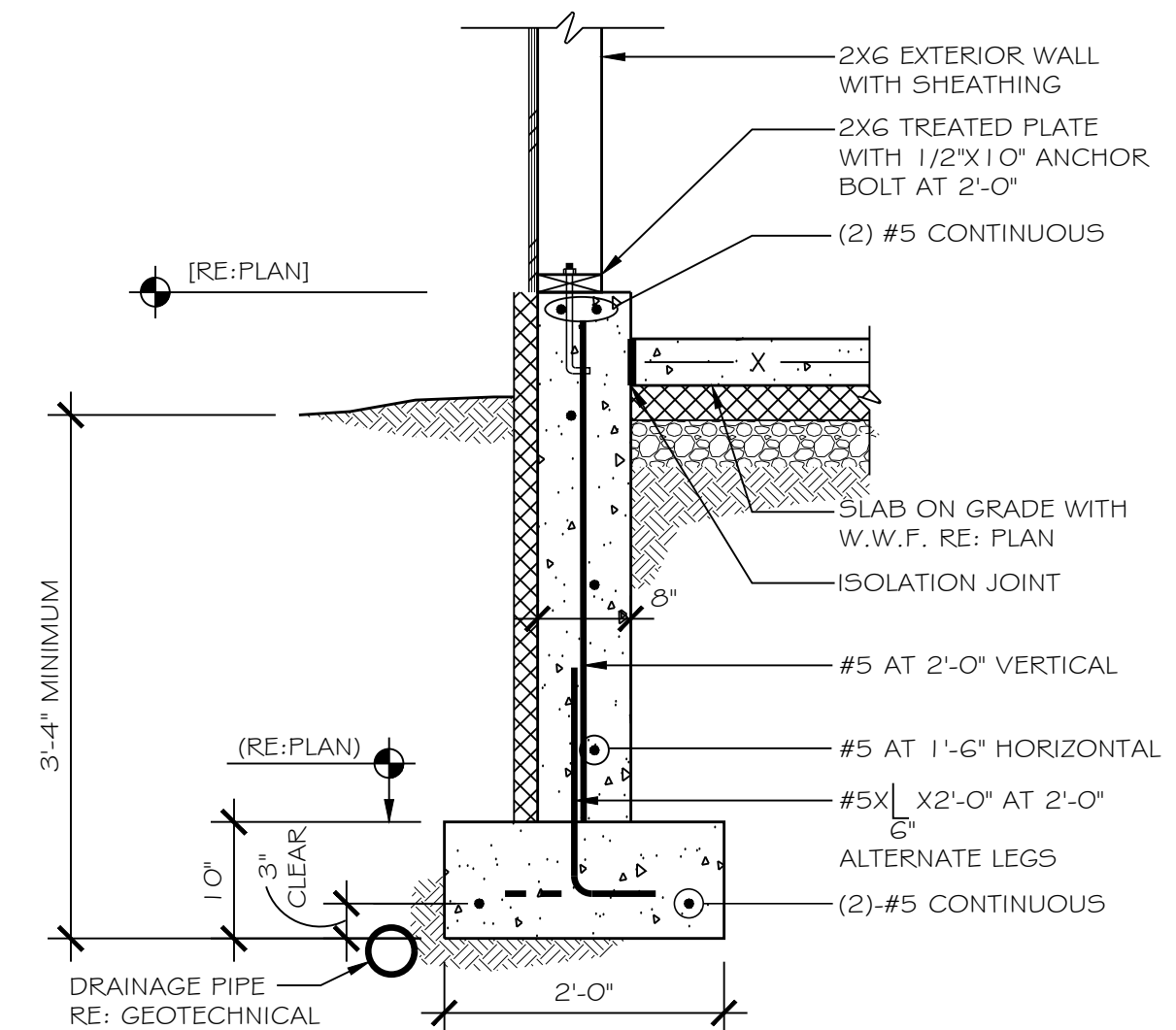
6 BEAM POCKET SCALE: 3/4" = 1'-0"



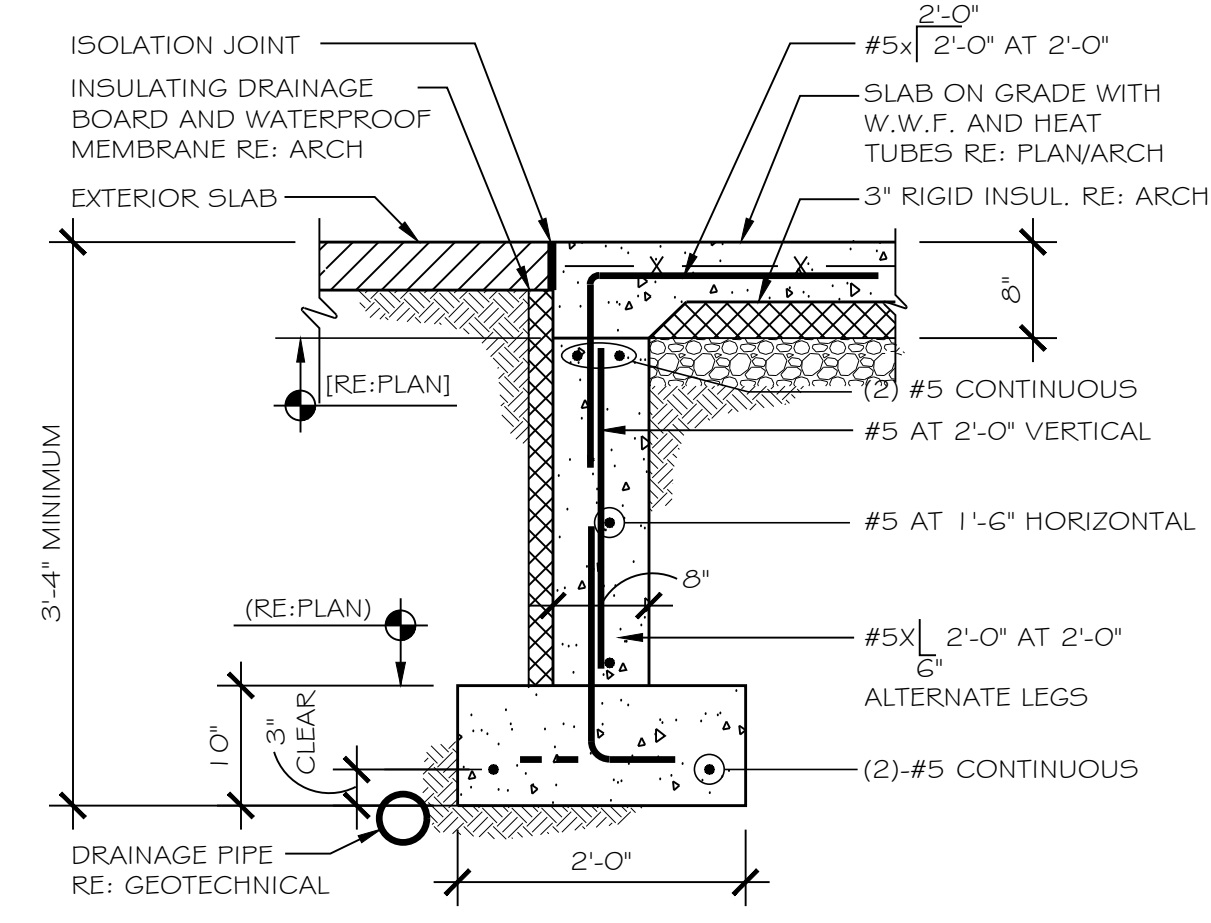
4 GARAGE BACK WALL SCALE: 3/4" = 1'-0"



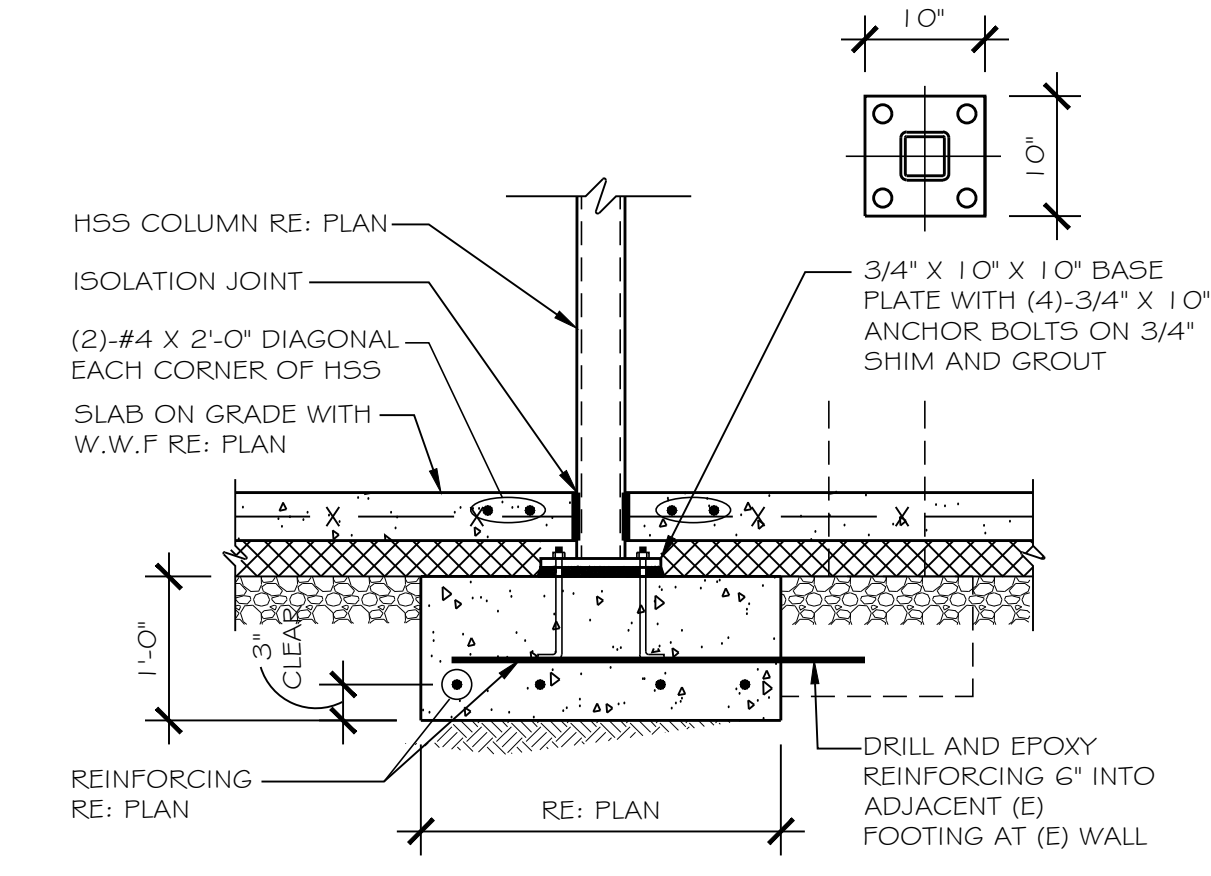
5 GARAGE SIDE WALL SCALE: 3/4" = 1'-0"



1 LOWER FOUNDATION SCALE: 3/4" = 1'-0"



2 FOUNDATION AT DOOR SCALE: 3/4" = 1'-0"



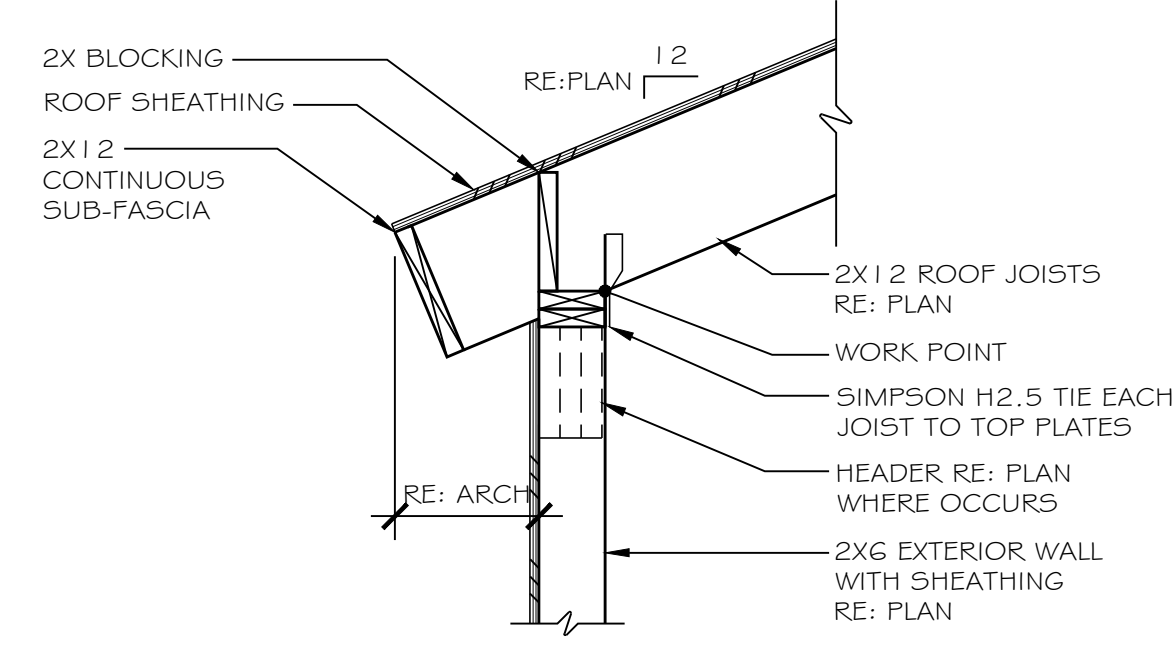
3 HSS COLUMN FOOTING SCALE: 3/4" = 1'-0"

FOX STRUCTURAL ENGINEERING, LLC
 216 SNOWBERRY WAY
 DILLON, COLORADO 80435
 (970) 376-2005

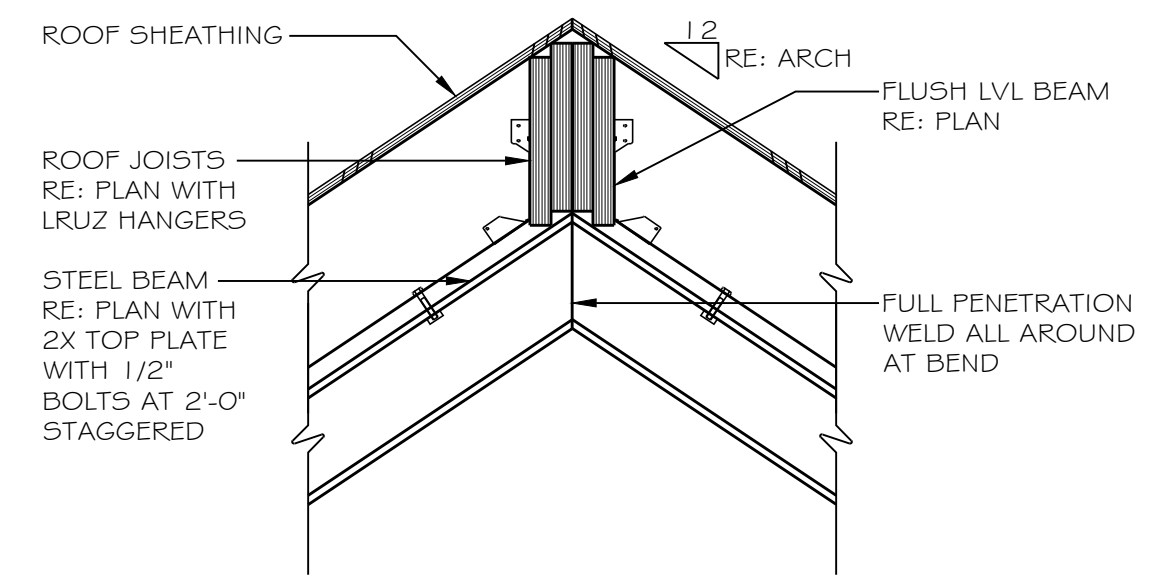
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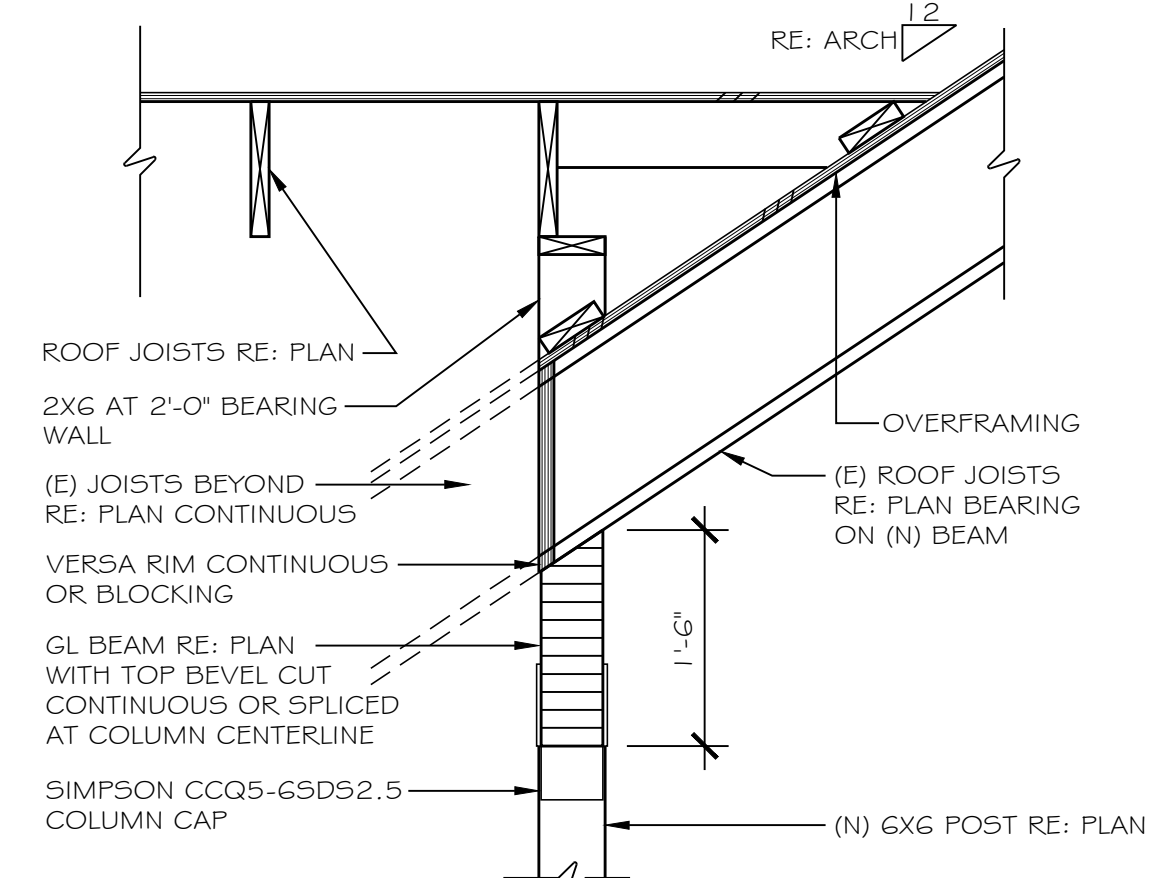
S2.1
 NOTES & DETAILS



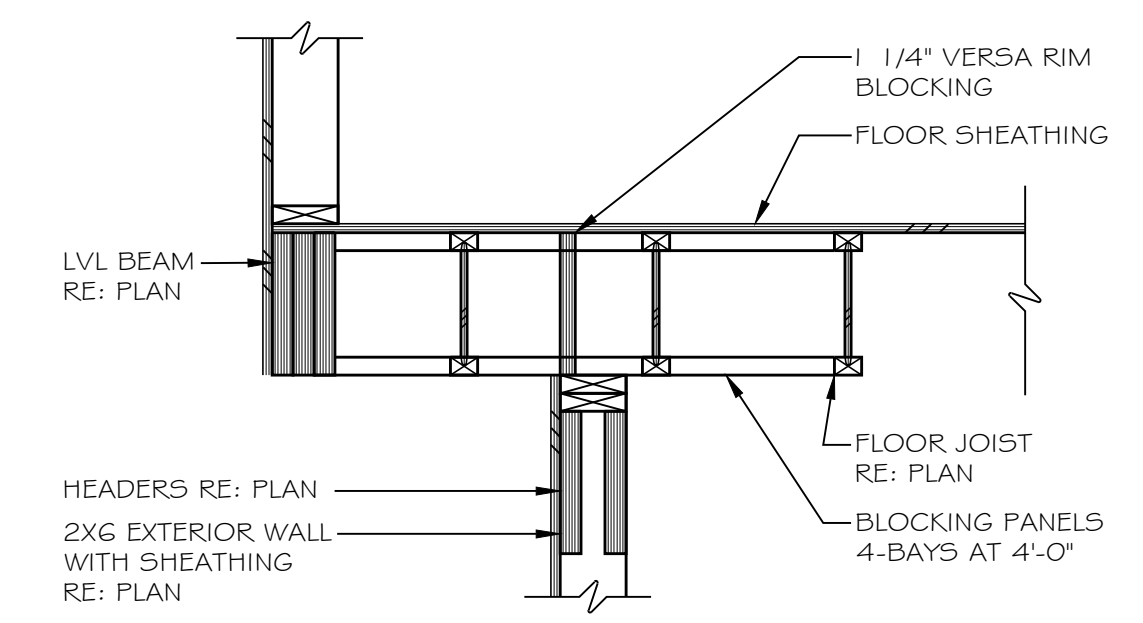
11 EAVE SECTION
SCALE: 3/4" = 1'-0"



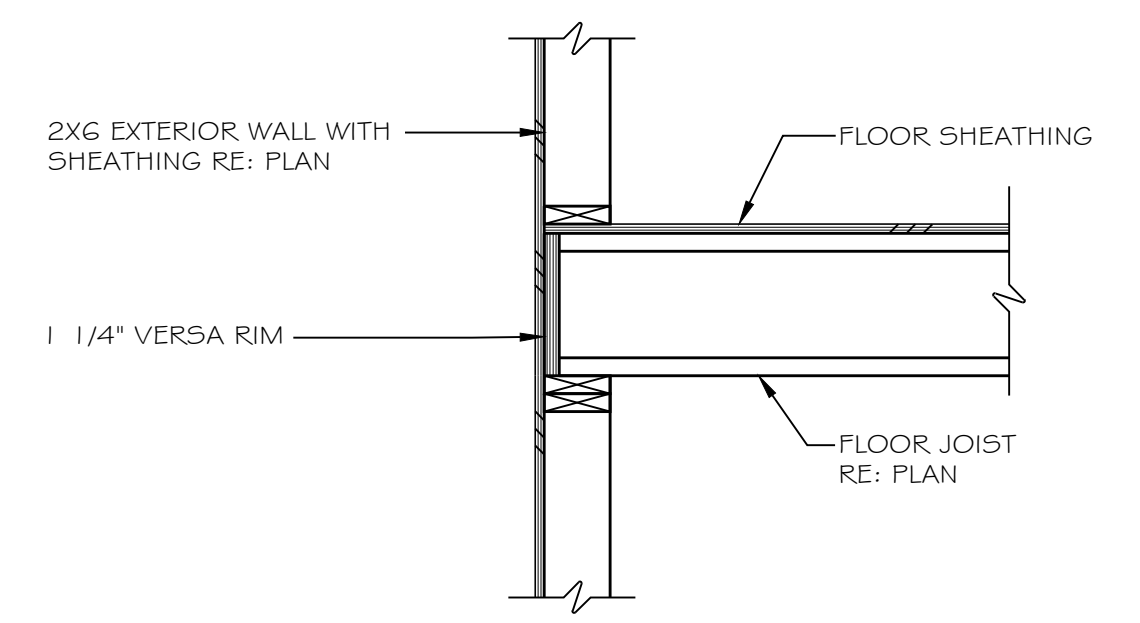
12 FLUSH LVL RIDGE
SCALE: 3/4" = 1'-0"



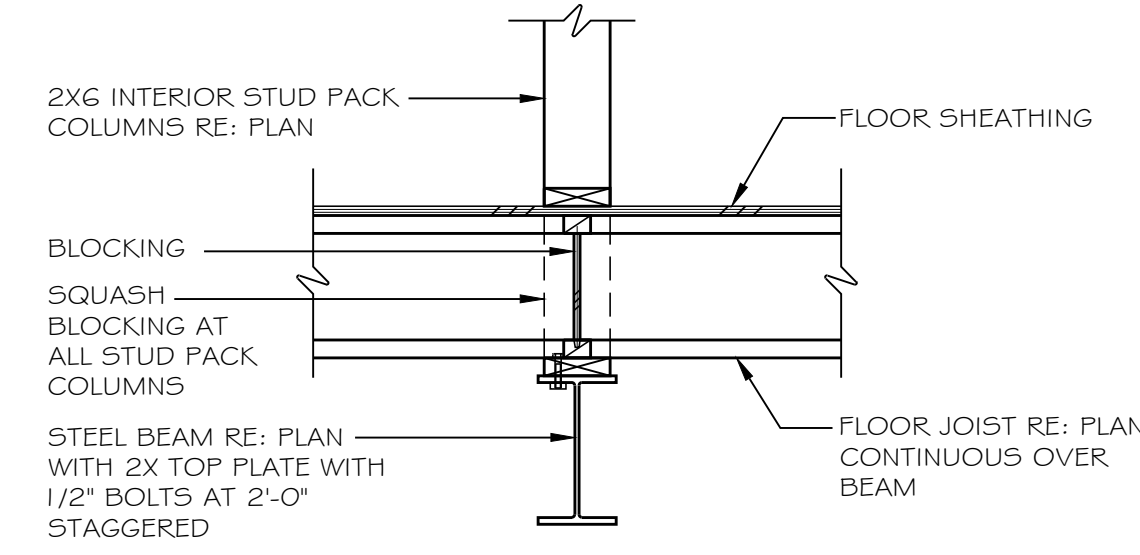
13 (N) ROOF BEAM AT (E)
SCALE: 3/4" = 1'-0"



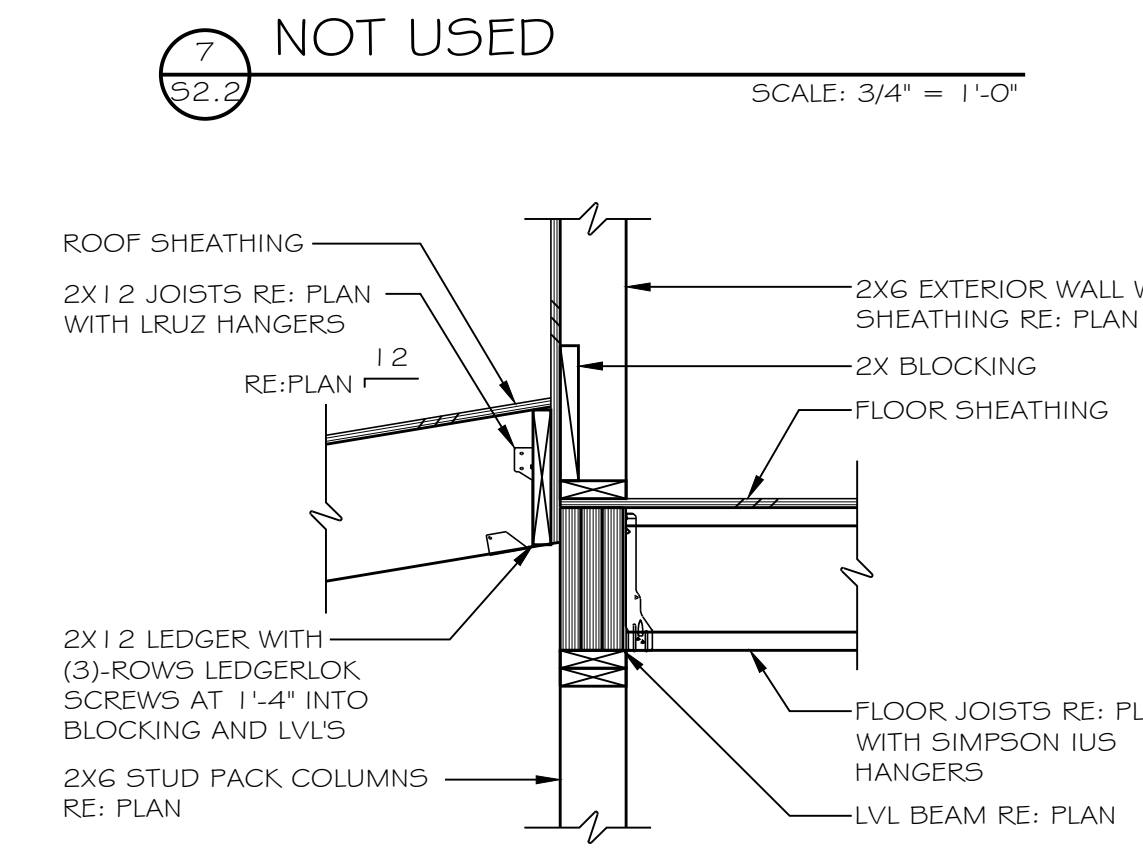
6 FLOOR SECTION
SCALE: 3/4" = 1'-0"



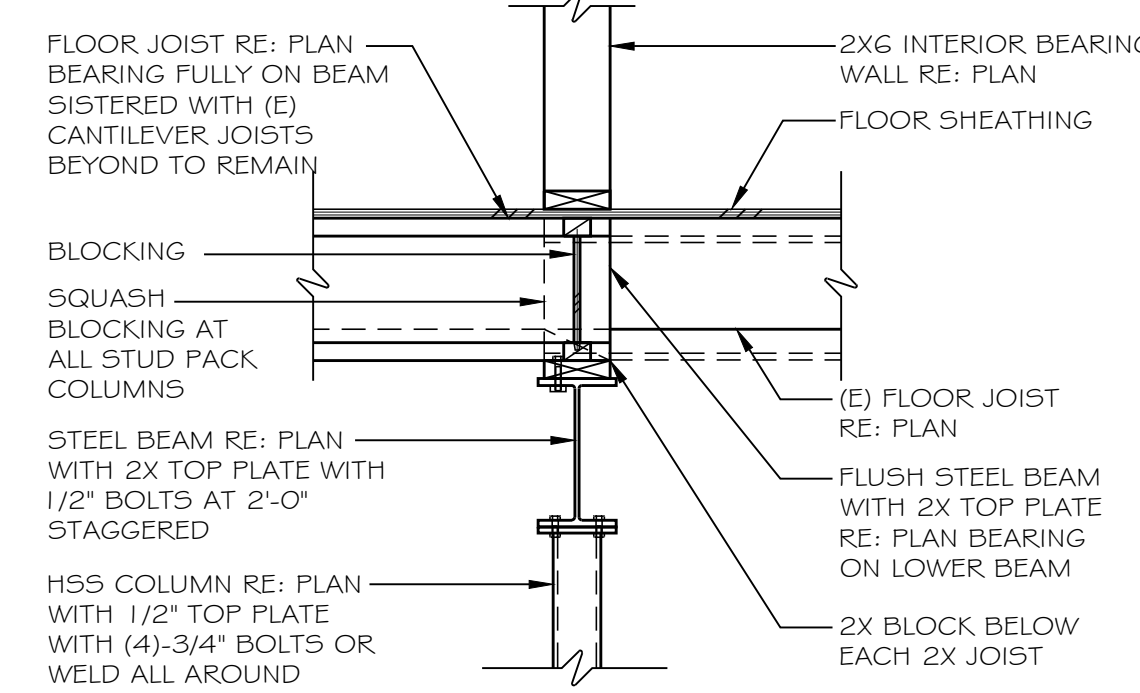
1 FLOOR SECTION
SCALE: 3/4" = 1'-0"



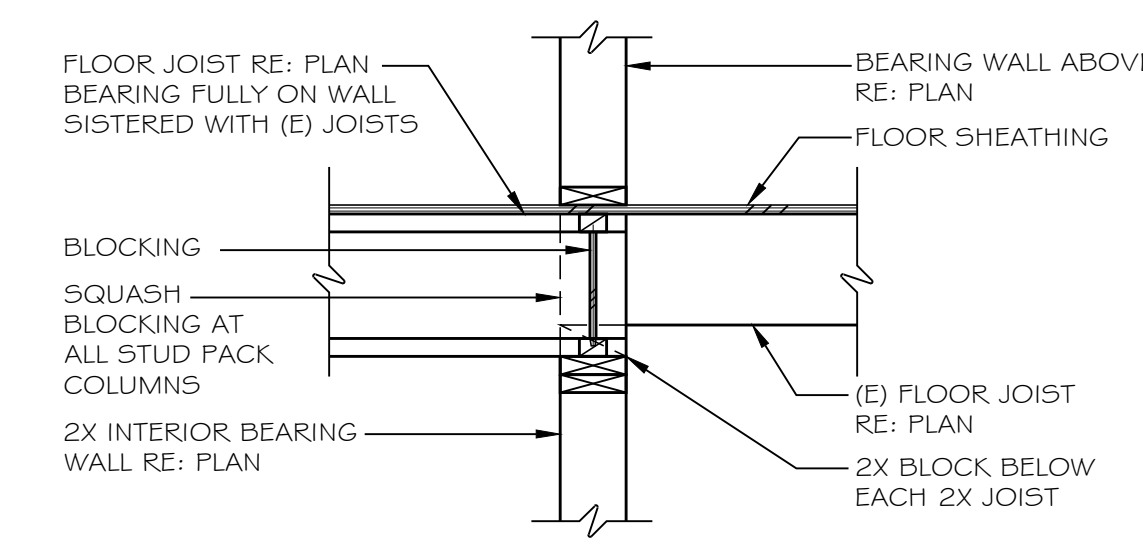
2 DROPPED STEEL BEAM
SCALE: 3/4" = 1'-0"



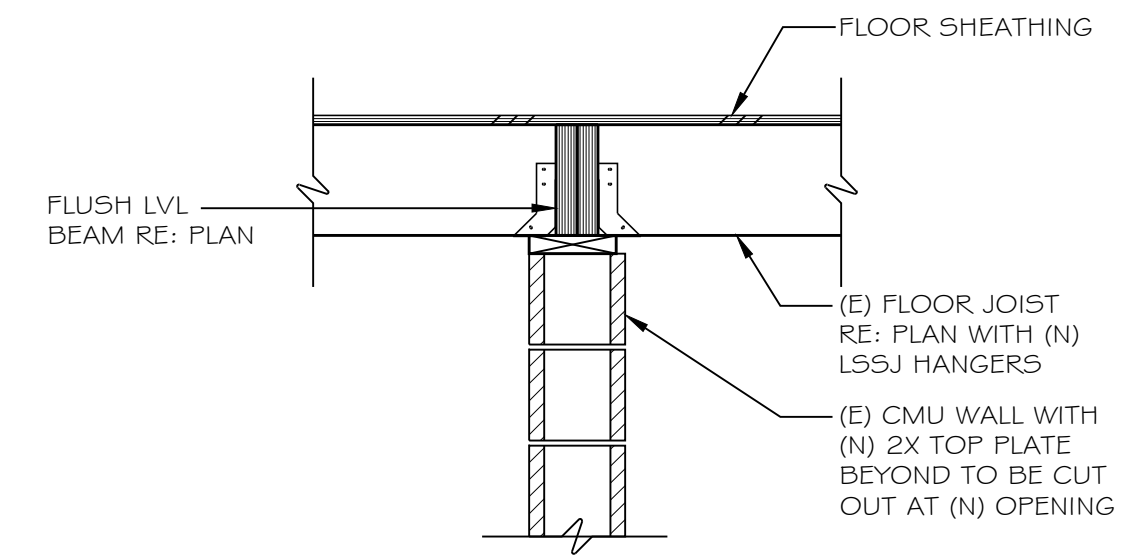
8 FLUSH LVL BEAM / LOW ROOF
SCALE: 3/4" = 1'-0"



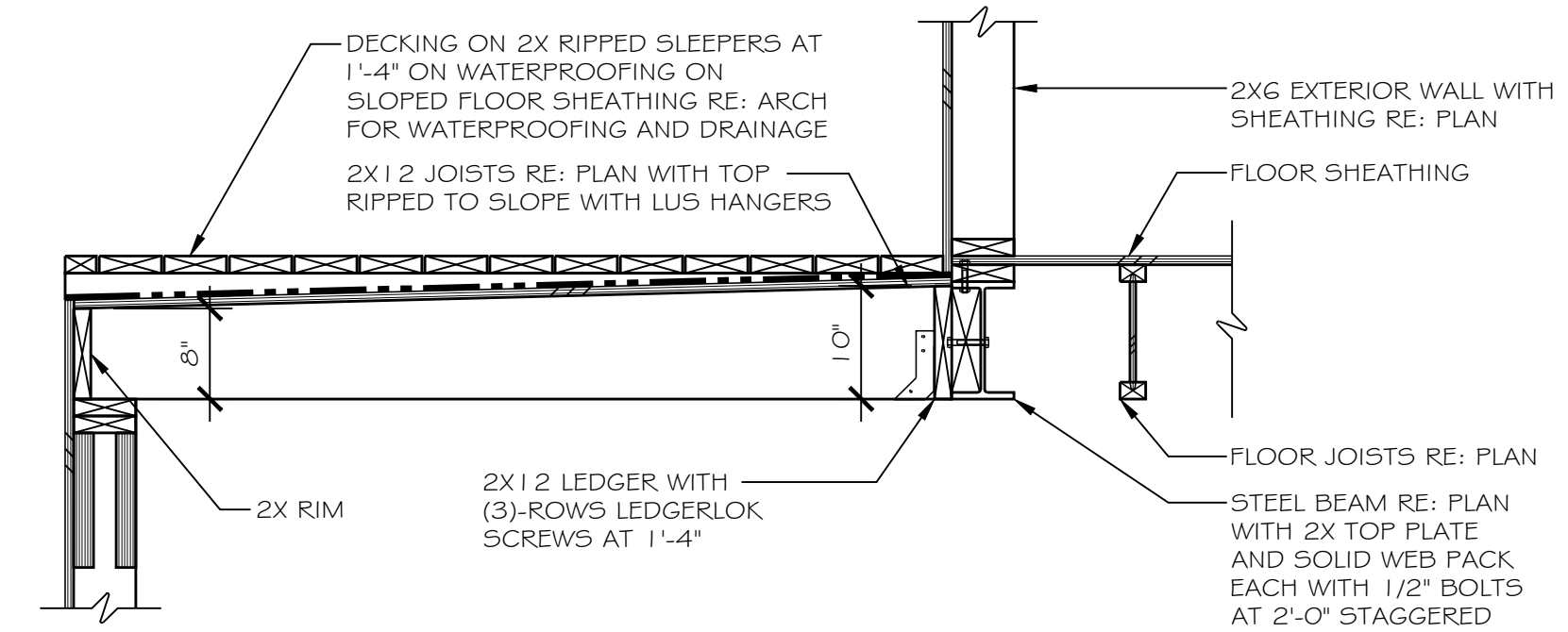
3 DROPPED STEEL BEAM
SCALE: 3/4" = 1'-0"



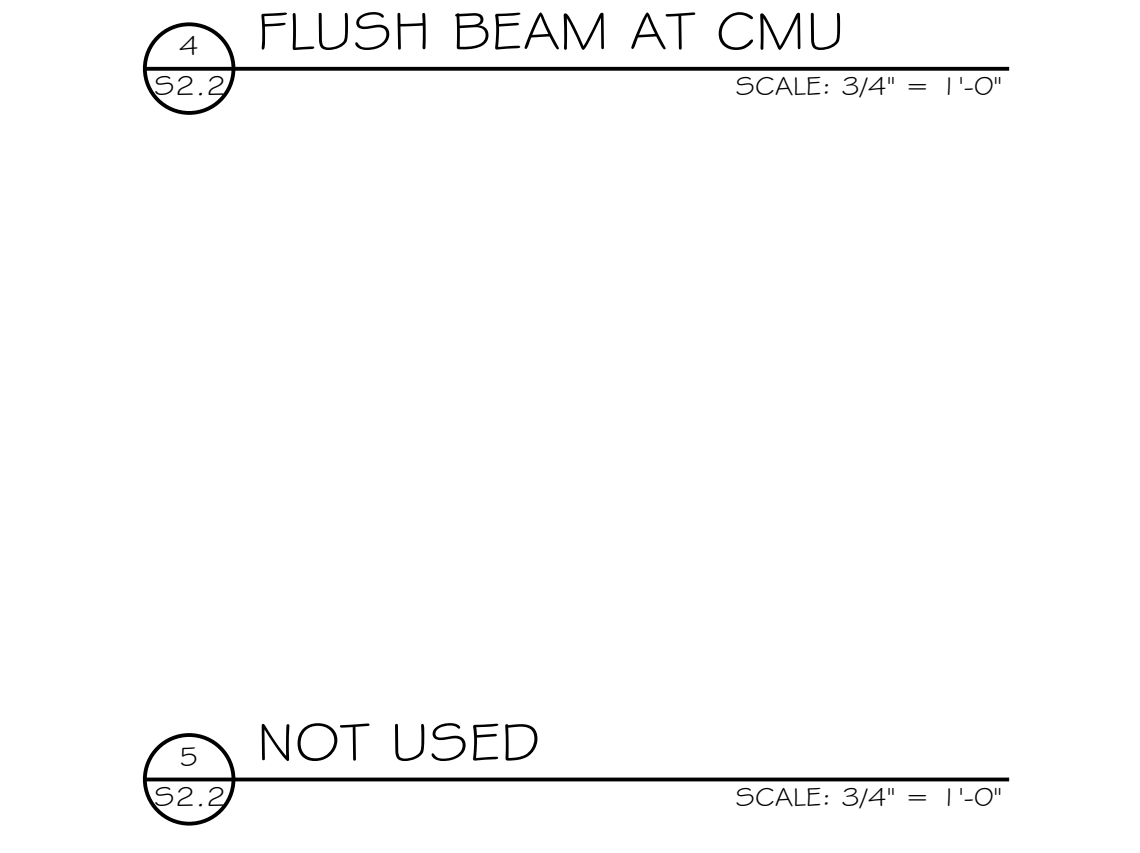
9 BEARING WALL SECTION
SCALE: 3/4" = 1'-0"



4 FLUSH BEAM AT CMU
SCALE: 3/4" = 1'-0"



10 UPPER LEVEL DECK
SCALE: 3/4" = 1'-0"



5 NOT USED
SCALE: 3/4" = 1'-0"