

PROJECT DIRECTORY:

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GENERAL CONTRACTOR:
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ARCHITECTS:
 Confluence Architecture
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STRUCTURAL ENGINEERING:
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CODE NOTES:

- Building codes: 2009 I-codes, 2008 NEC
- Zone district: AL
- Type of construction: Type VB non-rated

PROJECT DESCRIPTION:

This project consists of a 900 sf addition to an existing single-family house and a new freestanding garage.

GENERAL NOTES:

1. Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. Drawing are for this project and this project only. They are not to be used by the Owner on other projects or extensions to this project.
2. All construction shall meet the standards of the 2009 edition of the I-codes, 2008 NEC and requirements of the local building department. Contractor to verify all dimensions and existing conditions before beginning work, and notify Architect of any discrepancies.
3. Do not scale drawings- all dimensions to face of stud, face of concrete or centerline of columns, unless noted otherwise.
4. During construction, Contractor is to notify Architect of any unforeseen foundation, structural or other problems.
5. All dimensions on structural drawings shall be verified against architectural drawings, and any discrepancies brought to the attention of the Architect.
6. Foundation shall be staked out accurately and reviewed on site by Owner prior to any excavation or earthwork.
7. These Construction Documents are meant to represent the finished structure. The Contractor is solely responsible for the means and methods of construction.
8. Any changes to the Construction Documents required or made due to alternatives or substitutions proposed by the Contractor are the responsibility of the Contractor.
9. The Contractor shall exercise care and take full responsibility to flash, seal and waterproof the entire building.
10. Coordinate all openings through floors, walls and roofs with the Mechanical and Electrical Contractors. Notify Structural Engineer of any openings to be cut in structural members.

ENERGY CONSERVATION:

This project is designed to follow the prescriptive path to IECC compliance.

- Climate zone: 6B
- Mechanical equipment: existing
- Fenestration max U-factor: 0.35
- SHGC: no requirement
- Ceiling: R49
- Walls: R20 or R13 cavity + R5 continuous
- Crawl space walls: R10 cont or R13 cavity
- Supply ducts: R8
- Return ducts: R6
- Hot water pipes: R3
- Install a min. of 50% high-efficiency lamps per IECC 404
- Thermostats shall be set-back programmable.

Air leakage control per IECC 402.4

1. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
2. Recessed lighting shall be IC-rated + ASTM E283 labeled. Installation shall be sealed, caulked and gasketed against leakage.
3. Building envelope shall be tested by a 3rd-party to verify a max. air exchange rate of 1 ACH50

EROSION CONTROL:

Install ECMs (Erosion Control Measures) to prevent soil from leaving the site. Maintain ECMs through construction until soil has been re-vegetated. Repair or augment as required.

Re-vegetation: Disturbed areas shall be seeded with a mix of native grasses. (Roaring Fork Valley weed-free mix)

Sediment Barrier: Install 12" straw wattles along slope below construction activity

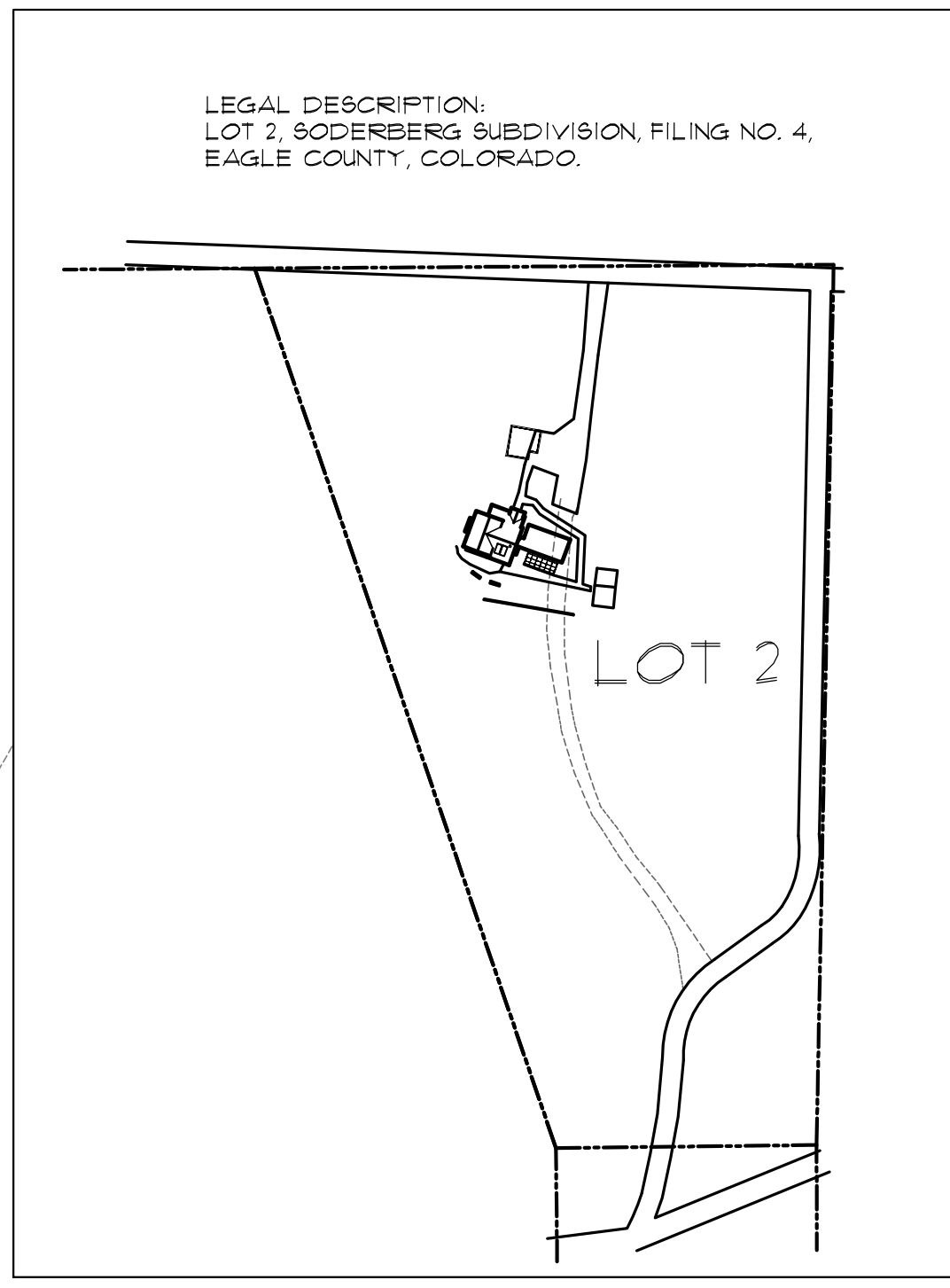
1. Layout a contour line on the slope with a hand level and wire flags.
2. Dig a shallow depression (about 3 to 5 inches deep) and lay the wattle into it.
3. Drive a 1/2 or 2x2 wooden stake through the center of the wattle at least 6 inches into the ground, stopping about two inches above the wattle.
4. Put 5 stakes in each wattle, installing them end to end in the trench.
5. Seat the wattle with foot tamped backfill on the upstream side such that water flowing down the slope will not run under it.

WILDFIRE REGULATIONS:

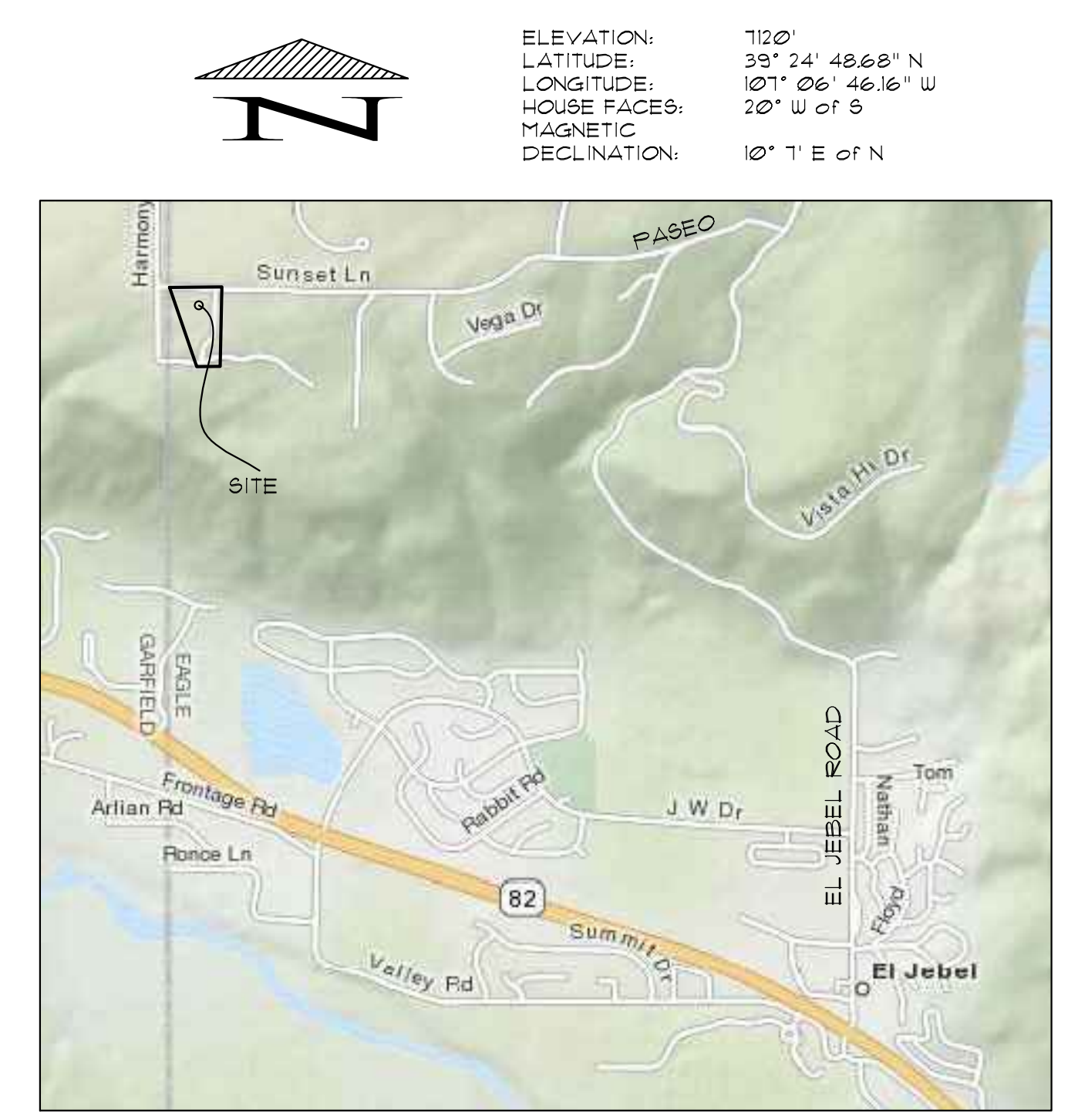
- Proposed house is in a moderate wildfire hazard area.
- Vegetation within 15' (or dripline) shall be modified to satisfy requirements of the ECO wildfire regulations for fire zone 1.
- Vegetation within 85' (uphill and sides) and 95' (downhill) shall be modified to satisfy requirements of the ECO wildfire regulations for fire zone 2.

SITE PLAN NOTES:

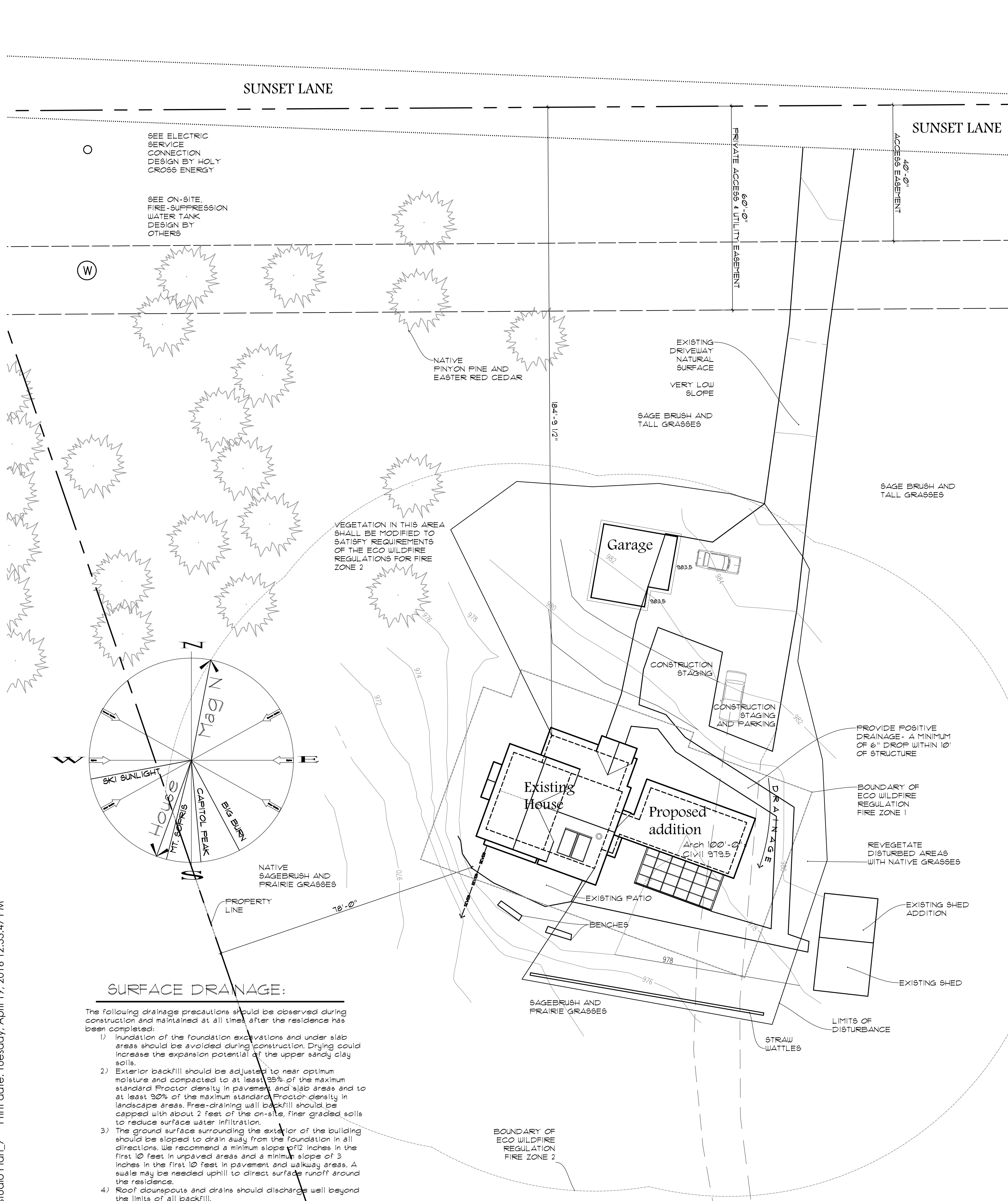
1. The house faces 20° west of south
2. Architectural 100'±0" = civil 979.5' = 1121'-6" above sea level.
3. Site plan based on survey by 'lines in space' dated: 4-1-2014, job no 05-57
4. Contractor to read soils report by hp. geotech (dated: 5-29-2009 job no. 109 157a) and follow all recommendations there in.
5. Strip top soil prior to excavation and stockpile for redistribution after final grading and prior to landscaping.
6. No development activity including grading, landscaping or vegetation removal, shall occur outside of the existing property lines.
7. Final grades to provide positive drainage at minimum of 10'-0" away from building.
8. Coordinate depth, location, etc. of all existing water, electrical, gas, telephone, etc. with appropriate utility company prior to excavation.



Property Plan
 N.T.S.



Vicinity Map
 N.T.S.



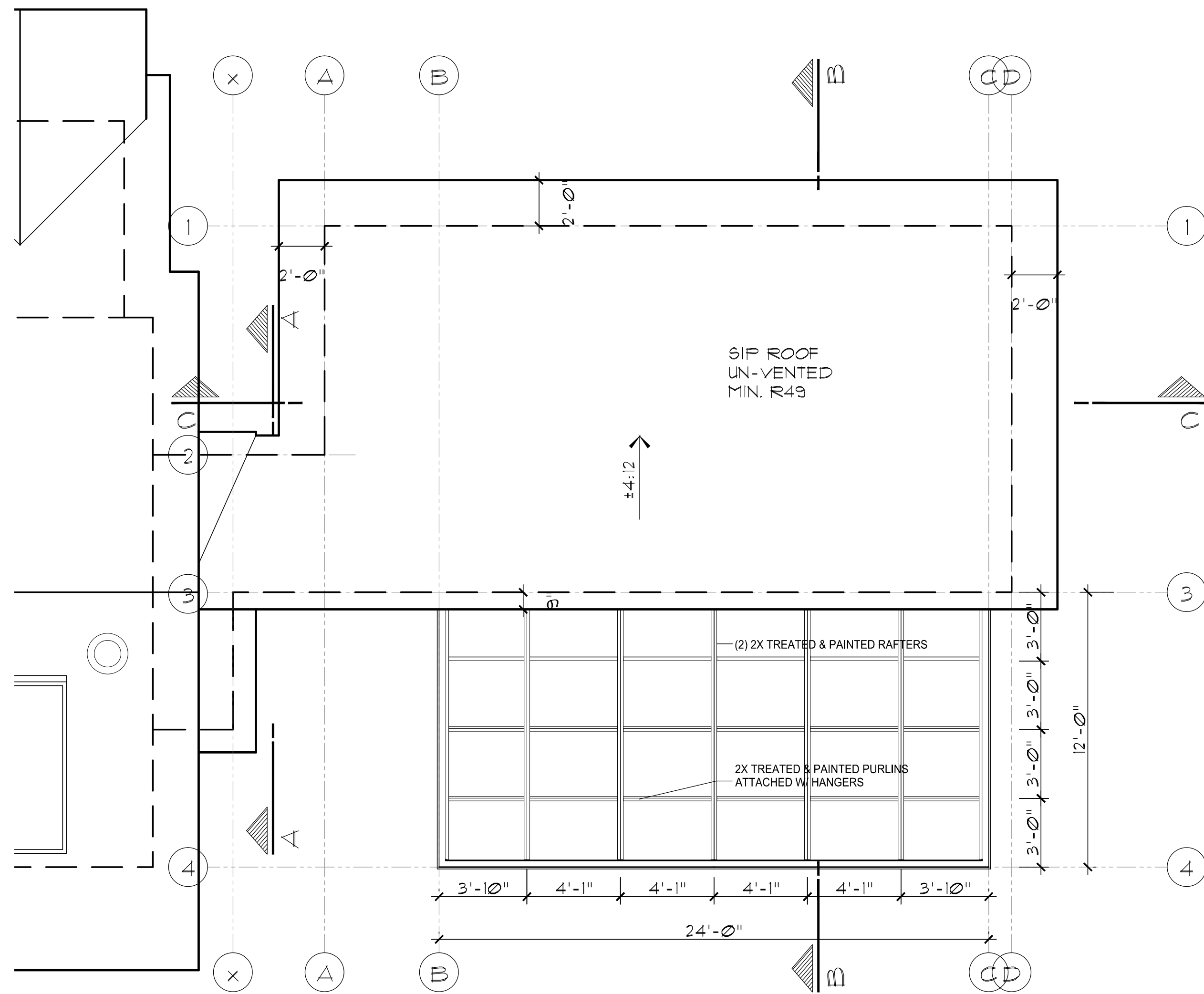
Site Plan
 1/16"=12"

SURFACE DRAINAGE:

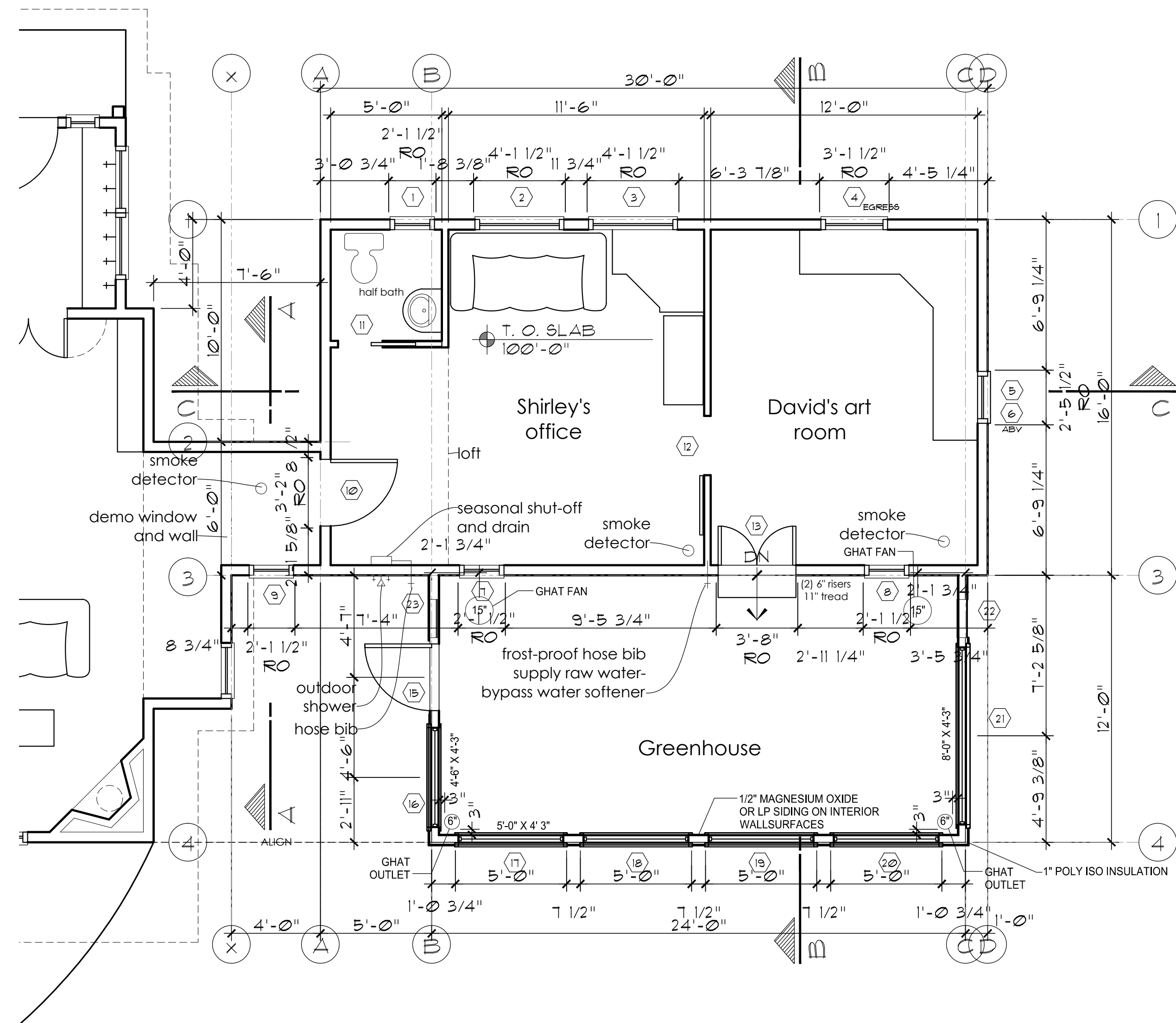
- The following drainage precautions should be observed during construction and maintained at all times after the residence has been completed:
- 1) Inundation of the foundation excavations and under slab areas should be avoided during construction. Drying could increase the expansion potential of the upper sandy clay soils.
 - 2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas. Free-draining wall backfill should be capped with about 2 feet of the on-site, finer graded soils to reduce surface water infiltration.
 - 3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 1/2 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in pavement and walkway areas. A swale may be needed uphill to direct surface runoff around the residence.
 - 4) Roof downspouts and drains should discharge well beyond the limits of all backfill.
 - 5) Landscaping which requires regular heavy irrigation, such as sod, and sprinkler heads should be located at least 10 feet from the building. Consideration should be given to the use of xeriscaping to limit potential wetting of soils below the foundation caused by irrigation.

NOTE TO REVIEWER:

This original permit was for a detached garage and an addition on the west side of the existing house. The garage has been built and inspected. The addition has been re-designed and re-engineered on the east side of the house. The relocated addition is the subject of this change order.



Roof Plan
1/4"=12"



Main Level
1/4"=12"

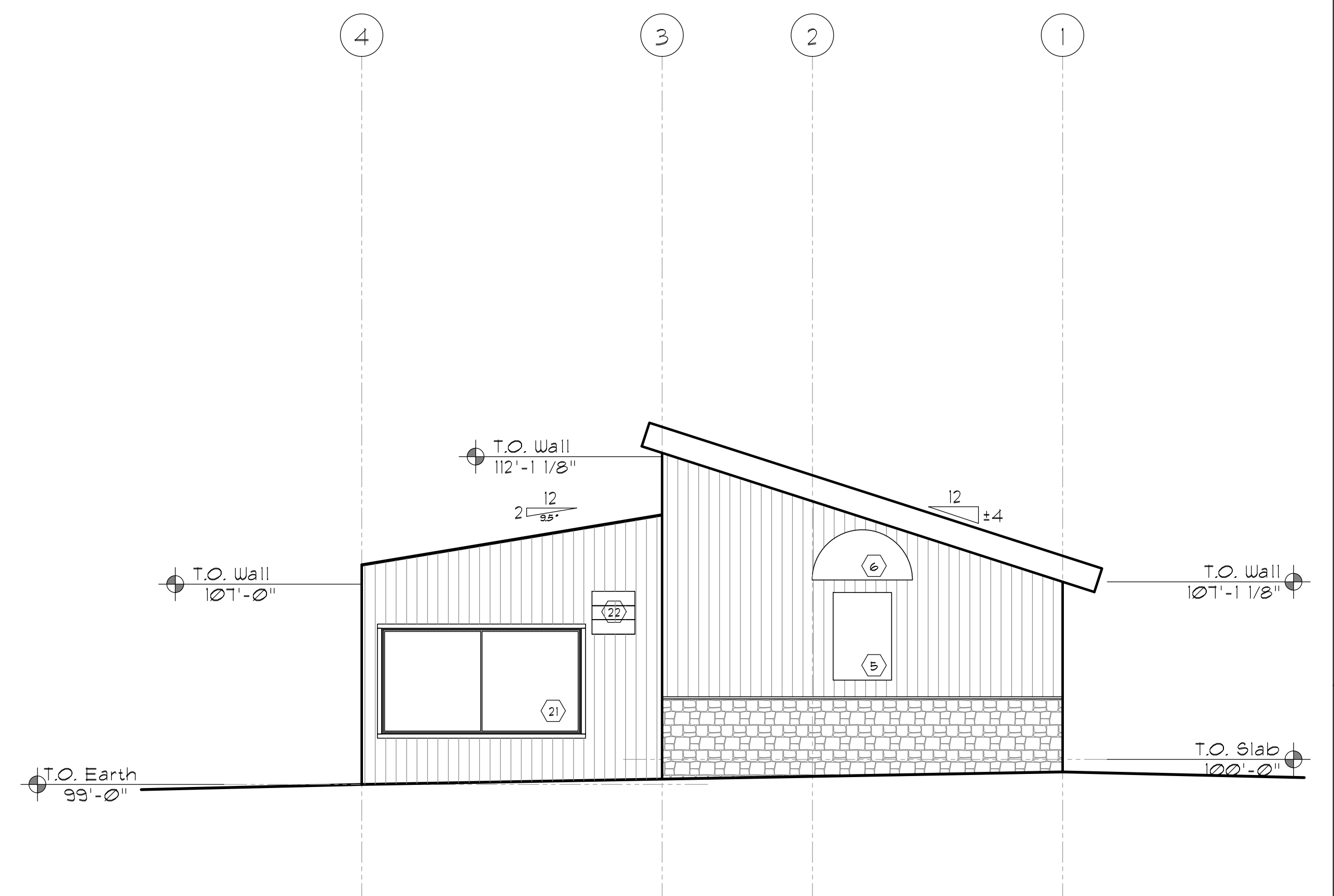
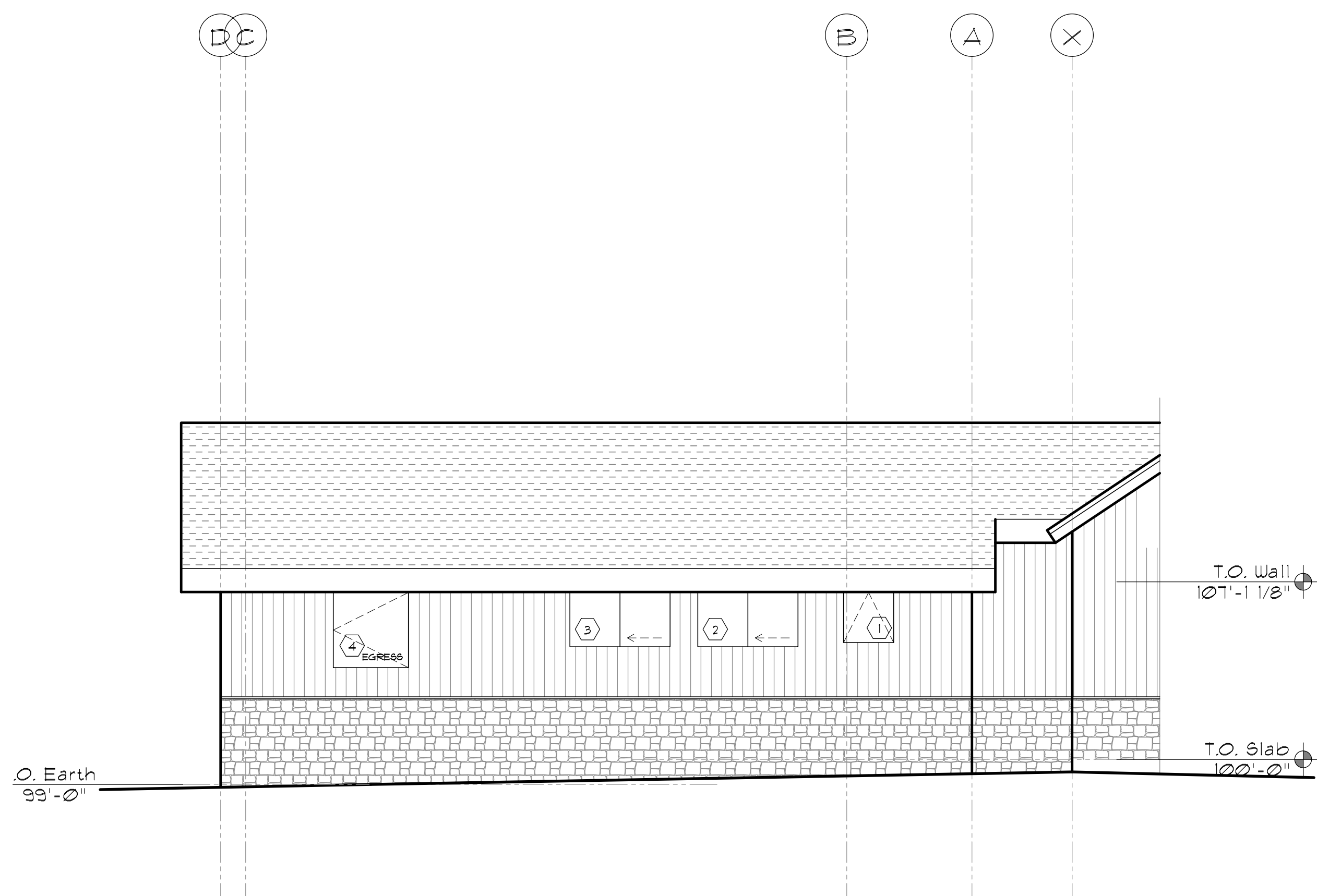
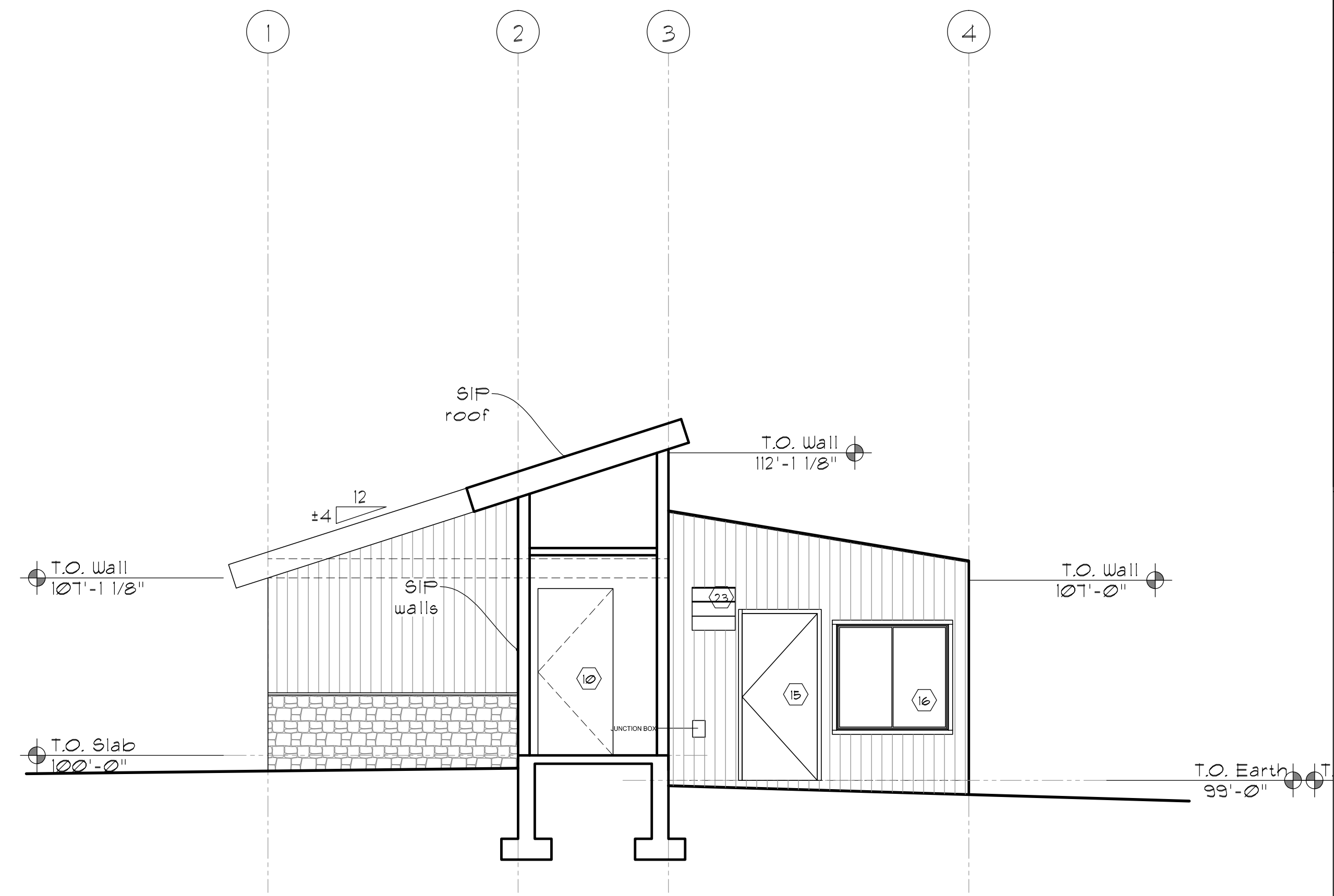
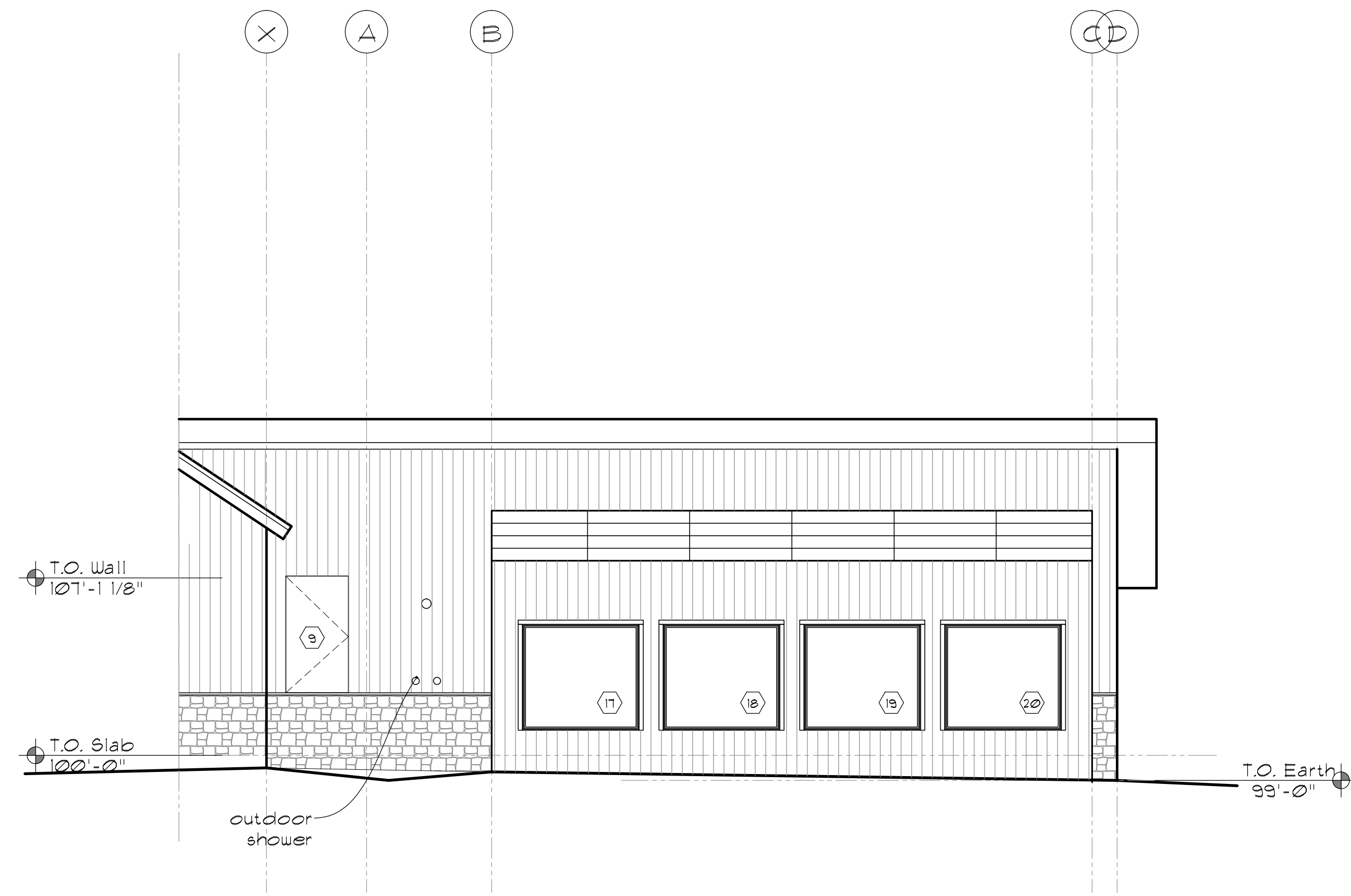
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Aguilar Addition
67 Sunset Lane
Carbondale, CO 81623
Eagle County

Permit Documents:
8-18-2014
9-10-2014
Change Order:
4-1-2016
4-1-2016

Print Date:
4.19.2016

ADDITION
A2.0



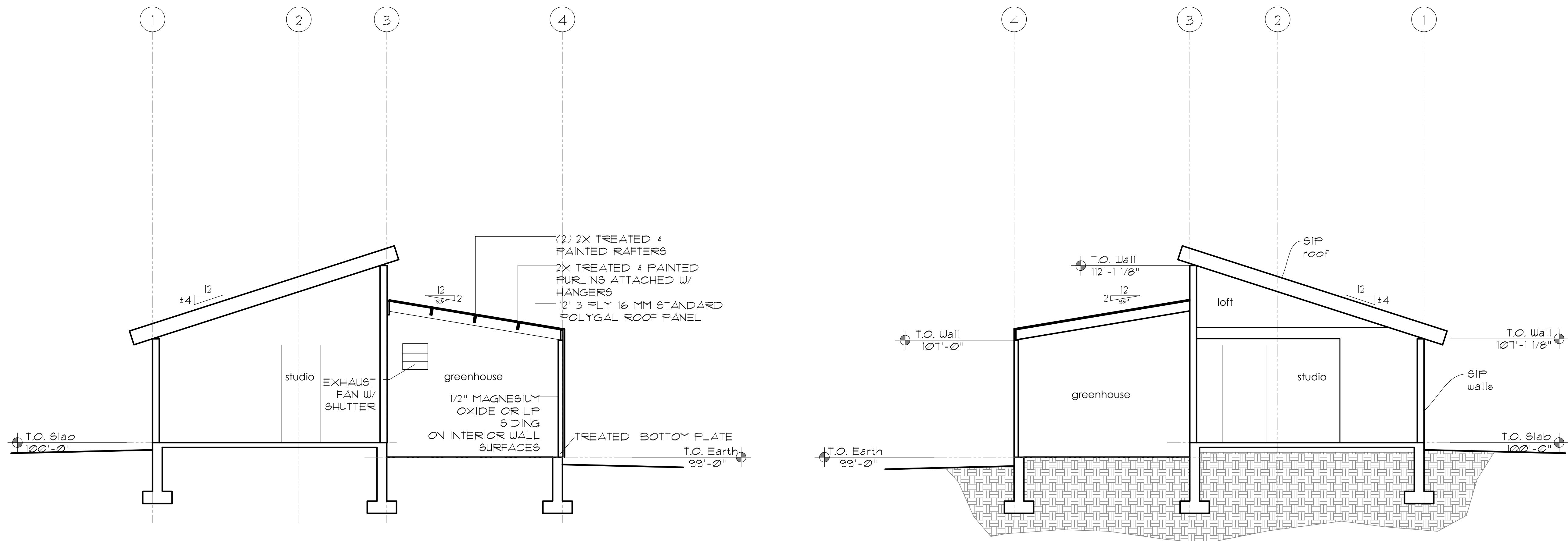
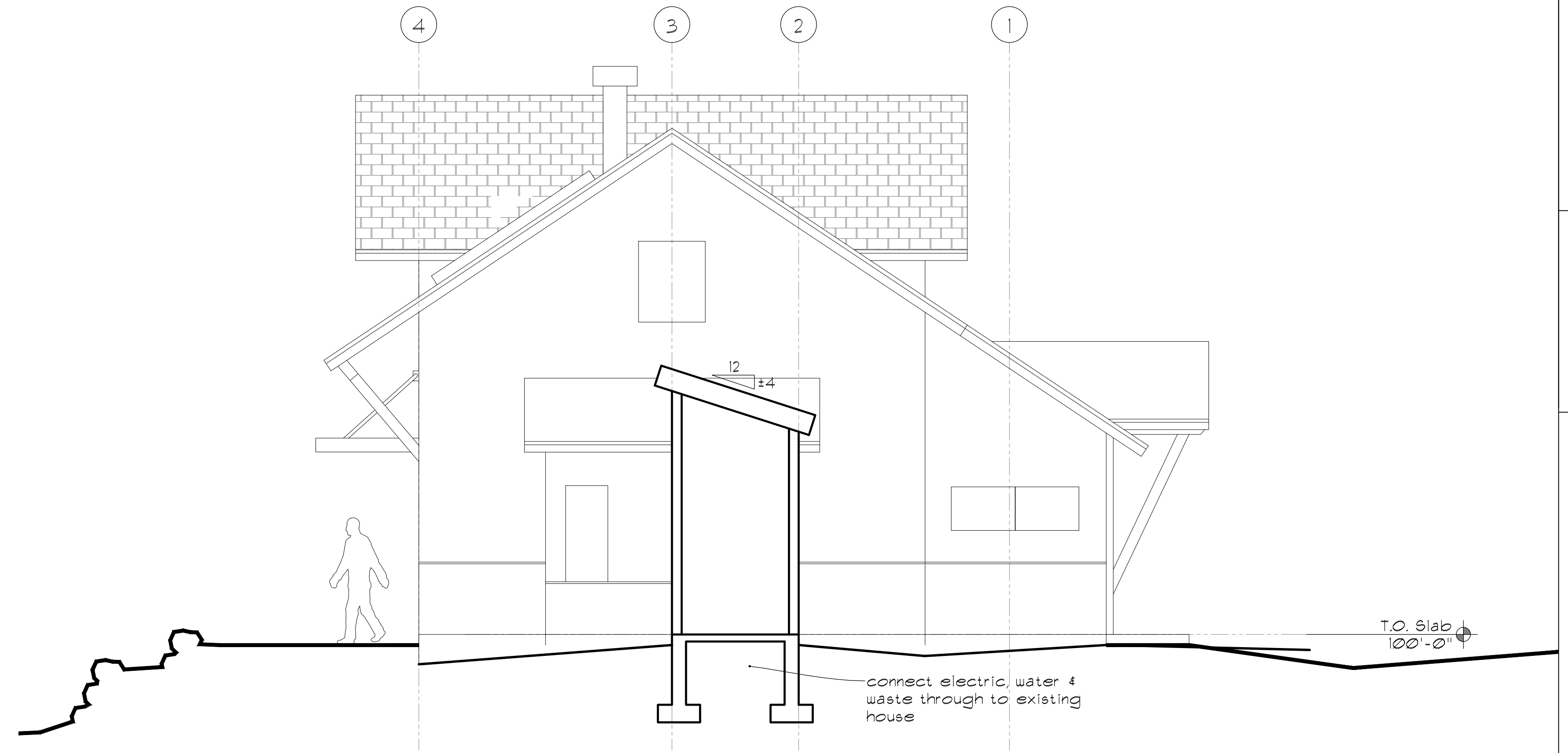
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