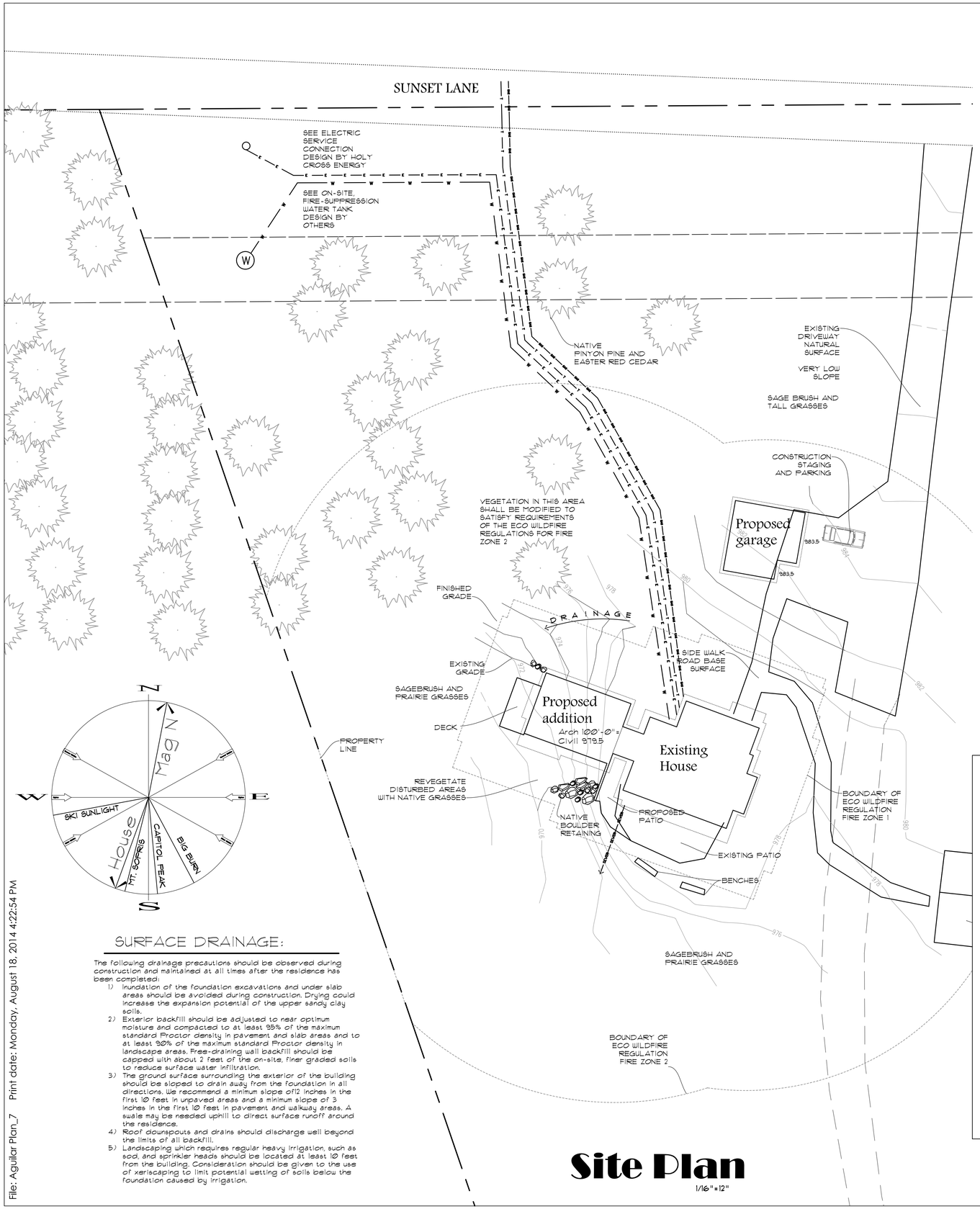


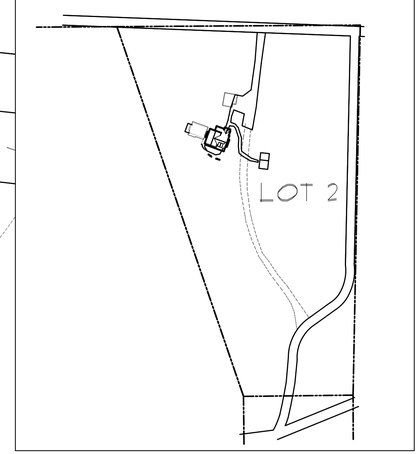
SURFACE DRAINAGE:

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 12 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.

Site Plan
1/16" = 12"

LEGAL DESCRIPTION:
LOT 2, SODERBERG SUBDIVISION, FILING NO. 4, EAGLE COUNTY, COLORADO.



Property Plan
N.T.S.

Vicinity Map
N.T.S.

PROJECT DIRECTORY:

OWNERS:
Shirley & David Aguilar
617-429-9380
saguilar33@hotmail.com

GENERAL CONTRACTOR:
Tommy Hilleke
970-379-7646
tommyhilleke@comcast.net

ARCHITECTS:
Confluence Architecture
Mark McLain
515 Crystal Circle
Carbondale, CO 81623
970.963.9720 office
970.618.3517 mobile
mark@confluencearchitecture.com

STRUCTURAL ENGINEERING:
Hein Brutsaert
970-379-8310
hein3@sopris.net

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 continuos
- 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 7 ACH50

WILDFIRE REGULATIONS:

- Proposed house is in a moderate wildfire hazard area.
- Vegetation within 15' (of 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.

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.
3. Contractor to verify all dimensions and existing conditions before beginning work, and notify Architect of any discrepancies.
4. Do not scale drawings - all dimensions to face of stud, face of concrete or centerline of columns, unless noted otherwise.
5. During construction, Contractor is to notify Architect of any unforeseen foundation, structural or other problems.
6. All dimensions on structural drawings shall be verified against architectural drawings, and any discrepancies brought to the attention of the Architect.
7. Foundation shall be staked out accurately and reviewed on site by Owner prior to any excavation or earthwork.
8. These Construction Documents are meant to represent the finished structure. The Contractor is solely responsible for the means and methods of construction.
9. Any changes to the Construction Documents required or made due to alternatives or substitutions proposed by the Contractor are the responsibility of the Contractor.
10. The Contractor shall exercise care and take full responsibility to flash, seal and waterproof the entire building.
11. 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.

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: 4-7-2014 job no. 05-51
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.

ELEVATION:	7120'
LATITUDE:	39° 24' 48.68" N
LONGITUDE:	107° 06' 46.16" W
HOUSE FACES:	20° W of S
MAGNETIC DECLINATION:	10° 7' E of N

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Permit Documents:
8-18-2014

SITE PLAN
A1.0

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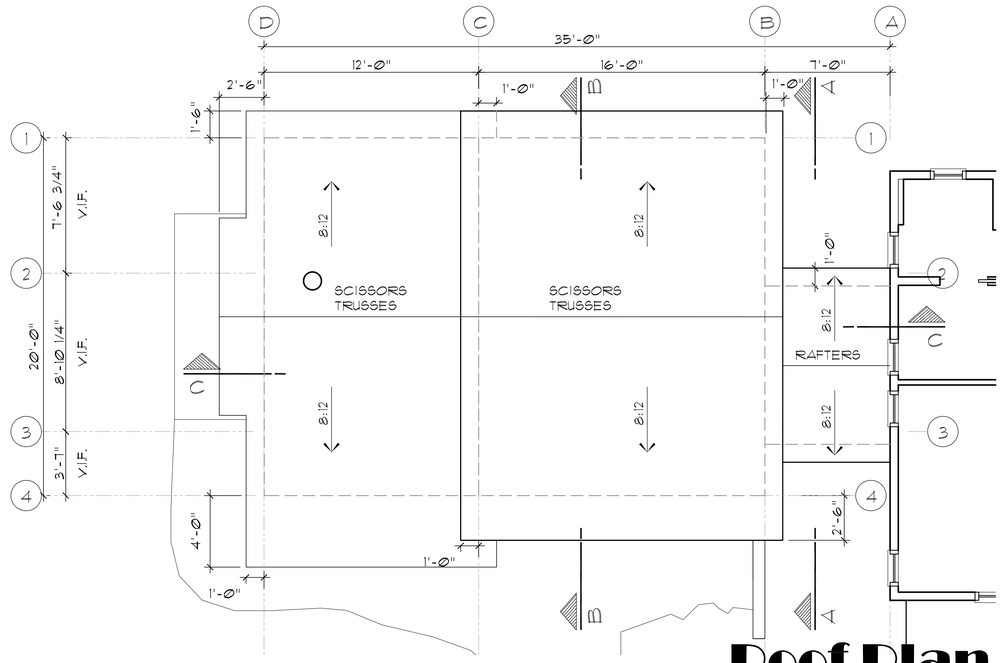
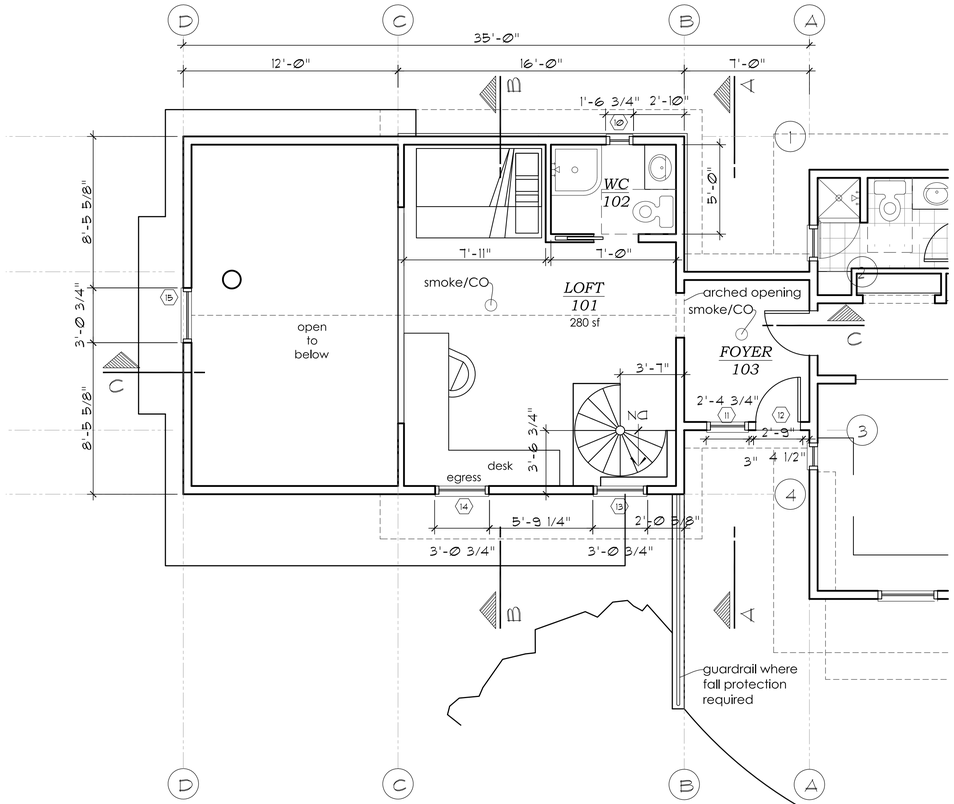


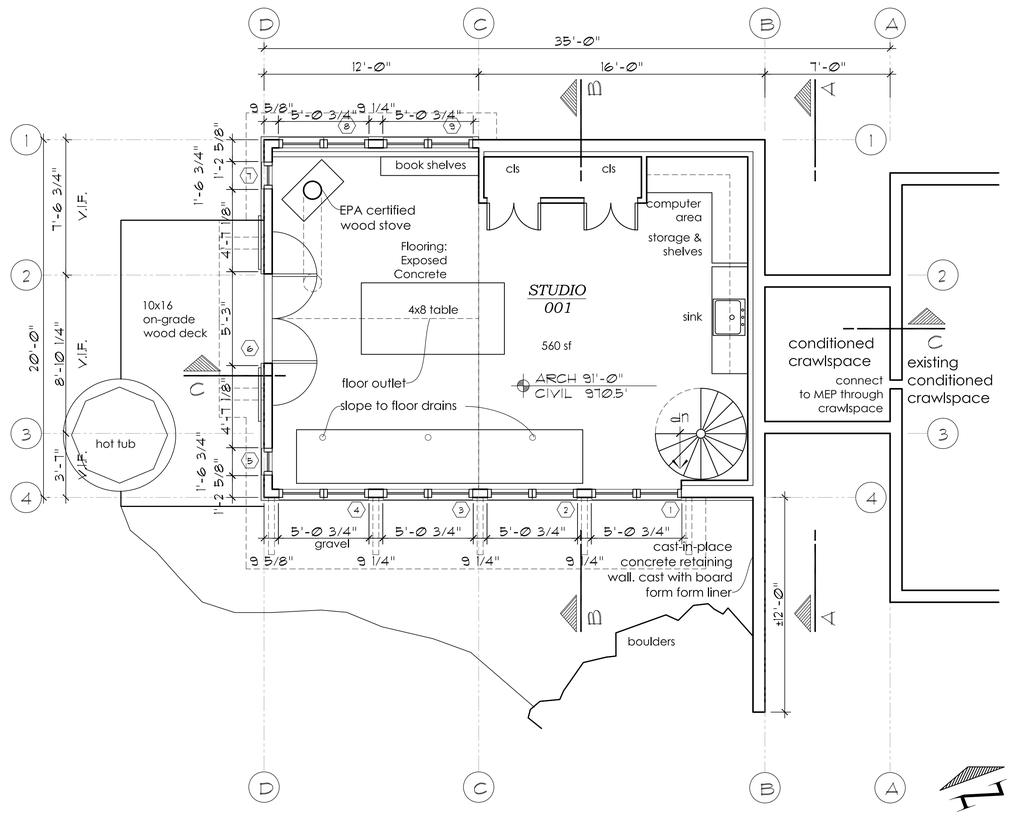
Roof Plan

1/4"=12"



Main Level

1/4"=12"



Lower Level

1/4"=12"

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ADDITION
A2.0

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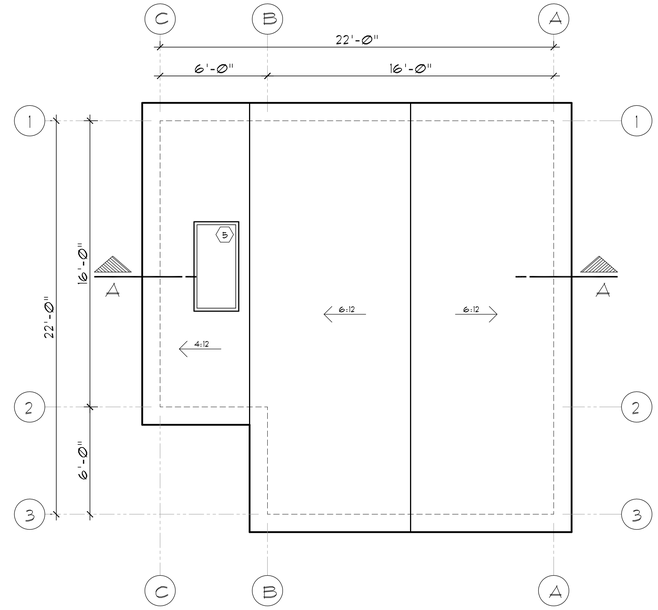
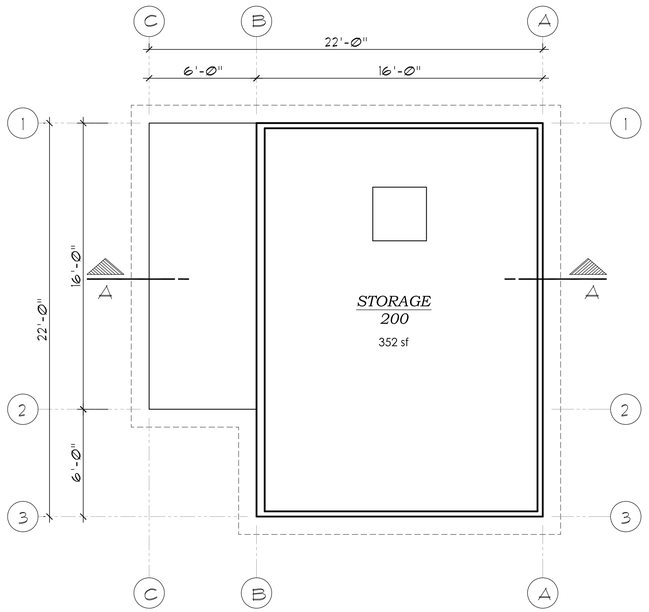


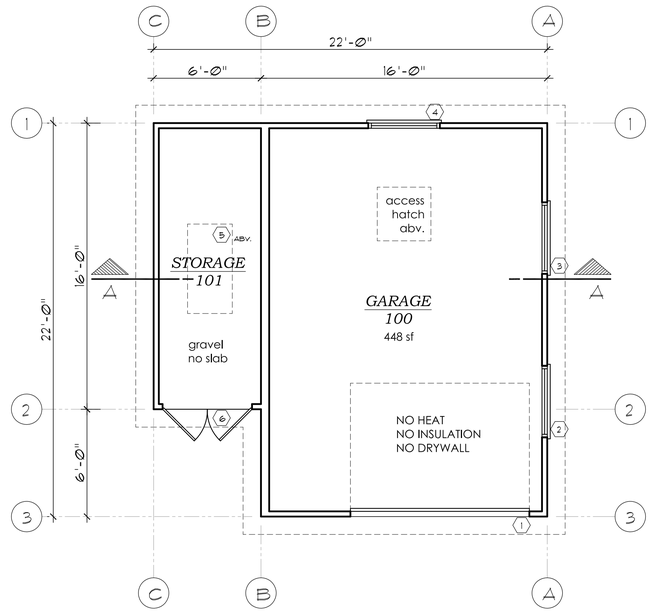
Roof Plan

1/4" = 12"



Upper Level

1/4" = 12"



Main Level

1/4" = 12"

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PLANS
A2.1

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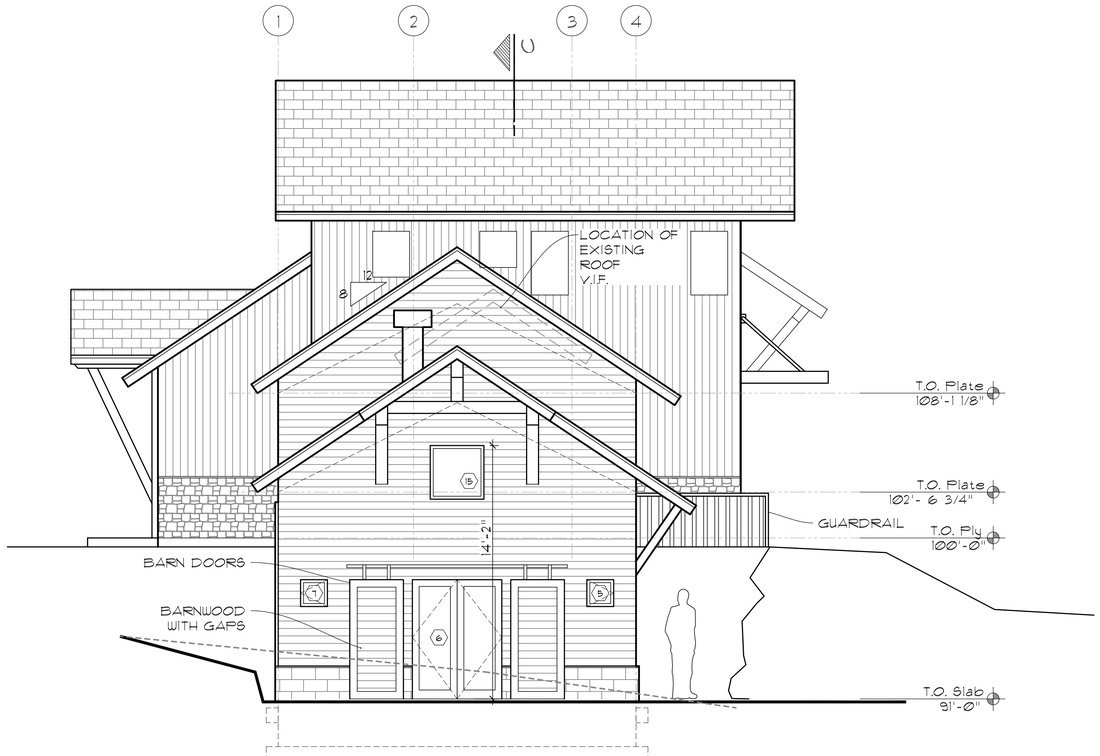
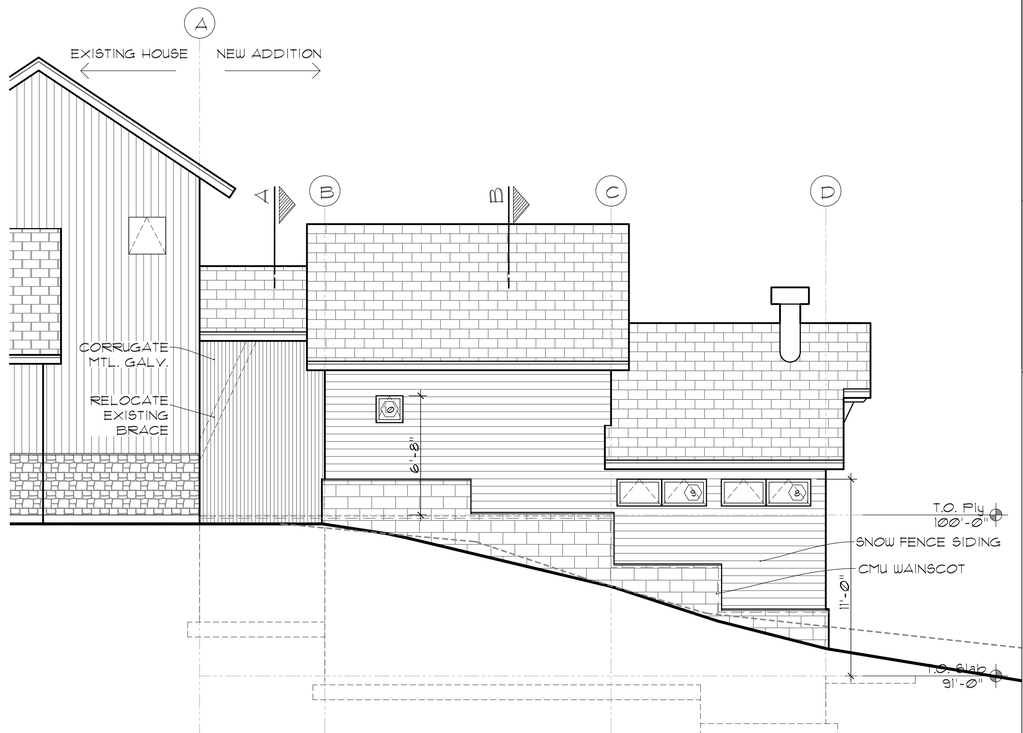


West

1/4" = 12"

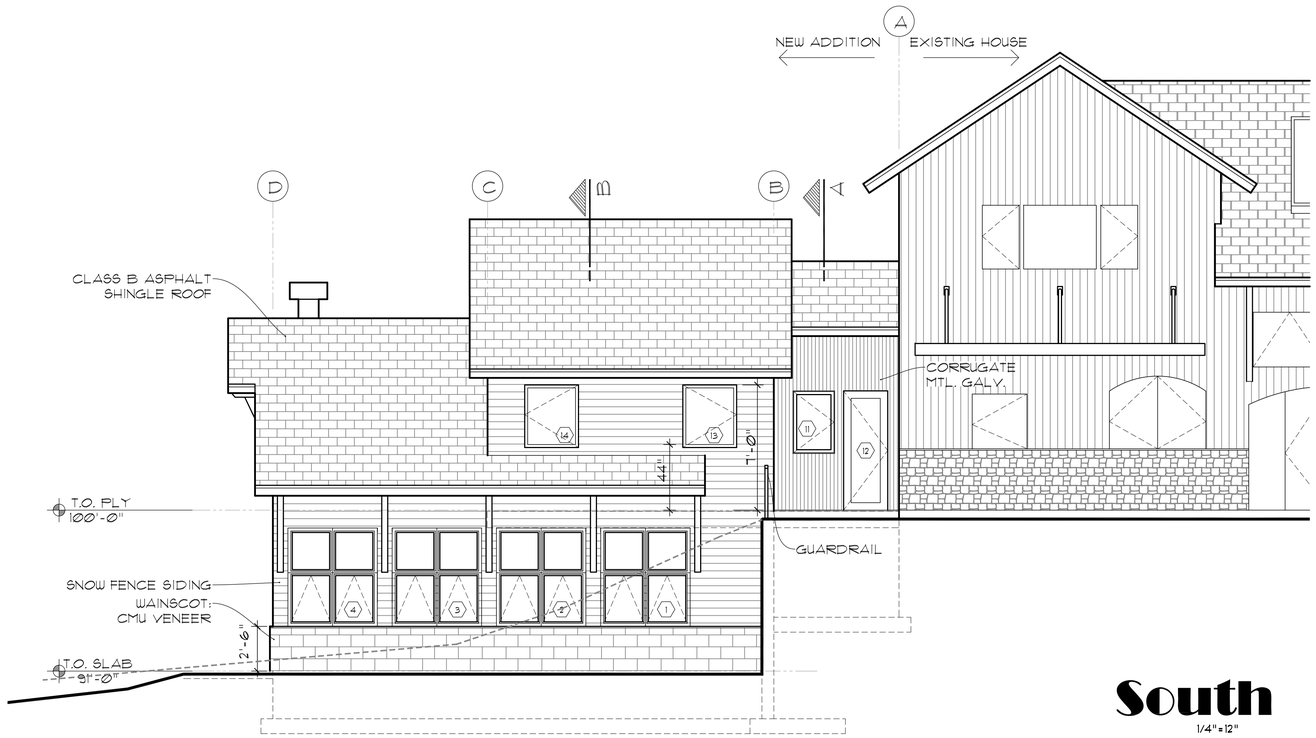


North

1/4" = 12"

NEW FENESTRATION SCHEDULE							
OPEN MARK		UNIT SIZE WIDTH	HEIGHT	SASH/LEAF	MANUFACTURER	MODEL	NOTES
1	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
2	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
3	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
4	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	2'-6"	fixed	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
	window	2'-6"	3'-0"	awning	Jeld-wen		
5	window	1'-6"	1'-6"	awning	Jeld-wen		
6	door	5'-0"	6'-8"	pair, patio	Jeld-wen		
7	window	1'-6"	1'-6"	awning	Jeld-wen		
8	window	2'-6"	1'-6"	awning	Jeld-wen		
	window	2'-6"	1'-6"	awning	Jeld-wen		
9	window	2'-6"	1'-6"	awning	Jeld-wen		
	window	2'-6"	1'-6"	awning	Jeld-wen		
10	window	1'-6"	1'-6"	awning	Jeld-wen		
11	window	2'-4"	3'-6"	casement	Jeld-wen		Owner has window
12	door						relocate existing exterior door
13	window	2'-9"	3'-8"	casement	Jeld-wen		
14	window	2'-9"	3'-8"	casement	Jeld-wen		egress
15	window	3'-0"	3'-0"	picture	Jeld-wen		Owner has window

FENESTRATION NOTES:
1. DO NOT ORDER DOORS OR WINDOWS FROM THIS SCHEDULE. VERIFY WINDOW PURCHASE ORDER WITH ARCHITECT & OWNER.
2. CONFIRM ALL ROUGH OPENING SIZES PRIOR TO FRAMING.
3. SCHEDULE IS BASED ON GENERIC WINDOWS.
4. CLADDING COLOR & INTERIOR WOOD FINISH
5. PROVIDE SCREENS AT ALL VENTING UNITS.
6. GLAZING TO BE INSULATED GLASS,
7. SAFETY GLAZING TO BE USED IN ALL DOORS, SIDELITES AND HAZARDOUS LOCATIONS PER 2003 IRC R 308.4
8. WINDOW EGRESS R310.1
   5.7 S.F. NET OPENING, 5 S.F. NET AT GRADE
   MIN 24" HIGH
   MIN 20" WIDE
   MAX 44" SILL HEIGHT
9. SEE ELEVATIONS FOR MUNTIN PATTERNS AND LATCH & HINGE SIDES.
10. PROVIDE TRUE DIVIDED LITE GLAZING ONLY
11. MAXIMUM U-FACTOR OF .35 FOR ALL UNITS.



South

1/4" = 12"

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8-18-2014

ELEVATIONS
A3.0

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FENESTRATION SCHEDULE

OPEN MARK		UNIT SIZE WIDTH	HEIGHT	SASH/LEAF	MANUFACTURER	MODEL	NOTES
1	door	10'-0"	7'-0"	overhead			
2	window	3'-0"	3'-0"	fixed	Jeld-wen		
3	window	3'-0"	3'-0"	fixed	Jeld-wen		
4	window	3'-0"	3'-0"	fixed	Jeld-wen		
5	skylite	2'-6"	5'-0"	fixed			
6	door	5'-0"	6'-8"	pair			

FENESTRATION NOTES:

1. DO NOT ORDER DOORS OR WINDOWS FROM THIS SCHEDULE. VERIFY WINDOW PURCHASE ORDER WITH ARCHITECT & OWNER.
2. CONFIRM ALL ROUGH OPENING SIZES PRIOR TO FRAMING.
3. SCHEDULE IS BASED ON GENERIC WINDOWS.
4. CLADDING COLOR & INTERIOR WOOD FINISH
5. PROVIDE SCREENS AT ALL VENTING UNITS.
6. GLAZING TO BE INSULATED GLASS,
7. SAFETY GLAZING TO BE USED IN ALL DOORS, SIDELITES AND HAZARDOUS LOCATIONS PER 2003 IRC R 308.4
8. WINDOW EGRESS R310.1
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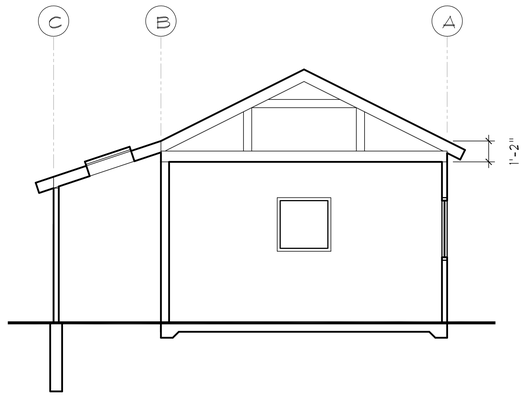
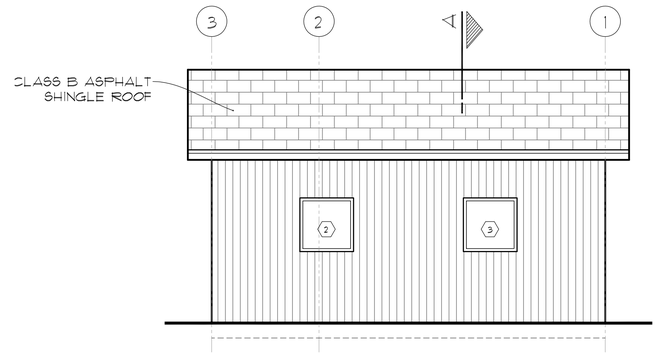
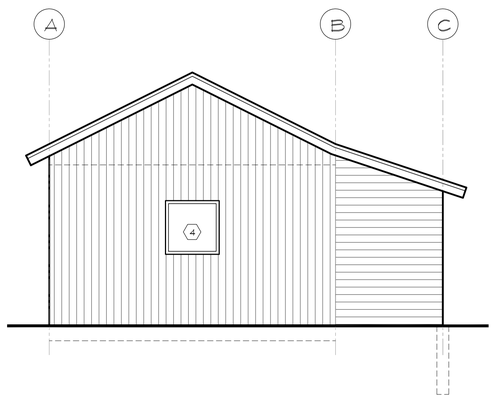
   MIN 24" HIGH
   MIN 20" WIDE
   MAX 44" SILL HEIGHT
9. SEE ELEVATIONS FOR MUNTIN PATTERNS AND LATCH & HINGE SIDES.
10. PROVIDE TRUE DIVIDED LITE GLAZING ONLY
11. MAXIMUM U-FACTOR OF .35 FOR ALL UNITS.



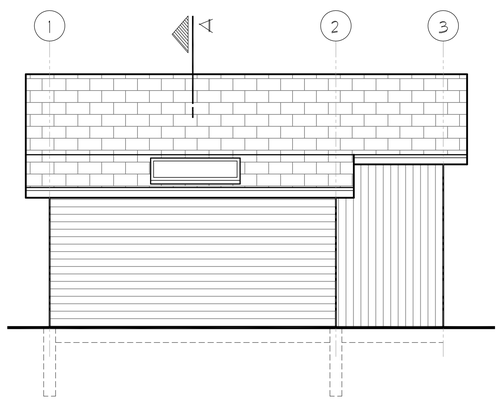
SECTION A-A
1/4" = 12"



East
1/4" = 12"



North
1/4" = 12"



West
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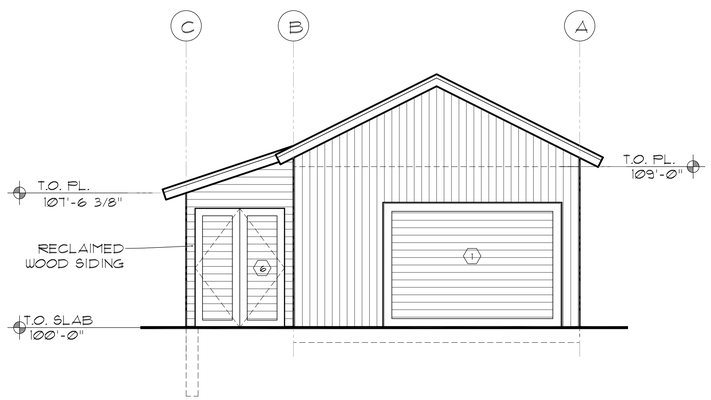

South
1/4" = 12"

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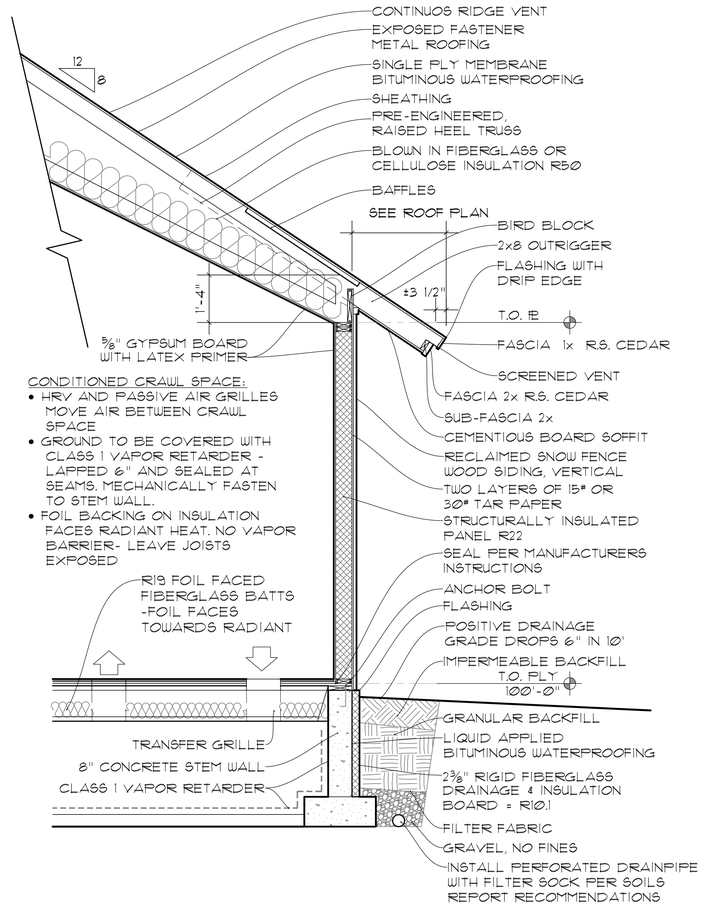
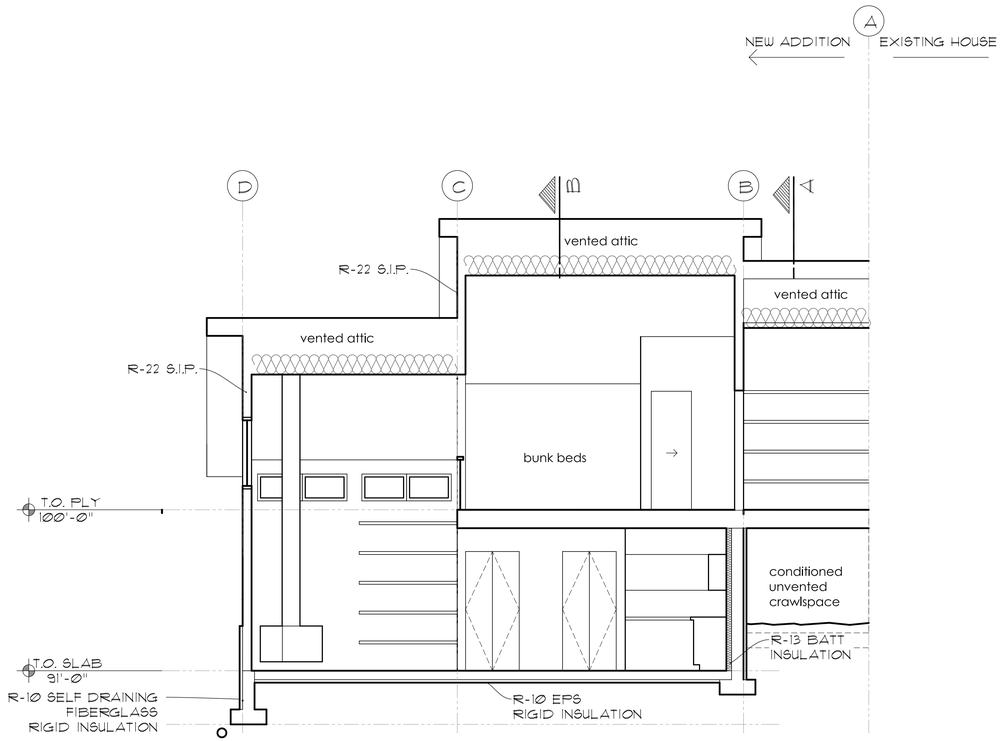
ELEVATIONS
A3.1





C~C
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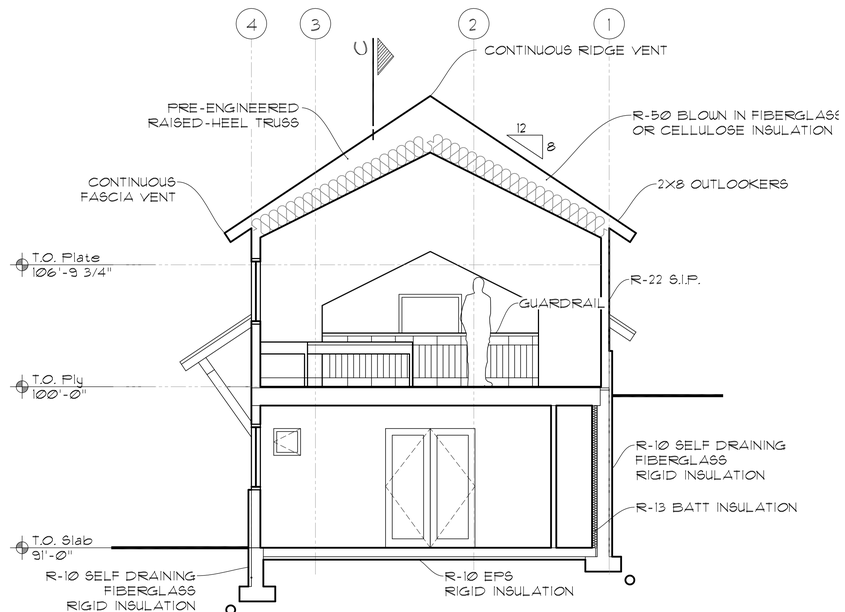

B~B
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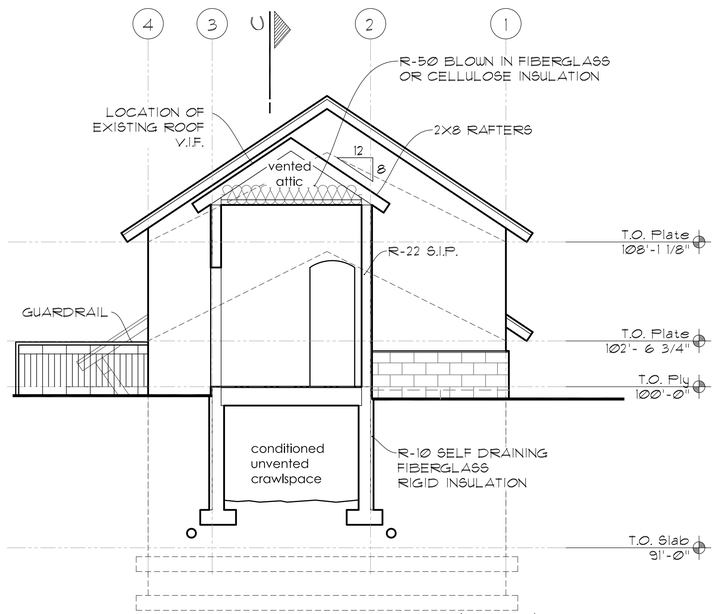

A~A
1/4"=12"

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SECTIONS
A4.0

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