

ASPEN MODEL FOR 156 NORTH WILDHORSE DRIVE CASTLE VALLEY RANCH PUD NEW CASTLE, COLORADO

NOTES

SOILS REPORT

- After completing excavation and before placement of forms or reinforcement, a licensed soils engineer shall inspect the excavation and verify the adequacy of design assumptions.
- Site preparation, excavation, compaction, preparation for placing concrete footings and slabs, backfilling, underdrain system and all other design recommendations shall be in accordance with the Soils Engineer's inspection and recommendations.

BACKFILLING

- Backfill against retaining walls shall not be placed until supporting slabs, permanent framing or temporary bracing is in place and specified concrete strength is attained.

WOOD

- Wood framing, construction and materials shall conform to the "National Design specifications for Wood Construction", latest edition, and the "International Building Code" (IBC), latest edition.

- Lumber framing members shall conform to the requirements shown on the structural drawings or shall conform to the following grades and species where not noted on the structural drawings. Hem Fir may be substituted for D.F.-Larch.

Joists, Rafters, and 2x6 Studs	D.F.-Larch #2 Grade or better
2x4 Studs and Light Framing	D.F.-Larch Standard Grade or better
Blocking, Nailers and Ledgers	D.F.-Larch #2 Grade or better
6x or larger Posts and Beams	D.F.-Larch #1 grade or better

- Contractor shall provide framing clips, hangers and framing anchors necessary to erect a rigid framework of sufficient strength to resist design vertical and lateral forces required by the International Building code, latest edition.

- Minimum nailing shall conform to International Building Code, unless otherwise noted on drawings.

- Pre-manufactured framing connectors shall be by Simpson Co. or approved equal.

- Provide for continuous posts from concentrated beam loads to foundation, including solid blocking at floor planes.

- Notching or cutting of any structural member is not permitted unless specifically detailed on the structural plans.

- Versa-Lam beams shall be manufactured by BCI and installed in accordance with manufacturer's standards and recommendations. Alternate products shall be approved by the Architect.

STRUCTURAL STEEL

- Structural steel shall conform to ASTM A36 except tube columns shall conform to ASTM A500, Grade B, and pipe sections shall conform to ASTM A53.

- Bolts shall conform to ASTM A307, unless noted otherwise.

- Fabrication and erection shall comply with AISC [Manual of Steel Construction](#) and [AISC Code of Standard Practice](#).

MISCELLANEOUS

- Provide shop drawings for prefabricated structural items, including joists, trusses, and glued laminated members for Structural Engineer Review. Include erection and connection details. Contractor shall verify all dimensions before submittal.
- Contractor shall coordinate the location of openings, drains, inserts, depressions, etc. with architectural, mechanical and electrical requirements.
- Contractor shall check and verify all dimensions and details shown on structural drawings with those shown on architectural drawings, and with existing field conditions.
- Contractor shall notify the Architect of any discrepancies between architectural and structural drawings and receive written clarification before proceeding with work.
- Changes to the structural drawings required due to acceptance of alternates and/or substitutions are the responsibility of the Contractor and shall be submitted to the Structural Engineer for approval.

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH ALL TOWN OF NEW CASTLE CODES AND ORDINANCES, AND THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL ENERGY CONSERVATION CODE.
- PROVIDE ATTIC VENTILATION BY RIDGE, SOFFIT AND EAVE END VENTS TO MEET THE REQUIREMENTS OF THE I.R.C. PROVIDE SCREENED VENTS WITH A NET FREE VENTILATING AREA OF 1/150 OF THE SPACE VENTILATED (MINIMUM OF 12 SQUARE FEET).
- PROVIDE CRAWL SPACE VENTILATION AND ACCESS IN ACCORDANCE WITH IRC PARAGRAPH R408.
- PROVIDE SMOKE DETECTORS (HARDWIRE AND BATTERY BACKUP) MEETING THE REQUIREMENTS OF THE IRC. A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.
- PROVIDE ENERGY STAR RATED BOILERS, FURNACES, AIR CONDITIONERS, REFRIGERATORS, STAND ALONE FREEZERS, CLOTHES WASHERS, CLOTHES DRYERS, AND DISHWASHERS.
- BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL PASS A BLOWER DOOR TEST WITH LESS THAN SEVEN AIR CHANGES PER HOUR AT A PRESSURE OF 33.5 PSF.
- ATTIC ACCESS HATCHES SHALL BE WEATHERSTRIPPED AND INSULATED TO THE R-38 LEVEL OF THE SURROUNDING ATTIC.
- CRAWL SPACE ACCESS HATCHES SHALL BE WEATHERSTRIPPED AND INSULATED TO THE R-30 LEVEL OF THE SURROUNDING FLOOR.
- ALL JOINTS, SEAMS AND PENETRATIONS THROUGH THE EXTERIOR ASSEMBLIES SHALL BE SEALED WITH AN EXTERIOR GRADE CAULK.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE FORCED AIR HEATING SYSTEM.
- ALL SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO R-8 MINIMUM. ALL OTHER DUCTS SHALL BE INSULATED TO R-6 MINIMUM. ALL DUCTS SHALL BE SEALED AND TESTED IN ACCORDANCE WITH THE IECC.
- HOT WATER PIPING SHALL BE INSULATED TO R-3 MINIMUM.
- THE MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL VERIFY THAT THEIR DESIGNS MEET THE REQUIREMENTS OF THE ADOPTED EDITIONS OF THE IRC AND IECC.
- EXHAUST FANS SHALL BE VENTED DIRECTLY TO THE EXTERIOR FROM ALL BATHROOMS AND WATER CLOSET ROOMS. PROVIDE GRAVITY DAMPERS MEETING THE REQUIREMENTS OF THE 2009 INTERNATIONALS ENERGY CONSERVATION CODE.
- OBTAIN A FOUNDATION LOCATION CERTIFICATE WITHIN 7 DAYS OF POURING THE FOUNDATION AND AN ILC PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
- PROVIDE SAFETY GLAZING MEETING THE REQUIREMENTS OF IRC SECTION 308.4 AT ALL EXTERIOR AND INTERIOR LOCATIONS SPECIFIED IN IRC SECTION R308.4 INCLUDING, BUT NOT LIMITED TO, THOSE LOCATIONS SHOWN ON THE EXTERIOR ELEVATIONS AND SHOWER ENCLOSURES AND DOORS.
- A COMBUSTION SAFETY TEST SHALL BE PROVIDED FOR ALL VENTED APPLIANCES IN COMPLIANCE WITH GARFIELD COUNTY ORDINANCES AND THE IECC. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE PROJECT'S APPROVED ENERGY CONSULTANT/INSPECTOR CERTIFYING A PASSING TEST.
- A ROUGH-IN INSPECTION OF AIR BARRIERS BY A THIRD PARTY INSPECTOR SHALL BE PERFORMED PRIOR TO PLACEMENT OF INSULATION. SUBMIT A REPORT TO THE BUILDING OFFICIAL CERTIFYING COMPLIANCE WITH THE 2009 IECC AND COMPLETION OF THE ENERGY STAR THERMAL BYPASS INSPECTION CHECKLIST V2. REPORT SHALL BE DUE AT TIME OF FINAL INSPECTION. THE NAME OF THE THIRD PARTY INSPECTOR SHALL BE SUBMITTED BEFORE ANY INSPECTIONS TO VERIFY THAT THE THIRD PARTY INSPECTOR MEETS THE GARFIELD COUNTY QUALIFICATIONS.
- INSTALL A PERMANENT CERTIFICATION OF INSULATION VALUES IN COMPLIANCE WITH THE 2009 IECC ON THE INSIDE OF THE ELECTRICAL PANEL DOOR.
- PROVIDE A DUCT TIGHTNESS TEST.
- BUILDING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS.
- ALL INTAKE AND EXHAUST DUCTS SHALL BE INSTALLED WITH GRAVITY DAMPERS IN COMPLIANCE WITH IECC SECTION 403.5.
- AT TIME OF PERMIT APPLICATION, THE CONTRACTOR SHALL SUBMIT THE NAME OF THE THIRD PARTY ENERGY CONSULTANT/INSPECTOR FOR THE TOWN OF NEW CASTLE BUILDING DEPARTMENT'S APPROVAL OF INSPECTOR QUALIFICATIONS.
- PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE PROJECT'S APPROVED ENERGY CONSULTANT/INSPECTOR CERTIFYING THAT THE STRUCTURE WAS BUILT IN COMPLIANCE WITH THE IECC AND TOWN OF NEW CASTLE ORDINANCES.
- THE MECHANICAL SUBCONTRACTOR SHALL PROVIDE ACCA MANUAL J (HEATING AND COOLING LOADS) AND MANUAL S (EQUIPMENT SIZING) CALCULATIONS AND PROVIDE "COMPLIANCE REPORTS" FROM THE CALCULATION SOFTWARE. THE MAXIMUM ALLOWED OVERSIZING OF HEATING EQUIPMENT SHALL BE 40% AND 15% FOR COOLING EQUIPMENT.
- AT ALL STUD CAVITY SPACES THAT WILL BE INACCESSIBLE AT TIME OF INSULATION INSTALLATION, INCLUDING BUT NOT LIMITED TO STAIRS, BATH TUBS, SHOWERS, FIREPLACES AND WALL CHASES AGAINST EXTERIOR WALLS, SHALL BE FULLY INSULATED AND PROVIDED WITH A SOLID AIR BARRIER WITH ALL JOINTS SEALED PRIOR TO FRAMING FOR THE ITEMS CREATING THE INACCESSIBLE FEATURE. ACCEPTABLE INSULATION/AIR BARRIER SYSTEMS INCLUDE R-21 BATT INSULATION WITH OSB SHEATHING AIR BARRIER, OR SPRAYED FOAM INSULATION COMPLETELY FILLING THE CAVITY, OR A SYSTEM APPROVED BY THE PROJECT'S APPROVED ENERGY CONSULTANT/INSPECTOR. IN WET LOCATIONS, SUCH AS BEHIND BATH TUBS OR SHOWERS, PROVIDE A WATER RESISTANT SOLID AIR BARRIER SUCH AS "GREEN BOARD" OR CEMENT BOARD. THE INACCESSIBLE SPACE SHALL NOT BE COVERED UNTIL INSPECTED AND APPROVED BY THE PROJECT'S ENERGY CONSULTANT/INSPECTOR.
- LIGHTING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 2009 IECC, SECTION 404. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL AREAS BETWEEN CONDITIONED AND UNCONDITIONED SPACE, SUCH AS (BUT NOT LIMITED TO) ATTICS, WALLS AND JOIST SPACE BETWEEN THE GARAGE AND HOUSE, AND WALLS, TRUSSES OR JOIST SPACE BETWEEN THE HOUSE AND COVERED PORCHES, SHALL BE PROVIDED WITH A SOLID AIR BARRIER ON UNCONDITIONED SIDE AND INSULATION. ACCEPTABLE SYSTEMS SHALL BE AS NOTED IN NOTE 26 ABOVE.

PROJECT DESCRIPTION

OCCUPANCY: R-3 RESIDENTIAL

CLIMATE ZONE: 5B

TYPE OF CONSTRUCTION: TYPE V-B

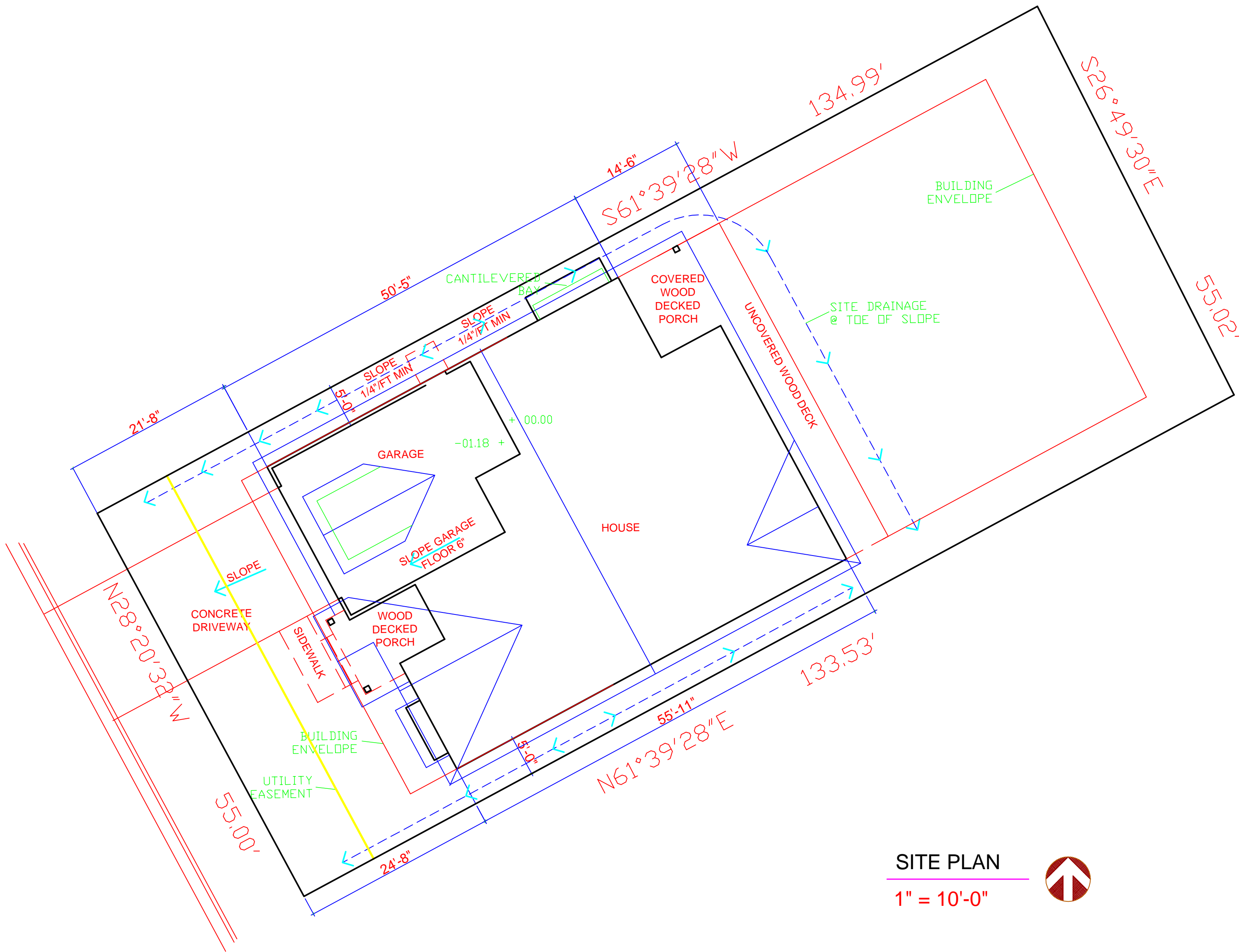
PROPOSED BUILDING AREA:
TOTAL HEATED 1877 S.F.
COVERED PORCH 223 S.F.
GARAGE 576 S.F.
UNDER ROOF 2952 S.F.

LOT AREA: 7384 S.F.

LEGAL DESCRIPTION:
LOT 15
CASTLE VALLEY RANCH PUD, PA13, FILING 10
NEW CASTLE, COLORADO

INDEX TO DRAWINGS

T	TITLE SHEET/SITE PLAN
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A2.1	FRONT AND RIGHT SIDE EXTERIOR ELEVATIONS, DETAILS
A2.2	REAR AND LEFT SIDE EXTERIOR ELEVATIONS
A3.1	WALL SECTIONS AND DETAILS
A4.1	ROOF TRUSS LAYOUT



SITE PLAN

1" = 10'-0"



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ASPEN MODEL
156 N. WILDHORSE DRIVE
CASTLE VALLEY RANCH SUBDIVISION
NEW CASTLE, COLORADO

REVISIONS

JOB NUMBER

1621

DATE

10-24-16

DRAWN BY

CHECKED BY

SHEET NUMBER

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