



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
970.224.6078  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: March 12, 2025**

**EXPIRATION: March 12, 2026**

City of Fort Collins  
c/o Mark McLean, Senior Facilities Project Manager  
PO Box 580  
Fort Collins, CO 80522

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Avery Carriage House at 108 N. Meldrum St./328 W. Mountain Ave., has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- In-kind re-roofing (cedar shingles)

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work. Please consider [National Park Service Preservation Brief #19](#), concerning the replacement of wood roofs, as you complete this project.

Please note that work beyond that indicated in your permit application/correspondence requires additional approval. Items requiring further approval include, but are not limited to, the following activities:

- Work affecting, or repair of, a chimney;
- Repair or replacement of historic decorative or functional features on or near the roof, such as fascia, purlins, brackets, eaves, gutters, and dormers;
- Installation of roof insulation above the sheathing that will result in more than a 4-inch increase in the roof height; (note: uncovered portions at the eave should be covered with plain fascia or drip edge);
- Addition of new rooftop features including skylights, dormers, and large new vents

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at [yjones@fcgov.com](mailto:yjones@fcgov.com) or at (970) 224-6045.

Sincerely,  
Yani Jones, Historic Preservation Planner

## Fast Track Permits

3.

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Beginning on Monday, October 9th, you have the option to pull one permit for multiple appliances of the same kind.

Multiple furnaces and air conditioners can be included on one mechanical permit.  
Multiple water heaters can be included on one water heater permit.  
Water heaters and furnaces may NOT be included on the same permit.  
A \$65 fee per appliance will be assessed.

**1. Job site address:**

108 N Meldrum

**2. Property owner name:**

The City of fort Collins

**3. Property owner address:**

Street Address: : 123 N College Ave  
City: : Fort Collins  
State: : Colorado  
Zip: : 80524

**4. Property owner phone number:**

Please enter phone number in XXX-XXX-XXXX format.

303-862-6103

**5. Project type:**

Residential

**6. What type of residential?**

Single Family Detached

**7. Value of work (Labor and Materials)(\$):**

56,344

**8. Type of permit:**

Roofing

*As of October 9th, 2023 multiple appliances of the same type (ex: furnaces, air conditioners or multiple water heaters) can be installed on the same permit. A \$65 per appliance fee will still be assessed.*

*Please note: each individual lot requires a separate application and permit.*

**Any project requiring more than one trade/license type requires an alteration permit. Stop work orders will be issued and existing permits withdrawn if permit application does not reflect the full scope of work. Please exit the survey and visit [our website](#) for instructions on submitting an alteration permit. Water heaters, furnaces, and air conditioners are exempt from this requirement.**

### 5. Gas/Wood Burning Appliances

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**New installations and conversions from wood-fired to gas-burning appliances are considered alteration permits. Please ensure you provide proper subcontractor information for your scope of work.**

### 11. (untitled)

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**Include all contractors necessary for your scope of work. Applications without proper contractors listed will be rejected.**

### 12. Roofing

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**9. Manufacturer of materials:**

Wood shakes

**10. Number of squares:**

21

**11. Number of stories:**

1

**12. Is it a flat roof (less than 2:12 pitch)?**

No

**13. How many layers are being removed?**

1

**14. What type of material is being removed?**

Woodshake

**15. Where is the material being recycled?**

Recycling services

**16. Check one:**

Roof Repair 49% of roof area max. Class 4 shingle is not required.

**17. Contractor company name:**

Mjf Construction

**18. Contractor company address:**

6551 W 73rd Place

**19. Contractor phone number:**

7202981832

**20. Contractor company email:**

vanessamandonado@gmail.com

**21. License number:**

R-2551

**22. Certificate number:**

5423-R(+)

**23. Work performed by:**

License/Certificate Holder

**24. Additional Information if applicable:**

Remove one layer of wood shake install wood shakes singles 21 sq

Previously used calculation: Material values: for Asphalt Shingles, 292 lbs per square; for Wood Shake, 228 lbs per square; and for Metal 190 lbs per square. Formula: # squares (q. 80) x Material (q. 82) x layers (q. 84).

New calculation: Weight (Total Lbs.) = X\*(496.93e(-.015X)

X = number of squares

\*Layers don't matter. Removed this question.

**13. Review**

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25. I hereby acknowledge that I have read this application and state that the above information is complete and correct. I agree to comply with all requirements contained herein and city ordinances and state laws regulating building construction. I know that a permit is not valid until it has been paid and issued.

A large, stylized handwritten signature in black ink, consisting of several loops and a long trailing stroke.

Signature of: Juan Mandonado

**Date Signed:**

03/10/2025

**26. Please include an email address to receive a confirmation and a copy of your answers.**

vanessamandonado@gmail.com

#### **14. Thank You!**

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Thank you for submitting. Please note that this process may take up to 72 hours to complete.

To submit another over the counter application, click [here](#).

**SECTION 00300**

**BID FORM**

SECTION 00300  
BID FORM

PROJECT: 10083 Historic Carriage House Re-Roof

Date: 12/02/2024

1. In compliance with your Invitation to Bid dated 02 20 24 and subject to all conditions thereof, the undersigned, 1961 Construction Inc  
a (Corporation, Limited Liability Company, Partnership, Joint Venture, or Sole Proprietor) authorized to do business in the State of Colorado, hereby proposes to furnish and do everything required by the CONTRACT Documents to which this refers for the construction of all items listed on the following Bid Schedule or Bid Schedules.
2. The undersigned Bidder does hereby declare and stipulate that this proposal is made in good faith, without collusion or connection with any other person or persons Bidding for the same Work, and that it is made in pursuance of and subject to all the terms and conditions of the CONTRACT Documents pertaining to the Work to be done, all of which have been examined by the undersigned.
3. Accompanying this Bid is a Bid Bond in the sum of \_\_\_\_\_  
Fifty-Six Thousand Three Hundred Forty-Four Dollars and Three Cents  
(\$ 56,344.03 \_\_\_\_\_) in accordance with the Invitation to Bid and Instructions to Bidders.
4. The undersigned Bidder agrees to execute the CONTRACT and a Performance Bond and a Payment Bond for the amount of the total of this Bid within fifteen (15) calendar days from the date when the written Notice of Award is delivered to the address given on this Bid. The name and address of the corporate SURETY with which the Bidder proposes to furnish the specified Performance and Payment Bonds is as follows: \_\_\_\_\_  
YES  
\_\_\_\_\_
5. All the various phases of Work enumerated in the CONTRACT Documents with their individual jobs and overhead, whether specifically mentioned, included by implication or appurtenant thereto, are to be performed by the CONTRACTOR under one of the items listed in the Bid Schedule, irrespective of whether it is named in the list.
6. Payment for Work performed will be in accordance with the Bid Schedule(s) subject to change(s) as provided in the CONTRACT Documents.
7. The undersigned Bidder hereby acknowledges receipt of Addenda No. 1 \_\_\_\_\_ through 1 \_\_\_\_\_.
8. COLORADO OPEN RECORDS ACT  
The undersigned Bidder acknowledges that the City is a governmental entity subject to the Colorado Open Records Act, C.R.S. §§ 24-72-200.1 et seq. ("CORA"). Any bids submitted hereunder is subject to public disclosure by the City pursuant to CORA and City ordinances. **All provisions and pricing of submitted bids, Bid Forms, and the awarded contract will be, without redaction, considered public records subject to disclosure under CORA.** By responding to this Bid, Contractor hereby waives any and all claims against the City relating to CORA.

9. The undersigned Bidder hereby acknowledges the documents listed below are required elements of the Bid and must be submitted with the Bid. The City may reject any incomplete Bids as non-responsive.

- Bid Form (this Section 00300)
- Electronic Bid Bond (Item 3 above and Section 00410) for five (5) percent of the base Bid amount
- Acknowledgement of Bid Addenda (Item 7 above)
- Statement of Bidder's Qualifications (Section 00420)
- Schedule of Subcontractors (Section 00430)
- Safety Form (Section 00440)

10. BID SCHEDULE (Base Bid)

a. BID PRICE

At the City's option the basis of award is the low responsive and responsible Bidder based on the total price for Base Bid or the total price for the Base Bid plus selected Alternates.

Base Bid Price \$ 56,344.03

Base Bid Price in writing \$ Fifty-Six Thousand Three Hundred Forty-Four Dollars and Three Cents

b. EXPECTED PERMIT COST (to be paid as a pass-through amount and not included in the total Base Bid price: 1,100

11. PRICES

The foregoing prices shall include but is not limited to all labor, materials, overhead, profit, insurance, etc., for completion of the Work.

Bidder acknowledges that the OWNER has the right to change items before award or during Construction at their sole discretion without affecting the CONTRACT or prices of any item so long as the deletion or change does not exceed twenty-five percent (25%) of the total CONTRACT Price.

RESPECTFULLY SUBMITTED:

Legal Firm Name: 1961 Construction Inc

Physical Address: 36 s 18th suite G Brighton, CO 80621

Remit to Address: \_\_\_\_\_

Phone: 720-229-7879

Name of Authorized Agent of Firm: Manuel Aguiriano

Signature of Authorized Agent: Manuel Aguiriano

Primary Contact for Project: Manuel Aguiriano

Title: CEO Email Address: info@1961constructioninc.com

Phone: 7202297879 Cell Phone: 7202297879

(Seal - if Bid is by corporation)

Attest: Amy Acosta

Address 30 S 18th St

Brighton CO 80601

Telephone 720 771 0809

Email info@1961construction



**SECTION 00400**

**SUPPLEMENTS TO BID FORMS**

- 00410 Bid Bond
- 00420 Statement of Bidder's Qualifications
- 00430 Schedule of Subcontractors
- 00440 Safety Form

SECTION 00410  
BID BOND

KNOW ALL PEOPLE BY THESE PRESENTS: that we, the undersigned \_\_\_\_\_  
1961 Construction

as PRINCIPAL, and Pending, as SURETY, are hereby held and firmly  
bound unto the City of Fort Collins, Colorado, as OWNER, in the sum of \_\_\_\_\_  
Fifty-Six Thousand Three Hundred Forty-Four Dollars and Three Cents

(\$ 56,344.03) for the payment of which, well and truly to be made, we hereby  
jointly and severally bind ourselves, successors, and assigns.

THE CONDITION of this obligation is such that whereas the PRINCIPAL has submitted to the  
City of Fort Collins, Colorado the accompanying Bid and hereby made a part hereof to enter into  
a Construction CONTRACT for the construction of Fort Collins Project, 10083 Historic Carriage  
House Re-Roof.

NOW THEREFORE,

- (a) If said Bid shall be rejected, or
- (b) If said Bid shall be accepted and the PRINCIPAL shall execute the CONTRACT attached  
hereto (properly completed in accordance with said Bid) and shall furnish a BOND for their  
faithful performance of the CONTRACT, and for payment of all persons performing labor  
or furnishing materials in connection therewith, and shall in all other respects perform the  
CONTRACT created by the acceptance of said Bid, then this obligation shall be void;  
otherwise the same shall remain in force and effect, it being expressly understood and  
agreed that the liability of the SURETY for any and all claims hereunder shall, in no event,  
exceed the penal amount of this obligation as herein stated.

The SURETY, for value received, hereby stipulates and agrees that the obligations of the  
SURETY and its BOND shall be in no way impaired or affected by any extension of the time within  
which the OWNER may accept the Bid; and the SURETY does hereby waive notice of any  
extension.

SURETY Companies executing bonds must be authorized to transact business in the State of  
Colorado and be accepted by the OWNER.

SECTION 00420  
STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information if needed.

1. Name of Bidder: 1961 Construction Inc
2. When was Bidder's firm organized: 2016
3. If your firm is a corporation, where is the firm incorporated: Colorado
4. How many years has the firm been engaged in the contracting business under the present firm or trade name? 1.5
5. Provide a list of the contracts on hand: (list these, showing the amount of each contract and the appropriate anticipated dates of completion.)  
Metal Barn roof replacement - \$40,000.00 -12/12/24  
Burger King flat roof replacement- \$25,400.00- 12/02/2024  
Flying dutchman reroofing- \$20,000.00
6. What is the general character of Work performed by your company:
7. Have you or a firm for which you were a principal ever failed to complete any Work awarded to you? NO  
If so, where and why?
8. Has the firm ever defaulted on a contract? NO

If so, where and why? \_\_\_\_\_  
\_\_\_\_\_

9. Is the firm debarred by any government agency? **NO** \_\_\_\_\_

If yes, list agency name. \_\_\_\_\_

10. Provide the background and experience of the principal members of your organization, including officers:

**Manuel Aguiriano 15+ years of overseeing projects in roofing from apartment complex to Owner homes,**

\_\_\_\_\_  
\_\_\_\_\_

11. Credit available: \$ **150000** \_\_\_\_\_

12. Bank Reference: **WebBank** \_\_\_\_\_

13. Will you, upon request, provide a detailed financial statement for your Company and furnish any other information that may be required by the OWNER? **YES** \_\_\_\_\_

14. Is the firm licensed as a General Contractor, if applicable, in the City of Fort Collins? <sup>pending</sup> \_\_\_\_\_

\_\_\_\_\_

15. Are any lawsuits pending against you or your firm at this time? **no** \_\_\_\_\_

If yes, provide detail \_\_\_\_\_

\_\_\_\_\_

16. REFERENCES

The undersigned Bidder shall provide three (3) completed or under construction project references working with wood shingle historic roofs. It is the City's preference that the reference projects use the same Project Manager as the CONTRACTOR is proposing for this project. It is preferred that references are from three separate owners and shall

include a brief project description, owner contact information (name, title, email, and phone number), and total contract value. References may be checked by the City and bids that do not include the required and satisfactory references may be deemed non-responsive. The City reserves the right to request additional project references at its sole discretion.

**Project 1 Name:**

Brief Description: Tear Off existing Asphalt Shingles Heavy Install Ice and Water Shield Remove siding 18" Making sure the cut is straight and no other siding is damaged during the process

Contract Value: \$22,115.00

Client: Denver Commercial Property Services

Contact Name: Francis Ruesta Title: Project Manager

Phone: 303-564-4503 Email: francis.ruesta@denvercps.com

**Project 2 Name:**

Brief Description: Tear Off Laminated Shingles (Mountains) and Install Shingles Install Ice and Water Shield,Detach/Dispose Gutters

Contract Value: \$65,416.35

Client: DCPS

Contact Name: Francis Ruesta Title: Project Manager

Phone: 303-564-4503 Email: 303-564-4506

**Project 3 Name:**

Brief Description: Replace damaged sheathing and remove and replace roof

Contract Value: 24,190.15

Client: Jose Dominguez

Contact Name: Jose Dominguez Title: Owner

Phone: 3038026871 Email: NA

17. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the OWNER in verification of the recital comprising this Statement of Bidder's Qualifications.

By signing below, the Contractor agrees that the answers to the foregoing questions and all statements therein contained are true and correct.

Company: 1961 Construction INC

By: *Manuel Aguiriano*

Printed: Manuel Aguiriano

Title: CEO

State of Colorado

County of Denver

Signed before me on December 02, 2024

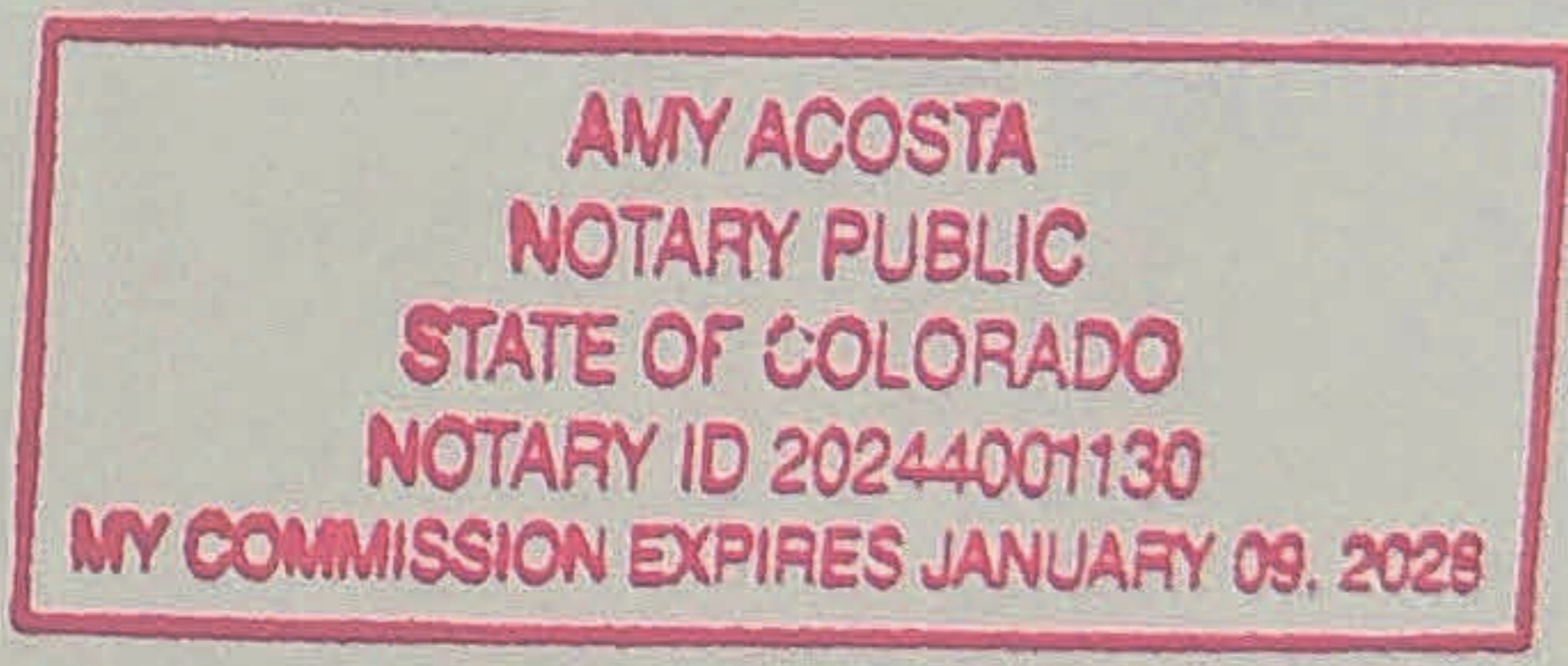
by Manuel Aguiriano (name(s) of individual(s) making statement).

*Amy Acosta*  
(Notary's official signature)

[SEAL]

Notary Public  
(Title of office)

01/09/2029  
(Commission Expiration)





SECTION 00440  
**CONTRACTOR SAFETY FORM**

Please complete the following form to provide information about your Company's safety records and procedures. This information will be included in the evaluation of the submitted proposal. We reserve the right to request additional documentation, at any point, that supports the accuracy of this form.

Contractor(s) safety record will be evaluated by the evaluation team as an element of determining whether the Contractor(s) is responsible. Contractor(s) whose safety record is above 1.0 for Experience Modification Rating (EMR) and 5.0 for Total Recordable Incident Rate (TRIR) will be reviewed in depth and may be deemed ineligible to be considered for award at the City's sole discretion.

**Section 1. General Information**

Company Name	1961 Construction INC		
Number of Employees	Full Time:	Part Time:	Seasonal:
Insurance Carrier	Pinacol Assurance Liberty Mutal Berkshire		
Self-insured for Workers Compensation?			
Y <input type="checkbox"/> N <input checked="" type="checkbox"/>			

**Section 2. Health and Safety Professional Information**

Does your company have a full-time dedicated Safety Officer? Y	
Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
If yes, provide the following information for the dedicated Safety Officer:	
Name: Estevan Ponce	
Title: Safety Manager	
Phone Number: 7204894969	
Email: General@1961constructioninc.com	
If no, provide the following information of the person responsible for safety in your company:	
Name:	
Title:	
Phone Number:	
Email:	
Provide the following information for the site safety Point of Contact:	
Name: Manuel Aguiriano	
Title: CEO	
Phone Number: 7202297879	
Email: info@1961constructioninc.com	

**Section 3. Health and Safety Program**

Does your company have a written Company Safety Program?	
Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does the written Company Safety Program cover the work activities proposed by your company for this project?	
Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does the written Company Safety Program include the following:	
Health and Safety Training	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Employee/Management Responsibility	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Hazard Recognition and Control	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>





Does your company maintain records of all safety training and certifications?

Y  N

### Section 5. Safety Equipment (Engineered Controls)

Will your company be performing any Trenching/Excavation and Confined Space Activities?

Y  N

If yes, list what protective shoring equipment you will have available for the job site?

If entering Permit Required Confined Spaces (PRCS), such as vaults or sewers, what is your procedure for these activities?

### Section 6. Health and Safety Records

List the Company's Experience Modification Rate (EMR) for the previous 3 years

Year: 2024	EMR: 0.75
Year: 2023	EMR: 0.75
Year: na	EMR: na

For any EMR greater than 1, provide an explanation for the rating and describe the corrective action taken by the Company. Use additional pages if needed.

Provide the number of injuries and illnesses recorded (OSHA 300 log or equivalent) in the previous 3 years:

Calendar Year 2024	Year:	Year:	Year:
Number of Fatalities	0	0	0
Number of OSHA recordable cases	0	0	0
Number of OSHA modified duty cases	0	0	0

Number of OSHA lost time cases			
OSHA Total Recordable Incident Rate (TRIR)  <i><math>\frac{\text{Number of recordable cases} \times 200,000}{\text{Number of hours worked}}</math></i>	0		
OSHA DART Rate (Days Away Restricted or Transferred)  <i><math>\frac{\text{Number of DART cases} \times 200,000}{\text{Number of hours worked}}</math></i>	0		
Average number of employees on payroll			

Have any OSHA citations been issued to your company in the past 3 years? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
If yes, list the citations and for each, provide the type of violation, an explanation for the citation, the penalty issued, and describe the corrective action taken by the Company. Limit your response to projects that have occurred in the Rocky Mountain region. Use additional pages if needed.

City of Fort Collins Carriage House Re-Roof Project

SUBMITTAL PACKAGE

Submitted By:  
1961 Construction Inc.  
36th S 18th Ave Suite G Brighton, CO 80601  
Phone: 303-862-6103  
Email: info@1961constructioninc.com

Project Name:FoCo Carriage House Re-Roof

Project Location:108 N Meldrum St, Fort Collins, CO 80521

Owner:City of Fort Collins

Owner's Representative:Mark McLean

Architect:Clark & Enersen123 N. College Avenue, Suite 370Fort Collins, CO 80524

Prepared By: Amy Acosta

Title: CAO

1961 Construction Inc.

# The Smart Choice

Pressure Treated Fire Retardant  
Cedar Roofing & Siding



Pressure treated cedar roofing is treated with a superior fire retardant, which is pressure impregnated into the inner cells of the wood, resulting in a permanently fire resistant product.

Treated cedar offers a beautiful alternative in areas where a fire rated assembly may be required, or for any homeowner who wishes to add durability and peace of mind to their home.



[www.FireSmartRoofing.com](http://www.FireSmartRoofing.com)

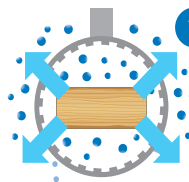


FSR treatment is offered for all specifications of Western Red Cedar Shakes and Shingles.

Our pressure treated roofing material meets all local and state wildland urban interface requirements. Check with your local building official to determine which Class A, B or C roof is best suited in your area.

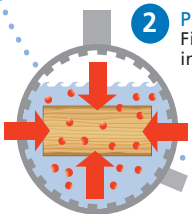


Studies done after the 1990 Painted Cave Fire, which involved an analysis of hundreds of aspects that may influence survivability, found that homes threatened in the typical wildfire encroachment with a fire-rated roof and exterior, and a vegetation clearance of 10 metres or more had a 90% survival rate, which increased to 99% when defensive actions were also taken by civilians or firefighters.

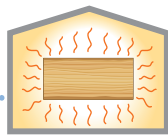


**1 VACUUM CYCLE**  
Air & Moisture are removed

**PRESSURE TREATMENT PROCESS FOR PERMANENT FIRE RETARDANCY**



**2 PRESSURE CYCLE**  
Fire retardant injected



**3 CURING STAGE**  
Kiln cured to permanently bond fire retardant to wood



**APPLICATIONS AVAILABLE:**

**Class C Rated Roof:** Class C rated shakes or shingles are placed over spaced or solid sheathing, same as untreated products.

**Class B Rated Roof:** Class B rated shakes or shingles are placed over a minimum 1/2" solid sheathing or placed over spaced sheathing, same as untreated products.

**Class A Rated Roof:** This application uses spaced sheathing or a minimum 1/2" solid sheathing, beginning at the eave. A 36" (76 lb minimum) Class A cap sheet is rolled out and nailed down. Then, a standard Class B roofing application can be installed above, resulting in a Class A system.

This is a product description sheet useful for selection of treatment class. For application instructions, nail and underlay requirements, or all other installation requirements, please ask your distributor for a copy of the CSSB New Roof Construction Manual, as well as a copy of our FSR application sheet, or go to [www.firesmartroofing.com](http://www.firesmartroofing.com)

**TEST STANDARDS:**

Our treated cedar shakes and shingles are tested in accordance with the strictest performance standards developed by the following agencies:

American Standard for Testing Materials  
Underwriters Laboratories  
**UL 790 ULC-S-107-M ASTM-E-108**

Universal Building Code  
National Fire Protection Agency  
**UBC 15-2 NFPA 256**

Also available on specific products:  
International Code Council  
**ICC ESR 2867**

California State Fire Marshal  
**CSFM LISTING #4150-1735-100**

**Intermittent-Flame Test:**

Class	Flame Temperature	Flame On Minutes	Flame Off Minutes	Number of Test Cycles
A	1400 ± 50° F	2	2	15
B	1400 ± 50° F	2	2	8
C	1300 ± 50° F	1	2	3

**Spread-Of-Flame Test:**

Class	Flame Temperature	Flame Application
A	1400 ± 50° F	10 Minutes
B	1400 ± 50° F	10 Minutes
C	1300 ± 50° F	4 Minutes

**Burning Brand Test:**

Class	Brand Size	Brand Wood	No. of Brands
A	12" x 12", 2.25" thick	Douglas Fir	1
B	6" x 6", 2.25" thick	Douglas Fir	2
C	1.5" x 1.5", .78125" thick	White Pine	20

**Flying Brand Test:**

Class	Flame Temperature	Flame Application
A	1400 ± 50° F	10 Minutes
B	1400 ± 50° F	10 Minutes
C	1300 ± 50° F	4 Minutes

**Rain Test: \***

Class	Exposure
A,B,C	Twelve one week conditioning cycles of 96 hours of water exposure at a rate of 0.7" of water per hour, followed by 72 hours of drying time at 140° F. This equates to 20 to 30 years of actual outdoor rain and wear.

**Weathering Test: \***

Class	Exposure
A,B,C	Optional treatments are available that have passed the California State Fire Marshall & ICC 10 year, natural weather test.

\* After the rain test and each weathering test period, the shakes and shingles are again subjected to the intermittent Flame, Burning-Brand and Flying Brand tests



PO Box 3280, Mission, British Columbia V2V 4J4  
Telephone: (604) 462-7116 • Facsimile: (604) 462-7162  
Email: [Sales@watkinsawmills.com](mailto:Sales@watkinsawmills.com)  
Toll Free: 1-800-663-8301

CERTIGRADE 18 INCH PERFECTIONS

- The minimum width shall be 4 inches with a minus tolerance down to 3 ½ inches in up to 30% of the bundle.
- Edges must be parallel up to 3/8 of an inch.

**Thickness:**

- The thickness of 5 butts must be 2-1/4 inches or greater.
- Butt thickness must be uniform - not thick and thin.

**Part Five** - 18 Inch Perfection Shingle Packing

- Total inches of “on grade” shingles per bundle must be greater than 635 inches if packing 4 bundles per square.
- Normal pack for 18 inch Perfection shingles is either a) 20/20 pack in an 18 inch frame or 18/18 pack in a 20 inch frame.
- No excessively wide openings in any packed course or row.
- Joints or spaces between shingles in adjoining rows should be broken by placing a shingle completely over the space.
- No overlapping shingles in the same course or row, all shingles must lie flat.
- Shingles are to be packed to the outside edges of the packing frame.
- Each bundle must be identified with a Certigrade or mill grade label according to the proper grade of the shingles.
- The label must be placed under the bandstick or band on the width of each bundle.
- Each pallet must have a packer identification mark. (Pallet Tag)

The CSSB-97 Grading Rules are the grading rules accepted by the International Code Council (“ICC”) which publishes the IBC and IRC building codes. These codes are applicable to all cedar shake and shingle products sold in the United States.

Cedar shake and shingle products sold in Canada must meet the CSA 0118.1 Standard.

**The Cedar Shake & Shingle Bureau requires that its members’ products meet the applicable standards. Do yours?**

**Contact the Cedar Shake and Shingle Bureau for application instructions.**

# GUIDE TO CSSB-97 GRADING RULES

CONFORM WITH UBC 15-4, CSA 0118.1-97, CSSB-97

## CERTIGRADE® - 18 Inch Perfection Shingles

18" PERFECTION SHINGLE CHART		No. 1-Blue	No. 2-Red	No. 3-Black
WOOD:	Clear area	All	11"	6"
	Sapwood	None	1"	Yes
	Flat Grain	None	Yes	Yes
	Checks	None	2" (to 16")	2" (to 16")
	Defects Size	None	3"	3"
	Total	None	1/2" width	2/3" width
LENGTH	Maximum	None	None	None
	Minimum	17"	16"	16"
	Exposure Line	5-1/2"	4-1/2"	4"
WIDTH	Maximum	None	None	None
	Minimum	4"	4"	4"
	Under Size %	10%	20%	30%
		3"	3"	3"
	Minimum Off Parallel	1/4"	3/8"	3/8"
Thickness Minimum		5 butts equal 2-1/4 inches		
Coverage (@ 4 bundles/sq.)		635 inches “on grade” per bundle		
Pack 18 inch Frame		20/20 pack		
Pack 20 inch Frame		18/18 pack		

### Cedar Shake & Shingle Bureau

Canadian Address:  
#2-7101 Horne Street  
Mission, BC V2V 7A2

US Mailing Address:  
PO Box 1178  
Sumas, WA 98295-1178

Phone: 604-820-7700

Fax: 604-820-0266

[www.cedarbureau.org](http://www.cedarbureau.org)

### **Part One** - Shingle Description

Shingles have smooth sawn backs and fronts. Shingles are produced by sawing blanks on a shingle machine, tilting the block each cut to produce tapered pieces and then trimming the edges.

### **Part Two** - Shingle Definitions

- Butt - the thick end of the shingle.
- Check - any split or separation of the wood. Sun/butt checks are permitted, in from the butt, up to 3/8 inch.
- Course - a layer or row of shingles in a bundle.
- Crimps - the collapse of the wood cells giving the shingle a caved - in appearance.
- Decay - rot, decomposing wood.
- Exposure - the portion of the shingle that when on the roof is exposed to the weather.
- Exposure line - the line created by the next row of shingles when properly laid on a roof. For No. 1 shingles the exposure line is at 5-1/2 inches, for No. 2 shingles the exposure line is at 4-1/2 inches and for No. 3 shingles the exposure line is at 4 inches up from the butt.
- Feather Tips - a rough tip caused when the saw comes out the side forming a flimsy, feather like tip.
- Grain - is the directions of the fibers in wood.
  - Cross Grain - the grain runs from the front of the shingle to the back within 3 inches of the length of the shingle in the area 6 inches up from the butt.
  - Diagonal Grain - the grain does not run parallel to the edge of the shingles. It is a defect if it slants off more than 2 inches side ways in 12 inches of length.
  - Edge Grain - the wood is split or sawn at right angles to the annual rings or growth rings.
  - Flat Grain - the wood is cut with the growth rings
  - Torn Grain - the fuzzy or whiskered appearance in the face of the shingle usually caused by a dull saw.
- Knot - a piece of a branch or limb embedded in the shingle. Knots are not allowed in No. 1 shingles
- Pack - refers to the number of courses of shingles at each end of a bundle. Normally 20/20 pack for 4 bundles per square in a 18 inch wide packing frame.
- Tip - the thin end of a shingle.
- Worm/Toredo hole - a hole or passage burrowed in the shingle by a worm or insect.

### **Part Three** - Shingle Quality Standards

#### No. 1 Grade 18 inch Perfection Shingles

- 100% Clearwood - No knots, worm holes, decay or crimp permitted.
- All 100% Edge Grain - No Flat grain, no Cross grain and no Diagonal grain.
- Tip checks are permitted up to 1 inch long, down to 17 inches.
- Graded from the best face.
- Waves and torn fibers are permitted on the back face.

#### No. 2 Grade 18 inch Perfection Shingles

- 11 inches clear up from the butt.
- Flat grain and Diagonal grain is permitted.
- Tip checks are permitted up to 2 inches long, down to 16 inches.
- 1 inch of sapwood is allowed on one edge of the shingle in the first 10 inches up from the butt.
- Defects may be up to 3 inches in diameter.
- Total defects must not exceed 1/2 the width of the shingle.

#### No. 3 Grade 18 inch Perfection Shingles

- 6 inches clear up from the butt.
- Grain deviations are not defects.
- Tip checks are permitted up to 2 inches long, down to 16 inches.
- Sapwood is permitted.
- Defects may be up to 3 inches in diameter.
- Total defects must not exceed 2/3 the width of the shingle.

### **Part Four** - Perfection Shingle Size

#### **Lengths:**

#### No. 1 Grade 18 inch Perfection shingles.

- 18 inch shingles can be a minimum of 17 inches.

#### No. 2 Grade 18 inch Perfection shingles

- 18 inch shingles can be a minimum of 16 inches.

#### No. 3 Grade 18 inch Perfection shingles

- 18 inch shingles can be a minimum of 16 inches.

#### **Widths:**

#### No. 1 Grade 18 inch Perfection shingles

- The minimum width shall be 4 inches with a minus tolerance down to 3 inches in up to 10% of the bundle.
- Edges must be parallel up to 1/4 of an inch.

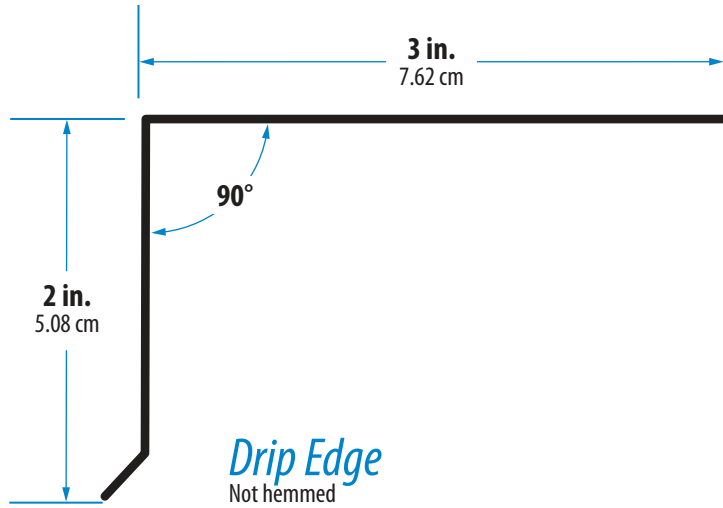
#### No. 2 Grade 18 inch Perfection shingles

- The minimum width shall be 4 inches with a minus tolerance down to 3 inches in up to 20% of the bundle.
- Edges must be parallel up to 3/8 of an inch.

#### No. 3 Grade 18 inch Perfection shingles

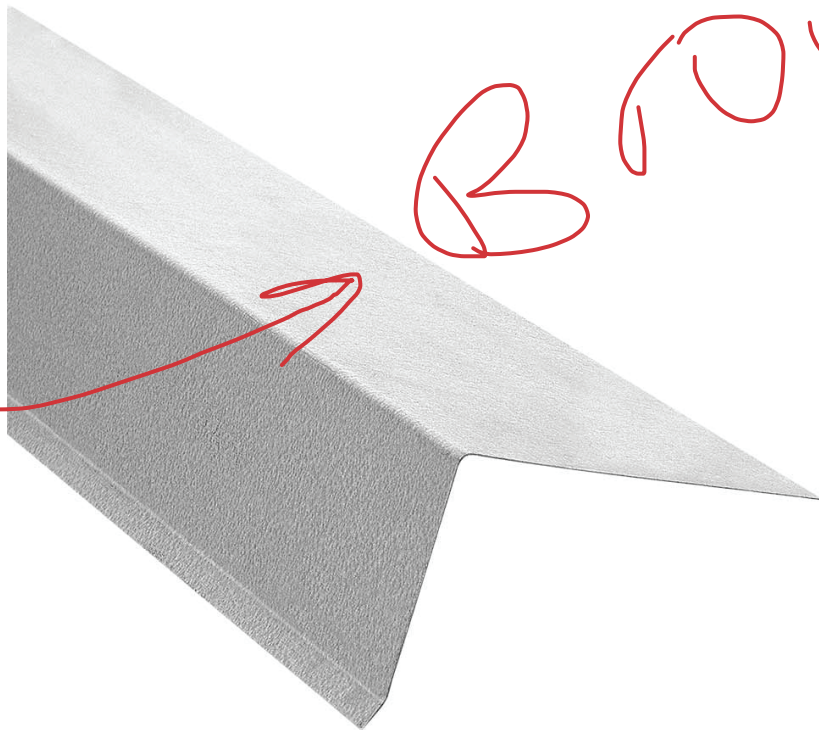


28 Gauge Galvanized Steel · 10 ft. Lengths



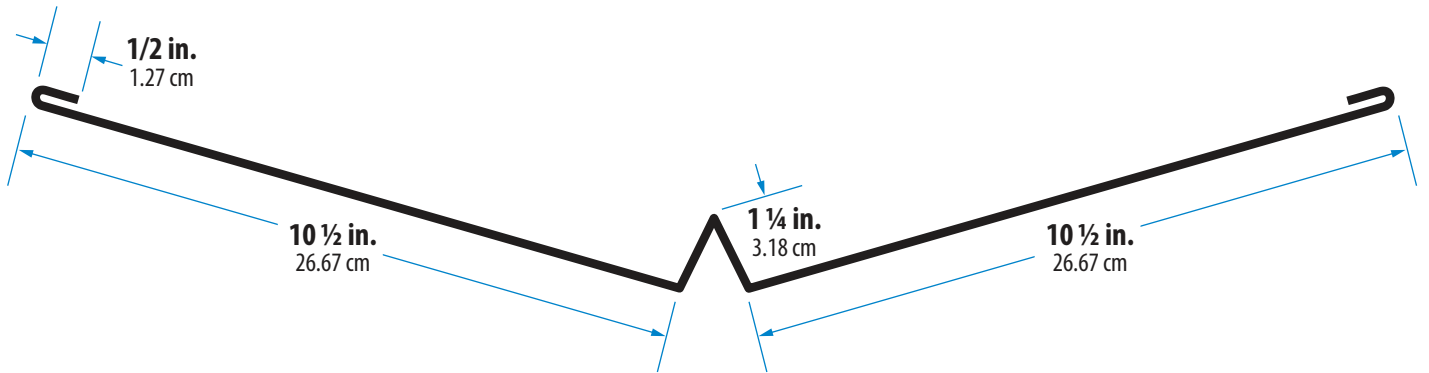
*Brown*

- RE23G** Galvanized
- RE23BL** Black
- RE23BR** Brown
- RE23BRU** Royal Brown
- RE23BRW** Dark Brown
- RE23CH** Charcoal
- RE23GR** Gray
- RE23RD** Red
- RE23TN** Tan
- RE23WH** White



Not all colors are available  
in all markets

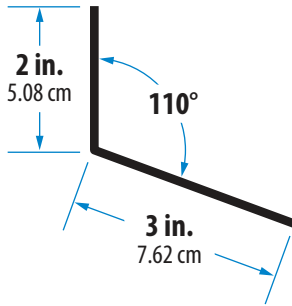
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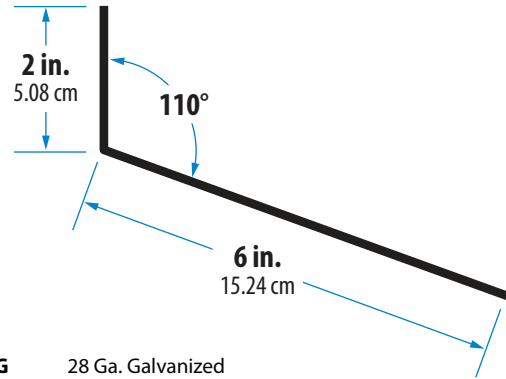
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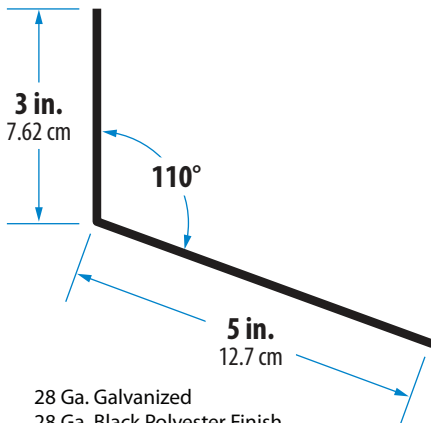
**10 ft. Lengths**



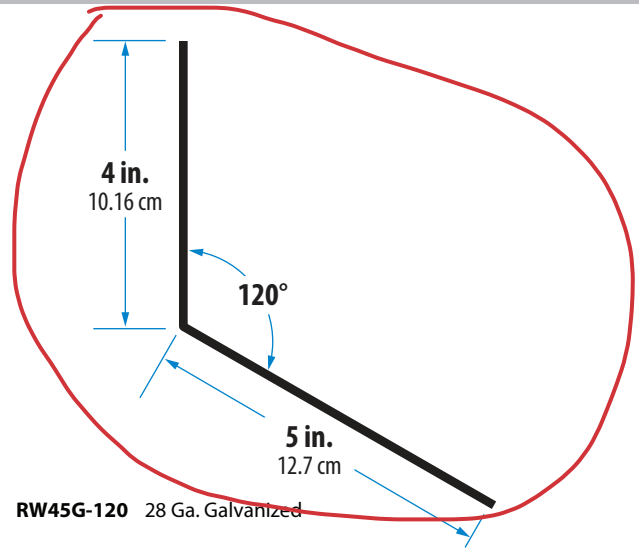
**RW23G** 28 Ga. Galvanized  
**RW23G-26** 26 Ga. Galvanized



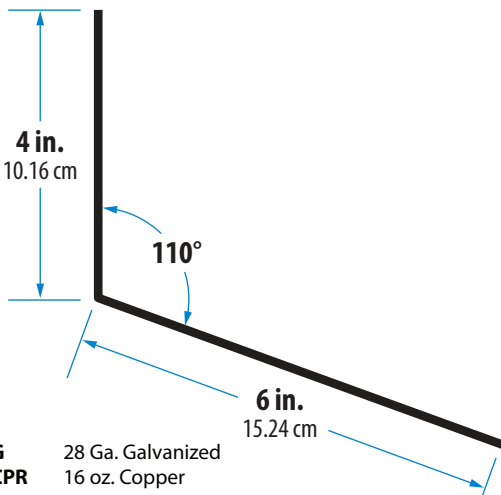
**RW26G** 28 Ga. Galvanized  
**RW26B** 28 Ga. Bonderized



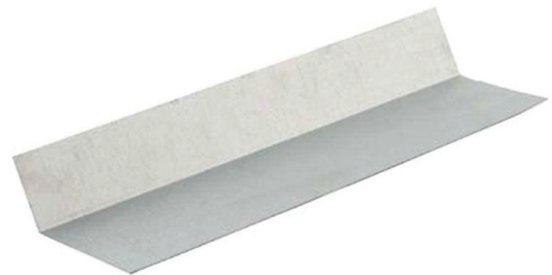
**RW35G** 28 Ga. Galvanized  
**RW35BL** 28 Ga. Black Polyester Finish  
**RW35BRW** 28 Ga. Dark Brown Polyester Finish



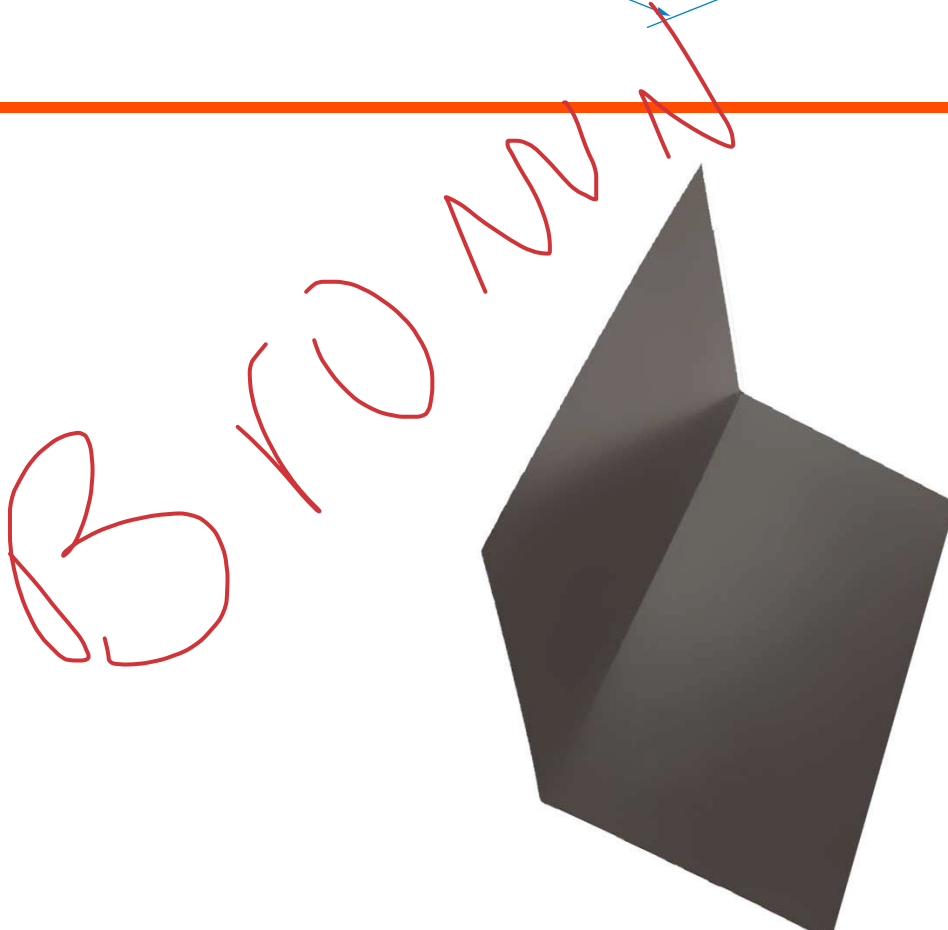
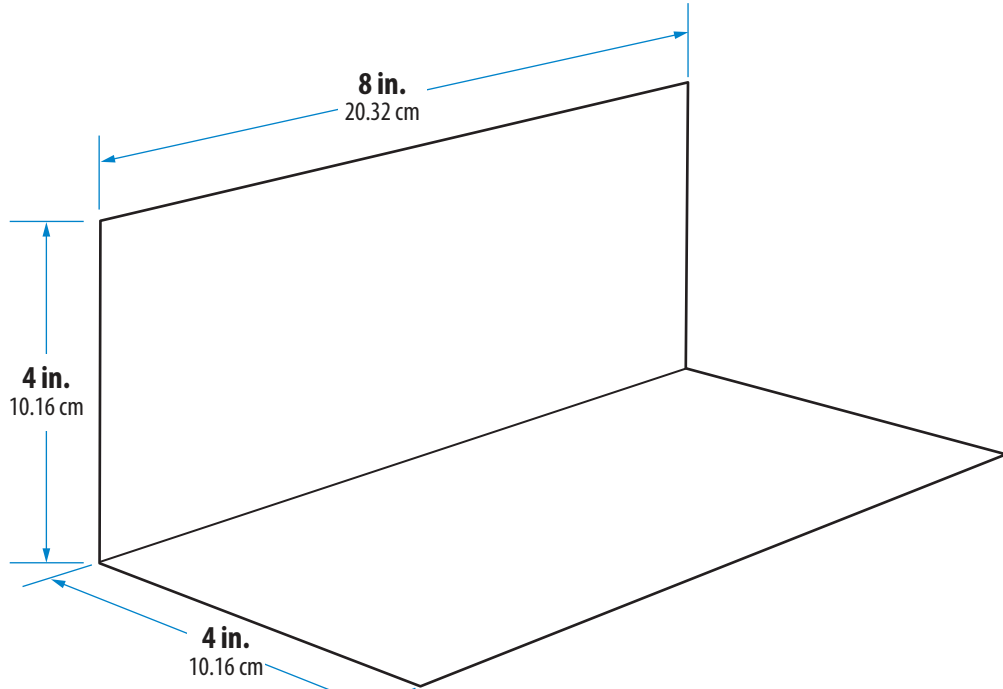
**RW45G-120** 28 Ga. Galvanized



**RW46G** 28 Ga. Galvanized  
**RW46CPR** 16 oz. Copper



30 Gauge Galvanized Steel - 4 in. x 4 in. x 8 in.





4444 Hunt St. Pryor, OK 74361  
Email: [info@gaproofing.us](mailto:info@gaproofing.us)  
Phone: 918-825-5200  
Fax: 918-825-5207

# GAP No. 30 Split Felt

Company Website: [GAProofing.us](http://GAProofing.us)  
Dealer Support: [GAPdealers.com](http://GAPdealers.com)



## WE OWN THE PAPER MILL

LOWER PRICING.  
LOWER LEAD TIMES.  
HIGHER QUALITY RAW MATERIALS.

## GAP No. 30 Split Felt

### PRODUCT DESCRIPTION

GAP No.30 Split felt is a 18" underlayment product that is manufactured from superior quality organic felt that is saturated with asphalt.

### PRODUCT USE

GAP No.30 18" Split underlayment is applied over the roofing deck before installation of wood shake shingles.

### TECHNICAL DATA

ASTM D 4869 Type 1

Width of Roll	18"
Roof coverage per Roll	108 sq ft
Mass of Saturated felt roll	13.0 lbs/ 100 ft sq
Mass of Saturant	6.0 lbs / 100 ft sq

Pallet Size 42" X 42" No. of Rolls per Pallet =60

### MANUFACTURING LOCATIONS:

Pryor, OK

McGregor, TX

Jasper, FL

# ShingleLayment-HT™



HIGH TEMPERATURE SELF-ADHERING SYNTHETIC UNDERLAYMENT

**The most versatile all in one roofing product on the market today.**

ICE · SNOW · RAIN BARRIER



Grip-Rite® ShingleLayment-HT™ is an all synthetic, high performance, 8 layer lamination combining a non-woven non-skid walking surface with high performance hot-melt butyl. Grip-Rite® ShingleLayment-HT™ is for use on sloped roofs to protect against moisture infiltration from ice buildup, wind driven rain, and under primary roofing materials as a secondary water shedding device.

Synthetic fabric consists of multiple layers of spun bonded polypropylene, fiberglass, polypropylene bonding layers, butyl adhesive, and a silicone treated release liner

Grip-Rite® ShingleLayment-HT™ is used as a self-adhering roof underlayment, ice barrier and/or closed-valley liner beneath mechanically-attached prepared roof covers, including asphalt shingles, clay and concrete tiles, metal roof panels, metal roof shingles, slate shingles, wood shingles and wood shakes, subject to local code requirements. Grip-Rite® ShingleLayment-HT™ meets ASTM D1970 and ICC-ES AC188, as an alternate to ASTM D226, Type I or II asphalt felts.



NEW — Grip-Rite® ShingleLayment-HT™



## Features and Benefits:

- Compatible with PVC, TPO low slope roofing membranes
- Compatible with PP synthetic underlayment's – unlike bituminous asphalt-based products
- Superior roof deck adhesion
- Superior low temperature performance
- Non-skid walking surface
- Asphalt free
- Long shelf life – 4-5 years
- 25Q roll 28lbs
- Self sealing – meets ASTM D1970
- High temperature tested
- Florida Statewide Product Approval, FL12510
- Miami Dade NOA #21-1018.05
- Miami Dade NOA #23-0614.03
- **Class A fire rated ASTM E108**

Grip-Rite® ShingleLayment-HT™ is 3rd party tested:  
ASTMD1970, ASTM D4798, ICC ES AC188 (Table 1)



### Storage:

For best results store Grip-Rite® ShingleLayment-HT™ upright in its original packaging in a well-ventilated area at room temperature between 40°F (4.4°C) and 90°F (32°C). If product has been stored at a high temperature above 90°F (32°C) it may become difficult to remove the release liner backing. To correct this, move product to a cooler location. Once cooled, the release liner can be easily removed.

### Precautions:

Grip-Rite® ShingleLayment-HT™ performs as a vapor barrier and therefore, the space over which the membrane is installed must be properly ventilated. Follow all building codes applicable to your geographical region and structure type.

Grip-Rite® ShingleLayment-HT™ is not designed for indefinite outdoor exposure, and should be covered with the primary roof covering as soon as possible after membrane installation, but in no event later than 180-days after membrane installation.

For best results in cold weather applications [-4°F (-20°C) or below], allow Grip-Rite® ShingleLayment-HT™ to ambiently warm to room temperature prior to application.

For best results in hot weather applications [90°F (32°C) or above], allow Grip-Rite® ShingleLayment-HT™ to ambiently cool to room temperature prior to application.

Do not install Grip-Rite® ShingleLayment-HT™ over existing roof coverings.

Do not install fasteners through Grip-Rite® ShingleLayment-HT™ over any unsupported areas of the roof deck, such as over joints between adjacent sheathing panels.

*Use caution when standing or walking on Grip-Rite® ShingleLayment-HT™ and do not walk on the membrane before it bonds to the substrate. Release liners are slippery and should be removed from work area immediately after application. Slip resistance may vary with surface conditions, weather, footwear and roof pitch. As with any roofing product, take care to comply with all appropriate safety requirements and practices.*

### Installation Instructions:

*Following installation instructions is critical and required for warranty compliance. Each roll label contains instructions with accompanying diagrams in English and Spanish. Follow this QR code to download a copy.*



## Standards and Approvals:

Grip-Rite® ShingleLayment-HT™ has been tested to meet the following material standards:

- ASTM D1970
- ASTM D4798 per FBC HVHZ TAS 110
- CSA A123.22, Type 1
- ICC ES AC48, Section 3.1.1
- ICC ES AC188, Table 1

Grip-Rite® ShingleLayment-HT™ is certified to following material standards:

- ASTM D1970
- ICC ES AC188, Table 1

Grip-Rite® ShingleLayment-HT™ qualifies as an alternate to the following material standards:

- ASTM D226, Type I or II
- ASTM D4869
- CSA A123.3, Type 2 or 3

Grip-Rite® ShingleLayment-HT™ carries the following code compliance documentation:

- Florida Statewide Product Approval, FL12510.1
- Miami Dade NOA #21-1018.05
- Miami Dade NOA #23-0614.03



## Physical Properties:

PROPERTIES	TEST STANDARD	GRIP-RITE® SHINGLELAYMENT-HT™
Thickness	ASTM D5147	45 mil
Maximum load (tensile)	ASTM D2523 per D1970	MD: 59 lbf/in XMD: 51 lbf/in
Elongation at break	ASTM D2523 per D1970	MD: 15% XMD: 17%
Adhesion to plywood	ASTM D903 per D1970	@ 40°F: 51.5 lbf/ft-width @ 75°F: 70 lbf/ft-width
Thermal stability	ASTM D1204 per D1970	Pass 158°F; no sliding or flow
Flexibility at -20°F	ASTM D1970	Pass; no cracking
Tear resistance	ASTM D4073 per D1970	MD: 99 lbf XMD: 96 lbf
Moisture vapor permeance	ASTM E96 (desiccant method)	0.0 perms
Sealability around nail	ASTM D7349, Protocol 4 per D1970	Pass; no water penetration
Waterproof integrity of lap seam	ASTM D1970	Pass; no water penetration
Liquid water transmission	ASTM D4869 per AC188	Pass; no water penetration
Cycling and elongation	AC48	Pass; no cracking or bond failure
Accelerated weathering	ASTM D4798 per FBC HVHZ TAS 110	1,000 hours (for 180-day exposure)
Functional temperature	ASTM D1970-21	-55°F/-48.3°C to 265°F/129.4°C
Fire rating	ASTM E108-17	Class A

*Published results based on testing at NEMO ETC, LLC; a 3rd party, ISO/IEC 17025 accredited testing laboratory (IAS TL-199). The data noted herein are test averages, and are considered nominal values, subject to normal manufacturing variation. PrimeSource® Building Products is not responsible for any misrepresentation or misinterpretation of the data by the user.*



SELVAGE EDGE

SELVAGE EDGE

SELVAGE EDGE

SELVAGE EDGE

SELVAGE EDGE

**SELF SEALING  
ICE-SNOW-RAIN  
BARRIER**

**HIGH TEMPERATURE  
SELF-ADHERING  
SYNTHETIC UNDERLAYMENT**

# **Grip Rite® ShingleLayment-HT™**

**HIGH TEMPERATURE SYNTHETIC ROOFING UNDERLAYMENT**

**3RD PARTY TESTED: ASTM D1970, ASTM D4798, ICC ES AC188 (TABLE 1)**

**WWW.GRIP-RITE.COM**

OVERLAP LINE

OVERLAP LINE

**Grip-Rite® ShingleLayment-HT™**  
Self Sealing — High Temperature Synthetic Roofing Underlayment

## **Grip-Rite® ShingleLayment-HT™ Premium Roll Packaging**

SKU	SIZE		PRINT	COLOR	WEIGHT/ROLL	PAL QTY	PAL/TRUCK	ROLLS/ TRUCKLOAD
	AREA	DIMENSIONS						
SL2SQHT	2 SQ	3' x 67'	Installer	Gray	28 lb.	25	44	1,100

*Grip-Rite® ShingleLayment-HT™ Roll Packing*  
Each roll packed in a printed carton with installation instructions on the box.

**PRIME SOURCE**  
BUILDING PRODUCTS, INC.

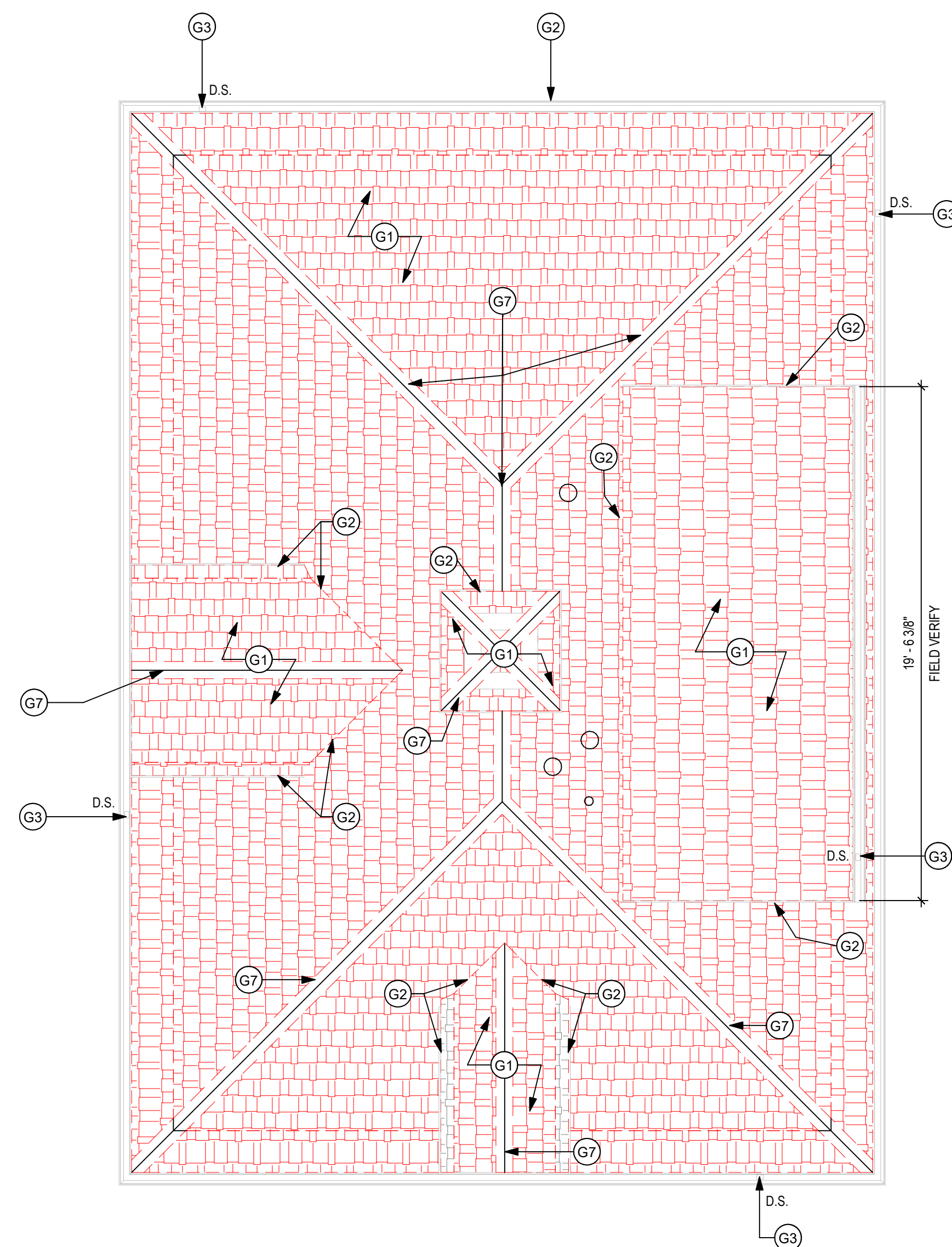
A PrimeSource® Brands Company 

Contact your PrimeSource® Building Products representative to order today.  
**800-676-7777 | primesourcebp.com**

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GRSLHTBR00324





### DEMOLITION KEY NOTES

G-ROOF	
G1	REMOVE EXISTING WOOD SHINGLES AND FELT DOWN TO EXISTING SHEATHING. REMOVE PLYWOOD SHEATHING WHERE DAMAGED. REPAIR PLYWOOD SHEATHING IF APPLICABLE. COORDINATE WITH ARCHITECT.
G2	REMOVE EXISTING METAL FLASHINGS.
G3	REMOVE EXISTING GUTTER, DOWNSPOUT, AND ACCESSORIES AS REQUIRED. PROTECT & SALVAGE FOR NEW WORK & REINSTALLATION.
G4	REMOVE EXISTING REDWOOD LAP SIDING. REMOVE PLYWOOD SHEATHING WHERE DAMAGED. REPAIR PLYWOOD SHEATHING IF APPLICABLE. COORDINATE WITH ARCHITECT.
G5	REMOVE DAMAGED TRIM BOARD.
G6	REMOVE FINIAL ORNAMENT AND SALVAGE FOR REINSTALLATION.
G7	REMOVE EXISTING ROOF RIDGE CAP.

### GENERAL DEMOLITION NOTES

1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
2. PROTECT ITEMS NOT BEING REMOVED FROM DAMAGE DURING CONSTRUCTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING TO DETERMINE THE TOTAL QUANTITIES AND SCOPE OF WORK THAT IS TO OCCUR AND COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF NEW WORK WITHIN EXISTING CONDITIONS.
5. ALL MATERIALS REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFICALLY DESIGNATED TO REMAIN THE PROPERTY OF THE OWNER.
6. REMOVE ALL SURFACE MOUNTED OBJECTS IN AREA OF WORK THAT ARE ABANDONED AND NOT INTENDED FOR REUSE. PREPARE SURFACE FOR NEW FINISH.
7. COORDINATE ALL DEMOLITION WORK BETWEEN TRADES.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DEMOLITION WORK APPEARS TO AFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING BEFORE PROCEEDING WITH DEMOLITION ACTIVITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING MATERIALS TO REMAIN RESULTING FROM WORK UNDER THIS CONTRACT, AND SHALL RESTORE SUCH DAMAGE TO ITS ORIGINAL CONDITION.
10. BEFORE DEMOLITION BEGINS, CONTRACTOR SHALL CONFER WITH THE OWNER AND/OR BUILDING USERS TO SCHEDULE DISRUPTION OF DAILY ACTIVITIES.
11. ALL PRODUCTS AND EQUIPMENT SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION.
12. PURSUANT TO THE FEDERAL OSHA EMPLOYEE RIGHT-TO-KNOW ACT, THE CONTRACTOR IS HEREBY ADVISED THAT A POTENTIAL FOR LEAD HAZARD EXISTS. LEAD PAINT CAN BE PRESENT ON OLDER PAINTED SURFACES. THE CONTRACTOR IS ADVISED THAT HE/SHE IS RESPONSIBLE TO COMPLY WITH THE FEDERAL STANDARDS FOR LEAD PAINT IN THE CONSTRUCTION INDUSTRY THAT WERE ADOPTED IN JUNE OF 1993 BY OSHA CFR 29 PART 1926.62. THESE REGULATIONS REQUIRE THE CONTRACTOR TO DEVELOP WORK STRATEGIES WHEN WORKING WITH LEAD TO MINIMIZE AND PROTECT WORKERS FROM LEAD HAZARDS.
13. ASBESTOS ABATEMENT WILL BE PERFORMED UNDER SEPARATE CONTRACT. IF ASBESTOS IS SUSPECTED OR DISCOVERED DURING DEMOLITION, NOTIFY THE ARCHITECT.
14. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION.
15. FINAL CLEANING SHALL INCLUDE THE FOLLOWING:
  - A. REMOVE LABELS THAT ARE NOT INTENDED TO BE PERMANENT.
  - B. CLEAN ALL TRANSPARENT SURFACES, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS.
  - C. CLEAN EXPOSED SURFACES AND INTERIOR HARD-SURFACED FINISHES TO A DUST-FREE CONDITION.

## 1 ROOF DEMOLITION PLAN

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



### SD/DD Submittal

### FoCo Carriage House Re-Roof

108 N Meldrum St  
Fort Collins, CO 80521

CE No.: 326-031-24

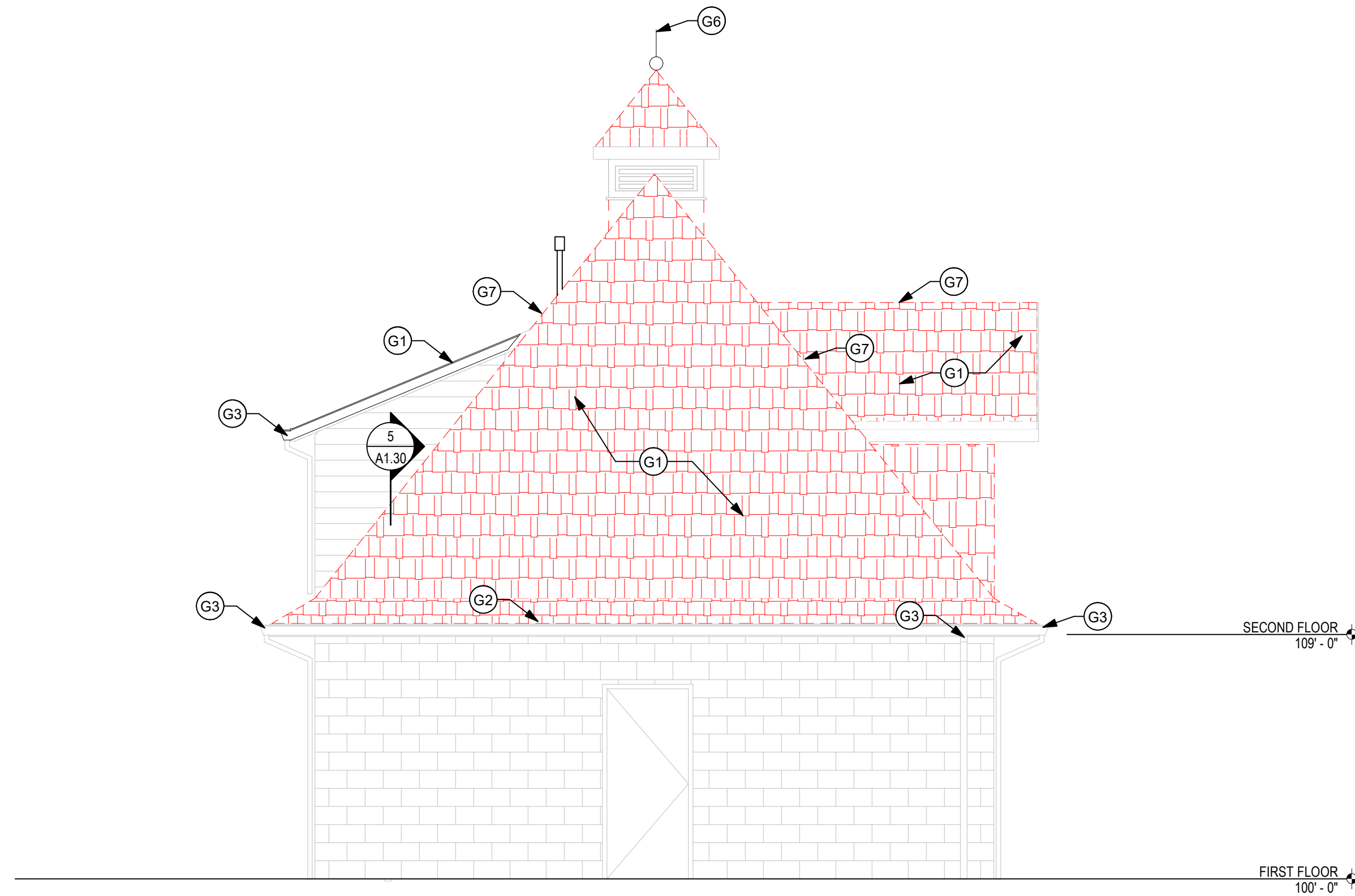
**DRAFT**  
PREPARED FOR PRELIMINARY  
SUBMISSION AND REVIEW ONLY --  
NOT FOR CONSTRUCTION.

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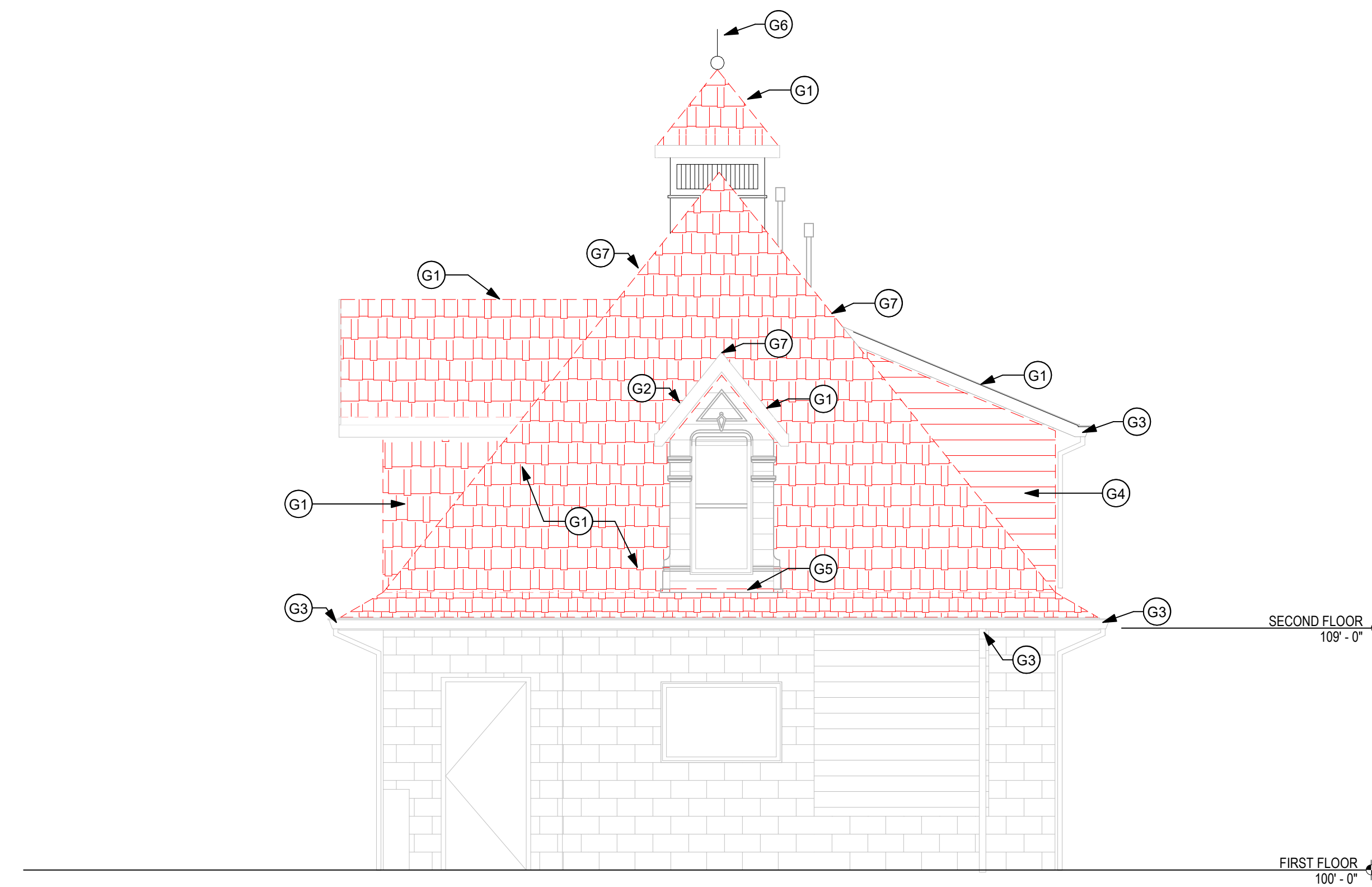
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  - CLEAN ALL TRANSPARENT SURFACES, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS.
  - CLEAN EXPOSED SURFACES AND INTERIOR HARD-SURFACED FINISHES TO A DUST-FREE CONDITION.



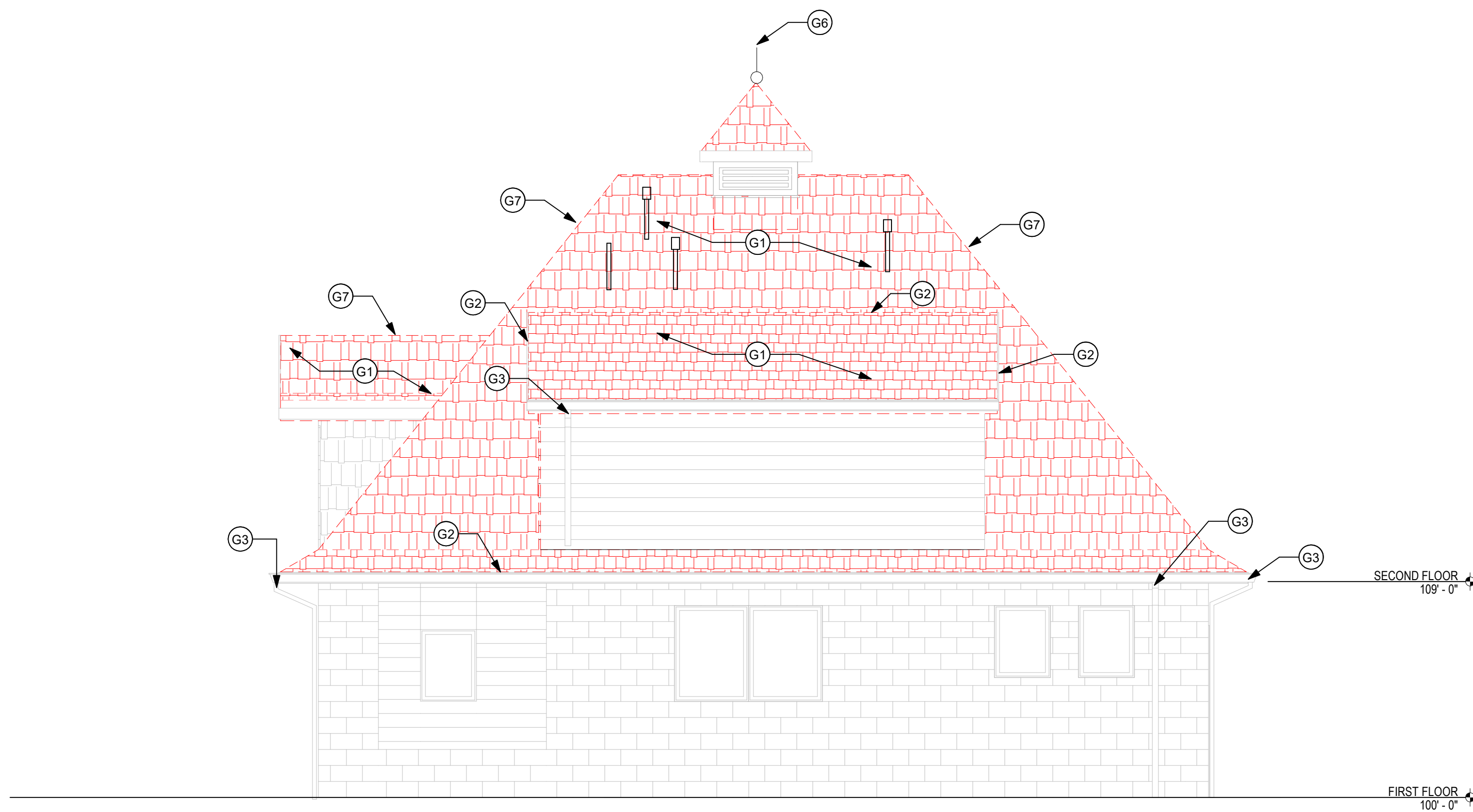
**4 DEMO NORTH ELEVATION**

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



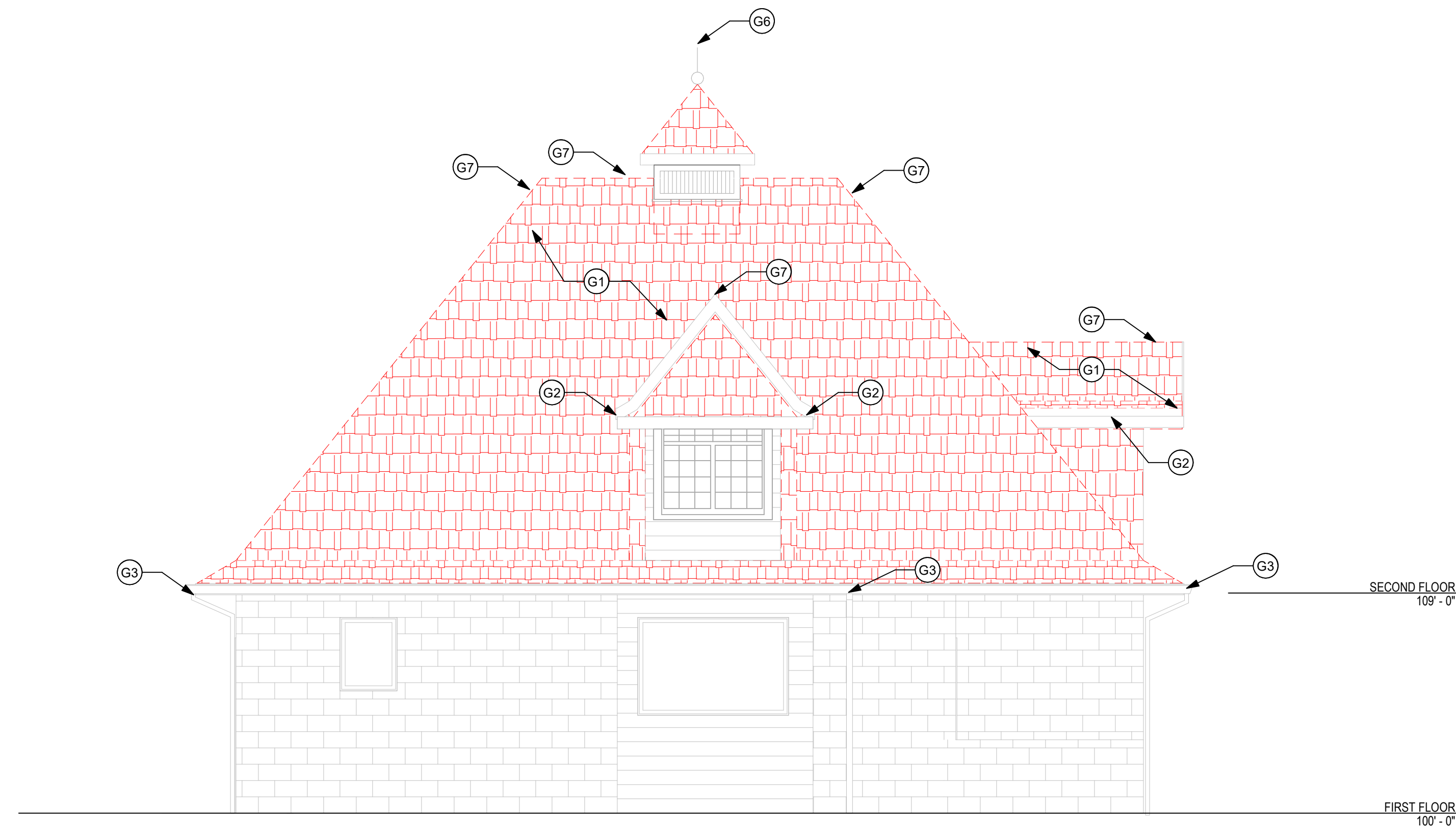
**2 DEMO SOUTH ELEVATION**

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



**3 DEMO EAST ELEVATION**

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



**1 DEMO WEST ELEVATION**

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

## SD/DD Submittal

### FoCo Carriage House Re-Roof

108 N Meldrum St  
 Fort Collins, CO 80521

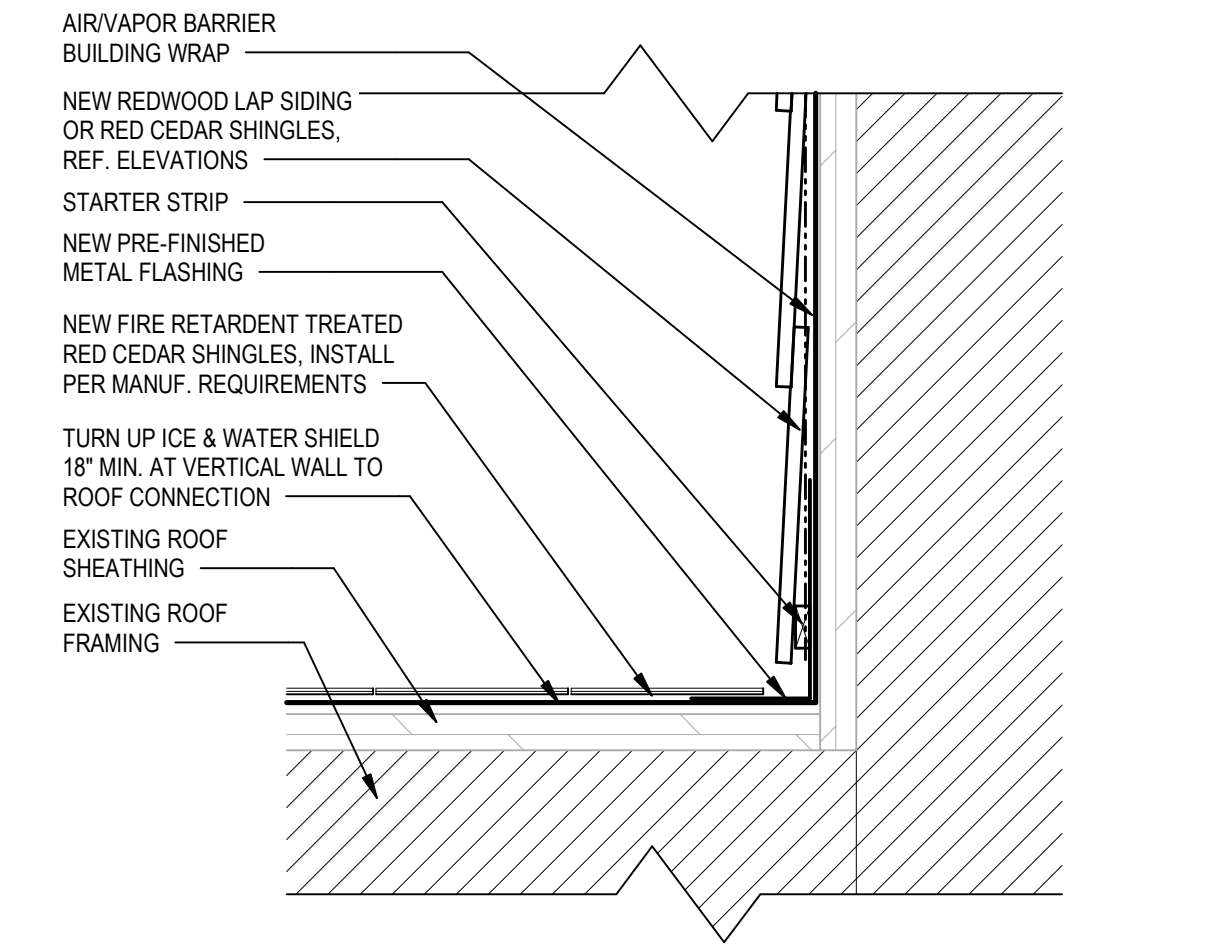
CE No.: 326-031-24

## DRAFT

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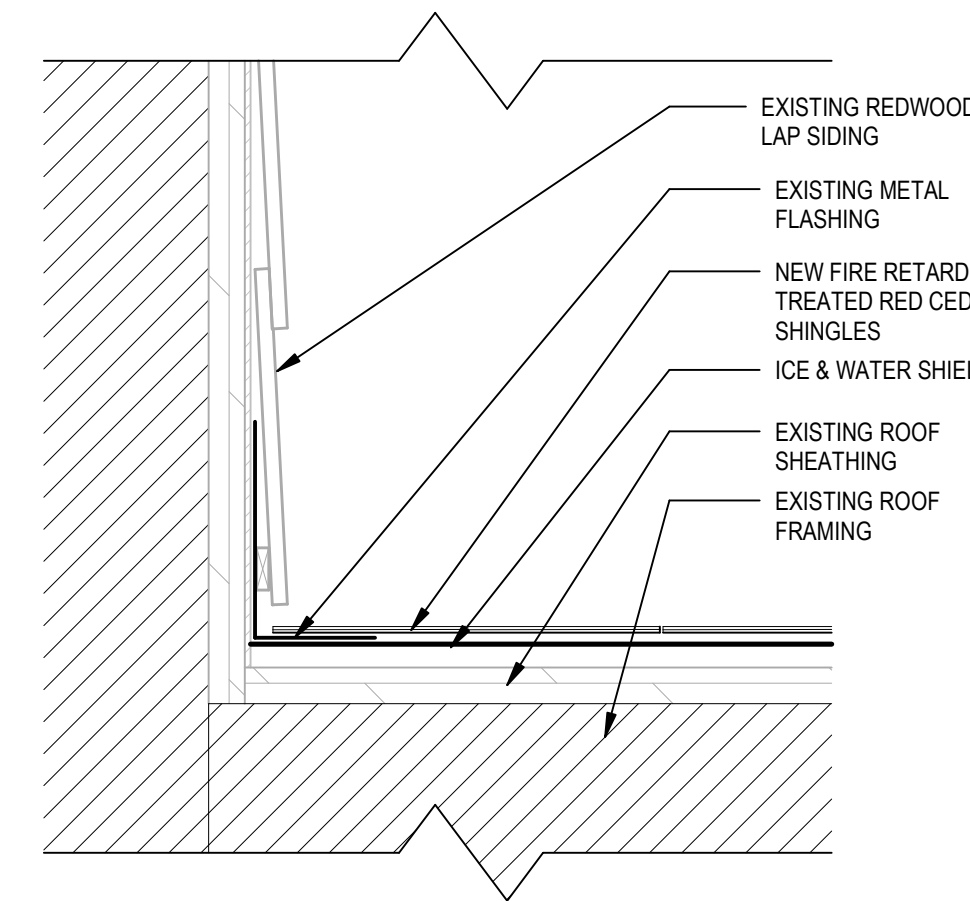
## GENERAL NOTES:

1. FIELD VERIFY LOCATION OF ALL ROOF PENETRATIONS.
2. REPLACE CAPS, BOOTS & VENT COVERS AT ALL PENETRATIONS. MATCH EXISTING, LIKE CHARACTER AND AESTHETICS.
3. ALL EXISTING DOWNSPOUTS TO BE PAINTED TO MATCH EXISTING PAINT COLOR.



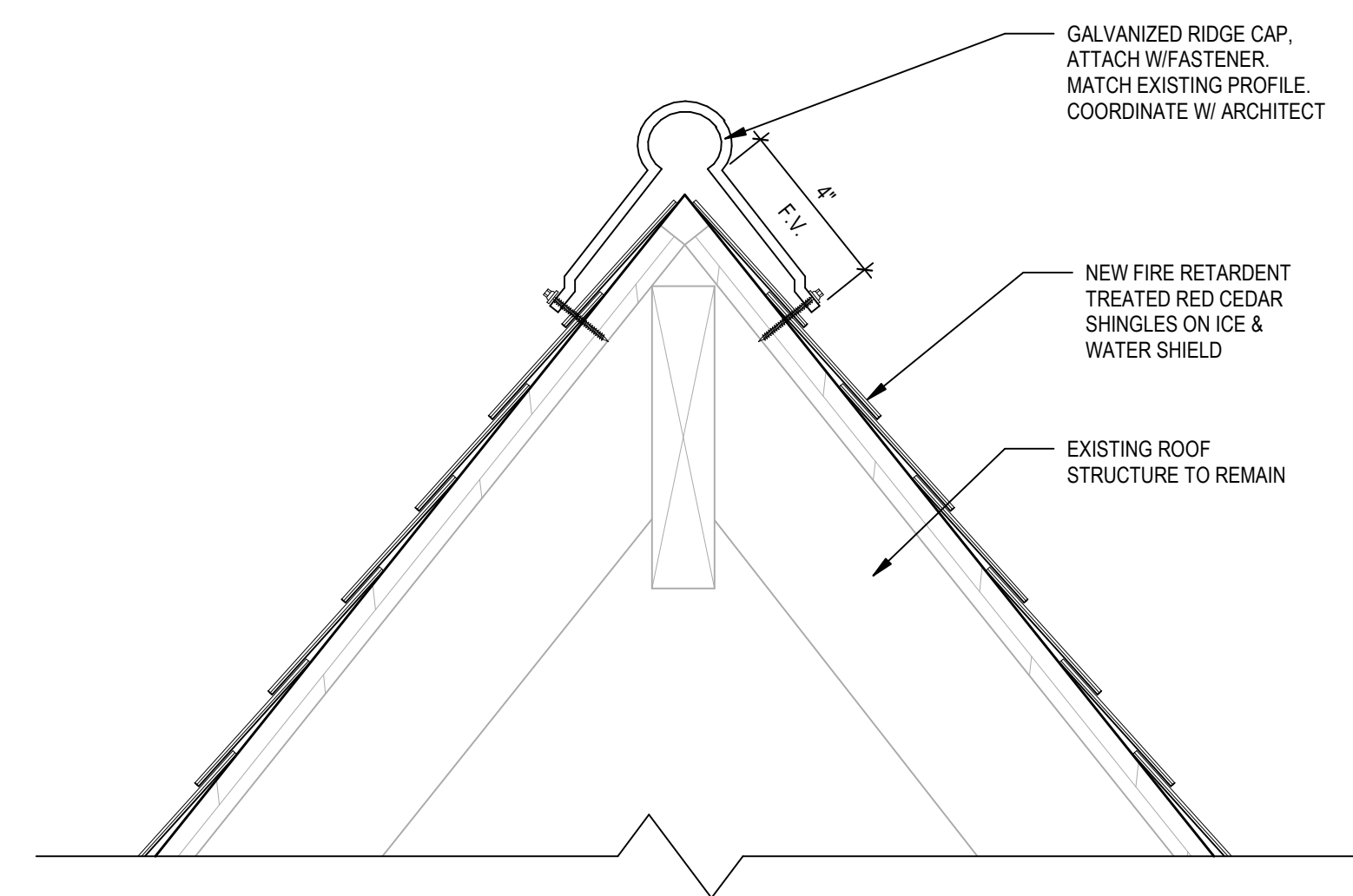
**4 ROOF TO WALL DETAIL, TYP.**

SCALE: 3" = 1'-0"



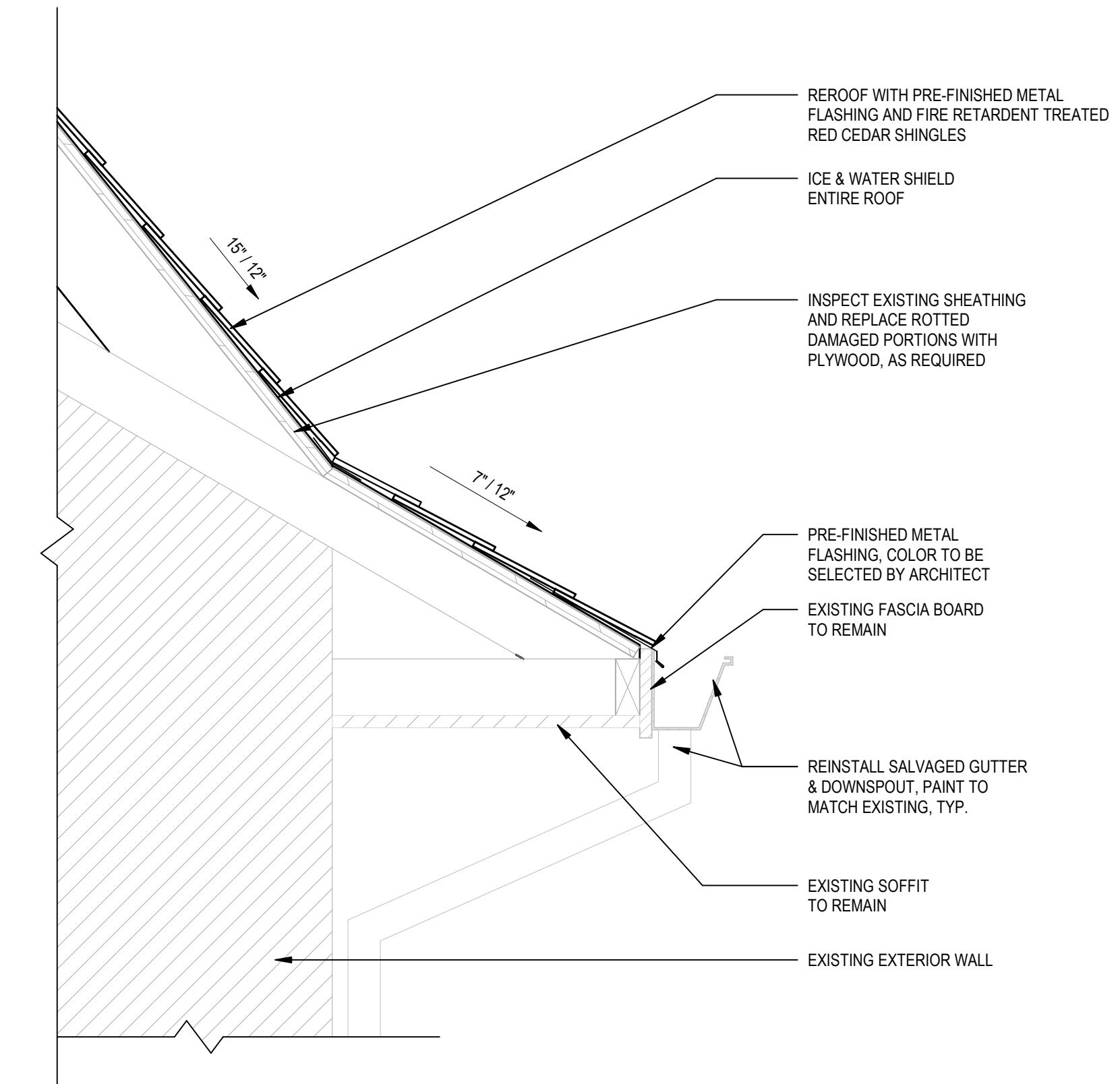
**5 ROOF TO EXST WALL DETAIL**

SCALE: 3" = 1'-0"



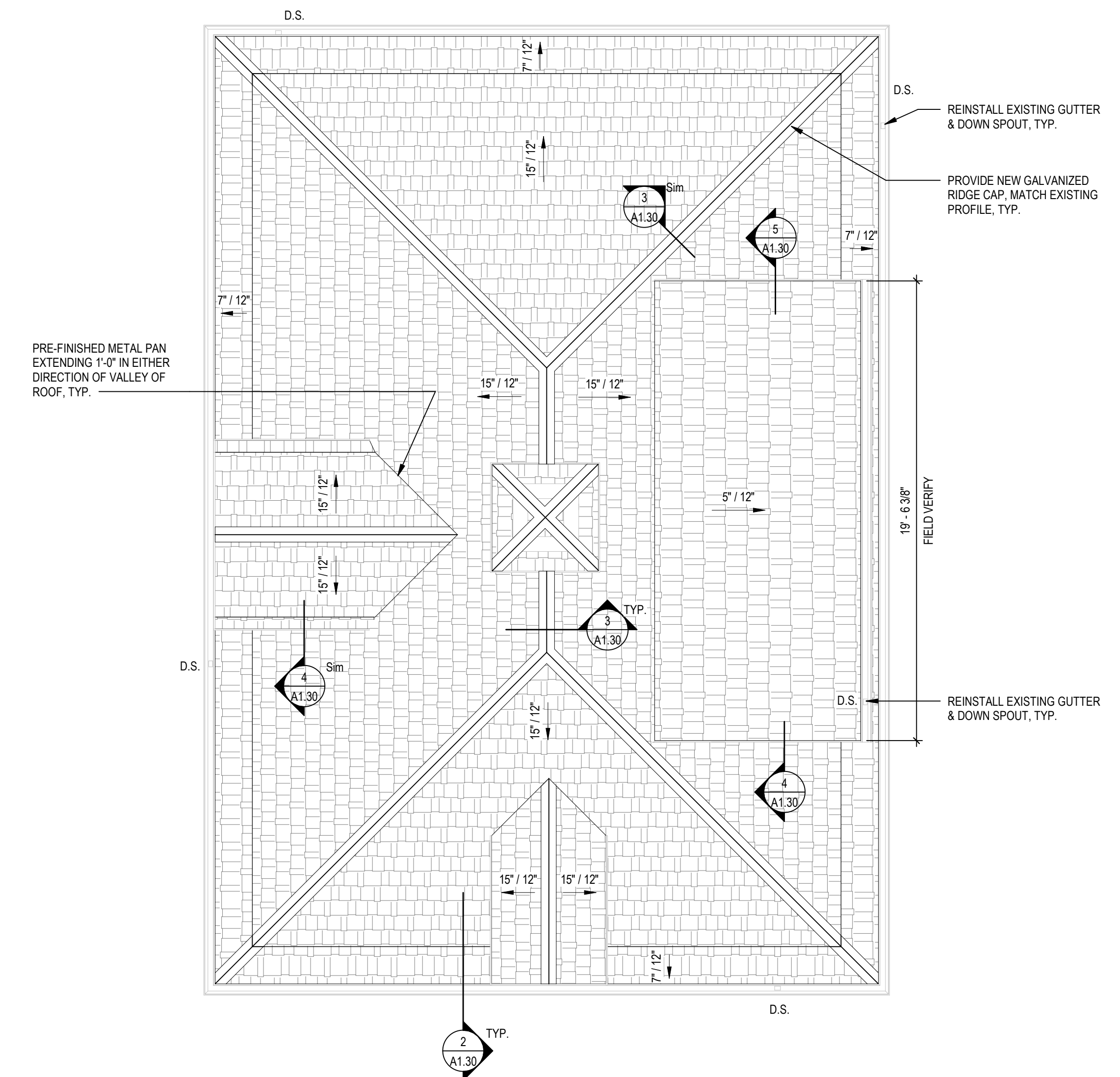
**3 RIDGE DETAIL, TYP.**

SCALE: 3" = 1'-0"



**2 EAVE DETAIL, TYP.**

SCALE: 1 1/2" = 1'-0"



**1 ROOF PLAN**

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

**SD/DD Submittal**

## FoCo Carriage House Re-Roof

108 N Meldrum St  
 Fort Collins, CO 80521

CE No.: 326-031-24

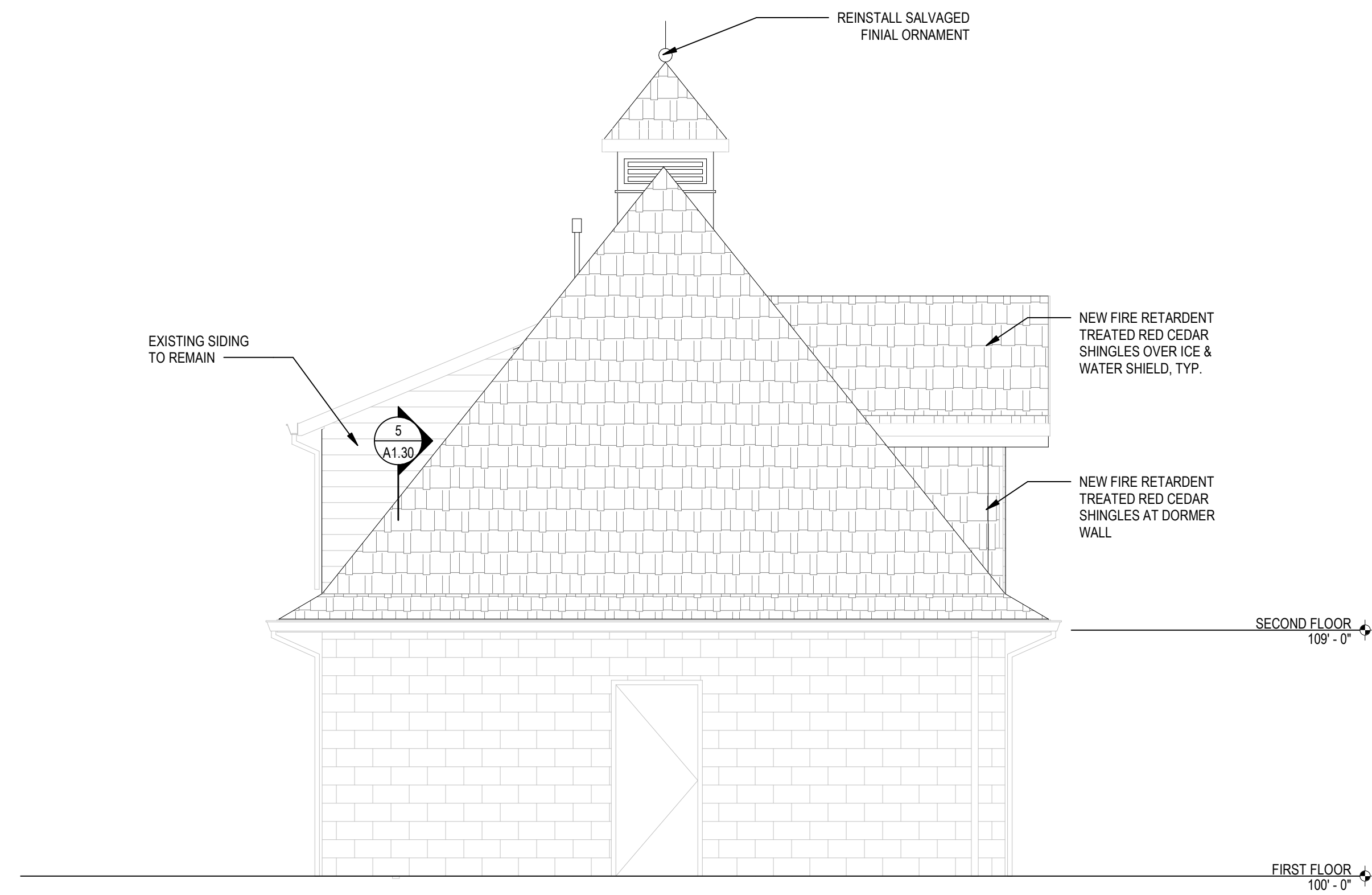
**DRAFT**  
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Roof Plan & Section Detail

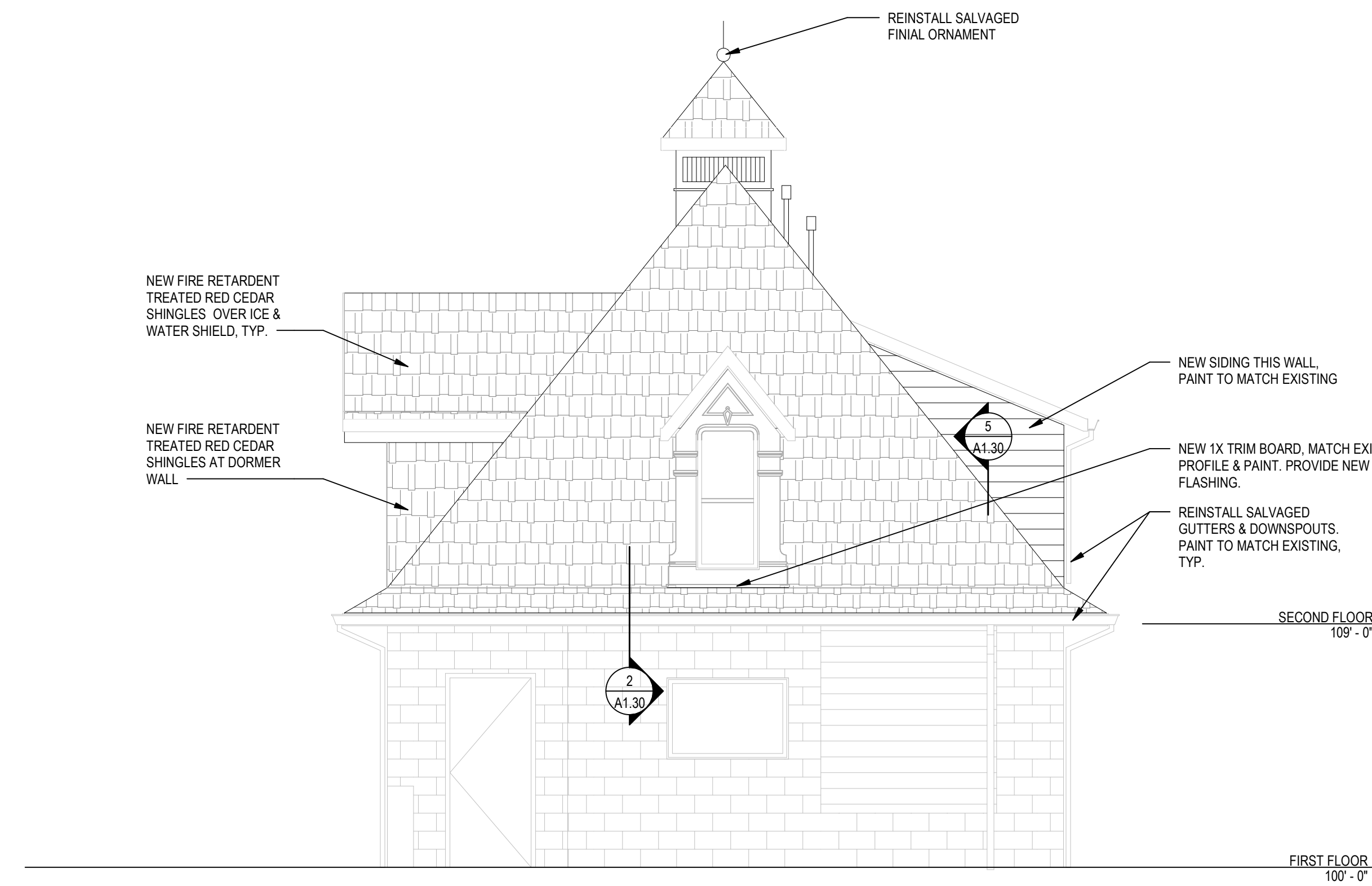
# A1.30

## GENERAL NOTES:

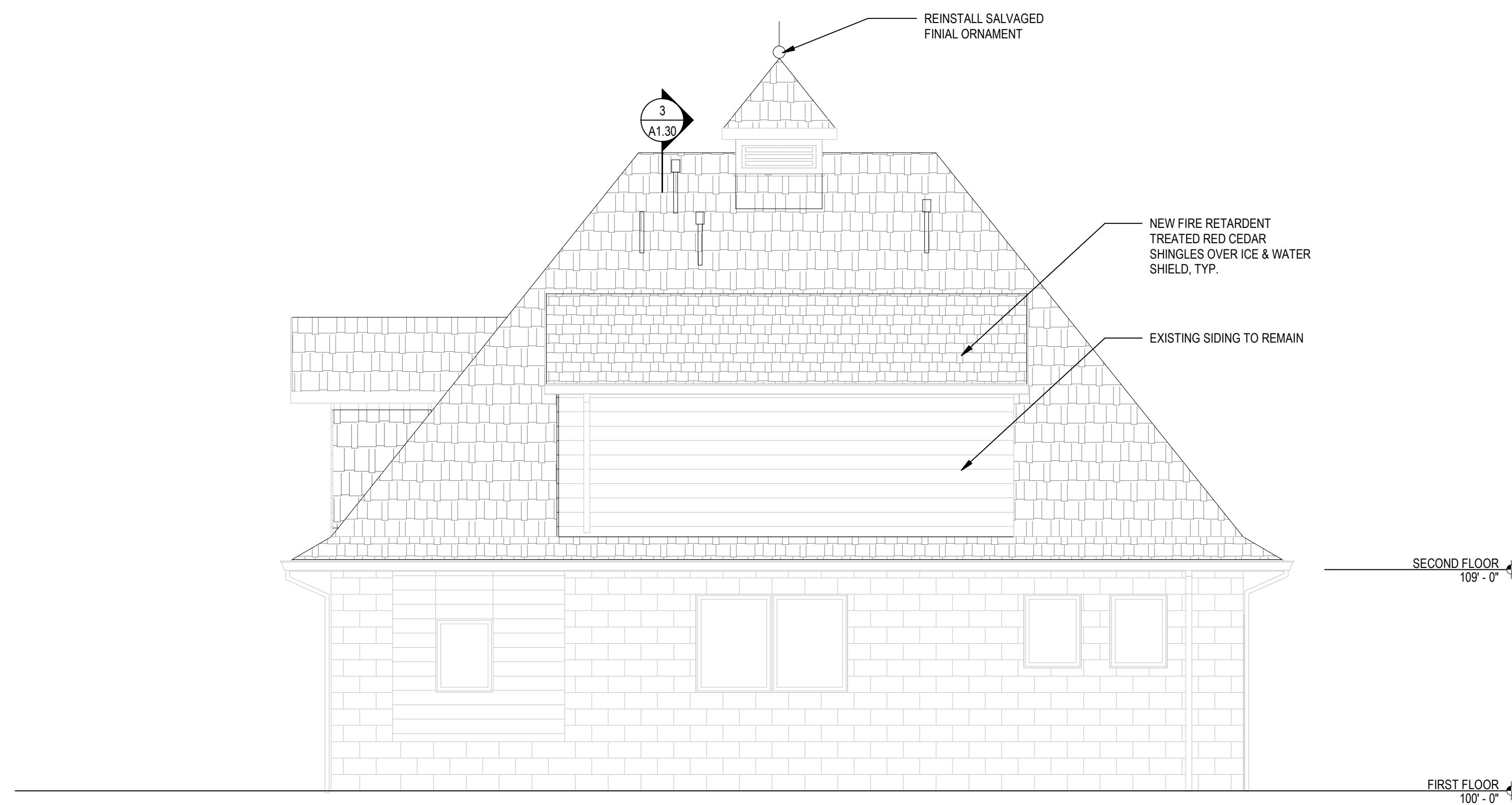
1. FIELD VERIFY LOCATION OF ALL ROOF PENETRATIONS.
2. REPLACE CAPS, BOOTS, & VENT COVERS AT ALL PENETRATIONS. MATCH EXISTING, LIKE CHARACTER AND AESTHETICS.
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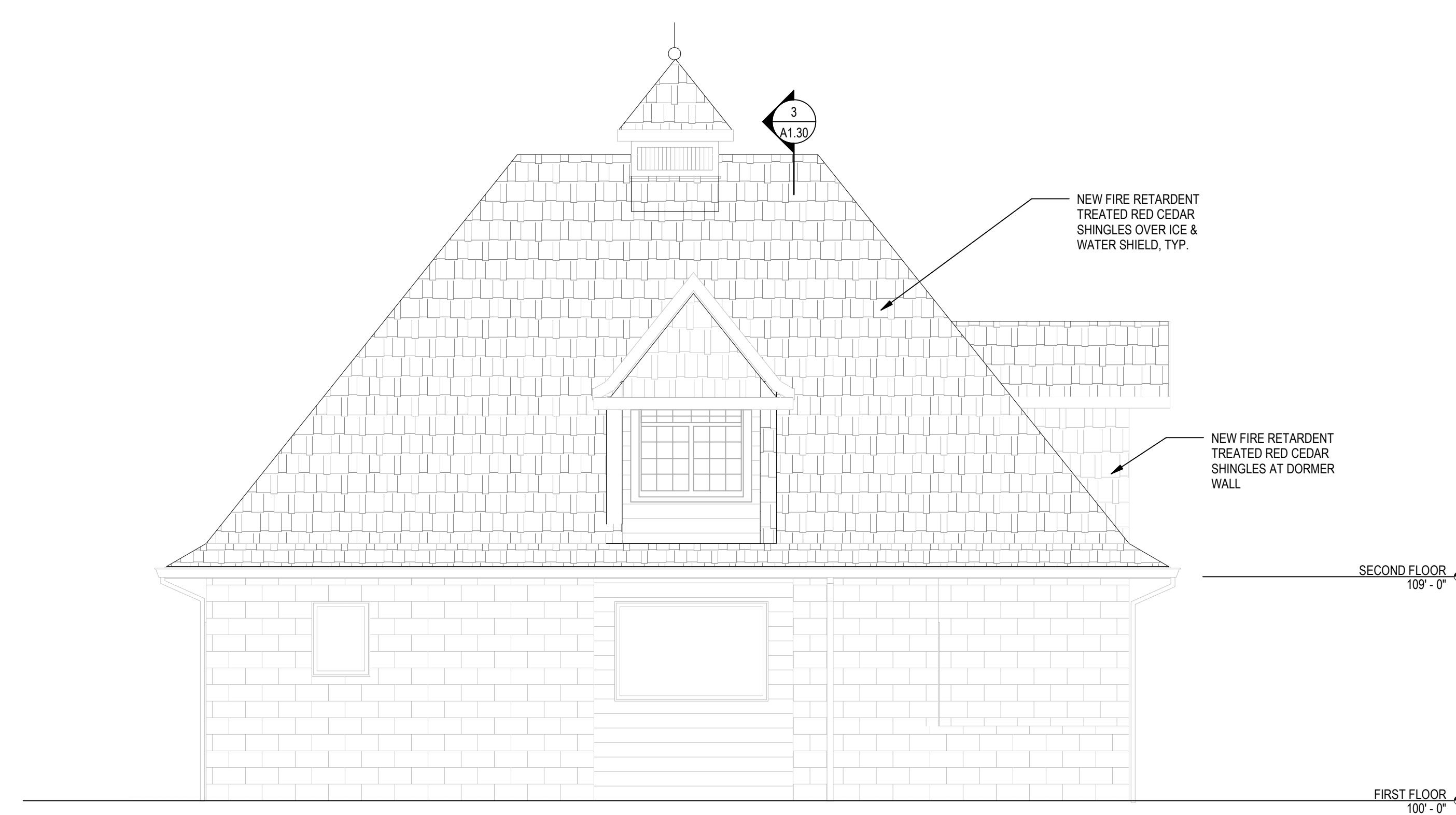
**4 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**SD/DD Submittal**

**FoCo Carriage House Re-Roof**

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Exterior Elevations

**A2.10**



11

KEEP OFF GRASS  
ACCESSIBLE ENTRANCE







