Accessory Dwelling Unit
Single Stack - 540 s.f.
Summit County, CO

SHEET INDEX

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BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE (WHICH COVERS BUILDING, PLUMBING, MECHANICAL, AND FUEL GAS PIPING), 2023 NATIONAL ELECTRICAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND SUMMIT COUNTY MUNICIPAL CODES.

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA:

ROOF SNOW LOAD: THE SNOW LOAD TO BE USED IN THE DESIGN OF ROOFS SHALL BE AS INDICATED IN THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION IN SNOW LOAD FOR DURATION. GROUND SNOW LOAD IS NOT TO BE UTILIZED.

WIND SPEED MPH: 115
SEISMIC DESIGN CAT: B
WEATHERING: SEVERE
FROST LINE DEPTH: 40" (SHALLOW FROST PROTECTION 18")
TERMITE: SLIGHT
WINTER DESIGN TEMP: -13° F
ICE BARRIER UNDERLAYMENT REQ'D: YES
FLOOD HAZARDS: G
AIR FREEZING INDEX: 2500
MEAN ANNUAL TEMP.: 35.4° F

SITE ADDRESS: ADDRESS:_____
SUBDIVISION:_____
SUBDIVISION SNOW LOAD:_____PSF

GOVERNING AGENCY: SUMMITY COUNTY, CO
OCCUPANCY GROUP: R3
STORIES: 2
TYPE OF CONSTRUCTION: VB

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT SUMMIT COUNTY FOR THE INFORMATION BELOW
planning@summitcountyco.gov PHONE:(970)668-4200

ZONING :

OVERLAY :

LOT SIZE :

EXISTING HABITABLE SQ. FT. :

EXISTING FAR :

MAX. ALLOWABLE FAR :

PROPOSED FAR :

FLOOR AREA OF GARAGE:

EXISTING LOT COVERAGE:

ALLOWABLE LOT COVERAGE :

PROPOSED LOT COVERAGE :

LOT SLOPE :

ADU SETBACKS FROM PROPERTY LINE

ALLOWED :		PROPOSED :	
	FRONT–		FRONT–
	REAR–		REAR–
	SIDE–		SIDE–
	STREET SIDE–		STREET SIDE–

ADU SETBACKS FROM MAIN RESIDENCE

ALLOWED : PROPOSED :

OFF STREET PARKING :

REQUIRED: PROVIDED:

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS

PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE
EMAIL

BUILDING DEPARTMENT:

SUMMIT COUNTY BUILDING DEPARTMENT
37 PEAK ONE DR.
FRISCO, CO 80443
P. (970)668-4200

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A TWO STORY, 1 BEDROOM, DETACHED 540 S.F. ACCESSORY DWELLING UNIT

DECK: 256 S.F. GARAGE: 540 S.F.

VICINITY MAP

LEGAL DESCRIPTION

APN

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO AND GEBAU, INC. ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT. THE ENGINEER AND ARCHITECT OF RECORD, GEBAU, INC. AND DESIGN PATH STUDIO, CAN BE CONTACTED FOR ANY MODIFICATIONS TO THE STRUCTURAL FOUNDATION OR BUILDING DESIGN.

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE:_____ DATE:_____

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

X COMPLETED

- ☐ TITLE SHEET (T1.1) INFORMATION FILLED OUT
- ☐ SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- ☐ HEIGHT CALCULATION (SEE SHEET AS.1 FOR INFORMATION)
- ☐ ROOF TRUSS CALCULATIONS - HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND TRUSS CALCULATIONS ARE TO BE STAMPED BY A COLORADO ENGINEER AND ARE TO BE ON SITE AT THE FRAMING INSPECTION (NO SUBMITTAL). ROOF TRUSSES SHALL BE DESIGNED TO MEET THE ROOF SNOW LOAD OF YOUR SUBDIVISION PER THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION FOR DURATION. GROUND SNOW LOAD IS TO NOT BE UTILIZED, AND THERE ARE NO GROUND SNOW LOAD REDUCTIONS PER THE AMENDED CODE. ALL TRUSS DESIGNS SHALL BE STAMPED BY A LICENSED COLORADO ENGINEER.
- ☐ GRADING AND EROSION PERMIT (SEE SHEET AS.1 FOR MORE INFORMATION)
- ☐ HOLD HARMLESS AGREEMENT

class a roof material:

X SELECTION

- ☐ STANDING SEAM METAL ROOFING MATERIAL CLASS A RATED ASSEMBLY IS 24 GAUGE METAL SALES MAGNA LOC METAL ROOFING ASTM E1592, ICC ES REPORT ESR-2385 MINIMUM 1/4:12 ROOF SLOPE.
  COLOR OF METAL ROOF_____
- ☐ ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537 MINIMUM 2:12 ROOF SLOPE.
  COLOR OF ARCHITECTURAL GRADE SHINGLES_____
- ☐ OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

exterior wall material:

X SELECTION(S)

- ☐ METAL SIDING / COLOR_____
- ☐ STONE VENEER / COLOR_____
- ☐ FIBER CEMENT - SIDING / COLOR_____
- ☐ WOOD SIDING / COLOR_____
- ☐ OTHER _____

window and trim color:

X SELECTION

- ☐ WHITE
- ☐ TAN
- ☐ DARK BRONZE
- ☐ OTHER WINDOW COLOR_____

sewer waste water information:

X SELECTION

- ☐ ADU TO HAVE NEW CONNECTION TO COUNTY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
  DRAIN PIPES SHALL BE SIZED ACCORDING TO DRAINAGE FIXTURE UNIT LOAD PER IRC SECTION P3005.5 AND TABLE P3005.4.2
- ☐ SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION_____

electrical service information:

X SELECTION

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

gas service information:

X SELECTION

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

summit sustainable building code checklist:

THE FOLLOWING SPECIFICATIONS ARE BASED OFF THE 2021 IECC PRESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3 WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS.

- • HEAT PUMP MINIMUM EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 SEE MECHANICAL PLAN SHEET A2.1
- • HIGH-EFFICACY LED LIGHTS, MINIMUM 100%. SEE ELECTRICAL LEGEND SHEET A2.1
- • ENERGY EFFICIENT WATER HEATER: SEE MECHANICAL PLAN & KEYNOTE MP4 ON A2.1
  ☐ 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 PER ARTICLE 625 OF THE 2020 NEC. SEE ELECTRICAL PLAN SHEET A2.1 ON PLANS WITH GARAGES ONLY
- • 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. SEE ELECTRICAL PLAN AND KEYNOTE E14 ON SHEET A2.1
- • WATERSENSE FIXTURES THROUGHOUT. SEE MECHANICAL PLAN AND KEYNOTE MP2 ON SHEET A2.1
- • HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED. SEE MECHANICAL ELECTRICAL PLAN AND KEYNOTES MP15 E13 ON SHEET A2.1
- • MAXIMUM 30% OF EXTERIOR WALLS TO BE FENESTRATION. SEE ELEVATION SHEET A3.1
- • PROGRAMMABLE THERMOSTATS. SEE MECHANICAL PLAN AND KEYNOTE MP1 ON SHEET A2.1

thermal envelope requirements:

	REQUIRED
ROOF/CEILING:	☐ R60 OR ☐ R49 UNCOMPRESSED OVER THE TOP PLATE SEE BUILDING SECTION KEYNOTES SEC1 ON SHEETS A4.1 & A4.2
ABOVE GRADE WALLS:	☐ R30 CAVITY OR ☐ R20 CAVITY, R5 CONTINUOUS INSULATION OR ☐ R13 CAVITY, R10 CONTINUOUS INSULATION OR ☐ R20 CONTINUOUS INSULATION. SEE BUILDING SECTION KEYNOTE SEC4 ON SHEET A4.1 & A4.2
SLABS, INCLUDING SLAB EDGE:	• R10 SHALLOW FROST PROTECTED FOUNDATION SEE DETAIL 14 ON SHEET A5.1
FENESTRATION:	• MAX U VALUE 0.32 SEE WINDOW SCHEDULE ON SHEET A0.1
BLOWER DOOR:	• ARC 2.7 AT A PRESSURE OF .02 INCHES W.G. (50 PASCAL) AIR LEAKAGE TEST SEE FLOOR PLAN AND KEYNOTE FP19 ON SHEET A1.1

site grading permit

X ALWAYS REQUIRED, CONTACT SUMMIT COUNTY ENGINEERING DEPARTMENT AND SEE SHEET AS.1 FOR FURTHER INFORMATION

soils report

X REQUIRED

- ☐ YES
- ☐ NO

FOR USE IN UNINCORPORATED SUMMIT COUNTY

DESIGN PATH STUDIO
architecture + planning
DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project
Summit County
Stock ADU Plans

revisions
△
△
△
△
△

description
Title Sheet
Single Stack

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. T1.1

1 Bedroom - Single Stack view #1

1 Bedroom - Single Stack view #2

1 Bedroom - Single Stack view #3

1 Bedroom - Single Stack view #4

FOR USE IN UNINCORPORATED SUMMIT COUNTY

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1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
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NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

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△

description

Exterior
Rendering

date	MARCH 06, 2024
project no.	SUMMIT COUNTY ADU
drawn by	DESIGN PATH STUDIO
sheet no.	T1.2

SITE PLAN REQUIREMENT CHECKLIST

☐ CLEARLY SHOW THE NORTH ARROW AND SCALE. SITE PLAN IS TO BE ENGINEERING SCALE (1:10 OR 1:20)

☐ INCLUDE A STATISTICAL INVENTORY SHOWING WHAT IS PERMITTED AND WHAT IS PROPOSED OF THE SITE COVERAGE (IMPERVIOUS AND BUILDING), OPEN SPACE, SNOW STORAGE, ETC.

☐ LEGAL DESCRIPTION (I.E. SUBDIVISION NAME, LOT, BLOCK, FILING) AND PHYSICAL STREET ADDRESS). TO FIND THE LEGAL DESCRIPTION, ADDRESS, ZONING, OR OTHER PERTINENT INFORMATION ABOUT A PROPERTY, PLEASE UTILIZE THE COUNTY'S REAL PROPERTY AND MAPS ONLINE SERVICE WHICH CAN BE ACCESSED AT: HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/INDEX.ASPX?NID=354.

☐ ZONING DEVELOPMENT STANDARDS – (FIGURE 3-5 OF THE CODE): SHOW LOT SQUARE FOOTAGE AND ACREAGE AS ZONING REQUIRES A MINIMUM.

☐ PLAT COMPLIANCE – SHOW PROPERTY LINES, LOT DIMENSIONS, EASEMENTS, AND COMPLIANCE WITH ALL PLAT NOTES. TO OBTAIN A COPY OF THE PLAT, CONTACT THE CLERK AND RECORDER'S AT (970) 453-3470 OR THE PLANNING DEPARTMENT AT (970) 668-4200.

☐ SETBACKS – REVIEW SECTION 3505.13 FOR SETBACK REQUIREMENTS. ALSO NOTE THAT THERE ARE ROAD SETBACK REQUIREMENTS WHICH TRUMP PROPERTY LINE SETBACK REQUIREMENTS IF THE ROAD SETBACK IS MORE RESTRICTIVE. TO ACCESS SETBACK REQUIREMENTS FOR EACH ZONING DISTRICT OTHER THAN PUD'S SEE FIGURE 3-6. FOR SETBACKS IN PUDS, PLEASE REVIEW THE PUD. CONTACT THE PLANNING DEPARTMENT WITH ANY QUESTIONS ABOUT SETBACKS.

☐ CLEARLY SHOW SETBACKS FROM ALL PROPERTY LINES. IF THERE IS A BUILDING ENVELOPE AND/OR DISTURBANCE ENVELOPE, THEN SHOW AND ENSURE THAT THE STRUCTURE IS WITHIN THOSE DESIGNATED AREAS.

☐ ALL PROPOSED IMPROVEMENTS MUST BE SHOWN ON THE SITE PLAN.

☐ THE FOUNDATION AND THE ROOF LINE MUST BE SHOWN ON THE SITE PLAN AND CLEARLY DIFFERENTIATED.

☐ ANY PERMANENT CONSTRUCTION OVER 18" ABOVE GROUND IS NOT ALLOWED IN THE SETBACKS, INCLUDING BUT NOT LIMITED TO DECKS, STAIRS, CANTILEVERED CONSTRUCTION, EAVES, AND ARCHITECTURAL ACCENTS. FOR EXCEPTIONS TO SETBACK REQUIREMENTS FOR STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, HOT TUBS, RAILINGS, AND SOLAR SYSTEMS, SEE SECTION 3505.13.G.

☐ EXTERIOR LIGHTING (REFER TO SECTION 3505.07) ALL PROPOSED EXTERIOR LIGHTING SHALL BE FULLY-SHIELDED AND DOWNCAST. LIGHTING MAY ONLY BE OVER 15' ABOVE GRADE IF LOCATED AT A BUILDING ENTRY/EXIT DOOR, UNLESS OTHERWISE STATED IN YOUR PUD.

☐ EXISTING LIGHTING ILLUMINATING NEW CONSTRUCTION SHALL BE BROUGHT INTO COMPLIANCE. CUT SHEETS OF PROPOSED LIGHTING IS REQUIRED AT THE TIME OF SUBMITTAL, IF THE FIXTURES HAVE NOT BEEN CHOSEN AT THAT TIME, A LIGHTING CUT SHEET DOCUMENT MAY BE SIGNED AND SUBMITTED TO MEET THIS REQUIREMENT.

☐UTILITIES: SHOW EXISTING AND PROPOSED LOCATION OF ALL UTILITIES AND CONNECTIONS INCLUDING EXISTING UTILITY BOXES/POLES FOR ELECTRIC, GAS, CABLE, TELEPHONE, SEWER AND WATER. SHOW AND LABEL UTILITY EASEMENTS.

☐ ON-SITE WASTEWATER TREATMENT SYSTEMS: SHOW LEACH FIELD GRADES BASED ON APPROVED DESIGN.

☐ WELLS: SHOW THE LOCATION OF ANY EXISTING OR PROPOSED WELLS.

☐ GRADING AND DRAINAGE SHOW EXISTING AND PROPOSED TOPOGRAPHY AT 1- OR 2-FOOT CONTOUR INTERVALS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ MAXIMUM 2:1 SIDE SLOPE ALLOWED ON ALL FINISHED CONTOURS OR RETAIN.

☐ RETAINING WALL MAXIMUM = 4 FEET WITHOUT AN ENGINEERED DESIGN (SUBMIT CROSS-SECTION DIAGRAM)

☐ RETAINING WALLS AND WALL SYSTEMS > 4 FT. IN HEIGHT REQUIRE DESIGN BY COLORADO LICENSED PROFESSIONAL ENGINEER (CO P.E.)

☐ ENGINEERED SYSTEMS ARE LIMITED TO 8 FOOT MAXIMUM HEIGHT PER TIER, AND MUST BE STEPPED BACK A MINIMUM OF 4 FEET BEFORE THE NEXT WALL TIER. SEE §3505.17.D OF THE CODE FOR MORE DETAILS.

☐ SHOW FOUNDATION DRAIN LOCATIONS AND DAYLIGHTS.

☐ SHOW ALL CULVERTS AND INDICATE DIRECTION OF DRAINAGE FLOW INCLUDING DRAINAGE DETAILS.

☐ HEIGHT CALCULATION - REFER TO SECTION 3505.06. HEIGHT IS TO BE MEASURED VERTICALLY FROM ANY POINT ON A PROPOSED OR EXISTING ROOF TO THE NATURAL OR FINISHED GRADE (WHICHEVER IS THE MORE RESTRICTIVE) DIRECTLY BELOW SAID POINT OF THE ROOF. REFER TO THE HEIGHT INFO SHEET. HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/DOCUMENTVIEW.ASPX?DID=1500).

☐ SHOW ELEVATION REFERENCE POINTS FOR GARAGE SLAB AND RIDGE HEIGHT IN USGS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ BUILDING HEIGHT MAXIMUM: SEE FIGURE 3-5 FOR THE MAXIMUM HEIGHT ALLOWED IN EACH ZONING DISTRICT OR REFER TO YOUR PUD. PLEASE ALSO CHECK THE PLAT AS SOME SUBDIVISIONS HAVE MORE RESTRICTIVE HEIGHT MAXIMUMS THAT ARE NOTED ON THE PLAT. SOME SUBDIVISIONS USE THE UBC STANDARDS FOR HEIGHT MAXIMUM (MOST OF THESE SUBDIVISIONS ARE LOCATED IN KEYSTONE).

☐ CHIMNEYS MAY EXCEED RIDGE HEIGHT BY 10% OF MAXIMUM HEIGHT OF STRUCTURE.

☐LANDSCAPING, IF PROPOSED, IS TO INCLUDE WALKWAYS, HARDSCAPE AND LANDSCAPE FEATURES.

☐ PRESERVE EXISTING VEGETATION USING ORANGE CONSTRUCTION FENCING – SHOW LOCATION.

☐ SHOW EXISTING TREE STANDS AND OTHER SIGNIFICANT VEGETATION, (E.G. WILLOWS).

☐ SEE SECTION 3602.A.4 OF THE CODE FOR APPLICABILITY OF LANDSCAPING REQUIREMENTS.

☐ SEE SECTION 3604 OF THE CODE FOR MANDATORY LANDSCAPE DESIGN STANDARDS.

☐ SEE SECTION 3605 OF THE CODE FOR PLAN REQUIREMENTS FOR LANDSCAPING.

☐. PARKING AREAS: MINIMUM TWO SPACES AT 9'X19' EACH ARE REQUIRED FOR SINGLE-FAMILY RESIDENCES. THE GARAGE COUNTS TOWARD TOTAL.

☐ ACCESSORY DWELLING UNITS REQUIRE 2 SPACES PER UNIT UNLESS THE APARTMENT IS DESIGNED TO ACCOMMODATE 3 PEOPLE, THEN A MAXIMUM OF 3 PARKING SPACES SHALL BE ALLOWED. PLEASE REVIEW SECTION 3809.03.J FOR A FULL DESCRIPTION OF PARKING REQUIREMENTS RELATED TO ACCESSORY APARTMENTS.

☐ PARKING AREA MAXIMUM SLOPE = 4% (MINIMUM 0.5% SLOPE).

☐ CONTACT ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL PARKING AREA REQUIREMENTS.

☐ DRIVEWAY: MAXIMUM 8% GRADE FOR THE FIRST 25' FROM THE ROADWAY, AND 10% AT ANY POINT THEREAFTER, MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY

☐ DRIVEWAY WIDTHS, SERVING ONE SINGLE-FAMILY RESIDENCE (SEE TABLE 5-6): DRIVEWAY LESS THAN 200 FEET IN LENGTH = 12 FEET WIDE MINIMUM. DRIVEWAY GREATER THAN 200 FEET IN LENGTH = 14 FEET WIDE MINIMUM

☐ PROVISION FOR EMERGENCY VEHICLE TURN AROUND ON DRIVEWAYS LONGER THAN 400 FEET

☐ DRIVEWAY OPENING WIDTH = 18-24 FEET AT FLARES AND PERPENDICULAR TO ROAD THROUGH THE RIGHT-OF-WAY

☐ OPENING NOT HIGHER THAN SHOULDER UNTIL BEYOND THE ROAD-SIDE DITCH

☐ UPHILL LOTS REQUIRE A CULVERT, SWALE OR DRAINAGE PAN BEFORE THE CONNECTION TO THE ROADWAY

☐ DRIVEWAY SURFACE: 4" COMPACTED ROAD BASE OR 2" ASPHALT OR CONCRETE

☐ VEHICLE TRACKING CONTROL = MIN. 50' OF 2"-3" AGGREGATE MIN 6" THICK BEFORE EXCAVATION

☐ ONLY ONE DRIVEWAY ACCESS IS ALLOWED ONTO COUNTY ROAD SYSTEM, UNLESS 250 FEET SEPARATION IS PROVIDED BETWEEN DRIVEWAYS (LOOPED DRIVEWAYS ARE PROHIBITED)

☐ MIN. SEPARATION FROM ADJACENT DRIVEWAY = 30 FT.; BETWEEN CULVERTS = 10 FT.

☐ MINIMUM 50 FT. SEPARATION FROM NEAREST INTERSECTION

☐ MINIMUM SIGHT DISTANCE (200 FEET FOR LOCAL ACCESS ROAD OR 400 FEET FOR COLLECTOR ROAD)

☐ SNOW STORAGE AREA = 25% OF AND ADJACENT TO DRIVEWAY AND PARKING AREAS (SEE SECTION 3505.19 FOR ADDITIONAL SNOW STORAGE REQUIREMENTS AND FOR DETAILS RELATING TO UPHILL SNOW STORAGE AREAS)

☐ SHOW CALCULATIONS OF TOTAL DRIVEWAY AND PARKING SURFACE AREAS INCLUDING THOSE AREAS LOCATED IN THE RIGHT OF-WAY.

☐ SHOW CALCULATIONS AND LOCATION OF PROPOSED SNOW STORAGE ADJACENT TO THE DRIVEWAY AND PARKING AREA SURFACES.

☐ SNOW STORAGE AREA IS NOT ALLOWED IN THE RIGHT-OF-WAY.

☐ PROOF OF ACCESS: IF THE DRIVEWAY CROSSES NEIGHBORING PROPERTIES THEN LEGAL, RECORDED ARE EASEMENTS REQUIRED TO BE SUBMITTED.

☐ IF ACCESS IS WITHIN AN EASEMENT OR SHOWN ON A PLAT, IDENTIFY AND VERIFY PROPOSED ACCESS IS WITHIN THE RECORDED EASEMENT.

☐ IF AN UN-PLATTED COMMON DRIVEWAY IS PROPOSED, SUBMIT AN EASEMENT SIGNED BY ALL AFFECTED PROPERTY OWNERS.

☐ CONTACT THE ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL REQUIREMENTS AND ROAD CLASSIFICATIONS

☐ STEEP SLOPES (SEE SECTIONS 7102 AND 7102.01) SHOW CALCULATIONS OF SLOPES ≥ 30% ON THE ENTIRE PROPERTY AND ALL THE PROPOSED DISTURBANCE (INCL. LEACH FIELD).

☐ AREAS WITH SLOPES ≥ 30% INTENDED TO BE USED FOR ROADS, DRIVEWAYS OR STRUCTURES SHALL BE APPROVED FOR SUCH USE BY A GEOLOGIST OR ENGINEER IN A SOILS REPORT. ALL ROADS, DRIVEWAYS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED ENGINEER CONSISTENT WITH THE SOILS REPORT.

☐ AN EROSION CONTROL PLAN, URBAN RUN-OFF CONTROL PLAN AND UTILITY PLAN MAY BE REQUIRED AND ALL SUCH PLANS MUST BE DESIGNED BY A CO P.E., AND FINANCIAL GUARANTEE MAY BE REQUIRED PRIOR TO ISSUING A GE PERMIT.

☐ A REVEGETATION PLAN MAY BE REQUIRED AND MUST BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT.

☐STREAMS AND DRAINAGE DITCHES: SHOW ANY STREAMS OR INTERMITTENT STREAMS AND DRAINAGE DITCHES.

☐ SOIL DISTURBANCE IS PROHIBITED WITHIN 25-FEET OF A LAKE, STREAM, OR INTERMITTENT STREAM. SEE §7103 OF THE CODE FOR DETAILS.

☐ FOR MORE GRADING, EXCAVATING AND WATER QUALITY CONTROL REGULATIONS, CONTACT THE ENGINEERING DEPARTMENT AT (970) 668-4200, SEE CHAPTERS 6 & 7 OF THE CODE, OR SEE SECTION 5 AND APPENDIX F OF THE GRADING AND EXCAVATION MANUAL.
☐ WETLANDS (SEE THE COUNTY'S WETLAND REGULATIONS IN CHAPTER 7) ANY WETLANDS ON A PROPERTY MUST BE DELINEATED BY A WETLANDS CONSULTANT. THE WETLAND DELINEATION SHALL BE SURVEYED AND SHOWN ON THE PLANS. ANY ACCOMPANYING WETLAND REPORTS SHALL ALSO BE SUBMITTED.

☐ ANY DISTURBANCE TO WETLANDS OR THE WETLAND SETBACK WHICH IS NOT EXEMPT FROM THE COUNTY'S WETLAND REQUIREMENTS MUST MEET ALL APPLICABLE PROVISIONS SET FORTH IN CHAPTER 7 OF THE CODE INCLUDING BUT NOT LIMITED
TO: A.) A STATEMENT ON COMPLIANCE WITH EACH CRITERIA SET FORTH IN SECTION 7105.03; C.) A WETLAND DISTURBANCE PLAN
IN ACCORDANCE WITH SECTION 7105.04;) A MITIGATION PLAN IN ACCORDANCE WITH SECTION 7105.05; AND D.) A FINANCIAL
GUARANTEE IN ACCORDANCE WITH SECTION 7105.06.

☐ ANY DISTURBANCE TO WETLANDS MUST ALSO INCLUDE EVIDENCE OF COMPLIANCE WITH SECTION 404 OF THE FEDERAL CLEAN WATER ACT (I.E. ASOE PERMIT OR NON-JURISDICTIONAL DETERMINATION).

☐ SHOW ALL EROSION CONTROL MEASURES AND MITIGATION RECOMMENDATIONS BY THE WETLANDS PROFESSIONAL OR PROJECT ENGINEER.

☐ WETLAND DELINEATIONS ARE CONSIDERED VALID FOR FIVE (5) YEARS FROM THE DATE OF THE REPORT. IF A WETLAND DELINEATION HAS EXPIRED, A NEW OR UPDATED DELINEATION WILL BE REQUIRED.

☐ TRAIL(S) – IDENTIFY ANY SIGNIFICANT EXISTING TRAILS OR PROPOSED CONNECTIONS.

☐ SIGNIFICANT NATURAL OR HISTORICAL FEATURES – IDENTIFY ANY POTENTIAL FEATURES

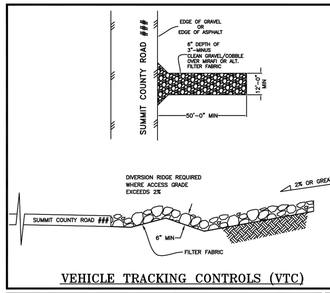
SUMMIT COUNTY STANDARD NOTES FOR CONSTRUCTION PLANS:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL CURRENTLY APPLICABLE STANDARDS IN THE "SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE."
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER AND THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SUMMIT COUNTY ENGINEERING DEPARTMENT.
5. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND EROSION CONTROL PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE / DESTINATION AND COORDINATED WITH THE SUMMIT COUNTY ENGINEERING DEPARTMENT AT 970-668-4200. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS (INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, STATE OF COLORADO WATER QUALITY/DISCHARGE PERMITS, MSHA REVIEW, TIMBER HARVEST PERMITS, ACOE PERMITS AND REQUIREMENTS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.
6. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.

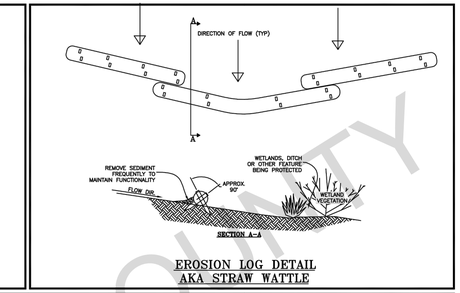
SUMMIT COUNTY, COLORADO
EROSION/SEDIMENTATION CONTROL (ESC) NOTES:

1. THE MOST EFFECTIVE ESC BEST MANAGEMENT PRACTICE (BMP) IS NON-DISTURBANCE. GIVEN THAT LAND DEVELOPMENT INVARIABLY INVOLVES EARTH DISTURBING ACTIVITIES THE FIRST BMP IS RESPONSIBLE STEWARDSHIP OF LAND TO LIMIT THE AMOUNT OF DISTURBANCE FOR SITE DEVELOPMENT. ALL DISTURBED AREAS NOT OTHERWISE PROTECTED OR STABILIZED AND A MINIMUM AMOUNT OF SOD AND MULCH AS DECIDED UPON, THE ATTACHED DETAILS AND NOTES SHALL BE APPLIED WHENEVER THEY MAY BE APPROPRIATE TO PREVENT EROSION AND/OR SEDIMENT DISCHARGE ONUPON YOUR PROJECT SITE.
2. EROSION CONTROL BMP'S AS SHOWN HEREON AND INDICATED ON YOUR SITE PLAN MUST BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A GRADING PERMITS, INCLUDING YOUR VTC AND CONCRETE WASHOUT AREA.
3. THE CONTRACTOR SHALL DO NO CLEARING AND GRUBBING OR EARTHWORK BEFORE THE EROSION CONTROL INSTALLATIONS HAVE BEEN APPROVED BY THE COUNTY ENGINEER.
4. EROSION CONTROL: CONTROLLING POLLUTION, EROSION, RUN-OFF, AND POTENTIAL DAMAGE MAY REQUIRE THE CONTRACTOR TO PERFORM TEMPORARY WORK ITEMS INCLUDING BUT NOT LIMITED TO:
   A. INSTALLING DITCHES, BERMS, CULVERTS, AND OTHER MEASURES TO CONTROL SURFACE WATER.
   B. BUILDING DAMS, SETTLING BASINS, ENERGY DISSIPATERS, AND OTHER MEASURES, TO CONTROL DOWNSTREAM FLOWS.
   C. CONTROLLING GROUNDWATER FOUND DURING CONSTRUCTION.
   D. COVERING OR OTHERWISE PROTECTING SLOPES UNTIL PERMANENT EROSION CONTROL MEASURES ARE WORKING.
5. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TEMPORARY WATER POLLUTION CONTROL IN ALL SOURCES OF MATERIAL, DISPOSAL SITES, AND HAUL ROADS. NO STORM WATER, GROUND WATER, OR WATER OF ANY KIND SHALL BE PUMPED, DRAINED, OR OTHERWISE EGRESSED INTO EXISTING DRAINAGE FACILITIES WITHOUT APPROPRIATE CONTROLS AND REQUIRED PERMITS.
6. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM , DRAINAGE, GRADING, OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
7. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT & MAINTAIN THESE ESC MEASURES DAILY, & SHALL MAINTAIN & UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRY WELLS, CULVERTS, OR GRAVEL GALLERIES.
8. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY & ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. THESE MUST BE INSPECTED AND APPROVED ALONG WITH OTHER BMP'S USED AT YOUR SITE, AND SHALL BE REMOVED BEFORE PAVING ROAD SURFACES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
10. SEDIMENT BARRIERS SHALL BE INSPECTED, CLEANED AND REPAIRED AFTER EACH RUNOFF EVENT. REMOVE ALL SEDIMENT AND DEPOSIT ON SITE AFTER SEDIMENT BARRIERS ARE NO LONGER REQUIRED.
11. CONTRACTOR SHALL NOT REMOVE TEMPORARY ESC MEASURES UNTIL 30 DAYS AFTER THE SITE IS STABILIZED. ALL DISTURBED SOIL SHALL BE PERMANENTLY STABILIZED EITHER THROUGH REVEGETATION, RIP-RAP, PAVING, OR OTHER PRE-APPROVED METHOD(S).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
13. GEOTEXTILE FABRIC IS TO BE PLACED ON SIDES OF DRYWELLS, CATCH BASINS, & INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED & THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

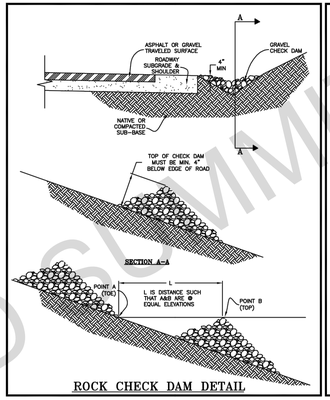
CALL BEFORE YOU DIG 811 ONE CALL NUMBER 48 HR. NOTICE REQUIRED



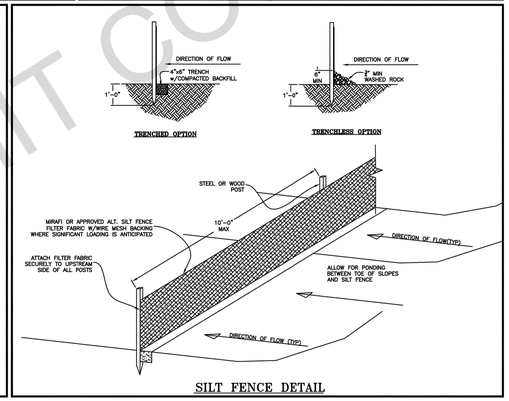
VEHICLE TRACKING CONTROLS (VTC)



EROSION LOG DETAIL
AKA STRAW WATTLE



ROCK CHECK DAM DETAIL



SILT FENCE DETAIL

CALL 970.668.4212 WHEN BMP'S ARE READY FOR INSPECTION PRIOR TO EXCAVATION

FOR USE IN UNINCORPORATED SUMMIT COUNTY

SUMMIT COUNTY PLANNING DEPARTMENT

SUMMIT COUNTY
Planning Department

Building Height Information

Site Plan and Elevation Drawing Requirements

The information required to be included on the site plan is largely the same as it has been in the past, but because of the new method of calculating height, several additional items are required. The elevation of all ridgelines, eaves, and roof appendages, in corresponding USGS datum, needs to be included on the site plan. Topographic information, in one or two foot contours, and finished grade still need to be shown. If the proposed structure's height will be within 5 feet of the maximum height permitted, or if the grade of any portion of the building site is 10 percent or greater, a stamped, signed (by a Colorado licensed surveyor) copy of the topographic survey is required in addition to the site plan. As with the site plan, the requirements for elevation drawings are mostly the same as they have been, but several additional items are required to be shown. Natural grade, finished grade, and all ridge elevations are required to be shown. The information on the site plan must be consistent with the information on all elevation drawings. The line types used for these items needs to be easily distinguishable, and shall utilize the following: natural grade in a dashed line, finished grade in a solid line, roof lines in a fine solid line, and the foundation wall in a heavy solid line.

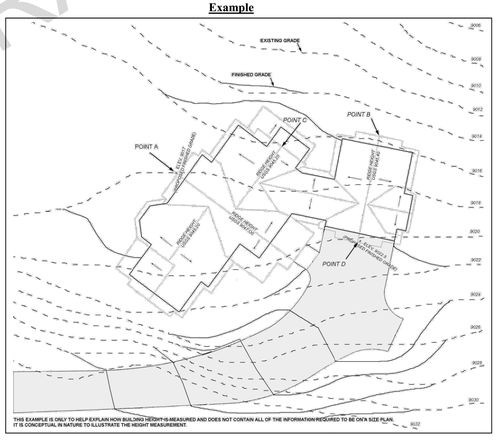
Height Site Improvement Location Certificate ("SILC") Requirements

To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing and/or foundation inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings and/or foundation walls. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

Building Height Measurement

There are two parts to the definition, the first relates to the portion of the structure that extends beyond the building footprint. For measuring building height on this portion of the building, the height will be measured as the distance from the more restrictive of either the natural grade or the finished grade to the top of the roofing material directly above. The second part of the definition deals with the portion of the house within the footprint of the building. For measuring the building height on this portion of the building, the height will be measured as the distance from the natural grade to the top of the roofing material directly above. The example on the next page gives an illustration of how building height will be measured.

Example



Point	Natural Grade Elevation	Finished Grade Elevation	Measured from:	Roof Elevation	Calculation	Height
A	9018.00	9017.00	Finished Grade	9047.00	9047.00 - 9017.00	30.00 feet
B	9015.65	--------	Natural Grade	9045.40	9045.40 - 9015.65	29.75 feet
C	9016.18	Within Footprint	Natural Grade	9045.20	9045.20 – 9016.18	29.02 feet
D	9020.20	9022.5	Natural Grade	9045.40	9045.40 – 9020.20	25.2 feet

The height of Point A is measured from finished grade because finished grade is lower than natural grade, and therefore is the more restrictive grade. Point B is measured from natural grade because there is no proposed change in the grade at this point. Point C is within the footprint of the building, in which case natural grade is always used to measure height. Point D is measured from natural grade because it is lower than finished grade and is therefore the more restrictive.

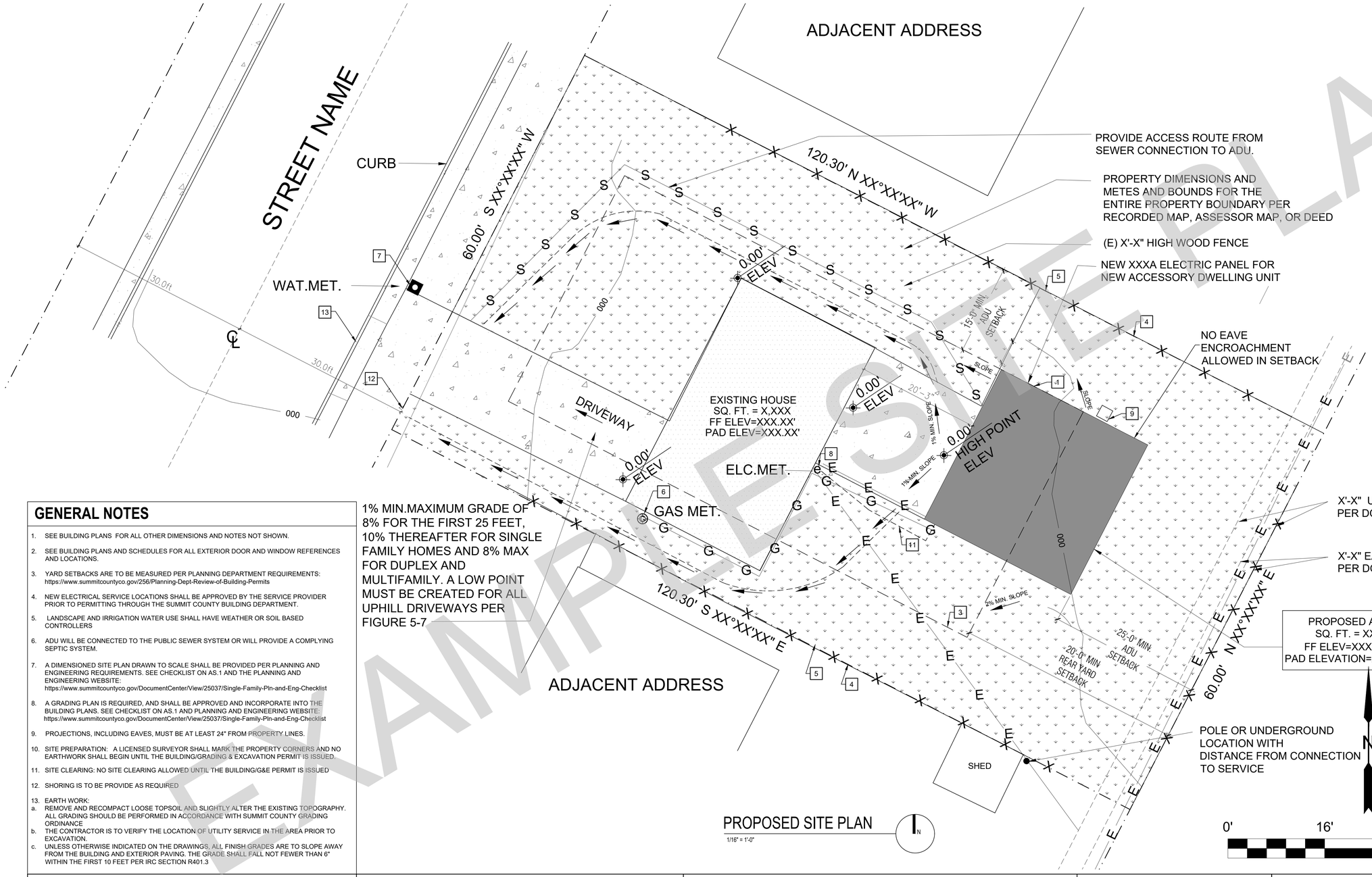
If you have any questions regarding the County's new method of measuring height or the corresponding requirements, please contact the Summit County Planning Department at (970) 668-4200. Additional information can be obtained by visiting the Summit County Planning Department website, http://www.summitcountyco.gov/939/Setbacks-and-Building-Heights

3505.06: Height Limit

A. **Compliance with Height Limits**: Height limits for the different zoning districts, except PUD Zoning Districts, are stated in Figure 3-5. Height limits for approved PUD Zoning Districts shall be stated in the PUD designation. If height limits are not stated in a PUD, the Planning Director shall determine the building height requirements which apply in accordance with Section 3505.01.A. The height limits in Figure 3-5 apply to both buildings and structures. In regards to Figure 3-5, where a height limit pertaining to a particular use in a zoning district differs from the general height limit for the zoning district, the specific height shall apply to any structures or buildings intended for that use. An information sheet further explaining how building height is measured, the plan submittal requirements and Site Improvement Location Certificate requirements is available in the Planning Department. Heights of buildings and structures are calculated as follows:

B. **Measuring Height**:
   1. **Building Height**: The distance measured vertically from any point on a proposed or existing roof or eave (including but not limited to the roofing material) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.
      a. This methodology for measuring height limitations can best be visualized as an irregular surface located above the building site at the height limit permitted by the underlying zoning district, having the same shape as the natural or finished grade of the building site (whichever is more restrictive).
      b. Where there are minor irregularities in the natural grade (as determined by the Planning Department), these areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical natural grade shall be used.
      c. Window wells and similar building appurtenances installed below grade, as approved by the Planning Department, shall not be counted as the finished grade for the purposes of calculating building height.
   2. **Plan Submittal Requirements**: All development reviews subject to the height limits established by this Code shall submit the following information to ensure the requirements set forth herein are met:
      a. A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado Professional Land Surveyor (other provisions of this Code require a topographic survey of all areas to be disturbed). Such survey shall be prepared to ensure that the County can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived. Notwithstanding the foregoing, the Planning Department may waive the submission of existing topographic data if a proposed building is: 1) located on slopes that are ten percent (10%) or less, and 2) the proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district.
      b. A plan view (i.e., birds eye view) of the building site that shows the 1) natural grade; 2) finished grade; 3) outline of the building; 4) outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves; 5) a roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum; and 6) the roof appendages and the corresponding mean sea level elevations in a USGS datum. The above-mentioned information shall be depicted using differing line weights so as to be clearly differentiated.
      c. Elevation drawings of all facades of a proposed building or structure that show: 1) the maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above; 2) the natural grade of the site; 3) the finished grade of the site; and, 4) the ridgeline elevations in mean sea elevation (other submittal requirements contained in this Code also require the submission of additional details on building elevations to ensure compliance with other Code design provisions).
   3. **Site Improvement Location Certificates:** To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

C. **Exceptions to Height Limits**: The following exceptions to height limits are allowed:



PROPOSED SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
3. YARD SETBACKS ARE TO BE MEASURED PER PLANNING DEPARTMENT REQUIREMENTS: https://www.summitcountyco.gov/256/Planning-Dept-Review-of-Building-Permits
4. NEW ELECTRICAL SERVICE LOCATIONS SHALL BE APPROVED BY THE SERVICE PROVIDER PRIOR TO PERMITTING THROUGH THE SUMMIT COUNTY BUILDING DEPARTMENT.
5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
7. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED PER PLANNING AND ENGINEERING REQUIREMENTS. SEE CHECKLIST ON AS.1 AND THE PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
8. A GRADING PLAN IS REQUIRED, AND SHALL BE APPROVED AND INCORPORATE INTO THE BUILDING PLANS. SEE CHECKLIST ON AS.1 AND PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
9. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.
10. SITE PREPARATION: A LICENSED SURVEYOR SHALL MARK THE PROPERTY CORNERS AND NO EARTHWORK SHALL BEGIN UNTIL THE BUILDING/GRADING & EXCAVATION PERMIT IS ISSUED.
11. SITE CLEARING: NO SITE CLEARING ALLOWED UNTIL THE BUILDING/G&E PERMIT IS ISSUED
12. SHORING IS TO BE PROVIDE AS REQUIRED
13. EARTH WORK:
a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH SUMMIT COUNTY GRADING ORDINANCE
b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET PER IRC SECTION R401.3

1% MIN.MAXIMUM GRADE OF 8% FOR THE FIRST 25 FEET, 10% THEREAFTER FOR SINGLE FAMILY HOMES AND 8% MAX FOR DUPLEX AND MULTIFAMILY. A LOW POINT MUST BE CREATED FOR ALL UPHILL DRIVEWAYS PER FIGURE 5-7

KEYNOTES

1. LINE OF EXTERIOR WALL, TYP.
2. LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3. REQUIRED SETBACKS
4. PROPERTY LINE, TYP.
5. FENCE- HEIGHT PER PLAN
6. EXISTING GAS METER
7. EXISTING WATER METER
8. EXISTING ELECTRIC METER.
9. CONDENSING UNIT
10. SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11. FEEDER TO EXTEND TO EXISTING PANEL
12. NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

LEGEND

- SPOT GRADE ELEVATION (0.00')
- AREA OF NEW BUILDING FOOTPRINT
- AREA OF EXISTING BUILDING FOOTPRINT
- CONCRETE PAVING
- LANDSCAPE
- KEYNOTE
- PROPERTY LINE
- REQUIRED SETBACKS
- DRAINAGE PATTERN
- SITE CONTOURS (000)
- NEW SEWER LINE (S)
- NEW DOMESTIC WATER LINE (W)
- NEW ELECTRICAL & TEL DATA LINE (E)
- NEW GAS LINE (G)
- NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:

- GAS:
- ELECTRIC:
- WATER:
-SANITATION:
-SEWER:

GRADING & EXCAVATION:

ALL ADU'S WILL REQUIRE A GRADING & EROSION PERMIT WITH THE BUILDING PERMIT. THE SPECIFIC REGULATIONS ARE SPECIFIED IN CHAPTER 6 OF THE LAND USE AND DEVELOPMENT CODE AND SHEET AS.1 IN THIS PLAN SET. THE ENGINEERING DEPARTMENT WILL REVIEW EACH SITE PLAN FOR COMPLIANCE.

GRADING PLANS AND SPECIFICATIONS SHALL BE PREPARED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF COLORADO HAVING KNOWLEDGE AND EXPERIENCE IN CIVIL ENGINEERING, EXCEPT THAT PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY DWELLINGS ON SLOPES OF LESS THAN THREE TO ONE (3:1) MAY BE PREPARED BY A LICENSED ENGINEER OR OTHER QUALIFIED PROFESSIONAL. THE REQUIREMENT FOR USE OF A LICENSED ENGINEER MAY BE EXTENDED TO PLANS AND SPECIFICATIONS FOR SINGLE FAMILY DWELLINGS WHEN, IN THE OPINION OF THE COUNTY ENGINEER, CRITICAL DRAINAGE OR GEOLOGICAL FACTORS MAY BE INVOLVED AND THERE IS A NEED FOR ENGINEERING DESIGN AND CONTROL.

TOTAL SIZE (IN SQUARE FEET) OF EARTH DISTURBING AREA = _____

EXAMPLE
IMPRESSIVE PLAN

DESIGN PATH STUDIO
architecture + planning
DESIGNPATHSTUDIO.COM

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NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

description
Example Site Plan

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. AS.2

GENERAL NOTES

1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.
2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH SUMMIT COUNTY COLORADO AMENDED INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, INCLUDING APPENDICES F, K AND Q, THE ICC ELECTRICAL CODE, 2000 EDITION ADMINISTRATIVE PROVISIONS IN COMBINATION WITH THE SEPARATELY ADOPTED NATIONAL ELECTRICAL CODE, 2023 EDITION, THE SUMMIT COUNTY AMENDED 2021 IECC RESIDENTIAL CODE AND FIRE HAZARD MITIGATION REQUIREMENTS FOR NEW CONSTRUCTION PER CHAPTER 45 OF THE SUMMIT COUNTY AMENDED BUILDING CODE.
3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY SUMMIT COUNTY.
4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE SUMMIT COUNTY BUILDING INSPECTOR.
7. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
8. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE ELECTRICAL PERMIT. ALL ROUGH INSPECTIONS SHALL BE SCHEDULED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
9. SPECIAL INSPECTORS, IF REQUIRED, MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. IF REQUIRED, NOTICE WILL BE PROVIDED BY THE BUILDING DEPARTMENT AND AN APPLICATION IS REQUIRED
10. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENT PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH TO SHOW SUBSTANTIAL CONFORMATION.
11. AT BUILDING PERMIT SUBMITTAL THE SUMMIT SUSTAINABLE BUILDING CODE CHECKLIST FOR NEW SFRS MUST BE COMPLETED AND SIGNED.
12. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
13. ALL PLAN CHANGES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION

SITE NOTES

1. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) /GRADING PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.
2. A SEPARATE RIGHT OF WAY PERMIT THROUGH THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED FOR CULVERT AND UTILITY INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY , OUTSIDE OF CITY LIMITS AND THEIR JURISDICTION. CONTACT AT (970)668-4199.
3. SITE EXCAVATION AND GRADING SHALL COMPLY WITH SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE CHAPTER 6. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.
4. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803.1 THRU 1803.3 AND REPORTED IN ACCORDANCE WITH SECTION 1803.6, IBC. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE COUNTY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A COLORADO REGISTERED STRUCTURAL ENGINEER IS REQUIRED
5. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE COUNTY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE COUNTY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (IRC R401.3)
6. LANDSCAPE IRRIGATION WATER USE FROM A WELL SHALL HAVE APPROVED WATER AUGMENTATION.
7. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.

SITE NOTES (CONT'D)

8. THE ELEVATION OF ALL RIDGELINES, EAVES, AND ROOF APPENDAGES, IN CORRESPONDING USGS DATUM, NEEDS TO BE INCLUDED ON THE SITE PLAN.
9. IF TOPOGRAPHY ON THE SITE HAS GREATER THAN 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.
10. REFER TO SITE PLAN REQUIREMENTS CHECKLIST ON SHEET AS.1 FOR FURTHER INFORMATION.

WALL AND WOOD FRAME NOTES

1. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (IRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (IRC R703.8.5 AND R703.8.6)
2. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (IRC R317.3, IBC 2304.10.6.1)
3. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (IRC R602.11.1, IBC 2308.3.1 ACCEPTANCE. ALTERNATIVE METHOD USE SDPWS 4.3.6.4.3)
4. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (IRC R317.1 AND IBC 2304.12)
5. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
6. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
7. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH SHALL BE PRESSURE TREATED.
8. POST TO BEAM CONNECTIONS. POSITIVE CONNECTION SHALL BE PROVIDED TO RESIST UPLIFT AND LATERAL DISPLACEMENT. (IRC R502.9 & IBC 2304.10.8)
9. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (IRC R317.3)
10. FIRE-BLOCK SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (IRC R302.11)

ROOF NOTES

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH IRC SECTION R902.3 THROUGH R902.4.
5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.1.1.
6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.3.3. AND R905.1.1
7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

ROOF NOTES (CONTINUED)

9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
13. NOT USED
14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
15. UNVENTED ATTIC AND ENCLOSED RAFTER SPACE INSULATION REQUIREMENTS PER IRC SECTION R806.5:
    a. IF INSULATION IS UNVENTILATED AN R-30 RIGID AIR-IMPERMEABLE INSULATION IS REQUIRED AND IT IS INSTALLED DIRECTLY ON TOP OF ROOF SHEATHING OR DIRECTLY BELOW AS REQUIRED FROM TABLE R806.5. (OR)
    b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR)
    c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING:
    AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
16. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (IRC R806.2)
17. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.. (PROPERLY SIZED RAFTERS FOR INSULATION) (IRC R806.1)
18. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC WHERE REQUIRED (IRC R807.1); MAY BE REQUIRED TO BE LARGER TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE IRC M1305.1.2.
19. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH IRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
20. CLASS A ROOFS REQUIRED PER COUNTY AMENDMENT R902.1, AMENDMENT 905.1.2 ICE BARRIERS - 100% SELF ADHERING POLYMER MODIFIED BITUMAN UNDRLAYMENT REQUIRED.

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND BUILDING SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN .
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
7. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
8. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, THE EGRESS DOOR SHALL BE SIDE HINGED WITH A MINIMUM OPENABLE WIDTH OF 32 INCHES; THE MINIMUM CLEAR OPENABLE HEIGHT SHALL BE 78 INCHES MINIMUM (OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE DIMENSIONS). EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. (IRC R311.2)
9. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (IRC R311.3-R311.3.2)
10. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (IRC R310.2.1 AND IRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH IRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR RE-MOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (IRC R310.4.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R324.6.3)

FOUNDATIONS & CONCRETE SLAB NOTES

1. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, REFER TO NOTE 4 IN THIS SECTION FOR SLAB SPECIFICATIONS
2. FOOTINGS SHALL EXTEND AT LEAST 40 INCHES INTO THE UNDISTURBED GROUND SURFACE, UNLESS OTHERWISE APPROVED. (IRC R403.1.4.1)
3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (IRC R403.1.5)
4. CONCRETE SLABS: 3 ½" MINIMUM (IRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10-GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A MIN 10"-MIL POLYETHYLENE VAPOR RETARDER CONFORMING WITH ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
5. RADON CONTROL METHODS REQURIED PER APPENDIX F.

ENERGY CONSERVATION CODE OF COLORADO

1. A PERMANENT CERTICIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. (R401.3)
2. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R402 AND TABLE R402.4.1.1.
3. WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPE OR IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. (R402.4.4)
4. PROVIDE AT LEAST ONE THERMOSTAT FOR EACH SEPARATE HEATING & COOLING SYSTEM. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING/COOLING SYSTEMS SHALL BE CAPABLE OF DAILY SCHEDULE PROGRAMMING. THIS THERMOSTAT MUST INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55° F OR UP TO 85° F. INITAL PROGRAMMING SHALL HAVE A HEATING SETPOINT OF 70° F MAXIMUM AND A COOLING SETPOINT OF 78°F MINIMUM. (R403.1)
5. HEAT PUMPS W/SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. (R403.1.2)
6. FAN-TYPE FURNACES; HOUSEHOLD COOKING APPLIANCES, POOL HEATERS, SPA HEATERS, AND FIREPLACES ARE NOT PERMITTED TO HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R403.1.3)
7. ALL DUCTS IN ATTICS OR UNCONDTIONED SPACES ARE TO BE INSULATED PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION AND SECTIONS R403.3.6 AND R403.3.7 UNLESS THEY ARE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE. (R403.3)
8. DUCTS, AIR HANDLERS, AND FILTER BOXES TO BE SEALED PER IMC OR IRC. (R403.3.4)
9. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193. (R403.3.4.1)
10. DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380 OR ASTM E1554 TO DETERMINE AIR LEAKAGE BY METHODS PRESCRIBED IN R403.3.5
11. THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.5 SHALL FOLLOW SECTION R403.3.6.
12. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (R403.3.7)
13. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. (R403.4)
14. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
15. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
16. HOT WATER PIPES SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION. (R403.5.2)
17. THE BUILDING SHALL BE PROVIDED W/ VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (R403.6)
18. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACAA MANUAL S BASED ON LOADS PER MANUAL J. (R403.7)
19. SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS GREATER THAN 50°F AND PRECIPITATION IS NOT FALLING, AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS GREATER THAN 40°F (R403.9)
20. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. (R404.1)
21. FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R404.1.2)
22. WHERE THE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY WITH SECTION R404.3

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project
Summit County Stock ADU Plans

revisions

description
General Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.2

PLUMBING / MECHANICAL NOTES

1. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (IRC G2426.4)
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ'D IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN MIN. 50 CFM CAPACITY. (IRC R303.3.)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (IRC R303.3)
4. PER AMENDMENT M1701.3 & M1804.2.5 - COMBUSTION AIR TERMINATION, GAS VENTS AND GAS DIRECT VENT APPLIANCES SHALL TERMINATE 36" ABOVE GRADE.
5. NOT USED
6. AIR EXHAUST OPENINGS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET, OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6. (M1504.3)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (P2902.4.3)
8. NOT USED
9. NOT USED
10. NOT USED
11. DISCHARGE PIPING SERVING A PRESSURE RELIEF VALVE, TEMPERATURE RELIEF VALVE OR COMBINATION THEREOF SHALL:
    1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM.
    2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER.
    3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP.
    4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT.
    5. DRAINAGE TO THE EXTERIOR IS ONLY ALLOWED WITH AN AIRGAP IN THE LINE, OTHERWISE NOT ALLOWED.
    6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE.
    7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS.
    8. NOT BE TRAPPED.
    9. BE INSTALLED SO AS TO FLOW BY GRAVITY.
    10. TERMINATE NOT MORE THAN 6 INCHES (152 MM) ABOVE AND NOT LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE THE FLOOR OR FLOOD LEVEL RIM OF THE WASTE RECEPTOR.
    11. NOT HAVE A THREADED CONNECTION AT THE END OF SUCH PIPING.
    12. NOT HAVE VALVES OR TEE FITTINGS.
    13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SECTION 605.4 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1.
    14. BE ONE NOMINAL SIZE LARGER THAN THE SIZE OF THE RELIEF VALVE OUTLET, WHERE THE RELIEF VALVE DISCHARGE PIPING IS INSTALLED WITH INSERT FITTINGS. THE OUTLET END OF SUCH TUBING SHALL BE FASTENED IN PLACE.
12. PER THE AMENDED CODE, THE BOTTOM OF ALL GAS APPLIANCE COMBUSTION AIR AND EXHAUST TERMINATIONS SHALL BE LOCATED AT LEAST 36" ABOVE FINISHED GROUND LEVEL.
13. RESIDENTIAL SPRINKLER SYSTEMS FOR THESE STRUCTURES ARE NOT REQUIRED PER CODE
14. CLOTHES DRYER EXHAUST DUCTS SHALL BE SUPPORTED AT 4-FOOT (1219 MM) INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH (3.2 MM) INTO THE INSIDE OF THE DUCT. WHERE DRYER EXHAUST DUCTS ARE ENCLOSED IN WALL OR CEILING CAVITIES, SUCH CAVITIES SHALL ALLOW THE INSTALLATION OF THE DUCT WITHOUT DEFORMATION.
15. ALL CLOTHES DRYER'S SHALL EXHAUST TO THE EXTERIOR PER IRC M1502.
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH IRC CHAPTER 27.
17. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT (0.3 M^2), ONE-HALF OF WHICH SHALL BE OPENABLE. (IRC R303.3)
18. NOT USED
19. NOT USED
20. NOT USED
21. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER IRC CHAPTER 17.
22. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED LOCATED IN A BEDROOM/BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE PER IRC M2005.2
23. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, INCLUDING OPENINGS IN VENTILATED SOFFITS. IRC M1502.4

PLUMBING / MECHANICAL NOTES (CONT'D)

24. WHERE EXHAUST FANS, CLOTHES DRYERS AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH OPERATIONS OF APPLIANCES, MAKE UP AIR SHALL BE PROVIDED. IRC G2407.4
25. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION (IRC 303.10)
26. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
27. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED. IRC N1103.4.1
28. NOT USED
29. THE ENTIRE FLOOR SPACE IN A ROOM CONTAINING A SHOWER WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE IRC.
30. SHOWER COMPARTMENTS SHALL HAVE NOT LESS THAN 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (IRC P2708.1) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON- ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (IRC R307.2)
31. ISOLATION VALVES SHALL BE PROVIDED ON THE WOLD WATER FEED TO THE WATER HEATER. ISOLATION VALVES AND ASSOCIATED PIPING SHALL BE PROVIDED TO BYPASS SOLAR STORAGE TANKS WHERE THE SYSTEM CONTAINS MULTIPLE STORAGE TANKS. (IRC P2802.2)
32. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (IRC P2713.3)
33. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (TABLE P2701.1)
34. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (IRC P3201.2.1.4) ALL MECHANICAL/WATER HEATER ROOMS SHALL HAVE A FLOOR DRAIN PER SUMMIT COUNTY AMENDED CODE.
35. ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES
36. WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NONABSORBENT MATERIAL AND SHALL BE PROPERLY SIZED FOR FOR WATER CLOSET BOWL TYPE. IRC P2712.7
37. DOMESTIC COOKING EXHAUST EQUIPMENT SHALL COMPLY WITH IRC SECTION M1503.
38. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M1503.3. THE WHOLE-HOUSE MECH. VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1)

ELECTRICAL NOTES

1. ALL 15/20 AMPERE RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ARTICLE 210.52. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN ROOMS DESCRIBED IN NEC 210.12(A): FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS NEC 210.11(C)1
3. BATHROOM CIRCUITING SHALL BE EITHER:
   a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(C)3.
4. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, INDOOR DAMP LOCATIONS, MUD ROOMS, LAUNDRY AREAS AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (NEC 210.8)

ELECTRICAL NOTES (CONTINUED)

5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
7. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. (NEC 210.52(A)) WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. (NEC 210.52(C))
8. IN KITCHEN, DINING ROOMS, AND SIMILAR AREAS RECEPTACLET OUTLETS FOR COUNTERTOPS AND WORK SURFACES THAT ARE 1' OR WIDER SHALL BE INSTALLED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE COUNTERTOP OR SURFACE (NEC 210.52(C.3))
9. SMOKE ALARMS SHALL BE INSTALLED (IRC (R314.3):
   IN EACH ROOM USED FOR SLEEPING PURPOSES.
   OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   IN EACH STORY, INCLUDING BASEMENTS.
   AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
   SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
   ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERATED.)
   WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
10. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI- ANCES OR WITH ATTACHED GARAGES (IRC R315.3):
    - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

    ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (NEC 210 .11 (C)(2)
13. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (NEC 422.12)
14. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX OR LESS THAN 15-INCHES MEASURE FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (CRC R327.1.2)
15. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
16. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26(A.2))
17. PROVIDE AN INTERSYSTEM BONDING TERMINATION DEVICE FOR COMMUNICATIONS SYSTEM BONDING CONDUCTOR TERMINATIONS PER NEC 250.94(A) OR CONNECTIONS TO AN ALUMINUM OR COPPER BUSBAR .25"X2" AND OF A LENGTH TO ACCOMODATE AT LEAST 3 TERMINATIONS FOR COMMUNICATION SYSTEMS. THE BUSBAR SHALL BE SECURELY FASTENED AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. (NEC 250.94(B).
18. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (NEC 250.52(A) (3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (NEC 250.104)
19. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (NEC 210.52 (D), (F) & (G))
20. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (NEC 210.52(E))
21. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (NEC 210.70)
22. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN- STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (NEC 406.9(B)(1))
23. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER....

ELECTRICAL NOTES (CONTINUED)

23. (CONT'D) NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (NEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (NEC FIGURE 210.52(C)(1))
24. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (NEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (NEC 410.10(D))
25. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". (CEC 410.10(A))
26. ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT OR RACEWAY SHALL BE IDENTIFIED AS "EV READY" IN THESERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY." THE ROUGH AND FINAL INSPECTION SHALL INCLUDE A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL.
27. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL FACILITATE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70). ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT SHALL BE IDENTIFIED AS "EV READY" IN THE SERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY."EXCEPTION: 1. EV READY SPACES ARE NOT REQUIRED WHERE NO PARKING SPACES ARE PROVIDED.

DARK SKY LIGHTING REQUIREMENTS

PER SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE, ALL EXTERIOR LIGHTING FIXTURES ARE TO COMPLY WITH SECTION 3505.07.

STANDARDS: EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING STANDARDS:

1. REQUIRED LIGHTING FIXTURE: ALL EXTERIOR FIXTURES SHALL BE FULL CUT OFF FIXTURES.
2. WHERE LIGHTING MUST BE PROVIDED: FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL, LODGING DEVELOPMENTS, MOBILE HOME PARKS, OTHER NON-RESIDENTIAL DEVELOPMENT AND OTHER DEVELOPMENT WITH COMMON PARKING AREAS OR WALKWAYS, EXTERIOR LIGHTING SHALL BE PROVIDED IN PARKING AREAS AND ALONG WALKWAYS, AS DEEMED NECESSARY BY THE REVIEW AUTHORITY.
3. CONFINING DIRECT RAYS TO A SITE: ALL DIRECT RAYS SHALL BE CONFINED TO THE SITE ON WHICH THE LIGHTING IS LOCATED.
4. FLOOD LAMPS: FLOOD LAMPS SHALL HAVE FULL CUT OFF FIXTURES SO THAT THE LIGHT SOURCES ARE NOT VISIBLE OFF-SITE. SPOTLIGHTS THAT DO NOT HAVE SHIELDING DEVICES ARE PROHIBITED.
5. OTHER LIGHTING: LIGHTING THAT ILLUMINATES ANY ELEMENT OF A BUILDING OR STRUCTURE, LANDSCAPING, SIGNS, FLAGS OR OUTDOOR ARTWORK, SHALL BE AIMED AT THE OBJECT TO BE ILLUMINATED, BE IN FULL CUT OFF FIXTURES AND SHALL MINIMIZE LIGHT SPILL.
6. MAXIMUM HEIGHT LIMITATIONS FOR EXTERIOR LIGHTING: THE FOLLOWING LISTS MAXIMUM HEIGHTS OF LIGHTING STANDARDS AND FIXTURES AND MAY BE LIMITED BY THE MORE RESTRICTIVE REQUIREMENTS LISTED IN THIS SECTION:

A. THE MAXIMUM HEIGHT OF PARKING LOT LUMINARIES SHALL BE 18 FEET, MEASURED FROM FINISHED GRADE. A LUMINARY MAY BE INSTALLED TO A HEIGHT OF UP TO 24 FEET IF THE APPLICANT CAN DEMONSTRATE THAT THE VISUAL IMPACTS OF THE LIGHTING THAT IS EMITTED FROM THE PROPOSED LUMINARY WILL BE LESS THAN THAT FROM A LUMINARY THAT COMPLIES WITH THE 18-FOOT HEIGHT LIMITATION.

B. EXTERIOR LIGHT FIXTURES MOUNTED ON BUILDINGS OR OTHER STRUCTURES SHALL BE MOUNTED NO MORE THAN 15 FEET IN HEIGHT ABOVE FINISHED GRADE UNLESS SUCH LIGHTING IS LOCATED AT A BUILDING OR DWELLING UNIT ENTRANCE OR EXIT OR LOCATED ON A BUILDING NEXT TO A DECK ENTRY.

C. LAMPS LIGHTING PEDESTRIAN WAYS SHALL NOT EXCEED 18 FEET IN HEIGHT.

D. WALL MOUNTED LIGHT FIXTURES SHALL NOT EXTEND ABOVE THE HEIGHT OF THE WALL TO WHICH THEY ARE MOUNTED.

7. LIGHTING LIMITATIONS FOR CANOPIES AND AWNINGS:

A. AWNINGS SHALL NOT BE INTERNALLY ILLUMINATED.

B. LIGHTS SHALL NOT BE MOUNTED ON THE TOP, SIDES OR FASCIA OF A CANOPY OR AWNING, UNLESS SUCH LIGHTING IS NEEDED FOR AN APPROVED SIGN THAT IS ATTACHED TO THE CANOPY OR AWNING.

C. IF A LUMINARY IS TO BE INSTALLED IN ANY CANOPY THAT IS DESIGNATED FOR PEDESTRIAN USE, LOADING OR SERVICE, THEN THE LUMINARY SHALL BE RECESSED INTO THE CANOPY STRUCTURE.

D. DECORATIVE LAMPS HOUSING INCANDESCENT LIGHT SOURCES THAT ARE HUNG UNDER PORTALS ARE NOT SUBJECT TO THESE LIMITATIONS ON LIGHTING OF CANOPIES AND AWNINGS.

8. ADDITIONAL DESIGN STANDARDS FOR EXTERIOR LIGHTING:

A. IF AN EXPOSED UNFINISHED CONCRETE BASE IS USED AS A SUPPORT FOR A LIGHT STANDARD, THE HEIGHT OF THE BASE MAY NOT EXCEED TWO (2) FEET ABOVE FINISHED GRADE. THE BASE MAY EXCEED TWO (2) FEET IN HEIGHT IF IT IS COVERED WITH TEXTURED CONCRETE, COLORED CONCRETE, ROCK OR SIMILAR MATERIAL.

B. ALL PARKING LOT LIGHT FIXTURES IN A SINGLE PARKING LOT SHALL BE SIMILAR IN DESIGN.

DARK SKY LIGHTING REQUIREMENTS (CONT'D)

E. LIGHTING PLAN SUBMISSION REQUIREMENTS: AN APPLICANT SUBJECT TO A DEVELOPMENT REVIEW AS REQUIRED BY THIS CODE SHALL SUBMIT A LIGHTING PLAN THAT INCLUDES THE FOLLOWING INFORMATION:

1. THE LOCATION OF ALL EXTERIOR LIGHTS WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE SITE PLAN AND BUILDING ELEVATION DRAWINGS, INCLUDING BUT NOT LIMITED TO ENTRANCE LIGHTING, SECURITY LIGHTING AND ARCHITECTURAL LIGHTING. THE PLANS SHALL ILLUSTRATE THE LOCATION OF THE LIGHTS, THE HEIGHT OF THE LIGHTS, DESCRIBE THE TYPE OF LIGHTING DEVICES, FIXTURES, LAMPS AND WATTAGE, AND SUPPORTS THAT WILL BE EMPLOYED. FOR PROJECTS THAT HAVE A COMMON PARKING AREA OR WALKWAYS THAT MUST BE LIT, THE PROPOSED HEIGHT OF ALL LIGHTING STANDARDS AND FIXTURES SHALL BE IDENTIFIED.
2. PHOTOGRAPHS, CUT SHEETS OR OTHER ILLUSTRATIONS SHALL BE PROVIDED THAT SHOW THE PROPOSED FULL CUT-OFF FIXTURES, INCLUDING BUT NOT LIMITED TO CUT SHEETS SHOWING THE DESIGN AND FINISHES OF ALL FIXTURES.

F. PROHIBITED LIGHTING:

1. THE INSTALLATION OR ERECTION OF ANY LIGHTING THAT SIMULATES, IMITATES OR CONFLICTS WITH WARNING SIGNALS, EMERGENCY SIGNALS OR TRAFFIC SIGNALS IS PROHIBITED.
2. BLINKING OR FLASHING LIGHTS AND EXPOSED STRIP LIGHTS USED TO ILLUMINATE BUILDING FACADES OR TO OUTLINE BUILDINGS ARE PROHIBITED, EXCEPT THAT TEMPORARY DECORATIVE LIGHTS ARE ALLOWED FOR A PERIOD OF UP TO EIGHT (8) WEEKS DURING A CALENDAR YEAR.
3. LIGHTING THAT CAUSES OFF-SITE GLARE.
4. LIGHTING THAT IS NOT IN A FULL CUT-OFF-FIXTURE (EXCLUDES SEASONAL HOLIDAY LIGHTING).

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BMP	BEST MANAGEMENT PRACTICE
BM	BEAM
BN	BOUNDARY NAILING
BTTM	BOTTOM
C	COUNTER
CALC	CALCULATION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DTP	DOUBLE TOP PLATE
DW	DISH WASHER
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FR	FIRE RATED
GAL	GALLON
GD	GARBAGE DISPOSAL
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GPM	GALLON PER MINUTE
GYP	GYPSUM
HLW	HALLOW
HGT	HEIGHT
LVL	LEVEL
MIN	MINIMUM
OAE	OR APPROVED EQUIVALENT
OC	ON CENTER
OPER	OPERATION
O	OVEN
OSB	ORIENTED STRAND BOARD
PSI	POUNDS PER SQUARE INCH
QNTY	QUANTITY
REQ	REQUIRED
REF	REFRIGERATOR
REINF	REINFORCED
SDS	SAFETY DATA SHEET
SIM	SIMILAR
SF	SQUARE FOOTAGE
T	TEMPERED
THICK	THICKNESS
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	TYPE 5 B CONSTRUCTION
W/D	WASHER AND DRYER
WD	WOOD
WH	WATER HEATER
WR	WEATHER RESISTANT
V	VOLT

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FIRE HAZARD MITIGATION REQUIREMENTS

ALL NEW CONSTRUCTION IS TO COMPLY WITH CHAPTER 45, SECTIONS 4501 OF THE MOST CURRENT SUMMIT COUNTY BUILDING CODE AMENDMENT PACKAGE.

4501.2.1 CLASS A ROOF. A CLASS A ROOF SHALL BE PROVIDED ON ALL STRUCTURES.

4501.2.2 ROOF REPAIR. THE ROOF COVERING ON BUILDINGS OR STRUCTURES IN EXISTENCE PRIOR TO ADOPTION OF THIS CODE THAT ARE REPLACED OR HAVE 25 PERCENT OR MORE REPLACED IN A 12-MONTH PERIOD SHALL BE REPLACED WITH A ROOF ASSEMBLY THAT COMPLIES WITH A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL790.

4501.2.3 GUTTER'S AND DOWNSPOUTS. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS M THE GUTTER.

4501.2.4 EXTERIOR GLAZING. EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

4501.2.5 SOFFIT AND GABLE VENTS. ALL SOFFIT AND GABLE VENTS SHALL HAVE A MAXIMUM 3/16 INCH OPENING.

4501.2.6 DEFENSIBLE SPACE. A DEFENSIBLE SPACE SHALL BE PROVIDED.

4501.2.6.1 GENERAL. THE PROPERTY SHALL BE DIVIDED INTO THREE ZONES. THESE ZONES ARE FOUND IN FIGURE 1 BELOW.

4501.2.6.1.1 THE IMMEDIATE ZONE -- 0 TO 5 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE MOST IMPORTANT ZONE OF THE DEFENSIBLE SPACE, ACCORDING TO THE FIREWISE PROGRAM, TO TAKE IMMEDIATE ACTION ON AS IT IS THE MOST VULNERABLE TO EMBERS. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE IMMEDIATE ZONE:

4501.2.6.1.1.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.1.2 ALL VEGETATION AND COMBUSTIBLE AND FLAMMABLE MATERIALS SHALL BE MOVED AWAY FROM EXTERIOR WALLS, UNDER THE EAVES, AND/OR DECKS. THIS INCLUDES: MULCH, GROUND FUELS, FLAMMABLE PLANTS, LEAVES AND NEEDLES, FIREWOOD PILES.

4501.2.6.1.2 THE INTERMEDIATE ZONE -- 5 TO 30 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE LANDSCAPING/HARDSCAPING ZONE OF THE DEFENSIBLE SPACE THROUGH THE USE OF CAREFUL LANDSCAPING OR CREATING BREAKS THAT CAN HELP INFLUENCE AND DECREASE FIRE BEHAVIOR. THE FOLLOWING SPECIFIC STANDARDS APPL)' TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE INTERMEDIATE ZONE:

4501.2.6.1.2.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED. REMOVAL OF LADDER FUELS (VEGETATION UNDER TREES) SHALL OCCUR SO A SURFACE FIRE CANNOT REACH THE CROWNS OF THE TREES.

4501.2.6.1.2.2 LIMB UP TREES TO A HEIGHT OF 10 FEET. FOR SHORTER TREES, TRIM TO A HEIGHT OF 1 /3 THE OVERALL TREE HEIGHT.

4501.2.6.1.2.3 TREES SHALL BE SPACED TO HAVE A MINIMUM OF EIGHTEEN FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.2.4 FIREWISE ® TREES AND SHRUBS IN THIS ZONE SHOULD BE LIMITED TO SMALL CLUSTERS OF A FEW EACH TO BREAK UP THE CONTINUITY OF THE VEGETATION ACROSS THE LANDSCAPE.

4501.2.6.1.2.5 IRRIGATED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIAL SHALL BE PRESERVED IF THEY ARE LIMBED TO REMOVE DEAD BRANCHES AND WELL-SPACED TO REDUCE THE RISK OF A FIRE SPREADING TO OTHER VEGETATION OR STRUCTURES.

4501.2.6.1.3 THE EXTENDED ZONE UP TO 60 FEET~· 30 TO 60 FEET AND 60 FEET TO THE PROPERTY LINE FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE UP TO 60 FEET:

4501.2.6.1.3.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.3.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

4501.2.6.1.3.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.3.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUTBUTLDMGS SHALL BE REMOVED.

4501.2.6.1.3.5 TREES SHALL BE SPACED TO HAVE A MINIMUM OF TWELVE FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.4 THE EXTENDED ZONE OVER 60 FEET •- THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE OVER 60 FEET:

4501.2.6.1.4.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.4.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

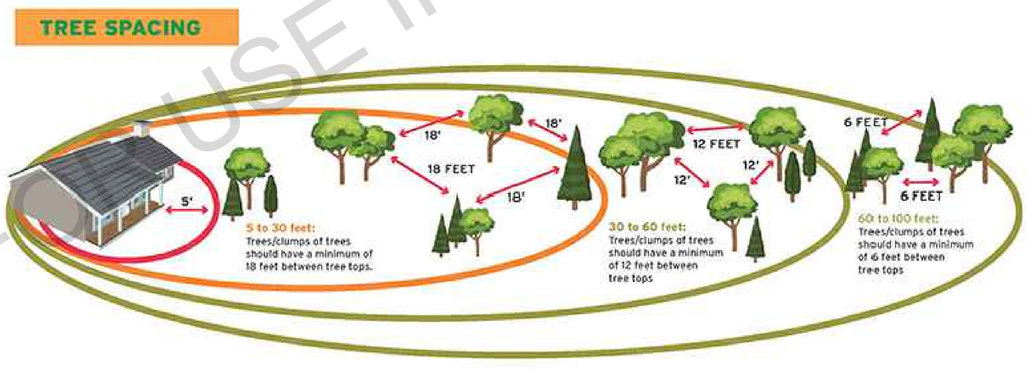
4501.2.6.1.4.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.4.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUT BUILDINGS SHALL BE REMOVED.

4501.2.6.1.4.5 TREES SHALL BE SPACED TO HAVE A MIRUMUM OF SIX FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.3 FEES. THE FEES FOR FIRE HAZARD MITIGATION INSPECTIONS SHALL BE IN ACCORDANCE WITH THE SUMMIT COUNTY BUILDING DEPARTMENT FEE SCHEDULE, AND COLLECTED BY THE FIRE DISTRICT HAVING JURISDICTION.

DEFENSIBLE SPACE



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NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions
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△
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description
General Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.4

WINDOW SCHEDULE

WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	U-VALUE
	WIDTH	HEIGHT							
A	5'-0"	2'-0"	SLIDER	2	VINYL	6'-8"	GARAGE		0.32 MAX
B	3'-0"	4'-6"	CASEMENT	5	VINYL	6'-8"	LIVING ROOM	TEMPERED	0.32 MAX
C	2'-0"	4'-0"	CASEMENT	2	VINYL	16'-8"	BEDROOM	TEMPERED	0.32 MAX
D	3'-6"	4'-0"	CASEMENT	1	VINYL	16'-8"	BEDROOM		0.32 MAX
E	2'-0"	2'-0"	CASEMENT	1	VINYL	16'-8"	LIVING ROOM		0.32 MAX

WINDOW NOTES

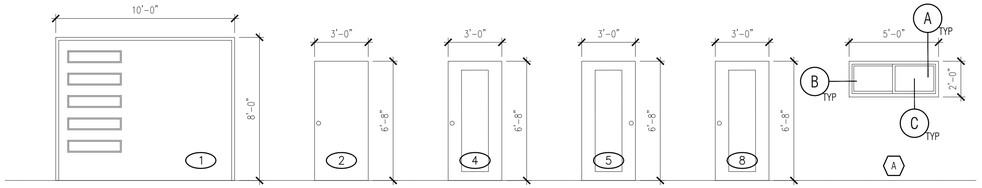
1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
4. ALL FENESTRATIONS TO BE LESS THAN OR EQUAL TO U OF 0.32 PER 2021 IECC PRESCRIPTIVE METHOD.
5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
6. VENTILATION SHALL COMPLY WITH IRC R303.1.
7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER IRC SECTION R310
8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. SECTIONS IRC R303
   A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. R303.1
   B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. R303.1
10. GLASING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER THE REQUIREMENTS IN IRC SECTION R308.4
11. WINDOW FALL PROTECTION PER IRC SECTION 312.2.

DOOR SCHEDULE

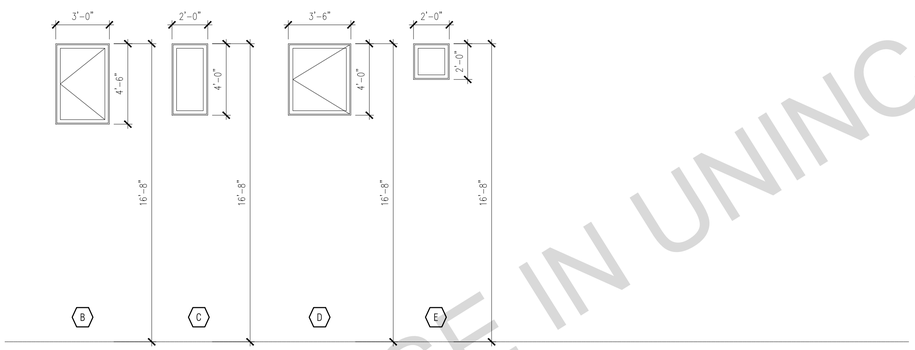
DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS
		WIDTH	HEIGHT	THICK.					
1	GARAGE DOOR	10'-0"	8'-0"	1-3/4"	HLW	METAL	METAL	GARAGE	
2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	WOOD	WD	GARAGE	
3	BI-FOLD DOOR	7'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	GARAGE	
4	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	LIVING AREA	0.32 MAX - U-VALUE
5	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	ENTRY	0.32 MAX - U-VALUE
6	CLOSET DOOR	3'-11"	6'-8"	1-3/4"	HLW	WOOD	WD	ENTRY	
7	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM	
8	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM	OPTIONAL IN LIEU OF WINDOW B
9	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM	
10	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	

DOOR NOTES

1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
5. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1½ INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1
6. GLAZING IN DOORS SHALL BE TEMPERED PER IRC SECTION R308.4.1.
7. DWELLING TO GARAGE SEPARATION DOORS SHALL BE RATED PER IRC SECTION R302.5.1.



EXTERIOR ____ ELEVATION 1/4"=1'-0"



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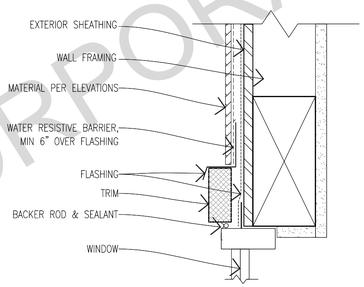
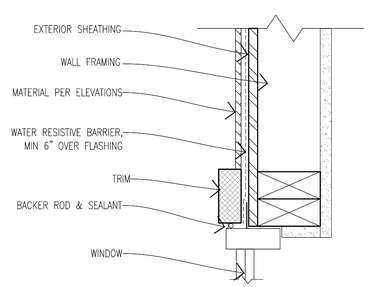
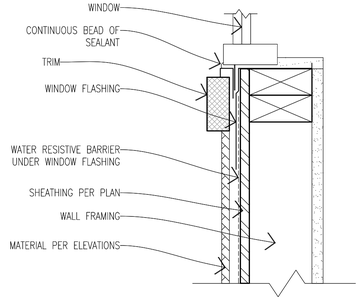


A HEAD SECTION VIEW



B JAMB PLAN VIEW



C SILL SECTION VIEW

WINDOW DETAILS
SCALE: 3"=1'-0"

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project
Summit County Stock ADU Plans

revisions

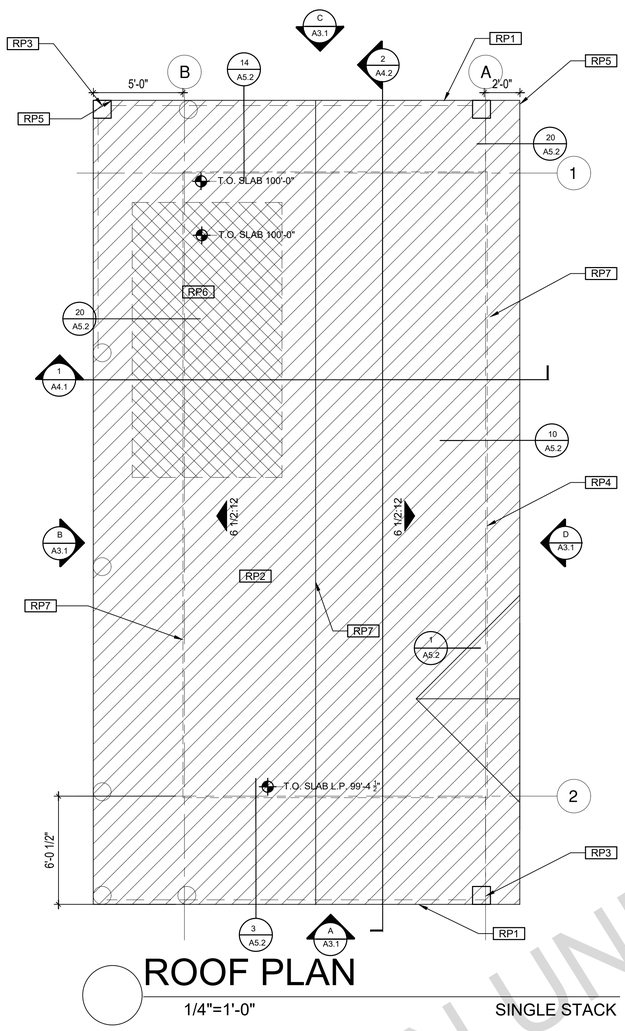
description
Window & Door Schedules

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

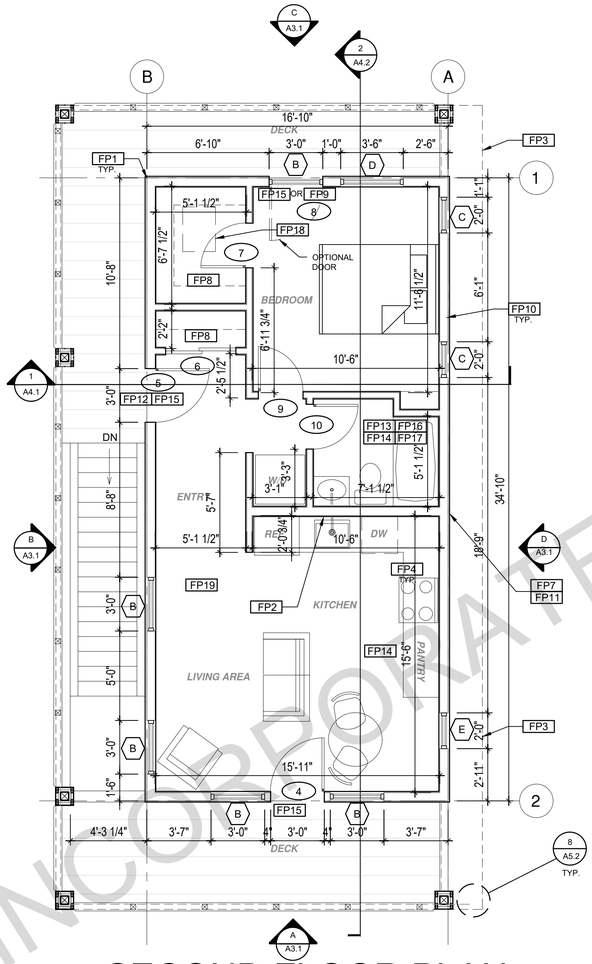
drawn by DESIGN PATH STUDIO

sheet no. A0.1



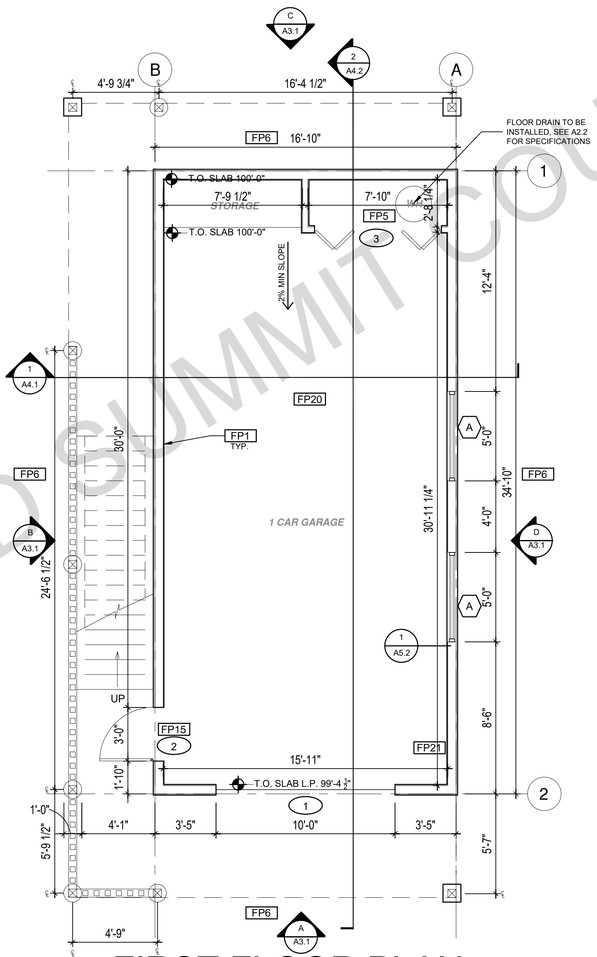
ROOF PLAN

1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0" 540 SQ. FT. SINGLE STACK



FIRST FLOOR PLAN

1/4"=1'-0" 540 SQ. FT. SINGLE STACK

FOR USE IN UNINCORPORATED SUMMIT COUNTY

ROOF KEYNOTES

- RP1 LINE OF ROOF OVERHANG
- RP2 CLASS A ROOFING MATERIAL REQUIRED PER COUNTY AMENDMENT R902.1. SEE ROOF MATERIAL CHECKLIST ON SHEET T1.1
- RP3 SUPPORT POST BELOW
- RP4 LINE OF WALLS BELOW
- RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS
- RP6 FUTURE SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET
- RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ½", MIN ⅛" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

- FP1 STUD WALL SIZED PER STRUCTURAL
- FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3 LINE OF OVERHANG ABOVE
- FP4 36" HIGH COUNTER
- FP5 WATER HEATER
- FP6 SLOPE SURFACE AWAY FROM BUILDING
- FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
- FP8 CLOSET SHELF AND POLE
- FP9 EMERGENCY EGRESS WINDOW
- FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
- FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.
- FP14 ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATERSENSE PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.
- FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. IRC R307.2
- FP17 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
- FP18 30"x22" MINIMUM OPENING FOR ATTIC ACCESS. IRC R807.1
- FP19 BLOWER DOOR TEST: ACH 2.7 AT A PRESSURE 0.2 INCHES w.g. (50 PASCALS)
- FP20 RADON CONTROL REQUIRED TO BE INSTALLED PER APPENDIX F OF THE 2018 IRC
- FP21 EV READY LOCATION. SEE ELECTRICAL NOTES 26 & 27 ON SHEET G0.3 FOR REQUIREMENTS.

SOLAR READY NOTES

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.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 586 SF.
VENTILATION AREA REQUIRED: 586 SF./150SF.= 3.91 SF.
CONVERT TO SQ. IN: 3.91 SF. x 144 = 563 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 563 SQ. IN.

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- X — KEYNOTE
- X — DOOR SYMBOL: SEE A0.1 FOR DOOR SCHEDULE
- X — WINDOW SYMBOL: SEE A0.1 FOR WINDOW SCHEDULE
- X'-X" — CEILING HEIGHTS
- VARIES — VAULTED CEILING
- X:12 — ROOF SLOPE

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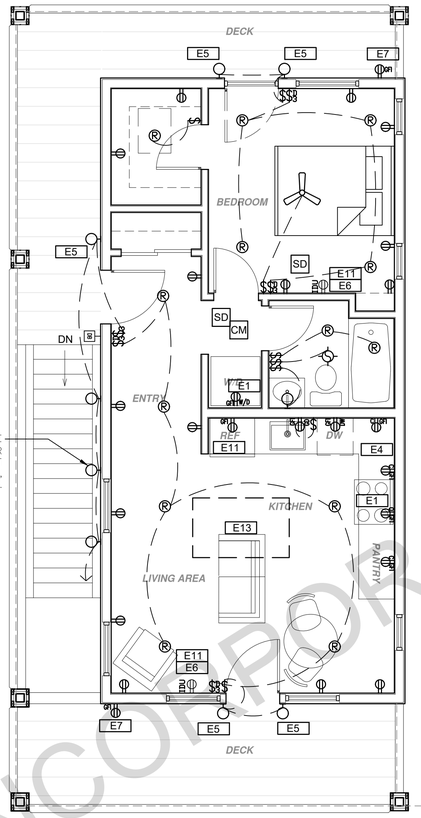
NOT FOR CONSTRUCTION

project
Summit County
Stock ADU Plans

revisions

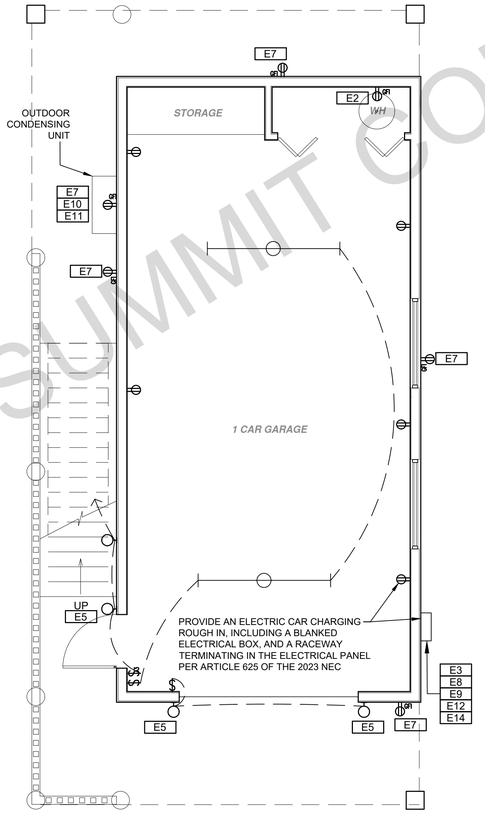
description
Roof &
Floor Plan

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A1.1



SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM WITH PROGRAMMABLE THERMOSTAT SIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10.
- MP2 ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES.
- MP3 EXHAUST HOOD ABOVE, IF INSTALLED, TO BE SMOOTH METALLIC INTERIOR SURFACE
- MP4 NEW ENERGY EFFICIENT WATER HEATER, EITHER ELECTRIC WITH MINIMUM 0.95 ENERGY FACTOR, OR GAS WITH MINIMUM 0.76 ENERGY FACTOR - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 21" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (IPC 405.3.1)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH OF 35 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX LENGTH FO THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1.EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER WITH T&P SHALL DISCHARGE TO REQUIRED FLOOR DRAIN. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
- MP11 WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ¾" PIPE (¾" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT TO BESIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 PIPED TO INDOOR HVAC UNIT
- MP14 KITCHEN VENTING, IF INSTALLED, MAY BE RECIRCULATING HOOD OR OTHER METHOD PER IRC M1503 .
- MP15 REQUIRED: HRV/ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, AIR FLOW RATE OF THE RECOVERY SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1) AND SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51
- MP16 REQUIRED: FLOOR DRAINS SHALL HAVE WASTE OUTLETS NOT LESS THAN 2-IN IN DIAMETER AND REMOVABLE STRAINER. FLOOR DRAINS SHALL BE CONSTRUCTED SO THAT THE DRAIN CAN BE CLEANED. ACCESS SHALL BE PROVIDED TO DRAIN INLET. FLOOR DRAINS SHALL NOT BE LOCATED UNDER OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALL APPLIANCES. DRAIN VALVE FOR WATER HEATER TO BE INSTALLED AT BOTTOM OF EACH TANK-TYPE WATER HEATER AND HOT WATER STORAGE TANK. THE DRAIN VALVE INLET SHALL BE NOT LESS THAN ¾ INCH NOMINAL IRON PIPE SIZE AND THE OUTLET SHALL BE PROVIDED WITH A MALE HOSE THREAD.

ELECTRICAL KEYNOTES

- E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS
- E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.
- E3 ELECTRICAL - SUB PANEL LOCATION
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH NEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24", ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR AND ARE TO COMPLY WITH DARK SKY LIGHTING REQUIREMENTS. SEE NOTES ON SHEET G0.3
- E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT
- E7 WEATHER-RESISTANT TYPE RECEPTACLES GFCI PROTECTED
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER NEC 250.4B
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER NEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER NEC SECTION 440.11
- E12 CONTRACTOR TO VERIFY MAIN PANEL
- E13 DEDICATED POWER FOR ERV/HRV SYSTEM IN ATTIC. SEE MANUFACTURERS SPECIFICATIONS.
- E14 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.

MECHANICAL / PLUMBING LEGEND

MECHANICAL

EXHAUST FAN:
KITCHEN: IF INSTALLED, EXHAUST FANS ARE TO HAVE MINIMUM 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS OR RECIRCULATING FAN MAY BE USED.
BATHROOMS: ARE TO HAVE A MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. THE LISTED EXHAUST RATE FOR BATHROOMS-TOILET ROOMS SHALL EQUAL OR EXCEED THE EXHAUST RATE AT A MINIMUM STATIC PRESSURE OF 0.25 INCH WATER COLUMN IN ACCORDANCE WITH SECTION M1505.3.
EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

- SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:
- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

- $ SWITCH, MOUNT AT 43" AFF
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $D DIMMER SWITCH
- $C MOUNT 6" ABV COUNTER

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

- R CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
- R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
- R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
- WALL MOUNTED LIGHT
- J JUNCTION BOX FLUSH CEILING MOUNTED
- UNDER COUNTER LIGHTING
- LS LOW VOLTAGE, LANDSCAPE LIGHT
- FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

EXHAUST FAN REQUIREMENTS: TABLE M1505.4.4
KITCHEN EXHAUST RATE = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOM EXHAUST RATE = 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3. AIR SHALL NOT BE EXHAUSTED TO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: 2021 IECC PRESCRIPTIVE METHOD
HIGH-EFFICACY LED LIGHTS, MINIMUM 100%

BORATED SUMMIT COUNTY
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NOT FOR CONSTRUCTION

project

Summit County Stock ADU Plans

revisions

description

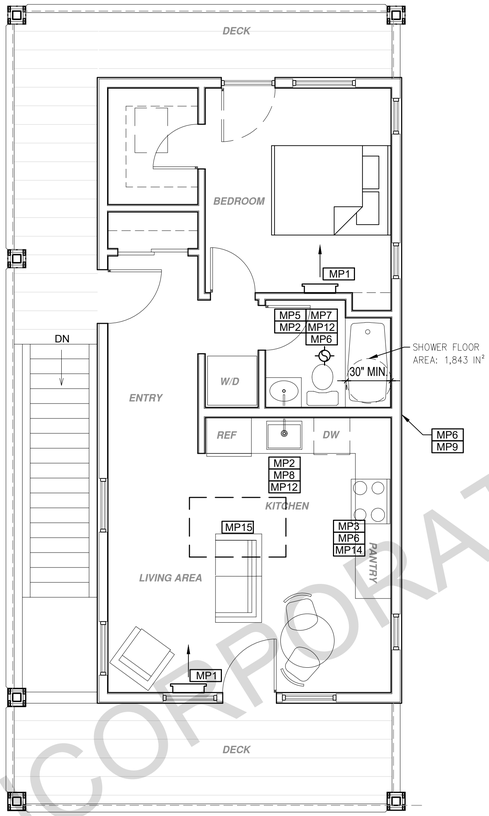
Electrical Plans

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

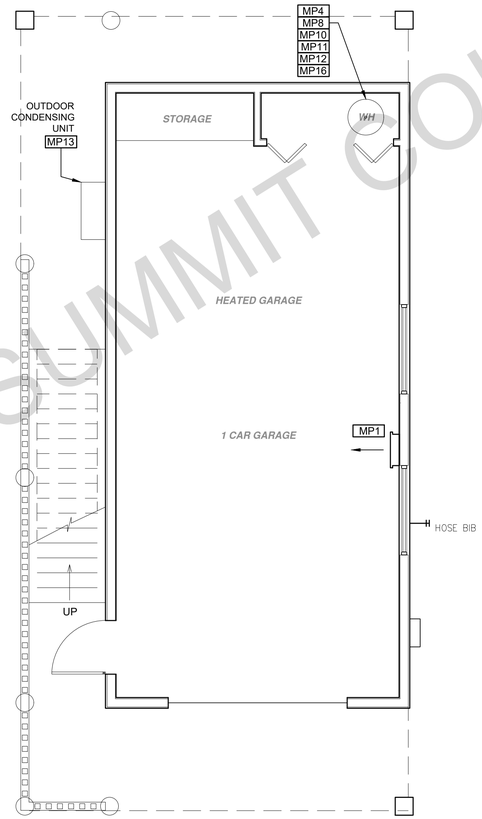
drawn by DESIGN PATH STUDIO

sheet no. A2.1



SECOND FLOOR MECH. / PLUMBING PLAN

1/4"=1'-0"



FIRST FLOOR MECH / PLUMBING PLAN

1/4"=1'-0"

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MECHANICAL / PLUMBING KEYNOTES

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- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 21" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (IPC 405.3.1)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH OF 35 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX LENGTH FO THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1.EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER WITH T&P SHALL DISCHARGE TO REQUIRED FLOOR DRAIN. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
- MP11 WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  ½" PIPE (½" INSULATION);
  ¾" PIPE (1" INSULATION);
  1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT TO BESIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 PIPED TO INDOOR HVAC UNIT
- MP14 KITCHEN VENTING, IF INSTALLED, MAY BE RECIRCULATING HOOD OR OTHER METHOD PER IRC M1503 .
- MP15 REQUIRED: HRV/ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, AIR FLOW RATE OF THE RECOVERY SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1) AND SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51
- MP16 REQUIRED: FLOOR DRAINS SHALL HAVE WASTE OUTLETS NOT LESS THAN 2-IN IN DIAMETER AND REMOVABLE STRAINER. FLOOR DRAINS SHALL BE CONSTRUCTED SO THAT THE DRAIN CAN BE CLEANED. ACCESS SHALL BE PROVIDED TO DRAIN INLET. FLOOR DRAINS SHALL NOT BE LOCATED UNDER OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALL APPLIANCES. DRAIN VALVE FOR WATER HEATER TO BE INSTALLED AT BOTTOM OF EACH TANK-TYPE WATER HEATER AND HOT WATER STORAGE TANK. THE DRAIN VALVE INLET SHALL BE NOT LESS THAN ¾ INCH NOMINAL IRON PIPE SIZE AND THE OUTLET SHALL BE PROVIDED WITH A MALE HOSE THREAD.

ELECTRICAL KEYNOTES

- E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS
- E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.
- E3 ELECTRICAL - SUB PANEL LOCATION
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH NEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR AND ARE TO COMPLY WITH DARK SKY LIGHTING REQUIREMENTS. SEE NOTES ON SHEET G0.3
- E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER NEC 250.4B
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER NEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER NEC SECTION 440.11
- E12 CONTRACTOR TO VERIFY MAIN PANEL
- E13 DEDICATED POWER FOR ERV/HRV SYSTEM IN ATTIC. SEE MANUFACTURERS SPECIFICATIONS.
- E14 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.

MECHANICAL / PLUMBING LEGEND

MECHANICAL

EXHAUST FAN.

KITCHEN: IF INSTALLED, EXHAUST FANS ARE TO HAVE MINIMUM 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS OR RECIRCULATING FAN MAY BE USED.

BATHROOMS: ARE TO HAVE A MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. THE LISTED EXHAUST RATE FOR BATHROOMS-TOILET ROOMS SHALL EQUAL OR EXCEED THE EXHAUST RATE AT A MINIMUM STATIC PRESSURE OF 0.25 INCH WATER COLUMN IN ACCORDANCE WITH SECTION M1505.3.

EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: .

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:

- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER
30AMP/ 240AMP

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH
$C MOUNT 6" ABV COUNTER

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL
BUTTON

LIGHTING

R CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB

R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB

R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB

WALL MOUNTED LIGHT

J JUNCTION BOX FLUSH CEILING MOUNTED

UNDER COUNTER LIGHTING

LS LOW VOLTAGE, LANDSCAPE LIGHT

FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

EXHAUST FAN REQUIREMENTS: TABLE M1505.4.4

KITCHEN EXHAUST RATE = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOM EXHAUST RATE = 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3. AIR SHALL NOT BE EXHAUSTED TO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: 2021 IECC PRESCRIPTIVE METHOD

HIGH-EFFICACY LED LIGHTS, MINIMUM 100%

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project

Summit County
Stock ADU Plans

revisions

description

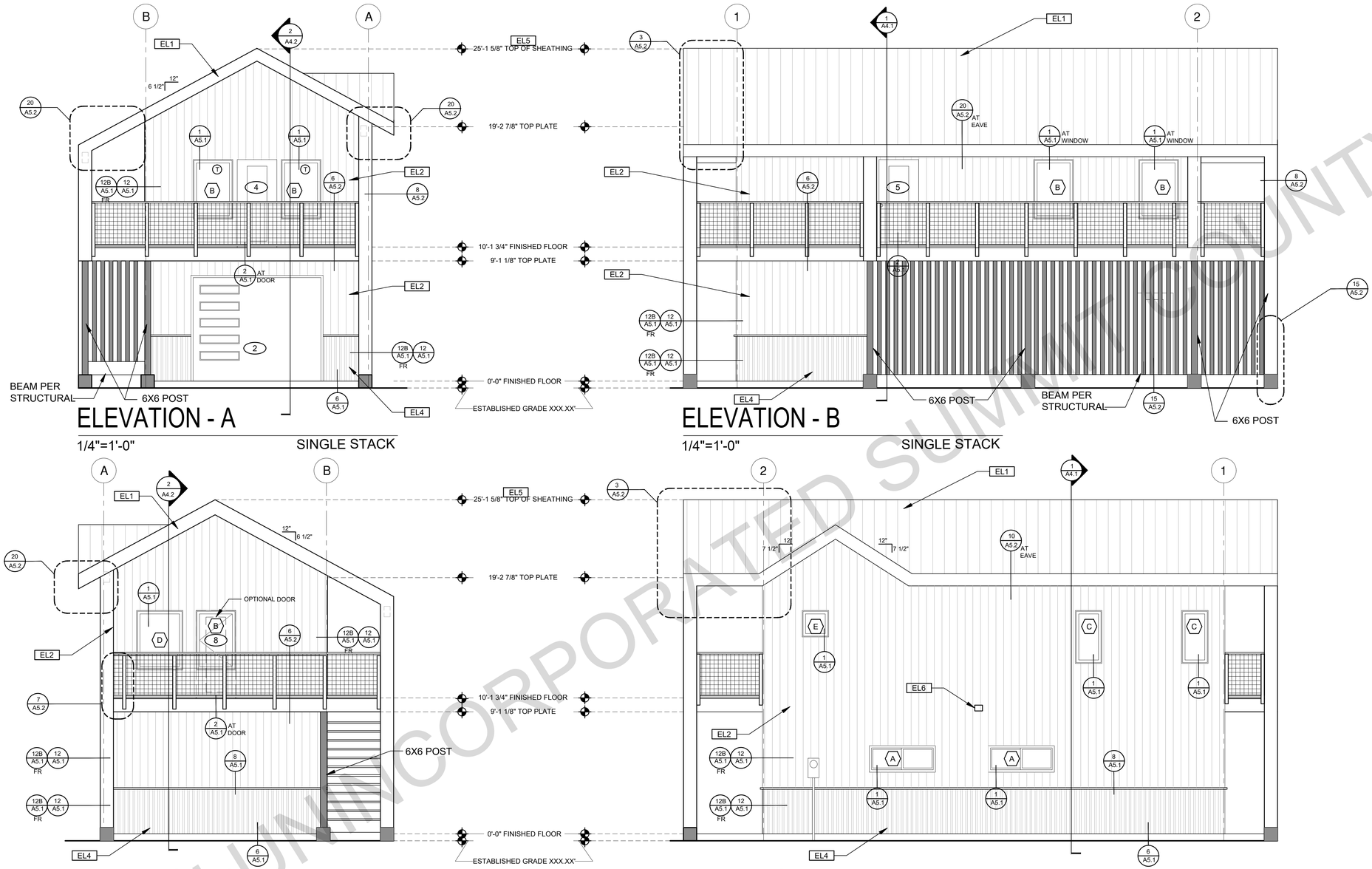
Mechanical/
Plumbing
Plans

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A2.2



ELEVATION KEYNOTES

- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- EL2 VERTICAL SIDING
- EL3 HORIZONTAL SIDING
- EL4 CORRUGATED METAL
- EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
- EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)
- EL7 POSSIBLE ELECTRICAL METER LOCATION

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.

2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.

3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

4. REFER TO FRAMING PLANS,FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS

5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS

6. LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL
B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS,EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.)

7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.

8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.

10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- X-X' ELEVATION MARKER
- 1 KEYNOTE
- X DOOR SYMBOL
- 1 WINDOW SYMBOL
- T TEMPERED GLASS
- SPRAY FIN. STUCCO
- BOARD & BATTEN
- GLAZING
- ROOFING

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project
Summit County
Stock ADU Plans

revisions

description
Exterior
Elevations

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

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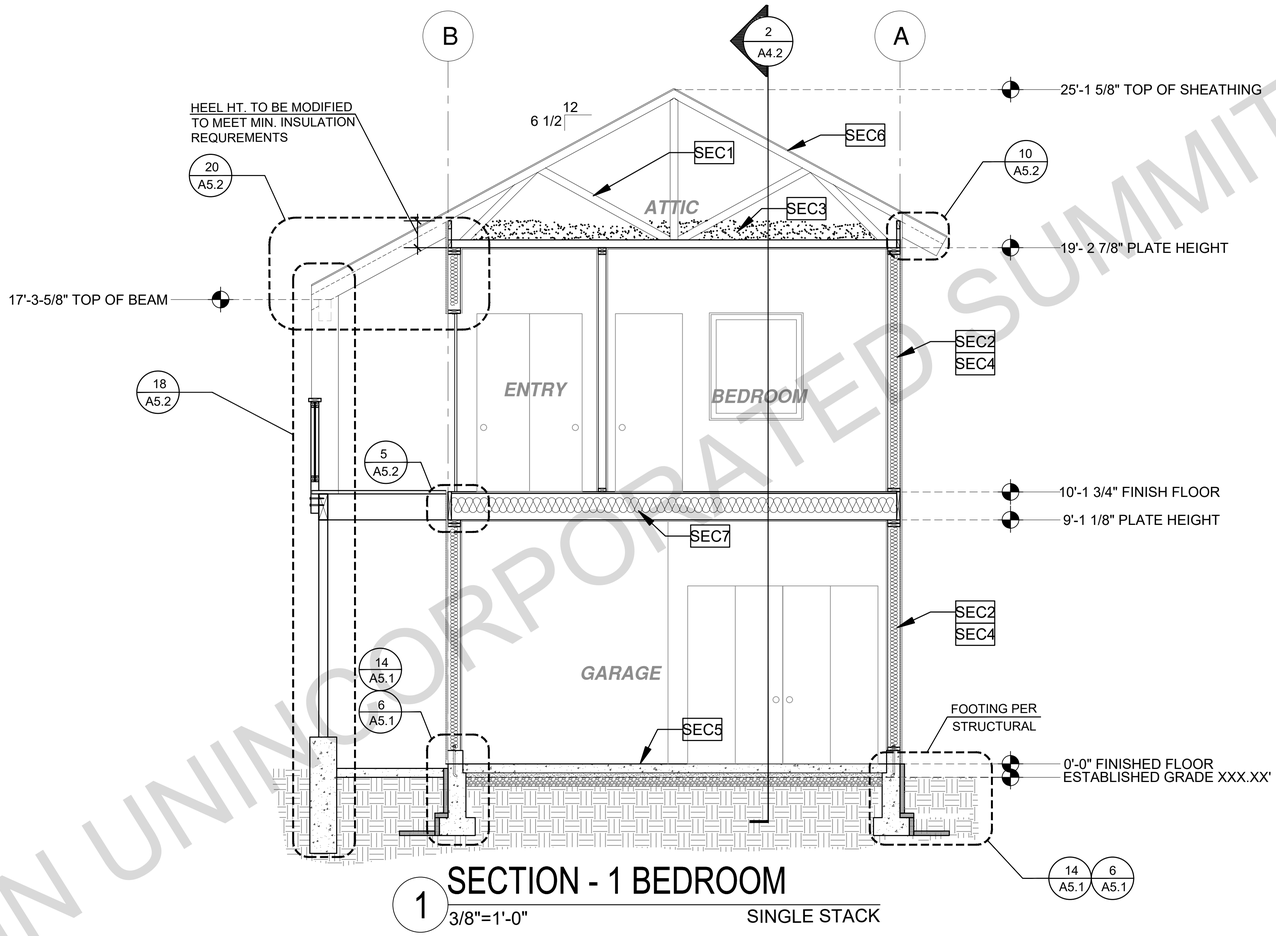

1 SECTION - 1 BEDROOM
3/8"=1'-0" SINGLE STACK

SECTION KEYNOTES

- SEC1 TRUSSES PER TRUSS MANUFACTURER
- SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL
- SEC3 ROOF/CEILING INSULATION TO BE R60 OR R49 UNCOMPRESSED OVER TOP PLATE
- SEC4 WALL INSULATION TO BE MIN. R-30 AIR-IMPERMEABLE INSULATION PER TABLE R806.5 OR R20 w/ R5 CONTINUOUS INSULATION OR R13 CAVITY w/ R10 CONTINUOUS INSULATION OR R20 CONTINUOUS INSULATION
- SEC5 R10 PERIMETER SLAB INSULATION PER DETAILS 6 & 14 ON A5.1
- SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- SEC7 FLOOR INSULATION TO BE R38 OR GREATER

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTILLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

2. RAFTER VENTS ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. PER AMENDMENT 4501.2.5 SOFFIT AND GABLE VENTS MAX ¼" OPENINGS OPENING ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.

3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.

4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED

6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

7. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS.
*KEYNOTES ONLY APPLY IF REFERNCED ON PLANS
1. INSULATION: SEE KEYNOTES PER PLAN.
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2021 IRC SECTION R302.11:
A. SECTION R302.11-
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS

10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION

11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- X-X" ELEVATION MARKER

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project
Summit County
Stock ADU Plans

revisions

description
Sections

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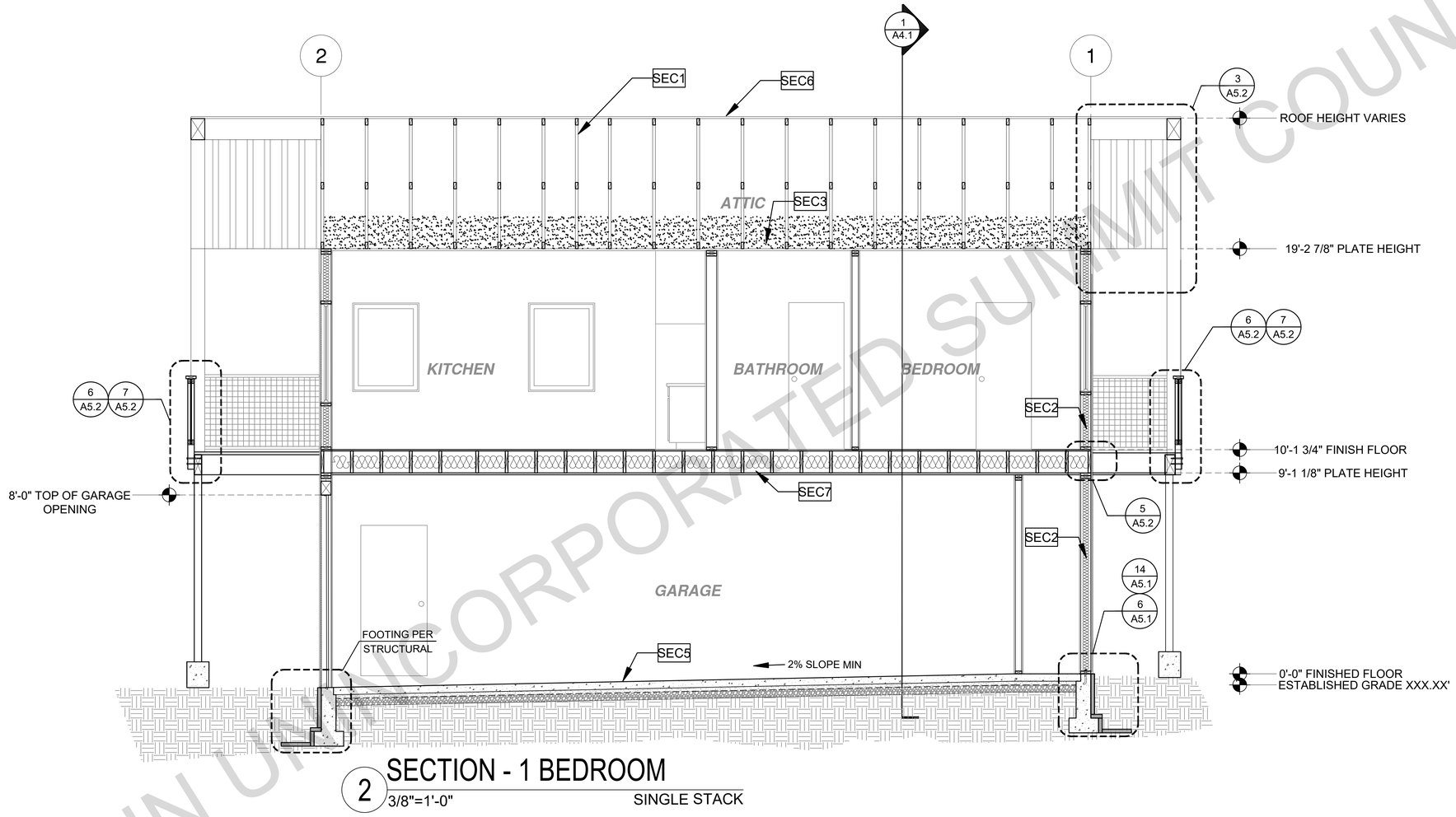

2 SECTION - 1 BEDROOM

3/8"=1'-0"

SINGLE STACK

SECTION KEYNOTES

SEC1	TRUSSES PER TRUSS MANUFACTURER
SEC2	2X STUDS @ 16" O.C. - SEE STRUCTURAL
SEC3	ROOF/CEILING INSULATION TO BE R60 OR R49 UNCOMPRESSED OVER TOP PLATE
SEC4	WALL INSULATION TO BE MIN. R-30 AIR-IMPERMEABLE INSULATION PER TABLE R806.5 OR R20 w/ R5 CONTINUOUS INSULATION OR R13 CAVITY w/ R10 CONTINUOUS INSULATION OR R20 CONTINUOUS INSULATION
SEC5	R10 PERIMETER SLAB INSULATION PER DETAILS 6 & 14 ON A5.1
SEC6	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
SEC7	FLOOR INSULATION TO BE R38 OR GREATER

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE
INSTILLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

2. RAFTER VENTS ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. PER AMENDMENT 4501.2.5 SOFFIT AND GABLE VENTS MAX $\frac{1}{4}$" OPENINGS OPENING ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.

3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.

4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED

6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

7. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS.
*KEYNOTES ONLY APPLY IF REFERNCED ON PLANS
1. INSULATION: SEE KEYNOTES PER PLAN.
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2021 IRC SECTION R302.11:
A. SECTION R302.11-
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS

10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION

11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- X-X" ELEVATION MARKER

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NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

description

Sections

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

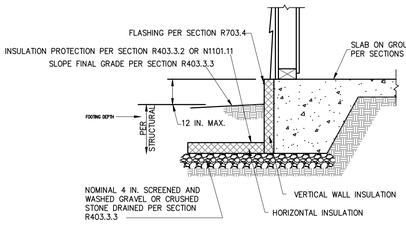
sheet no. A4.2

R403.3 FROST-PROTECTED SHALLOW FOUNDATION

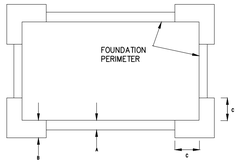
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64 F (18 C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGE, AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64 F (18 C)

MATERIALS USED BELOW GRADE FOR THE PURPOSE OF INSULATING FOOTINGS AGAINST FROST SHALL BE LABALED AS COMPLYING WITH ASTM C578

*NOTE: BECAUSE OF FOUNDATION INSULATION REQUIREMENTS, ALL VERTICAL AND HORIZONTAL INSULATION SHALL BE R-10 MINIMUM. INSTALL PER THE REQUIREMENTS OF AN AIR-FREEZE INDEX OF 2500.



INSULATION DETAIL



CODE MINIMUM HORIZONTAL INSULATION PLAN
SEE STRUCTURAL FOR PROJECT SPECIFIC INSULATION PLAN

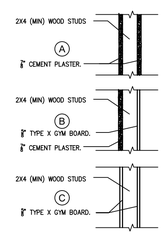
TABLE R403.3(1) MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS[a]

AIR-FREEZING INDEX (°F days)[b]	MINIMUM FOOTING DEPTH, *D* (inches) SEE STRUCTURAL FOR PROJECT FOOTING DEPTH	VERTICAL INSULATION *R*-VALUE[c, d]	HORIZONTAL INSULATION *R*-VALUE[c, e]		HORIZONTAL INSULATION DIMENSIONS PER Figure R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm. °C = [(°F) – 32]/1.8.

a. Insulation requirements are for protection against frost damage in heated buildings. Greater values could be required to meet energy conservation standards.
b. See Figure R403.3(2) or Table R403.3(2) for Air-Freezing Index values.
c. Insulation materials shall provide the stated minimum *R*-values under long-term exposure to moist, below-ground conditions in freezing climates. The following *R*-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene (EPS)-3.2 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Type IX expanded polystyrene (EPS)-3.4 R per inch for vertical insulation and 2.8 R per inch for horizontal insulation; Types IV, V, VI, VII, and X extruded polystyrene (XPS)-4.5 R per inch for vertical insulation and 4.0 R per inch for horizontal insulation.
d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
e. Horizontal insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

14 TYPICAL DETAIL FOR FROST PROTECTED SHALLOW FOOTING
SCALE: NTS



2022 CBC TABLE 721.1(2)ITEM #	GYPSUM ASSOC. FILE#
15-1.2	N/A
15-1.3	N/A
14-1.3	WP 3510 & WP 3514

2"X4" WOOD STUDS 16" ON CENTER WITH METAL LATH AND ¾" CEMENT PLASTER ON EACH SIDE. LATH ATTACHED WITH 6D COMMON NAILS 7" ON CENTER DRIVEN TO 1" MINIMUM PENETRATION AND BENT OVER. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

2"X4" WOOD STUDS 16" ON CENTER WITH ⅞" CEMENT PLASTER (MEASURED FROM THE FACE OF STUD) ON THE EXTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THIS TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

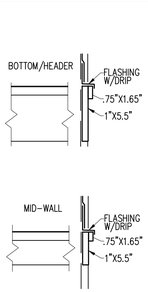
2"X4" WOOD STUDS 24" ON CENTER WITH ⅝" TYPE x GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGER JOINTS ON EACH SIDE.

1. NOTE: THE ADDITION OF PLYWOOD SHEATHING TO THESE ASSEMBLIES DOES NOT LESSEN THEIR FIRE RESISTANCE. ATTACH WALL TO EXISTING OR NEW FIRE RATED FLOOR/CEILING ASSEMBLY AS REQUIRED.

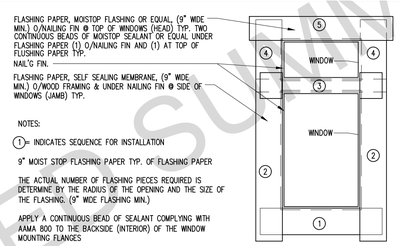
WP 3510 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 11/4" TYPE W DRYWALL SCREWS 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD-BEARING)

WP 3514 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

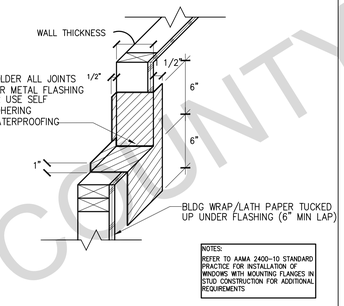
4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS
SCALE: NTS



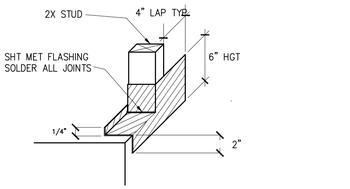
8 TRIM PROFILE



5 WINDOW FLASHING
SCALE: NTS

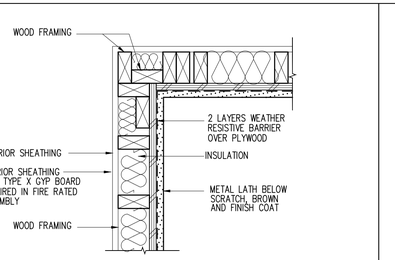


1 WINDOW SILL FLASHING
SCALE: 1½"=1'-0"

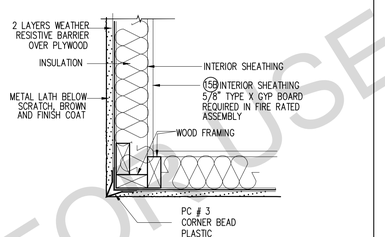


*PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

2 DOOR THRESHOLD FLASHING
SCALE: 1½"=1'-0"

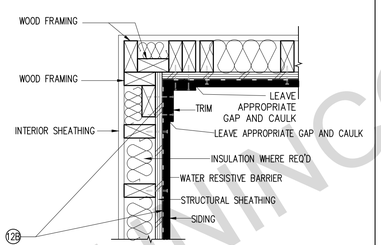


STUCCO AT INSIDE CORNER

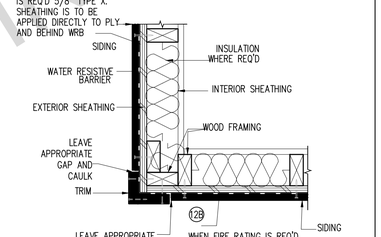


STUCCO AT OUTSIDE CORNER

15B FIRE RATED STUCCO WALL
15 STUCCO WALL
SCALE: 1½"=1'-0"

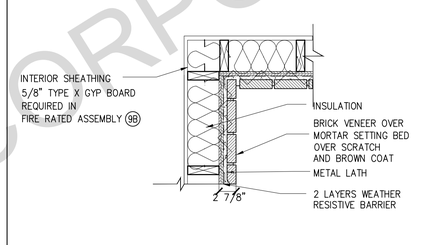


SIDING AT INSIDE CORNER

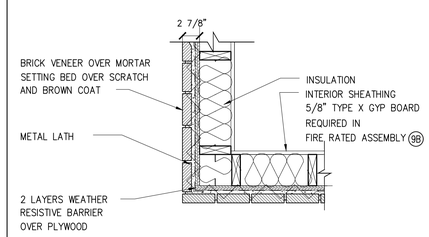


SIDING AT OUTSIDE CORNER

12B FIRE RATED SIDING WALL
12 SIDING WALL
SCALE: 1½"=1'-0"

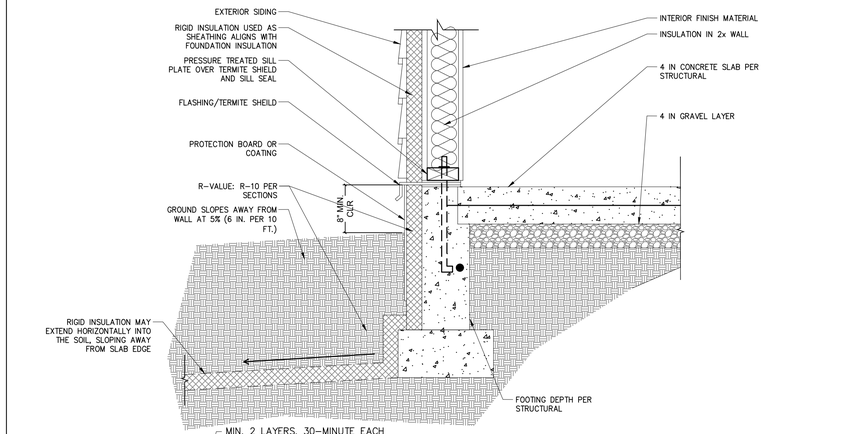


STONE VENEER AT INSIDE CORNER



STONE VENEER AT OUTSIDE CORNER

9B FIRE RATED STONE WALL
9 STONE WALL
SCALE: 1½"=1'-0"



SIDING AT GRADE

SIDING AT CONCRETE WALK

6 SIDING – WALL SECTION
SCALE: 1½"=1'-0"

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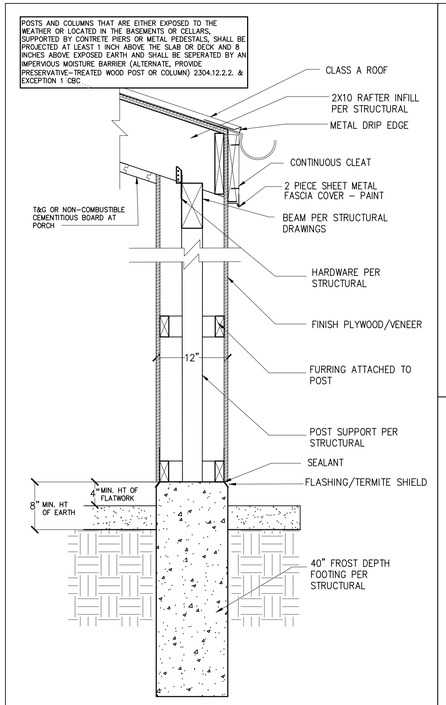
NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

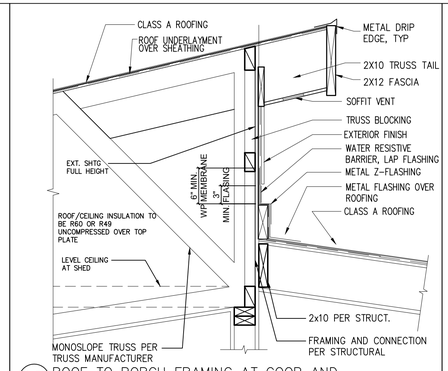
revisions

description
Architectural Wall Finish Details

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.1

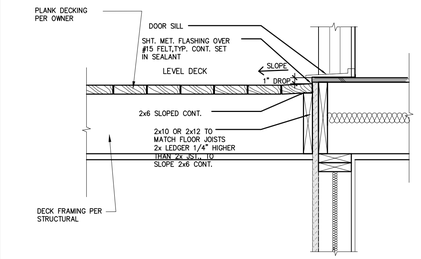


18 ROOF BEAM AND POST FURRING — SCALE: 1"=1'-0"

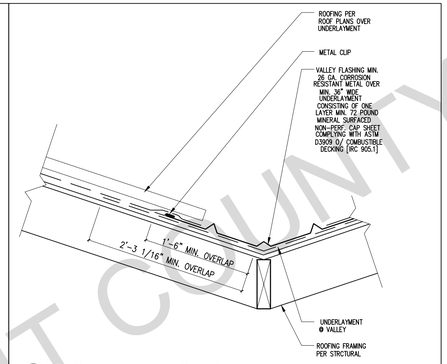


13 ROOF TO PORCH FRAMING AT COOP AND SHED — SCALE: 1"=1'-0"

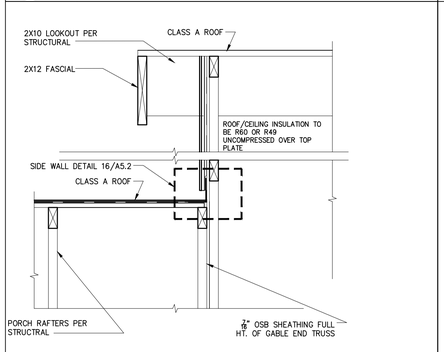
9 — SCALE: 1"=1'-0"



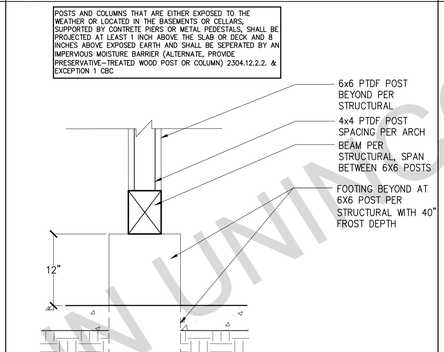
5 DOOR THRESHOLD AT DECK — SCALE: 1"=1'-0"



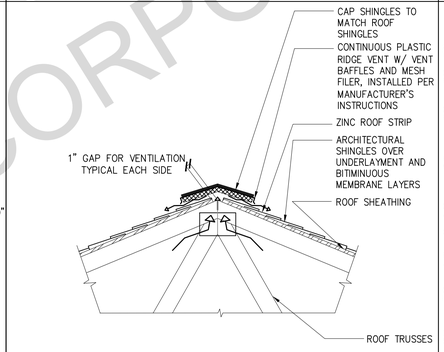
1 ROOF VALLEY FLASHING — SCALE: 1 1/2"=1'-0"



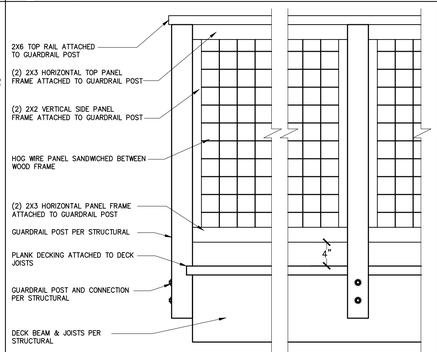
19 HIGH TO LOW ROOF AT COOP — SCALE: 1"=1'-0"



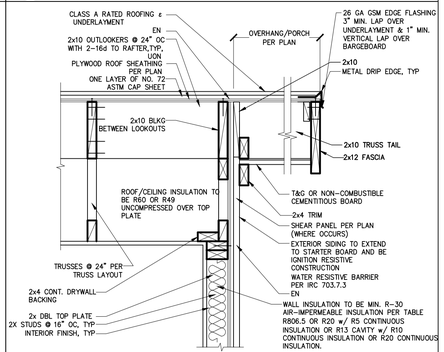
15 ARCHITECTURAL SCREEN WALL/BEAM CONNECTION — SCALE: 1"=1'-0"



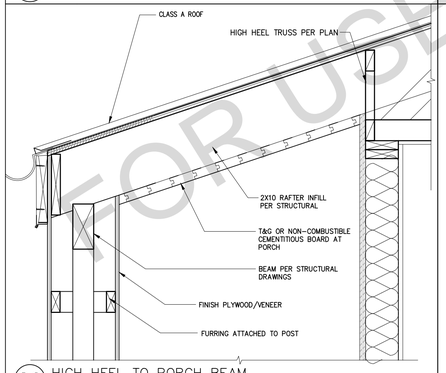
11 RIDGE VENT, TYP. — SCALE: 1"=1'-0"



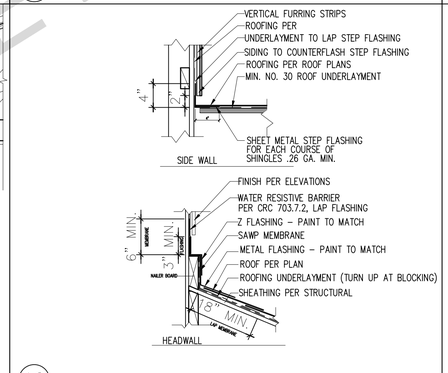
7 DECK GUARDRAIL PANEL ELEVATION — SCALE: 1"=1'-0"



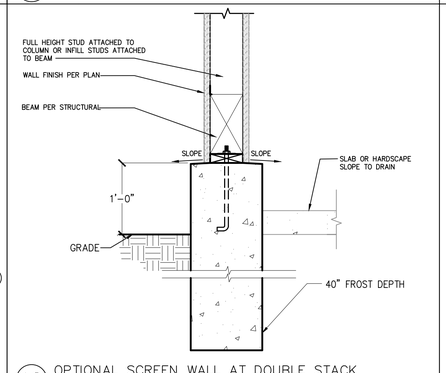
3 GABLE END TRANSITION AT PORCH — SCALE: 1"=1'-0"



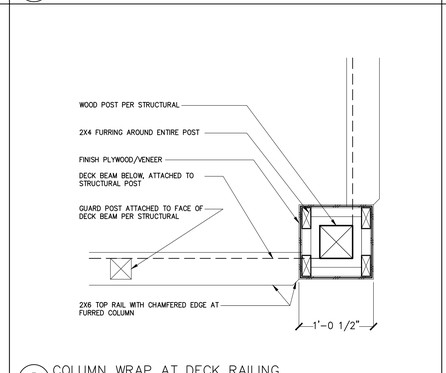
20 HIGH HEEL TO PORCH BEAM SINGLE & DOUBLE STACK — SCALE: 1"=1'-0"



16 — SCALE: 1"=1'-0"



12 OPTIMAL SCREEN WALL AT DOUBLE STACK — SCALE: 1"=1'-0"



8 COLUMN WRAP AT DECK RAILING — SCALE: 1"=1'-0"

4 — SCALE: 1"=1'-0"

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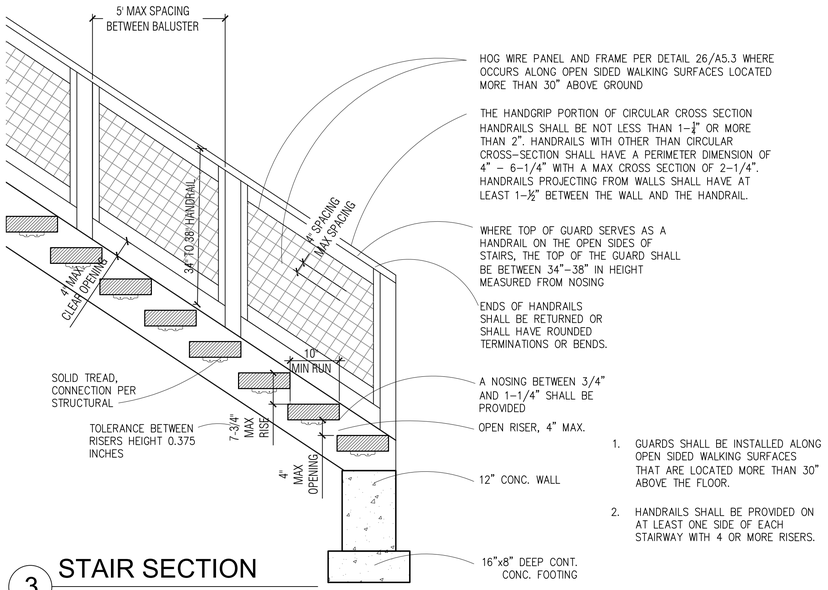
project
Summit County Stock ADU Plans

revisions

description
Architectural Details

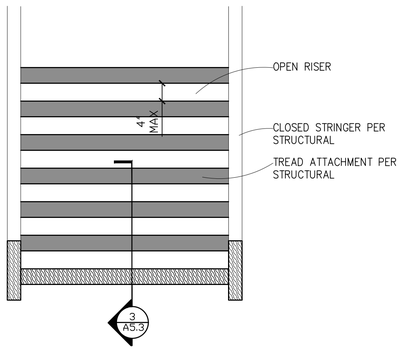
date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.2



1. GUARDS SHALL BE INSTALLED ALONG OPEN SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR.
2. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH 4 OR MORE RISERS.

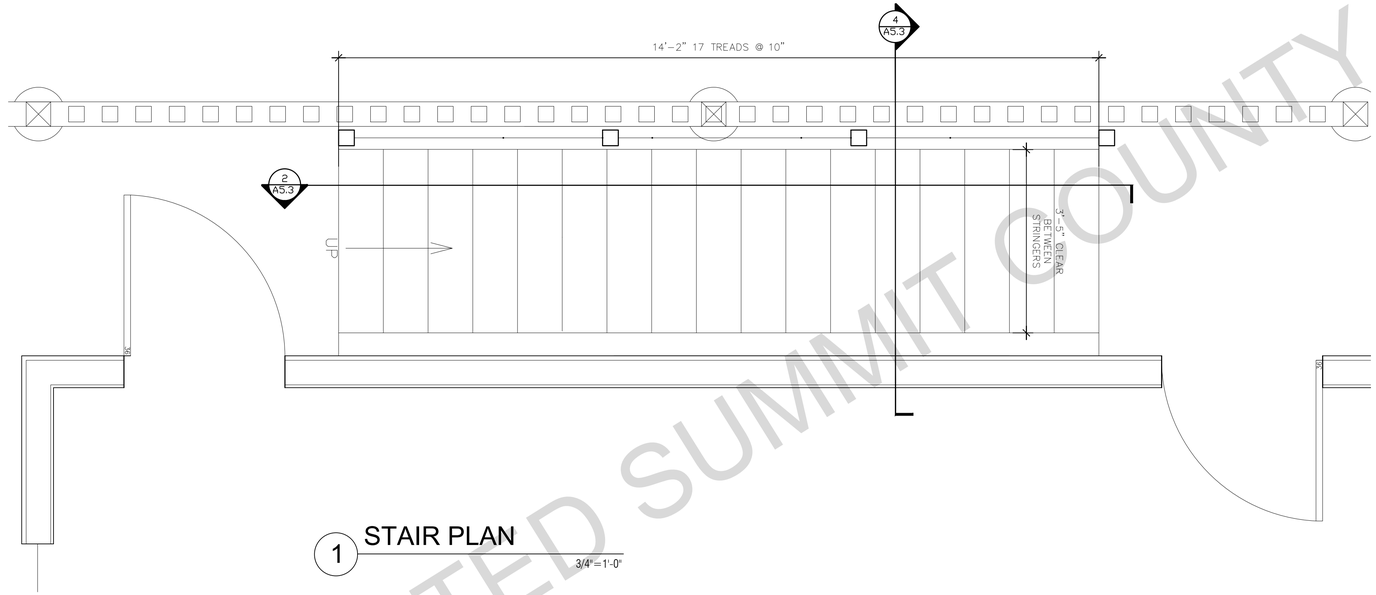
3 STAIR SECTION

3/4"=1'-0"



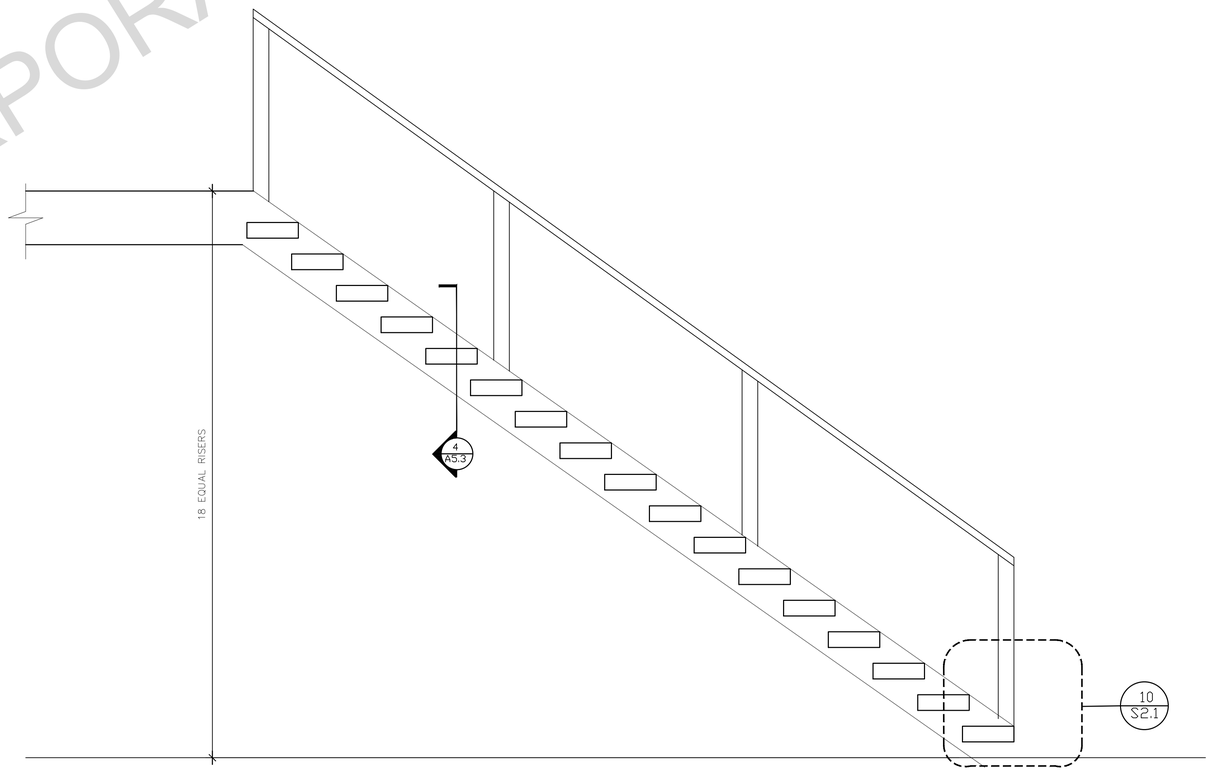
4 STAIR SECTION

3/4"=1'-0"



1 STAIR PLAN

3/4"=1'-0"



2 STAIR ELEVATION

3/4"=1'-0"

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project

Summit County
Stock ADU Plans

revisions

description

Architectural
Stair Details

date	MARCH 06, 2024
project no.	SUMMIT COUNTY ADU
drawn by	DESIGN PATH STUDIO
sheet no.	A5.3

Project Name: Summit County - Single Stack

Address: , , CO

OUTDOOR DESIGN CONDITIONS

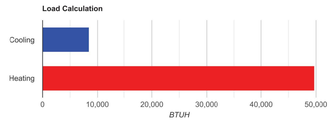
Weather station: Leadville

Summer Outdoor F:	81	Summer Indoor F:	75	Design Grains:	-61	Daily Range:	High
Winter Outdoor F:	-14	Winter Indoor F:	70	Cooling RH:	45	Elevation (Ft):	9,927

LOAD CALCULATION TOTALS

HVAC System: Single Stack

Heated square footage:	1,080	Heating BTUH:	49,657
Cooled square footage:	540	Cooling BTUH:	8,410
Heated volume (above grade CF):	9,720	CFM:	457
Cooled volume (above grade CF):	4,860	Sensible cooling:	9,064
Exposed wall area (SF):	1,629	Latent cooling:	-654
		SHR:	1.078



Approved ACCA MJ8 Calculations

Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates on building use, weather data, and inputted values such a R-Values, window types, duct loss, etc. Equipment selections should meet both the latent and sensible gain as well as building heat loss.

COMPONENT LOADS

ABOVE GRADE WALLS

System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	1,297
	U Value:	0.052	Area:	297	Cooling BTUH:	0
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	563
	U Value:	0.052	Area:	129	Cooling BTUH:	0
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	W	Heating BTUH:	1,271
	U Value:	0.052	Area:	291	Cooling BTUH:	0
System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	N	Heating BTUH:	432
	U Value:	0.052	Area:	99	Cooling BTUH:	40
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	367
	U Value:	0.052	Area:	84	Cooling BTUH:	34
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	812
	U Value:	0.052	Area:	186	Cooling BTUH:	74
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	393
	U Value:	0.052	Area:	90	Cooling BTUH:	36
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	W	Heating BTUH:	878
	U Value:	0.052	Area:	201	Cooling BTUH:	80

BELOW GRADE WALLS

There are no components for this section.

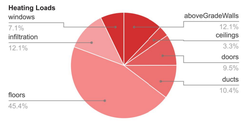
WINDOWS

Default small windows for wall id 5030787 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.68	Cooling BTUH:	0
	Exposure:	E				
Default medium windows for wall id 5030787 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.68	Cooling BTUH:	0
	Exposure:	E				
Default small windows for wall id 5030868 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.68	Cooling BTUH:	71
	Exposure:	N				

HEATING AND COOLING LOADS

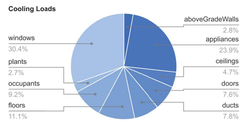
HEATING LOADS

SECTION	AREA	HEAT LOSS
aboveGradeWalls	1,377	6,015
ceilings	1,080	1,633
doors	120	4,738
ducts	0	5,151
floors	1,080	22,545
infiltration	0	6,027
skylights	0	0
windows	132	3,548
Totals		49,657



COOLING LOADS

SECTION	AREA	SENSIBLE	LATENT
AEDExcursion	0	0	0
aboveGradeWalls	1,377	264	0
appliances	0	2,244	0
ceilings	1,080	437	0
doors	120	711	0
ducts	0	839	-111
floors	1,080	1,040	0
infiltration	0	223	-1,193
occupants	0	460	400
plants	0	0	250
skylights	0	0	0
windows	132	2,847	0
Totals		9,064	-654



WINDOWS

Default medium windows for wall id 5030868 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	645
	Area:	24	SHGC:	0.68	Cooling BTUH:	286
	Exposure:	N				
Default small windows for wall id 5030869 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.68	Cooling BTUH:	349
	Exposure:	E				
Default medium windows for wall id 5030869 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.68	Cooling BTUH:	349
	Exposure:	E				
Default small windows for wall id 5030826 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.68	Cooling BTUH:	349
	Exposure:	E				
Default small windows for wall id 5030827 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.68	Cooling BTUH:	165
	Exposure:	S				
Default medium windows for wall id 5030827 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	645
	Area:	24	SHGC:	0.68	Cooling BTUH:	672
	Exposure:	S				
Default small windows for wall id 5030828 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.68	Cooling BTUH:	202
	Exposure:	W				
Default medium windows for wall id 5030828 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.68	Cooling BTUH:	405
	Exposure:	W				

Window cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

CEILINGS

System generated ceiling. Ceiling under attic or attic knee wall, Asphalt shingles, Dark, R-56.	Construction nr:	16B-56 ad	Area:	540	Heating BTUH:	816
	U Value:	0.018			Cooling BTUH:	0
System generated ceiling. Ceiling under attic or attic knee wall, Asphalt shingles, Dark, R-56.	Construction nr:	16B-56 ad	Area:	163	Heating BTUH:	246
	U Value:	0.018			Cooling BTUH:	132
System generated ceiling. Ceiling under attic or attic knee wall, Asphalt shingles, Dark, R-56.	Construction nr:	16B-56 ad	Area:	377	Heating BTUH:	570
	U Value:	0.018			Cooling BTUH:	305

SKYLIGHTS

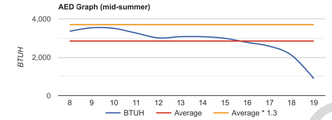
There are no components for this section.

Skylight cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

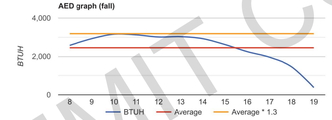
DOORS

Default doors for wall id 5030788 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	S	Cooling BTUH:	0
Default doors for wall id 5030789 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	W	Cooling BTUH:	0
Default doors for wall id 5030868 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	N	Cooling BTUH:	237
Default doors for wall id 5030827 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	S	Cooling BTUH:	237
Default doors for wall id 5030828 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	W	Cooling BTUH:	237

FENESTRATION LOADS



This graph represents hourly aggregate fenestration loads in mid-summer.



This graph represents hourly aggregate fenestration loads in October.

FLOORS

System generated floor. Floor over enclosed unconditioned crawl space or basement, no floor insulation, Carpet or hardwood.	Construction nr:	19A-0cp	Heating U Value:	0.295	Heating BTUH:	5,082
	Area:	540	Cooling U Value:	0.295	Cooling BTUH:	0
					F Value:	N/A
System generated floor. Floor over open crawl space or garage, no floor insulation, Carpet or hardwood.	Construction nr:	20P-0c	Heating U Value:	0.385	Heating BTUH:	5,271
	Area:	163	Cooling U Value:	0.385	Cooling BTUH:	314
					F Value:	N/A
System generated floor. Floor over open crawl space or garage, no floor insulation, Carpet or hardwood.	Construction nr:	20P-0c	Heating U Value:	0.385	Heating BTUH:	12,192
	Area:	377	Cooling U Value:	0.385	Cooling BTUH:	726
					F Value:	N/A

VENTILATION

There are no components for this section.

HOT WATER PIPING

There are no components for this section.

DUCTS

System generated ducts (above conditioned space) Attic - Radial	EHLF:	0.116	Heating BTUH:	5,151	
	ESGF:	0.102	Sensible BTUH:	839	
	ELG:	-111	Latent BTUH:	-111	

INFILTRATION

Leakage Category:	Average	NCFM Heating:	94	Heating BTUH:	6,027
		NCFM Cooling:	49	Sensible BTUH:	223
				Latent BTUH:	-1,193

BLOWER MOTOR

There are no components for this section.

WINTER HUMIDIFICATION

There are no components for this section.

OCCUPANTS

Nr. Occupants:	2	Sensible BTUH:	460	Latent BTUH:	400

APPLIANCES

Color television		Quantity:	1	Sensible BTUH:	683
				Latent BTUH:	0
Computer and monitor		Quantity:	1	Sensible BTUH:	538
				Latent BTUH:	0
Light Fixture - 100W		Quantity:	3	Sensible BTUH:	1,023
				Latent BTUH:	0

PLANTS

Plant Size:	medium	Quantity:	5	Latent BTUH:	100
Plant Size:	large	Quantity:	5	Latent BTUH:	150

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NOT FOR CONSTRUCTION

project

Summit County Stock ADU Plans

revisions

description

Manual J Calculations

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

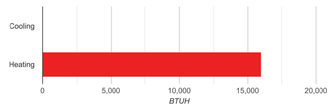
drawn by DESIGN PATH STUDIO

sheet no. MJ.1

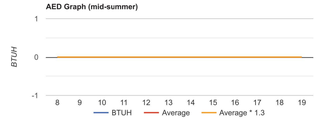
ROOM DETAIL
Room name: Garage

Heated square footage:	540	Total Cooling BTUH:	0
Cooled square footage:	0	Total Heating BTUH:	15,962
Heated volume (above grade CF):	4,860	CFM:	263
Cooled volume (above grade CF):	0		
Exposed wall area (SF):	783		

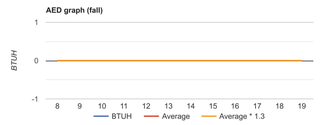
Load Calculation



AED Graph (mid-summer)



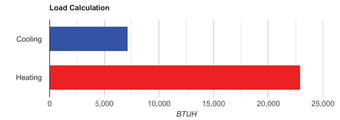
AED graph (fall)



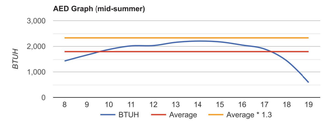
ROOM DETAIL
Room name: Entry/Kitchen/Bath

Heated square footage:	377	Total Cooling BTUH:	7,133
Cooled square footage:	377	Total Heating BTUH:	22,893
Heated volume (above grade CF):	3,393	CFM:	349
Cooled volume (above grade CF):	3,393		
Exposed wall area (SF):	565		

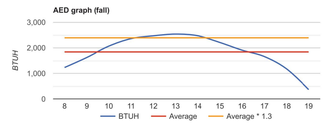
Load Calculation



AED Graph (mid-summer)



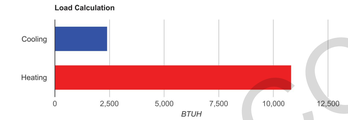
AED graph (fall)



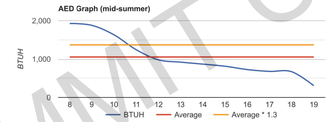
ROOM DETAIL
Room name: Bedroom

Heated square footage:	163	Total Cooling BTUH:	2,400
Cooled square footage:	163	Total Heating BTUH:	10,603
Heated volume (above grade CF):	1,467	CFM:	130
Cooled volume (above grade CF):	1,467		
Exposed wall area (SF):	281		

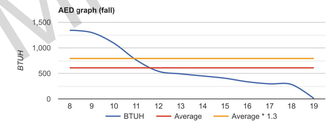
Load Calculation



AED Graph (mid-summer)



AED graph (fall)



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project

Summit County
Stock ADU Plans

revisions

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date	MARCH 06, 2024
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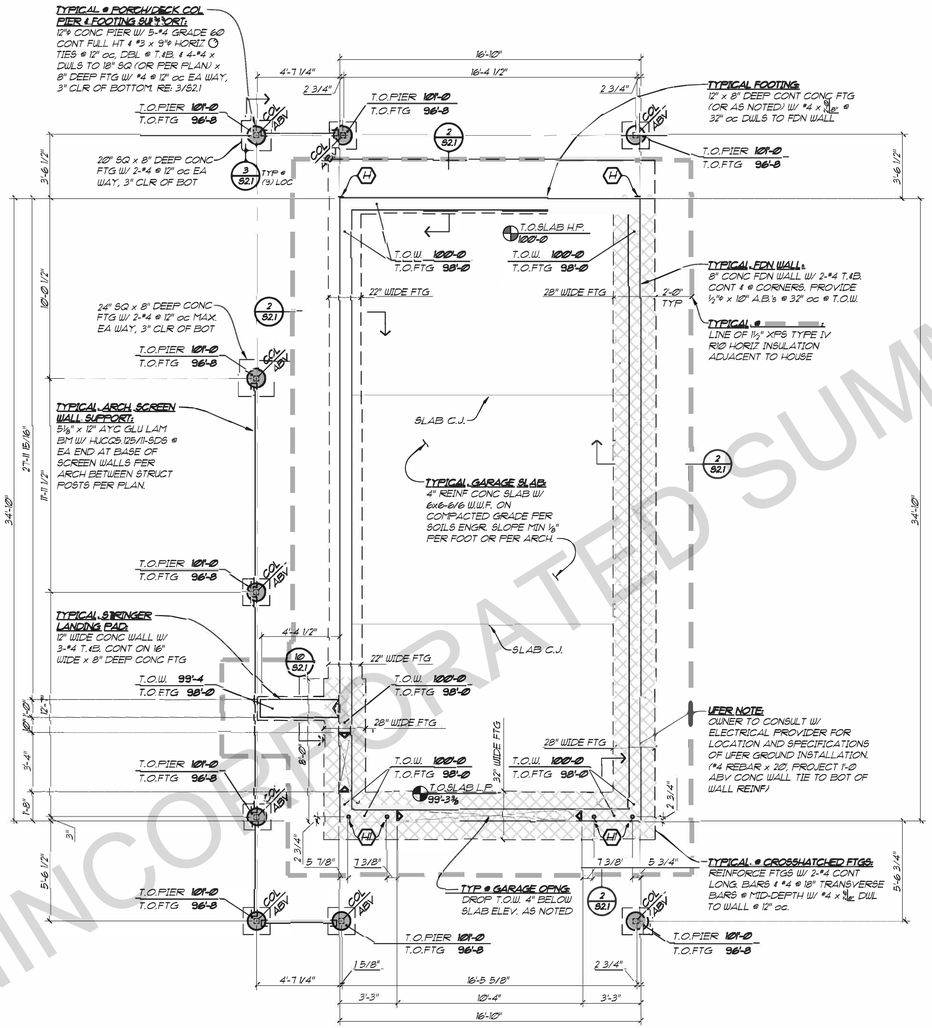

FOUNDATION PLAN

SCALE: ¼" = 1'-0"

- FOOTINGS TO BEAR ON UNDISTURBED MATERIAL, CENTERED UNDER BRG ELEMENTS SET MIN 24" BELOW FINAL EXTERIOR GRADE W/ SHALLOW FOUNDATION INSULATION PROGRAM INSTALLED CORRECTLY PER PLAN.
- DESIGN BASED ON MAX 2000 PSF, NON-EXPANSIVE SOIL BEARING CAPACITY. QUALIFIED SOILS ENGINEER TO VERIFY DESIGN PARAMETERS PRIOR TO CONSTRUCTION.
- (H) - PROVIDE STHDARU HOLDOWNS @ ENDS OF SHEAR WALLS ABV. CONTRACTOR TO VERIFY LOCATIONS TO HOLDOWNS W/ ARCH PLANS PRIOR TO POUR PER S1.2.1.
- (HI) - HDUI1-SDS2.5 W/ SIMPSON SBS1x30 ANCHOR BOLT PER S1.2.1. FIELD VERIFY CENTERED PLACEMENT OF SBS1x30 ANCHORS (24" MIN. EMBEDMENT) WITHIN WOOD WALL TO INSTALL TO MIN. 3-2x6 STUDS INSIDE OF DOOR OPENING AS DIMENSIONED ON PLAN.
- SEE SHEET S2.1 FOR TYPICAL FOUNDATION DETAILS & GENERAL STRUCTURAL NOTES.

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CONSULTING STRUCTURAL ENGINEERS
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(303)444-2545, FAX (303)444-5140
mail@gebau.com

STOCK ADU – SINGLE STACK PLAN

SUMMIT COUNTY PRE-APPROVED ADU PROGRAM

SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

NOT FOR CONSTRUCTION

S1.1

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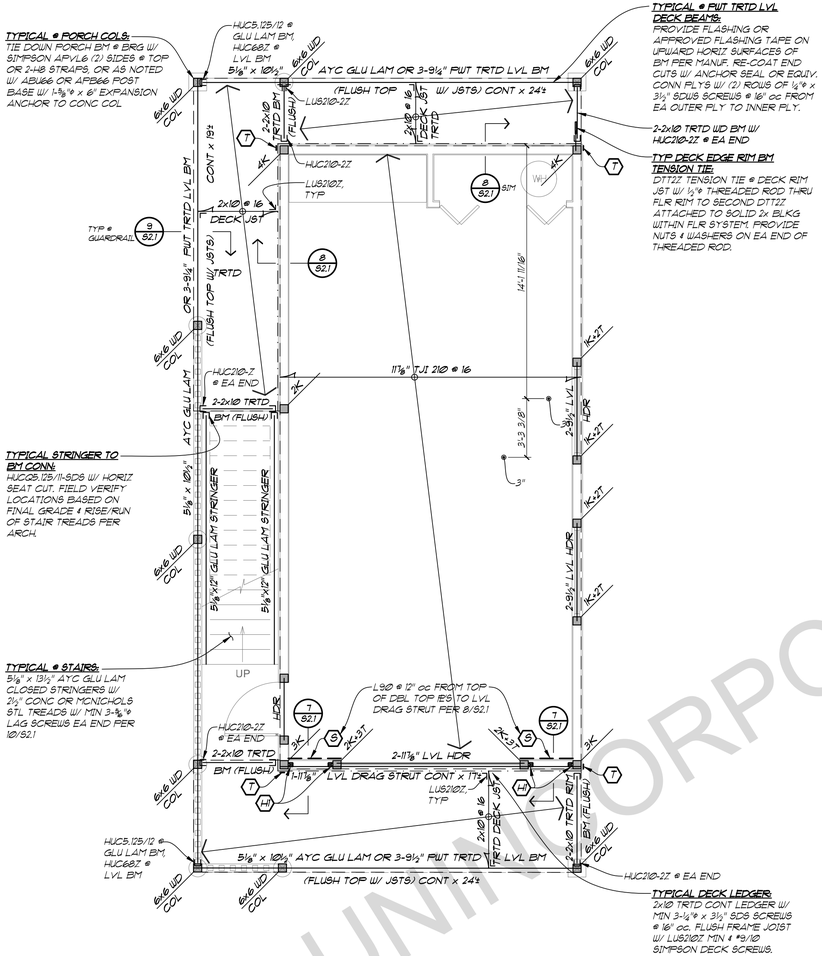

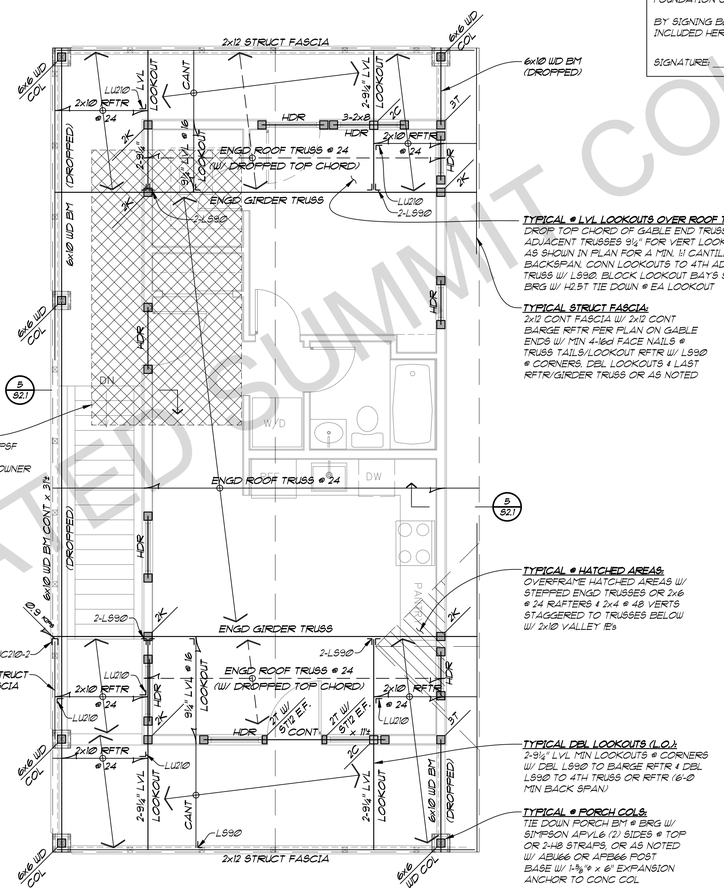

2ND FLOOR/LOWER ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

- HEADERS (HDR) TO BE 2-2x8 W/ 1-2x6 KING (K) + 1-2x6 TRIMMER (T) EA END OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT POINT LOADS ABV.
- INTERIOR PARTITIONS TO BE MIN 2x4 @ 24 W/ ½" GYPSUM BOARD 2-SIDES W/ 1¼" DRYWALL SCREWS OR EQUIV @ 8" oc @ PANEL EDGES & 12" oc IN FIELDS
- EXTERIOR WALLS TO BE MIN 2x6 @ 16 W/ ⅜" APA RATED OSB SHEATHING W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- SHEATHE FLOOR W/ MIN ¾" NOMINAL APA RATED (32/16) OSB T. & G. SHTG W/ Ø.131x2½" NAILS 6" oc @ PANEL/BOUNDARY EDGES & 12" oc IN FIELDS
- WD I JOISTS TO BE 11⅞" TJI 210 SERIES UNLESS OTHERWISE NOTED W/ ½" GYP BOARD APPLIED TO THE UNDERSIDE
- PROVIDE CONT 1⅛"ø x JST DEPTH TIMBERSTRAND RIMBOARD MATERIAL @ FLOOR PERIM & ADDL BLKG AS NOTED
- ENGD TRUSSES, TRUSS TO TRUSS CONNS, BRIDGING, & PERMANENT BRACING DESIGN & SPECIFICATION BY TRUSS MANUF
- (7) PROVIDE 2-2x6 VERT BLKG THRU FLOOR JOISTS @ COL LOCS ABOVE (C.A.). TYPICAL THIS, OR MORE AS NOTED
- (9) INDICATES SHEAR WALL TO BE SHEATHED W/ MIN 7/16" APA RATED OSB SHTG, NAIL W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES & 12" oc IN FIELDS, BLOCK ALL UNSUPPORTED EDGES. NAIL SOLE PL TO BM/RIM/BLKG BELOW W/ 2-Ø.131x3¼" NAILS @ 6" oc
- SHEAR WALL SPLICES MAY BE LOCD EITHER @ A BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MIN 1½" FROM TOP &/OR BOT OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO.
- (7) PROVIDE 2-CS16x44" CENTERED ON RIM JOISTS @ END OF SHEAR WALL W/ 13-Ø.131x1½" NAILS EA END TO STUD PACK ABV & BELOW.
- (8) BLOCK BM WEB WITH SOLID 2x MTRL MATCHING FLANGE WIDTH, BEAR TIGHT ON BOT FLANGE OF BM WEB. PROVIDE 1½"ø THRU BOLTS @ 24" oc STAGGERED THROUGH BLKG TO STL BM WEB
- VERTICAL PLUMBING PIPE DIAMETERS NOTED THUS (⌀—3"ø). LAYOUT JOISTS FOR 16" MAX SPACING, OR INSTALL JOIST EA SIDE OF VERTICAL RISER
- SHEATHE ROOF W/ MIN ⅜" APA RATED OSB SHTG W/ Ø.113x2½" NAILS 6" @ PANEL/BOUNDARY EDGES & 12" oc IN FIELDS, W/ H CLIPS BTWN TRUSSES
- TIE DOWN ALL FLOOR BEAMS, ROOF BEAMS & GIRDER TRUSSES @ BRG W/ HTS20 OR ST22 EACH FACE (E.F.). USE 12-Ø.148x1½" NAILS @ EA END FOR HTS20 & 9-Ø.162x2½" NAILS @ EA END FOR ST22
- (H) HDU11-SDS2.5 W/ SSTB28. INSTALL HDU1 TO MIN 3-2x STUDS @ BASE OF SHEAR WALL W/ 30-¼"ø x 2½" SDS SCREWS
- TIE DOWN ROOF TRUSSES & LOOKOUTS @ BRG W/ MIN H2.5T OR AS NOTED
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

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- EXTERIOR WALLS TO BE MIN 2x6 @ 16 W/ ⅜" APA RATED OSB SHEATHING W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES & 12" oc IN FIELDS, BLOCK ALL UNSUPPORTED EDGES
- SHEAR WALL SPLICES MAY BE LOCD EITHER @ A BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MIN 1½" FROM TOP &/OR BOT OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO.
- SHEATHE ROOF W/ MIN ⅜" APA RATED 40/20 OSB SHTG W/ Ø.113x2½" NAILS 6" @ PANEL/BOUNDARY EDGES & 12" oc IN FIELDS, W/ H CLIPS BTWN TRUSSES
- ENGD TRUSSES, TRUSS-TO-TRUSS CONNECTIONS, BRIDGING & PERMANENT BRACING DESIGNED & SPECIFIED BY TRUSS MANUF
- TIE DOWN ROOF BEAMS & GIRDER TRUSSES @ BRG W/ HTS20 OR ST22 EA FACE (E.F.). USE 12-Ø.148x1½" NAILS @ EA END FOR HTS20 & 9-Ø.162x2½" NAILS @ EA END FOR ST22
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mail@gebau.com

STOCK ADU – SINGLE STACK PLAN

SUMMIT COUNTY PRE-APPROVED ADU PROGRAM

SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

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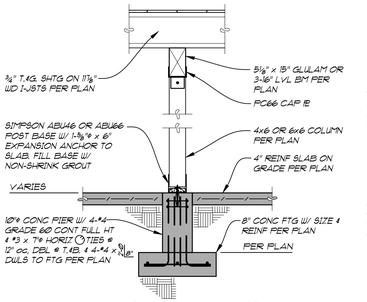
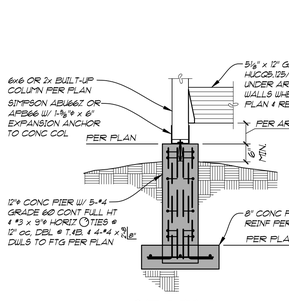


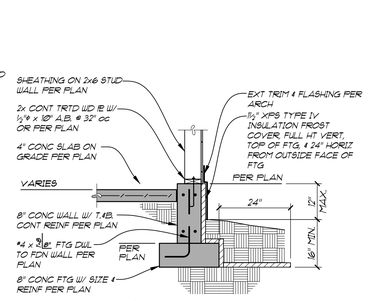
SECTION 4 S2.1

SCALE: ½" = 1'-0



SECTION 3 S2.1

SCALE: ½" = 1'-0



SECTION 2 S2.1

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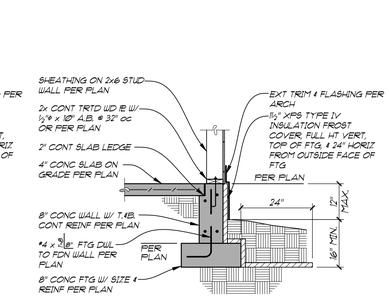
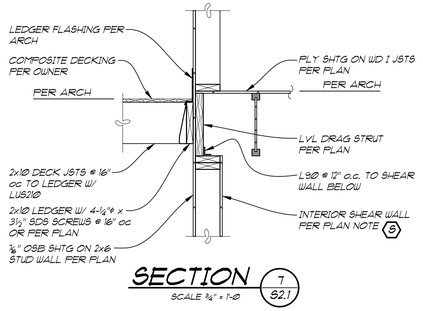


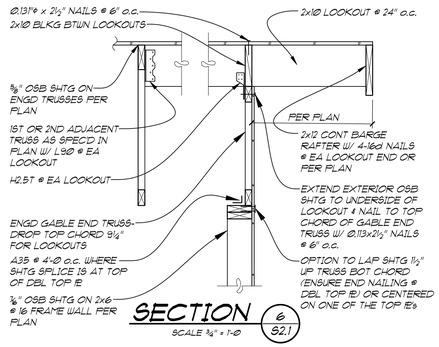
SECTION 1 S2.1

SCALE: ½" = 1'-0



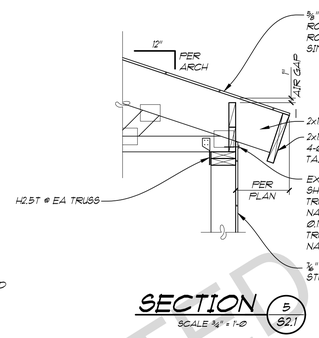
SECTION 7 S2.1

SCALE ¾" = 1'-0



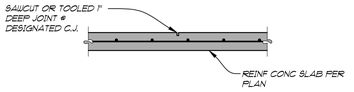
SECTION 6 S2.1

SCALE ¾" = 1'-0

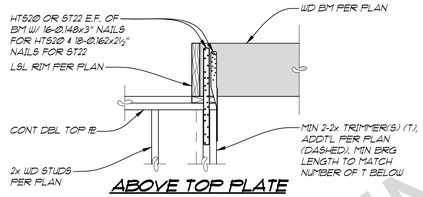


SECTION 5 S2.1

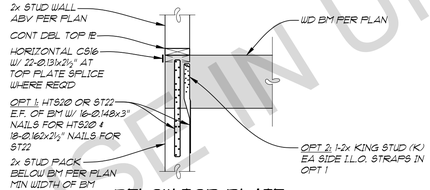
SCALE ¾" = 1'-0



TYPICAL CRACK CONTROL JOINT (C.J.) @ STRUCT SLAB

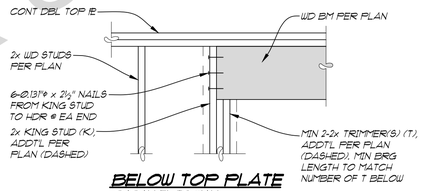


ABOVE TOP PLATE



BELOW TOP PLATE

PERPENDICULAR TO WALL
SIM @ WALL CORNER



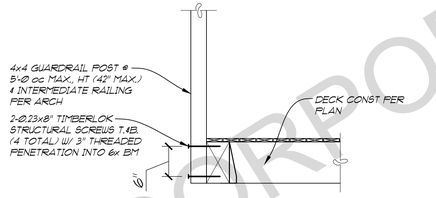
BELOW TOP PLATE

PARALLEL TO WALL

TYPICAL BEAM AT WALL CONN

WOOD BEAM

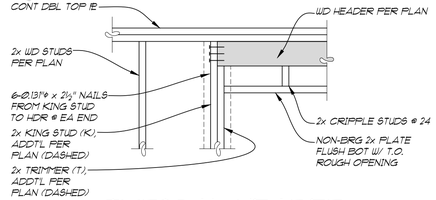
SCALE ¾" = 1'-0



SIDE-MOUNTED RAILING POST CONN

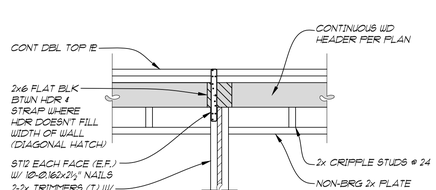
SECTION 9 S2.1

SCALE ¾" = 1'-0



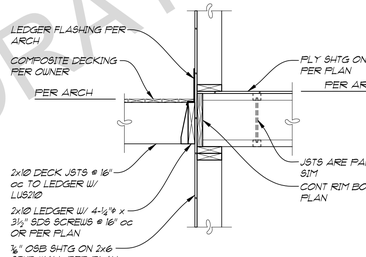
TYPICAL HEADER

SCALE ¾" = 1'-0



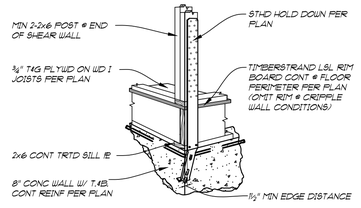
TYPICAL CONTINUOUS HEADER

SCALE ¾" = 1'-0



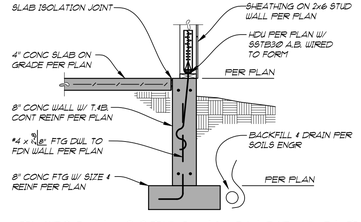
SECTION 8 S2.1

SCALE ¾" = 1'-0



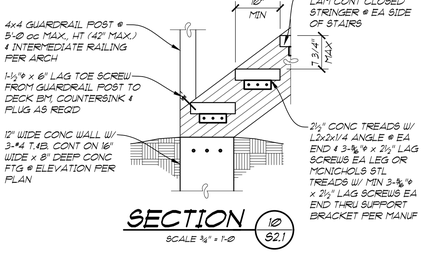
TYPICAL STHD HOLDOWN INSTALLATION DETAIL 12 S2.1

SCALE ½" = 1'-0



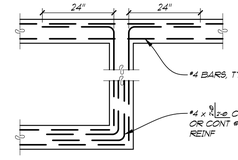
TYPICAL SSTB8 ANCHOR BOLT INSTALLATION DETAIL 13 S2.1

SCALE ½" = 1'-0



SECTION 10 S2.1

SCALE ¾" = 1'-0



TYPICAL CORNER REINFORCING

WALL PLATE MTRL	DOUGLAS FIR NO. 2
HIGH SNOW LOADS:	F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000
STUDS < 9'-0"	DOUGLAS FIR STUD GRADE F_b=700, $F_{c\perp Prep}$= 625, F_v=180, E=1,400,000
STUDS > 9'-0"	DOUGLAS FIR NO. 2 F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000
JOISTS & RAFTERS	DOUGLAS FIR NO.2 F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000
HEADERS	DOUGLAS FIR NO.2 F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000
BEAMS < 5x5	DOUGLAS FIR NO.1 F_b= 1200, E= 1,700,000, F_v=180
BEAMS > 5x5	DOUGLAS FIR NO. 1 F_b=1350, $F_{c\perp Prep}$=625, F_v=170, E=1,600,000
COLUMNS (4x4 & GREATER)	DOUGLAS FIR NO.1 F_b= 1200, E= 1,600,000, F_v=1,600
WOOD I JOISTS	TRUSS JOIST TJI/210 SERIES 9½" M_r=3,930 ft-lbs, V_r=1,330 lbs, EI=166,000,000 lb^2 lbs 11⅞" M_r=5,795 ft-lbs, V_r=1,655 lbs, EI=315,000,000 lb^2 lbs 14" M_r=8,490 ft-lbs, V_r=1,945 lbs, EI=461,000,000 lb^2 lbs
FLOOR RIM PLANS	TIMBERSTRAND L.5L RIMBOARD 1¼ "x JOIST DEPTH MIN. OR PER PLANS
L.5L STUDS (2x4 & 2x6)	F_b=1,200, $F_{c\perp Prep}$=680, F_v=400, E=1,600,000
(2x8)	1.3E TIMBERSTRAND L.5L F_b=1,180, $F_{c\perp Prep}$= 730, F_v=425, E=1,300,000 1.8E TIMBERSTRAND L.5L STUDS F_b=2,250, $F_{c\perp Prep}$=860, F_v=565, E=1,500,000
LVL STUDS	2.0E MICRO=LAM LVL F_b=2,600, $F_{c\perp Prep}$=750, F_v=285, E=2,000,000

CONTRACTOR TO CONTACT GEBAU, INC. IF ANY OF SUPPLIED WOOD MEMBERS DIFFER FROM THE MATERIAL SPECIFICATIONS ABOVE, PRIOR TO CONSTRUCTION.

NAILING PER INTERNATIONAL BUILDING CODE TABLE 2304.10.1 EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.

ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. SIMPSON H2.5T FRAMING ANCHORS OR AS NOTED. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.

ALL PLYWOOD ROOF SHEATHING AND SUBFLOORING SHALL BE ENGINEERED GRADES WITH GRADE STAMP INDICATING APPROPRIATE "MAXIMUM SPACING OF SUPPORTS:
APA 24/16 ⅞" THICKNESS, SUPPORTED @ 24" O.C., 40 PSF MAX LIVE LOAD
APA 32/16 1⅛" TO 1¼" THICKNESS, SUPPORTED @ 24" O.C., 30 PSF MAX LIVE LOAD
APA 48/24 1⅜" TO 1¾" THICKNESS, SUPPORTED @ 24" O.C., 130 PSF LIVE LOAD

LOWER CHORD OF GABLE END TRUSSES TO LAP SHEATHING ON TOP PLATES W/ STANDARD NAILING PER PLAN OR ANCHORED TO WALL PLATE WITH A SIMPSON A35 FRAMING ANCHORS AT 7'-0 ON CENTER AND LATERALLY BRACED TO ROOF FRAMING AT 8'-0 ON CENTER MAXIMUM SPACING.

ALL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH 7/16" NOMINAL APA RATED PLYWOOD OR ⅜" OSB SHEATHING OR AS NOTED WITH NAILING REQUIREMENTS PER PLANS.

PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS OR AS NOTED.

ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF, AND FLOOR TO UNDERSIDE OF SCISSOR TRUSSES OR SLOPED RAFTERS.

CONTINUE WALL SHEATHING TO BOTTOM OF TOP CHORD OF TRUSSES, WITH 2x6 BLOCKING BETWEEN TOP CHORD WHEN TRUSS HEEL HEIGHT EXCEEDS 4'. NAIL SHEATHING TO BLOCKING PER STANDARD PLAN NOTES.

WHERE HEADER IS NOT DIRECTLY BELOW TOP OF WALL PLATE, PROVIDE 2x CRIPPLE STUDS ABOVE HEADER AT 16" ON CENTER 4 ADDITIONAL STUDS AT ALL BEAM AND COLUMN LOCATION ABOVE EQUAL TO NUMBER OF STUDS OR PLIES OF THE BEAM.

CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST AND BEAM ENDS. ALL FLOOR JOIST AND ROOF TRUSS SYSTEM BRACING AND BRIDGING AND CONNECTIONS SPECIFIED BY MANUFACTURER.

ALL FASTENERS (NAILS, BOLTS, & HANGERS) IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT AS SPECIFIED BY LUMBER MANUFACTURER.

ALL UNTREATED WOOD IN CONTACT WITH CONCRETE INCLUDING BEAM POCKETS SHALL BE MOISTURE PROTECTED WITH CONTINUOUS VAPOR BARRIER PRIOR TO INSTALL.

ALL WOOD BEAMS TO BE LATERALLY RESTRAINED AGAINST ROTATION AT BEARING WITH FULL HEIGHT KING STUDS. SOLID WOOD BLOCKING TO ADJACENT JOIST, OR TIED DOUN TO TRIMMER STUDS BELOW W/ SIMPSON ST12 OR HTS20 EA FACE.

METAL CONNECTOR DESIGNATIONS ARE SIMPSON STRONGTIE COMPANY WITH NAILING PER SIMPSON CATALOG. ALL SUBSTITUTIONS TO BE RECOMMENDED BY CONTRACTOR & REVIEWED BY GEBAU PRIOR TO INSTALLATION AT CONTRACTOR'S EXPENSE.

FIELD CUTS ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD ARE TO BE RETREATED IN ACCORDANCE WITH IRC SECTION R317.1 AND AWPA M4

GENERAL

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO EXECUTING CORRESPONDING MODIFICATIONS AND SHALL NOTIFY GEBAU, INC. IMMEDIATELY UPON DISCOVERY OF CONDITIONS DIFFERING FROM THOSE SHOWN.

THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

GENERAL STRUCTURAL NOTES

JOB #23049
PROJECT: SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DESIGN CRITERIA

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE
JURISDICTION	SUMMIT COUNTY, COLORADO
RISK CATEGORY	II
DESIGN LOADS	
FLOOR:	
DEAD LOAD	10 PSF
LIVE LOAD	40 PSF
EXTERIOR DECK:	
DEAD LOAD	10 PSF
LIVE LOAD	60 PSF (COVERED)
LIVE LOAD	100 PSF (UNCOVERED)
ROOF:	
DEAD LOAD	15 PSF
SNOW LOAD	100 PSF
WIND:	
V_{ult}	115 MPH
EXPOSURE CATEGORY	C
SEISMIC:	
DESIGN CATEGORY	D

INSPECTIONS

1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR, BUILDING OFFICIAL, OR 3RD PARTY(NG TESTING AGENCY).
   a. INSPECTOR MUST BE A QUALIFIED ENGINEER OR APPROVED PERSONNEL BY THE BUILDING DEPARTMENT IN THE JURISDICTION OF THE ABOVE PROJECT.
   b. THE INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, BUILDING DEPARTMENT STANDARDS, AND PROVISIONS OF THE IBC SECTION 1705.
   c. CONTINUOUS INSPECTIONS ARE REQUIRED DURING CONSTRUCTION OF THE FOLLOWING ELEMENTS:
      i. OBSERVATION OF FOOTING SIZES & REINFORCEMENT PRIOR TO CONCRETE PLACEMENT.
      ii. OBSERVATION OF FOUNDATION WALL SIZES AND REINFORCEMENT, ANCHOR BOLTS, HOLD DOUNS, MOMENT-RESISTING STEEL, EMBED PLATES, WELDS & A706 REBAR PRIOR TO CONCRETE PLACEMENT PER IBC 1705.3 AND ACI 318.
      iii. THOROUGH INSPECTION OF THE INSTALLED FRAMING ELEMENTS INCLUDING WOOD SHEAR WALLS, NAILING, & HOLD DOUN CONNECTIONS BEFORE INSTALLATION OF INSULATION AND DRYWALL PER IBC 1705.5.
      iv. SPECIAL 3rd PARTY INSPECTIONS ARE REQUIRED FOR ALL FIELD WELDS PER AISC 360. SHOP WELDING OF A706 DOUBLES TO PLATES PER AWS 1.1/D BY A CERTIFIED FABRICATOR PER IBC 1705.3.1 - CONTINUOUS SPECIAL INSPECTION.
   d. INSPECTOR SHALL REPORT ANY NONCONFORMING ITEMS TO THE IMMEDIATE ATTENTION OF THE ENGINEER, GEBAU, INC., AND THE CONTRACTOR IN THE FORM OF A REPORT.
   e. THE INSPECTOR SHALL FURNISH GEBAU, INC. WITH REPORTS OF THE OBSERVATIONS WHICH INCLUDE THE FOLLOWING:
      i. DESCRIPTION OF INSPECTIONS AND/OR TESTS
      ii. LIST ALL NON-CONFORMING ITEMS
      iii. RESOLUTION OF ALL NON-CONFORMING ITEMS
2. CONTRACTOR RESPONSIBILITIES:
   a. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE INSPECTOR OF NECESSARY INDIVIDUAL INSPECTIONS FOR THE ABOVE LISTED ITEMS. ADEQUATE NOTICE SHALL BE GIVEN TO THE INSPECTOR FOR SCHEDULING.
   b. CONTRACTOR SHALL SUPPLY THE INSPECTOR WITH THE APPROPRIATE APPROVED STRUCTURAL DOCUMENTS AT THE JOBSITE
   c. CONTRACTOR IS RESPONSIBLE FOR MAKING CORRECTIONS AND ADJUSTMENTS AS SPECIFIED BY THE SPECIAL INSPECTOR, ENGINEER, OR BUILDING DEPARTMENT PRIOR TO COMPLETION.

FOUNDATIONS

FOUNDATION DESIGNED WITHOUT ENGINEERS SOIL INVESTIGATION.

FOUNDATION CRITERIA (BELOW) ASSUMED FOR PURPOSES OF FOUNDATION DESIGN AND SHALL BE CONFIRMED BY A QUALIFIED SOILS ENGINEER AT OWNERS EXPENSE, PRIOR TO CONST. (MAY REQUIRE REVISIONS TO FOUNDATION DESIGN IF SOIL ENGINEER DETERMINES THAT ASSUMED CRITERIA ARE INAPPROPRIATE FOR THIS BUILDING SITE).

STRUCTURE SHALL BE FOUNDED ON A FROST-PROTECTED SHALLOW FOUNDATION.

THICKENED SLAB EDGES SHALL BE PLACED UPON UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL AS RECOMMENDED, TESTED AND APPROVED BY SOILS ENGINEER.

MAXIMUM DESIGN SOIL PRESSURE: 2000 PSF NON-EXPANSIVE

MINIMUM FROST DEPTH (W/O USE OF FOUNDATION INSULATION): 48 INCHES

FOUNDATION AND SUBGRADE RIGID INSULATION SHALL BE XPS TYPE IV.

PROVIDE FOUNDATION PERIMETER DRAIN AND WATERPROOFING PER SOILS ENGINEER.

SLOPE PERIMETER GRADING AWAY FROM BUILDING. PER SOILS ENGINEER.

CONCRETE AND REINFORCEMENT

CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI318 & ACI-301 MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

ALL CONCRETE: 3000 PSI

CEMENT TYPE: II IN CONCRETE EXPOSED TO SOIL, ALL OTHER TYPE I or I/II

DEFORMED REINFORCEMENT: ASTM A615 GRADE 60.

WELDABLE DEFORMED REINFORCEMENT: ASTM A706-GR60

WELDED WIRE FABRIC: ASTM 185

REINFORCEMENT FABRICATED AND PLACED PER ACI MAN. OF STAND. PRACTICE (ACI-315).

SEE PLANS FOR OTHER REQUIREMENTS.

CONCRETE MUST BE PLACED CONTINUOUSLY WITHOUT HORIZONTAL COLD JOINT. IF COLD JOINT IS DESIRED, APPROPRIATE VERTICAL REINFORCEMENT MUST BE PROVIDED.

COLD WEATHER PLACEMENT SHALL CONFORM TO PRACTICE SET FORTH IN ACI MANUAL OF CONCRETE PRACTICE.

ADHESIVES: SIMPSON ACRYLIC TIE (A.T.), SIMPSON AT-XP, SIMPSON SET-XP, OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL DETERMINE APPROPRIATE PRODUCT FOR CURING CONDITIONS (TEMPERATURE, MOISTURE).

STRUCTURAL STEEL

STRUCTURAL STEEL: W-SHAPES ASTM A992 F_y = 50 KSI, ALL OTHER A36 F_y = 36 KSI.

STANDARD PIPE COLUMNS: ASTM A53 GRADE B.

HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A500 GRADE B F_y = 46 KSI.

ALL ANGLES SHALL CONFORM TO ASTM A36.

3" SCHEDULE 40 STD. PIPE COLUMNS WITH ADJUSTABLE SCREW CAP. PLATE MUST BE CERTIFIED BY SUPPLIER TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 18,000 LBS, OR AS NOTED ON PLANS.

BOLTS: ASTM A307 FOR STEEL TO WOOD, ASTM A325 FOR STEEL TO STEEL

ELECTRODE FILLER WELD MATERIAL: E70XX MIN. (STICK WELDING) OR MINIMUM 70KSI.

ALL WELDERS SHALL HAVE EVIDENCE OF HAVING PASSED THE AWS STANDARD QUALIFICATION TEST.

ALL EXPANSION ANCHORS TO BE KWIK BOLT 3, AS MANUFACTURED BY HILTI, OR STRONGBOLT 2 AS MANUFACTURED BY SIMPSON OR EQUIVALENT. TO BE REVIEWED AND APPROVED BY GEBAU PRIOR TO INSTALLATION.

MASTIC COAT ALL STEEL BELOW GRADE.

ALL STRUCTURAL STEEL BEAMS SHALL BEAR MINIMUM OF 3½" IN BEAM POCKETS WITH STEEL SHIMS & NON-SHRINK GROUT AS REQUIRED OR AS NOTED. ALL BEAMS TO BE LATERALLY BRACED AT BEARING.

ALL STRUCTURAL STEEL FABRICATED AND ERECTED PER AISC STEEL CONSTRUCTION MANUAL.

WOOD FRAMING

WOOD DESIGN VALUES IN PSI OR AS NOTED:

GLU LAMS-INTERIOR USE: DOUGLAS FIR
24F-V4 DF/DF ARCHITECTURAL GRADE, 0" CAMBER
F_{b-Bot}=2400, F_{b-Top} = 1850, F_v =240, $F_{c\perp Prep}$=540, $F_{c\parallel}$=1,200, E= 1,900,000
24F-V8 DF/DF, MULTI-SPAN CONDITIONS, 0" CAMBER
F_{b-Bot}=2400, F_{b-Top} =2400, $F_{c\perp Prep}$=540, $F_{c\parallel}$=1,200, E= 1,900,000

GLU LAMS-EXTERIOR USE: ALASKA YELLOW CEDAR
16F-V2 AYC ARCHITECTURAL GRADE, 0" CAMBER
F_{b-Bot}=2000, F_{b-Top} =1400, F_v =270, $F_{c\perp Prep}$=470, $F_{c\parallel}$=1,200, E= 1,500,000
24F-V3 AYC, MULTI-SPAN CONDITIONS, 0" CAMBER
F_{b-Bot}=2000, F_{b-Top} =2000, $F_{c\perp Prep}$=470, $F_{c\parallel}$=1,200, E= 1,500,000

TRTD VENEER LUMBER: PLUT TREATED LVL BY PACIFIC WOOD TECH (19⅛" LAMINATIONS)
F_b=2800, $F_{c\perp Prep}$=1,850, F_v=285, E=1,800,000

TRTD DECK JOIST: SOUTHERN YELLOW PINE NO.1
2x8 F_b=1,250, $F_{c\perp Prep}$=565, F_v=175, E=1,600,000
2x10 F_b=1,050, $F_{c\perp Prep}$=565, F_v=175, E=1,600,000
2x12 F_b=1,000, $F_{c\perp Prep}$=565, F_v=175, E=1,600,000

LAMINATED VENEER LUMBER: (LVL) (1¾" LAMINATIONS)
F_b=2,600, $F_{c\perp Prep}$=750, F_v=285, E= 1,900,000

FRAMING LUMBER: MAXIMUM MOISTURE CONTENT 19%

FOUNDATION SILL PLATE: DOUGLAS FIR NO. 2-TRTD $F_{c\perp Prep}$=625, F_v=180, E=1,600,000

FOR USE IN UNINCORPORATED SUMMIT COUNTY

GEBAU INC.
CONSULTING STRUCTURAL ENGINEERS
168 CENTENNIAL PARKWAY, STE 180
P.O. BOX 2000 LOUISVILLE, CO 80027
(303)444-8545, FAX (303)444-3140
mail@gebau.com

STOCK ADU - SINGLE STACK PLAN
SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

NOT FOR CONSTRUCTION

S2.1

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Accessory Dwelling Unit
Shed - 548 s.f.
Summit County, CO

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A4.1	BUILDING SECTIONS
A5.1	ARCHITECTURAL WALL FINISH DETAILS
A5.2	ARCHITECTURAL DETAILS
M.1.1	MANUAL J CALCULATIONS
M.1.2	MANUAL J CALCULATIONS
S1.1	FOUNDATION AND FRAMING PLAN
S2.1	STRUCTURAL DETAILS

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE (WHICH COVERS BUILDING, PLUMBING, MECHANICAL, AND FUEL GAS PIPING), 2023 NATIONAL ELECTRICAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND SUMMIT COUNTY MUNICIPAL CODES.

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA:

ROOF SNOW LOAD: THE SNOW LOAD TO BE USED IN THE DESIGN OF ROOFS SHALL BE AS INDICATED IN THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION IN SNOW LOAD FOR DURATION. GROUND SNOW LOAD IS NOT TO BE UTILIZED.

WIND SPEED MPH: 115 — SEISMIC DESIGN CAT: B

WEATHERING: SEVERE — FROST LINE DEPTH: 40" (SHALLOW FROST PROTECTION 18")

TERMITE: SLIGHT — WINTER DESIGN TEMP: -13° F

ICE BARRIER UNDERLAYMENT REQ'D:YES — FLOOD HAZARDS: G

AIR FREEZING INDEX: 2500 — MEAN ANNUAL TEMP.: 35.4° F

SITE ADDRESS: ADDRESS:_____

SUBDIVISION:_____

SUBDIVISION SNOW LOAD:_____PSF

GOVERNING AGENCY: SUMMITY COUNTY, CO

OCCUPANCY GROUP: R3

STORIES: 1

TYPE OF CONSTRUCTION: VB

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT SUMMIT COUNTY FOR THE INFORMATION BELOW
planning@summitcountyco.gov PHONE:(970)668-4200

ZONING :

OVERLAY :

LOT SIZE :

EXISTING HABITABLE SQ. FT. :

EXISTING FAR :

MAX. ALLOWABLE FAR :

PROPOSED FAR :

FLOOR AREA OF GARAGE:

EXISTING LOT COVERAGE:

ALLOWABLE LOT COVERAGE :

PROPOSED LOT COVERAGE :

LOT SLOPE :

ADU SETBACKS FROM PROPERTY LINE

ALLOWED :		PROPOSED :	
	FRONT–		FRONT–
	REAR–		REAR–
	SIDE–		SIDE–
	STREET SIDE–		STREET SIDE–

ADU SETBACKS FROM MAIN RESIDENCE

ALLOWED : PROPOSED :

OFF STREET PARKING :

REQUIRED: PROVIDED:

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS

PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE
EMAIL

BUILDING DEPARTMENT:

SUMMIT COUNTY BUILDING DEPARTMENT
37 PEAK ONE DR.
FRISCO, CO 80443
P. (970)668-4200

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 1 BEDROOM, DETACHED 548 S.F. ACCESSORY DWELLING UNIT

PORCH: 297 S.F.

VICINITY MAP

LEGAL DESCRIPTION

APN

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO AND GEBAU, INC. ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT. THE ENGINEER AND ARCHITECT OF RECORD, GEBAU, INC. AND DESIGN PATH STUDIO, CAN BE CONTACTED FOR ANY MODIFICATIONS TO THE STRUCTURAL FOUNDATION OR BUILDING DESIGN.

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE:_____ DATE:_____

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

X COMPLETED

- [ ] TITLE SHEET (T1.1) INFORMATION FILLED OUT
- [ ] SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- [ ] HEIGHT CALCULATION (SEE SHEET AS.1 FOR INFORMATION)
- [ ] ROOF TRUSS CALCULATIONS - HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND TRUSS CALCULATIONS ARE TO BE STAMPED BY A COLORADO ENGINEER AND ARE TO BE ON SITE AT THE FRAMING INSPECTION (NO SUBMITTAL). ROOF TRUSSES SHALL BE DESIGNED TO MEET THE ROOF SNOW LOAD OF YOUR SUBDIVISION PER THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION FOR DURATION. GROUND SNOW LOAD IS TO NOT BE UTILIZED, AND THERE ARE NO GROUND SNOW LOAD REDUCTIONS PER THE AMENDED CODE. ALL TRUSS DESIGNS SHALL BE STAMPED BY A LICENSED COLORADO ENGINEER.
- [ ] GRADING AND EROSION PERMIT (SEE SHEET AS.1 FOR MORE INFORMATION)
- [ ] HOLD HARMLESS AGREEMENT

class a roof material:

X SELECTION

- [ ] STANDING SEAM METAL ROOFING MATERIAL CLASS A RATED ASSEMBLY IS 24 GAUGE METAL SALES MAGNA LOC METAL ROOFING ASTM E1592, ICC ES REPORT ESR-2385 MINIMUM 1/4:12 ROOF SLOPE. COLOR OF METAL ROOF_____
- [ ] ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537 MINIMUM 2:12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES_____
- [ ] OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

exterior wall material:

X SELECTION(S)

- [ ] METAL SIDING / COLOR_____
- [ ] STONE VENEER / COLOR_____
- [ ] FIBER CEMENT - SIDING / COLOR_____
- [ ] WOOD SIDING / COLOR_____
- [ ] OTHER _____

window and trim color:

X SELECTION

- [ ] WHITE
- [ ] TAN
- [ ] DARK BRONZE
- [ ] OTHER WINDOW COLOR_____

sewer waste water information:

X SELECTION

- [ ] ADU TO HAVE NEW CONNECTION TO COUNTY SEWER MAIN
- [ ] ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL DRAIN PIPES SHALL BE SIZED ACCORDING TO DRAINAGE FIXTURE UNIT LOAD PER IRC SECTION P3005.5 AND TABLE P3005.4.2
- [ ] SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION_____

electrical service information:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

gas service information:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

summit sustainable building code checklist:

THE FOLLOWING SPECIFICATIONS ARE BASED OFF THE 2021 IECC PRESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3 WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS.

- HEAT PUMP MINIMUM EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 SEE MECHANICAL PLAN SHEET A2.1
- HIGH-EFFICACY LED LIGHTS, MINIMUM 100%. SEE ELECTRICAL LEGEND SHEET A2.1
- ENERGY EFFICIENT WATER HEATER: SEE MECHANICAL PLAN & KEYNOTE MP4 ON A2.1
  - [ ] 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 PER ARTICLE 625 OF THE 2020 NEC. SEE ELECTRICAL PLAN SHEET A2.1 ON PLANS WITH GARAGES ONLY
- 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. SEE ELECTRICAL PLAN AND KEYNOTE E14 ON SHEET A2.1
- WATERSENSE FIXTURES THROUGHOUT. SEE MECHANICAL PLAN AND KEYNOTE MP2 ON SHEET A2.1
- HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED. SEE MECHANICAL ELECTRICAL PLAN AND KEYNOTES MP15 E13 ON SHEET A2.1
- MAXIMUM 30% OF EXTERIOR WALLS TO BE FENESTRATION. SEE ELEVATION SHEET A3.1
- PROGRAMMABLE THERMOSTATS. SEE MECHANICAL PLAN AND KEYNOTE MP1 ON SHEET A2.1

thermal envelope requirements:

	REQUIRED
ROOF/CEILING:	☐ R60 OR ☐ R49 UNCOMPRESSED OVER THE TOP PLATE SEE BUILDING SECTION KEYNOTES SEC1 ON SHEETS A4.1 & A4.2
ABOVE GRADE WALLS:	☐ R30 CAVITY OR ☐ R20 CAVITY, R5 CONTINUOUS INSULATION OR ☐ R13 CAVITY, R10 CONTINUOUS INSULATION OR ☐ R20 CONTINUOUS INSULATION. SEE BUILDING SECTION KEYNOTE SEC4 ON SHEET A4.1 & A4.2
SLABS, INCLUDING SLAB EDGE:	• R10 SHALLOW FROST PROTECTED FOUNDATION SEE DETAIL 14 ON SHEET A5.1
FENESTRATION:	• MAX U VALUE 0.32 SEE WINDOW SCHEDULE ON SHEET A0.1
BLOWER DOOR:	• ARC 2.7 AT A PRESSURE OF .02 INCHES W.G. (50 PASCAL) AIR LEAKAGE TEST SEE FLOOR PLAN AND KEYNOTE FP19 ON SHEET A1.1

site grading permit

X ALWAYS REQUIRED, CONTACT SUMMIT COUNTY ENGINEERING DEPARTMENT AND SEE SHEET AS.1 FOR FURTHER INFORMATION

soils report

X REQUIRED

- [ ] YES
- [ ] NO

FOR USE IN UNINCORPORATED SUMMIT COUNTY

DESIGN PATH STUDIO
architecture + planning
DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions
△
△
△
△
△

description
Title Sheet Shed

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. T1.1

1 Bedroom - Shed view 2

1 Bedroom - Shed view 1

1 Bedroom - Shed view 4

1 Bedroom - Shed view 3

FOR USE IN UNINCORPORATED SUMMIT COUNTY

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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
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NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

description

Exterior
Style
Options

date	MARCH 06, 2024
project no.	SUMMIT COUNTY ADU
drawn by	DESIGN PATH STUDIO
sheet no.	T1.2

SITE PLAN REQUIREMENT CHECKLIST

☐ CLEARLY SHOW THE NORTH ARROW AND SCALE. SITE PLAN IS TO BE ENGINEERING SCALE (1:10 OR 1:20)

☐ INCLUDE A STATISTICAL INVENTORY SHOWING WHAT IS PERMITTED AND WHAT IS PROPOSED OF THE SITE COVERAGE (IMPERVIOUS AND BUILDING), OPEN SPACE, SNOW STORAGE, ETC.

☐ LEGAL DESCRIPTION (I.E. SUBDIVISION NAME, LOT, BLOCK, FILING) AND PHYSICAL STREET ADDRESS). TO FIND THE LEGAL DESCRIPTION, ADDRESS, ZONING, OR OTHER PERTINENT INFORMATION ABOUT A PROPERTY, PLEASE UTILIZE THE COUNTY'S REAL PROPERTY AND MAPS ONLINE SERVICE WHICH CAN BE ACCESSED AT: HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/INDEX.ASPX?NID=354.

☐ ZONING DEVELOPMENT STANDARDS – (FIGURE 3-5 OF THE CODE): SHOW LOT SQUARE FOOTAGE AND ACREAGE AS ZONING REQUIRES A MINIMUM.

☐ PLAT COMPLIANCE – SHOW PROPERTY LINES, LOT DIMENSIONS, EASEMENTS, AND COMPLIANCE WITH ALL PLAT NOTES. TO OBTAIN A COPY OF THE PLAT, CONTACT THE CLERK AND RECORDER'S AT (970) 453-3470 OR THE PLANNING DEPARTMENT AT (970) 668-4200.

☐ SETBACKS – REVIEW SECTION 3505.13 FOR SETBACK REQUIREMENTS. ALSO NOTE THAT THERE ARE ROAD SETBACK REQUIREMENTS WHICH TRUMP PROPERTY LINE SETBACK REQUIREMENTS IF THE ROAD SETBACK IS MORE RESTRICTIVE. TO ACCESS SETBACK REQUIREMENTS FOR EACH ZONING DISTRICT OTHER THAN PUD'S SEE FIGURE 3-6. FOR SETBACKS IN PUDS, PLEASE REVIEW THE PUD. CONTACT THE PLANNING DEPARTMENT WITH ANY QUESTIONS ABOUT SETBACKS.

☐ CLEARLY SHOW SETBACKS FROM ALL PROPERTY LINES. IF THERE IS A BUILDING ENVELOPE AND/OR DISTURBANCE ENVELOPE, THEN SHOW AND ENSURE THAT THE STRUCTURE IS WITHIN THOSE DESIGNATED AREAS.

☐ ALL PROPOSED IMPROVEMENTS MUST BE SHOWN ON THE SITE PLAN.

☐ THE FOUNDATION AND THE ROOF LINE MUST BE SHOWN ON THE SITE PLAN AND CLEARLY DIFFERENTIATED.

☐ ANY PERMANENT CONSTRUCTION OVER 18" ABOVE GROUND IS NOT ALLOWED IN THE SETBACKS, INCLUDING BUT NOT LIMITED TO DECKS, STAIRS, CANTILEVERED CONSTRUCTION, EAVES, AND ARCHITECTURAL ACCENTS. FOR EXCEPTIONS TO SETBACK REQUIREMENTS FOR STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, HOT TUBS, RAILINGS, AND SOLAR SYSTEMS, SEE SECTION 3505.13.G.

☐ EXTERIOR LIGHTING (REFER TO SECTION 3505.07) ALL PROPOSED EXTERIOR LIGHTING SHALL BE FULLY-SHIELDED AND DOWNCAST. LIGHTING MAY ONLY BE OVER 15' ABOVE GRADE IF LOCATED AT A BUILDING ENTRY/EXIT DOOR, UNLESS OTHERWISE STATED IN YOUR PUD.

☐ EXISTING LIGHTING ILLUMINATING NEW CONSTRUCTION SHALL BE BROUGHT INTO COMPLIANCE. CUT SHEETS OF PROPOSED LIGHTING IS REQUIRED AT THE TIME OF SUBMITTAL, IF THE FIXTURES HAVE NOT BEEN CHOSEN AT THAT TIME, A LIGHTING CUT SHEET DOCUMENT MAY BE SIGNED AND SUBMITTED TO MEET THIS REQUIREMENT.

☐UTILITIES: SHOW EXISTING AND PROPOSED LOCATION OF ALL UTILITIES AND CONNECTIONS INCLUDING EXISTING UTILITY BOXES/POLES FOR ELECTRIC, GAS, CABLE, TELEPHONE, SEWER AND WATER. SHOW AND LABEL UTILITY EASEMENTS.

☐ ON-SITE WASTEWATER TREATMENT SYSTEMS: SHOW LEACH FIELD GRADES BASED ON APPROVED DESIGN.

☐ WELLS: SHOW THE LOCATION OF ANY EXISTING OR PROPOSED WELLS.

☐ GRADING AND DRAINAGE SHOW EXISTING AND PROPOSED TOPOGRAPHY AT 1- OR 2-FOOT CONTOUR INTERVALS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ MAXIMUM 2:1 SIDE SLOPE ALLOWED ON ALL FINISHED CONTOURS OR RETAIN.

☐ RETAINING WALL MAXIMUM = 4 FEET WITHOUT AN ENGINEERED DESIGN (SUBMIT CROSS-SECTION DIAGRAM)

☐ RETAINING WALLS AND WALL SYSTEMS > 4 FT. IN HEIGHT REQUIRE DESIGN BY COLORADO LICENSED PROFESSIONAL ENGINEER (CO P.E.)

☐ ENGINEERED SYSTEMS ARE LIMITED TO 8 FOOT MAXIMUM HEIGHT PER TIER, AND MUST BE STEPPED BACK A MINIMUM OF 4 FEET BEFORE THE NEXT WALL TIER. SEE §3505.17.D OF THE CODE FOR MORE DETAILS.

☐ SHOW FOUNDATION DRAIN LOCATIONS AND DAYLIGHTS.

☐ SHOW ALL CULVERTS AND INDICATE DIRECTION OF DRAINAGE FLOW INCLUDING DRAINAGE DETAILS.

☐ HEIGHT CALCULATION - REFER TO SECTION 3505.06. HEIGHT IS TO BE MEASURED VERTICALLY FROM ANY POINT ON A PROPOSED OR EXISTING ROOF TO THE NATURAL OR FINISHED GRADE (WHICHEVER IS THE MORE RESTRICTIVE) DIRECTLY BELOW SAID POINT OF THE ROOF. REFER TO THE HEIGHT INFO SHEET: HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/DOCUMENTVIEW.ASPX?DID=1500).

☐ SHOW ELEVATION REFERENCE POINTS FOR GARAGE SLAB AND RIDGE HEIGHT IN USGS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ BUILDING HEIGHT MAXIMUM: SEE FIGURE 3-5 FOR THE MAXIMUM HEIGHT ALLOWED IN EACH ZONING DISTRICT OR REFER TO YOUR PUD. PLEASE ALSO CHECK THE PLAT AS SOME SUBDIVISIONS HAVE MORE RESTRICTIVE HEIGHT MAXIMUMS THAT ARE NOTED ON THE PLAT. SOME SUBDIVISIONS USE THE UBC STANDARDS FOR HEIGHT MAXIMUM (MOST OF THESE SUBDIVISIONS ARE LOCATED IN KEYSTONE).

☐ CHIMNEYS MAY EXCEED RIDGE HEIGHT BY 10% OF MAXIMUM HEIGHT OF STRUCTURE.

☐LANDSCAPING, IF PROPOSED, IS TO INCLUDE WALKWAYS, HARDSCAPE AND LANDSCAPE FEATURES.

☐ PRESERVE EXISTING VEGETATION USING ORANGE CONSTRUCTION FENCING – SHOW LOCATION.

☐ SHOW EXISTING TREE STANDS AND OTHER SIGNIFICANT VEGETATION, (E.G. WILLOWS).

☐ SEE SECTION 3602.A.4 OF THE CODE FOR APPLICABILITY OF LANDSCAPING REQUIREMENTS.

☐ SEE SECTION 3604 OF THE CODE FOR MANDATORY LANDSCAPE DESIGN STANDARDS.

☐ SEE SECTION 3605 OF THE CODE FOR PLAN REQUIREMENTS FOR LANDSCAPING.

☐. PARKING AREAS: MINIMUM TWO SPACES AT 9'X19' EACH ARE REQUIRED FOR SINGLE-FAMILY RESIDENCES. THE GARAGE COUNTS TOWARD TOTAL.

☐ ACCESSORY DWELLING UNITS REQUIRE 2 SPACES PER UNIT UNLESS THE APARTMENT IS DESIGNED TO ACCOMMODATE 3 PEOPLE, THEN A MAXIMUM OF 3 PARKING SPACES SHALL BE ALLOWED. PLEASE REVIEW SECTION 3809.03.J FOR A FULL DESCRIPTION OF PARKING REQUIREMENTS RELATED TO ACCESSORY APARTMENTS.

☐ PARKING AREA MAXIMUM SLOPE = 4% (MINIMUM 0.5% SLOPE).

☐ CONTACT ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL PARKING AREA REQUIREMENTS.

☐ DRIVEWAY: MAXIMUM 8% GRADE FOR THE FIRST 25' FROM THE ROADWAY, AND 10% AT ANY POINT THEREAFTER, MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY

☐ DRIVEWAY WIDTHS, SERVING ONE SINGLE-FAMILY RESIDENCE (SEE TABLE 5-6): DRIVEWAY LESS THAN 200 FEET IN LENGTH = 12 FEET WIDE MINIMUM. DRIVEWAY GREATER THAN 200 FEET IN LENGTH = 14 FEET WIDE MINIMUM

☐ PROVISION FOR EMERGENCY VEHICLE TURN AROUND ON DRIVEWAYS LONGER THAN 400 FEET

☐ DRIVEWAY OPENING WIDTH = 18-24 FEET AT FLARES AND PERPENDICULAR TO ROAD THROUGH THE RIGHT-OF-WAY

☐ OPENING NOT HIGHER THAN SHOULDER UNTIL BEYOND THE ROAD-SIDE DITCH

☐ UPHILL LOTS REQUIRE A CULVERT, SWALE OR DRAINAGE PAN BEFORE THE CONNECTION TO THE ROADWAY

☐ DRIVEWAY SURFACE: 4" COMPACTED ROAD BASE OR 2" ASPHALT OR CONCRETE

☐ VEHICLE TRACKING CONTROL = MIN. 50' OF 2"-3" AGGREGATE MIN 6" THICK BEFORE EXCAVATION

☐ ONLY ONE DRIVEWAY ACCESS IS ALLOWED ONTO COUNTY ROAD SYSTEM, UNLESS 250 FEET SEPARATION IS PROVIDED BETWEEN DRIVEWAYS (LOOPED DRIVEWAYS ARE PROHIBITED)

☐ MIN. SEPARATION FROM ADJACENT DRIVEWAY = 30 FT.; BETWEEN CULVERTS = 10 FT.

☐ MINIMUM 50 FT. SEPARATION FROM NEAREST INTERSECTION

☐ MINIMUM SIGHT DISTANCE (200 FEET FOR LOCAL ACCESS ROAD OR 400 FEET FOR COLLECTOR ROAD)

☐ SNOW STORAGE AREA = 25% OF AND ADJACENT TO DRIVEWAY AND PARKING AREAS (SEE SECTION 3505.19 FOR ADDITIONAL SNOW STORAGE REQUIREMENTS AND FOR DETAILS RELATING TO UPHILL SNOW STORAGE AREAS)

☐ SHOW CALCULATIONS OF TOTAL DRIVEWAY AND PARKING SURFACE AREAS INCLUDING THOSE AREAS LOCATED IN THE RIGHT OF-WAY.

☐ SHOW CALCULATIONS AND LOCATION OF PROPOSED SNOW STORAGE ADJACENT TO THE DRIVEWAY AND PARKING AREA SURFACES.

☐ SNOW STORAGE AREA IS NOT ALLOWED IN THE RIGHT-OF-WAY.

☐ PROOF OF ACCESS: IF THE DRIVEWAY CROSSES NEIGHBORING PROPERTIES THEN LEGAL, RECORDED ARE EASEMENTS REQUIRED TO BE SUBMITTED.

☐ IF ACCESS IS WITHIN AN EASEMENT OR SHOWN ON A PLAT, IDENTIFY AND VERIFY PROPOSED ACCESS IS WITHIN THE RECORDED EASEMENT.

☐ IF AN UN-PLATTED COMMON DRIVEWAY IS PROPOSED, SUBMIT AN EASEMENT SIGNED BY ALL AFFECTED PROPERTY OWNERS.

☐ CONTACT THE ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL REQUIREMENTS AND ROAD CLASSIFICATIONS

☐ STEEP SLOPES (SEE SECTIONS 7102 AND 7102.01) SHOW CALCULATIONS OF SLOPES ≥ 30% ON THE ENTIRE PROPERTY AND ALL THE PROPOSED DISTURBANCE (INCL. LEACH FIELD).

☐ AREAS WITH SLOPES ≥ 30% INTENDED TO BE USED FOR ROADS, DRIVEWAYS OR STRUCTURES SHALL BE APPROVED FOR SUCH USE BY A GEOLOGIST OR ENGINEER IN A SOILS REPORT. ALL ROADS, DRIVEWAYS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED ENGINEER CONSISTENT WITH THE SOILS REPORT.

☐ AN EROSION CONTROL PLAN, URBAN RUN-OFF CONTROL PLAN AND UTILITY PLAN MAY BE REQUIRED AND ALL SUCH PLANS MUST BE DESIGNED BY A CO P.E., AND FINANCIAL GUARANTEE MAY BE REQUIRED PRIOR TO ISSUING A GE PERMIT.

☐ A REVEGETATION PLAN MAY BE REQUIRED AND MUST BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT.

☐STREAMS AND DRAINAGE DITCHES: SHOW ANY STREAMS OR INTERMITTENT STREAMS AND DRAINAGE DITCHES.

☐ SOIL DISTURBANCE IS PROHIBITED WITHIN 25-FEET OF A LAKE, STREAM, OR INTERMITTENT STREAM. SEE §7103 OF THE CODE FOR DETAILS.

☐ FOR MORE GRADING, EXCAVATING AND WATER QUALITY CONTROL REGULATIONS, CONTACT THE ENGINEERING DEPARTMENT AT (970) 668-4200, SEE CHAPTERS 6 & 7 OF THE CODE, OR SEE SECTION 5 AND APPENDIX F OF THE GRADING AND EXCAVATION MANUAL.
☐ WETLANDS (SEE THE COUNTY'S WETLAND REGULATIONS IN CHAPTER 7) ANY WETLANDS ON A PROPERTY MUST BE DELINEATED BY A WETLANDS CONSULTANT. THE WETLAND DELINEATION SHALL BE SURVEYED AND SHOWN ON THE PLANS. ANY ACCOMPANYING WETLAND REPORTS SHALL ALSO BE SUBMITTED.

☐ ANY DISTURBANCE TO WETLANDS OR THE WETLAND SETBACK WHICH IS NOT EXEMPT FROM THE COUNTY'S WETLAND REQUIREMENTS MUST MEET ALL APPLICABLE PROVISIONS SET FORTH IN CHAPTER 7 OF THE CODE INCLUDING BUT NOT LIMITED
TO: A.) A STATEMENT ON COMPLIANCE WITH EACH CRITERIA SET FORTH IN SECTION 7105.03; C.) A WETLAND DISTURBANCE PLAN
IN ACCORDANCE WITH SECTION 7105.04;) A MITIGATION PLAN IN ACCORDANCE WITH SECTION 7105.05; AND D.) A FINANCIAL
GUARANTEE IN ACCORDANCE WITH SECTION 7105.06.

☐ ANY DISTURBANCE TO WETLANDS MUST ALSO INCLUDE EVIDENCE OF COMPLIANCE WITH SECTION 404 OF THE FEDERAL CLEAN WATER ACT (I.E. ASOE PERMIT OR NON-JURISDICTIONAL DETERMINATION).

☐ SHOW ALL EROSION CONTROL MEASURES AND MITIGATION RECOMMENDATIONS BY THE WETLANDS PROFESSIONAL OR PROJECT ENGINEER.

☐ WETLAND DELINEATIONS ARE CONSIDERED VALID FOR FIVE (5) YEARS FROM THE DATE OF THE REPORT. IF A WETLAND DELINEATION HAS EXPIRED, A NEW OR UPDATED DELINEATION WILL BE REQUIRED.

☐ TRAIL(S) – IDENTIFY ANY SIGNIFICANT EXISTING TRAILS OR PROPOSED CONNECTIONS.

☐ SIGNIFICANT NATURAL OR HISTORICAL FEATURES – IDENTIFY ANY POTENTIAL FEATURES

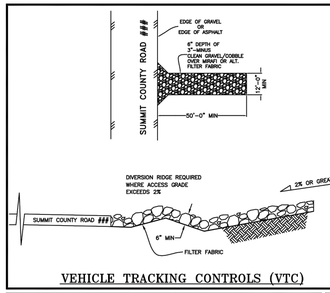
SUMMIT COUNTY STANDARD NOTES FOR CONSTRUCTION PLANS:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL CURRENTLY APPLICABLE STANDARDS IN THE "SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE."
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER AND THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SUMMIT COUNTY ENGINEERING DEPARTMENT.
5. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND EROSION CONTROL PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE / DESTINATION AND COORDINATED WITH THE SUMMIT COUNTY ENGINEERING DEPARTMENT AT 970-668-4200. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS (INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, STATE OF COLORADO WATER QUALITY/DISCHARGE PERMITS, MSHA REVIEW, TIMBER HARVEST PERMITS, ACOE PERMITS AND REQUIREMENTS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.
6. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.

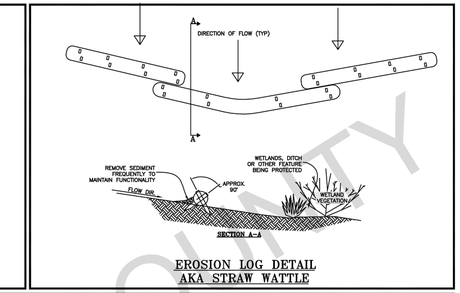
SUMMIT COUNTY, COLORADO
EROSION/SEDIMENTATION CONTROL (ESC) NOTES:

1. THE MOST EFFECTIVE ESC BEST MANAGEMENT PRACTICE (BMP) IS NON-DISTURBANCE. GIVEN THAT LAND DEVELOPMENT INVARIABLY INVOLVES EARTH DISTURBING ACTIVITIES THE FIRST STEP IN RESPONSIBLE STEWARDSHIP IS TO LIMIT THE AMOUNT OF DISTURBANCE ALLOWED FOR CONSTRUCTION. ONLY THOSE AREAS OF THE SITE ACTUALLY DISTURBED AND/OR UNPROTECTED AND A REASONABLE AMOUNT OF ADDITIONAL AREA AS DECIDED UPON, THE ATTACHED DETAILS AND NOTES SHALL BE APPLIED WHEREVER THEY MAY BE APPROPRIATE TO PREVENT EROSION AND/OR SEDIMENT DISCHARGE ONUPON YOUR PROJECT SITE.
2. EROSION CONTROL BMP'S AS SHOWN HEREON AND INDICATED ON YOUR SITE PLAN MUST BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A GRADING PERMITS, INCLUDING YOUR VTC AND CONCRETE WASHOUT AREA.
3. THE CONTRACTOR SHALL DO NO CLEARING AND GRUBBING OR EARTHWORK BEFORE THE EROSION CONTROL INSTALLATIONS HAVE BEEN APPROVED BY THE COUNTY ENGINEER.
4. EROSION CONTROL: CONTROLLING POLLUTION, EROSION, RUN-OFF, AND POTENTIAL DAMAGE MAY REQUIRE THE CONTRACTOR TO PERFORM TEMPORARY WORK ITEMS INCLUDING BUT NOT LIMITED TO:
   A. INSTALLING DITCHES, BERMS, CULVERTS, AND OTHER MEASURES TO CONTROL SURFACE WATER.
   B. BUILDING DAMS, SETTLING BASINS, ENERGY DISSIPATERS, AND OTHER MEASURES, TO CONTROL DOWNSTREAM FLOWS.
   C. CONTROLLING GROUNDWATER FOUND DURING CONSTRUCTION.
   D. COVERING OR OTHERWISE PROTECTING SLOPES UNTIL PERMANENT EROSION CONTROL MEASURES ARE WORKING.
5. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TEMPORARY WATER POLLUTION CONTROL IN ALL SOURCES OF MATERIAL, DISPOSAL SITES, AND HAUL ROADS. NO STORM WATER, GROUND WATER, OR WATER OF ANY KIND SHALL BE PUMPED, DRAINED, OR OTHERWISE EGRESSED INTO EXISTING DRAINAGE SYSTEMS WITHOUT APPROPRIATE CONTROLS AND REQUIRED PERMITS.
6. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM , DRAINAGE, GRADING, OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
7. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT & MAINTAIN THESE ESC MEASURES DAILY, & SHALL MAINTAIN & UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRY WELLS, CULVERTS, OR GRAVEL GALLERIES.
8. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY & ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. THESE MUST BE INSPECTED AND APPROVED ALONG WITH OTHER BMP'S USED AT YOUR SITE, AND SHALL BE REPAIRED BEFORE PLACING ROAD SURFACE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
10. SEDIMENT BARRIERS SHALL BE INSPECTED, CLEANED AND REPAIRED AFTER EACH RUNOFF EVENT. REMOVE ALL SEDIMENT AND DEPOSIT ON SITE AFTER SEDIMENT BARRIERS ARE NO LONGER REQUIRED.
11. CONTRACTOR SHALL NOT REMOVE TEMPORARY ESC MEASURES UNTIL 30 DAYS AFTER THE SITE IS STABILIZED. ALL DISTURBED SOIL SHALL BE PERMANENTLY STABILIZED EITHER THROUGH REVEGETATION, RIP-RAP, PAVING, OR OTHER PRE-APPROVED METHOD(S).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
13. GEOTEXTILE FABRIC IS TO BE PLACED ON SIDES OF DRYWELLS, CATCH BASINS, & INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED & THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

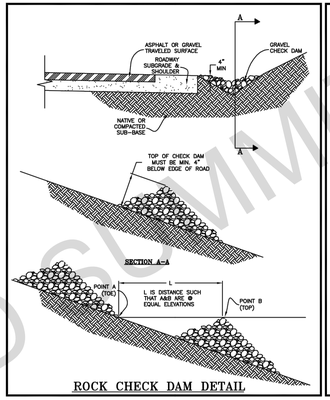
CALL BEFORE YOU DIG 811 ONE CALL NUMBER 48 HR. NOTICE REQUIRED



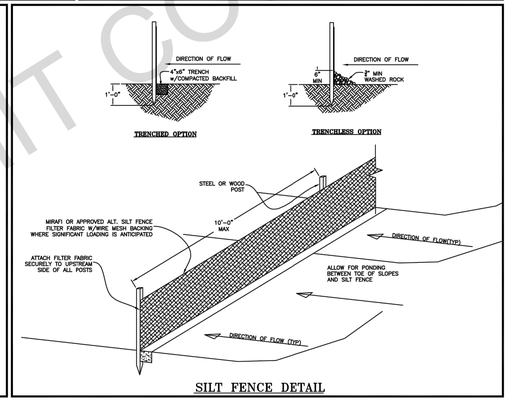
VEHICLE TRACKING CONTROLS (VTC)



EROSION LOG DETAIL
AKA STRAW WATTLE



ROCK CHECK DAM DETAIL



SILT FENCE DETAIL

CALL 970.668.4212 WHEN BMP'S ARE READY FOR INSPECTION PRIOR TO EXCAVATION

FOR USE IN UNINCORPORATED SUMMIT COUNTY

SUMMIT COUNTY PLANNING DEPARTMENT

SUMMIT COUNTY
Planning Department

Building Height Information

Site Plan and Elevation Drawing Requirements

The information required to be included on the site plan is largely the same as it has been in the past, but because of the new method of calculating height, several additional items are required. The elevation of all ridgelines, eaves, and roof appendages, in corresponding USGS datum, needs to be included on the site plan. Topographic information, in one or two foot contours, and finished grade still need to be shown. If the proposed structure's height will be within 5 feet of the maximum height permitted, or if the grade of any portion of the building site is 10 percent or greater, a stamped, signed (by a Colorado licensed surveyor) copy of the topographic survey is required in addition to the site plan. As with the site plan, the requirements for elevation drawings are mostly the same as they have been, but several additional items are required to be shown. Natural grade, finished grade, and all ridge elevations are required to be shown. The information on the site plan must be consistent with the information on all elevation drawings. The line types used for these items needs to be easily distinguishable, and shall utilize the following: natural grade in a dashed line, finished grade in a solid line, roof lines in a fine solid line, and the foundation wall in a heavy solid line.

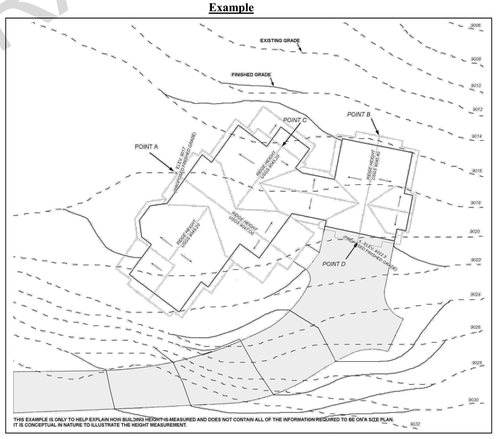
Height Site Improvement Location Certificate ("SILC") Requirements

To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing and/or foundation inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings and/or foundation walls. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

Building Height Measurement

There are two parts to the definition, the first relates to the portion of the structure that extends beyond the building footprint. For measuring building height on this portion of the building, the height will be measured as the distance from the more restrictive of either the natural grade or the finished grade to the top of the roofing material directly above. The second part of the definition deals with the portion of the house within the footprint of the building. For measuring the building height on this portion of the building, the height will be measured as the distance from the natural grade to the top of the roofing material directly above. The example on the next page gives an illustration of how building height will be measured.

Example



Point	Natural Grade Elevation	Finished Grade Elevation	Measured from:	Roof Elevation	Calculation	Height
A	9018.00	9017.00	Finished Grade	9047.00	9047.00 - 9017.00	30.00 feet
B	9015.65	--------	Natural Grade	9045.40	9045.40 - 9015.65	29.75 feet
C	9016.18	Within Footprint	Natural Grade	9045.20	9045.20 – 9016.18	29.02 feet
D	9020.20	9022.5	Natural Grade	9045.40	9045.40 – 9020.20	25.2 feet

The height of Point A is measured from finished grade because finished grade is lower than natural grade, and therefore is the more restrictive grade. Point B is measured from natural grade because there is no proposed change in the grade at this point. Point C is within the footprint of the building, in which case natural grade is always used to measure height. Point D is measured from natural grade because it is lower than finished grade and is therefore the more restrictive.

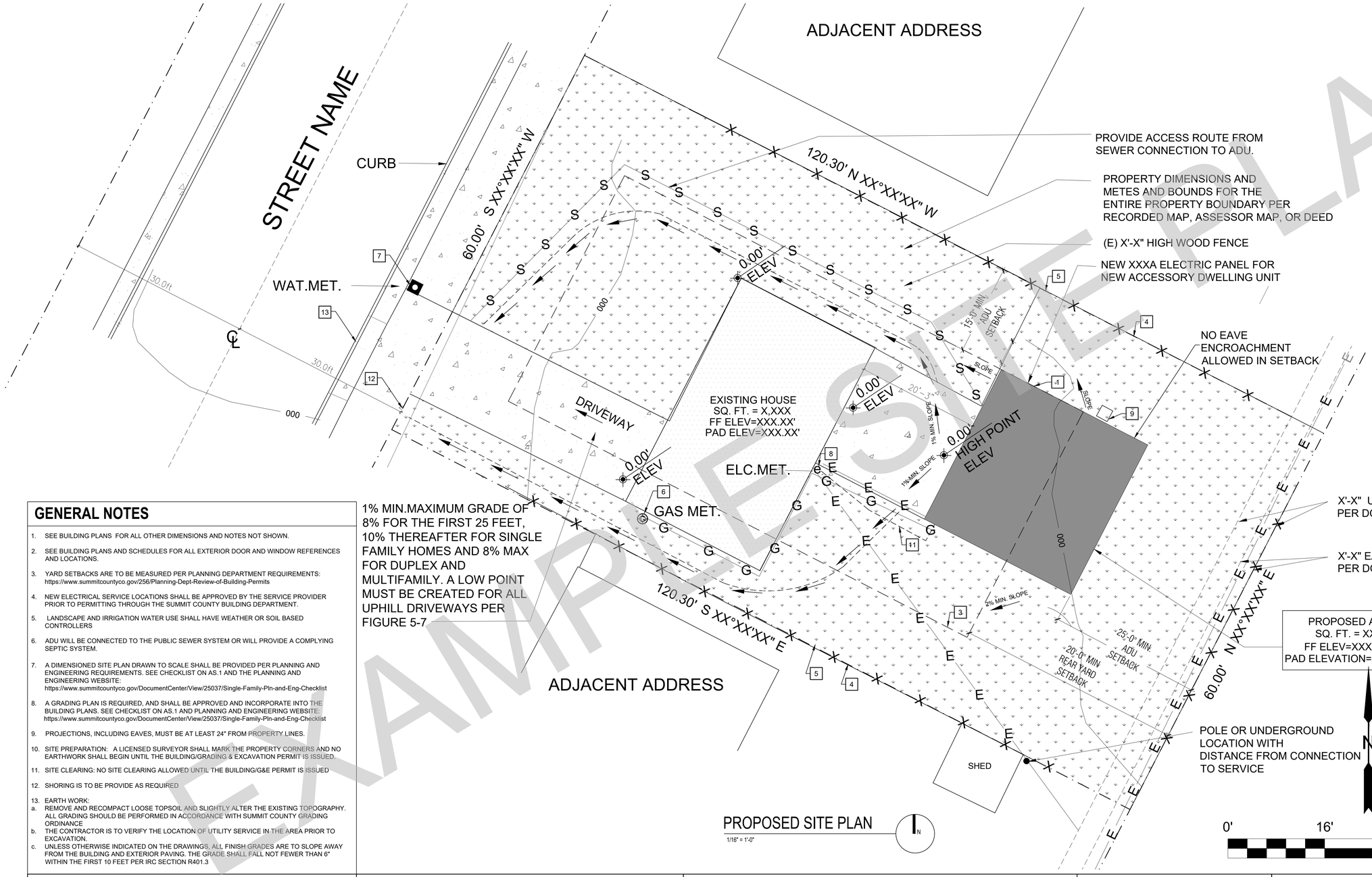
If you have any questions regarding the County's new method of measuring height or the corresponding requirements, please contact the Summit County Planning Department at (970) 668-4200. Additional information can be obtained by visiting the Summit County Planning Department website, http://www.summitcountyco.gov/939/Setbacks-and-Building-Heights

3505.06: Height Limit

A. **Compliance with Height Limits**: Height limits for the different zoning districts, except PUD Zoning Districts, are stated in Figure 3-5. Height limits for approved PUD Zoning Districts shall be stated in the PUD designation. If height limits are not stated in a PUD, the Planning Director shall determine the building height requirements which apply in accordance with Section 3505.01.A. The height limits in Figure 3-5 apply to both buildings and structures. In regards to Figure 3-5, where a height limit pertaining to a particular use in a zoning district differs from the general height limit for the zoning district, the specific height shall apply to any structures or buildings intended for that use. An information sheet further explaining how building height is measured, the plan submittal requirements and Site Improvement Location Certificate requirements is available in the Planning Department. Heights of buildings and structures are calculated as follows:

B. **Measuring Height**:
   1. **Building Height**: The distance measured vertically from any point on a proposed or existing roof or eave (including but not limited to the roofing material) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.
      a. This methodology for measuring height limitations can best be visualized as an irregular surface located above the building site at the height limit permitted by the underlying zoning district, having the same shape as the natural or finished grade of the building site (whichever is more restrictive).
      b. Where there are minor irregularities in the natural grade (as determined by the Planning Department), these areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical natural grade shall be used.
      c. Window wells and similar building appurtenances installed below grade, as approved by the Planning Department, shall not be counted as the finished grade for the purposes of calculating building height.
   2. **Plan Submittal Requirements**: All development reviews subject to the height limits established by this Code shall submit the following information to ensure the requirements set forth herein are met:
      a. A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado Professional Land Surveyor (other provisions of this Code require a topographic survey of all areas to be disturbed). Such survey shall be prepared to ensure that the County can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived. Notwithstanding the foregoing, the Planning Department may waive the submission of existing topographic data if a proposed building is: 1) located on slopes that are ten percent (10%) or less, and 2) the proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district.
      b. A plan view (i.e., birds eye view) of the building site that shows the 1) natural grade; 2) finished grade; 3) outline of the building; 4) outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves; 5) a roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum; and 6) the roof appendages and the corresponding mean sea level elevations in a USGS datum. The above-mentioned information shall be depicted using differing line weights so as to be clearly differentiated.
      c. Elevation drawings of all facades of a proposed building or structure that show: 1) the maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above; 2) the natural grade of the site; 3) the finished grade of the site; and, 4) the ridgeline elevations in mean sea elevation (other submittal requirements contained in this Code also require the submission of additional details on building elevations to ensure compliance with other Code design provisions).
   3. **Site Improvement Location Certificates:** To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

C. **Exceptions to Height Limits**



PROPOSED SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
3. YARD SETBACKS ARE TO BE MEASURED PER PLANNING DEPARTMENT REQUIREMENTS: https://www.summitcountyco.gov/256/Planning-Dept-Review-of-Building-Permits
4. NEW ELECTRICAL SERVICE LOCATIONS SHALL BE APPROVED BY THE SERVICE PROVIDER PRIOR TO PERMITTING THROUGH THE SUMMIT COUNTY BUILDING DEPARTMENT.
5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
7. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED PER PLANNING AND ENGINEERING REQUIREMENTS. SEE CHECKLIST ON AS.1 AND THE PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
8. A GRADING PLAN IS REQUIRED, AND SHALL BE APPROVED AND INCORPORATE INTO THE BUILDING PLANS. SEE CHECKLIST ON AS.1 AND PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
9. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.
10. SITE PREPARATION: A LICENSED SURVEYOR SHALL MARK THE PROPERTY CORNERS AND NO EARTHWORK SHALL BEGIN UNTIL THE BUILDING/GRADING & EXCAVATION PERMIT IS ISSUED.
11. SITE CLEARING: NO SITE CLEARING ALLOWED UNTIL THE BUILDING/G&E PERMIT IS ISSUED
12. SHORING IS TO BE PROVIDE AS REQUIRED
13. EARTH WORK:
a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH SUMMIT COUNTY GRADING ORDINANCE
b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET PER IRC SECTION R401.3

1% MIN.MAXIMUM GRADE OF 8% FOR THE FIRST 25 FEET, 10% THEREAFTER FOR SINGLE FAMILY HOMES AND 8% MAX FOR DUPLEX AND MULTIFAMILY. A LOW POINT MUST BE CREATED FOR ALL UPHILL DRIVEWAYS PER FIGURE 5-7

KEYNOTES

1. LINE OF EXTERIOR WALL, TYP.
2. LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3. REQUIRED SETBACKS
4. PROPERTY LINE, TYP.
5. FENCE- HEIGHT PER PLAN
6. EXISTING GAS METER
7. EXISTING WATER METER
8. EXISTING ELECTRIC METER.
9. CONDENSING UNIT
10. SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11. FEEDER TO EXTEND TO EXISTING PANEL
12. NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

LEGEND

- SPOT GRADE ELEVATION (0.00')
- AREA OF NEW BUILDING FOOTPRINT
- AREA OF EXISTING BUILDING FOOTPRINT
- CONCRETE PAVING
- LANDSCAPE
- KEYNOTE
- PROPERTY LINE
- REQUIRED SETBACKS
- DRAINAGE PATTERN
- SITE CONTOURS (000)
- NEW SEWER LINE (S)
- NEW DOMESTIC WATER LINE (W)
- NEW ELECTRICAL & TEL DATA LINE (E)
- NEW GAS LINE (G)
- NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:

- GAS:
- ELECTRIC:
- WATER:
-SANITATION:
-SEWER:

GRADING & EXCAVATION:

ALL ADU'S WILL REQUIRE A GRADING & EROSION PERMIT WITH THE BUILDING PERMIT. THE SPECIFIC REGULATIONS ARE SPECIFIED IN CHAPTER 6 OF THE LAND USE AND DEVELOPMENT CODE AND SHEET AS.1 IN THIS PLAN SET. THE ENGINEERING DEPARTMENT WILL REVIEW EACH SITE PLAN FOR COMPLIANCE.

GRADING PLANS AND SPECIFICATIONS SHALL BE PREPARED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF COLORADO HAVING KNOWLEDGE AND EXPERIENCE IN CIVIL ENGINEERING, EXCEPT THAT PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY DWELLINGS ON SLOPES OF LESS THAN THREE TO ONE (3:1) MAY BE PREPARED BY A LICENSED ENGINEER OR OTHER QUALIFIED PROFESSIONAL. THE REQUIREMENT FOR USE OF A LICENSED ENGINEER MAY BE EXTENDED TO PLANS AND SPECIFICATIONS FOR SINGLE FAMILY DWELLINGS WHEN, IN THE OPINION OF THE COUNTY ENGINEER, CRITICAL DRAINAGE OR GEOLOGICAL FACTORS MAY BE INVOLVED AND THERE IS A NEED FOR ENGINEERING DESIGN AND CONTROL.

TOTAL SIZE (IN SQUARE FEET) OF EARTH DISTURBING AREA = _____

EXAMPLE
IMPRESSIVE PLAN

DESIGN PATH STUDIO
architecture + planning
DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

description
Example Site Plan

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. AS.2

GENERAL NOTES

1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.
2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH SUMMIT COUNTY COLORADO AMENDED INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, INCLUDING APPENDICES F, K AND Q, THE ICC ELECTRICAL CODE, 2000 EDITION ADMINISTRATIVE PROVISIONS IN COMBINATION WITH THE SEPARATELY ADOPTED NATIONAL ELECTRICAL CODE, 2023 EDITION, THE SUMMIT COUNTY AMENDED 2021 IECC RESIDENTIAL CODE AND FIRE HAZARD MITIGATION REQUIREMENTS FOR NEW CONSTRUCTION PER CHAPTER 45 OF THE SUMMIT COUNTY AMENDED BUILDING CODE.
3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY SUMMIT COUNTY.
4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE SUMMIT COUNTY BUILDING INSPECTOR.
7. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
8. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE ELECTRICAL PERMIT. ALL ROUGH INSPECTIONS SHALL BE SCHEDULED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
9. SPECIAL INSPECTORS, IF REQUIRED, MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. IF REQUIRED, NOTICE WILL BE PROVIDED BY THE BUILDING DEPARTMENT AND AN APPLICATION IS REQUIRED
10. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENT PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH TO SHOW SUBSTANTIAL CONFORMATION.
11. AT BUILDING PERMIT SUBMITTAL THE SUMMIT SUSTAINABLE BUILDING CODE CHECKLIST FOR NEW SFRS MUST BE COMPLETED AND SIGNED.
12. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
13. ALL PLAN CHANGES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION

SITE NOTES

1. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) /GRADING PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.
2. A SEPARATE RIGHT OF WAY PERMIT THROUGH THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED FOR CULVERT AND UTILITY INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY , OUTSIDE OF CITY LIMITS AND THEIR JURISDICTION. CONTACT AT (970)668-4199.
3. SITE EXCAVATION AND GRADING SHALL COMPLY WITH SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE CHAPTER 6. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.
4. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803.1 THRU 1803.3 AND REPORTED IN ACCORDANCE WITH SECTION 1803.6, IBC. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE COUNTY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A COLORADO REGISTERED STRUCTURAL ENGINEER IS REQUIRED
5. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE COUNTY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE COUNTY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (IRC R401.3)
6. LANDSCAPE IRRIGATION WATER USE FROM A WELL SHALL HAVE APPROVED WATER AUGMENTATION.
7. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.

SITE NOTES (CONT'D)

8. THE ELEVATION OF ALL RIDGELINES, EAVES, AND ROOF APPENDAGES, IN CORRESPONDING USGS DATUM, NEEDS TO BE INCLUDED ON THE SITE PLAN.
9. IF TOPOGRAPHY ON THE SITE HAS GREATER THAN 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.
10. REFER TO SITE PLAN REQUIREMENTS CHECKLIST ON SHEET AS.1 FOR FURTHER INFORMATION.

WALL AND WOOD FRAME NOTES

1. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (IRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (IRC R703.8.5 AND R703.8.6)
2. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (IRC R317.3, IBC 2304.10.6.1)
3. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (IRC R602.11.1, IBC 2308.3.1 ACCEPTANCE. ALTERNATIVE METHOD USE SDPWS 4.3.6.4.3)
4. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (IRC R317.1 AND IBC 2304.12)
5. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
6. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
7. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH SHALL BE PRESSURE TREATED.
8. POST TO BEAM CONNECTIONS. POSITIVE CONNECTION SHALL BE PROVIDED TO RESIST UPLIFT AND LATERAL DISPLACEMENT. (IRC R502.9 & IBC 2304.10.8)
9. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (IRC R317.3)
10. FIRE-BLOCK SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (IRC R302.11)

ROOF NOTES

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH IRC SECTION R902.3 THROUGH R902.4.
5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.1.1.
6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.3.3. AND R905.1.1
7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

ROOF NOTES (CONTINUED)

9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
13. NOT USED
14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
15. UNVENTED ATTIC AND ENCLOSED RAFTER SPACE INSULATION REQUIREMENTS PER IRC SECTION R806.5:
    a. IF INSULATION IS UNVENTILATED AN R-30 RIGID AIR-IMPERMEABLE INSULATION IS REQUIRED AND IT IS INSTALLED DIRECTLY ON TOP OF ROOF SHEATHING OR DIRECTLY BELOW AS REQUIRED FROM TABLE R806.5. (OR)
    b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR)
    c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING:
    AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
16. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (IRC R806.2)
17. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.. (PROPERLY SIZED RAFTERS FOR INSULATION) (IRC R806.1)
18. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC WHERE REQUIRED (IRC R807.1); MAY BE REQUIRED TO BE LARGER TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE IRC M1305.1.2.
19. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH IRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
20. CLASS A ROOFS REQUIRED PER COUNTY AMENDMENT R902.1, AMENDMENT 905.1.2 ICE BARRIERS - 100% SELF ADHERING POLYMER MODIFIED BITUMAN UNDRLAYMENT REQUIRED.

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND BUILDING SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN .
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
7. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
8. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, THE EGRESS DOOR SHALL BE SIDE HINGED WITH A MINIMUM OPENABLE WIDTH OF 32 INCHES; THE MINIMUM CLEAR OPENABLE HEIGHT SHALL BE 78 INCHES MINIMUM (OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE DIMENSIONS). EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. (IRC R311.2)
9. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (IRC R311.3-R311.3.2)
10. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (IRC R310.2.1 AND IRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH IRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR RE-MOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (IRC R310.4.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R324.6.3)

FOUNDATIONS & CONCRETE SLAB NOTES

1. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, REFER TO NOTE 4 IN THIS SECTION FOR SLAB SPECIFICATIONS
2. FOOTINGS SHALL EXTEND AT LEAST 40 INCHES INTO THE UNDISTURBED GROUND SURFACE, UNLESS OTHERWISE APPROVED. (IRC R403.1.4.1)
3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (IRC R403.1.5)
4. CONCRETE SLABS: 3 ½" MINIMUM (IRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10-GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A MIN 10"-MIL POLYETHYLENE VAPOR RETARDER CONFORMING WITH ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
5. RADON CONTROL METHODS REQURIED PER APPENDIX F.

ENERGY CONSERVATION CODE OF COLORADO

1. A PERMANENT CERTICIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. (R401.3)
2. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R402 AND TABLE R402.4.1.1.
3. WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPE OR IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. (R402.4.4)
4. PROVIDE AT LEAST ONE THERMOSTAT FOR EACH SEPARATE HEATING & COOLING SYSTEM. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING/COOLING SYSTEMS SHALL BE CAPABLE OF DAILY SCHEDULE PROGRAMMING. THIS THERMOSTAT MUST INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55° F OR UP TO 85° F. INITAL PROGRAMMING SHALL HAVE A HEATING SETPOINT OF 70° F MAXIMUM AND A COOLING SETPOINT OF 78°F MINIMUM. (R403.1)
5. HEAT PUMPS W/SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. (R403.1.2)
6. FAN-TYPE FURNACES; HOUSEHOLD COOKING APPLIANCES, POOL HEATERS, SPA HEATERS, AND FIREPLACES ARE NOT PERMITTED TO HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R403.1.3)
7. ALL DUCTS IN ATTICS OR UNCONDTIONED SPACES ARE TO BE INSULATED PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION AND SECTIONS R403.3.6 AND R403.3.7 UNLESS THEY ARE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE. (R403.3)
8. DUCTS, AIR HANDLERS, AND FILTER BOXES TO BE SEALED PER IMC OR IRC. (R403.3.4)
9. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193. (R403.3.4.1)
10. DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380 OR ASTM E1554 TO DETERMINE AIR LEAKAGE BY METHODS PRESCRIBED IN R403.3.5
11. THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.5 SHALL FOLLOW SECTION R403.3.6.
12. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (R403.3.7)
13. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. (R403.4)
14. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
15. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
16. HOT WATER PIPES SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION. (R403.5.2)
17. THE BUILDING SHALL BE PROVIDED W/ VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (R403.6)
18. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACAA MANUAL S BASED ON LOADS PER MANUAL J. (R403.7)
19. SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS GREATER THAN 50°F AND PRECIPITATION IS NOT FALLING, AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS GREATER THAN 40°F (R403.9)
20. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. (R404.1)
21. FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R404.1.2)
22. WHERE THE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY WITH SECTION R404.3

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project
Summit County Stock ADU Plans

revisions

description
General Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.2

PLUMBING / MECHANICAL NOTES

1. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (IRC G2426.4)
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ'D IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN MIN. 50 CFM CAPACITY. (IRC R303.3.)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (IRC R303.3)
4. PER AMENDMENT M1701.3 & M1804.2.5 - COMBUSTION AIR TERMINATION, GAS VENTS AND GAS DIRECT VENT APPLIANCES SHALL TERMINATE 36" ABOVE GRADE.
5. NOT USED
6. AIR EXHAUST OPENINGS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET, OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6. (M1504.3)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (P2902.4.3)
8. NOT USED
9. NOT USED
10. NOT USED
11. DISCHARGE PIPING SERVING A PRESSURE RELIEF VALVE, TEMPERATURE RELIEF VALVE OR COMBINATION THEREOF SHALL:
    1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM.
    2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER.
    3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP.
    4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT.
    5. DRAINAGE TO THE EXTERIOR IS ONLY ALLOWED WITH AN AIRGAP IN THE LINE, OTHERWISE NOT ALLOWED.
    6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE.
    7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS.
    8. NOT BE TRAPPED.
    9. BE INSTALLED SO AS TO FLOW BY GRAVITY.
    10. TERMINATE NOT MORE THAN 6 INCHES (152 MM) ABOVE AND NOT LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE THE FLOOR OR FLOOD LEVEL RIM OF THE WASTE RECEPTOR.
    11. NOT HAVE A THREADED CONNECTION AT THE END OF SUCH PIPING.
    12. NOT HAVE VALVES OR TEE FITTINGS.
    13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SECTION 605.4 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1.
    14. BE ONE NOMINAL SIZE LARGER THAN THE SIZE OF THE RELIEF VALVE OUTLET, WHERE THE RELIEF VALVE DISCHARGE PIPING IS INSTALLED WITH INSERT FITTINGS. THE OUTLET END OF SUCH TUBING SHALL BE FASTENED IN PLACE.
12. PER THE AMENDED CODE, THE BOTTOM OF ALL GAS APPLIANCE COMBUSTION AIR AND EXHAUST TERMINATIONS SHALL BE LOCATED AT LEAST 36" ABOVE FINISHED GROUND LEVEL.
13. RESIDENTIAL SPRINKLER SYSTEMS FOR THESE STRUCTURES ARE NOT REQUIRED PER CODE
14. CLOTHES DRYER EXHAUST DUCTS SHALL BE SUPPORTED AT 4-FOOT (1219 MM) INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH (3.2 MM) INTO THE INSIDE OF THE DUCT. WHERE DRYER EXHAUST DUCTS ARE ENCLOSED IN WALL OR CEILING CAVITIES, SUCH CAVITIES SHALL ALLOW THE INSTALLATION OF THE DUCT WITHOUT DEFORMATION.
15. ALL CLOTHES DRYER'S SHALL EXHAUST TO THE EXTERIOR PER IRC M1502.
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH IRC CHAPTER 27.
17. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT (0.3 M^2), ONE-HALF OF WHICH SHALL BE OPENABLE. (IRC R303.3)
18. NOT USED
19. NOT USED
20. NOT USED
21. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER IRC CHAPTER 17.
22. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED LOCATED IN A BEDROOM/BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE PER IRC M2005.2
23. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, INCLUDING OPENINGS IN VENTILATED SOFFITS. IRC M1502.4

PLUMBING / MECHANICAL NOTES (CONT'D)

24. WHERE EXHAUST FANS, CLOTHES DRYERS AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH OPERATIONS OF APPLIANCES, MAKE UP AIR SHALL BE PROVIDED. IRC G2407.4
25. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION (IRC 303.10)
26. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
27. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED. IRC N1103.4.1
28. NOT USED
29. THE ENTIRE FLOOR SPACE IN A ROOM CONTAINING A SHOWER WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE IRC.
30. SHOWER COMPARTMENTS SHALL HAVE NOT LESS THAN 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (IRC P2708.1) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON- ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (IRC R307.2)
31. ISOLATION VALVES SHALL BE PROVIDED ON THE WOLD WATER FEED TO THE WATER HEATER. ISOLATION VALVES AND ASSOCIATED PIPING SHALL BE PROVIDED TO BYPASS SOLAR STORAGE TANKS WHERE THE SYSTEM CONTAINS MULTIPLE STORAGE TANKS. (IRC P2802.2)
32. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (IRC P2713.3)
33. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (TABLE P2701.1)
34. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (IRC P3201.2.1.4) ALL MECHANICAL/WATER HEATER ROOMS SHALL HAVE A FLOOR DRAIN PER SUMMIT COUNTY AMENDED CODE.
35. ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES
36. WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NONABSORBENT MATERIAL AND SHALL BE PROPERLY SIZED FOR FOR WATER CLOSET BOWL TYPE. IRC P2712.7
37. DOMESTIC COOKING EXHAUST EQUIPMENT SHALL COMPLY WITH IRC SECTION M1503.
38. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M1503.3. THE WHOLE-HOUSE MECH. VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1)

ELECTRICAL NOTES

1. ALL 15/20 AMPERE RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ARTICLE 210.52. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN ROOMS DESCRIBED IN NEC 210.12(A): FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS NEC 210.11(C)1
3. BATHROOM CIRCUITING SHALL BE EITHER:
   a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(C)3.
4. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, INDOOR DAMP LOCATIONS, MUD ROOMS, LAUNDRY AREAS AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (NEC 210.8)

ELECTRICAL NOTES (CONTINUED)

5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
7. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. (NEC 210.52(A)) WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. (NEC 210.52(C))
8. IN KITCHEN, DINING ROOMS, AND SIMILAR AREAS RECEPTACLET OUTLETS FOR COUNTERTOPS AND WORK SURFACES THAT ARE 1' OR WIDER SHALL BE INSTALLED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE COUNTERTOP OR SURFACE (NEC 210.52(C.3))
9. SMOKE ALARMS SHALL BE INSTALLED (IRC (R314.3):
   IN EACH ROOM USED FOR SLEEPING PURPOSES.
   OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   IN EACH STORY, INCLUDING BASEMENTS.
   AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
   SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
   ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERATED.)
   WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
10. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI- ANCES OR WITH ATTACHED GARAGES (IRC R315.3):
    - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

    ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (NEC 210 .11 (C)(2)
13. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (NEC 422.12)
14. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX OR LESS THAN 15-INCHES MEASURE FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (CRC R327.1.2)
15. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
16. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26(A.2))
17. PROVIDE AN INTERSYSTEM BONDING TERMINATION DEVICE FOR COMMUNICATIONS SYSTEM BONDING CONDUCTOR TERMINATIONS PER NEC 250.94(A) OR CONNECTIONS TO AN ALUMINUM OR COPPER BUSBAR .25"X2" AND OF A LENGTH TO ACCOMODATE AT LEAST 3 TERMINATIONS FOR COMMUNICATION SYSTEMS. THE BUSBAR SHALL BE SECURELY FASTENED AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. (NEC 250.94(B).
18. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (NEC 250.52(A) (3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (NEC 250.104)
19. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (NEC 210.52 (D), (F) & (G))
20. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (NEC 210.52(E))
21. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (NEC 210.70)
22. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN- STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (NEC 406.9(B)(1))
23. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER....

ELECTRICAL NOTES (CONTINUED)

23. (CONT'D) NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (NEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (NEC FIGURE 210.52(C)(1))
24. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (NEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (NEC 410.10(D))
25. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". (CEC 410.10(A))
26. ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT OR RACEWAY SHALL BE IDENTIFIED AS "EV READY" IN THESERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY." THE ROUGH AND FINAL INSPECTION SHALL INCLUDE A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL.
27. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL FACILITATE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70). ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT SHALL BE IDENTIFIED AS "EV READY" IN THE SERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY."EXCEPTION: 1. EV READY SPACES ARE NOT REQUIRED WHERE NO PARKING SPACES ARE PROVIDED.

DARK SKY LIGHTING REQUIREMENTS

PER SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE, ALL EXTERIOR LIGHTING FIXTURES ARE TO COMPLY WITH SECTION 3505.07.

STANDARDS: EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING STANDARDS:

1. REQUIRED LIGHTING FIXTURE: ALL EXTERIOR FIXTURES SHALL BE FULL CUT OFF FIXTURES.
2. WHERE LIGHTING MUST BE PROVIDED: FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL, LODGING DEVELOPMENTS, MOBILE HOME PARKS, OTHER NON-RESIDENTIAL DEVELOPMENT AND OTHER DEVELOPMENT WITH COMMON PARKING AREAS OR WALKWAYS, EXTERIOR LIGHTING SHALL BE PROVIDED IN PARKING AREAS AND ALONG WALKWAYS, AS DEEMED NECESSARY BY THE REVIEW AUTHORITY.
3. CONFINING DIRECT RAYS TO A SITE: ALL DIRECT RAYS SHALL BE CONFINED TO THE SITE ON WHICH THE LIGHTING IS LOCATED.
4. FLOOD LAMPS: FLOOD LAMPS SHALL HAVE FULL CUT OFF FIXTURES SO THAT THE LIGHT SOURCES ARE NOT VISIBLE OFF-SITE. SPOTLIGHTS THAT DO NOT HAVE SHIELDING DEVICES ARE PROHIBITED.
5. OTHER LIGHTING: LIGHTING THAT ILLUMINATES ANY ELEMENT OF A BUILDING OR STRUCTURE, LANDSCAPING, SIGNS, FLAGS OR OUTDOOR ARTWORK, SHALL BE AIMED AT THE OBJECT TO BE ILLUMINATED, BE IN FULL CUT OFF FIXTURES AND SHALL MINIMIZE LIGHT SPILL.
6. MAXIMUM HEIGHT LIMITATIONS FOR EXTERIOR LIGHTING: THE FOLLOWING LISTS MAXIMUM HEIGHTS OF LIGHTING STANDARDS AND FIXTURES AND MAY BE LIMITED BY THE MORE RESTRICTIVE REQUIREMENTS LISTED IN THIS SECTION:

A. THE MAXIMUM HEIGHT OF PARKING LOT LUMINARIES SHALL BE 18 FEET, MEASURED FROM FINISHED GRADE. A LUMINARY MAY BE INSTALLED TO A HEIGHT OF UP TO 24 FEET IF THE APPLICANT CAN DEMONSTRATE THAT THE VISUAL IMPACTS OF THE LIGHTING THAT IS EMITTED FROM THE PROPOSED LUMINARY WILL BE LESS THAN THAT FROM A LUMINARY THAT COMPLIES WITH THE 18-FOOT HEIGHT LIMITATION.

B. EXTERIOR LIGHT FIXTURES MOUNTED ON BUILDINGS OR OTHER STRUCTURES SHALL BE MOUNTED NO MORE THAN 15 FEET IN HEIGHT ABOVE FINISHED GRADE UNLESS SUCH LIGHTING IS LOCATED AT A BUILDING OR DWELLING UNIT ENTRANCE OR EXIT OR LOCATED ON A BUILDING NEXT TO A DECK ENTRY.

C. LAMPS LIGHTING PEDESTRIAN WAYS SHALL NOT EXCEED 18 FEET IN HEIGHT.

D. WALL MOUNTED LIGHT FIXTURES SHALL NOT EXTEND ABOVE THE HEIGHT OF THE WALL TO WHICH THEY ARE MOUNTED.

7. LIGHTING LIMITATIONS FOR CANOPIES AND AWNINGS:

A. AWNINGS SHALL NOT BE INTERNALLY ILLUMINATED.

B. LIGHTS SHALL NOT BE MOUNTED ON THE TOP, SIDES OR FASCIA OF A CANOPY OR AWNING, UNLESS SUCH LIGHTING IS NEEDED FOR AN APPROVED SIGN THAT IS ATTACHED TO THE CANOPY OR AWNING.

C. IF A LUMINARY IS TO BE INSTALLED IN ANY CANOPY THAT IS DESIGNATED FOR PEDESTRIAN USE, LOADING OR SERVICE, THEN THE LUMINARY SHALL BE RECESSED INTO THE CANOPY STRUCTURE.

D. DECORATIVE LAMPS HOUSING INCANDESCENT LIGHT SOURCES THAT ARE HUNG UNDER PORTALS ARE NOT SUBJECT TO THESE LIMITATIONS ON LIGHTING OF CANOPIES AND AWNINGS.

8. ADDITIONAL DESIGN STANDARDS FOR EXTERIOR LIGHTING:

A. IF AN EXPOSED UNFINISHED CONCRETE BASE IS USED AS A SUPPORT FOR A LIGHT STANDARD, THE HEIGHT OF THE BASE MAY NOT EXCEED TWO (2) FEET ABOVE FINISHED GRADE. THE BASE MAY EXCEED TWO (2) FEET IN HEIGHT IF IT IS COVERED WITH TEXTURED CONCRETE, COLORED CONCRETE, ROCK OR SIMILAR MATERIAL.

B. ALL PARKING LOT LIGHT FIXTURES IN A SINGLE PARKING LOT SHALL BE SIMILAR IN DESIGN.

DARK SKY LIGHTING REQUIREMENTS (CONT'D)

E. LIGHTING PLAN SUBMISSION REQUIREMENTS: AN APPLICANT SUBJECT TO A DEVELOPMENT REVIEW AS REQUIRED BY THIS CODE SHALL SUBMIT A LIGHTING PLAN THAT INCLUDES THE FOLLOWING INFORMATION:

1. THE LOCATION OF ALL EXTERIOR LIGHTS WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE SITE PLAN AND BUILDING ELEVATION DRAWINGS, INCLUDING BUT NOT LIMITED TO ENTRANCE LIGHTING, SECURITY LIGHTING AND ARCHITECTURAL LIGHTING. THE PLANS SHALL ILLUSTRATE THE LOCATION OF THE LIGHTS, THE HEIGHT OF THE LIGHTS, DESCRIBE THE TYPE OF LIGHTING DEVICES, FIXTURES, LAMPS AND WATTAGE, AND SUPPORTS THAT WILL BE EMPLOYED. FOR PROJECTS THAT HAVE A COMMON PARKING AREA OR WALKWAYS THAT MUST BE LIT, THE PROPOSED HEIGHT OF ALL LIGHTING STANDARDS AND FIXTURES SHALL BE IDENTIFIED.
2. PHOTOGRAPHS, CUT SHEETS OR OTHER ILLUSTRATIONS SHALL BE PROVIDED THAT SHOW THE PROPOSED FULL CUT-OFF FIXTURES, INCLUDING BUT NOT LIMITED TO CUT SHEETS SHOWING THE DESIGN AND FINISHES OF ALL FIXTURES.

F. PROHIBITED LIGHTING:

1. THE INSTALLATION OR ERECTION OF ANY LIGHTING THAT SIMULATES, IMITATES OR CONFLICTS WITH WARNING SIGNALS, EMERGENCY SIGNALS OR TRAFFIC SIGNALS IS PROHIBITED.
2. BLINKING OR FLASHING LIGHTS AND EXPOSED STRIP LIGHTS USED TO ILLUMINATE BUILDING FACADES OR TO OUTLINE BUILDINGS ARE PROHIBITED, EXCEPT THAT TEMPORARY DECORATIVE LIGHTS ARE ALLOWED FOR A PERIOD OF UP TO EIGHT (8) WEEKS DURING A CALENDAR YEAR.
3. LIGHTING THAT CAUSES OFF-SITE GLARE.
4. LIGHTING THAT IS NOT IN A FULL CUT-OFF-FIXTURE (EXCLUDES SEASONAL HOLIDAY LIGHTING).

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BMP	BEST MANAGEMENT PRACTICE
BM	BEAM
BN	BOUNDARY NAILING
BTTM	BOTTOM
C	COUNTER
CALC	CALCULATION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DTP	DOUBLE TOP PLATE
DW	DISH WASHER
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FR	FIRE RATED
GAL	GALLON
GD	GARBAGE DISPOSAL
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GPM	GALLON PER MINUTE
GYP	GYPSUM
HLW	HALLOW
HGT	HEIGHT
LVL	LEVEL
MIN	MINIMUM
OAE	OR APPROVED EQUIVALENT
OC	ON CENTER
OPER	OPERATION
O	OVEN
OSB	ORIENTED STRAND BOARD
PSI	POUNDS PER SQUARE INCH
QNTY	QUANTITY
REQ	REQUIRED
REF	REFRIGERATOR
REINF	REINFORCED
SDS	SAFETY DATA SHEET
SIM	SIMILAR
SF	SQUARE FOOTAGE
T	TEMPERED
THICK	THICKNESS
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	TYPE 5 B CONSTRUCTION
W/D	WASHER AND DRYER
WD	WOOD
WH	WATER HEATER
WR	WEATHER RESISTANT
V	VOLT

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FIRE HAZARD MITIGATION REQUIREMENTS

ALL NEW CONSTRUCTION IS TO COMPLY WITH CHAPTER 45, SECTIONS 4501 OF THE MOST CURRENT SUMMIT COUNTY BUILDING CODE AMENDMENT PACKAGE.

4501.2.1 CLASS A ROOF. A CLASS A ROOF SHALL BE PROVIDED ON ALL STRUCTURES.

4501.2.2 ROOF REPAIR. THE ROOF COVERING ON BUILDINGS OR STRUCTURES IN EXISTENCE PRIOR TO ADOPTION OF THIS CODE THAT ARE REPLACED OR HAVE 25 PERCENT OR MORE REPLACED IN A 12-MONTH PERIOD SHALL BE REPLACED WITH A ROOF ASSEMBLY THAT COMPLIES WITH A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL790.

4501.2.3 GUTTER'S AND DOWNSPOUTS. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS M THE GUTTER.

4501.2.4 EXTERIOR GLAZING. EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

4501.2.5 SOFFIT AND GABLE VENTS. ALL SOFFIT AND GABLE VENTS SHALL HAVE A MAXIMUM 3/16 INCH OPENING.

4501.2.6 DEFENSIBLE SPACE. A DEFENSIBLE SPACE SHALL BE PROVIDED.

4501.2.6.1 GENERAL. THE PROPERTY SHALL BE DIVIDED INTO THREE ZONES. THESE ZONES ARE FOUND IN FIGURE 1 BELOW.

4501.2.6.1.1 THE IMMEDIATE ZONE -- 0 TO 5 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE MOST IMPORTANT ZONE OF THE DEFENSIBLE SPACE, ACCORDING TO THE FIREWISE PROGRAM, TO TAKE IMMEDIATE ACTION ON AS IT IS THE MOST VULNERABLE TO EMBERS. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE IMMEDIATE ZONE:

4501.2.6.1.1.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.1.2 ALL VEGETATION AND COMBUSTIBLE AND FLAMMABLE MATERIALS SHALL BE MOVED AWAY FROM EXTERIOR WALLS, UNDER THE EAVES, AND/OR DECKS. THIS INCLUDES: MULCH, GROUND FUELS, FLAMMABLE PLANTS, LEAVES AND NEEDLES, FIREWOOD PILES.

4501.2.6.1.2 THE INTERMEDIATE ZONE -- 5 TO 30 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE LANDSCAPING/HARDSCAPING ZONE OF THE DEFENSIBLE SPACE THROUGH THE USE OF CAREFUL LANDSCAPING OR CREATING BREAKS THAT CAN HELP INFLUENCE AND DECREASE FIRE BEHAVIOR. THE FOLLOWING SPECIFIC STANDARDS APPL)' TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE INTERMEDIATE ZONE:

4501.2.6.1.2.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED. REMOVAL OF LADDER FUELS (VEGETATION UNDER TREES) SHALL OCCUR SO A SURFACE FIRE CANNOT REACH THE CROWNS OF THE TREES.

4501.2.6.1.2.2 LIMB UP TREES TO A HEIGHT OF 10 FEET. FOR SHORTER TREES, TRIM TO A HEIGHT OF 1 /3 THE OVERALL TREE HEIGHT.

4501.2.6.1.2.3 TREES SHALL BE SPACED TO HAVE A MINIMUM OF EIGHTEEN FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.2.4 FIREWISE ® TREES AND SHRUBS IN THIS ZONE SHOULD BE LIMITED TO SMALL CLUSTERS OF A FEW EACH TO BREAK UP THE CONTINUITY OF THE VEGETATION ACROSS THE LANDSCAPE.

4501.2.6.1.2.5 IRRIGATED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIAL SHALL BE PRESERVED IF THEY ARE LIMBED TO REMOVE DEAD BRANCHES AND WELL-SPACED TO REDUCE THE RISK OF A FIRE SPREADING TO OTHER VEGETATION OR STRUCTURES.

4501.2.6.1.3 THE EXTENDED ZONE UP TO 60 FEET~· 30 TO 60 FEET AND 60 FEET TO THE PROPERTY LINE FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE UP TO 60 FEET:

4501.2.6.1.3.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.3.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

4501.2.6.1.3.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.3.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUTBUTLDMGS SHALL BE REMOVED.

4501.2.6.1.3.5 TREES SHALL BE SPACED TO HAVE A MINIMUM OF TWELVE FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.4 THE EXTENDED ZONE OVER 60 FEET •- THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE OVER 60 FEET:

4501.2.6.1.4.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.4.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

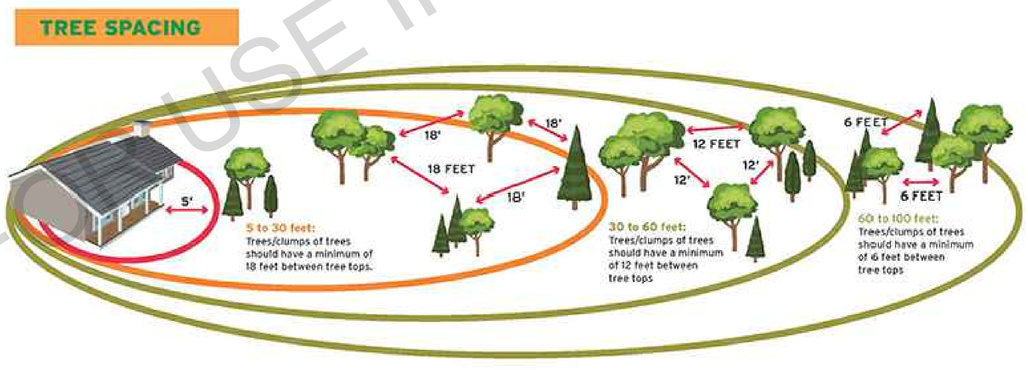
4501.2.6.1.4.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.4.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUT BUILDINGS SHALL BE REMOVED.

4501.2.6.1.4.5 TREES SHALL BE SPACED TO HAVE A MIRUMUM OF SIX FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.3 FEES. THE FEES FOR FIRE HAZARD MITIGATION INSPECTIONS SHALL BE IN ACCORDANCE WITH THE SUMMIT COUNTY BUILDING DEPARTMENT FEE SCHEDULE, AND COLLECTED BY THE FIRE DISTRICT HAVING JURISDICTION.

DEFENSIBLE SPACE



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project
Summit County
Stock ADU Plans

revisions
△
△
△
△
△

description
General
Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.4

WINDOW SCHEDULE

WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	U-VALUE
	WIDTH	HEIGHT							
A	3'-0"	2'-6"	AWNING	3	VINYL	6'-8"	KITCHEN/LIVING AREA/HALLWAY		0.32 MAX
B	5'-6"	3'-6"	SLIDER	1	VINYL	6'-8"	BEDROOM		0.32 MAX
C	2'-0"	3'-6"	SINGLE HUNG	3	VINYL	6'-8"	BEDROOM/BATHROOM		0.32 MAX

DOOR SCHEDULE

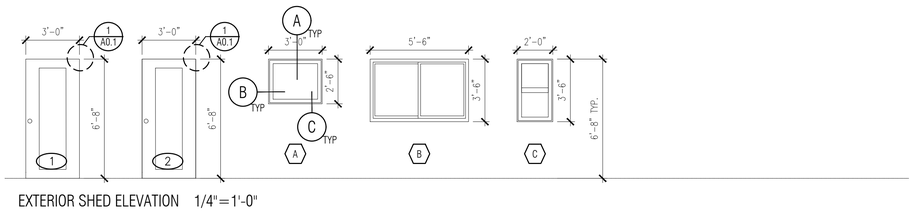
DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS
		WIDTH	HEIGHT	THICK.					
1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	0.32 MAX U VALUE
2	OPTIONAL DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	KITCHEN ENTRY	OPTIONAL IN LIEU OF WINDOW A
3	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM CLOSET	
4	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM	
5	CLOSET DOOR	5'-11"	6'-8"	1-3/4"	HLW	WOOD	WD	LAUNDRY/UTILITY	
6	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	

WINDOW NOTES

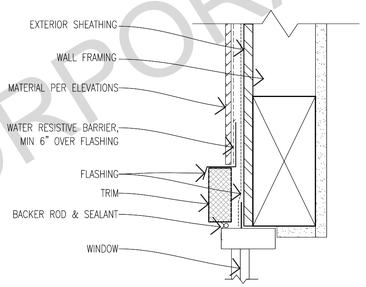
1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
4. ALL FENESTRATIONS TO BE LESS THAN OR EQUAL TO U OF 0.32 PER 2021 IECC PRESCRIPTIVE METHOD.
5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
6. VENTILATION SHALL COMPLY WITH IRC R303.1.
7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER IRC SECTION R310
8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. SECTIONS IRC R303
   A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. R303.1
   B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. R303.1
10. GLASING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER THE REQUIREMENTS IN IRC SECTION R308.4
11. WINDOW FALL PROTECTION PER IRC SECTION 312.2.

DOOR NOTES

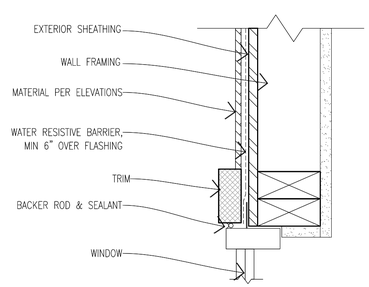
1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
5. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1½ INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1
6. GLAZING IN DOORS SHALL BE TEMPERED PER IRC SECTION R308.4.1.
7. DWELLING TO GARAGE SEPARATION DOORS SHALL BE RATED PER IRC SECTION R302.5.1.



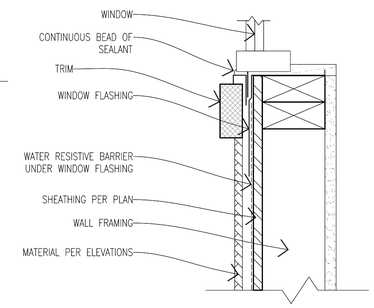
EXTERIOR SHED ELEVATION 1/4"=1'-0"



A HEAD SECTION VIEW



B JAMB PLAN VIEW



C SILL SECTION VIEW

WINDOW DETAILS
SCALE: 3"=1'-0"

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project
Summit County Stock ADU Plans

revisions

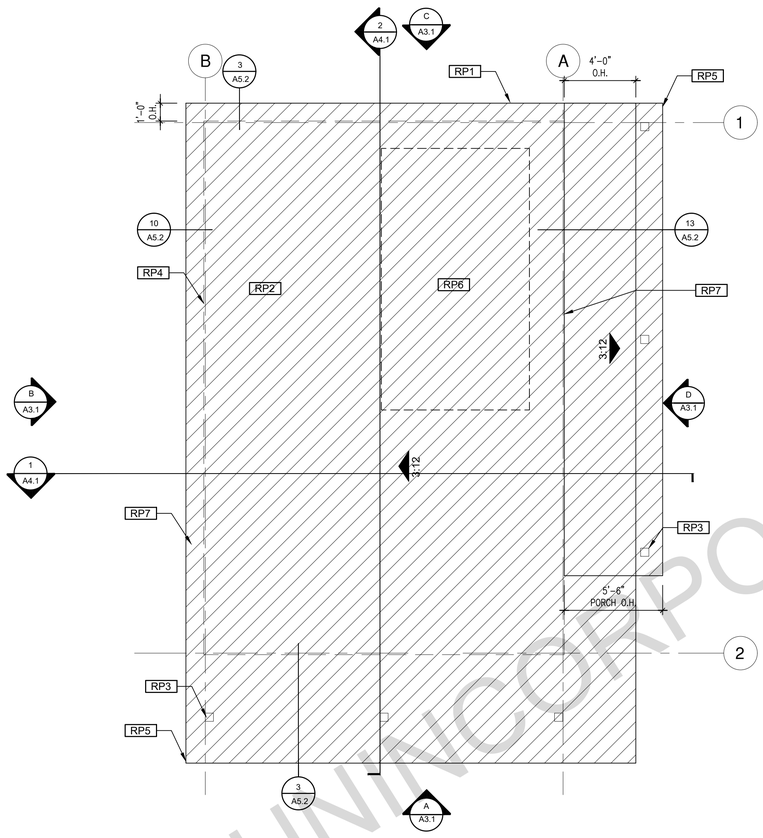
description
Window & Door Schedules

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

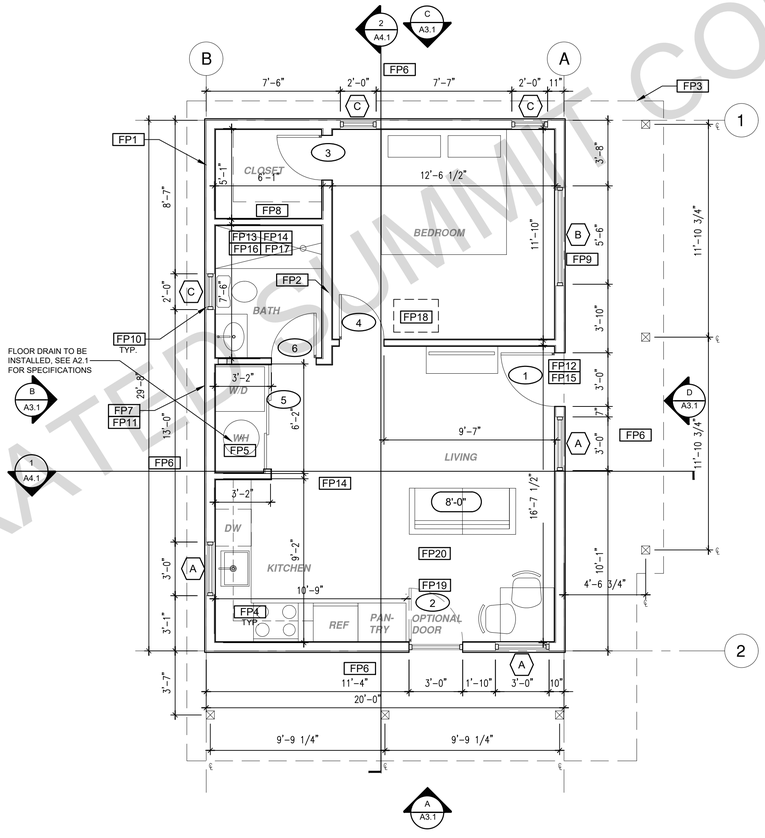
sheet no. A0.1



ROOF PLAN

1/4"=1'-0"

SHED



FLOOR PLAN

1/4"=1'-0"

548 SQ. FT.

SHED

ROOF KEYNOTES

- RP1 LINE OF ROOF OVERHANG
- RP2 CLASS A ROOFING MATERIAL REQUIRED PER COUNTY AMENDMENT R902.1. SEE ROOF MATERIAL CHECKLIST ON SHEET T1.1
- RP3 SUPPORT POST BELOW
- RP4 LINE OF WALLS BELOW
- RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS
- RP6 FUTURE SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET
- RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN 1/16" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

- FP1 STUD WALL SIZED PER STRUCTURAL
- FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3 LINE OF OVERHANG ABOVE
- FP4 36" HIGH COUNTER
- FP5 WATER HEATER
- FP6 SLOPE SURFACE AWAY FROM BUILDING
- FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
- FP8 CLOSET SHELF AND POLE
- FP9 EMERGENCY EGRESS WINDOW
- FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
- FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.
- FP14 ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATERSENSE PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.
- FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. IRC R307.2
- FP17 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
- FP18 30"x22" MINIMUM OPENING FOR ATTIC ACCESS. IRC R807.1
- FP19 BLOWER DOOR TEST: ACH 2.7 AT A PRESSURE 0.2 INCHES w.g. (50 PASCALS)
- FP20 RADON CONTROL REQUIRED TO BE INSTALLED PER APPENDIX F OF THE 2018 IRC
- FP21 EV READY LOCATION, SEE ELECTRICAL NOTES 26 & 27 ON SHEET G0.3 FOR REQUIREMENTS.

SOLAR READY NOTES

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.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 593 SF.
VENTILATION AREA REQUIRED: 593 SF./150SF.= 3.95 SF.
CONVERT TO SQ. IN: 3.95 SF. x 144 = 569 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 569 SQ. IN.

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- X — KEYNOTE
- X — DOOR SYMBOL: SEE A0.1 FOR DOOR SCHEDULE
- X — WINDOW SYMBOL: SEE A0.1 FOR WINDOW SCHEDULE
- X'-X" — CEILING HEIGHTS
- VARIES — VAULTED CEILING
- X:12 — ROOF SLOPE

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NOT FOR CONSTRUCTION

project

Summit County Stock ADU Plans

revisions

description

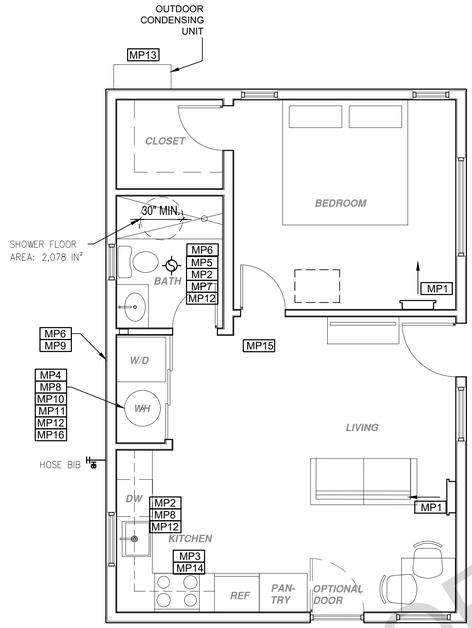
Roof & Floor Plan

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

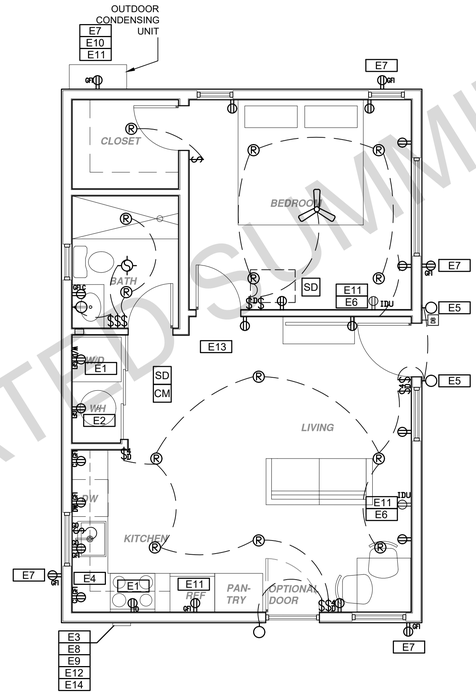
drawn by DESIGN PATH STUDIO

sheet no. A1.1



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"



ELECTRICAL PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM WITH PROGRAMMABLE THERMOSTAT SIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10.
- MP2 ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES.
- MP3 EXHAUST HOOD ABOVE, IF INSTALLED, TO BE SMOOTH METALLIC INTERIOR SURFACE
- MP4 NEW ENERGY EFFICIENT WATER HEATER, EITHER ELECTRIC WITH MINIMUM 0.95 ENERGY FACTOR, OR GAS WITH MINIMUM 0.76 ENERGY FACTOR - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 21" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (IPC 405.3.1)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH OF 35 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX LENGTH FO THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1.EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER WITH T&P SHALL DISCHARGE TO REQUIRED FLOOR DRAIN. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
- MP11 WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT TO BESIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 PIPED TO INDOOR HVAC UNIT
- MP14 KITCHEN VENTING, IF INSTALLED, MAY BE RECIRCULATING HOOD OR OTHER METHOD PER IRC M1503 .
- MP15 REQUIRED: HRV/ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, AIR FLOW RATE OF THE RECOVERY SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1) AND SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51
- MP16 REQUIRED: FLOOR DRAINS SHALL HAVE WASTE OUTLETS NOT LESS THAN 2-IN IN DIAMETER AND REMOVABLE STRAINER. FLOOR DRAINS SHALL BE CONSTRUCTED SO THAT THE DRAIN CAN BE CLEANED. ACCESS SHALL BE PROVIDED TO DRAIN INLET. FLOOR DRAINS SHALL NOT BE LOCATED UNDER OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALL APPLIANCES. DRAIN VALVE FOR WATER HEATER TO BE INSTALLED AT BOTTOM OF EACH TANK-TYPE WATER HEATER AND HOT WATER STORAGE TANK. THE DRAIN VALVE INLET SHALL BE NOT LESS THAN ¾ INCH NOMINAL IRON PIPE SIZE AND THE OUTLET SHALL BE PROVIDED WITH A MALE HOSE THREAD.

ELECTRICAL KEYNOTES

- E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS
- E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.
- E3 ELECTRICAL - SUB PANEL LOCATION
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH NEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR AND ARE TO COMPLY WITH DARK SKY LIGHTING REQUIREMENTS. SEE NOTES ON SHEET G0.3
- E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER NEC 250.4B
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER NEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER NEC SECTION 440.11
- E12 CONTRACTOR TO VERIFY MAIN PANEL
- E13 DEDICATED POWER FOR ERV/HRV SYSTEM IN ATTIC. SEE MANUFACTURERS SPECIFICATIONS.
- E14 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.

MECHANICAL / PLUMBING LEGEND

MECHANICAL

EXHAUST FAN.
KITCHEN: IF INSTALLED, EXHAUST FANS ARE TO HAVE MINIMUM 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS OR RECIRCULATING FAN MAY BE USED.
BATHROOMS: ARE TO HAVE A MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. THE LISTED EXHAUST RATE FOR BATHROOMS-TOILET ROOMS SHALL EQUAL OR EXCEED THE EXHAUST RATE AT A MINIMUM STATIC PRESSURE OF 0.25 INCH WATER COLUMN IN ACCORDANCE WITH SECTION M1505.3.
EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:
- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.
GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH
$C MOUNT 6" ABV COUNTER

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

R CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB

WALL MOUNTED LIGHT

J JUNCTION BOX FLUSH CEILING MOUNTED

UNDER COUNTER LIGHTING

LV LOW VOLTAGE, LANDSCAPE LIGHT

FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

EXHAUST FAN REQUIREMENTS: TABLE M1505.4.4

KITCHEN EXHAUST RATE = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOM EXHAUST RATE = 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3. AIR SHALL NOT BE EXHAUSTED TO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: 2021 IECC PRESCRIPTIVE METHOD

HIGH-EFFICACY LED LIGHTS, MINIMUM 100%

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NOT FOR CONSTRUCTION

project

Summit County Stock ADU Plans

revisions

description

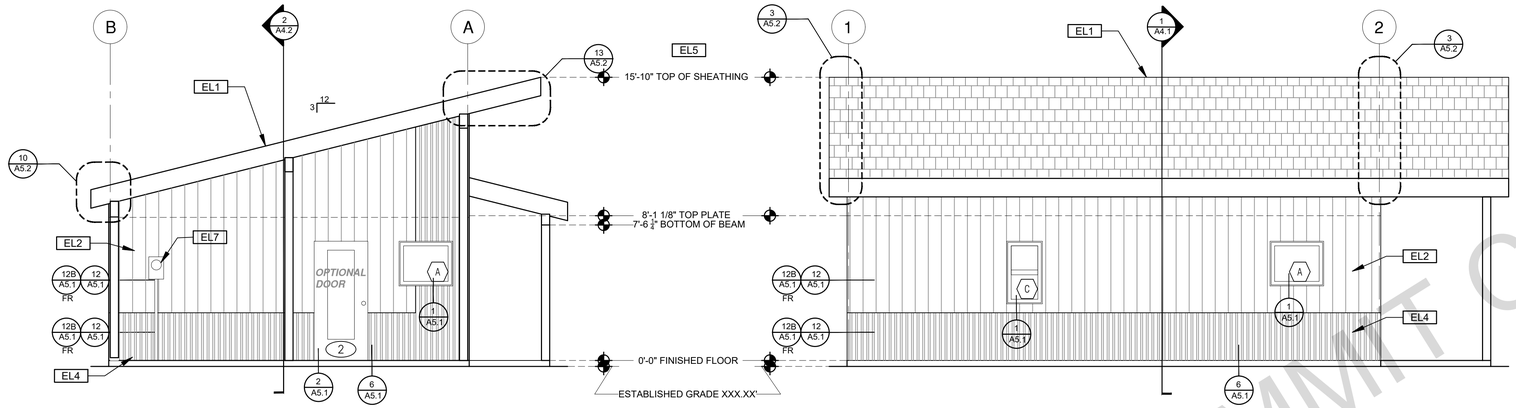
Mechanical/ Electrical/ Plumbing Plan

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A2.1

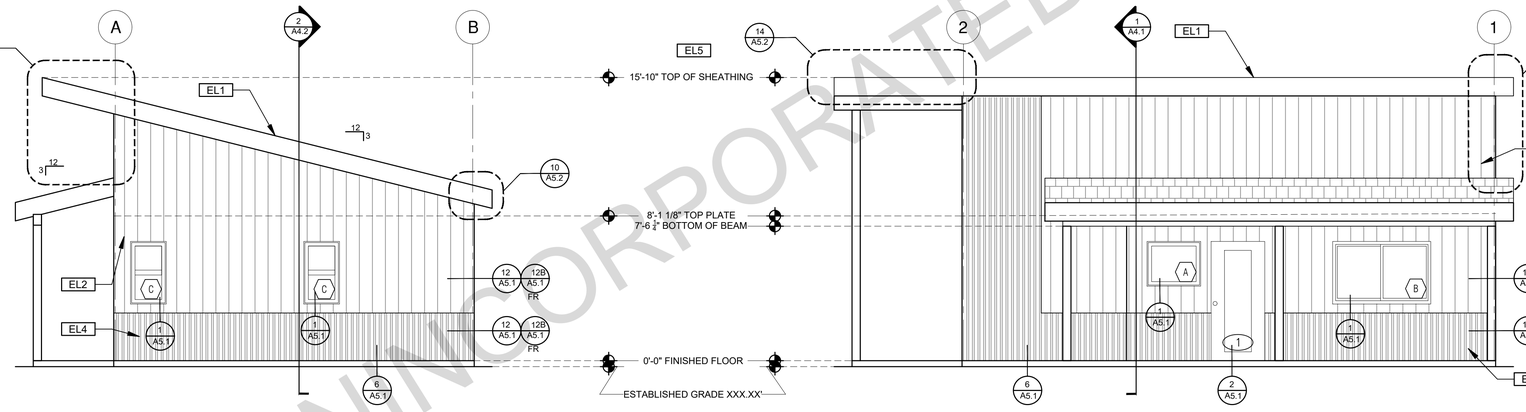


ELEVATION - A

1/4"=1'-0" SHED

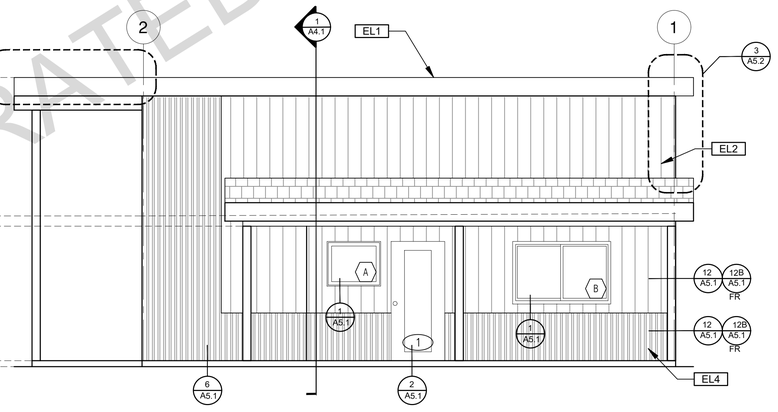
ELEVATION - B

1/4"=1'-0" SHED



ELEVATION - C

1/4"=1'-0" SHED



ELEVATION - D

1/4"=1'-0" SHED

ELEVATION KEYNOTES

- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- EL2 VERTICAL SIDING
- EL3 HORIZONTAL SIDING
- EL4 CORRUGATED METAL
- EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
- EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)
- EL7 POSSIBLE ELECTRICAL METER LOCATION

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.

2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.

3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

4. REFER TO FRAMING PLANS,FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS

5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS

6. LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL
B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS,EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.)

7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.

8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.

10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- ELEVATION MARKER (X-X')
- KEYNOTE (1)
- DOOR SYMBOL (X)
- WINDOW SYMBOL (1)
- TEMPERED GLASS (T)
- SPRAY FIN. STUCCO
- BOARD & BATTEN
- GLAZING
- ROOFING

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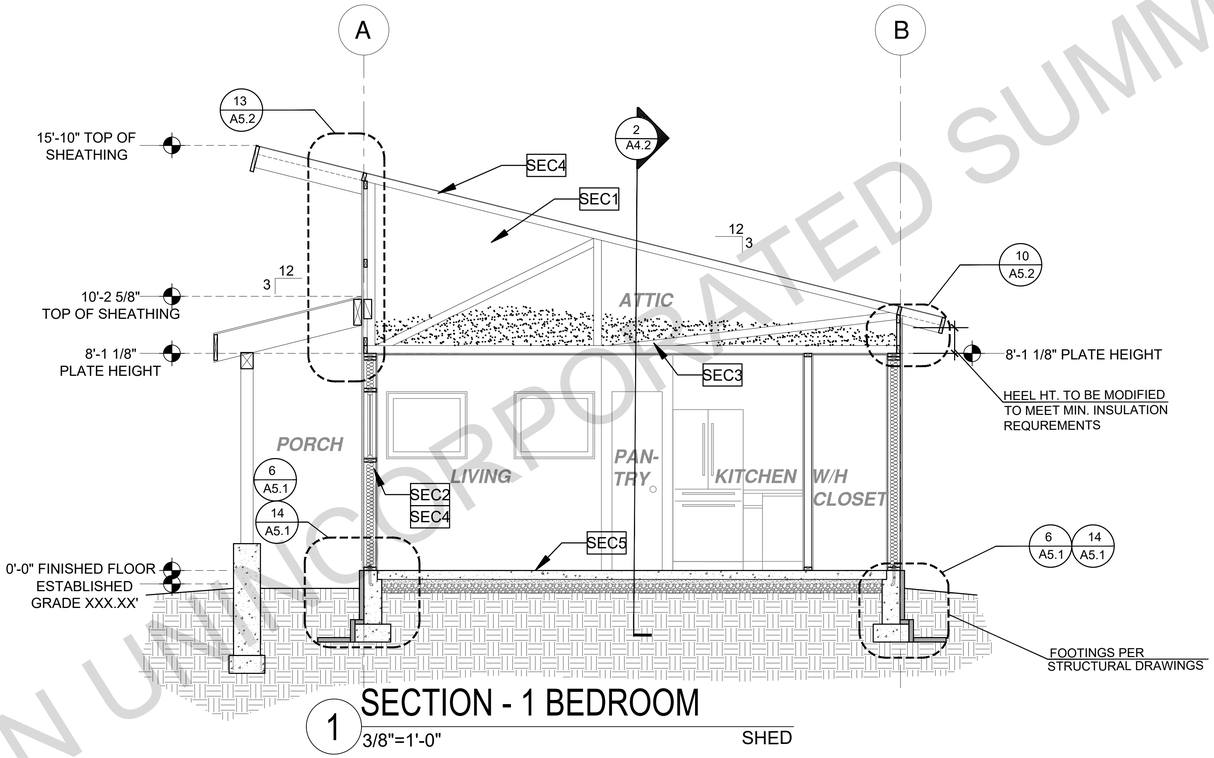
project
Summit County Stock ADU Plans

revisions

description
Exterior Elevations

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A3.1



1 SECTION - 1 BEDROOM

3/8"=1'-0"

SHED

SECTION KEYNOTES

SEC1	TRUSSES PER TRUSS MANUFACTURER
SEC2	2X STUDS @ 16" O.C. - SEE STRUCTURAL
SEC3	ROOF/CEILING INSULATION TO BE R60 OR R49 UNCOMPRESSED OVER TOP PLATE
SEC4	WALL INSULATION TO BE MIN. R-30 AIR-IMPERMEABLE INSULATION PER TABLE R806.5 OR R20 w/ R5 CONTINUOUS INSULATION OR R13 CAVITY w/ R10 CONTINUOUS INSULATION OR R20 CONTINUOUS INSULATION
SEC5	R10 PERIMETER SLAB INSULATION PER DETAILS 6 & 14 ON A5.1
SEC6	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
SEC7	FLOOR INSULATION TO BE R38 OR GREATER

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTILLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

2. RAFTER VENTS ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. PER AMENDMENT 4501.2.5 SOFFIT AND GABLE VENTS MAX ¼" OPENINGS OPENING ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.

3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.

4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED

6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

7. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

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A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS

10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION

11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

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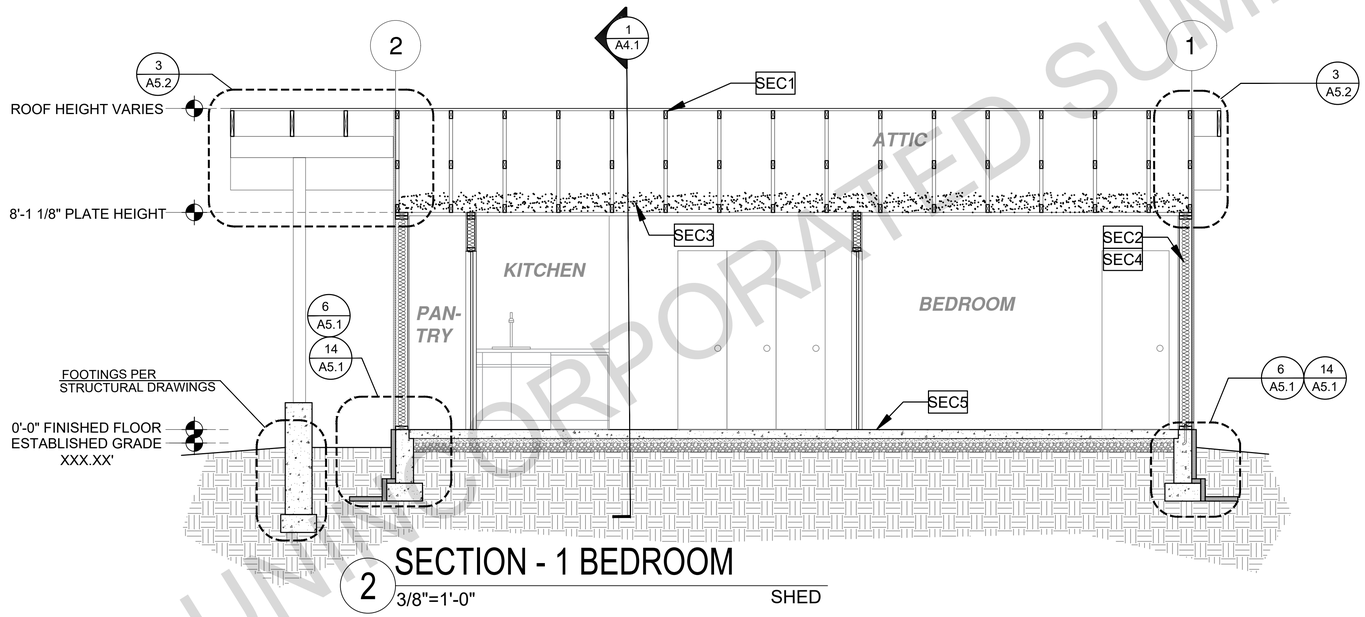
Stock ADU Plans

revisions

description
Sections

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A4.1



2 SECTION - 1 BEDROOM

3/8"=1'-0"

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project no. SUMMIT COUNTY ADU
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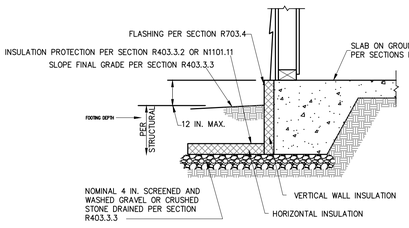
sheet no. A4.2

R403.3 FROST-PROTECTED SHALLOW FOUNDATION

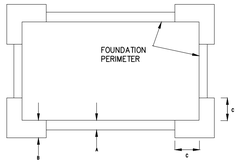
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64 F (18 C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGE, AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64 F (18 C)

*NOTE: BECAUSE OF FOUNDATION INSULATION REQUIREMENTS, ALL VERTICAL AND HORIZONTAL INSULATION SHALL BE R-10 MINIMUM. INSTALL PER THE REQUIREMENTS OF AN AIR-FREEZE INDEX OF 2500.

MATERIALS USED BELOW GRADE FOR THE PURPOSE OF INSULATING FOOTINGS AGAINST FROST SHALL BE LABALED AS COMPLYING WITH ASTM C578



INSULATION DETAIL



CODE MINIMUM HORIZONTAL INSULATION PLAN
SEE STRUCTURAL FOR PROJECT SPECIFIC INSULATION PLAN

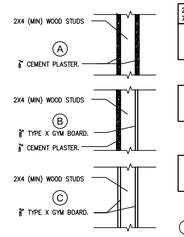
TABLE R403.3(1) MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS[a]

AIR-FREEZING INDEX (°F days)[b]	MINIMUM FOOTING DEPTH, *D* (inches) SEE STRUCTURAL FOR PROJECT FOOTING DEPTH	VERTICAL INSULATION *R*-VALUE[c, d]	HORIZONTAL INSULATION *R*-VALUE[c, e]		HORIZONTAL INSULATION DIMENSIONS PER Figure R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm. °C = [(°F) – 32]/1.8.

a. Insulation requirements are for protection against frost damage in heated buildings. Greater values could be required to meet energy conservation standards.
b. See Figure R403.3(2) or Table R403.3(2) for Air-Freezing Index values.
c. Insulation materials shall provide the stated minimum *R*-values under long-term exposure to moist, below-ground conditions in freezing climates. The following *R*-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene (EPS)-3.2 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Type IX expanded polystyrene (EPS)-3.4 R per inch for vertical insulation and 2.8 R per inch for horizontal insulation; Types IV, V, VI, VII, and X extruded polystyrene (XPS)-4.5 R per inch for vertical insulation and 4.0 R per inch for horizontal insulation.
d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
e. Horizontal insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

14 TYPICAL DETAIL FOR FROST PROTECTED SHALLOW FOOTING
SCALE: NTS



2022 CBC TABLE 721.1(2)ITEM #	GYPSUM ASSOC. FILE#
15-1.2	N/A
15-1.3	N/A
14-1.3	WP 3510 & WP 3514

2"X4" WOOD STUDS 16" ON CENTER WITH METAL LATH AND ¾" CEMENT PLASTER ON EACH SIDE. LATH ATTACHED WITH 6D COMMON NAILS 7" ON CENTER DRIVEN TO 1" MINIMUM PENETRATION AND BENT OVER. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

2"X4" WOOD STUDS 16" ON CENTER WITH ⅝" CEMENT PLASTER (MEASURED FROM THE FACE OF STUD) ON THE EXTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THIS TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

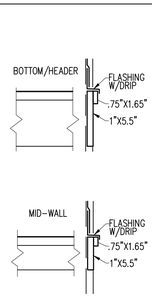
2"X4" WOOD STUDS 24" ON CENTER WITH ⅝" TYPE x GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGER JOINTS ON EACH SIDE.

1. NOTE: THE ADDITION OF PLYWOOD SHEATHING TO THESE ASSEMBLIES DOES NOT LESSEN THEIR FIRE RESISTANCE. ATTACH WALL TO EXISTING OR NEW FIRE RATED FLOOR/CEILING ASSEMBLY AS REQUIRED.

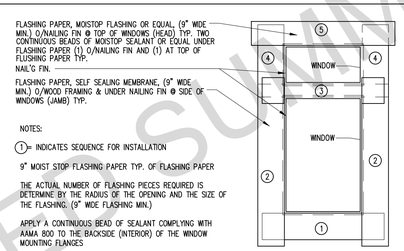
WP 3510 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 11/4" TYPE W DRYWALL SCREWS 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD-BEARING)

WP 3514 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

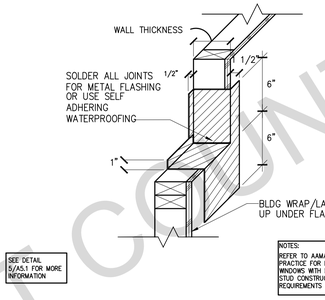
4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS
SCALE: NTS



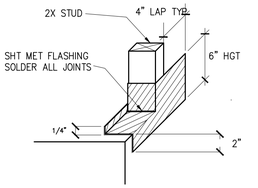
8 TRIM PROFILE



5 WINDOW FLASHING
SCALE: NTS

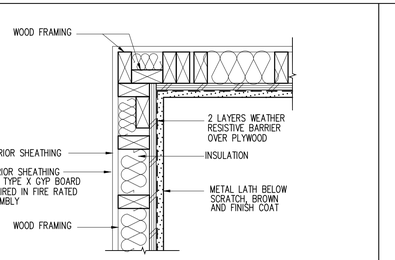


1 WINDOW SILL FLASHING
SCALE: 1½"=1'-0"

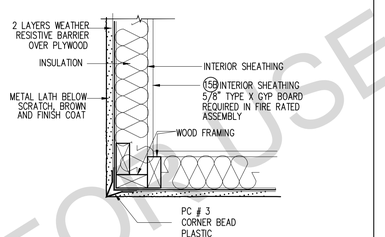


*PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

2 DOOR THRESHOLD FLASHING
SCALE: 1½"=1'-0"



STUCCO AT INSIDE CORNER

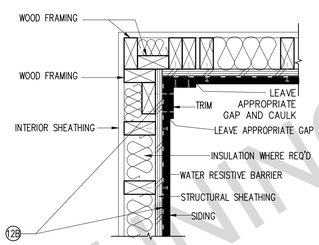


STUCCO AT OUTSIDE CORNER

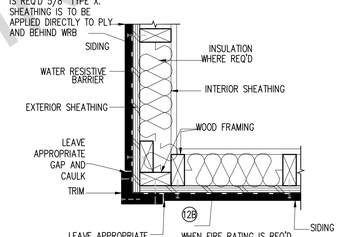
15B FIRE RATED STUCCO WALL

15 STUCCO WALL

SCALE: 1½"=1'-0"



SIDING AT INSIDE CORNER

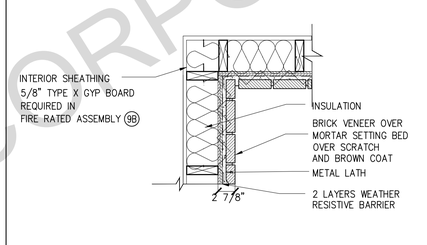


SIDING AT OUTSIDE CORNER

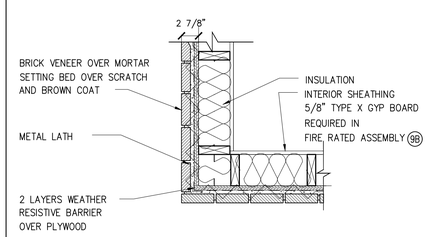
12B FIRE RATED SIDING WALL

12 SIDING WALL

SCALE: 1½"=1'-0"



STONE VENEER AT INSIDE CORNER

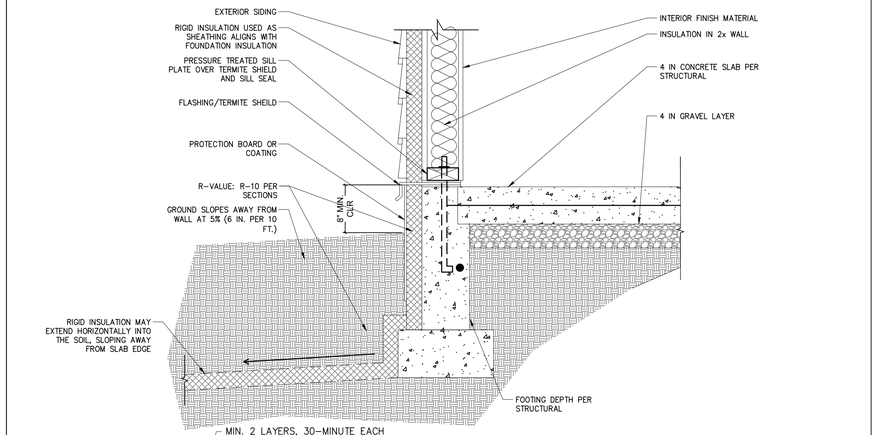


STONE VENEER AT OUTSIDE CORNER

9B FIRE RATED STONE WALL

9 STONE WALL

SCALE: 1½"=1'-0"



SIDING AT GRADE

SIDING AT CONCRETE WALK

6 SIDING – WALL SECTION
SCALE: 1½"=1'-0"

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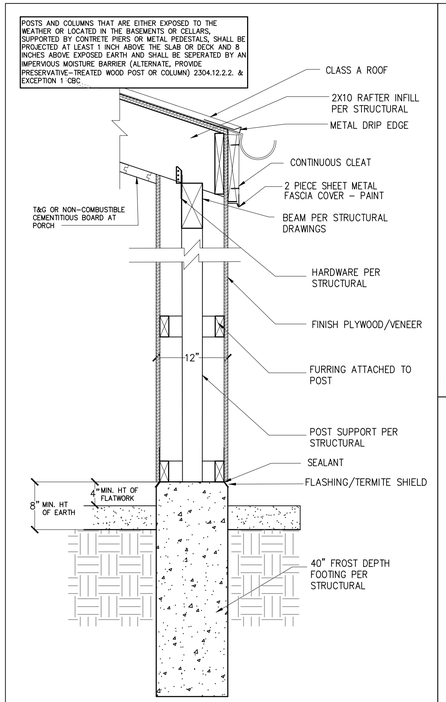
project
Summit County Stock ADU Plans

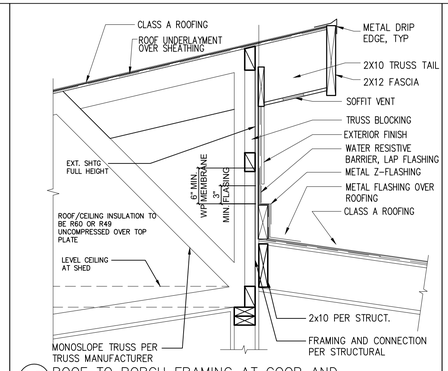
revisions

description
Architectural Wall Finish Details

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.1

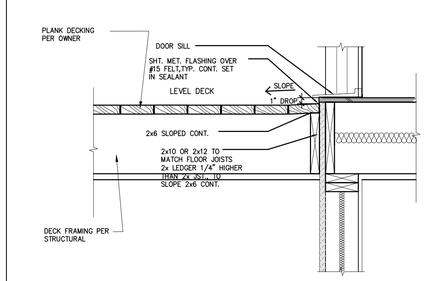


18 ROOF BEAM AND POST FURRING — SCALE: 1"=1'-0"

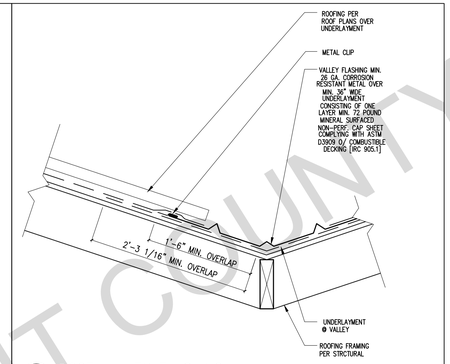


13 ROOF TO PORCH FRAMING AT COOP AND SHED — SCALE: 1"=1'-0"

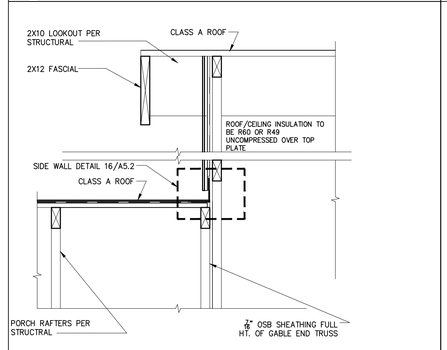
9 — SCALE: 1"=1'-0"



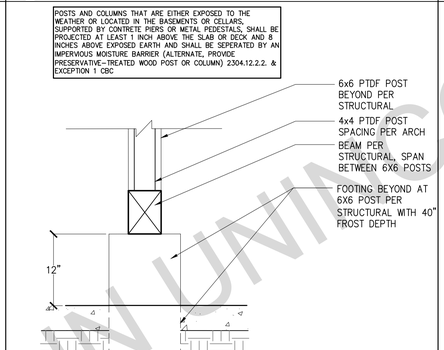
5 DOOR THRESHOLD AT DECK — SCALE: 1"=1'-0"



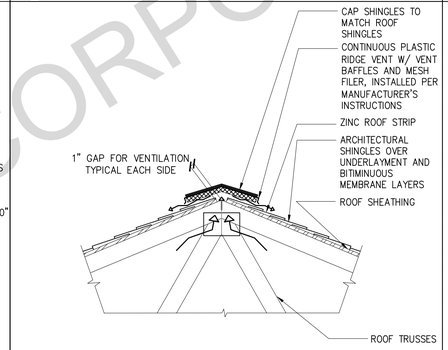
1 ROOF VALLEY FLASHING — SCALE: 1 1/2"=1'-0"



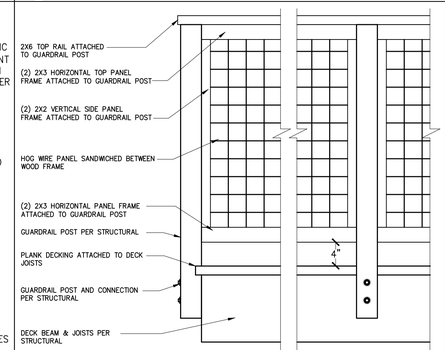
19 HIGH TO LOW ROOF AT COOP — SCALE: 1"=1'-0"



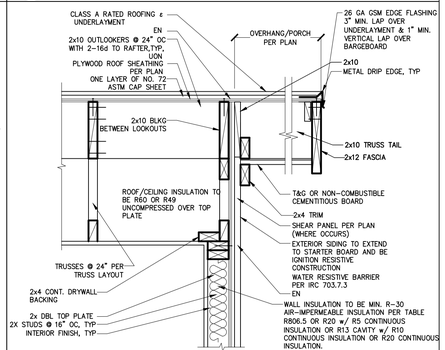
15 ARCHITECTURAL SCREEN WALL/BEAM CONNECTION — SCALE: 1"=1'-0"



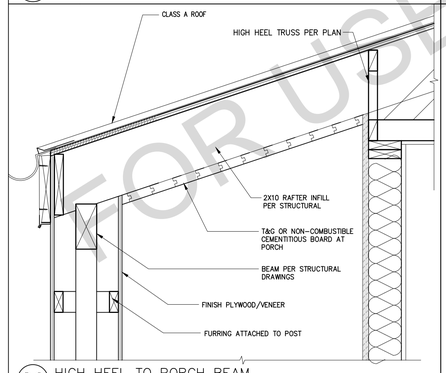
11 RIDGE VENT, TYP. — SCALE: 1"=1'-0"



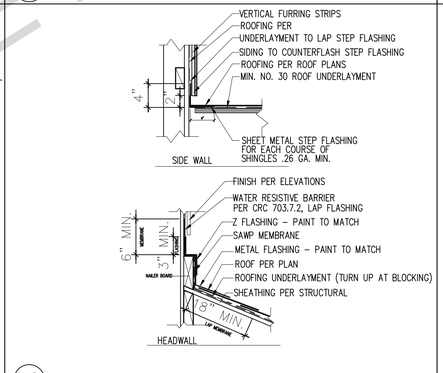
7 DECK GUARDRAIL PANEL ELEVATION — SCALE: 1"=1'-0"



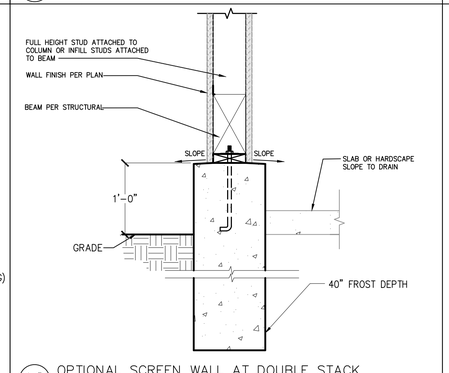
3 GABLE END TRANSITION AT PORCH — SCALE: 1"=1'-0"



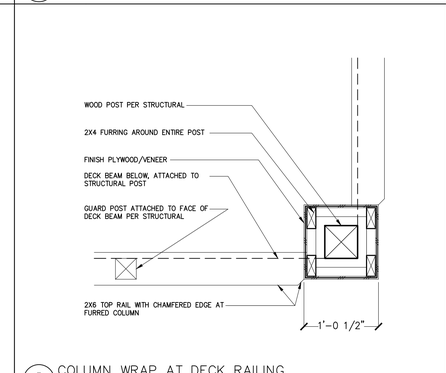
20 HIGH HEEL TO PORCH BEAM SINGLE & DOUBLE STACK — SCALE: 1"=1'-0"



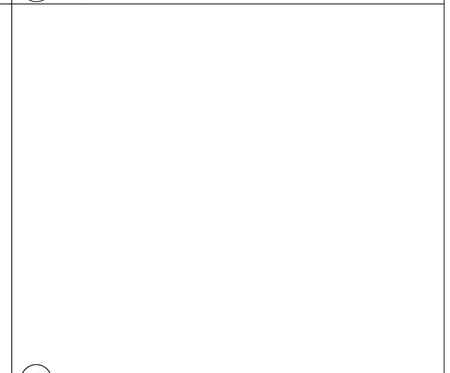
16 — SCALE: 1"=1'-0"



12 OPTIONAL SCREEN WALL AT DOUBLE STACK — SCALE: 1"=1'-0"



8 COLUMN WRAP AT DECK RAILING — SCALE: 1"=1'-0"



6 SIDE MOUNT GUARDRAIL CONNECTION — NOTE: SEE DETAIL 26/A5.3 FOR ELEVATION VIEW — SCALE: 1"=1'-0"

4 — SCALE: 1"=1'-0"

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project
Summit County Stock ADU Plans

revisions

description
Architectural Details

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.2

Project Name: Summit County - Shed

Address: , , CO

OUTDOOR DESIGN CONDITIONS

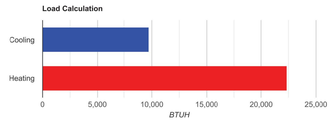
Weather station: Leadville

Summer Outdoor F:	81	Summer Indoor F:	75	Design Grains:	-61	Daily Range:	High
Winter Outdoor F:	-14	Winter Indoor F:	70	Cooling RH:	45	Elevation (Ft):	9,927

LOAD CALCULATION TOTALS

HVAC System: Shed

Heated square footage:	548	Heating BTUH:	22,342
Cooled square footage:	548	Cooling BTUH:	9,688
Heated volume (above grade CF):	4,384	CFM:	488
Cooled volume (above grade CF):	4,384	Sensible cooling:	9,674
Exposed wall area (SF):	824	Latent cooling:	14
		SHR:	0.999



Approved ACCA MJ8 Calculations

Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates on building use, weather data, and inputted values such a R-Values, window types, duct loss, etc. Equipment selections should meet both the latent and sensible gain as well as building heat loss.

COMPONENT LOADS

ABOVE GRADE WALLS

System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr: U Value:	12E-5s w 0.052	Exposure: Area:	N 130	Heating BTUH: Cooling BTUH:	568 52
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr: U Value:	12E-5s w 0.052	Exposure: Area:	E 112	Heating BTUH: Cooling BTUH:	489 45
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr: U Value:	12E-5s w 0.052	Exposure: Area:	E 100	Heating BTUH: Cooling BTUH:	437 40
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr: U Value:	12E-5s w 0.052	Exposure: Area:	S 124	Heating BTUH: Cooling BTUH:	542 50
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr: U Value:	12E-5s w 0.052	Exposure: Area:	W 172	Heating BTUH: Cooling BTUH:	751 69

BELOW GRADE WALLS

There are no components for this section.

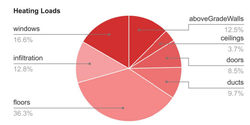
WINDOWS

Default small windows for wall id 5031032 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 6 N	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	161 71
Default medium windows for wall id 5031032 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 24 N	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	645 286
Default small windows for wall id 5031033 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 12 E	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	323 349
Default medium windows for wall id 5031033 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 24 E	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	645 698
Default large windows for wall id 5031033 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 36 E	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	968 1,047
Default small windows for wall id 5030994 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 12 E	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	323 349
Default small windows for wall id 5030992 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 12 S	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	323 330
Default small windows for wall id 5030993 Window, NFRC rated, Clear glass.	Construction nr: Area: Exposure:	1G 12 W	U Value: SHGC:	0.32 0.68	Heating BTUH: Cooling BTUH:	323 405

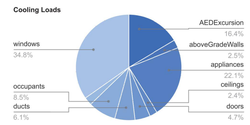
Window cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

HEATING AND COOLING LOADS

HEATING LOADS		
SECTION	AREA	HEAT LOSS
aboveGradeWalls	638	2,787
ceilings	548	829
doors	48	1,895
ducts	0	2,157
floors	548	8,107
infiltration	0	2,859
skylights	0	0
windows	138	3,709
Totals		22,342



COOLING LOADS			
SECTION	AREA	SENSIBLE	LATENT
AEDExcursion	0	1,670	0
aboveGradeWalls	638	255	0
appliances	0	2,244	0
ceilings	548	247	0
doors	48	474	0
ducts	0	684	-62
floors	548	0	0
infiltration	0	107	-574
occupants	0	460	400
plants	0	0	250
skylights	0	0	0
windows	138	3,534	0
Totals		9,674	14



CEILINGS

System generated ceiling. Ceiling under attic or attic knee wall, Tile, Dark, R-56.	Construction nr: U Value:	16D-56 td 0.018	Area:	188	Heating BTUH: Cooling BTUH:	284 85
System generated ceiling. Ceiling under attic or attic knee wall, Tile, Dark, R-56.	Construction nr: U Value:	16D-56 td 0.018	Area:	360	Heating BTUH: Cooling BTUH:	544 162

SKYLIGHTS

There are no components for this section.

Skylight cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

DOORS

Default doors for wall id 5030994 Wood Door, Hollow Core.	Construction nr: U Value:	11 0.47	Area: Exposure:	24 E	Heating BTUH: Cooling BTUH:	948 237
Default doors for wall id 5030992 Wood Door, Hollow Core.	Construction nr: U Value:	11 0.47	Area: Exposure:	24 S	Heating BTUH: Cooling BTUH:	948 237

FLOORS

System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr: Area:	22C-10pl 188	Heating U Value:0 Cooling U Value:0	Heating BTUH: Cooling BTUH: F Value:	3,384 0 0.937
System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr: Area:	22C-10pl 360	Heating U Value:0 Cooling U Value:0	Heating BTUH: Cooling BTUH: F Value:	4,722 0 0.937

VENTILATION

There are no components for this section.

HOT WATER PIPING

There are no components for this section.

DUCTS

System generated ducts (above conditioned space) Attic - Radial	EHLF: ESGF: ELG:	0.107 0.093 -62	Heating BTUH: Sensible BTUH: Latent BTUH:	2,157 684 -62

INFILTRATION

Leakage Category:	Average	NCFM Heating: NCFM Cooling:	45 23	Heating BTUH: Sensible BTUH: Latent BTUH:	2,859 107 -574

BLOWER MOTOR

There are no components for this section.

WINTER HUMIDIFICATION

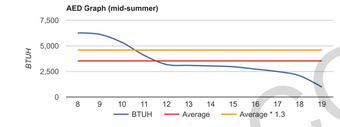
There are no components for this section.

OCCUPANTS

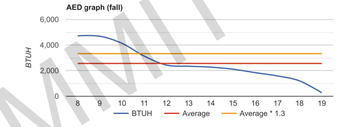
Nr. Occupants:	2	Sensible BTUH:	460	Latent BTUH:	400

FENESTRATION LOADS

Warning (0): This application has glass areas that produced large cooling loads for part of the day. Zoning may be required to overcome solar load spikes for one or more rooms. Consider a zoned system, or provide zone control (individual, motorized, thermostatically controlled dampers) for problem rooms. Single speed equipment may not be suitable for the application.



This graph represents hourly aggregate fenestration loads in mid-summer.



This graph represents hourly aggregate fenestration loads in October.

APPLIANCES

Color television	Quantity:	1	Sensible BTUH: Latent BTUH:	683 0
Computer and monitor	Quantity:	1	Sensible BTUH: Latent BTUH:	538 0
Light Fixture - 100W	Quantity:	3	Sensible BTUH: Latent BTUH:	1,023 0

PLANTS

Plant Size:	medium	Quantity:	5	Latent BTUH:	100
Plant Size:	large	Quantity:	5	Latent BTUH:	150

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NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

description

Manual J
Calculations

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

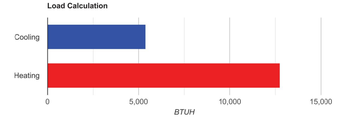
drawn by DESIGN PATH STUDIO

sheet no. MJ.1

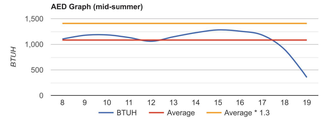
ROOM DETAIL
Room name: Living/Kitchen

Heated square footage:	360	Total Cooling BTUH:	5,393
Cooled square footage:	360	Total Heating BTUH:	12,756
Heated volume (above grade CF):	2,880	CFM:	256
Cooled volume (above grade CF):	2,880		
Exposed wall area (SF):	480		

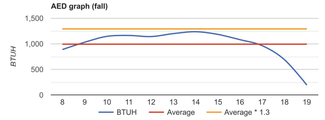
Load Calculation



AED Graph (mid-summer)



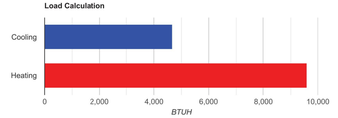
AED graph (fall)



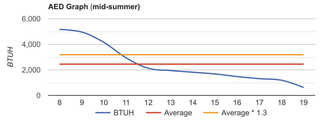
ROOM DETAIL
Room name: Bedroom

Heated square footage:	188	Total Cooling BTUH:	4,663
Cooled square footage:	188	Total Heating BTUH:	9,586
Heated volume (above grade CF):	1,504	CFM:	247
Cooled volume (above grade CF):	1,504		
Exposed wall area (SF):	344		

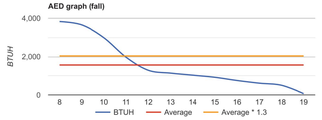
Load Calculation



AED Graph (mid-summer)



AED graph (fall)



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project

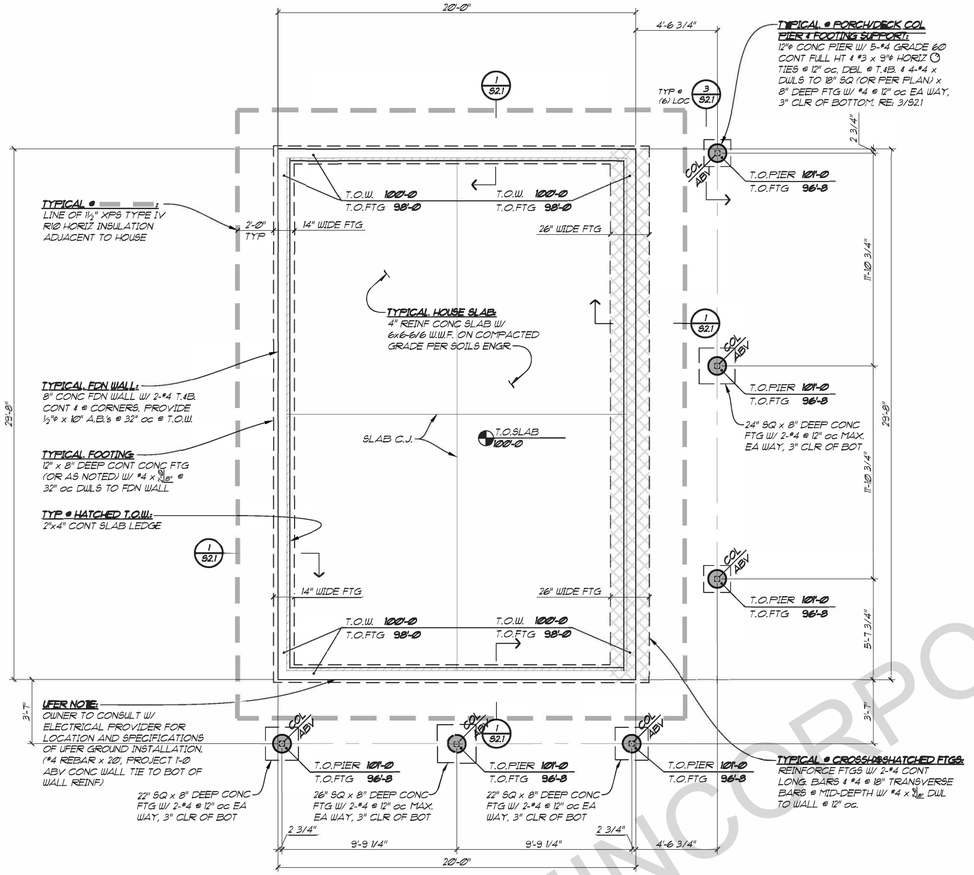
Summit County
Stock ADU Plans

revisions

description

Manual J
Calculations

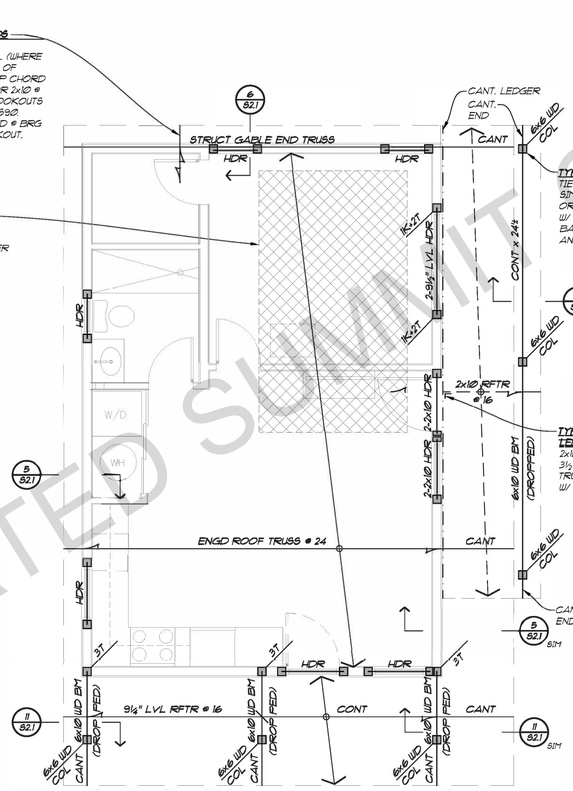
date	MARCH 06, 2024
project no.	SUMMIT COUNTY ADU
drawn by	DESIGN PATH STUDIO
sheet no.	MJ.2



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

- FOOTINGS TO BEAR ON UNDISTURBED MATERIAL, CENTERED UNDER BRG ELEMENTS SET MIN 24" BELOW FINAL EXTERIOR GRADE W/ SHALLOW FOUNDATION INSULATION PROGRAM, INSTALLED CORRECTLY. PER PLAN.
- DESIGN BASED ON MAX 2000 PSF, NON-EXPANSIVE SOIL BEARING CAPACITY. QUALIFIED SOILS ENGINEER TO VERIFY DESIGN PARAMETERS PRIOR TO CONSTRUCTION.
- (H) - PROVIDE STHD14R/ HOLDOWNS @ ENDS OF SHEAR WALLS ABV. CONTRACTOR TO VERIFY LOCATIONS TO HOLDOWNS W/ ARCH PLANS PRIOR TO POUR PER 1/S2.1
- (H2) - HDU8-SDS2.5 W/ STP35ON 5/8"x30 ANCHOR BOLT PER 1/S2.1. FIELD VERIFY CENTERED PLACEMENT OF 5/8"x30 ANCHORS (24" MIN. EMBEDMENT) WITHIN WOOD WALL TO INSTALL TO MIN. 3-2x6 STUDS INSIDE OF DOOR OPENING AS DIMENSIONED ON PLAN.
- SEE SHEET S2.1 FOR TYPICAL FOUNDATION DETAILS & GENERAL STRUCTURAL NOTES.



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

- HEADERS (HDR) TO BE 2-2x8 W/ 1-2x6 KING (K) + 1-2x6 TRIMMER (T) EA END OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT POINT LOADS ABV.
- EXTERIOR WALLS TO BE MIN 2x6 @ 16 W/ ⅞" APA RATED OSB SHEATHING W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- SHEAR WALL SPLICES MAY BE LOCD EITHER @ A BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MIN 1½" FROM TOP W/OR BOT OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO.
- SHEATHE ROOF W/ MIN ⅞" APA RATED 40/20 OSB SHTG W/ Ø.113x2½" NAILS 6" @ PANEL/BOUNDARY EDGES & 12" oc IN FIELDS, W/ H CLIPS BTWN TRUSSES
- ENGD TRUSSES, TRUSS-TO-TRUSS CONNECTIONS, BRIDGING & PERMANENT BRACING DESIGNED & SPECIFIED BY TRUSS MANUF
- TIE DOWN ROOF BEAMS & GIRDER TRUSSES @ BRG W/ HTS20 OR ST22 EA FACE (E.F.). USE 12-Ø.148x1½" NAILS @ EA END FOR HTS20 & 9-Ø.162x2½" NAILS @ EA END FOR ST22
- TIE DOWN ROOF TRUSSES & LOOKOUTS @ BRG W/ MIN H2.5T OR AS NOTED
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO AND GEBAU, INC. ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERS REPORT. THE ENGINEER AND ARCHITECT OF RECORD, GEBAU, INC. AND DESIGN PATH STUDIO, CAN BE CONTACTED FOR ANY MODIFICATIONS TO THE STRUCTURAL FOUNDATION OR BUILDING DESIGN.

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

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GEBAU INC.
CONSULTING STRUCTURAL ENGINEERS
188 CENTENNIAL PARKWAY, STE 150
LOUISVILLE, COLORADO 80027
(303)444-2545, FAX (303)444-3140
mail@gebau.com

STOCK ADU – SHED PLAN

SUMMIT COUNTY PRE-APPROVED ADU PROGRAM

SUMMIT COUNTY, COLORADO

DATE: 2/22/24

JOB #: 23049

DRAWN BY: ARB

CHECKED BY: PJG

REVISED:

NOT FOR CONSTRUCTION

S1.1

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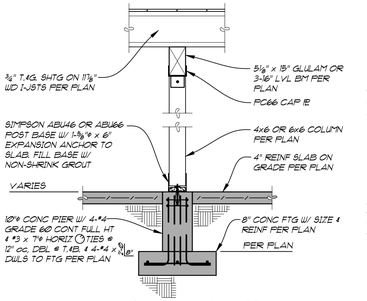
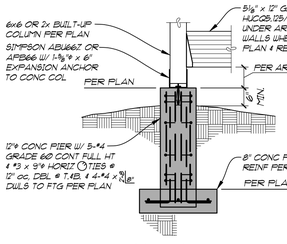


SECTION 4 S2.1
SCALE: 1/2" = 1'-0



SECTION 3 S2.1
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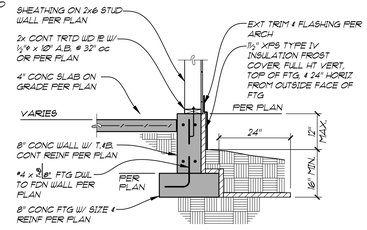

SECTION 2 S2.1
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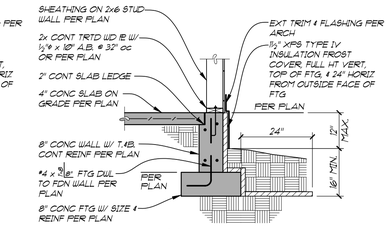


SECTION 1 S2.1
SCALE: 1/2" = 1'-0

WALL PLATE MTRL	DOUGLAS FIR NO. 2
HIGH SNOW LOADS:	F_{c-perp}=625, F_v=180, E=1,600,000
STUDS < 9'-0	DOUGLAS FIR STUD GRADE
	F_b=700, F_{c-perp}= 625, F_v=180, E=1,400,000
STUDS > 9'-0	DOUGLAS FIR NO. 2
	F_b=900, F_{c-perp}=625, F_v=180, E=1,600,000
JOISTS & RAFTERS	DOUGLAS FIR NO.2
	F_b=900, F_{c-perp}=625, F_v=180, E=1,600,000
HEADERS	DOUGLAS FIR NO.2
	F_b=900, F_{c-perp}=625, F_v=180, E=1,600,000
BEAMS < 5x5	DOUGLAS FIR NO.1
	F_b= 1200, E= 1,700,000, F_v=180
BEAMS > 5x5	DOUGLAS FIR NO. 1
	F_b=1350, F_{c-perp}=625, F_v=170, E=1,600,000
COLUMNS (4x4 & GREATER)	DOUGLAS FIR NO.1
	F_b= 1200, E= 1,600,000, F_v=1,000
WOOD I JOISTS	TRUSS JOIST TJI/210 SERIES
	9 1/2" M_{allow}=3,930 ft-lbs, V_{allow}=1,330 lbs, EI=166,000,000 in^2 lbs
	11 7/8" M_{allow}=5,795 ft-lbs, V_{allow}=1,655 lbs, EI=315,000,000 in^2 lbs
	14" M_{allow}=6,490 ft-lbs, V_{allow}=1,945 lbs, EI=461,000,000 in^2 lbs
FLOOR RIM PLANS	TIMBERSTRAND LSL RIMBOARD 1 1/8"x JOIST DEPTH MIN. OR PER
	F_b=1,200, F_{c-perp}=680, F_v=400, E=800,000
LSL STUDS (2x4 & 2x6)	1.3E TIMBERSTRAND LSL
	F_b=1,300, F_{c-perp}=710, F_v=425, E=1,300,000
(2x8)	1.8E TIMBERSTRAND LSL STUDS
	F_b=2,250, F_{c-perp}=860, F_v=565, E=1,500,000
LVL STUDS	2.0E MICRO=LAM LVL
	F_b=2,600, F_{c-perp}=750, F_v=285, E=2,000,000

CONTRACTOR TO CONTACT GEBAU, INC. IF ANY OF SUPPLIED WOOD MEMBERS DIFFER FROM THE MATERIAL SPECIFICATIONS ABOVE, PRIOR TO CONSTRUCTION.

NAILING PER INTERNATIONAL BUILDING CODE TABLE 2304.10.1 EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.

ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. SIMPSON H2.5T FRAMING ANCHORS OR AS NOTED. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.

ALL PLYWOOD ROOF SHEATHING AND SUBFLOORING SHALL BE ENGINEERED GRADES WITH GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS:
- APA 24/16 7/16" THICKNESS, SUPPORTED @ 24" O.C., 40 PSF MAX LIVE LOAD
- APA 32/16 5/16" TO 1/2" THICKNESS, SUPPORTED @ 24" O.C., 30 PSF MAX LIVE LOAD
- APA 40/20 19/32" TO 3/4" THICKNESS, SUPPORTED @ 24" O.C., 130 PSF LIVE LOAD

LOWER CHORD OF GABLE END TRUSSES TO LAP SHEATHING ON TOP PLATES W/ STANDARD NAILING PER PLAN OR ANCHORED TO WALL PLATE WITH A SIMPSON A35 TRUSS ANCHORS AT 7'-0 ON CENTER AND LATERALLY BRACED TO ROOF FRAMING AT 8'-0 ON CENTER MAXIMUM SPACING.

ALL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH 1/2" NOMINAL APA RATED PLYWOOD OR 7/16" OSB SHEATHING OR AS NOTED WITH NAILING REQUIREMENTS PER PLANS.

PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS OR AS NOTED.

ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF, AND FLOOR TO UNDERSIDE OF SCISSOR TRUSSES OR SLOPED RAFTERS.

CONTINUE WALL SHEATHING TO BOTTOM OF TOP CHORD OF TRUSSES, WITH 2x6 BLOCKING BETWEEN TOP CHORD WHEN TRUSS HEEL HEIGHT EXCEEDS 4'. NAIL SHEATHING TO BLOCKING PER STANDARD PLAN NOTES.

WHERE HEADER IS NOT DIRECTLY BELOW TOP OF WALL PLATE, PROVIDE 2x CRIPPLE STUDS ABOVE HEADER AT 16" ON CENTER + ADDITIONAL STUDS AT ALL BEAM AND COLUMN LOCATION ABOVE EQUAL TO NUMBER OF STUDS OR PLIES OF THE BEAM.

CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST AND BEAM ENDS. ALL FLOOR JOIST AND ROOF TRUSS SYSTEM BRACING AND BRIDGING AND CONNECTIONS SPECIFIED BY MANUFACTURER.

ALL FASTENERS (NAILS, BOLTS, & HANGERS) IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT AS SPECIFIED BY LUMBER MANUFACTURER.

ALL UNTREATED WOOD IN CONTACT WITH CONCRETE INCLUDING BEAM POCKETS SHALL BE MOISTURE PROTECTED WITH CONTINUOUS VAPOR BARRIER PRIOR TO INSTALL.

ALL WOOD BEAMS TO BE LATERALLY RESTRAINED AGAINST ROTATION AT BEARING WITH FULL HEIGHT KING STUDS, SOLID WOOD BLOCKING TO ADJACENT JOIST, OR TIED DOWN TO TRIMMER STUDS BELOW W/ SIMPSON ST12 OR HTS20 EA FACE.

METAL CONNECTOR DESIGNATIONS ARE SIMPSON STRONGTIE COMPANY WITH NAILING PER SIMPSON CATALOG. ALL SUBSTITUTIONS TO BE RECOMMENDED BY CONTRACTOR & REVIEWED BY GEBAU PRIOR TO INSTALLATION AT CONTRACTOR'S EXPENSE.

FIELD CUTS ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD ARE TO BE RETREATED IN ACCORDANCE WITH IRC SECTION R317.1 AND AWPA M4

GENERAL

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO EXECUTING CORRESPONDING MODIFICATIONS AND SHALL NOTIFY GEBAU INC. IMMEDIATELY UPON DISCOVERY OF CONDITIONS DIFFERING FROM THOSE SHOWN.

THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

GENERAL STRUCTURAL NOTES

JOB #23049
PROJECT: SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DESIGN CRITERIA

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE
JURISDICTION	SUMMIT COUNTY, COLORADO
RISK CATEGORY:	II
DESIGN LOADS	
FLOOR:	
DEAD LOAD	10 PSF
LIVE LOAD	40 PSF
EXTERIOR DECK:	
DEAD LOAD	10 PSF
LIVE LOAD	60 PSF (COVERED)
LIVE LOAD	100 PSF (UNCOVERED)
ROOF:	
DEAD LOAD	15 PSF
SNOW LOAD	100 PSF
WIND:	
V_{ult}	135 MPH
EXPOSURE CATEGORY	C
SEISMIC:	
DESIGN CATEGORY	D

INSPECTIONS

1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR, BUILDING OFFICIAL, OR 3RD PARTY(NG TESTING AGENCY).
   a. INSPECTOR MUST BE A QUALIFIED ENGINEER OR APPROVED PERSONNEL BY THE BUILDING DEPARTMENT IN THE JURISDICTION OF THE ABOVE PROJECT.
   b. THE INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, BUILDING DEPARTMENT STANDARDS, AND PROVISIONS OF THE IBC SECTION 1705.
   c. CONTINUOUS INSPECTIONS ARE REQUIRED DURING CONSTRUCTION OF THE FOLLOWING ELEMENTS:
      i. OBSERVATION OF FOOTING SIZES & REINFORCEMENT PRIOR TO CONCRETE PLACEMENT.
      ii. OBSERVATION OF FOUNDATION WALL SIZES AND REINFORCEMENT, ANCHOR BOLTS, HOLD DOWNS, MOMENT-RESISTING STEEL EMBED PLATES, WELDS & ATTACHMENT REBAR PRIOR TO CONCRETE PLACEMENT PER IBC 1705.3 AND ACI 318.
      iii. THOROUGH INSPECTION OF THE INSTALLED FRAMING ELEMENTS INCLUDING WOOD SHEAR WALLS, NAILING, & HOLD DOWN CONNECTIONS BEFORE INSTALLATION OF INSULATION AND DRYWALL PER IBC 1705.5.
      iv. SPECIAL 3rd PARTY INSPECTIONS ARE REQUIRED FOR ALL FIELD WELDS PER AISC 360. SHOP WELDING OF A 306 DOUBLE TO PLATES PER AWS 1.1D BY A CERTIFIED FABRICATOR PER IBC 1705.3.1 - CONTINUOUS SPECIAL INSPECTION.
   d. INSPECTOR SHALL REPORT ANY NONCONFORMING ITEMS TO THE IMMEDIATE ATTENTION OF THE ENGINEER, GEBAU, INC., AND THE CONTRACTOR IN THE FORM OF A REPORT.
   e. THE INSPECTOR SHALL FURNISH GEBAU INC. WITH REPORTS OF THE OBSERVATIONS WHICH INCLUDE THE FOLLOWING:
      i. DESCRIPTION OF INSPECTIONS AND/OR TESTS
      ii. LIST ALL NON-CONFORMING ITEMS
      iii. RESOLUTION OF ALL NON-CONFORMING ITEMS
2. CONTRACTOR RESPONSIBILITIES
   a. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE INSPECTOR OF NECESSARY INDIVIDUAL INSPECTIONS FOR THE ABOVE LISTED ITEMS. ADEQUATE NOTICE SHALL BE GIVEN TO THE INSPECTOR FOR SCHEDULING.
   b. CONTRACTOR SHALL SUPPLY 1" THE INSPECTOR WITH THE APPROPRIATE APPROVED STRUCTURAL DOCUMENTS AT THE JOBSITE
   c. CONTRACTOR IS RESPONSIBLE FOR MAKING CORRECTIONS AND ADJUSTMENTS AS SPECIFIED BY THE SPECIAL INSPECTOR, ENGINEER, OR BUILDING DEPARTMENT PRIOR TO COMPLETION.

FOUNDATIONS

FOUNDATION DESIGNED WITHOUT ENGINEERS SOIL INVESTIGATION.

FOUNDATION CRITERIA (BELOW) ASSUMED FOR PURPOSES OF FOUNDATION DESIGN AND SHALL BE CONFIRMED BY A QUALIFIED SOILS ENGINEER AT OWNERS EXPENSE, PRIOR TO CONST. (MAY REQUIRE REVISIONS TO FOUNDATION DESIGN IF SOIL ENGINEER DETERMINES THAT ASSUMED CRITERIA ARE INAPPROPRIATE FOR THIS BUILDING SITE).

STRUCTURE SHALL BE FOUNDED ON A FROST-PROTECTED SHALLOW FOUNDATION.

THICKENED SLAB EDGES SHALL BE PLACED UPON UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL AS RECOMMENDED, TESTED AND APPROVED BY SOILS ENGINEER.

MAXIMUM DESIGN SOIL PRESSURE: 2000 PSF NON-EXPANSIVE

MINIMUM FROST DEPTH (W/O USE OF FOUNDATION INSULATION): 48 INCHES

FOUNDATION AND SUBGRADE RIGID INSULATION SHALL BE XPS TYPE IV.

PROVIDE FOUNDATION PERIMETER DRAIN AND WATERPROOFING PER SOILS ENGINEER.

SLOPE PERIMETER GRADING AWAY FROM BUILDING, PER SOILS ENGINEER.

CONCRETE AND REINFORCEMENT

CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI318 & ACI-301 MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

ALL CONCRETE: 3000 PSI

CEMENT TYPE: II IN CONCRETE EXPOSED TO SOIL, ALL OTHER TYPE I or I/II.

DEFORMED REINFORCEMENT: ASTM A615 GRADE 60.

WELDABLE DEFORMED REINFORCEMENT: ASTM A706-GR60

WELDED WIRE FABRIC: ASTM 185

REINFORCEMENT FABRICATED AND PLACED PER ACI MAN. OF STAND. PRACTICE (ACI-315).

SEE PLANS FOR OTHER REQUIREMENTS.

CONCRETE MUST BE PLACED CONTINUOUSLY WITHOUT HORIZONTAL COLD JOINT. IF COLD JOINT IS DESIRED, APPROPRIATE VERTICAL REINFORCEMENT MUST BE PROVIDED.

COLD WEATHER PLACEMENT SHALL CONFORM TO PRACTICE SET FORTH IN ACI MANUAL OF CONCRETE PRACTICE.

ADHESIVES: SIMPSON ACRYLIC TIE (A.T.), SIMPSON AT-XP, SIMPSON SET-XP, OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL DETERMINE APPROPRIATE PRODUCT FOR CURING CONDITIONS (TEMPERATURE, MOISTURE).

STRUCTURAL STEEL

STRUCTURAL STEEL: W-SHAPES ASTM A992 F_y = 50 KSI, ALL OTHER A36 F_y = 36 KSI

STANDARD PIPE COLUMNS: ASTM A53 GRADE B.

HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A500 GRADE B F_y = 46 KSI

ALL ANGLES SHALL CONFORM TO ASTM A36.

3" SCHEDULE 40 STD. PIPE COLUMNS WITH ADJUSTABLE SCREW CAP PLATE MUST BE CERTIFIED BY SUPPLIER TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 28,000 LBS, OR AS NOTED ON PLANS.

BOLTS: ASTM A307 FOR STEEL TO WOOD, ASTM A325 FOR STEEL TO STEEL

ELECTRODE FILLER WELD MATERIAL: E70XX MIN. (STICK WELDING) OR MINIMUM 70KSI

ALL WELDERS SHALL HAVE EVIDENCE OF HAVING PASSED THE AWS STANDARD QUALIFICATION TEST.

ALL EXPANSION ANCHORS TO BE KWIK BOLT 3, AS MANUFACTURED BY HILTI, OR STRONGBOLT 2 AS MANUFACTURED BY SIMPSON OR EQUIVALENT TO BE REVIEWED AND APPROVED BY GEBAU PRIOR TO INSTALLATION.

MASTIC COAT ALL STEEL BELOW GRADE.

ALL STRUCTURAL STEEL BEAMS SHALL BEAR MINIMUM OF 3 1/2" IN BEAM POCKETS WITH STEEL SHIMS & NON-SHRINK GROUT AS REQUIRED OR AS NOTED. ALL BEAMS TO BE LATERALLY BRACED AT BEARING.

ALL STRUCTURAL STEEL FABRICATED AND ERECTED PER AISC STEEL CONSTRUCTION MANUAL

WOOD FRAMING

WOOD DESIGN VALUES IN PSI OR AS NOTED.

GLU LAMS-INTERIOR USE: DOUGLAS FIR
- 24F-V4 DF/DF ARCHITECTURAL GRADE, 0" CAMBER.
  F_{b-pos}=2,400, F_{c-perp}=650, F_v=265, E= 1,900,000
- 24F-V8 DF/DF "ALL SPAN" CONDITIONS, 0" CAMBER.
  F_{b-pos}=2,400, F_{c-perp}=650, F_v=265, E= 1,900,000

GLU LAMS-EXTERIOR USE: ALASKA YELLOW CEDAR
- 20F-V2 AYC ARCHITECTURAL GRADE, 0" CAMBER.
  F_{b-pos}=2,000, F_{c-perp}=480, F_v=150, E=1,500,000
- 24F-V3 AYC "ALL SPAN" CONDITIONS, 0" CAMBER.
  F_{b-pos}=2,000, F_{c-perp}=480, F_v=265, E= 1,500,000

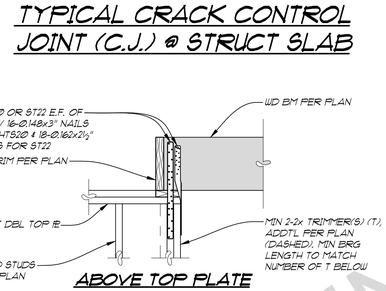
TRTD VENEER LUMBER: PUT TREATED LVL BY PACIFIC WOOD TECH (1 3/4" LAMINATIONS)
F_b=2,600, F_{c-perp}=850, F_v=285, E=2,000,000

TRTD DECK JOIST: SOUTHERN YELLOW PINE NO.1
- 2x8 F_b=1,250, F_{c-perp}=565, F_v=175, E=1,600,000
- 2x10 F_b=1,200, F_{c-perp}=565, F_v=175, E=1,600,000
- 2x12 F_b=1,000, F_{c-perp}=565, F_v=175, E=1,600,000

LAMINATED VENEER LUMBER: (LVL) (1 3/4" LAMINATIONS)
F_b=2,600, F_{c-perp}=750, F_v=285, E= 1,900,000

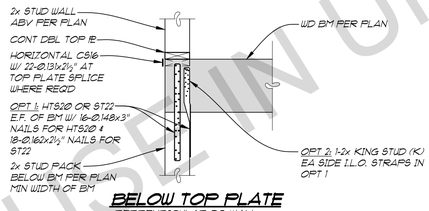
FRAMING LUMBER: MAXIMUM MOISTURE CONTENT 19%

FOUNDATION SILL PLATE: DOUGLAS FIR NO. 2-TRTD, F_{c-perp}=625, F_v=180, E=1,600,000

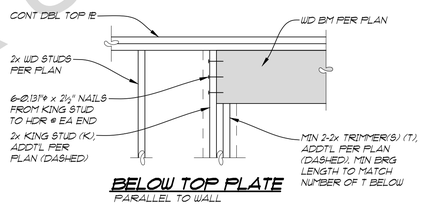


TYPICAL CRACK CONTROL JOINT (C.J.) @ STRUCT SLAB

ABOVE TOP PLATE

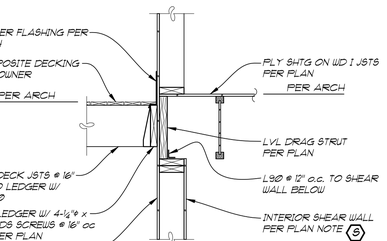


BELOW TOP PLATE
PERPENDICULAR TO WALL
SIM @ WALL CORNER

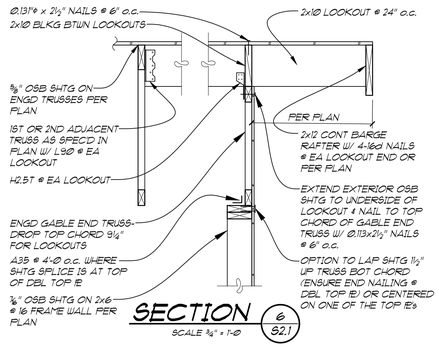


BELOW TOP PLATE
PARALLEL TO WALL

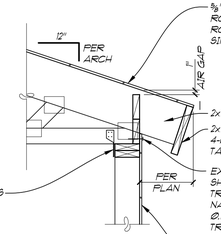
TYPICAL BEAM AT WALL CONN
WOOD BEAM
SCALE 3/4" = 1'-0



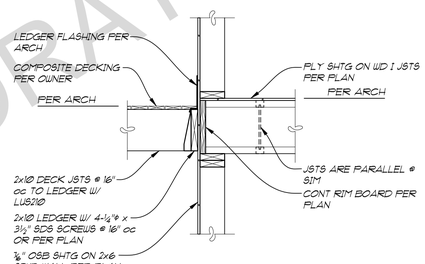
SECTION 7 S2.1
SCALE 3/4" = 1'-0



SECTION 6 S2.1
SCALE 3/4" = 1'-0



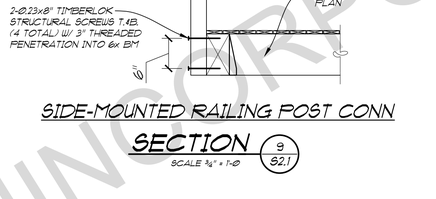
SECTION 5 S2.1
SCALE 3/4" = 1'-0



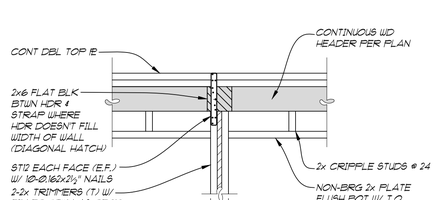
SECTION 8 S2.1
SCALE 3/4" = 1'-0

SIDE-MOUNTED RAILING POST CONN

SECTION 9 S2.1
SCALE 3/4" = 1'-0

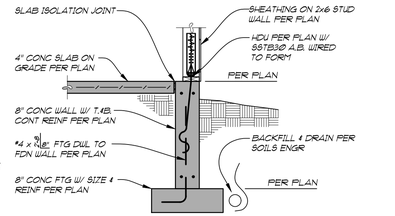


TYPICAL HEADER
SCALE 3/4" = 1'-0

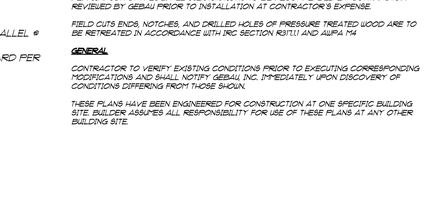


TYPICAL CONTINUOUS HEADER
SCALE 3/4" = 1'-0

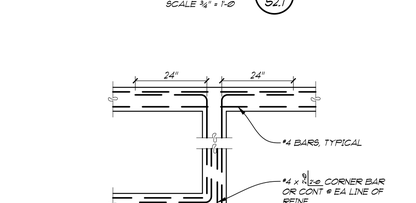
TYPICAL STHD HOLDOWN INSTALLATION DETAIL 12 S2.1
SCALE: 1/2" = 1'-0



TYPICAL SSTB8 ANCHOR BOLT INSTALLATION DETAIL 13 S2.1
SCALE: 1/2" = 1'-0



SECTION 10 S2.1
SCALE 3/4" = 1'-0



TYPICAL CORNER REINFORCING

FOR USE IN UNINCORPORATED SUMMIT COUNTY

GEBAU INC.
CONSULTING STRUCTURAL ENGINEERS
168 CENTENNIAL PARKWAY, STE 180
PO BOX 1777 SILVERTHORNE, CO 80498
(303)444-3540 FAX (303)444-3540
mail@gebau.com

STOCK ADU – SHED PLAN
SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

NOT FOR CONSTRUCTION

S2.1

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Accessory Dwelling Unit
Coop - 934 s.f.
Summit County, CO

SHEET INDEX

T1.1	TITLE SHEET
T1.2	EXTERIOR STYLE OPTIONS
AS.1	SITE INFORMATION
AS.2	SITE PLAN (PROVIDED BY OWNER)
G0.2	GENERAL NOTES
G0.3	GENERAL NOTES
G0.4	GENERAL NOTES
A0.1	DOOR AND WINDOW SCHEDULES
A1.1	FLOOR PLAN/ ROOF PLAN
A2.1	MECHANICAL/PLUMBING/ELECTRICAL PLANS
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A5.1	ARCHITECTURAL WALL FINISH DETAILS
A5.2	ARCHITECTURAL DETAILS
M.J.1	MANUAL J CALCULATIONS
M.J.2	MANUAL J CALCULATIONS
S1.1	FOUNDATION AND FRAMING PLAN
S2.1	STRUCTURAL DETAILS

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE (WHICH COVERS BUILDING, PLUMBING, MECHANICAL, AND FUEL GAS PIPING), 2023 NATIONAL ELECTRICAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND SUMMIT COUNTY MUNICIPAL CODES.

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA:

ROOF SNOW LOAD: THE SNOW LOAD TO BE USED IN THE DESIGN OF ROOFS SHALL BE AS INDICATED IN THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION IN SNOW LOAD FOR DURATION. GROUND SNOW LOAD IS NOT TO BE UTILIZED.

WIND SPEED MPH: 115
SEISMIC DESIGN CAT: B
WEATHERING: SEVERE
FROST LINE DEPTH: 40" (SHALLOW FROST PROTECTION 18")
TERMITE: SLIGHT
WINTER DESIGN TEMP: -13° F
ICE BARRIER UNDERLAYMENT REQ'D:YES
FLOOD HAZARDS: G
AIR FREEZING INDEX: 2500
MEAN ANNUAL TEMP.: 35.4° F

SITE ADDRESS:
ADDRESS:_____
SUBDIVISION:_____
SUBDIVISION SNOW LOAD:_____PSF

GOVERNING AGENCY: SUMMITY COUNTY, CO
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT SUMMIT COUNTY FOR THE INFORMATION BELOW
planning@summitcountyco.gov PHONE:(970)668-4200

ZONING :
OVERLAY :
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE:
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :

ADU SETBACKS FROM PROPERTY LINE

ALLOWED :		PROPOSED :	
	FRONT–		FRONT–
	REAR–		REAR–
	SIDE–		SIDE–
	STREET SIDE–		STREET SIDE–

ADU SETBACKS FROM MAIN RESIDENCE

ALLOWED : PROPOSED :

OFF STREET PARKING :

REQUIRED: PROVIDED:

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS

PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE
EMAIL

BUILDING DEPARTMENT:

SUMMIT COUNTY BUILDING DEPARTMENT
37 PEAK ONE DR.
FRISCO, CO 80443
P. (970)668-4200

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 2 BEDROOM, DETACHED 934 S.F. ACCESSORY DWELLING UNIT

PORCH: 85 S.F.

VICINITY MAP

LEGAL DESCRIPTION

APN

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO AND GEBAU, INC. ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT. THE ENGINEER AND ARCHITECT OF RECORD, GEBAU, INC. AND DESIGN PATH STUDIO, CAN BE CONTACTED FOR ANY MODIFICATIONS TO THE STRUCTURAL FOUNDATION OR BUILDING DESIGN.

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE:_____ DATE:_____

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

X COMPLETED

- [ ] TITLE SHEET (T1.1) INFORMATION FILLED OUT
- [ ] SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- [ ] HEIGHT CALCULATION (SEE SHEET AS.1 FOR INFORMATION)
- [ ] ROOF TRUSS CALCULATIONS - HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND TRUSS CALCULATIONS ARE TO BE STAMPED BY A COLORADO ENGINEER AND ARE TO BE ON SITE AT THE FRAMING INSPECTION (NO SUBMITTAL). ROOF TRUSSES SHALL BE DESIGNED TO MEET THE ROOF SNOW LOAD OF YOUR SUBDIVISION PER THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION FOR DURATION. GROUND SNOW LOAD IS TO NOT BE UTILIZED, AND THERE ARE NO GROUND SNOW LOAD REDUCTIONS PER THE AMENDED CODE. ALL TRUSS DESIGNS SHALL BE STAMPED BY A LICENSED COLORADO ENGINEER.
- [ ] GRADING AND EROSION PERMIT (SEE SHEET AS.1 FOR MORE INFORMATION)
- [ ] HOLD HARMLESS AGREEMENT

class a roof material:

X SELECTION

- [ ] STANDING SEAM METAL ROOFING MATERIAL CLASS A RATED ASSEMBLY IS 24 GAUGE METAL SALES MAGNA LOC METAL ROOFING ASTM E1592, ICC ES REPORT ESR-2385 MINIMUM 1/4:12 ROOF SLOPE.
  COLOR OF METAL ROOF_____
- [ ] ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537
  MINIMUM 2:12 ROOF SLOPE.
  COLOR OF ARCHITECTURAL GRADE SHINGLES_____
- [ ] OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

exterior wall material:

X SELECTION(S)

- [ ] METAL SIDING / COLOR_____
- [ ] STONE VENEER / COLOR_____
- [ ] FIBER CEMENT - SIDING / COLOR_____
- [ ] WOOD SIDING / COLOR_____
- [ ] OTHER _____

window and trim color:

X SELECTION

- [ ] WHITE
- [ ] TAN
- [ ] DARK BRONZE
- [ ] OTHER WINDOW COLOR_____

sewer waste water information:

X SELECTION

- [ ] ADU TO HAVE NEW CONNECTION TO COUNTY SEWER MAIN
- [ ] ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
  DRAIN PIPES SHALL BE SIZED ACCORDING TO DRAINAGE FIXTURE UNIT LOAD PER IRC SECTION P3005.5 AND TABLE P3005.4.2
- [ ] SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION_____

electrical service information:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

gas service information:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

summit sustainable building code checklist:

THE FOLLOWING SPECIFICATIONS ARE BASED OFF THE 2021 IECC PRESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3 WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS.

- HEAT PUMP MINIMUM EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 SEE MECHANICAL PLAN SHEET A2.1
- HIGH-EFFICACY LED LIGHTS, MINIMUM 100%. SEE ELECTRICAL LEGEND SHEET A2.1
- ENERGY EFFICIENT WATER HEATER: SEE MECHANICAL PLAN & KEYNOTE MP4 ON A2.1
  - [ ] 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 PER ARTICLE 625 OF THE 2020 NEC. SEE ELECTRICAL PLAN SHEET A2.1 ON PLANS WITH GARAGES ONLY
- 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. SEE ELECTRICAL PLAN AND KEYNOTE E14 ON SHEET A2.1
- WATERSENSE FIXTURES THROUGHOUT. SEE MECHANICAL PLAN AND KEYNOTE MP2 ON SHEET A2.1
- HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED. SEE MECHANICAL ELECTRICAL PLAN AND KEYNOTES MP15 E13 ON SHEET A2.1
- MAXIMUM 30% OF EXTERIOR WALLS TO BE FENESTRATION. SEE ELEVATION SHEET A3.1
- PROGRAMMABLE THERMOSTATS. SEE MECHANICAL PLAN AND KEYNOTE MP1 ON SHEET A2.1

thermal envelope requirements:

	REQUIRED
ROOF/CEILING:	☐ R60 OR ☐ R49 UNCOMPRESSED OVER THE TOP PLATE SEE BUILDING SECTION KEYNOTES SEC1 ON SHEETS A4.1 & A4.2
ABOVE GRADE WALLS:	☐ R30 CAVITY OR ☐ R20 CAVITY, R5 CONTINUOUS INSULATION OR ☐ R13 CAVITY, R10 CONTINUOUS INSULATION OR ☐ R20 CONTINUOUS INSULATION. SEE BUILDING SECTION KEYNOTE SEC4 ON SHEET A4.1 & A4.2
SLABS, INCLUDING SLAB EDGE:	• R10 SHALLOW FROST PROTECTED FOUNDATION SEE DETAIL 14 ON SHEET A5.1
FENESTRATION:	• MAX U VALUE 0.32 SEE WINDOW SCHEDULE ON SHEET A0.1
BLOWER DOOR:	• ARC 2.7 AT A PRESSURE OF .02 INCHES W.G. (50 PASCAL) AIR LEAKAGE TEST SEE FLOOR PLAN AND KEYNOTE FP19 ON SHEET A1.1

site grading permit

X ALWAYS REQUIRED, CONTACT SUMMIT COUNTY ENGINEERING DEPARTMENT AND SEE SHEET AS.1 FOR FURTHER INFORMATION

soils report

X REQUIRED

- [ ] YES
- [ ] NO

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NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions
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description
Title Sheet Coop

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. T1.1

2 Bedroom - Coop view 2

2 Bedroom - Coop view 1

2 Bedroom - Coop view 4

2 Bedroom - Coop view 3

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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

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description

Exterior
Rendering

date	MARCH 06, 2024
project no.	SUMMIT COUNTY ADU
drawn by	DESIGN PATH STUDIO
sheet no.	T1.2

SITE PLAN REQUIREMENT CHECKLIST

☐ CLEARLY SHOW THE NORTH ARROW AND SCALE. SITE PLAN IS TO BE ENGINEERING SCALE (1:10 OR 1:20)

☐ INCLUDE A STATISTICAL INVENTORY SHOWING WHAT IS PERMITTED AND WHAT IS PROPOSED OF THE SITE COVERAGE (IMPERVIOUS AND BUILDING), OPEN SPACE, SNOW STORAGE, ETC.

☐ LEGAL DESCRIPTION (I.E. SUBDIVISION NAME, LOT, BLOCK, FILING) AND PHYSICAL STREET ADDRESS). TO FIND THE LEGAL DESCRIPTION, ADDRESS, ZONING, OR OTHER PERTINENT INFORMATION ABOUT A PROPERTY, PLEASE UTILIZE THE COUNTY'S REAL PROPERTY AND MAPS ONLINE SERVICE WHICH CAN BE ACCESSED AT: HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/INDEX.ASPX?NID=354.

☐ ZONING DEVELOPMENT STANDARDS – (FIGURE 3-5 OF THE CODE): SHOW LOT SQUARE FOOTAGE AND ACREAGE AS ZONING REQUIRES A MINIMUM.

☐ PLAT COMPLIANCE – SHOW PROPERTY LINES, LOT DIMENSIONS, EASEMENTS, AND COMPLIANCE WITH ALL PLAT NOTES. TO OBTAIN A COPY OF THE PLAT, CONTACT THE CLERK AND RECORDER'S AT (970) 453-3470 OR THE PLANNING DEPARTMENT AT (970) 668-4200.

☐ SETBACKS – REVIEW SECTION 3505.13 FOR SETBACK REQUIREMENTS. ALSO NOTE THAT THERE ARE ROAD SETBACK REQUIREMENTS WHICH TRUMP PROPERTY LINE SETBACK REQUIREMENTS IF THE ROAD SETBACK IS MORE RESTRICTIVE. TO ACCESS SETBACK REQUIREMENTS FOR EACH ZONING DISTRICT OTHER THAN PUD'S SEE FIGURE 3-6. FOR SETBACKS IN PUDS, PLEASE REVIEW THE PUD. CONTACT THE PLANNING DEPARTMENT WITH ANY QUESTIONS ABOUT SETBACKS.

☐ CLEARLY SHOW SETBACKS FROM ALL PROPERTY LINES. IF THERE IS A BUILDING ENVELOPE AND/OR DISTURBANCE ENVELOPE, THEN SHOW AND ENSURE THAT THE STRUCTURE IS WITHIN THOSE DESIGNATED AREAS.

☐ ALL PROPOSED IMPROVEMENTS MUST BE SHOWN ON THE SITE PLAN.

☐ THE FOUNDATION AND THE ROOF LINE MUST BE SHOWN ON THE SITE PLAN AND CLEARLY DIFFERENTIATED.

☐ ANY PERMANENT CONSTRUCTION OVER 18" ABOVE GROUND IS NOT ALLOWED IN THE SETBACKS, INCLUDING BUT NOT LIMITED TO DECKS, STAIRS, CANTILEVERED CONSTRUCTION, EAVES, AND ARCHITECTURAL ACCENTS. FOR EXCEPTIONS TO SETBACK REQUIREMENTS FOR STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, HOT TUBS, RAILINGS, AND SOLAR SYSTEMS, SEE SECTION 3505.13.G.

☐ EXTERIOR LIGHTING (REFER TO SECTION 3505.07) ALL PROPOSED EXTERIOR LIGHTING SHALL BE FULLY-SHIELDED AND DOWNCAST. LIGHTING MAY ONLY BE OVER 15' ABOVE GRADE IF LOCATED AT A BUILDING ENTRY/EXIT DOOR, UNLESS OTHERWISE STATED IN YOUR PUD.

☐ EXISTING LIGHTING ILLUMINATING NEW CONSTRUCTION SHALL BE BROUGHT INTO COMPLIANCE. CUT SHEETS OF PROPOSED LIGHTING IS REQUIRED AT THE TIME OF SUBMITTAL, IF THE FIXTURES HAVE NOT BEEN CHOSEN AT THAT TIME, A LIGHTING CUT SHEET DOCUMENT MAY BE SIGNED AND SUBMITTED TO MEET THIS REQUIREMENT.

☐UTILITIES: SHOW EXISTING AND PROPOSED LOCATION OF ALL UTILITIES AND CONNECTIONS INCLUDING EXISTING UTILITY BOXES/POLES FOR ELECTRIC, GAS, CABLE, TELEPHONE, SEWER AND WATER. SHOW AND LABEL UTILITY EASEMENTS.

☐ ON-SITE WASTEWATER TREATMENT SYSTEMS: SHOW LEACH FIELD GRADES BASED ON APPROVED DESIGN.

☐ WELLS: SHOW THE LOCATION OF ANY EXISTING OR PROPOSED WELLS.

☐ GRADING AND DRAINAGE SHOW EXISTING AND PROPOSED TOPOGRAPHY AT 1- OR 2-FOOT CONTOUR INTERVALS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ MAXIMUM 2:1 SIDE SLOPE ALLOWED ON ALL FINISHED CONTOURS OR RETAIN.

☐ RETAINING WALL MAXIMUM = 4 FEET WITHOUT AN ENGINEERED DESIGN (SUBMIT CROSS-SECTION DIAGRAM)

☐ RETAINING WALLS AND WALL SYSTEMS > 4 FT. IN HEIGHT REQUIRE DESIGN BY COLORADO LICENSED PROFESSIONAL ENGINEER (CO P.E.)

☐ ENGINEERED SYSTEMS ARE LIMITED TO 8 FOOT MAXIMUM HEIGHT PER TIER, AND MUST BE STEPPED BACK A MINIMUM OF 4 FEET BEFORE THE NEXT WALL TIER. SEE §3505.17.D OF THE CODE FOR MORE DETAILS.

☐ SHOW FOUNDATION DRAIN LOCATIONS AND DAYLIGHTS.

☐ SHOW ALL CULVERTS AND INDICATE DIRECTION OF DRAINAGE FLOW INCLUDING DRAINAGE DETAILS.

☐ HEIGHT CALCULATION - REFER TO SECTION 3505.06. HEIGHT IS TO BE MEASURED VERTICALLY FROM ANY POINT ON A PROPOSED OR EXISTING ROOF TO THE NATURAL OR FINISHED GRADE (WHICHEVER IS THE MORE RESTRICTIVE) DIRECTLY BELOW SAID POINT OF THE ROOF. REFER TO THE HEIGHT INFO SHEET. HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/DOCUMENTVIEW.ASPX?DID=1500).

☐ SHOW ELEVATION REFERENCE POINTS FOR GARAGE SLAB AND RIDGE HEIGHT IN USGS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ BUILDING HEIGHT MAXIMUM: SEE FIGURE 3-5 FOR THE MAXIMUM HEIGHT ALLOWED IN EACH ZONING DISTRICT OR REFER TO YOUR PUD. PLEASE ALSO CHECK THE PLAT AS SOME SUBDIVISIONS HAVE MORE RESTRICTIVE HEIGHT MAXIMUMS THAT ARE NOTED ON THE PLAT. SOME SUBDIVISIONS USE THE UBC STANDARDS FOR HEIGHT MAXIMUM (MOST OF THESE SUBDIVISIONS ARE LOCATED IN KEYSTONE).

☐ CHIMNEYS MAY EXCEED RIDGE HEIGHT BY 10% OF MAXIMUM HEIGHT OF STRUCTURE.

☐LANDSCAPING, IF PROPOSED, IS TO INCLUDE WALKWAYS, HARDSCAPE AND LANDSCAPE FEATURES.

☐ PRESERVE EXISTING VEGETATION USING ORANGE CONSTRUCTION FENCING – SHOW LOCATION.

☐ SHOW EXISTING TREE STANDS AND OTHER SIGNIFICANT VEGETATION, (E.G. WILLOWS).

☐ SEE SECTION 3602.A.4 OF THE CODE FOR APPLICABILITY OF LANDSCAPING REQUIREMENTS.

☐ SEE SECTION 3604 OF THE CODE FOR MANDATORY LANDSCAPE DESIGN STANDARDS.

☐ SEE SECTION 3605 OF THE CODE FOR PLAN REQUIREMENTS FOR LANDSCAPING.

☐. PARKING AREAS: MINIMUM TWO SPACES AT 9'X19' EACH ARE REQUIRED FOR SINGLE-FAMILY RESIDENCES. THE GARAGE COUNTS TOWARD TOTAL.

☐ ACCESSORY DWELLING UNITS REQUIRE 2 SPACES PER UNIT UNLESS THE APARTMENT IS DESIGNED TO ACCOMMODATE 3 PEOPLE, THEN A MAXIMUM OF 3 PARKING SPACES SHALL BE ALLOWED. PLEASE REVIEW SECTION 3809.03.J FOR A FULL DESCRIPTION OF PARKING REQUIREMENTS RELATED TO ACCESSORY APARTMENTS.

☐ PARKING AREA MAXIMUM SLOPE = 4% (MINIMUM 0.5% SLOPE).

☐ CONTACT ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL PARKING AREA REQUIREMENTS.

☐ DRIVEWAY: MAXIMUM 8% GRADE FOR THE FIRST 25' FROM THE ROADWAY, AND 10% AT ANY POINT THEREAFTER, MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY

☐ DRIVEWAY WIDTHS, SERVING ONE SINGLE-FAMILY RESIDENCE (SEE TABLE 5-6): DRIVEWAY LESS THAN 200 FEET IN LENGTH = 12 FEET WIDE MINIMUM. DRIVEWAY GREATER THAN 200 FEET IN LENGTH = 14 FEET WIDE MINIMUM

☐ PROVISION FOR EMERGENCY VEHICLE TURN AROUND ON DRIVEWAYS LONGER THAN 400 FEET

☐ DRIVEWAY OPENING WIDTH = 18-24 FEET AT FLARES AND PERPENDICULAR TO ROAD THROUGH THE RIGHT-OF-WAY

☐ OPENING NOT HIGHER THAN SHOULDER UNTIL BEYOND THE ROAD-SIDE DITCH

☐ UPHILL LOTS REQUIRE A CULVERT, SWALE OR DRAINAGE PAN BEFORE THE CONNECTION TO THE ROADWAY

☐ DRIVEWAY SURFACE: 4" COMPACTED ROAD BASE OR 2" ASPHALT OR CONCRETE

☐ VEHICLE TRACKING CONTROL = MIN. 50' OF 2"-3" AGGREGATE MIN 6" THICK BEFORE EXCAVATION

☐ ONLY ONE DRIVEWAY ACCESS IS ALLOWED ONTO COUNTY ROAD SYSTEM, UNLESS 250 FEET SEPARATION IS PROVIDED BETWEEN DRIVEWAYS (LOOPED DRIVEWAYS ARE PROHIBITED)

☐ MIN. SEPARATION FROM ADJACENT DRIVEWAY = 30 FT.; BETWEEN CULVERTS = 10 FT.

☐ MINIMUM 50 FT. SEPARATION FROM NEAREST INTERSECTION

☐ MINIMUM SIGHT DISTANCE (200 FEET FOR LOCAL ACCESS ROAD OR 400 FEET FOR COLLECTOR ROAD)

☐ SNOW STORAGE AREA = 25% OF AND ADJACENT TO DRIVEWAY AND PARKING AREAS (SEE SECTION 3505.19 FOR ADDITIONAL SNOW STORAGE REQUIREMENTS AND FOR DETAILS RELATING TO UPHILL SNOW STORAGE AREAS)

☐ SHOW CALCULATIONS OF TOTAL DRIVEWAY AND PARKING SURFACE AREAS INCLUDING THOSE AREAS LOCATED IN THE RIGHT OF-WAY.

☐ SHOW CALCULATIONS AND LOCATION OF PROPOSED SNOW STORAGE ADJACENT TO THE DRIVEWAY AND PARKING AREA SURFACES.

☐ SNOW STORAGE AREA IS NOT ALLOWED IN THE RIGHT-OF-WAY.

☐ PROOF OF ACCESS: IF THE DRIVEWAY CROSSES NEIGHBORING PROPERTIES THEN LEGAL, RECORDED ARE EASEMENTS REQUIRED TO BE SUBMITTED.

☐ IF ACCESS IS WITHIN AN EASEMENT OR SHOWN ON A PLAT, IDENTIFY AND VERIFY PROPOSED ACCESS IS WITHIN THE RECORDED EASEMENT.

☐ IF AN UN-PLATTED COMMON DRIVEWAY IS PROPOSED, SUBMIT AN EASEMENT SIGNED BY ALL AFFECTED PROPERTY OWNERS.

☐ CONTACT THE ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL REQUIREMENTS AND ROAD CLASSIFICATIONS

☐ STEEP SLOPES (SEE SECTIONS 7102 AND 7102.01) SHOW CALCULATIONS OF SLOPES ≥ 30% ON THE ENTIRE PROPERTY AND ALL THE PROPOSED DISTURBANCE (INCL. LEACH FIELD).

☐ AREAS WITH SLOPES ≥ 30% INTENDED TO BE USED FOR ROADS, DRIVEWAYS OR STRUCTURES SHALL BE APPROVED FOR SUCH USE BY A GEOLOGIST OR ENGINEER IN A SOILS REPORT. ALL ROADS, DRIVEWAYS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED ENGINEER CONSISTENT WITH THE SOILS REPORT.

☐ AN EROSION CONTROL PLAN, URBAN RUN-OFF CONTROL PLAN AND UTILITY PLAN MAY BE REQUIRED AND ALL SUCH PLANS MUST BE DESIGNED BY A CO P.E., AND FINANCIAL GUARANTEE MAY BE REQUIRED PRIOR TO ISSUING A GE PERMIT.

☐ A REVEGETATION PLAN MAY BE REQUIRED AND MUST BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT.

☐STREAMS AND DRAINAGE DITCHES: SHOW ANY STREAMS OR INTERMITTENT STREAMS AND DRAINAGE DITCHES.

☐ SOIL DISTURBANCE IS PROHIBITED WITHIN 25-FEET OF A LAKE, STREAM, OR INTERMITTENT STREAM. SEE §7103 OF THE CODE FOR DETAILS.

☐ FOR MORE GRADING, EXCAVATING AND WATER QUALITY CONTROL REGULATIONS, CONTACT THE ENGINEERING DEPARTMENT AT (970) 668-4200, SEE CHAPTERS 6 & 7 OF THE CODE, OR SEE SECTION 5 AND APPENDIX F OF THE GRADING AND EXCAVATION MANUAL.
☐ WETLANDS (SEE THE COUNTY'S WETLAND REGULATIONS IN CHAPTER 7) ANY WETLANDS ON A PROPERTY MUST BE DELINEATED BY A WETLANDS CONSULTANT. THE WETLAND DELINEATION SHALL BE SURVEYED AND SHOWN ON THE PLANS. ANY ACCOMPANYING WETLAND REPORTS SHALL ALSO BE SUBMITTED.

☐ ANY DISTURBANCE TO WETLANDS OR THE WETLAND SETBACK WHICH IS NOT EXEMPT FROM THE COUNTY'S WETLAND REQUIREMENTS MUST MEET ALL APPLICABLE PROVISIONS SET FORTH IN CHAPTER 7 OF THE CODE INCLUDING BUT NOT LIMITED
TO: A.) A STATEMENT ON COMPLIANCE WITH EACH CRITERIA SET FORTH IN SECTION 7105.03; C.) A WETLAND DISTURBANCE PLAN
IN ACCORDANCE WITH SECTION 7105.04;) A MITIGATION PLAN IN ACCORDANCE WITH SECTION 7105.05; AND D.) A FINANCIAL
GUARANTEE IN ACCORDANCE WITH SECTION 7105.06.

☐ ANY DISTURBANCE TO WETLANDS MUST ALSO INCLUDE EVIDENCE OF COMPLIANCE WITH SECTION 404 OF THE FEDERAL CLEAN WATER ACT (I.E. ASOE PERMIT OR NON-JURISDICTIONAL DETERMINATION).

☐ SHOW ALL EROSION CONTROL MEASURES AND MITIGATION RECOMMENDATIONS BY THE WETLANDS PROFESSIONAL OR PROJECT ENGINEER.

☐ WETLAND DELINEATIONS ARE CONSIDERED VALID FOR FIVE (5) YEARS FROM THE DATE OF THE REPORT. IF A WETLAND DELINEATION HAS EXPIRED, A NEW OR UPDATED DELINEATION WILL BE REQUIRED.

☐ TRAIL(S) – IDENTIFY ANY SIGNIFICANT EXISTING TRAILS OR PROPOSED CONNECTIONS.

☐ SIGNIFICANT NATURAL OR HISTORICAL FEATURES – IDENTIFY ANY POTENTIAL FEATURES

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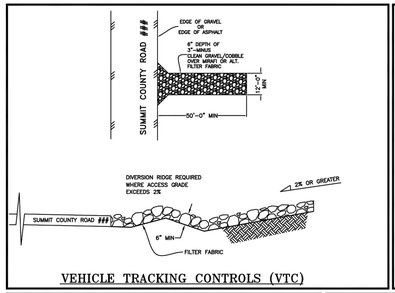
SUMMIT COUNTY STANDARD NOTES FOR CONSTRUCTION PLANS:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL CURRENTLY APPLICABLE STANDARDS IN THE "SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE."
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER AND THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SUMMIT COUNTY ENGINEERING DEPARTMENT.
5. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND EROSION CONTROL PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE / DESTINATION AND COORDINATED WITH THE SUMMIT COUNTY ENGINEERING DEPARTMENT AT 970-668-4200. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS (INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, STATE OF COLORADO WATER QUALITY/DISCHARGE PERMITS, MS4 REVIEW, TIMBER HARVEST PERMITS, ACOE PERMITS AND REQUIREMENTS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.
6. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.

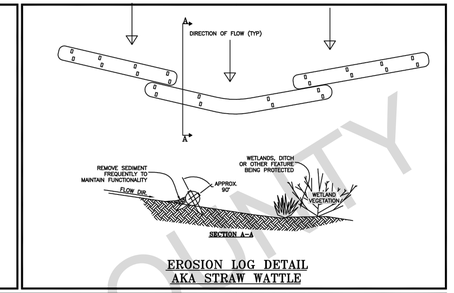
SUMMIT COUNTY, COLORADO EROSION/SEDIMENTATION CONTROL (ESC) NOTES:

1. THE MOST EFFECTIVE ESC BEST MANAGEMENT PRACTICE (BMP) IS NON-DISTURBANCE. GIVEN THAT LAND DEVELOPMENT INVARIABLY INVOLVES EARTH DISTURBING ACTIVITIES THE FIRST STEP IN RESPONSIBLE STEWARDSHIP IS TO LIMIT THE AMOUNT OF DISTURBANCE REQUIRED FOR SITE DEVELOPMENT. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED SHALL HAVE A MINIMUM AMOUNT OF SOD AND MULCH AS DECIDED UPON, THE ATTACHED DETAILS AND NOTES SHALL BE APPLIED WHENEVER THEY MAY BE APPROPRIATE TO PREVENT EROSION AND/OR SEDIMENT DISCHARGE ONUPON YOUR PROJECT SITE.
2. EROSION CONTROL BMP'S AS SHOWN HEREON AND INDICATED ON YOUR SITE PLAN MUST BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A GRADING PERMITS, INCLUDING YOUR VTC AND CONCRETE WASHOUT AREA.
3. THE CONTRACTOR SHALL DO NO CLEARING AND GRUBBING OR EARTHWORK BEFORE THE EROSION CONTROL INSTALLATIONS HAVE BEEN APPROVED BY THE COUNTY ENGINEER.
4. EROSION CONTROL: CONTROLLING POLLUTION, EROSION, RUN-OFF, AND POTENTIAL DAMAGE MAY REQUIRE THE CONTRACTOR TO PERFORM TEMPORARY WORK ITEMS INCLUDING BUT NOT LIMITED TO:
   A. INSTALLING DITCHES, BERMS, CULVERTS, AND OTHER MEASURES TO CONTROL SURFACE WATER.
   B. BUILDING DAMS, SETTLING BASINS, ENERGY DISSIPATERS, AND OTHER MEASURES, TO CONTROL DOWNSTREAM FLOWS.
   C. CONTROLLING GROUNDWATER FOUND DURING CONSTRUCTION.
   D. COVERING OR OTHERWISE PROTECTING SLOPES UNTIL PERMANENT EROSION CONTROL MEASURES ARE WORKING.
5. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TEMPORARY WATER POLLUTION CONTROL IN ALL SOURCES OF MATERIAL, DISPOSAL SITES, AND HAUL ROADS. NO STORM WATER, GROUND WATER, OR WATER OF ANY KIND SHALL BE PUMPED, DRAINED, OR OTHERWISE EGERRIED INTO EXISTING DRAINAGE WATERS WITHOUT APPROPRIATE CONTROLS AND REQUIRED PERMITS.
6. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM , DRAINAGE, GRADING, OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
7. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT & MAINTAIN THESE ESC MEASURES DAILY, & SHALL MAINTAIN & UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR ONTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRY WELLS, CULVERTS, OR GRAVEL GALLERIES.
8. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY & ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. THESE MUST BE INSPECTED AND APPROVED ALONG WITH OTHER BMP'S USED AT YOUR SITE, AND SHALL BE REPAIRED BEFORE PLACING ROAD SURFACE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
10. SEDIMENT BARRIERS SHALL BE INSPECTED, CLEANED AND REPAIRED AFTER EACH RUNOFF EVENT. REMOVE ALL SEDIMENT AND DEPOSIT ON SITE AFTER SEDIMENT BARRIERS ARE NO LONGER REQUIRED.
11. CONTRACTOR SHALL NOT REMOVE TEMPORARY ESC MEASURES UNTIL 30 DAYS AFTER THE SITE IS STABILIZED. ALL DISTURBED SOIL SHALL BE PERMANENTLY STABILIZED EITHER THROUGH REVEGETATION, RIP-RAP, PAVING, OR OTHER PRE-APPROVED METHOD(S).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
13. GEOTEXTILE FABRIC IS TO BE PLACED ON SIDES OF DRYWELLS, CATCH BASINS, & INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED & THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

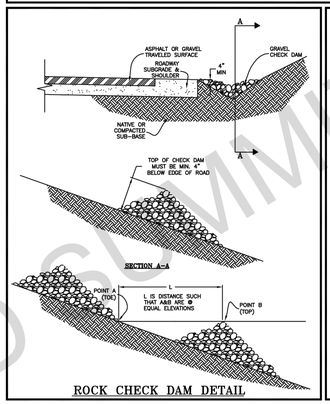
CALL BEFORE YOU DIG 811 ONE CALL NUMBER 48 HR. NOTICE REQUIRED



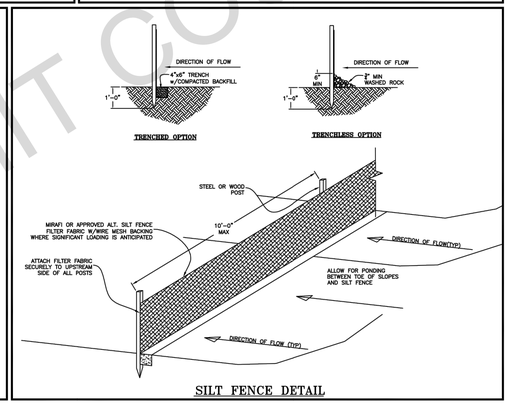
VEHICLE TRACKING CONTROLS (VTC)



EROSION LOG DETAIL AKA STRAW WATTLE



ROCK CHECK DAM DETAIL



SILT FENCE DETAIL

CALL 970.668.4212 WHEN BMP'S ARE READY FOR INSPECTION PRIOR TO EXCAVATION

SUMMIT COUNTY PLANNING DEPARTMENT

Building Height Information

SUMMIT COUNTY Planning Department

Site Plan and Elevation Drawing Requirements

The information required to be included on the site plan is largely the same as it has been in the past, but because of the new method of calculating height, several additional items are required. The elevation of all ridgelines, eaves, and roof appendages, in corresponding USGS datum, needs to be included on the site plan. Topographic information, in one or two foot contours, and finished grade still need to be shown. If the proposed structure's height will be within 5 feet of the maximum height permitted, or if the grade of any portion of the building site is 10 percent or greater, a stamped, signed (by a Colorado licensed surveyor) copy of the topographic survey is required in addition to the site plan. As with the site plan, the requirements for elevation drawings are mostly the same as they have been, but several additional items are required to be shown. Natural grade, finished grade, and all ridge elevations are required to be shown. The information on the site plan must be consistent with the information on all elevation drawings. The line types used for these items needs to be easily distinguishable, and shall utilize the following: natural grade in a dashed line, finished grade in a solid line, roof lines in a fine solid line, and the foundation wall in a heavy solid line.

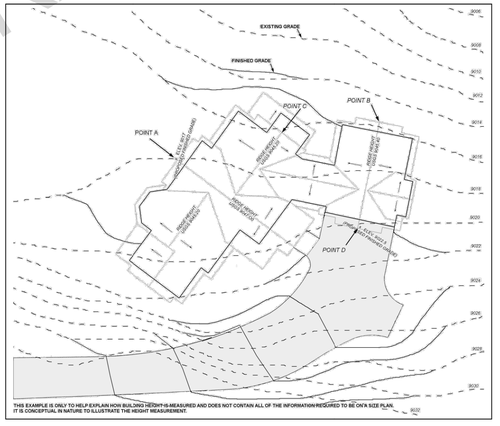
Height Site Improvement Location Certificate ("SILC") Requirements

To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing and/or foundation inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings and/or foundation walls. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

Building Height Measurement

There are two parts to the definition, the first relates to the portion of the structure that extends beyond the building footprint. For measuring building height on this portion of the building, the height will be measured as the distance from the more restrictive of either the natural grade or the finished grade to the top of the roofing material directly above. The second part of the definition deals with the portion of the house within the footprint of the building. For measuring the building height on this portion of the building, the height will be measured as the distance from the natural grade to the top of the roofing material directly above. The example on the next page gives an illustration of how building height will be measured.

Example



Point	Natural Grade Elevation	Finished Grade Elevation	Measured from:	Roof Elevation	Calculation	Height
A	9018.00	9017.00	Finished Grade	9047.00	9047.00 - 9017.00	30.00 feet
B	9015.65	--------	Natural Grade	9045.40	9045.40 - 9015.65	29.75 feet
C	9016.18	Within Footprint	Natural Grade	9045.20	9045.20 – 9016.18	29.02 feet
D	9020.20	9022.5	Natural Grade	9045.40	9045.40 – 9020.20	25.2 feet

The height of Point A is measured from finished grade because finished grade is lower than natural grade, and therefore is the more restrictive grade. Point B is measured from natural grade because there is no proposed change in the grade at this point. Point C is within the footprint of the building, in which case natural grade is always used to measure height. Point D is measured from natural grade because it is lower than finished grade and is therefore the more restrictive.

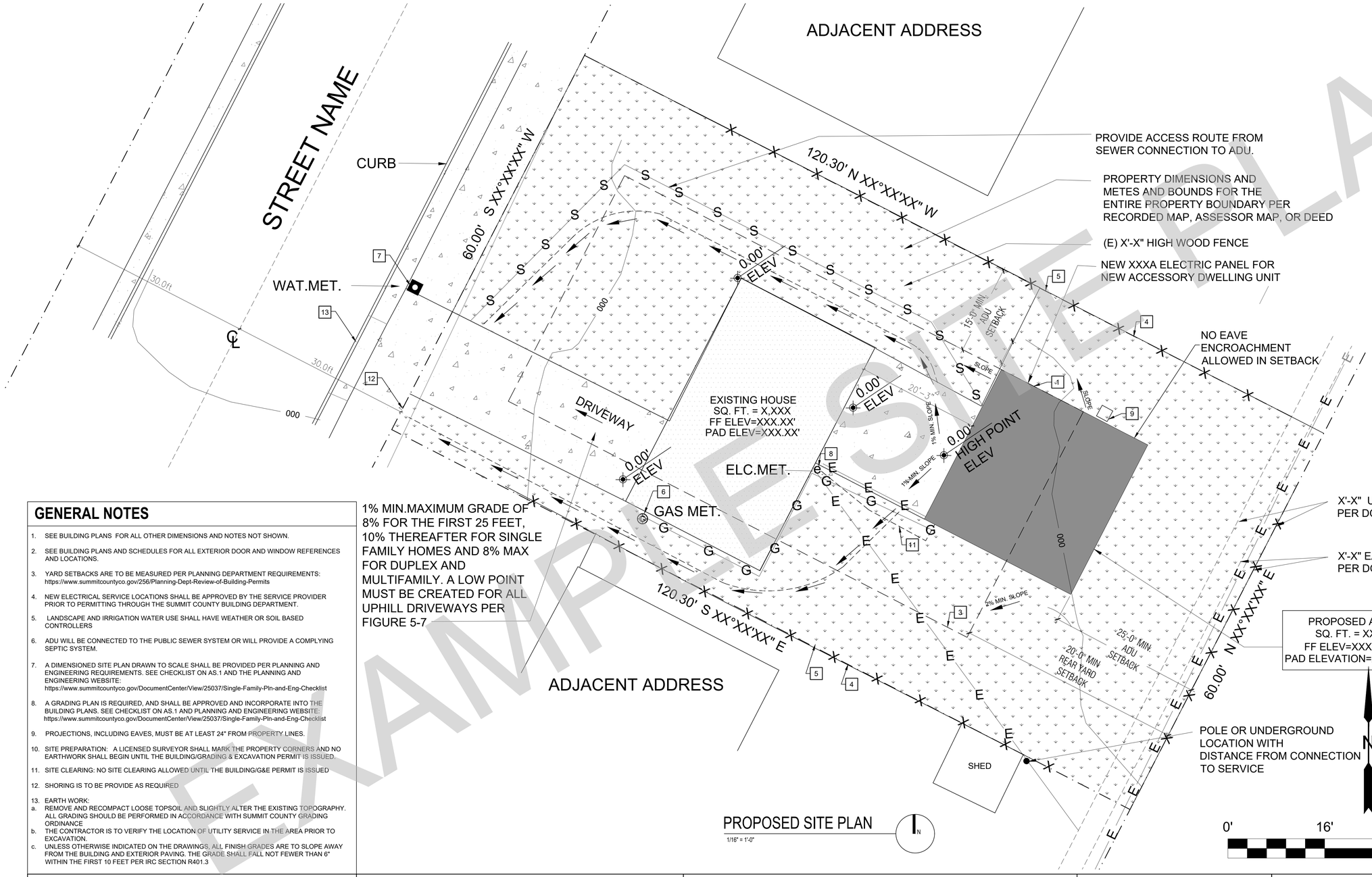
If you have any questions regarding the County's new method of measuring height or the corresponding requirements, please contact the Summit County Planning Department at (970) 668-4200. Additional information can be obtained by visiting the Summit County Planning Department website, http://www.summitcountyco.gov/939/Setbacks-and-Building-Heights

3505.06: Height Limit

A. **Compliance with Height Limits**: Height limits for the different zoning districts, except PUD Zoning Districts, are stated in Figure 3-5. Height limits for approved PUD Zoning Districts shall be stated in the PUD designation. If height limits are not stated in a PUD, the Planning Director shall determine the building height requirements which apply in accordance with Section 3505.01.A. The height limits in Figure 3-5 apply to both buildings and structures. In regards to Figure 3-5, where a height limit pertaining to a particular use in a zoning district differs from the general height limit for the zoning district, the specific height shall apply to any structures or buildings intended for that use. An information sheet further explaining how building height is measured, the plan submittal requirements and Site Improvement Location Certificate requirements is available in the Planning Department. Heights of buildings and structures are calculated as follows:

B. **Measuring Height**:
   1. **Building Height**: The distance measured vertically from any point on a proposed or existing roof or eave (including but not limited to the roofing material) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.
      a. This methodology for measuring height limitations can best be visualized as an irregular surface located above the building site at the height limit permitted by the underlying zoning district, having the same shape as the natural or finished grade of the building site (whichever is more restrictive).
      b. Where there are minor irregularities in the natural grade (as determined by the Planning Department), these areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical natural grade shall be used.
      c. Window wells and similar building appurtenances installed below grade, as approved by the Planning Department, shall not be counted as the finished grade for the purposes of calculating building height.
   2. **Plan Submittal Requirements**: All development reviews subject to the height limits established by this Code shall submit the following information to ensure the requirements set forth herein are met:
      a. A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado Professional Land Surveyor (other provisions of this Code require a topographic survey of all areas to be disturbed). Such survey shall be prepared to ensure that the County can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived. Notwithstanding the foregoing, the Planning Department may waive the submission of existing topographic data if a proposed building is: 1) located on slopes that are ten percent (10%) or less, and 2) the proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district.
      b. A plan view (i.e., birds eye view) of the building site that shows the 1) natural grade; 2) finished grade; 3) outline of the building; 4) outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves; 5) a roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum; and 6) the roof appendages and the corresponding mean sea level elevations in a USGS datum. The above-mentioned information shall be depicted using differing line weights so as to be clearly differentiated.
      c. Elevation drawings of all facades of a proposed building or structure that show: 1) the maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above; 2) the natural grade of the site; 3) the finished grade of the site; and, 4) the ridgeline elevations in mean sea elevation (other submittal requirements contained in this Code also require the submission of additional details on building elevations to ensure compliance with other Code design provisions).
   3. **Site Improvement Location Certificates:** To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

C. **Exceptions to Height Limits**: The following except



PROPOSED SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
3. YARD SETBACKS ARE TO BE MEASURED PER PLANNING DEPARTMENT REQUIREMENTS: https://www.summitcountyco.gov/256/Planning-Dept-Review-of-Building-Permits
4. NEW ELECTRICAL SERVICE LOCATIONS SHALL BE APPROVED BY THE SERVICE PROVIDER PRIOR TO PERMITTING THROUGH THE SUMMIT COUNTY BUILDING DEPARTMENT.
5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
7. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED PER PLANNING AND ENGINEERING REQUIREMENTS. SEE CHECKLIST ON AS.1 AND THE PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
8. A GRADING PLAN IS REQUIRED, AND SHALL BE APPROVED AND INCORPORATE INTO THE BUILDING PLANS. SEE CHECKLIST ON AS.1 AND PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
9. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.
10. SITE PREPARATION: A LICENSED SURVEYOR SHALL MARK THE PROPERTY CORNERS AND NO EARTHWORK SHALL BEGIN UNTIL THE BUILDING/GRADING & EXCAVATION PERMIT IS ISSUED.
11. SITE CLEARING: NO SITE CLEARING ALLOWED UNTIL THE BUILDING/G&E PERMIT IS ISSUED
12. SHORING IS TO BE PROVIDE AS REQUIRED
13. EARTH WORK:
a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH SUMMIT COUNTY GRADING ORDINANCE
b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET PER IRC SECTION R401.3

1% MIN.MAXIMUM GRADE OF 8% FOR THE FIRST 25 FEET, 10% THEREAFTER FOR SINGLE FAMILY HOMES AND 8% MAX FOR DUPLEX AND MULTIFAMILY. A LOW POINT MUST BE CREATED FOR ALL UPHILL DRIVEWAYS PER FIGURE 5-7

KEYNOTES

1. LINE OF EXTERIOR WALL, TYP.
2. LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3. REQUIRED SETBACKS
4. PROPERTY LINE, TYP.
5. FENCE- HEIGHT PER PLAN
6. EXISTING GAS METER
7. EXISTING WATER METER
8. EXISTING ELECTRIC METER.
9. CONDENSING UNIT
10. SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11. FEEDER TO EXTEND TO EXISTING PANEL
12. NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

LEGEND

- SPOT GRADE ELEVATION (0.00')
- AREA OF NEW BUILDING FOOTPRINT
- AREA OF EXISTING BUILDING FOOTPRINT
- CONCRETE PAVING
- LANDSCAPE
- KEYNOTE
- PROPERTY LINE
- REQUIRED SETBACKS
- DRAINAGE PATTERN
- SITE CONTOURS (000)
- NEW SEWER LINE (S)
- NEW DOMESTIC WATER LINE (W)
- NEW ELECTRICAL & TEL DATA LINE (E)
- NEW GAS LINE (G)
- NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:

- GAS:
- ELECTRIC:
- WATER:
-SANITATION:
-SEWER:

GRADING & EXCAVATION:

ALL ADU'S WILL REQUIRE A GRADING & EROSION PERMIT WITH THE BUILDING PERMIT. THE SPECIFIC REGULATIONS ARE SPECIFIED IN CHAPTER 6 OF THE LAND USE AND DEVELOPMENT CODE AND SHEET AS.1 IN THIS PLAN SET. THE ENGINEERING DEPARTMENT WILL REVIEW EACH SITE PLAN FOR COMPLIANCE.

GRADING PLANS AND SPECIFICATIONS SHALL BE PREPARED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF COLORADO HAVING KNOWLEDGE AND EXPERIENCE IN CIVIL ENGINEERING, EXCEPT THAT PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY DWELLINGS ON SLOPES OF LESS THAN THREE TO ONE (3:1) MAY BE PREPARED BY A LICENSED ENGINEER OR OTHER QUALIFIED PROFESSIONAL. THE REQUIREMENT FOR USE OF A LICENSED ENGINEER MAY BE EXTENDED TO PLANS AND SPECIFICATIONS FOR SINGLE FAMILY DWELLINGS WHEN, IN THE OPINION OF THE COUNTY ENGINEER, CRITICAL DRAINAGE OR GEOLOGICAL FACTORS MAY BE INVOLVED AND THERE IS A NEED FOR ENGINEERING DESIGN AND CONTROL.

TOTAL SIZE (IN SQUARE FEET) OF EARTH DISTURBING AREA = _____

EXAMPLE
IMPRESSIVE PLAN

DESIGN PATH STUDIO
architecture + planning
DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

description
Example Site Plan

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. AS.2

GENERAL NOTES

1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.
2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH SUMMIT COUNTY COLORADO AMENDED INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, INCLUDING APPENDICES F, K AND Q, THE ICC ELECTRICAL CODE, 2000 EDITION ADMINISTRATIVE PROVISIONS IN COMBINATION WITH THE SEPARATELY ADOPTED NATIONAL ELECTRICAL CODE, 2023 EDITION, THE SUMMIT COUNTY AMENDED 2021 IECC RESIDENTIAL CODE AND FIRE HAZARD MITIGATION REQUIREMENTS FOR NEW CONSTRUCTION PER CHAPTER 45 OF THE SUMMIT COUNTY AMENDED BUILDING CODE.
3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY SUMMIT COUNTY.
4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE SUMMIT COUNTY BUILDING INSPECTOR.
7. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
8. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE ELECTRICAL PERMIT. ALL ROUGH INSPECTIONS SHALL BE SCHEDULED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
9. SPECIAL INSPECTORS, IF REQUIRED, MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. IF REQUIRED, NOTICE WILL BE PROVIDED BY THE BUILDING DEPARTMENT AND AN APPLICATION IS REQUIRED
10. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENT PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH TO SHOW SUBSTANTIAL CONFORMATION.
11. AT BUILDING PERMIT SUBMITTAL THE SUMMIT SUSTAINABLE BUILDING CODE CHECKLIST FOR NEW SFRS MUST BE COMPLETED AND SIGNED.
12. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
13. ALL PLAN CHANGES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION

SITE NOTES

1. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) /GRADING PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.
2. A SEPARATE RIGHT OF WAY PERMIT THROUGH THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED FOR CULVERT AND UTILITY INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY , OUTSIDE OF CITY LIMITS AND THEIR JURISDICTION. CONTACT AT (970)668-4199.
3. SITE EXCAVATION AND GRADING SHALL COMPLY WITH SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE CHAPTER 6. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.
4. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803.1 THRU 1803.3 AND REPORTED IN ACCORDANCE WITH SECTION 1803.6, IBC. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE COUNTY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A COLORADO REGISTERED STRUCTURAL ENGINEER IS REQUIRED
5. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE COUNTY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE COUNTY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (IRC R401.3)
6. LANDSCAPE IRRIGATION WATER USE FROM A WELL SHALL HAVE APPROVED WATER AUGMENTATION.
7. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.

SITE NOTES (CONT'D)

8. THE ELEVATION OF ALL RIDGELINES, EAVES, AND ROOF APPENDAGES, IN CORRESPONDING USGS DATUM, NEEDS TO BE INCLUDED ON THE SITE PLAN.
9. IF TOPOGRAPHY ON THE SITE HAS GREATER THAN 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.
10. REFER TO SITE PLAN REQUIREMENTS CHECKLIST ON SHEET AS.1 FOR FURTHER INFORMATION.

WALL AND WOOD FRAME NOTES

1. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (IRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (IRC R703.8.5 AND R703.8.6)
2. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (IRC R317.3, IBC 2304.10.6.1)
3. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (IRC R602.11.1, IBC 2308.3.1 ACCEPTANCE. ALTERNATIVE METHOD USE SDPWS 4.3.6.4.3)
4. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (IRC R317.1 AND IBC 2304.12)
5. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
6. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
7. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH SHALL BE PRESSURE TREATED.
8. POST TO BEAM CONNECTIONS. POSITIVE CONNECTION SHALL BE PROVIDED TO RESIST UPLIFT AND LATERAL DISPLACEMENT. (IRC R502.9 & IBC 2304.10.8)
9. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (IRC R317.3)
10. FIRE-BLOCK SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (IRC R302.11)

ROOF NOTES

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH IRC SECTION R902.3 THROUGH R902.4.
5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.1.1.
6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.3.3. AND R905.1.1
7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

ROOF NOTES (CONTINUED)

9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
13. NOT USED
14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
15. UNVENTED ATTIC AND ENCLOSED RAFTER SPACE INSULATION REQUIREMENTS PER IRC SECTION R806.5:
    a. IF INSULATION IS UNVENTILATED AN R-30 RIGID AIR-IMPERMEABLE INSULATION IS REQUIRED AND IT IS INSTALLED DIRECTLY ON TOP OF ROOF SHEATHING OR DIRECTLY BELOW AS REQUIRED FROM TABLE R806.5. (OR)
    b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR)
    c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING:
    AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
16. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (IRC R806.2)
17. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.. (PROPERLY SIZED RAFTERS FOR INSULATION) (IRC R806.1)
18. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC WHERE REQUIRED (IRC R807.1); MAY BE REQUIRED TO BE LARGER TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE IRC M1305.1.2.
19. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH IRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
20. CLASS A ROOFS REQUIRED PER COUNTY AMENDMENT R902.1, AMENDMENT 905.1.2 ICE BARRIERS - 100% SELF ADHERING POLYMER MODIFIED BITUMAN UNDRLAYMENT REQUIRED.

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND BUILDING SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN .
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
7. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
8. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, THE EGRESS DOOR SHALL BE SIDE HINGED WITH A MINIMUM OPENABLE WIDTH OF 32 INCHES; THE MINIMUM CLEAR OPENABLE HEIGHT SHALL BE 78 INCHES MINIMUM (OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE DIMENSIONS). EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. (IRC R311.2)
9. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (IRC R311.3-R311.3.2)
10. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (IRC R310.2.1 AND IRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH IRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR RE-MOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (IRC R310.4.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R324.6.3)

FOUNDATIONS & CONCRETE SLAB NOTES

1. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, REFER TO NOTE 4 IN THIS SECTION FOR SLAB SPECIFICATIONS
2. FOOTINGS SHALL EXTEND AT LEAST 40 INCHES INTO THE UNDISTURBED GROUND SURFACE, UNLESS OTHERWISE APPROVED. (IRC R403.1.4.1)
3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (IRC R403.1.5)
4. CONCRETE SLABS: 3 ½" MINIMUM (IRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10-GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A MIN 10"-MIL POLYETHYLENE VAPOR RETARDER CONFORMING WITH ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
5. RADON CONTROL METHODS REQURIED PER APPENDIX F.

ENERGY CONSERVATION CODE OF COLORADO

1. A PERMANENT CERTICIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. (R401.3)
2. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R402 AND TABLE R402.4.1.1.
3. WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPE OR IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. (R402.4.4)
4. PROVIDE AT LEAST ONE THERMOSTAT FOR EACH SEPARATE HEATING & COOLING SYSTEM. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING/COOLING SYSTEMS SHALL BE CAPABLE OF DAILY SCHEDULE PROGRAMMING. THIS THERMOSTAT MUST INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55° F OR UP TO 85° F. INITAL PROGRAMMING SHALL HAVE A HEATING SETPOINT OF 70° F MAXIMUM AND A COOLING SETPOINT OF 78°F MINIMUM. (R403.1)
5. HEAT PUMPS W/SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. (R403.1.2)
6. FAN-TYPE FURNACES; HOUSEHOLD COOKING APPLIANCES, POOL HEATERS, SPA HEATERS, AND FIREPLACES ARE NOT PERMITTED TO HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R403.1.3)
7. ALL DUCTS IN ATTICS OR UNCONDTIONED SPACES ARE TO BE INSULATED PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION AND SECTIONS R403.3.6 AND R403.3.7 UNLESS THEY ARE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE. (R403.3)
8. DUCTS, AIR HANDLERS, AND FILTER BOXES TO BE SEALED PER IMC OR IRC. (R403.3.4)
9. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193. (R403.3.4.1)
10. DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380 OR ASTM E1554 TO DETERMINE AIR LEAKAGE BY METHODS PRESCRIBED IN R403.3.5
11. THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.5 SHALL FOLLOW SECTION R403.3.6.
12. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (R403.3.7)
13. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. (R403.4)
14. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
15. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
16. HOT WATER PIPES SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION. (R403.5.2)
17. THE BUILDING SHALL BE PROVIDED W/ VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (R403.6)
18. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACAA MANUAL S BASED ON LOADS PER MANUAL J. (R403.7)
19. SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS GREATER THAN 50°F AND PRECIPITATION IS NOT FALLING, AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS GREATER THAN 40°F (R403.9)
20. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. (R404.1)
21. FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R404.1.2)
22. WHERE THE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY WITH SECTION R404.3

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project
Summit County Stock ADU Plans

revisions

description
General Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
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PLUMBING / MECHANICAL NOTES

1. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (IRC G2426.4)
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ'D IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN MIN. 50 CFM CAPACITY. (IRC R303.3.)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (IRC R303.3)
4. PER AMENDMENT M1701.3 & M1804.2.5 - COMBUSTION AIR TERMINATION, GAS VENTS AND GAS DIRECT VENT APPLIANCES SHALL TERMINATE 36" ABOVE GRADE.
5. NOT USED
6. AIR EXHAUST OPENINGS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET, OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6. (M1504.3)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (P2902.4.3)
8. NOT USED
9. NOT USED
10. NOT USED
11. DISCHARGE PIPING SERVING A PRESSURE RELIEF VALVE, TEMPERATURE RELIEF VALVE OR COMBINATION THEREOF SHALL:
    1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM.
    2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER.
    3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP.
    4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT.
    5. DRAINAGE TO THE EXTERIOR IS ONLY ALLOWED WITH AN AIRGAP IN THE LINE, OTHERWISE NOT ALLOWED.
    6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE.
    7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS.
    8. NOT BE TRAPPED.
    9. BE INSTALLED SO AS TO FLOW BY GRAVITY.
    10. TERMINATE NOT MORE THAN 6 INCHES (152 MM) ABOVE AND NOT LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE THE FLOOR OR FLOOD LEVEL RIM OF THE WASTE RECEPTOR.
    11. NOT HAVE A THREADED CONNECTION AT THE END OF SUCH PIPING.
    12. NOT HAVE VALVES OR TEE FITTINGS.
    13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SECTION 605.4 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1.
    14. BE ONE NOMINAL SIZE LARGER THAN THE SIZE OF THE RELIEF VALVE OUTLET, WHERE THE RELIEF VALVE DISCHARGE PIPING IS INSTALLED WITH INSERT FITTINGS. THE OUTLET END OF SUCH TUBING SHALL BE FASTENED IN PLACE.
12. PER THE AMENDED CODE, THE BOTTOM OF ALL GAS APPLIANCE COMBUSTION AIR AND EXHAUST TERMINATIONS SHALL BE LOCATED AT LEAST 36" ABOVE FINISHED GROUND LEVEL.
13. RESIDENTIAL SPRINKLER SYSTEMS FOR THESE STRUCTURES ARE NOT REQUIRED PER CODE
14. CLOTHES DRYER EXHAUST DUCTS SHALL BE SUPPORTED AT 4-FOOT (1219 MM) INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH (3.2 MM) INTO THE INSIDE OF THE DUCT. WHERE DRYER EXHAUST DUCTS ARE ENCLOSED IN WALL OR CEILING CAVITIES, SUCH CAVITIES SHALL ALLOW THE INSTALLATION OF THE DUCT WITHOUT DEFORMATION.
15. ALL CLOTHES DRYER'S SHALL EXHAUST TO THE EXTERIOR PER IRC M1502.
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH IRC CHAPTER 27.
17. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT (0.3 M^2), ONE-HALF OF WHICH SHALL BE OPENABLE. (IRC R303.3)
18. NOT USED
19. NOT USED
20. NOT USED
21. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER IRC CHAPTER 17.
22. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED LOCATED IN A BEDROOM/BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE PER IRC M2005.2
23. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, INCLUDING OPENINGS IN VENTILATED SOFFITS. IRC M1502.4

PLUMBING / MECHANICAL NOTES (CONT'D)

24. WHERE EXHAUST FANS, CLOTHES DRYERS AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH OPERATIONS OF APPLIANCES, MAKE UP AIR SHALL BE PROVIDED. IRC G2407.4
25. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION (IRC 303.10)
26. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
27. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED. IRC N1103.4.1
28. NOT USED
29. THE ENTIRE FLOOR SPACE IN A ROOM CONTAINING A SHOWER WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE IRC.
30. SHOWER COMPARTMENTS SHALL HAVE NOT LESS THAN 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (IRC P2708.1) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON- ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (IRC R307.2)
31. ISOLATION VALVES SHALL BE PROVIDED ON THE WOLD WATER FEED TO THE WATER HEATER. ISOLATION VALVES AND ASSOCIATED PIPING SHALL BE PROVIDED TO BYPASS SOLAR STORAGE TANKS WHERE THE SYSTEM CONTAINS MULTIPLE STORAGE TANKS. (IRC P2802.2)
32. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (IRC P2713.3)
33. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (TABLE P2701.1)
34. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (IRC P3201.2.1.4) ALL MECHANICAL/WATER HEATER ROOMS SHALL HAVE A FLOOR DRAIN PER SUMMIT COUNTY AMENDED CODE.
35. ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES
36. WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NONABSORBENT MATERIAL AND SHALL BE PROPERLY SIZED FOR FOR WATER CLOSET BOWL TYPE. IRC P2712.7
37. DOMESTIC COOKING EXHAUST EQUIPMENT SHALL COMPLY WITH IRC SECTION M1503.
38. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M1503.3. THE WHOLE-HOUSE MECH. VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1)

ELECTRICAL NOTES

1. ALL 15/20 AMPERE RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ARTICLE 210.52. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN ROOMS DESCRIBED IN NEC 210.12(A): FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS NEC 210.11(C)1
3. BATHROOM CIRCUITING SHALL BE EITHER:
   a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(C)3.
4. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, INDOOR DAMP LOCATIONS, MUD ROOMS, LAUNDRY AREAS AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (NEC 210.8)

ELECTRICAL NOTES (CONTINUED)

5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
7. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. (NEC 210.52(A)) WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. (NEC 210.52(C))
8. IN KITCHEN, DINING ROOMS, AND SIMILAR AREAS RECEPTACLET OUTLETS FOR COUNTERTOPS AND WORK SURFACES THAT ARE 1' OR WIDER SHALL BE INSTALLED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE COUNTERTOP OR SURFACE (NEC 210.52(C.3))
9. SMOKE ALARMS SHALL BE INSTALLED (IRC (R314.3):
   IN EACH ROOM USED FOR SLEEPING PURPOSES.
   OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   IN EACH STORY, INCLUDING BASEMENTS.
   AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
   SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
   ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERATED.)
   WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
10. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI- ANCES OR WITH ATTACHED GARAGES (IRC R315.3):
    - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

    ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (NEC 210 .11 (C)(2)
13. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (NEC 422.12)
14. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX OR LESS THAN 15-INCHES MEASURE FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (CRC R327.1.2)
15. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
16. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26(A.2))
17. PROVIDE AN INTERSYSTEM BONDING TERMINATION DEVICE FOR COMMUNICATIONS SYSTEM BONDING CONDUCTOR TERMINATIONS PER NEC 250.94(A) OR CONNECTIONS TO AN ALUMINUM OR COPPER BUSBAR .25"X2" AND OF A LENGTH TO ACCOMODATE AT LEAST 3 TERMINATIONS FOR COMMUNICATION SYSTEMS. THE BUSBAR SHALL BE SECURELY FASTENED AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. (NEC 250.94(B).
18. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (NEC 250.52(A) (3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (NEC 250.104)
19. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (NEC 210.52 (D), (F) & (G))
20. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (NEC 210.52(E))
21. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (NEC 210.70)
22. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN- STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (NEC 406.9(B)(1))
23. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER....

ELECTRICAL NOTES (CONTINUED)

23. (CONT'D) NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (NEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (NEC FIGURE 210.52(C)(1))
24. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (NEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (NEC 410.10(D))
25. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". (CEC 410.10(A))
26. ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT OR RACEWAY SHALL BE IDENTIFIED AS "EV READY" IN THESERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY." THE ROUGH AND FINAL INSPECTION SHALL INCLUDE A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL.
27. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL FACILITATE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70). ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT SHALL BE IDENTIFIED AS "EV READY" IN THE SERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY."EXCEPTION: 1. EV READY SPACES ARE NOT REQUIRED WHERE NO PARKING SPACES ARE PROVIDED.

DARK SKY LIGHTING REQUIREMENTS

PER SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE, ALL EXTERIOR LIGHTING FIXTURES ARE TO COMPLY WITH SECTION 3505.07.

STANDARDS: EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING STANDARDS:

1. REQUIRED LIGHTING FIXTURE: ALL EXTERIOR FIXTURES SHALL BE FULL CUT OFF FIXTURES.
2. WHERE LIGHTING MUST BE PROVIDED: FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL, LODGING DEVELOPMENTS, MOBILE HOME PARKS, OTHER NON-RESIDENTIAL DEVELOPMENT AND OTHER DEVELOPMENT WITH COMMON PARKING AREAS OR WALKWAYS, EXTERIOR LIGHTING SHALL BE PROVIDED IN PARKING AREAS AND ALONG WALKWAYS, AS DEEMED NECESSARY BY THE REVIEW AUTHORITY.
3. CONFINING DIRECT RAYS TO A SITE: ALL DIRECT RAYS SHALL BE CONFINED TO THE SITE ON WHICH THE LIGHTING IS LOCATED.
4. FLOOD LAMPS: FLOOD LAMPS SHALL HAVE FULL CUT OFF FIXTURES SO THAT THE LIGHT SOURCES ARE NOT VISIBLE OFF-SITE. SPOTLIGHTS THAT DO NOT HAVE SHIELDING DEVICES ARE PROHIBITED.
5. OTHER LIGHTING: LIGHTING THAT ILLUMINATES ANY ELEMENT OF A BUILDING OR STRUCTURE, LANDSCAPING, SIGNS, FLAGS OR OUTDOOR ARTWORK, SHALL BE AIMED AT THE OBJECT TO BE ILLUMINATED, BE IN FULL CUT OFF FIXTURES AND SHALL MINIMIZE LIGHT SPILL.
6. MAXIMUM HEIGHT LIMITATIONS FOR EXTERIOR LIGHTING: THE FOLLOWING LISTS MAXIMUM HEIGHTS OF LIGHTING STANDARDS AND FIXTURES AND MAY BE LIMITED BY THE MORE RESTRICTIVE REQUIREMENTS LISTED IN THIS SECTION:

A. THE MAXIMUM HEIGHT OF PARKING LOT LUMINARIES SHALL BE 18 FEET, MEASURED FROM FINISHED GRADE. A LUMINARY MAY BE INSTALLED TO A HEIGHT OF UP TO 24 FEET IF THE APPLICANT CAN DEMONSTRATE THAT THE VISUAL IMPACTS OF THE LIGHTING THAT IS EMITTED FROM THE PROPOSED LUMINARY WILL BE LESS THAN THAT FROM A LUMINARY THAT COMPLIES WITH THE 18-FOOT HEIGHT LIMITATION.

B. EXTERIOR LIGHT FIXTURES MOUNTED ON BUILDINGS OR OTHER STRUCTURES SHALL BE MOUNTED NO MORE THAN 15 FEET IN HEIGHT ABOVE FINISHED GRADE UNLESS SUCH LIGHTING IS LOCATED AT A BUILDING OR DWELLING UNIT ENTRANCE OR EXIT OR LOCATED ON A BUILDING NEXT TO A DECK ENTRY.

C. LAMPS LIGHTING PEDESTRIAN WAYS SHALL NOT EXCEED 18 FEET IN HEIGHT.

D. WALL MOUNTED LIGHT FIXTURES SHALL NOT EXTEND ABOVE THE HEIGHT OF THE WALL TO WHICH THEY ARE MOUNTED.

7. LIGHTING LIMITATIONS FOR CANOPIES AND AWNINGS:

A. AWNINGS SHALL NOT BE INTERNALLY ILLUMINATED.

B. LIGHTS SHALL NOT BE MOUNTED ON THE TOP, SIDES OR FASCIA OF A CANOPY OR AWNING, UNLESS SUCH LIGHTING IS NEEDED FOR AN APPROVED SIGN THAT IS ATTACHED TO THE CANOPY OR AWNING.

C. IF A LUMINARY IS TO BE INSTALLED IN ANY CANOPY THAT IS DESIGNATED FOR PEDESTRIAN USE, LOADING OR SERVICE, THEN THE LUMINARY SHALL BE RECESSED INTO THE CANOPY STRUCTURE.

D. DECORATIVE LAMPS HOUSING INCANDESCENT LIGHT SOURCES THAT ARE HUNG UNDER PORTALS ARE NOT SUBJECT TO THESE LIMITATIONS ON LIGHTING OF CANOPIES AND AWNINGS.

8. ADDITIONAL DESIGN STANDARDS FOR EXTERIOR LIGHTING:

A. IF AN EXPOSED UNFINISHED CONCRETE BASE IS USED AS A SUPPORT FOR A LIGHT STANDARD, THE HEIGHT OF THE BASE MAY NOT EXCEED TWO (2) FEET ABOVE FINISHED GRADE. THE BASE MAY EXCEED TWO (2) FEET IN HEIGHT IF IT IS COVERED WITH TEXTURED CONCRETE, COLORED CONCRETE, ROCK OR SIMILAR MATERIAL.

B. ALL PARKING LOT LIGHT FIXTURES IN A SINGLE PARKING LOT SHALL BE SIMILAR IN DESIGN.

DARK SKY LIGHTING REQUIREMENTS (CONT'D)

E. LIGHTING PLAN SUBMISSION REQUIREMENTS: AN APPLICANT SUBJECT TO A DEVELOPMENT REVIEW AS REQUIRED BY THIS CODE SHALL SUBMIT A LIGHTING PLAN THAT INCLUDES THE FOLLOWING INFORMATION:

1. THE LOCATION OF ALL EXTERIOR LIGHTS WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE SITE PLAN AND BUILDING ELEVATION DRAWINGS, INCLUDING BUT NOT LIMITED TO ENTRANCE LIGHTING, SECURITY LIGHTING AND ARCHITECTURAL LIGHTING. THE PLANS SHALL ILLUSTRATE THE LOCATION OF THE LIGHTS, THE HEIGHT OF THE LIGHTS, DESCRIBE THE TYPE OF LIGHTING DEVICES, FIXTURES, LAMPS AND WATTAGE, AND SUPPORTS THAT WILL BE EMPLOYED. FOR PROJECTS THAT HAVE A COMMON PARKING AREA OR WALKWAYS THAT MUST BE LIT, THE PROPOSED HEIGHT OF ALL LIGHTING STANDARDS AND FIXTURES SHALL BE IDENTIFIED.
2. PHOTOGRAPHS, CUT SHEETS OR OTHER ILLUSTRATIONS SHALL BE PROVIDED THAT SHOW THE PROPOSED FULL CUT-OFF FIXTURES, INCLUDING BUT NOT LIMITED TO CUT SHEETS SHOWING THE DESIGN AND FINISHES OF ALL FIXTURES.

F. PROHIBITED LIGHTING:

1. THE INSTALLATION OR ERECTION OF ANY LIGHTING THAT SIMULATES, IMITATES OR CONFLICTS WITH WARNING SIGNALS, EMERGENCY SIGNALS OR TRAFFIC SIGNALS IS PROHIBITED.
2. BLINKING OR FLASHING LIGHTS AND EXPOSED STRIP LIGHTS USED TO ILLUMINATE BUILDING FACADES OR TO OUTLINE BUILDINGS ARE PROHIBITED, EXCEPT THAT TEMPORARY DECORATIVE LIGHTS ARE ALLOWED FOR A PERIOD OF UP TO EIGHT (8) WEEKS DURING A CALENDAR YEAR.
3. LIGHTING THAT CAUSES OFF-SITE GLARE.
4. LIGHTING THAT IS NOT IN A FULL CUT-OFF-FIXTURE (EXCLUDES SEASONAL HOLIDAY LIGHTING).

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BMP	BEST MANAGEMENT PRACTICE
BM	BEAM
BN	BOUNDARY NAILING
BTTM	BOTTOM
C	COUNTER
CALC	CALCULATION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DTP	DOUBLE TOP PLATE
DW	DISH WASHER
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FR	FIRE RATED
GAL	GALLON
GD	GARBAGE DISPOSAL
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GPM	GALLON PER MINUTE
GYP	GYPSUM
HLW	HALLOW
HGT	HEIGHT
LVL	LEVEL
MIN	MINIMUM
OAE	OR APPROVED EQUIVALENT
OC	ON CENTER
OPER	OPERATION
O	OVEN
OSB	ORIENTED STRAND BOARD
PSI	POUNDS PER SQUARE INCH
QNTY	QUANTITY
REQ	REQUIRED
REF	REFRIGERATOR
REINF	REINFORCED
SDS	SAFETY DATA SHEET
SIM	SIMILAR
SF	SQUARE FOOTAGE
T	TEMPERED
THICK	THICKNESS
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	TYPE 5 B CONSTRUCTION
W/D	WASHER AND DRYER
WD	WOOD
WH	WATER HEATER
WR	WEATHER RESISTANT
V	VOLT

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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DE

FIRE HAZARD MITIGATION REQUIREMENTS

ALL NEW CONSTRUCTION IS TO COMPLY WITH CHAPTER 45, SECTIONS 4501 OF THE MOST CURRENT SUMMIT COUNTY BUILDING CODE AMENDMENT PACKAGE.

4501.2.1 CLASS A ROOF. A CLASS A ROOF SHALL BE PROVIDED ON ALL STRUCTURES.

4501.2.2 ROOF REPAIR. THE ROOF COVERING ON BUILDINGS OR STRUCTURES IN EXISTENCE PRIOR TO ADOPTION OF THIS CODE THAT ARE REPLACED OR HAVE 25 PERCENT OR MORE REPLACED IN A 12-MONTH PERIOD SHALL BE REPLACED WITH A ROOF ASSEMBLY THAT COMPLIES WITH A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL790.

4501.2.3 GUTTER'S AND DOWNSPOUTS. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS M THE GUTTER.

4501.2.4 EXTERIOR GLAZING. EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

4501.2.5 SOFFIT AND GABLE VENTS. ALL SOFFIT AND GABLE VENTS SHALL HAVE A MAXIMUM 3/16 INCH OPENING.

4501.2.6 DEFENSIBLE SPACE. A DEFENSIBLE SPACE SHALL BE PROVIDED.

4501.2.6.1 GENERAL. THE PROPERTY SHALL BE DIVIDED INTO THREE ZONES. THESE ZONES ARE FOUND IN FIGURE 1 BELOW.

4501.2.6.1.1 THE IMMEDIATE ZONE -- 0 TO 5 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE MOST IMPORTANT ZONE OF THE DEFENSIBLE SPACE, ACCORDING TO THE FIREWISE PROGRAM, TO TAKE IMMEDIATE ACTION ON AS IT IS THE MOST VULNERABLE TO EMBERS. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE IMMEDIATE ZONE:

4501.2.6.1.1.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.1.2 ALL VEGETATION AND COMBUSTIBLE AND FLAMMABLE MATERIALS SHALL BE MOVED AWAY FROM EXTERIOR WALLS, UNDER THE EAVES, AND/OR DECKS. THIS INCLUDES: MULCH, GROUND FUELS, FLAMMABLE PLANTS, LEAVES AND NEEDLES, FIREWOOD PILES.

4501.2.6.1.2 THE INTERMEDIATE ZONE -- 5 TO 30 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE LANDSCAPING/HARDSCAPING ZONE OF THE DEFENSIBLE SPACE THROUGH THE USE OF CAREFUL LANDSCAPING OR CREATING BREAKS THAT CAN HELP INFLUENCE AND DECREASE FIRE BEHAVIOR. THE FOLLOWING SPECIFIC STANDARDS APPL)' TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE INTERMEDIATE ZONE:

4501.2.6.1.2.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED. REMOVAL OF LADDER FUELS (VEGETATION UNDER TREES) SHALL OCCUR SO A SURFACE FIRE CANNOT REACH THE CROWNS OF THE TREES.

4501.2.6.1.2.2 LIMB UP TREES TO A HEIGHT OF 10 FEET. FOR SHORTER TREES, TRIM TO A HEIGHT OF 1 /3 THE OVERALL TREE HEIGHT.

4501.2.6.1.2.3 TREES SHALL BE SPACED TO HAVE A MINIMUM OF EIGHTEEN FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.2.4 FIREWISE ® TREES AND SHRUBS IN THIS ZONE SHOULD BE LIMITED TO SMALL CLUSTERS OF A FEW EACH TO BREAK UP THE CONTINUITY OF THE VEGETATION ACROSS THE LANDSCAPE.

4501.2.6.1.2.5 IRRIGATED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIAL SHALL BE PRESERVED IF THEY ARE LIMBED TO REMOVE DEAD BRANCHES AND WELL-SPACED TO REDUCE THE RISK OF A FIRE SPREADING TO OTHER VEGETATION OR STRUCTURES.

4501.2.6.1.3 THE EXTENDED ZONE UP TO 60 FEET~· 30 TO 60 FEET AND 60 FEET TO THE PROPERTY LINE FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE UP TO 60 FEET:

4501.2.6.1.3.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.3.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

4501.2.6.1.3.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.3.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUTBUTLDMGS SHALL BE REMOVED.

4501.2.6.1.3.5 TREES SHALL BE SPACED TO HAVE A MINIMUM OF TWELVE FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.4 THE EXTENDED ZONE OVER 60 FEET •- THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE OVER 60 FEET:

4501.2.6.1.4.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.4.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

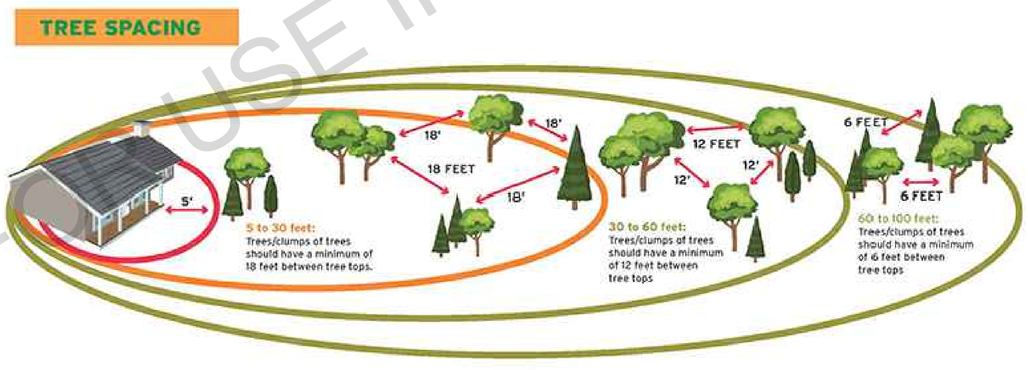
4501.2.6.1.4.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.4.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUT BUILDINGS SHALL BE REMOVED.

4501.2.6.1.4.5 TREES SHALL BE SPACED TO HAVE A MIRUMUM OF SIX FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.3 FEES. THE FEES FOR FIRE HAZARD MITIGATION INSPECTIONS SHALL BE IN ACCORDANCE WITH THE SUMMIT COUNTY BUILDING DEPARTMENT FEE SCHEDULE, AND COLLECTED BY THE FIRE DISTRICT HAVING JURISDICTION.

DEFENSIBLE SPACE



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NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions
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△
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△

description
General Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.4

WINDOW SCHEDULE

WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	U-VALUE
	WIDTH	HEIGHT							
A	1'-6"	6'-8"	NON OP	2	VINYL	6'-8"	SIDE LITES	TEMPERED	0.32 MAX
B	2'-0"	2'-0"	AWNING	2	VINYL	6'-8"	BATHROOMS	TEMPERED	0.32 MAX
C	6'-0"	4'-6"	SLIDER	3	VINYL	8'-0"	LIVING ROOM/BEDROOM	EGRESS WINDOW IN BEDRM	0.32 MAX
D	2'-6"	3'-2"	CASEMENT	7	VINYL	6'-8"	BEDROOM/MUDROOM/KITCHEN		0.32 MAX

WINDOW NOTES

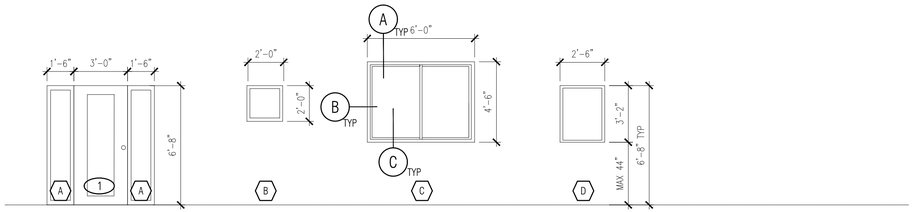
1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
4. ALL FENESTRATIONS TO BE LESS THAN OR EQUAL TO U OF 0.32 PER 2021 IECC PRESCRIPTIVE METHOD.
5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
6. VENTILATION SHALL COMPLY WITH IRC R303.1.
7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER IRC SECTION R310
8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. SECTIONS IRC R303
   A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. R303.1
   B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. R303.1
10. GLASING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER THE REQUIREMENTS IN IRC SECTION R308.4
11. WINDOW FALL PROTECTION PER IRC SECTION 312.2.

DOOR SCHEDULE

DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS
		WIDTH	HEIGHT	THICK.					
1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	0.32 MAX U-VALUE
2	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	
3	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 1 BATHROOM	
4	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 1	
5	CLOSET DOOR	9'-8"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET	
6	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 2	
7	CLOSET DOOR	9'-8"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSEST	
8	CLOSET DOOR	3'-11"	6'-8"	1-3/4"	HLW	WOOD	WD	STORAGE CLOSET	
9	CLOSET DOOR	5'-11"	6'-8"	1-3/4"	HLW	WOOD	WD	MECHANICAL CLOSET	

DOOR NOTES

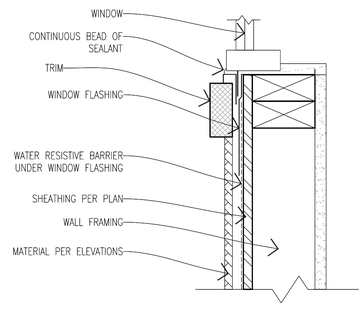
1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
5. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-½ INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1
6. GLAZING IN DOORS SHALL BE TEMPERED PER IRC SECTION R308.4.1.
7. DWELLING TO GARAGE SEPARATION DOORS SHALL BE RATED PER IRC SECTION R302.5.1.



EXTERIOR SHED ELEVATION 1/4"=1'-0"

A HEAD SECTION VIEW

B JAMB PLAN VIEW



C SILL SECTION VIEW

WINDOW DETAILS
SCALE: 3"=1'-0"

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project
Summit County Stock ADU Plans

revisions

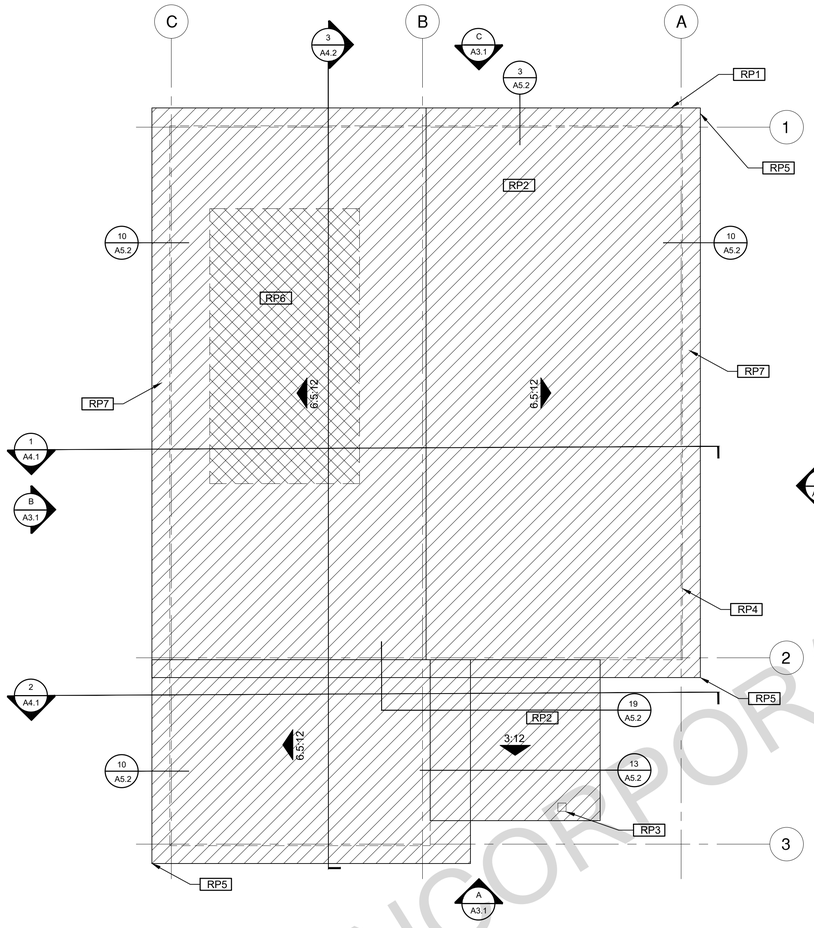
description
Window & Door Schedules

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

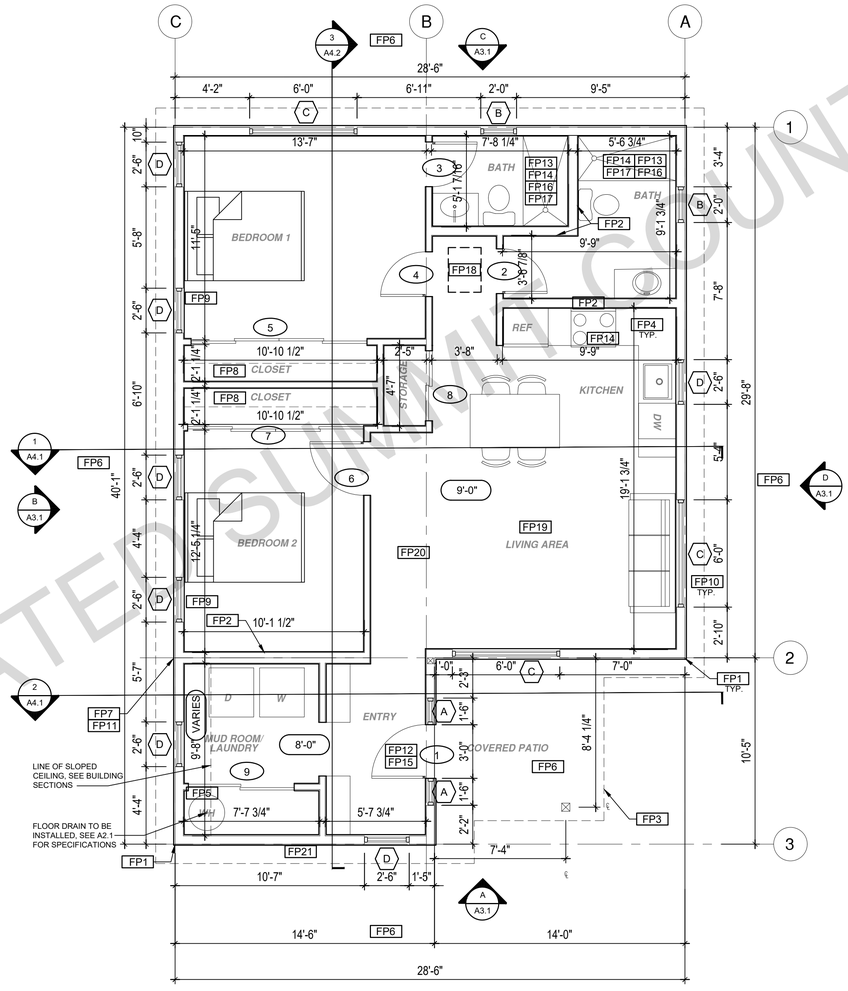
drawn by DESIGN PATH STUDIO

sheet no. A0.1



ROOF PLAN

1/4"=1'-0" COOP



FLOOR PLAN

1/4"=1'-0" 934 SQ. FT. COOP

ROOF KEYNOTES

- RP1 LINE OF ROOF OVERHANG
- RP2 CLASS A ROOFING MATERIAL REQUIRED PER COUNTY AMENDMENT R902.1. SEE ROOF MATERIAL CHECKLIST ON SHEET T1.1
- RP3 SUPPORT POST BELOW
- RP4 LINE OF WALLS BELOW
- RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS
- RP6 FUTURE SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET
- RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN 1/16" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

- FP1 STUD WALL SIZED PER STRUCTURAL
- FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3 LINE OF OVERHANG ABOVE
- FP4 36" HIGH COUNTER
- FP5 WATER HEATER
- FP6 SLOPE SURFACE AWAY FROM BUILDING
- FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
- FP8 CLOSET SHELF AND POLE
- FP9 EMERGENCY EGRESS WINDOW
- FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
- FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.
- FP14 ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATERSENSE PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.
- FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. IRC R307.2
- FP17 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
- FP18 30"x22" MINIMUM OPENING FOR ATTIC ACCESS. IRC R807.1
- FP19 BLOWER DOOR TEST: ACH 2.7 AT A PRESSURE 0.2 INCHES w.g. (50 PASCALS)
- FP20 RADON CONTROL REQUIRED TO BE INSTALLED PER APPENDIX F OF THE 2018 IRC
- FP21 EV READY LOCATION, SEE ELECTRICAL NOTES 26 & 27 ON SHEET G0.3 FOR REQUIREMENTS.

SOLAR READY NOTES

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.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 996 SF.
VENTILATION AREA REQUIRED: 996 SF./150SF.= 6.64 SF.
CONVERT TO SQ. IN: 6.64 SF. x 144 = 956 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 956 SQ. IN.

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- X — KEYNOTE
- X — DOOR SYMBOL: SEE A0.1 FOR DOOR SCHEDULE
- X — WINDOW SYMBOL: SEE A0.1 FOR WINDOW SCHEDULE
- X'-X" — CEILING HEIGHTS
- VARIES — VAULTED CEILING
- X:12 — ROOF SLOPE

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project

Summit County
Stock ADU Plans

revisions

description

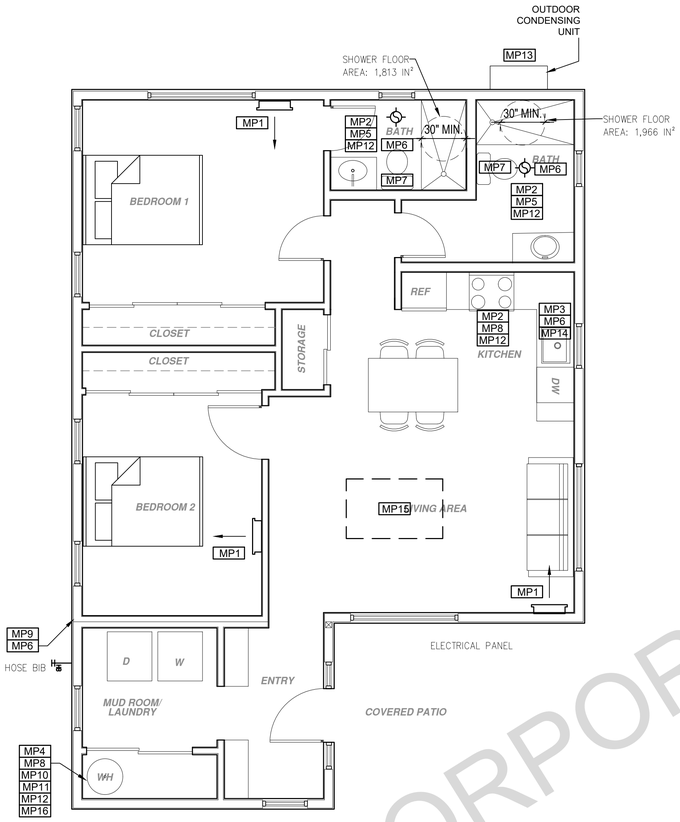
Roof &
Floor Plan

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

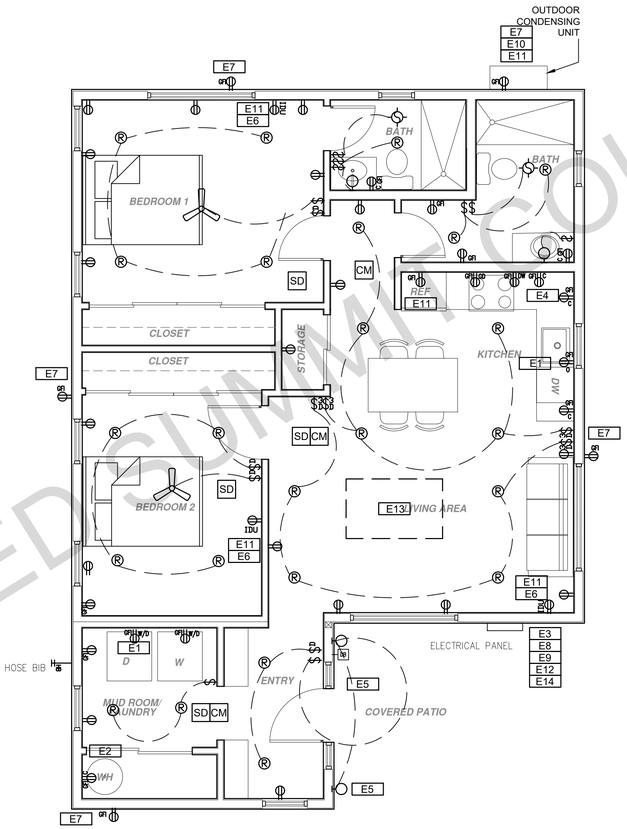
drawn by DESIGN PATH STUDIO

sheet no. A1.1



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"



ELECTRICAL PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- **MP1** INDOOR UNIT MINI SPLIT SYSTEM WITH PROGRAMMABLE THERMOSTAT SIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10.
- **MP2** ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES.
- **MP3** EXHAUST HOOD ABOVE, IF INSTALLED, TO BE SMOOTH METALLIC INTERIOR SURFACE
- **MP4** NEW ENERGY EFFICIENT WATER HEATER, EITHER ELECTRIC WITH MINIMUM 0.95 ENERGY FACTOR, OR GAS WITH MINIMUM 0.76 ENERGY FACTOR - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- **MP5** CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- **MP6** MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- **MP7** CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 21" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (IPC 405.3.1)
- **MP8** THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- **MP9** DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH OF 35 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX LENGTH FO THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1 EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- **MP10** NEW WATER HEATER WITH T&P SHALL DISCHARGE TO REQUIRED FLOOR DRAIN. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
- **MP11** WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- **MP12** ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ¾" PIPE (¾" INSULATION);
  - 1" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- **MP13** OUTDOOR CONDENSING UNIT TO BESIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 PIPED TO INDOOR HVAC UNIT
- **MP14** KITCHEN VENTING, IF INSTALLED, MAY BE RECIRCULATING HOOD OR OTHER METHOD PER IRC M1503 .
- **MP15** REQUIRED: HRV/ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, AIR FLOW RATE OF THE RECOVERY SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1) AND SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51
- **MP16** REQUIRED: FLOOR DRAINS SHALL HAVE WASTE OUTLETS NOT LESS THAN 2-IN IN DIAMETER AND REMOVABLE STRAINER. FLOOR DRAINS SHALL BE CONSTRUCTED SO THAT THE DRAIN CAN BE CLEANED. ACCESS SHALL BE PROVIDED TO DRAIN INLET. FLOOR DRAINS SHALL NOT BE LOCATED UNDER OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALL APPLIANCES. DRAIN VALVE FOR WATER HEATER TO BE INSTALLED AT BOTTOM OF EACH TANK-TYPE WATER HEATER AND HOT WATER STORAGE TANK. THE DRAIN VALVE INLET SHALL BE NOT LESS THAN ¾ INCH NOMINAL IRON PIPE SIZE AND THE OUTLET SHALL BE PROVIDED WITH A MALE HOSE THREAD.

ELECTRICAL KEYNOTES

- **E1** DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS
- **E2** OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.
- **E3** ELECTRICAL - SUB PANEL LOCATION
- **E4** OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH NEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24". ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- **E5** OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR AND ARE TO COMPLY WITH DARK SKY LIGHTING REQUIREMENTS. SEE NOTES ON SHEET G0.3
- **E6** OUTLET DEDICATED FOR INDOOR HVAC UNIT
- **E7** WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED
- **E8** OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER NEC 250.4B
- **E9** SEPARATE GROUND ELECTRODE SYSTEM PER NEC 250.4
- **E10** OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
- **E11** A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER NEC SECTION 440.11
- **E12** CONTRACTOR TO VERIFY MAIN PANEL
- **E13** DEDICATED POWER FOR ERV/HRV SYSTEM IN ATTIC. SEE MANUFACTURERS SPECIFICATIONS.
- **E14** 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.

MECHANICAL / PLUMBING LEGEND

MECHANICAL

EXHAUST FAN:
KITCHEN: IF INSTALLED, EXHAUST FANS ARE TO HAVE MINIMUM 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS OR RECIRCULATING FAN MAY BE USED.
BATHROOMS: ARE TO HAVE A MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. THE LISTED EXHAUST RATE FOR BATHROOMS-TOILET ROOMS SHALL EQUAL OR EXCEED THE EXHAUST RATE AT A MINIMUM STATIC PRESSURE OF 0.25 INCH WATER COLUMN IN ACCORDANCE WITH SECTION M1505.3.
EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

- SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:

- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

- $ SWITCH, MOUNT AT 43" AFF
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $D DIMMER SWITCH
- $C MOUNT 6" ABV COUNTER

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

- R CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
- R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
- R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
- WALL MOUNTED LIGHT
- J JUNCTION BOX FLUSH CEILING MOUNTED
- UNDER COUNTER LIGHTING
- LS LOW VOLTAGE, LANDSCAPE LIGHT
- FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

EXHAUST FAN REQUIREMENTS: TABLE M1505.4.4

KITCHEN EXHAUST RATE = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOM EXHAUST RATE = 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3. AIR SHALL NOT BE EXHAUSTED TO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: 2021 IECC PRESCRIPTIVE METHOD

HIGH-EFFICACY LED LIGHTS, MINIMUM 100%

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project

Summit County Stock ADU Plans

revisions

description

Mechanical/ Electrical/ Plumbing Plan

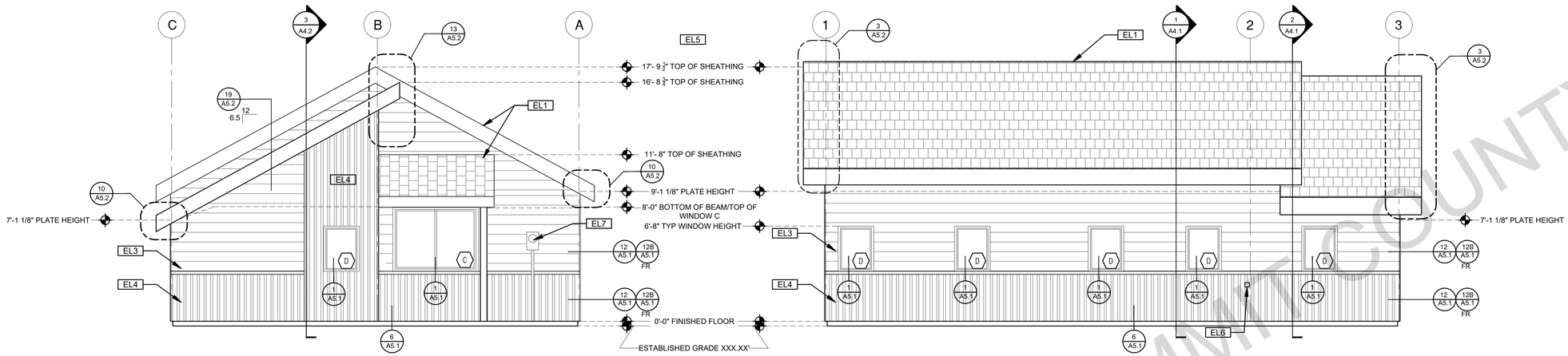
date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A2.1

NOT FOR ISSUE IN UNINCORPORATED SUMMIT COUNTY

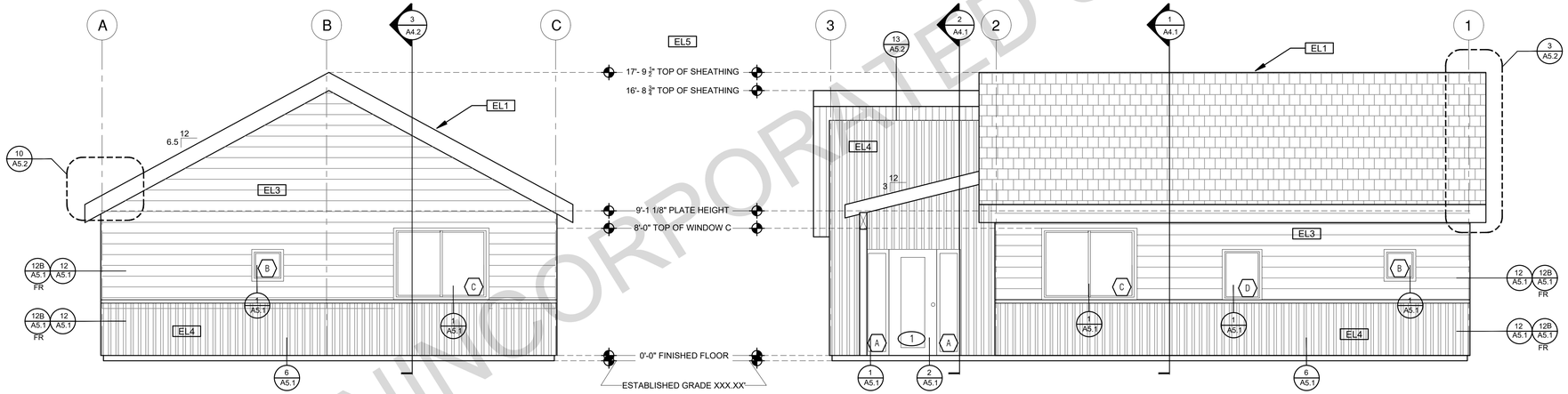


ELEVATION - A

1/4"=1'-0" COOP

ELEVATION - B

1/4"=1'-0" COOP



ELEVATION - C

1/4"=1'-0" COOP

ELEVATION - D

1/4"=1'-0" COOP

ELEVATION KEYNOTES

EL1	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
EL2	VERTICAL SIDING
EL3	HORIZONTAL SIDING
EL4	CORRUGATED METAL
EL5	HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
EL6	DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)
EL7	POSSIBLE ELECTRICAL METER LOCATION

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.

2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.

3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

4. REFER TO FRAMING PLANS,FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS

5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS

6. LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL.
B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS,EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED,PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.)

7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.

8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.

10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

SECTION CUT
ELEVATION CALLOUT
DETAIL DRAWING REF.
ELEVATION MARKER
KEYNOTE
DOOR SYMBOL
WINDOW SYMBOL
TEMPERED GLASS
SPRAY FIN. STUCCO
BOARD & BATTEN
GLAZING
ROOFING

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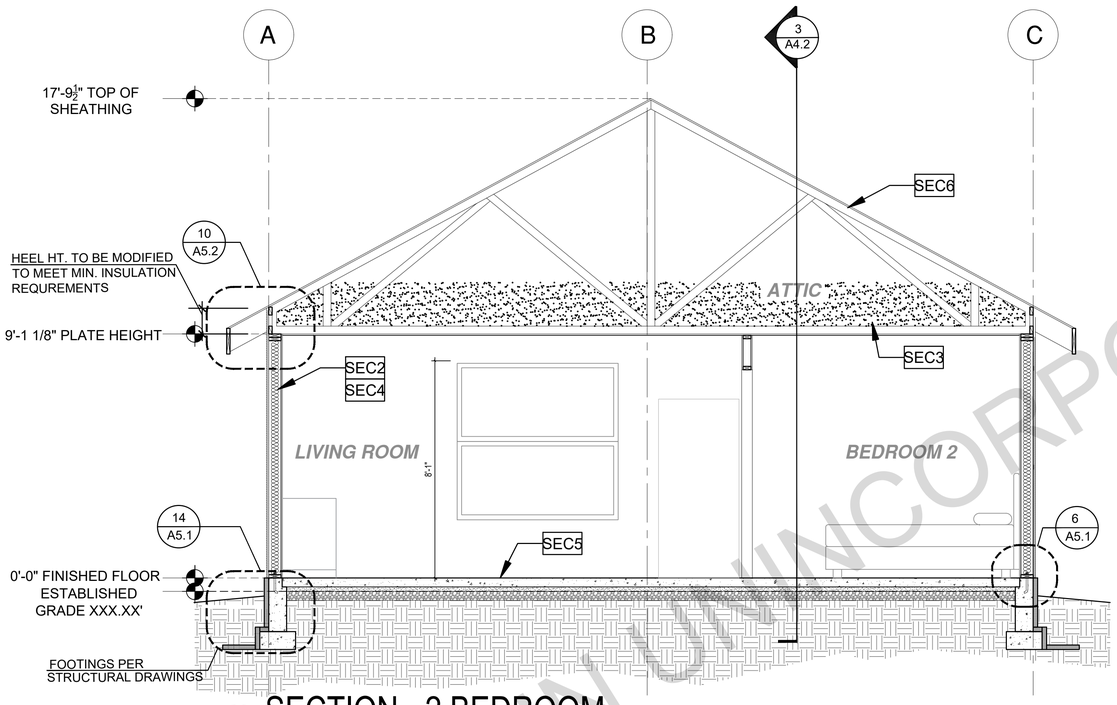
NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

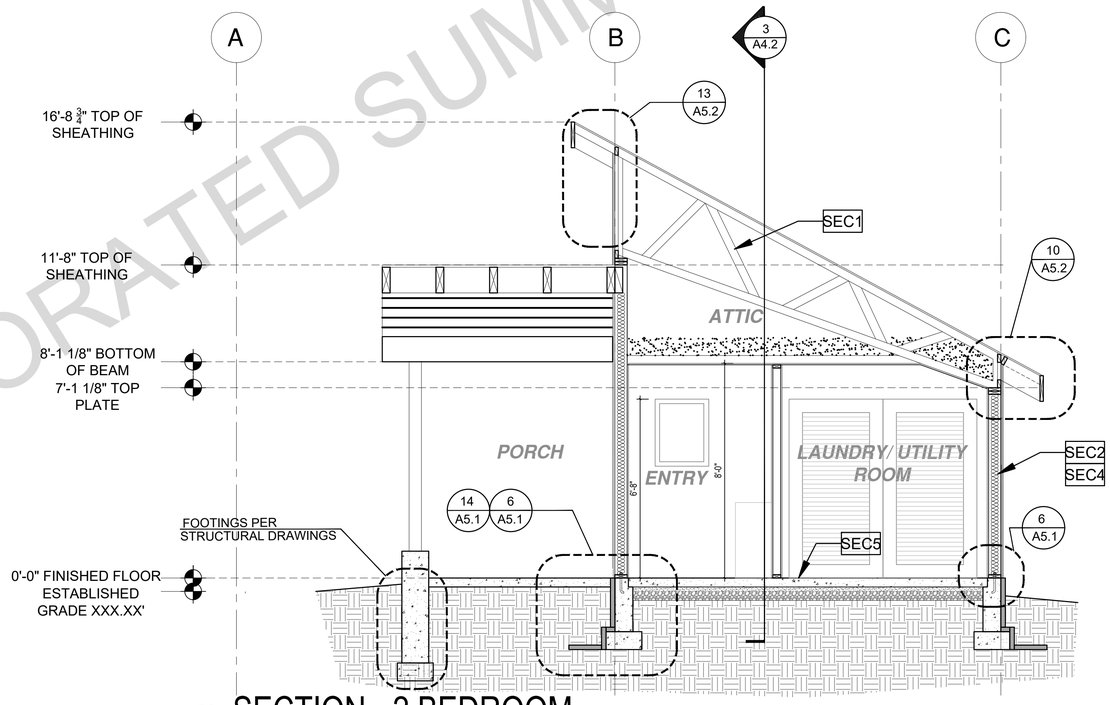
description
Exterior Elevations

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A3.1



1 SECTION - 2 BEDROOM

3/8"=1'-0" COOP



2 SECTION - 2 BEDROOM

3/8"=1'-0" COOP

SECTION KEYNOTES

SEC1	TRUSSES PER TRUSS MANUFACTURER
SEC2	2X STUDS @ 16" O.C. - SEE STRUCTURAL
SEC3	ROOF/CEILING INSULATION TO BE R60 OR R49 UNCOMPRESSED OVER TOP PLATE
SEC4	WALL INSULATION TO BE MIN. R-30 AIR IMPERMEABLE INSULATION PER TABLE R806.5 OR R20 w/ R5 CONTINUOUS INSULATION OR R13 CAVITY w/ R10 CONTINUOUS INSULATION OR R20 CONTINUOUS INSULATION.
SEC5	R10 PERIMETER SLAB INSULATION PER DETAILS 6 & 14 ON A5.1
SEC6	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
SEC7	FLOOR INSULATION TO BE R38 OR GREATER

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTILLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

2. RAFTER VENTS ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. PER AMENDMENT 4501.2.5 SOFFIT AND GABLE VENTS MAX ¼" OPENINGS OPENING ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.

3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.

4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED

6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

7. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS.
"KEYNOTES ONLY APPLY IF REFERNCED ON PLANS
1. INSULATION: SEE KEYNOTES PER PLAN.
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2021 IRC SECTION R302.11:
A. SECTION R302.11-
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS

10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION

11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- X'-X" ELEVATION MARKER

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project
Summit County Stock ADU Plans

revisions

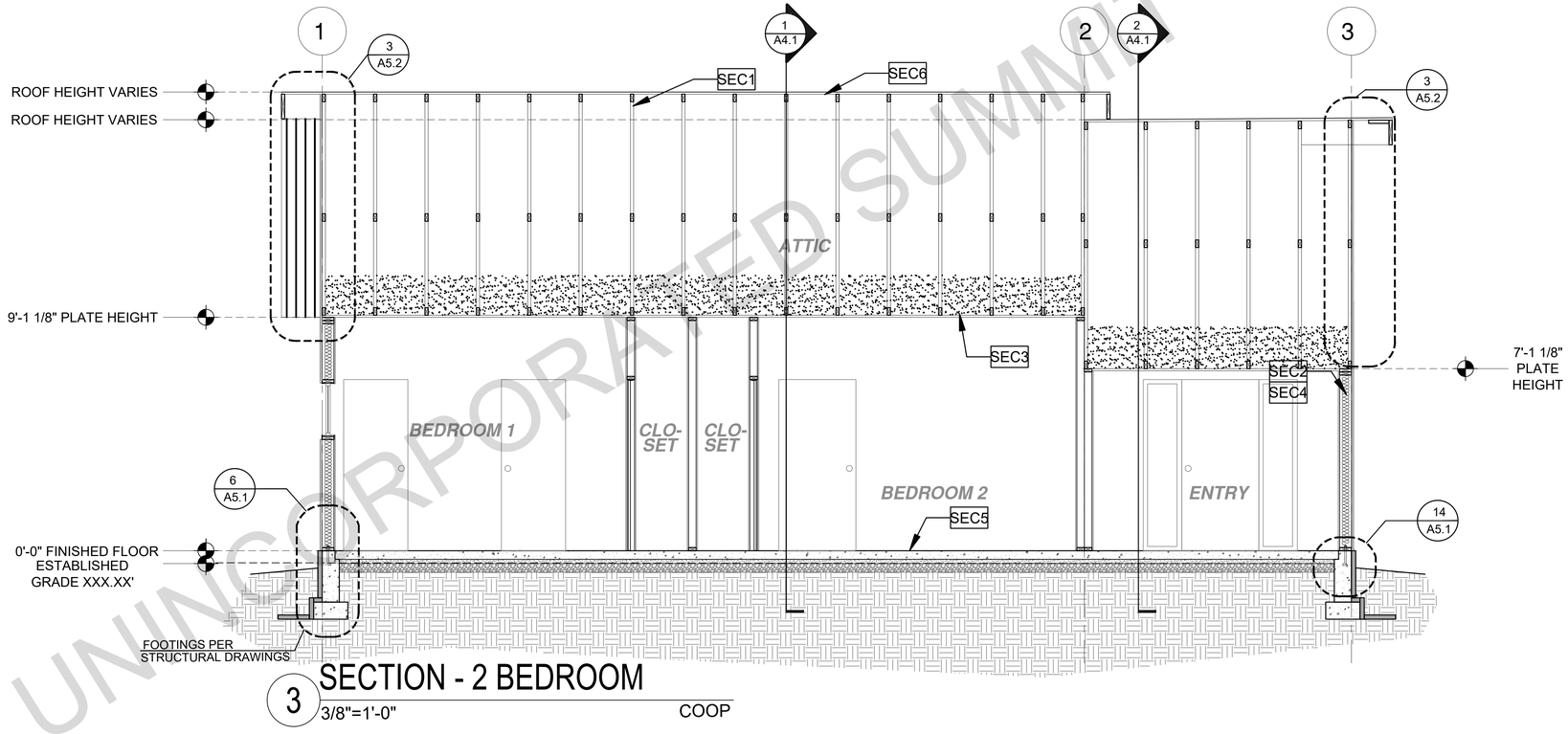
description
Sections

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A4.1



3 SECTION - 2 BEDROOM

3/8"=1'-0"

COOP

SECTION KEYNOTES

- SEC1 TRUSSES PER TRUSS MANUFACTURER
- SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL
- SEC3 ROOF/CEILING INSULATION TO BE R60 OR R49 UNCOMPRESSED OVER TOP PLATE
- SEC4 WALL INSULATION TO BE MIN. R-30 AIR-IMPERMEABLE INSULATION PER TABLE R806.5 OR R20 w/ R5 CONTINUOUS INSULATION OR R13 CAVITY w/ R10 CONTINUOUS INSULATION OR R20 CONTINUOUS INSULATION.
- SEC5 R10 PERIMETER SLAB INSULATION PER DETAILS 6 & 14 ON A5.1
- SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- SEC7 FLOOR INSULATION TO BE R38 OR GREATER

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTILLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.

2. RAFTER VENTS ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. PER AMENDMENT 4501.2.5 SOFFIT AND GABLE VENTS MAX ⅛" OPENINGS OPENING ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.

3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.

4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED

6. FLASHING AND SHEET METAL
ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

7. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS.
*KEYNOTES ONLY APPLY IF REFERNCED ON PLANS
1. INSULATION: SEE KEYNOTES PER PLAN.
2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2021 IRC SECTION R302.11:
A. SECTION R302.11:
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT CEILING AND FLOOR LEVELS
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS

10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION

11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- X-X" ELEVATION MARKER

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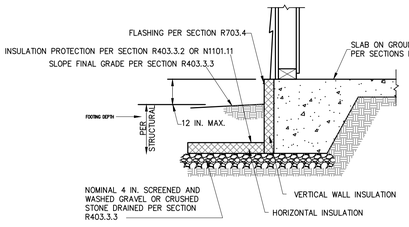
date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A4.2

R403.3 FROST-PROTECTED SHALLOW FOUNDATION

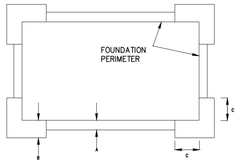
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64 F (18 C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGE, AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64 F (18 C)

*NOTE: BECAUSE OF FOUNDATION INSULATION REQUIREMENTS, ALL VERTICAL AND HORIZONTAL INSULATION SHALL BE R-10 MINIMUM. INSTALL PER THE REQUIREMENTS OF AN AIR-FREEZE INDEX OF 2500.

MATERIALS USED BELOW GRADE FOR THE PURPOSE OF INSULATING FOOTINGS AGAINST FROST SHALL BE LABALED AS COMPLYING WITH ASTM C578



INSULATION DETAIL



CODE MINIMUM HORIZONTAL INSULATION PLAN
SEE STRUCTURAL FOR PROJECT SPECIFIC INSULATION PLAN

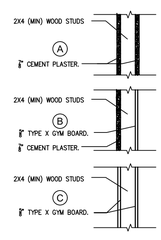
TABLE R403.3(1) MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS[a]

AIR-FREEZING INDEX (°F days)[b]	MINIMUM FOOTING DEPTH, *D* (inches) SEE STRUCTURAL FOR PROJECT FOOTING DEPTH	VERTICAL INSULATION *R*-VALUE[c, d]	HORIZONTAL INSULATION *R*-VALUE[c, e]		HORIZONTAL INSULATION DIMENSIONS PER Figure R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm. °C = [(°F) – 32]/1.8.

a. Insulation requirements are for protection against frost damage in heated buildings. Greater values could be required to meet energy conservation standards.
b. See Figure R403.3(2) or Table R403.3(2) for Air-Freezing Index values.
c. Insulation materials shall provide the stated minimum *R*-values under long-term exposure to moist, below-ground conditions in freezing climates. The following *R*-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene (EPS)-3.2 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Type IX expanded polystyrene (EPS)-3.4 R per inch for vertical insulation and 2.8 R per inch for horizontal insulation; Types IV, V, VI, VII, and X extruded polystyrene (XPS)-4.5 R per inch for vertical insulation and 4.0 R per inch for horizontal insulation.
d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
e. Horizontal insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

14 TYPICAL DETAIL FOR FROST PROTECTED SHALLOW FOOTING
SCALE: NTS



2022 CBC TABLE 721.1(2)ITEM #	GYPSUM ASSOC. FILE#
15-1.2	N/A
15-1.3	N/A
14-1.3	WP 3510 & WP 3514

2"X4" WOOD STUDS 16" ON CENTER WITH METAL LATH AND ¾" CEMENT PLASTER ON EACH SIDE. LATH ATTACHED WITH 6D COMMON NAILS 7" ON CENTER DRIVEN TO 1" MINIMUM PENETRATION AND BENT OVER. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

2"X4" WOOD STUDS 16" ON CENTER WITH ⅝" CEMENT PLASTER (MEASURED FROM THE FACE OF STUD) ON THE EXTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THIS TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

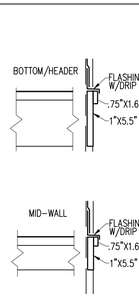
2"X4" WOOD STUDS 24" ON CENTER WITH ⅝" TYPE x GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGER JOINTS ON EACH SIDE.

1. NOTE: THE ADDITION OF PLYWOOD SHEATHING TO THESE ASSEMBLIES DOES NOT LESSEN THEIR FIRE RESISTANCE. ATTACH WALL TO EXISTING OR NEW FIRE RATED FLOOR/CEILING ASSEMBLY AS REQUIRED.

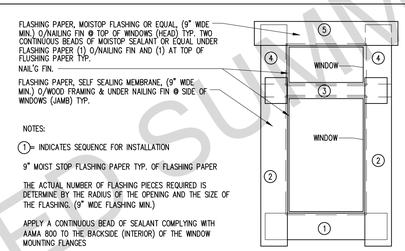
WP 3510 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 11/4" TYPE W DRYWALL SCREWS 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD-BEARING)

WP 3514 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

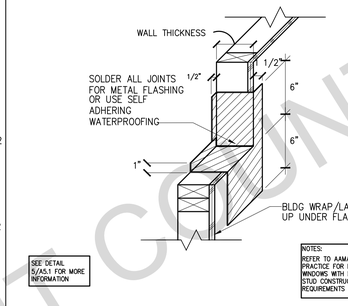
4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS
SCALE: NTS



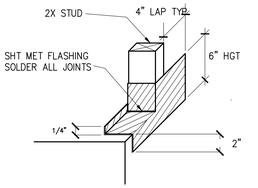
8 TRIM PROFILE



5 WINDOW FLASHING
SCALE: NTS

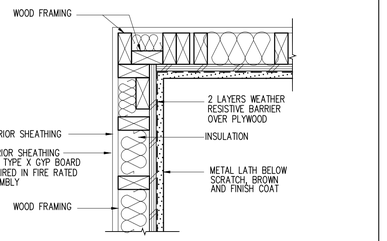


1 WINDOW SILL FLASHING
SCALE: 1½"=1'-0"

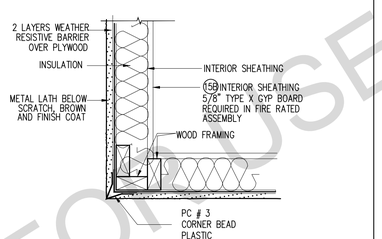


*PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

2 DOOR THRESHOLD FLASHING
SCALE: 1½"=1'-0"



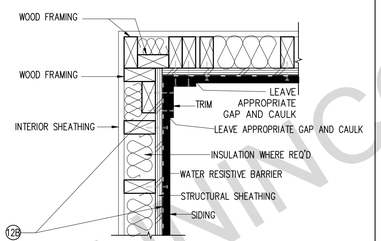
STUCCO AT INSIDE CORNER



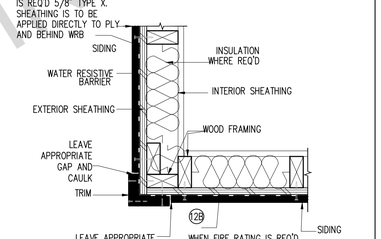
STUCCO AT OUTSIDE CORNER

15B FIRE RATED STUCCO WALL

15 STUCCO WALL
SCALE: 1½"=1'-0"



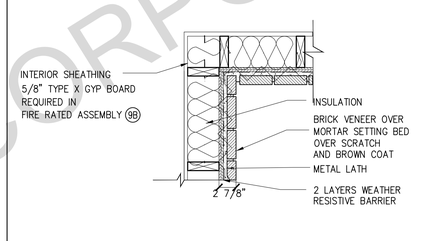
SIDING AT INSIDE CORNER



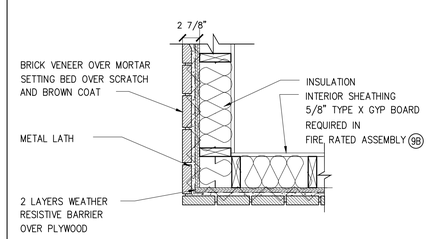
SIDING AT OUTSIDE CORNER

12B FIRE RATED SIDING WALL

12 SIDING WALL
SCALE: 1½"=1'-0"



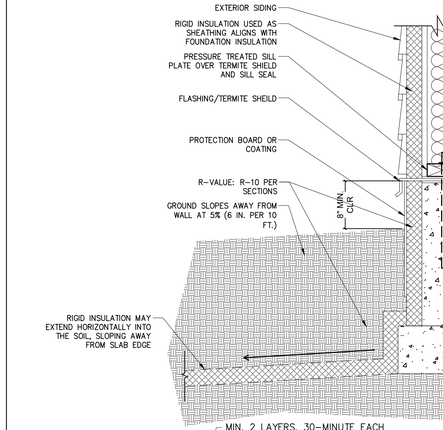
STONE VENEER AT INSIDE CORNER



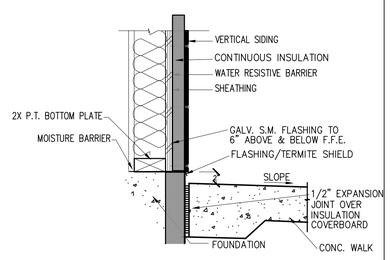
STONE VENEER AT OUTSIDE CORNER

9B FIRE RATED STONE WALL

9 STONE WALL
SCALE: 1½"=1'-0"



SIDING AT GRADE



SIDING AT CONCRETE WALK

6 SIDING – WALL SECTION
SCALE: 1½"=1'-0"

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Architectural Wall Finish Details

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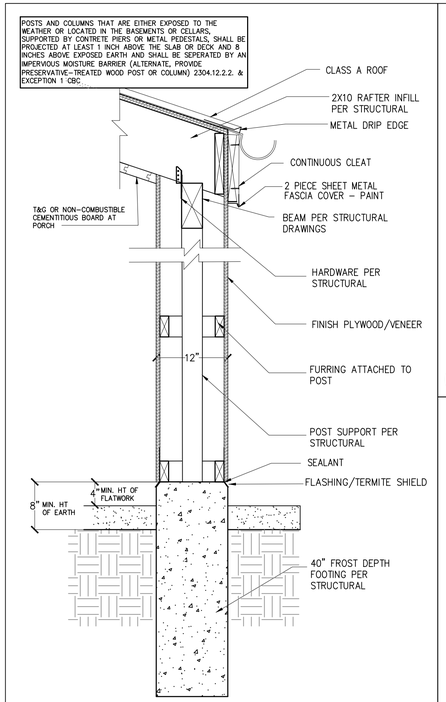
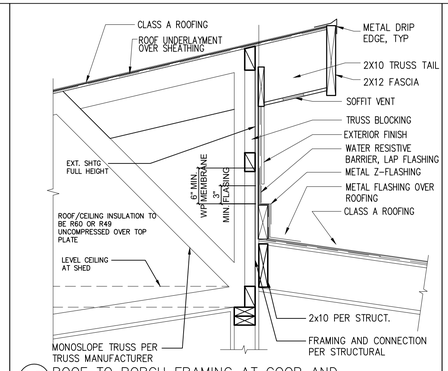
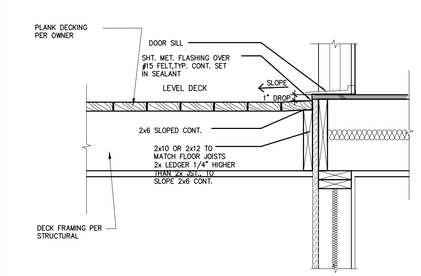


18 ROOF BEAM AND POST FURRING — SCALE: 1"=1'-0"

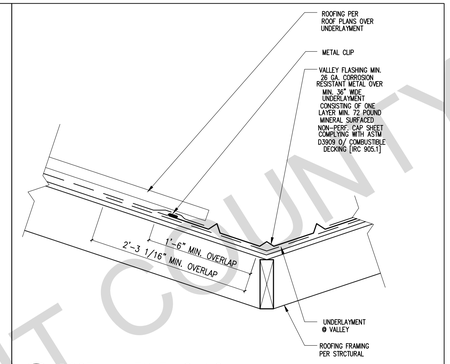


13 ROOF TO PORCH FRAMING AT COOP AND SHED — SCALE: 1"=1'-0"

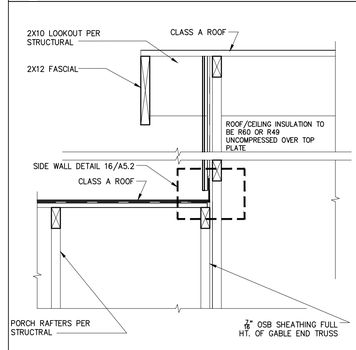
9 — SCALE: 1"=1'-0"



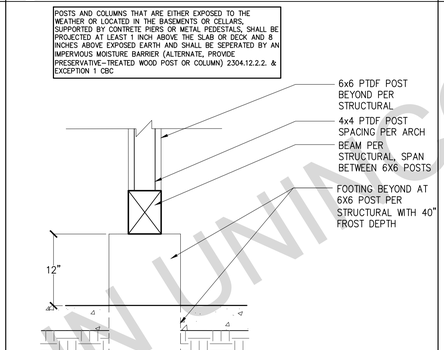
5 DOOR THRESHOLD AT DECK — SCALE: 1"=1'-0"



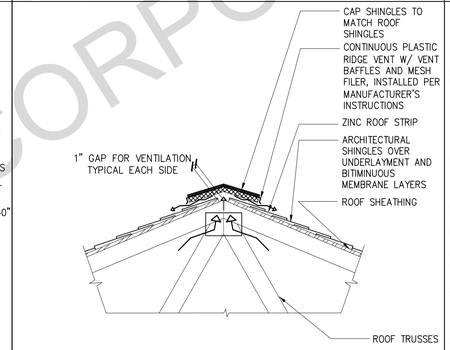
1 ROOF VALLEY FLASHING — SCALE: 1 1/2"=1'-0"



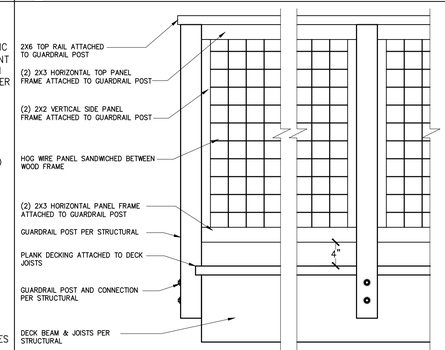
19 HIGH TO LOW ROOF AT COOP — SCALE: 1"=1'-0"



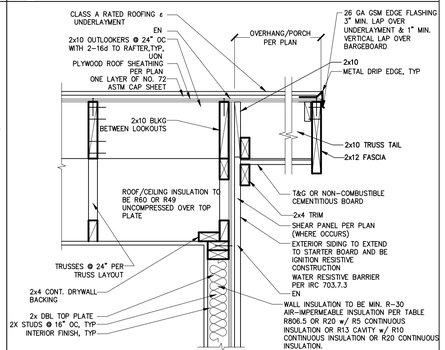
15 ARCHITECTURAL SCREEN WALL/BEAM CONNECTION — SCALE: 1"=1'-0"



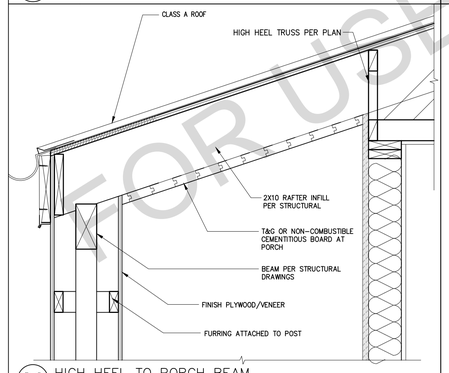
11 RIDGE VENT, TYP. — SCALE: 1"=1'-0"



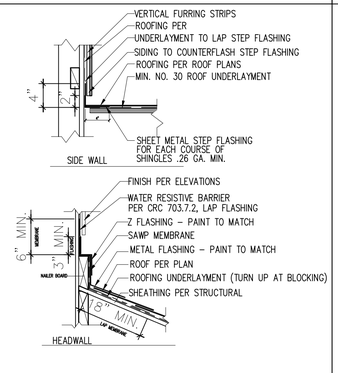
7 DECK GUARDRAIL PANEL ELEVATION — SCALE: 1"=1'-0"



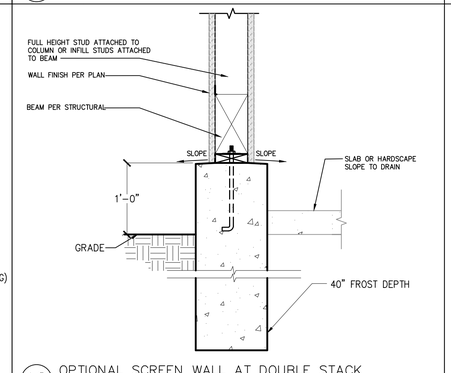
3 GABLE END TRANSITION AT PORCH — SCALE: 1"=1'-0"



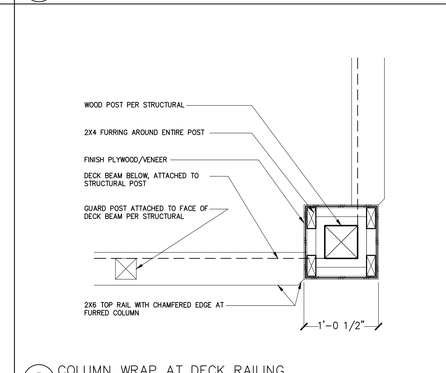
20 HIGH HEEL TO PORCH BEAM SINGLE & DOUBLE STACK — SCALE: 1"=1'-0"



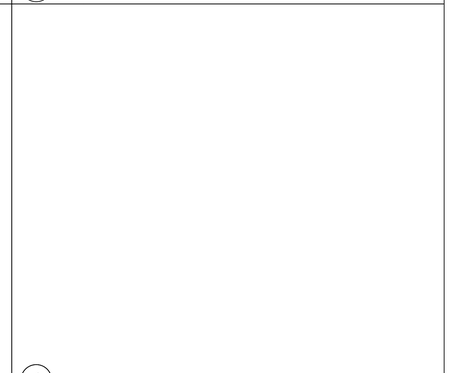
16 — SCALE: 1"=1'-0"



12 OPTIONAL SCREEN WALL AT DOUBLE STACK — SCALE: 1"=1'-0"



8 COLUMN WRAP AT DECK RAILING — SCALE: 1"=1'-0"



NOTE: SEE DETAIL 26/A5.3 FOR ELEVATION VIEW

6 SIDE MOUNT GUARDRAIL CONNECTION — SCALE: 1"=1'-0"

4 — SCALE: 1"=1'-0"

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project
Summit County Stock ADU Plans

revisions

description
Architectural Details

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.2

Cool Calc

Project Name: Summit County - Coop

Address: , , CO

OUTDOOR DESIGN CONDITIONS

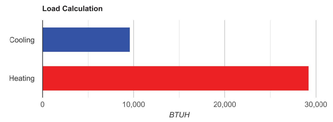
Weather station: Leadville

Summer Outdoor F:	81	Summer Indoor F:	75	Design Grains:	61	Daily Range:	High
Winter Outdoor F:	-14	Winter Indoor F:	70	Cooling RH:	45	Elevation (Ft):	9,927

LOAD CALCULATION TOTALS

HVAC System: Coop

Heated square footage:	919	Heating BTUH:	29,192
Cooled square footage:	919	Cooling BTUH:	9,619
Heated volume (above grade CF):	8,141	CFM:	488
Cooled volume (above grade CF):	8,141	Sensible cooling:	9,666
Exposed wall area (SF):	1,197	Latent cooling:	-47
		SHR:	1.005



Approved ACCA MJ8 Calculations

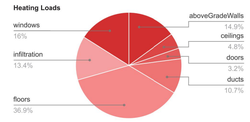
Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates on building use, weather data, and inputted values such a R-Values, window types, duct loss, etc. Equipment selections should meet both the latent and sensible gain as well as building heat loss.

Powered by ACCA MANUAL J8

HEATING AND COOLING LOADS

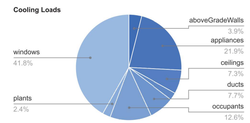
HEATING LOADS

SECTION	AREA	HEAT LOSS
aboveGradeWalls	999	4,364
ceilings	919	1,390
doors	24	948
ducts	0	3,115
floors	919	10,783
infiltration	0	3,917
skylights	0	0
windows	174	4,677
Totals		29,192

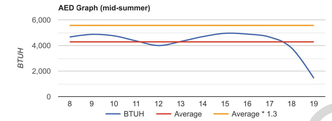


COOLING LOADS

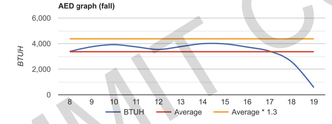
SECTION	AREA	SENSIBLE	LATENT
AEDExcursion	0	0	0
aboveGradeWalls	999	400	0
appliances	0	2,244	0
ceilings	919	744	0
doors	24	237	0
ducts	0	923	-131
floors	919	0	0
infiltration	0	143	-766
occupants	0	690	600
plants	0	0	250
skylights	0	0	0
windows	174	4,285	0
Totals		9,666	-47



FENESTRATION LOADS



This graph represents hourly aggregate fenestration loads in mid-summer.



This graph represents hourly aggregate fenestration loads in October.

COMPONENT LOADS

ABOVE GRADE WALLS

System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	253
	U Value:	0.052	Area:	58	Cooling BTUH:	23
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	498
	U Value:	0.052	Area:	114	Cooling BTUH:	46
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	W	Heating BTUH:	323
	U Value:	0.052	Area:	74	Cooling BTUH:	30
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	590
	U Value:	0.052	Area:	135	Cooling BTUH:	54
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	446
	U Value:	0.052	Area:	102	Cooling BTUH:	41
System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	N	Heating BTUH:	446
	U Value:	0.052	Area:	102	Cooling BTUH:	41
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	367
	U Value:	0.052	Area:	84	Cooling BTUH:	34
System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	N	Heating BTUH:	459
	U Value:	0.052	Area:	105	Cooling BTUH:	42
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	W	Heating BTUH:	446
	U Value:	0.052	Area:	102	Cooling BTUH:	41
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	W	Heating BTUH:	537
	U Value:	0.052	Area:	123	Cooling BTUH:	49

BELOW GRADE WALLS

There are no components for this section.

WINDOWS

Default small windows for wall id 5026236 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.63	Cooling BTUH:	174
	Exposure:	E				
Default small windows for wall id 5026235 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.63	Cooling BTUH:	165
	Exposure:	S				
Default small windows for wall id 5026234 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.63	Cooling BTUH:	202
	Exposure:	W				
Default small windows for wall id 5026246 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	349
	Exposure:	E				
Default medium windows for wall id 5026246 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	645
	Area:	24	SHGC:	0.63	Cooling BTUH:	698
	Exposure:	E				
Default small windows for wall id 5026247 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	330
	Exposure:	S				
Default medium windows for wall id 5026247 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	336
	Exposure:	S				
Default small windows for wall id 5026273 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	143
	Exposure:	N				
Default medium windows for wall id 5026273 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	143
	Exposure:	N				
Default small windows for wall id 5026272 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.63	Cooling BTUH:	174
	Exposure:	E				
Default small windows for wall id 5026274 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	161
	Area:	6	SHGC:	0.63	Cooling BTUH:	71
	Exposure:	N				
Default medium windows for wall id 5026274 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	645
	Area:	24	SHGC:	0.63	Cooling BTUH:	286
	Exposure:	N				
Default small windows for wall id 5026275 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	405
	Exposure:	W				
Default medium windows for wall id 5026275 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	405
	Exposure:	W				
Default small windows for wall id 5026285 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.32	Heating BTUH:	323
	Area:	12	SHGC:	0.63	Cooling BTUH:	405
	Exposure:	W				

Window cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

CEILINGS

Typ. Ceiling Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	130	Heating BTUH:	197
	U Value:	0.018			Cooling BTUH:	105
System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	321	Heating BTUH:	485
	U Value:	0.018			Cooling BTUH:	260
System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	134	Heating BTUH:	203
	U Value:	0.018			Cooling BTUH:	109

CEILINGS

System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	182	Heating BTUH:	275
	U Value:	0.018			Cooling BTUH:	147
System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	152	Heating BTUH:	230
	U Value:	0.018			Cooling BTUH:	123

SKYLIGHTS

There are no components for this section.

Skylight cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

DOORS

Default doors for wall id 5026236 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	E	Cooling BTUH:	237

FLOORS

System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr:	22C-10pl	Heating U Value:0		Heating BTUH:	2,833
	Area:	130	Cooling U Value:0		Cooling BTUH:	0
					F Value:	0.937
System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr:	22C-10pl	Heating U Value:0		Heating BTUH:	2,597
	Area:	321	Cooling U Value:0		Cooling BTUH:	0
					F Value:	0.937
System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr:	22C-10pl	Heating U Value:0		Heating BTUH:	1,889
	Area:	134	Cooling U Value:0		Cooling BTUH:	0
					F Value:	0.937
System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr:	22C-10pl	Heating U Value:0		Heating BTUH:	2,283
	Area:	182	Cooling U Value:0		Cooling BTUH:	0
					F Value:	0.937
System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr:	22C-10pl	Heating U Value:0		Heating BTUH:	1,181
	Area:	152	Cooling U Value:0		Cooling BTUH:	0
					F Value:	0.937

VENTILATION

There are no components for this section.

HOT WATER PIPING

There are no components for this section.

DUCTS

System generated ducts (above conditioned space) Attic - Radial	EHLF:	0.119	Heating BTUH:	3,115	
	ESGF:	0.106	Sensible BTUH:	923	
	ELG:	-131	Latent BTUH:	-131	

INFILTRATION

Leakage Category:	Average	NCFM Heating:	61	Heating BTUH:	3,917
		NCFM Cooling:	31	Sensible BTUH:	143
				Latent BTUH:	-766

BLOWER MOTOR

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NOT FOR CONSTRUCTION

project

Summit County Stock ADU Plans

revisions

description

Manual J Calculations

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. MJ.1

BLOWER MOTOR

There are no components for this section.

WINTER HUMIDIFICATION

There are no components for this section.

OCCUPANTS

Nr. Occupants:	3	Sensible BTUH:	690	Latent BTUH:	600

APPLIANCES

Color television	Quantity:	1	Sensible BTUH: Latent BTUH:	683 0
Computer and monitor	Quantity:	1	Sensible BTUH: Latent BTUH:	538 0
Light Fixture - 100W	Quantity:	3	Sensible BTUH: Latent BTUH:	1,023 0

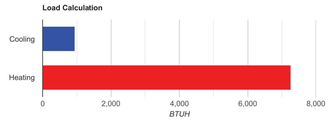
PLANTS

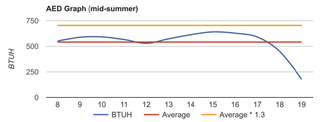
Plant Size:	medium	Quantity:	5	Latent BTUH:	100
Plant Size:	large	Quantity:	5	Latent BTUH:	150

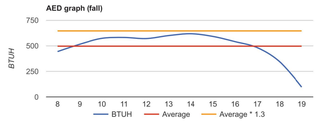
ROOM DETAIL

Room name: Entry/Mudroom

Heated square footage:	130	Total Cooling BTUH:	940
Cooled square footage:	130	Total Heating BTUH:	7,252
Heated volume (above grade CF):	1,040	CFM:	56
Cooled volume (above grade CF):	1,040		
Exposed wall area (SF):	288		



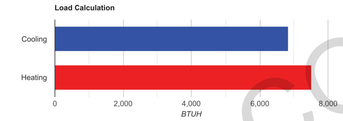


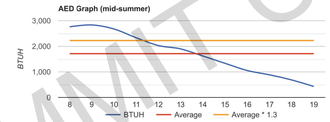


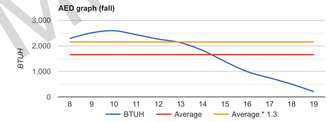
ROOM DETAIL

Room name: Living/Kitchen

Heated square footage:	321	Total Cooling BTUH:	6,837
Cooled square footage:	321	Total Heating BTUH:	7,503
Heated volume (above grade CF):	2,889	CFM:	311
Cooled volume (above grade CF):	2,889		
Exposed wall area (SF):	297		



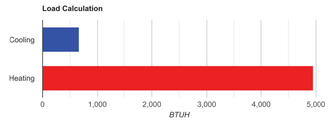


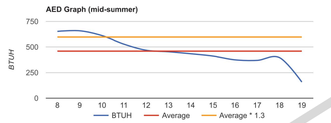


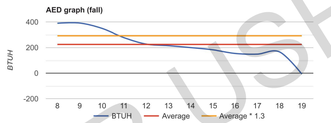
ROOM DETAIL

Room name: Bathrooms

Heated square footage:	134	Total Cooling BTUH:	662
Cooled square footage:	134	Total Heating BTUH:	4,945
Heated volume (above grade CF):	1,206	CFM:	40
Cooled volume (above grade CF):	1,206		
Exposed wall area (SF):	216		



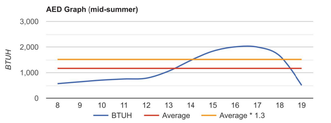


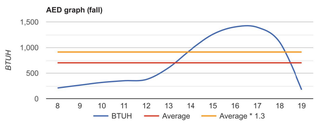


ROOM DETAIL

Room name: Bedroom 1

Heated square footage:	182	Total Cooling BTUH:	1,902
Cooled square footage:	182	Total Heating BTUH:	6,456
Heated volume (above grade CF):	1,638	CFM:	104
Cooled volume (above grade CF):	1,638		
Exposed wall area (SF):	261		

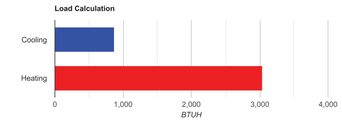


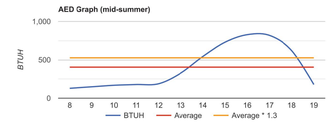


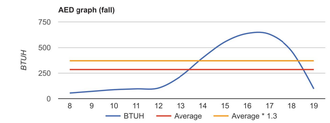
ROOM DETAIL

Room name: Bedroom 2

Heated square footage:	152	Total Cooling BTUH:	871
Cooled square footage:	152	Total Heating BTUH:	3,036
Heated volume (above grade CF):	1,368	CFM:	48
Cooled volume (above grade CF):	1,368		
Exposed wall area (SF):	135		







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architecture + planning
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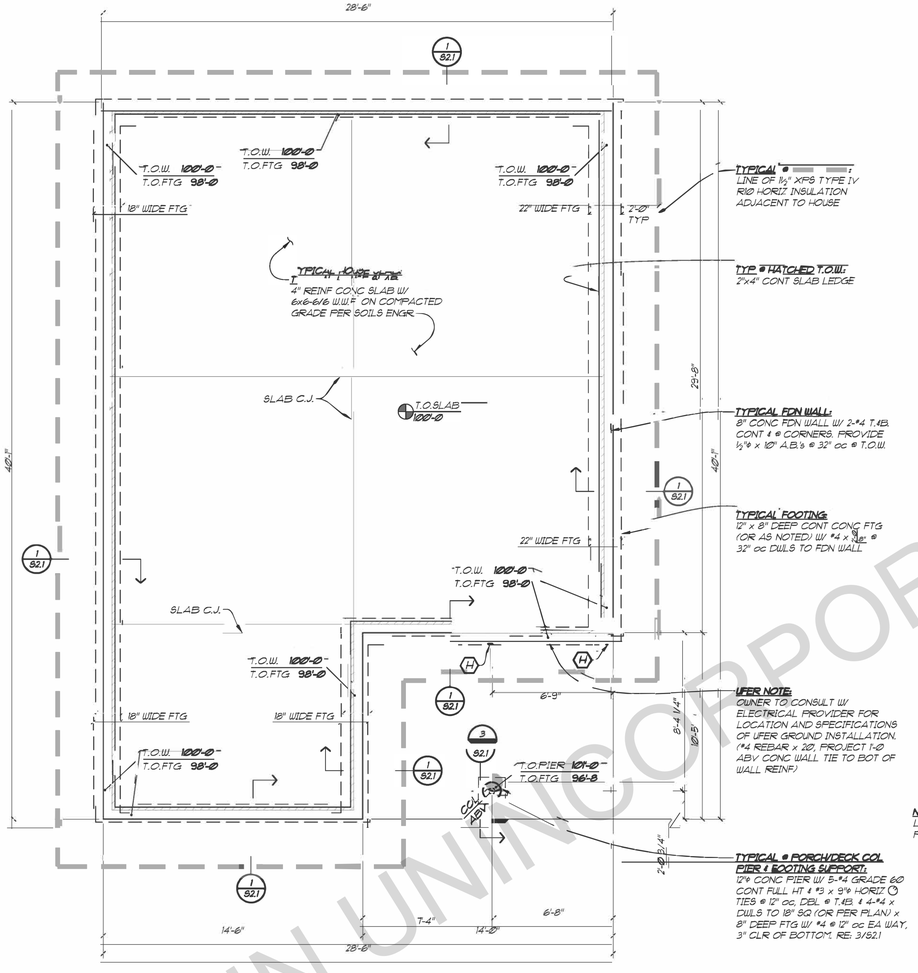
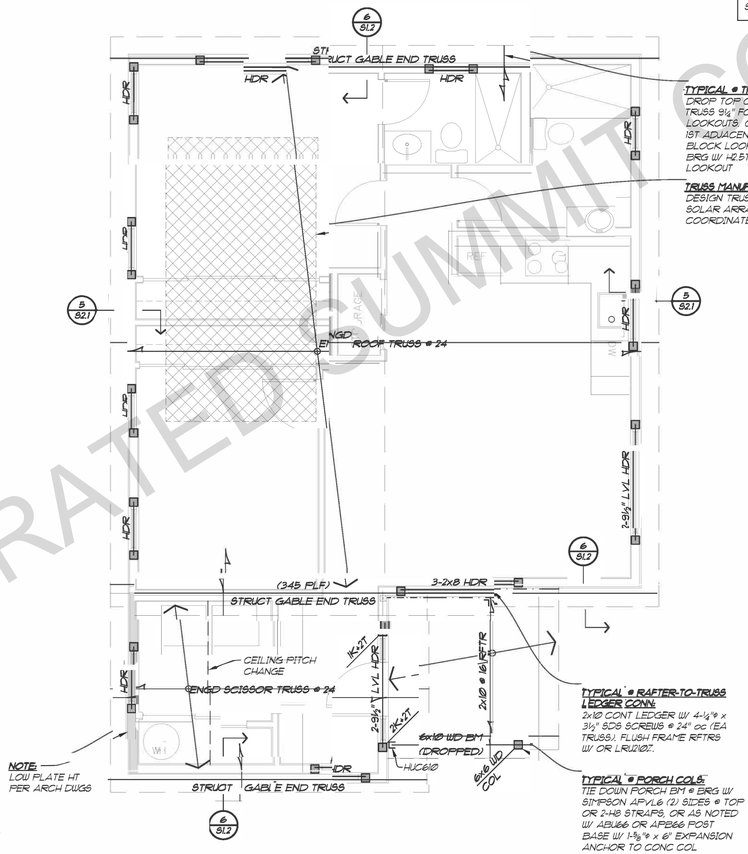


FOUNDATION PLAN

SCALE: ¼" = 1'-0"

- FOOTINGS TO BEAR ON UNDISTURBED MATERIAL, CENTERED UNDER BRG ELEMENTS SET MIN 24" BELOW FINAL EXTERIOR GRADE W/ SHALLOW FOUNDATION INSULATION PROGRAM INSTALLED CORRECTLY PER PLAN.
- DESIGN BASED ON MAX 2000 PSF, NON-EXPANSIVE SOIL BEARING CAPACITY. QUALIFIED SOILS ENGINEER TO VERIFY DESIGN PARAMETERS PRIOR TO CONSTRUCTION.
- (H) - PROVIDE STHDWBKT HOLDOWNS @ ENDS OF SHEAR WALLS ABV. CONTRACTOR TO VERIFY LOCATIONS TO HOLDOWNS W/ ARCH PLANS PRIOR TO POUR PER 10/S2.1
- (H1) - HDU11-SDS2.5 W/ SIMPSON SB9x30 ANCHOR BOLT PER 13/S2.1. FIELD VERIFY CENTERED PLACEMENT OF SB9x30 ANCHORS (24" MIN. EMBEDMENT) WITHIN WOOD WALL TO INSTALL TO MIN. 3-2x6 STUDS INSIDE OF DOOR OPENING AS DIMENSIONED ON PLAN.
- SEE SHEET S2.1 FOR TYPICAL FOUNDATION DETAILS & GENERAL STRUCTURAL NOTES.



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

- HEADERS (HDR) TO BE 2-2x8 W/ 1-2x6 KING (K) + 1-2x6 TRIMMER (T) EA END OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT POINT LOADS ABV.
- EXTERIOR WALLS TO BE MIN 2x6 @ 16" W/ ⅞" APA RATED OSB SHEATHING W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- SHEAR WALL SPLICES MAY BE LOCD EITHER @ A BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MIN 1½" FROM TOP +/OR BOT OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO.
- SHEATHE ROOF W/ MIN ⅞" APA RATED 40/20 OSB SHTG W/ Ø.113x2½" NAILS 6" @ PANEL/BOUNDARY EDGES & 12" oc IN FIELDS, W/ H CLIPS BTWN TRUSSES
- ENGD TRUSSES, TRUSS-TO-TRUSS CONNECTIONS, BRIDGING & PERMANENT BRACING DESIGNED & SPECIFIED BY TRUSS MANUF.
- TIE DOWN ROOF BEAMS & GIRDER TRUSSES @ BRG W/ HTS20 OR ST22 EA FACE (E.F.). USE 12-Ø.148x1½" NAILS @ EA END FOR HTS20 & 9-Ø.162x2½" NAILS @ EA END FOR ST22
- TIE DOWN ROOF TRUSSES & LOOKOUTS @ BRG W/ MIN H2.5T OR AS NOTED
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

APPLICANT AGREEMENT

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CONSULTING STRUCTURAL ENGINEERS
188 CENTENNIAL PARKWAY, STE 150
LOUISVILLE, COLORADO 80027
(303) 444-2545, FAX (303)444-1904
mail@gebau.com

STOCK ADU – COOP PLAN
SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

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S1.1

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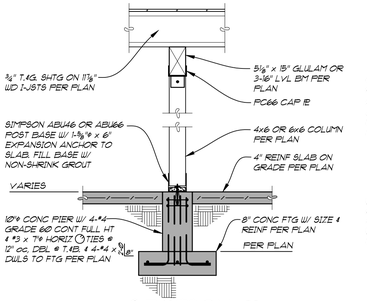

SECTION 4 S2.1
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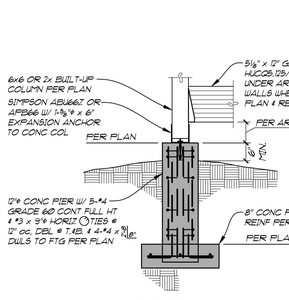

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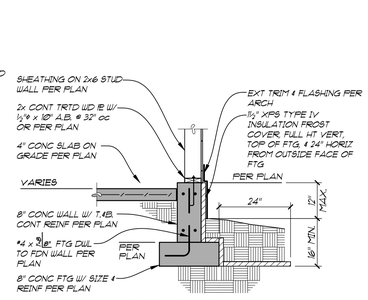

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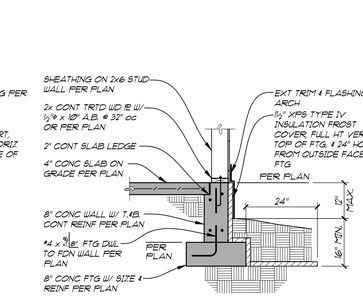

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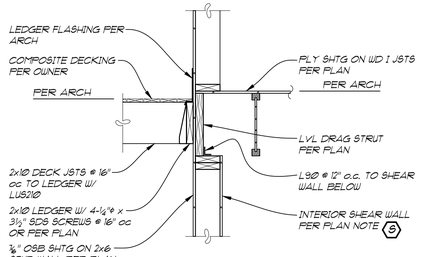
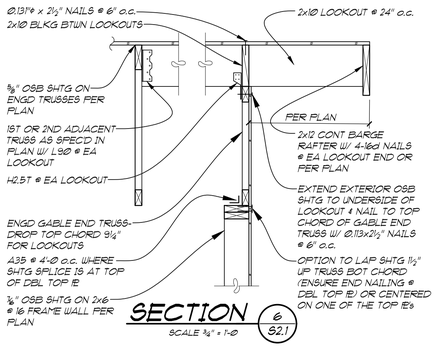


SECTION 7 S2.1
SCALE 3/4" = 1'-0



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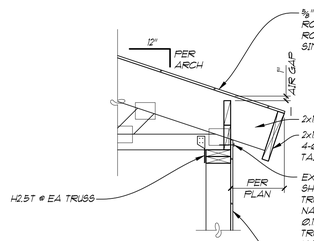

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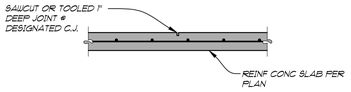
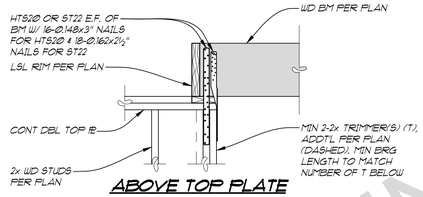
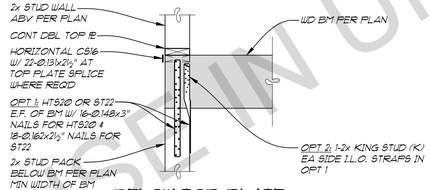
SCALE 3/4" = 1'-0



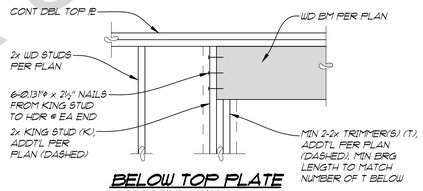
TYPICAL CRACK CONTROL JOINT (C.J.) @ STRUCT SLAB



ABOVE TOP PLATE

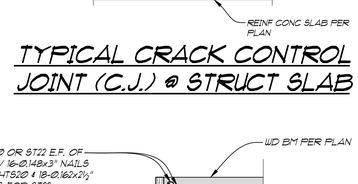


BELOW TOP PLATE
PERPENDICULAR TO WALL
SIM @ WALL CORNER



BELOW TOP PLATE
PARALLEL TO WALL

TYPICAL BEAM AT WALL CONN
WOOD BEAM
SCALE 3/4" = 1'-0



SIDE-MOUNTED RAILING POST CONN

SECTION 9 S2.1
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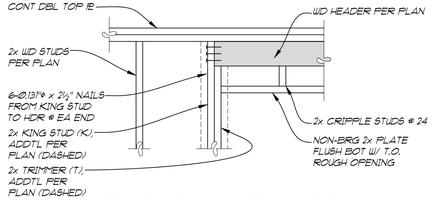
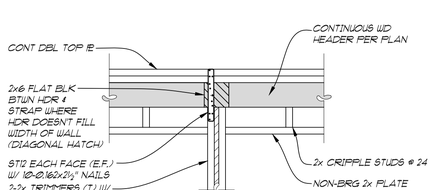
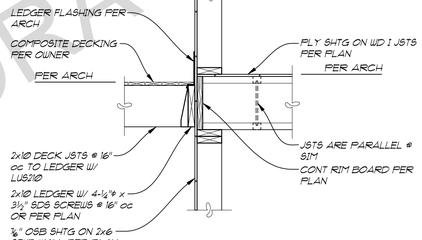


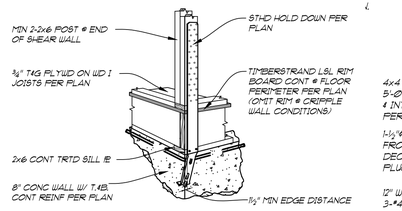
TYPICAL HEADER
SCALE 3/4" = 1'-0



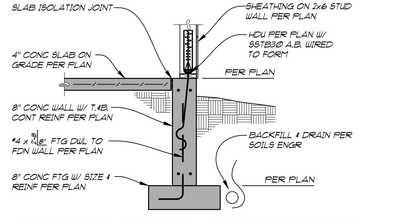
TYPICAL CONTINUOUS HEADER
SCALE 3/4" = 1'-0



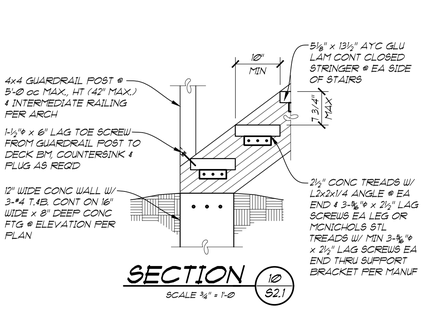
SECTION 8 S2.1
SCALE 3/4" = 1'-0



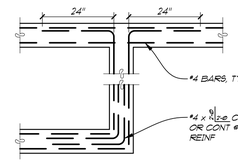
TYPICAL STHD HOLDOWN INSTALLATION DETAIL 12 S2.1
SCALE 1/2" = 1'-0



TYPICAL SSTB8 ANCHOR BOLT INSTALLATION DETAIL 13 S2.1
SCALE 1/2" = 1'-0



SECTION 10 S2.1
SCALE 3/4" = 1'-0



TYPICAL CORNER REINFORCING

WALL PLATE MTRL — DOUGLAS FIR NO. 2
HIGH SNOW LOADS: F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000

STUDS < 9'-0" — DOUGLAS FIR STUD GRADE
F_b=700, $F_{c\perp Prep}$= 625, F_v=180, E=1,400,000

STUDS > 9'-0" — DOUGLAS FIR NO. 2
F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000

JOISTS & RAFTERS — DOUGLAS FIR NO.2
F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000

HEADERS — DOUGLAS FIR NO.2
F_b=900, $F_{c\perp Prep}$=625, F_v=180, E=1,600,000

BEAMS < 5x5 — DOUGLAS FIR NO.1
F_b= 1200, E= 1,700,000, F_v=180

BEAMS > 5x5 — DOUGLAS FIR NO. 1
F_b=1350, $F_{c\perp Prep}$=625, F_v=170, E=1,600,000

COLUMNS (4x4 & GREATER) — DOUGLAS FIR NO.1
F_b= 1200, E= 1,600,000, F_v=1,000

WOOD I JOISTS — TRUSS JOIST TJI/110 SERIES
9 1/2" M_{allow}=3,930 ft-lbs, V_{allow}=1,330 lbs, EI=166,000,000 lb^2 /ins
11 7/8" M_{allow}=3,795 ft-lbs, V_{allow}=1,655 lbs, EI=315,000,000 lb^2 /ins
14" M_{allow}=4,490 ft-lbs, V_{allow}=1,945 lbs, EI=461,000,000 lb^2 /ins

FLOOR RIM PLANS — TIMBERSTRAND L.&L. RIMBOARD 1 1/8 "x JOIST DEPTH MIN. OR PER PLANS
F_{wk}=1,200, $F_{c\perp Prep}$=680, F_{vv}=400, E=1,600,000

L.&L. STUDS
(2x4 & 2x6) — 1.3E TIMBERSTRAND L.&L.
F_b=1,180, $F_{c\perp}$ =710, F_v=425, E=1,300,000
(2x8) — 1.8E TIMBERSTRAND L.&L. STUDS
F_b=2,250, $F_{c\perp Prep}$=860, F_v=565, E=1,500,000

LVL STUDS — 2.0E MICRO=LAM LVL
F_b=2,600, $F_{c\perp Prep}$=750, F_v=285, E=2,000,000

CONTRACTOR TO CONTACT GEBAU, INC. IF ANY OF SUPPLIED WOOD MEMBERS DIFFER FROM THE MATERIAL SPECIFICATIONS ABOVE PRIOR TO CONSTRUCTION.

NAILING PER INTERNATIONAL BUILDING CODE TABLE 2304.10.1 EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.

ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. SIMPSON H2.5T FRAMING ANCHORS OR AS NOTED. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.

ALL PLYWOOD ROOF SHEATHING AND SUBFLOORING SHALL BE ENGINEERED GRADES WITH GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS:
APA 24/16 7/16" THICKNESS, SUPPORTED @ 24" O.C., 40 PSF MAX LIVE LOAD
APA 32/16 5/8" TO 7/8" THICKNESS, SUPPORTED @ 24" O.C., 30 PSF MAX LIVE LOAD
APA 40/20 7/8" TO 1" THICKNESS, SUPPORTED @ 24" O.C., 130 PSF LIVE LOAD

LOWER CHORD OF GABLE END TRUSSES TO LAP SHEATHING ON TOP PLATES W/ STANDARD NAILING PER PLAN OR ANCHORED TO WALL PLATE WITH A SIMPSON A35 FRAMING ANCHORS AT 7'-0 ON CENTER AND LATERALLY BRACED TO ROOF FRAMING AT 8'-0 ON CENTER MAXIMUM SPACING.

ALL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH 1/2" NOMINAL APA RATED PLYWOOD OR 7/16" OSB SHEATHING OR AS NOTED WITH NAILING REQUIREMENTS PER PLANS.

PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS OR AS NOTED.

ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF, AND FLOOR TO UNDERSIDE OF SCISSOR TRUSSES OR SLOPED RAFTERS.

CONTINUE WALL SHEATHING TO BOTTOM OF TOP CHORD OF TRUSSES, WITH 2x6 BLOCKING BETWEEN TOP CHORD WHEN TRUSS HEEL HEIGHT EXCEEDS 4'. NAIL SHEATHING TO BLOCKING PER STANDARD PLAN NOTES.

WHERE HEADER IS NOT DIRECTLY BELOW TOP OF WALL PLATE, PROVIDE 2x CRIPPLE STUDS ABOVE HEADER AT 16" ON CENTER 4 ADDITIONAL STUDS AT ALL BEAM AND COLUMN LOCATION ABOVE EQUAL TO NUMBER OF STUDS OR PLIES OF THE BEAM.

CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST AND BEAM ENDS. ALL FLOOR JOIST AND ROOF TRUSS SYSTEM BRACING AND BRIDGING AND CONNECTIONS SPECIFIED BY MANUFACTURER.

ALL FASTENERS (NAILS, BOLTS, & HANGERS) IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT AS SPECIFIED BY LUMBER MANUFACTURER.

ALL UNTREATED WOOD IN CONTACT WITH CONCRETE INCLUDING BEAM POCKETS SHALL BE MOISTURE PROTECTED WITH CONTINUOUS VAPOR BARRIER PRIOR TO INSTALL.

ALL WOOD BEAMS TO BE LATERALLY RESTRAINED AGAINST ROTATION AT BEARING WITH FULL HEIGHT KING STUDS, SOLID WOOD BLOCKING TO ADJACENT JOIST, OR TIED DOWN TO TRIMMER STUDS BELOW W/ SIMPSON ST12 OR HTS20 EA FACE.

METAL CONNECTOR DESIGNATIONS ARE SIMPSON STRONGTIE COMPANY WITH NAILING PER SIMPSON CATALOG. ALL SUBSTITUTIONS TO BE RECOMMENDED BY CONTRACTOR & REVIEWED BY GEBAU PRIOR TO INSTALLATION AT CONTRACTOR'S EXPENSE.

FIELD CUTS ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD ARE TO BE RETREATED IN ACCORDANCE WITH IRC SECTION R317.1 AND AWPA M4

GENERAL

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO EXECUTING CORRESPONDING MODIFICATIONS AND SHALL NOTIFY GEBAU, INC. IMMEDIATELY UPON DISCOVERY OF CONDITIONS DIFFERING FROM THOSE SHOWN.

THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

GENERAL STRUCTURAL NOTES

JOB #23049
PROJECT: SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DESIGN CRITERIA

BUILDING CODE — 2021 INTERNATIONAL BUILDING CODE
JURISDICTION — SUMMIT COUNTY, COLORADO
RISK CATEGORY: — II
DESIGN LOADS
FLOOR:
DEAD LOAD — 10 PSF
LIVE LOAD — 40 PSF
EXTERIOR DECK:
DEAD LOAD — 10 PSF
LIVE LOAD — 60 PSF (COVERED)
LIVE LOAD — 100 PSF (UNCOVERED)
ROOF:
DEAD LOAD — 15 PSF
SNOW LOAD — 100 PSF
WIND:
V_{ult} — 115 MPH
EXPOSURE CATEGORY — C
SEISMIC:
DESIGN CATEGORY — B

INSPECTIONS

1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR, BUILDING OFFICIAL, OR 3RD PARTY(NG TESTING AGENCY).
   a. INSPECTOR MUST BE A QUALIFIED ENGINEER OR APPROVED PERSONNEL BY THE BUILDING DEPARTMENT IN THE JURISDICTION OF THE ABOVE PROJECT.
   b. THE INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, BUILDING DEPARTMENT STANDARDS, AND PROVISIONS OF THE IBC SECTION 1705.
   c. CONTINUOUS INSPECTIONS ARE REQUIRED DURING CONSTRUCTION OF THE FOLLOWING ELEMENTS:
      i. OBSERVATION OF FOOTING SIZES & REINFORCEMENT PRIOR TO CONCRETE PLACEMENT.
      ii. OBSERVATION OF FOUNDATION WALL SIZES AND REINFORCEMENT, ANCHOR BOLTS, HOLD DOWNS, MOMENT-RESISTING STEEL EMBED PLATES, WELDS & ATTACHMENT REBAR PRIOR TO CONCRETE PLACEMENT PER IBC 1705.3 AND ACI 318.
      iii. THOROUGH INSPECTION OF THE INSTALLED FRAMING ELEMENTS INCLUDING WOOD SHEAR WALLS, NAILING, & HOLD DOWN CONNECTIONS BEFORE INSTALLATION OF INSULATION AND DRYWALL PER IBC 1705.5.
      iv. SPECIAL 3rd PARTY INSPECTIONS ARE REQUIRED FOR ALL FIELD WELDS PER AISC 360. SHOP WELDING OF A 36KI DOUBLES TO PLATES PER AWS 1.1D BY A CERTIFIED FABRICATOR PER IBC 1705.3.1 - CONTINUOUS SPECIAL INSPECTION.
   d. INSPECTOR SHALL REPORT ANY NONCONFORMING ITEMS TO THE IMMEDIATE ATTENTION OF THE ENGINEER, GEBAU, INC., AND THE CONTRACTOR IN THE FORM OF A REPORT.
   e. THE INSPECTOR SHALL FURNISH GEBAU, INC. WITH REPORTS OF THE OBSERVATIONS WHICH INCLUDE THE FOLLOWING:
      i. DESCRIPTION OF INSPECTIONS AND/OR TESTS
      ii. LIST ALL NON-CONFORMING ITEMS
      iii. RESOLUTION OF ALL NON-CONFORMING ITEMS
2. CONTRACTOR RESPONSIBILITIES:
   a. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE INSPECTOR OF NECESSARY INDIVIDUAL INSPECTIONS FOR THE ABOVE LISTED ITEMS. ADEQUATE NOTICE SHALL BE GIVEN TO THE INSPECTOR FOR SCHEDULING.
   b. CONTRACTOR SHALL SUPPLY THE INSPECTOR WITH THE APPROPRIATE APPROVED STRUCTURAL DOCUMENTS AT THE JOBSITE
   c. CONTRACTOR IS RESPONSIBLE FOR MAKING CORRECTIONS AND ADJUSTMENTS AS SPECIFIED BY THE SPECIAL INSPECTOR, ENGINEER, OR BUILDING DEPARTMENT PRIOR TO COMPLETION.

FOUNDATIONS

FOUNDATION DESIGNED WITHOUT ENGINEERS SOIL INVESTIGATION.

FOUNDATION CRITERIA (BELOW) ASSUMED FOR PURPOSES OF FOUNDATION DESIGN AND SHALL BE CONFIRMED BY A QUALIFIED SOILS ENGINEER AT OWNERS EXPENSE, PRIOR TO CONST. (MAY REQUIRE REVISIONS TO FOUNDATION DESIGN IF SOIL ENGINEER DETERMINES THAT ASSUMED CRITERIA ARE INAPPROPRIATE FOR THIS BUILDING SITE).

STRUCTURE SHALL BE FOUNDED ON A FROST-PROTECTED SHALLOW FOUNDATION.

THICKENED SLAB EDGES SHALL BE PLACED UPON UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL AS RECOMMENDED, TESTED AND APPROVED BY SOILS ENGINEER.

MAXIMUM DESIGN SOIL PRESSURE: 2000 PSF NON-EXPANSIVE

MINIMUM FROST DEPTH (W/O USE OF FOUNDATION INSULATION): 48 INCHES

FOUNDATION AND SUBGRADE RIGID INSULATION SHALL BE XPS TYPE IV.

PROVIDE FOUNDATION PERIMETER DRAIN AND WATERPROOFING PER SOILS ENGINEER.

SLOPE PERIMETER GRADING AWAY FROM BUILDING. PER SOILS ENGINEER.

CONCRETE AND REINFORCEMENT

CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI318 & ACI-301 MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

ALL CONCRETE: 3000 PSI

CEMENT TYPE: II IN CONCRETE EXPOSED TO SOIL, ALL OTHER TYPE I or I/II

DEFORMED REINFORCEMENT: ASTM A615 GRADE 60.

WELDABLE DEFORMED REINFORCEMENT: ASTM A706-GR60

WELDED WIRE FABRIC: ASTM 185

REINFORCEMENT FABRICATED AND PLACED PER ACI MAN. OF STAND. PRACTICE (ACI-315).

SEE PLANS FOR OTHER REQUIREMENTS.

CONCRETE MUST BE PLACED CONTINUOUSLY WITHOUT HORIZONTAL COLD JOINT. IF COLD JOINT IS DESIRED, APPROPRIATE VERTICAL REINFORCEMENT MUST BE PROVIDED.

COLD WEATHER PLACEMENT SHALL CONFORM TO PRACTICE SET FORTH IN ACI MANUAL OF CONCRETE PRACTICE.

ADHESIVES: SIMPSON ACRYLIC TIE (A.T.), SIMPSON AT-XP, SIMPSON SET-XP, OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL DETERMINE APPROPRIATE PRODUCT FOR CURING CONDITIONS (TEMPERATURE, MOISTURE).

STRUCTURAL STEEL

STRUCTURAL STEEL: W-SHAPES ASTM A992 F_y = 50 KSI, ALL OTHER A36 F_y = 36 KSI.

STANDARD PIPE COLUMNS: ASTM A53 GRADE B.

HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A500 GRADE B F_y = 46 KSI.

ALL ANGLES SHALL CONFORM TO ASTM A36.

3" SCHEDULE 40 STD. PIPE COLUMNS WITH ADJUSTABLE SCREW CAP. PLATE MUST BE CERTIFIED BY SUPPLIER TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 28,000 LBS, OR AS NOTED ON PLANS.

BOLTS: ASTM A307 FOR STEEL TO WOOD, ASTM A325 FOR STEEL TO STEEL

ELECTRODE FILLER WELD MATERIAL: E70XX MIN. (STICK WELDING) OR MINIMUM 70KSI.

ALL WELDERS SHALL HAVE EVIDENCE OF HAVING PASSED THE AWS STANDARD QUALIFICATION TEST.

ALL EXPANSION ANCHORS TO BE KWIK BOLT 3, AS MANUFACTURED BY HILTI, OR STRONGBOLT 2 AS MANUFACTURED BY SIMPSON OR EQUIVALENT. TO BE REVIEWED AND APPROVED BY GEBAU PRIOR TO INSTALLATION.

MASTIC COAT ALL STEEL BELOW GRADE.

ALL STRUCTURAL STEEL BEAMS SHALL BEAR MINIMUM OF 3 1/2" IN BEAM POCKETS WITH STEEL SHIMS & NON-SHRINK GROUT AS REQUIRED OR AS NOTED. ALL BEAMS TO BE LATERALLY BRACED AT BEARING.

ALL STRUCTURAL STEEL FABRICATED AND ERECTED PER AISC STEEL CONSTRUCTION MANUAL.

WOOD FRAMING

WOOD DESIGN VALUES IN PSI OR AS NOTED:

GLU LAMS-INTERIOR USE: DOUGLAS FIR
24F-V4 DF/DF ARCHITECTURAL GRADE, 0" CAMBER
F_{b-pos}=2400, F_{b-neg} = 1850, F_v =240, $F_{c\perp Prep}$=540, $F_{c\parallel}$=1,925, E= 1,900,000
24F-V8 DF/DF, MULTI-SPAN CONDITIONS, 0" CAMBER
F_{b-pos}=2400, F_{b-neg} = 2400, F_v =240, $F_{c\perp Prep}$=540, $F_{c\parallel}$=1,925, E= 1,900,000

GLU LAMS-EXTERIOR USE: ALASKA YELLOW CEDAR
20F-V2 AYC ARCHITECTURAL GRADE, 0" CAMBER
F_{b-pos}=2000, F_{b-neg} = 1400, F_v =170, $F_{c\perp Prep}$=470, $F_{c\parallel}$=1,265, E= 1,500,000
24F-V3 AYC, MULTI-SPAN CONDITIONS, 0" CAMBER
F_{b-pos}=2400, F_{b-neg} = 2000, F_v =170, $F_{c\perp Prep}$=470, $F_{c\parallel}$=1,265, E= 1,500,000

TRTD VENEER LUMBER: PLIT TREATED LVL BY PACIFIC WOOD TECH (19) 1/8" LAMINATIONS)
F_b=2,800, F_v =285, $F_{c\perp Prep}$=850, $F_{c\parallel}$=1,855, E=1,800,000

TRTD DECK JOIST: SOUTHERN YELLOW PINE NO.1
2x8 F_b=1,250, $F_{c\perp Prep}$=565, F_v=175, E=1,600,000
2x10 F_b=1,050, $F_{c\perp Prep}$=565, F_v=175, E=1,600,000
2x12 F_b=1,000, $F_{c\perp Prep}$=565, F_v=175, E=1,600,000

LAMINATED VENEER LUMBER: (LVL) (19) 1/8" LAMINATIONS)
F_b=2,600, $F_{c\perp Prep}$=750, F_v=285, E= 1,900,000

FRAMING LUMBER: MAXIMUM MOISTURE CONTENT 19%

FOUNDATION SILL PLATE — DOUGLAS FIR NO. 2-TRTD
$F_{c\perp Prep}$=625, F_v=180, E=1,600,000

FOR USE IN UNINCORPORATED SUMMIT COUNTY

GEBAU INC.
CONSULTING STRUCTURAL ENGINEERS
168 CENTENNIAL PARKWAY, STE 180
PO BOX 1777 SILVERTHORNE, CO 80498
(303)444-8545, FAX (303)444-3140
mail@gebau.com

STOCK ADU – COOP PLAN
SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

NOT FOR CONSTRUCTION

S2.1

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Accessory Dwelling Unit
Double Stack - 985 s.f.
Summit County, CO

SHEET INDEX

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T1.2	EXTERIOR RENDERINGS
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G0.3	GENERAL NOTES
G0.4	GENERAL NOTES
A0.1	WINDOW & DOOR SCHEDULES
A1.1	ROOF & FLOOR PLAN
A2.1	ELECTRICAL PLANS
A2.2	MECHANICAL/PLUMBING PLANS
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
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S1.2	FRAMING PLANS
S2.1	STRUCTURAL DETAILS

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE (WHICH COVERS BUILDING, PLUMBING, MECHANICAL, AND FUEL GAS PIPING), 2023 NATIONAL ELECTRICAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND SUMMIT COUNTY MUNICIPAL CODES.

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA:

ROOF SNOW LOAD: THE SNOW LOAD TO BE USED IN THE DESIGN OF ROOFS SHALL BE AS INDICATED IN THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION IN SNOW LOAD FOR DURATION. GROUND SNOW LOAD IS NOT TO BE UTILIZED.

WIND SPEED MPH: 115
SEISMIC DESIGN CAT: B
WEATHERING: SEVERE
FROST LINE DEPTH: 40" (SHALLOW FROST PROTECTION 18")
TERMITE: SLIGHT
WINTER DESIGN TEMP: -13° F
ICE BARRIER UNDERLAYMENT REQ'D: YES
FLOOD HAZARDS: G
AIR FREEZING INDEX: 2500
MEAN ANNUAL TEMP.: 35.4° F

SITE ADDRESS: ADDRESS:_____
SUBDIVISION:_____
SUBDIVISION SNOW LOAD:_____PSF

GOVERNING AGENCY: SUMMITY COUNTY, CO
OCCUPANCY GROUP: R3
STORIES: 2
TYPE OF CONSTRUCTION: VB

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT SUMMIT COUNTY FOR THE INFORMATION BELOW
planning@summitcountyco.gov PHONE:(970)668-4200

ZONING :
OVERLAY :
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE:
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :

ADU SETBACKS FROM PROPERTY LINE

ALLOWED :		PROPOSED :	
	FRONT–		FRONT–
	REAR–		REAR–
	SIDE–		SIDE–
	STREET SIDE–		STREET SIDE–

ADU SETBACKS FROM MAIN RESIDENCE

ALLOWED : PROPOSED :

OFF STREET PARKING :

REQUIRED: PROVIDED:

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS

PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE
EMAIL

BUILDING DEPARTMENT:

SUMMIT COUNTY BUILDING DEPARTMENT
37 PEAK ONE DR.
FRISCO, CO 80443
P. (970)668-4200

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A TWO STORY, 2 BEDROOM, DETACHED 985 S.F. ACCESSORY DWELLING UNIT

DECK AREA: 307 S.F. GARAGE: 750 S.F.

VICINITY MAP

LEGAL DESCRIPTION

APN

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO AND GEBAU, INC. ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT. THE ENGINEER AND ARCHITECT OF RECORD, GEBAU, INC. AND DESIGN PATH STUDIO, CAN BE CONTACTED FOR ANY MODIFICATIONS TO THE STRUCTURAL FOUNDATION OR BUILDING DESIGN.

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE:_____ DATE:_____

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

X COMPLETED

- ☐ TITLE SHEET (T1.1) INFORMATION FILLED OUT
- ☐ SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- ☐ HEIGHT CALCULATION (SEE SHEET AS.1 FOR INFORMATION)
- ☐ ROOF TRUSS CALCULATIONS - HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND TRUSS CALCULATIONS ARE TO BE STAMPED BY A COLORADO ENGINEER AND ARE TO BE ON SITE AT THE FRAMING INSPECTION (NO SUBMITTAL). ROOF TRUSSES SHALL BE DESIGNED TO MEET THE ROOF SNOW LOAD OF YOUR SUBDIVISION PER THE SUMMIT COUNTY BUILDING INSPECTION DEPARTMENT MATRIX. THERE SHALL BE NO REDUCTION FOR DURATION. GROUND SNOW LOAD IS TO NOT BE UTILIZED, AND THERE ARE NO GROUND SNOW LOAD REDUCTIONS PER THE AMENDED CODE. ALL TRUSS DESIGNS SHALL BE STAMPED BY A LICENSED COLORADO ENGINEER.
- ☐ GRADING AND EROSION PERMIT (SEE SHEET AS.1 FOR MORE INFORMATION)
- ☐ HOLD HARMLESS AGREEMENT

class a roof material:

X SELECTION

- ☐ STANDING SEAM METAL ROOFING MATERIAL CLASS A RATED ASSEMBLY IS 24 GAUGE METAL SALES MAGNA LOC METAL ROOFING ASTM E1592, ICC ES REPORT ESR-2385 MINIMUM 1/4:12 ROOF SLOPE.
  COLOR OF METAL ROOF_____
- ☐ ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537 MINIMUM 2:12 ROOF SLOPE.
  COLOR OF ARCHITECTURAL GRADE SHINGLES_____
- ☐ OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

exterior wall material:

X SELECTION(S)

- ☐ METAL SIDING / COLOR_____
- ☐ STONE VENEER / COLOR_____
- ☐ FIBER CEMENT - SIDING / COLOR_____
- ☐ WOOD SIDING / COLOR_____
- ☐ OTHER _____

window and trim color:

X SELECTION

- ☐ WHITE
- ☐ TAN
- ☐ DARK BRONZE
- ☐ OTHER WINDOW COLOR_____

sewer waste water information:

X SELECTION

- ☐ ADU TO HAVE NEW CONNECTION TO COUNTY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
  DRAIN PIPES SHALL BE SIZED ACCORDING TO DRAINAGE FIXTURE UNIT LOAD PER IRC SECTION P3005.5 AND TABLE P3005.4.2
- ☐ SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION_____

electrical service information:

X SELECTION

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

gas service information:

X SELECTION

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

summit sustainable building code checklist:

THE FOLLOWING SPECIFICATIONS ARE BASED OFF THE 2021 IECC PRESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3 WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS.

- • HEAT PUMP MINIMUM EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 SEE MECHANICAL PLAN SHEET A2.1
- • HIGH-EFFICACY LED LIGHTS, MINIMUM 100%. SEE ELECTRICAL LEGEND SHEET A2.1
- • ENERGY EFFICIENT WATER HEATER: SEE MECHANICAL PLAN & KEYNOTE MP4 ON A2.1
  ☐ 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 PER ARTICLE 625 OF THE 2020 NEC. SEE ELECTRICAL PLAN SHEET A2.1 ON PLANS WITH GARAGES ONLY
- • 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. SEE ELECTRICAL PLAN AND KEYNOTE E14 ON SHEET A2.1
- • WATERSENSE FIXTURES THROUGHOUT. SEE MECHANICAL PLAN AND KEYNOTE MP2 ON SHEET A2.1
- • HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED. SEE MECHANICAL ELECTRICAL PLAN AND KEYNOTES MP15 E13 ON SHEET A2.1
- • MAXIMUM 30% OF EXTERIOR WALLS TO BE FENESTRATION. SEE ELEVATION SHEET A3.1
- • PROGRAMMABLE THERMOSTATS. SEE MECHANICAL PLAN AND KEYNOTE MP1 ON SHEET A2.1

thermal envelope requirements:

	REQUIRED
ROOF/CEILING:	☐ R60 OR ☐ R49 UNCOMPRESSED OVER THE TOP PLATE SEE BUILDING SECTION KEYNOTES SEC1 ON SHEETS A4.1 & A4.2
ABOVE GRADE WALLS:	☐ R30 CAVITY OR ☐ R20 CAVITY, R5 CONTINUOUS INSULATION OR ☐ R13 CAVITY, R10 CONTINUOUS INSULATION OR ☐ R20 CONTINUOUS INSULATION. SEE BUILDING SECTION KEYNOTE SEC4 ON SHEET A4.1 & A4.2
SLABS, INCLUDING SLAB EDGE:	• R10 SHALLOW FROST PROTECTED FOUNDATION SEE DETAIL 14 ON SHEET A5.1
FENESTRATION:	• MAX U VALUE 0.32 SEE WINDOW SCHEDULE ON SHEET A0.1
BLOWER DOOR:	• ARC 2.7 AT A PRESSURE OF .02 INCHES W.G. (50 PASCAL) AIR LEAKAGE TEST SEE FLOOR PLAN AND KEYNOTE FP19 ON SHEET A1.1

site grading permit

X ALWAYS REQUIRED, CONTACT SUMMIT COUNTY ENGINEERING DEPARTMENT AND SEE SHEET AS.1 FOR FURTHER INFORMATION

soils report

X REQUIRED

- ☐ YES
- ☐ NO

FOR USE IN UNINCORPORATED SUMMIT COUNTY

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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project
Summit County
Stock ADU Plans

revisions
△
△
△
△
△

description
Title Sheet
Double Stack

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. T1.1

2 Bedroom - Double Stack view 2

2 Bedroom - Double Stack view 1

2 Bedroom - Double Stack view 4

2 Bedroom -Double Stack view 3

FOR USE IN UNINCORPORATED SUMMIT COUNTY

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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

description

Exterior
Renderings

date	MARCH 06, 2024
project no.	SUMMIT COUNTY ADU
drawn by	DESIGN PATH STUDIO
sheet no.	T1.2

SITE PLAN REQUIREMENT CHECKLIST

☐ CLEARLY SHOW THE NORTH ARROW AND SCALE. SITE PLAN IS TO BE ENGINEERING SCALE (1:10 OR 1:20)

☐ INCLUDE A STATISTICAL INVENTORY SHOWING WHAT IS PERMITTED AND WHAT IS PROPOSED OF THE SITE COVERAGE (IMPERVIOUS AND BUILDING), OPEN SPACE, SNOW STORAGE, ETC.

☐ LEGAL DESCRIPTION (I.E. SUBDIVISION NAME, LOT, BLOCK, FILING) AND PHYSICAL STREET ADDRESS). TO FIND THE LEGAL DESCRIPTION, ADDRESS, ZONING, OR OTHER PERTINENT INFORMATION ABOUT A PROPERTY, PLEASE UTILIZE THE COUNTY'S REAL PROPERTY AND MAPS ONLINE SERVICE WHICH CAN BE ACCESSED AT: HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/INDEX.ASPX?NID=354.

☐ ZONING DEVELOPMENT STANDARDS – (FIGURE 3-5 OF THE CODE): SHOW LOT SQUARE FOOTAGE AND ACREAGE AS ZONING REQUIRES A MINIMUM.

☐ PLAT COMPLIANCE – SHOW PROPERTY LINES, LOT DIMENSIONS, EASEMENTS, AND COMPLIANCE WITH ALL PLAT NOTES. TO OBTAIN A COPY OF THE PLAT, CONTACT THE CLERK AND RECORDER'S AT (970) 453-3470 OR THE PLANNING DEPARTMENT AT (970) 668-4200.

☐ SETBACKS – REVIEW SECTION 3505.13 FOR SETBACK REQUIREMENTS. ALSO NOTE THAT THERE ARE ROAD SETBACK REQUIREMENTS WHICH TRUMP PROPERTY LINE SETBACK REQUIREMENTS IF THE ROAD SETBACK IS MORE RESTRICTIVE. TO ACCESS SETBACK REQUIREMENTS FOR EACH ZONING DISTRICT OTHER THAN PUD'S SEE FIGURE 3-6. FOR SETBACKS IN PUDS, PLEASE REVIEW THE PUD. CONTACT THE PLANNING DEPARTMENT WITH ANY QUESTIONS ABOUT SETBACKS.

☐ CLEARLY SHOW SETBACKS FROM ALL PROPERTY LINES. IF THERE IS A BUILDING ENVELOPE AND/OR DISTURBANCE ENVELOPE, THEN SHOW AND ENSURE THAT THE STRUCTURE IS WITHIN THOSE DESIGNATED AREAS.

☐ ALL PROPOSED IMPROVEMENTS MUST BE SHOWN ON THE SITE PLAN.

☐ THE FOUNDATION AND THE ROOF LINE MUST BE SHOWN ON THE SITE PLAN AND CLEARLY DIFFERENTIATED.

☐ ANY PERMANENT CONSTRUCTION OVER 18" ABOVE GROUND IS NOT ALLOWED IN THE SETBACKS, INCLUDING BUT NOT LIMITED TO DECKS, STAIRS, CANTILEVERED CONSTRUCTION, EAVES, AND ARCHITECTURAL ACCENTS. FOR EXCEPTIONS TO SETBACK REQUIREMENTS FOR STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, HOT TUBS, RAILINGS, AND SOLAR SYSTEMS, SEE SECTION 3505.13.G.

☐ EXTERIOR LIGHTING (REFER TO SECTION 3505.07) ALL PROPOSED EXTERIOR LIGHTING SHALL BE FULLY-SHIELDED AND DOWNCAST. LIGHTING MAY ONLY BE OVER 15' ABOVE GRADE IF LOCATED AT A BUILDING ENTRY/EXIT DOOR, UNLESS OTHERWISE STATED IN YOUR PUD.

☐ EXISTING LIGHTING ILLUMINATING NEW CONSTRUCTION SHALL BE BROUGHT INTO COMPLIANCE. CUT SHEETS OF PROPOSED LIGHTING IS REQUIRED AT THE TIME OF SUBMITTAL, IF THE FIXTURES HAVE NOT BEEN CHOSEN AT THAT TIME, A LIGHTING CUT SHEET DOCUMENT MAY BE SIGNED AND SUBMITTED TO MEET THIS REQUIREMENT.

☐UTILITIES: SHOW EXISTING AND PROPOSED LOCATION OF ALL UTILITIES AND CONNECTIONS INCLUDING EXISTING UTILITY BOXES/POLES FOR ELECTRIC, GAS, CABLE, TELEPHONE, SEWER AND WATER. SHOW AND LABEL UTILITY EASEMENTS.

☐ ON-SITE WASTEWATER TREATMENT SYSTEMS: SHOW LEACH FIELD GRADES BASED ON APPROVED DESIGN.

☐ WELLS: SHOW THE LOCATION OF ANY EXISTING OR PROPOSED WELLS.

☐ GRADING AND DRAINAGE SHOW EXISTING AND PROPOSED TOPOGRAPHY AT 1- OR 2-FOOT CONTOUR INTERVALS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ MAXIMUM 2:1 SIDE SLOPE ALLOWED ON ALL FINISHED CONTOURS OR RETAIN.

☐ RETAINING WALL MAXIMUM = 4 FEET WITHOUT AN ENGINEERED DESIGN (SUBMIT CROSS-SECTION DIAGRAM)

☐ RETAINING WALLS AND WALL SYSTEMS > 4 FT. IN HEIGHT REQUIRE DESIGN BY COLORADO LICENSED PROFESSIONAL ENGINEER (CO P.E.)

☐ ENGINEERED SYSTEMS ARE LIMITED TO 8 FOOT MAXIMUM HEIGHT PER TIER, AND MUST BE STEPPED BACK A MINIMUM OF 4 FEET BEFORE THE NEXT WALL TIER. SEE §3505.17.D OF THE CODE FOR MORE DETAILS.

☐ SHOW FOUNDATION DRAIN LOCATIONS AND DAYLIGHTS.

☐ SHOW ALL CULVERTS AND INDICATE DIRECTION OF DRAINAGE FLOW INCLUDING DRAINAGE DETAILS.

☐ HEIGHT CALCULATION - REFER TO SECTION 3505.06. HEIGHT IS TO BE MEASURED VERTICALLY FROM ANY POINT ON A PROPOSED OR EXISTING ROOF TO THE NATURAL OR FINISHED GRADE (WHICHEVER IS THE MORE RESTRICTIVE) DIRECTLY BELOW SAID POINT OF THE ROOF. REFER TO THE HEIGHT INFO SHEET: HTTP://CO-SUMMITCOUNTY.CIVICPLUS.COM/DOCUMENTVIEW.ASPX?DID=1500).

☐ SHOW ELEVATION REFERENCE POINTS FOR GARAGE SLAB AND RIDGE HEIGHT IN USGS.

☐ IF TOPOGRAPHY ON THE SITE HAS GREATER THAN A 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.

☐ BUILDING HEIGHT MAXIMUM: SEE FIGURE 3-5 FOR THE MAXIMUM HEIGHT ALLOWED IN EACH ZONING DISTRICT OR REFER TO YOUR PUD. PLEASE ALSO CHECK THE PLAT AS SOME SUBDIVISIONS HAVE MORE RESTRICTIVE HEIGHT MAXIMUMS THAT ARE NOTED ON THE PLAT. SOME SUBDIVISIONS USE THE UBC STANDARDS FOR HEIGHT MAXIMUM (MOST OF THESE SUBDIVISIONS ARE LOCATED IN KEYSTONE).

☐ CHIMNEYS MAY EXCEED RIDGE HEIGHT BY 10% OF MAXIMUM HEIGHT OF STRUCTURE.

☐LANDSCAPING, IF PROPOSED, IS TO INCLUDE WALKWAYS, HARDSCAPE AND LANDSCAPE FEATURES.

☐ PRESERVE EXISTING VEGETATION USING ORANGE CONSTRUCTION FENCING – SHOW LOCATION.

☐ SHOW EXISTING TREE STANDS AND OTHER SIGNIFICANT VEGETATION, (E.G. WILLOWS).

☐ SEE SECTION 3602.A.4 OF THE CODE FOR APPLICABILITY OF LANDSCAPING REQUIREMENTS.

☐ SEE SECTION 3604 OF THE CODE FOR MANDATORY LANDSCAPE DESIGN STANDARDS.

☐ SEE SECTION 3605 OF THE CODE FOR PLAN REQUIREMENTS FOR LANDSCAPING.

☐. PARKING AREAS: MINIMUM TWO SPACES AT 9'X19' EACH ARE REQUIRED FOR SINGLE-FAMILY RESIDENCES. THE GARAGE COUNTS TOWARD TOTAL.

☐ ACCESSORY DWELLING UNITS REQUIRE 2 SPACES PER UNIT UNLESS THE APARTMENT IS DESIGNED TO ACCOMMODATE 3 PEOPLE, THEN A MAXIMUM OF 3 PARKING SPACES SHALL BE ALLOWED. PLEASE REVIEW SECTION 3809.03.J FOR A FULL DESCRIPTION OF PARKING REQUIREMENTS RELATED TO ACCESSORY APARTMENTS.

☐ PARKING AREA MAXIMUM SLOPE = 4% (MINIMUM 0.5% SLOPE).

☐ CONTACT ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL PARKING AREA REQUIREMENTS.

☐ DRIVEWAY: MAXIMUM 8% GRADE FOR THE FIRST 25' FROM THE ROADWAY, AND 10% AT ANY POINT THEREAFTER, MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY

☐ DRIVEWAY WIDTHS, SERVING ONE SINGLE-FAMILY RESIDENCE (SEE TABLE 5-6): DRIVEWAY LESS THAN 200 FEET IN LENGTH = 12 FEET WIDE MINIMUM. DRIVEWAY GREATER THAN 200 FEET IN LENGTH = 14 FEET WIDE MINIMUM

☐ PROVISION FOR EMERGENCY VEHICLE TURN AROUND ON DRIVEWAYS LONGER THAN 400 FEET

☐ DRIVEWAY OPENING WIDTH = 18-24 FEET AT FLARES AND PERPENDICULAR TO ROAD THROUGH THE RIGHT-OF-WAY

☐ OPENING NOT HIGHER THAN SHOULDER UNTIL BEYOND THE ROAD-SIDE DITCH

☐ UPHILL LOTS REQUIRE A CULVERT, SWALE OR DRAINAGE PAN BEFORE THE CONNECTION TO THE ROADWAY

☐ DRIVEWAY SURFACE: 4" COMPACTED ROAD BASE OR 2" ASPHALT OR CONCRETE

☐ VEHICLE TRACKING CONTROL = MIN. 50' OF 2"-3" AGGREGATE MIN 6" THICK BEFORE EXCAVATION

☐ ONLY ONE DRIVEWAY ACCESS IS ALLOWED ONTO COUNTY ROAD SYSTEM, UNLESS 250 FEET SEPARATION IS PROVIDED BETWEEN DRIVEWAYS (LOOPED DRIVEWAYS ARE PROHIBITED)

☐ MIN. SEPARATION FROM ADJACENT DRIVEWAY = 30 FT.; BETWEEN CULVERTS = 10 FT.

☐ MINIMUM 50 FT. SEPARATION FROM NEAREST INTERSECTION

☐ MINIMUM SIGHT DISTANCE (200 FEET FOR LOCAL ACCESS ROAD OR 400 FEET FOR COLLECTOR ROAD)

☐ SNOW STORAGE AREA = 25% OF AND ADJACENT TO DRIVEWAY AND PARKING AREAS (SEE SECTION 3505.19 FOR ADDITIONAL SNOW STORAGE REQUIREMENTS AND FOR DETAILS RELATING TO UPHILL SNOW STORAGE AREAS)

☐ SHOW CALCULATIONS OF TOTAL DRIVEWAY AND PARKING SURFACE AREAS INCLUDING THOSE AREAS LOCATED IN THE RIGHT OF-WAY.

☐ SHOW CALCULATIONS AND LOCATION OF PROPOSED SNOW STORAGE ADJACENT TO THE DRIVEWAY AND PARKING AREA SURFACES.

☐ SNOW STORAGE AREA IS NOT ALLOWED IN THE RIGHT-OF-WAY.

☐ PROOF OF ACCESS: IF THE DRIVEWAY CROSSES NEIGHBORING PROPERTIES THEN LEGAL, RECORDED ARE EASEMENTS REQUIRED TO BE SUBMITTED.

☐ IF ACCESS IS WITHIN AN EASEMENT OR SHOWN ON A PLAT, IDENTIFY AND VERIFY PROPOSED ACCESS IS WITHIN THE RECORDED EASEMENT.

☐ IF AN UN-PLATTED COMMON DRIVEWAY IS PROPOSED, SUBMIT AN EASEMENT SIGNED BY ALL AFFECTED PROPERTY OWNERS.

☐ CONTACT THE ENGINEERING DEPARTMENT, (970) 668-4200 OR SEE CHAPTER 5 OF THE CODE FOR ADDITIONAL REQUIREMENTS AND ROAD CLASSIFICATIONS

☐ STEEP SLOPES (SEE SECTIONS 7102 AND 7102.01) SHOW CALCULATIONS OF SLOPES ≥ 30% ON THE ENTIRE PROPERTY AND ALL THE PROPOSED DISTURBANCE (INCL. LEACH FIELD).

☐ AREAS WITH SLOPES ≥ 30% INTENDED TO BE USED FOR ROADS, DRIVEWAYS OR STRUCTURES SHALL BE APPROVED FOR SUCH USE BY A GEOLOGIST OR ENGINEER IN A SOILS REPORT. ALL ROADS, DRIVEWAYS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED ENGINEER CONSISTENT WITH THE SOILS REPORT.

☐ AN EROSION CONTROL PLAN, URBAN RUN-OFF CONTROL PLAN AND UTILITY PLAN MAY BE REQUIRED AND ALL SUCH PLANS MUST BE DESIGNED BY A CO P.E., AND FINANCIAL GUARANTEE MAY BE REQUIRED PRIOR TO ISSUING A GE PERMIT.

☐ A REVEGETATION PLAN MAY BE REQUIRED AND MUST BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT.

☐STREAMS AND DRAINAGE DITCHES: SHOW ANY STREAMS OR INTERMITTENT STREAMS AND DRAINAGE DITCHES.

☐ SOIL DISTURBANCE IS PROHIBITED WITHIN 25-FEET OF A LAKE, STREAM, OR INTERMITTENT STREAM. SEE §7103 OF THE CODE FOR DETAILS.

☐ FOR MORE GRADING, EXCAVATING AND WATER QUALITY CONTROL REGULATIONS, CONTACT THE ENGINEERING DEPARTMENT AT (970) 668-4200, SEE CHAPTERS 6 & 7 OF THE CODE, OR SEE SECTION 5 AND APPENDIX F OF THE GRADING AND EXCAVATION MANUAL.
☐ WETLANDS (SEE THE COUNTY'S WETLAND REGULATIONS IN CHAPTER 7) ANY WETLANDS ON A PROPERTY MUST BE DELINEATED BY A WETLANDS CONSULTANT. THE WETLAND DELINEATION SHALL BE SURVEYED AND SHOWN ON THE PLANS. ANY ACCOMPANYING WETLAND REPORTS SHALL ALSO BE SUBMITTED.

☐ ANY DISTURBANCE TO WETLANDS OR THE WETLAND SETBACK WHICH IS NOT EXEMPT FROM THE COUNTY'S WETLAND REQUIREMENTS MUST MEET ALL APPLICABLE PROVISIONS SET FORTH IN CHAPTER 7 OF THE CODE INCLUDING BUT NOT LIMITED
TO: A.) A STATEMENT ON COMPLIANCE WITH EACH CRITERIA SET FORTH IN SECTION 7105.03; C.) A WETLAND DISTURBANCE PLAN
IN ACCORDANCE WITH SECTION 7105.04;) A MITIGATION PLAN IN ACCORDANCE WITH SECTION 7105.05; AND D.) A FINANCIAL
GUARANTEE IN ACCORDANCE WITH SECTION 7105.06.

☐ ANY DISTURBANCE TO WETLANDS MUST ALSO INCLUDE EVIDENCE OF COMPLIANCE WITH SECTION 404 OF THE FEDERAL CLEAN WATER ACT (I.E. ASOE PERMIT OR NON-JURISDICTIONAL DETERMINATION).

☐ SHOW ALL EROSION CONTROL MEASURES AND MITIGATION RECOMMENDATIONS BY THE WETLANDS PROFESSIONAL OR PROJECT ENGINEER.

☐ WETLAND DELINEATIONS ARE CONSIDERED VALID FOR FIVE (5) YEARS FROM THE DATE OF THE REPORT. IF A WETLAND DELINEATION HAS EXPIRED, A NEW OR UPDATED DELINEATION WILL BE REQUIRED.

☐ TRAIL(S) – IDENTIFY ANY SIGNIFICANT EXISTING TRAILS OR PROPOSED CONNECTIONS.

☐ SIGNIFICANT NATURAL OR HISTORICAL FEATURES – IDENTIFY ANY POTENTIAL FEATURES

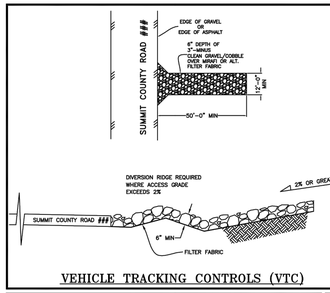
SUMMIT COUNTY STANDARD NOTES FOR CONSTRUCTION PLANS:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL CURRENTLY APPLICABLE STANDARDS IN THE "SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE."
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER AND THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SUMMIT COUNTY ENGINEERING DEPARTMENT.
5. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND EROSION CONTROL PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE / DESTINATION AND COORDINATED WITH THE SUMMIT COUNTY ENGINEERING DEPARTMENT AT 970-668-4200. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS (INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, STATE OF COLORADO WATER QUALITY/DISCHARGE PERMITS, MSHA REVIEW, TIMBER HARVEST PERMITS, ACOE PERMITS AND REQUIREMENTS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.
6. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.

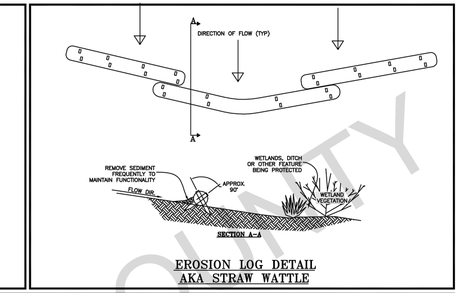
SUMMIT COUNTY, COLORADO
EROSION/SEDIMENTATION CONTROL (ESC) NOTES:

1. THE MOST EFFECTIVE ESC BEST MANAGEMENT PRACTICE (BMP) IS NON-DISTURBANCE. GIVEN THAT LAND DEVELOPMENT INVARIABLY INVOLVES EARTH DISTURBING ACTIVITIES THE FIRST STEP IN RESPONSIBLE STEWARDSHIP IS TO LIMIT THE AMOUNT OF DISTURBANCE ALLOWED FOR CONSTRUCTION. ONLY THOSE AREAS OF THE SITE ACTUALLY DISTURBED AND/OR UNPROTECTED AND A REASONABLE AMOUNT OF ADDITIONAL AREA AS DECIDED UPON, THE ATTACHED DETAILS AND NOTES SHALL BE APPLIED WHEREVER THEY MAY BE APPROPRIATE TO PREVENT EROSION AND/OR SEDIMENT DISCHARGE ONUPON YOUR PROJECT SITE.
2. EROSION CONTROL BMP'S AS SHOWN HEREON AND INDICATED ON YOUR SITE PLAN MUST BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A GRADING PERMITS, INCLUDING YOUR VTC AND CONCRETE WASHOUT AREA.
3. THE CONTRACTOR SHALL DO NO CLEARING AND GRUBBING OR EARTHWORK BEFORE THE EROSION CONTROL INSTALLATIONS HAVE BEEN APPROVED BY THE COUNTY ENGINEER.
4. EROSION CONTROL: CONTROLLING POLLUTION, EROSION, RUN-OFF, AND POTENTIAL DAMAGE MAY REQUIRE THE CONTRACTOR TO PERFORM TEMPORARY WORK ITEMS INCLUDING BUT NOT LIMITED TO:
   A. INSTALLING DITCHES, BERMS, CULVERTS, AND OTHER MEASURES TO CONTROL SURFACE WATER.
   B. BUILDING DAMS, SETTLING BASINS, ENERGY DISSIPATERS, AND OTHER MEASURES, TO CONTROL DOWNSTREAM FLOWS.
   C. CONTROLLING GROUNDWATER FOUND DURING CONSTRUCTION.
   D. COVERING OR OTHERWISE PROTECTING SLOPES UNTIL PERMANENT EROSION CONTROL MEASURES ARE WORKING.
5. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TEMPORARY WATER POLLUTION CONTROL IN ALL SOURCES OF MATERIAL, DISPOSAL SITES, AND HAUL ROADS. NO STORM WATER, GROUND WATER, OR WATER OF ANY KIND SHALL BE PUMPED, DRAINED, OR OTHERWISE EGRESSED INTO EXISTING DRAINAGE SYSTEMS WITHOUT APPROPRIATE CONTROLS AND REQUIRED PERMITS.
6. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM , DRAINAGE, GRADING, OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
7. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT & MAINTAIN THESE ESC MEASURES DAILY, & SHALL MAINTAIN & UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRY WELLS, CULVERTS, OR GRAVEL GALLERIES.
8. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY & ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. THESE MUST BE INSPECTED AND APPROVED ALONG WITH OTHER BMP'S USED AT YOUR SITE, AND SHALL BE REPAIRED BEFORE PLACING ROAD SURFACE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
10. SEDIMENT BARRIERS SHALL BE INSPECTED, CLEANED AND REPAIRED AFTER EACH RUNOFF EVENT. REMOVE ALL SEDIMENT AND DEPOSIT ON SITE AFTER SEDIMENT BARRIERS ARE NO LONGER REQUIRED.
11. CONTRACTOR SHALL NOT REMOVE TEMPORARY ESC MEASURES UNTIL 30 DAYS AFTER THE SITE IS STABILIZED. ALL DISTURBED SOIL SHALL BE PERMANENTLY STABILIZED EITHER THROUGH REVEGETATION, RIP-RAP, PAVING, OR OTHER PRE-APPROVED METHOD(S).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
13. GEOTEXTILE FABRIC IS TO BE PLACED ON SIDES OF DRYWELLS, CATCH BASINS, & INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED & THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

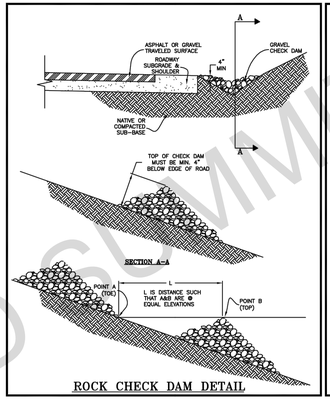
CALL BEFORE YOU DIG 811 ONE CALL NUMBER 48 HR. NOTICE REQUIRED



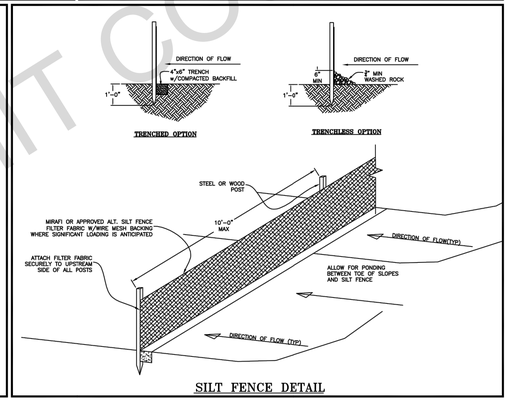
VEHICLE TRACKING CONTROLS (VTC)



EROSION LOG DETAIL
AKA STRAW WATTLE



ROCK CHECK DAM DETAIL



SILT FENCE DETAIL

CALL 970.668.4212 WHEN BMP'S ARE READY FOR INSPECTION PRIOR TO EXCAVATION

FOR USE IN UNINCORPORATED SUMMIT COUNTY

SUMMIT COUNTY PLANNING DEPARTMENT

SUMMIT COUNTY
Planning Department

Building Height Information

Site Plan and Elevation Drawing Requirements

The information required to be included on the site plan is largely the same as it has been in the past, but because of the new method of calculating height, several additional items are required. The elevation of all ridgelines, eaves, and roof appendages, in corresponding USGS datum, needs to be included on the site plan. Topographic information, in one or two foot contours, and finished grade still need to be shown. If the proposed structure's height will be within 5 feet of the maximum height permitted, or if the grade of any portion of the building site is 10 percent or greater, a stamped, signed (by a Colorado licensed surveyor) copy of the topographic survey is required in addition to the site plan. As with the site plan, the requirements for elevation drawings are mostly the same as they have been, but several additional items are required to be shown. Natural grade, finished grade, and all ridge elevations are required to be shown. The information on the site plan must be consistent with the information on all elevation drawings. The line types used for these items needs to be easily distinguishable, and shall utilize the following: natural grade in a dashed line, finished grade in a solid line, roof lines in a fine solid line, and the foundation wall in a heavy solid line.

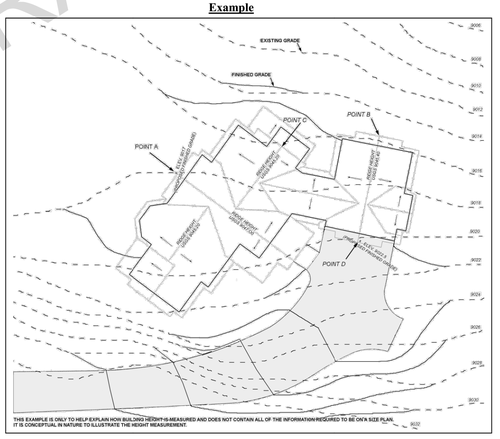
Height Site Improvement Location Certificate ("SILC") Requirements

To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing and/or foundation inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings and/or foundation walls. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

Building Height Measurement

There are two parts to the definition, the first relates to the portion of the structure that extends beyond the building footprint. For measuring building height on this portion of the building, the height will be measured as the distance from the more restrictive of either the natural grade or the finished grade to the top of the roofing material directly above. The second part of the definition deals with the portion of the house within the footprint of the building. For measuring the building height on this portion of the building, the height will be measured as the distance from the natural grade to the top of the roofing material directly above. The example on the next page gives an illustration of how building height will be measured.

Example



Point	Natural Grade Elevation	Finished Grade Elevation	Measured from:	Roof Elevation	Calculation	Height
A	9018.00	9017.00	Finished Grade	9047.00	9047.00 - 9017.00	30.00 feet
B	9015.65	--------	Natural Grade	9045.40	9045.40 - 9015.65	29.75 feet
C	9016.18	Within Footprint	Natural Grade	9045.20	9045.20 – 9016.18	29.02 feet
D	9020.20	9022.5	Natural Grade	9045.40	9045.40 – 9020.20	25.2 feet

The height of Point A is measured from finished grade because finished grade is lower than natural grade, and therefore is the more restrictive grade. Point B is measured from natural grade because there is no proposed change in the grade at this point. Point C is within the footprint of the building, in which case natural grade is always used to measure height. Point D is measured from natural grade because it is lower than finished grade and is therefore the more restrictive.

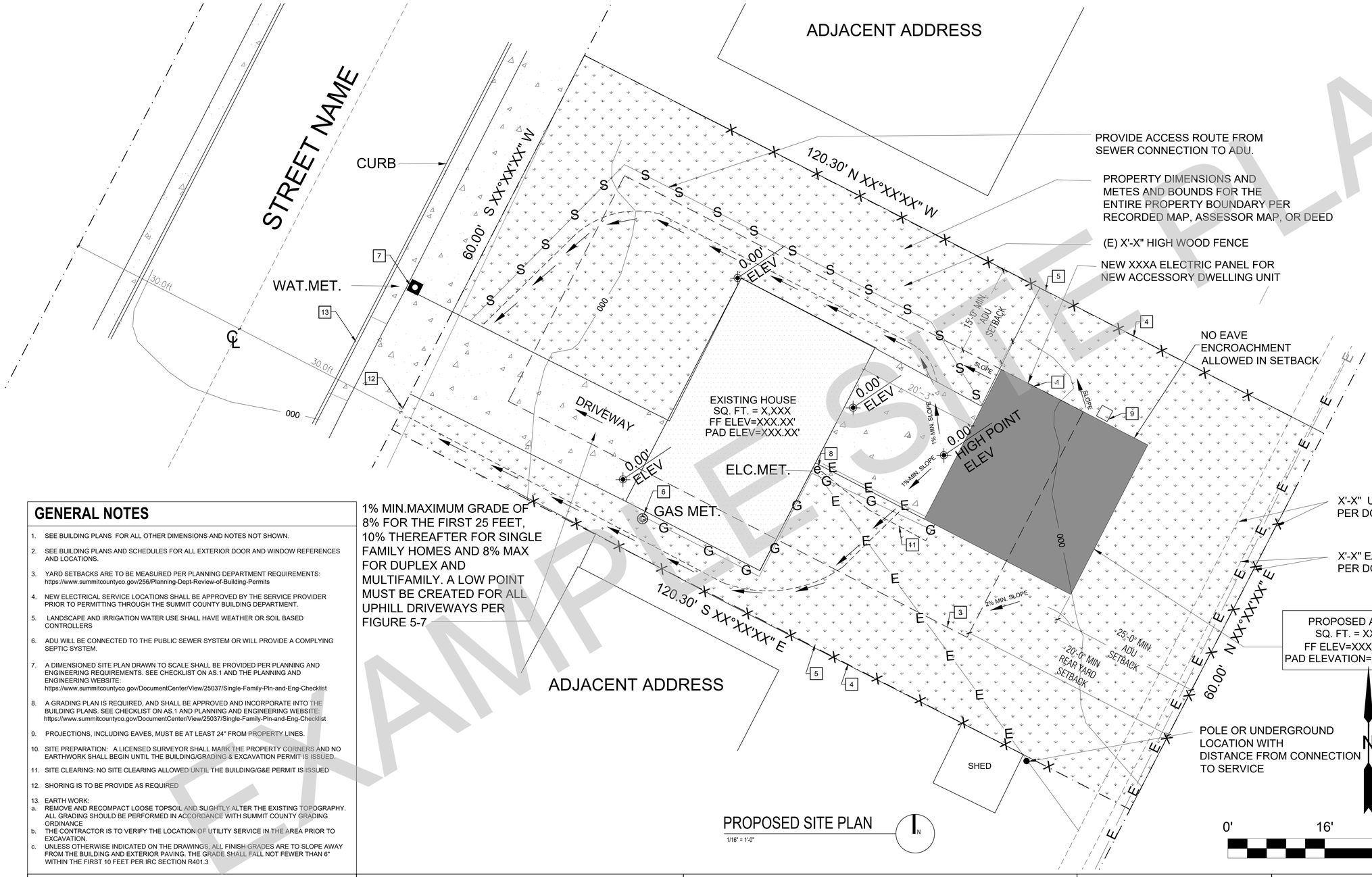
If you have any questions regarding the County's new method of measuring height or the corresponding requirements, please contact the Summit County Planning Department at (970) 668-4200. Additional information can be obtained by visiting the Summit County Planning Department website, http://www.summitcountyco.gov/939/Setbacks-and-Building-Heights

3505.06: Height Limit

A. **Compliance with Height Limits**: Height limits for the different zoning districts, except PUD Zoning Districts, are stated in Figure 3-5. Height limits for approved PUD Zoning Districts shall be stated in the PUD designation. If height limits are not stated in a PUD, the Planning Director shall determine the building height requirements which apply in accordance with Section 3505.01.A. The height limits in Figure 3-5 apply to both buildings and structures. In regards to Figure 3-5, where a height limit pertaining to a particular use in a zoning district differs from the general height limit for the zoning district, the specific height shall apply to any structures or buildings intended for that use. An information sheet further explaining how building height is measured, the plan submittal requirements and Site Improvement Location Certificate requirements is available in the Planning Department. Heights of buildings and structures are calculated as follows:

B. **Measuring Height**:
   1. **Building Height**: The distance measured vertically from any point on a proposed or existing roof or eave (including but not limited to the roofing material) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.
      a. This methodology for measuring height limitations can best be visualized as an irregular surface located above the building site at the height limit permitted by the underlying zoning district, having the same shape as the natural or finished grade of the building site (whichever is more restrictive).
      b. Where there are minor irregularities in the natural grade (as determined by the Planning Department), these areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical natural grade shall be used.
      c. Window wells and similar building appurtenances installed below grade, as approved by the Planning Department, shall not be counted as the finished grade for the purposes of calculating building height.
   2. **Plan Submittal Requirements**: All development reviews subject to the height limits established by this Code shall submit the following information to ensure the requirements set forth herein are met:
      a. A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado Professional Land Surveyor (other provisions of this Code require a topographic survey of all areas to be disturbed). Such survey shall be prepared to ensure that the County can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived. Notwithstanding the foregoing, the Planning Department may waive the submission of existing topographic data if a proposed building is: 1) located on slopes that are ten percent (10%) or less, and 2) the proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district.
      b. A plan view (i.e., birds eye view) of the building site that shows the 1) natural grade; 2) finished grade; 3) outline of the building; 4) outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves; 5) a roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum; and 6) the roof appendages and the corresponding mean sea level elevations in a USGS datum. The above-mentioned information shall be depicted using differing line weights so as to be clearly differentiated.
      c. Elevation drawings of all facades of a proposed building or structure that show: 1) the maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above; 2) the natural grade of the site; 3) the finished grade of the site; and, 4) the ridgeline elevations in mean sea elevation (other submittal requirements contained in this Code also require the submission of additional details on building elevations to ensure compliance with other Code design provisions).
   3. **Site Improvement Location Certificates:** To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

C. **Exceptions to Height Limits**



PROPOSED SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
3. YARD SETBACKS ARE TO BE MEASURED PER PLANNING DEPARTMENT REQUIREMENTS: https://www.summitcountyco.gov/256/Planning-Dept-Review-of-Building-Permits
4. NEW ELECTRICAL SERVICE LOCATIONS SHALL BE APPROVED BY THE SERVICE PROVIDER PRIOR TO PERMITTING THROUGH THE SUMMIT COUNTY BUILDING DEPARTMENT.
5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
7. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED PER PLANNING AND ENGINEERING REQUIREMENTS. SEE CHECKLIST ON AS.1 AND THE PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
8. A GRADING PLAN IS REQUIRED, AND SHALL BE APPROVED AND INCORPORATE INTO THE BUILDING PLANS. SEE CHECKLIST ON AS.1 AND PLANNING AND ENGINEERING WEBSITE: https://www.summitcountyco.gov/DocumentCenter/View/25037/Single-Family-Pln-and-Eng-Checklist
9. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.
10. SITE PREPARATION: A LICENSED SURVEYOR SHALL MARK THE PROPERTY CORNERS AND NO EARTHWORK SHALL BEGIN UNTIL THE BUILDING/GRADING & EXCAVATION PERMIT IS ISSUED.
11. SITE CLEARING: NO SITE CLEARING ALLOWED UNTIL THE BUILDING/G&E PERMIT IS ISSUED
12. SHORING IS TO BE PROVIDE AS REQUIRED
13. EARTH WORK:
a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH SUMMIT COUNTY GRADING ORDINANCE
b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET PER IRC SECTION R401.3

1% MIN.MAXIMUM GRADE OF 8% FOR THE FIRST 25 FEET, 10% THEREAFTER FOR SINGLE FAMILY HOMES AND 8% MAX FOR DUPLEX AND MULTIFAMILY. A LOW POINT MUST BE CREATED FOR ALL UPHILL DRIVEWAYS PER FIGURE 5-7

KEYNOTES

1. LINE OF EXTERIOR WALL, TYP.
2. LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3. REQUIRED SETBACKS
4. PROPERTY LINE, TYP.
5. FENCE- HEIGHT PER PLAN
6. EXISTING GAS METER
7. EXISTING WATER METER
8. EXISTING ELECTRIC METER.
9. CONDENSING UNIT
10. SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11. FEEDER TO EXTEND TO EXISTING PANEL
12. NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

LEGEND

- SPOT GRADE ELEVATION (0.00')
- AREA OF NEW BUILDING FOOTPRINT
- AREA OF EXISTING BUILDING FOOTPRINT
- CONCRETE PAVING
- LANDSCAPE
- KEYNOTE
- PROPERTY LINE
- REQUIRED SETBACKS
- DRAINAGE PATTERN
- SITE CONTOURS (000)
- NEW SEWER LINE (S)
- NEW DOMESTIC WATER LINE (W)
- NEW ELECTRICAL & TEL DATA LINE (E)
- NEW GAS LINE (G)
- NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:

- GAS:
- ELECTRIC:
- WATER:
-SANITATION:
-SEWER:

GRADING & EXCAVATION:

ALL ADU'S WILL REQUIRE A GRADING & EROSION PERMIT WITH THE BUILDING PERMIT. THE SPECIFIC REGULATIONS ARE SPECIFIED IN CHAPTER 6 OF THE LAND USE AND DEVELOPMENT CODE AND SHEET AS.1 IN THIS PLAN SET. THE ENGINEERING DEPARTMENT WILL REVIEW EACH SITE PLAN FOR COMPLIANCE.

GRADING PLANS AND SPECIFICATIONS SHALL BE PREPARED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF COLORADO HAVING KNOWLEDGE AND EXPERIENCE IN CIVIL ENGINEERING, EXCEPT THAT PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY DWELLINGS ON SLOPES OF LESS THAN THREE TO ONE (3:1) MAY BE PREPARED BY A LICENSED ENGINEER OR OTHER QUALIFIED PROFESSIONAL. THE REQUIREMENT FOR USE OF A LICENSED ENGINEER MAY BE EXTENDED TO PLANS AND SPECIFICATIONS FOR SINGLE FAMILY DWELLINGS WHEN, IN THE OPINION OF THE COUNTY ENGINEER, CRITICAL DRAINAGE OR GEOLOGICAL FACTORS MAY BE INVOLVED AND THERE IS A NEED FOR ENGINEERING DESIGN AND CONTROL.

TOTAL SIZE (IN SQUARE FEET) OF EARTH DISTURBING AREA = _____

EXAMPLE
IMPRESSIVE PLAN

DESIGN PATH STUDIO
architecture + planning
DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

description
Example Site Plan

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. AS.2

GENERAL NOTES

1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.
2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH SUMMIT COUNTY COLORADO AMENDED INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, INCLUDING APPENDICES F, K AND Q, THE ICC ELECTRICAL CODE, 2000 EDITION ADMINISTRATIVE PROVISIONS IN COMBINATION WITH THE SEPARATELY ADOPTED NATIONAL ELECTRICAL CODE, 2023 EDITION, THE SUMMIT COUNTY AMENDED 2021 IECC RESIDENTIAL CODE AND FIRE HAZARD MITIGATION REQUIREMENTS FOR NEW CONSTRUCTION PER CHAPTER 45 OF THE SUMMIT COUNTY AMENDED BUILDING CODE.
3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY SUMMIT COUNTY.
4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE SUMMIT COUNTY BUILDING INSPECTOR.
7. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
8. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE ELECTRICAL PERMIT. ALL ROUGH INSPECTIONS SHALL BE SCHEDULED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
9. SPECIAL INSPECTORS, IF REQUIRED, MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. IF REQUIRED, NOTICE WILL BE PROVIDED BY THE BUILDING DEPARTMENT AND AN APPLICATION IS REQUIRED
10. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENT PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH TO SHOW SUBSTANTIAL CONFORMATION.
11. AT BUILDING PERMIT SUBMITTAL THE SUMMIT SUSTAINABLE BUILDING CODE CHECKLIST FOR NEW SFRS MUST BE COMPLETED AND SIGNED.
12. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
13. ALL PLAN CHANGES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION

SITE NOTES

1. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) /GRADING PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.
2. A SEPARATE RIGHT OF WAY PERMIT THROUGH THE SUMMIT COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED FOR CULVERT AND UTILITY INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY , OUTSIDE OF CITY LIMITS AND THEIR JURISDICTION. CONTACT AT (970)668-4199.
3. SITE EXCAVATION AND GRADING SHALL COMPLY WITH SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE CHAPTER 6. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.
4. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803.1 THRU 1803.3 AND REPORTED IN ACCORDANCE WITH SECTION 1803.6, IBC. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE COUNTY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A COLORADO REGISTERED STRUCTURAL ENGINEER IS REQUIRED
5. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE COUNTY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE COUNTY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (IRC R401.3)
6. LANDSCAPE IRRIGATION WATER USE FROM A WELL SHALL HAVE APPROVED WATER AUGMENTATION.
7. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.

SITE NOTES (CONT'D)

8. THE ELEVATION OF ALL RIDGELINES, EAVES, AND ROOF APPENDAGES, IN CORRESPONDING USGS DATUM, NEEDS TO BE INCLUDED ON THE SITE PLAN.
9. IF TOPOGRAPHY ON THE SITE HAS GREATER THAN 10% SLOPE, OR IF THE HEIGHT OF THE STRUCTURE IS WITHIN 5 FEET OF THE MAXIMUM ALLOWED, A TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A REGISTERED LAND SURVEYOR IS REQUIRED.
10. REFER TO SITE PLAN REQUIREMENTS CHECKLIST ON SHEET AS.1 FOR FURTHER INFORMATION.

WALL AND WOOD FRAME NOTES

1. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (IRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (IRC R703.8.5 AND R703.8.6)
2. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (IRC R317.3, IBC 2304.10.6.1)
3. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (IRC R602.11.1, IBC 2308.3.1 ACCEPTANCE. ALTERNATIVE METHOD USE SDPWS 4.3.6.4.3)
4. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (IRC R317.1 AND IBC 2304.12)
5. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
6. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (IRC R317.1)
7. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH SHALL BE PRESSURE TREATED.
8. POST TO BEAM CONNECTIONS. POSITIVE CONNECTION SHALL BE PROVIDED TO RESIST UPLIFT AND LATERAL DISPLACEMENT. (IRC R502.9 & IBC 2304.10.8)
9. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (IRC R317.3)
10. FIRE-BLOCK SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (IRC R302.11)

ROOF NOTES

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH IRC SECTION R902.3 THROUGH R902.4.
5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.1.1.
6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH IRC SECTION R905.3.3. AND R905.1.1
7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

ROOF NOTES (CONTINUED)

9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
13. NOT USED
14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
15. UNVENTED ATTIC AND ENCLOSED RAFTER SPACE INSULATION REQUIREMENTS PER IRC SECTION R806.5:
    a. IF INSULATION IS UNVENTILATED AN R-30 RIGID AIR-IMPERMEABLE INSULATION IS REQUIRED AND IT IS INSTALLED DIRECTLY ON TOP OF ROOF SHEATHING OR DIRECTLY BELOW AS REQUIRED FROM TABLE R806.5. (OR)
    b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR)
    c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING:
    AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
16. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (IRC R806.2)
17. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.. (PROPERLY SIZED RAFTERS FOR INSULATION) (IRC R806.1)
18. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC WHERE REQUIRED (IRC R807.1); MAY BE REQUIRED TO BE LARGER TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE IRC M1305.1.2.
19. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH IRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
20. CLASS A ROOFS REQUIRED PER COUNTY AMENDMENT R902.1, AMENDMENT 905.1.2 ICE BARRIERS - 100% SELF ADHERING POLYMER MODIFIED BITUMAN UNDRLAYMENT REQUIRED.

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND BUILDING SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN .
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
7. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
8. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, THE EGRESS DOOR SHALL BE SIDE HINGED WITH A MINIMUM OPENABLE WIDTH OF 32 INCHES; THE MINIMUM CLEAR OPENABLE HEIGHT SHALL BE 78 INCHES MINIMUM (OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE DIMENSIONS). EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. (IRC R311.2)
9. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (IRC R311.3-R311.3.2)
10. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (IRC R310.2.1 AND IRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH IRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR RE-MOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (IRC R310.4.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R324.6.3)

FOUNDATIONS & CONCRETE SLAB NOTES

1. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, REFER TO NOTE 4 IN THIS SECTION FOR SLAB SPECIFICATIONS
2. FOOTINGS SHALL EXTEND AT LEAST 40 INCHES INTO THE UNDISTURBED GROUND SURFACE, UNLESS OTHERWISE APPROVED. (IRC R403.1.4.1)
3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (IRC R403.1.5)
4. CONCRETE SLABS: 3 ½" MINIMUM (IRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10-GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A MIN 10"-MIL POLYETHYLENE VAPOR RETARDER CONFORMING WITH ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
5. RADON CONTROL METHODS REQURIED PER APPENDIX F.

ENERGY CONSERVATION CODE OF COLORADO

1. A PERMANENT CERTICIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. (R401.3)
2. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R402 AND TABLE R402.4.1.1.
3. WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPE OR IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. (R402.4.4)
4. PROVIDE AT LEAST ONE THERMOSTAT FOR EACH SEPARATE HEATING & COOLING SYSTEM. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING/COOLING SYSTEMS SHALL BE CAPABLE OF DAILY SCHEDULE PROGRAMMING. THIS THERMOSTAT MUST INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55° F OR UP TO 85° F. INITAL PROGRAMMING SHALL HAVE A HEATING SETPOINT OF 70° F MAXIMUM AND A COOLING SETPOINT OF 78°F MINIMUM. (R403.1)
5. HEAT PUMPS W/SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. (R403.1.2)
6. FAN-TYPE FURNACES; HOUSEHOLD COOKING APPLIANCES, POOL HEATERS, SPA HEATERS, AND FIREPLACES ARE NOT PERMITTED TO HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R403.1.3)
7. ALL DUCTS IN ATTICS OR UNCONDTIONED SPACES ARE TO BE INSULATED PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION AND SECTIONS R403.3.6 AND R403.3.7 UNLESS THEY ARE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE. (R403.3)
8. DUCTS, AIR HANDLERS, AND FILTER BOXES TO BE SEALED PER IMC OR IRC. (R403.3.4)
9. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193. (R403.3.4.1)
10. DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380 OR ASTM E1554 TO DETERMINE AIR LEAKAGE BY METHODS PRESCRIBED IN R403.3.5
11. THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.5 SHALL FOLLOW SECTION R403.3.6.
12. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (R403.3.7)
13. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. (R403.4)
14. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
15. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP WHICH IS DEMAND CONTROLLED AND HAS AUTOMATIC SHUTOFF PER R403.5.1.1. SYSTEMS SHALL HAVE ACCESSIBLE CONTROLS, SENSORS, AND PUMPS. (R403.5)
16. HOT WATER PIPES SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION PER PRESCRIPTIVE REQUIREMENTS OF THIS SECTION. (R403.5.2)
17. THE BUILDING SHALL BE PROVIDED W/ VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (R403.6)
18. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACAA MANUAL S BASED ON LOADS PER MANUAL J. (R403.7)
19. SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS GREATER THAN 50°F AND PRECIPITATION IS NOT FALLING, AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS GREATER THAN 40°F (R403.9)
20. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. (R404.1)
21. FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (R404.1.2)
22. WHERE THE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY WITH SECTION R404.3

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project
Summit County Stock ADU Plans

revisions

description
General Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.2

PLUMBING / MECHANICAL NOTES

1. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (IRC G2426.4)
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ'D IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN MIN. 50 CFM CAPACITY. (IRC R303.3.)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (IRC R303.3)
4. PER AMENDMENT M1701.3 & M1804.2.5 - COMBUSTION AIR TERMINATION, GAS VENTS AND GAS DIRECT VENT APPLIANCES SHALL TERMINATE 36" ABOVE GRADE.
5. NOT USED
6. AIR EXHAUST OPENINGS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET, OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6. (M1504.3)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (P2902.4.3)
8. NOT USED
9. NOT USED
10. NOT USED
11. DISCHARGE PIPING SERVING A PRESSURE RELIEF VALVE, TEMPERATURE RELIEF VALVE OR COMBINATION THEREOF SHALL:
    1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM.
    2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER.
    3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP.
    4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT.
    5. DRAINAGE TO THE EXTERIOR IS ONLY ALLOWED WITH AN AIRGAP IN THE LINE, OTHERWISE NOT ALLOWED.
    6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE.
    7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS.
    8. NOT BE TRAPPED.
    9. BE INSTALLED SO AS TO FLOW BY GRAVITY.
    10. TERMINATE NOT MORE THAN 6 INCHES (152 MM) ABOVE AND NOT LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE THE FLOOR OR FLOOD LEVEL RIM OF THE WASTE RECEPTOR.
    11. NOT HAVE A THREADED CONNECTION AT THE END OF SUCH PIPING.
    12. NOT HAVE VALVES OR TEE FITTINGS.
    13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SECTION 605.4 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1.
    14. BE ONE NOMINAL SIZE LARGER THAN THE SIZE OF THE RELIEF VALVE OUTLET, WHERE THE RELIEF VALVE DISCHARGE PIPING IS INSTALLED WITH INSERT FITTINGS. THE OUTLET END OF SUCH TUBING SHALL BE FASTENED IN PLACE.
12. PER THE AMENDED CODE, THE BOTTOM OF ALL GAS APPLIANCE COMBUSTION AIR AND EXHAUST TERMINATIONS SHALL BE LOCATED AT LEAST 36" ABOVE FINISHED GROUND LEVEL.
13. RESIDENTIAL SPRINKLER SYSTEMS FOR THESE STRUCTURES ARE NOT REQUIRED PER CODE
14. CLOTHES DRYER EXHAUST DUCTS SHALL BE SUPPORTED AT 4-FOOT (1219 MM) INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH (3.2 MM) INTO THE INSIDE OF THE DUCT. WHERE DRYER EXHAUST DUCTS ARE ENCLOSED IN WALL OR CEILING CAVITIES, SUCH CAVITIES SHALL ALLOW THE INSTALLATION OF THE DUCT WITHOUT DEFORMATION.
15. ALL CLOTHES DRYER'S SHALL EXHAUST TO THE EXTERIOR PER IRC M1502.
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH IRC CHAPTER 27.
17. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT (0.3 M^2), ONE-HALF OF WHICH SHALL BE OPENABLE. (IRC R303.3)
18. NOT USED
19. NOT USED
20. NOT USED
21. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER IRC CHAPTER 17.
22. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED LOCATED IN A BEDROOM/BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE PER IRC M2005.2
23. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, INCLUDING OPENINGS IN VENTILATED SOFFITS. IRC M1502.4

PLUMBING / MECHANICAL NOTES (CONT'D)

24. WHERE EXHAUST FANS, CLOTHES DRYERS AND KITCHEN VENTILATION SYSTEMS INTERFERE WITH OPERATIONS OF APPLIANCES, MAKE UP AIR SHALL BE PROVIDED. IRC G2407.4
25. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION (IRC 303.10)
26. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
27. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED. IRC N1103.4.1
28. NOT USED
29. THE ENTIRE FLOOR SPACE IN A ROOM CONTAINING A SHOWER WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE IRC.
30. SHOWER COMPARTMENTS SHALL HAVE NOT LESS THAN 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (IRC P2708.1) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON- ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (IRC R307.2)
31. ISOLATION VALVES SHALL BE PROVIDED ON THE WOLD WATER FEED TO THE WATER HEATER. ISOLATION VALVES AND ASSOCIATED PIPING SHALL BE PROVIDED TO BYPASS SOLAR STORAGE TANKS WHERE THE SYSTEM CONTAINS MULTIPLE STORAGE TANKS. (IRC P2802.2)
32. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (IRC P2713.3)
33. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (TABLE P2701.1)
34. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (IRC P3201.2.1.4) ALL MECHANICAL/WATER HEATER ROOMS SHALL HAVE A FLOOR DRAIN PER SUMMIT COUNTY AMENDED CODE.
35. ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES
36. WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NONABSORBENT MATERIAL AND SHALL BE PROPERLY SIZED FOR FOR WATER CLOSET BOWL TYPE. IRC P2712.7
37. DOMESTIC COOKING EXHAUST EQUIPMENT SHALL COMPLY WITH IRC SECTION M1503.
38. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M1503.3. THE WHOLE-HOUSE MECH. VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1)

ELECTRICAL NOTES

1. ALL 15/20 AMPERE RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ARTICLE 210.52. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN ROOMS DESCRIBED IN NEC 210.12(A): FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS NEC 210.11(C)1
3. BATHROOM CIRCUITING SHALL BE EITHER:
   a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(C)3.
4. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, INDOOR DAMP LOCATIONS, MUD ROOMS, LAUNDRY AREAS AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (NEC 210.8)

ELECTRICAL NOTES (CONTINUED)

5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
7. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. (NEC 210.52(A)) WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. (NEC 210.52(C))
8. IN KITCHEN, DINING ROOMS, AND SIMILAR AREAS RECEPTACLET OUTLETS FOR COUNTERTOPS AND WORK SURFACES THAT ARE 1' OR WIDER SHALL BE INSTALLED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE COUNTERTOP OR SURFACE (NEC 210.52(C.3))
9. SMOKE ALARMS SHALL BE INSTALLED (IRC (R314.3):
   IN EACH ROOM USED FOR SLEEPING PURPOSES.
   OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   IN EACH STORY, INCLUDING BASEMENTS.
   AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
   SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
   ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERATED.)
   WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
10. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI- ANCES OR WITH ATTACHED GARAGES (IRC R315.3):
    - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

    ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (NEC 210 .11 (C)(2)
13. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (NEC 422.12)
14. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX OR LESS THAN 15-INCHES MEASURE FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (CRC R327.1.2)
15. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
16. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26(A.2))
17. PROVIDE AN INTERSYSTEM BONDING TERMINATION DEVICE FOR COMMUNICATIONS SYSTEM BONDING CONDUCTOR TERMINATIONS PER NEC 250.94(A) OR CONNECTIONS TO AN ALUMINUM OR COPPER BUSBAR .25"X2" AND OF A LENGTH TO ACCOMODATE AT LEAST 3 TERMINATIONS FOR COMMUNICATION SYSTEMS. THE BUSBAR SHALL BE SECURELY FASTENED AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. (NEC 250.94(B).
18. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (NEC 250.52(A) (3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (NEC 250.104)
19. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (NEC 210.52 (D), (F) & (G))
20. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (NEC 210.52(E))
21. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (NEC 210.70)
22. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN- STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (NEC 406.9(B)(1))
23. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER....

ELECTRICAL NOTES (CONTINUED)

23. (CONT'D) NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (NEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (NEC FIGURE 210.52(C)(1))
24. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (NEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (NEC 410.10(D))
25. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". (CEC 410.10(A))
26. ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT OR RACEWAY SHALL BE IDENTIFIED AS "EV READY" IN THESERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY." THE ROUGH AND FINAL INSPECTION SHALL INCLUDE A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL.
27. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL FACILITATE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70). ONE- TO TWO-FAMILY DWELLINGS AND TOWNHOUSES. FOR EACH DWELLING UNIT, PROVIDE AT LEAST ONE EV READY SPACE. THE BRANCH CIRCUIT SHALL BE IDENTIFIED AS "EV READY" IN THE SERVICE PANEL OR SUBPANEL DIRECTORY, AND THE TERMINATION SHALL BE MARKED AS "EV READY."EXCEPTION: 1. EV READY SPACES ARE NOT REQUIRED WHERE NO PARKING SPACES ARE PROVIDED.

DARK SKY LIGHTING REQUIREMENTS

PER SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE, ALL EXTERIOR LIGHTING FIXTURES ARE TO COMPLY WITH SECTION 3505.07.

STANDARDS: EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING STANDARDS:

1. REQUIRED LIGHTING FIXTURE: ALL EXTERIOR FIXTURES SHALL BE FULL CUT OFF FIXTURES.
2. WHERE LIGHTING MUST BE PROVIDED: FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL, LODGING DEVELOPMENTS, MOBILE HOME PARKS, OTHER NON-RESIDENTIAL DEVELOPMENT AND OTHER DEVELOPMENT WITH COMMON PARKING AREAS OR WALKWAYS, EXTERIOR LIGHTING SHALL BE PROVIDED IN PARKING AREAS AND ALONG WALKWAYS, AS DEEMED NECESSARY BY THE REVIEW AUTHORITY.
3. CONFINING DIRECT RAYS TO A SITE: ALL DIRECT RAYS SHALL BE CONFINED TO THE SITE ON WHICH THE LIGHTING IS LOCATED.
4. FLOOD LAMPS: FLOOD LAMPS SHALL HAVE FULL CUT OFF FIXTURES SO THAT THE LIGHT SOURCES ARE NOT VISIBLE OFF-SITE. SPOTLIGHTS THAT DO NOT HAVE SHIELDING DEVICES ARE PROHIBITED.
5. OTHER LIGHTING: LIGHTING THAT ILLUMINATES ANY ELEMENT OF A BUILDING OR STRUCTURE, LANDSCAPING, SIGNS, FLAGS OR OUTDOOR ARTWORK, SHALL BE AIMED AT THE OBJECT TO BE ILLUMINATED, BE IN FULL CUT OFF FIXTURES AND SHALL MINIMIZE LIGHT SPILL.
6. MAXIMUM HEIGHT LIMITATIONS FOR EXTERIOR LIGHTING: THE FOLLOWING LISTS MAXIMUM HEIGHTS OF LIGHTING STANDARDS AND FIXTURES AND MAY BE LIMITED BY THE MORE RESTRICTIVE REQUIREMENTS LISTED IN THIS SECTION:

A. THE MAXIMUM HEIGHT OF PARKING LOT LUMINARIES SHALL BE 18 FEET, MEASURED FROM FINISHED GRADE. A LUMINARY MAY BE INSTALLED TO A HEIGHT OF UP TO 24 FEET IF THE APPLICANT CAN DEMONSTRATE THAT THE VISUAL IMPACTS OF THE LIGHTING THAT IS EMITTED FROM THE PROPOSED LUMINARY WILL BE LESS THAN THAT FROM A LUMINARY THAT COMPLIES WITH THE 18-FOOT HEIGHT LIMITATION.

B. EXTERIOR LIGHT FIXTURES MOUNTED ON BUILDINGS OR OTHER STRUCTURES SHALL BE MOUNTED NO MORE THAN 15 FEET IN HEIGHT ABOVE FINISHED GRADE UNLESS SUCH LIGHTING IS LOCATED AT A BUILDING OR DWELLING UNIT ENTRANCE OR EXIT OR LOCATED ON A BUILDING NEXT TO A DECK ENTRY.

C. LAMPS LIGHTING PEDESTRIAN WAYS SHALL NOT EXCEED 18 FEET IN HEIGHT.

D. WALL MOUNTED LIGHT FIXTURES SHALL NOT EXTEND ABOVE THE HEIGHT OF THE WALL TO WHICH THEY ARE MOUNTED.

7. LIGHTING LIMITATIONS FOR CANOPIES AND AWNINGS:

A. AWNINGS SHALL NOT BE INTERNALLY ILLUMINATED.

B. LIGHTS SHALL NOT BE MOUNTED ON THE TOP, SIDES OR FASCIA OF A CANOPY OR AWNING, UNLESS SUCH LIGHTING IS NEEDED FOR AN APPROVED SIGN THAT IS ATTACHED TO THE CANOPY OR AWNING.

C. IF A LUMINARY IS TO BE INSTALLED IN ANY CANOPY THAT IS DESIGNATED FOR PEDESTRIAN USE, LOADING OR SERVICE, THEN THE LUMINARY SHALL BE RECESSED INTO THE CANOPY STRUCTURE.

D. DECORATIVE LAMPS HOUSING INCANDESCENT LIGHT SOURCES THAT ARE HUNG UNDER PORTALS ARE NOT SUBJECT TO THESE LIMITATIONS ON LIGHTING OF CANOPIES AND AWNINGS.

8. ADDITIONAL DESIGN STANDARDS FOR EXTERIOR LIGHTING:

A. IF AN EXPOSED UNFINISHED CONCRETE BASE IS USED AS A SUPPORT FOR A LIGHT STANDARD, THE HEIGHT OF THE BASE MAY NOT EXCEED TWO (2) FEET ABOVE FINISHED GRADE. THE BASE MAY EXCEED TWO (2) FEET IN HEIGHT IF IT IS COVERED WITH TEXTURED CONCRETE, COLORED CONCRETE, ROCK OR SIMILAR MATERIAL.

B. ALL PARKING LOT LIGHT FIXTURES IN A SINGLE PARKING LOT SHALL BE SIMILAR IN DESIGN.

DARK SKY LIGHTING REQUIREMENTS (CONT'D)

E. LIGHTING PLAN SUBMISSION REQUIREMENTS: AN APPLICANT SUBJECT TO A DEVELOPMENT REVIEW AS REQUIRED BY THIS CODE SHALL SUBMIT A LIGHTING PLAN THAT INCLUDES THE FOLLOWING INFORMATION:

1. THE LOCATION OF ALL EXTERIOR LIGHTS WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE SITE PLAN AND BUILDING ELEVATION DRAWINGS, INCLUDING BUT NOT LIMITED TO ENTRANCE LIGHTING, SECURITY LIGHTING AND ARCHITECTURAL LIGHTING. THE PLANS SHALL ILLUSTRATE THE LOCATION OF THE LIGHTS, THE HEIGHT OF THE LIGHTS, DESCRIBE THE TYPE OF LIGHTING DEVICES, FIXTURES, LAMPS AND WATTAGE, AND SUPPORTS THAT WILL BE EMPLOYED. FOR PROJECTS THAT HAVE A COMMON PARKING AREA OR WALKWAYS THAT MUST BE LIT, THE PROPOSED HEIGHT OF ALL LIGHTING STANDARDS AND FIXTURES SHALL BE IDENTIFIED.
2. PHOTOGRAPHS, CUT SHEETS OR OTHER ILLUSTRATIONS SHALL BE PROVIDED THAT SHOW THE PROPOSED FULL CUT-OFF FIXTURES, INCLUDING BUT NOT LIMITED TO CUT SHEETS SHOWING THE DESIGN AND FINISHES OF ALL FIXTURES.

F. PROHIBITED LIGHTING:

1. THE INSTALLATION OR ERECTION OF ANY LIGHTING THAT SIMULATES, IMITATES OR CONFLICTS WITH WARNING SIGNALS, EMERGENCY SIGNALS OR TRAFFIC SIGNALS IS PROHIBITED.
2. BLINKING OR FLASHING LIGHTS AND EXPOSED STRIP LIGHTS USED TO ILLUMINATE BUILDING FACADES OR TO OUTLINE BUILDINGS ARE PROHIBITED, EXCEPT THAT TEMPORARY DECORATIVE LIGHTS ARE ALLOWED FOR A PERIOD OF UP TO EIGHT (8) WEEKS DURING A CALENDAR YEAR.
3. LIGHTING THAT CAUSES OFF-SITE GLARE.
4. LIGHTING THAT IS NOT IN A FULL CUT-OFF-FIXTURE (EXCLUDES SEASONAL HOLIDAY LIGHTING).

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BMP	BEST MANAGEMENT PRACTICE
BM	BEAM
BN	BOUNDARY NAILING
BTTM	BOTTOM
C	COUNTER
CALC	CALCULATION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DTP	DOUBLE TOP PLATE
DW	DISH WASHER
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FR	FIRE RATED
GAL	GALLON
GD	GARBAGE DISPOSAL
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GPM	GALLON PER MINUTE
GYP	GYPSUM
HLW	HALLOW
HGT	HEIGHT
LVL	LEVEL
MIN	MINIMUM
OAE	OR APPROVED EQUIVALENT
OC	ON CENTER
OPER	OPERATION
O	OVEN
OSB	ORIENTED STRAND BOARD
PSI	POUNDS PER SQUARE INCH
QNTY	QUANTITY
REQ	REQUIRED
REF	REFRIGERATOR
REINF	REINFORCED
SDS	SAFETY DATA SHEET
SIM	SIMILAR
SF	SQUARE FOOTAGE
T	TEMPERED
THICK	THICKNESS
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	TYPE 5 B CONSTRUCTION
W/D	WASHER AND DRYER
WD	WOOD
WH	WATER HEATER
WR	WEATHER RESISTANT
V	VOLT

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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SUMMIT COUNTY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE SUMMIT COUNTY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DE

FIRE HAZARD MITIGATION REQUIREMENTS

ALL NEW CONSTRUCTION IS TO COMPLY WITH CHAPTER 45, SECTIONS 4501 OF THE MOST CURRENT SUMMIT COUNTY BUILDING CODE AMENDMENT PACKAGE.

4501.2.1 CLASS A ROOF. A CLASS A ROOF SHALL BE PROVIDED ON ALL STRUCTURES.

4501.2.2 ROOF REPAIR. THE ROOF COVERING ON BUILDINGS OR STRUCTURES IN EXISTENCE PRIOR TO ADOPTION OF THIS CODE THAT ARE REPLACED OR HAVE 25 PERCENT OR MORE REPLACED IN A 12-MONTH PERIOD SHALL BE REPLACED WITH A ROOF ASSEMBLY THAT COMPLIES WITH A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL790.

4501.2.3 GUTTER'S AND DOWNSPOUTS. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS M THE GUTTER.

4501.2.4 EXTERIOR GLAZING. EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

4501.2.5 SOFFIT AND GABLE VENTS. ALL SOFFIT AND GABLE VENTS SHALL HAVE A MAXIMUM 3/16 INCH OPENING.

4501.2.6 DEFENSIBLE SPACE. A DEFENSIBLE SPACE SHALL BE PROVIDED.

4501.2.6.1 GENERAL. THE PROPERTY SHALL BE DIVIDED INTO THREE ZONES. THESE ZONES ARE FOUND IN FIGURE 1 BELOW.

4501.2.6.1.1 THE IMMEDIATE ZONE -- 0 TO 5 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE MOST IMPORTANT ZONE OF THE DEFENSIBLE SPACE, ACCORDING TO THE FIREWISE PROGRAM, TO TAKE IMMEDIATE ACTION ON AS IT IS THE MOST VULNERABLE TO EMBERS. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE IMMEDIATE ZONE:

4501.2.6.1.1.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.1.2 ALL VEGETATION AND COMBUSTIBLE AND FLAMMABLE MATERIALS SHALL BE MOVED AWAY FROM EXTERIOR WALLS, UNDER THE EAVES, AND/OR DECKS. THIS INCLUDES: MULCH, GROUND FUELS, FLAMMABLE PLANTS, LEAVES AND NEEDLES, FIREWOOD PILES.

4501.2.6.1.2 THE INTERMEDIATE ZONE -- 5 TO 30 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS IS THE LANDSCAPING/HARDSCAPING ZONE OF THE DEFENSIBLE SPACE THROUGH THE USE OF CAREFUL LANDSCAPING OR CREATING BREAKS THAT CAN HELP INFLUENCE AND DECREASE FIRE BEHAVIOR. THE FOLLOWING SPECIFIC STANDARDS APPL)' TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE INTERMEDIATE ZONE:

4501.2.6.1.2.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED. REMOVAL OF LADDER FUELS (VEGETATION UNDER TREES) SHALL OCCUR SO A SURFACE FIRE CANNOT REACH THE CROWNS OF THE TREES.

4501.2.6.1.2.2 LIMB UP TREES TO A HEIGHT OF 10 FEET. FOR SHORTER TREES, TRIM TO A HEIGHT OF 1 /3 THE OVERALL TREE HEIGHT.

4501.2.6.1.2.3 TREES SHALL BE SPACED TO HAVE A MINIMUM OF EIGHTEEN FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.2.4 FIREWISE ® TREES AND SHRUBS IN THIS ZONE SHOULD BE LIMITED TO SMALL CLUSTERS OF A FEW EACH TO BREAK UP THE CONTINUITY OF THE VEGETATION ACROSS THE LANDSCAPE.

4501.2.6.1.2.5 IRRIGATED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIAL SHALL BE PRESERVED IF THEY ARE LIMBED TO REMOVE DEAD BRANCHES AND WELL-SPACED TO REDUCE THE RISK OF A FIRE SPREADING TO OTHER VEGETATION OR STRUCTURES.

4501.2.6.1.3 THE EXTENDED ZONE UP TO 60 FEET~· 30 TO 60 FEET AND 60 FEET TO THE PROPERTY LINE FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME. THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE UP TO 60 FEET:

4501.2.6.1.3.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.3.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

4501.2.6.1.3.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.3.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUTBUTLDMGS SHALL BE REMOVED.

4501.2.6.1.3.5 TREES SHALL BE SPACED TO HAVE A MINIMUM OF TWELVE FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.2.6.1.4 THE EXTENDED ZONE OVER 60 FEET •- THIS ZONE FOCUSES ON INTERRUPTING A FIRE'S PATH AND KEEPING THE FLAMES SMALLER AND ON THE GROUND. THE FOLLOWING SPECIFIC STANDARDS APPLY TO THE CREATION OF DEFENSIBLE SPACE WITHIN THE EXTENDED ZONE OVER 60 FEET:

4501.2.6.1.4.1 ALL DEAD AND DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE REMOVED.

4501.2.6.1.4.2 THE ACCUMULATION OF GROUND LITTER AND DEBRIS SHALL BE DISPOSED OF OR DISPERSED.

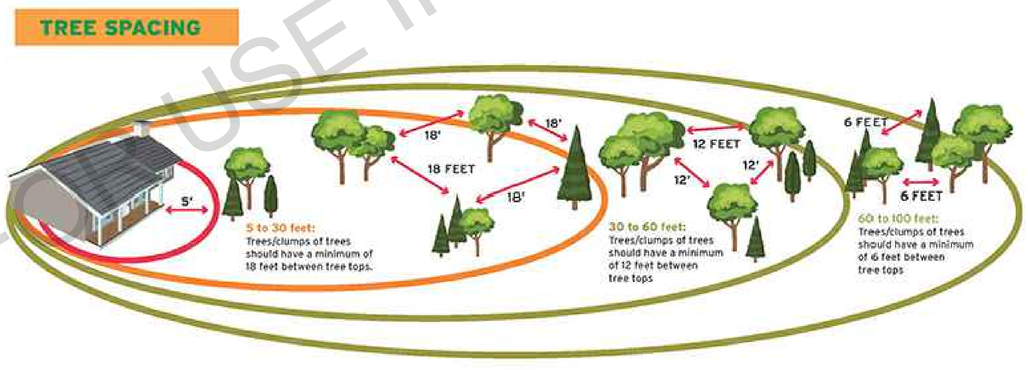
4501.2.6.1.4.3 SMALL CONIFERS GROWING BETWEEN MATURE TREES SHALL BE REMOVED.

4501.2.6.1.4.4 VEGETATION ADJACENT TO STORAGE OR OTHER OUT BUILDINGS SHALL BE REMOVED.

4501.2.6.1.4.5 TREES SHALL BE SPACED TO HAVE A MIRUMUM OF SIX FEET BETWEEN THE CROWNS WITH THE DISTANCE INCREASING WITH THE PERCENTAGE OF SLOPE.

4501.3 FEES. THE FEES FOR FIRE HAZARD MITIGATION INSPECTIONS SHALL BE IN ACCORDANCE WITH THE SUMMIT COUNTY BUILDING DEPARTMENT FEE SCHEDULE, AND COLLECTED BY THE FIRE DISTRICT HAVING JURISDICTION.

DEFENSIBLE SPACE



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project
Summit County
Stock ADU Plans

revisions
△
△
△
△
△

description
General
Notes

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.4

WINDOW SCHEDULE

WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	U-VALUE
	WIDTH	HEIGHT							
A	6'-0"	2'-6"	SLIDER	3	VINYL	VARIES	GARAGE/LIVING ROOM/KITCHEN	TEMPERED	0.32 MAX
B	2'-0"	3'-0"	AWNING	6	VINYL	VARIES	GARAGE/BEDROOMS	TEMPERED	0.32 MAX
C	3'-0"	4'-6"	CASEMENT	5	VINYL	16'-8"	LIVING ROOM/BEDROOMS/STAIRCASE		0.32 MAX

DOOR SCHEDULE

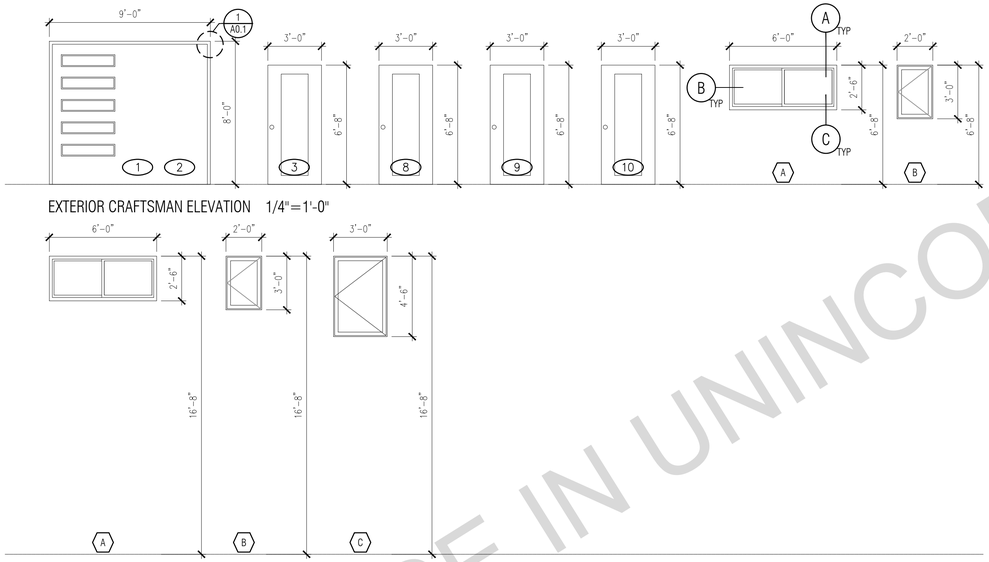
DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS
		WIDTH	HEIGHT	THICK.					
1	GARAGE DOOR	9'-0"	8'-0"	1-3/4"	GL	VNL/GLASS	VINYL	GARAGE	
2	GARAGE DOOR	9'-0"	8'-0"	1-3/4"	GL	VNL/GLASS	VINYL	GARAGE	
3	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	GARAGE SIDE ENTRY	0.32 MAX U VALUE
4	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	MECHANICAL ROOM	
5	CLOSET DOOR	5'-11"	6'-8"	1-3/4"	HLW	WOOD	WD	GARAGE	
6	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	SOLID	WOOD	WD	GARAGE	20 MIN FIRE RATED WITH SELF LATCHING AND SELF CLOSING HARDWARE
7	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	
8	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	VNL/GLASS	VINYL	BEDRM 2 OPTIONAL DOOR	0.32 MAX U VALUE
9	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	LIVING AREA	0.32 MAX U VALUE
10	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	LIVING AREA	0.32 MAX U VALUE
11	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 1	
12	CLOSET DOOR	7'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 1 CLOSET	
13	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	
14	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 2	
15	CLOSET DOOR	7'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 2 CLOSET	

WINDOW NOTES

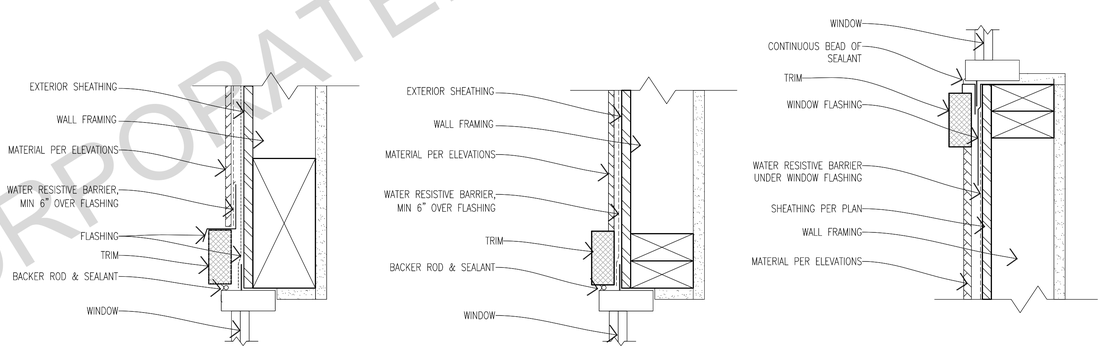
1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
4. ALL FENESTRATIONS TO BE LESS THAN OR EQUAL TO U OF 0.32 PER 2021 IECC PRESCRIPTIVE METHOD.
5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
6. VENTILATION SHALL COMPLY WITH IRC R303.1.
7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER IRC SECTION R310
8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. SECTIONS IRC R303
   A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. R303.1
   B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. R303.1
10. GLASING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER THE REQUIREMENTS IN IRC SECTION R308.4
11. WINDOW FALL PROTECTION PER IRC SECTION 312.2.

DOOR NOTES

1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION R402.4 (ENERGY CONSERVATION CODE 2021 OF COLORADO).
5. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1½ INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1
6. GLAZING IN DOORS SHALL BE TEMPERED PER IRC SECTION R308.4.1.
7. DWELLING TO GARAGE SEPARATION DOORS SHALL BE RATED PER IRC SECTION R302.5.1.



EXTERIOR CRAFTSMAN ELEVATION 1/4"=1'-0"



A HEAD SECTION VIEW

B JAMB PLAN VIEW

C SILL SECTION VIEW

WINDOW DETAILS
SCALE: 3"=1'-0"

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project
Summit County Stock ADU Plans

revisions

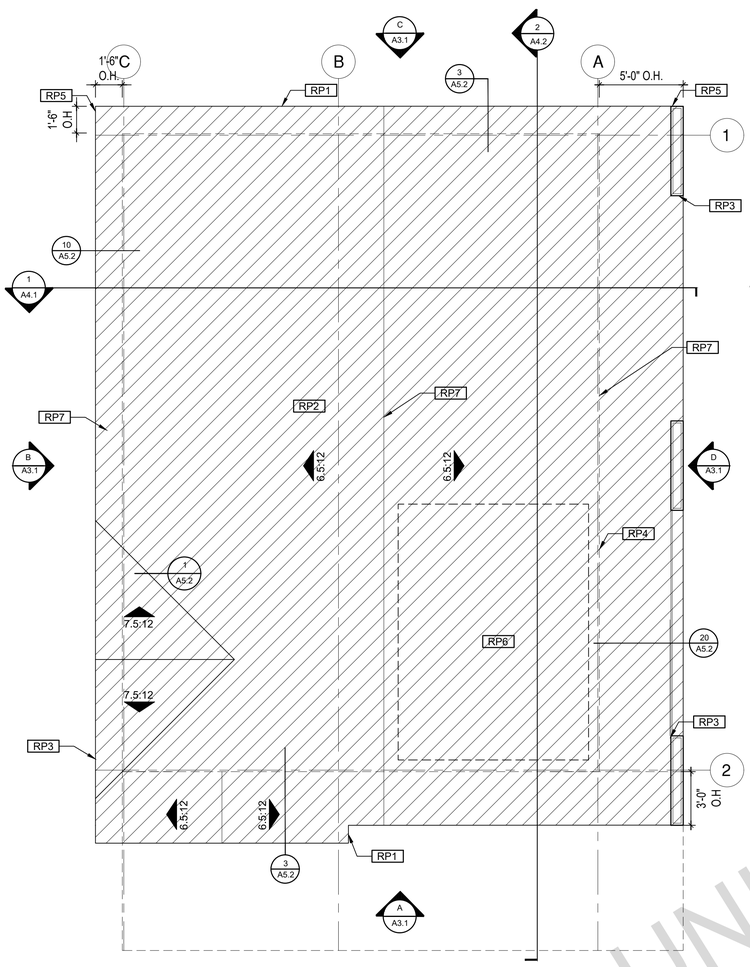
description
Window & Door Schedules

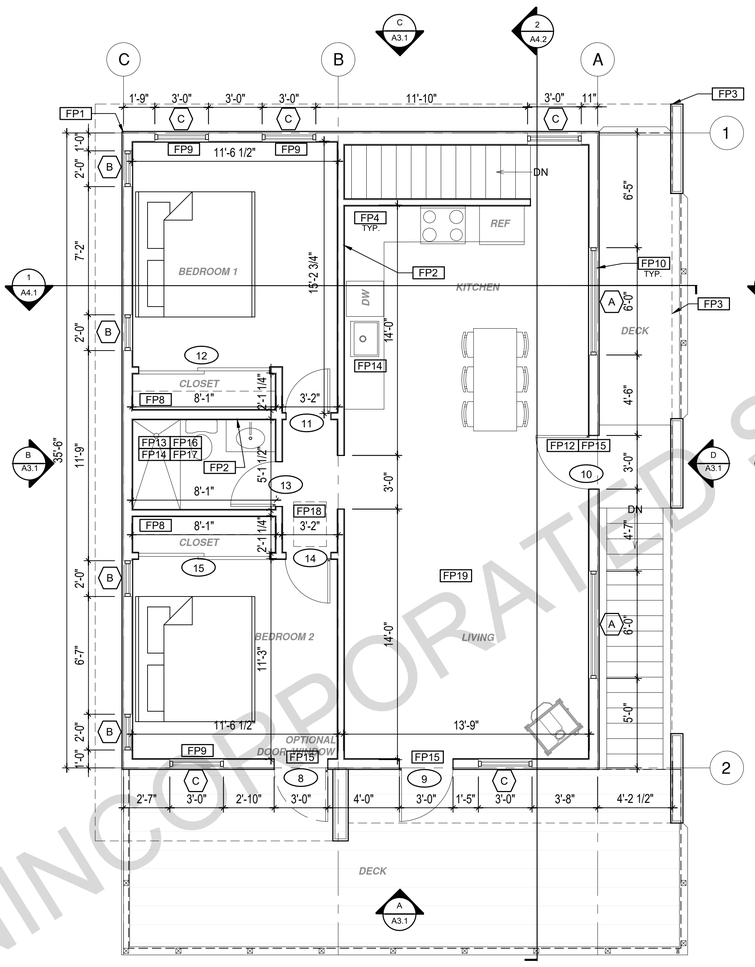
date MARCH 06, 2024

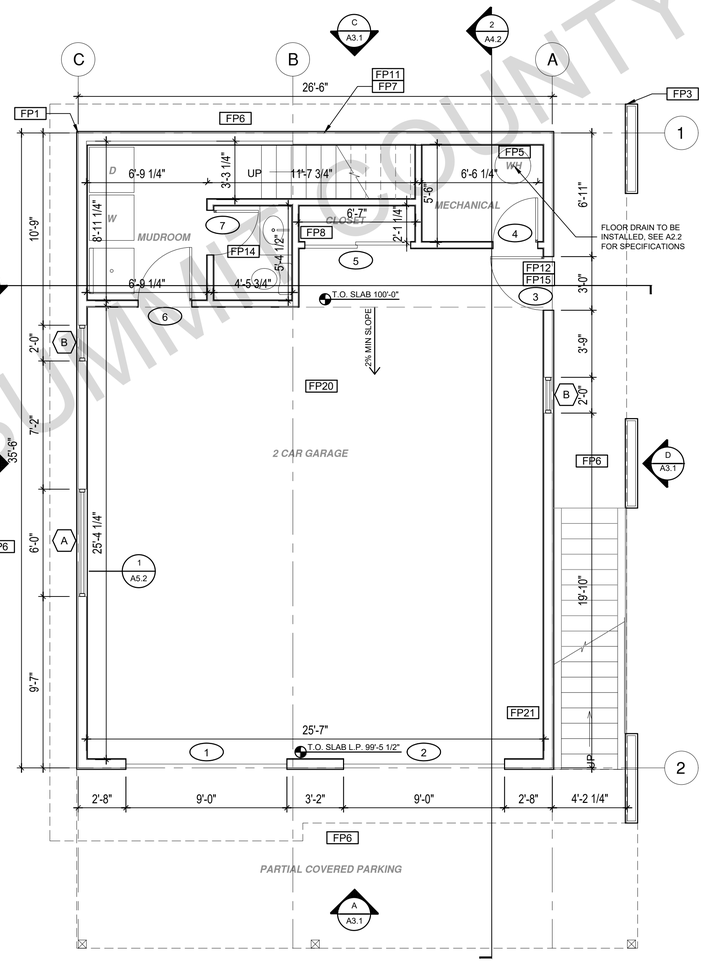
project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A0.1







ROOF PLAN

1/4"=1'-0" DOUBLE STACK

SECOND FLOOR PLAN

1/4"=1'-0" 985 SQ. FT. DOUBLE STACK

FIRST FLOOR PLAN

1/4"=1'-0" 985 SQ. FT. DOUBLE STACK

ROOF KEYNOTES

- RP1 LINE OF ROOF OVERHANG
- RP2 CLASS A ROOFING MATERIAL REQUIRED PER COUNTY AMENDMENT R902.1. SEE ROOF MATERIAL CHECKLIST ON SHEET T1.1
- RP3 SUPPORT POST BELOW
- RP4 LINE OF WALLS BELOW
- RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS
- RP6 FUTURE SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET
- RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX ¼", MIN 1/16" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FLOOR PLAN KEYNOTES

- FP1 STUD WALL SIZED PER STRUCTURAL
- FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3 LINE OF OVERHANG ABOVE
- FP4 36" HIGH COUNTER
- FP5 WATER HEATER
- FP6 SLOPE SURFACE AWAY FROM BUILDING
- FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
- FP8 CLOSET SHELF AND POLE
- FP9 EMERGENCY EGRESS WINDOW
- FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
- FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.
- FP14 ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATERSENSE PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.
- FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. IRC R307.2
- FP17 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
- FP18 30"x22" MINIMUM OPENING FOR ATTIC ACCESS. IRC R807.1
- FP19 BLOWER DOOR TEST: ACH 2.7 AT A PRESSURE 0.2 INCHES w.g. (50 PASCALS)
- FP20 RADON CONTROL REQUIRED TO BE INSTALLED PER APPENDIX F OF THE 2018 IRC
- FP21 EV READY LOCATION. SEE ELECTRICAL NOTES 26 & 27 ON SHEET G0.3 FOR REQUIREMENTS.

SOLAR READY NOTES

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.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 940 SF
VENTILATION AREA REQUIRED: 940 SF./150SF.= 6.27 SF.
CONVERT TO SQ. IN: 6.27 SF. x 144 = 902 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 902 SQ. IN.

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- KEYNOTE
- DOOR SYMBOL: SEE A0.1 FOR DOOR SCHEDULE
- WINDOW SYMBOL: SEE A0.1 FOR WINDOW SCHEDULE
- X'-X" CEILING HEIGHTS
- VARIES VAULTED CEILING
- X:12 ROOF SLOPE

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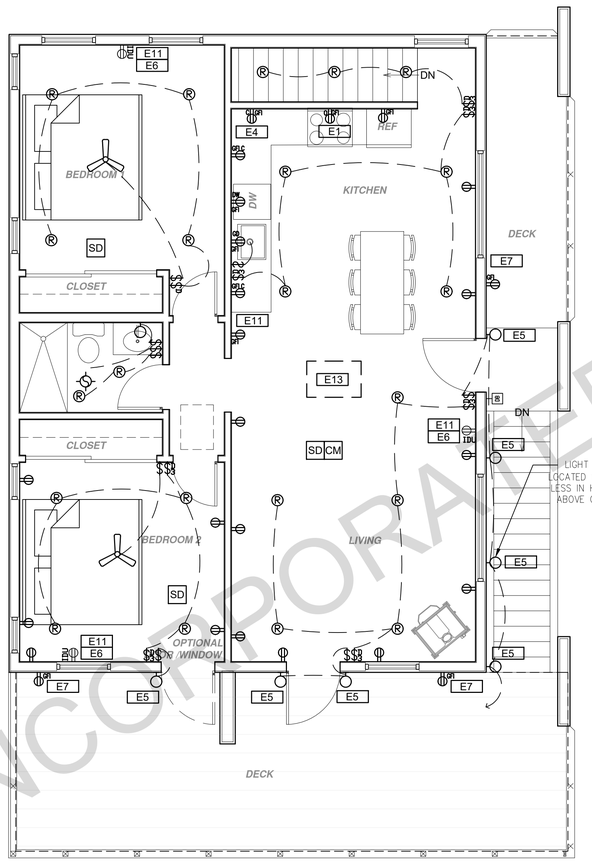
NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

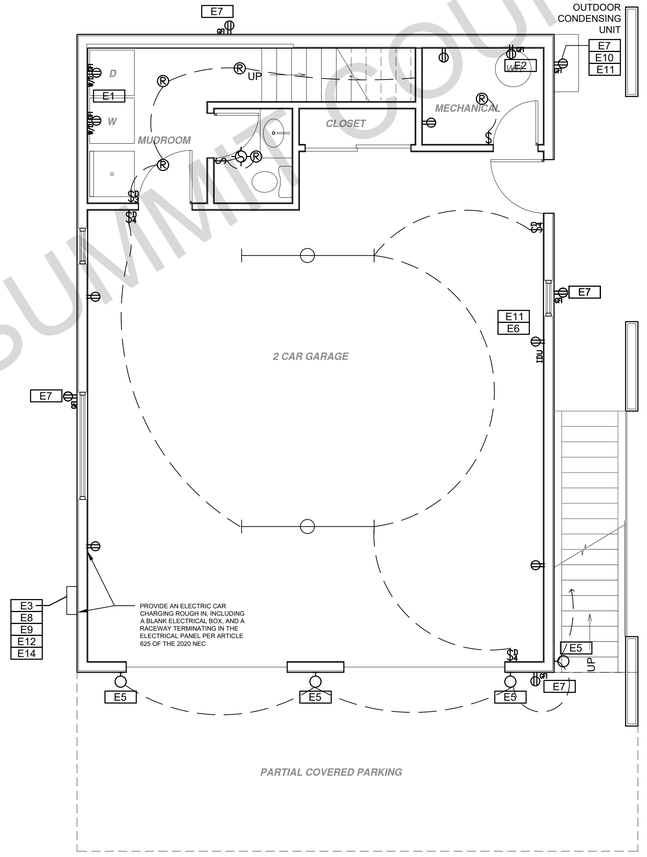
description
Roof & Floor Plan

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A1.1



SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM WITH PROGRAMMABLE THERMOSTAT SIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 .
- MP2 ALL PLUMBING FIXTURES ARE TO BE WATERSENSE FIXTURES.
- MP3 EXHAUST HOOD ABOVE, IF INSTALLED, TO BE SMOOTH METALLIC INTERIOR SURFACE
- MP4 NEW ENERGY EFFICIENT WATER HEATER, EITHER ELECTRIC WITH MINIMUM 0.95 ENERGY FACTOR, OR GAS WITH MINIMUM 0.76 ENERGY FACTOR. - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 21" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (IPC 405.3.1)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH OF 35 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX LENGTH FO THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1.EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER WITH T&P SHALL DISCHARGE TO REQUIRED FLOOR DRAIN. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
- MP11 WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  ½" PIPE (½" INSULATION);
  ¾" PIPE (1" INSULATION);
  1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT TO BESIZED PER MANUAL J LOAD CALCULATIONS ON SHEET MJ.1 & MJ.2. HEAT PUMP MIN. EFFICIENCY, HEATING SEASONAL PERFORMANCE FACTOR (HSPF) 10 PIPED TO INDOOR HVAC UNIT
- MP14 KITCHEN VENTING, IF INSTALLED, MAY BE RECIRCULATING HOOD OR OTHER METHOD PER IRC M1503 .
- MP15 REQUIRED: HRV/ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, AIR FLOW RATE OF THE RECOVERY SYSTEM SHALL PROVIDE OUTDOOR AIR AT CONTINUOUS RATE OF 30 CFM FOR 0-1 BEDROOMS, AND 45 CFM AT 2-3 BEDROOMS PER IRC M1505.4.3 AND TABLE M1505.4.3(1) AND SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51
- MP16 REQUIRED: FLOOR DRAINS SHALL HAVE WASTE OUTLETS NOT LESS THAN 2-IN IN DIAMETER AND REMOVABLE STRAINER. FLOOR DRAINS SHALL BE CONSTRUCTED SO THAT THE DRAIN CAN BE CLEANED. ACCESS SHALL BE PROVIDED TO DRAIN INLET. FLOOR DRAINS SHALL NOT BE LOCATED UNDER OR HAVE THEIR ACCESS RESTRICTED BY PERMANENTLY INSTALL APPLIANCES. DRAIN VALVE FOR WATER HEATER TO BE INSTALLED AT BOTTOM OF EACH TANK-TYPE WATER HEATER AND HOT WATER STORAGE TANK. THE DRAIN VALVE INLET SHALL BE NOT LESS THAN ¾ INCH NOMINAL IRON PIPE SIZE AND THE OUTLET SHALL BE PROVIDED WITH A MALE HOSE THREAD.

ELECTRICAL KEYNOTES

- E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS
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- E3 ELECTRICAL - SUB PANEL LOCATION
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH NEC ARTICLE 210.52(C). IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR AND ARE TO COMPLY WITH DARK SKY LIGHTING REQUIREMENTS. SEE NOTES ON SHEET G0.3
- E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER NEC 250.4B
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER NEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER NEC SECTION 440.11
- E12 CONTRACTOR TO VERIFY MAIN PANEL
- E13 DEDICATED POWER FOR ERV/HRV SYSTEM IN ATTIC. SEE MANUFACTURERS SPECIFICATIONS.
- E14 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.

MECHANICAL / PLUMBING LEGEND

MECHANICAL

EXHAUST FAN:
KITCHEN: IF INSTALLED, EXHAUST FANS ARE TO HAVE MINIMUM 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS OR RECIRCULATING FAN MAY BE USED.
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EXHAUST FANS AND WHOLE-HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

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1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
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3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:
- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.
- GFI = WATER PROOF GFCI
- CT = COOKTOP/ GRILL 240 V
- O = OVEN 240 V
- MW = MICROWAVE 110 V
- GD = GARBAGE DISPOSAL 110 V
- R = RANGE 220V
- C = COUNTER HEIGHT 6" ABV COUNTER
- IDU = INDOOR UNIT POWER 84" AFF
- W/D = WASHER/DRYER 30AMP/ 240AMP

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH
$C MOUNT 6" ABV COUNTER

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

R CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB

WALL MOUNTED LIGHT

J JUNCTION BOX FLUSH CEILING MOUNTED

UNDER COUNTER LIGHTING

LS LOW VOLTAGE, LANDSCAPE LIGHT

FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

EXHAUST FAN REQUIREMENTS: TABLE M1505.4.4

KITCHEN EXHAUST RATE = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOM EXHAUST RATE = 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3. AIR SHALL NOT BE EXHAUSTED TO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: 2021 IECC PRESCRIPTIVE METHOD

HIGH-EFFICACY LED LIGHTS, MINIMUM 100%

PURPOSE IN UNINCORPORATED SUMMIT COUNTY

DESIGN PATH STUDIO
architecture + planning
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NOT FOR CONSTRUCTION

project

Summit County Stock ADU Plans

revisions

description

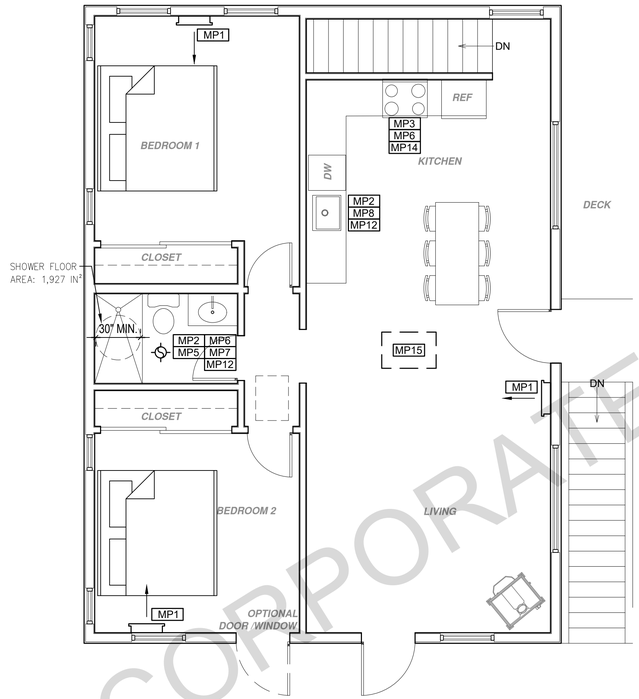
Electrical Plans

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A2.1



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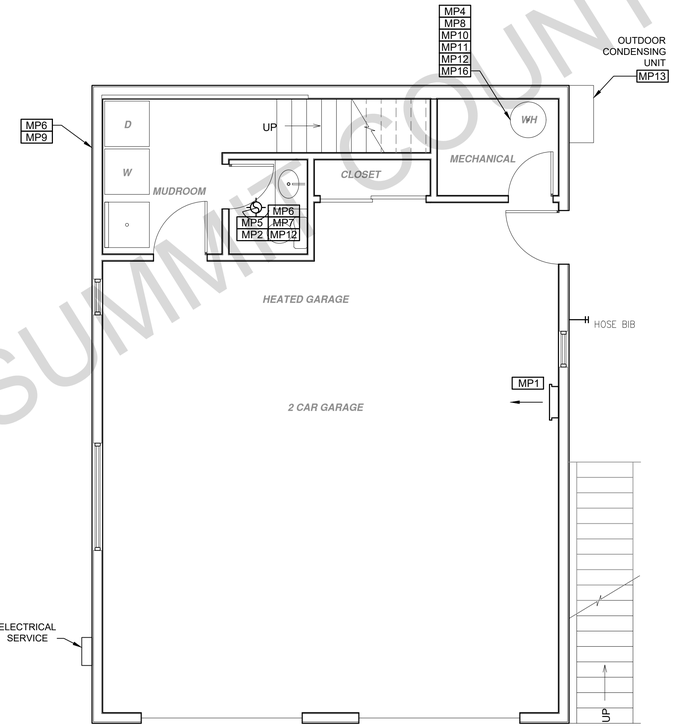
SECOND FLOOR MECH. / PLUMBING PLAN

1/4"=1'-0"



PARTIAL COVERED PARKING

FIRST FLOOR MECH / PLUMBING PLAN

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MECHANICAL

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RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:
- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.
- GFI = WATER PROOF GFCI
- CT = COOKTOP/ GRILL 240 V
- O = OVEN 240 V
- MW = MICROWAVE 110 V
- GD = GARBAGE DISPOSAL 110 V
- R = RANGE 220V
- C = COUNTER HEIGHT 6" ABV COUNTER
- IDU = INDOOR UNIT POWER 84" AFF
- W/D = WASHER/DRYER 30AMP/ 240AMP

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

- $ SWITCH, MOUNT AT 43" AFF
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $D DIMMER SWITCH
- $C MOUNT 6" ABV COUNTER

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

- R CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
- R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
- R CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
- WALL MOUNTED LIGHT
- J JUNCTION BOX FLUSH CEILING MOUNTED
- UNDER COUNTER LIGHTING
- LS LOW VOLTAGE, LANDSCAPE LIGHT
- FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

EXHAUST FAN REQUIREMENTS: TABLE M1505.4.4

KITCHEN EXHAUST RATE = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOM EXHAUST RATE = 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH SECTION M1504.3. AIR SHALL NOT BE EXHAUSTED TO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: 2021 IECC PRESCRIPTIVE METHOD

HIGH-EFFICACY LED LIGHTS, MINIMUM 100%

PURPOSE IN UNINCORPORATED SUMMIT COUNTY

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NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

description

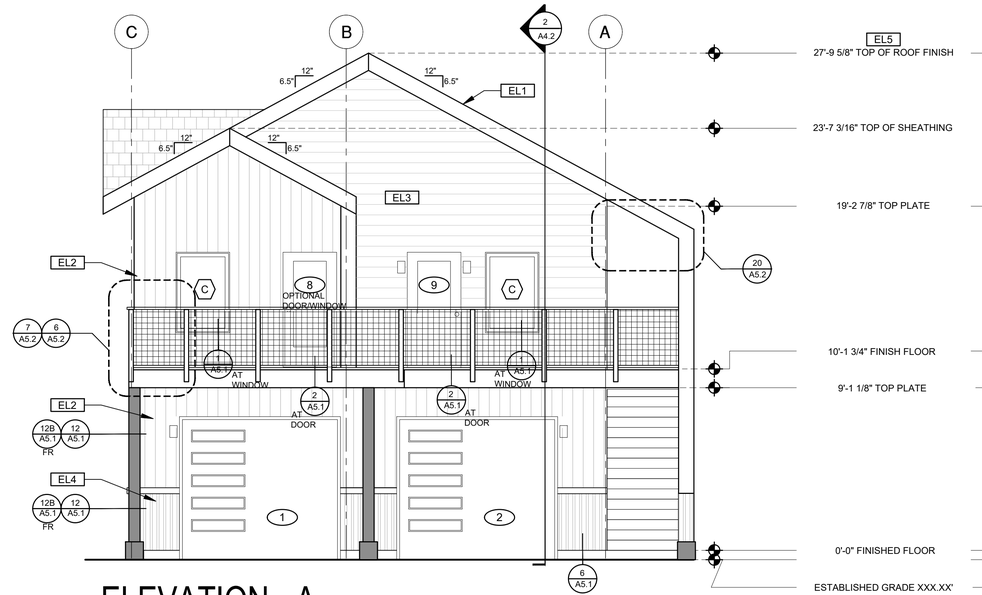
Mechanical/
Plumbing
Plans

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

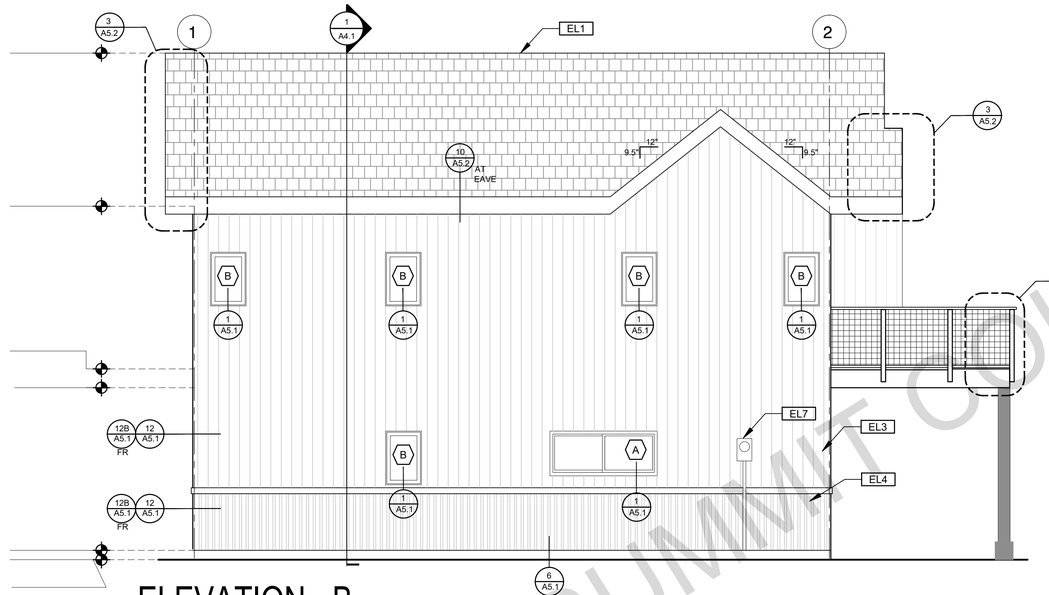
drawn by DESIGN PATH STUDIO

sheet no. A2.2



ELEVATION - A

1/4"=1'-0" DOUBLE STACK



ELEVATION - B

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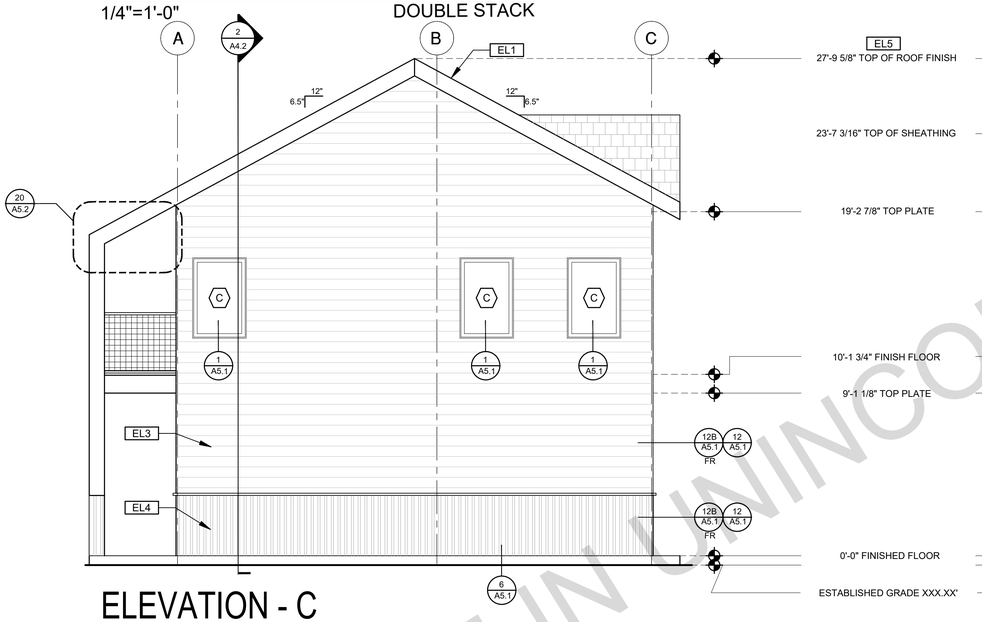

ELEVATION - C

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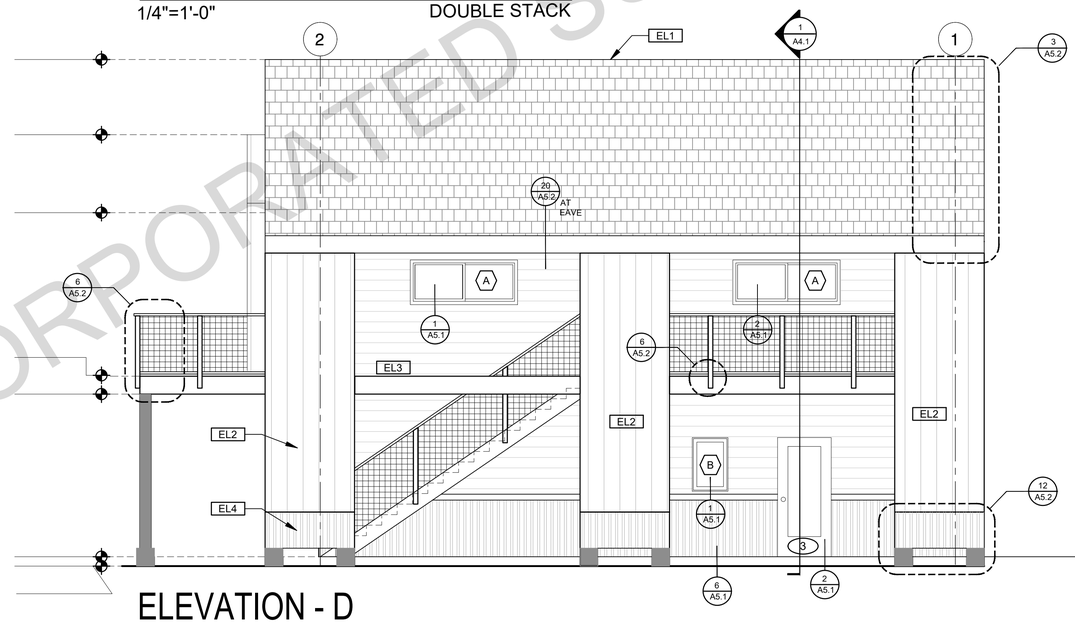

ELEVATION - D

1/4"=1'-0" DOUBLE STACK

ELEVATION KEYNOTES

- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- EL2 VERTICAL SIDING
- EL3 HORIZONTAL SIDING
- EL4 CORRUGATED METAL
- EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
- EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)
- EL7 POSSIBLE ELECTRICAL METER LOCATION

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS,FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
6. LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL.
B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS,EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED,PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.)
7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- ELEVATION MARKER X-X"
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- TEMPERED GLASS
- SPRAY FIN. STUCCO
- BOARD & BATTEN
- GLAZING
- ROOFING

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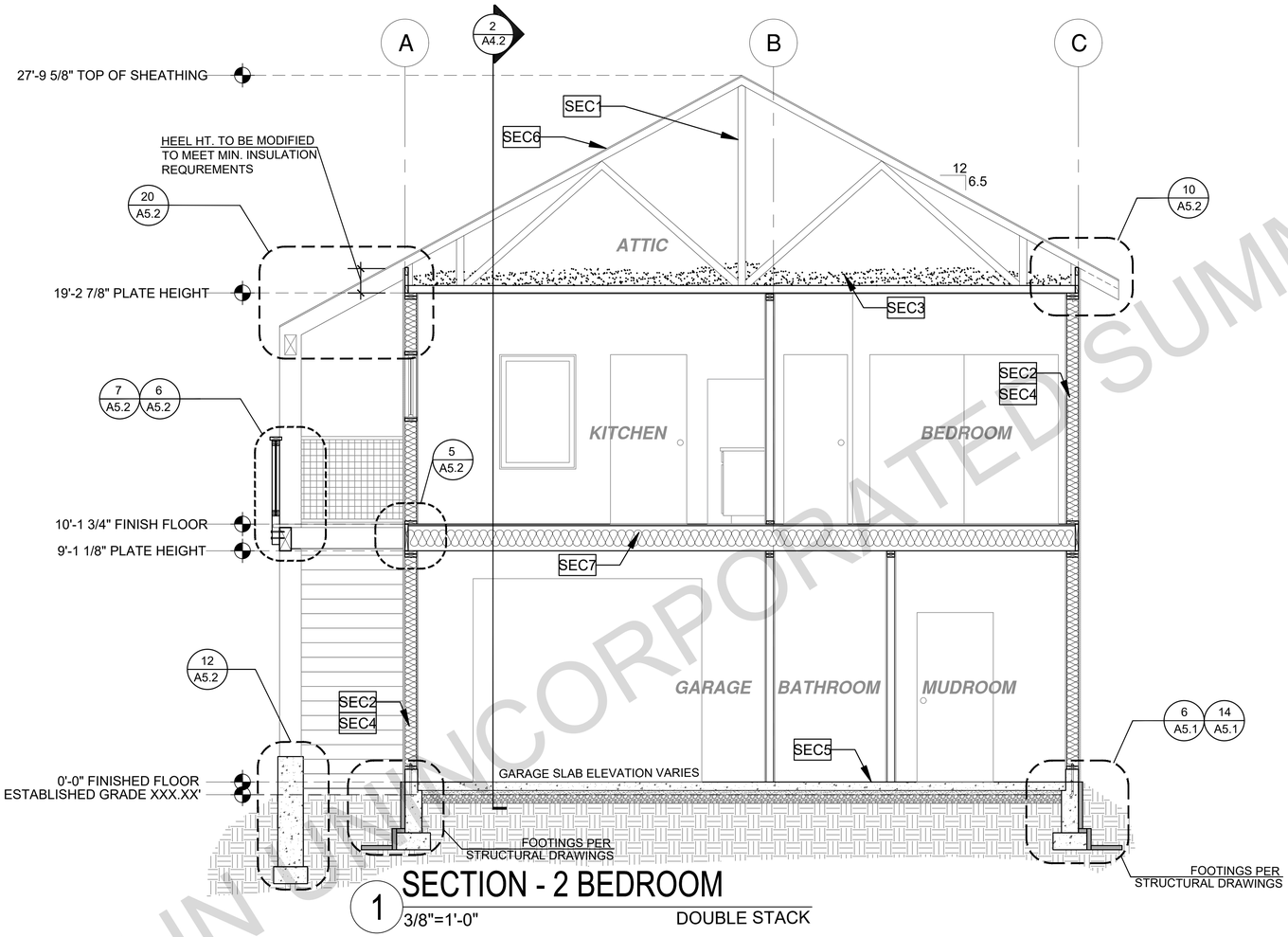
NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

revisions

description
Exterior Elevations

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A3.1



1 SECTION - 2 BEDROOM

3/8"=1'-0" DOUBLE STACK

SECTION KEYNOTES

SEC1	TRUSSES PER TRUSS MANUFACTURER
SEC2	2X STUDS @ 16" O.C. - SEE STRUCTURAL
SEC3	ROOF/CEILING INSULATION TO BE R60 OR R49 UNCOMPRESSED OVER TOP PLATE
SEC4	WALL INSULATION TO BE MIN. R-30 AIR-IMPERMEABLE INSULATION PER TABLE R806.5 OR R20 w/ R5 CONTINUOUS INSULATION OR R13 CAVITY w/ R10 CONTINUOUS INSULATION OR R20 CONTINUOUS INSULATION
SEC5	R10 PERIMETER SLAB INSULATION PER DETAILS 6 & 14 ON A5.1
SEC6	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
SEC7	FLOOR INSULATION TO BE R38 OR GREATER

SECTION GENERAL NOTES

1. METALS
SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS.
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2. RAFTER VENTS ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. PER AMENDMENT 4501.2.5 SOFFIT AND GABLE VENTS MAX 2" OPENINGS OPENING ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.

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B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS

10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS
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3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
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6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
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project
Summit County
Stock ADU Plans

revisions

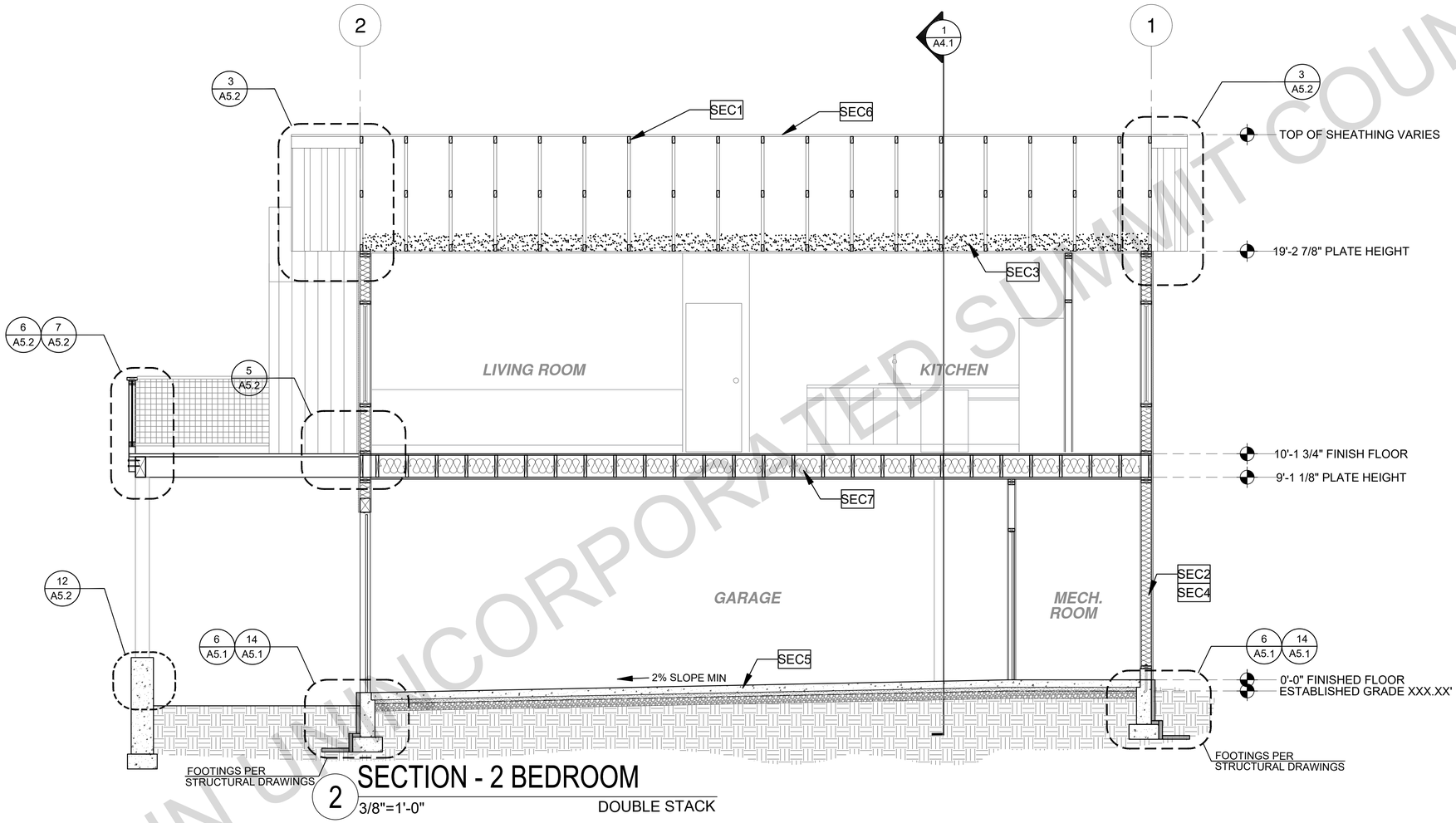
description
Building
Sections

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A4.1



2 SECTION - 2 BEDROOM

3/8"=1'-0"

DOUBLE STACK

SECTION KEYNOTES

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NOT FOR CONSTRUCTION

project
Summit County
Stock ADU Plans

revisions

description
Building
Sections

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

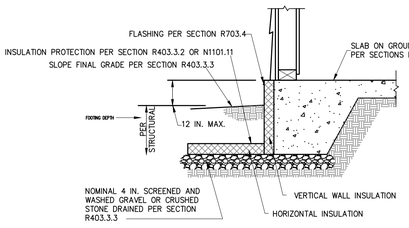
sheet no. A4.2

R403.3 FROST-PROTECTED SHALLOW FOUNDATION

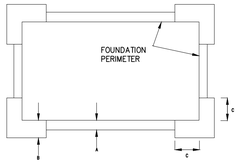
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64 F (18 C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGE, AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64 F (18 C)

*NOTE: BECAUSE OF FOUNDATION INSULATION REQUIREMENTS, ALL VERTICAL AND HORIZONTAL INSULATION SHALL BE R-10 MINIMUM. INSTALL PER THE REQUIREMENTS OF AN AIR-FREEZE INDEX OF 2500.

MATERIALS USED BELOW GRADE FOR THE PURPOSE OF INSULATING FOOTINGS AGAINST FROST SHALL BE LABALED AS COMPLYING WITH ASTM C578



INSULATION DETAIL



CODE MINIMUM HORIZONTAL INSULATION PLAN
SEE STRUCTURAL FOR PROJECT SPECIFIC INSULATION PLAN

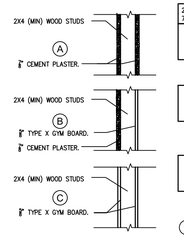
TABLE R403.3(1) MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS[a]

AIR-FREEZING INDEX (°F days)[b]	MINIMUM FOOTING DEPTH, *D* (inches) SEE STRUCTURAL FOR PROJECT FOOTING DEPTH	VERTICAL INSULATION *R*-VALUE[c, d]	HORIZONTAL INSULATION *R*-VALUE[c, e]		HORIZONTAL INSULATION DIMENSIONS PER Figure R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm. °C = [(°F) – 32]/1.8.

a. Insulation requirements are for protection against frost damage in heated buildings. Greater values could be required to meet energy conservation standards.
b. See Figure R403.3(2) or Table R403.3(2) for Air-Freezing Index values.
c. Insulation materials shall provide the stated minimum *R*-values under long-term exposure to moist, below-ground conditions in freezing climates. The following *R*-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene (EPS)-3.2 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Type IX expanded polystyrene (EPS)-3.4 R per inch for vertical insulation and 2.8 R per inch for horizontal insulation; Types IV, V, VI, VII, and X extruded polystyrene (XPS)-4.5 R per inch for vertical insulation and 4.0 R per inch for horizontal insulation.
d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
e. Horizontal insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

14 TYPICAL DETAIL FOR FROST PROTECTED SHALLOW FOOTING
SCALE: NTS



2022 CBC TABLE 721.1(2)ITEM #	GYPSUM ASSOC. FILE#
15-1.2	N/A
15-1.3	N/A
14-1.3	WP 3510 & WP 3514

2"X4" WOOD STUDS 16" ON CENTER WITH METAL LATH AND ¾" CEMENT PLASTER ON EACH SIDE. LATH ATTACHED WITH 6D COMMON NAILS 7" ON CENTER DRIVEN TO 1" MINIMUM PENETRATION AND BENT OVER. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

2"X4" WOOD STUDS 16" ON CENTER WITH ⅝" CEMENT PLASTER (MEASURED FROM THE FACE OF STUD) ON THE EXTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THIS TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

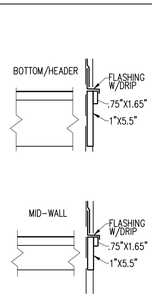
2"X4" WOOD STUDS 24" ON CENTER WITH ⅝" TYPE x GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGER JOINTS ON EACH SIDE.

1. NOTE: THE ADDITION OF PLYWOOD SHEATHING TO THESE ASSEMBLIES DOES NOT LESSEN THEIR FIRE RESISTANCE. ATTACH WALL TO EXISTING OR NEW FIRE RATED FLOOR/CEILING ASSEMBLY AS REQUIRED.

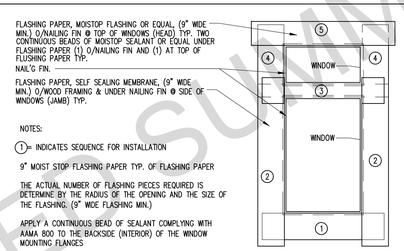
WP 3510 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 11/4" TYPE W DRYWALL SCREWS 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD-BEARING)

WP 3514 – ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

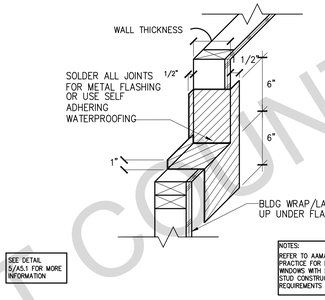
4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS
SCALE: NTS



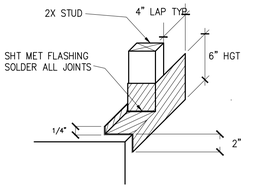
8 TRIM PROFILE



5 WINDOW FLASHING
SCALE: NTS

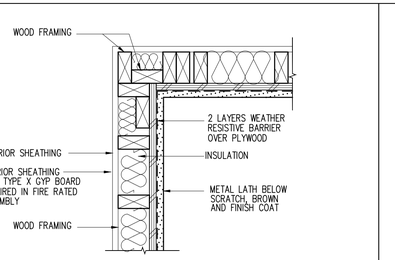


1 WINDOW SILL FLASHING
SCALE: 1½"=1'-0"

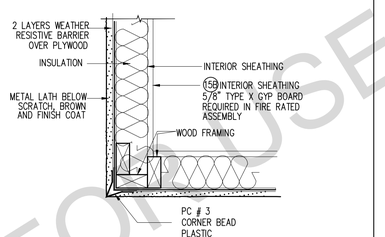


*PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

2 DOOR THRESHOLD FLASHING
SCALE: 1½"=1'-0"



STUCCO AT INSIDE CORNER

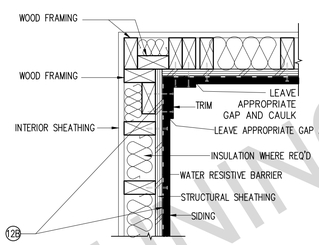


STUCCO AT OUTSIDE CORNER

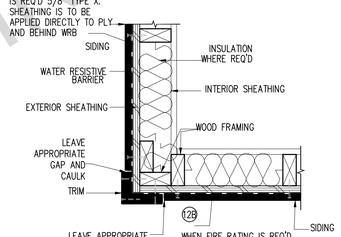
15B FIRE RATED STUCCO WALL

15 STUCCO WALL

SCALE: 1½"=1'-0"



SIDING AT INSIDE CORNER

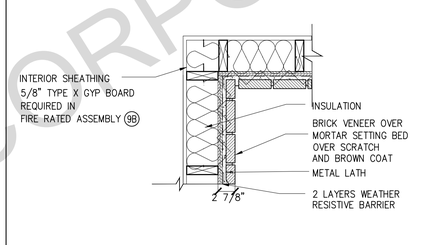


SIDING AT OUTSIDE CORNER

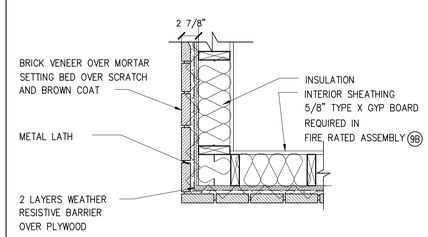
12B FIRE RATED SIDING WALL

12 SIDING WALL

SCALE: 1½"=1'-0"



STONE VENEER AT INSIDE CORNER

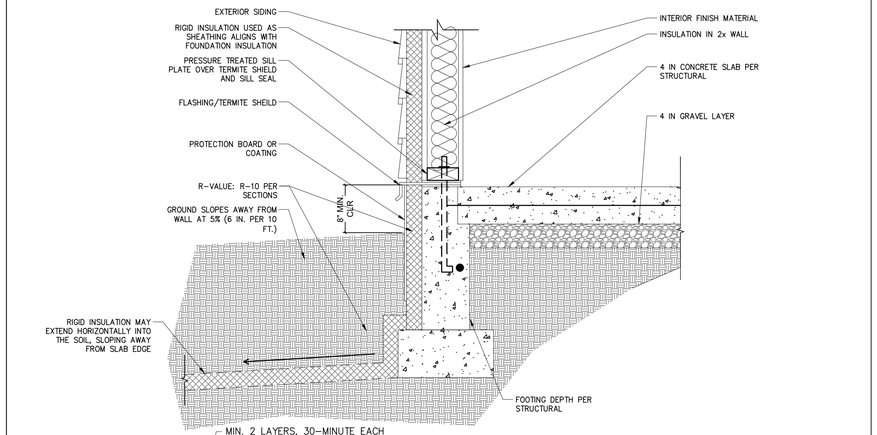


STONE VENEER AT OUTSIDE CORNER

9B FIRE RATED STONE WALL

9 STONE WALL

SCALE: 1½"=1'-0"



SIDING AT GRADE

SIDING AT CONCRETE WALK

6 SIDING – WALL SECTION
SCALE: 1½"=1'-0"

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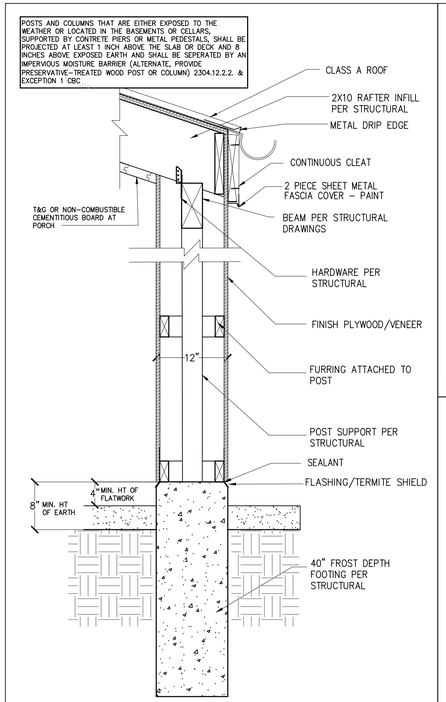
NOT FOR CONSTRUCTION

project
Summit County Stock ADU Plans

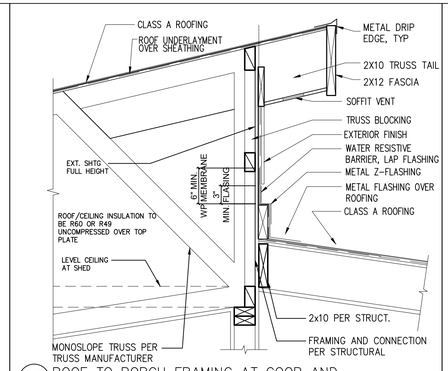
revisions

description
Architectural Wall Finish Details

date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.1

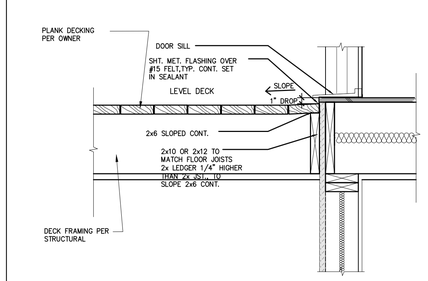


18 ROOF BEAM AND POST FURRING — SCALE: 1"=1'-0"

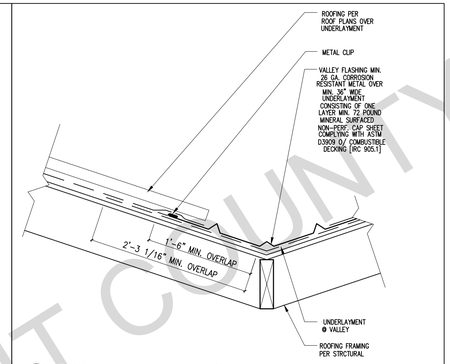


13 ROOF TO PORCH FRAMING AT COOP AND SHED — SCALE: 1"=1'-0"

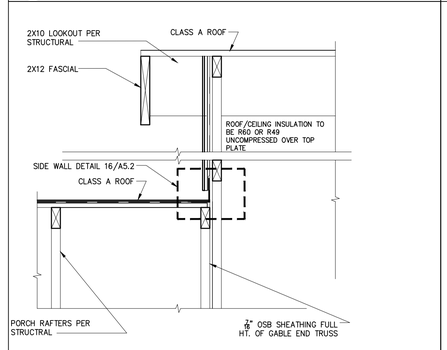
9 — SCALE: 1"=1'-0"



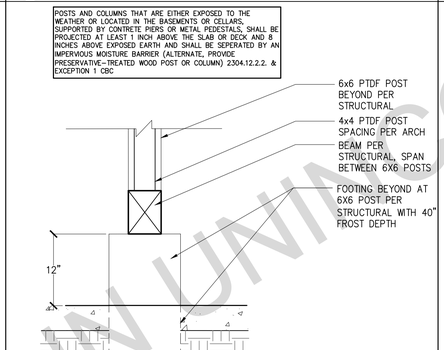
5 DOOR THRESHOLD AT DECK — SCALE: 1"=1'-0"



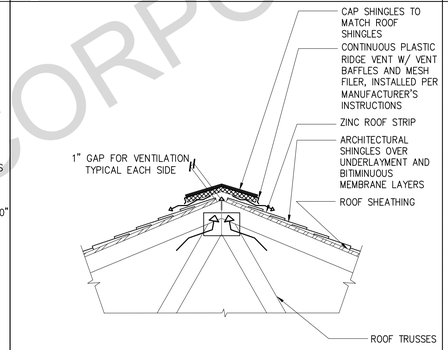
1 ROOF VALLEY FLASHING — SCALE: 1 1/2"=1'-0"



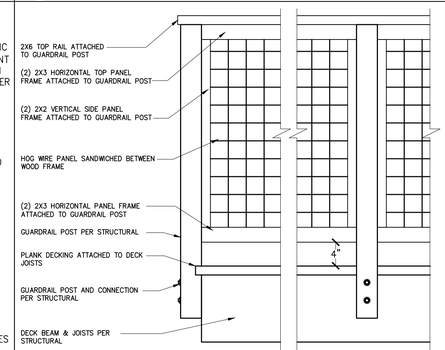
19 HIGH TO LOW ROOF AT COOP — SCALE: 1"=1'-0"



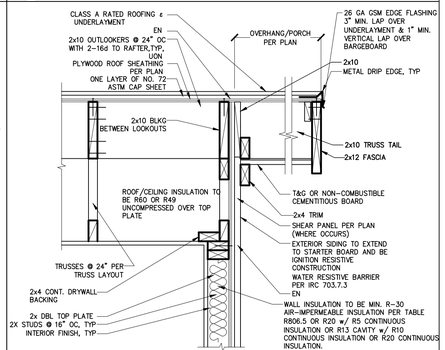
15 ARCHITECTURAL SCREEN WALL/BEAM CONNECTION — SCALE: 1"=1'-0"



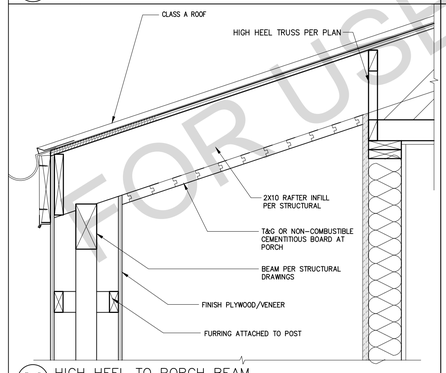
11 RIDGE VENT, TYP. — SCALE: 1"=1'-0"



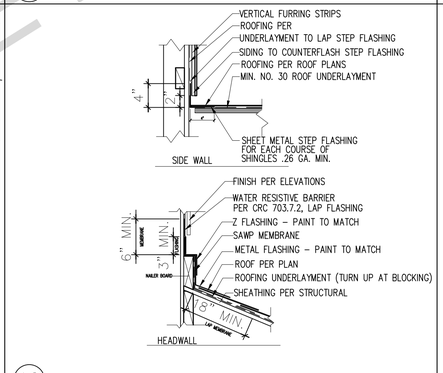
7 DECK GUARDRAIL PANEL ELEVATION — SCALE: 1"=1'-0"



3 GABLE END TRANSITION AT PORCH — SCALE: 1"=1'-0"



20 HIGH HEEL TO PORCH BEAM SINGLE & DOUBLE STACK — SCALE: 1"=1'-0"



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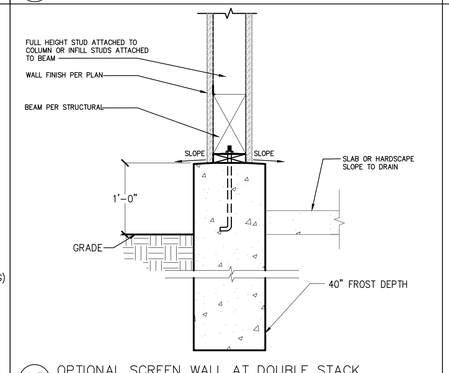
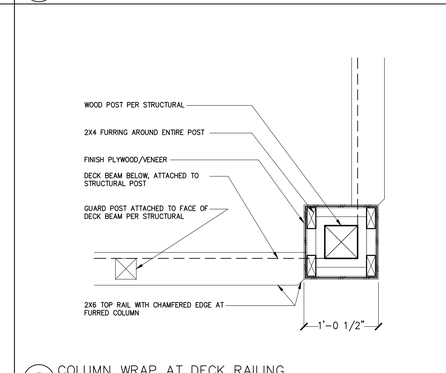
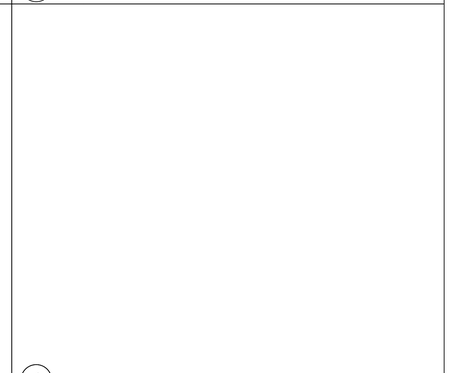


12 OPTIONAL SCREEN WALL AT DOUBLE STACK — SCALE: 1"=1'-0"



8 COLUMN WRAP AT DECK RAILING — SCALE: 1"=1'-0"



6 SIDE MOUNT GUARDRAIL CONNECTION — NOTE: SEE DETAIL 26/A5.3 FOR ELEVATION VIEW — SCALE: 1"=1'-0"

4 — SCALE: 1"=1'-0"

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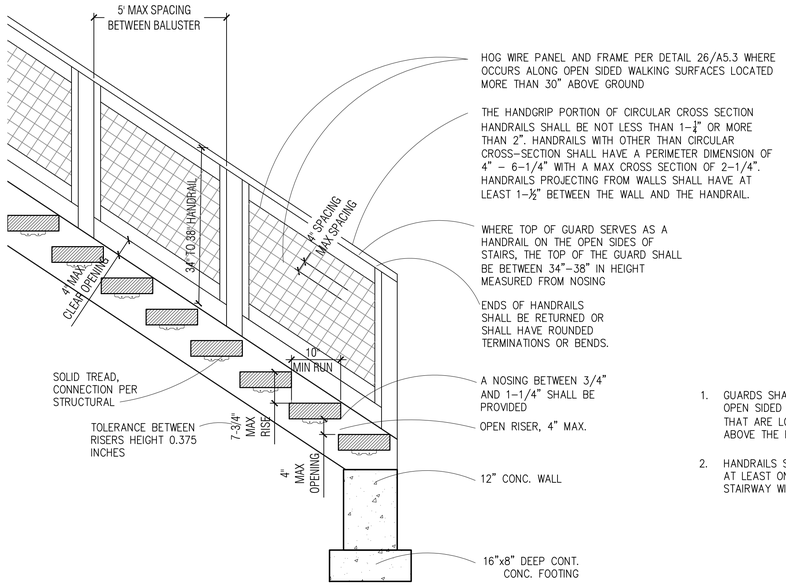
project
Summit County Stock ADU Plans

revisions

description
Architectural Details

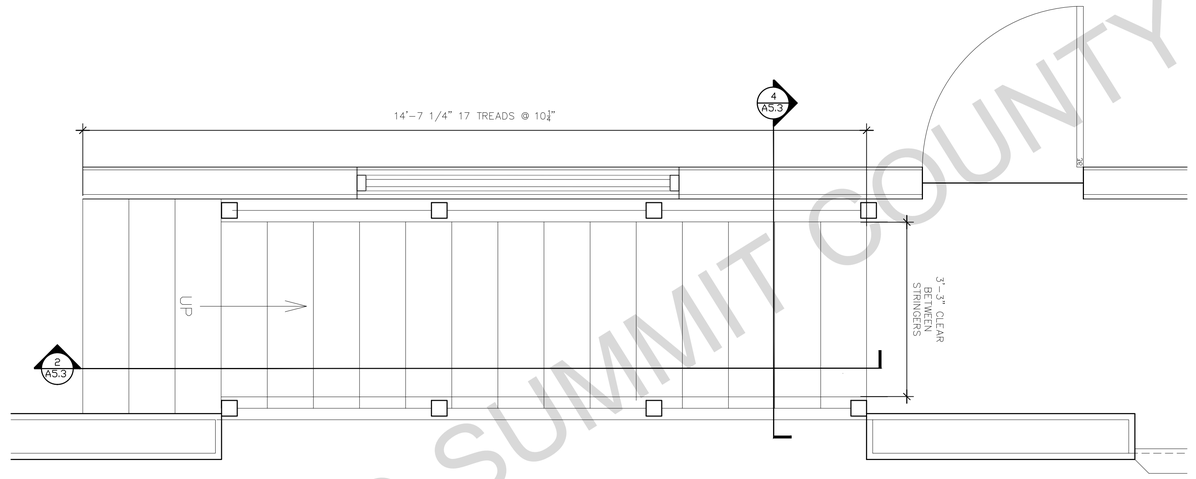
date MARCH 06, 2024
project no. SUMMIT COUNTY ADU
drawn by DESIGN PATH STUDIO
sheet no. A5.2



3 STAIR SECTION

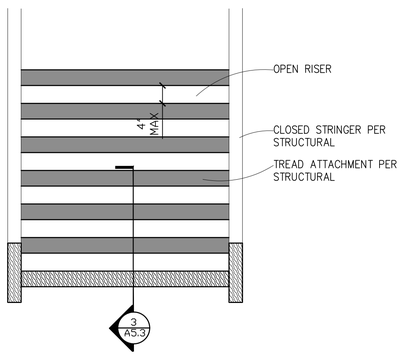
3/4"=1'-0"

1. GUARDS SHALL BE INSTALLED ALONG OPEN SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR.
2. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH 4 OR MORE RISERS.



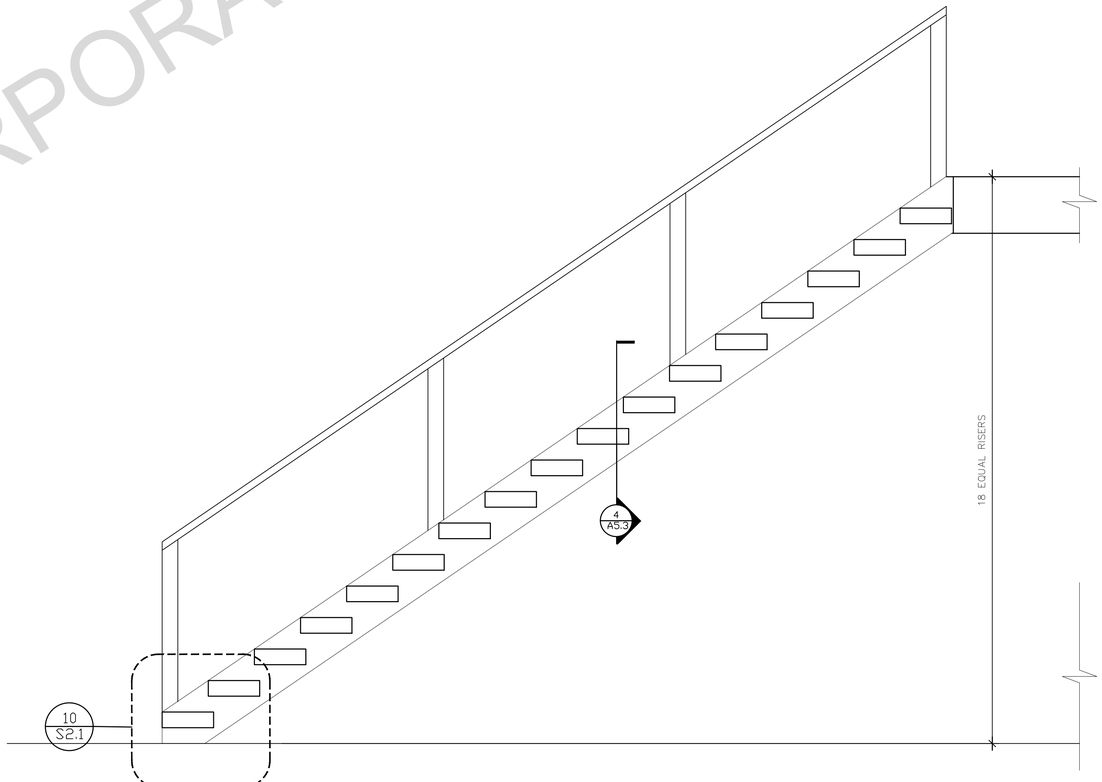
1 STAIR PLAN

3/4"=1'-0"



4 STAIR SECTION

3/4"=1'-0"



2 STAIR ELEVATION

3/4"=1'-0"

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Summit County
Stock ADU Plans

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description

Architectural
Stair Details

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. A5.3

Cool Calc

Project Name: Summit County - Double Stack

Address: , , CO

OUTDOOR DESIGN CONDITIONS

Weather station: Leadville

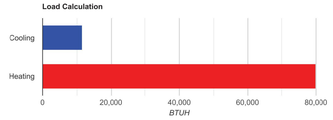
Summer Outdoor F:	81	Summer Indoor F:	75	Design Grains:	61	Daily Range:	High
Winter Outdoor F:	-14	Winter Indoor F:	70	Cooling RH:	45	Elevation (Ft):	9,927

LOAD CALCULATION TOTALS

HVAC System: Double Stack

Heated square footage:	1,744	Heating BTUH:	79,793
Cooled square footage:	872	Cooling BTUH:	11,430
Heated volume (above grade CF):	14,824	CFM:	624
Cooled volume (above grade CF):	6,976	Sensible cooling:	12,369
Exposed wall area (SF):	2,038	Latent cooling:	-931
		SHR:	1.081

Load Calculation



Approved ACCA MJ8 Calculations

Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates on building use, weather data, and inputted values such a R-Values, window types, duct loss, etc. Equipment selections should meet both the latent and sensible gain as well as building heat loss.

Powered by ACCA HOME SCALE Tools MANUAL J8

COMPONENT LOADS

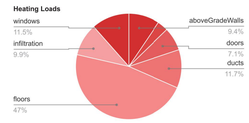
ABOVE GRADE WALLS

System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	N	Heating BTUH:	463
	U Value:	0.052	Area:	106	Cooling BTUH:	42
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	882
	U Value:	0.052	Area:	202	Cooling BTUH:	81
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	358
	U Value:	0.052	Area:	82	Cooling BTUH:	33
System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	N	Heating BTUH:	1,061
	U Value:	0.052	Area:	243	Cooling BTUH:	0
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	1,153
	U Value:	0.052	Area:	264	Cooling BTUH:	0
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	852
	U Value:	0.052	Area:	195	Cooling BTUH:	0
System generated wall - W Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	W	Heating BTUH:	1,179
	U Value:	0.052	Area:	270	Cooling BTUH:	0
System generated wall - N Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	N	Heating BTUH:	349
	U Value:	0.052	Area:	80	Cooling BTUH:	32
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	533
	U Value:	0.052	Area:	122	Cooling BTUH:	49
System generated wall - E Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	E	Heating BTUH:	454
	U Value:	0.052	Area:	104	Cooling BTUH:	42
System generated wall - S Frame Wall, Wood framing, R-19 cavity insulation, R-5 board insulation, Stucco or Siding.	Construction nr:	12E-5s w	Exposure:	S	Heating BTUH:	253
	U Value:	0.052	Area:	58	Cooling BTUH:	23

HEATING AND COOLING LOADS

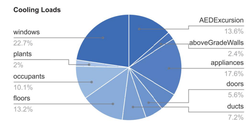
HEATING LOADS

SECTION	AREA	HEAT LOSS
aboveGradeWalls	1,726	7,539
ceilings	1,744	2,637
doors	144	5,685
ducts	0	9,346
floors	1,744	37,488
infiltration	0	7,924
skylights	0	0
windows	168	9,173
Totals		79,793



COOLING LOADS

SECTION	AREA	SENSIBLE	LATENT
AEDExcursion	0	1,731	0
aboveGradeWalls	1,726	302	0
appliances	0	2,244	0
ceilings	1,744	706	0
doors	144	711	0
ducts	0	1,125	-204
floors	1,744	1,679	0
infiltration	0	294	-1,577
occupants	0	690	600
plants	0	0	250
skylights	0	0	0
windows	168	2,888	0
Totals		12,369	-931



BELOW GRADE WALLS

There are no components for this section.

WINDOWS

Default small windows for wall id 5026499 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	328
	Area:	6	SHGC:	0.45	Cooling BTUH:	61
	Exposure:	N				
Default small windows for wall id 5026497 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	328
	Area:	6	SHGC:	0.45	Cooling BTUH:	130
	Exposure:	E				
Default medium windows for wall id 5026497 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	655
	Area:	12	SHGC:	0.45	Cooling BTUH:	259
	Exposure:	E				
Default large windows for wall id 5026497 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	1,966
	Area:	36	SHGC:	0.45	Cooling BTUH:	778
	Exposure:	E				
Default small windows for wall id 5026498 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	328
	Area:	6	SHGC:	0.45	Cooling BTUH:	123
	Exposure:	S				
Default small windows for wall id 5026488 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	328
	Area:	6	SHGC:	0.45	Cooling BTUH:	0
	Exposure:	W				
Default medium windows for wall id 5026488 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	655
	Area:	12	SHGC:	0.45	Cooling BTUH:	0
	Exposure:	W				
Default small windows for wall id 5026502 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	655
	Area:	12	SHGC:	0.45	Cooling BTUH:	123
	Exposure:	N				
Default medium windows for wall id 5026502 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	655
	Area:	12	SHGC:	0.45	Cooling BTUH:	123
	Exposure:	N				
Default small windows for wall id 5026503 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	328
	Area:	6	SHGC:	0.45	Cooling BTUH:	130
	Exposure:	E				
Default medium windows for wall id 5026503 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	1,310
	Area:	24	SHGC:	0.45	Cooling BTUH:	519
	Exposure:	E				
Default small windows for wall id 5026510 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	655
	Area:	12	SHGC:	0.45	Cooling BTUH:	259
	Exposure:	E				
Default medium windows for wall id 5026510 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	655
	Area:	12	SHGC:	0.45	Cooling BTUH:	259
	Exposure:	E				
Default small windows for wall id 5026511 Window, NFRC rated, Clear glass.	Construction nr:	1G	U Value:	0.65	Heating BTUH:	328
	Area:	6	SHGC:	0.45	Cooling BTUH:	123
	Exposure:	S				

Window cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

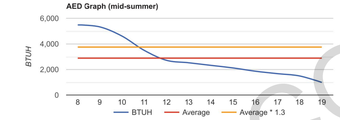
CEILINGS

System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	490	Heating BTUH:	741
	U Value:	0.018			Cooling BTUH:	397
System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	872	Heating BTUH:	1,318
	U Value:	0.018			Cooling BTUH:	0
System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	206	Heating BTUH:	311
	U Value:	0.018			Cooling BTUH:	167

FENESTRATION LOADS

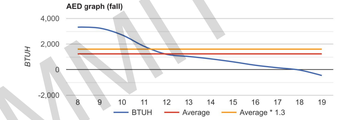
Warning (0): This application has glass areas that produced large cooling loads for part of the day. Zoning may be required to overcome solar load spikes for one or more rooms. Consider a zoned system, or provide zone control (individual, motorized, thermostatically controlled dampers) for problem rooms. Single speed equipment may not be suitable for the application.

AED Graph (mid-summer)



This graph represents hourly aggregate fenestration loads in mid-summer.

AED graph (fall)



This graph represents hourly aggregate fenestration loads in October.

CEILINGS

System generated ceiling. Ceiling under attic or attic knee wall, Metal, Dark, R-56.	Construction nr:	16B-56 md	Area:	176	Heating BTUH:	266
	U Value:	0.018			Cooling BTUH:	143

SKYLIGHTS

There are no components for this section.

Skylight cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

DOORS

Default doors for wall id 5026497 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	E	Cooling BTUH:	237
Default doors for wall id 5026498 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	S	Cooling BTUH:	237
Default doors for wall id 5026490 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	E	Cooling BTUH:	0
Default doors for wall id 5026487 Wood Door, Hollow Core.	Construction nr:	11	Area:	48	Heating BTUH:	1,895
	U Value:	0.47	Exposure:	S	Cooling BTUH:	0
Default doors for wall id 5026511 Wood Door, Hollow Core.	Construction nr:	11	Area:	24	Heating BTUH:	948
	U Value:	0.47	Exposure:	S	Cooling BTUH:	237

FLOORS

System generated floor. Floor over open crawl space or garage, no floor insulation, Carpet or hardwood.	Construction nr:	20P-0c	Heating U Value:	0.385	Heating BTUH:	15,847
	Area:	490	Cooling U Value:	0.385	Cooling BTUH:	943
					F Value:	N/A
System generated floor. Concrete slab on grade floor, R-10 slab insulation.	Construction nr:	22C-10pl	Heating U Value:	0	Heating BTUH:	9,288
	Area:	872	Cooling U Value:	0	Cooling BTUH:	0
					F Value:	0.937
System generated floor. Floor over open crawl space or garage, no floor insulation, Carpet or hardwood.	Construction nr:	20P-0c	Heating U Value:	0.385	Heating BTUH:	6,662
	Area:	206	Cooling U Value:	0.385	Cooling BTUH:	397
					F Value:	N/A
System generated floor. Floor over open crawl space or garage, no floor insulation, Carpet or hardwood.	Construction nr:	20P-0c	Heating U Value:	0.385	Heating BTUH:	5,692
	Area:	176	Cooling U Value:	0.385	Cooling BTUH:	339
					F Value:	N/A

VENTILATION

There are no components for this section.

HOT WATER PIPING

There are no components for this section.

DUCTS

System generated ducts (above conditioned space) Attic - Radial	EHLF:	0.133	Heating BTUH:	9,346		
	ESGF:	0.118	Sensible BTUH:	1,125		
	ELG:	-204	Latent BTUH:	-204		

INFILTRATION

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sheet no. MJ.1

INFILTRATION

Leakage Category:	Average	NCFM Heating: NCFM Cooling:	124 64	Heating BTUH: Sensible BTUH: Latent BTUH:	7,924 294 -1,577

BLOWER MOTOR

There are no components for this section.

WINTER HUMIDIFICATION

There are no components for this section.

OCCUPANTS

Nr. Occupants:	3	Sensible BTUH:	690	Latent BTUH:	600

APPLIANCES

Color television	Quantity:	1	Sensible BTUH: Latent BTUH:	683 0
Computer and monitor	Quantity:	1	Sensible BTUH: Latent BTUH:	538 0
Light Fixture - 100W	Quantity:	3	Sensible BTUH: Latent BTUH:	1,023 0

PLANTS

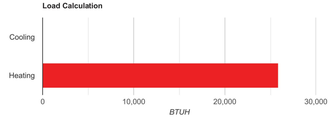
Plant Size:	medium	Quantity:	5	Latent BTUH:	100
Plant Size:	large	Quantity:	5	Latent BTUH:	150

ROOM DETAIL

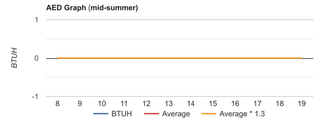
Room name: Garage

Heated square footage:	872	Total Cooling BTUH:	0
Cooled square footage:	0	Total Heating BTUH:	25,832
Heated volume (above grade CF):	7,848	CFM:	426
Cooled volume (above grade CF):	0		
Exposed wall area (SF):	1,062		

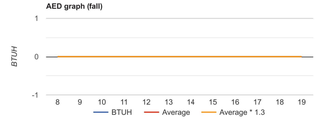
Load Calculation



AED Graph (mid-summer)



AED graph (fall)

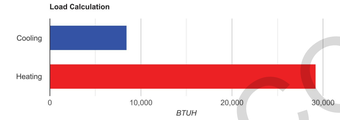


ROOM DETAIL

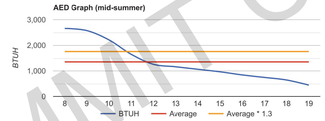
Room name: Living/Kitchen

Heated square footage:	490	Total Cooling BTUH:	8,439
Cooled square footage:	490	Total Heating BTUH:	29,166
Heated volume (above grade CF):	3,920	CFM:	402
Cooled volume (above grade CF):	3,920		
Exposed wall area (SF):	504		

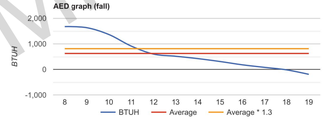
Load Calculation



AED Graph (mid-summer)



AED graph (fall)

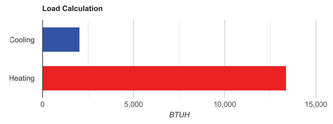


ROOM DETAIL

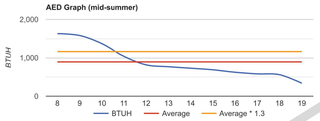
Room name: Bedroom 1

Heated square footage:	206	Total Cooling BTUH:	2,031
Cooled square footage:	206	Total Heating BTUH:	13,365
Heated volume (above grade CF):	1,648	CFM:	112
Cooled volume (above grade CF):	1,648		
Exposed wall area (SF):	256		

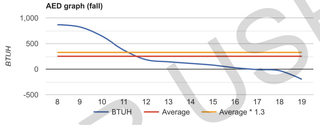
Load Calculation



AED Graph (mid-summer)



AED graph (fall)

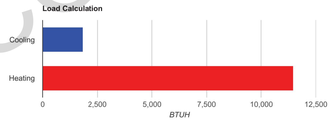


ROOM DETAIL

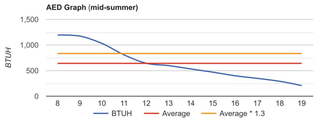
Room name: Bedroom 2

Heated square footage:	176	Total Cooling BTUH:	1,822
Cooled square footage:	176	Total Heating BTUH:	11,430
Heated volume (above grade CF):	1,408	CFM:	100
Cooled volume (above grade CF):	1,408		
Exposed wall area (SF):	216		

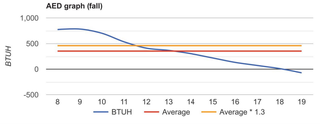
Load Calculation



AED Graph (mid-summer)



AED graph (fall)



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NOT FOR CONSTRUCTION

project

Summit County
Stock ADU Plans

revisions

description

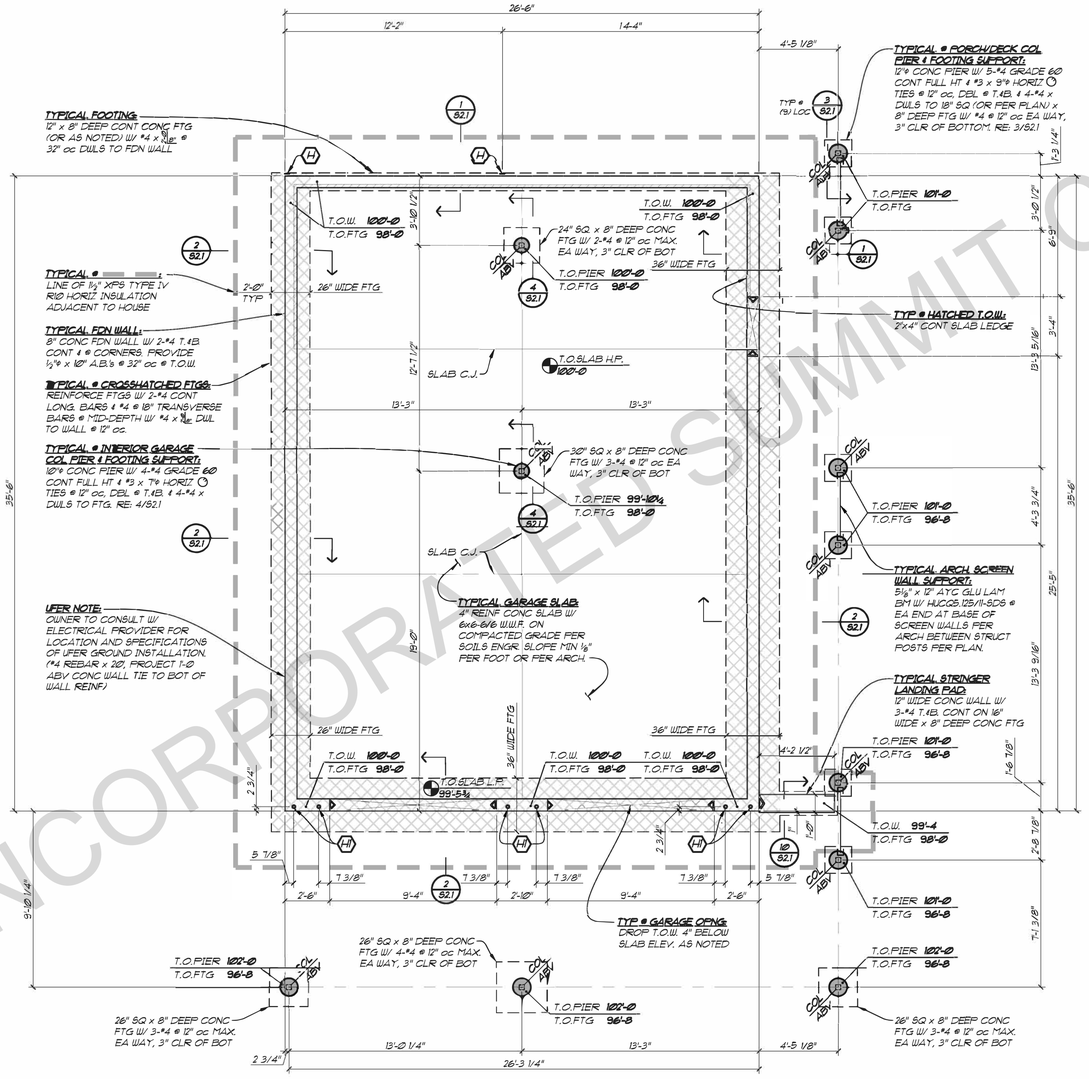
Manual J
Calculations

date MARCH 06, 2024

project no. SUMMIT COUNTY ADU

drawn by DESIGN PATH STUDIO

sheet no. MJ.2



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

- FOOTINGS TO BEAR ON UNDISTURBED MATERIAL, CENTERED UNDER BRG ELEMENTS SET MIN 24" BELOW FINAL EXTERIOR GRADE W/ SHALLOW FOUNDATION INSULATION PROGRAM INSTALLED CORRECTLY PER PLAN.
- DESIGN BASED ON MAX 2000 PSF, NON-EXPANSIVE SOIL BEARING CAPACITY. QUALIFIED SOILS ENGINEER TO VERIFY DESIGN PARAMETERS PRIOR TO CONSTRUCTION.
- PROVIDE STHDWRJ HOLDOWNS @ ENDS OF SHEAR WALLS ABV. CONTRACTOR TO VERIFY LOCATIONS TO HOLDOWNS W/ ARCH PLANS PRIOR TO POUR PER 12/S2.1.
- HDU11-SDS2.5 W/ SIMPSON SBL1x30 ANCHOR BOLT PER 13/S2.1. FIELD VERIFY CENTERED PLACEMENT OF SBL1x30 ANCHORS (24" MIN. EMBEDMENT) WITHIN WOOD WALL TO INSTALL TO MIN. 3-2x6 STUDS INSIDE OF DOOR OPENING AS DIMENSIONED ON PLAN.
- SEE SHEET S2.1 FOR TYPICAL FOUNDATION DETAILS & GENERAL STRUCTURAL NOTES.

APPLICANT AGREEMENT

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BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

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FOR USE IN UNINCORPORATED SUMMIT COUNTY

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(303)444-2545, FAX (303)444-3140
mail@gebau.com

STOCK ADU – DOUBLE STACK PLAN

SUMMIT COUNTY PRE-APPROVED ADU PROGRAM

SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

NOT FOR CONSTRUCTION

S1.1

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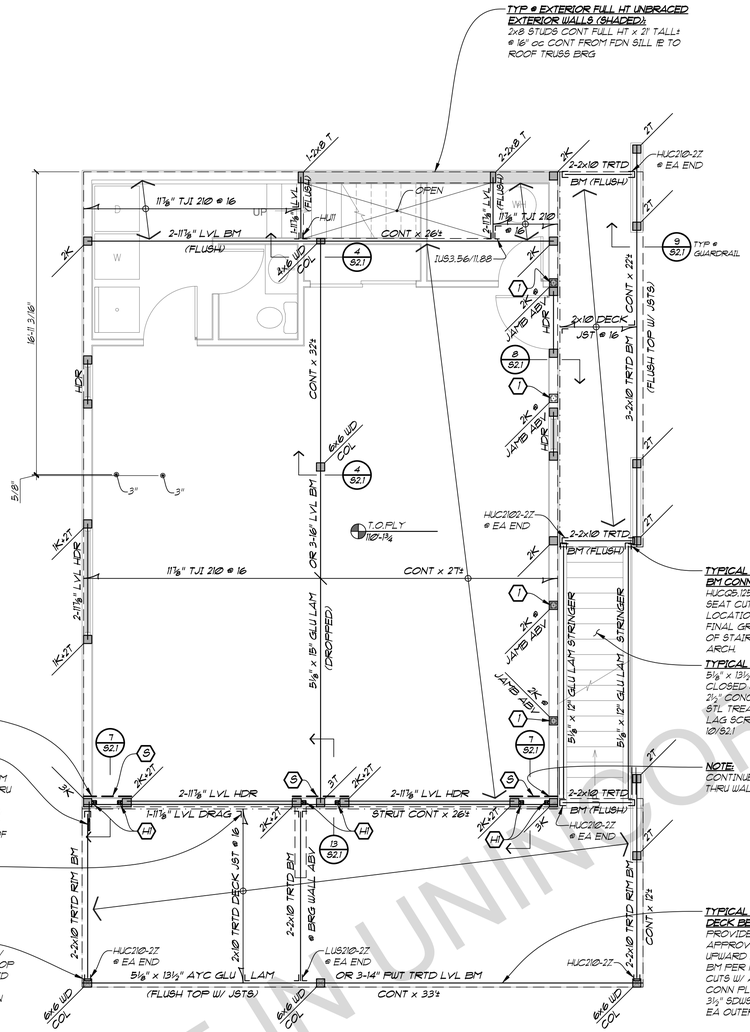

2ND FLOOR/LOWER ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

- HEADERS (HDR) TO BE 2-2x8 W/ 1-2x6 KING (K) ± 1-2x6 TRIMMER (T) EA END OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT FRONT LOADS ABV.
- INTERIOR PARTITIONS TO BE MIN 2x4 @ 24" W/ ½" GYPSUM BOARD 2-SIDES W/ 1¼" DRYWALL SCREWS OR EQUIV 8" oc @ PANEL EDGES ± 12" oc IN FIELDS
- EXTERIOR WALLS TO BE MIN 2x6 @ 16 W/ ⅜" APA RATED OSB SHEATHING W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES ± 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- SHEATHE FLOOR W/ MIN ¾" NOMINAL APA RATED (32/16) OSB T, ± G. SHTG W/ Ø.131x2½" NAILS 6" oc @ PANEL/BOUNDARY EDGES ± 12" oc IN FIELDS
- WD I JOISTS TO BE 11⅞" TJI 210 SERIES UNLESS OTHERWISE NOTED W/ ½" GYP BOARD APPLIED TO THE UNDERSIDE
- PROVIDE CONT 1⅛" x JST DEPTH TIMBERSTRAND RIMBOARD MATERIAL @ FLOOR PERIM ± ADDL BLKG AS NOTED
- ENGD TRUSSES, TRUSS TO TRUSS CONNS, BRIDGING, ± PERMANENT BRACING DESIGN ± SPECIFICATION BY TRUSS MANUF
- (K) - PROVIDE 2-2x6 VERT BLKG THRU FLOOR JOISTS @ COL LOCS ABOVE (C.A.). TYPICAL THIS OR MORE AS NOTED
- (S) - INDICATES SHEAR WALL TO BE SHEATHED W/ MIN 7/16" APA RATED OSB SHTG, NAIL W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES ± 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES. NAIL SOLE TO BM/RIM/BLKG BELOW W/ 2-Ø.131x3¼" NAILS @ 6" oc
- SHEAR WALL SPLICES MAY BE LOCD EITHER @ A BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MIN ½" FROM TOP ±/OR BOT OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO.
- (T) - PROVIDE 2-Ø16x44" CENTERED ON RIM JOISTS @ END OF SHEAR WALL W/ 13-Ø.131x3½" NAILS EA END TO STUD PACK ABV ± BELOW.
- (B) - BLOCK BM WEB WITH SOLID 2x MTRL MATCHING FLANGE WIDTH. BEAR TIGHT ON BOT FLANGE OF BM WEB. PROVIDE ½"ø THRU BOLTS @ 24" oc STAGGERED THROUGH BLKG TO STL BM WEB
- VERTICAL PLUMBING PIPE DIAMETERS NOTED THUS (↙—3"ø). LAYOUT JOISTS FOR 16" MAX SPACING, OR INSTALL JOIST EA SIDE OF VERTICAL RISER
- SHEATHE ROOF W/ MIN ⅝" APA RATED OSB SHTG W/ Ø.113x2½" NAILS 6" @ PANEL/BOUNDARY EDGES ± 12" oc IN FIELDS. W/ H CLIPS BTWN TRUSSES
- TIE DOWN ALL FLOOR BEAMS, ROOF BEAMS ± GIRDER TRUSSES @ BRG W/ HTS20 OR ST22 EACH FACE (E.F.). USE 12-Ø.148x1½" NAILS @ EA END FOR HTS20 ± 9-Ø.162x2½" NAILS @ EA END FOR ST22
- (HD) - HDU11-SDS2.5 W/ SSTB28. INSTALL HDU11 TO MIN 3-2x STUDS @ BASE OF SHEAR WALL W/ 30-¼"ø x 2½" SDS SCREWS
- TIE DOWN ROOF TRUSSES ± LOOKOUTS @ BRG W/ MIN H2.5T OR AS NOTED
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

- HEADERS (HDR) TO BE 2-2x8 W/ 1-2x6 KING (K) ± 1-2x6 TRIMMER (T) EA END OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT FRONT LOADS ABV.
- EXTERIOR WALLS TO BE MIN 2x6 @ 16 W/ ⅜" APA RATED OSB SHEATHING W/ Ø.113x2½" NAILS 4" oc @ PANEL EDGES ± 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- SHEAR WALL SPLICES MAY BE LOCD EITHER @ A BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MIN ½" FROM TOP ±/OR BOT OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO.
- SHEATHE ROOF W/ MIN ⅝" APA RATED 40/20 OSB SHTG W/ Ø.113x2½" NAILS 6" @ PANEL/BOUNDARY EDGES ± 12" oc IN FIELDS, W/ H CLIPS BTWN TRUSSES
- ENGD TRUSSES, TRUSS-TO-TRUSS CONNECTIONS, BRIDGING ± PERMANENT BRACING DESIGNED ± SPECIFIED BY TRUSS MANUF
- TIE DOWN ROOF BEAMS ± GIRDER TRUSSES @ BRG W/ HTS20 OR ST22 EA FACE (E.F.). USE 12-Ø.148x1½" NAILS @ EA END FOR HTS20 ± 9-Ø.162x2½" NAILS @ EA END FOR ST22
- TIE DOWN ROOF TRUSSES ± LOOKOUTS @ BRG W/ MIN H2.5T OR AS NOTED
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

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(303)444-8545, FAX (303)444-3140
mail@gebau.com

STOCK ADU – DOUBLE STACK PLAN

SUMMIT COUNTY PRE-APPROVED ADU PROGRAM

SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

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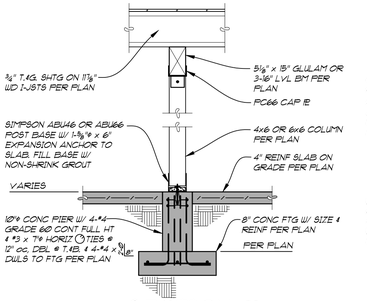

SECTION 4 S2.1
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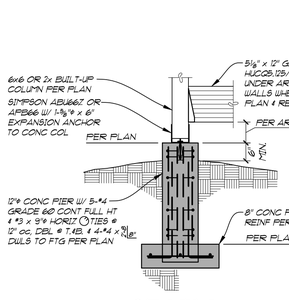

SECTION 3 S2.1
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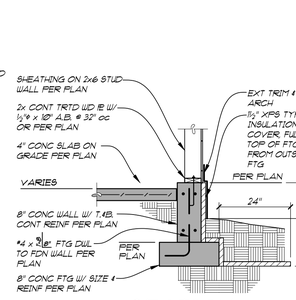

SECTION 2 S2.1
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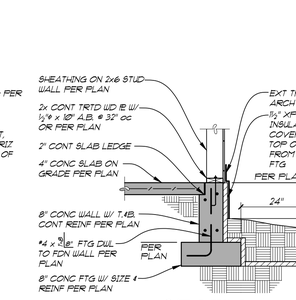
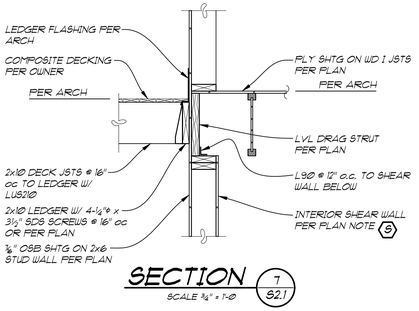
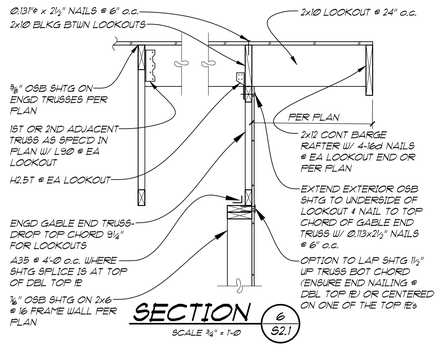


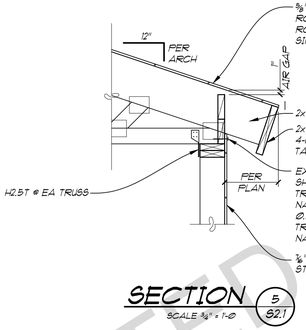
SECTION 1 S2.1
SCALE: ½" = 1'-0



SECTION 7 S2.1
SCALE ¾" = 1'-0

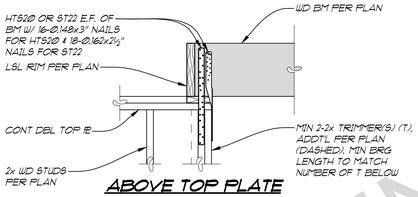


SECTION 6 S2.1
SCALE ¾" = 1'-0

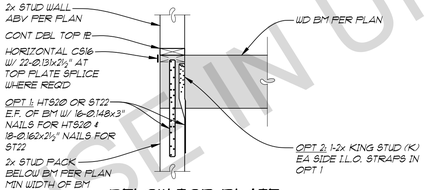


SECTION 5 S2.1
SCALE ¾" = 1'-0

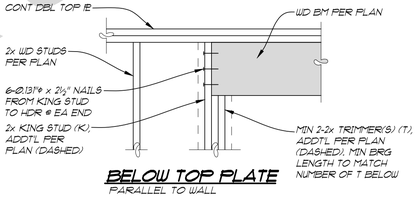
TYPICAL CRACK CONTROL JOINT (C.J.) @ STRUCT SLAB



ABOVE TOP PLATE

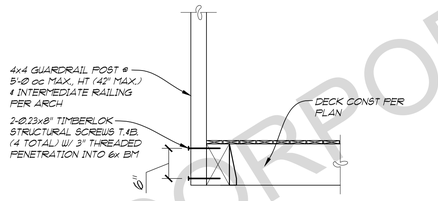


BELOW TOP PLATE
PERPENDICULAR TO WALL
SIM @ WALL CORNER



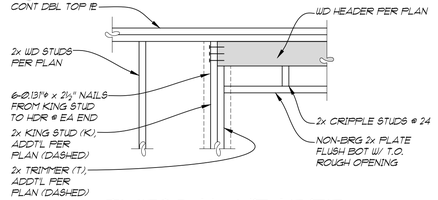
BELOW TOP PLATE
PARALLEL TO WALL

TYPICAL BEAM AT WALL CONN
WOOD BEAM
SCALE ¾" = 1'-0

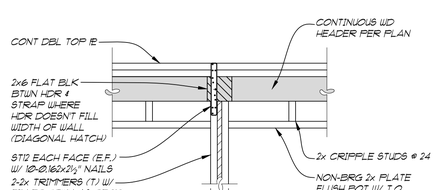


SIDE-MOUNTED RAILING POST CONN

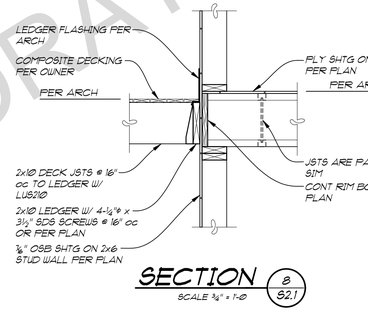
SECTION 9 S2.1
SCALE ¾" = 1'-0



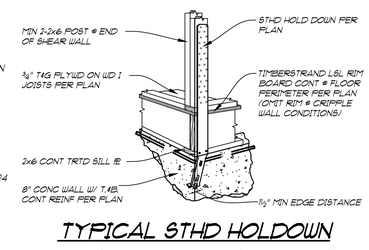
TYPICAL HEADER
SCALE ¾" = 1'-0



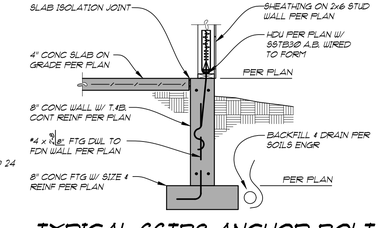
TYPICAL CONTINUOUS HEADER
SCALE ¾" = 1'-0



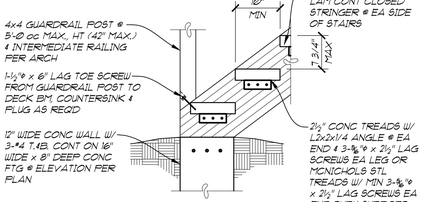
SECTION 8 S2.1
SCALE ¾" = 1'-0



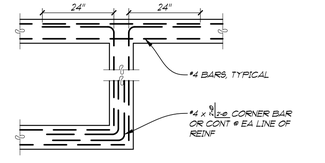
TYPICAL STHD HOLDOWN INSTALLATION DETAIL 12 S2.1
SCALE ½" = 1'-0



TYPICAL SSTB8 ANCHOR BOLT INSTALLATION DETAIL 13 S2.1
SCALE ½" = 1'-0



SECTION 10 S2.1
SCALE ¾" = 1'-0



TYPICAL CORNER REINFORCING

WALL PLATE MTRL	DOUGLAS FIR NO. 2
HIGH SNOW LOADS:	F_b=900, $F_{c\perp}$=625, $F_{c\parallel}$=1150, F_v=180, E=1,600,000
STUDS < 9'-0"	DOUGLAS FIR STUD GRADE F_b=700, $F_{c\perp}$=625, $F_{c\parallel}$=1150, F_v=180, E=1,400,000
STUDS > 9'-0"	DOUGLAS FIR NO. 2 F_b=900, $F_{c\perp}$=625, $F_{c\parallel}$=1150, F_v=180, E=1,600,000
JOISTS & RAFTERS	DOUGLAS FIR NO.2 F_b=900, $F_{c\perp}$=625, $F_{c\parallel}$=1150, F_v=180, E=1,600,000
HEADERS	DOUGLAS FIR NO.2 F_b=900, $F_{c\perp}$=625, $F_{c\parallel}$=1150, F_v=180, E=1,600,000
BEAMS < 5x5	DOUGLAS FIR NO.1 F_b= 1200, E= 1,700,000, F_v=180
BEAMS > 5x5	DOUGLAS FIR NO. 1 F_b=1350, $F_{c\perp}$=625, $F_{c\parallel}$=1170, F_v=180, E=1,600,000
COLUMNS (4x4 & GREATER)	DOUGLAS FIR NO.1 F_b= 1200, E= 1,600,000, $F_{c\parallel}$=1500
WOOD I JOISTS	TRUSS JOIST TJI/110 SERIES 9½" M_r=3,930 ft-lbs, V_r=1,330 lbs, EI=166,000,000 lb^2 lbs 11⅞" M_r=5,795 ft-lbs, V_r=1,655 lbs, EI=315,000,000 lb^2 lbs 14" M_r=4,490 ft-lbs, V_r=1,945 lbs, EI=462,000,000 lb^2 lbs
FLOOR RIM PLANS	TIMBERSTRAND LSL RIMBOARD 1¼ "x JOIST DEPTH MIN. OR PER PLANS F_b=1,700, $F_{c\perp}$=680, F_v=400, E=1,600,000
LSL STUDS (2x4 & 2x6)	1.3E TIMBERSTRAND LSL F_b=1,550, $F_{c\perp}$=770, $F_{c\parallel}$=1,425, E=1,300,000
(2x8)	1.8E TIMBERSTRAND LSL STUDS F_b=2,250, $F_{c\perp}$=880, $F_{c\parallel}$=1,565, E=1,500,000
LVL STUDS	2.0E MICRO=LAM LVL F_b=2,600, $F_{c\perp}$=750, $F_{c\parallel}$=1,285, E=1,800,000

CONTRACTOR TO CONTACT GEBAU, INC. IF ANY OF SUPPLIED WOOD MEMBERS DIFFER FROM THE MATERIAL SPECIFICATIONS ABOVE, PRIOR TO CONSTRUCTION.

NAILING PER INTERNATIONAL BUILDING CODE TABLE 2304.10.1 EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.

ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. SIMPSON H2.5T FRAMING ANCHORS OR AS NOTED. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.

ALL PLYWOOD ROOF SHEATHING AND SUBFLOORING SHALL BE ENGINEERED GRADES WITH GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS:
APA 24/16 ⅞" THICKNESS, SUPPORTED @ 24" O.C., 40 PSF MAX LIVE LOAD.
APA 32/16 ⅞"/¾" TG 1½" THICKNESS, SUPPORTED @ 24" O.C., 30 PSF MAX LIVE LOAD
APA 40/20 1"/¾" TG 1¼" THICKNESS, SUPPORTED @ 24" O.C., 130 PSF LIVE LOAD

LOWER CHORD OF GABLE END TRUSSES TO LAP SHEATHING ON TOP PLATES W/ STANDARD NAILING PER PLAN OR ANCHORED TO WALL PLATE WITH A SIMPSON A35 FRAMING ANCHORS AT 7'-0 ON CENTER AND LATERALLY BRACED TO ROOF FRAMING AT 8'-0 ON CENTER MAXIMUM SPACING.

ALL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH ½" NOMINAL APA RATED PLYWOOD OR ⅜" OSB SHEATHING OR AS NOTED WITH NAILING REQUIREMENTS PER PLANS.

PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS OR AS NOTED.

ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF, AND FLOOR TO UNDERSIDE OF SCISSOR TRUSSES OR SLOPED RAFTERS.

CONTINUE WALL SHEATHING TO BOTTOM OF TOP CHORD OF TRUSSES, WITH 2x6 BLOCKING BETWEEN TOP CHORD WHEN TRUSS HEEL HEIGHT EXCEEDS 4'. NAIL SHEATHING TO BLOCKING PER STANDARD PLAN NOTES.

WHERE HEADER IS NOT DIRECTLY BELOW TOP OF WALL PLATE, PROVIDE 2x CRIPPLE STUDS ABOVE HEADER AT 16" ON CENTER 4 ADDITIONAL STUDS AT ALL BEAM AND COLUMN LOCATION ABOVE EQUAL TO NUMBER OF STUDS OR PLIES OF THE BEAM.

CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST AND BEAM ENDS. ALL FLOOR JOIST AND ROOF TRUSS SYSTEM BRACING AND BRIDGING AND CONNECTIONS SPECIFIED BY MANUFACTURER.

ALL FASTENERS (NAILS, BOLTS, & HANGERS) IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT AS SPECIFIED BY LUMBER MANUFACTURER.

ALL UNTREATED WOOD IN CONTACT WITH CONCRETE INCLUDING BEAM POCKETS SHALL BE MOISTURE PROTECTED WITH CONTINUOUS VAPOR BARRIER PRIOR TO INSTALL.

ALL WOOD BEAMS TO BE LATERALLY RESTRAINED AGAINST ROTATION AT BEARING WITH FULL HEIGHT KING STUDS. SOLID WOOD BLOCKING TO ADJACENT JOIST, OR TIED DOWN TO TRIMMER STUDS BELOW W/ SIMPSON ST12 OR HTS20 EA FACE.

METAL CONNECTOR DESIGNATIONS ARE SIMPSON STRONGTIE COMPANY WITH NAILING PER SIMPSON CATALOG. ALL SUBSTITUTIONS TO BE RECOMMENDED BY CONTRACTOR & REVIEWED BY GEBAU PRIOR TO INSTALLATION AT CONTRACTOR'S EXPENSE.

FIELD CUTS ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD ARE TO BE RETREATED IN ACCORDANCE WITH IRC SECTION R317.1 AND AWPA M4

GENERAL

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO EXECUTING CORRESPONDING MODIFICATIONS AND SHALL NOTIFY GEBAU, INC. IMMEDIATELY UPON DISCOVERY OF CONDITIONS DIFFERING FROM THOSE SHOWN.

THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

GENERAL STRUCTURAL NOTES

JOB #23049
PROJECT: SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DESIGN CRITERIA

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE
JURISDICTION	SUMMIT COUNTY, COLORADO
RISK CATEGORY	II
DESIGN LOADS	
FLOOR:	
DEAD LOAD	10 PSF
LIVE LOAD	40 PSF
EXTERIOR DECK:	
DEAD LOAD	10 PSF
LIVE LOAD	60 PSF (COVERED)
LIVE LOAD	100 PSF (UNCOVERED)
ROOF:	
DEAD LOAD	15 PSF
SNOW LOAD	100 PSF
WIND:	
V_{ult}	135 MPH
EXPOSURE CATEGORY	C
SEISMIC:	
DESIGN CATEGORY	D

INSPECTIONS

1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR, BUILDING OFFICIAL, OR 3RD PARTY(NG TESTING AGENCY).
   a. INSPECTOR MUST BE A QUALIFIED ENGINEER OR APPROVED PERSONNEL BY THE BUILDING DEPARTMENT IN THE JURISDICTION OF THE ABOVE PROJECT.
   b. THE INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, BUILDING DEPARTMENT STANDARDS, AND PROVISIONS OF THE IBC SECTION 1705.
   c. CONTINUOUS INSPECTIONS ARE REQUIRED DURING CONSTRUCTION OF THE FOLLOWING ELEMENTS:
      i. OBSERVATION OF FOOTING SIZES & REINFORCEMENT PRIOR TO CONCRETE PLACEMENT.
      ii. OBSERVATION OF FOUNDATION WALL SIZES AND REINFORCEMENT, ANCHOR BOLTS, HOLD DOWNS, MOMENT-RESISTING STEEL EMBED PLATES, WELDS & ATTACHMENT REBAR PRIOR TO CONCRETE PLACEMENT PER IBC 1705.3 AND ACI 318.
      iii. THOROUGH INSPECTION OF THE INSTALLED FRAMING ELEMENTS INCLUDING WOOD SHEAR WALLS, NAILING, & HOLD DOWN CONNECTIONS BEFORE INSTALLATION OF INSULATION AND DRYWALL PER IBC 1705.5.
      iv. SPECIAL 3rd PARTY INSPECTIONS ARE REQUIRED FOR ALL FIELD WELDS PER AISC 360. SHOP WELDING OF A 306 GOUELS TO PLATES PER AWS 1.1D BY A CERTIFIED FABRICATOR PER IBC 1705.3.1 - CONTINUOUS SPECIAL INSPECTION.
   d. INSPECTOR SHALL REPORT ANY NONCONFORMING ITEMS TO THE IMMEDIATE ATTENTION OF THE ENGINEER, GEBAU, INC., AND THE CONTRACTOR IN THE FORM OF A REPORT.
   e. THE INSPECTOR SHALL FURNISH GEBAU, INC. WITH REPORTS OF THE OBSERVATIONS WHICH INCLUDE THE FOLLOWING:
      i. DESCRIPTION OF INSPECTIONS AND/OR TESTS
      ii. LIST ALL NON-CONFORMING ITEMS
      iii. RESOLUTION OF ALL NON-CONFORMING ITEMS
2. CONTRACTOR RESPONSIBILITIES:
   a. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE INSPECTOR OF NECESSARY INDIVIDUAL INSPECTIONS FOR THE ABOVE LISTED ITEMS. ADEQUATE NOTICE SHALL BE GIVEN TO THE INSPECTOR FOR SCHEDULING.
   b. CONTRACTOR SHALL SUPPLY THE INSPECTOR WITH THE APPROPRIATE APPROVED STRUCTURAL DOCUMENTS AT THE JOBSITE
   c. CONTRACTOR IS RESPONSIBLE FOR MAKING CORRECTIONS AND ADJUSTMENTS AS SPECIFIED BY THE SPECIAL INSPECTOR, ENGINEER, OR BUILDING DEPARTMENT PRIOR TO COMPLETION.

FOUNDATIONS

FOUNDATION DESIGNED WITHOUT ENGINEERS SOIL INVESTIGATION.

FOUNDATION CRITERIA (BELOW) ASSUMED FOR PURPOSES OF FOUNDATION DESIGN AND SHALL BE CONFIRMED BY A QUALIFIED SOILS ENGINEER AT OWNERS EXPENSE. PRIOR TO CONST. (MAY REQUIRE REVISIONS TO FOUNDATION DESIGN IF SOILS ENGINEER DETERMINES THAT ASSUMED CRITERIA ARE INAPPROPRIATE FOR THIS BUILDING SITE).

STRUCTURE SHALL BE FOUNDED ON A FROST-PROTECTED SHALLOW FOUNDATION.

THICKENED SLAB EDGES SHALL BE PLACED UPON UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL AS RECOMMENDED, TESTED AND APPROVED BY SOILS ENGINEER.

MAXIMUM DESIGN SOIL PRESSURE: 2000 PSF NON-EXPANSIVE

MINIMUM FROST DEPTH (W/O USE OF FOUNDATION INSULATION): 48 INCHES

FOUNDATION AND SUBGRADE RIGID INSULATION SHALL BE XPS TYPE IV.

PROVIDE FOUNDATION PERIMETER DRAIN AND WATERPROOFING PER SOILS ENGINEER.

SLOPE PERIMETER GRADING AWAY FROM BUILDING. PER SOILS ENGINEER.

CONCRETE AND REINFORCEMENT

CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI318 & ACI-301 MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

ALL CONCRETE: 3000 PSI

CEMENT TYPE: II IN CONCRETE EXPOSED TO SOIL, ALL OTHER TYPE I OR I/II.

DEFORMED REINFORCEMENT: ASTM A615 GRADE 60.

WELDABLE DEFORMED REINFORCEMENT: ASTM A706-GR60

WELDED WIRE FABRIC: ASTM 185

REINFORCEMENT FABRICATED AND PLACED PER ACI MAN. OF STAND. PRACTICE (ACI-315).

SEE PLANS FOR OTHER REQUIREMENTS.

CONCRETE MUST BE PLACED CONTINUOUSLY WITHOUT HORIZONTAL COLD JOINT. IF COLD JOINT IS DESIRED, APPROPRIATE VERTICAL REINFORCEMENT MUST BE PROVIDED.

COLD WEATHER PLACEMENT SHALL CONFORM TO PRACTICE SET FORTH IN ACI MANUAL OF CONCRETE PRACTICE.

ADHESIVES: SIMPSON ACRYLIC TIE (A.T.), SIMPSON AT-XP, SIMPSON SET-XP, OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL DETERMINE APPROPRIATE PRODUCT FOR CURING CONDITIONS (TEMPERATURE, MOISTURE).

STRUCTURAL STEEL

STRUCTURAL STEEL: W-SHAPES ASTM A992 F_y = 50 KSI, ALL OTHER A36 F_y = 36 KSI.

STANDARD PIPE COLUMNS: ASTM A53 GRADE B.

HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A500 GRADE B F_y = 46 KSI.

ALL ANGLES SHALL CONFORM TO ASTM A36.

3" SCHEDULE 40 STD. PIPE COLUMNS WITH ADJUSTABLE SCREW CAP. PLATE MUST BE CERTIFIED BY SUPPLIER TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 18,000 LBS, OR AS NOTED ON PLANS.

BOLTS: ASTM A307 FOR STEEL TO WOOD, ASTM A325 FOR STEEL TO STEEL

ELECTRODE FILLER WELD MATERIAL: E70XX MIN. (STICK WELDING) OR MINIMUM 70KSI.

ALL WELDERS SHALL HAVE EVIDENCE OF HAVING PASSED THE AWS STANDARD QUALIFICATION TEST.

ALL EXPANSION ANCHORS TO BE KWIK BOLT 3, AS MANUFACTURED BY HILTI, OR STRONGBOLT 2 AS MANUFACTURED BY SIMPSON OR EQUIVALENT. TO BE REVIEWED AND APPROVED BY GEBAU PRIOR TO INSTALLATION.

MASTIC COAT ALL STEEL BELOW GRADE.

ALL STRUCTURAL STEEL BEAMS SHALL BEAR MINIMUM OF 3½" IN BEAM POCKETS WITH STEEL SHIMS & NON-SHRINK GROUT AS REQUIRED OR AS NOTED. ALL BEAMS TO BE LATERALLY BRACED AT BEARING.

ALL STRUCTURAL STEEL FABRICATED AND ERECTED PER AISC STEEL CONSTRUCTION MANUAL.

WOOD FRAMING

WOOD DESIGN VALUES IN PSI OR AS NOTED:

GLU LAMS-INTERIOR USE: DOUGLAS FIR
24F-V4 DF/DF ARCHITECTURAL GRADE, 0" CAMBER.
F_{b-pos}=2400, F_{b-neg}=1850, $F_{c\perp}$=540, $F_{c\parallel}$=2,385, F_v=265, E= 1,900,000
24F-V8 DF/DF, MULTI-SPAN CONDITIONS, 0" CAMBER.
F_{b-pos}=2400, F_{b-neg}=2400, $F_{c\perp}$=540, $F_{c\parallel}$=2,385, F_v=265, E= 1,900,000

GLU LAMS-EXTERIOR USE: ALASKA YELLOW CEDAR
20F-V2 AYC ARCHITECTURAL GRADE, 0" CAMBER.
F_{b-pos}=2000, F_{b-neg}=1400, $F_{c\perp}$=470, $F_{c\parallel}$=2,065, F_v=265, E= 1,500,000
24F-V3 AYC, MULTI-SPAN CONDITIONS, 0" CAMBER.
F_{b-pos}=2400, F_{b-neg}=2000, $F_{c\perp}$=470, $F_{c\parallel}$=2,065, F_v=265, E= 1,500,000

TRTD VENEER LUMBER: PLUT TREATED LVL BY PACIFIC WOOD TECH (19/16" LAMINATIONS)
F_b=2600, $F_{c\perp}$=650, $F_{c\parallel}$=2,385, F_v=265, E=1,800,000

TRTD DECK JOIST: SOUTHERN YELLOW PINE NO.1
2x8 F_b=1250, $F_{c\perp}$=565, $F_{c\parallel}$=1,675, E=1,600,000
2x10 F_b=1250, $F_{c\perp}$=565, $F_{c\parallel}$=1,675, E=1,600,000
2x12 F_b=1200, $F_{c\perp}$=565, $F_{c\parallel}$=1,675, E=1,600,000

LAMINATED VENEER LUMBER: (LVL) (19/16" LAMINATIONS)
F_b=2600, $F_{c\perp}$=750, $F_{c\parallel}$=2,385, E= 1,900,000

FRAMING LUMBER: MAXIMUM MOISTURE CONTENT 19%

FOUNDATION SILL PLATE: DOUGLAS FIR NO. 2-TRTD $F_{c\perp}$=625, F_v=180, E=1,600,000

FOR USE IN UNINCORPORATED SUMMIT COUNTY

GEBAU INC.
CONSULTING STRUCTURAL ENGINEERS
168 CENTENNIAL PARKWAY, STE 180
PO BOX 1769
(303)444-8545, FAX (303)444-3140
mail@gebau.com

STOCK ADU - DOUBLE STACK PLAN
SUMMIT COUNTY PRE-APPROVED ADU PROGRAM
SUMMIT COUNTY, COLORADO

DATE: 2/22/24
JOB #: 23049
DRAWN BY: ARB
CHECKED BY: PJG
REVISED:

NOT FOR CONSTRUCTION

S2.1

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