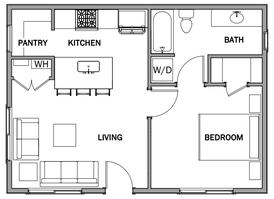
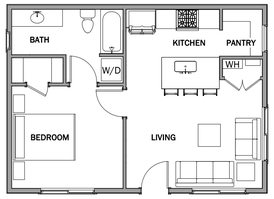
1-BEDROOM

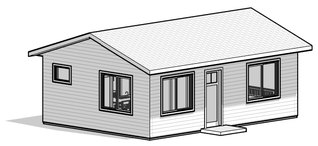
LIVING AREA: 609 SF
FOOTPRINT: 29' X 21'



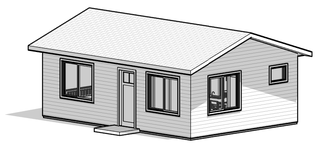
LEFT PLAN - FIRST FLOOR



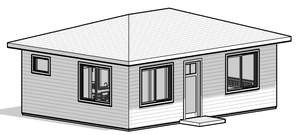
RIGHT PLAN - FIRST FLOOR



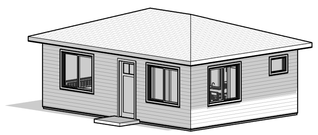
DWG SET 1
1 BED, LEFT PLAN,
GABLE ROOF



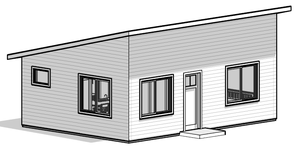
DWG SET 4
1 BED, RIGHT PLAN,
GABLE ROOF



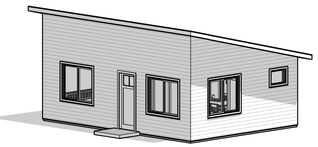
DWG SET 2
1 BED, LEFT PLAN,
HIP ROOF



DWG SET 5
1 BED, RIGHT PLAN,
HIP ROOF



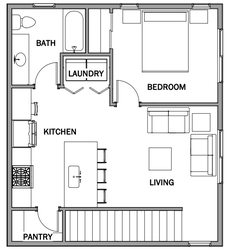
DWG SET 3
1 BED, LEFT PLAN,
SHED ROOF



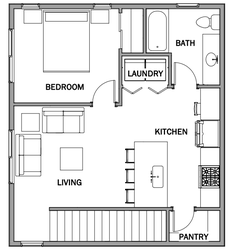
DWG SET 6
1 BED, RIGHT PLAN,
SHED ROOF

1-BEDROOM OVER GARAGE

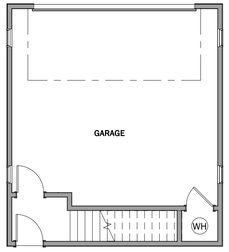
LIVING AREA: 648 SF GARAGE AREA: 648
FOOTPRINT: 24' X 27'



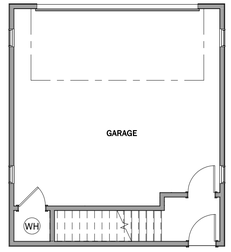
LEFT PLAN - SECOND FLOOR



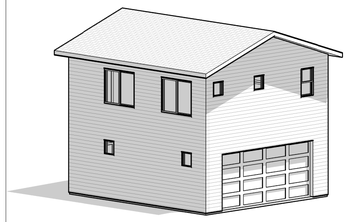
RIGHT PLAN - SECOND FLOOR



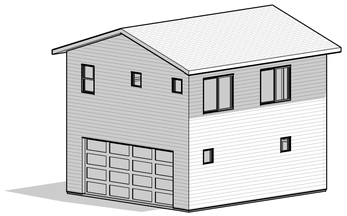
LEFT PLAN - FIRST FLOOR



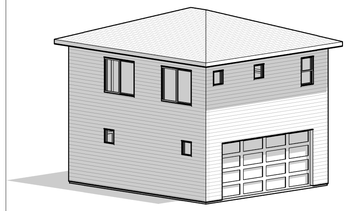
RIGHT PLAN - FIRST FLOOR



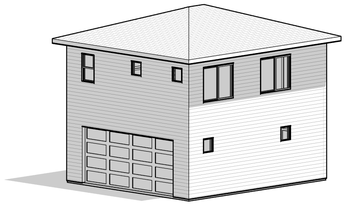
DWG SET 7
1 BED OVER GARAGE,
LEFT PLAN, GABLE ROOF



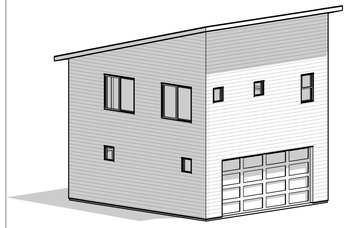
DWG SET 10
1 BED OVER GARAGE,
RIGHT PLAN, GABLE ROOF



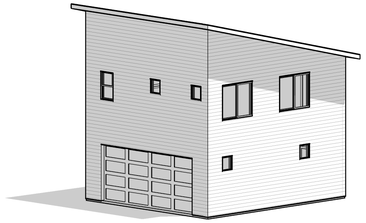
DWG SET 8
1 BED OVER GARAGE,
LEFT PLAN, HIP ROOF



DWG SET 11
1 BED OVER GARAGE,
RIGHT PLAN, HIP ROOF



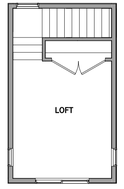
DWG SET 9
1 BED OVER GARAGE,
LEFT PLAN, SHED ROOF



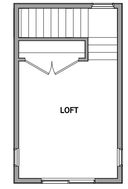
DWG SET 12
1 BED OVER GARAGE,
RIGHT PLAN, SHED ROOF

2-BEDROOM LOFT

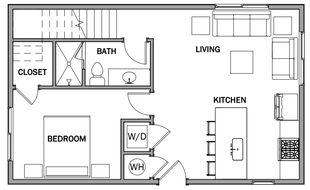
LIVING AREA: 900 SF
FOOTPRINT: 33' X 20'



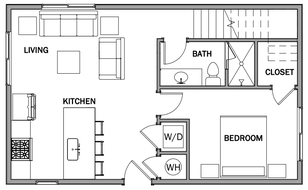
**LEFT PLAN -
SECOND FLOOR**



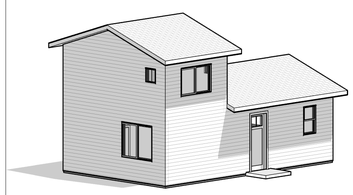
**RIGHT PLAN -
SECOND FLOOR**



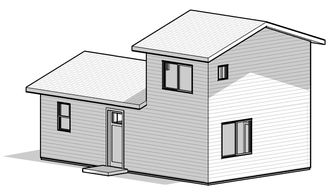
LEFT PLAN - FIRST FLOOR



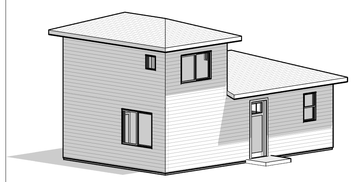
RIGHT PLAN - FIRST FLOOR



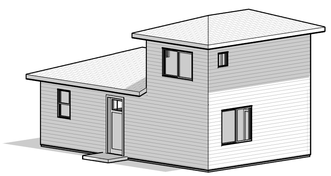
DWG SET 13
2 BED LOFT, LEFT PLAN,
GABLE ROOF



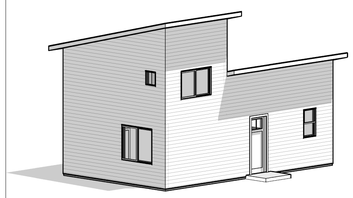
DWG SET 16
2 BED LOFT, RIGHT PLAN,
GABLE ROOF



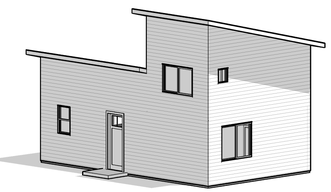
DWG SET 14
2 BED LOFT, LEFT PLAN,
HIP ROOF



DWG SET 17
2 BED LOFT, RIGHT PLAN,
HIP ROOF



DWG SET 15
2 BED LOFT, LEFT PLAN,
SHED ROOF



DWG SET 18
2 BED LOFT, RIGHT PLAN,
SHED ROOF

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:

SHEET NAME:

SHEET NUMBER:

KEY

3/25/2025 11:57:13 AM

NOTES

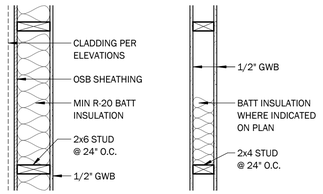
1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

DOOR SCHEDULE 1 BED

#	QTY	TYPE	W	H
01	6	SWING	2' - 4"	6' - 8"
02	12	SWING	3' - 0"	6' - 8"
03	6	DBL SWING	4' - 0"	6' - 8"
04	6	SWING	3' - 0"	8' - 0"

WINDOW SCHEDULE - 1 BED

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	3' - 0"	2' - 0"	8' - 0"
H1	6	DOUBLE HUNG	2' - 0"	4' - 0"	8' - 0"
S1	18	SLIDING	6' - 0"	5' - 0"	8' - 0"

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

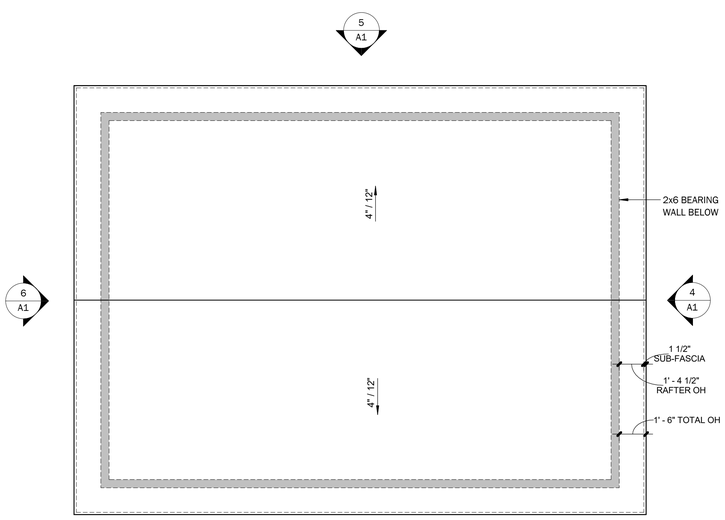
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

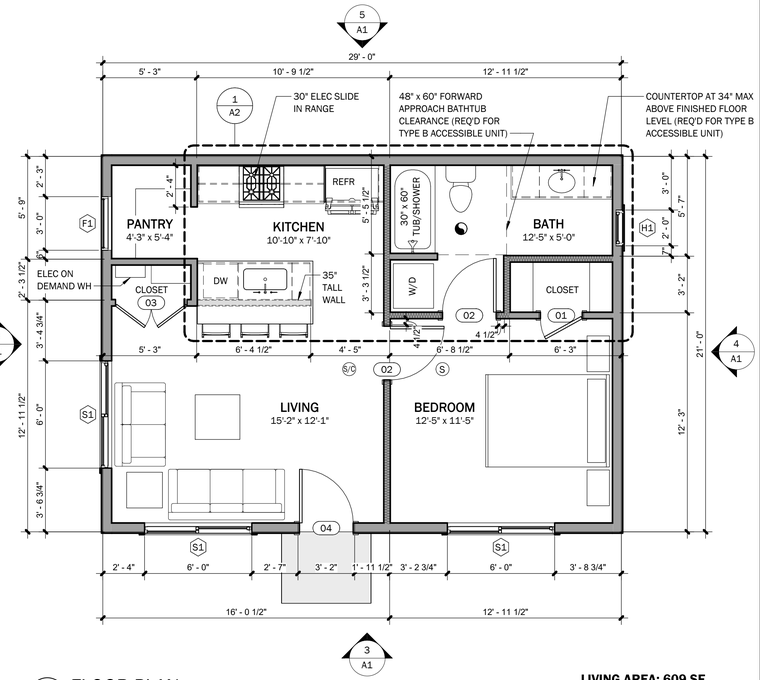
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



2 ROOF PLAN
1/4" = 1'-0"



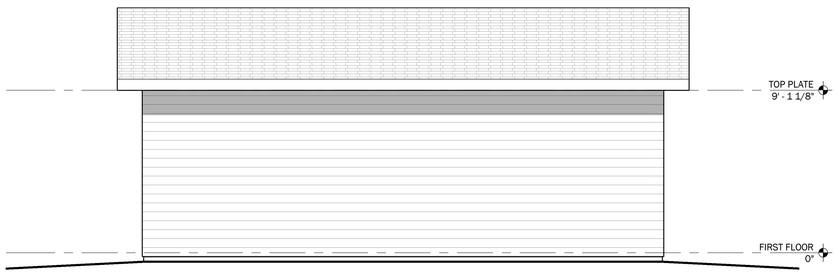
1 FLOOR PLAN
1/4" = 1'-0"

LIVING AREA: 609 SF

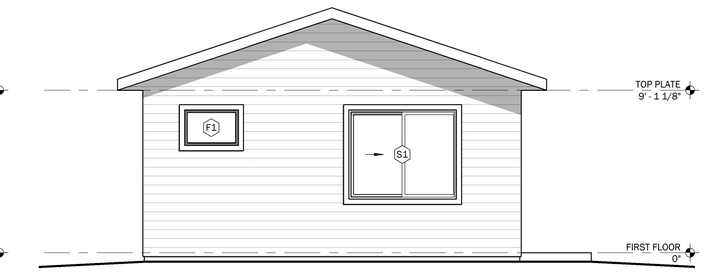
0 2 4 8

3 FRONT ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"



5 BACK ELEVATION
1/4" = 1'-0"



6 LEFT ELEVATION
1/4" = 1'-0"

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED, LEFT PLAN
GABLE ROOF

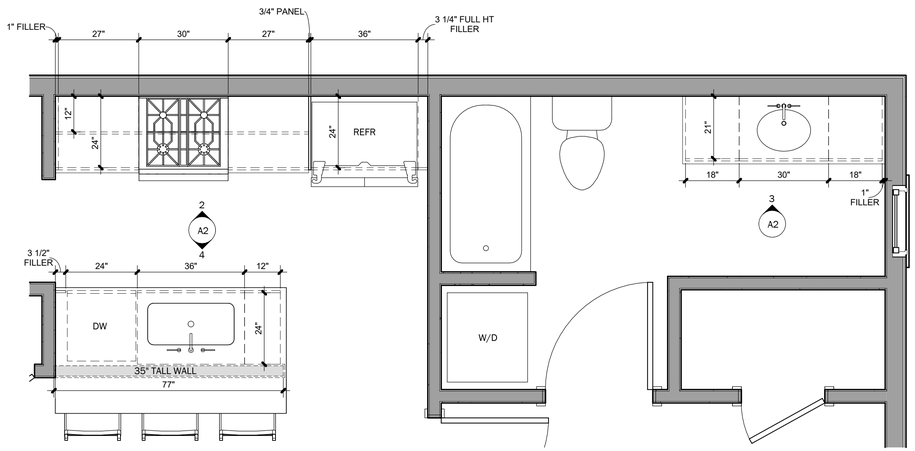
DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
1

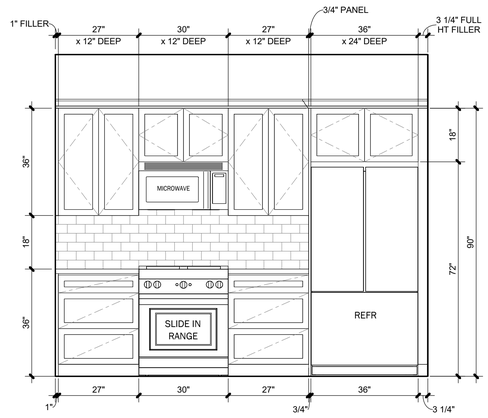
SHEET NAME:
PLANS AND ELEVATIONS

SHEET NUMBER:
A1

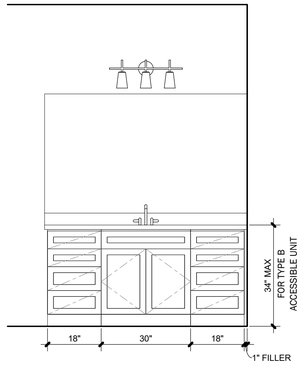
3/19/2025 5:31:51 PM



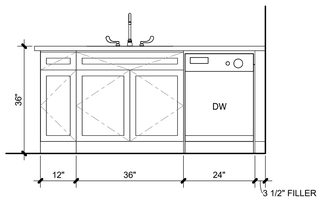
1 ENLARGED KITCHEN AND BATH PLAN
1/2" = 1'-0"



2 KITCHEN ELEVATION
1/2" = 1'-0"



3 BATH ELEVATION
1/2" = 1'-0"



4 ISLAND ELEVATION
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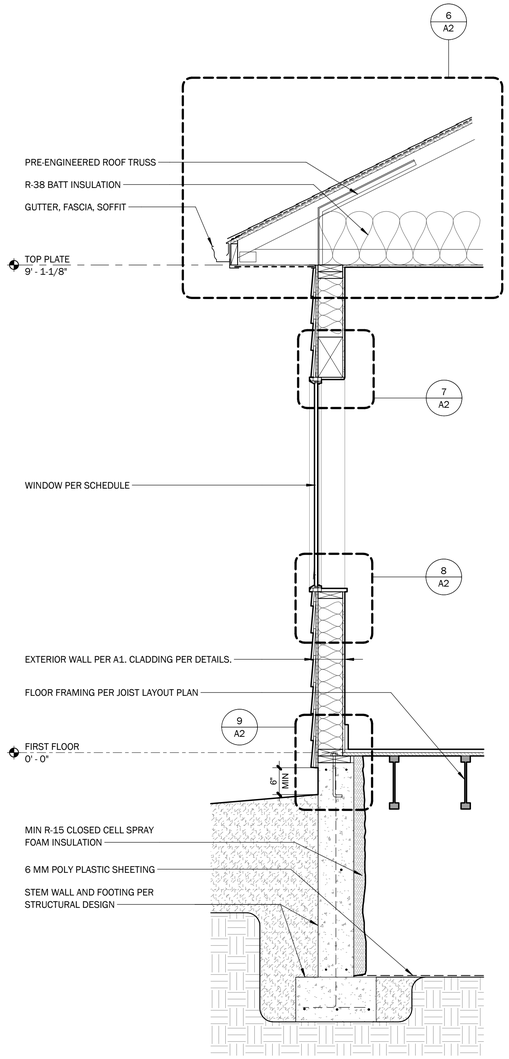
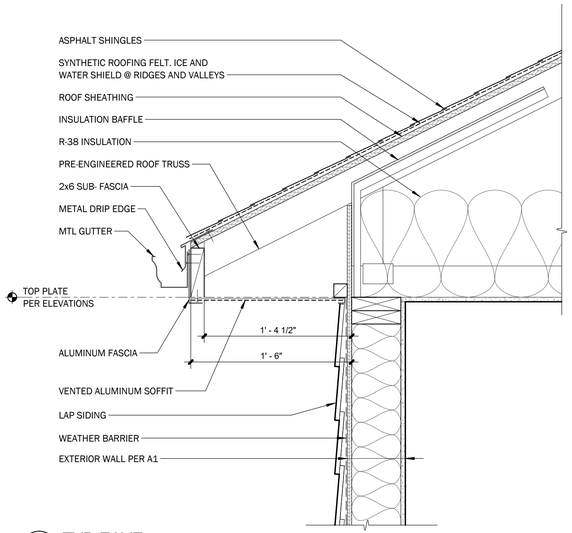
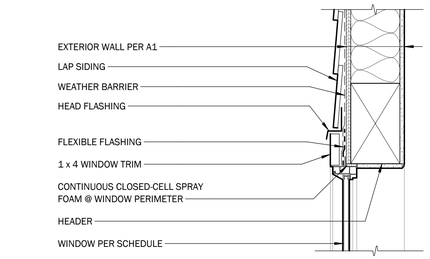


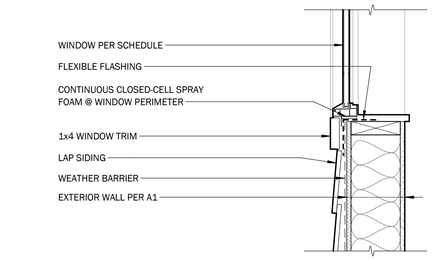
5 TYP EXT WALL SECTION - CONDITIONED CRAWL SPACE
3/4" = 1'-0"



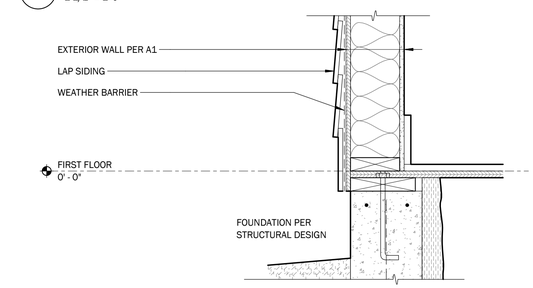
6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

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MONTROSE • COLORADO

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED, LEFT PLAN
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
1

SHEET NAME:
SECTIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
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8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
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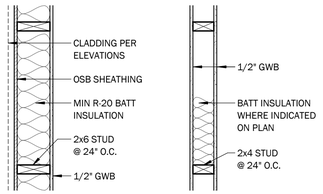
WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE 1 BED

#	QTY	TYPE	W	H
01	6	SWING	2' - 4"	6' - 8"
02	12	SWING	3' - 0"	6' - 8"
03	6	DBL SWING	4' - 0"	6' - 8"
04	6	SWING	3' - 0"	8' - 0"

WINDOW SCHEDULE - 1 BED

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	3' - 0"	2' - 0"	8' - 0"
H1	6	DOUBLE HUNG	2' - 0"	4' - 0"	8' - 0"
S1	18	SLIDING	6' - 0"	5' - 0"	8' - 0"

GENERAL NOTES

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- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
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- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

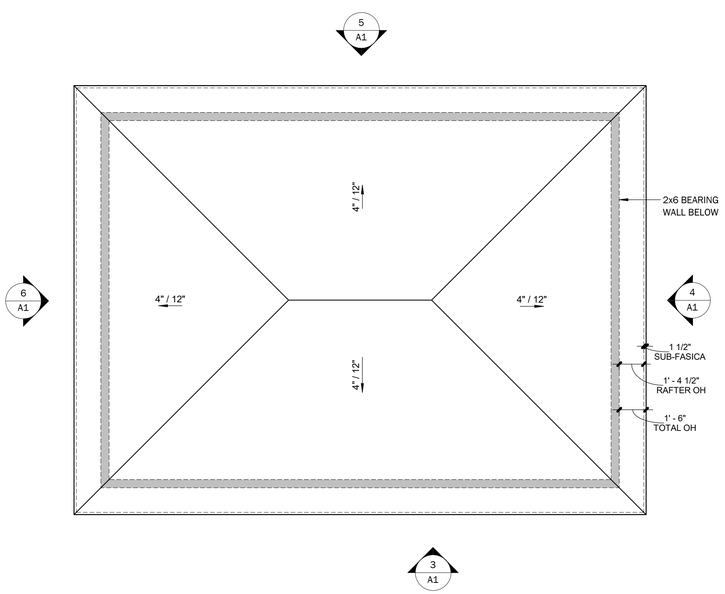
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

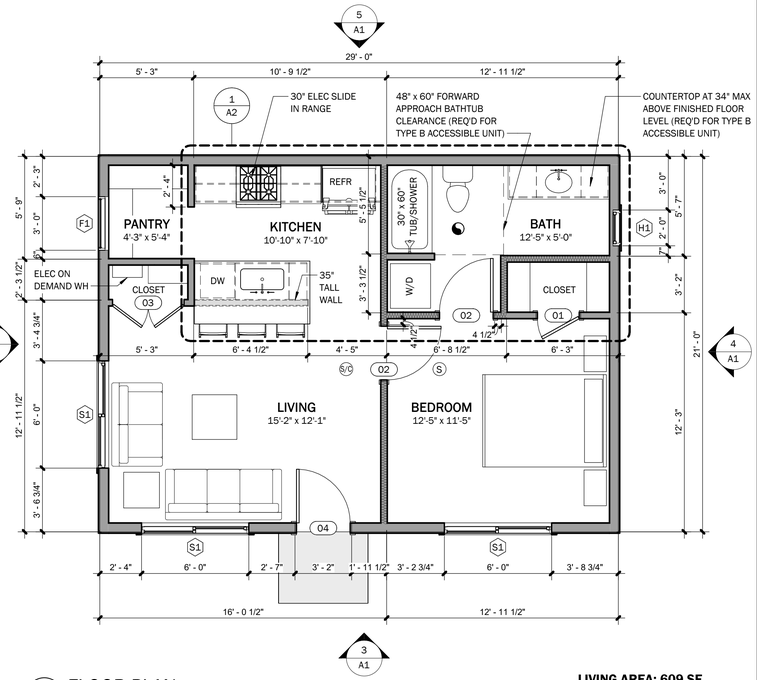
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



2 ROOF PLAN
1/4" = 1'-0"

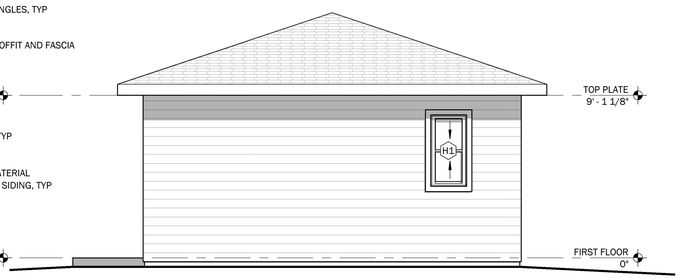


1 FLOOR PLAN
1/4" = 1'-0"

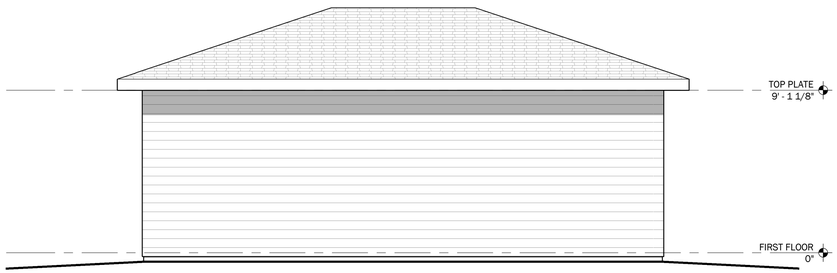
LIVING AREA: 609 SF

0 2 4 8

3 FRONT ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



5 BACK ELEVATION
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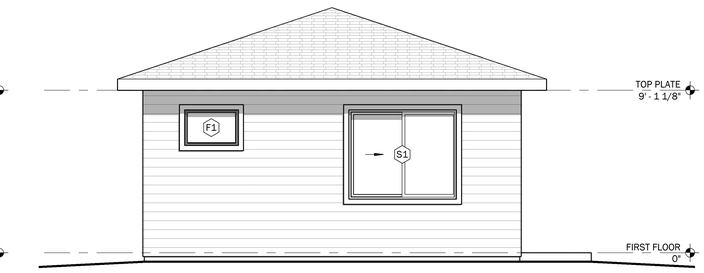

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CITY OF MONTROSE
COMMUNITY DEVELOPMENT
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MONTROSE, CO 81401
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PRE-APPROVED ADU DESIGN
1 BED, LEFT PLAN
HIP ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
2

SHEET NAME:
PLANS AND ELEVATIONS

SHEET NUMBER:
A1

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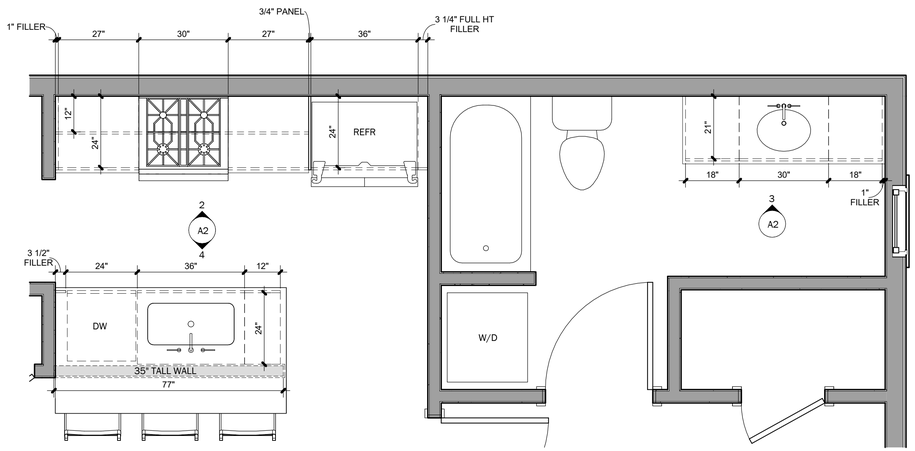

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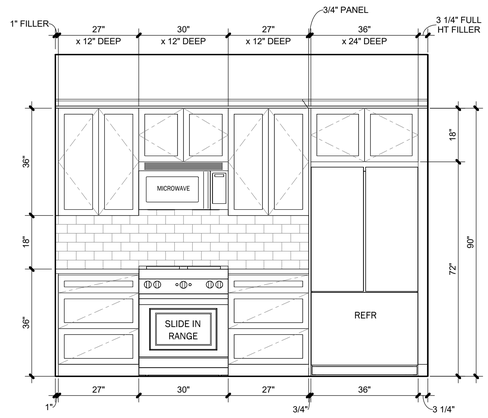

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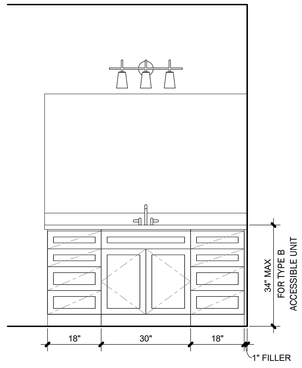

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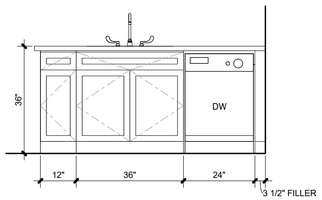

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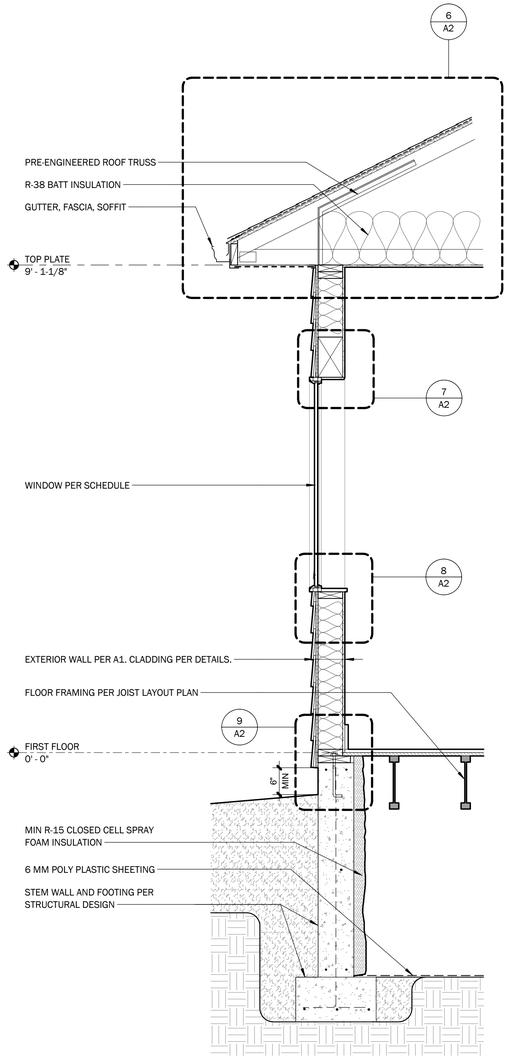

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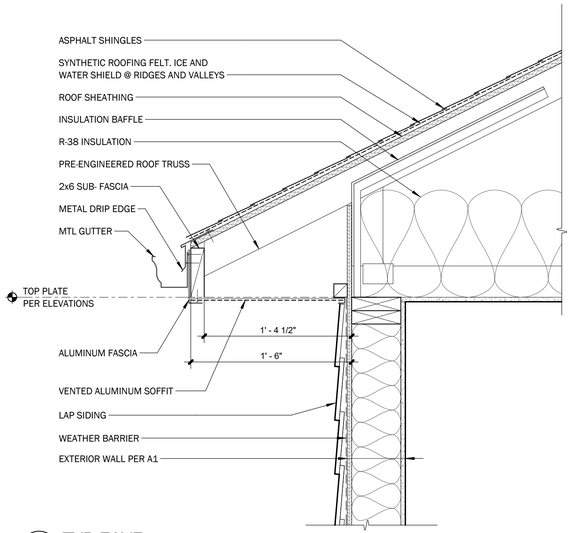

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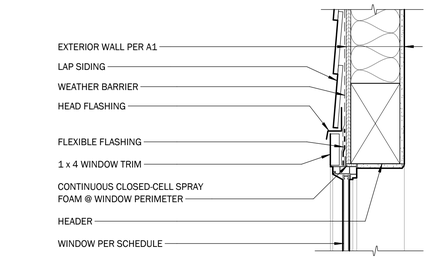

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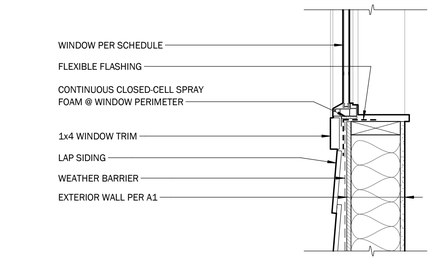

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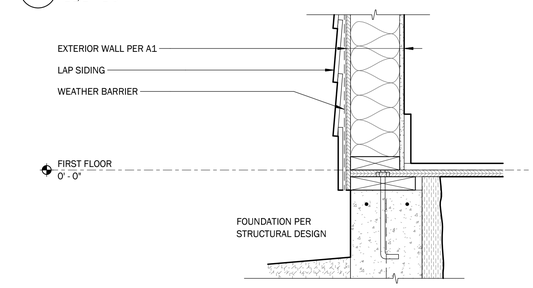

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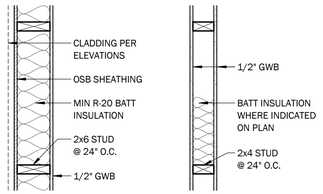

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- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
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- DRYWALL
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- FINAL MECHANICAL
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CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
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ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
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EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

CONDITIONED CRAWL SPACE

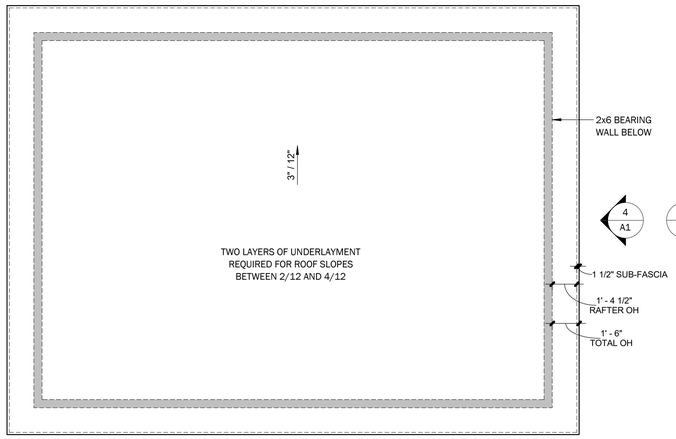
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

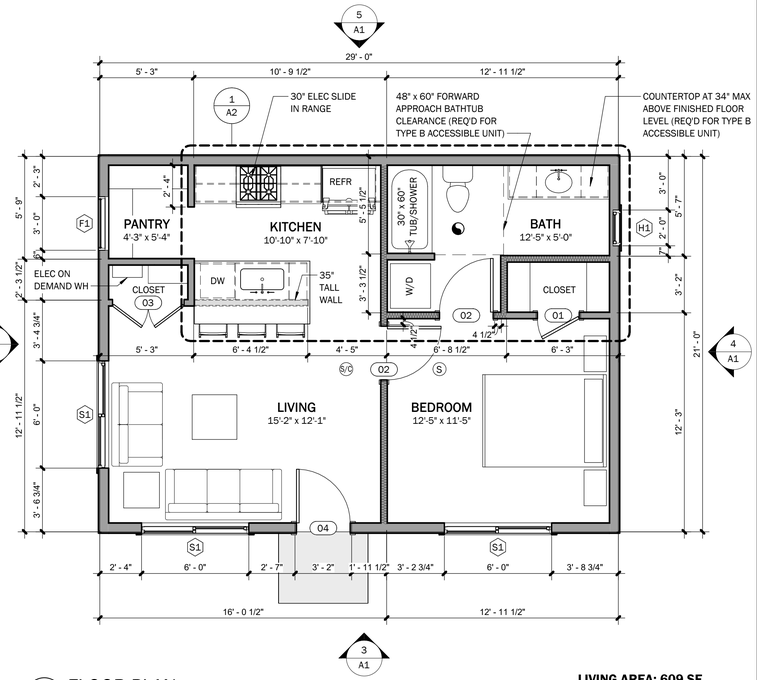
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL. VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



2 ROOF PLAN
1/4" = 1'-0"

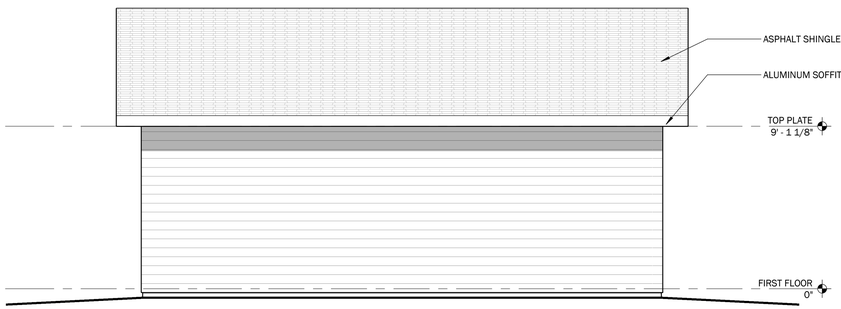


1 FLOOR PLAN
1/4" = 1'-0"

LIVING AREA: 609 SF

3 FRONT ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"



5 BACK ELEVATION
1/4" = 1'-0"

6 LEFT ELEVATION
1/4" = 1'-0"

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CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

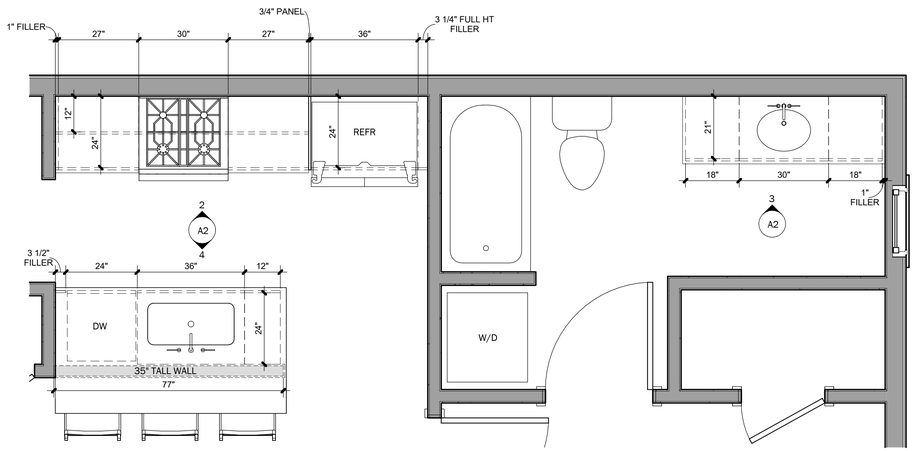
PRE-APPROVED ADU DESIGN
1 BED, LEFT PLAN
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

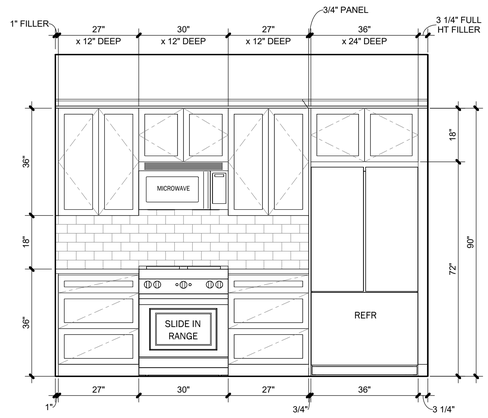
DRAWING SET #:
3

SHEET NAME:
PLANS AND ELEVATIONS

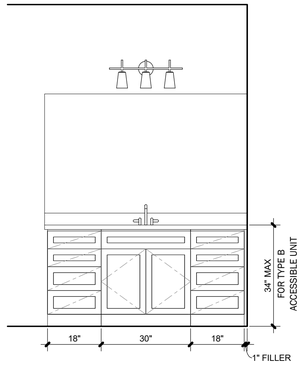
SHEET NUMBER:
A1



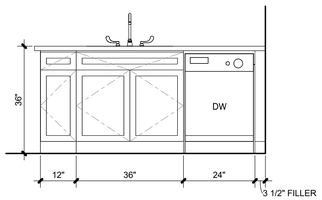
1 ENLARGED KITCHEN AND BATH PLAN
1/2" = 1'-0"



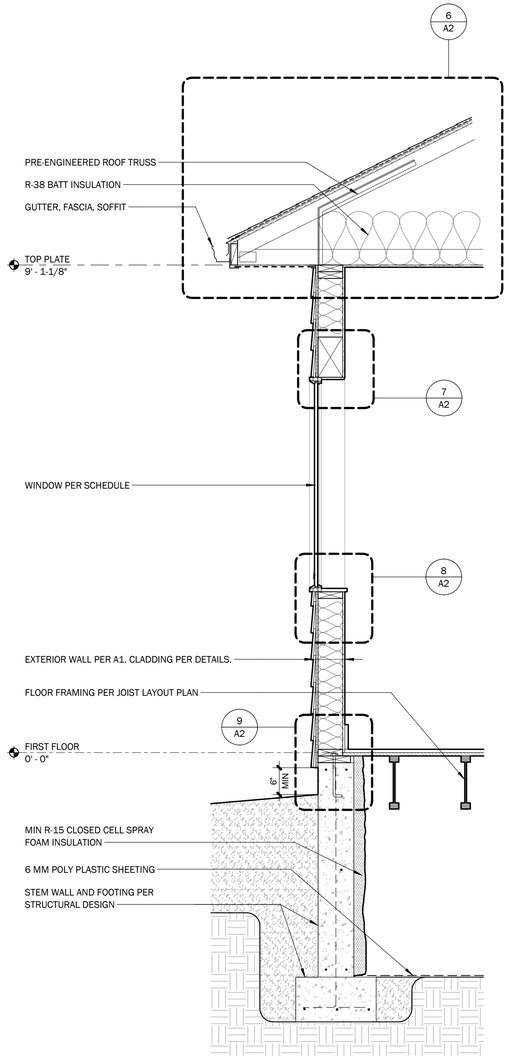
2 KITCHEN ELEVATION
1/2" = 1'-0"



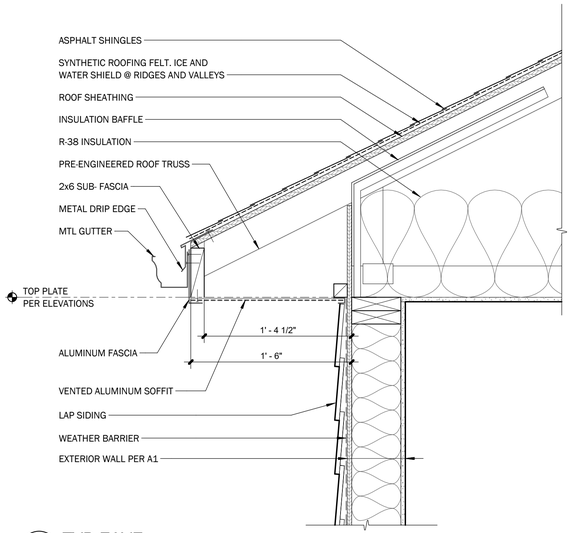
3 BATH ELEVATION
1/2" = 1'-0"



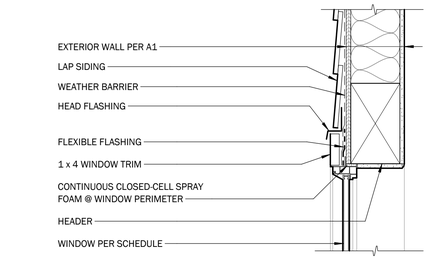
4 ISLAND ELEVATION
1/2" = 1'-0"



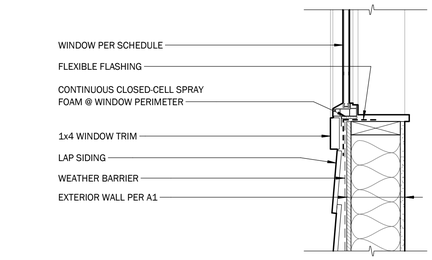
5 TYP EXT WALL SECTION - CONDITIONED CRAWL SPACE
3/4" = 1'-0"



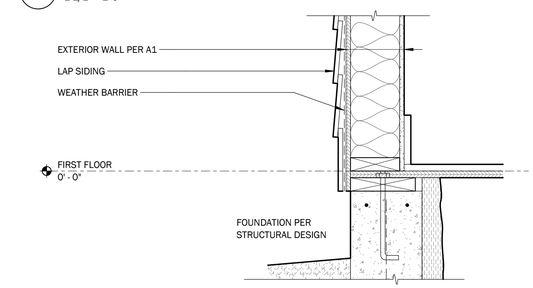
6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

3/19/2025 12:26:16 PM

MONTROSE • COLORADO

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
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PRE-APPROVED ADU DESIGN
1 BED, LEFT PLAN
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
3

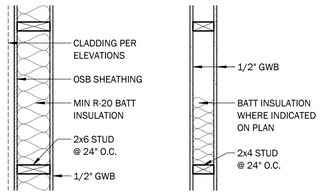
SHEET NAME:
SECTIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

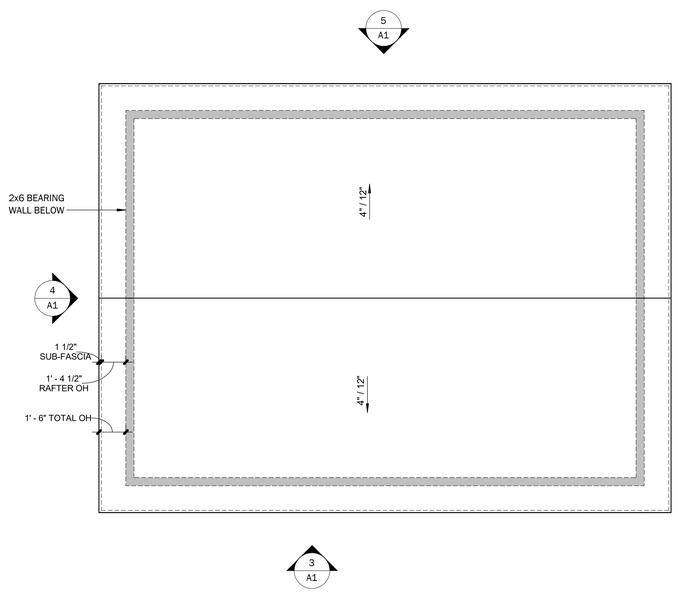
1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE 1 BED

#	QTY	TYPE	W	H
01	6	SWING	2' - 4"	6' - 8"
02	12	SWING	3' - 0"	6' - 8"
03	6	DBL SWING	4' - 0"	6' - 8"
04	6	SWING	3' - 0"	8' - 0"

WINDOW SCHEDULE - 1 BED

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	3' - 0"	2' - 0"	8' - 0"
H1	6	DOUBLE HUNG	2' - 0"	4' - 0"	8' - 0"
S1	18	SLIDING	6' - 0"	5' - 0"	8' - 0"



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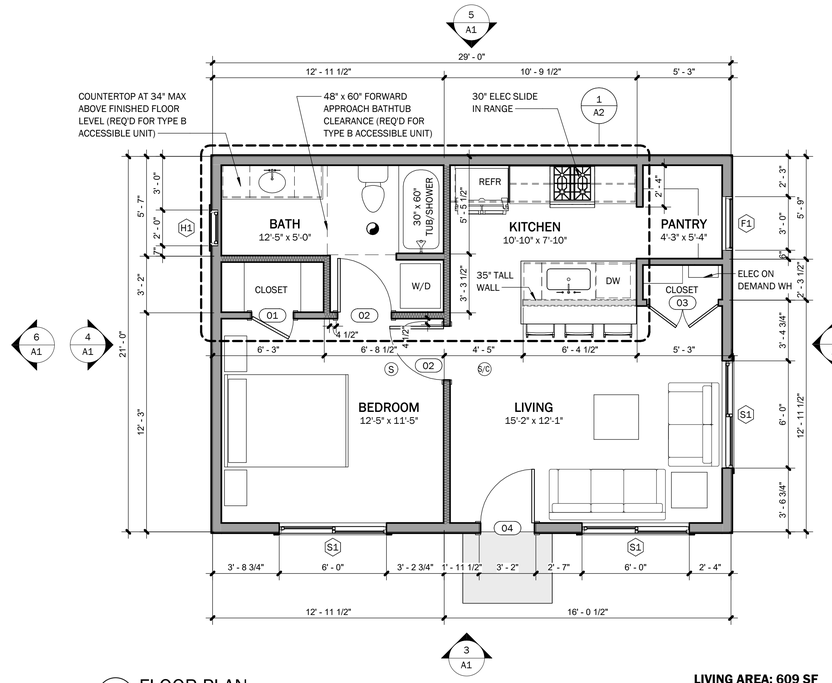
1/4" = 1'-0"



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LIVING AREA: 609 SF

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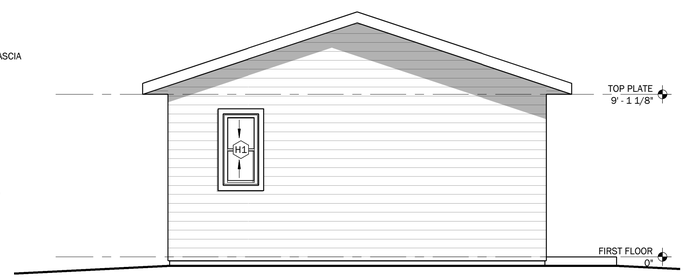

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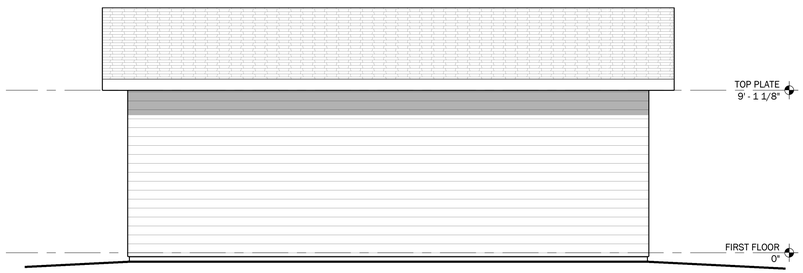

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GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
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3/25/2025 11:47:36 AM

MONTROSE • COLORADO

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
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PRE-APPROVED ADU DESIGN
1 BED, RIGHT PLAN
GABLE ROOF

DRAWN BY:
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DRAWING SET #:
4

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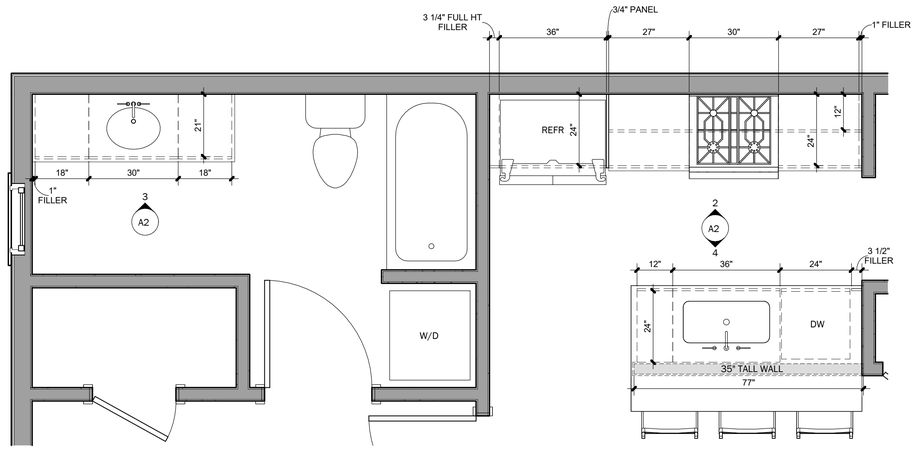

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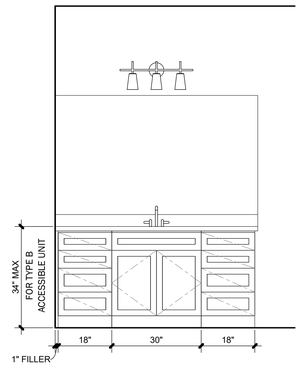
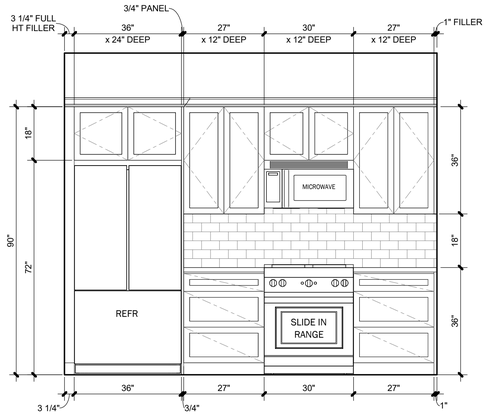
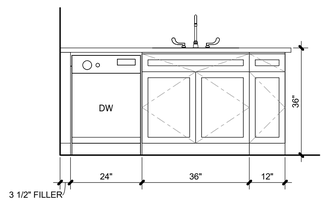


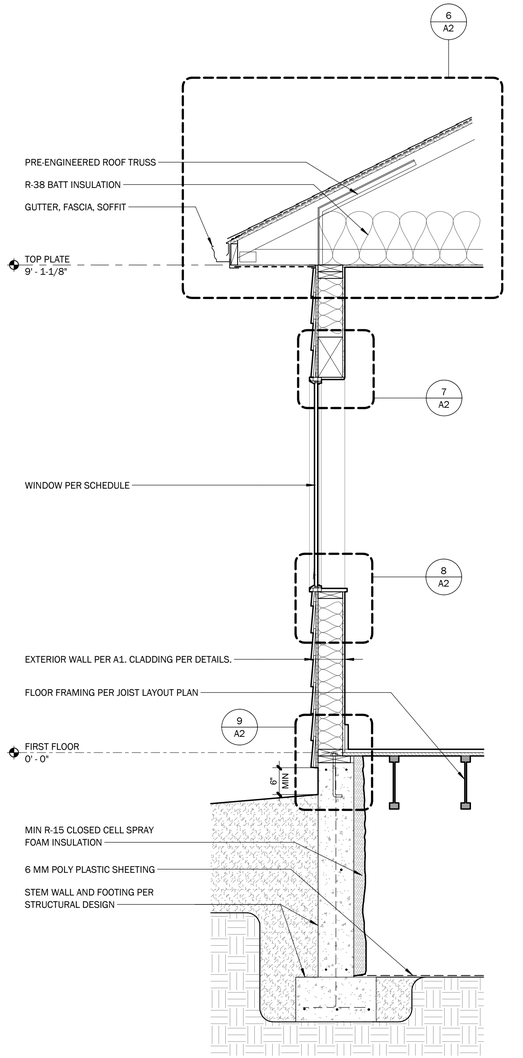
3 BATH ELEVATION
1/2" = 1'-0"



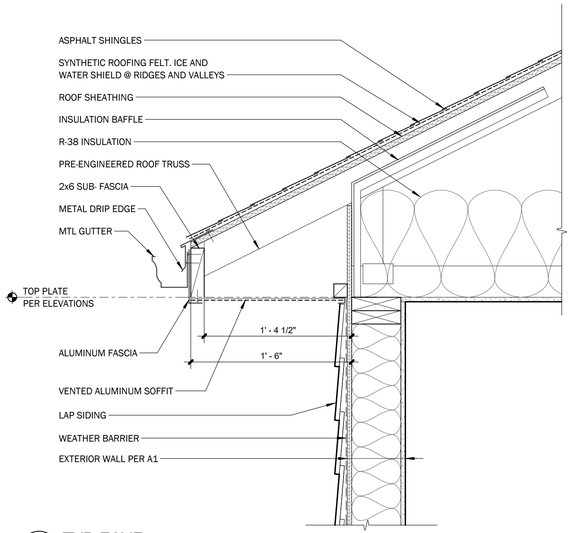
2 KITCHEN ELEVATION
1/2" = 1'-0"



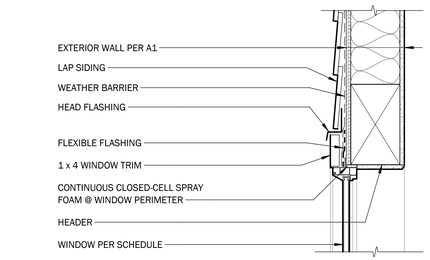
4 ISLAND ELEVATION
1/2" = 1'-0"



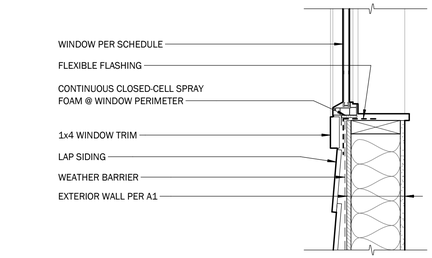
5 TYP EXT WALL SECTION - CONDITIONED CRAWL SPACE
3/4" = 1'-0"



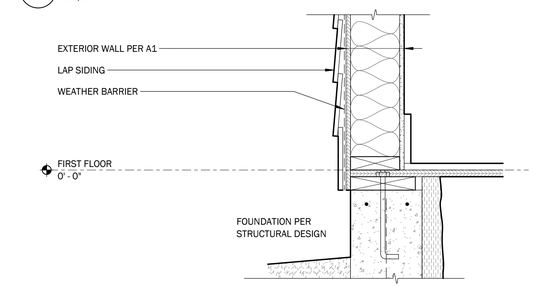
6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED, RIGHT HAND
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
4

SHEET NAME:
SECTIONS AND DETAILS

SHEET NUMBER:
A2

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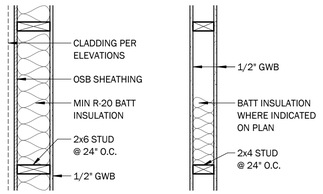
NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

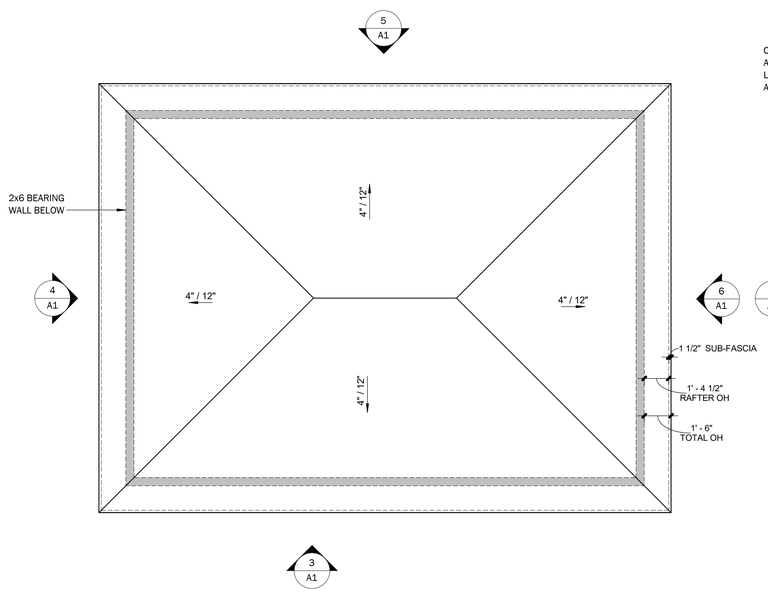
1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE 1 BED

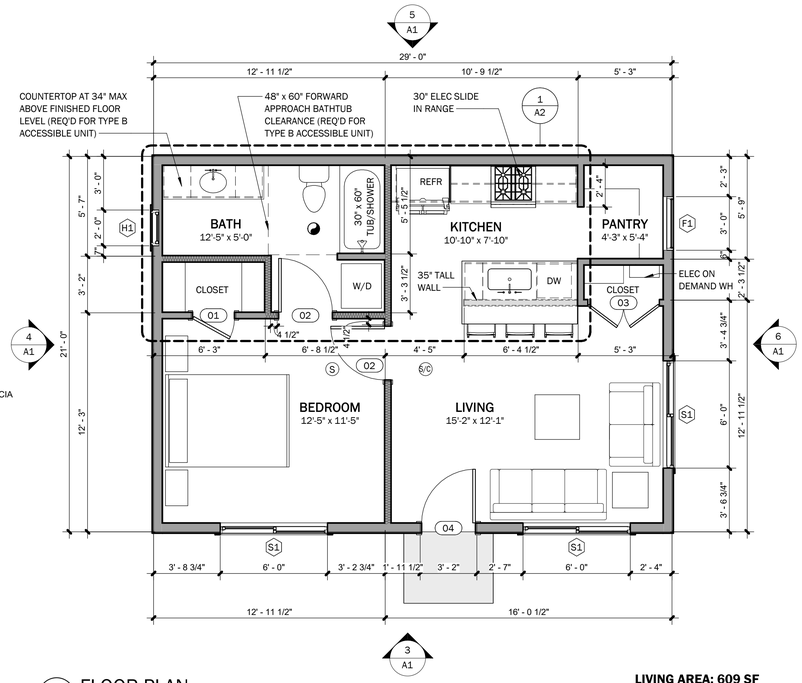
#	QTY	TYPE	W	H
01	6	SWING	2' - 4"	6' - 8"
02	12	SWING	3' - 0"	6' - 8"
03	6	DBL SWING	4' - 0"	6' - 8"
04	6	SWING	3' - 0"	8' - 0"

WINDOW SCHEDULE - 1 BED

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	3' - 0"	2' - 0"	8' - 0"
H1	6	DOUBLE HUNG	2' - 0"	4' - 0"	8' - 0"
S1	18	SLIDING	6' - 0"	5' - 0"	8' - 0"



2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

LIVING AREA: 609 SF

0 2 4 8

GENERAL NOTES

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- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

CONDITIONED CRAWL SPACE

WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

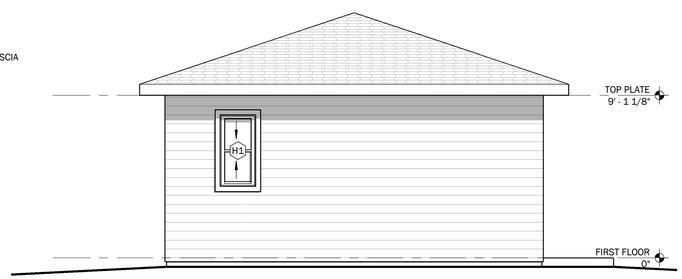
PASSIVE RADON VENT

SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

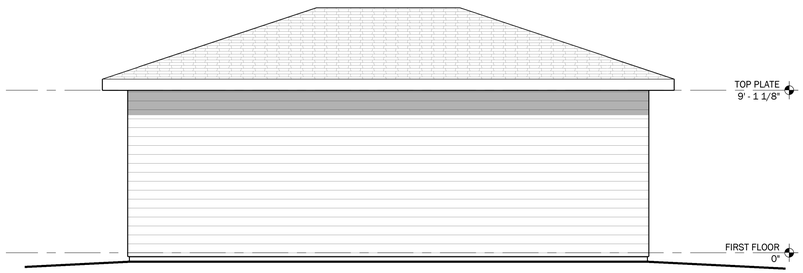
MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

3 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



5 BACK ELEVATION
1/4" = 1'-0"

6 RIGHT ELEVATION
1/4" = 1'-0"

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CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

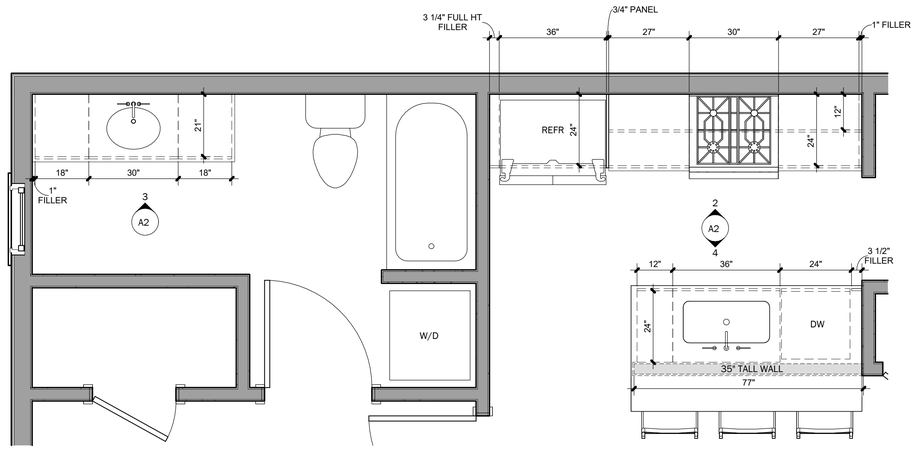
PRE-APPROVED ADU DESIGN
1 BED, RIGHT PLAN
HIP ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

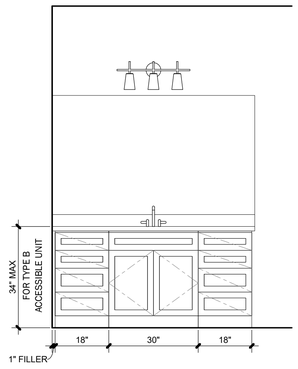
DRAWING SET #:
5

SHEET NAME:
PLANS AND ELEVATIONS

SHEET NUMBER:
A1



1 ENLARGED KITCHEN AND BATH PLAN
1/2" = 1'-0"



3 BATH ELEVATION
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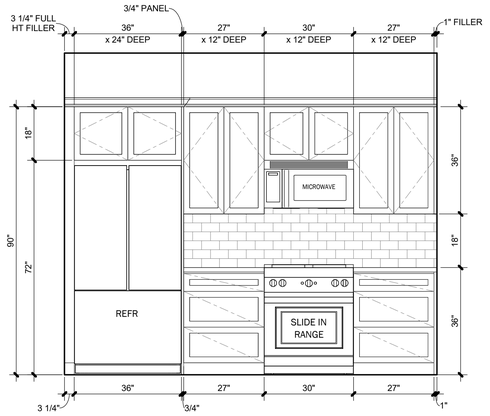

2 KITCHEN ELEVATION
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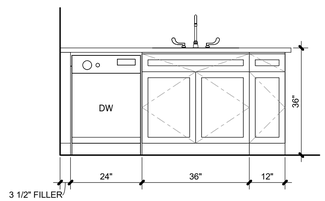

4 ISLAND ELEVATION
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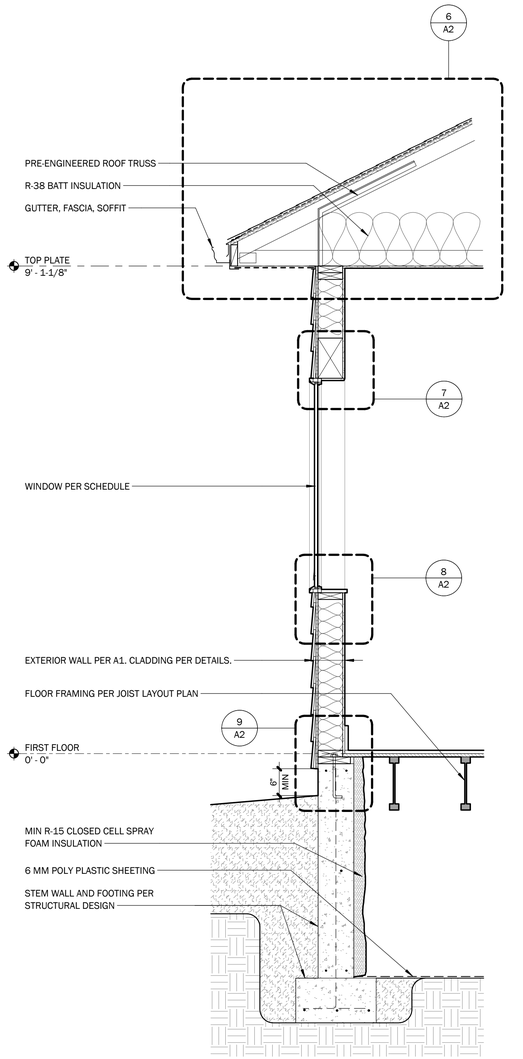

5 TYP EXT WALL SECTION - CONDITIONED CRAWL SPACE
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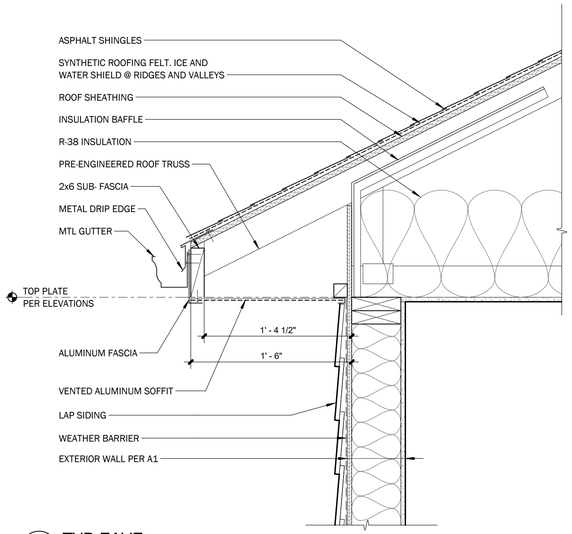

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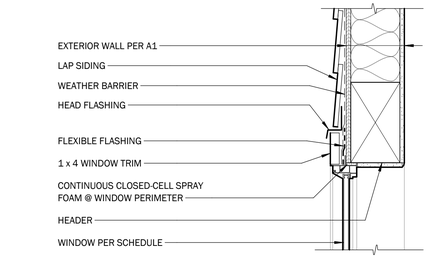

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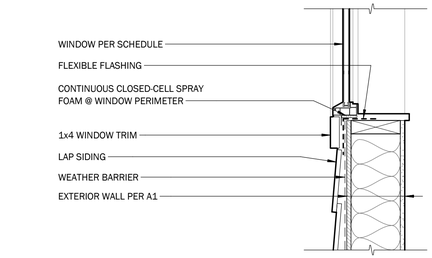

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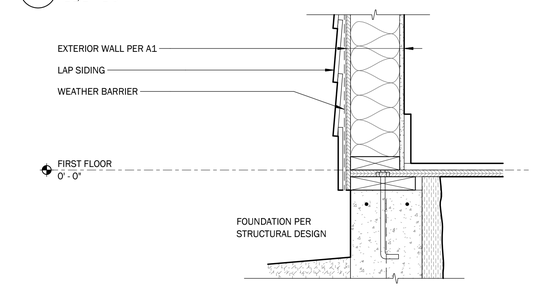

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COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
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WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED, RIGHT
HIP ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
5

SHEET NAME:
SECTIONS AND DETAILS

SHEET NUMBER:
A2

3/19/2025 5:18:26 PM

NOTES

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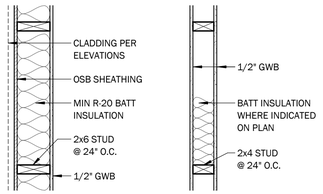

W1
EXTERIOR WALLS

W2
INTERIOR WALLS

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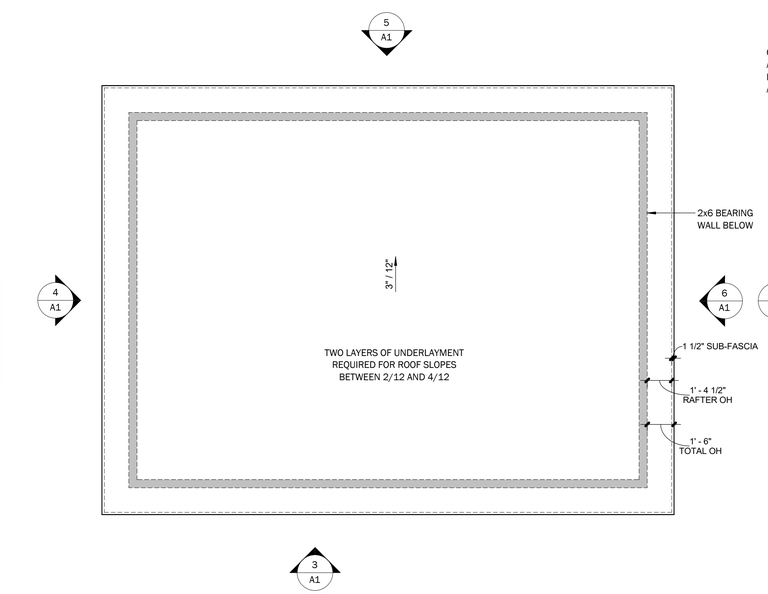

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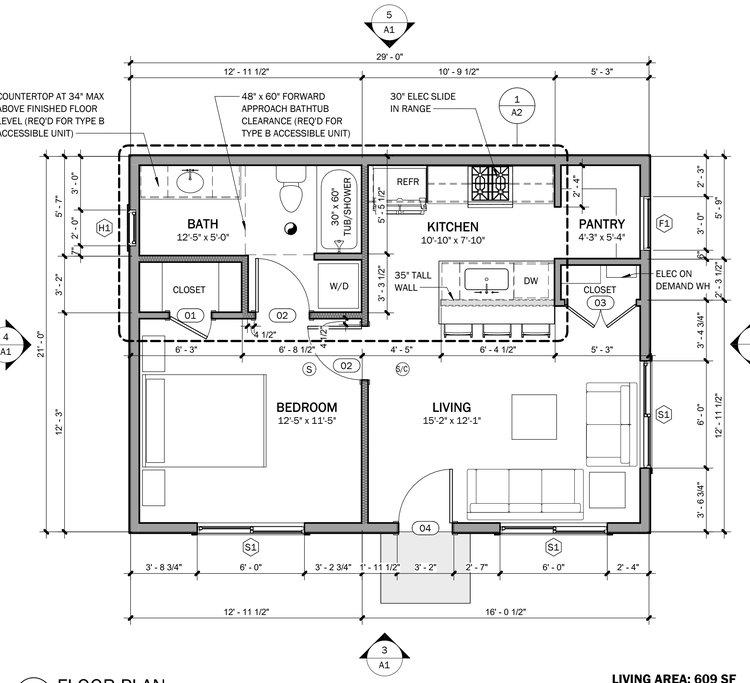
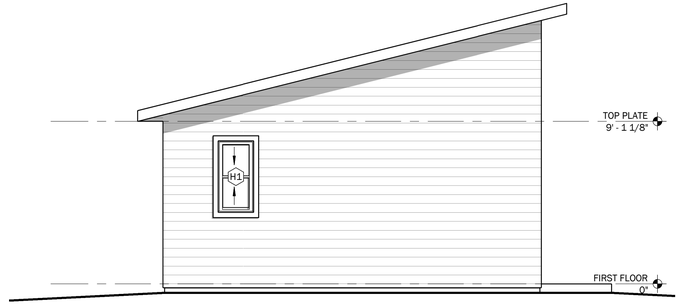
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

3 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
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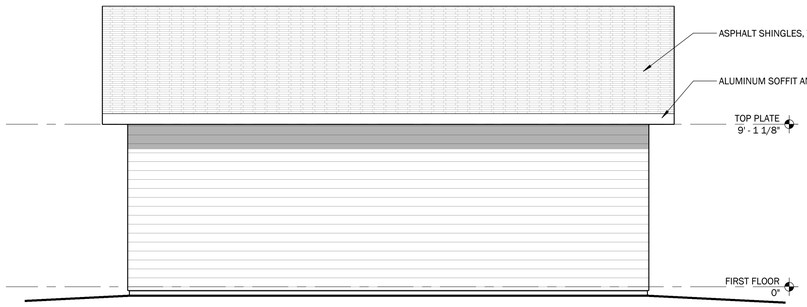

5 BACK ELEVATION
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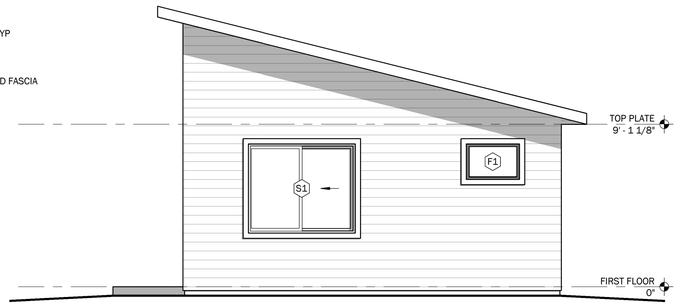

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- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
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EXTERIOR WALLS:
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- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

CONDITIONED CRAWL SPACE

WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

3/25/2025 11:53:28 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

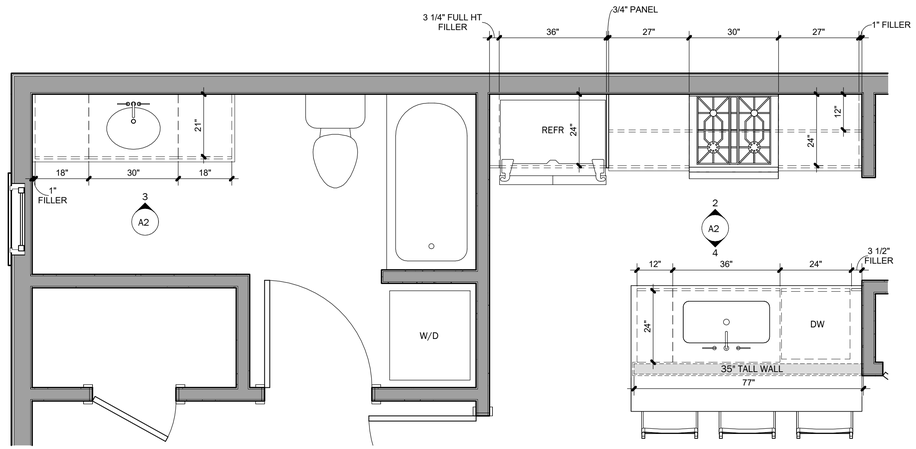
PRE-APPROVED ADU DESIGN
1 BED, RIGHT PLAN
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

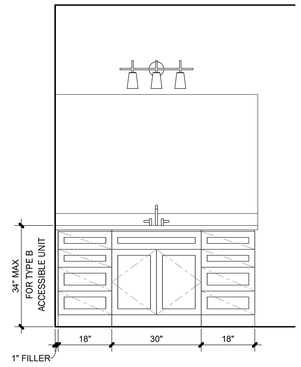
DRAWING SET #:
6

SHEET NAME:
PLANS AND ELEVATIONS

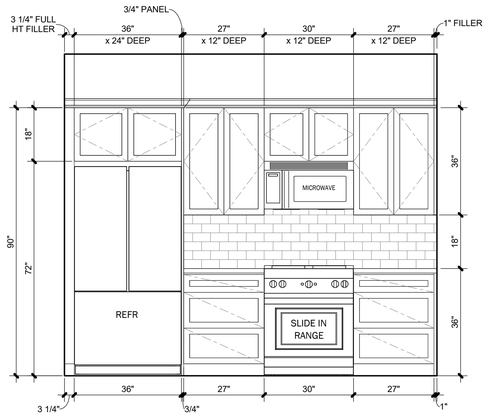
SHEET NUMBER:
A1



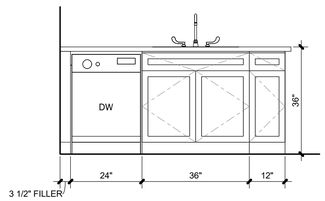
1 ENLARGED KITCHEN AND BATH PLAN
1/2" = 1'-0"



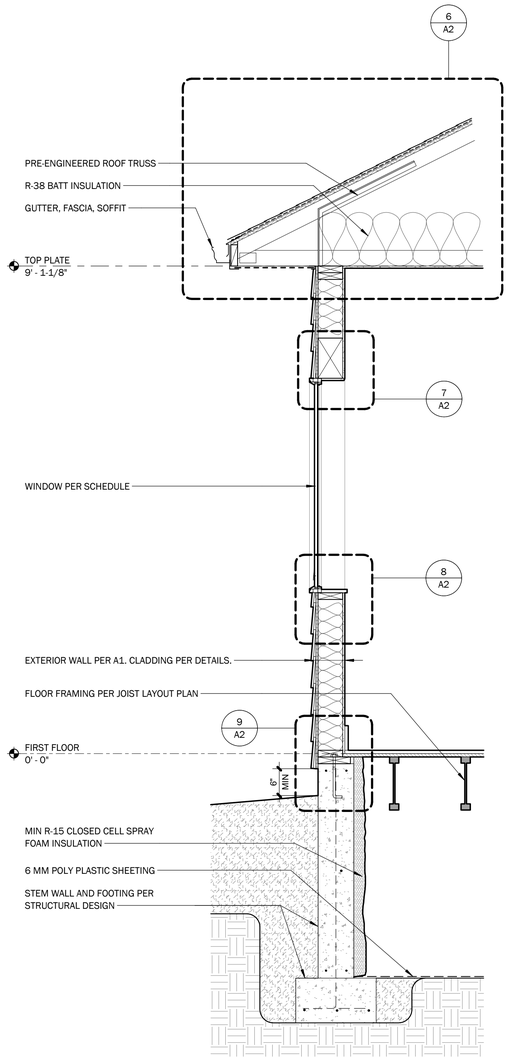
3 BATH ELEVATION
1/2" = 1'-0"



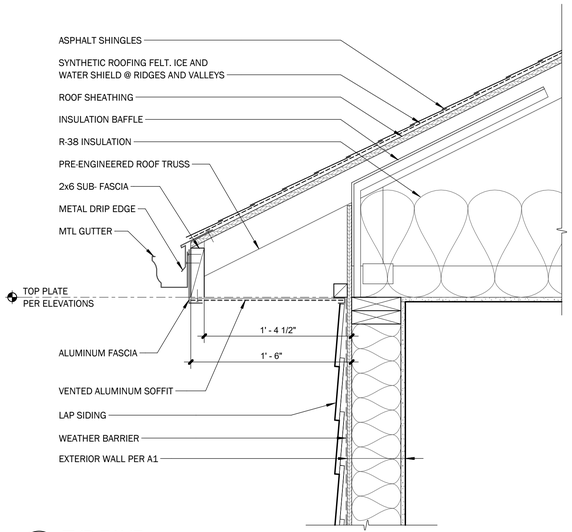
2 KITCHEN ELEVATION
1/2" = 1'-0"



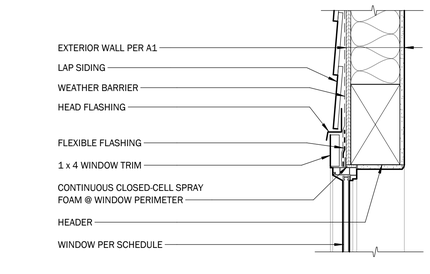
4 ISLAND ELEVATION
1/2" = 1'-0"



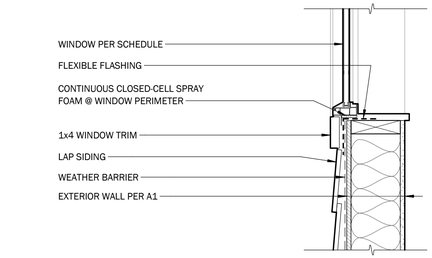
5 TYP EXT WALL SECTION - CONDITIONED CRAWL SPACE
3/4" = 1'-0"



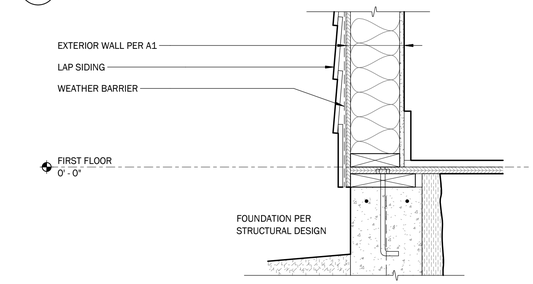
6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED, RIGHT HT
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
6

SHEET NAME:
SECTIONS AND DETAILS

SHEET NUMBER:
A2

3/19/2025 5:26:34 PM

NOTES

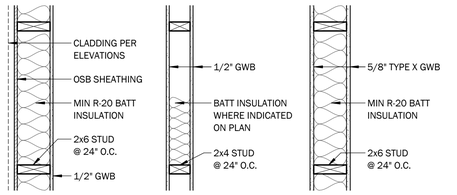
1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING -**OR**- CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

WALL TYPES



W1 EXTERIOR WALLS

W2 INTERIOR WALLS

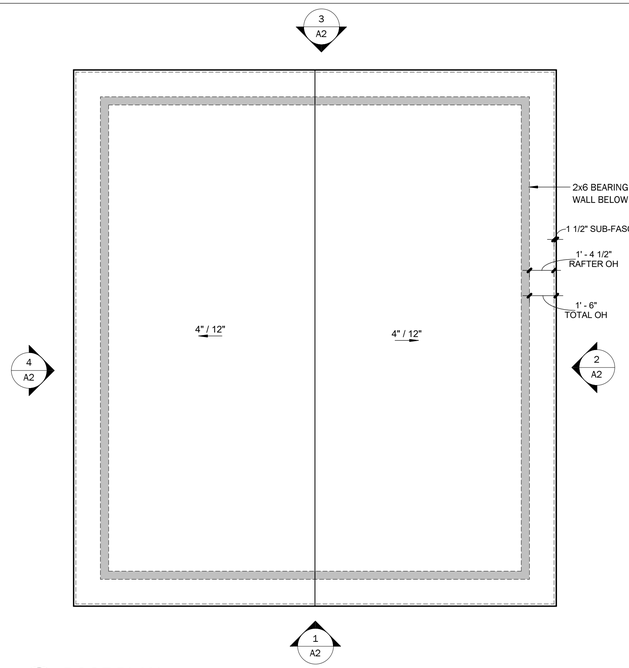
W3 WALL BETWEEN GARAGE AND DWELLING UNIT

DOOR SCHEDULE

#	QTY	TYPE	W	H	COMMENTS
01	1	SWING	3' - 0"	8' - 0"	
02	1	SWING	3' - 0"	6' - 8"	20-MIN RATED
03	1	SWING	3' - 0"	6' - 8"	
04	1	SWING	2' - 4"	6' - 8"	
05	2	SWING	2' - 6"	6' - 8"	
06	1	BI-FOLD, 4-PANEL	5' - 0"	6' - 8"	
07	1	OVERHEAD	18' - 0"	8' - 0"	
10	1	BYPASS	4' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	2' - 0"	2' - 0"	8' - 0"
H1	2	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	2	SLIDING	6' - 0"	5' - 0"	8' - 0"



3 ROOF PLAN
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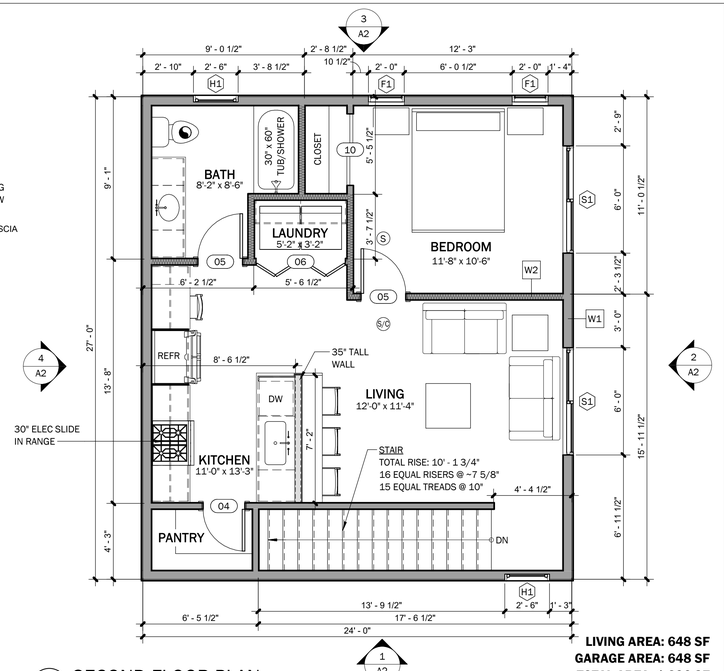

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GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF

2 SECOND FLOOR PLAN
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  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

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- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
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- FINAL BUILDING

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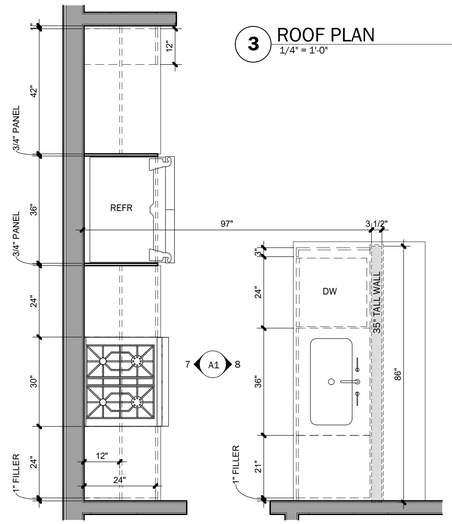
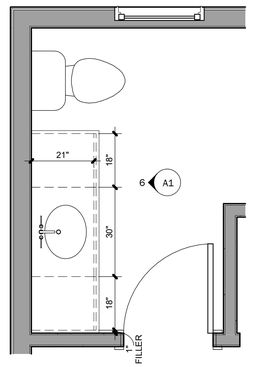
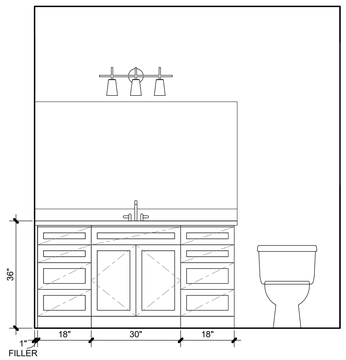


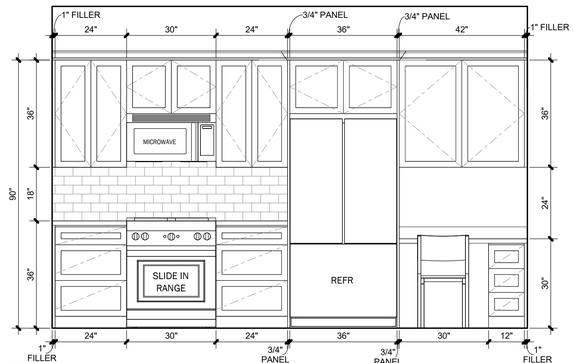
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



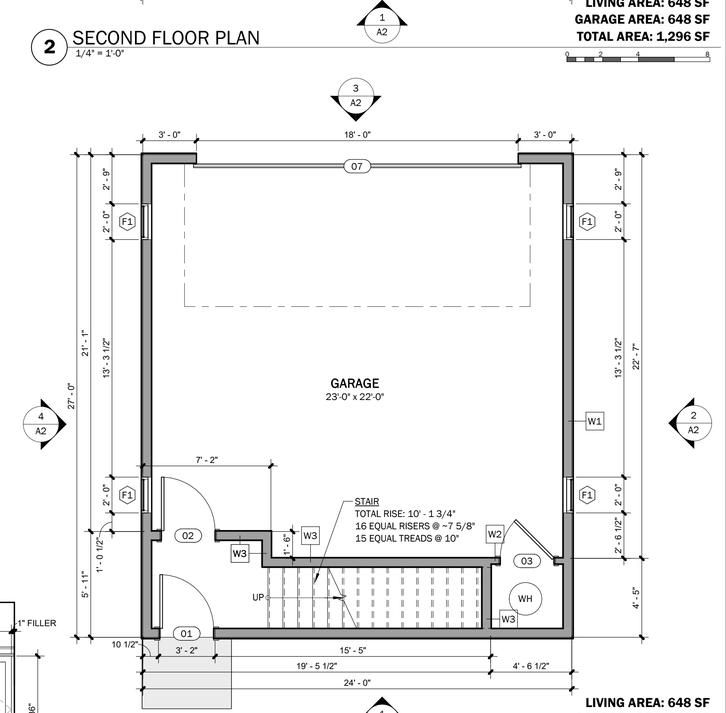
5 ENLARGED BATH PLAN
1/2" = 1'-0"



6 BATH ELEVATION
1/2" = 1'-0"



7 KITCHEN ELEVATION
1/2" = 1'-0"



LIVING AREA: 648 SF
GARAGE AREA: 648 SF
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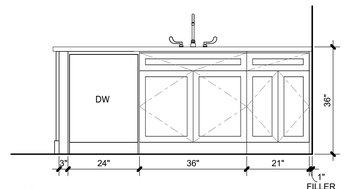
1 FIRST FLOOR PLAN
1/4" = 1'-0"



8 ISLAND ELEVATION
1/2" = 1'-0"

3/25/2025 11:30:01 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, LEFT PLAN
GABLE ROOF

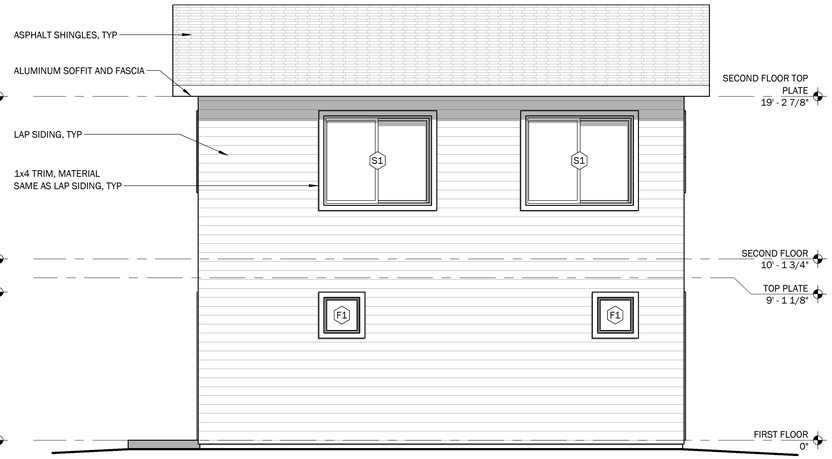
DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
7

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

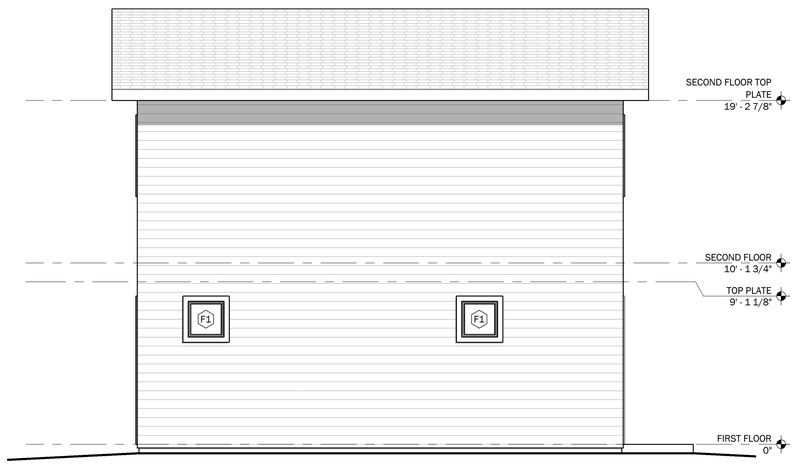
SHEET NUMBER:
A1

1 FRONT ELEVATION
1/4" = 1'-0"

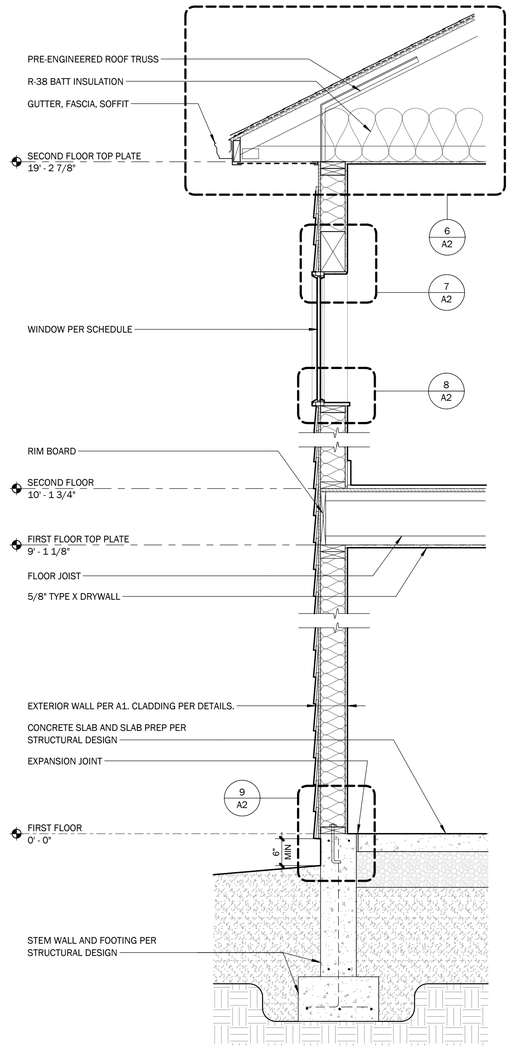


2 RIGHT ELEVATION
1/4" = 1'-0"

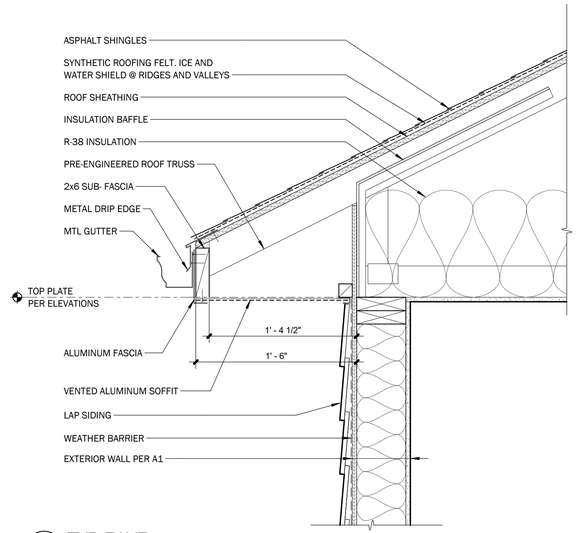
3 BACK ELEVATION
1/4" = 1'-0"



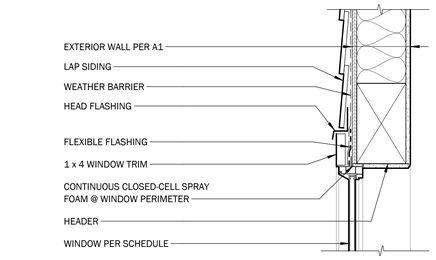
4 LEFT ELEVATION
1/4" = 1'-0"



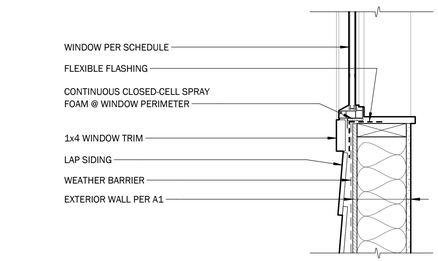
5 EXTERIOR WALL SECTION
3/4" = 1'-0"



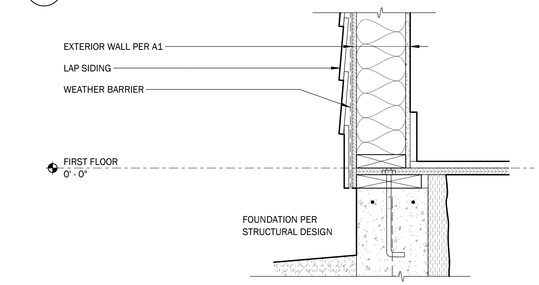
6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

3/24/2025 10:43:46 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, LEFT PLAN
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
7

SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

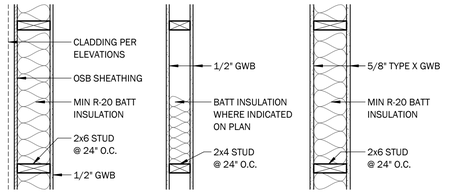
1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING -**OR**- CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

WALL TYPES



W1 EXTERIOR WALLS

W2 INTERIOR WALLS

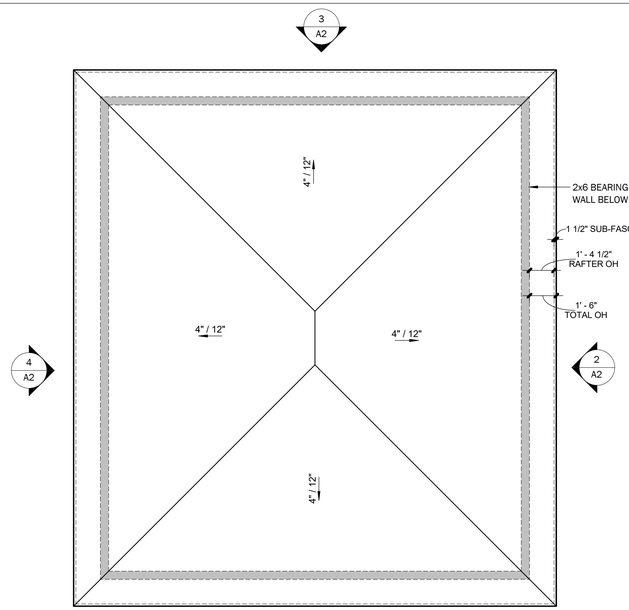
W3 WALL BETWEEN GARAGE AND DWELLING UNIT

DOOR SCHEDULE

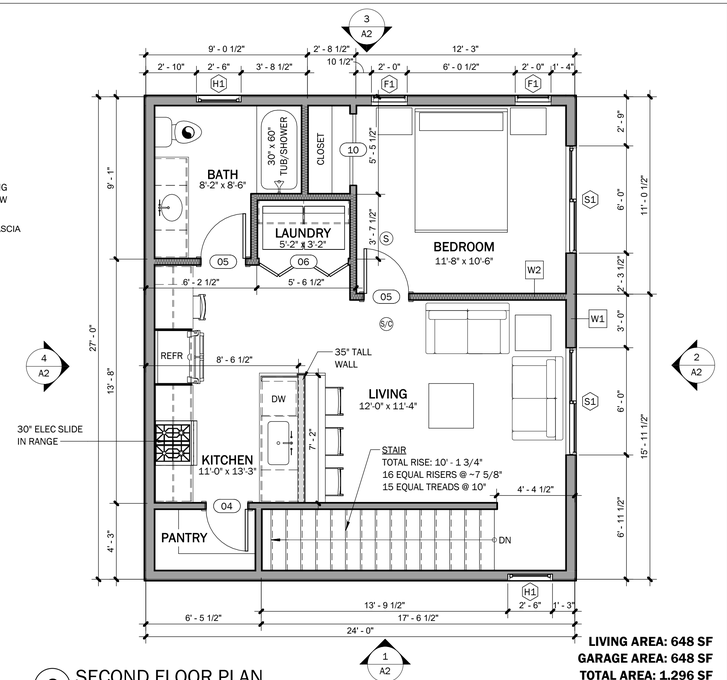
#	QTY	TYPE	W	H	COMMENTS
01	1	SWING	3' - 0"	8' - 0"	
02	1	SWING	3' - 0"	6' - 8"	20-MIN RATED
03	1	SWING	3' - 0"	6' - 8"	
04	1	SWING	2' - 4"	6' - 8"	
05	2	SWING	2' - 6"	6' - 8"	
06	1	BI-FOLD, 4-PANEL	5' - 0"	6' - 8"	
07	1	OVERHEAD	18' - 0"	8' - 0"	
10	1	BYPASS	4' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	2' - 0"	2' - 0"	8' - 0"
H1	2	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	2	SLIDING	6' - 0"	5' - 0"	8' - 0"



3 ROOF PLAN
1/4" = 1'-0"



LIVING AREA: 648 SF
GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF

2 SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     - A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     - B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

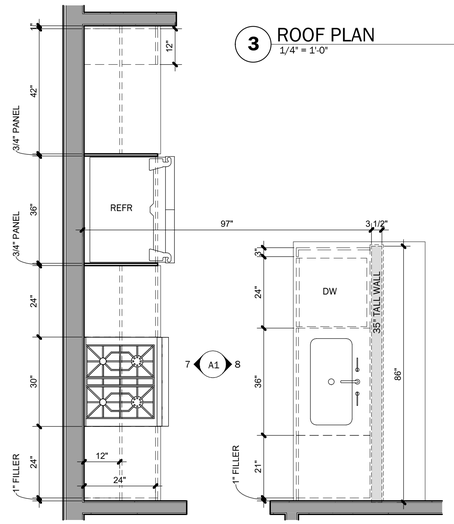
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

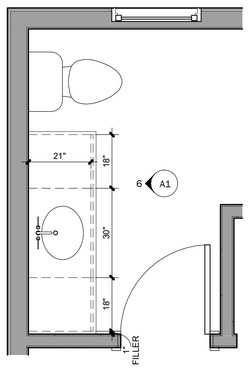
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

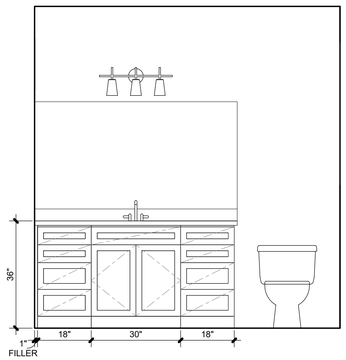
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



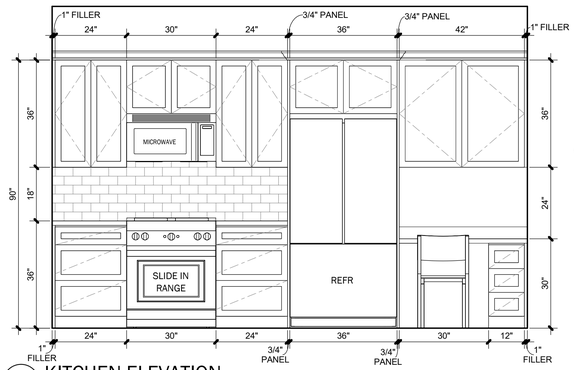
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



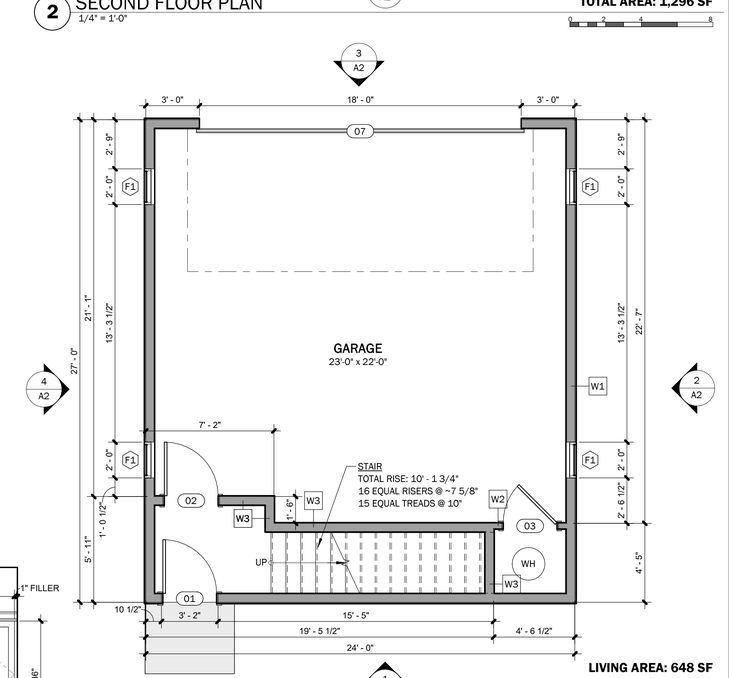
5 ENLARGED BATH PLAN
1/2" = 1'-0"



6 BATH ELEVATION
1/2" = 1'-0"



7 KITCHEN ELEVATION
1/2" = 1'-0"



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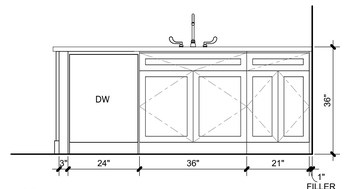
1 FIRST FLOOR PLAN
1/4" = 1'-0"



8 ISLAND ELEVATION
1/2" = 1'-0"

3/25/2025 11:32:06 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, LEFT PLAN
HIP ROOF

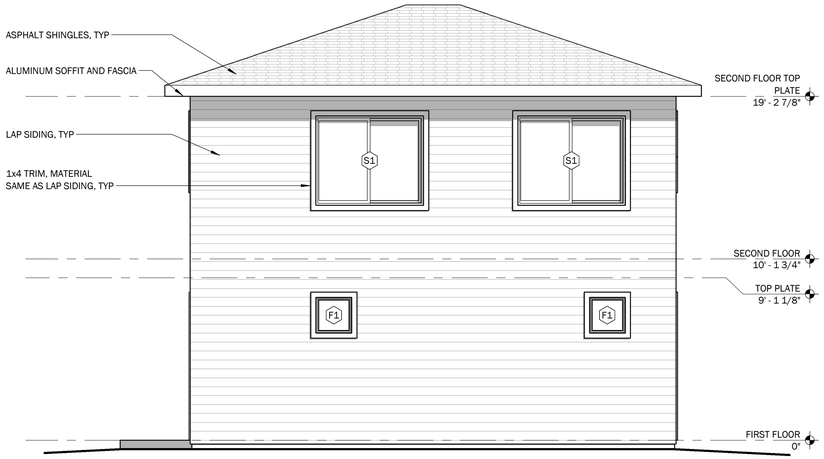
DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
8

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

1 FRONT ELEVATION
1/4" = 1'-0"



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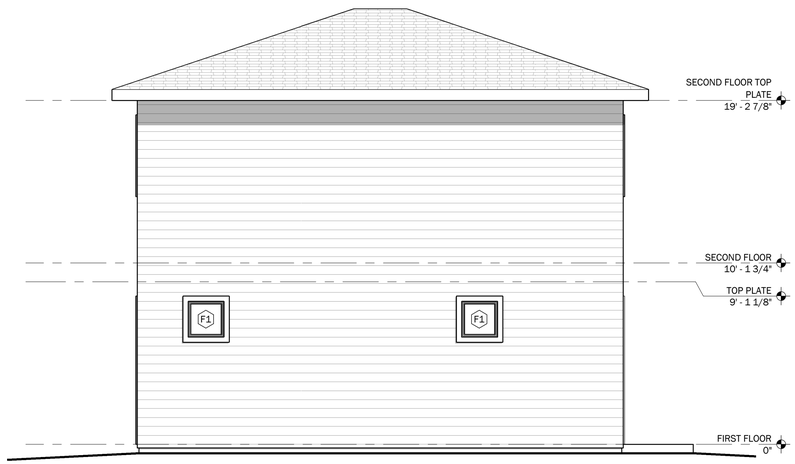

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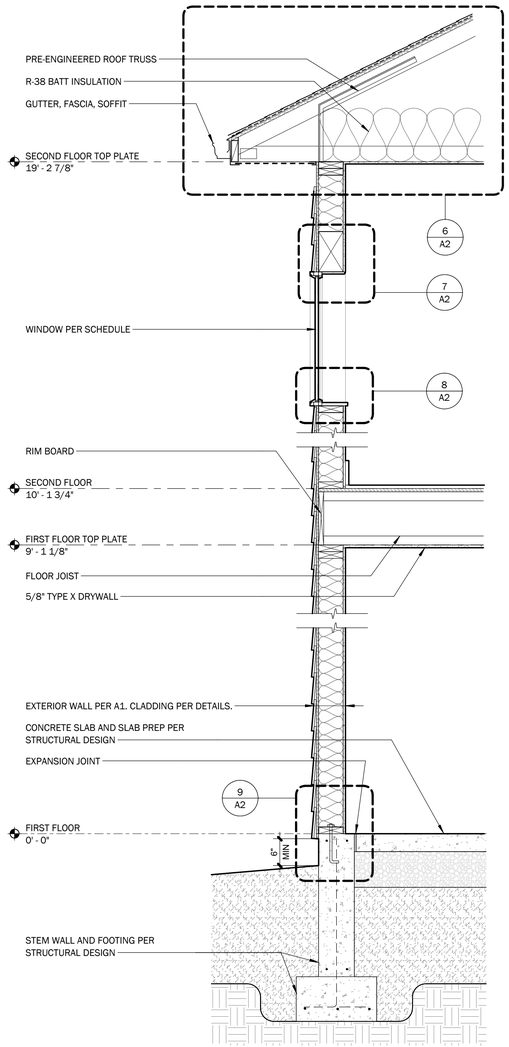

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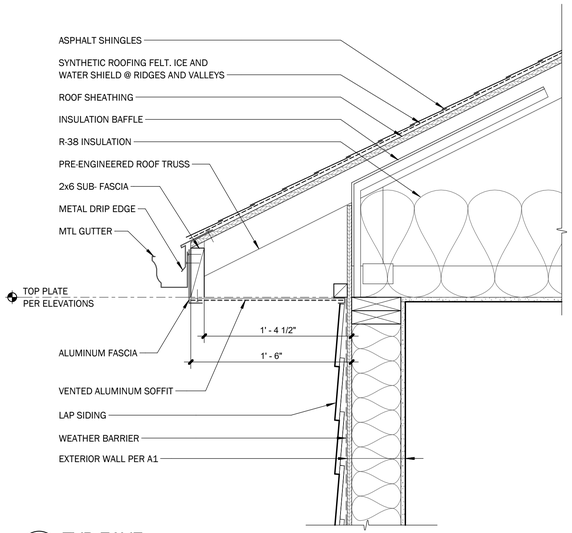

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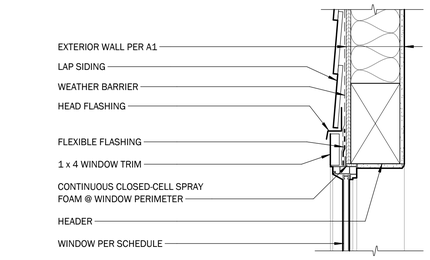

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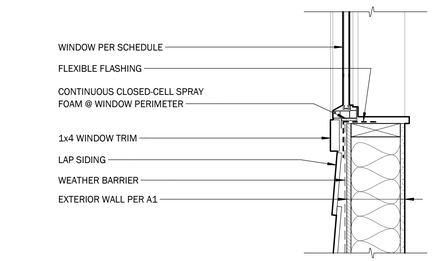

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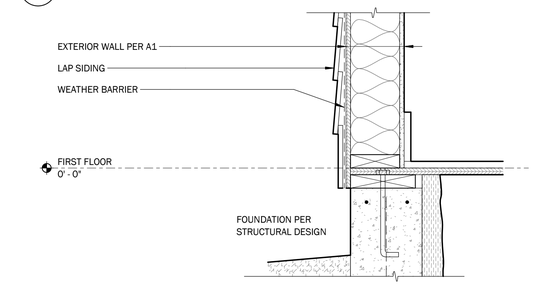

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3/24/2025 10:46:48 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
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LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
8

SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

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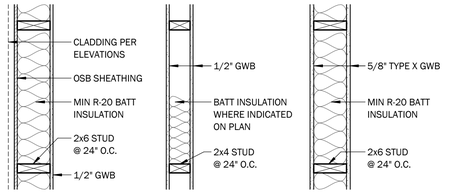
WALL TYPES



W1 EXTERIOR WALLS

W2 INTERIOR WALLS

W3 WALL BETWEEN GARAGE AND DWELLING UNIT

DOOR SCHEDULE

#	QTY	TYPE	W	H	COMMENTS
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02	1	SWING	3' - 0"	6' - 8"	20-MIN RATED
03	1	SWING	3' - 0"	6' - 8"	
04	1	SWING	2' - 4"	6' - 8"	
05	2	SWING	2' - 6"	6' - 8"	
06	1	BI-FOLD, 4-PANEL	5' - 0"	6' - 8"	
07	1	OVERHEAD	18' - 0"	8' - 0"	
10	1	BYPASS	4' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
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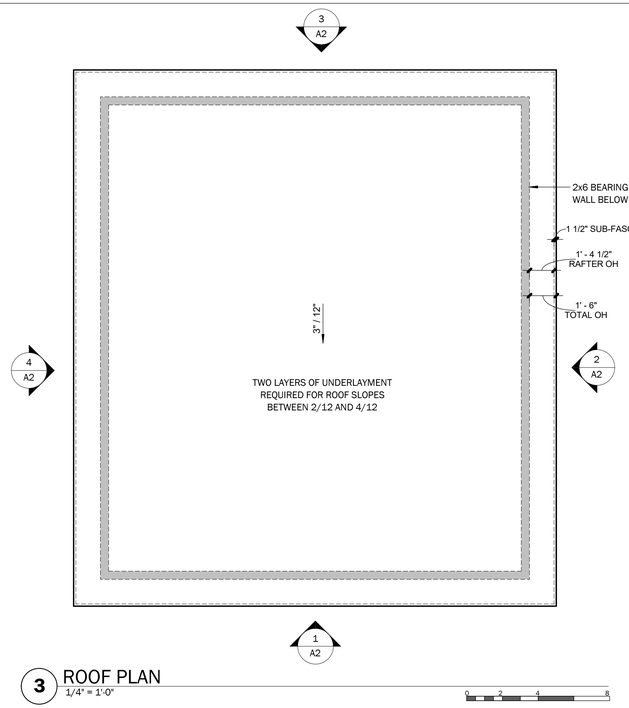
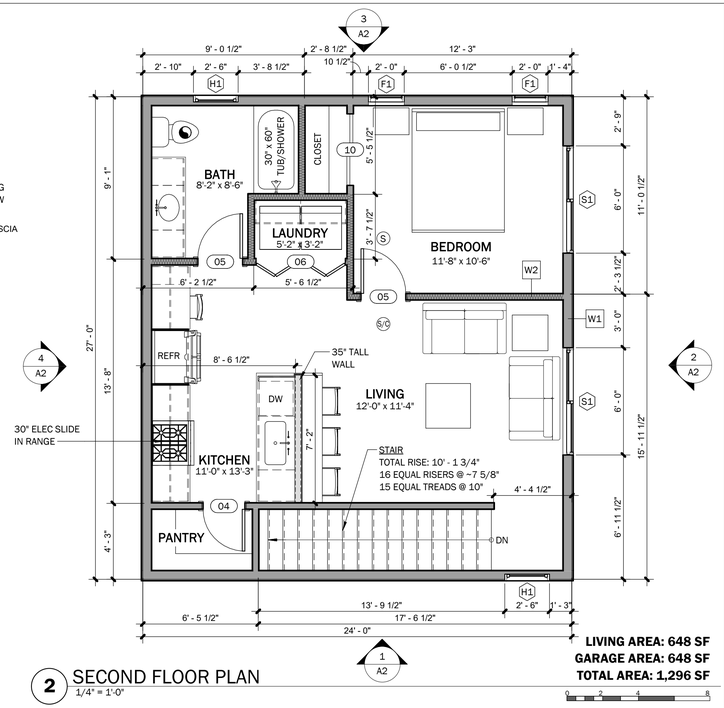
H1	2	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	2	SLIDING	6' - 0"	5' - 0"	8' - 0"



3 ROOF PLAN
1/4" = 1'-0"



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LIVING AREA: 648 SF
GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF

GENERAL NOTES

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- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
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- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
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ROOF:
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EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
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FLOOR/CRAWL SPACE
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N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
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N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     - A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     - B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

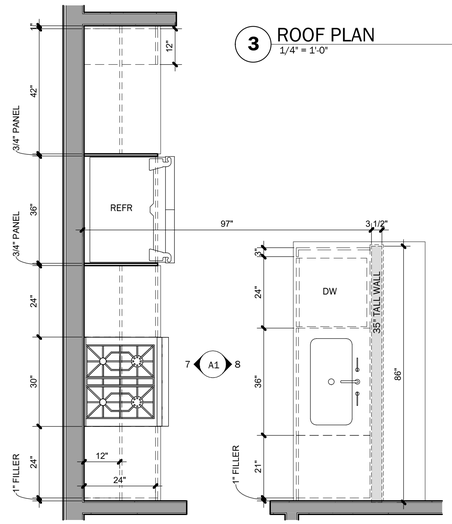
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

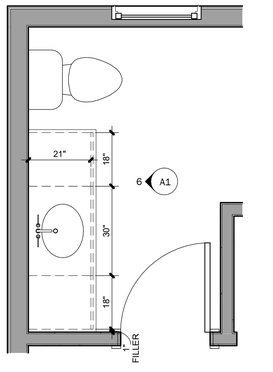
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

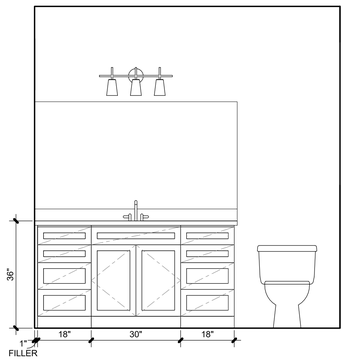
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



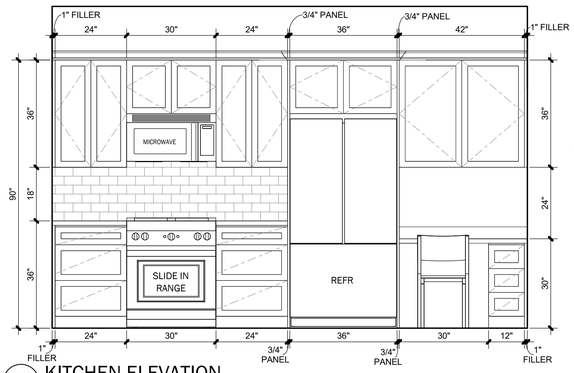
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



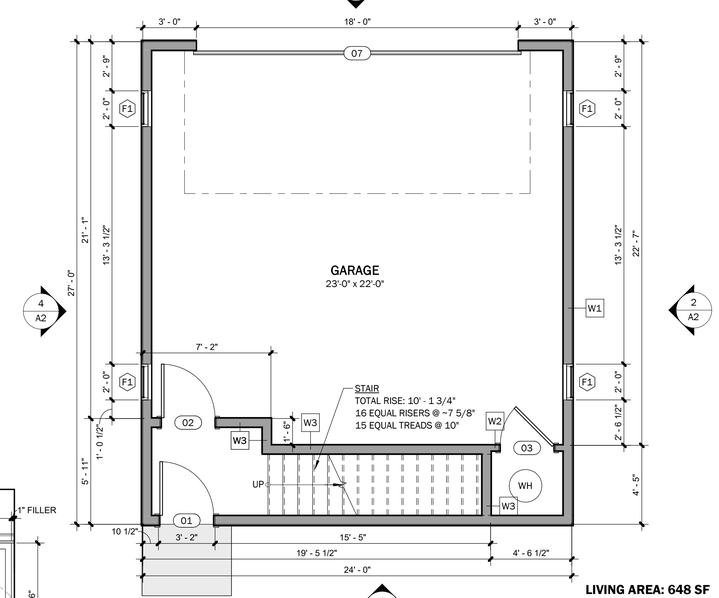
5 ENLARGED BATH PLAN
1/2" = 1'-0"



6 BATH ELEVATION
1/2" = 1'-0"



7 KITCHEN ELEVATION
1/2" = 1'-0"



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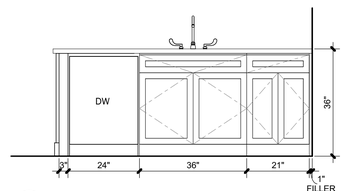
GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF



8 ISLAND ELEVATION
1/2" = 1'-0"

3/25/2025 11:34:21 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

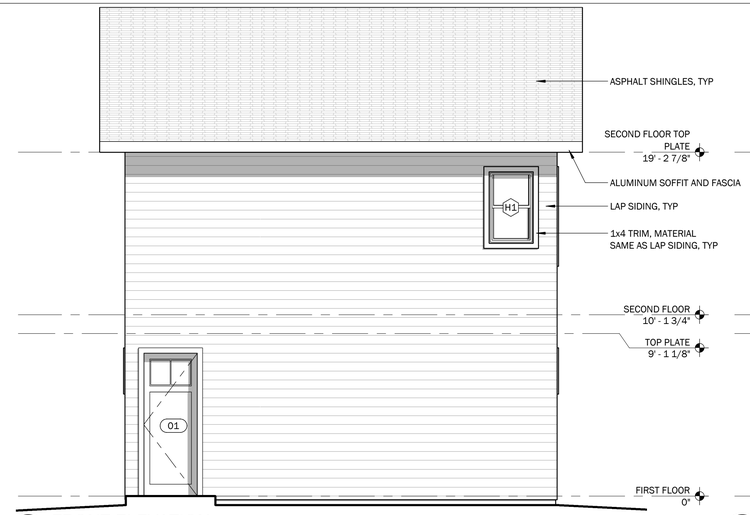
PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, LEFT PLAN
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

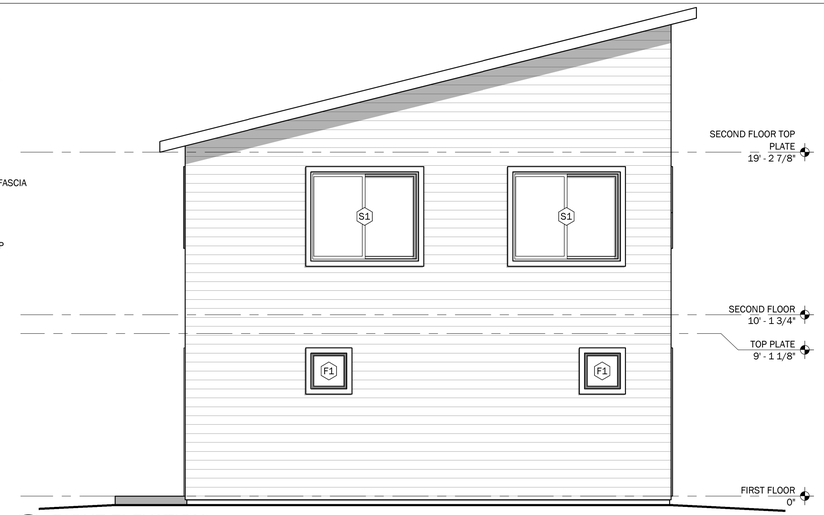
DRAWING SET #:
9

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

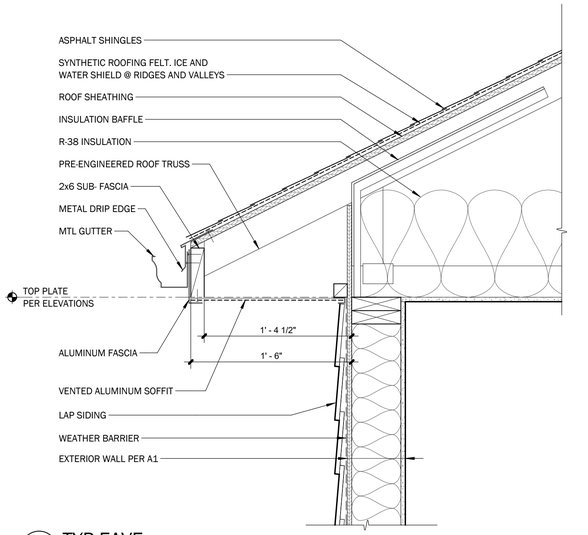
SHEET NUMBER:
A1



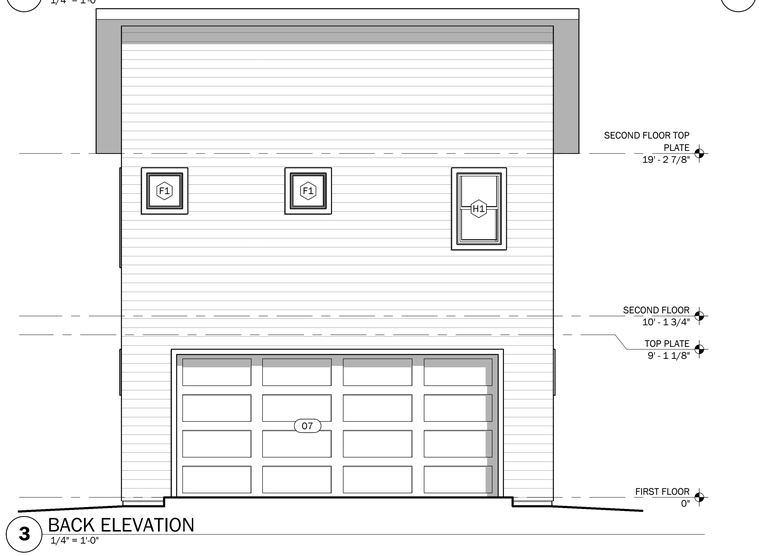
1 FRONT ELEVATION
1/4" = 1'-0"



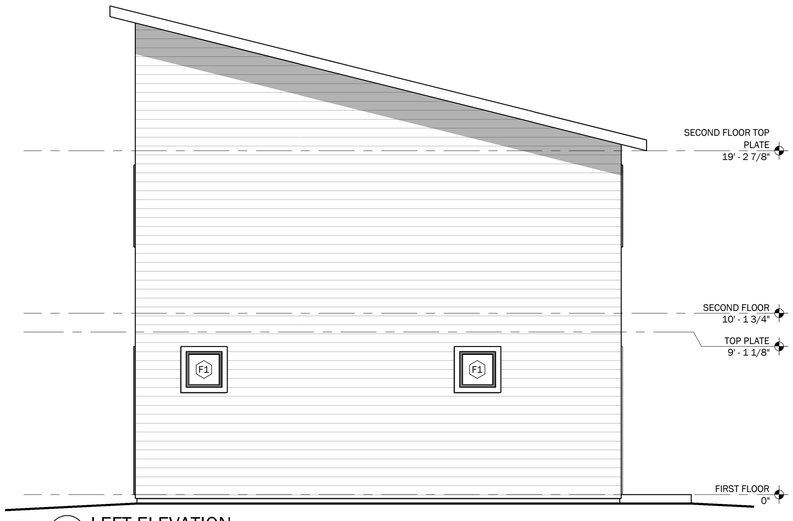
2 RIGHT ELEVATION
1/4" = 1'-0"



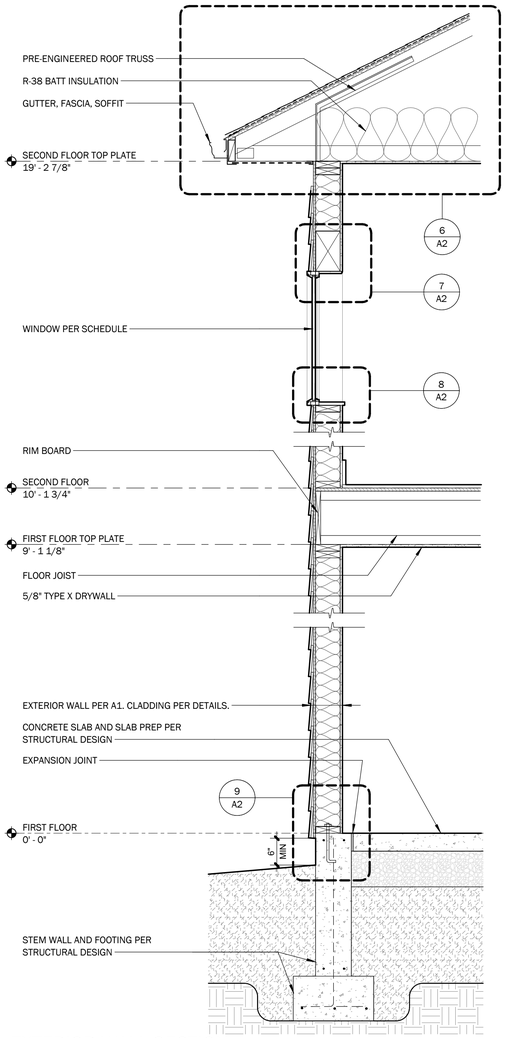
6 TYP EAVE
1 1/2" = 1'-0"



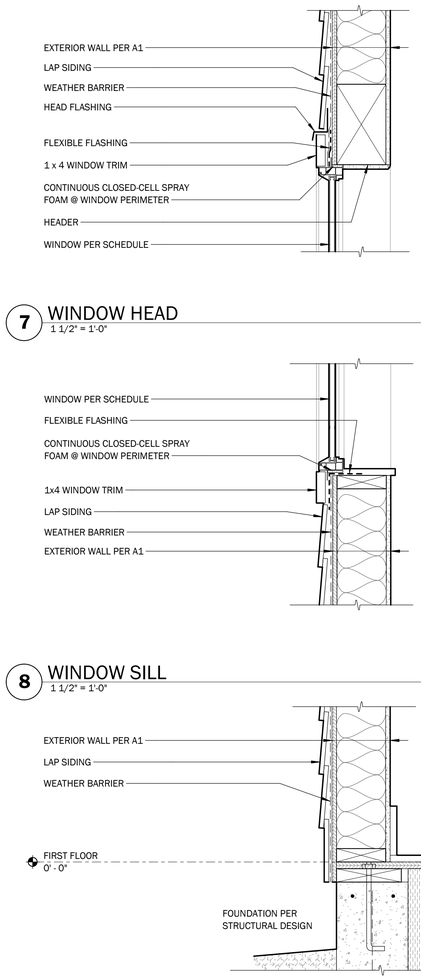
3 BACK ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



5 EXTERIOR WALL SECTION
3/4" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"

8 WINDOW SILL
1 1/2" = 1'-0"

9 WALL BASE
1 1/2" = 1'-0"

3/24/2025 10:41:08 AM

CITY OF MONTROSE
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PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, LEFT
SHED ROOF

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DRAWING SET #:
9

SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

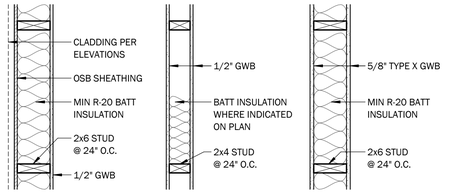
1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING -**OR**- CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

W3
WALL BETWEEN GARAGE AND DWELLING UNIT

DOOR SCHEDULE

#	QTY	TYPE	W	H	COMMENTS
01	1	SWING	3' - 0"	8' - 0"	
02	1	SWING	3' - 0"	6' - 8"	20-MIN RATED
03	1	SWING	3' - 0"	6' - 8"	
04	1	SWING	2' - 4"	6' - 8"	
05	2	SWING	2' - 6"	6' - 8"	
06	1	BI-FOLD, 4-PANEL	5' - 0"	6' - 8"	
07	1	OVERHEAD	18' - 0"	8' - 0"	
10	1	BYPASS	4' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	2' - 0"	2' - 0"	8' - 0"
H1	2	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	2	SLIDING	6' - 0"	5' - 0"	8' - 0"

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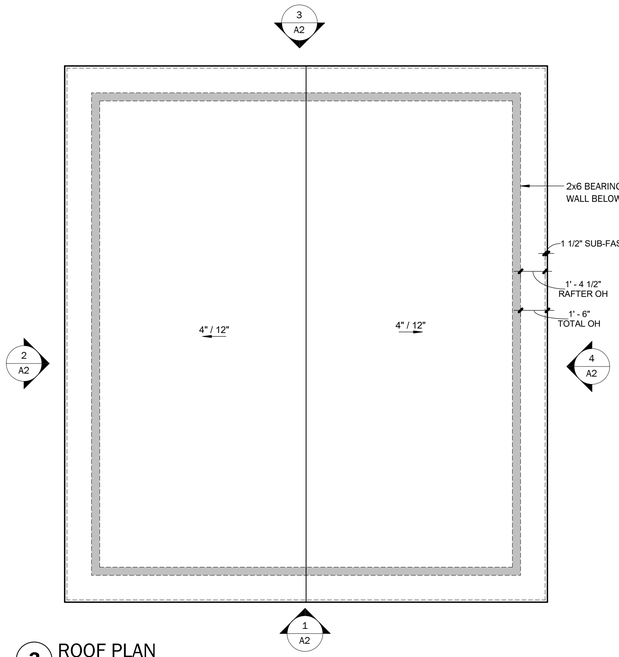

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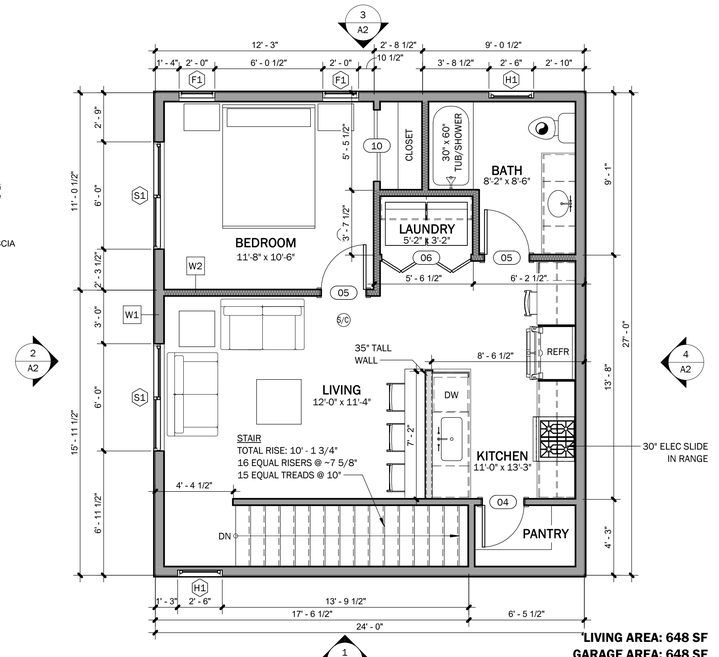

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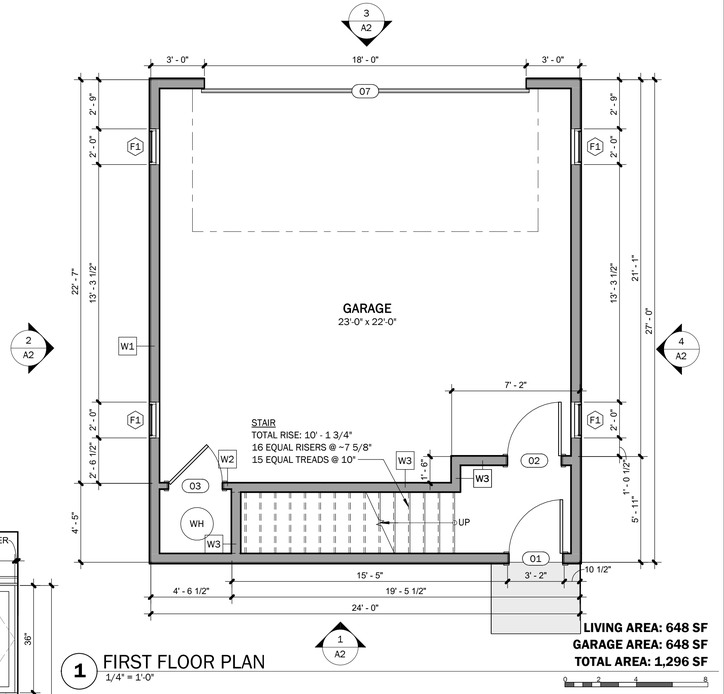

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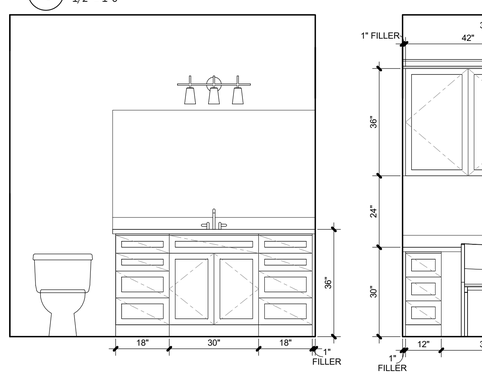
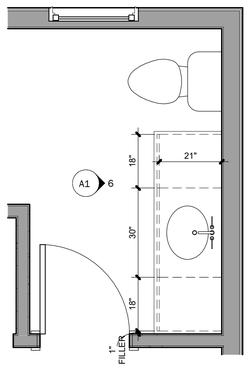
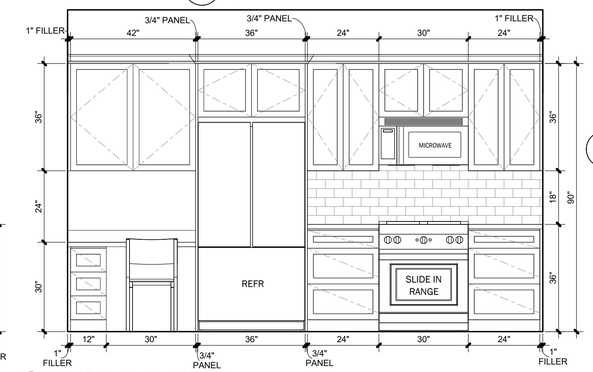


4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"

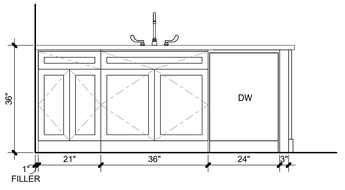


5 ENLARGED BATH PLAN
1/2" = 1'-0"

6 BATH ELEVATION
1/2" = 1'-0"



7 KITCHEN ELEVATION
1/2" = 1'-0"



8 ISLAND ELEVATION
1/2" = 1'-0"

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, RIGHT HAND
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
10

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

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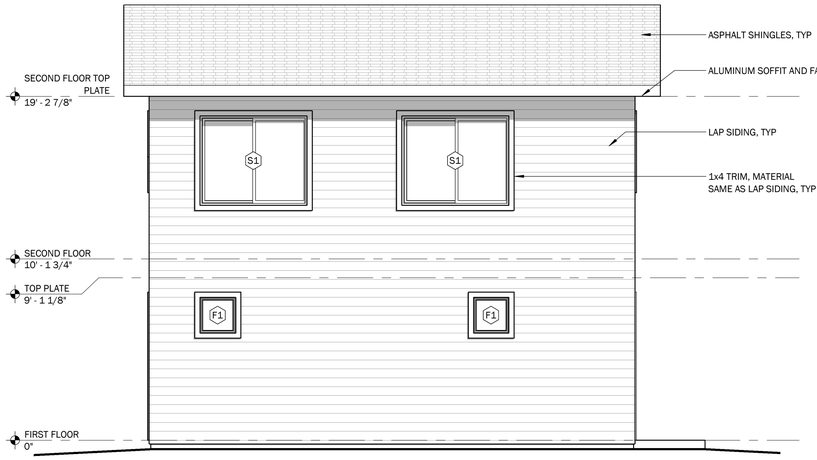
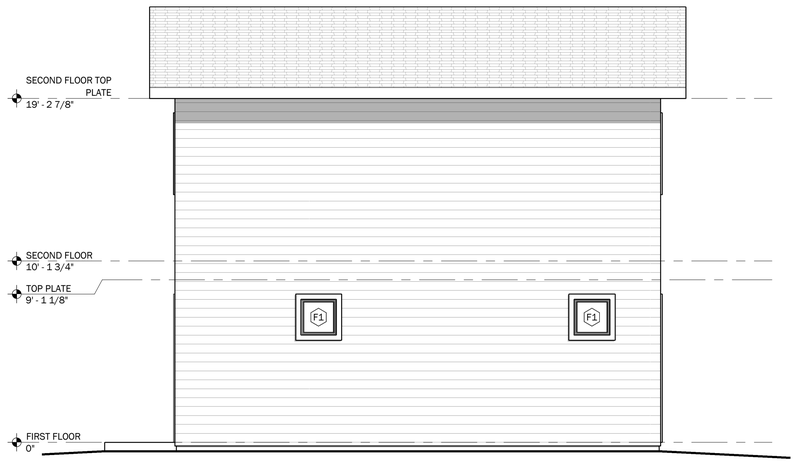
1 FRONT ELEVATION
1/4" = 1'-0"

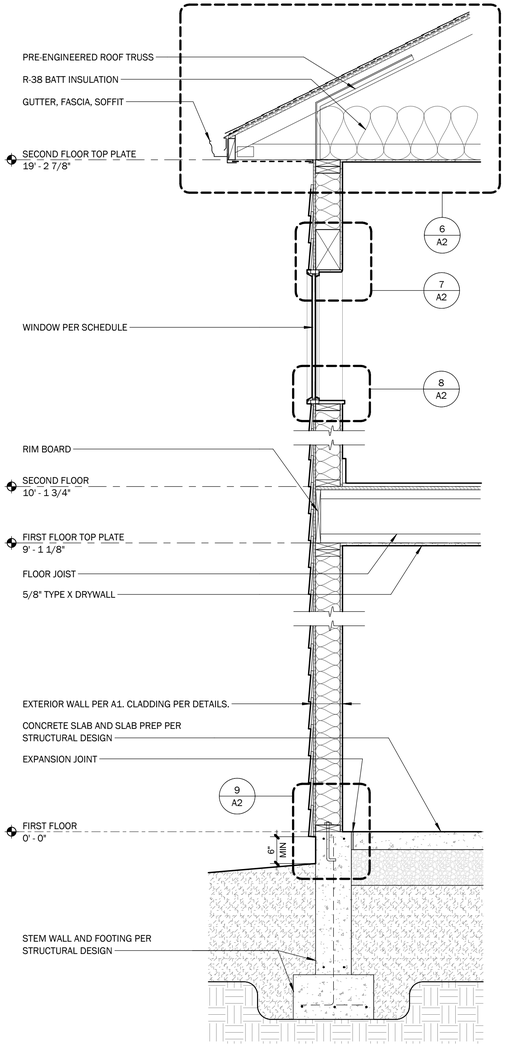


2 LEFT ELEVATION
1/4" = 1'-0"

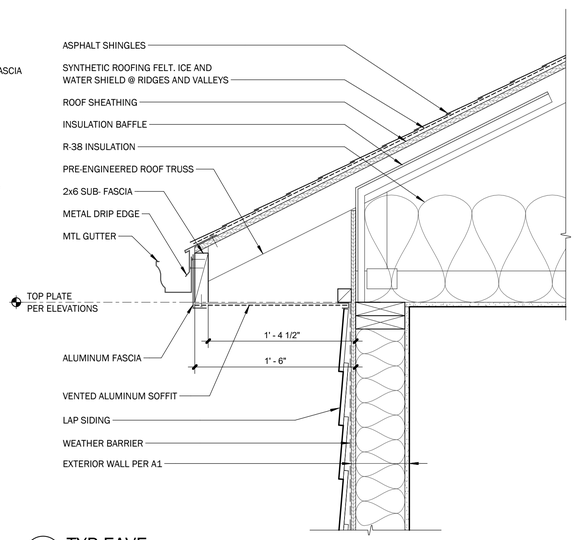
3 BACK ELEVATION
1/4" = 1'-0"



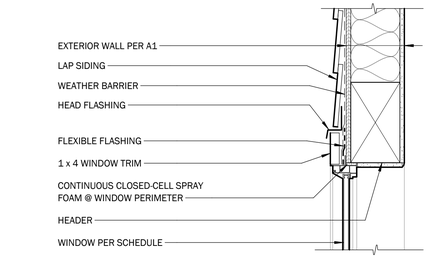
4 RIGHT ELEVATION
1/4" = 1'-0"



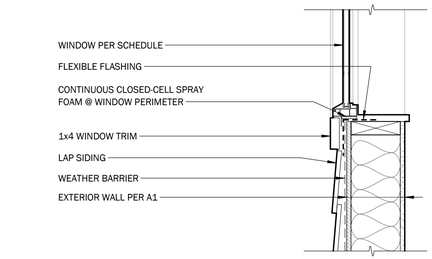
5 EXTERIOR WALL SECTION
3/4" = 1'-0"



6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
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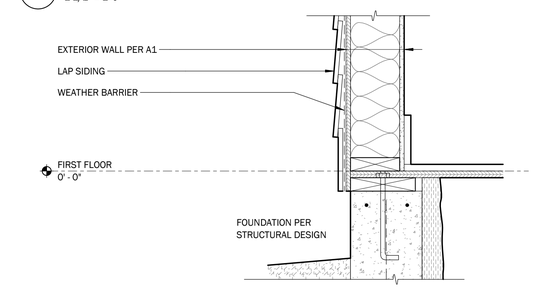

9 WALL BASE
1 1/2" = 1'-0"

3/25/2025 11:38:34 AM

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1 BED OVER GARAGE, RIGHT PLAN
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970.209.3502

DRAWING SET #:
10

SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING -**OR**- CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
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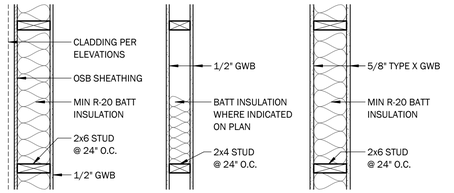
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

W3
WALL BETWEEN GARAGE AND DWELLING UNIT

DOOR SCHEDULE

#	QTY	TYPE	W	H	COMMENTS
01	1	SWING	3' - 0"	8' - 0"	
02	1	SWING	3' - 0"	6' - 8"	20-MIN RATED
03	1	SWING	3' - 0"	6' - 8"	
04	1	SWING	2' - 4"	6' - 8"	
05	2	SWING	2' - 6"	6' - 8"	
06	1	BI-FOLD, 4-PANEL	5' - 0"	6' - 8"	
07	1	OVERHEAD	18' - 0"	8' - 0"	
10	1	BYPASS	4' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	2' - 0"	2' - 0"	8' - 0"
H1	2	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	2	SLIDING	6' - 0"	5' - 0"	8' - 0"

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     - A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     - B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

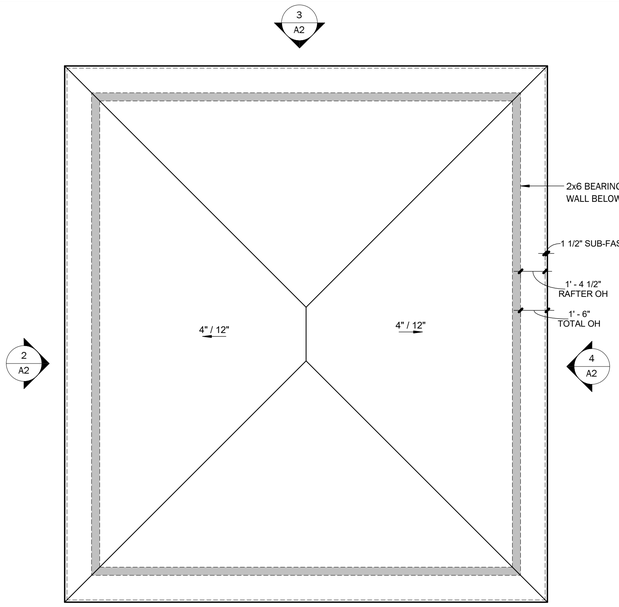
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

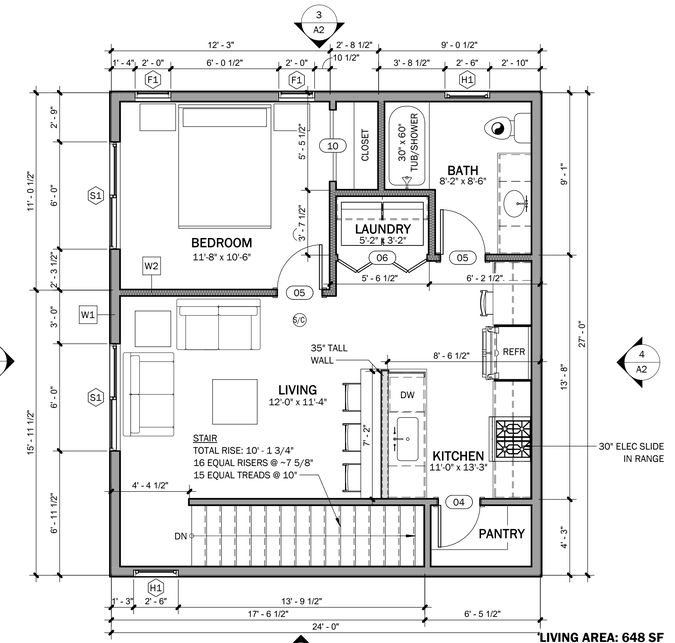
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

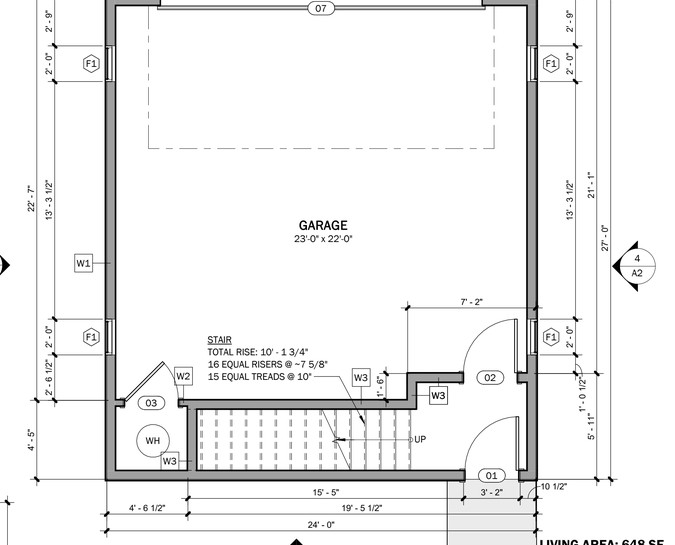


3 ROOF PLAN
1/4" = 1'-0"



LIVING AREA: 648 SF
GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF

2 SECOND FLOOR PLAN
1/4" = 1'-0"



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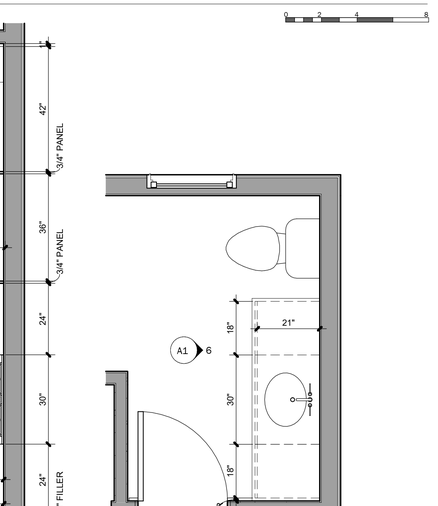
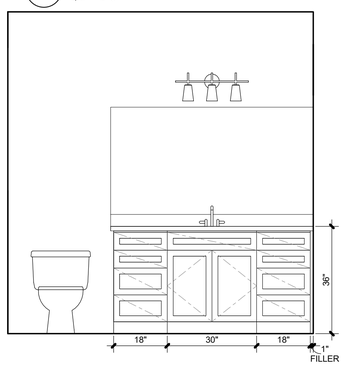
1 FIRST FLOOR PLAN
1/4" = 1'-0"



4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"

5 ENLARGED BATH PLAN
1/2" = 1'-0"



6 BATH ELEVATION
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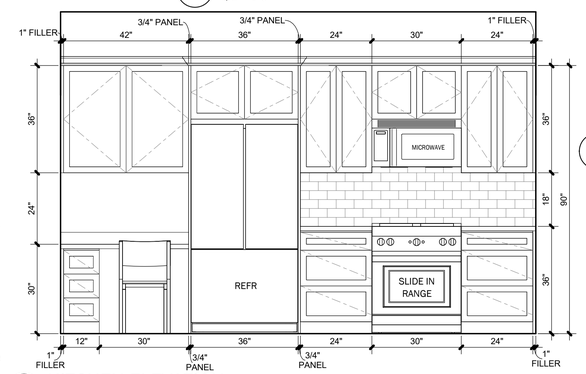

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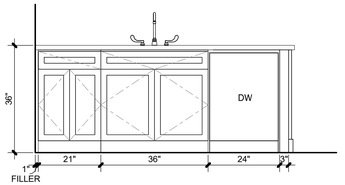

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3/25/2025 11:40:52 AM

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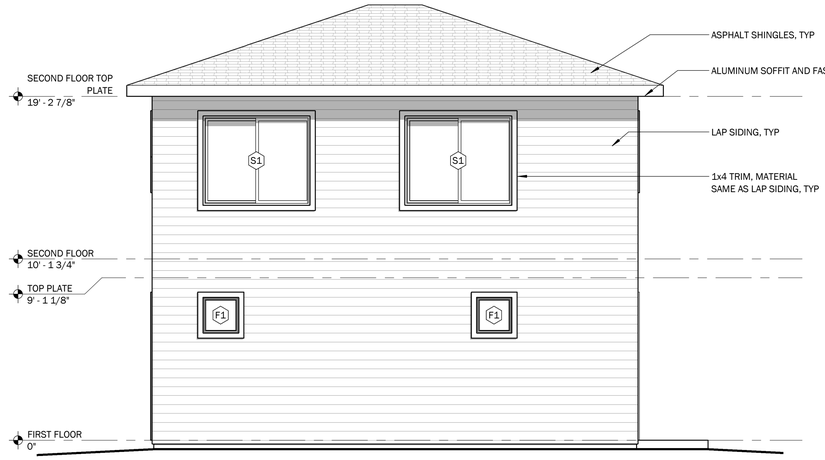

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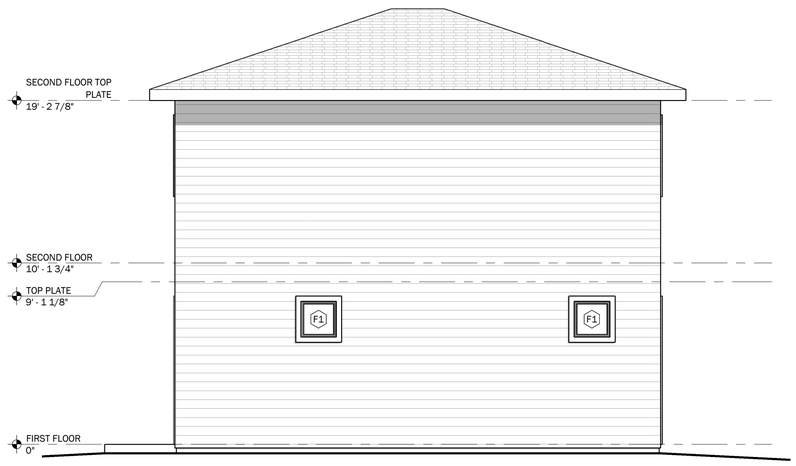

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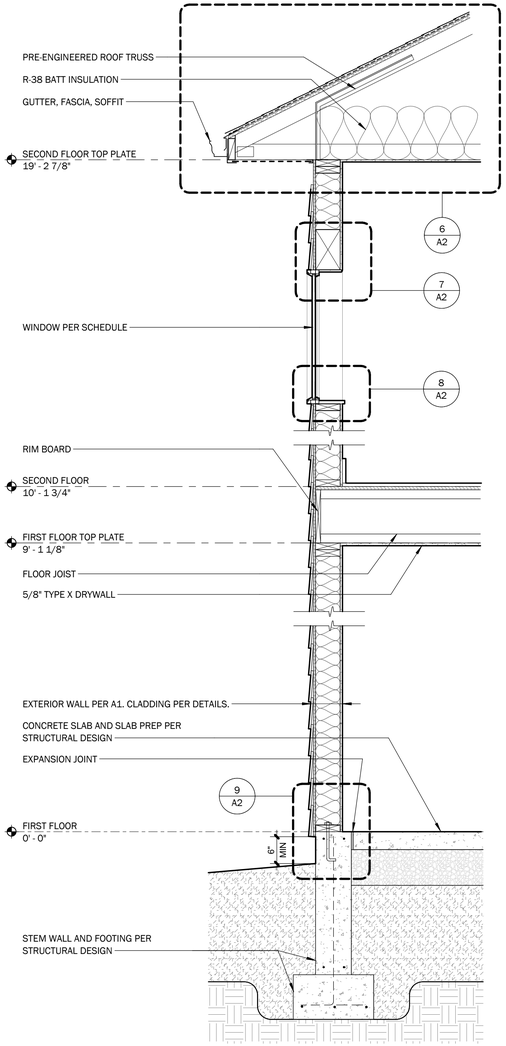

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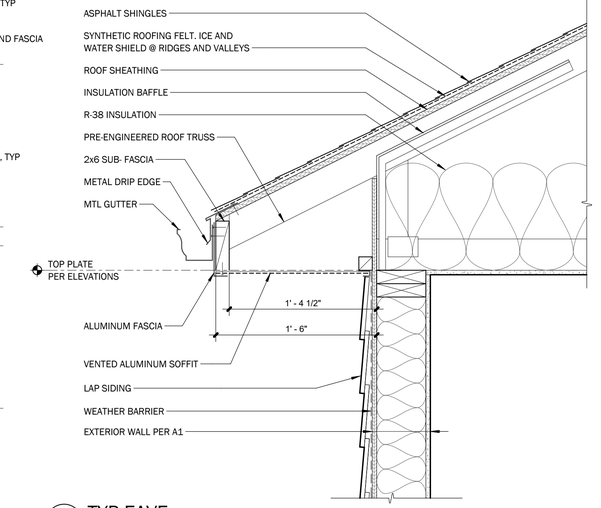

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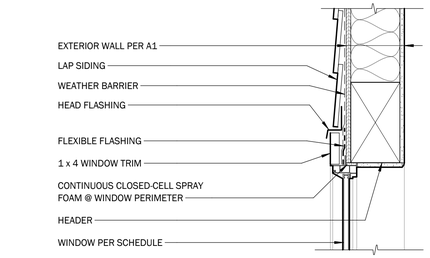

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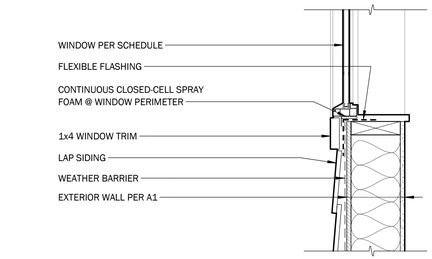

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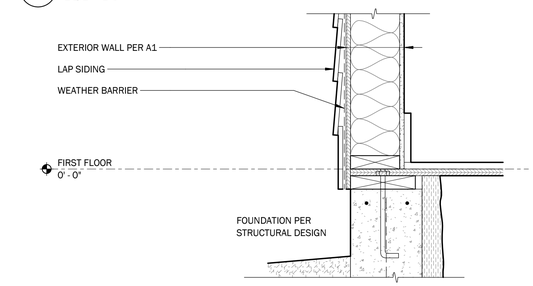

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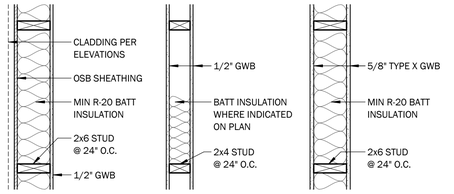
WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

W3
WALL BETWEEN GARAGE AND DWELLING UNIT

DOOR SCHEDULE

#	QTY	TYPE	W	H	COMMENTS
01	1	SWING	3' - 0"	8' - 0"	
02	1	SWING	3' - 0"	6' - 8"	20-MIN RATED
03	1	SWING	3' - 0"	6' - 8"	
04	1	SWING	2' - 4"	6' - 8"	
05	2	SWING	2' - 6"	6' - 8"	
06	1	BI-FOLD, 4-PANEL	5' - 0"	6' - 8"	
07	1	OVERHEAD	18' - 0"	8' - 0"	
10	1	BYPASS	4' - 0"	6' - 8"	

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	6	FIXED	2' - 0"	2' - 0"	8' - 0"
H1	2	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	2	SLIDING	6' - 0"	5' - 0"	8' - 0"

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     - A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     - B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

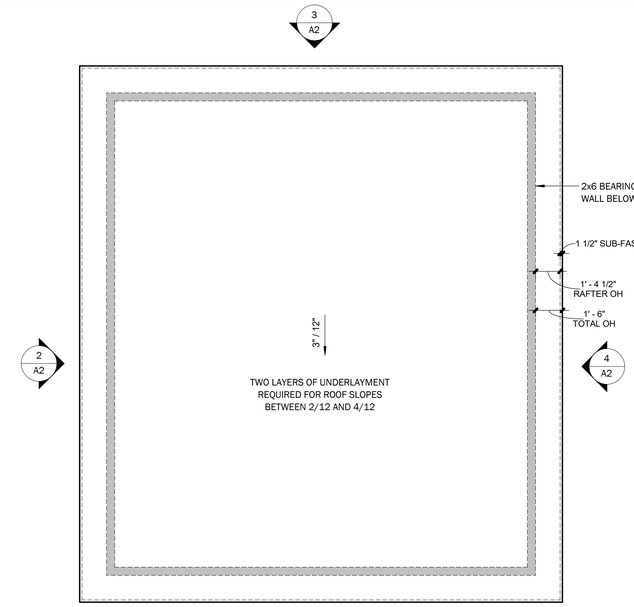
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

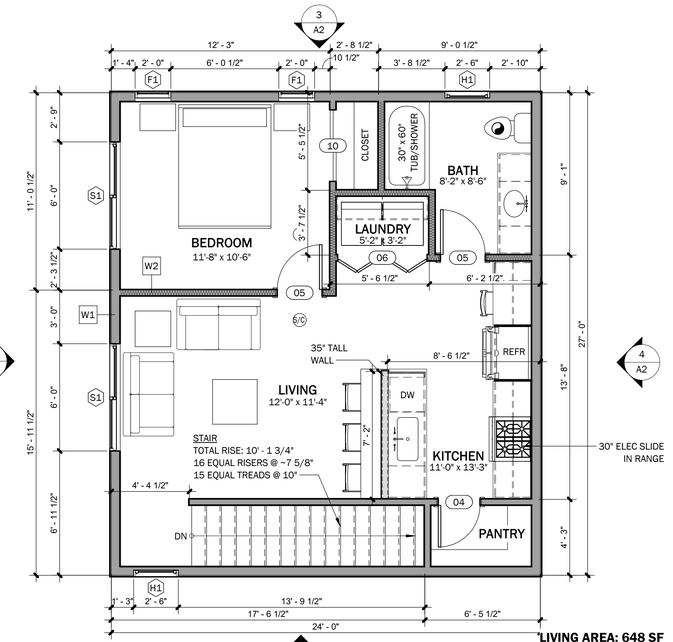
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

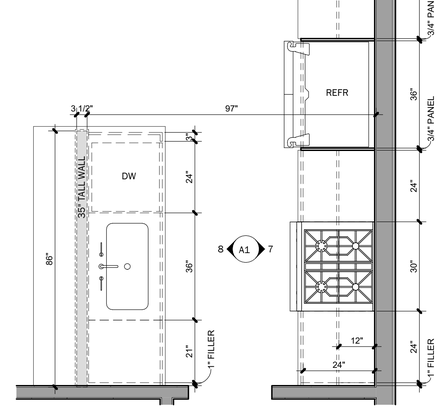


3 ROOF PLAN
1/4" = 1'-0"

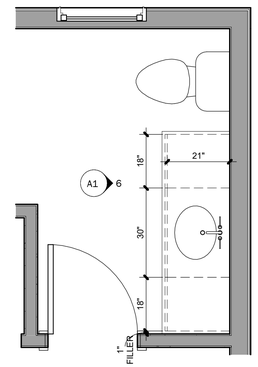


LIVING AREA: 648 SF
GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF

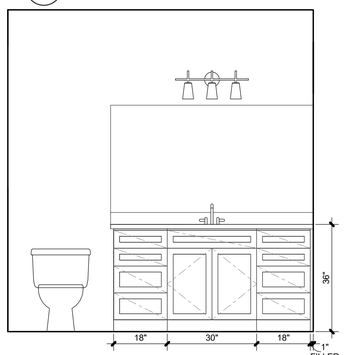
2 SECOND FLOOR PLAN
1/4" = 1'-0"



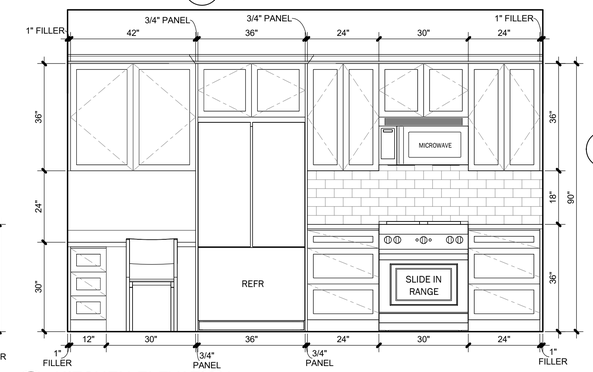
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



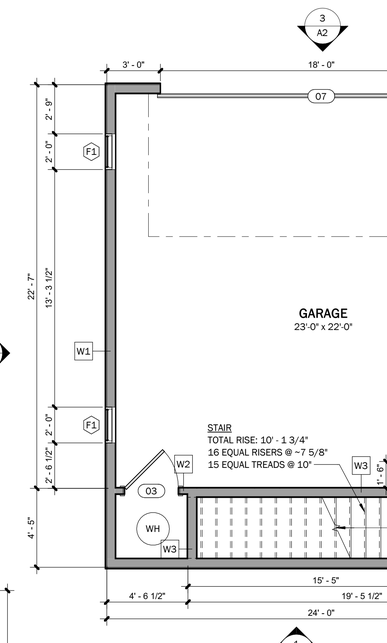
5 ENLARGED BATH PLAN
1/2" = 1'-0"



6 BATH ELEVATION
1/2" = 1'-0"

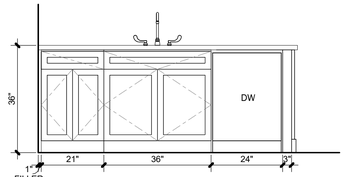


7 KITCHEN ELEVATION
1/2" = 1'-0"



LIVING AREA: 648 SF
GARAGE AREA: 648 SF
TOTAL AREA: 1,296 SF

1 FIRST FLOOR PLAN
1/4" = 1'-0"



8 ISLAND ELEVATION
1/2" = 1'-0"

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, RIGHT ENTRY
SHED ROOF

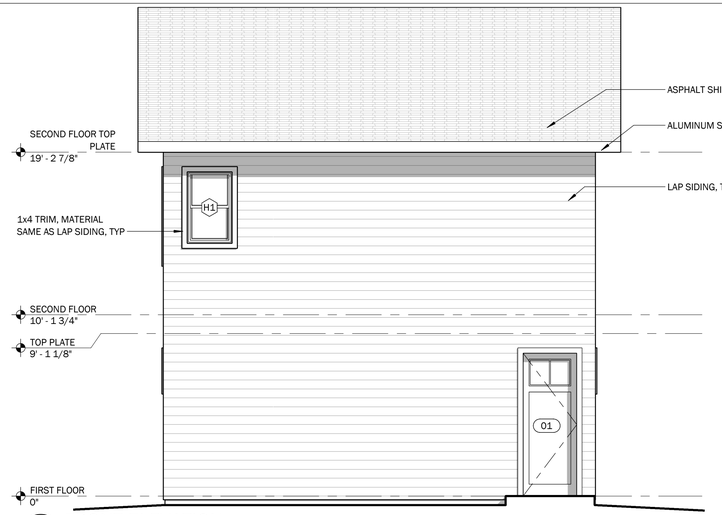
DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
12

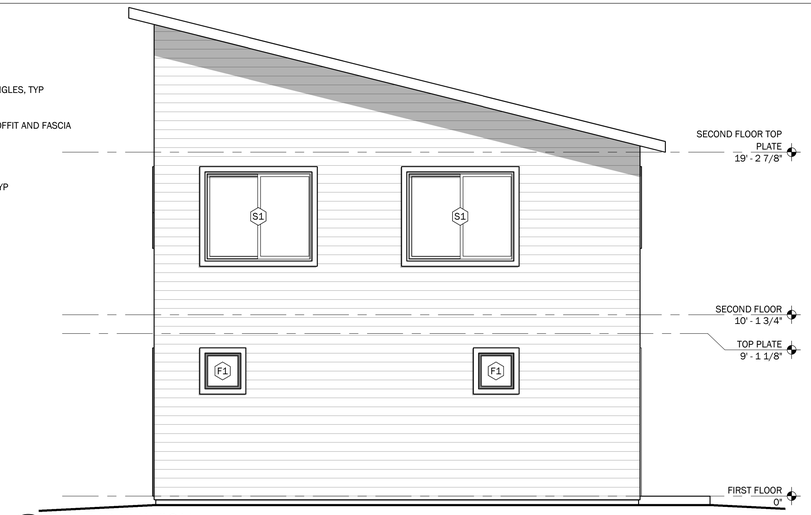
SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

3/25/2025 11:43:33 AM

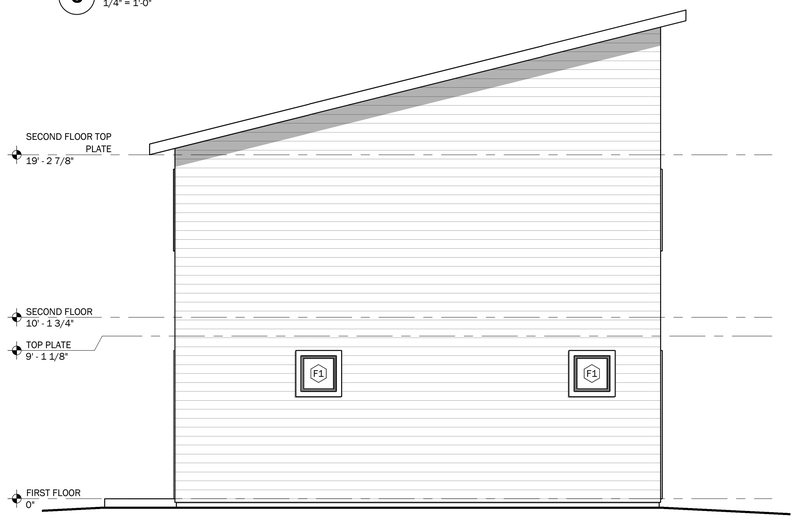


1 FRONT ELEVATION
1/4" = 1'-0"

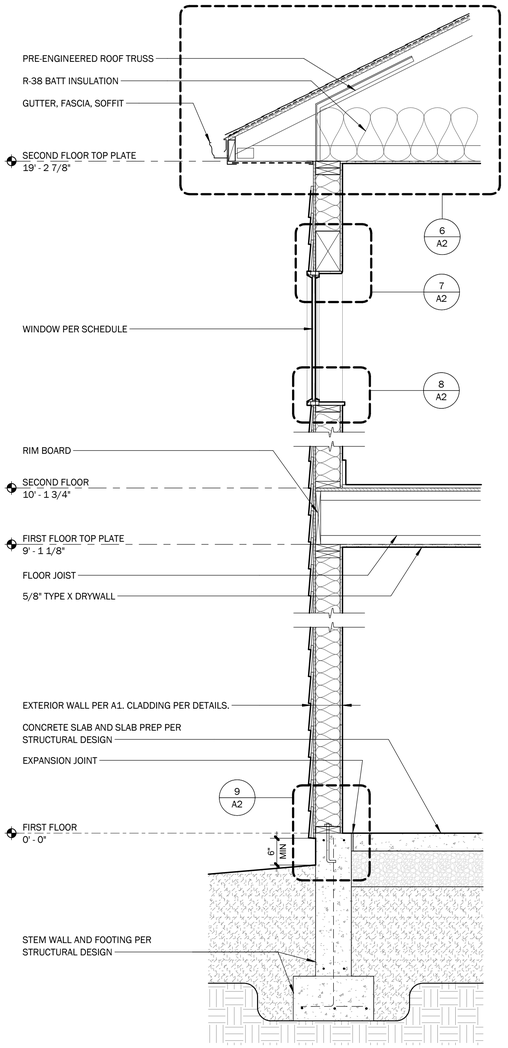


2 LEFT ELEVATION
1/4" = 1'-0"

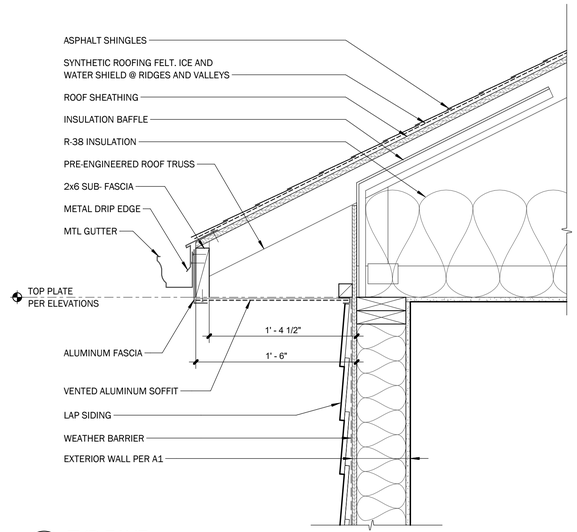
3 BACK ELEVATION
1/4" = 1'-0"



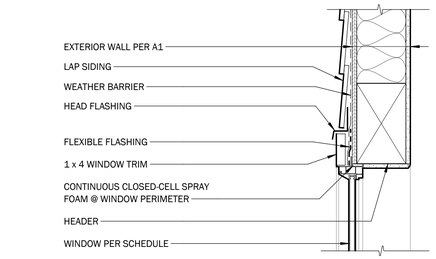
4 RIGHT ELEVATION
1/4" = 1'-0"



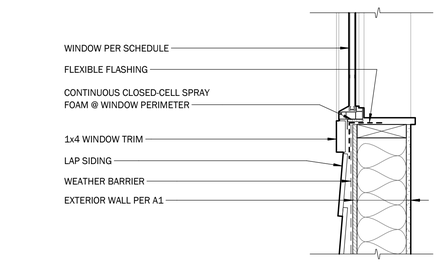
5 EXTERIOR WALL SECTION
3/4" = 1'-0"



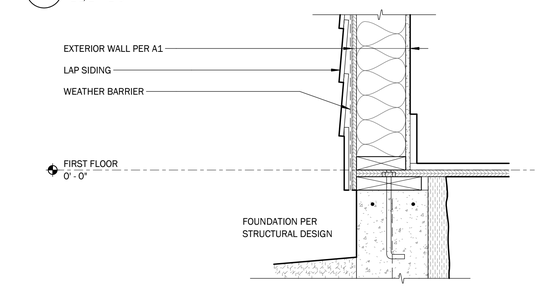
6 TYP EAVE
1 1/2" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

3/25/2025 11:43:43 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
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PRE-APPROVED ADU DESIGN
1 BED OVER GARAGE, RIGHT PLAN
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
12

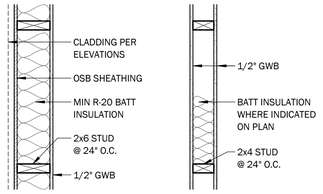
SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1 EXTERIOR WALLS

W2 INTERIOR WALLS

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- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
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- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

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- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
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  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE

#	QTY	TYPE	W	H
01	1	SWING	3' - 0"	8' - 0"
02	3	SWING	2' - 6"	6' - 8"
03	1	BI-FOLD 4 PANEL	5' - 0"	6' - 8"
04	1	DBL SWING	6' - 0"	6' - 8"

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	1	FIXED	2' - 6"	4' - 0"	4' - 0"
F2	2	FIXED	2' - 0"	2' - 0"	6' - 0"
H1	1	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	3	SLIDING	6' - 0"	5' - 0"	8' - 0"
S2	1	SLIDING	6' - 0"	4' - 0"	6' - 0"

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
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- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

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*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

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PASSIVE RADON VENT

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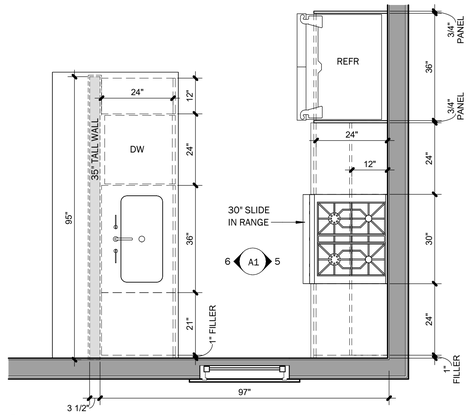
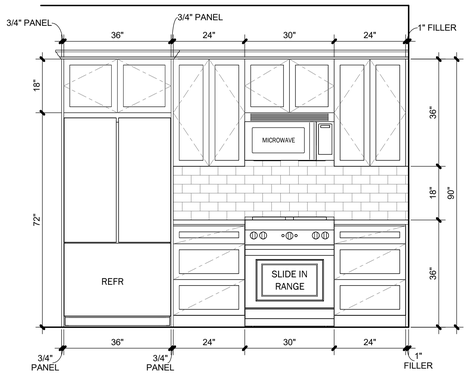
MECHANICAL VENTILATION (MANDATORY).

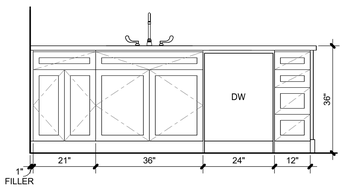
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



5 KITCHEN ELEVATION
1/2" = 1'-0"



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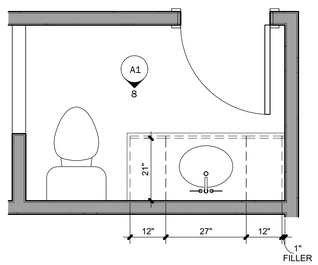
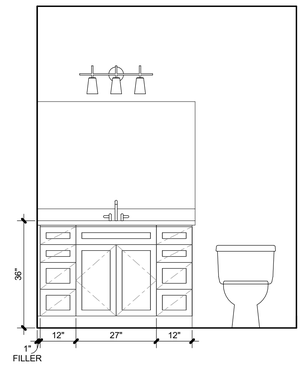
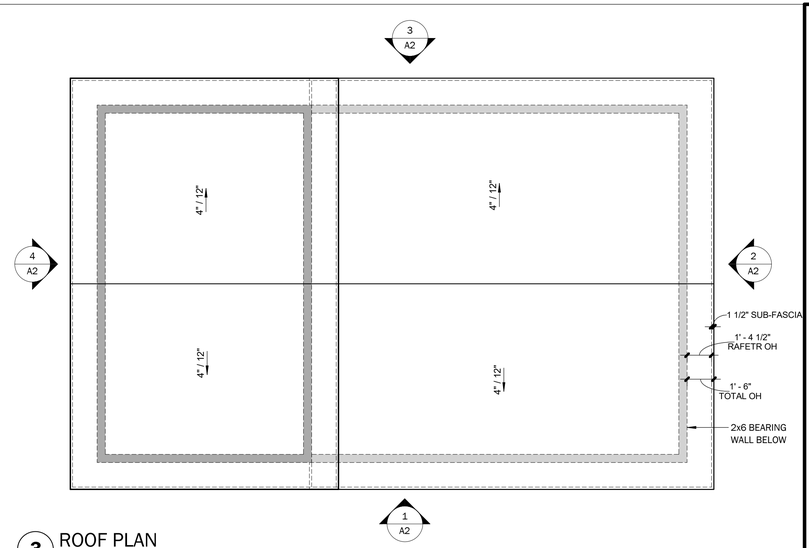


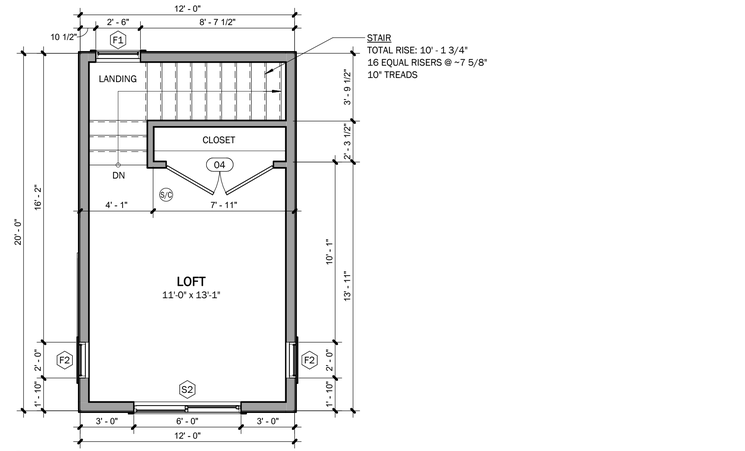
7 ENLARGED BATH PLAN
1/2" = 1'-0"



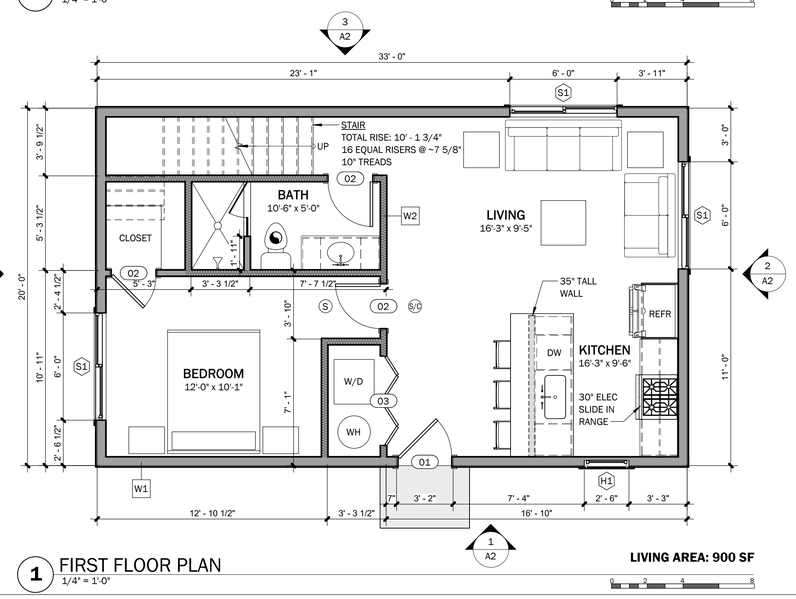
8 BATH ELEVATION
1/2" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



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1/4" = 1'-0"

LIVING AREA: 900 SF

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
2 BED, LEFT FLOOR PLAN
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
13

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

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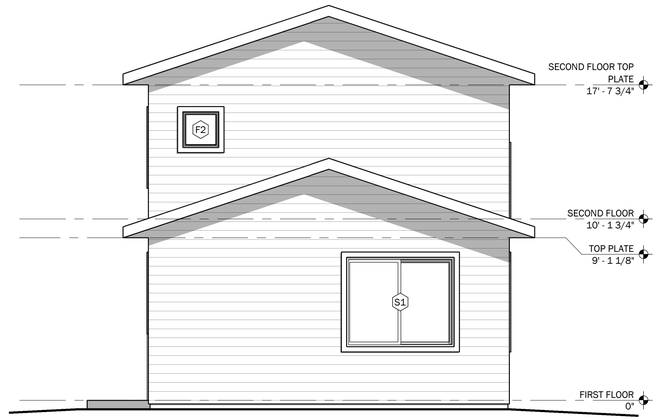
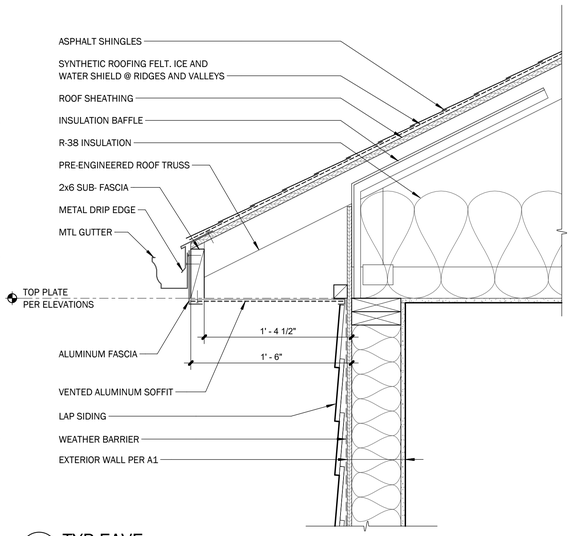
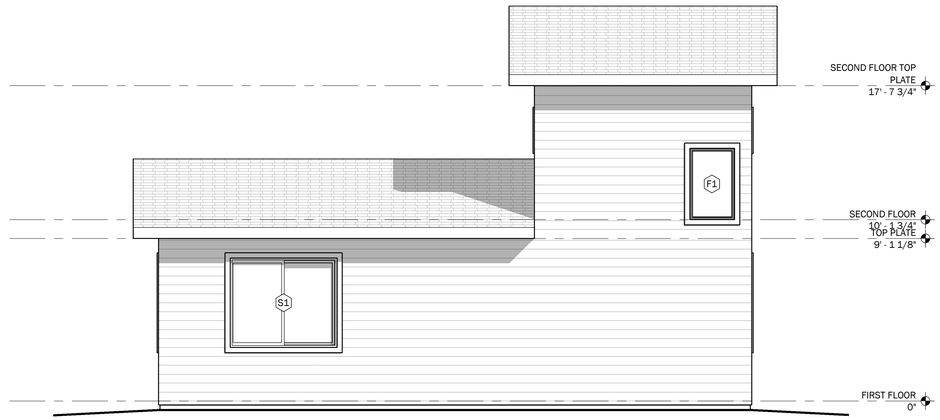
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



6 TYP EAVE
1 1/2" = 1'-0"



3 BACK ELEVATION
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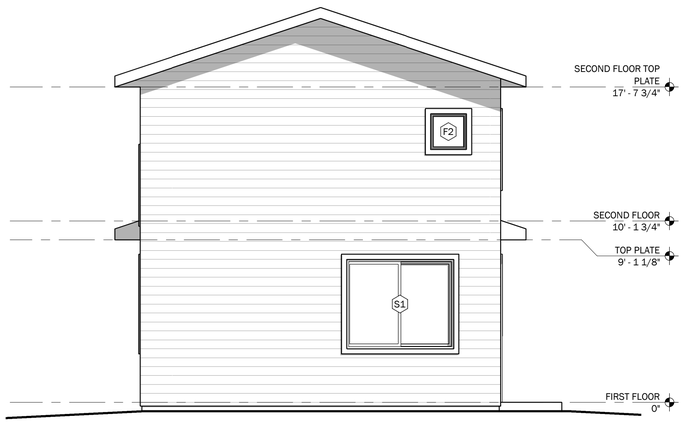
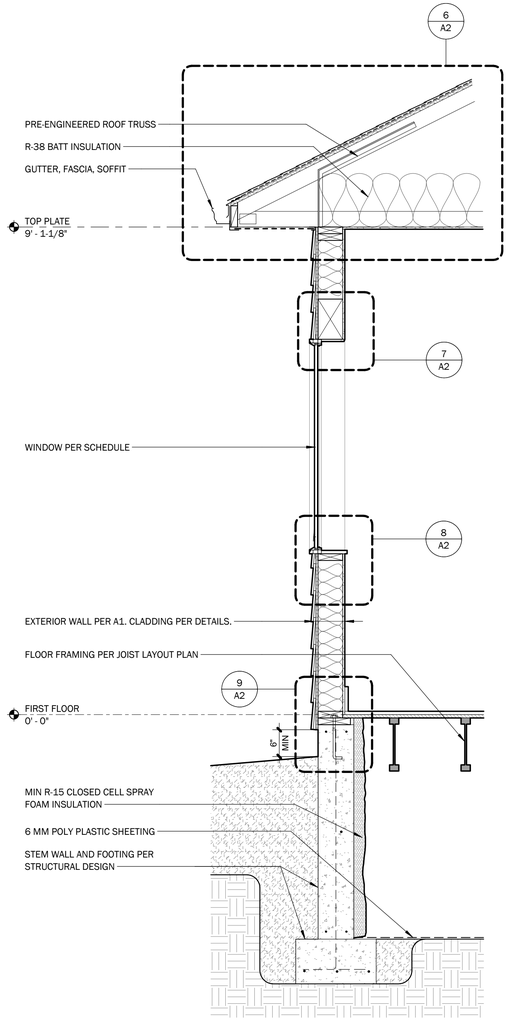
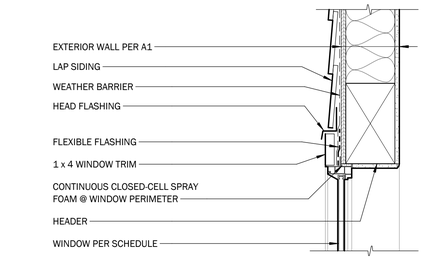


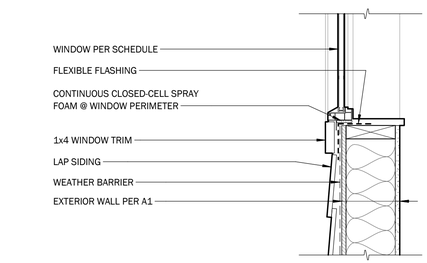
4 LEFT ELEVATION
1/4" = 1'-0"



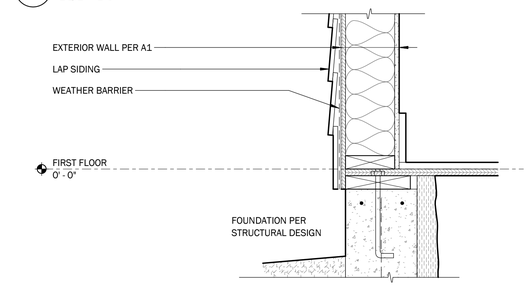
5 EXT WALL SECTION
3/4" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

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PRE-APPROVED ADU DESIGN
2 BED, LEFT PLAN
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
13

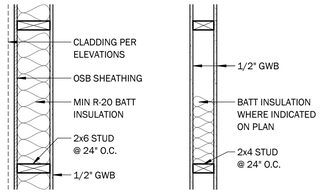
SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1 EXTERIOR WALLS

W2 INTERIOR WALLS

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE

#	QTY	TYPE	W	H
01	1	SWING	3' - 0"	8' - 0"
02	3	SWING	2' - 6"	6' - 8"
03	1	BI-FOLD 4 PANEL	5' - 0"	6' - 8"
04	1	DBL SWING	6' - 0"	6' - 8"

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	1	FIXED	2' - 6"	4' - 0"	4' - 0"
F2	2	FIXED	2' - 0"	2' - 0"	6' - 0"
H1	1	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	3	SLIDING	6' - 0"	5' - 0"	8' - 0"
S2	1	SLIDING	6' - 0"	4' - 0"	6' - 0"

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
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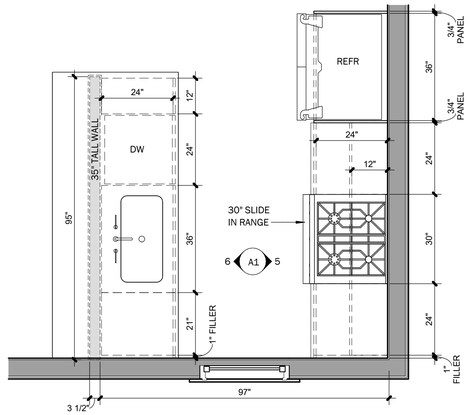

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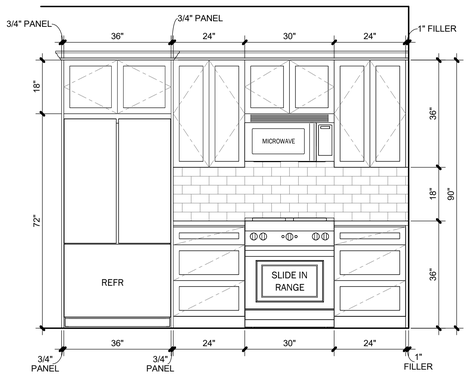

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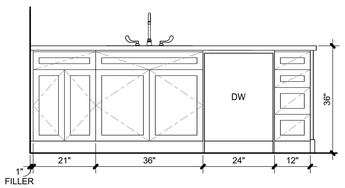

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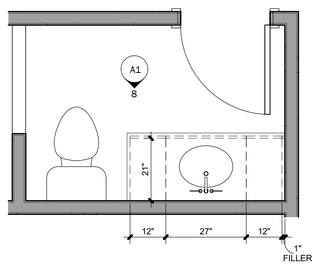

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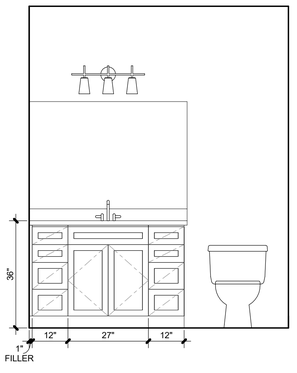

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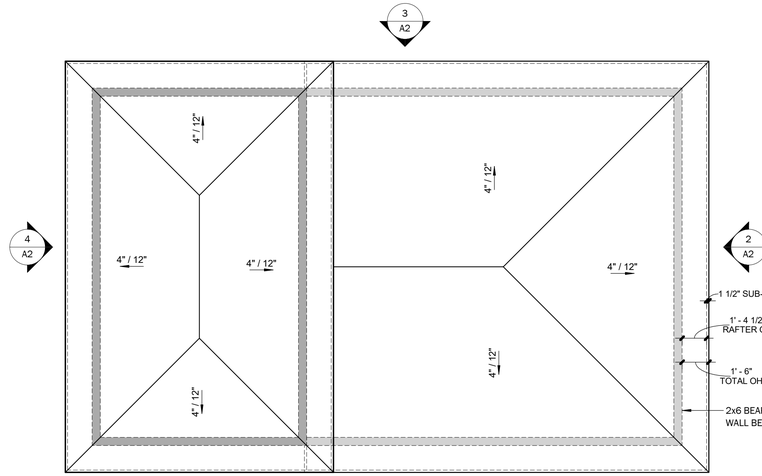

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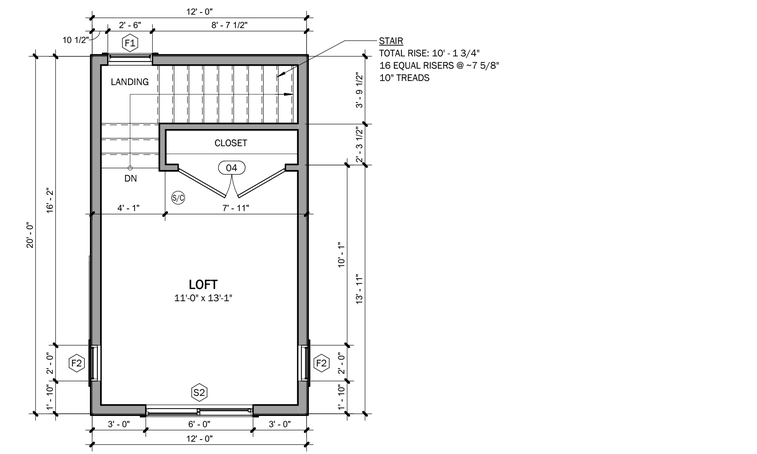

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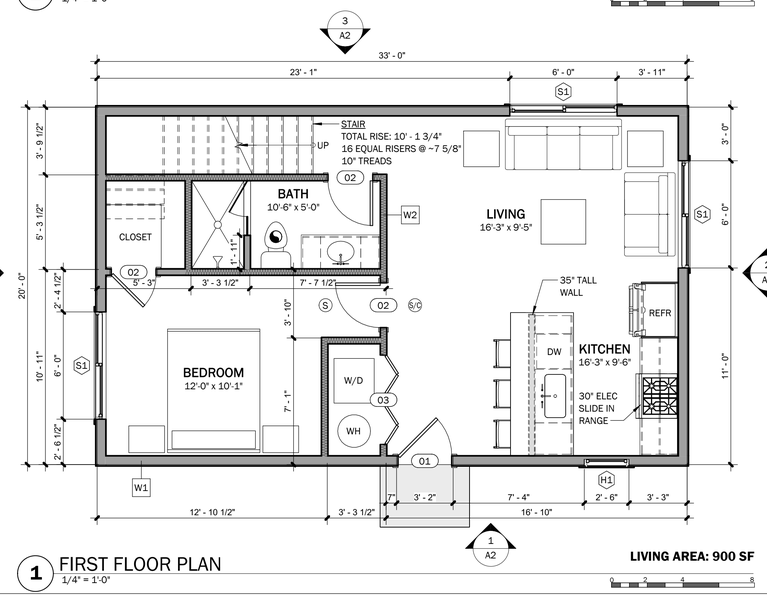

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PRE-APPROVED ADU DESIGN
2 BED, LEFT PLAN
HIP ROOF

DRAWN BY:
TYREL SULLIVAN, LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
14

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

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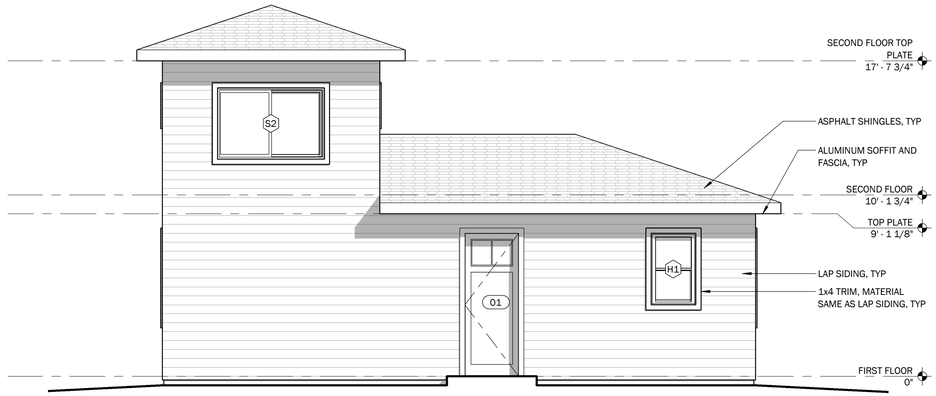

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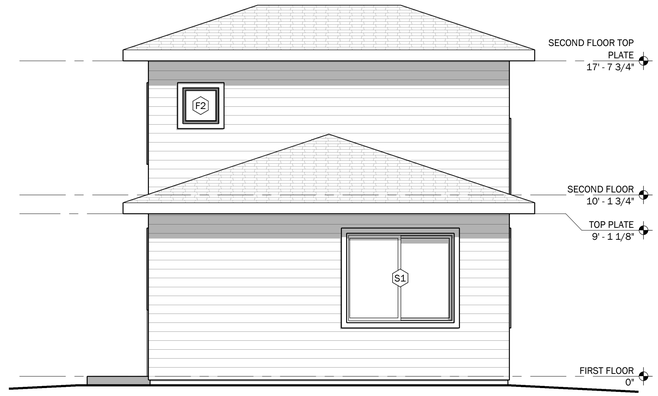

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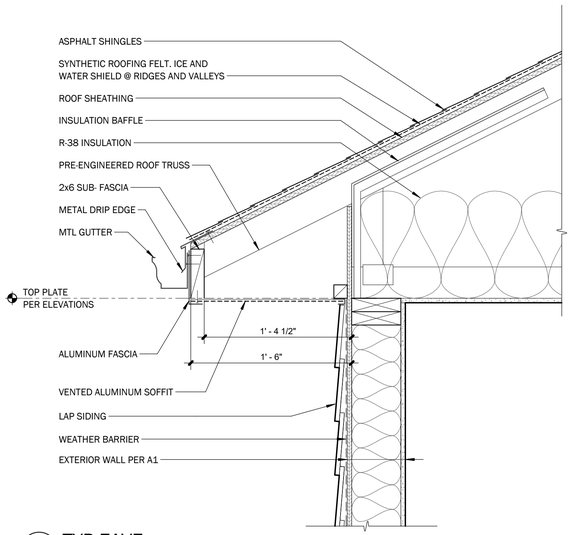

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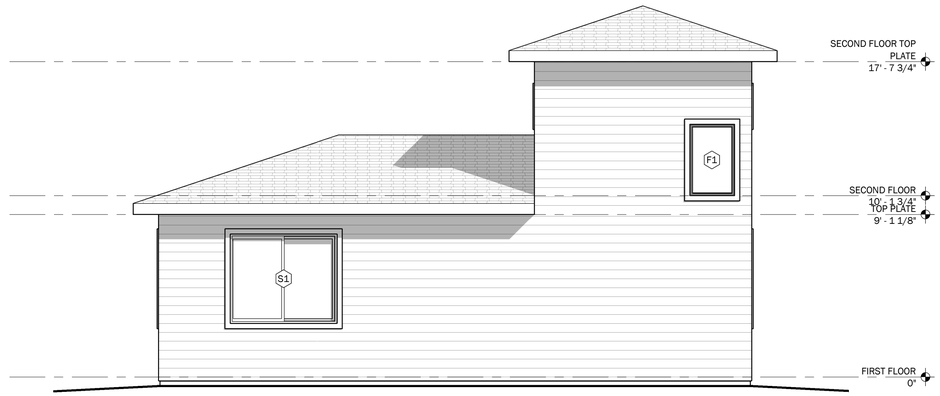

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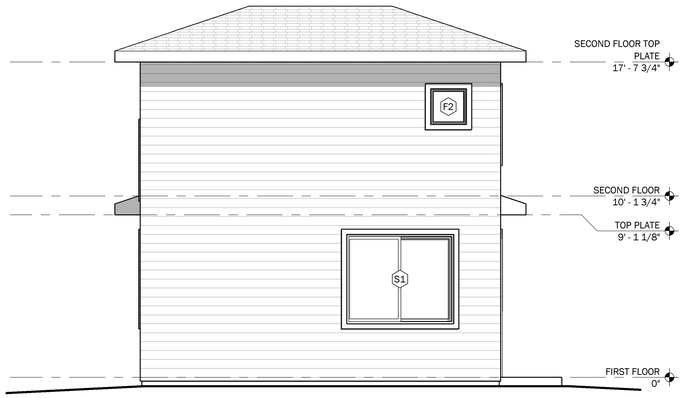
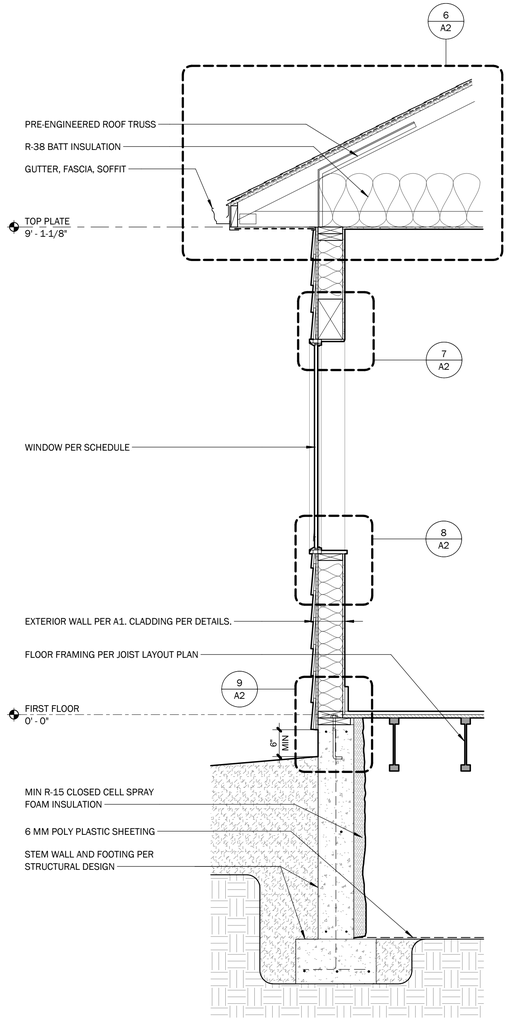
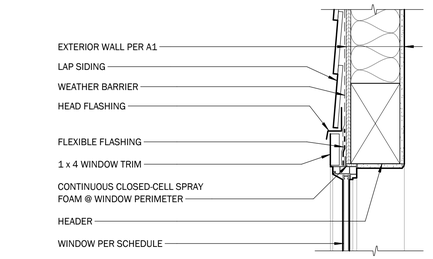


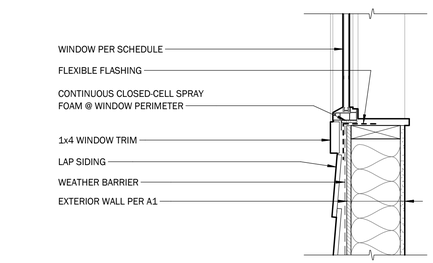
4 LEFT ELEVATION
1/4" = 1'-0"



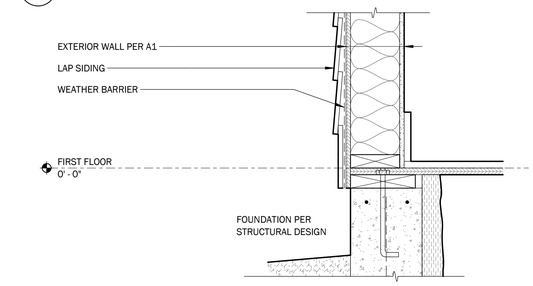
5 EXT WALL SECTION
3/4" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

3/25/2025 10:35:30 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
2 BED, LEFT PLAN
HIP ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
14

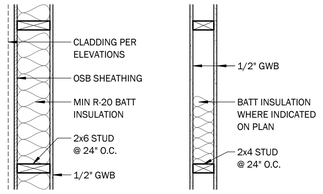
SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1 EXTERIOR WALLS

W2 INTERIOR WALLS

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- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
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- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
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ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE

#	QTY	TYPE	W	H
01	1	SWING	3' - 0"	8' - 0"
02	3	SWING	2' - 6"	6' - 8"
03	1	BI-FOLD 4 PANEL	5' - 0"	6' - 8"
04	1	DBL SWING	6' - 0"	6' - 8"

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	1	FIXED	2' - 6"	4' - 0"	4' - 0"
F2	1	FIXED	2' - 0"	2' - 0"	6' - 0"
H1	1	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	3	SLIDING	6' - 0"	5' - 0"	8' - 0"
S2	1	SLIDING	6' - 0"	4' - 0"	6' - 0"

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

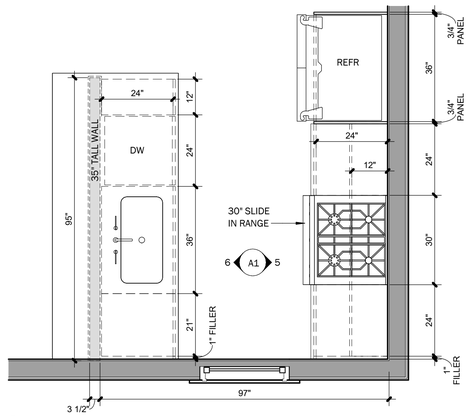
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

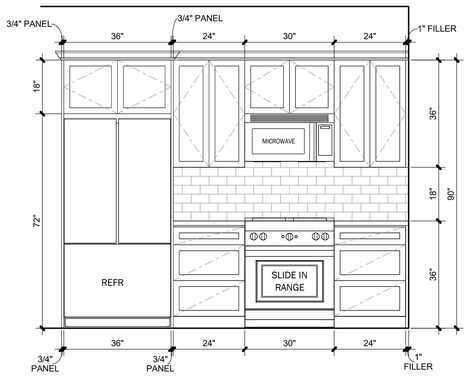
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

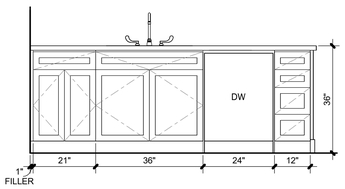
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



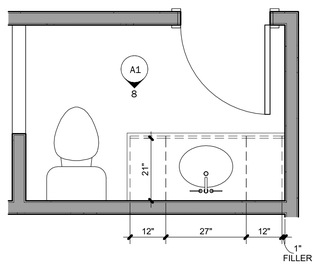
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



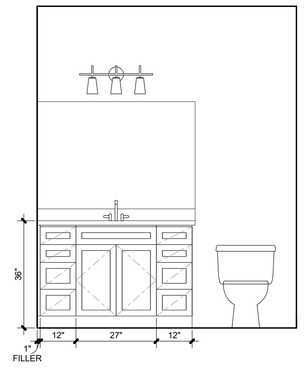
5 KITCHEN ELEVATION
1/2" = 1'-0"



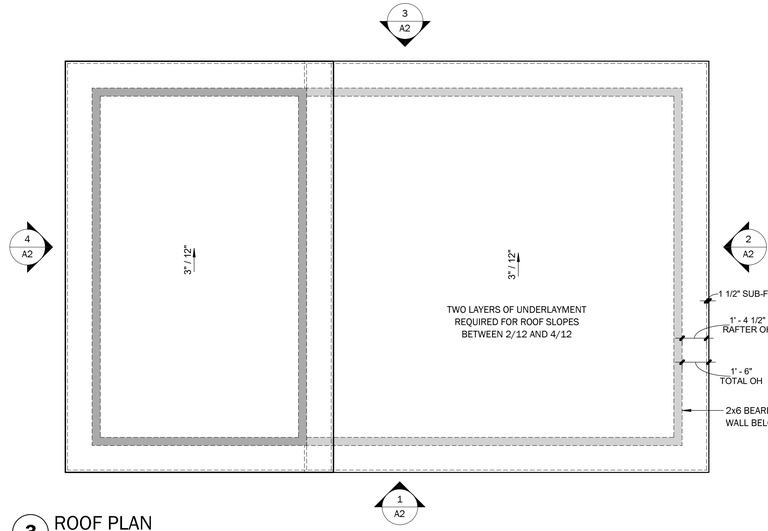
6 ISLAND ELEVATION
1/2" = 1'-0"



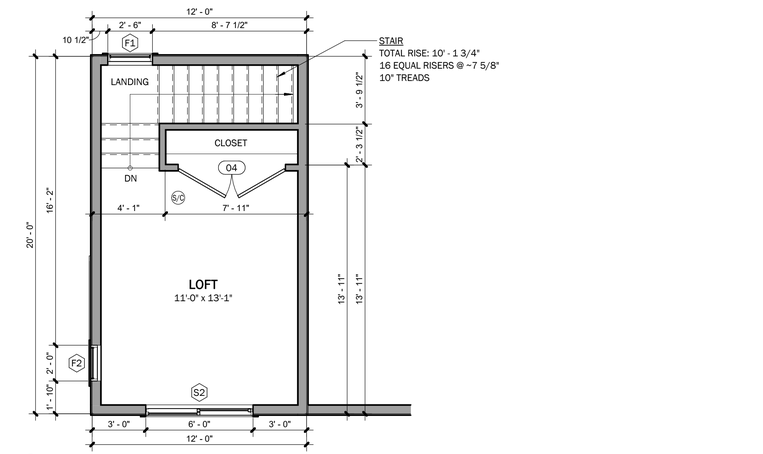
7 ENLARGED BATH PLAN
1/2" = 1'-0"



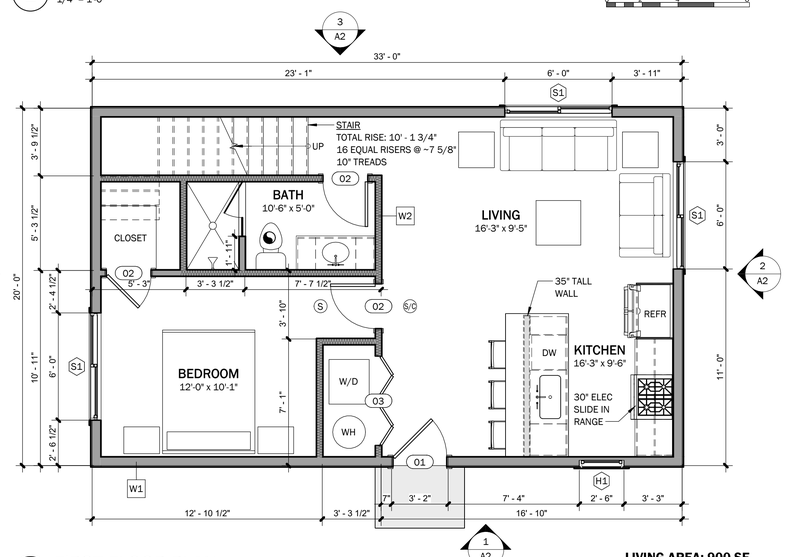
8 BATH ELEVATION
1/2" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
2 BED, LEFT PLAN
SHED ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

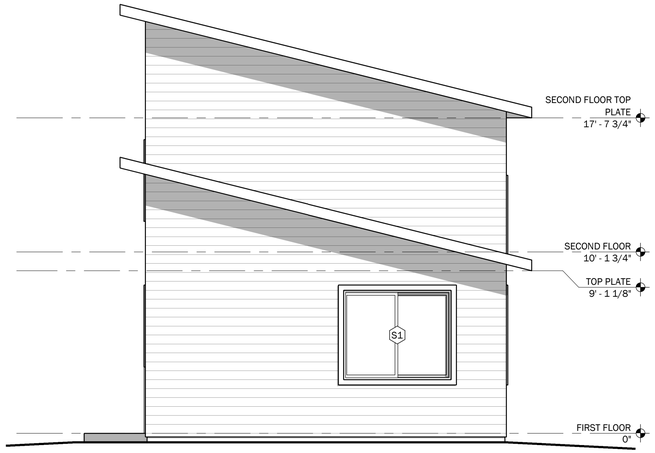
DRAWING SET #:
15

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

3/25/2025 11:22:38 AM

1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
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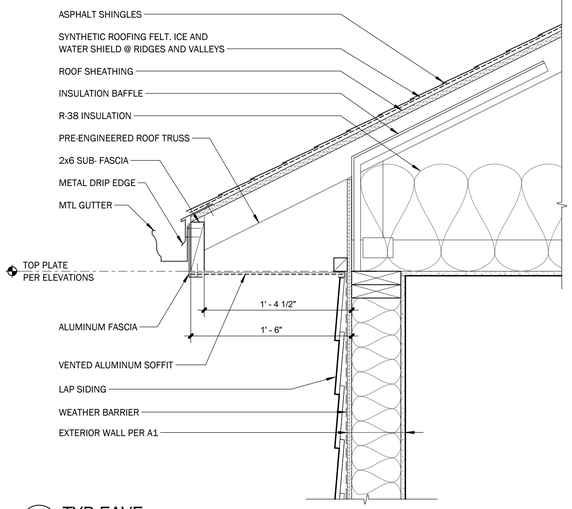

6 TYP EAVE
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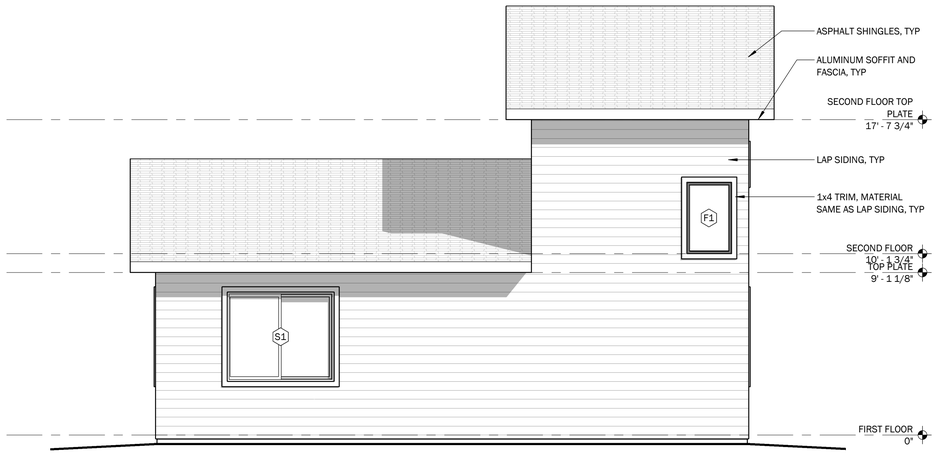
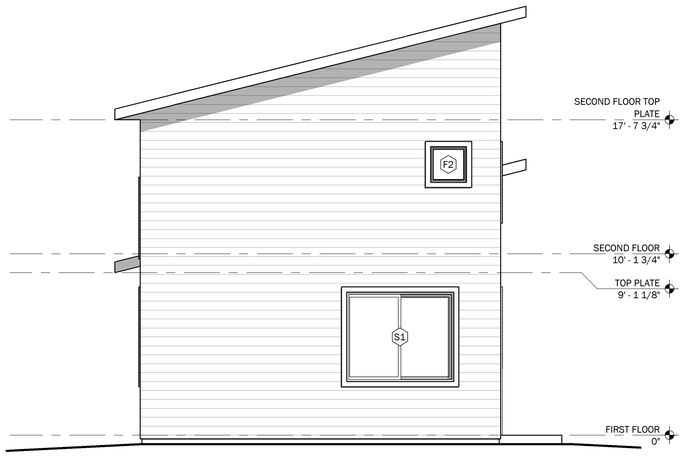


3 BACK ELEVATION
1/4" = 1'-0"



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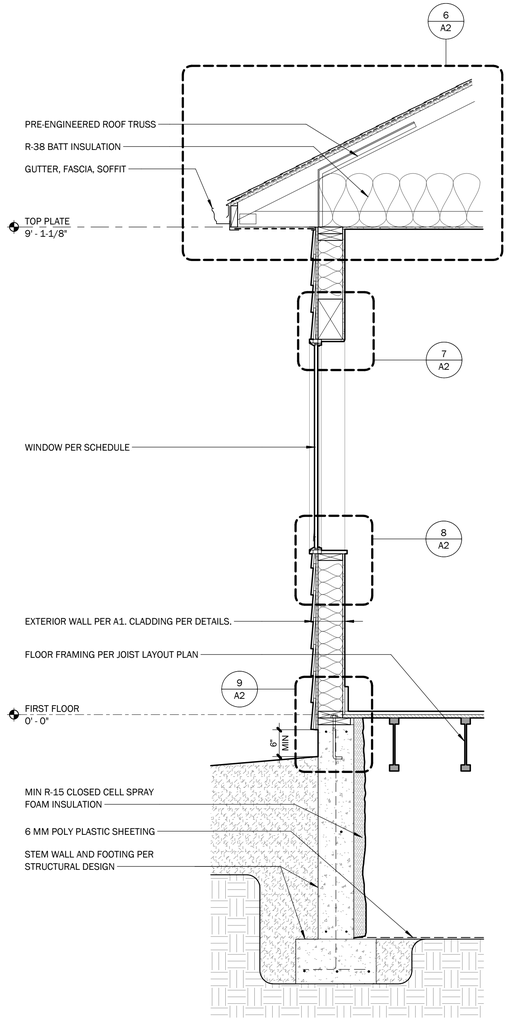

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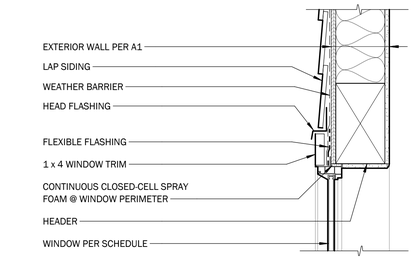

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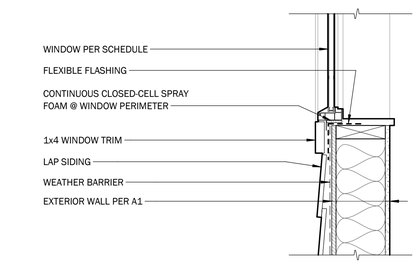

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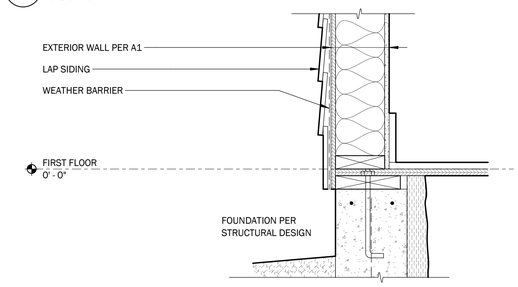

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3/25/2025 10:43:20 AM

CITY OF MONTROSE
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2 BED, LEFT PLAN
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DRAWING SET #:
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SHEET NAME:
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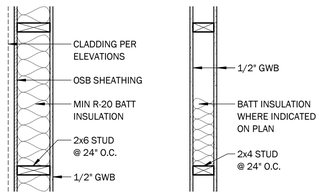

W1
EXTERIOR WALLS

W2
INTERIOR WALLS

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DOOR SCHEDULE

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EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     - A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     - B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

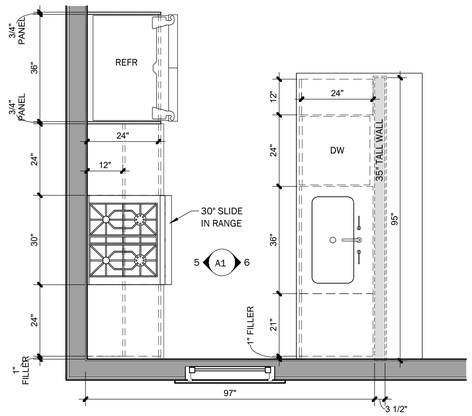
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

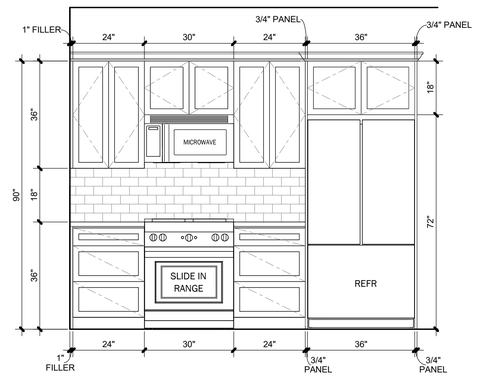
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

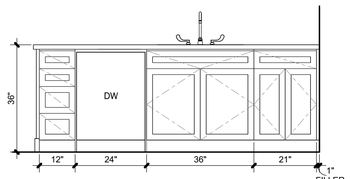
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



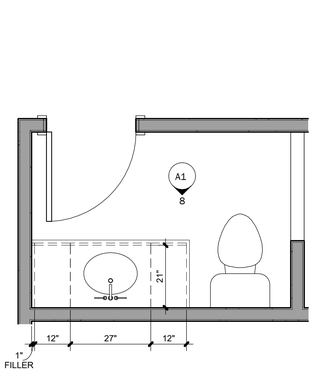
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



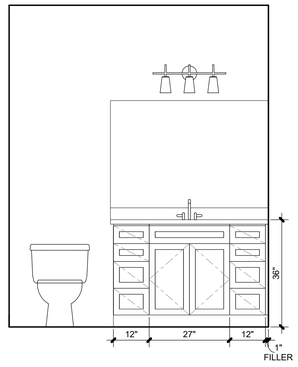
5 KITCHEN ELEVATION
1/2" = 1'-0"



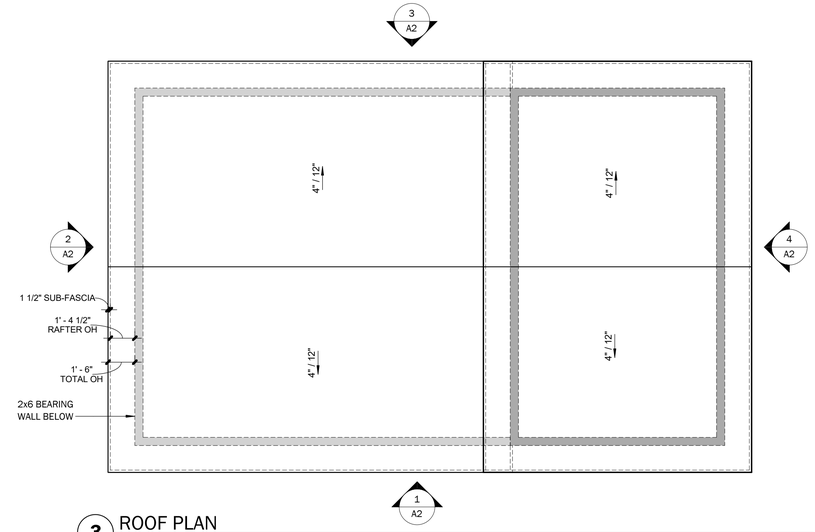
6 ISLAND ELEVATION
1/2" = 1'-0"



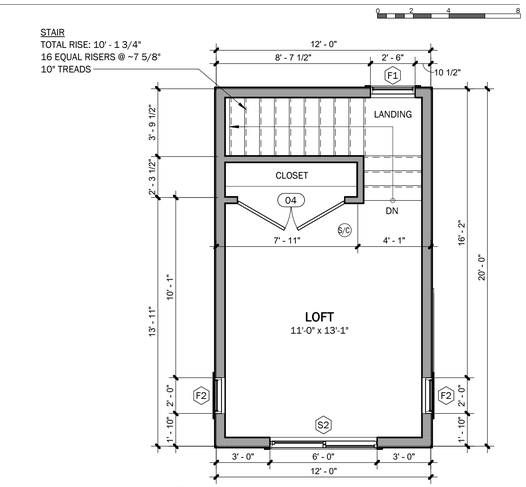
7 ENLARGED BATH PLAN
1/2" = 1'-0"



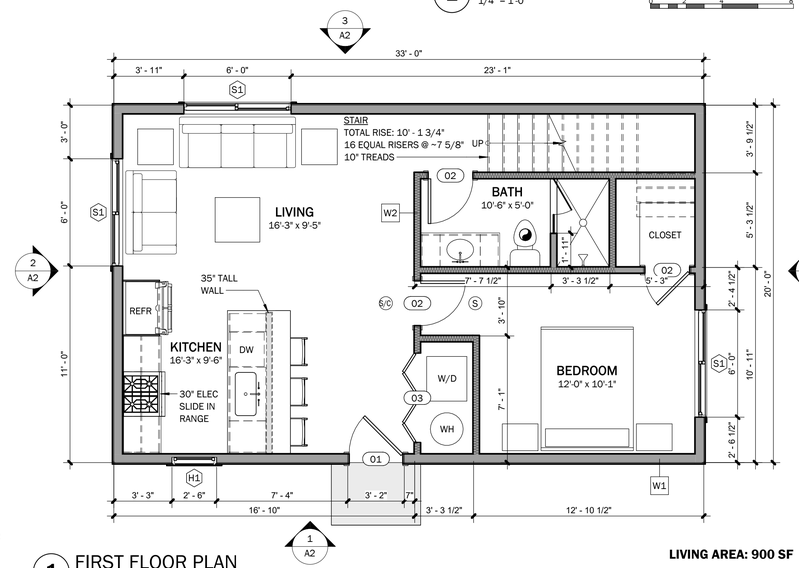
8 BATH ELEVATION
1/2" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

LIVING AREA: 900 SF

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
400 E. MAIN STREET
MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
2 BED, RIGHT
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

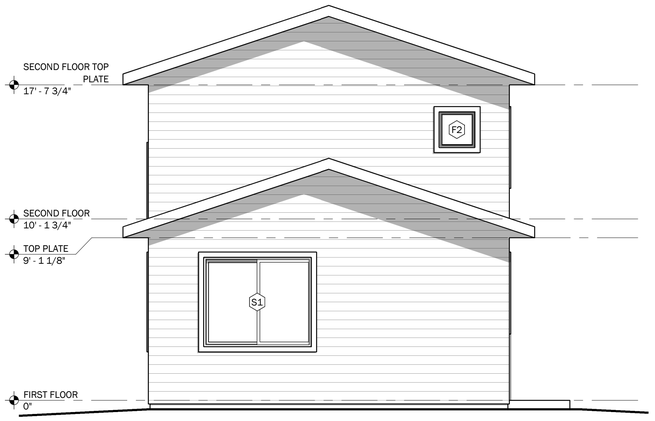
DRAWING SET #:
16

SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

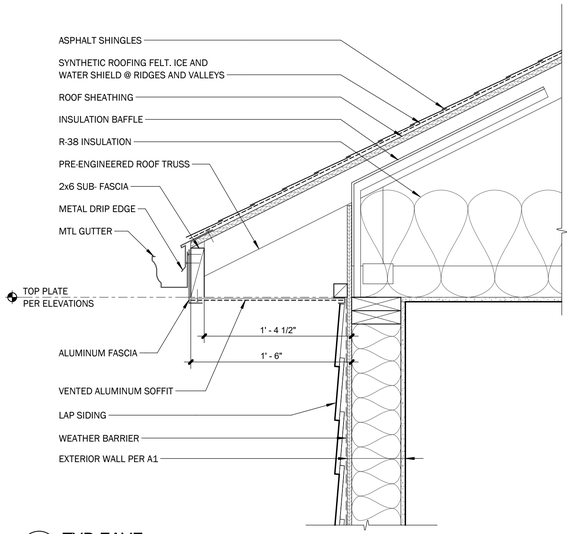
SHEET NUMBER:
A1

3/25/2025 11:00:49 AM

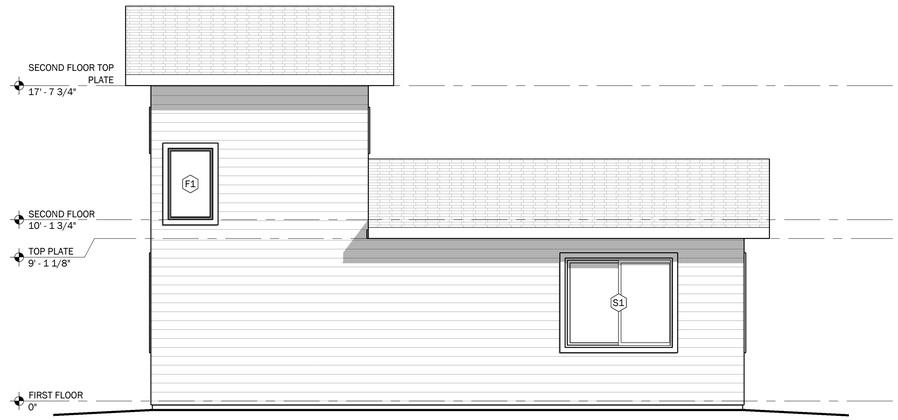
1 FRONT ELEVATION
1/4" = 1'-0"



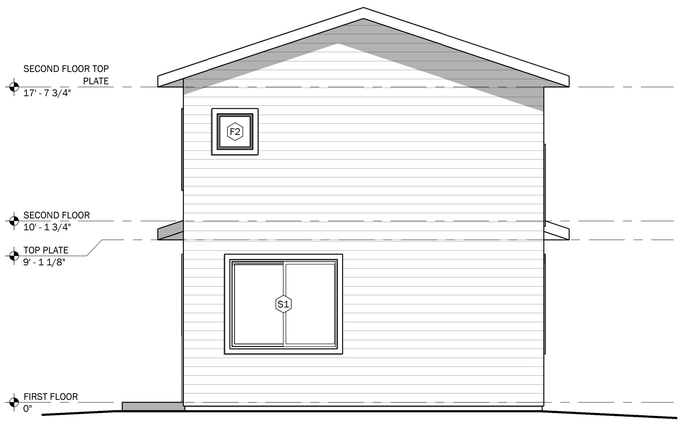
2 LEFT ELEVATION
1/4" = 1'-0"



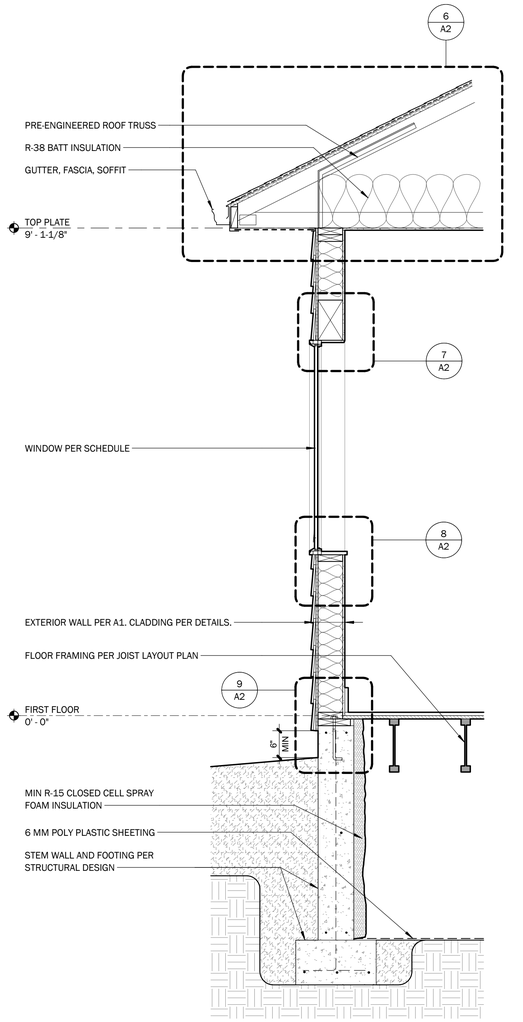
6 TYP EAVE
1 1/2" = 1'-0"



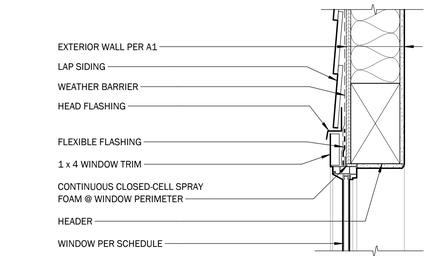
3 BACK ELEVATION
1/4" = 1'-0"



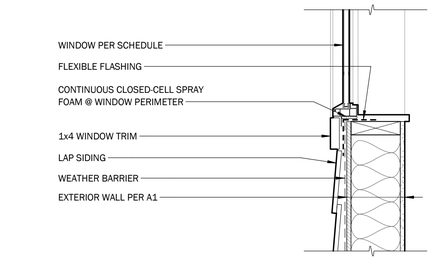
4 RIGHT ELEVATION
1/4" = 1'-0"



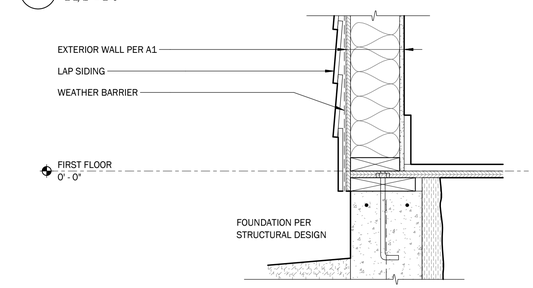
5 EXT WALL SECTION
3/4" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

3/25/2025 10:59:02 AM

CITY OF MONTROSE
COMMUNITY DEVELOPMENT
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PRE-APPROVED ADU DESIGN
2 BED, RIGHT PLAN
GABLE ROOF

DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
16

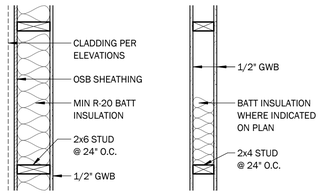
SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE

#	QTY	TYPE	W	H
01	1	SWING	3' - 0"	8' - 0"
02	3	SWING	2' - 6"	6' - 8"
03	1	BI-FOLD 4 PANEL	5' - 0"	6' - 8"
04	1	DBL SWING	6' - 0"	6' - 8"

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	1	FIXED	2' - 6"	4' - 0"	4' - 0"
F2	2	FIXED	2' - 0"	2' - 0"	6' - 0"
H1	1	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	3	SLIDING	6' - 0"	5' - 0"	8' - 0"
S2	1	SLIDING	6' - 0"	4' - 0"	6' - 0"

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

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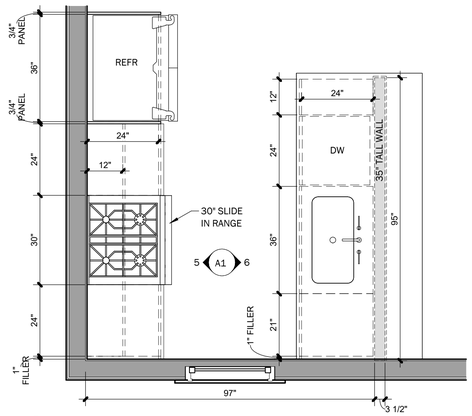

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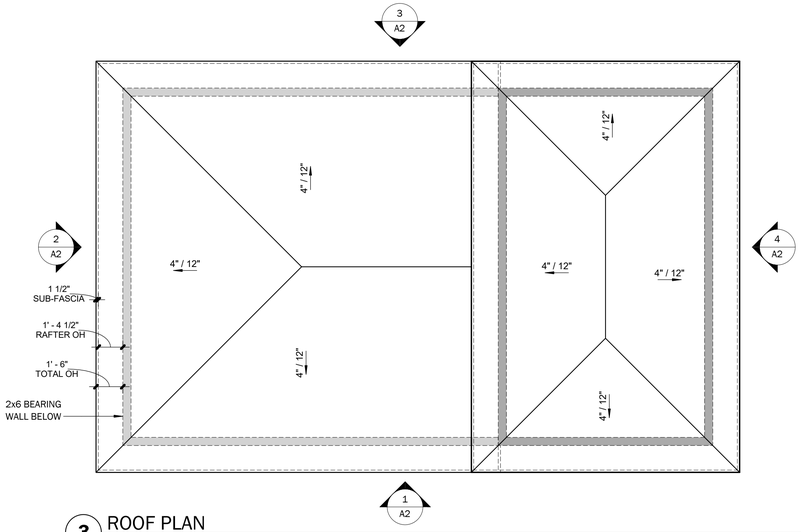

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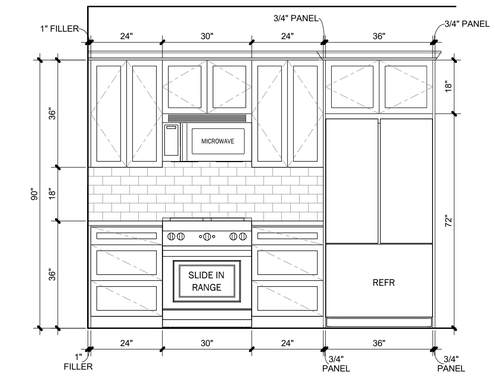

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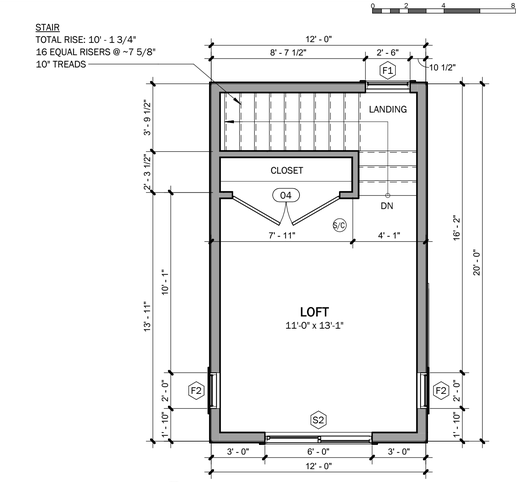

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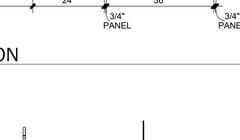

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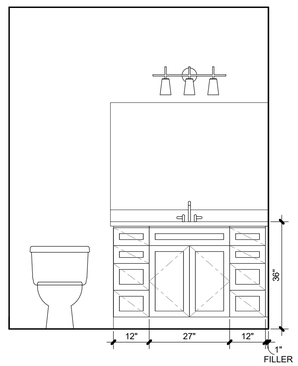

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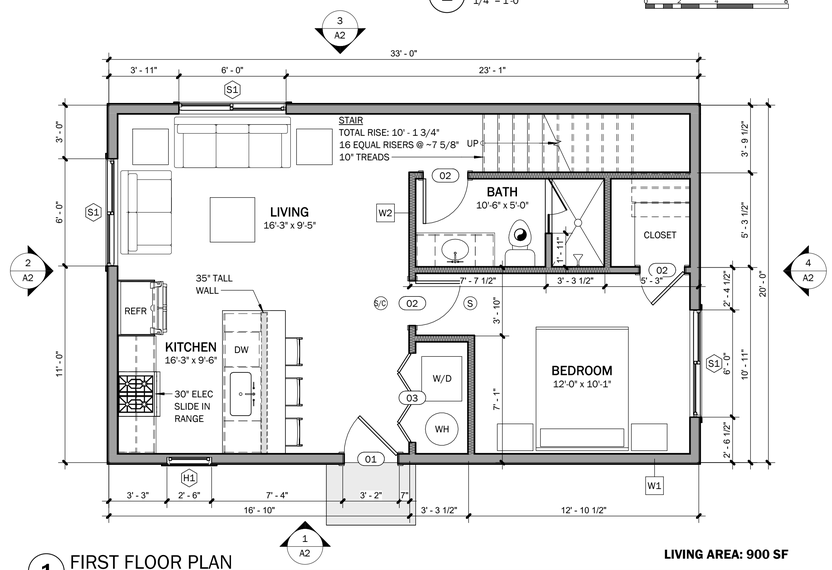

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MONTROSE, CO 81401
PH: 970-240-1407
WWW.CITYOFMONTROSE.ORG

PRE-APPROVED ADU DESIGN
2 BED, RIGHT
HIP ROOF

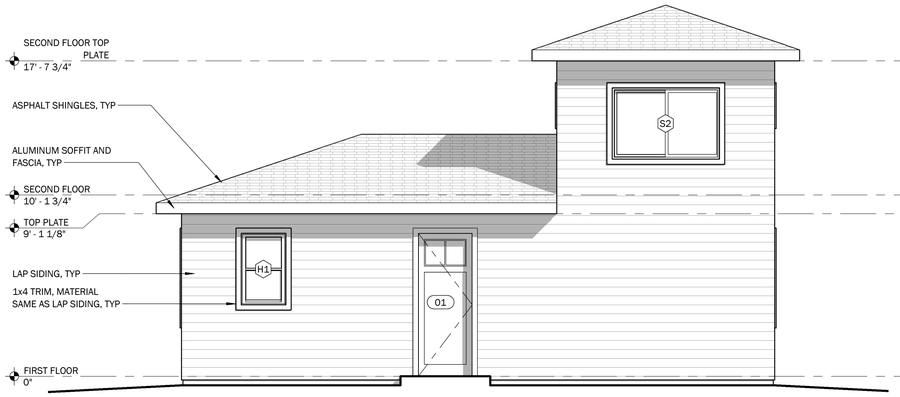
DRAWN BY:
TYREL SULLIVAN,
LICENSED ARCHITECT
970.209.3502

DRAWING SET #:
17

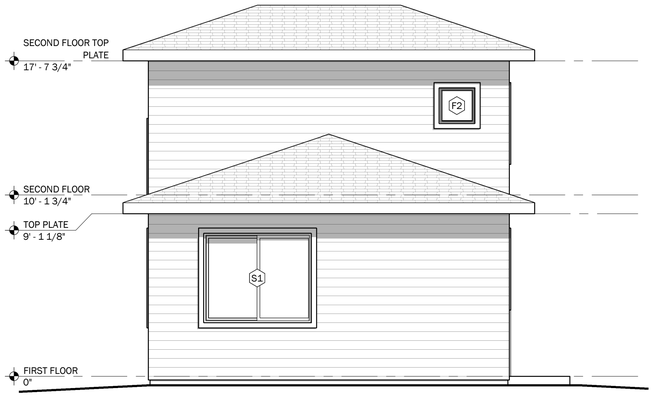
SHEET NAME:
PLANS AND INTERIOR ELEVATIONS

SHEET NUMBER:
A1

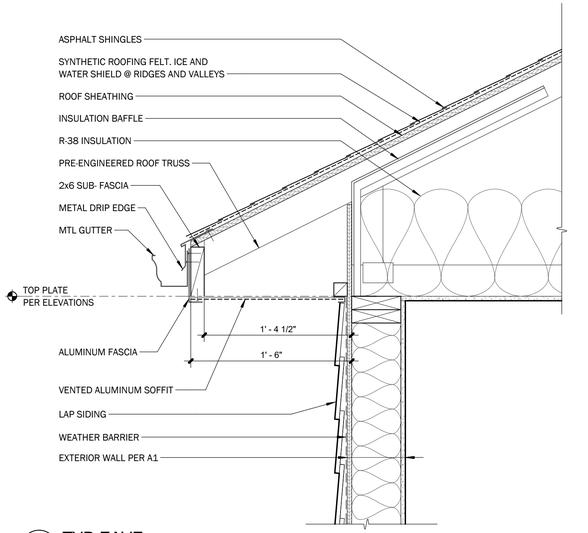
3/25/2025 11:05:23 AM



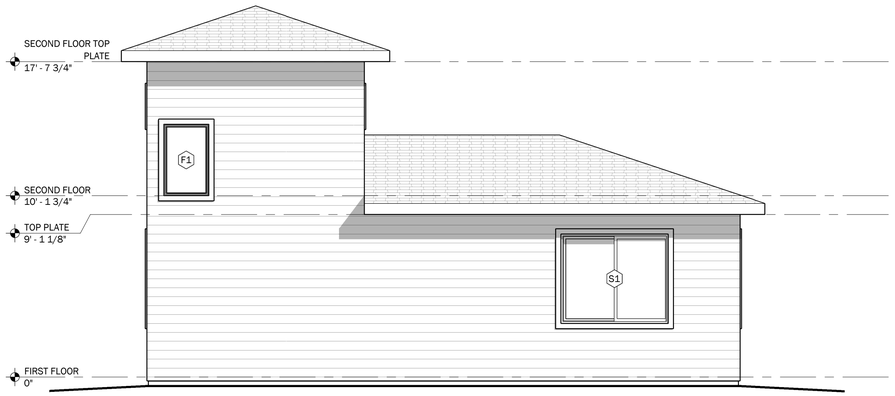
1 FRONT ELEVATION
1/4" = 1'-0"



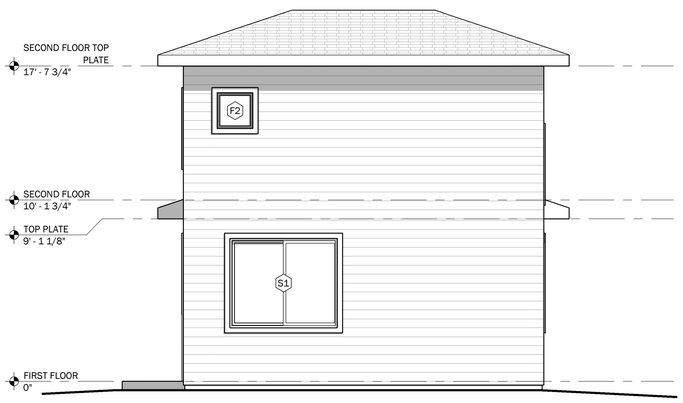
2 LEFT ELEVATION
1/4" = 1'-0"



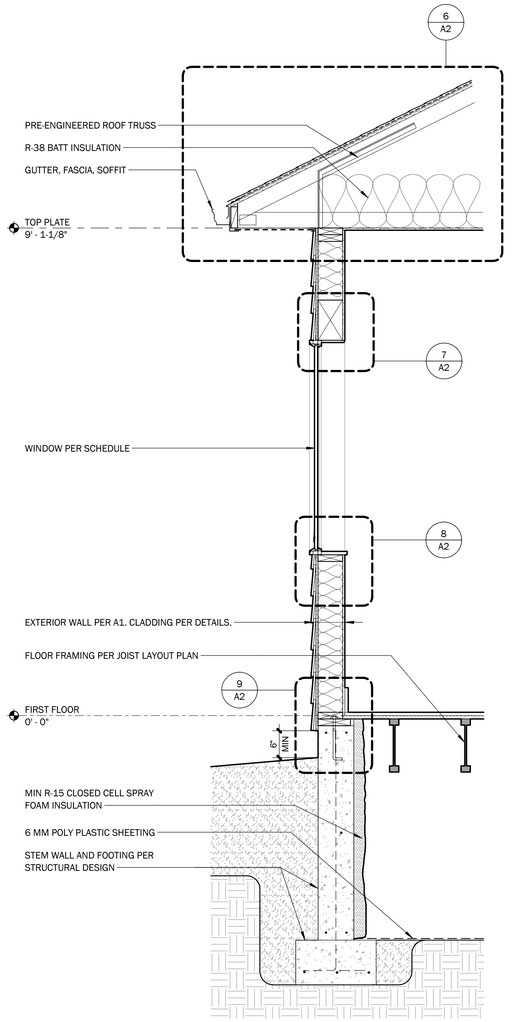
6 TYP EAVE
1 1/2" = 1'-0"



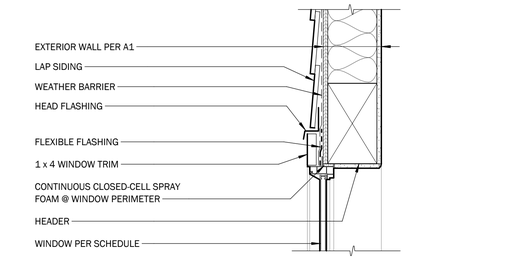
3 BACK ELEVATION
1/4" = 1'-0"



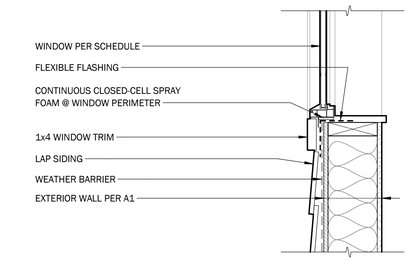
4 RIGHT ELEVATION
1/4" = 1'-0"



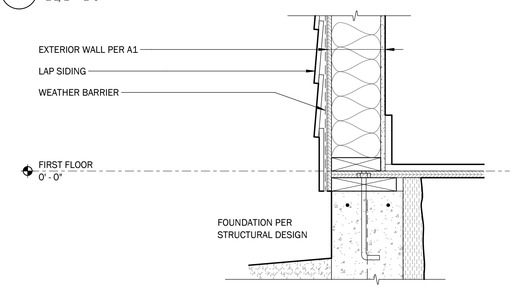
5 EXT WALL SECTION
3/4" = 1'-0"



7 WINDOW HEAD
1 1/2" = 1'-0"



8 WINDOW SILL
1 1/2" = 1'-0"



9 WALL BASE
1 1/2" = 1'-0"

3/25/2025 11:06:55 AM

CITY OF MONTROSE
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2 BED, RIGHT PLAN
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EXTERIOR ELEVATIONS AND DETAILS

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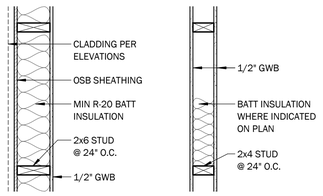
A2

NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES. INSULATE INTERIOR WALLS AS INDICATED ON FLOOR PLAN.
3. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE, OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
4. DOORS NOT LOCATED BY DIMENSIONS ON FLOOR PLAN SHALL BE 6" FROM FACE OF ADJOINING PARTITION FRAMING TO FACE OF ROUGH OPENING **-OR-** CENTERED BETWEEN WALLS OF ROOM IN WHICH DOOR IS LOCATED.
5. DRYER TO VENT DIRECTLY TO EXTERIOR.
6. ALL CEILING AND SOFFIT HEIGHTS ARE 9' - 1-1/8" UNLESS NOTED OTHERWISE.
7. PROVIDE VENTED SOFFIT PER DETAILS.
8. ATTIC VENTILATION: MINIMUM VENT AREA TO BE 1/150 OF THE ENCLOSED ATTIC AREA, OR 1/300 OF ENCLOSED ATTIC AREA WHEN 40-50% OF THE VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE ATTIC.
9. ATTIC ACCESS: PROVIDE ATTIC ACCESS WITH MINIMUM ROUGH OPENING OF 22" x 30".
10. CRAWL SPACE ACCESS (IF APPLICABLE): PROVIDE CRAWL SPACE ACCESS WITH MINIMUM OPENING OF 18" x 24".

WALL TYPES



W1
EXTERIOR WALLS

W2
INTERIOR WALLS

GENERAL NOTES

- IT IS RESPONSIBILITY OF THE PERMIT HOLDER OR CONTRACTOR TO BE FAMILIAR AND COMPLY WITH THESE REQUIREMENTS.
- CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, ADOPTED CITY OF MONTROSE, COLORADO AND ALL LOCAL MUNICIPAL ORDINANCES.
- IT IS RESPONSIBILITY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEMS, TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF MONTROSE.
- A STAMPED FOUNDATION SYSTEM(S) PLAN AS DESIGNED BY STRUCTURAL ENGINEER BASED ON THE SITE-SPECIFIC SOIL CONDITIONS AS DETERMINED BY STRUCTURAL ENGINEER IS REQUIRED.
- CALL 811 FOR UNDERGROUND LOCATES BEFORE DIGGING.
- STRUCTURES CANNOT BE LOCATED OVER EXISTING GAS SERVICE.
- GENERAL CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD FOR INSPECTION OF CONCRETE FOUNDATIONS PRIOR TO PLACEMENT OF CONCRETE.
- WORK IN CITY R.O.W. REQUIRES EXCAVATION PERMIT PRIOR TO DIGGING. CONTACT PUBLIC WORKS (970-240-1480)
- WHERE A HOMEOWNERS ASSOCIATION EXISTS CHECK FOR APPROVAL REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH FRAME INSPECTION AND HAVE ON SITE AT TIME OF INSPECTION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ELECTRICAL WORK.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR PLUMBING WORK.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE MECHANICAL WORK.

ENERGY CODE PRESCRIPTIVE R-VALUES

ROOF:
- R-49 WHEN HEEL HEIGHT COMPRESSES INSULATION OVER THE TOP PLATE.
- R-38 WHEN UNCOMPRESSED INSULATION IS INSTALLED OVER 100% OF THE CEILING AREA.

EXTERIOR WALLS:
- R-20 CAVITY INSULATION -OR-
- R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

FLOOR/CRAWL SPACE
- VENTILATED CRAWL SPACE: R-30 CAVITY INSULATION BETWEEN FLOOR JOISTS.
- SLAB ON GRADE: R-10 TO DEPTH OF 24"
- CONDITIONED CRAWL SPACE: R-15 CONTINUOUS INSULATION ON INTERIOR OR EXTERIOR OF FOUNDATION WALL -OR- R-19 CAVITY INSULATION ON INTERIOR OF WALL.

N1102.4.1.2 (R402.4.1.2) BLOWER DOOR TESTING (MANDATORY)

- THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY).

- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
  1. ROUGH-IN TEST:
     - A. THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
     - B. THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.
  2. POST CONSTRUCTION TEST:
     - A. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

DEVICES

- (S) SMOKE DETECTOR
- (S/C) COMBO SMOKE / CARBON MONOXIDE DETECTOR
- EXHAUST FAN

1. ALARM DEVICES ARE TO BE WIRED TO ELECTRICAL SYSTEM, HAVE BATTERY BACKUP, AND BE CONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
2. EXHAUST FANS ARE TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST DIRECTLY TO EXTERIOR.

DOOR SCHEDULE

#	QTY	TYPE	W	H
01	1	SWING	3' - 0"	8' - 0"
02	3	SWING	2' - 6"	6' - 8"
03	1	BI-FOLD 4 PANEL	5' - 0"	6' - 8"
04	1	DBL SWING	6' - 0"	6' - 8"

WINDOW SCHEDULE

MARK	QTY	TYPE	W (RO)	H (RO)	HEAD HT
F1	1	FIXED	2' - 6"	4' - 0"	4' - 0"
F2	1	FIXED	2' - 0"	2' - 0"	6' - 0"
H1	1	DOUBLE HUNG	2' - 6"	4' - 0"	8' - 0"
S1	3	SLIDING	6' - 0"	5' - 0"	8' - 0"
S2	1	SLIDING	6' - 0"	4' - 0"	6' - 0"

REQUIRED INSPECTIONS

- SETBACK (PRIOR TO POURING)
- FOUNDATION (ENGINEER OF RECORD TO INSPECT AND PROVIDE STAMPED LETTER OF ACCEPTANCE)
- ROUGH PLUMBING
- ROUGH MECHANICAL (DUCT WORK, VENTING, AND GAS PIPING)
- ROUGH ELECTRICAL (STATE)
- ROUGH FRAMING (TRUSS DRAWINGS MUST BE ON SITE AT TIME OF INSPECTION)
- INSULATION
- DRYWALL
- FINAL PLUMBING
- FINAL MECHANICAL
- FINAL ELECTRICAL (STATE)
- FINAL BUILDING

CALL 970-0240-1445 AND LEAVE VOICE MESSAGE TO REQUEST INSPECTIONS.
*ADDITIONAL INSPECTIONS MAY BE REQUIRED AS APPLICABLE

CONDITIONED CRAWL SPACE

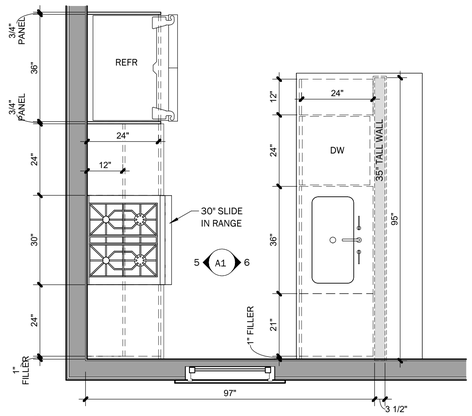
WHERE A CONDITIONED CRAWL SPACE IS USED, CONDITIONED AIR SHALL BE SUPPLIED TO THE UNDER FLOOR SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER FLOOR AREA. A PASSIVE RETURN SHALL BE INSTALLED TO ALLOW CONDITIONED CRAWL SPACE AIR TO CIRCULATE TO THE LIVING SPACE.

PASSIVE RADON VENT

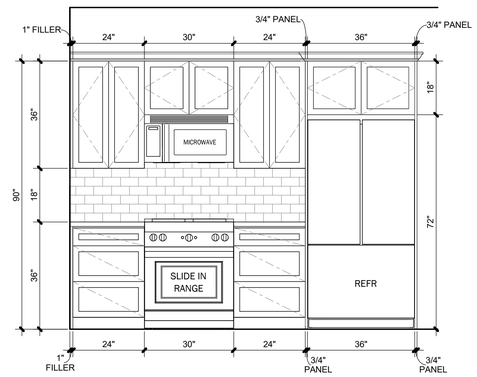
SEAL CRAWL SPACE WITH 6MM POLYETHYLENE MEMBRANE ON ENTIRETY OF CRAWL SPACE FLOOR AND INTERIOR SURFACE OF STEM WALLS. TAPE ALL SEAMS. INSTALL A 20' LENGTH OF 3" PERFORATED PIPE BELOW POLYETHYLENE MEMBRANE. CONNECT PERFORATED PIPE TO SOLID 3" PVC PIPE ROUTED THROUGH AN INTERIOR WALL, VENTING A MIN OF 12" ABOVE ROOF SURFACE. SEAL 6MM MEMBRANE AROUND VENT PIPE WITH DURABLE ADHESIVE CAULKING TO FORM AN AIR TIGHT BOND.

MECHANICAL VENTILATION (MANDATORY).

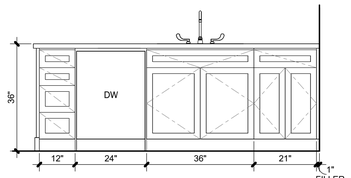
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF SECTION M1505.
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.
- THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION.
- VENTILATION RATE IN CFM = [(0.01 × TOTAL SF (AREA OF HOUSE)] + [7.5 × (# BEDROOMS + 1)]
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.



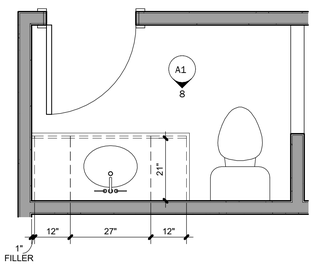
4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



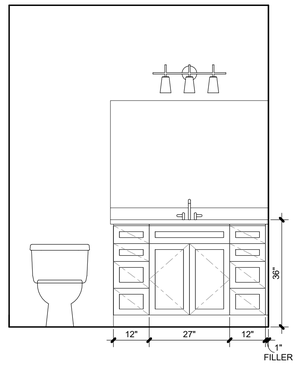
5 KITCHEN ELEVATION
1/2" = 1'-0"



6 ISLAND ELEVATION
1/2" = 1'-0"



7 ENLARGED BATH PLAN
1/2" = 1'-0"



8 BATH ELEVATION
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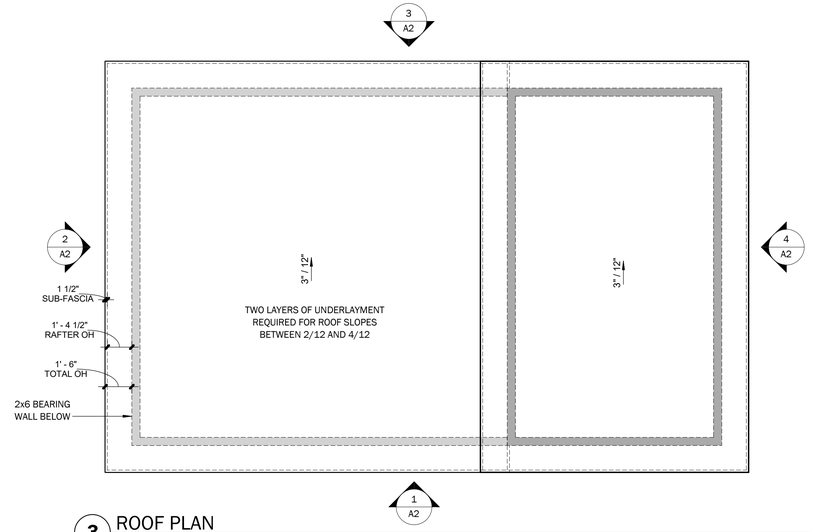
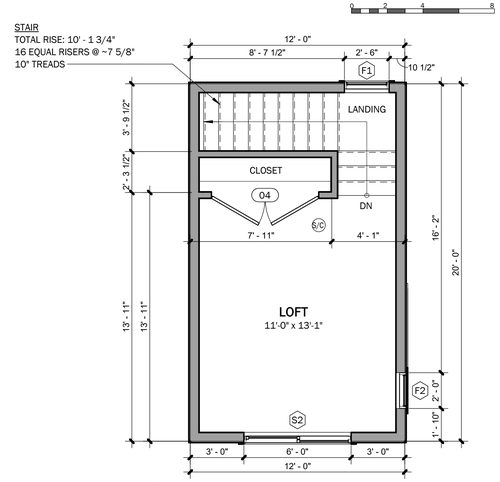
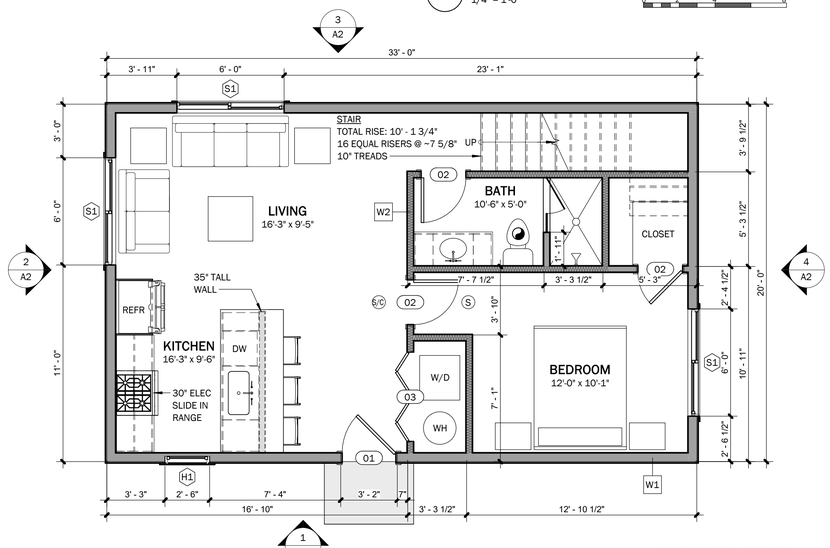


3 ROOF PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

LIVING AREA: 900 SF

3/25/2025 11:16:38 AM

CITY OF MONTROSE
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400 E. MAIN STREET
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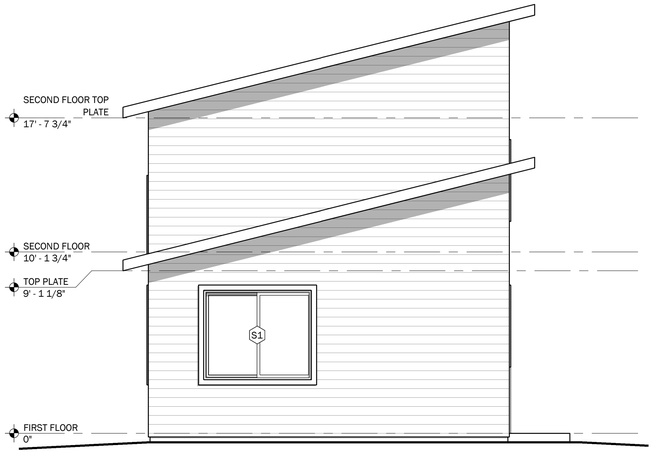
1/4" = 1'-0"



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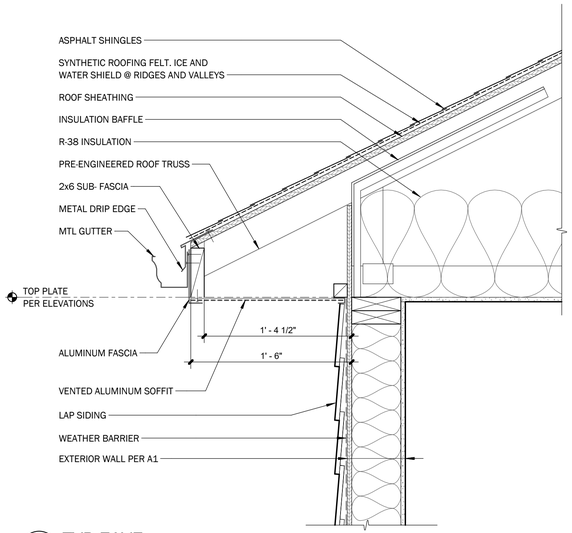

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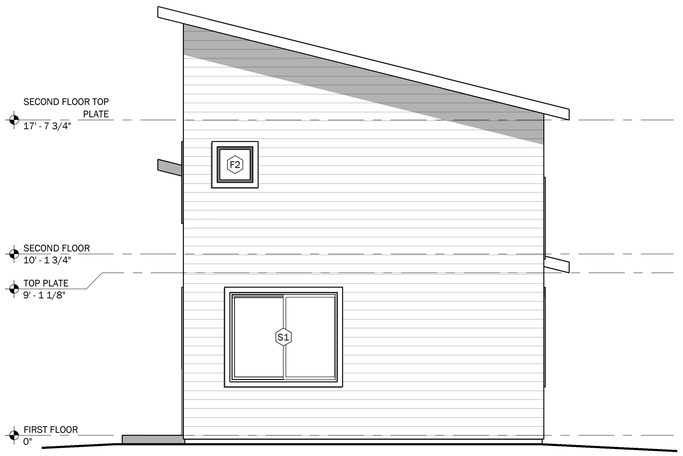
1/4" = 1'-0"



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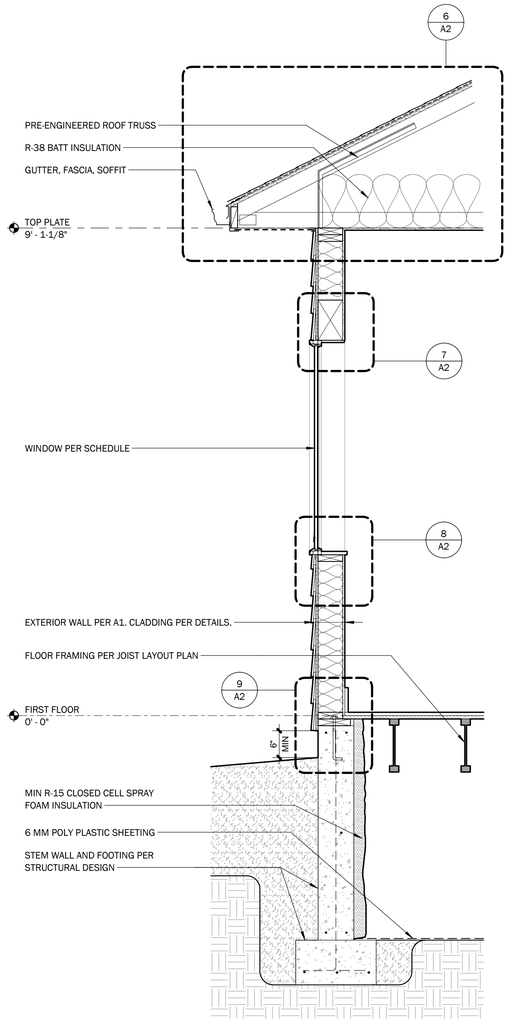

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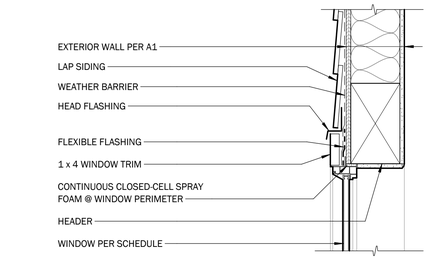

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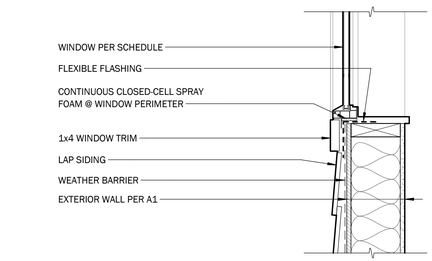

8 WINDOW SILL
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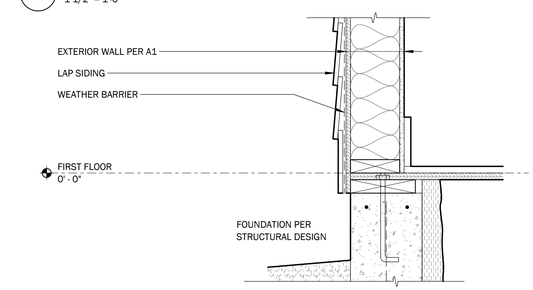

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