ARCHITECTURAL NOTES

GENERAL
All work must comply with state and local codes, based on the Routt County Zoning Regulations, the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Plumbing Code, 2018 the International Mechanical Code, the 2018 Energy Conservation Code and the 2020 National Electric code. The contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including O.S.H.A.

Location of the utilities (electrical, telephone, cable TV, gas, water, sewer) shall be verified before construction begins.

All on site construction safety and construction means and methods are the responsibility of the contractor. There is no implication of the construction safety requirements or building methods contained in these drawings.

Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings. All dimensions and conditions to be verified by the contractor prior to construction. Verify changes with the designer and engineer.

These drawings represent a simplified builder's set of plans. Additional detailing may be required of the engineer during construction.

Any variation which requires a physical change from these plans must be brought to the attention of the designer and engineer in order to maintain the design intent of the project.

All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade.

DIMENSIONS
All interior and exterior dimensions are to face of stud or face of concrete, U.N.O.

All exterior walls are nominal 2x6 stud construction, U.N.O. All interior walls are nominal 2x4 stud construction, U.N.O.

Do not scale drawings.

The water closet stool shall be located in a clear space of not less than 30" in width. The clear space in front of the water closet stool shall be not less than 21".

Crawl space access shall be provided w/ min. 18"x24" through the floor & min. 16"x24" through the wall.

If mechanical equipment is provided in a crawlspace, the min. access provided shall be large enough to remove the largest appliance but not smaller than 30"x24".

Attic access shall be provided w/ a min. clear opening of 22"x30" and min. 30" head height.

Minimum clear ceiling height is 7ft for habitable space & hallways & 6'-8" for bathrooms, laundry rooms & stairs. Exceptions apply for sloped ceilings and basements per R305

If any discrepancies are found in these drawings notify engineer and/or designer immediately.

WALLS
Per local code adoptions section R402.1.2, 2x6 walls may be insulated with:
1) R20 in the cavity of the wall and R5 continuous (R20/5)
2) R22 in the cavity of the wall and R3 continuous (R22/3)
3) R27 in the cavity of the wall (R27/0)

Exterior walls open to the outside air must have a class II Vapor retarder ("smart vapor retarter" or kraft faced batt with .1 - 1.0 perm) on the inside of the framed wall (IRC R702.7). However, if min. R-15 spray foam is used in the exterior wall, Class III vapor retarder (latex or enamel paint) can be used on the inside of the wall (IRC, Tbl R702.1, footnote a). Basement or exterior walls below grade shall only have Class III vapor retarder on the interior of the wall

WINDOWS
Habitable spaces within dwelling units shall have natural light provided by exterior openings equal to 8% of the floor area. Natural ventilation shall be provided by means of operable exterior openings equal to 4% of the floor area.
Laundry rooms, toilet rooms and bathrooms shall either have an operable window or be mechanically ventilated.

Safety glazing shall be provided in the following hazardous locations:
1) In doors where glazed opening is greater than 3"ϕ
2) Within 24" adjacent to doors if less than 60" above the walking surface
3) Single panes where all following conditions exist: greater than 9 sq.ft., less than 18" above the floor, top edge higher than 36" above the floor and within 36" horizontal distance of walking surface.
4) Glazing in guards and railings
5) Glazing containing wet surfaces of bathtubs, showers, pools, etc. if less than 60" to walking surface.
6) Adjacent to the bottom stair landing w/in 60" arc length if less than 36" above landing
7) Site-built Windows
8) Skylights and glazing sloped more than 15°

Sleeping rooms and basements w/ habitable space shall have min. one operable emergency escape w/ min 5.7 sq. ft. openable area, min. 20"x41" clear or min. 34"x24" clear & max 44" sill height. (R310.2).

STAIRWAYS:
Stairs shall have a minimum 36" clear width on interior stairs and 48" on exterior stairs. The surface of stairs shall be slip resistant. Minimum vertical headroom is 6'-8" from the nosing. Maximum riser height is 7¾", and minimum tread depth is 10".

Landings shall be provided at the top and bottom of each stairway with a length no less than the width of the stairway served. Landings are not required at the top of interior stairs provided that a door does not swing over the stairs.

Handrails shall be provided on at least one side of each continuous stair flight with four or more risers, and shall be 34"-38" tall, measured vertically from the sloped plane of the tread nosings. Handrails shall comply with R311.7.8.

Open sides of stairways, landings, ramps, balconies and porches which are more than 30" above grade shall be protected by a guardrail. All guardrails must be 36" above finished floor and shall allow no more than a 4" diameter sphere to pass through any portion of the railing per IRC R312.

Walls and ceilings of enclosed usable space under stairs requires 1/2" gypsum wallboard. The door to access such spaces need not be rated.

FIRE PROTECTION
Provide smoke detection per IRC section R314.

Provide carbon monoxide detection per IRC section R315.

Opening between a private garage and residence shall be min. 1-3/8" thick, of solid wood, or solid honeycomb core steel doors or 20-min fire rated. Openings between garages and sleeping rooms prohibited. Habitable rooms located above garages shall be protected w/ min ⅝" Type X gypsum board.

ROOF ASSEMBLIES (IRC CHAPTER 8 & 9)
Roof ventilation of enclosed roof assemblies shall comply with R806 and shall provide min. net free ventilating area of 1/300 of the area of the vented space. Provide 40%-50% of the ventilators no more than 3ft. below the highest point of the roof, and the remainder at the eave. All vents shall be protected against entrance of rain or snow and shall have openings between ⅛"- ½". Min. 1" air flow space shall be provided between the insulation and roof sheathing.

Unvented roof assemblies shall comply with R806.5 with 1 of the 4 following prescriptive options:
Note for all options, the roof shall dry to the inside, thus Class I vapor retarder shall NOT be installed on the ceiling.
1. If air-impermeable insulation is used, it shall be Class II vapor retarder, min. R-49, and be applied directly to the underside of sheathing.
2. A combination of air-impermeable and air-permeable insulation may be used where min. R-19 air-impermeable is applied to underside of sheathing & shall be accompanied by min. R-30 continuous rigid board insulation above the sheathing.
3. Alternatively, R-30 air-impermeable insulation can be applied to the underside of sheathing, w/ min. R-19 air-permeable beneath.
4. Insulation may be installed above the structural roof sheathing as Min. R-30 air-impermeable insulation (rigid board or sheet insulation)

Provide Grace 'ice and water shield', or equivalent product, from the edge of roof overhangs to the ridge.

Asphalt shingles shall comply with R905.2 & require double underlayment when applied on 2:12 to 4:12 roof pitches. Standing seam metal roofing shall have min. ¼:12 slope & comply w/ R905.10.

Attic access shall be provided if attic is more than 30" tall (measured from top of ceiling framing to underside of roof framing members for more than 30 sq. ft. Access shall have a rough-framed opening of min. 22"x30" with min. 30" clear headroom.

CHIMNEYS & FIREPLACES (IRC CHAPTER 10)
Wood or other combustible materials shall not be placed within 2" from the front face and sides and not less than 4" from the back of masonry fireplaces.

All masonry chimneys shall extend 2ft. higher than any portion of a building within 10' & min. 3ft. above the highest point where the chimney penetrates the roof.

MECHANICAL/ENERGY SYSTEMS:
Appliances located in garages and having an ignition source shall be elevated such that the source of ignition less than 18" above the floor.

If appliances are located in the crawl space, an ignition barrier shall be provided per IRC section R316.5.4 on all ceilings/walls of mechanical room in crawl space.

Dryer exhaust systems shall be independent of all other systems, shall transport the moisture to the outdoors and shall terminate on the outside of the building in accordance with M1501 and M1502.

All bathrooms shall be vented per IRC section 303.3.

Dishwashers shall be connected to a separate stand pipe or approved air gap prior to connection to sanitary drainage.

Heating and Cooling equipment appliances shall be installed per manufacturers instructions and in accordance with IRC, Chapter 14.

Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place. Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

If located within city limits of Steamboat Springs, the building or dwelling unit shall be tested with a blower door test by a certified 3rd party and verified as having an air leakage rate not exceeding three air changes per hour as per R402.4.1.2 testing. A certificate of completion must be submitted to the Routt County Building Department prior to a TCO or CO being issued.

Provide whole-house mechanical ventilation in accordance with Section M1507.3 and mechanical ventilation system fans shall meet the efficiency requirements of Table R403.6.4

Heating load calculations and equipment sizing shall be submitted for review and approval when applying for a mechanical permit. Do not install or inspect mechanical equipment or HVAC until submitted to RCRBD and approved.

ABBREVIATIONS LIST

ABV	ABOVE
ALT	ALTERNATE/ALTERNATING
ALUM	ALUMINUM
ARCH	ARCHITECT/ARCHITECTURAL
BO	BOTTOM OF
BOT	BOTTOM
℄	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DF	DOUGLAS FIR
DIA	DIAMETER
ϕ	DIAMETER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EW	EACH WAY
EXT	EXTERIOR
FTG	FOOTING
GL	GLUE-LAMINATED BEAM
GT	GIRDER TRUSS
HF	HEM-FIR
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
INT	INTERIOR
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
OC	ON CENTER
OSB	ORIENTED STRAND LUMBER
PERP	PERPENDICULAR
P.	PLATE
PLUM	PLUMBING
PLYWD	PLYWOOD
PSL	PARALLEL STRAND LUMBER
PT	PRESERVATIVE TREATED/POST TENSIONED
REINF	REINFORCEMENT/REINFORCING
REQ	REQUIRED
SBW	STEP BOTTOM OF WALL
SCH	SCHEDULE
SCHED	SCHEDULE
SIM	SIMILAR
SPF	SPRUCE-PINE-FIR
STRUCT	STRUCTURE/STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THRU	THROUGH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V.I.F	VERIFY IN FIELD
w/	WITH
WD	WOOD
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

SHEET SCHEDULE

LEGAL DESCRIPTION

LOT 2 SKYVIEW ESTATES

CODE STUDY

Re: 2018 IBC, 2018 IEBC, 2018 IRC, ROUTT COUNTY ZONING REGULATIONS

ZONING	MRE - MOUNTAIN RESIDENTIAL ESTATES
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION	GROUP U
NO. STORIES	(1) - NO BASEMENT
BUILDING FOOTPRINT	1,728 SQ. FT.
SIZE OF LOT	5.0 ACRES (217,800 SQ. FT.)
SETBACKS	FRONT: 50'-0" SIDE: 50'-0" REAR: 50'-0"
BUILDING HEIGHT	OH: 30'-0"+/- (40'-0" MAX ALLOWED)

THERMAL ENVELOPE NOTES

THE BUILDING ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED WITH A BARRIER MATERIAL, SUITABLE FILM, OR SOLID MATERIAL:

1. ALL JOINTS, SEAMS, AND PENETRATIONS
2. SITE-BUILT WINDOWS, DOORS, & SKYLIGHTS
3. OPENINGS BETWEEN WINDOW & DOOR ASSEMBLIES
4. UTILITY PENETRATIONS
5. DROPPED CEILINGS & CHASES ADJACENT TO THE THERMAL ENVELOPE
6. KNEE WALLS
7. WALLS & CEILING SEPARATING A GARAGE FROM CONDITIONED SPACES
8. BEHIND TUBS & SHOWERS OF EXTERIOR WALLS
9. BEHIND FIREPLACE INSERTS
10. ANY OTHER SOURCE OF INFILTRATION

WINDOWS, SKYLIGHTS, & SLIDING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 cfm PER SQUARE FOOT. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 cfm PER SQUARE FOOT.

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES BY BEING IC RATED & LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE.

ABOVE GRADE FRAME WALLS, FLOORS, & CEILINGS NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE SHALL BE PROTECTED WITH LATEX PAINT OR 6 MIL. POLY OVERLAPPED & TAPERED AT ALL JOINTS. THE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL ENVELOPE.

RESIDENTIAL PRESCRIPTIVE ENERGY CODE STANDARDS

Re: 2018 International Energy Conservation Code Table R402.1.2

Insulation & Fenestration Requirements By Component[a]

Climate Zone	Fenestration U-factor[b]	Skylight[b] U-factor	Glazed Fenestration SHGC[b,e]	Ceiling R-Value	Wood Framing R-Value	Mass Wall R-Value[i]	Floor R-Value	Basement[c] Wall R-Value	Slab Perimeter R-Value[d] & Depth	Crawl Space[c] R-Value
7 & 8	0.30	0.55	NR	49	20+5 (2X6 WALL)[h] 13+10 (2X4 WALL)	19/21	38[g]	15/19	R-10, 4 ft. deep	15/19

a	R-Values are minimums. U-factors & SGHC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b	The fenestration U-factor column excludes skylights. The SGHC column applies to all glazed fenestration.
c	"15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior basement wall.
d	R-5 shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-vaule for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
g	Or insulation sufficient to fill the framing cavity, R-19 minimum.
h	The first value is cavity insulation, the second value is continuous insulation, so "20+5" means R-20 cavity insulation plus R-5 continuous insulation
i	The second R-Value applies when more than half the insulation is on the interior of the wall mass.

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BERLET GARAGE
23620 FRAYSHER LANE
ROUTT COUNTY, COLORADO
A NEW PROJECT FOR:
THE BERLET FAMILY

ISSUE DATES

03 . 18 . 22	REVIEW SET
03 . 25 . 22	REVIEW SET
03 . 31 . 22	REVIEW SET
05 . 13 . 22	PERMIT

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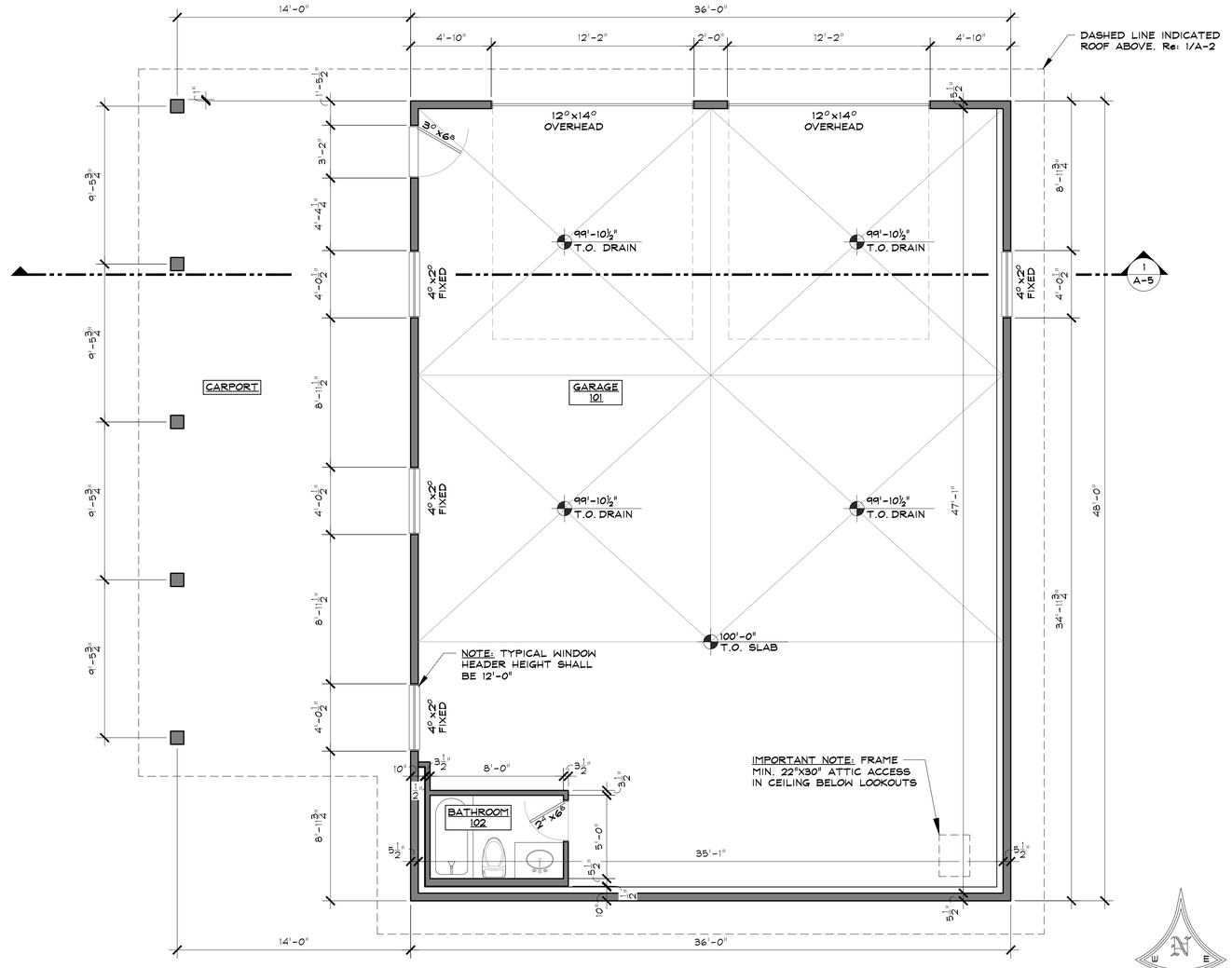
REVIEWED BY: CWM/KLN
PROJECT # 22024

ARCHITECTURAL NOTES & CODE STUDY

A-0.1



PLAN

1 GARAGE FLOOR PLAN

1,728 SQ. FT. GARAGE THIS PLAN

SCALE: ¼" = 1'-0"

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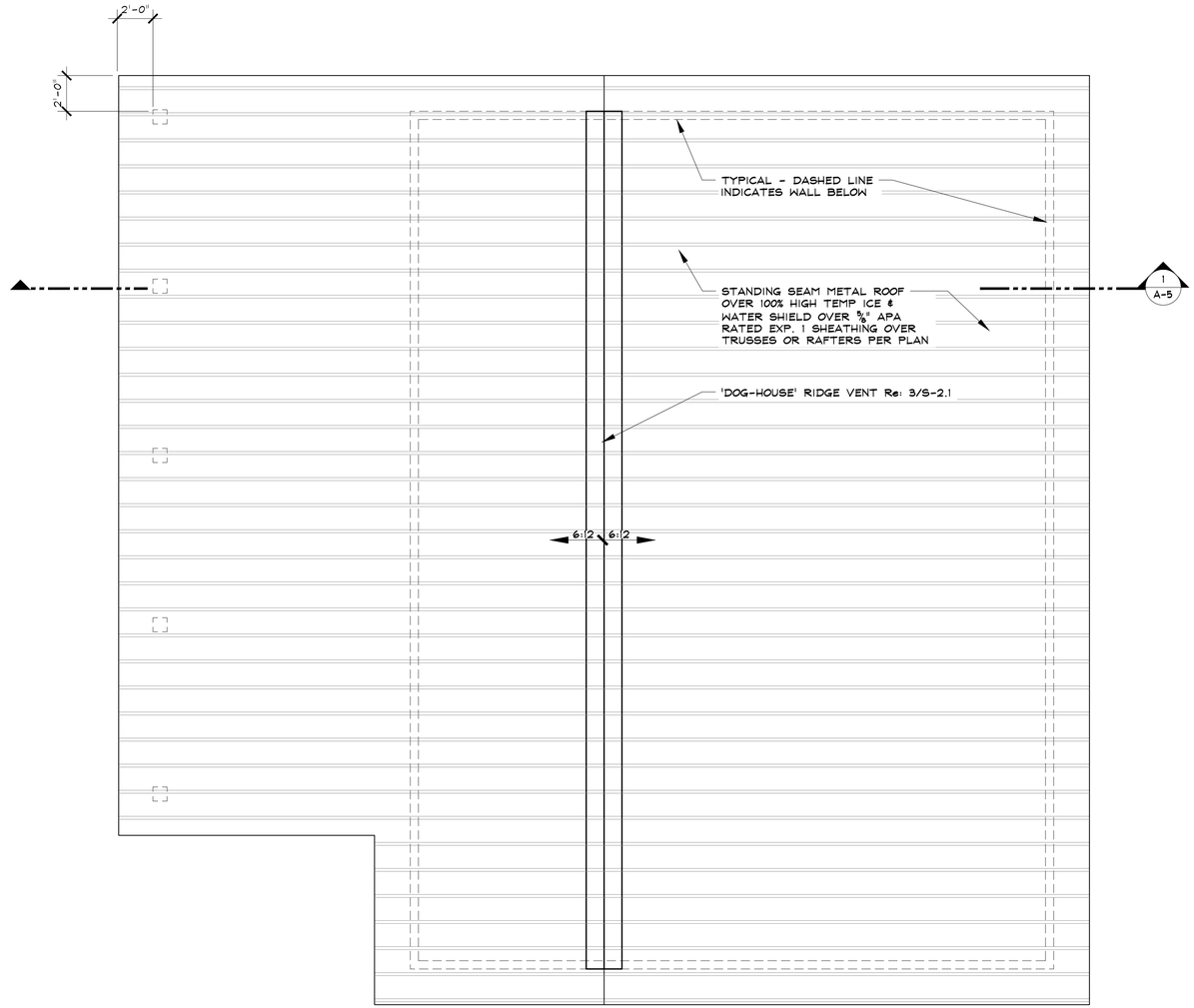
FLOOR PLAN

A-1



PLAN

1 ROOF PLAN

SCALE: ¼" = 1'-0"

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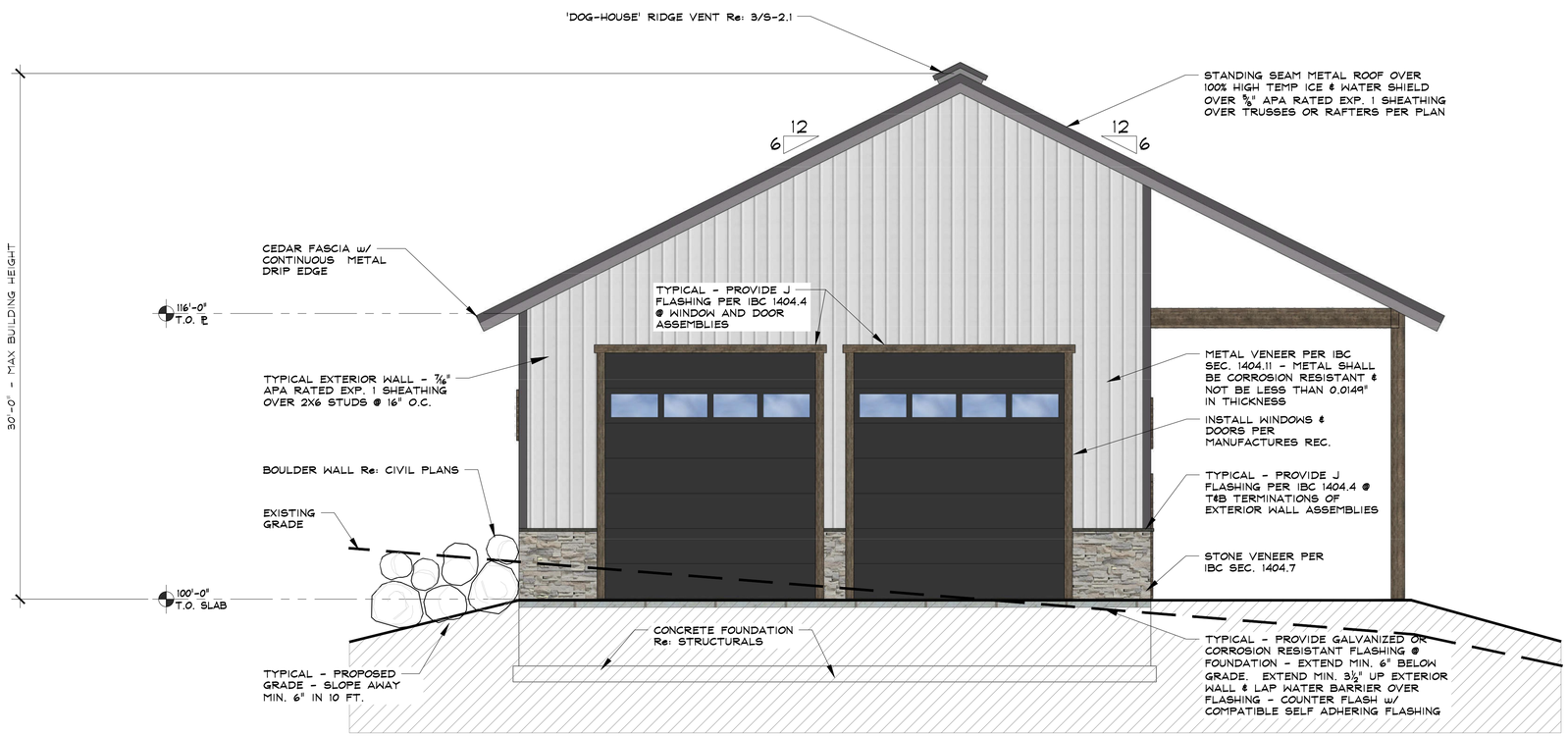
ROOF PLAN

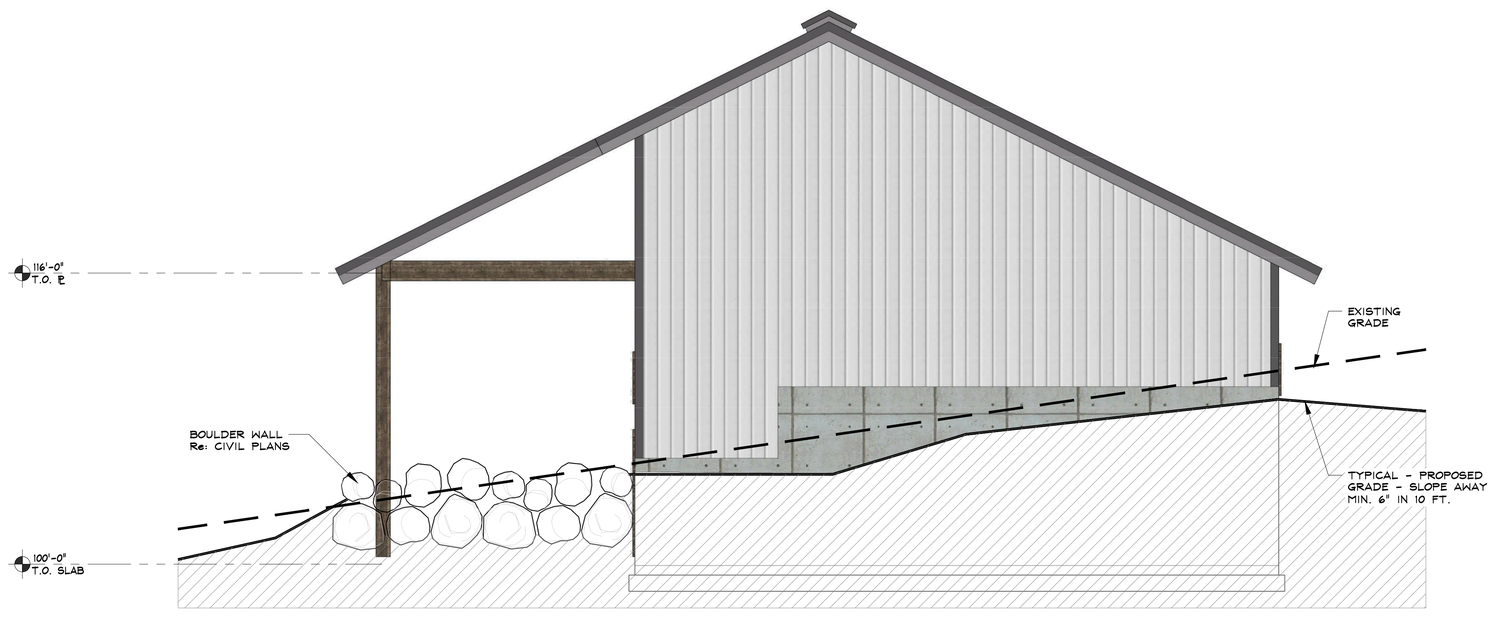
A-2



1 NORTH ELEVATION

NOTES THIS ELEVATION TYPICAL
FINAL DOOR & WINDOW SIZES TO BE DETERMINED OWNER & CONTRACTOR

SCALE: ¼" = 1'-0"



2 SOUTH ELEVATION

Re: 1/A-3 FOR TYPICAL NOTES

SCALE: ¼" = 1'-0"

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BERLET GARAGE

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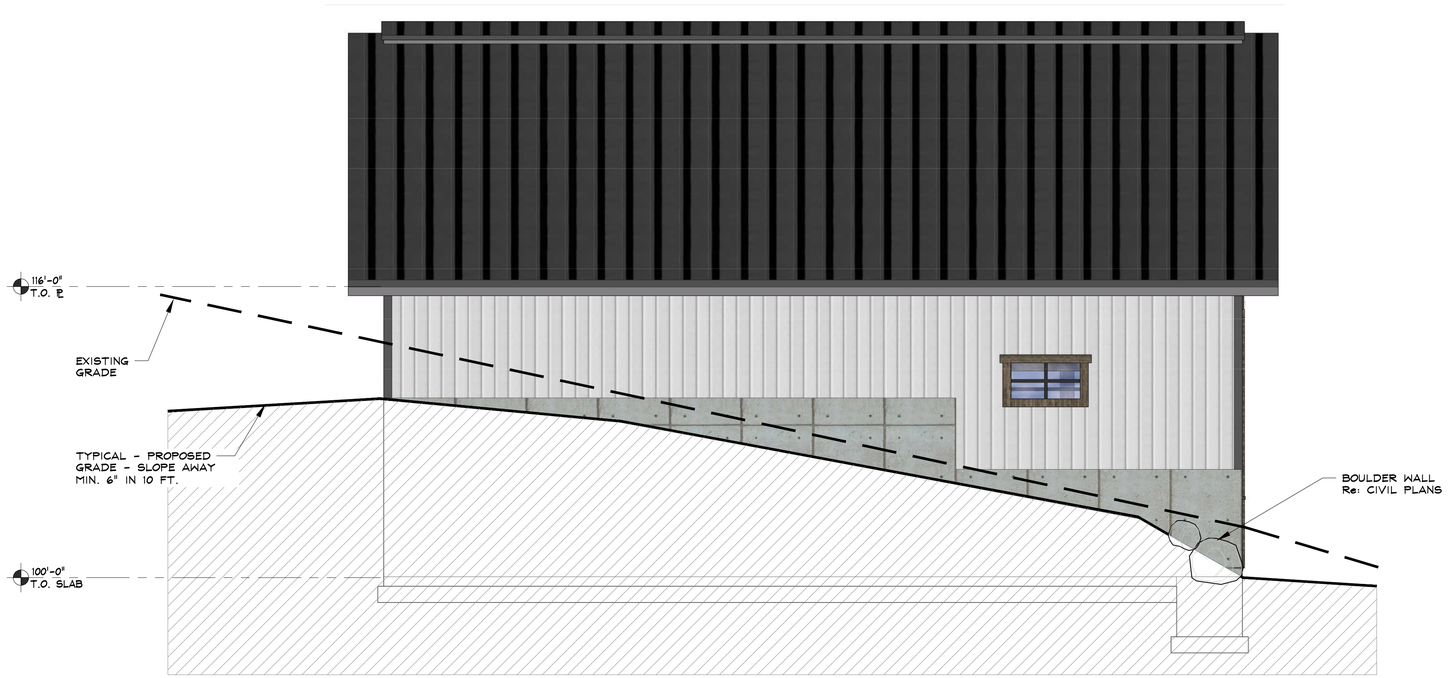
NORTH & SOUTH ELEVATIONS

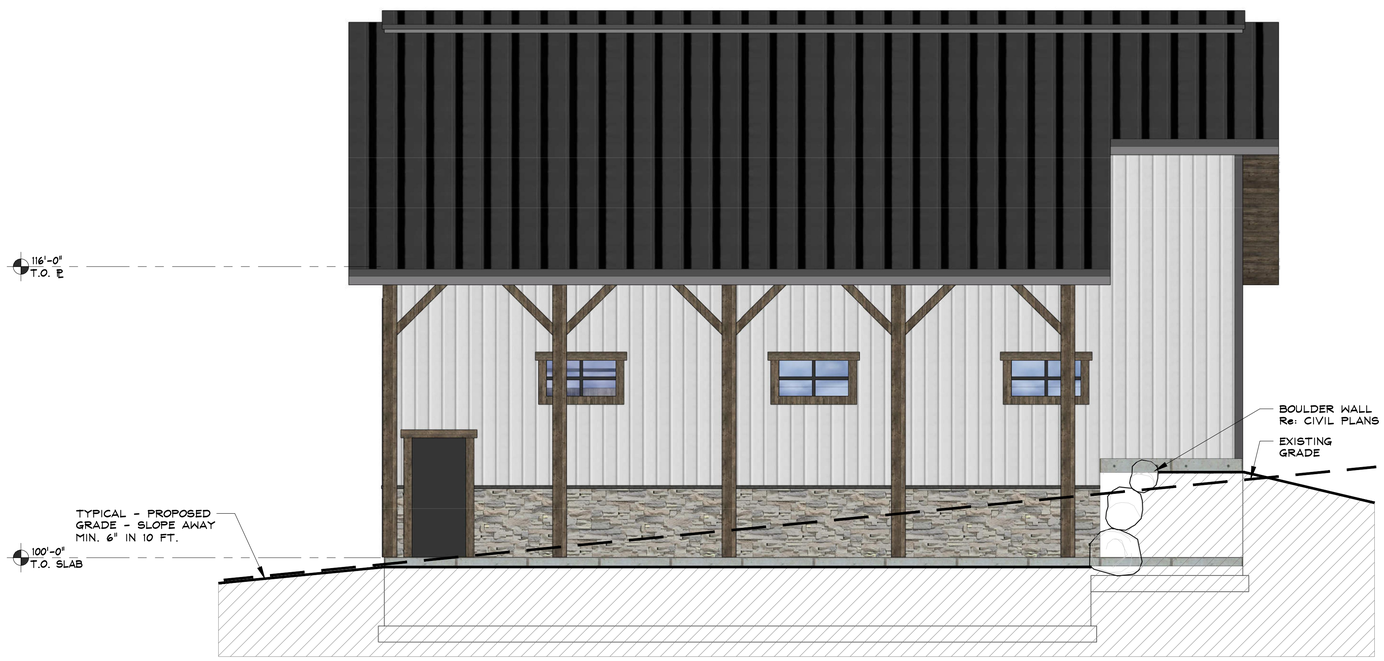
A-3



1 EAST ELEVATION

Re: 1/A-3 FOR TYPICAL NOTES

SCALE: ¼" = 1'-0"



2 WEST ELEVATION

Re: 1/A-3 FOR TYPICAL NOTES

SCALE: ¼" = 1'-0"

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BERLET GARAGE

23630 FRAYSHER LANE
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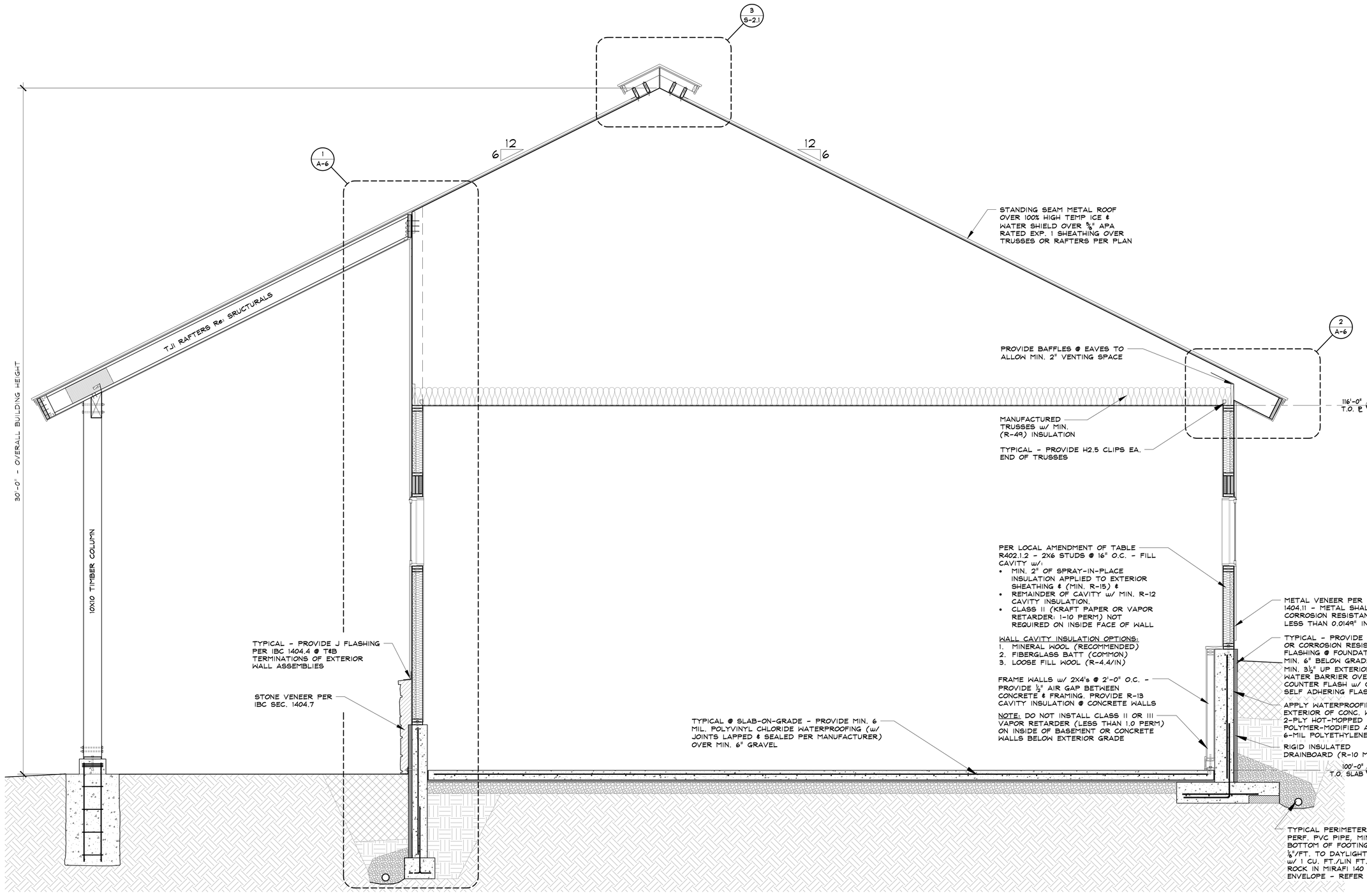
EAST & WEST ELEVATIONS

A-4



1 BUILDING SECTION

SCALE: ½" = 1'-0"

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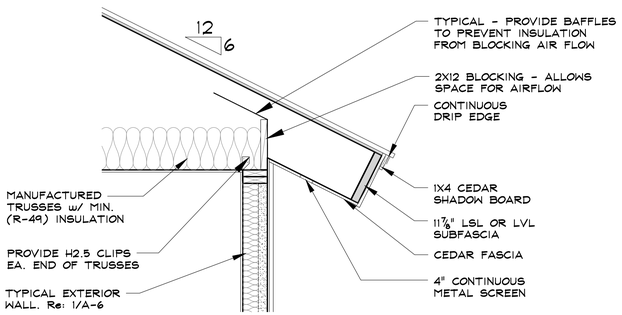
BUILDING SECTION

A-5

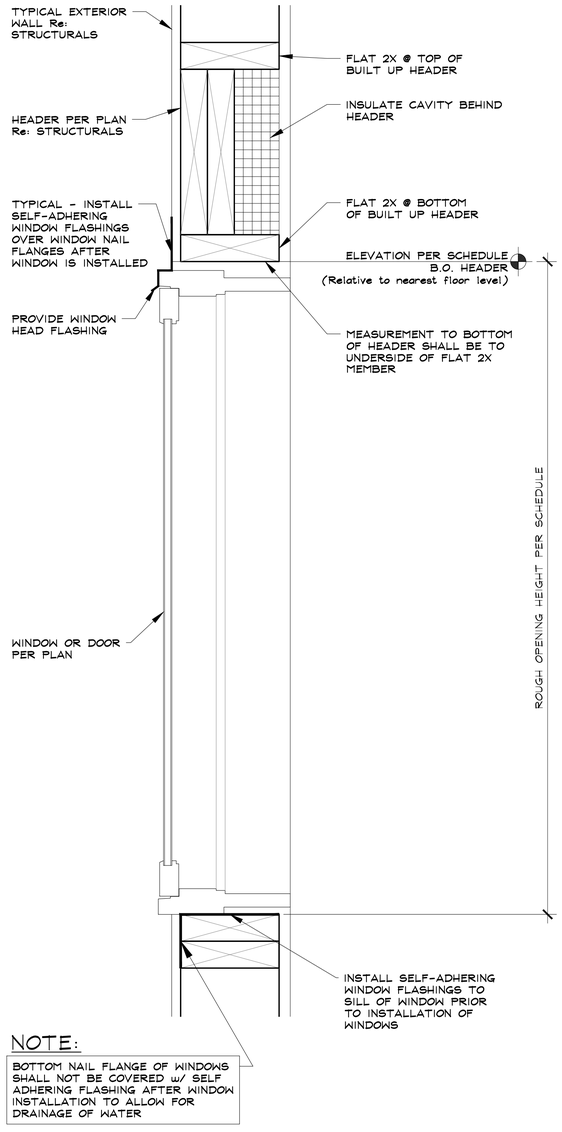


2 TYPICAL EAVE SECTION

SCALE: ¾" = 1'-0"

NOTE:

ALL WINDOW & DOOR FLASHINGS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS

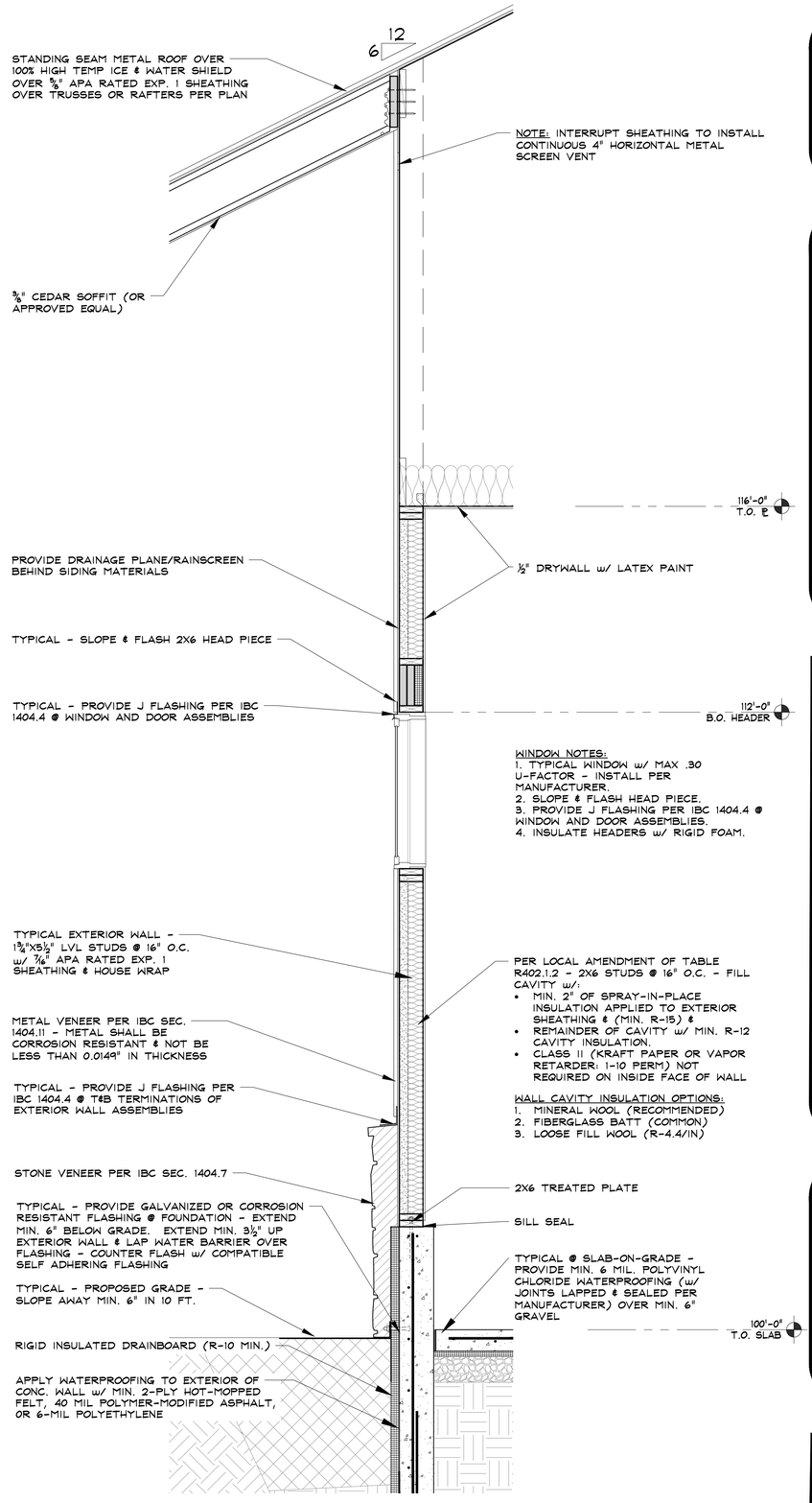


NOTE:

BOTTOM NAIL FLANGE OF WINDOWS SHALL NOT BE COVERED w/ SELF ADHERING FLASHING AFTER WINDOW INSTALLATION TO ALLOW FOR DRAINAGE OF WATER

3 TYPICAL HEADER SECTION

SCALE: 3" = 1'-0"



1 TYPICAL WALL SECTION @ CARPORT

SCALE: ¾" = 1'-0"

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TYPICAL WALL, HEADER & EAVE SECTIONS

A-6