

ABBREVIATIONS:

()	QUANTITY
AFF	ABOVE FINISH FLOOR
BUC	BUILT UP COLUMN
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CRPT	CARPET
EBO	ENGINEERED BY OTHERS
ELEV	ELEVATION
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FD	FLOOR DRAIN
FOG	FACE OF CONCRETE
FOS	FACE OF STUD OR FRAMING
FT	FEET
FTG	FOOTING
GA	GAUGE
GC	GENERAL CONTRACTOR
HGT	HEIGHT
HVAC	HEATING, VENTILATION, & AC
ICF	INSULATED CONCRETE FORM
IN	INCH
LVL	LAMINATED VENEER LUMBER
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
o.c.	ON CENTER
OD	OUTSIDE DIAMETER
OHD	OVERHEAD DOOR
PT	PRESSURE TREATED
RA	RETURN AIR
RO	ROUGH OPENING
SIP	STRUCTURAL INSULATED PANEL
T&G	TONGUE & GROVE
THK	THICK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
UN	UNLESS OTHERWISE NOTED
WNF	WELDED WIRE FABRIC

GENERAL NOTES:

- ALL EXISTING CONDITIONS MUST BE VERIFIED BY THE BUILDER IN THE FIELD. UNKNOWN AND VARIED CONDITIONS MAY BE FOUND. NOTIFY THE ENGINEER OF ANY STRUCTURAL CONDITIONS FOUND TO VARY FROM THAT INDICATED BY THE STRUCTURAL DRAWINGS. DESIGN REVISIONS MAY BE REQUIRED.
- THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND ENGINEER FOR CORRECTION.
- THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY, AND SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, FEES, AND INSPECTIONS, WITH THE EXCEPTION OF PERMITS AND FEES REQUIRED FOR PLUMBING, MECHANICAL, AND ELECTRICAL, WHICH IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTORS.
- WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
- CO-ORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND ROOFS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS AND WITH THE FRAMING LAYOUT.
- CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
- VERIFY SUBSTITUTED MATERIALS WITH THE ENGINEER OR WITH ASCEND DESIGN & CONSTRUCTION. THE MATERIAL SIZES NOTED ON THE PLANS ARE MINIMUM AND CAN BE SUBSTITUTED WITH STRONGER MATERIALS FOR EASE OF CONSTRUCTION OR ESTHETICS.
- THE DESIGNERS RESPONSIBILITY IS LIMITED TO THE ITEMS SHOWN ON THE DESIGN DRAWINGS. OBTAIN THE DESIGNERS SPECIFIC WRITTEN APPROVAL PRIOR TO DEVIATING FROM THESE DRAWINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERE TO.
- CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS.
- INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
- ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
- SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DESIGN NOTES:

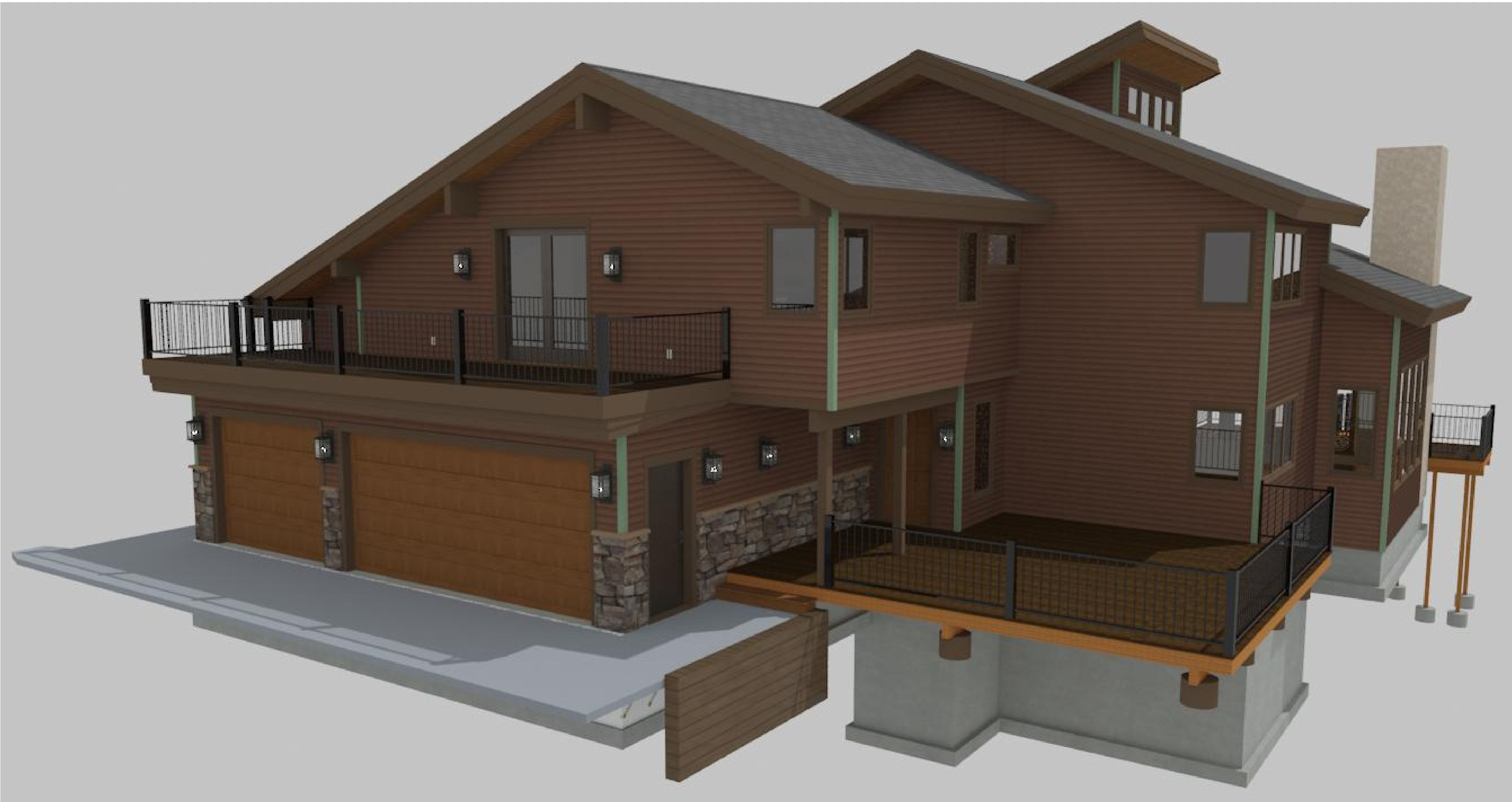
- ALL EXTERIOR WALLS SHALL BE 2x6 (5 1/2") FRAMED UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS SHALL BE 2x4 (3 1/2") FRAMED UNLESS OTHERWISE NOTED.
- HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". FOR EXCEPTIONS SEE (R305)
- MINIMUM FIXTURE CLEARANCES SHALL BE IN ACCORDANCE WITH (R307.2)
- ALL GLAZING SHALL BE IN ACCORDANCE WITH (R308) REFER TO (R308.4) FOR HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZINGS (TEMPERED WINDOWS)
- HALLWAYS SHALL HAVE A MINIMUM WIDTH OF 36" (R311.4)
- WALLS, SOFFITS, AND UNDER STAIR SURFACE IN AN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYPSUM BOARD.
- NOT LESS THAN ONE EXIT DOOR PROVIDED PER DWELLING UNIT. THIS DOOR SHALL BE NO LESS THAN 3'-0" WIDE AND 6'-8" IN HEIGHT.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (R321.1)
- AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER (R307.1)

CODES:

- THESE PLANS ARE INTENDED TO BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, ALL LATEST GOVERNING CODES, CODE AMENDMENTS, AND LATEST STANDARDS ADOPTED BY THE ROUTT COUNTY BUILDING DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THESE CODES.
- ALL REFERENCES IN THESE DRAWINGS, DETAILS, AND SPECIFICATIONS ARE FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE UNLESS OTHERWISE NOTED.
- TYPE OF CONSTRUCTION: TYPE V, R3 OCCUPANCY.

HEATING:

- NO NEW HEATING



NORTH RENDERING

RENDERINGS ARE NOT TO SCALE, TYPICAL; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP (F)	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP (F)
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
15	90	B	SEVERE	48"	NONE TO SLIGHT	NONE TO SLIGHT	-15°	YES	NONE	STEAMBOAT 2234	40° - 45°

DESIGN LIVE & SNOW LOADS	
ROOF, UNCOVERED DECK	85 PSF ROOF
SNOW	
FLOORS	40
PSF LIVE	
GARAGE	50
PSF LIVE, 2000 lb POINT LOAD	
WIND - 115 MPH, EXP B	
SEISMIC - Ss = 0.26g, S1 = 0.068g, GROUP 1 CATEGORY II	

GOVERNING CODES	
INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION	
INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION	
INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION	
INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION	
INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 EDITION	
NATIONAL ELECTRIC CODE, (NEC) 2020 EDITION	

2018 International Energy Conservation Code Checklist for General Prescriptive Method	
Building Components Thermal Envelope R402: General Prescriptive Method to Compliance	
Vapor Retarder: Class I = Poly Class II =kraft-Faced Insulation Class III = Paint	Follow IRC Section R702.7 or IBC Section 1405.3 Class of vapor retarder is based upon selected methods of insulating the exterior walls of the structure.
Windows and Doors U-Factor = 0.30	R402.1.5 Total UA Alternative may be used to lower the U-Factor
Skylights U-Factor = 0.55	R402.1.5 Total UA Alternative may be used to lower the U-Factor
Ceiling Insulation with Attic Space = R49	R402.2.1 reduction to R38 wherever the full height of uncompressed R-38 extends over the wall top plate at the eaves.
Ceiling Insulation without Attic Space = R-49	R402.2.2 reduction to R30 provided when roof/ceiling assemblies don't have sufficient space.
Wood Framed Wall Insulation : 2x6 wall = R20/5 Wood Framed Wall Insulation: 2x6 wall = R22/3 Wood Framed Wall Insulation: 2x6 wall = R27/0 Wood Framed Wall Insulation: 2x4 wall = R13/10	R20 in the cavity of the wall and R5 continuous insulation, R22 in the cavity of the wall and R3 continuous insulation, or R27 in the cavity of the wall and no continuous insulation. Walls with Structural Sheathing see Section R402.2.7 for reduction R13 in the cavity of the wall and R10 continuous insulation. Walls with Structural Sheathing see Section R402.2.7 for reduction
Mass Walls R-19/21	Defined & Reviewed based upon formula from Section 402.2.5
Floor Insulation = R38	See Section 402.2.8 for definition and exception
Basement Wall Insulation = R-15/19	See Section 402.2.9 for definition R15 continuous on either side or R19 on interior side. See footnotes in R402.1.2 for alternatives
Concrete Slab on Grade Insulation = R10/4ft	See Section R402.2.10 Insulation depth shall be depth of the footing minimum of 4 feet.
Crawl Space Wall Insulation = R15/19	See Section R402.2.11 for definition R15 continuous on either side or R19 on interior side.
Penetration Air Leakage: windows, sliding doors, skylights	< /= 0.3 cfm/sf Exception for site built windows, skylights, and doors.
Penetration Air Leakage: Swinging Doors	< /= 0.5 cfm/sf Exception for site built doors.
Air Leakage: The building thermal envelop shall be constructed to limit air leakage.	All products installed in accordance with manufactures instructions and be labeled in accordance with the requirements of the 2018 IECC.
Fireplaces new wood-burning units	See Section R402.4.2 Information on tight fitting doors and labels required.

SHEET	TITLE	PAGE
C0	COVER PAGE	1
C1	SITE PLAN	2
A0	EXISTING FLOOR PLANS	3
A1	EXISTING ELEVATIONS	4
A2	EXISTING ELEVATIONS	5
A3	NEW GARAGE FLOOR PLAN	6
A4	NEW UPPER FLOOR PLAN	7
A5	NEW ELEVATIONS	8
A6	NEW ELEVATIONS	9
S1	FOUNDATION PLAN & DETAILS	10
S2	FOUNDATION DETAILS	11
S3	ROOF FRAMING PLAN	12
S4	DECK FRAMING PLAN & DETAILS	13
E1	MAIN FLOOR ELECTRICAL PLAN	14
E2	UPPER FLOOR ELECTRICAL PLAN	15

Reviewed for
Code Compliance

10/02/2023

ASCEND
DESIGN & CONSTRUCTION

PO BOX 711151 STEAMBOAT SPRINGS, CO 80471
970.879.6831 E-MAIL: FRANK@ASCENDDAC.COM

SCORZAFAZA GARAGE ADDITION

BETTINA & KEVIN SCORZAFAZA

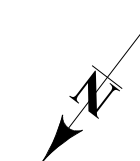
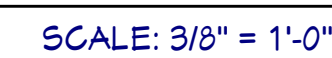
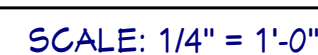
1495 MARK TRAIL LANE
STEAMBOAT SPRINGS, COLORADO 80487
BUILDER PHONE

PROJECT NUMBER:	2022.004
DATE:	MARCH 10, 2023
DRAWN BY:	FRANK
RELEASE DATE:	

PERMIT SET

CO

SHEET: 1 of 15



ASCEND
DESIGN & CONSTRUCTION

PO BOX TT1151 STEAMBOAT SPRINGS, CO 80477
970.879.6831 E-MAIL: FRANK@ASCENDDAC.COM

SCORZAFAZA GARAGE ADDITION

BETTINA & KEVIN SCORZAFAZA

1495 MARK TWAIN LANE
BUILDER

STEAMBOAT SPRINGS, COLORADO 80487

BUILDER PHONE

PROJECT NUMBER: 2022.009
DATE: MARCH 10, 2023
DRAWN BY: FRANK
RELEASE DATE:

PERMIT SET

A1

SHEET: 4 of 15



EXISTING FRONT ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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



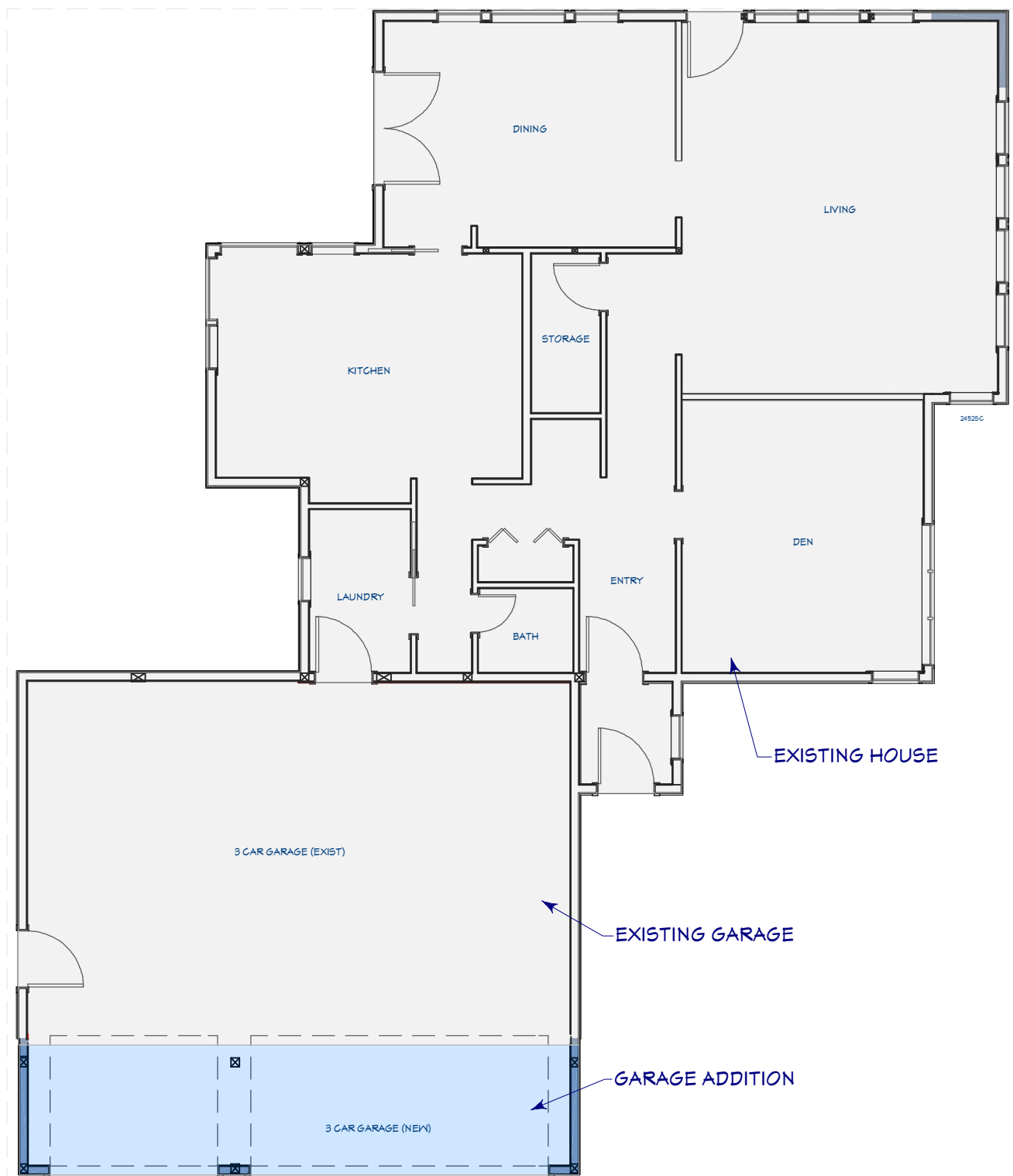
EXISTING LEFT SIDE ELEVATION

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



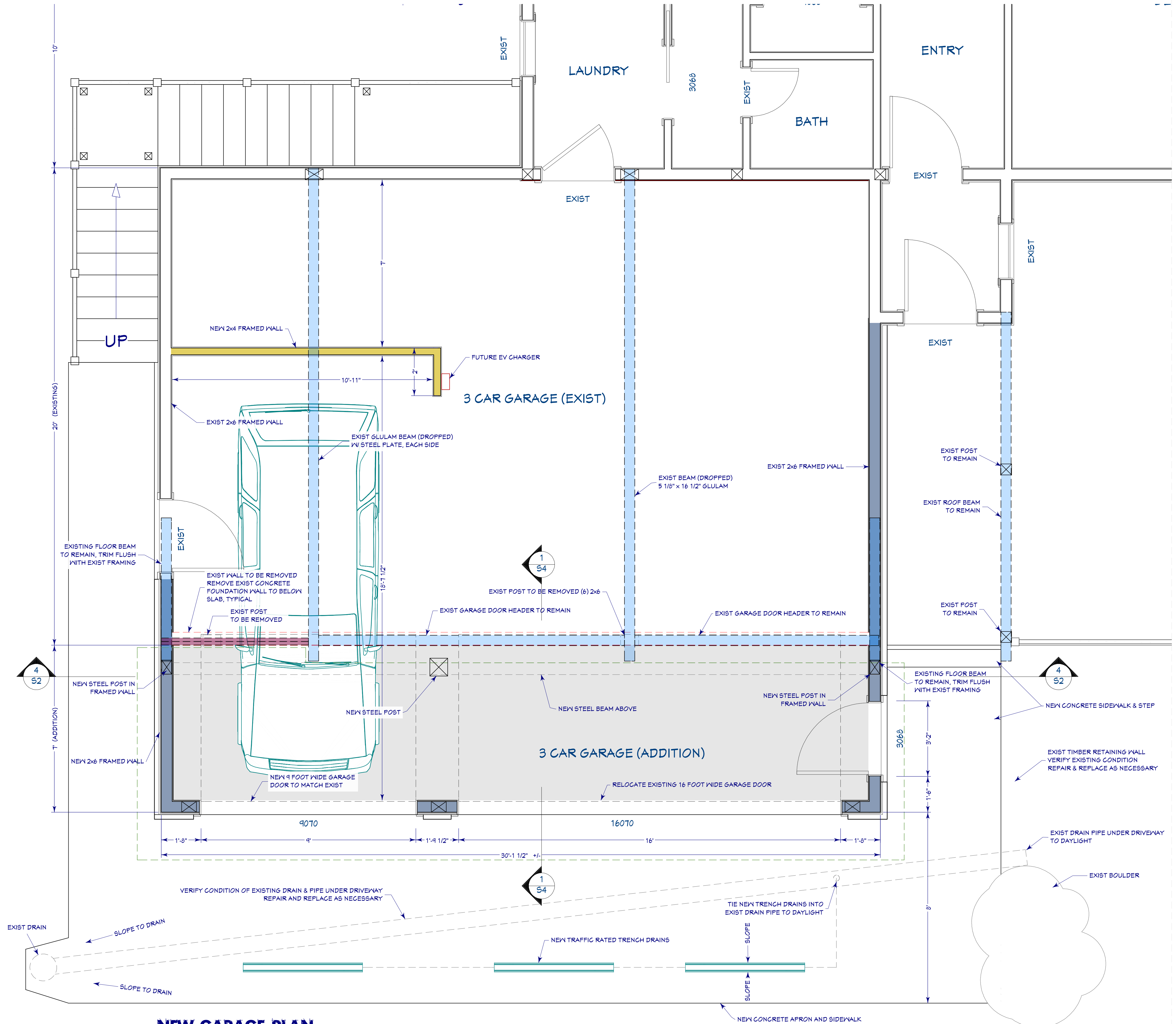
EXISTING REAR ELEVATION

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



KEY PLAN

SCALE: 1/8" = 1'-0"



NEW GARAGE PLAN

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

Reviewed for
Code Compliance

10/02/2023

ASCEND
DESIGN & CONSTRUCTION
PO BOX 111151 STEAMBOAT SPRINGS, CO 80411
970.879.6831 E-MAIL: FRANK@ASCENDDAC.COM

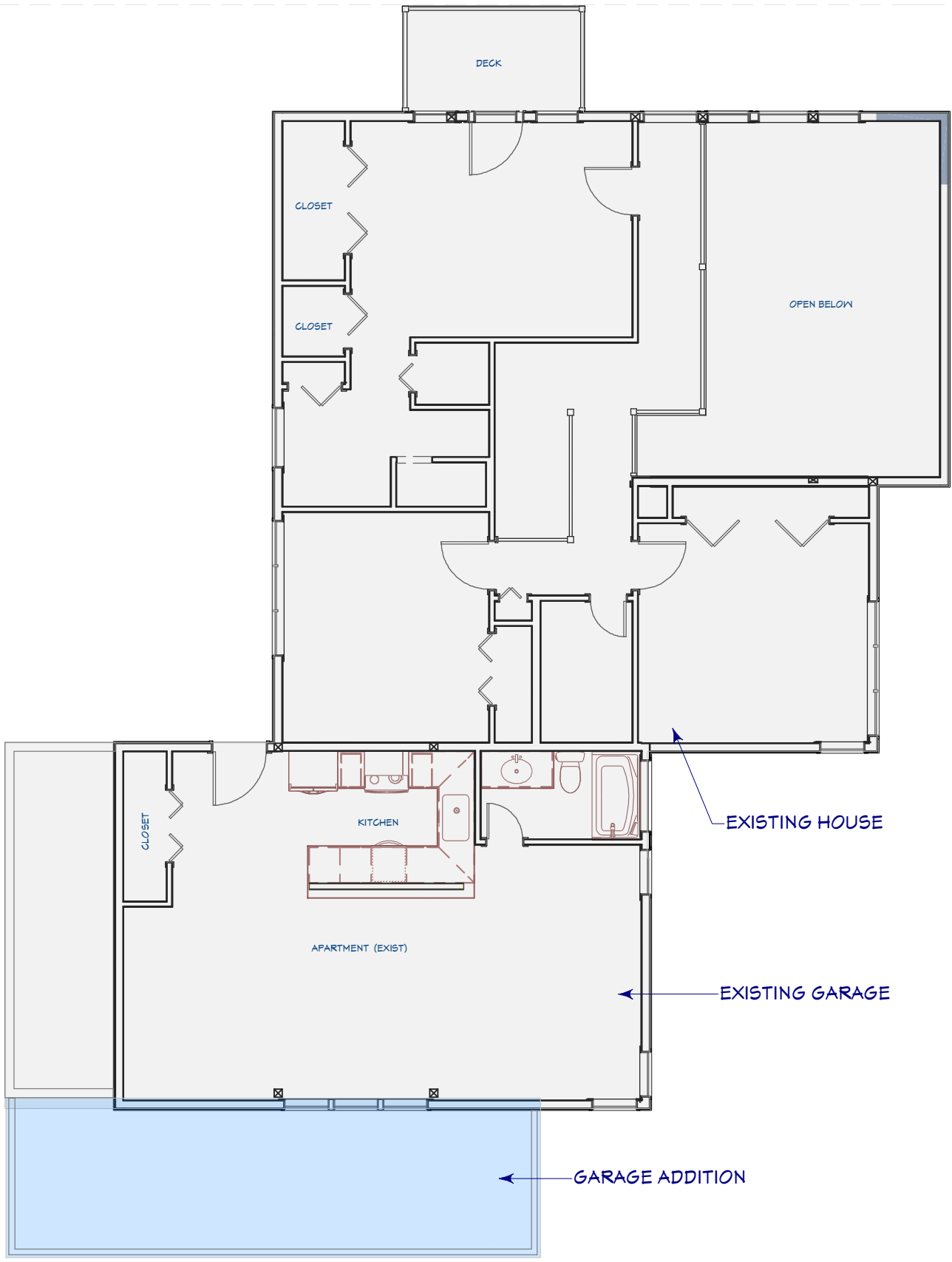
SCORZAFAZA GARAGE ADDITION
BETTINA & KEVIN SCORZAFAZA
1495 MARK TAIN LANE
STEAMBOAT SPRINGS, COLORADO 80487
BUILDER PHONE

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RELEASE DATE:

PERMIT SET

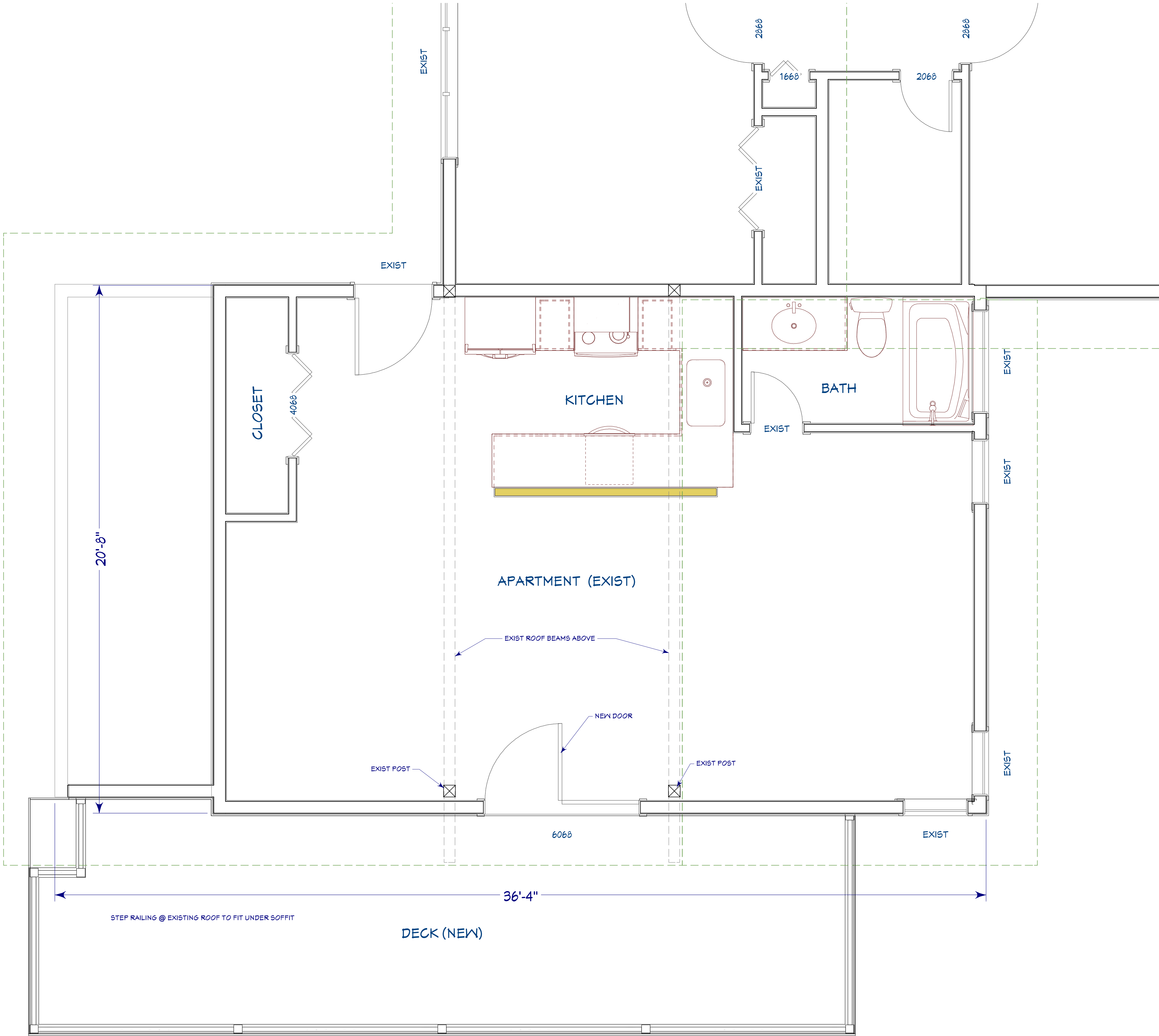
A3

SHEET: 6 of 15



KEY PLAN

SCALE: 1/8" = 1'-0"



Reviewed for
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10/02/2023

ASCEND
DESIGN & CONSTRUCTION

PO BOX TT1151 STEAMBOAT SPRINGS, CO 80471
970.879.6831 E-MAIL: FRANK@ASCENDDAC.COM

SCORZAFAZA GARAGE ADDITION

BETTINA & KEVIN SCORZAFAZA

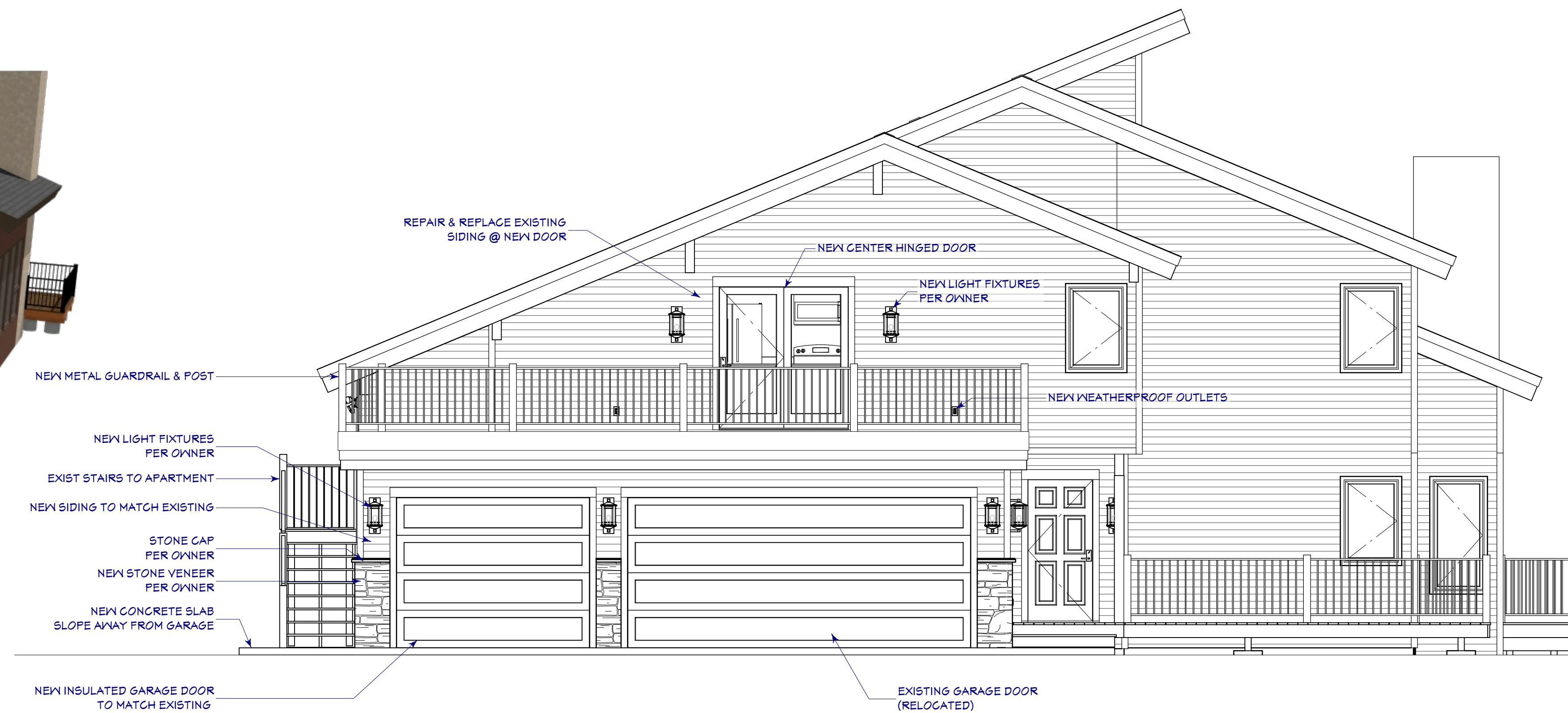
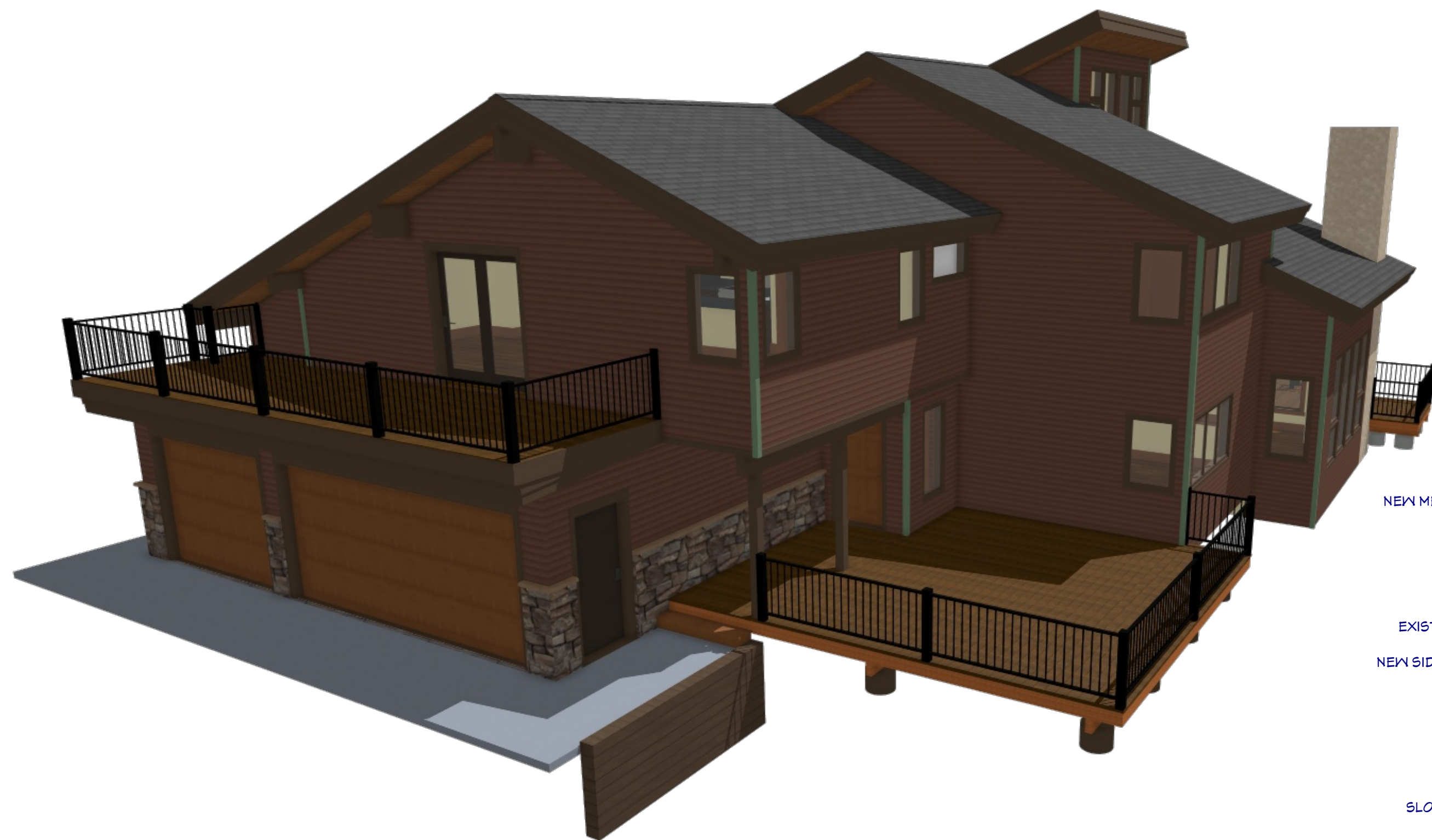
1495 MARK TWAIN LANE
STEAMBOAT SPRINGS, COLORADO 80487
BUILDER PHONE

PROJECT NUMBER: 2022.004
DATE: MARCH 10, 2023
DRAWN BY: FRANK
RELEASE DATE:

PERMIT SET

A4

SHEET: 1 of 15



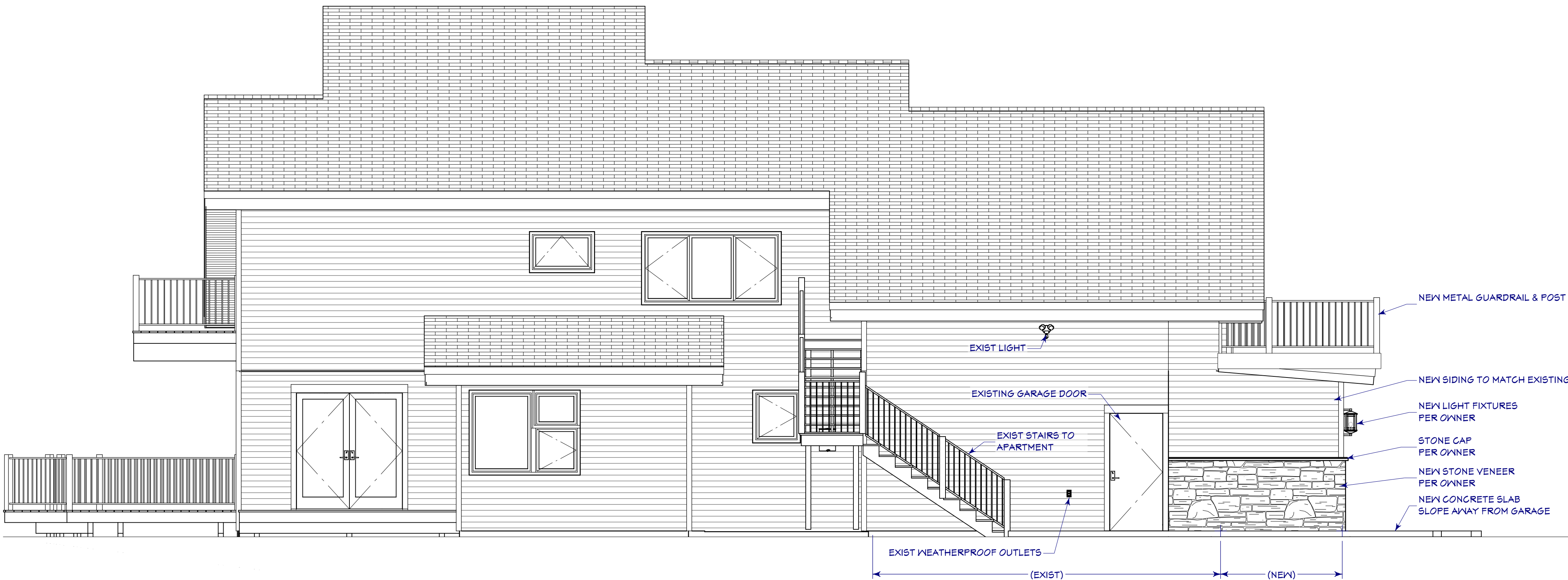
NEW FRONT ELEVATION

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



NEW RIGHT SIDE ELEVATION

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



NEW LEFT SIDE ELEVATION

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



NEW REAR ELEVATION

NO CHANGES TO REAR ELEVATION

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