

CODES:

1. THESE PLANS ARE INTENDED TO BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, ALL LATEST GOVERNING CODES (IBC), CODE AMENDMENTS, AND LATEST STANDARDS ADOPTED BY THE ROUTT COUNTY BUILDING DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THESE CODES.
2. ALL REFERENCES IN THESE DRAWINGS, DETAILS, AND SPECIFICATIONS ARE FROM THE 2018 INTERNATIONAL BUILDING CODE UNLESS OTHERWISE NOTED.

PLUMBING:

1. ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE & ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARDS (ICC/ANSI A117.1-2009)
2. PLUMBING CONTRACTOR SHALL PROVIDE AND SUBMIT PLUMBING DRAWINGS INCLUDING:
- a. POTABLE WATER DISTRIBUTION PIPING DESIGN, MATERIAL SPECIFICATIONS AND INSTALLATION DETAILS
 - b. DRAIN, WASTE AND VENT (DWV) PIPING DESIGN, MATERIAL SPECIFICATIONS AND INSTALLATION DETAILS
 - c. PLUMBING FIXTURE AND APPLIANCE SPECIFICATIONS AND LOCATIONS.
 - d. LOCATION AND SPECIFICATIONS FOR BACKFLOW PREVENTION DEVICES

MECHANICAL:

1. ALL MECHANICAL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE
2. MECHANICAL CONTRACTOR SHALL PROVIDE AND SUBMIT NET STAMP MECHANICAL DRAWINGS INCLUDING:
- a. HEATING AND COOLING SYSTEM APPLIANCE SPECIFICATIONS
 - b. VENTILATION AND PRODUCT-CONVEYING EXHAUST EQUIPMENT SPECIFICATIONS
 - c. APPLIANCE VENTING DETAILS.
 - d. COMBUSTION AIR DETAILS
 - e. DUCT AND FLENUM SYSTEM DESIGN, MATERIAL SPECIFICATIONS AND INSTALLATION DETAILS
 - f. FIRE, SMOKE AND RADIATION DAMPER LOCATIONS AND SPECIFICATIONS
 - g. FUEL-GAS PIPING DESIGN, MATERIAL SPECIFICATIONS AND INSTALLATION DETAILS

- 3.THE UNIT SHALL BE HEATED BY ELECTRIC COVE HEATERS.

ELECTRICAL:

1. DRAWINGS PROVIDES ARE SCHEMATIC ONLY.
2. VERIFY ALL ELECTRICAL FIXTURES, SWITCHES, AND THEIR LOCATIONS WITH OWNER
3. INSTALLATION OF WIRING AND RELATED FIXTURES SHALL COMPLY WITH 2020 IEC
4. ELECTRICAL CONTRACTOR SHALL PROVIDE AND SUBMIT NET STAMP ELECTRICAL DRAWINGS INCLUDING:
- a. PANEL SCHEDULE
 - b. LOAD CALCULATIONS JUSTIFIED BACK THROUGH SERVICE
 - c. ENERGY CODE JUSTIFICATION OF COMPLIANCE (IF REQUIRED)
5. VERIFY ALL ELECTRICAL REQUIREMENTS FOR EQUIPMENT WITH THE OWNER AND MANUFACTURE
6. VERIFY ALL MECHANICAL SYSTEM ELECTRICAL REQUIREMENTS WITH MANUFACTURER

GENERAL NOTES:

1. 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.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
3. 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.
4. 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.
5. 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.
6. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
7. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
8. CO-ORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND ROOFS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS AND WITH THE FRAMING LAYOUT.
9. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)
10. 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.
11. 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.
12. 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.
13. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS.
14. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
15. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
16. SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DESIGN NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6 (5 1/2") FRAMED UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS SHALL BE 2x4 (3 1/2") FRAMED UNLESS OTHERWISE NOTED.
3. WALLS, SOFFITS, AND UNDER STAIR SURFACE IN AN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYPSUM BOARD.
4. 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)

BUILDING CODE ANALYSIS

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
COMMERCIAL ZONE 1

OCCUPANCY GROUP:
B - BUSINESS (LOWER FLOOR) EXISTING
R-2 - RESIDENTIAL (UPPER FLOOR) EXISTING

TYPE OF CONSTRUCTION
V-B - UN-SPRINKLERED

AREA'S

UNIT AREA:	
UNIT 1:	470 SQ. FT.
UNIT 2:	710 SQ. FT.

DRAWING INDEX

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A3	NEW WORK FLOOR PLAN	3
E1	ELECTRICAL PLAN	4

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OAK CREEK WASHHOUSE

INTERIOR TENANT FINISH

211 E MAIN STREET

TEXTER MOUNTAIN CONSTRUCTION

OAK CREEK, COLORADO 80467

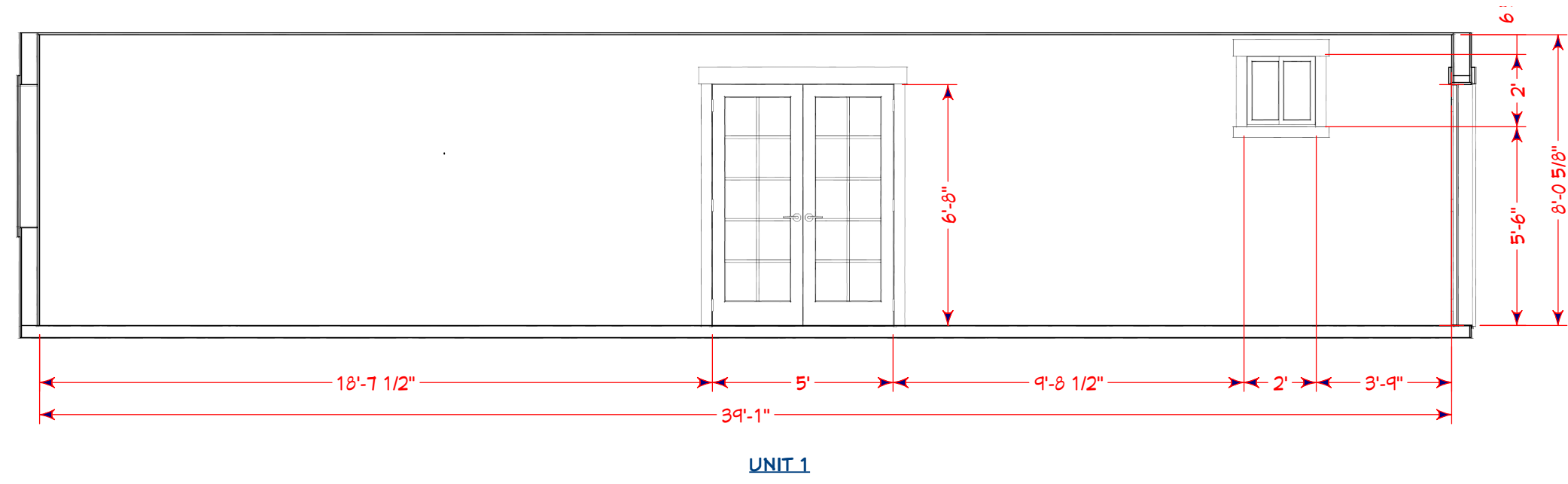
970.846.7607

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DATE: MARCH 11, 2022
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RELEASE DATE:

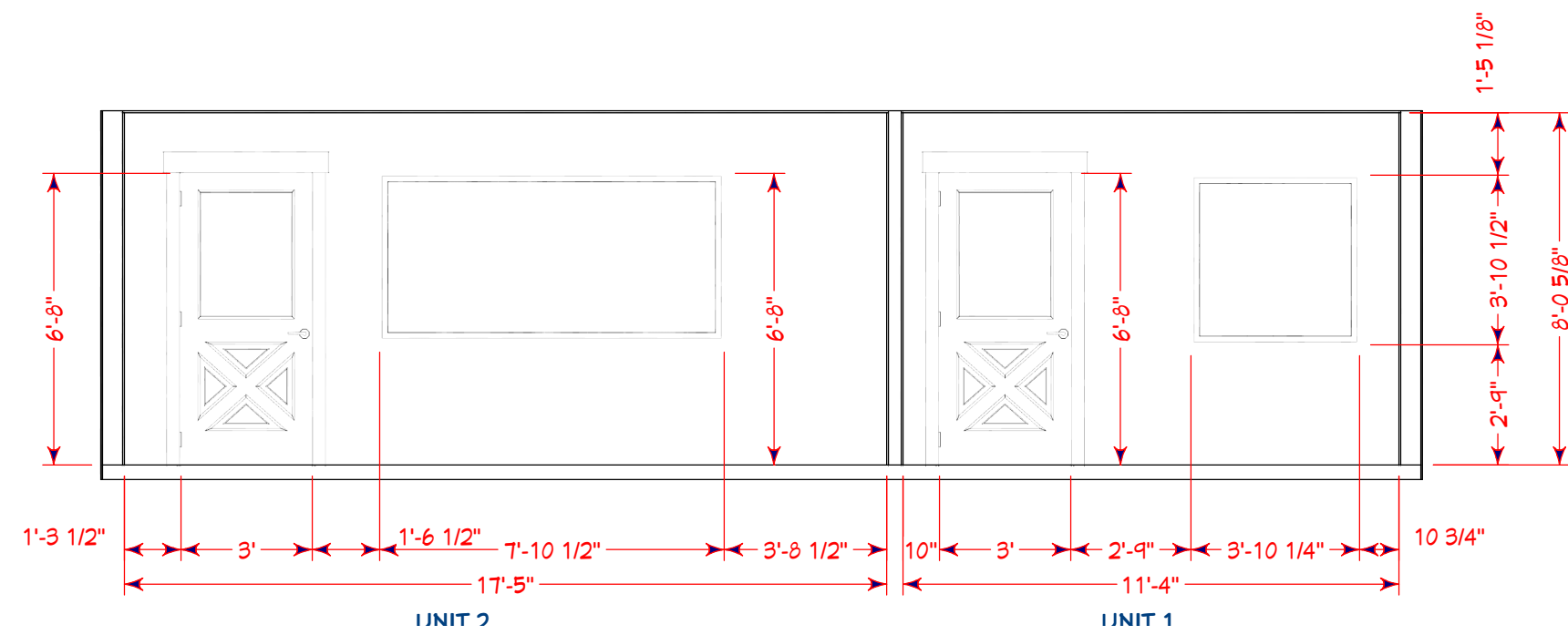
PLAN SET

A1

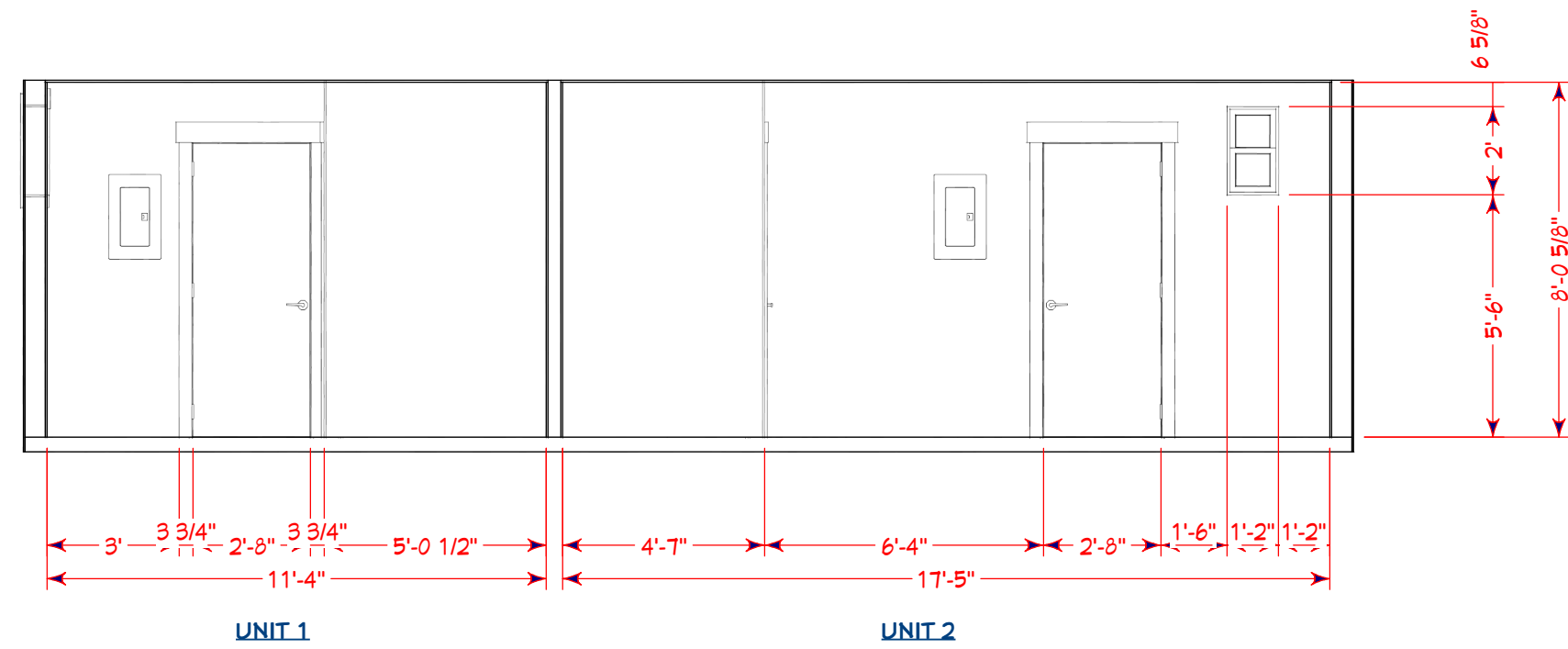
SHEET: 1 of 4



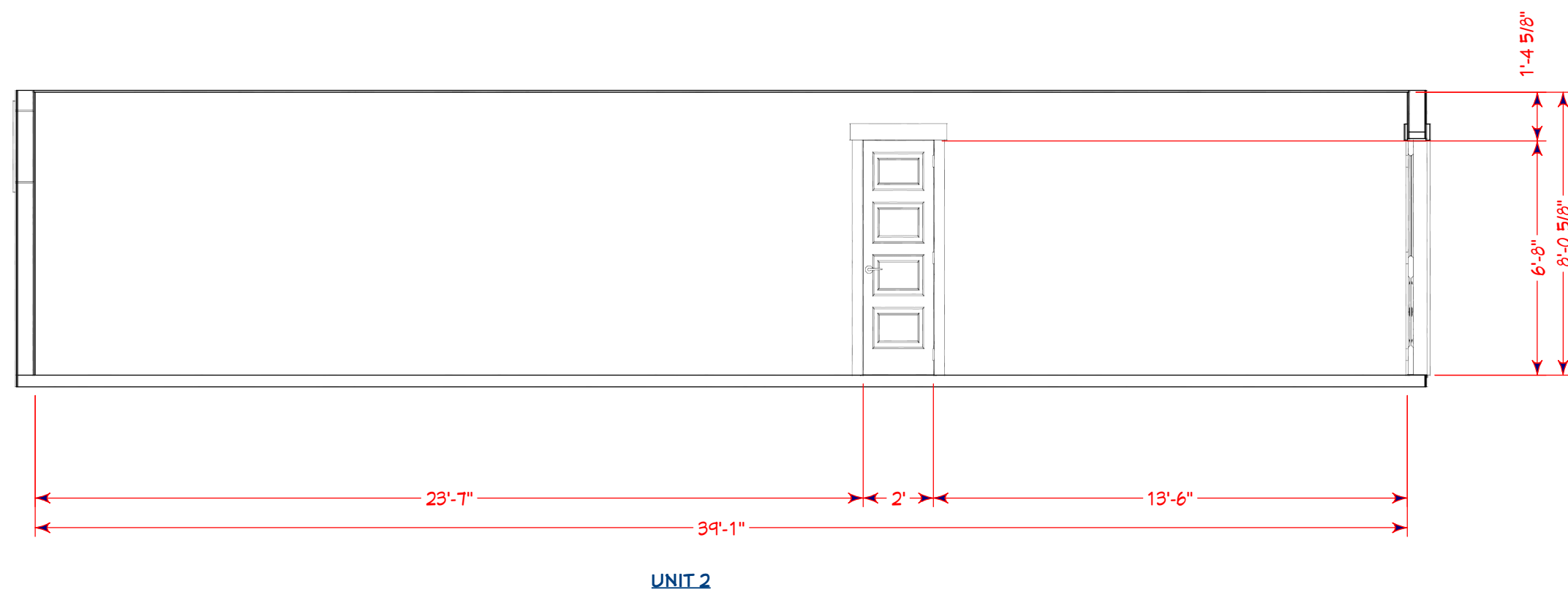
E1 WALL ELEVATION
SCALE: 1/4" = 1'-0"



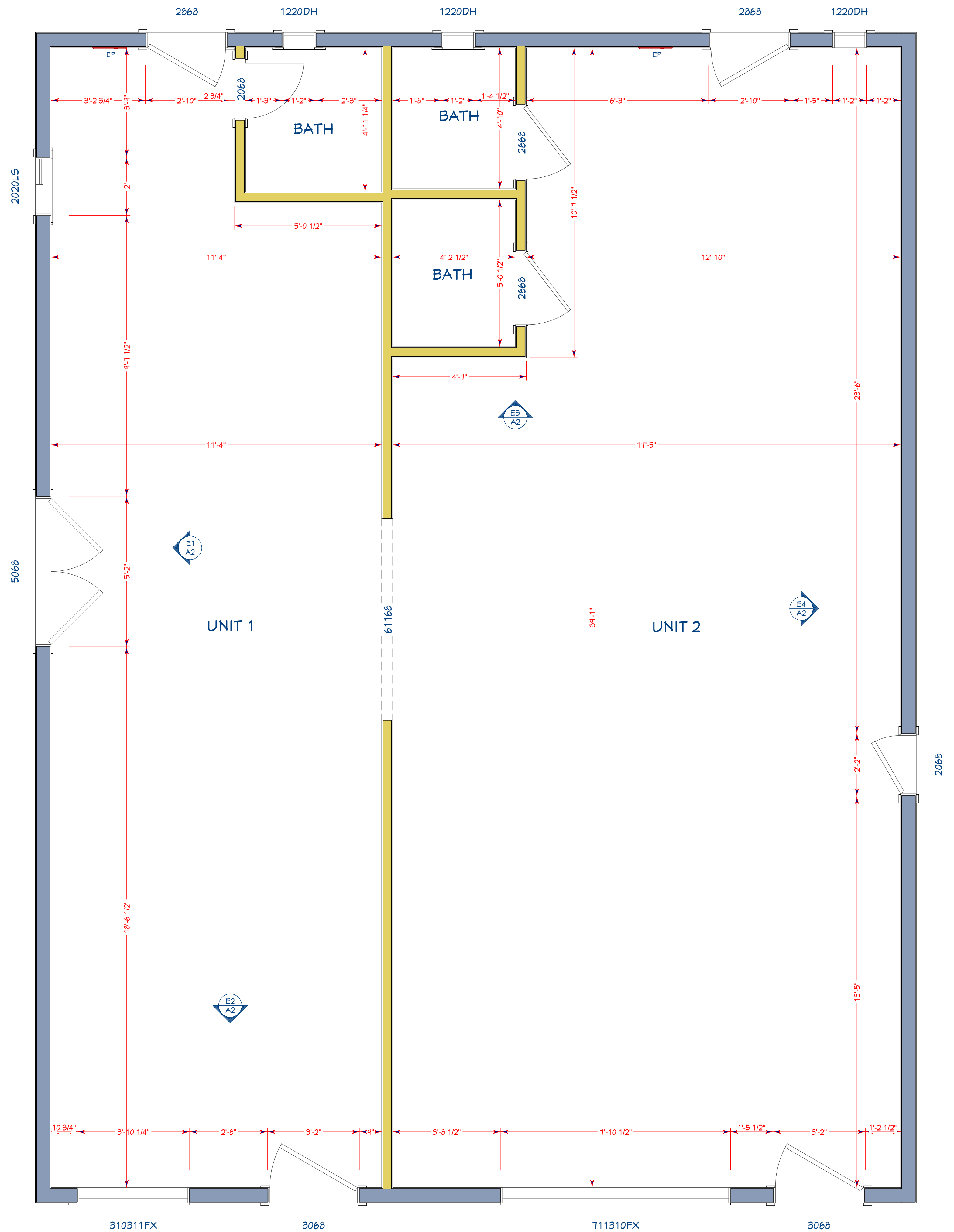
E2 WALL ELEVATION
SCALE: 1/4" = 1'-0"



E3 WALL ELEVATION
SCALE: 1/4" = 1'-0"



E4 WALL ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLANS, EXISTING

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

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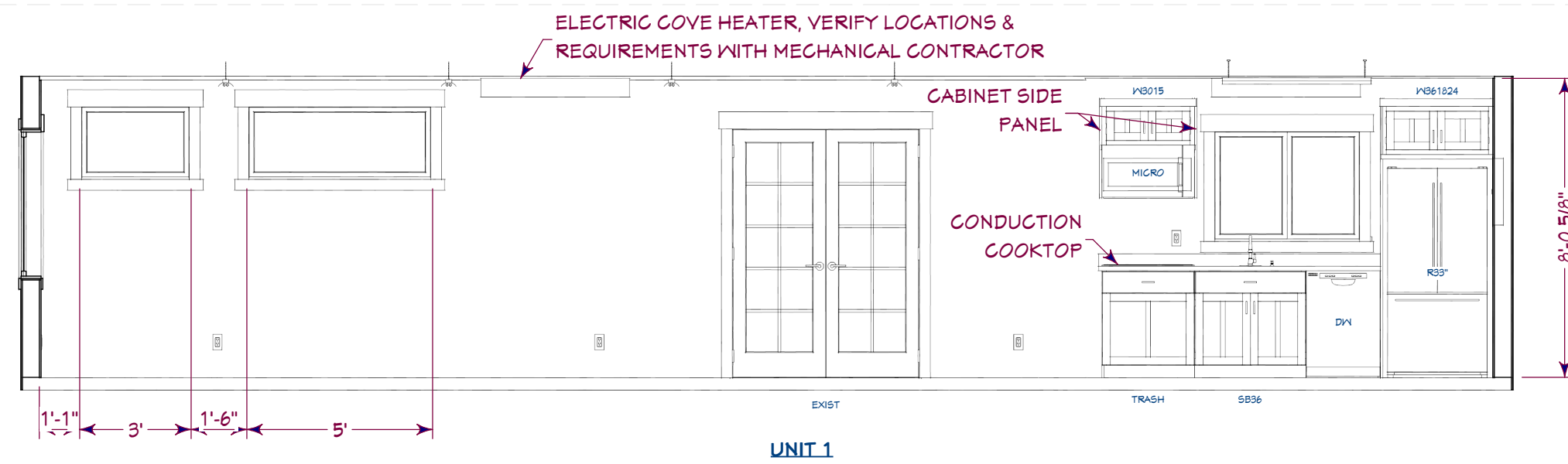
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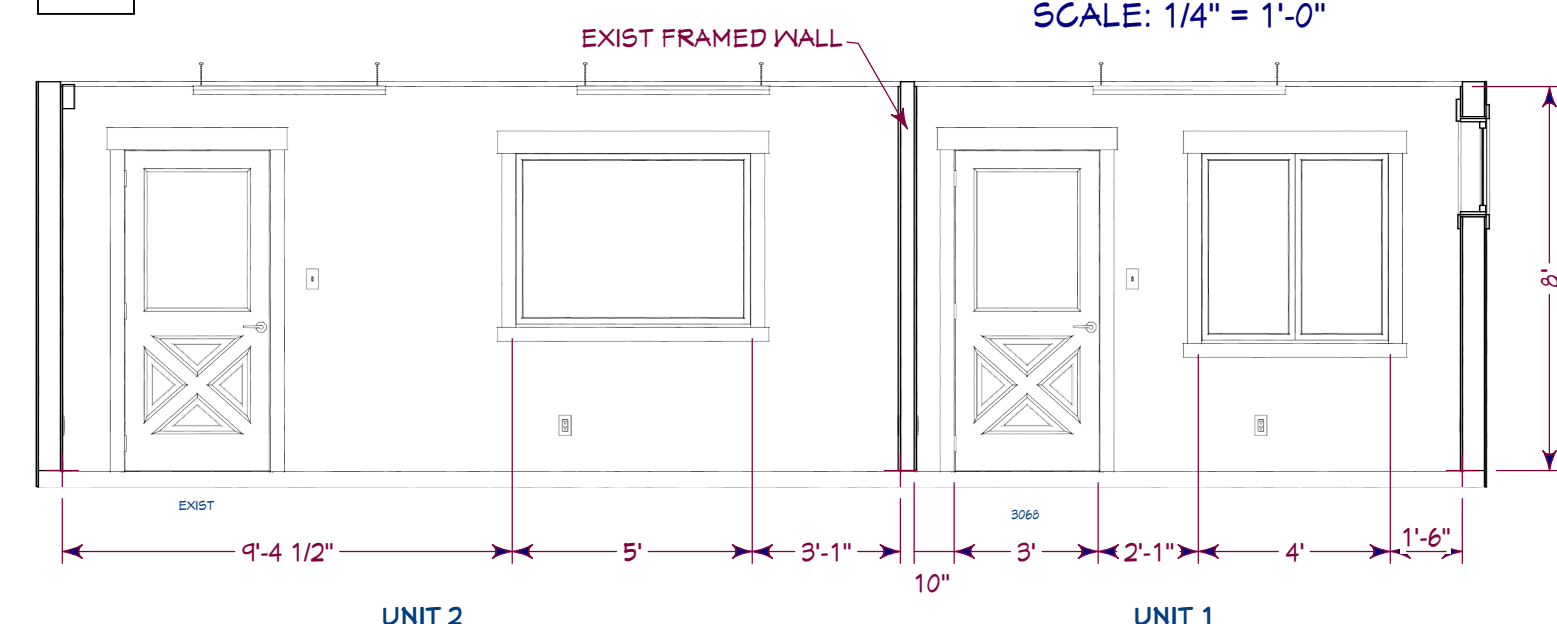
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A2

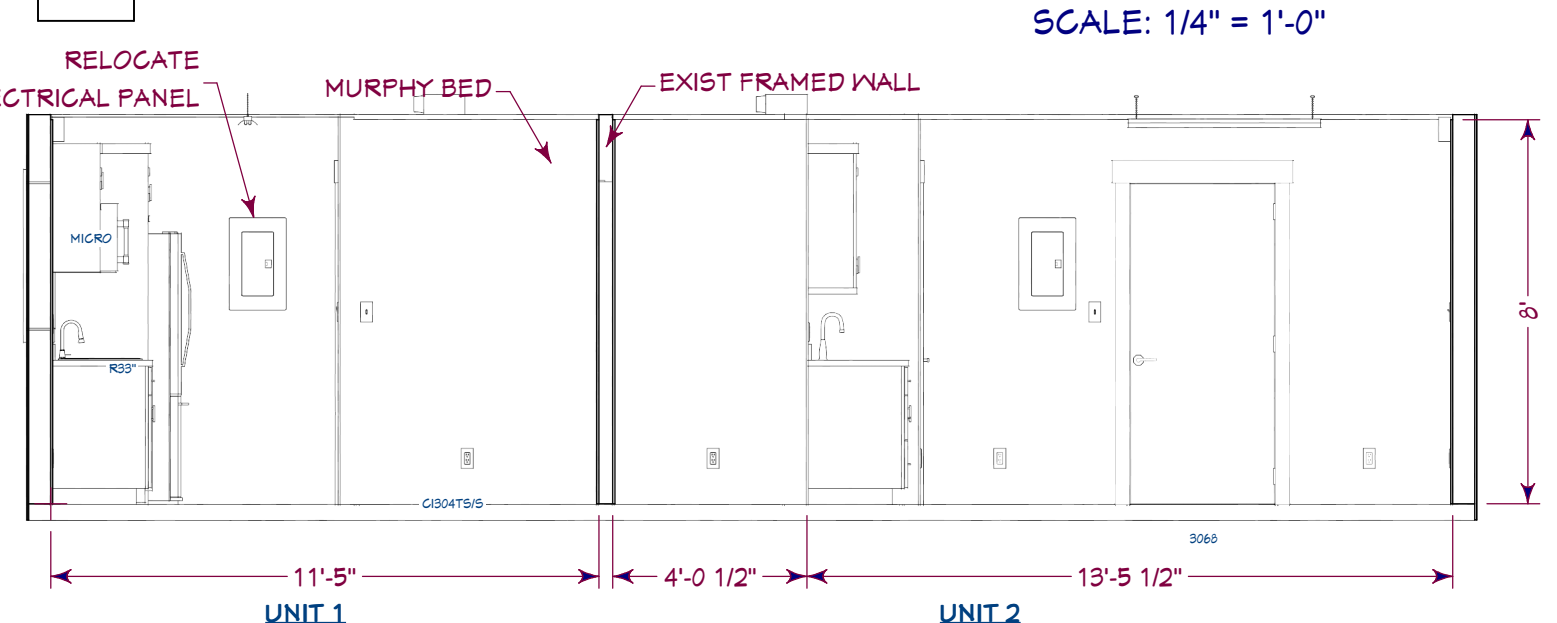
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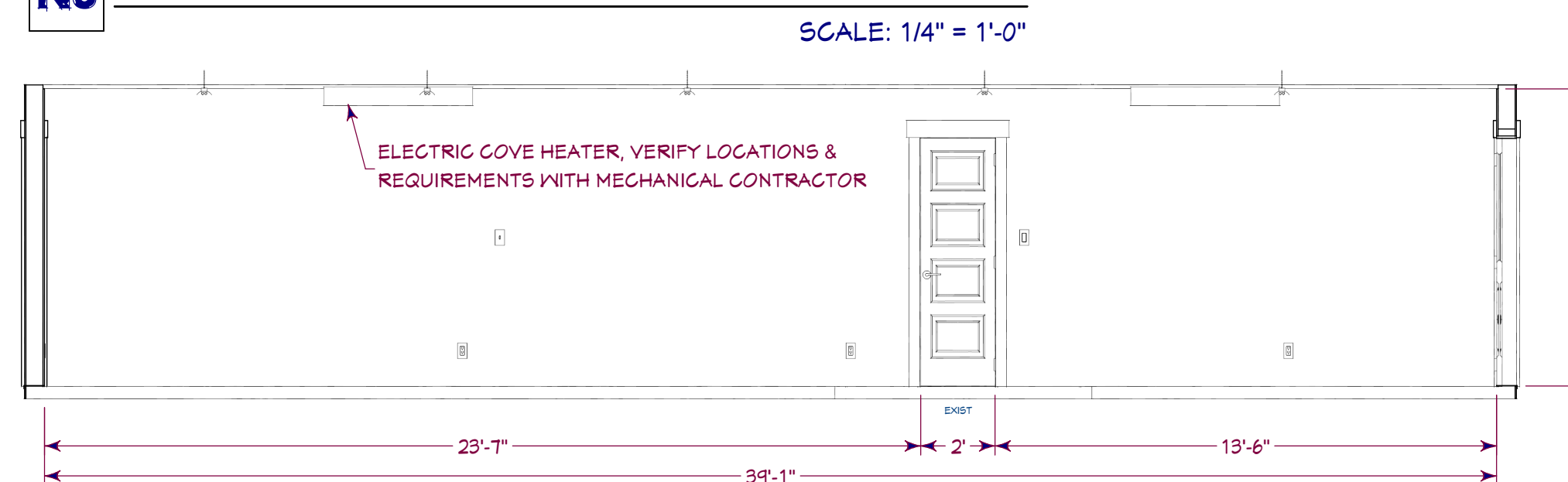
N1 WALL ELEVATION



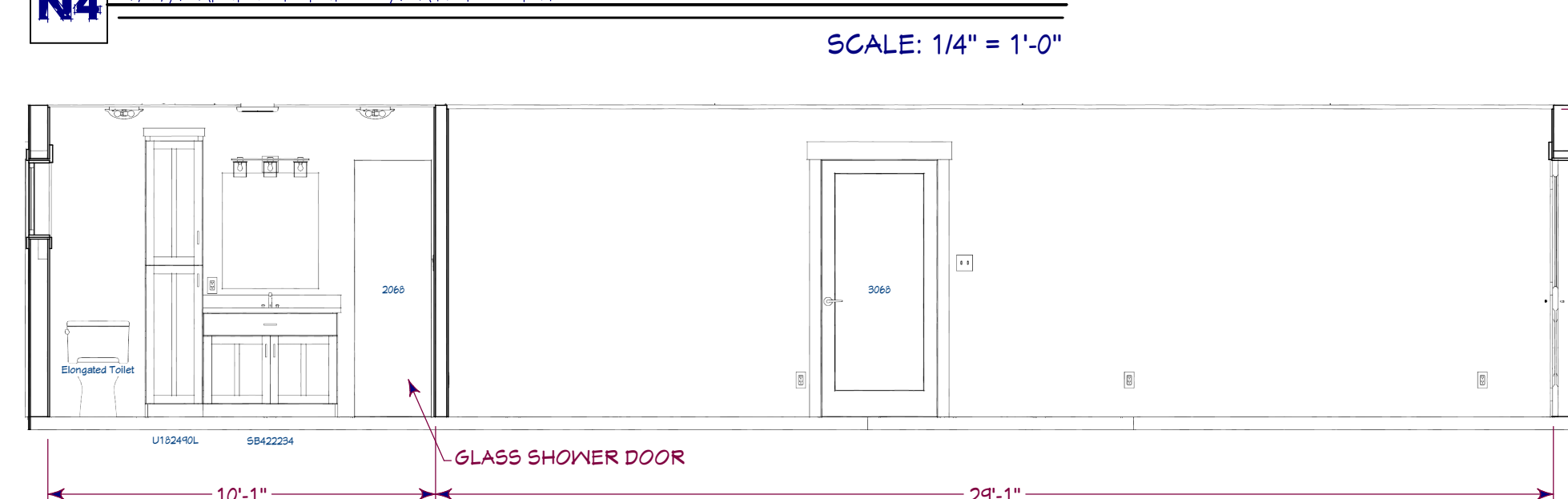
N2 WALL ELEVATION



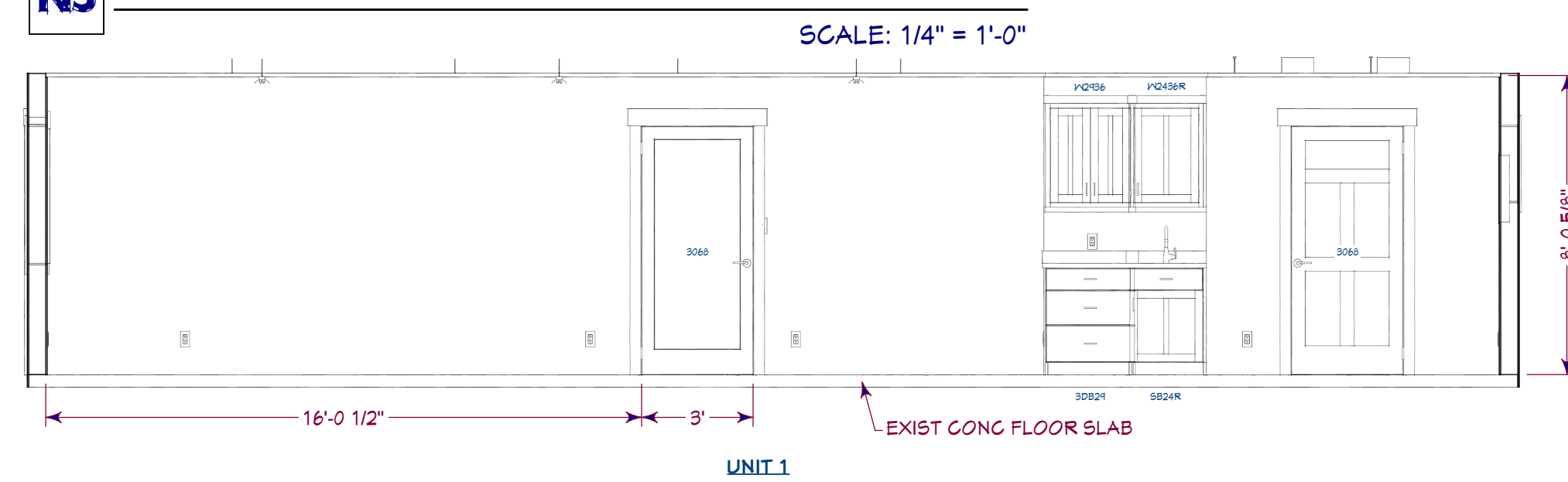
N3 WALL ELEVATION



N4 WALL ELEVATION

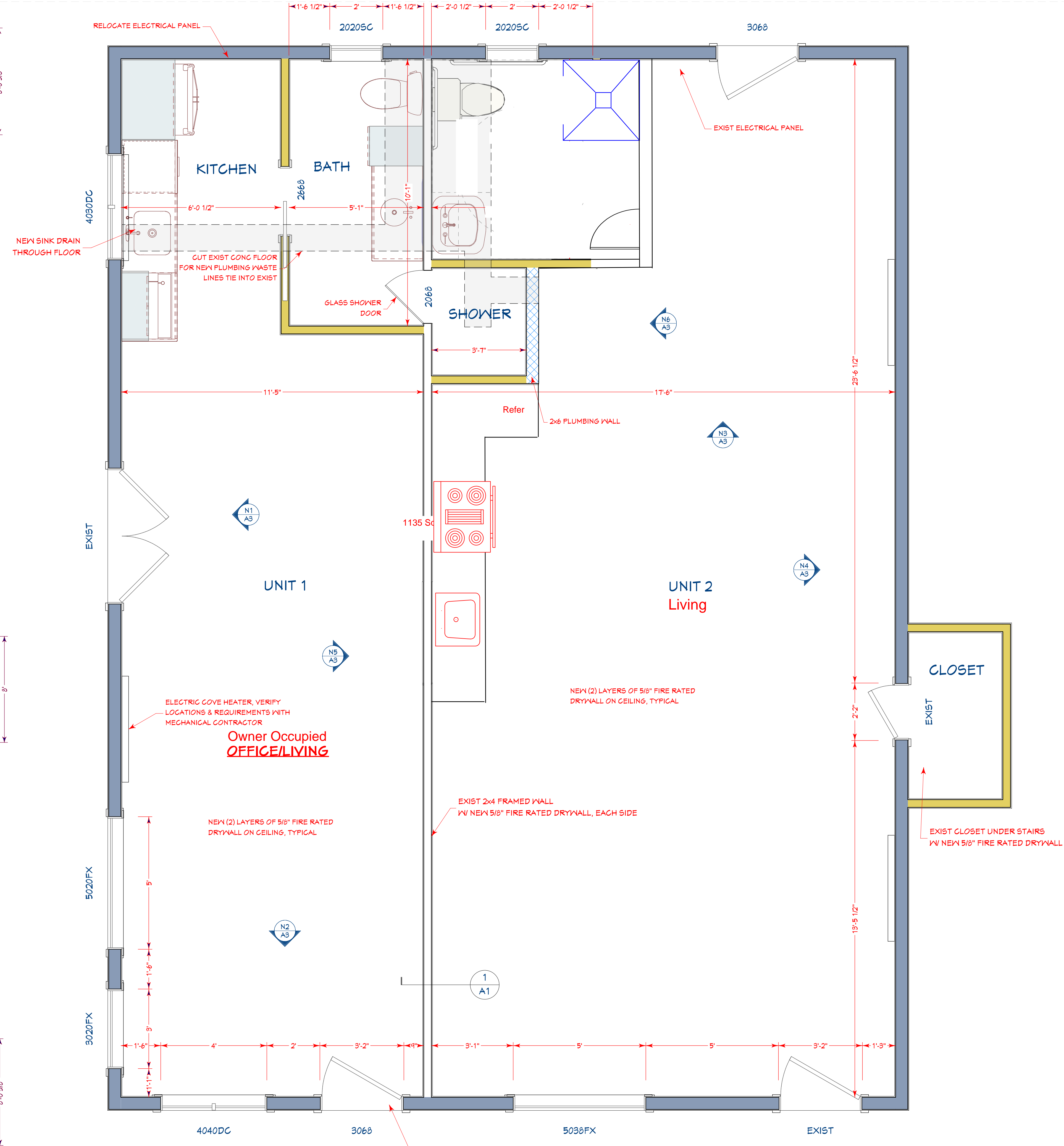


N5 WALL ELEVATION



N6 WALL ELEVATION

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



FLOOR PLANS, NEW WORK

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

PLUMBING

PLUMBING SUPPLY, WASTE, AND VENTING TO BE DESIGNED AND SUBMITTED BY PLUMBING CONTRACTOR. VERIFY ALL REQUIREMENTS.

MECHANICAL

HEAT LOAD CALCULATIONS & EQUIPMENT SIZING TO BE DESIGNED AND SUBMITTED BY MECHANICAL CONTRACTOR. VERIFY ALL REQUIREMENTS.

ELECTRICAL

ELECTRICAL OUTLETS, SWITCHING & LIGHTING TO BE DESIGNED AND SUBMITTED BY ELECTRICAL CONTRACTOR. VERIFY ALL REQUIREMENTS.

- ELECTRICAL:**
1. DRAWINGS ARE SCHEMATIC ONLY.
 2. INSTALLATION OF WIRING AND RELATED FIXTURES SHALL COMPLY WITH NEC 2020 LATEST ADDITION
 3. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. SMOKE DETECTORS SHALL BE INSTALLED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. (R314) ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2016 IRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
 4. LIGHT, VENTILATION, AND HEATING SHALL BE IN ACCORDANCE WITH (R309)
 5. OVERHEAD EXHAUST HOODS SHALL COMPLY WITH (M1504)
 6. VERIFY ALL ELECTRICAL FIXTURES, SWITCHES, AND THEIR LOCATIONS WITH OWNER
 7. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15-AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT (E3802.11)
 8. SEE E3802 FOR SPECS ON GFI RECEPTACLES
 9. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
 10. ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.
 11. CIRCUITS SHALL BE VERIFIED WITH OWNER PRIOR TO WIRE INSTALLATION.
 12. FINAL STYLE & COLORS FOR SWITCHES, TIMERS & DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 13. ALL FIXTURES TO BE SELECTED BY OWNER. VERIFY ELECTRICAL REQUIREMENTS WITH MANUFACTURERS.
 14. ALL LIGHTING SHALL BE DIMMABLE LED, UNO.

AUDIO:
VERIFY ANY AUDIO EQUIPMENT AND REQUIREMENTS WITH OWNER AND INSTALL PER MANUFACTURERS INSTRUCTIONS.

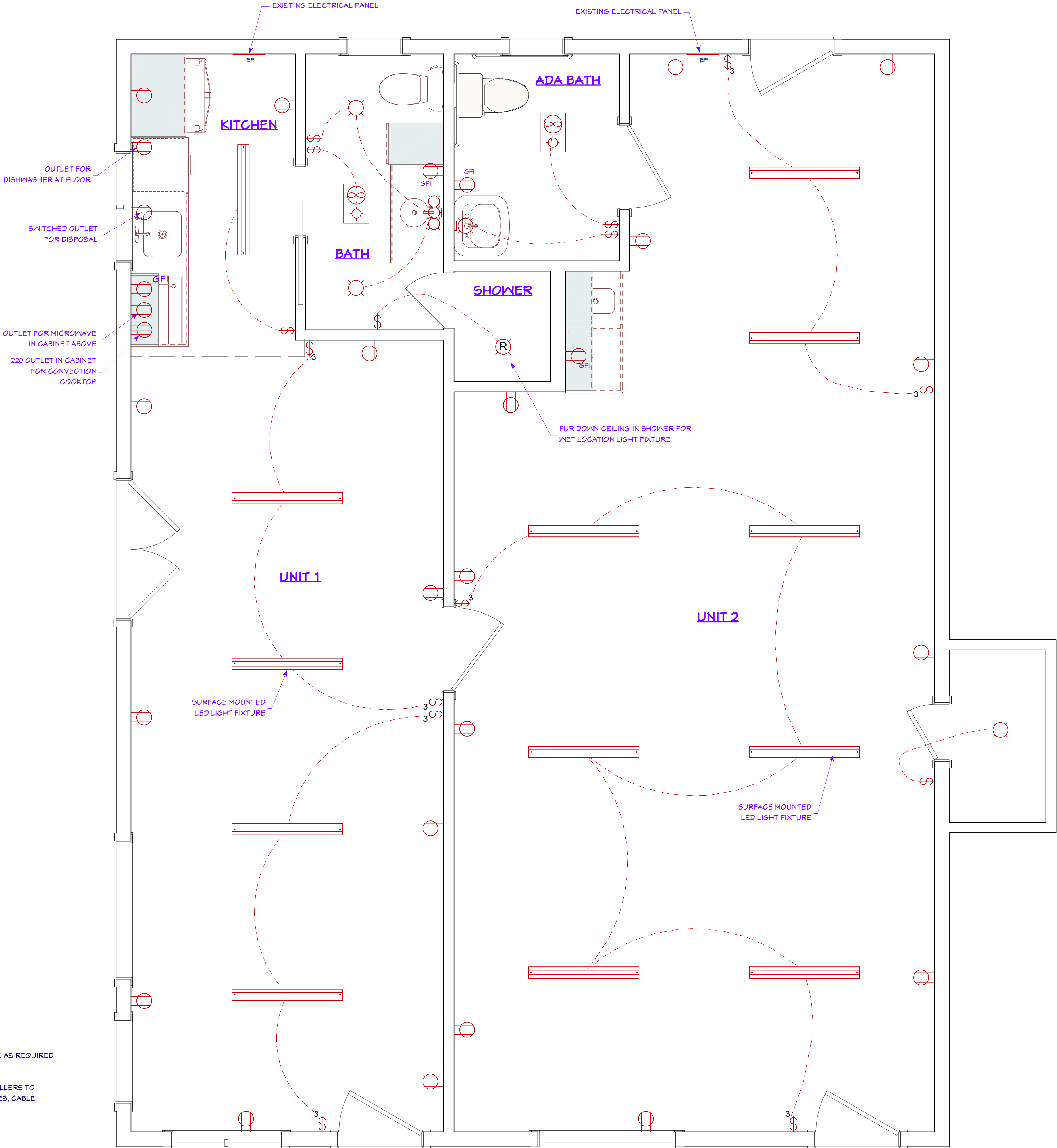
DATA / CABLE:
VERIFY ANY DATA, CABLE, & SECURITY EQUIPMENT AND REQUIREMENTS WITH OWNER AND INSTALL PER MANUFACTURERS INSTRUCTIONS.

NOTE:

ELECTRICAL LAYOUT IS SCHEMATIC ONLY. PROVIDE ADDITIONAL OUTLETS AS REQUIRED TO MEET MINIMUM CODE REQUIREMENTS.

OWNER SHALL DO A WALK-THRU WITH RELEVANT CONTRACTORS & INSTALLERS TO VERIFY THE EXACT LOCATION & HEIGHTS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC. ...

UNO - ALL SWITCHES TO BE 48" ASF.
INTERIOR OUTLETS TO BE 15" ASF.
OUTLETS OVER COUNTERTOPS TO BE 4" ABOVE COUNTER TO CENTER.
GARAGE OUTLETS TO BE 40" AFF.



ELECTRICAL PLAN

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

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PLAN SET

E1

SHEET: 4 of 4