

Provide a heat calc for the garage and an Equipment certificate
Ensure the slab will be insulated per the IECC prescriptive method that has been submitted or provide another means of code compliance

It appears the open permit (M90852) for the Garage does not indicate the R-10 insulation around the foundation nor does the foundation inspections

DISAPPROVED
11/13/2020 1:56:07 PM
daleh
MECHANICAL

GARAGE / DWELLING SEPARATION:
1/2" gypsum board applied to the garage side and protecting supporting construction. 5/8" Type X gypsum applied to the garage ceiling when habitable space above. Door(s) to garage from dwelling must be solid core or 20 minute rated.

EXIST. GARAGE
3500 PSF CONC.
3210.5 SF

STAIR NOTE:
MAX RISE + 1 3/4"
MIN RUN + 10"
HANDRAIL + 34" - 36"
MIN WIDTH + 3'-0"

ADU2044
RR-5
CD 11/21/1968
REF FILE ADR204 & AL1935
SITE PLAN AND DETACHED
ACCESSORY LIVING QUARTERS FOR
PERMANENT OCCUPANCY REQUIRED
WITH SUBMISSION
AFFIDAVIT MUST BE SIGNED,
NOTARIZED AND RECORDED BY ALL
PROPERTY OWNERS ON TITLE.
A COPY OF THE RECORDED DOCUMENT
MUST BE UPLOADED WITH PLAN SET.

FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING SPACE 1,113 SQ. FT.

EXISTING WALLS
NEW WALLS

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Building Department
shelley
CONSTRUCTION

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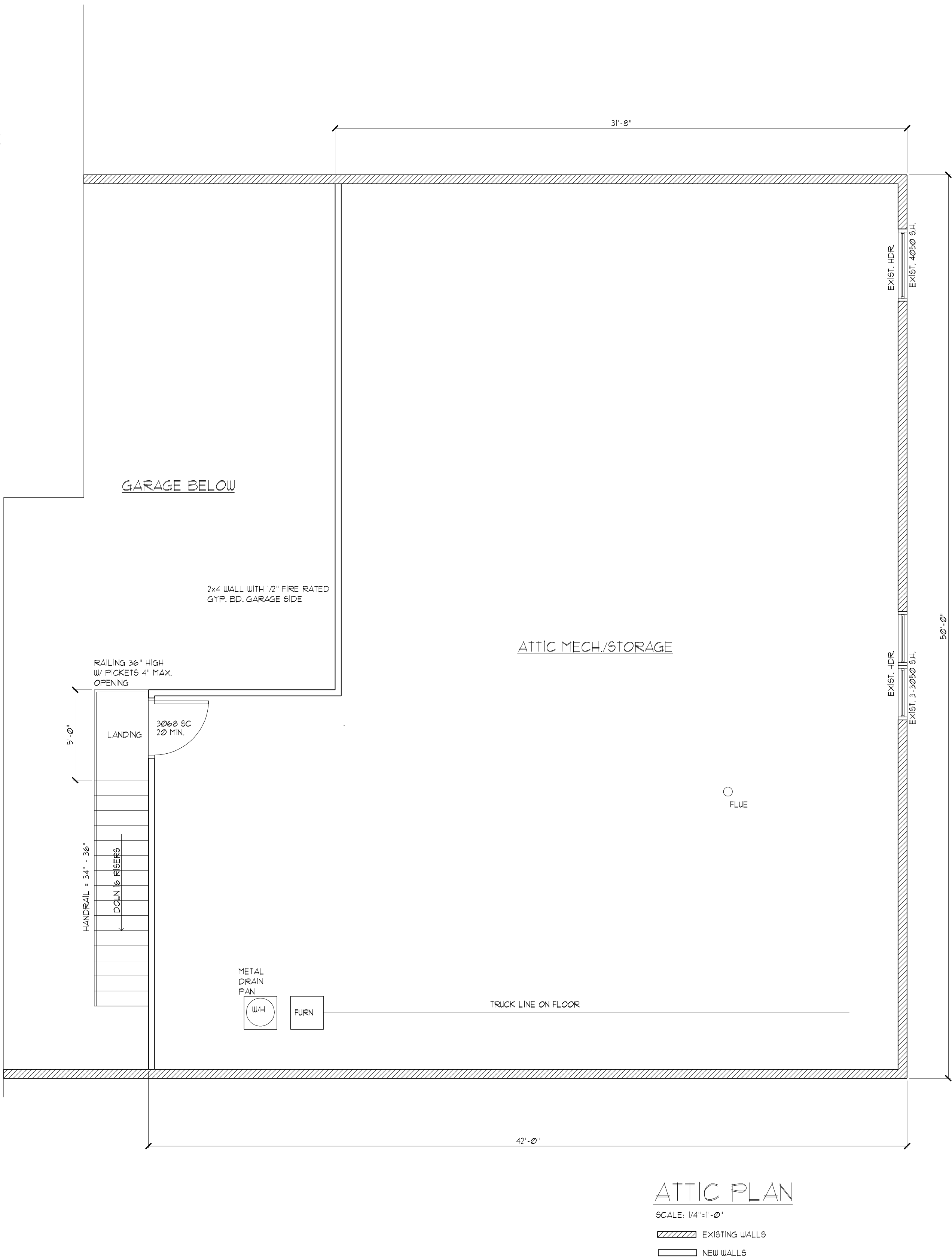
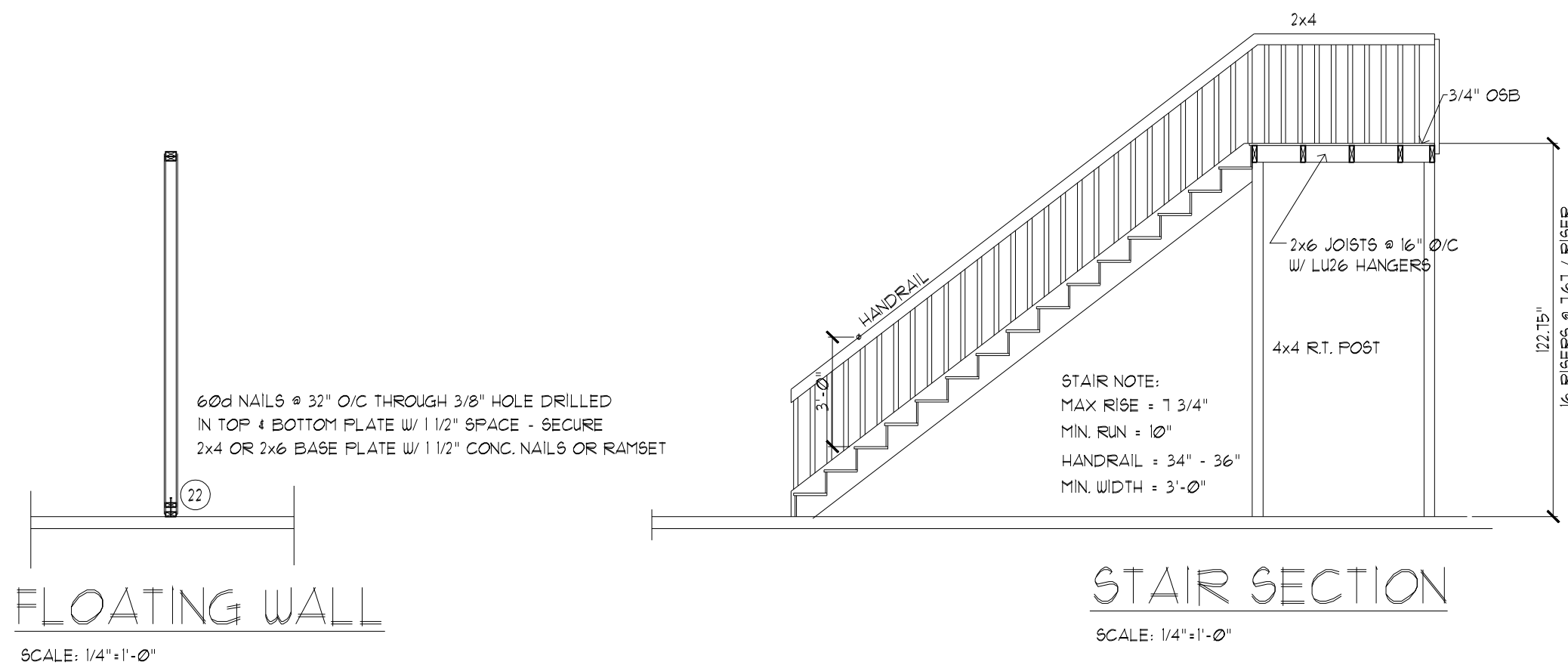
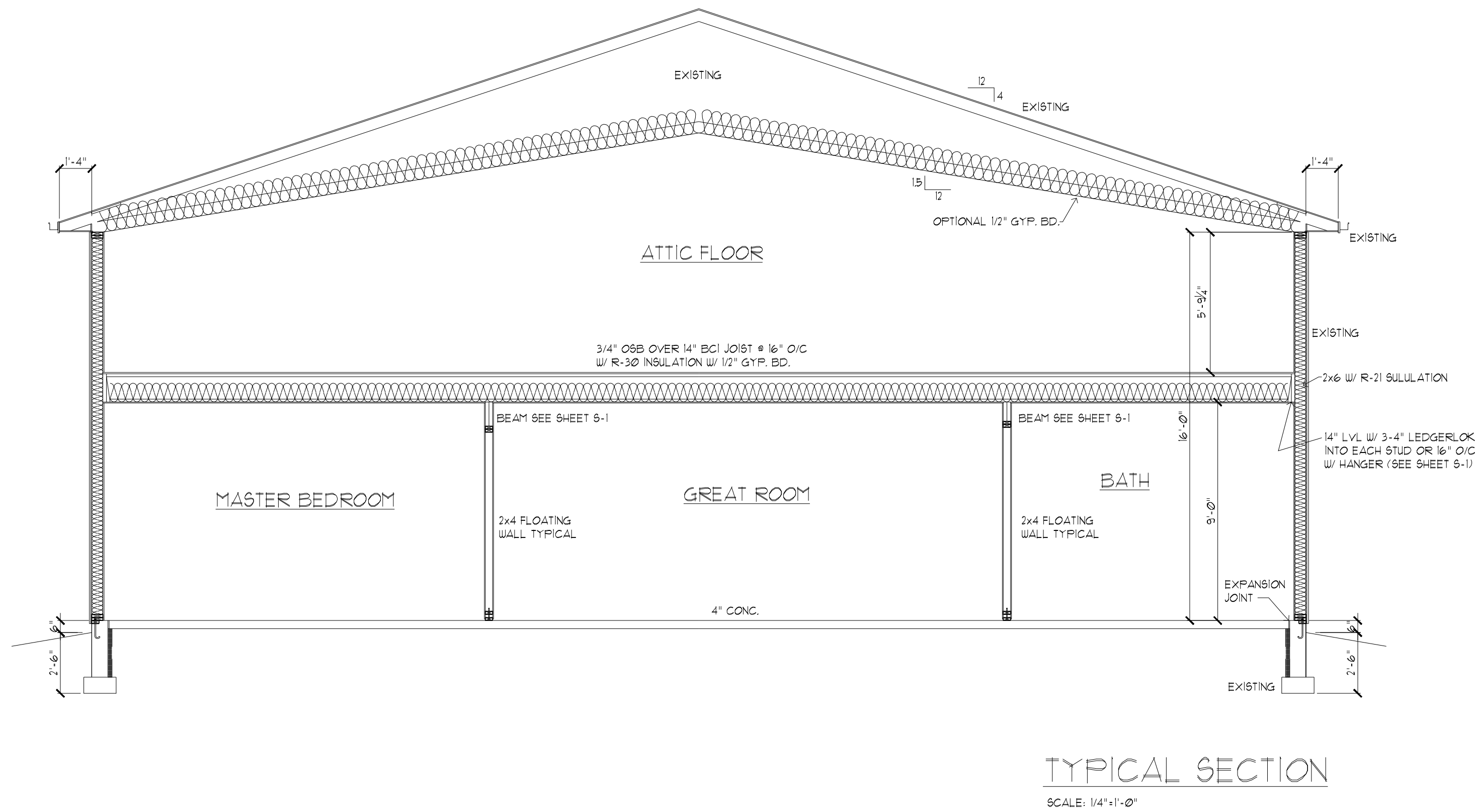
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SQUARE FOOTAGE
Living Quarters 1,113 SF
Exist. Garage Area 3,210 SF



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Plates Peak
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CHECKED	RJM
DATE	10 / 27 / 2020
JOB NO.	19-128
SHEET NO.	

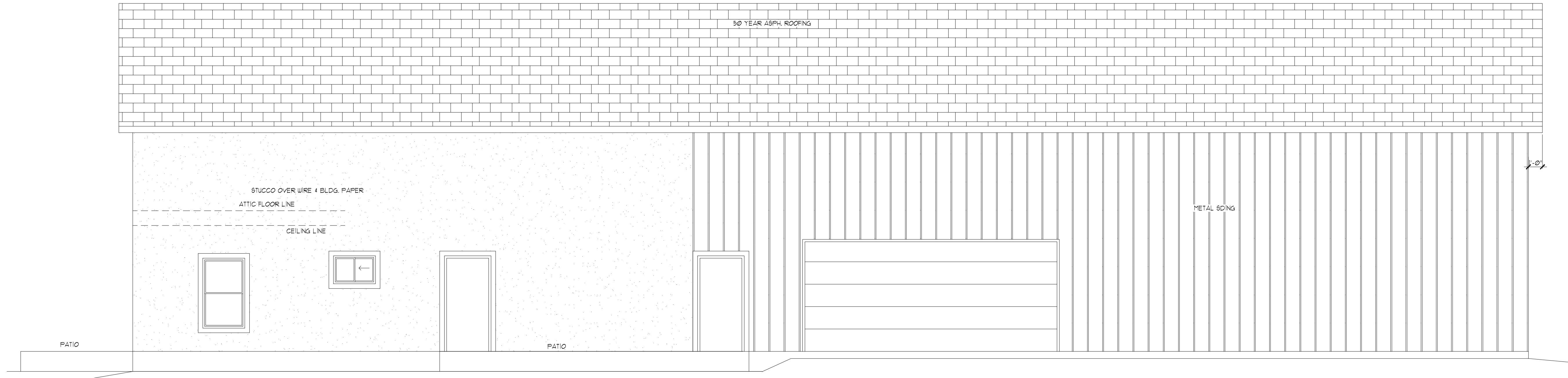
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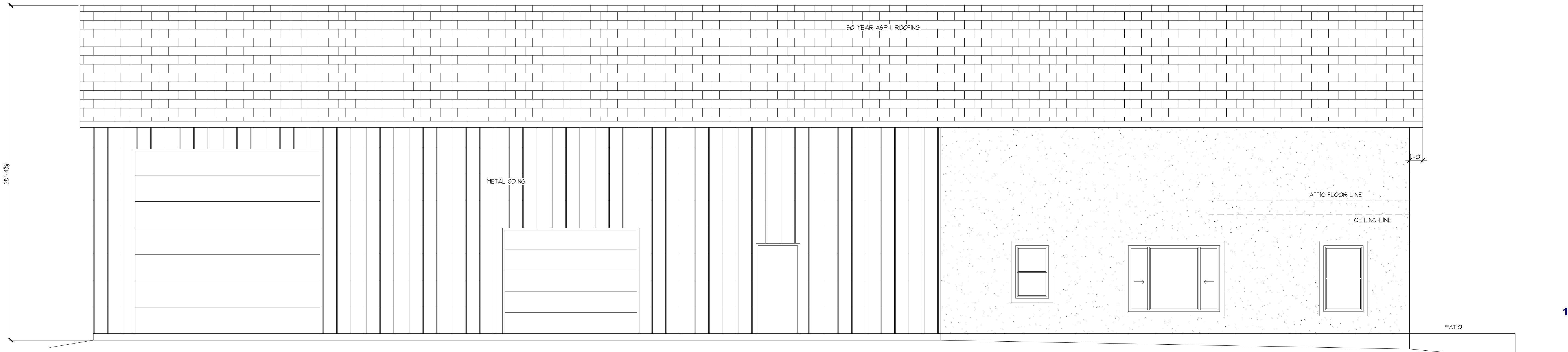
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SQUARE FOOTAGE
Living Quarters 1713 SF
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EXIST. NORTH ELEVATION
SCALE: 1/4"=1'-0"



EXIST. SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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SQUARE FOOTAGE
Living Quarters 1113 SF
Exist. Garage Area 3210 SF

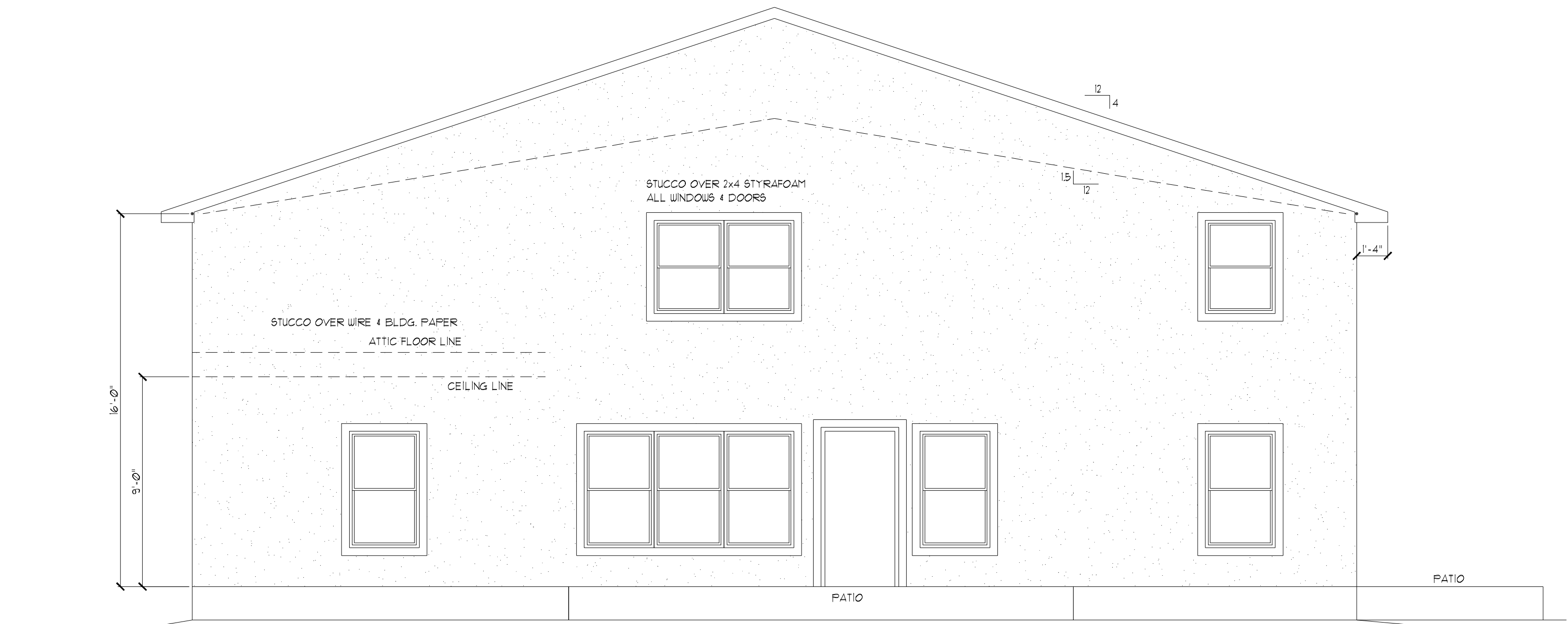
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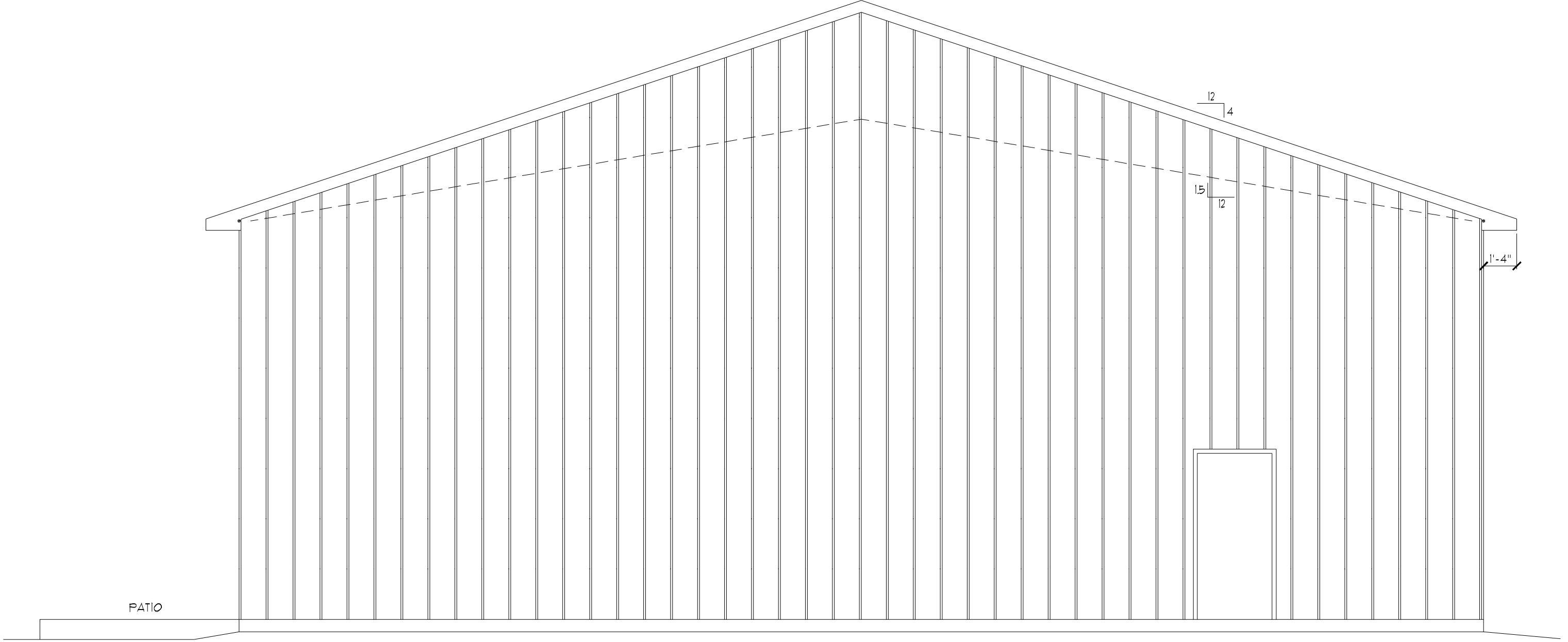
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CONSTRUCTION

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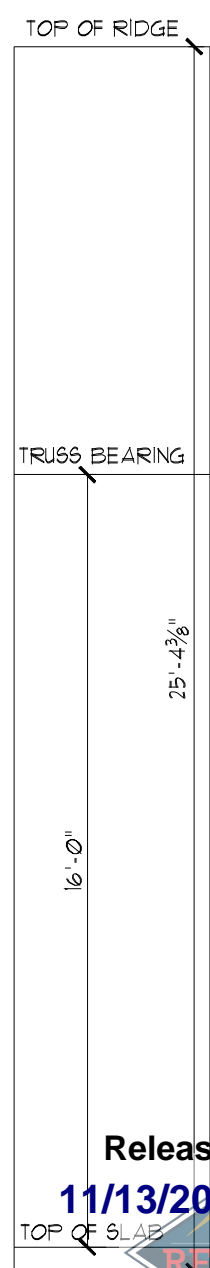
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EXIST. EAST ELEVATION
SCALE: 1/4"=1'-0"



EXIST. WEST ELEVATION
SCALE: 1/4"=1'-0"



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CONSTRUCTION

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A = 4

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