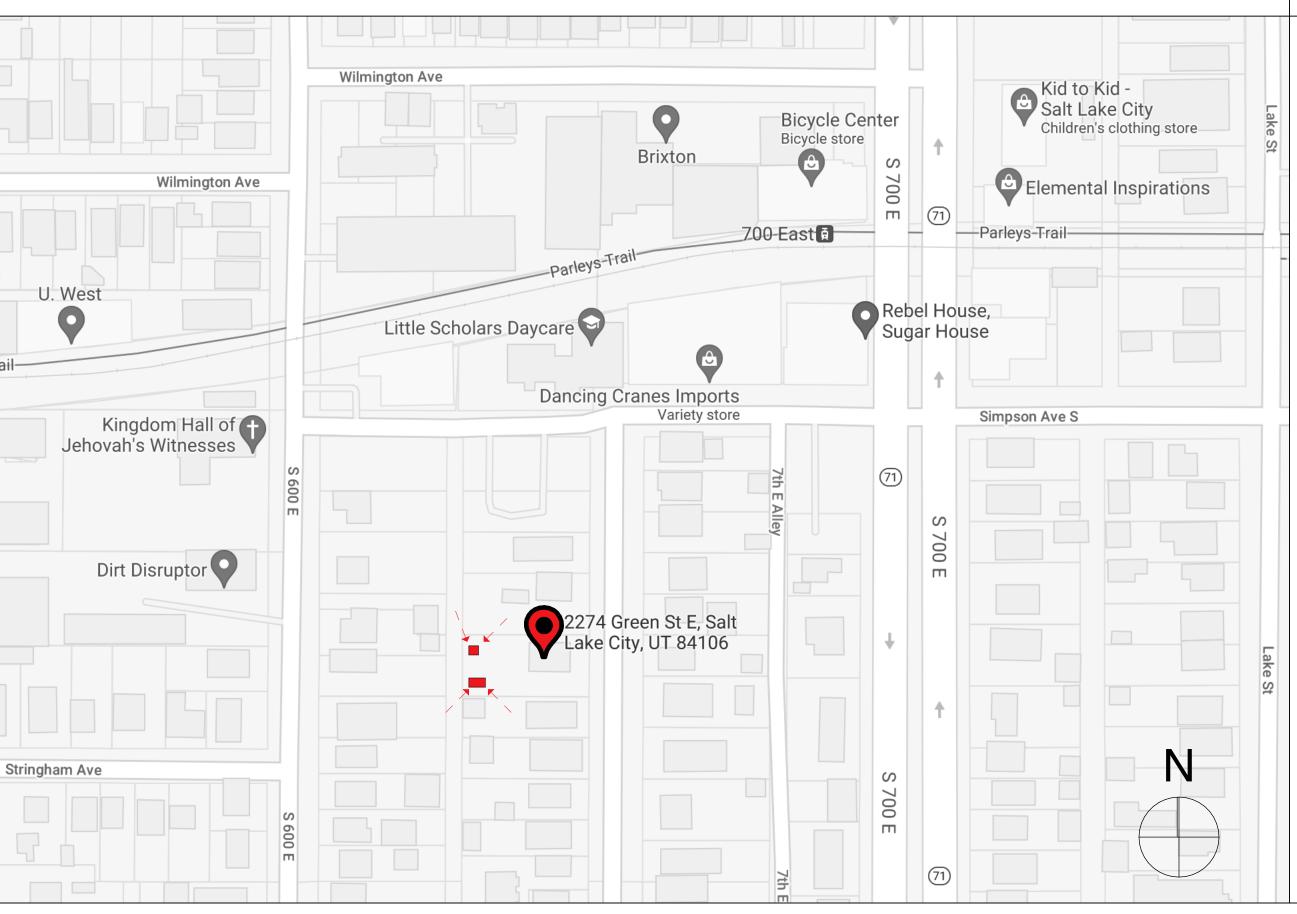
BAGGETT ADU & GARAGE

PROJECT TE	AM	PROJECT RENDER
OWNER:	NICHOLAS BAGGETT 2274 SOUTH GREEN STREET PHONE: 937-532-0371 EMAIL: nabaggett@gmail.com	
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648	
STRUCTURAL ENGINE	dave@brachdesign.com ER: COMPASS ENGINEERING WAYNE STAKER, SE, PE 801-664-2197	
	compasseng@hotmail.com	
	BUILDING THERMAL ENVELOPE	
COMPONENT	CRITERIA	_
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.	
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.	
WINDOWS, SKYLIGHTS & DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.	
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABILE CAVITY SPACE.	VICINITY PLAN
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.	
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.	
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.	
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	U. W
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.	
	PE REQUIREMENTS - CLIMATE ZONE 5	Parleys-Trail
WINDOW U-FACTOR SKYLIGHT U-FACTOR WINDOW SHGC	0.32 0.55 NOT REQUIRED	
ROOF R-VALUE WOOD FRAME WALL R-VAI CRAWLSPACE WALL R-VAL		Je
FLOOR R-VALUE SLAB MASS WALL	R-30 R-10, 2' DEEP R-13 OR R-17 WHEN MORE THAN HALF THE	
BASEMENT WALL	INSULATION IS ON THE INT. OF THE WALL R-15 CONTINUOUS OR R-19 CAVITY	
SOURCE: IRC TABLE N1102.1.2	UTAH ENERGY CODE	
	IPLIANCE WITH ALL CRITERIA LISTED IN TABLE R402.4.1.1 - AIR BARRIER ATION PROVIDED IN UTAH AMENDMENTS TO CHAPTER 4 OF THE 2012	cs
	AIR LEAKAGE	
PROJECT MUST BE IN CON 402.4.1.1) & TABLE N1102.4	IPLIANCE WITH ALL CRITERIA LISTED IN IRC SECTION N1102.4 (IECC 1.1, AS WELL AS ALL UTAH STATE CODE AMENDMENTS TO IRC & IECC.	
	ESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT S PER HOUR AT 50Pa (ACH50).	

2274 SOUTH GREEN STREET SALT LAKE CITY, UT 84106

RING- ADU & GARAGE LOOKING SOUTH & WEST







SHEET INDEX

PREFIX	ID	Name
0002	A0.1	COVER SHEET
	A0.3	EXISTING SITE PLAN
	A0.4	NEW SITE PLAN
	A0.6	PERSPECTIVES 3D VIEWS
	A1.1	FIRST FLOOR PLAN ADU & GARAGE
	A2.1	EXTERIOR ELEVATIONS
	A2.2	EXTERIOR ELEVATIONS

GENERAL PROJECT INFO

PROJECT ADDRESS:

SCOPE OF WORK: ZONING DISTRICT: GOVERNING BUILDING CODES: CONSTRUCTION: OCCUPANCY: ARCHITECT:

STRUCTURAL ENGINEER:

PROJECT AREAS:

2274 SOUTH GREEN STREET SALT LAKE CITY, UT 84106 NEW ADU + NEW GARAGE R—1 7000 2015 IRC TYPE VB GROUP R-3 BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com COMPASS ENGINEERING WAYNE STAKER, SE, PE 801-664-2197 compasseng@hotmail.com

LOT AREA .27 ACRES 11,761 SQ. FT. TOTAL BUILT SURFACE COVERAGE 22.67% (1316 + 650 + 675 + 25)





BRACH DESIGN ARCHITECTURE 801-865-7648 dave@brachdesign.com

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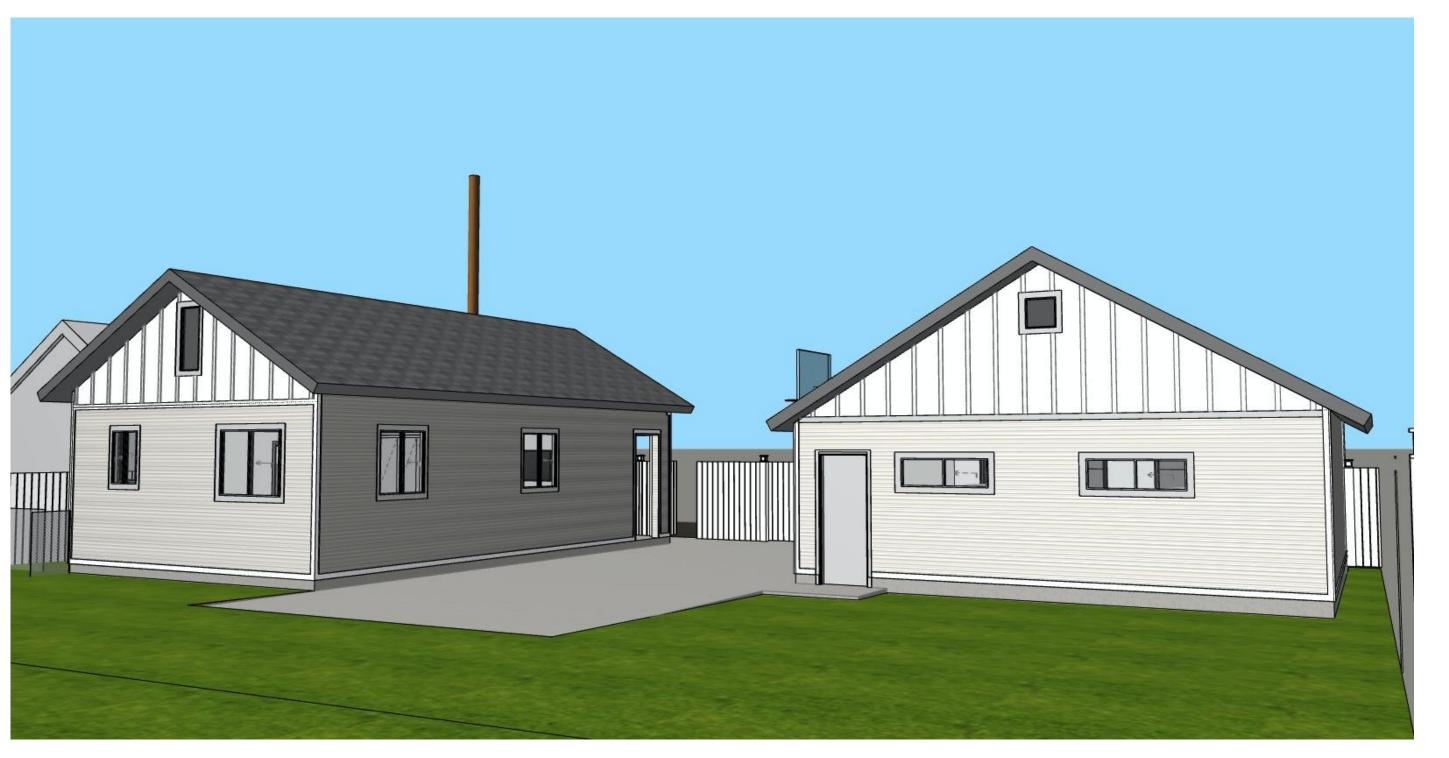


EVISIONS:
ROJECT NO:
ATE: 6/22/21
RAWN BY:
CALE: AS NOTED IN DRAWING
COVER SHEET
A0.1

SHEET 1 OF 27













4 BIRDSEYE VIEW LOOKING EAST



BRACH DESIGN ARCHITECTURE 801-865-7648 dave@brachdesign.com

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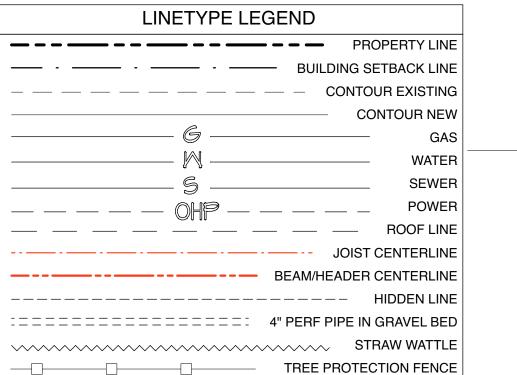
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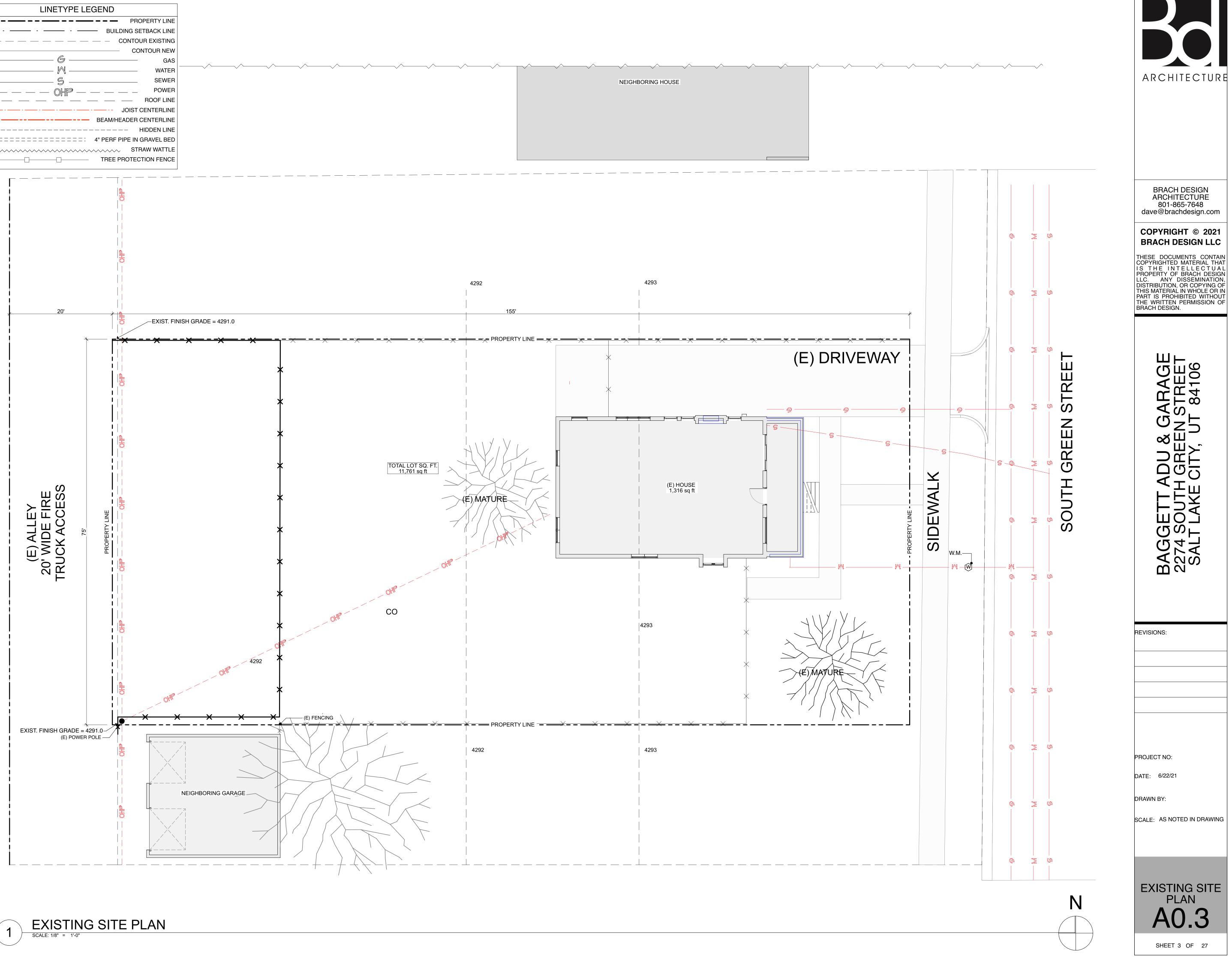


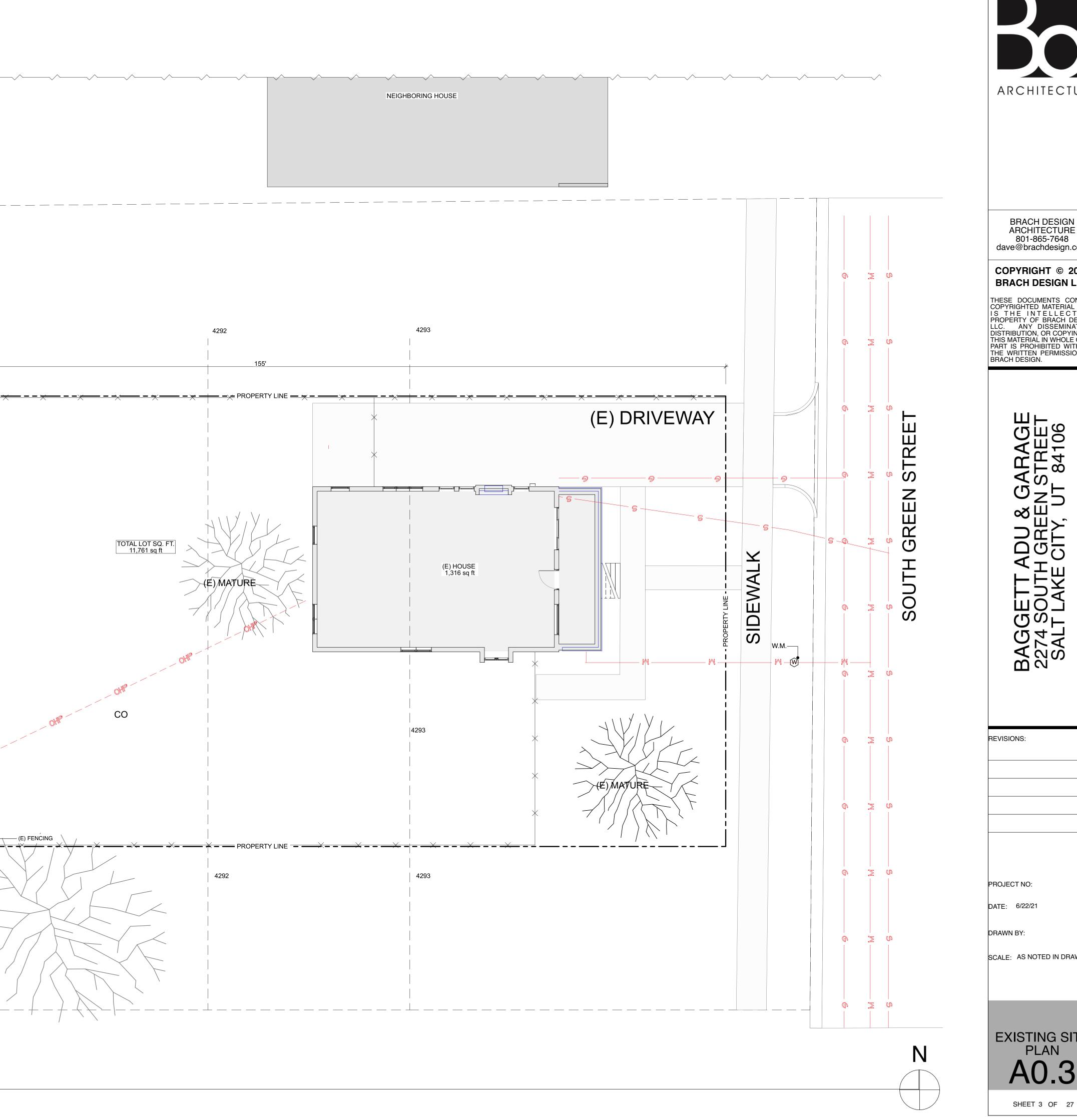
REVISIONS:
PROJECT NO:
DATE: 6/22/21
DRAWN BY:
SCALE: AS NOTED IN DRAWING

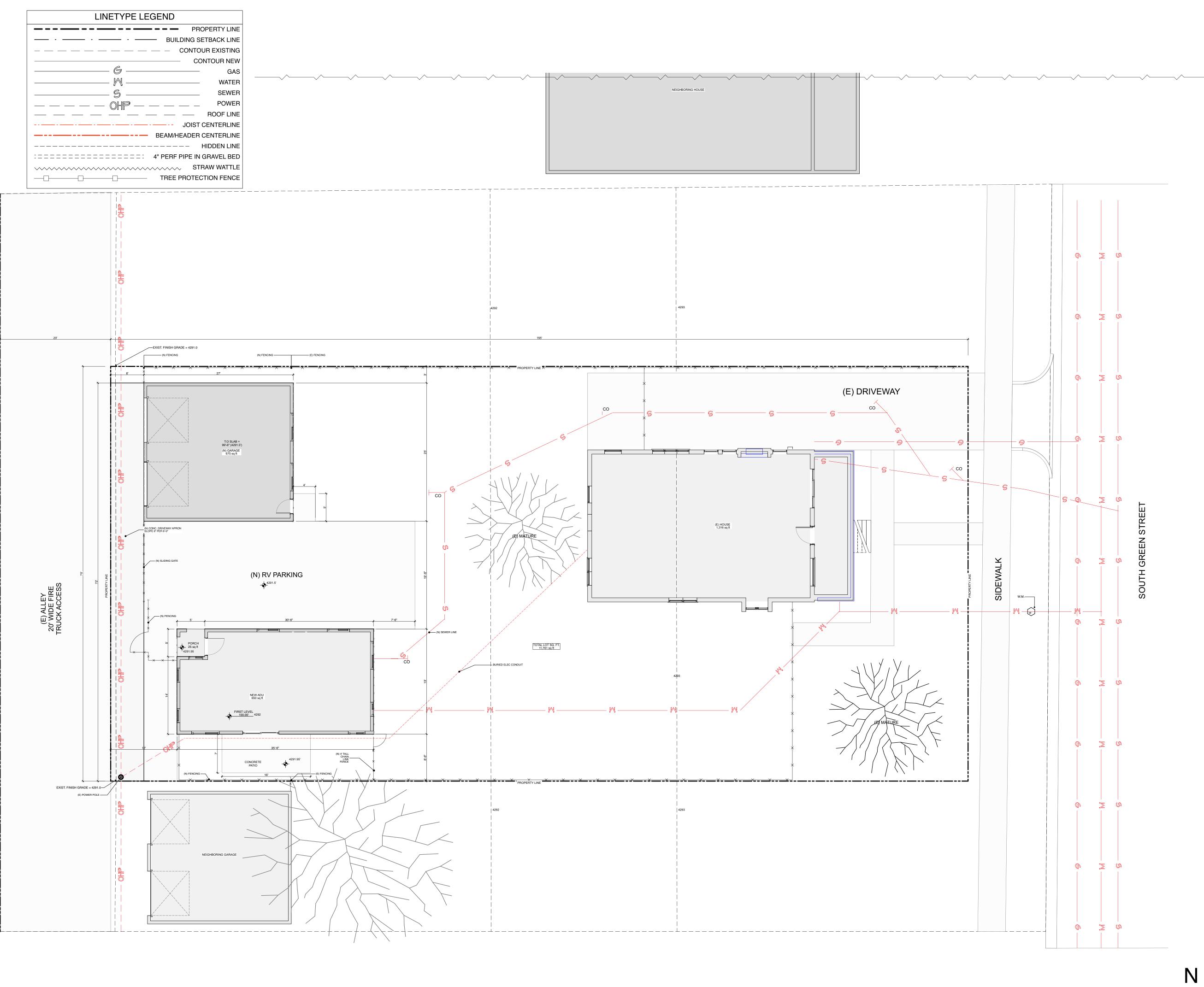


SHEET 6 OF 27









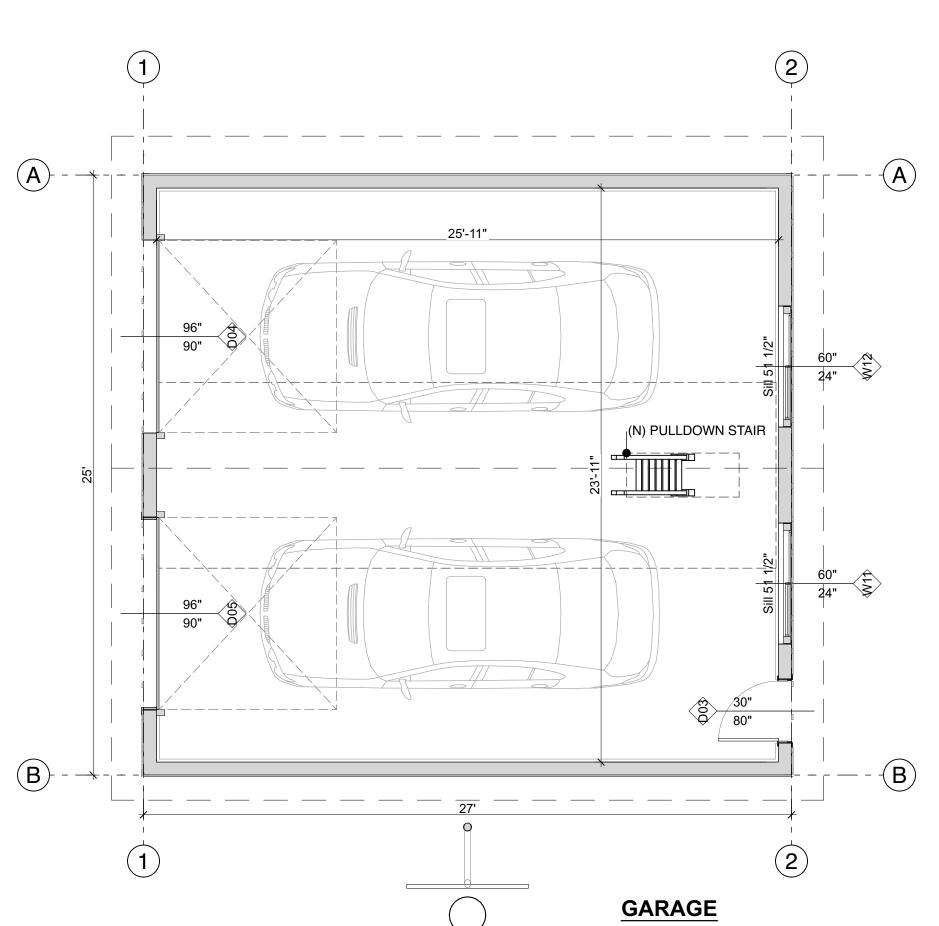
NEW SITE PLAN SCALE: 1/8" = 1'-0"

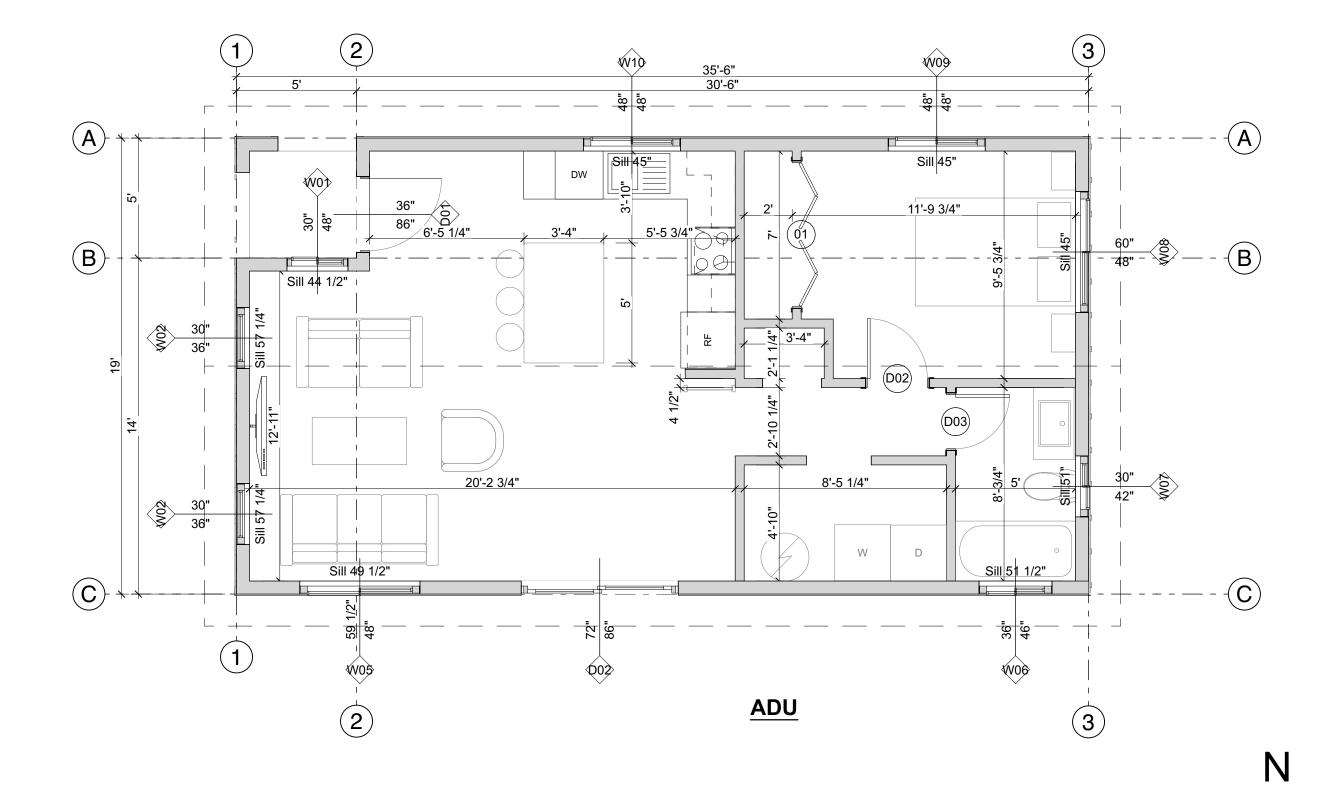


LINETYPE LEGEND

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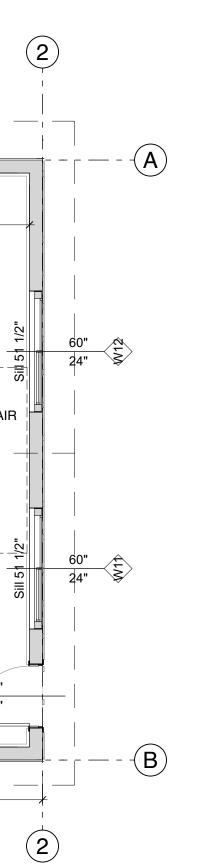
BUILDING SETBACK LINE
CONTOUR EXISTING
CONTOUR NEW
GAS
WATER
§ SEWER
OHP POWER
ROOF LINE
BEAM/HEADER CENTERLINE
HIDDEN LINE
I = = = = = = = = = = = = = = = = = = =
STRAW WATTLE
TREE PROTECTION FENCE

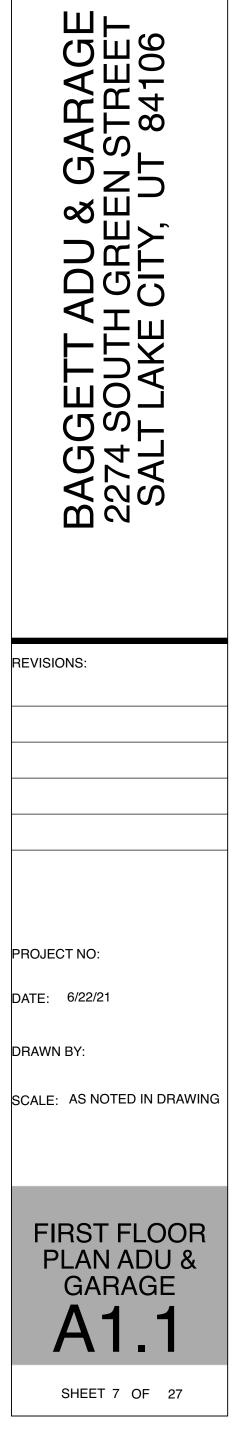




FIRST FLOOR PLAN - ADU & GARAGE

1





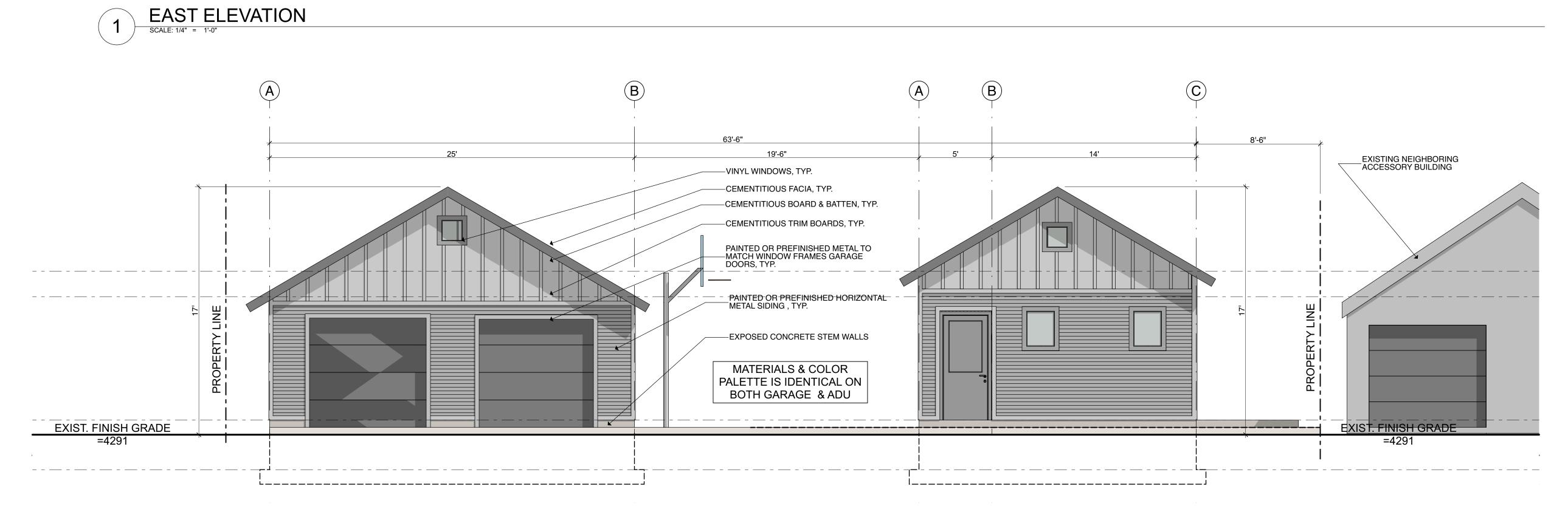


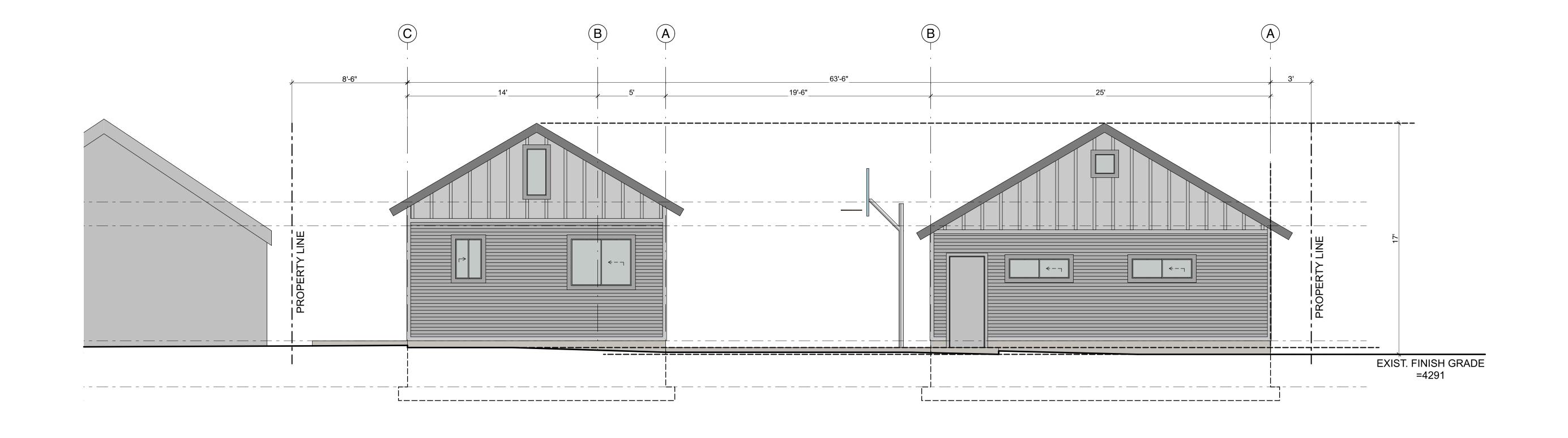
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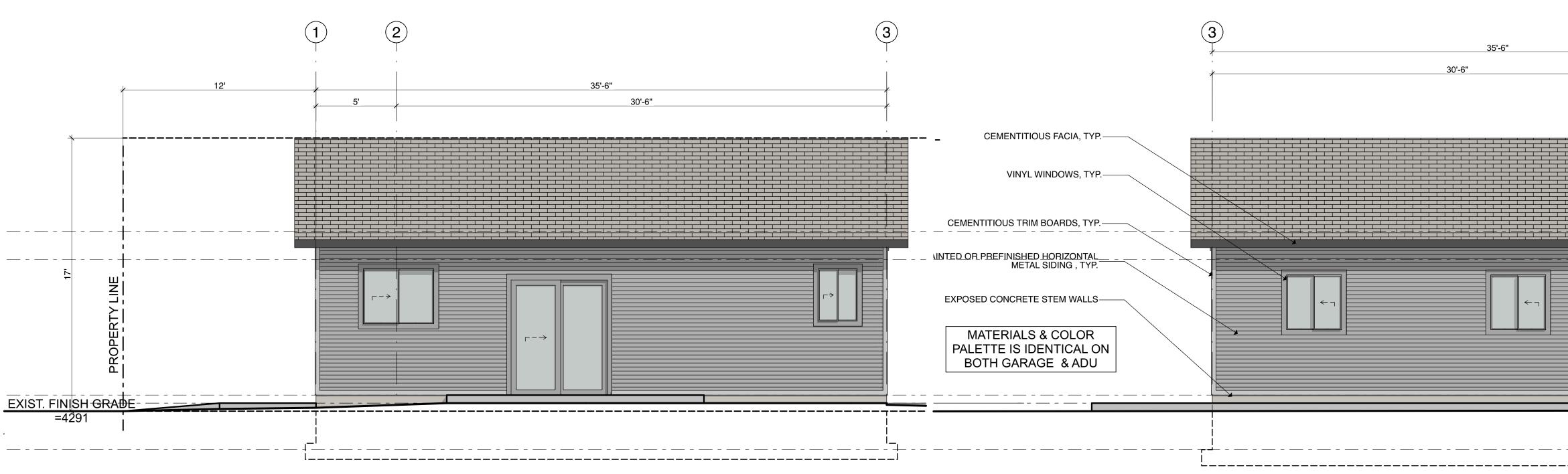




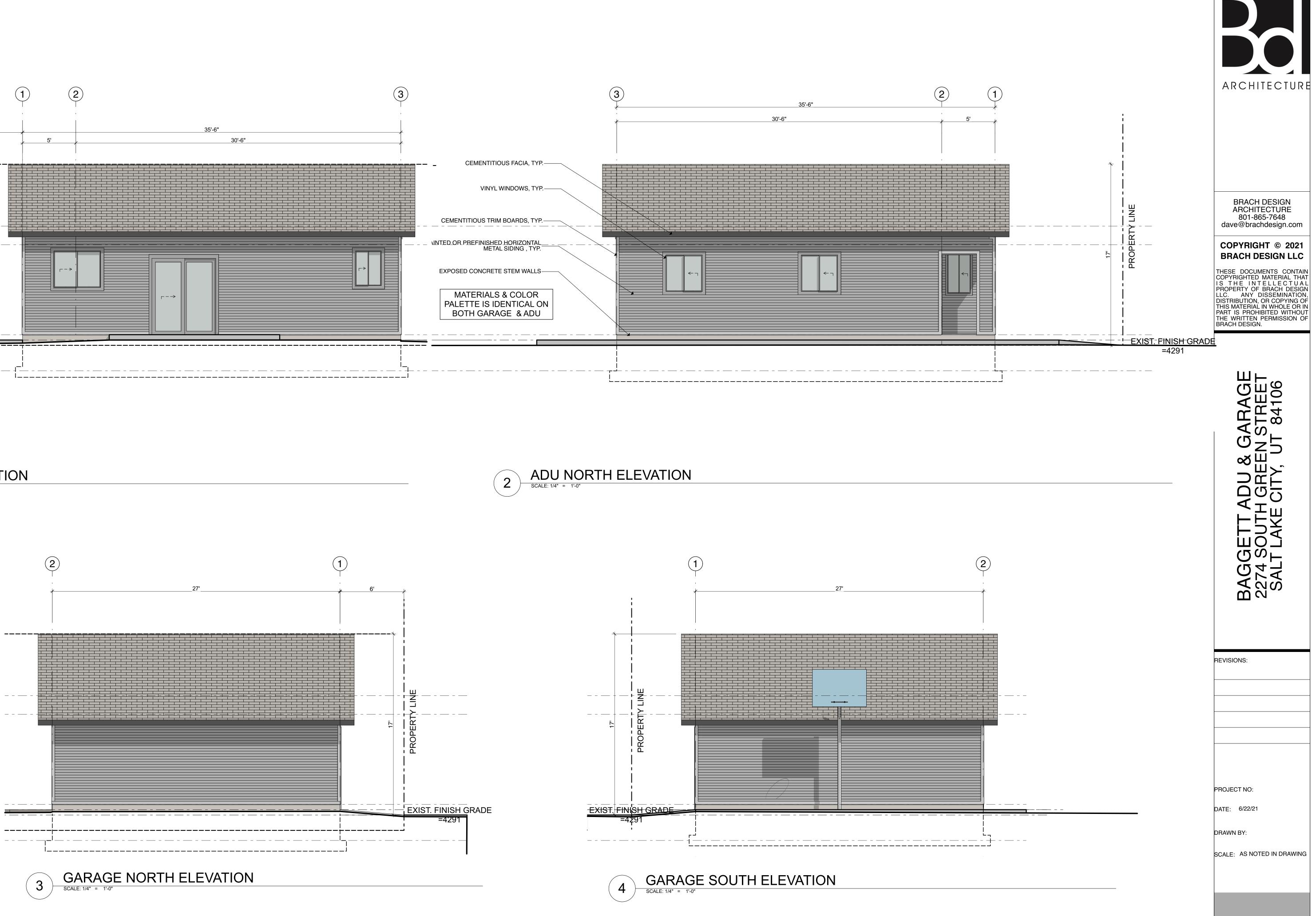


SHEET 9 OF 27

A2.1



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



EXTERIOR ELEVATIONS A2.2