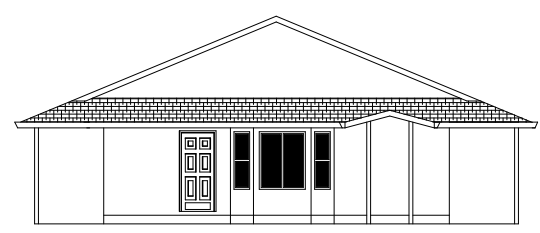
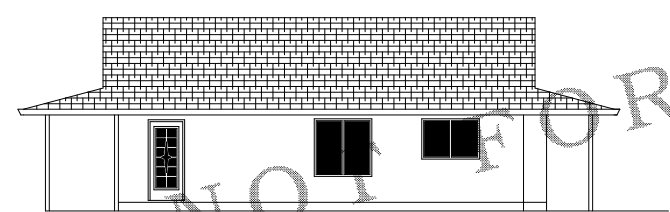




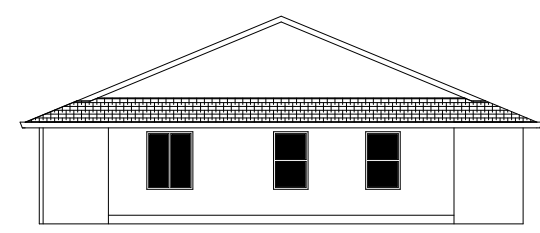
FRONT ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

STUDY SET NOT FOR CONSTRUCTION

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY EFFICIENCY CODE (IECC). THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THESE PLANS ONLY AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT.

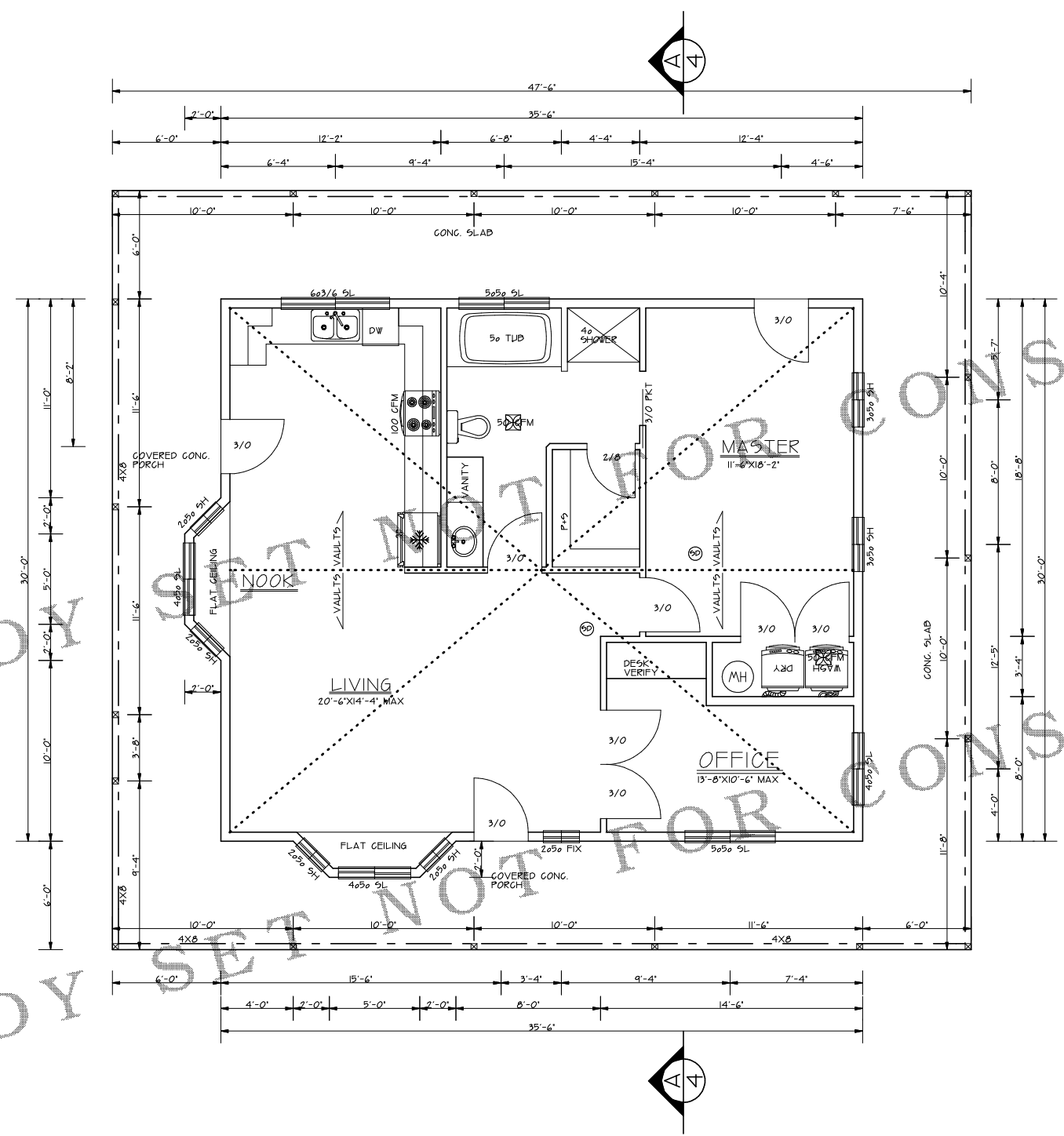
ORIG	
REV	
REV	
REV	
ENG	

PLAN



STUDY SET

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STUDY SET NOT FOR CONSTRUCTION

NOTE: BLACKENED AREA = POSTS OR STUDS
 ■ - 6X6 POSTS OR 612X6
 ■ - 4X6 POSTS OR 612X4
 ■ - 4X4 POSTS OR 1212X4
 TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.

MIN. LOADS
 FLOOR: LIVE 40lbs. PSF, DEAD 10lbs. PSF
 ROOF: LIVE 25lbs. PSF, DEAD 17lbs. PSF
 DECKS: LIVE 40lbs. PSF, DEAD 20lbs. PSF

6X8 HDR MIN. 7'-9" CEILINGS
 4X10 HDR MIN. 8'-0" CEILINGS
 4X10 HDR MIN. 9'-0" CEILINGS

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE DF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESURE TREATED.

GENERAL CODE
 HALLWAYS MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 0 INCHES IN HEIGHT PER FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT. SLOPE OF LANDING OF 2% MAX. (0.25 UNITS VERT. IN 12 UNITS HORZ.)

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRED.

EMERGENCY ESCAPE AND RESCUE OPENINGS: BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS OPENING 91LL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR. MIN. OPENING AREA OF 5.7 SQFT. NET. MIN. OPENING HEIGHT OF 24" NET. MIN. OPENING WIDTH OF 22" NET. WINDOW WELL - HORZ. AREA

GOVERNING DESIGN CODE
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 GENERAL

SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS. FOR FEATURE CONSTRUCTION FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS PER CCR'S OR PER LOCAL JURISDICTIONS. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BRACING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STLD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

AREA 1093 SF

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

FLOOR PLAN
SCALE 1/4"=1'

ORIG	
REV	
REV	
ENG	

PLAN 2