

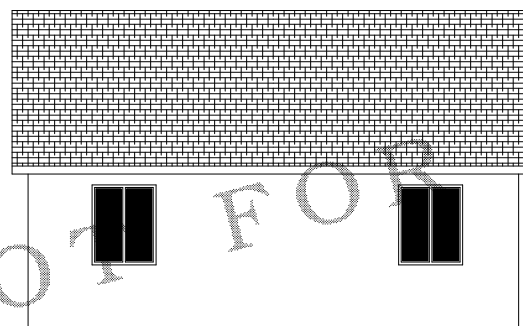


STUDY SET

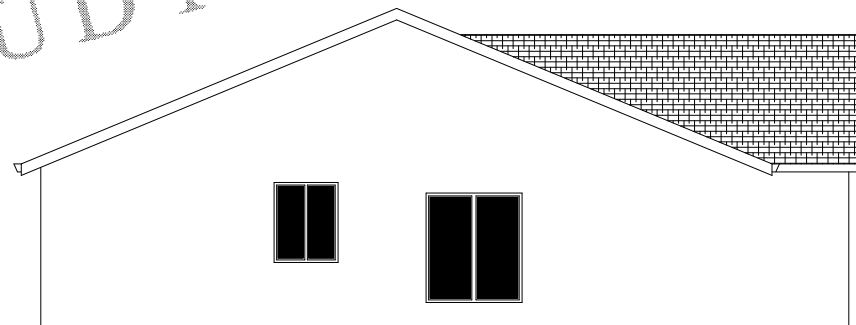
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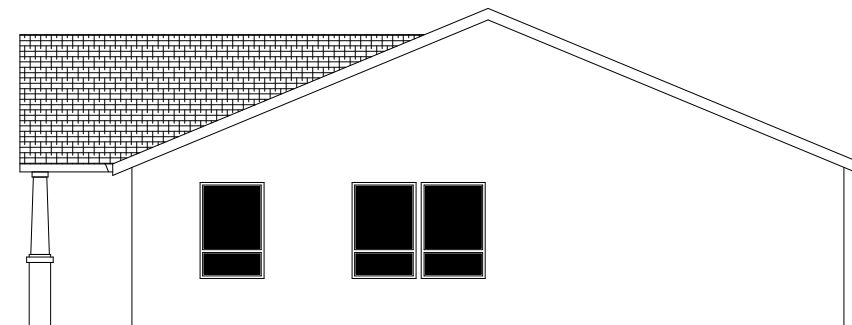
FRONT ELEVATION
SCALE 1/4"=1'0"



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



LEFT SIDE 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 MECHANICAL AND PLUMBING CODE BOOK (IMPC). THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

DATE	01-25-10	GW
REV	03-23-10	GW
REV		
REV		

PLAN 1186 SF



STUDY SET

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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT. THE PERMITTING AUTHORITY SHALL BE THE FINAL AUTHORITY IN ALL MATTERS. THE PERMITTING AUTHORITY SHALL BE THE FINAL AUTHORITY IN ALL MATTERS. THE PERMITTING AUTHORITY SHALL BE THE FINAL AUTHORITY IN ALL MATTERS.

ORIG 01-25-10 GW
REV 03-23-10 GW

PLAN 1186 SF

PRESCRIPTIVE COMPLIANCE PATH #1	
MAXIMUM ALLOWABLE WINDOW AREA	NO LIMIT
WINDOW CLASS	U- 0.40
DOORS, OTHER THAN MAIN ENTRY	U- 0.20
MAIN ENTRY DOOR	U- 0.54
WALL INSULATION	R- 24
UNDERFLOOR INSULATION	R- 25
FLAT CEILINGS	R- 49
VAULTED CEILINGS	R- 30
SKYLIGHT CLASS	U- 0.50
SKYLIGHT AREA	< 2%
BASEMENT WALLS	R- 21
SLAB FLOOR EDGE INSULATION	R- 15
FORCED AIR DUCT INSULATION	R- 8
75% LIGHT FIXTURES TO BE ENERGY EFFICIENT	

NOTE: BLACKENED AREA = POSTS OR STUDS	MIN. LOADS
■ - 6X6 POSTS OR (3)2X6	FLOOR: LIVE 40lbs. PSF DEAD 10lbs. PSF
■ - 4X6 POSTS OR (3)2X4	ROOF: LIVE 25lbs. PSF DEAD 17lbs. PSF
■ - 4X4 POSTS OR (2)2X4	DECKS: LIVE 40lbs. PSF DEAD 20lbs. PSF
TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN	
6X8 HDR MIN. 7'-9" CEILINGS	
4X10 HDR MIN. 8'-0" CEILINGS	
4X10 HDR MIN. 9'-0" CEILINGS	

DESIGN LOADS GROUND SNOW LOAD TO BE DETERMINED BY 2006 IRC FIGURE R301.2(5) (5)-SITE SPECIFIC CASE STUDY NEEDED BY LOCAL COUNTY CODES.

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2006 IRC R319)

GENERAL CODE HALLWAYS (R311.3) MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR (R311.4.1) NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER (R311.4.2) FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER (R311.4.3) AND OPT. SLOPE OF LANDING OF 2% MAX. (.025 UNITS VERT. IN 12 UNITS HORZ.)

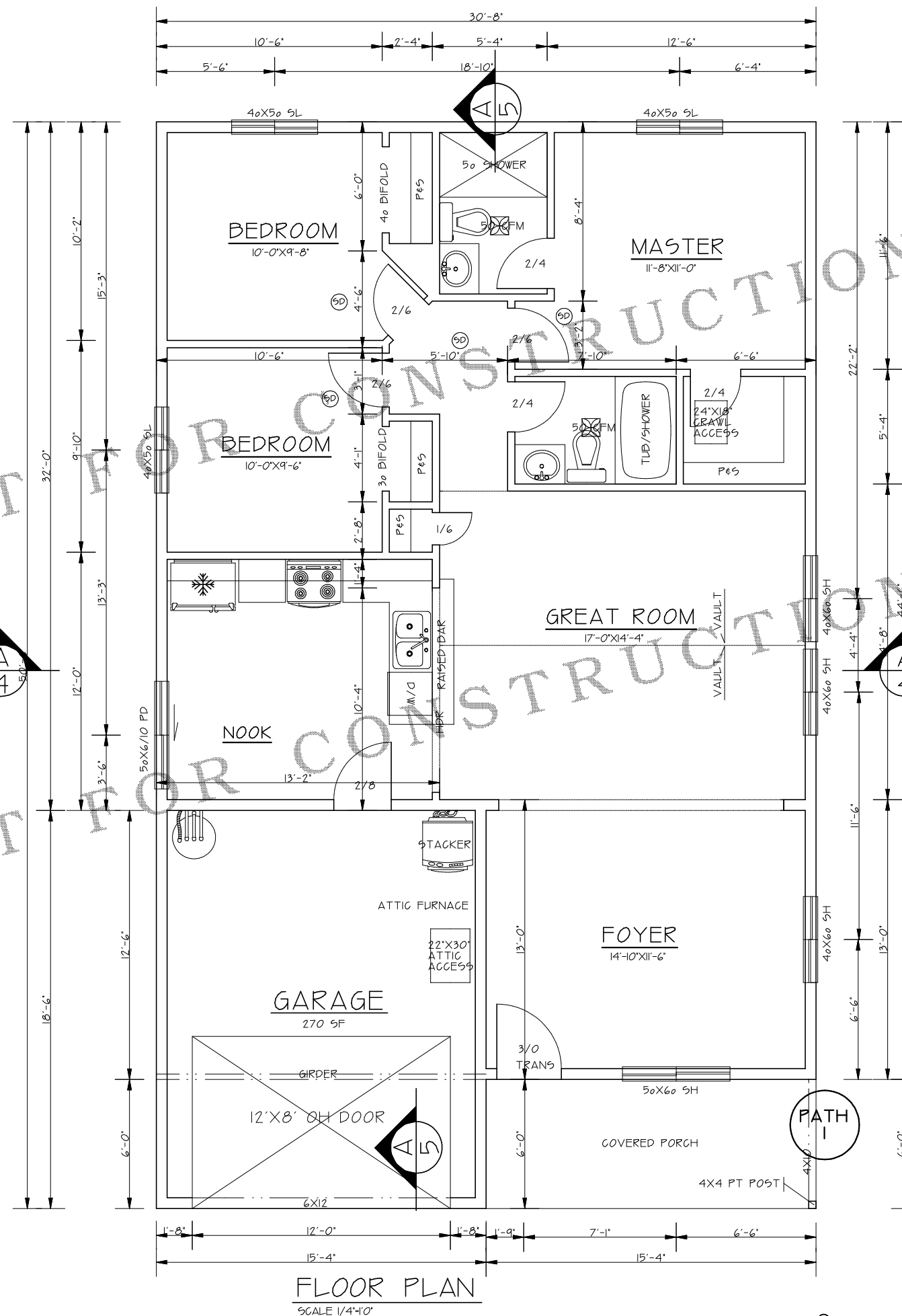
SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD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

EMERGENCY ESCAPE AND RESCUE OPENINGS (R310) BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS OPENING. SILL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR. R310.1 MIN. OPENING AREA OF 5.7 SQ.FT. NET. R310.2 MIN. OPENING HEIGHT OF 24" NET. R310.3 MIN. OPENING WIDTH OF 22" NET. R310.4 WINDOW WELL - HORZ. AREA

GOVERNING DESIGN CODE: VERSION 1.6
2006 INTERNATIONAL BUILDING CODE
2006 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 BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

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

AREA
1186 SF



FLOOR PLAN
SCALE 1/4"=1'-0"