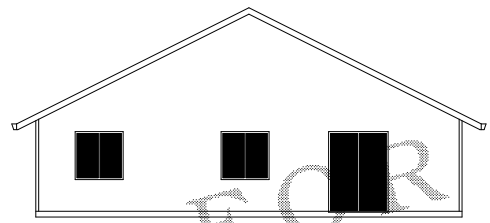
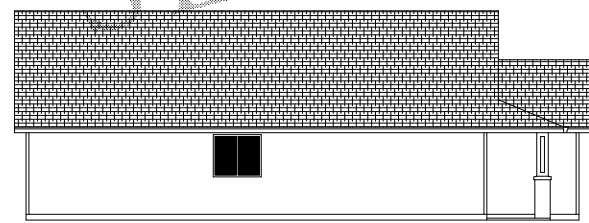




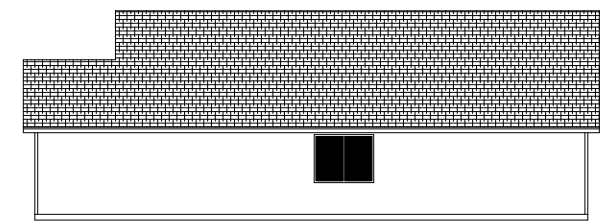
FRONT ELEVATION
SCALE 1/4"=1'-0"



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

ALL INFORMATION TO BE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

ORIG	11-27-00	
REV	02-12-13	GW
REV	08-10-14	EM
REV	12-12-14	RM

N
PLAN 1269 9'6"
GAR-L



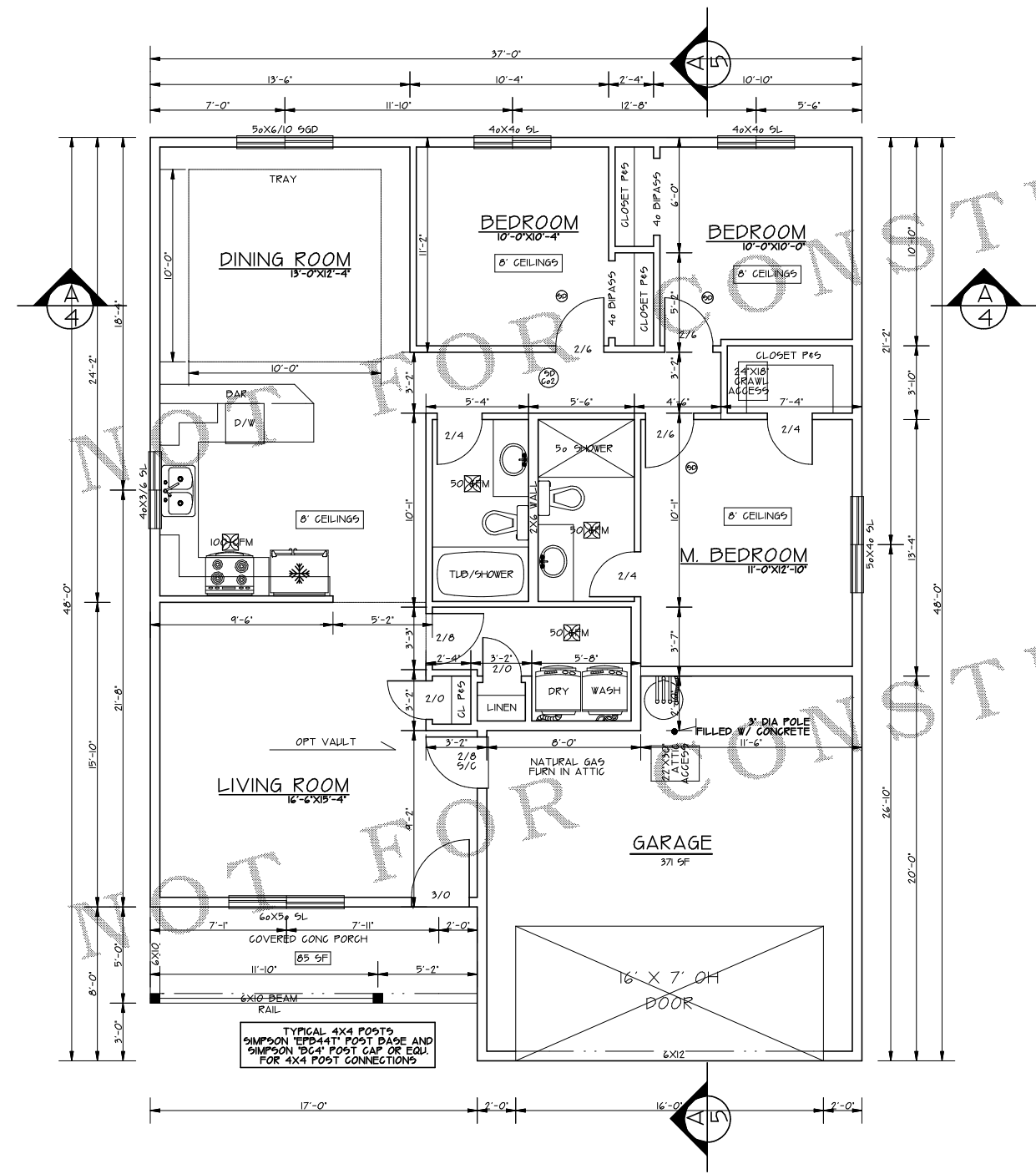
STUDY SET

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ORIG	11-27-00	
REV	02-12-13	GW
REV	08-18-14	EM
REV	12-12-14	RM

Z 1269 SF
F.A. GAR-L

2



NOTE: BLACKENED AREA - POSTS OR STUDS
 ■ 6X6 POSTS OR 6/12X6
 ■ 4X6 POSTS OR 6/12X4
 ■ 4X4 POSTS OR 1/2X4
 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, HDR'S 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 HORIZ).
 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 9"ILL 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 - HORIZ. AREA

GOVERNING DESIGN CODE:
 2012 INTERNATIONAL BUILDING CODE
 2012 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.

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'-0"

AREA
1269 SF