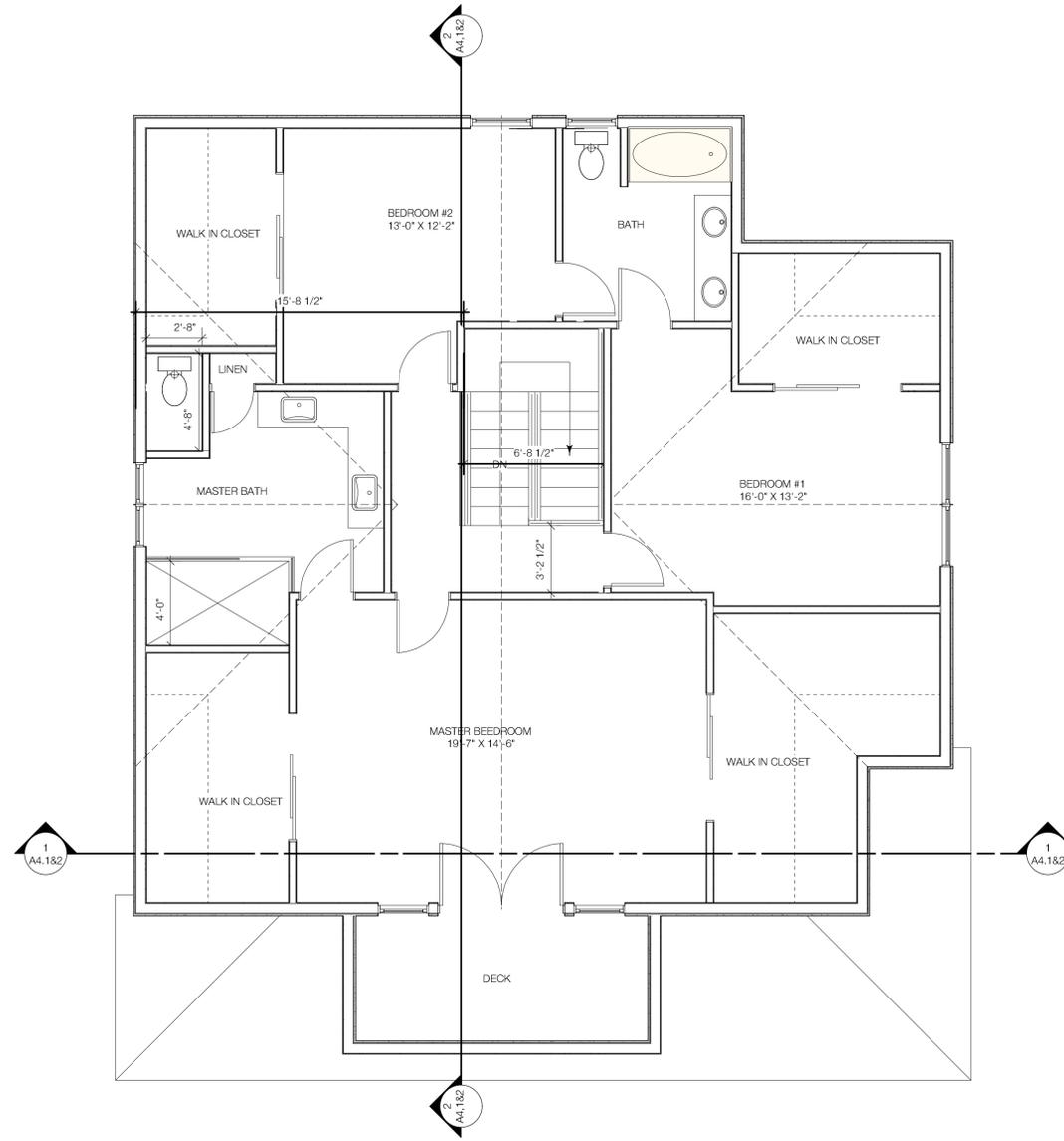


17TH ST 1ST FLOOR
1320 SQ. FT



17TH ST 2ND FLOOR
1250 SQ. FT.

NOTES

ALL DOORS SHAL BE
FRENCH STYLE SWING DOORS

MAIN FLOOR NOTES

- ALL EXT. WALLS TO BE BALLOON FRAMED TO BOTTOM OF RAFTER or BOTTOM OF TRUSS (U.N.O)
- FIRE BLOCKING INSTALLED ON ALL WALLS EXCEEDING 8'-0" HEIGHT.
- ALL INT. BEARING and EXT. WALLS TO BE 2X6 DF #2 @ 16" O.C.
- EXTERIOR WALLS TO BE FULLY SHEATHED PER R602.3(3) and BRACING METHODS CS-WSP, CS-G R602.10.4
- RE-BAR SHALL CONFORM TO(ATM A615-GRADE 60)
- TYPICAL WINDOW HEADER HEIGHT SHALL BE 7'-9 3/4" ABOVE FINISHED FLOOR U.N.O
- BATHROOM WINDOWS SHALL CONFORM TO SECTION R308 AND SHALL HAVE A MIN. HEIGHT OF 60" ABOVE TUB FLOOR OR BE TEMPERED.
- 22"x30" ATTIC ACCESS-PROVIDE 30" HEADROOM PER IRC. 30"x30" LEVEL WORK SPACE IN THE ATTIC PER SECTION M1305.1
- DRYER VENT DUCT SHALL EXHAUST TO EXTERIOR AND CONFORM TO M1501
- RANGE EXHAUST FAN SHALL EXHAUST TO EXTERIOR. AND CONFORM TO M1502,M1504
- FIRE BOX TO BE 0 CLEARANCE DIRECT VENT
- APPROVED AIR GAP FITTING AT DISHWASHER
- PROVIDE WATER HAMMER PROTECTION ON CONNECTIONS TO DISHWASHER AND CLOTHES WASHER.
- PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB-SHOWER CONTAINERS PER IRC.
- ALL MOIST OR WET AREAS SHALL USE CEMENT, OR FIBER TYPE BACKERS PER R702.4.2 2006 IRC. NO GREEN BOARD IS TO BE USED IN WET AREAS.
- ALL DIMENSIONS TO FACE OF FRAMING.

**UNDER ROOF
SQUARE FOOT DATA**

1ST FLOOR	1,320 sq.ft.	GARAGE	
2ND FLOOR	1,250 sq.ft.	FRONT PORCH	300 sq.ft.
		REAR PORCH	60 sq.ft.
		TOTAL:	2,930 sq.ft.

M.E.C. DATA

INSULATION		WINDOWS	U-FACTOR
EXT. WALLS	R-20.0	GLIDING	.32
INT COVER	R-0.45	FIXED	.32
FRONT DOOR	R-0.60	CASEMENT	.32
GARAGE DOOR		PATIO DOORS	.32
CEILING	R-49		

* WINDOW AND DOOR GLAZING IS BASED OFF LOW-E ARGON FILLED WINDOWS.
ALL SLEEPING ROOMS PER R310 IRC. 2012
20" MIN. NET WIDTH
24" MIN. NET HEIGHT
44" MAX SILL HEIGHT