

GENERAL NOTES:

DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

LIVE LOADS:

ROOF _____ 60 PSF
 FLOOR _____ 40 PSF
 DECKS _____ 60 PSF
 LATERAL WIND _____ EXPOSURE C 115 MPH
 SEISMIC _____ PER ZONE C

INSULATION AND MOISTURE PROTECTION:

UNLESS NOTED OTHERWISE, INSULATION SHALL CONFORM TO 2018 IECC AS AMENDED. INSULATION BAFFLES TO MAINTAIN 1-1/2 INCH CLEAR SPACE ABOVE INSULATION. BAFFLES TO EXTEND 6-INCHES ABOVE BATT INSULATION. BAFFLES TO EXTEND 12-INCHES ABOVE LOOSE FILL INSULATION. INSULATE BEHIND BATHTUBS, SHOWERS, PARTITIONS AND CORNERS. FACE STAPLE BATT. FRICTION

Yes		Prescriptive Compliance: Zone 5 (wood framed buildings) R402.1 - R402.4							
No		U-Factor or Total UA Equivalent Compliance R402.1.3/R402.1.4							
Glazing area % of Floor	FENESTRATION U-FACTOR		Ceiling Insulation		Above Grade Wall	Below Grade Wall (footnote c)		Floor (note 1)	Slab On Grade
	Vertical doors/windows	Overhead	Attic	Vaulted	Wall	Interior	Exterior		
25%	0.32	0.55	R-49 or R-38 Adv	R-38	R-21 Int.	R - 21 w/ TB	R - 10	R-30	R-10

GARAGE/DWELLING DOOR/OPENINGS:

IRC SECTION R302.5.1 OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SELF-CLOSING, SOLID WOOD DOORS NOT LESS THAN 1-3/8" (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.

GARAGE/DWELLING SEPARATION:

R302.6 Dwelling/garage fire separation. The private garage shall be separated from a dwelling unit and its attic area with no less than one layer of 5/8" Type X Gypsum board or equivalent on the garage side. If the garage ceiling is utilized as part of the separation, the entire garage must be lined with 5/8" Type X Gypsum Board or equivalent. If there is habitable, occupiable, or any conditioned space above a garage space, the garage side of the floor/ceiling assembly shall be protected with no less than two layers of 5/8" Type X gypsum Board or equivalent. R302.6 KC amendment.

ATTIC ACCESS:

IRC SECTION R807.1 BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT EXCEEDS 30 SQ FT AND HAVE A VERTICAL HEIGHT OF 30'. MINIMUM ACCESS OPENINGS SHALL NOT BE LESS THAN 22" X 30". THE ATTIC ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION WITH A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE ABOVE THE ACCESS OPENING.

STAIR WIDTH:

IRC SECTION R311.1 STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31-1/2" WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.

STAIR TREADS, RISERS & RAMP SLOPE:

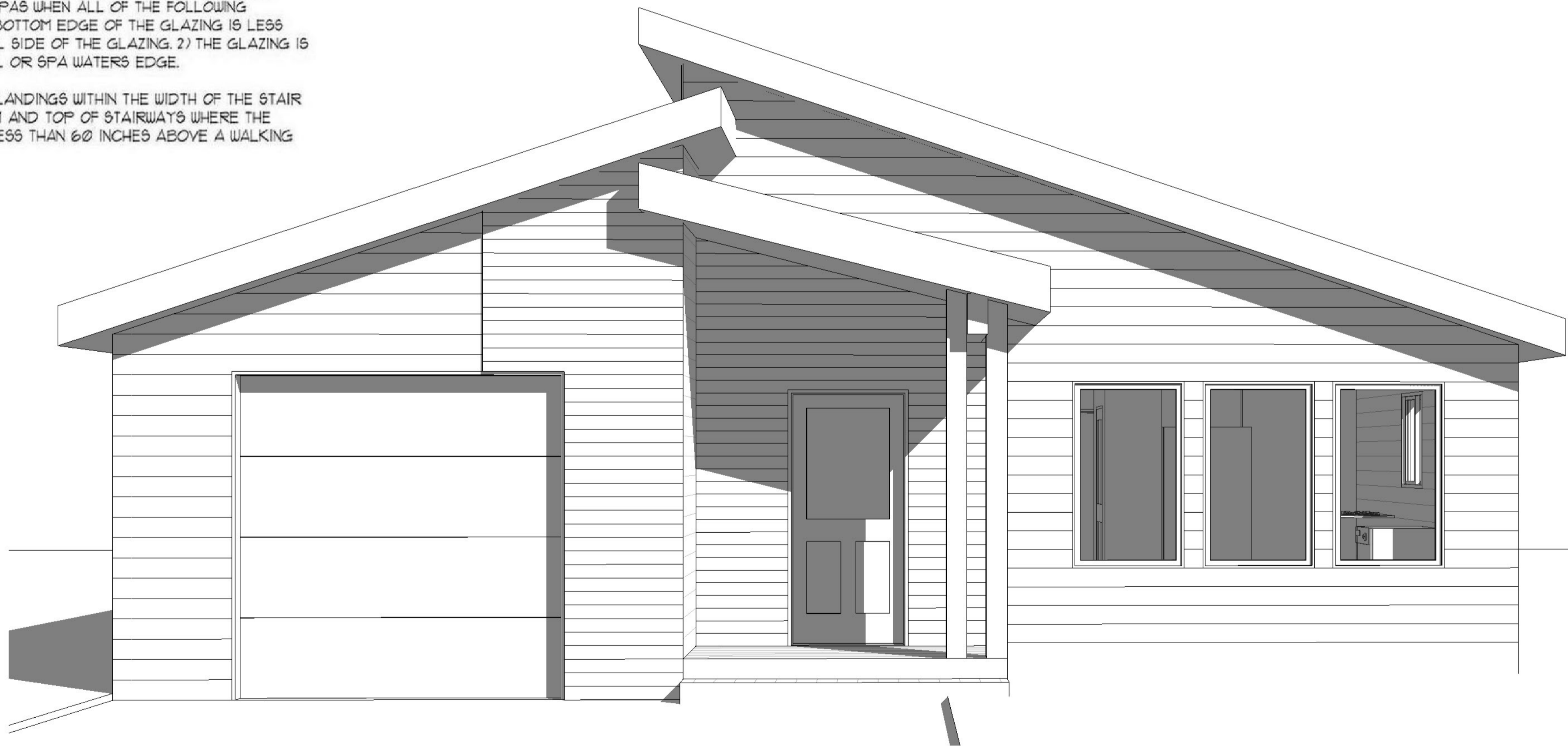
IRC SECTION R311.1.5 & R311.8.1 THE MINIMUM RISER HEIGHT SHALL BE 1-3/4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

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SAFETY GLAZING

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING AND SHALL BE PROVIDED WITH SAFETY GLAZING

- 1) GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIE.
- 2) GLAZING IN FIXED PANELS AND SLIDING OR SWINGING PANELS OF SLIDING OR SWINGING TYPE DOORS OTHER THAN WARDROBE DOORS.
- 3) GLAZING IN STORM DOORS.
- 4) GLAZING IN ALL UNFRAMED SWINGING DOORS.
- 5) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- 6) GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- 7) GLAZING IN FIXED OR OPERABLE PANELS OTHER THAN THOSE COVERED BY ITEM NUMBER 5 AND 6 WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR, OR TOP EDGE MORE THAN 36' ABOVE THE FLOOR LEVEL OR WALKING SURFACE WITHIN 36 INCHES OF SUCH GLAZING. IN LIEU OF SAFETY GLAZING, SUCH GLAZED PANELS MAY BE PROTECTED WITH A HORIZONTAL MEMBER NOT LESS THAN 1-1/2 INCHES IN WIDTH WHEN LOCATED BETWEEN 34 AND 36 INCHES ABOVE THE WALKING SURFACE CAPABLE OF WITH STANDING 50# PER LIN. FT. WITHOUT CONTACTING THE GLASS.
- 8) GLAZING IN RAILINGS, REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.
- 9) GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT: 1) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE POOL SIDE OF THE GLAZING. 2) THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE.
- 10) GLAZING IN WALLS AT STAIRWAYS LANDINGS WITHIN THE WIDTH OF THE STAIR AND WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE



1 Front View

AREA TABULATIONS :

1ST FLOOR	1063 SF
FRONT COV. DECK	36 SF
GARAGE	348 SF
TOTAL LIVING	1063 SF

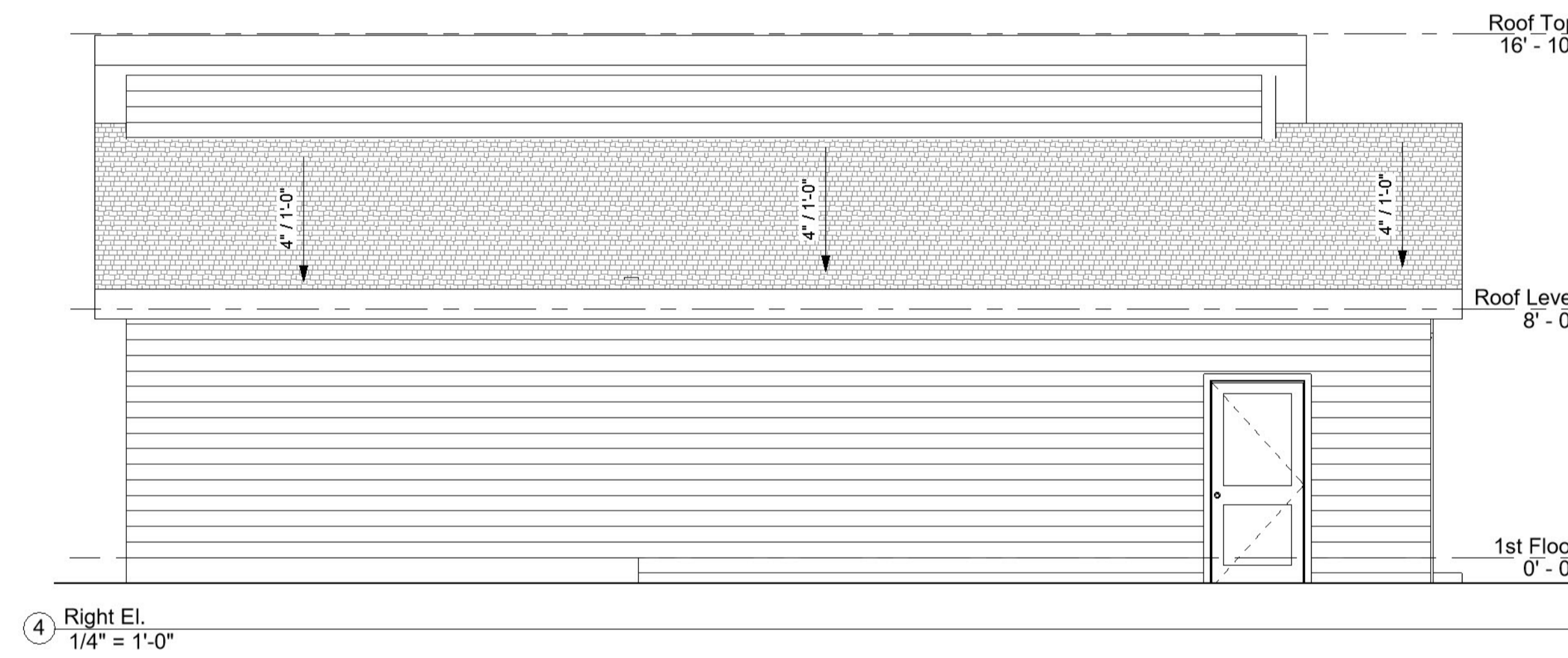
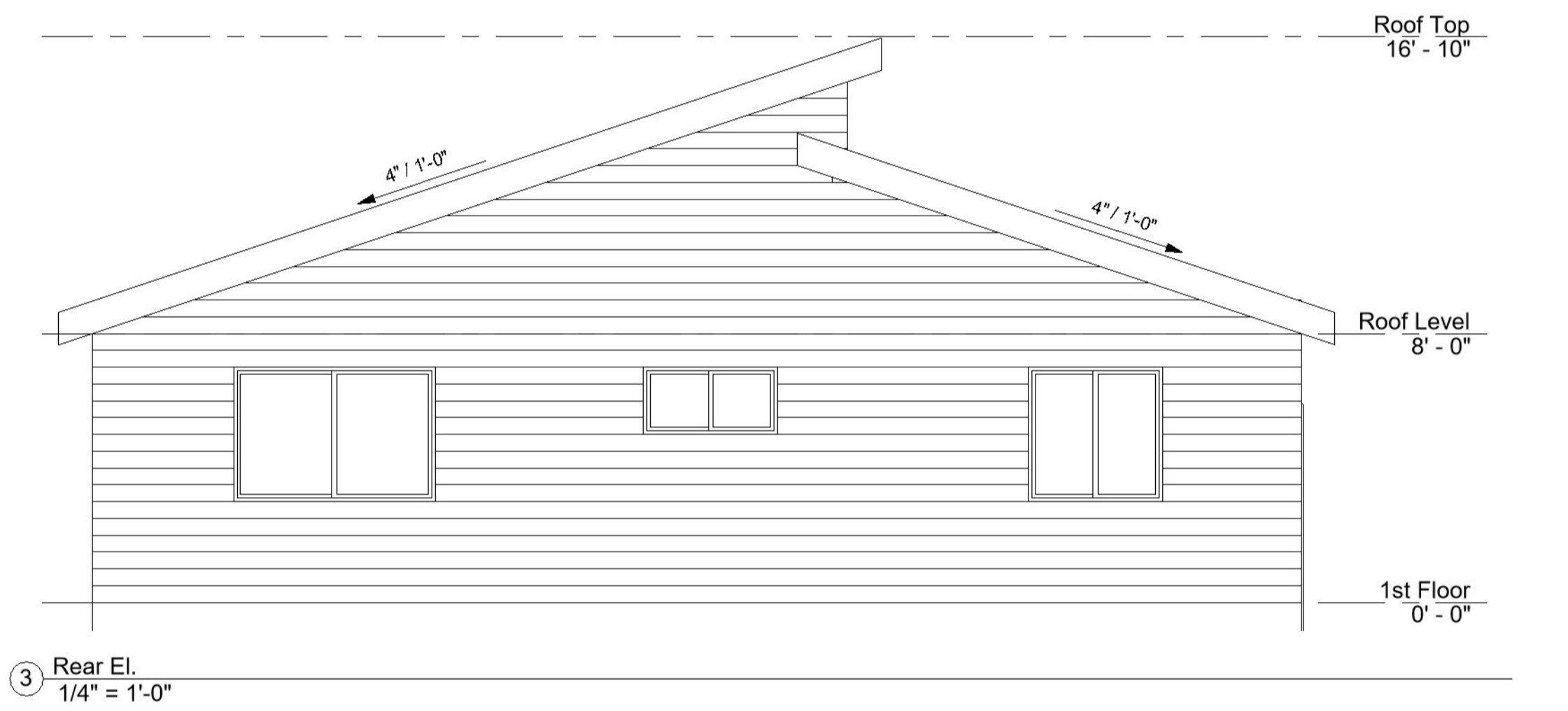
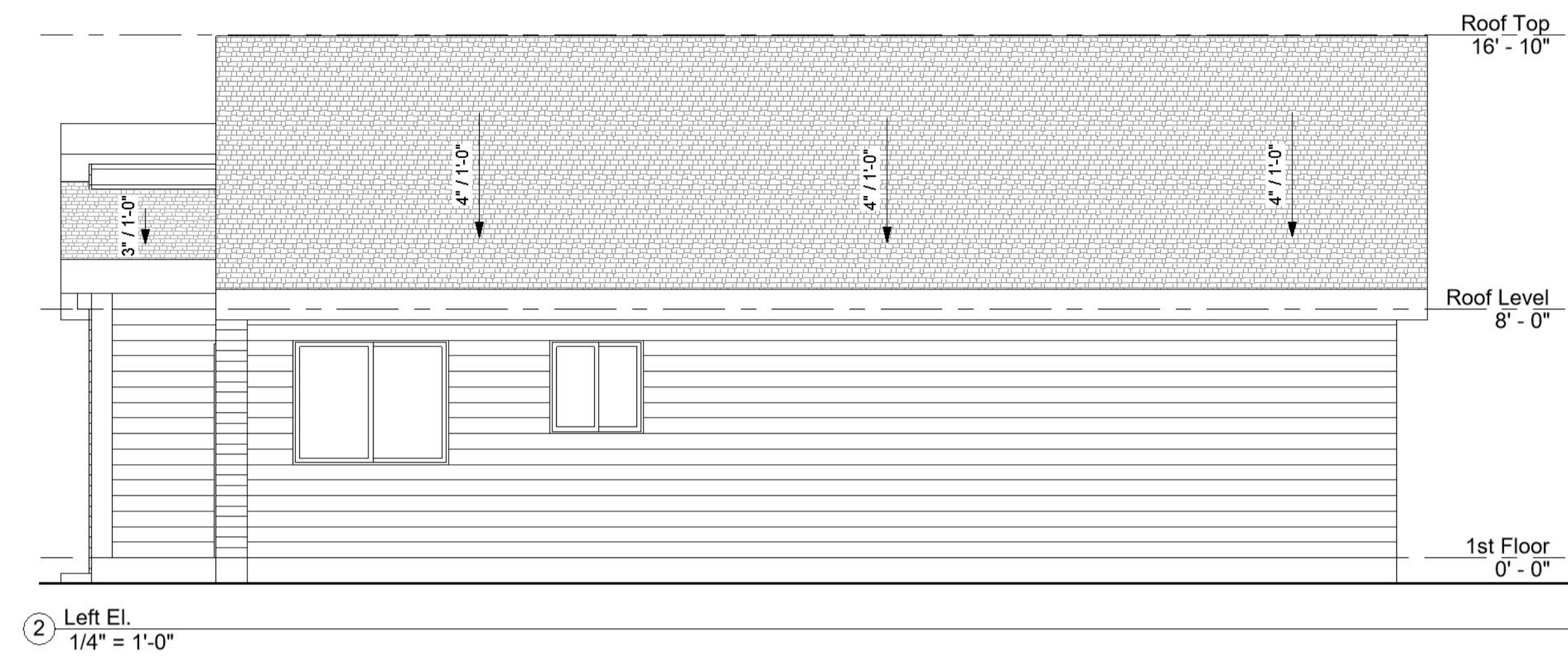
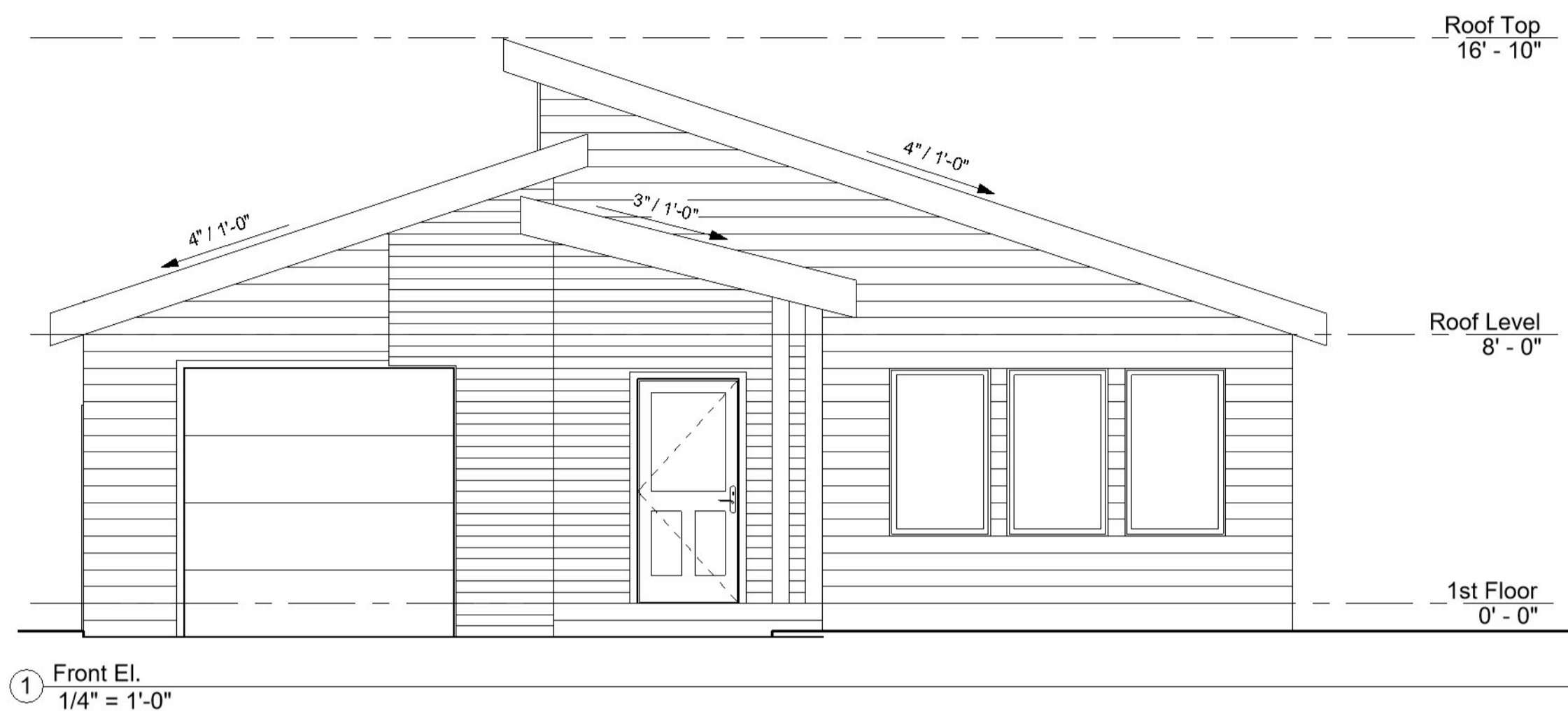


ArchiTECH
 1063 SF Design

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General Notes

Project number	G01
Date	
Drawn by	
Checked by	
Scale	



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CONSTRUCTION NOTE:

* CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS, DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

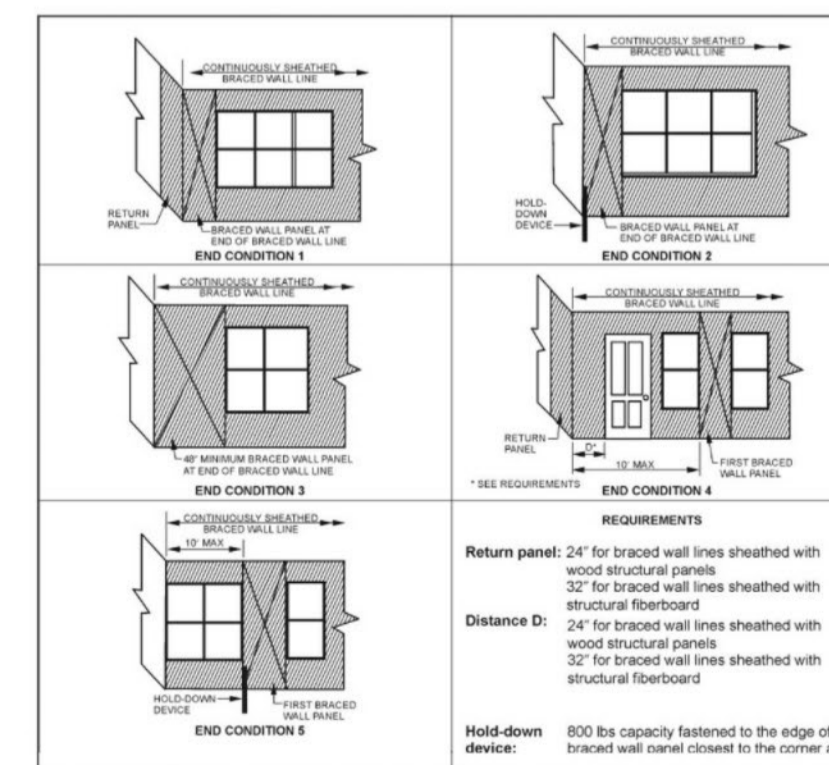


FIGURE R602.10.7 END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

R602.10.4.2 Continuous sheathing methods.
Continuous sheathing methods require structural panel sheathing to be used on all sheathable surfaces on one side of a braced wall line including areas above and below openings and gable end walls and shall meet the requirements of Section R602.10.7.

R602.10.7 Ends of braced wall lines with continuous sheathing.
Each end of a braced wall line with continuous sheathing shall have one of the conditions shown in Figure R602.10.7.

- VERIFY SHEAR WALL NAILING AND HOLD-DOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SOING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.B.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CHALK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 4" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)



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Elevations	
Project number	A01
Date	
Drawn by	Roman Skripnik
Checked by	
Scale 1/4" = 1'-0"	

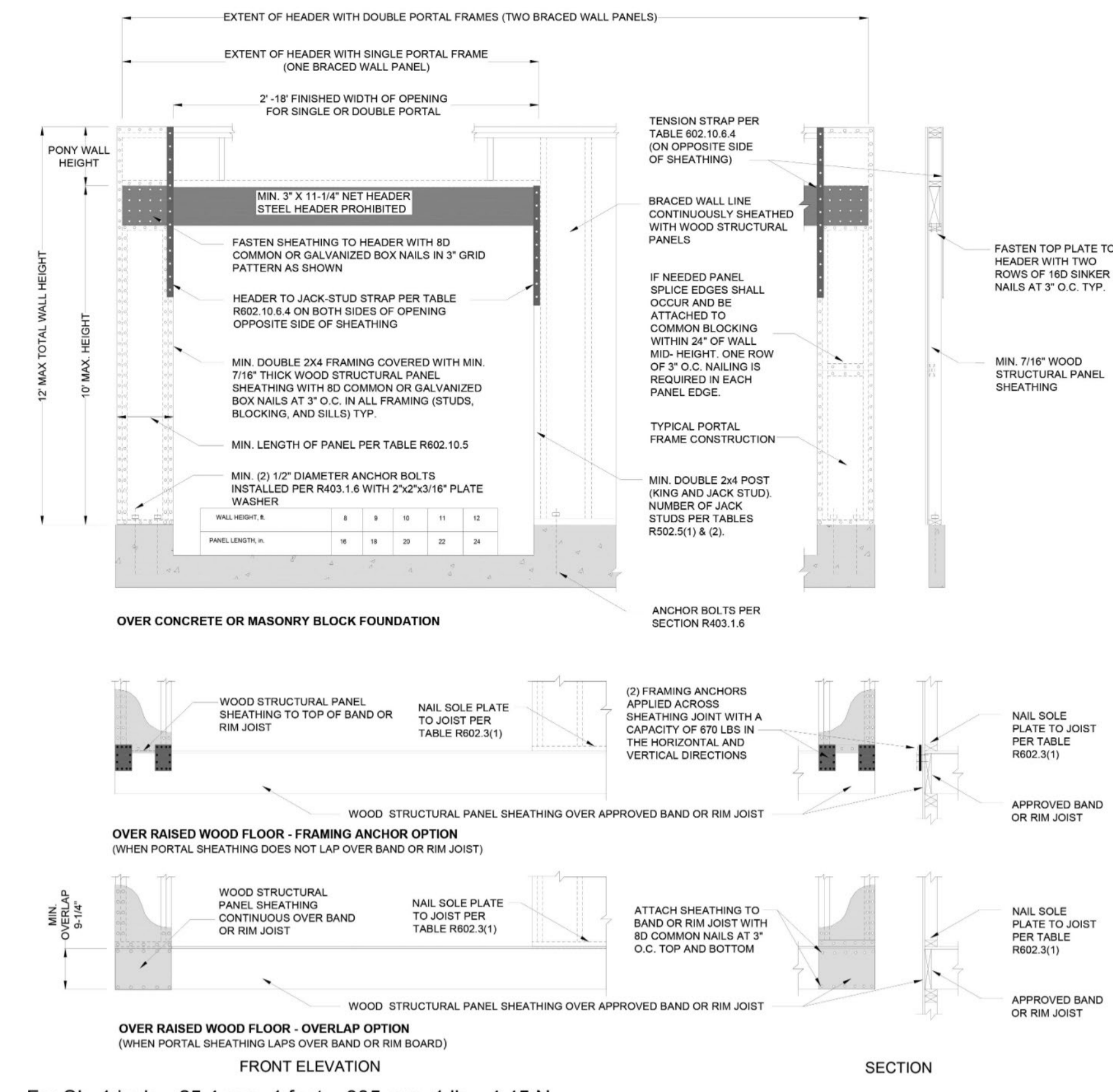
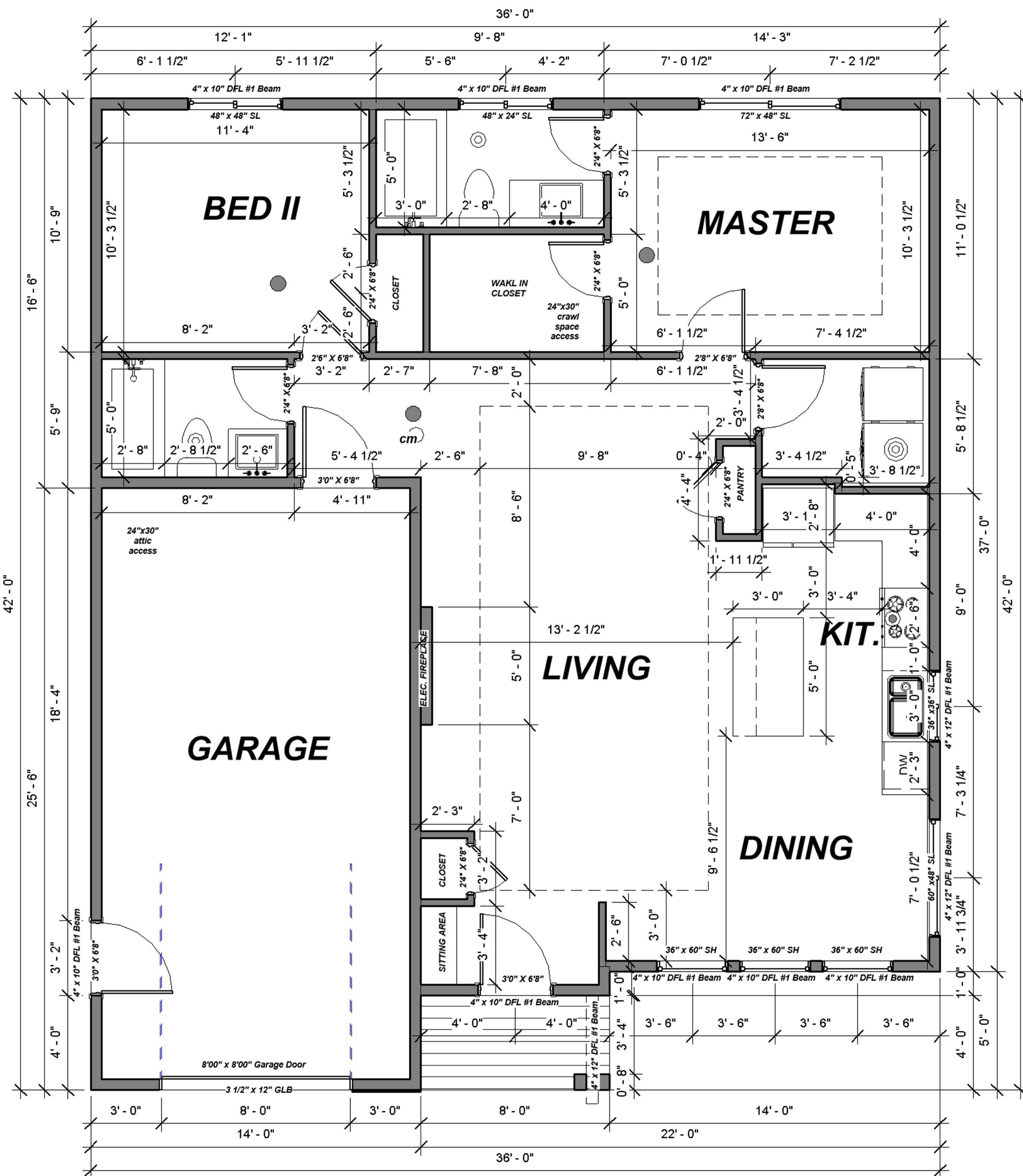


FIGURE R602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT OR ANY CONDITIONED SPACE INCLUDING ATTIC AREAS AND SUPPORTING MEMBERS WITH NO LESS THAN (1) LAYER OF 5/8" TYPE "X" GYP. WALLBOARD OR EQUIVALENT ON THE GARAGE SIDE OF THE GARAGE SIDE OF A ROOF/CEILING ASSEMBLY. FLOORING ASSEMBLY AND STEEL SUPPORTING MEMBERS SHALL BE PROTECTED WITH NO LESS THAN (2) LAYERS OF 5/8" TYPE "X" GYP. WALLBOARD OR EQUIVALENT IF A COMMON DOOR IS PROVIDED. IT SHALL BE SELF-CLOSING, TIGHT-FITTING SOLID-WOOD DOOR 1-3/8 INCHES IN THICKNESS OR A SELF-CLOSING, TIGHT-FITTING 20-MINUTE FIRE-RATED DOOR, OR SOLID OR HONEYCOMB STEEL DOORS NOT LESS THAN 1-3/8 INCHES (34.3 MM) THICK. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GA. STEEL, NO DUCTS OPENINGS IN GARAGE. EXIT DOOR LANDING TO BE NO LESS THAN 6 1/2" AND NO MORE THAN 2 3/4" BELOW THRESHOLD DOOR SWING NOT ALLOWED OVER LANDING. PROVIDE MIN. 36" LANDING.

LIGHTING SECTION	
(IECC/UBC R404)	A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN ALL LIGHTING
	LUMINAIRE PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRE
SMOKE DETECTORS	
●	INSTALL SMOKE DETECTORS PER CODE, 10/9/19 INTERCONNECTED
◉	CARBON MONOXIDE ALARM
◉	NEW CONSTRUCTION AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. SEE SECTION R50.
VENTILATION SCHEDULE	
MINIMUM SOURCE SPECIFIC VENTILATION CAPACITY REQ. TABLE M901.4	
SYMBOL	VENTILATION CAPACITY
⊙	KITCHENS 100 CFM INTERMITTENT OR 12 CFM CONTINUOUS
⊙	BATHROOMS, TOILET ROOMS AND LAUNDRY/UTILITY ROOM MECHANICAL EXHAUST CAPACITY OF 100 CFM INTERMITTENT OR 20 CFM CONTINUOUS
⊙	WHOLE HOUSE FAN 320 CFM @ 6.0 MPH EVERY FOUR HOURS

1ST FLOOR	1063 SF
FRONT COV. DECK	36 SF
GARAGE	348 SF
TOTAL LIVING	1063 SF

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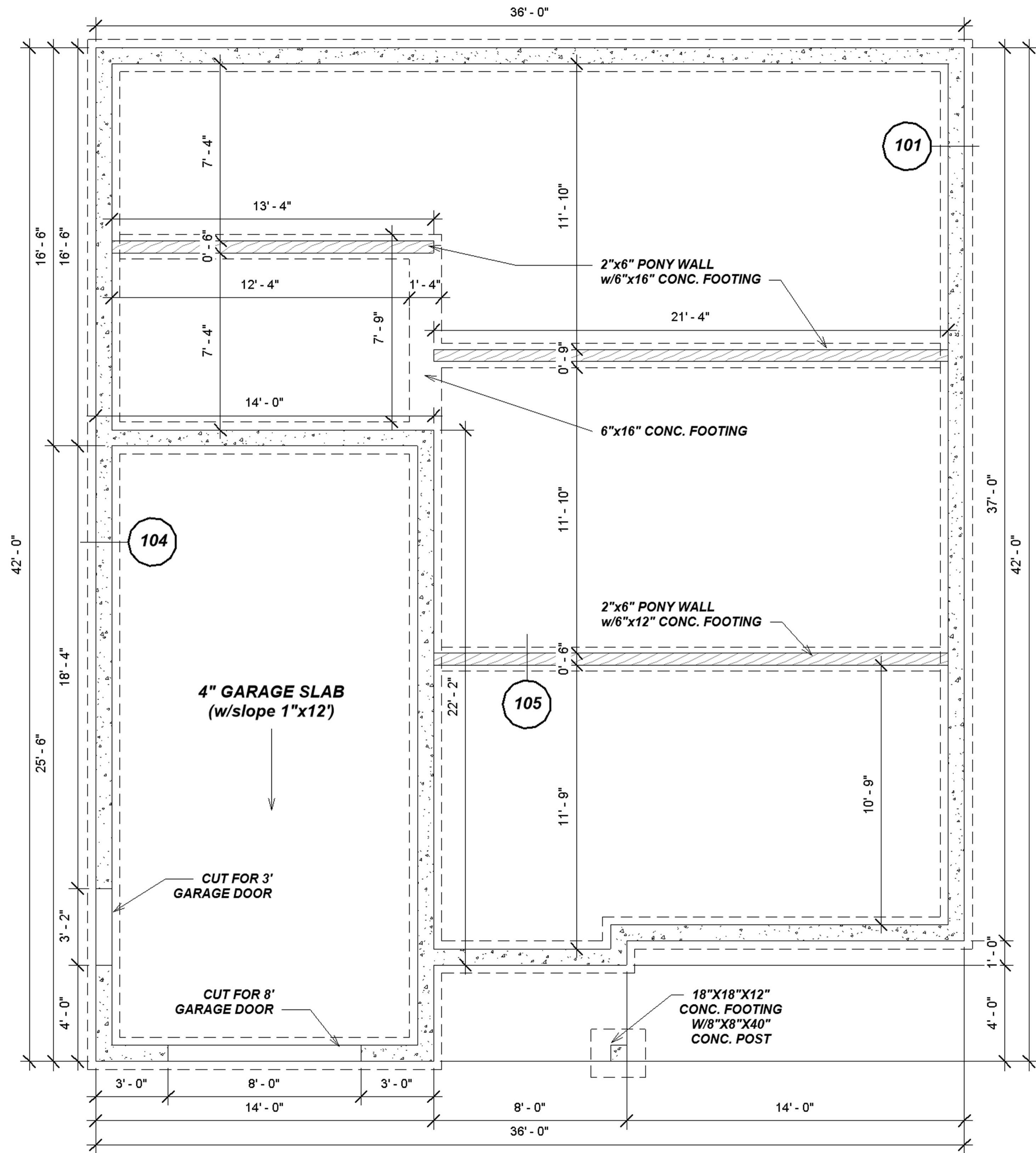
1 1st Floor
1/4" = 1'-0"



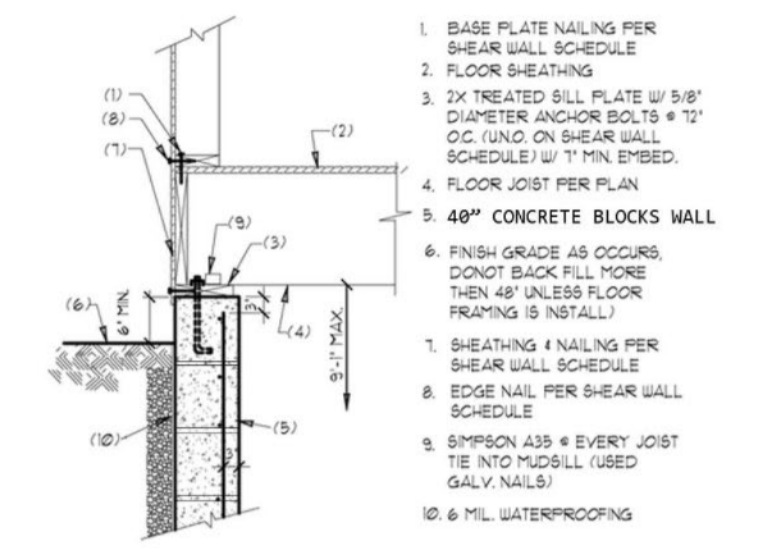
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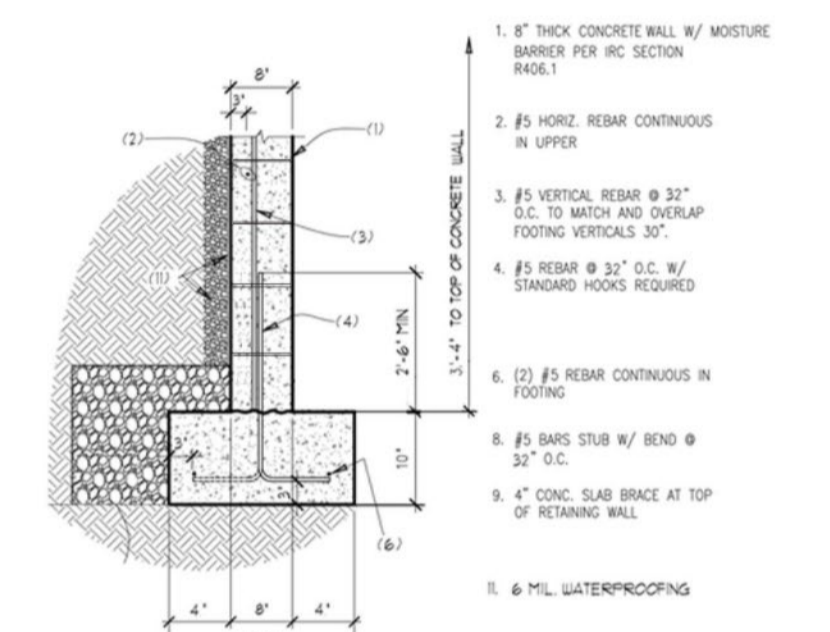
Floor Plan	
Project number	A02
Date	
Drawn by	Roman Skripnik
Checked by	
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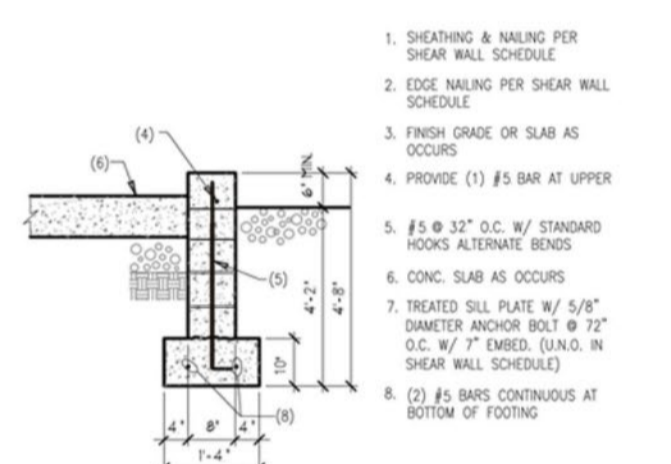
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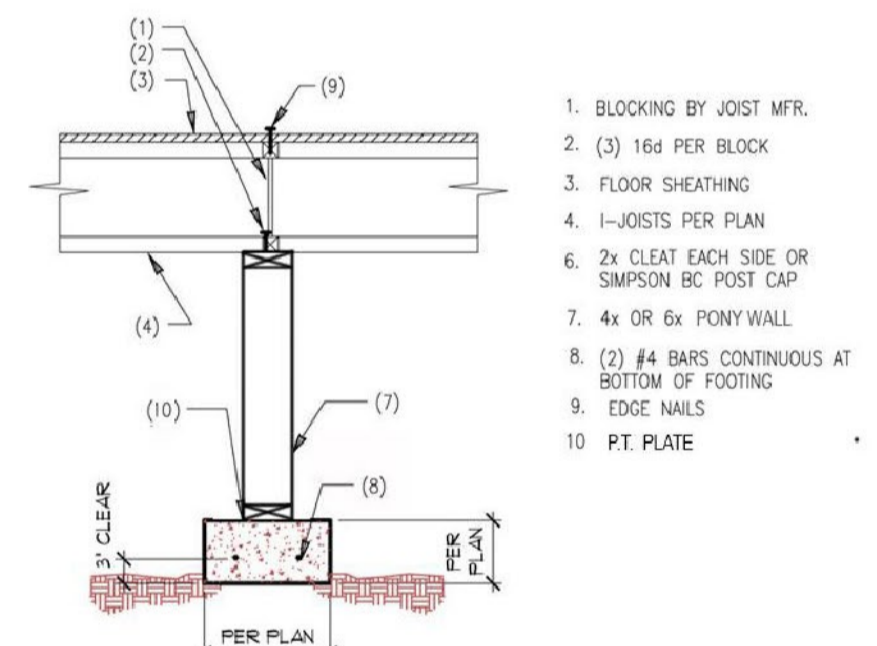
101 4' CONCRETE BLOCKS WALL
SCALE: N.T.S.



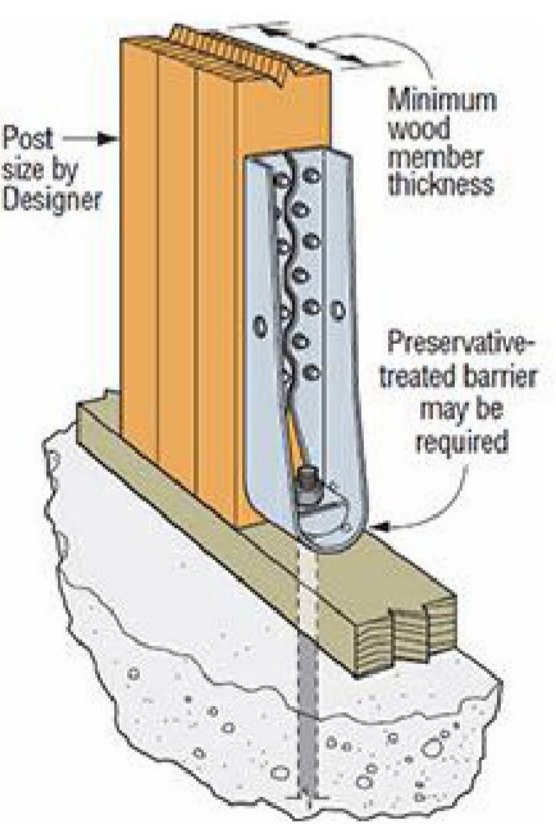
102 TYPICAL FOOTING FOR CONC. BLOCKS WALL
SCALE: N.T.S.



104 TYPICAL GARAGE FOUNDATION
SCALE: N.T.S.



105 TYP. INTERIOR FOOTING
SCALE: N.T.S.



1 Foundation Plan
1/4" = 1'-0"



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5595 W Dora Circle Wasilla AK

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Foundation Plan		A03
Project number		
Date		
Drawn by Roman Skripnik		
Checked by		Scale 1/4" = 1'-0"

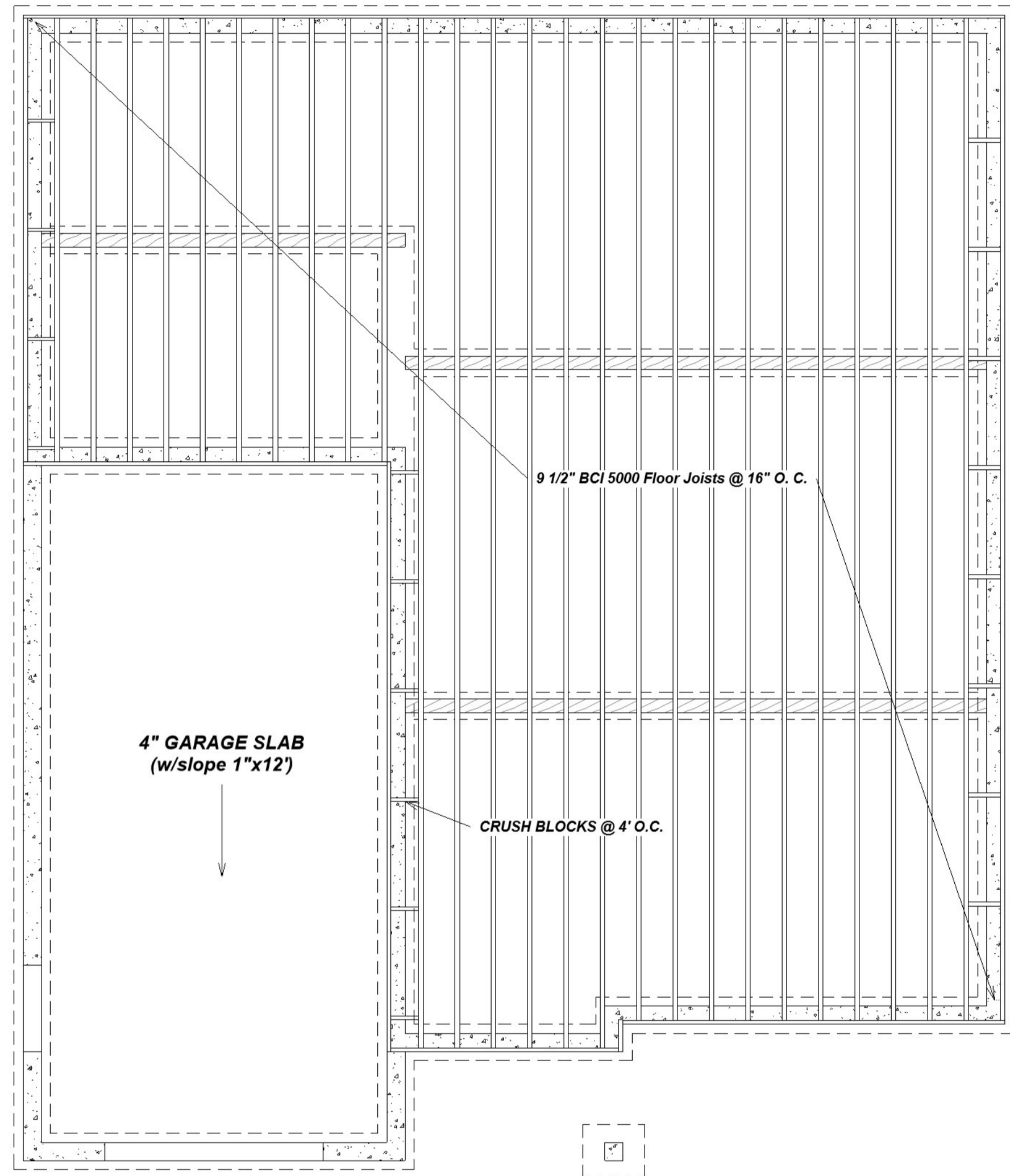
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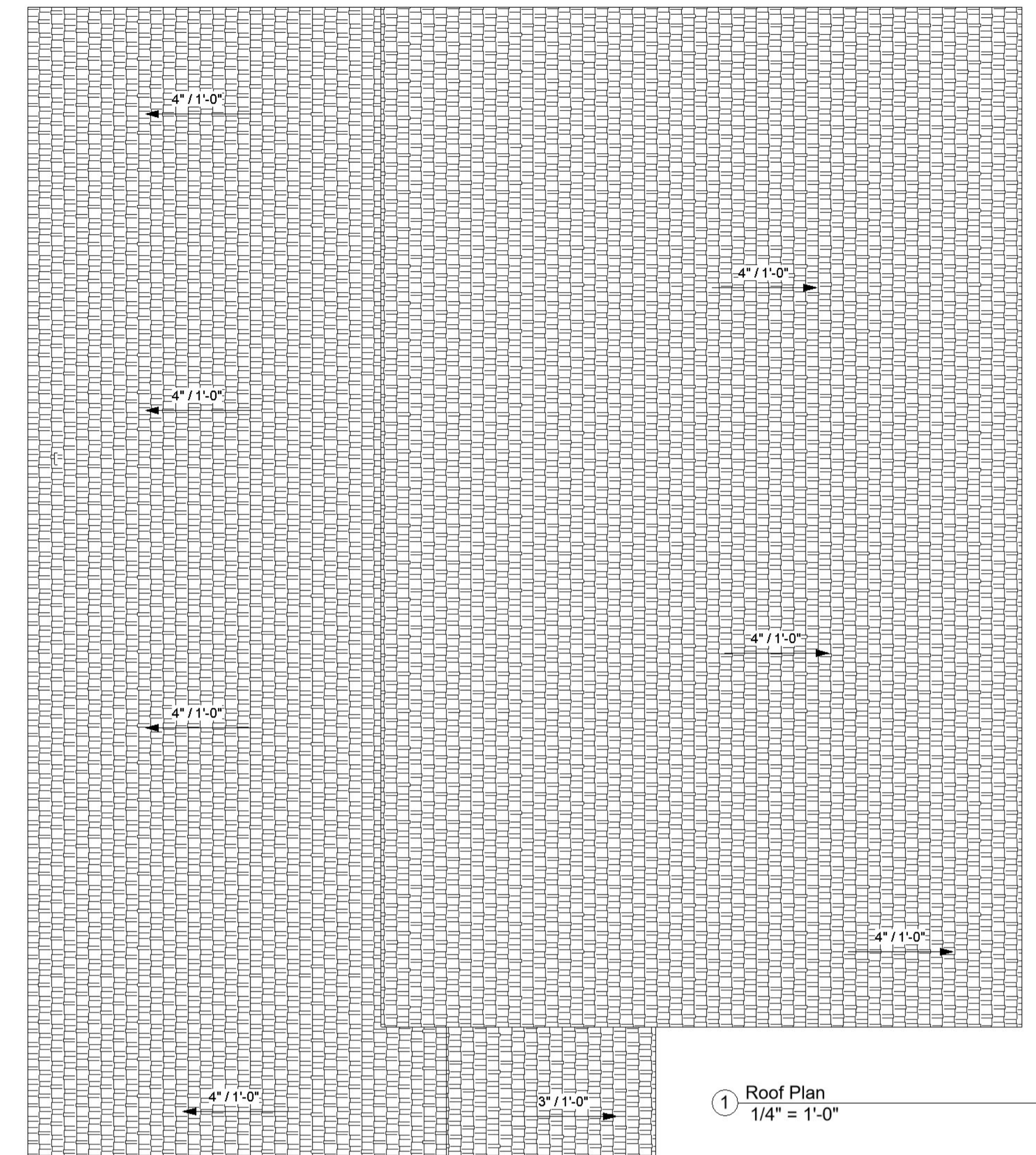
- 25 YR COMP. SHINGELS ROOFING INSTALLED PER MAN. OVER 30# FELT. OVER 15/32" OSB SUBSTRATE
- ATTIC VENT, SEE CALCS FOR SIZE/TYPE
- 7" FASCIA ALL EAVES
- ROOF SLOPE 3X12 & 4x12 UNLESS SPECIFIED (SEE ELEVATIONS PLAN FOR DETAILS)

TRUSS NOTES:

- ENGINEERING TRUSS CALCULATIONS TO BE SUBMITTED TO BUILDING DEPARTMENT PRIOR TO FABRICATION AND INSTALATION.
- TRUSS MANUFACTURER TO SPECIFY HANGER CONNECTIONS FOR TRUSS COMPONENTS TYP.
- DESIGNER ASSUMES THAT TRUSSES BEAR ON ALL EXTERIOR PERIMETER WALLS (TYP.)
- REFERENCE ATTACHED NOTES

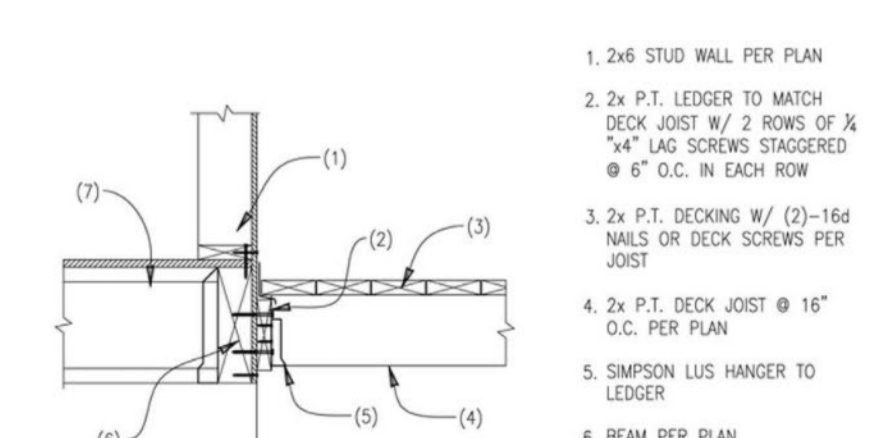
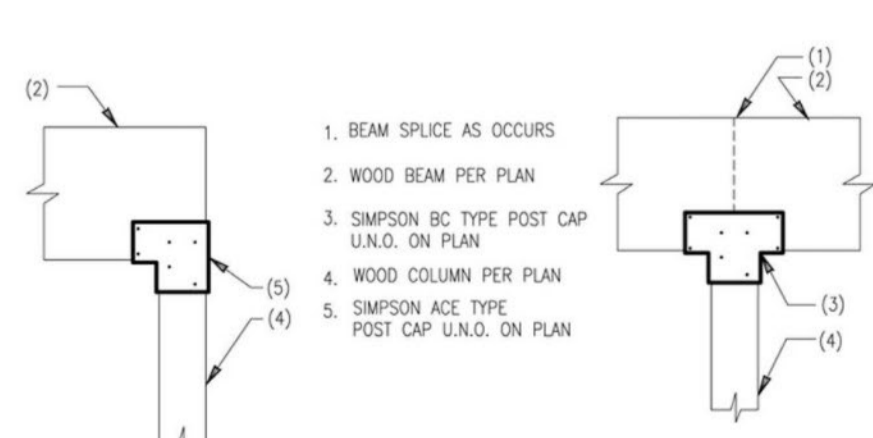
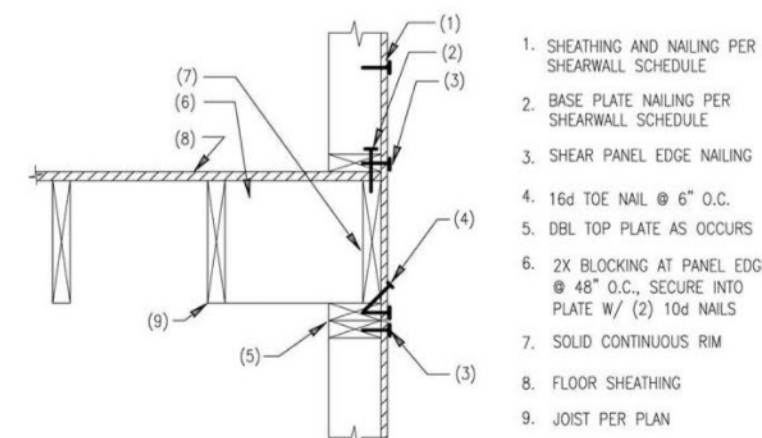
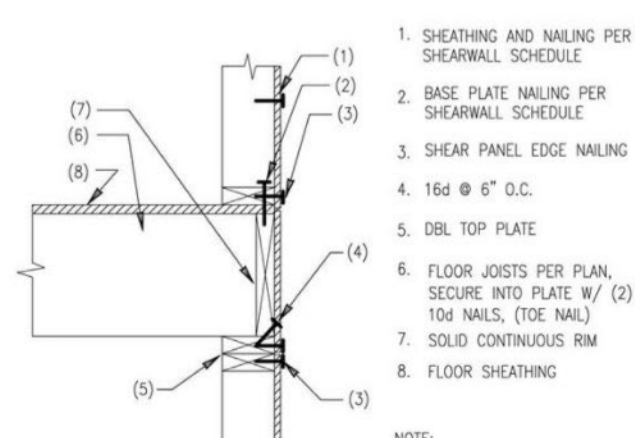
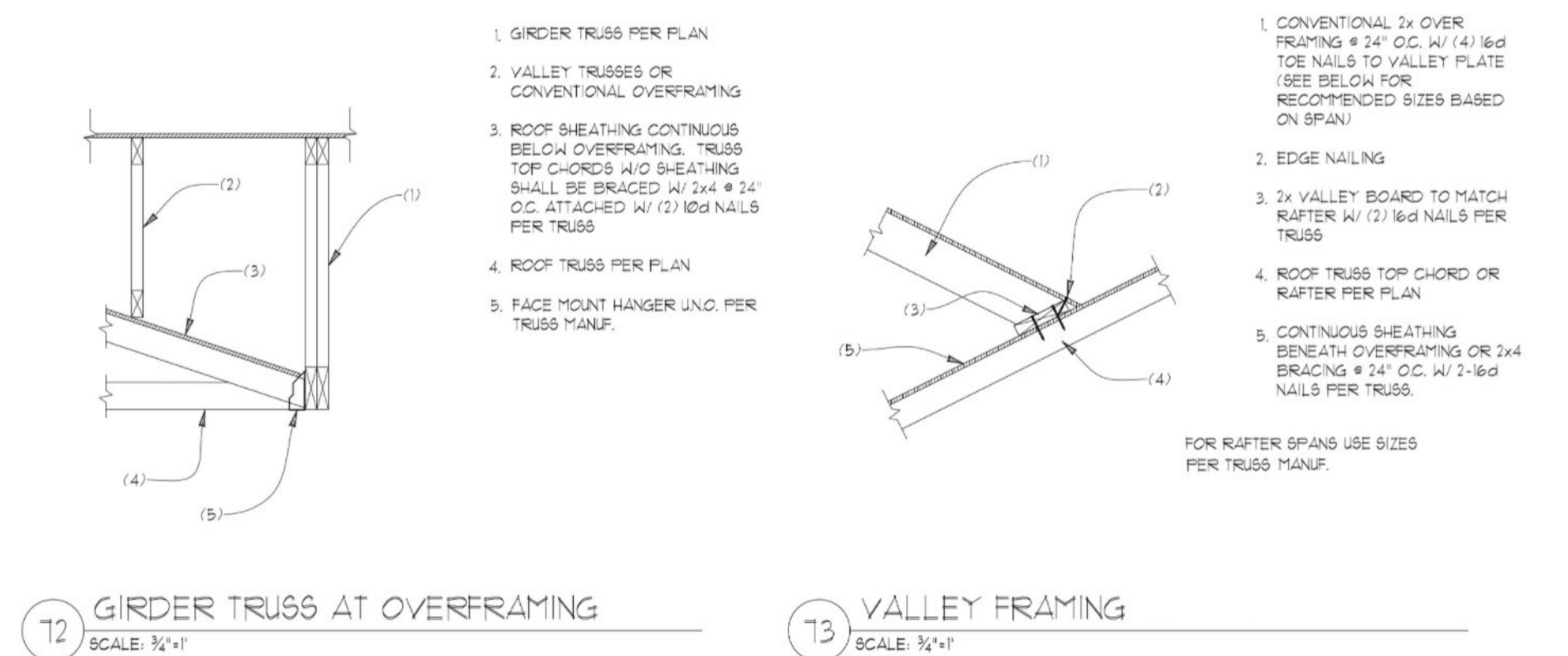
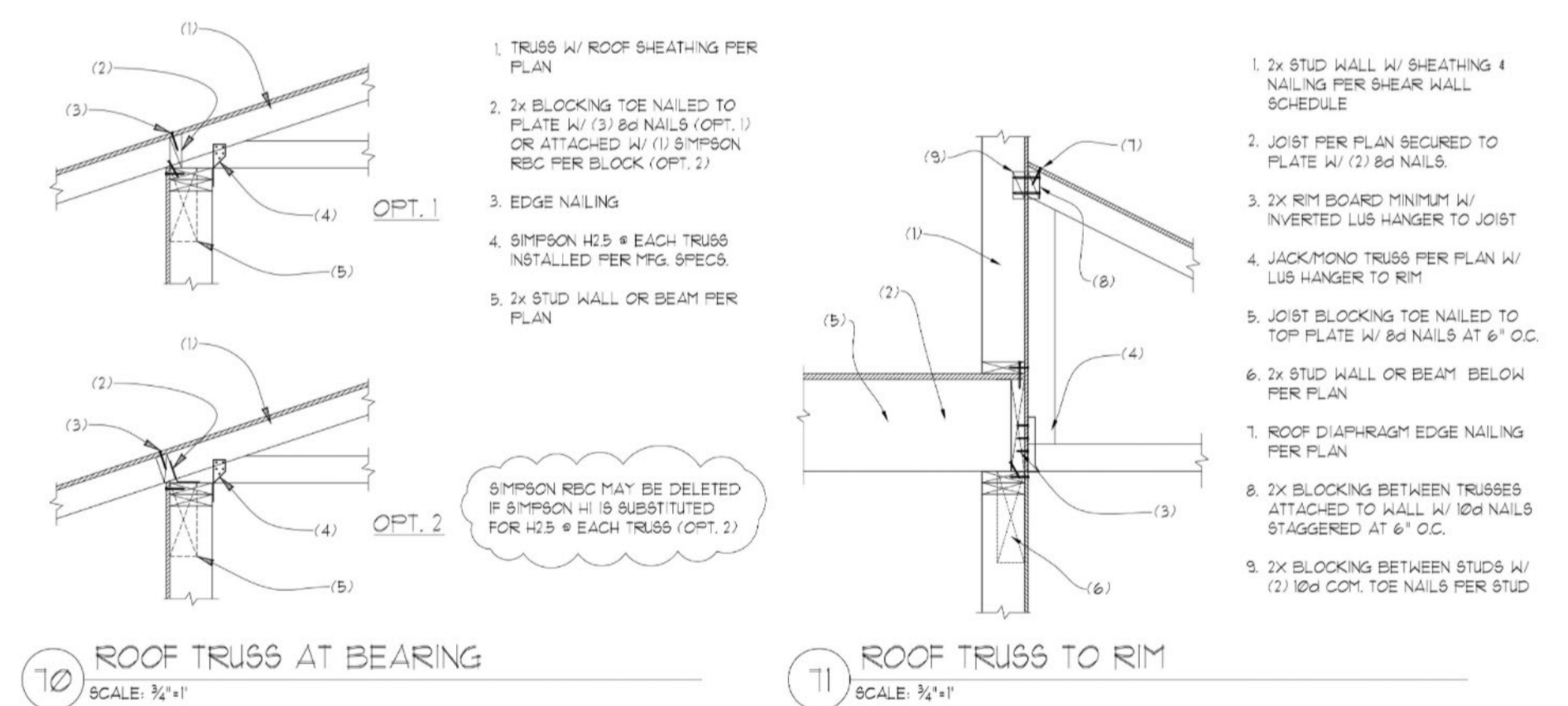


2 Floor Joist Layout
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

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Floor Joist & Roof Plan		A04
Date		
Drawn by	Roman Skripnik	
Checked by		

Scale 1/4" = 1'-0"