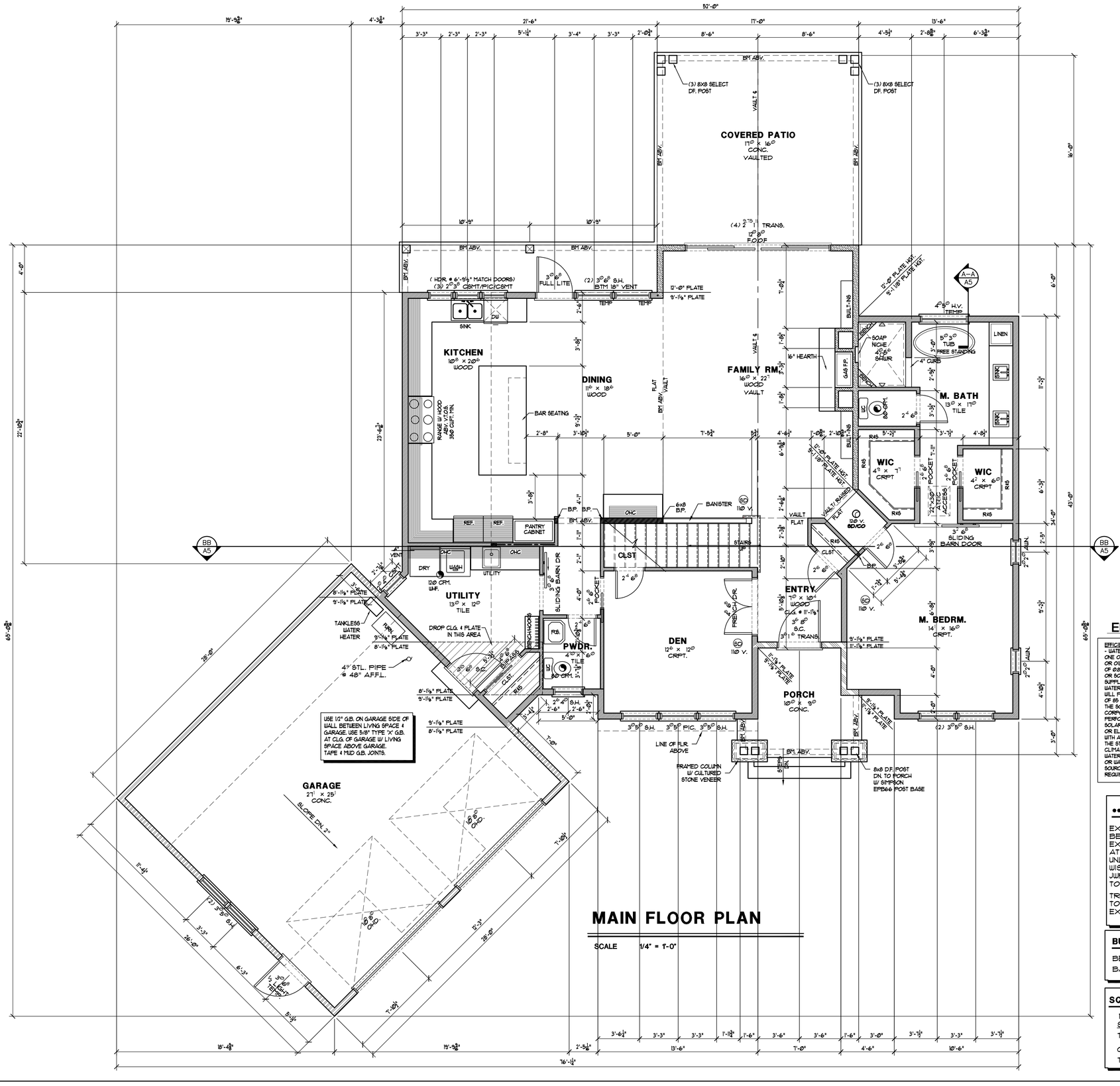

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

SMOKE ALARM NOTE:

- SMOKE ALARMS TO BE INTERCONNECTED OR WIRELESSLY CONNECTED SO THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN A DWELLING UNIT.

ENERGY CODE COMPLIANCE:

-VERTICAL GLAZING U-FACTOR TO BE A MAXIMUM OF Ø.30, OVERHEAD Ø.50, AND DOOR Ø.20.

-USE R-19 INSUL. BETWEEN HEADER AND SHEATHING, R-49 (R-38 ADV.) IN CLG, R-38 IN VAULT, R-21 IN WALL ABV. GRADE, R-21 IN INT. WALL BLW. GRADE, R-19 IN EXT. WALL BLW. GRADE, R-30 IN FLOOR, & 2' OF R-10 UNDER SLAB ON GRADE.

-USE HE HVAC EQUIP. (MIN. AFUE OF 92%) W/ MAX. 68,380 BTU/hr OUTPUT.

DUCT SEALING & BLOWER TESTING:

-DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST BE SEALED & TIGHTNESS VERIFIED BY LEAKAGE TESTING PER IRSEC SECTION 403.2.2, AND INSULATED TO A MINIMUM OF R-8.

-AIR LEAKAGE TESTING REQUIRED FOR NEW HOUSES. MAXIMUM LEAKAGE ALLOWED PER IRSEC 403.2.2.

FURNACE NOTE:

- PROVIDE 6" INTAKE DUCT WITHIN 4'-0" OF FURNACE PLENUM (DAMPER & TIMER INTEGRATED INTO FURNACE SYSTEM)

FURNACE & HOT WATER TANK NOTE:

- FURNACE & HOT WATER APPLIANCES SHALL BE DIRECT VENT.

- ALL COMBUSTION AIR TO COME DIRECTLY FROM EXTERIOR.

- 30" CLEAR SPACE IN FRONT OF FURNACE.

- APPLIANCES TO BE FASTENED IN PLACE PER CODE.

- WATER HEATER TO BE INSTALLED A MIN. OF 18" ABV. FLR.

- INSULATION FOR HOT WATER PIPES SHALL HAVE A MIN. THERMAL RESISTANCE OF R-4.

ABBREVIATION KEY

G.B. = GYPBOARD
S/R = SHEETROCK
BLW. = BELOW
S.F. = SQUARE FEET
R.W.L. = RAIN WATER LEADER
E.W. = EACH WAY
℄ = CENTER LINE
FIN. FL. = FINISHED FLOOR LEVEL
A.F.L. = ABOVE FLOOR LEVEL
B.O. = BOTTOM OF
T.O. = TOP OF
B.P. = BEARING POINT
BW = BEARING WALL
PT = PRESSURE TREATED
DF = DOUGLAS FIR
INT. = INTERIOR
EXT. = EXTERIOR
BM = BEAM
ABV. = ABOVE
EXP. = EXPOSE
HOSE BIB
GAS STUB
DOWN SPOUT

FLOOR PLAN NOTES:

1. VINYL FRAME WINDOWS TYPICAL. ROUGH OPENINGS MAY VARY, VERIFY PER MFG. SPECS.
2. CABINET DESIGN BY OTHERS TO BE VERIFIED W/ ACTUAL FRAMED (AS BUILT) DIMENSIONS ON SITE.
3. FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS DURING CONSTRUCTION.
4. SEE STRUCTURAL PLANS FOUNDATION, FRAMING & SHEAR WALL SHEETS FOR ALL SIMPSON HOLD-DOWNS AND STRAPS AND HANGERS.

FRAMING NOTE:
FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS. DURING FRAMING CONSTRUCTION.

GUARDRAIL NOTE:
SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.

ENERGY NOTE

EFFICIENT WATER HEATING 5B:
- WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF Ø.82
OR SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 KWH BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEMS
OR ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS
OR WATER HEATER HEATED BY GROUND SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3C.

••FRAMING NOTE••

EXTERIOR FRAMING TO BE HELD IN ½" FROM EXTERIOR STEM WALL AT ALL LOCATIONS UNLESS NOTED OTHERWISE ON PLANS (SEE JWR DETAILS, PLYWOOD TO BE FLUSH W/ CONC.)

TRUSS MANUFACTURER TO BUILD TRUSSES TO EXTERIOR OF FRAMING.

BUILDING INFO.

BEDROOMS:	4
BATHROOMS:	3

SQUARE FOOTAGE

MAIN FLR.	1,822 S.F.
SECOND FLR.	1,056 S.F.
TOTAL	2,878 S.F.
GARAGE	720 S.F.
TOTAL	3,578 S.F.

Northwest 619
Plan # 19-179

Two Story	
Main Flr.	1822
Second Flr.	1056
Total Sq. Ft.	2878
Garage	720

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DATE	11-11-19
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	A3 OF A5