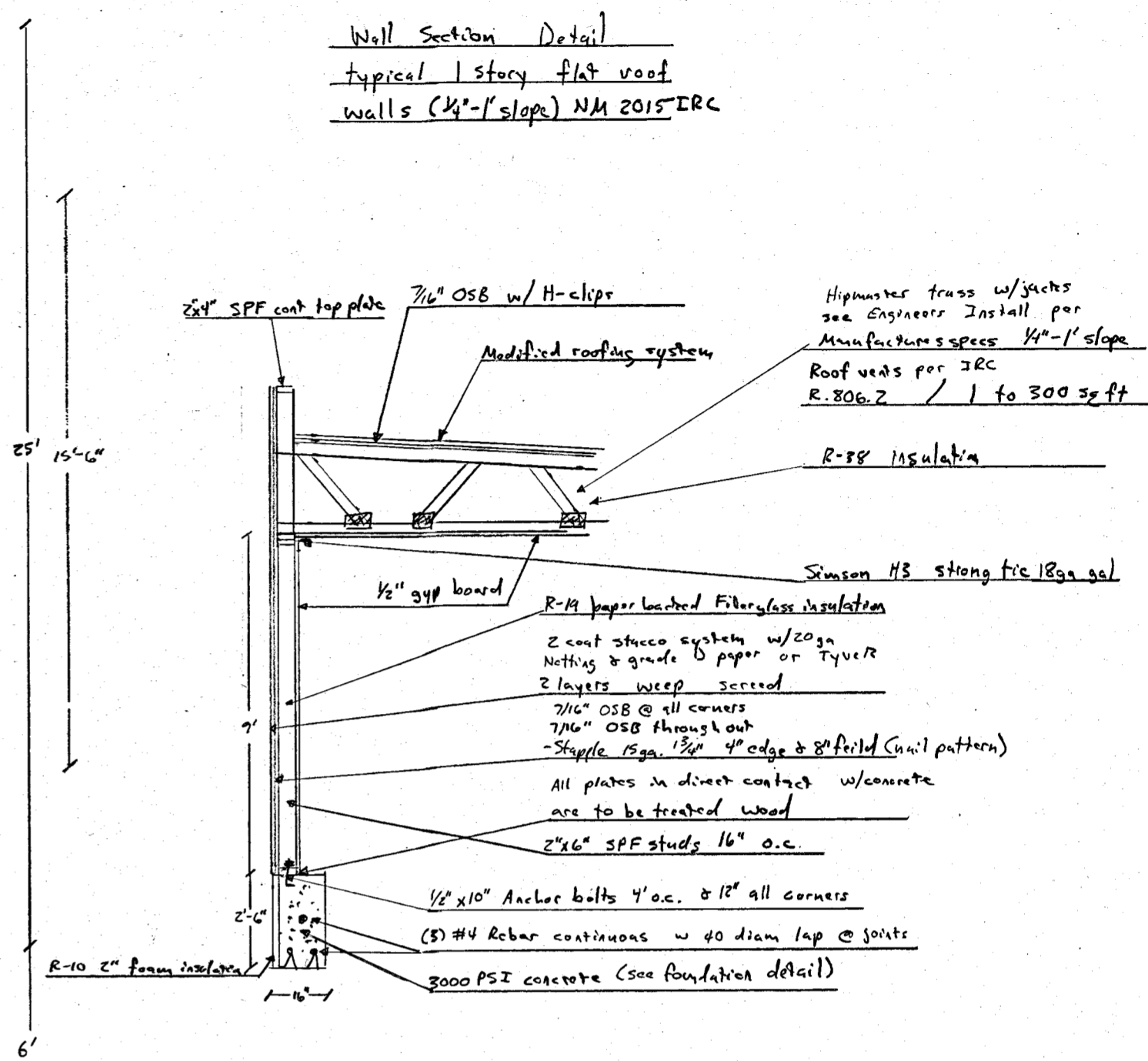
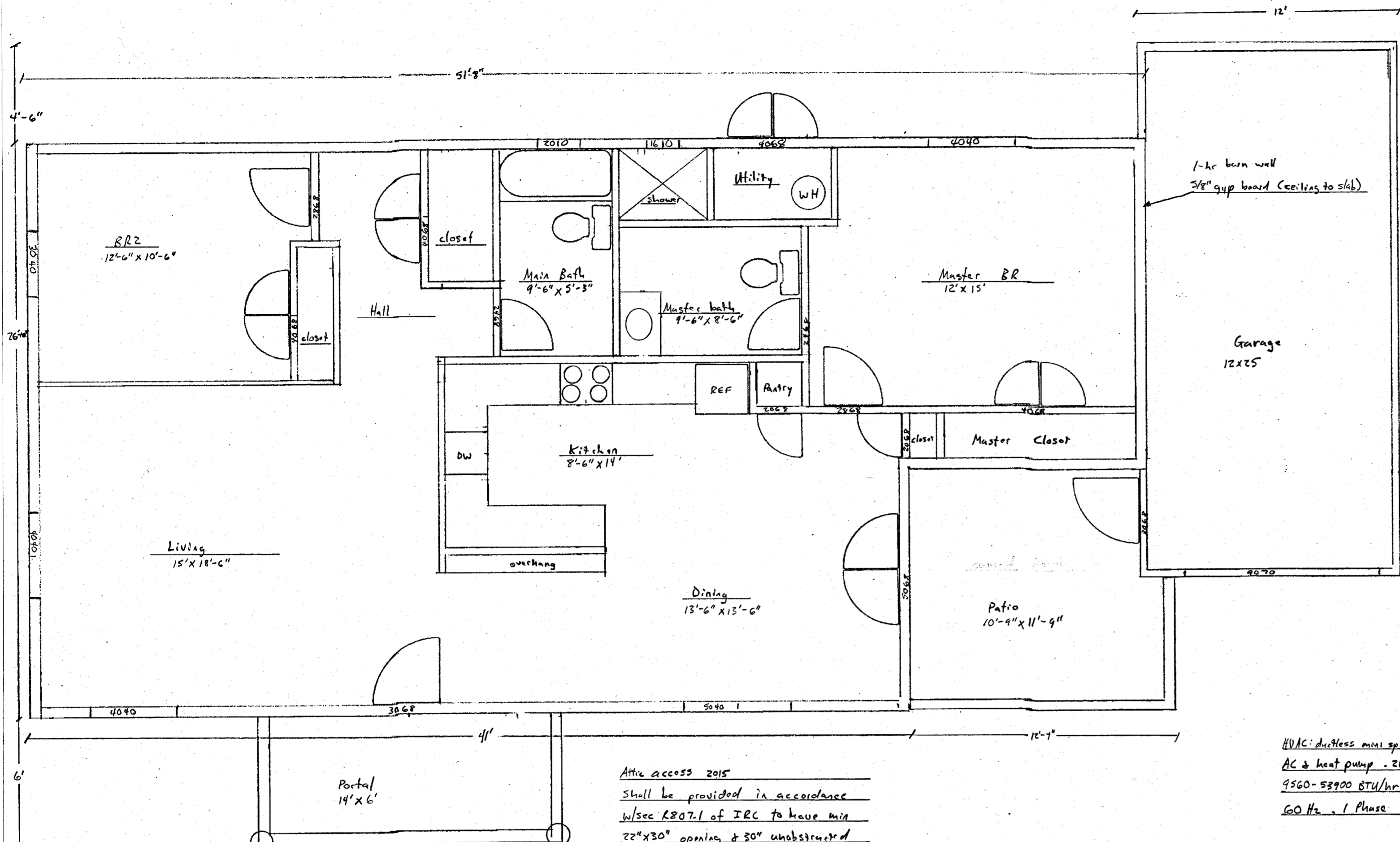


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Architectural Floor Plan



Framing Notes: NM 2015 IRC
 - All headers @ exterior walls to be double 2x12
 - Minimum 1.5" bearing on header & beams
 (up to 6', double trimmers when greater)
 - Framing 16" o.c.
 - 9' ceiling height. Framing secured w/ 16 D nails 15" spacing
 - Design criteria: ground snow load 20psf
 wind speed 125 mph (3sec gusts). Seismic design
 Cat C - 24" frost line
 Windows: U-factor 34

Attic access 2015
 Shall be provided in accordance
 w/sec R807.1 of IRC to have min
 22" x 30" opening & 30" unobstructed
 head room. Attic to have light switch.

HVAC: ductless mini split system w/
 AC & heat pump - 21.5 SEER
 9560-53900 BTU/hr. Voltage 208-230V
 60 Hz - 1 Phase

1247.25 heated #
 308 garage #
 210.31 covered porches #

Concrete to Frame wall anchor age
 NM 2015 IRC - R206.11.1 wall anchorage
 braced wall / tie sills shall be
 anchored to concrete in accordance
 w/sec R403.1.6 & R602.11. Plate & washers
 min .224" x 5" x 5" in size installed
 between foundation sill plates & int.
 lds in plate washer is permitted to
 be diagonally slotted w/ width up
 to 3/16" larger than bolt diameter
 & slot length not to exceed 1 3/4"

14'

1/4" = 1' scale