

Plot Plan 1 in = 20 ft



**GENERAL NOTES:**

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS/ BUILDERS SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. DRAFTSMAN/DESIGNER IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTIONS HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ANY AND ALL REQUIRED/NECESSARY ENGINEERING WILL BE DONE BY A LICENSED STRUCTURAL ENGINEER AT THE OWNERS/BUILDERS EXPENSE.

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT ISSUE OF THE FOLLOWING CODES. THE SITKA GENERAL CODE AND THE 2012 INTERNATIONAL RESIDENTIAL CODE.

DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR AND IN CHARGE OF MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION, SAFETY ISSUES AND FULFILLING THE APPLICABLE CODE REQUIREMENTS.

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ALL APPLIANCES TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. ON PLANS.

- ATTIC R-38
- WALLS R-21
- FLOORS R-30

PROVIDE CRAWL SPACE VENTING TO MEET THE REQUIREMENTS OF THE 2012 EDITION OF THE I.R.C.



REVISION TABLE	REVISION BY	DESCRIPTION



DRAWINGS PROVIDED BY:  
**Jill Hirai**

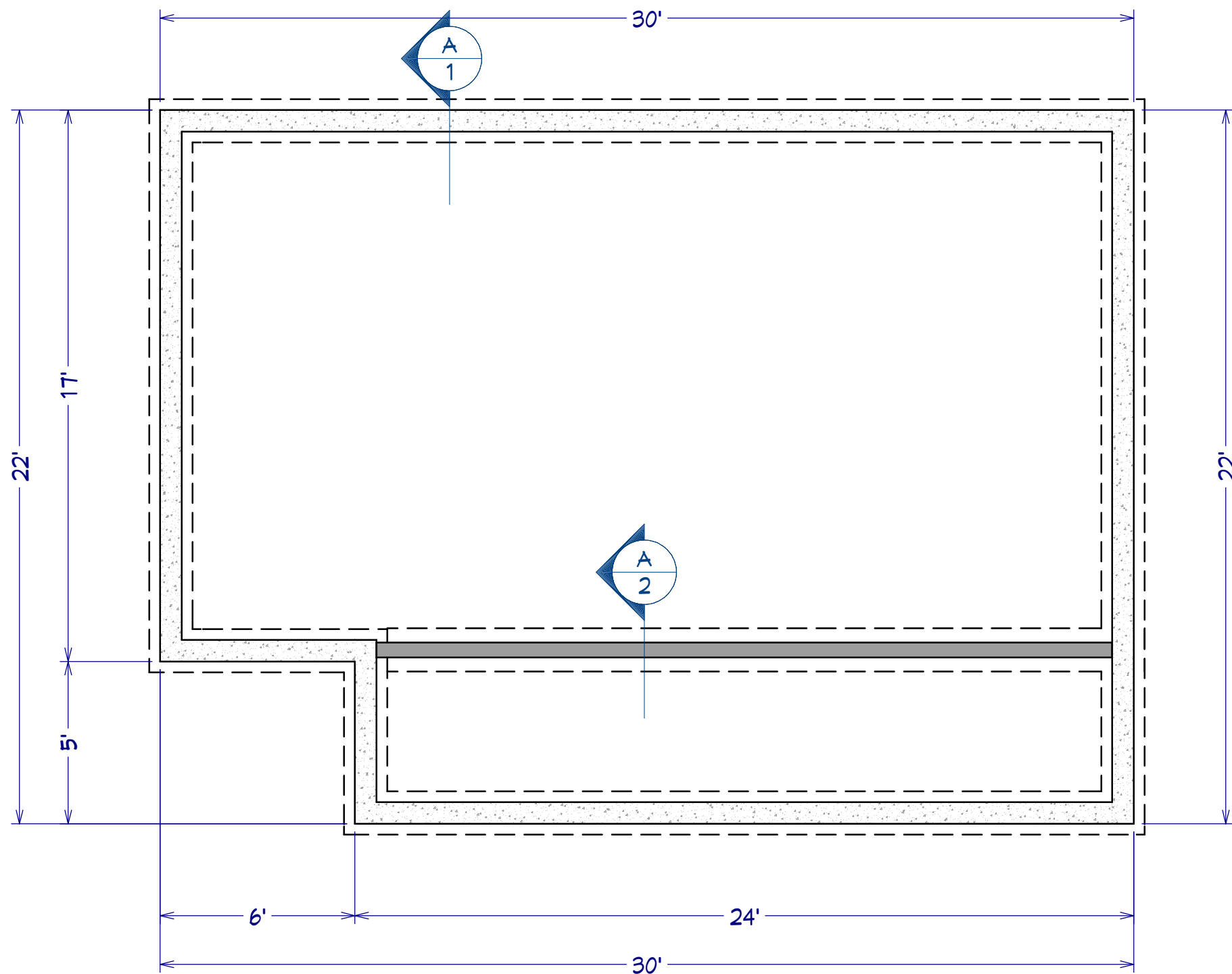
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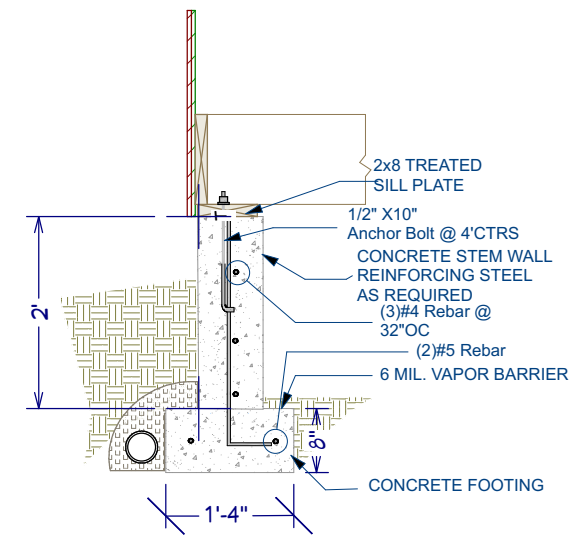
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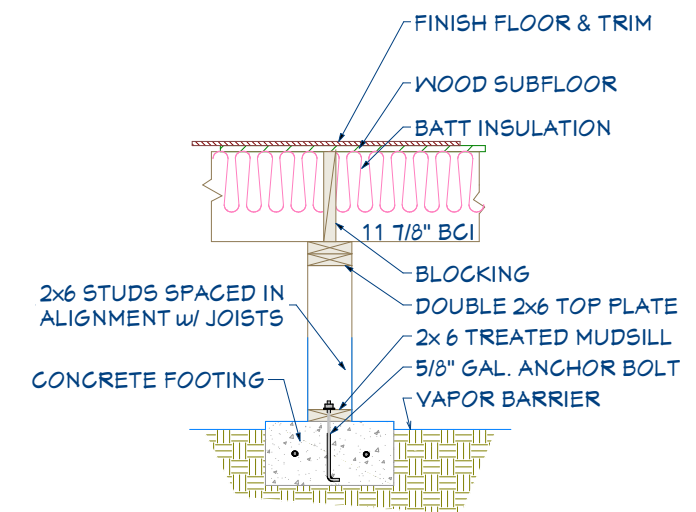
1



Foundation 1/4 in = 1 ft



A 1 Foundation Detail  
1/2" = 1'-0"



A 2 INTERIOR FOOTING  
1/2" = 1'-0"



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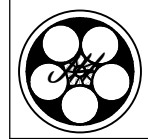
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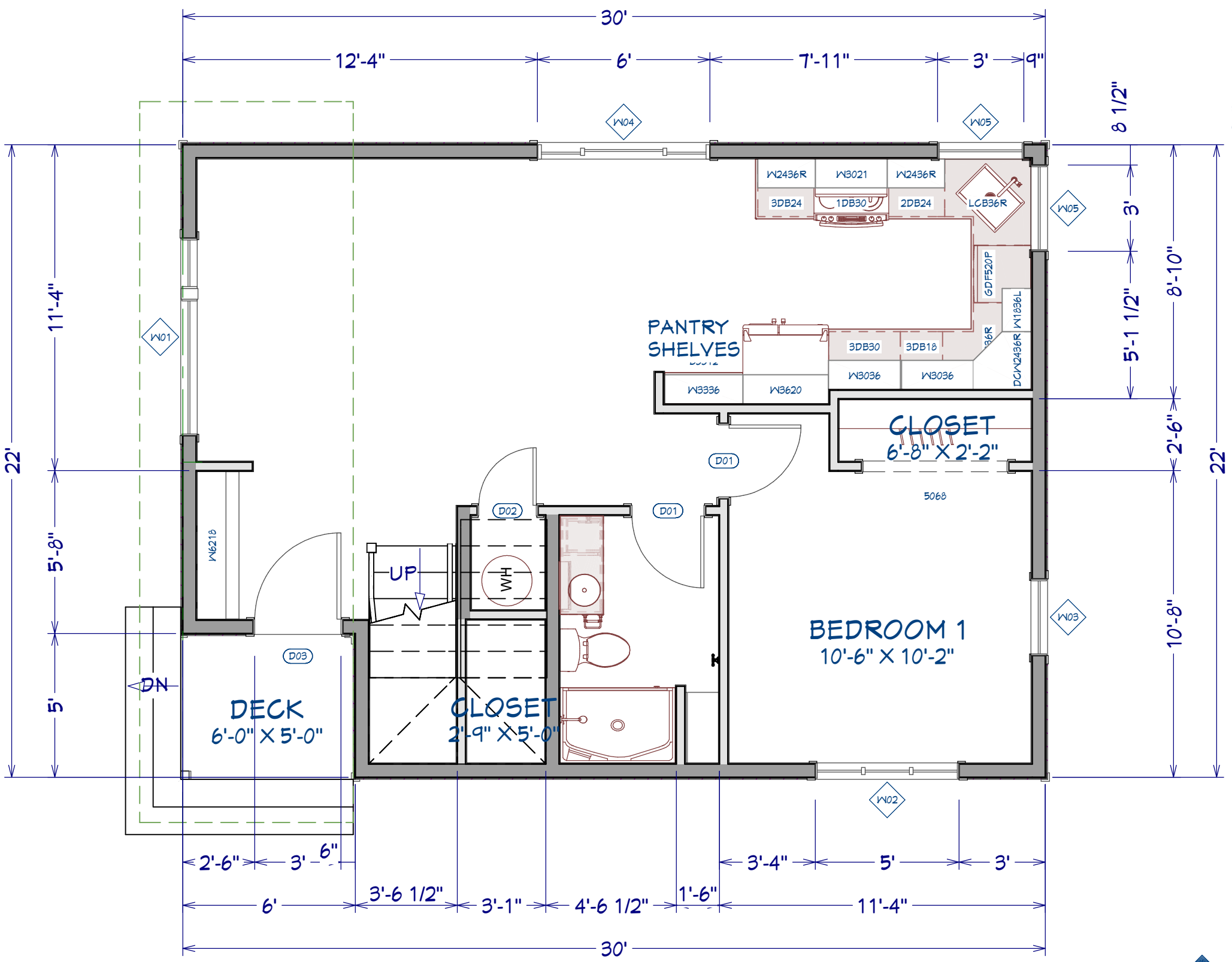
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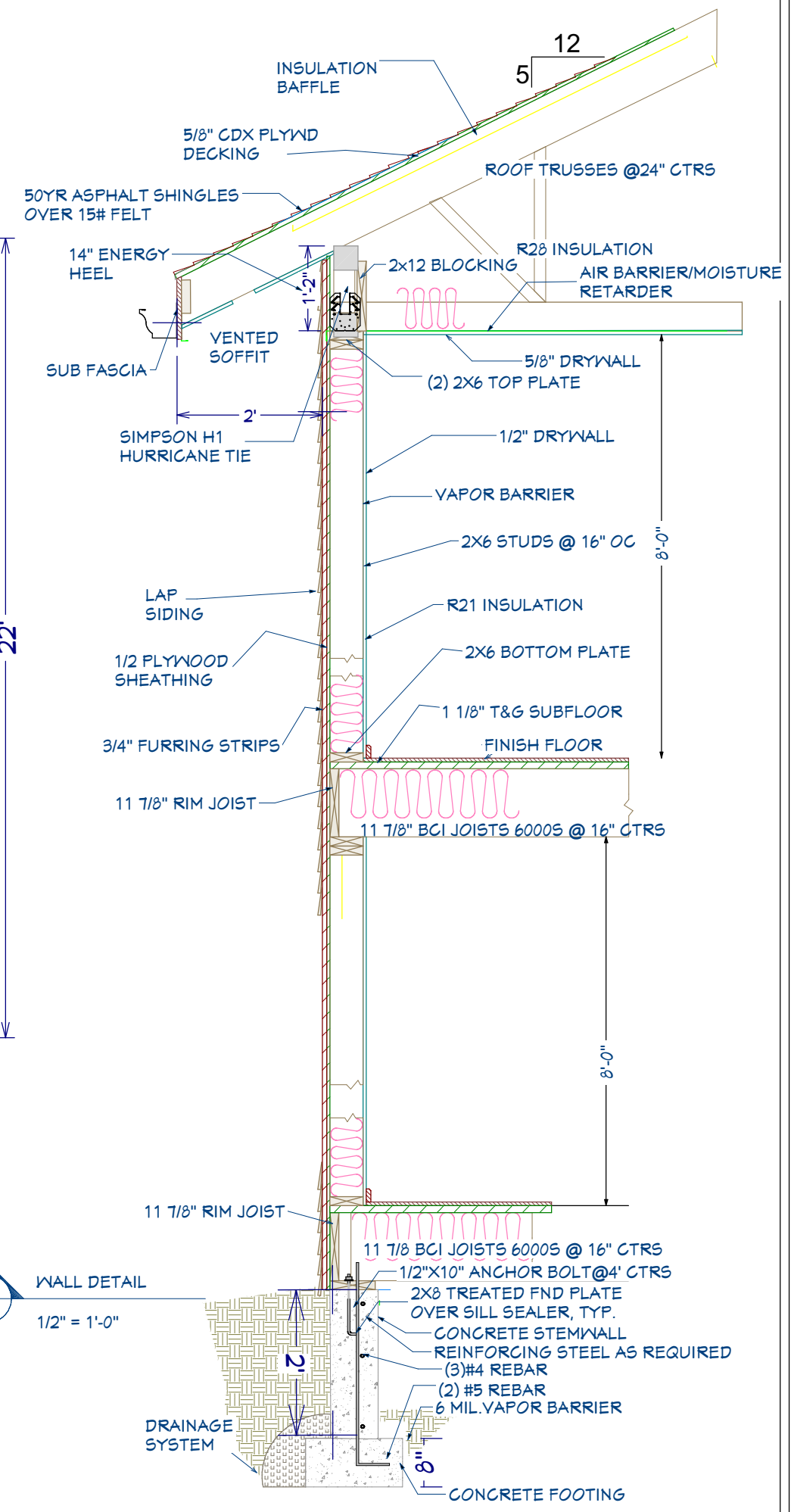
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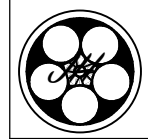


1st Floor 1/4 in = 1 ft

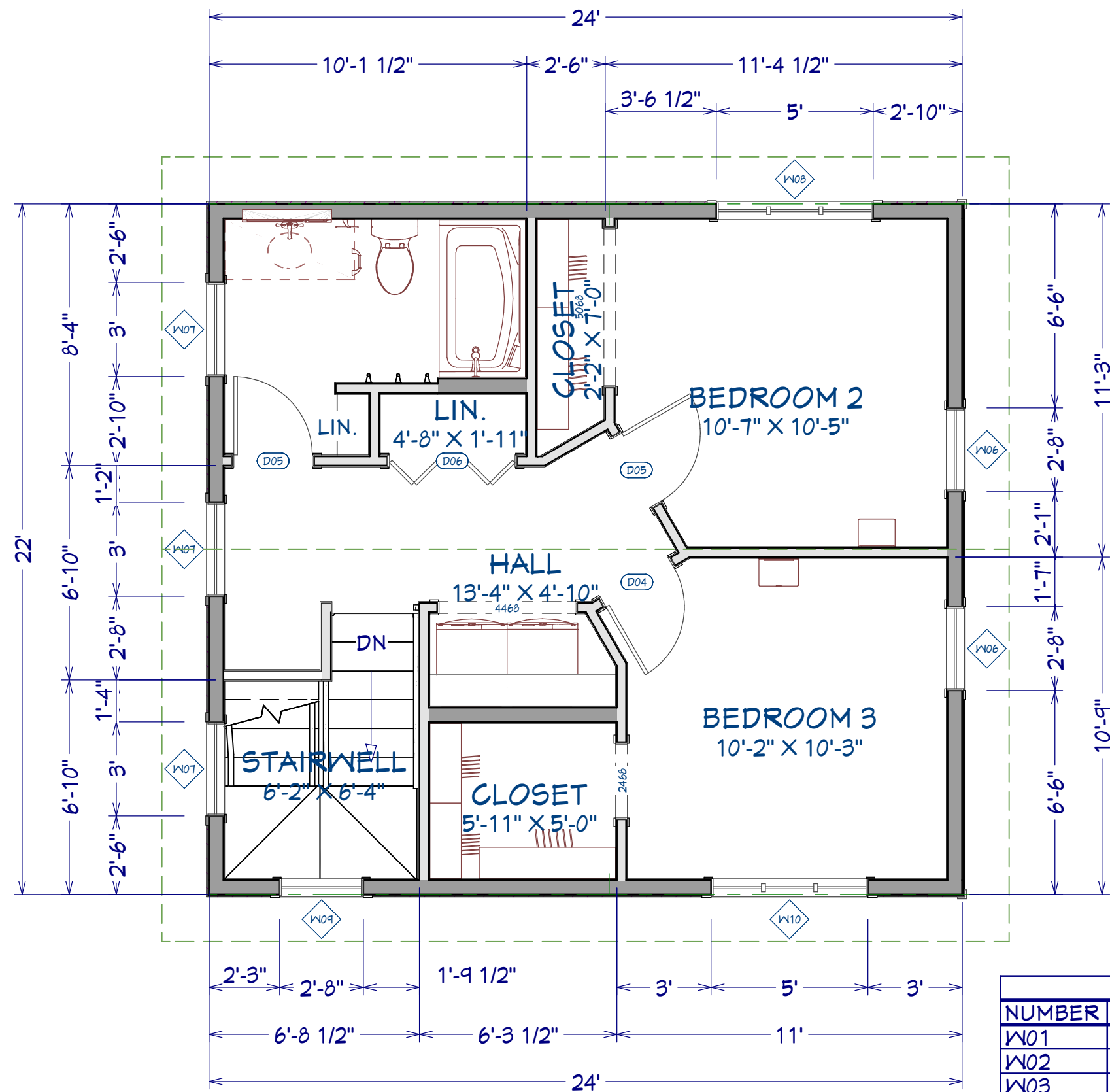


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REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	



LIVING AREA  
476 SQ FT

2nd Floor 1/4 in = 1 ft

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	2668	2	1	2668 L IN	HINGED-DOOR P04	
D02	2068	1	1	2068 R IN	HINGED-DOOR P04	
D03	3068	1	1	3068 R EX	EXT. HINGED-DOOR E21	
D04	2668	1	2	2668 R IN	HINGED-DOOR P04	
D05	2668	2	2	2668 L IN	HINGED-DOOR P04	
D06	4068	1	2	4068 L/R	4 DR. BIFOLD-PANEL	

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	COMMENTS
W01	61160MU	1	1	61160		MULLED UNIT	
W02	5020TC	1	1	5020TC	YES	TRIPLE CASEMENT	
W03	2850SC	1	1	2850SC	YES	SINGLE CASEMENT-HR	
W04	CUGL 6020	1	1	6020		TRIPLE SLIDING	
W05	3036SC	2	1	3036SC		SINGLE CASEMENT-HR	
W06	2850SC	2	2	2850SC	YES	SINGLE CASEMENT-HR	
W07	3036FX	3	2	3036FX		FIXED GLASS	
W08	5020TC	1	2	5020TC		TRIPLE CASEMENT-LHL	
W09	2850FX	1	2	2850FX		FIXED GLASS	

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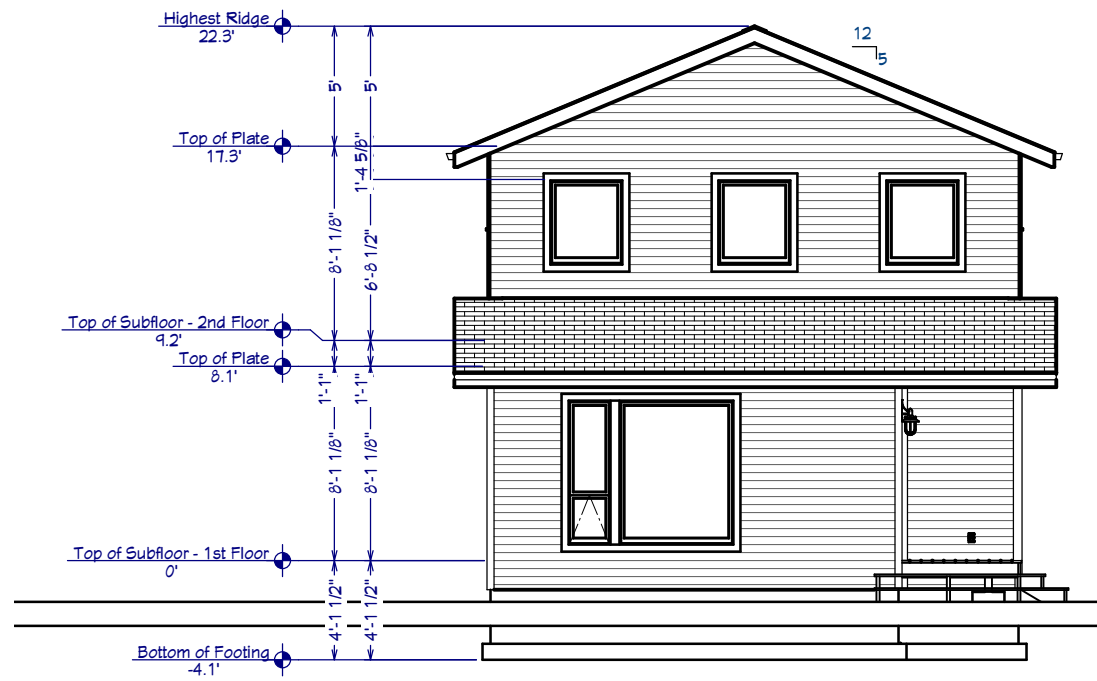
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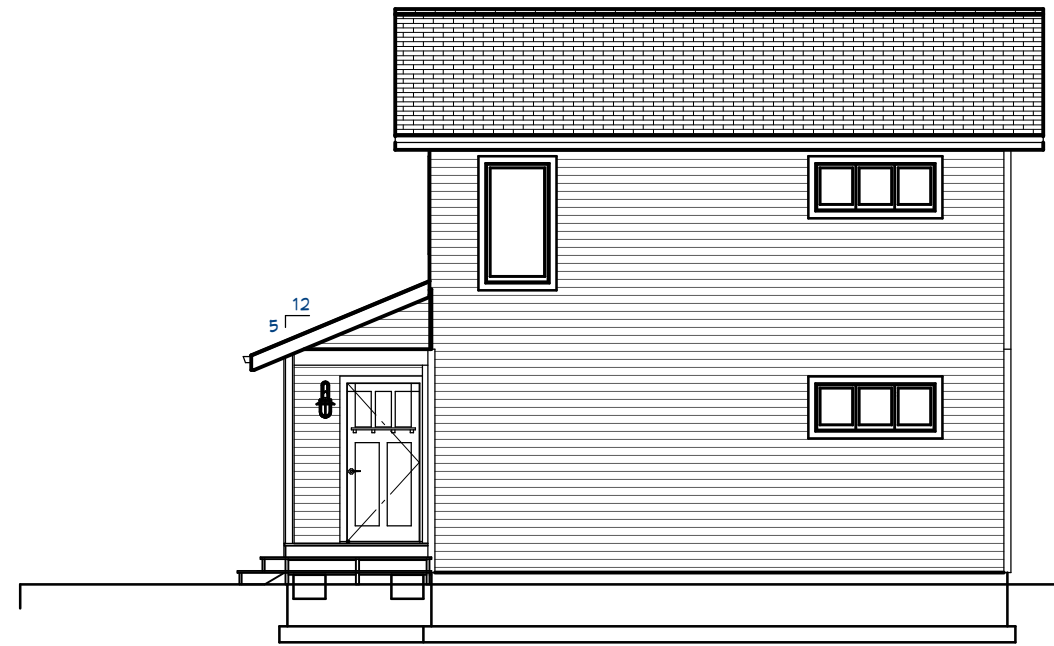
1/8" = 1'

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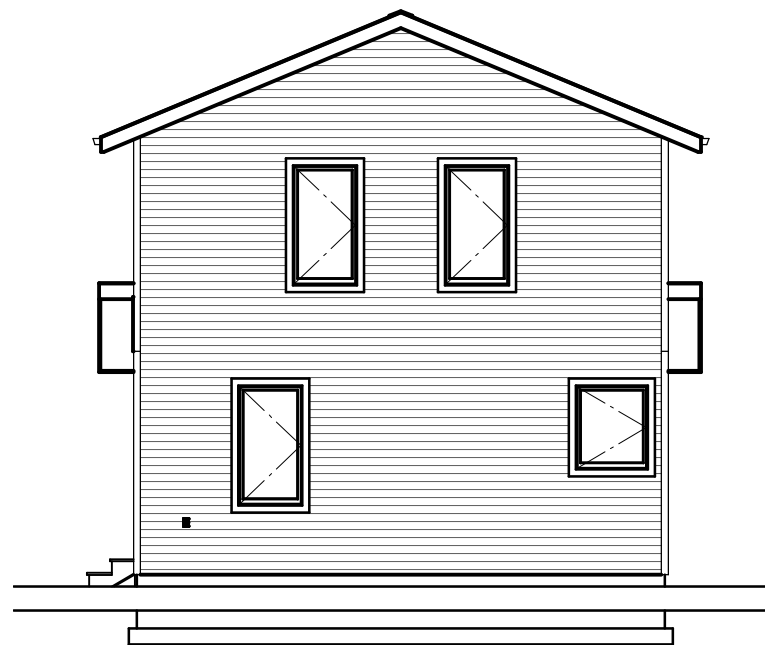
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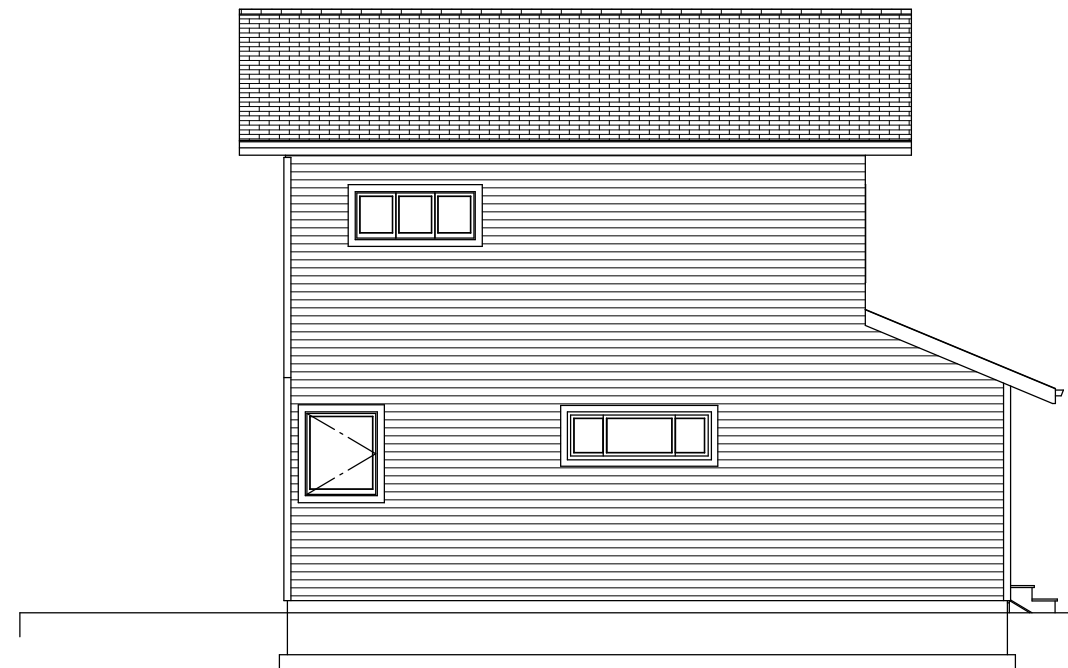
Exterior Elevation Front 1/8 in = 1 ft



Exterior Elevation Right 1/8 in = 1 ft



Exterior Elevation Right



Exterior Elevation Back



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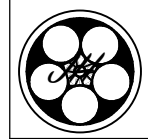
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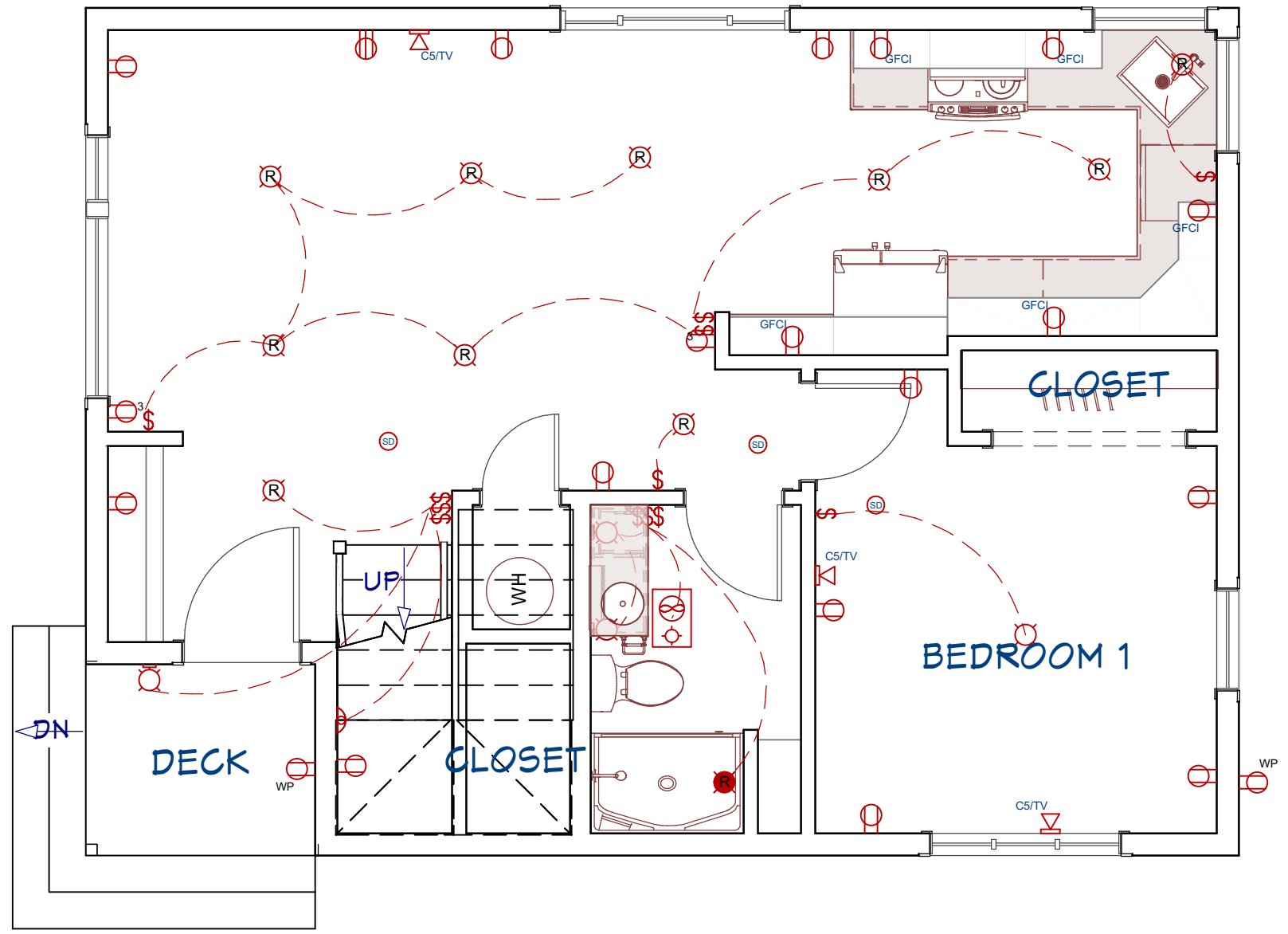
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1st Floor Electrical Ref. 1/4 in = 1 ft

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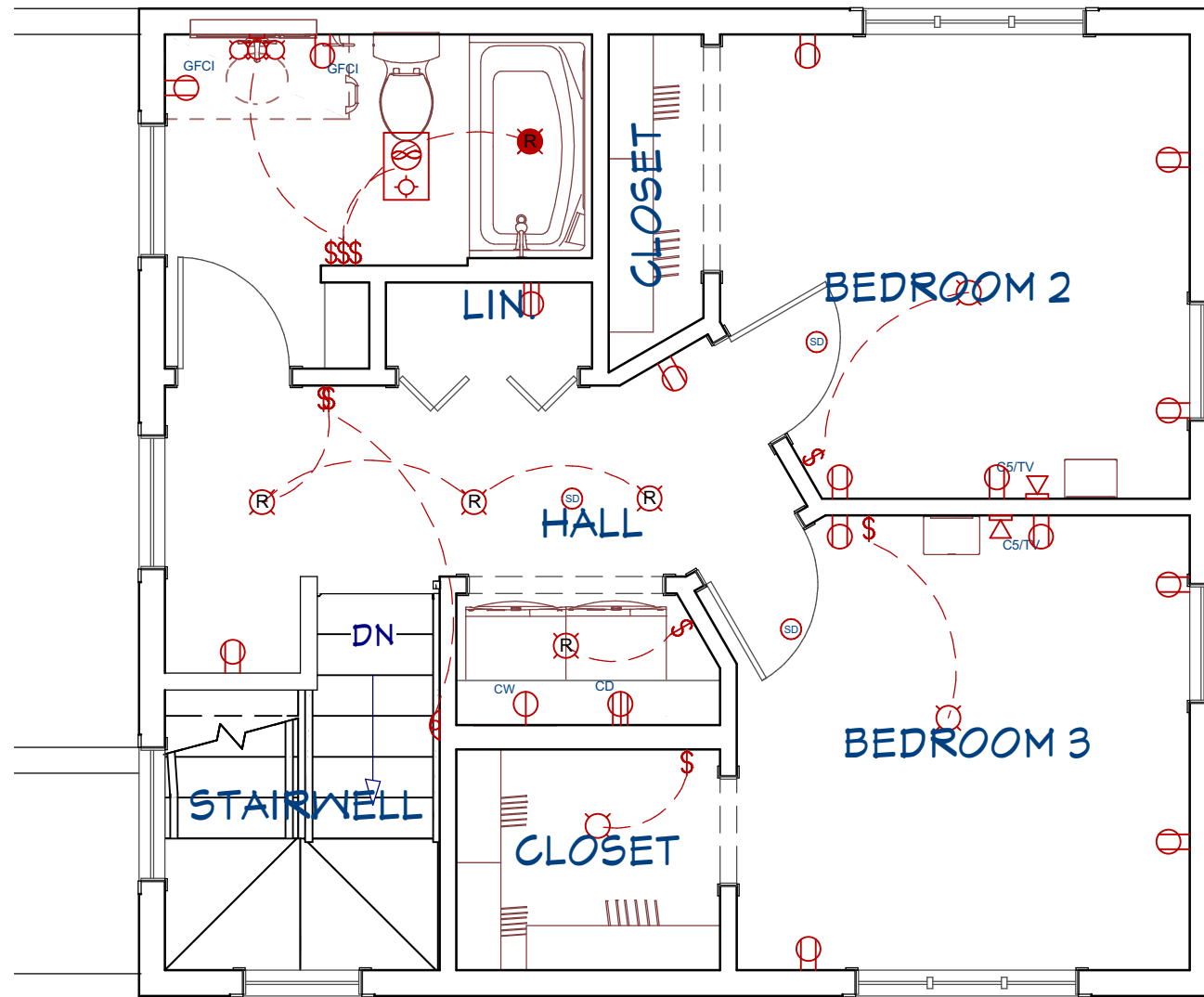
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2nd Floor ELECTRICAL REF. 1/4 in = 1 ft



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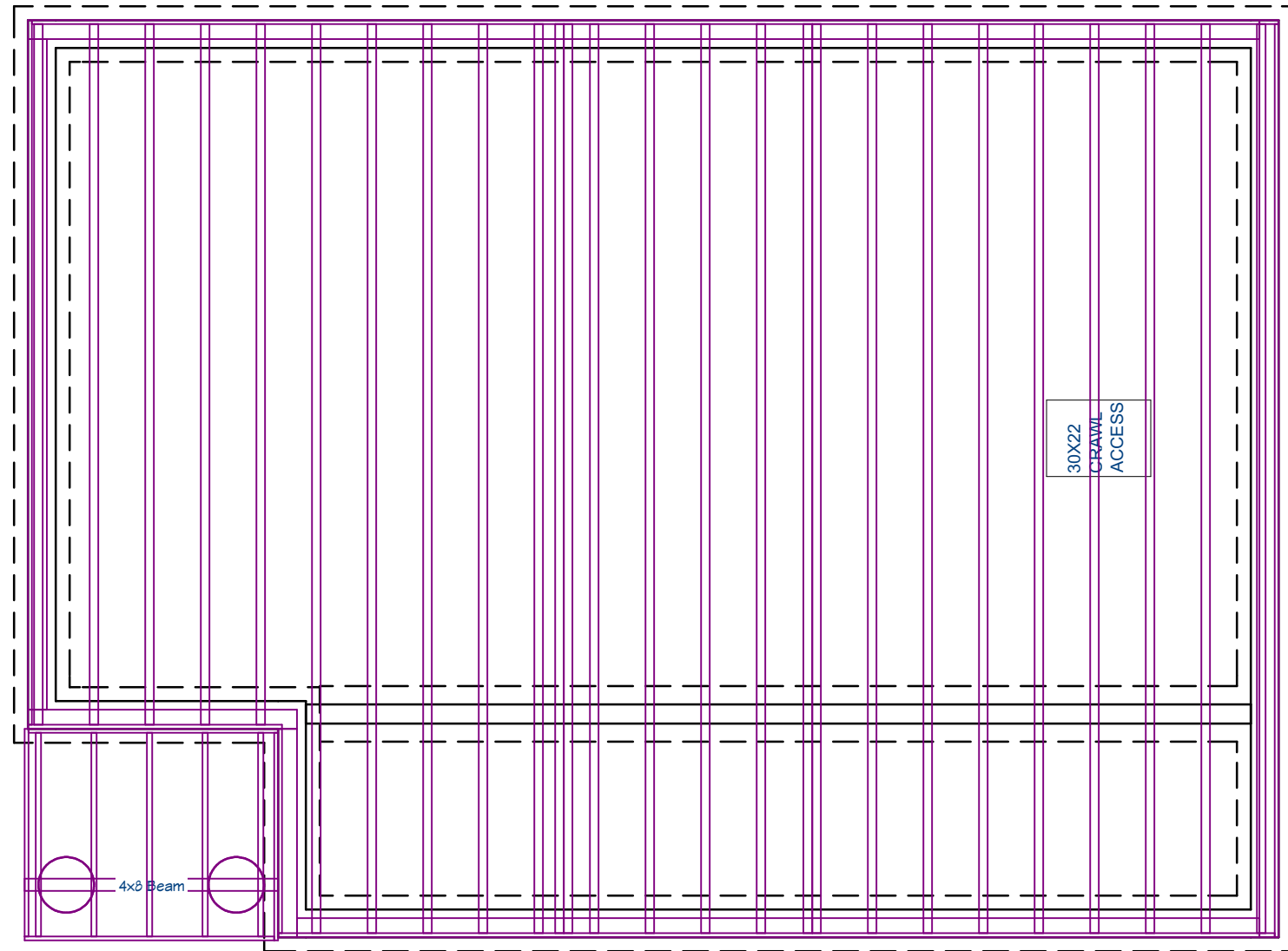
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**7**



PROVIDE CRAWL SPACE ACCESS  
IN PONY WALL FOR THROUGH  
ACCESS

First Floor Framing Ref. 1/4 in = 1 ft



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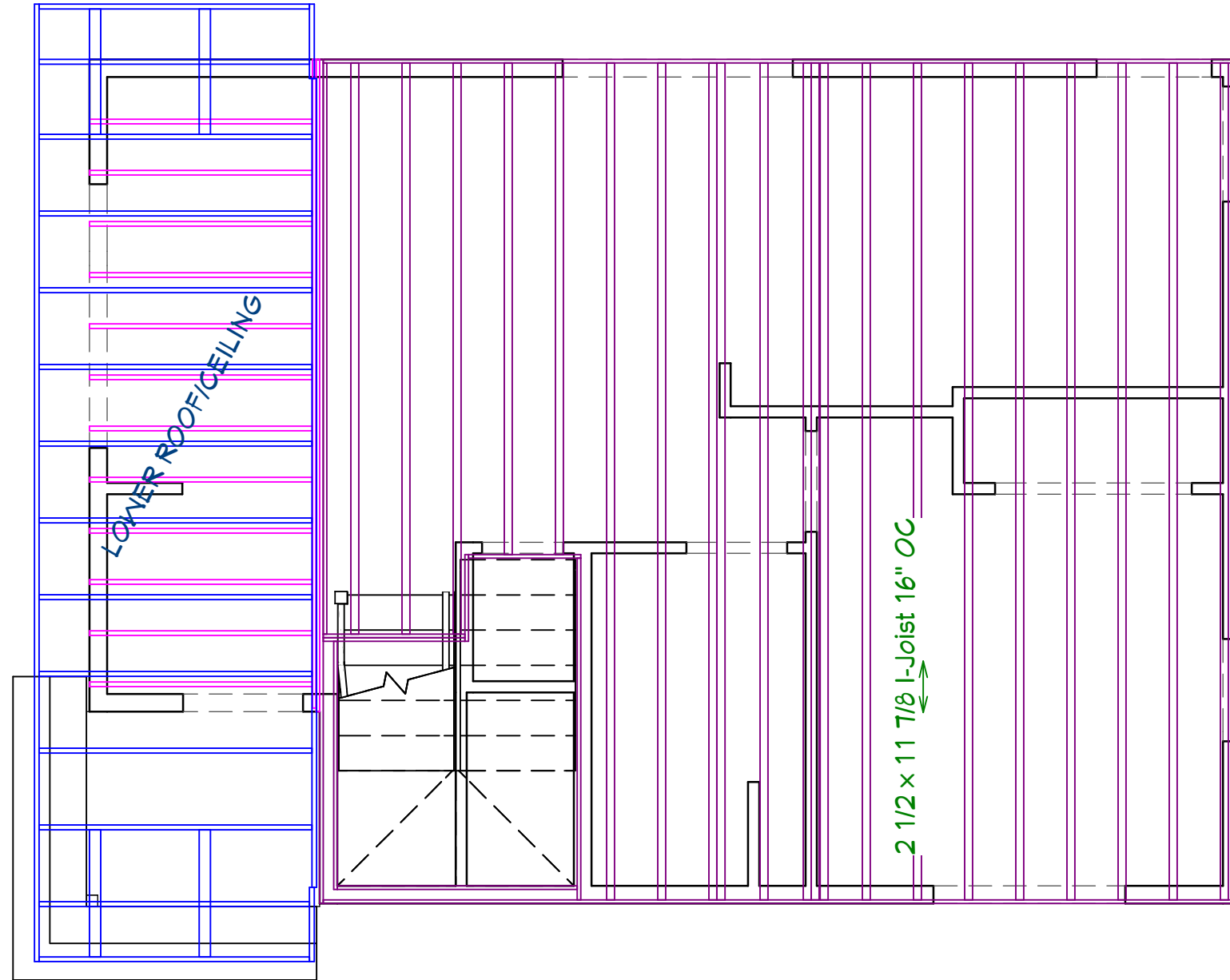
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SECOND FLOOR FRAMING REF. 1/4 in = 1 ft



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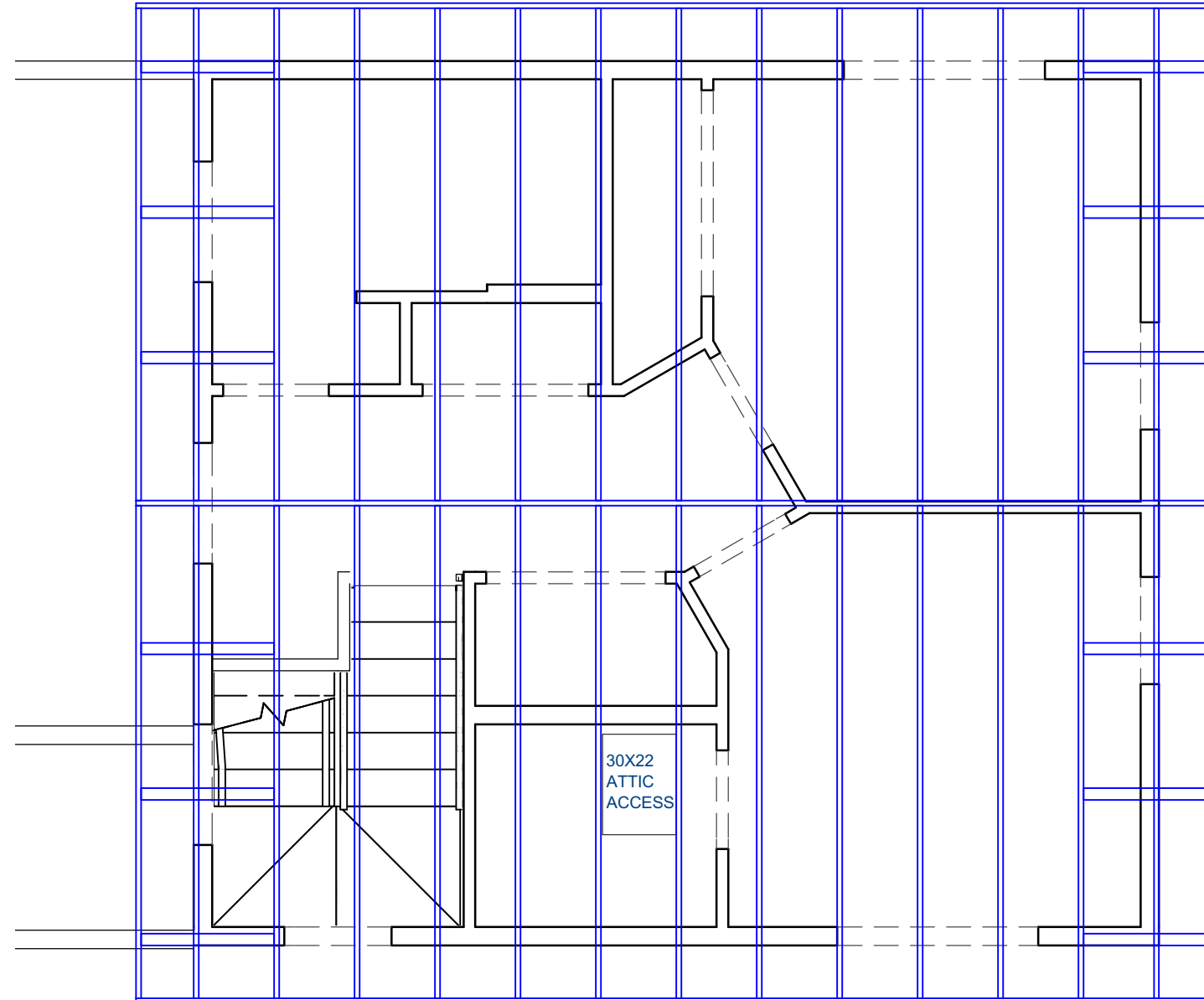
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ROOF FRAMING REF. 1/4 in = 1 ft



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1/12/22

SCALE:

SHEET:

10