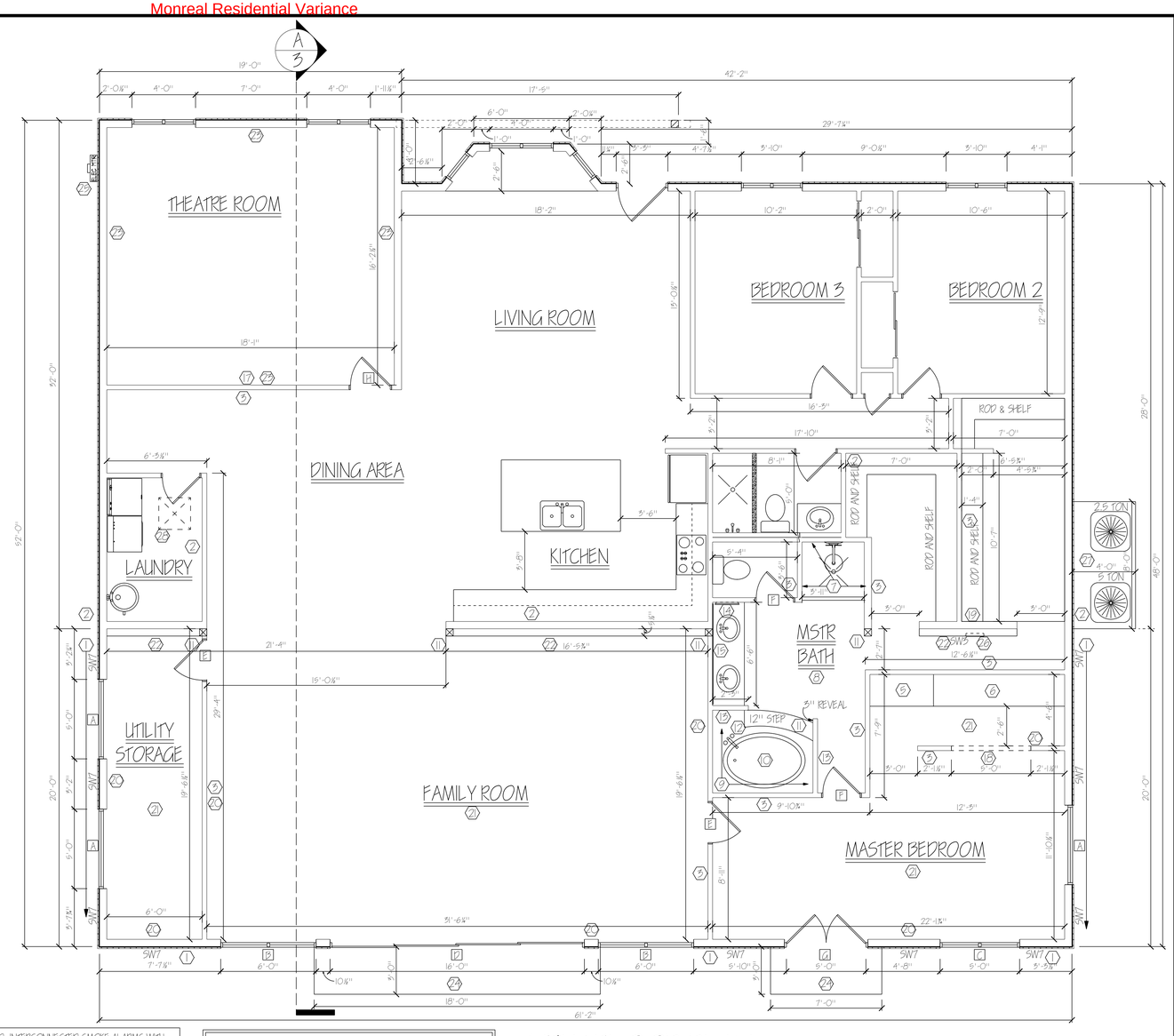

PROVIDE HARD-WIRED, INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP, IN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE EACH SLEEPING ROOM AND ON EACH ADDITIONAL STORY. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

FLOOR PLAN DIMENSIONS TAKES PRECEDENCE OVER ANY OTHER PLAN. ARCHITECTURAL DESIGNER SHOULD BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY BEFORE PRECEDING.

NEW FLOOR PLAN

SCALE: 1/ 4" = 1'-0"

GENERAL NOTES

- (A) DO NOT SCALE DRAWINGS AND MAKE ASSUMPTIONS ON DIMENSIONS. SEE CORRESPONDING SHEETS FOR SPECIFICATIONS AND DETAILS. TO REQUEST ADDITIONAL INFORMATION CONTACT ARCHITECTURAL DESIGNER OR OWNER. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- (B) THIS SET OF PLANS ARE PREPARED WITH GENERAL INFORMATION IN COMPLIANCE WITH IBC, LOCAL CODES AND AMMENDMENTS TO OBTAIN BUILDING PERMIT. GENERAL CONTRACTORS AS WELL AS SUB-CONTRACTORS SHOULD PERFORM THEIR SCOPE OF WORK IN ACCORDANCE WITH INDUSTRY STANDARDS AND COMPLIANCE WITH BUILDING CODES WHETHER SPECIFIED OR NOT.
- (C) ALL DEBRIS GENERATED SHOULD BE DISPOSED OF PROPERLY.
- (D) EACH SUBTRADE, UPON COMPLETION OF THEIR SCOPE OF WORK, SHOULD LEAVE THEIR WORKSITE CLEAN AND READY FOR THE NEXT SUBTRADE.
- (E) IF ANY AREA HAS BEEN EXPOSED TO THE WEATHER AT ANY TIME DURING THE PROJECT, THAT SUB-TRADE IS REQUIRED TO PROVIDE TEMPORARY PROTECTIVE MEASURES DURING THAT TIME.
- (F) VERIFY ALL FINISH MATERIALS WITH OWNER PRIOR TO INSTALLATION.
- (G) ALL NEW WALLS AND CEILINGS TO PLANE TOGETHER.
- (H) VERIFY ALL DOORS AND WINDOW ROUGH OPENINGS PRIOR TO FRAMING.
- (I) ALL LOAD BEARING WALL STUDS TO BE D.F. #2 OR BETTER.
- (J) ALL WOOD BEAMS TO BE D.F. #2 OR BETTER, FOHC.

MODEL ENERGY CODE VALUE

OPERABLE WINDOWS, METAL DUAL PANE	U=0.87
FIXED WINDOWS, METAL DUAL PANE	U=0.72
FRENCH DOORS, DUAL PANE	U=0.77
SLIDING GLASS DOORS	U=0.77
EXTERIOR DOOR 1-3/ 4" SOFTWOOD	U=0.42
CEILING INSULATION, 12" BATT, HIGH DENSITY	R=38
WALL INSULATION 6" BATT (R-19)	R=19

AREA CALCULATION

LIVABLE (EXT'G):	1806 SF
LIVABLE (ADDITION):	1223 SF
COVERED ENTRY:	49 SF
TOTAL AREA UNDER ROOF:	3078 SF

ACCEPTABLE CODES:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2017 NATIONAL ELECTRIC CODE (NEC)

HOLD DOWN LEGEND

▽	SIMPSON HDU2 OR SIMILAR
▽̄	SIMPSON HD9B OR SIMILAR
▼	SIMPSON STHD14 OR SIMILAR

DOOR & WINDOW SCHEDULE

NO.	QTY	SIZE	TYPE	MATERIAL	GLAZE	REMARK
A	3	5016	FX	ALUMINUM	DUAL PANE	CLERESTORY
B	2	6068	FX	ALUMINUM	DUAL PANE	TEMPERED
C	1	5040	XO	ALUMINUM	DUAL PANE	-
D	1	1601/ 68 SGD	SGD	ALUMINUM	DUAL PANE	TEMPERED
E	1	2868	HOLLOW	WOOD	DUAL PANE	-
F	2	2468	HOLLOW	WOOD	DUAL PANE	-
G	1	5068 FR	FR	WOOD	DUAL PANE	TEMPERED
H	1	2668	SOLID	WOOD	-	-
I	-	-	-	-	-	-

SHEAR WALL SCHEDULE

SW	SHEAR PANEL	EDGE	FIELD	SIZE & SPACING
SW1	1/ 2" GYP. BD. W/ 5D COOLER NAILS (UNBLOCKED)	7" O.C.	7" O.C.	1/ 2" DIA. @ 72" O.C.
SW2	1/ 2" GYP. BD. W/ 5D COOLER NAILS (BLOCKED)	7" O.C.	7" O.C.	1/ 2" DIA. @ 72" O.C.
SW3	1/ 2" GYP. BD. W/ 5D COOLER NAILS (BLOCKED)	4" O.C.	4" O.C.	1/ 2" DIA. @ 60" O.C.
SW4	5/ 8" GYP. BD. W/ 6D COOLER NAILS (UNBLOCKED)	7" O.C.	7" O.C.	1/ 2" DIA. @ 72" O.C.
SW5	5/ 8" GYP. BD. W/ 6D COOLER NAILS (BLOCKED)	7" O.C.	7" O.C.	1/ 2" DIA. @ 60" O.C.
SW6	5/ 8" GYP. BD. W/ 6D COOLER NAILS (BLOCKED)	4" O.C.	4" O.C.	1/ 2" DIA. @ 48" O.C.
SW7	3/ 8" OSB (BLOCKED) W/ 8D COMMON NAILS	6" O.C.	12" O.C.	1/ 2" DIA. @ 32" O.C.
SW8	3/ 8" OSB (BLOCKED) W/ 8D COMMON NAILS	4" O.C.	12" O.C.	1/ 2" DIA. @ 24" O.C.
SW9	3/ 8" OSB (BLOCKED) W/ 8D COMMON NAILS	4" O.C.	12" O.C.	1/ 2" DIA. @ 16" O.C.

FLOOR PLAN NOTES

1. NEW 2X6 WALL @ 16" O.C., 3/ 8" OSB, SUPERWALL STUCCO ESR 2214
2. EXT'G WALL
3. NEW 2X4 NON-BEARING WALL W/ 1/ 2" GYPSUM BOARD
4. 4X4 WOOD POST OR 3-2X4 SOLID STUDS
5. VANITY COUNTER, VERIFY MATERIAL & HEIGHT W/ OWNER
6. BUILT-IN COUNTER DESK, VERIFY MAT'L & HEIGHT W/ OWNER
7. 1/ 2" HARDIBAK ON SHOWER SURROUND WALLS
8. 1/ 2" MOISTURE RESISTANT GYPSUM BOARD @ CEILINGS
9. BACKSPLASH @ WALL, VERIFY MAT'L W/ OWNER
10. GARDEN TUB PER OWNER SELECT
11. TILE / STONE MAT'L PER OWNER SELECT
12. FRAMED-IN TUB SURROUND, VERIFY HEIGHT W/ OWNER
13. + 42" PONY WALL
14. MEDICINE CABINET
15. MIRROR
16. 24" DEPTH BASE CABINET & COUNTER PER OWNER SELECT
17. 5/ 8" TYPE 'X' GYPSUM BOARD
18. 5' X L TRANSOM OPENING, NO WINDOW, TOP OF OPNG @ 7'
19. NEW RE-FRAMED 2X6 LOAD-BEARING WALL
20. 1/ 2" GYPSUM BOARD @ WALLS
21. 1/ 2" SAG RESISTANT GYP. BD. @ CEILINGS
22. 2X6 NON-BEARING WALL FURR OUT @ 24" O.C.
23. INSTALL QUIET WALL AND / OR 5/ 8" SILENTROCK PER OWNER'S OPTION
24. 4" CONCRETE LANDING PAD
25. EXT'G 200A ELECTRICAL PANEL
26. NEW ELEC. SUB PANEL
27. 4" A/ C PAD
28. EXT'G 2' X 2' ATTIC ACCESS
29. NOT USED
30.

REVISIONS
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Monreal Residence

FLOOR PLAN W/ ADDITION

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DRAWN BY: HARRY YOUNG

SCALE: 1/ 4" = 1'-0"

DATE: 12-17-20

SHEET NUMBER

A-3