

PROJECT DESCRIPTION

**COTTONWOOD**

LOT 14, BLOCK 5  
SPURVING GROVE No 6  
AREAS:  
LOT - 12,093 S.F.  
HOUSE - 3,302 S.F.  
GARAGE - 1,087 S.F.  
DRIVEWAY - 712 S.F.  
REAR PATIO CONCRETE - 384 S.F.  
PORCH CONCRETE - 135 S.F.  
PADS, STOOPS, WALK - 166 S.F.

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NOTES

- ALL DIMENSIONS SHOWN MUST BE SITE-VERIFIED PRIOR TO FINAL DESIGN / CONSTRUCTION.
- PUBLIC UTILITIES AVAILABLE.
- SLOPE AWAY FROM HOUSE MINIMUM 5% FOR 10' AND 2% THEREAFTER.
- ALL WINDOW AND DOOR HEADERS WITH OPENINGS LESS THAN 5'-0" TO BE 4x8 D.F. BEAM U.N.O. OPENINGS GREATER THAN 5'-0" TO BE 4x10 D.F. BEAMS U.N.O. VERIFY WITH TRUSS SUPPLIER.
- INSTALL 3/8" GYPSUM BOARD ON ALL GARAGE WALL SURFACES ADJACENT TO LIVING SPACES.
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 18" OF FLOOR OR GREATER THAN 9 S.F. IN AREA.
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" OF DOORS.
- CONTRACTOR TO VERIFY WINDOW HEIGHTS AND SIZES WITH FRAMER PRIOR CONSTRUCTION.
- LONG SPAN WINDOW / DOOR HEADERS AND BEAMS REQUIRED FOR COVERED ENTRY AND REAR PATIO TO BE VERIFIED BY TRUSS SUPPLIER.
- EXTERIOR TRUSS PITCH TO BE 6:12 U.N.O.
- INTERIOR VAULT PITCH TO BE 4:12.
- PROVIDE ATTIC VENTILATION USING GABLE VENTS AND/OR RIDGE VENTS PER LOCAL CODES.
- PROVIDE SCREENED SOFFIT VENTILATION AT EAVES PER LOCAL CODES.
- 10'-1 1/8" PLATE HEIGHT AT DWELLING (TYPICAL UNLESS NOTED OTHERWISE).
- 2x6 EXTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.  
\*ANY BEARING WALL WALL OVER 10' HIGH TO BE 2x6  
\*2x4 INTERIOR FRAMING (TYPICAL)  
\*2x6 FRAMING AT ALL PLUMBING WALLS.
- ALL STRUCTURAL LUMBER SIZED FOR No. 2 OR BETTER DOUGLAS FIR / LARCH.
- NOMINAL R-19 INSULATION AT WALLS.
- NOMINAL R-38 CEILING INSULATION.
- VINYL DOUBLE GLAZE WINDOWS.
- ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES. SEE TRUSS COMPANY LAYOUT.
- ROOF TRUSSES SHALL BE SUPPORTED LATERALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
- DOORS BETWEEN GARAGE AND DWELLING ARE TO BE SELF CLOSING AND TIGHT FITTING SOLID WOOD DOOR 1 3/8" IN THICKNESS, OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- 5/8" TYP. "X" GYP BOARD IS REQUIRED AT ALL GARAGE / DWELLING WALLS AND CEILINGS APPLIED TO GARAGE SIDE AND ALL WALLS, BEAMS AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS.

SHEET REVISIONS

MARK	DATE	DESCRIPTION
	12-09-13	

PROJECT NO: 1232

PROJECT STAGE

CONSTRUCTION

SHEET TITLE

**NOTED FLOOR PLAN**

SHEET TITLE

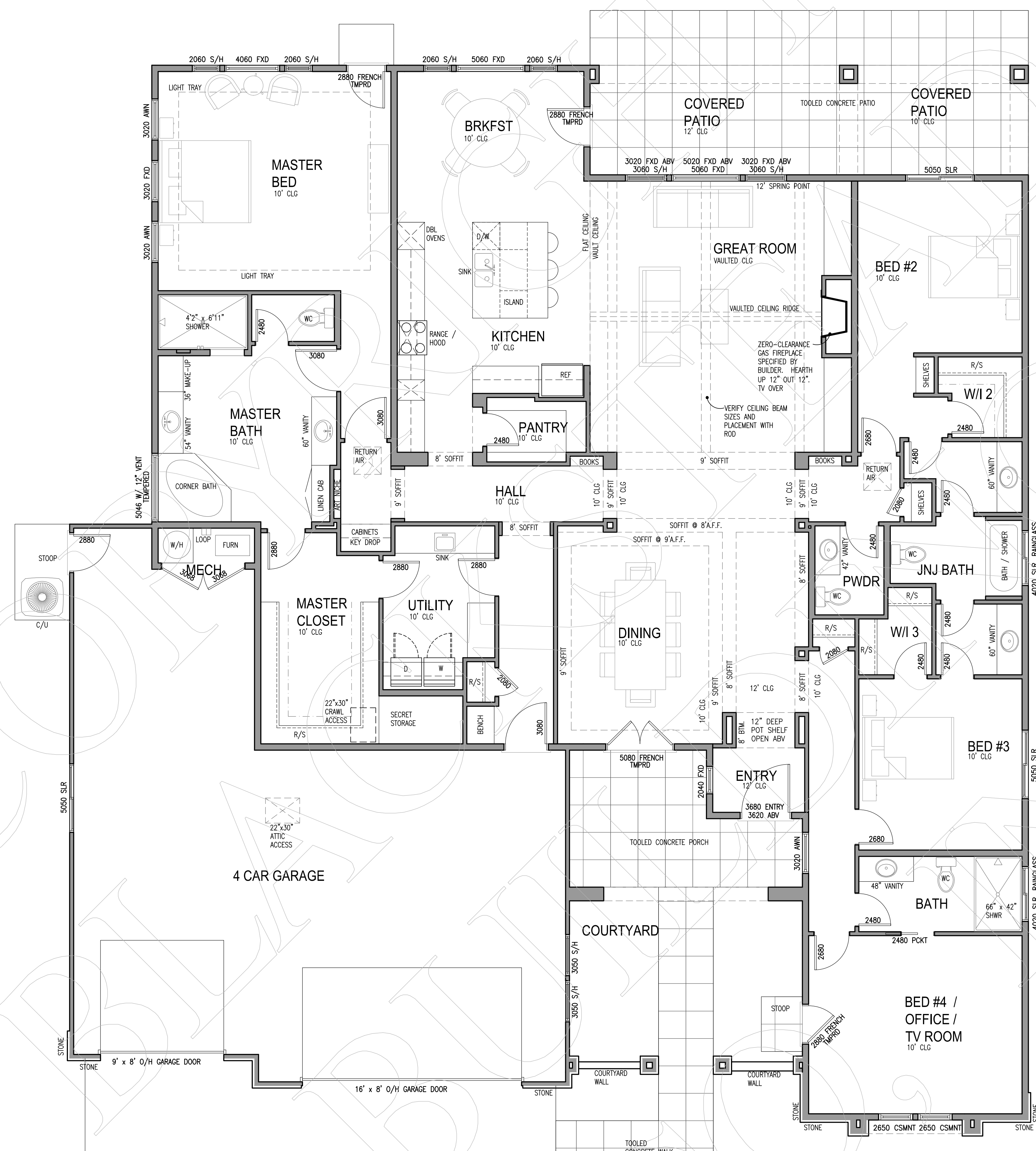
A-3

SHEET

3

OF

8



**1** FLOOR PLAN - NOTED  
1/4" = 1'-0"



PRESCRIPTIVE ENERGY CODE COMPLIANCE  
THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (2009 IECC)

TABLE N1102.1  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	WINDOW U-FACTOR	CEILING R-VALUE	WOOD WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE	MECHANICAL DUCTING
5	0.35	0.60	0.35	38	20 (or) 13+5	30	10, 2FT	10/13	8

BLACKSTEAD BUILDING COMPANY, LOT 14, BLOCK 5, SPURVING GROVE #6