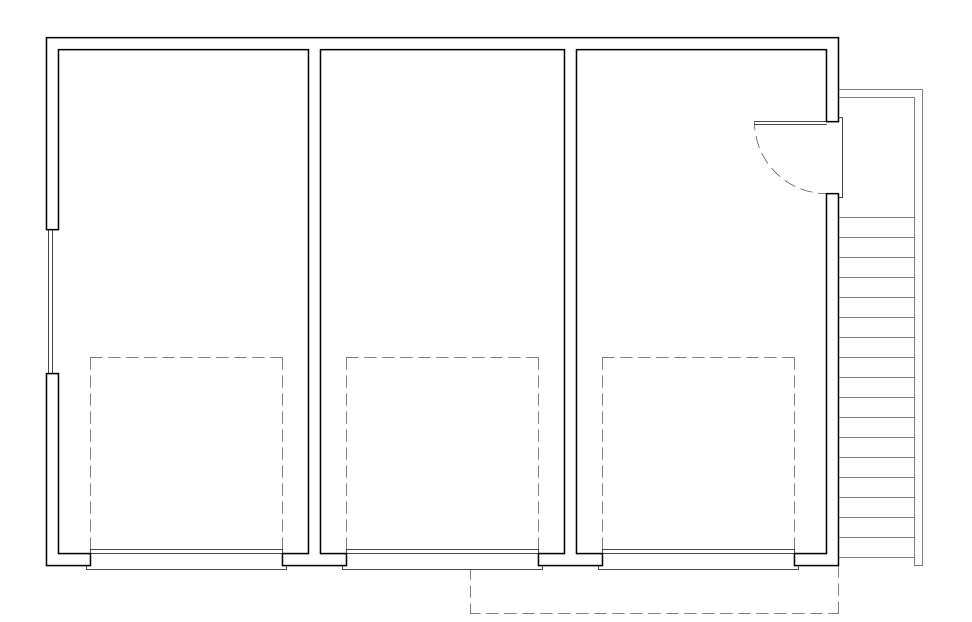


1/4"=1'-0"

1/4"=1'-0"

GARAGE/DADU UPPER FLOOR PLAN

- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN III VOLT SMOKE DETECTOR HARD WIRED (S) INTERCONNECTED WITH BATTERY BACK-UP CARBON MONOXIDE DETECTOR (C)
- TEMPERED/SAFETY GLASS (T) PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS $\,*\,$



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GARAGE/DADU MAIN FLOOR PLAN

- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN 🔵 IID VOLT SMOKE DETECTOR HARD WIRED (S)
 INTERCONNECTED WITH BATTERY BACK-UP

 CARBON MONOXIDE DETECTOR (C)
- TEMPERED/SAFETY GLASS (t) PROVIDE I' UNDERCUT ON ALL BEDROOM DOORS #



1/4"=1'-0"

FLOOR PLAN CALCULATIONS DUPLEX UNIT 1: 1,857 S.F. 1,857 S.F. DUPLEX UNIT 2: DADU: 756 S.F. TOTAL # FTG (HEATED):: GARAGE: 4,47Ø S.F. 726 S.F.

DUPLEX MAIN FLOOR PLAN

- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN 🔵 110 VOLT SMOKE DETECTOR HARD WIRED (S)
 INTERCONNECTED WITH BATTERY BACK-UP
 CARBON MONOXIDE DETECTOR (C)
- TEMPERED/SAFETY GLASS T PROVIDE I' UNDERCUT ON ALL BEDROOM DOORS *

ELEVATION NOTES:

CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO

CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT

ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.

4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL

6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN. HOLD ALL SIDING MATERIAL 1 $\frac{1}{2}$ " OFF ROOF.

8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.

9. SOFFIT ALL FLAT AREAS W/ $1\frac{1}{2}$ " OFERHANG AT HORIZONTAL EDGES. 10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.

RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.

12. FOUNDATION VENTS TO BE SPACED PER PLAN.

13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT AND/OR SIDE AND GABLE

END AND GARAGE FRESH AIR VENTS TO BE LOUVERED. 14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL $1\frac{1}{2}$ ".

15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 11/2" DRIP EDGE CUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.

16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL EXTEND A MINIMUM OF 025 INCH (6.4 mm) BELOW THE ROOF SHEATHING

AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12

INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R905.2.5 UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES. UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED

1/4"=1'-Ø"

GENERAL PLAN NOTES

TO BE FLUSH WITH THE DRIP EDGE.

ANY WINDOW THAT OPENS MORE THAN 4", THAT IS INSTALLED LESS THAT 24" OFF THE FLOOR AND THAT HAS GREATER THEN 12" DROP OUTSIDE MUST HAVE FALL

SEE ATTACHED ENERGY CODE SHEET FOR CHOSEN ENERGY MEASURE, INSULATION REQ., VENTILATION OPTION CHOSEN AND OTHER ENERGY CODE COMPLIANCE

CRAWL AND ATTIC ACCESS SHALL BE SEALED IN ACCORDANCE WITH WSEC 4022.4 - LOCATE ACCESS BTWM. JOISTS/TRUSSES.

HANDRAIL: CONTINUOUS FULL LENGTH FLIGHT OF STAIR HANDGRIP PORTION TO BE NOT LESS THAN 11/4" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT

PROVIDE STAIRWAY ILLUMINATION PER SECTION R303.7 IRC

ENCLOSED USABLE SPACE BELOW STAIRS MUST HAVE 1/2" G.IJB. ON ENCLOSED

OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8' SOLID CORE DOORS, OR A 20-MINUTE RATED ASSEMBLY AND SHALL BE SELF CLOSING AND SELF LATCHING.

HVAC AND DUCTING TO BE ENCLOSED IN INSULATED SPACE- NO DUCTING IN

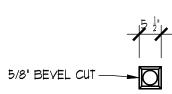
EXITS AND EMERGENCY ESCAPES: AT LEAST ONE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE

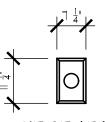
INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN

ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF KEYS OR TOOLS. EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPENABLE AND PROVIDE A PATH NOT LESS THAN 36' (914mm) IN HEIGHT TO A

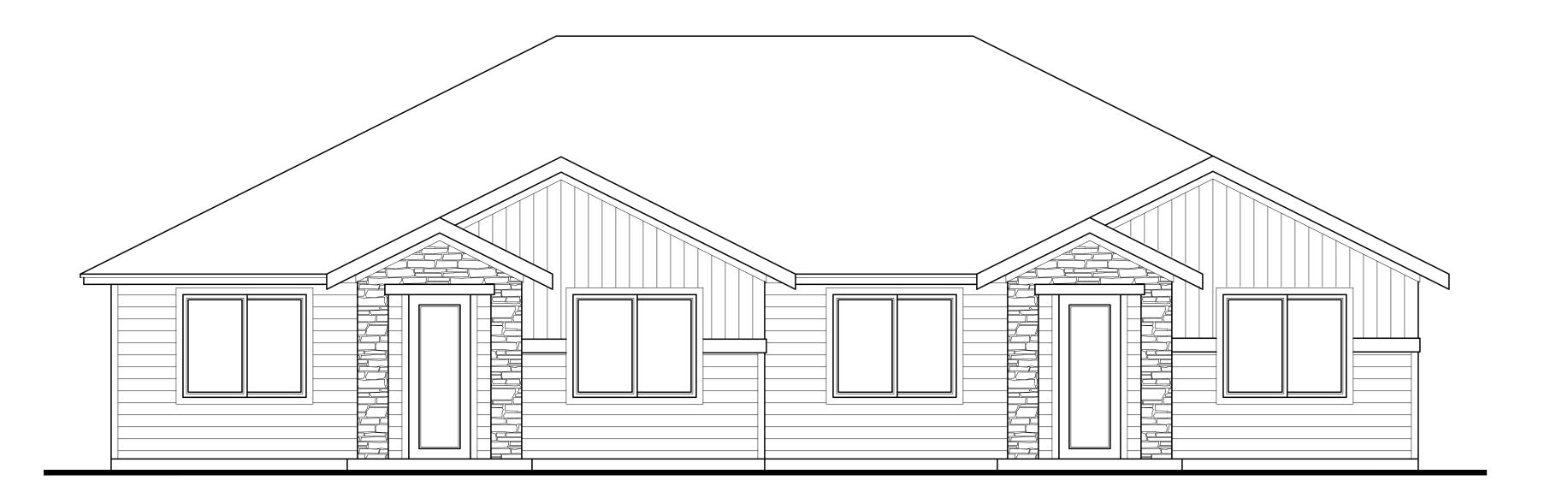
ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES, EGRESS WINDOWS SHALL HAVE A FINISHED CLEAR OPENING HEIGHT NOT MORE THAN 44 INCHES ABOVE THE





UPGRADED LIGHT BLOCK

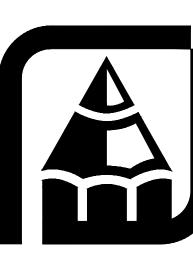
TYPICAL BLOCKING DETAIL



DUPLEX FRONT (W) ELEVATION



GARAGE/DADU FRONT (W) ELEVATION



Plan:Job#: 10th St
Date: 12/10/2024
Revision Date:
Drawn by: BA
Phone: (253) 251-