



BUILDING PLANNING NOTES

SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP AND LOCATED PER R314.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER R315.

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDING AND TREADS. R303.7

UNDER STAIR PROTECTION, ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R302.7

SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT PER TABLE R302.6.

OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A RESIDENCE SHALL HAVE A SOLID WOOD DOOR NOT LESS THAN 1 3/8" INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES THICK, OR 20 MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT. STRAPPING SHALL BE WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. UPC 508.2

WHEN FURNACE AND WATER HEATER ARE TO BE FUELED BY GAS, THE PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES SHOULD BE A MINIMUM OF 18" ABOVE THE GARAGE FLOOR. IRC G2409.2

INSTALL UPC APPROVED EXPANSION TANK P & T RELIEF LINE TO EXTERIOR PER CODE

S.D. = SMOKE DETECTOR
C.O. = CARBON MONOXIDE DETECTOR
50 CFM INTER. = 50 CFM EXHAUST FAN INTER.

PRESCRIPTIVE ENERGY CODE COMPLIANCE

PER TABLE R402.1.1 & R402.1.3 ON NOTE SHEET ATTACHED

BLOWN ATTIC INSULATION = R-49
ROOF RAFTER INSULATION = R-38
BATT EXT. WALL INSULATION = R-21
BATT FLOOR INSULATION = R-30
BELOW GRADE WALL BATT = R-21
SUB RIGID 2" VERTICAL = R-10
WINDOW U-FACTOR = 0.30
SKYLIGHT U-FACTOR = 0.50

2012 IRC SECTION 101.2 DEFINES THIS RESIDENCE AS A MEDIUM DWELLING UNIT, REQUIRING 1.5 POINTS COMPLYING FROM TABLE R406.2.

OPTION 5b, EFFICIENT WATER HEATING SHALL GIVE RESIDENCE 1.5 POINTS TO MEET CODE.

HEATING & COOLING CONTRACTOR SHALL PROVIDE COMPLETED PRESCRIPTIVE ENERGY FORMS AND HEATING SYSTEM SIZING.

AREA CALCULATIONS

MAIN FLOOR : 1903 SQ.FT.
TOTAL LIVING AREA : 1903 SQ.FT.
GARAGE : 482 SQ.FT.
REAR COV. PORCH : 116 SQ.FT.
FRONT COV. PORCH : 42 SQ.FT.

C = DESIGNATION IN CALCULATIONS
T = SHEAR WALL TYPE (TYP)

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MAIN FLOOR PLAN
SCALE : 1/4" = 1'-0"