

PLAN INFO

PLAN DESIGNED TO CONFORM TO THE 2012 IRC, IBC, UPC, IRC AND THE 2012 NBC CODES

VAPOR BARRIERS

CHIMNEY SPACE: 6 IN. MIN. GAP AND 1/4 IN. MIN. P-N-P. LAP SPACES 12" MIN.
UNDERFLOOR: 3/4" TAG EXT. OSB GLUED & NAILED TO JOIST. GYPSUM BOARD ON TOP.
WALLS: TYVEK WEATHER BARRIER BETWEEN OSB SHEATHING & SPINDLING. TYVEK APPLIED TO DRYWALL OVER UNFACED R-21.
CEILING: PVA PLYM-H-R-APP-1 (1) DRYWALL

VENTILATION

ALL EXHAUST FANS VENT TO EXTERIOR
KITCHEN: 100 CFM
BATHROOMS: 50 CFM
LAUNDRY: 50 CFM STANDARD (W/ H.F. REC.)
HOUSE: MIN. W/MANUAL CONTROL

FOUNDATION

18" X 6" SCHEDULED VENTS MIN. 1/16" OF CHAIR. SPAC. AIR-A
 VENTED BLOCKING OR SOTTIT AT LEAVES PER PLAN

MECHANICAL

HEATING SYSTEM: ELECTRIC FURNACE WITH HOT WATER PUMP
WATER HEATER: HIGH-EFF. ELECTRIC-50 GAL
APPLIANCE: UNFACED R-30 BATT INSULATION CONTACT W/ SUBFLOOR
WALLS: UNFACED R-21 BATT INSULATION HEADERS R-10
CEILING: R-49

FLASHING

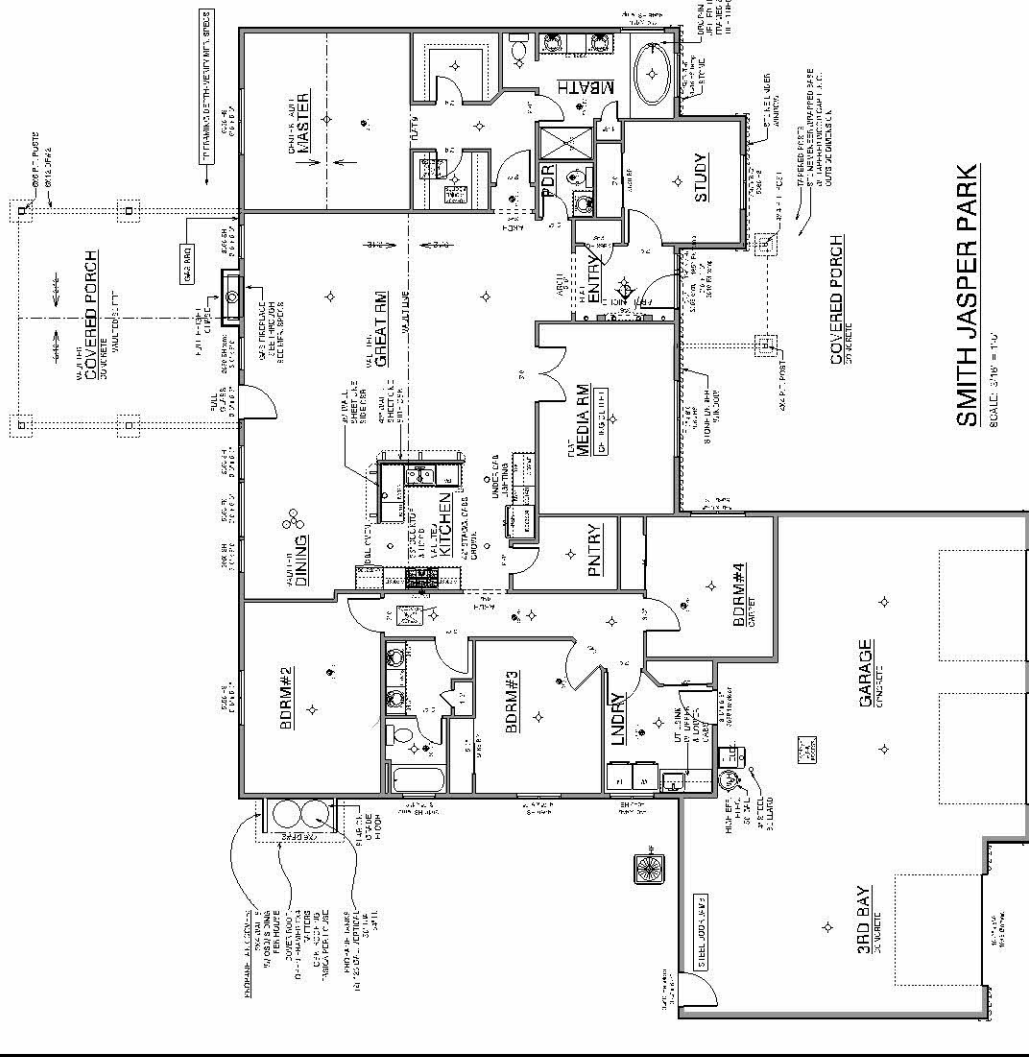
ALL DOORS AND WINDOWS INSTALLED WITH CONT. BEAD OF SEALANT AND SELF-ADHESIVE FLASHING. Z-FLASHING TOP W/ H.P. NON-CAULKED CLEARANCE TO SIDING AND PER SIDING MANF.
 BELLY BAND INSTALL Z-FLASHING TOP W/ H.P. NON-CAULKED CLEARANCE TO SIDING AND PER SIDING MANF.

ELECTRICAL

WREC R404.1: MIN. 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHT FIXTURES TO BE HIGH-EFFICACY LAMPS.
 ALL LIGHT FIXTURES SHALL BE INSTALLED NOT MORE THAN 6 FT FROM ANY POINT MEASURED HORIZONTALLY ALONG A WALL (EXCLUDING BATHS/UTL ROOMS) PLANNED TO DETERMINE PROPER PLACEMENT OF OUTLETS AND FIXTURES ACCORDING TO CURRENT STATE AND LOCAL CODES.
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED IN SELECTION SHEET.

CABINETS

ALL DIMENSIONS PRIOR TO FABRICATING OR PURCHASING CABINETS
 SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OPTIONS AGAINST THE SCHEDULE AS REFERENCE ONLY. SEE MANUFACTURER'S LAYOUT.



SMITH JASPER PARK
 SCALE: 3/8" = 1'-0"

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT	TYPE	EGRESS	TEMPERED GLASS
1606 FC 20x30	1'-6" x 3'-0"	1	FIXED WINDOW	No	Yes
1606 FC 20x30	5'-0" x 7'-0"	1	FIXED WINDOW	No	Yes
1606 FC 20x30	3'-0" x 7'-0"	1	SLIDING WINDOW	No	Yes
1606 FC 20x30	3'-0" x 6'-0"	1	SINGLE HUNG	Yes	Yes
1606 FC 20x30	3'-0" x 6'-0"	3	SINGLE HUNG	Yes	Yes
1606 FC 20x30	4'-0" x 4'-0"	2	SLIDING WINDOW	Yes	No
1606 FC 20x30	4'-0" x 5'-0"	2	SLIDING WINDOW	Yes	Yes
1606 FC 20x30	5'-0" x 6'-0"	2	SLIDING WINDOW	Yes	Yes
1606 FC 20x30	5'-0" x 5'-0"	1	SLIDING WINDOW	Yes	Yes
1606 FC 20x30	7'-0" x 6'-0"	1	SLIDING WINDOW	Yes	No

EXTERIOR DOOR SCHEDULE

PRODUCT CODE	TYPE	COUNT	WIDTH	HEIGHT	HINGE DIRECTION
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	L
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	3	3'-0"	6'-8"	L

INTERIOR DOOR SCHEDULE

PRODUCT CODE	TYPE	COUNT	WIDTH	HEIGHT	HINGE DIRECTION
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	L
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	1	3'-0"	6'-8"	R
1606 FC 20x30	DOOR	3	3'-0"	6'-8"	L

GLAZING AREA: @ 6:12

CONDITIONED FLOOR AREA	MAIN FLOOR:	2ND FLOOR:	TOTAL:
3038 sq ft	0 sq ft	3038 sq ft	3038 sq ft
1242 sq ft	73 sq ft	388 sq ft	0 sq ft
0 sq ft	0 sq ft	0 sq ft	0 sq ft
5958 sq ft	5240 sq ft	5958 sq ft	5958 sq ft

COL. 5:2 FT CALG. TO EXT. FACE OF STUD EXCL. SHARED HOUSE WALLS.
 GARAGE: FT IS CALG. TO EXT. FACE OF STUD EXCL. SHARED HOUSE WALLS.

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SHEET INDEX

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- A3 MAIN FLOOR PLAN
- A4 ROOF PLAN
- A5 HOUSE ELEVATIONS
- A6 DETAILS
- A7 SITE PLAN

PLAN SUMMARY - GEN. NOTES

BUILDER/ LICENSE INFO

TRUE BUILT HOME
 WA STATE LICENSE
 KEY: CC, TAUBERHROZCO
 UBI: 002-762-222
 CUFF: LFSE
 3402 N. PACIFIC BL.
 TACOMA WA 98407
 (253) 777-1714
 EXP: 1/30/14

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DISCLAIMER
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

SEISMIC DESIGN CATEGORY: -
GROUND SNOW LOAD: -
WIND SPEED: -
WEATHERING: -
FROST DEPTH: -
TERMITES: -

WINTER TEMP DESIGN: -
ICE BARRIER: -
AIR FREEZING INDEX: -
MEAN ANNUAL TEMP: -

FLOOR PLAN CALCULATIONS

CONDITIONED FLOOR AREA
 MAIN FLOOR: 3038 sq ft
 2ND FLOOR: 0 sq ft
 TOTAL: 3038 sq ft
GARAGE: 1242 sq ft
FRONT PORCH: 73 sq ft
BACK PORCH: 388 sq ft
DECK: 0 sq ft
GLAZING AREA: 0 sq ft
GLAZING AREA % OF FLOOR: 0
ROOF FLAT AREA: 5240 sq ft
ROOF SQUARE AREA: @ 6:12 5958 sq ft

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