

CODE COMPLIANCE:

WIND SPEED 130 MPH.

1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).

WIND BORNE DEBRIS PROTECTION

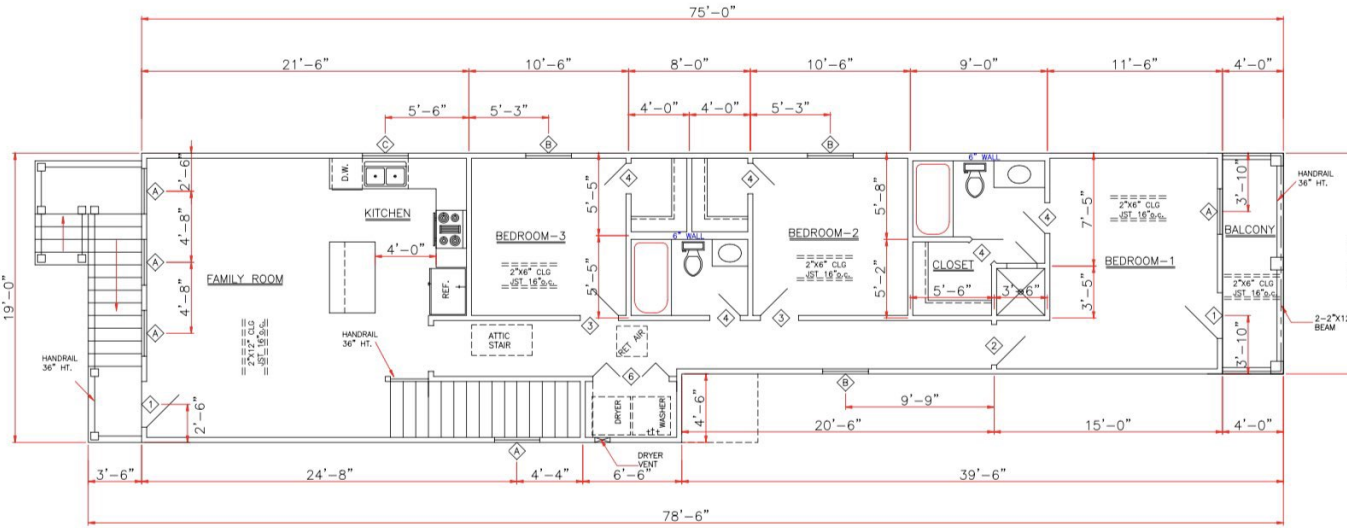
WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

GENERAL NOTES:

- ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS, OR EQUAL.
- TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS
- #2 PINE LUMBER WILL BE USED FOR FRAMING LUMBER
- CONTRACTOR TO REMOVE DEBRIS FROM PROPERTY
- ENCLOSED AREAS BELOW FLOOD GRADE SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1 SQ. FT. OF WATER FLOW VENTING.
- MINIMUM INSULATION REQUIRED
 FLOORS- R-19
 WALLS- R-13
 CEILING- R-38
- BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT
- WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" F.F.F. REQUIRE SAFETY GLAZING AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS
- FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE.
- WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFETY FIREBLOCKING IS REQUIRED BETWEEN STORES & AT THE TOP STORY & ROOF SPACE. BLOCKING IS REQUIRED IN CONCEALED SPACES IF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS, OR STAGGERED STUDS, VERTICALLY AT THE CEILING & FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. BLOCKING REQUIRED IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT THE TOP & BOTTOM OF THE RUN. ALSO REQUIRED AROUND VENTS, PIPES, & DUCTS AT CEILING & FLOOR LEVEL, W/ AN APPROVED MATERIAL. PENETRATIONS OF THE FIREBLOCKING SHALL BE PACKED W/ ACCEPTANCE FIREBLOCKING MATERIALS. IRC R602.8

NOTE:

FURR DOWN KITCHEN AND FAMILY ROOM HALL FOR A/C DUCTS

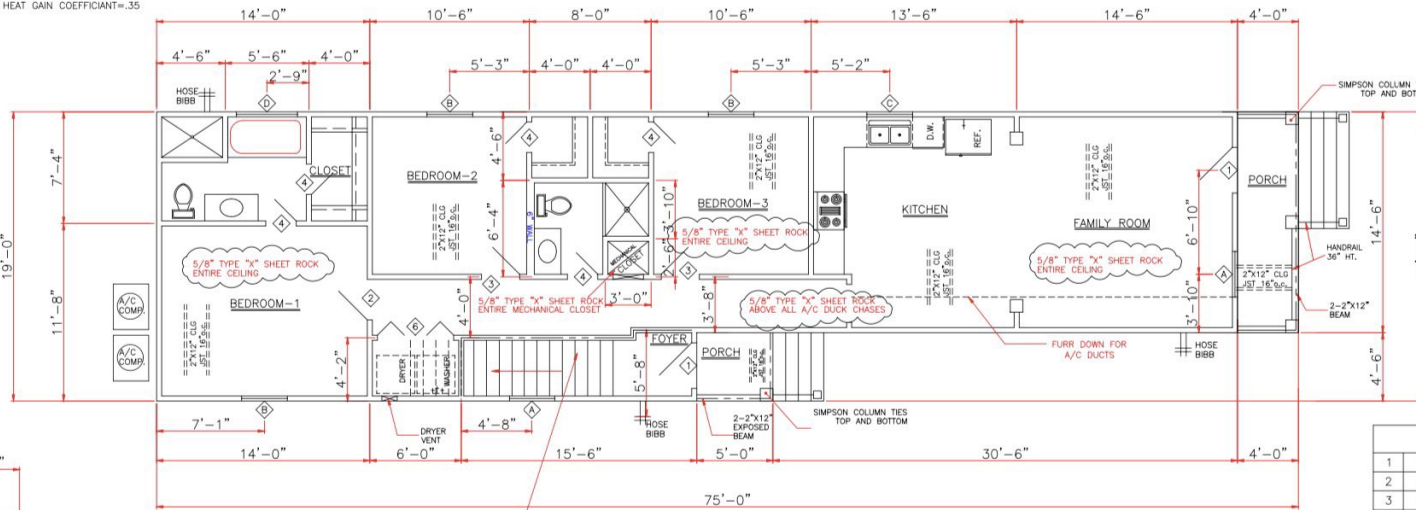


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WINDOWS

A	3'0"X6'0"	VINYL S.H. 1/1 LTS
B	3'0"X5'2"	VINYL S.H. 1/1 LTS
C	3'0"X3'0"	VINYL S.H. 1/1 LTS
D	4'0"X2'0"	FIXED W/ SAFETY GLAZING (SECT. R308 IRC)

ENERGY PERFORMANCE RATING: U-FACTOR=.55; SOLAR HEAT GAIN COEFFICIENT=.35



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

DOORS

1	3'0"X6'8"X1 3/4"	EXT. INSUL.
2	2'8"X6'8"X1 3/8"	INTERIOR RAISED PANEL
3	2'6"X6'8"X1 3/8"	INTERIOR RAISED PANEL
4	2'0"X6'8"X1 3/8"	INTERIOR RAISED PANEL
5	1'0"X6'8"X1 3/8"	INTERIOR RAISED PANEL
6	2'-3'0"X6'8"X1 3/8"	BI-FOLD RAISED PANEL

THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.

REVISED DATE: 05/19/22

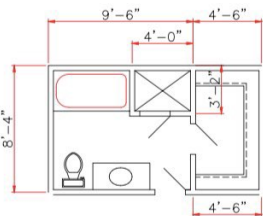
SQUARE FOOTAGE

1ST LIVING	1189
2ND LIVING	1189
PORCH	58
BALCONY	58
TOTAL	2494

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT, WITH APPROPRIATE INSTRUCTIONS FOR RESOLUTION OF THE ISSUE. FAILURE TO REPORT KNOWN DISCREPANCIES AND CONTINUING WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

UNIT SEPARATION WALL TO BE 2"x4" STUDS, STAGGERED AT 16" O.C. ON EACH SIDE OF 2"x6" PLATES W/ 5/8" FIRE RATED GYPSUM BOARD W/ FIBERGLASS BATTS OR SPRAYED CELLULOSE INSULATION. UL DESIGN NO. US40. FIRE RATING BE TIGHT AGAINST THE EXTERIOR WALLS & SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING. IN ACCORDANCE W/ SECTION R302.3, IRC 2015.

ALL PENETRATIONS OF THE UNIT SEPARATION WALL SHALL BE PROTECTED IN ACCORDANCE W/ SECTION R302.4, IRC 2015.



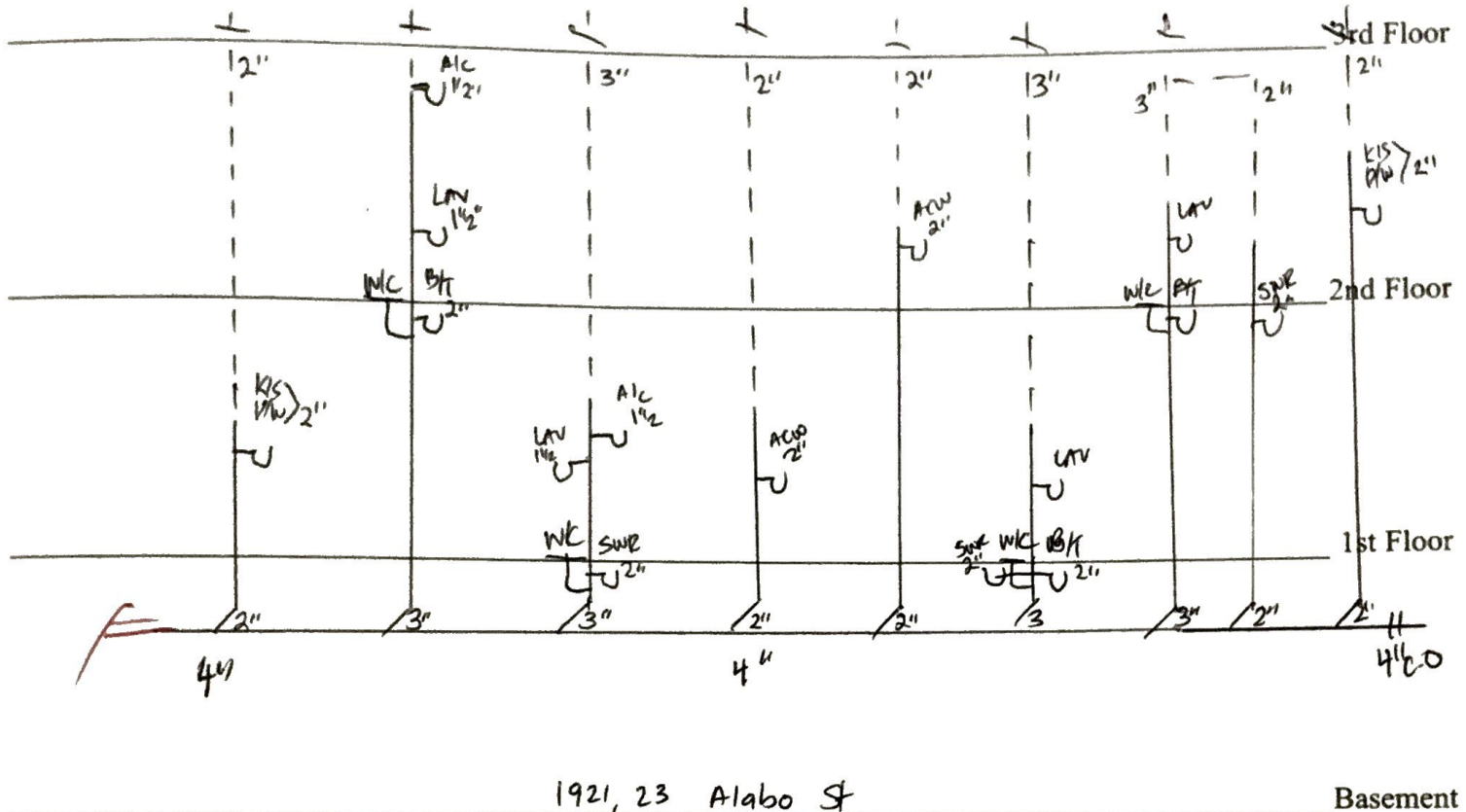
PLAN

On this page draw a sketch of the plumbing (not necessarily to scale), showing as nearly as possible the relative position of the fixtures. In elevation show the floor of the house, and upon which floor each fixture is placed. Specify the length, size, weight or quality and grade of all soil waste or ventilating pipes, and such description as is not clearly set forth in the preceding list. Plot plans or blue prints showing underground pipe lines and arrangement of fixtures shall be attached to and become part of the application, affording sufficient and definite information. New pipe, fittings, and fixtures must be shown in BLACK. Old pipe, fittings and fixtures must be shown in RED.

New 2 story Pier
1921, 23 Alabo St

APPROVED

maevans , 8/31/2022 ,12:34:49 PM



PERMIT