

LEGAL DESCRIPTION

OWNER'S NAME _____

PROJECT ADDRESS _____

PROJECT DISCRIPTION _____

ZONING _____ SECTION _____ T. _____, R. _____

OVERLAY ZONES _____

LOT COVERAGE CALCULATIONS

EXISTING DWELLING = _____ %

ADDITIONS = _____ %

ACCESSORY STRUCTURES = _____ %

GARAGE/CARPORT = _____ %

DRIVEWAY/VEHICULAR USE AREA = _____ %

TOTAL LOT COVERAGE = _____ %

LOT AREA (LOT SIZE) = _____

TOTAL LOT COVERAGE ÷ BY LOT AREA = _____ %

BUILDING ELEVATIONS

BUILDING HEIGHT NORTH SIDE = _____

BUILDING HEIGHT SOUTH SIDE = _____

BUILDING HEIGHT WEST SIDE = _____

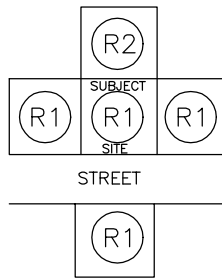
BUILDING HEIGHT EAST SIDE = _____

DENSITY CALCULATIONS

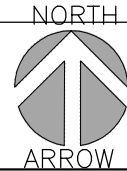
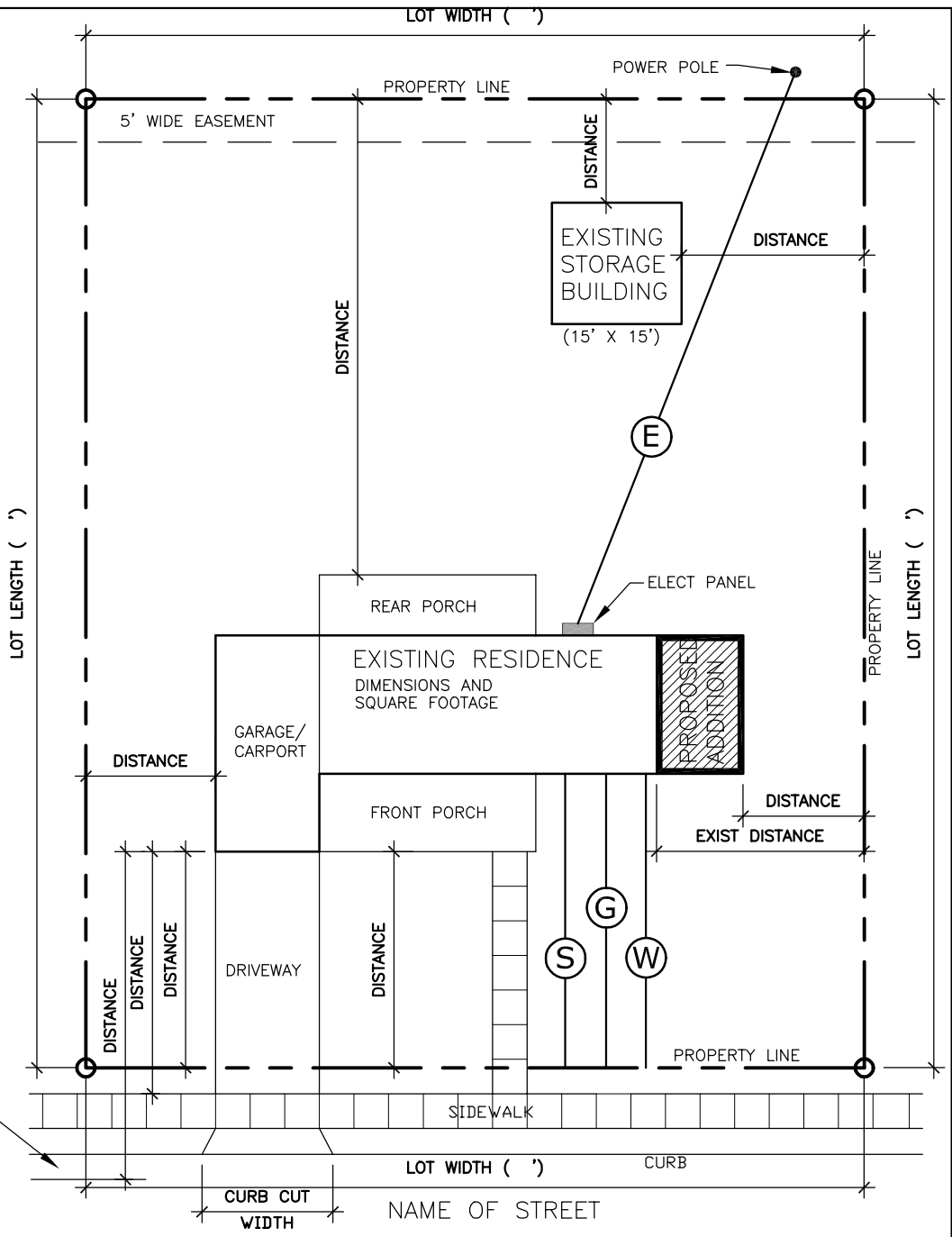
LOT AREA _____ ÷ 43,560 _____ = _____ ACRES

_____ ACRES X _____ UNITS PER ACRE = _____ UNITS ALLOWED

UNITS PROPOSED _____



ZONING

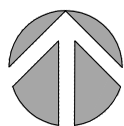
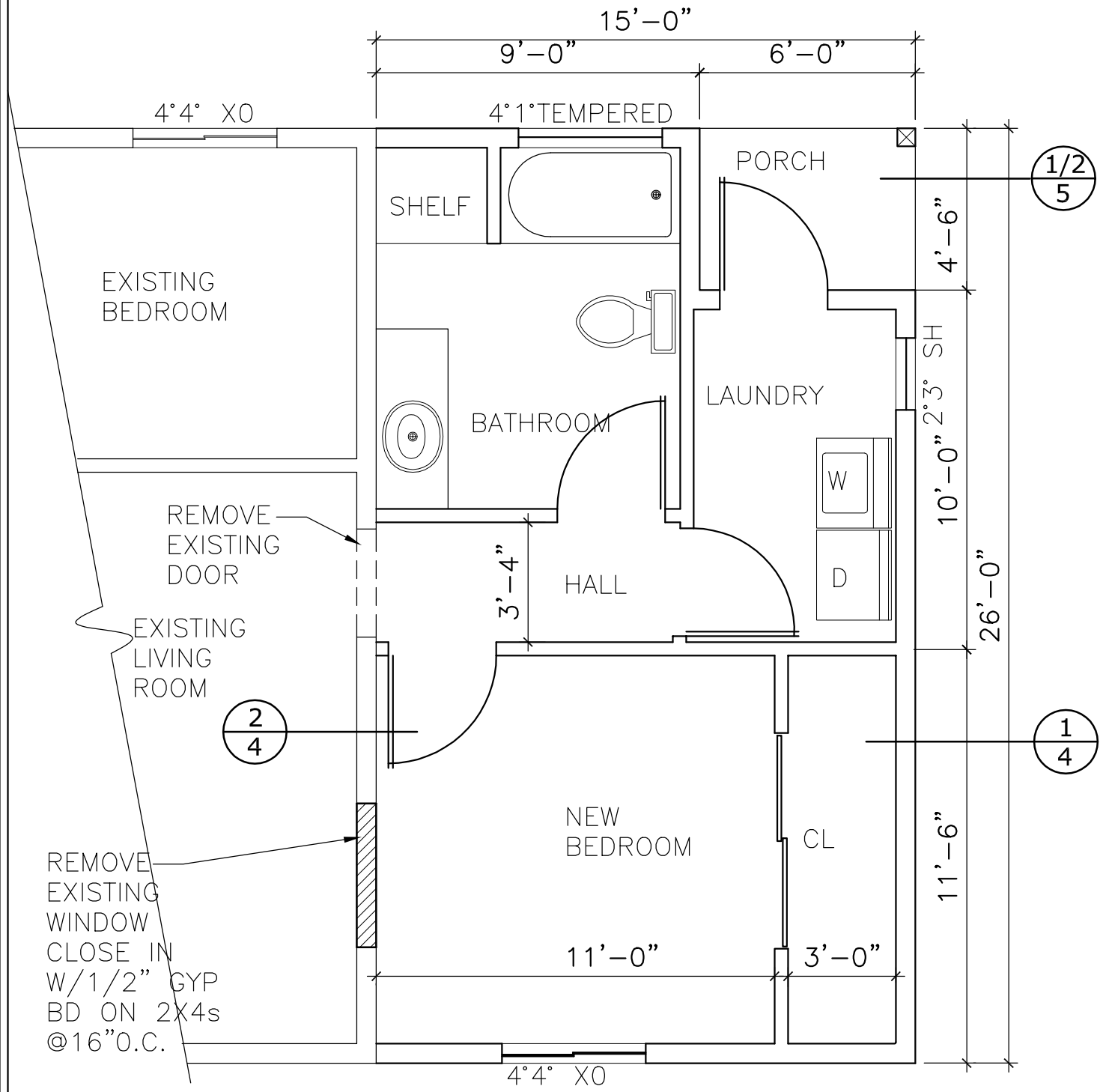


PLOT PLAN

2006 IRC

SCALE: 1" = ___'-__"

ALL CONSTRUCTION TO COMPLY WITH 2006 IRC



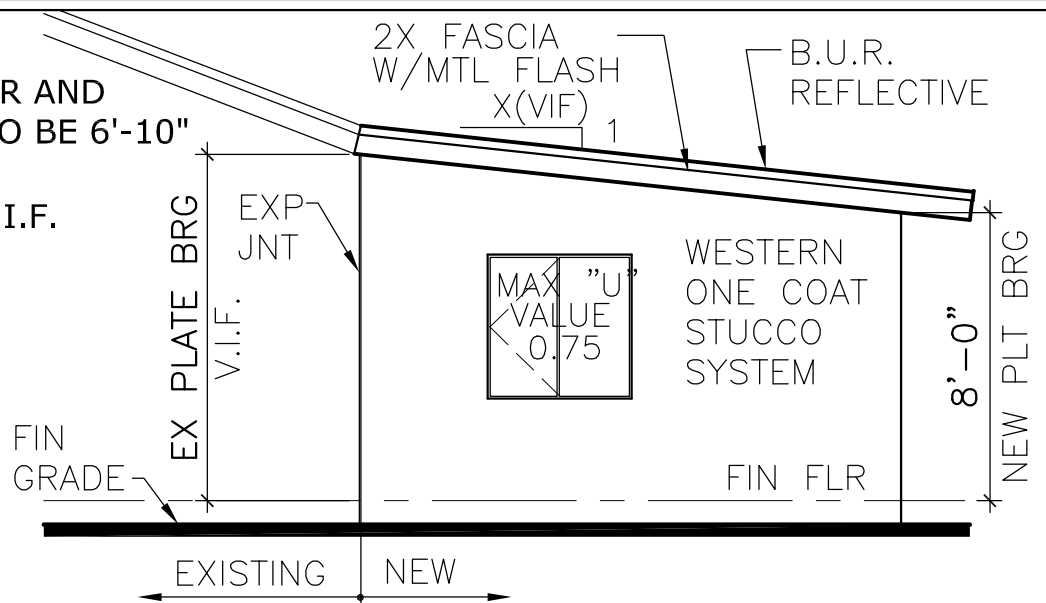
FLOOR PLAN

2006 IRC

SCALE: 1/4" = 1'-0"

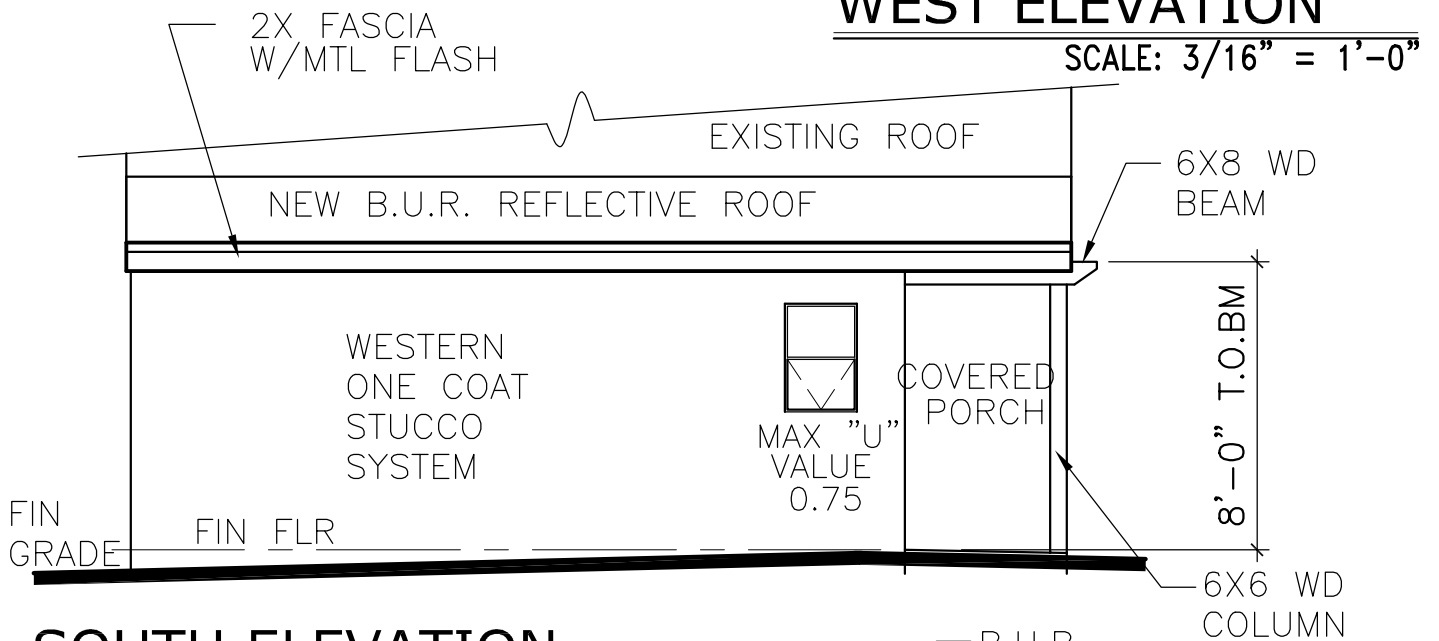
GENERAL NOTES:

1. BOTTOM OF ALL DOOR AND WINDOW HEADERS TO BE 6'-10" A.F.F.
2. VERIFY IN FIELD = V.I.F.



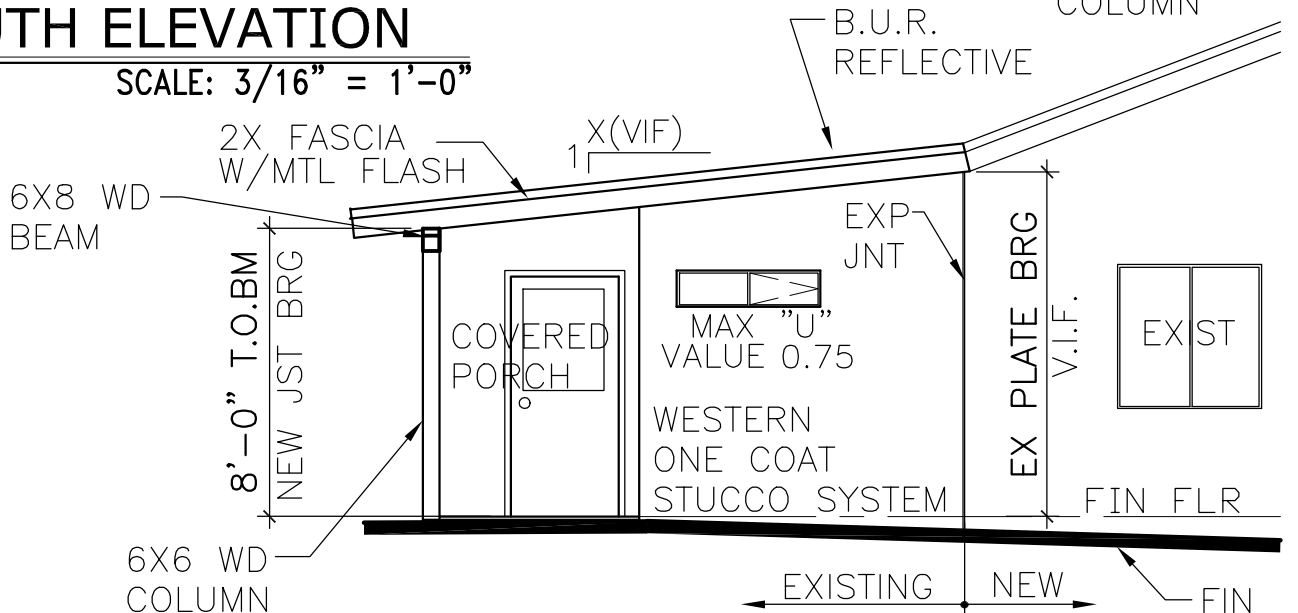
WEST ELEVATION

SCALE: 3/16" = 1'-0"



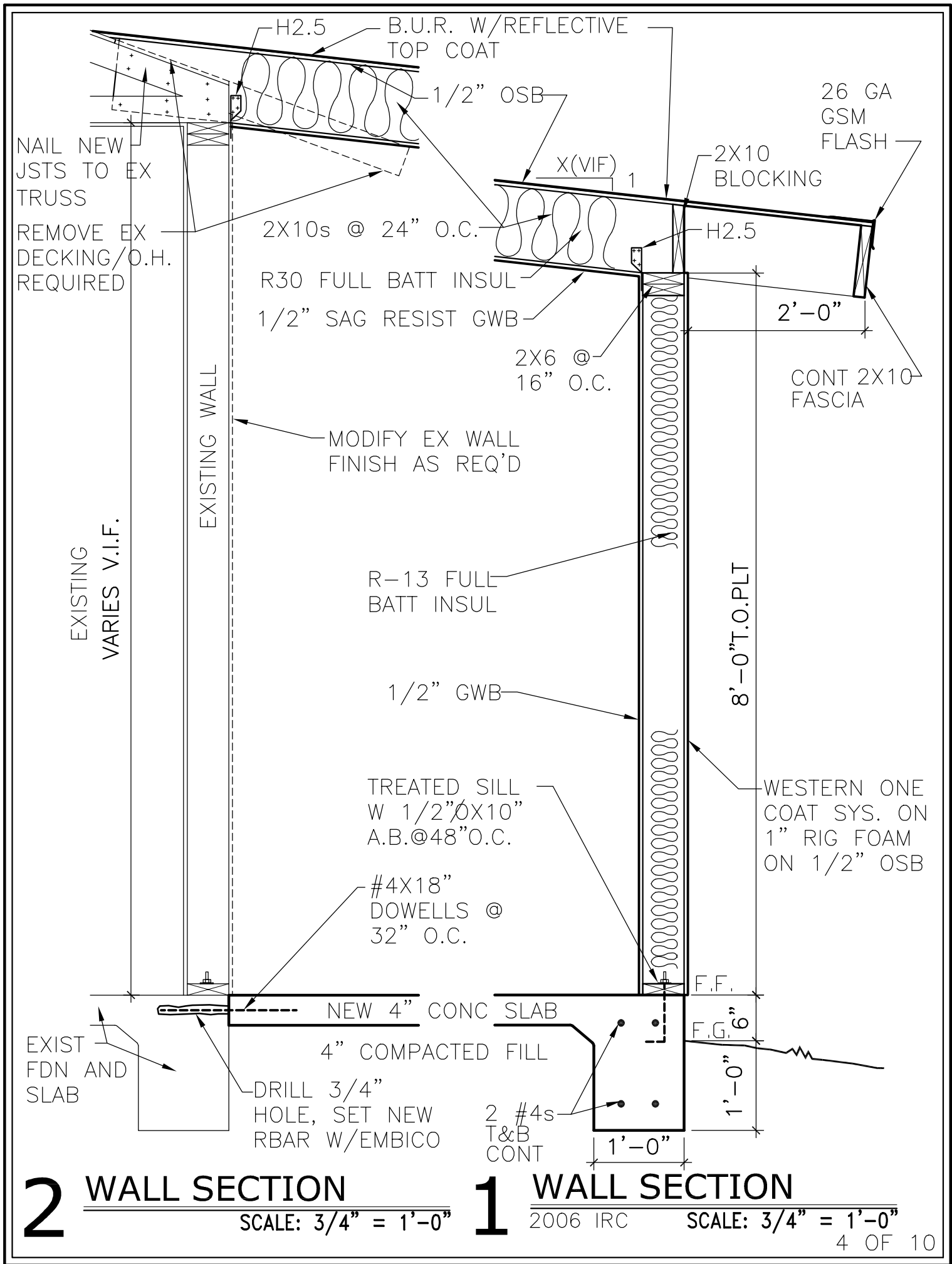
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

2006 IRC SCALE: 3/16" = 1'-0"



NAIL NEW
JSTS TO EX
TRUSS

REMOVE EX
DECKING/O.H.
REQUIRED

EXISTING
VARIES V.I.F.

EXISTING WALL

2X10s @ 24" O.C.

R30 FULL BATT INSUL

1/2" SAG RESIST GWB

MODIFY EX WALL
FINISH AS REQ'D

R-13 FULL
BATT INSUL

1/2" GWB

TREATED SILL
W 1/2"ØX10"
A.B.@48"O.C.

#4X18"
DOWELS @
32" O.C.

EXIST
FDN AND
SLAB

DRILL 3/4"
HOLE, SET NEW
RBAR W/EMBICO

2 #4s
T&B
CONT

NEW 4" CONC SLAB

4" COMPACTED FILL

F.F.

F.G. 6"

1'-0"

1'-0"

8'-0" T.O. PLT

WESTERN ONE
COAT SYS. ON
1" RIG FOAM
ON 1/2" OSB

2X6 @
16" O.C.

2'-0"

CONT 2X10
FASCIA

2X10
BLOCKING

26 GA
GSM
FLASH

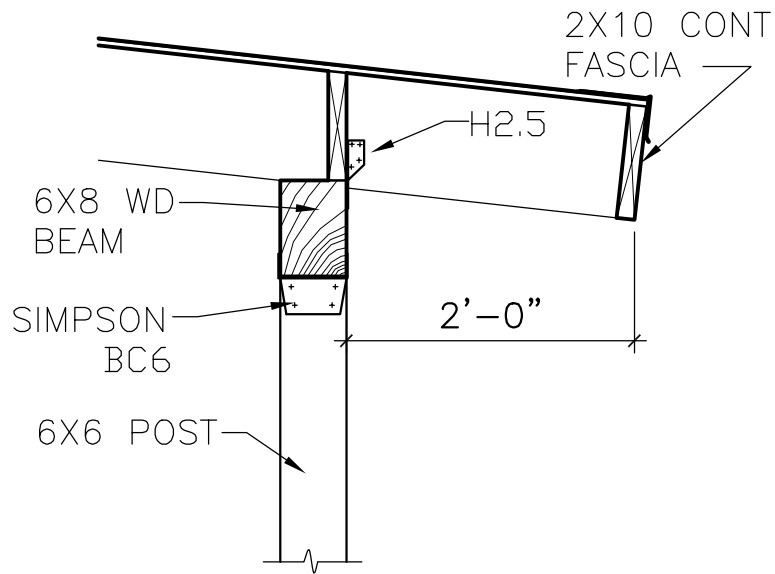
X(VIF) 1

H2.5

B.U.R. W/REFLECTIVE
TOP COAT

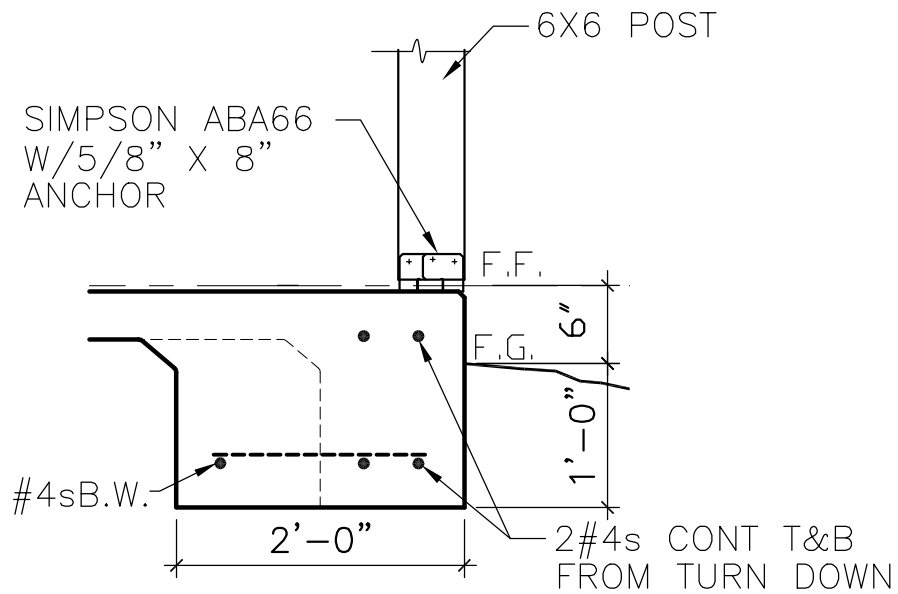
1/2" OSB

H2.5



2 DETAIL

SCALE: 3/4" = 1'-0"

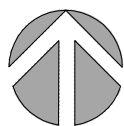
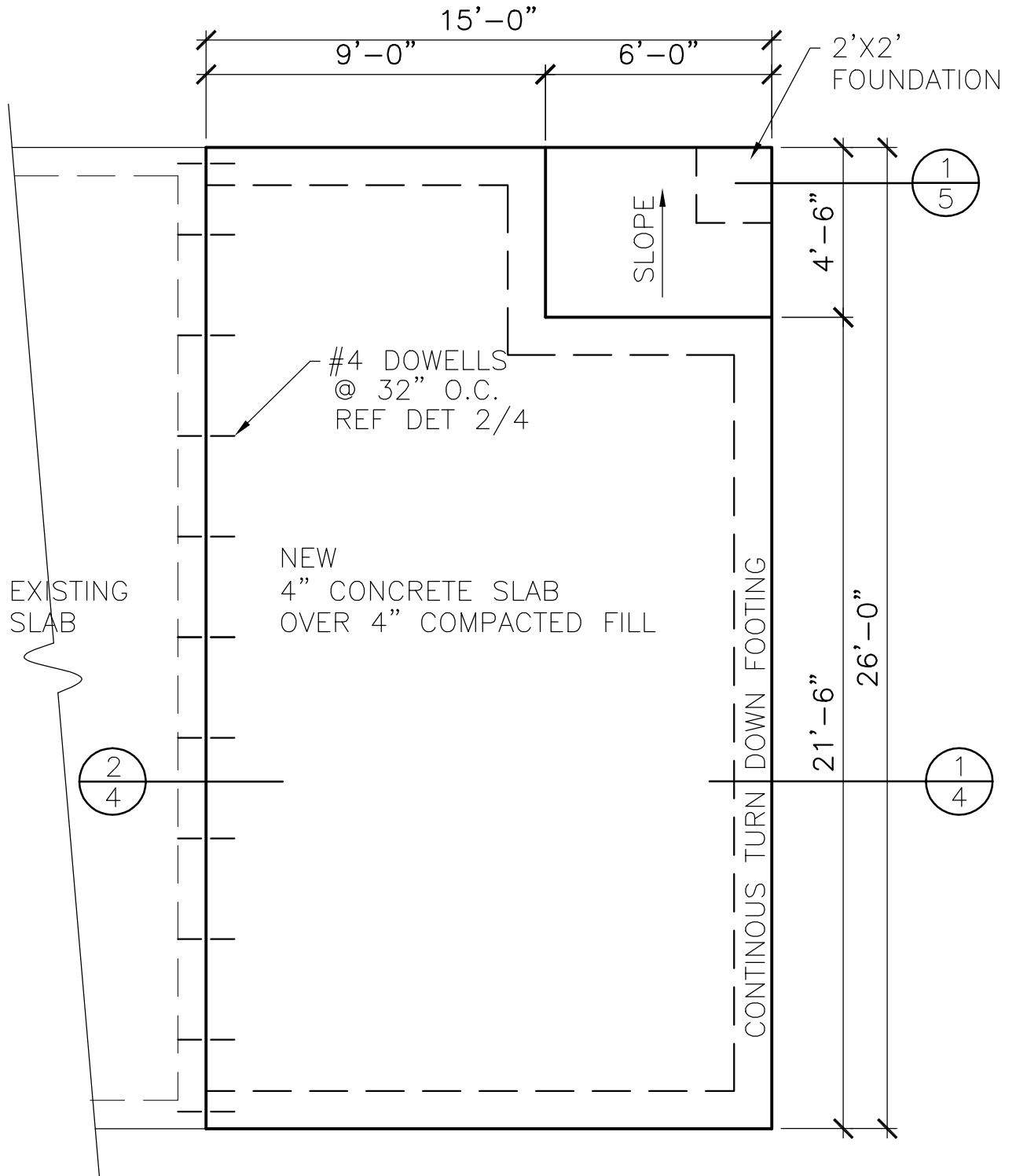


1 DETAIL

SCALE: 3/4" = 1'-0"

GENERAL NOTES:

- 1. 1,500 PSF SOIL PRESSURE ASSUMED
- 2. USE MINIMUM OF 2,500 PSI CONCRETE
- 3. PROVIDE TERMITE TREATMENT PER 2006 IRC R320



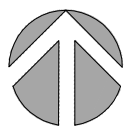
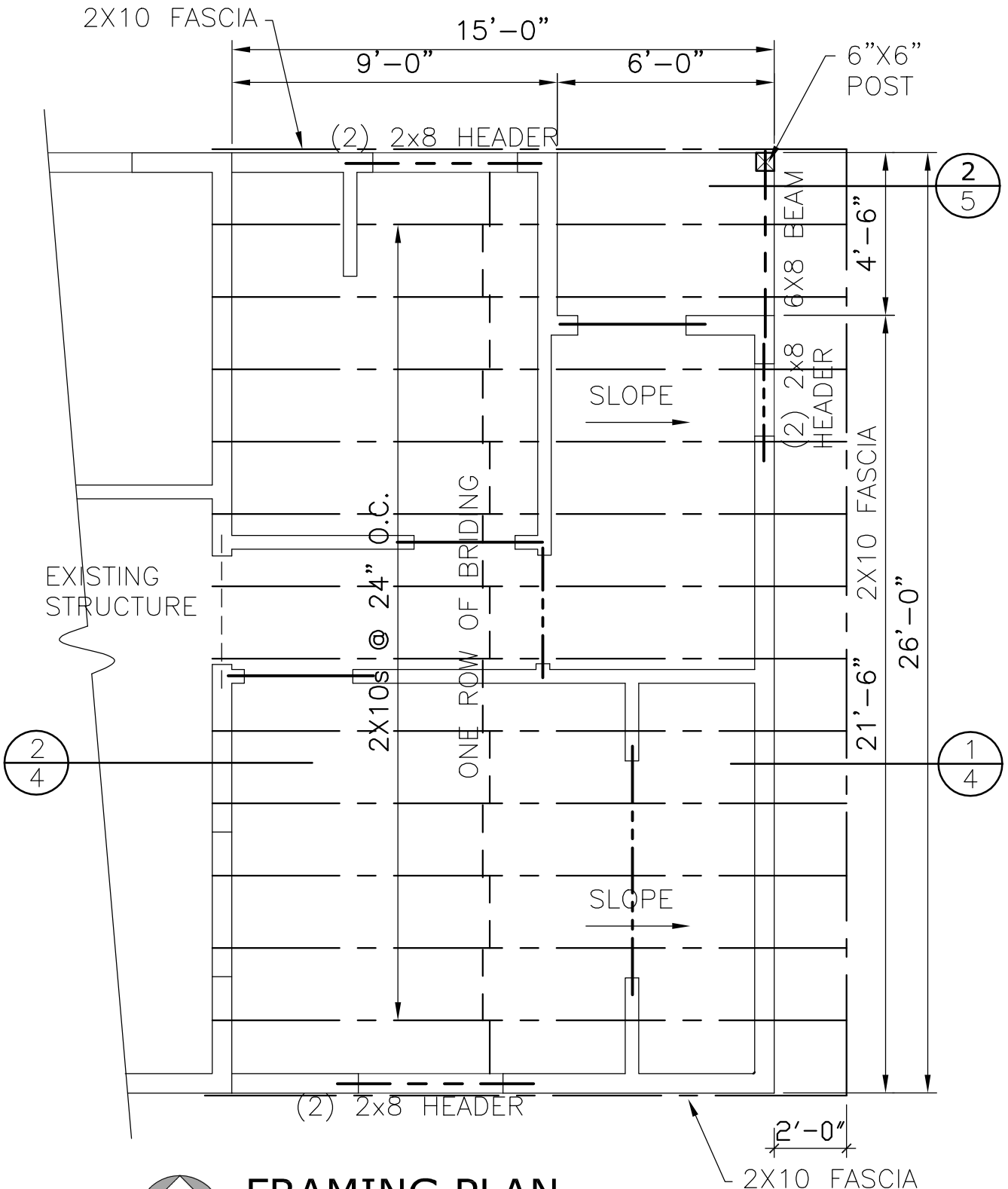
FOUNDATION PLAN

2006 IRC

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 DOUGLAS FIR OR BETTER
2. ALL NAILING SHALL COMPLY WITH 2006 IRC, TABLE 602.3 (1)
3. MINIMUM OF 2-2X6 HEADERS AT ALL INTERIOR FENESTRATIONS
4. ALL DOUBLE TIMBER HEADERS TO HAVE A CONTINUOUS 1/2" PLYWOOD FLITCH PLATE, SCREWED AND GLUED



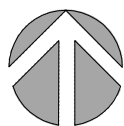
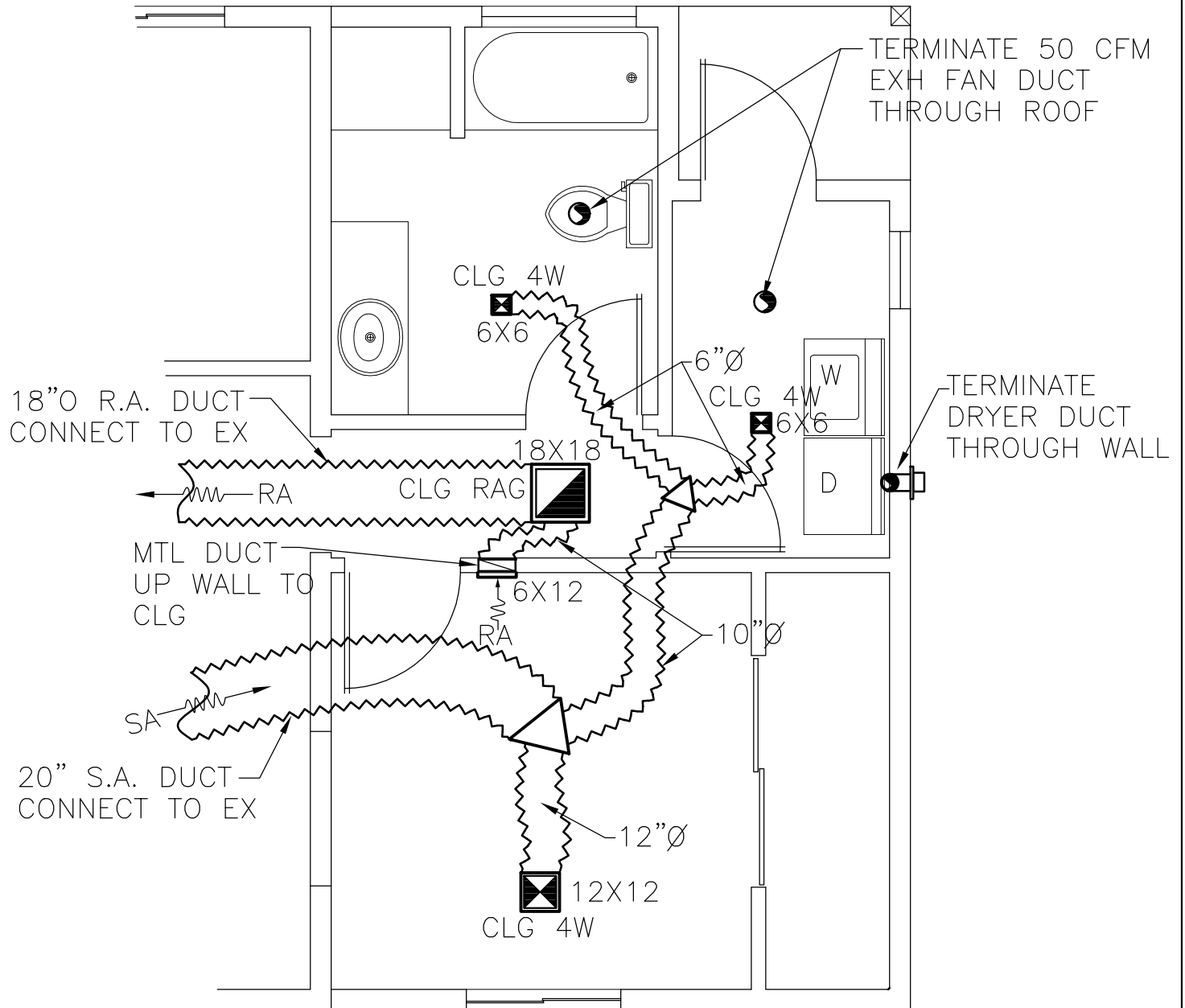
FRAMING PLAN

2006 IRC

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

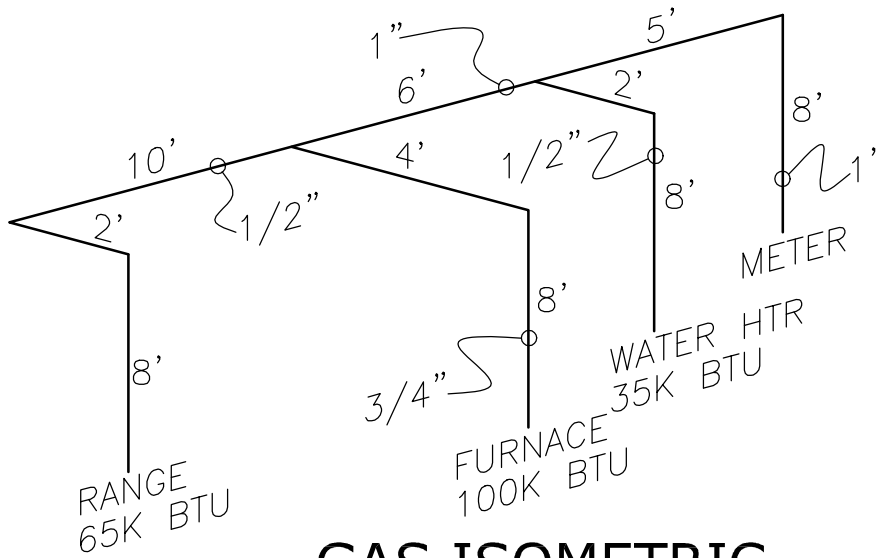
1. ALL MECHANICAL WORK TO COMPLY WITH 2006 IRC
2. CONNECT NEW DUCTWORK TO EXISTING DUCT WORK IN ATTIC



HVAC PLAN

2006 IRC

SCALE: 1/4" = 1'-0"



GAS SCHEDULE	
TOTAL DEV. LENGTH:	39'
TOTAL DEMAND:	200K

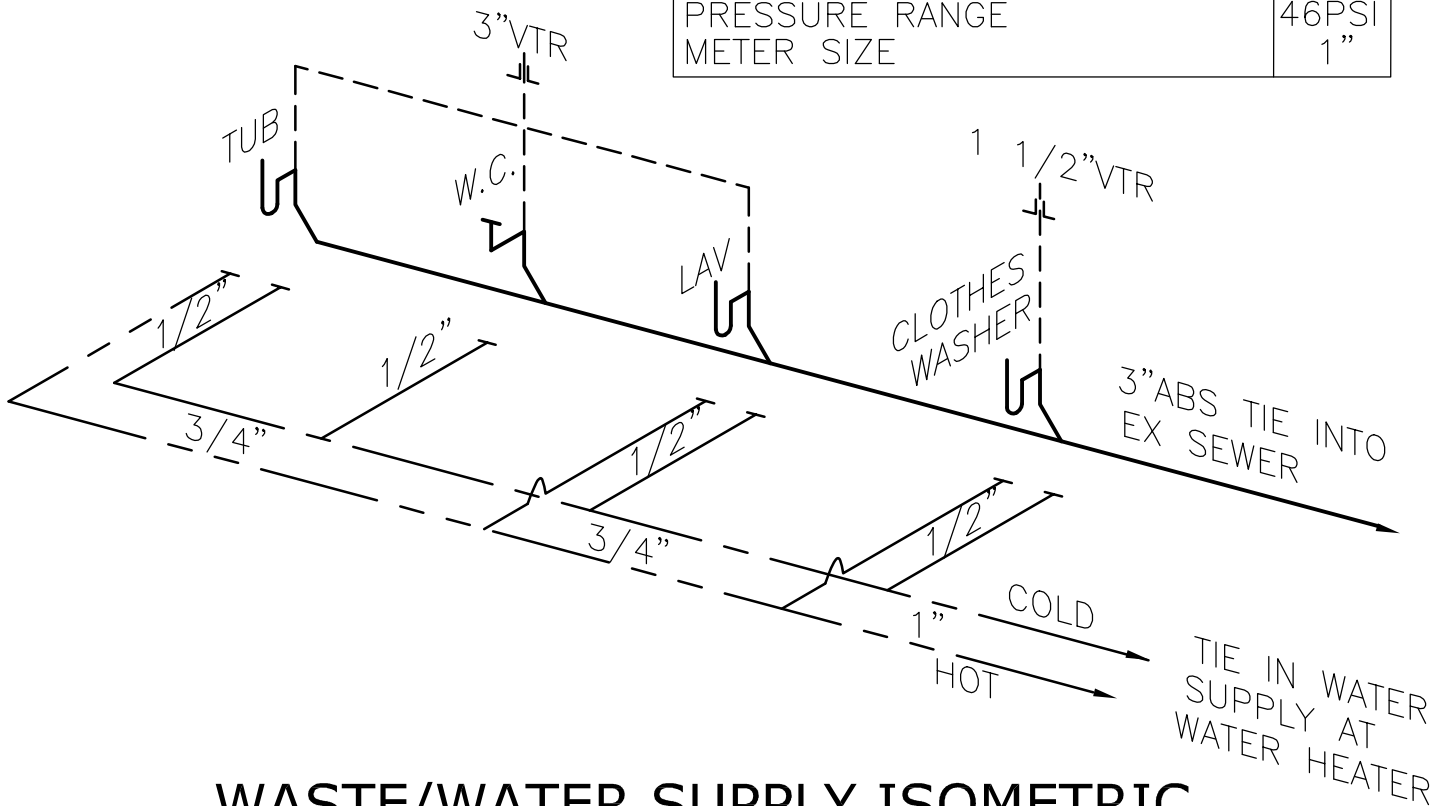
GAS ISOMETRIC

NOT TO SCALE

GENERAL NOTES:

1. ALL PLUMBING WORK TO COMPLY WITH 2006 UPC

WATER SUPPLY FIXTURE UNIT SCHEDULE			
	FU	QTY	TOTAL
TUB/SHOWER	4	1	4
WATER CLOSET	2.5	1	2.5
LAVATORY	1	1	1
CLOTHES WASHER	4	1	4
EXISTING			17
TOTAL			28.5
TOTAL DEV LENGTH			150'
SUPPLY LINE FROM METER			1"
PRESSURE RANGE			46PSI
METER SIZE			1"



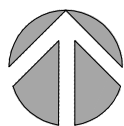
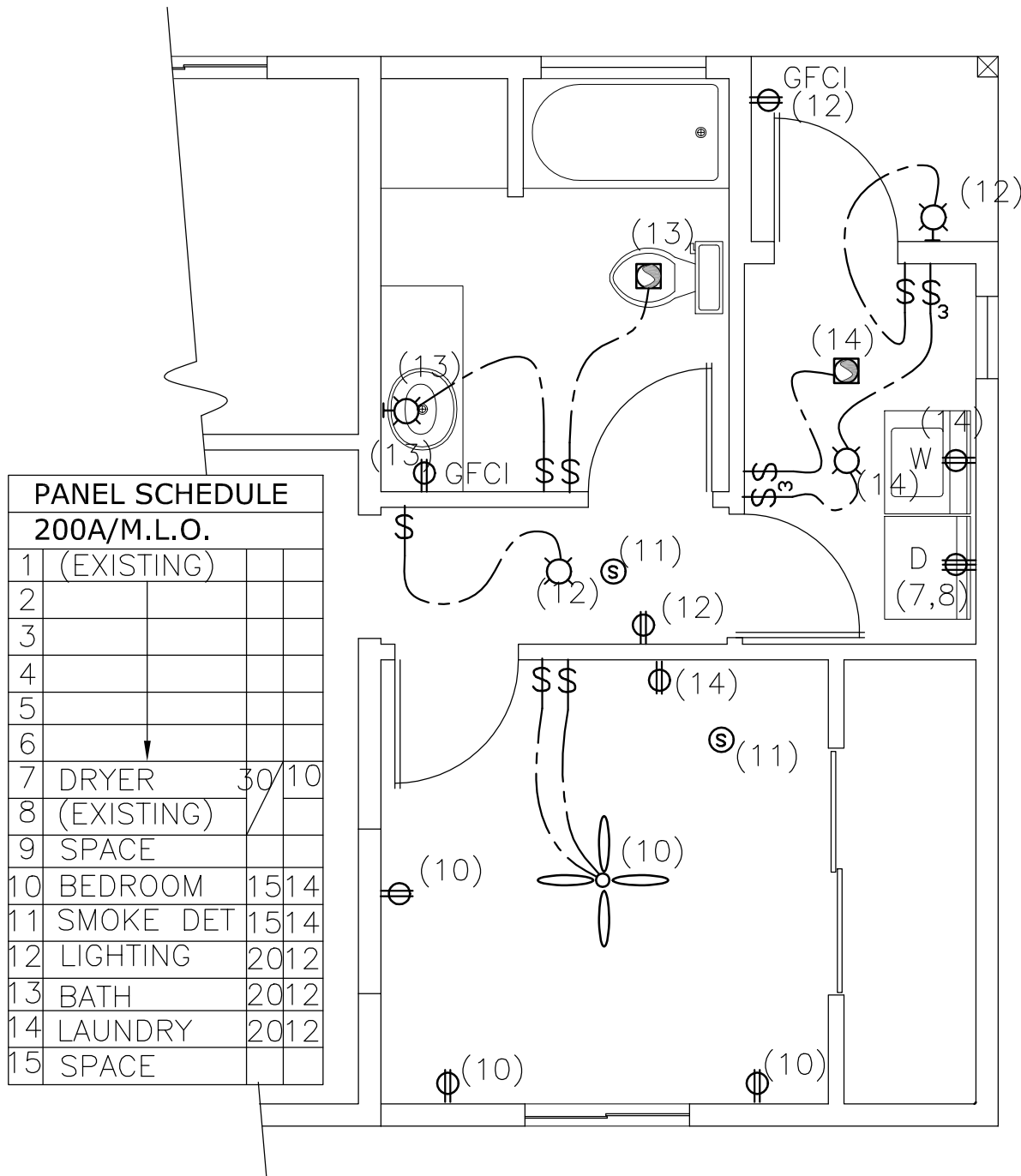
WASTE/WATER SUPPLY ISOMETRIC

2006 UPC

NOT TO SCALE

GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH 2006 IRC
2. ALL BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECTED
3. ONLY APPROVED BOXES SHALL BE USED FOR CEILING FANS
4. WEATHER PROOF COVERS SHALL BE INSTALLED ON EXTERIOR RECEPTACLES
5. FCO FIXTURE SHALL BE USED UNDER PATIO COVER
6. RUN NEW WIRING FOR DRYER LOCATION TO EXISTING CIRCUIT
7. EACH BEDROOM SHALL BE REQUIRED TO HAVE A SMOKE DETECTOR INTERCONNECTED WHERE POSSIBLE.



ELECTRICAL PLAN

2006 IRC

SCALE: 1/4" = 1'-0"