Livingston

(B) AT ALL CORNERS "NOT WRAPPED"
O.R.S.C. 2005: SINGLE STORY
PROVIDE 1800# TIE-DOWN DEVICE
ON THE STUD EDGE OF CLOSEST
M.N. PANEL TO THE NON-WRAPPED
CORNER. PER R602.10.11 PAGE 6-20
SEE DETAIL 10 SD1

WALL BRACING PER O.R.S.C.
ALL WALLS "CONT. SHEATHED"
R602.10.3 (2) TABLE Page 6-18
"D1" (SEE BEAM CALCS
FOR LIN. FEET REQUIRED)
WITH EXCEPTION #2 NOTED.

(A) 27" MIN. WIDTH PANELS (4 CORNERS)
MEETS O.R.S.C., R602.10.11 EXCEPTION #1
WITH "WRAPED" CORNERS REQUIRED
SEE DETAIL "9 SD-1" 9' HT. LIMIT (4:1 ratio)
W. "METHOD 3" WALLS

(C) 24" MIN. WIDTH PANELS @ GARAGE
OPENINGS PER
O.R.S.C., TABLE R602.10.5
FOOTNOTE "b", W/ 4:1 ASPECT RATIO
WITH "WRAPED" CORNERS REQUIRED
SEE DETAIL "9 SD-1" @ 8'0" WALLS

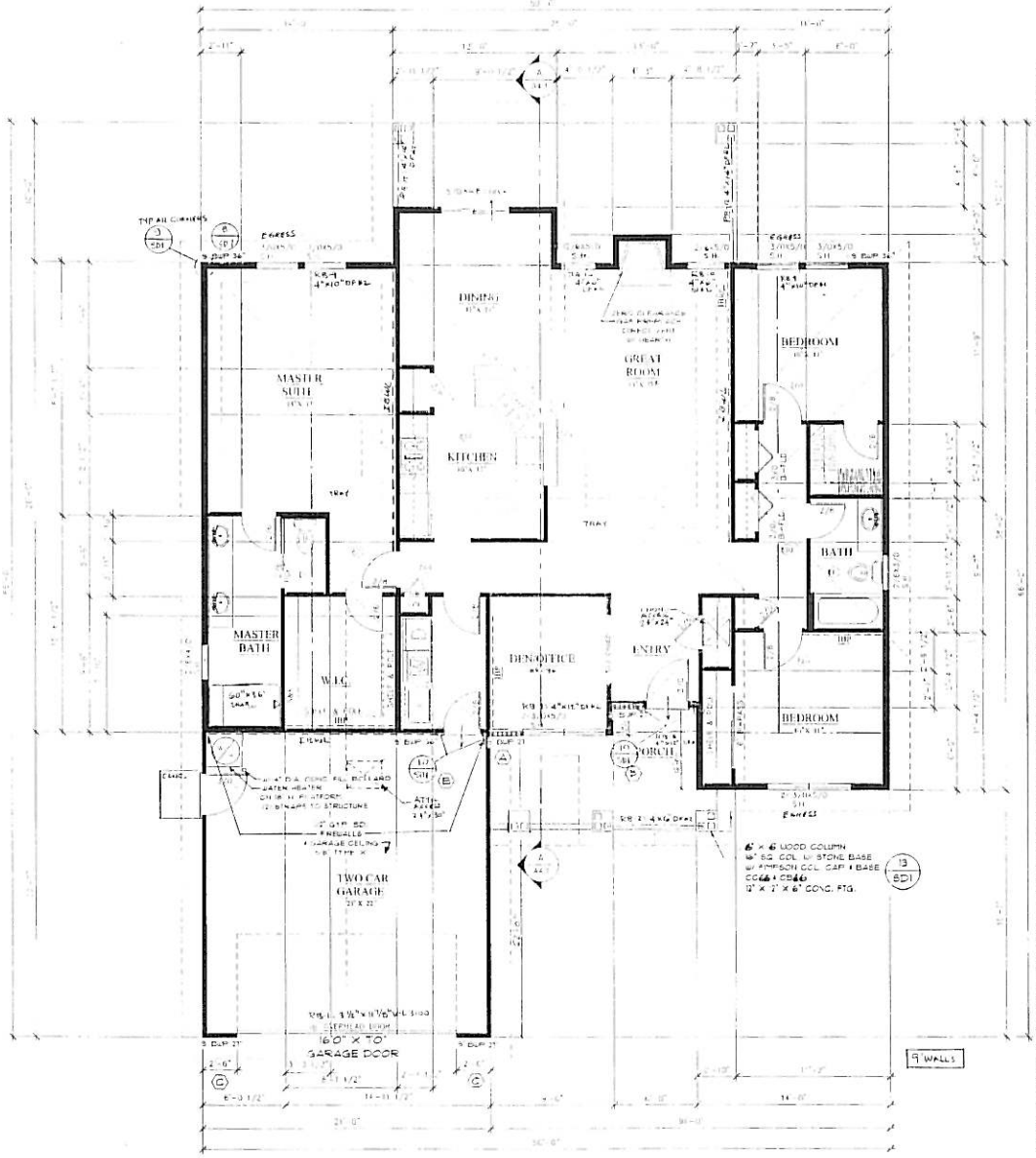
INTERIOR BRACED WALL PANEL LINE
HP: 1500L

GENERAL NOTES:

1. EXTERIOR WALLS: 2 X 6 @ 16" O.C., TYP. @ 1/2" PLYWOOD WALLS.
2. WOOD FRAME WALLS: 2 X 4 @ 16" O.C. (SEE FOUNDATION PLAN).
3. HOUSE SIZE: SEE SITE PLAN FOR HOUSE LOCATION. (SEE FOUNDATION PLAN).
4. 1/2" GYPSUM BOARD FINISH ON ALL INTERIOR WALLS & CEILINGS.
5. ALL WINDOWS ARE EQUAL OR GREATER TO 1/8 SQ. FT. TRUE FIELD DIMENSIONS.
6. ALL WORK TO COMPLY WITH CURRENT UNIFORM MECHANICAL, ELECTRICAL, AND PLUMBING CODES.

ENERGY CODE REQUIREMENTS:

1. INSULATION: TO MEET OR EXCEED THE MINIMUM ACCEPTABLE ENERGY CODE. THE PRESCRIPTIVE COMPLIANCE PATH FOR THE RESIDENTIAL CODE.
2. WINDOW AREA: 15% MAX.
3. WINDOW GLASS: 1 PANE TEMPERED, 1/4" & 1/2" AIR FILLED INSULATED GLASS WITH ANGLE PATTERN GLASS OR EQUAL.
4. EXTERIOR DOORS: SOLID WOOD, 1 3/8" THICK, 20 MIN. FIRE RATED.
5. EXTERIOR WALL: 2 X 6 @ 16" O.C. WITH R-19 INSULATION.
6. INSULATED FLOOR FOR 2 X 10 @ 16" O.C. WITH R-30 INSULATION.
7. CEILING: 2 X 10 @ 16" O.C. WITH R-30 INSULATION.
8. SKYLIGHT GLASS: 1 - 3/8 AIR FILLED, ANGLE PATTERN GLASS THAT 25% OF HEATED FLOOR AREA.
9. HEATING SYSTEM: FAN ENHANCED HEATING FOR HEAT PUMP, FURNACE OR ELECTRIC FURNACE.



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

AREA TABULATION:

MAIN FLOOR	1728 SQ. FT.
GARAGE	441 SQ. FT.
TOTAL AREA	2264 SQ. FT.

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REV.	REVISION	DATE	BY
1	LAYOUT MODIFICATIONS	10/04/04	
2		11/15/04	

PROJECT NO.
BASE ON 24x36 SHEET
IF NOT 24" WIDE ON SHEET, PLEASE SCALE ACCORDINGLY

FLOOR PLAN
D

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DRAWN BY: D. JANS
DATE: 04/23/04
SHEET A2.1 ALT. 2

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