

GENERAL NOTES:

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS/BUILDERS SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. DRAFTSMAN/DESIGNER IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ANY AND ALL REQUIRED/NECESSARY ENGINEERING WILL BE DONE BY A LICENSED STRUCTURAL ENGINEER AT THE OWNERS/BUILDERS EXPENSE.

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT ISSUE OF THE FOLLOWING CODES. THE SITKA GENERAL CODE AND THE 2018 INTERNATIONAL RESIDENTIAL CODE.

DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR AND IN CHARGE OF MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION, SAFETY ISSUES AND FULFILLING THE APPLICABLE CODE REQUIREMENTS.

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ALL APPLIANCES TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS

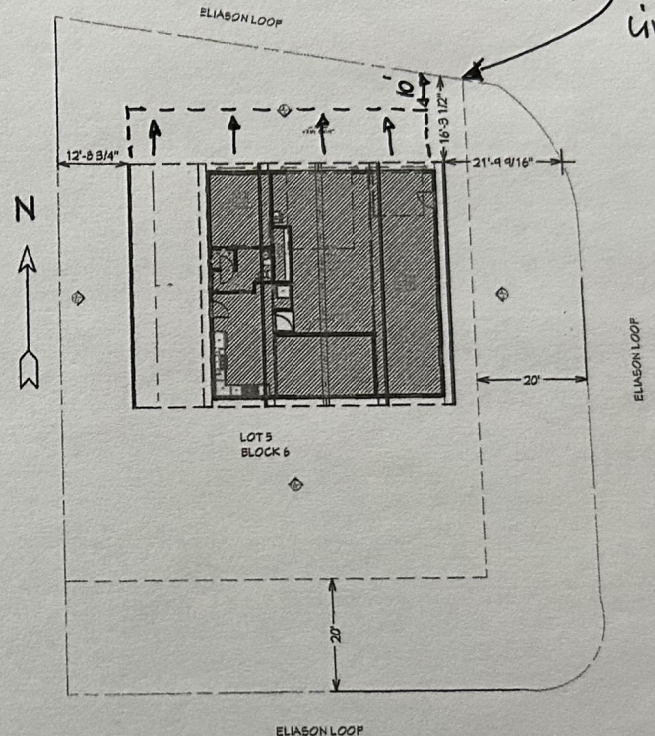
ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.

INS.
TIC R-38
ALLS R-21
FLOORS R-30

ALL CRAWL SPACE VENTING TO MEET THE REQUIREMENTS OF THE 2018 EDITION OF THE

move foundation north to 10' feet from property line.



PLOT PLAN 1 in = 20 ft

GENERAL NOTES:

INSULATED REINFORCED 4" SLAB WITH IN FLOOR RADIANT HEAT IN FLOOR HEAT WITH BOILER (4) ZONES AT 300 EACH

ON DEMAND WATER HEATER

ROCK WOOL INSULATION IN LIVING AREA

BLANKET INSULATION IN SHOP/STORAGE AREA

SITE PLAN / Floor Plan

REGISTERED ARCHITECT REGISTERED PROFESSIONAL ENGINEER
O'CONNOR 918 ELIASON LOOP
Project Overview
DRAWINGS PROVIDED BY: HIRAI DRAFTING & DESIGN
DATE:
3/26/24
SCALE:
SHEET:
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