

APPROVED ADDRESS NUMBERS SHALL BE PAINTED OR AFFIXED TO THE FRONT OF THE BUILDING IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 4" IN HEIGHT FOR RESIDENTIAL USE. THE NUMBERS SHALL BE AFFIXED PRIOR TO FINAL INSPECTION. (513) (UFG 10.301) (ORD 774)

A ROADSIDE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 3" IN HEIGHT.

BUILDING COMPONENTS:	
MAXIMUM ALLOWABLE AREA WINDOW GLASS	NO LIMIT
DOORS, OTHER THAN ENTRY	U = 0.28
MAIN ENTRY DOOR	U = 0.20
(MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-23
UNDERFLOOR INSULATION	R-38
FLAT CEILINGS	R-48
VAULTED CEILINGS	R-30
SKYLIGHT GLASS	U = .050
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measures (Select One)	1	High efficiency walls Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
	2	Upgraded features Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-38, and Windows—U-0.28 (average UA)
	3	Upgraded features Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling ^c —U-0.017/R-60, and Framed floors—U-0.026/R-38
	4	Super Insulated Windows and Attic OR Framed Floors Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling ^c —U-0.017/R-60 or Framed floors—U-0.026/R-38
	5	Air sealing home and ducts Mandatory air sealing of all wall coverings at top plate and air sealing checklist ^d , and Mechanical whole-building ventilation system with rates meeting ML503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope ^d or All ducts sealed with mastic ^b
	6	High efficiency thermal envelope UA ⁸ Proposed UA is 8% lower than the code UA
Conservation Measures (Select One)	A	High efficiency HVAC system ⁹ Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
	B	Ducted HVAC systems within conditioned space All ducts and air handlers contained within building envelope ^d Cannot be combined with Measure 5
	C	Ductless heat pump Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D	High efficiency water heater ^e Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product



FRONT ELEVATION

ALL EXTERIOR MATERIALS AND FINISHES ARE FOR PRESENTATION PURPOSES ONLY ACCRUAL MATERIALS, FINISHES, AND GRADE UP TO BUILDERS DISCRETION.

NOTE:
ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS

BUILDING INFORMATION

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS

PROJECT TYPE

NEW SINGLE FAMILY RESIDENCE

AREA

MAIN FLOOR AREA:	
GARAGE #1-#2	246 SQ.FT.
STUDIO	302 SQ.FT.
2ND FLOOR AREA (HOUSE)	801 SQ.FT.
3RD FLOOR AREA (HOUSE)	801 SQ.FT.

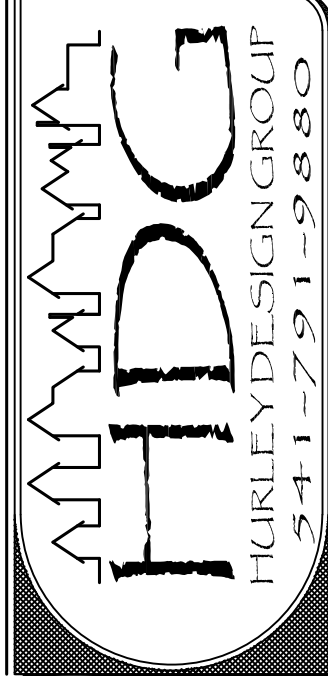
TOTAL FLOOR AREA	1904 SQ.FT.
ROOF DRAINAGE AREA	1026 SQ. FT.

DESIGN LOADS

A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D ₁
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1500 P.S.F.

GENERAL NOTES

- THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT, IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR. THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS.
- HEATING/ COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILDING OFFICIALS.
- PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILDING OFFICIALS.
- HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILD OFFICIALS.
- TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIGICATIONS AND ENGINEERING AS REQUIRED BY BUILDING OFFICIALS.



NEW TRIPLEX PLAN FOR:

LAPRAY PROPERTIES

ADDRESS

©
COPYRIGHT 2021

DATE: 7-29-2021

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

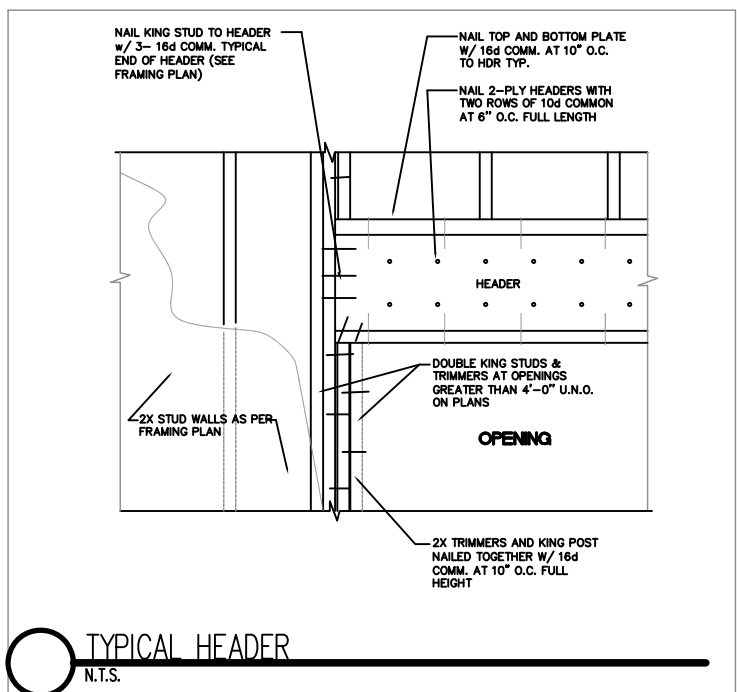
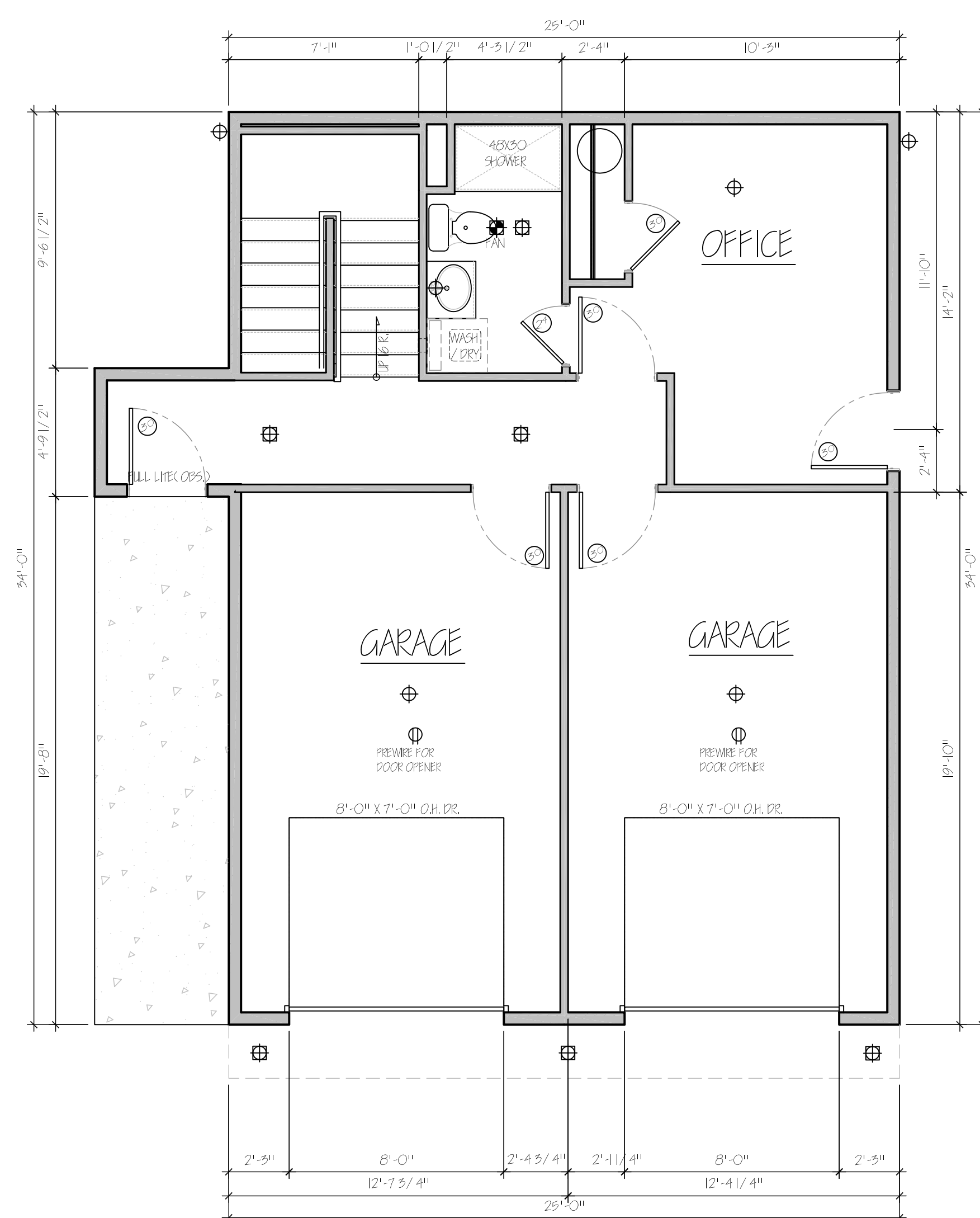
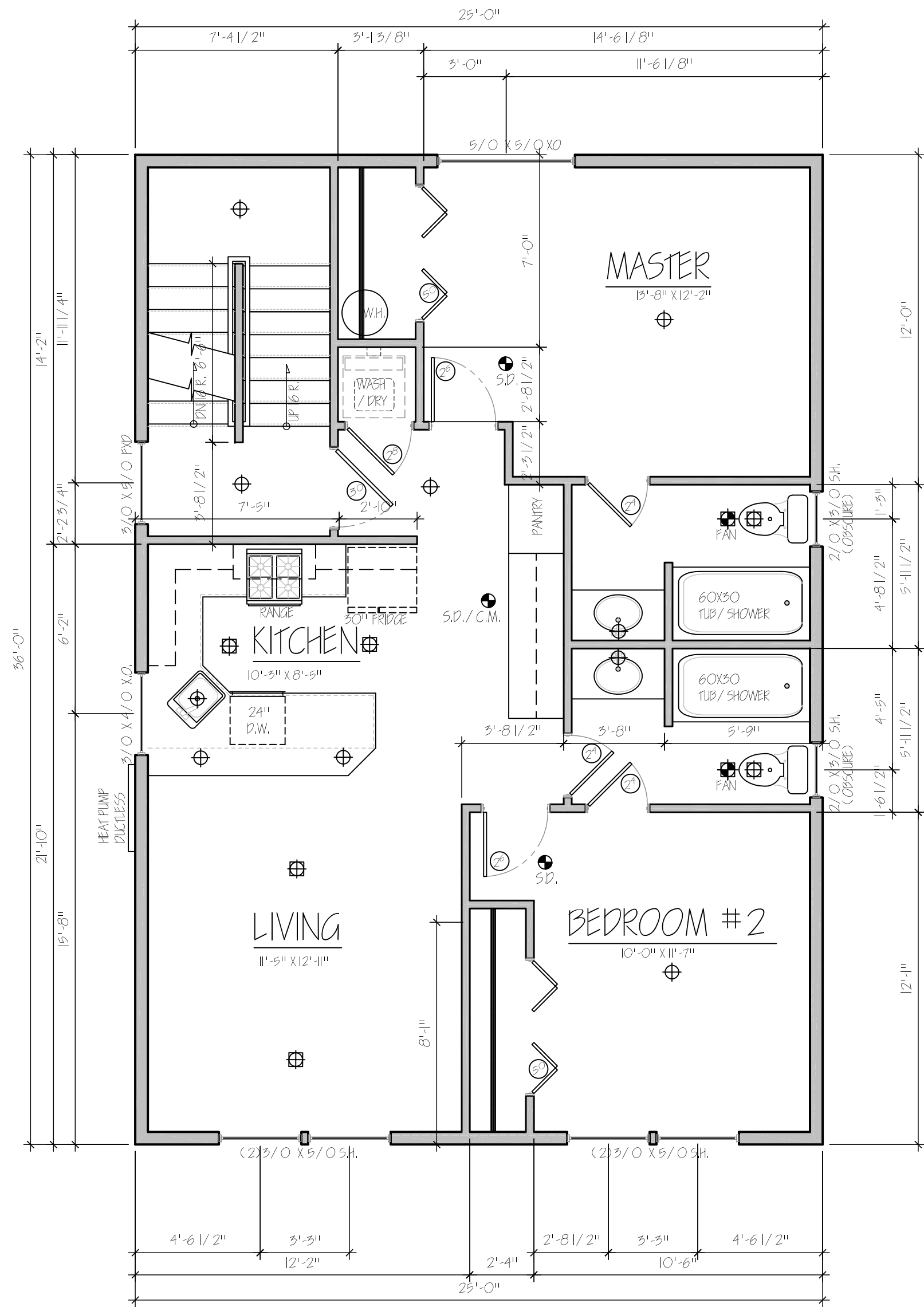
FILE # XXX

PROJECT: XXX

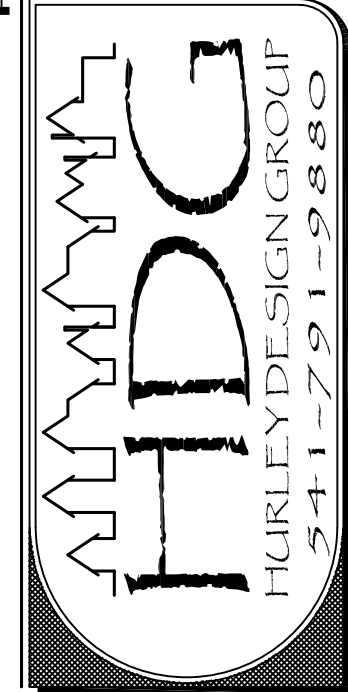
P
A
G
E

1

ELEVATION



MAIN FLOOR / 2nd FLOOR PLAN



NEW TRIPLEX PLAN FOR:

LAPRAY PROPERTIES

ADDRESS

© COPYRIGHT 2021

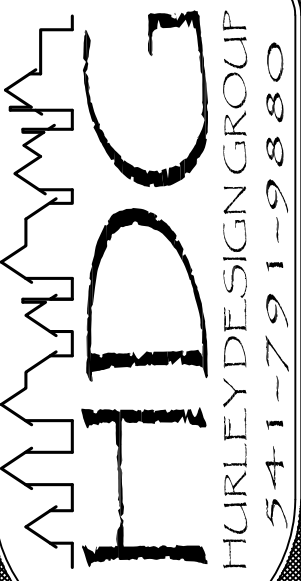
DATE: 7-29-2021

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

FILE # XXX

PROJECT: XXX

PAGE 3



NEW HOUSE SIX WILAN ADR: PLAN FOR:

LAPRAY PROPERTIES

ADDRESS



COPYRIGHT 2021

DATE: 7-29-2021

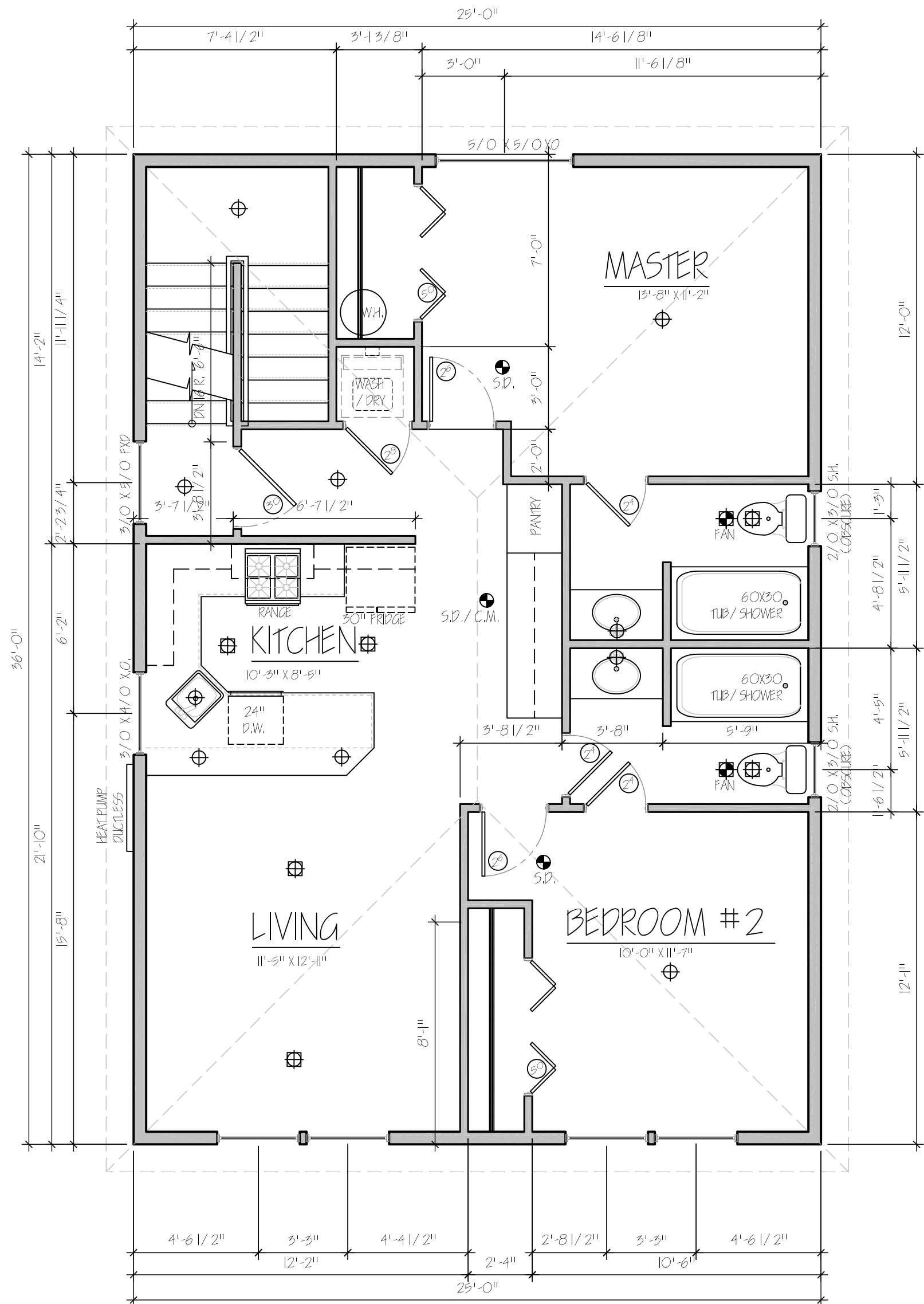
SCALE: $1/4" = 1'-0"$

E # XXX

PROJECT: XXX

A

4



3rd FLOOR PLAN.