

- GENERAL NOTES**
- FINISHED AREA: 231 SF
  - COVERED DECK AREA: 42 SF
  - BUILDING FOOTPRINT: 273 SF
  - BUILDING HEIGHT: 12'±
  - (SEE ELEVATION) (20' MAX)
- ALL WALLS HEIGHTS PER PLAN
  - ALL DOORS ARE LABELED IN FEET & INCHES. (EG. 3068 = 3'-0" WIDE, 6'-8" HIGH)
  - ALL WINDOWS ARE LABELED IN INCHES (EG. 34"x36" = 34" WIDE, 36" HIGH) & WINDOW OPERATION & WINDOW HEADER HEIGHT
- 01 = CABINETS DESIGN TBD
- R1 = ROOF: Composite asphalt shingle (Class A fire rating) on underlayment and 7/16" sheathing over 2x rafter framing system. Insulation per IECC
  - F1 = FRAMED FLOOR SYSTEM: 2x8 sub-floor on 2x framing system. Refer to Floor Framing Plans. Fire protection of floors per IRC R302.13.
  - W1 = EXTERIOR WALL: 2x6 wood studs 16" O.C., double top plates w/ 48" minimum laps. Exterior solidly sheathed. Insulation, vapor barrier (warm side). Finish interior face w/ 1/2" gypsum board. Exterior face, 7/16" OSB sheathing.
  - W2 = FOUNDATION SYSTEM: Post to concrete foundation. Foundation excavation is required to be observed by a licensed engineer prior to setting forms

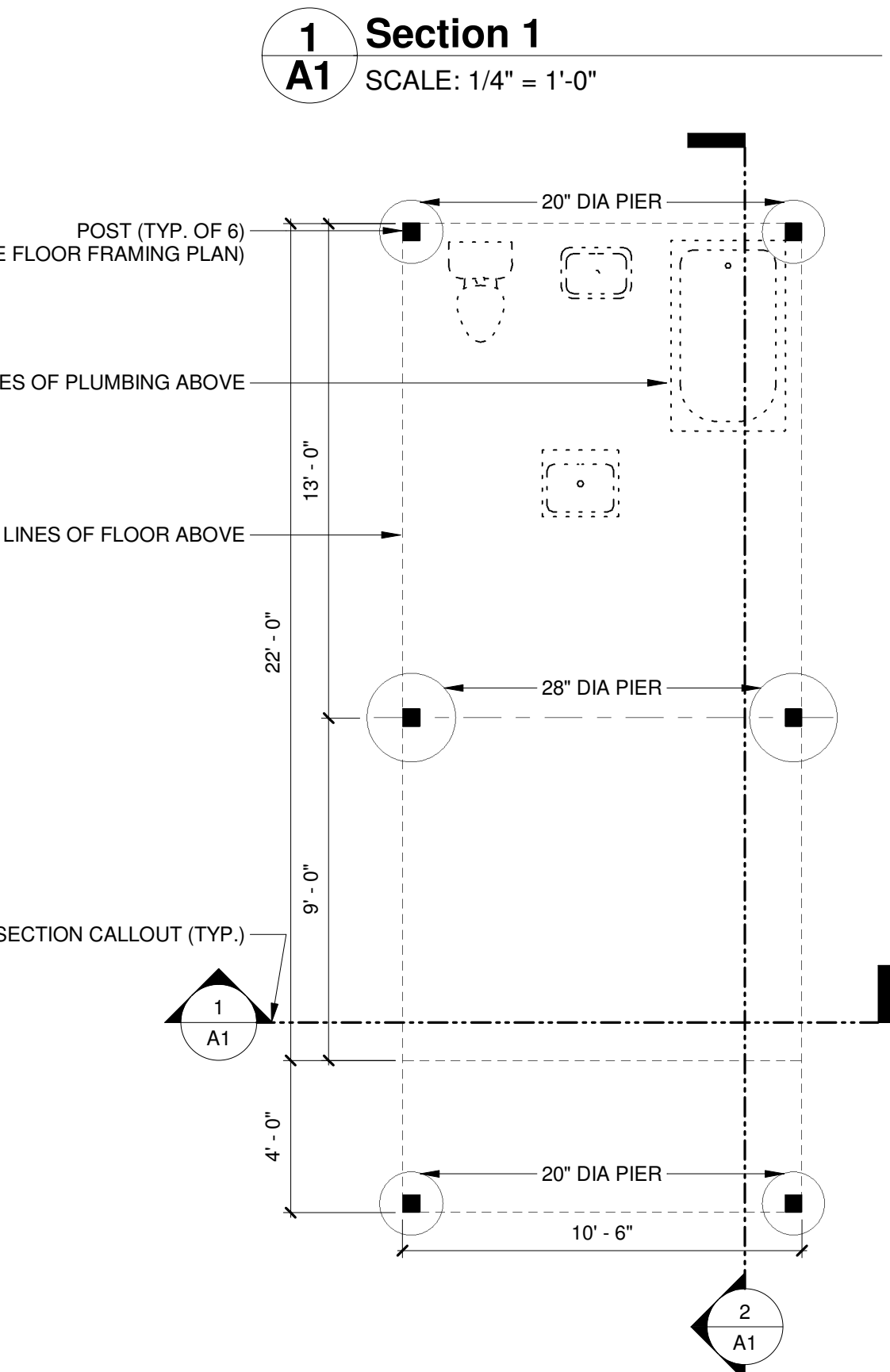
- ELECTRICAL NOTES**
- ALL ELECTRICAL WORK TO MEET OR EXCEED ALL LOCAL CODES.
  - BRANCH RECEPTACLES CIRCUIT, LIGHTS CEILING FANS & SMOKE DETECTORS SERVING BEDROOMS TO BE ARC-FAULT CIRCUIT INTERRUPTERS.
  - PROVIDE (2) DEDICATED 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN.
  - PROVIDE A DEDICATED 20 AMP BRANCH CIRCUIT TO SERVICE THE REQUIRED BATHROOM OUTLETS.
  - LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES TO BE LABELED "SUITABLE FOR DAMP LOCATIONS".
  - ALL INCANDESCENT LIGHT FIXTURES RECESSED INTO INSULATED CEILING SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
  - ALL EXTERIOR OUTLET CIRCUITS ARE TO BE GFCI PROTECTED.
  - OCCUPANCY SENSORS TO BE INSTALLED PER 2021 IECC R404.2
  - EXTERIOR LIGHTING CONTROLS PER 2021 IECC R404.3

**PLUMBING NOTES**

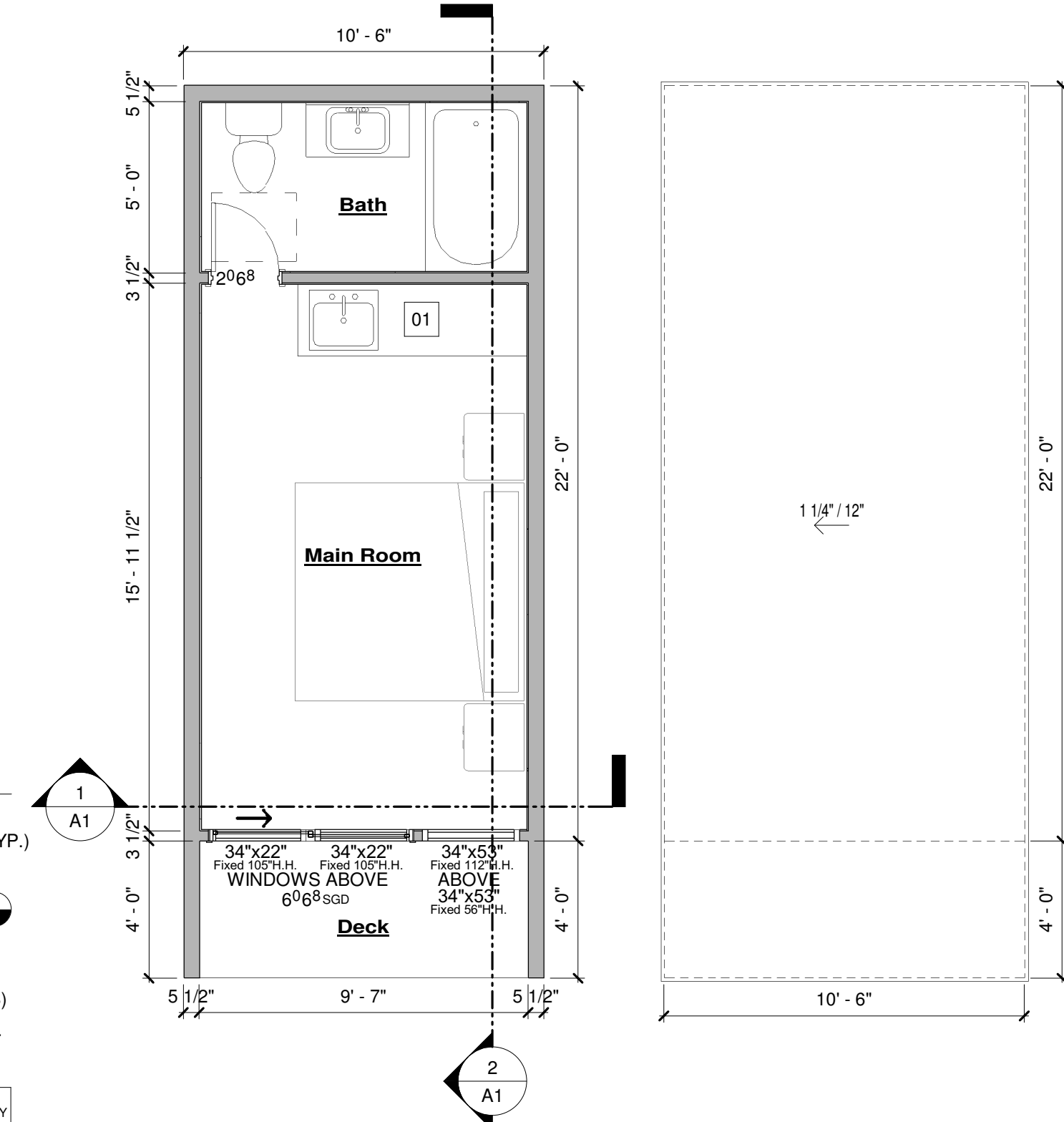
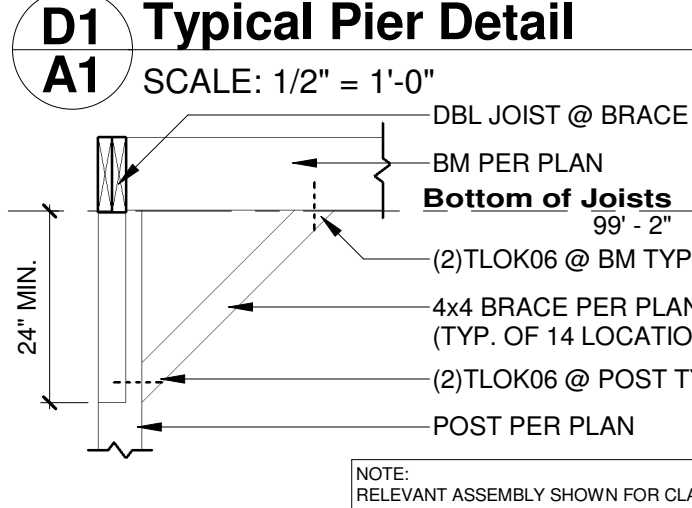
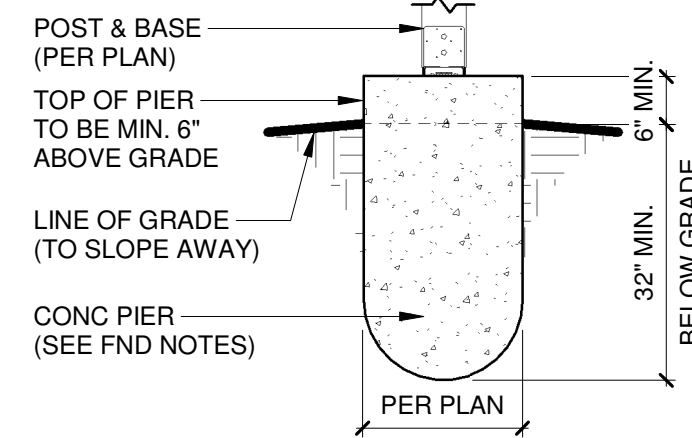
- ALL PLUMBING WORK TO MEET OR EXCEED ALL LOCAL CODES.
- ALL FIXTURES TO BE NRTL LISTED.
- MAXIMUM WATER SUPPLY FIXTURE UNITS PER WATER PIPE SIZE

| PIPE SIZE UNITS | FIXTURE UNITS |
|-----------------|---------------|
| 1/2             | 3             |
| 3/4             | 9.5           |
| 1               | 32            |

- HOT WATER PIPE INSULATION PER IECC R403.5.2



- FOUNDATION NOTES**
- SOIL BEARING: 1500 PSF MIN. (ASSUMED)
  - CONCRETE TO BE 3000 PSI NORMAL WEIGHT, AIR ENTRAINED, TYPE II SULFATE RESISTANT
  - FOUNDATION EXCAVATION IS REQUIRED TO BE OBSERVED BY A LICENSED ENGINEER PRIOR TO SETTING FORMS.
  - INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION
  - ALL GRADES SHALL SLOPE AWAY FROM ANY STRUCTURE A MINIMUM OF 5% OR 6" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED BY LICENSED ENGINEER OBSERVING EXCAVATION. STEP FOUNDATION AS PER GRADE CONDITIONS.



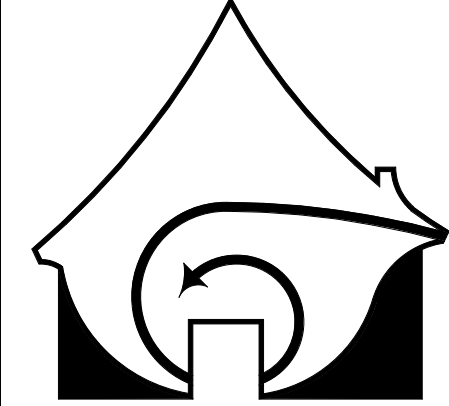
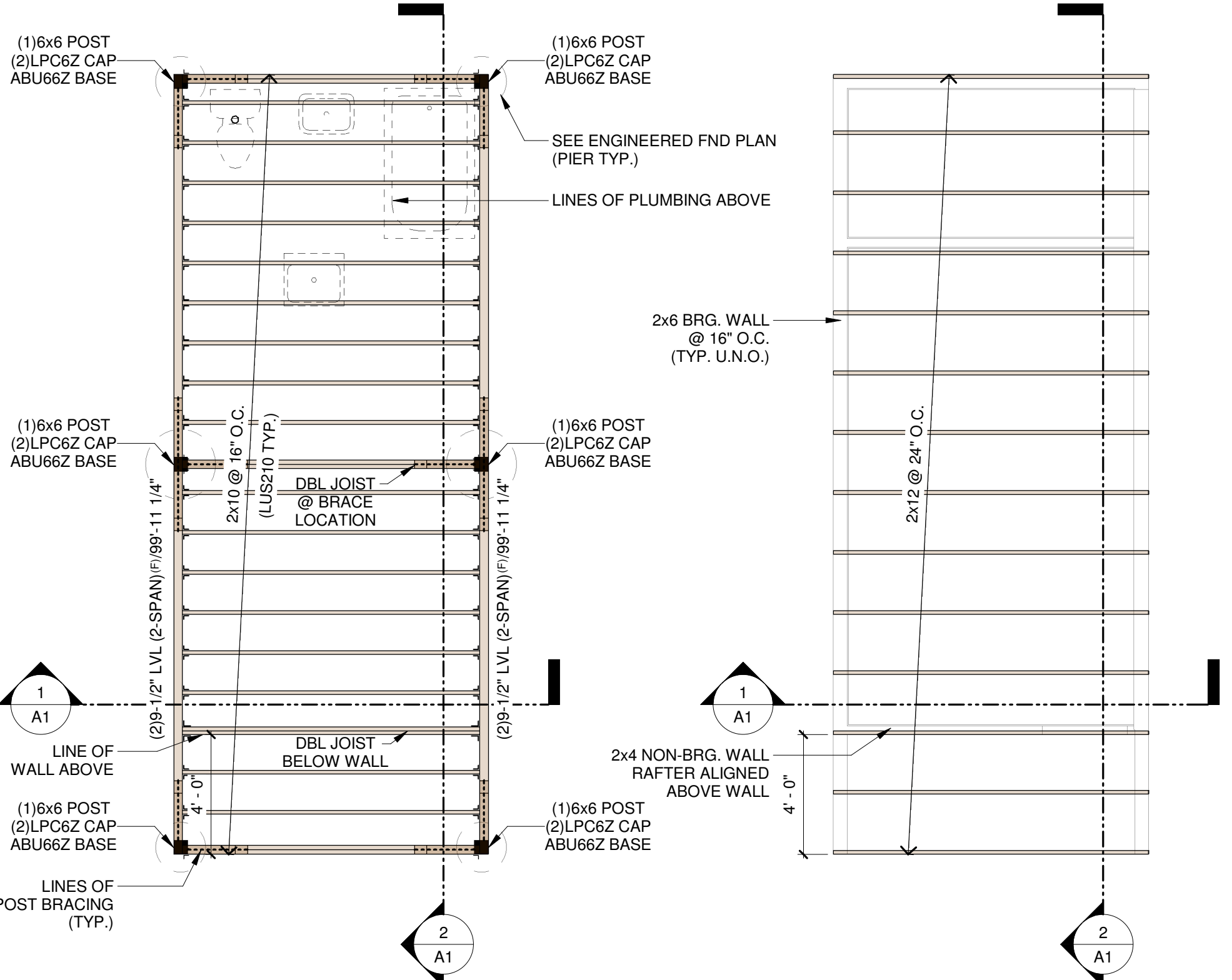
**LOADING INFORMATION**

2021 IRC  
2023 PRRBC

|              |                    |
|--------------|--------------------|
| WIND LOAD:   | 130 MPH (Ultimate) |
|              | EXPOSURE 'C'       |
| ROOF LOADS:  | LIVE LOAD= 40# PSF |
|              | DEAD LOAD= 15# PSF |
| FLOOR LOADS: | LIVE LOAD= 40# PSF |
|              | DEAD LOAD= 10# PSF |

- FRAMING NOTES**
- U.N.O. ALL FLOOR JOISTS ARE 2x10 DF #2 @ 16" O.C. w/LUS210 OR LUC210Z (TYP.) - INSTALL PER MANUFACTURERS RECOMMENDATIONS
  - ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING & MECHANICAL INSTALLATION
  - ROOF FRAMING SHALL BE IN ACCORDANCE WITH IRC SECTION R802 WOOD ROOF FRAMING
  - U.N.O. ALL ROOF RAFTERS ARE 2x12 DF#2 OR BETTER.
  - PROVIDE 1-H2.5T CLIP PER PLY @ EACH RAFTER BRG POINT @ EACH END OF RAFTER NOT UTILIZING OTHER ANCHORS: U.N.O.
  - BIRD MOUTH CUT (TYP. U.N.O.) PER R802.7

- WALL BRACING INFORMATION**
- UNLESS NOTED OTHERWISE: REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH 7/16" OSB SHEATHING. APA RATED STRUCTURAL 2416
- CONNECTION CRITERIA:**  
8d COMMON (2 1/2"x0.113") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x1 3/4" STAPLES, AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS).



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PROJECT NAME:  
**10.5x22 TINY HOME**  
PROJECT ADDRESS:  
16315 RICKENBACKER AVE,  
MONUMENT, CO 80132

FILE NO.  
PPR2443

**NOT FOR CONSTRUCTION**

**REVISIONS:**

| NUMBER | DATE |
|--------|------|
|        |      |

ARCHITECTURAL:  
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ELEVATIONS,  
SECTIONS, PLAN &  
STRUCTURAL  
SHEET  
**A1**  
OF 1 SHEETS