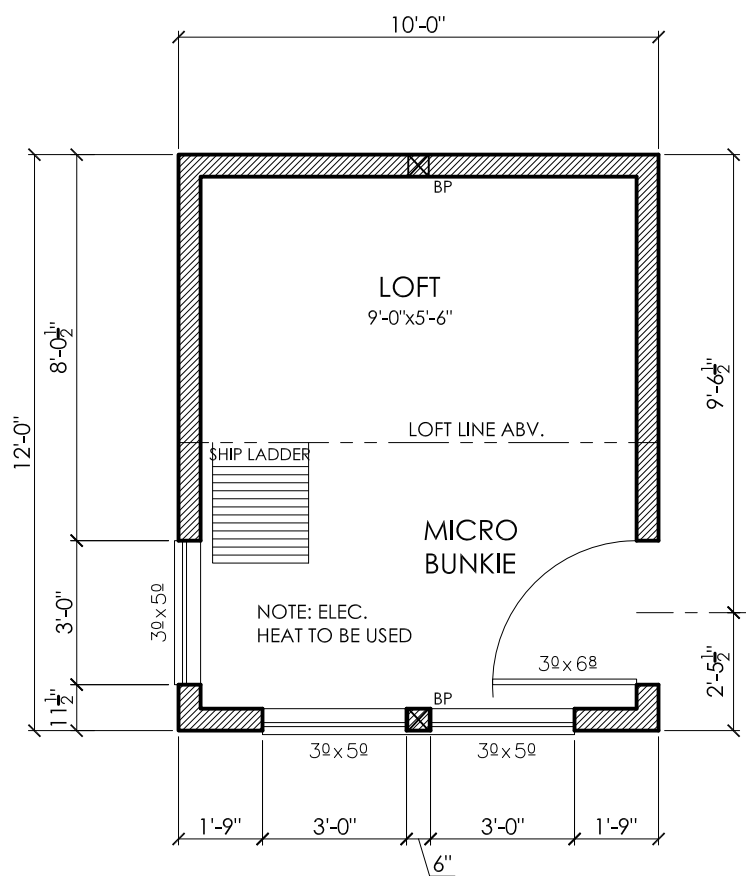


LEVEL #1 AREA SQ. FT. 120 SQ. FT. LIVING SPACE
LEVEL #2 AREA SQ. FT. 60 SQ. FT. LOFT SPACE
GARAGE SQ. FT.
BASEMENT SQ. FT.
ENTRY PORCH SQ. FT.
DECK SQ. FT.
OTHER SQ. FT.
OTHER SQ. FT.
OTHER SQ. FT.

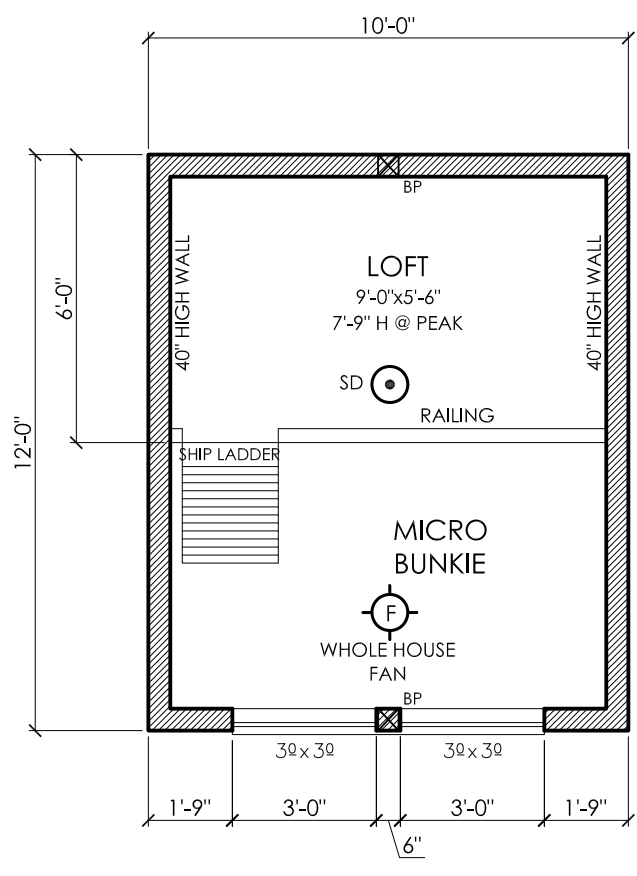
LEGEND

- SD SMOKE DETECTOR, WIRED IN, BATTERY BACKUP
- EXHAUST FAN, 50 CFM, UNLESS NOTED
- NOTED BEARING POINT (ALL BP LOCATIONS TO HAVE DBL. 2"x6" MIN. UNDER)



**"MICRO BUNKIE"
MAIN FLOOR PLAN**

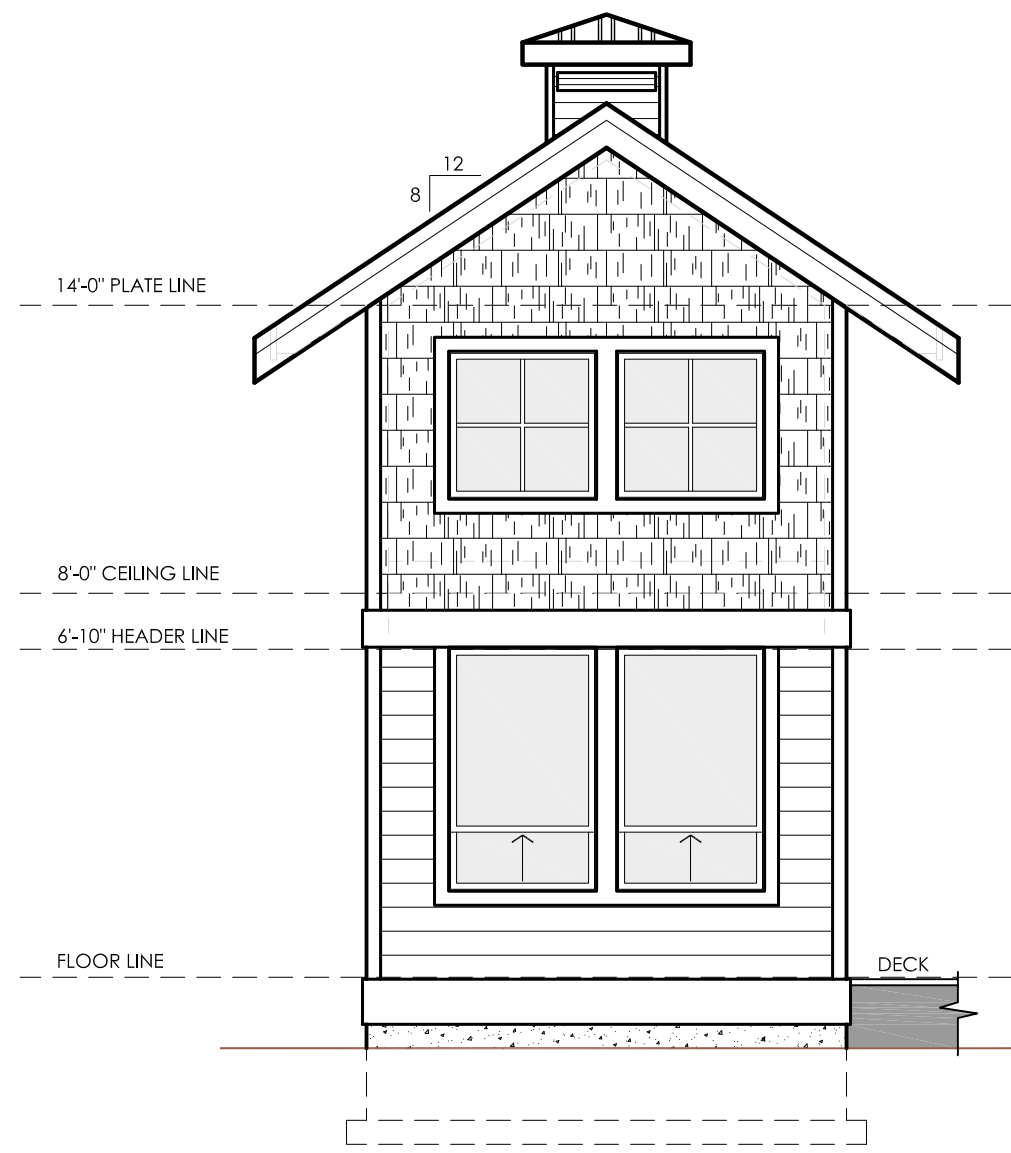
SCALE: 1/4" = 1'-0"



**"MICRO BUNKIE"
LOFT FLOOR PLAN**

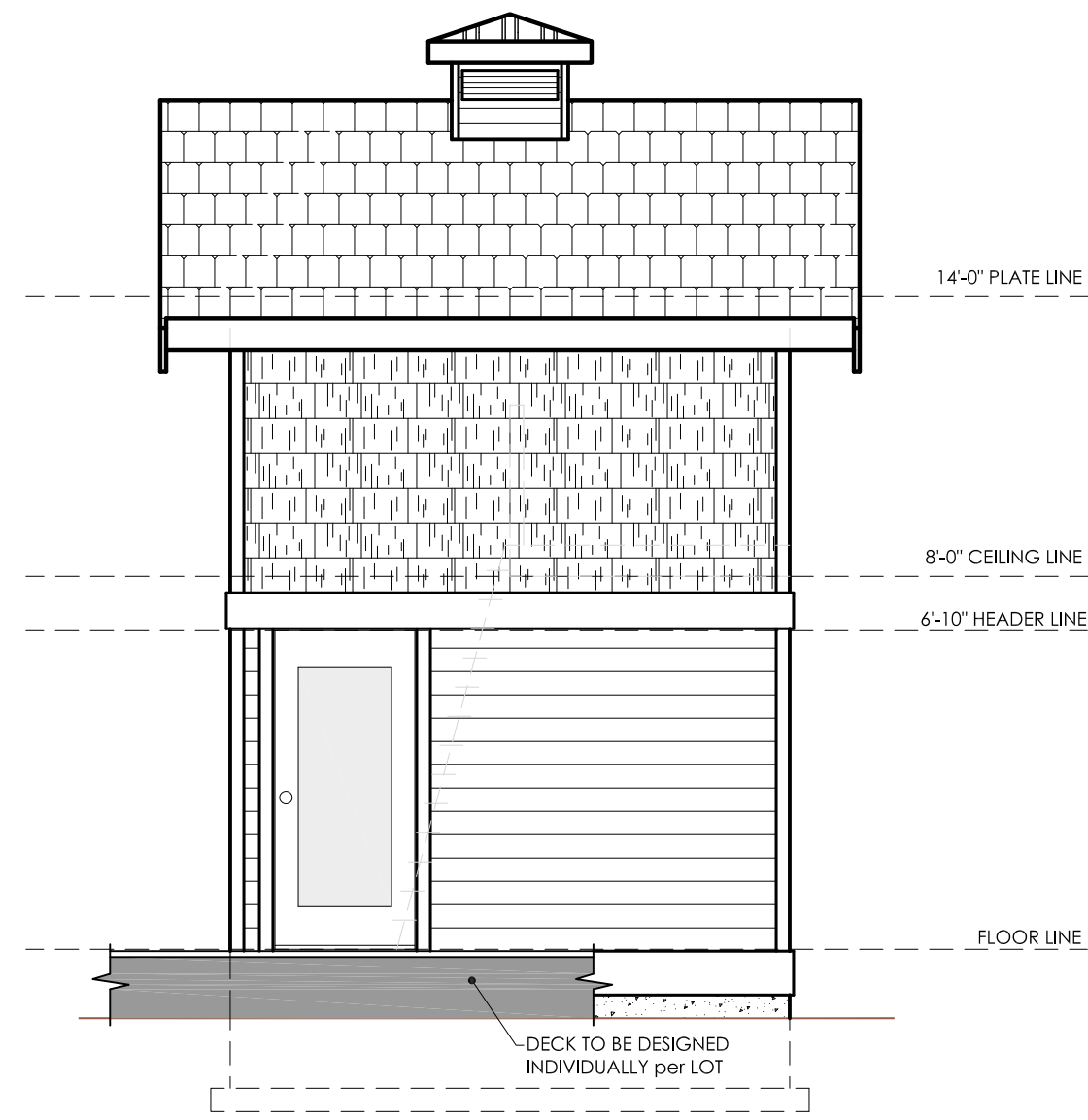
SCALE: 1/4" = 1'-0"

NOTE:
ALL WALLS SHOWN @ 5/8" FOR FRAMING DIMENSIONS.



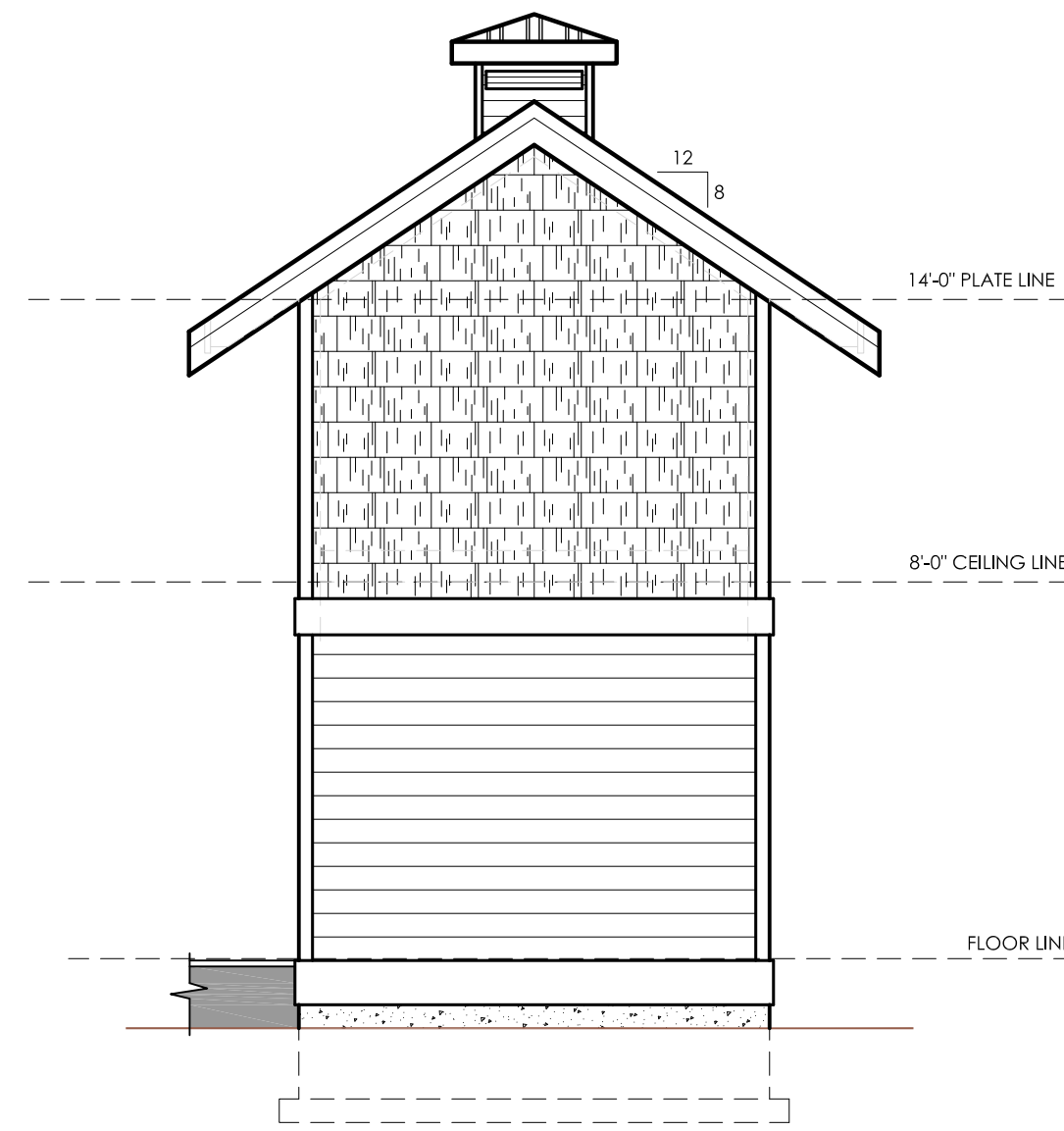
FRONT ELEVATION

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



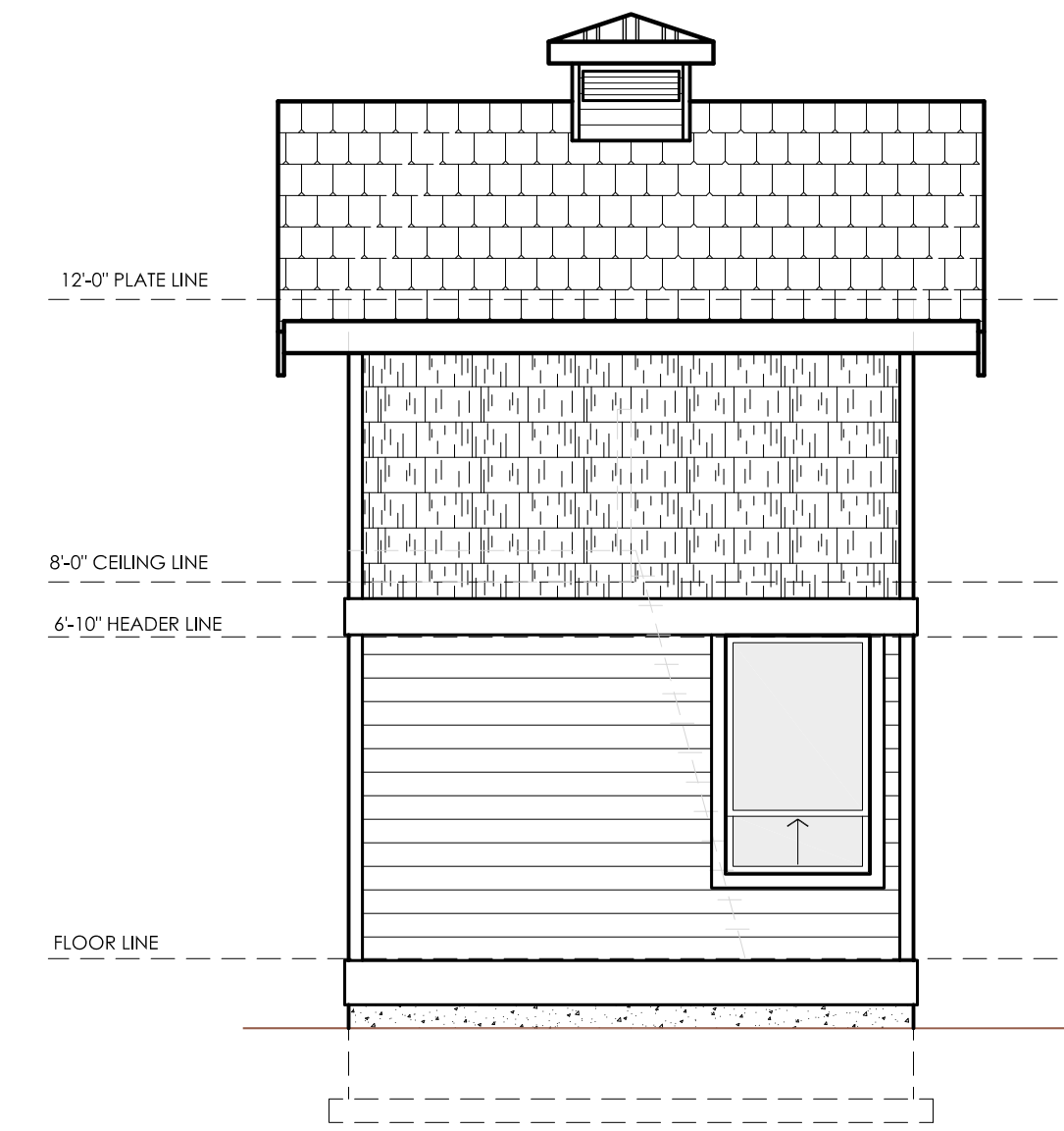
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

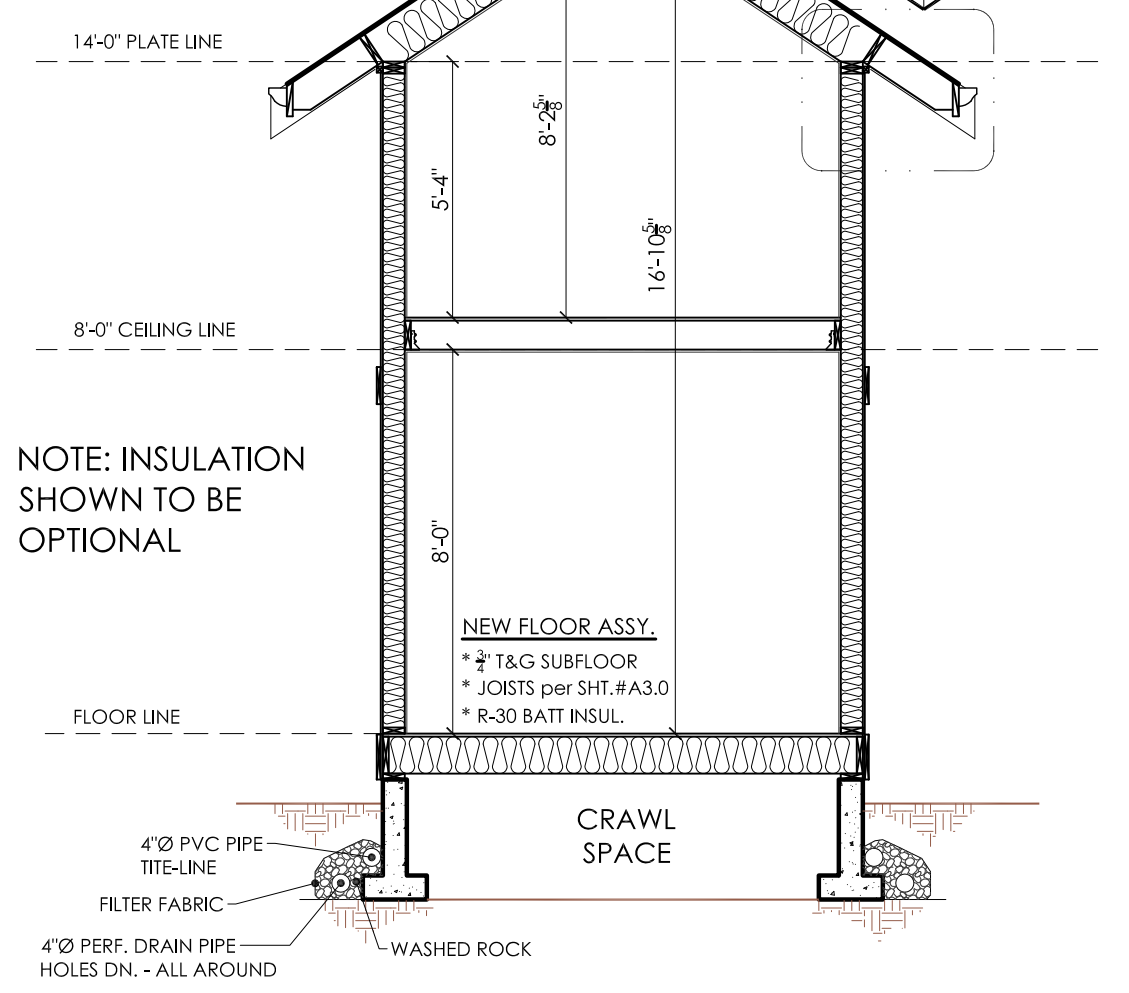
CONSTRUCTION SPEC'S:

1. GENERAL NOTES:
 - A. SEISMIC USE GROUP I, CATEGORY II, SITE CLASS D
 - B. WIND EXPOSURE 'D' & SPEED 85mph
 - C. LIVE LOADS: FLOOR 40 PSF, SNOW 25 PSF
 - D. BALCONY 40 PSF
 - E. DEAD LOADS: ROOF 15 PSF, FLOOR 13 PSF, WALLS 12 PSF
 - F. FASTENER SCHEDULE TO BE IN ACCORDANCE W/TABLE R602.3 (1-2) IRC
 - G. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN R308.4 (IRC) TO BE TEMPERED TO TABLES R308.3.1 (1-2).
2. FRAMING:
 - A. STRUCTURAL BEAMS & HEADERS TO BE AS SPECIFIED ON PLANS.
 - B. EXTERIOR AND BEARING WALLS TO BE 2"x6" @ 16" O.C. #2 HF KD OR BETTER. CONSTRUCTION TO CONFORM TO IRC SECTIONS R602.3 & R602.4.
 - C. ALL EXTERIOR WALLS TO BE SHEATHED W/1/2" OSB OR 1/2" STRUCTURAL PLYWOOD. SEE ALSO IRC TABLES R602.3(3&4).
 - D. ALL HEADERS TO BE 4"x10" #2DF, UNLESS NOTED OTHERWISE ON PLANS. SEE IRC SECTION R602.7 ALSO.
 - E. ALL CONNECTORS ARE SPECIFIED AS SIMPSON, EQUIVALENT LUMBERLOCK CONNECTORS WILL BE SATISFACTORY.
 - F. ALL NOTCHING & DRILLING OF FRAMING TO BE DONE IN ACCORDANCE WITH IRC SECTION 602.6.

3. ENERGY CODE, COMPLY W/WASHINGTON ENERGY CODE:
 - A. ALL WINDOWS & DOORS TO BE SEALED INTO WALL W/CAULKING & WEATHERSTRIPPING.
 - B. ALL FRAMING INTERSECTIONS BETWEEN UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE.
 - C. ALL PENETRATIONS FOR PLUMBING, WIRING & DUCTING TO BE SEALED.
 - D. VENTILATION DUCTS SHALL HAVE R-4 INSULATION COVERING.
 - E. WHOLE BUILDING VENTILATION TO BE SIZED PER CURRENT STATE OF WASHINGTON VENTILATION CODE, W/FAN NOISE RATED AT 1.5 SONES.
4. INSULATION:
 - A. ROOF/CEILING TO HAVE R-38 (VAULTED) & NON-VENTED CONSTRUCTION.
 - B. CRAWL SPACE FLOOR ASSEMBLY TO HAVE R-30 BATT INSULATION.
 - C. EXTERIOR WALLS TO HAVE R-21 BATT INSULATION.
 - D. ALL EXTERIOR WALLS, TO HAVE ONE OF THE FOLLOWING AS A TYPE OF VAPOR BARRIER:
 1. "TYVEK" WRAP
 2. "TYPAR" WRAP
 3. 15# FELT PAPER
 INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH WINDOW & JOINT TAPE PER IRC 703.2 & TABLE IRC 703.4

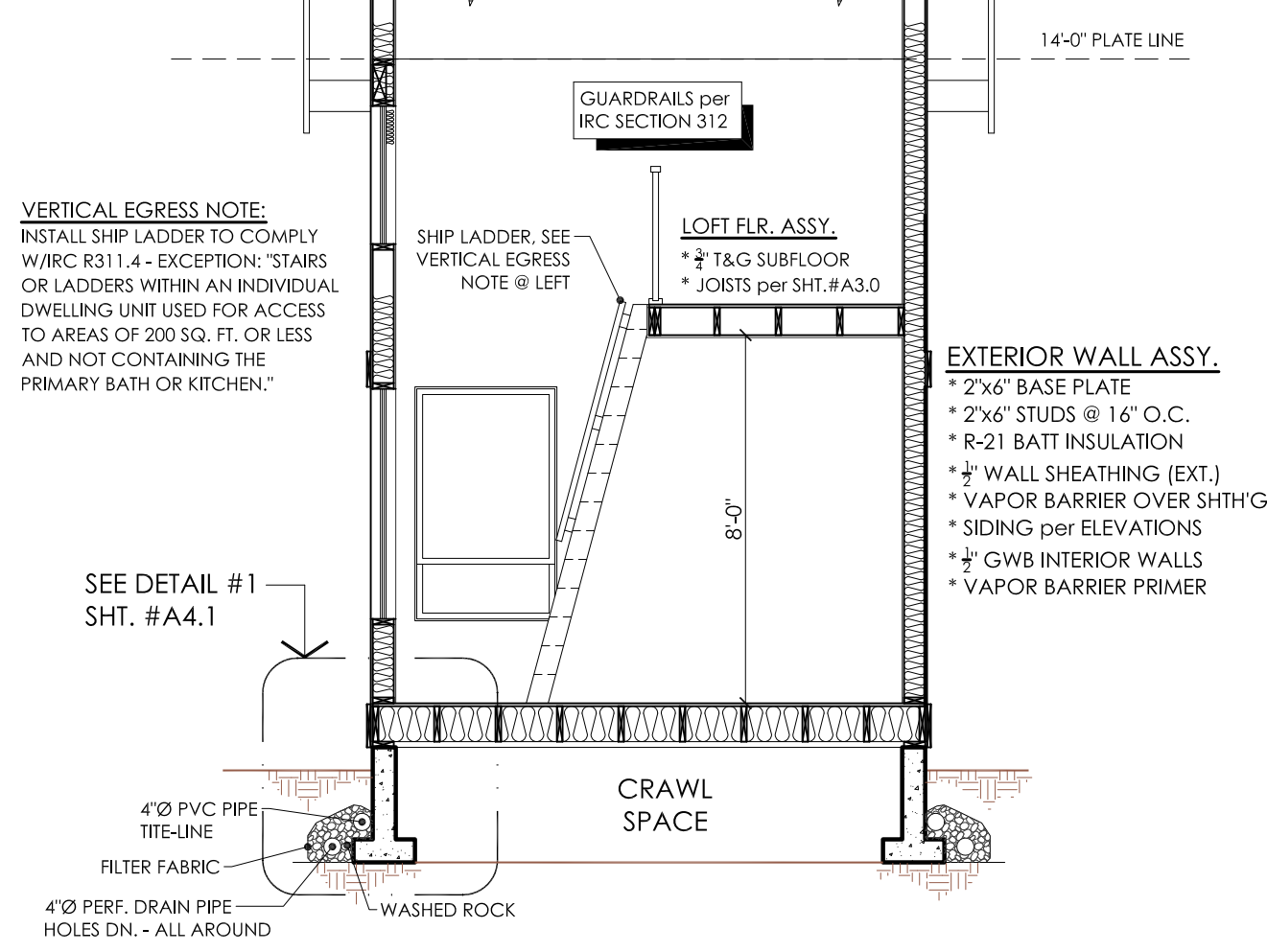
5. FOUNDATION:
 - A. FOUNDATION WALLS AND CONCRETE SLABS TO BE CONSTRUCTED PER THESE DOCUMENTS AND 2012 IRC CHAPTER 4, FOUNDATIONS. SEE SHEET #A3.0 ALSO.
6. FLASHING:
 - A. CONTRACTOR TO INSTALL ADEQUATE FLASHING @ ALL WATER INFILTRATION POINTS SUCH AS BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONIES AND ROOF VALLEYS.
 - B. 2012 IRC CODES:
 - ROOF FLASHING: 905.2.8 / 905.4.6
 - OTHER FLASHING: 905.2.8.5
 - FLASHING & COUNTER FLASHING: 905.3.8
 - WATERPROOFING WEATHER EXPOSED AREAS I.E. DECKS, BALCONIES, EXTERIOR WALL OPENINGS: 703.8
 - MASONRY: R703.7.5

- ROOF ASSY.**
- * ROOF FRAMING per SHT. #A3.0
 - * ASPHALT SHINGLES (30 YR. MIN.)
 - * 15# ROOFING PAPER MIN.
 - * 24"/16 SHEATHING (MIN.)
 - * "H" CLIPS @ SHEATHING SEAMS
 - * R-38 HI-DENSITY INSULATION
 - * NON-VENTED
 - * TYPE 'X' GWB



BUILDING SECTION 1-1

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



BUILDING SECTION A-A

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

REVISIONS

A	
1	RELEASED FOR CONST.
2	REVISED HEIGHT & LADDER LOC.
3	
4	
5	

APPROVAL/DATE

A	
1	GOK 1.27.2015
2	GOK 2.02.2016
3	
4	
5	

SEABRIGHT FARM

FLOOR PLAN & ELEVATIONS

PROJECT DESCRIPTION
**NEW DETACHED "MICRO -
BUNKIE" SEABRIGHT FARMS
PT. ROBERTS, WA**

DATE	11.06.2013
DRAWN BY	GOK
DESIGNED BY	GOK
SCALE	1/4" = 1'-0"

SHEET No.

A2.0

If this drawing is printed on a sheet less than 24" x 36", it is a reduced print and scaling will not be accurate (Not to Scale).