© Copyright 2006 EVEREST CONSTRUCTION, LLC

THIS PLAN FOR WORK FOR HIRE IS PROPERTY OF EVEREST CONSTRUCTION, LLC. REPRODUCTION OR USE OF ALL OR ANY PART OF THIS PLAN IS PROHIBITED WITHOUT WRITTEN WRITTEN PERMISSION.

WINDOW NOTES

Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where openings are provided as a means of escape they shall have a sill height of not more than 44" above the floor. (IRC 2006 Section R310.1)

The minimum net clear opening height shall be 24" (IRC 2006 Section R310.1.2)

The minimum net clear opening width shall be 20" (IRC 2006 Section R310.1.3)

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 Sq. Ft. Basements, Grade floor openings shall have a minimum net clear opening of 5 Sq. Ft (IRC 2006 Section R310.1.1)

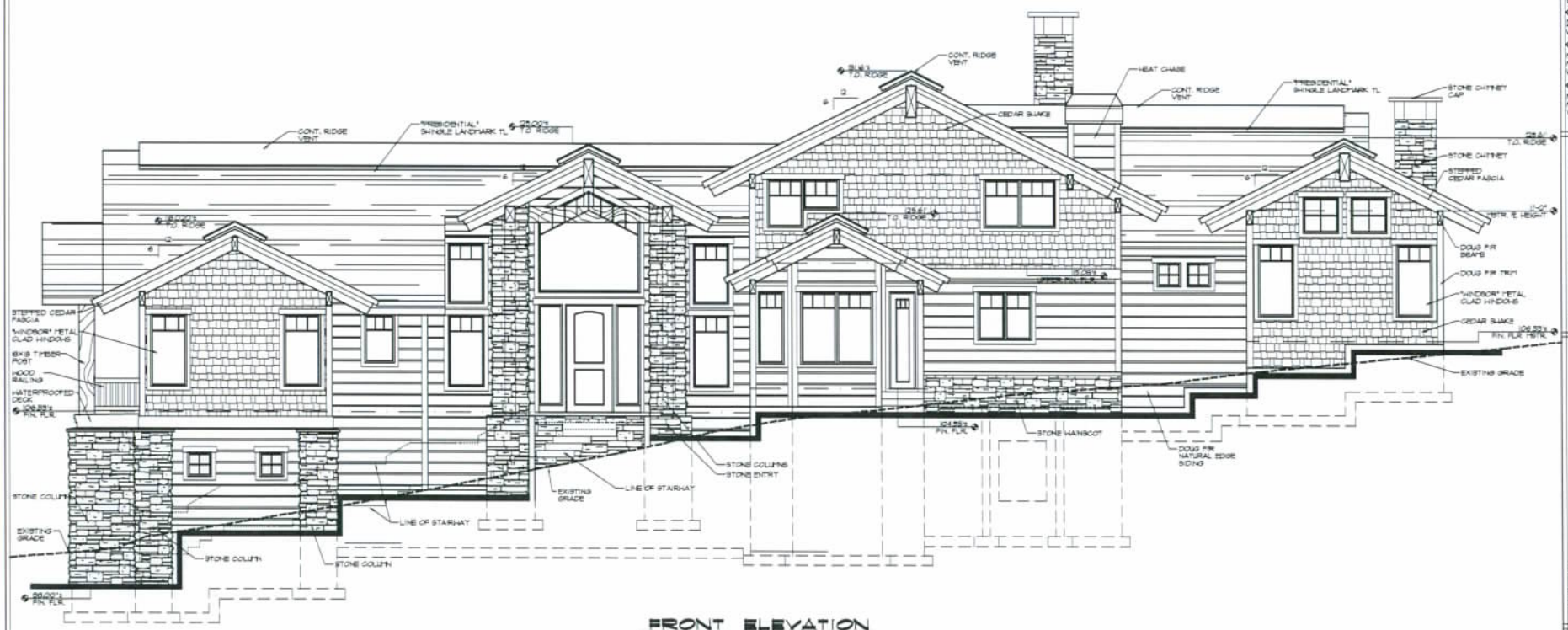
All habitable rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such rooms. (IRC 2006 Section R303.1)

Windows with bottom edge less than 18" above the floor to be of tempered glass (IRC 2006 Section R308.4 #7.2)

ATTIC VENTILATION NOTES

The total net free ventilation area shall not be less than 1/150 of the area of the space ventilated except that the total area is permitted to be reduced to 1/300 provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated. (R.C. 2006 Section R806.2)

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. (R.C. 2006 Section R806.3)



FRONT ELEVATION

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

REVISIONS:

1. 8/7/06 DRC comments, updated site plan, landscape plan, grading changes
2. 9/14/06 DRC comments, drop garage floor grade, realign road
3. 9/18/06 DRC comments, updated set
4. 9/18/06 redo floor drop 8" new layout of area around well detail
5. 10/16/06 lower fireplace near window vault added

EVEREST CONSTRUCTION, LLC

DESIGNED BY: DONNIE H. DISKIN
PO BOX 1147 KONA, HI. 96745
PH. 808.325.3600 FAX 808.325.3646

PLANNED FOR:

WARNKE RESIDENCE

LOT 4 IN BLOCK 4 IN PINNACLE ESTATES-TAMARACK RESORT
TAMARACK RT-2 ICE VALLEY COURT, IDAHO

PROJECT:	05121
FILE:	05121-Alaley1
DATE:	6/6/05/06
DRAWN:	kp-sthg

SHEET NO. A1