

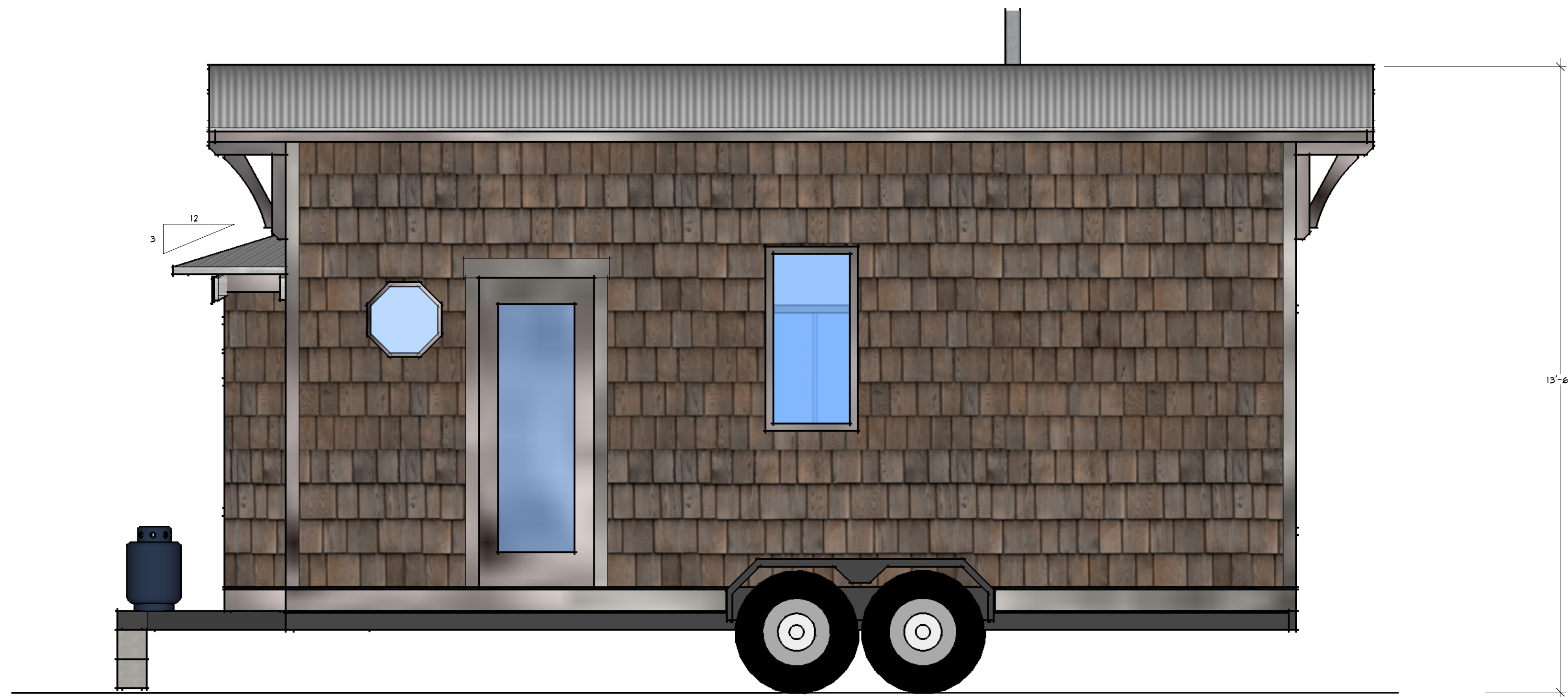
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STUDY PLANS - NOT FOR CONSTRUCTION



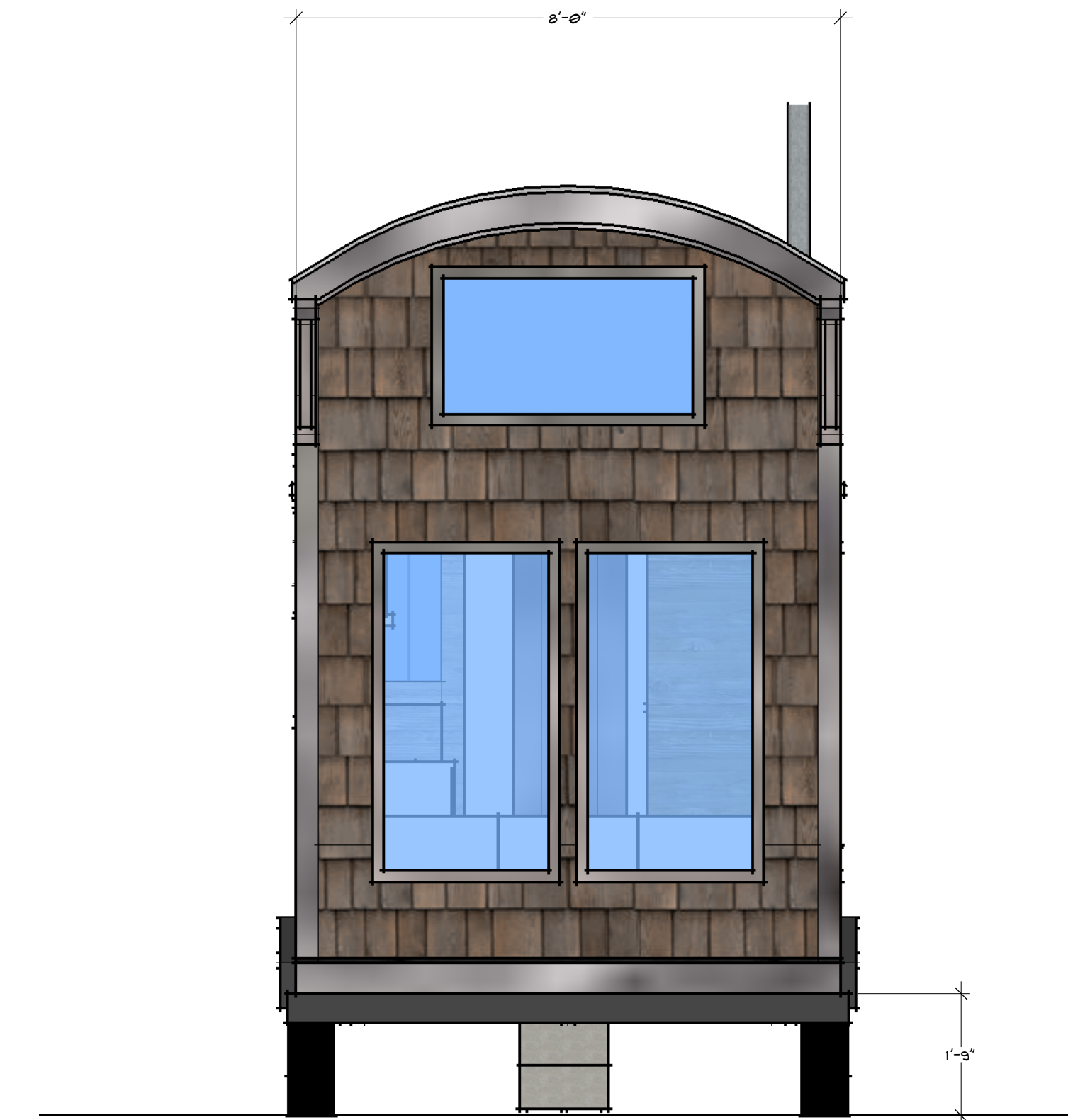
SMALL HOUSE CATALOG  
1574 Gulf Road #207  
Point Roberts, WA 98281  
619-787-9272  
SMALLHOUSECATALOG.COM

## NO. 30 - THE BOHEMIAN TINY HOUSE

CREATED: 12.1.14 / REVISED: 4.15.16 / REVISED 11.1.17



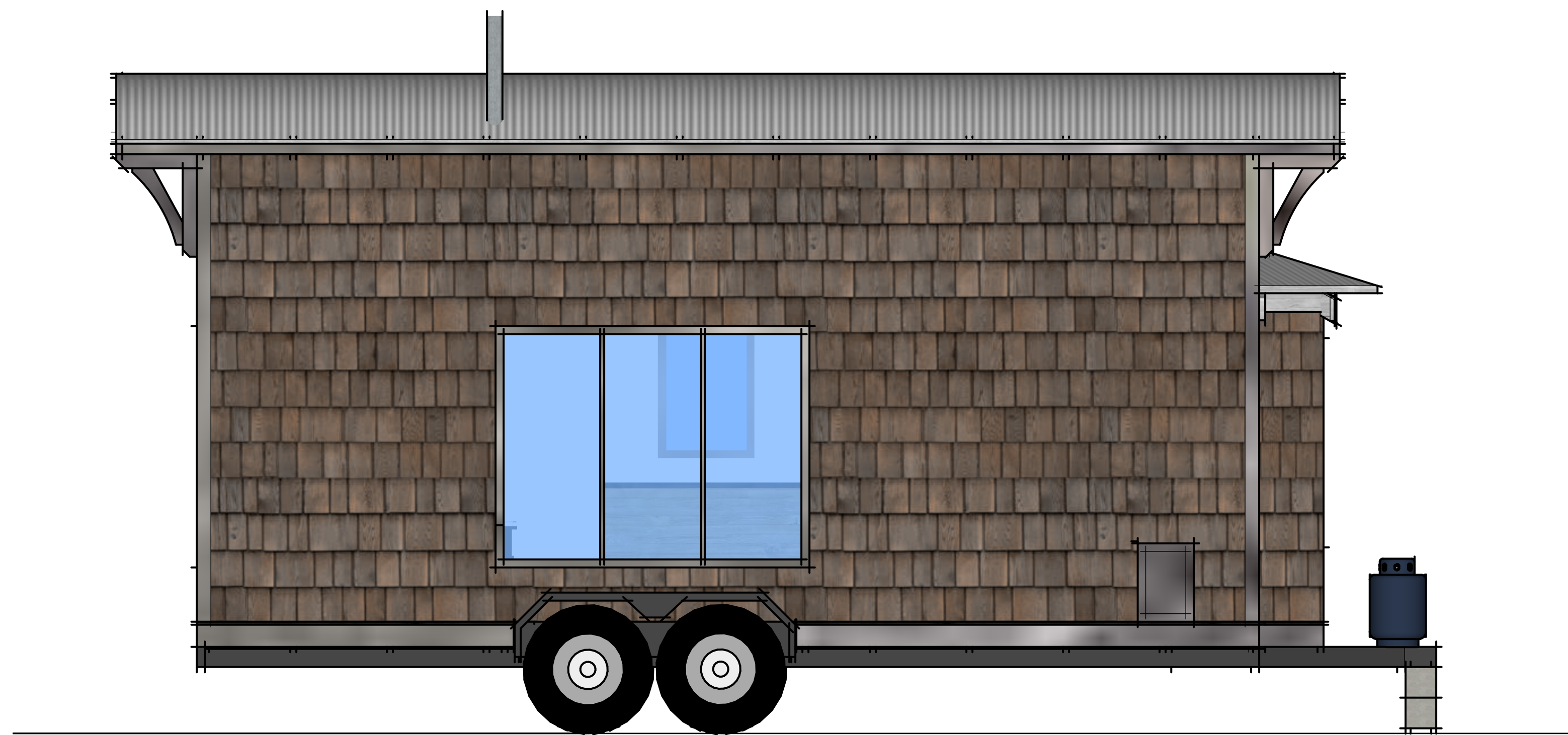
1 RIGHT (ENTRANCE) SIDE ELEVATION  
1/2" = 1'



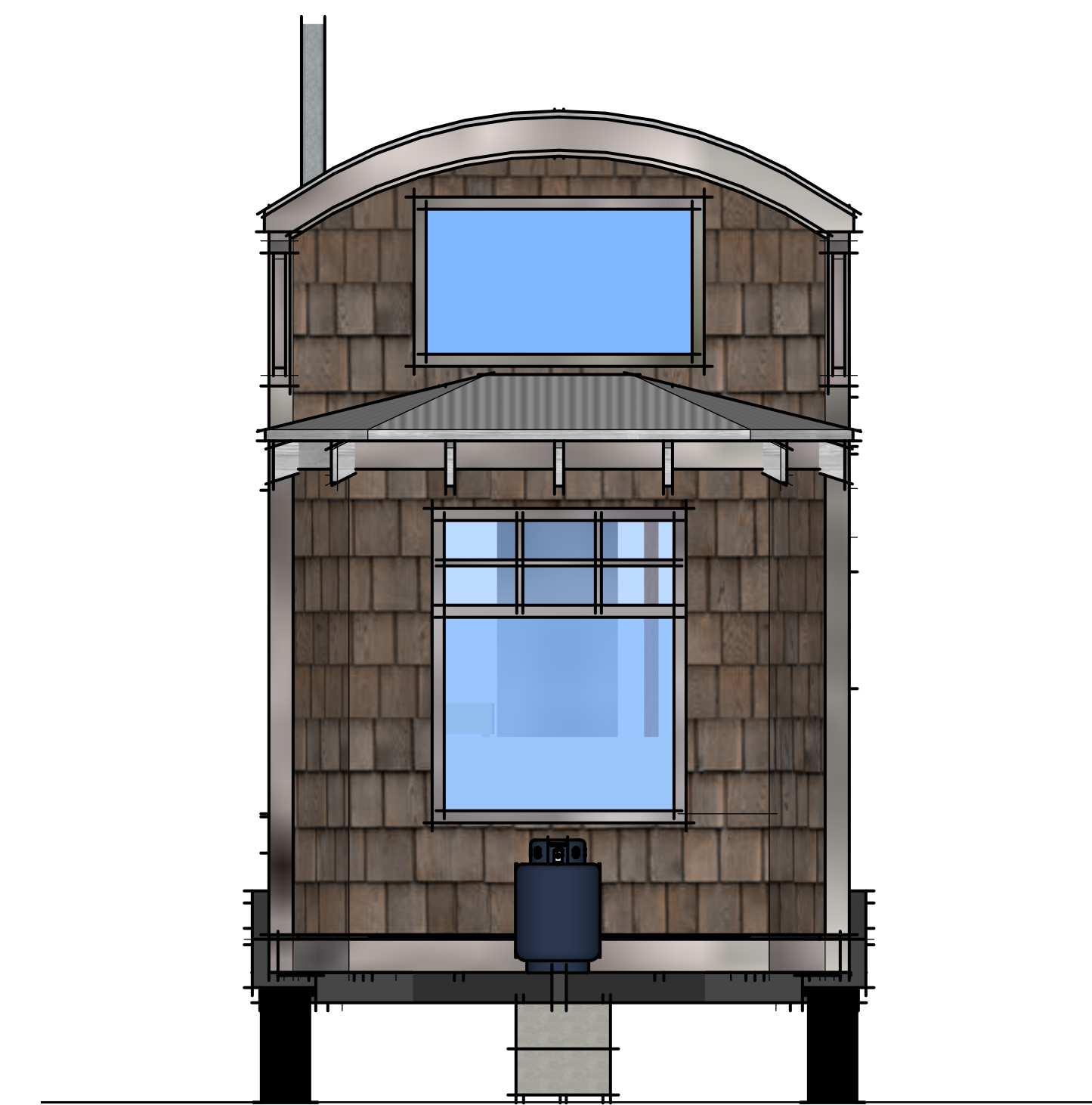
2 REAR ELEVATION  
1/2" = 1'

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STUDY PLANS - NOT FOR CONSTRUCTION



3 LEFT SIDE ELEVATION  
1/2" = 1'



4 FRONT (HITCH) SIDE ELEVATION  
1/2" = 1'

**BUILDING ELEVATIONS**



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**NO. 30 - THE BOHEMIAN TINY HOUSE**

REVISIONS		REMARKS
NO.	DATE	
1	---	...
2	---	...
3	---	...
4	---	...
5	---	...

**FLOOR PLAN NOTES**

**EGRESS**  
 1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.  
 2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED BY THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

**WINDOW REQUIREMENTS**  
 1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.  
 2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.  
 3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.  
 4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.  
 5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.  
 MINIMUM ROOM AREAS & CEILING HEIGHT:  
 1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.  
 2. HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

**MINIMUM FIREPLACE & HEATING REQUIREMENTS**  
 1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10.  
 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

**SMOKE, CARBON MONOXIDE, PROPANE ALARMS**  
 1. PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH IRC R314.3.  
 2. PROVIDE UL-2034 APPROVED CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH BEDROOM IN ACCORDANCE WITH IRC R315.2.  
 3. SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED VIA WIRE OR WIRELESS METHODS ACCORDING TO IRC R315.1.  
 4. CO ALARM SHALL BE INSTALLED ON EACH LEVEL OF BUILDING ACCORDING TO IRC R315.1.  
 5. ANSI A1135 3-5 REQUIRES THIS HOUSE TO BE EQUIPPED WITH A PROPANE DETECTOR.

**WATER EFFICIENCY**  
 1. WATER EFFICIENCY STANDARDS FOR PLUMBING FIXTURES SHALL BE MAX. 1.6 GAL PER FLUSH & 2.5 GAL PER MINUTE FOR SHOWER HEADS, LAVATORY FAUCETS AND KITCHEN FAUCETS. EFFICIENT WATER HEATING.  
 1. WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.62 OR ELECTRIC WATER HEATER WITH A MINIMUM EF OF 0.93.  
 2. ALL SHOWER HEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.5 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWER HEADS, KITCHEN SINK FAUCETS, AND OTHER LAVATORY FAUCETS.

**FIRE EXTINGUISHER ANSI A1135 3-41**  
 THIS HOUSE SHALL BE EQUIPPED WITH A LISTED PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 5-B-C AS DEFINED IN NFPA 10, STANDARD FOR FIRE EXTINGUISHERS.

**BRACED WALLS NOTES**

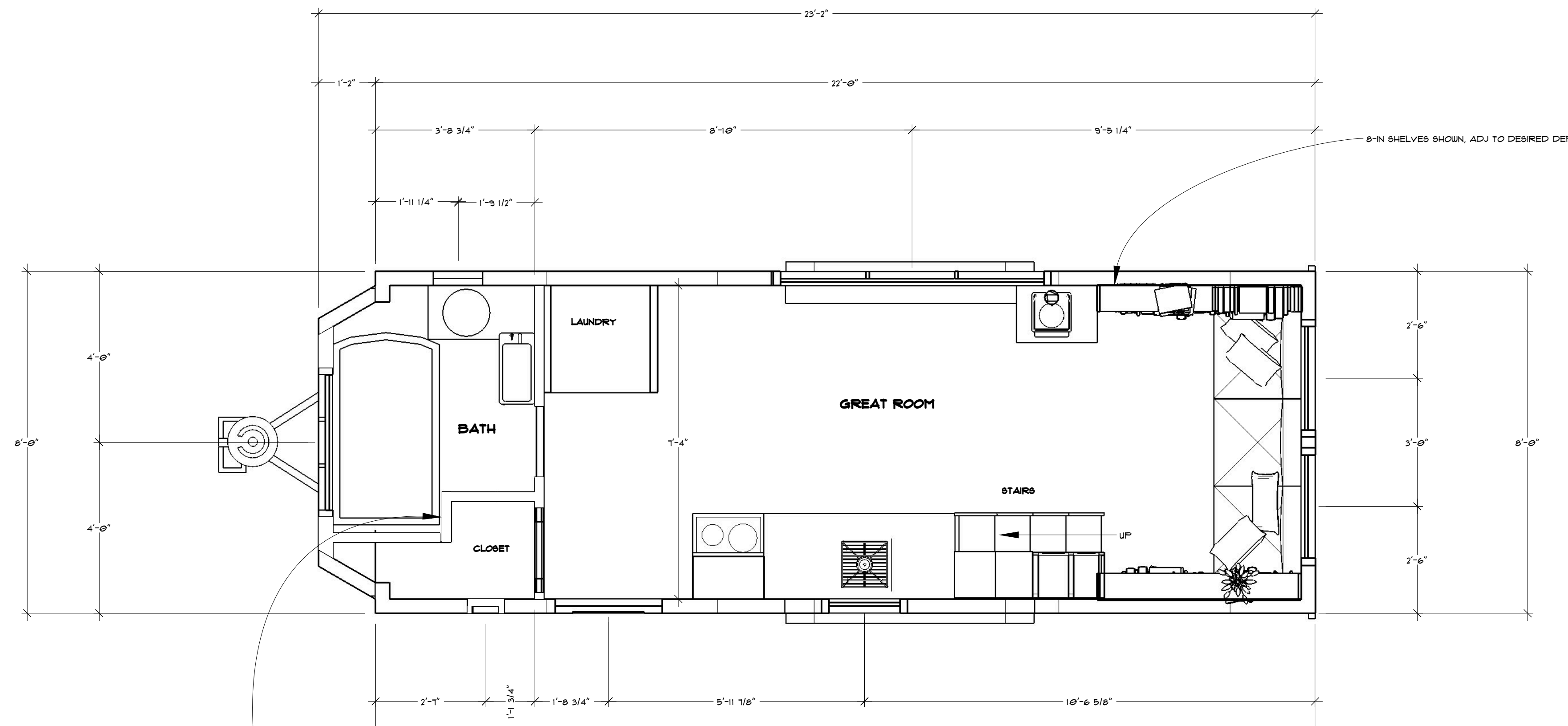
**GENERAL PRACTICE**  
 CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE METHODS LISTED IN TABLE R602.10.4.1. DIFFERENT BRACING METHODS, OTHER THAN THOSE LISTED IN TABLE R602.10.4.1, SHALL NOT BE PERMITTED ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHING. ANCHOR BOLTS SHALL BE PROVIDED FOR THE FULL LENGTH OF BRACED WALL LINES (BWL).

**C9-WSF FASTENER SCHEDULE**  
 WALLS TO BE BRACED USING C9-WSF METHODS WITH 6D COMMON (2" x 0.113") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) UNLESS OTHERWISE NOTED.

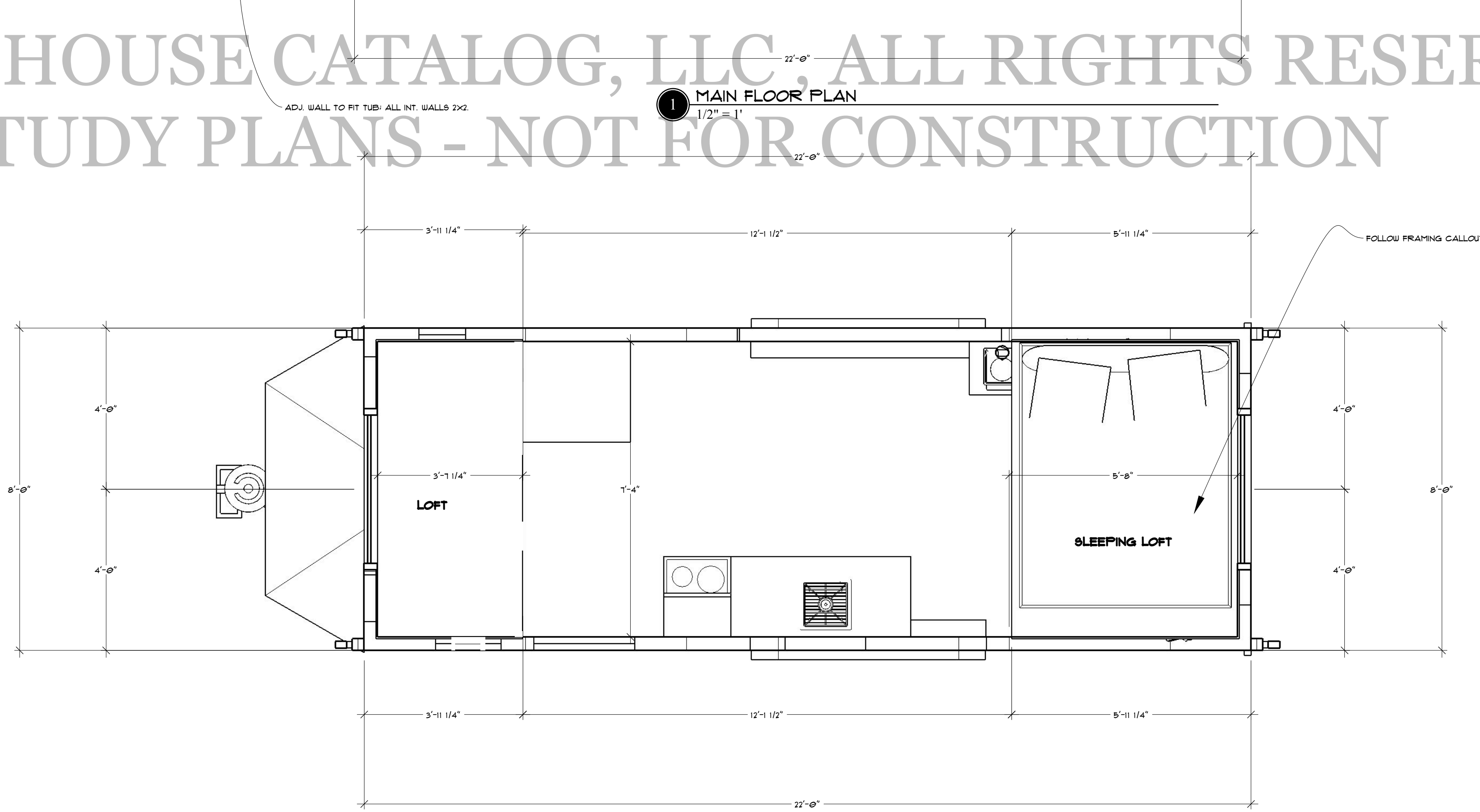
**GYPSUM BOARD (GB) FASTENER SCHEDULE**  
 FOR ALL WALL PANELS: 1" EDGES, 6" FIELD.

**GENERAL FASTENER SCHEDULE**  
 1. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, TABLE R602.3 (1) THRU (5).

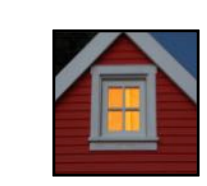
**BLOCKING**  
 SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS AS PER IRC SEC R502, R602, IBC SEC 2308.2.2 & R2308.10.6.



1 MAIN FLOOR PLAN  
 1/2" = 1'



2 LOFT FLOOR PLAN  
 1/2" = 1'



REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...