



STUDY SET

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. THIS SET OF PLANS IS FOR STUDY PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL FINISHES ARE TO BE STANDARD. ALL MATERIALS ARE TO BE OF GOOD QUALITY. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE BOOK AND THE INTERNATIONAL FIRE AND ALARM CODE BOOK. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SWEET'S CATALOG OF BUILDING MATERIALS AND PRODUCTS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SYMBOLOGY OF BUILDING MATERIALS AND PRODUCTS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SYMBOLOGY OF BUILDING MATERIALS AND PRODUCTS.

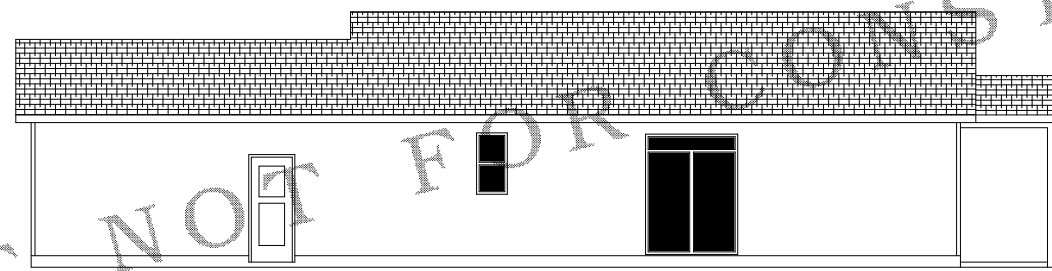
DATE	07/09/10	DESIGNER	TJC
REV			
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PLAN 1175

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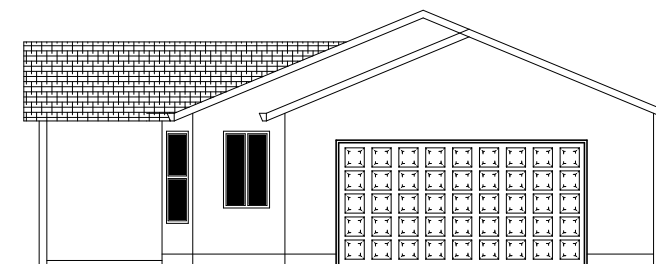
FRONT ELEVATION
SCALE 1/4"=1'0"



REAR ELEVATION
SCALE 1/8"=1'0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'0"

NOTE: BLACKENED AREA - POSTS OR STUDS
 ■ - 6X6 POSTS OR (3)2X6
 ■ - 4X6 POSTS OR (3)2X4
 ■ - 4X4 POSTS OR (2)2X4
 TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.

6X8 HDR MIN. 7'-9" CEILINGS
 4X10 HDR MIN. 8'-0" CEILINGS
 4X10 HDR MIN. 9'-0" CEILINGS

MIN. LOADS
 FLOOR:
 LIVE 40lbs. PSF
 DEAD 10lbs. PSF
 ROOF:
 LIVE 25lbs. PSF
 DEAD 17lbs. PSF

DECKS:
 LIVE 40lbs. PSF
 DEAD 20lbs. PSF

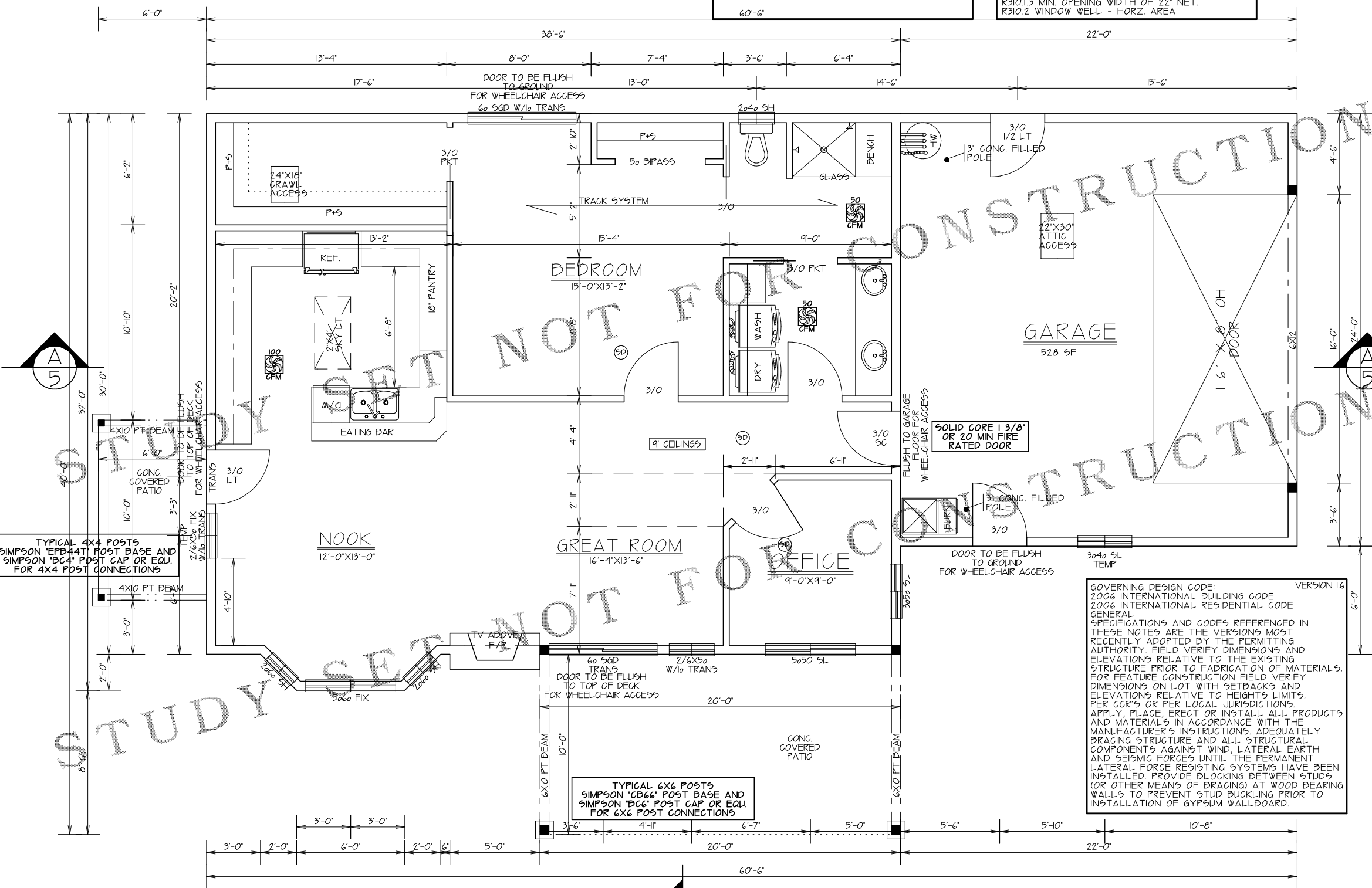
DESIGN LOADS GROUND SNOW LOAD TO BE DETERMINED BY 2006 IRC FIGURE R301.2(5) (5)-SITE SPECIFIC CASE STUDY NEEDED BY LOCAL COUNTY CODES. FOR MORE INFO PLEASE CONTACT US AT DESIGN NW 360-260-1766

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE OF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2006 IRC R319)

GENERAL CODE HALLWAYS (R311.3) MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR (R310.1) NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER (R310.2) FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER (R310.3) AND OPT. SLOPE OF LANDING OF 2% MAX. (.025 UNITS VERT. IN 12 UNITS HORIZ.)

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRED.
 EMERGENCY ESCAPE AND RESCUE OPENINGS R310.1 BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS OPENING 5'11" HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR. R310.1.1 MIN. OPENING AREA OF 5.7 SQ.FT. NET. R310.1.2 MIN. OPENING HEIGHT OF 24" NET. R310.1.3 MIN. OPENING WIDTH OF 22" NET. R310.2 WINDOW WELL - HORIZ. AREA

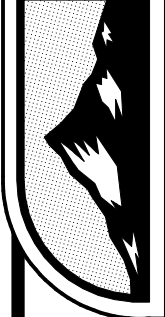


TYPICAL 4X4 POSTS SIMPSON 'EPD44T' POST BASE AND SIMPSON 'DC4' POST CAP OR EQU. FOR 4X4 POST CONNECTIONS

TYPICAL 6X6 POSTS SIMPSON 'CB66' POST BASE AND SIMPSON 'DC6' POST CAP OR EQU. FOR 6X6 POST CONNECTIONS

GOVERNING DESIGN CODE: VERSION 1.6
 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL RESIDENTIAL CODE
 GENERAL SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS. FOR FEATURE CONSTRUCTION FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS. PER GC'S OR PER LOCAL JURISDICTIONS APPLY. PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

Design NW
 Custom Home Plans



STUDY SET

DATE	07/09/10	DESIGNER	TJC
REV			
REV			
REV			
PLAN	1175		
	2		

AREA 1ST FLOOR GARAGE 1175 SQFT. 506 SQFT.