

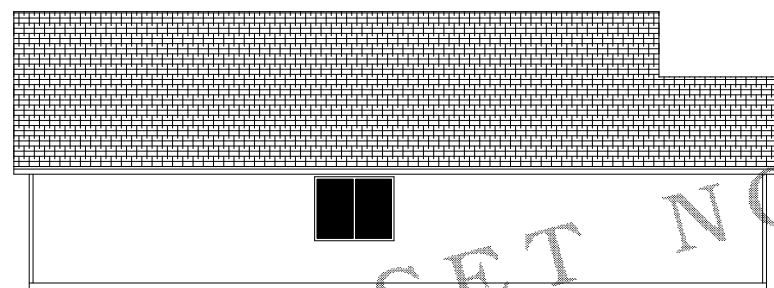


STUDY SET

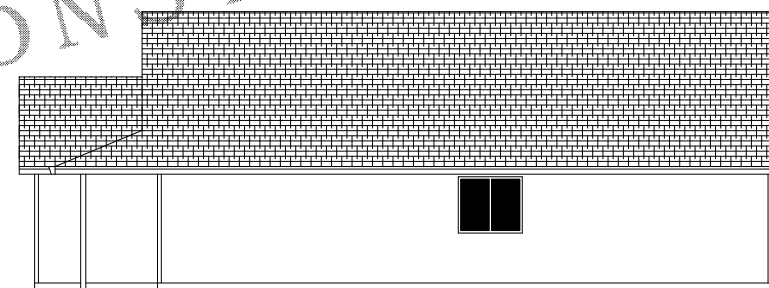
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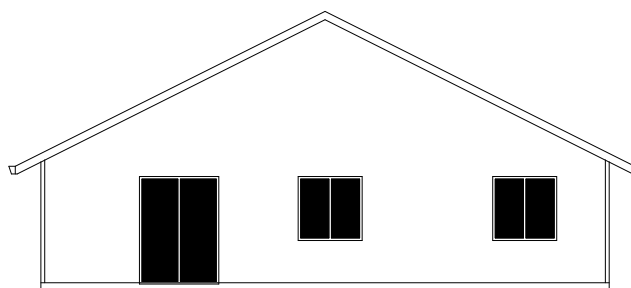
FRONT ELEVATION  
SCALE 1/4"=1'-0"



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



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



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

STUDY SET NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE BY THE HOMEOWNER OR A LICENSED CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR FOR THE QUALITY OF MATERIALS OR WORKMANSHIP. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE HOMEOWNER OR OTHER SOURCES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE HOMEOWNER OR OTHER SOURCES.

ORIG	11-27-00	
REV	02-12-13	GW
REV		
REV		

PLAN 1246 SF  
GAR-L



STUDY SET

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<p>NOTE BLACKENED AREA - POSTS OR STUDS</p> <ul style="list-style-type: none"> <li>6X6 POSTS OR (3)2X6</li> <li>4X6 POSTS OR (3)2X4</li> <li>4X4 POSTS OR (2)2X4</li> </ul> <p>TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.</p>	<p>MIN LOADS</p> <p>FLOOR: LIVE 40lbs. PSF DEAD 10lbs. PSF</p> <p>ROOF: LIVE 25lbs. PSF DEAD 17lbs. PSF</p> <p>DECKS: LIVE 40lbs. PSF DEAD 20lbs. PSF</p>
<p>6X8 HDR MIN. 7'-9" CEILING</p> <p>4X10 HDR MIN. 8'-0" CEILING</p> <p>4X10 HDR MIN. 9'-0" CEILING</p>	

ALL BEAM, RAFTERS, JOIST, HDR'S POST, AND STUDS ARE DF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.

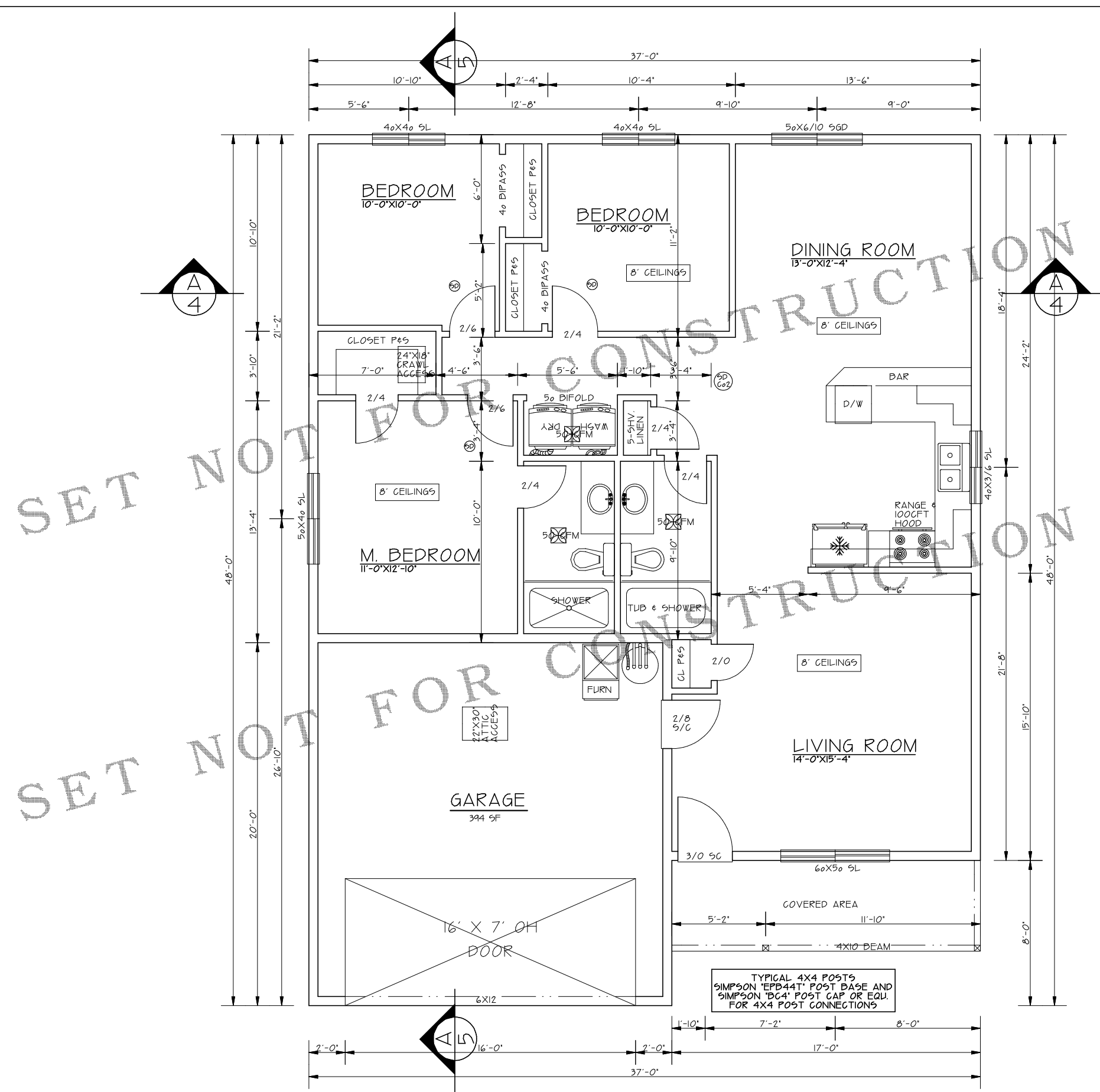
GENERAL CODE: HALLWAYS MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR 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 FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT. 5% SLOPE OF LANDING OF 2% MAX. (25% VERT. IN 12 UNITS HORZ.)

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: BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS OPENING. SILL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR. MIN. OPENING AREA OF 5.7 SQFT. NET. MIN. OPENING HEIGHT OF 24" NET. MIN. OPENING WIDTH OF 22" NET. WINDOW WELL - HORZ. AREA.

GOVERNING DESIGN CODE:  
2009 INTERNATIONAL BUILDING CODE  
2009 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 CCR'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.



REFER TO ENGINEERING SHEETS FOR SPECS IF LATERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

FLOOR PLAN  
SCALE 1/4"=1'-0"

AREA

1246 SF

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE PERMITTING AUTHORITY. THE PERMITTING AUTHORITY SHALL BE CONSULTED FOR ALL LOCAL ORDINANCES, ZONING REGULATIONS, AND HEIGHTS LIMITS. THE PERMITTING AUTHORITY SHALL BE CONSULTED FOR ALL LOCAL ORDINANCES, ZONING REGULATIONS, AND HEIGHTS LIMITS. THE PERMITTING AUTHORITY SHALL BE CONSULTED FOR ALL LOCAL ORDINANCES, ZONING REGULATIONS, AND HEIGHTS LIMITS.

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