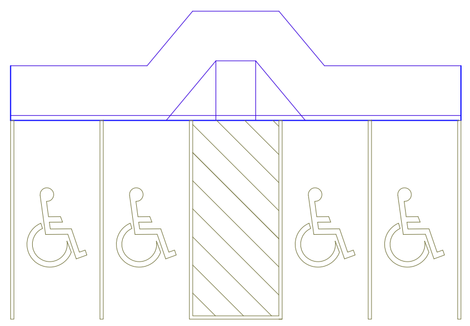


SAFETY SIGNS

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA PROVIDING ACCESS TO A SLEEPING ROOM WHERE THE SLEEPING ROOMS CENTRALLY LOCATED SIGNAL SHALL BE INTERCONNECTED WITH BATTERY BACKUP.

ELECTRICAL OUTLET AND LIGHTING LAYOUT BY OWNER

ATTENTION !

CONTRACTOR OR ANY OTHER PERSONS PERFORMING CONSTRUCTION TASKS IN AND/OR ADJACENT TO THE SITE SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.

NOTE:

ALL FLOOR PLANS DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENINGS TYP. AS SHOWN.

ELECT. SYMBOL LEGEND

- SWITCH
- 3-WAY SWITCH
- 110 VOLT OUTLET
- DEDICATED CIRCUIT
- 240 VOLT CIRCUIT
- STANDARD LIGHT FIXT.
- RECESSED CAN LIGHT
- WALL LIGHT FIXT.
- METAL HALIDE WALL PACK
- SMOKE DETECTOR
- EXHAUST FAN
- DATA/PHONE JACK
- EMERGENCY LIGHTING ON BATTERY PACK
- 4'FIXT. FLUORESCENT LIGHT TUBE W/ 2 LAMPS 32 WATTS

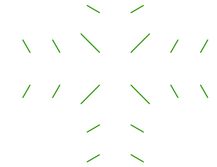
CODE PLAN

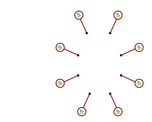
SCALE: 1/16"=1'-0"

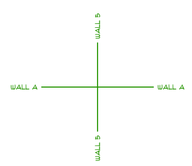
1 MIXED USE OCCUPANCY

SCALE: 1/16"=1'-0"

DIMENSION GUIDES







SHEET INDEX

1	ELEVATIONS & FOUNDATION PLAN
2	FLOOR PLAN & ROOF FRAMING PLAN
3	CROSS SECTIONS & DETAILS
4	STRUCTURAL DETAILS
5	FASTENER SCHEDULE & GARAGE DOOR DETAILS

VENTILATION		
LOCATION	QUANTITY	Minimum 20-04 SQ.
KITCHEN FAN	1	100 CFM
BATHROOM FAN	2	50 CFM
LAUNDRY FAN	1	100 CFM
WHOLE HOUSE FAN (CHOOSE ONE)		30 CFM X 2 BEDROOMS 90 CFM X 3 BEDROOMS 110 CFM X 4 BEDROOMS

NOTE: CFM WHOLE HOUSE FAN WITH 36 HOUR TIMER. 1 CFM PER SQ. FT. OF ATTIC AND UNDERFLOOR AIR PASSAGE (TYPICAL)

BUILDING DATA

LENGTH: 54'-0"
WIDTH: 30'-0"
GRADE TO RIDGE HEIGHT: 17'-6"
EAVE HEIGHT: 17'-0"

BUILDING AREA

MAIN FLOOR: 1358 SQFT
UPPER FLOOR: N/A
BASEMENT: 1358

TOTAL LIVING AREA: 1358 SQFT
USABLE LIVING AREA: 1,811 SQFT

GARAGE: 593 SQFT
PORCH: 102

TOTAL BLDG. AREA: 2,049 SQFT

DESIGN CRITERIA

GROUND SNOW LOAD: 25 PSF
RISK CATEGORY: II
OCCUPANCY CLASSIFICATION: R
RISK CATEGORY: II
WIND IMPORTANCE FACTOR: 1.0
WIND SPEED: 115 MPH (ULT)
WIND EXPOSURE: B
WIND PERFORMANCE FACTOR: 1.0
SITE CLASS: D (DFPP 2012)
SEISMIC DESIGN CATEGORY: D
SEISMIC DESIGN FACTOR: 1.0
SEISMIC PERFORMANCE FACTOR: 1.0
SOIL BEARING CAPACITY: 1500 PSF

BUILDING CODE COMPLIANCE

THIS PROJECT IS PREPARED TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODES, LOCAL BUILDING CODES AND ORDINANCES IN EFFECT AT THE BOTH MATERIALS AND DESIGN.

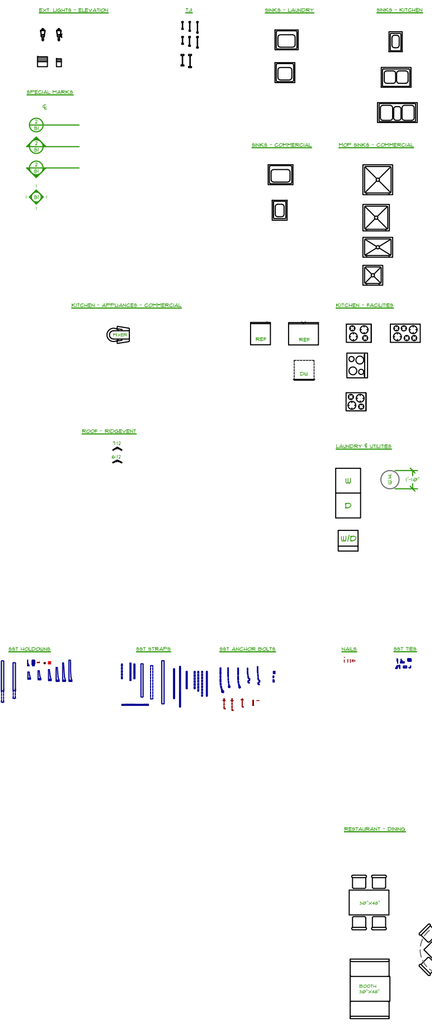
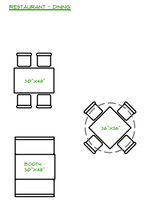
2012 IRC
ASCE 7-10
2012 IBC (PART)
NFPA 70-2017
2012 IECC
ACI 318-11
ASSE 1070

PROJECT INFORMATION

APPLICANT: ANN E JOHN SMITH
1734 CAPITOL AVE
COLUMBUS, PA 17909
(555) 555-5555

PARCEL NUMBER: 2447-00-00-0000
PROPERTY ADDRESS: 222 64TH ST 40F N,
VISION WA 98765

COUNTY: PIERCE, WA
LOT AREA: 1.56 ACRES (68,179 SQFT)
ZONNIGNE CODE: R-1 SINGLE FAMILY
THE WHOLE FAMILY DWELLING
LEGAL DESCRIPTION: SECTION 07 TOWNSHIP 21
RANGE 03 QUARTER NE QUARTER
PT OF N 1/4 PT OF LOT 4 SUBJ TO E HGL EASE

GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE 2 2x10 OR 4x6 UNLESS OTHERWISE NOTED.
2. ALL INT. NON-LOAD BEARING HEADERS TO BE (2) 2x4 UNLESS OTHERWISE NOTED.
3. ALL EXT. WOOD FRAMED WALLS, GARAGE CURTY WALLS AND INT. LOAD BEARING WALLS SHALL BE 2x6 @ 16" O.C.
4. ALL INT. WALLS SHALL BE 2x4.
5. ALL INT. WOOD FRAMED WALLS SUPPLYING BEARING SHALL BE CAULK & CENTER FLASH ALL EXT. OPENINGS (WDOWS, DOORS, VENTS, ETC.)
6. ALL ADDITIONAL BLOCKING, PLUGS, TREPPERS AND NAILERS NOT SPECIFIED SHOULD BE TYPICAL STUD PLACING.
7. ALL EXT. WALLS SHALL BE ANCHORED TO CONCRETE SILL PLATE PER IRC AND GARAGE INSTALLATION.
8. ROOF SHEATHING TO BE 7/16" OSB SPECIFICATIONS ON 7/16" OSB, OR 1/2 PLY ROOF SHEATHING.
9. ALL ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED. OVERLAP FT SUPPLIED W/ 1/2" 25© SHEATHING AND 5# MELT OR TYVEK HOUSEWRAP (UPPER SUMMER).
10. ALL EXT. GLAZING TO BE DOUBLE GLAZED. WINDOWS, DOORS AND CURTAIN WALL.
11. ALL EXT. GLAZING OR SHIELD CONSTRUCTION OF ONE LAYER OF NO 48 COATED ROOFING OR COATED GLASS.
12. ROOF SHEATHING TO BE 7/16" OSB SPECIFICATIONS ON 7/16" OSB, OR 1/2 PLY ROOF SHEATHING.
13. ROOF SHEATHING TO BE 7/16" OSB SPECIFICATIONS ON 7/16" OSB, OR 1/2 PLY ROOF SHEATHING.
14. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. WITH R-19 BATT INSULATION. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. WITH R-13 BATT INSULATION.
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