These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter. While every effort has been made in the preparation of this design to avoid mistkes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter. While every effort has been made in the preparation of this design to avoid mistkes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the design do not be responsible for any damages relating to the accuracy and overall integrity of the accuracy and Elevations CUSTOMER REVIEWED AND APPROVED PLANS CUSTOMER SIGNATURE: \_ CUSTOMER SIGNATURE: IRC DESIGN CRITERIA TRI-CITIES, MA AREA Roof: DL - 17 psf, Snow Load - 20 psf CONTRACTOR SIGNATURE: Floor: LL - 40 psf, DL - 12 psf - L/360 Def. Limit Wind - 110 MPH, Exposure C, Enclosed Soils Bearing Capacity: 1,500 psf per IBC 2015 ANY REQUSTED CHANGES TO PLAN AFTER THIS DATE MAY REQUIRE A DESIGN FEE. Table 1806.2 for Clay, Sandy Clay, Silty Clay \*SELECTIONS ITEMS SHOWN ON PLAN ARE FOR REPRESENTATION ONLY. PRODUCT MAY VARY BASED ON SELECTIONS AND/OR BUDGET. Site Soil Classification: Site Class D - "Stiff Soil" Seismic Zone: Richland: Do - Other Tri-Cities: C Architectural Notes AN01 Lap Siding AN02 Stucco 30 Year Arch Roofing Stone Veneer Shake Siding Board & Batt Siding Top Plate Scale: As Noted per Plan Drawn by: FRONT ELEVATION Scale - 1/4 " = 1'-0" REAR ELEVATION

Scale - 1/4 " = 1'-0" Plan Name Address -1080-142GR08G00NA 7/17/2018 Date Drawn-8/7/2018 Date Revised-(AN03) 1080 Sq Ft (AN01) (AN01) 1532 Sq Ft 1080 Sq Ft RIGHT ELEVATION LEFT ELEVATION Scale - 3/16 " = 1'-0" Scale - 3/16 " = 1'-0" Page # A-1 1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/ OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. WRITTEN DIMENSIONS TO THE PLANS. WRITTEN DIMENSIONS AND SIZES.

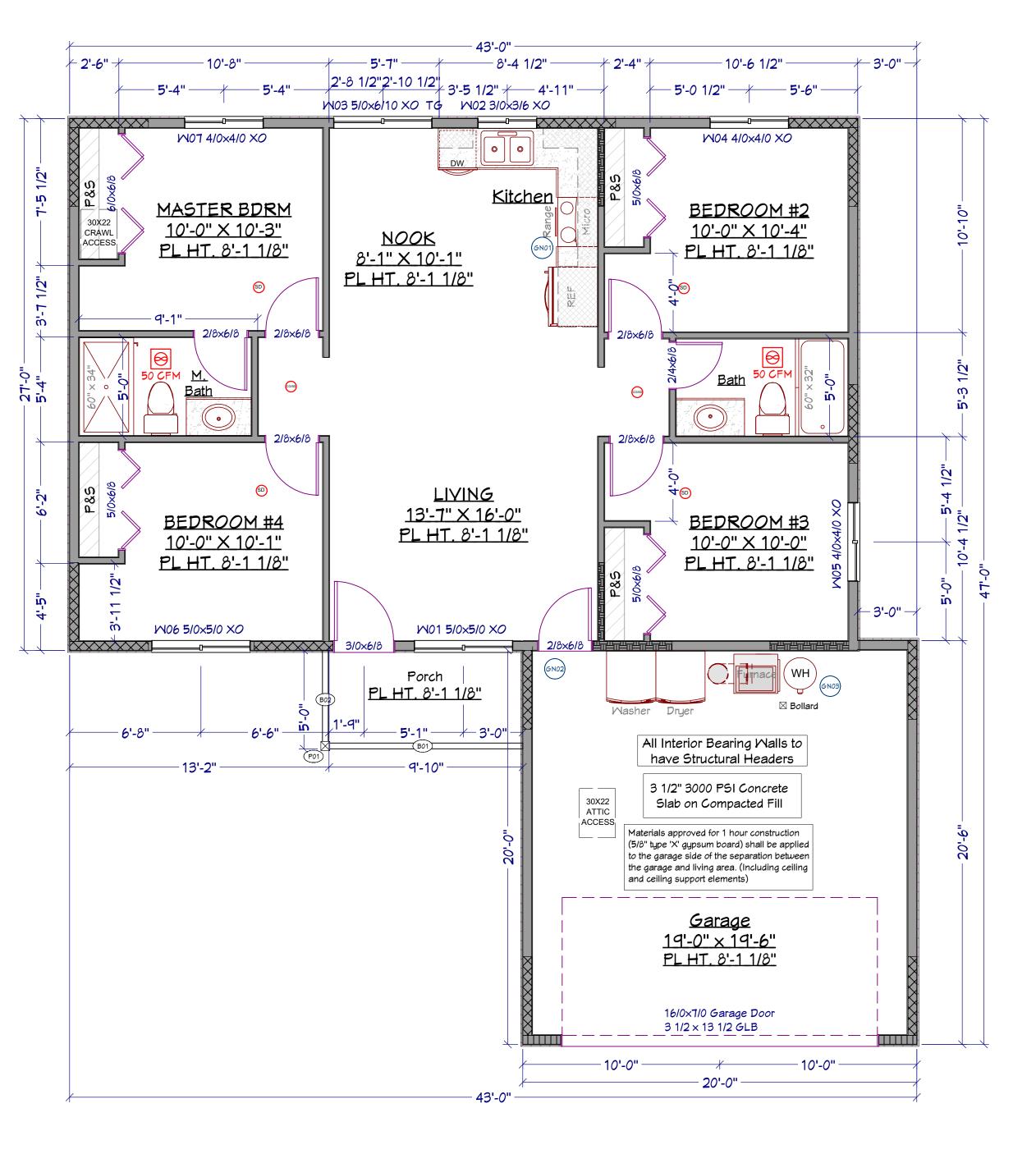
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SAGELAND DESIGN. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SAGELAND DESIGN IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

ARCH D (24" × 36") D:\Dropbox\Chief Architect Plans\`Current Projects\J18-279 CAD\1080-142GR08G00NA J18-279 Layout - CAD.layout

BEAM SC	CHEDULE - See Calc	Sheet	s or Er	ngineering f	or Sizes
Number	Label	Floor	Qty	Length	Тор
B01	B.B.O. Porch Beam	1	1	122"	97 1/8"
B02	B.B.O. Porch Beam	1	1	60"	97 1/8"

POST SCHEDULE						
Number	Label	Floor	Qty	Length	Тор	
P01	6x6 Post	1	1	92 1/8"	85 1/8"	

	GENERAL NOTES 1ST FLOOR			
NUMBER	NOTE			
GN01	100 CFM RANGE EXHAUST FAN			
GN02	20 MIN. FIRE DOOR W/ S/C HINGE			
16N/3	FURNACE AND HOT WATER HEATERS LOCATED IN GARAGE TO BE			
	18" MIN. OFF THE FLOOR			



1ST FLOOR PLAN Scale - 1/4 " = 1'-0"

BEAM BY OTHERS (B.B.O.)
SEE ENGINEERING CALC SHEET
TG - Tempered Glass/ Safety Glazing

CUSTOMER REVIEWED AND APPROVED PLANS

CUSTOMER SIGNATURE:

CUSTOMER SIGNATURE:

CONTRACTOR SIGNATURE:

DATE:

ANY REQUSTED CHANGES TO PLAN AFTER THIS DATE MAY REQUIRE A DESIGN FEE.

\*SELECTIONS ITEMS SHOWN ON PLAN ARE FOR REPRESENTATION ONLY.
PRODUCT MAY VARY BASED ON SELECTIONS AND/OR BUDGET.

LAYOUT PAGE TABLE
PAGE TITLE
A-1 ELEVATIONS
A-2 15T FLOOR PLAN
A-3 FOUNDATION PLAN
A-4 JOIST, ROOF & SCHED.
S-1 STANDARD DETAILS
S-2 TYPICAL DETAILS
N-1 GENERAL NOTES
EC-1 2015 ENERGY CREDITS

Drawn by:

1st Floor Plan

IRC DESIGN CRITERIA TRI-CITIES, WA AREA

Floor: LL - 40 psf, DL - 12 psf - L/360 Def. Limit Wind - 110 MPH, Exposure C, Enclosed Soils Bearing Capacity: 1,500 psf per IBC 2015

Table 1806.2 for Clay, Sandy Clay, Silty Clay

Roof: DL - 17 psf, Snow Load - 20 psf





Plan Name Address -

Plan # 1080-142GR08G00NA J18-279

 Date Drawn 7/17/201

 Date Revised 8/7/201

1ST FLOOR - 1080 Sq Ft

GARAGE - 401 Sq Ft
PORCH, FRONT COVERED - 51 Sq Ft
TOTAL NON-LIVING - 452 Sq Ft
TOTAL LIVING / NON - 1532 Sq Ft
TOTAL LIVING - 1080 Sq Ft

Page # A-2

GENERAL NOTES

ARCH. NOTES

FRAMING NOTES

PLUMBING NOTES