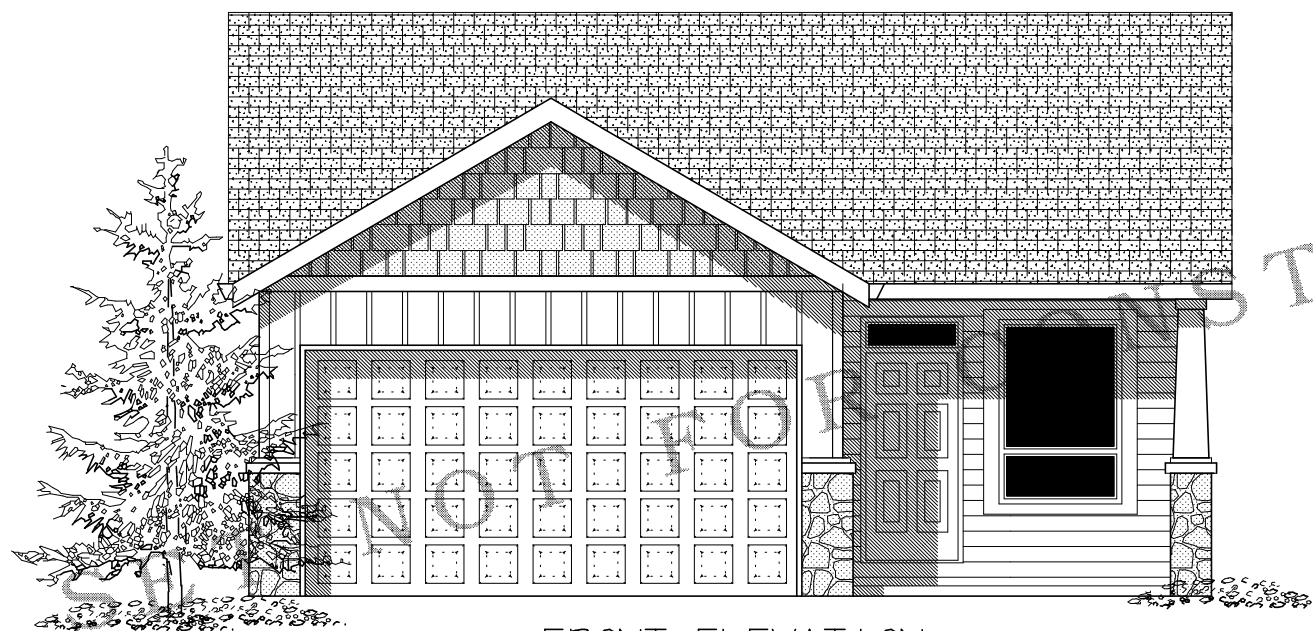


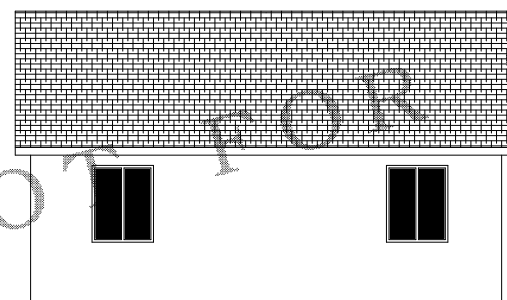


STUDY SET

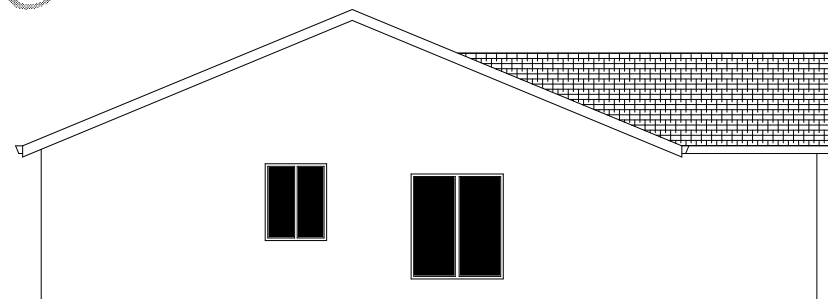
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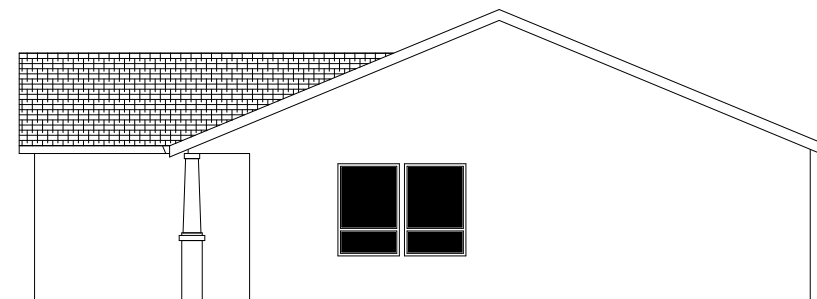
FRONT ELEVATION  
SCALE 1/4"=1'0"



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



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



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



STUDY SET NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

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PLAN

PRESCRIPTIVE COMPLIANCE PATH #1	
MAXIMUM ALLOWABLE WINDOW AREA	NO LIMIT
WINDOW GLASS	U- 0.40
DOORS, OTHER THAN MAIN ENTRY	U- 0.70
MAIN ENTRY DOOR	U- 0.54
WALL INSULATION	R- 21
UNDERFLOOR INSULATION	R- 25
FLAT CEILINGS	R- 38
VAULTED CEILINGS	R- 30
SKYLIGHT GLASS	U- 0.50
SKYLIGHT AREA	< 2%
BASEMENT WALLS	R- 21
SLAB FLOOR EDGE INSULATION	R- 15
FORCED AIR DUCT INSULATION	R- 8

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.

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) OR SITE SPECIFIC CASE STUDY NEEDED BY LOCAL COUNTY CODES.

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

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

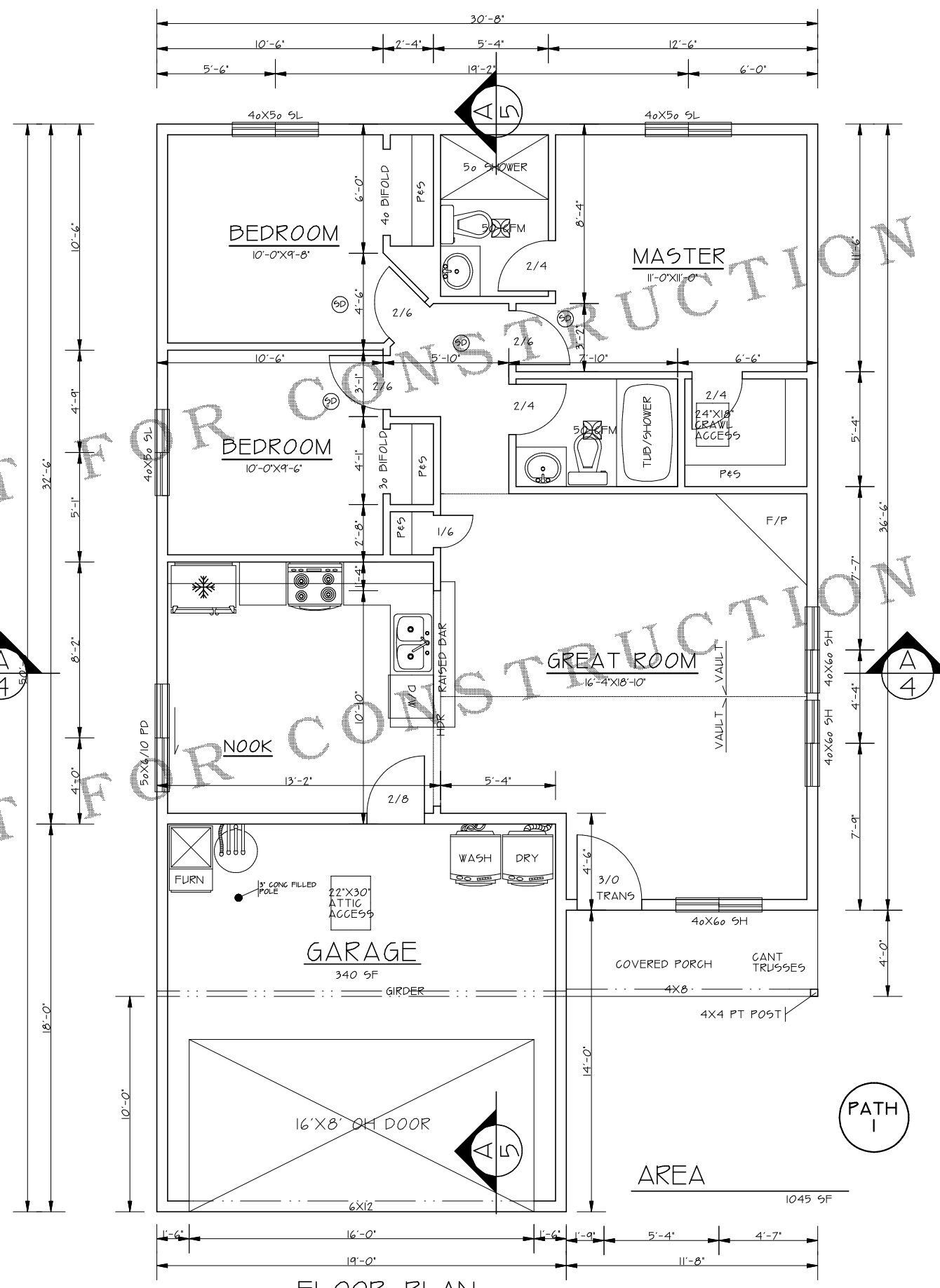
EXIT DOOR (R311.4) NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER (R311.4.2) FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER (R311.4.3) AND OPT. 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. EGRESS OPENING SHALL BE AT LEAST 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

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 COR'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"



STUDY SET

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