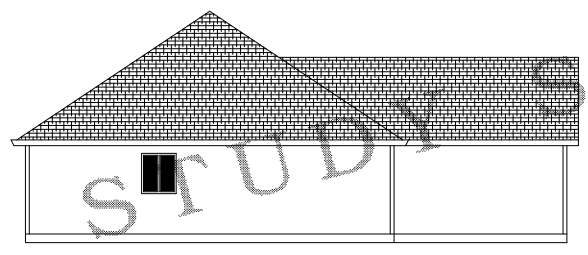
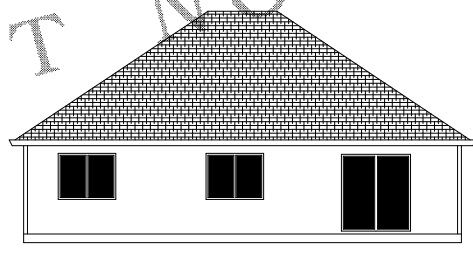




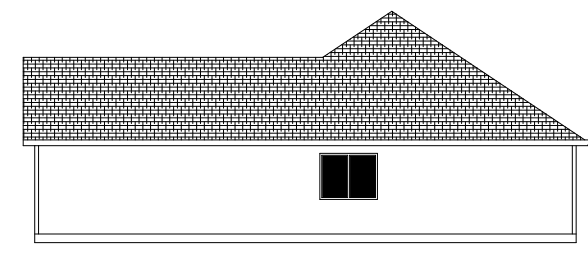
FRONT ELEVATION
 SCALE 1/4"=1'-0"



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



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



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

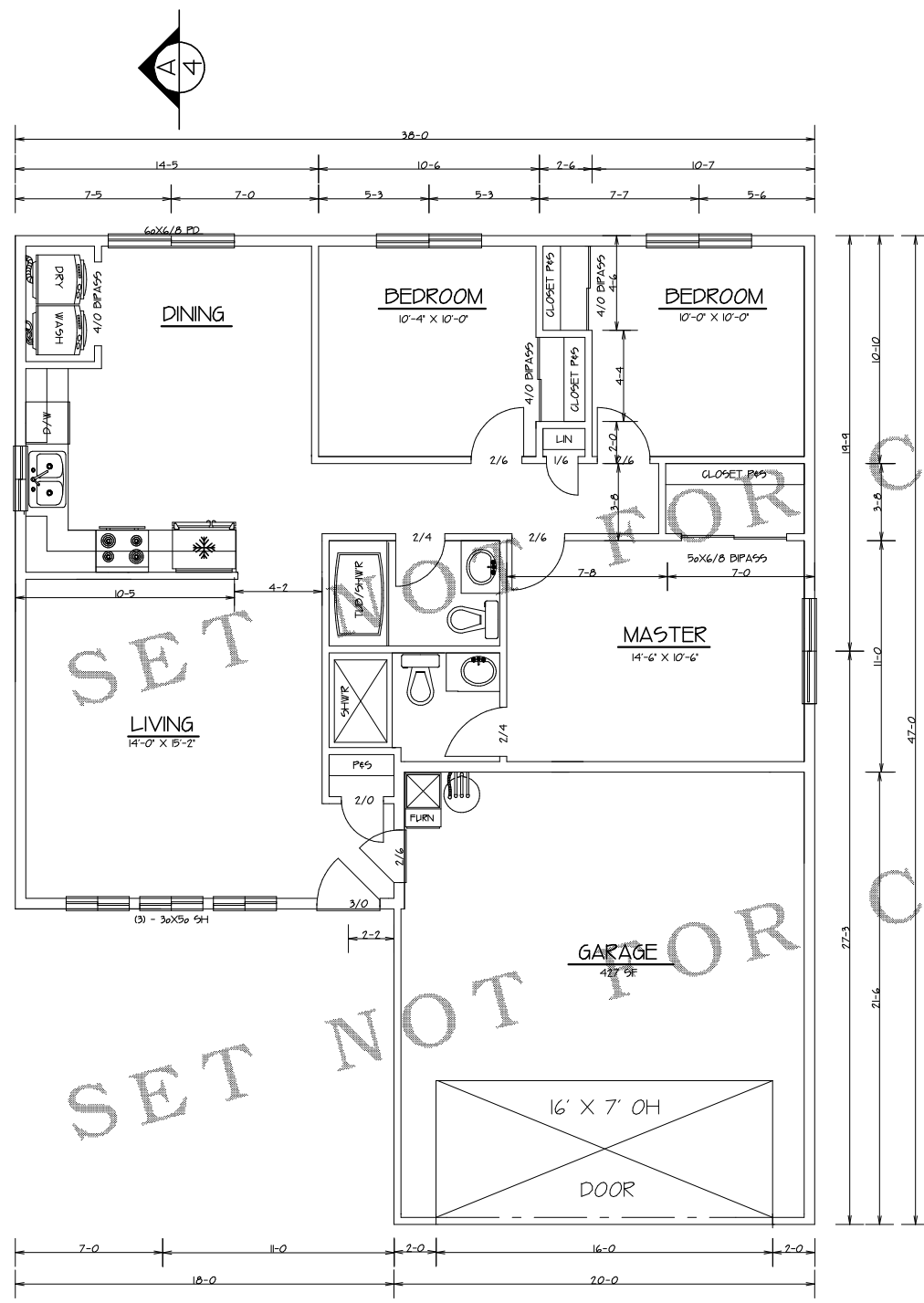
STUDY SET NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC). THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL LOCAL ORDINANCES AND REGULATIONS ARE COMPLIED WITH. DESIGN NORTHWEST SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS.

ORIG	
REV	
REV	
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PLAN

1089 9F



STUDY SET NOT FOR CONSTRUCTION

NOTE: BLACKENED AREA = POSTS OR STUDS
 ■ - 6X6 POSTS OR 012X6
 ■ - 4X6 POSTS OR 012X4
 ■ - 4X4 POSTS OR 012X4
 TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.

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

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE DF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESURE 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. SLOPE OF LANDING OF 2% MAX. (0.25 UNITS 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 9"ILL 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
 2015 INTERNATIONAL BUILDING CODE
 2015 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 BRACING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT SIDO BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

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

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

AREA 1089 SF

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"

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NO.	DATE	DESCRIPTION
ORIG		
REV		
REV		
ENG		