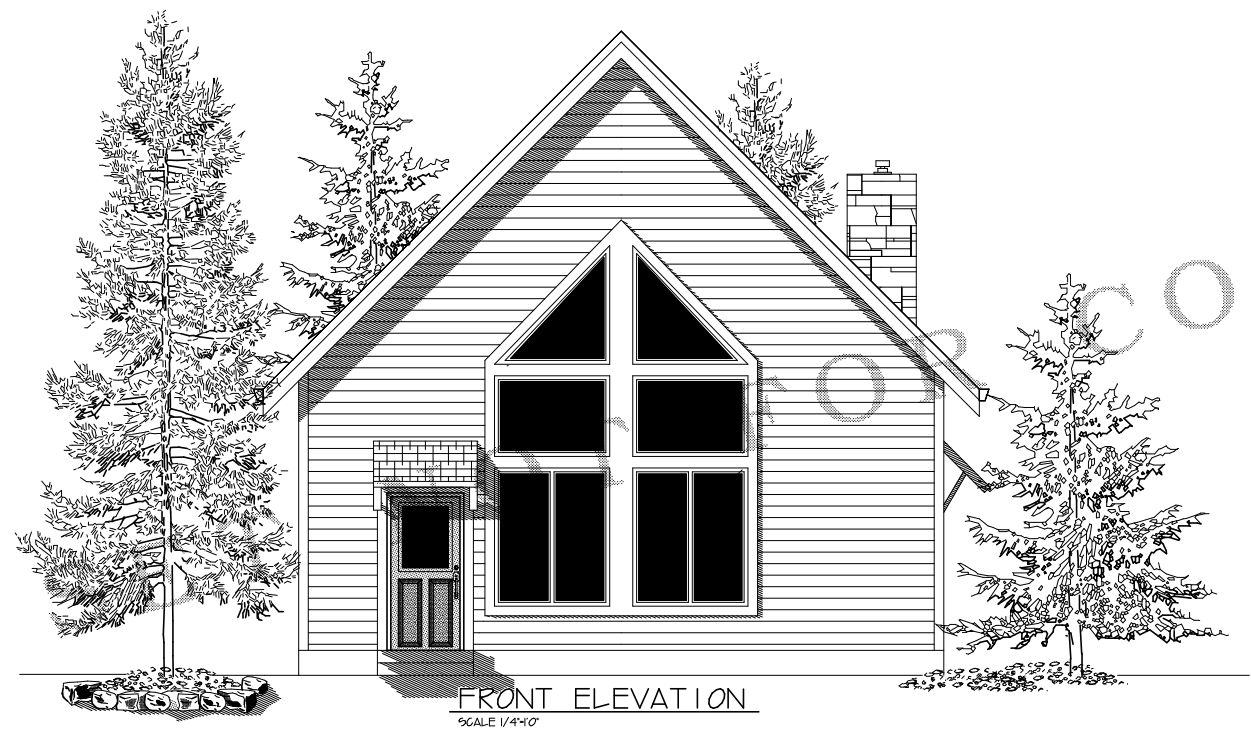


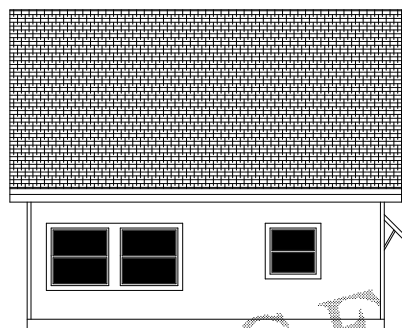


STUDY SET

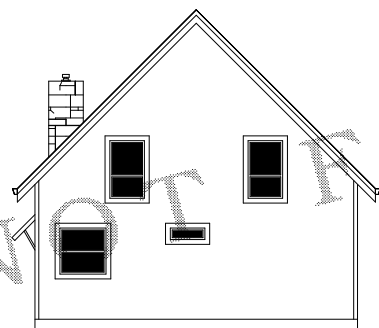
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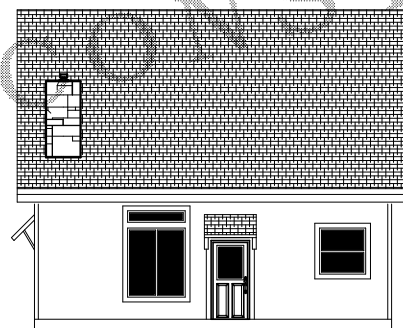
FRONT ELEVATION  
SCALE 1/4"=1'-0"



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



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



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

STUDY SET NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED IS COMPLETE, ACCURATE, OR UP-TO-DATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THESE PLANS TO ANYONE.

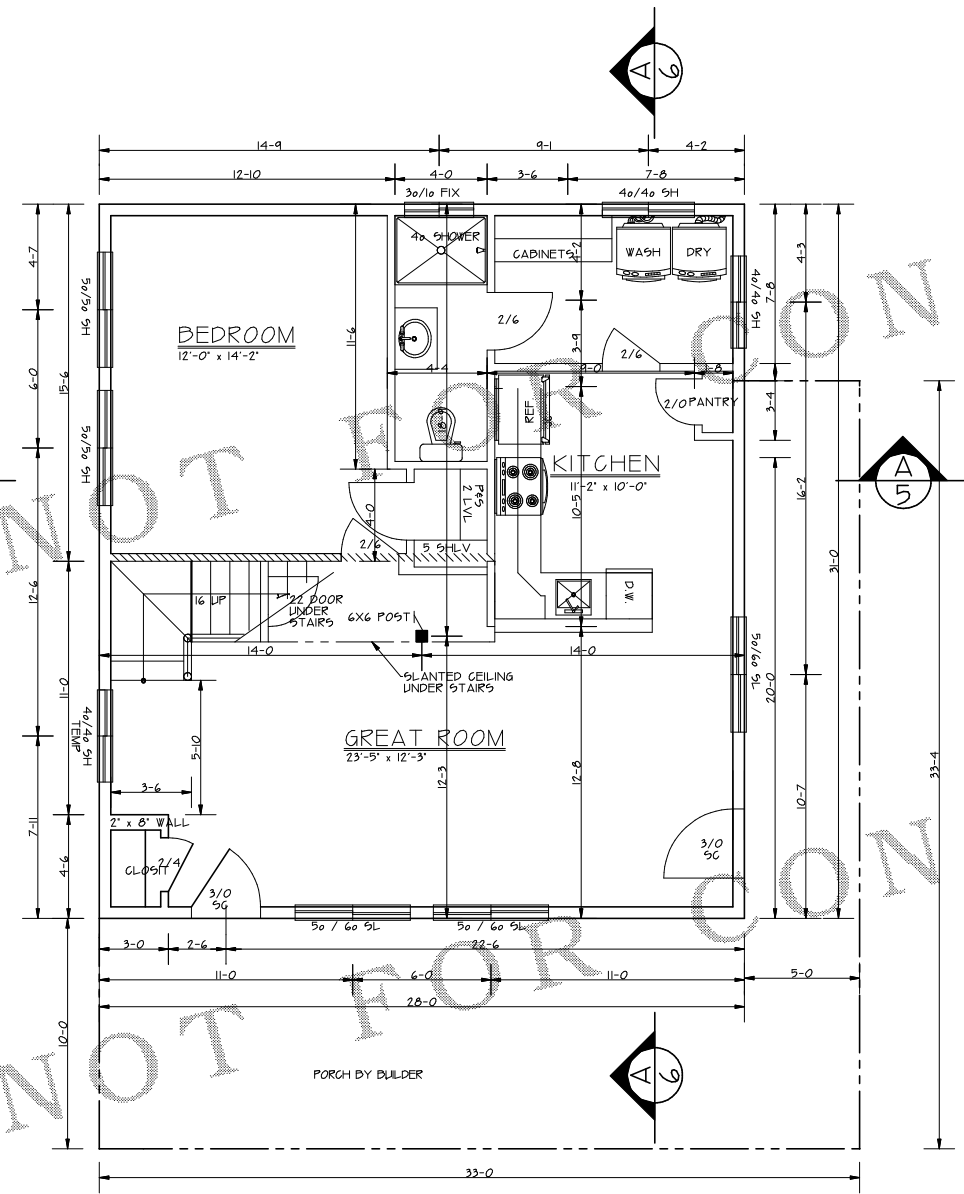
ORIG	
ENG	
REV	
REV	
REV	

PLAN



STUDY SET

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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.

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

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 0 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 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  
 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 - HORIZ. 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.

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	1st FLOOR	860 5/8 Ft <sup>2</sup>
	2nd FLOOR	405 5/8 Ft <sup>2</sup>
	TOTAL	1273 5/8 Ft <sup>2</sup>

ORIG	
ENG	
REV	
REV	
REV	

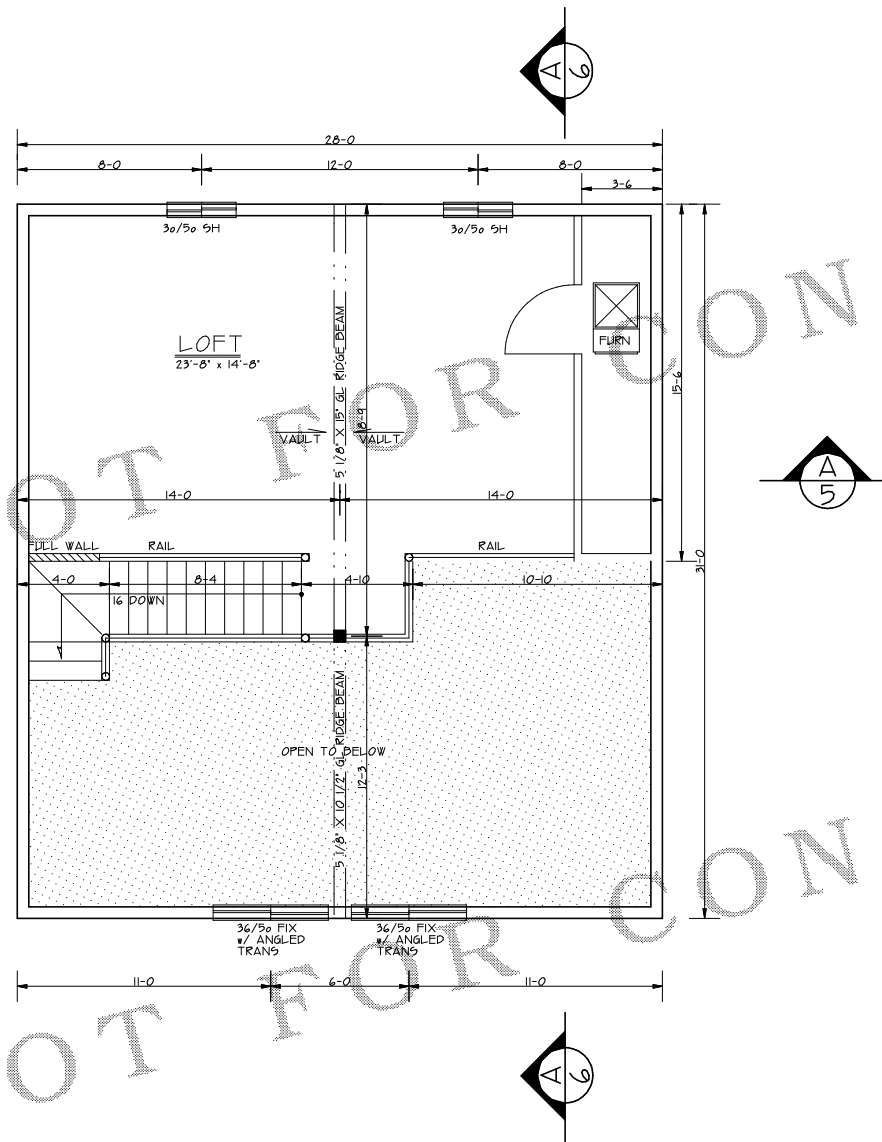


STUDY SET

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PLAN	
ORIG	
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REV	
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3



**FRAMING LUMBER:** DOUGLAS FIR-LARCH GRADE LUMBER  
**LUMBER SPECIES:** DOUGLAS FIR-LARCH GRADE LUMBER  
**LUMBER GRADES:** EXTERIOR WALL STUDS NO.2 OR BETTER  
 INTERIOR NON-BEARING WALL STUDS STANDARD OR BETTER  
 INTERIOR BEARING WALL STUDS NO.2 OR BETTER  
 JOISTS NO.2 OR BETTER  
 BEAMS NO.2 OR BETTER UNLESS NOTED ON PLAN  
 POSTS NO.2 OR BETTER UNLESS NOTED ON PLAN  
 BLOOKING STANDARD OR BETTER  
 SOLID BLOOKING USE SAME DEPTH AS MEMBERS  
 ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESURE TREATED (PER IRC R317.2)  
**GLUE LAMINATED MEMBERS:** USE WESTERN  
**MEMBER SPECIES:** USE WESTERN  
**MEMBER GRADE:** (SIMPLE MULTIPLE SPAN OR CANTILEVERED SPANS) USE 24E-V4  
**MATERIAL STANDARDS:** ARCHITECTURAL GRADE APPEARANCE DO NOT USE 24E-V4 UNLESS NOTED & APPROVED BY A QUALIFIED SUPPLIER OR STRUCTURAL ENGINEER.  
**GLULAM COLUMNS:** USE COMBINATION #3 DF  
**PLYWOOD SHEATHING:** 1/2" MIN. INDEX 32/16  
**ROOF SHEATHING:** 3/4" MIN. INDEX 48/24 T&G  
**FLOOR SHEATHING:** 7/16" MIN. INDEX 32/10  
 ENGINEERED WOOD PRODUCTS MUST CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IRC  
**WOOD PRODUCT MANUFACTURER:** TRUSS JOIST - TJI SERIES JOIST OR BOISE ENGINEERING - DGI SERIES JOISTS  
 ASSEMBLIES AND HANGERS, AS REQUIRED TO PROVIDE A COMPLETE FLOOR OR ROOF STRUCTURAL SYSTEM PER I-JOIST MANUF.  
**RM BOARD:** 1-1/4" WIDE, 13E GRADE UNLESS NOTED ON PLANS OR APPROVED BY JOIST SUPPLIER OR STRUCTURAL ENGINEER  
**BEARING REQUIREMENTS FOR MECHANICAL UNITS:** JOIST SUPPLIER AND CONTRACTOR TO DOUBLE ALL JOISTS MEMBERS UNDER MECH. UNITS, UNLESS NOTED OTHERWISE. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER  
**SOINS:** SOINS TO BE DETERMINED BY OWNER/BUILDER  
**GARAGE / DWELLING SEPARATION:** ON THE GARAGE SIDE OF WALLS AND CEILING WITH A MIN. 1/2" GWD AND 5/8" TYPE 'X' GWD AT CEILING WITH HABITABLE ROOMS ABOVE.  
**INSULATION R-VALUES:** 2X4 WALLS: R-13 MIN. 2X6 WALLS: R-21 MIN. ROOF CAVITIES: R-49 MIN. VAULTED ROOF CAVITIES: R-30 MIN. LINDER SLAD: R-10 RIGID MIN. 24" HORIZONTAL LENGTH MIN. INSULATION DAFLES AT VENTS (PER IRC I203.2) FLOOR CAVITIES: R-30 MIN. WITH 1 MIN. AIR SPACE FOR VENTING (PER IRC I203.2)  
**CRAWLSPACE:** 18" MIN. CLEARANCE FROM GRADE TO BOTTOM OF FLOOR JOIST AND MIN. 12" CLEARANCE TO BOTTOM OF GIRDERS, OR BEAMS, IN THE CRAWLSPACE  
**ROOF:** COMPOSITION ROOF SHINGLES MUST BE 4 MINIMUM 20-YEAR ON 154 FELT ON 5/8" SHEATHING ON MANUF. TRUSSES OR RAFTERS 24" O/C SECTION R802, 803 & 905 USE SIMPSON 25 TT CLIP ON EACH TRUSS OR RAFTER  
**ATTIC VENTILATION:** ATTIC VENTILATION MUST BE 1/50th OF THE ATTIC AREA OR 1/300th OF ATTIC AREA IF AT LEAST 50 PERCENT BUT NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION IS 3 FEET ABOVE THE EAVE OR CORNER VENTS OR PROVIDE A MOISTURE BARRIER ON THE WARM SIDE OF THE CEILING (PER IRC R806)  
**OVERHANGS:** OVERHANGS ARE TO BE DETERMINED BY OWNER/BUILDER  
**GUTTERS:** GUTTERS ARE TO BE DETERMINED BY OWNER/BUILDER

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

2ND FLOOR PLAN  
SCALE 1/4"=1'-0"