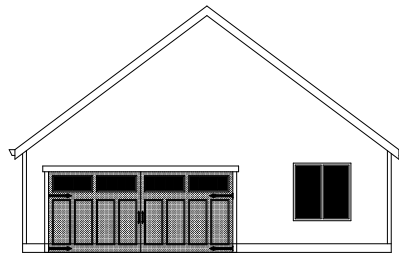
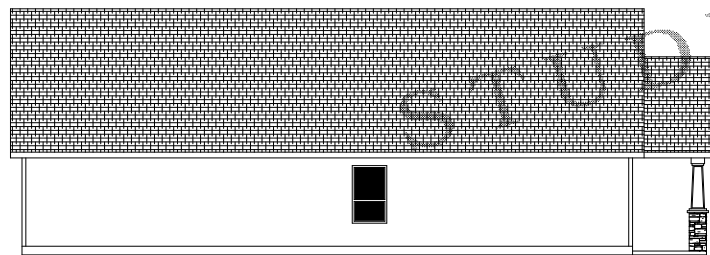


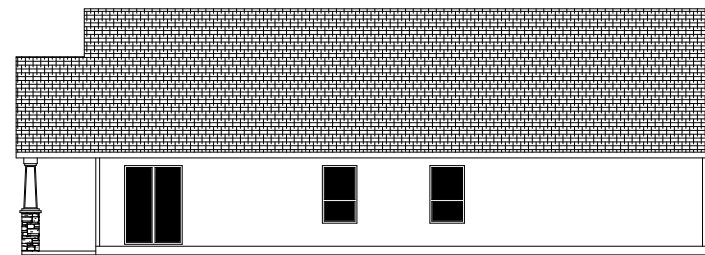
FRONT ELEVATION  
SCALE 1/4"=1'-0"



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



NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT PROVIDING ANY SERVICES TO ANYONE OTHER THAN THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT IS NOT PROVIDING ANY SERVICES TO ANYONE OTHER THAN THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

ORIG	
REV	
REV	
REV	
ENG	

PLAN





STUDY SET

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ORIG	
REV	
REV	
ENG	

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

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

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.

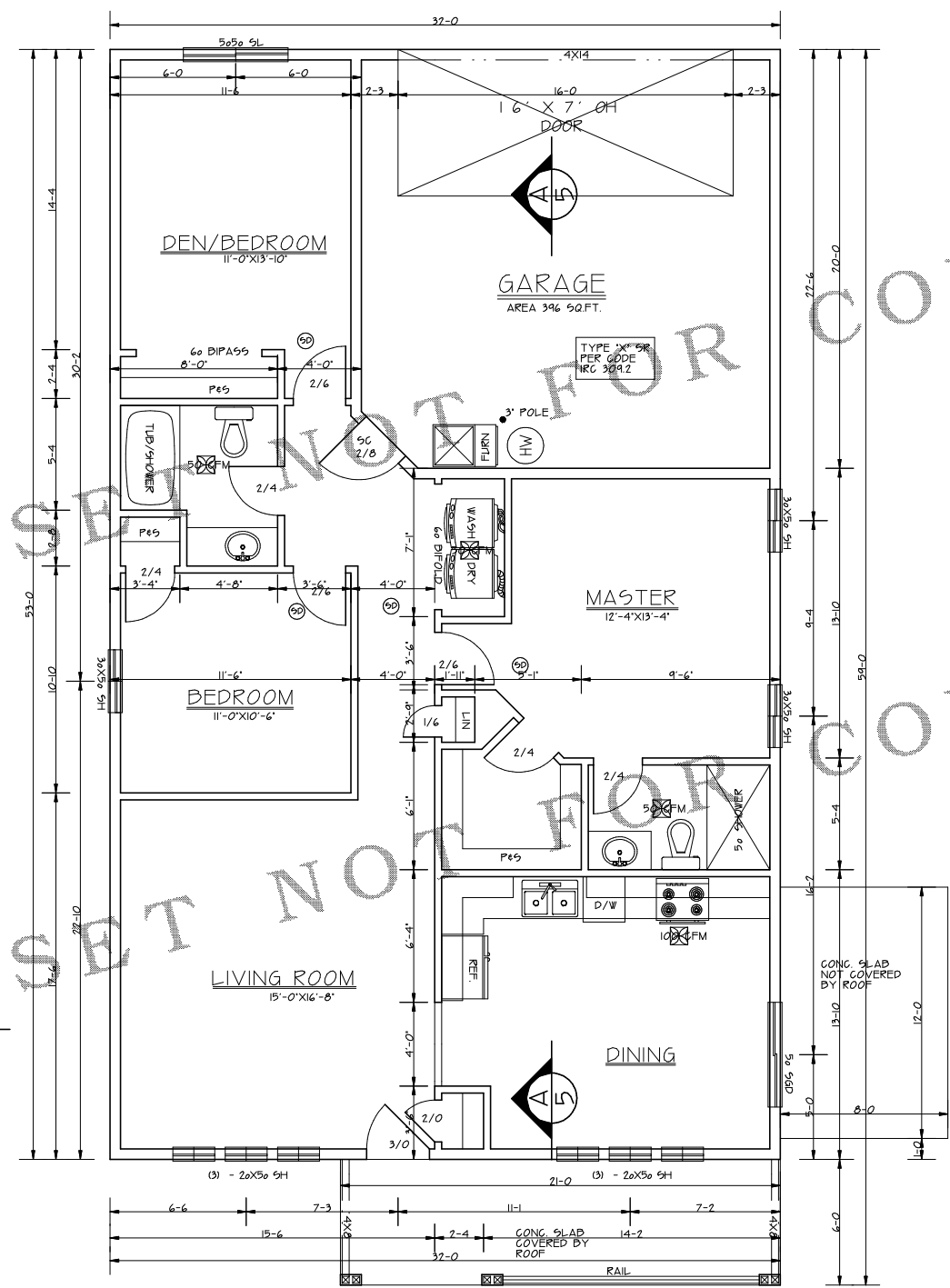
EXIT DOOR NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 0 INCHES IN HEIGHT PER FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT. SLOPE OF LANDING OF 2% MAX. (0.25 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 BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT SIDO BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

STUDY SET NOT FOR CONSTRUCTION



AREA LIVING AREA 1249 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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