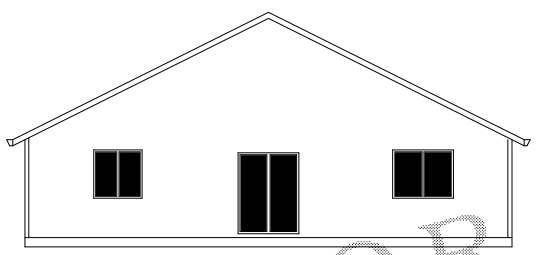
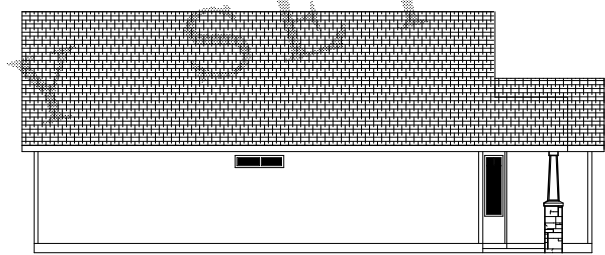




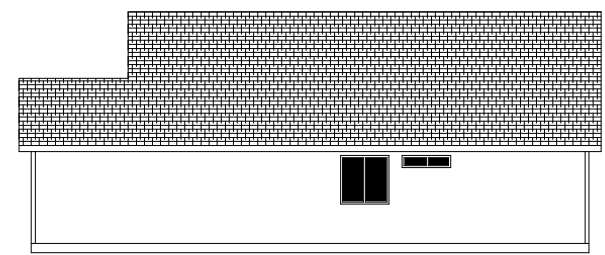
FRONT ELEVATION  
SCALE 1/4"=1'0"



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 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THIS SET OF PLANS IS TO BE USED AS A GUIDE ONLY. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE USER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND. THE USER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND. THE USER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND.

ORIGI	2-13-02	RD
REV	12-12-14	RM
REV		
REV		

PLAN 1306 SF



STUDY SET

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ORIG	2-13-02	RD
REV	12-12-14	RM
REV		
REV		

PLAN 1306 SF

**NOTE: BLACKENED AREA = POSTS OR STUDS**  
 ■ - 6X6 POSTS OR (12)X6  
 ■ - 4X6 POSTS OR (12)X4  
 ■ - 4X4 POSTS OR (12)X4  
 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

6X6 HDR MIN. 7'-9" CEILING  
 4X10 HDR MIN. 8'-0" CEILING  
 4X10 HDR MIN. 9'-0" CEILING

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

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE DF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.

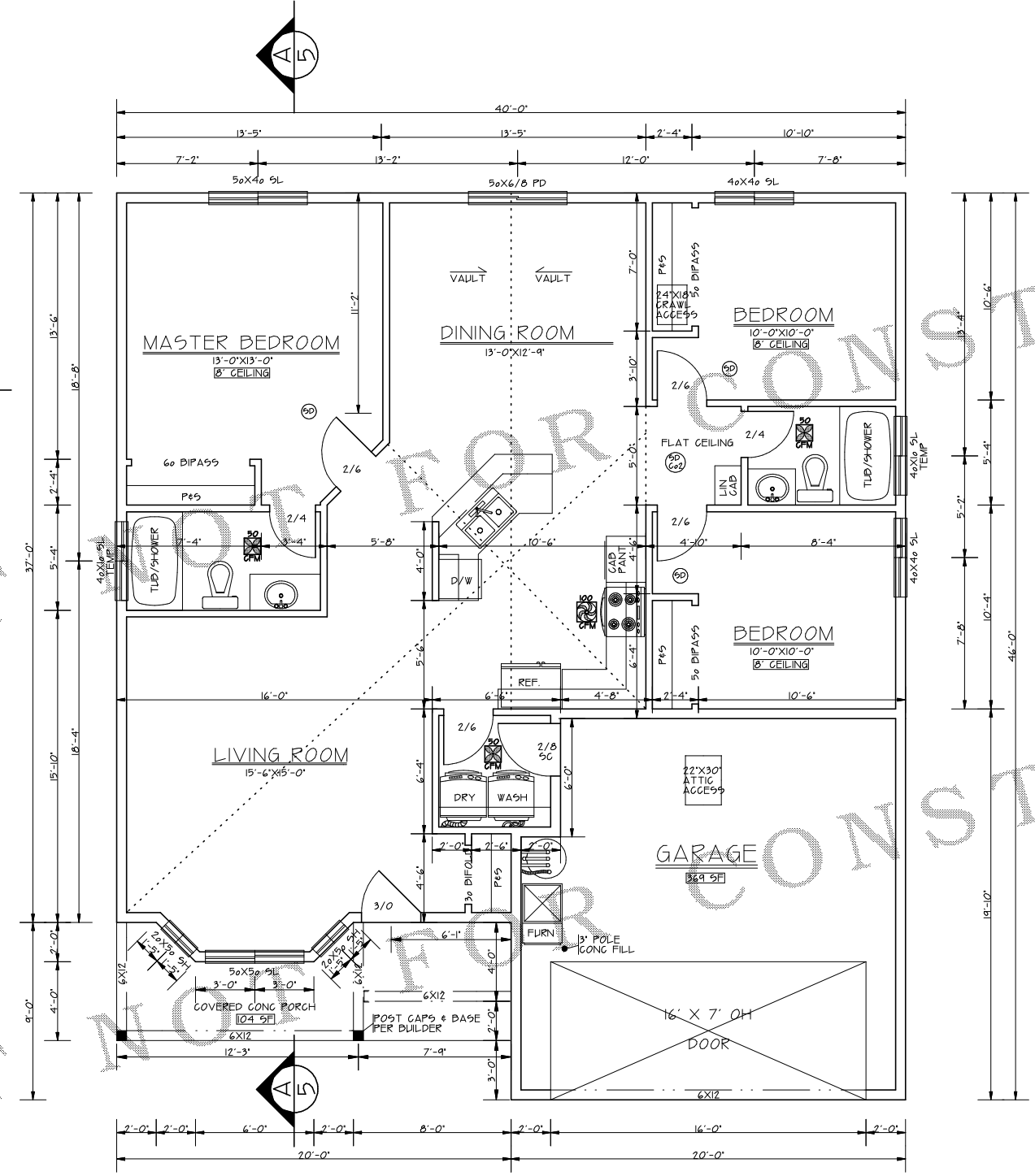
**GENERAL CODE**  
 HALLWAYS MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

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. (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. ELL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR.  
 MIN. OPENING AREA OF 5.7 SQ.FT. NET.  
 MIN. OPENING HEIGHT OF 24" NET.  
 MIN. OPENING WIDTH OF 22" NET.  
 WINDOW WELL - HORIZ. AREA

**GOVERNING DESIGN CODE:**  
 2012 INTERNATIONAL BUILDING CODE  
 2012 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"

AREA 1306 SF