



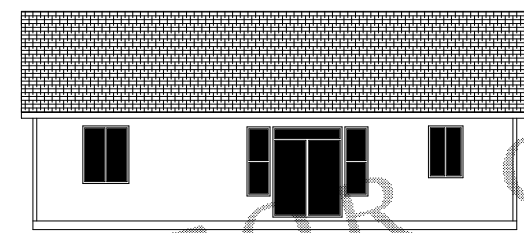
STUDY SET

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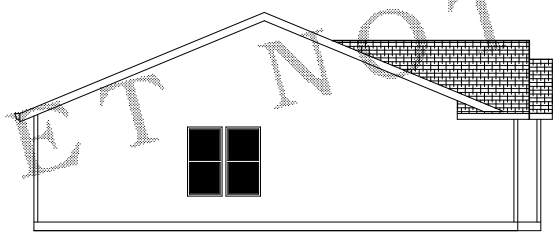
FRONT ELEVATION

SCALE 1/4"=1'-0"



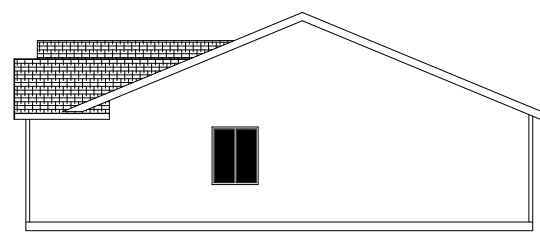
REAR ELEVATION

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 CITY OF PORTLAND PLU 2.2B. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND.

ORIG	01-05-12	GW
REV	1-22-15	EM
REV	3-6-15	RM
REV		

PLAN 1364 SF
GL



STUDY SET

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NOTE: BLACKENED AREA - POSTS OR STUDS
 - 4x6 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

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

ALL BEAM, RAFTERS, JOIST, HORS POST, AND STUDS ARE #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. (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. ALL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR.
 MIN. OPENING AREA OF 57 SQFT. 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 GC'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.

FRAMING LUMBER
 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
 BLOCKING - STANDARD OR BETTER
 SOLID BLOCKING USE SAME DEPTH AS MEMBERS
 ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER IRC R301.12)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: USE WESTERN
MEMBER GRADE: (SIMPLE, MULTIPLE SPAN OR GANTILEVERED)
MATERIAL STANDARDS: ARCHITECTURAL GRADE APPEARANCE DO NOT USE 24F-1.8E UNLESS NOTED & APPROVED BY A QUALIFIED SUPPLIER OR STRUCTURAL ENGINEER.

GLULAM COLUMNS: USE COMBINATION #3 DF

PLYWOOD SHEATHING: 1/2" MIN. INDEX 32/16
FLOOR SHEATHING: 3/4" MIN. INDEX 46/24 T&G
WALLS SHEATHING: 7/16" MIN. INDEX 32/0

ENGINEERED WOOD PRODUCTS MUST CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IRC

WOOD PRODUCT MANUFACTURER:
 TRUSS JOIST - TJ SERIES JOIST OR DOISE ENGINEERING - DGI SERIES JOISTS
 ASSEMBLIES AND HANGERS, AS REQUIRED TO PROVIDE A COMPLETE FLOOR OR ROOF STRUCTURAL SYSTEM PER I-JOIST MANUF.

RM BOARD:
 1/4" WIDE, 1.3E GRADE UNLESS NOTED ON PLANS OR APPROVED BY JOIST SUPPLIER OR STRUCTURAL ENGINEER

DEARING 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

SIDING:
 SIDING 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-19 MIN. 2X6 WALLS: R-21 MIN.
 ROOF CAVITIES: R-49 MIN.
 VAULTED ROOF CAVITIES: R-30 MIN.
 UNDER SLAB: R-10 RIGID MIN. 24" HORIZONTAL LENGTH MIN.
 INSULATION BATTERIES AT VENTS (PER IRC I203.2)
 FLOOR CAVITIES: R-30 MIN.
 WITH 1" MIN. AIR SPACE FOR VENTING (PER IRC I203.2)

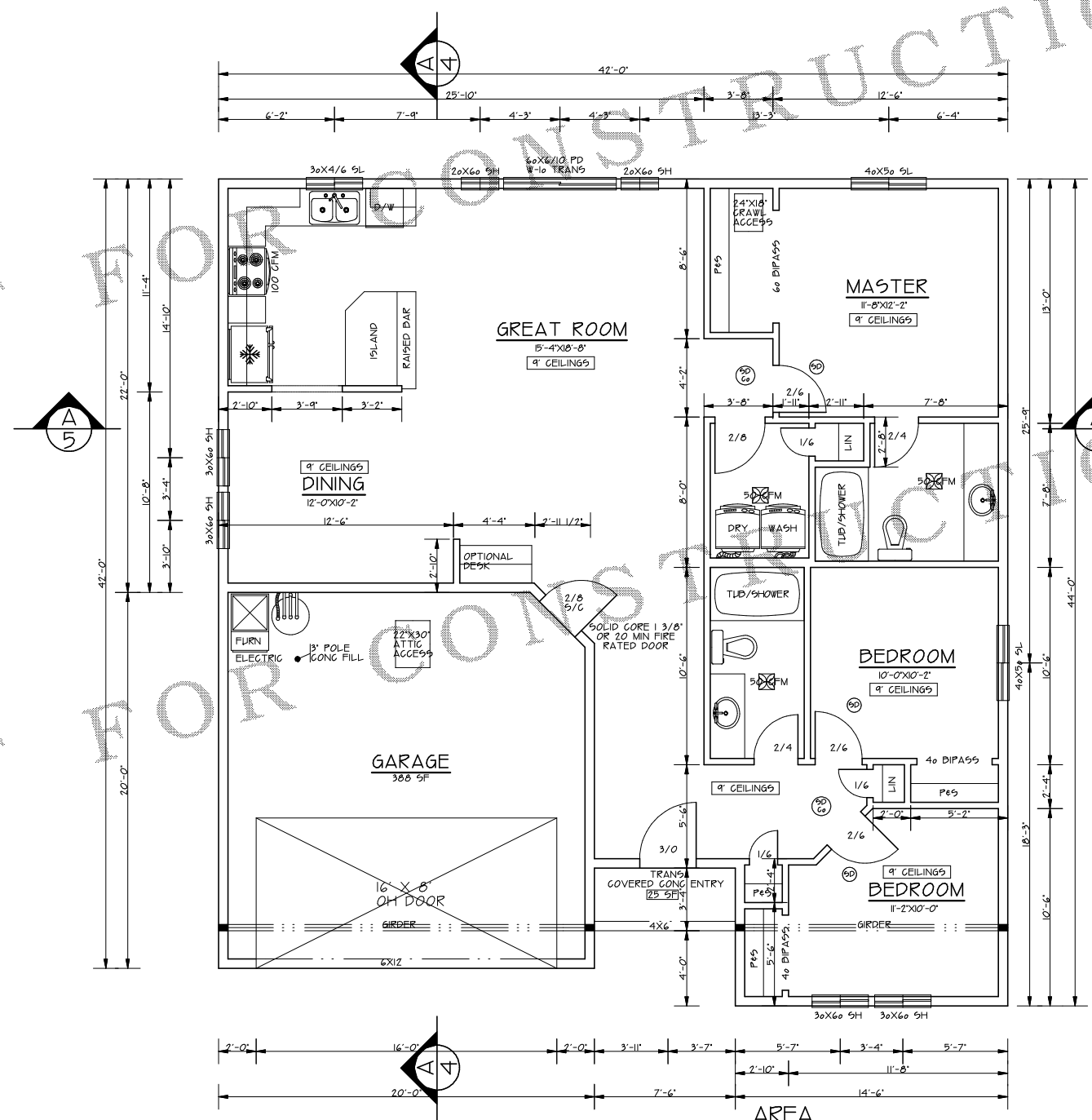
GRAWL SPACE:
 18" MIN. CLEARANCE FROM GRADE TO BOTTOM OF FLOOR JOIST AND MIN. 12" CLEARANCE TO BOTTOM OF GIRDERS OR BEAMS IN THE GRAWL SPACE

ROOF:
 COMPOSITION ROOF SHINGLES MUST BE A MINIMUM OF 30-YEAR ON 15# FELT ON 5/8" SHEATHING ON MANUF. TRUSS OR RAFTERS 24" O/C
 SECTION R002, 603 & 905 USE SIMPSON 2.5" H' CLIP ON EACH TRUSS OR RAFTER

ATTIC VENTILATION:
 ATTIC VENTILATION MUST BE 1/500th 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 CORNICE VENTS OR PROVIDE A MOISTURE BARRIER ON THE WARM SIDE OF THE CEILING (PER IRC R906)

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.
FLOOR PLAN
 SCALE 1/4"=1'-0"

NOT FOR CONSTRUCTION

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