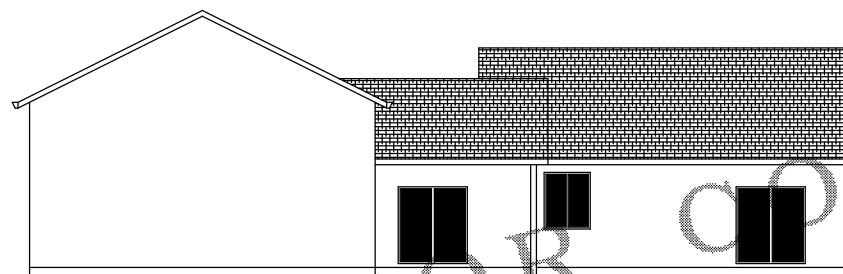
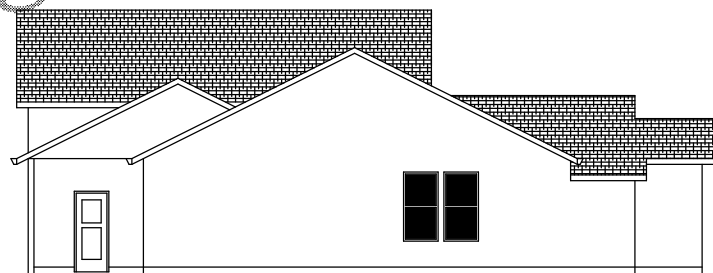




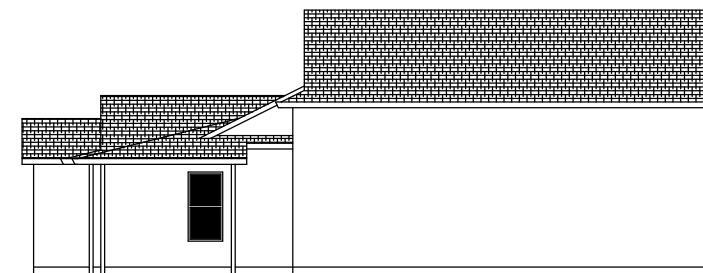
FRONT ELEVATION
SCALE 1/8"=1'-0"



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

STUDY SET NOT FOR CONSTRUCTION

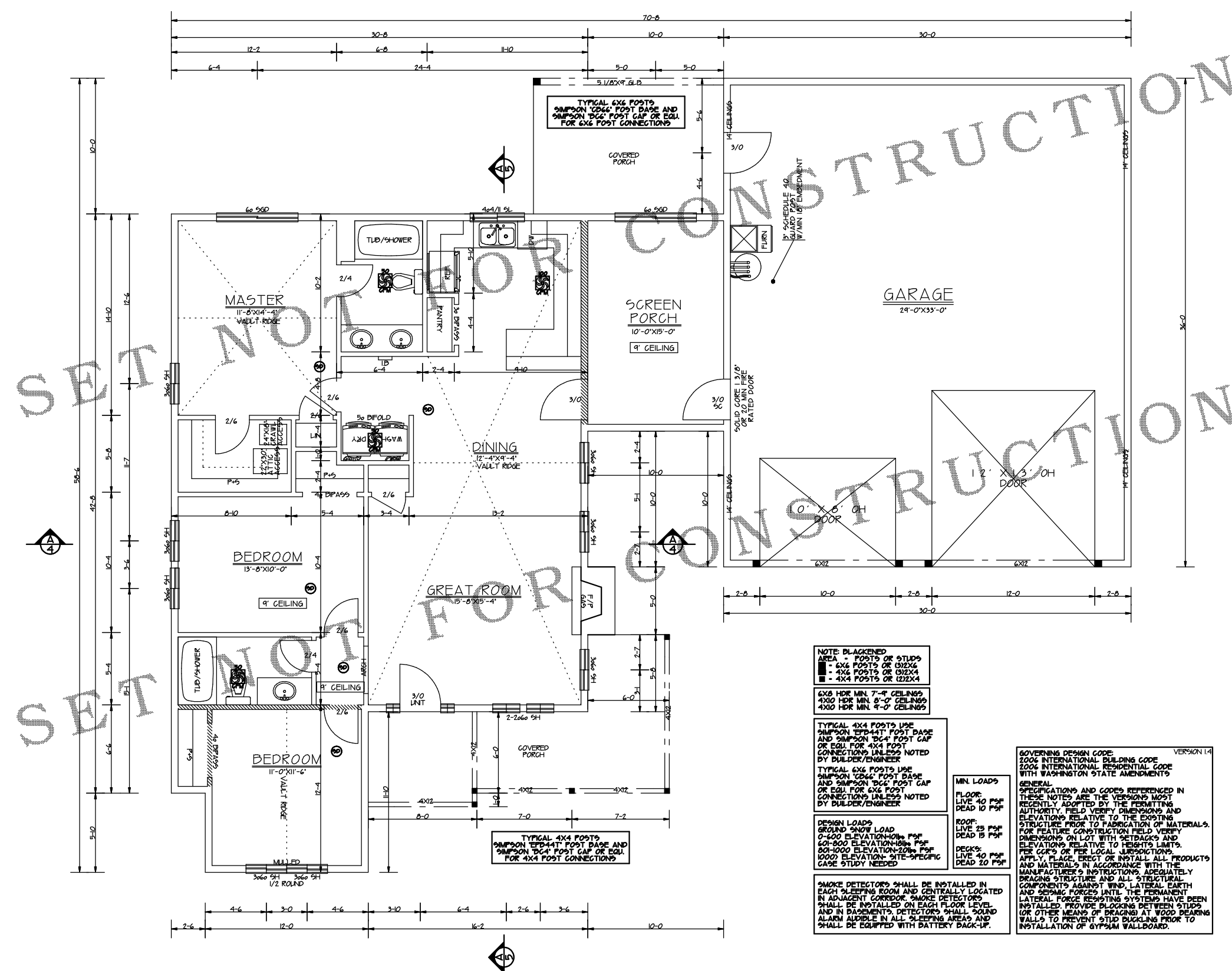


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PLAN 1444 SQFT.

FRAMING LUMBER: DOUGLAS FIR-LARCH GRADE LUMBER
LUMBER SPECIES: DOUGLAS FIR-LARCH GRADE LUMBER
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.1 OR BETTER UNLESS NOTED ON PLAN
POSTS: NO.1 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 2006 IRC R301
GLUE LAMINATED MEMBERS:
MEMBER BEAMS: (SIMPLE, MULTIPLE SPAN OR GANTILEVERED SPANS) USE 24F-V4
MATERIAL STANDARDS: ARCHITECTURAL GRADE APPEARANCE DO NOT USE 24F-V6 UNLESS NOTED & APPROVED BY A QUALIFIED SUPPLIER OR STRUCTURAL ENGINEER.
GLULAM COLUMNS: USE COMBINATION #3 DF
PLYWOOD SHEATHING:
ROOF SHEATHING: 1/2" MIN. INDEX 32/16
FLOOR SHEATHING: 3/4" MIN. INDEX 48/24 T&G
WALL SHEATHING: 7/16" MIN. INDEX 32/10
ENGINEERED WOOD PRODUCTS MUST CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IBC 2006 CODE.
WOOD PRODUCT MANUFACTURERS:
TRUSS JOIST - I-JI SERIES JOIST OR BOISE ENGINEERING - DCI 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, 1/2" GRADE UNLESS NOTED ON PLANS OR APPROVED BY JOIST SUPPLIER OR STRUCTURAL ENGINEER
DESIGN 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.
CEILING:
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-15 MIN.
2X6 WALLS: R-21 MIN.
ROOF CAVITIES: R-35 MIN.
VALUED ROOF CAVITIES: R-30 MIN.
UNDER SLAB: R-10 RIGID MIN. 24" HORIZONTAL LENGTH MIN.
INSULATION BAFFLES AT VENTS (PER IBC 1203.2)
FLOOR CAVITIES:
R-30 MIN. WITH 1" MIN. AIR SPACE FOR VENTING (PER IBC 1203.2)
CRAWLSPACE:
12" 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 A MINIMUM OF 25-YEAR ON 15# FELT ON 1/2" PLYWOOD ON MANUF. TRUSS OR RAFTERS 24" O/C PER 2006 IRC R905. 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 60 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 2006 IRC R502)
OVERHANGS:
OVERHANGS ARE TO BE DETERMINED BY OWNER/BUILDER
GUTTERS:
GUTTERS ARE TO BE DETERMINED BY OWNER/BUILDER



NOTE: DLGKEDNED
 AREA - POSTS OR STUDS
 ■ 6X6 POSTS OR (2)2X6
 ■ 4X6 POSTS OR (2)2X4
 ■ 4X4 POSTS OR (2)2X4

6X6 HDR MIN. 7'-4" CEILING
 4X6 HDR MIN. 8'-0" CEILING
 4X4 HDR MIN. 9'-0" CEILING

TYPICAL 4X4 POSTS USE
 SIMPSON EPD-44T POST BASE AND SIMPSON DC4 POST GAP OR EQUI. FOR 4X4 POST CONNECTIONS UNLESS NOTED BY DULDER/ENGINEER

TYPICAL 6X6 POSTS USE
 SIMPSON EPD-44T POST BASE AND SIMPSON DC6 POST GAP OR EQUI. FOR 6X6 POST CONNECTIONS UNLESS NOTED BY DULDER/ENGINEER

DESIGN LOADS
 GROUND SNOW LOAD
 0-500 ELEVATION-10# PSF
 501-1000 ELEVATION-15# PSF
 1001-1500 ELEVATION-20# PSF
 1501-2000 ELEVATION-25# PSF
 2001-2500 ELEVATION-30# PSF
 2501-3000 ELEVATION-35# PSF
 3001-3500 ELEVATION-40# PSF
 3501-4000 ELEVATION-45# PSF
 4001-4500 ELEVATION-50# PSF
 4501-5000 ELEVATION-55# PSF
 5001-5500 ELEVATION-60# PSF
 5501-6000 ELEVATION-65# PSF
 6001-6500 ELEVATION-70# PSF
 6501-7000 ELEVATION-75# PSF
 7001-7500 ELEVATION-80# PSF
 7501-8000 ELEVATION-85# PSF
 8001-8500 ELEVATION-90# PSF
 8501-9000 ELEVATION-95# PSF
 9001-9500 ELEVATION-100# PSF
 9501-10000 ELEVATION-105# PSF

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. DETECTOR SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.

MIN. LOADS
 FLOOR: LIVE 40 PSF
 DEAD 10 PSF
 ROOF: LIVE 25 PSF
 DEAD 15 PSF
 DECKS: LIVE 40 PSF
 DEAD 20 PSF

GOVERNING DESIGN CODE: VERSION 1.4
 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL RESIDENTIAL CODE
 WITH WASHINGTON STATE AMENDMENTS
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 JOG BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

FLOOR PLAN AREA
 SCALE 1/4"=1'-0"
 LIVING 1285 SQ.FT.
 SCREENED PORCH 162 SQ.FT.
 TOTAL 1444 SQ.FT.



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