

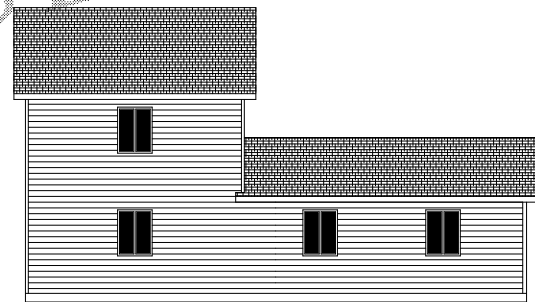
STUDY SET NOT FOR CONSTRUCTION



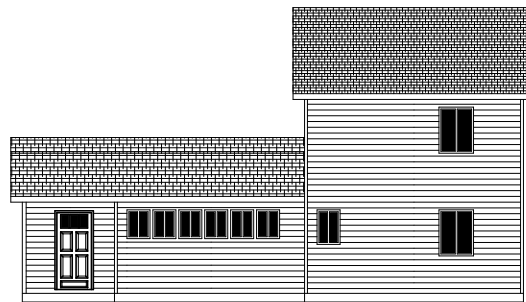
REAR ELEVATION
SCALE 1/8"=1'0"



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



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



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



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT REGULATIONS AND PERMITS. THESE PLANS ARE PROVIDED AS A GUIDE ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS TO ACCOMMODATE LOCAL REGULATIONS AND PERMITS.

ORIG	
ENG	
REV	
REV	
REV	

PLAN

—



STUDY SET

DESIGN NORTHWEST • Pk. 0601 160-1766 • www.DesignNW.com

NOT FOR CONSTRUCTION

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

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 PRESURE TREATED.

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

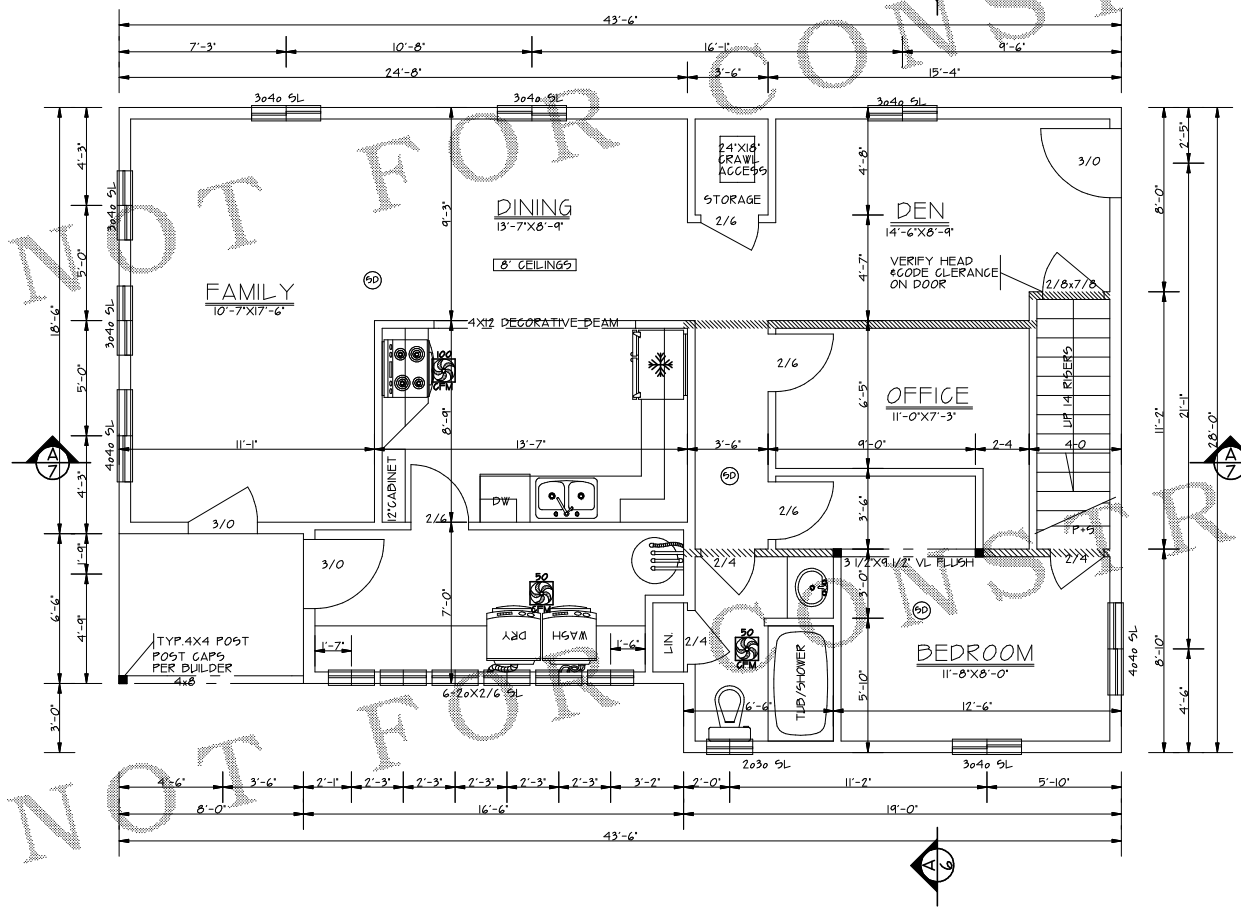
EXIT DOOR NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 0 INCHES IN HEIGHT PER FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT. SLOPE OF LANDING OF 2% MAX. (0.25 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" HGT. 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.



NOTE: ■ BLACKENED AREA - POINT LOADS OR POSTS

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

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.

AREA 1092 SQ. FT.
 REFER TO ENGINEERING SHEETS FOR SPECIFIC LATERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

AREA MAIN FLOOR: 1092 SF
 UPPER FLOOR: 499 SF
 TOTAL: 1591 SF

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

ORIG	
REV	
REV	
REV	

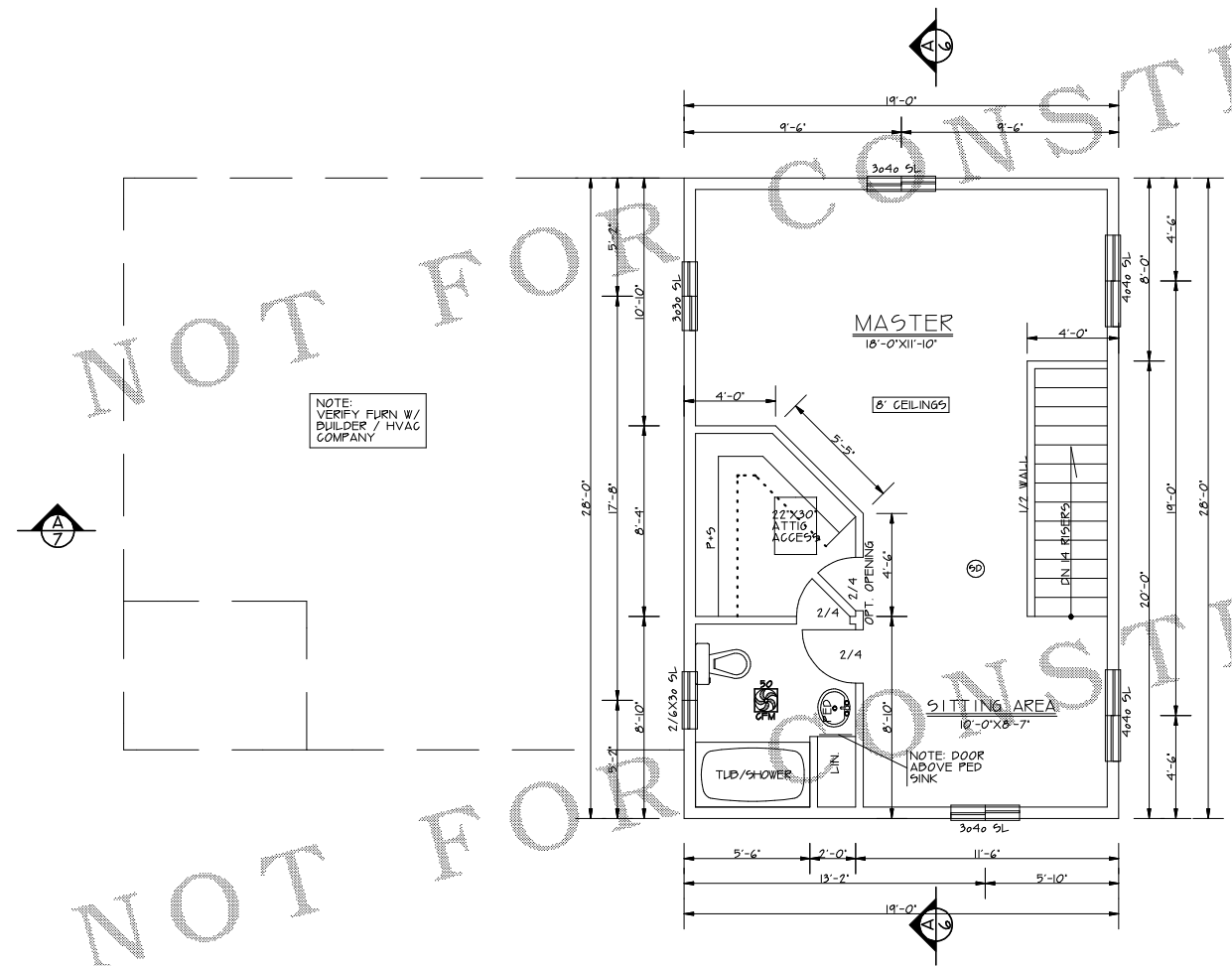


STUDY SET

DESIGN NORTHWEST • Pk. 0601 160-1766 • www.DesignNW.net

ORIG	
ENG	
REV	
REV	
REV	

3



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"

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
 BLOCKING STANDARD OR BETTER
 SOLID BLOCKING USE SAME DEPTH AS MEMBERS
 ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER IRC R307.2)
GLUE LAMINATED MEMBERS:
MEMBER SPECIES: USE WESTERN
MEMBER GRADE: (SAMPLE, MULTIPLE SPAN OR CANTILEVERED SPANS) USE 24F-V4
MATERIAL STANDARDS: ARCHITECTURAL GRADE APPEARANCE DO NOT USE 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
WALLS 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.
FIN 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
SINKS:
 SINKING 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.
 LUMBER SLAD: R-10 RIGID MIN. 24" HORIZONTAL LENGTH MIN.
 INSULATION DAFFLES 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 A MINIMUM OF 30-YEAR OR 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

STUDY SET NOT FOR CONSTRUCTION