



STUDY SET

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NOTE: ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODES AND LOCAL ORDINANCES. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE RESULTS THEREOF. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.

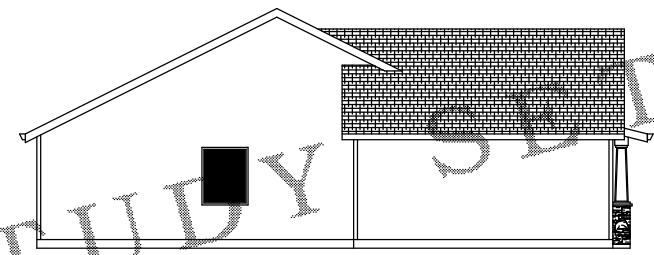
ORIG	06-16-05	DFK
REV	03/08/11	TJG
REV	09/04/11	TJG
REV	05-04-11	GW

PLAN 1785

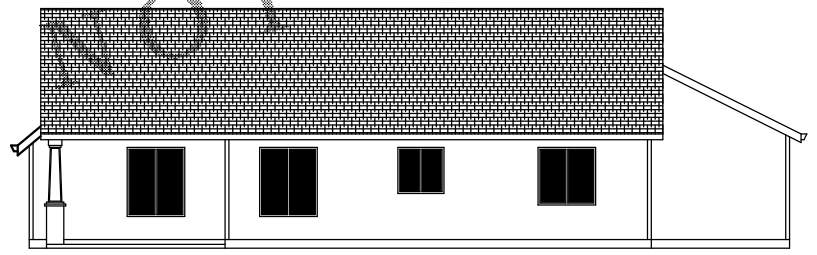
STUDY SET NOT FOR CONSTRUCTION



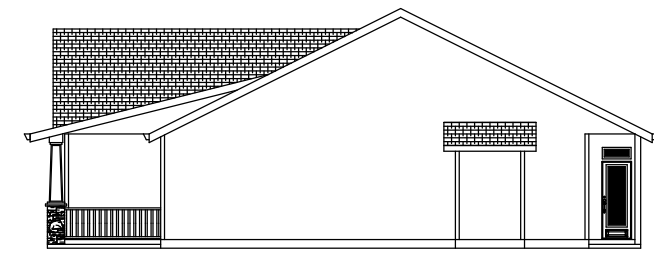
FRONT ELEVATION
SCALE 1/4"=1'-0"



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



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



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

FRAMING LUMBER: DOUGLAS FIR-LARCH GRADE LUMBER
LINDER 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.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 PRESURE TREATED PER 2004 IRC 1507.2.2

GLUE LAMINATED MEMBERS:
 MEMBER SPECIES USE WESTERN
 MEMBER GRADE (SINGLE, MULTIPLE SPAN OR GANTILEVERED SPANS) USE 2.4F

MATERIAL STANDARDS: ARCHITECTURAL GRADE APPEARANCE DO NOT USE 24F-1.8E UNLESS NOTED & APPROVED BY A QUALIFIED SUPPLIER OR STRUCTURAL ENGINEER.

GYPSUM COLLARS: USE COMBINATION #3 DF

PLYWOOD SHEATHING:
 FLOOR SHEATHING 1/2" MIN. INDEX 32/16
 WALL SHEATHING 3/4" MIN. INDEX 48/24 T&G
 CEILING SHEATHING 7/16" MIN. INDEX 32/0

ENGINEERED WOOD PRODUCTS MUST CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IRC 2009 CODE

WOOD PRODUCT MANUFACTURERS:
 TRUSS JOIST - TJI 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.

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

BEAMS 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

ROOF:
 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-30 MIN.
 VAULTED ROOF CAVITIES: R-30 MIN.
 UNDER SLAB: R-10 RIGID MIN. 24" HORIZONTAL LENGTH MIN.
 INSULATION BAFFLES AT VENTS (PER 2004 IRC 1203.2)
 FLOOR CAVITIES: R-30 MIN.
 WITH 1" MIN. AIR SPACE FOR VENTING (PER 2009 IRC 1203.2)

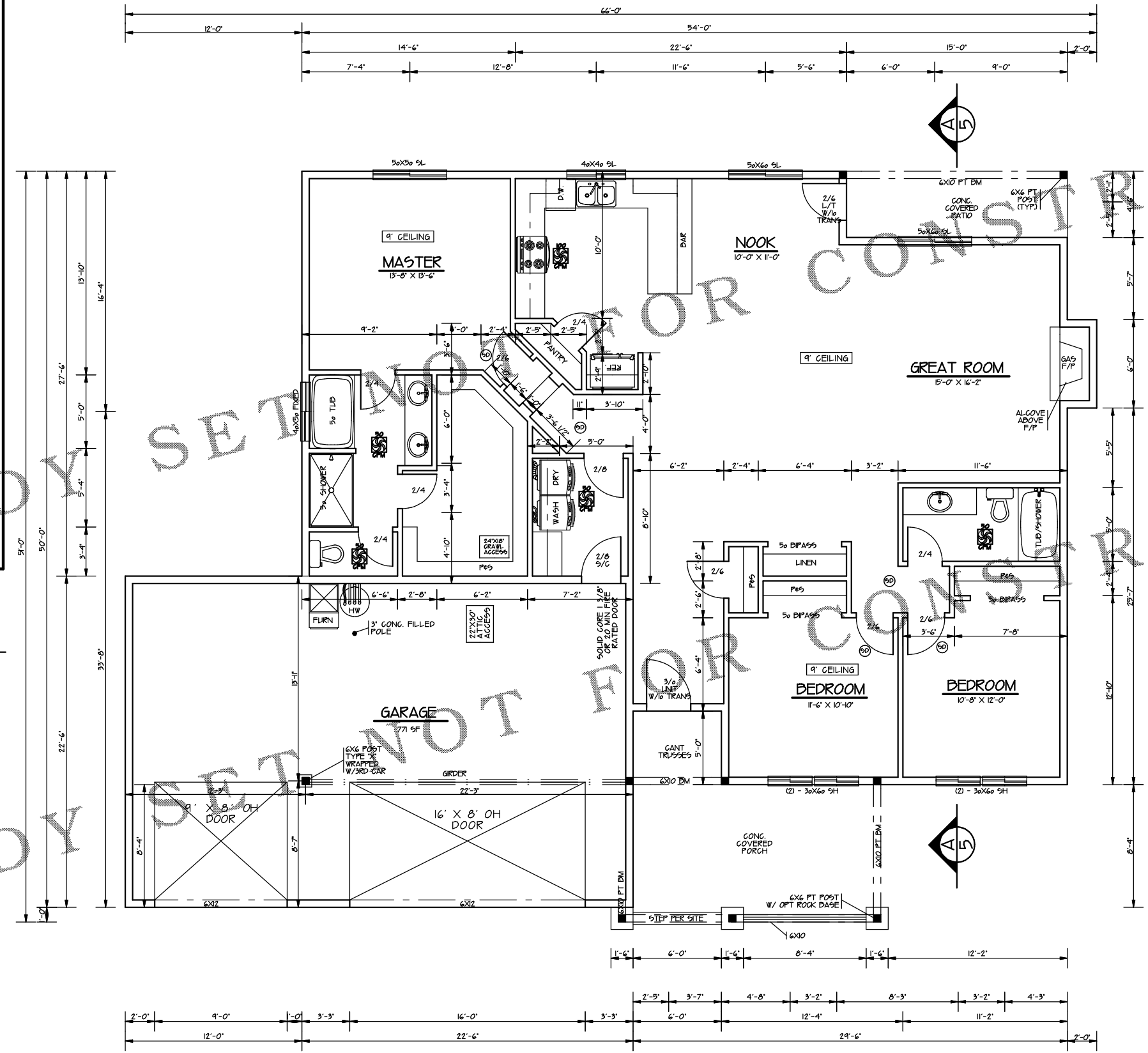
GRAVELLAGE:
 18" MIN. CLEARANCE FROM GRADE TO BOTTOM OF FLOOR JOIST AND MIN. 12" CLEARANCE TO BOTTOM OF GIRDERS OR BEAMS IN THE GRAVELLAGE

ROOF:
 COMPOSITION ROOF SHINGLES MUST BE A MINIMUM OF 25-YEAR ON 15# FELT ON 1/2" CDX OR OSB ON MANUF. TRUSSES OR RAFTERS 24" O/C PER 2009 IRC SECTION R002, R003 & R009 USE SIMPSON 2.5 "H" CLIP ON EACH TRUSS OR RAFTER

ATTIC VENTILATION:
 ATTIC VENTILATION MUST BE 1/600th OF THE ATTIC AREA OR 1/3000th OF ATTIC AREA IF AT LEAST 90 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 2009 IRC R006)

OVERHANGS:
 OVERHANGS ARE TO BE DETERMINED BY OWNER/BUILDER

GUTTERS:
 GUTTERS ARE TO BE DETERMINED BY OWNER/BUILDER



NOTE BLACKENED AREA - POSTS OR STUDS
 ■ 6X6 POSTS OR STUDS
 ■ 4X6 POSTS OR STUDS
 ■ 4X4 POSTS OR STUDS
 TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN

MIN. LOADS
 FLOOR: LIVE 40psf, DEAD 10psf
 ROOF: LIVE 25psf, DEAD 17psf
 DECKS: LIVE 40psf, DEAD 20psf

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

ALL BEAM, RAFTERS, JOIST, HORS 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 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. (225 LANTS VERT. IN 12 LANTS 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 ALDULE 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 EMERGENCY ESCAPE AND RESCUE OPENING. MIN. OPENING AREA OF 5.7 SQFT. NET. MIN. OPENING HEIGHT OF 20" NET. MIN. OPENING WIDTH OF 22" NET. WINDOW WELL - HORIZ. AREA

GOVERNING DESIGN CODE
 2009 INTERNATIONAL BUILDING CODE
 2009 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. IN FEATURE CONSTRUCTION FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS PER LOCALS 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.

AREA	TOTAL
	1785 SF.

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



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REV	DATE	BY	CHK
ORIG	06-16-05		DFK
REV1	03/06/11	TJG	
REV2	09/04/11	TJG	
REV3	05-04-11	GW	

TOTAL AREA 1785