

LEFT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

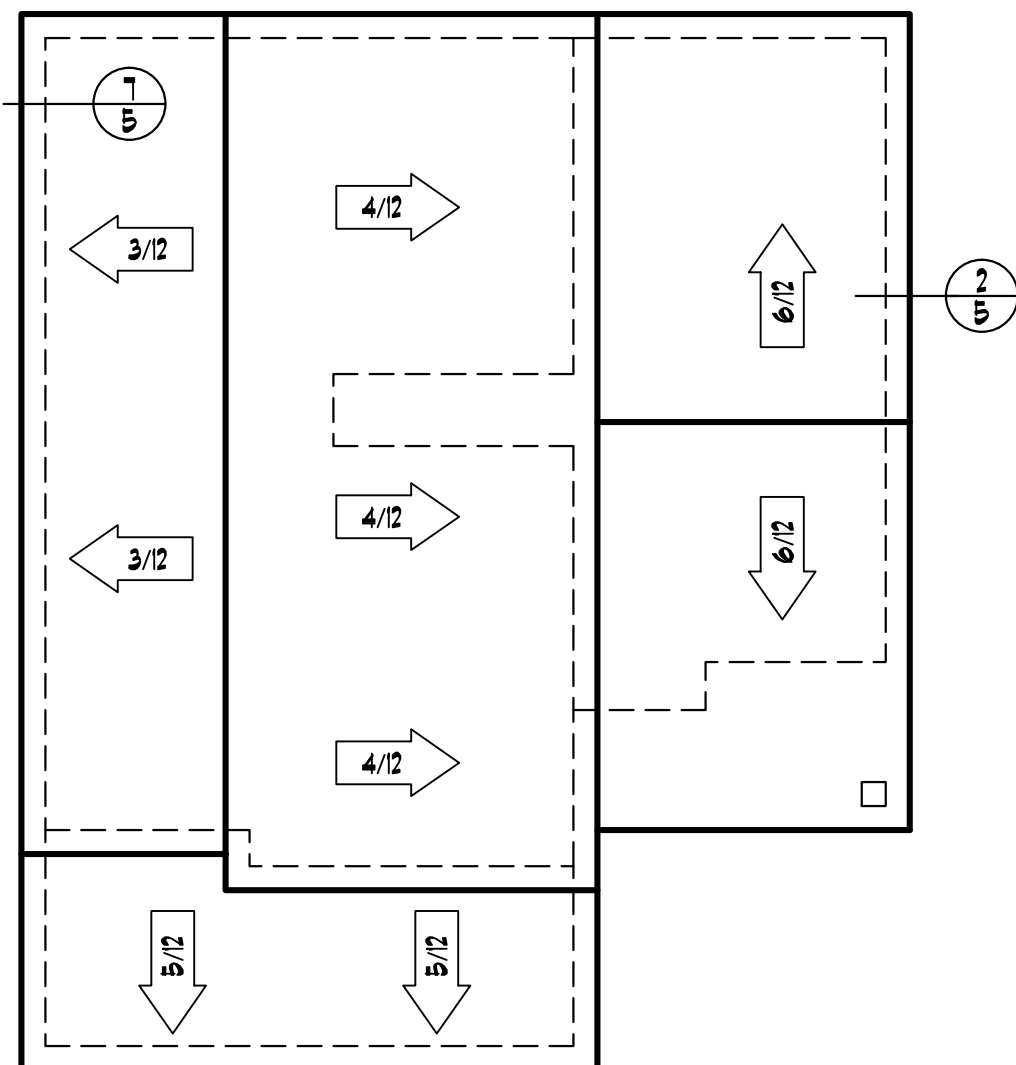


RIGHT ELEVATION

SCALE: 1/8"=1'-0"

INDEX OF DRAWINGS:

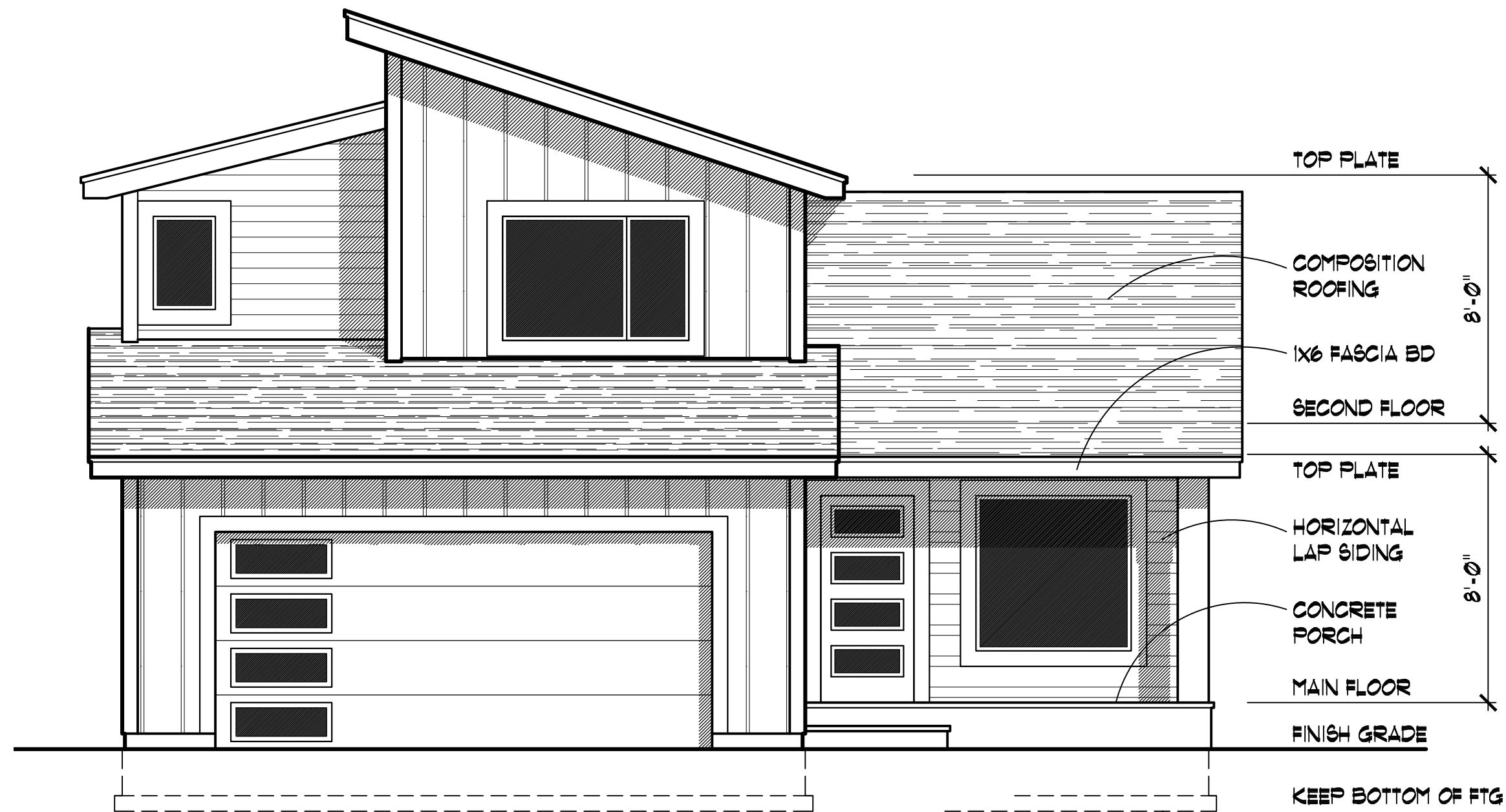
1. EXTERIOR ELEVATIONS, ROOF PLAN
2. MAIN FLOOR PLAN
3. SECOND FLOOR PLAN
4. FOUNDATION PLAN
5. TYPICAL DETAILS, BUILDING SECTION 6. NOTES AND SPECIFICATIONS



NOTES:
 ROOF SLOPE - AS NOTED
 ROOF OVERHANG - 16" AT EAVES, 12" AT RAKE, TYP.
 ROOF VENTILATION - AREA / 300 SQ FT

ROOF PLAN

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

TOP PLATE
 COMPOSITION ROOFING
 1X6 FASCIA BD
 SECOND FLOOR
 TOP PLATE
 HORIZONTAL LAP SIDING
 CONCRETE PORCH
 MAIN FLOOR
 FINISH GRADE
 KEEP BOTTOM OF FTG BELOW FROST LINE

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 SPOKANE VALLEY, WA 99206
 PHONE: (509) 362-2214
 www.spokanehouseplans.com



CONTENTS
 EXTERIOR ELEVATIONS
 ROOF PLAN
 1438 SF TWO-STORY

DRAWN BY: AK
 DATE: 03/30/17
 SCALE: AS NOTED
 JOB NO: 1438-T
 SHEET 1

WALL BRACING NOTES

Continuous Sheathing Method - 2015 IRC Section 602.10.4.2
 Length requirements for Continuously Sheathed Wood Structural Panel (CS-WSP)

Adjacent clear opening height to braced panel	Min. Length of Braced Wall Panel				
	8'	9'	10'	11'	12'
64"	24"	27"	30"	33"	36"
68"	26"	27"	30"	33"	36"
72"	27"	27"	30"	33"	36"
76"	30"	29"	30"	33"	36"
80"	32"	30"	30"	33"	36"
84"	35"	32"	32"	33"	36"
88"	38"	35"	33"	33"	36"
92"	43"	37"	35"	35"	36"
96"	48"	41"	38"	36"	36"

For openings greater than 96" refer to Table R602.10.5

1. Exterior braced wall panel shall begin within 10 feet from each end of a braced wall line. The distance between adjacent edges of braced wall panels along a braced wall line shall be no greater than 20 feet.

Braced wall lines shall be continuously sheathed with 7/16" APA RATED SHEATHING 24/16, exposure 1, as a continuously sheathed wall.

Panel edge nailing is 8d Common (2.5" x 0.131") @ 6" o.c. Panel interior or field nailing is 8d Common (2.5" x 0.131") @ 12" o.c. Edge blocking is required at braced wall panels only.

2. Stagger top plate splices by 2'-0" min. and nail splice with 16d @ 3".

3. Anchor bolts should be installed within 12" of the end of a wall or the end of a plate at a splice. Anchor bolt min. embedment is 7".

4. Install floor and roof sheathing with face grain perpendicular to supports with long edges continuous over 2 or more supports and short edges staggered.

Roof sheathing shall be 7/16" APA RATED SHEATHING 24/16, exposure 1. Nail with 8d @ 6" at panel edges and 8d @ 12" at field.

Floor sheathing shall be 3/4" T&G APA STURD-I-FLOOR 24 O.C. or equal. Glue and nail with 8d ring or screw shank @ 6" at panel edges and 8d @ 12" at field.

5. Interior braced walls to be gypsum board with minimum 1/2" thickness placed on studs spaced a maximum of 24" o.c. and fastened at 7" o.c. with gypsum board nails, 0.086" in diameter, 1-5/8" long, 9/32" head.

6. For alternate braced walls refer to details provided on plans.

HEADERS

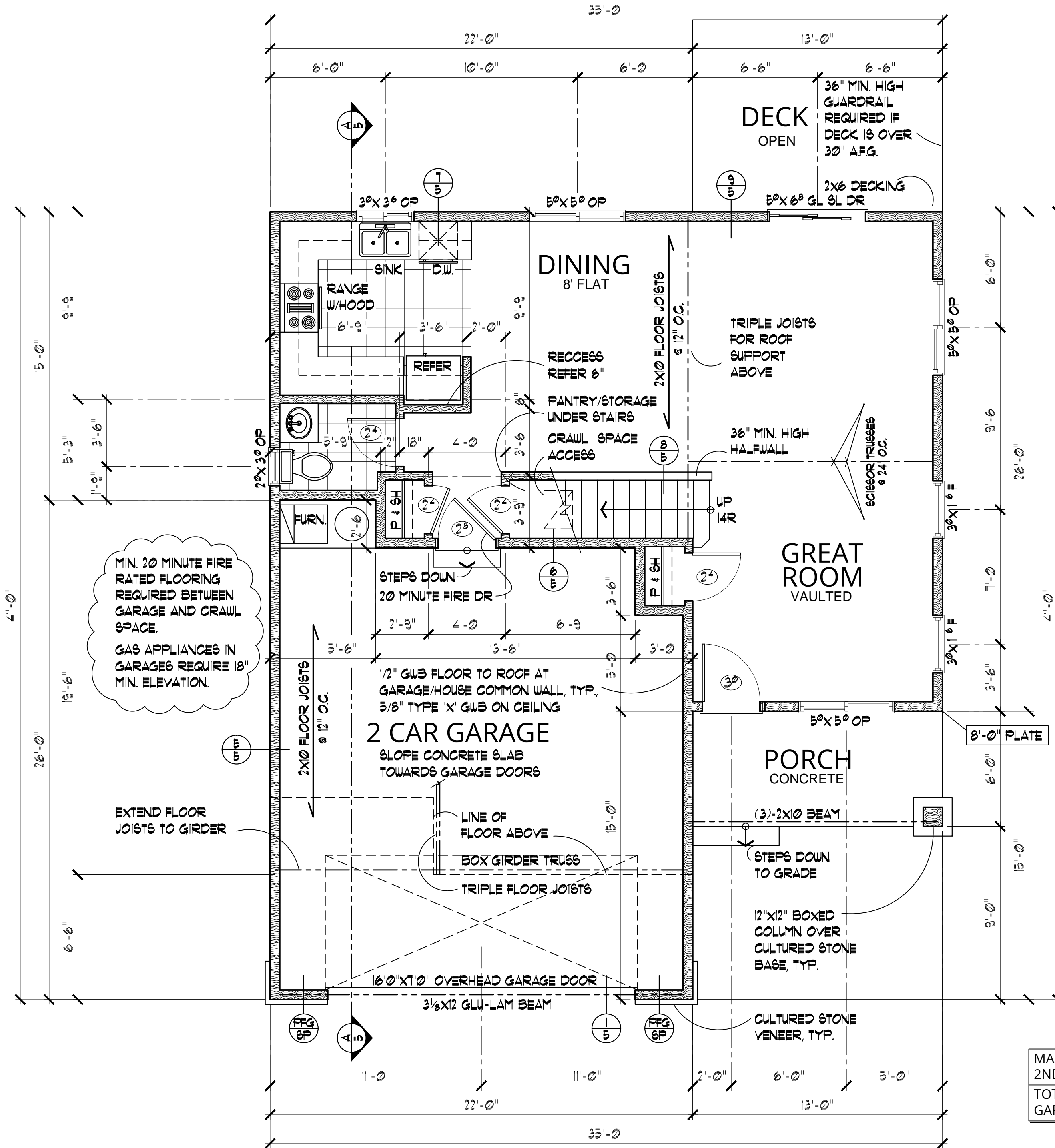
1. All headers supporting roof and ceiling to be (2)- 2x10 minimum for max. span of 6'1" with 2 jack studs, unless otherwise noted on plan.

2. Headers supporting roof, ceiling & center bearing floor to be (3)- 2x10 minimum for max. span of 6'7" with 2 jack studs, unless otherwise noted on plan.

3. All headers supporting roof, ceiling, and two center bearing floors shall be (3)- 2x10 minimum for max. span of 5'7" with 2 jack studs, unless otherwise noted on plan.

4. To reduce sizes for particular openings, refer to plan or to 2015 IRC table R502.5(1).

5. For all interior header sizes & locations, refer to plan.



MAIN FLOOR	722 S.F.
2ND FLOOR	716 S.F.
TOTAL	1438 S.F.
GARAGE	518 S.F.

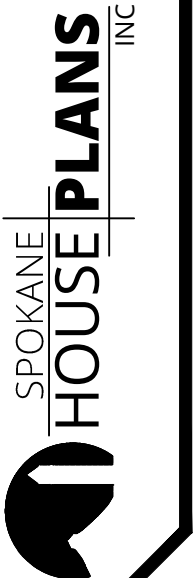
MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

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CONTENTS
 MAIN FLOOR PLAN
 636 SQ FT

DRAWN BY: AK
 DATE: 03/30/17
 SCALE: 1/4"=1'-0"
 JOB NO: 1428-T
 SHEET 2
 OF 6 SHEETS

WALL BRACING NOTES

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Adjacent clear opening height to braced panel	Min. Length of Braced Wall Panel				
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68"	26"	27"	30"	33"	36"
72"	27"	27"	30"	33"	36"
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96"	48"	41"	38"	36"	36"

For openings greater than 96" refer to Table R602.10.5

1. Exterior braced wall panel shall begin within 10 feet from each end of a braced wall line. The distance between adjacent edges of braced wall panels along a braced wall line shall be no greater than 20 feet.

Braced wall lines shall be continuously sheathed with 7/16" APA RATED SHEATHING 24/16, exposure 1, as a continuously sheathed wall.

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2. Stagger top plate splices by 2'-0" min. and nail splice with 16d @ 3".

3. Anchor bolts should be installed within 12" of the end of a wall or the end of a plate at a splice. Anchor bolt min. embedment is 7".

4. Install floor and roof sheathing with face grain perpendicular to supports with long edges continuous over 2 or more supports and short edges staggered.

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6. For alternate braced walls refer to details provided on plans.

HEADERS

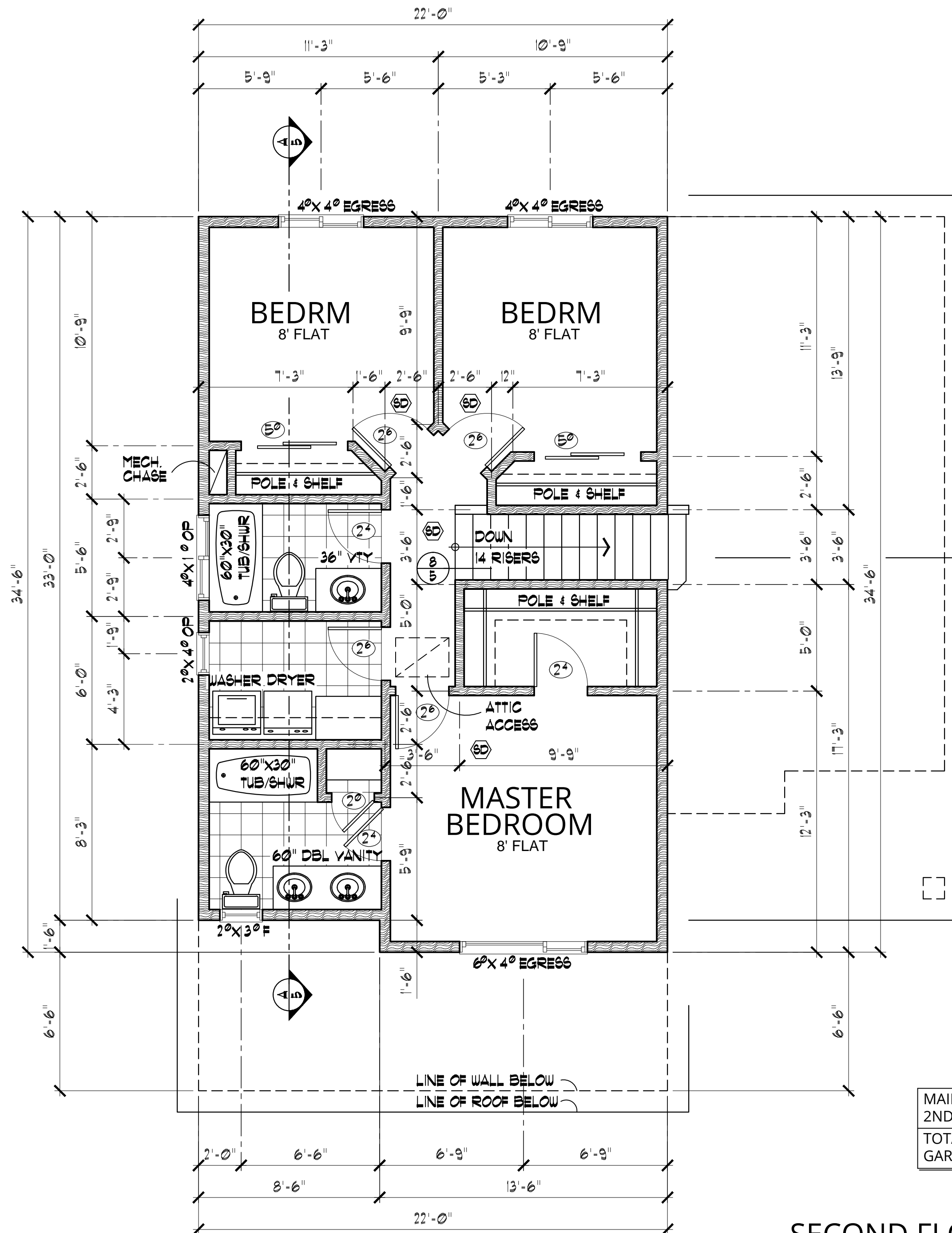
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3. All headers supporting roof, ceiling, and two center bearing floors shall be (3)- 2x10 minimum for max. span of 5'7" with 2 jack studs, unless otherwise noted on plan.

4. To reduce sizes for particular openings, refer to plan or to 2015 IRC table R502.5(1).

5. For all interior header sizes & locations, refer to plan.



MAIN FLOOR	722 S.F.
2ND FLOOR	716 S.F.
TOTAL	1438 S.F.
GARAGE	518 S.F.

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

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SPOKANE
HOUSE PLANS
 INC

CONTENTS
 SECOND FLOOR PLAN
 695 SQ FT

DRAWN BY: AK
 DATE: 03/30/17
 SCALE: 1/4"=1'-0"
 JOB NO: 1428-T
 SHEET

3

OF 6 SHEETS

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CONTENTS
FOUNDATION PLAN
CRAWL SPACE

DRAWN BY: AK
DATE: 03/30/17
SCALE: 1/4"=1'-0"
JOB NO: 1428-T
SHEET 4
OF 6 SHEETS

Fire protection of floors.

R501.3 Floor assemblies shall be provided with a 1/2-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13D, or other approved equivalent sprinkler system.

2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.

3. Portions of floor assemblies can be unprotected when complying with the following:

3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story

3.2. Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.

4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

HEADERS

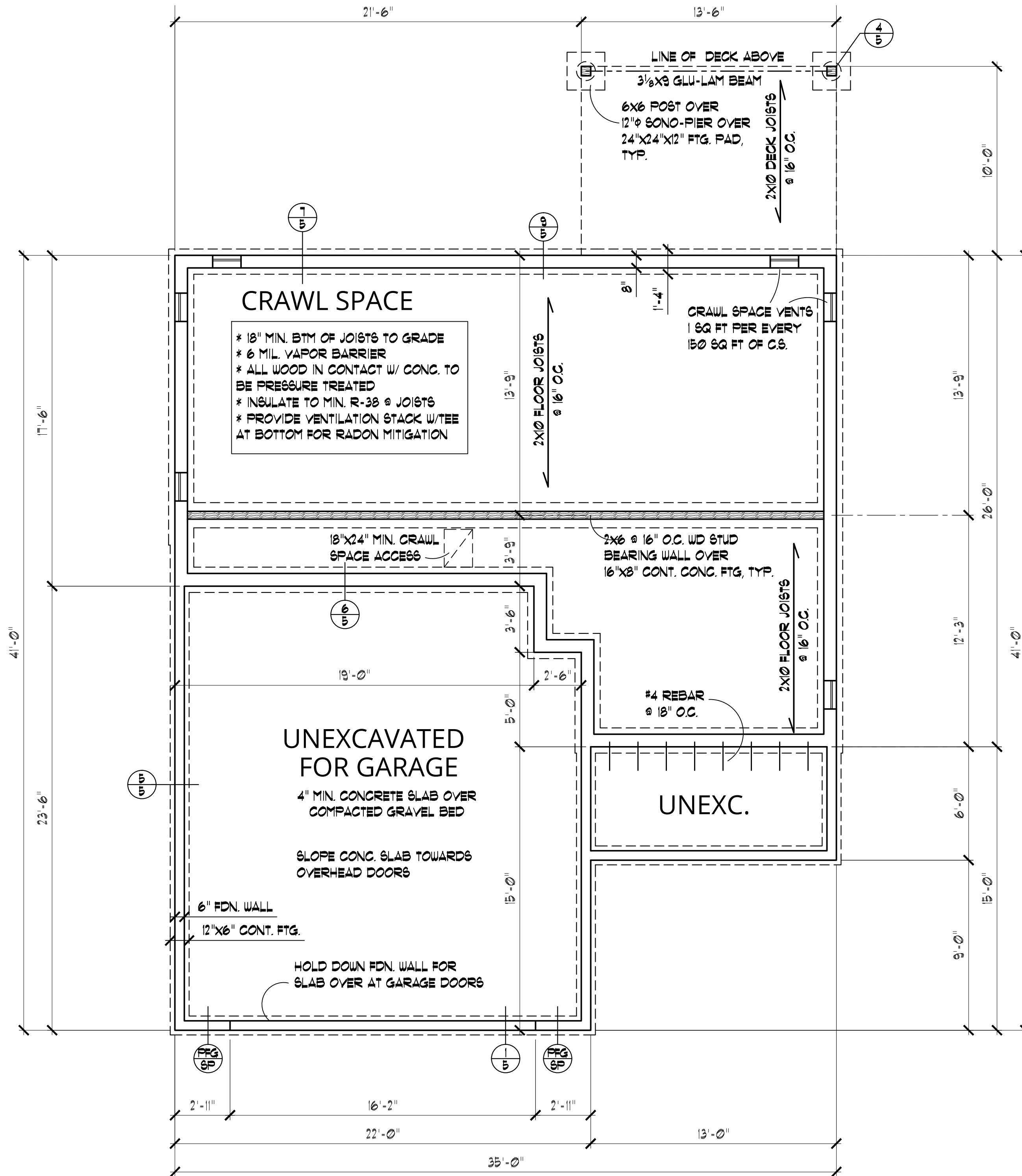
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3. All headers supporting roof, ceiling, and two center bearing floors shall be (3)- 2x10 minimum for max. span of 5'7" with 2 jack studs, unless otherwise noted on plan.

4. To reduce sizes for particular openings, refer to plan or to 2015 IRC table R502.5(1).

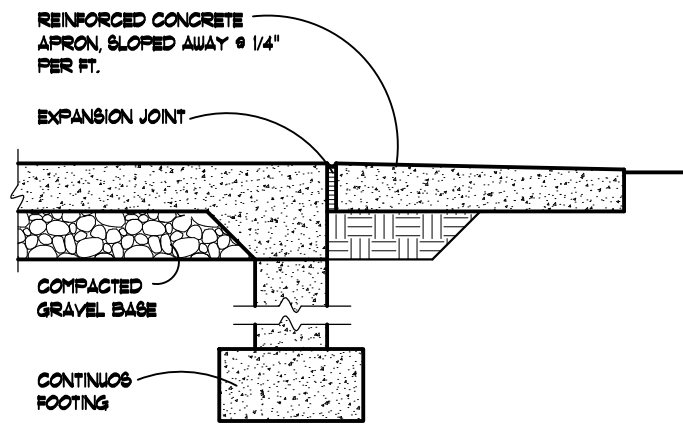
5. For all interior header sizes & locations, refer to plan.



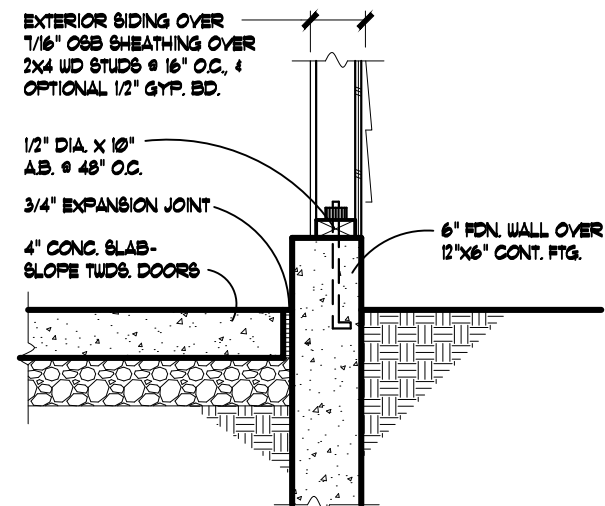
FOUNDATION PLAN

SCALE: 1/4"=1'-0"

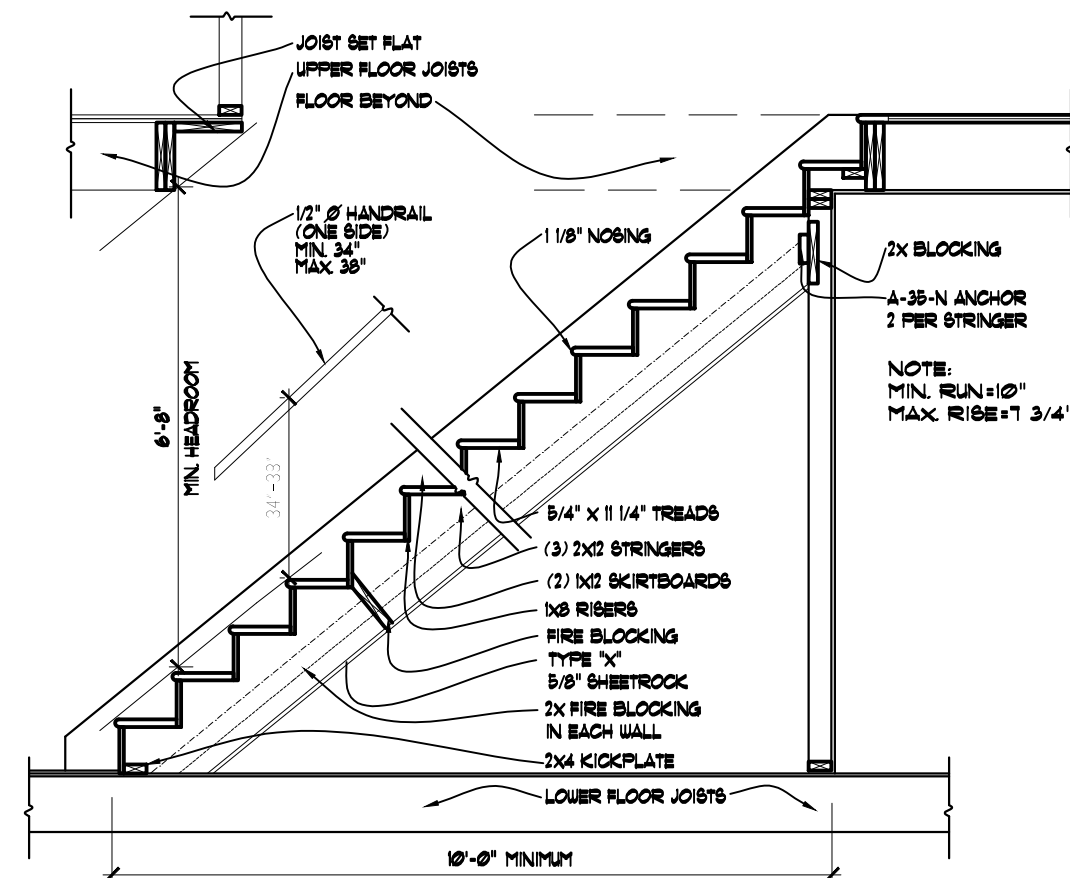
CRAWL SPACE



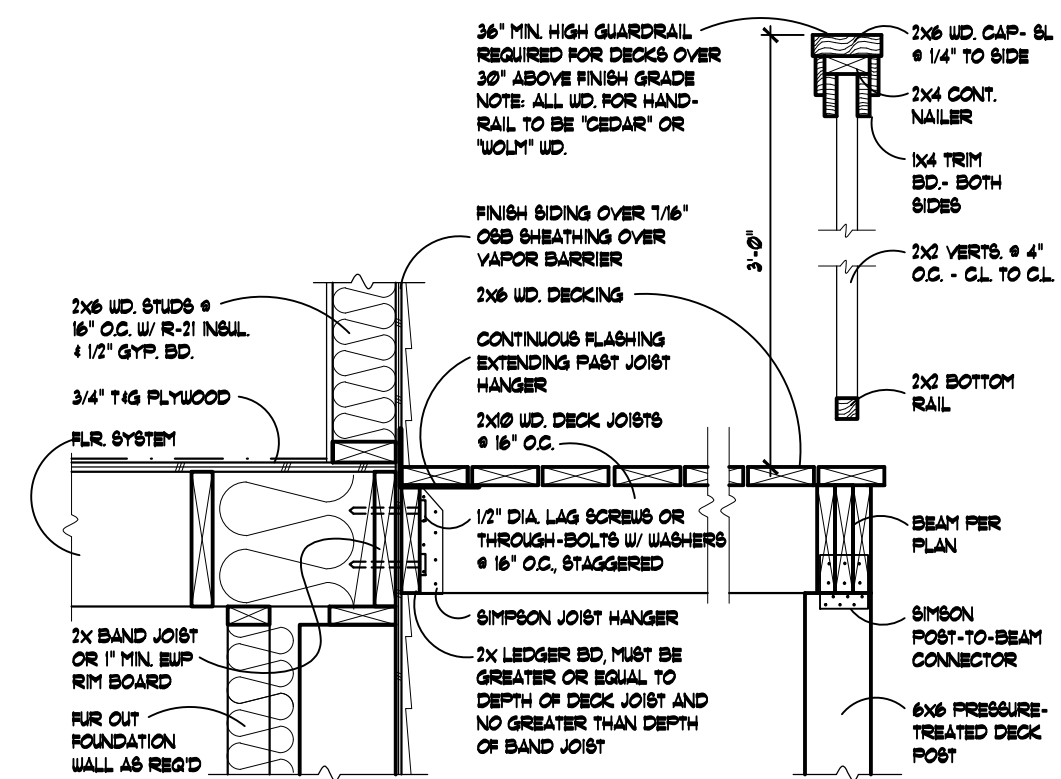
1 APRON DETAIL
NTS



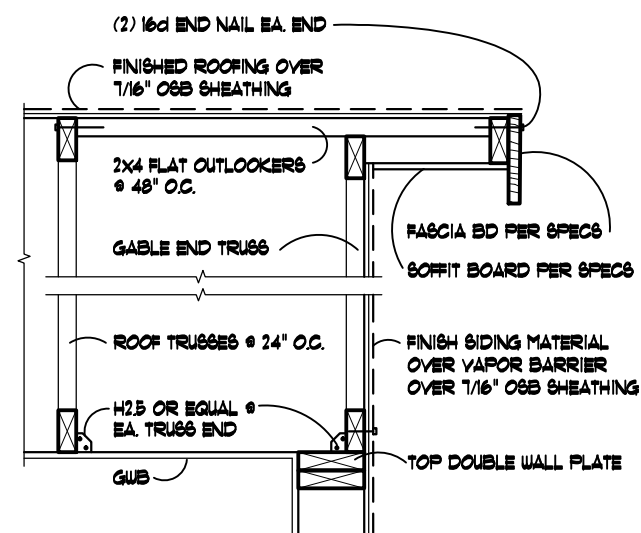
5 GARAGE WALL
NTS



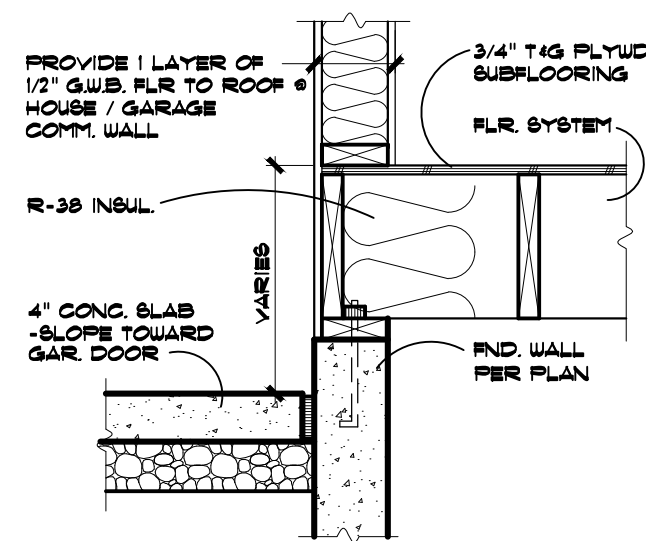
8 STANDARD STAIR
NTS



9 DECK DETAIL W/RAILING
NTS

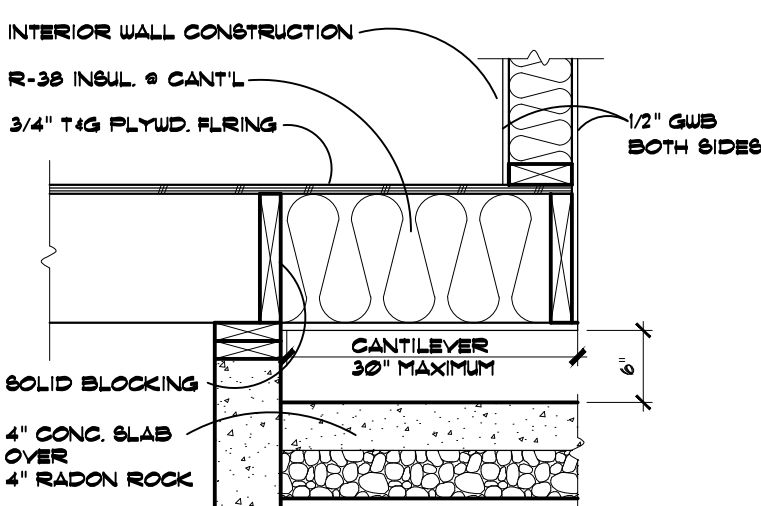


2 OUTLOOKER
NTS

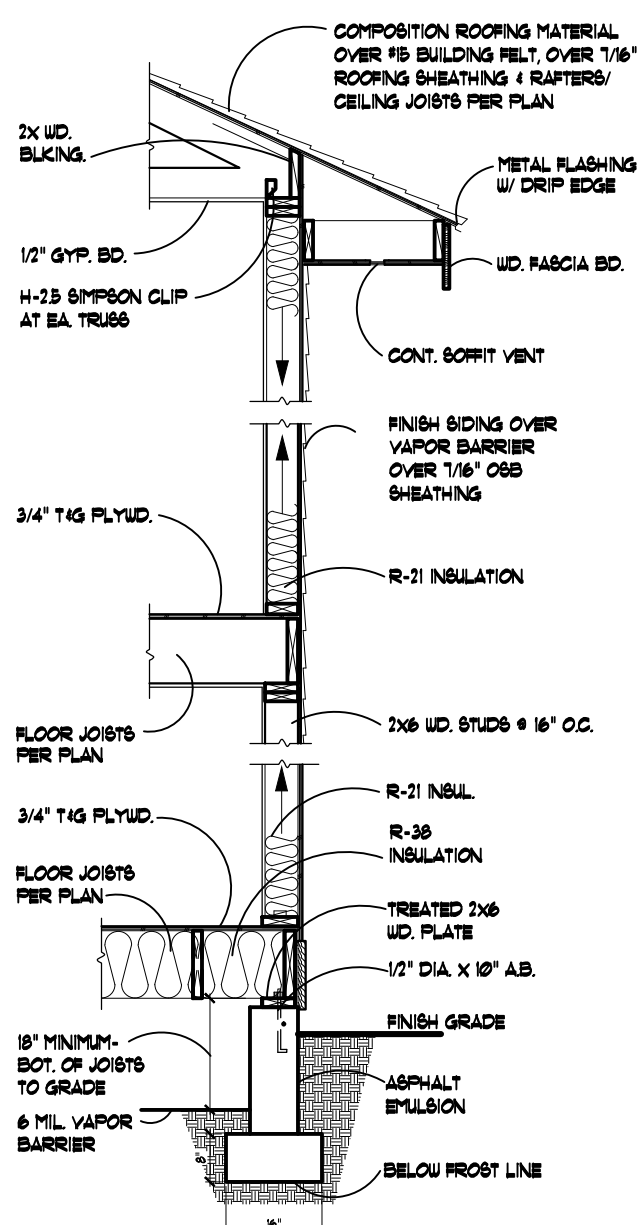


6 GARAGE/HOUSE
NTS

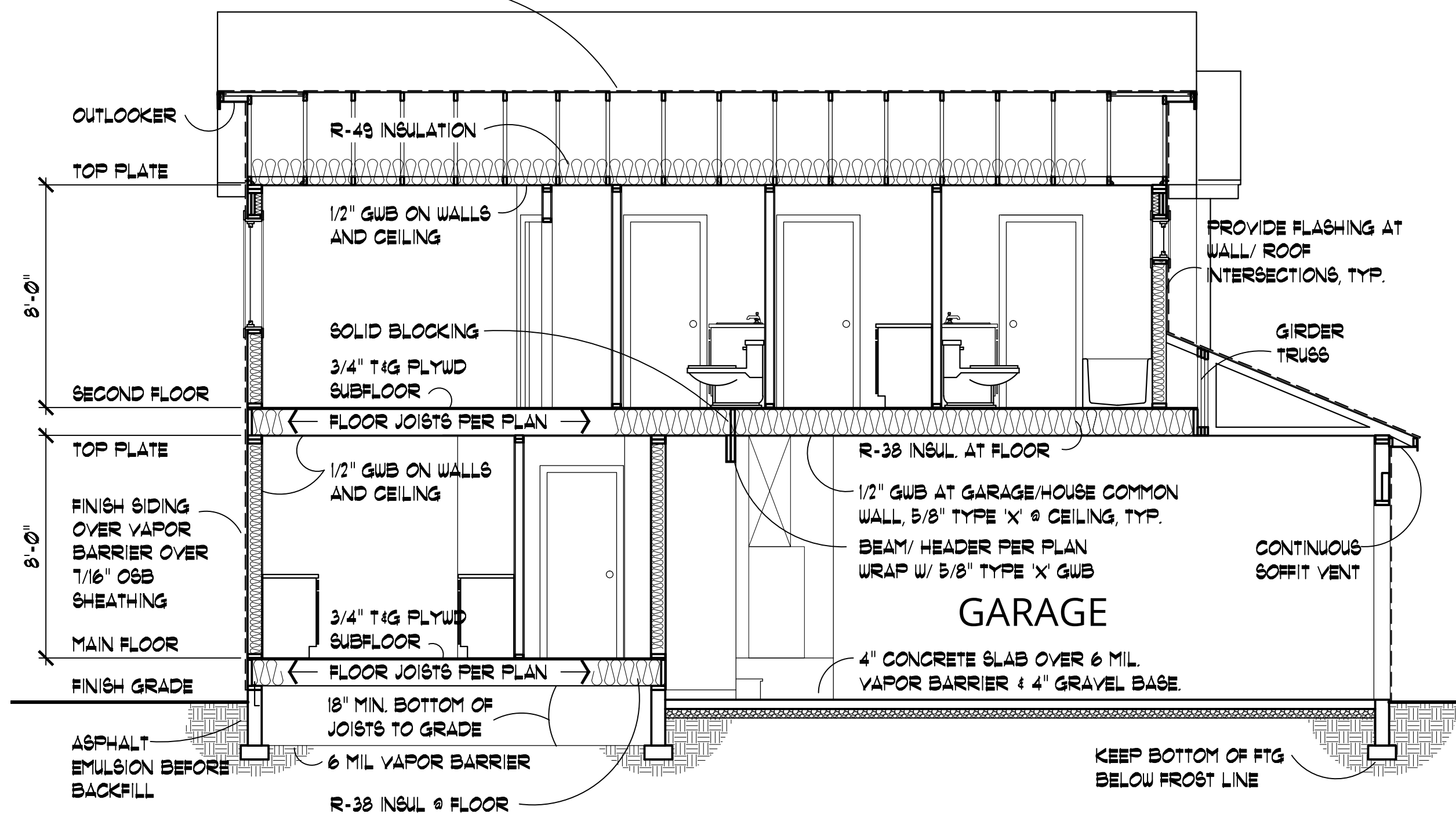
FIN. ROOFING OVER 15# BLDG FELT OVER 1/16" OSB SHEATHING OVER PRE-MFR ROOF TRUSSES @ 24" O.C.



3 CANTILEVER INTO GARAGE
NTS



7 WALL SECTION
NTS



BUILDING SECTION

SCALE: 1/4"=1'-0"

A-A

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TYPICAL DETAILS
BUILDING SECTION

DRAWN BY: AK
DATE: 03/20/17
SCALE: AS NOTED
JOB NO: 1428-T
SHEET