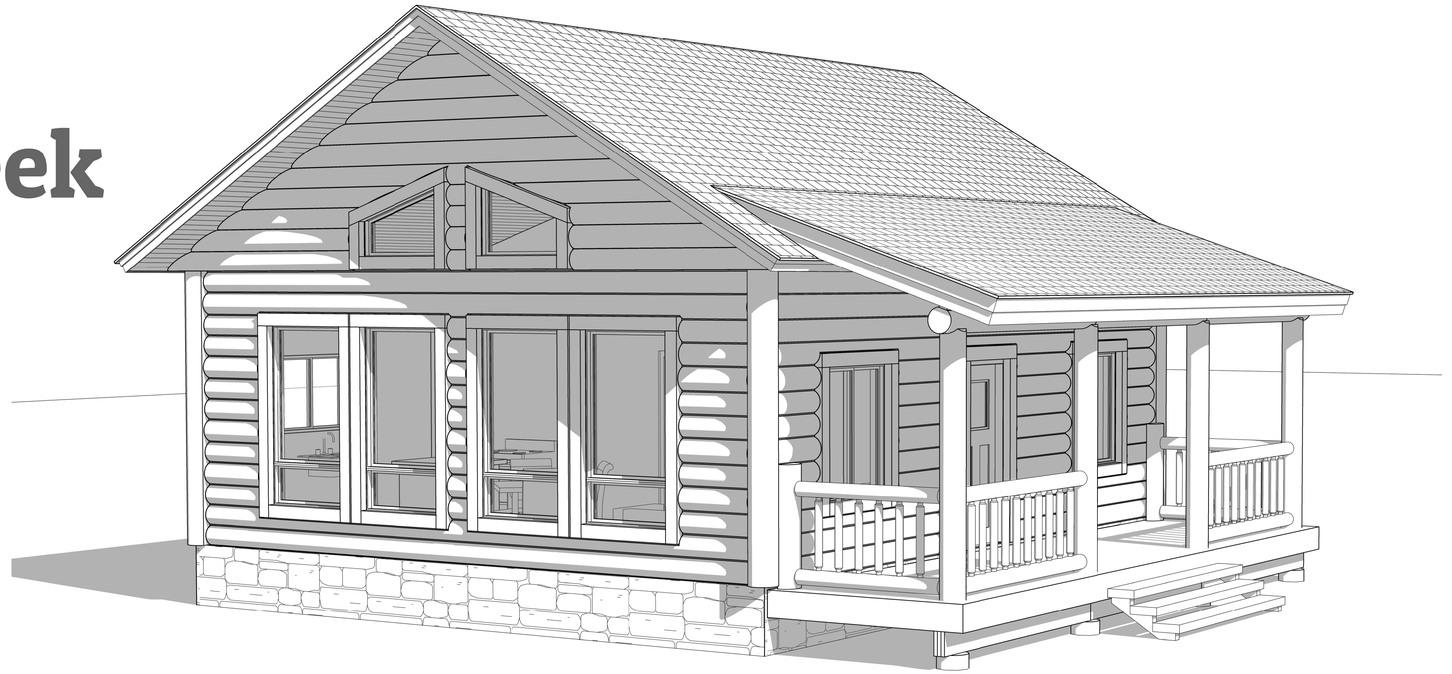
NOT FOR CONSTRUCTION

Whisper Creek



DESIGN CRITERIA

WCLH DESIGN CRITERIA
A

GOVERNING CODES

2015 INTERNATIONAL BUILDING CODE (IBC)
ASCE/SEI 7-10 MIN DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES

LOADINGS

FLOOR	DEAD LOAD		12 PSF
	LIVE LOAD		40 PSF
ROOF	DEAD LOAD		15 PSF
	LIVE (SNOW) LOAD		
	GROUND LOAD		62 PSF
	FLAT ROOF		52 PSF
	EXPOSURE FACTOR		Ce= 1.0
	THERMAL FACTOR		
	WARM	Ct= 1.1	
	COLD	Ct= 1.1	
	IMPORTANCE FACTOR		Is= 1.0

WIND DESIGN

ULTIMATE SPEED	90MPH
IMPORTANCE FACTOR	Iw= 1.0
EXPOSURE	C

SEISMIC

SEISMIC DESIGN CATEGORY	C

FROST DEPTH

36"

SOIL

GEOTECHNICAL STUDY	NOT AVAILABLE FOR DESIGN
ALLOWABLE BEARING	1,500 PSF
SITE CLASS	D

ATTENTION:

1. SITE PLANS: SITE PLANS SHALL BE PREPARED AND SUBMITTED BY THE OWNER CONTRACTOR AS REQ'D BY THE LOCAL JURISDICTION. ITEMS REQUIRED AND SHOWN MAY INCLUDE BUT ARE NOT LIMITED TO; IDENTIFICATION AND LOCATION OF ALL BUILDINGS, EXISTING AND PROPOSED, LABEL ALL EXISTING AND PROPOSED STREETS, EASEMENTS, FLOOD PLAINS AND ADJACENT PROPERTY LINES (FRONT, REAR, & SIDES,).
2. FIRE RESISTIVE CONSTRUCTION: FIRE RESISTIVE CONSTRUCTION AND/OR FIRE SPRINKLER SYSTEMS NOT ADDRESSED ON THESE PLANS AND REQUIRED BY THE LOCAL JURISDICTION AND ADOPTED CODES ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
3. LATERAL DESIGN: BECAUSE OF THE RANDOM AND UNPREDICTABLE NATURE OF WIND AND EARTHQUAKE LOADING EVEN A RELATIVELY COMPLETE ANALYSIS, METHODOLOGY, AND DESIGN CANNOT ENSURE THAT THERE WILL BE NO DAMAGE TO STRUCTURES DURING MAJOR EVENTS. LOCAL ADOPTED CODES ARE BASED ON LIFE SAFETY AND NOT "DAMAGE PROOFING". IT IS EXTREMELY IMPORTANT THAT ATTENTION BE PAID TO THE PLACEMENT OF REINFORCING, HOLDOWN EMBEDS, ETC. IN THE FOUNDATIONS, NAILING OF VERTICAL AND HORIZONTAL SHEATHING (WALLS, FLOORS, AND ROOF) AND TO DETAILING SHOWN ON THE PLANS. PROPER IMPLEMENTATION IS REQUIRED TO ENSURE THE DESIRED DESIGN RESPONSE.
4. MODIFICATIONS: STRUCTURAL MODIFICATIONS TO PLANS, FRAMING AND LOADING (DIMENSIONS, MATERIALS, DETAILS, LOCATION AND/ OR SIZE OF OPENINGS IN WALLS, HOT TUB LOADING, ETC.) FROM THAT SHOWN ON THE WCLH PLANS CAN ALTER THE STRUCTURAL PERFORMANCE AND WILL VOID ANY LIABILITY BY WCLH OR A/EOR, WITHOUT ADDITIONAL REVIEW AND ANALYSIS AND PRIOR WRITTEN APPROVAL. NEW AND RELOCATED LOADS CAN CAUSE EXCESSIVE DEFLECTION AND EVEN STRUCTURAL FAILURE. INCREASING THE SIZE, NUMBER OR LOCATION OF OPENINGS IN SHEAR WALLS CAN VARY THE LOADING ON SHEAR PANELS BEYOND THEIR LOAD CARRYING CAPACITIES. THE OWNER AND CONTRACTOR SHALL CAREFULLY REVIEW PLANS AND SPECIFICATIONS PRIOR TO INITIATION OF CONSTRUCTION.
5. SOILS INVESTIGATION: WHERE REQUIRED BY THE LOCAL SITE CONDITIONS OR JURISDICTION A GEOTECHNICAL INVESTIGATION (SOILS REPORT) SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL AND SUBMITTED TO THE A/EOR BY THE OWNER/CONTRACTOR FOR REVIEW AND INCORPORATED INTO THE DESIGN. WHEN EXPANSIVE OR COLLAPSE SENSITIVE SOILS ARE PRESENT SPECIAL PROVISIONS MAY BE REQUIRED IN THE FOUNDATION DESIGN. ADDITIONAL FEES WILL BE WARRANTED.

AREA SCHEDULE	
NAME	AREA
LIVING	
MAIN FLOOR	725 SF

NOTE: WHISPER CREEK LOG HOMES (WCLH) ARE CONSTRUCTED USING NATURAL WOOD PRODUCTS SUBJECT TO DECAY, MAINTENANCE METHODS AND PROCEDURES SET FORTH BY WCLH DOES NOT WARRANTY COMPONENTS INSTALLED LESS THAN 24 INCHES FROM THE GROUND. ANY MATERIAL OR COMPONENTS NOT SPECIFICALLY LISTED IN CONTRACT WITH WCLH ARE TO BE PROVIDED BY THE OWNER CONTRACTOR.

SHEET LIST - PRELIMINARY PLANS	
SHEET#	SHEET NAME
COVER	
A0.0	COVER SHEET
ARCHITECTURAL	
A1.1	MAIN FLOOR PLAN
A2.0	FRONT & RIGHT ELEVATION
A3.0	SCHEDULES

DEFERRED SUBMITTAL ITEMS BY CONTRACTOR
• TRUSS CALCS BY TRUSS MANUFACTURER

SHEET TITLE: COVER SHEET
PLAN NO.: Project Number
SHEET NO.: A0.0

Whisper Creek

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF WHISPER CREEK LOG HOMES (WCLH). ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF WCLH. UNDER PENALTY OF PROSECUTION,THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE SITE DESCRIBED HEREON AND NO OTHER.

THESE DESIGNS AND DETAILS ARE BASED ON MANY YEARS OF CONSTRUCTION, DESIGN, AND ENGINEERING PRACTICE IN NUMEROUS DIVERSE JURISDICTIONS. THE PURPOSE IS TO PROVIDE A BASIS FOR THE DESIGNS INCORPORATED IN WHISPER CREEK LOG HOMES (WCLH). HOWEVER, IT IS THE RESPONSIBILITY OF THE OWNER TO CONSULT WITH ARCHITECT OR ENGINEER OF RECORD (E.O.R.) TO REVIEW AND VERIFY ANY AND ALL OF THE ASSUMPTIONS MADE AND DESIGNS PRESENTED. WCLH MAKES NO WARRANTY OR GUARANTEE AS TO THE FINAL SITE SPECIFIC APPLICABILITY OF THE DESIGN. ANY AND ALL PROPOSED CHANGES BY THE E.O.R. SHALL BE COORDINATED WITH WCLH. ALL CHANGES MUST BE APPROVED IN WRITING BY WCLH. IF APPROVED, ALL CHANGES WILL RESULT IN ADDITIONAL COSTS AND MAY REQUIRE MODIFICATIONS TO THE PLANS AND WALLS.

PRELIMINARY PLAN SET

REVISIONS

No.	By:	Date:	

PROJECT NAME: HEARTLAND

OWNER:

ADDRESS:

DRAWING TITLE: COVER SHEET

PROJECT NO.: Project Number
DRAWN BY: JCF
CHECKED BY: MANAGER
DATE:
SHEET NO.: A0.0
PLAN NO.:

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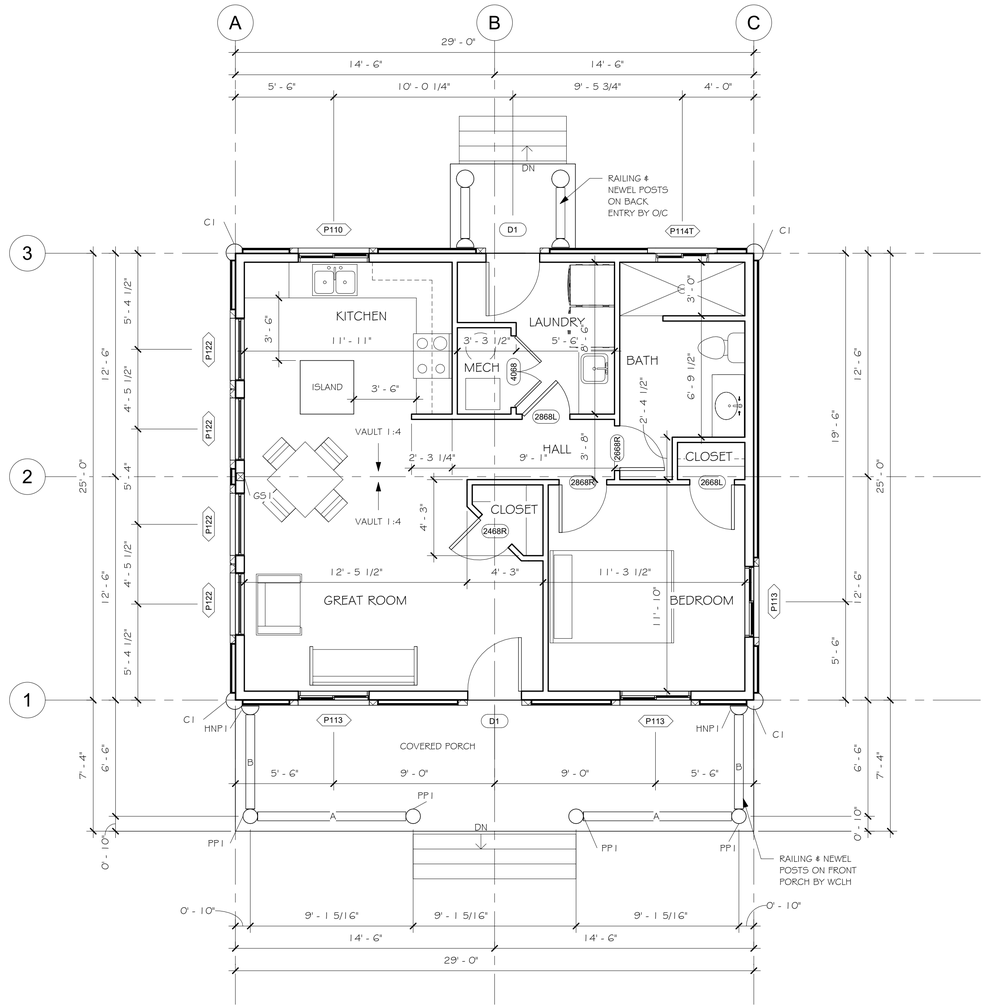
FLOOR PLAN NOTES

1. CONTRACTOR WILL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THESE PLANS AND W/ BUILDING SITE PRIOR TO COMMENCING ANY WORK ON PROJECT.
2. ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF SHEATHING OR FOUNDATION. ALL INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUDS.
3. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOORS. WIDTH NOT LESS THAN THE DOOR SERVED. MIN DIMENSION 36 INCH MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN TOP OF THRESHOLD ON THE EXTERIOR SIDE. IT SHALL NOT BE LOWER THAN 7 3/4" FROM TIP OF THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER LANDING OR FLOOR.

ABBREVIATIONS

O/C	INDICATES BUILDING COMPONENT PROVIDED BY OWNER/CONTRACTOR
WC	INDICATES BUILDING COMPONENT PROVIDED BY WHISPER CREEK LOG HOMES
A/EOR	INDICATES ARCHITECT/ENGINEER OF RECORD



MAIN FLOOR

1/4" = 1'-0"

NOT FOR CONSTRUCTION

SHEET TITLE: MAIN FLOOR PLAN
PLAN NO.: Project Number
SHEET NO.: A1.1

Whisper Creek
1857 Highway 93 South
Hamilton, MT 59840

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PRELIMINARY PLAN SET

REVISIONS

No.	By:	Date:	

PROJECT NAME: **HEARTLAND**

ADDRESS:

DRAWING TITLE: **MAIN FLOOR PLAN**

PROJECT NO.: Project Number
PLAN NO.: Project Number
DRAWN BY: JCF
CHECKED BY: MANAGER
DATE:
SHEET NO.: A1.1

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