NOT FOR CONSTRUCTION

Whisper Creek





AREA SCHEDULE	
NAME	**AREA**
LIVING	
BASEMENT	682 SF
MAIN FLOOR	1160 SF
	1842 SF
NON-LIVING	
GARAGE	479 SF
	479 SF
TOTAL	2320 SF

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

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.

DEFERRED SUBMITTAL ITEMS BY CONTRACTOR

- TRUSS CALCS BY TRUSS MANUFACTURER

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.

SHEET TITLE: COVER SHEET
PLAN NO.: TBD
SHEET NO.: A0.0

Whisper Creek

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PRELIMINARY PLAN SET

REVISIONS

No.	By:	Date:	

PROJECT NAME: RIVERWOOD

OWNER:

DRAWING TITLE: COVER SHEET

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

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BASEMENT NOTES

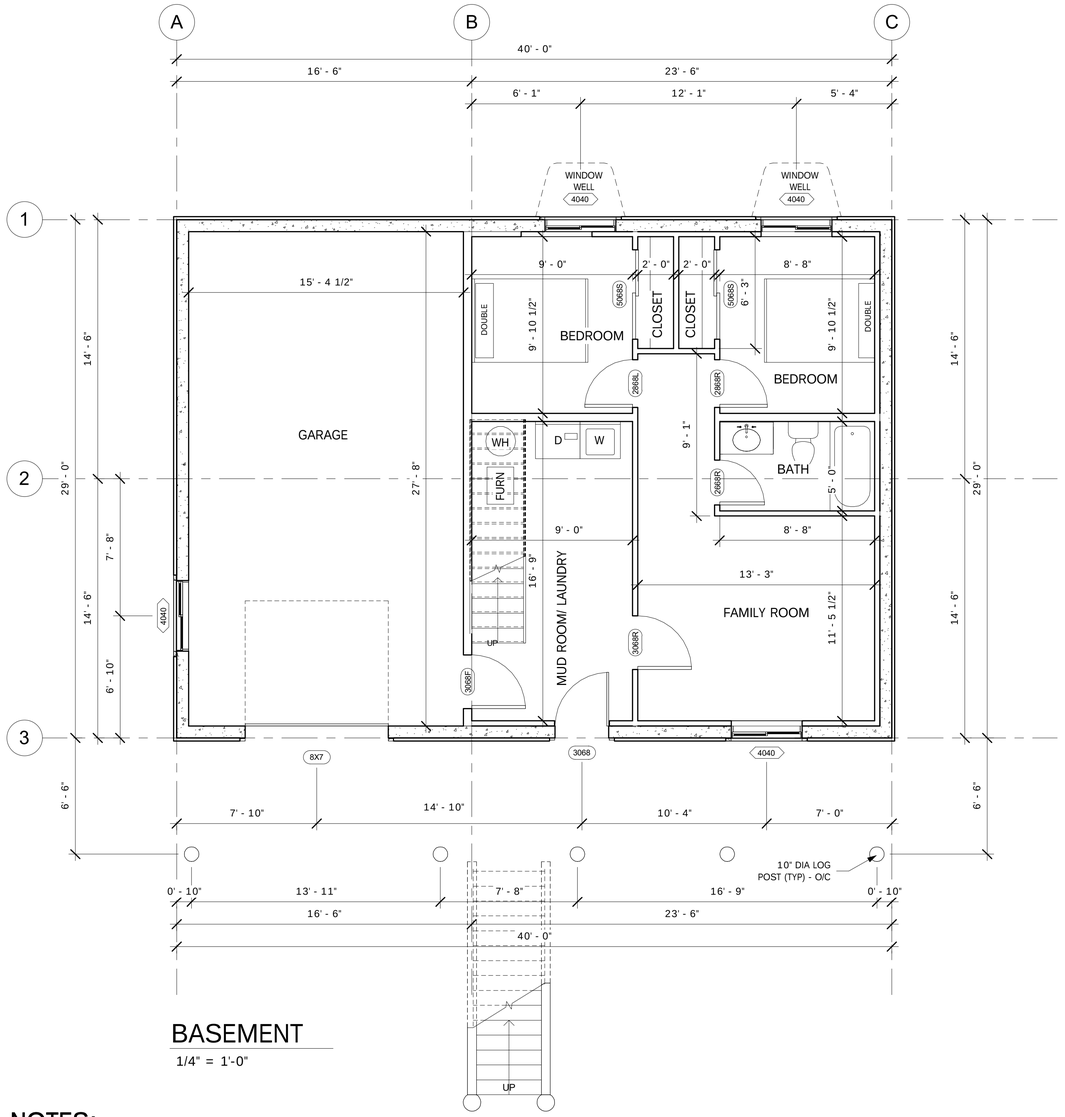
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THESE PLANS AND W/ BUILDING SITE PRIOR TO COMMENCING ANY WORK ON PROJECT.
2. ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF SHEATHING OR FOUNDATION. ALL INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUDS.
3. PROVIDE WINDOW WELLS AS REQUIRED BY FINISH GRADE. (CONTRACTOR TO VERIFY). SEE WINDOW WELL DETAIL.
4. BASEMENTS ENCLOSING CONDITIONED SPACE SHALL BE INSULATED.
5. UNFINISHED AND FINISHED SPACES SHALL BE SEPARATED BY A DOOR.

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

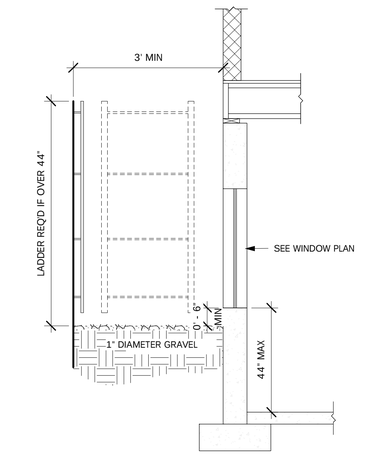
GARAGE NOTES

1. OPENING PROTECTION: DOORS LEADING FROM A DWELLING TO A GARAGE SHALL BE 1-3/8 INCH MIN, SOLID WOOD OR STEEL OR HONEYCOMB CORE STEEL DOORS, OR 20-MINUTE LABELED FIRE-RATED SELF CLOSING, TIGHT FITTING DOORS. DIRECT OPENINGS FROM GARAGE TO SLEEPING ROOMS ARE NOT PERMITTED.
2. FIRE SEPARATION: THE GARAGE SIDE OF INTERIOR WALLS SHALL BE ½ INCH GYPSUM BOARD (5/8 INCH TYPE "X RECOMMENDED AND REQUIRED IN SOME JURISDICTIONS). WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBY THE STRUCTURE SUPPORTING THE CEILING SUCH AS, BEARING WALLS, COLUMNS AND BEAMS, SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD, WITH SUPPORTING WALLS ALSO COVERED WITH 5/8 INCH TYPE "X" GYPSUM BOARD.
3. ELECTRICAL PANELS: ELECTRICAL PANELS SHALL NOT PENETRATE THE GARAGE SIDE GYPSUM BOARD MEMBRANE OR SHALL BE WRAPPED WITH 5/8 INCH TYPE "X" GYPSUM BOARD ON THE TOP, BOTTOM, SIDES AND BACK.
4. SLOPED FLOOR: GARAGE FLOORS SHALL BE SLOPED TO DRAIN TO THE GARAGE DOOR.
5. ATTIC ACCESS: WHEN REQUIRED PROVIDE ATTIC ACCESS DOORS (22 INCH X 30 INCH MIN OPENING) WITH A 30 INCH MIN UNOBSTRUCTED HEADROOM. ACCESS DOOR SHALL BE A MIN OF 20 MINUTE RATED WITH LABEL, OR EQUIVALENT CONSTRUCTION WITH POSITIVE LATCH AND HINGE.
6. APPLIANCES IN GARAGE: PROVIDE PROTECTION FROM AUTOMOTIVE IMPACT. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE IS NOT LESS THAN 18 INCH ABOVE THE GARAGE FLOOR.
7. PENETRATIONS: PLUMBING PENETRATIONS THOROUGH GARAGE WALL SHALL BE WITH METAL PIPING. INCLUDING WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED. DUCT PENETRATIONS SHALL BE BY MIN 26 GAUGE SHEET METAL, WITH ANY OPENINGS INTO THE GARAGE PROTECTED BY FIRE DAMPERS. NO WINDOWS ARE PERMITTED IN GARAGE FIRE WALL OR IN DOOR BETWEEN THE HOUSE AND GARAGE.
8. ELECTRICAL OUTLETS: FIRE-RESISTIVE WALLS AND PARTITIONS MAY HAVE OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA, PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITION AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS AND PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES. ELECTRICAL BOXES IN WALL BETWEEN HOUSE AND GARAGE SHALL BE STEEL OR RATED FOR AT LEAST 1-HOUR CONSTRUCTION BY AN APPROVED TESTING AGENCY.



BASEMENT

1/4" = 1'-0"



2 WINDOW WELL DETAIL

1/2" = 1'-0"

WINDOW WELL NOTES:

ESCAPE AND RESCUE WINDOWS W/ A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL.
WINDOW WELLS AT ESCAPE OR RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:

1. THE CLEAR HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQ FT W/ A MINIMUM DIMENSION OF 36".
2. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED W/ AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE W/ THE WINDOW IN THE FULLY OPENED POSITION. THE LADDER OR STAIRS SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6".
3. BARS, GRILLES, GRATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS, OR WINDOW WELLS PROVIDED THE DEVICES ARE EQUIPPED W/ APPROVED RELEASE MECHANISMS WHICH ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

NOT FOR CONSTRUCTION

SHEET TITLE: BASEMENT PLAN
PLAN NO.: TBD
SHEET NO.: A1.0

Whisper Creek

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PRELIMINARY PLAN SET

REVISIONS:

No.	By:	Date:	

PROJECT NAME: **RIVERWOOD**

OWNER:

DRAWING TITLE: **BASEMENT PLAN**

PROJECT NO.:
DRAWN BY: JCF
CHECKED BY: MANAGER
DATE:
SHEET NO.: A1.0
PLAN NO.: TBD

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FLOOR PLAN NOTES

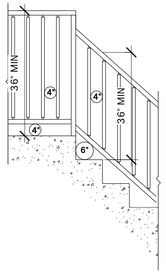
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2. ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF SHEATHING OR FOUNDATION. ALL INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUDS.
3. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOORS. WIDTH NOT LESS THAN THE DOOR SERVED. MIN DIMENSION 36 INCH MEASURED IN THE DIRECTION OF TRAVEL.

ABBREVIATIONS

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WC	INDICATES BUILDING COMPONENT PROVIDED BY WHISPER CREEK LOG HOMES
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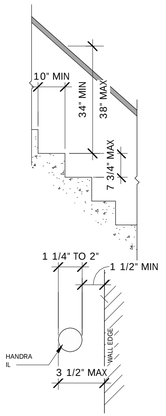
GUARDRAIL NOTES:

1. 36" (MIN) HIGH GUARDRAILS ARE REQUIRED FOR UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, DECKS, RAMPS, AND PORCHES, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR A FLOOR OR OTHER SURFACE BELOW.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAIL SPACING OR PATTERN SUCH THAT A 4-INCH SPHERE CANNOT PASS THROUGH AND THE TRIANGULAR AREA FORMED BY TREAD, RISER AND GUARDRAIL SO THAT 6-INCH SPHERE CANNOT PASS THROUGH



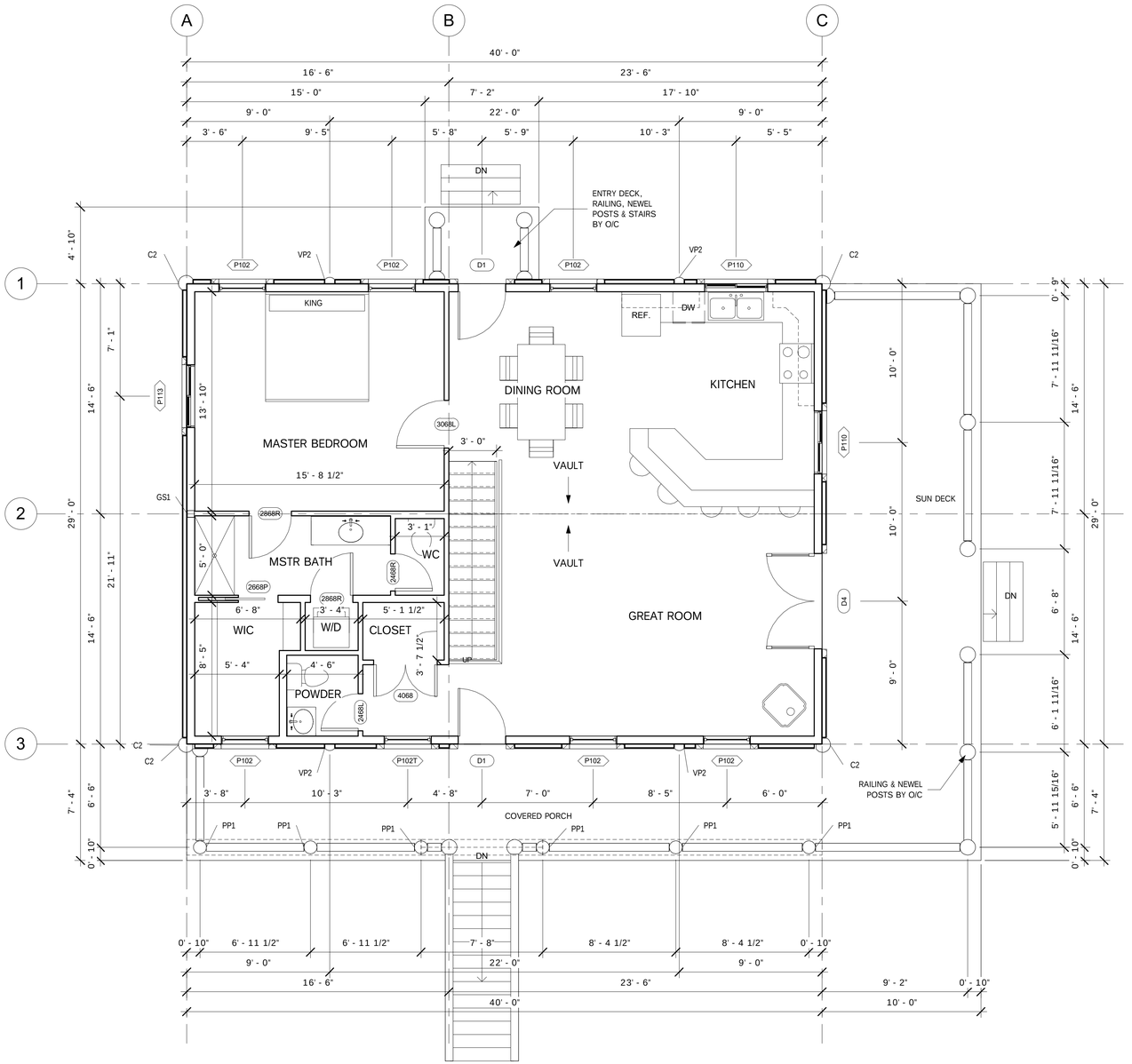
HANDRAIL NOTES:

1. RESIDENTIAL STAIRS REQUIRE HANDRAILS ON A MINIMUM OF ONE SIDE.
2. HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH ENDS RETURNED TO NEWEL POST OR WALL.
3. THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1 1/4" INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF THE HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTION FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE HANDRAIL AND ANY ABUTTING CONSTRUCTION SO AS TO AVOID INJURY TO FINGERS.



STAIRWAY NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH.
2. THE RISE OF STEPS SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7-3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
3. THE RUN SHALL NOT BE LESS THAN 11 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHER MOST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8 INCH.
4. WINDER TREADS SHALL HAVE A MINIMUM OF TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE NARROW SIDE OF THE TREAD, AND HAVE A MINIMUM DEPTH OF 6". WITHIN ANY FLIGHT OF STAIRS THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".



MAIN FLOOR

1/4" = 1'-0"

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SHEET TITLE: MAIN FLOOR PLAN

PLAN NO.: TBD

SHEET NO.: A1.1

Whisper Creek

PRELIMINARY PLAN SET

REVISIONS

No.	By:	Date:	

PROJECT NAME: RIVERWOOD

OWNER:

DRAWING TITLE: MAIN FLOOR PLAN

PROJECT NO.:

DRAWN BY: JCF

CHECKED BY: MANAGER

DATE:

SHEET NO.: A1.1

PLAN NO.: TBD

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ELEVATION NOTES

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2. MODIFICATIONS TO THE STRUCTURE MUST BE APPROVED BY THE A/EOR IN WRITING PRIOR TO MAKING ANY CHANGES. GRADES INDICATED ARE APPROXIMATE AND MAY BE MODIFIED SUBJECT TO FINAL SITE CONDITIONS. DRAINAGE AWAY FROM THE STRUCTURE MUST BE MAINTAINED.
3. LOTS SHALL BE GRADED TO DRAW SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
4. CONTRACTOR TO INSTALL SNOW STOPS ON ROOF.

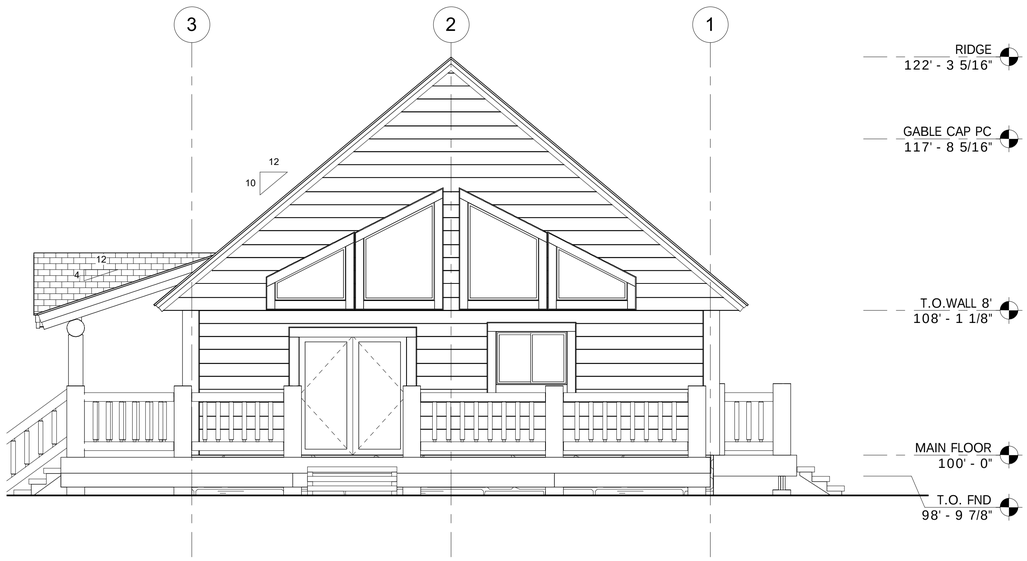
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FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

SHEET TITLE: FRONT & RIGHT ELEVATION
PLAN NO.: TBD
SHEET NO.: A2.0

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PRELIMINARY PLAN SET

REVISIONS

No.	By:	Date:	

PROJECT NAME: **RIVERWOOD**

OWNER:

DRAWING TITLE: **FRONT & RIGHT ELEVATION**

PROJECT NO.:

DRAWN BY: JCF
CHECKED BY: MANAGER
DATE:
SHEET NO.: **A2.0**

PLAN NO.: TBD

NOT FOR CONSTRUCTION

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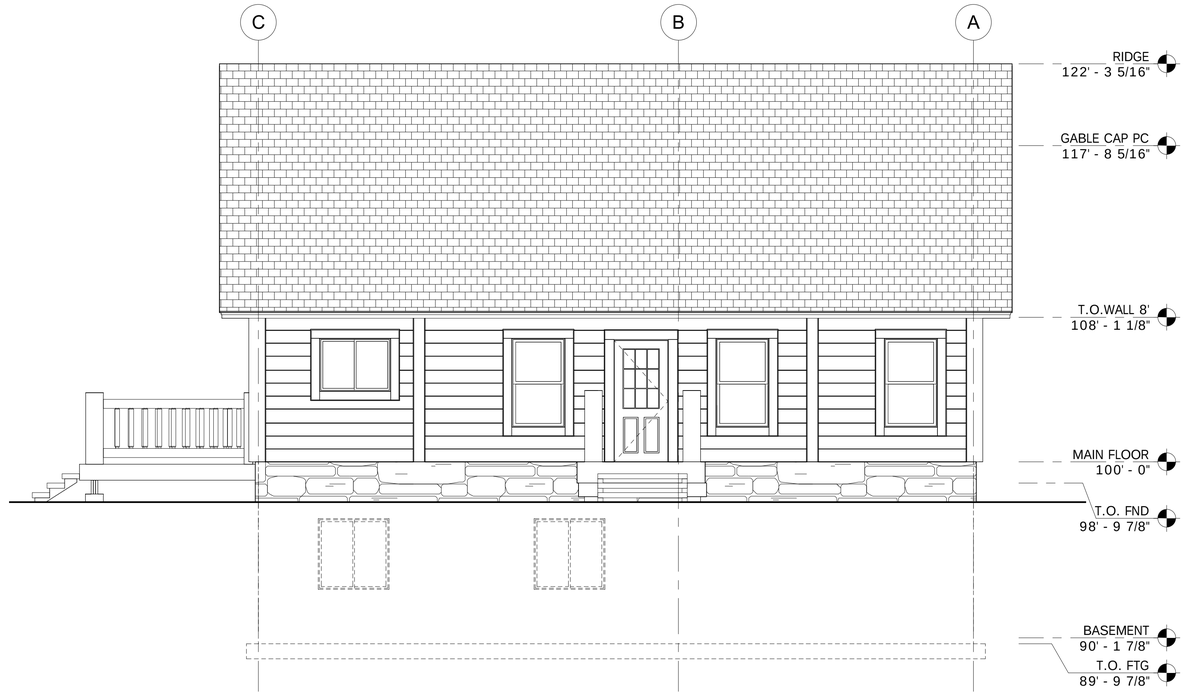
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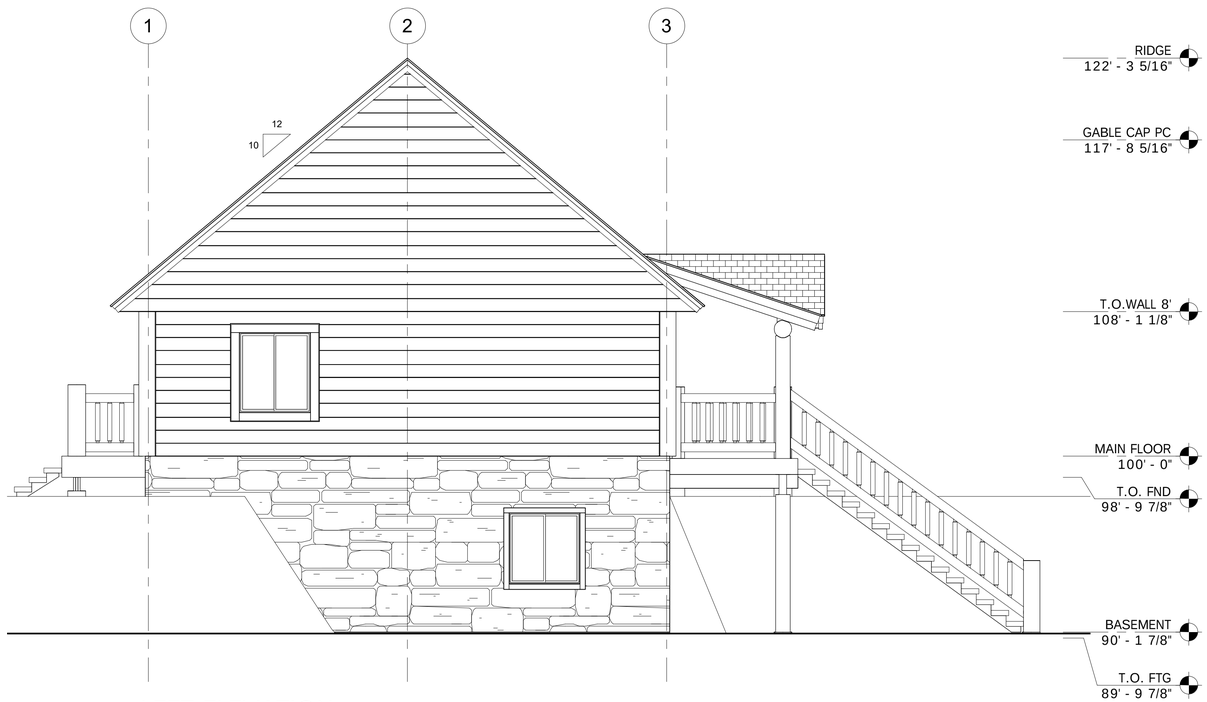
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BACK ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

NOT FOR CONSTRUCTION

SHEET TITLE: BACK & LEFT ELEVATION

PLAN NO.: TBD

SHEET NO.: A2.1

Whisper Creek

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PRELIMINARY PLAN SET

REVISIONS

No.	By:	Date:	

PROJECT NAME: **RIVERWOOD**

OWNER:

DRAWING TITLE: **BACK & LEFT ELEVATION**

PROJECT NO.:

DRAWN BY: JCF

CHECKED BY: MANAGER

DATE:

SHEET NO.: A2.1

PLAN NO.: TBD

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