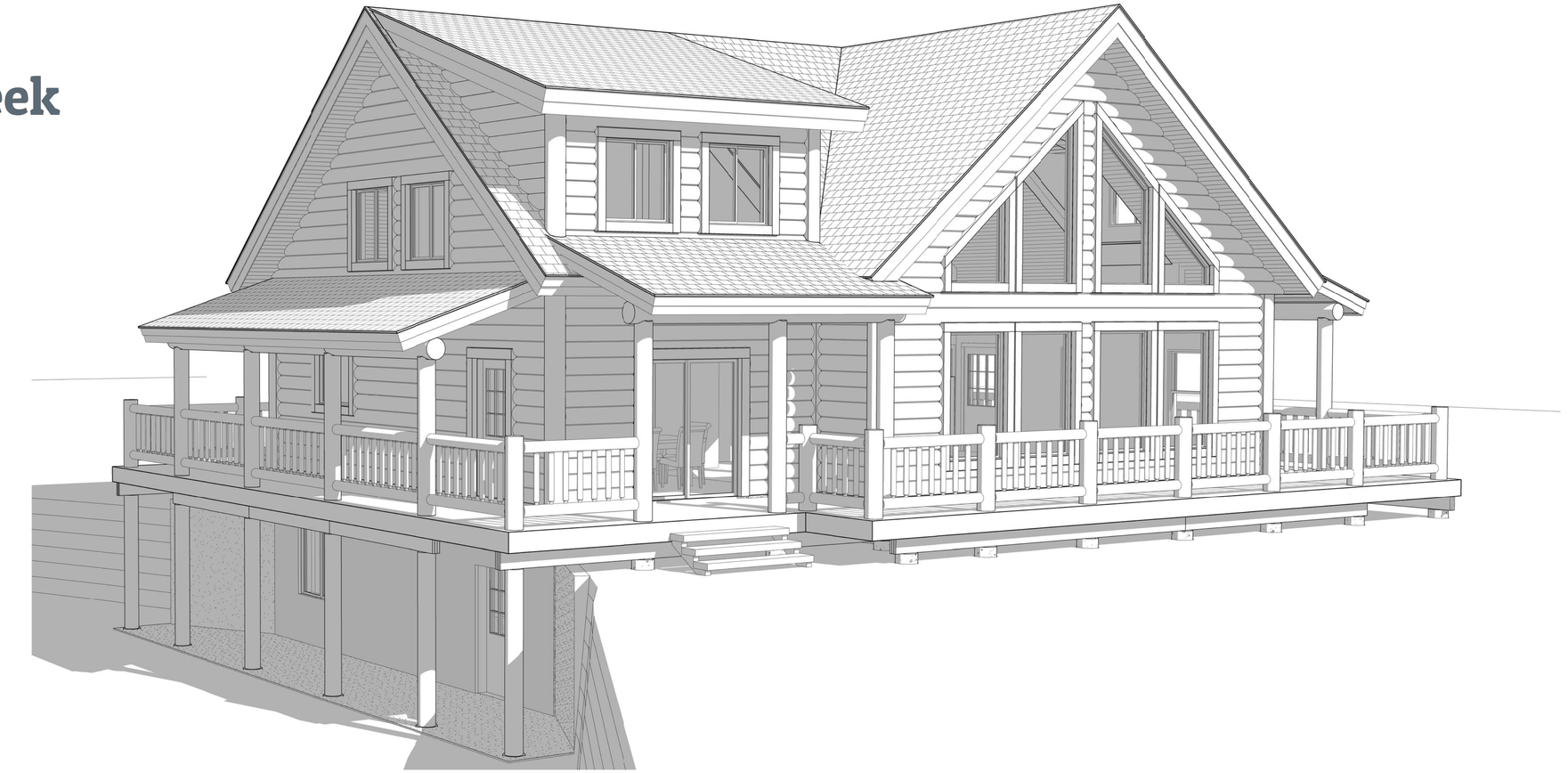
NOT FOR CONSTRUCTION

Whisper Creek



DESIGN CRITERIA

WCLH DESIGN CRITERIA
C

GOVERNING CODES

2012 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		150 PSF
	FLAT ROOF		170 PSF
	EXPOSURE FACTOR		Ce=1.0
	THERMAL FACTOR	WARM	Ct=1.1
		COLD	Ct=1.1
	IMPORTANCE FACTOR		Is=1.0

WIND DESIGN

BASIC 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 INITIOATION OF CONTRCTION.
5. SOILS INVESTIGATION: WHERE REQUIRED BY THE LOCAL SITE CONDITIONS OR JURISDICTION A GEOTECHNICAL INVESTICATION (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 LIST	
SHEET#	SHEET NAME
A0.0	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	MAIN FLOOR PLAN
A1.2	LOFT FLOOR PLAN
A2.0	FRONT & RIGHT ELEVATION
A2.1	BACK & LEFT ELEVATION
A3.0	SCHEDULES

AREA SCHEDULE	
LEVEL	AREA
MAIN FLOOR	1624 SF
BASEMENT	1624 SF
MAIN LOFT	767 SF
TOTAL AREA	4015 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.

DEFERRED SUBMITTAL ITEMS BY CONTRACTOR
TRUSS CALCS BY TRUSS MANUFACTURER

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:
WILLOW CREEK LOFTED

OWNER:

ADDRESS:
TBD

DRAWING TITLE:
COVER SHEET

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

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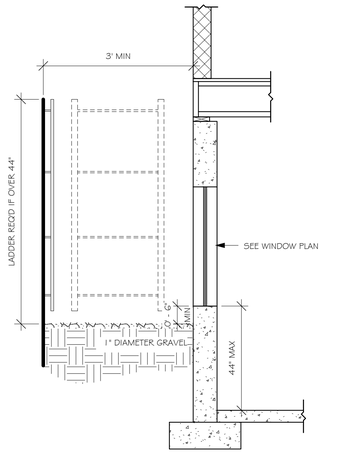
NOT FOR CONSTRUCTION

BASEMENT 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. 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

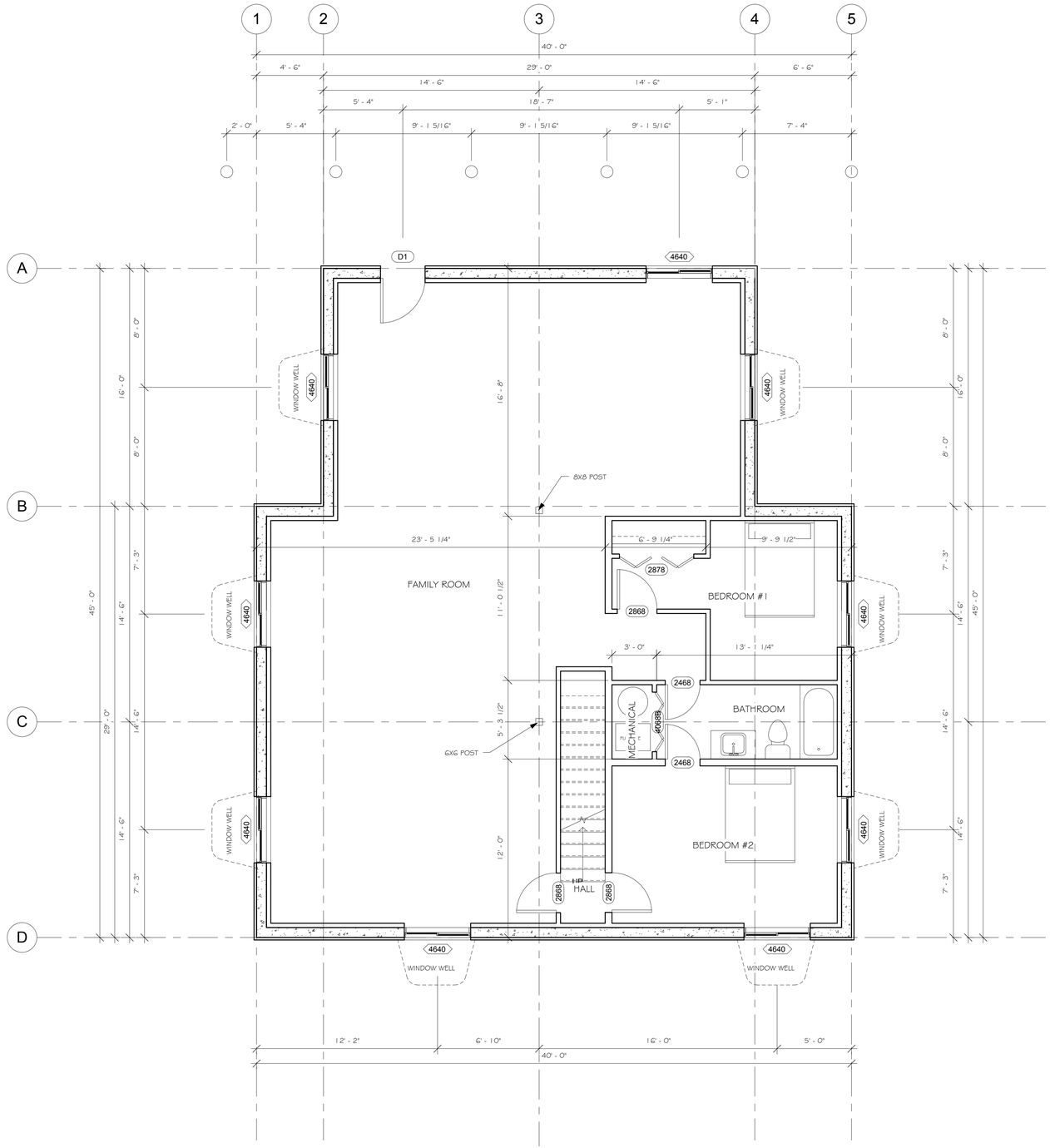
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3 WINDOW WELL DETAIL
1/2" = 1'-0"

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 MIN ACCESSIBLE NET CLEAR OPENING OF 9 SQ FT W/ A MIN 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".
BARS, GRILLES, GRATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS, OR WINDOW WELLS PROVIDED:
1. 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.



BASEMENT
1/4" = 1'-0"

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

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PRELIMINARY PLAN SET

REVISIONS:

No.	By:	Date:	

PROJECT NAME: WILLOW CREEK LOFTED

OWNER:

ADDRESS:

DRAWING TITLE: BASEMENT PLAN

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

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NOT FOR CONSTRUCTION

FLOOR PLAN NOTES

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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.

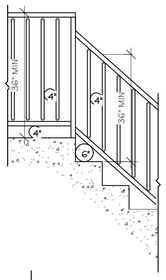
ABBREVIATIONS

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

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

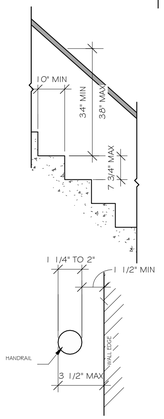


HANDRAIL NOTES:

1. RESIDENTIAL STAIRS REQUIRE HANDRAILS ON A MINIMUM OF ONE SIDE.

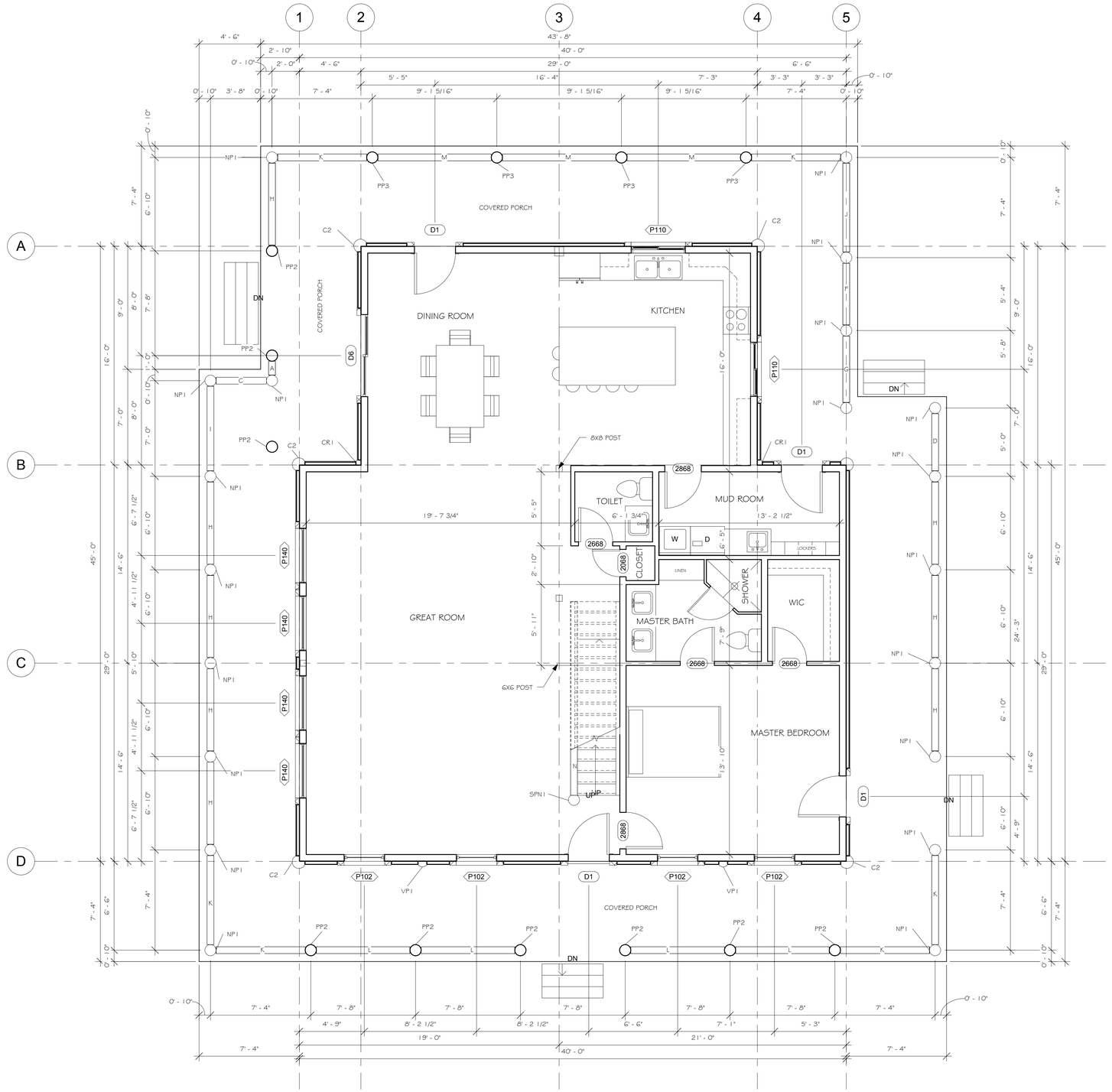
2. HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH ENDS RETURNED TO NEWEL POST OR WALL.

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 ANDGRIP 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".
5. NOSING



MAIN FLOOR

1/4" = 1'-0"

SHEET TITLE: MAIN FLOOR PLAN

PLAN NO.: TBD

SHEET NO.: A1.1

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PRELIMINARY PLAN SET

REVISIONS:

No.	By:	Date:	

PROJECT NAME: **WILLOW CREEK LOFTED**

OWNER:

ADDRESS:

DRAWING TITLE: **MAIN FLOOR PLAN**

PROJECT NO.: TBD

DRAWN BY: JCF

CHECKED BY:

DATE:

SHEET NO.: A1.1

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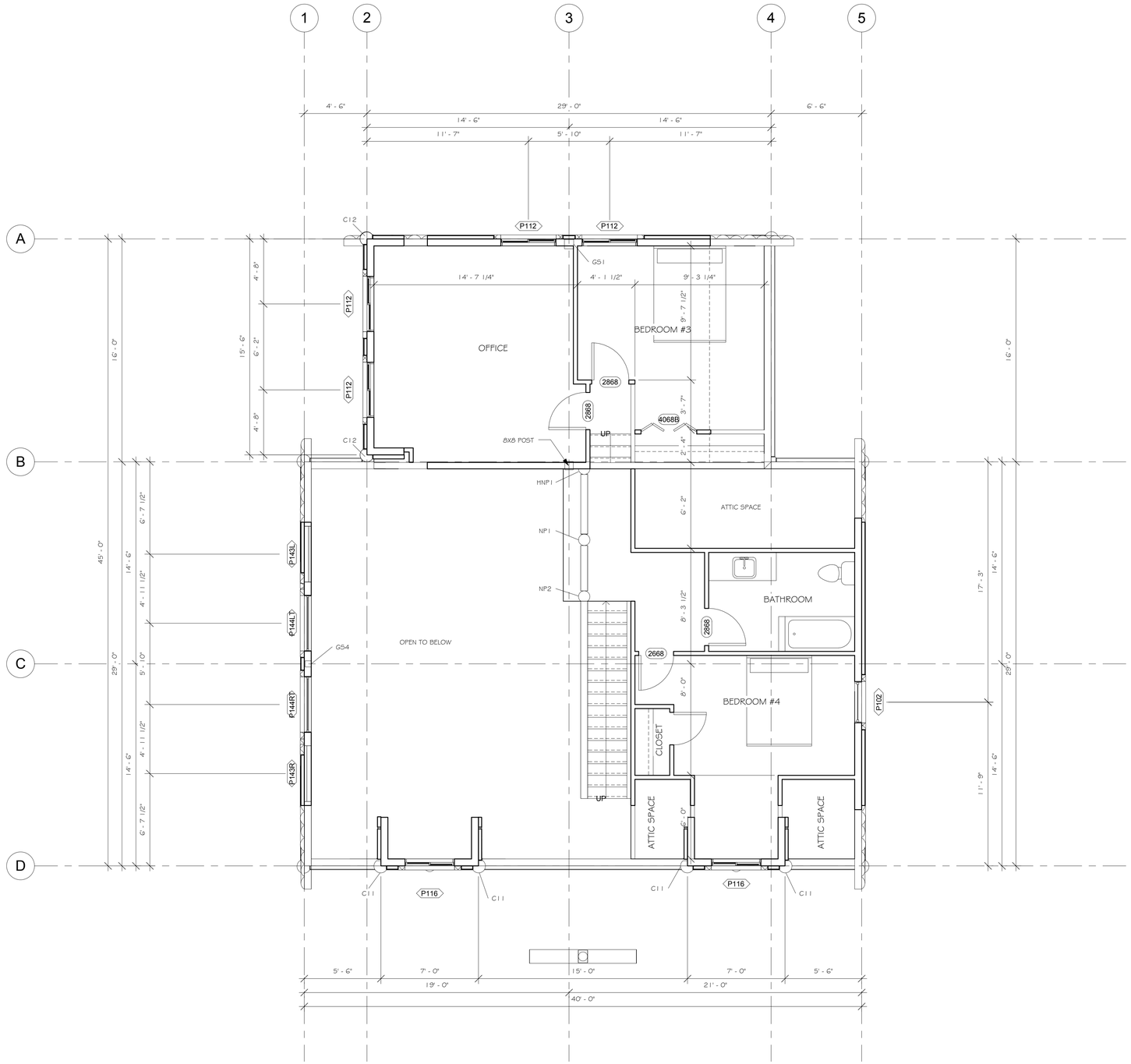
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LOFT FLOOR PLAN

1/4" = 1'-0"

SHEET TITLE: LOFT FLOOR PLAN
PLAN NO.: TBD
SHEET NO.: A1.2

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PRELIMINARY PLAN SET

REVISIONS:

No.	By:	Date:	

PROJECT NAME: **WILLOW CREEK LOFTED**

OWNER:

ADDRESS:

DRAWING TITLE: **LOFT FLOOR PLAN**

PROJECT NO.:
PLAN NO.: TBD
DRAWN BY: JCF
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DATE:
SHEET NO.: A1.2

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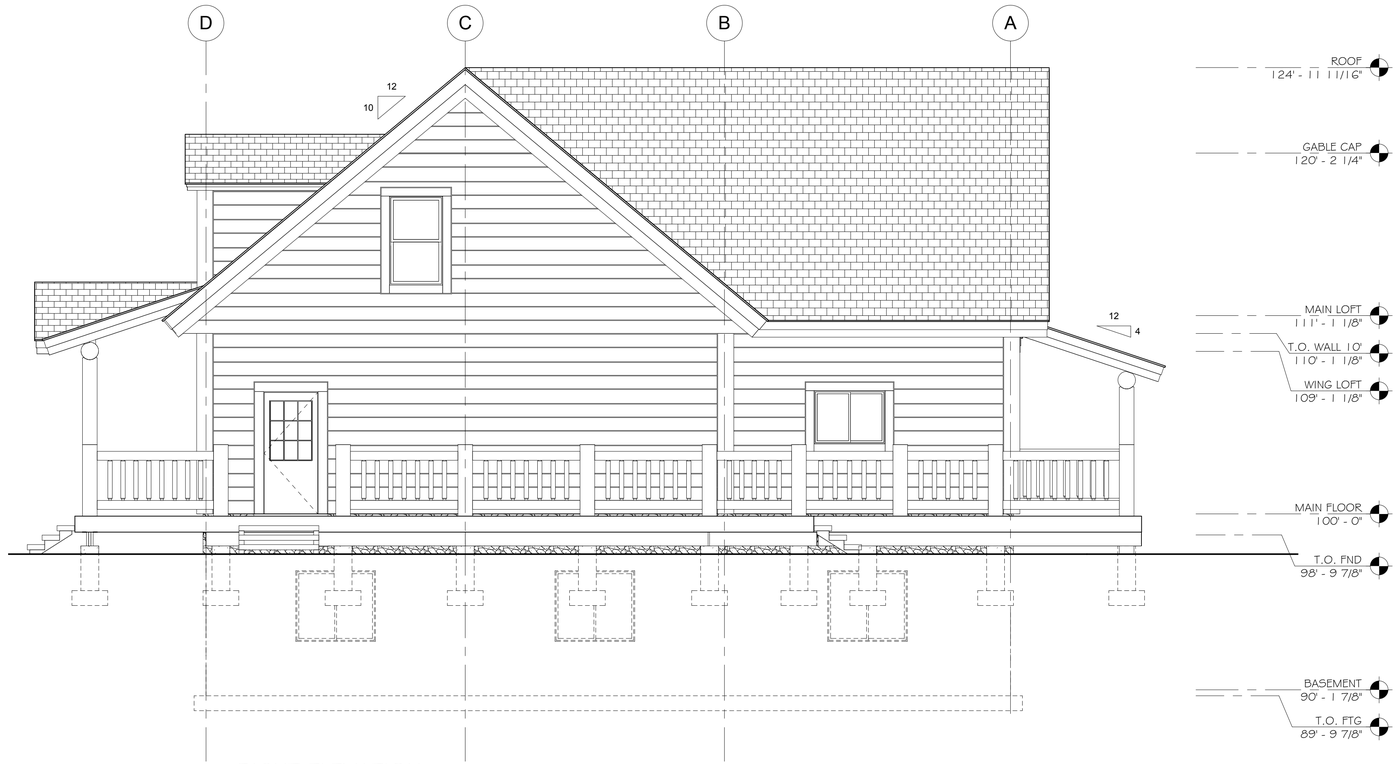
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NOT FOR CONSTRUCTION



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

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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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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: WILLOW CREEK LOFTED

OWNER:

ADDRESS:

DRAWING TITLE: FRONT & RIGHT ELEVATION

PROJECT NO.:

DRAWN BY: JCF

CHECKED BY:

DATE:

SHEET NO.: A2.0

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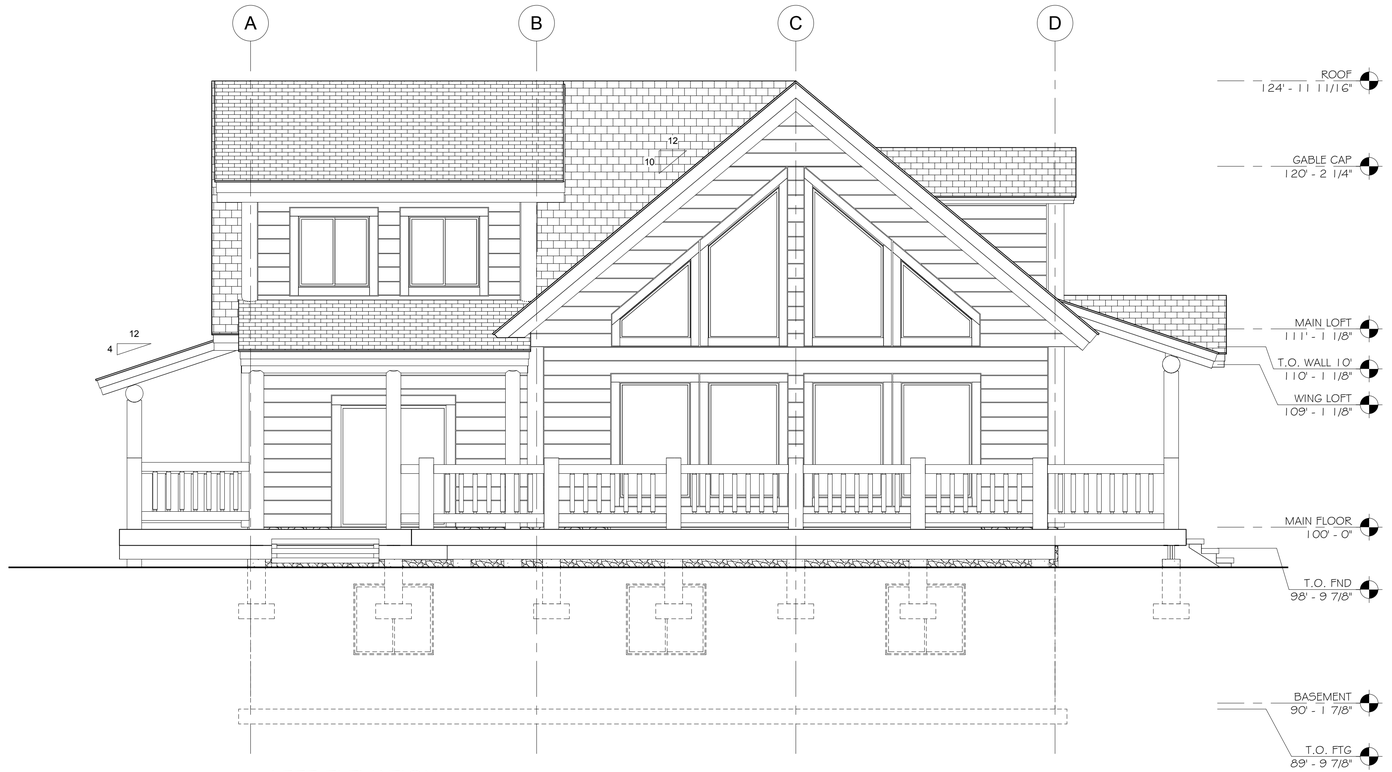
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NOT FOR CONSTRUCTION



BACK ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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SHEET TITLE: BACK & LEFT ELEVATION

PLAN NO.: TBD

SHEET NO.: A2.1

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PRELIMINARY PLAN SET

REVISIONS:

No.	By:	Date:	

PROJECT NAME: **WILLOW CREEK LOFTED**

OWNER:

ADDRESS:

DRAWING TITLE: **BACK & LEFT ELEVATION**

PROJECT NO.:

DRAWN BY: JCF

CHECKED BY:

DATE:

SHEET NO.: A2.1

PLAN NO.: TBD

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