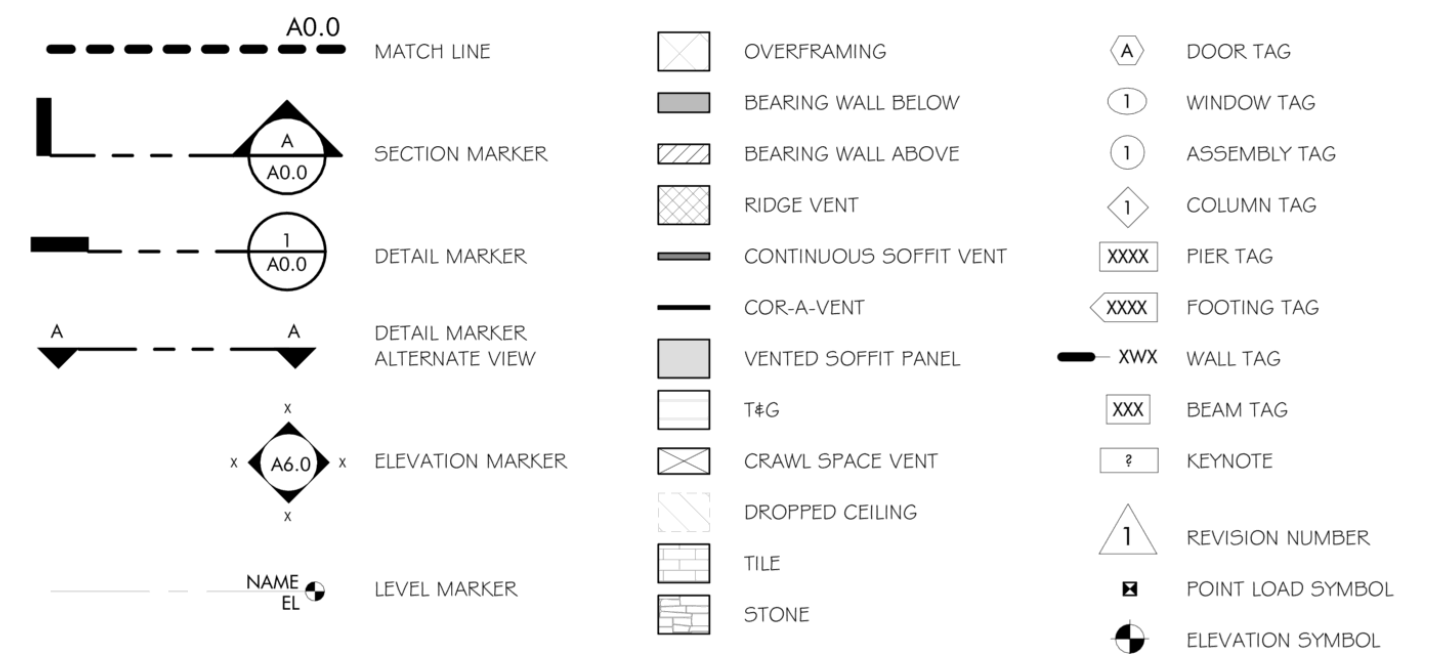


**SYMBOLS & ABBREVIATIONS LEGEND**



|                           |   |                              |
|---------------------------|---|------------------------------|
| AMP AMPERES               | FY FRONT YARD                             | O/C ON CENTER                |
| AB ANCHOR BOLT            | FAB FABRICATED                            | OCC OCCUPANTS                |
| ABV ABOVE                 | FIN FINISHED                              | OH OVERHANG                  |
| AC ALASKAN CEDAR          | FT FOOT/FEET                              | OP OPENING                   |
| AC AIR CONDITIONING       | FTG FOOTING                               | OPP OPPOSITE                 |
| ADD ADDITION              | FD FLOOR DRAIN                            | OSB ORIENTED STRAND BOARD    |
| AFF ABOVE FINISHED FLOOR  | FO FOUNDATION                             | FL FLUTE                     |
| AFG ABOVE FINISHED GRADE  | FE FIRE EXTINGUISHER                      | ± PLUS OR MINUS              |
| AHU AIR HANDLING UNIT     | FJ FLOOR JOIST                            | PLYWOOD PLYWOOD              |
| ALUM ALUMINUM             | FLR FLOOR                                 | PSF POUNDS PER SQUARE FOOT   |
| ALT ALTERNATE             | FR FIRE/ROOF                              | PSI POUNDS PER SQUARE INCH   |
| ARCH ARCHITECTURAL        | FV FIELD VERIFY                           | PSL PARALLEL STRAND LUMBER   |
| AVG AVERAGE               | GA GASUC                                  | PT PRESSURE TREATED          |
| AWG AMERICAN WIRE GAUGE   | GFI GROUND FAULT INTERRUPTER              | QTY QUANTITY                 |
| BF BASEMENT FLOOR         | GD GARBAGE DISPOSAL                       | R RADIUS                     |
| BLDG BUILDING             | GL GLASS                                  | RY REAR YARD                 |
| BLDG BLOCKING             | GLB GLU-LAM BEAM                          | RECT RECTANGULAR             |
| BM BEAM                   | GR GREAT ROOM                             | REF REFRIGERATOR             |
| BVO BOTTOM OF             | GWB GYPSUM WALL BOARD                     | REQD REQUIRED                |
| BR BONUS ROOM             | GYP GYPSUM                                | REV REVISION                 |
| BRG BEARING               | HS HOLLOW CORE                            | RM ROOM                      |
| BU BUILT-UP               | HM HOLLOW METAL                           | RO ROUGH OPENING             |
| CAB CABINET               | HC HANDICAPPED                            | ROW RIGHT OF WAY             |
| CANT CANTILEVER           | HDW HARDWARE                              | SH SIDE YARD                 |
| CNT CENTERLINE            | HDR HEADER                                | SL SNOW LOAD                 |
| CFM CUBIC FEET PER MINUTE | HMC HEADER HEIGHT                         | SC SOLID CORE                |
| CLG CEILING               | HVAC HEATING, VENTING, & AIR CONDITIONING | SD SMOKE DETECTOR            |
| CLG CLOSURE               | HT HEIGHT                                 | SCHED SCHEDULE               |
| CLK CLEAR                 | HT HORIZONTAL                             | SECT SECTION                 |
| CMU CONCRETE MASONRY UNIT | HR HOUR                                   | SM SIMILAR                   |
| COL COLUMN                | HW HOT WATER                              | SPEC SPECIFICATION           |
| CMC CONCRETE              | HR HOUR                                   | SQ SQUARE                    |
| CONT CONTINUOUS           | ID IDENTIFICATION                         | SS SOLID SAWN                |
| CO CLEAN-OUT              | IN INCHES                                 | STC SOUND TRANSMISSION CLASS |
| CR DEPTH                  | INCL INCLUSIVE/EXCLUSIVE                  | STD STANDARD                 |
| D DEMO                    | INSUL INSULATION                          | STL STEEL                    |
| d PENNY                   | INT INTERIOR                              | STRUC STRUCTURAL             |
| D/F/D DOUGLAS FIR/LARCH   | JST JOIST                                 | SUBFLR SUBFLOOR              |
| DIA DIAMETER              | L LENGTH                                  | T TEMPERED                   |
| Ø DIAMETER                | LL LIVE LOAD                              | T&G TONGUE AND GROOVE        |
| DL DEAD LOAD              | L5L LAMINATED STRAND LUMBER               | THK THICK                    |
| DN DOWN                   | LVL LAMINATED VENEER LUMBER               | THRU THROUGH                 |
| DBL DOUBLE                | LAT LATERAL                               | T/O TOP OF                   |
| DP DEEP                   | LIN LINEAR                                | TYP TYPICAL                  |
| DR DOOR                   | LONG LONGITUDINAL                         | UF UPPER FLOOR               |
| DRP DROPPED               | M MAIN FLOOR                              | UNO UNLESS NOTED OTHERWISE   |
| DS DOWNSPOUT              | MATL MATERIAL                             | VA VOLT AMPERE               |
| DW DISHWASHER             | MAX MAXIMUM                               | VB VAPOR BARRIER             |
| E EGRESS                  | MCH MECHANICAL                            | VERT VERTICAL                |
| E EACH                    | MFG MANUFACTURER/MANUFACTURED             | W WIDTH                      |
| EF EXHAUST FAN            | MIN MINIMUM                               | W WITH                       |
| EL ELEVATION              | MISC MISCELLANEOUS                        | W/O WITHOUT                  |
| ELEC ELECTRICAL           | NTS NOT TO SCALE                          | WC WATER CLOSET              |
| EQ EQUAL                  | NFC NOT FOR CONSTRUCTION                  | WD WOOD                      |
| EQUIP EQUIPMENT           | NFC NOT FOR CONSTRUCTION                  | WDW WINDOW                   |
| E/W EACH WAY              | NO NUMBER                                 | WH WATER HEATER              |
| EXT EXTERIOR              |   | WP WATERPROOF                |



**BUILDING INFORMATION**

|                         |                             |
|-------------------------|-----------------------------|
| CLIENT .....            | JOHN CLYDE & SARAH SHOEGREN |
| ADDRESS .....           | 8424 N KELSEY DAWN LN       |
| PARCEL NUMBER .....     | 46243.0108                  |
| LOT SIZE .....          | 10.01 ACRES                 |
| NO. OF STORIES .....    | 1                           |
| BUILDING HEIGHT .....   | 24' - 10"                   |
| CONSTRUCTION TYPE ..... | VB                          |
| OCCUPANCY GROUP .....   | SINGLE FAMILY RESIDENCE     |

**SQUARE FOOTAGES:**

|                         |         |
|-------------------------|---------|
| BONUS ROOM .....        | 924 SF  |
| MAIN FLOOR .....        | 3869 SF |
| MECHANICAL PIT .....    | 200 SF  |
| TOTAL LIVING AREA ..... | 4993 SF |

|                      |         |
|----------------------|---------|
| COURTYARD .....      | 969 SF  |
| COVERED PATIOS ..... | 1218 SF |
| GARAGE .....         | 1218 SF |
| PATIOS .....         | 272 SF  |
|                      | 3677 SF |

**APPLICABLE CODES:**  
 - 2018 INTERNATIONAL RESIDENTIAL CODE  
 - SPOKANE COUNTY ZONING CODE ADOPTED 2004

**DESIGN CRITERIA:**

|                               |                       |
|-------------------------------|-----------------------|
| SEISMIC DESIGN CATEGORY ..... | C                     |
| WIND SPEED .....              | 110 MPH               |
| SITE EXPOSURE .....           | B                     |
| SOIL BEARING PRESSURE .....   | ASSUMED 1500 PSF      |
| FROST DEPTH .....             | 24" MIN.              |
| ROOF SNOW LOAD .....          | 40 PSF                |
| ZONING .....                  | RT- RURAL TRADITIONAL |

| ID | REVISIONS |
|----|-----------|
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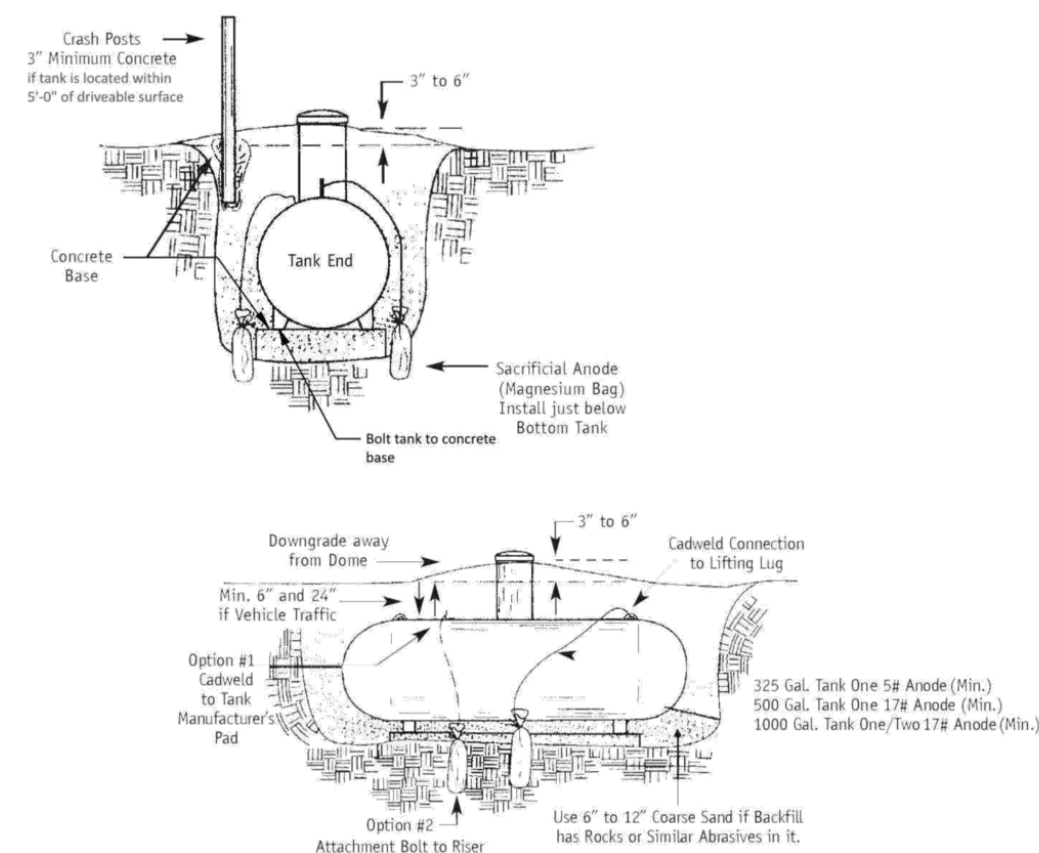
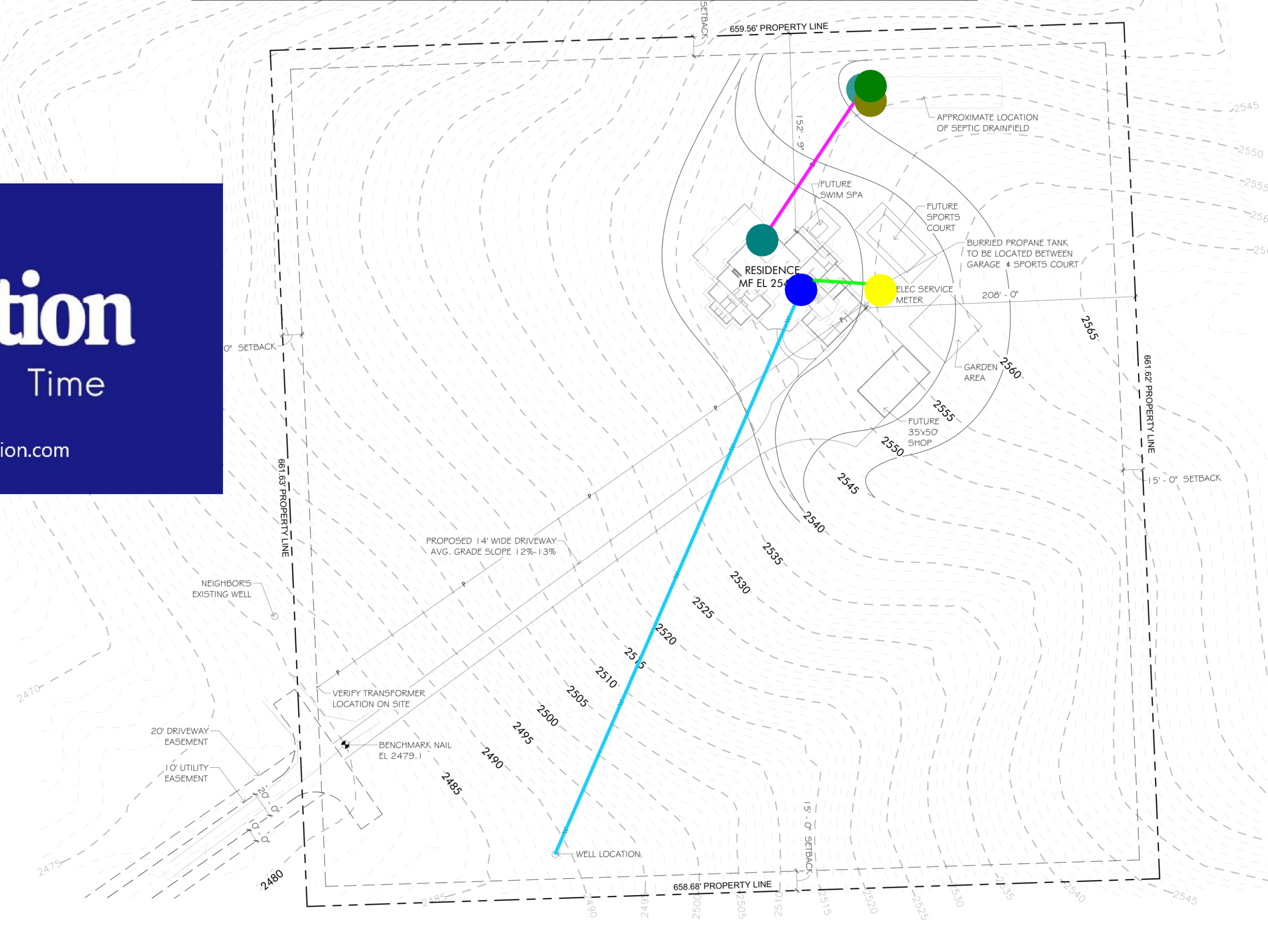
PROFESSIONAL STAMP

Home Design | Consulting | Planning

100 South Kootenai Blvd., Suite 200, Spokane Valley, WA 99071 | 509.834.8271 | design@designservicesinc.com

**RENDERING**

- 1" GAS PIPE 57.4 FT
- 1" SHUTOFF VALVE 1.0 EA
- 2-1/2" - 2" CW REDUCER 1.0 EA
- 2-1/2" CW PIPE - CAST IRON 475.3 FT
- 6" - 4" W REDUCER 1.0 EA
- 6" WASTE PIPE 142.7 FT
- 6" WASTE PIPE 45 DEG ELBOW 1.0 EA
- SEPTIC DRAINFIELD 1.0 EA
- SEPTIC TANK 1.0 EA



- NOTES:**
- Regardless of its size, any ASME tank filled on site must be located so that the filling connection and fixed liquid level gauge are at least 10 feet from external source of ignition (e.g. open flame, window A/C, compressor, etc.), intake to direct vented gas appliance or intake to a mechanical ventilation system.
  - May be reduced to 10 feet minimum for a single container of 1200 gallons water capacity or less if it is located at least 25 feet from any other LP Gas container of more than 125 gallons water capacity.
  - Minimum distances from underground containers shall be measured from the relief valve and filling or level gauge vent connection at the container, except that no part of an underground container shall be less than 10 feet from a building or line of adjoining property which may be built upon.
  - Where the container may be subject to abrasive action or physical damage due to vehicular traffic or other causes, it must be either:
    - a) placed not less than 2 feet below grade;
    - b) otherwise protected against such physical damage.

**BURIED PROPRANE TANK DETAIL**

**SHEET INDEX**

|      |                              |
|------|------------------------------|
| A0.0 | COVER SHEET                  |
| A1.0 | FLOOR PLANS                  |
| A1.1 | FLOOR PLANS                  |
| A1.2 | FLOOR PLANS                  |
| A2.0 | ELEVATIONS                   |
| A2.1 | ELEVATIONS                   |
| A3.0 | ROOF PLAN                    |
| A3.1 | ROOF PLAN                    |
| A4.0 | BUILDING SECTIONS            |
| A4.1 | BUILDING SECTIONS & DETAILS  |
| A5.0 | INTERIOR ELEVATIONS          |
| A6.0 | SIDING DETAILS               |
| E1.0 | ELECTRICAL PLANS             |
| E1.1 | ELECTRICAL PLANS             |
| S1.0 | FOUNDATION PLANS             |
| S1.1 | FOUNDATION PLANS             |
| S2.0 | MAIN FLOOR FRAMING PLAN      |
| S3.0 | ROOF FRAMING PLANS           |
| S3.1 | ROOF FRAMING PLANS           |
| S4.0 | BRACED WALL PLAN AND DETAILS |

# Lofty Estimation

Accurate Estimates, Every Time

+1-551-294-3809 | Info@loftystimation.com

| Item                  | Description                              | Quantity     | Unit | Value                             |
|-----------------------|--|--------------|------|-----------------------------------|
| 4                     | High Efficiency HVAC Distribution System | Not Selected | 0.0  |                                   |
| 5.1                   | Efficient Water Heating                  | Not Selected | 0.0  |                                   |
| 5.2.5.6               | Efficient Water Heating                  | Option 5.5   | 2.0  | NEA Tier 3 heat pump water heater |
| 6                     | Renewable Electric Energy                | Not Selected | 0.0  |                                   |
| 7                     | Appliance Package                        | Option 7.1   | -    | Appliance Package                 |
| <b>Energy Credits</b> |  |              | 5.0  |                                   |

\*Refer to WSEC 2018 Table R406.3 for complete option descriptions and requirements

**ENERGY CREDITS**

**DRAINAGE NOTES**

- FINAL GRADE TO SLOPE A MIN OF 5/8" FOR POSITIVE DRAINAGE.
- ALL ROOF DRAINAGE SHALL BE COLLECTED WITH GUTTERS AND DOWNSPOUTS AND SHALL BE DIRECTED WITH 4" PVC TIGHTLINES BELOW GRADE THAT DISCHARGE AT LEAST 10'-0" AWAY AND DOWNHILL FROM THE BUILDING.
- DO NOT COMBINE ROOF DRAINAGE SYSTEM WITH FOOTING DRAINAGE SYSTEM.
- PROVIDE CLEANOUTS FOR ALL PVC TIGHTLINES.
- ALL RUNOFF UPHILL OF BUILDING SHALL BE CAPTURED WITH 4" PERFORATED PIPE AND DRAIN TILE AT FOOTING LEVEL AND DISCHARGE AT LEAST 10'-0" AWAY AND DOWNHILL FROM THE BUILDING.

**SITE PLAN**  
1" = 50'-0"

CONSTRUCTION DRAWINGS - ISSUED: 01.08.24

CLYDE-SHOEGREN RESIDENCE  
8424 N KELSEY DAWN LN  
SPOKANE, WA

MATTHEW 7:24  
EVERY ONE WHO HEARS THESE WORDS OF MINE AND DOES THEM WILL BE LIKE A WISE MAN WHO BUILT HIS HOUSE UPON THE ROCK...

DRAWN BY: KEF  
 CHECKED BY: OMT  
 DATE: 1/10/2024 10:19:01 AM  
 JOB NO.: 2304-JCSS  
 SHEET NO.:

**A0.0**

| ID | QTY | WIDTH  | HEIGHT | TYPE                      | JAMB WIDTH | NOTES                                      |
|----|-----|--------|--------|---------------------------|------------|--|
| A  | 1   | 3'-0"  | 8'-0"  | EXT GL SWING DR           | 6 9/16"    | ENTRY DOOR PER ELEVATIONS                  |
| B  | 3   | 8'-0"  | 8'-0"  | EXT 2-PANEL GL SLIDING DR | 6 3/16"    | PATIO DOOR PER ELEVATIONS                  |
| C  | 3   | 10'-0" | 9'-0"  | OH GARAGE DR              | 6 9/16"    | GARAGE DOOR PER ELEVATIONS                 |
| D  | 2   | 3'-0"  | 8'-0"  | EXT SWING DR              | 6 9/16"    | SIDE DOOR PER ELEVATIONS                   |
| E  | 1   | 12'-0" | 8'-0"  | EXT 4-PANEL GL SLIDING DR | 6 9/16"    | PATIO DOOR PER ELEVATIONS                  |
| F  | 1   | 14'-0" | 8'-0"  | EXT 4-PANEL GL SLIDING DR | 6 9/16"    | PATIO DOOR PER ELEVATIONS                  |
| G  | 1   | 3'-0"  | 6'-0"  | EXT SWING DR              | 6 9/16"    | 20-MIN RATED HOUSE/GARAGE DR W/ AUTO CLOSE |
| H  | 4   | 3'-0"  | 6'-0"  | INT SWING DR              | 4 9/16"    |  |
| I  | 4   | 2'-6"  | 6'-0"  | INT SWING DR              | 4 9/16"    |  |
| J  | 5   | 2'-6"  | 6'-0"  | INT SWING DR              | 4 9/16"    |  |
| K  | 1   | 2'-0"  | 6'-0"  | INT SWING DR              | 4 9/16"    |  |
| L  | 1   | 5'-0"  | 6'-0"  | INT DBL SWING DR          | 4 9/16"    |  |
| M  | 2   | 2'-6"  | 6'-0"  | INT POCKET DR             | 4 9/16"    |  |
| O  | 1   | 4'-0"  | 6'-0"  | INT BYPASS DR             | 4 9/16"    |  |
| P  | 1   | 3'-0"  | 6'-0"  | INT BARN DR               | 4 9/16"    |  |
| Q  | 1   | 3'-0"  | 6'-0"  | INT POCKET DR             | 4 9/16"    |  |

| ID | QTY | WIDTH | HEIGHT | TYPE         | HEADER HT  | NOTES  |
|----|-----|-------|--------|--------------|------------|--|
| 1  | 2   | 6'-0" | 6'-0"  | FIXED        | 8'-0"      | TEMPERED   |
| 2  | 4   | 3'-6" | 7'-6"  | FIXED        | 8'-0"      |  |
| 5  | 8   | 2'-0" | 2'-0"  | FIXED        | PER NOTES  | 8'-0" HH @ MF, 6'-11 3/8" HH @ UF, (4) MULLED TOGETHER |
| 6  | 1   | 5'-0" | 5'-0"  | FIXED        | 8'-0"      |  |
| 7  | 1   | 2'-0" | 4'-0"  | CASEMENT     | 8'-0"      |  |
| 8  | 2   | 2'-6" | 6'-0"  | CASEMENT     | 8'-0"      | MULLED EITHER SIDE OF WINDOW 9                         |
| 9  | 1   | 6'-0" | 6'-0"  | FIXED        | 8'-0"      | MULLED BETWEEN WINDOW 8                                |
| 10 | 2   | 5'-0" | 5'-0"  | DBL CASEMENT | 8'-0"      |  |
| 11 | 1   | 3'-0" | 5'-0"  | CASEMENT     | 8'-0"      |  |
| 13 | 6   | 6'-0" | 5'-0"  | DBL CASEMENT | PER NOTES  | 8'-0" HH @ MF, 6'-11 3/8" HH @ UF                      |
| 14 | 2   | 5'-0" | 1'-6"  | FIXED        | 8'-0"      |  |
| 15 | 2   | 2'-6" | 4'-6"  | CASEMENT     | 8'-0"      |  |
| 17 | 2   | 3'-6" | 5'-0"  | FIXED        | 6'-11 3/8" |  |
| 19 | 7   | 3'-6" | 3'-6"  | FIXED        | 15'-9"     | (3) MULLED TOGETHER 4 (4) MULLED TOGETHER              |
| 20 | 4   | 3'-0" | 4'-0"  | FIXED        | 8'-0"      | MULLED IN PAIRS  |

| KEYNOTE | DESCRIPTION  |
|---------|--|
| 0.101   | 3 1/2" CONCRETE PAD  |
| 0.210   | CENTERLINE OF VAULTED CEILING                              |
| 0.211   | CEILING HEIGHT TRANSITION                                  |
| 0.212   | RAISED CEILING WITH INDIRECT LED LIGHTING                  |
| 0.302   | 22"x30" ATTIC ACCESS                                       |
| 0.410   | PROVIDE SOLID BLOCKING ABOVE FIREPLACE FOR WALL MOUNTED TV |
| 0.420   | 32"x60" CASED OPENING                                      |
| 0.440   | 2x6 WALL   |
| 0.442   | 2x6 FURRING WALL   |
| 1.020   | ROD 4 1/2" DIA SHELF @ 84" AFF                             |
| 1.021   | 6" DIA 60"HT ART NICHE @ 36" AFF                           |
| 1.022   | 1 1/2" DIA FLOOR TO CEILING SHELVES                        |
| 1.031   | COFFEE BAR   |
| 1.032   | BUILT-IN BOOKCASE W/ COUNTER 4 CAB5 BELOW                  |
| 1.102   | 54" VANITY   |
| 1.141   | 30" LINEN TOWER CABINET                                    |

| KEYNOTE | DESCRIPTION  |
|---------|--|
| 1.160   | 1 1/2" DIA FLUSH EATING BAR  |
| 1.161   | 60"x64" ISLAND   |
| 2.001   | 48"Wx12"HT DOUBLE SIDED ZERO CLEARANCE WOOD BURNING GAS FIREPLACE, INSTALL PER MFG SPECS |
| 2.101   | 60" DIA FUEL RANGE WITH STEEL HOOD ABOVE   |
| 2.202   | 30"x24" COLUMN REFRIGERATOR 4 FREEZER  |
| 2.210   | 24" UNDER COUNTER REFRIGERATOR   |
| 2.301   | DISHWASHER   |
| 2.310   | UNDER COUNTER BUILT-IN MICROWAVE   |
| 2.510   | 36"x60" TUBSHOWER WITH TILE SURROUND   |
| 2.701   | 42" SINGLE BOWL MODERN FARMHOUSE SINK  |
| 2.702   | 15" PREP SINK  |
| 4.510   | STAMPED CONCRETE TO RESEMBLE PAVERS  |
| 4.511   | SMOOTH FINISH CONCRETE   |
| 4.743   | 24"Wx90"Lx24"HT PLANTER WALL BY OWNER  |

| DESCRIPTION                              | WIDTH            | HEIGHT  |
|--|------------------|---------|
| EXTERIOR SINGLE HUNG EXT                 | +2 1/2"          | +3"     |
| INTERIOR PREHUNG SINGLE DOOR             | +2 1/4"          | +1 3/4" |
| DOUBLE W/ ASTRAGAL                       | +3"              | +1 3/4" |
| DOUBLE W/ NO ASTRAGAL                    | +2 1/4"          | +1 3/4" |
| POCKET DOORS SINGLE DR (W/ POCKET FRAME) | 2x DR WIDTH + 2" | +4 1/2" |
| DOUBLE DR (W/ POCKET FRAME)              | 4x DR WIDTH + 2" | +4 1/2" |
| BI-FOLD DOORS W/ JAMB 4 CASING GWB WRAP  | +2 1/2"          | +1 3/4" |
| BI-PASS DOORS W/ JAMB 4 CASING GWB WRAP  | +1 1/2"          | +2 3/4" |
| NET                                      |                  | +1 3/4" |

| ID | REVISIONS |
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PROFESSIONAL STAMP

**DESIGN SERVICES NW**  
 Fine Home Design | Consulting | Planning  
 300 South Kootenai Blvd, Suite 200, Spokane Valley, WA 99037 | 509.844.0271 | design@designservicesnw.com

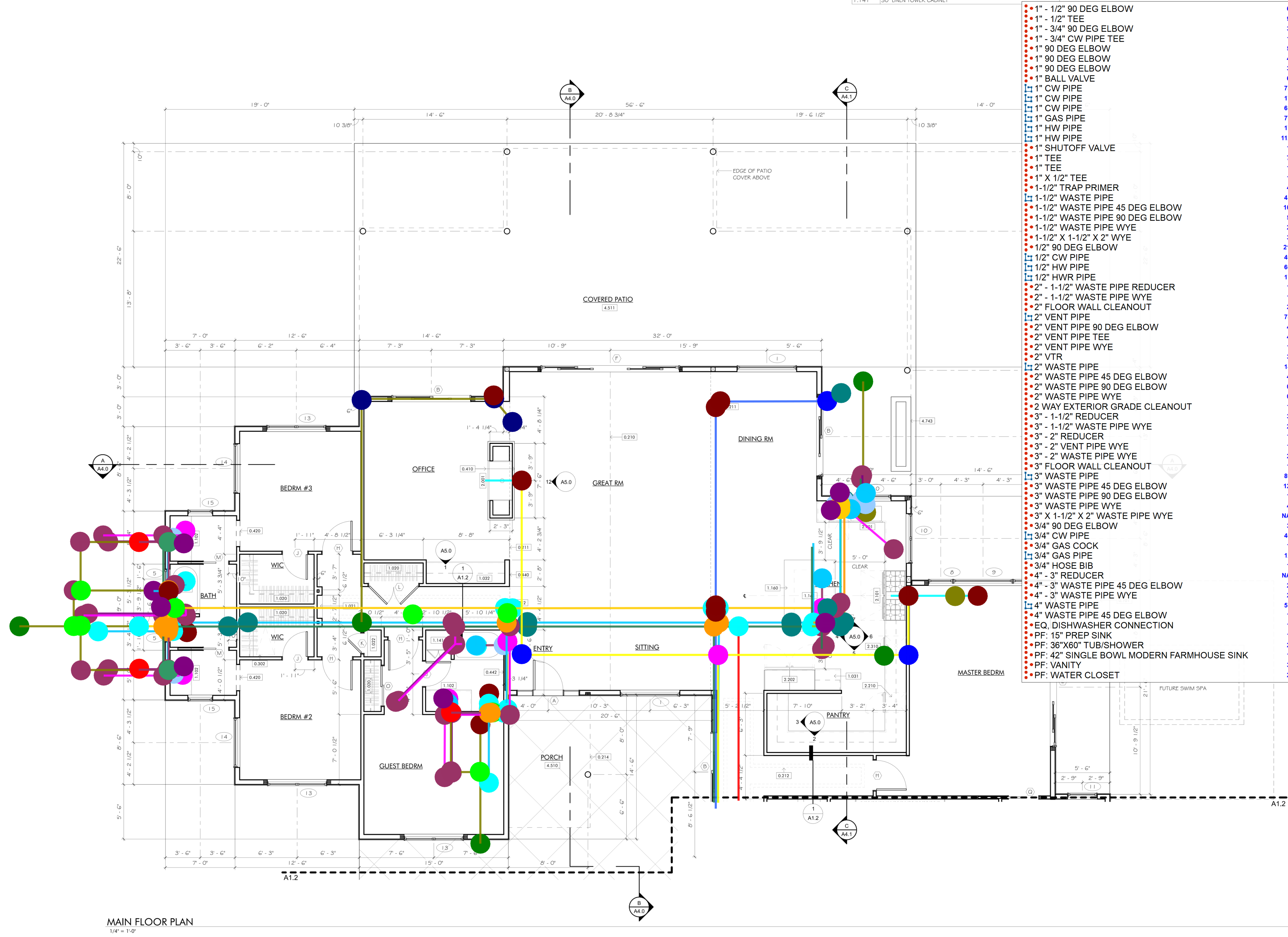
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DRAWN BY: KEP  
 CHECKED BY: OMT  
 DATE: 1/10/2024 9:00:18 AM  
 JOB NO.: 2304-JCSS  
 SHEET NO.:

**A1.1**



- 1" - 1/2" 90 DEG ELBOW
- 1" - 1/2" TEE
- 1" - 3/4" 90 DEG ELBOW
- 1" - 3/4" CW PIPE TEE
- 1" 90 DEG ELBOW
- 1" 90 DEG ELBOW
- 1" 90 DEG ELBOW
- 1" BALL VALVE
- 1" CW PIPE
- 1" CW PIPE
- 1" CW PIPE
- 1" GAS PIPE
- 1" HW PIPE
- 1" HW PIPE
- 1" SHUTOFF VALVE
- 1" TEE
- 1" X 1/2" TEE
- 1-1/2" TRAP PRIMER
- 1-1/2" WASTE PIPE
- 1-1/2" WASTE PIPE 45 DEG ELBOW
- 1-1/2" WASTE PIPE 90 DEG ELBOW
- 1-1/2" WASTE PIPE WYE
- 1-1/2" X 1-1/2" X 2" WYE
- 1/2" 90 DEG ELBOW
- 1/2" CW PIPE
- 1/2" HW PIPE
- 1/2" HWR PIPE
- 2" - 1-1/2" WASTE PIPE REDUCER
- 2" - 1-1/2" WASTE PIPE WYE
- 2" FLOOR WALL CLEANOUT
- 2" VENT PIPE
- 2" VENT PIPE 90 DEG ELBOW
- 2" VENT PIPE TEE
- 2" VENT PIPE WYE
- 2" VTR
- 2" WASTE PIPE
- 2" WASTE PIPE 45 DEG ELBOW
- 2" WASTE PIPE 90 DEG ELBOW
- 2" WASTE PIPE WYE
- 2 WAY EXTERIOR GRADE CLEANOUT
- 3" - 1-1/2" REDUCER
- 3" - 1-1/2" WASTE PIPE WYE
- 3" - 2" REDUCER
- 3" - 2" VENT PIPE WYE
- 3" - 2" WASTE PIPE WYE
- 3" FLOOR WALL CLEANOUT
- 3" WASTE PIPE
- 3" WASTE PIPE 45 DEG ELBOW
- 3" WASTE PIPE 90 DEG ELBOW
- 3" WASTE PIPE WYE
- 3" X 1-1/2" X 2" WASTE PIPE WYE
- 3/4" 90 DEG ELBOW
- 3/4" CW PIPE
- 3/4" GAS COCK
- 3/4" GAS PIPE
- 3/4" HOSE BIB
- 4" - 3" REDUCER
- 4" - 3" WASTE PIPE 45 DEG ELBOW
- 4" - 3" WASTE PIPE WYE
- 4" WASTE PIPE
- 4" WASTE PIPE 45 DEG ELBOW
- EQ. DISHWASHER CONNECTION
- PF: 15" PREP SINK
- PF: 36"x60" TUB/SHOWER
- PF: 42" SINGLE BOWL MODERN FARMHOUSE SINK
- PF: VANITY
- PF: WATER CLOSET

- WINDOW NOTES**
- SEE EXTERIOR ELEVATIONS 4 ENERGY CALCS FOR WINDOW SPECS.
  - CONTRACTOR SHALL VERIFY ALL WINDOW 4 DOOR TYPES, DIMENSIONS, AND QUANTITIES.
  - ALL WINDOWS 4 DOORS TO BE INSTALLED PER MFG SPECS AND TO BE APPROVED BY OWNER(S) OR CONTRACTOR.
  - ALL SIZES SHOWN DEPICT NET OPENING SIZE, ROUGH FRAMING SIZES TO BE SPECIFIED BY WINDOW SUPPLIER.
  - WHEN SHOWN, GRIDS TO BE INSTALLED AS PER EXTERIOR ELEVATIONS.
  - ALL WINDOW AND EXTERIOR DOOR HEADERS ON MAIN 4 UPPER FLOORS TO CONSIST OF (2)2x10 FLUSH WITH EXTERIOR WALL, UNLESS NOTED OTHERWISE.
  - ALL DOORS AND WINDOWS TO BE FRAMED WITH A MIN 3" ROUGH JAMB.
  - FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE (SEE DETAILS).
  - WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" INCHES MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
  - WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW 4 THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, THE GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANT PASS OR THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.
- GENERAL NOTES**
- CONSTRUCTION SHALL COMPLY WITH LOCAL BUILDING CODES AS ADOPTED FROM THE INTERNATIONAL RESIDENTIAL CODE (IRC). DRAWINGS ARE NOT TO BE SCALED (USE DIMENSIONS).
  - ALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD, EXTERIOR FACE OF CONCRETE WALL, LEFT FACE OF INTERIOR STUD, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
  - PROTECTION 4 OPENINGS BETWEEN DWELLING AND ATTACHED GARAGE SHALL HAVE MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE SIDE 4 NO OPENINGS OTHER THAN A SELF-CLOSING TIGHT FITTING DOOR EITHER A 1 3/8" SOLID WOOD OR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
  - PROVIDE A MINIMUM OF 100CFM FAN IN KITCHEN AND 80 CFM IN LAUNDRY ROOM, MUDROOM, AND ALL BATHS.
  - ALL EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. WHERE A DUCTED DRYER IS PROVIDED, VENT DIRECTLY TO THE OUTSIDE W/ MAX DUCT LENGTH OF 25'-0". NO EXHAUST WILL BE ALLOWED TO VENT INTO CRAWL SPACES OR ATTIC SPACES.
  - PROVIDE BACKING AT ALL WINDOWS FOR DRAPERIES AND BEHIND UPPER CABINETS 4 TOWEL BARS.
  - ALL SHELVES IN ENTRY 4 WARDROBE CLOSETS TO BE PER CONTRACTOR SPECS AND TO BE APPROVED BY OWNER(S).

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

| KEYNOTE | DESCRIPTION   |
|---------|---|
| 0.001   | WOOD HANDRAIL, INSTALL PER CODE                             |
| 0.002   | 36" HT CITYPOST CABLE RAILING, INSTALL PER CODE & MFG SPECS |
| 0.012   | STAIRCASE, INSTALL PER CODE                                 |
| 0.021   | NO STEP ENTRY   |
| 0.101   | 3 1/2" CONCRETE PAD   |
| 0.302   | 22"x30" ATTIC ACCESS  |
| 0.432   | 48" HT 2x4 WALL WITH GLASS TO CEILING ABOVE                 |
| 0.442   | 2x TUBING WALL  |
| 1.001   | 24" DP BUILT-IN BENCH @ 20" AFF                             |
| 1.020   | RDD 1 1/2" DP SHELF @ 84" AFF                               |
| 1.022   | 16" DP FLOOR TO CEILING SHELVES                             |
| 1.023   | 16" DP LOW SHELVES  |
| 1.030   | 30"x30" BUILT-IN ISLAND DRESSER                             |
| 1.040   | 16" DP CANTO BENCH @ 20" AFF                                |
| 1.050   | SAFE PER OWNER  |
| 1.101   | 36" VANITY  |
| 1.110   | 102" DOUBLE VANITY  |
| 1.140   | 24"Wx1 2" DP UPPER CABINET SET ON COUNTER TOP               |
| 1.162   | 72"x30" LAUNDRY FOLDING PENINSULA                           |
| 2.401   | DRYER(RIGHT) & FRONT LOAD WASHER (LEFT)                     |
| 2.410   | DRYER VENT DUCT LENGTH PER CODE                             |
| 2.411   | PROVIDE RECESSED DRYER VENT BOX                             |
| 2.501   | 52"x97" CURBLESS SHOWER WITH TILE SURROUND                  |
| 2.511   | 36"x60" FREESTANDING TUB                                    |
| 2.601   | 2" TRENCH DRAIN   |
| 2.611   | SHOWER CONTROL  |
| 2.612   | WAND STYLE SHOWER HEAD                                      |
| 2.710   | 27" LAUNDRY SINK  |
| 2.712   | 24"x36" BUILT-IN DOG WASH SINK                              |
| 3.001   | HEAT PUMP PER ENERGY FORMS                                  |
| 3.201   | MAIN ELECTRICAL PANEL                                       |
| 3.202   | BACKUP GENERATOR ELECTRICAL PANEL                           |
| 3.310   | PROPANE FUELED BACKUP GENERATOR                             |
| 4.510   | STAMPED CONCRETE TO RESEMBLE PAVERS                         |
| 4.730   | 6'-0" HT WOOD FENCE & GATE PER PLAN                         |

| WINDOW SCHEDULE |     |       |        |              |            |  |
|-----------------|-----|-------|--------|--------------|------------|--|
| ID              | QTY | WIDTH | HEIGHT | TYPE         | HEADER HT  | NOTES  |
| 1               | 2   | 6'-0" | 6'-0"  | FIXED        | 8'-0"      | TEMPERED   |
| 2               | 4   | 3'-0" | 7'-0"  | FIXED        | 8'-0"      |  |
| 5               | 8   | 2'-0" | 2'-0"  | FIXED        | PER NOTES  | 8'-0" HH @ MF, 6'-11 3/8" HH @ UF, (4) MULLED TOGETHER |
| 6               | 1   | 5'-0" | 5'-0"  | FIXED        | 8'-0"      |  |
| 7               | 1   | 2'-0" | 4'-0"  | CASEMENT     | 8'-0"      |  |
| 8               | 2   | 2'-6" | 6'-6"  | CASEMENT     | 8'-0"      | MULLED EITHER SIDE OF WINDOW 9                         |
| 9               | 1   | 6'-0" | 6'-6"  | FIXED        | 8'-0"      | MULLED BETWEEN WINDOW 8                                |
| 10              | 2   | 5'-0" | 5'-0"  | DBL CASEMENT | 8'-0"      |  |
| 11              | 1   | 3'-0" | 5'-0"  | CASEMENT     | 8'-0"      |  |
| 13              | 6   | 6'-0" | 5'-0"  | DBL CASEMENT | PER NOTES  | 8'-0" HH @ MF, 6'-11 3/8" HH @ UF                      |
| 14              | 2   | 5'-0" | 1'-6"  | FIXED        | 8'-0"      |  |
| 15              | 2   | 2'-6" | 4'-6"  | CASEMENT     | 8'-0"      |  |
| 17              | 2   | 3'-6" | 5'-0"  | FIXED        | 6'-11 3/8" |  |
| 19              | 7   | 3'-6" | 3'-6"  | FIXED        | 15'-9"     | (3) MULLED TOGETHER 4 (4) MULLED TOGETHER              |
| 20              | 4   | 3'-0" | 4'-0"  | FIXED        | 8'-0"      | MULLED IN PAIRS  |

| DOOR SCHEDULE |     |        |        |                           |            |  |
|---------------|-----|--------|--------|---------------------------|------------|--|
| ID            | QTY | WIDTH  | HEIGHT | TYPE                      | JAMB WIDTH | NOTES                                      |
| A             | 1   | 3'-0"  | 6'-0"  | EXT GL SWING DR           | 6' 9/16"   | ENTRY DOOR PER ELEVATIONS                  |
| B             | 3   | 8'-0"  | 6'-0"  | EXT 2-PANEL GL SLIDING DR | 6' 9/16"   | PATIO DOOR PER ELEVATIONS                  |
| C             | 3   | 10'-0" | 9'-0"  | OH GARAGE DR              | 6' 9/16"   | GARAGE DOOR PER ELEVATIONS                 |
| D             | 2   | 3'-0"  | 6'-0"  | EXT SWING DR              | 6' 9/16"   | SIDE DOOR PER ELEVATIONS                   |
| E             | 1   | 12'-0" | 6'-0"  | EXT 4-PANEL GL SLIDING DR | 6' 9/16"   | PATIO DOOR PER ELEVATIONS                  |
| F             | 1   | 14'-0" | 6'-0"  | EXT 4-PANEL GL SLIDING DR | 6' 9/16"   | PATIO DOOR PER ELEVATIONS                  |
| G             | 1   | 3'-0"  | 6'-0"  | EXT SWING DR              | 6' 9/16"   | 20-MIN RATED HOUSE/GARAGE DR. W AUTO CLOSE |
| H             | 4   | 3'-0"  | 6'-0"  | INT SWING DR              | 4' 9/16"   |  |
| I             | 4   | 2'-8"  | 6'-0"  | INT SWING DR              | 4' 9/16"   |  |
| J             | 5   | 2'-6"  | 6'-0"  | INT SWING DR              | 4' 9/16"   |  |
| K             | 1   | 2'-0"  | 6'-0"  | INT SWING DR              | 4' 9/16"   |  |
| L             | 1   | 5'-0"  | 6'-0"  | INT SWING DR              | 4' 9/16"   |  |
| M             | 2   | 2'-6"  | 6'-0"  | INT POCKET DR             | 4' 9/16"   |  |
| O             | 1   | 4'-0"  | 6'-0"  | INT BYPASS DR             | 4' 9/16"   |  |
| P             | 1   | 3'-0"  | 6'-0"  | INT BARNY DR              | 4' 9/16"   |  |
| Q             | 1   | 3'-0"  | 6'-0"  | INT POCKET DR             | 4' 9/16"   |  |

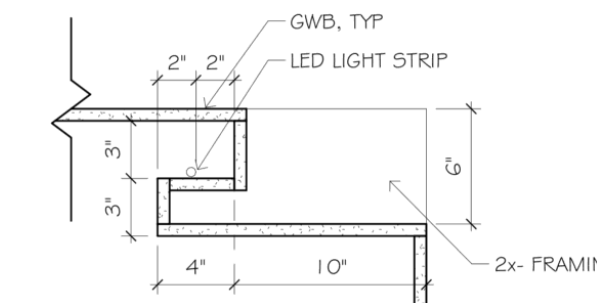
| DOOR ROUGH OPENING SCHEDULE |                  |          |
|-----------------------------|------------------|----------|
| DESCRIPTION                 | WIDTH            | HEIGHT   |
| EXTERIOR SINGLE HUNG EXT    | + 2 1/2"         | + 3"     |
| EXTERIOR SINGLE DOOR        | + 2 1/4"         | + 1 3/4" |
| DOUBLE W/ ASTRAGAL          | + 3"             | + 1 3/4" |
| DOUBLE W/ NO ASTRAGAL       | + 2 1/4"         | + 1 3/4" |
| POCKET DOORS                |                  |          |
| SINGLE DR (WD POCKET FRAME) | 2x DR WIDTH + 2" | + 4 1/2" |
| DOUBLE DR (WD POCKET FRAME) | 4x DR WIDTH + 2" | + 4 1/2" |
| B-FOLD DOORS                |                  |          |
| W JAMB & CASING             | + 2 1/2"         | + 1 3/4" |
| GWB WRAP                    | + 1"             | + 0 3/4" |
| BYPASS DOORS                |                  |          |
| W JAMB & CASING             | + 1 1/2"         | + 2 3/4" |
| GWB WRAP                    | NET              | + 1 3/4" |

**WINDOW NOTES**

- SEE EXTERIOR ELEVATIONS & ENERGY CALCS FOR WINDOW SPECS.
- CONTRACTOR SHALL VERIFY ALL WINDOW & DOOR TYPES, DIMENSIONS, AND QUANTITIES.
- ALL WINDOWS & DOORS TO BE INSTALLED PER MFG SPECS AND TO BE APPROVED BY OWNER(S) OR CONTRACTOR.
- ALL SIZES SHOWN DEPICT NET OPENING SIZE, ROUGH FRAMING SIZES TO BE SPECIFIED BY WINDOW SUPPLIER.
- WHEN SHOWN, GRIDS TO BE INSTALLED AS PER EXTERIOR ELEVATIONS.
- ALL WINDOW AND EXTERIOR DOOR HEADERS ON MAIN & UPPER FLOORS TO CONSIST OF (2)x10 FLUSH WITH EXTERIOR WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS AND WINDOWS TO BE FRAMED WITH A MIN 3" ROUGH JAMB.
- FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE (SEE DETAILS).
- WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW & THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, THE GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANT PASS OR THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.

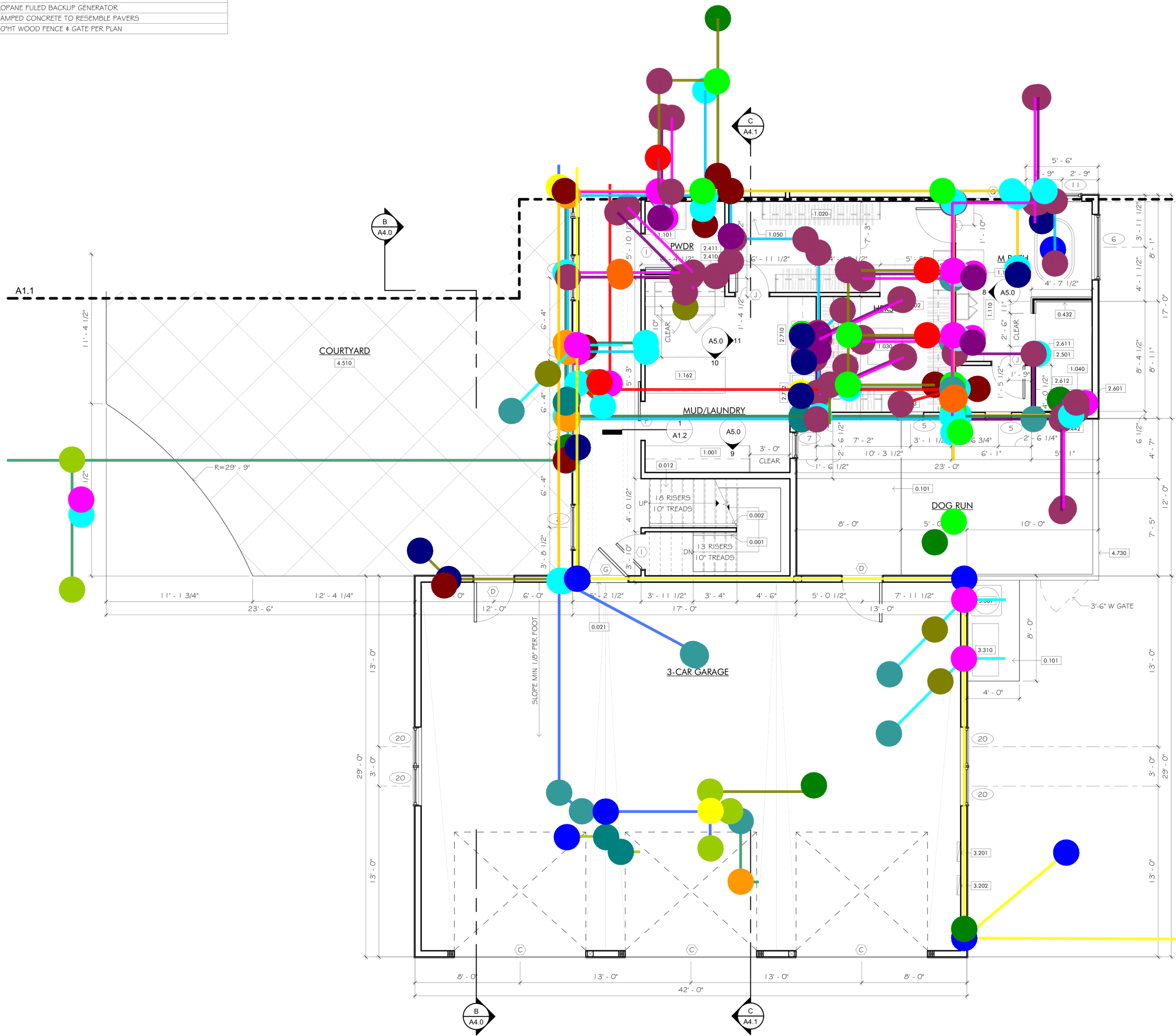
**GENERAL NOTES**

- CONSTRUCTION SHALL COMPLY WITH LOCAL BUILDING CODES AS ADOPTED FROM THE INTERNATIONAL RESIDENTIAL CODE (IRC). DRAWINGS ARE NOT TO BE SCALED (USE DIMENSIONS).
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD, EXTERIOR FACE OF CONCRETE WALL, LEFT FACE OF INTERIOR STUD, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
- PROTECTION & OPENINGS BETWEEN DWELLING AND ATTACHED GARAGE SHALL HAVE MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE SIDE & NO OPENINGS OTHER THAN A SELF-CLOSING TIGHT FITTING DOOR, EITHER A 1-3/8" SOLID WOOD OR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- PROVIDE A MINIMUM OF 1.00CFM FAN IN KITCHEN AND 80 CFM IN LAUNDRY ROOM, MUDROOM, AND ALL BATHS.
- ALL EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. WHERE A DUCTED DRYER IS PROVIDED, VENT DIRECTLY TO THE OUTSIDE W/ MAX DUCT LENGTH OF 25'-0". NO EXHAUST WILL BE ALLOWED TO VENT INTO CRAWL SPACES OR ATTIC SPACES.
- PROVIDE BACKING AT ALL WINDOWS FOR DRAPERIES AND BEHIND UPPER CABINETS & TOWEL BARS.
- ALL SHELVES IN ENTRY & WARDROBE CLOSETS TO BE PER CONTRACTOR SPECS AND TO BE APPROVED BY OWNER(S).



1 COVE LIGHT  
1 1/2" x 10"

- 1" - 1/2" 90 DEG ELBOW
- 1" - 1/2" TEE
- 1" - 3/4" CW PIPE TEE
- 1" - 3/4" TEE
- 1" 90 DEG ELBOW
- 1" 90 DEG ELBOW
- 1" BALL VALVE
- 1" CW PIPE
- 1" CW PIPE
- 1" GAS PIPE
- 1" HW PIPE
- 1" SHUTOFF VALVE
- 1" TEE
- 1" X 1" X 1/2" TEE
- 1" X 1/2" TEE
- 1-1/2" TRAP PRIMER
- 1-1/2" WASTE PIPE
- 1-1/2" WASTE PIPE 45 DEG ELBOW
- 1-1/2" WASTE PIPE 45 DEG ELBOW
- 1-1/2" WASTE PIPE 90 DEG ELBOW
- 1-1/2" WASTE PIPE 90 DEG ELBOW
- 1-1/2" X 1-1/2" X 2" WYE
- 1/2" 90 DEG ELBOW
- 1/2" 90 DEG ELBOW
- 1/2" BALL VALVE
- 1/2" CW PIPE
- 1/2" HW PIPE
- 1/2" HWR PIPE
- 1/2" MIXING VALVE
- 1/2" TEE
- 1/2" X 1" 1/2" TEE
- 2" - 1" REDUCER
- 2" 90 DEG ELBOW
- 2" BACKFLOW PREVENTER
- 2" CW PIPE
- 2" FLOOR DRAIN
- 2" TRAP PRIMER
- 2" VENT PIPE
- 2" VENT PIPE 90 DEG ELBOW
- 2" VENT PIPE TEE
- 2" VTR
- 2" WASTE PIPE
- 2" WASTE PIPE
- 2" WASTE PIPE 45 DEG ELBOW
- 2" WASTE PIPE 45 DEG ELBOW
- 2" WASTE PIPE 90 DEG ELBOW
- 2" WASTE PIPE 90 DEG ELBOW
- 2" WASTE PIPE WYE
- 2" WATER METER
- 3" - 1-1/2" WASTE PIPE WYE
- 3" - 1-1/2" WASTE PIPE WYE
- 3" - 2" REDUCER
- 3" - 2" WASTE PIPE 45 DEG ELBOW
- 3" - 2" WASTE PIPE WYE
- 3" - 2" WASTE PIPE WYE
- 3" FLOOR DRAIN
- 3" FLOOR WALL CLEANOUT
- 3" TRAP PRIMER
- 3" WASTE PIPE
- 3" WASTE PIPE
- 3" WASTE PIPE 45 DEG ELBOW
- 3" WASTE PIPE 45 DEG ELBOW
- 3" WASTE PIPE 90 DEG ELBOW
- 3" WASTE PIPE 90 DEG ELBOW
- 3" WASTE PIPE WYE
- 3" WASTE PIPE WYE
- 3" WASTE PIPE WYE
- 3/4" 90 DEG ELBOW
- 3/4" 90 DEG ELBOW
- 3/4" CW PIPE
- 3/4" GAS COCK
- 3/4" GAS PIPE
- 3/4" HOSE BIB
- 4" - 3" WASTE PIPE 45 DEG ELBOW
- 4" - 3" WASTE PIPE WYE
- 4" WASTE PIPE
- 4" WASTE PIPE 45 DEG ELBOW
- 4" X 3" X 3" WYE
- 6" - 4" W REDUCER
- D: 2" TRENCH DRAIN 4FT
- PF: 24" X 36" BUILT-IN DOG WASH SINK
- PF: 27" LAUNDRY SINK
- PF: 36"x60" FREESTANDING TUB
- PF: 52"x97" CURBLESS SHOWER WITH SHOWER CONTROL
- PF: VANITY
- PF: W/D, FRONT LOAD WASHER AND DRYER BOX
- PF: WAND STYLE SHOWER HEAD
- PF: WATER CLOSET
- PUMP DETAIL
- RECIRCULATION PUMP
- VTF DETAILS:
- WATER HEATER



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

| ID | REVISIONS |
|----|-----------|
|    |           |
|    |           |
|    |           |
|    |           |
|    |           |

PROFESSIONAL STAMP

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**CLYDE-SHOHREN RESIDENCE**  
8424 N KELSEY DAWN LN  
SPOKANE, WA

CONSTRUCTION DRAWINGS - ISSUED: 01.08.24

MATTHEW 7:24  
EVERY ONE WHO HEARS THESE WORDS OF MINE AND DOES THEM WILL BE LIKE A WISE MAN WHO BUILT HIS HOUSE UPON THE ROCK...

DRAWN BY: KEP  
CHECKED BY: OMT  
DATE: 1/10/2024 9:00:20 AM  
JOB NO.: 2304-JCSS  
SHEET NO.:

**A1.2**