

PROJECT INFORMATION:

ADDRESS:

CAPT. VANCOUVER PL.
LANGLEY, WA 98260

PARCEL:

58340-06-00061-0

LOT SIZE:

9,585 SQFT

HOME SPECIFICATIONS:

LIVING AREA: 2,307 SQFT
BEDROOMS: 3
BATHS: 2
GARAGE: YES
HEAT SOURCE: DUCTLESS HEAT PUMP
SEWER DISTRICT: PRIVATE SEPTIC
FIRE DISTRICT: ISLAND COUNTY FIRE DISTRICT 3

ENERGY CREDITS:

- OPTION (5A): EFFICIENT WATER HEATING (0.5 CREDITS)
 - ALL SHOWER HEADS AND KITCHEN SINK FAUCETS INSTALLED IN HOUSE SHALL BE RATED @ <1.75 GPM
 - ALL OTHER LAV FAUCETS SHALL BE RATED @ <1.0 GPM
- OPTION (2A): AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION (0.5 CREDITS)
 - COMPLIANCE BASED ON R402.4.1.2
 - TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAX
- OPTION (3D): HIGH EFFICIENCY HVAC EQUIPMENT (1 CREDIT)
 - DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL
 - DUCTLESS HEAT PUMP IN LARGEST ZONE OF THE HOUSING UNIT
- OPTION (5C): EFFICIENT WATER HEATING (1.5 CREDITS)
 - ELECTRIC HEAT PUMP WATER HEATER WITH MIN. EF OF 2.0 AND MEETS STANDARDS OF NEEA ADVANCED WATER HEATER SPECIFICATION
 - TYPICAL WATER HEATER MODEL: BRADFORD WHITE RE2H50R10
 - ENERGY FACTOR: 2.4
 - CAPACITY: 50 U.S. GALLONS

DESIGN CRITERIA:

- SEISMIC DESIGN CATEGORY: D
- IEEC CLIMATE ZONE: 4C
- FLOOR LIVE LOAD: 40 psf
- ROOF LIVE LOAD 25 psf
- FLAT ROOF SNOW LOAD: 25 psf

CRITICAL INFORMATION:

- ZONE: RURAL RESIDENTIAL
- SHORELINE JURISDICTION: N/A
- FISH AND WILDLIFE HABITAT CONSERVATION AREA: N/A
- STEEP SLOPE: N/A

NARRATIVE:

PROPOSAL TO CONSTRUCT A NEW SINGLE STORY RESIDENCE ON A CURRENTLY UNDEVELOPED LOT.

WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CRAFTSMEN AND SUB-CONTRACTORS ON THE JOB MUST CHECK ALL DIMENSIONS, LAYOUTS, AND OTHER DETAILS-- AND SEEK CLARIFICATION WHERE NECESSARY-- PRIOR TO THEIR PHASE OF CONSTRUCTION. EAGLE BUILDING COMPANY IS NOT LIABLE FOR ERRORS ONCE A SUB-CONTRACTOR'S PHASE OF CONSTRUCTION HAS BEGUN.

SHEET LEGEND

C.1	COVER SHEET
A.1	FOUNDATION
A.2	FLOOR PLAN
A.3	ENGINEERING
A.4	ELEVATIONS
A.5	ROOF & FLOOR LAYOUT



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11248 SR 525
CLINTON, WA 98236
OFFICE: 360.331.7813

SHEET:

COVER SHEET

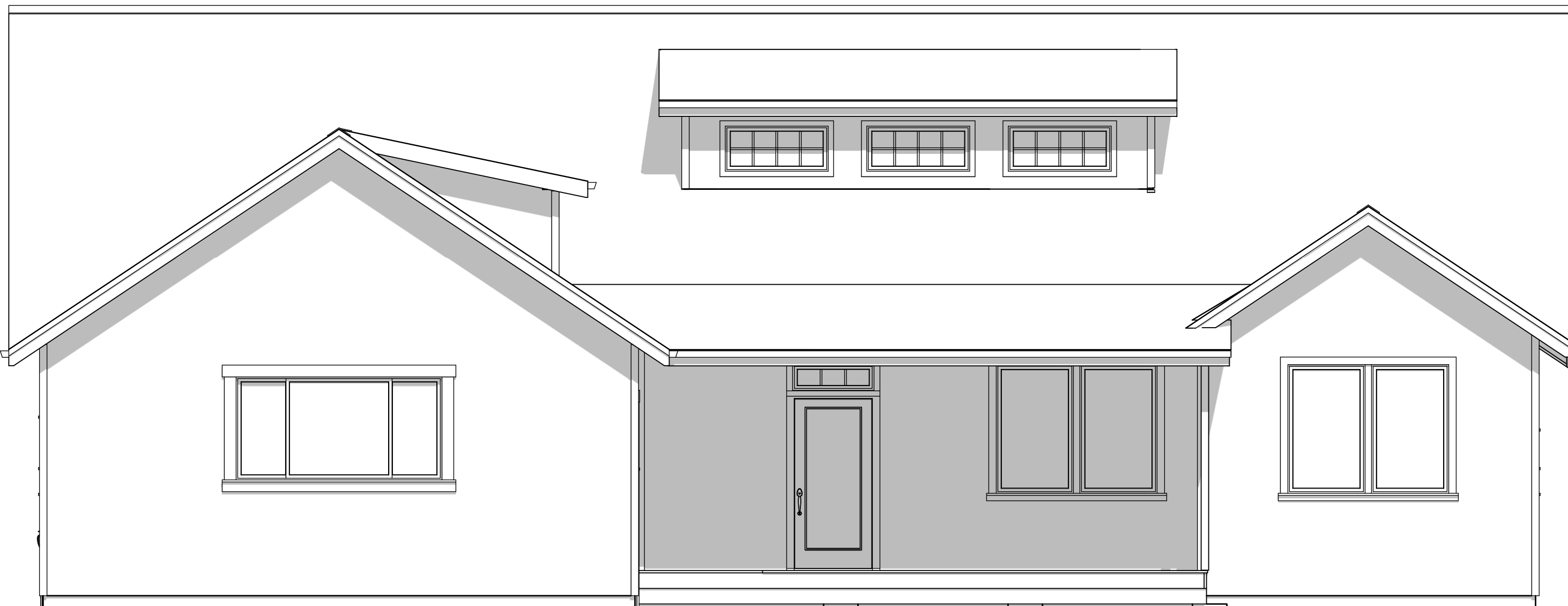
RAY & NANCY FREY
DISCOVERY PL.
LANGLEY, WA 98260

DATE:

7/2/2019

SCALE:

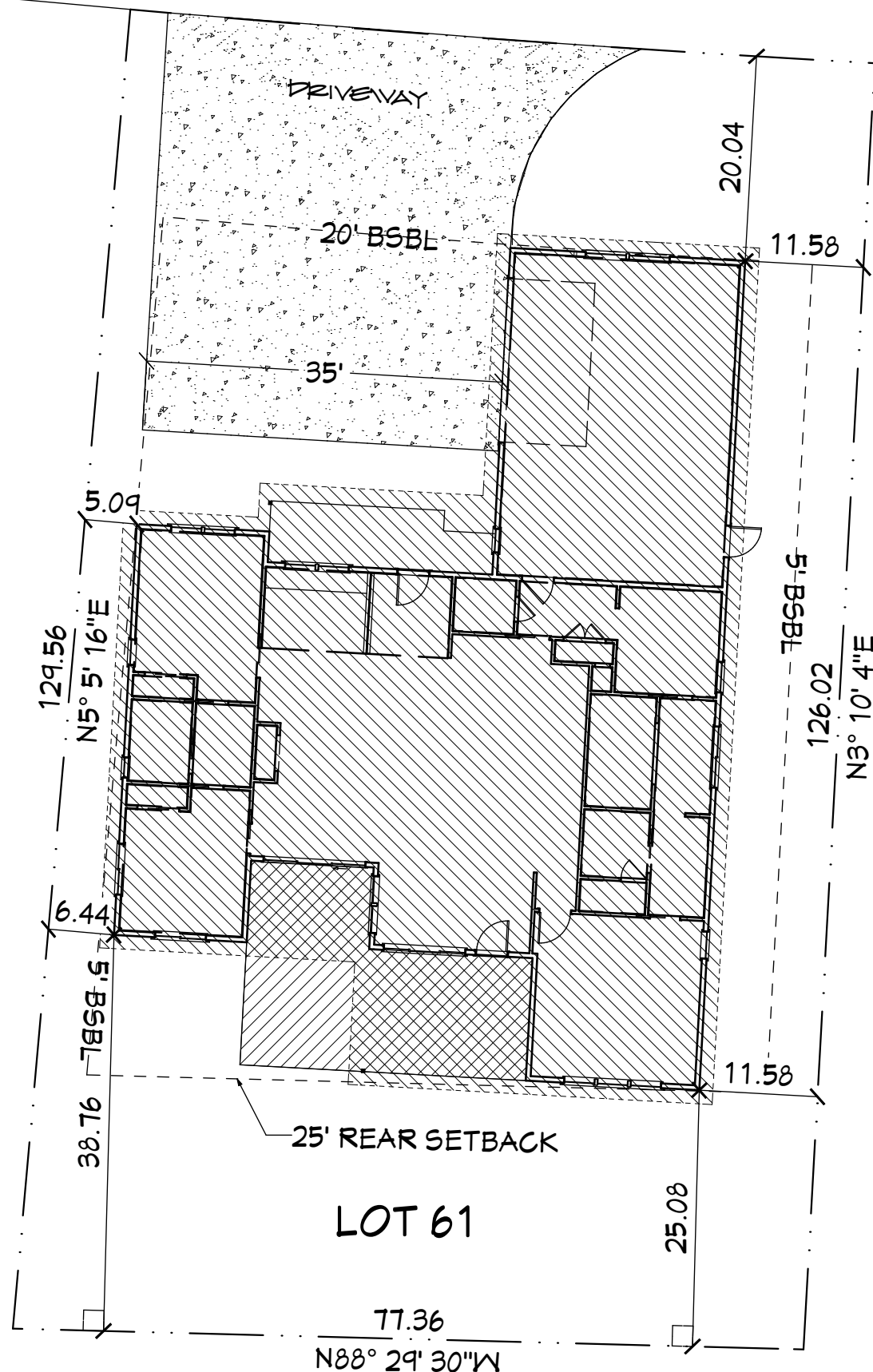
C.1



CAPT. VANCOUVER DR.

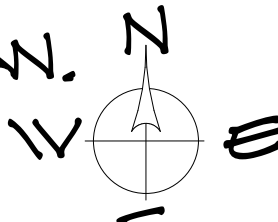
LOT 60

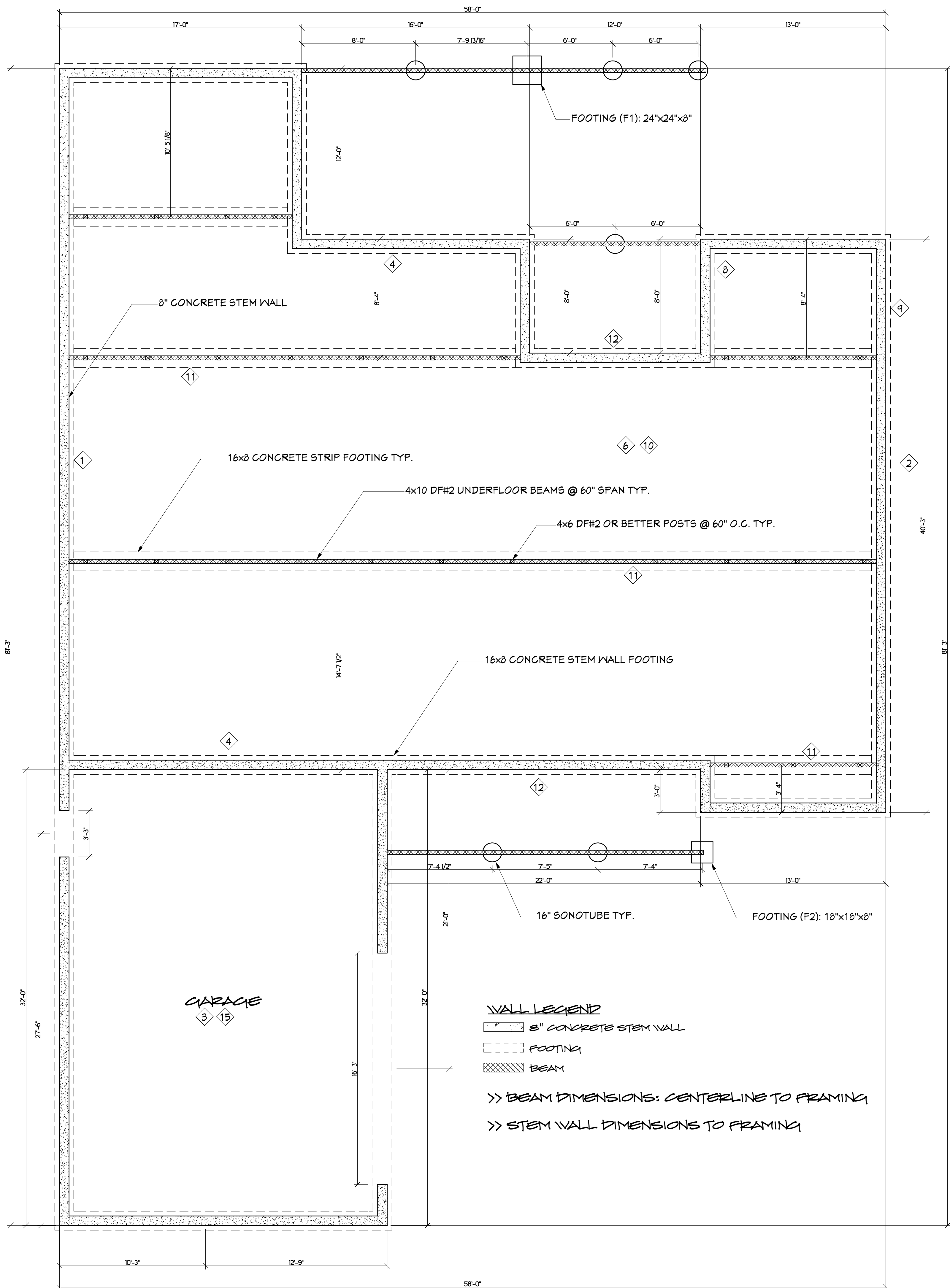
LOT 62



SITE PLAN SHOWN FOR REFERENCE ONLY. REFER TO APPROVED SITE PLAN.

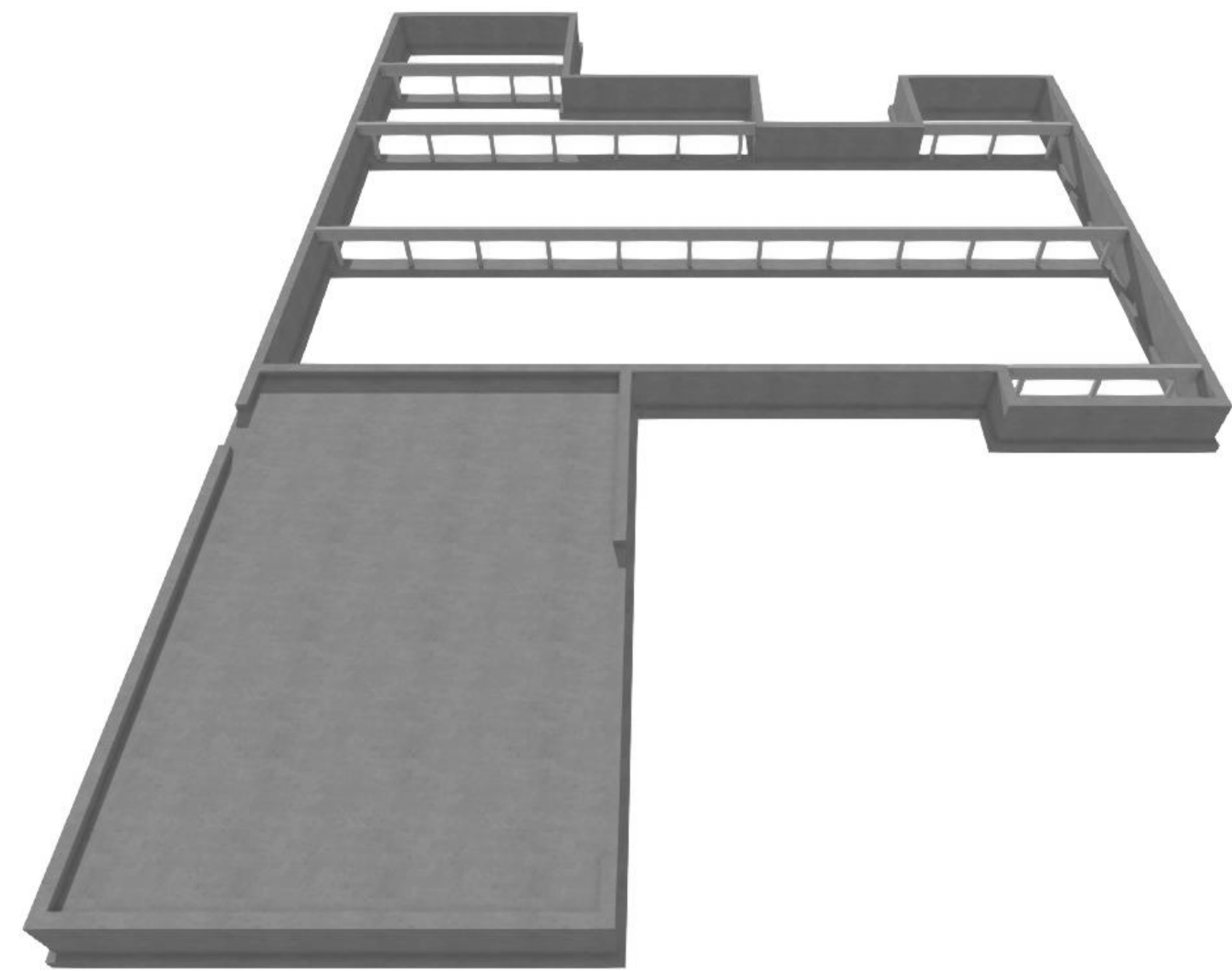
1" = 15'
0 15' 30' 60'



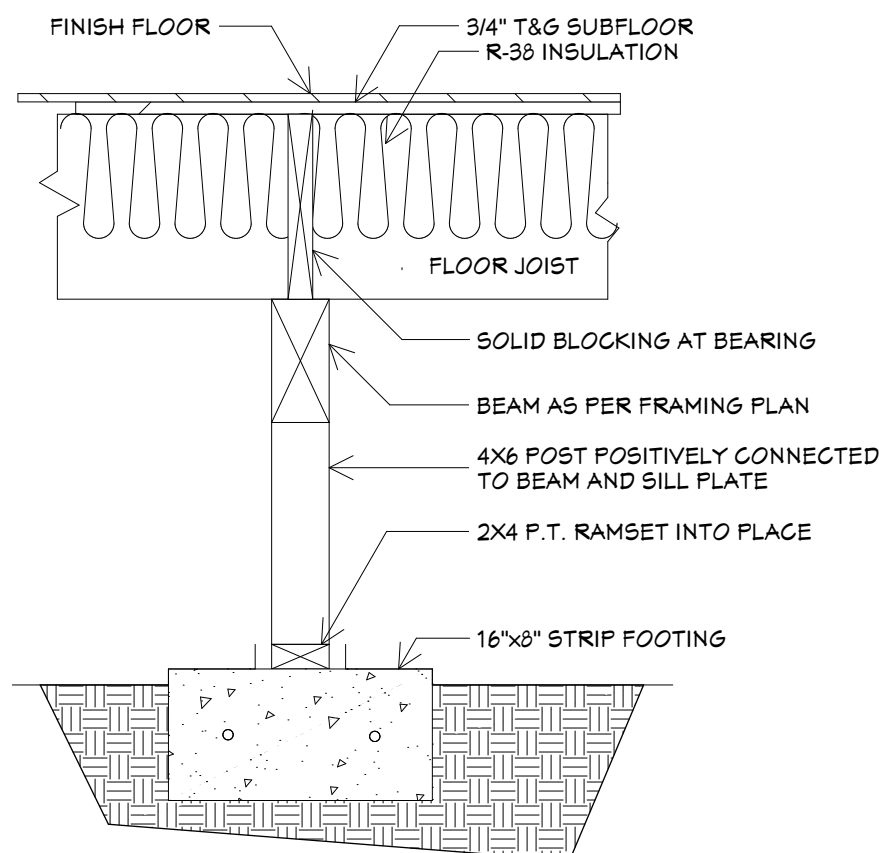


FOUNDATION NOTES:

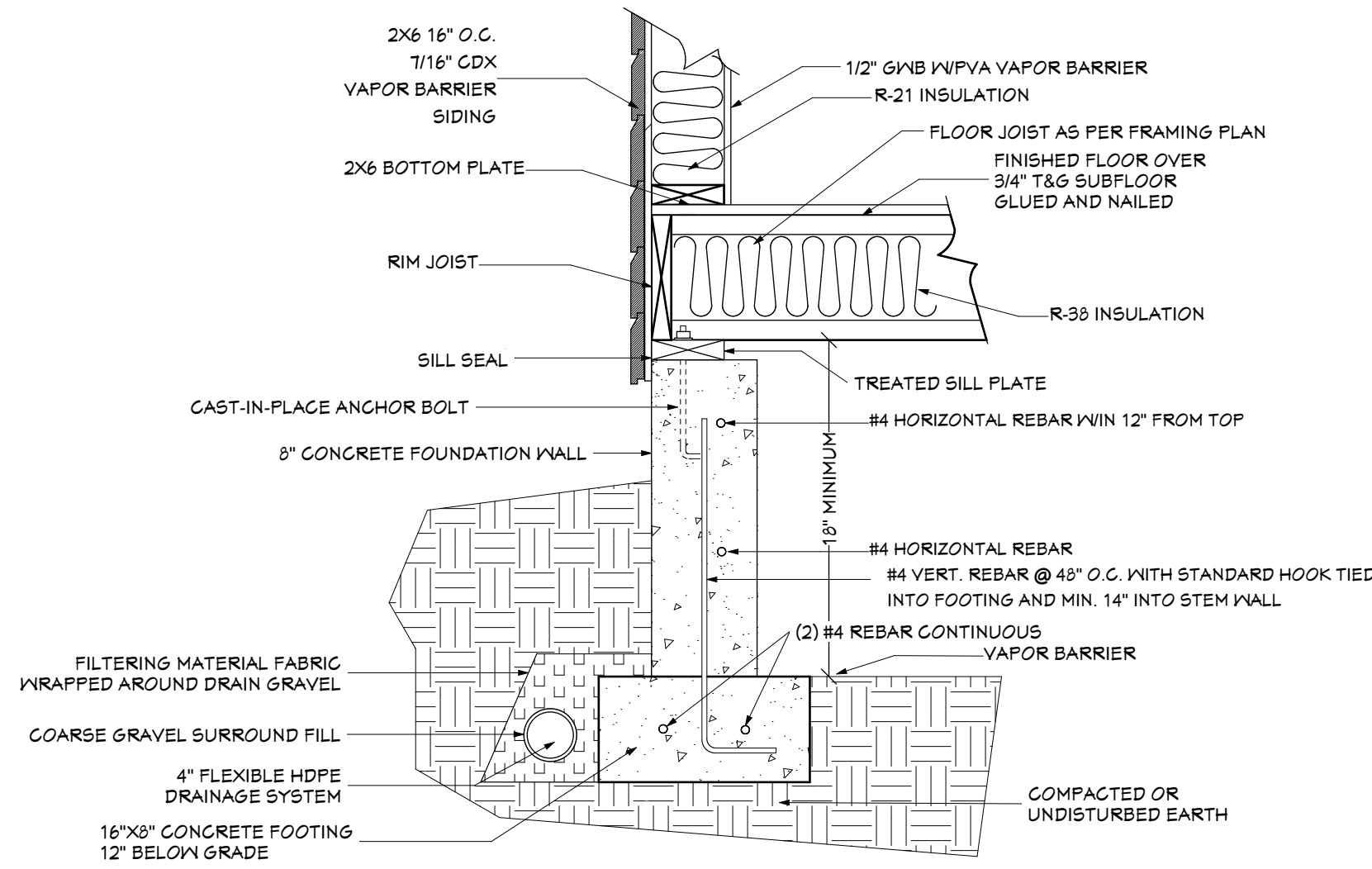
- 1 PROVIDE 1/2" ANCHOR BOLTS W/MIN EMBEDMENT AT 48" O.C. MIN. PROVIDE MIN. OF 2 BOLTS PER MUD SILL PIECE. PROVIDE MIN. DISTANCE FROM END OF 3.5", MAXIMUM OF 12". IF BOLTS ARE NOT PROPERLY PLACED, ALL THREAD AND EPOXY CAPSULES MAY BE USED INSTEAD.
- 2 EXTERIOR GRADE TO SLOPE AWAY FROM BUILDING 6" IN 10" OR DESIGN DRAINAGE. (R401.3)
- 3 3000 LBS. CONCRETE AT SLABS AND EXPOSED CONCRETE. (402.2)
- 4 #4 VERTICAL REBAR @ 48" O.C. WITH STANDARD HOOK TIED INTO FOOTING AND MIN 14" INTO STEM WALL. (R403.1.3)
- 5 FND. WALLS RETAINING MORE THAN 4' REQUIRE GRADE 60 MIN REINFORCEMENT AND Laterally supported at top and bottom. (R404.1.2.2)
- 6 6-MIL POLYETHYLENE VAPOR RETARDER IN CRAWL SPACE. (R405.2.2)
- 7 PROVIDE #4 CORNER BAR FOR EACH HORIZONTAL BAR. LAP 2'-0" MIN.
- 8 FOUNDATION VENTS WITHIN 3' OF CORNER, WITH NEW CLEAR AREA OF 1SF/300SQFT OF CRAWL SPACE. (R408.1-- STATE AMEND)
- 9 PROVIDE FOOTING DRAIN AROUND PERIMETER OF BUILDING.
- 10 CRAWL ACCESS MIN 18X24. INSULATE AND WEATHER STRIP WHEN IN HOUSE. (WSEC 502.4.3)
- 11 FLOOR JOISTS, CEILING JOISTS, AND RAFTERS TO BE BLOCKED AT ENDS, INTERMEDIATE SUPPORTS, AND BEARING POINTS. (R502.7/802.8)
- 12 WHERE DECKS ARE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, THEY SHALL BE POSITIVELY ANCHORED WITH HOLD DOWNS. EITHER (2) 1500# ALLOWABLE STRESS DESIGN CAPACITY OR (4) 750# ALLOWABLE STRESS DESIGN. (R507.2.4 AMEND; FIGURES R507.2.3 (1) & (2))
- 13 FLOOR ASSEMBLIES, NOT REQUIRED ELSEWHERE IN THIS CODE, SHALL BE PROVIDED WITH 1/2" GWB OR 5/8" WOOD STRUCTURAL PANEL OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBERS. (R302.13)
- 14 ALTERING ENGINEERED PRODUCTS IS PROHIBITED UNLESS AN ADDITIONAL DESIGN IS APPROVED. (R502.8.2)
- 15 GARAGE SLAB TO SLOPE TOWARDS DOOR (R309.1)



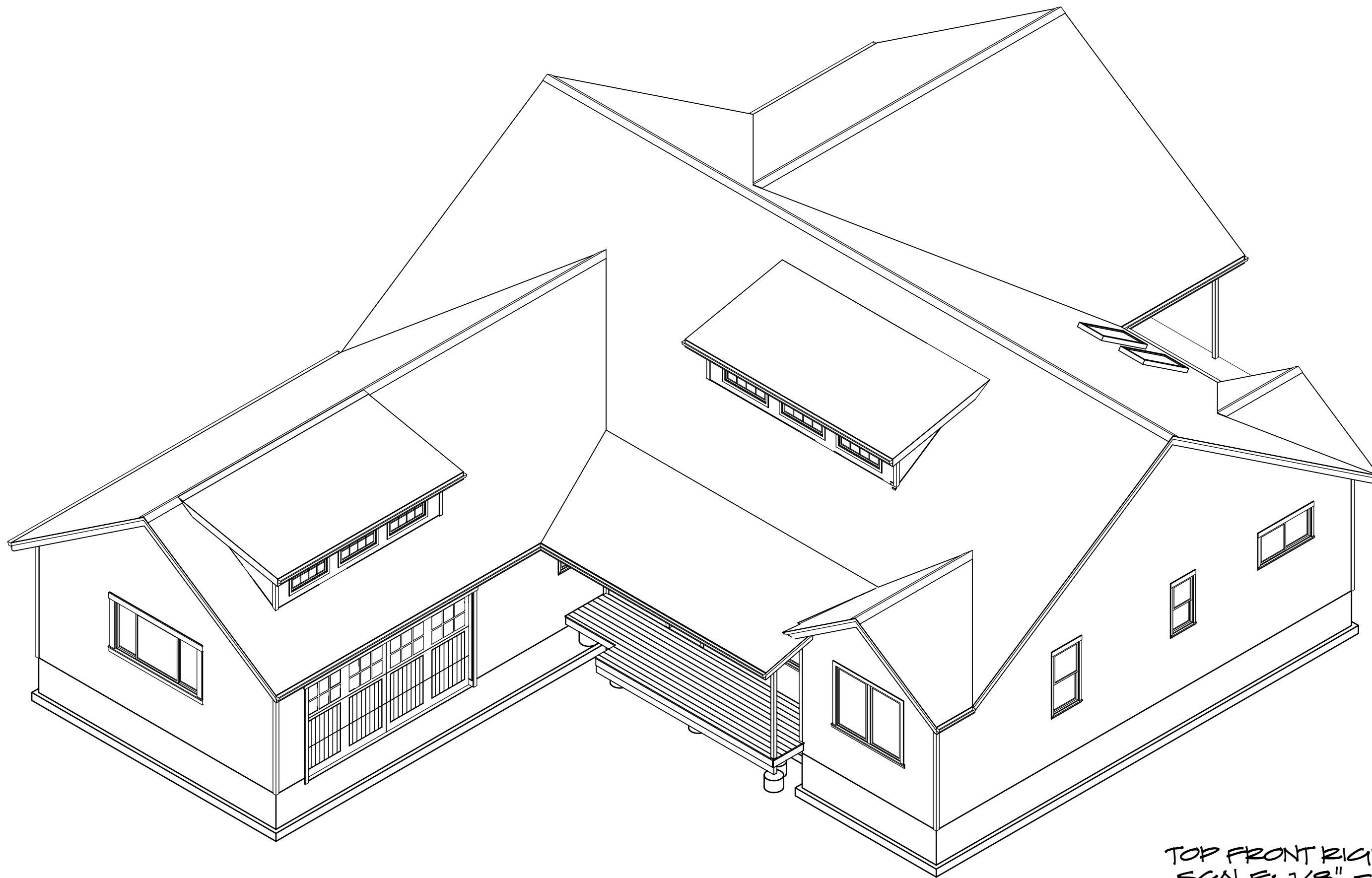
FOUNDATION PERSPECTIVE
NO SCALE



2 INTERIOR POST & FOOTING



3 STEM WALL



TOP FRONT RIGHT ISO
SCALE: 1/8" = 1'-0"



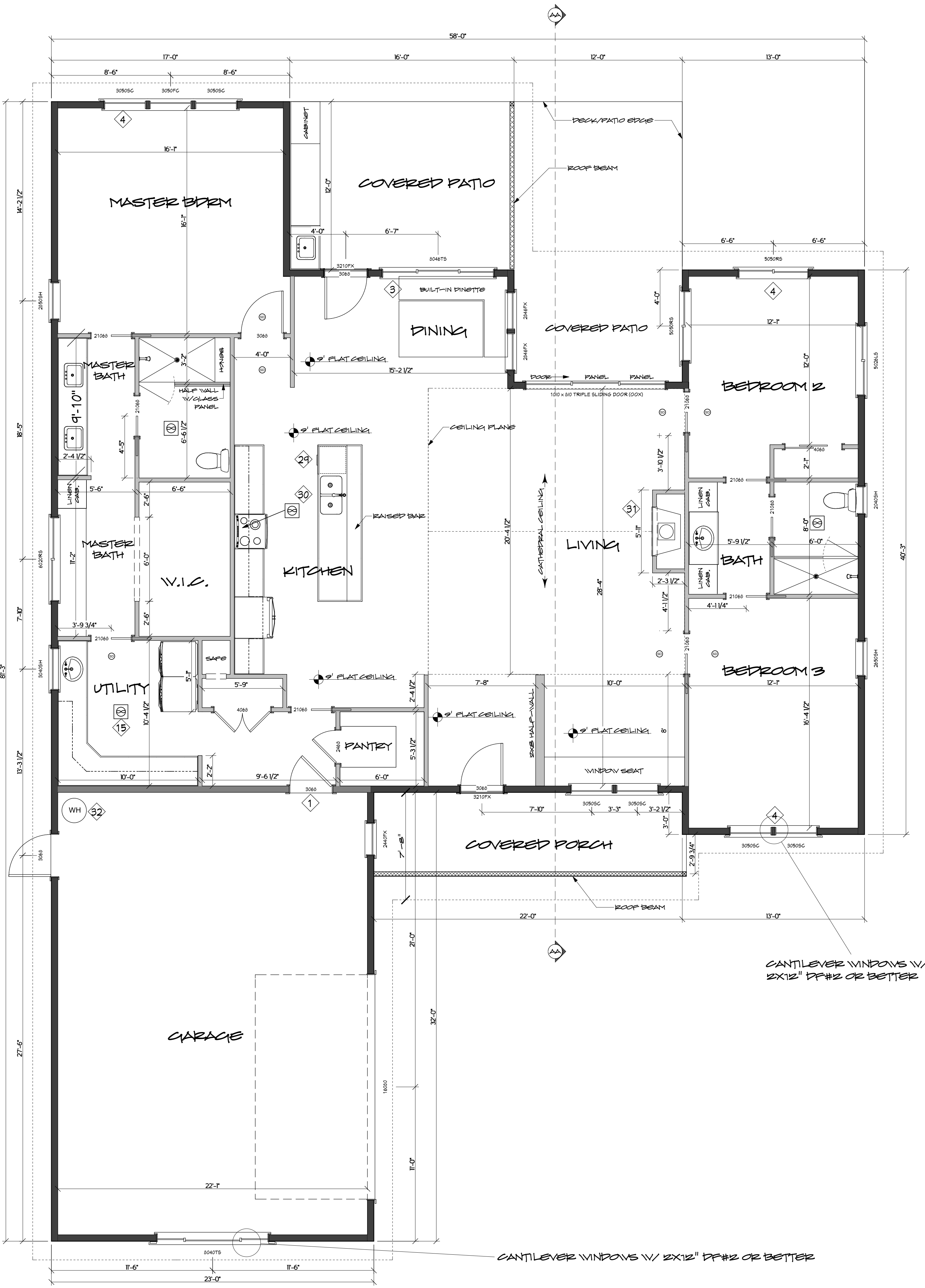
EAGLE BUILDING COMPANY
11248 SR 525
CLINTON, VA 98226
OFFICE: 360.331.7813

SHEET:
FOUNDATION

RAY & NANCY FREY
DISCOVERY PL.
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SCALE:
1/4" = 1'-0"

A.1



SYMBOL LEGEND

- CO/SMOKE DETECTOR
 - Smoke Detector – hardwired and inter-connected with battery back up
 - Carbon Monoxide Alarms – outside each sleeping area in immediate vicinity of bedrooms.
- EXHAUST FAN (Vent to outside)
 - BATH: 50 CFM MIN.
 - KITCHEN: 100 CFM MIN.
 - LAUNDRY: Whole house fan (prescriptive sizing per Table M1507.3.3 (1)).

WALL LEGEND

- 3 1/2" INTERIOR WOOD FRAMED WALL
- 5 1/2" INTERIOR WOOD FRAMED WALL
- 5 1/2" EXTERIOR WOOD FRAMED WALL
- BEAM

PLAN NOTES LEGEND:

GENERAL NOTES:

- DOOR: 1 3/8" THICK SOLID WOOD OR 20-MIN FIRE-RATED OR APPROVED ALTERNATIVE W/SELF-CLOSING DEVICE (R302.5.1)
- FIRE BLOCKING. (R302.11)
- SAFETY GLASS (R308.4)
- PROVIDE EGRESS IN SLEEPING AREAS. ESCAPE & RESCUE OPENING: 24" MIN HEIGHT, 20" MIN WIDTH, 5.7 SQFT MIN AREA, 44" MAX FROM SILL TO FINISHED FLOOR. MEET ALL 4 REQUIREMENTS (RC310)
- SMOKE DETECTOR HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (R314)
- CO ALARMS OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS. (R315)
- USE P.T. WOOD WHEN EXPOSED TO WEATHER, GRADE, OR CONCRETE. (317.1)
- CLEARANCE FROM EXPOSED EARTH TO UNTREATED WOOD PLATE TO BE 8", 6" TO UNTREATED SIDING. (R317.1)
- FASTENERS TO P.T. WOOD TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE, OR COPPER. (R317.3.1)
- SMOKE DETECTORS TO BE HARDWIRED AND INTER-CONNECTED WITH BATTERY BACKUP. (R314)
- CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF ALL BEDROOMS. (R 315)

ENERGY & VENTILATION NOTES:

- DUCT INSULATION R-8. DUCTS W/IN CONCRETE/GROUND INSULATED TO R-10 DESIGNED FOR BELOW GRADE. (WSEC R403.3.1)
- DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. ADDITIONAL DUCT REQUIREMENTS M1601.4 DUCT TESTING REQUIRED. (WSEC R403.3.2 & R403.3.3)
- 50CFM MIN BATHROOM, 100CFM MIN KITCHENS, VENTED TO THE OUTSIDE (TABLE M1507.4)
- WHOLE HOUSE FAN (PRESCRIPTIVE SIZING PER TABLE M1507.3.3 (1)). (M1507.3.4.1)
- INDIVIDUAL OUTDOOR AIR INLETS OR OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQ. IN. NET (M1507.3.4.4) FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED BY TABLE M 1507.3.3(1) .IN EACH HABITABLE ROOM.
- PROVIDE AIR LEAKAGE TEST. PROVIDE THE COMPLETED PASSING TEST RESULT CERTIFICATE TO THE BLDG DEPT. (WSEC R402.4)
- PROVIDE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM AND ONE PROGRAMMABLE THERMOSTAT FOR EACH ADDITIONAL SYSTEM. (WSEC 403.1)
- INSULATE HOT WATER PIPE, BOTH WITHIN & OUTSIDE OF CONDITIONED SPACE, SHALL HAVE A MINIMUM R-3. HOT AND COLD WATER PIPE IN UNCONDITIONED SPACE SHALL HAVE A MINIMUM R-3 INSULATION. (WSEC R403.5.3 UPC 312.6 AMEND)

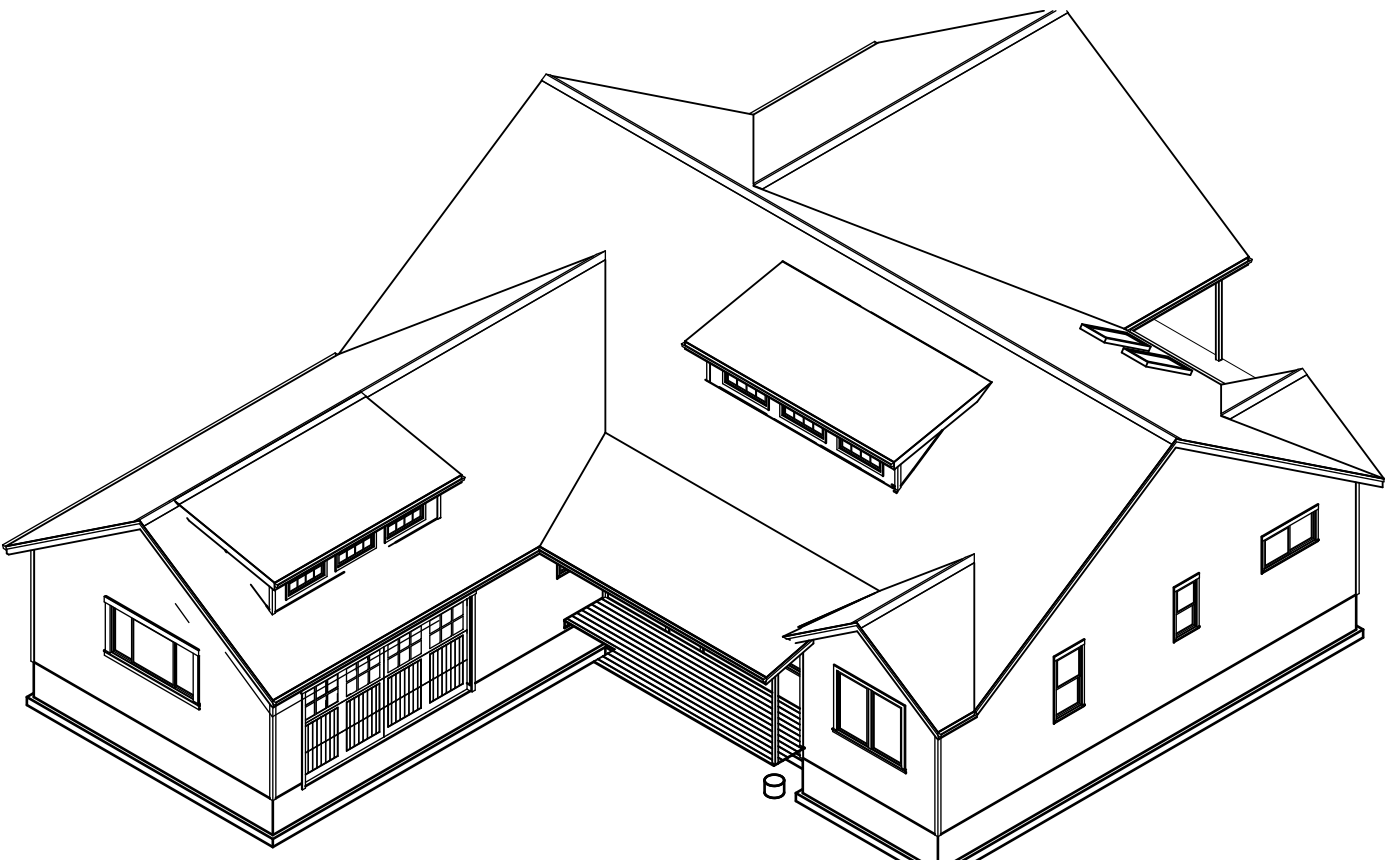
WALL NOTES:

- PLATE HEIGHT 9" TYP.
- HEADER HEIGHT 8" TYP.
- HEADERS TO BE 4x10 DF#2 U.N.O.
- STUDS TO BE 2x DF#2 U.N.O.
- ANCHOR BOLT WASHERS (3"x3"x1/4" SQ.) HOT DIPPED GALV IF W/P.T. WOOD. (R602.11.1)
- PROVIDE CONNECTION B/T BWP AND ROOF SHEATHING. (R602.10.8.2)
- EAVES 18" MAX INTO SETBACK AREAS. (PER IRC TABLE R302.1. (1) 1-HOUR FIRE-RESISTANT CONST. ON UNDERSIDE IF IN 5' SETBACK AREA. (ICC 17.03.1805)
- FLASHING PER R703.8 (WINDOWS, DOORS, CHIMNEYS, DECK LEDGERS).

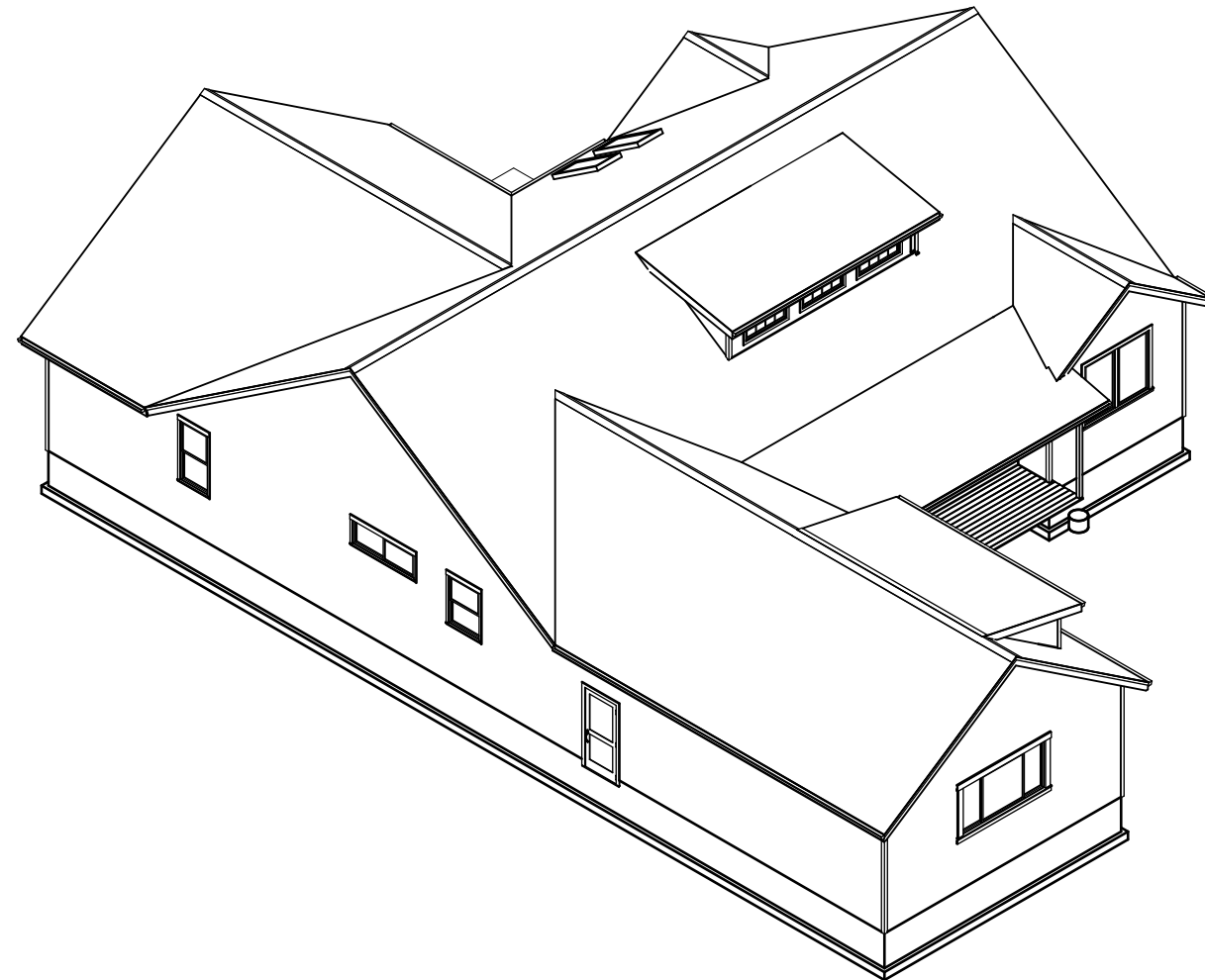
PLUMBING AND MECHANICAL NOTES:

- SHOWER HEAD SHOULD NOT DISCHARGE AT ENTRANCE (UPC 408.9)
- AIR GAP AT DISHWASHER (UPC 807.3)
- ISLAND SINK VENTING TO MEET UPC 909 (UPC 909)
- INSERTS. STOVES, FIREPLACES: LISTED APPLIANCES INSTALLED PER MFR'S SPECS; COMBUSTION AIR OR DIRECT VENT; GLASS OR METAL DOORS (IRC CHAPTER 13)
- HOT WATER TANK: SEISMIC STRAPS AT UPPER AND LOWER 1/3 OF TANK; PRESSURE RELIEF VALVE TO OUTSIDE; WATERTIGHT PAN TO OUTSIDE; 18" FROM IGNITION SOURCE TO FINISHED FLOOR IN GARAGES; COMBUSTION AIR FOR GAS, PROPANE, AND NON-DIRECT VENT. (UPC 507.2, 608.5 ,508.4; M 1307.3; G 2407)
- POOL/ HOT TUB: BARRIER OR SAFETY COVER WHICH COMPLIES WITH ASTM F1376 (ISPS 305.1)
- BOLLARD (2000# LOAD) FOR MECH. OR PLUMBING EQUIPMENT. DESIGN IBC 1607.73 (M 1307.3.1)
- VENT CONNECTORS IN UNCONDITIONED SPACES TO BE TYPE B OR TYPE L OR LISTED W/EQUIV. DESIGN (M 2427.10.2.2)

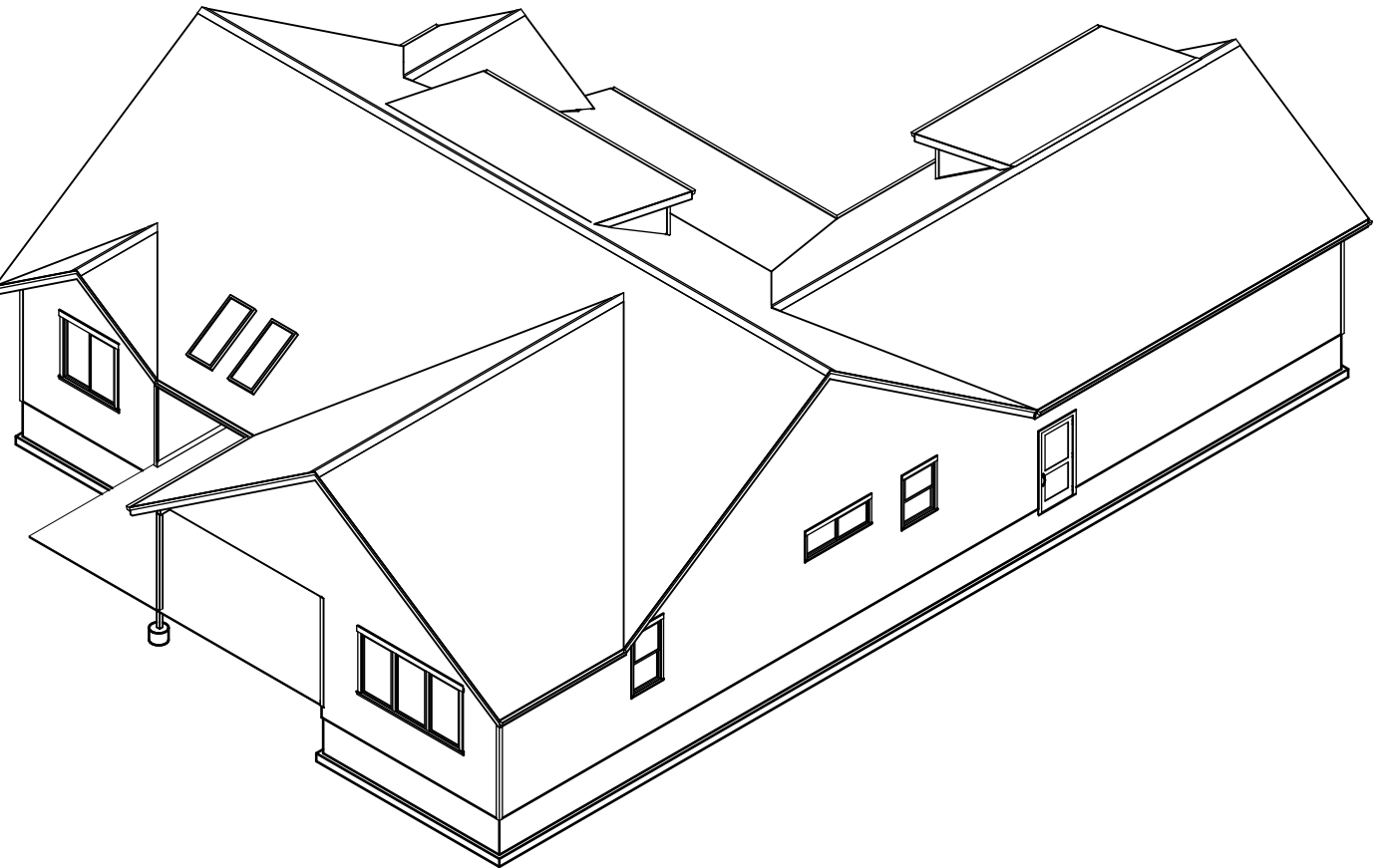
ENGINEERING SUPERCEDES ALL DETAILS, DIMENSIONS, DRAWINGS, REPRESENTATIONS, AND CALLOUTS. REFER TO ENGINEERING FOR HOLD DOWN TYPE AND LOCATION, ANCHOR BOLT TYPE AND PLACEMENT, SHEAR WALL SPECIFICATIONS, MUD SILL SPECIFICATIONS, ETC.



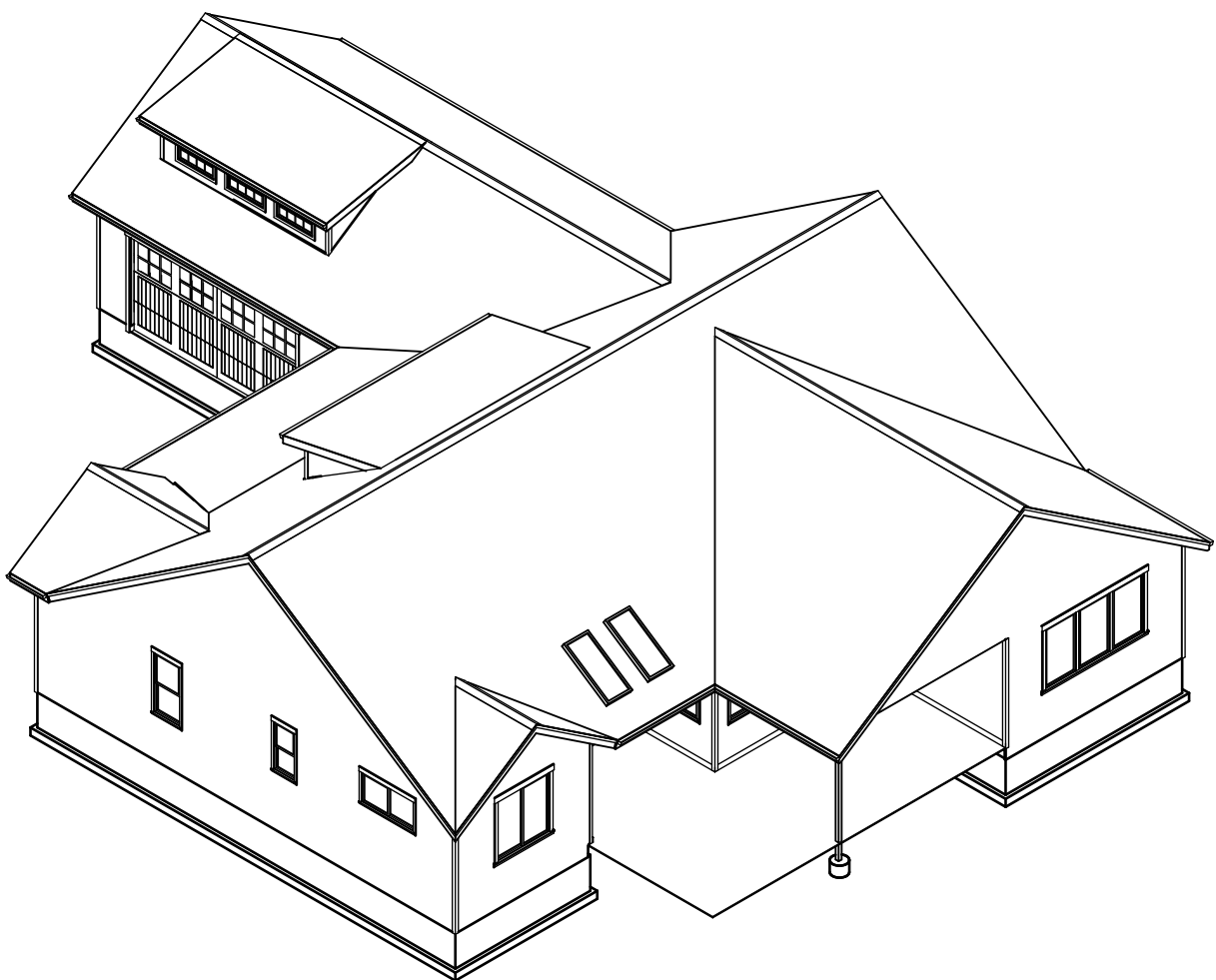
TOP FRONT RIGHT ISO
SCALE 1/16" = 1'0"



TOP FRONT LEFT ISO
SCALE 1/16" = 1'0"



TOP BACK LEFT ISO
SCALE 1/16" = 1'0"



TOP BACK RIGHT ISO
SCALE 1/16" = 1'0"



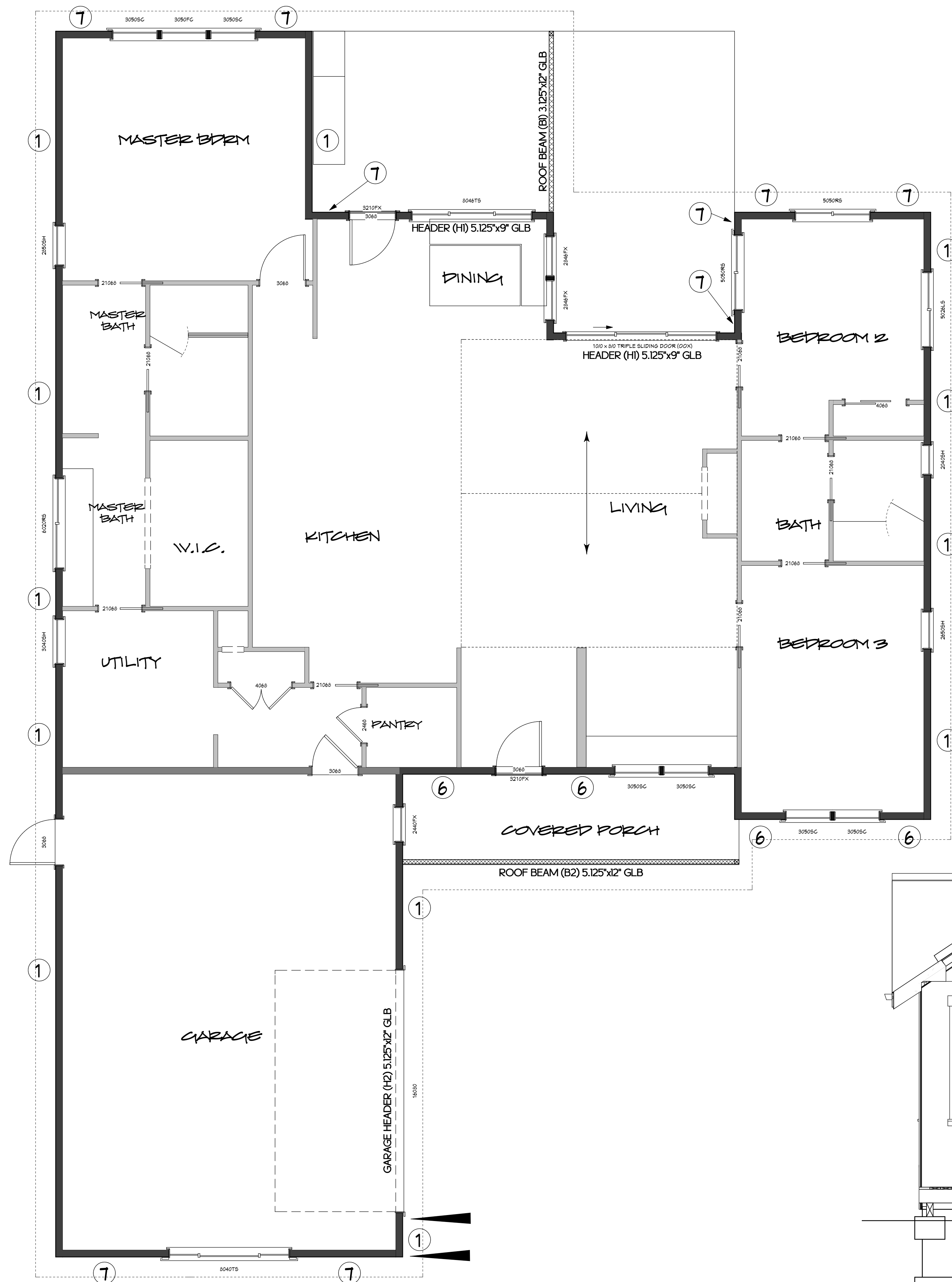
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11248 SR 525
CLINTON, VA 98936
OFFICE: 360.331.7813

SHEET:
FLOOR PLAN

RAY & NANCY FREY
DISCOVERY PL.
LANLEY, VA 98260

DATE:
7/2/2019
SCALE:
1/4" = 1'-0"

A.2



SHEAR WALL SCHEDULE

- 1 15/32 in". OSB WITH 8d @ 6" O.C. EDGES
12" O.C. FIELD (V = 254 lbs/ft)
- 6 15/32 in". OSB WITH 10d @ 4" O.C. EDGES
12" O.C. FIELD (V = 412 lbs/ft)
- 7 15/32 in". OSB WITH 10d @ 3" O.C. EDGES
12" O.C. FIELD (V = lbs/ft)

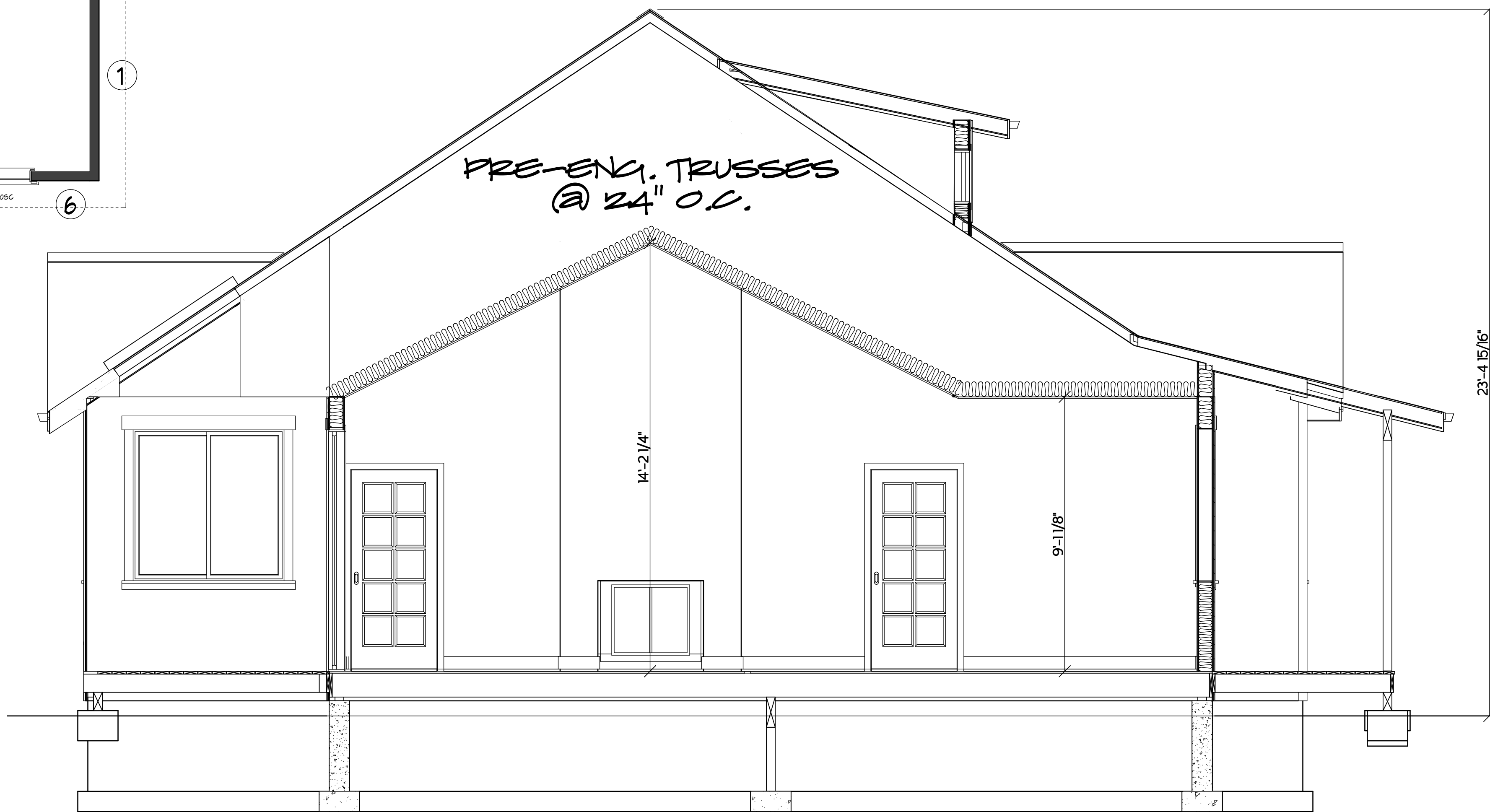
*NOTES:
3/8" or 7/16" may be used in lieu of 15/32" if studs are 16 in. O.C. or sheathing applied horizontally and staggered.

If V > 350lbs/ft, provide a minimum of a double member nailed with 8d @ 6" o.c. at vertical seams, staggered, unless otherwise approved.

Anchor bolts to be 3"x3"x1/4" or better.



STHD10 OR HDU2 W/STB16



SECTION AA
SCALE: 3/8" = 1'



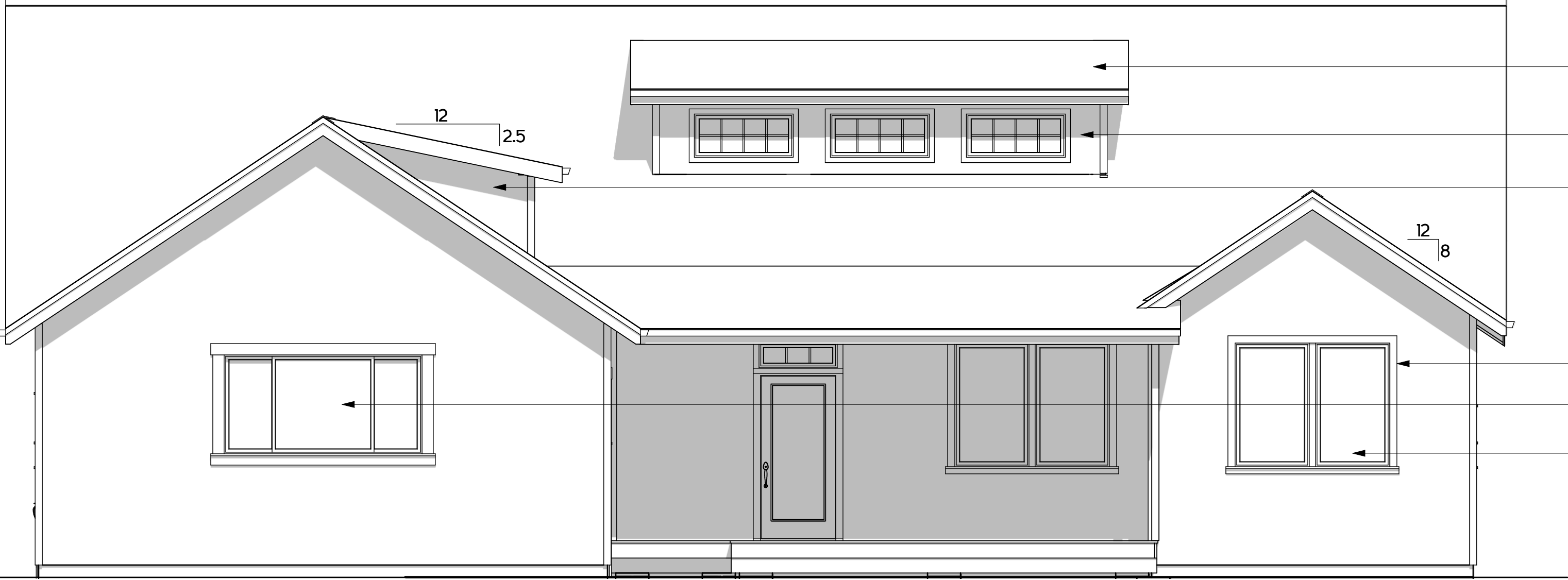
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11248 SR 525
CLINTON, VA 98226
OFFICE: 360.331.7813

SHEET:
ENGINEERING

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SCALE:

FRONT ELEVATION



2x LAYERS BUILDING PAPER

OVERFRAMED DORMER

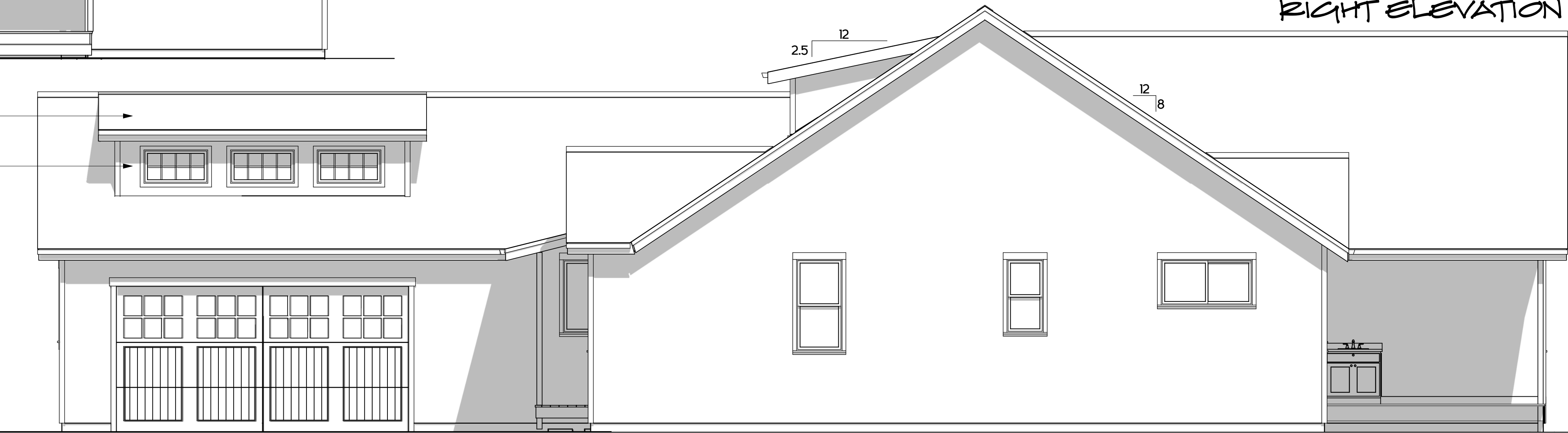
OVERFRAMED DORMER

WINDOWS U = 0.30 TYPICAL

CANTILEVER WINDOWS w/2x12

CANTILEVER WINDOWS w/2x12

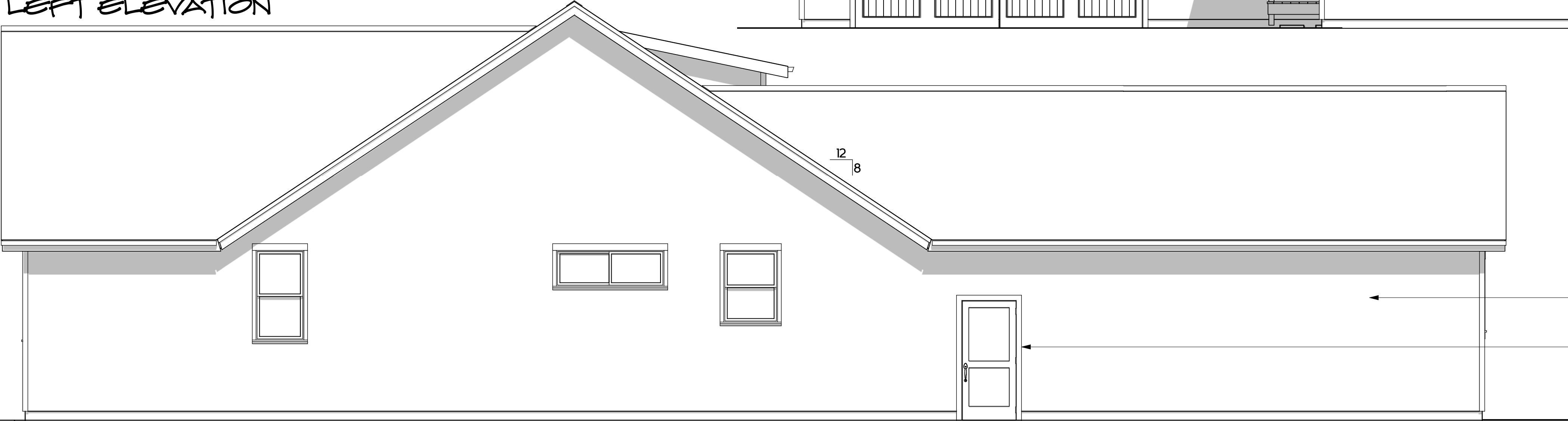
RIGHT ELEVATION



2x LAYERS BUILDING PAPER

OVERFRAMED DORMER

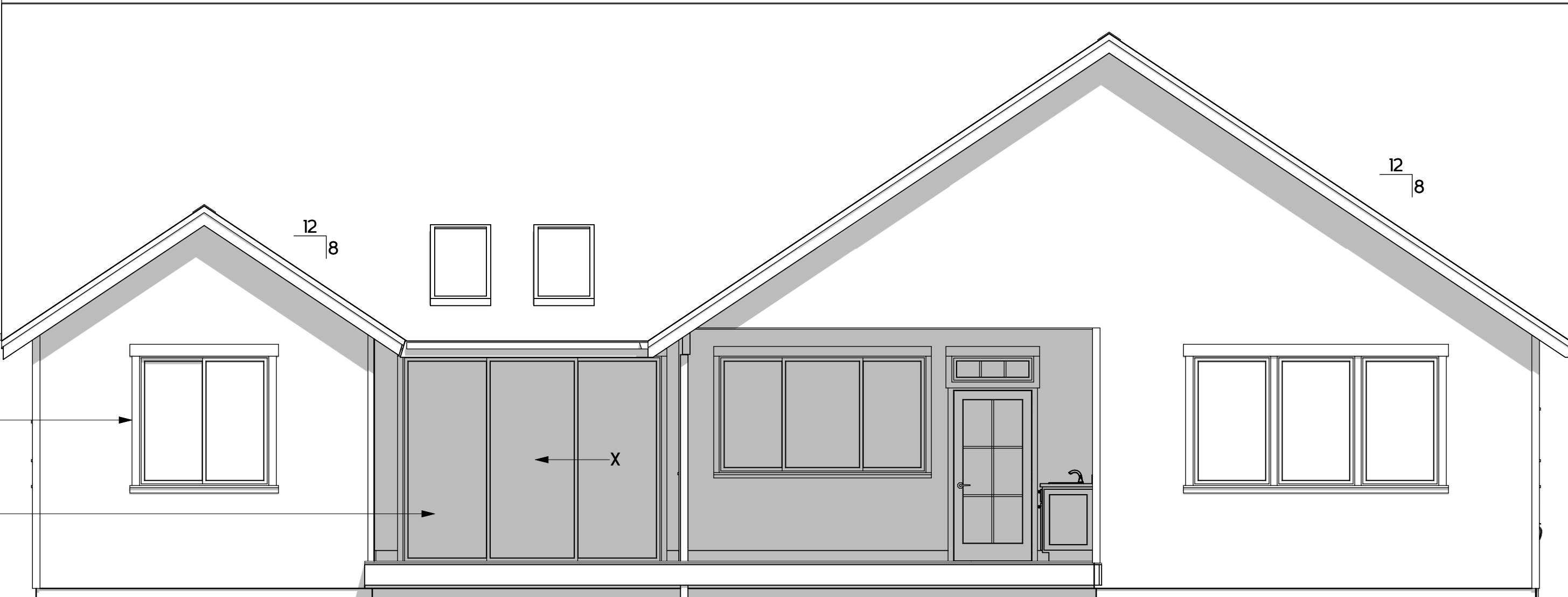
LEFT ELEVATION



VENEER TO MEET CH. 7 OF IRC

FLASHING PER R703.4

REAR ELEVATION



FLASHING PER R703.4

3-PANEL SLIDING DOOR (OOX)



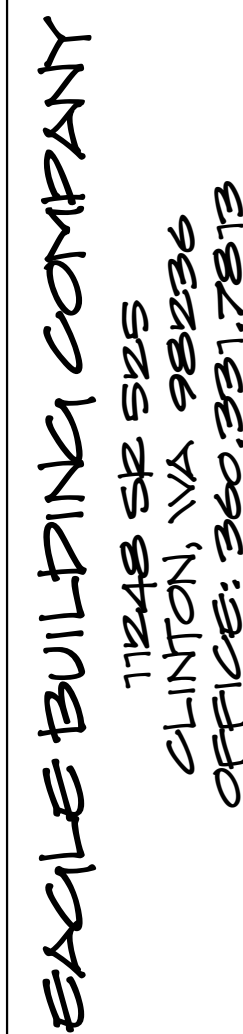
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11248 SR 525
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ELEVATIONS

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A.4

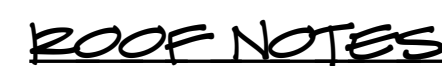


ROOF & FLOOR LAYOUT

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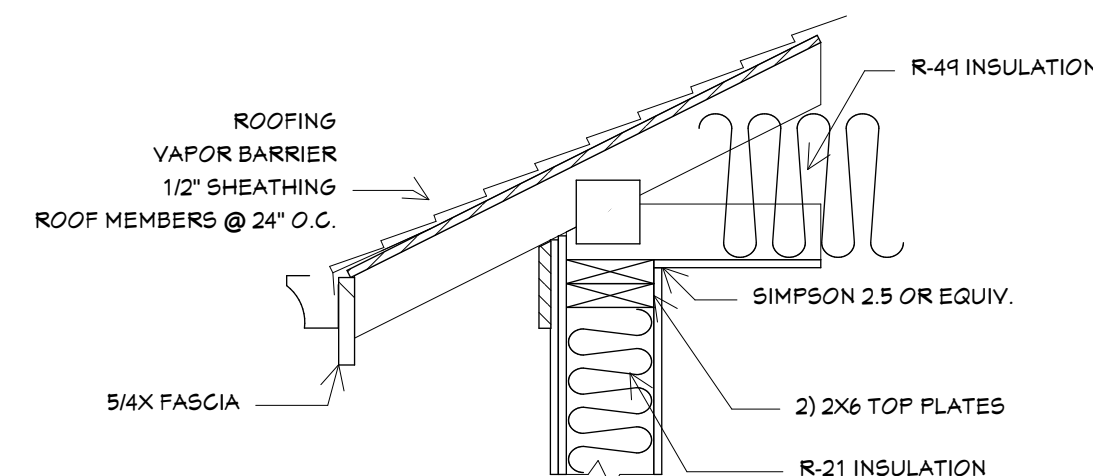
SCALE:

A.5



- 6:12 CATHEDRAL CEILING IN LIVING ROOM
- ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP
- ALL TRUSSES SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATIONS
- NO TRUSS SHALL BE FIELD-ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS
- ALL TRUSSES SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
- ALL ROOF FRAMING @ 24" O.C.
- OVERHANGS @ 16" TYPICAL
- ROOF SHEATHING TO BE 7/16" CDX
- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLE ROOFING
- 2x BUILDING PAPER <4:12 PITCH

– OVERFRAMED DORMERS TYP.



1 STANDARD EAVE DETAIL

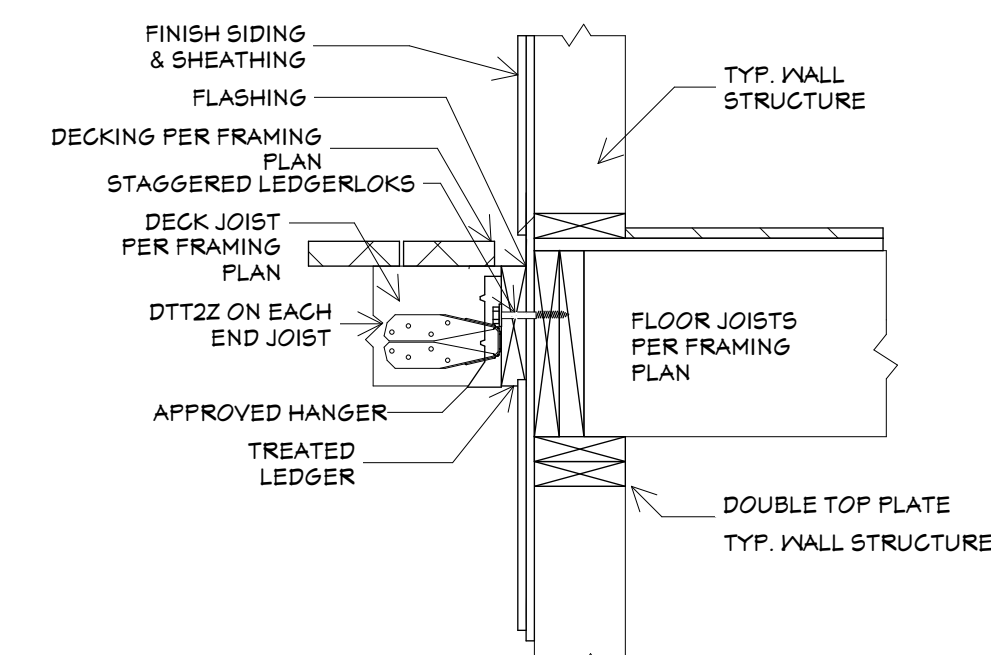
ROOF FRAMING
1/4" = 1'-0"



FLOOR SYSTEM NOTES:

- FLOOR JOIST TO BE 9 1/2" BCI @ 16" O.C.
- DECK BEAMS TO BE 4x10 P.T. UNO
- DECK JOISTS TO BE 2x10 P.T. @ 16" O.C. U.N.O
- DECK POSTS TO BE 4x4 P.T. U.N.O.
- UNDER FLOOR BEAMS TO BE 4x8 DF#2 OR BETTER
- UNDER FLOOR POSTS TO BE 4x6 DF#2 OR BETTER
- LVL RM ONLY WHERE DECKS ARE ATTACHED; OSB IN ALL OTHER LOCATIONS
- REFER TO ENGINEERING FOR HOLD DOWN, MUD SILL, ANCHOR, SHEARWALL, AND FASTENER SPECIFICATIONS.

>> JOIST LAYOUT FOR DESIGN PURPOSES ONLY. REFER TO FLOOR
SYSTEM MFR. SPECS FOR CONSTRUCTION SPECIFICATIONS



5 DECK CONNECTION DETAIL

FLOOR LAYOUT
1/4" = 1'-0"