PROJECT INFORMATION:

ADDRESS:
SPEARVIEW PL.
FREELAND, WA 98249

PARCEL: S8566-00-00024-0

LOT SIZE: 7,200 SQFT

HOME SPECIFICATIONS:

LIVING AREA:	1683 SQFT
BEDROOMS:	3
BATHS:	2
GARAGE:	YES
HEAT SOURCE:	DUCTLESS HEAT PUMP
SEWER DISTRICT:	
WATER DISTRICT:	

ENERGY CREDITS:

1. 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
2. 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
3. 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
4. OPTION (5C): EFFCIENT 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: GEH50DFJXXX

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 IN FREELAND, WA ON A CURRENTLY UNDEVELOPED LOT.

GENERAL NOTES:

->PROVIDE EGRESS IN SLEEPING AREAS: 24" MIN HEIGHT, 20" MIN WIDTH, 5.7 SQFT MIN AREA, 44" MAX FROM SILL TO FINISHED FLOOR. (RC310)
->HANDRAILS TO BE CONTINUOUS 34" TO 38" IN HEIGHT. (R311.7.8) (SEE R311.7.7.3 FOR GRIP REQS)
->GUARD RAILS TO BE 36" MIN HEIGHT SUCH THAT A 4" SPHERE MAY NOT PASS THROUGH. (R312)
->SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP IN EACH SLEEPING ROOM (R314)
->CO ALARMS OUTSIDE EACH SLEEPING ROOM. (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)
->PROVIDE 50 CFM EXHAUST FANS IN BATHS, 100 CFM FAN IN KITCHEN, VENTED TO EXTERIOR. (TABLE M1507.4)
->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)

FOUNDATION NOTES:

->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 MAT BE USED INSTEAD.
->EXTERIOR GRADE TO SLOPE AWAY FROM BUILDING 6" IN 10' OR DESIGN DRAINAGE. (R401.3)
->3000 LBS. CONCRETE AT SLABS AND EXPOSED CONCRETE. (402.2)
->#4 VERTICAL REBAR @ 48" O.C. WITH STANDARD HOOK TIED INTO FOOTING AND MIN 14" INTO STEM WALL. (R403.1.3)
->FND. WALLS RETAINING MORE THAN 4' REQUIRE GRADE 60 MIN REINFORCEMENT AND LATERALLY SUPPORTED AT TOP AND BOTTOM. (R404.1.2.2)
->6-MIL POLYETHYLENE VAPOR RETARDER IN CRAWL SPACE. (R405.2.2)
->PROVIDE #4 CORNER BAR FOR EACH HORIZONTAL BAR. LAP 2'-0" MIN.
->FOUNDATION VENTS WITHIN 3' OF CORNER, WITH NEW CLEAR AREA OF 1SF/ 300SQFT OF CRAWL SPACE. (R408.1-- STATE AMEND)
->PROVIDE FOOTING DRAIN AROUND PERIMETER OF BUILDING.
->CRAWL ACCESS MIN 18X24. INSULATE AND WEATHER STRIP WHEN IN HOUSE. (WSEC 502.4.3)

FLOOR NOTES:

->FLOOR JOISTS, CEILING JOISTS, AND RAFTERS TO BE BLOCKED AT BEARING POINTS. (R502.7/802.8)
->WHERE DECKS ARE SUPPORTED BY ATTACHMENT TO EXTERIOR WALL, THEY SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITH 1500# HOLD DOWN CAPACITY AND DESIGNED FOR VERTICAL AND LATERAL LOADS. (R507.2.3)
->FLOOR ASSEMBLIES (NOT OTHERWISE REQUIRED) SHALL BE PROVIDED WITH 1/2" GWB O 5/8" WOD STRUCTURED PANEL, OR EQUIV., ON UNDERSIDE OF FLOOR FRAMING MEMBERS. (R501.3)

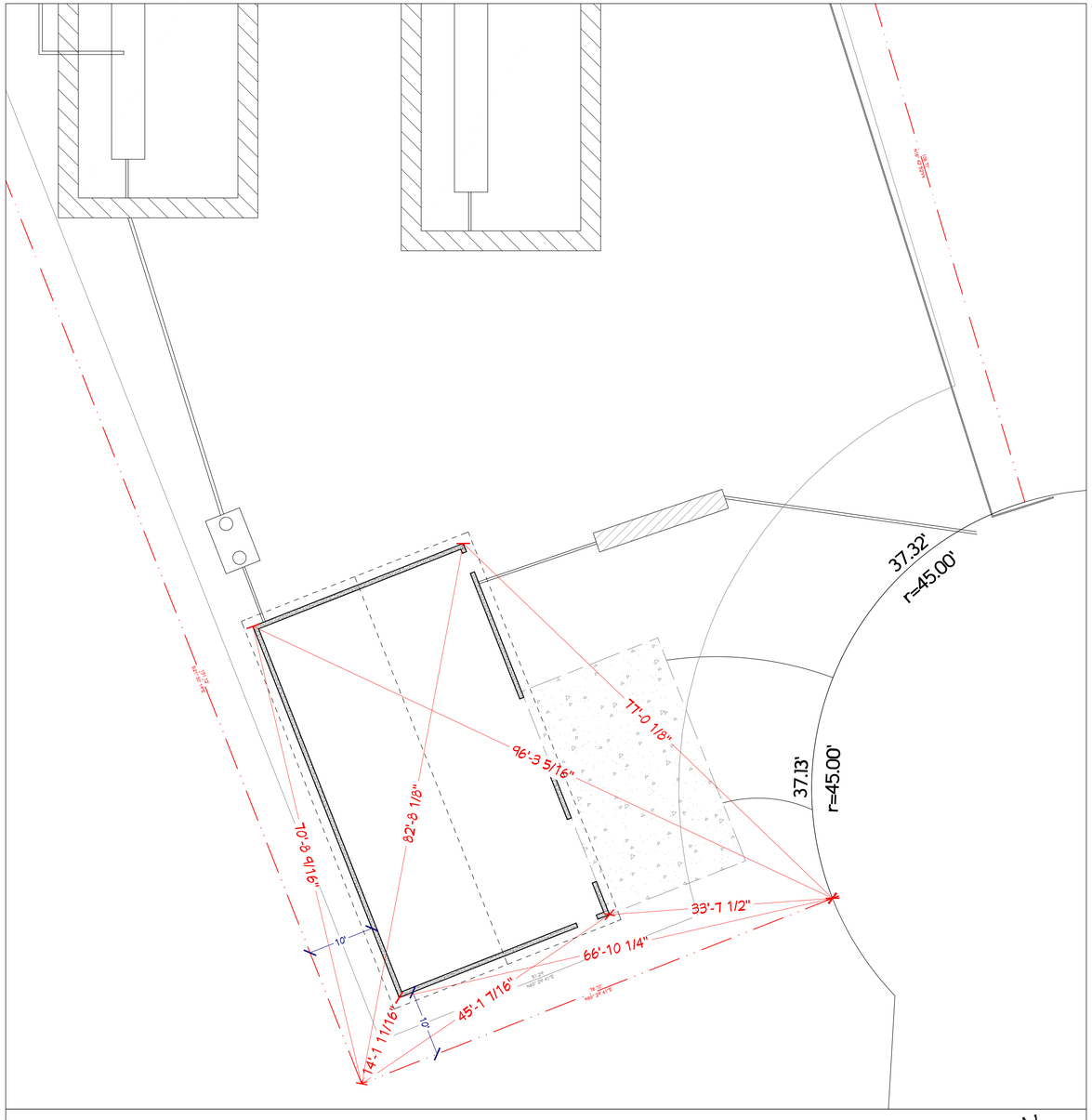
WALL NOTES:

->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 17.03.180S)
->FLASHING PER R703.8 (WINDOWS, DOORS, CHIMNEYS, DECK LEDGERS).

ROOF NOTES:

->TRUSS ENGINEERING SPECS ON SITE FOR FRAMING INSPECTION. (R802.10.1)
->TRUSSES TO HAVE UPLIFT CONNECTION PER TABLE R802.11)
->ROOF VENTILATION PER IRC. (R806)
->INSULATE AND WEATHER STRIP 22"X30" ATTIC ACCESS (R807/WSEC 502.4.3)
->2-LAYERS 15LBS. FELT ON 2:12-4:12 ROOF PITCH (R905.2.7)
->A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF ASPHALT SHINGLES ROOFS. (R905.2.8.5)

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.



SITE SHOWN FOR REFERENCE ONLY. SEE APPROVED SITE PLAN FOR DETAILS.
1" = 10'

0 5' 10' 20'

N W E S

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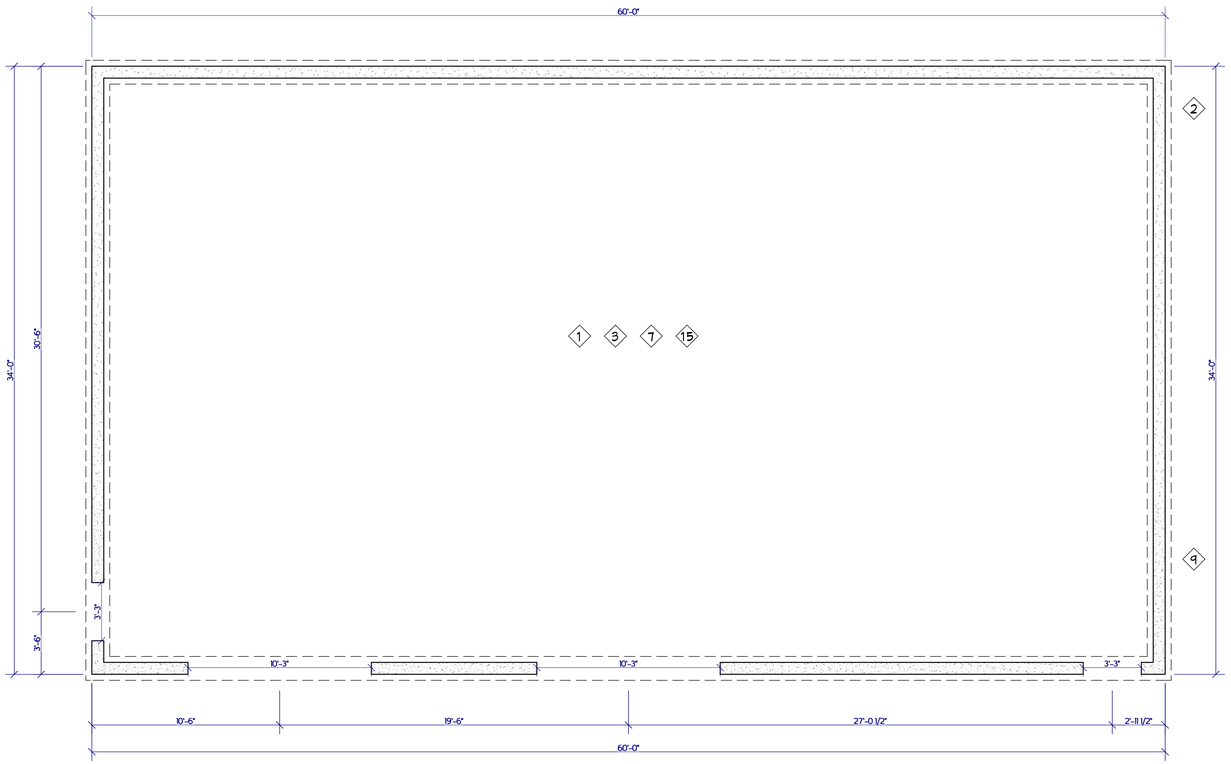
DATE: 8/19/2020

SCALE:

C.1



FOUNDATION NOTES:

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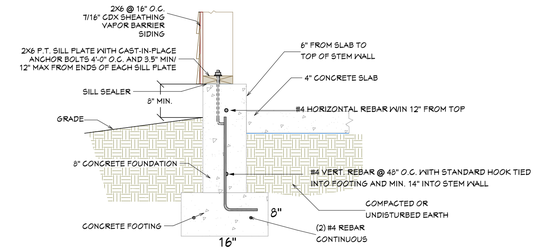
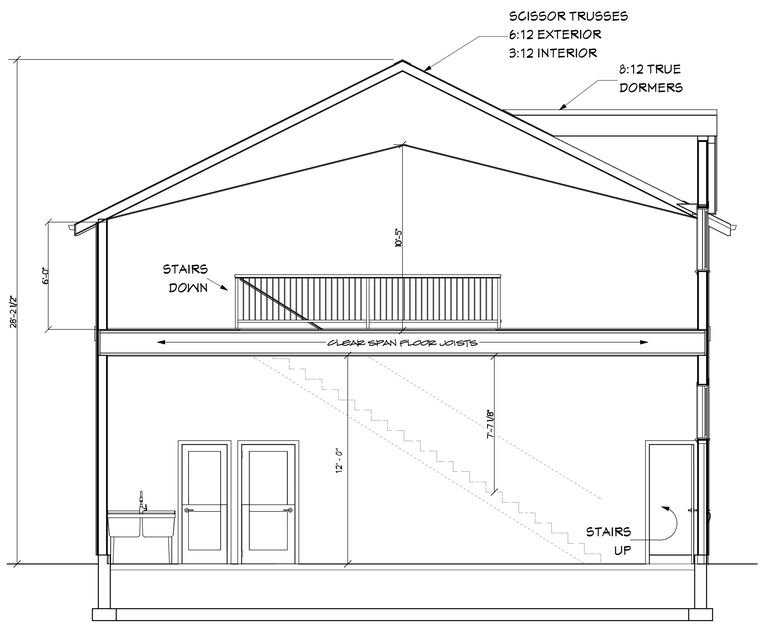
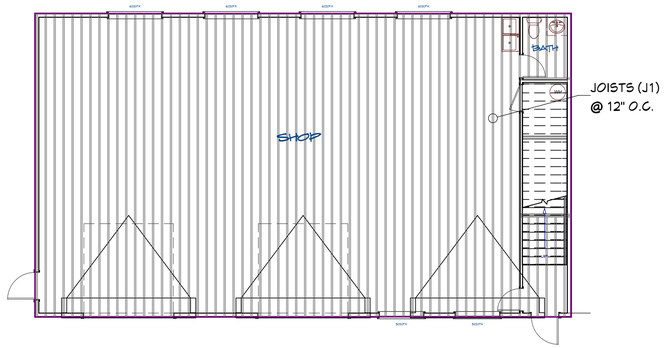
9. PROVIDE FOOTING DRAIN AROUND PERIMETER OF BUILDING.
10. CRAWL ACCESS MIN 18X24. INSULATE AND WEATHER STRIP WHEN IN HOUSE. (WSEC 502.4.3)
11. FLOOR JOISTS, CEILING JOISTS, AND RAFTERS TO BE BLOCKED AT ENDS, INTERMEDIATE SUPPORTS, AND BEARING POINTS. (R502.7/802.8)
12. WHERE DECKS ARE SUPPORTED BY ATTACHMENT 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)



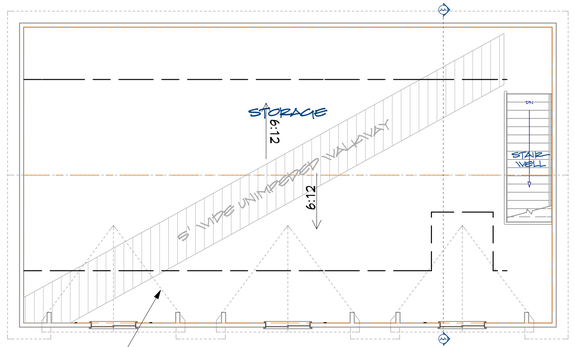
4 SLAB AT GARAGE FOUNDATION



SECTION AA
(SCALE 1/4"=1')



SECOND FLOOR JOIST LAYOUT
(SCALE 1/8"=1')

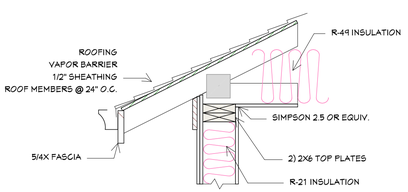


ROOF LAYOUT
(SCALE 1/8"=1')

FLOOR FRAMING NOTES

- SECOND FLOOR CEILING JOISTS TO BE 16" TJI L90 I-JOISTS AT 12" O.C. (NO MID-SPAN SUPPORT) OR FULL SPAN ENGINEERED FLOOR TRUSSES.
- HEADERS TO BE 4x10 DF#2 OR BETTER U.N.O.
- FLOOR JOISTS, CEILING JOISTS AND RAFTERS TO BE BLOCKED AT ENDS, INTERMEDIATE SUPPORTS, BEARING POINTS

** JOIST LAYOUT FOR DESIGN PURPOSES ONLY. REFER TO FLOOR SYSTEM MFGR. SPECS FOR CONSTRUCTION SPECIFICATIONS. **



1 STANDARD EAVE DETAIL

ROOF NOTES

- ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP
- ALL TRUSSES SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S SPECIFICATIONS
- NO TRUSS SHALL BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS
- ALL ROOF FRAMING @ 24" O.C.
- OVERHANGS TO BE 18" TYPICAL
- ROOF SHEATHING TO BE 7/16" CDX
- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLE ROOFING
- TRUSS ENGINEERING SPECIFICATIONS ONSITE FOR FRAMING INSPECTION.
- TRUSSES TO HAVE UPLIFT CONNECTION PER TABLE R802.11
- ROOF VENTILATION PER IRC.
- A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF ASPHALT SHINGLES ROOFS.

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SHEET: FOUNDATION, FLOOR, & ROOF LAYOUTS

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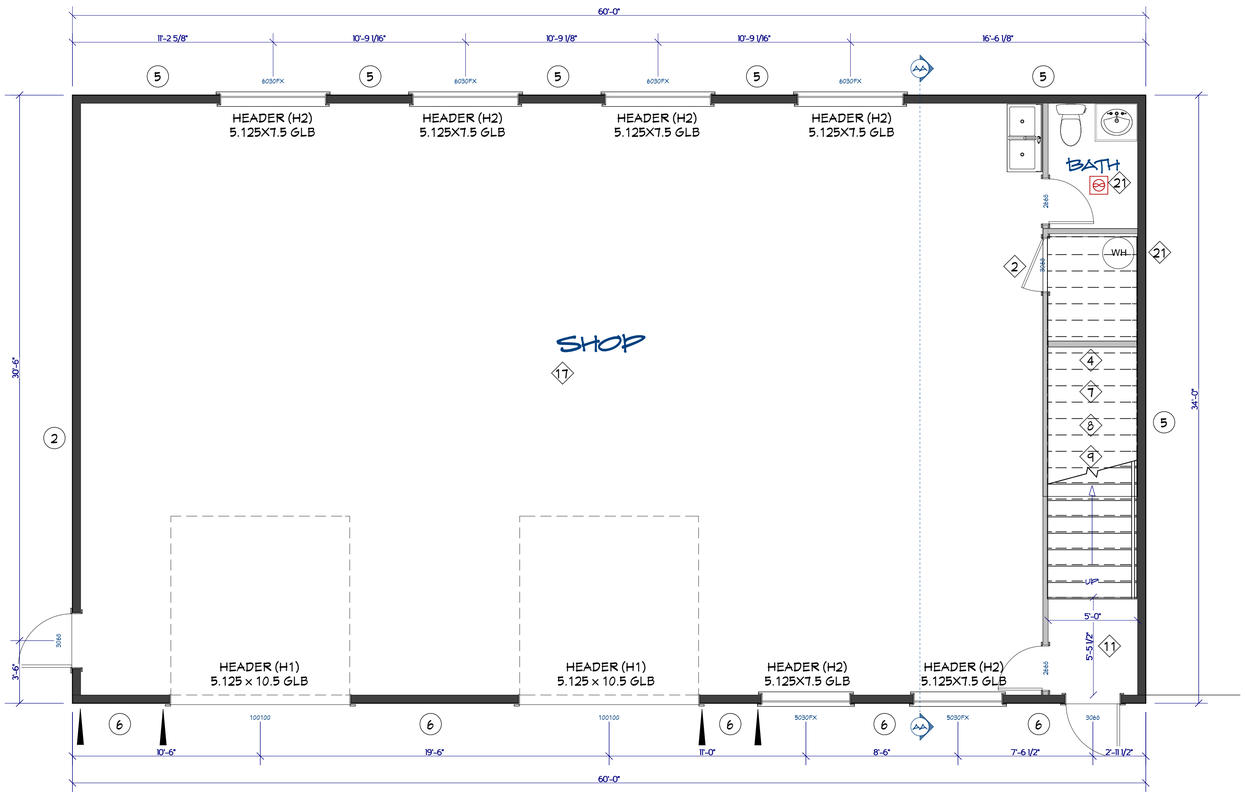
GREENBANK, WA | 98253

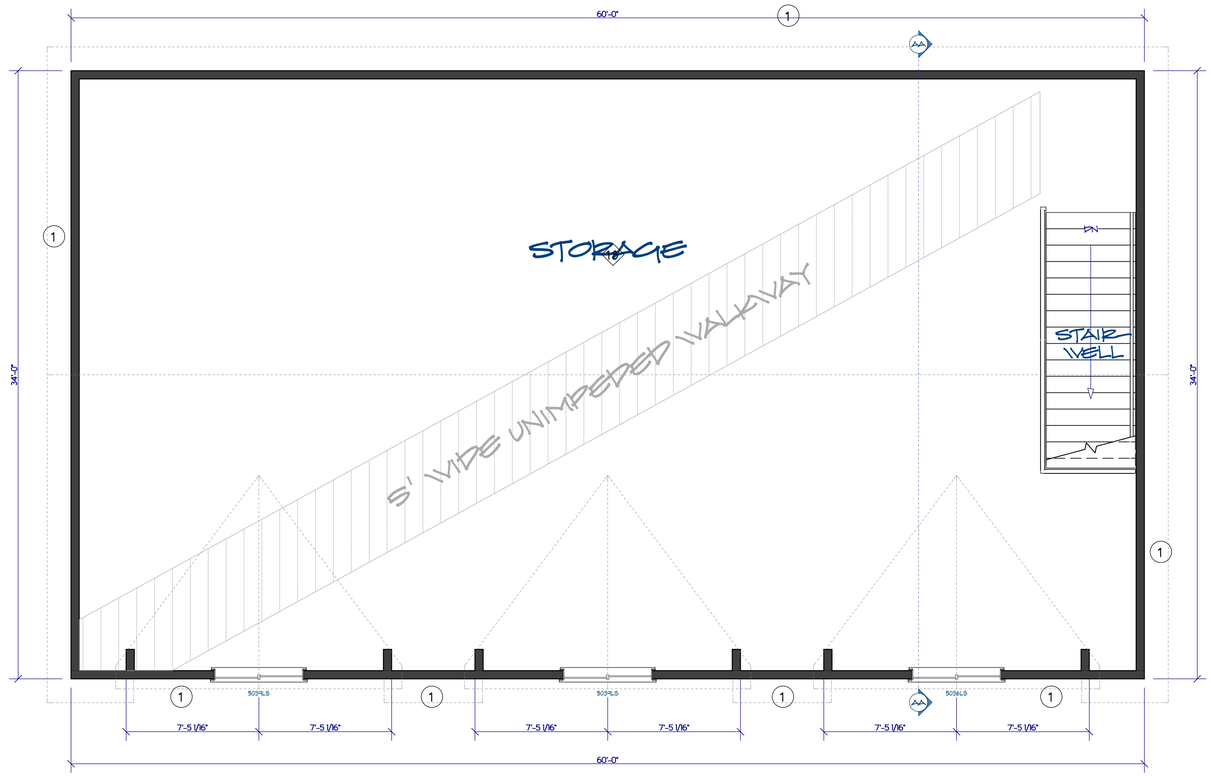
DATE: 8/19/2020

SCALE:

A.2



MAIN FLOOR



SECOND FLOOR

NOTES:

1. DOOR: 1 3/8" THICK SOLID WOOD OR 20-MIN FIRE-RATED OR APPROVED ALTERNATIVE W/SELF-CLOSING DEVICE (R302.5.1)
2. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS TO BE PROTECTED WITH 1/2" GYPSUM (R302.7)
3. FIRE BLOCKING. (R302.11)
4. STAIRWAY LIGHTING: SWITCH AT TOP AND BOTTOM, 1FT CANDLE AT LANDING AND TREADS (R303.7)
5. SAFETY GLASS (R308.4)
6. 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)
7. STAIRWAYS: 36" WIDE MINIMUM, 6'8" MIN HEADROOM AT ALL PARTS OF STAIRWAY AND LANDINGS (R311.7)
8. RISERS 7 3/4" MAX, RUNS 10" MIN, CANNOT VARY MORE THAN 3/8" SMALLEST TO LARGEST (R311.7.5)
9. HANDRAILS TO BE CONTINUOUS 34" TO 38" IN HEIGHT. (R311.7.8) (SEE R311.7.7.3 FOR GRIP REQS)
10. GUARDS TO BE 36" MIN HEIGHT SUCH THAT A 4" SPHERE MAY NOT PASS THROUGH. (R312)
11. SMOKE DETECTOR HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (R314)
12. CO ALARMS OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS. (R315)
13. USE P.T. WOOD WHEN EXPOSED TO WEATHER, GRADE, OR CONCRETE. (317.1)
14. CLEARANCE FROM EXPOSED EARTH TO UNTREATED WOOD PLATE TO BE 8", 6" TO UNTREATED SIDING. (R317.1)
15. FASTENERS TO P.T. WOOD TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE, OR COPPER . (R317.3.1)
16. WINDOW FALL PROTECTION REQ. AT OPERABLE WINDOW LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRAD OR OTHER SURFACE BELOW ON EXTERIOR. (R312.2)
17. MAIN FLOOR PLATE HEIGHT 12'-0 FROM TOP OF SLAB.
18. SECOND FLOOR PLATE HEIGHT: 6'-0"

    HEADERS TO BE 4x10 DF#2 U.N.O.

    STUDS TO BE 2x DF#2 U.N.O.
19. FLASHING PER R703.8 (WINDOWS, DOORS, CHIMNEYS, DECK LEDGERS).
20. 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)
21. EXHAUST: 50cfm min bathroom, vented to the outside (Table M1507.4)

SHEAR WALL SCHEDULE

1. 15/32 in*. OSB WITH 8d @ 6" O.C. EDGES 12" O.C. FIELD (V = 177 lbs/ft)
2. 15/32 in*. OSB WITH 8d @ 4" O.C. EDGES 12" O.C. FIELD (V = 316 lbs/ft)
5. 15/32 in*. OSB WITH 10d @ 6" O.C. EDGES 12" O.C. FIELD (V = 272 lbs/ft)
6. 15/32 in*. OSB WITH 10d @ 4" O.C. EDGES 12" O.C. FIELD (V = 426 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.

STHD 14 OR BETTER

WALL LEGEND

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

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SHEET:
MAIN AND SECOND FLOOR PLANS

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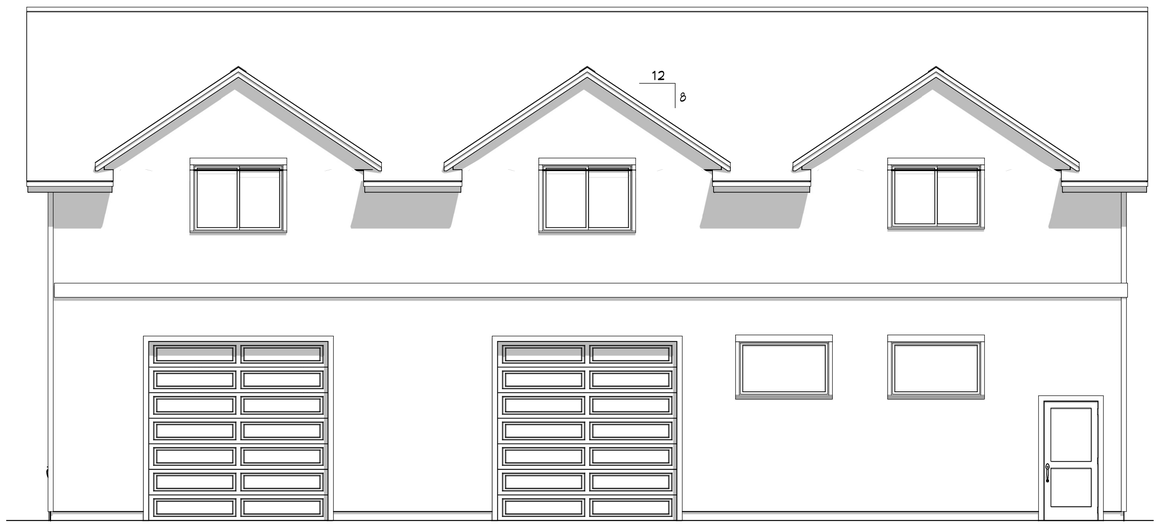
GREENBANK, WA | 98253

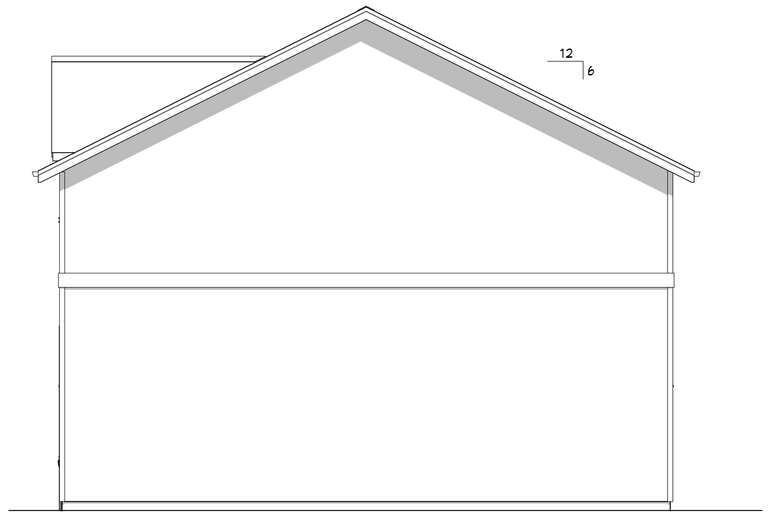
DATE:
8/19/2020

SCALE:
1/4" = 1'-0"

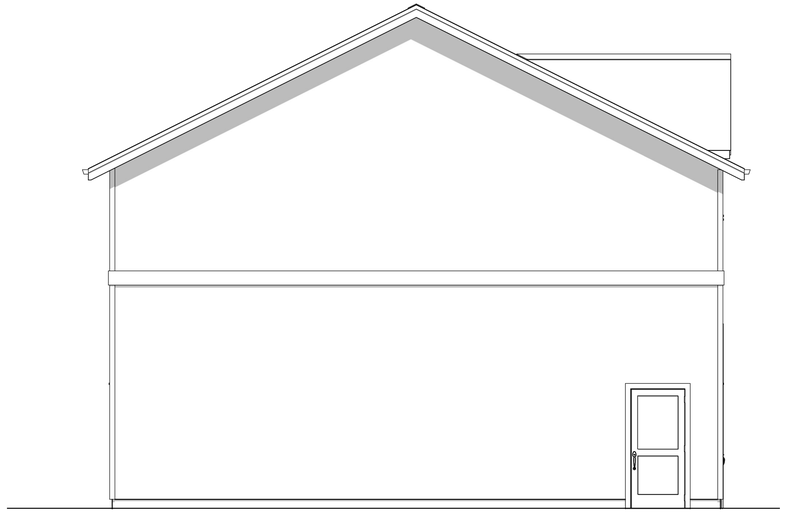
A.3



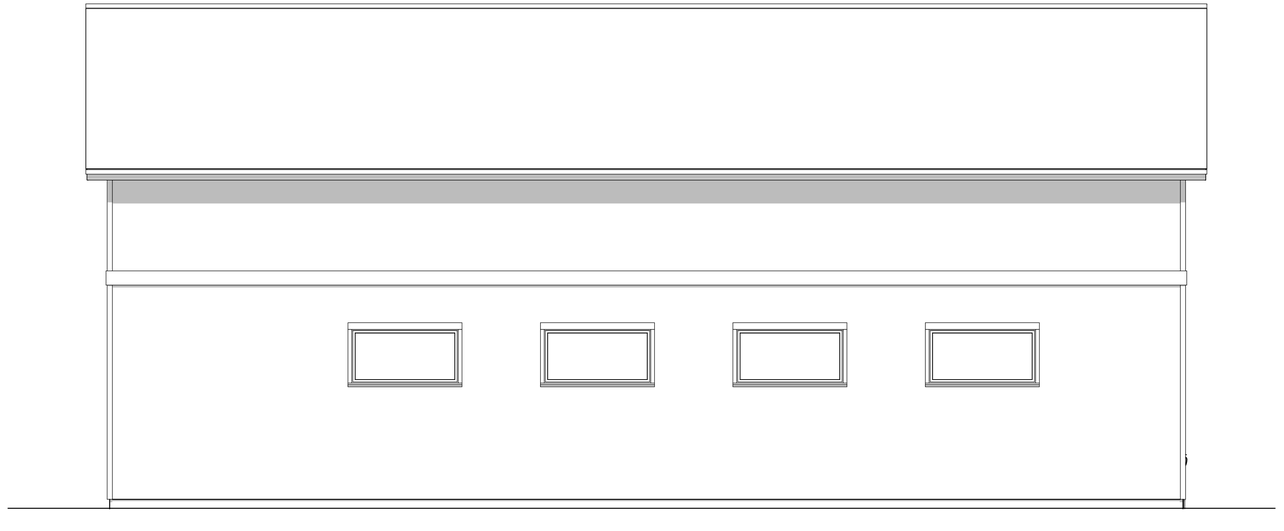
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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SHEET: ELEVATIONS

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DATE: 8/19/2020

SCALE:

A.1