

PROJECT INFORMATION:

ADDRESS:

1267 CURTIS WAY
FREELAND, WA 98249

PARCEL: LOT SIZE:
S8541-00-00007-0 9,989 SQFT

HOME SPECIFICATIONS:

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

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: GEH50DFXXX

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 REQ)
- 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 MAY 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 15F/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. (R602.1.1.1)
- 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 R802.11.1)
- 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.

WALL LEGEND

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

SYMBOL LEGEND

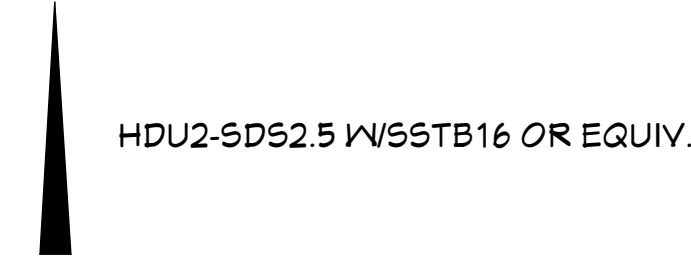
- CO/SMOKE DETECTOR
- EXHAUST FAN (V.T.O.)
 - BATH: 50 CFM MIN.
 - KITCHEN: 100 CFM MIN.
 - LAUNDRY: WHOLE HOUSE FAN (SEE ENERGY NOTE FOR SPECIFICATIONS)

ROOM AREAS

ROOM NAME	AREA, INT. (SQ FT)
BATH	65
BEDROOM 1	157
BEDROOM 2	113
CLOSET 1	4
CLOSET 2	4
CLOSET 3	12
CLOSET 4	4
DECK	186
DECK	60
DINING	77
ENTRY	51
GREAT ROOM	311
GARAGE	427
HALL	151
KITCHEN	127
LAV.	15
LINEN	4
MASTER BATH	72
MASTER BDRM	209
UNSPECIFIED	13
W.C.	37
PANTRY	23
TOTALS:	2137

SHEARWALL SCHEDULE

- 15/32" OSB W/ 8d @ 6" O.C. EDGES;
12" O.C. FIELD (V=228 lbs/ft)
- 15/32" OSB W/ 8d @ 4" O.C. EDGES;
12" O.C. FIELD (V=342 lbs/ft)
- 15/32" OSB W/ 8d @ 2" O.C. EDGES;
12" O.C. FIELD (V=608 lbs/ft)
- 15/32" OSB W/ 10d @ 6" O.C. EDGES;
12" O.C. FIELD (V=304 lbs/ft)



NOTE: SW'S 4 REQUIRE 3" MUDSILL AND 12" ANCHOR BOLTS

DOOR SCHEDULE

NUMBER	QTY	SIZE	TYPE	WIDTH	HEIGHT	EX	IN	HINGE SIDE
01	1	16080	GARAGE	142"	96"	EX		
02	1	2068 R IN	HINGED	24"	80"	IN	R	
03	1	2468 R	POCKET	28"	80"	IN	R	
04	2	2668 L	POCKET	30"	80"	IN	L	
05	1	2668 L IN	HINGED	29 1/2"	80"	IN	L	
06	2	2668 L IN	HINGED	30"	80"	IN	L	
07	1	2668 R	POCKET	30"	80"	IN	R	
08	3	2668 R IN	HINGED	30"	80"	IN	R	
09	1	2668 R IN	HINGED	32"	80"	IN	R	
12	3	3068 L EX	HINGED	36"	80"	EX	L	
13	1	3068 L/R IN	DOUBLE HINGED	36"	80"	IN	L/R	
14	1	3068 R EX	HINGED	36"	80"	EX	R	
15	1	4068 R IN	SLIDER	48"	80"	IN	R	

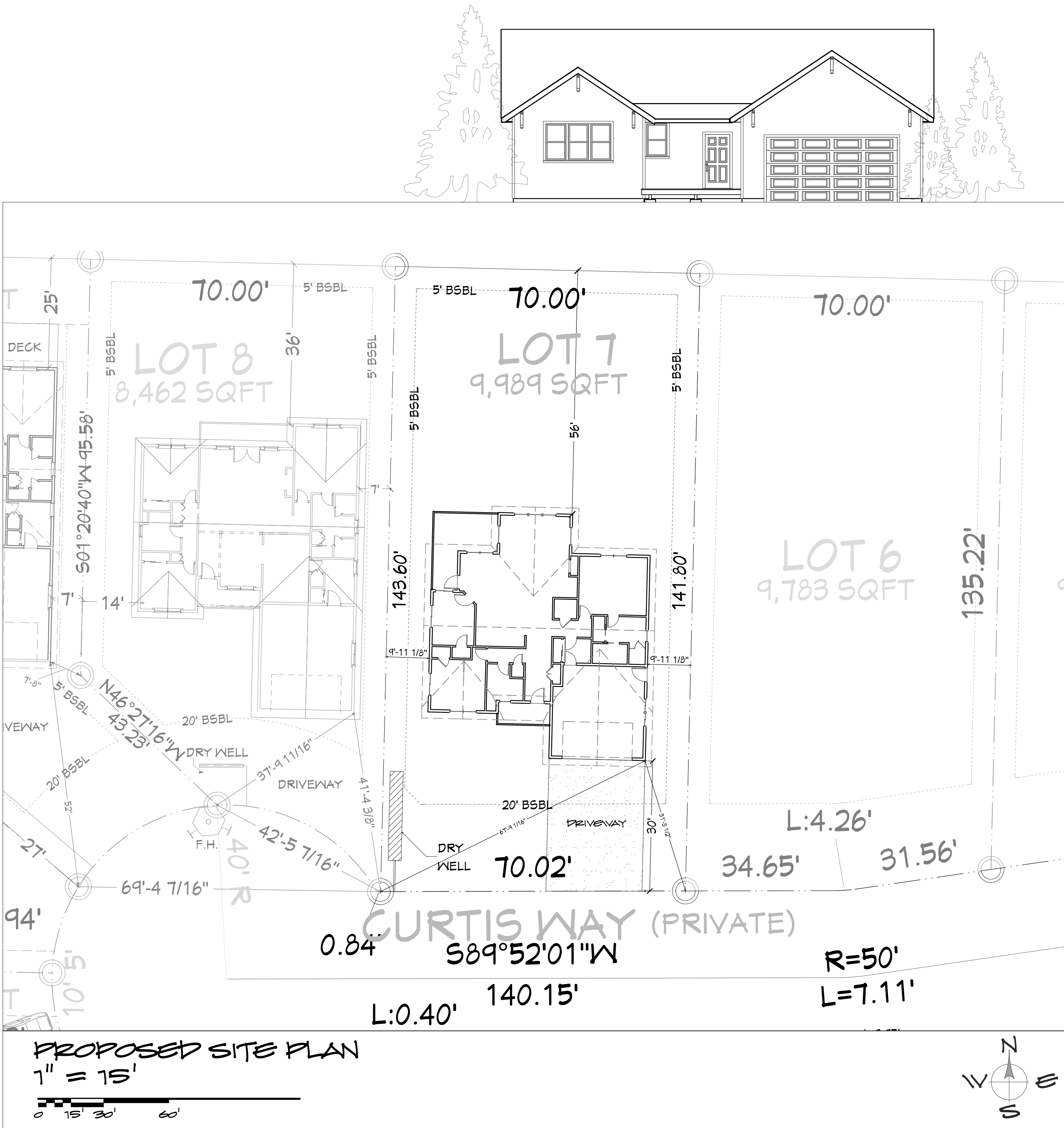
WINDOW SCHEDULE

NUMBER	ROOM NAME	LABEL	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED
01	BEDROOM 2	3050SH	1	36"	60"		
02	GREAT ROOM	3060SH	3	36"	72"		
03	BEDROOM 1	3050SH	1	36"	60"	YES	YES
04	BEDROOM 1	2646SH	3	30"	54"		
05	DINING/DECK	6050D5H	1	72"	60"		
06	GARAGE	6050RS	1	72"	60"		
07	MASTER BDRM	6050D5H	1	72"	60"	YES	
08	BEDROOM 2/DECK	3050SH	1	36"	60"	YES	YES
09	BATH/DECK	2640SH	1	30"	48"		YES
10	MASTER BATH	2640SH	1	30"	48"		YES

- WINDOWS TO BE MILGARD MONTECITO SERIES
- WHITE INTERIOR/WHITE EXTERIOR

SHEET LEGEND

C.1	COVER, SITE PLAN
A.1	FOUNDATION & FLOOR PLAN
A.2	ELEVATIONS
A.3	ROOF AND FLOOR FRAMING
A.4	SECTIONS & DETAILS



EAGLE BUILDING COMPANY

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SHEET:

COVER SHEET

EVENSTAR LOT 07

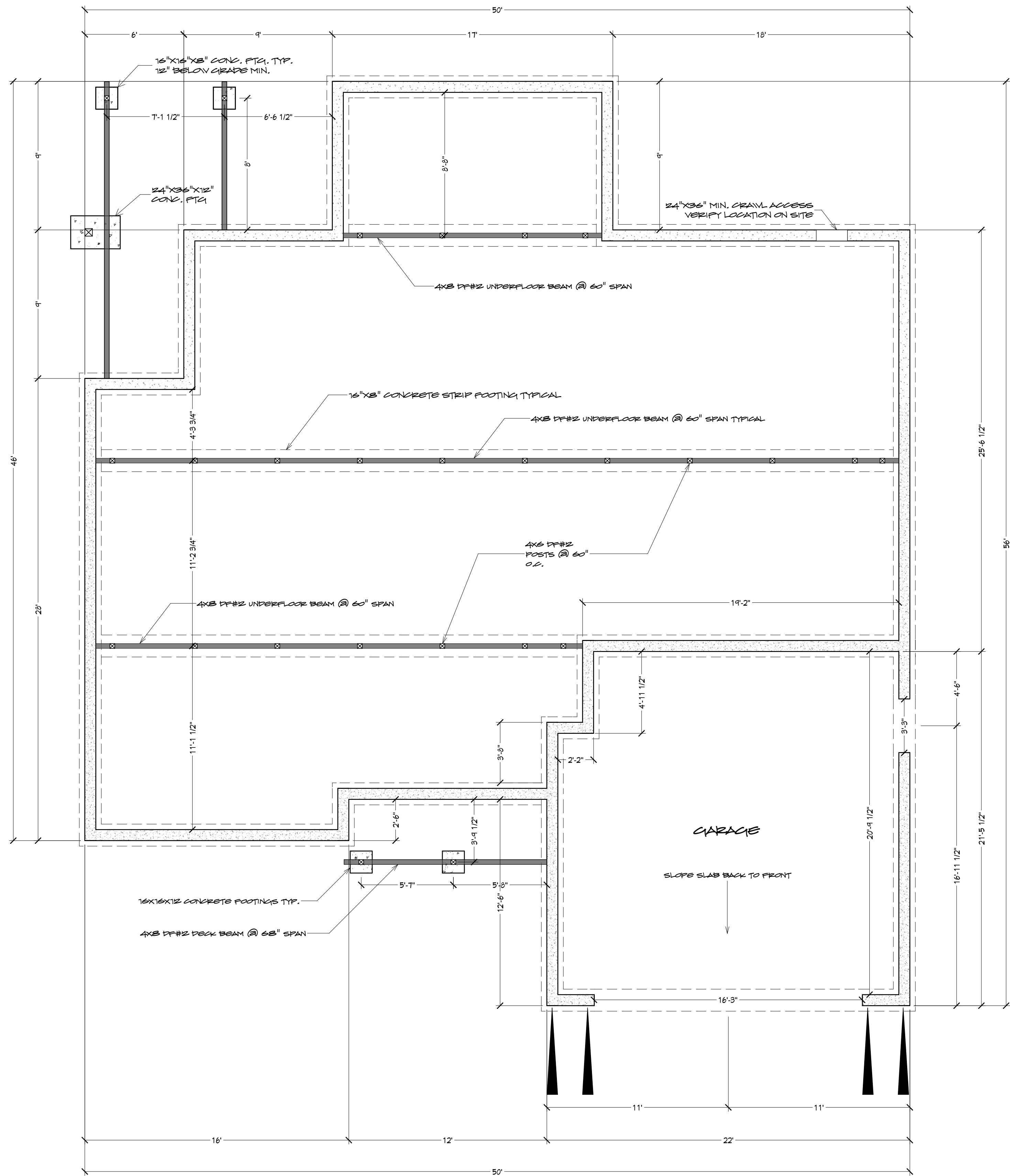
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FREELAND, WA 98249

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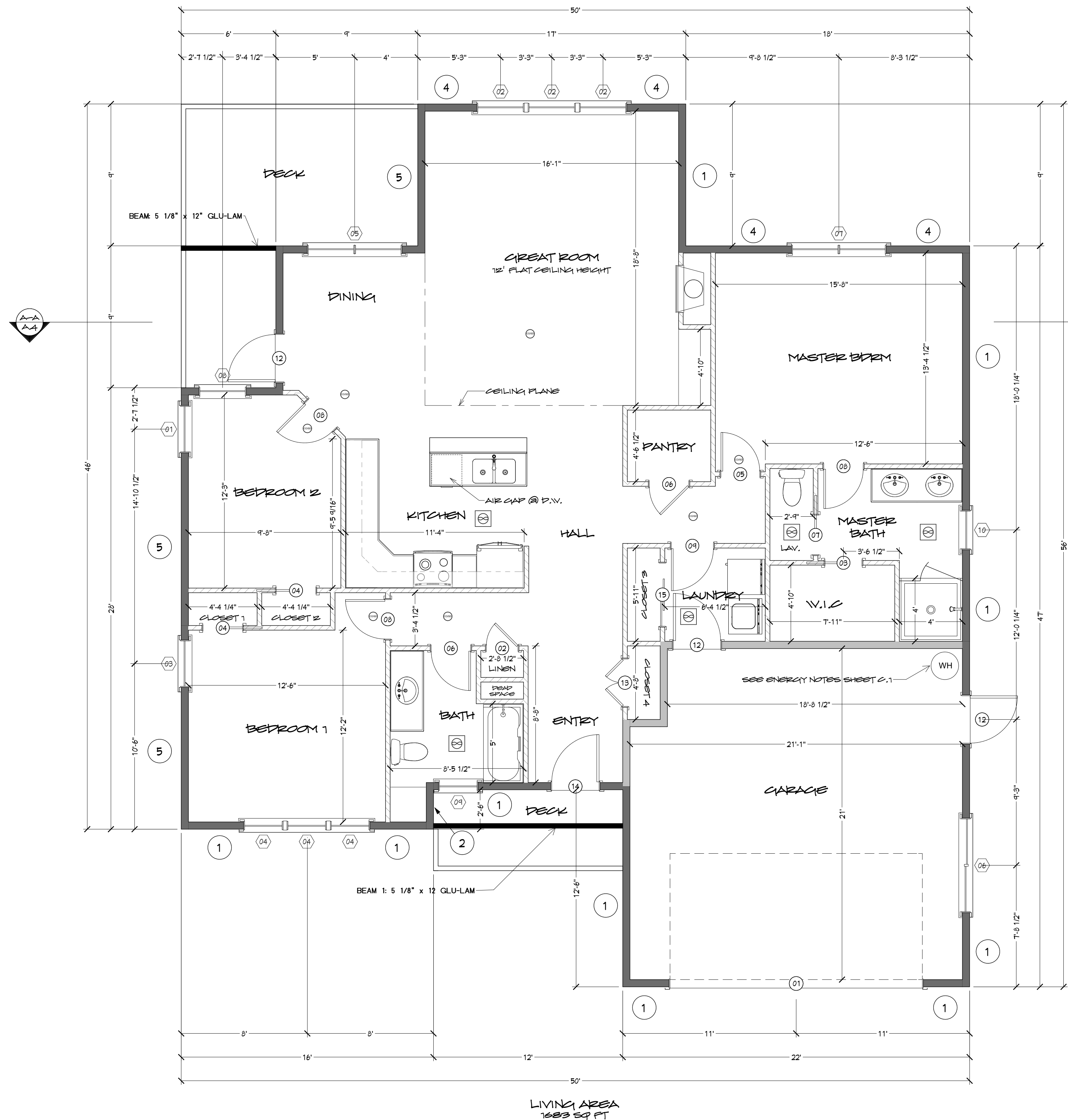
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SCALE:

C.1



FOUNDATION PLAN



FLOOR PLAN

- FRAMING NOTES:**
- FLOOR JOIST TO BE 9 1/2" BCI @ 16" O.C.
 - DECK BEAMS TO BE 4x8 P.T.
 - DECK JOISTS TO BE 2x8 P.T. @ 16" O.C.
 - DECK POSTS TO BE 4x4 P.T. U.N.O.
 - HEADERS TO BE 4x10 DF#2 OR BETTER U.N.O.
 - STUDS TO BE 2x DF#2 OR BETTER
 - 9' 1 1/8" WALL PLATE HEIGHT TYPICAL
 - 96 5/8" HEADER HEIGHT TYPICAL
 - WALL SHEATHING TO BE 7/16" CDX U.N.O.
 - GARAGE DOOR HEADERS TO BE 6x12 DF#2 OR BETTER
 - UNDER FLOOR BEAMS TO BE 4x8 DF#2 OR BETTER
 - UNDER FLOOR POSTS TO BE 4x6 DF#2 OR BETTER
 - DOUBLE FLOOR JOISTS UNDER INTERIOR SHEAR WALL PANELS
 - LVL RIM ONLY WHERE DECKS ARE ATTACHED; OSB IN ALL OTHER LOCATIONS
 - REFER TO ENGINEERING FOR HOLD DOWN, MUD SILL, ANCHOR, SHEARWALL, AND FASTENER SPECIFICATIONS.

** ALL DIMENSIONS ARE TO FACE OF FRAMING **



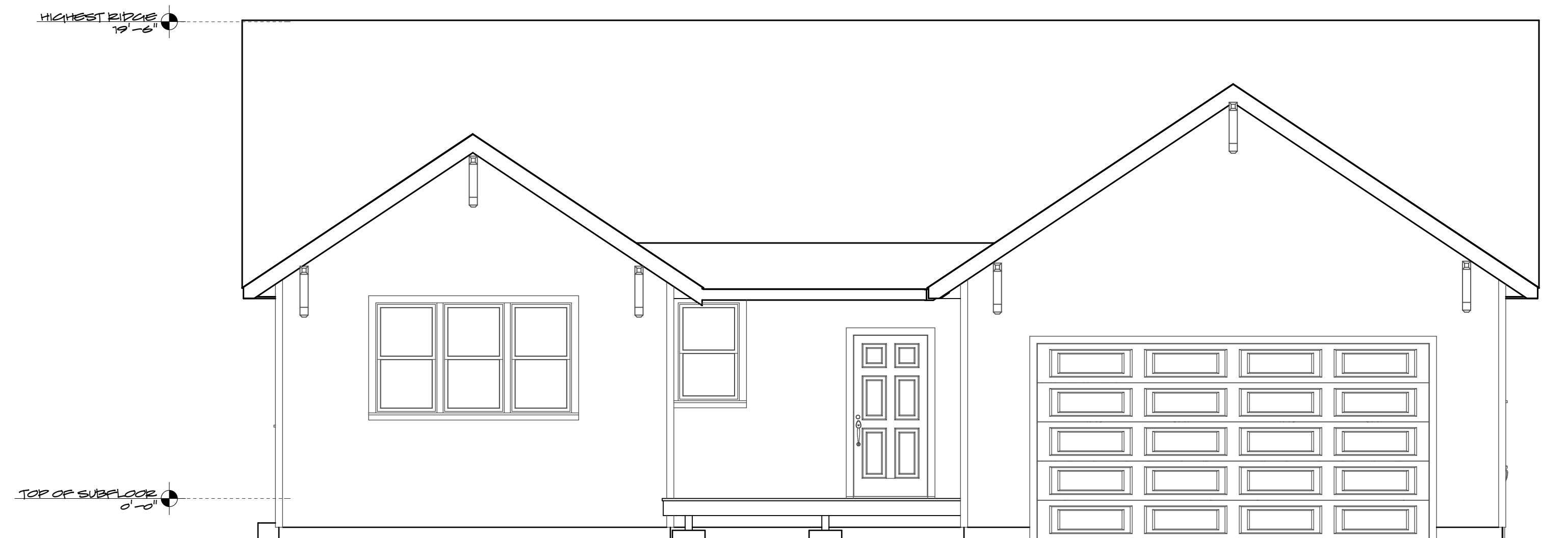
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SHEET:
FOUNDATION &
FLOOR PLAN

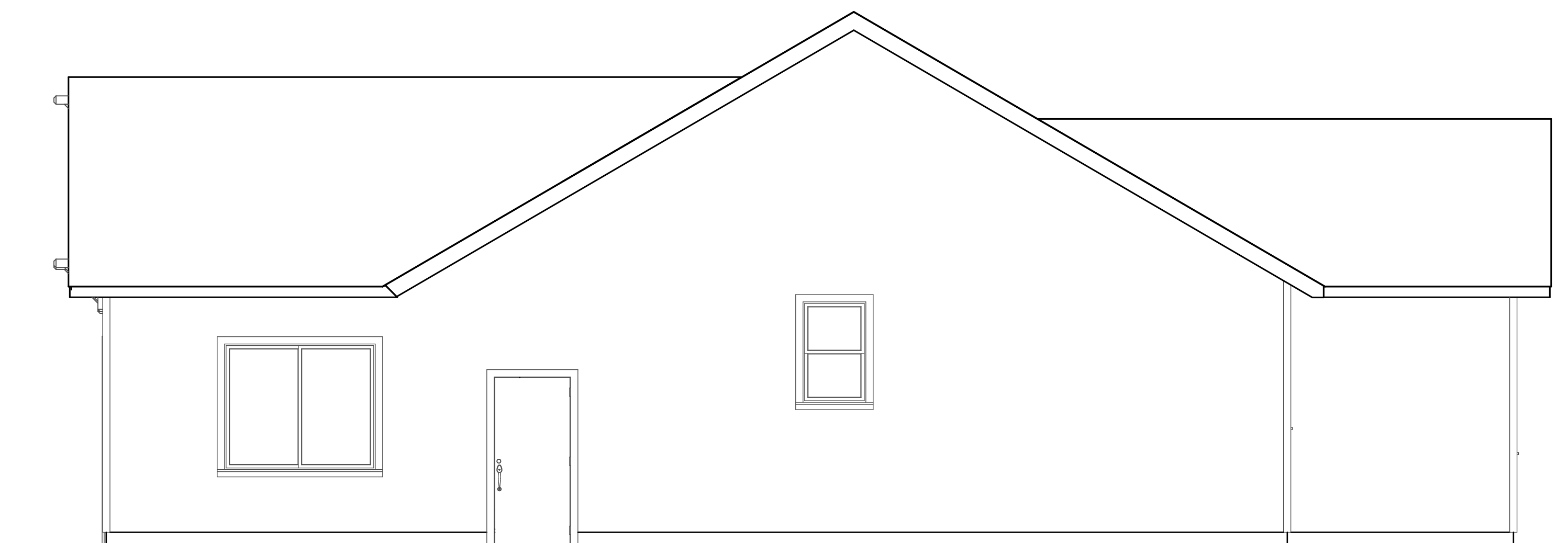
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DATE:
5/9/2017
SCALE:
1/4" = 1'-0"

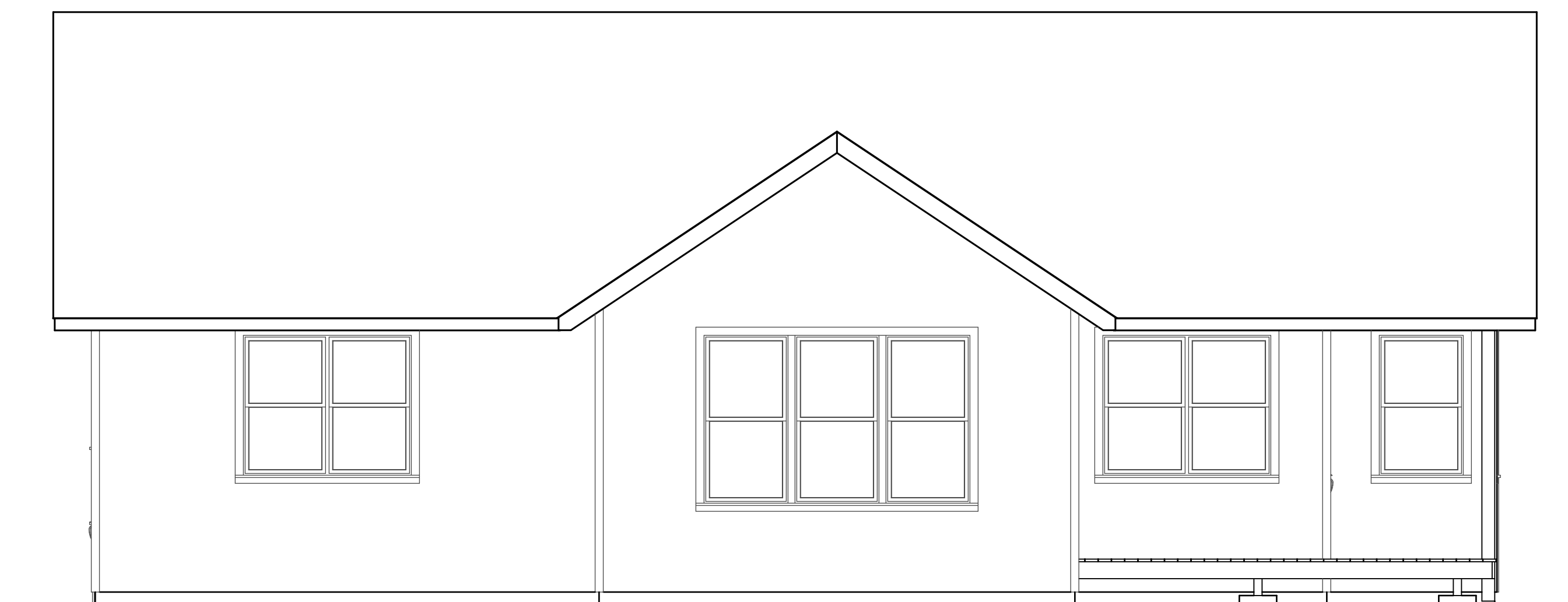
A.1



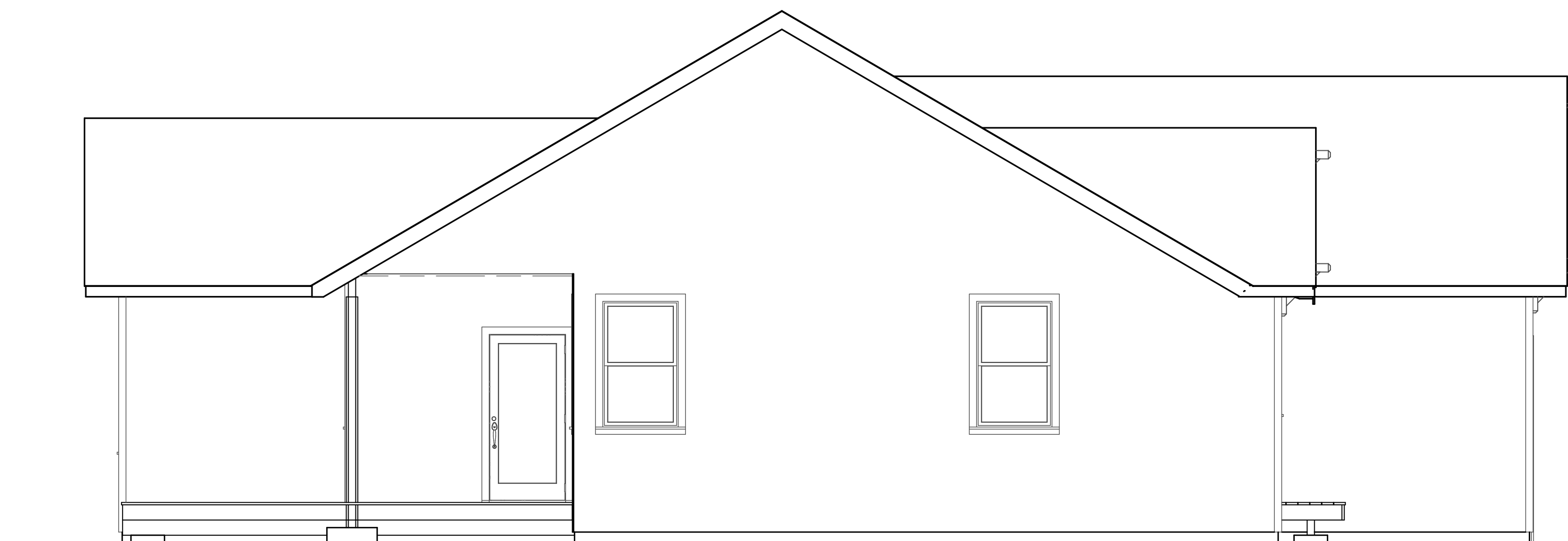
FRONT ELEVATION



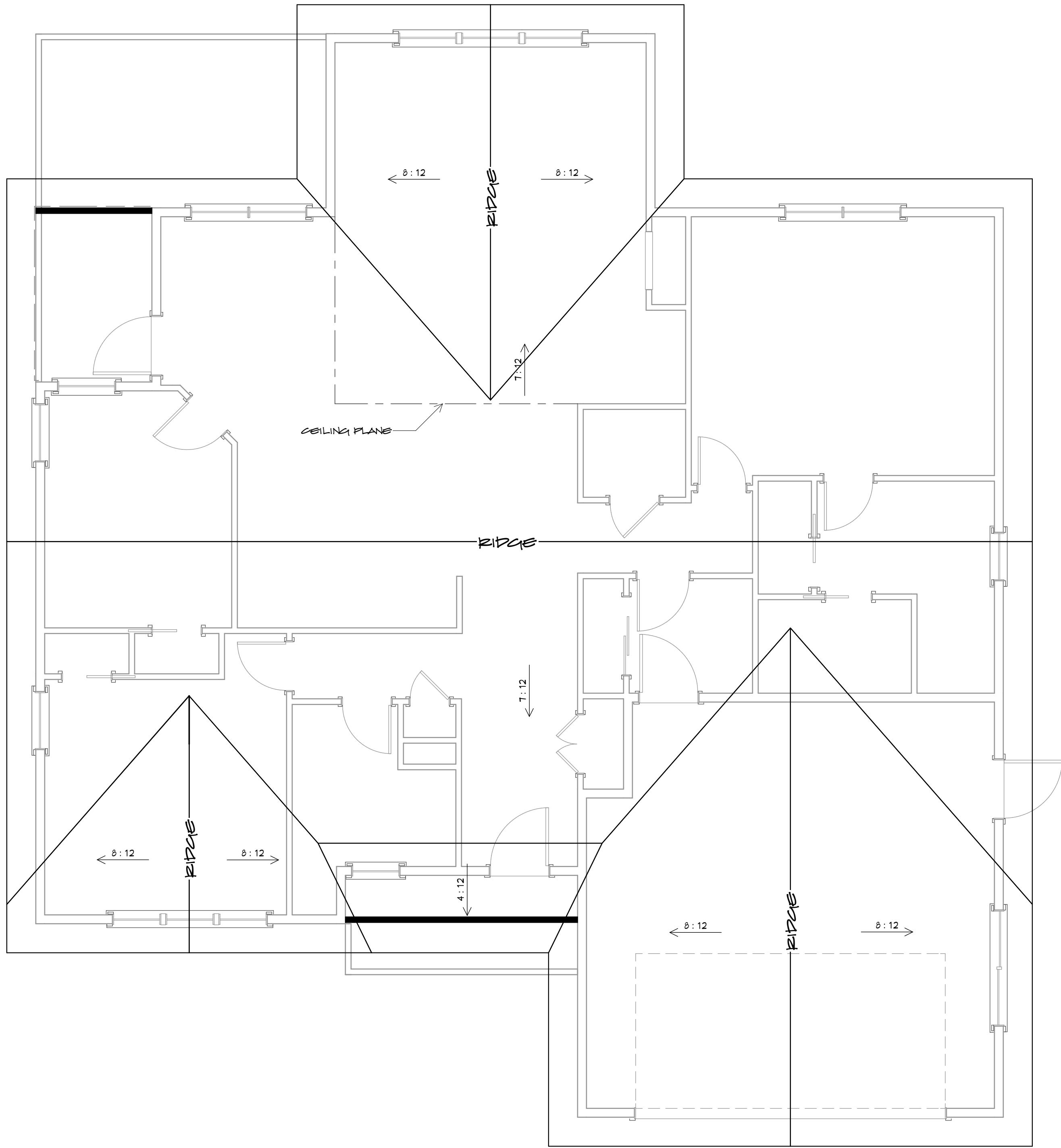
RIGHT ELEVATION



REAR ELEVATION



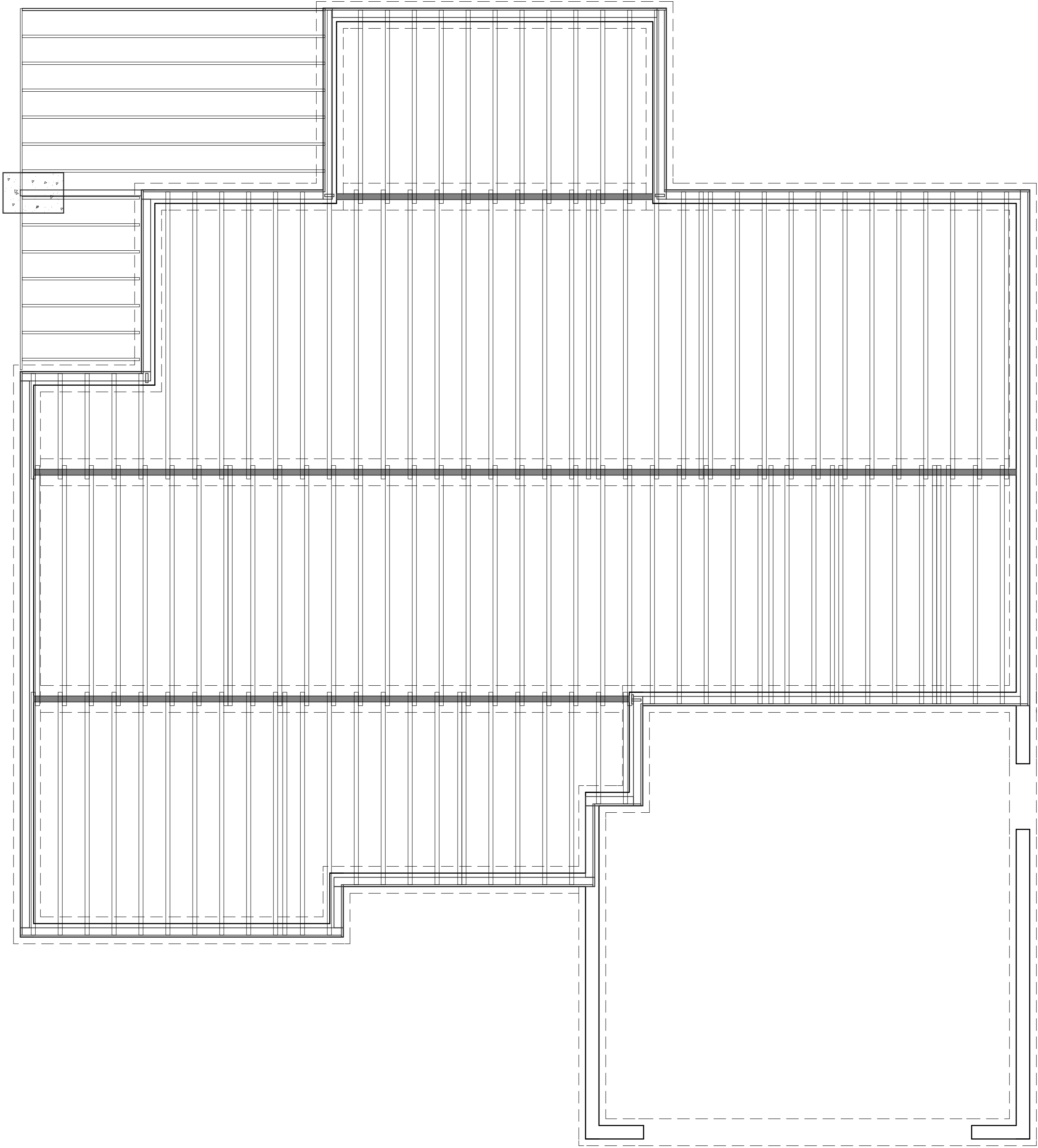
LEFT ELEVATION



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

ROOF NOTES

- 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 @ 18" TYPICAL
- ROOF SHEATHING TO BE 7/16" CDX
- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLE ROOFING



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

FLOOR FRAMING NOTES

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



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SHEET:
ROOF & FLOOR
FRAMING

EVENSTAR LOT 07
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DATE:
5/9/2017

SCALE:

A.3



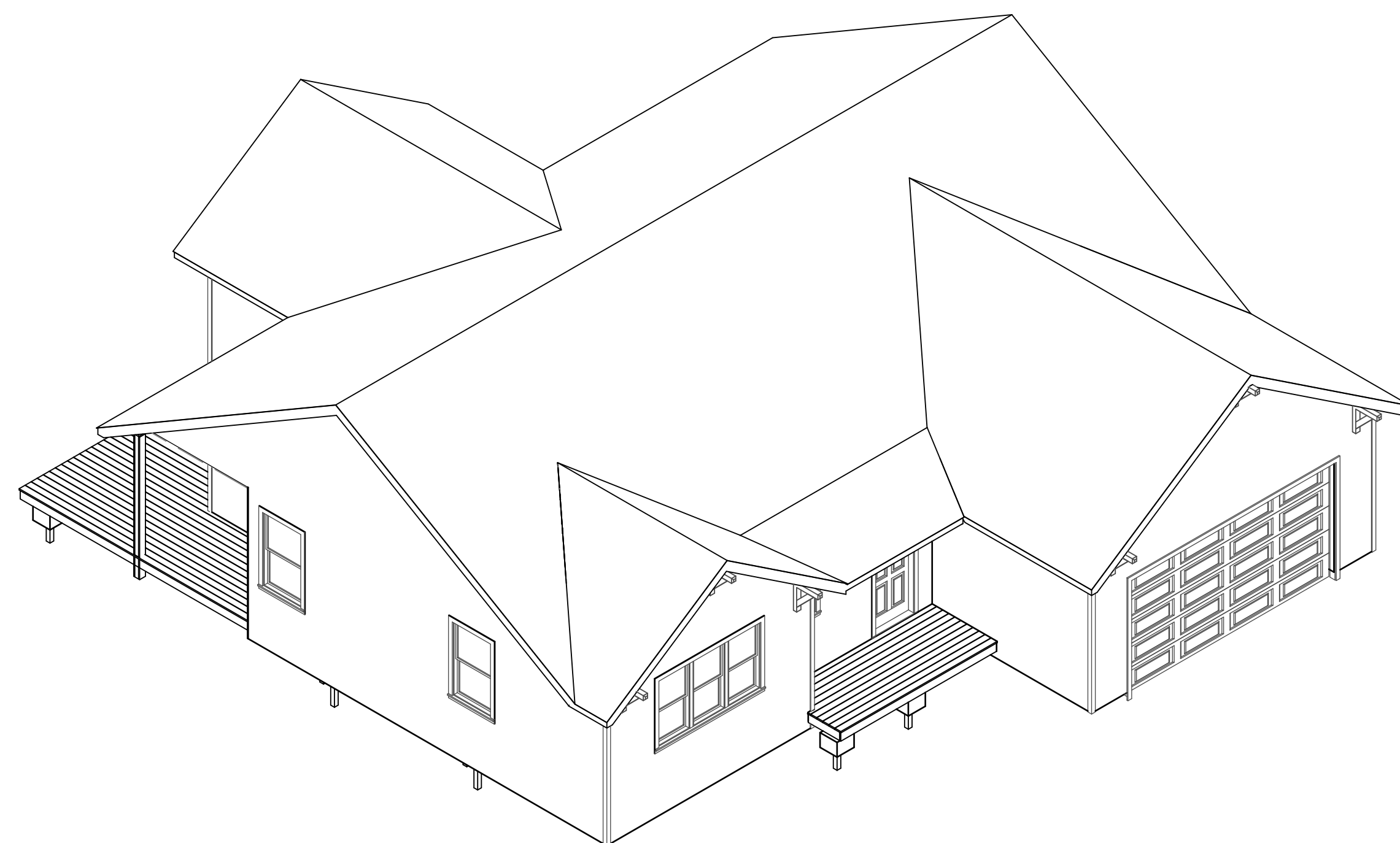
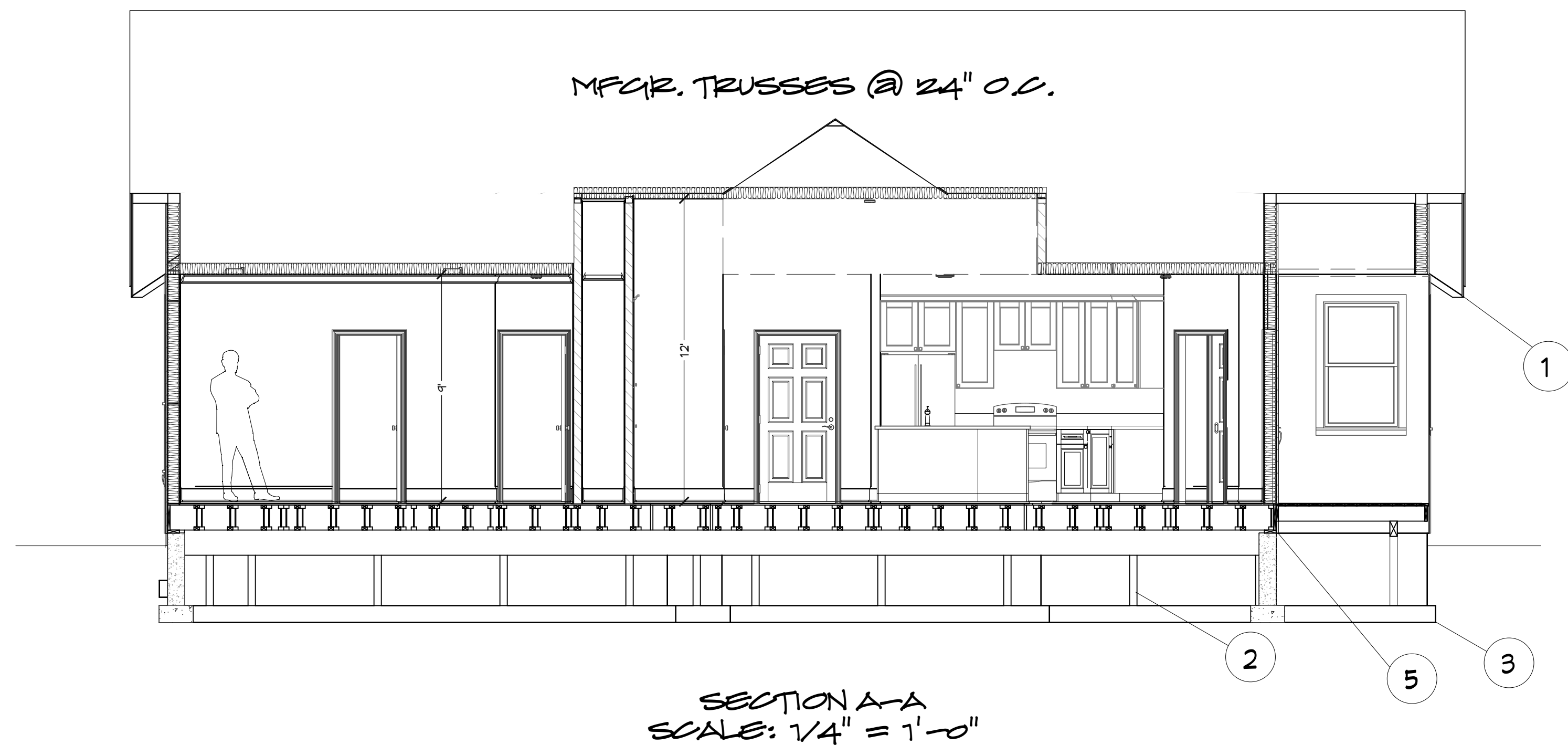
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SHEET:
SECTIONS & DETAILS

EVENSTAR LOT 07
1267 CURTIS WAY
FREETLAND, VA 98049

DATE:
5/9/2017
SCALE:

A.A



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.

