

PROJECT INFORMATION:

ADDRESS:

5743 CAPT. VANCOUVER DR.
LANGLEY, WA 98260

PARCEL:

S8340-06-00063-0

LOT SIZE:

9,375.03 SQFT

ZONE:

RURAL RESIDENTIAL

HOME SPECIFICATIONS:

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

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: GEH50DFJXX

DESIGN CRITERIA:

- SEISMIC DESIGN CATEGORY: D
- IECC 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 REBUILD A NEW SINGLE STORY RESIDENCE IN FREELAND, WA TO REPLACE A FIRE-DAMAGED SINGLE FAMILY RESIDENCE

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 REQ5)
- >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. (R602.11.1)
- >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).

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.

WALL LEGEND

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

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)).

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

SHEARWALL SCHEDULE

- 15/32 in". OSB WITH 8d @ 6" O.C. EDGES
12" O.C. FIELD (V = 238 lbs/ft)
- 15/32 in". OSB WITH 8d @ 4" O.C. EDGES
12" O.C. FIELD (V = 376 lbs/ft)
- 15/32 in". OSB WITH 10d @ 3" O.C. EDGES
12" O.C. FIELD (V = 502 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 double member nailed with 8d @ 6" O.C. at vertical seams, staggered, unless otherwise approved. Anchor bolt washers to be 3" x 3" x 1/4" or better.

— STHD8 OR or HDU2 w/SSTB16

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)

STOCK PLAN#: 15 EAGLE 01



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SHEET:

COVER SHEET

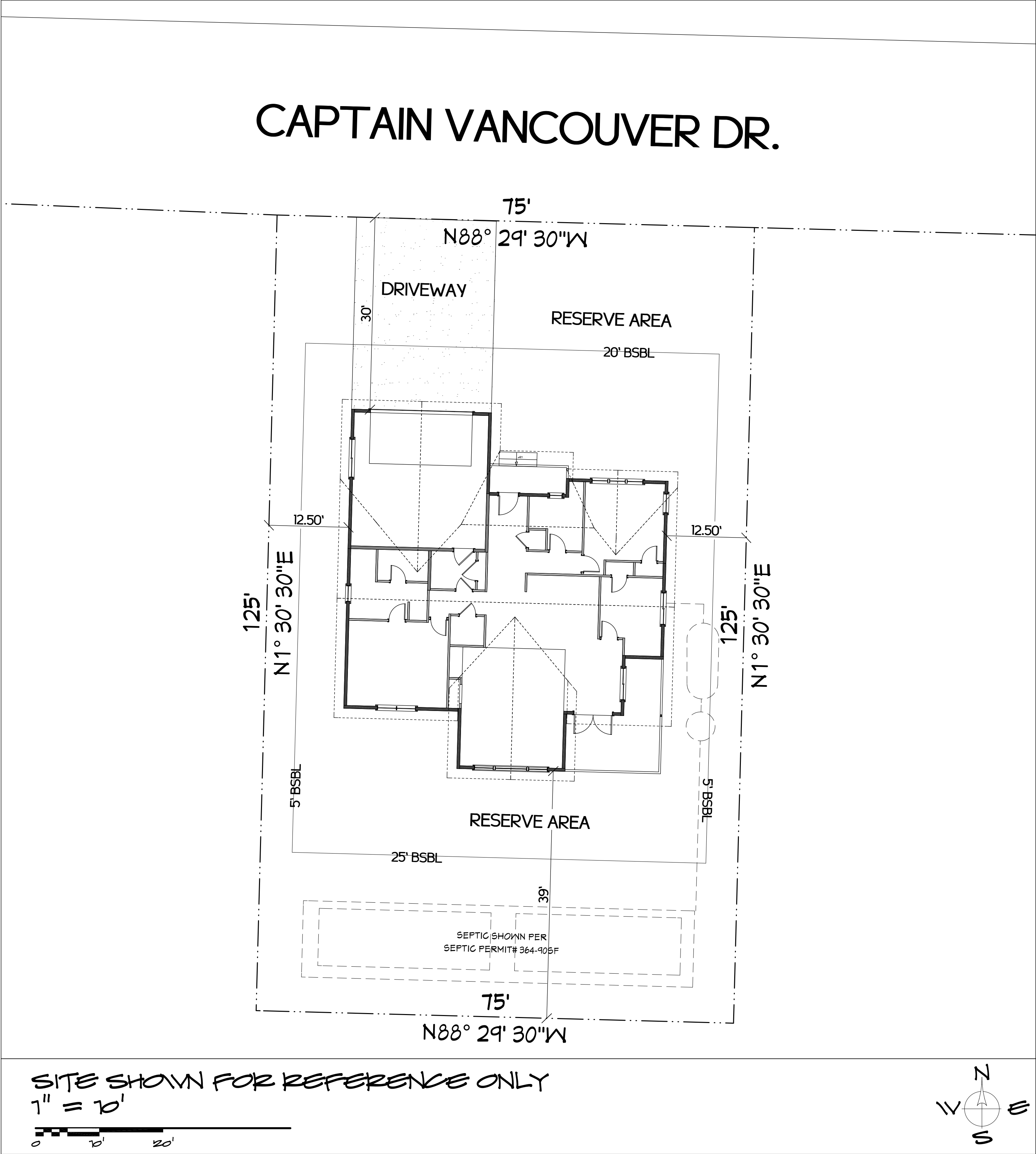
WALKER RESIDENCE
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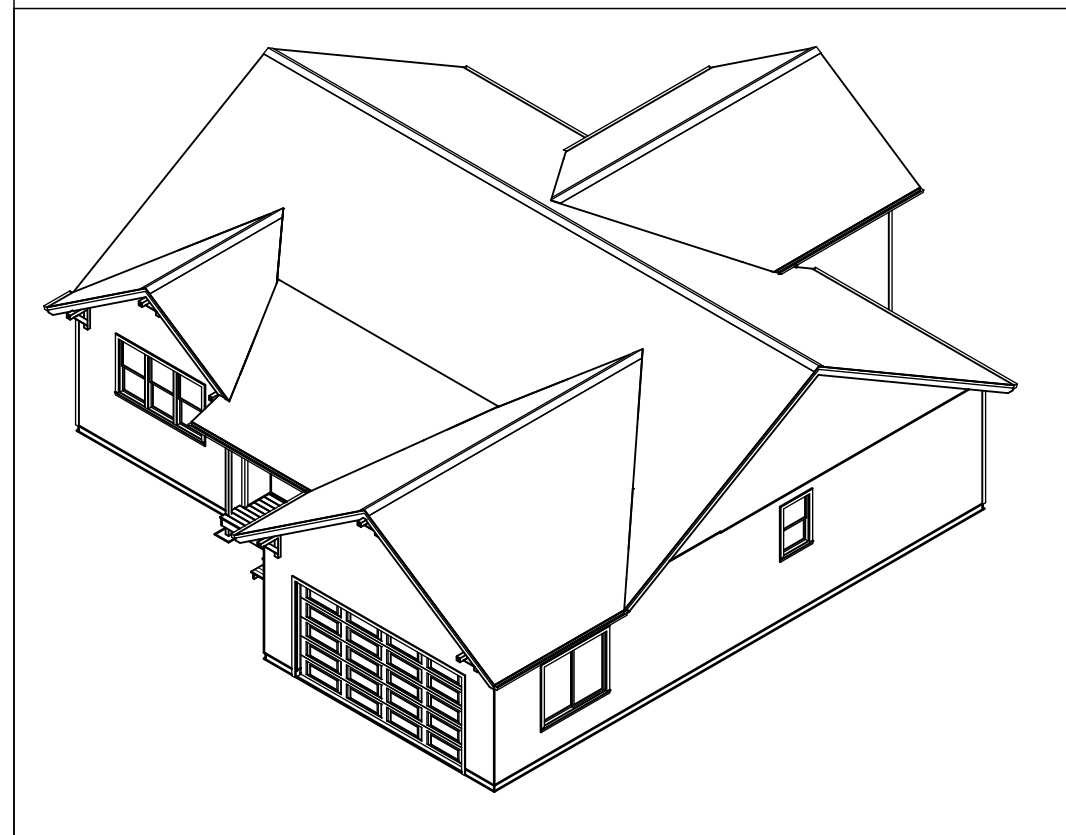
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10/3/2019

SCALE:

C.1

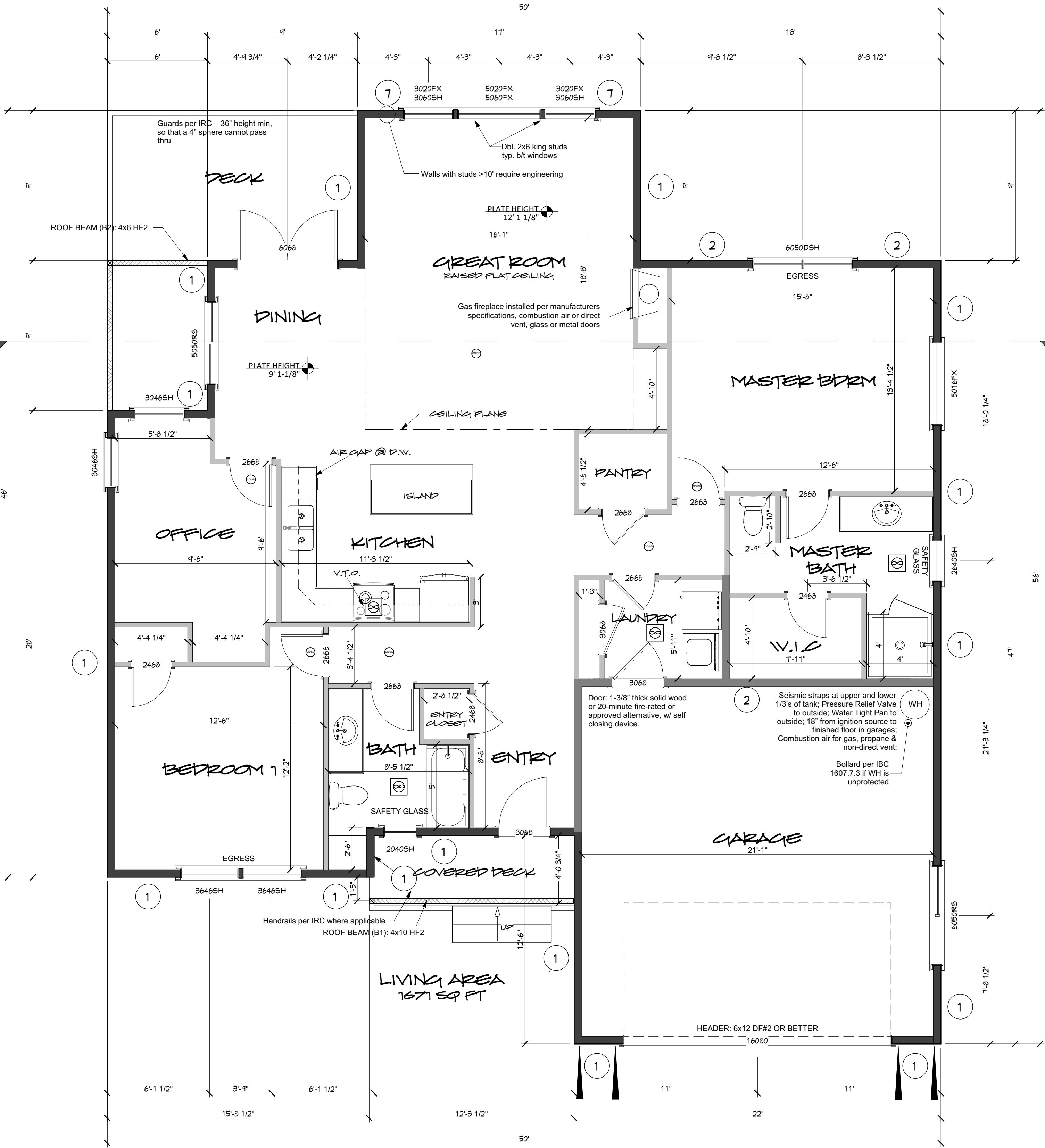
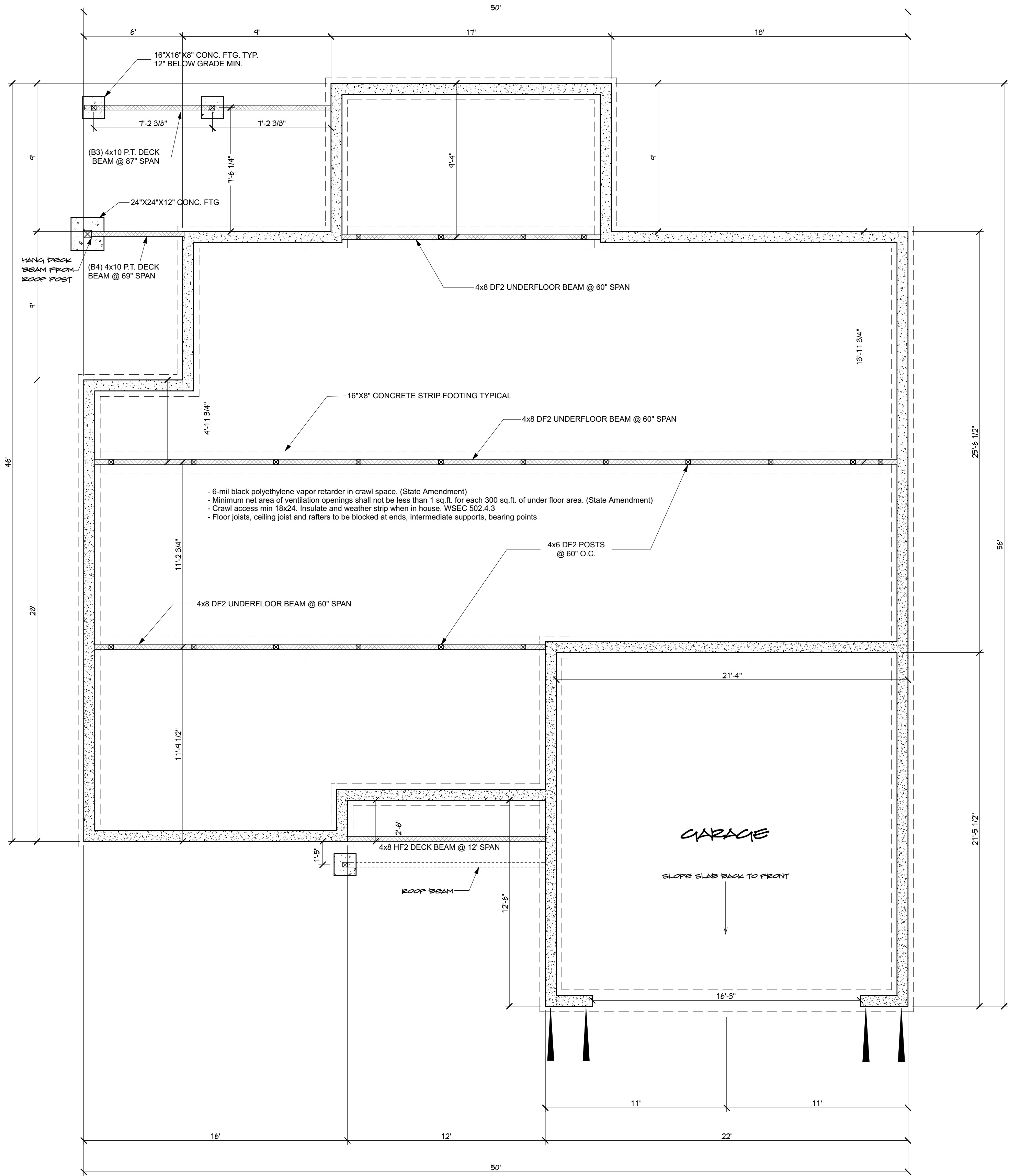




FOUNDATION PLAN

** BEAM DIMENSIONS TO CENTERLINE **

** WALL DIMENSIONS TO FRAMING **



FRAMING NOTES:

- FLOOR JOIST TO BE 9 1/2" BCI @ 16" O.C.
- DECK BEAMS TO PE 4x10 P.T.
- DECK JOISTS TO BE 2x10 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 PER ENGINEERING
- UNDER FLOOR BEAMS TO BE 4x8 DF#2 OR BETTER
- UNDER FLOOR POSTS TO BE 4x6 DF#2 OR BETTER
- 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 **

SHEARWALL SCHEDULE

- 1 15/32 in". OSB WITH 8d @ 6" O.C. EDGES 12" O.C. FIELD (V = 238 lbs/ft)
- 2 15/32 in". OSB WITH 8d @ 4" O.C. EDGES 12" O.C. FIELD (V = 376 lbs/ft)
- 7 15/32 in". OSB WITH 10d @ 3" O.C. EDGES 12" O.C. FIELD (V = 502 lbs/ft)

*NOTES:
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— STD#8 OR or HDU2 w/SSTB16



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SHEET:
FOUNDATION &
FLOOR PLAN

WALKER RESIDENCE
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DATE:
10/3/2019
SCALE:
1/4" = 1'-0"

A.1



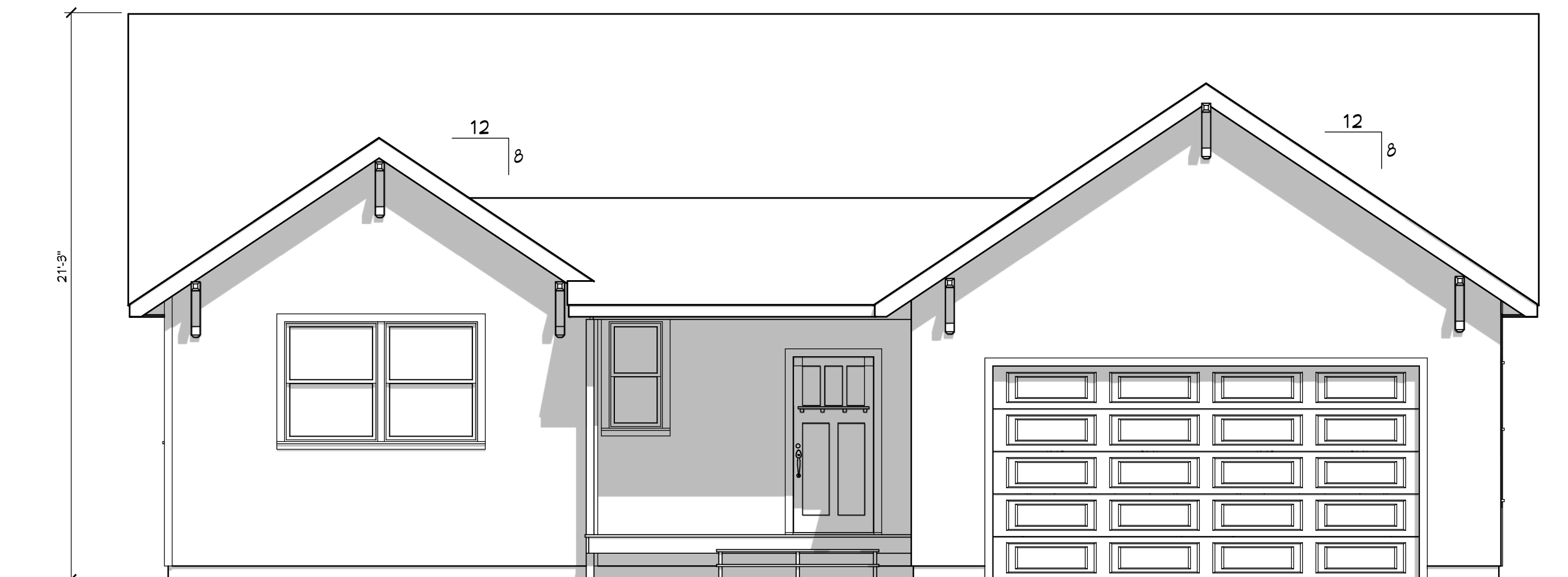
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SHEET:
ELEVATIONS

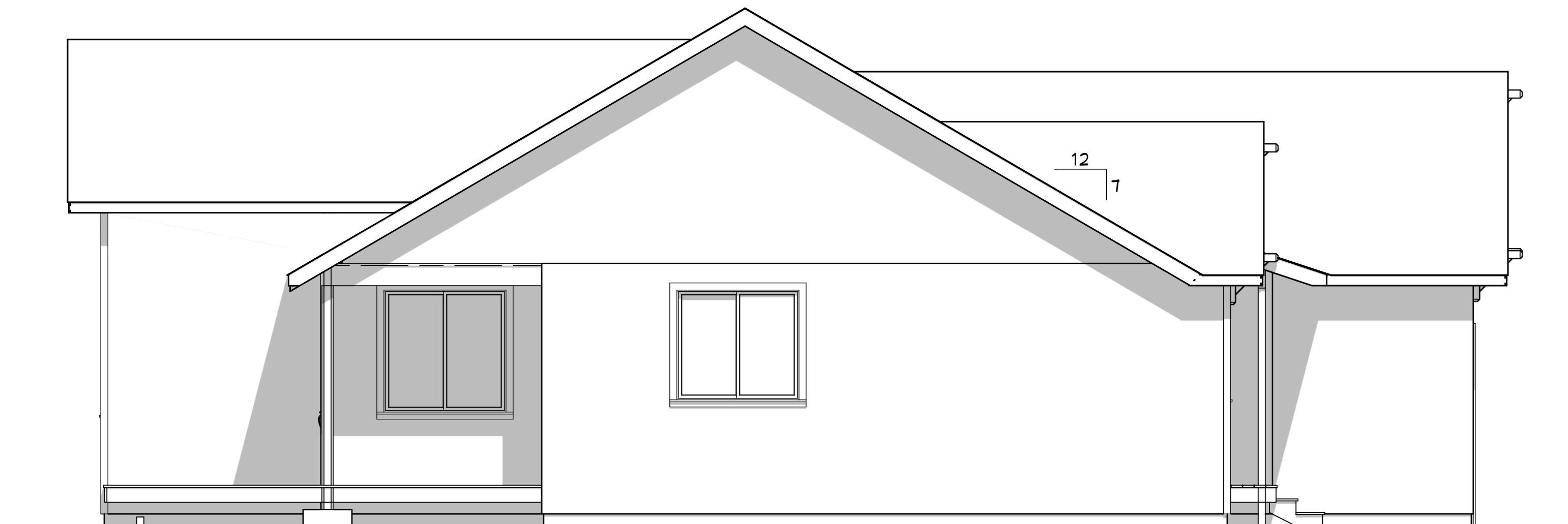
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1/4" = 1'-0"

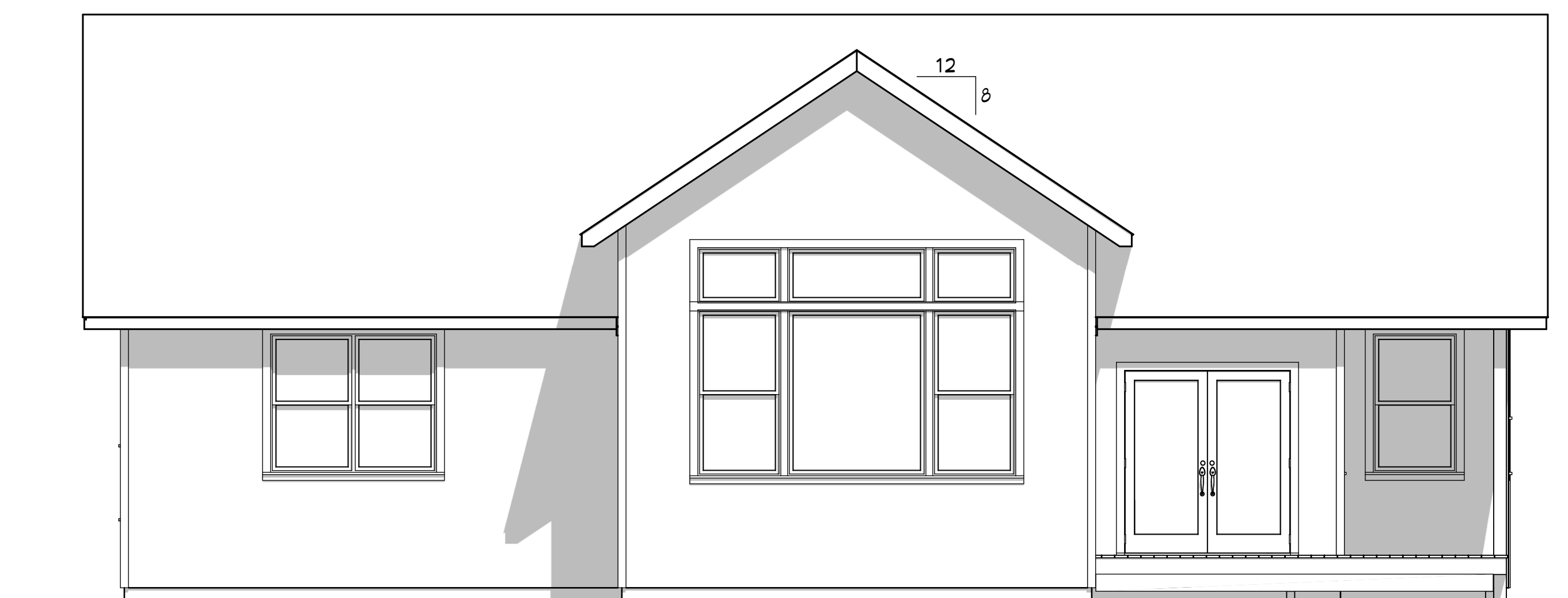
A.2



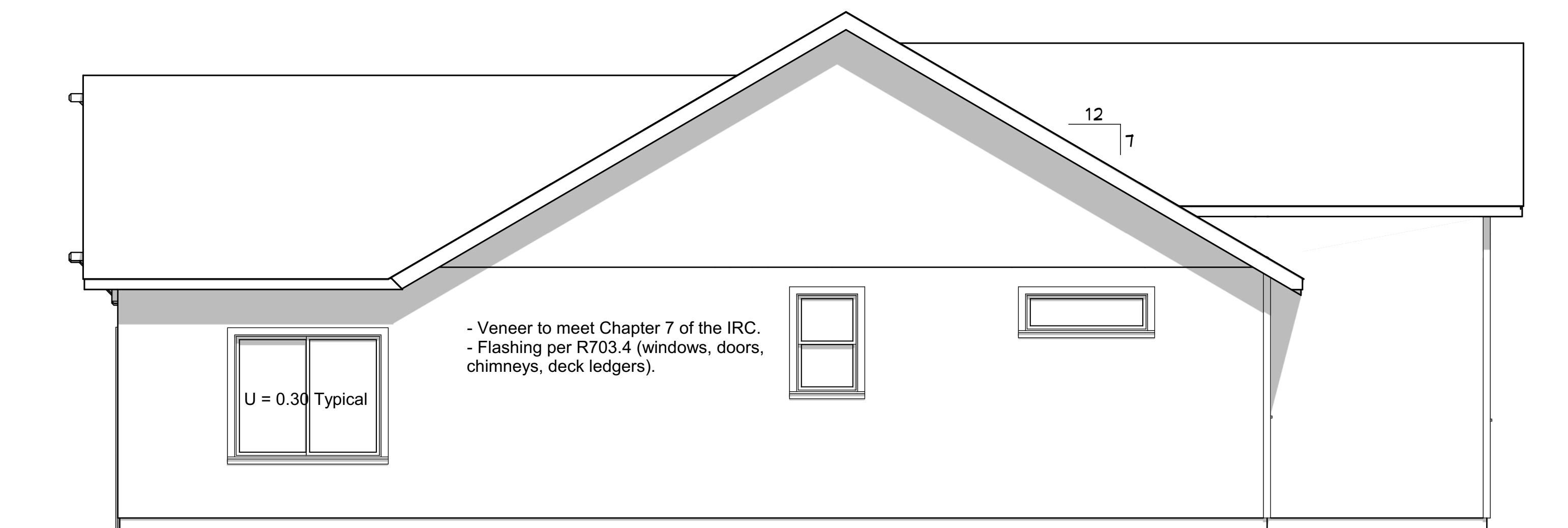
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



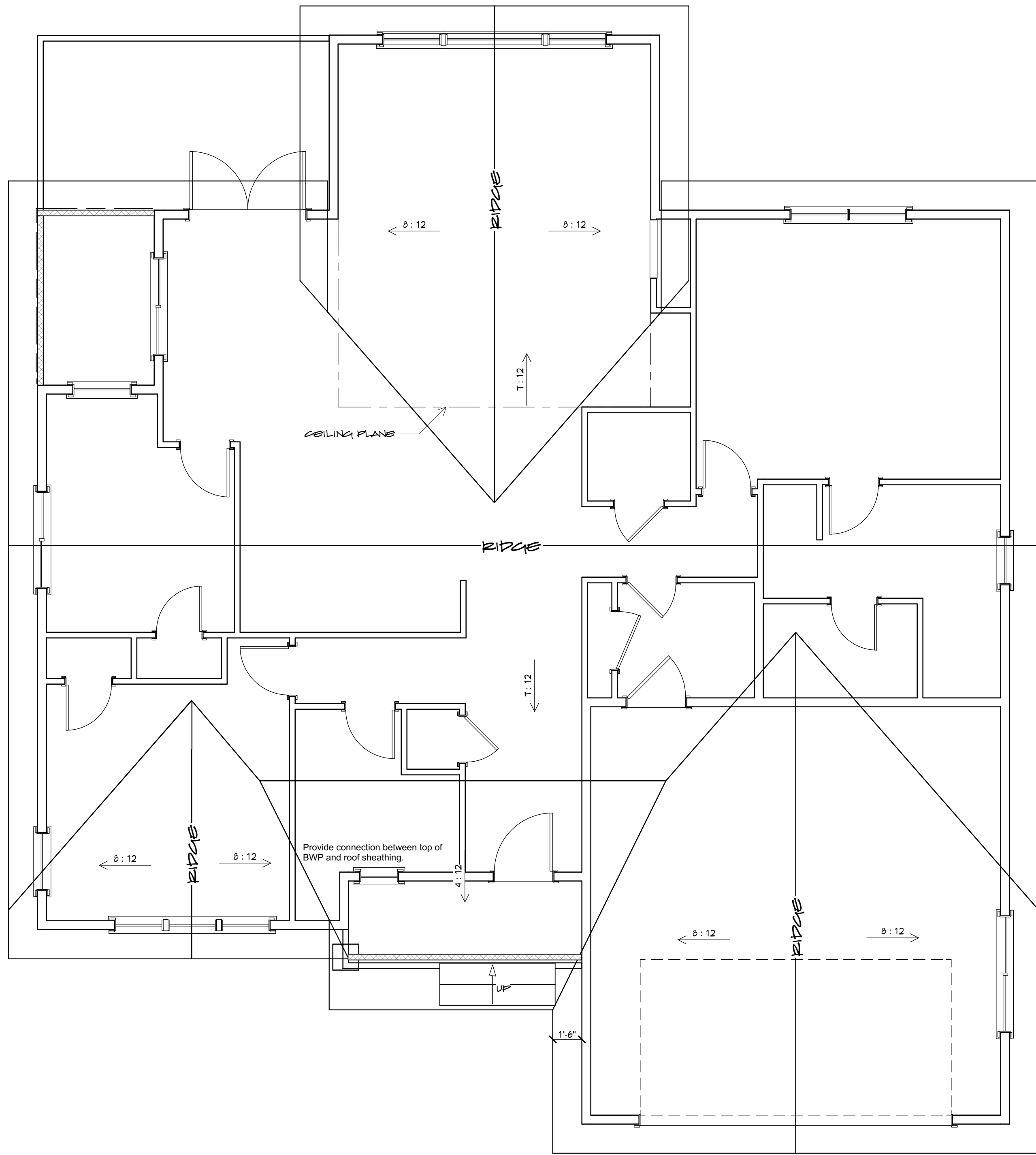
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SHEET:
ROOF & FLOOR
FRAMING

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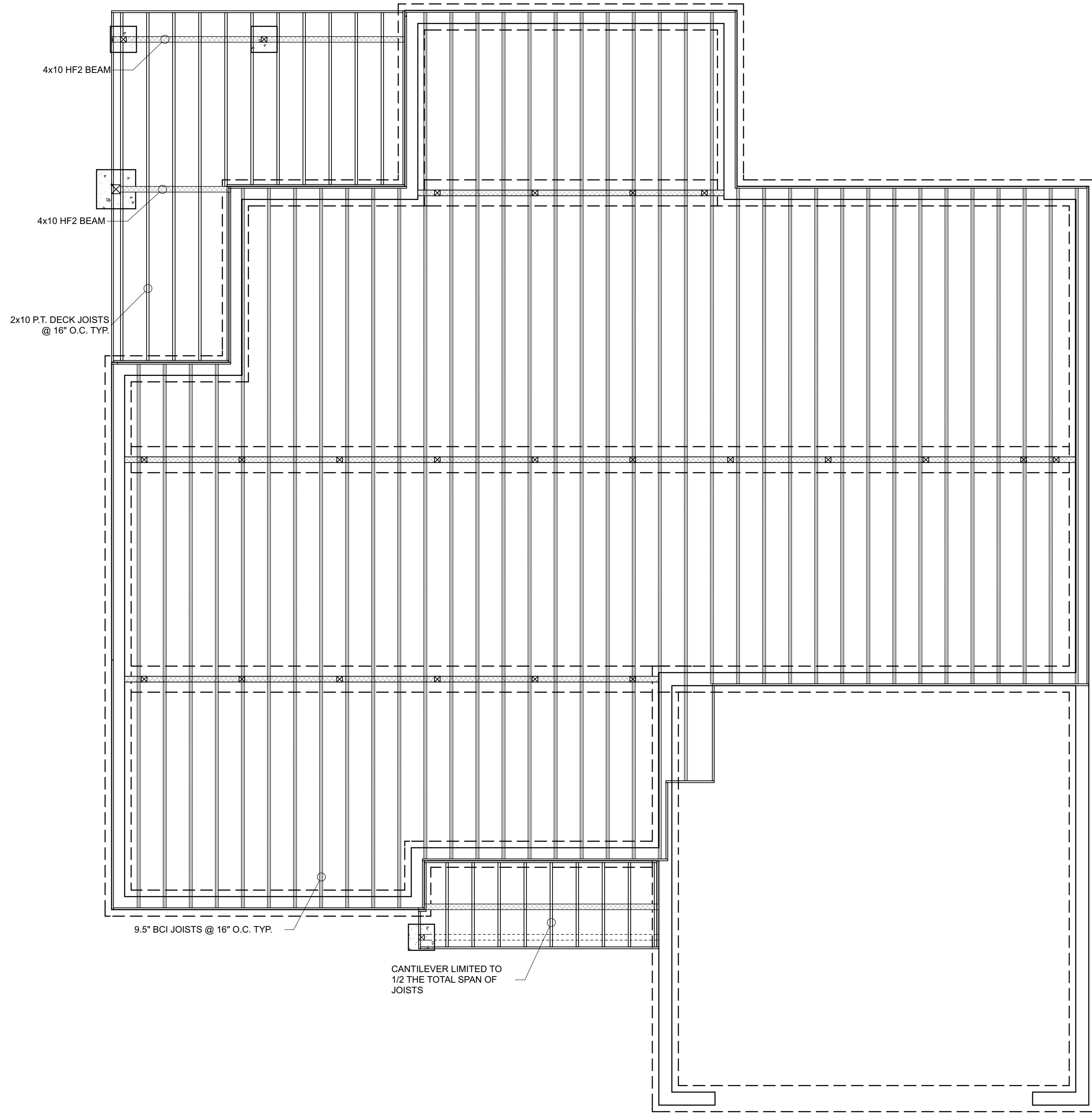
A.3



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

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.
- 22" X 30" ATTIC ACCESS. (INSULATE AND WEATHER STRIP WSEC R402.2.4)
- UNDERLAYMENT APPLICATION: 2 LAYERS 15 LBS. FELT ON 2:12-4:12 ROOF PITCH
- A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF ASPHALT SHINGLES ROOFS.



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

FLOOR FRAMING NOTES

- FLOOR JOIST TO BE 9 1/2" BCI @ 16" O.C. U.N.O.
- DECK BEAMS TO BE 4x10 P.T. U.N.O.
- DECK JOISTS TO BE 2x10 P.T. @ 16" O.C. U.N.O.
- DECK POSTS TO BE 4x4 P.T. U.N.O.
- 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
- 9' 1 1/8" WALL PLATE HEIGHT TYPICAL
- 96 5/8" HEADER HEIGHT TYPICAL
- UNDER FLOOR BEAMS TO BE 4x8 DF#2 OR BETTER
- UNDER FLOOR POSTS TO BE 4x6 DF#2 OR BETTER
- 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.

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



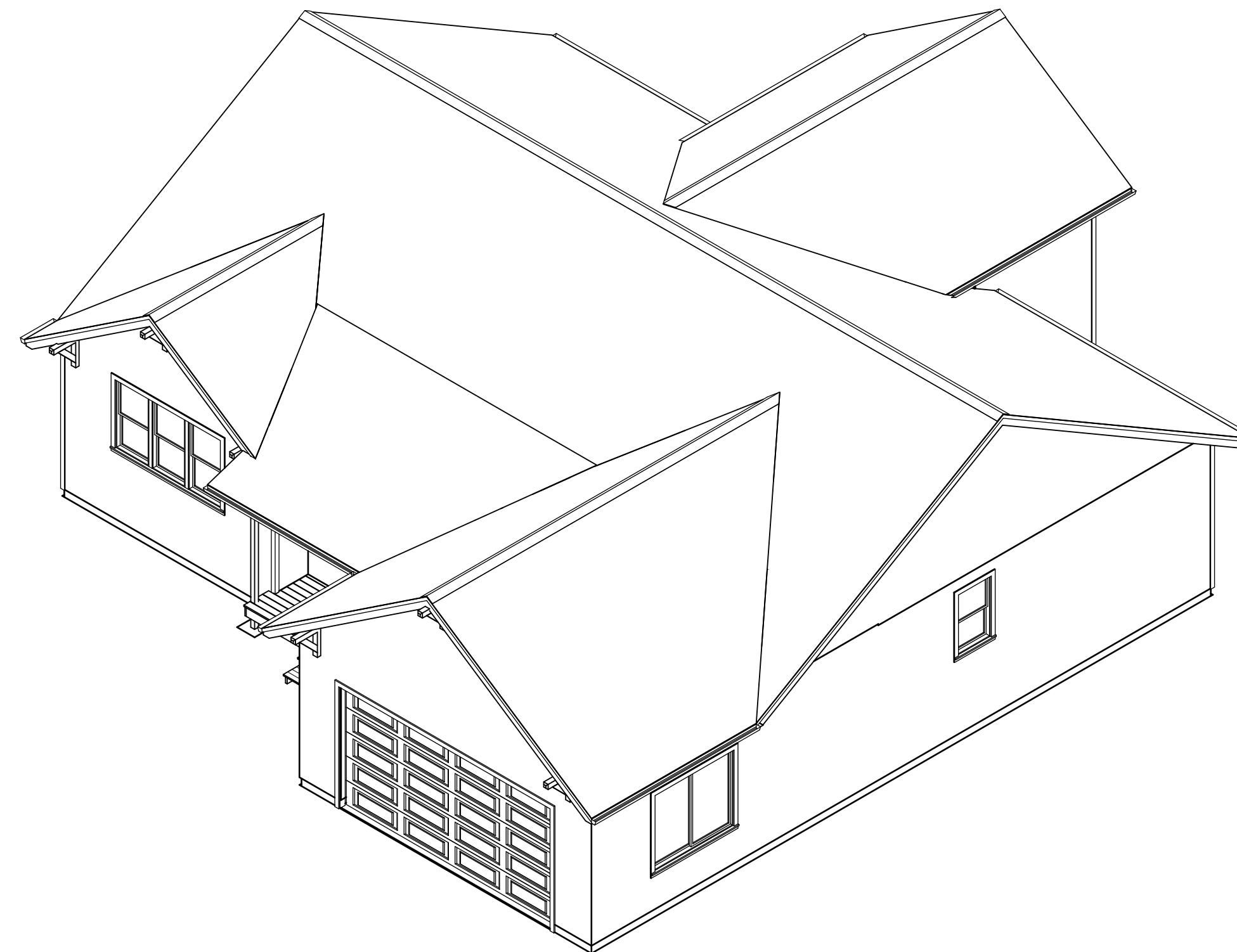
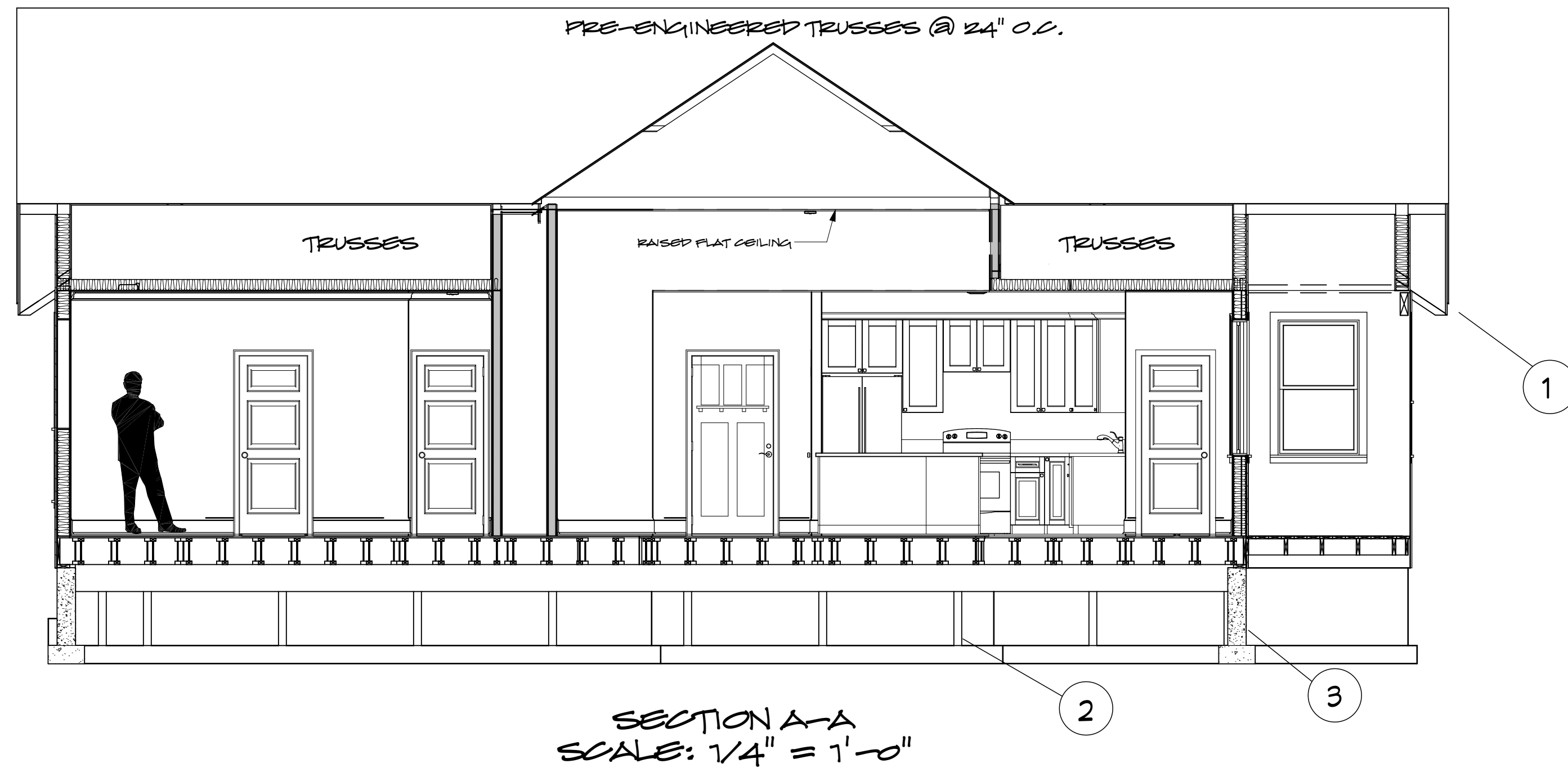
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SHEET:
SECTIONS & DETAILS

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1/8" = 1'-0"

A.4



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.

