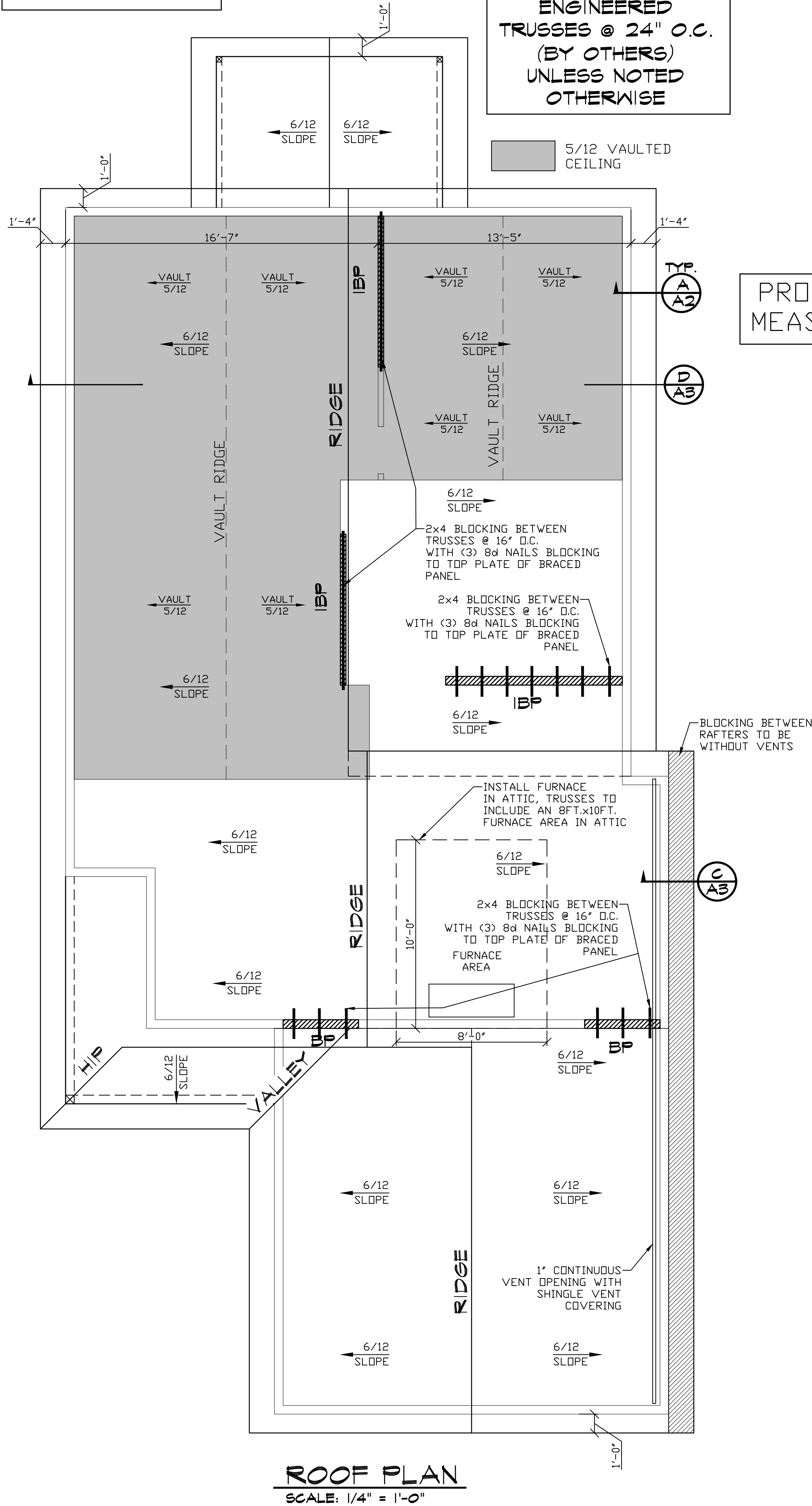


**AREAS:**  
HOUSE - 1,298 SQ. FT.  
GARAGE - 428 SQ. FT.  
TOTAL - 1,726 SQ. FT.

# ELEVATION "A"

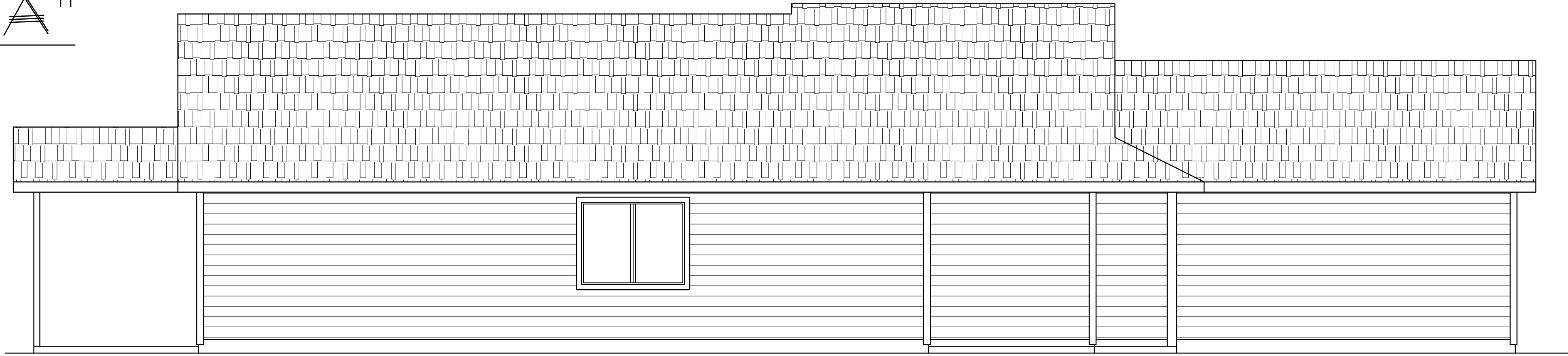
**ENGINEERED TRUSSES @ 24" O.C. (BY OTHERS) UNLESS NOTED OTHERWISE**

5/12 VAULTED CEILING

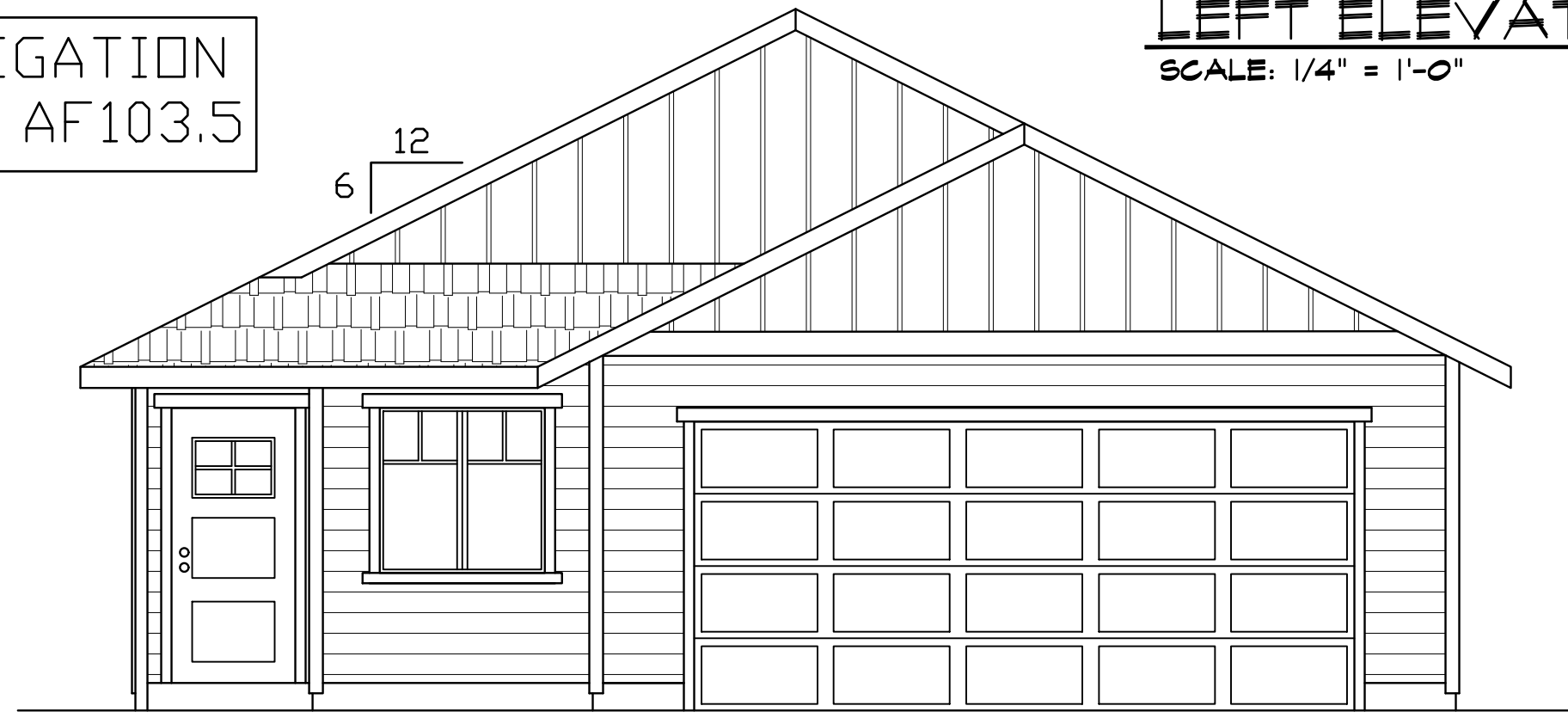


**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

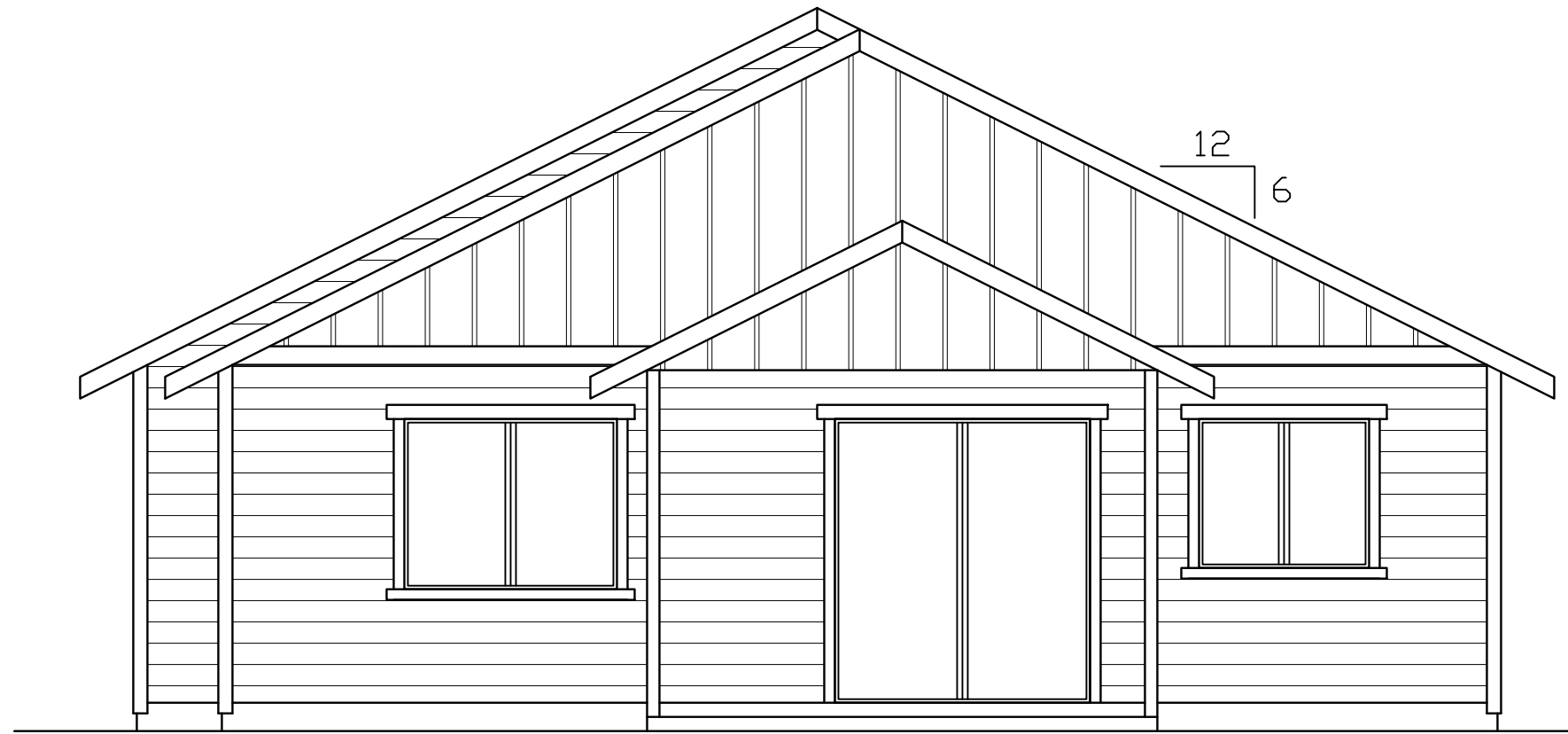
PROVIDE RADON MITIGATION MEASURES PER DRSC AF103.5



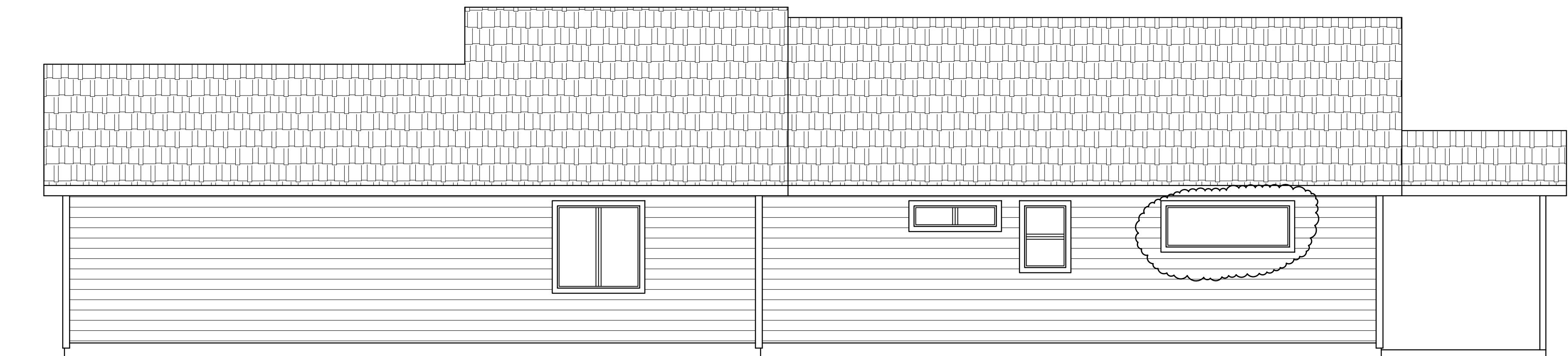
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

## CHAPTER II - ENERGY EFFICIENCY

TABLE N1101.1(2) ADDITIONAL MEASURES

Envelope Enhancement Measures (Select One)	Conservation Measures (Select One)
<input type="checkbox"/> 1 High-efficiency walls Exterior walls - U-0.045 / R-21 cavity insulation+R-5 continuous	<input checked="" type="checkbox"/> A High efficiency HVAC system* <input type="checkbox"/> Gas-fired furnace or boiler AFUE 94 percent, or <input type="checkbox"/> Air source heat pump HSPF 9.5/1.5 SEER cooling, or <input type="checkbox"/> Ground source heat pump COP 3.5 or Energy Star rated
<input checked="" type="checkbox"/> 2 Upgraded features Exterior walls - U-0.057 / R-23 intermediate or R-21 advanced, Framed floors - U-0.026 / R-38, and Windows - U-0.28 (average UA)	<input type="checkbox"/> B Ducted HVAC systems within conditioned space All ducts and air handlers contained within building envelope <sup>d</sup> Cannot be combined with Measure 5
<input type="checkbox"/> 3 Upgraded features Exterior walls - U-0.055 / R-23 intermediate or R-21 advanced, Flat ceiling - U-0.017 / R-60, and Framed floors - U-0.026 / R-38	<input type="checkbox"/> C Ductless heat pump Ductless heat pump HSPF 10.0 in primary zone of dwelling
<input type="checkbox"/> 4 Super Insulated Windows and Attic OR Framed Floors Windows - U-0.22 (Triple Pane Low-e), and Flat ceiling <sup>e</sup> - U-0.017 / R-60 or Framed floors - U-0.026 / R-38	<input type="checkbox"/> D High efficiency water heater* <input type="checkbox"/> Natural gas/propane water heater with UEF 0.85 or <input type="checkbox"/> Electric heat pump water heater Tier 1 Northern Climate Specification Product
<input type="checkbox"/> 5 Air sealing home and ducts Mandatory air sealing of all wall coverings at top plate and air sealing checklist <sup>f</sup> and Mechanical whole-building ventilation system with rates meeting M1507.3 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope <sup>d</sup> or All ducts sealed with mastic <sup>g</sup>	
<input type="checkbox"/> 6 High efficiency thermal envelope UA <sup>h</sup> Proposed UA is 8% lower than the code UA	

For SI 1 square foot = 0.093 m<sup>2</sup>, 1 watt per square foot = 10.8 W/m<sup>2</sup>.  
a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.  
b. All duct joints and seams sealed with listed mastic; tape is allowed only at appliance or equipment connections for service and replacement. Meet sealing criteria of Performance Test/Comfort Systems program administered by the Bonneville Power Administration (BPA).  
c. Residential water heaters less than 55-gallon storage volume.  
d. A total of 5 percent of an HVAC system's ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.  
e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.  
f. Continuous air barrier. Additional requirement for sealing of all interior vertical wall covering to top plate framing. Sealing with foam gasket, caulk, or other approved sealant listed for sealing wall covering material to structural material (example: gypsum board to wood stud framing).  
g. Table N1104.1(1) Standard base case design. Code UA shall be at least 8 percent less than the Proposed UA. Buildings with fenestration less than 15 percent of the total vertical wall area, these buildings may adjust the Code UA to have 15 percent of the wall area as fenestration.

**PRECISION DESIGN**  
MATT FANGETT  
7 PARKVIEW CIRCLE  
BELLINGHAM, WA 98229  
503-569-2338

**ELEVATIONS AND ROOF PLAN**

**STEVE BENNETT CONSTRUCTION, LLC**  
CCB#175467  
APPLEGATE CROSSING LOT 1

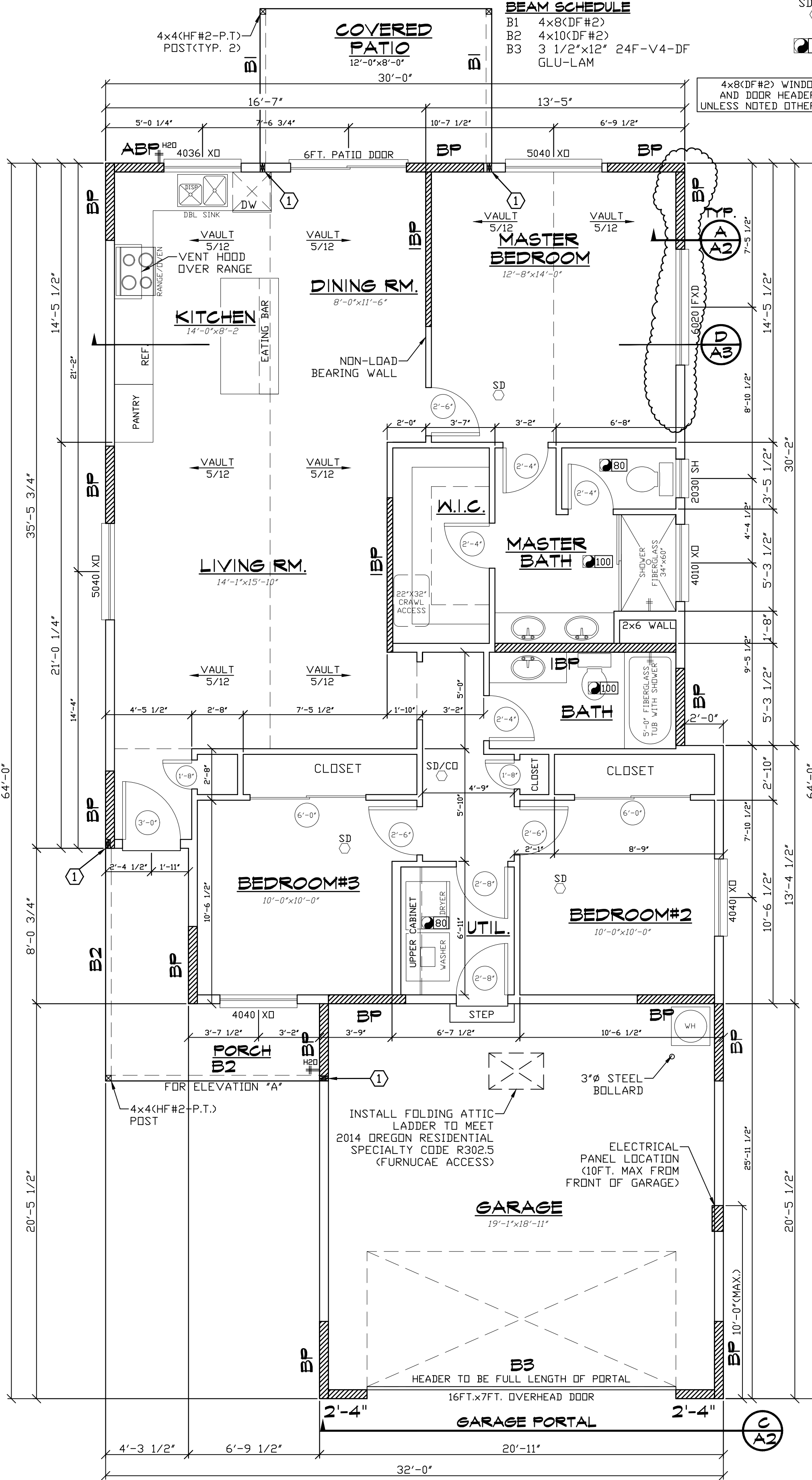
**PLAN IA**

DESIGNED BY: MCF  
DRAWN BY: MCF  
DATE: 10-21-19  
FILE NAME: PLAN 132-1298  
DRAWING NO. REV.

REV.	DATE	BY	DESCRIPTION
1	12-30-19	MCF	CHANGED MASTER BEDROOM SIDE WINDOWS FROM (2) 3040SH TO (1) 6020 FXD AND UPDATED ENERGY ADDITIONAL MEASURES FORM

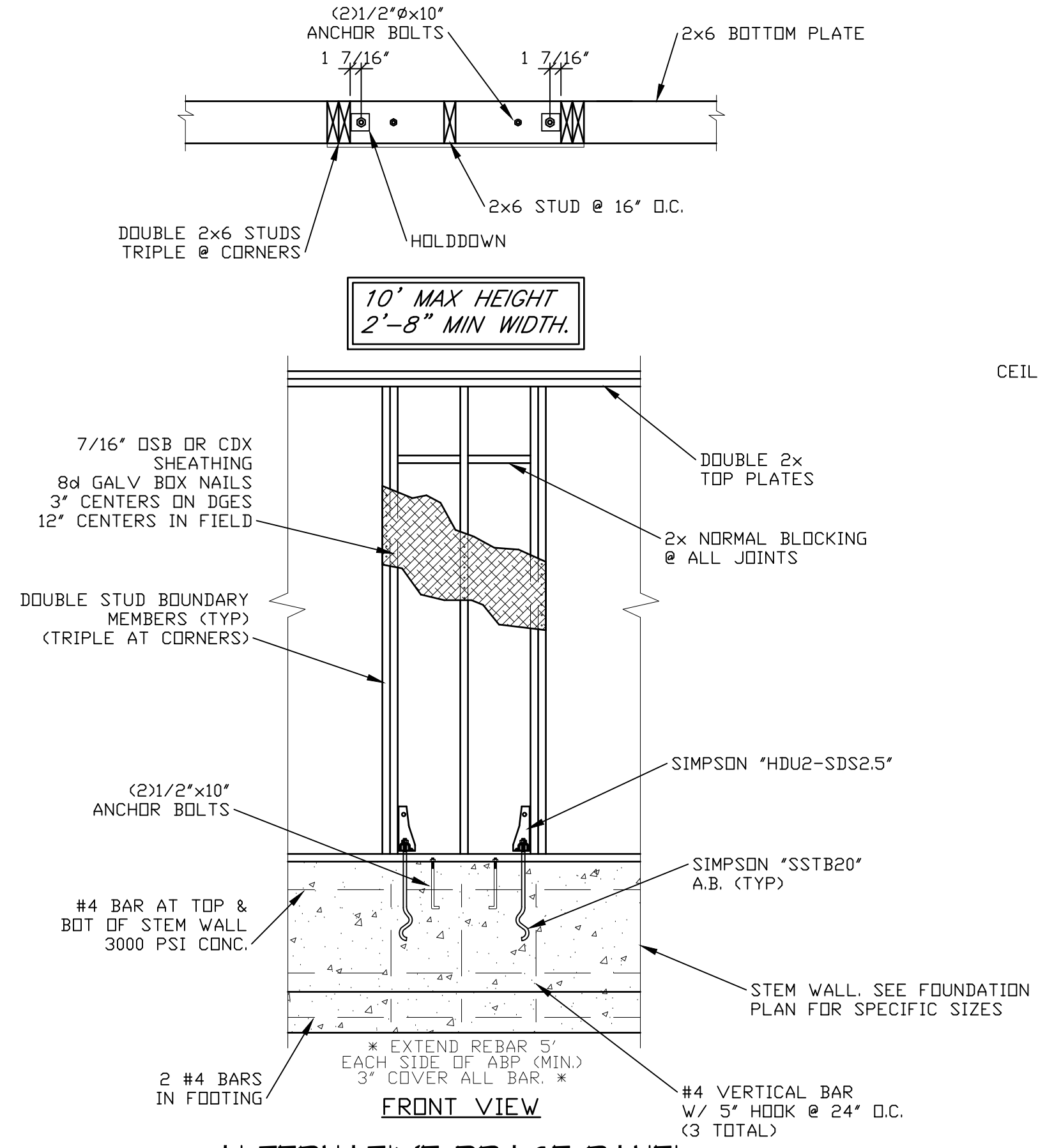
**AREAS:**  
 HOUSE - 1,298 SQ. FT.  
 GARAGE - 428 SQ. FT.  
 TOTAL - 1,726 SQ. FT.

- NOTES:**
- (2) 2x6(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.
- BEAM SCHEDULE**
- B1 4x8(DF#2)
  - B2 4x10(DF#2)
  - B3 3 1/2"x12" 24F-V4-DF GLU-LAM
- SD INTERCONNECTED SMOKE DETECTOR  
 SD/CO INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR  
 50 VENTILATION FAN - CFM NOTED

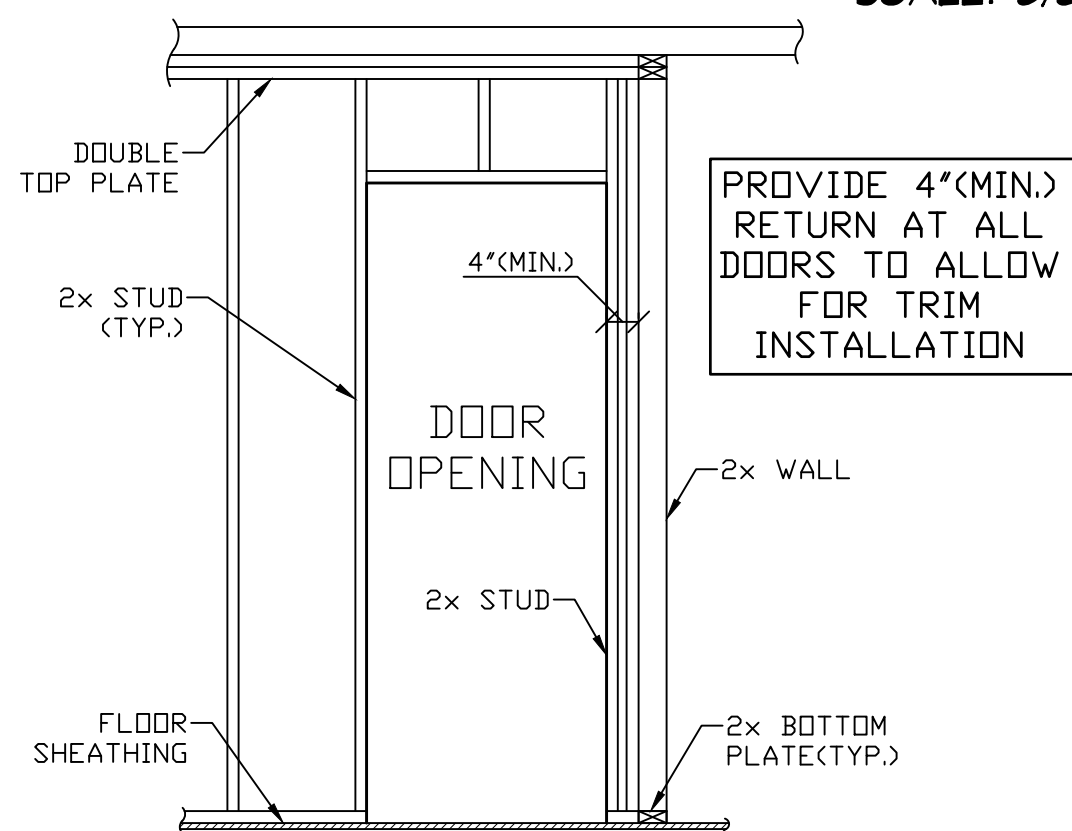


**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

APPROVED AND INTERCONNECTED SMOKE DETECTORS ARE TO BE INSTALLED IN EVERY SLEEPING AREA IN THE COMMON AREA, ONE INTERCONNECTED CARBON MONOXIDE DETECTOR IS TO BE INSTALLED



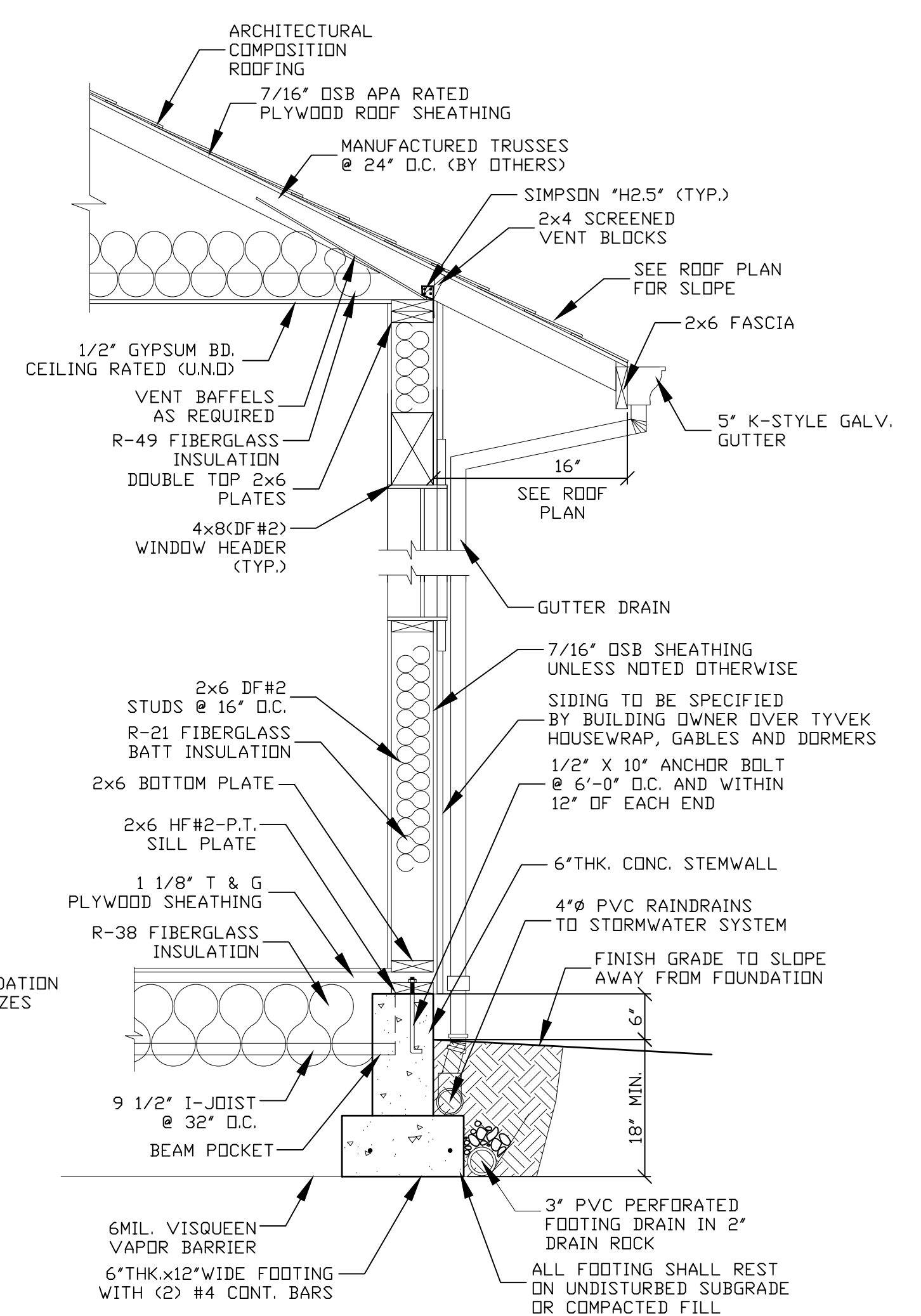
**ALTERNATIVE BRACE PANEL**  
**1ST STORY INSTALLATION (ABP)**  
 SCALE: 3/8" = 1'-0"



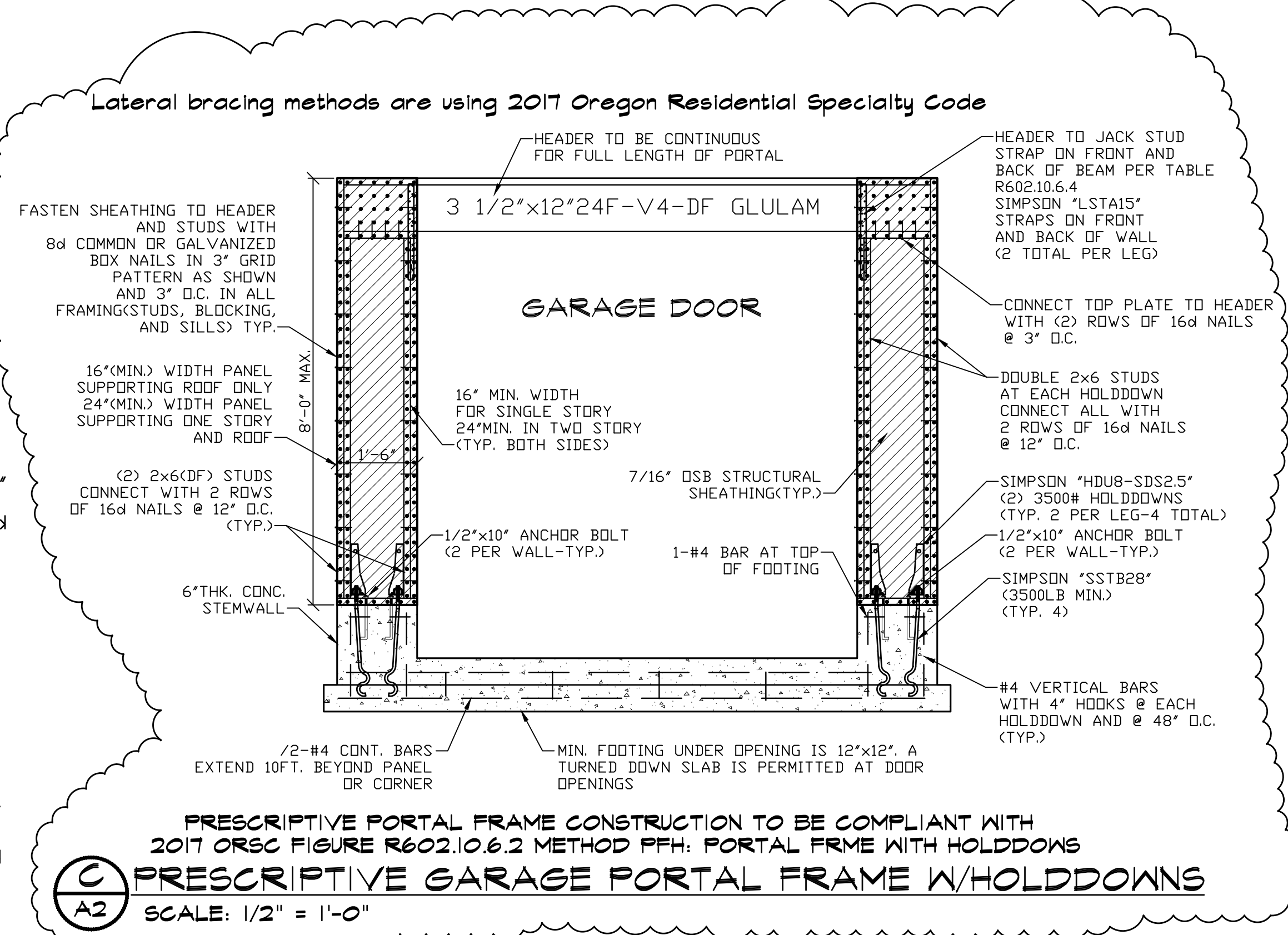
**TYPICAL DOOR FRAMING DETAIL**  
 SCALE: 1/2" = 1'-0"

**CONSTRUCTION SCHEDULE**  
 BP (Brace Panel)

- \* 4' minimum length
  - \* Meet code for size and spacing of studs.
  - \* Sill plate anchorage as follows: Pressure treated 2X with 1/2" Dia x 10" AB within 6" each end and on 48" centers.
  - \* Sole plate anchorage as follows: 2X plate fastened with 3-16d common nails at 16" centers max.
  - \* Sheathing as follows: 7/16" OSB APA rated sheathing with 2X normal blocking at all joints. Use 8d galvanized box nails or 8d galvanized box nails. Place fasteners at 4" centers on edges and 6" centers in field.
- IBP. (Interior Brace Panel)
- \* 8' Minimum length
  - \* 4' Minimum length for sheathing on both sides.
  - \* Meet code for size and spacing of studs.
  - \* Sill plate anchorage as follows: Pressure treated 2X with 1/2" Dia X 10" AB within 6" each end and on 48" centers.
  - \* Sole plate anchorage as follows: 2X plate fastened with 3-16d common nails at 16" centers max.
  - \* Provide double joists under parallel walls and blocking under perpendicular walls.
  - \* Sheathing as follows: 1/2" Gypsum applied to one side of wall with 2X normal blocking at all joints. Use 1 1/4" drywall nails or screws at 6". Place fasteners at 6" centers on edges and 12" centers in field.



**TYP WALL SECTION**  
 SCALE: N.T.S.



**PREScriptive PORTAL FRAME CONSTRUCTION TO BE COMPLIANT WITH 2017 ORSC FIGURE R602.10.6.2 METHOD PPH: PORTAL FRAME WITH HOLDDOWNS**  
**PREScriptive GARAGE PORTAL FRAME W/HOLDDOWNS**  
 SCALE: 1/2" = 1'-0"

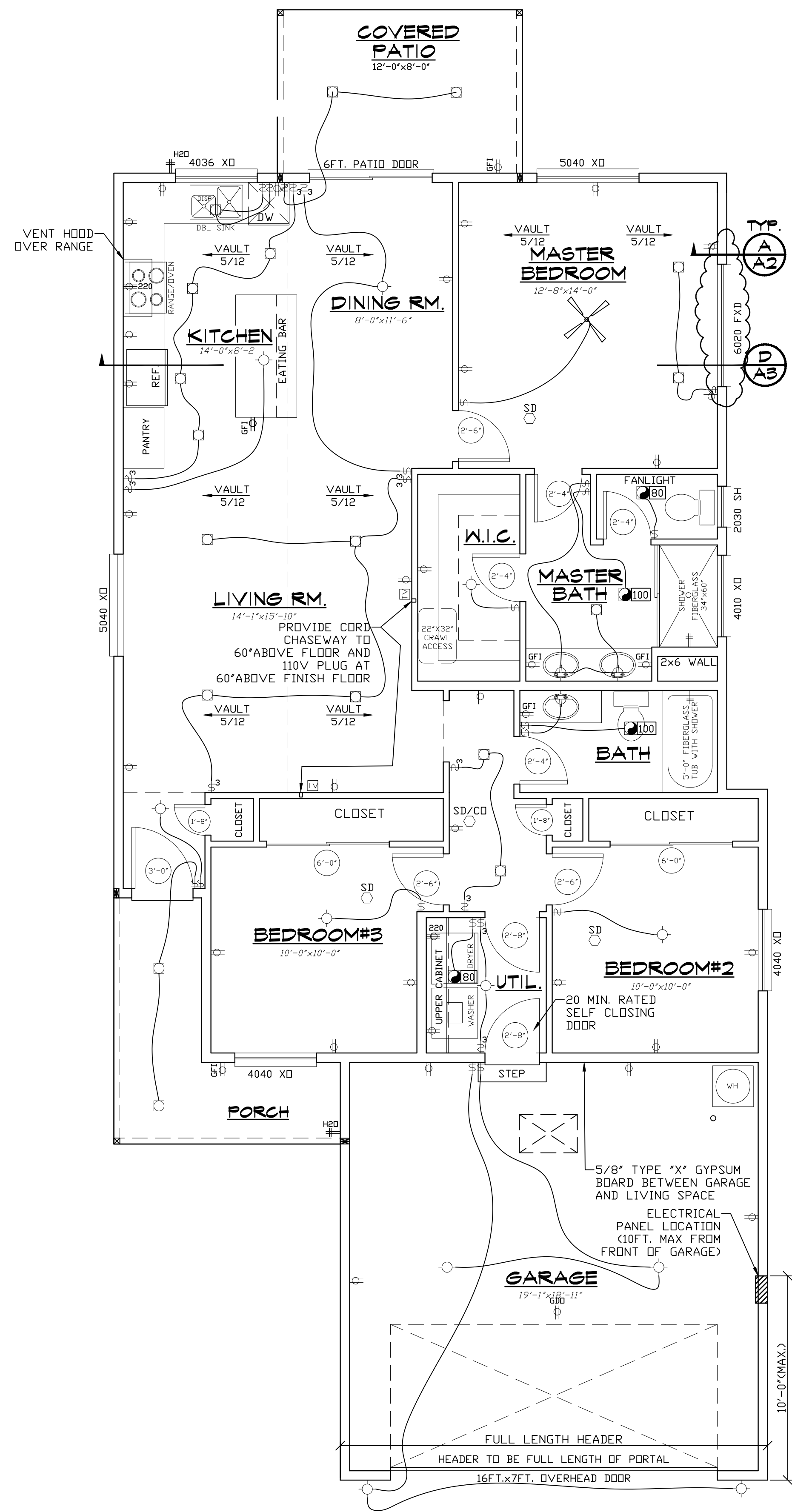
REV.	DATE	BY	DESCRIPTION
1	12-30-19	MCF	CHANGED MASTER BEDROOM SIDE WINDOWS FROM (2) 3040SH TO (1) 6020 FXD, REVISED PORTAL FRAME DETAIL

**PRECISION DESIGN**  
 MATT FANGETT  
 7 PARKVIEW CIRCLE  
 BELLINGHAM, WA 98229  
 503-569-2338

**FLOOR PLAN AND DETAIL**

**STEVE BENNETT CONSTRUCTION, LLC**  
 CCB#175467  
 APPLIGATE CROSSING LOT 1

**PLAN 1A**  
 DESIGNED BY: MCF  
 DRAWN BY: MCF  
 DATE: 10-14-19  
 FILE NAME: PLAN 132-1298  
 DRAWING NO. REV.



COMMON ELECTRICAL SYMBOLS

	CEILING MOUNTED LIGHT
	RECESSED LIGHT
	FAN (NOTE: VENT OUT IF REQUIRED)
	SMOKE DETECTOR (CEILING MOUNT)
	SMOKE DETECTOR (WALL MOUNT)
	DUPLEX CONVENIENCE OUTLET (WALL MOUNT) 110 VOLTS
	BATHROOM-KITCHEN GROUND-FAULT CIRCUIT-INTERRUPTER 110 VOLTS
	HOSE BIB
	THREE-WAY SWITCH
	SINGLE-POLE SWITCH
	PHONE
	TELEVISION OUTLET
	DOOR BELL
	DOOR CHIME
	LIGHT
	CEILING FAN (W/ LIGHT OPTIONAL)
	GARAGE DOOR OPENER

- SD INTERCONNECTED SMOKE DETECTOR
- SD/CO INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- 50 VENTILATION FAN - CFM NOTED

**PRECISION DESIGN**  
 MATT FANGETT  
 7 PARKVIEW CIRCLE  
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**ELECTRICAL LAYOUT**

**STEVE BENNETT CONSTRUCTION, LLC**  
 CCB#175467  
 APPLGATE CROSSING LOT 1

**PLAN 1A**  
 DESIGNED BY: MCF  
 DRAWN BY: MCF  
 DATE: 10-14-19  
 FILE NAME: PLAN 132-1298  
 DRAWING NO. REV.

REV.	DATE	BY	DESCRIPTION
1	12-30-19	MCF	CHANGED MASTER BEDROOM SIDE WINDOWS FROM (2) 3040SH TO (1) 6020 FXD

**A4**