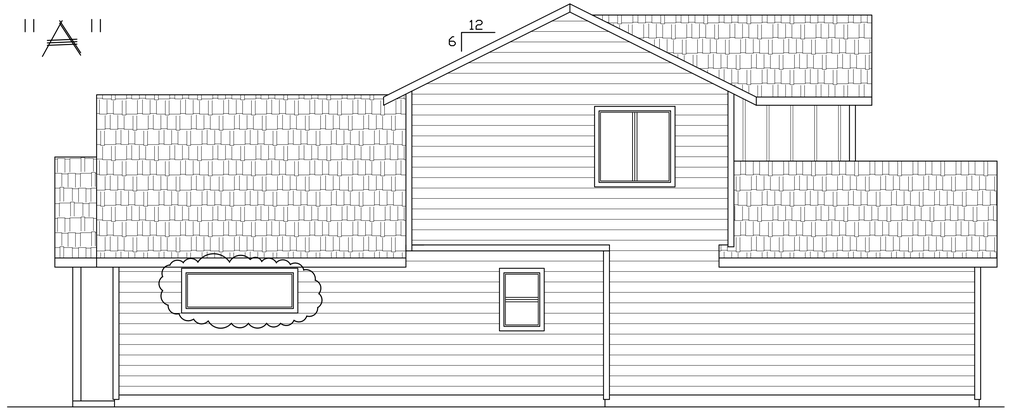
ELEVATION "A"

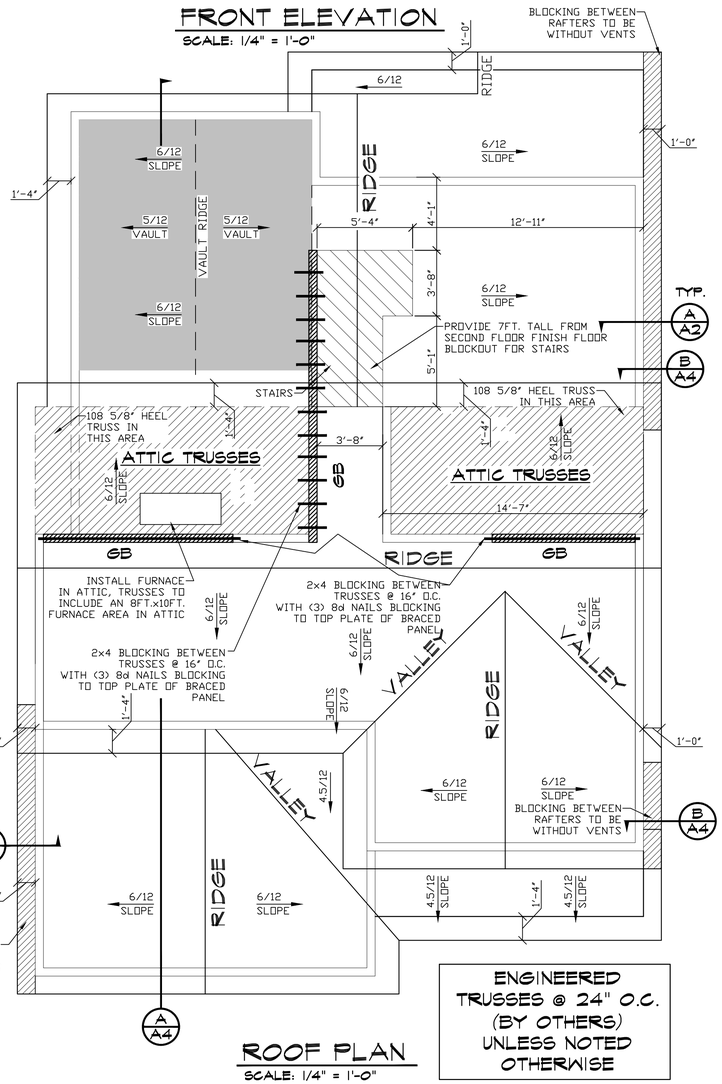
AREAS:

FIRST FLOOR - 998 SQ. FT.
SECOND FLOOR - 490 SQ. FT.
LIVING AREA - 1,488 SQ. FT.
GARAGE - 385 SQ. FT.
TOTAL - 1,873 SQ. FT.



FRONT ELEVATION

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



ROOF PLAN

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

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

LEFT ELEVATION

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

RIGHT ELEVATION

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

PROVIDE RADON MITIGATION MEASURES PER ORSC AF103.5

REAR ELEVATION

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

CHAPTER 11 - ENERGY EFFICIENCY

TABLE N1101.1(2) ADDITIONAL MEASURES

Envelope Enhancement Measures (Select One)	☐	1	**High-efficiency walls** Exterior walls – U-0.045 / R-21 cavity insulation+R-5 continuous
	X	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)
	☐	3	**Upgraded features** Exterior walls – U-0.055 / R-23 intermediate or R-21 advanced, Flat ceiling[e] – U-0.017 / R-60, and Framed floors – U-0.026 / R-38
	☐	4	**Super Insulated Windows and Attic OR Framed Floors** Windows – U-0.22 (Triple Pane Low-e), and ☐ Flat ceiling[e] – U-0.017 / R-60 or ☐ Framed floors – U-0.026 / R-38
	☐	5	**Air sealing home and ducts** Mandatory air sealing of all wall coverings at top plate and air sealing checklist[f], 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[d] or ☐ All ducts sealed with mastic[b]
	☐	6	**High efficiency thermal envelope UA[g]** Proposed UA is 8% lower than the code UA
Conservation Measures (Select One)	X	A	**High efficiency HVAC system[a]** ☐ Gas-fired furnace or boiler AFUE 94 percent, or ☐ Air source heat pump HSPF 9.5/15.0 SEER cooling, or ☐ Ground source heat pump COP 3.5 or Energy Star rated
	☐	B	**Ducted HVAC systems within conditioned space** All ducts and air handlers contained within building envelope[d] *Cannot be combined with Measure 5*
	☐	C	**Ductless heat pump** Ductless heat pump HSPF 10.0 in primary zone of dwelling
	☐	D	**High efficiency water heater[c]** ☐ Natural gas/propane water heater with UEF 0.85 or ☐ Electric heat pump water heater Tier 1 Northern Climate Specification Product

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

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 Tested 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.

ELEVATION "A"

5/12 VAULTED CEILING

REV.	DATE	BY	DESCRIPTION
1	12-30-19	MCF	CHANGED MASTER BEDROOM SIDE WINDOWS FROM (3) 2020 FXD TO (1) 6020 FXD AND UPDATED ENERGY ADDITIONAL MEASURES FORM

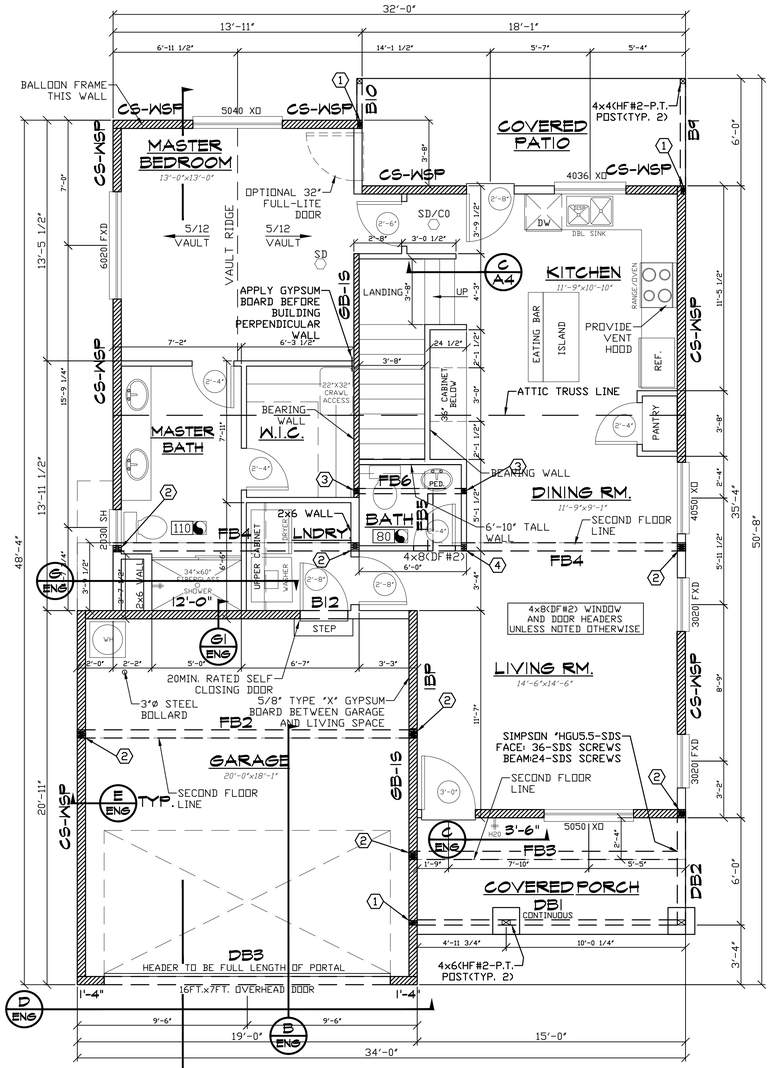
PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

ELEVATIONS AND ROOF PLAN

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 2A

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	10-21-19
FILE NAME:	PLAN 234-1488
DRAWING NO.	A1
REV.	



MAIN FLOOR PLAN

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

NOTES:

1. (2) 2x6(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.
2. (3) 2x6(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.
3. (2) 2x4(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.
4. (3) 2x4(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.

BEAM SCHEDULE

DB1 3 1/2"x7 1/2" 24F-V4-1.8E-DF
DB2 3 1/2"x7 1/2" 24F-V4-1.8E-DF
DB3 3 1/2"x12" 24F-V4-1.8E-DF
FB1 1 3/4"x9 1/2" RFP120
FB2 5 1/2"x13 1/2" 24F-V4-1.8E-DF
FB3 3 1/2"x11 7/8" 24F-V4-1.8E-DF
FB4 3 1/2"x11 7/8" 24F-V4-1.8E-DF
FB5 3 1/2"x12" 24F-V4-1.8E-DF
FB6 3 1/2"x12" 24F-V4-1.8E-DF
FB7 1 3/4"x9 1/2" 2.0E RIGIDLAM LVL
R1 1 1/2"x11.875" 1.3E RIGID LVL RIM
B8 3 1/2"x12" 24F-V4-1.8E-DF
B9 4x10(DF#2)
B10 4x10(DF#2)
B11 3 1/2"x7 1/2" 24F-V4-1.8E-DF
B12 4x8(DF#2)

SD INTERCONNECTED SMOKE DETECTOR

SD/CO INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

(50) VENTILATION FAN - CFM NOTED

JOIST SCHEDULE

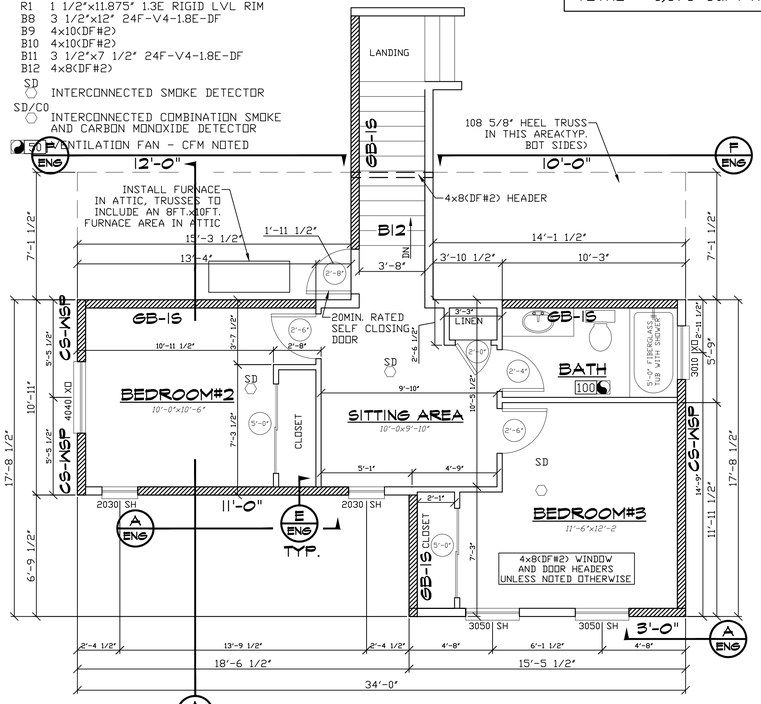
J1 1 3/4"x9 1/2" RFPI 20
J2 1 3/4"x9 1/2" RFPI 20
J3 1 3/4"x9 1/2" RFPI 20
J4 1 3/4"x9 1/2" RFPI 20
J5 1 3/4"x11 7/8" RFPI 20
J6 1 3/4"x11 7/8" RFPI 20
J7 1 3/4"x11 7/8" RFPI 20
J8 1 3/4"x11 7/8" RFPI 20
J9 1 3/4"x11 7/8" RFPI 20

‖ INSTALL WEB STIFFENER

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

AREAS:

FIRST FLOOR - 998 SQ. FT.
SECOND FLOOR - 490 SQ. FT.
LIVING AREA - 1,488 SQ. FT.
GARAGE - 385 SQ. FT.
TOTAL - 1,873 SQ. FT.



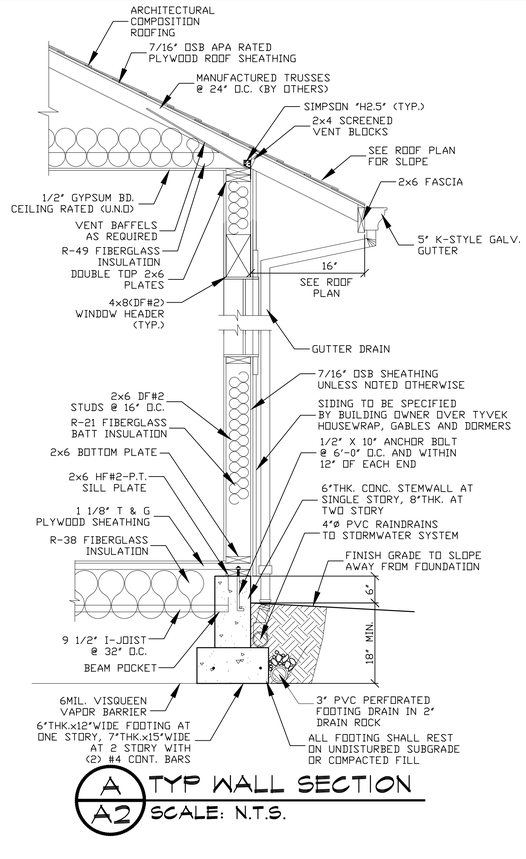
SECOND FLOOR PLAN

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

SEE ENGINEERING CALCULATION PACKAGE FOR DETAILS

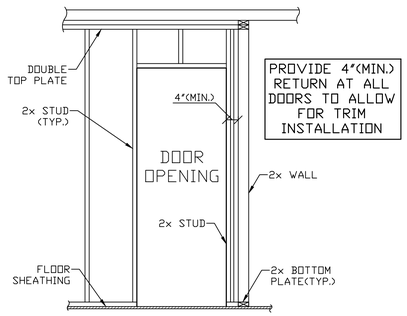
Lateral bracing methods are using 2017 Oregon Residential Specialty Code

SEE SHEET A6 FOR LATERAL BRACING PLAN AND DETAILS



A/A2 TYP WALL SECTION

SCALE: N.T.S.



B/A2 TYPICAL DOOR FRAMING DETAIL

SCALE: 1/2"=1'-0"

SEE ATTACHED ENGINEERING PACKET FOR "ENG" DETAIL CALLOUTS

REV.	DATE	BY	DESCRIPTION
1	01-29-20	MCF	CHANGED MASTER BEDROOM SIDE WINDOWS FROM (3) 2020 FXD TO (1) 6020 FXD, ADDED ENGINEERING CALLOUTS

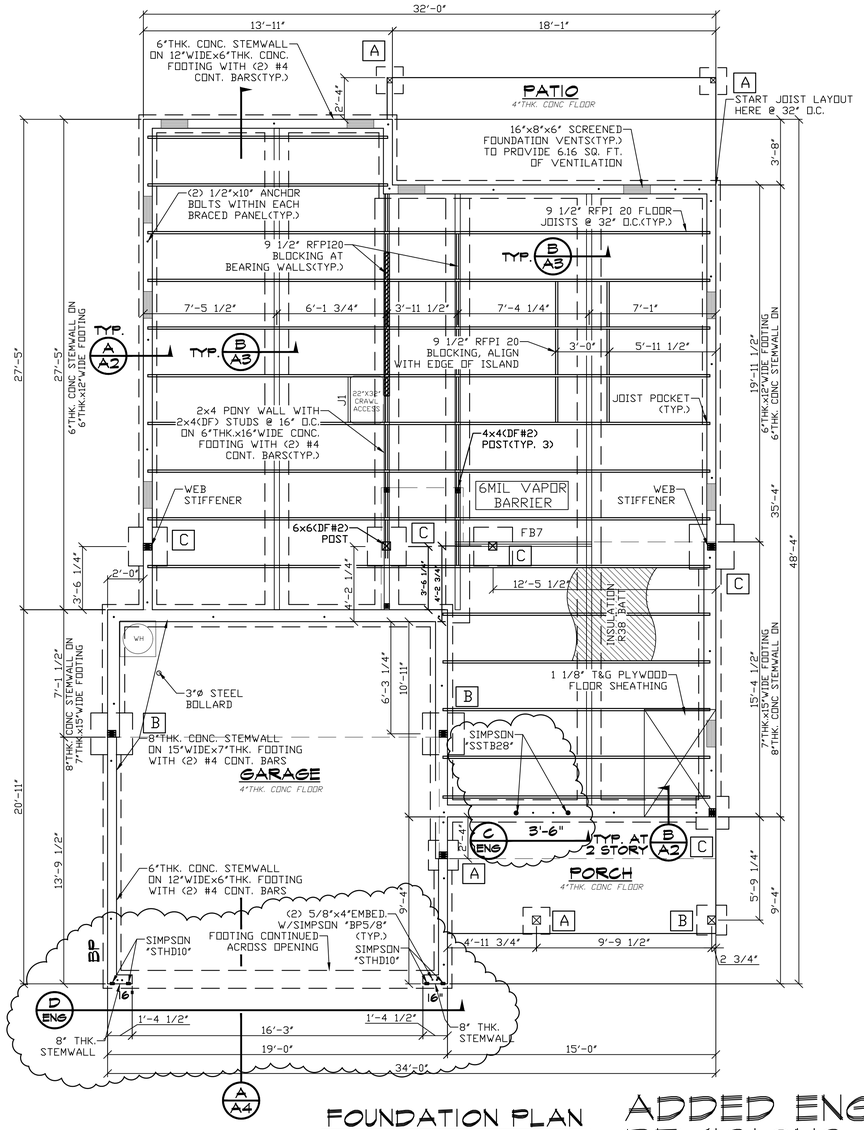
PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

FLOOR PLAN, SECTION AND NOTES

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 2A

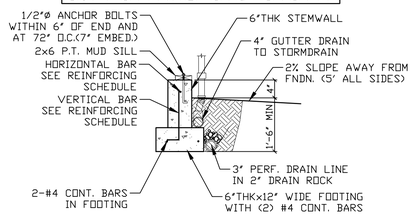
DESIGNED BY: MCF
DRAWN BY: MCF
DATE: 10-21-19
FILE NAME: PLAN 232-1488
DRAWING NO. A2
REV. 1



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

ADDED ENGINEERING REVISIONS

SUPPORTING ONE STORY



A A3 FOOTING DETAIL
SCALE: 1/2"=1'-0"

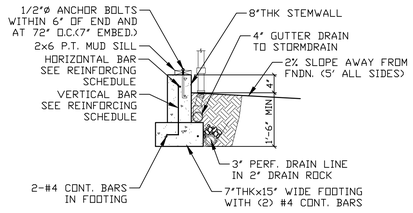
STEMWALL HGT.	VERTICAL REINFORCING.	HORIZONTAL REINFORCING.
0' TO 2'-0"	#4 @ 4'-0" O.C. AND 18" ABOVE FOOTING	1-#4 BAR WITHIN 12" OF TOP OF WALL
2'-0" TO 4'-0"	#4 @ 4'-0" O.C.	#4 @ 24" O.C.

*BACKFILL DEPTH NOT TO EXCEED 24" ABOVE BOTTOM OF FOOTING.

FOOTING SCHEDULE

A	12"THK.x16"SQUARE FOOTING WITH (3) #4 BARS EACH WAY
B	12"THK.x21"SQUARE FOOTING WITH (3) #4 BARS EACH WAY
C	12"THK.x22"SQUARE FOOTING WITH (3) #4 BARS EACH WAY
D	12"THK.x26"SQUARE FOOTING WITH (4) #4 BARS EACH WAY
E	12"THK.x28"SQUARE FOOTING WITH (4) #4 BARS EACH WAY
F	12"THK.x30"SQUARE FOOTING WITH (4) #4 BARS EACH WAY

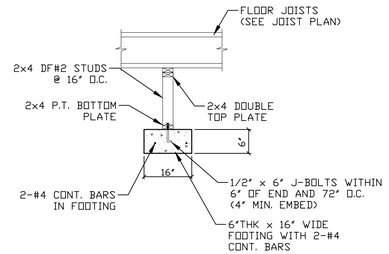
SUPPORTING TWO STORIES



B A3 FOOTING DETAIL
SCALE: 1/2"=1'-0"

STEMWALL HGT.	VERTICAL REINFORCING.	HORIZONTAL REINFORCING.
0' TO 2'-0"	#4 @ 4'-0" O.C. AND 18" ABOVE FOOTING	1-#4 BAR WITHIN 12" OF TOP OF WALL
2'-0" TO 4'-0"	#4 @ 4'-0" O.C.	#4 @ 24" O.C.

*BACKFILL DEPTH NOT TO EXCEED 24" ABOVE BOTTOM OF FOOTING.



C A3 PONY WALL DETAIL
SCALE: 1/2"=1'-0"

REV.	DATE	BY	DESCRIPTION
1	01-29-20	MCF	ADDED ENGINEERING CALLOUTS

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

FOUNDATION PLAN AND DETAILS

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 2A

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	10-21-19
FILE NAME:	PLAN 234-1488
DRAWING NO.	A3
REV.	1

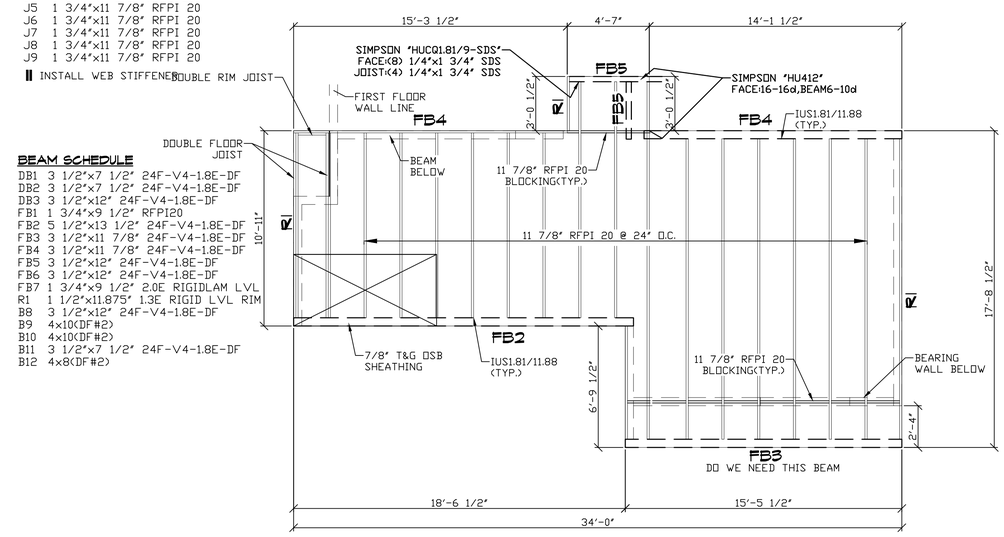
JOIST SCHEDULE

J1	1 3/4"x9 1/2" RFPI 20
J2	1 3/4"x9 1/2" RFPI 20
J3	1 3/4"x9 1/2" RFPI 20
J4	1 3/4"x9 1/2" RFPI 20
J5	1 3/4"x11 7/8" RFPI 20
J6	1 3/4"x11 7/8" RFPI 20
J7	1 3/4"x11 7/8" RFPI 20
J8	1 3/4"x11 7/8" RFPI 20
J9	1 3/4"x11 7/8" RFPI 20

‖ INSTALL WEB STIFFENERS

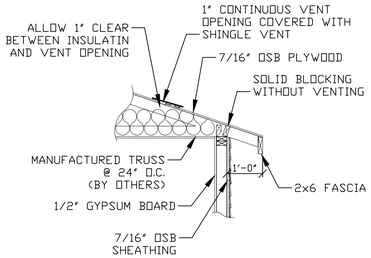
BEAM SCHEDULE

DB1	3 1/2"x7 1/2" 24F-V4-1.8E-DF
DB2	3 1/2"x7 1/2" 24F-V4-1.8E-DF
DB3	3 1/2"x12" 24F-V4-1.8E-DF
FB1	1 3/4"x9 1/2" RFPI20
FB2	5 1/2"x13 1/2" 24F-V4-1.8E-DF
FB3	3 1/2"x11 7/8" 24F-V4-1.8E-DF
FB4	3 1/2"x11 7/8" 24F-V4-1.8E-DF
FB5	3 1/2"x12" 24F-V4-1.8E-DF
FB6	3 1/2"x12" 24F-V4-1.8E-DF
FB7	1 3/4"x9 1/2" 2.0E RIGIDLAM LVL
R1	1 1/2"x11.875" 1.3E RIGID LVL RIM
B8	3 1/2"x12" 24F-V4-1.8E-DF
B9	4x10(DF#2)
B10	4x10(DF#2)
B11	3 1/2"x7 1/2" 24F-V4-1.8E-DF
B12	4x8(DF#2)



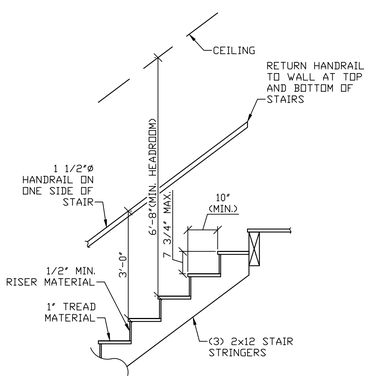
SECOND FLOOR JOIST LAYOUT

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



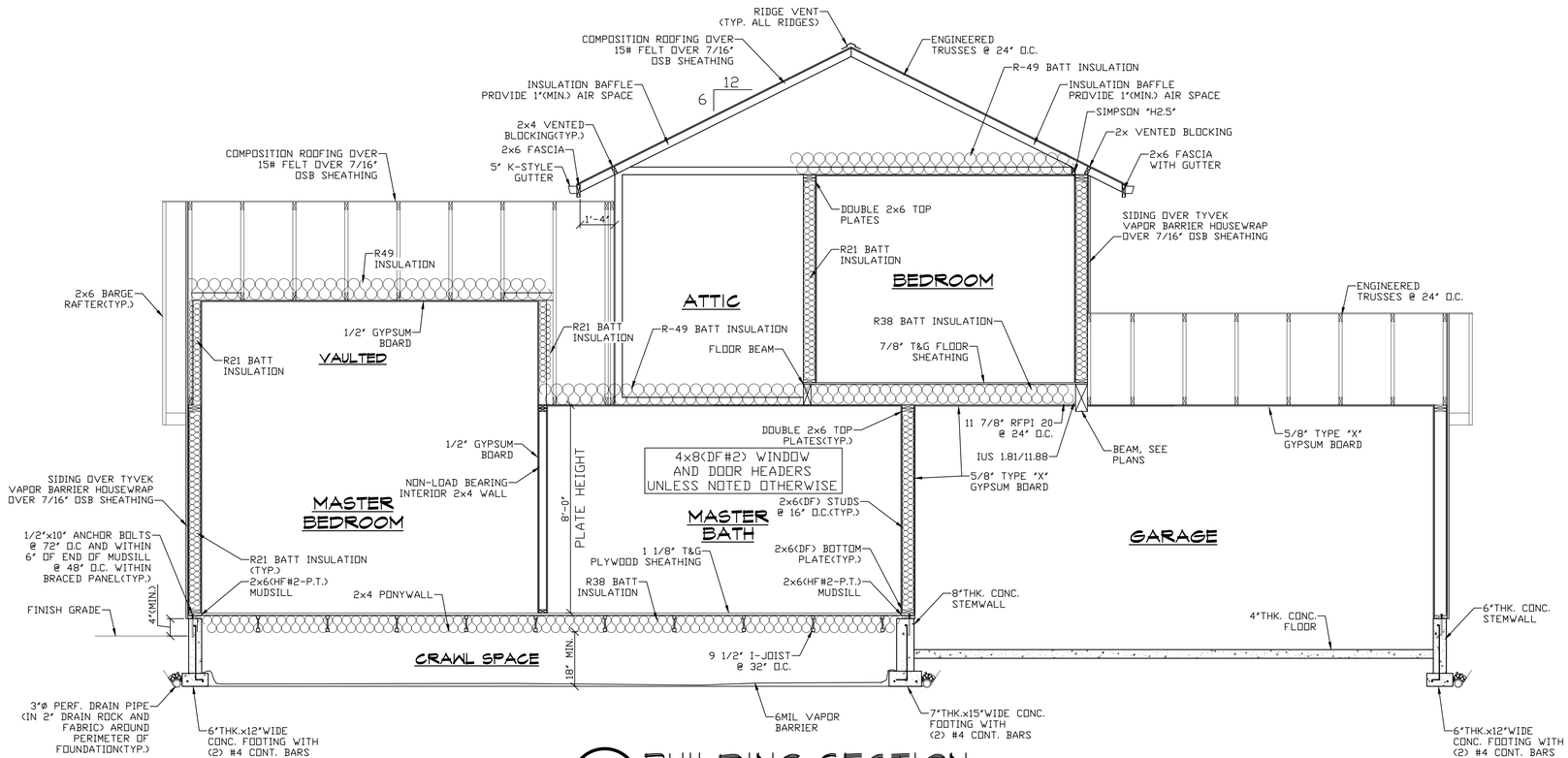
B/A4 PROTECTED EAVES

SCALE: 1/2" = 1'-0"



C/A4 STAIR DETAIL

SCALE: 1/2" = 1'-0"



A/A4 BUILDING SECTION

SCALE: 3/8" = 1'-0"

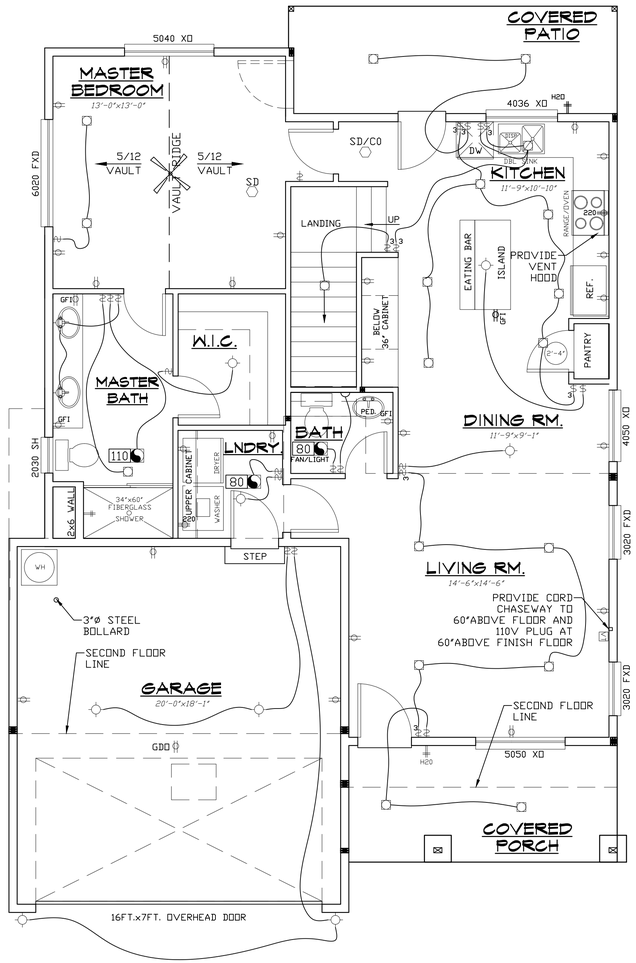
PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

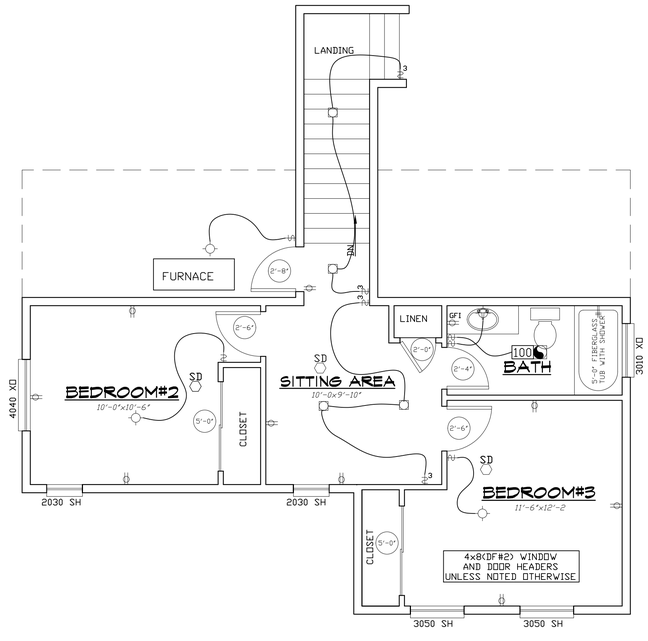
SECOND FLOOR JOIST PLAN,
BUILDING SECTION AND
DETAILS

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 2A

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	10-21-19
FILE NAME:	PLAN 234-1488
DRAWING NO.	A4
REV.	





SECOND FLOOR ELECTRICAL PLAN

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

COMMON ELECTRICAL SYMBOLS

	CEILING MOUNTED LIGHT
	RECESSED LIGHT
	WALL SCONCE
	FAN (NOTE: VENT OUT IF REQUIRED)
	SMOKE DETECTOR (CEILING MOUNT)
GF1	DUPLEX CONVENIENCE OUTLET (WALL MOUNT) 110 VOLTS
	BATHROOM-KITCHEN GROUND-FAULT CIRCUIT-INTERRUPTER 110 VOLTS
H20	HOSE BIB
3	THREE-WAY SWITCH
S	SINGLE-POLE SWITCH
PH	PHONE
TV	TELEVISION OUTLET
DB	DOOR BELL
CHIME	DOOR CHIME
	LIGHT
	CEILING FAN (W/ LIGHT OPTIONAL)
GDO	GARAGE DOOR OPENER

SD — INTERCONNECTED SMOKE DETECTOR

SD/CO — INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

50 — VENTILATION FAN - CFM NOTED

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

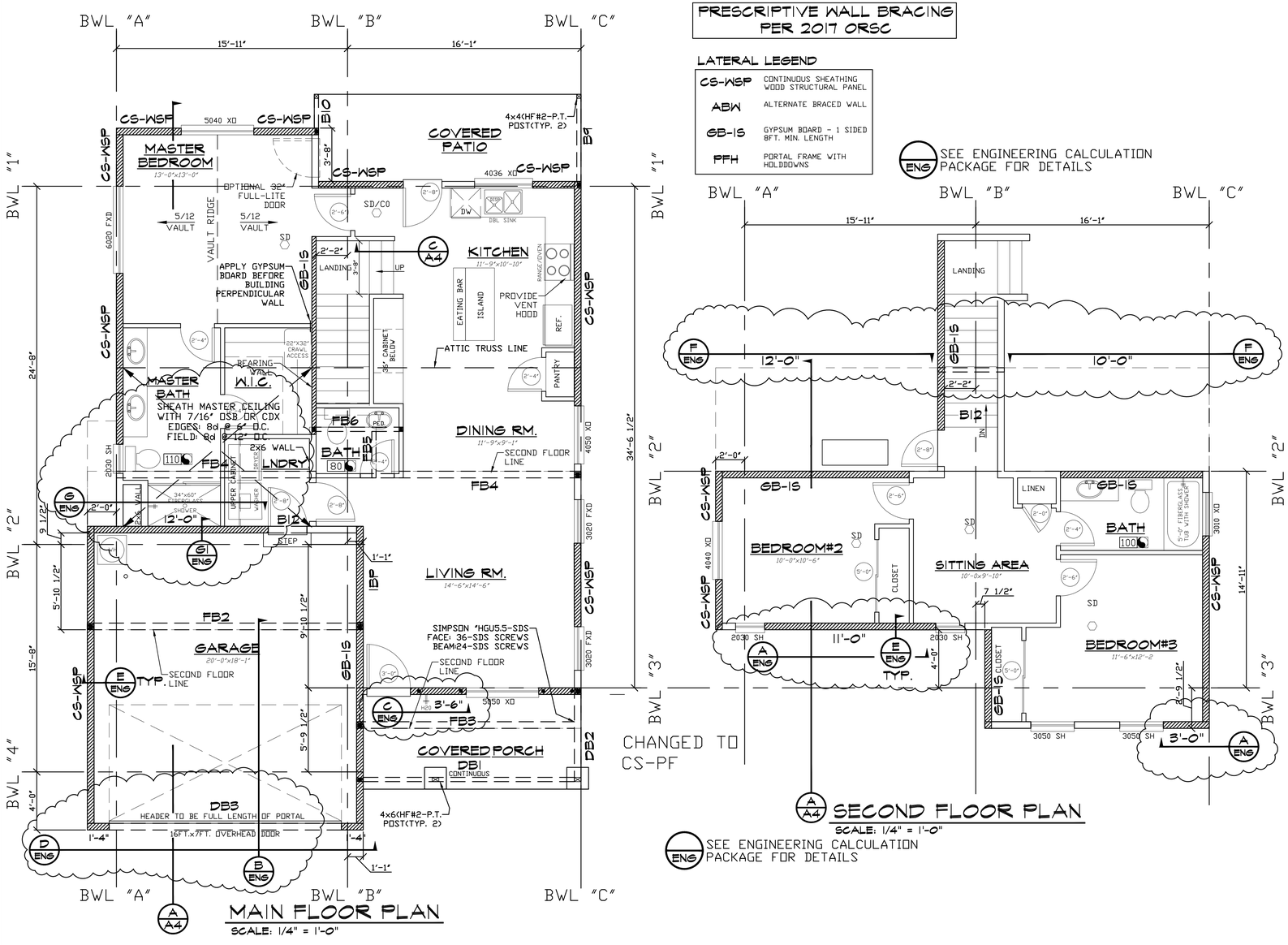
PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

ELECTRICAL LAYOUT

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 2A

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	10-21-19
FILE NAME:	PLAN 234-1488
DRAWING NO.	A5
REV.	



ADDED ENGINEERING REVISIONS

PRESCRIPTIVE BRACING PLANS

BRACED WALL NOTES:

1. SEE FOUNDATION PLAN FOR HOLDDOWN LOCATIONS.
2. SEE WALL PANEL DETAILS FOR REQUIRED BRACING AT EACH WALL/SECTION AND FOR BRACING PROVIDED AT EACH BRACED WALL LINE. ADJUSTMENT FACTORS AND CALCULATIONS PERFORMED USING "STATE OF OREGON PRESCRIPTIVE WALL BRACING CALCULATOR."
3. PER ORSC TABLE R602.10.4 BRACING METHODS:
   - GB: INSTALL 1/2" GYPSUM WALLBOARD WITH 1 1/4" WALLBOARD SCREWS @ 6" O.C. AT EDGES AND 12" O.C. IN FIELD. INCLUDING TOP AND BOTTOM PLATES, FOR NAIL OR SCREW SIZE SEE TABLE R702.3.5, APPLY NAILING AT 4" O.C. ALL EDGES WHERE SPECIFIED.
   - CS-WSP: MINIMUM 3/8" WOOD STRUCTURAL PANEL WITH 6d COMMON NAILS @ 6" O.C AT EDGES AND 12" O.C. IN FIELD. PER IRC SECTION R602.10.4, CONTINUOUS SHEATHING BRACED WALL PANELS. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS NO GABLE END WALLS. BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE METHODS LISTED IN TABLE R602.10.4 DIFFERENT BRACING METHODS, OTHER THAN THOSE LISTED IN TABLE R602.10.4 SHALL NOT BE PERMITTED ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHING
   - PFH: PORTAL FRAME WITH HOLDDOWNS PER FIGURE R602.10.6.2 SEE DETAIL ON THIS SHEET.
   - CS-PF: METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.6.4

SEE ATTACHED ENGINEERING PACKET FOR "ENG" DETAIL CALLOUTS

REV.	DATE	BY	DESCRIPTION
1	01-29-20	MCF	ADDED ENGINEERING CALLOUTS

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

LATERAL BRACING PLAN AND DETAILS

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 2A

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	01-13-19
FILE NAME:	PLAN 234-1488
DRAWING NO.	A6
REV.	1