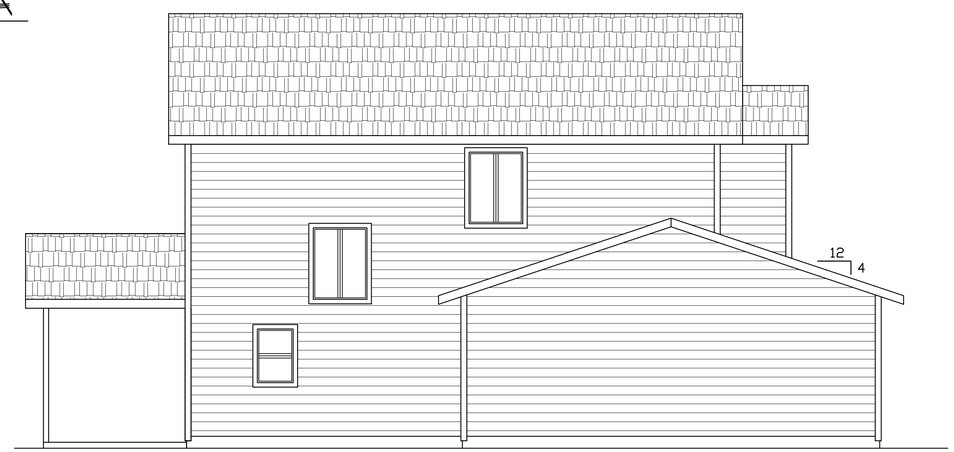
AREAS:

FIRST FLOOR - 698 SQ. FT.
SECOND FLOOR - 893 SQ. FT.
LIVING AREA - 1,591 SQ. FT.
GARAGE - 446 SQ. FT.
TOTAL - 2,037 SQ. FT.

ELEVATION "A"

FRONT ELEVATION

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

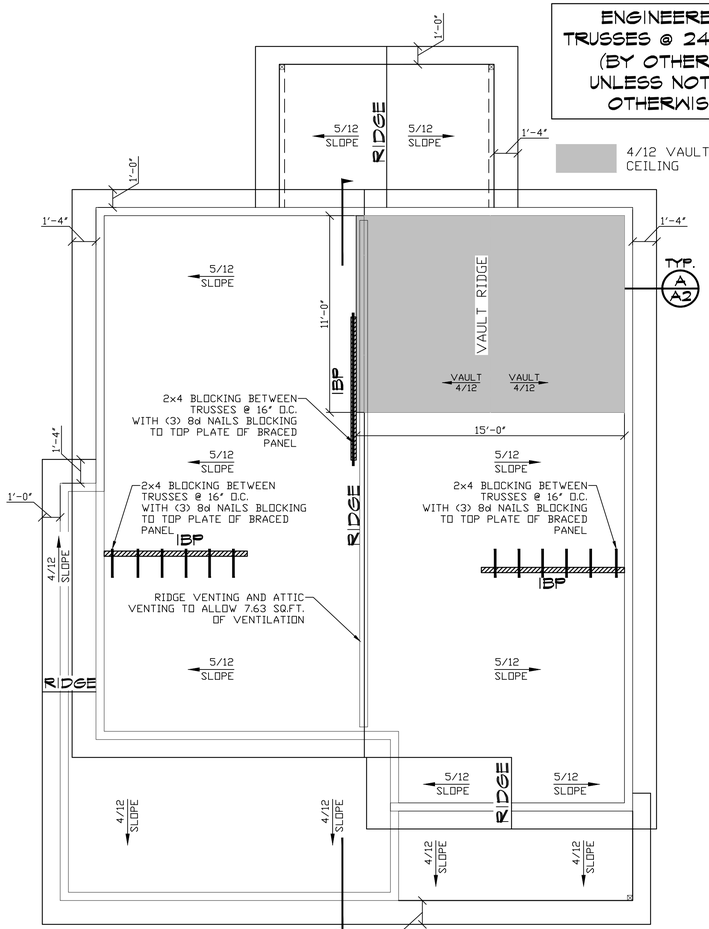


LEFT ELEVATION

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

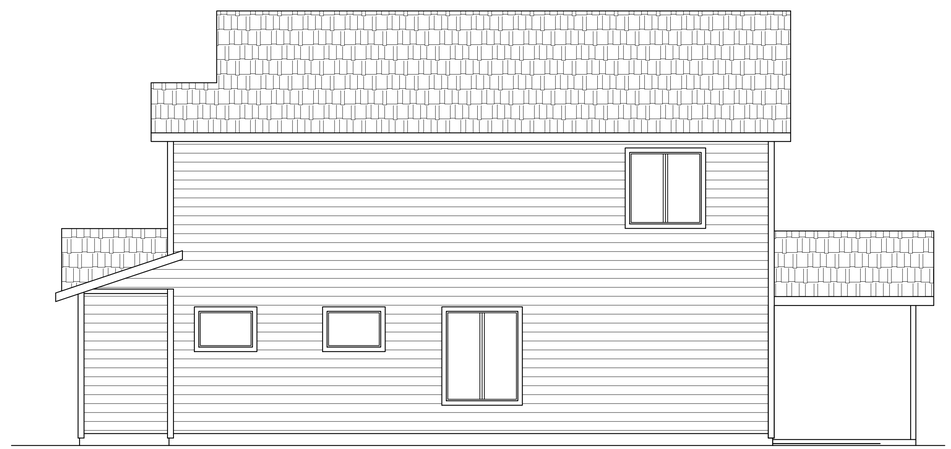
ENGINEERED TRUSSES @ 24" O.C. (BY OTHERS) UNLESS NOTED OTHERWISE

4/12 VAULTED CEILING



ROOF PLAN

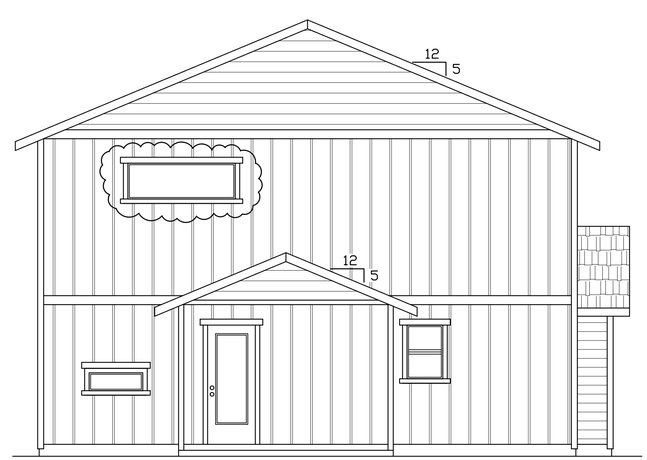
SCALE: 1/4" = 1'-0"



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 m^2, 1 watt per square foot = 10.8 W/m^2.

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.

REV.	DATE	BY	DESCRIPTION
1	12-30-19	MCF	CHANGED MASTER BEDROOM REAR 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

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 3A

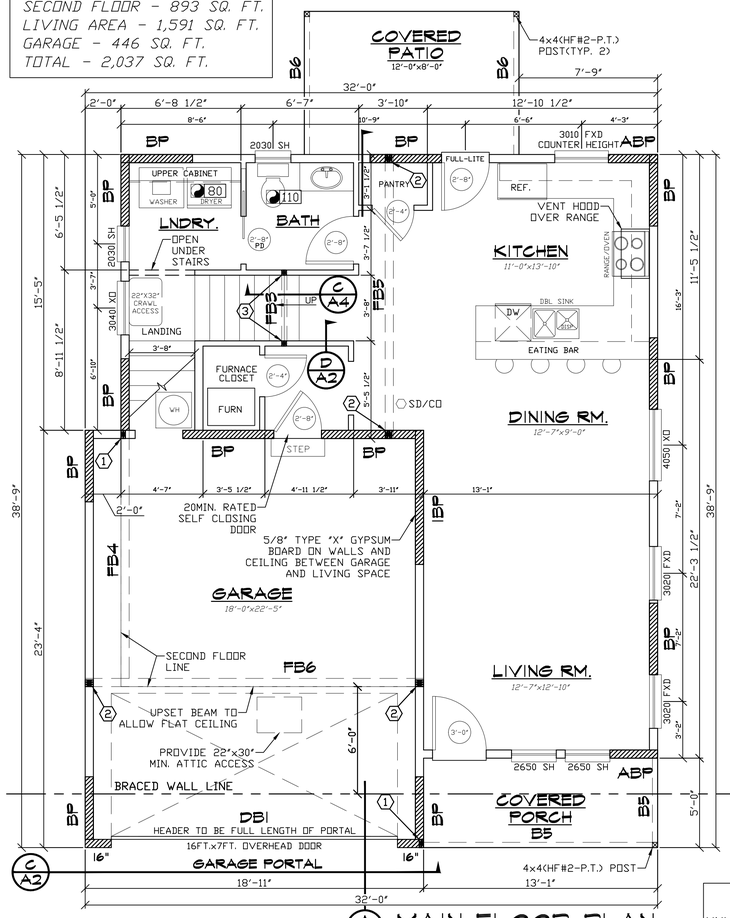
DESIGNED BY: MCF
DRAWN BY: MCF
DATE: 10-21-19
FILE NAME: PLAN 232-1591
DRAWING NO. A
REV.

AREAS:

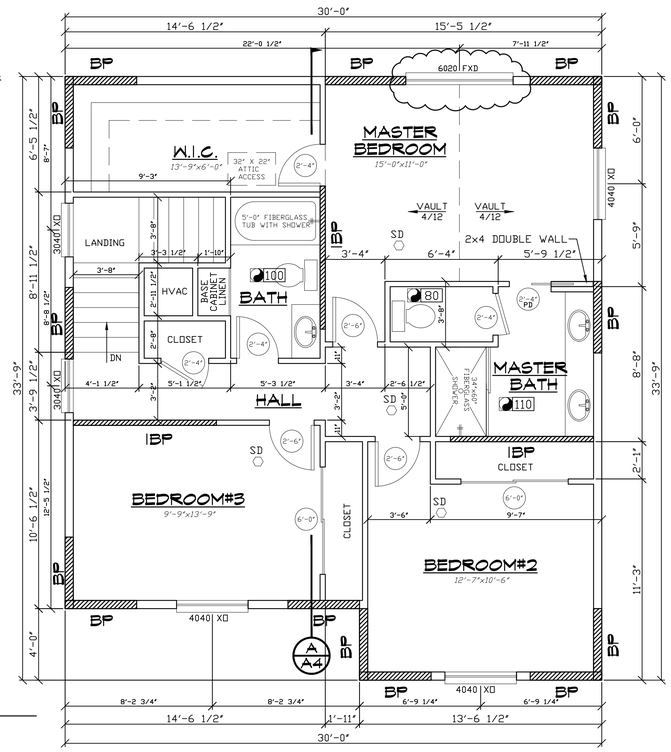
FIRST FLOOR - 698 SQ. FT.
SECOND FLOOR - 893 SQ. FT.
LIVING AREA - 1,591 SQ. FT.
GARAGE - 446 SQ. FT.
TOTAL - 2,037 SQ. FT.

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

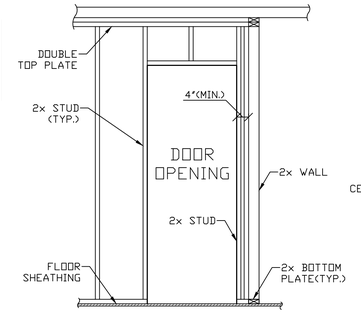
PROVIDE 4"(MIN.) RETURN AT ALL DOORS TO ALLOW FOR TRIM INSTALLATION



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



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



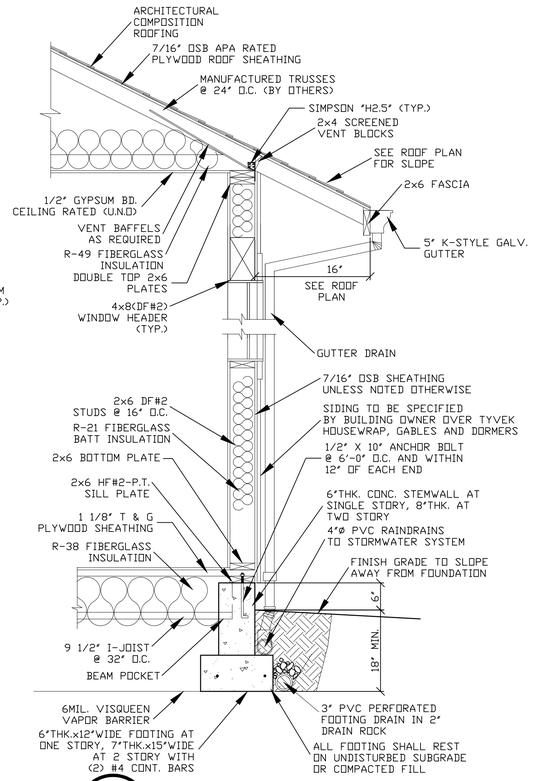
TYPICAL DOOR FRAMING DETAIL
SCALE: 1/2"=1'-0"

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.

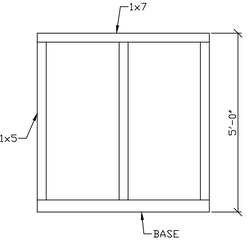
BEAM SCHEDULE

R1	1	1/2"x11 7/8" 1.3E LVL RIM
DB1	3	1/2"x12" 24F-V4 1.8E DF
FB3	1	3/4"x11 7/8" 2.0E RIGIDLAM LVL
FB4	3	1/2"x12" 24F-V4 1.8E DF
FB5	6	3/4"x12" 24F-V4 1.8E DF
FB6	5	1/2"x15" 24F-V4 1.8E DF
FB7	1	3/4"x11 7/8" 2.0E RIGIDLAM LVL
FB8	1	3/4"x11 7/8" RFPI 20
FB9	1	3/4"x11 7/8" RFPI 20
B5		4x8(DF#2)
B6		4x8(DF#2)

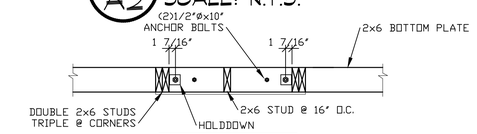
SD — INTERCONNECTED SMOKE DETECTOR
SD/CO — INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
50 — VENTILATION FAN - CFM NOTED



TYP WALL SECTION
SCALE: N.T.S.

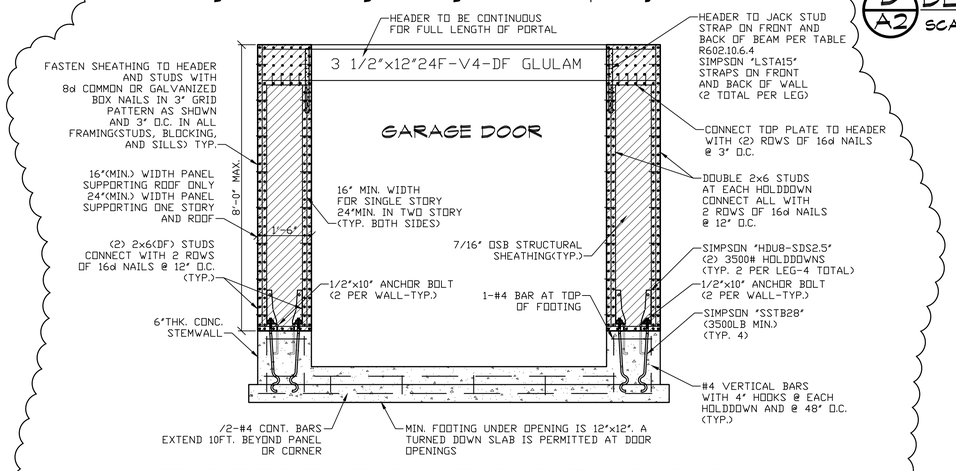


DECORATIVE WALL
SCALE: 1/2" = 1'-0"



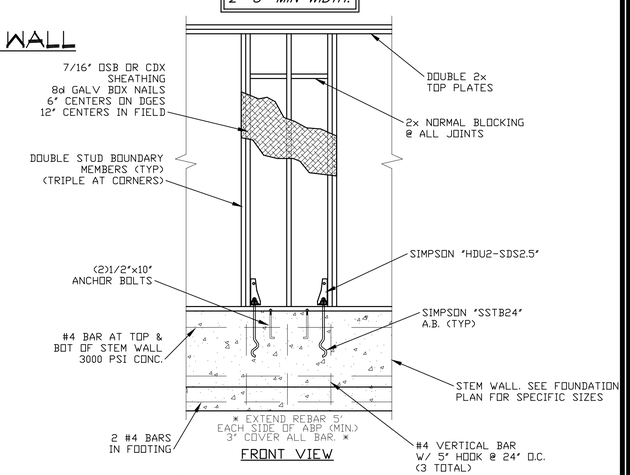
4x8(DF#2) WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE

Lateral bracing methods are using 2017 Oregon Residential Specialty Code



PRESCRIPTIVE PORTAL FRAME CONSTRUCTION TO BE COMPLIANT WITH 2017 ORSC FIGURE R602.10.6.2 METHOD PFH: PORTAL FRME WITH HOLDDOWS

PRESCRIPTIVE GARAGE PORTAL FRAME W/HOLDDOWNS
SCALE: 1/2" = 1'-0"



ALTERNATIVE BRACE PANEL (ABP)
1ST OF 2 STORIES INSTALLATION
SCALE: 3/8" = 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 common 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.

REV.	DATE	BY	DESCRIPTION
1	12-30-19	MCF	CHANGED MASTER BEDROOM REAR WINDOWS FROM (3) 2020 FXD TO (1) 6020 FXD AND UPDATED GARAGE PORTAL FRAME DETAIL

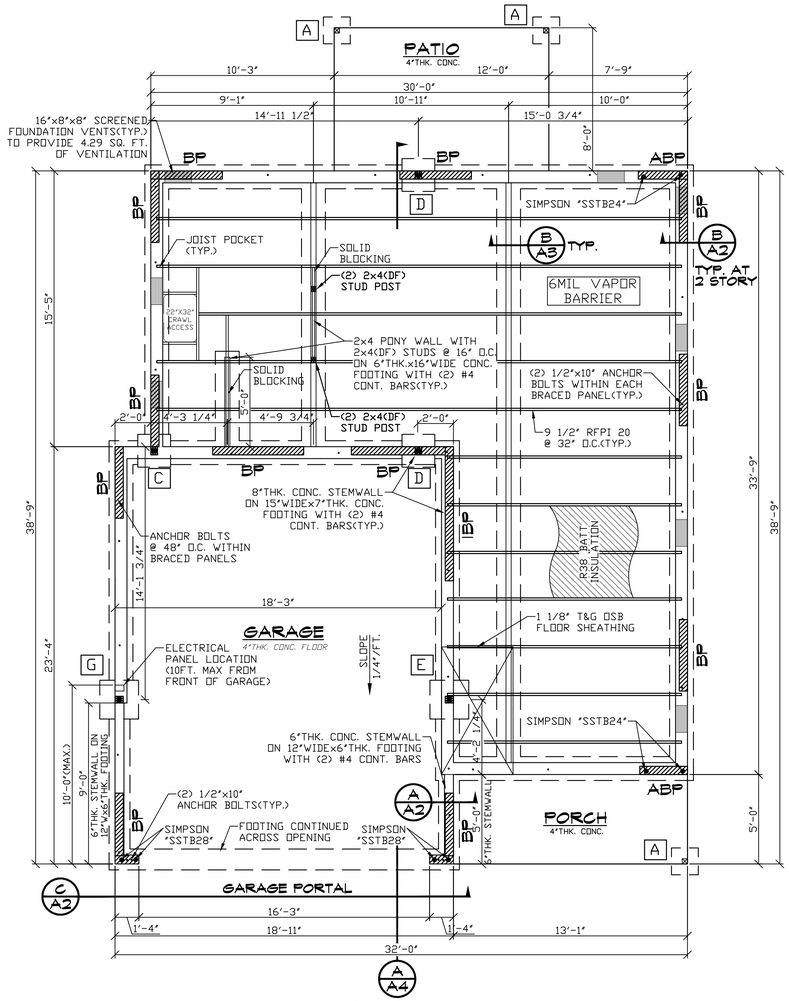
PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

FLOOR PLANS, SECTION AND NOTES

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 3A

DESIGNED BY: MCF
DRAWN BY: MCF
DATE: 10-21-19
FILE NAME: PLAN 232-1591
DRAWING NO. A2
REV. 1



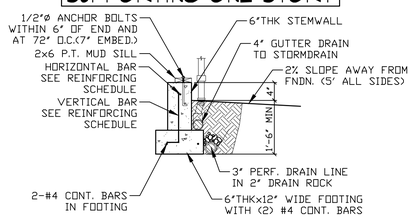
FOUNDATION PLAN

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

FOOTING SCHEDULE

A	12"THK.x16"SQUARE FOOTING WITH (3) #4 BARS EACH WAY
B	12"THK.x20"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
G	12"THK.x32"SQUARE FOOTING WITH (5) #4 BARS EACH WAY

SUPPORTING ONE STORY



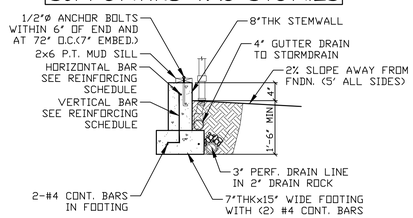
A/A3 FOOTING DETAIL

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.

SUPPORTING TWO STORIES

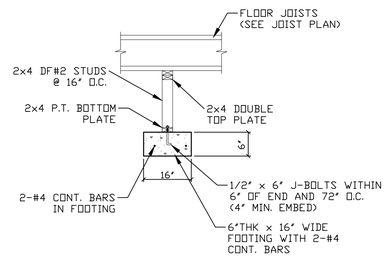


B/A3 FOOTING DETAIL

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"

PRECISION DESIGN

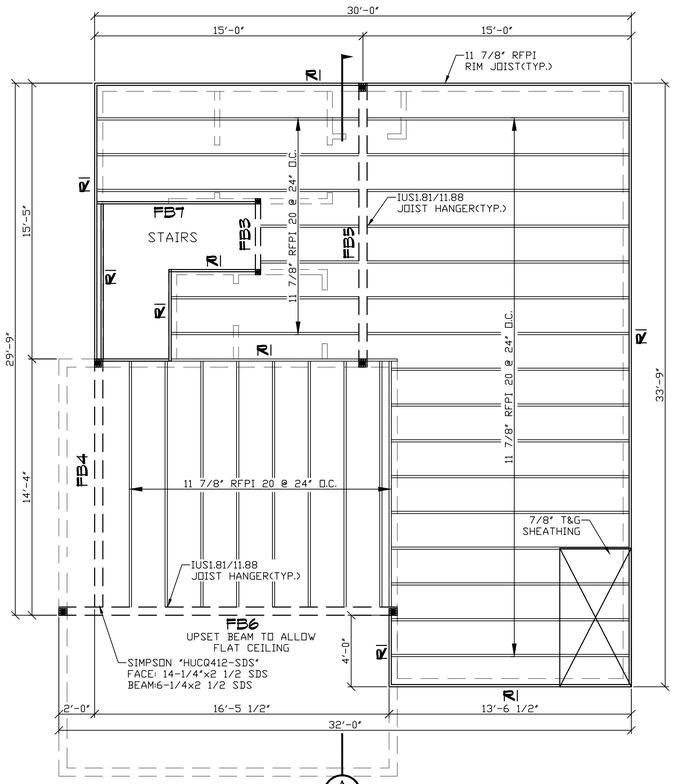
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

FOUNDATION PLAN AND DETAILS

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 3A

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	10-21-19
FILE NAME:	PLAN 232-1591
DRAWING NO.	A3
REV.	

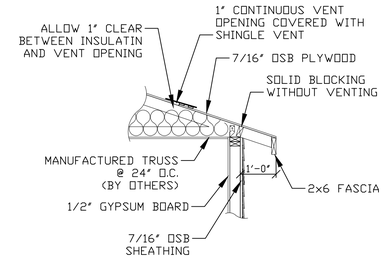


SECOND FLOOR JOIST LAYOUT

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

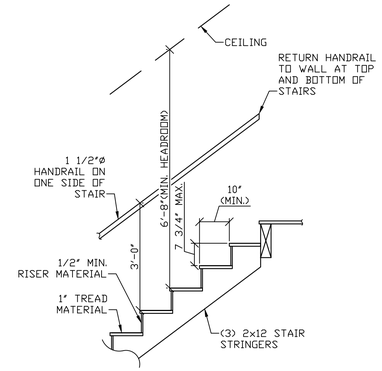
BEAM SCHEDULE

R1 1 1/2"x11 7/8" 1.3E LVL RIM
DB1 3 1/2"x12" 24F-V4 1.8E DF
FB3 1 3/4"x11 7/8" 2.0E RIGIDLAM LVL
FB4 3 1/2"x12" 24F-V4 1.8E DF
FB5 6 3/4"x12" 24F-V4 1.8E DF
FB6 5 1/2"x15" 24F-V4 1.8E DF
FB7 1 3/4"x11 7/8" 2.0E RIGIDLAM LVL
FB8 1 3/4"x11 7/8" RFPI 20
FB9 1 3/4"x11 7/8" RFPI 20
B5 4x8(DF#2)
B6 4x8(DF#2)



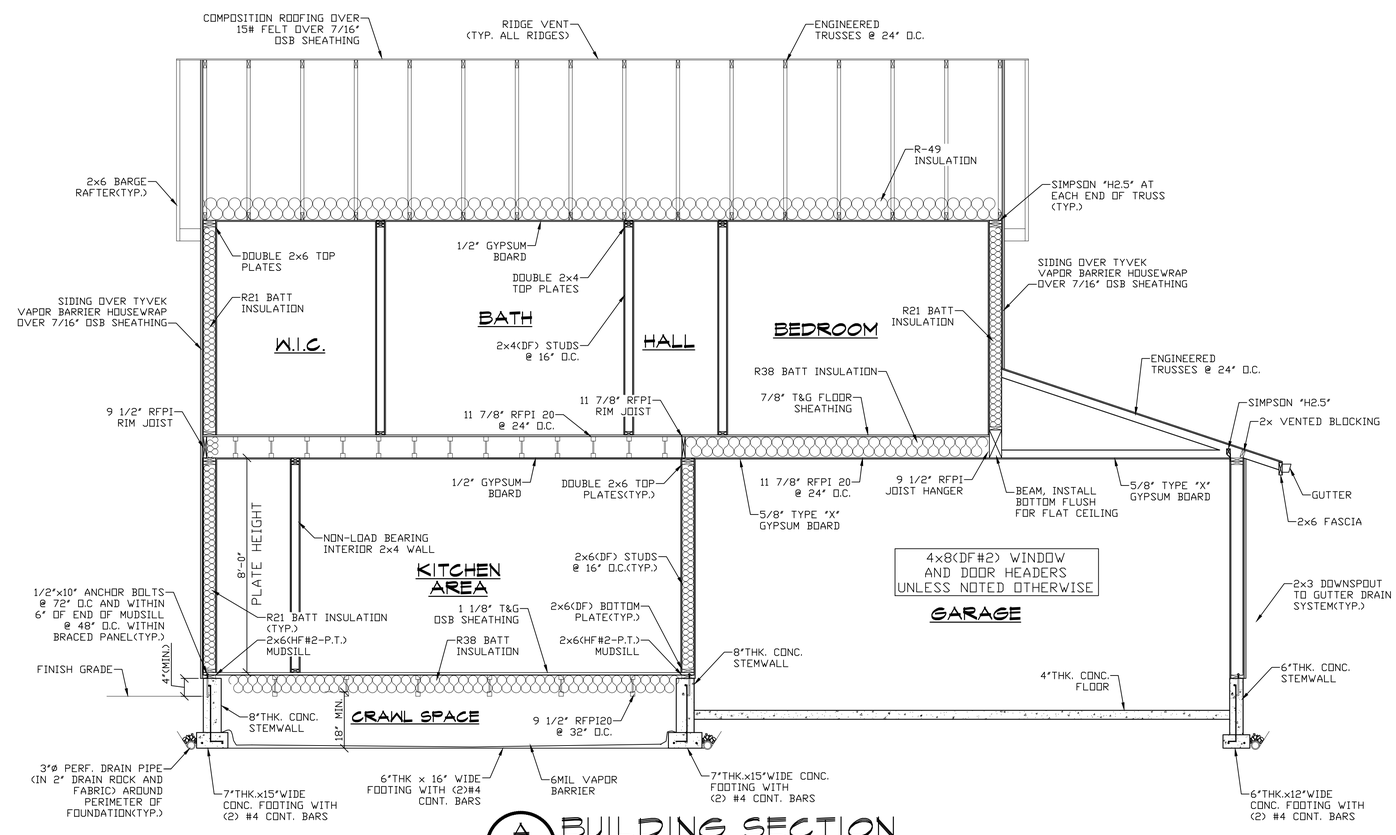
B A4 PROTECTED EAVES

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



C A4 STAIR DETAIL

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



A A4 BUILDING SECTION

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

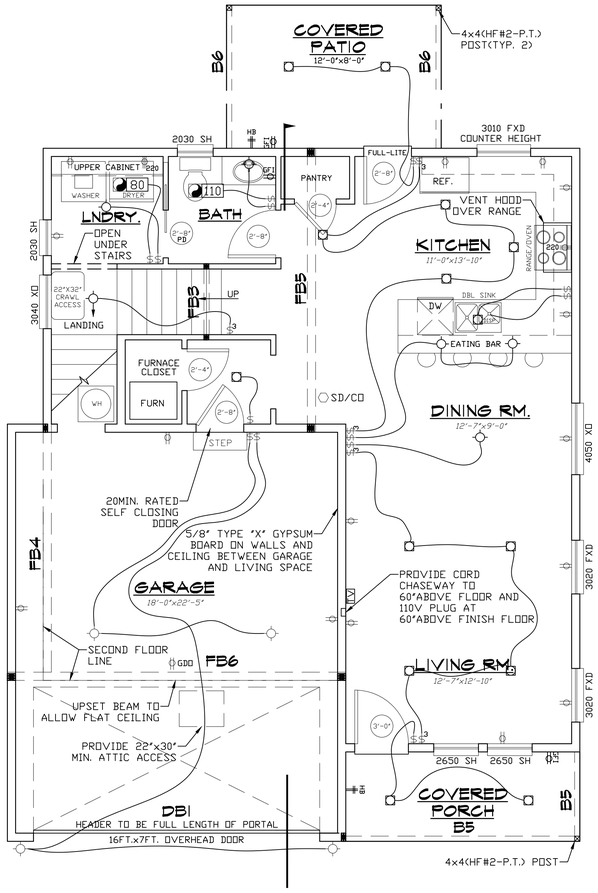
PRECISION DESIGN

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

ROOF PLAN
AND BUILDING SECTION

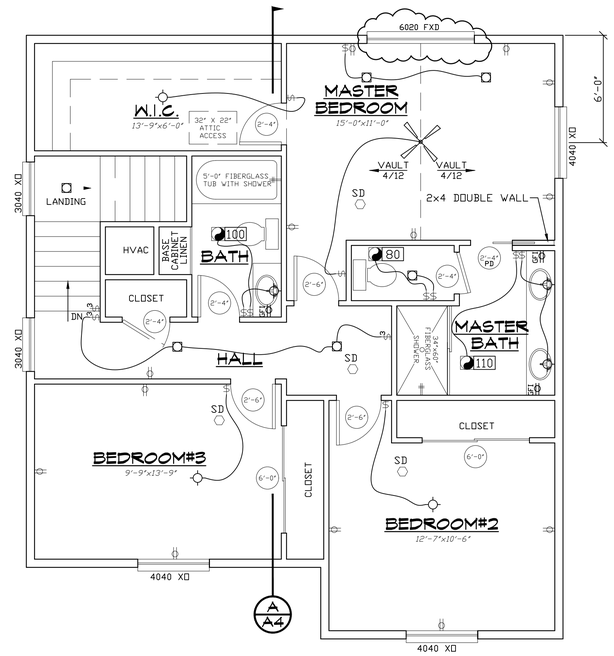
STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLEGATE CROSSING

PLAN 3A	
DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	10-21-19
FILE NAME:	PLAN 232-1591
DRAWING NO.	REV.
A4	



A/A4 MAIN FLOOR PLAN

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



SECOND FLOOR PLAN

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

4x8(DF#2) WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE

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
- GF1 BATHROOM-KITCHEN GROUND-FAULT CIRCUIT-INTERRUPTER 110 VOLTS
- H2O HOSE BIB
- 3 THREE-WAY SWITCH
- SINGLE-POLE SWITCH
- PHN PHONE
- TV TELEVISION OUTLET
- DB DOOR BELL
- CHIME DOOR CHIME
- LIGHT
- CEILING FAN (W/ LIGHT OPTIONAL)
- GD 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 REAR WINDOWS FROM (3) 2020 FXD 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 3A

DESIGNED BY: MCF
DRAWN BY: MCF
DATE: 10-21-19
FILE NAME: PLAN 232-1591
DRAWING NO. A5
REV. 1