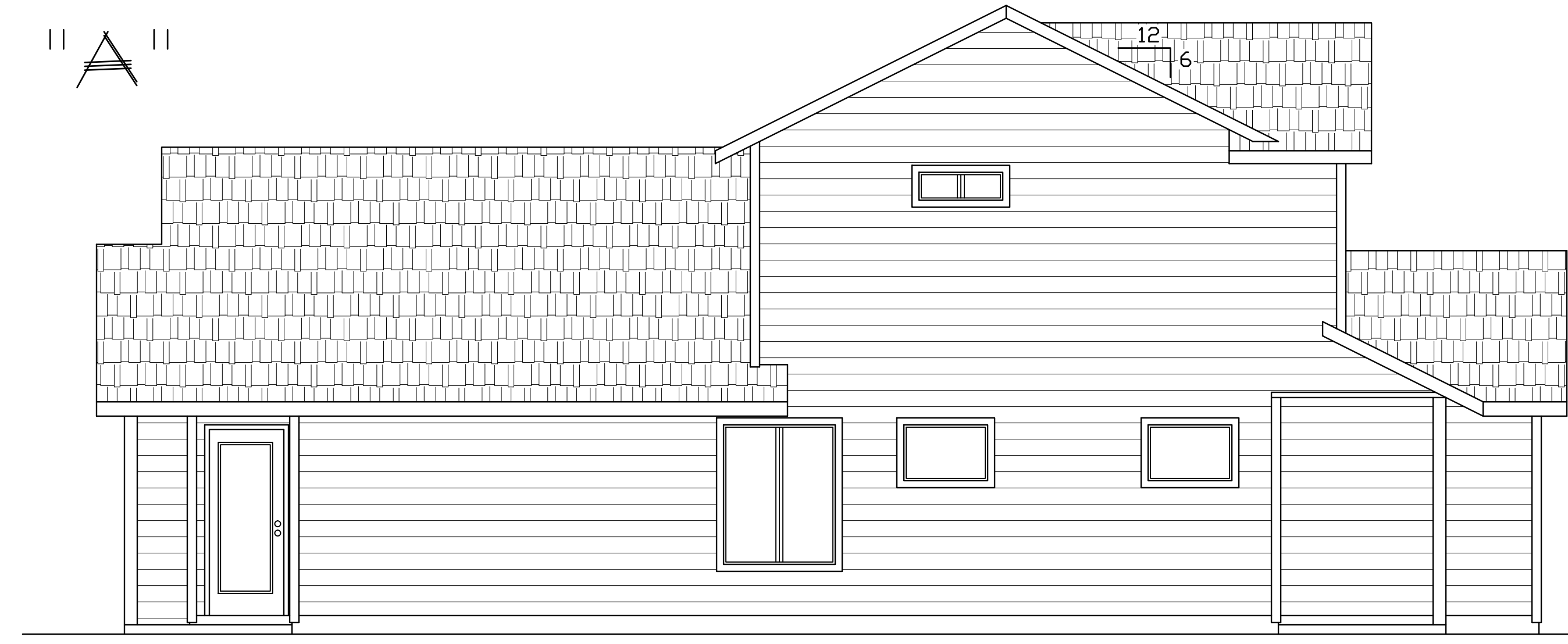
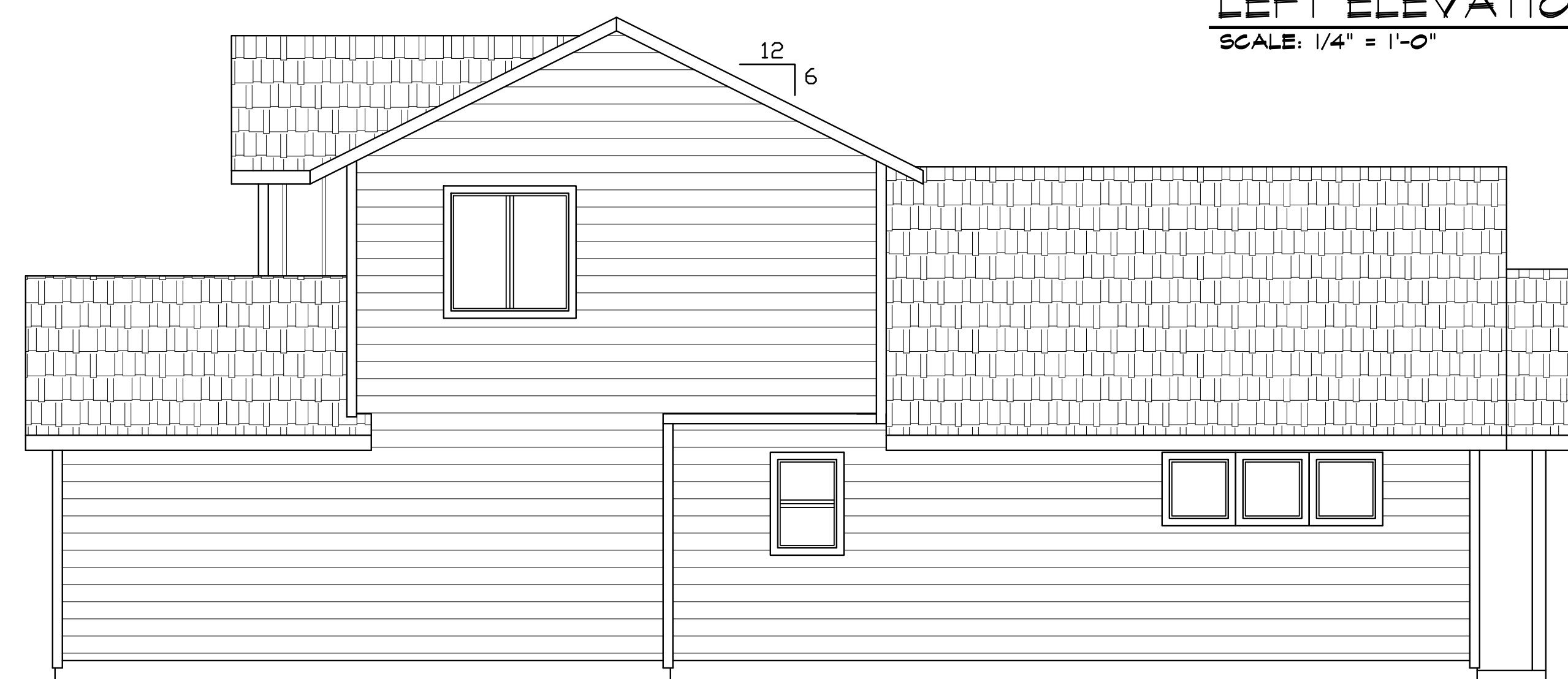


ELEVATION "A"

AREAS:
 FIRST FLOOR - 998 SQ. FT.
 SECOND FLOOR - 488 SQ. FT.
 LIVING AREA - 1,486 SQ. FT.
 GARAGE - 385 SQ. FT.
 TOTAL - 1,871 SQ. FT.



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

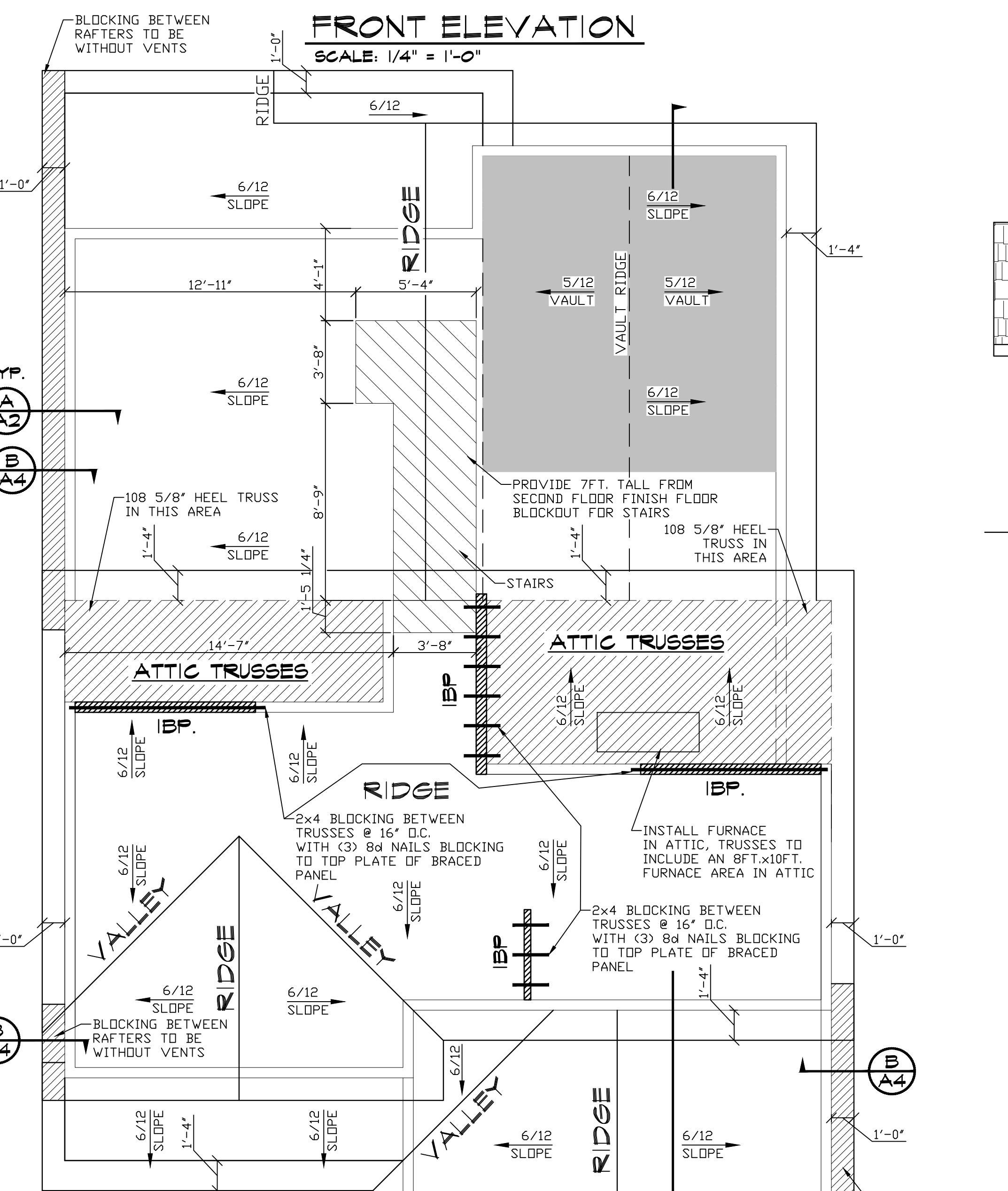


RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

PROVIDE RADON MITIGATION MEASURES PER ORSC AF103.5



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



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

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

ELEVATION "A"

5/12 VAULTED CEILING

CHAPTER II - ENERGY EFFICIENCY

TABLE N1101.1(2) ADDITIONAL MEASURES

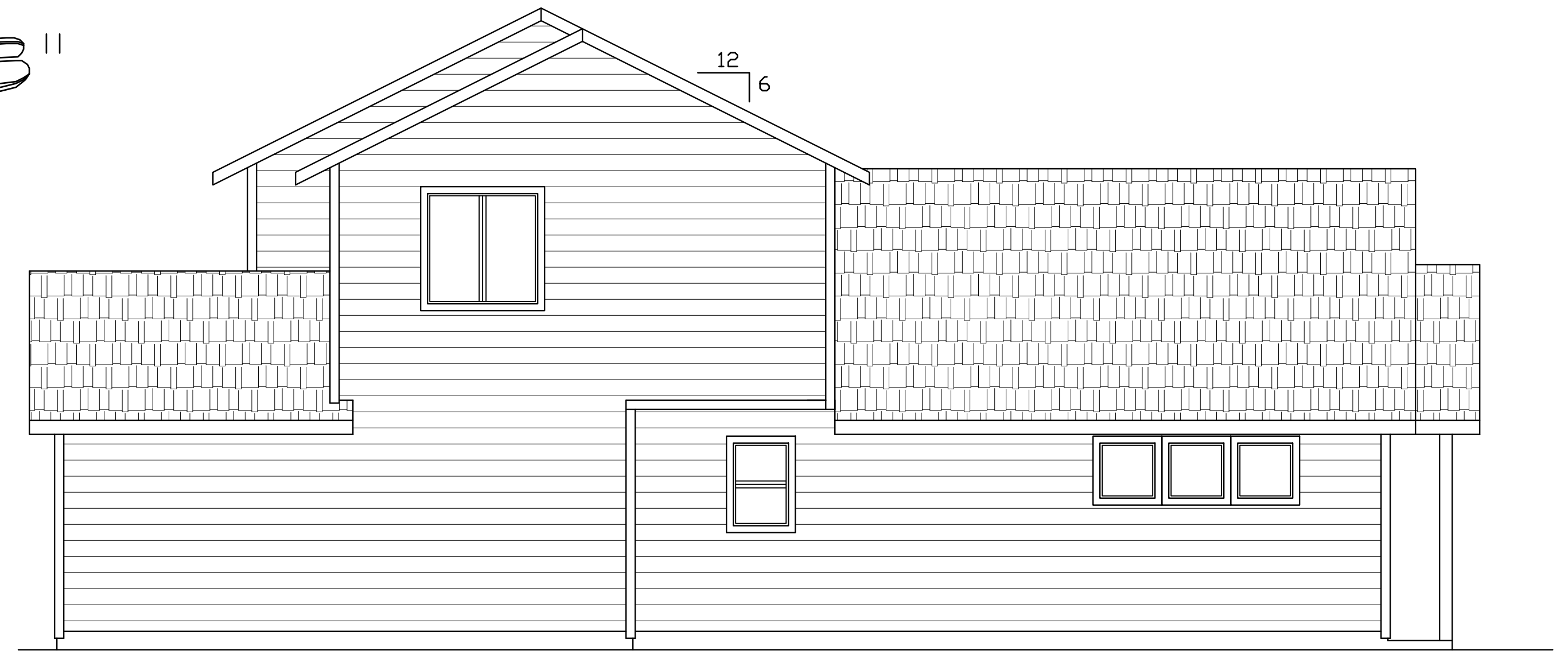
Item	Requirement	Compliance
1	High-efficiency walls and windows: Exterior walls-U-0.047/R-19-5 (insulation sheathing)SIPS, and one of the following options: Windows - Max 15 percent of conditioned area, or Windows - U-0.30	<input type="checkbox"/>
2	High-efficiency envelope: Exterior walls - U-0.058/R-21 Intermediate framing, and Vaulted ceilings - U-0.033/R-30A ^a , and Flat ceilings - U-0.025/R-49, and Furred floors - U-0.025/R-38, and Windows - U-0.30, and Doors - All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficiency lamps or Conservation Measure D and E	<input checked="" type="checkbox"/>
3	High-efficiency ceiling, window and duct sealing (Cannot be used with Conservation Measure E) Vaulted ceilings - U-0.033/R-30A ^a , and Flat ceiling - U-0.025/R-49, and Windows - U-0.30, and Performance tested duct systems ^b	<input type="checkbox"/>
4	High-efficiency thermal envelope UA: Proposed UA is 15 percent lower than the Code UA when calculated in Table N1104.1(1)	<input type="checkbox"/>
5	Building tightness testing, ventilation and duct sealing: A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling must be tested with a blower door and found to exhibit no more than 1.60 air changes per hour ^c and 2. Performance tested duct systems ^b	<input type="checkbox"/>
6	Duct tested HVAC systems within conditioned space: (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope ^d	<input type="checkbox"/>
A	High-efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90 percent a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0	<input type="checkbox"/>
B	Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ^d	<input type="checkbox"/>
C	Ductless heat pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit must not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) must be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP	<input type="checkbox"/>
D	High-efficiency water heating and lighting: Natural gas propane, on-demand water heating with minimum EF of 0.80, or heat pump water heater with minimum EF of 1.8 (northern climate) and a minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2 ^e	<input checked="" type="checkbox"/>
E	Energy management device and duct sealing: Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems ^b , and A minimum 75 percent of permanently installed lighting fixtures as high efficiency lamps	<input type="checkbox"/>
F	Solar photovoltaic: Minimum 1 watt/sq. ft. conditioned floor space ^f	<input type="checkbox"/>
G	Solar water heating: Minimum of 40 ft ² of gross collector area ^g	<input type="checkbox"/>

For SE 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
 a. Furnaces located within the building envelope must have sealed combustion air installed. Combustion air must be ducted directly from the outdoors.
 b. Documentation of Performance Tested Ductwork shall be submitted to the building official upon completion of work. This work shall be performed by a technician certified by the Performance Tested Comfort System (PTCS) program administered by the Bonneville Power Administration (BPA). Documentation shall be provided that work demonstrates conformance to PTCS duct performance standards.
 c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficiency lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirements.
 d. A - Advanced frame construction, which must provide full required ceiling insulation value to the outside of exterior walls.
 e. The maximum vaulted ceiling surface area must be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.025.
 f. Building tightness test must be conducted with a blower door approximating the dwelling 50 Percent from ambient conditions. Documentation of blower door test must be submitted to the Building Official upon completion of work.
 g. Solar electric system size must include documentation indicating that Total Solar Resource Fraction is not less than 73 percent.
 h. Solar water heating pumps must be Solar Rating and Certification Corporation (SRCC) Standard OG-3000 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 73 percent.
 i. A total of 5 percent of an HVAC systems ductwork must be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space must have insulation installed as required in the code.

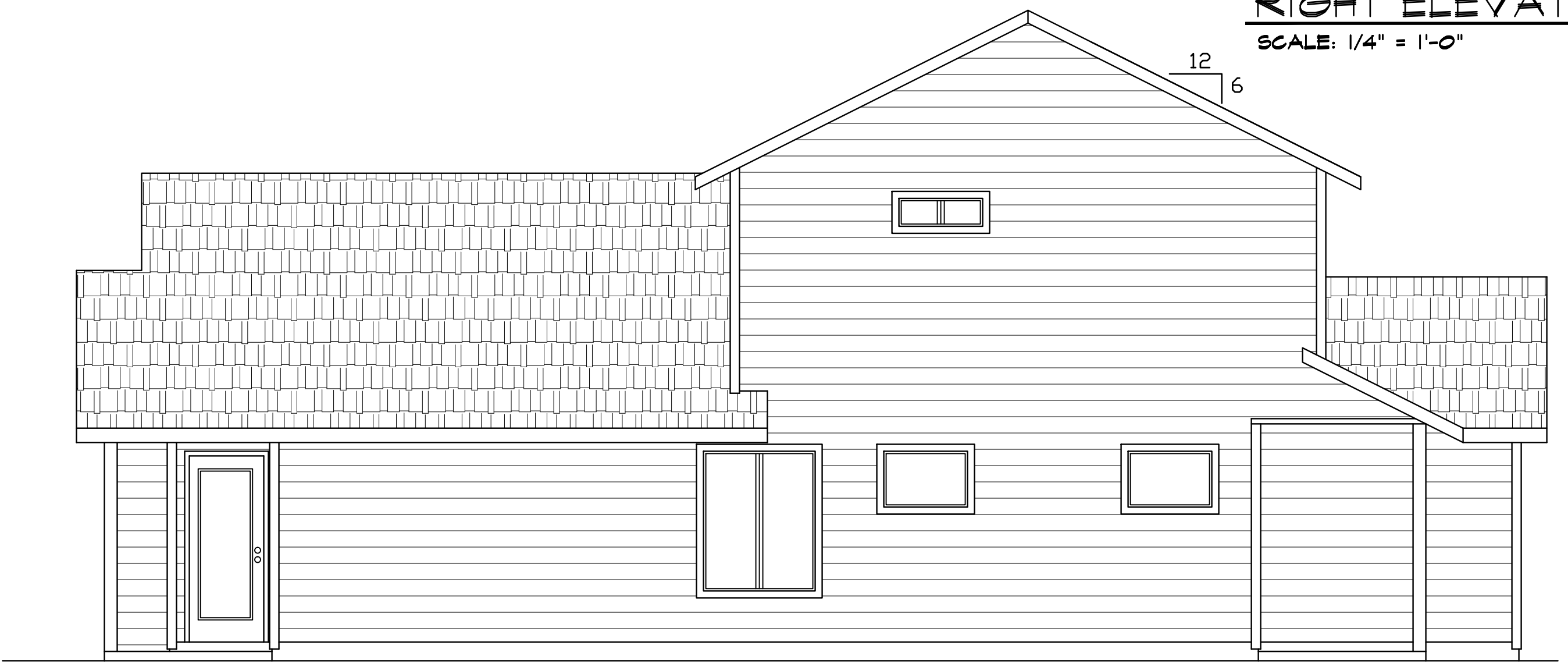


ELEVATION "B"

AREAS:
 FIRST FLOOR - 998 SQ. FT.
 SECOND FLOOR - 488 SQ. FT.
 LIVING AREA - 1,486 SQ. FT.
 GARAGE - 385 SQ. FT.
 TOTAL - 1,871 SQ. FT.

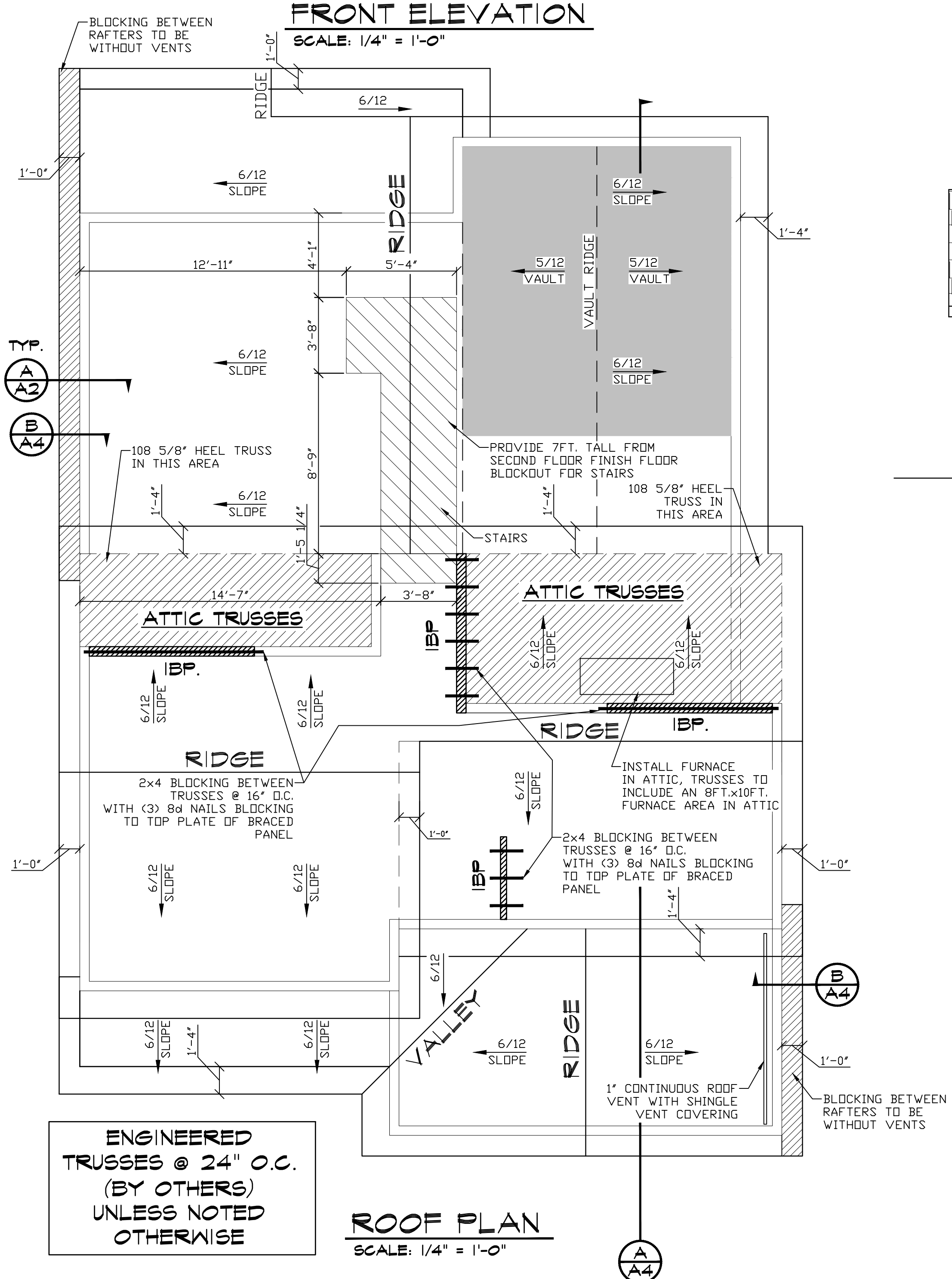


RIGHT ELEVATION



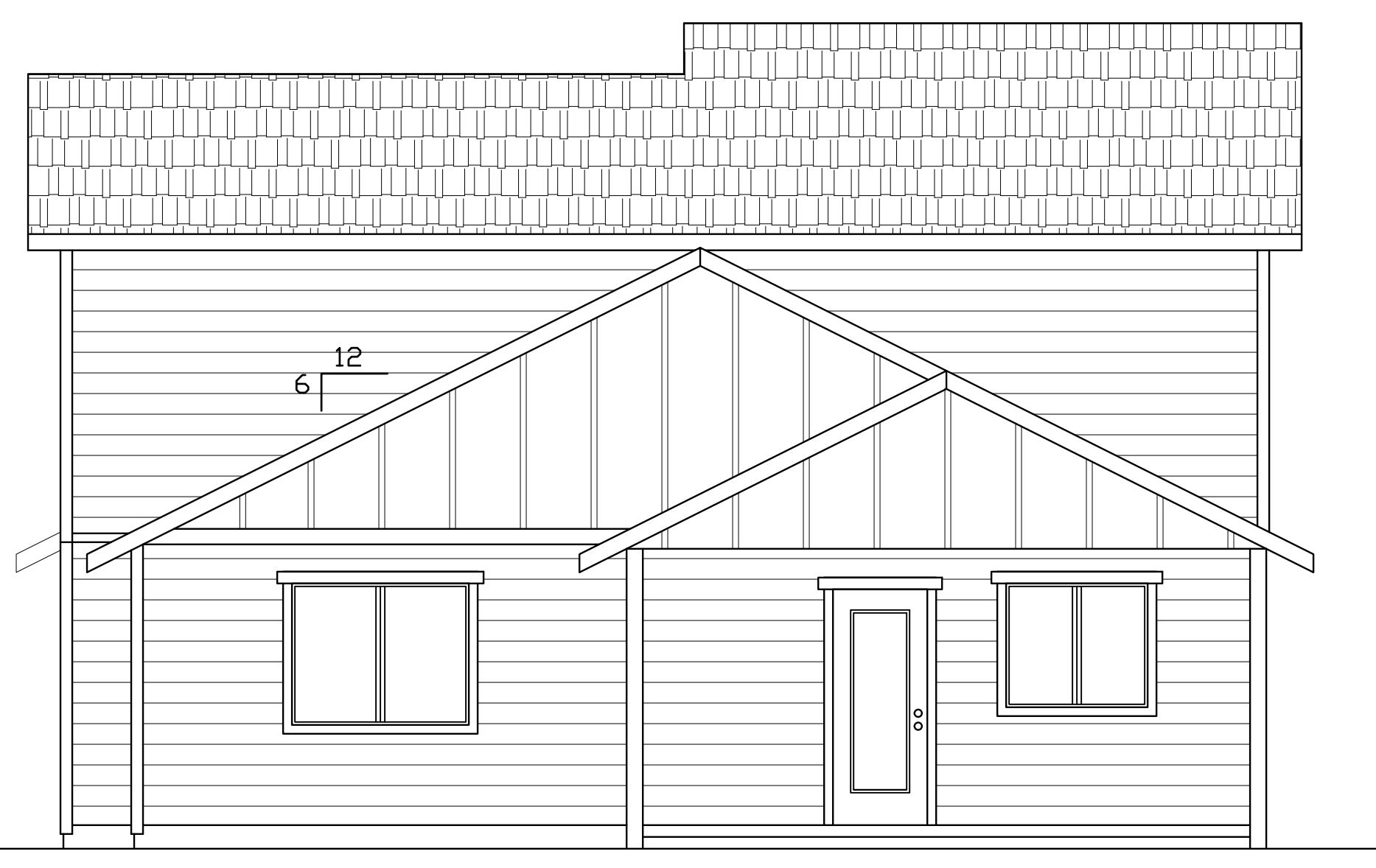
LEFT ELEVATION

PROVIDE RADON MITIGATION MEASURES PER ORSC AF103.5



ROOF PLAN

ELEVATION "B"



REAR ELEVATION

CHAPTER II - ENERGY EFFICIENCY

TABLE N1101.1(2) ADDITIONAL MEASURES

Item	Measure
<input type="checkbox"/>	High-efficiency walls and windows: Exterior walls-U-0.047R-19-5 (insulation sheathing)SIPS, and one of the following options: <input type="checkbox"/> Windows - Max 15 percent of conditioned area, or <input type="checkbox"/> Windows - U-0.30
<input checked="" type="checkbox"/>	High-efficiency envelope: Exterior walls - U-0.058R-21 Intermediate framing, and Vaulted ceilings - U-0.033R-30A ⁴ , and Flat ceilings - U-0.025R-49, and Framed floors - U-0.025R-38, and Windows - U-0.30, and <input type="checkbox"/> Doors - All doors U-0.20, or <input type="checkbox"/> Additional 15 percent of permanently installed lighting fixtures as high-efficiency lamps or <input type="checkbox"/> Conservation Measure D and E.
<input type="checkbox"/>	High-efficiency ceiling, window and duct sealing (Cannot be used with Conservation Measure E) Vaulted ceilings - U-0.033R-30A ⁴ , and Flat ceiling - U-0.025R-49, and Windows - U-0.30, and Performance tested duct systems ⁶
<input type="checkbox"/>	High-efficiency thermal envelope UA: Proposed UA is 15 percent lower than the Code UA when calculated in Table N1104.1(1)
<input type="checkbox"/>	Building tightness testing, ventilation and duct sealing: A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling must be tested with a blower door and found to exhibit no more than <input type="checkbox"/> 1.60 air changes per hour ⁷ and <input type="checkbox"/> 2. Performance tested duct systems ⁶
<input type="checkbox"/>	Duct tested HVAC systems within conditioned space: (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope ²
<input type="checkbox"/>	High-efficiency HVAC system: <input type="checkbox"/> Gas-fired furnace or boiler with minimum AFUE of 90 percent a, or <input type="checkbox"/> Air-source heat pump with minimum HSPF of 8.5 or <input type="checkbox"/> Closed-loop ground source heat pump with minimum COP of 3.0
<input type="checkbox"/>	Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ²
<input type="checkbox"/>	Ductless heat pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit must not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) must be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zone heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP
<input checked="" type="checkbox"/>	High-efficiency water heating and lighting: Natural gas propane, on-demand water heating with minimum EF of 0.80, or heat pump water heater with minimum EF of 1.8 (northern climate) and a minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2 ⁸
<input type="checkbox"/>	Energy management device and duct sealing: Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems ⁶ , and A minimum 75 percent of permanently installed lighting fixtures as high efficacy lamps
<input type="checkbox"/>	Solar photovoltaic: Minimum 1 watt/ft. conditioned floor space ⁹
<input type="checkbox"/>	Solar water heating: Minimum of 40 ft ² of gross collector area ⁹

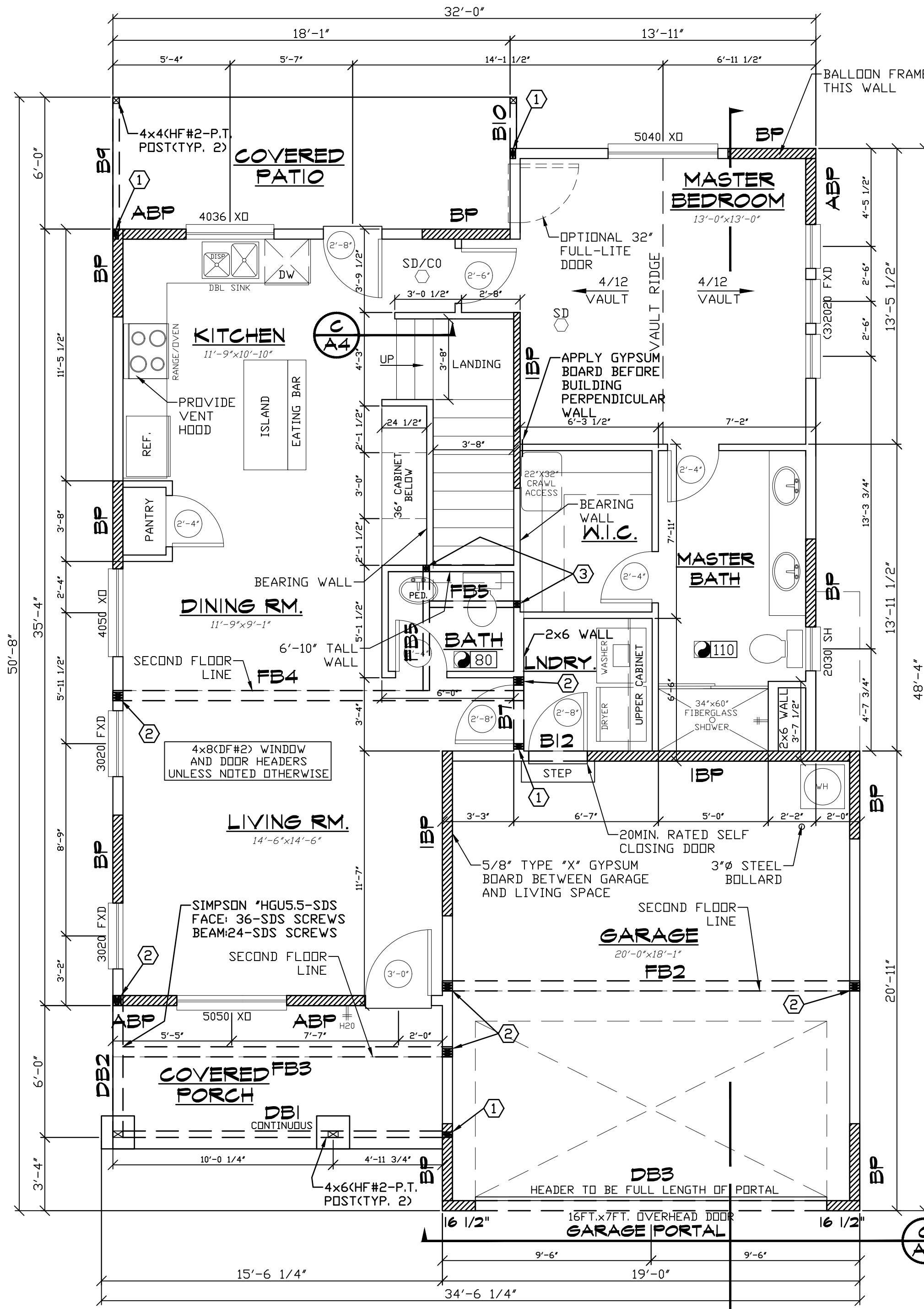
For SE 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m²
 a. Furnace located within the building envelope must have sealed combustion air installed. Combustion air must be ducted directly from the outdoors.
 b. Documentation of Performance Tested Network shall be submitted to the building official upon completion of work. This work shall be performed by a technician certified by the Performance Tested Comfort System (PTCS) program administered by the Bonneville Power Administration (BPA), documentation shall be provided that work demonstrates conformance to PTCS duct performance standards.
 c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional fixtures adds an additional percent to the Section N1107.2 requirements.
 d. A - Advanced frame construction, which must provide full required ceiling insulation value to the outside of exterior walls.
 e. The maximum unobstructed ceiling surface area must not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.025.
 f. Building tightness test must be conducted with a blower door approximating the dwelling 50 Percent from ambient conditions. Documentation of blower door test must be submitted to the Building Official upon completion of work.
 g. Solar electric system size must include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
 h. Solar water heating pumps must be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
 i. A total of 5 percent of an HVAC systems ductwork must be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space must have insulation installed as required in the code.
 440-4854 (2/16/COM) Page 2

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

ELEVATIONS AND
 ROOF PLAN

STEVE BENNETT CONSTRUCTION, LLC
 CCB#175467
 APPLIGATE CROSSING

DESIGNED BY: MCF
 DRAWN BY: MCF
 DATE: 10-21-19
 FILE NAME: PLAN 234-1486
 REV: A1



MAIN FLOOR PLAN
SCALE: 1/4" = 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.

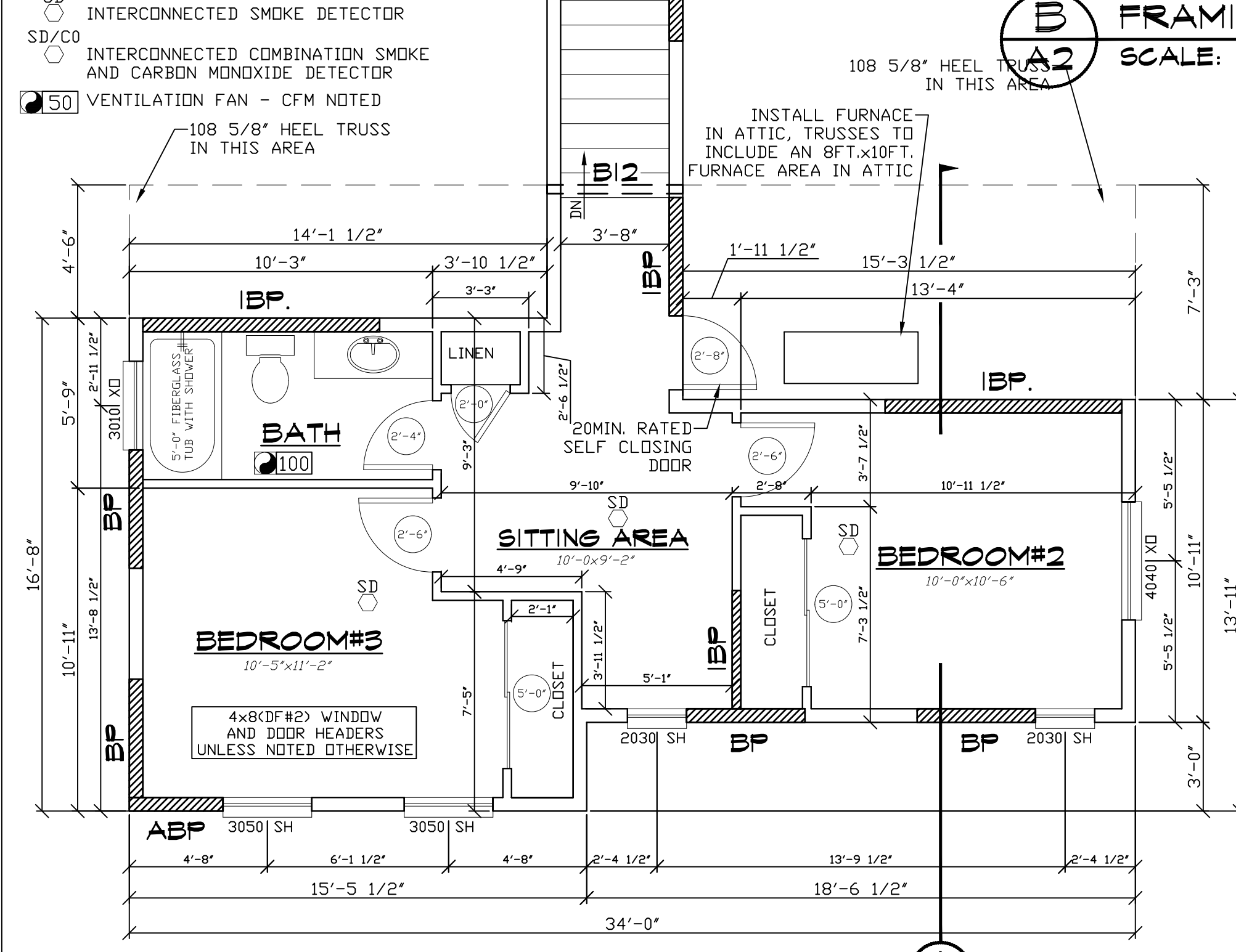
APPROVED AND INTERCONNECTED SMOKE DETECTORS ARE TO BE INSTALLED IN EVERY SLEEPING AREA IN THE COMMON AREA, ONE INTERCONNECTED CARBON MONOXIDE DETECTOR IS TO BE INSTALLED

- NOTES:**
- (2) 2x6(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.
 - (3) 2x6(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.
 - (2) 2x4(DF) STUDS, CONNECT WITH 2 ROWS 16d NAILS @ 12" O.C.

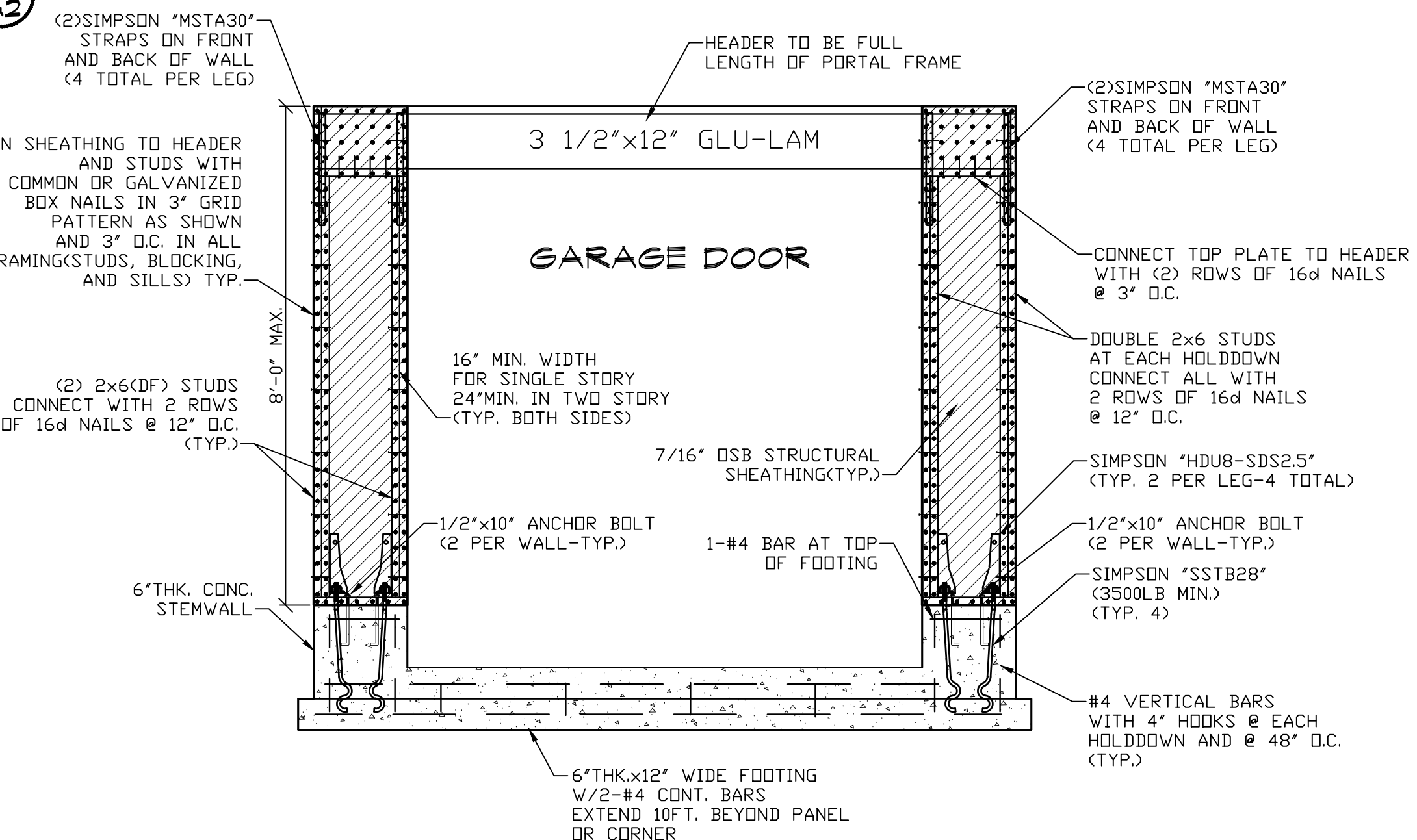
BEAM SCHEDULE

DB1	3	1/2"x7	1/2"	24F-V4-DF-1.8E	DF
DB2	3	1/2"x7	1/2"	24F-V4-DF-1.8E	DF
DB3	3	1/2"x12"	24F-V4-DF-1.8E	DF	
FB2	5	1/2"x13	1/2"	24F-V4-DF-1.8E	DF
FB3	5	1/2"x12"	24F-V4-DF-1.8E	DF	
FB4	10	3/4"x12"	24F-V4-DF-1.8E	DF	
FB5	3	1/2"x12"	24F-V4-DF-1.8E	DF	
R1	1	1/2"x11.875"	1.3E	RIGID LVL	RIM
B8	3	1/2"x12"	24F-V4-DF		
B9	4	4x10(DF#2)			
B10	4	4x10(DF#2)			
B11	3	1/2"x7	1/2"	24F-V4-DF	
B12	4	4x8(DF#2)			

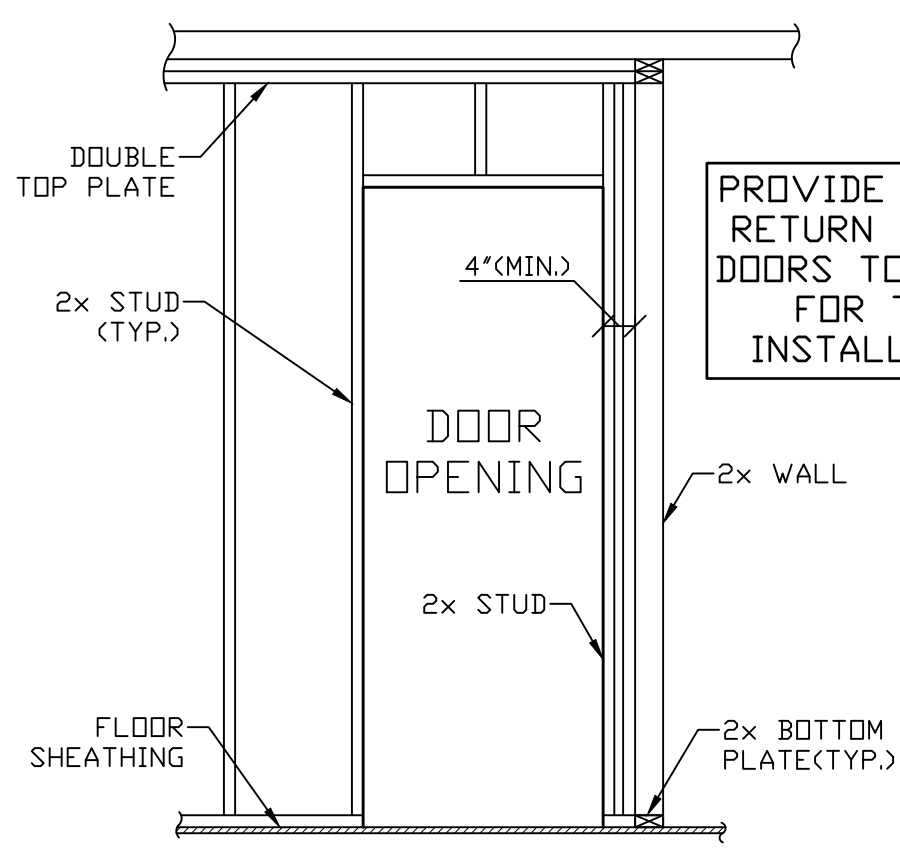
AREAS:
FIRST FLOOR - 998 SQ. FT.
SECOND FLOOR - 488 SQ. FT.
LIVING AREA - 1,486 SQ. FT.
GARAGE - 385 SQ. FT.
TOTAL - 1,871 SQ. FT.



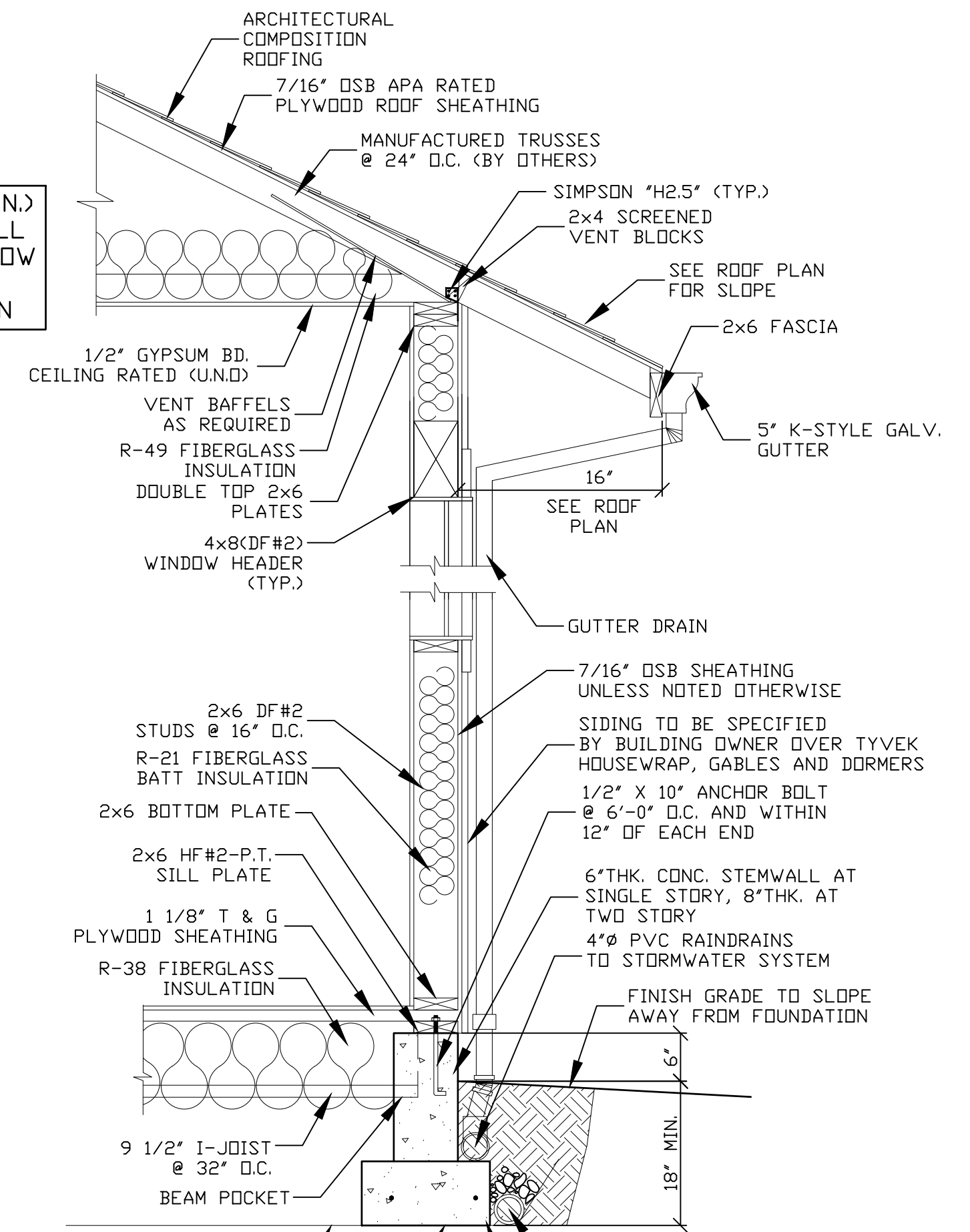
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



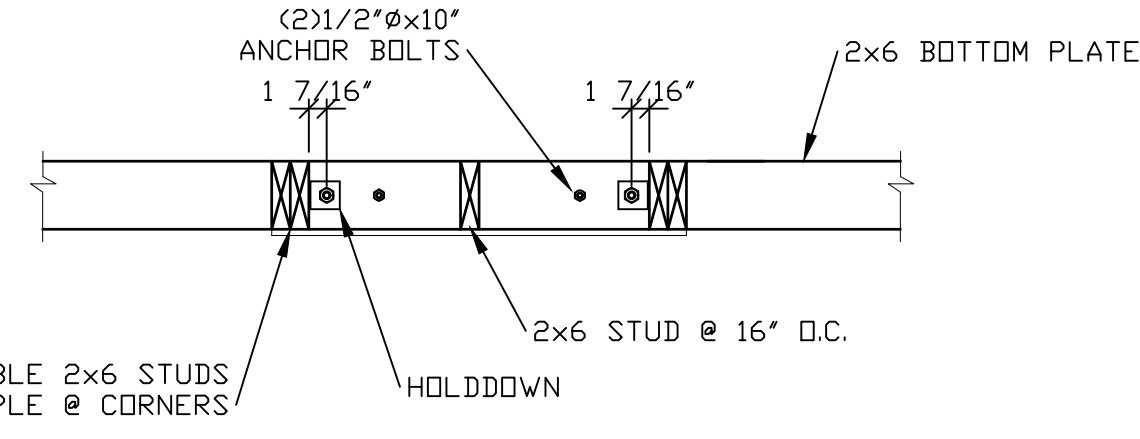
PREScriptive PORTAL FRAME CONSTRUCTION TO BE COMPLIANT WITH IRC FIGURE R602.10.2
PREScriptive GARAGE PORTAL FRAME W/HOLDDOWNS
SCALE: 1/2" = 1'-0"



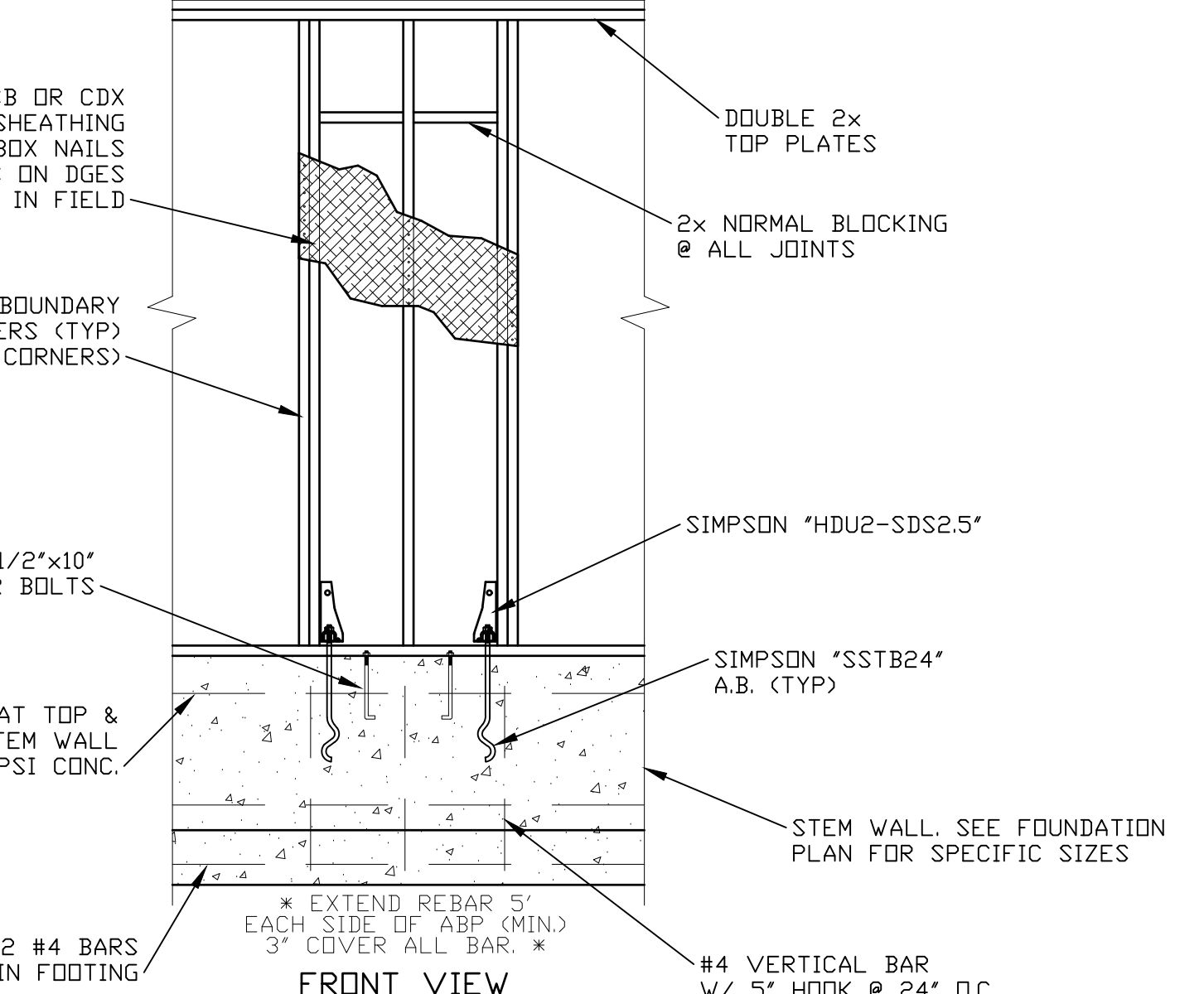
TYPICAL DOOR FRAMING DETAIL
SCALE: 1/2" = 1'-0"



TYP WALL SECTION
SCALE: N.T.S.



ALTERNATIVE BRACE PANEL (ABP)
10' MAX HEIGHT
2'-8" MIN WIDTH.



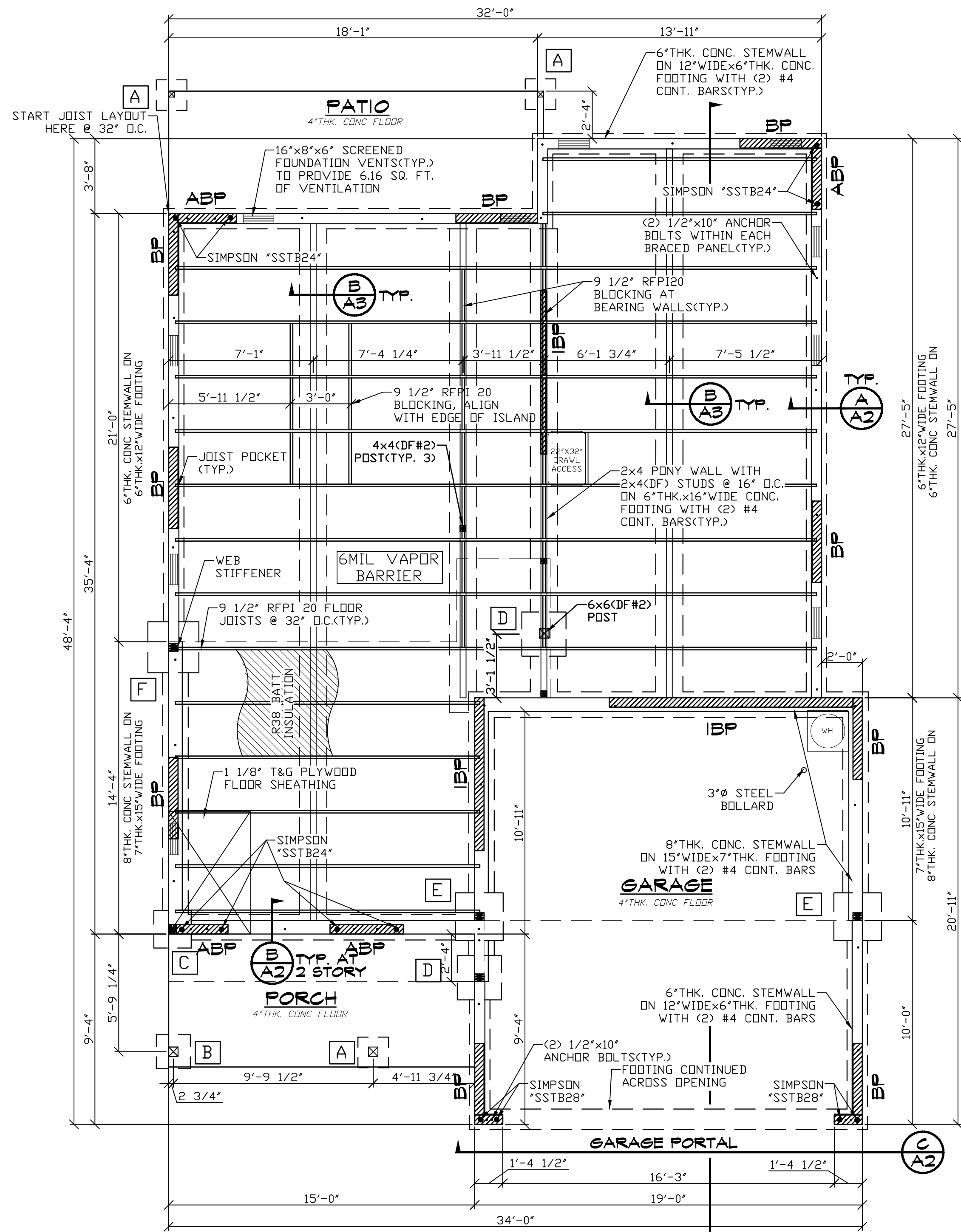
FRONT VIEW
ALTERNATIVE BRACE PANEL (ABP)
1ST OF 2 STORIES INSTALLATION
SCALE: 3/8" = 1'-0"

PRECISION DESIGN
MATT FANGETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98224
503-569-2338

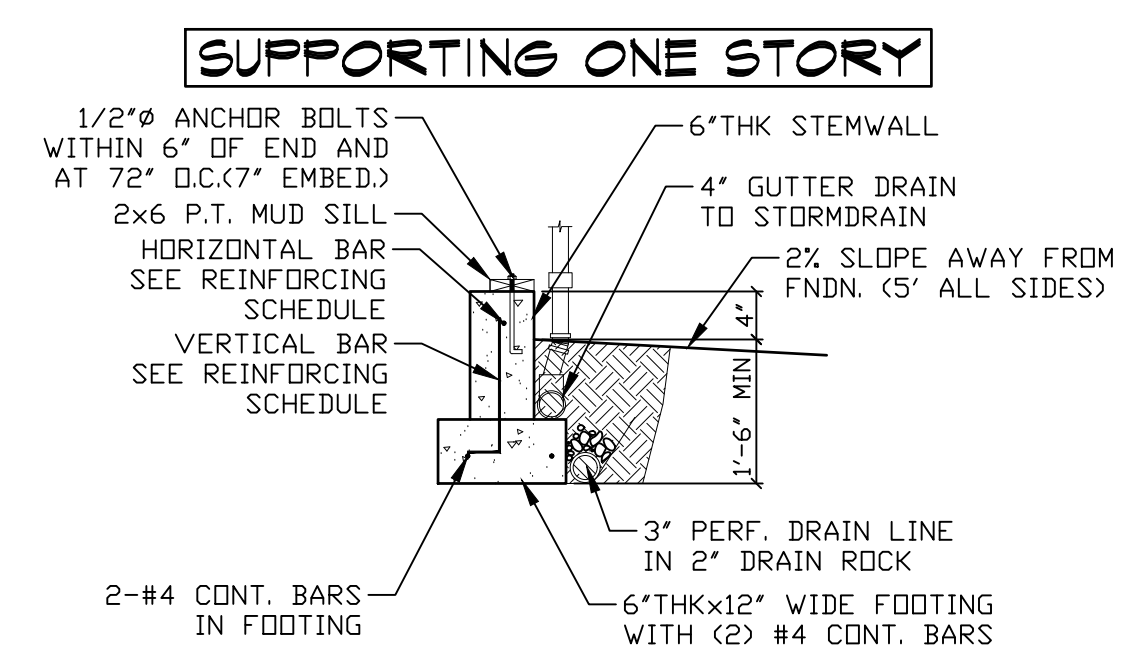
FLOOR PLAN, SECTION AND NOTES

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLIGATE CROSSING

PLAN 2A
DESIGNED BY: MCF
DRAWN BY: MCF
DATE: 10-21-19
FILE NAME: PLAN 232-1486
DRAWING NO. REV.



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



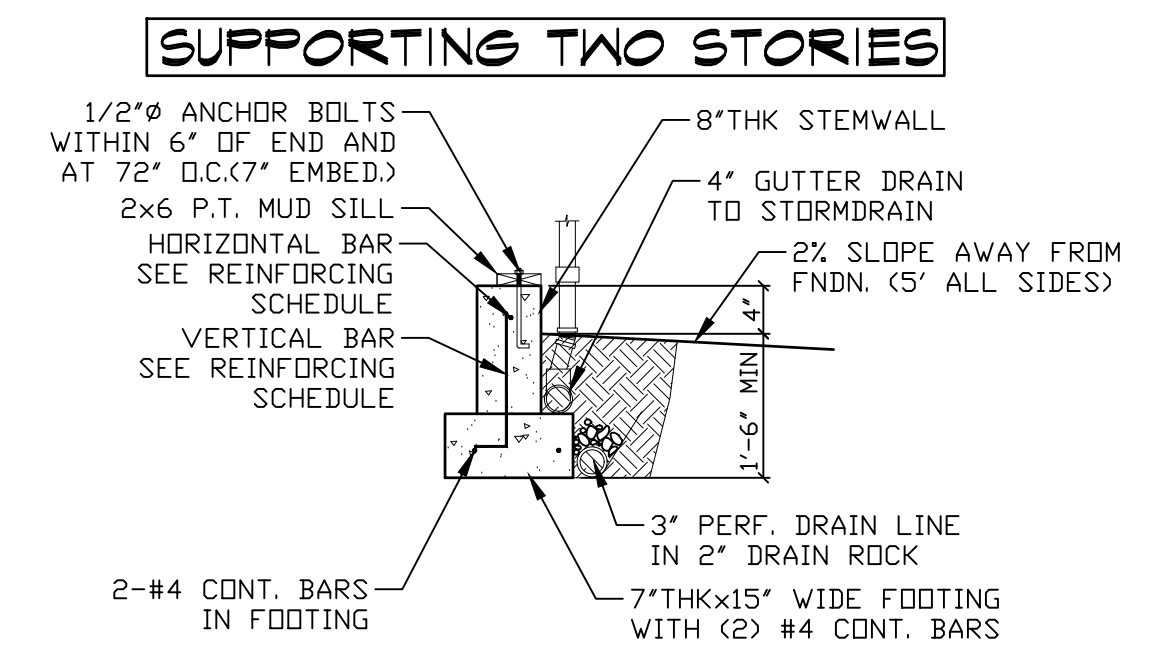
(A) FOOTING DETAIL A3
SCALE: 1/2" = 1'-0"

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

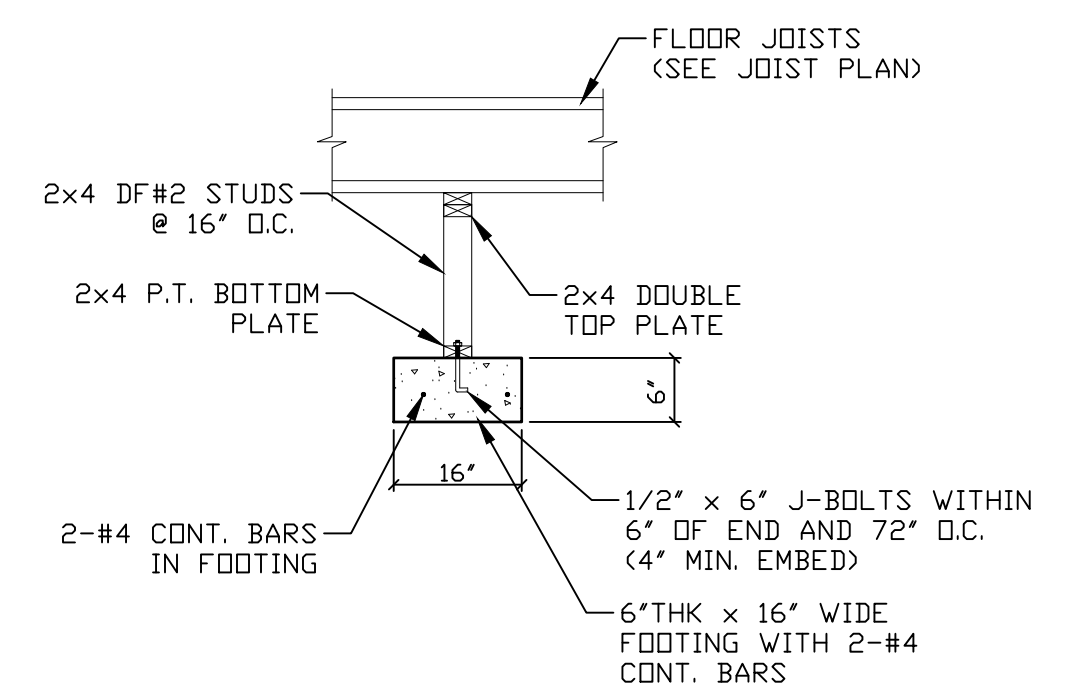
- A 12"THK.x16" SQUARE FOOTING WITH (3) #4 BARS EACH WAY
- B 12"THK.x20" SQUARE FOOTING WITH (3) #4 BARS EACH WAY
- C 12"THK.x22" SQUARE FOOTING WITH (3) #4 BARS EACH WAY
- D 12"THK.x26" SQUARE FOOTING WITH (4) #4 BARS EACH WAY
- E 12"THK.x28" SQUARE FOOTING WITH (4) #4 BARS EACH WAY
- F 12"THK.x30" SQUARE FOOTING WITH (4) #4 BARS EACH WAY



(B) FOOTING DETAIL A3
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) PONY WALL DETAIL A3
SCALE: 1/2" = 1'-0"

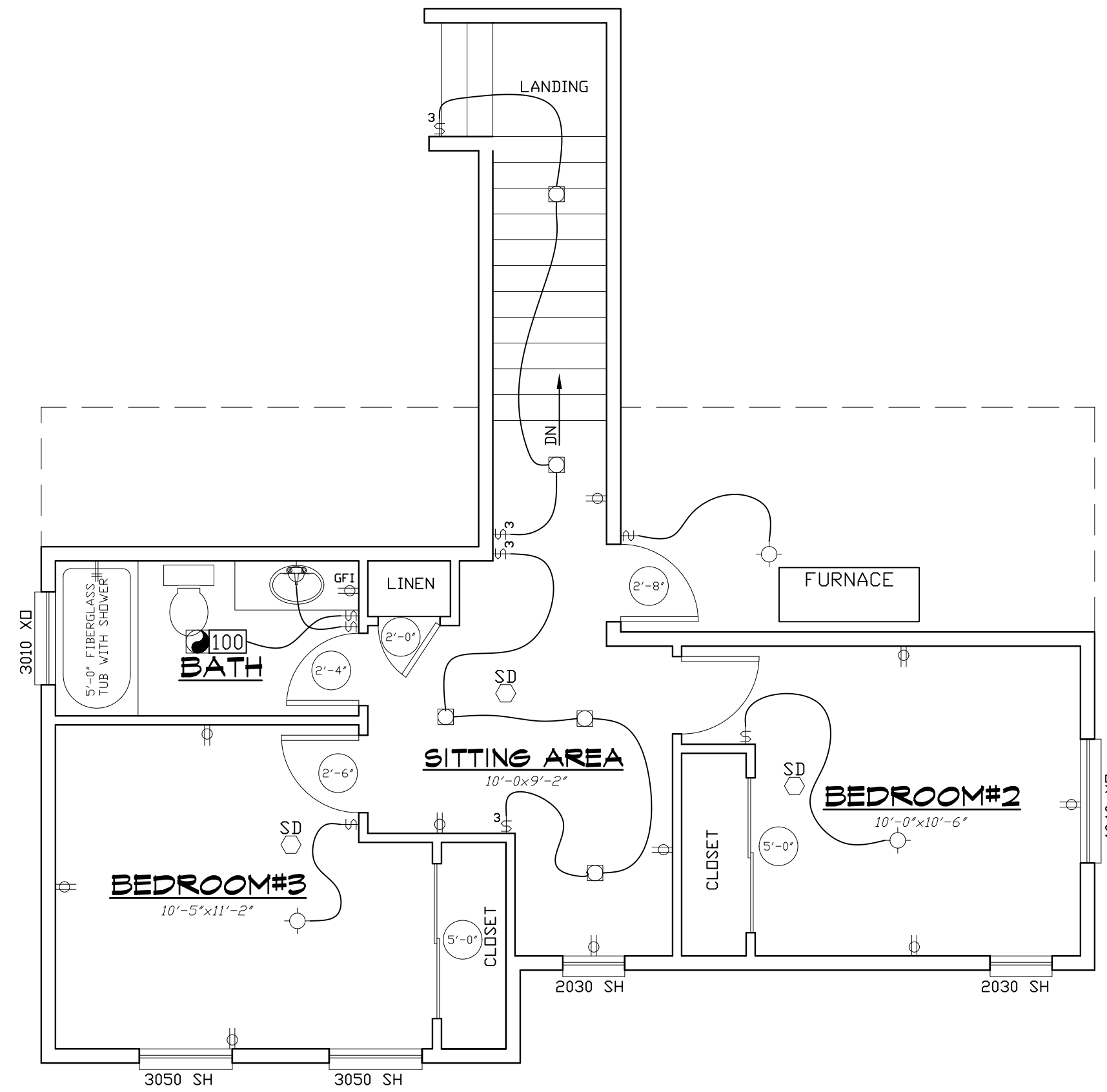
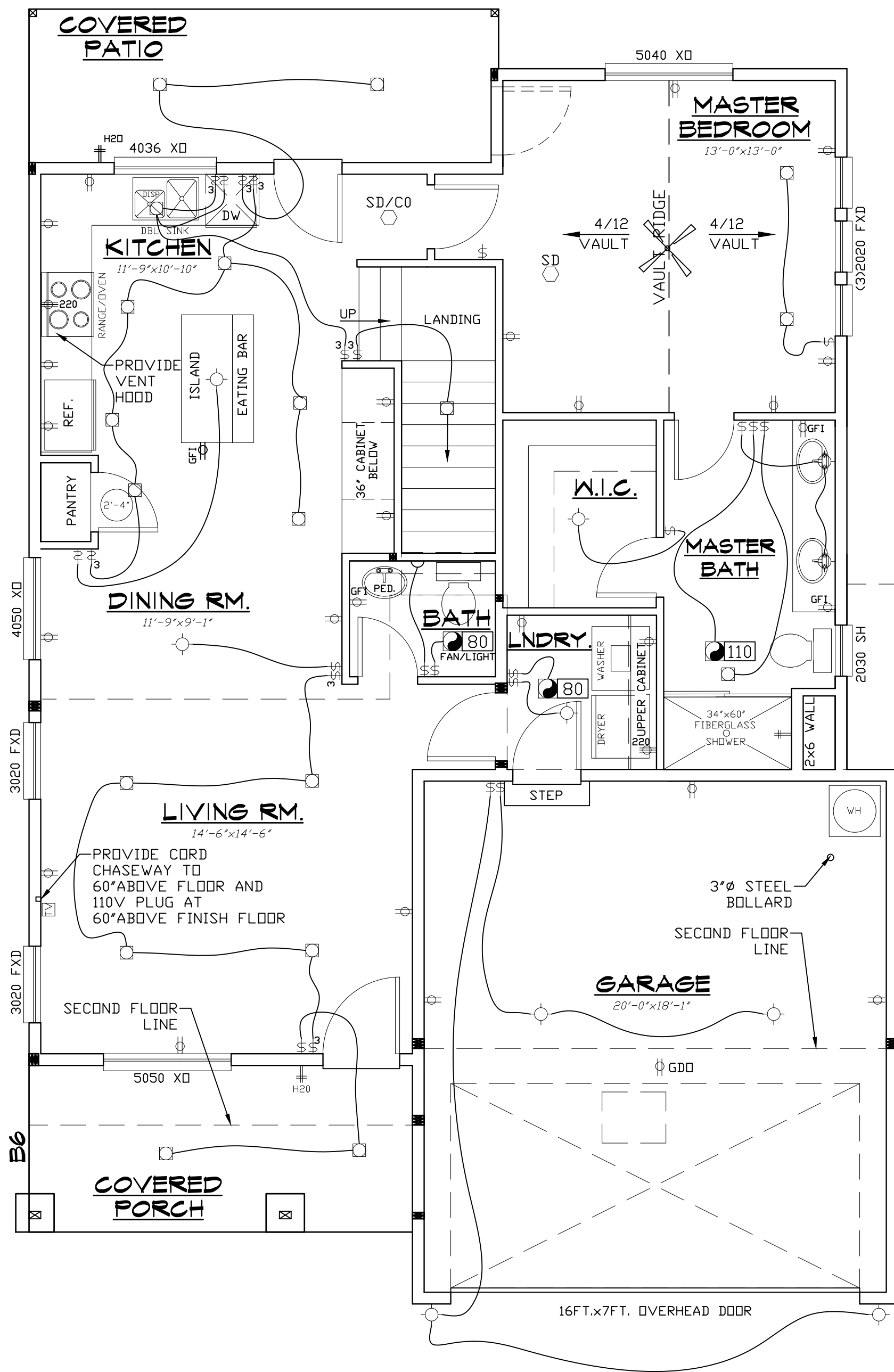
PRECISION DESIGN
MATT FANGETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

FOUNDATION PLAN AND DETAILS

STEVE BENNETT CONSTRUCTION, LLC
CCB#175467
APPLIGATE CROSSING

PLAN 2A
DESIGNED BY: MCF
DRAWN BY: MCF
DATE: 10-21-19
FILE NAME: PLAN 234-1486
DRAWING NO.:
REV:

A3



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

COMMON ELECTRICAL SYMBOLS

	CEILING MOUNTED LIGHT
	RECESSED LIGHT
	WALL SCONCE
	FAN (NOTE: VENT DUT IF REQUIRED)
	SMOKE DETECTOR (CEILING MOUNT)
	DUPLEX CONVENIENCE OUTLET (WALL MOUNT) 110 VOLTS
	BATHROOM-KITCHEN GROUND-FAULT 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
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 234-1486
DRAWING NO.:	REV.