

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

AREA SUMMARY	
LOWER FLOOR AREA:	566 SF
MAIN FLOOR AREA:	1090 SF
UPPER FLOOR AREA:	0 SF
TOTAL FLOOR AREA:	1656 SF
GARAGE FLOOR AREA:	516 SF
PORCH FLOOR AREA:	28 SF
DECK FLOOR AREA:	144 SF

HIGH EFFICIENCY HVAC EQUIPMENT 3d:
DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL:
In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to at least one zone of the housing unit.

AIR LEAKAGE CONTROL AND EFFICIENCY VENTILATION 2a:
Compliance is based on Table R402.4.1.2. Reduce the tested air leakage to 3.0 air changes per hour maximum
AND All whole house ventilation requirements as determined by IRC Section M1507.3 shall be met with a high efficiency fan (max 0.35 watts/cfm), not interlocked with the furnace fan ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode

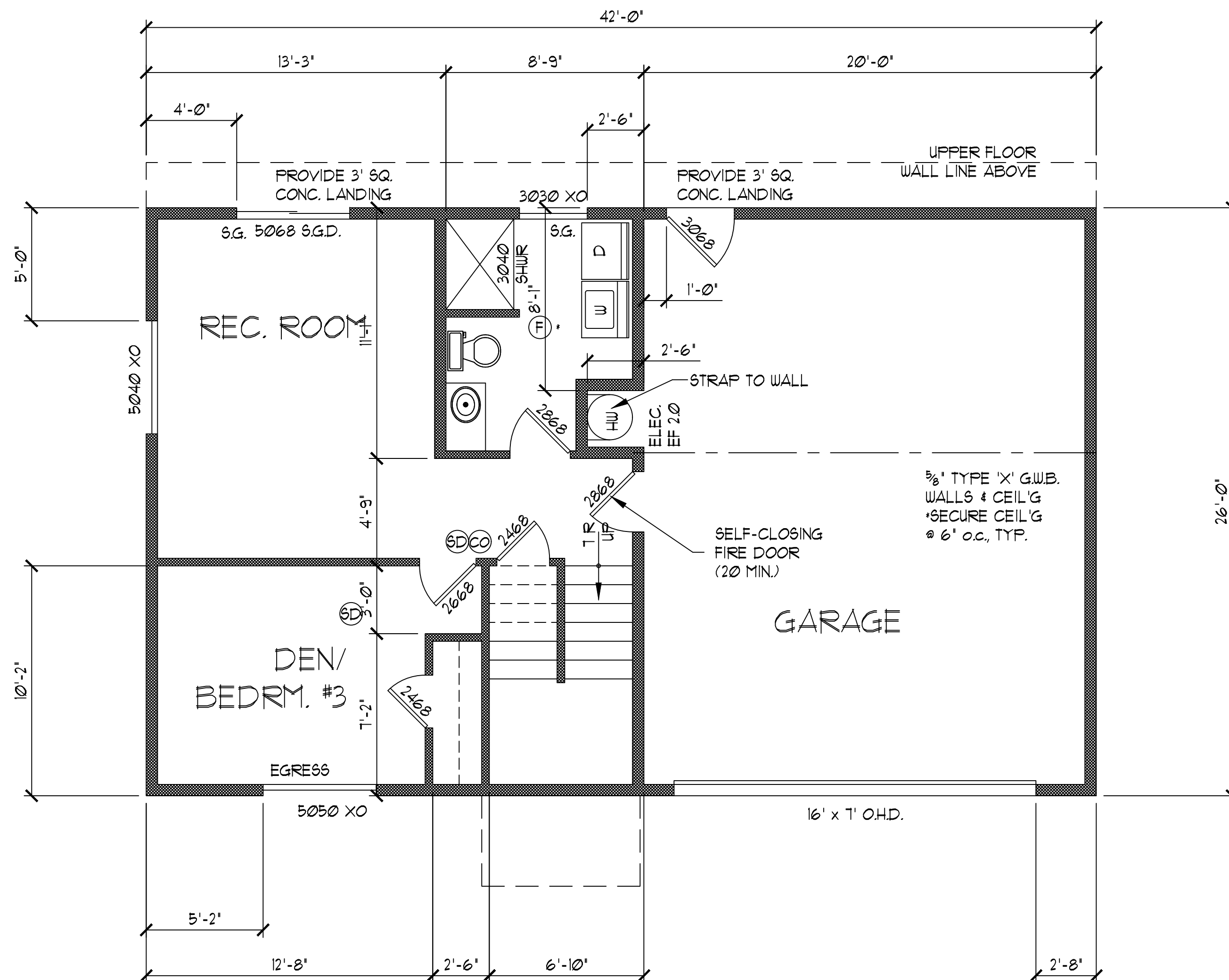
EFFICIENT WATER HEATING 5a:
All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.

EFFICIENT WATER HEATING 5c:
Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEB's Northern Climate Specifications for Heat Pump Water Heaters.

Your energy work sheet selections do not match you picked 5a, 5c, 3d, and 1a on your energy work sheet

SMOKE ALARM SCHEDULE	
SD	SMOKE ALARMS FOR EACH SLEEPING ROOM AND COMBO SMOKE / CARBON MONOXIDE ALARM AT EACH STORY (IN THE VICINITY OF BEDROOMS)
CO/SD	
EXHAUST FAN SCHEDULE	
F	INTERMITTENTLY OPERATING (UTILITY & BATH) 90 cfm
F*	WHOLE HOUSE FAN, AUTO TIMER FOR 8 HOURS PER DAY (VERIFY cfm PER HOUSE FLOOR AREA & BEDROOMS)

SMOKE ALARM NOTE:
- INSTALL SMOKE ALARM +10' FROM OVEN.
ALARMS LESS THAN 20' FROM OVEN SHALL HAVE SILENCING BUTTON OR PHOTOELECTRIC TYPE



LOWER FLOOR PLAN SCALE : 1/4" = 1'

BUILDING CODE DESIGN DATA

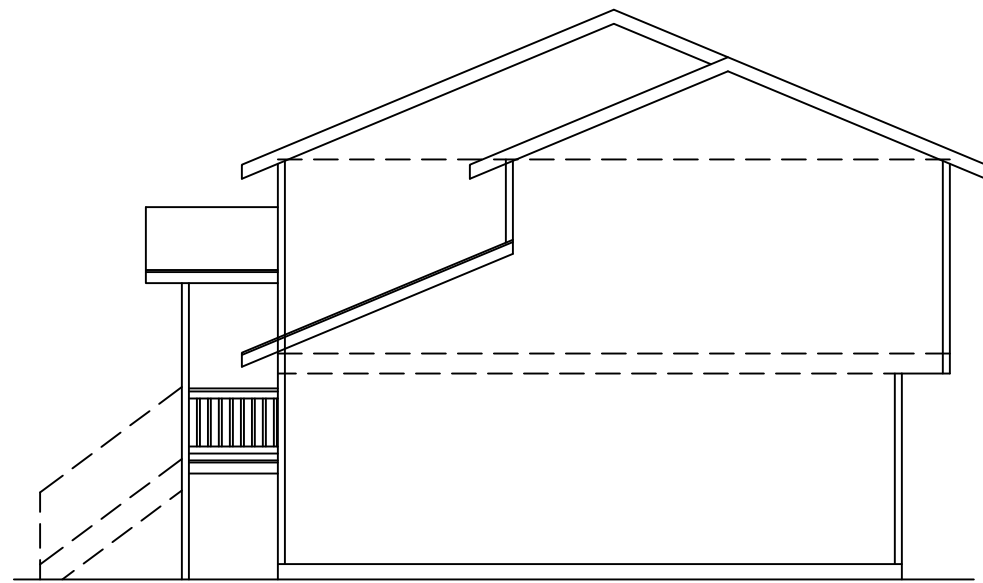
2015 IRC, WAC 51-51
2015 IFC, WAC 51-54A
2015 WSEC, WAC 51-11
2015 UPC, WAC 51-56 & 51-57
2015 IMC, WAC 51-52
2012 IFGC, WAC 51-52

GROUND SNOW LOAD: 30 lbs
HOUSE FLOOR LOAD: 40 lbs
DECK FLOOR LOAD: 60 lbs
(FLOOR DEAD LOAD: 15 lbs)
WIND SPEED: 110 mph / 85 mph
WIND EXPOSURE B
SEISMIC: D2
FROST LINE: 12'

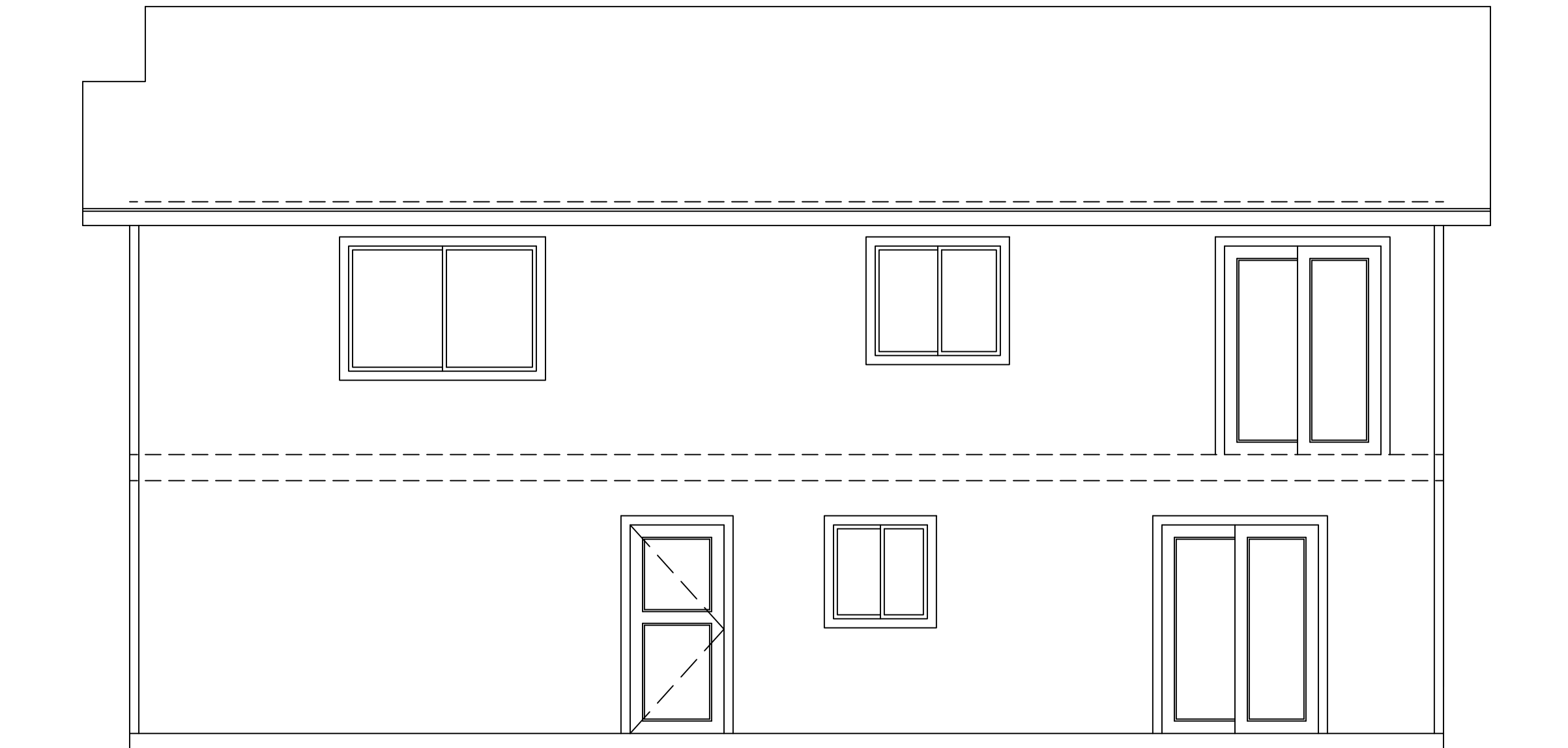
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A2 ELEVATIONS
S1 FOUNDATION & FRAMING PLANS
D1 STRUCTURAL DETAILS

LOT / OWNER ROD FORSBERG 360-271-4808 c
MAILING: 8078 WENATCHEE PL NW SILVERDALE, WA 98383
TAX ID* 4423-014-001-0100
DRAWN BY SCOTT SHELTON
PLANS GUY@ OUTLOOK.COM (360) 620-8883 c
DATE 12/17/19
REVISED
DRAWING: FLOOR PLANS
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RIGHT ELEVATION SCALE : 1/8" = 1'



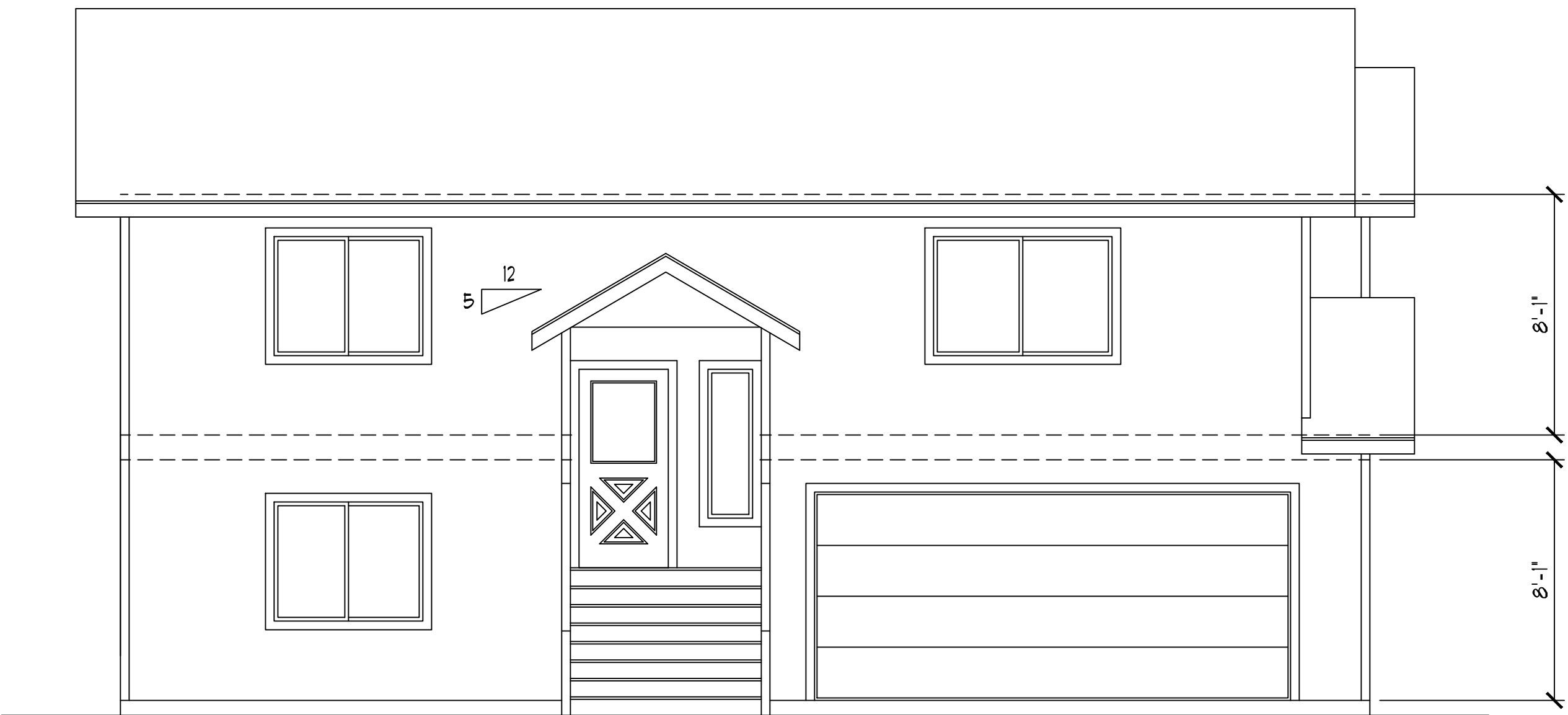
REAR ELEVATION SCALE : 1/4" = 1'



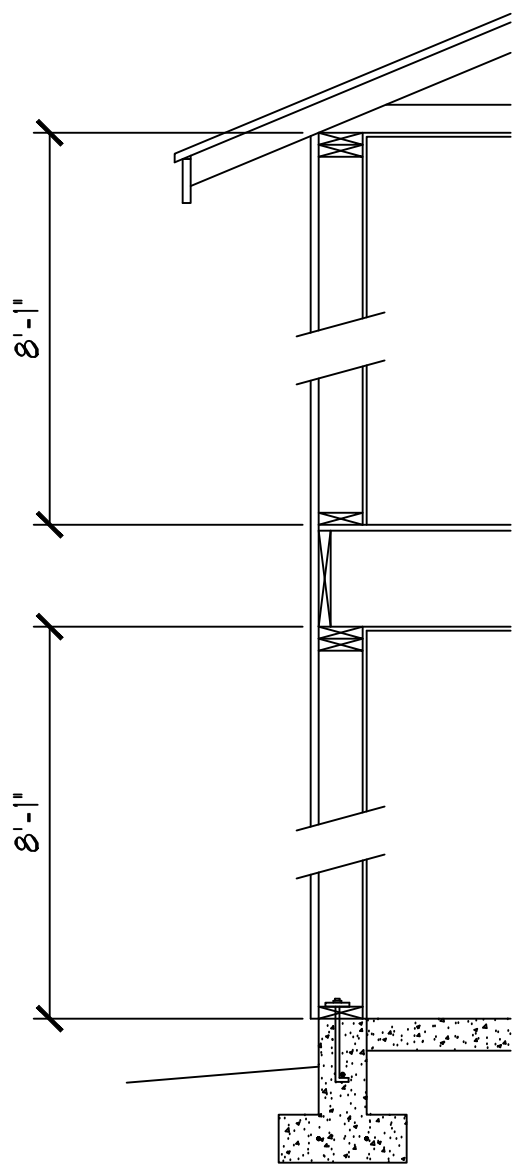
LEFT ELEVATION SCALE : 1/4" = 1'

ALL DECKS, BALCONIES OR PORCHES, OPEN SIDES OF LANDING AND STAIRS WHICH ARE MORE THAN 30" ABOVE GRADE OR A FLOOR BELOW MUST BE PROTECTED BY A GUARDRAIL NOT LESS THAN 36" HIGH.

OPEN GUARDRAILS AND STAIR RAILINGS REQUIRE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A BALL 4" IN DIAMETER CANNOT PASS THROUGH.



FRONT ELEVATION SCALE : 1/4" = 1'



TYP. WALL SECTION SCALE : 1/2" = 1'

- CONC. SLAB FLOOR:

 - 4" CONCRETE SLAB
 - R-10 INSUL. (IF HEATED)
 - 4" GRAVEL BASE
 - COMPACTED SOIL
- WOOD JOIST FLOOR:

 - FINISH FLOORING
 - 3/4" O.S.B. SUB-FLOOR
 - JOIST SYSTEM @ 16" o.c.
 - R-38 INSUL. (IF UNHEATED BELOW)
- STUD WALL:

 - LAP SIDING
 - HOUSE WRAP
 - 1/8" O.S.B. SHEATHING
 - 2x6 STUDS @ 16" o.c.
 - R-21 INSULATION
 - 1/2" G.W.B.
- WOOD ROOF:

 - COMP. ROOFING
 - 15# FELT
 - 1/8" O.S.B. SHEATHING
 - MFR TRUSSES @ 24" o.c.
 - R-49 INSULATION
 - 1/2" G.W.B.

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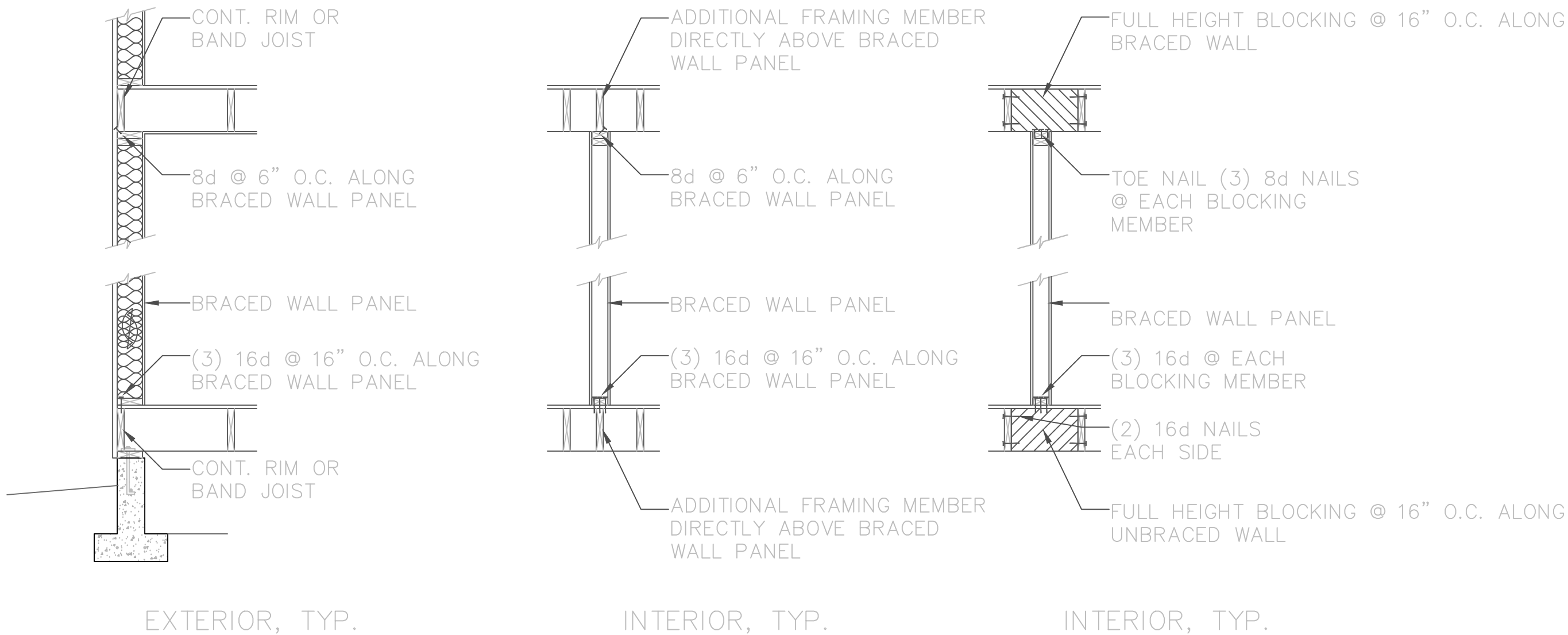
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HIGH EFFICIENCY HVAC EQUIPMENT 3d:
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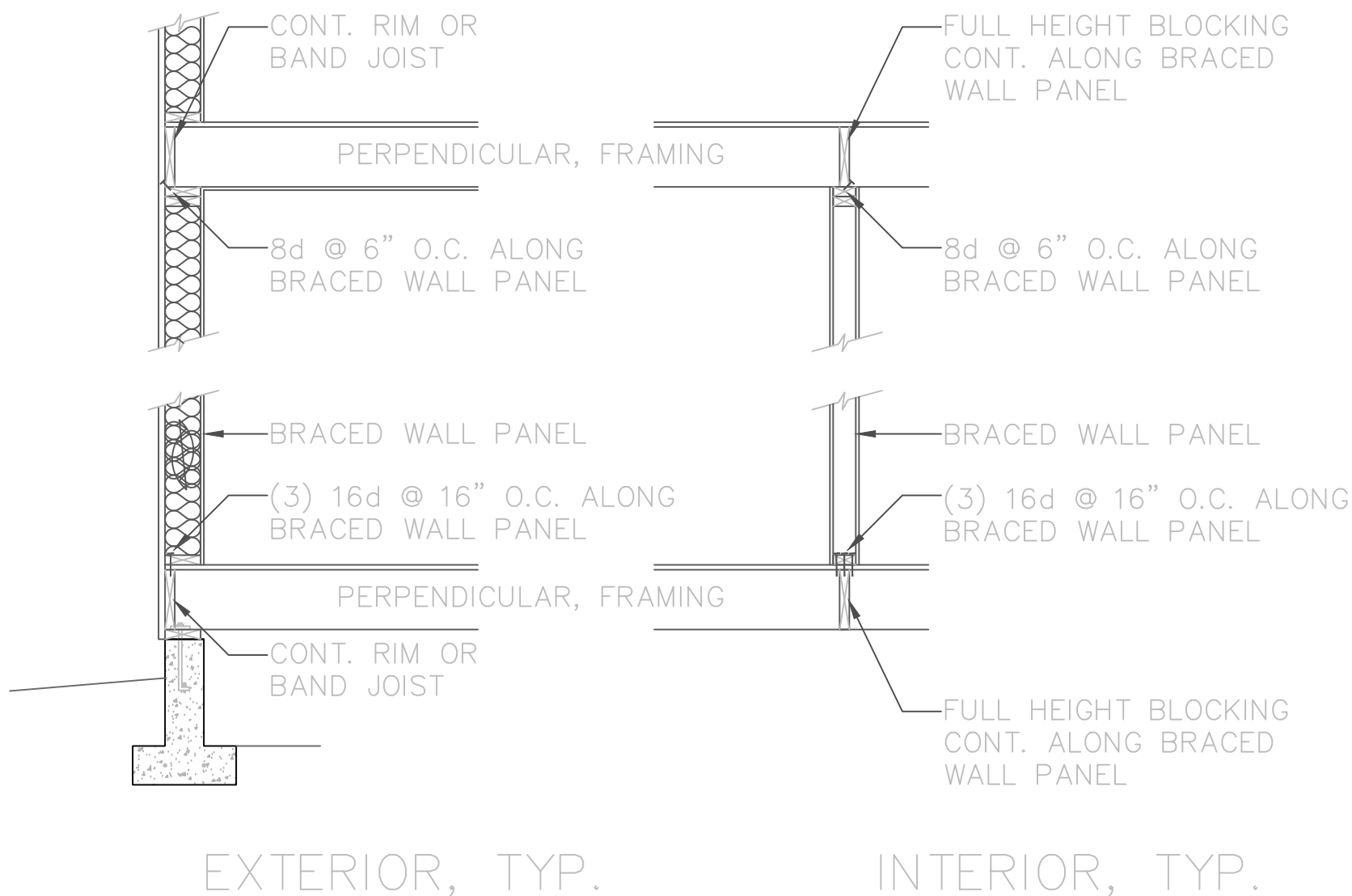
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You energy information does not match work sheets, 5a, 5c, 3d, and 1a in work sheets

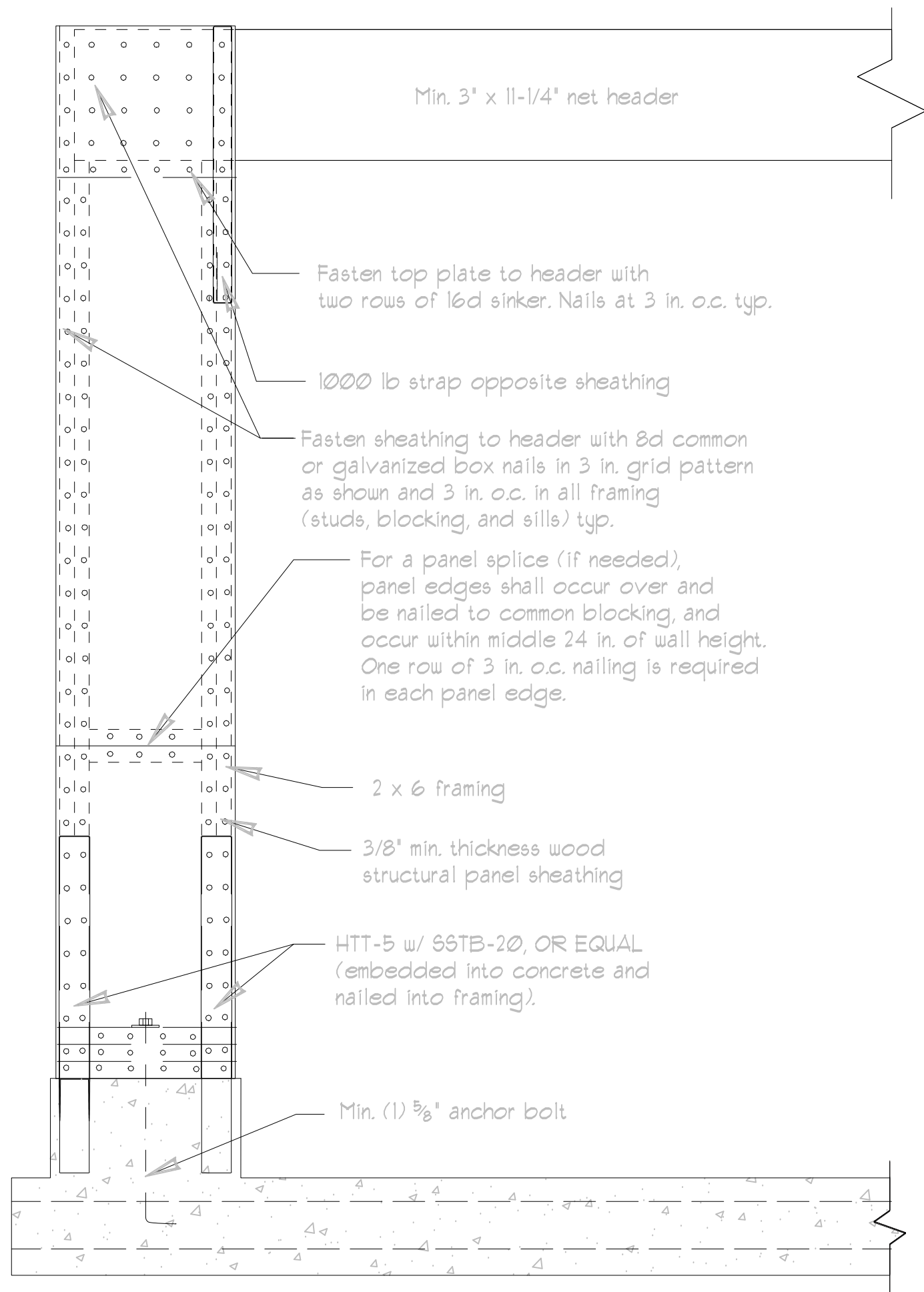
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PLANS&GUY@ OUTLOOK.COM (360) 620-8883 c
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A2 of 4



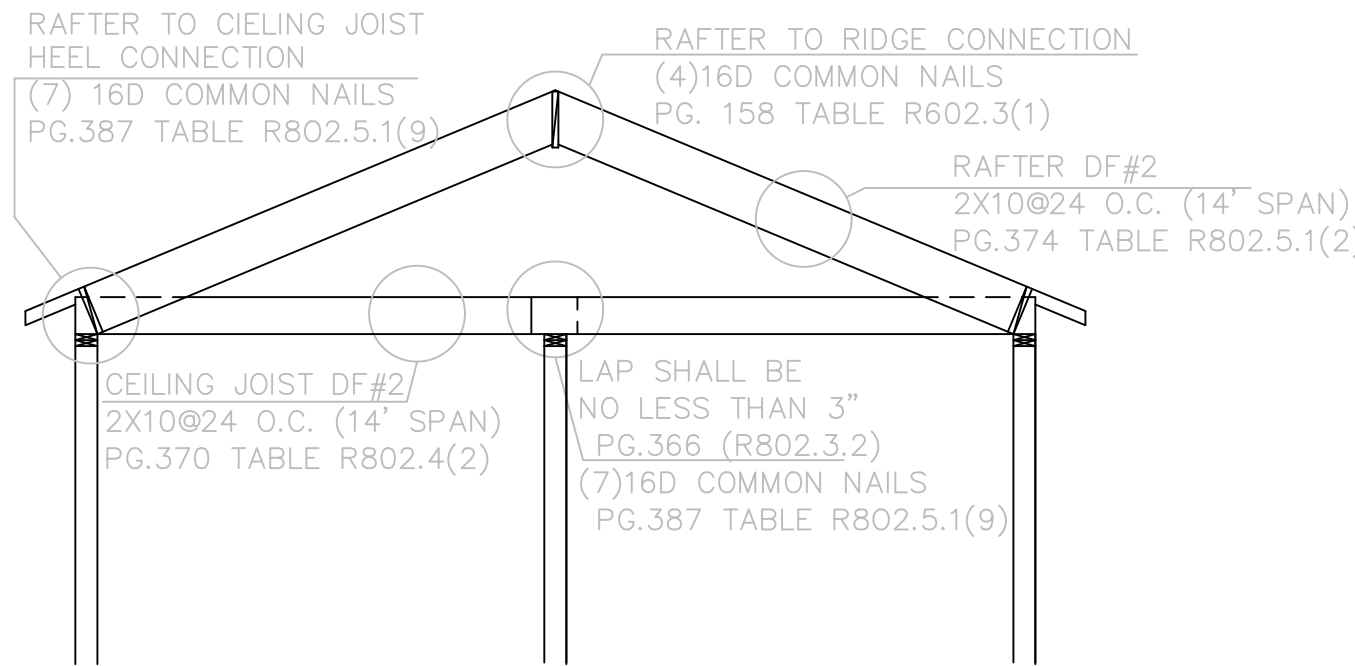
① BRACED WALL PANEL CONNECTION WHEN FLOOR/CEILING FRAMING PARALLEL TO



② BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

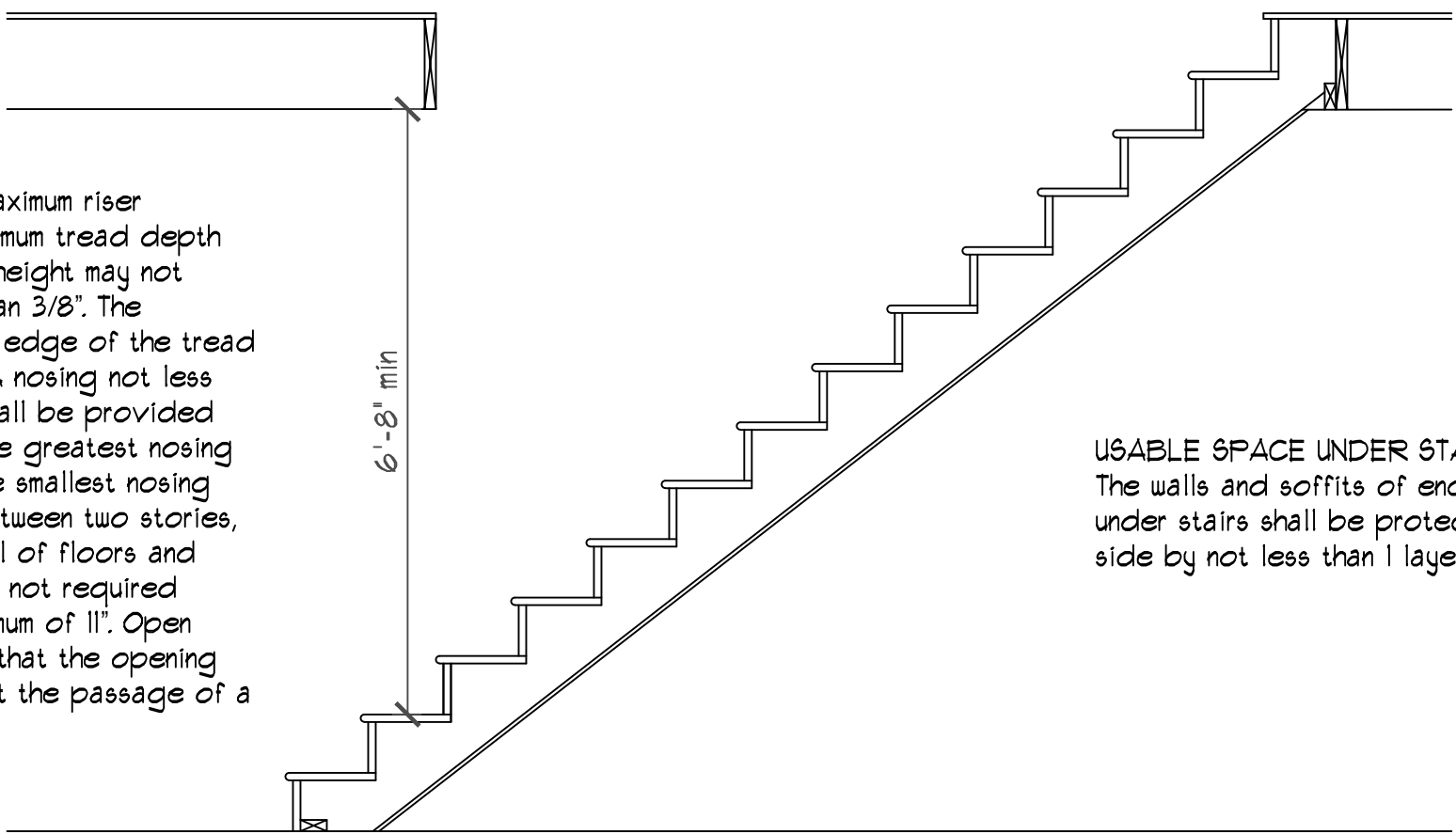


TYP. PFG DETAIL SCALE : 1" = 1'



RAFTER & CEILING JOIST DETAIL SCALE : 1" = 1'

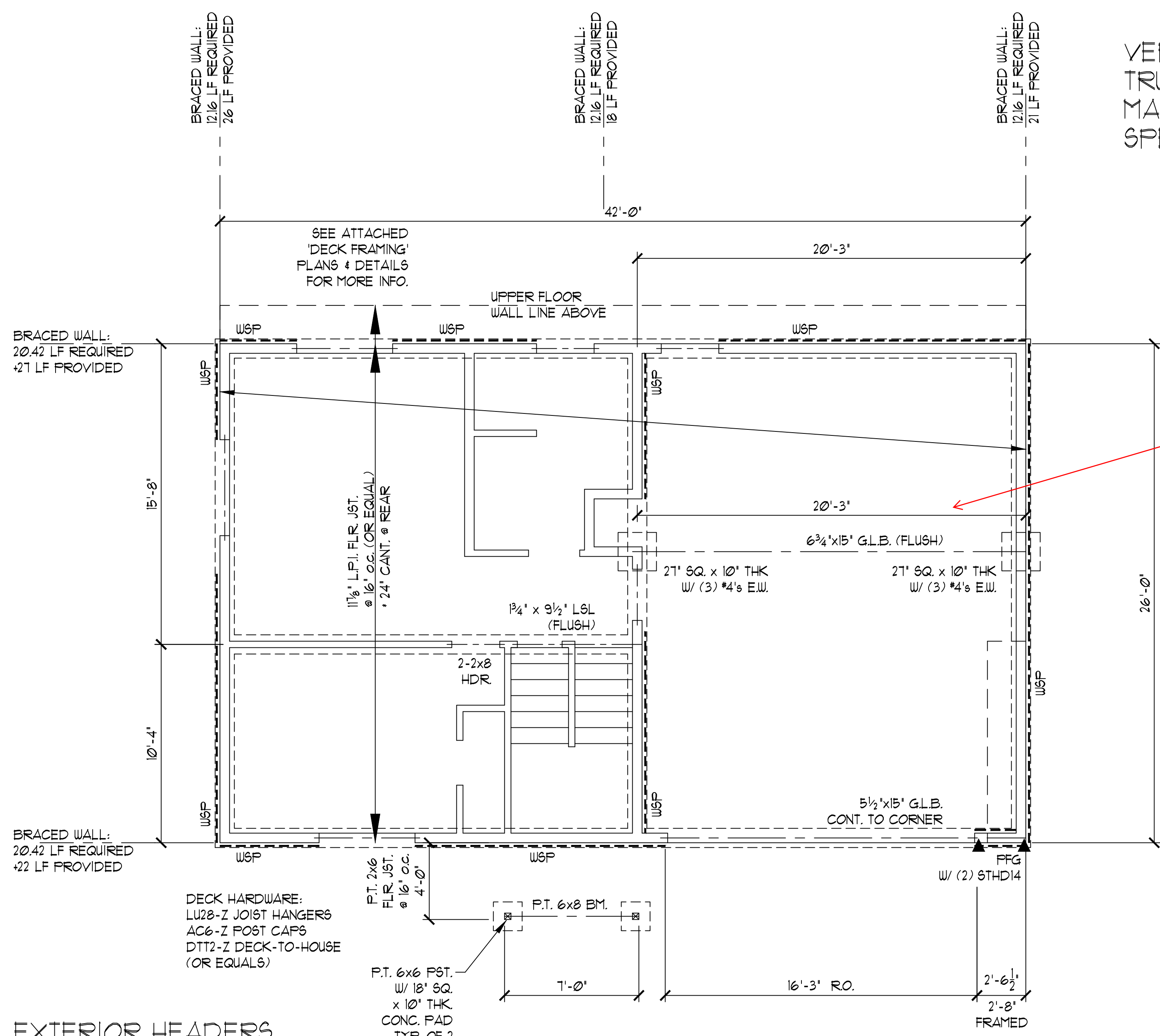
STAIR RISE & RUN: IRC R311.1 Maximum riser height shall be 1-1/4" and the minimum tread depth shall be 10". The greatest riser height may not exceed the smallest by more than 3/8". The radius curvature at the leading edge of the tread shall be no greater than 9/16". A nosing not less than 1/2" but not more than 1-1/2" shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" between two stories, including the nosing at the level of floors and landings. Exception: A nosing is not required where the tread depth is a minimum of 11". Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.



USABLE SPACE UNDER STAIRS: IRC R302.1 The walls and soffits of enclosed usable space under stairs shall be protected on the enclosed side by not less than 1 layer of 1/2 gypsum board.

STAIRWAYS: IRC R311.1 Private dwelling stairways shall not be less than 36" in width and shall have a headroom clearance of not less than 6'-8" measured vertically from the sloped plane adjoining the tread nosings, or landing surfaces.

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- Provide calculations for all beams

FOUNDATION &
FLOOR FRAMING PLAN SCALE : $\frac{1}{4}" = 1'$

BRACED WALL SCHEDULE	
WSP	$\frac{1}{8}$ " O.S.B. ONE SIDE (48" min.) W/ 8d @ 6" o.c. EDGE NAILING @ 12" o.c. IN THE FIELD
FFG	$\frac{1}{8}$ " O.S.B. ONE SIDE (21" min.) W/ 8d @ 3" o.c. EDGE NAILING @ 12" o.c. IN THE FIELD. PROVIDE L1ST-18 (1000# STRAP) HEADER TO JACK STUD (OPPOSITE OF SHEATHING) AS NOTED ON FRAMING PLAN.

$\frac{1}{2}$ " DIA. ANCHOR BOLTS
 (1" EMBED MIN.)
 W/ 3"x3"x $\frac{1}{4}$ " WASHERS @ 48" o.c.
 WITHIN 12" OF EACH END
 OF EACH SILL PLATE.

#4 HORIZ. BARS @ 18" o.c.
 W/ TOP BAR WITHIN 1" OF TOP
 (TO ENGAGE ANCHOR BOLTS)

#4 VERT. BARS @ 48" o.c.
 (2'-3" FROM THE INSIDE OF WALL
 W/ ALT. HOOKS @ FTG.
 (TO ENGAGE FTG. HORIZ. BAR)

(2) #4 HORIZ. BARS
 3" ABV. BOT. OF FTG.

6"
 12" MIN.
 15" MIN.
 3"

TYP. FOUNDATION DETAIL SCALE : $\frac{3}{4}$ " = 1'-0"