

# PROJECT INFORMATION:

## WALL LEGEND

-  BEAM
-  8" STEM WALL FOUNDATION

**PARCEL:**  
58541-00-00014-0

**ADDRESS:**  
1274 CURTIS WAY  
FREELAND, WA 98249

**HOME SPECIFICATIONS:**  
LIVING AREA: 1815 SQFT MAIN | 390 SQFT BONUS ROOM  
BEDROOMS: 3  
BATHS: 2  
GARAGE: YES  
DECK AREA: 150 SQFT  
HEAT SOURCE: DUCTLESS HEAT PUMP  
SEWER DISTRICT: HOLMES HARBOR  
WATER DISTRICT: HOLMES HARBOR  
FIRE DISTRICT: ISLAND COUNTY FIRE DISTRICT 5

- ENERGY CREDITS:**
1. OPTION (SA): EFFICIENT WATER HEATING (0.5 CREDITS)
    - ALL SHOWER HEADS AND KITCHEN SINK FAUCETS INSTALLED IN HOUSE SHALL BE RATED @ <1.75 GPM
    - ALL OTHER LAV FAUCETS SHALL BE RATED @ <1.0 GPM
  2. OPTION (2A): AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION (0.5 CREDITS)
    - COMPLIANCE BASED ON R402.4.1.2
    - TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAX
  3. OPTION (3D): HIGH EFFICIENCY HVAC EQUIPMENT (1 CREDIT)
    - DUCTLESS SPLIT SYSTEM HEAT PUMPS; ZONAL CONTROL
    - DUCTLESS HEAT PUMP IN LARGEST ZONE OF THE HOUSING UNIT
  4. OPTION (5C): EFFICIENT WATER HEATING (1.5 CREDITS)
    - ELECTRIC HEAT PUMP WATER HEATER WITH MIN. EF OF 2.0 AND MEETS STANDARDS OF NEEA ADVANCED WATER HEATER SPECIFICATION
    - TYPICAL WATER HEATER MODEL: GEH50DFXXX

**DESIGN CRITERIA:**

- SEISMIC DESIGN CATEGORY: D
- IEC CLIMATE ZONE: 4C
- FLOOR LIVE LOAD: 40 psf
- ROOF LIVE LOAD 25 psf
- FLAT ROOF SNOW LOAD: 25 psf

**CRITICAL INFORMATION:**

- ZONE: RURAL RESIDENTIAL
- SHORELINE JURISDICTION: N/A
- FISH AND WILDLIFE HABITAT CONSERVATION AREA: N/A
- CRITICAL DRAINAGE AREA: N/A
- FEMA FLOOD HAZARD AREA: N/A
- BASIC FLOOD ELEVATION: 14'-0"
- CRITICAL SLOPE: N/A
- UNSTABLE SLOPE: N/A

**NARRATIVE:**

CONSTRUCTION OF A NEW SINGLE STORY RESIDENCE IN FREELAND, WA

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**GENERAL NOTES:**

- > PROVIDE EGRESS IN SLEEPING AREAS: 24" MIN HEIGHT, 20" MIN WIDTH, 5.7 SQFT MIN AREA, 44" MAX FROM SILL TO FINISHED FLOOR. (R310)
- > HANDRAILS TO BE CONTINUOUS 34" TO 38" IN HEIGHT. (R311.7.8) (SEE R311.7.7.3 FOR GRIP ROPS)
- > GUARD RAILS TO BE 36" MIN HEIGHT SUCH THAT A 4" SPHERE MAY NOT PASS THROUGH. (R312)
- > SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP IN EACH SLEEPING ROOM (R314)
- > RAO ALARMS OUTSIDE EACH SLEEPING ROOM. (R315)
- > USE P.T. WOOD WHEN EXPOSED TO WEATHER, GRADE, OR CONCRETE. (317.1)
- > CLEARANCE FROM EXPOSED EARTH TO UNTREATED WOOD PLATE TO BE 8", 6" TO UNTREATED SIDING. (R317.1)
- > FASTENERS TO P.T. WOOD TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE, OR COPPER. (R317.3.1)
- > PROVIDE 50 CFM EXHAUST FANS IN BATHS, 100 CFM FAN IN KITCHEN, VENTED TO EXTERIOR. (TABLE M1507.4)
- > SMOKE DETECTORS TO BE HARDWIRED AND INTER-CONNECTED WITH BATTERY BACKUP. (R314)
- > CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF ALL BEDROOMS. (R 315)

**FOUNDATION NOTES:**

- > PROVIDE 1/2" ANCHOR BOLTS W/MIN EMBEDMENT AT 48" O.C. MIN. PROVIDE MIN. OF 2 BOLTS PER MUD SILL PIECE. PROVIDE MIN. DISTANCE FROM END OF 3.5", MAXIMUM OF 12". IF BOLTS ARE NOT PROPERLY PLACED, ALL THREAD AND EPOXY CAPSULES MAT BE USED INSTEAD.
- > EXTERIOR GRADE TO SLOPE AWAY FROM BUILDING 6" IN 10' OR DESIGN DRAINAGE. (R401.3)
- > 3000 LBS. CONCRETE AT SLABS AND EXPOSED CONCRETE. (402.2)
- > #4 VERTICAL REBAR @ 48" O.C. WITH STANDARD HOOK TIED INTO FOOTING AND MIN 14" INTO STEM WALL. (R403.1.3)
- > FND. WALLS RETAINING MORE THAN 4' REQUIRE GRADE 60 MIN REINFORCEMENT AND LATERALLY SUPPORTED AT TOP AND BOTTOM. (R404.1.2.2)
- > 6-MIL POLYETHYLENE VAPOR RETARDER IN CRAWL SPACE. (R405.2.2)
- > PROVIDE #4 CORNER BAR FOR EACH HORIZONTAL BAR. LAP 2'-0" MIN.
- > FOUNDATION VENTS WITHIN 3' OF CORNER, WITH NEW CLEAR AREA OF 15F/300SQFT OF CRAWL SPACE. (R408.1-- STATE AMEND)
- > PROVIDE FOOTING DRAIN AROUND PERIMETER OF BUILDING.
- > CRAWL ACCESS MIN 18X24. INSULATE AND WEATHER STRIP WHEN IN HOUSE. (WSEC 502.4.3)

**FLOOR NOTES:**

- > FLOOR JOISTS, CEILING JOISTS, AND RAFTERS TO BE BLOCKED AT BEARING POINTS. (R502.7/802.8)
- > WHERE DECKS ARE SUPPORTED BY ATTACHMENT TO EXTERIOR WALL, THEY SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITH 1500# HOLD DOWN CAPACITY AND DESIGNED FOR VERTICAL AND LATERAL LOADS. (R507.2.3)
- > FLOOR ASSEMBLIES (NOT OTHERWISE REQUIRED) SHALL BE PROVIDED WITH 1/2" GWB O 5/8" WOD STRUCTURED PANEL, OR EQUIV., ON UNDERSIDE OF FLOOR FRAMING MEMBERS. (R501.3)

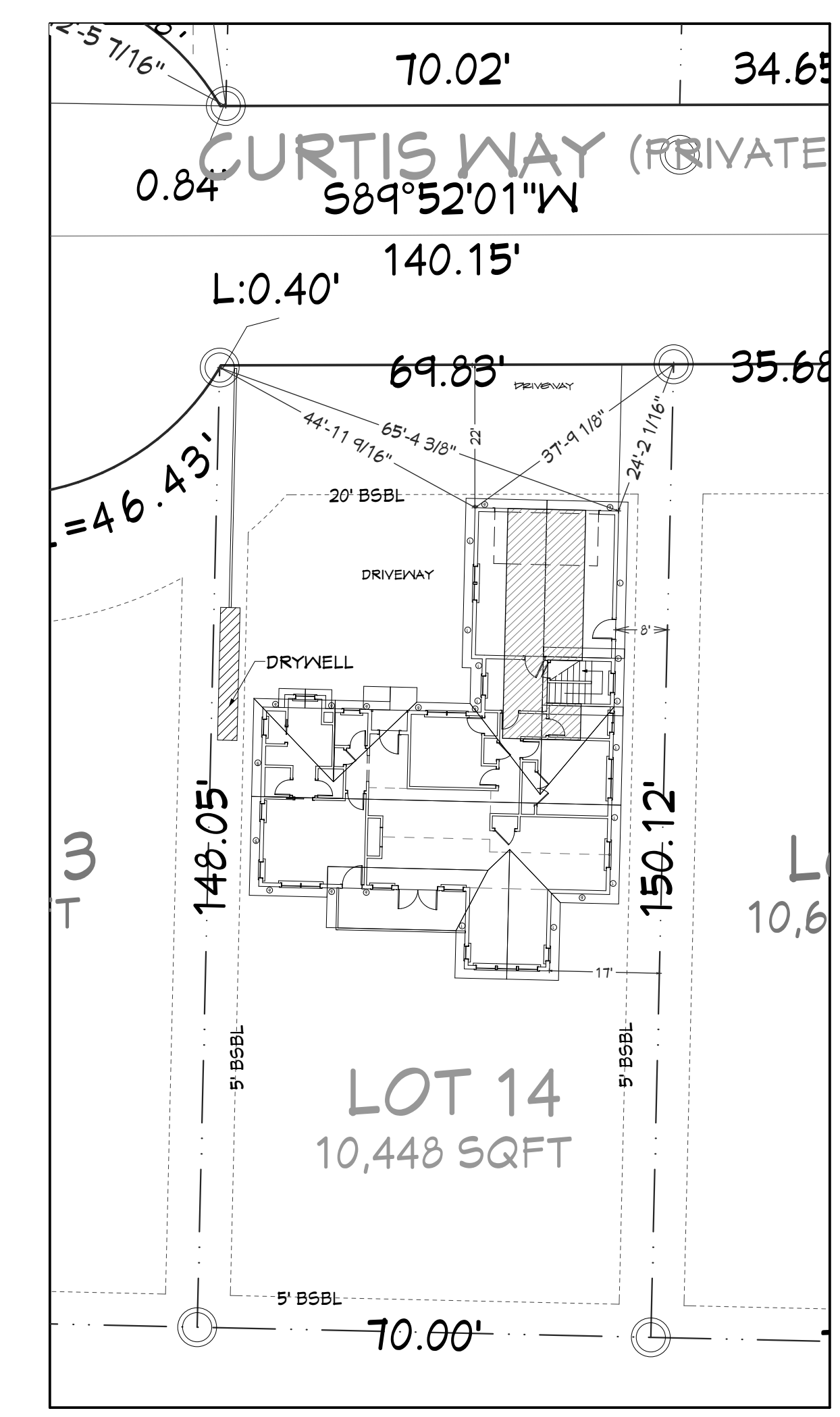
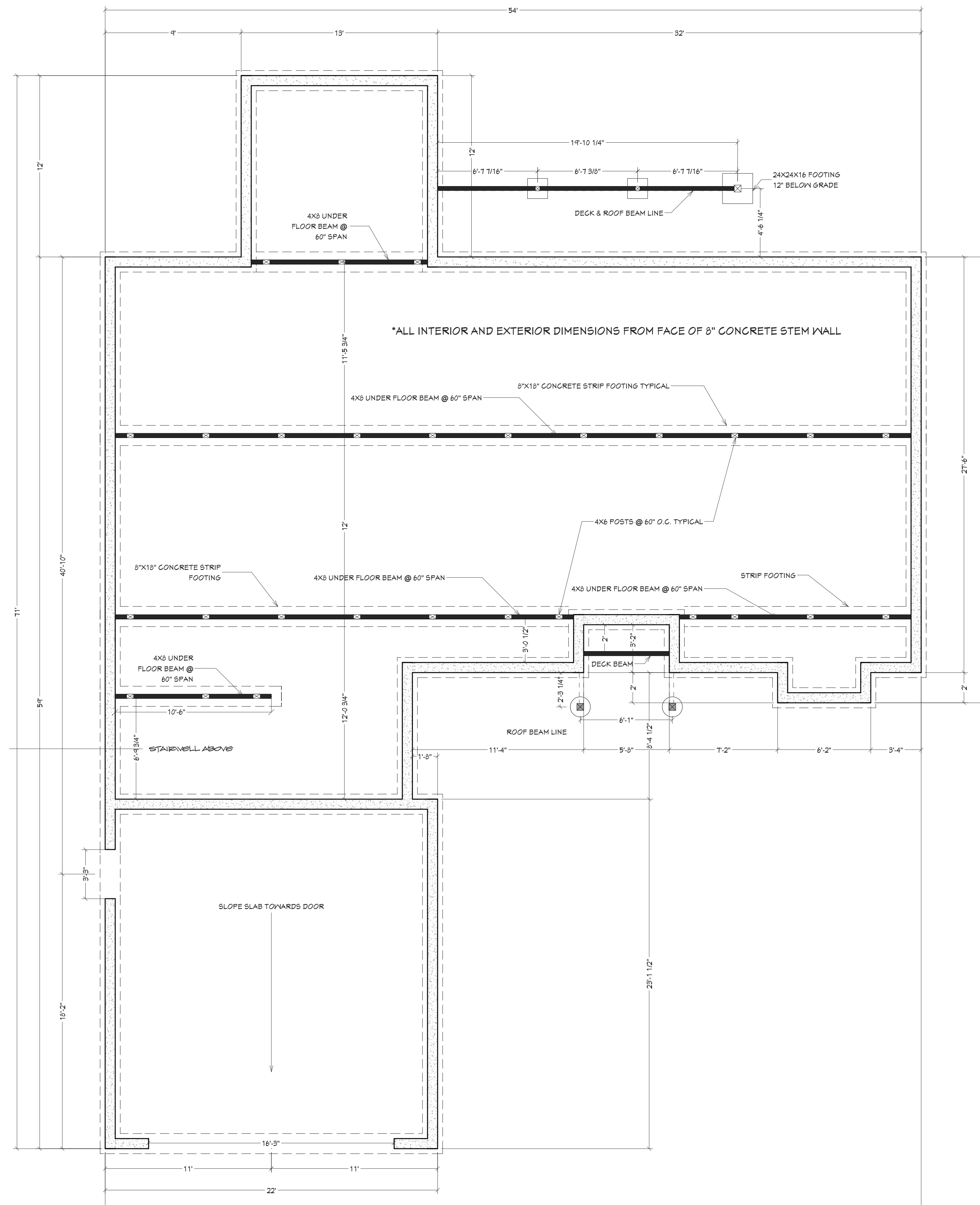
**WALL NOTES:**

- > ANCHOR BOLT WASHERS (3"X3"X1/4" SQ.) HOT DIPPED GALV IF W/P.T. WOOD. (R602.11.1)
- > PROVIDE CONNECTION B/T BWP AND ROOF SHEATHING. (R602.10.8.2)
- > EAVES 18" MAX INTO SETBACK AREAS. (PER IRC TABLE R302.1. (1) 1-HOUR FIRE-RESISTANT CONST. ON UNDERSIDE IF IN 5' SETBACK AREA. (ICC 17.03.1805)
- > FLASHING PER R703.8 (WINDOWS, DOORS, CHIMNEYS, DECK LEDGERS).

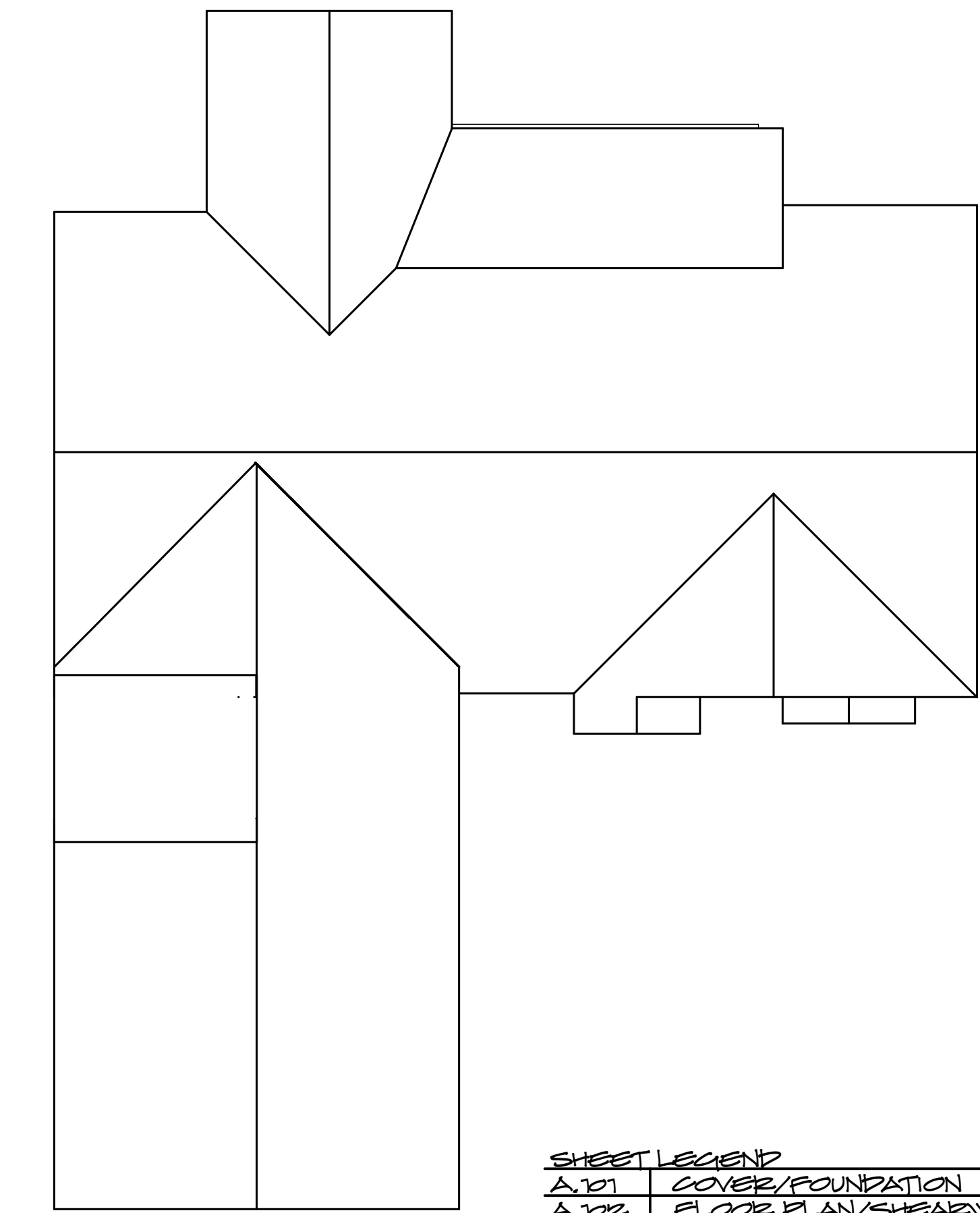
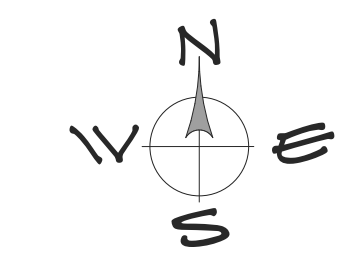
**ROOF NOTES:**

- > TRUSS ENGINEERING SPECS ON SITE FOR FRAMING INSPECTION. (R802.10.1)
- > TRUSSES TO HAVE UPLIFT CONNECTION PER TABLE R802.11
- > ROOF VENTILATION PER IRC. (R806)
- > INSULATE AND WEATHER STRIP 22"X30" ATTIC ACCESS (R807/WSEC 502.4.3)
- > 2-LAYERS 15LBS. FELT ON 2:12-4:12 ROOF PITCH (R905.2.7)
- > A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF ASPHALT SHINGLES ROOFS. (R905.2.8.5)

While every effort has been made in the preparation of this plan to avoid mistakes, the draftsman cannot guarantee against human error. The sub-contractors on the job must check all dimensions, layouts, and other details-- and seek clarification where necessary-- prior to their phase of construction. Eagle Building Company is not liable for errors once a sub-contractor's phase of construction has begun.



SITE PLAN  
1" = 20' 0"



**SHEET LEGEND**

A.101	COVER/FOUNDATION
A.102	FLOOR PLAN/SHEATHING
A.201	ELEVATIONS
A.301	DETAILS



EAGLE BUILDING COMPANY  
11248 SR 525  
CLINTON, WA 98236  
OFFICE: 360.351.7813

SHEET:  
FOUNDATION; SITE PLAN

EVENSTAR LOT 14  
1274 CURTIS WAY  
FREELAND, WA 98249

DATE:  
2/17/2017

SCALE:  
1" = 20'

A.  
101



EAGLE BUILDING COMPANY  
 11248 SR 525  
 CLINTON, VA 98236  
 OFFICE: 360.351.7813

SHEET:  
 MAIN FLOOR PLAN

EVENSTAR LOT 14  
 1274 CURTIS WAY  
 FRELAND, VA 98249

DATE:  
 2/21/2017  
 SCALE:  
 1/4" = 1'-0"

A  
 102

**WALL LEGEND**

- 3 1/2" INTERIOR WOOD FRAMED WALL
- 5 1/2" INTERIOR WOOD FRAMED WALL
- 5 1/2" EXTERIOR WOOD FRAMED WALL
- BRACED WALL PANEL
- BEAM

**SYMBOL LEGEND**

- CO/SMOKE DETECTOR
- EXHAUST FAN (V.T.O.)
  - BATH: 50 CFM MIN.
  - KITCHEN: 100 CFM MIN.
  - LAUNDRY: WHOLE HOUSE FAN (SEE ENERGY NOTE FOR SPECIFICATIONS)
- WINDOW NUMBER

**SHEAR WALL SCHEDULE**

- 1 15/32 in\*. OSB WITH 8d @ 6" O.C. EDGES  
12" O.C. FIELD (V = 221 lbs/ft)
  - 5 15/32 in\*. OSB WITH 10d @ 6" O.C. EDGES  
12" O.C. FIELD (V = 280 lbs/ft)
  - 6 15/32 in\*. OSB WITH 10d @ 4" O.C. EDGES  
12" O.C. FIELD (V = 448 lbs/ft)
- \*\* SW 6 REQUIRES 3" MUDSILL AND 12" ANCHOR BOLTS \*\*

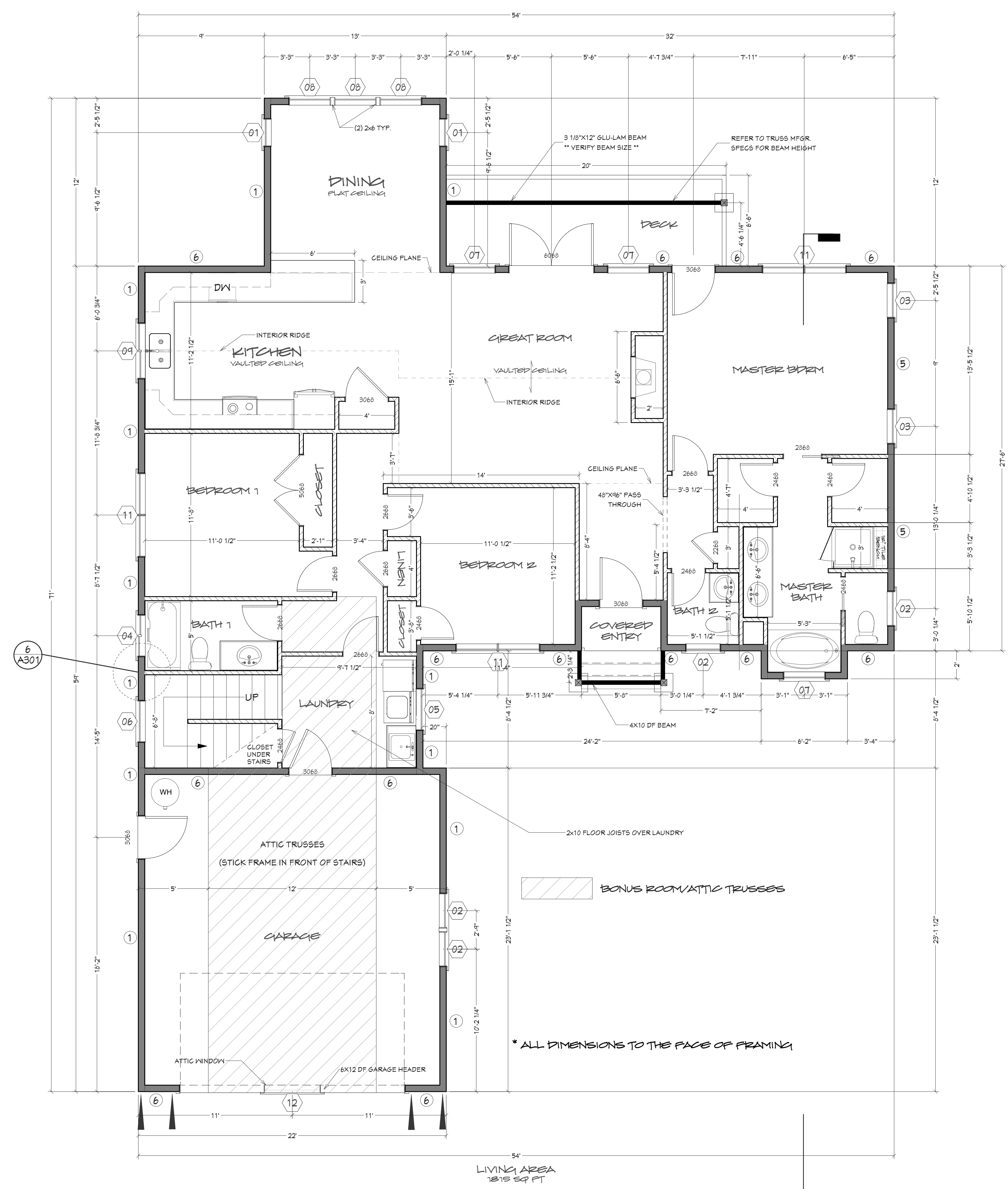
\*NOTES:  
 3/8" or 7/16" may be used in lieu of 15/32" if studs are 16 in. O.C. or sheathing applied horizontally and staggered. If V > 350lbs/ft, provide a minimum of a 3" nominal mud sill and 3" nominal member at vertical seams, unless otherwise approved. Stagger nailing in both cases. Anchor bolt washers to be 3"x3"x1/4" or better.

STHD8 W/SSTB28 OR EQUIV. 25" MIN. EMBEDMENT

**FRAMING NOTES**

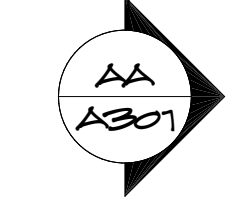
- FLOOR JOIST TO BE 9 1/2" BCI @ 16" O.C.
- DECK BEAMS TO PE 4x8 P.T.
- DECK JOISTS TO BE 2x8 P.T. @ 16" O.C.
- DECK POSTS TO BE 4x4 P.T. U.N.O.
- HEADERS TO BE 4x10 DF#2 OR BETTER U.N.O.
- STUDS TO BE 2x DF#2 OR BETTER
- 9' 1 1/8" WALL PLATE HEIGHT TYPICAL
- 96 5/8" HEADER HEIGHT TYPICAL
- WALL SHEATHING TO BE 7/16" CDX U.N.O.
- GARAGE DOOR HEADER TO BE 6x12 DF#2 OR BETTER
- UNDER FLOOR BEAMS TO BE 4x8 DF#2 OR BETTER
- UNDER FLOOR POSTS TO BE 4x6 DF#2 OR BETTER
- DOUBLE FLOOR JOISTS UNDER INTERIOR SHEAR WALL PANELS
- REFER TO ENGINEERING FOR HOLD DOWN, MUD SILL, ANCHOR, SHEARWALL, AND FASTENER SPECIFICATIONS.

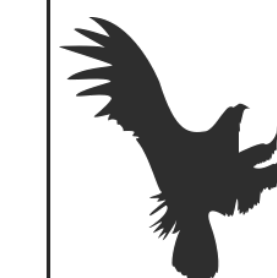
NUMBER	LABEL	QTY	WINDOW SCHEDULE			
			WIDTH	HEIGHT	EGRESS	TEMPERED
01	2050SH	2	24"	60"		
02	2640SH	4	30"	48"		
03	2650SH	2	30"	60"		
04	3016RS	1	36"	18"		
05	3030SH	1	36"	36"		
06	3040FX	1	36"	48"		
07	3050SH	3	36"	60"		YES
08	3050SH	3	36"	60"		
09	4040LS	1	48"	48"		
11	6050DSH	3	72"	60"	YES	
12	4040SH	1	48"	48"		



\* ALL DIMENSIONS TO THE FACE OF FRAMING

LIVING AREA  
 1815 SQ FT





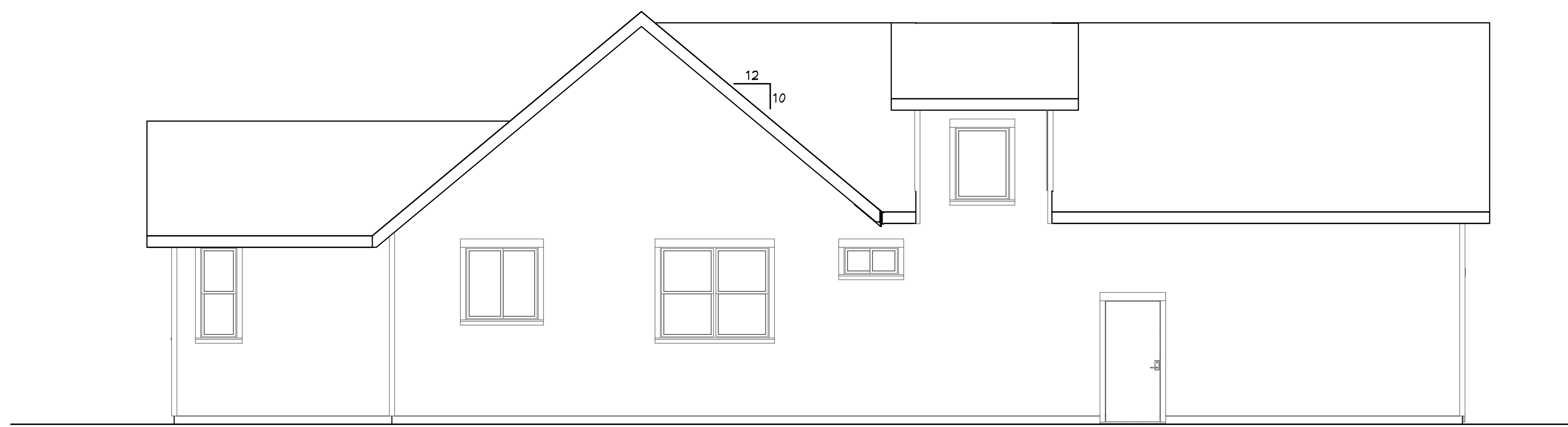
EAGLE BUILDING COMPANY  
 11248 SR 525  
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SHEET:  
 ELEVATIONS

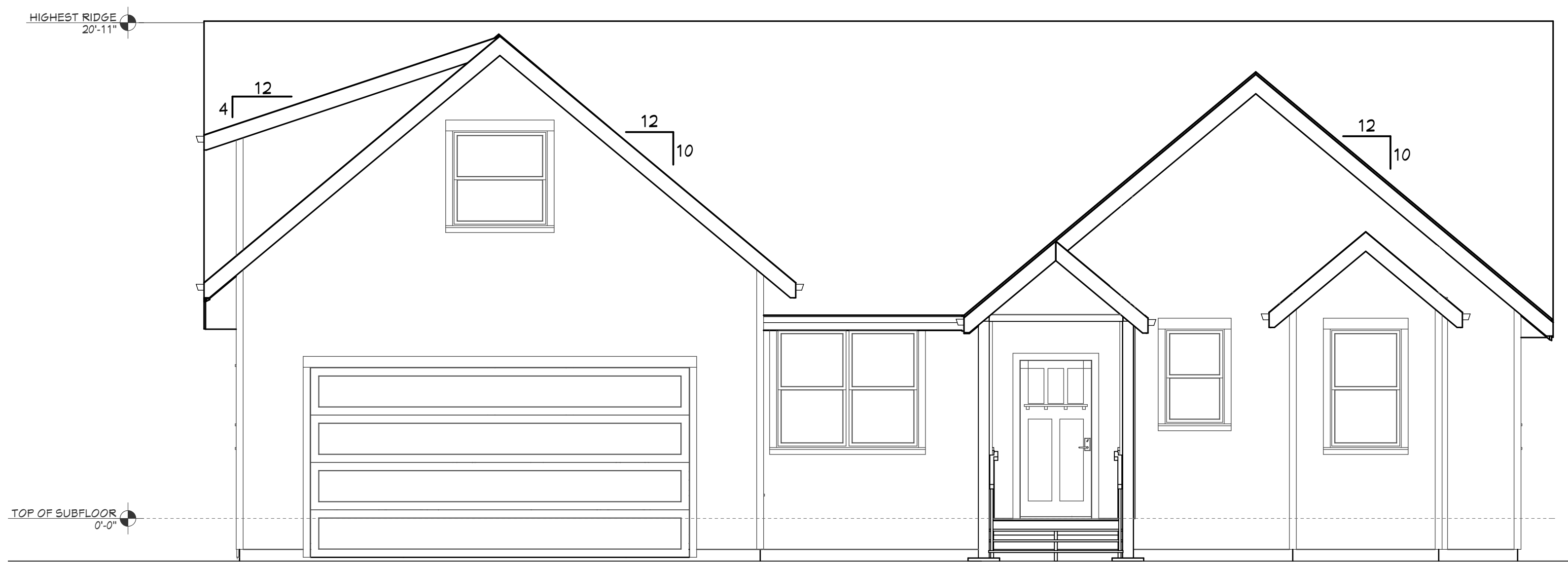
EVENSTAR LOT 14  
 1274 CURTIS WAY  
 FREELAND, VA 98249

DATE:  
 2/17/2017  
 SCALE:  
 1/8" = 1'-0"

A.  
 201



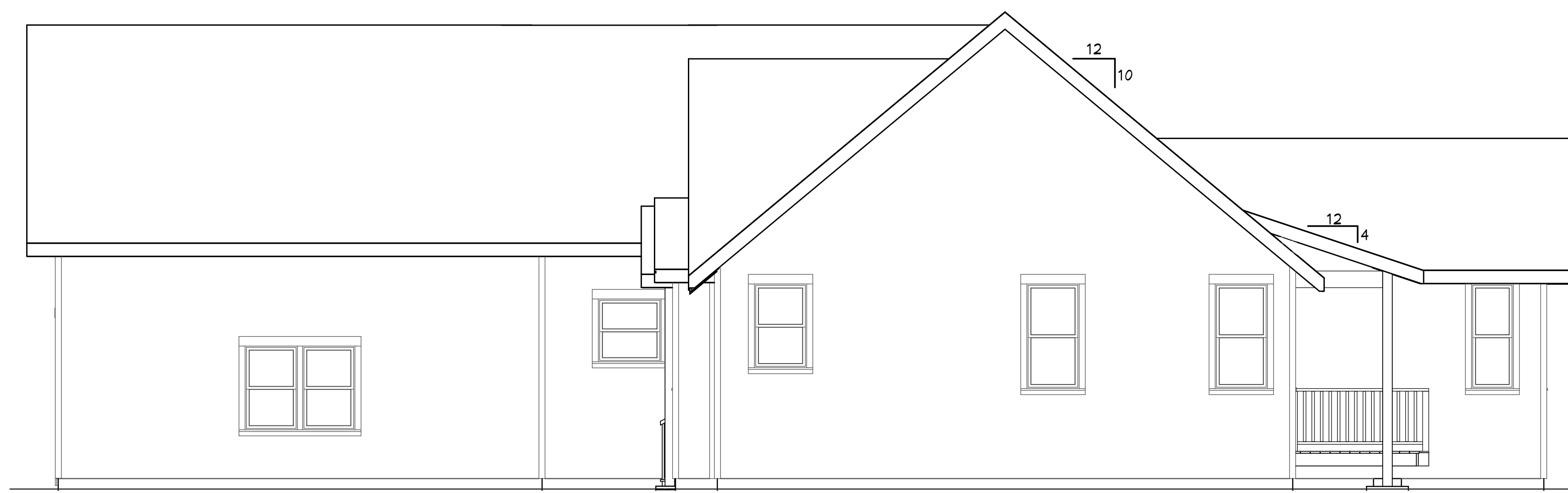
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



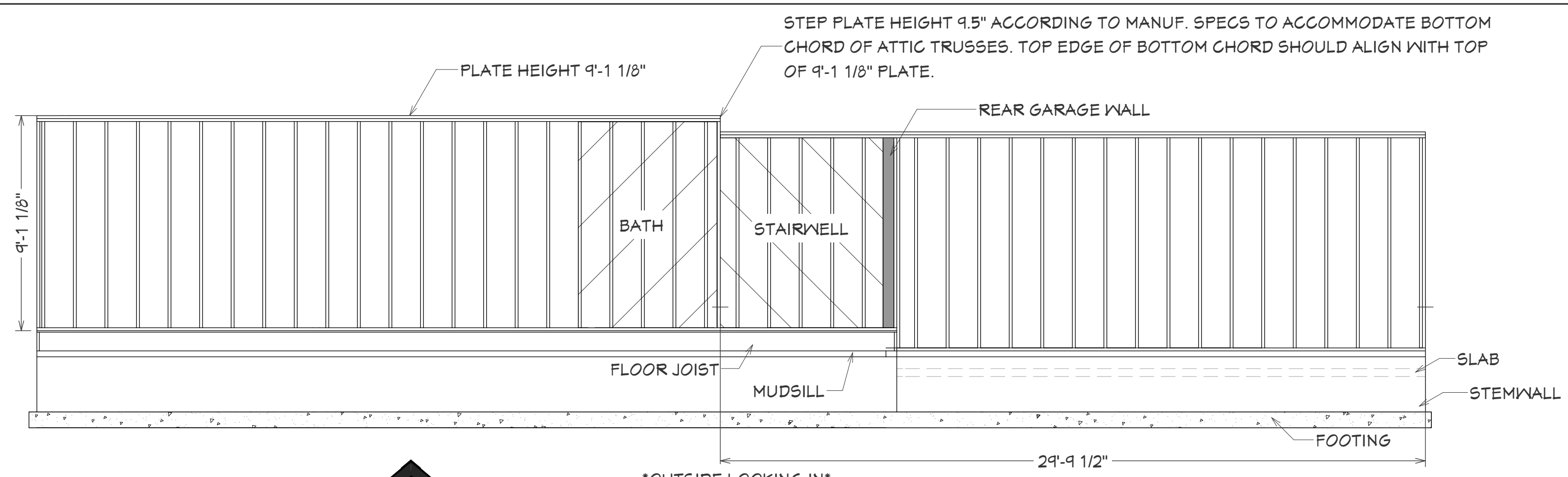
**EAGLE BUILDING COMPANY**  
 11248 SR 525  
 CLINTON, VA 98236  
 OFFICE: 860.351.7813

SHEET:  
**SECTIONS & DETAILS**

**EVENSTAR LOT 14**  
 1274 CURTIS WAY  
 FRELAND, VA 98249

DATE:  
 2/17/2017  
 SCALE:  
 1/8" = 1'-0"

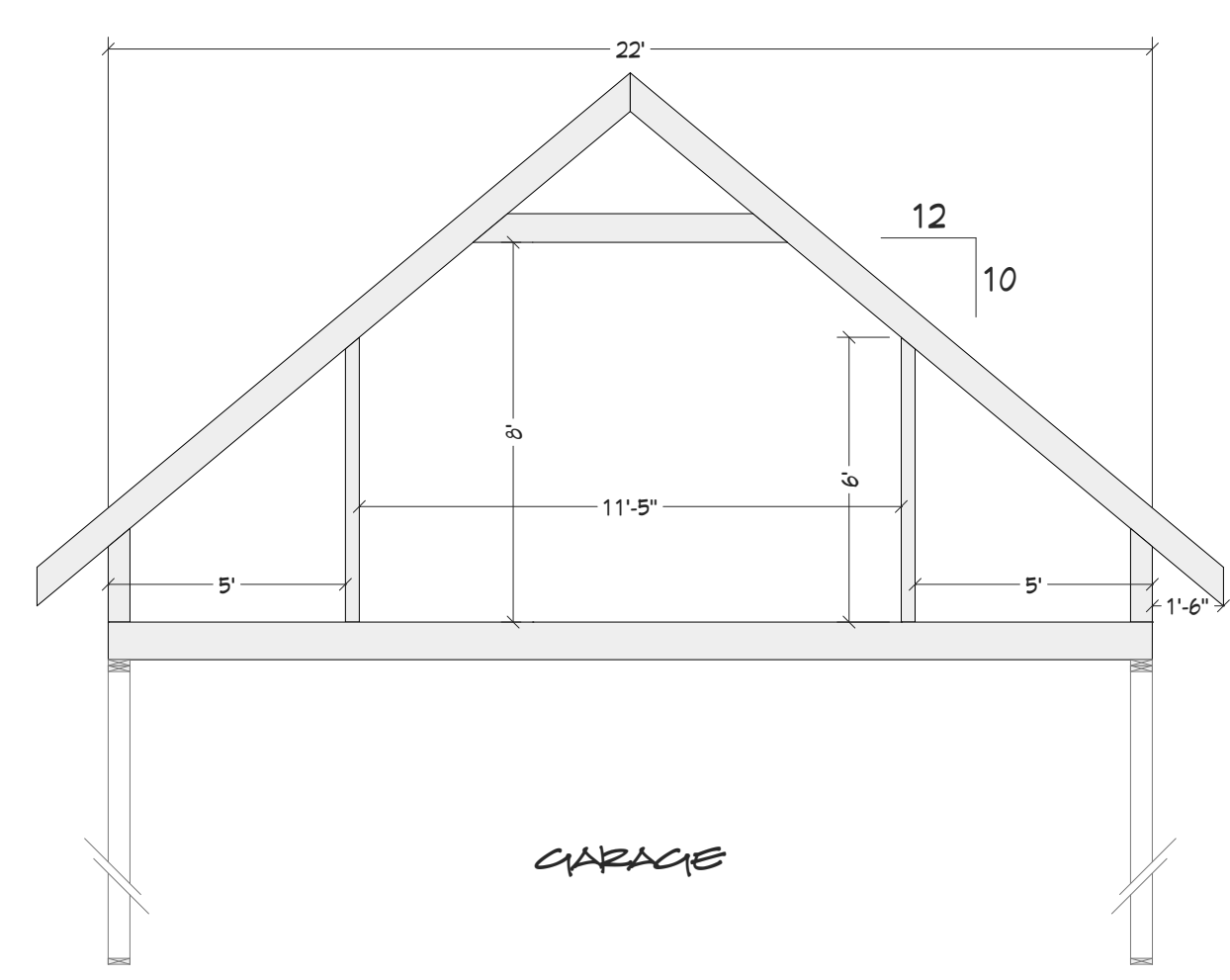
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 301**



\*OUTSIDE LOOKING IN\*  
**DETAIL 6**  
 SCALE: 1/4" = 1'-0"



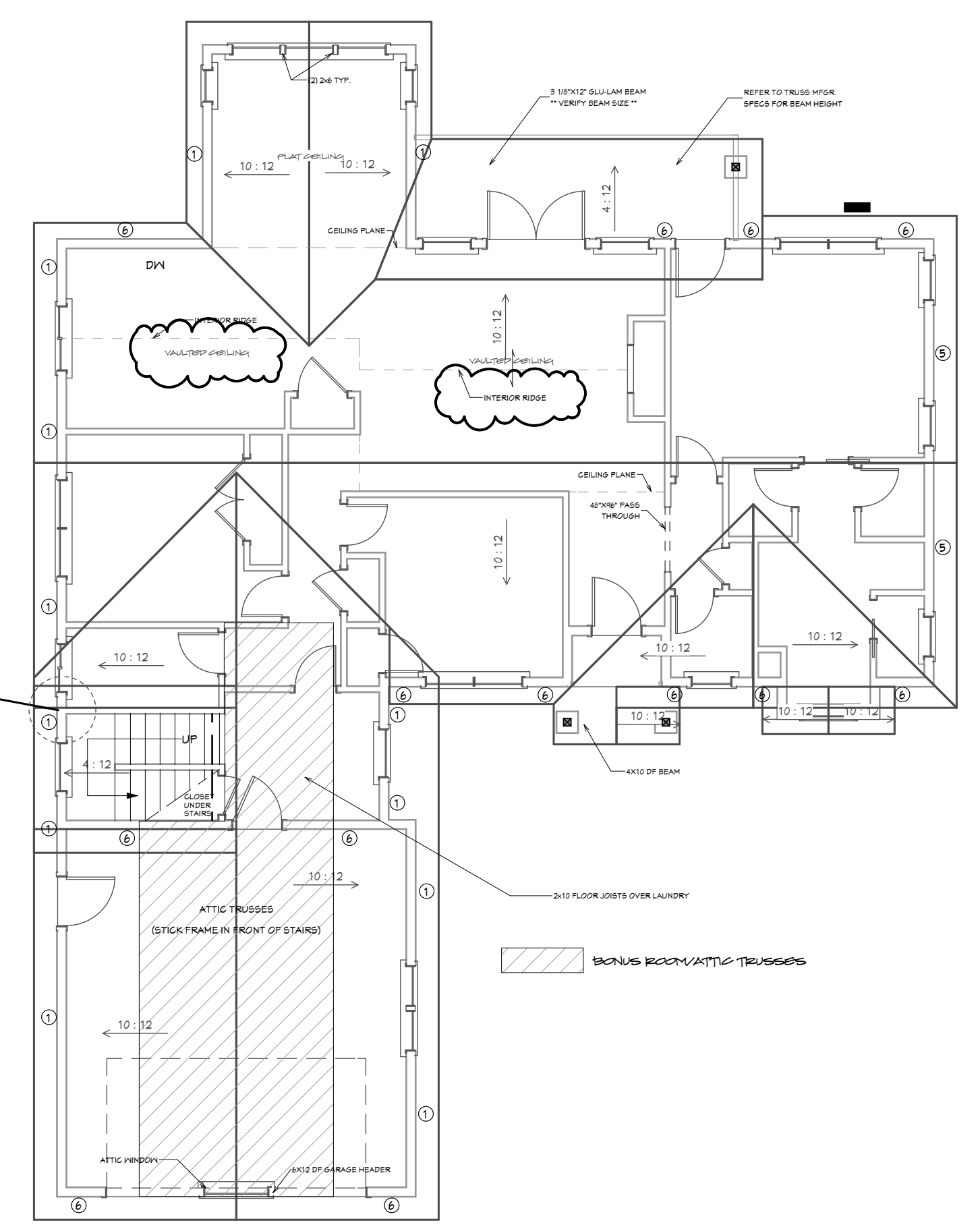
**SECTION A-A**  
 SCALE: 1/4" = 1'-0"



**ATTIC TRUSS DETAIL**  
 SCALE: 1/4" = 1'-0"

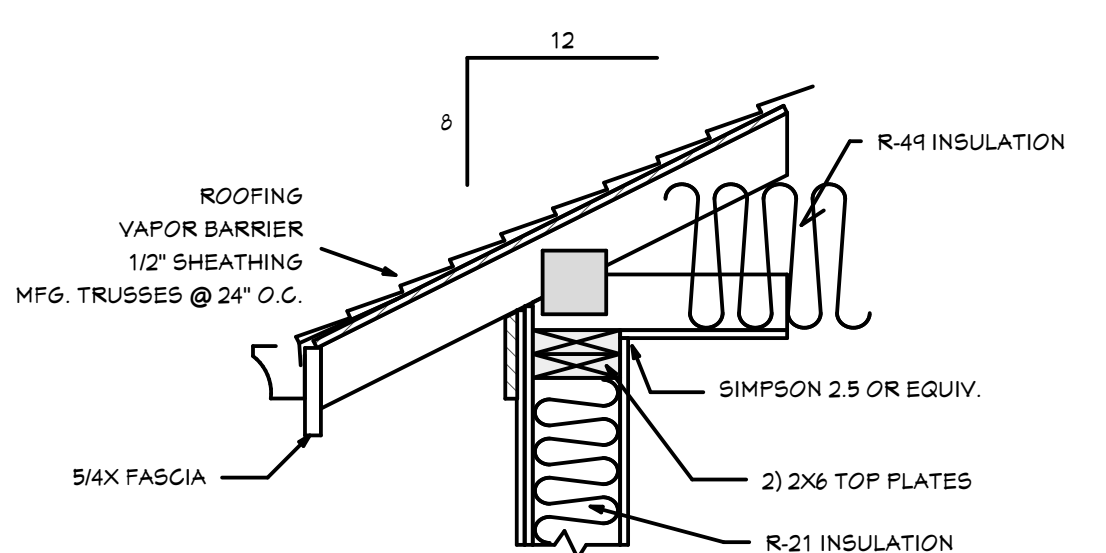
**ROOF NOTES**

- ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP
- ALL TRUSSES SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATIONS
- NO TRUSS SHALL BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS
- ALL TRUSSES SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
- ALL ROOF FRAMING @ 24" O.C.
- ROOF PITCH 10:12 TYPICAL U.N.O.
- ROOF OVERHANGS 18" TYPICAL
- ROOF SHEATHING TO BE 7/16" CDX
- CONTINUOUS RIDGE VENT
- HAND STACKED RAFTERS OVER STAIRWELL 24" O.C.

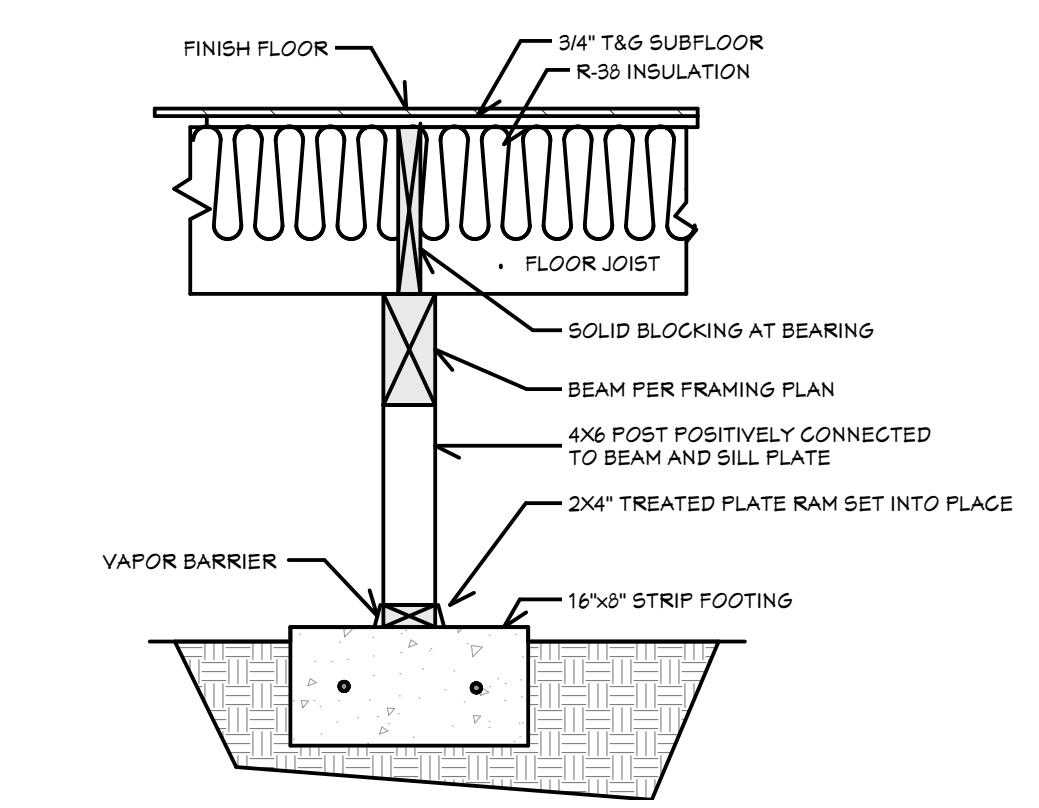


**ROOF OVERVIEW**  
 1/8" = 1'-0"

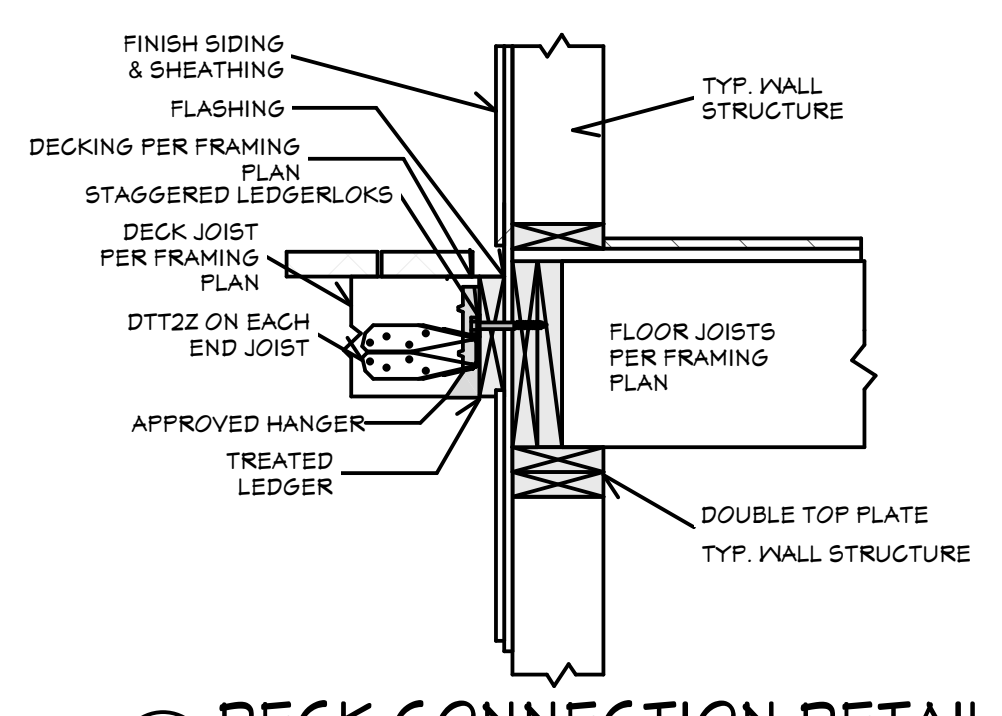
STEPPED WALL PLATE  
 DETAIL 6



**1 EAVE DETAIL**



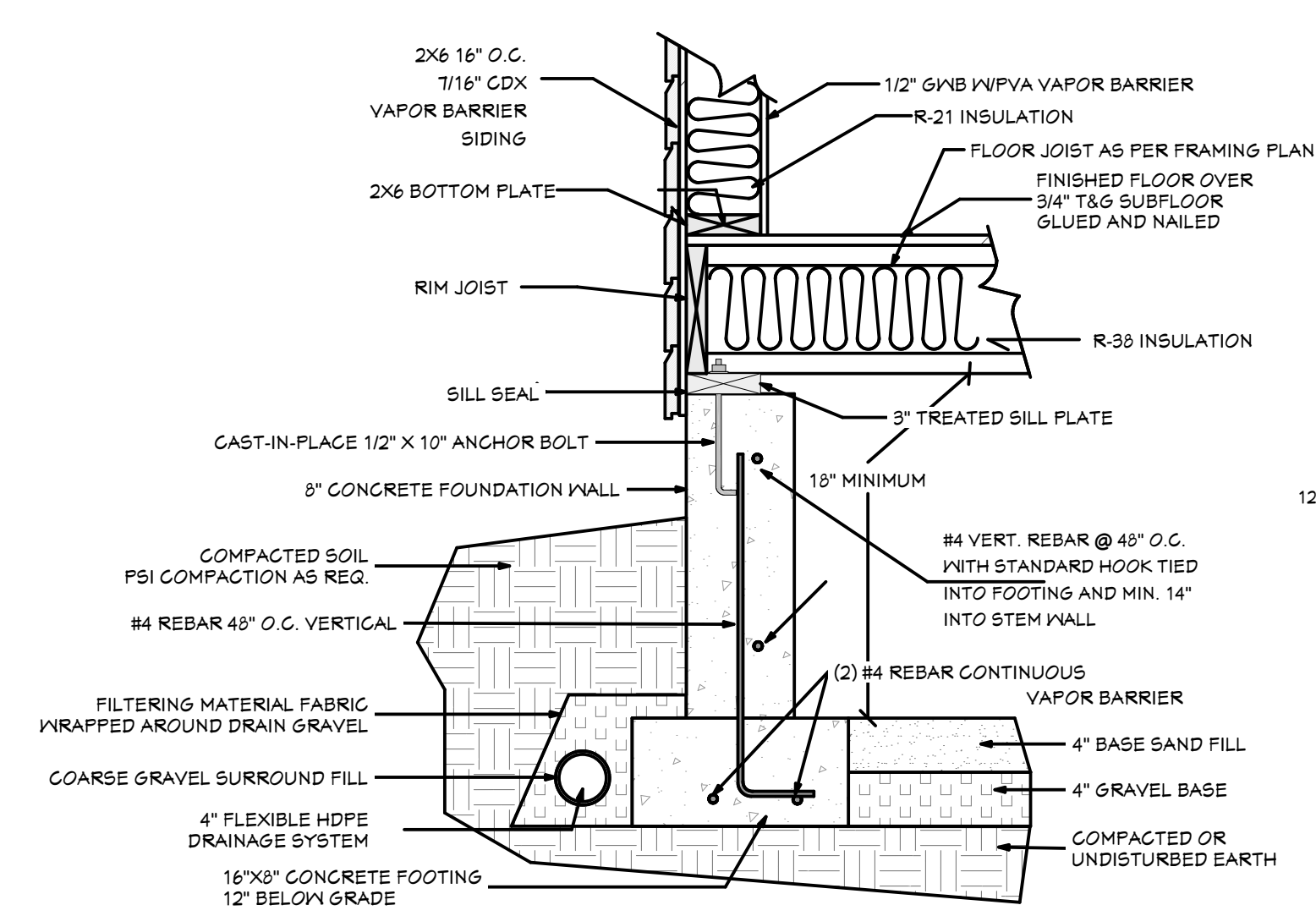
**2 INTERIOR POST & FOOTING**



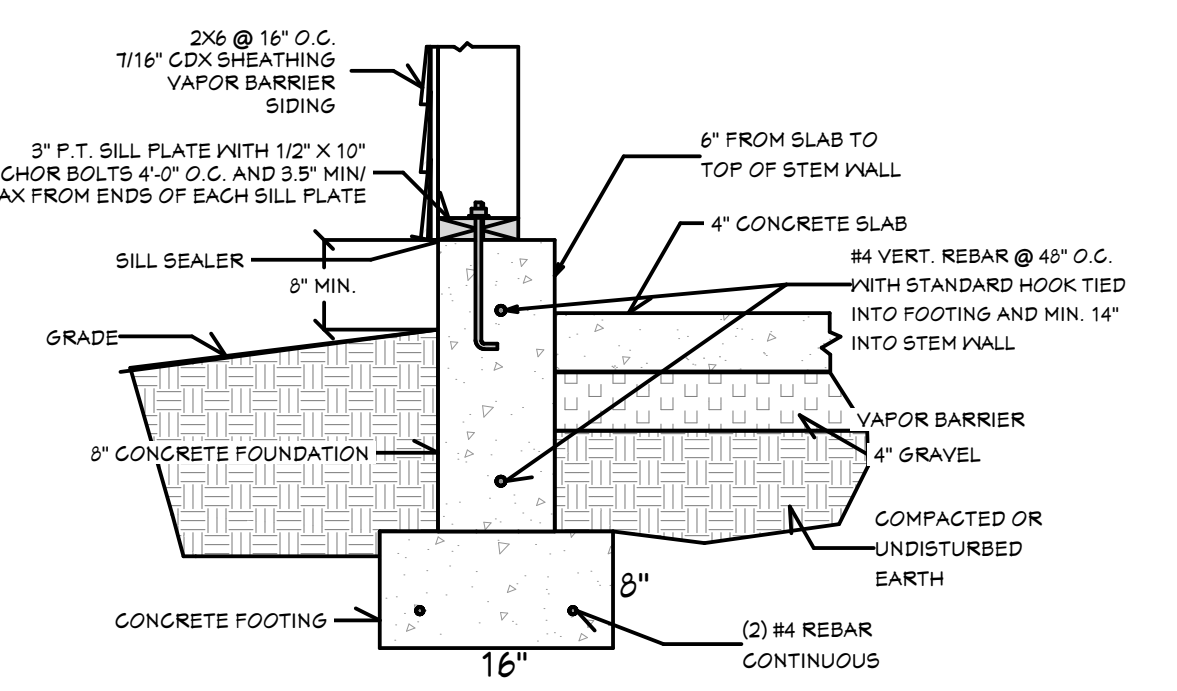
**5 DECK CONNECTION DETAIL**

**FLOOR FRAMING NOTES**

- FLOOR JOIST TO BE 9 1/2" BCI @ 16" O.C.
- DECK BEAMS TO BE 4x8 P.T. @ 16" O.C.
- DECK JOISTS TO BE 2x8 P.T. @ 16" O.C.
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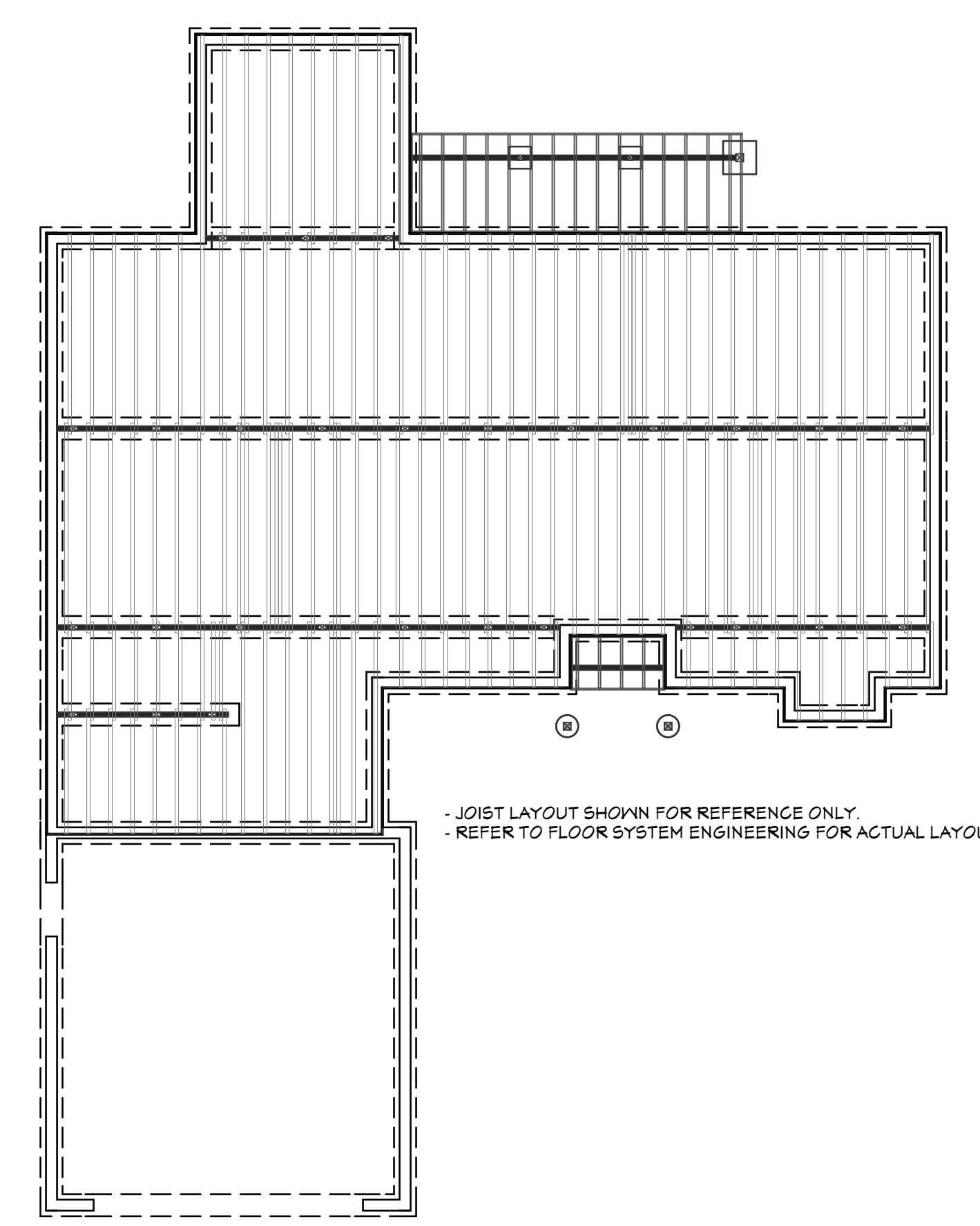


**3 STEM WALL**



**4 SLAB AT GARAGE FOUNDATION**

ENGINEERING SUPERCEDES ALL DETAILS, DIMENSIONS, DRAWINGS, REPRESENTATIONS, AND CALLOUTS. REFER TO ENGINEERING FOR HOLD DOWN TYPE AND LOCATION, ANCHOR BOLT TYPE AND PLACEMENT, SHEAR WALL SPECIFICATIONS, MUD SILL SPECIFICATIONS, ETC.



**FRAMING OVERVIEW**  
 1/8" = 1'-0"