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COVER SHEET

NEW TWO STORY DWELLING FOR

CHRISTOPHER PATTERSON

HOLST ROAD, CLINTON, WA 98236



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NEW TWO STORY DWELLING FOR
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 HOLST ROAD, CLINTON, WA 98236

DRAWING TITLE:

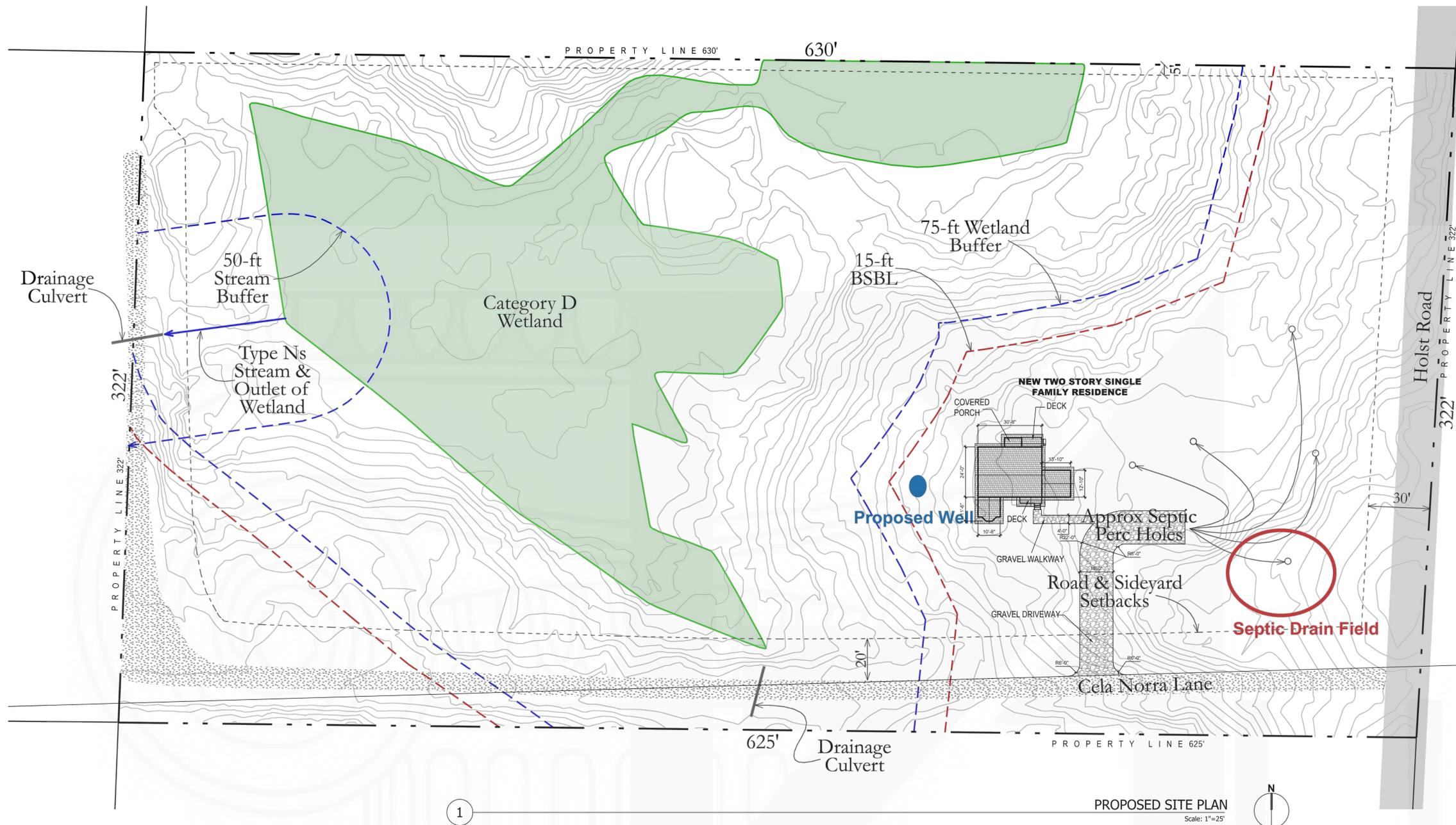
DATE: 3/16/2018

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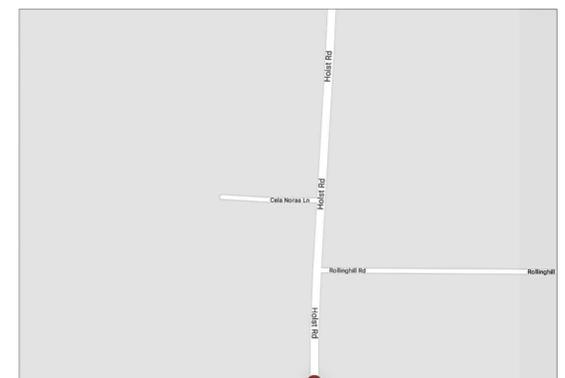
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REVISION TABLE		
DATE	REVISED BY	DESCRIPTION



AERIAL PHOTO



VICINITY MAP

NEW TWO STORY SINGLE FAMILY RESIDENCE

MR. CHRISTOPHER PATTERSON
 ADDRESS: HOLTS ROAD, CLINTON, WA 98236
 LOCAL ADDRESS: 4233 CELA NORAA LANE, CLINTON, WA 98236
 ZONED: RURAL
 PARCEL # R32935.345.3600
 PROP. ID: 498811
 LOT SIZE: 201143 SQUARE FEET

DWELLING: 1ST FLOOR 1062 SF + 2ND FLOOR 736 SF = 1798 SF

FRONT DECK: 43.7 SF
 BACK DECK: 32.2 SF
 PORCH = 36.2 SF

TOTAL = 1910.1 SF
 LOT COVERAGE = 1910/201143 = 0.94%

IMPERVIOUS AREA:

DWELLING : 1798 SF
 DRIVEWAY : 1660 SF
 WALKWAY : 109 SF
 FRONT DECK : 43.7 SF
 BACK DECK : 32.2 SF
 PORCH : 36.2 SF
 TOTAL : 3679.1 SF

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, WASHINGTON STATE AMENDMENTS, AND WASHINGTON ADMINISTRATIVE CODE (WAC), ALL AS ADOPTED IN THE 1.01.010 CODE ADOPTED (ISLAND COUNTY CODE) .
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND AMENDMENTS | CHAPTER 51 , 50 WAC 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND AMENDMENTS | CHAPTER 51 , 51WAC 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND AMENDMENTS | CHAPTER 51 , 52 WAC 2015 INTERNATIONAL FUEL GAS CODE (IFGC) AND AMENDMENTS | CHAPTER 51 , 52 WAC 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND AMENDMENTS | CHAPTER 51 , 11C & 51 , 11R WAC 2015 NATIONAL FUEL GAS CODE (NFPA 54) | CHAPTER 51 , 52 WAC 2011 LIQUEFIED PETROLEUM GAS CODE (NFPA 58) | CHAPTER 51 , 52 WAC 2015 UNIFORM PLUMBING CODE (UPC) AND AMENDMENTS | CHAPTERS 51 , 56, 51 , 57 WAC ELECTRICAL | CHAPTER 296 , 46B WAC
 THE CONSTRUCTION ADMINISTRATIVE CODE SET FORTH IN BMC 17.10.020 REPLACES THE ADMINISTRATIVE CHAPTERS OF THE ABOVE ADOPTED CODES.
 2015 INTERNATIONAL FIRE CODE (IFC) AND AMENDMENTS | CHAPTER 51 , 54 WAC
 THE IFC IS ADOPTED AND AMENDED PER REGULATIONS SET FORTH IN BMC 17.20.

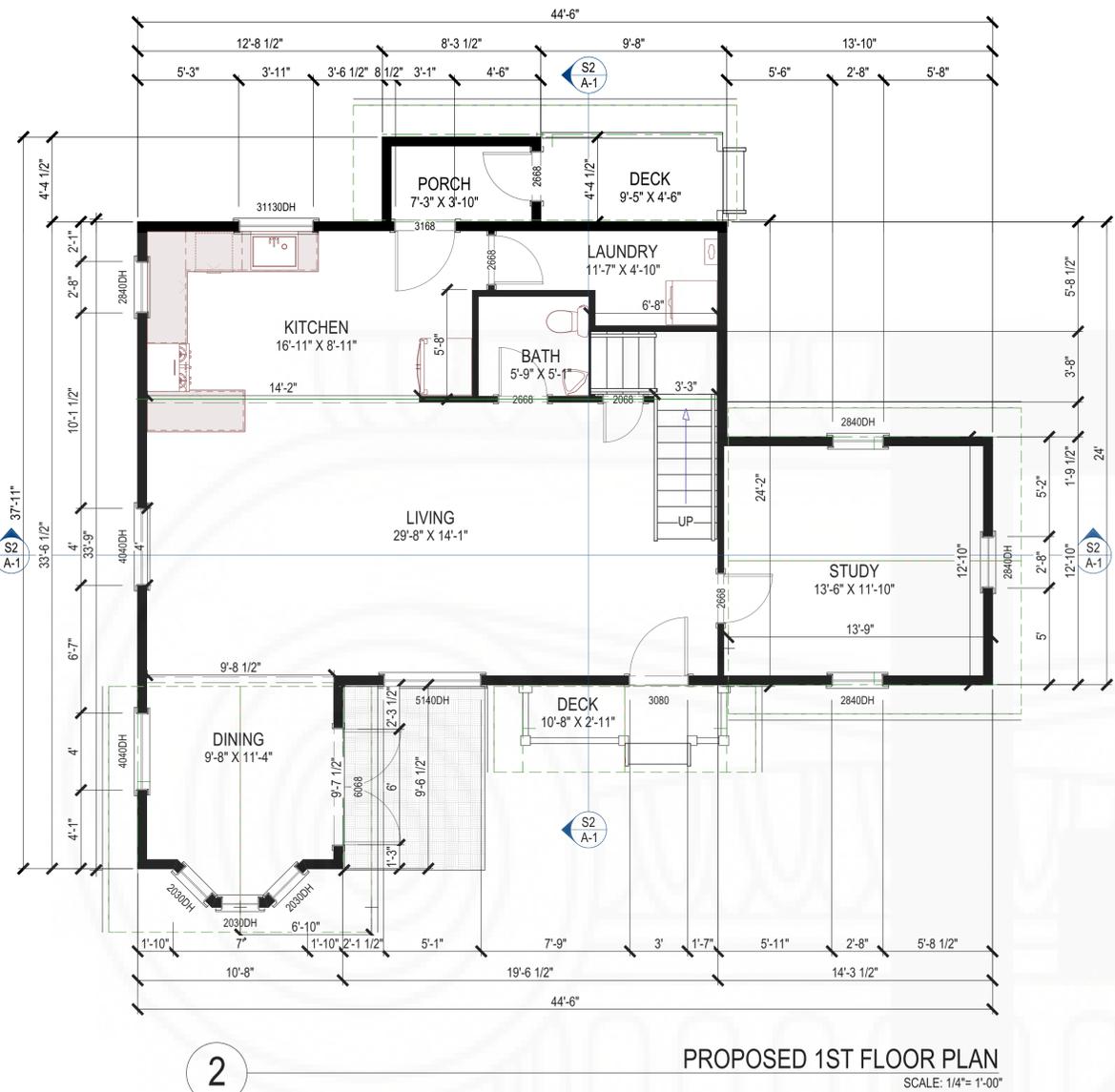
DESIGN HAS BEEN DONE PRESCRIPTIVELY TO THE CODE

Project Name and Address:
**NEW TWO STORY DWELLING FOR
 CHRISTOPHER PATTERSON
 HOLST ROAD, CLINTON, WA 98236**

Date: MARCH 15, 2018
 Scale: AS NOTED
 DRAWING TITLE: PROPOSED SITE PLAN
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Sheet : 1 of 1
 PROJECT No. : **a107**

No.	Revision/Issue	Date



FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
 PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
 PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
 PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

LUMBER SPECIES:

1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF#2 OR BETTER.
5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
6. ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
7. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
 2006 IEC AND 2006 IMC SHALL BE USED.
 THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC

- ROOF: 50 PSF SNOW LOAD
 *8 PSF TOP CHORD DL.
 *7 PSF BOTTOM CHORD DL.
 *5 PSF NET WIND UPLIFT.
- FLOOR: 40 PSF LL.
 *10 PSF TOP CHORD DL.
 *5 PSF BOTTOM CHORD DL.
- SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
 FROST DEPTH: *2'-0"
 SEISMIC ZONE: C,
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES. AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

WALL PANEL NOTES:

- B.P. BRACED WALL PANEL**
 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.
- I.B.P. INTERIOR BRACED WALL PANEL**
 1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS
- A.B.P. ALTERNATE BRACED WALL PANEL**
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)



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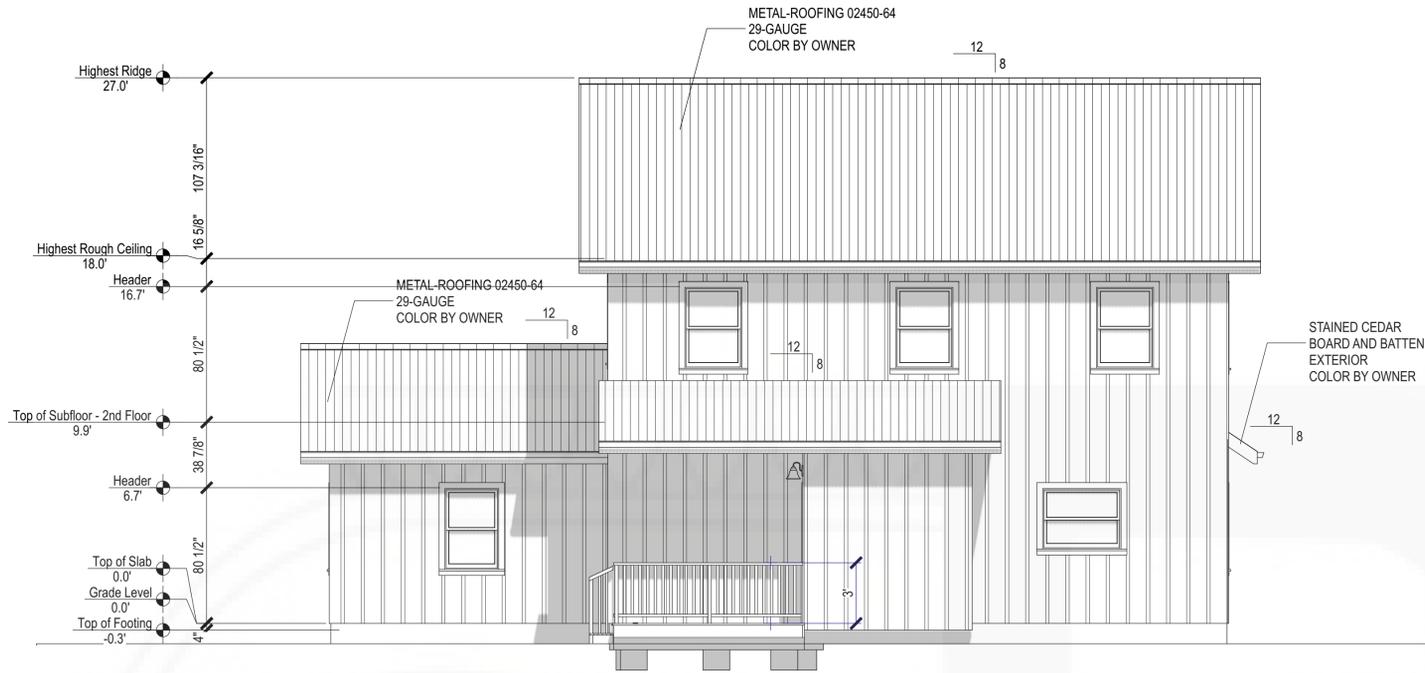
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REVISION TABLE		
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4 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-00"



5 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-00"

EXTERIOR FINISH NOTES:

1. EXTERIOR FINISH TO BE STAINED CEDAR BOARD AND BATTEN SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
2. ROOFING TO BE 29-GAUGE METAL PANEL OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING, PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

- ATTIC R-38
- WALLS R-21
- FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:

CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.

PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.



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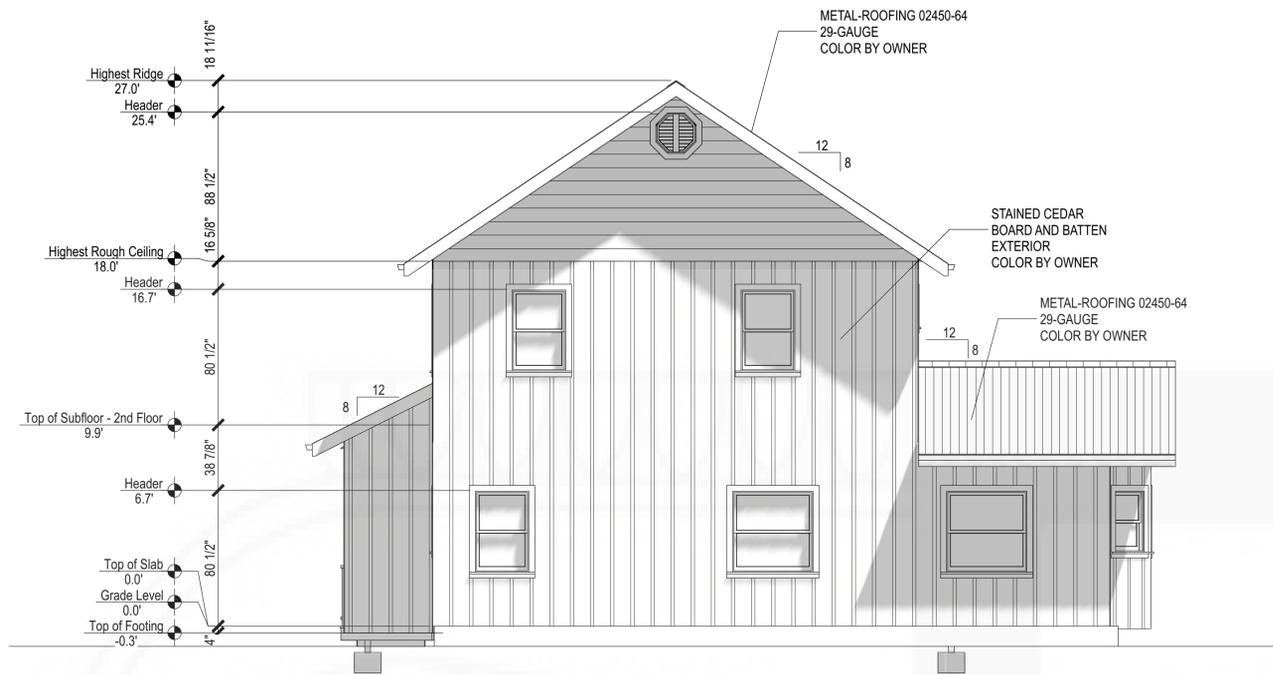
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Revision Table		
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6

PROPOSED SOUTH ELEVATION
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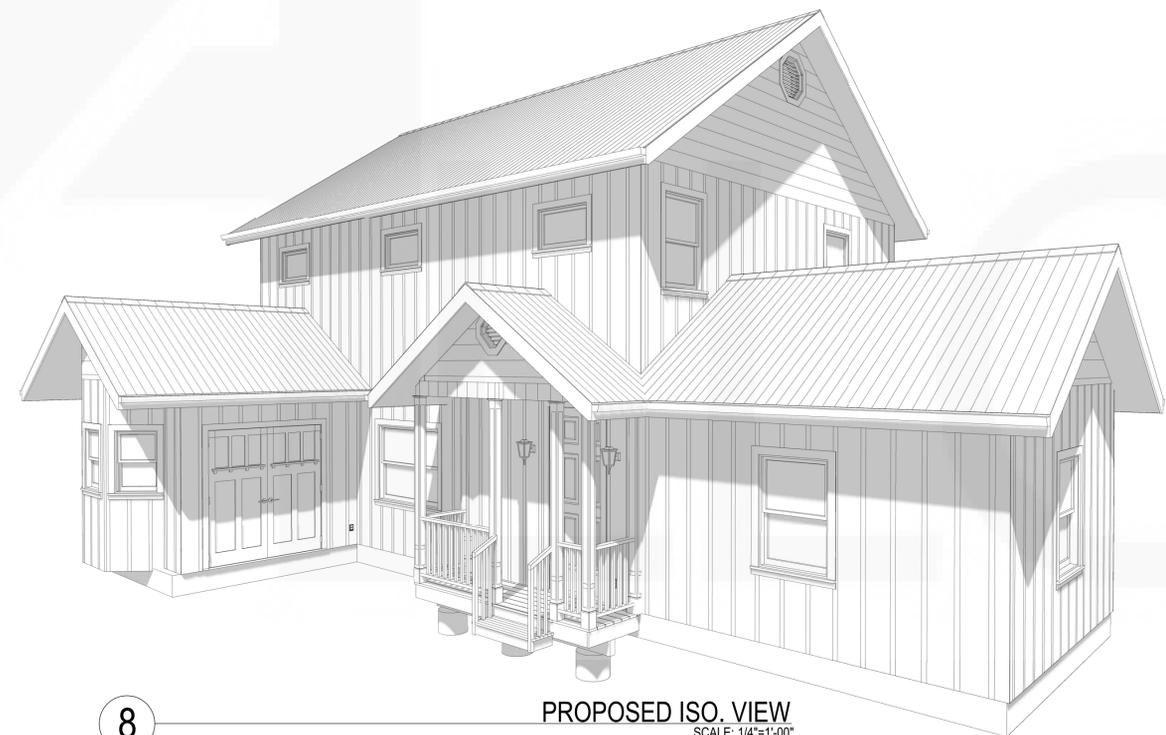
7

PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-00"

RESIDENTIAL ENERGY EFFICIENCY
2015 WASHINGTON STATE ENERGY CODE

CODE SECTION COMMENTS

- R402.1 GENERAL (PRESCRIPTIVE) THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.5.
- R402.1.1 INSULATION AND FENESTRATION CRITERIA HE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
- R402.1.2 INSULATION MATERIAL USED IN LAYERS, SUCH AS FRAMING CAVITY INSULATION OR CONTINUOUS INSULATION, SHALL BE SUMMED TO COMPUTE THE CORRESPONDING COMPONENT R-VALUE. THE MANUFACTURER'S SETTLED R-VALUE SHALL BE USED FOR BLOWN INSULATION. COMPUTED R-VALUES SHALL NOT INCLUDE AN R-VALUE FOR OTHER BUILDING MATERIALS OR AIR FILMS. WHERE INSULATED SIDING IS USED FOR THE PURPOSE OF COMPLYING WITH THE CONTINUOUS INSULATION REQUIREMENTS OF TABLE R402.1.1, THE MANUFACTURER MUST SUPPLY AN ICC REPORT THAT THE R-FACTOR HAS BEEN CERTIFIED, OR USE R-5 PER INCH FOR EXTRUDED POLYSTYRENE, AND R-6 PER INCH FOR POLYISOCYANURATE RIGID INSULATION.
- R402.1.3 U-FACTOR ALTERNATIVE AN ASSEMBLY WITH A U-FACTOR EQUAL TO OR LESS THAN THAT SPECIFIED IN TABLE R402.1.3 SHALL BE PERMITTED AS AN ALTERNATIVE TO THE R-VALUE IN TABLE R402.1.1.
- R402.1.4 TOTAL UA ALTERNATIVE IF THE TOTAL BUILDING THERMAL ENVELOPE UA (SUM OF U-FACTOR TIMES ASSEMBLY IS LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE U-FACTORS IN TABLE R402.1.3 (MULTIPLIED BY THE SAME ASSEMBLY AREA AS IN THE PROPOSED BUILDING), THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE R402.1.1. THE U-FACTORS FOR TYPICAL CONSTRUCTION ASSEMBLIES ARE INCLUDED IN APPENDIX A IN CHAPTER 51-11C WAC. THESE VALUES SHALL BE USED FOR ALL CALCULATIONS. WHERE PROPOSED CONSTRUCTION ASSEMBLIES ARE NOT REPRESENTED IN APPENDIX A, VALUES SHALL BE CALCULATED IN ACCORDANCE WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS USING THE FRAMING FACTORS LISTED IN APPENDIX A WHERE APPLICABLE AND SHALL INCLUDE THE THERMAL BRIDGING EFFECTS OF FRAMING MATERIALS. THE SHGC REQUIREMENTS SHALL BE MET IN ADDITION TO UA COMPLIANCE. WHEN USING RESCHECK, THE U-FACTORS CALCULATED BY THE SOFTWARE BASED ON COMPONENT R-VALUE DESCRIPTIONS ARE ACCEPTABLE. FOR THE BASE BUILDING UA CALCULATION, THE MAXIMUM GLAZING AREA IS 15% OF THE FLOOR AREA.
- R402.1.5 VAPOR RETARDER WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 1405.3 OF THE INTERNATIONAL BUILDING CODE, AS APPLICABLE.
- R402.2 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE) IN ADDITION TO THE REQUIREMENTS OF SECTION R402.1, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTIONS R402.2.1 THROUGH R402.2.11.
- R402.2.7 FLOORS FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24-INCHES ON CENTER. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
- R402.4 AIR LEAKAGE THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.



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PROPOSED ISO. VIEW
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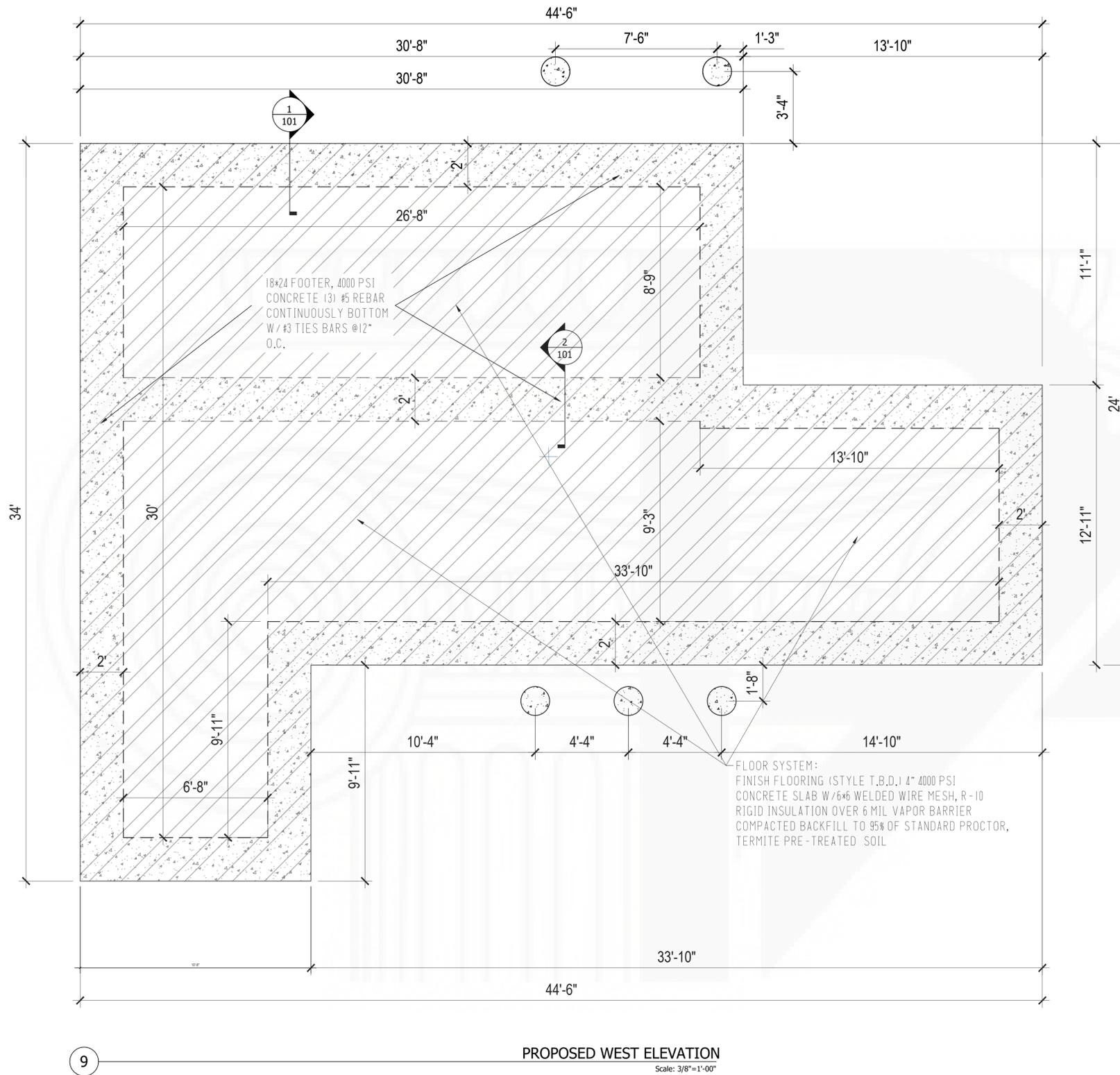
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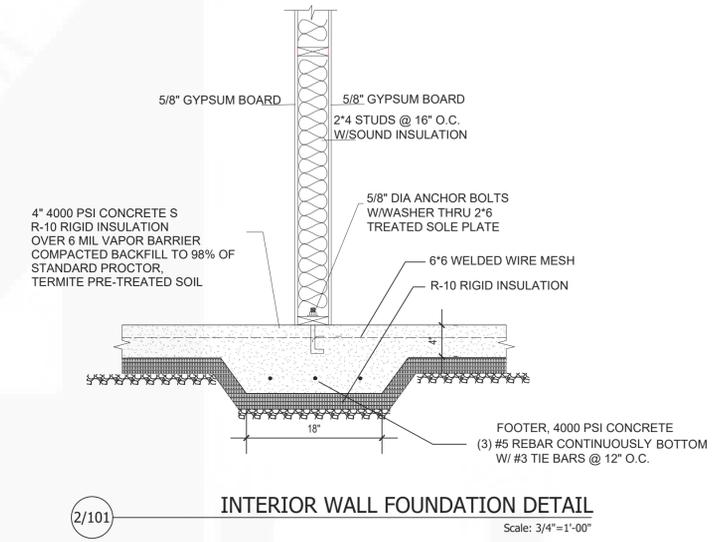
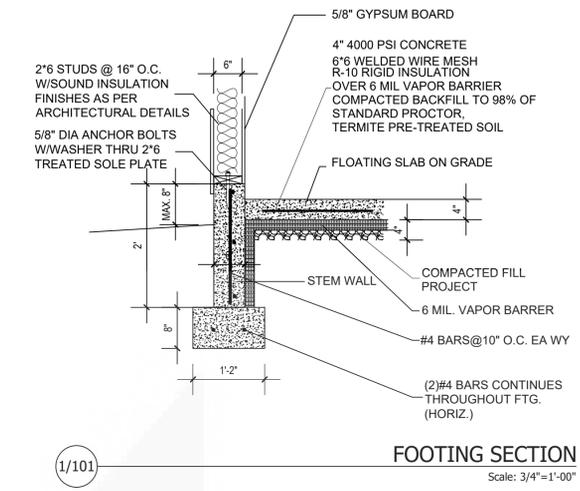
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Revision Table		
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18x24 FOOTER, 4000 PSI CONCRETE (3) #5 REBAR CONTINUOUSLY BOTTOM W / #3 TIES BARS @12" O.C.

FLOOR SYSTEM:
FINISH FLOORING (STYLE T.B.D.) 4" 4000 PSI CONCRETE SLAB W / 6x6 WELDED WIRE MESH, R-10 RIGID INSULATION OVER 6 MIL VAPOR BARRIER COMPACTED BACKFILL TO 95% OF STANDARD PROCTOR, TERMITE PRE-TREATED SOIL



ROOF VENT CALCULATIONS :

1/300TH OF AREA REQUIRED
1/600TH AT EAVE
1/600TH AT RIDGE

1016 SQ. FT. / 300 = 3.38 SQ. FT.
2.0 SQ. FT. @ EAVE REQUIRED
2.0 SQ. FT. @ RIDGE REQUIRED

REQUIRED VENTING:

USE ROOF VENTS @ RIDGE. 1 SQ. FT. EACH EQUALLY SPACED
PROVIDE 1" DIAMETER HOLE W/ BIRD SCREEN IN BLOCKING @ EACH TRUSS BAY.

FOUNDATION NOTES:

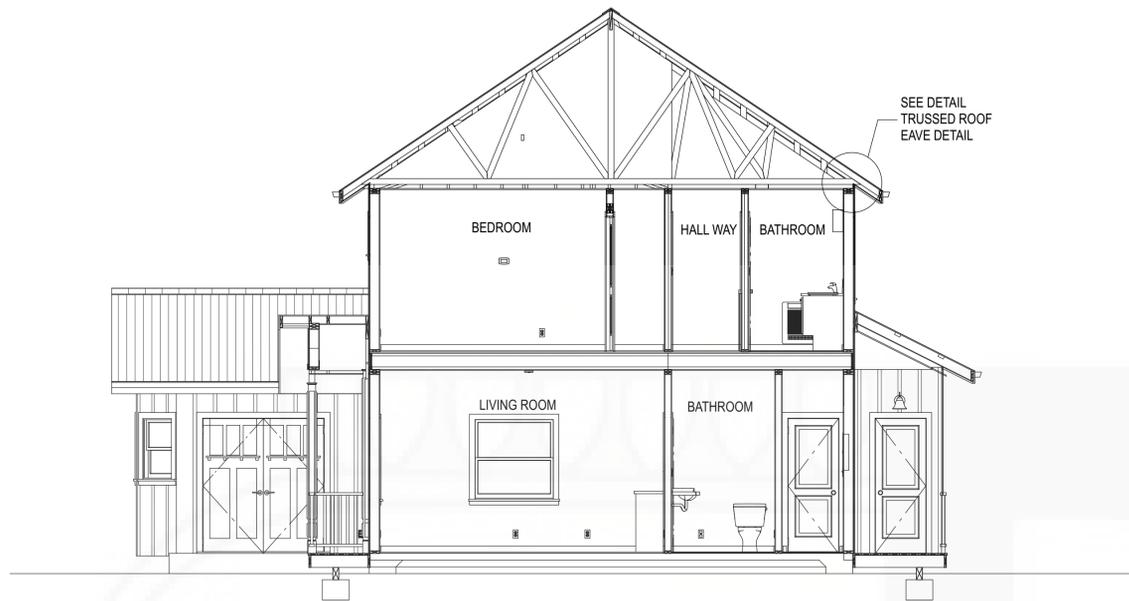
SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.
ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
CONCRETE STRENGTH,
4,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
4,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"
USE ASTM A , 615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE
CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE , ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

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Project Name and Address:
 NEW TWO STORY DWELLING FOR
CHRISTOPHER PATTERSON
 HOLST ROAD, CLINTON, WA 98236

Date: MARCH 15, 2018
 Scale: 3/8" = 1' , 00"
 DRAWING TITLE: PROPOSED FOUNDATION PLAN
 SHEET: 1 of 1
 PROJECT No: a107
 No. Revision/Issue Date
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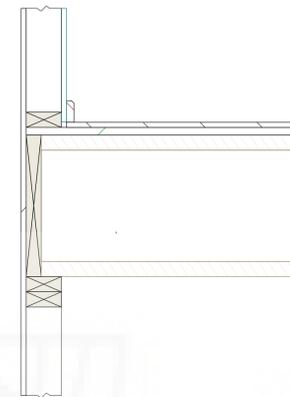
9

PROPOSED CROSS SECTION S1
SCALE: 1/4"=1'-00"

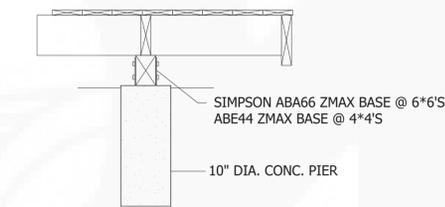


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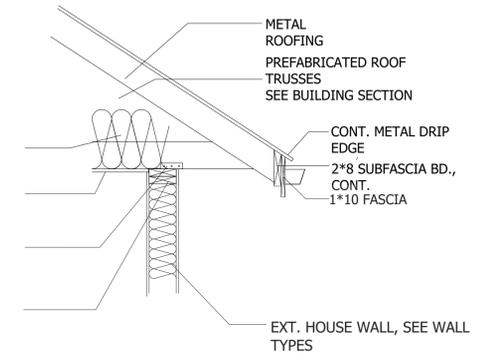
PROPOSED CROSS SECTION S2
SCALE: 1/4"=1'-00"



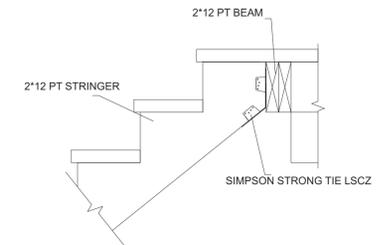
WOOD JOISTS TO STUD WALL CONNECTIONS



DECK FOOTING DETAIL

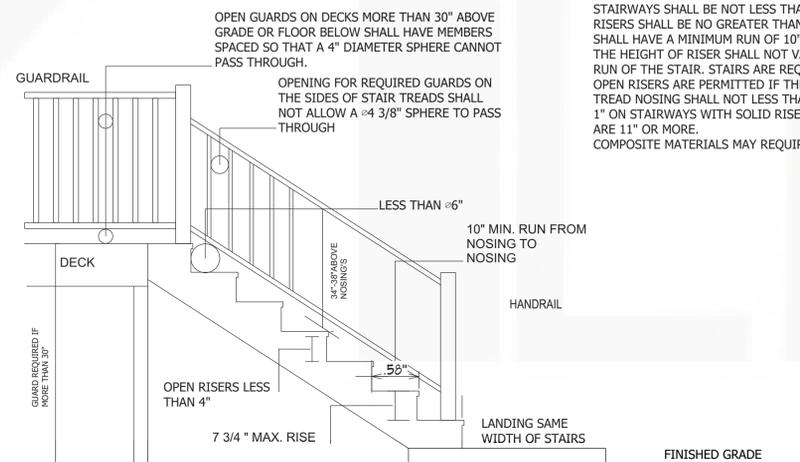


TRUSSED ROOF EAVE DETAIL



STAIRS DETAIL

CODE REQUIREMENTS BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE



STAIRWAY NOTES:
STAIRWAYS SHALL BE NOT LESS THAN 36" IN WIDTH. STAIRWAY RISERS SHALL BE NO GREATER THAN 7 3/4". STAIRWAY TREADS SHALL HAVE A MINIMUM RUN OF 10". THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN " IN THE RUN OF THE STAIR. STAIRS ARE REQUIRED TO BE ILLUMINATED. OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN 4". TREAD NOSING SHALL NOT LESS THAN " BUT NOT MORE THAN 1 1" ON STAIRWAYS WITH SOLID RISERS. EXCEPT WHEN TREADS ARE 11" OR MORE. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.



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NEW TWO STORY DWELLING FOR
CHRISTOPHER PATTERSON
 HOLST ROAD, CLINTON, WA 98236

DRAWING TITLE: PROPOSED CROSS SECTIONS

SHEET:

DATE: 3/15/2018

SCALE: 1/4"=1'-00"

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Revision Table		
Date	Revised By	Description