

PLANNING INFO

PARCEL NUMBER: [REDACTED]
 MAP NUMBER: [REDACTED]
 LOT AREA: 3.05 a
 ELEVATION: 2,896
 FIRE DISTRICT: FIRE DISTRICT 7 (CLE ELUM)
 WILDLAND URBAN INTERFACE CODE: IR1

LAND USE ZONING

LAND USE: RURAL RECREATION
 SETBACKS: THERE SHALL BE A MIN FRONT YARD SETBACK OF 25 FEET. SIDE AND REAR YARD SETBACKS SHALL BE 15 FEET.

DESIGN CRITERIA

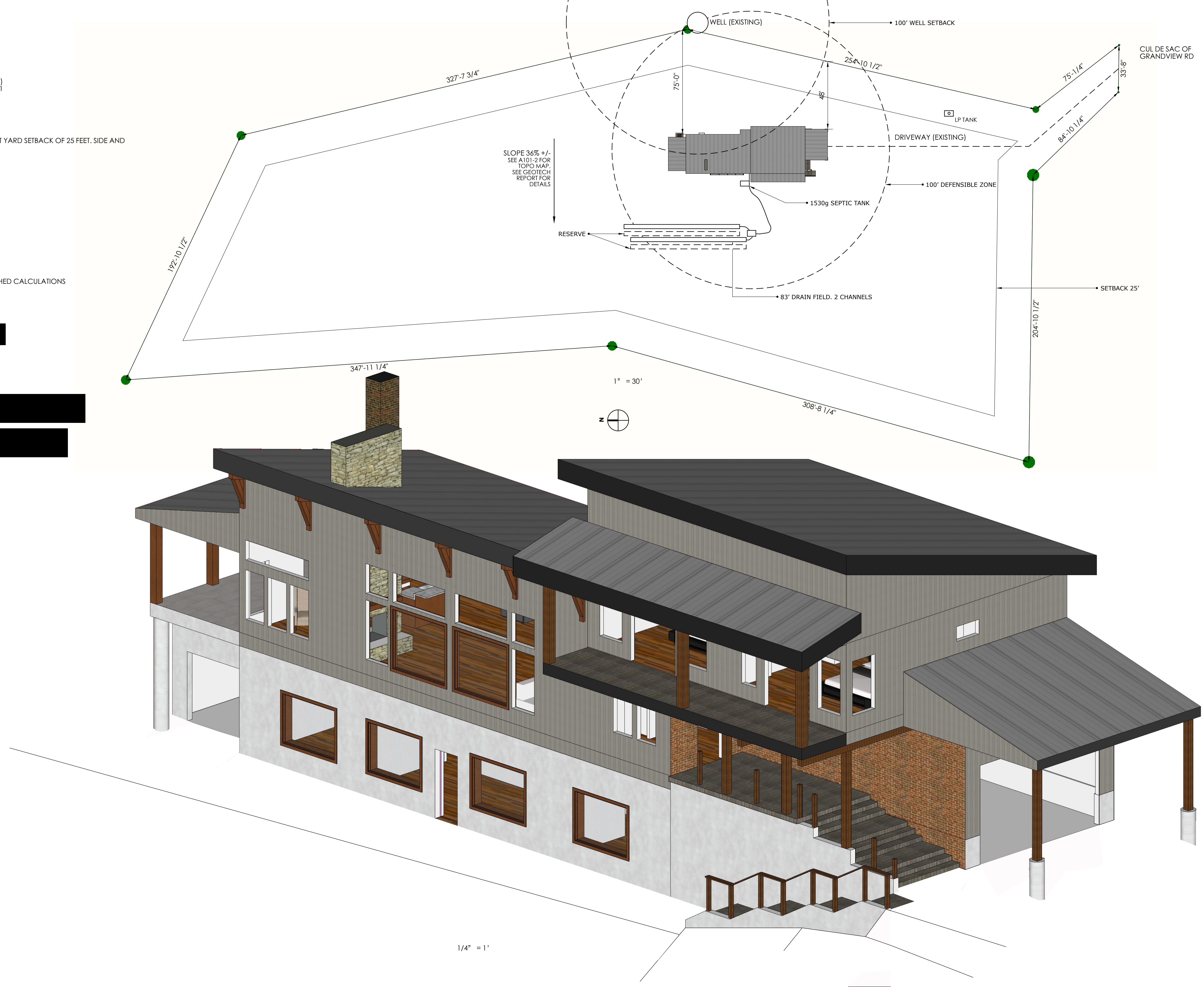
GROUND SNOW LOAD: 188 PSF
 HEATED ROOF SNOW LOAD: 174 PSF
 UNHEATED ROOF SNOW LOAD: 194 PSF
 WIND SPEED: 110 v ULT
 SEISMIC ZONE: D1
 FROST DEPTH: 24"

BUILDING DATA

USE: SINGLE FAMILY RESIDENTIAL
 TOTAL BUILDING SQUARE FOOTAGE: 3,643
 ENERGY CODE: 2015 WSEC. SEE ATTACHED CALCULATIONS
 VENTILATION CODE: 2015 IRC & WSEC

PROJECT TEAM

OWNER: [REDACTED]
 DESIGNER: [REDACTED]
 STRUCTURAL: [REDACTED]
 GEOTECH: [REDACTED]
 PLUMBING: BIDDER DESIGNED
 ELECTRICAL: BIDDER DESIGNED
 MECHANICAL: BIDDER DESIGNED



International Wildland-Urban Code Class 1 Ignition-Resistant Construction Requirements

504.2 Roof Covering
Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E 108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire - stopped to preclude entry of flames or embers, or have one layer of 72 - pound (32.4 kg) mineral - surfaced, non - perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

- Exceptions:**
- Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
 - Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets andingles, clay or concrete roof tile or slate installed on non-combustible decks or sheets, copper or metal sheets installed without a roof deck on non-combustible framing.
 - Class A roof assemblies include minimum 16 oz/sq. ft (0.0416 kg/m2) copper sheets installed over combustible decks.

504.2.1 Roof Valleys
Where provided, valley flashings shall not be less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 3/8" wide underlayment consisting of one layer of 72-pound mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 running the full length of the valley.

504.3 Protection of Eaves
Eaves and soffits shall be protected on the exposed underside by ignition - resistant materials or by materials approved for not less than 1 - hour fire - resistance - rated construction, 2 - inch (51 mm) nominal dimension lumber, or 1 - inch (25 mm) nominal fire - retardant - treated lumber or 3/4 inch (19.1 mm) nominal fire - retardant - treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code. Fascias are required and shall be protected on the back - side by ignition - resistant materials or by materials approved for not less than 1 - hour fire - resistance - rated construction or 2 - inch (51 mm) nominal dimension lumber.

504.4 Gutters and Downspouts
Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

504.5 Exterior Walls
Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side.
2. Approved non-combustible materials.
3. Heavy timber or log wall construction.
4. Fire-retardant treated wood on the exterior side. The fire-retardant treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.
5. Ignition-resistant materials on the exterior side.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Underfloor Enclosure
Buildings or structures shall have all under-floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

504.7 Appendages and Projections
Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials.
2. Fire retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code, or
3. Ignition-resistant building materials in accordance with 503.2.

504.7.1 Underfloor Areas
Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior Glazing
Exterior windows, window walls and glazed doors, windows within exterior doors, and sky-lights shall be tempered glass, multilayered glazed panels, glass blocks or have a fire protection rating of not less than 20 minutes.

504.9 Exterior Doors
Exterior doors shall be approved non-combustible construction, solid core wood not less than 1-3/4" thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

504.10 Vents
Attic ventilation openings, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 sq inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/4" (suggested 1/8" max) or shall be designed and approved to prevent flame or ember penetration into structure.

504.10.1 Vent Locations
Attic ventilation openings shall be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet from the lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exception: Cal-Fire approved soffit vents only and as first approved by the Fire Marshal.

504.11 Detached Accessory Structures
Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for not less than 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.

504.11.1 Underfloor Areas
Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1 - hour fire - resistance - rated construction or heavy - timber construction or fire retardant - treated wood on the exterior side. The fire - retardant - treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.

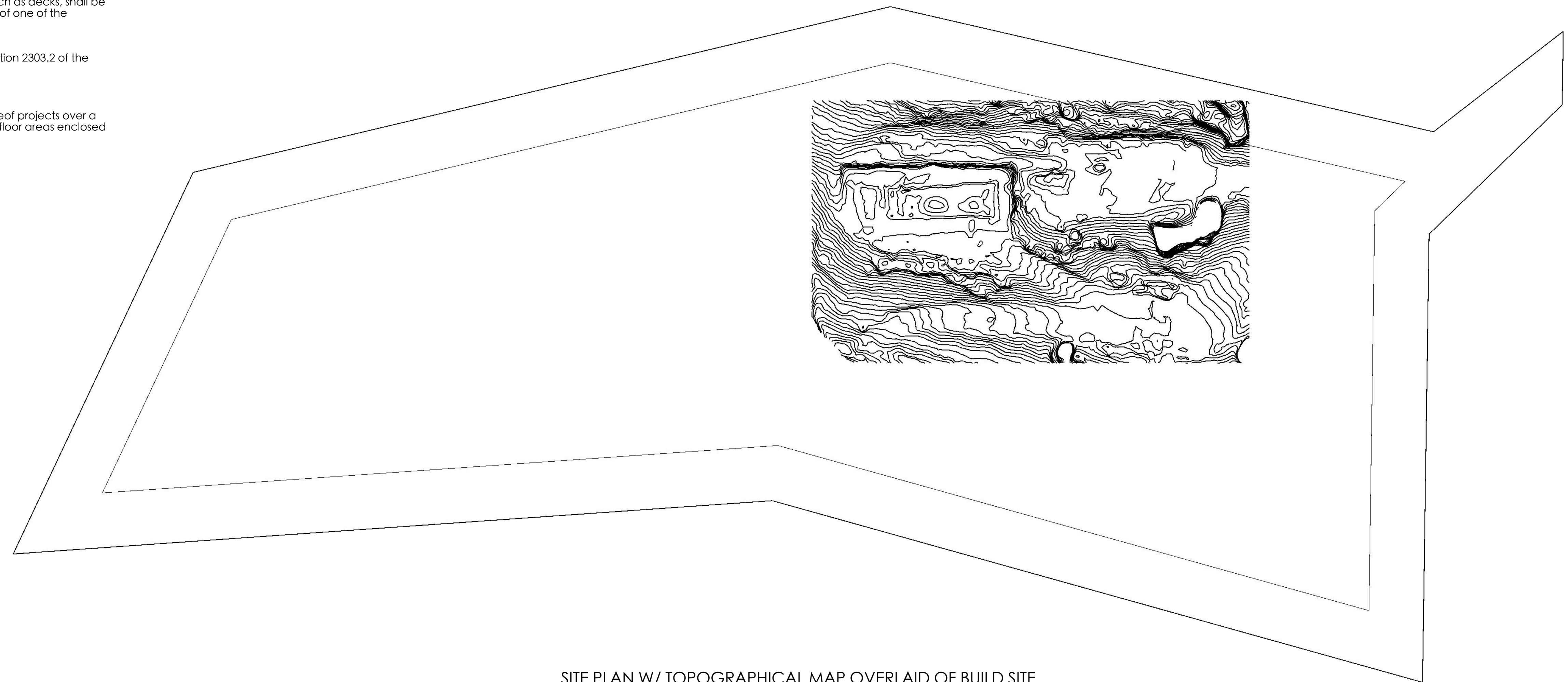
Fire Ratings For Exterior Siding In IR1-A, IR1-B and IR11 Classifications Approved Materials

- Fiber-Cement Siding - Hazard Rating: Non-combustible
- Vinyl Siding over Fire-Rated Gypsum Board (*UL Listed and approved) - Hazard Rating: 1-Hour Fire-resistance. An additional inspection will be required to determine that the 1-hr requirement has been met.
- Brick - Hazard Rating: 2-Hour Fire Resistance.
- Heavy Timber or Log Construction - Hazard Rating: 1-Hour Fire Resistance.
- Ship-lap Cedar Siding with Fire Retardant Treatment - This options requires that the homeowner provide a statement that the fire retardant treatment will be re-applied per the manufacturers specifications. Additionally, a copy of the UL listed Fire Retardant must be submitted with the application.

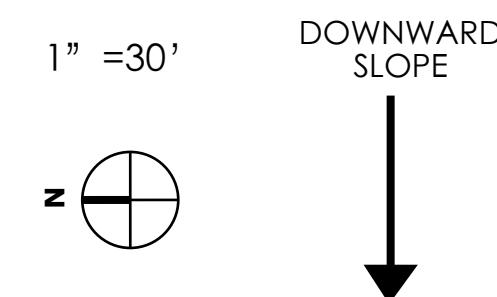
* Alternative materials will be considered individually based on ICC Evaluation Reports, UL Testing Reports, Material Safety Data Sheet (MSDS) information, and other documentation provided by a third party testing agency. Documentation from manufacturers only will not be approved for use.

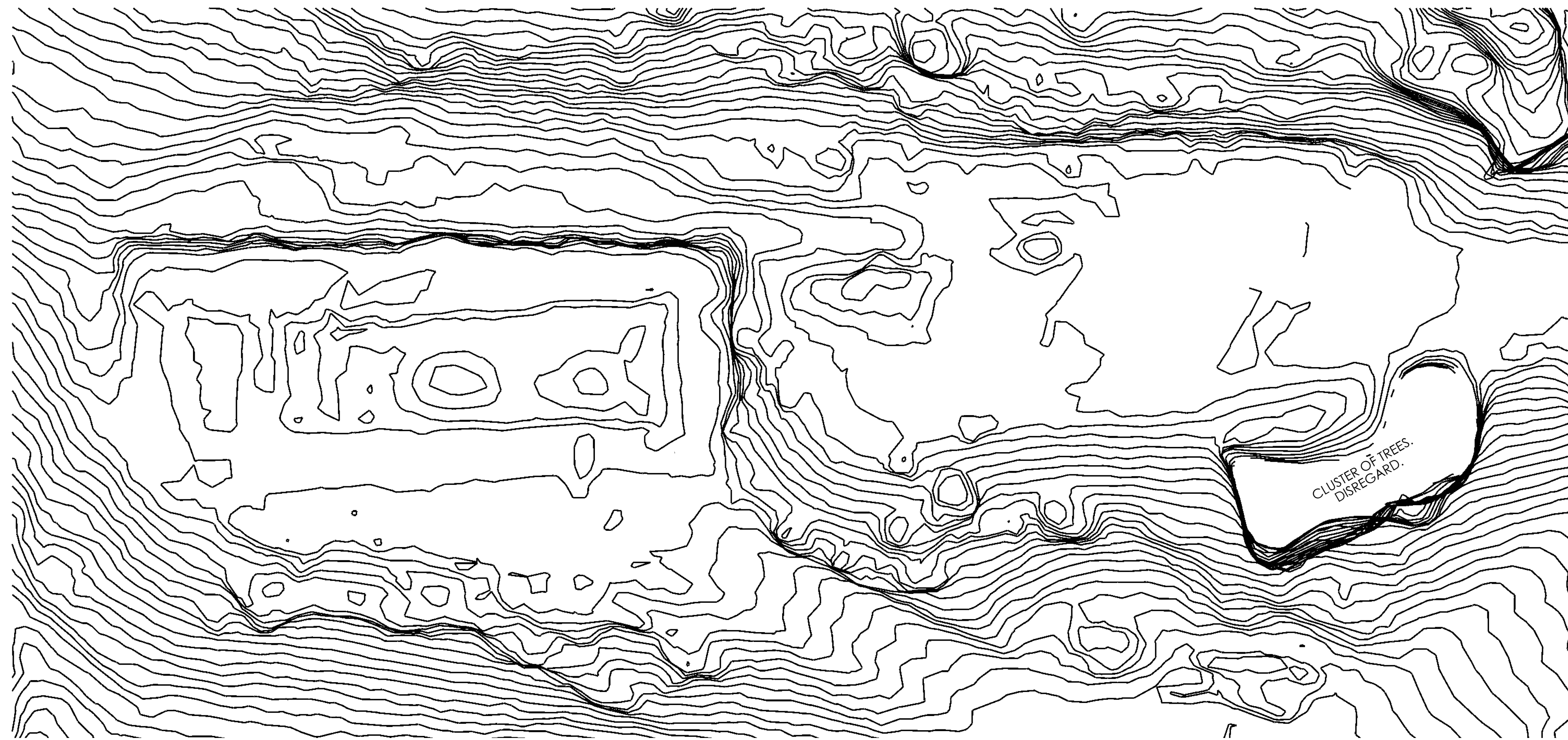
PROHIBITED MATERIALS

- Wood siding, Traditional solid-wood siding.
- Hardboard Siding, Multi-fiber or pressed wood type siding.
- Engineered Wood Siding, Plywood panel siding.

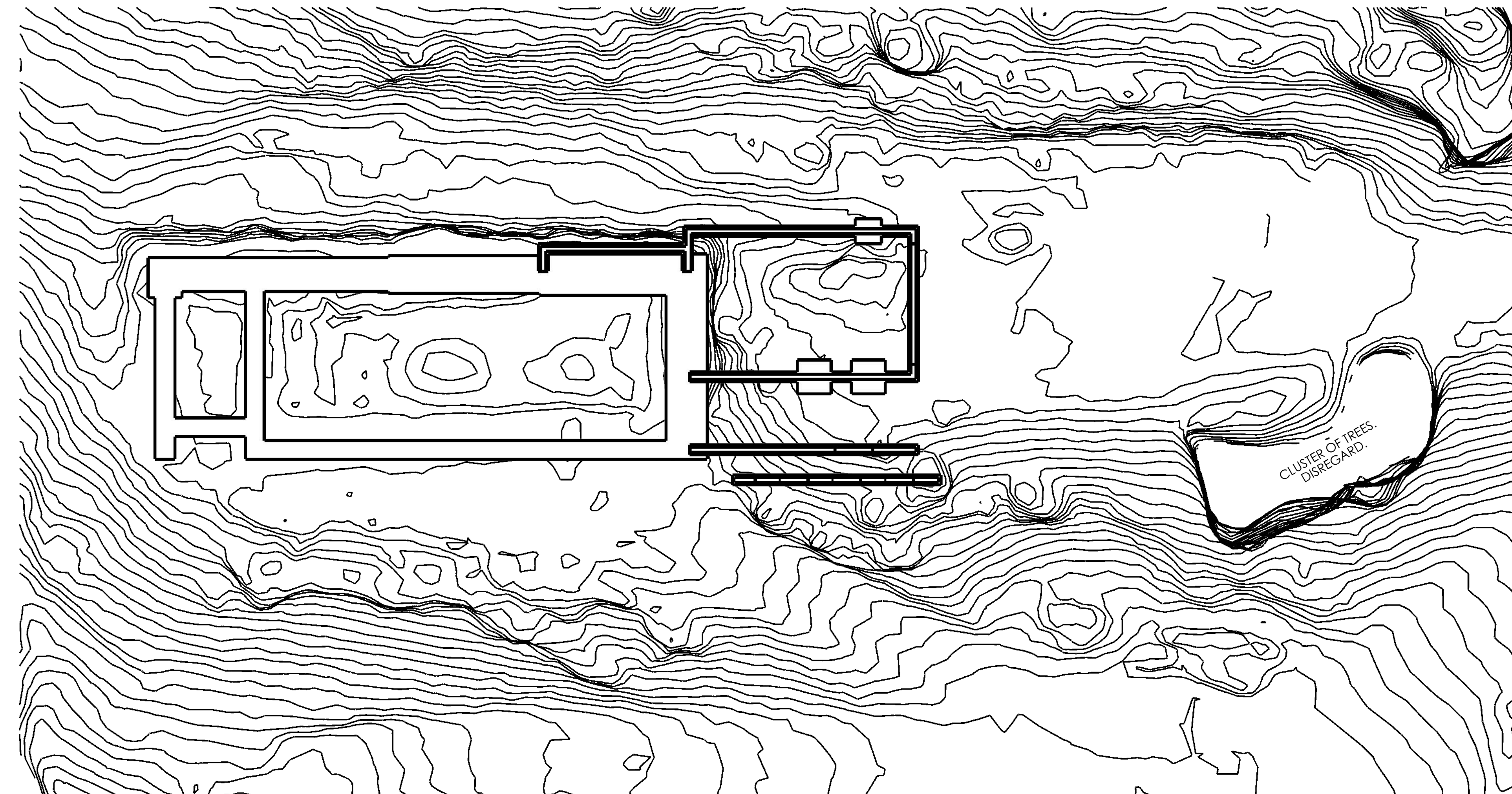


SITE PLAN W/ TOPOGRAPHICAL MAP OVERLAID OF BUILD SITE





ZOOMED TOPOGRAPHICAL OF BUILD SITE



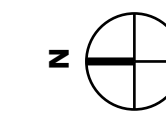
ZOOMED TOPOGRAPHICAL OF BUILD SITE W/ FOUNDATION FOOTINGS OVERLAID

GEOTECH NOTES
SEE GEOTECH REPORT FOR DETAILS AND TO VERIFY ALL NOTES HERE.

ALLOWABLE BEARING PRESSURE: 2,500 PSF
FOOTINGS MAY NOT DAYLIGHT FROM A LINE 1.5H:1V

WESTERN HALF OF BASEMENT MUST EXTEND THROUGH THE FILL. EST APPROX 10'

1" = 10'
LINES REPRESENT 1' OF ELEVATION



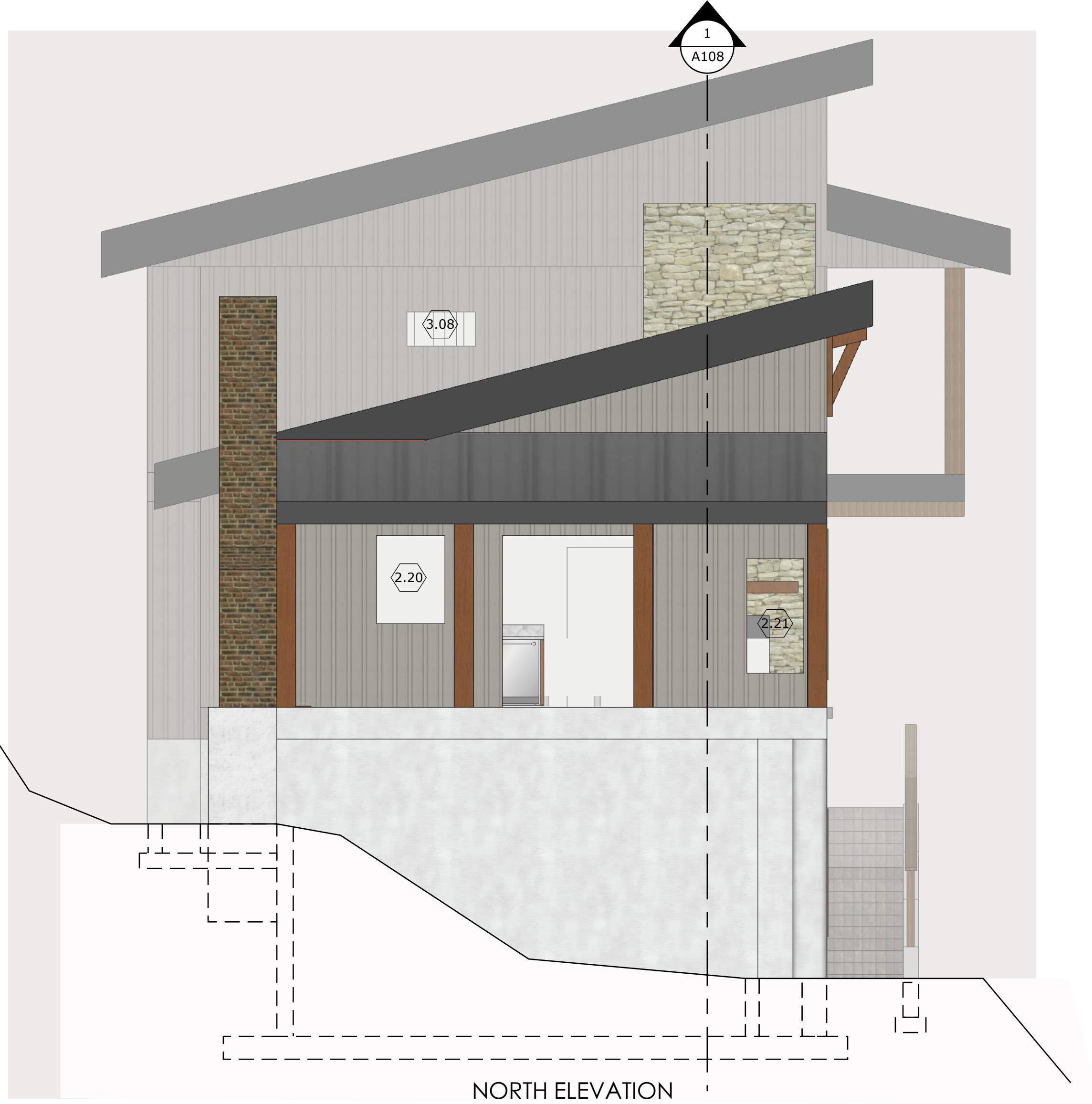
DOWNWARD
SLOPE



FAMILY CABIN
A multi-family cabin with views of Lake Cte Elum

TOPO OF BUILD SITE

REV	DATE	DESCRIPTION
0	7/30/2018	PERMIT SUBMITTAL
1	12/26/2018	RESUBMITTAL

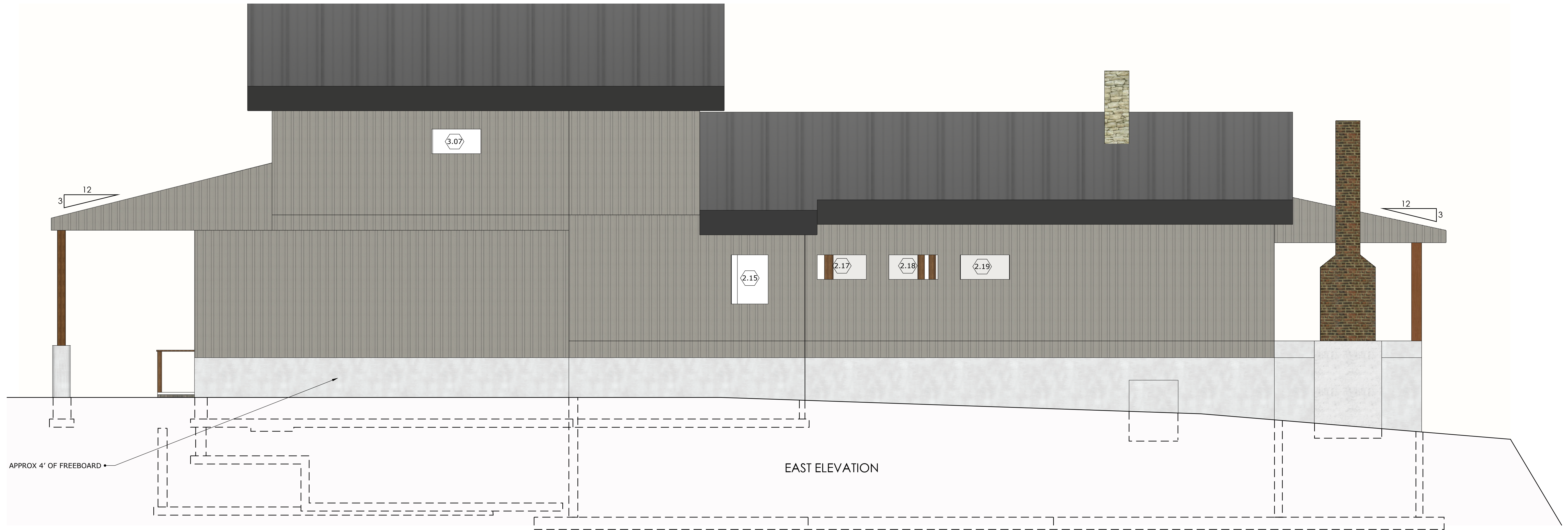


NORTH ELEVATION

1/4" = 1'



SOUTH ELEVATION



EAST ELEVATION

FAMILY CABIN		
A multi-family cabin with views of Lake Cle Elum		
ELEVATIONS		
REV	DATE	DESCRIPTION
0	7/30/2018	PERMIT SUBMITTAL
1	12/26/2018	RESUBMITTAL

WINDOW SCHEDULE

NOTE: ALL DIMENSIONS SHOWN ARE FINAL. ROUGH-IN SHOULD BE 1/2" GREATER

MARK	TYPE	SILL HT	WIDTH	HEIGHT	R308 HAZARDOUS LOCATION?	REMARKS
BASEMENT						
1.1		30"	84"	84"	NO	Egress
1.2		30"	84"	84"	NO	
1.3		30"	84"	84"	NO	
1.4		30"	84"	84"	NO	Egress
1.5		40"	36"	36"	NO	Egress, well-window
MAIN FLOOR						
2.01		90"	102"	24"	NO	
2.02		18"	30"	60"	NO	
2.03		18"	30"	60"	NO	
2.04		18"	30"	60"	NO	
2.05		98"	36"	36"	NO	
2.06		98"	84"	36"	NO	
2.07		98"	84"	36"	NO	
2.08		98"	36"	36"	NO	
2.09		18"	36"	84"	NO	
2.10		18"	84"	84"	NO	
2.11		18"	84"	84"	NO	
2.12		18"	36"	84"	NO	
2.13		30"	30"	60"	NO	
2.14		30"	30"	60"	NO	
2.15		36"	36"	48"	YES	
2.16		60"	20"	24"	NO	
2.17		60"	48"	24"	NO	
2.18		60"	48"	24"	NO	
2.19		60"	48"	24"	NO	
2.20		44"	36"	46"	NO	
2.21		18"	30"	60"	NO	
THIRD FLOOR						
3.01		18"	36"	66"	YES	
3.02		18"	36"	66"	YES	
3.03		18"	23"	66"	YES	
3.04		18"	36"	66"	YES	
3.05		18"	36"	66"	NO	
3.06		66"	36"	18"	NO	
3.07		60"	48"	24"	NO	
3.08		66"	36"	18"	NO	

NOTES:

WHERE R308 IS MARKED AS "NO", THE GLAZING IS EITHER NOT APPLICABLE TO R308 OR EXEMPT. WHERE MARKED "YES", THE GLAZING WILL BE TEMPERED GLASS WITH APPROPRIATE MARKINGS IN COMPLIANCE WITH R308

DOOR SCHEDULE

NOTE: ALL DIMENSIONS SHOWN ARE FINAL. ROUGH-IN SHOULD BE 1/2" GREATER

MARK	TYPE	WIDTH	HEIGHT	HAS GLAZING AND IN R308 HAZARDOUS LOCATION?	REMARKS
1.1	EXTERIOR	36	84	NO GLAZING	
2.1	EXTERIOR	40	90	NO GLAZING	
2.2	EXTERIOR/DOUBLE	72	90	YES	
3.1	EXTERIOR/DOUBLE	72	84	YES	
3.2	EXTERIOR/DOUBLE	72	84	YES	

1/4" = 1'



WEST ELEVATION

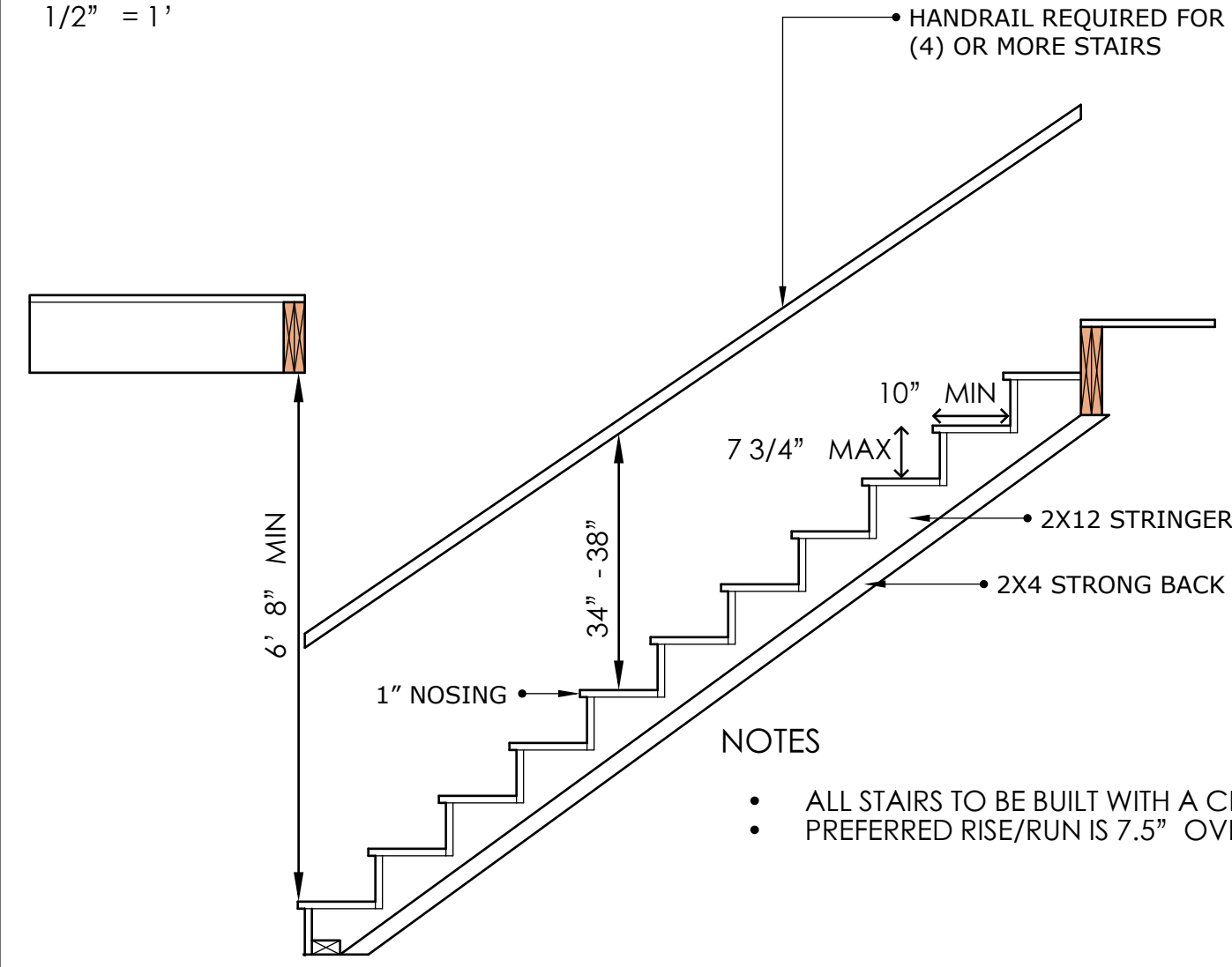
FAMILY CABIN
A multi-family cabin with views of Lake Cle Elum

ELEVATIONS

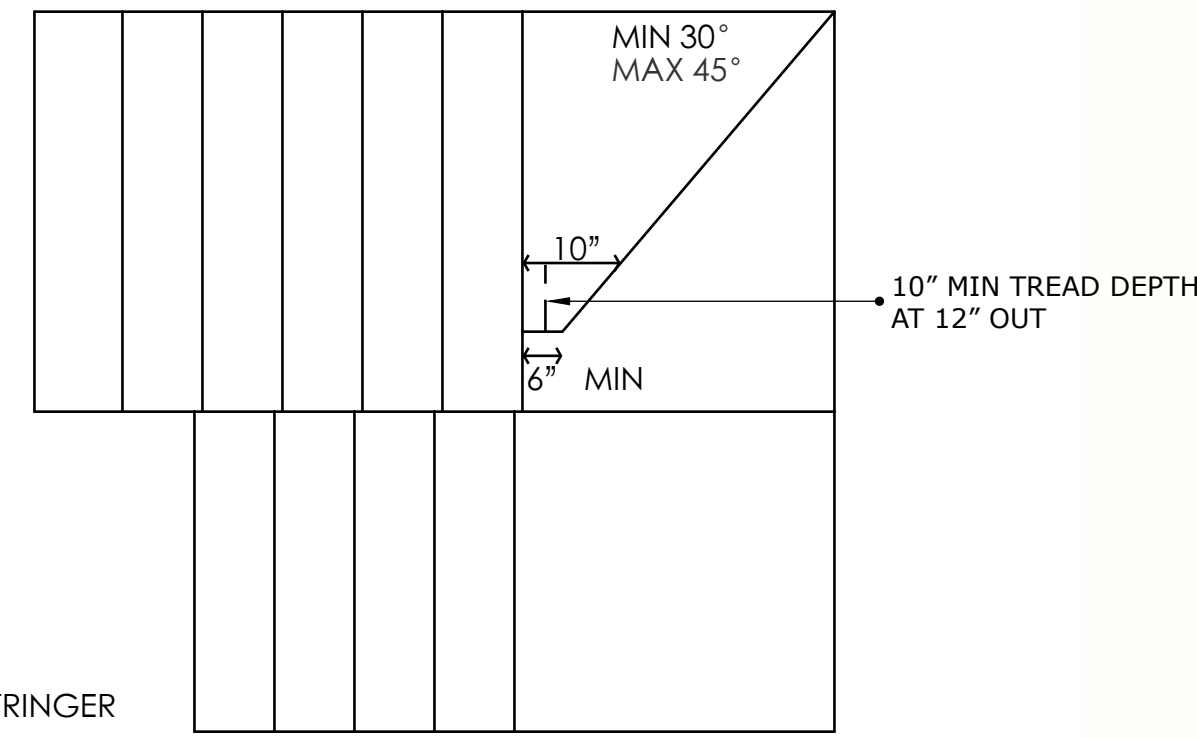
REV	DATE	DESCRIPTION
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A. 104

TYPICAL STAIR DETAIL
1/2" = 1'

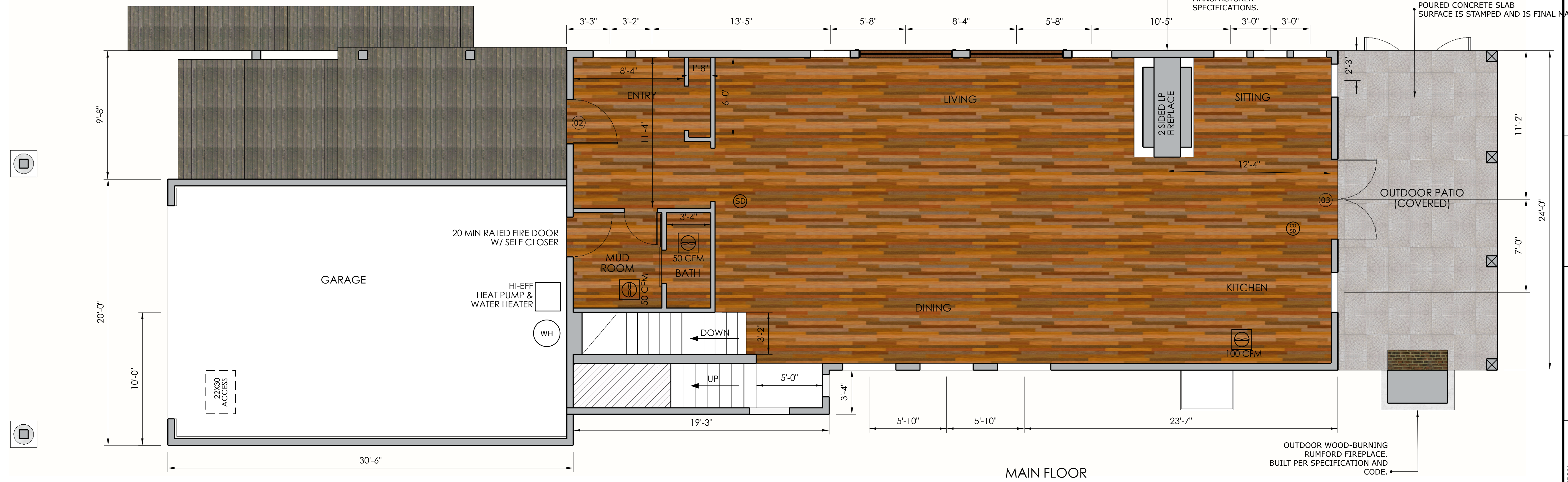
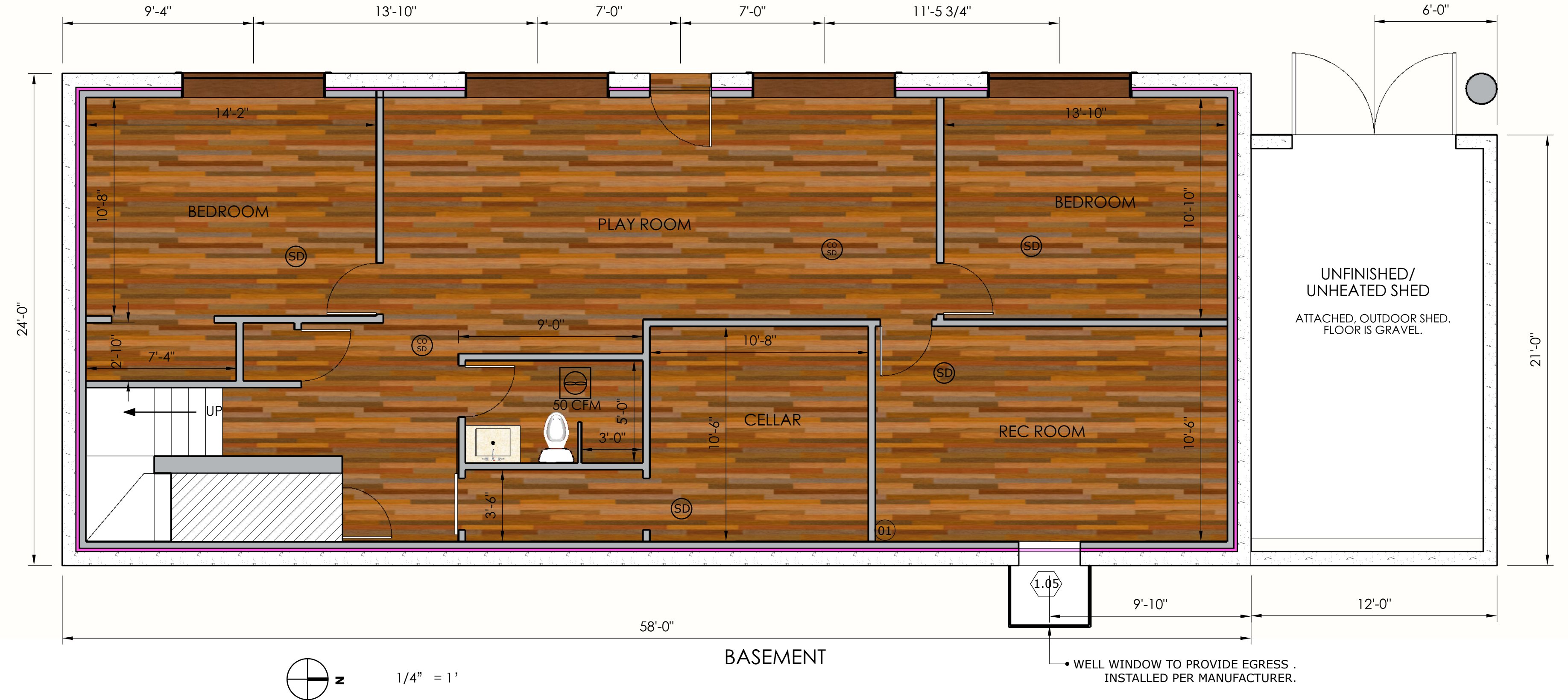


TYPICAL WINDER STAIR DETAIL
1/2" = 1'



- NOTES
- ALL STAIRS TO BE BUILT WITH A CENTER STRINGER
 - PREFERRED RISE/RUN IS 7.5" OVER 11"

SQUARE FOOTAGE	
BASEMENT FLOOR	1261
MAIN FLOOR	1414
THIRD FLOOR	968
TOTAL LIVING	3643
GARAGE	558
PORCHES	668
SHED	208



HVAC NOTES

- SYSTEM TO BE DESIGNED AND INSTALLED BY A PROFESSIONAL AND LICENSED HVAC TECHNICIAN.
- SYSTEM SHALL USE A HEAT PUMP, WITH ELECTRICAL SUPPLEMENTARY HEATING, IF NEEDED.
- SYSTEM SHALL BE INSTALLED IN A SUPPLY AND RETURN AIR DUCTED SYSTEM.
- SYSTEM SHALL USE A BALANCED WHOLE-HOME VENTILATION SYSTEM, WHICH MAY INCLUDE A HEAT RECOVERY VENTILATOR.

FAMILY CABIN
A multi-family cabin with views of Lake Cte Elum

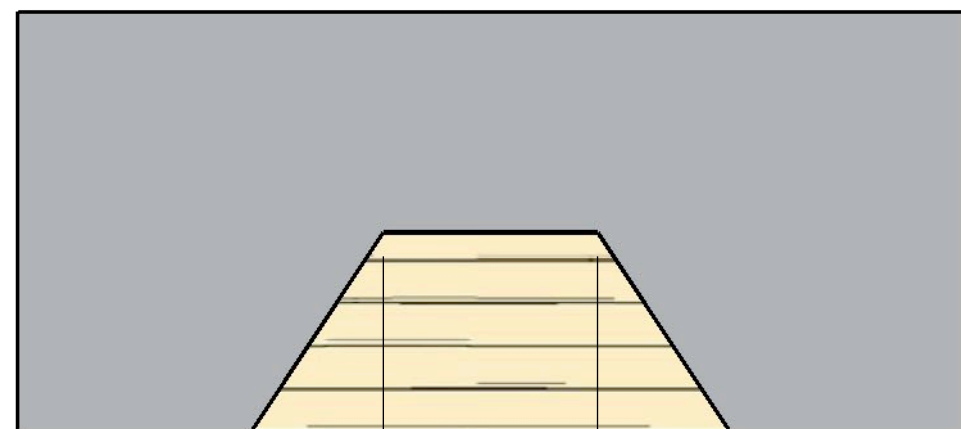
FLOOR PLANS

REV	DATE	DESCRIPTION
0	7/30/2018	PERMIT SUBMITTAL
1	12/26/2018	RESUBMITTAL

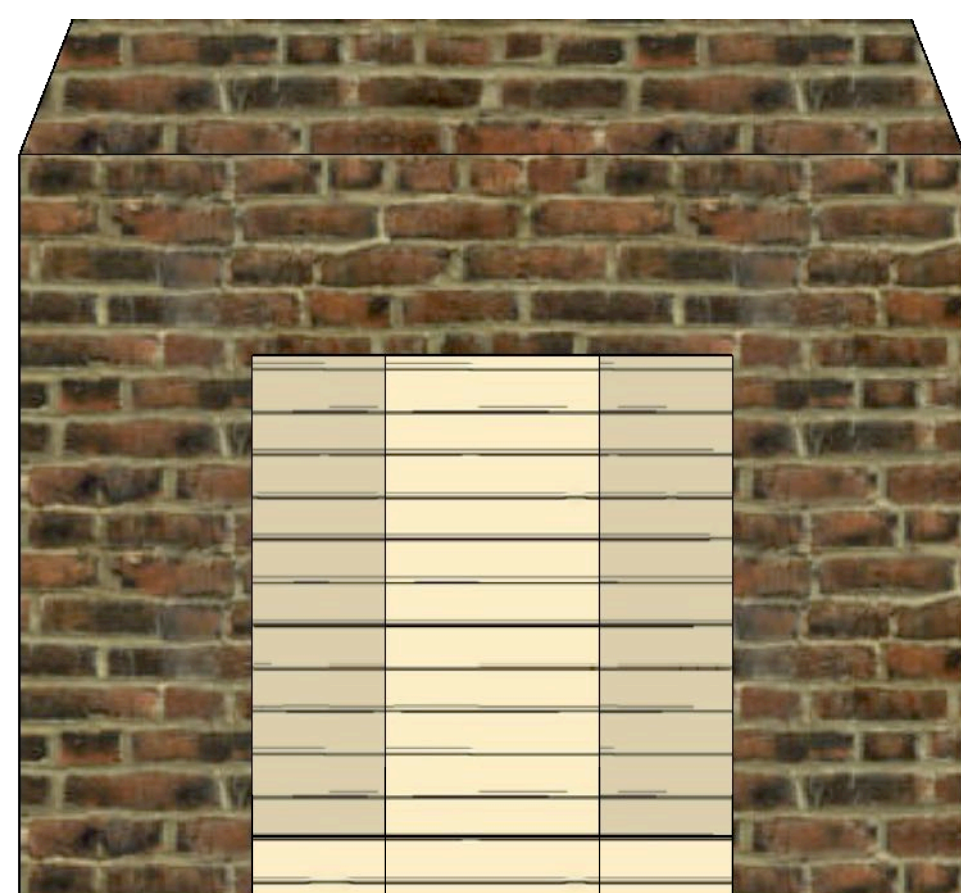
A. 105

TYPICAL MASONRY FIREPLACE DETAIL

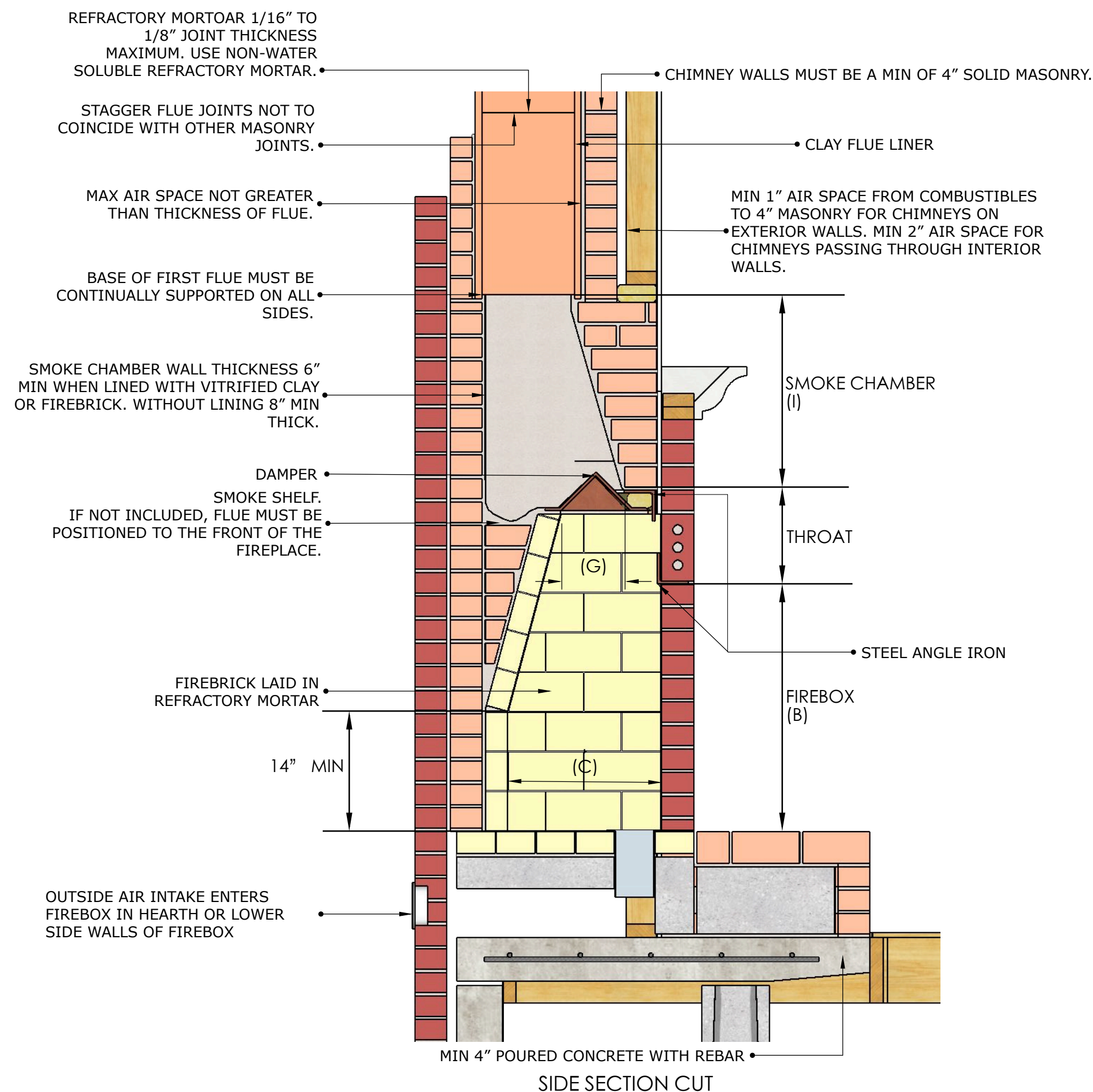
1" = 1'
INSTALLATION TO BE IN ACCORDANCE WITH IRC CH 10.



TOP PROFILE

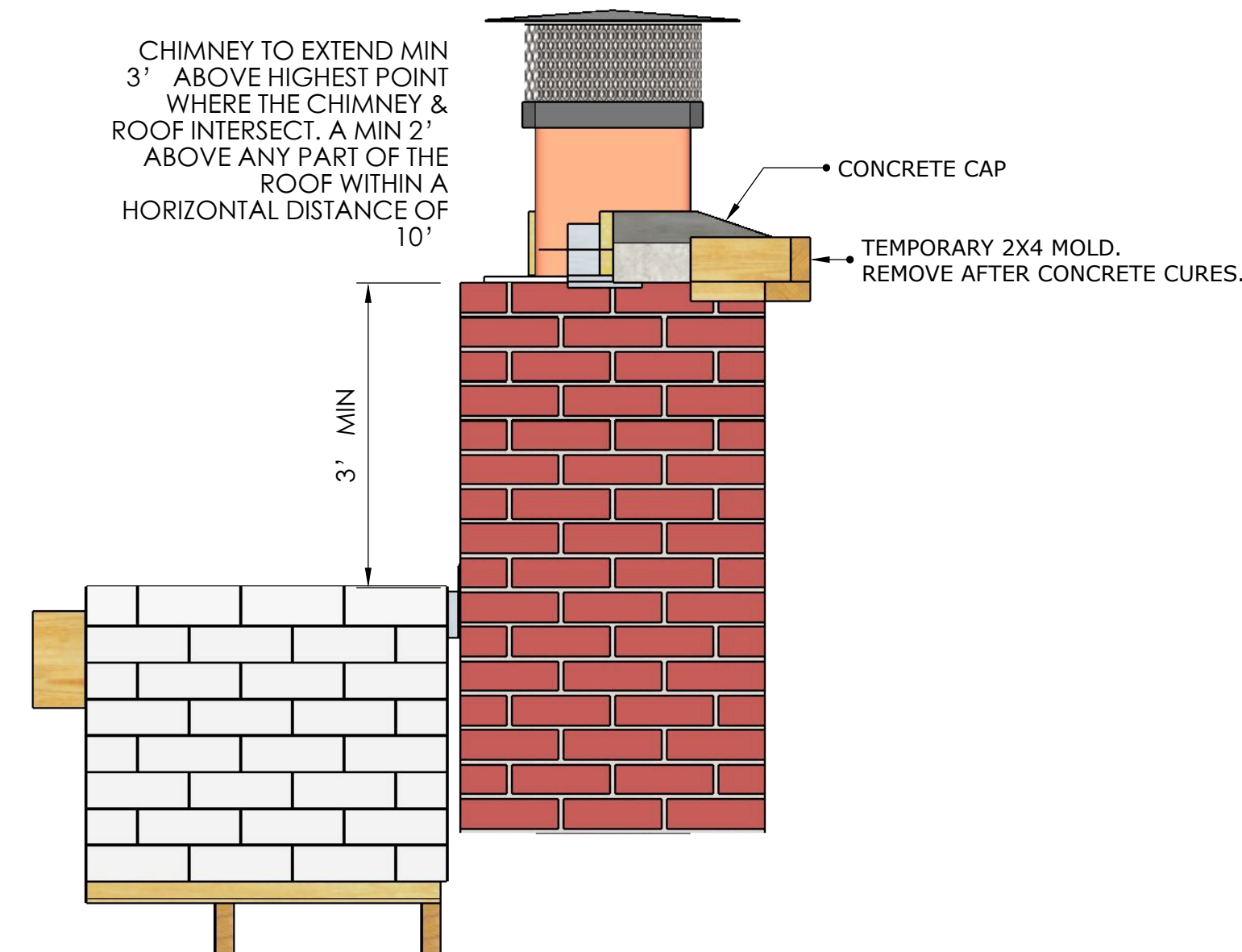


FRONT PROFILE

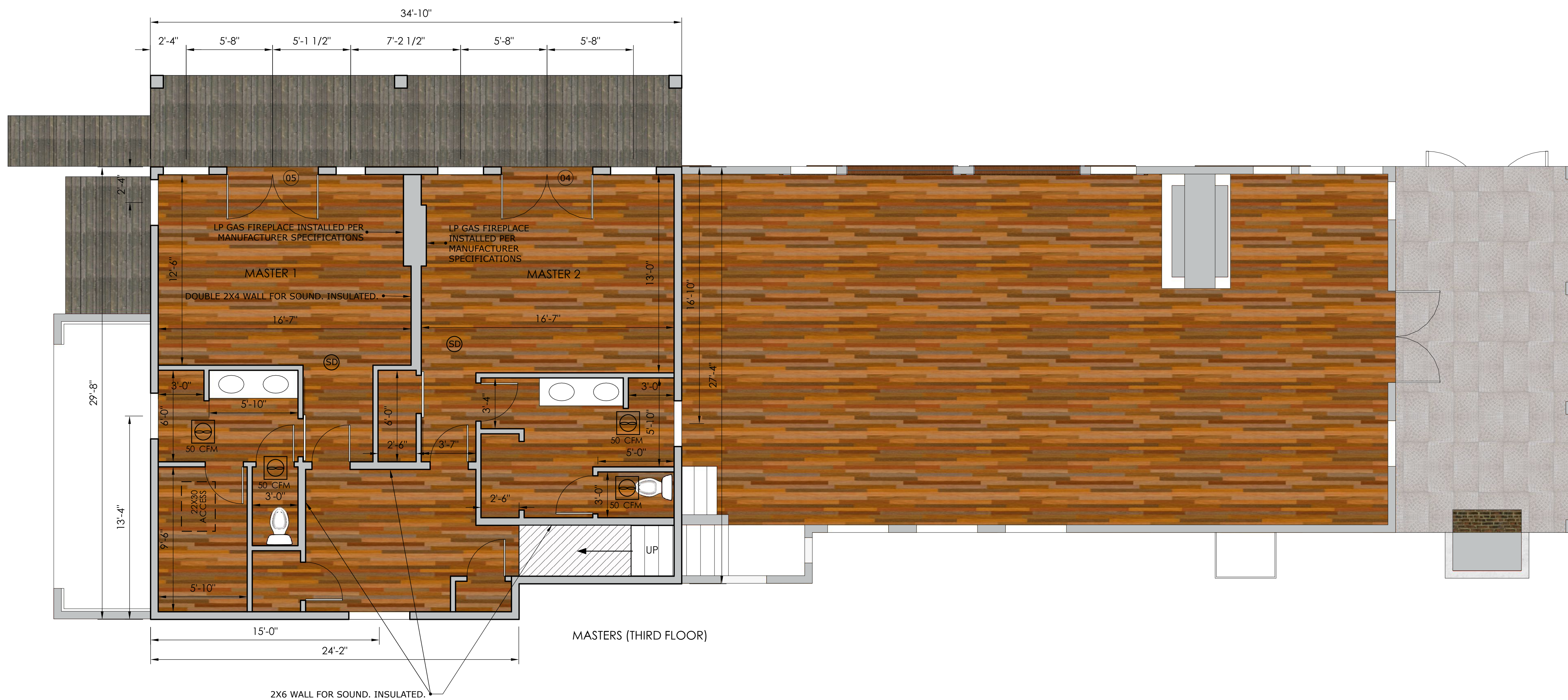


NOTES

- INTERIOR FIREPLACES ARE STICK-FRAME VENEER CONSTRUCTION. ONLY THE EXTERIOR FIREPLACE ON DECK IS MASONRY.
- FOR FIREPLACE OPENINGS OF 6 SQ FT OR LARGER, A HEARTH EXTENSION OF 20" MINIMUM IS REQUIRED. HEARTH EXTENSION MUST ALSO EXTEND 12" BEYOND EACH SIDE OF OPENING.



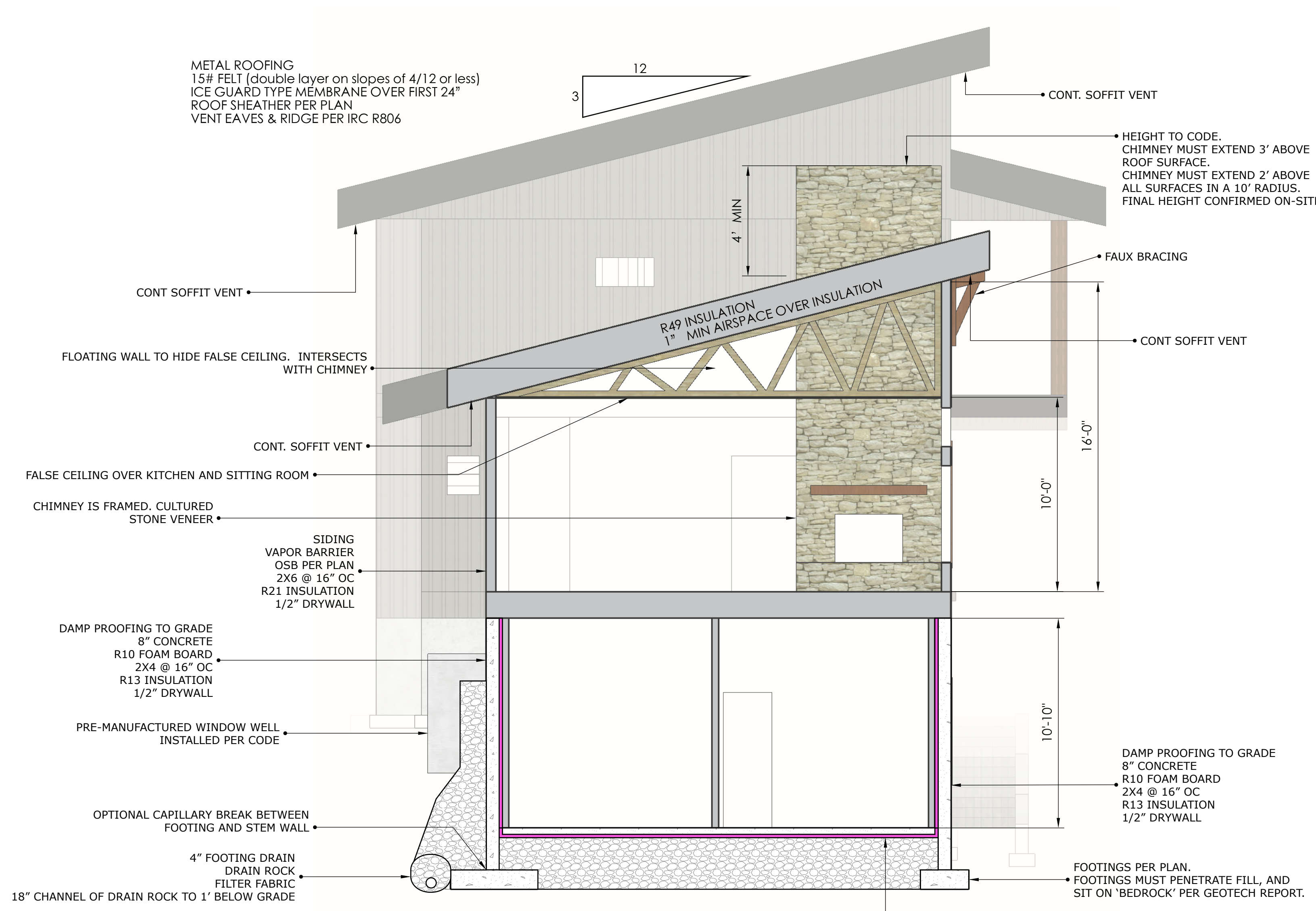
RUMFORD FIREPLACE DESIGN											
CONSTRUCTION DIMENSIONS, INCHES (APPROX)											
FIREPLACE OPENING		THROAT DEPTH			SMOKE CHAMBER		HEARTH EXTENSION		STEEL ANGLE	FLUE SIZE	
A	B	C	D	G	H	I	M	N	INCHES	INCHES	
24	24-28	12	13.5	3	24	19	48	16	36x3x3x3/16	8.5x13	
30	28-32	12	13.5	3.5	34	18	54	16	36x3x3x3/16	13x13	
36	32-38	14	13.5	4	34	18	69	20	42x3x3x3/16	13x13	
42	38-42	15	15	4.25	34	18	66	20	48x3x3x3/16	13x18	
48	42-48	16	18	5.25	34	18	72	20	54x3x3x1/4	16x20	
60	45-54	20	22.5	10	50	30	84	20	60x3x3x1/4	20x20	
72	45-60	24	27	10	57	30	96	20	66x3x3x1/4	24x24	



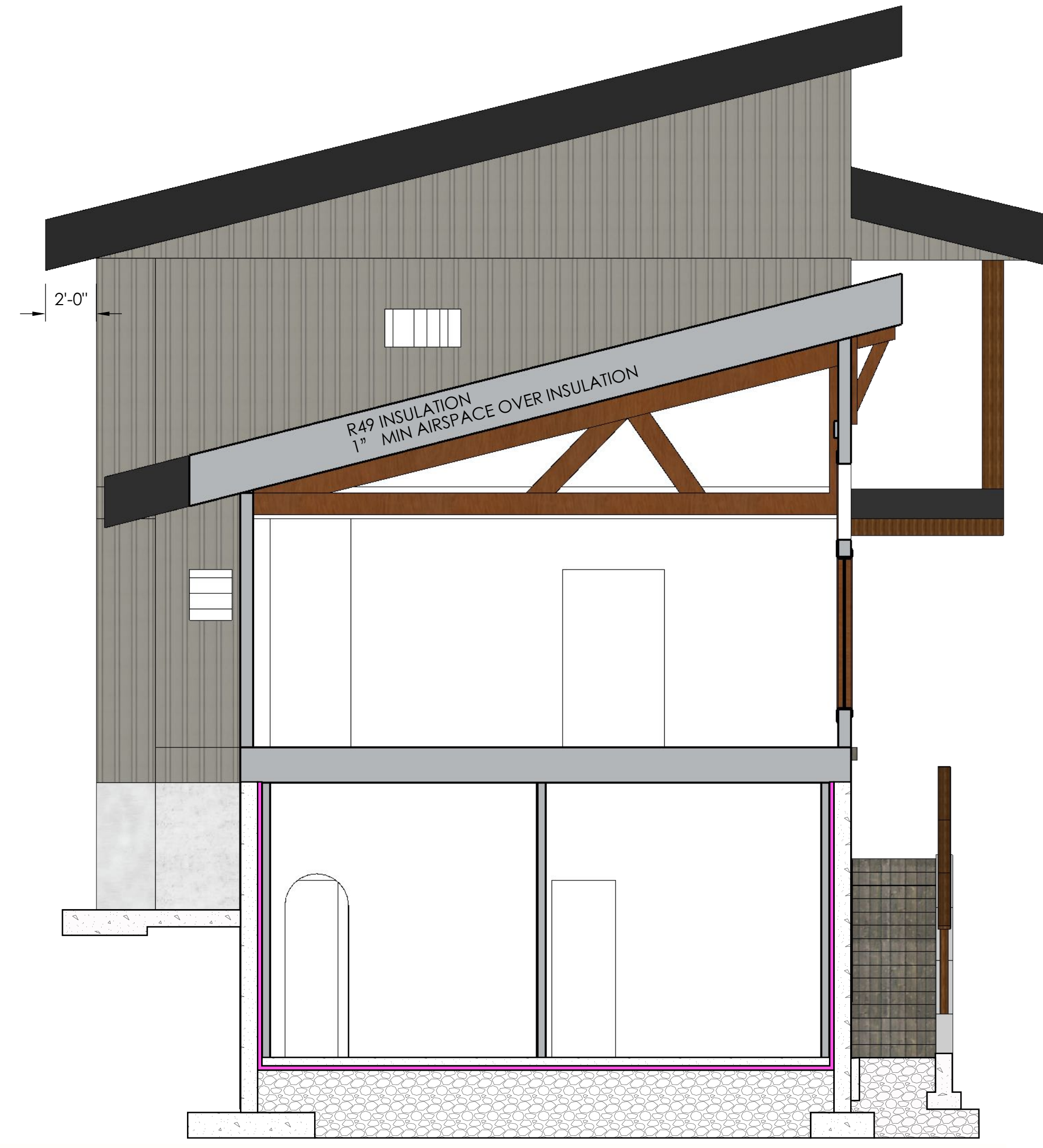
FAMILY CABIN
A multi-family cabin with views of Lake Cle Elum

FLOOR PLANS

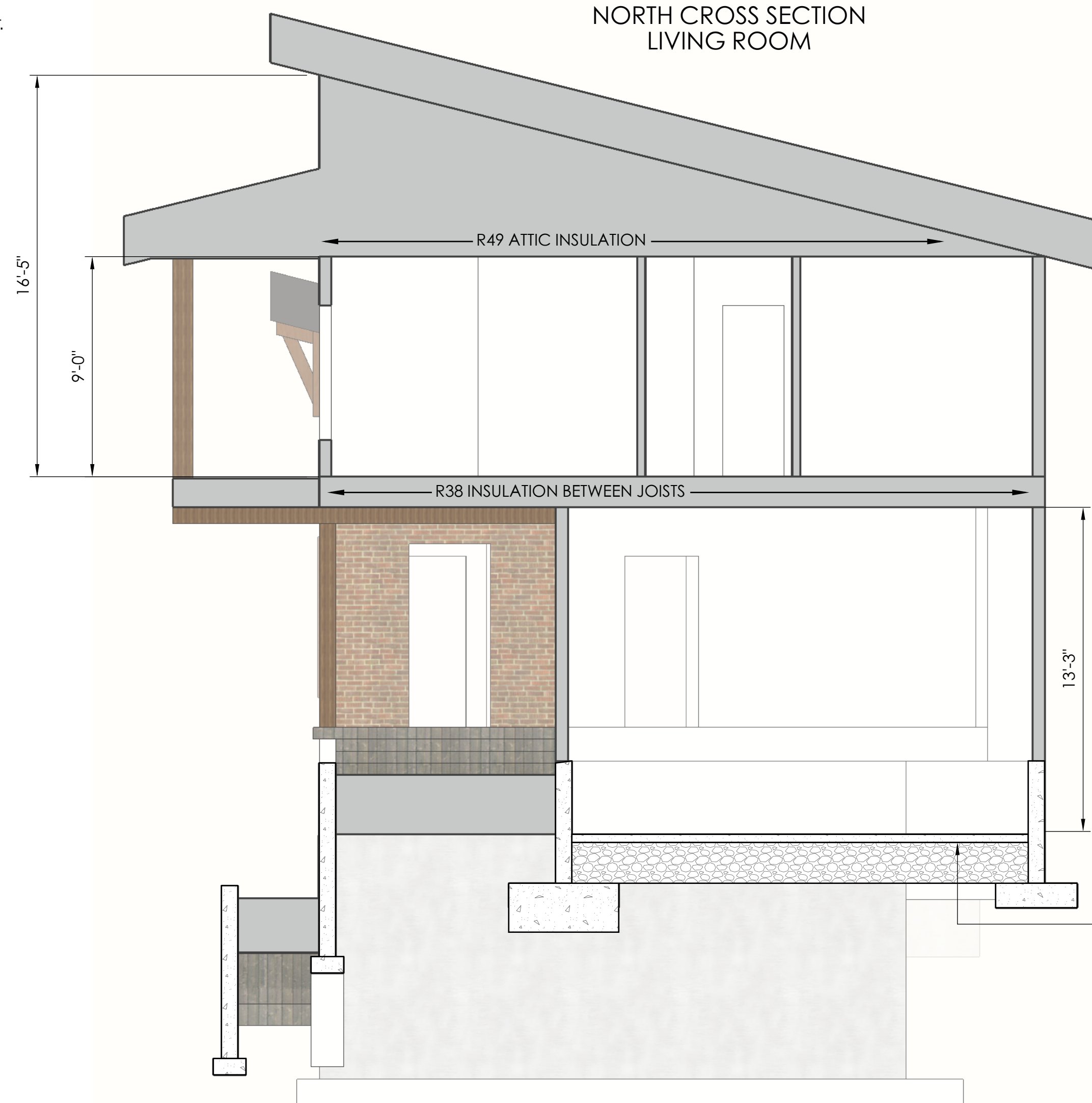
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NORTH CROSS SECTION
KITCHEN AND SITTING ROOM



NORTH CROSS SECTION
LIVING ROOM



SOUTH CROSS SECTION
GARAGE

PLUMBING VENT TERMINATION POLICY

PLUMBING VENT TERMINATION(S) SHALL BE PERMITTED TO TERMINATE HORIZONTAL THROUGH THE GABLE END OF THE STRUCTURE, PROVIDED THE FOLLOWING ARE MET.

1. THE PLUMBING VENT STACK SHALL TERMINATE A MINIMUM OF 12 INCHES HORIZONTAL FROM THE EXTERIOR OF THE STRUCTURE AND 12 INCHES VERTICAL BELOW ANY HORIZONTAL PORTION OF THE STRUCTURE.
2. EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR AT LEAST THREE FEET ABOVE, ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, NOT LESS THAN THREE FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY, AND STREET EXCEPTED.

- NOTES:**
- ALL OVERHANGS ARE 2' MEASURED ON THE HORIZONTAL
 - BASEMENT HEIGHT IS APPROXIMATE. FINAL HEIGHT DEPENDS ON FINAL EXCAVATION REQUIRED.

VENTILATION NOTES

MIN ROOF VENTILATION: 1 SQ FT PER 150 SQ FT AREA

EXCEPTIONS: 1/300 RATE SHALL BE PERMITTED PROVIDED $\geq 40\%$ AND $\leq 50\%$ OF VENTILATION IS PROVIDED BY VENT OPENINGS IN THE UPPER PORTION OF THE ROOF OR ATTIC SPACE AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS, PER R806.2.

1/300 RATE IS APPLICABLE.

1110 SQ FT ON MAIN FLOOR UNDER ROOF + 970 SQ FT ON THIRD FLOOR UNDER ROOF. 2080 TOTAL SQ FT * 144 SQ IN / 300 = 999 SQ IN OF VENTING REQUIRED.

164 LINEAL FEET OF VENTILATION PROVIDES 1640 SQ IN OF VENTING.

1/182 RATE

FOOTING DRAIN NOTES

- FOOTING DRAIN SHALL EXTEND AROUND OUTSIDE PERIMETER OF ALL FOOTINGS, BUT DOES NOT HAVE TO BE CONTINUOUS.
- FOOTING DRAIN SHALL DRAIN TO DAYLIGHT, DOWNHILL AND AWAY FROM HOUSE.
- FOOTING SHALL DRAIN ON A 1/4" OVER 1' SLOPE MIN.
- FOOTING DRAIN(S) SHALL NOT BE CONNECTED TO ANY SURFACE WATER DRAINAGE SYSTEM.

2015 WSEC INSULATION REQUIREMENTS

- RAFTER SPACES: R38
- ATTIC SPACES: R49
- WALL ABOVE GRADE: R21
- WALL BELOW GRADE: R21+ THERMAL BREAK
- FLOORS: R38
- FENESTRATION U-FACTOR: 0.25 OR BETTER
- SLAB ON GRADE: R10 W/THERMAL BREAK

Medium Dwelling Unit: 3.5 credits.
All dwelling units that are not included in #1 or #3. Exception: Dwelling units serving R-2 occupancies shall require 2.5 credits.

CREDIT(S)

1a
EFFICIENT BUILDING ENVELOPE 1a:
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.28 Floor R-38 Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab
0.5 CREDIT

3b
HIGH EFFICIENCY HVAC EQUIPMENT 3b: Air-source heat pump with minimum HSPF of 9.0 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.
1.0 CREDIT

5a
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. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.
0.5 CREDIT

5c
EFFICIENT WATER HEATING 5c: Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91
or
Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.
1.5 CREDIT

SEE ENERGY CODE COMPLIANCE WORKSHEET FOR ADDITIONAL INFO AND REQ.

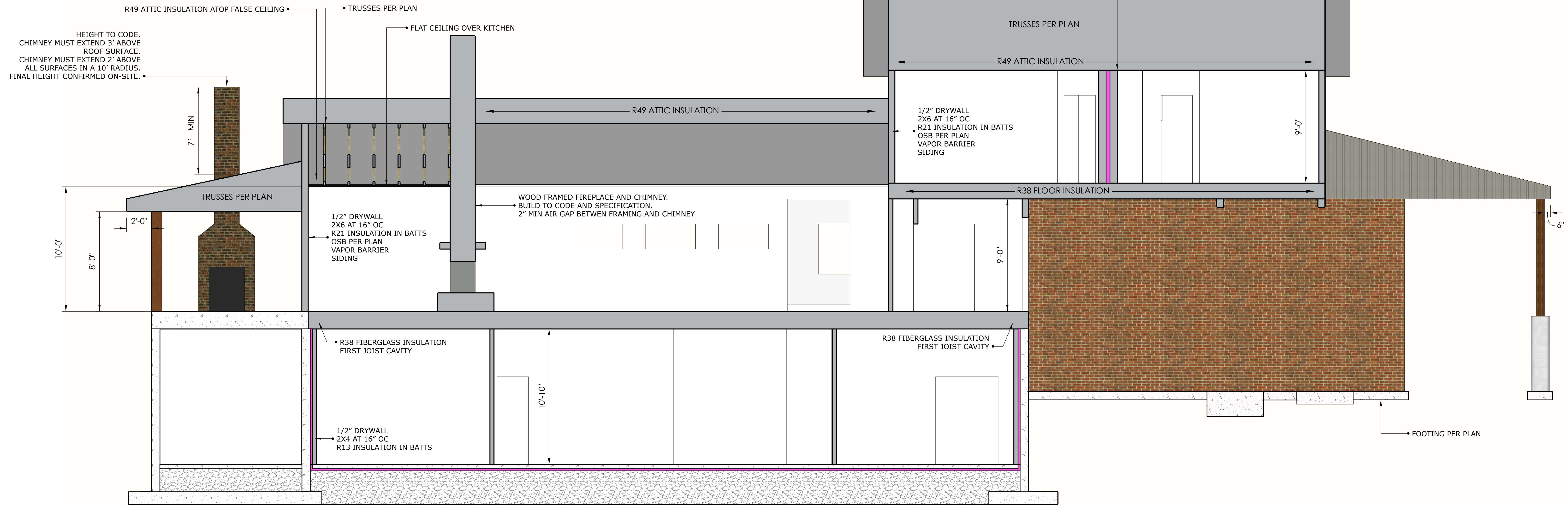
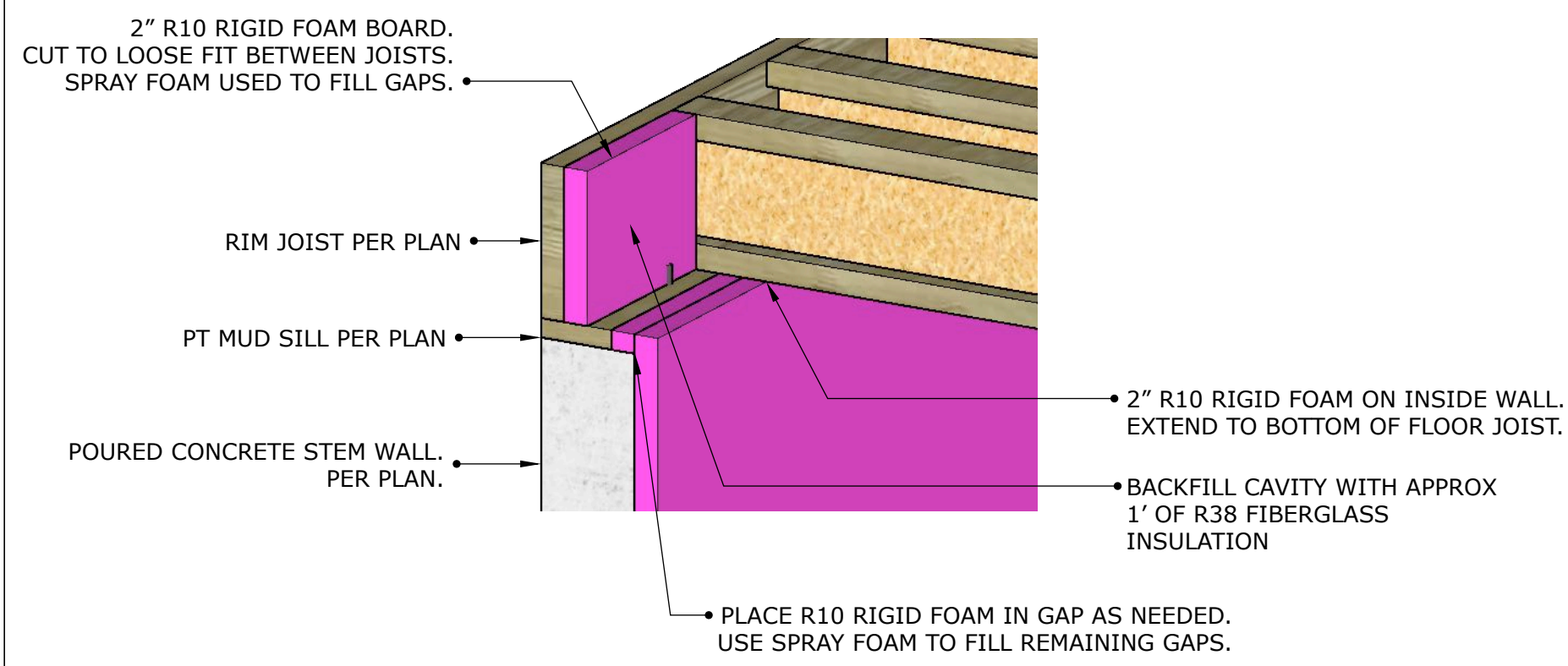
FAMILY CABIN
A multi-family cabin with views of Lake Cte Elum

SECTION VIEWS

REV	DATE	DESCRIPTION
0	7/30/2018	PERMIT SUBMITTAL
1	12/26/2018	RESUBMITTAL

A. 107

RIM JOIST INSULATION DETAIL



WEST CROSS SECTION

FAMILY CABIN
A multi-family cabin with views of Lake Cle Elum

SECTION VIEWS

REV	DATE	DESCRIPTION
0	7/30/2018	PERMIT SUBMITTAL
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A. 108