



85 DEGREES CARNATION, WA

PROJECT INFORMATION

PROJECT DESCRIPTION

SINGLE-FAMILY RESIDENTIAL HOME

BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 WASHINGTON STATE BUILDING CODE:

- 2018 IRC WITH WASHINGTON STATE AMENDMENTS (WAC 51-51)
- 2018 IBC WITH WASHINGTON STATE AMENDMENTS (WAC 51-50)
- 2018 IMC WITH WASHINGTON STATE AMENDMENTS (WAC 51-52)
- 2018 UPC WITH WASHINGTON STATE AMENDMENTS (WAC 51-56)
- 2018 IFC WITH WASHINGTON STATE AMENDMENTS (WAC 51-54A)
- 2018 WSEC WASHINGTON STATE ENERGY CODE (WAC 51-11R)

FIRE SPRINKLERS

A DWELLING UNIT FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13d SHALL BE INSTALLED IN EACH DWELLING UNIT

CODE SUMMARY FOR FIRE-RATED ASSEMBLIES

RATING REQUIREMENT FOR EXTERIOR WALLS PER IRC TABLE R302.1(2) = 0 HOURS FOR FIRE SEPARATION DISTANCE NOT LESS THAN 3 FEET

RATING REQUIREMENT FOR WALL ASSEMBLIES SEPARATING INDIVIDUAL TOWNHOUSES PER IRC SECTION R302.2 = 1 HOUR, RATED FOR FIRE EXPOSURE FROM BOTH SIDES

REQUIREMENT FOR WALLS SEPARATING GARAGES FROM DWELLING PER IRC SECTION R302.6 AND TABLE R302.6 = MIN. 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE OF THE WALL

REQUIREMENT FOR FLOOR/CEILING ASSEMBLY SEPARATING GARAGE FROM HABITABLE ROOMS ABOVE GARAGE PER IRC SECTION 302.6 AND TABLE 302.6 = MIN. 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT APPLIED AS CEILING TO THE BOTTOM SIDE OF THE ASSEMBLY

REQUIREMENT FOR STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES SEPARATING GARAGE FROM HABITABLE ROOMS ABOVE GARAGE PER SECTION 302.6 AND TABLE 302.6 = MIN. 1/2" GYPSUM BOARD OR EQUIVALENT

REQUIREMENT FOR ENCLOSED ACCESSIBLE SPACE BELOW STAIRS PER IRC SECTION R302.7 = MIN. 1/2" GYPSUM BOARD ON THE ENCLOSED SIDE OF WALLS, UNDER-STAIR SURFACES, AND SOFFITS

FIRE ORDINANCE REQUIREMENTS

1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.
2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.
3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' (FT.) IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
4. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.
5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
6. FIRE LINES, SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND WASHINGTON STATE REVISED CODES.

ENERGY COMPLIANCE

ALL UNITS MUST COMPLY WITH 2018 WSEC

WINDOW U-FACTOR	0.28
CEILING R-VALUE	R-49
FLOOR R-VALUE	R-30
WALL R-VALUE (WOOD)	R-21
SLAB R-VALUE	R-10, 2 - PERIMETER AND UNDER ENTIRE SLAB

1. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING.
2. UNITS MUST BE TESTED AND VERIFIED TO TO HAVE AN AIR LEAKAGE RATE OF NOT MORE THAN 3 AIR CHANGES PER HOUR
3. MECHANICAL DUCTS IN UNHEATED SPACE MUST BE INSULATED TO MIN. R-8
4. HOT / COLD WATER PIPING MUST BE INSULATED TO MIN. R-3

SQUARE FOOTAGE TABLE

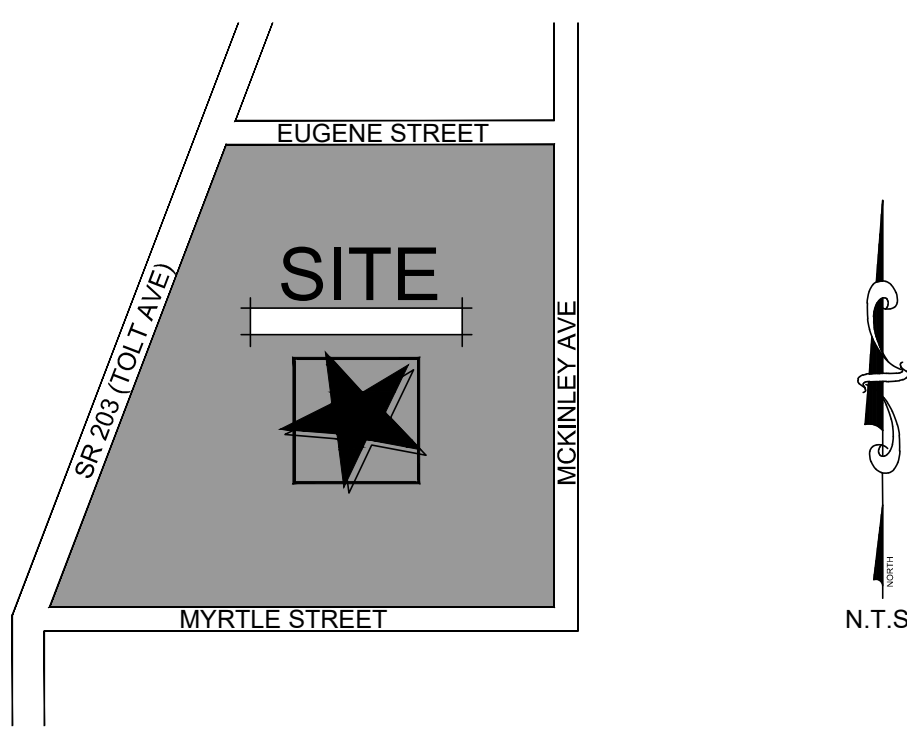
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

LIVABLE:	BUILDING A
FIRST FLOOR	888
SECOND FLOOR	788
TOTAL LIVABLE:	1676
SECOND FLOOR STAIRS	100
NON LIVABLE:	
COVERED PORCH	60
COVERED PORCH	60

• THIS SQUARE FOOTAGE TABLE REPRESENTS THE ARCHITECTURAL LIVABLE SQ. FT. OF EACH UNIT AS BROKEN DOWN ABOVE.

1. MISC. PROJECTIONS SUPPORT ROOF STRUCTURE WITH OR WITHOUT FOUNDATION UNDERNEATH, I.E. AREA UNDER ROOF.
2. MISC. APPENDAGES HAVE CONCRETE FOUNDATION UNDERNEATH WITHOUT ROOF STRUCTURE, I.E. SLAB AREA.
3. 1ST AND 2ND FLOOR SQUARE FOOTAGE CALCULATIONS INCLUDE THE STAIRS

VICINITY MAP:



CONSULTANTS

ARCHITECTURAL DESIGN: PROVIDED BY: PULTE HOMES, WA 3535 FACTORIA BLVD, SUITE #600 BELLEVUE, WA 98006

ARCHITECTURAL CONSTRUCTION DOC'S: FELTEN GROUP 23175 224TH PL SE STE. C MAPLE VALLEY, WA 98038 CONTACT: KEN BROWN (602) 867-2500 KEN.BROWN@FELTENGROUPO.COM

STRUCTURAL: FELTEN GROUP 23175 224TH PL SE STE. C MAPLE VALLEY, WA 98038 CONTACT: JACOB MORGAN (602) 867-2500 JACOB.MORGAN@FELTENGROUPO.COM

LIGHTING AND ELECTRICAL LAYOUT: FELTEN GROUP 23175 224TH PL SE STE. C MAPLE VALLEY, WA 98038 CONTACT: KEN BROWN (602) 867-2500 KEN.BROWN@FELTENGROUPO.COM

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SD STRUCTURAL DETAILS

UNIT FIXTURE COUNT

UNIT	SINKS	DISH WASHER	LAVS	TUB / SHOWER	TOILET	WATER HEATER	CLOTHES WASHER	CLOTHES DRYER	EXHAUST FAN	WHOLE HOUSE FAN	WHOLE HOUSE FAN - MIN. (CFM)
PLAN 1	1	1	3	2	3	1	1	1	4	1	150 CFM

BUILDING A - FIXTURE COUNT

UNIT	# OF UNITS	SINKS	DISH WASHER	LAVS	TUB / SHOWER	TOILET	WATER HEATER	CLOTHES WASHER	CLOTHES DRYER	EXHAUST FAN	WHOLE HOUSE FAN
PLAN 1	1	1	1	3	2	3	1	1	1	4	1
TOTAL	1	1	1	3	2	3	1	1	1	4	1

FELTENGROUPO ARCHITECTURE | ENGINEERING | FORENSICS
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Unit X

BUILDING A COVER SHEET APPROVED PERMIT SET

13067 REGISTERED ARCHITECT
JEFFREY ALCARAZ
STATE OF WASHINGTON
9/28/2022

PROJECT MANAGER: KEN BROWN
DATE: 08/02/2022

APPROVED Plans Reviewed by SAFEbuilt FOR Building Code Compliance
Reviewed By: Bobby Thomas CBO, Plans Examiner, Combination Inspector
Date: 4/24/2023

85 DEGREES TOLT VILLAS

WA BUILDING A

SHEET NUMBER C1.1