

ECOLA POINT - LOT 5



PROJECT INFORMATION

Client: Jeff Haggart
 Address: 9720 SW Hillman Ct Suite 815
 Wilsonville, OR 97070
 Site Address: Monica Ct Lot 5, Cannon Beach, OR 97110
 AD 51020BC00507
 Legal: Ecola Point Subdivision 5

Contractor: Haggart Luxury Homes
 Contact: Jeff Haggart
 (503)654-2030 / (503)793-4131
 jeff@haggarthomes.com

Engineer: Acute Engineering, Inc.
 Contact: Brandon Decker
 1429 S. State St
 Orem, UT 84097
 (801) 229-9020
 brandon@acuteengineering.com

Designer: Blondino Design, INC.
 Contact: Mike Blondino
 1719 NW 43RD AVE
 Camas, WA 98607
 (360) 513-4794
 m.blondino@blondinodesign.com

SITE INFORMATION

Municipality: Cannon Beach, Clatsop County, OR
 Zoning: City
 Waste: N/A
 Water: N/A
 Climate Zone: 4 C (MARINE)
 Elevation: 57' ASL FOF LEVEL 1

O.A. HT: 22'0 3/4"
 (SEE ELEVATIONS FOR AVERAGE HT ABOVE GRADE)
 Width: 91'6"
 Depth: 30'0"
 Bedrooms: 4
 Full Baths: 3
 Half Baths: 1

Area: TOTAL HEATED - 3,317 SQFT
 L1 - 1,703 SQFT
 BSMT - 1,614 SQFT

TOTAL UNHEATED - 828 SQFT
 GARAGE - 600 SQFT
 COVD O.D. - 228 SQFT

ABBREVIATIONS

#	Pound OR Number
&	And
@	At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
AWN	Awning Window
BIPT	BI-Part swinging door
BSMT	Basement
BYND	Beyond
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CSMT	Casement
CT	Ceramic Tile
CTYD	Courtyard
DBL	Double
DEG	Degree
DH	Double Hung
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DS	Down Spout
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EPS	Polystyrene
EQ	Equal
EWWM	Electronic Welded Wire Mesh
EXIST	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FIXT	Fixture
FLR	Floor
FO	Face Of
FOF	Face Of Floor
FOFF	Face Of Finished Floor
FND	Foundation
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
GYP	Gypsum Board
HI	High
HOP	Hopper Window
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
NOF	Nail On Flashing
NOM	Nominal
OC	On Center
PCC	Pre-Cast Concrete
PKT	Pocket Door
PLUMB	Plumbing
PLYD	Plywood
PL	Plate
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SAF	Self Adhered Flashing
SD	Smoke Detector
SH	Single Hung
SIM	Similar
SPEC	Specified OR Specification
SPF	Sprayed Polyurethane Foam
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TBD	To Be Determined
TELE	Telephone
TO	Top Of
TOC	Top Of Concrete
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
VIF	Verify In Field
W/	With
W/C	Water Closet (toilet)
WIC	Walk In Closet
WD	Wood

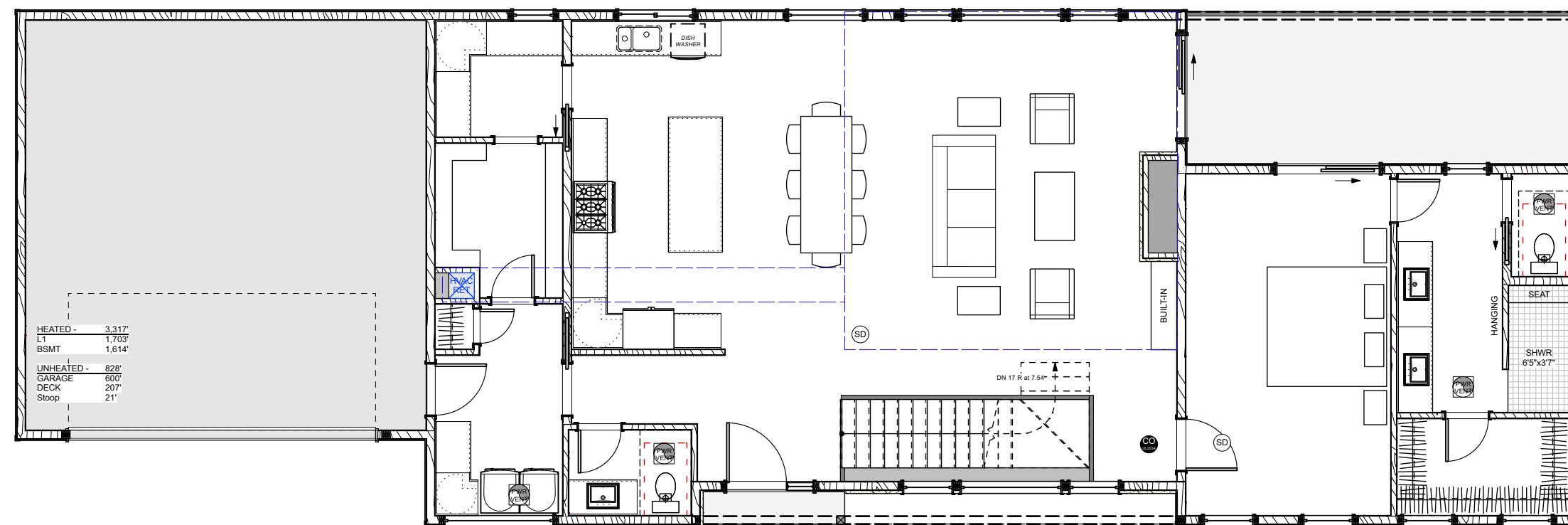
FILE:
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 VERSION:
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 SUBMISSION DATE:
 09.11.23
 SHEET SIZE:
 ARCH D - 36X24

SHEET DIRECTORY

A-00	COVER SHEET
A-01.1	ELEVATIONS
A-01.2	ELEVATIONS
A-02.1	MAIN LEVEL PLAN
A-02.2	BASEMENT PLAN
A-03	FND
A-04	ROOF
A-05	FLOOR FRAMING
A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

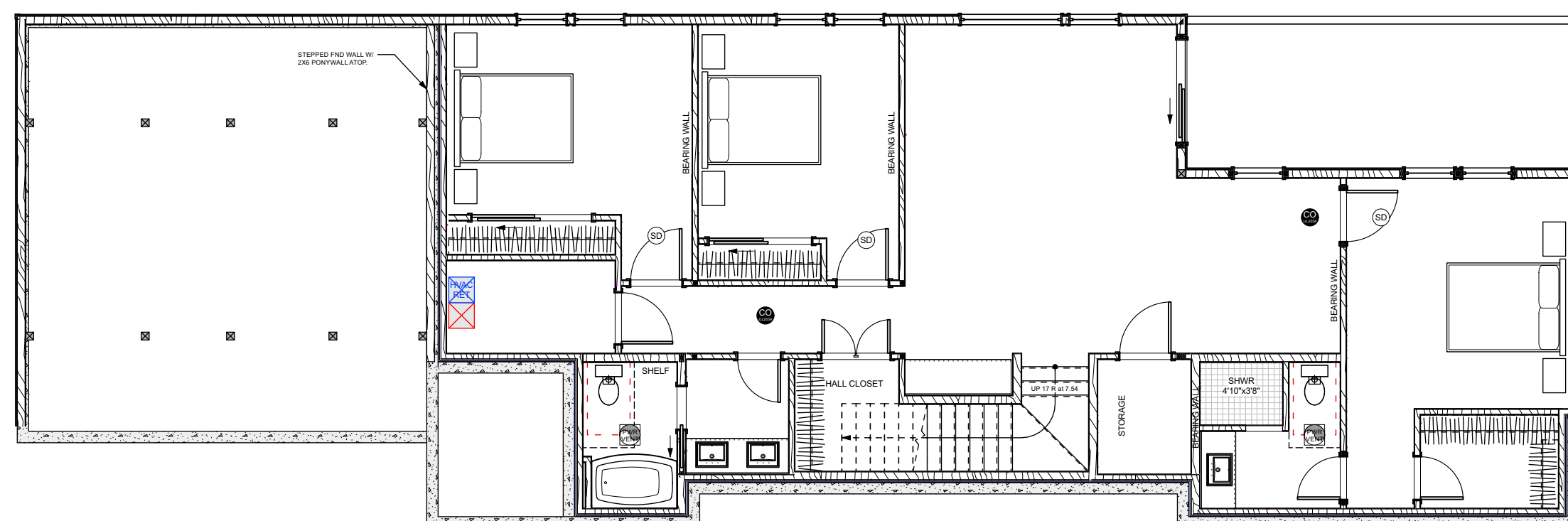
1 LEVEL 1 FLOOR PLAN

Scale: 1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

Scale: 1/8" = 1'-0"



GENERAL NOTES

- COORDINATION OF TRADES AND SYSTEMS:** Contractor shall coordinate all trades to provide complete working systems
- DISCREPANCIES:** Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled.

Drawing and notes to drawings are correlative and have equal authority and priority should there be any discrepancies in themselves or between them, home designer Mike Blondino is to be notified before construction continues (360-513-4794)

Contract shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the contractor in collaboration with Blondino Design and/or engineer.
- SITE MEASURING AND VERIFICATION:** The builder is to require site verification of dimensions and sizing of all door and window rough openings per final selections prior to ordering product, off of the window and door provider specifications.
- CONTRACTOR AND EMPLOYEES:** Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- INSTALLATION SPECIFICATIONS:** All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
- MILLWORK AND FINISHES:** Any elements of millwork, flooring and room finishes not listed are to be determined by contractor and owner. All aspects of finish information and specifications noted in these plans needs to be provided by and reviewed by, the owner and/or contractor.
- DIMENSIONS:** All dimensions are to face of stud where shown or to center of stud where shown. Dimension constraints are clearly visible. If any dimensions are not clear, please contact Designer, Mike Blondino (360-513-4794) for clarification.
- LIMIT AND SCOPE:** Blondino Design Inc. has been retained in a limited capacity for this project. Architectural drawings and information produced by Blondino Design Inc, are based upon information provided by the client prior to submission to engineering and prior to submission to the governing municipality wherein this structure is to be built. These plans are to be reviewed by the Contractor prior to construction and any conflicts are to be clarified by Blondino Design Inc. in advance of construction. No responsibility and/or liability is assumed by, or is to be assigned to Blondino Design Inc. for items beyond that shown on the architectural sheets.
- PLUMBING FINISHES:** All plumbing fixtures shown are for location and quantity only. Final fixture selections to be determined by Contractor and owner unless noted on approved finish schedule herein. Modifications to specified plumbing conflicts created by said modifications are the sole responsibility of the contractor and owner.
- All cabinets and counter materials shown are diagrammatic in nature and are subject to final approval by the owner and/or contractor. They exist in these plans to represent recommended locations for cabinets and counters. Final material and dimensions as well as specific product selection, unless specifically noted in these plans are to be determined by the contractor with the owner and the respective suppliers.
- CODES:** All work described by these documents shall be performed in full accordance with the latest version of:
 Oregon Residential Specialty Code
 Oregon Electrical Specialty Code
 Oregon Plumbing Specialty Code
 Oregon Fire Code
 Oregon Fire Code
 All codes above are to be followed where applicable in these plans and according to the municipality in which this structure is to be constructed. Moreover, all local codes for barrier free accessibility, environmental impact and state energy codes as required by the municipality in which this home is constructed.

Invalus Red, Llc.
 Jim Christensen - Email: jim@invalus.com / 425-372-6632
 Po Box 513 Preston, Wa 98050
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COVER SHEET

A-00

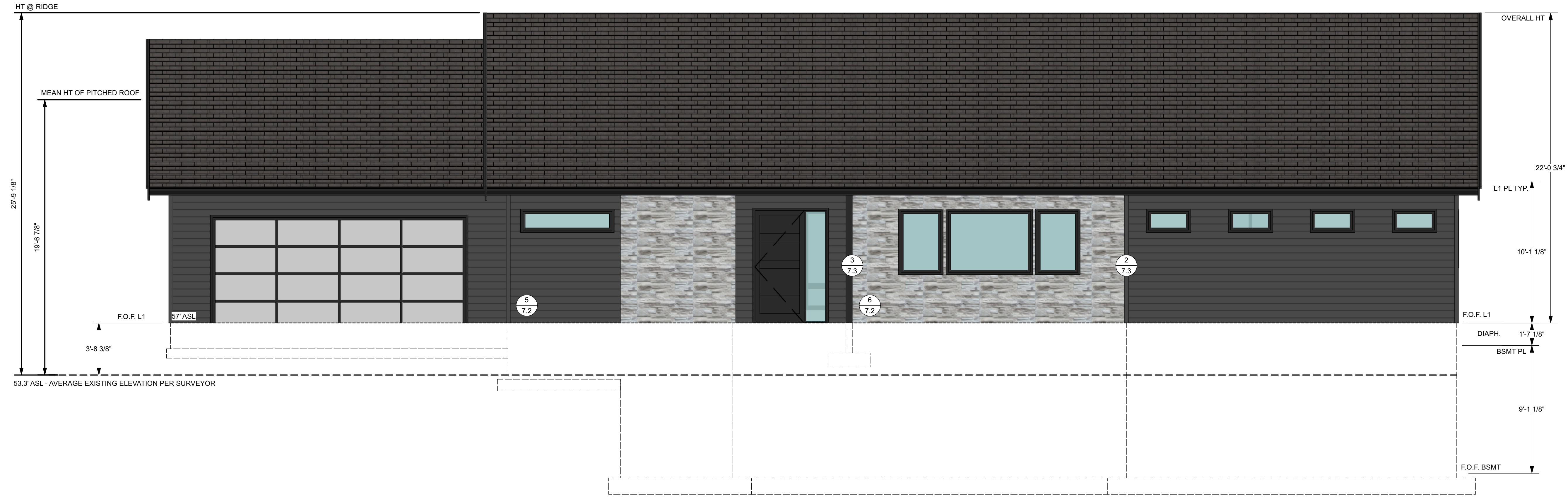
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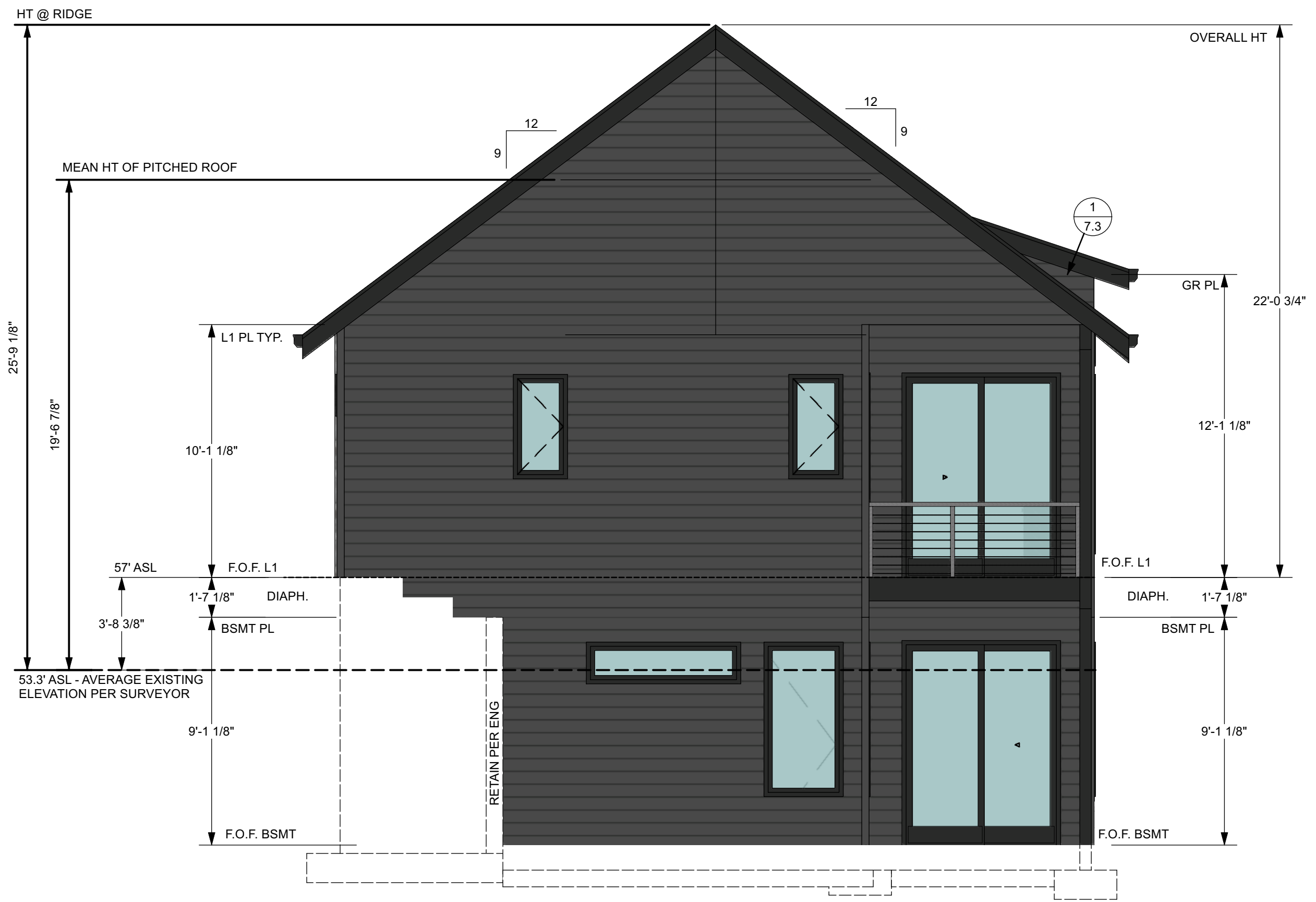
DUPLICATION OF THIS DOCUMENT

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1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



ELEVATION NOTES

- SEE ROOF PLAN FOR ROOF PITCHES NOT SPECIFIED.
- ROOFING
 - ARCHITECTURAL COMPOSITION ASPHALT SHINGLES OR EQUIVALENT PER ELEVATION SIDING
 - EXTERIOR 6" REVEAL HARDIE LAP SIDING OR EQUIV.
 - STONE VENEER
- TRIM
 - 5/4 X 6 WINDOW AND DOOR TRIM.
 - 5/4 X 4 CORNER BOARDS
 - 2X8 FASCIA BOARD BEHIND ALL GUTTERS
- INFORMATION SHOWN ON THIS PAGE AND THROUGHOUT THIS DOCUMENT ARE SUBJECT TO ENGINEERING AND MANUFACTURER SPECIFICATIONS. REFER TO ENGINEERING FOR STRUCTURAL SPECIFICATIONS.
- SIDING TO MATCH EXISTING IN TYPE AND COLOR - VERIFY SELECTIONS WITH OWNER.

OVERALL HT PER CODE (PER 17.10.040 E)

AVERAGE NATIVE ELEVATION AT ALL CORNERS AS NOTED ON PLOT: **53.3' A.S.L.**

HT @ RIDGE: 25'-9 5/8"

MEAN HT OF PITCHED ROOF FROM EAVES: 19'-6 7/8"

17.10.040 E: BUILDING HEIGHT. MAXIMUM HEIGHT OF A VERTICAL STRUCTURE IS TWENTYFOUR FEET, MEASURED AS THE VERTICAL DISTANCE FROM THE AVERAGE ELEVATION OF EXISTING GRADE TO THE HIGHEST POINT OF A ROOF SURFACE OF A FLAT ROOF, TO THE TOP OF A MANSARD ROOF OR TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND THE RIDGE FOR A PITCHED ROOF. THE RIDGE HEIGHT OF A PITCHED ROOF SHALL NOT EXCEED TWENTYEIGHT FEET. PITCHED ROOFS ARE CONSIDERED THOSE WITH A 5-12 PITCH OR GREATER.

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SHEET SIZE:
ARCH D - 36X24

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- A-01.2 ELEVATIONS
- A-02.1 MAIN LEVEL PLAN
- A-02.2 BASEMENT PLAN
- A-03 FND
- A-04 ROOF
- A-05 FLOOR FRAMING
- A-06.1 SECTIONS & DETAILS
- A-06.2 SECTIONS & DETAILS

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ELEVATIONS

A-01.1

Scale: AS NOTED



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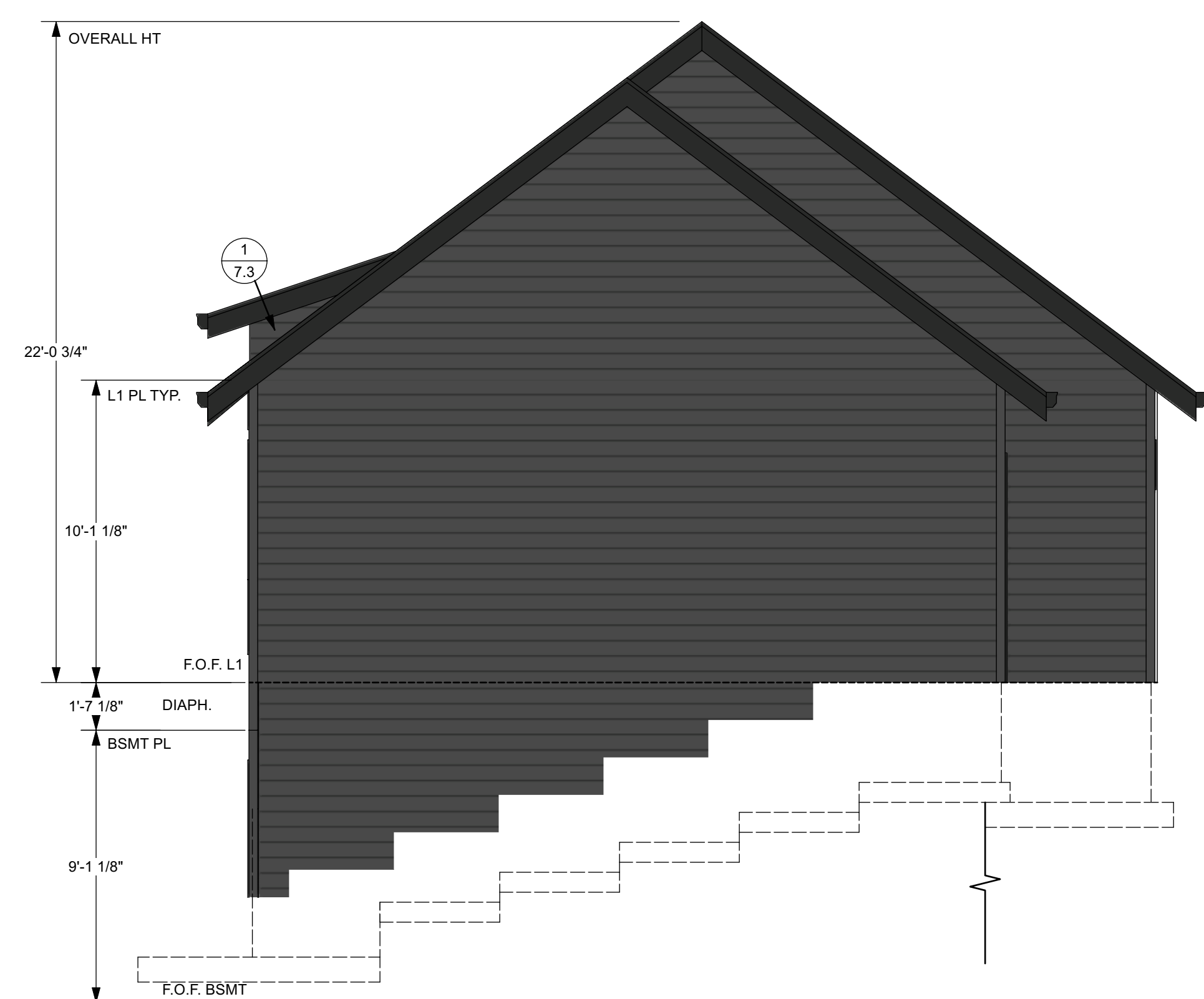
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1 BACK ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



ELEVATION NOTES

- SEE ROOF PLAN FOR ROOF PITCHES NOT SPECIFIED.
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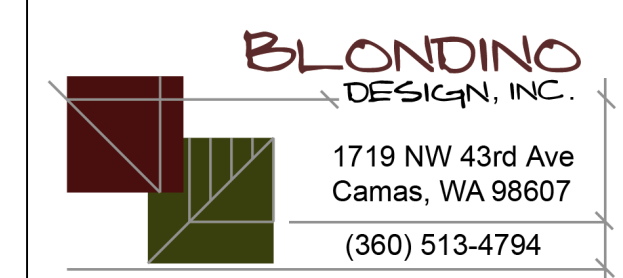
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ELEVATIONS

A-01.2

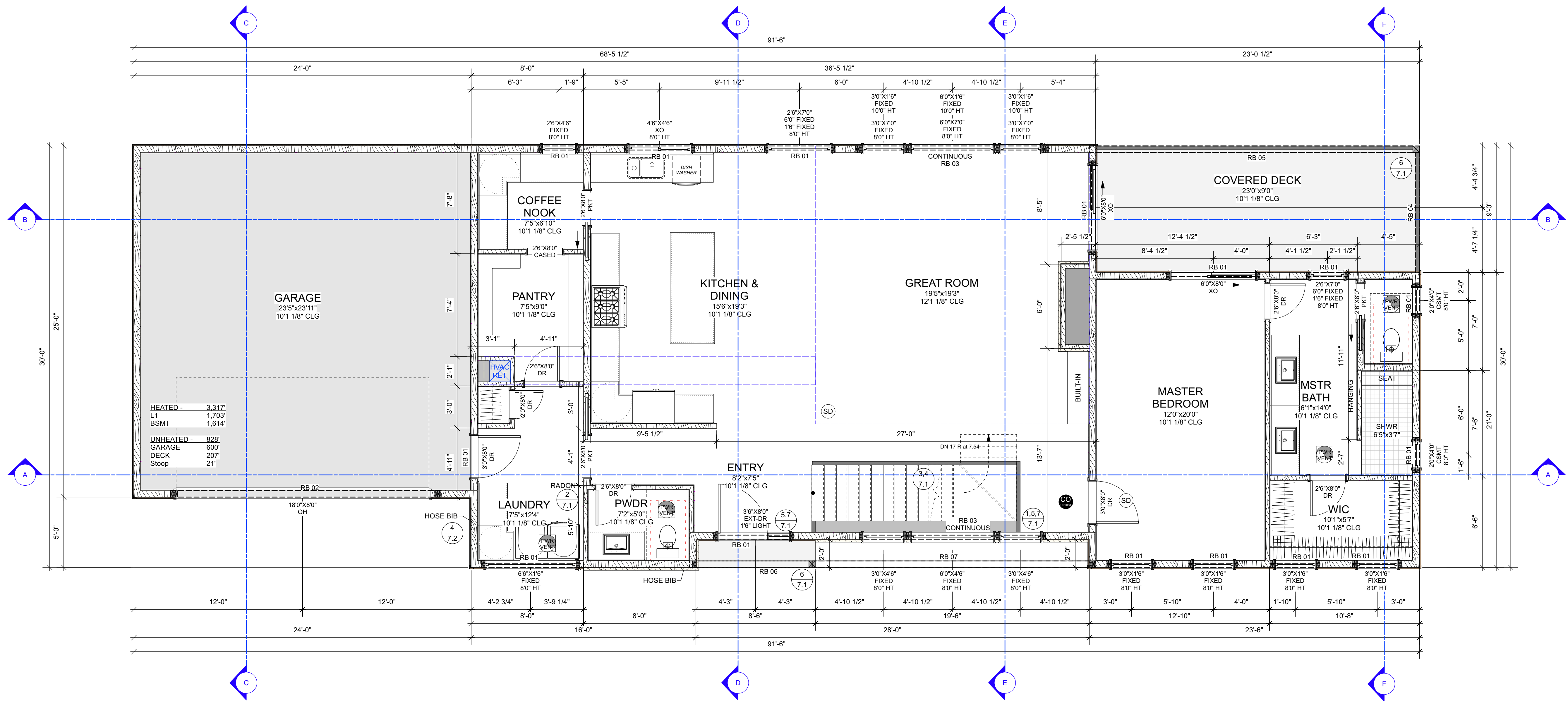
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1 LEVEL 1 FLOOR PLAN
Scale: 1/4" = 1'-0"



HEATED -	3,317'
L1	1,703'
BSMT	1,614'
UNHEATED -	828'
GARAGE	600'
DECK	207'
Stoop	21'

NOTES FLOOR PLANS

- INFORMATION SHOWN IS SUBJECT TO ENGINEERING SHEETS MARKED "S".
- KITCHEN AND BATHROOM LAYOUTS ARE DIAGRAMMATIC IN NATURE AND SHOULD BE VERIFIED WITH CONTRACTOR AND APPROPRIATE KITCHEN AND BATHROOM INTERIOR DESIGN.
- ACCESSIBILITY BRACING: GRAB BAR BRACING SHALL BE 2X10 MATERIAL FLUSH WITH FRAMING HORIZONTALLY INSTALLED AT 34 1/2" FROM FACE OF FLOOR. GRAB BARS WHEN APPLIED ARE TO BE INSTALLED BETWEEN 33" TO 36" FROM THE FACE OF THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR. AROUND SHOWERS, AT BACK AND SIDES OF TOILETS, AND AT ENDS AND SIDE WHERE NOT OBSTRUCTED BY A WINDOW.
- FIREPLACES: MAKE AND MODELS SHOWN ON FLOOR PLANS. CONSULT MANUFACTURERS SPECIFICATION TO VERIFY ALL FRAMING.
- TEMPERED GLAZING IS REQUIRED UNDER THE FOLLOWING CONDITIONS AS LISTED IN R.308.4 IN THE CURRENT I.R.C.
 - WINDOWS WITH INDIVIDUAL PANES LARGER THAN 9 SQFT.
 - BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE FLOOR
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR OR WALKING SURFACE.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE WINDOW MEASURING IN A STRAIGHT LINE.
 - GLAZED GUARD RAILS, INFILL PANELS BOTH STRUCTURAL AND NON-STRUCTURAL ARE CONSIDERED HAZARDOUS LOCATIONS.
 - ALL GLAZING IN PROXIMITY TO WET SURFACES (HOT TUBS, SPAS, BATHTUBS, SHOWERS, POOLS, ETC...) WHERE GLAZING IS WITHIN 60" OF THE WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS LESS THAN 36" FROM ABOVE THE PLANE OF WALKING SURFACES.
 - GLAZING ADJACENT TO BOTTOM STAIR LANDINGS.
 - GLAZING WITHIN 24" OF A DOOR MUST BE TEMPERED.
- HANDRAILS TO EXTERIOR AND INTERIOR STAIRS, BALCONIES, AND LOFTS ARE BY OTHERS AND ARE TO COMPLY WITH CODE GEOMETRY FOR SAFETY. SEE STAIR DETAIL FOR REQ.
- FRAMING: U.N.O. ALL HEADERS OVER EXTERIOR DOORS AND WINDOWS ARE 4X10.
- FLUSH TRIM: WINDOW TRIM TO BE FLUSH WITH DOOR TRIM WHEREVER POSSIBLE. SPECIFIC ADJUSTMENTS DIFFER PER MFR. ADJUSTMENT TO BE MADE BY GENERAL CONTRACTOR OR STAFF IN THE FIELD.
- RETAINING INSULATION WALL MIN. 2X4 FRAMING (SHOWN 2X6)

LEGEND

	FOUNDATION STEM WALL OR BASEMENT WALL
	FOUNDATION FOOTING
	FRAMED INTERIOR WALL - 2"X 6" OR 2"X 4" @ 24" O.C.
	FRAMED EXTERIOR WALL - MASONRY/LAP SIDING
	PARTIAL WALLS
	STONE/BRICK FACING OR WAINSCOT
	SECTION MARKER
	DETAIL MARKER
	R315 SENSOR AND POWERED VENT
	SMOKE DETECTOR (INTERCONNECTED)
	CARBON MONOXIDE DETECTOR UL-2034 COMPLIANT
	DOWN SPOUT
	HVAC SUPPLY PATH
	HVAC CHASE
	OUTLINE OF ROOF
	OUTLINE OF FOUNDATION FOOTINGS
	CENTERLINE
	CLG OUTLINE (RCP)
	POINT LOADS
	FOUNDATION VENT
	CRAWLSPACE/ATTIC ACCESS

ECOLA POINT - LOT 5

LEVEL 1 FLOOR PLAN

A-02.1
Scale: AS NOTED



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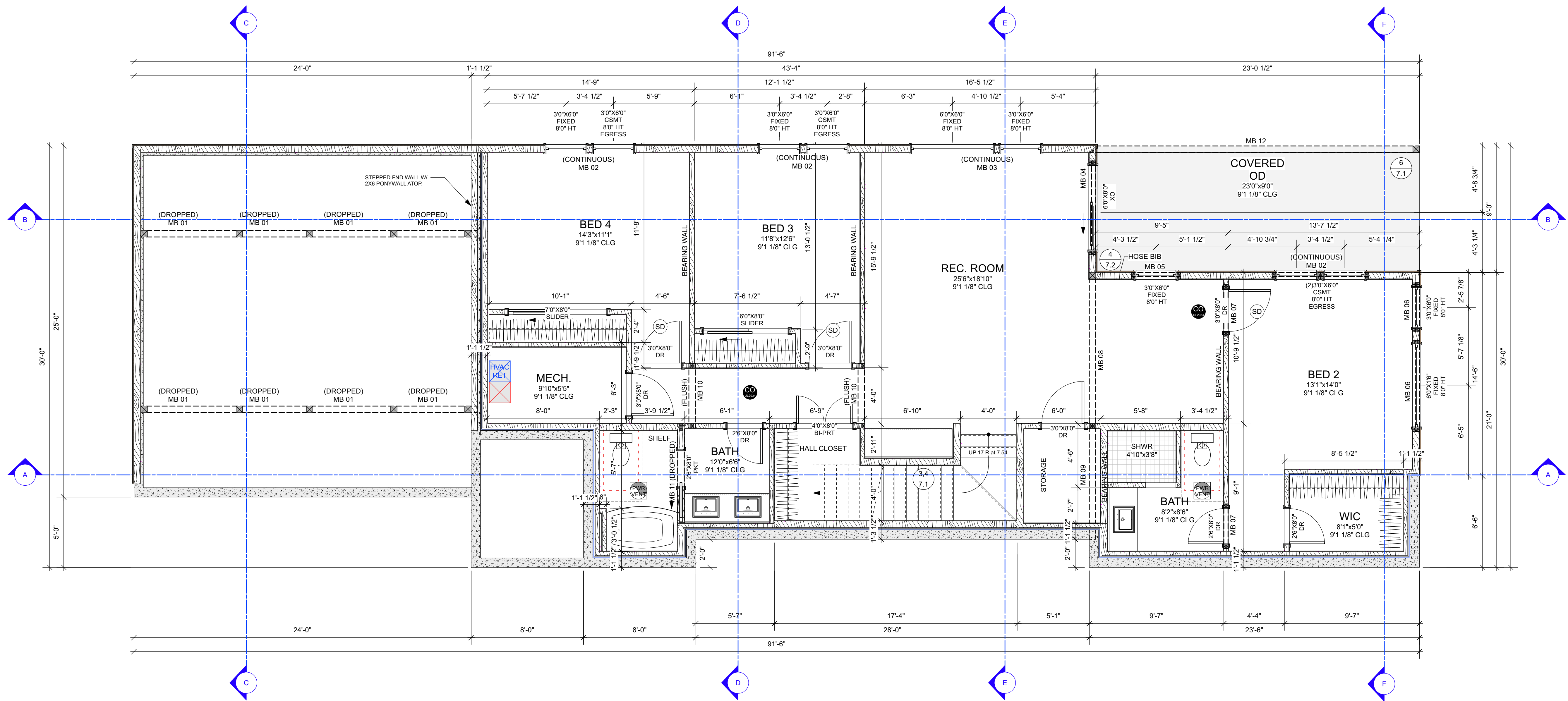
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	HVAC SUPPLY PATH
	HVAC CHASE
	OUTLINE OF ROOF
	OUTLINE OF FOUNDATION FOOTINGS
	CENTERLINE
	CLG OUTLINE (RCP)
	POINT LOADS
	FOUNDATION VENT
	CRAWLSPACE/ATTIC ACCESS

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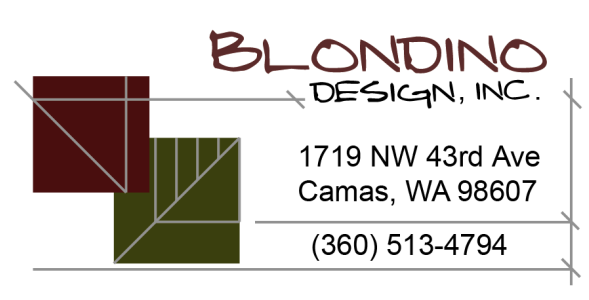
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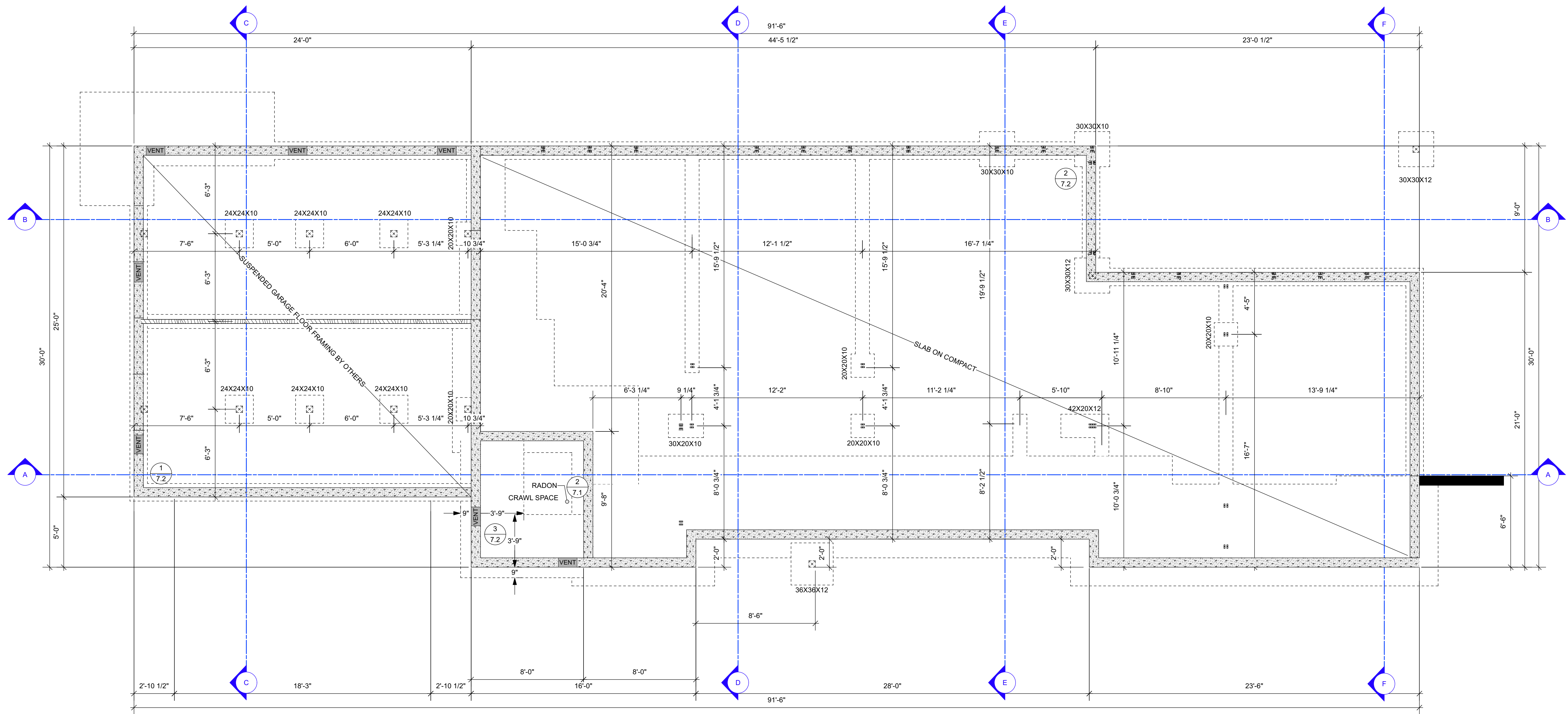
BASEMENT FLOOR PLAN

A-02.2
Scale: AS NOTED



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1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



FOUNDATION NOTES

- VENTING (IRC WAC R408.2). MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT PER 300 SQUARE FEET OF SPACE.

MAIN LEVEL VENTILATION CALCULATION:
672 SQFT/150 FT = 4.48 SQFT VENTILATION REQ.; 16" VENT SHOWN .667 SQFT = TOTAL 7 (6.72) VENTS REQ.
- THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA., UNLESS THE GROUND SURFACE IS COVERED BY CLASS 1 VAPOR RETARDER MATERIAL. WHERE A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.
- INFORMATION SUBJECT TO ENGINEERING. REFER TO ENGINEER'S SHEET MARKED "S" FOR STRUCTURAL SPECIFICATIONS.
- FOUNDATION DRAINAGE (IRC 405): DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FNDs AT OR BELOW THE AREA TO BE PROTECTED. DRAINAGE TILES, GRAVEL, CRUSHED ROCK, PERFORATED PIPE OR OTHER APPROVED SYSTEMS SHALL DISCHARGE TO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE SHALL EXTEND 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 5" ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE APPROVED MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING OF THE DRAIN.
- DOWN SPOUTS CARRY DOWN TO FND, OFFSET ADDITIONAL 4" WHERE THERE IS STONE CLADDING PER ELEVATIONS
- SILL PLATE TO BE FULL DEPTH OF STEM WALL.

LEGEND

	FOUNDATION STEM WALL OR BASEMENT WALL
	FOUNDATION FOOTING
	FRAMED INTERIOR WALL - 2"X 6" OR 2"X 4" @ 24" O.C.
	FRAMED EXTERIOR WALL - MASONRY/LAP SIDING
	PARTIAL WALLS
	STONE/BRICK FACING OR WAINSCOT
	SECTION MARKER
	DETAIL MARKER
	R315 SENSOR AND POWERED VENT
	SMOKE DETECTOR (INTERCONNECTED)
	CARBON MONOXIDE DETECTOR UL-2034 COMPLIANT
	DOWN SPOUT
	HVAC SUPPLY PATH
	HVAC CHASE
	OUTLINE OF ROOF
	OUTLINE OF FOUNDATION FOOTINGS
	CENTERLINE
	CLG OUTLINE (RCP)
	POINT LOADS
	FOUNDATION VENT
	CRAWLSPACE/ATTIC ACCESS

FILE:
EP5 FINAL 09.11.23.vwx
VERSION:
FINAL
SUBMISSION DATE:
09.11.23
SHEET SIZE:
ARCH D - 36X24

SHEET DIRECTORY

A-00	COVER SHEET
A-01.1	ELEVATIONS
A-01.2	ELEVATIONS
A-02.1	MAIN LEVEL PLAN
A-02.2	BASEMENT PLAN
A-03	FND
A-04	ROOF
A-05	FLOOR FRAMING
A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

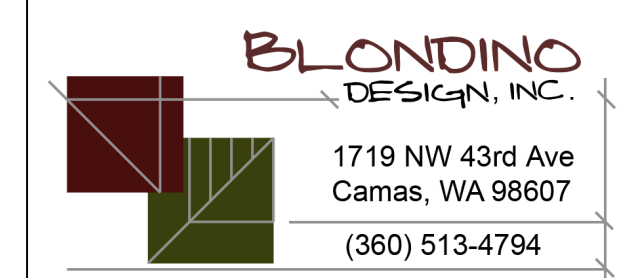
ECOLA POINT - LOT 5

Owner: Invalus Red, Llc.
Contact: Jim Christensen - Email: jim@invalus.com / 425-372-6632
Address: Po Box 513 Preston, Wa 98050
Legal: Ecola Point Subdivision 5
Site: Monica Ct Lot 5, Cannon Beach, OR 97110
Builder: Haggart Luxury Homes
Contact: Jeff Haggart - jeff@haggarthomes.com / 503-654-2030 / 503-793-4131
Engineer: Acute Engineering, Inc.
Contact: Brandon Decker - brandon@acuteengineering.com / 801-225-9020
Designer: Blondino Design, Inc.
Contact: Mike Blondino - m.blondino@blondinodesign.com / 360-513-4794

FOUNDATION PLAN

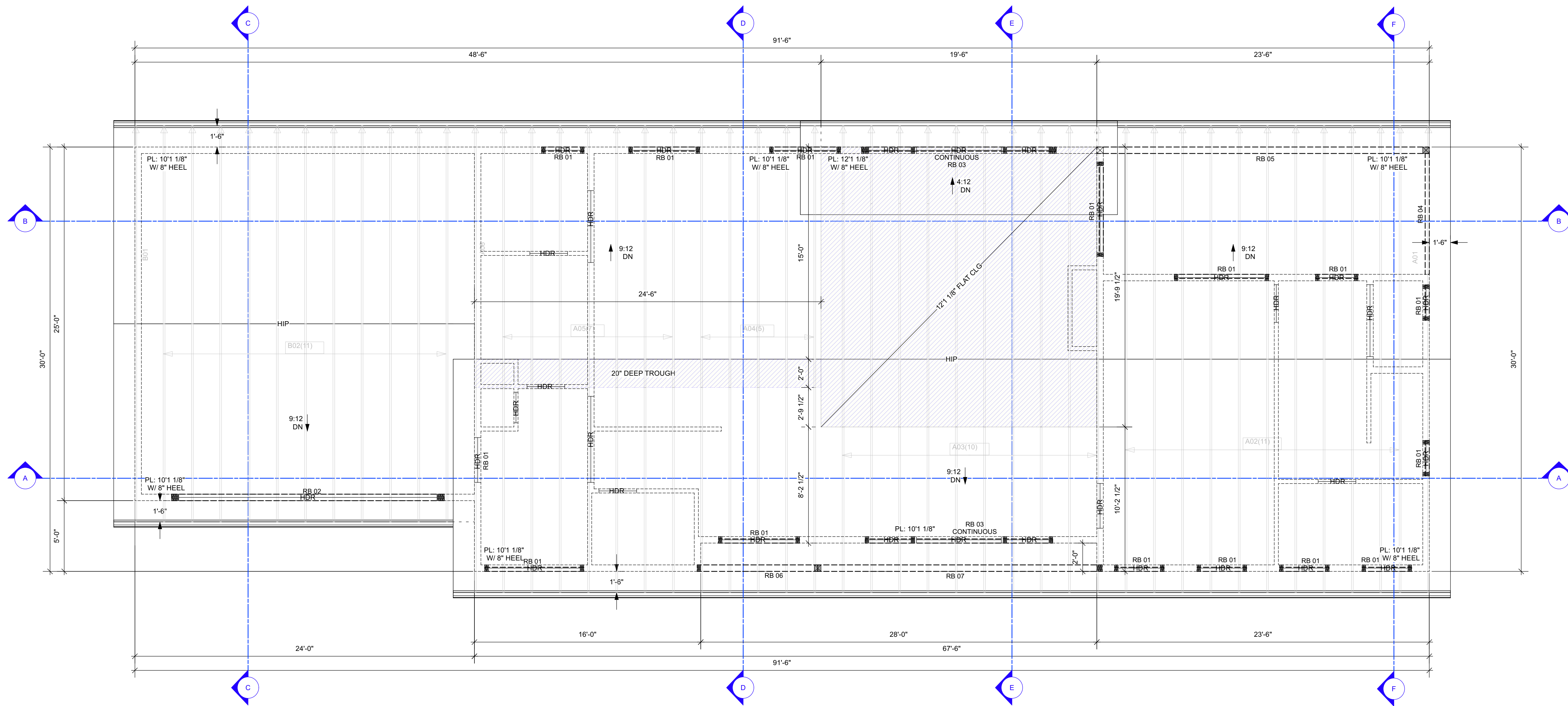
A-03

Scale: AS NOTED



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1 ROOF PLAN
Scale: 1/4" = 1'-0"



ROOF PLAN NOTES

- ALL INFORMATION SUBJECT TO ENGINEERING SHEETS MARKED "S". ALL STRUCTURAL SPECIFICATIONS ARE FOUND THEREIN.
- TRUSS DESIGN BY OTHERS MAY VARY SLIGHTLY WITH ROOF PLAN. TRUSS LAYOUT TO BE SITE VERIFIED.
- ROOF PLANE 4:12 OR LESS REQUIRE TWO (2) LAYERS OF ROOFING FELT BENEATH ASPHALTIC SHINGLES.
- OVERHANGS: U.N.O. OVERHANGS ARE 18"
- ROOF PLATE HEIGHTS: AS NOTED ON PLAN.
- HEEL: 8" U.N.O.

VENTILATION NOTES

- ROOF VENTING: LOW PITCH SINGLE PLANE ROOF TO BE VENTED @ UPPER AND LOWER EAVES PER DETAIL. GABLED ROOF TO BE VENTED AT EAVES AND RIDGE.

THE MIN. NET FREE VENTILATING SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THIS MAY BE REDUCED TO 1/300 IF MIN 40% AND MAX 50% OF THE IS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE WITH VENTILATORS LOCATED NO MORE THAN 3'0" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACED MEASURED VERTICALLY.

FOR ONLINE TOOLS GO TO:
http://www.gaf.com/Roofing/Residential/Products/Roof_Vents/Ventilation_Calculator
- ROOF VENT CALCS: 2,999 SQFT AREA / 300 (1:300 MIN) = 9.99 SQ FT VENTILATION X 144 (SQ INCH PER SQFT) 1,439 SPLIT 50/50 INTAKE / EXHAUST.

720 SQ INCH VENTILATION INTAKE
720 SQ INCH VENTILATION EXHAUST

IF CONDITIONS DESCRIBED REQ 1:150 RATIO DOUBLE THIS AMOUNT.

LEGEND

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	FOUNDATION FOOTING
	FRAMED INTERIOR WALL - 2"X 6" OR 2"X 4" @ 24" O.C.
	FRAMED EXTERIOR WALL - MASONRY/LAP SIDING
	PARTIAL WALLS
	STONE/BRICK FACING OR WAINSCOT
	SECTION MARKER
	DETAIL MARKER
	R315 SENSOR AND POWERED VENT
	SMOKE DETECTOR (INTERCONNECTED)
	CARBON MONOXIDE DETECTOR UL-2034 COMPLIANT
	DOWN SPOUT
	HVAC SUPPLY PATH
	HVAC CHASE
	OUTLINE OF ROOF
	OUTLINE OF FOUNDATION FOOTINGS
	CENTERLINE
	CLG OUTLINE (RCP)
	POINT LOADS
	FOUNDATION VENT
	CRAWLSPACE/ATTIC ACCESS

SHEET DIRECTORY

A-00	COVER SHEET
A-01.1	ELEVATIONS
A-01.2	ELEVATIONS
A-02.1	MAIN LEVEL PLAN
A-02.2	BASEMENT PLAN
A-03	FND
A-04	ROOF
A-05	FLOOR FRAMING
A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

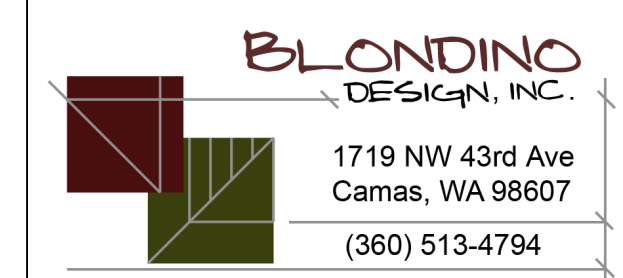
ECOLA POINT - LOT 5

Invalius Red, Lic.
 Jim Christensen - Email: jim@invalius.com / 425-372-6632
 Contact: Po Box 513 Preston, Wa 98050
 Address: Ecola Point Subdivision 5
 Legal: Monica Cl Lot 5, Cannon Beach, OR 97110
 Site: 51020B/C00507
 Tax: Haggart Luxury Homes
 Builder: Jeff Haggart - jeff@haggarthomes.com / 503-654-2030 / 503-793-4131
 Contact: Acute Engineering, Inc.
 Engineer: Brandon Decker - brandon@acuteengineering.com / 801-225-9020
 Contact: Blondino Design, Inc.
 Designer: Mike Blondino - m.blondino@blondinodesign.com / 360-513-4794

ROOF PLAN

A-04

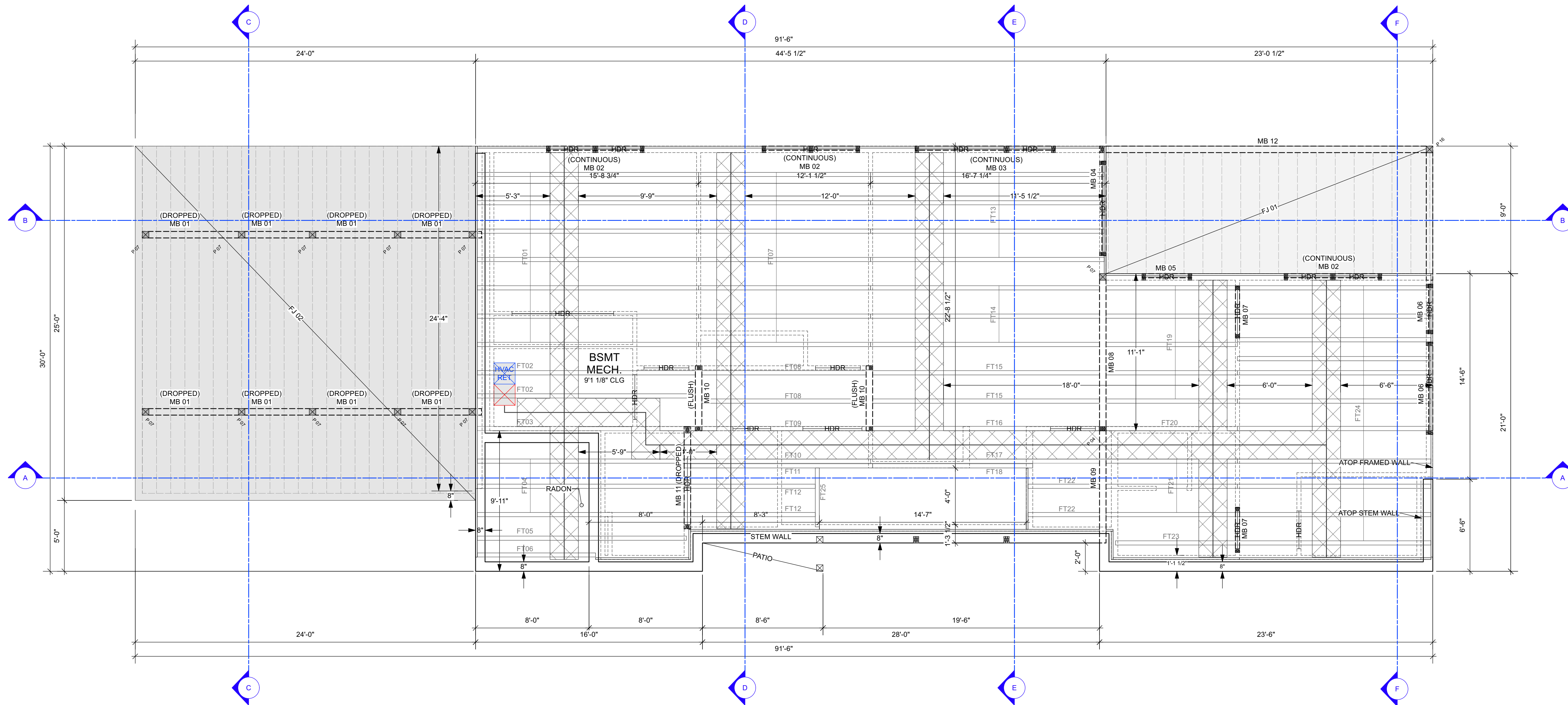
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FILE: EP5 FINAL 09.11.23.vwx
 VERSION: FINAL
 SUBMISSION DATE: 09.11.23
 SHEET SIZE: ARCH D - 36X24

1 LEVEL 1 FLOOR FRAMING
Scale: 1/4" = 1'-0"



LEGEND

	FOUNDATION STEM WALL OR BASEMENT WALL
	FOUNDATION FOOTING
	FRAMED INTERIOR WALL - 2"X 6" OR 2"X 4" @ 24" O.C.
	FRAMED EXTERIOR WALL - MASONRY/LAP SIDING
	PARTIAL WALLS
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	DOWN SPOUT
	HVAC SUPPLY PATH
	HVAC CHASE
	OUTLINE OF ROOF
	OUTLINE OF FOUNDATION FOOTINGS
	CENTERLINE
	CLG OUTLINE (RCP)
	POINT LOADS
	FOUNDATION VENT
	CRAWLSPACE/ATTIC ACCESS

NOTES FLOOR FRAMING

- INFORMATION SHOWN IS SUBJECT TO ENGINEERING SHEETS MARKED "S".
- FLOOR TRUSSES 24" OC REQ FOR HVAC LAYOUT.

SHEET DIRECTORY

A-00	COVER SHEET
A-01.1	ELEVATIONS
A-01.2	ELEVATIONS
A-02.1	MAIN LEVEL PLAN
A-02.2	BASEMENT PLAN
A-03	FND
A-04	ROOF
A-05	FLOOR FRAMING
A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

ECOLA POINT - LOT 5

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 Designer: Blondino Design, Inc.
 Contact: Mike Blondino - m.blondino@blondinodesign.com / 360-513-4794

LEVEL 1 FLOOR FRAMING A-05

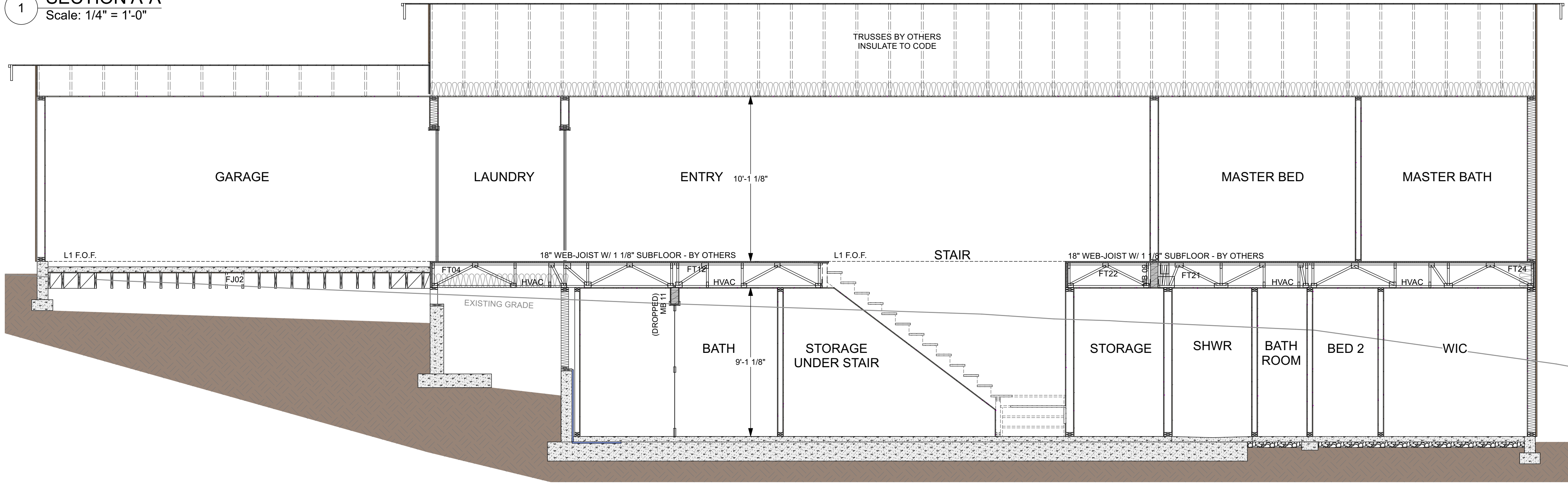
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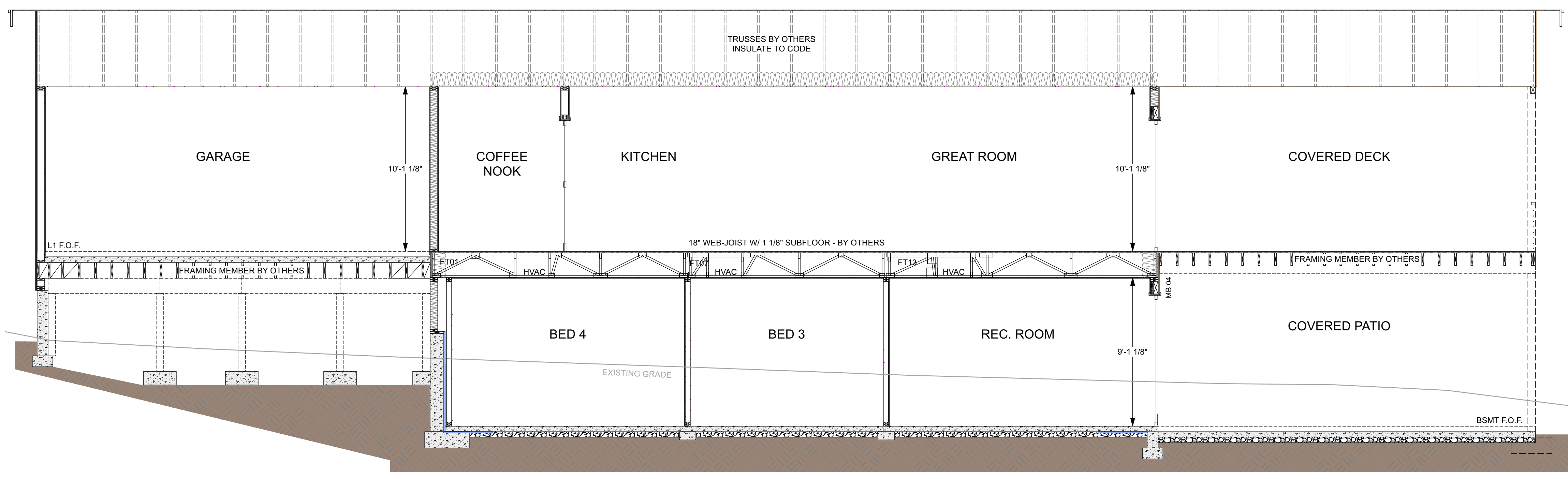
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 VERSION: FINAL
 SUBMISSION DATE: 09.11.23
 SHEET SIZE: ARCH D - 36X24

1 SECTION A-A
Scale: 1/4" = 1'-0"



2 SECTION B-B
Scale: 1/4" = 1'-0"



SECTION NOTES

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- SILL PLATE TO BE FULL DEPTH OF STEM WALL
- INSULATION REQUIREMENTS:
R - 49 - FLAT CLG
R - 38 - VAULTED CLG
R - 38 - FLOORS OVER UNCONDITIONED SPACE
R - 21 - WOOD FRAMED EXTERIOR WALL
R - 21 - BELOW GRADE WALL OR R-5 RIGID+R13 BATT INT. SIDE
R - 15 - SLAB ON GRADE TO 24" INSIDE EXTERIOR WALLS.
R - 8 - AROUND DUCTS
R - 4 - UNDER ELECTRIC WATER HEATERS
U - 0.28 - GLAZING VALUE

SECTION LEGEND

	FOUNDATION COMPONENT OR SLAB
	FRAMED INTERIOR WALL - 2X6 OR 2X4 @ 16" OR 24" O.C.
	FRAMED EXTERIOR WALL - 2X6 @ 24" O.C. (ADVANCED FRAMING)
	BATT OR BLOWN INSULATION
	RIGID INSULATION
	DIMENSIONAL LUMBER
	PLYWOOD
	BLOCKING
	GLUELAM (VERIFY ENG.)
	PARALLAM BEAM (VERIFY ENG.)
	JOIST
	SOIL
	GRAVEL BASE
	OUTLINE OF NOTED INTERIOR CONSIDERATIONS
	CENTERLINE
	HVAC PATHWAY

FILE:
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SHEET DIRECTORY

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SECTIONS

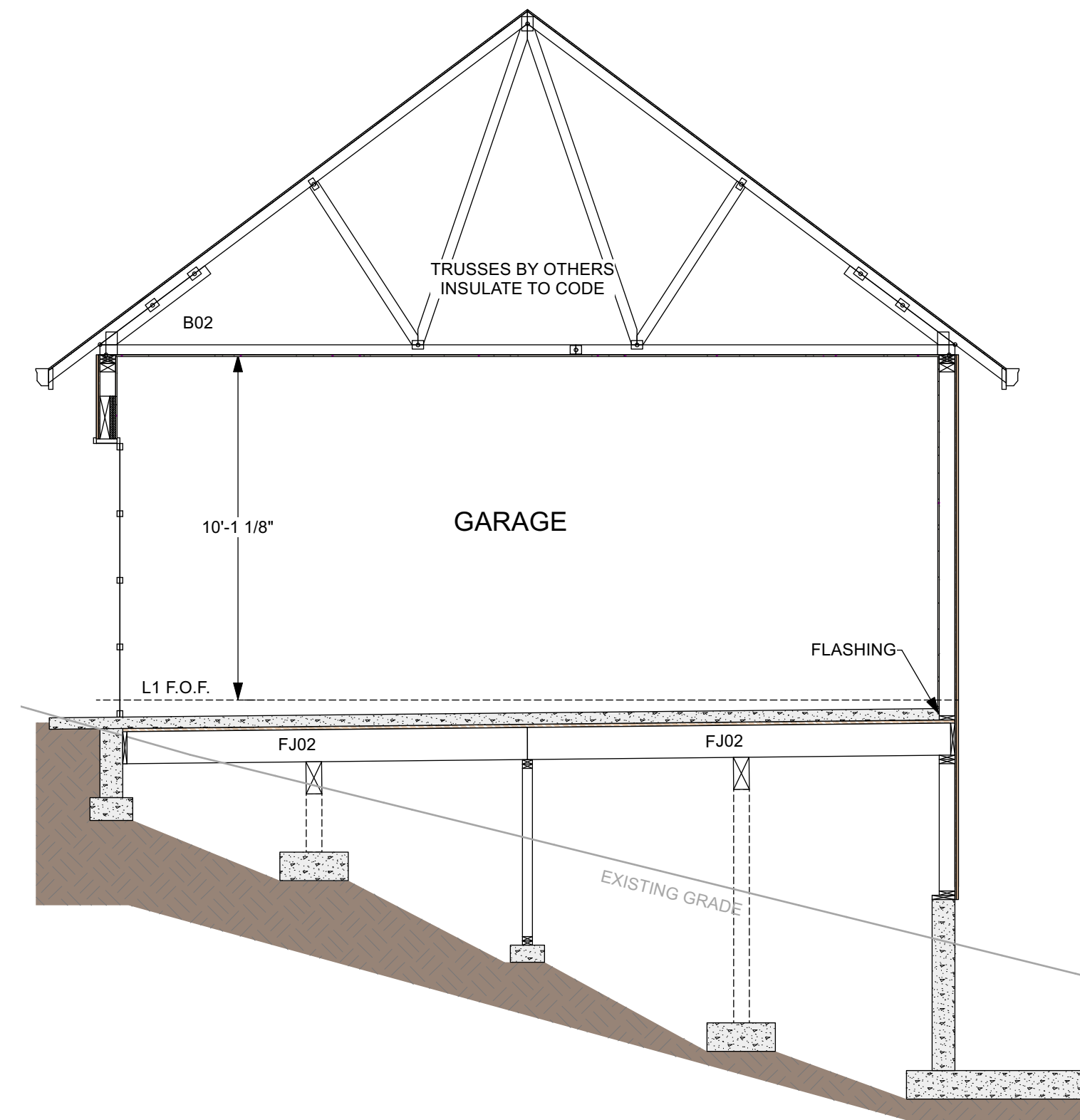
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Scale: AS NOTED

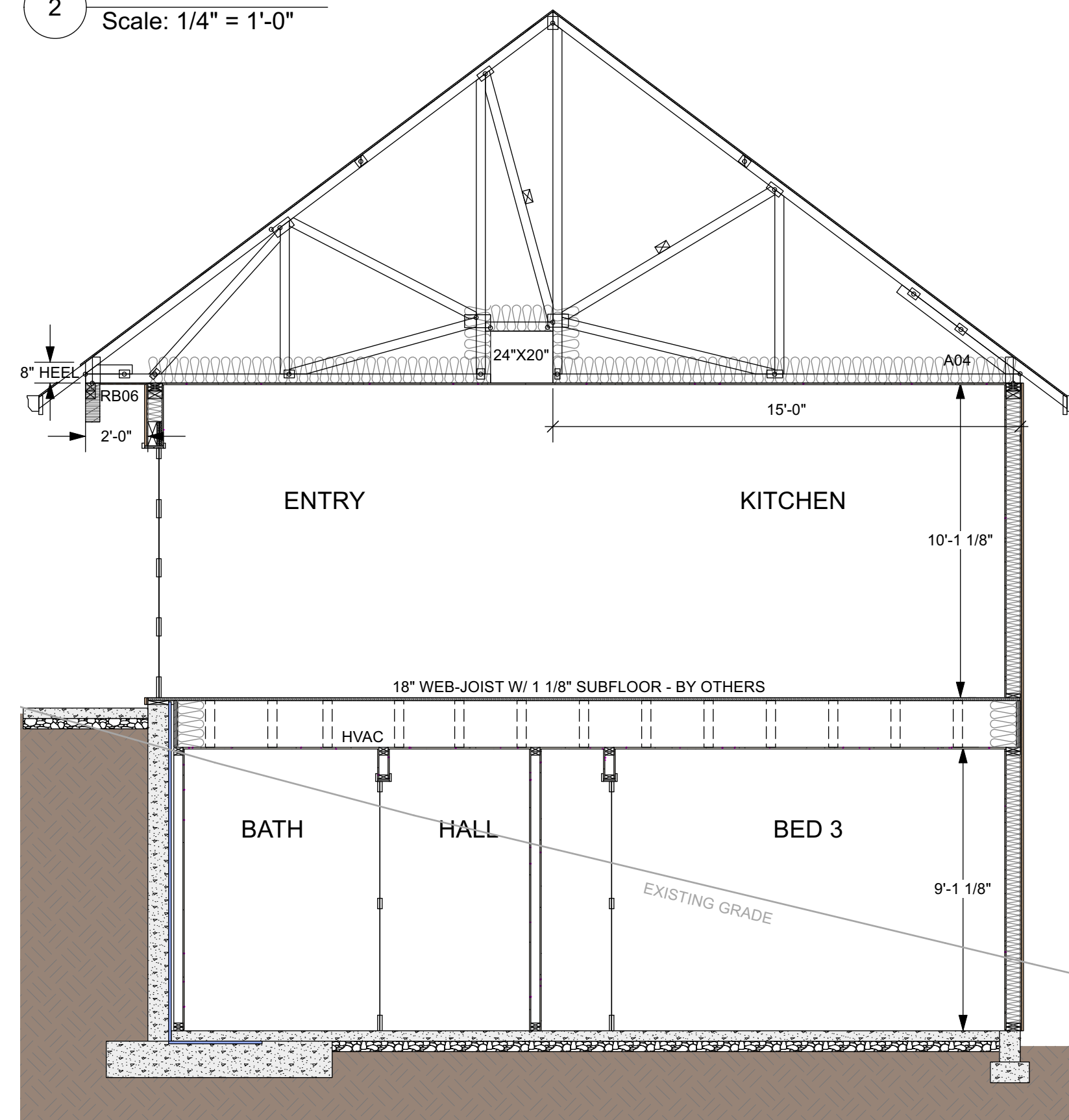


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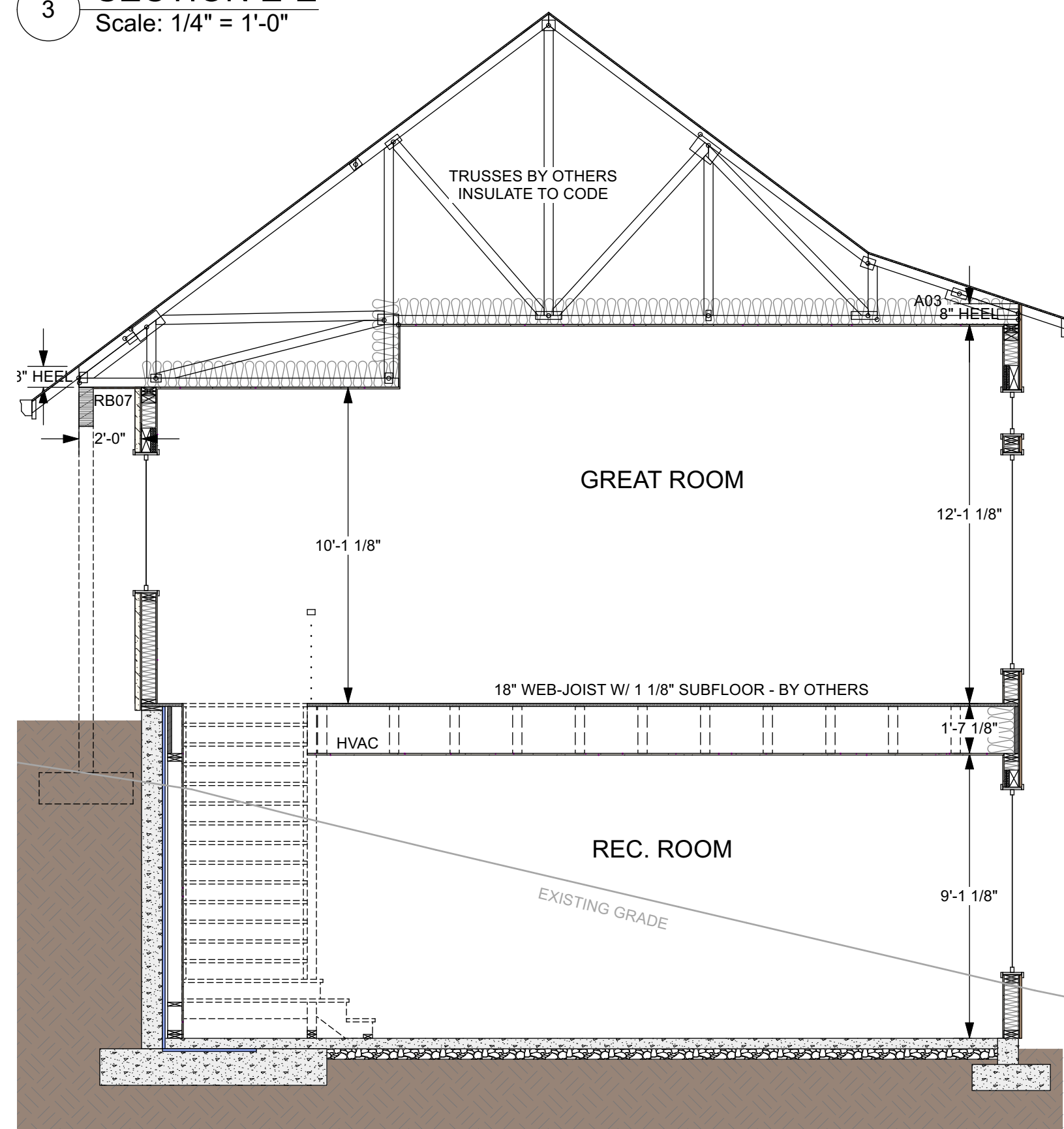
1 SECTION C-C
Scale: 1/4" = 1'-0"



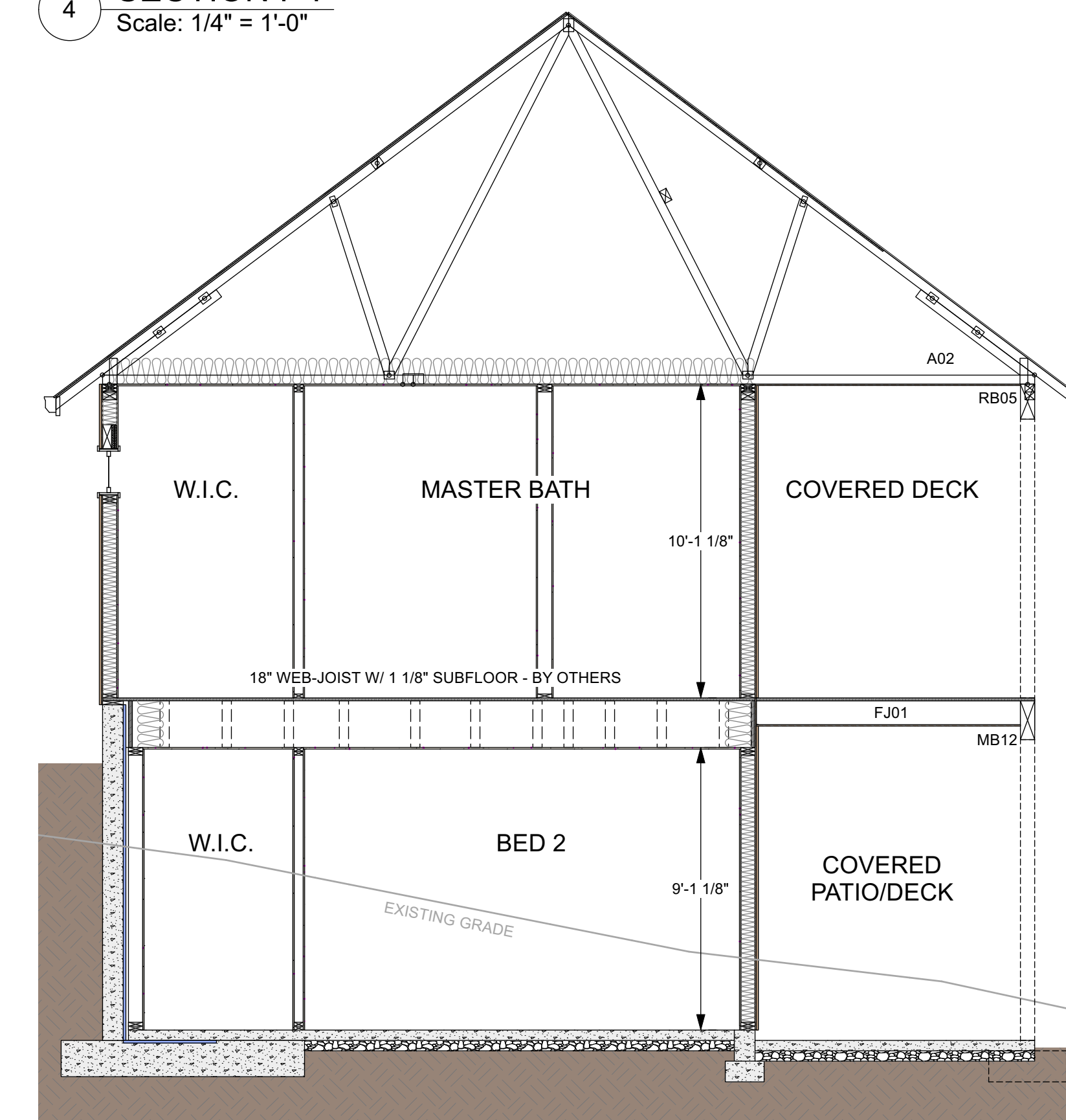
2 SECTION D-D
Scale: 1/4" = 1'-0"



3 SECTION E-E
Scale: 1/4" = 1'-0"



4 SECTION F-F
Scale: 1/4" = 1'-0"



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	HVAC PATHWAY

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SHEET SIZE:
ARCH D - 36X24

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A-03	FND
A-04	ROOF
A-05	FLOOR FRAMING
A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

ECOLA POINT - LOT 5

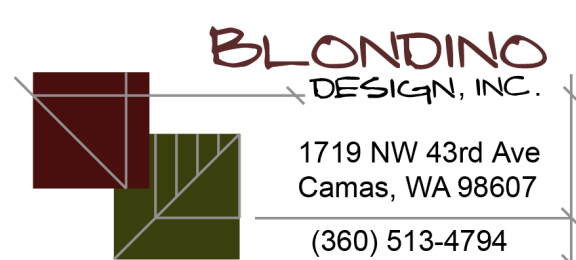
Owner:
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Mike Blondino - m.blondino@blondinodesign.com / 360-513-4794

SECTIONS

A-06.2

Scale: AS NOTED



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AAMA METHOD "B" WINDOW FLASHING

1. ABOUT AAMA (AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION) METHOD "B" SYSTEM FOR WINDOW FLASHING REPRESENTED. THIS SYSTEM IS A DRAINAGE SYSTEM RATHER THAN A BARRIER SYSTEM IT REQUIRES THE PRESENCE OF A "PAN" AND DRAINAGE VENTS CREATED BY BREAKS IN THE SEALANT BEAD BEHIND THE BOTTOM NAIL FIN.

NAIL ON FLASHING (NOF) WINDOW FLASHING SIZES: (USING 9" OR 12" SAF FLASHING) EITHER 9" OR 12" MATERIAL.
 *NOF SILL FLASHING - RO WIDTH + 2X WIDTH OF JAM FLASHING.
 *NOF JAM FLASHING - RO HEIGHT PLUS 1 WIDTH OF MATERIAL - 1/2"
 *NOF HEAD FLASHING - RO WIDTH PLUS 2X MATERIAL WIDTH + 2"

ALL FINISHED SIDE OF EXPOSED FLASHING IS TO BE BLACK IN RAINSCREEN APPLICATIONS.

TO AVOID MATERIAL CONFLICT USE ONLY APPROVED SEALANTS WITH SAF FLASHING. INCORRECT SEALANTS MAY LIQUIFY SAF FLASHING.

INFORMATION HEREIN SUBJECT TO MANUFACTURER SPECIFICATIONS. WHERE CONFLICTS OCCUR DEFAULT TO MOST STRINGENT REQUIREMENTS.

2. ROUGH OPENING: ROUGH OPENING FOR WINDOWS IS TO BE 1/2" TALLER AND 1/4" ON EACH SIDE (1/2" O.A.) WITHOUT A PAN SYSTEM; WITH A PAN SYSTEM 3/8" ON EACH SIDE (3/4" O.A.) TO ALLOW FOR RIGID CORNER SYSTEM WITH SAF PAN OR METAL PAN. ROUGH SILL IS TO BE LEVEL.

3. NAIL ON FLASHING AT SILL PLATE: FASTEN (STAPLE) A 12" FLASHING BIB TOP FLUSH WITH THE BOTTOM EDGE OF THE ROUGH OPENING. THIS ANTICIPATES GRADE D BUILDING PAPER WILL BE INSTALLED AFTER THE COMPLETION OF THE WINDOW FLASHING AND WILL BE TUCKED UNDER HOUSE WRAP.

4. INSTALL PAN SYSTEM: NAIL IN PRE-MADE FLEXIBLE FLASHING CORNERS SNUGGLY AT BOTH SIDES OF THE ROUGH OPENING AT THE SILL. INSTALL 12" SAF SHEET INSIDE THE FULL DEPTH OF THE ROUGH OPENING. CUT AT THE CORNER TO THE BOTTOM OF THE FLASHING CREATING A LOWER BIB AND SIDE WRAPS TO THE ROUGH OPENING.

5. INSTALL NOF JAMB FLASHING FLUSH WITH EDGE OF ROUGH OPENING. BOTTOM TO BE OPTIMALLY 1"-1/2" ABOVE BOTTOM OF BIB FLASHING AND TOP FULL WIDTH OF MATERIAL ABOVE WINDOW ROUGH OPENING.

6. INSTALL WINDOW: APPLY CONTINUOUS 1/2" BEAD OF APPROVED SEALANT, ON THE WINDOW NAILING FIN ON THE INTERIOR SIDE OF THE FIN ALONG THE OUTER EDGE OF THE TOP AND SIDES OF THE WINDOW. ON THE BOTTOM NAIL FIN APPLY A DISCONTINUOUS BEAD LEAVING 3" DRAINAGE VENT ON EACH SIDE FROM THE FRAME EDGE (RATHER THAN THE EDGE OF THE NAIL FIN) TOWARDS THE INTERIOR.

APPLY WINDOW TO THE ROUGH OPENING AND FLASHING, FASTEN WITH GOLD 1 1/2" DECK SCREWS OR 8P GALV. NAILS AT BETWEEN 9-18" PATTERN UNLESS OTHERWISE PRESCRIBED BY MFR. SEALANT SQUEEZE-OUT SHOULD BE SEEN AROUND ENTIRE PERIMETER OF WINDOW EXCEPT AT DRAIN VENTS.

7. SEAL FRONT OF NAIL FIN: TWO METHODS ARE ACCEPTABLE.

1) REMOVE EXCESS INTERIOR SEALANT BEAD SQUEEZE-OUT AND APPLY 6" SAF JAM FLASHING OVER BOTH SIDE NAIL FIN FROM THE BOTTOM OF THE FRAME TO 3" OVER THE TOP OF THE FRAM, THEN APPLY 6" SAF HEAD FLASHING OVER THE TOP NAIL FIN AND OVER BOTH JAM SAF FLASHINGS BY 1" TO THE EXTERIOR SIDES. PROVIDE A 6" SAF SILL FLASHING BETWEEN 3" BREAKS IN SILL SEALANT.

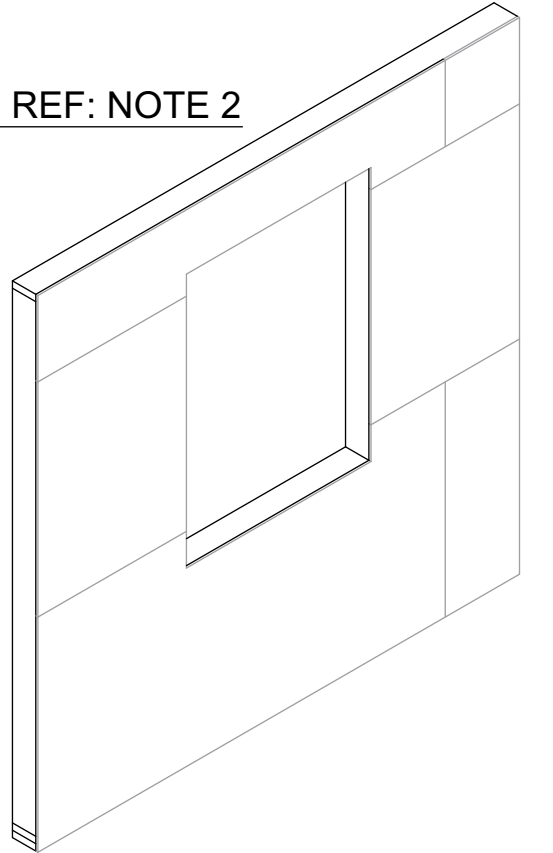
2) APPLY 1/2" BEAD OF SEALANT OVER FASTENER HEADS IN CONTINUOUS BEAD ON TOP AND BOTH SIDES STOPPING AT THE BOTTOM OF THE WINDOW FRAME ALLOWING THE BOTTOM CORNERS UNCOVERED AS A MOISTURE DRAIN POINT. TOOL THE SQUEEZE-OUT AND CAP BEAD FROM THE WINDOW FRAME 2" AROUND THE TOP AND SIDES. APPLY 1/2" CAP BEAD OVER NAILS BETWEEN 3" BREAKS IN SILL SEALANT.

8. APPLY TOP NOF AT A WIDTH 1" OVER THE OUTSIDE EDGE OF THE SIDE NOF FLASHING WITH BOTTOM EDGE, FLUSH WITH TOP OF FRAME, INTO THE WET SEALANT.

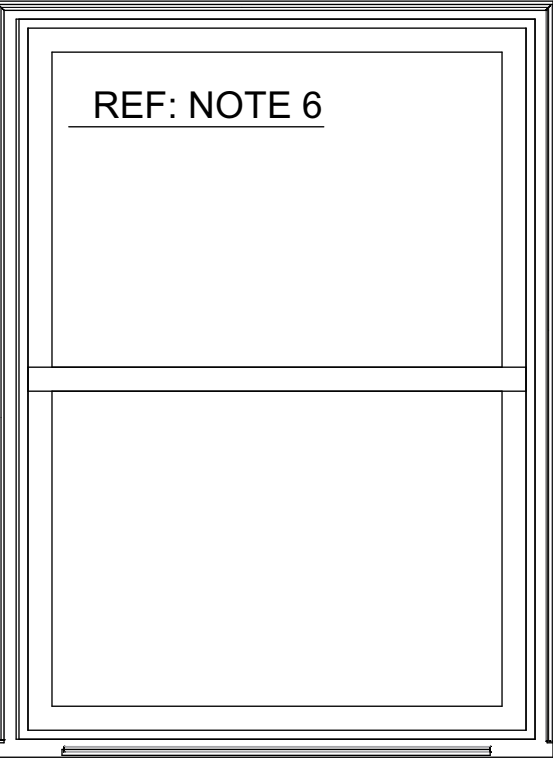
9. APPLY APPROVED MOISTURE BARRIER (HOUSE WRAP). BEGINNING WITH LOWEST COURSE, APPLY HOUSE WRAP TO EDGE OF WINDOW FRAME. 3" OVERLAP AT HORIZONTAL SEAMS AND 6" AT VERTICAL SEAMS OR TO MFR SPECS.

10. INTERIOR SEALANT: APPLY CONTINUOUS BEAD OF SEALANT TO INTERIOR WINDOW ROUGH OPENING GAP 3" ABOVE SAF SILL PAN JAM FLASHING DOWN AND ACROSS SILL FLASHING AND UP TO 3" ABOVE OPPOSING JAMB FLASHING. APPLY ADDITIONAL BEAD AROUND REMAINING INTERIOR SIDE OF WINDOW PRESSING SEALANT INTO GAP AND FINISH SMOOTH ALL SEALANT SQUEEZE-OUT AND REMOVE EXCESS.

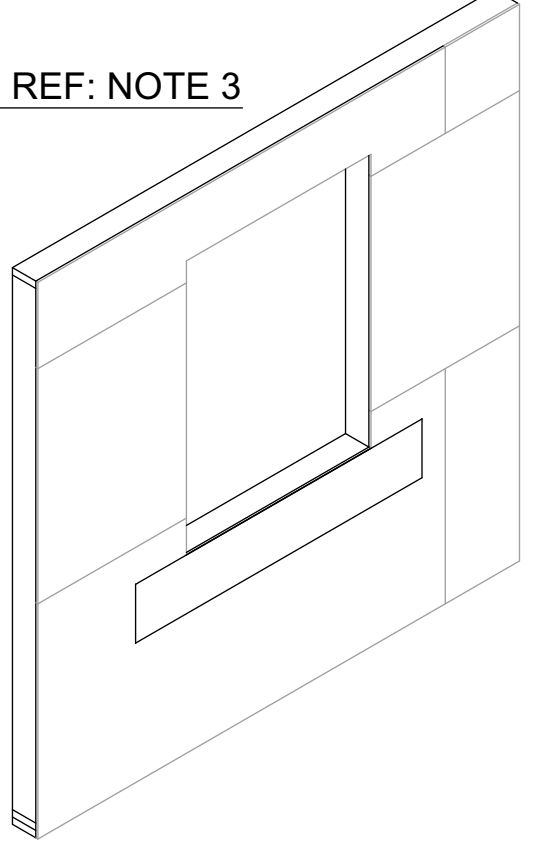
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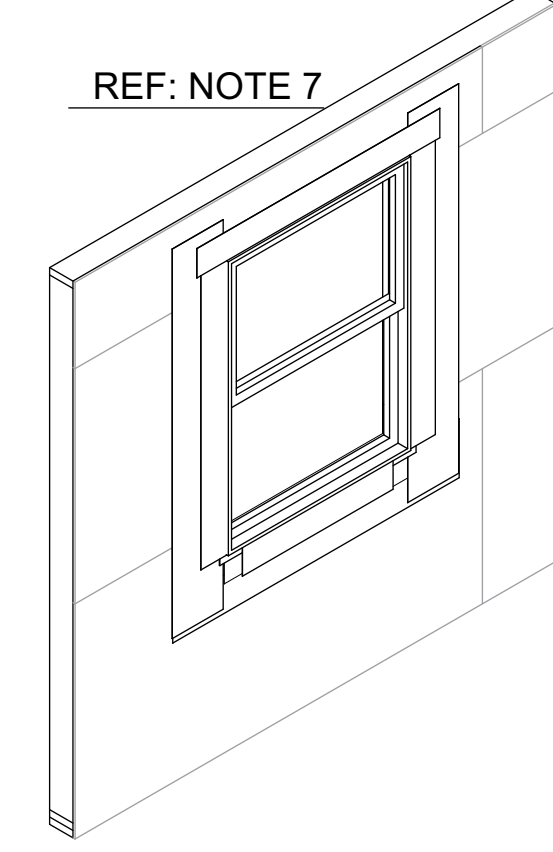
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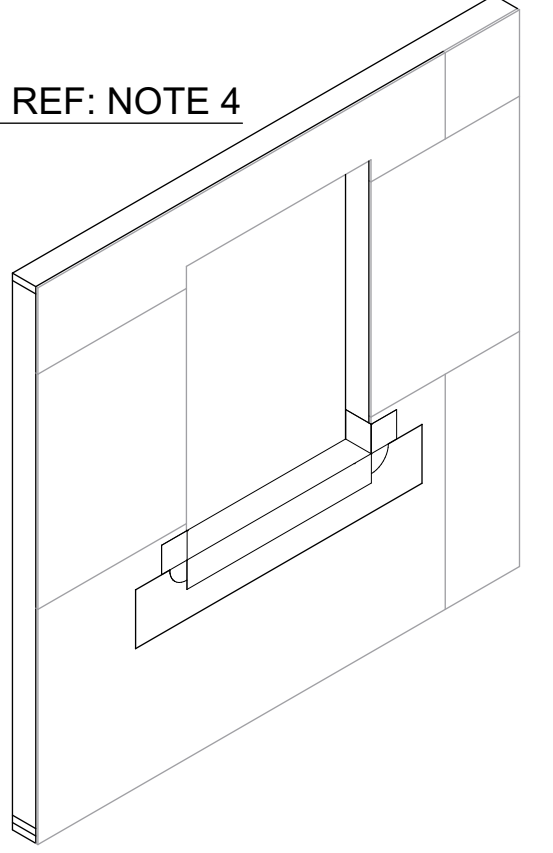
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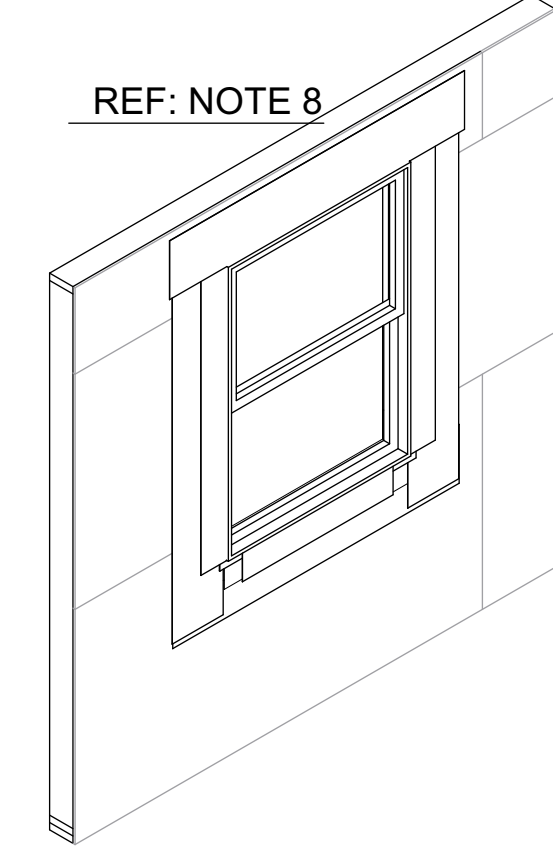
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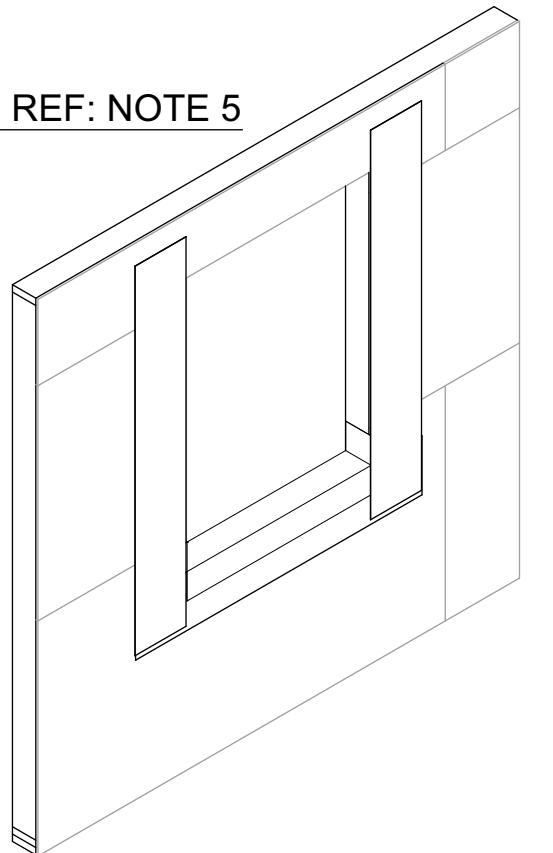
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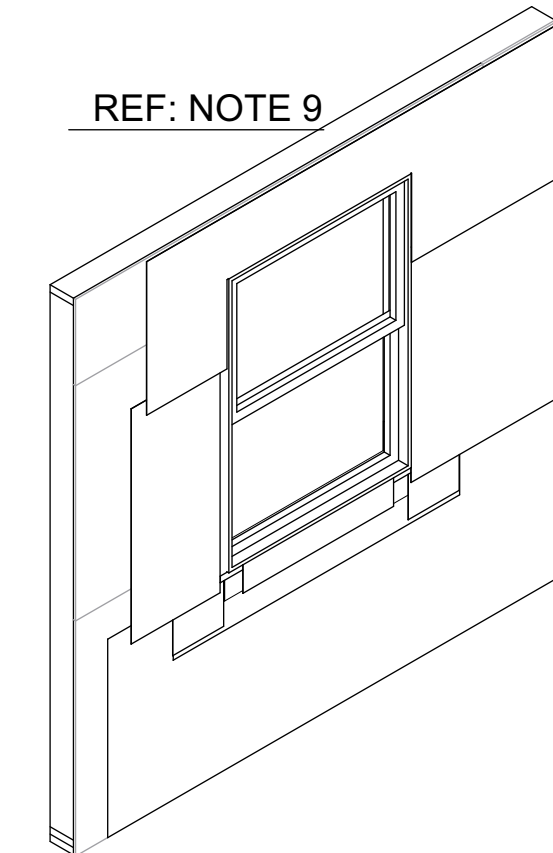
REF: NOTE 8



REF: NOTE 5

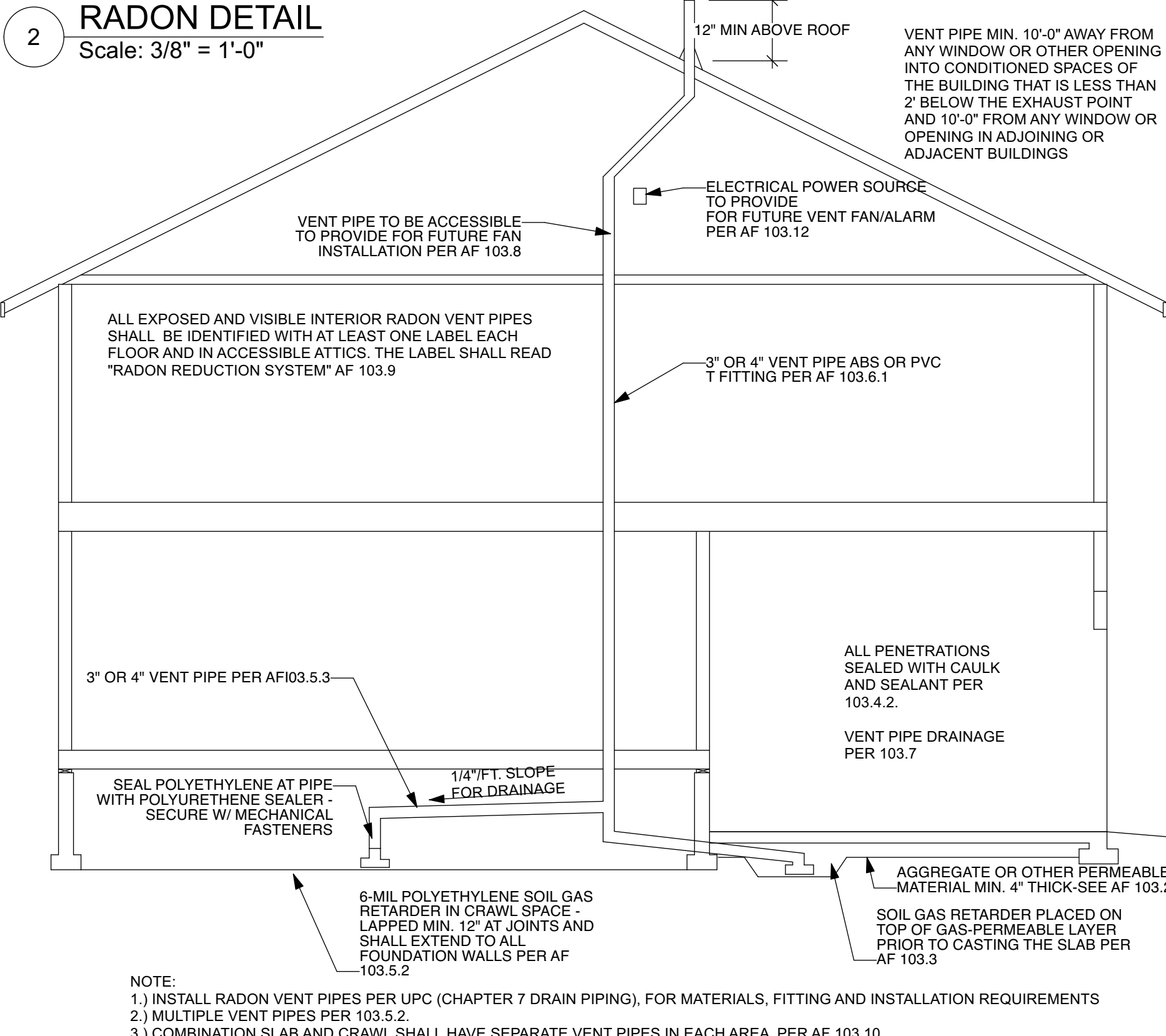


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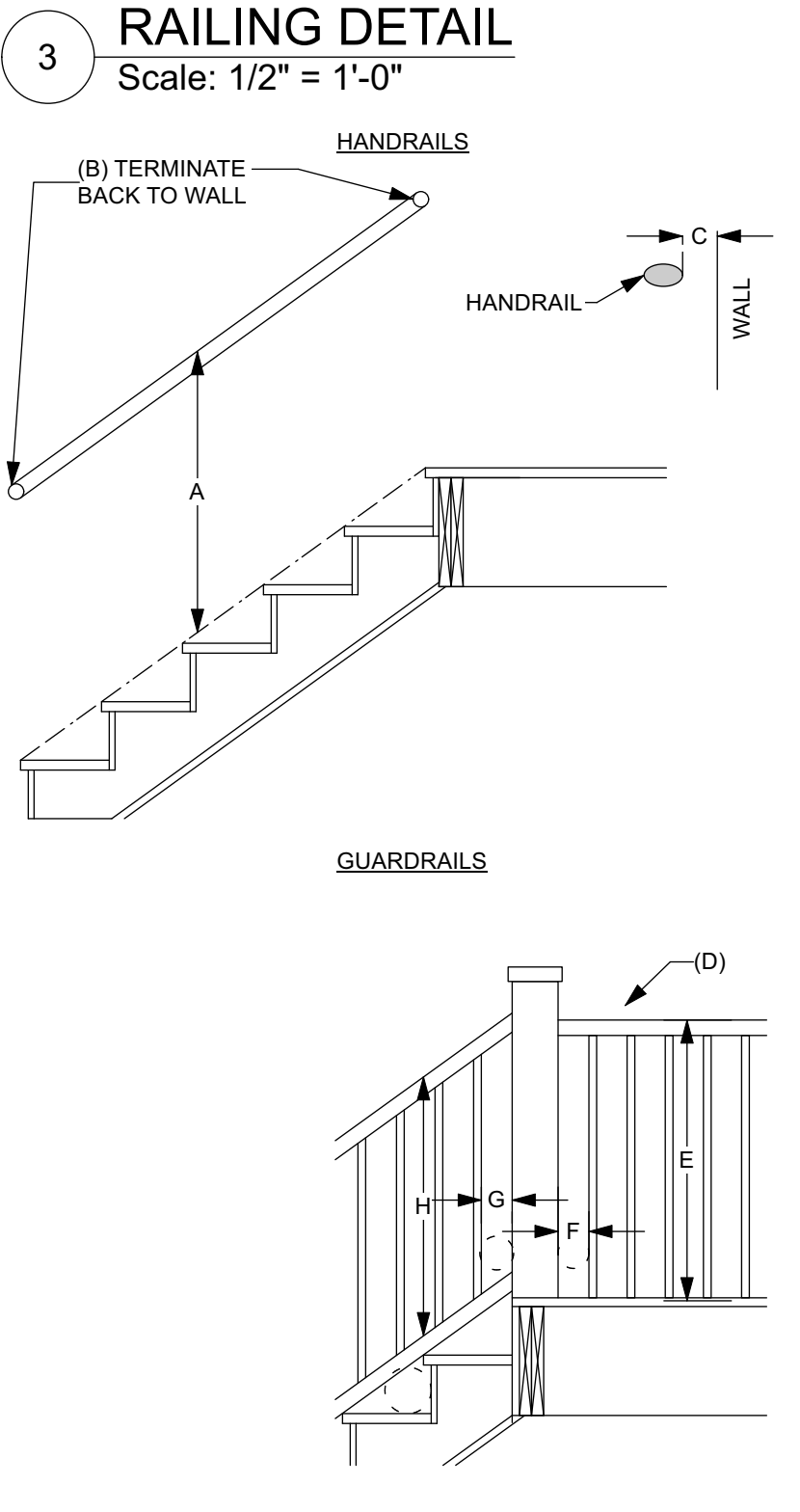
2 RADON DETAIL

Scale: 3/8" = 1'-0"



3 RAILING DETAIL

Scale: 1/2" = 1'-0"



2012 IRC Section R311.7.8
HANDRAILS
 R311.7.8 (Handrails) (A) Handrails having a minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways that have four or more risers. Spiral stairways shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs. (B) Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall (C) shall have a space of not less than 1 1/2 inches between the wall and the handrail.

Exceptions:
 1. Handrails shall be permitted to be interrupted by a newel post at a turn.
 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.8.3 (Handrail grip size) Handrails shall have either a circular cross section with a diameter of 1 1/4 inches to 2 inches, or a noncircular cross section with a perimeter dimension of at least 4 inches but not more than 6 1/4 inches and a largest cross section dimension not exceeding 2 1/4 inches.

R311.7.9 ILLUMINATION
 All stairs shall be provided with illumination in accordance with Section R303.6.

GUARDRAILS
 R312.1.1 (Guards) (D) Guards shall be provided along open-sided walking surfaces or ground surfaces, mezzanines, industrial equipment platforms, retaining walls, stairways, ramps, landings and any other locations that are located more than 30 inches above the floor or grade below (E) shall have guards not less than 36 inches in height measured vertically above the adjacent walking surface. Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches from the floor or grade below.

R312.1.2 (Guardrail opening limitations) (F) required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter.(G) Spindles at stairway to be spaced such that a 4 3/8" sphere will not pass through when located on side of stairs.

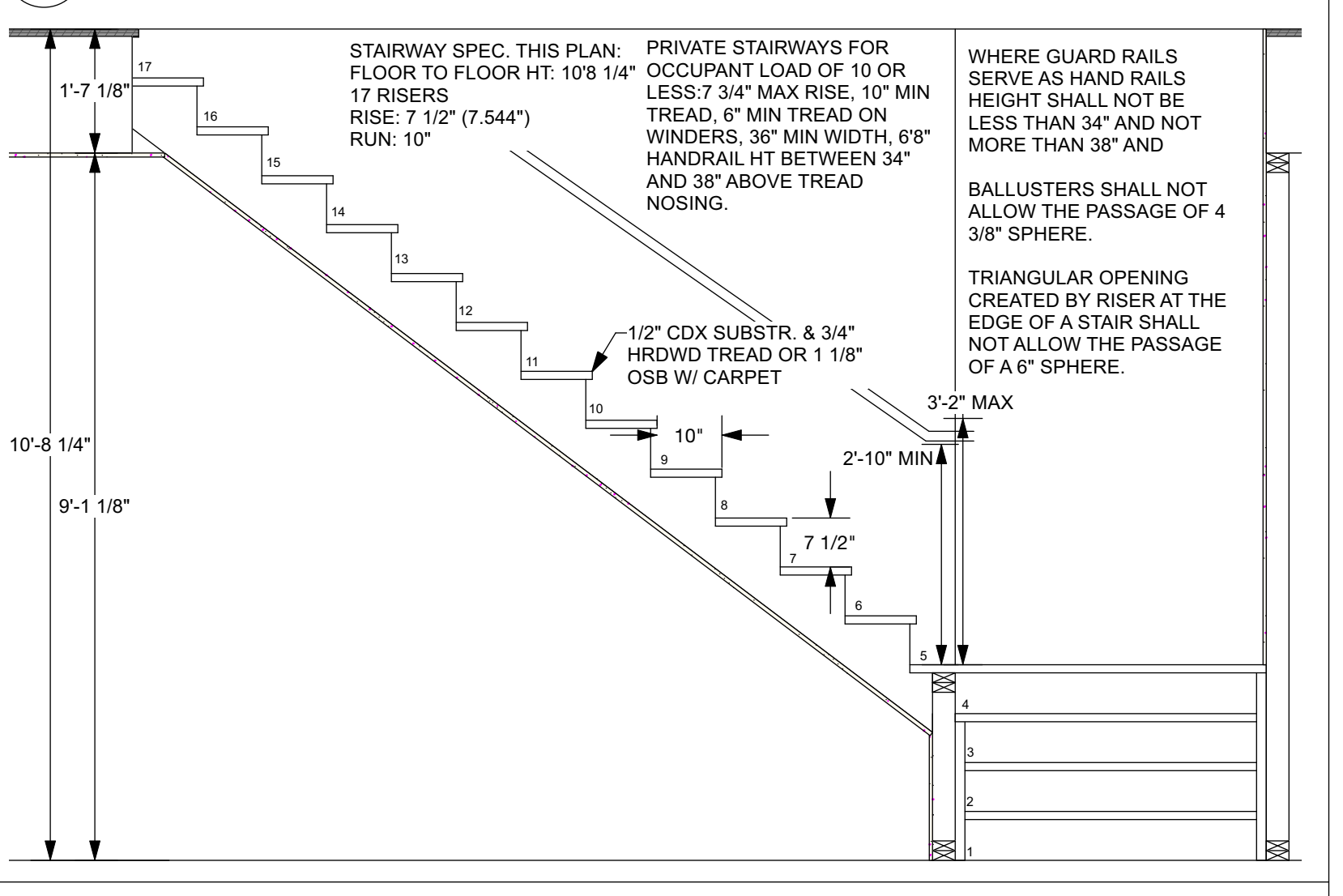
Exceptions:
 1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches cannot pass through.
 2. Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8" inches to pass through.

METAL AND GLASS RAILING SYSTEMS
 Concentrated load in any given direction at any point along the top shall be designed to withstand a min. of uniformly distributed live load = 200 PSF and comply with IBC Sec. 1012.

Manufacturer specifications are by others and to be attached to this plans set as an addendum.

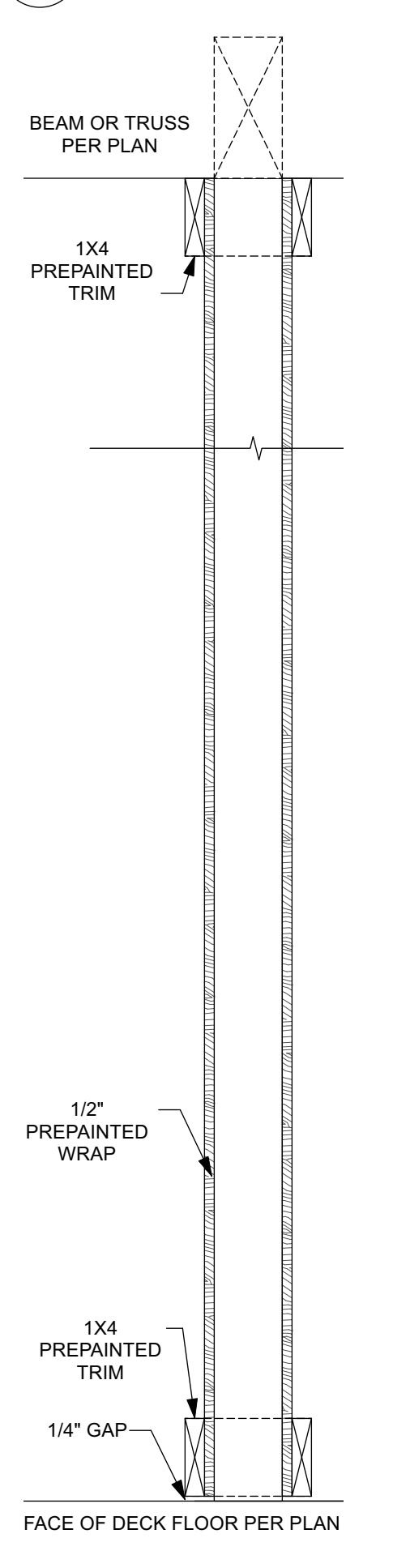
4 STAIR DETAILS

Scale: 1/2" = 1'-0"



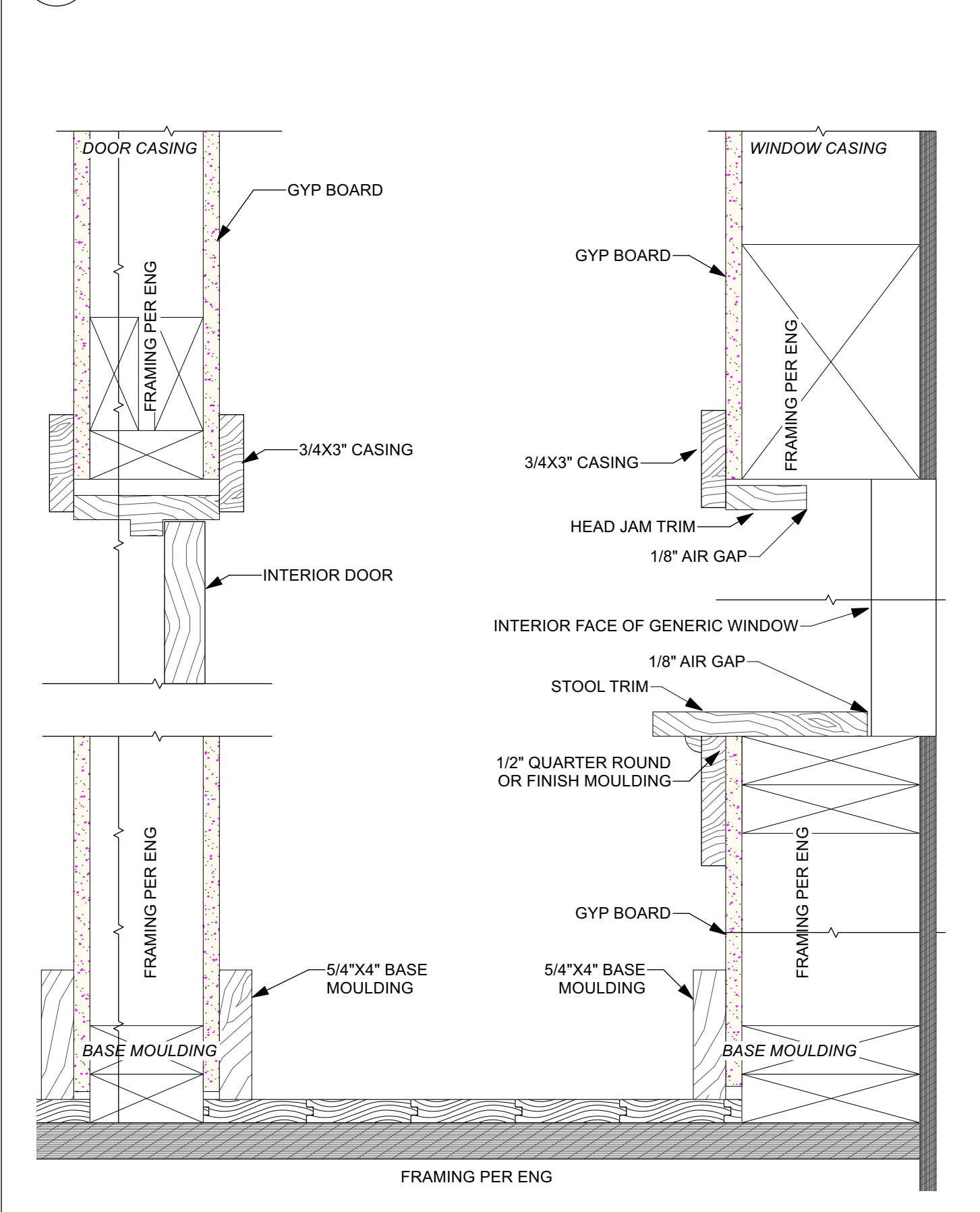
6 POST DETAIL

Scale: 1 1/2" = 1'-0"



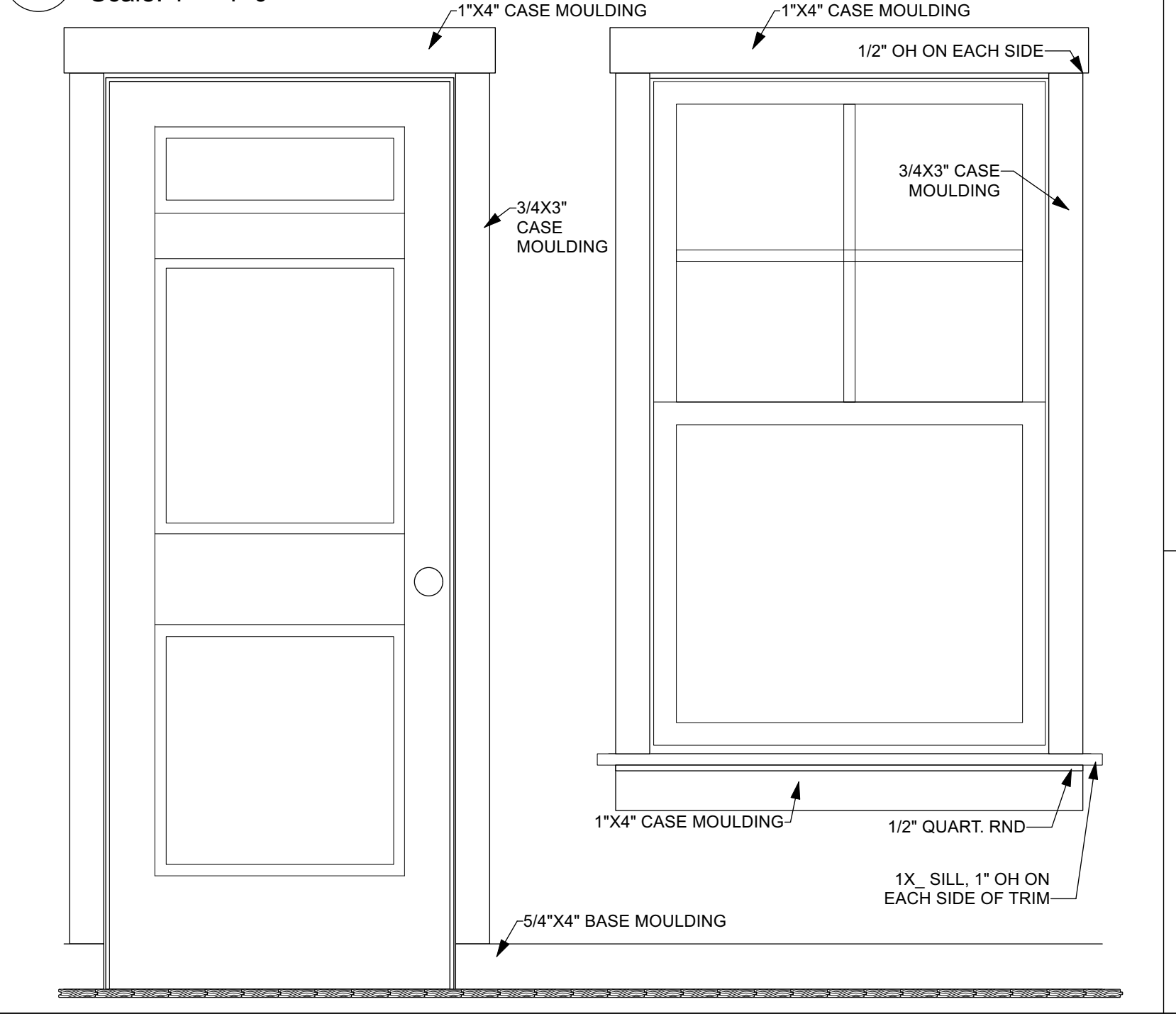
7 TRIM SECTION DETAIL

Scale: 3" = 1'-0"



5 INTERIOR TRIM DETAIL

Scale: 1" = 1'-0"



FILE: EP5 FINAL 09.11.23.vwx
 VERSION: FINAL
 SUBMISSION DATE: 09.11.23
 SHEET SIZE: ARCH D - 36X24

SHEET DIRECTORY

A-00	COVER SHEET
A-01.1	ELEVATIONS
A-01.2	ELEVATIONS
A-02.1	MAIN LEVEL PLAN
A-02.2	BASEMENT PLAN
A-03	FND
A-04	ROOF
A-05	FLOOR FRAMING
A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

ECOLA POINT - LOT 5

Owner: Invalus Red, Llc.
 Contact: Jim Christensen - Email: jim@invalus.com / 425-372-6632
 Address: Po Box 513 Preston, Wa 98050
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 Site: Monica Ct Lot 5, Cannon Beach, OR 97110
 Tax: 51020BC00507
 Builder: Haggart Luxury Homes
 Contact: Jeff Haggart - jeff@haggarthomes.com / 503-654-2030 / 503-793-4131
 Engineer: Acute Engineering, Inc.
 Contact: Brandon Decker - brandon@acuteengineering.com / 801-225-9020
 Designer: Blondino Design, Inc.
 Contact: Mike Blondino - m.blondino@blondinodesign.com / 360-513-4794

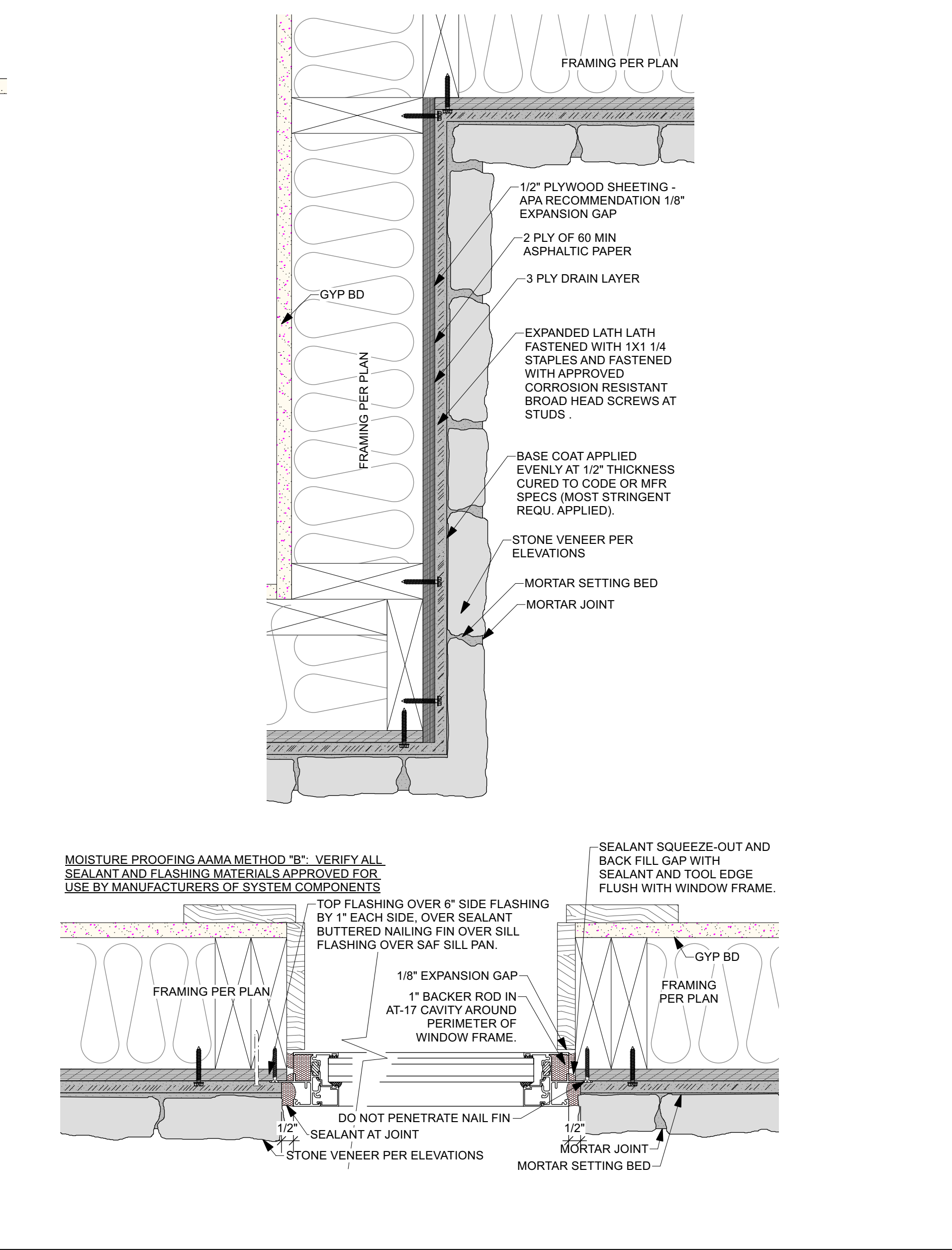
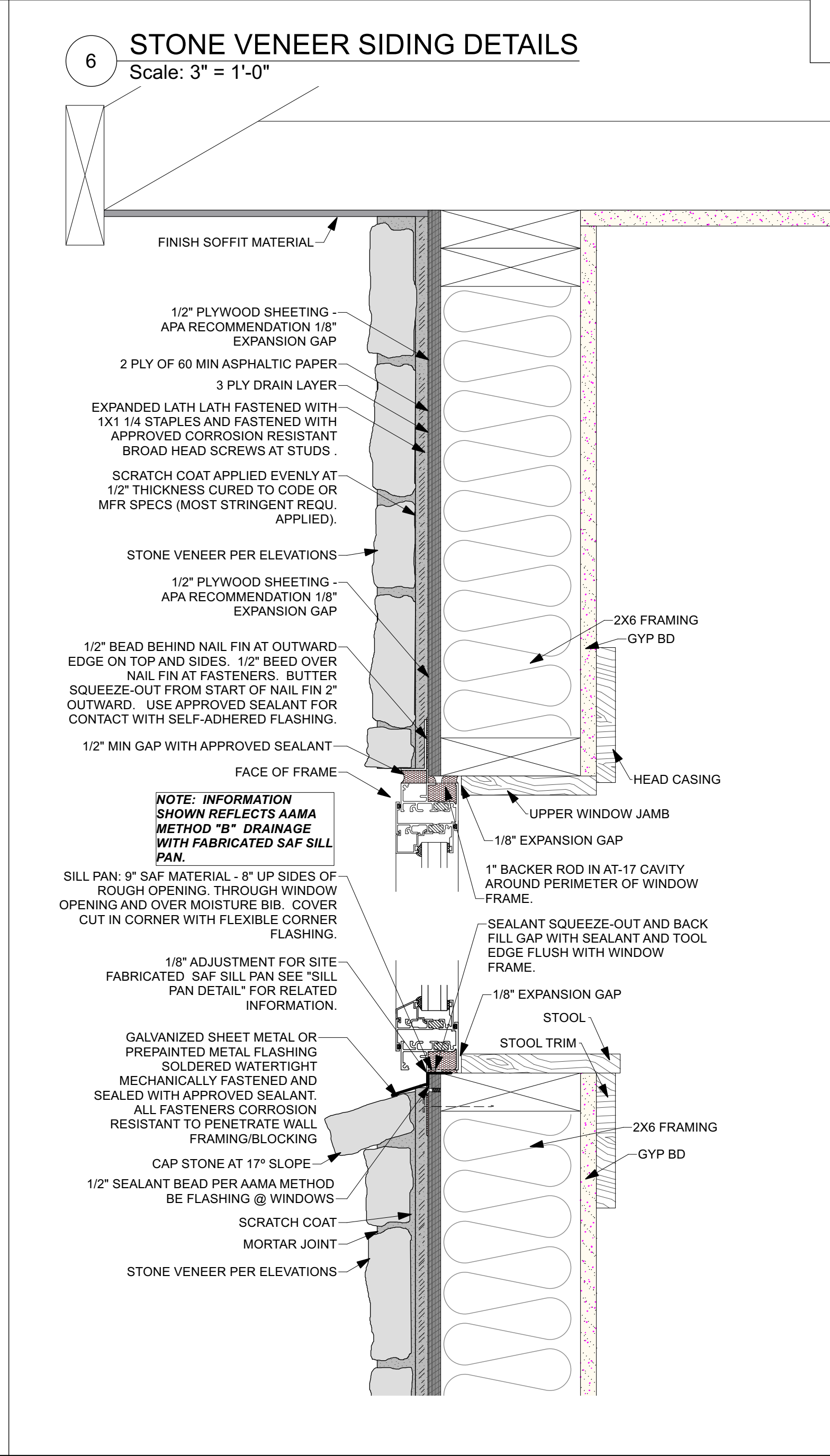
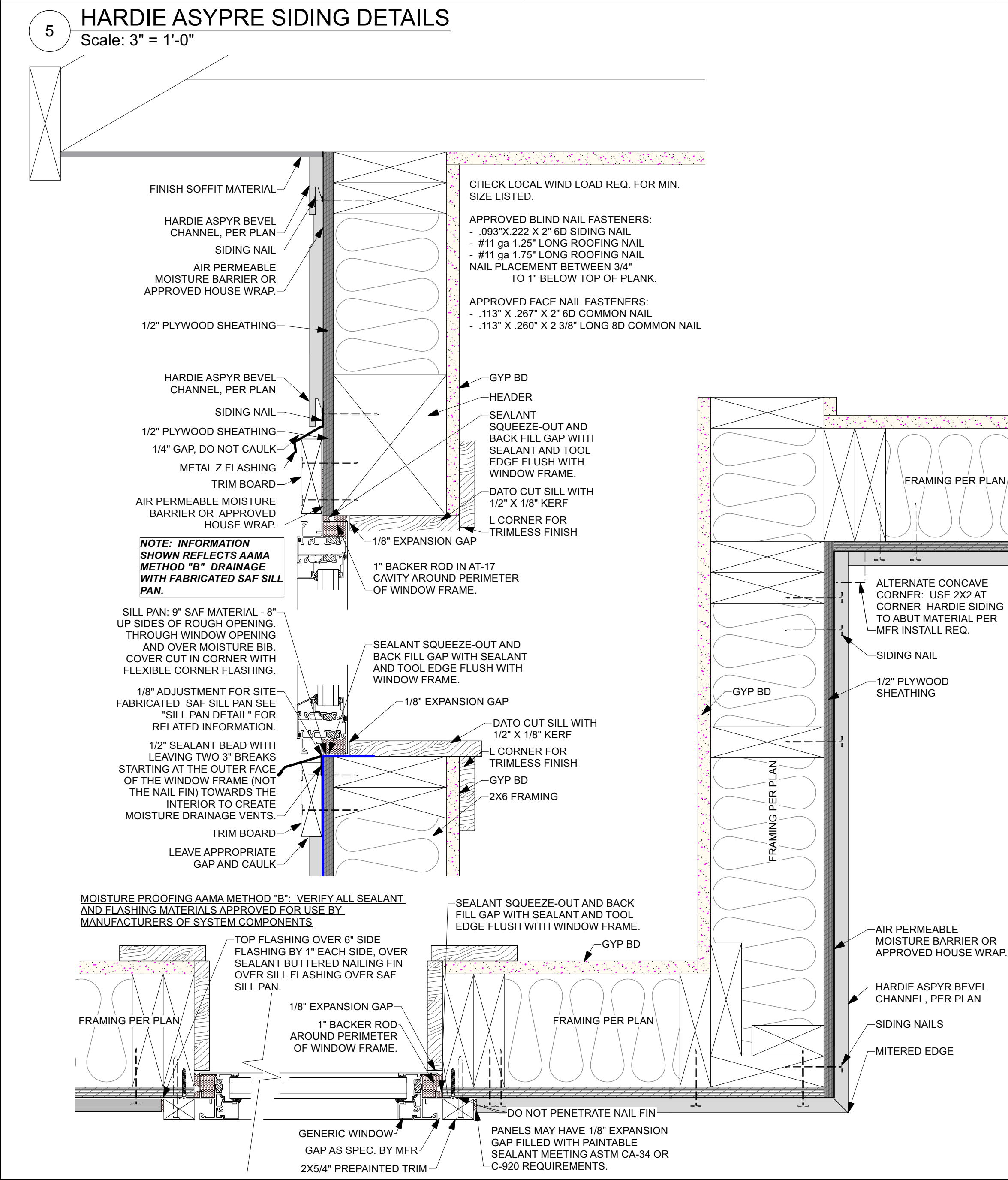
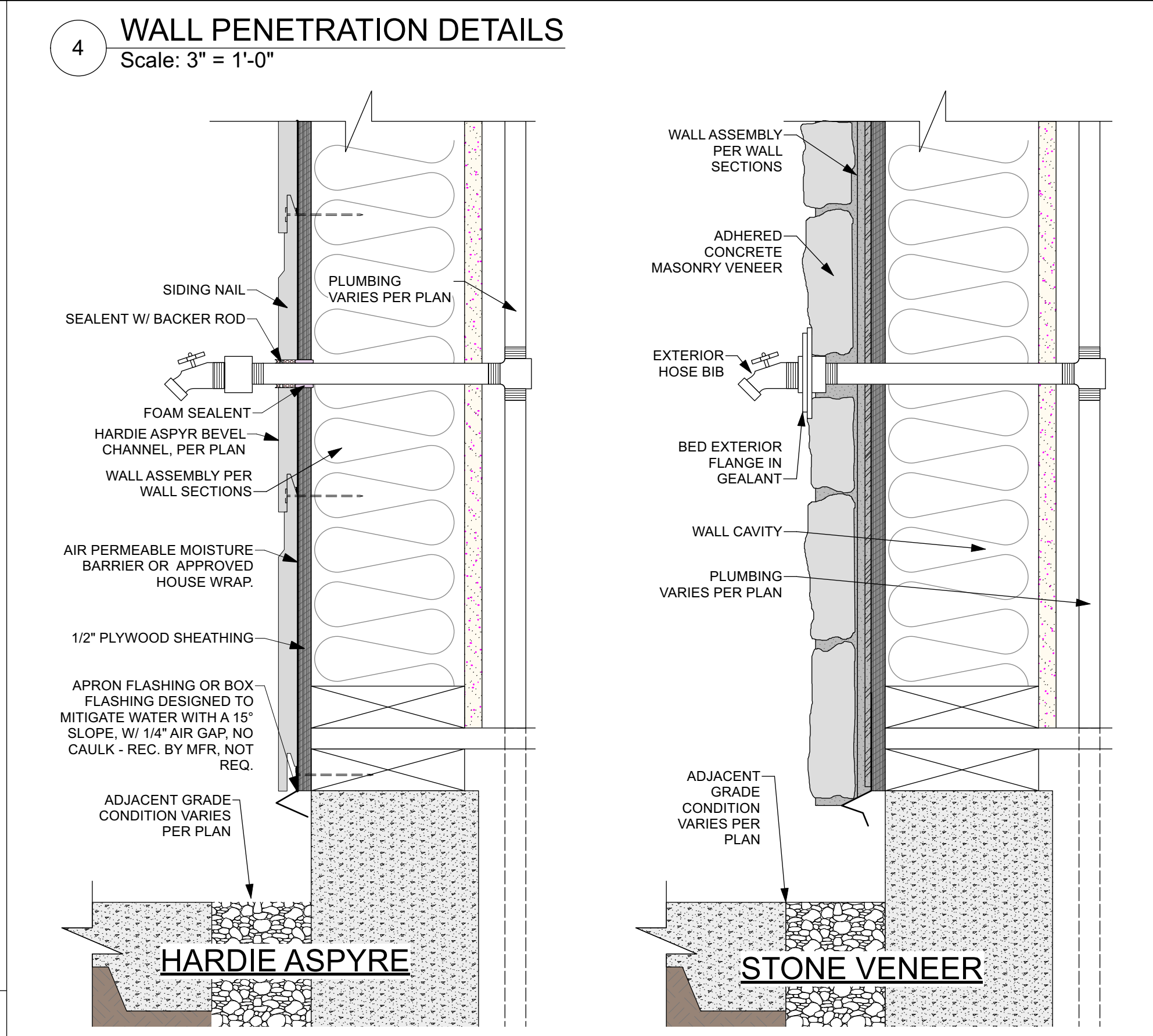
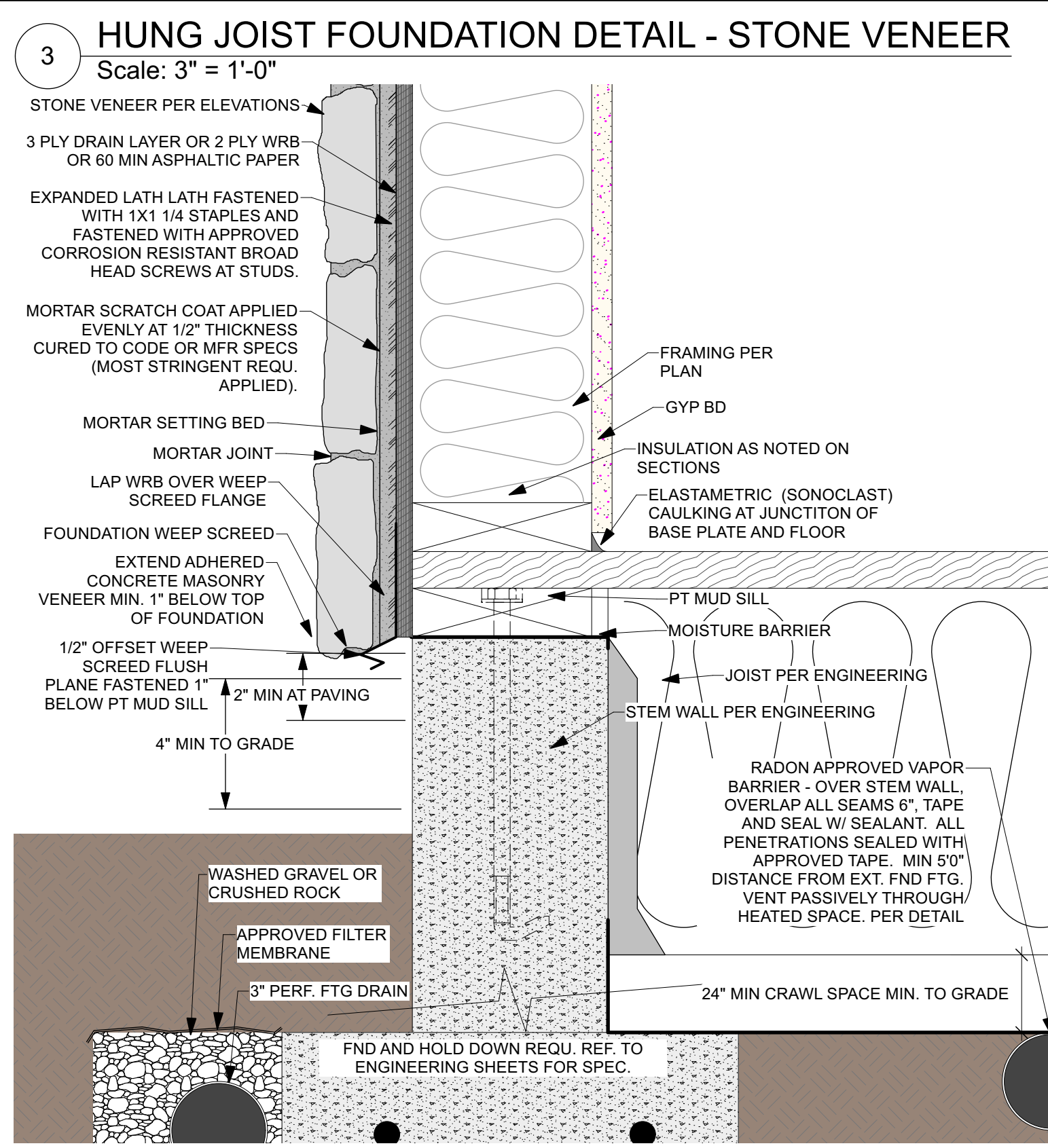
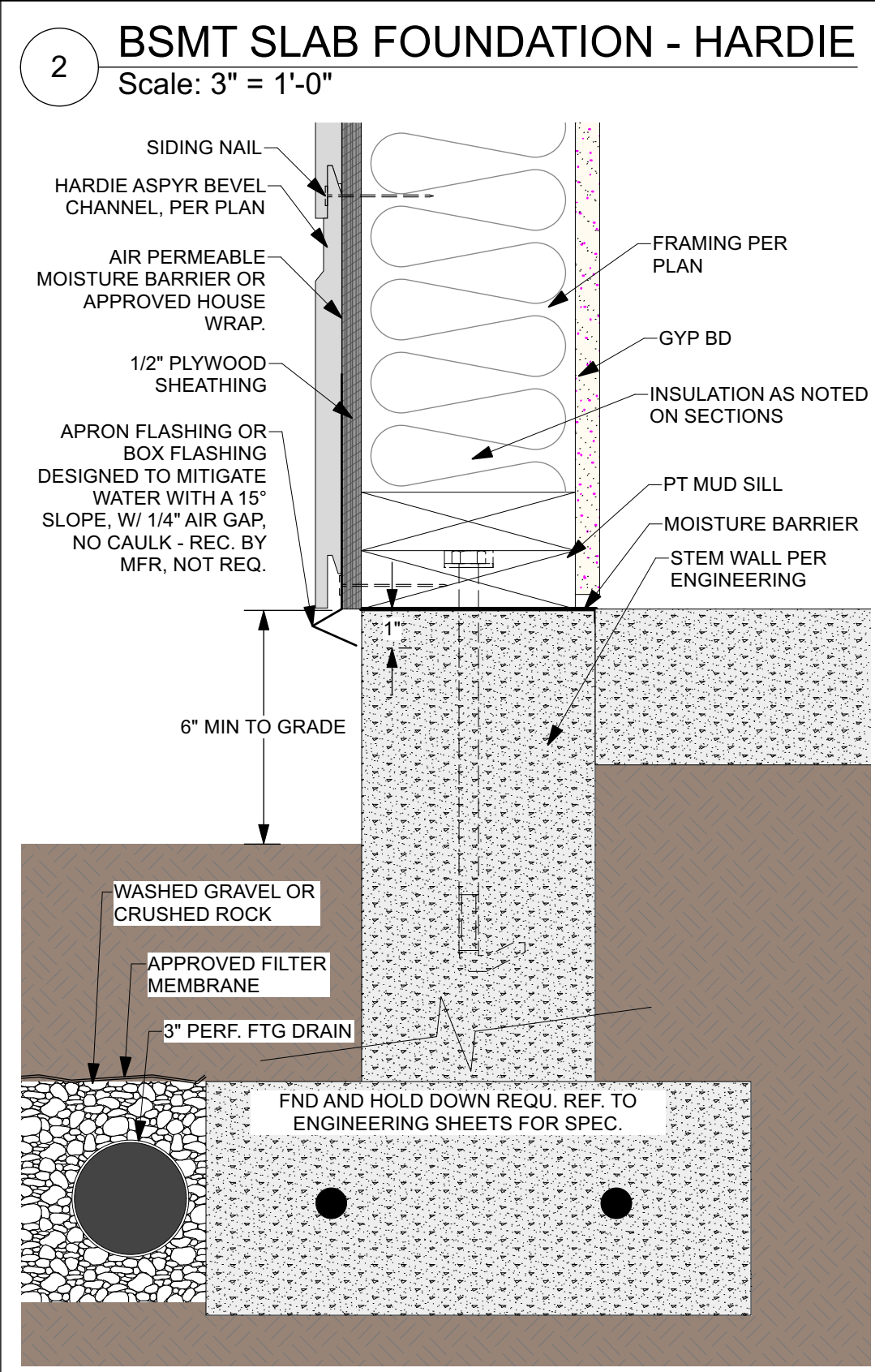
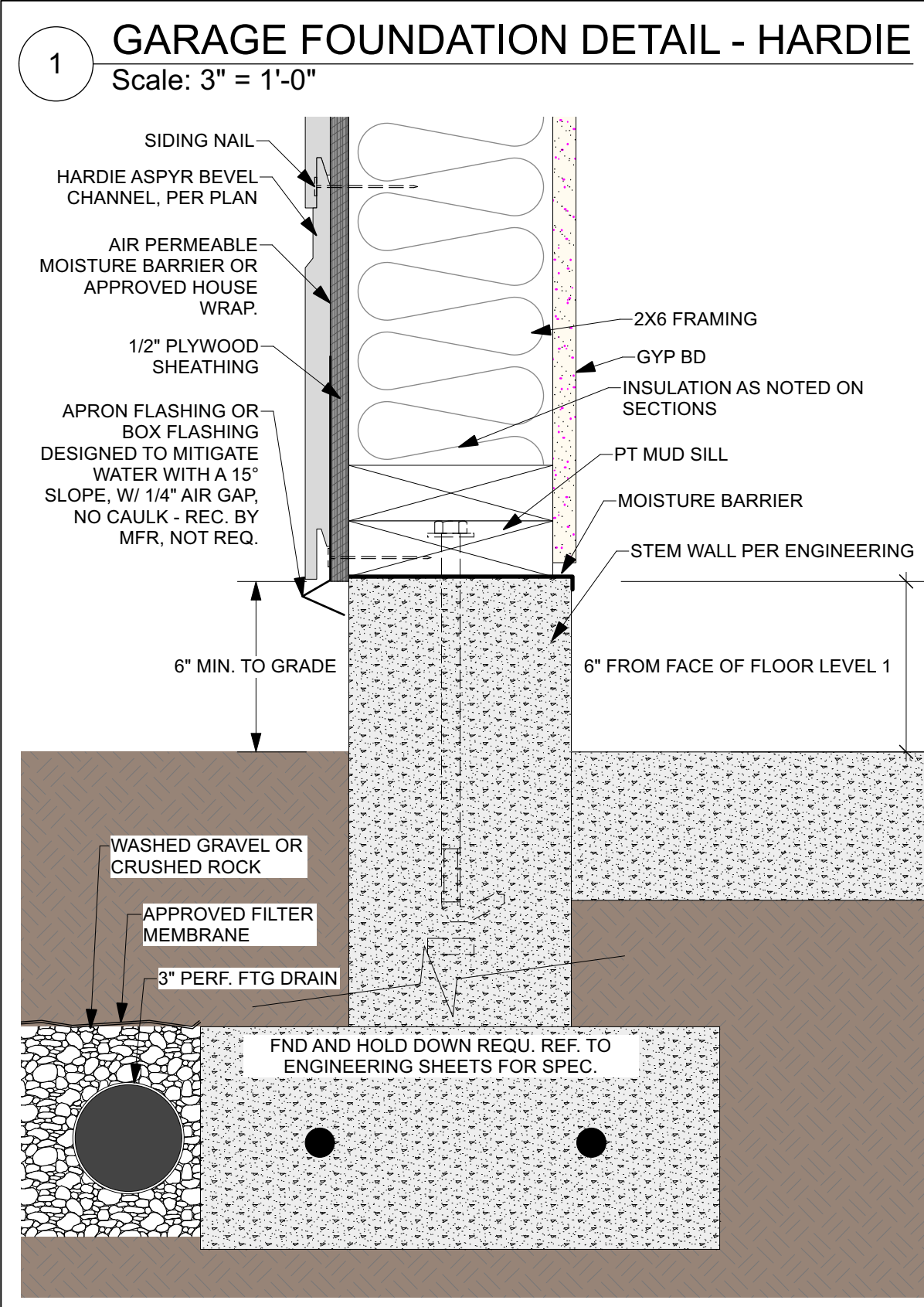
DETAILS

A-07.1

Scale: AS NOTED



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FILE:
EP5 FINAL 09.11.23.vwx

VERSION:
FINAL

SUBMISSION DATE:
09.11.23

SHEET SIZE:
ARCH D - 36X24

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A-06.1	SECTIONS & DETAILS
A-06.2	SECTIONS & DETAILS

ECOLA POINT - LOT 5

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Jim Christensen - Email: jim@invalus.com / 425-372-6632
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Site: 51020BC00507
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Tax: Jeff Haggart - jeff@haggarthomes.com / 503-654-2030 / 503-793-4131
Contact: Acute Engineering, Inc.
Engineer: Brandon Decker - brandon@acuteengineering.com / 801-225-9020
Contact: Blondino Design, Inc.
Designer: Mike Blondino - m.blondino@blondinodesign.com / 360-513-4794

DETAILS

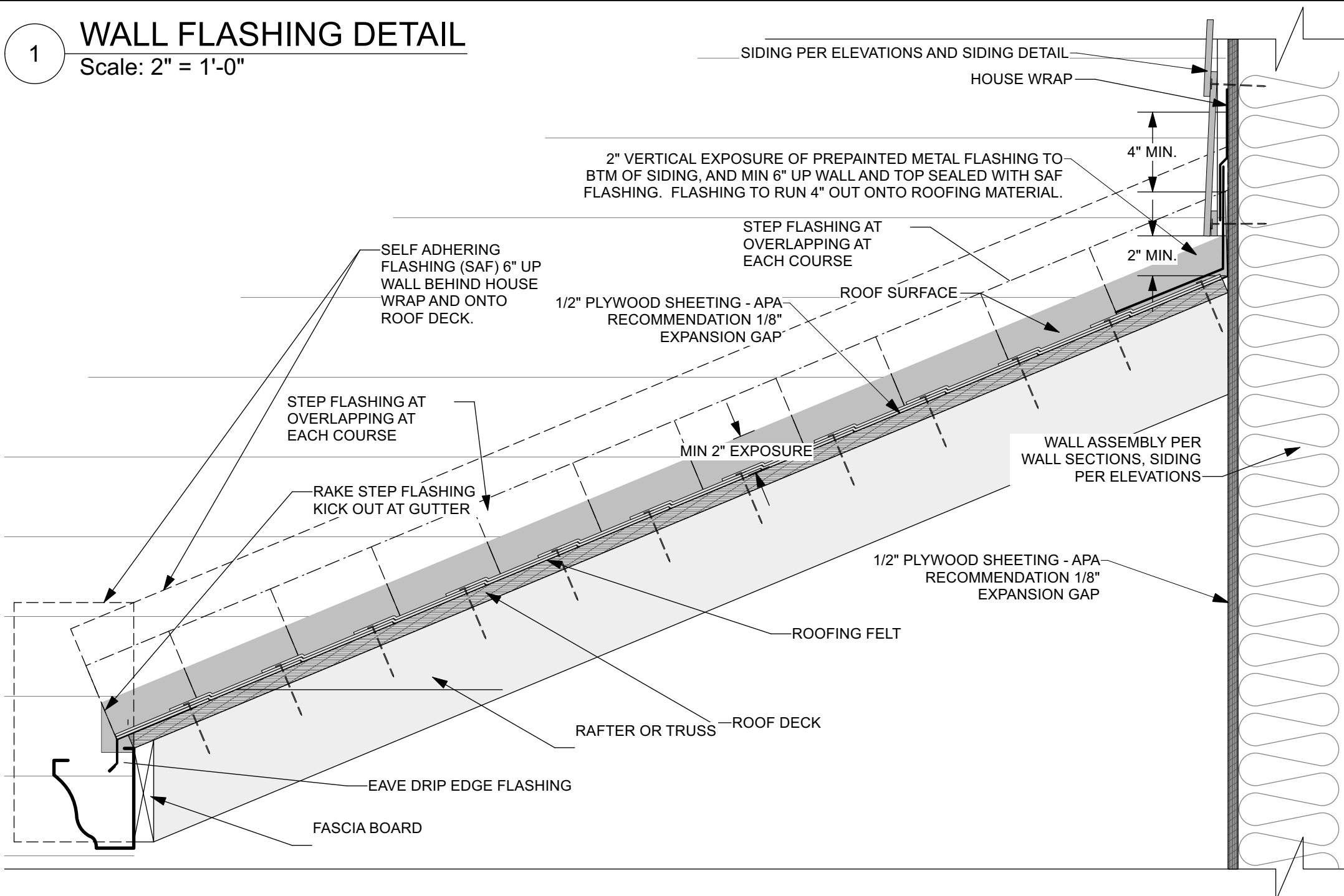
A-07.2

Scale: AS NOTED

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1 WALL FLASHING DETAIL
Scale: 2" = 1'-0"



R905.2.2 Slope.
Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.2.7.

R905.2.3 Underlayment.
Unless otherwise noted, required underlayment shall conform to ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757.

Self-adhering polymer modified bitumen sheet shall comply with ASTM D 1970.

R905.2.4 Asphalt shingles.
Asphalt shingles shall comply with ASTM D 225 or D 3462.

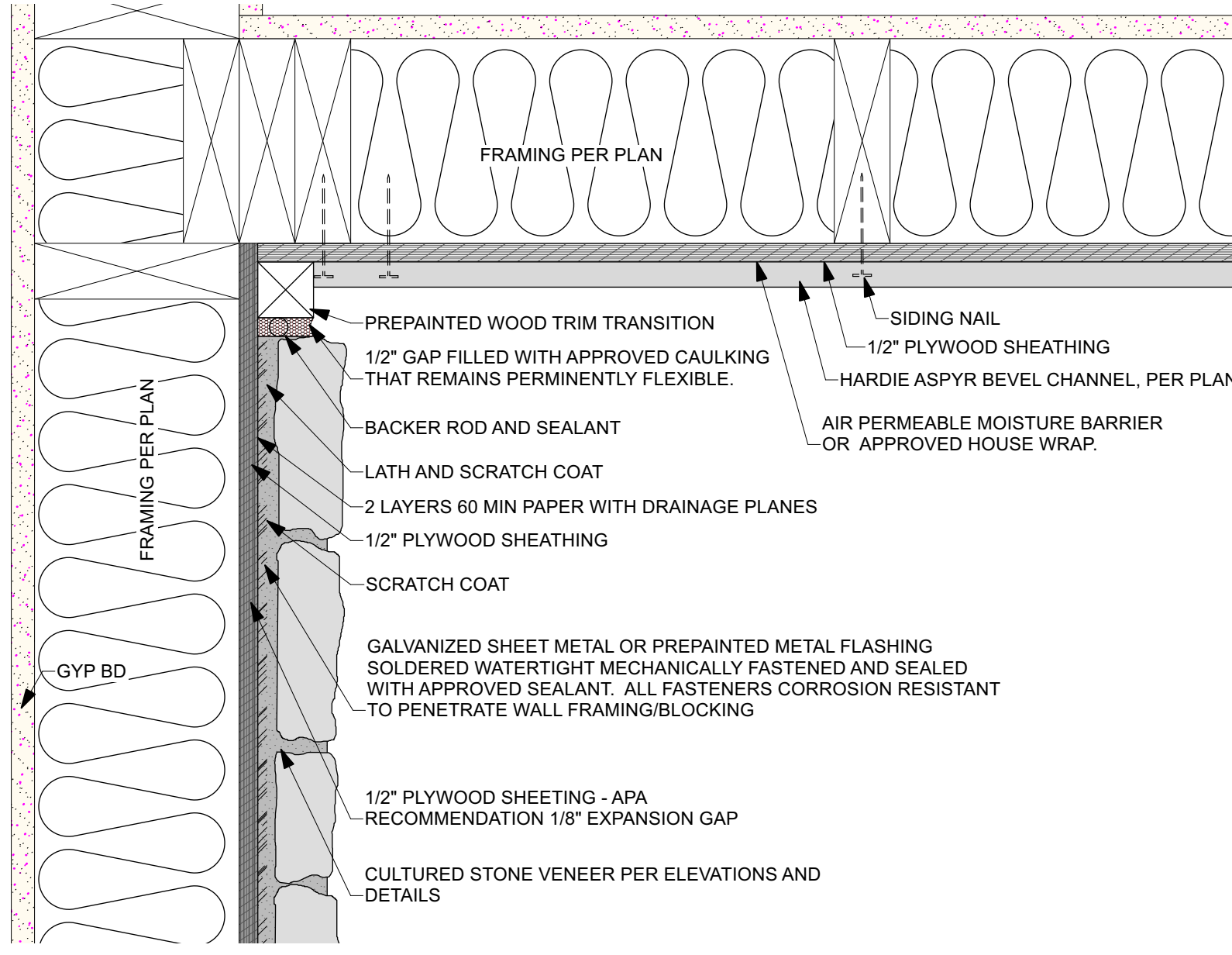
R905.2.5 Fasteners.
Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12 gage [0.105 inch (3 mm)] shank with a minimum 3/8 -inch-diameter (10 mm) head, ASTM F 1667, of a length to penetrate through the roofing materials and a minimum of 3/4 inch (19 mm) into the roof sheathing. Where the roof sheathing is less than 3/4 inch (19 mm) thick, the fasteners shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667.

R905.2.6 Attachment.
Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 2:1 units vertical in 12 units horizontal (2:12, 175-percent slope), shingles shall be installed as required by the manufacturer.

R905.2.7 Underlayment application.
For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be offset by 6 feet (1829 mm).

R905.2.8 Flashing.
Flashing for asphalt shingles shall comply with this section.

2 HARDIE TO STONE CORNER TRANSITION
Scale: 3" = 1'-0"

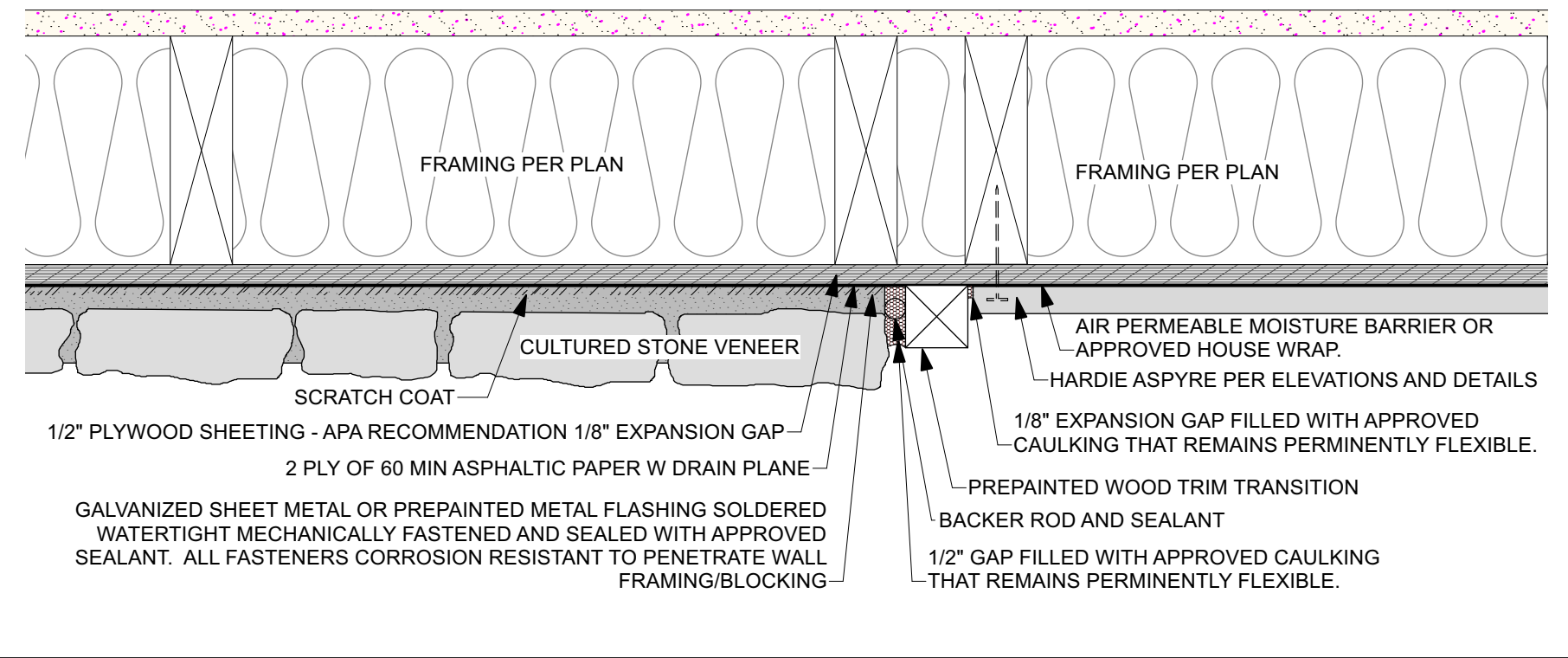


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A-06.2	SECTIONS & DETAILS

3 HARDIE TO STONE LATERAL TRANSITION
Scale: 3" = 1'-0"



ECOLA POINT - LOT 5

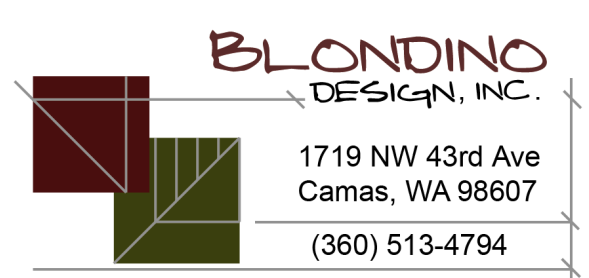
Owner:
Contact:
Address:
Legal:
Site:
Tax:
Builder:
Contact:
Engineer:
Contact:
Designer:
Contact:

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DETAILS

A-07.3

Scale: AS NOTED



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