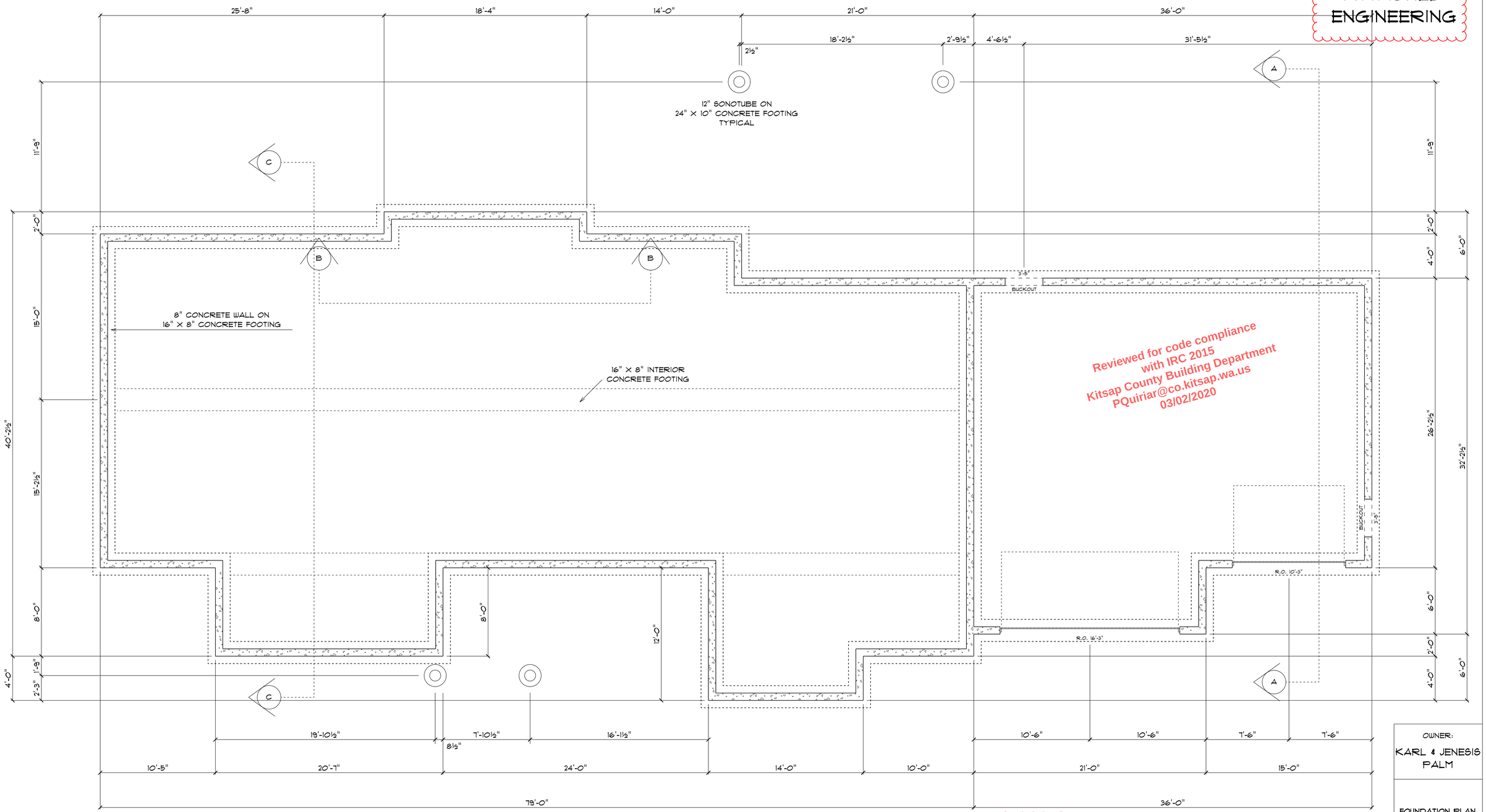
Subject To Field Inspection

Must Comply With All Washington State Codes

SEE ATTACHED ENGINEERING



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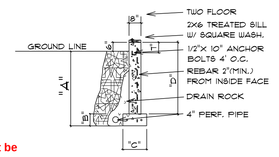
with IRC 2015
Kitsap County Building Department
PQuirlar@co.kitsap.wa.us
03/02/2020

CHANGES MUST Be Approved Prior To Performing Work

Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the International Codes or any other ordinance of Kitsap County. Permits presuming to give authority to violate or cancel the provisions of the International Codes and ordinances of Kitsap County shall not be valid. IBC & IRC 105



FOUND. WALL AND FTG.(4' OR LESS)

SCALE: 1/4"=1'0"

MINIMUM HORIZONTAL WALL REINFORCEMENT

DIMENSION "D"	HORIZONTAL STEEL
LESS THAN 24"	1 #4 BAR
OVER 24" TO 36"	2 #4 BARS(NOTE 1)
OVER 36" TO 48"	3 #4 BARS(NOTE 1)

NOTE 1:
SPACING NOT TO EXCED 18" O.C., TOP BAR PLACED NOT MORE THAN 1" FROM TOP OF WALL.

FOUND. FOR STUD BEARING WALLS(MIN. REQS.)

NO. OF FLOORS SUPPORTED BY FOUNDATION	"A" DEPTH TO BOTTOM OF FOOTING	"B" MIN. FOOTING THICKNESS	"C" MIN. FOOTING WIDTH
1	12"	6"	12"
2	18"	7"	15"
3	24"	8"	18"

Corrosion Resistant Fasteners:
Fasteners for pressure preservative and fire-retardant treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.
Exception: Half inch diameter or greater steel bolts

REBAR SCHEDULE(4' OR LESS)

1.)MINIMUM CONCRETE STRENGTH 2000 PSI @28 DAYS
2.)MINIMUM GRADE 40 REINFORCING STEEL.
3.)LAP SPLICES SHALL BE A MINIMUM OF 12".
4.)ANCHOR BOLTS(1/2"X 10") SHALL BE PLACED A MAX. SPACING OF 48" ON CENTER. ANY VARIATION TO THE PRESCRIBE REINFORCEMENT MUST BE APPROVED BY THE BUILDING OFFICIAL.

FOUNDATION NOTES

1.)6 MIL BLACK VISQUEEN VAPOR BARRIER OVER ENTIRE CRAWL SPACE
2.)MAINTAIN 18" CLEAR TO BOTTOM OF JOIST
3.)PROVIDE 18"X 24" ACCESS TO CRAWL SPACE W/O MECH. EQUIP. 30"X 30" W/ MECH. EQUIP.
4.)PROVIDE 1 SQ. FT. OF FOUNDATION VENT FOR EVERY 300 SQ. FT. OF CRAWL SPACE.
5.)ALL WOOD IN CONTACT W/ CONCRETE IS TO BE PRESSURE TREATED.

OWNER:
KARL & JENESIS PALM

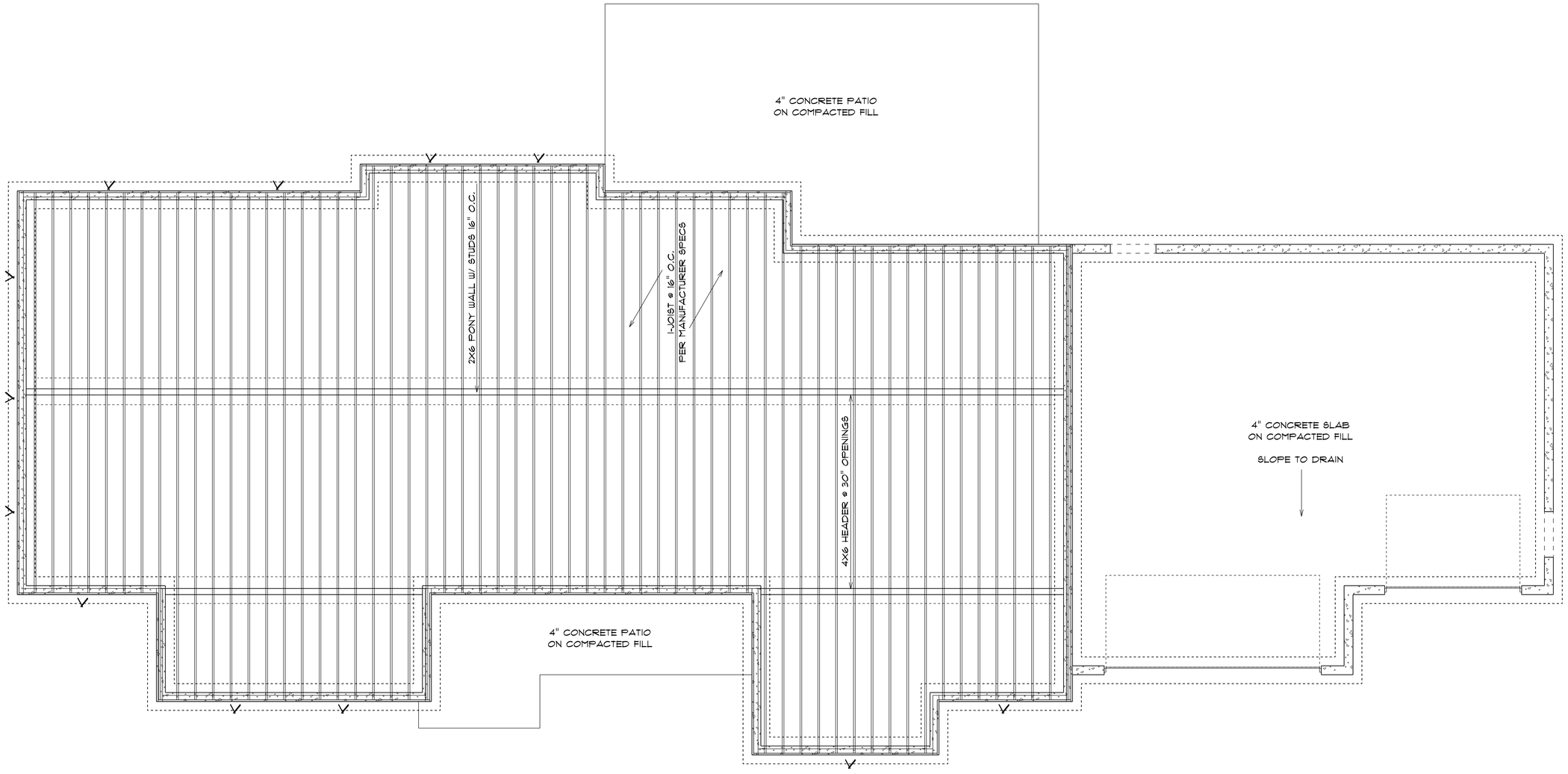
FOUNDATION PLAN

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #

A 1.0

Permit Number: 19-04652



Manufactured joist specs
shall be on-site for inspection

NOTES:

1.)UNDERFLOOR AREAS MUST BE PROVIDED W/ OPENINGS HAVING A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 300 SQUARE FEET OF UNDERFLOOR AREA. OPENINGS SHALL BE EQUALLY SPACED AND LOCATED ON AT LEAST 2 SIDES. THEY SHALL BE COVERED W/ CORROSION RESISTANT WIRE MESH W/ OPENINGS OF 1/3" IN DIMENSION.

CRAWL SPACE VENTILATION CALCS.:

1 SQ. FT. VENTILATION PER
300 SQ. FT. FLOOR AREA
2,760 FLOOR AREA ÷ 9.2 SQ. FT. REQUIRED
(11) 16"X8" FOUNDATION VENTS

V = VENT LOCATIONS
CONFIRM WITH ENGINEERING

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03/02/2020

OWNER:
KARL & JENESIS PALM

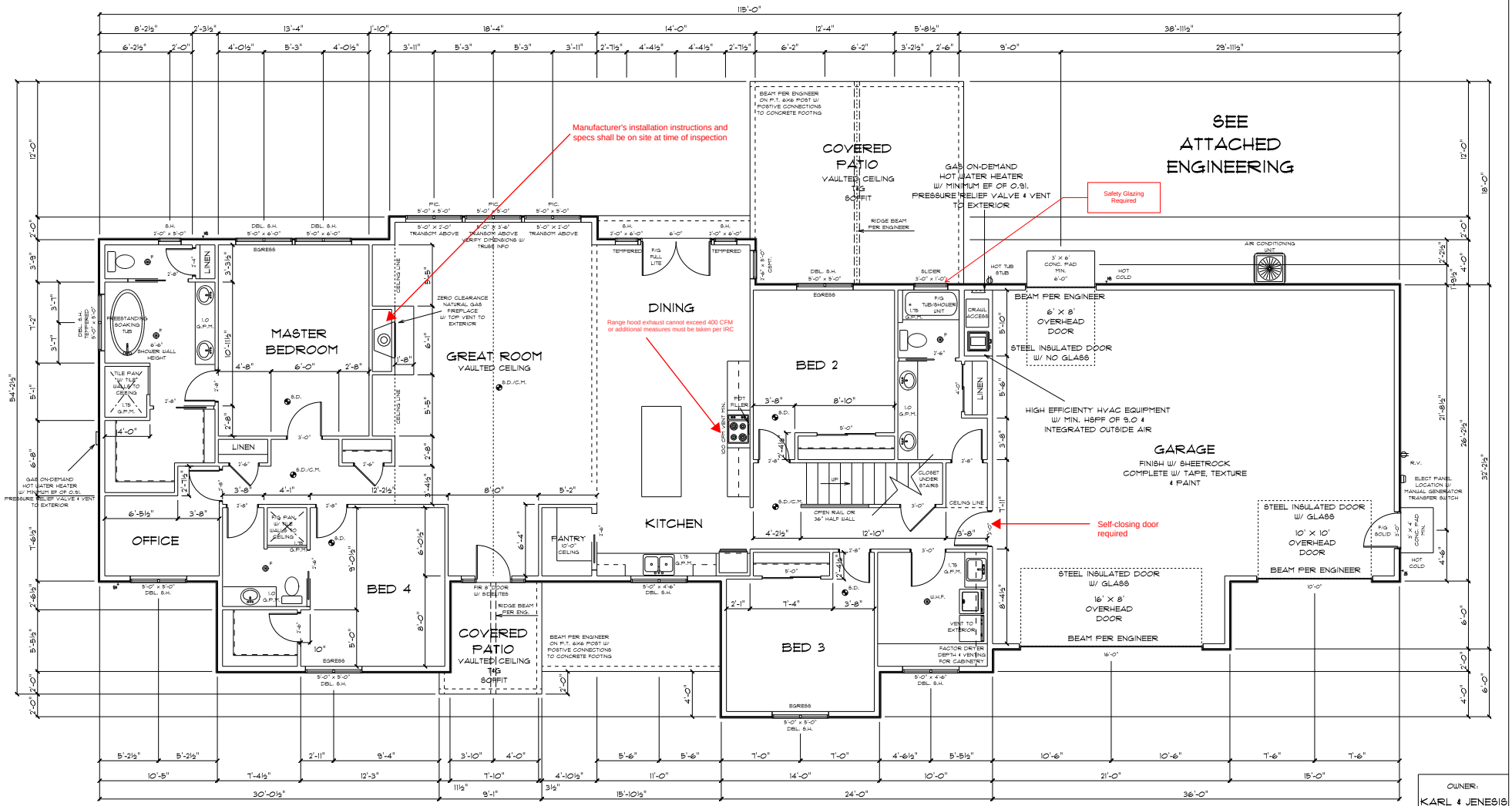
FLOOR FRAMING

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #

A 2.0

Smoke & carbon monoxide detectors required.
Smoke and carbon monoxide detectors must be installed throughout the building in all locations required by the IRC as amended by WAC.



ENERGY NOTES: 3.5 CREDITS REQUIRED

1A - EFFICIENCY BUILDING ENVELOPE - 0.5 CREDITS
FENESTRATION = U-VALUE = 0.28
SKYLIGHT - U-VALUE = 0.50
CEILING - R-VALUE = 49
WOOD FRAMED WALL - R-VALUE = 21
FLOOR - R-VALUE = 38

3B - HIGH EFFICIENCY HVAC EQUIPMENT - 1.0 CREDITS
AIR SOURCE HEAT PUMP W/ MINIMUM HSPF OF 9.0

5A - EFFICIENT WATER HEATING - 0.5 CREDITS
ALL SHOWERHEADS & KITCHEN FAUCETS INSTALLED SHALL BE RATED @ 1.75 GPM OR LESS. ALL OTHER LAV. FAUCETS SHALL BE RATED @ 1.0 GPM OR LESS.

5C - EFFICIENT WATER HEATING - 1.5 CREDITS
GAS, PROPANE OR OIL WATER HEATER W/ MINIMUM EF OF 0.91.

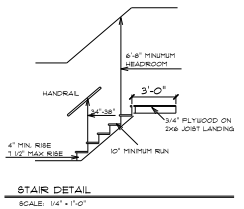
OUTSIDE AIR INTEGRATED W/ FORCED AIR SYSTEM.

NOTES

1. 3/4" TAG PLYWOOD SUB-FLOOR TO BE GLUED AND NAILED TO FLOOR SYSTEM.
2. 2X6 STUDS @16" O.C. FOR EXTERIOR WALLS W/ 4X8 DF #2 HEADERS.
3. 2X4 STUDS @16" O.C. FOR INTERIOR WALLS
4. FIRST FLOOR CEILINGS TO BE 10'-0" W/ 8'-0" WINDOW AND DOOR HEADER HEIGHTS.
5. TYVEK OR EQUAL BUILDING WRAP ON ALL EXTERIOR WALLS W/ ALL SEAMS OVERLAPPING.
6. EXHAUST VENTILATION SHALL BE REQUIRED IN EACH KITCHEN, BATHROOM AND LAUNDRY, W/ A MINIMUM FAN FLOW RATE OF 50 CFM FOR BATHROOMS AND LAUNDRY ROOMS, AND 100 CFM FOR KITCHENS.
7. FIREPLACE SHALL HAVE A SOURCE OF OUTSIDE COMBUSTION AIR.
8. INSTALL FIRE BLOCKING IN CONCEALED SPACES EVERY 10'-0" HORIZONTALLY AND VERTICALLY. ALSO UNDER STAIRS.
9. STAIRWAYS TO MAINTAIN A MINIMUM OF 6'-8" HEADROOM CLEARANCE.
10. HANDRAILS TO BE PROVIDED AT ALL STAIRWAYS. HANDRAILS SHALL BE LOCATED 34"-38" ABOVE FINISHED TREAD. HANDRAILS TO RUN CONTINUOUS AND ENDS TO TERMINATE AGAINST WALL OR RETURN TO A POST OR NEWEL.

FIRE CODE PROTECTION METHOD:

2 - AN EXISTING FIRE HYDRANT WITHIN 1,000 FEET OF STRUCTURE WHICH IS CAPABLE OF SUPPLYING 500 G.P.M. FOR 30 MINUTES AND ACCESSIBLE ON AN OPEN ROAD.



STAIR DETAIL
SCALE: 1/4" = 1'-0"

SQUARE FOOT CALCULATIONS:

MAIN FLOOR:	2,760	SQ. FT.
TOTAL LIVING:	2,760	SQ. FT.
GARAGE:	1,062	SQ. FT.
UNFINISHED UP:	1,062	SQ. FT.
COVERED PATIO:	387	SQ. FT.
TOTAL:	5,271	SQ. FT.

OWNER:
KARL & JENESIS PALM

FLOOR PLAN

DATE: 2/22/2020
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #
A 3.0

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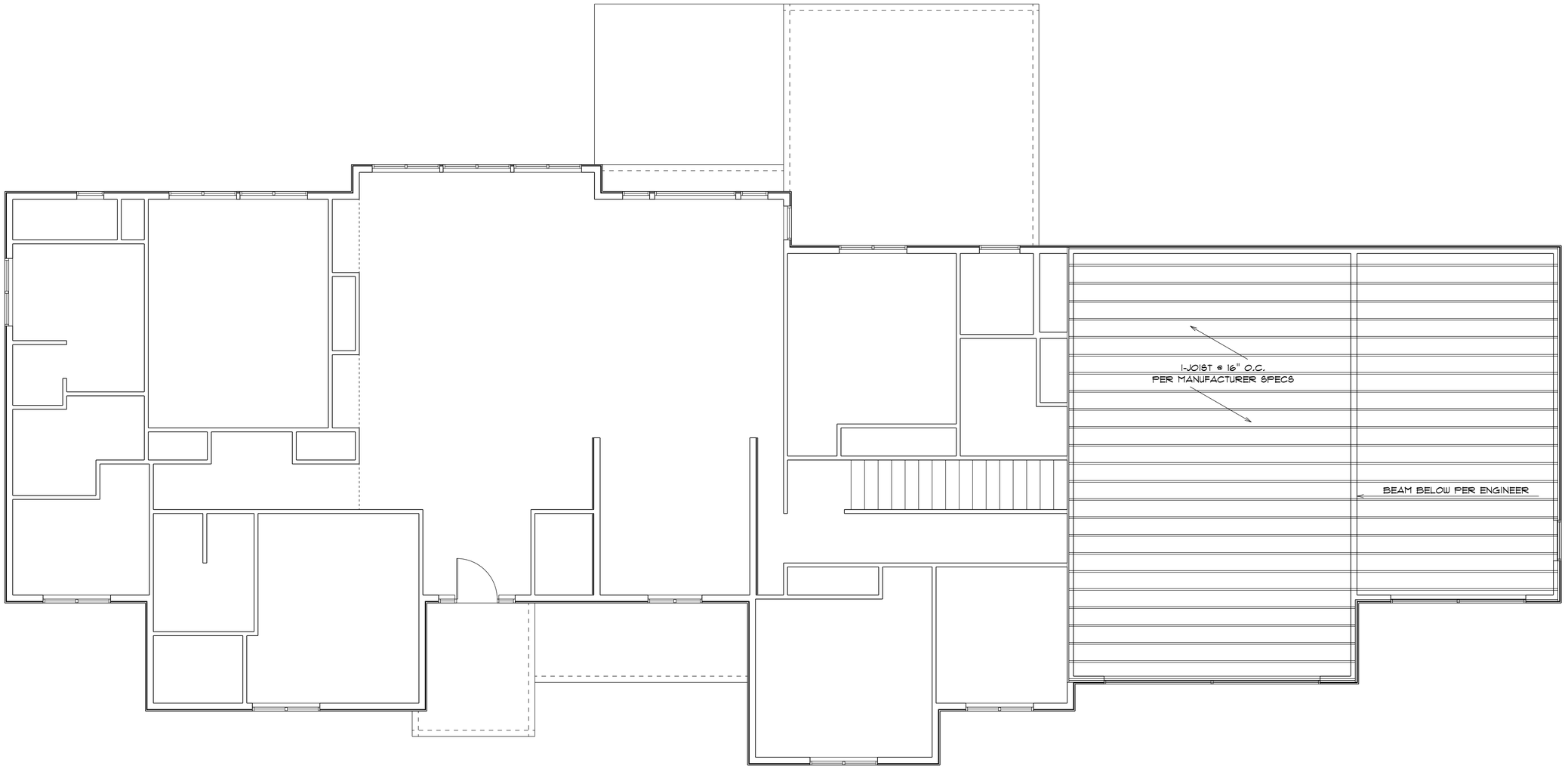

OWNER:
KARL & JENESIS
PALM

FLOOR FRAMING

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #

A 4.0

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SEE ATTACHED ENGINEERING

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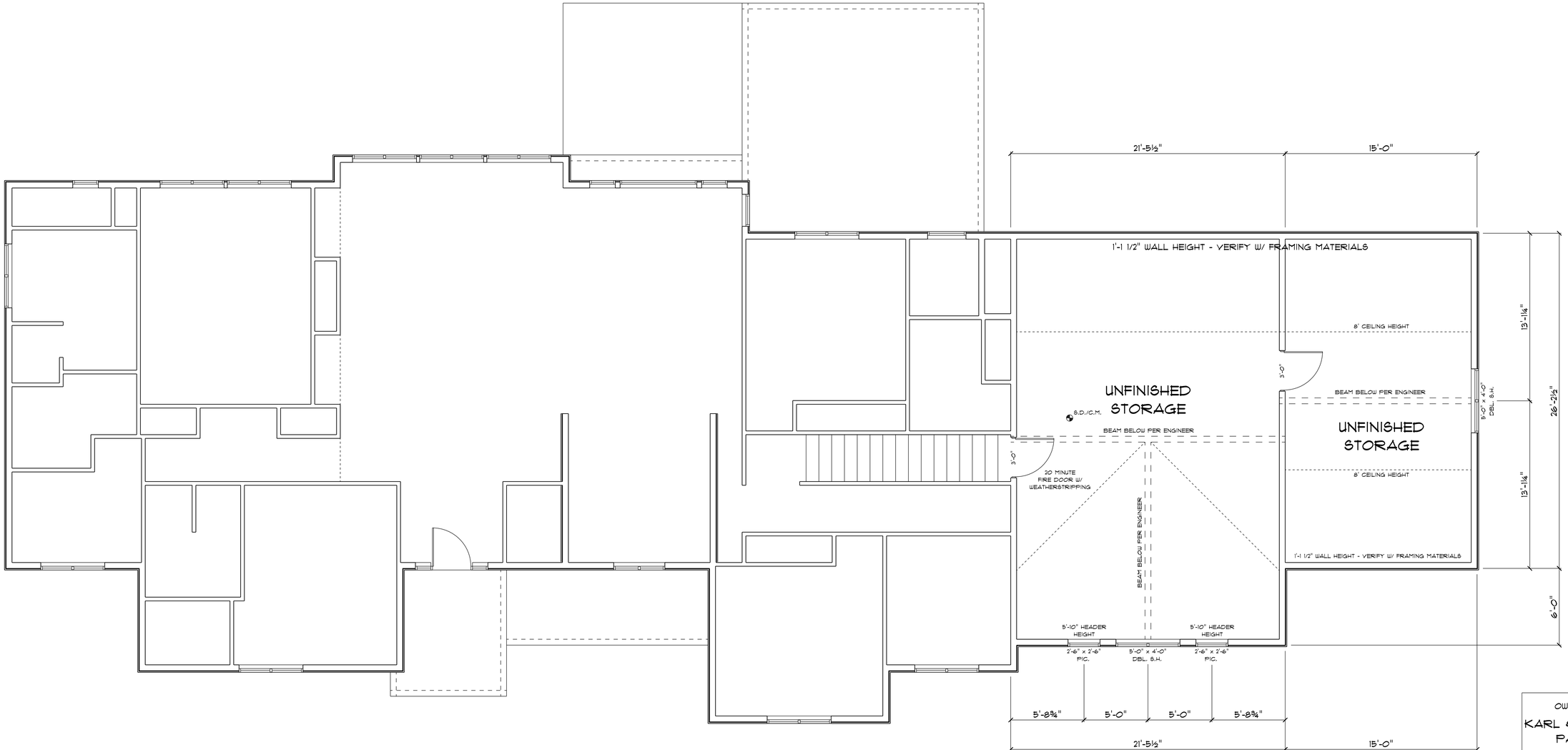

NOTES

1. 3/4" T&G PLYWOOD SUB-FLOOR TO BE GLUED AND NAILED TO FLOOR SYSTEM.
2. 2/2X6 STUDS @16" O.C. FOR EXTERIOR WALLS W/ 4X8 DF #2 HEADERS.
3. 2/2X4 STUDS @16" O.C. FOR INTERIOR WALLS
4. SECOND FLOOR CEILINGS TO BE VAULTED W/ 6'-10" WINDOW AND DOOR HEADER HEIGHTS.
5. TYVEK OR EQUAL BUILDING WRAP ON ALL EXTERIOR WALLS W/ ALL SEAMS OVERLAPPING.
6. INSTALL FIRE BLOCKING IN CONCEALED SPACES EVERY 10'-0" HORIZONTALLY AND VERTICALLY. ALSO UNDER STAIRS.
7. STAIRWAYS TO MAINTAIN A MINIMUM OF 6'-8" HEADROOM CLEARANCE.
8. HANDRAILS TO BE PROVIDED AT ALL STAIRWAYS. HANDRAILS SHALL BE LOCATED 34"-38" ABOVE FINISHED TREAD. HANDRAILS TO RUN CONTINUOUS AND ENDS TO TERMINATE AGAINST WALL OR RETURN TO A POST OR NEWEL.

SQUARE FOOT CALCULATIONS:

SECOND FLOOR: 1,062 SQ. FT.

OWNER:
KARL & JENESIS PALM

FLOOR PLAN

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #
A 5.0

ROOF NOTES

1.)PRE MANUFACTURED TRUSSES @ 2X12 RAFTERS @2'-0" O.C.

2.)7/16"OSB ROOF SHEATHING W/ CLIPS(TYP).

3.)PLYWOOD SHEATHING EXPOSED TO WEATHER SHALL BE C-C EXTERIOR GRADE OR BETTER.

4.)INSTALL HURRICANE CLIPS ON EVERY TRUSS.

5.)INSTALL BIRD BLOCKS AND CONTINUOUS RIDGE VENT.

6.)ATTIC VENTILATION SHALL BE PROVIDED AND EQUAL TO 1/150TH OF THE ATTIC AREA OR 1/300TH PROVIDED 1/2 THE VENTILATION IS PROVIDED AT THE SOFITS OR EAVES AND 1/2 IS 3' ABOVE THE SOFFITS OR EAVE VENTS.

7.)BEAMS HOLDING UP ROOF LOCATIONS TO BE LOCATED OVER BEARING POINTS W/ CONTINUOUS POSTS & POSITIVE CONNECTIONS TO FOOTINGS.

8.)USE POSITIVE CONNECTIONS AT ALL POST TO POST & POST TO BEAM LOCATIONS(TYP.). (STRAPS/HANGERS/BRACKETS)

SEE ATTACHED ENGINEERING

Full manufactured truss engineering shall be available on-site at framing inspection

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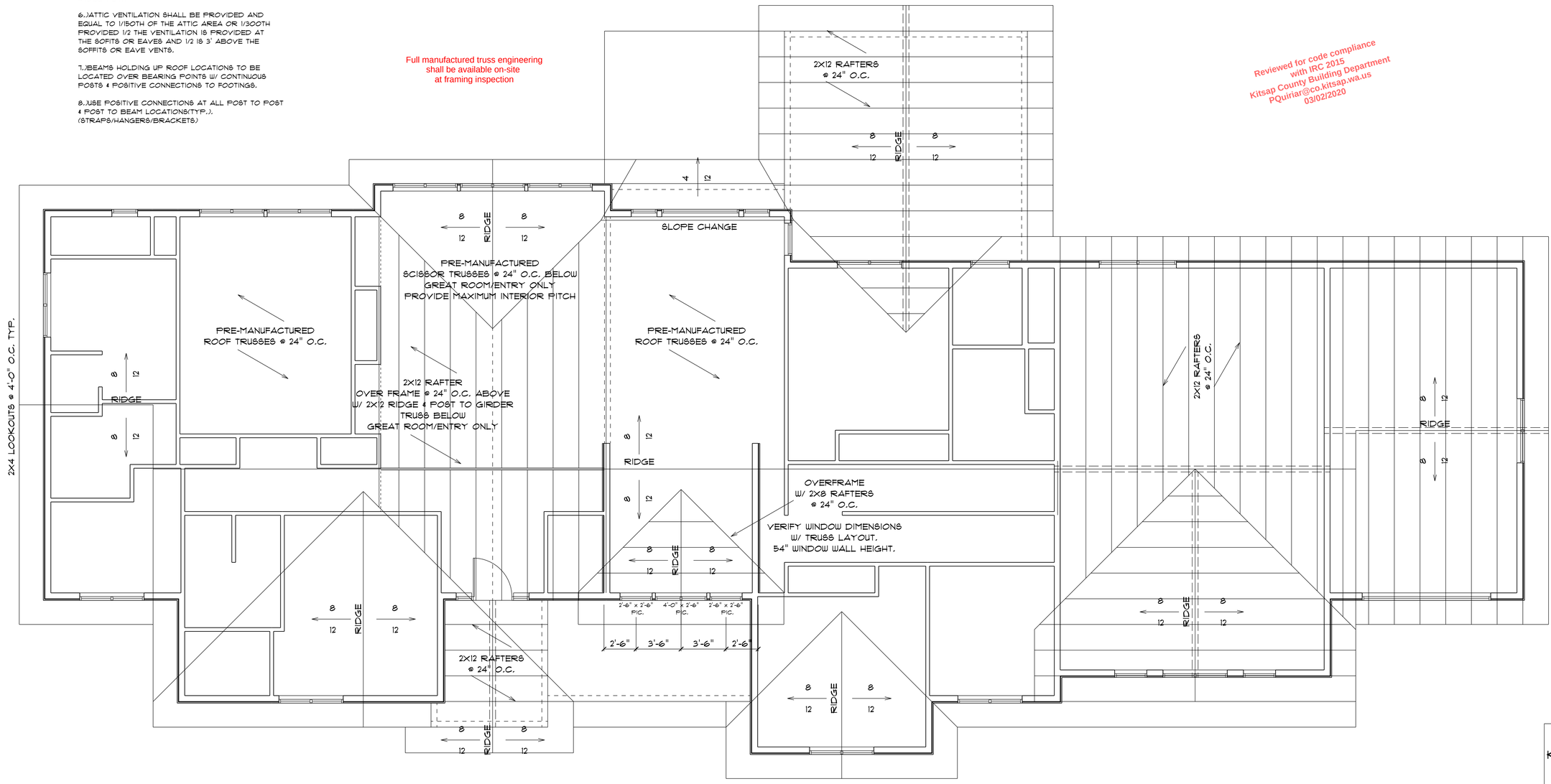

ROOF VENTILATION

ROOF AREA TO BE VENTED = 3,822 SQ. FT.
TOTAL NET FREE VENTILATING AREA (1/300) = 12.74

50% OF VENTING REQ'D AT EAVE = 6.37
(3) 3" HOLES (.1104) = 58 BLOCKS REQ'D

50% OF VENTING REQ'D AT RIDGE = 6.37
STANDARD ROOF JACK (.347 PER) = 19 VENTS REQ'D
CONTINUOUS RIDGE VENT (.125/FT.) = 51 LINEAL FEET REQ'D

OWNER:
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FLOOR PLAN

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SCALE: 1/4"=1'-0"

SHEET #
A 6.0

Permit Number: 19-04652

Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum, or to an infiltration system if required. All surface drainage shall have a minimum 2% grade away from the foundation.

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FRONT ELEVATION

REAR ELEVATION

OWNER:
KARL & JENESIS PALM

ELEVATIONS

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #

A 7.0

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LEFT ELEVATION

RIGHT ELEVATION

OWNER:
KARL & JENESIS PALM

ELEVATIONS

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #

A 8.0

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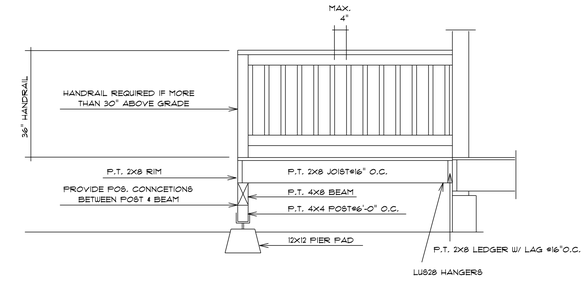


TYPICAL DECK & RAIL DETAIL

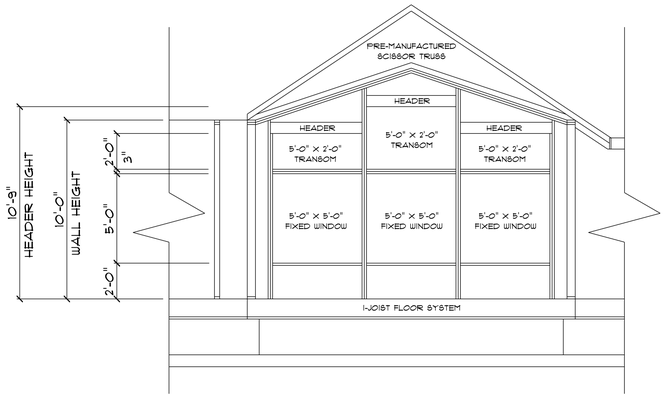
SCALE: 1/2" = 1'-0"

NOTES

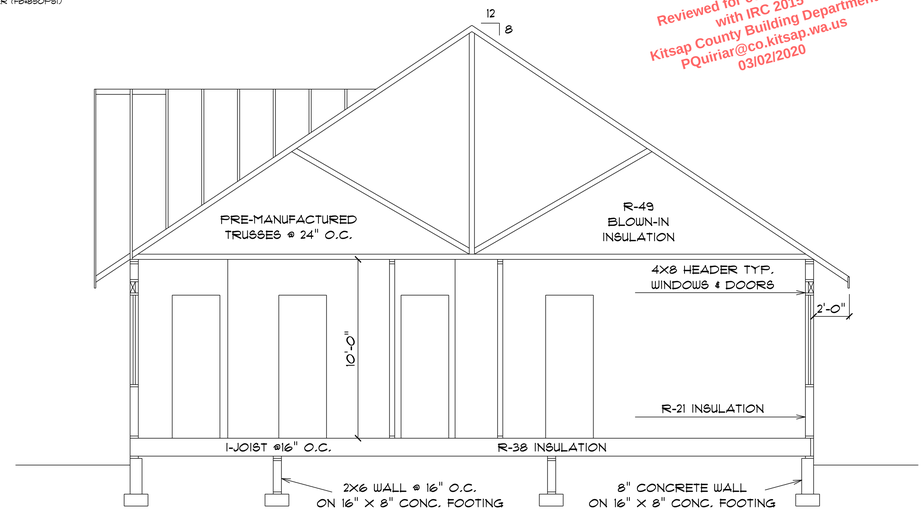
DESIGN LIVE LOADS:
ROOF 25 PSF
FLOOR 40 PSF

TIMBER:
(BASE VALUES)

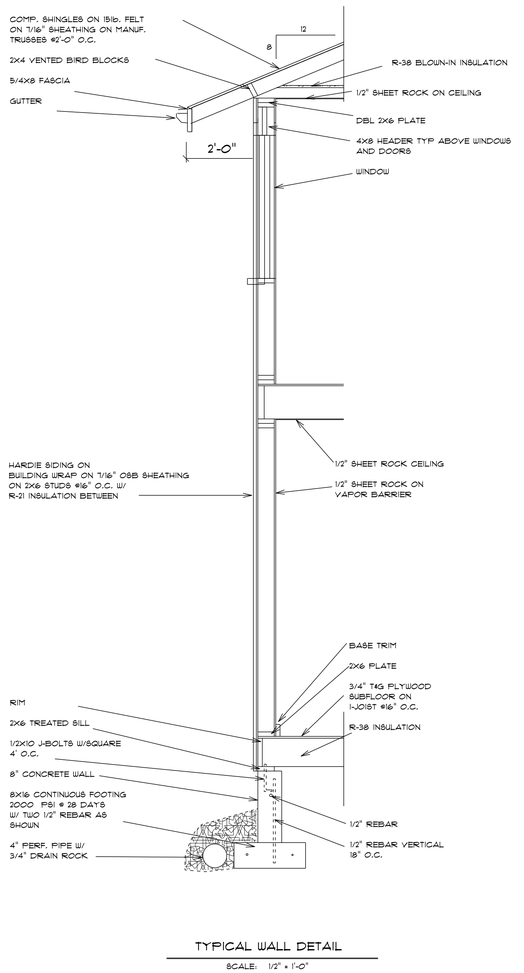
JOIST 2X10	HEM FIR #2 OR BETTER (Fb=850 PSI)
BEAMS 4X	DOUG FIR #1 OR BETTER (Fb=1000PSI)
POSTS	DOUG FIR #1 OR BETTER(Fc=1000PSI)
STUDS	HEM FIR STUD OR BETTER (Fc=800PSI)
ALL OTHER LUMBER	HEM FIR #2 OR BETTER (Fb=850PSI)



CROSS SECTION B

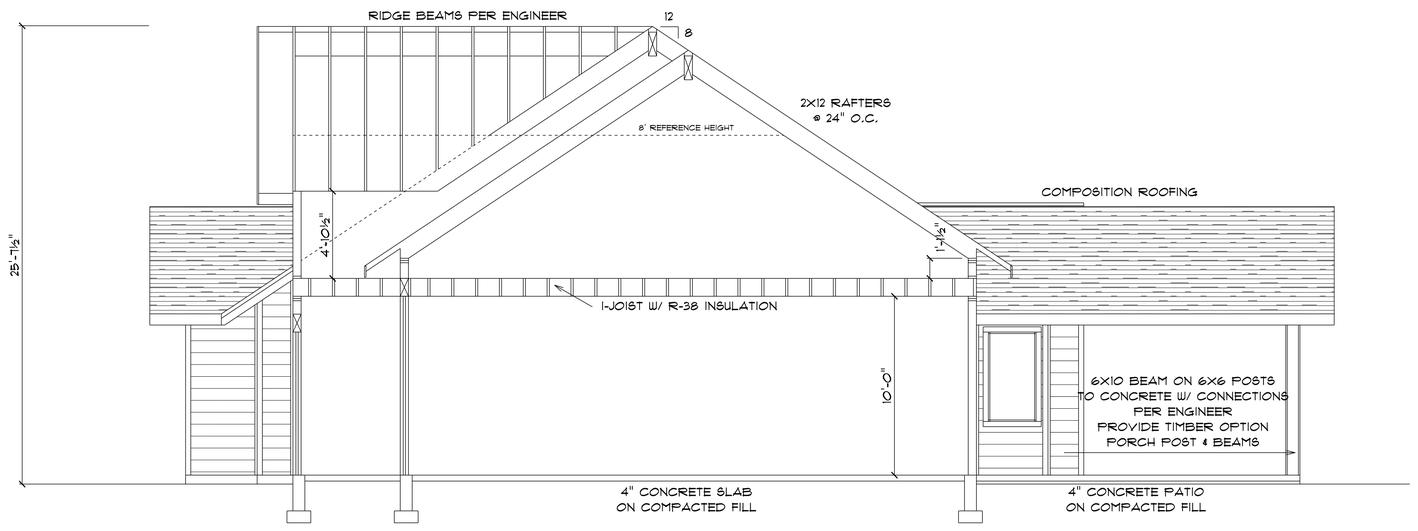


CROSS SECTION C



TYPICAL WALL DETAIL

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



CROSS SECTION A

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OWNER:
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CROSS SECTIONS

DATE: 5/19/2019
DESIGNED: JI
SCALE: 1/4"=1'-0"

SHEET #

A 9.0

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