

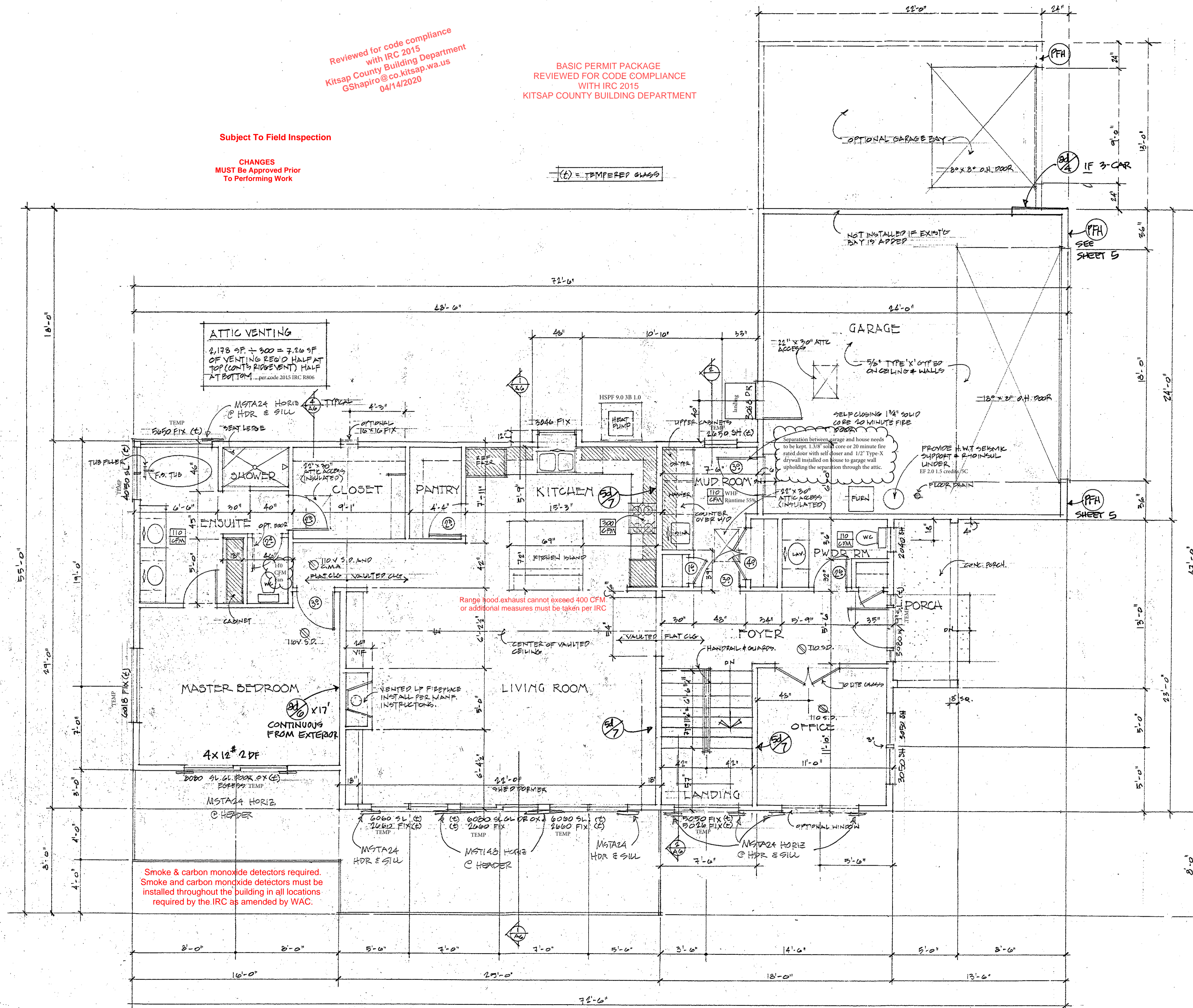
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
04/14/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
To Performing Work

(E) = TEMPERED GLASS



~ MAIN FLOOR PLAN

1/4" = 1'-0"

SHEATHING REQUIREMENTS FOR THE DISNEY PLAN 2322 RESIDENCE

Structural sheathing is required to provide adequate lateral bracing of the building system and as diaphragms of the roof and floor structures to transfer loads to lateral bracing elements and is specified by the following notes:

For exterior walls and roofs use a minimum thickness 7/16" APA rated sheathing panel for all exterior faces. For all wall panels, there shall be one row of nails at each plate and at least one row into each rim joist. Spacing of these nails in these rows shall be consistent with the panel designation nailings as defined below and indicated on the drawings. At the foundation line there shall be a row of nails continuous at 4" o.c. minimum. Sole plate nailing of all wood panel sheathed walls is specified below.

Roof sheathing shall be laid with face grain perpendicular to the rafters and all panels alternated by 1/2 panel length. Roof nailing should be done with 8d galvanized nails spaced at 6" o.c. at all panel edges and at 12" o.c. through the field. Floor panels shall be a minimum 23/32" APA Sturd-I-Floor, tongue and groove edged, rated panels likewise alternated by 1/2 of a panel length in layout and glued and nailed with 10d galvanized or ring shanked nails at 6" o.c. all edges, 12" in the field. Edges of roof and floor diaphragms shall be nailed into solid blocking which fills the joist or rafter space in line with and directly above the bracing wall elements below. Trusses shall be connected to the top plates with Simpson type H1 hurricane clips, OR SDWC 15600 screws, OR 6" TimberLOK screws at maximum 24" o.c. unless indicated otherwise on the plans.

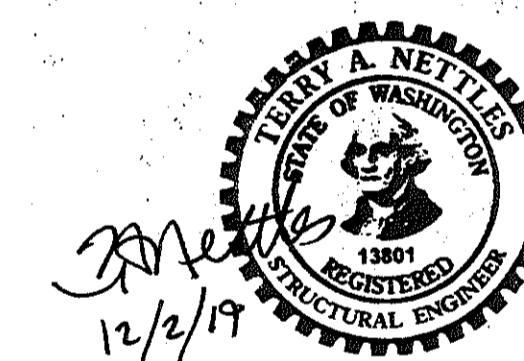
Nailing and sheathing requirements are specified on the drawings with the fastening indicated by spacing on the edges and along interior lines (through the field) in inches by the following symbols.

- for (8d/6) Use a 7/16" minimum thickness APA rated sheathing panel on one side with 8d common or galvanized box nails @ 6" o.c. edges and 12" through the field. Nail sole plates into solid material (blocking or joists) with 16d @ 12" o.c. Blocking is required at all unsupported edges of the sheathing. Provide 1/2" diameter x10-inch anchor bolts at 6-ft o.c. maximum.
- for (8d/4) Use a 7/16" minimum thickness APA rated sheathing panel on one side with 8d common or galvanized box nails @ 4" o.c. edges and 8" through the field. Nail sole plates into solid material (blocking or joists) with 16d @ 6" o.c. Blocking is required at all unsupported edges of the sheathing. Provide 1/2" diameter x10-inch anchor bolts at 4-ft o.c. maximum.
- for (5d/7) Sheath wall both sides with 1/2" gypsum wallboard and nail edges supported by studs and plates with 5d cooler nails spaced at 7 inches on center. Nail sole plate to solid blocking or joists in the floor below using 16d nails spaced at 12-inches on center.
- for (PFH) construct these panels as Portal Frame Holdown Panels adjacent to garage door opening in accordance with the details and specifications provided in the 2015 Edition of the International Building Code Figure 2308.6.5.2 with continuous, length 4" x 12" header minimum or as shown on the drawings, full strapping, holdowns, and all special foundations

All foundations shall be cast on undisturbed competent subgrade materials as inspected and approved by the Engineer. Any fill if required to support foundations shall be a fully compacted select pit-run structural fill. Materials for the foundations shall use a vendor pre-approved mix design able to achieve an $f'_c = 2500$ psi at 28 days for footings and $f'_c = 3000$ psi for exposed walls and slabs. All reinforcements shall meet ASTM A-615, Grade 60, $f_y = 60,000$ psi. All site bends shall satisfy ACI minimum bend radius criteria. No bars are allowed to be bent more than one time. Placement of reinforcements within the forms shall be chaired and properly braced and tied.

ALL EXTERIOR WALLS THIS LEVEL PER (8d/6) U.N.O.

ALL HEADERS 4x8 #2DF U.N.O.



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FINE HOME DESIGN

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ANDERSON ISLAND 98303
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a new model home for
Disney & Associates

Plan 2322

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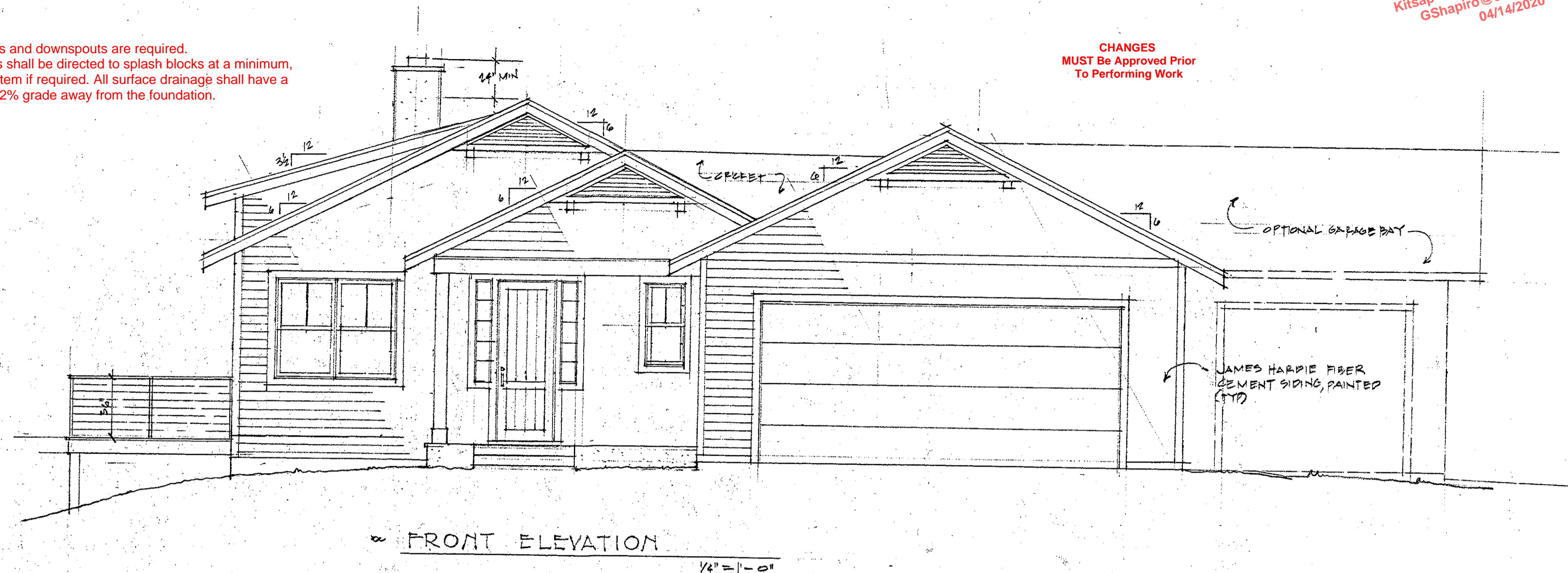
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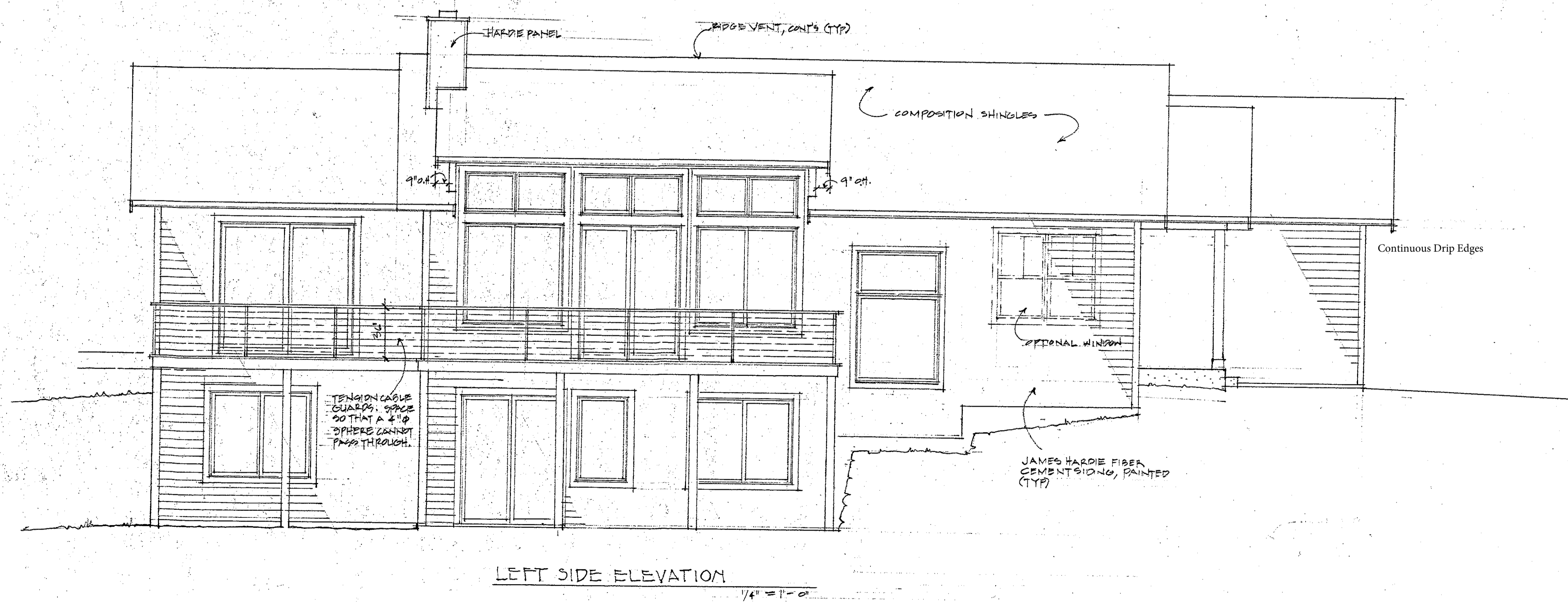
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Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum,
or to an infiltration system if required. All surface drainage shall have a
minimum 2% grade away from the foundation.

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NOTES: PROVIDE DRIP
EDGE @ ALL EAVES & GABLES



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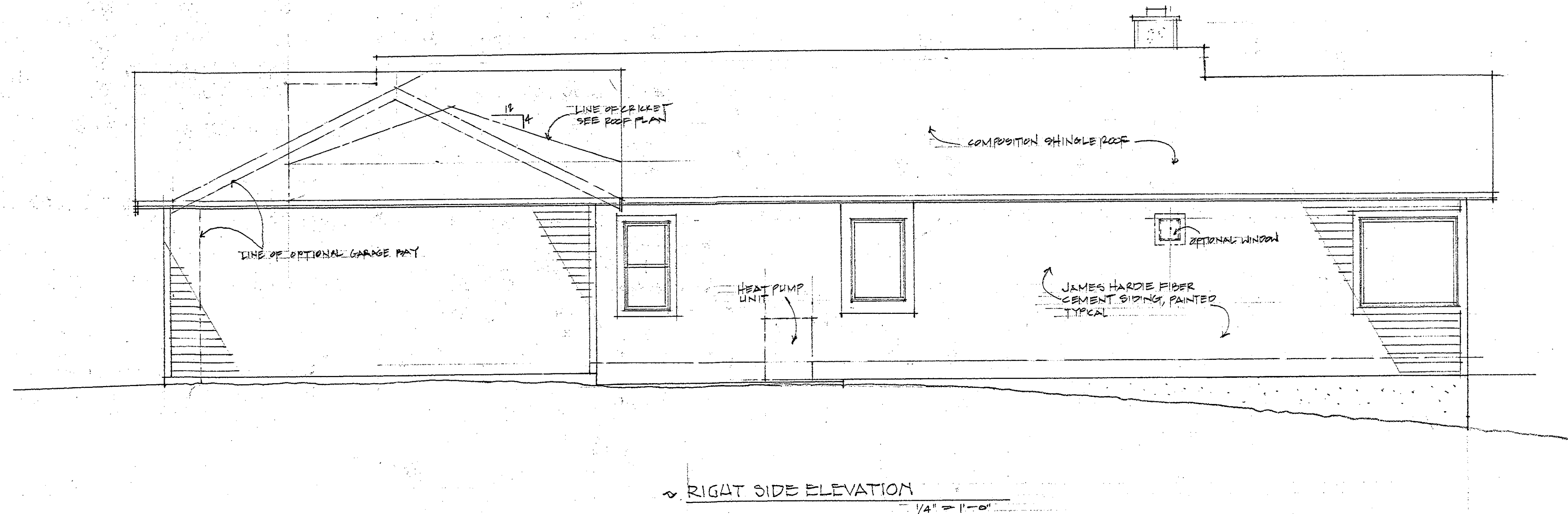
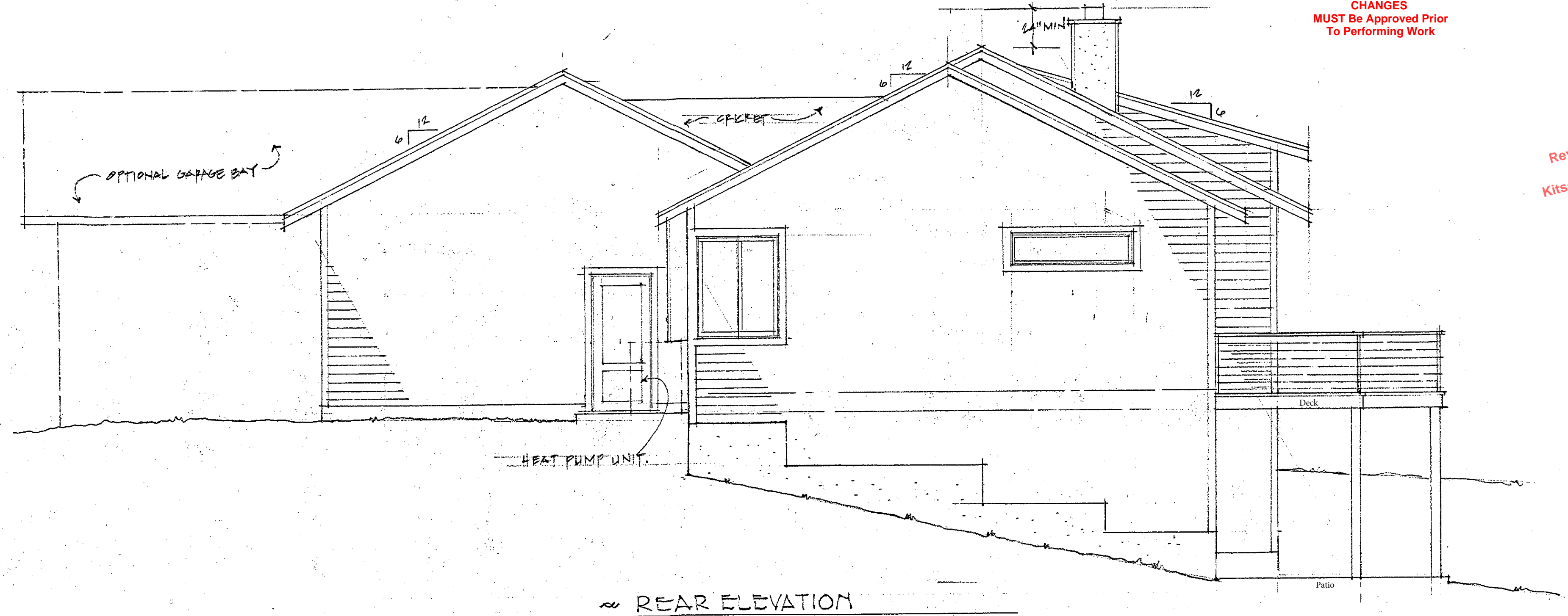
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Depending on site conditions,
stairs may be present



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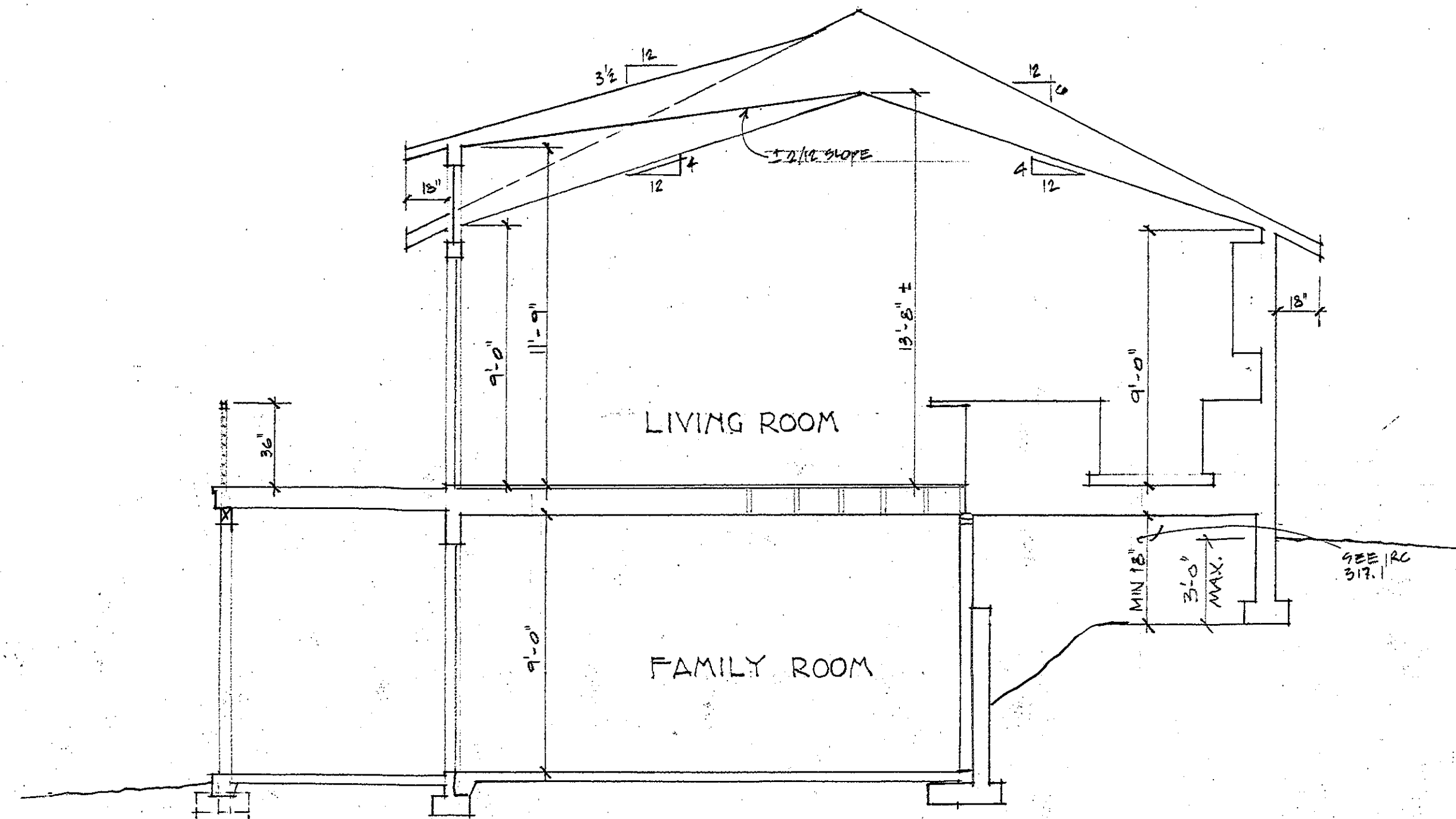
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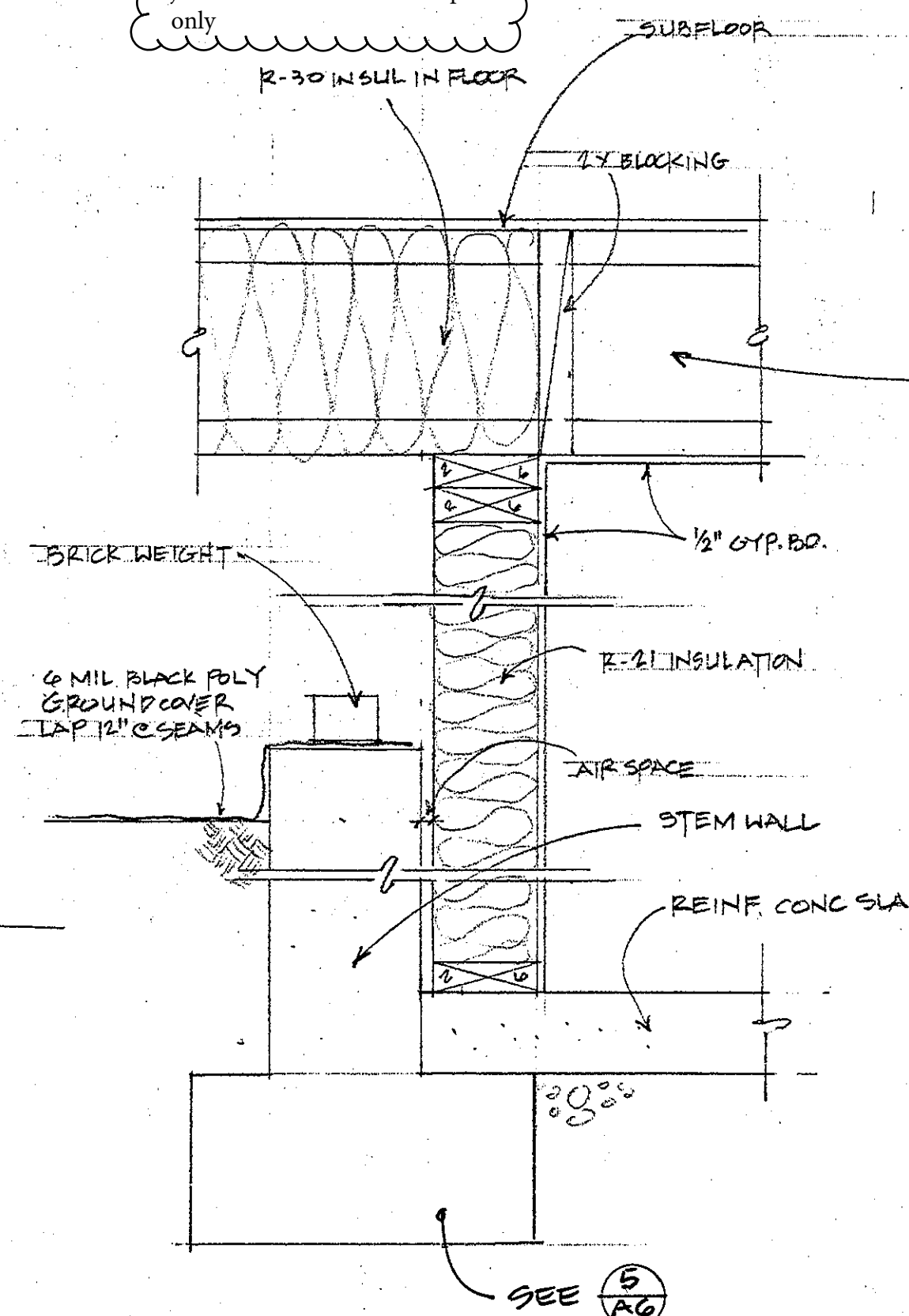
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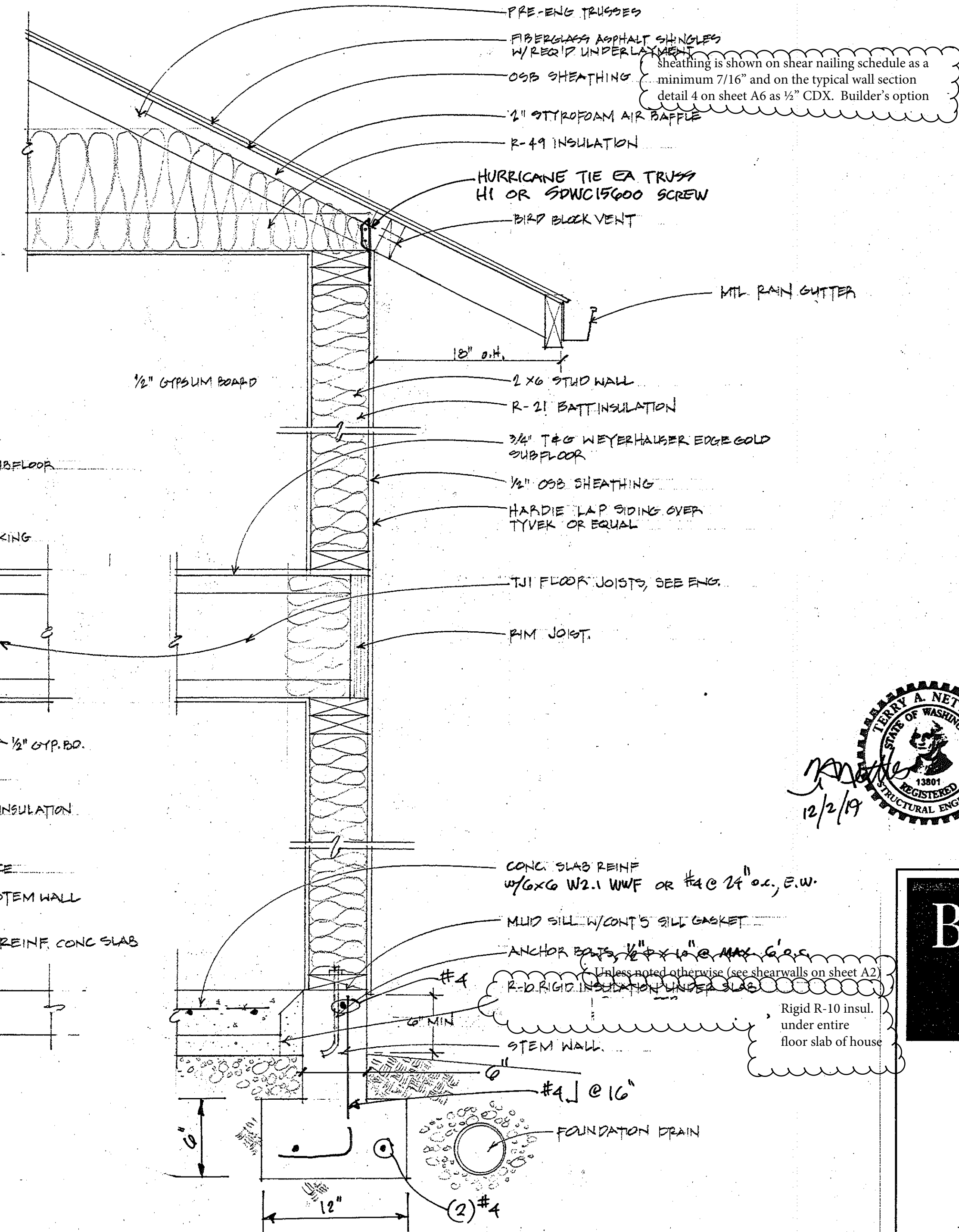


1 BUILDING SECTION
1/4" = 1'-0"

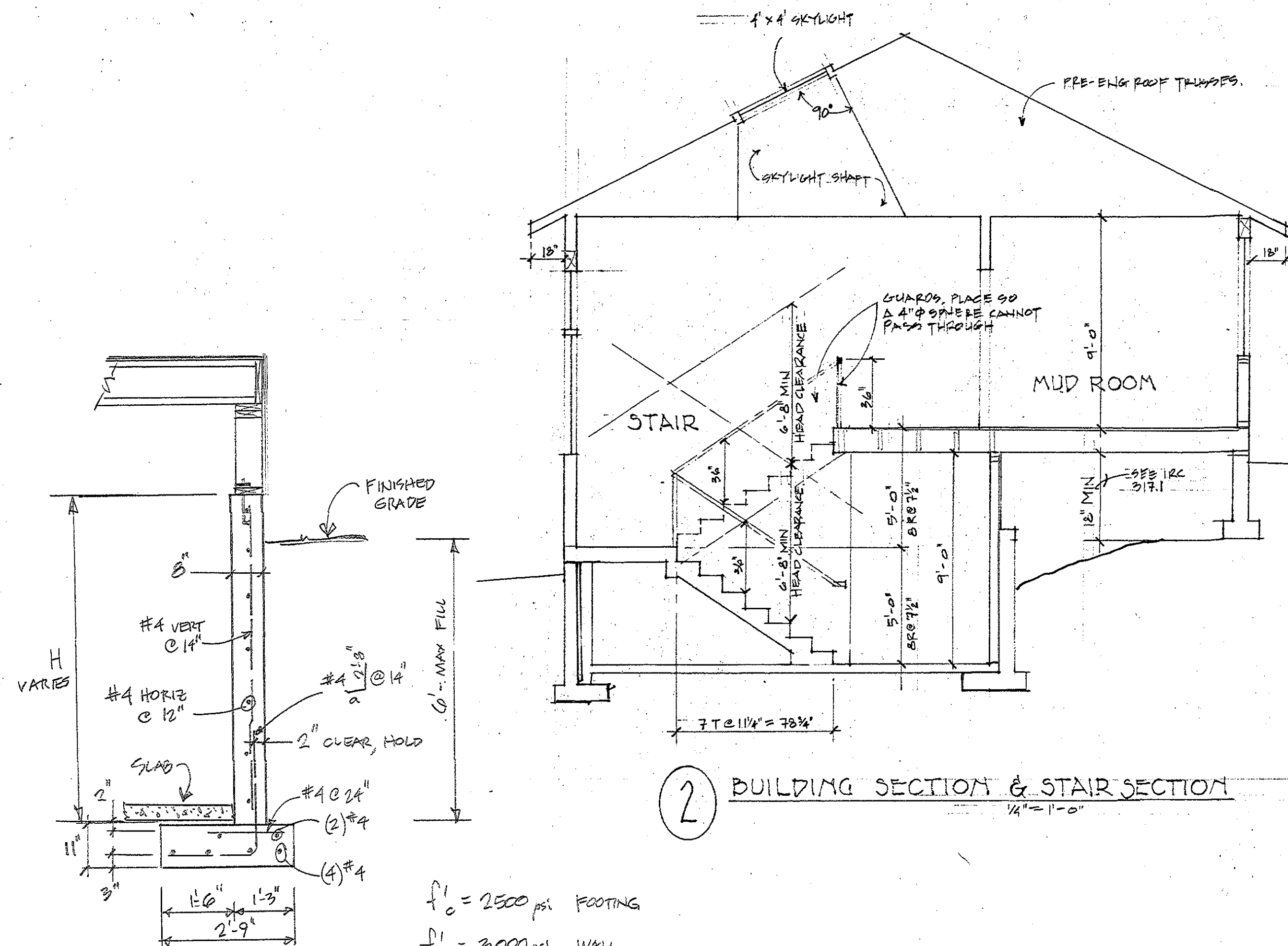
R-38 insulation required in floor
joists over unheated crawl space
only
R-30 INSUL IN FLOOR



3 MIDDLE WALL SECTION
1/2" = 1'-0"



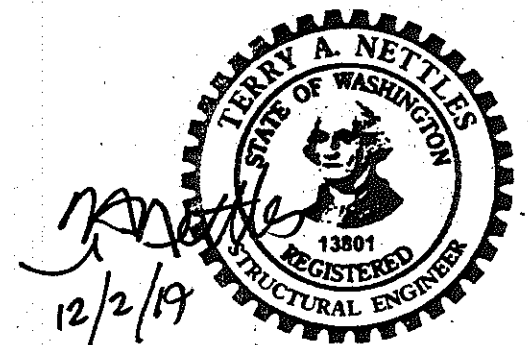
4 TYPICAL WALL SECTION
1/2" = 1'-0"
SEE FOUNDATION PLAN
FOR EXCEPTIONS



2 BUILDING SECTION & STAIR SECTION
1/4" = 1'-0"

$f'_c = 2500$ psi FOOTING
 $f'_c = 3000$ psi WALL
 $f_y = 60,000$ psi

SECTION 5
HEIGHT RETAINING WALL



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