

2015 International Building Code
Seismic Zone D2, Importance II, $S_s = 1.5g$ Wind, 110 mph (V_{ult}), 85 mph (ASD), Exposure B
Floor Live Load - 40 psf, Sleeping - 30 psf, Decks - 60 psf
Snow Load, Ground $p_g = 30$ psf, Roof Load $P_f = 0.7C_eC_tIp_g$ $C_e = 1.0$, Ct = 1.0, I = 1.0, therefore $p_g = 21$ psf: Use 25 psf for roof
Soil Bearing Pressures - 1500 psf (prescriptive)

PROJECT INFORMATION Disney Plan # 2322

SQUARE FOOTAGE

Main Floor 1,602 SF
Finished Basement 720 SF
Total Heated square feet 2,322 SF
Garage 576 SF
Covered Porches (under roof) 65 SF
Total under roof, including overhangs 2,545 SF
BUILDING HEIGHT

Maximum height lowest grade, to highest roof peak: 26-6"
INSULATION
House (including glass) shall meet or exceed

current Washington State Energy Code (WSEC) prescriptive requirements.

Ceilings R-49 38 vented

Walls R-21

Walls
Floor (joists)
Floor Slab (basement)

R-21

R-21

R-21

10, 2' R value and dept

Floor Slab (basement)

Fenestration

Skylight

10, 2' R value and depth, on grade perimeter

U = 0.: Minimum weighted average

28

U = 0.50

LIGHTING, energy requirements Minimum 75% of lamps of home shall be high efficacy.

VENTILATION

Source specific ventilation is required in each kitchen, bathroom, and Laundry Room. Then in minimum source specific ventilation effective exhaust capacity shall not be less than IECC, Table M1507.4

Ventilation is specific as follows:

See Floor plan for locations

Bathrooms - 110 CFM (intermittently operating)

Kitchen Hood - 300 CFM (intermittently operating) verify per cook top Laundry Room - 110 CFM (intermittently operating)

Install a whole house mechanical ventilation system.
Airflow requirements per M1507.3.3 (1): 60 CFM (House)
Required Intermittent operation per M1507.3.3 (2)

WA STATE ENERGY CODE OPTIONS (WSEC Table 406.2)

House shall conform to the 2015 Washington State Energy Code (2015 WSEC)

Energy Credits required: 3.5 credits

1A Efficient Building Envelope 0.5
2A Air Leakage Control & Efficiency 0.5
3B High Efficiency HVAC 1.0
5C Efficient Water Heating 1.5

Reduce the tested air leakage to 3.0 air changes per hour maximum.

Bjørn & Poulsen

OCT 3 1 2019

11124 JUNIPER PLACE ANDERSON ISLAND 98303 RING + 206 605 2966

a new model home for **Disney & Associates**

Disney & Associati

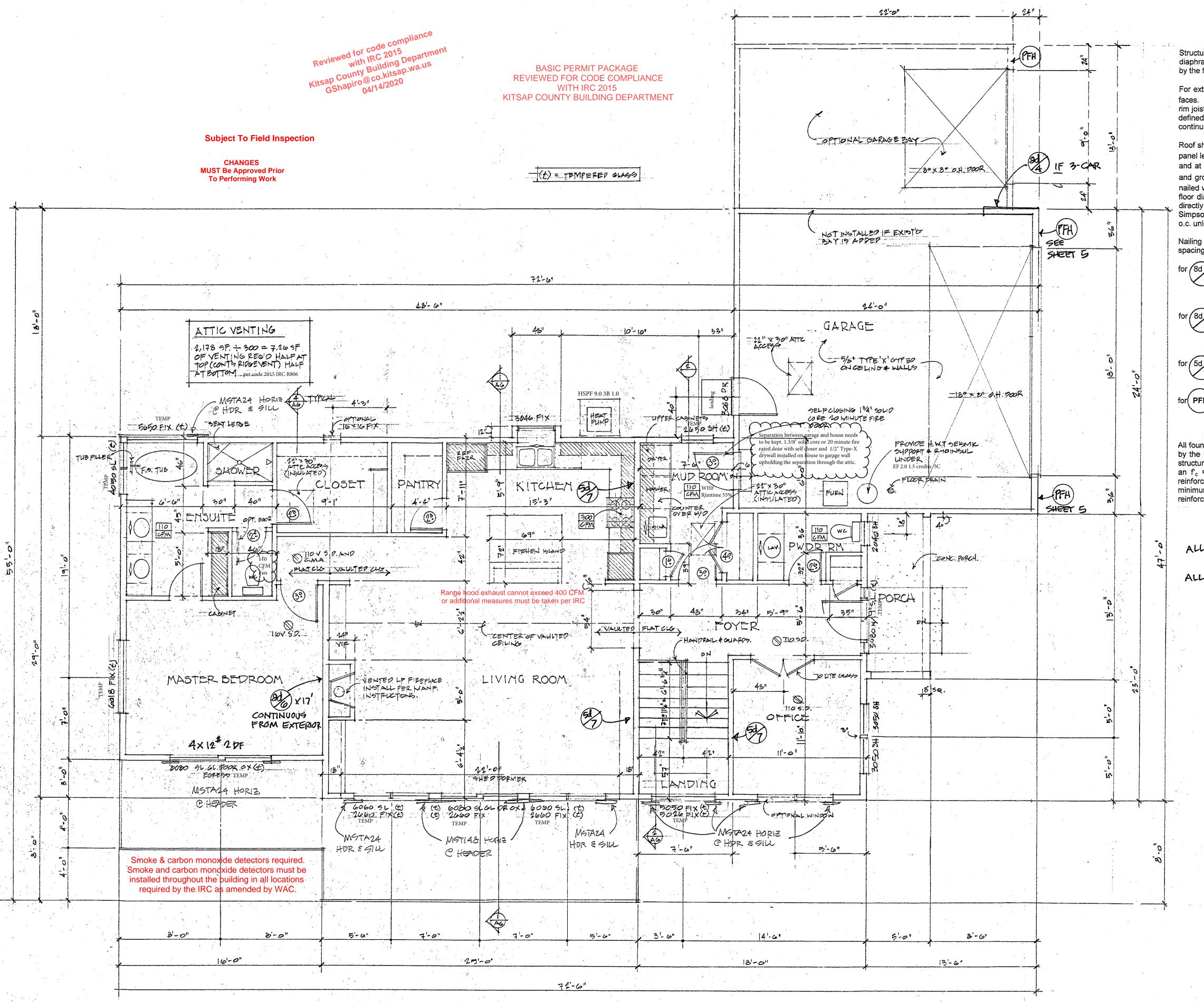
Plan 2322

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Established Basic Permit # 19-05700

Permit Number: 20-00762

1/4" = 1=6"



~ MAIN FLOOR PLAN

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 <u>minimum</u> 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 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 ½" diameter x10-inch anchor bolts at 6-ft o.c. maximum.

for 8d 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 ½" diameter x10-inch anchor bolts at 4-ft o.c. maximum.

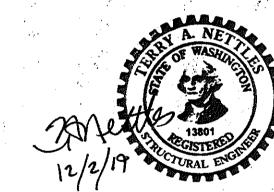
for 5d Sheath wall both sides with 1/2" gypsum wallboard and nail edges supported by studs and plates with 5d cooler nails spaced at 7 inches on center. Nail sole plate to solid blocking or joists in the floor below using 16d nails spaced at 12-inches on center.

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 & U.N.O.

ALL HEADERS 4x8 #20F U.H.O.



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Bjørn & Poulsen Fine home design

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a new model home for

Disney & Associates

Plan 2322

A2

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

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LEFT SIDE ELEVATION

BASIC PERMIT PACKAGE
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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.

CHANGES

MUST Be Approved Prior

To Performing Work ~ REAR ELEVATION /₄"=|-0" LINE OF CRICKET COMPOSITION SHINGLE POOF -THE OF OFTIONAL GARAGE PAT JAMES HARDIE FIBER
CEMENT SIDING, PAINTED HEAT PUMP ~ RIGAT SIDE ELEVATION 1/4" = 1-0"

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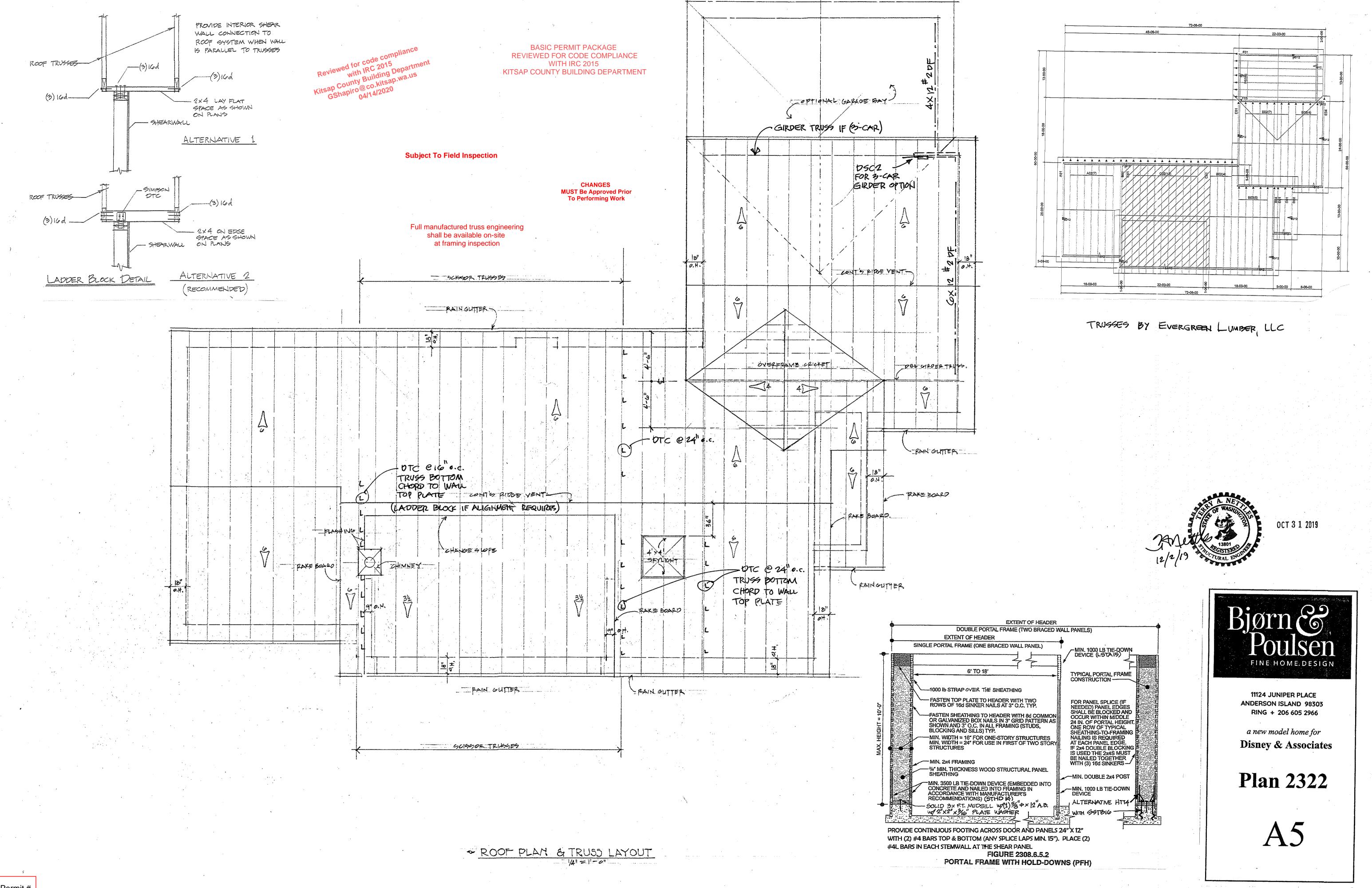
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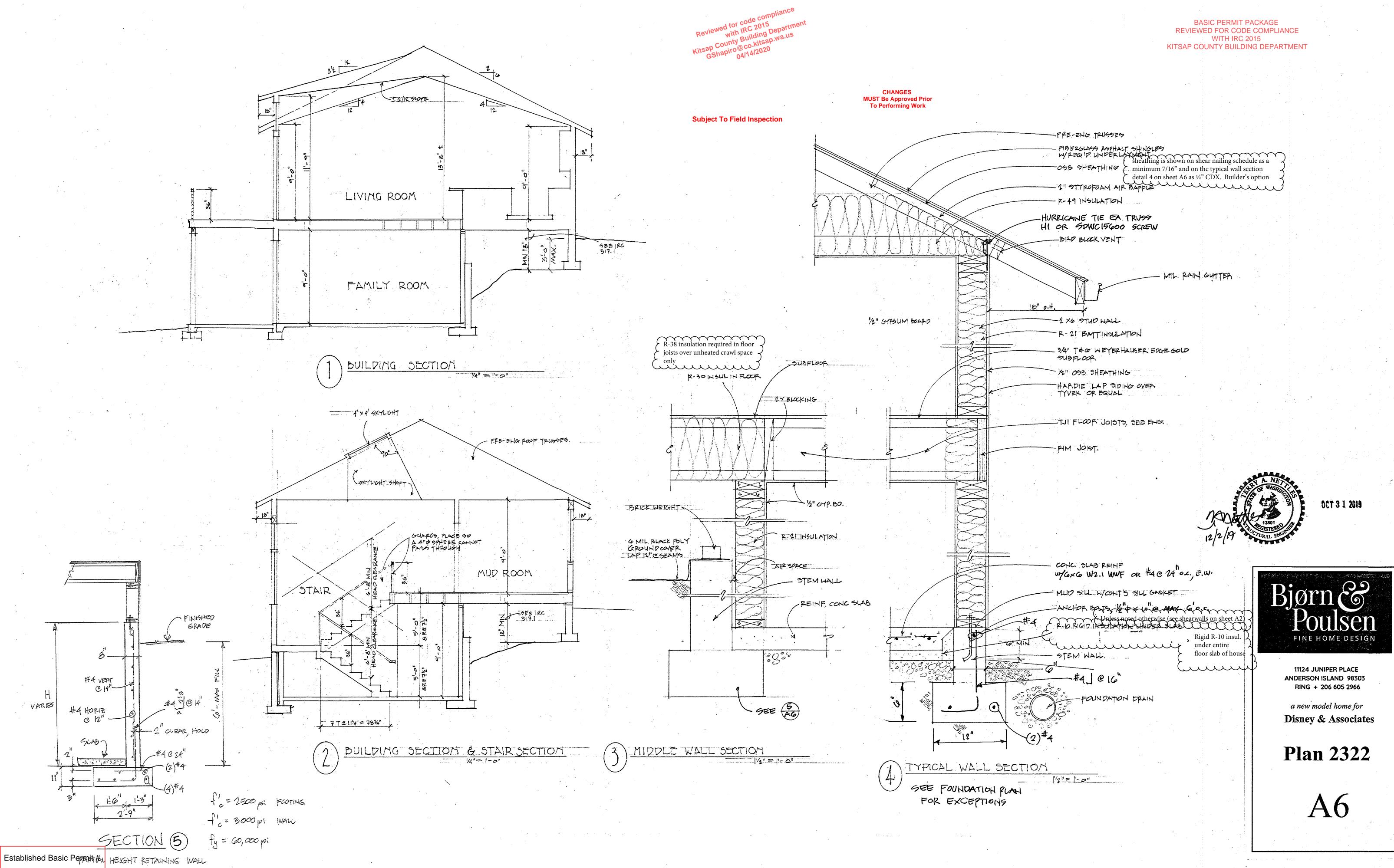
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Depending on site conditions,

stairs may be present



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19-05700