Subject To Field Inspection

GENERAL CONSTRUCTION NOTES

1 - SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
VERIFYING & MEETING ALL LOCAL & STATE CODE REQUIREMENTS, REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQUIREMENTS OF THE ENGINEERING & THE BUILDING DEPARTMENT, MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQ. BY STATE & LOCAL AUTHORITIES, & VERIFYING ACCURACY OF ALL DIMENSIONS.
DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

2 - NO CHANGES ARE TO BE MADE TO THE PLAN WITHOUT THE CONSENT OF THE DESIGNER, ENGINEER & BUILDING DEPARTMENT.

3 - FIRE-BLKG. IS REQ. AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT 10' O.C. HORIZONTALLY IN WALL CAVITIES MIN.

4 - W.H. IS TO BE INSTALLED PER MFR. SPECIFICATIONS, 2015 IRC. REQUIREMENTS & THE STATE ADOPTED PLUMBING CODE. TANK MUST BE STRAPPED AT THE UPPER & LOWER THIRD OF THE TANK. LOWER STRAP IS TO BE 4" MIN. ABOVE THE CONTROLS PER 2015 IRC. CHAPTER 13 SECTION M1307.2. WHEN INSTALLED IN GARAGE, ALL APPLIANCES MUST HAVE THE SOURCE OF IGNITION 18" ABOVE THE SLAB MIN. MECHANICAL & PLUMBING EQUIPMENT IS TO BE PROTECTED FROM IMPACT OF A VEHICLE.

5 - USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT THE CEILING PER 2015 IRC. SECTION R702.3.5.

6 - FLASHING IS REQ. AT ALL EXTERIOR TRIM EXTRUSIONS, WINDOW SILLS, JAMBS & OTHER AREAS THAT WATER MAY INTRUDE PER THE 2015 IRC. INSTALL WINDOWS PER MFR. INSTRUCTIONS.

7 - ALL BEDROOMS ARE TO HAVE AN EGRESS WINDOW WITH A MIN. 20" X 24" OPENING NOT LESS THAN 5.7 SQ. FT.

VENTILATION SYSTEM NOTES

EXHAUST FANS IN BATHS SHALL BE AS INDICATED ON PLANS WITH 30 C.F.M. CONT. TOTAL OF CONT. C.F.M. RATINGS FOR ALL EXHAUST FANS IN HOUSE SHALL BE IN ACCORDANCE WITH SECTION M1507 OF THE 2015 IRC. SEE TABLE M1507.3.3(1) FOR REQUIRED AMOUNT OF C.F.M. AIRFLOW.

GENERAL STRUCTURAL NOTES

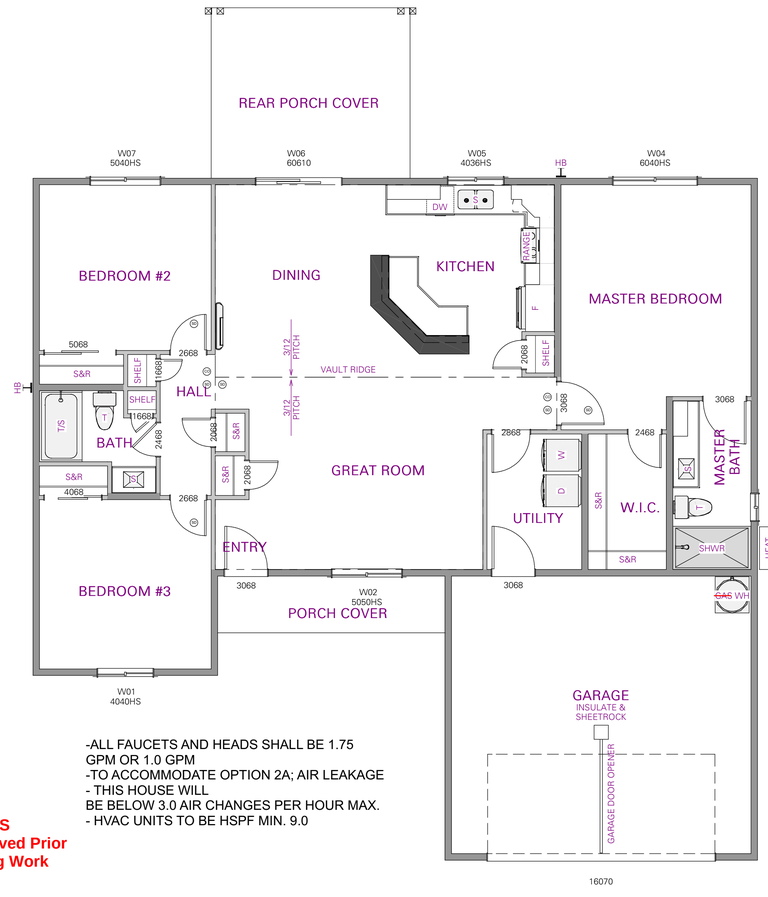
WIND & SEISMIC HORIZONTAL FORCES IMPOSED ON THIS STRUCTURE ARE RESISTED BY A SYSTEM OF ENGINEERED MEMBERS & FASTENERS DESIGNED TO RESIST THE BASE LOADS SET FORTH BY THE DESIGN CRITERIA. THE HORIZONTAL STRUCTURAL SYSTEM IS ENGINEERED TO TRANSFER THESE LOADS TO A PRESCRIPTIVE FDN. BASED ON THE 2015 IRC. THE PRESCRIPTIVE DESIGN & CONSTRUCTION OF THE VERTICAL FRAMING MEMBERS SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONVECTIONAL LIGHT FRAME CONSTRUCTION METHODS OF THE 2015 IRC.

APPLICABLE CODES

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 UNIFORM PLUMBING CODE (UPC)
2015 WASHINGTON STATE ENERGY CODE (WSEC)

MISC. NOTES

PORCH SLABS/DECKS NOT INCLUDED U.N.O. - SEE CONTRACT
THIS PLAN SET IS TO BE USED IN CONJUNCTION WITH THE DETAIL PACKET



-ALL FAUCETS AND HEADS SHALL BE 1.75 GPM OR 1.0 GPM
-TO ACCOMMODATE OPTION 2A; AIR LEAKAGE - THIS HOUSE WILL BE BELOW 3.0 AIR CHANGES PER HOUR MAX.
- HVAC UNITS TO BE HSPF MIN. 9.0

CHANGES MUST Be Approved Prior To Performing Work

DEFINITIONS

A.B.	:	ANCHOR BOLT
A.P.A.	:	THE ENGINEERED WOOD ASSOCIATION (FORMERLY AMERICAN PLYWOOD ASSOCIATION)
BLKG.	:	BLOCKING
BRG.	:	BEARING
B.U.	:	BUILT UP
CANT.	:	CANTILEVERED
C.F.M.	:	CUBIC FEET PER MINUTE
CONT.	:	CONTINUOUS
DBL.	:	DOUBLE
DW.	:	DISHWASHER
D.F.	:	DOUGLAS FIR
F.	:	FRIDGE
FDN.	:	FOUNDATION
FURN.	:	FURNACE
FTG.	:	FOOTING
G.L.B.	:	GLUE LAMINATED BEAM (ALSO GLM)
G.W.B.	:	GYPSUM WALL BOARD
H.F.	:	HEMLOCK FIR
H.P.	:	HEAT PUMP
L.V.L.	:	LAMINATED VENEER LUMBER (ENGINEERED WOOD PRODUCT)
MAX.	:	MAXIMUM
MFR.	:	MANUFACTURER
MIN.	:	MINIMUM
O.C.	:	ON CENTER (SPACING)
O.H.D.	:	OVER HEAD DOOR
O.S.B.	:	ORIENTED STRAND BOARD (SHEATHING)
P.L.	:	POINT LOAD
P.TK.	:	PRESSURE TANK
P.T.	:	PRESSURE TREATED
P.S.F.	:	POUNDS PER SQUARE FOOT
P.S.I.	:	POUNDS PER SQUARE INCH
REQ.	:	REQUIRED
RN.	:	RANGE
S&R.	:	SHELF AND ROD
T&G.	:	TONGUE AND GROOVE
T.B.D.	:	TO BE DEFINED
T.O.W.	:	TOP OF WALL
TYP.	:	TYPICAL
U.L.	:	UNDERWRITER LABORATORIES
U.N.O.	:	UNLESS NOTED OTHERWISE
W.H.	:	WATER HEATER
W.S.	:	WATER SOFTENER

WASHINGTON STATE ENERGY CODE

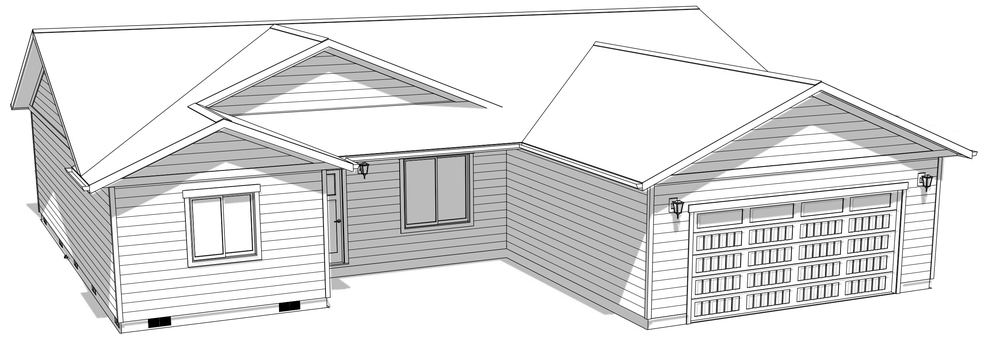
THE ENERGY CREDITS CHOSEN BELOW COMPLY WITH THE TABLE R406.2 - ENERGY CREDITS (WAC 51-11R) OF THE 2015 WSEC. SEE TABLE 406.2 FOR FULL DESCRIPTIONS OF THE CREDIT OPTIONS. THE BUILDING WITHIN THIS PLAN SET MUST COMPLY WITH ALL SELECTED CREDITS.

. PROJECTS USING THIS OPTION MAY NOT USE OPTION 1A, 1B OR 1C.
. PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION, 3A, 3B, 3C, OR 3D. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (I.E. TWO FURNACES), BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT.

SELECTED	OPTION	DESCRIPTION	CREDITS
☐	1A	EFFICIENT BUILDING ENVELOPE	0.5
☐	1B	EFFICIENT BUILDING ENVELOPE	1.0
☐	1C	EFFICIENT BUILDING ENVELOPE	2.0
☐	1D (A)	EFFICIENT BUILDING ENVELOPE	0.5
☒	2A	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION	0.5
☐	2B	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION	1.0
☐	2C	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION	1.5
☐	3A (B)	HIGH EFFICIENCY HVAC EQUIPMENT	1.0
☐	3B (B)	HIGH EFFICIENCY HVAC EQUIPMENT	1.0
☐	3C (B)	HIGH EFFICIENCY HVAC EQUIPMENT	1.5
☒	3D (B)	HIGH EFFICIENCY HVAC EQUIPMENT	1.0
☐	4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM	1.0
☒	5A	EFFICIENT WATER HEATING	0.5
☐	5B	EFFICIENT WATER HEATING	1.0
☒	5C	EFFICIENT WATER HEATING	1.5
☐	5D	EFFICIENT WATER HEATING	0.5
☐	6	EFFICIENT BUILDING ENVELOPE 1C	2.0
TOTAL CREDITS			3.5

LEXAR HOMES REGIONAL SALES OFFICE IS RESPONSIBLE FOR PROVIDING ENERGY CODE SELECTIONS ON THIS PLAN SET

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/23/2020



Must Comply With All Washington State Codes

THE DRAFTING DEPARTMENT HAS NOT UNDERGONE A DESIGN REVIEW FOR THE FUNCTIONALITY OR AESTHETICS OF THIS MODIFIED PLAN. THE CHANGES MADE TO THIS PLAN ARE AT THE DISCRETION OF THE CLIENT & SALES CONSULTANT.

3D ISOMETRIC DRAWINGS ARE FOR ILLUSTRATION ONLY! PLANS, DETAILS & ENGINEERING TAKE PRECEDENCE OVER ANY 3D DRAWING WITHIN THIS PLAN.

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY:

CLIENT NAME

SALES ASSOCIATE

SHEET INDEX	
Label	Title
G-000	COVER SHEET
S-101	FOUNDATION PLAN
S-201	BRACED LATERAL PLAN
A-101	MAIN FLOOR PLAN
A-106	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	CROSS SECTIONS
E-101	ELECTRICAL PLAN

CONTACT INFORMATION

CAD TECHNICIAN

LEIF OLSON
2002 CATON WAY SW
OLYMPIA, WA 98502
360.915.9142 EXT: 123

CUSTOMER

DUANE AUPPERLE
359 NW RUTH LANE
BREMERTON, WA 98311
360.692.5258
PARCEL # - 032401-1-126-2001

SALES OFFICE

LEXAR HOMES - PENINSULA OFFICE
92 KALA SQUARE PLACE
PORT TOWNSEND, WA 98368
PHONE: 360.379.1799

DESIGN CRITERIA

ROOF SNOW LOAD:	25
WIND SPEED (ASD):	85
WIND SPEED (ULT):	110
EXPOSURE:	D
SEISMIC ZONE:	D0
FROST DEPTH:	12"
SS:	1.613
S1:	0.563
SOIL BEARING:	1500 PSF

FLOOR AREAS

MAIN FLOOR	=	1519 SQ. FT.
GARAGE	=	440 SQ. FT.
FRONT PORCH COVER	=	64 SQ. FT.
REAR PORCH COVER	=	168 SQ. FT.

LEXAR HOMES

2002 CATON WAY SW
OLYMPIA, WA 98502
PH: 360.915.9142 EXT: 123
DRAFTING@LEXARHOMES.COM

PROJECT ID: 37900147

LOCATION: 359 NW RUTH LANE BREMERTON, WA 98311

PARCEL ID: 032401-1-126-2001

CLIENT INFO: DUANE AUPPERLE

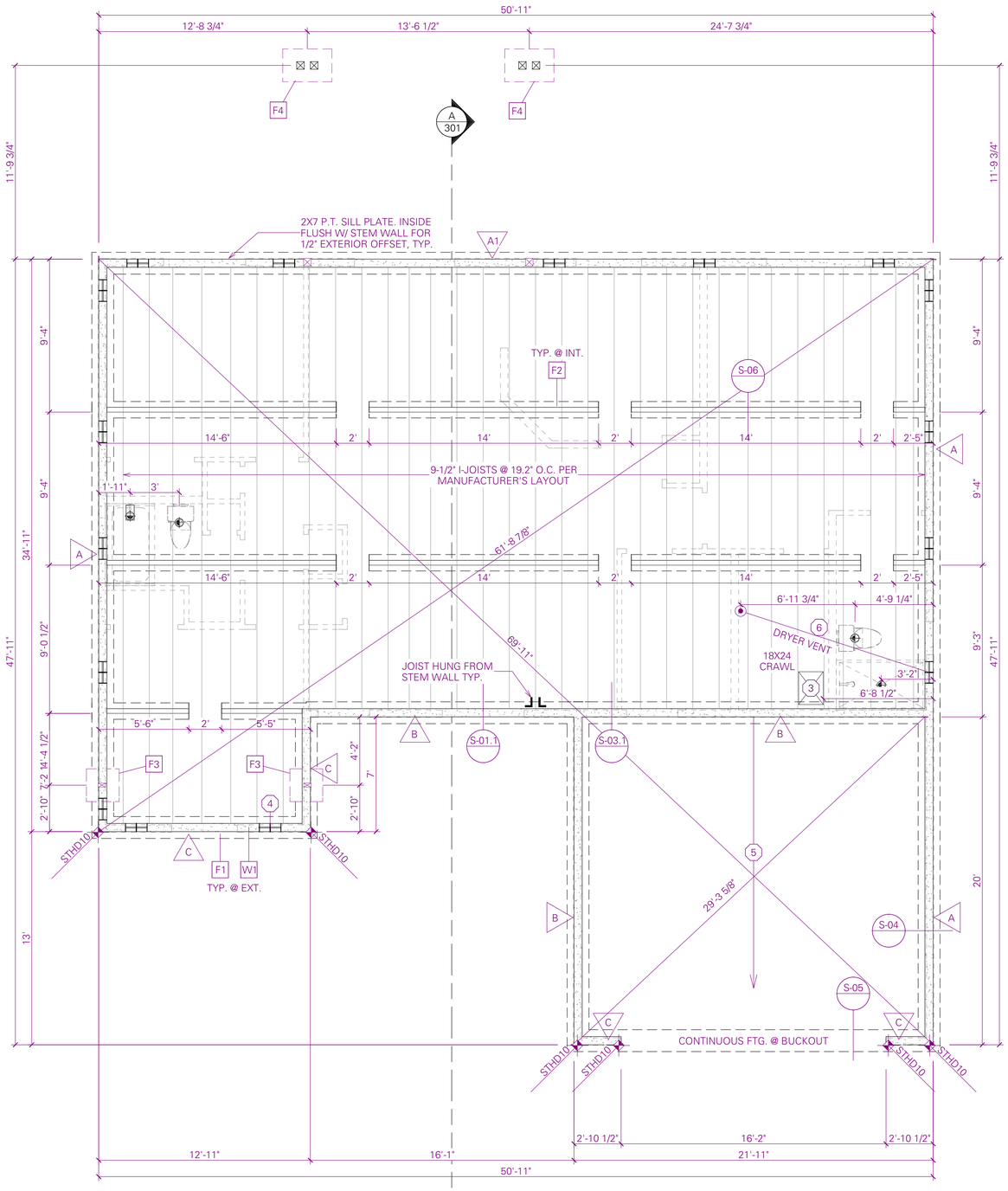
BASE PLAN ID: 1491_HOLCOMB

REVISION TABLE

NO.	DATE	REV. BY	DESC.

PRINT DATE: 5/11/2020

SHEET: G-000



01 FOUNDATION PLAN

1/4 IN = 1 FT

A 301

STEM WALL SCHEDULE			
LABEL	SIZE	REINFORCEMENT	SEISMIC ZONE
W1	6" X 22 - 24"	(1) #4 BAR W/ 30" LAP SPLICES	A-D2
W2	6" X 34 - 36"	(2) #4 BAR W/ 30" LAP SPLICES	A-D2
W3	6" X 46 - 48"	(2) #4 BAR W/ 30" LAP SPLICES	A-D2
W4	6" X 48 - 96"	(2) #4 BAR W/ 30" LAP SPLICES	A-C
W5	8" X 48 - 96"	(2) #4 BAR W/ 30" LAP SPLICES	A-D2

STEM WALLS ARE DESIGNED PRESCRIPTIVELY PER 2015 IRC. HORIZONTAL REINFORCEMENT AS FOLLOWS: (1) #4 REBAR WITHIN 12" OF TOP AND (1) AT MIDPOINT OF STEM WALL PER 2015 IRC R404.1.3.2 AND R.404.1.2(1). **STEM WALLS SHOWN ARE ASSUMING A MAX. OF 48" OF UNBALANCED BACKFILL**

FOOTING SCHEDULE		
LABEL	SIZE	REINFORCEMENT
F1	16" X 8" CONT. FTG.	(2) #4 BAR W/ 30" LAP SPLICES
F2	12" X 8" CONT. FTG.	(1) #4 BAR W/ 30" LAP SPLICES
F3	24" X 24" X 12" FTG.	(3) #4 E.W.
F4	24" X 36" X 24" FTG.	(6) #4 ON 24" SIDE
		(11) #4 ON 36" SIDE

CONTINUOUS FOOTINGS ARE DESIGNED WITH A MIN. SOIL BEARING OF 1500 PSF TYP. U.N.O.

Manufactured joist specs shall be on-site for inspection

FOUNDATION PLAN NOTES

1. STRAPS AT CORNERS &/OR END WALLS SHALL HAVE 1" CONCRETE EDGE DISTANCE, TYP. U.N.O. USE RJ STRAPS ON RIM JOIST APPLICATIONS
2. SEE SHEAR WALL SCHEDULE ON S-201 FOR A.B. SIZE & SPACING.
3. PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC. SECTION R408.4.
4. 16" X 8" FDN. VENTS AS REQ. VENTS TO BE PLACED BETWEEN JOISTS & BAFFLED WITH R-10 RIGID FOAM INSULATION. EACH VENT PROVIDES 0.52 SQ. FT. OF VENTILATION. FDN. VENTS ARE TO BE INSTALLED AT 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF CRAWL SPACE PER 2015 IRC. SECTION R408.2. VENTS ARE TO BE A MAX. OF 36" FROM BUILDING CORNERS. **WA STATE AMENDMENTS ALLOW FOR 1 SQ. FT. PER 300 SQ. FT. OF CRAWL SPACE**
5. 4" CONCRETE SLAB ON COMPACT FILL TO SLOPE TOWARD VEHICLE OPENING TO ALLOW FOR DRAINAGE. GARAGE SLAB HEIGHT T.B.D. AT JOB SITE & MUST ALLOW FOR FROST DEPTH REQUIREMENTS.
6. DRYER VENTING TO BE BROUGHT DOWN TO CRAWL SPACE THROUGH WALL BEHIND DRYER & VENTED THROUGH NEAREST SUITABLE FDN. VENT.
7. - NOT USED -
8. ALL FTG. & FDN. SIZES IN ACCORDANCE TO 2015 IRC. SECTION R403.1(1). ENGINEER/ARCHITECT HAS REVIEWED THIS PLAN FOR LATERAL FORCES ONLY & IS NOT RESPONSIBLE FOR FTG. & FDN. SIZING UNLESS SPECIFICALLY NOTED OTHERWISE. SEE FTG. & STEMWALL SCHEDULE FOR ALL SIZES & REINFORCEMENTS. EXTERIOR CONT. FTG. ARE ENGINEERED. REFER TO CALCS & SCHEDULE.

DETAIL
4: S-10
5: S-01.1 / S-01.2
7: S-15
I: S-01.1 / S-01.2

FOUNDATION PLAN NOTES

A. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE H.F. #2 MIN. TREATED WITH AN APPROVED PRESERVATIVE & GALVANIZED HOT DIPPED CONNECTORS (OR) STANDARD H.F. ON AN IMPERVIOUS MOISTURE BARRIER PER THE 2015 IRC. (OR) BORATE TREATED H.F. #2 MIN.

B. PROVIDE APPROPRIATE BLOCK-OUTS IN FTG. OR WALLS FOR PLUMBING & ELECTRICAL STUB OUTS.

C. USE 3000 P.S.I. CONCRETE WHERE REQ. BY THE 2015 IRC. TABLE 402.2. MAX. COMPRESSIVE STRENGTH AT 28 DAYS.

D. 2X P.T. MUDSILL TO BE INSTALLED FLUSH WITH THE INSIDE FACE OF FDN. WALL AT JOIST BRG. POINTS TO ACCEPT JOIST HANGERS. VERIFY THAT THE MUDSILL IS SQUARE AT ALL CORNERS. ATTACH THE MUDSILL TO THE FDN. WITH 1/2" X 10" A.B. & 1/4" X 3" X 3" WASHERS AT 6" O.C.

E. REBAR IS NOT REQ. IN INTERIOR FTG. UNLESS IT IS BELOW A LOAD BRG. POINT OR AN INTERIOR SHEARWALL PER 2015 IRC. SECTION R403.1.3.

F. WHERE REQ. PER 2015 IRC. SECTION R406.1, FDN. WALLS SHALL BE DAMP PROOFED AROUND THE ENTIRE PERIMETER USING A METHOD THAT IS APPROVED BY THE BUILDING DEPARTMENT.

G. BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH & HAS BEEN ANCHORED TO THE FLOOR ABOVE (OR) HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL. EXCEPTION: BRACING IS NOT REQ. FOR WALLS SUPPORTING LESS THAN 4' (48") OF UNBALANCED BACKFILL. (2015 IRC. SECTION R404.1.7)

H. ALL FTG. SHALL BEAR ON STIFF, FIRM SOIL MEETING THE REQUIREMENTS OF SITE CLASS "D" PER THE 2015 IRC. SECTION R301.2.2. DESIGN IS BASED ON 1500 P.S.F. SOIL. CONTRACTOR MUST VERIFY WITH BUILDING DEPARTMENT THAT THESE CONDITIONS ARE MET PRIOR TO WORK.

I. PROVIDE 6MM BLACK POLY VISQUEEN VAPOR BARRIER IN CRAWL SPACE SEALED TO STEM WALLS.

LEGEND

- = CONCRETE STEM WALL
- = 3-1/2" PONY WALL
- = WALL ABOVE
- = PLUMB DROP
- = JOIST HANGER

7909 REGISTERED ARCHITECT WILLIAM OBROCK STATE OF WASHINGTON
5/11/2020

VENTING CALCS		
	PER CODE	SHOWN ON PLANS
# OF VENTS	10	16
VENTING AREA	5.06 SQ. FT	8.32 SQ. FT

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DRAFTING@LEXARHOMES.COM

PROJECT ID: 37900147

LOCATION: 369 NW RUTH LANE BREMERTON, WA 98311

PARCEL ID: 032401-1-126-2001

CLIENT INFO: DUANE AUPPERLE

BASE PLAN ID: 1491_HOLCOMB

REVISION TABLE

NO	DATE	REV. BY	DESC.

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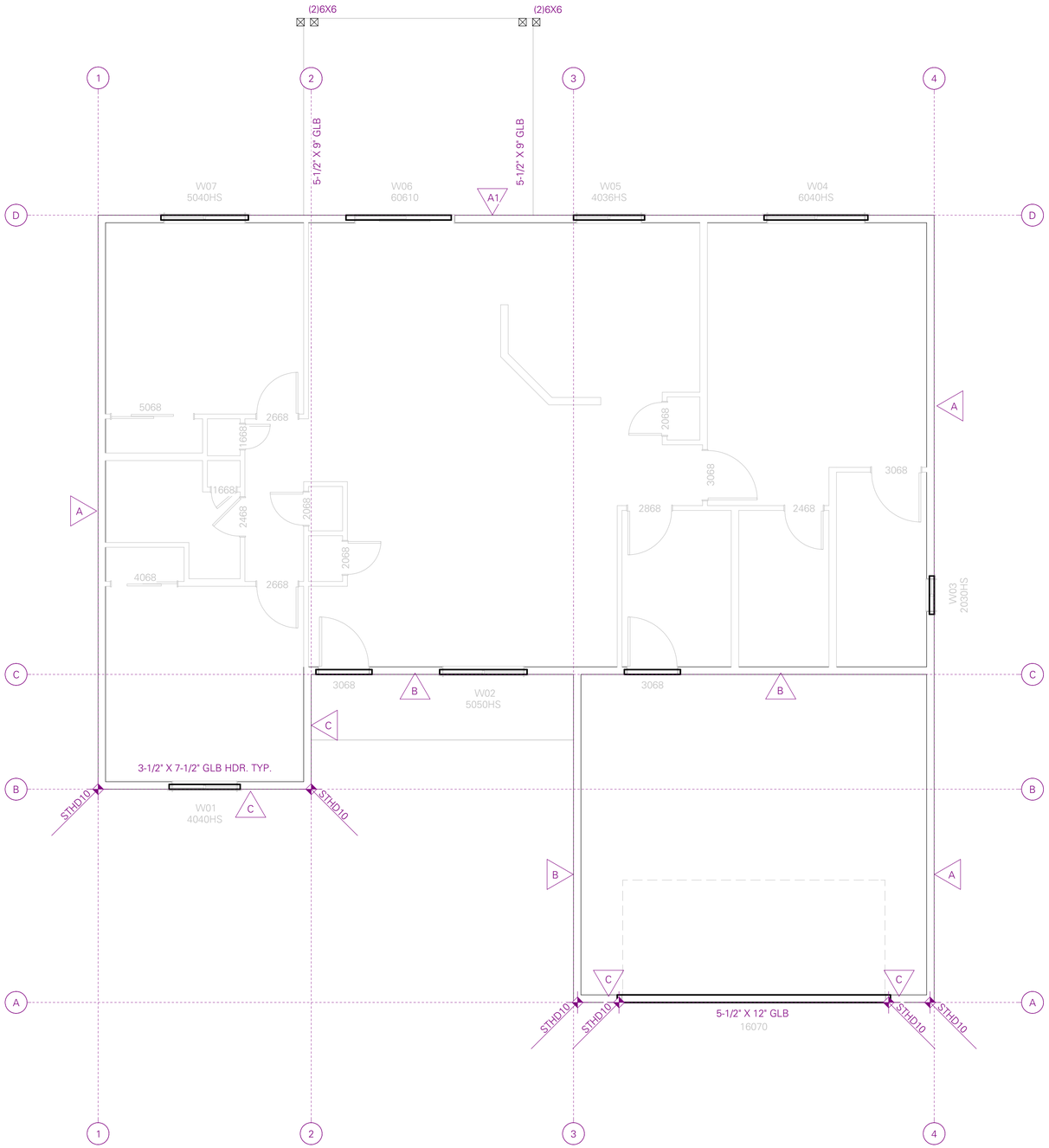

01 BRACED LATERAL PLAN

1/4 IN = 1 FT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuirlar@co.kitsap.wa.us
09/23/2020

SHEAR WALL SCHEDULE

LABEL	APA RATED SHEATHING	NAIL SIZE & SPACING @ EDGES	SILL PLATE ATTACHMENT		CAPACITY (PLF) SEISMIC/WIND
			MASAP OR 1/2" ANCHOR BOLT SPACING	SILL PLATE SIZE @ FND	
A	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	72" O.C.	2X	165
A1	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	48" O.C.	2X	200/250
B	7/16" OSB ONE SIDE	.113" X 2" @ 4" O.C.	32" O.C.	2X	300/400
C	7/16" OSB ONE SIDE	.113" X 2" @ 3" O.C.	24" O.C.	2X	390/490
C1	7/16" OSB EACH SIDE	.113" X 2" @ 3" O.C.	24" O.C.	2X	780/980
D	7/16" OSB ONE SIDE	.113" X 2" @ 2" O.C.	16" O.C.	3X OR (2) 2X	510/715
E	19/32" OSB ONE SIDE	.113" X 2" @ 6" O.C.	72" O.C.	2X	260/360
F	19/32" OSB ONE SIDE	.113" X 2" @ 4" O.C.	32" O.C.	2X	380/530
G	19/32" OSB ONE SIDE	.113" X 2" @ 3" O.C.	24" O.C.	2X	490/680
G1	19/32" OSB EACH SIDE	.113" X 2" @ 3" O.C.	24" O.C.	2X	980/1360
H	19/32" OSB ONE SIDE	.113" X 2" @ 2" O.C.	16" O.C.	3X OR (2) 2X	640/890

SHEAR WALL SCHEDULE NOTES

A. FIELD NAILING SHALL BE 12" O.C. ON SHEARWALLS A-D ONLY.
B. FIELD NAILING SHALL BE 6" O.C. ON SHEARWALLS E-H ONLY.
C. BLOCKING IS REQ. AT ALL PANEL EDGES. BLOCKING SIZE MUST MATCH SILL PLATE SIZE.
D. SHEATHING TO BE PLACED VERTICALLY. STAGGER SHEATHING WHERE APPLIED ON BOTH SIDES OF WALLS.
E. ATTACH BOTTOM PLATE OF WALL TO FLOOR OR SILL W/ .131" X 3" AT 8" O.C. (ASSUMING CONT. SHEATHING OVER RIM/PLATE)
F. (2) 2X MAY BE USED IN LIEU OF SINGLE 3X IF EDGE NAILING IS STAGGERED BETWEEN PLATES, & PLATES ARE STITCH NAILED TOGETHER W/ .131" X 3" AT 4" O.C. STAGGERED.
G. WHEN USING ANCHOR BOLTS, 3" X 3" X .229" PLATE WASHER SHALL BE USED - SEE NOTES BELOW FOR ADDITIONAL ATTACHMENT REQUIREMENTS.

SHEAR WALL PLAN NOTES

GENERAL NOTES:
PLEASE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS TO THE STRUCTURE MUST BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD.

DESIGN LOADS:
ROOF LOAD: SNOW - 25. PSF, DEAD - 15 PSF
WIND SPEED: 110 MPH (ULT), 85 MPH (ASD), EXPOSURE "D"
SEISMIC: DESIGN CATEGORY "X", SS = 1.613, S1 = 0.563, IE = 1.0 , SITE CLASS "D", R = 6.5
SOIL BEARING: 1500 P.S.F. U.N.O.
FROST DEPTH: MIN. BEARING DEPTH SHALL BE 12" U.N.O.

FOUNDATIONS:
FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER SECTION R403 OF THE 2015 IRC.

CONCRETE:
ALL CONCRETE MATERIALS SHALL BE PER 2015 IRC SECTION R402. MIN. DESIGN STRENGTH (F'C) SHALL BE 2,500 P.S.I. HOWEVERR, 3,000 P.S.I. CONCRETE IS REQ. FOR WEATHERING PROTECTION WHERE CONCRETE IS EXPOSED TO THE WEATHER. AIR ENTRAINMENT SHALL BE NOT LESS THAN 5% OR MORE THEN 7%.

REINFORCING STEEL:
MIN. GRADE 40 U.N.O. LAP ALL SPLICES PER 2015 IRC SECTION R608.5.4.3. MIN. CONCRETE COVER FOR REINFORCING STEEL PER 2015 IRC SECTION R608.5.4.1.
A. INTERIOR FACES OF SLABS &/OR WALLS = 1-1/2"
B. EXPOSED TO WEATHER OR EARTH = 1-1/2" FOR #5 & SMALLER & 2" FOR #6 & LARGER
C. FOOTING BARS REQUIRE 3" COVER

ANCHOR BOLTS:
ALL ANCHOR BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 U.N.O. (1/2" X 10") POST-INSTALLED BOLTS INTO CONCRETE NOT OTHERWISE SPECIFIED SHALL BE SIMPSON TITEN HD 1/2" X 8" ANCHOR.
INSTALL IN ACCORDANCE WITH MFR'S SPEC'S, INCLUDING MIN. EMBEDMENT & EDGE DISTANCE REQUIREMENTS. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP EPOXY.

P.T. WOOD:
WOOD USED ABOVE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE CONDITIONS LISTED IN THE CODE PER THE 2015 IRC SECTION R317.

METAL CONNECTORS:
ALL METAL CONNECTORS COMING IN CONTACT WITH P.T. WOOD SHALL BE SIMPSON "Z-MAX", TRIPLE ZINC COATED, OR HOT DIPPED GALVANIZED FOR CORROSION RESISTANCE.

NAILS:
CONNECTION DESIGNS ARE BASED ON THE PUBLISHED REQUIREMENTS IN TABLE R602 OF THE 2015 IRC. ALTERNATE FASTENING SCHEDULES MAY BE APPROVED IF PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

PRE-FABRICATED ROOF TRUSSES:
PRE-FABRICATED ROOF TRUSSES TO BE DESIGNED, FABRICATED & INSTALLED PER MFR DRAWINGS & INSTALLATION INSTRUCTIONS. PRE-FABRICATED ITEMS TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. FABRICATOR TO PROVIDE ALL TRUSS TO TRUSS CONNECTION DETAILS. ALL TEMPORARY AND PERMANENT BRACING REQ. FOR THE STABILITY OF THE TRUSS ELEMENTS UNDER GRAVITY LOADS & IN-PLANE WIND OR SEISMIC LOADS SHALL BE DESIGNED BY THE TRUSS ENGINEER.

GLUED LAMINATED BEAMS (GLB):
GLUED LAMINATED WOOD BEAMS SHALL BE GRADE DF24F-V4, FB=2,400 P.S.I., FV=240 P.S.I. U.N.O.

ENGINEERED LUMBER (LVL-PSL):
LVL MATERIAL SHALL HAVE THE FOLLOWING MIN. PROPERTIES: E=1.7E, FB=2,650 P.S.I.

PSL MATERIAL SHALL HAVE THE FOLLOWING MIN. PROPERTIES: E=2.0E, FB=3,100 P.S.I.

ENGINEER:

EINSTEIN DESIGN
CARLIE BERARD, P.E.
WILLIAM OBROCK ARCHITECT NCARB
606 COMMERCIAL AVE SUITE D
ANACORTES, WA 98221
PHONE: 360.915.9142 EXT:123

7909 REGISTERED ARCHITECT WILLIAM OBROCK STATE OF WASHINGTON
5/11/2020

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DRAFTING@LEXARHOMES.COM

PROJECT ID:
37900147

LOCATION:
359 NW RUTH LANE
BREMERTON, WA 98311

PARCEL ID:
032401-1-126-2001

CLIENT INFO:
DUANE AUPPERLE

BASE PLAN ID:
1491_HOLCOMB

REVISION TABLE

NO	DATE	REV. BY	DESC.

PRINT DATE:
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S-201

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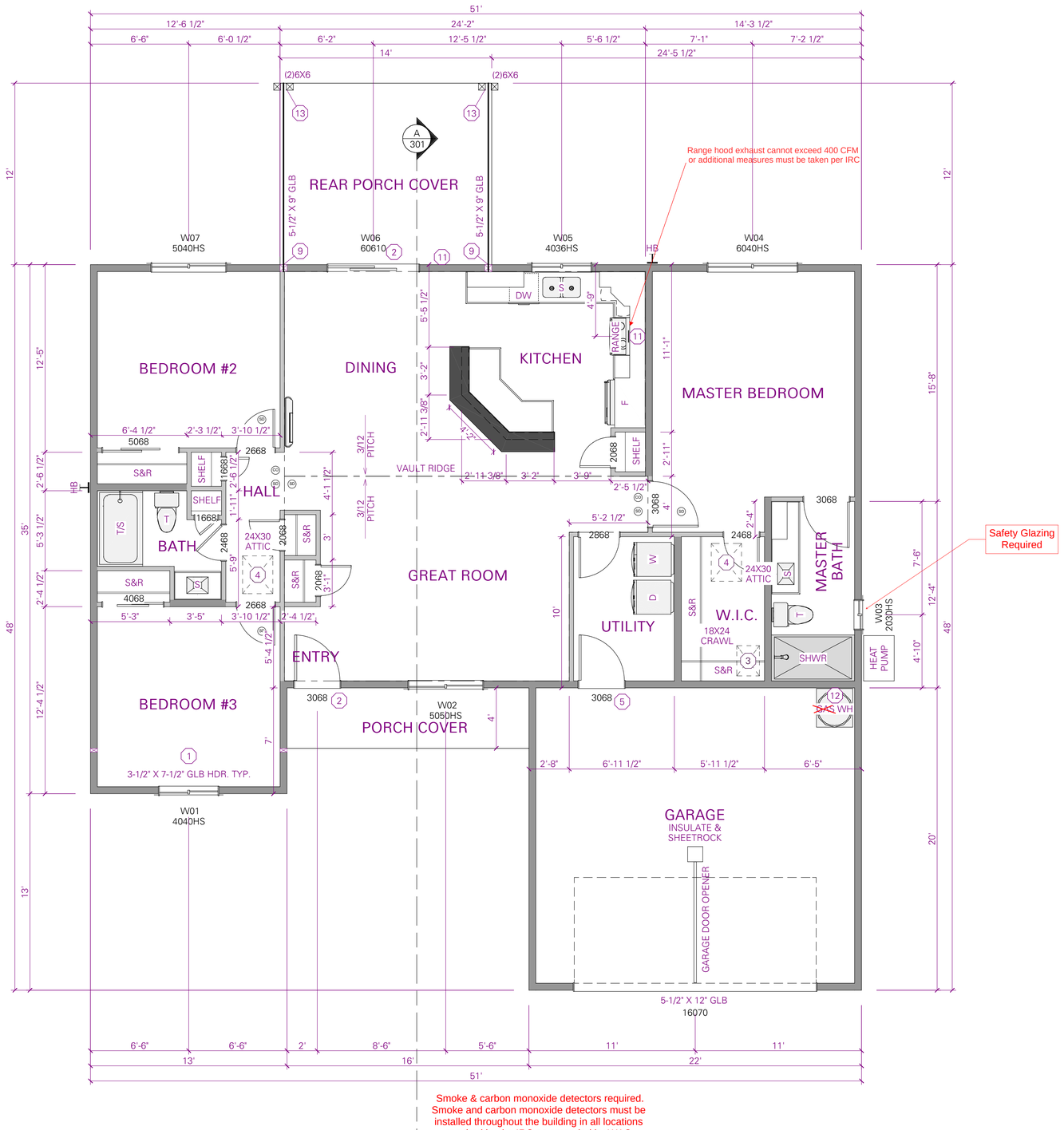

01 MAIN FLOOR PLAN

1/4 IN = 1 FT

A 301

WINDOW SCHEDULE							
NUMBER	LABEL	EGRESS	TEMPERED	COMMENTS	QTY	U-FACTOR	AREA
W01	4040HS	YES			1	0.27	16.0
W02	5050HS				1	0.27	25.0
W03	2030HS		YES	OBS	1	0.27	6.0
W04	6040HS	YES			1	0.27	24.0
W05	4036HS				1	0.27	14.0
W06	60610 SGD	YES	YES		1	0.27	41.0
W07	5040HS	YES			1	0.27	20.0
TOTALS:							146.0

SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.25 TYP. U.N.O.
AREA SHOWN IS PER INDIVIDUAL UNIT.

EXTERIOR DOOR SCHEDULE					
SIZE	ROOM NAME	FIRE	TEMPERED	COMMENTS	AREA
3068 L EX	ENTRY/PORCH COVER				20.0
16070	GARAGE			INSULATED	112.0
3068 L EX	UTILITY/GARAGE	YES			20.0
TOTALS:					152.0

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BEDROOM #3	142	
CLOSET #3	9	
ENTRY	17	
GREAT ROOM	284	
DINING	137	
KITCHEN	127	
MASTER BEDROOM	214	
PANTRY	5	
MASTER BATH	64	
W.I.C.	51	
UTILITY	62	
BATH	42	
LINEN	3	
CLOSET	4	
CLOSET	5	
CLOSET #2	12	
BEDROOM #2	139	
HALL	35	

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Kitsap County Building Department
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09/23/2020

7909 REGISTERED ARCHITECT
WILLIAM OBROCK
STATE OF WASHINGTON
5/11/2020

FLOOR PLAN NOTES

DETAIL A-02

1. ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED W/ 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS.
2. PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRED GUARD PER 2015 IRC.
3. PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC SECTION R408.4
4. PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS W/ TIGHT FITTING DOOR THAT IS BACKED W/ INSULATION.
5. SELF CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
6. INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FDN TYP. U.N.O.
7. PROVIDE 1/8" HARDBOARD W/ FSK PAPER OR EQUIVALENT MOISTURE RATED BOARD BEHIND ALL TUBS & SHOWERS AT EXTERIOR WALLS FOR FULL 6-SIDED INSULATION INSTALL.
8. PROVIDE 5/8" TYPE-X GWB ON HOUSE/GARAGE COMMON WALLS AS REQ.
9. ALL PORCH BEAMS TO BE POCKETED INTO WALLS PER DETAIL A-05. TYP. U.N.O.
10. MAIN FLOOR CEILING HEIGHT: 8' - TYP. U.N.O.
11. GAS ROUGH IN
12. GAS WATER HEATER
13. MULTIPLE 6X6 PORCH COLUMN PER DETAIL A-12.1

GENERAL FRAMING NOTES

A. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" (OR EQUIVALENT) T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.

B. FIRE BLOCKING IS REQ. AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDE: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE BLOCK AT MIN. 10' O.C. HORIZONTALLY IN WALL CAVITIES.

C. U.N.O. NAIL ALL TOP PLATES TOGETHER W/ 10D NAILS AT 12" O.C. & AT SPLICES W/ 10D NAILS AT 6" O.C. LAP SPLICES A MIN. OF 48" TYP. NAIL ALL BOTTOM PLATES TO FLOOR SHEATHING & MUDSILL W/ (2) 10D NAILS AT EACH STUD BAY. NAIL ALL OSB SHEATHING W/ 8D NAILS AT 6" O.C. ON EDGE & 12" O.C. IN THE FIELD U.N.O. EXTERIOR STUDS MUST BE SPACED AT 16" O.C.

D. WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS U.N.O.

E. PROVIDE (2) BEARING (TRIMMER) STUDS BELOW EACH END OF ALL HEADERS, BEAMS & GIRDER TRUSSES 6'-0" IN LENGTH & OVER U.N.O.

F. USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT CEILING PER 2015 IRC SECTION R702.3.5 & TABLE.

G. SEE ENGINEERING ON S-201 FOR ALL SHEARWALL PLACEMENTS & REQUIREMENTS. SHEARWALL DETAILS MUST BE FOLLOWED EXACTLY. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONCERNS.

H. REVIEW APPROVED PLANS & DETAILS PRIOR TO STARTING FRAMING WORK. CHECK FOR SPECIFIC REQUIREMENTS ON NAILING, BLOCKING, SHEATHING & ANCHOR ATTACHMENTS.

I. 6X6 OR 4X4 POST IN WALL. GANG STUDS MAY BE USED INSTEAD OF SOLID POST TYP. U.N.O.

J. SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
- VERIFYING & MEETING ALL LOCAL & STATE CODE REQ.
- REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQ. OF THE ENGINEER & THE BUILDING DEPT.
- MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQ. BY STATE & LOCAL AUTHORITIES.
- VERIFY ACCURACY OF ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

LEGEND

= 2X6 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. - PROVIDE R-23.5 BIBS INSULATION ON EXTERIOR WALLS. PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.

= 2X4 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. - PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.

= 2X6 HALF WALL - 42" TALL WALL W/ WOOD CAP - STUDS SPACED AT 16" O.C. W/ 1/2" DRYWALL ON EACH SIDE AS REQ.

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PROJECT ID: 37900147

LOCATION: 359 NW RUTH LANE BREMERTON, WA 98311

PARCEL ID: 032401-1-126-2001

CLIENT INFO: DUANE AUPPERLE

BASE PLAN ID: 1491_HOLCOMB

REVISION TABLE

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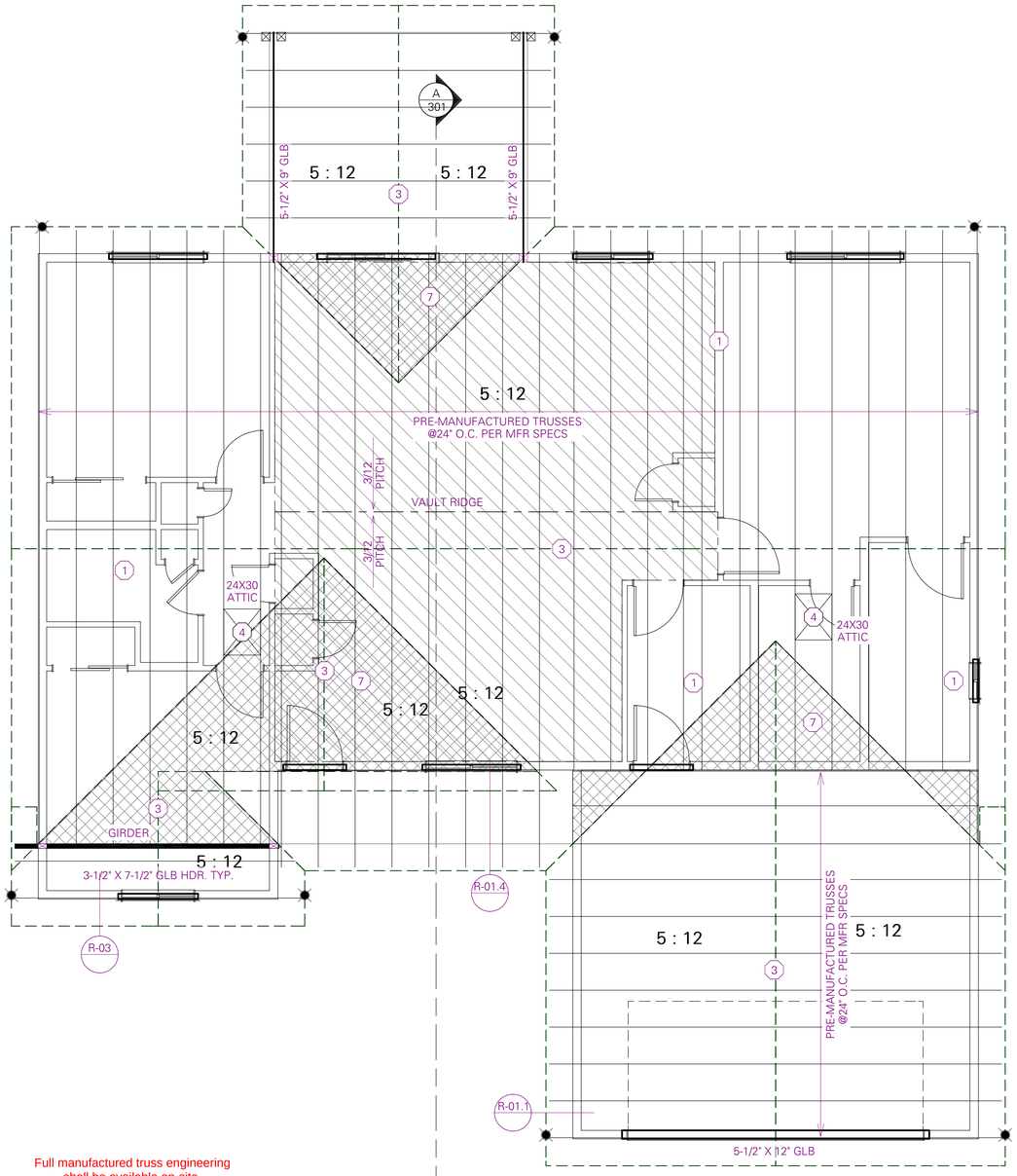

Full manufactured truss engineering shall be available on-site at framing inspection

01 ROOF PLAN
1/4 IN = 1 FT

A
301

ROOF PLAN NOTES

DETAIL

1. EXHAUST FAN LOCATION - TO BE VENTED TOWARDS BACK OF HOME - DETERMINED IN FIELD - 6" DIA. HOLE CUT OUT FOR VENTING W/ 6" FLEX DUCT.
2. FOR ALTERNATIVE ROOF HOLE CUTOUT AND DUCT TYPE/SIZE, REFER TO 2015 IRC M1506.2.
3. CONTINUOUS RIDGE VENTING - CUT SHEATHING BACK 1" AT RIDGE ON EACH SIDE - SEE NOTE 6 FOR VENTING REQUIREMENTS. 11 SQ. IN. NFVA PER LINEAR FOOT.
4. PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS W/ TIGHT FITTING DOOR THAT IS BACKED W/ INSULATION.
5. FOLLOW ALL TRUSS FRAMING DETAILS PER MFR. TRUSS COMPANY LAYOUT SUPERCEDES TRUSSES SHOWN ON THIS PLAN.
6. PROVIDE ATTIC VENTILATION PER 2015 IRC SECTION R806.2. THE NET FREE VENTILATED AREA SHALL BE 1/300 SQ. FT. 50% OF THE REQ. VENTILATION AREA SHALL BE A MAX OF 3' BELOW THE RIDGE OR HIGHEST POINT OF SPACE. THE BALANCE OF REQ. VENTILATION SHALL BE PROVIDED AT THE EAVES. MIN. ROOF VENTILATION TO BE A 50/50 SPLIT. PREFERRED VENTILATION TO BE A 40 (UPPER)/60 (LOWER) SPLIT.
7. IF NOT USING JACK TRUSSES FROM MFR. FOR OVERFRAMING AREAS, REFER TO NOTES BELOW FOR OVER FRAMING CONSTRUCTION (2015 IRC SECT. 802.3 & TABLE 802.5.1(3) — R-07
   RIDGE BEAM MUST BE SAME HEIGHT AS RAFTER END CUT OR LARGER
   - 2X4 RAFTER (RAFTER SPAN UP TO 6'-0")
   - 2X6 RAFTER (RAFTER SPAN UP TO 8'-10")
   - 2X8 RAFTER (RAFTER SPAN UP TO 11'-8")
   - 2X10 RAFTER (RAFTER SPAN UP TO 13'-8")
   THESE VALUES ARE BASED OFF A 24" SPACING USING D.F. #2 LUMBER.FOR ALTERNATE SPACING OR LUMBER TYPE, REFER TO TABLE 802.5.1(3)
8. U.N.O. SHEATH ROOF PER 2015 IRC SECTION R602 & TABLE R605.3(1). FASTEN PANELS W/ 8D NAILS AT 6" O.C. AT EDGE & 12" O.C. IN THE FIELD. DO NOT STAPLE UNLESS APPROVED BY A LICENSED ENGINEER!
9. U.N.O. TOE-NAIL EACH END OF TRUSS AT BEARING WALLS W/ (2) 10D NAILS & FASTEN W/ TRUSS CLIPS PER PLAN. TOE-NAIL ALL GABLE END TRUSSES W/ (2) 10D NAILS AT 16" O.C. INTO TOP PLATES.
10. TYPICAL OVERHANGS AS FOLLOWS U.N.O. (MEASURED FROM WALL FRAMING) — R-01.1
    -GABLES - 13-1/2"
    - EAVES - 17-1/2"
11. PROVIDE VENTED SOFFITS AT ALL EAVES U.N.O. 11 SQ. IN. NFVA PER LINEAR FOOT. — R-01.1

ROOF SHEATHING SIZE

- [x] UP TO 40 LBS — 7/16" OSB
- [ ] UP TO 70 LBS — 15/32" OSB
- [ ] UP TO 130 LBS — 5/8" OSB

ROOF AREA NOTES

PROJECTED - THIS IS THE AREA OF THE ROOF PLANE POLYLINE, INCLUDING FASCIA AND SHADOW BOARDS, AS SEEN IN FLOOR PLAN VIEW. IT DOES NOT EQUAL THE ROOF SURFACE AREA UNLESS THE PITCH IS 0.

SURFACE - THIS IS THE AREA OF THE ROOF PLANE'S TOP SURFACE, WHICH COVERS THE FASCIA AND SHADOW BOARDS WITH THE PITCH TAKEN INTO ACCOUNT.

OVERHANG - THIS IS THE AREA OF THE ROOF PLANE'S OVERHANG, INCLUDING FASCIA AND SHADOW BOARDS, AS SEEN IN FLOOR PLAN VIEW.

VAULTED - THIS IS THE AREA OF THE CEILING PLANE POLYLINE, AS SEEN IN FLOOR PLAN VIEW. IT DOES NOT EQUAL THE CEILING SURFACE AREA UNLESS THE PITCH IS 0.

ROOF AREA			
PROJECTED	SURFACE	OVERHANG	VAULTED
2561 SQ. FT.	2774 SQ. FT.	355 SQ. FT.	597 SQ. FT.

7909 REGISTERED ARCHITECT
WILLIAM OBROCK
STATE OF WASHINGTON
5/11/2020

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LOCATION: 359 NW RUTH LANE BREMERTON, WA 98311
PARCEL ID: 032401-1-126-2001
CLIENT INFO: DUANE AUPPERLE
BASE PLAN ID: 1491_HOLCOMB

REVISION TABLE

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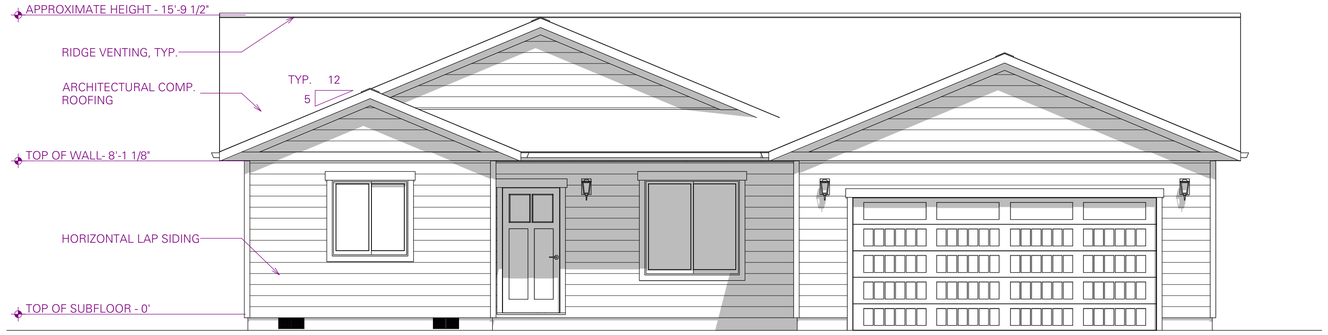
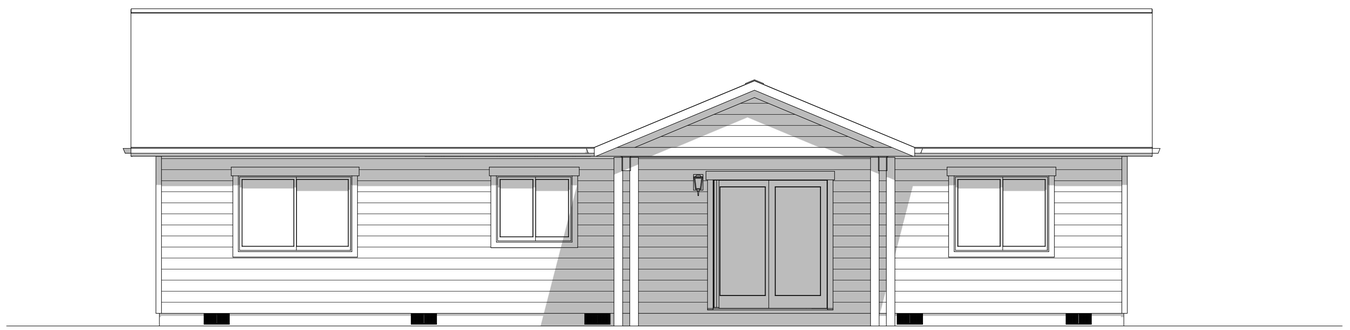
Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum, or to an infiltration system if required. All surface drainage shall have a minimum 2% grade away from the foundation.



01 ELEVATION - FRONT
1/4 IN = 1 FT



02 ELEVATION - BACK
1/4 IN = 1 FT

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LOCATION:
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PARCEL ID:
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CLIENT INFO:
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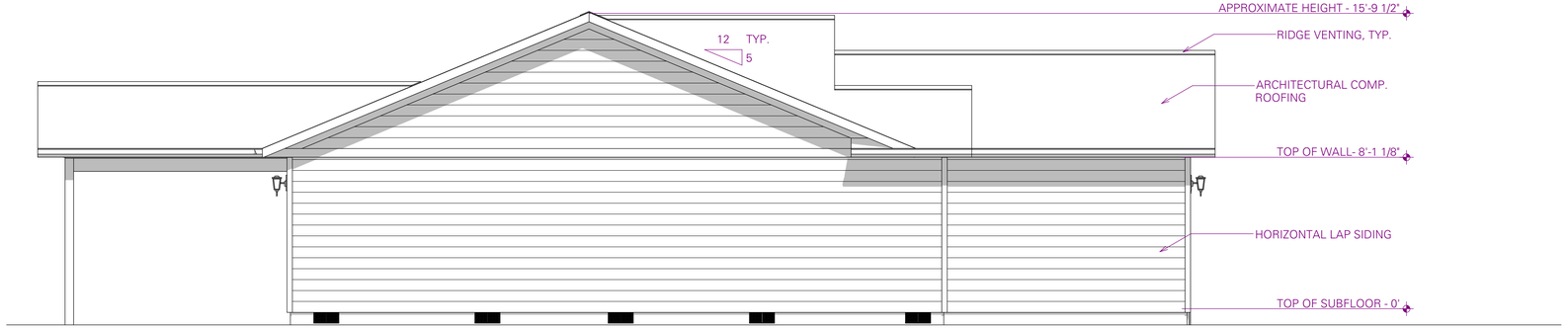

01 ELEVATION - LEFT

1/4 IN = 1 FT

02 ELEVATION - RIGHT

1/4 IN = 1 FT

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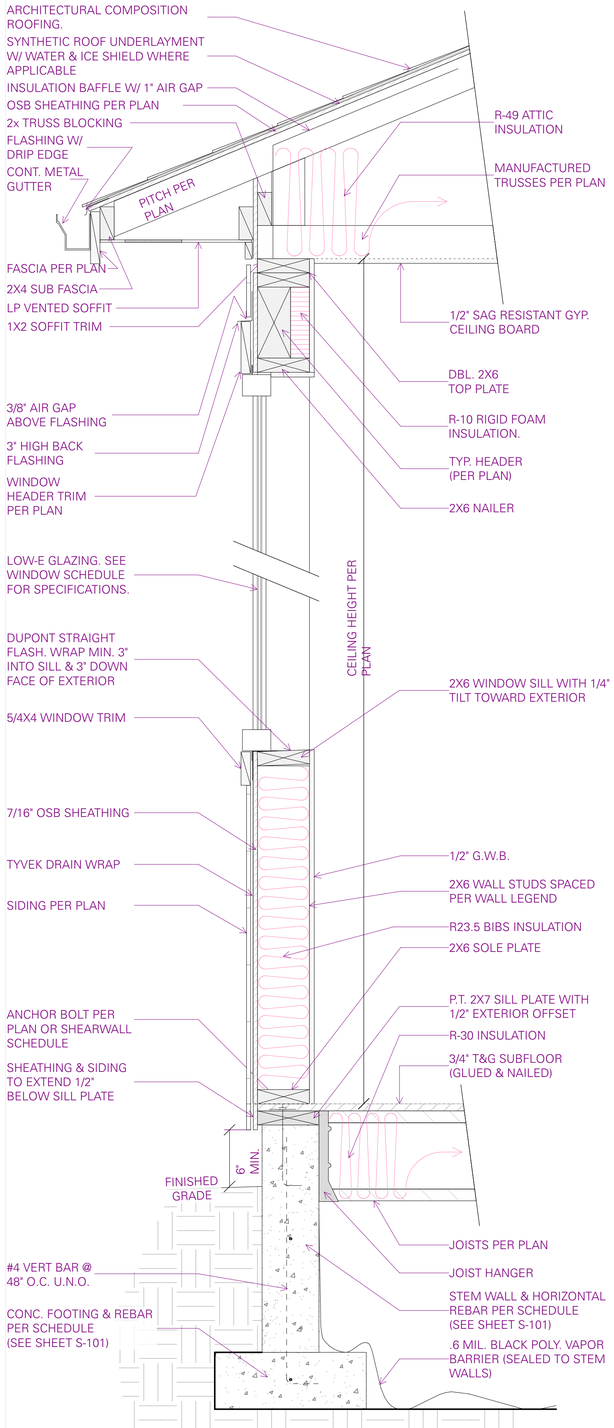
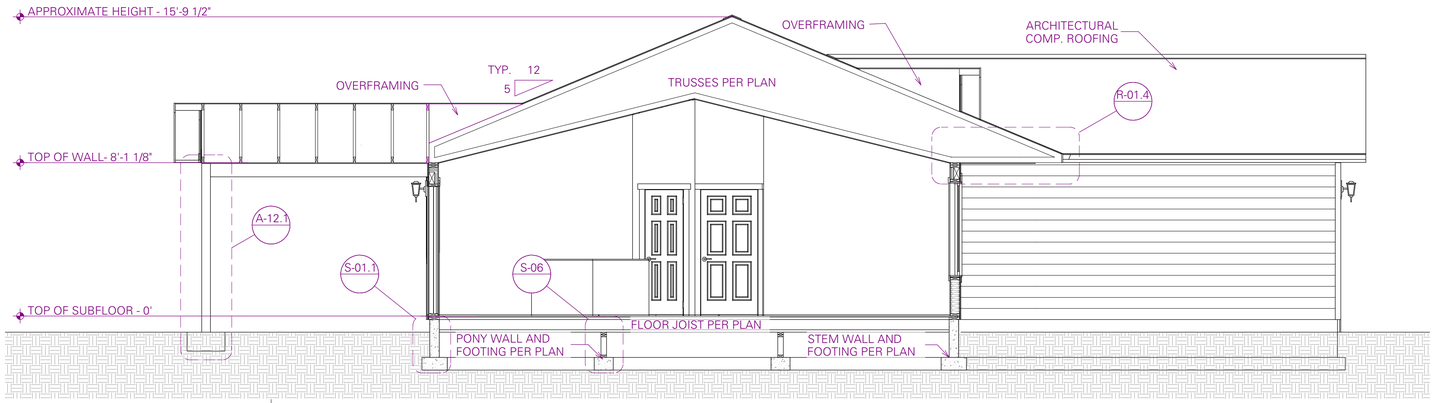


0 TYPICAL WALL SECTION

SCALE: 1 1/2 IN = 1 FT



02 CROSS SECTION - AA

1/4 IN = 1 FT

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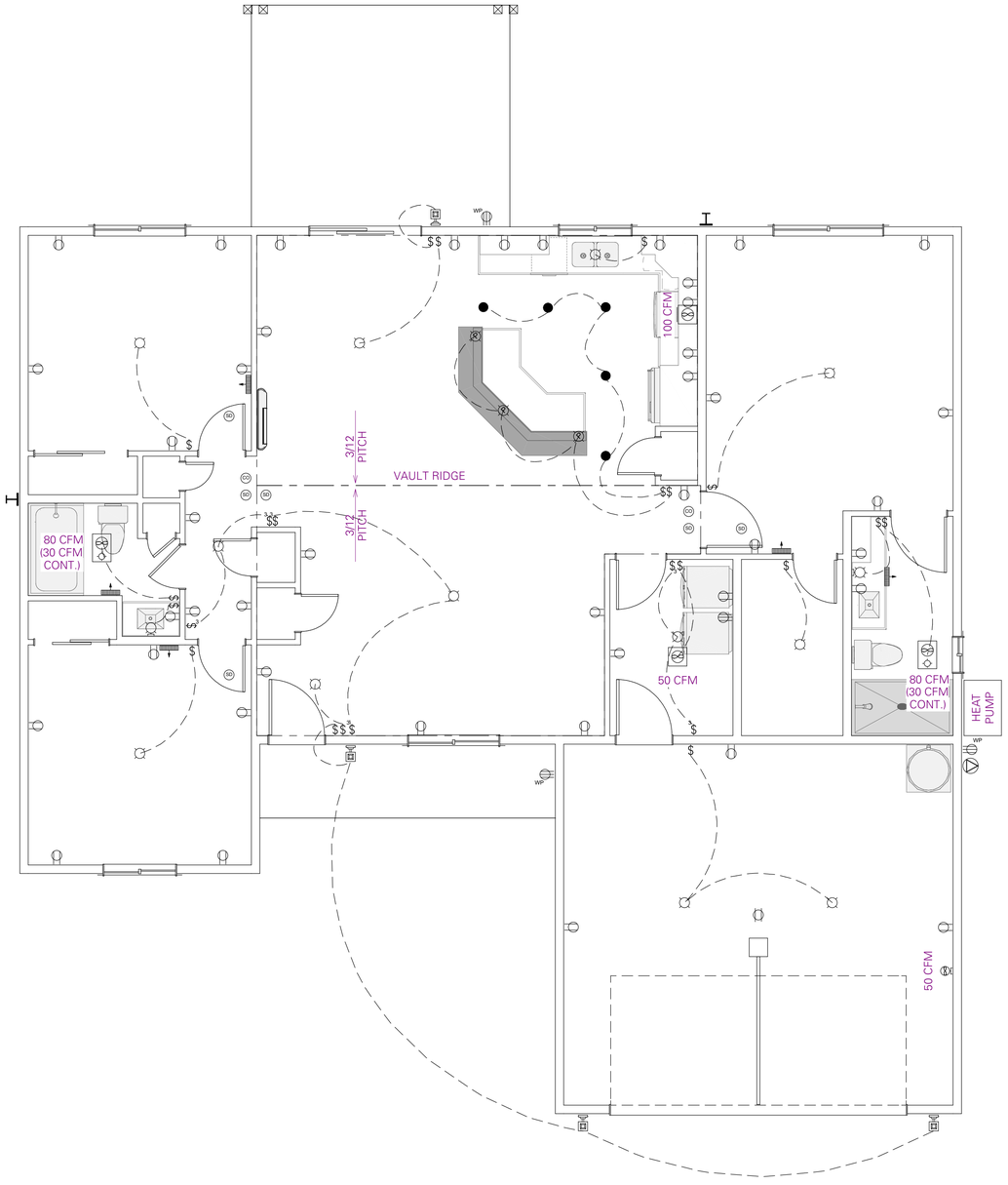

01 ELECTRICAL PLAN
1/4 IN = 1 FT

ELECTRICAL SCHEDULE	
	220 POWER FOR HEAT PUMP
	220V
WP	WEATHERPROOF OUTLET
CO	CO DETECTOR
	CEILING MOUNTED OUTLET
	DUPLEX
	EXHAUST (LIGHT)
	EXHAUST (WALL MOUNTED)
	EXHAUST FAN
	EXTERIOR LIGHT
	LIGHT FIXTURE
P	PENDANT LIGHT
SD	SMOKE DETECTOR
$	SWITCH
	WALL HEATER
	WALL MOUNT LIGHT
$3	THREE WAY
	RECESSED LED LIGHT

ELECTRICAL PLAN NOTES

DETAIL

(A) ALL KITCHEN & BATHROOM OUTLETS TO BE ON GFCI CIRCUITS

(B) ALL OUTLETS & SWITCHES TO BE PLACED PER 2015 CODE BY LICENSED ELECTRICIAN - PLACEMENT TO BE DETERMINED & LOCATED DURING WALK THROUGH

(C) SMOKE DETECTORS SHALL BE 110V HARD WIRED W/ BATTERY BACKUP & SHALL BE INTERCONNECTED. OWNER SHALL BE RESPONSIBLE FOR SMOKE DETECTORS IF A MONITORED FIRE SYSTEM IS REQ.

(D) 75% OF ALL PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS. (2015 WSEC SECTION R404.1)

ELECTRICAL SCHEDULE

GENERIC ITEMS SHOWN ON PLANS. EXACT LOCATIONS TO BE FIELD LOCATED. REFER TO CONTRACT FOR ANY ADDITIONAL/OPTIONAL ITEMS.

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