

BUILDING CODE

1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THESE DRAWINGS, SPECIFICATIONS, AND THE CODES, RULES AND REGULATIONS OF THE *INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION*, AS ADOPTED AND AMENDED BY THE *CITY OF BREMERTON, WASHINGTON*, HEREINAFTER REFERRED TO AS THE BUILDING CODE.
2. WHERE NOTED IN THE STRUCTURAL NOTES, CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL ALSO CONFORM TO THE FOLLOWING STANDARDS. WHERE THESE STANDARDS CONFLICT WITH THE BUILDING CODE, THE CODE SHALL GOVERN.
3. GENERAL
- A. *ASCE* - *AMERICAN SOCIETY OF CIVIL ENGINEERS*:
- a. *ASCE7* "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (2010)
4. CONCRETE
- A. *ACI* - *AMERICAN CONCRETE INSTITUTE*:
- a. ACI-318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (2014)
- b. ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (2011)
- c. ACI-315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (1999)
- d. ACI-117 "STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS" (2010)
5. WOOD
- A. *AWC* - *AMERICAN WOOD COUNCIL*:
- a. *ND* "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (2015)
- b. *SDPWS* "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC" (2015)

DESIGN CRITERIA

1. LIVE LOAD CRITERIA
- | | |
|-----------------|--------------------|
| ROOF LIVE LOAD | 20 PSF (REDUCIBLE) |
| FLOOR LIVE LOAD | 40 PSF (REDUCIBLE) |
2. DEAD LOAD CRITERIA
- | | |
|-----------------|--------|
| FLOOR DEAD LOAD | 12 PSF |
| ROOF DEAD LOAD | 15 PSF |
3. SNOW DESIGN CRITERIA
- | | |
|------------------------|--------|
| GROUND SNOW LOAD | 15 PSF |
| MINIMUM ROOF SNOW LOAD | 25 PSF |
4. WIND DESIGN CRITERIA
- | | |
|---|---------|
| 3-SECOND GUST WIND SPEED, <i>V</i> = | 110 MPH |
| EXPOSURE FACTOR | D |
| IMPORTANCE FACTOR <i>I</i> = | 1.00 |
| TOPOGRAPHIC FACTOR <i>K_{zt}</i> = | 1.00 |
| INTERNAL PRESSURE COEFFICIENT <i>C_{pi}</i> = | 0.18 |
5. SEISMIC DESIGN CRITERIA
- | | |
|------------------------------|-------|
| SEISMIC USE GROUP | II |
| SITE CLASS | D |
| IMPORTANCE FACTOR <i>I</i> = | 1.00 |
| SDS = | 1.058 |
| SEISMIC DESIGN CATEGORY | D |
- | | |
|-----------|-----------|
| LATITUDE | 47.586 N |
| LONGITUDE | 122.677 W |
- SEISMIC FORCE RESISTING SYSTEM:
LIGHT-FRAMED WOOD SHEAR WALLS
- | | |
|---|----------------|
| DESIGN BASE SHEAR (SEISMIC), <i>V</i> = | 4050 LBS (ASD) |
| RESPONSE COEFFICIENT, <i>C_s</i> = | 0.163 |
| RESPONSE MODIFICATION FACTOR, <i>R</i> = | 6.5 |
| DEFLECTION AMPLIFICATION FACTOR, <i>C_d</i> = | 4.0 |
6. FOUNDATION DESIGN CRITERIA
- | | |
|-----------------------------------|---------------------------|
| SOIL PROFILE TYPE = | SITE CLASS D |
| FOUNDATION TYPE = | SPREAD AND STRIP FOOTINGS |
| ALLOWABLE SOIL BEARING PRESSURE = | 1500 PSF |

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND THE CODES, RULES AND REGULATIONS OF THE BUILDING CODE AS DEFINED IN THE "BUILDING CODE" SECTION.
2. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AS REQUIRED FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL MEMBERS ARE IN PLACE AND FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
5. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
6. FRAMING MEMBERS WHICH ARE NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED POINT OF MEMBERS.
7. IF ANY ERRORS OR OMISSIONS APPEAR TO EXIST IN THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OR ARCHITECT IN WRITING OF SUCH OMISSION OR ERROR BEFORE PROCEEDING WITH THE WORK.
8. NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR WORK, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.
9. CONTRACTOR SHALL COORDINATE THE STRUCTURAL DRAWINGS WITH DRAWINGS FROM ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL.
10. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
11. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.
12. MATERIAL SPECIFICATIONS ARE ASTM LATEST EDITION.
13. CONSTRUCTION TOLERANCES SHALL CONFORM TO THE BUILDING STANDARDS SPECIFIED IN THE "BUILDING CODE" SECTION.
14. ALL MATERIALS SHALL BE DELIVERED, STORED AND HANDLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. PROTECT ALL ITEMS FROM DAMAGE, MOISTURE, CORROSION, OR DETERIORATION BEFORE, DURING AND AFTER INSTALLATION.

WOOD

1. LUMBER AND MANUFACTURED WOOD PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE AND NDS SPECIFICATIONS
2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING AND DRESSING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. LUMBER SHALL BE THE MATERIALS AND GRADES AS FOLLOWS:
- A. JOISTS:
- | | |
|------------------|----------|
| 2x or 4x NOMINAL | DFL No 2 |
|------------------|----------|
- B. BEAMS:
- | | |
|---------------------|--------------|
| 2x or 4x NOMINAL | DFL No 1 |
| 6x NOMINAL OR WIDER | DFL B&S No 1 |
- C. POSTS:
- | | |
|---------------------------|----------------|
| 2x BUILT UP POSTS | HF or DFL STUD |
| 4x POSTS | DFL No 1 |
| 6x NOMINAL or WIDER POSTS | DFL P&T No 1 |
- D. MISC. FRAMING:
- | | |
|-------------------------|----------|
| PLATES, BLOCKING, FILLS | STANDARD |
|-------------------------|----------|
- E. STUDS:
- | | |
|-------------------------------------|----------------|
| 2x4 or 2x6 EXTERIOR or LOAD BEARING | HF or DFL STUD |
| 2x8 AND LARGER | DFL No 2 |
| INTERIOR NON-LOAD BEARING | ANY |
4. MINIMUM NAILING REQUIREMENTS. UNLESS OTHERWISE NOTED, MINIMUM NAILING SHALL CONFORM TO THE GOVERNING CODE AND AS FOLLOWS:
- A. JOISTS OR RAFTERS TO SIDES OF STUDS:
- | | |
|-------------------------------------|-------|
| JOISTS OR RAFTERS 8 INCH OR LESS | 3-16D |
| FOR EACH ADDITIONAL 4 INCH IN DEPTH | 1-16D |
- B. JOISTS AT ALL BEARINGS:
- | | |
|--------------------|-------|
| TOENAILS EACH SIDE | 2-10D |
|--------------------|-------|
- C. STUDS TO BEARING:
- | | |
|--------------------|-------|
| TOENAILS EACH SIDE | 2-10D |
|--------------------|-------|
- D. BLOCKING BETWEEN JOISTS:
- | | |
|--------------------------------------|-------|
| TO JOIST-TOENAILS EACH SIDE EACH END | 2-10D |
| TO JOIST BEARINGS-TOENAILS EACH SIDE | 2-10D |
- E. CROSS-BRIDGING BETWEEN JOISTS OR RAFTERS:
- | | |
|-------------------|------|
| TOENAILS EACH END | 2-9D |
|-------------------|------|
- F. BLOCKING BETWEEN STUDS:
- | | |
|-------------------|-------|
| TOENAILS EACH END | 2-10D |
|-------------------|-------|
- G. DOUBLE TOP PLATES:
- | | |
|----------------------------------|--------------|
| LOWER PLATE TO TOP OF STUD | 2-16D |
| UPPER TO LOWER PLATE - STAGGERED | 16D @ 16" OC |
- H. MULTIPLE JOISTS:
- | | |
|--------------------|--------------------------|
| 4 IN WIDTH OR LESS | 16D @ 12" OC |
| MORE THAN 4 INCHES | 16D @ 12" O.C. STAGGERED |
5. INDIVIDUAL MEMBERS OF BUILT-UP POSTS AND BEAMS SHALL EACH BE ATTACHED WITH 16D COMMON NAILS AT 12" OC STAGGERED, MIN.
6. ALL NAILS SHALL BE COMMON WIRE NAILS. WHENEVER POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED. THERE SHALL BE A MINIMUM OF 2 NAILS AT ALL WOOD CONTACTS AND JOINTS USING 8D NAILS FOR 1 INCH THICK MATERIAL, 16D NAILS FOR 2 INCH THICK MATERIAL, AND 40D NAILS FOR 3 INCH THICK MATERIAL. ALL CONTINUOUS CONTACTS PROVIDE MINIMUM NAILS AT 12" OC WITH NAIL SIZES AS CALLED ABOVE.
7. AT SAWN TIMBER JOISTS WITH A THICKNESS-TO-DEPTH RATIO OF 1/6 AND GREATER, PROVIDE CROSS-BRIDGING AT 12'-0" OC.
8. PROVIDE SOLID BLOCKING AT ALL JOIST ENDS AND AT BEARING POINTS.
9. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE GOVERNING CODE.
10. ALL BEARING AND EXTERIOR STUD WALLS SHALL BE 2X6 @ 16" OC, UON.
11. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHTS AND AT INTERVALS NOT TO EXCEED 10'-0" OF ALL LOAD BEARING WALLS OVER 10'-0" IN HEIGHT.
12. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF INTERIOR NONBEARING STUD PARTITIONS FOR LOCATION AND SIZE OF OPENINGS IN STUD WALLS, AND FOR ALL WALL FINISH DETAILS.
13. ALL WOOD STUD WALL SILL PLATES SHALL BE ATTACHED TO CONCRETE OR MASONRY WITH 5/8 INCH DIAMETER ANCHOR BOLTS AT 48" OC, UON. ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY. PROVIDE A MINIMUM OF TWO ANCHORS PER SILL PLATE PIECE WITH ONE ANCHOR PLACED AT 6" FROM EACH END. ANCHOR BOLTS SHALL BE INSTALLED WITH A MINIMUM 3"x3"x0.229" PLATE WASHER.
14. ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 6" OC STAGGERED UNLESS SHOWN OTHERWISE.
15. ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE IN ACCORDANCE WITH AWPS-FDN, AND BEAR THAT QUALITY MARK.
16. PROVIDE STANDARD CUT WASHERS UNDER ALL BOLTS HEADS AND NUTS IN CONTACT WITH WOOD.
17. ALL STRUCTURAL SHEATHING SHALL BE STRUCTURAL I PLYWOOD OR ORIENTED STRAND BOARD (OSB) AND SHALL CONFORM TO PRODUCT STANDARD PS1-95 OR PS2-99. TYPE AND THICKNESS SHALL BE AS SPECIFIED ON THE PLANS.
18. GLUED LAMINATED MEMBERS:
- A. ALL GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN ACCORDANCE WITH AITC 110, AITC 117 AND ANSI/AITC A1901. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AITC CERTIFICATE OF CONFORMANCE.
- B. USE EXTERIOR-TYPE ADHESIVES.
- C. BEAMS SHALL BE INDUSTRIAL APPEARANCE GRADE, UON.
- D. BEAMS SHALL BE COMBINATION 24F-V8, FB=2400 PSI.
- E. CAMBER ALL GLU-LAM BEAMS 2,000-FOOT RADIUS, UON.

Tax Account No. 112301-3-015-2002
This Project does not affect the Lateral Demands or Capacity of the Building. No Lateral Structural Work is Required.

Wall Sheathing and Nailing Schedules are Not Required for the Infill Walls.

Existing Walls Do Not Require Additional Anchorages or Hold-Downs as the Loads to them are not Changing.

Building Code and Structural Notes

Subject To Field Inspection

Windows U- 0.28
Floor R-38
Flat Ceiling R-49
Walls R-21

Energy Credits Required Credits 1.5

Option 1a 0.5 Envelope
Option 3d 1.0 Ductless Heat Pump
Option 5a 0.5 Sink
Total Credits 2.0

Option 3d Mitsubishi M-Series
SLZ-KA09NA Indoor Unit
SUZ-KA09NA Outdoor Unit

Efficiency SEER 15.0
EER 12.0
HSPF (IV) 9.6
COP at 47 F 3.44

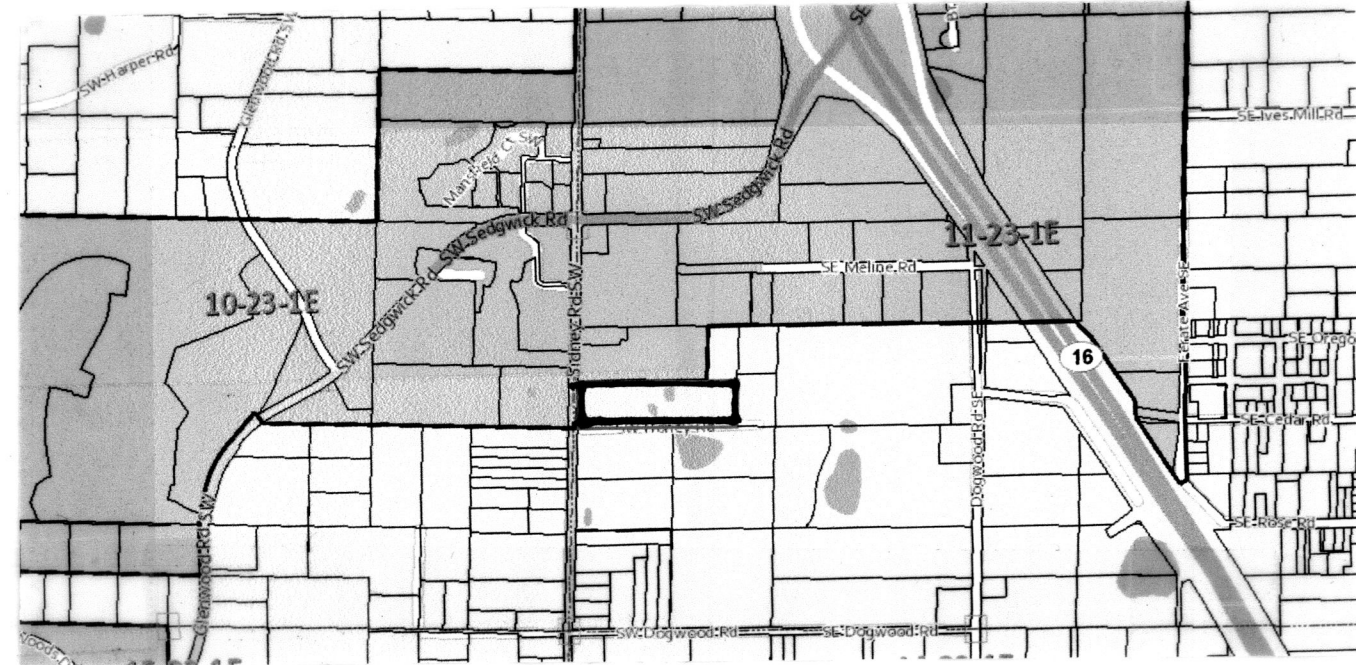
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
01/22/2021

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. IRC & IRC 105

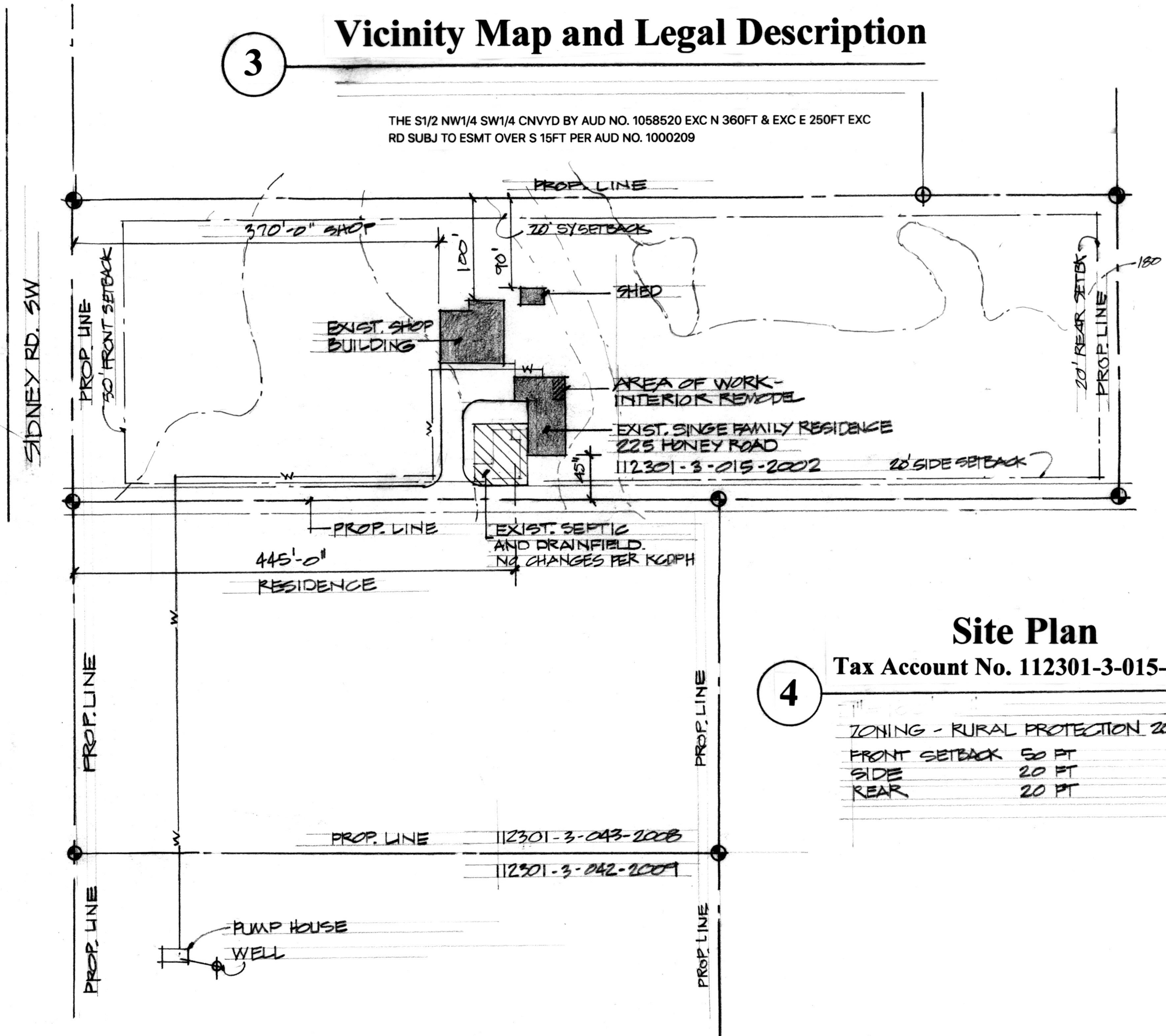
CHANGES
MUST Be Approved Prior
To Performing Work

Must Comply With
All Washington
State Codes

Residential Energy Code



Vicinity Map and Legal Description



Site Plan

Tax Account No. 112301-3-015-2002

ZONING - RURAL PROTECTION ZONE
FRONT SETBACK 50 FT
SIDE 20 FT
REAR 20 FT

Kirkpatrick & Associates, Inc., P.S.

876 NE Vineyard Lane
Bainbridge Is., WA. 98110
dennis@kirkpatrickarchitects.com

Revision Submittal 8.25.20

Yamamoto Residence Remodel
225 SW Honey Road, Port Orchard, WA 98367

A-1

- BUILDING CODE**
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- a. ASCE7 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (2010)
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DESIGN CRITERIA

1. LIVE LOAD CRITERIA	
ROOF LIVE LOAD	20 PSF (REDUCIBLE)
FLOOR LIVE LOAD	40 PSF (REDUCIBLE)
2. DEAD LOAD CRITERIA	
FLOOR DEAD LOAD	12 PSF
ROOF DEAD LOAD	15 PSF
3. SNOW DESIGN CRITERIA	
GROUND SNOW LOAD	15 PSF
MINIMUM ROOF SNOW LOAD	25 PSF
4. WIND DESIGN CRITERIA	
1-SECOND GUST WIND SPEED, V =	110 MPH
EXPOSURE FACTOR	D
IMPORTANCE FACTOR I =	1.00
TOPOGRAPHIC FACTOR Kzt =	1.00
INTERNAL PRESSURE COEFFICIENT GCpf =	0.18
5. SEISMIC DESIGN CRITERIA	
SEISMIC USE GROUP	II
SITE CLASS	D
IMPORTANCE FACTOR I =	1.00
SDS =	1.058
SEISMIC DESIGN CATEGORY	D
LATITUDE	47.586 N
LONGITUDE	122.677 W
SEISMIC FORCE RESISTING SYSTEM:	
LIGHT-FRAMED WOOD SHEAR WALLS	
DESIGN BASE SHEAR (SEISMIC), V =	4050 LBS (ASD)
RESPONSE COEFFICIENT, C _s =	0.163
RESPONSE MODIFICATION FACTOR, R =	6.5
DEFLECTION AMPLIFICATION FACTOR, C _d =	4.0
6. FOUNDATION DESIGN CRITERIA	
SOIL PROFILE TYPE =	SITE CLASS D
FOUNDATION TYPE =	SPREAD AND STRIP FOOTINGS
ALLOWABLE SOIL BEARING PRESSURE =	1500 PSF

- GENERAL NOTES**
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Building Code and Structural Notes

Subject To Field Inspection

Vicinity Map and Legal Description

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
01/22/2021

Windows	U- 0.28
Floor	R-38
Flat Ceiling	R-49
Walls	R-21

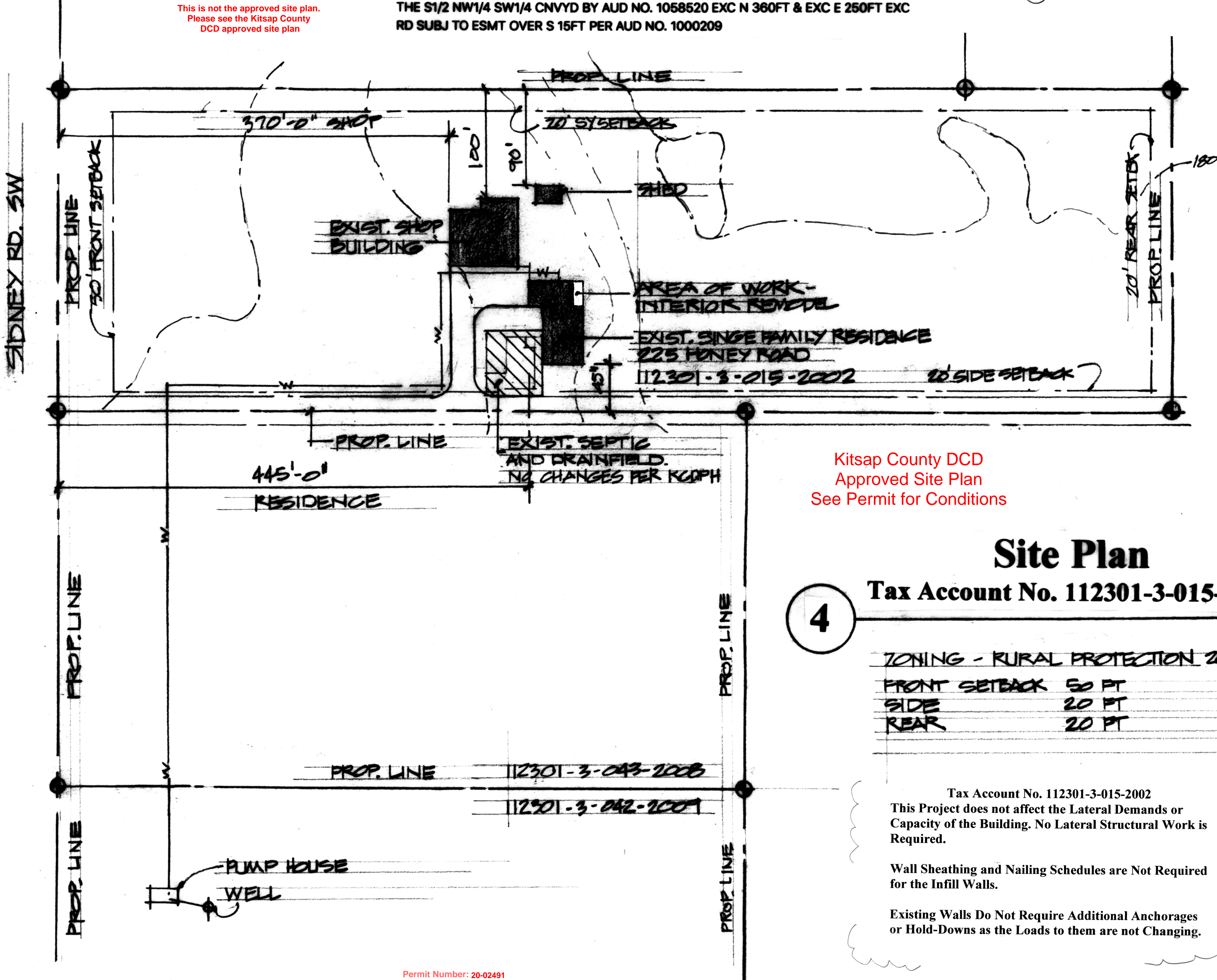
Energy Credits Required Credits 1.5

Option 1a	0.5	Envelope
Option 3d	1.0	Ductless Heat Pump
Option 5a	0.5	Sink
Total Credits	2.0	

Option 3d Mitsubishi M-Series
SLZ-KA09NA Indoor Unit
SUZ-KA09NA Outdoor Unit

Efficiency	SEER	15.0
	EER	12.0
	HSPF (IV)	9.6
	COP at 47 F	3.44

Residential Energy Code



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(206) 963-7037

Revision Submittal 8.25.20

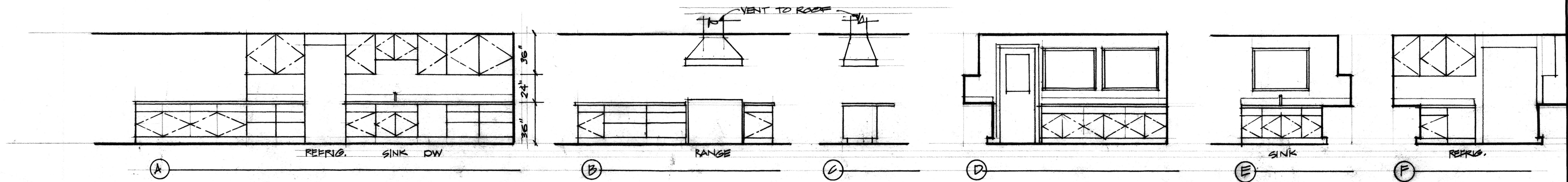
Yamamoto Residence Remodel
225 SW Honey Road, Port Orchard, WA 98367

A-Site

Tax Account No. 112301-3-015-2002
 This Project does not affect the Lateral Demands or Capacity of the Building. No Lateral Structural Work is Required.

Wall Sheathing and Nailing Schedules are Not Required for the Infill Walls.

Existing Walls Do Not Require Additional Anchorages or Hold-Downs as the Loads to them are not Changing.



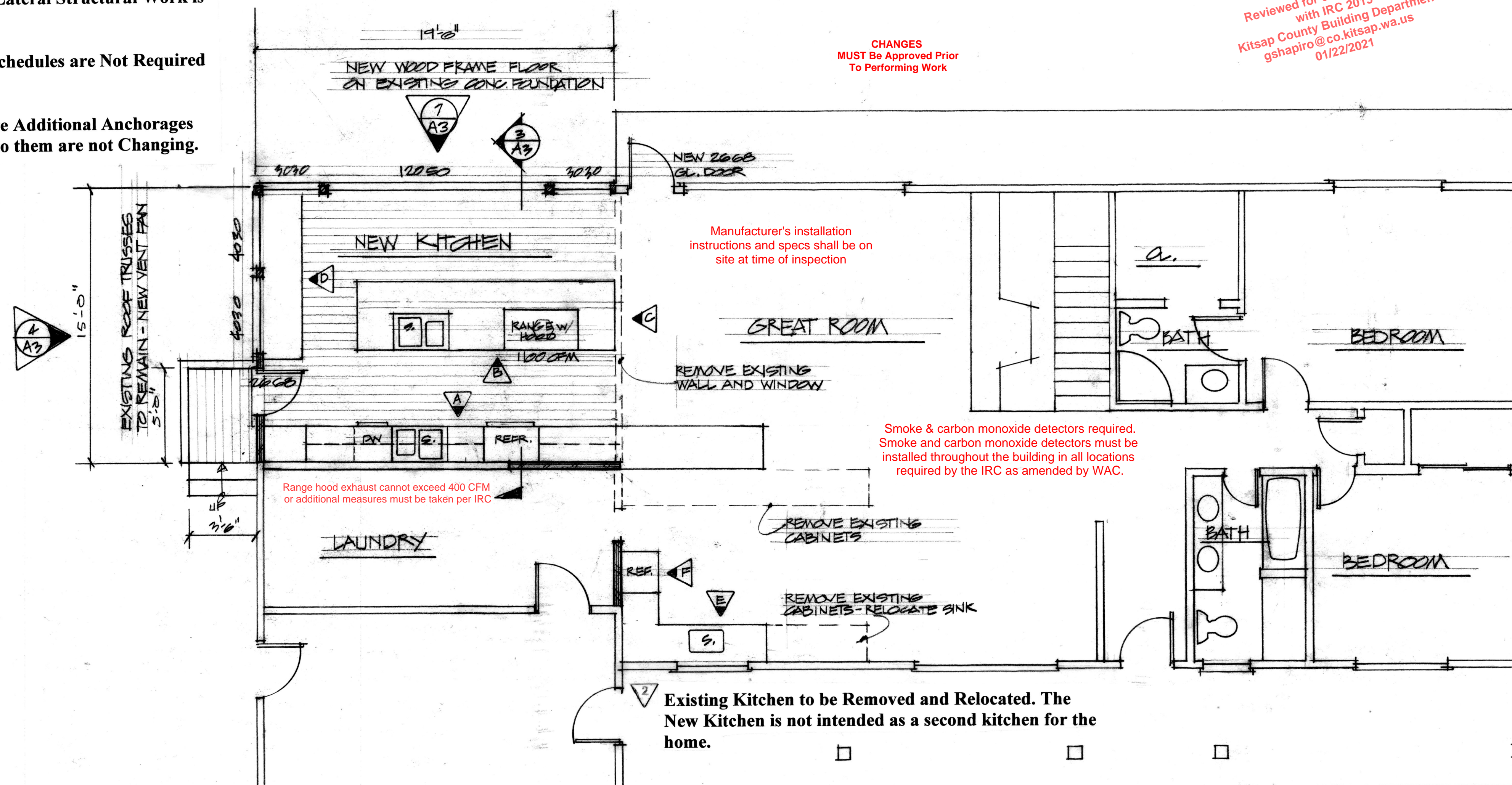
Cabinet Elevations

2

1/4" = 1'-0"

CHANGES
 MUST Be Approved Prior
 To Performing Work

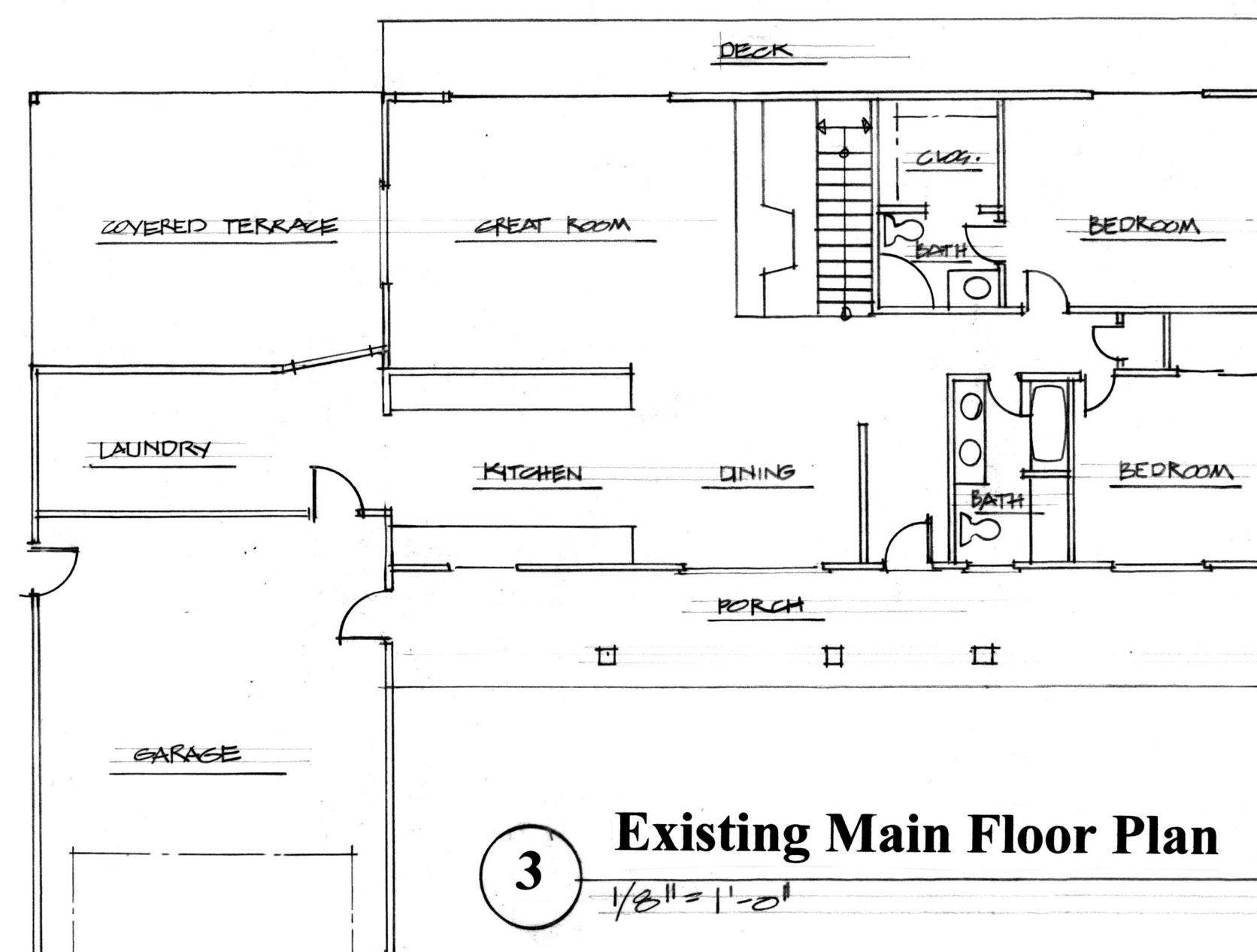
Reviewed for code compliance
 with IRC 2015
 Kitsap County Building Department
 gshapiro@co.kitsap.wa.us
 01/22/2021



Existing Kitchen to be Removed and Relocated. The New Kitchen is not intended as a second kitchen for the home.

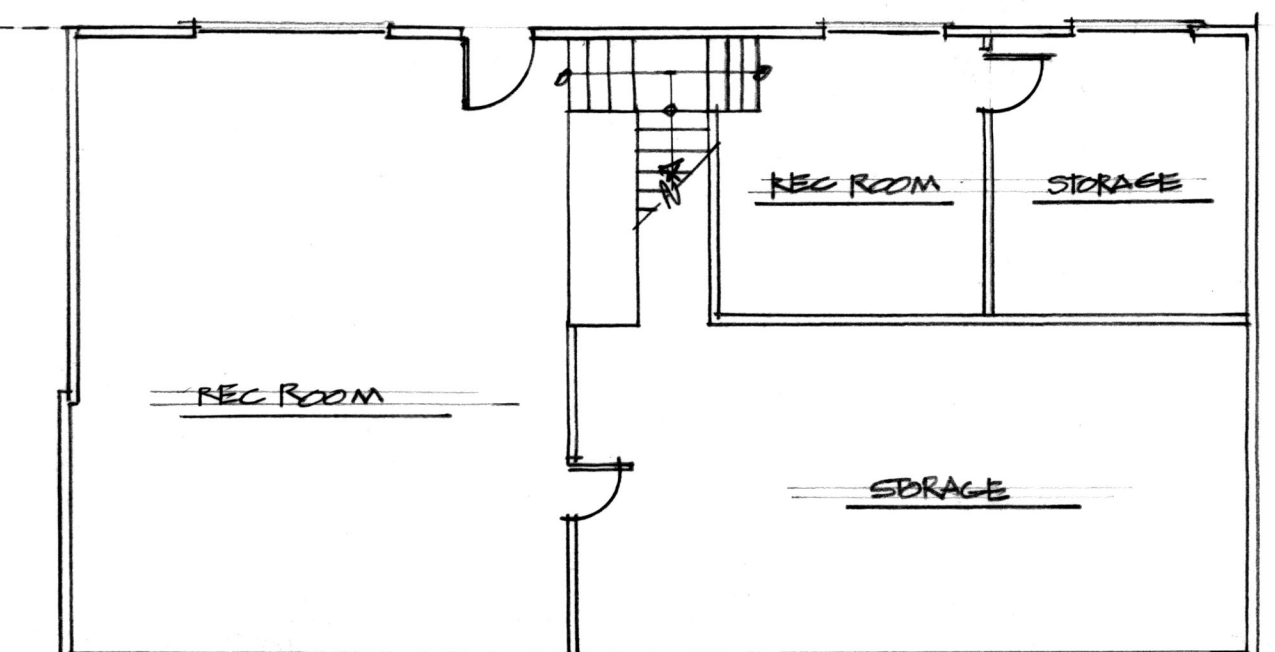
1 Remodel Floor Plan

1/4" = 1'-0"



3 Existing Main Floor Plan

1/8" = 1'-0"



4 Existing Basement Plan

1/8" = 1'-0"

Kirkpatrick & Associates, Inc., PS.

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A-2



Existing Walls Do Not Require Additional Anchorages or Hold-Downs as the Loads to them are not Changing.

A-3