

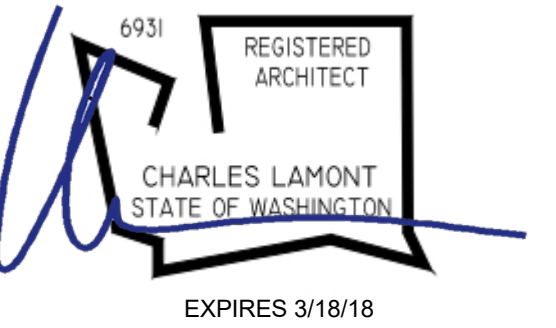
Subject To Field Inspection

Must Comply With
All Washington
State Codes

REVISIONS			
REVISION	DATE	BY	DISCRIPTION

Apple Tree Point - Lot 7

Kingston, Washington



Cover Sheet	
JOB NUMBER	P202007
DATE	August 20, 2020
DESIGN	C. LaMont
DRAWN BY:	C. LaMont
SCALE	NTS

A-0.0

Sheet 1 of 15

INDEX OF DRAWINGS

ARCHITECTURAL

1.

A0-0

.....

Cover Sheet
2.

A0-1

.....

General Notes
3.

A0-2

.....

General Notes
4.

A2-1

.....

Floor Plan
5.

A3-1

.....

Exterior Elevations
6.

A3-2

.....

Exterior Elevations
7.

A3-3

.....

Exterior Perspectives
8.

A4-1

.....

Transverse Section / Reflected Ceiling Plan
9.

A4-2

.....

Cross Sections

STRUCTURAL

10.

S0-1

.....

Structural General Notes
11.

S1-1

.....

Structural Details
12.

S2-1

.....

Foundation Plan
13.

S2-2

.....

Floor Framing Plan
14.

S2-3

.....

Roof Framing Plan
15.

S2-4

.....

Lateral Plan

ARCHITECT

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PROJECT DESCRIPTION

New single family home

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020

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

General Notes:

DIVISION 1 - GENERAL REQUIREMENTS

1.Rules, Regulations and Codes:

- a.All work and materials shall be in full accord with the latest rules and regulations adopted by the local jurisdiction where building is to be constructed including all applicable state and local codes and/or ordinances.
- b.Reference in Specifications to "Code" or to "Building Code" or to IBC not otherwise identified shall mean the 2015, "International Building Code, together with additions, changes, amendments, and interpretations adopted by the enforcing agency and in effect on the date of receipt of bids and/ or 2015 IRC- whichever is applicable.
- c.Nothing in the Drawings or the Specifications is to be construed as requiring or permitting work that is contrary to rules regulations and codes adopted by the State and/or local jurisdictions.
- d. All Electrical, Mechanical and Plumbing work and materials shall conform to the latest adopted applicable State and Local codes and ordinances.

2.Standards:

- a.Any material specified by reference to the number, symbol, or title of a specified standard such as, commercial standard, a federal specification, a trade association standard, or other similar standards, shall comply with the requirements in the latest revision thereof and any amendments or supplements thereto in effect on the date of invitation for bids except as limited to type, class or grade, or modified in such reference. The standard referred to, except as modified in the Specifications, shall have full force and effect as though printed in these General Notes.

3.Construction Documents:

- a.INTENT OF DOCUMENTS: It is the intent of the Contract Documents to show a complete and working installation, but not necessarily to indicate or specify each and every item. The Contractor is to furnish and/or install any and all labor, materials, equipment and services required to complete any items necessary for a finished and operating project within the general scope of these Documents.
- b.FUNCTION OF THE DRAWINGS: The Drawings shall be held to determine the general character of the work as well as its details. Parts not detailed shall be constructed subject to the Architect's review. When it is reasonably inferable that a drawing illustrates only a part of a given work or of a number of items, the remainder shall be deemed repetitious and so construed. When certain features of the construction are not fully shown on the drawings or called for in the notes or specifications, then their construction shall be of the same character as for similar conditions that are shown or called for.

- c.DISCREPANCIES: Before proceeding with the work or any portion thereof, the Contractor shall coordinate, lay out, and check the work to determine if there is any discrepancy between the Drawings, Details, and/or Specification, or any discrepancy therein or any variation between dimensions on the drawings and measurements at the site, or any lacking of dimensions or other information, he shall report at once to the Architect for correction or clarification and shall not proceed with the work affected thereby until such correction or clarification has been made.

- d.DIMENSIONS: Dimensions figured on Drawings shall be followed in every case in preference to scale.

4.Contractors Responsibility:

- a.The Contractor is responsible for project safety and shall exercise precautions at all times for the protection of persons (including employees) and property.
- b.The Contractor shall comply with the safety provisions of applicable laws, building codes and construction procedures.
- c.The Contractor shall safely brace and shore any and all construction throughout all construction phases such that any portion of the structure has sufficient strength to safely support its own weight and loads placed thereon.

5.Changes:

- a.All Contractor requested changes or substitutions shall be submitted in writing to the Architect for review. The Contractor shall allow two weeks for Architects review.
- b.The Contractor shall supply all support information such as catalog information reports and drawings necessary to show compatibility with the substituted items.

DIVISION 2 - SITE WORK

1.Site Work:

- a.Site work indicated in these documents is schematic in nature, It is the responsibility of the Owner and The Contractor to provide all site work necessary including but not limited to clearing, grubbing, grading, excavation, filling, backfilling, utilities, sewer or septic, and all other site improvements.
- b.The Owner and/or Contractor is responsible to obtain all clearances, coordinate with utility companies and local code authorities.

2.Site Conditions:

- a.The Contractor shall verify locations, levels, distances and features that may affect the work. Should existing conditions differ from those shown or indicated on the drawings, the Contractor shall notify the Architect and receive resolution prior to commencing with related work.

- b.SOILS REPORT: Foundation design is based on maximum bearing pressure allowed by Chapter 18 of the IBC. Note: See structural notes for additional information.

- c.It is the responsibility of the Contractor to determine that the soil at the site meets or exceeds the requirements of Chapter 18 of the IBC.

- d.A soils report from a qualified Geo Technical Engineer may be required by the Building Official based on local conditions. Should this be the case it is the responsibility of the Owner to obtain and pay for such report.

7.Site Drainage:

- a.Provide positive drainage away from all structures so that water is not allowed to collect or discharge near the foundation. Backfill against foundations and retaining walls with acceptable material such that storm water is directed away for the foundation, or intercepted and discharged into a closed drainage system.
- b.DOWNSPOUTS: All storm water from downspouts shall be collected in a closed drainage system & discharged to a downhill receiving area. This system shall be a separate system and not part of the foundation drainage system.
- c.DRAINPIPES (unless noted otherwise on the drawings)
 - 1. 4" Dia. ABS or PVC (Schedule 40) plastic pipe.
 - 2. Provide fittings as necessary, provide clean outs to facilitate pipe maintenance.
 - 3. Roof drain use solid pipe.
 - 4. Foundation and retaining wall drainage use perforated pipe with perforations facing down.
 - 5. Minimum slope for drain pipes is 2%

DIVISION 3 - CONCRETE

- 1.Refer to Structural drawings and general notes for additional information. Should these specifications conflict with structural notes contact the Architect for resolution prior to proceeding with affected work.
- 2.CODES AND STANDARDS: All concrete work shall be in accordance with the IBC Chapter "Concrete" and with the American Concrete Institute ACI 318, latest edition.
- 3.Securely anchor in place all steel, bolts, anchors, sleeves, special bases, inserts, etc before concrete is placed.
- 4.Contractor is to coordinate with all trades with regard to items affecting work prior to placing concrete.
- 5.MIX DESIGN: Concrete shall be fc 2,500 PSI, Minimum 5 sack, Maximum slump 4 inches, maximum aggregate size is 1 1/2".
- 6.See architectural drawings for finish.

7.Seel Reinforcement:

- a.REINFORCEMENT DETAILING: Steel reinforcement shall conform to the "Manual of Standard Practice for Detailing Reinforced Concrete Structures," ACI 315, latest edition.
- b.Use deformed bars conforming to ASTM A615
- c.Use grade 40 bars for #4 and smaller.
- d.Use grade 60 bars for #5 and larger.
- e.All reinforcement shall be securely tied in place or shall be supported on acceptable chairs.
- f.SPLICES: Stagger splices were practicable, minimum lap shall be 2'-0" unless noted otherwise on the drawings
- g.Provide elbow bars size and grade to match horizontal reinforcement, 2'-0" lap each way minimum at all corners of footings and concrete walls.
- h.MINIMUM CLEARANCE: Concrete cover over reinforcement shall be as follows unless noted otherwise on the drawings.

Concrete placed directly against earth	3'	
Formed concrete exposed to weather	#5 or smaller.....1 1/2'	
	#6 or larger	2"
Columns or beams not exposed the weather	1 1/2'	
Slabs or walls not exposed to weather	1 1/2'	

8.Foundation Design:

- a.DESIGN SOIL PREASURE: Foundation design is based on IBC table 1806.2 "Presumptive Load-Bearing Values". Allowable Foundation pressure used is 1,500 PSF.
- b.It is the responsibility of the Contractor to determine that the soil at the site meets or exceeds the requirements of Chapter 18 of the IBC.
- c.All footings shall bear on firm undisturbed soil at least 12" below adjacent finish grade, see details of construction for actual depth.
- d.Bottom of footing shall be lowered to suitable soil if such soil is not found at the minimum depth.

DIVISION 5 - MISCELLANEOUS METAL

- 1.Bolts, anchor bolts, post bases caps, framing hardware see Division 6A "Rough Carpentry."
- 2.For steel reinforcement see Division 3 "Concrete"
- 3.For miscellaneous steel items conform to ASTM A283 provide sizes and shapes as shown on the drawings.
- 4.For structural steel shapes and plates conform to ASTM A36. Structural steel pipe columns shall conform to ASTM A53 grade B type E.
- 5.All welding shall be AWS D1.1 using E70 series low hydrogen electrodes.

DIVISION 6A ROUGH CARPENTRY

- 1.All wood framing shall be in accordance with the IBC, and IRC part III for residential construction.
- 2.All dimensions are to the face of stud, or center of column or post unless noted otherwise on the drawings.
- 3.The Contractor is to field verify rough opening and/or required clearance dimensions for all windows doors casework, fixtures and equipment, should a discrepancy arise during construction notify the Architect and receive resolution before proceeding with affected work.
- 4.Minimum Timber Grades: All timber used shall be of the following values unless called out as greater value on the drawings.

MemberGradeValue
Joist:2x Hem Fir #2 or Better(Fb = 850 PSI)
Beams:4x Doug Fir #2 or Better(Fb = 875 PSI)
Beams:6x Doug Fir #1 or Better(Fb = 1350 PSI)
Posts:Doug Fir #2 or Better(Fc = 475 PSI)
Studs:Hem Fir stud or Better(Fc = 800 PSI)
Misc.Hem Fir #2 or Better(Fc = 850 PSI)

5.Wall framing:

- a.All exterior walls shall be 2x6 studs at 16" o.c. unless noted otherwise on the drawings.
- b.All interior walls shall be 2x4 studs at 16" o.c. unless noted otherwise on the drawings.
- c.All walls shall have double top plates with a minimum 48" laped splice, nail splice with (10) 16d nails each side.
- d.Header Schedule: At minimum headers in bearing walls shall be as follows unless noted otherwise on the drawings.

Opening sizeHeaderNotes:
6'-0" or less4x8 DF #2One trimmer and one kingstud each end.
6'-0" or greater4x12 DF #2two trimmers and one kingstud each end. but less than 8'-0"
8'-0" or greaterSee drawings
- e.Beam Support: Beams shall have two studs nailed together w/ 16d nails at 8" o.c. as support unless a greater support is called out on plan.
- f.Wood bearing on or within 1" of concrete or masonry shall be pressure treated.
- g.Provide solid backing for all drywall edges, flashing and wall-mounted items.

6.Floor Framing:

- a.Solid Sawn Joist:
 - 1.Provide full bearing at supports, lap joist a minimum of 12" at all laps.
 - 2.Provide 2x nominal blocking at supports and under all partitions perpendicular to joists.
 - 3.Provide double joists under partitions parallel to joists that extend one third or more of the joist length.
 - 4.Nail all double joist with two rows of 16d nails at 16" o.c. min. unless noted otherwise on the drawings.
 - 5.Solid sawn floor joist more than 10" deep shall have solid blocking at 8'-0" o.c. maximum.
- b.Manufactured Joist:
 - 1.Manufactured joist shall be installed in strict accordance with the manufactures recommendations.
 - 2.Installation hardware shall be size and type recommended by the manufacturer.
 - 3.The Contractor shall submit shop drawings to the Architect for review prior to manufacture.
 - 4.Provide all bridging blocking and web stiffeners as recommended by the Manufacturer or as noted on the structural drawings, which ever is more stringent.
 - 5.Provide double joists under partitions parallel to joists that extend one third or more of the joist length.

7.Roof Framing:

- a.Manufactured Roof Trusses:
 - 1.See structural drawings for design loads.
 - 2.Manufactured roof trusses where called out on the drawings shall be "Gang" nailed manufactured wood trusses. Designed in accordance with the "Design Specification for Metal Plate Connected Wood Trusses" and braced in accordance with "Bracing Wood Trusses: Commentary and Recommendations (BWT-76), both published by the "Truss Plate Institute."
 - 3.Trusses shall be designed by an engineer registered in the jurisdiction where the building is being constructed, drawings and calculations shall be provided stamped and signed by the engineer.

8.Sheathing:

- a.Provide sheathing as described below unless stricter requirements are noted on the Structural drawings.
- b.Provide 1/8" minimum gap between all panels for expansion and contraction movement.
- c.Exterior wall sheathing:
 - 1.All exterior walls shall be sheathed with 1/2" CDX or exposure 1 rated OSB and nailed with 8d nails at 6" o.c. at edges and 10" o.c. intermediate supports Unless noted otherwise on the plans.
 - 2.Wall sheathing shall be applied vertically.
 - 3.Minimum panel size is 4'
 - 4.Provide blocking at horizontal panel edges at all shear walls.
 - 5.All sheathing shall be continuous from the pressure treated bottom plate which is bolted to the foundation to the studs above.
- d.Roof sheathing:
 - 1.Roof Sheathing shall be 1/2" CDX or exposure 1 rated OSB and nailed with 8d nails at 6" o.c. at edges and 10" o.c. intermediate supports Unless noted otherwise on the plans.
 - 2.Roof sheathing shall be laid with the grain of the outer plies perpendicular to framing members and end joints staggered.
- e.Floor sheathing:
 - 1.Where plywood sheathing is part of a manufactured floor system such as ""TJI-Silent Floor" install sheathing per manufactures recommendations.
 - 2.Floor sheathing shall be 3/4" tongue and groove APA rated floor sheathing unless stricter requirements are called out in the structural drawings.
 - 3.Floor sheathing shall be applied with the grain of the outer plies perpendicular to framing members and end joints staggered.
 - 4.Glue plywood to all supports.

9.Fire Blocking:

- a.Provide fire blocking as required by IBC Chapter 7 "Fire and Smoke Protection Features."
- b.For single family residence provide fire blocking as required by the International Residential Code, Section R602.8 "Fireblocking required" and R302.11 "Fireblocking."
 - 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet
 - 2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - 3. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

10.Framing Hardware:

- a.All framing hardware called out on the drawings are as manufactured by the "Simpson Strong-Tie Company, Inc." unless noted otherwise.
- b.Unless noted otherwise all connectors shall be fully nailed or fastened and installed per manufactures recommendations.
- c.Provide appropriately sized post caps at all post to beam connections unless detailed otherwise on the drawings.
- d.Framing hardware that is in contact with pressure treated lumber shall have a galvanized or other protective coating designed specifically for that purpose.

11.Nailing:

- a.For residential projects all nailing shall conform to IRC Tables R602.3(1) and (2) unless stricter requirements are called for on the drawings.
- b.All nails called for on the plans shall be smooth common, box, or deformed shank, nails unless noted otherwise.
- c.Where nailing is not specifically called out on plans or the IBC / IRC there shall be at least (2) nails at all contact points. Nails shall be sized appropriately for the material nailed.
- d.All nails exposed to weather shall be galvanized or other approved finish designed for exposure to weather.
- e.See structural drawings for specific nailing requirements.
- f.Sheathing may be "machine" nailed provide nail heads are set flush with outside face of plywood. Do not break the top ply.
- g.Nailing for sheathing shall be "common" nails.
- h.Use galvanized or approved corrosion resistant nailing for all connections exposed to weather.
- i.Use hot dipped galvanized or stainless steel nails or fasteners for connection to pressure treated wood.
- j.For substitution of other fasteners, such as staples the Contractor shall provide ICBO certification and fastening schedule which demonstrates equivalence to the Architect and receive approval before proceeding with substitution.
- k.Plywood nailing shall be driven flush to face of sheathing with no countersinking, do not break the top ply.

12.Glue Laminated Wood Members:

- a.Simple span glue laminated wood beams shall be Douglas fir, kiln dried, stress grade combination 24F-V4 (Fb - 2400 PSI)
- b.Cantilever and continuous span beams shall be 24F-V8
- c.Glue shall be casein with mold inhibitor, any portion of glue laminated beams exposed to weather and not properly protected by roof or eave overhang or similar covering shall be pressure treated with approved preservative.
- e.The bottom lam of all glue-lam beams to be free of unsound knots larger than 1/2 inch diameter.
- f.All beams shall be AITC certified and stamped.

13.Bolts:

- a.All bolts shall comply with ASTM A307.
- b.Bolt sill plate to foundation with 1/2" dia. anchor bolts with 7" minimum embedment maximum spacing 4'-0" o.c. Use 3"x 3" x 1/4" plate washers typical. See structural drawings for additional requirements.
- c.Where epoxy grouted anchor bolts are called out on the drawings they shall be "HILT" adhesive anchors or acceptable equivalent, Install per manufactures instructions.
- d.Where expansion bolts are called out on the drawings they shall be "HILT - KWICK BOLT " expansion anchors or acceptable equivalent. Install per manufactures instructions.
- e.Bolt holes in wood or steel shall be 1/16" oversize.
- f.Provide standard cut washers under bolt heads and nuts where bolt is bearing against wood.
- g.Bolt threads shall not bear against wood.
- f.Tighten all nuts when installed and retighten at completion of the job or immediately before closing with the finish construction.

DIVISION 6B FINISH CARPENTRY

- 1.All finish carpentry items not specifically called out on the drawings shall be selected and/or specified by the Owner. These items shall include but not be limited to interior wood trim, doors, door frames, hanging rods, shelves, casework, manufactured tops, countertops, etc.
- 2.Stairs:
 - a.Handrails: Handrails shall have 1 1/2" - 2" grip able cross-section, not less than 1 1/2" from the wall, no sharp corners. Handrail shall be located 34" to 36" above the stair nosing and landings, ends shall be returned to the wall or terminate in newel post.
 - b.Balusters: Balusters shall be designed so that a sphere 4" in diameter can not pass through.
 - c.A sphere of 6" in diameter shall not be able to pass through the triangular space formed by the stair riser and tread at the guardrail.

DIVISION 7 THERMAL & MOISTURE PROTECTION

DIVISION 7A ROOFING

- 1.Roofing:
 - a.All new roofing shall conform to IBC chapter 15 or IRC Part III Chapter 8 as applicable.
 - b.Style of roofing and detailing shall be selected by the Owner.
 - c.Note: roof dead load is based on type of roof specified on the drawings substitution of roofing type may result in increased loads and require additional engineering and/or substitution of roof framing members.
- 2.Felt underlayment:
 - a.To be used unless specified otherwise by roofing manufacturer.
 - b.ASTM D226, one layer type 40 roofing felt doubled on rough surfaces, hips, valleys and ridges.
 - c.Installation: The specified felt shall be laid in the shingle method at right angles to the itch of the roof. Head lap shall be 4", and end lap shall be 6" with ends broken not less than 2'-0" apart, and carried up 6" against all vertical walls and over all hip, ridge, and rake wood nail. Blind nail under laps with corrosion roofing nails.
- 3.Fastenings:
 - a.Provide corrosion resistant nails as recommended by roofing manufacturer, length as recommended for proper penetration through roof sheathing.
- 4.Hardware:
 - a.Provide corrosion resistant hardware as recommended by the roofing manufacturer or as necessary for a complete watertight installation.
- 5.Condition of surfaces:
 - a Surfaces to receive roofing shall be tight, dry, clean, smooth, and free of defects which would impair the effectiveness of the roofing.
 - b.Examine work in place on which specified roofing work is to be applied to ensure that conditions are satisfactory for the installation of specified materials. Verify that all penetrations, nailers, stops, reglets, chases, and other accessories are in place. Report in writing any defects or conditions which may influence completion or performance of specified work. Absence of such notification will be construed as acceptance of work in place.
- 6.Application:
 - a.Conform exactly with approved manufacturer's specifications for all roofing and flashing applications. Where details call for work which is in apparent contradiction to manufacturer's specifications, secure directions from Architect before proceeding.

DIVISION 7B WATERPROOF MEMBRANE

- a.All foundation walls and/or retaining walls that enclose habitable or usable space shall be provided with a waterproof membrane as follows.
- b.Composite sheet membrane waterproofing system of high polyethylene (HDPE) with a sodium-bentonite face as "Paraseal": manufactured by Mameco International, inc. or water, dirt and debris, loose material, voids and protrusions or deformations which may inhibit application or performance of waterproofing. Prepare substrate and install waterproofing membrane in strict accordance with manufacturer's specifications and printed instructions. Provide mastics, fasteners, seam tape, termination bars, flashing, water stops, primers, etc. as recommended by the membrane manufacturer for a complete waterproof installation.

DIVISION 7C SHEET METAL

- 1.Conform to "Architectural Sheet Metal Manual" and "Architectural Sheet Metal Specifications", both published by SMACNA, latest editions.
- 2.Flashing, caps and miscellaneous sheet metal (not otherwise specified) shall be galvanized sheet metal, 26 gauge UNO, paint exposed flashing to match adjacent surfaces.
- 3.Where appropriate paint exposed flashing to match adjacent surfaces.
- 4.Flues, ducts, vents not specifically noted are to be sized by the sheet metal subcontractor per applicable codes and practices.
- 5.Gutters and down spouts:
 - a.Use the following gutters and down spouts unless noted otherwise on the drawings.
 - b.Use 5" wide "ogee" gutter with wing return, 26 gauge minimum galvanized sheet metal as manufactured by "Wellmade" or acceptable equivalent. Provide pre-formed end caps, drop outlets, hangers and accessories for a complete installation.
 - c.Downsputs use 2" X 3", 26 gauge galvanized sheet metal.
- 6.Provide galvanized sheet metal head flashing at all exterior door and window openings.
- 7.Isolate dissimilar metals with 2 coats of bituminous paint or sealer tape. Use only stainless steel fasteners to connect isolated dissimilar metals.

DIVISION 7D INSULATION

- 1.See architectural drawings and schedules for insulation values
- 2.Where batt insulation is called for, all voids shall be filled, including packing small voids around windows, doors, plumbing, and duct work. Maintain proper clearances between insulation and light fixtures or other heat-producing appliances.
- 3.All insulation materials including facings shall have a flame-spread rating not to exceed 25 and a smoke density not to exceed 450.
- 4.Trim and use baffles or other mechanical means to insure required venting.
- 5.Do not block vent openings with insulation.
- 6.Provide insulation as required to insure that the entire building envelope is insulated
- 7.Provide unfaced batt insulation in interior walls that contain plumbing supply, waste or vent lines.

DIVISION 7E CAULKING AND SEALANTS

- 1.Install all caulking and sealants in strict accordance with manufacturer's specifications and recommendations using approved equipment.
- 2.Clean all joints, removing foreign matter such as dirt, dust moisture, and protective coatings prior to installation.
- 3.Sealant (caulk) at Exterior: One component, non-hardening, paintable, mildew resistant exterior grade, butyl-base sealant as DAP Butyl-Flex, Percora DYNATROL 1, or paintable silicone sealant as appropriate for exterior application.
- 4.The following openings in the building envelope shall receive caulk or otherwise be sealed to limit air infiltration:
 - a.Exterior joints around windows and door frames.
 - b.Penetrations for plumbing, electricity and gas lines in walls, ceilings and floors.
 - c.All openings as shown on the drawings.
- 5.Seal around tub and shower enclosure with Dow Corning 786 or equal, white, mildew resistant silicone sealant.

REVISIONS			
REVISION	DATE	BY	DISCRPTION

Apple Tree Point ~ Lot 7

Kingston, Washington

6931

REGISTERED ARCHITECT

CHARLES LAMONT
STATE OF WASHINGTON

EXPIRES 3/18/18

LaMont Design, Inc

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2120 N.E. Sandusky Hill Road
Fond du Lac, Washington 98570

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General Notes

JOB NUMBER F202007 DATE August 20, 2020

DESIGN C. LaMont DRAWN BY: C. LaMont

SCALE N.T.S.

A-o.1

Sheet 2 of 15

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020

WHERE NOTES ON THE STRUCTURAL DRAWINGS CONFLICT
WITH THESE GENERAL NOTES, STRUCTURAL NOTES SHALL
BE FOLLOWED.

General Notes:

REVISIONS

REVISION	DATE	BY	DISCRPTION

DIVISION 8b FINISH HARDWARE

- 1.Finish hardware, manufacturer and products to be selected by the Owner.
- 2.Finish hardware shall be furnished with all necessary screws, bolts, or other fastenings of suitable size and type to anchor in position for heavy use and long life, and shall harmonize with the hardware as to material and finish. These fastenings shall be furnished where necessary with expansion shields, sex bolts, or other approved anchors according to the material to which it is applied and is recommended by the manufacturer.
- 3.At a minimum provide privacy locksets at all bathrooms, keyed locksets and single cylinder deadbolts locks at all exterior wood doors. Unless noted otherwise on the drawings.
- 4.Finish hardware shall be neatly and properly installed. Hardware shall be fitted prior to finish painting and then removed (except hinges and prime coated items) and painting completed before final installation of hardware.

DIVISION 9 FINISHES

DIVISION 9A GYPSUM BOARD

- 1.All Gypsum board shall conform to IBC chapter 25, or IRC Chapter 7 as applicable
- 2.Refer to structural drawings for increased nailing if applicable for shear walls.
- 3.Walls: use 1/2" USG "Sheetrock" for all walls unless noted otherwise on the drawings.
- 4.Ceilings use 5/8" USG "Sheetrock" for all ceilings unless noted otherwise on the drawings.
- 5.Baths (wet areas): Use 1/2" USG "Sheetrock W/R, waster resistant (greenboard), or equal. Note do not use water resistant gypsum board under the following circumstances.
 - a. Over a vapor retarder in shower or bathtub compartments.
 - b. Where there will be direct exposure to water or in areas subject to continuous high humidity.
 - c. On ceilings where frame spacing exceeds 12 inches (305 mm) o.c. for 1/2-inch-thick (12.7 mm) water-resistant gypsum backing board and more than 16 inches (406 mm) o.c. for 5/8-inch-thick (15.9 mm) water-resistant gypsum backing board.
- 6.Trim Accessories: Use galvanized sheet metal. Unless noted otherwise on the drawings.
- 7.Resilient Channels: Where required use USG RC-2 resilient channels.
- 8.Tape and joint compound: Use as recommended by the wallboard manufacturer and which meets ASTM C475.
- 9.Texture and finish: Use USG level 4 light textured wall finish, machine applied, all walls and ceilings unless otherwise noted or as selected by the Owner.
- 10.Garage / dwelling separation; at walls use 1/2" gypsum board with a minimum USG type 3 finish.
11. Garage / dwelling separation at ceilings between garage and habitable space above use 5/8" Type "X" gypsum board installed perpendicular to the ceiling framing. Fastened with minimum 1 7/8" 6d coated nails or equivalent drywall screws at 6" o.c. min spacing.

DIVISION 10 GENERAL SPECIALTIES

- 1.All specialty items shall be selected by the Owner.

DIVISION 11 APPLIANCES

- 1.All appliances shall be selected by the Owner.

DIVISION 12 - 14 NOT USED

DIVISION 15 MECHANICAL

DIVISION 15A PLUMBING

- 1.The Plumbing Contractor shall be responsible for the design of the plumbing system all work shall conform to the Uniform Plumbing Code and/or International Mechanical Code along with all State and local amendments.
- 2.The Contractor shall coordinate with local utilities concerning availability and extent of work required for a complete and functioning project.
- 3.The Contractor shall furnish and install all equipment, fixtures, piping, pipe insulation, and related accessories for a complete working plumbing installation as shown on the Drawings. This work shall include all trenching and backfilling as required for the work.
- 4.The Contractor shall secure and pay for all permits, licenses, fees, inspections and tests for the completion of the work or as required by local utility companies or local jurisdictions.
- 5.Gas: should natural gas be available and necessary for the completion of the work the Contractor shall provide service from the meter and complete any work not performed by the utility.
- 6.Noise insulation: Make every effort to eliminate all possible water and piping noises.
 - a.Size piping on a graduated basis to equalize pressure.
 - b.Cut all holes in framing oversized and insulate piping from framing or hangers with hair felt or trisolators. Allow no piping to be in direct contact with framing.
 - c.Support all lines by means of resilient fittings or accessories.
 - d.Provide air chambers of adequate size to prevent water hammers at each group of fixtures.
 - e.Install R-11 Fiberglas R-11 noise barrier batts in all stud or joist spaces containing plumbing supply, waste or vent lines.
- 7.Piping:
 - a.Water: As selected by the Owner, conforming to the UPC.
 - b.Gas: Above ground, black steel with malleable iron fittings, Below ground, conform to UPC and Local Utility requirements.
 - c.Soil, waste and vents: Cast iron, plastic or copper conforming to the UPC and local jurisdiction and sanitary district requirements.
- 8.Shower compartments: regardless of shape, each shower compartment shall have a minimum interior area of 1,024 square inches and shall be capable of encompassing a 30-inch diameter circle.
- 9.Storm Piping: See Division 2 "Site Work".
- 10.Water Heater: Unless noted otherwise on the drawings, include one 50 gallon water heater (gas if available, or electric, verify with owner.)
 - a.Install R-12 insulating blanket around hot water heater(s) typical.
 - b.Provide pressure relief valve with drain to outside for each water heater. Terminate drain 6" to 24" from grade, pointing down.
 - c.Provide seismic anchorage for all hot water heaters, provide non-rigded water connections. Straps shall be located at upper one-third and lower one-third of the appliance and shall be at least 4" away from the controls.
 - d.where water heaters are installed in locations where leakage of the tank or connections can cause damage, a watertight pan of corrosion-resistant material shall be installed beneath the water heater with a minimum 3/4" diameter drain to an approved location.
 - e.Piping in unconditioned space leading to and from water heaters shall be insulated with and in installed thermal resistance of R-4 or greater for the five feet of pipe closest to the water heater, or whatever shorter length is in unconditioned space.
 - f.Piping in unconditioned space leading to and from water heaters shall be insulated with and in installed thermal resistance of R-4 or greater for the five feet of pipe closest to the water heater, or whatever shorter length is in unconditioned space.
 - g.Electric water heater shall be placed on an r-10 pad when located in an unconditioned space or on a concrete floor .
- 11.Stub out for landscape Irrigation Provide at least one stub out for landscape irrigation at location selected by owner.
- 12.Plumbing fixtures:
 - a.All plumbing fixtures to be selected by Owner.
 - b.Install all fixtures selected by Owner complete with all fittings ready for operation.
 - c.Install shut-off vales at all fixtures and aerators on all sinks and lavatories.
- 13.Hose bibs: Provide hose bibs as indicated on the drawings and/or as directed by the owner
 - a.All hose bibs shall be non-freeze type and have non-removable back flow prevention devices.

DIVISION 15B MECHANICAL

- 1.The Mechanical Contractor shall be responsible for the design of the Heating Ventilating and Air-conditioning system including: layout and sizes of duct, registers and grilles, verify all register and grille locations with the Owner before installation.
- 2.All work shall conform to the IBC / IRC and IMC and all State and local amendments. As applicable.
- 3.The Contractor shall provide all labor, materials, equipment and services required for a complete and functioning system.
- 4.The Contractor shall secure and pay for all permits, licenses, fees and inspections necessary for the completion of the work.

RESIDENTIAL CONSTRUCTION:

 - 5.Source specific exhaust ventilation: Provide source specific exhaust ventilation per IRC M1507 and IMC 501.
 - 5a.For bathrooms, water closets, laundry room provide a minimum of 50 cfm at 0.25 inches water gauge. Unless stricter requirements are noted on plan, install per manufacturers instructions.
 - 5b.For kitchens provide a minimum of 100 cfm at 0.25 inches water gauge. Unless stricter requirements are noted on plan, install per manufacturers instructions.
 - 6.Range Hood: Range hoods shall be installed per IRC M1503 and M1901.
 - 6b.The vertical distance between the cooking top of a domestic range and unprotected combustible material shall not be less than 30", unless permitted by the listing and labeling of the appliance.
 - 6c.Cooking appliances shall be listed and labeled as household-type appliances for domestic use.
 - 7.Clothes dryer vents: Provide clothes dryer vents per IRC M1502, G2439 and IMC 504.
 - 8.Appliances located in the garage shall be installed per IRC-M1502m G2439 and IMC-504.
 - 8a Where subject to vehicle damage protect with an approved barrier.
 - 8b Appliances with an ignition source shall be elevated so that the source of ignition is at least 18" Above the floor of the garage, unless listed as a flammable vapor ignition resistant device.

DIVISION 16 ELECTRICAL

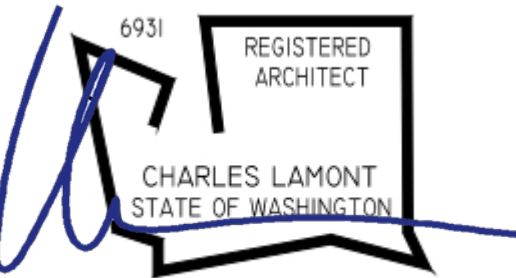
- 1.The Electrical Contractor shall be responsible for the design of the electrical system and provide line drawings and panel diagrams as required by the Code Authority.
- 2.All electrical work shall conform to the National Electrical Code (NEC) and all state and local amendments.
- 3.The Contractor shall secure and pay for all permits, licenses, fees and inspections necessary for the completion of the work.
- 4.The Contractor shall conform to all utility company requirements and local regulations and be responsible for and arrange for all service connections and setting of all meters.
- 5.Electrical outlets:
 - a.Electrical outlet above counter top and within 4 feet of kitchen sinks or bathroom lavatories shall be GFCI protected. Provide other GFCI protection as required by code.
 - b.Electrical outlets shown on drawings (if any) are for convenience, the Electrical Contractor shall insure that additional outlets are provided as required to meet code requirements.
- 6.Smoke detectors: shall be installed according to the IRC R314 and shall be listed in accordance with UL217.
 - a.All smoke detectors shall receive their primary power form the building wiring and shall be equipped with a battery back-up.
 - b.Smoke detectors shall sound an alarm audible in all sleeping areas.
 - c.Smoke detectors shall be interconnected so that the action of one alarm will activate the others. Listed wireless alarms need not be interconnected providing that all alarms sound upon activation.
- 7.Carbon monoxide alarms: shall be installed per IRC R315 and shall be listed in accordance with UL 2034.
 - a.Combined carbon monoxide and smoke alarms are permitted.

ABBREVIATIONS

&	AND	FRMG.	FRAMING	RM.	ROOM
∠	ANGLE	F.T.	FOOT OR FEET	R&S	ROD AND SHELF
@	AT	FTG	FOOTING	R.S.	SOLID CORE
C	CENTERLINE	FURR.	FURRING	SCHED.	SCHEDULE
Ø	DIAMETER OR ROUND	FX.	FIXED	SG	SAFETY GLAZING.
A.B.	ANCHOR BOLT	SHG	SINGLE HUNG	SG	SINGLE HUNG
A.C.	ASPHALTIC CONCRETE	SHT.	SHEET	SHT.	SHEET
A.F.F.	ABOVE FINISH FLOOR	SHT.G.	SHEATHING	S.I.	SQUARE INCH
ALUM	ALUMINUM	GND.	GROUND	SIM.	SIMILAR
ASPH	ASPHALT	GR.	GRADE	SLD	SLIDER
AW	AWING	GWB	GYPSUM WALL BOARD	SPEC'S	SPECIFICATION
BD.	BOARD	SS.	SLIDER	SS.	STAINLESS STEEL
BLDG.	BUILDING	HW	HARDWARE	STD.	STANDARD
BL'KG	BLOCKING	HORIZ.	HORIZONTAL	STOR.	STORAGE
B.O.B	BOTTOM OF BEAM	HT.	HEIGHT	STRUCT.	STRUC TURAL
CB	CATCH BASIN	H.C.	HOLLOW CORE	SUSP.	SUSPENDED
C0	CASED OPENING	H.B	HOSE BIB	SYM.	SYMETRICAL
C.J.	CONTROL JOINT	INSUL	INSULATION	T/	TOP OF
CLG.	CEILING	INT.	INTERIOR	TC	TOP OF CURB
CLR.	CLEAR	INT.	INTERNATIONAL	T.O.P.	TOP OF PLYWOOD
CMU	CONCRETE MASONRY UNIT	IRC	BUILDING CODE	T.O.W.	TOP OF WALL
COL	COLUMN	IRC	INTERNATIONAL	TS	TUBE STEEL
CQNC.	CONCRETE	IRC	RESIDENTIAL CODE	TYP	TYPICAL
CONT.	CONTINUOUS	M2	SQUARE METER	U.N.O.	UNLESS NOTED OTHERWISE
CSE	CASEMENT	MAX.	MAXIMUM	VERT.	VERTICAL
CTR.	CENTER	M.B.	MACHINE BOLT	W	CLOTHES WASHER
D	CLOTHES DRYER	MECH.	MECHANICAL	WD	WOOD
DBL	DOUBLE	MH	MAN HOLE	WDW.	WINDOW
DET.	DETAIL	MFO	METAL FRAMED OPENING	WV	WATER VALVE
DF	DOUGLAS FIR	MANUF.	MANUFACTURER	W/O	WITHOUT
DIA	DIAMETER	MIN.	MINIMUM	W.P.	WATERPROOF
DIM.	DIMENSION	MISC.	MISCELLANEOUS	W.R.	WATER RESISTANT
DR.	DOOR	MTL.	METAL	WSCOT.	WAINSCOT
DS.	DOWN SPOUT	(N)	NEW	WT.	WEIGHT
DW	DISH WASER	N.I.C.	NOT IN CONTRACT	W/	WITH
DWG.	DRAWING	N.O.	NUMBER		
(E)	EXISTING	N.T.S	NOT TO SCALE		
EA.	EACH	O.C.	ON CENTER		
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER		
ELECT.	ELECTRICAL				
EQ.	EQUAL				
EQUIP.	EQUIPMENT				
EXT.	EXTERIOR	P	PAINT		
FC	FOAM CORE	PL	PLATE		
FD	FLOOR DRAIN	PLYWD.	PLYWOOD		
FE	FIRE EXTINGUISHER	P.O.C.	POINT OF CONNECTION		
FFL	FINISH FLOOR LINE	P.T.	PRESSURE TREATED		
FG	FINISH GRADE	PVC	PAVEMENT		
FH	FIRE HYDRANT	PVMT	PAVEMENT		
FIN.	FINISH	R	RADIUS		
FL	FLOW LINE	R.D.	ROOF DRAIN		
FLASH.	FLASHING	R.O.	ROUGH OPENING		
FLR.	FLOOR	REF.	REFRIGERATOR		
F.O.B.	FACE OF BRICK	REINF.	REINFORCED		
FND	FOUNDATION	REQD.	REQUIRED		

Apple Tree Point - Lot 7

Kingston, Washington



General Notes

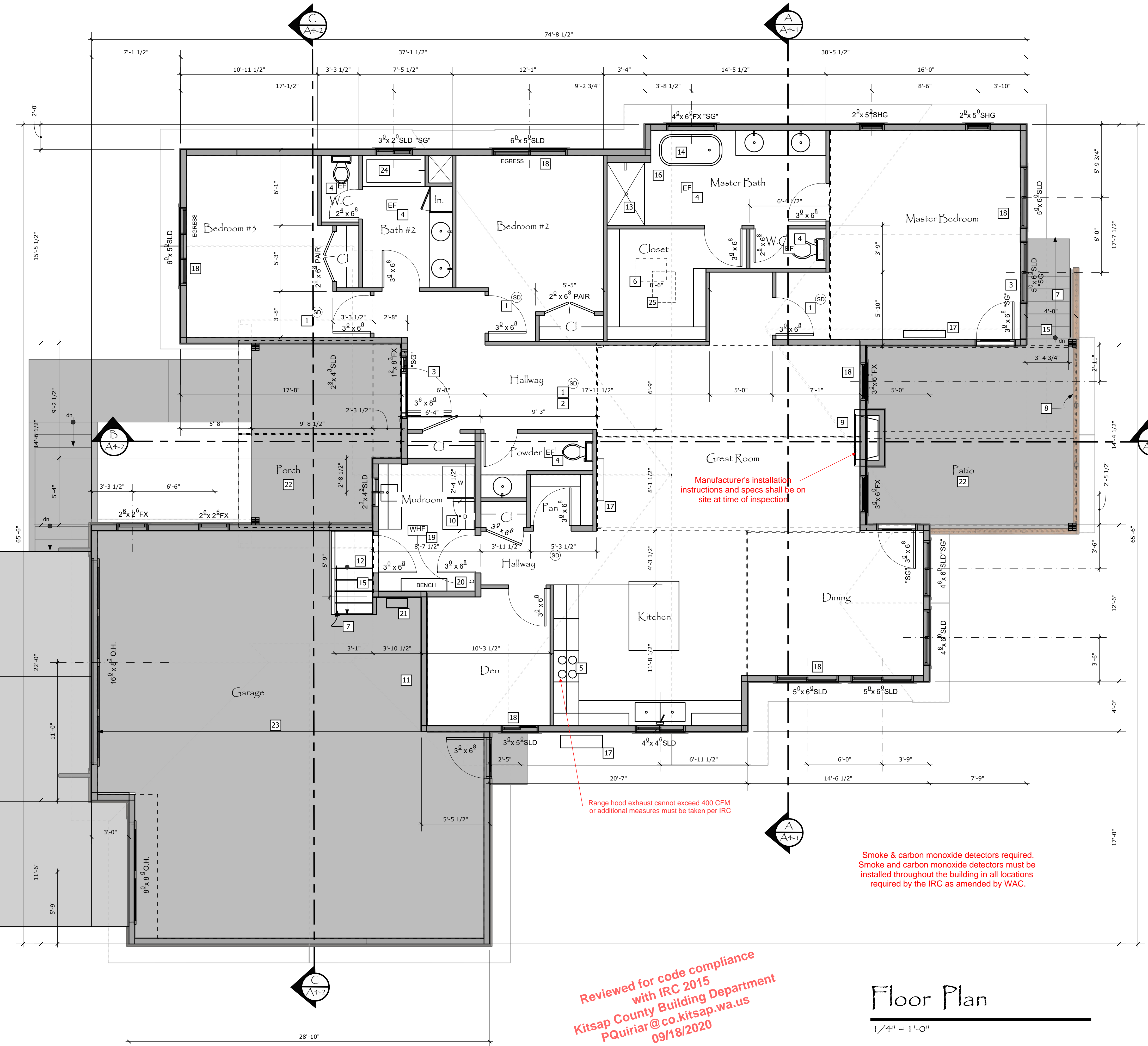
JOB NUMBER F202007 DATE August 20, 2020

DESIGN C. LaMont DRAWN BY: C. LaMont

SCALE N.T.S.

A-0.2

Sheet 3 of 15



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with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020

Floor Plan

1/4" = 1'-0"

Permit Number: 20-03859

General Notes:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. THESE ARCHITECTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3. SEE STRUCTURAL DRAWINGS FOR ALL SIZES AND CONNECTIONS, INCLUDING SHEARWALL LOCATIONS.
4. SEE SHEET A4.2 FOR WASHINGTON STATE ENERGY CODE SCHEDULE FOR INSULATION VALUES, DOOR AND WINDOW "U" FACTORS.

Sheet Notes:

- 1 **SMOKE ALARMS:** PROVIDE SMOKE ALARMS PER IRC SECTION R314
 - SEE ARCHITECTURAL GENERAL NOTES DIVISION 16 "ELECTRICAL" #6 SMOKE DETECTORS FOR ADDITIONAL INFORMATION.
- 2 **CARBON MONOXIDE ALARMS:** PROVIDE CARBON MONOXIDE DETECTION SYSTEM PER IRC SECTION R315
 - SEE ARCHITECTURAL GENERAL NOTES DIVISION 16 "ELECTRICAL" #7 CARBON MONOXIDE ALARMS FOR ADDITIONAL INFORMATION.
- 3 **SAFETY GLAZING:** PROVIDE SAFETY GLAZING PER IRC R308.4
 - "SG" ON PLANS INDICATE SAFETY GLAZING.
 - SEE ARCHITECTURAL GENERAL NOTES DIVISION 8a "DOORS AND WINDOWS" FOR ADDITIONAL INFORMATION.
- 4 **SOURCE SPECIFIC EXHAUST VENTILATION:** PROVIDE SOURCE SPECIFIC EXHAUST VENTILATION PER IRC M1507 AND IMC 501.
 - PROVIDE 50 CFM CEILING MOUNTED VENT AS INDICATED SEE GENERAL NOTES DIVISION 15B "MECHANICAL" NOTE 5a FOR ADDITIONAL INFORMATION.
- 5 **RANGE VENT:** PROVIDE SOURCE SPECIFIC EXHAUST VENTILATION PER IRC M1503 AND M1901.
 - PROVIDE 100 CFM RANGE VENT AS INDICATED SEE GENERAL NOTES DIVISION 15B "MECHANICAL" NOTES 5b AND 6 FOR ADDITIONAL INFORMATION.
- 6 **ATTIC ACCESS:** PROVIDE A 22" x 30" ATTIC ACCESS PANEL IN CEILING PER IRC R807.1 AS INDICATED ON THE PLANS.
 - PROVIDE WEATHER-STRIPPING AND INSULATION ON ACCESS PANEL TO A LEVEL EQUIVALENT TO THE INSULATION OF SURROUNDING SURFACES.
- 7 **HANDRAIL:**
 - PROVIDE HANDRAIL AS SHOWN IN ACCORDANCE WITH IRC R311.7.8 AND R311.8.3
 - LOCATE HANDRAIL NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS.
 - PROVIDE GRIP THAT COMPLIES WITH IRC R311.7.8.3
 - VERIFY HEIGHT AND STYLE WITH OWNER.
- 8 **GUARDRAIL:**
 - PROVIDE 36" HIGH GUARDRAIL PER IRC R312
 - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 9 **FIREPLACE:**
 - FACTORY BUILT GAS FIREPLACE TO BE SELECTED BY OWNER.
 - FIREPLACE SHALL MEET IRC SECTION R1005 AND BE UL LISTED ACCORDINGLY.
 - FIREPLACE AND CHIMNEY SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
- 10 **CLOTHES DRYER:** CLOTHES DRYER AND VENTING SHALL BE INSTALLED PER IRC M1502, G2439, AND IMC 504.
 - DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AT LEAST 3' AWAY FROM ANY OPENINGS.
 - DUCTS SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.
- 11 **GARAGE DWELLING SEPERATION:** GARAGE / DWELLING SEPERATION SHALL BE PROVIDED PER IRC R302.5 AND R309.1.
 - SEE ARCHITECTURAL GENERAL NOTES DIVISION 9A "GYPSUM BOARD" FOR ADDITIONAL INFORMATION.
 - PROVIDE 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE FULL HEIGHT TO UNDERSIDE OF ROOF.
- 12 **GARAGE DWELLING SEPERATION - DOOR:** GARAGE / DWELLING SEPERATION SHALL BE PROVIDED PER IRC R302.5.1
 - SEE ARCHITECTURAL GENERAL NOTES DIVISION 8A "DOORS AND WINDOWS" FOR ADDITIONAL INFORMATION.
 - PROVIDE CODE APPROVED DOOR WITH SELF CLOSER.
- 13 **TILE SHOWER:**
 - SHOWER SHALL CONFORM TO IRC R305 AND R307.
 - PROVIDE A CONFORMING NON-ABSORBENT WALL SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE SHOWER FLOOR.
 - VERIFY FINISH WITH OWNER.
 - ANY GLASS USED IN SHOWER SHALL BE SAFETY GLAZING.
- 14 **FLOOR MOUNTED BATH TUB:**
 - BATHTUB TO BE SELECTED BY OWNER.
 - AREA SURROUNDING TUB SHALL BE OF NONABSORBENT SURFACES PER IRC R307.2
- 15 **WOOD STAIRS:**
 - USE 11" TREAD MINIMUM.
 - MAXIMUM RISER = 7.75" VERIFY REQUIRED HEIGHT AND NUMBER OF RISERS WITH FINISHED GRADE OR FINISH SURFACE.
- 16 **PLUMBING FIXTURES:**
 - SHOWER HEADS AND KITCHEN FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS
 - LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- 17 **HVAC, DUCTLESS SPLIT SYSTEM:**
 - HIGH EFFICIENCY PER WASHINGTON STATE ENERGY CODE SEE SHEET ENERGY CODE INFORMATION THIS SHEET.
 - LOCATE HEADS AS INDICATED, VERIFY LOCATION WITH OWNER.
- 18 **OUTDOOR AIR INLETS:** PROVIDE AT LEAST ONE WINDOW FRAME WITH OUTDOOR AIR PORT FOR FRESH AIR DISTRIBUTION, IN EACH HABITABLE ROOM.
 - THE OWNER MAY USE WALL PORTS IN LIEU OF WINDOW PORTS.
 - EACH AIR INLET SHALL PROVIDE NOT LESS THAN 4 SQUIRE INCHES OF NET FREE AREA, AND HAVE A CONTROLABLE OPENING.
 - AIR INLETS SHALL NOT BE LOCATED WITHIN 10 FEET OF AN APPLINACE OUTLET, PLUMBING VENT OR WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS.
 - AIR INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY OF LEAVES OR OTHER MATERIAL.
- 19 **WHOLE HOUSE VENT FAN:**
 - WHOLE HOUSE VENTILATION FAN DESIGNED PER WAC 51-51-M1507.3.4.1.
 - 60 CFM FAN PER WAC 51-51-M1507.3.3(1)
- 20 **WHOLE HOUSE VENT FAN CONTROL:**
 - DESIGNED IN ACCRDANCE WITH WAC 15-51-M1507.3.2
- 21 **EFFICIENCY WATER HEATING**
 - ELECTRIC WATER HEATER WITH AN EF OF LESS THAN OR EQUAL TO 2.0.
- 22 **CONCRETE PORCH OR STOOP.**
 - PROVIDE NON-SILP FINISH, VERIFY FINISH WITH OWNER.
- 23 **CONCRETE GARAGE FLOOR.**
 - SLOPE GARAGE FLOOR PER IRC R309.1
- 24 **TUB AND SHOWER UNIT:**
 - MANUFACTURED TUB AND SHOWER UNIT TO CONFORM WITH IRC R307
- 25 **UNDER FLOOR ACCESS:** PROVIDE A 18" x 24" ACCESS PANEL THROUGH FLOOR TO CRAWL SPACE PER IRC R408.4 AS INDICATED ON THE PLANS.

REVISIONS				
REVISION	DATE	BY	DISCRPTION	

Apple Tree Point - Lot 7

Kingston, Washington

6931 REGISTERED ARCHITECT

CHARLES LAMONT
STATE OF WASHINGTON

EXPIRES 3/18/18

LaMont Design, Inc

Professional Service Corporation
2120 NE Sandusky Road
Portland, Washington 97202

(503) 779-7227
www.lamontdesigninc.com

Floor Plan

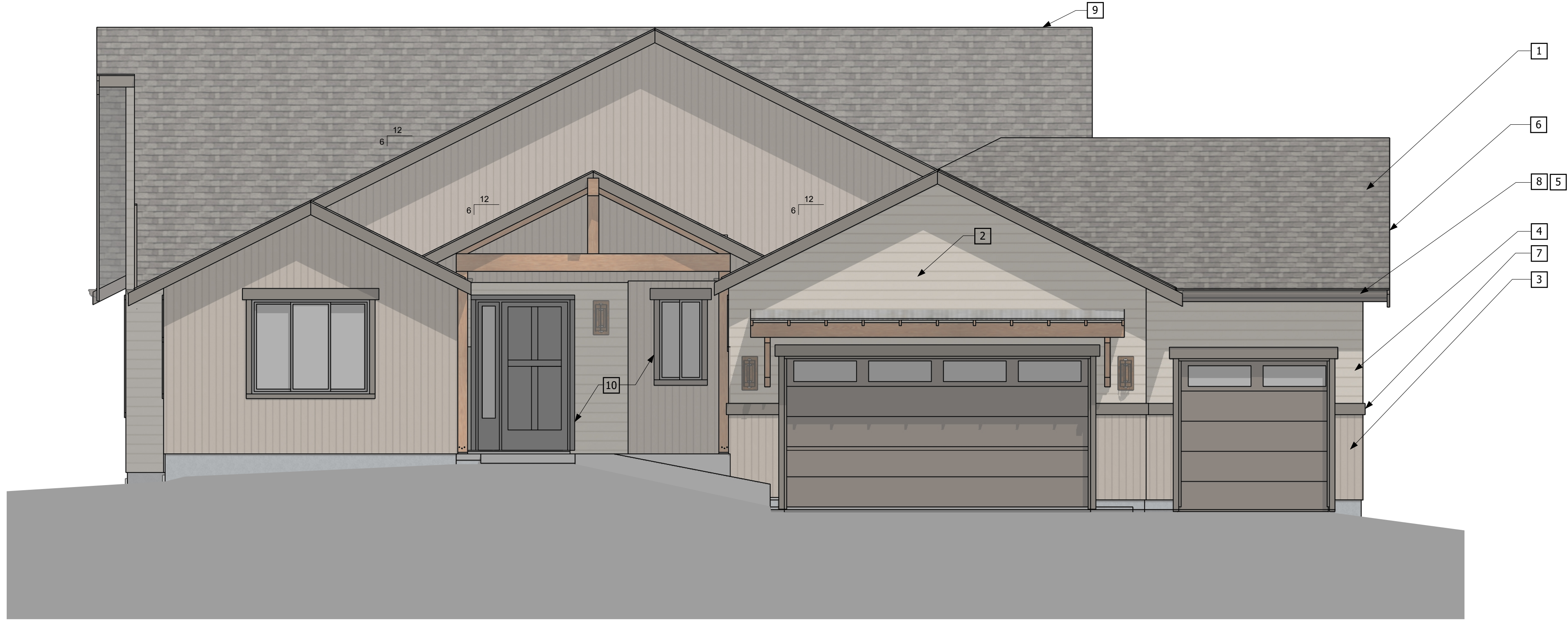
JOB NUMBER P202007 DATE August 20, 2020

DESIGN C. LaMont DRAWN BY: C. LaMont

SCALE N.T.S.

A-2.1

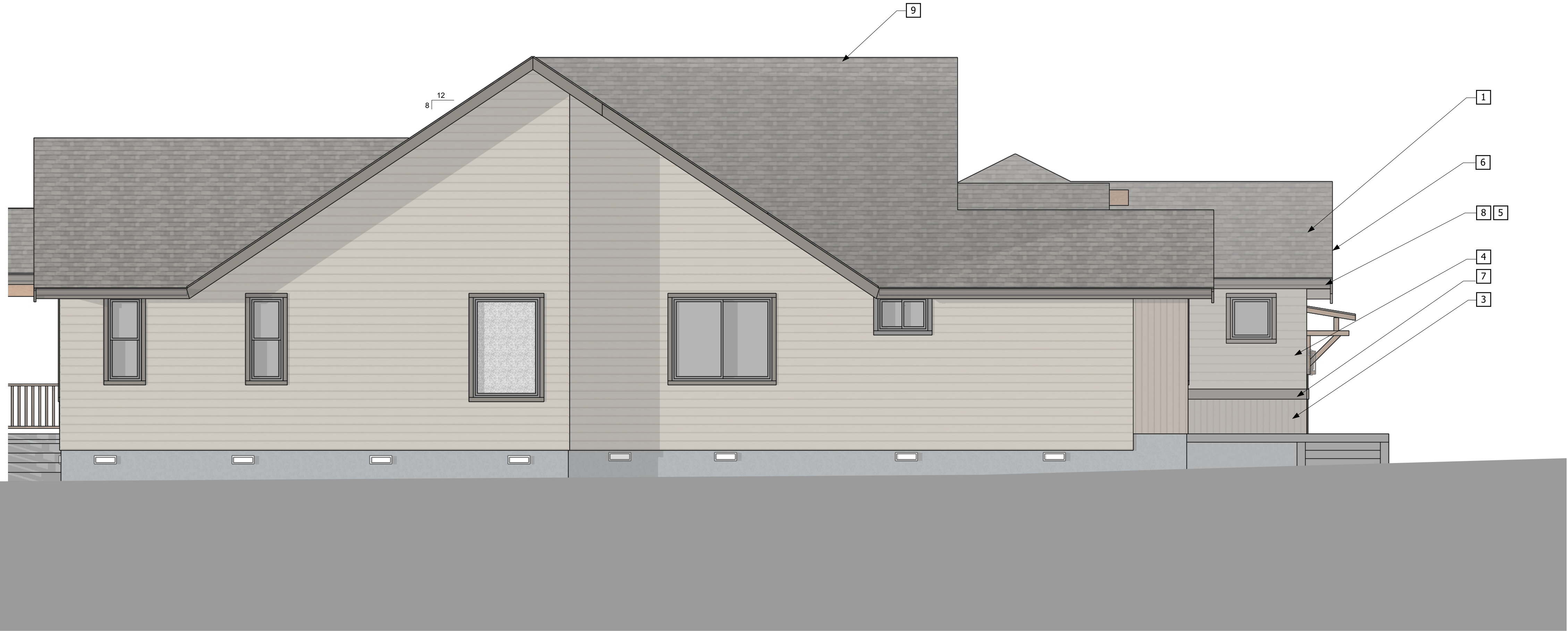
Sheet 4 of 15



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.

Front Elevation

1/4" = 1'-0"



Left Elevation

1/4" = 1'-0"

General Notes:

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2. THESE ARCHITECTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3. SEE STRUCTURAL DRAWINGS FOR ALL SIZES AND CONNECTIONS, INCLUDING SHEARWALL LOCATIONS.
4. SEE SHEET A4.2 FOR WASHINGTON STATE ENERGY CODE SCHEDULE FOR INSULATION VALUES, DOOR AND WINDOW "U" FACTORS.

Sheet Notes:

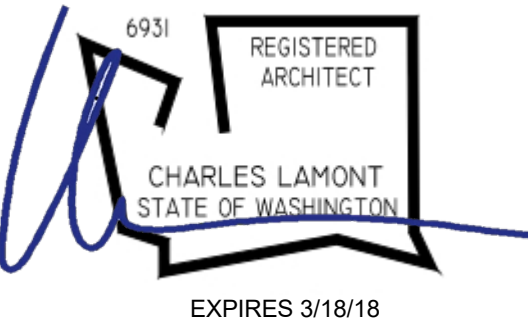
- 1 **COMPOSITION SHINGLES:**
 - o ARCHITECTURAL STYLE COMPOSITION SHINGLES STYLE AND COLOR TO BE SELECTED BY OWNER.
- 2 **METAL ROOFING:**
 - o STYLE AND COLOR TO BE SELECTED BY OWNER.
- 3 **BOARD AND BATTEN SIDING:**
 - o HARDIE BOARD SIDING.
- 4 **LAP SIDING:**
 - o LAP SIDING BY JAMES HARDIE.
 - o EXPOSURE BY OWNER,
- 5 **FASCIA:**
 - o 5/4 x 8 CEDAR FASCIA TYPICAL.
- 6 **BARGE RAFTER:**
 - o 5/4 x 8 CEDAR FASCIA TYPICAL.
- 7 **TRIM BOARD:**
 - o 5/4 x 8 TRIM BOARD.
- 8 **RAIN GUTTERS / DOWN SPOUTS**
 - o MAUNFACTURED SYSTEM TO BE SELECTED BY OWNER.
 - o STYLE TO BE SELECTED BY OWNER.
 - o DOWN SPOUTS TO BE TIED TO SITE DRAINAGE SYSTEM SEE CIVIL DRAWINGS.
- 9 **RIDGE VENT:**
 - o PROVIDE CONTINUOUS RIDGE VENTS TYPICAL.
- 10 **WINDOW & DOOR TRIM:**
 - o USE 5/4 x 4 TRIM TYPICAL.

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020

REVISIONS			
REVISION	DATE	BY	DISCRIPTION

Apple Tree Point - Lot 7

Kingston, Washington



Exterior Elevations

JOB NUMBER	P202007	DATE	August 20, 2020
DESIGN	C. LaMont	DRAWN BY:	C. LaMont
SCALE	NTS		

A-3.1

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with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020



Rear Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

- General Notes:
1.

ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2.

THESE ARCHITECTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3.

SEE STRUCTURAL DRAWINGS FOR ALL SIZES AND CONNECTIONS, INCLUDING SHEARWALL LOCATIONS.
4.

SEE SHEET A4.2 FOR WASHINGTON STATE ENERGY CODE SCHEDULE FOR INSULATION VALUES, DOOR AND WINDOW "U" FACTORS.

- Sheet Notes:
- 1

COMPOSITION SHINGLES:
 - ARCHITECTURAL STYLE COMPOSITION SHINGLES STYLE AND COLOR TO BE SELECTED BY OWNER.
- 2

METAL ROOFING:
 - STYLE AND COLOR TO BE SELECTED BY OWNER.
- 3

BOARD AND BATTEN SIDING:
 - HARDIE BOARD SIDING.
- 4

LAP SIDING:
 - LAP SIDING BY JAMES HARDIE.
 - EXPOSURE BY OWNER,
- 5

FASCIA:
 - 5/4 x 8 CEDAR FASCIA TYPICAL.
- 6

BARGE RAFTER:
 - 5/4 x 8 CEDAR FASCIA TYPICAL.
- 7

TRIM BOARD:
 - 5/4 x 8 TRIM BOARD.
- 8

RAIN GUTTERS / DOWN SPOUTS
 - MAUNFACTURED SYSTEM TO BE SELECTED BY OWNER.
 - STYLE TO BE SELECTED BY OWNER.
 - DOWN SPOUTS TO BE TIED TO SITE DRAINAGE SYSTEM SEE CIVIL DRAWINGS.
- 9

RIDGE VENT:
 - PROVIDE CONTINUOUS RIDGE VENTS TYPICAL.
- 10

WINDOW & DOOR TRIM:
 - USE 5/4 x 4 TRIM TYPICAL.
- 11

GUARDRAIL:
 - 4 x 4 POSTS SPACED AS SHOWN, W/ (2) 1/2" DIA. x 4" EMBEDMENT ANCHOR BOLTS TO CONCRETE WALL.
 - 2 x 2 PICKETS SPACED SO THAT A SPHERE OF 4" DIA. CAN NOT PASS THROUGH
 - 2 x 6 CONTINUOUS TOP RAIL, 4 x 4 BOTTOM RAIL TYPICAL.

REVISIONS			
REVISION	DATE	BY	DISCRIPTION

Apple Tree Point - Lot 7

Kingston, Washington

6931 REGISTERED ARCHITECT

CHARLES LAMONT
STATE OF WASHINGTON

EXPIRES 3/18/18

LaMont Design, Inc

Professional Service Corporation
2120 NE Sandusky Hill Road
Portland, Washington 98570

(360) 779-7227
www.lamontdesigninc.com

Exterior Elevations

JOB NUMBER P202007 DATE August 20, 2020

DESIGN C. LaMont DRAWN BY: C. LaMont

SCALE N.T.S.

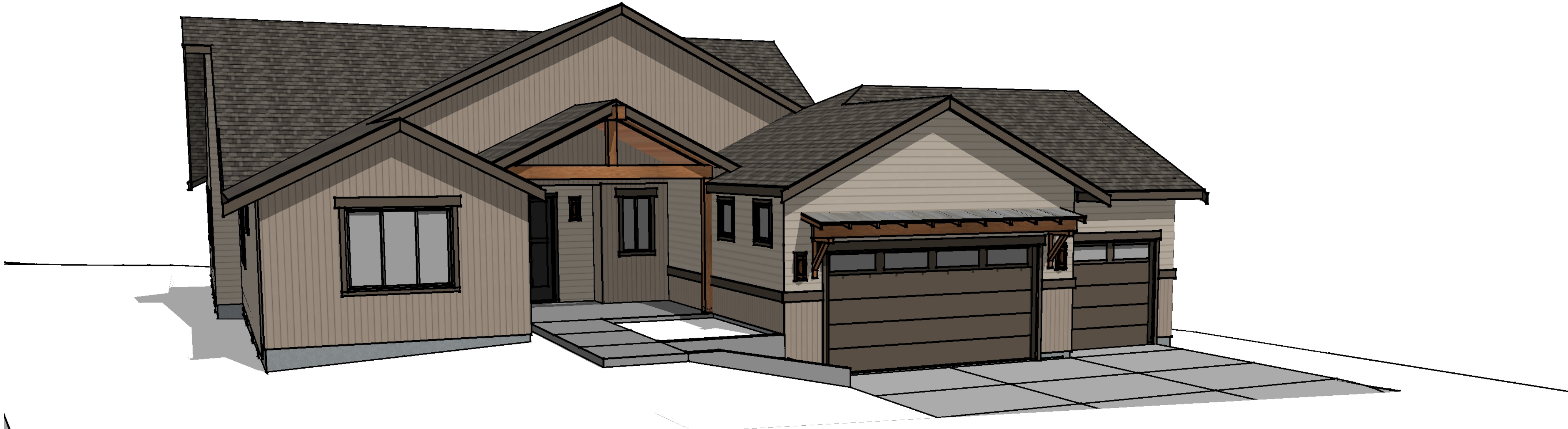
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Sheet 6 of 15

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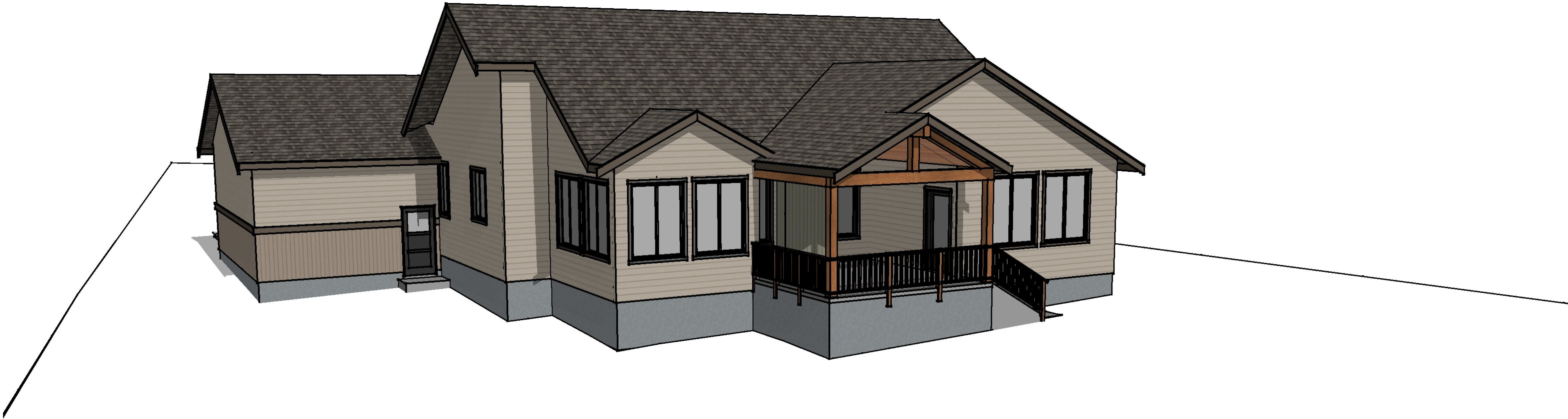
NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW IN GENERAL THE
MAJOR ELEMENTS OF DESIGN. SEE PLANS AND ELEVATIONS
FOR DETAILED INFORMATION.

REVISIONS			
REVISION	DATE	BY	DISCRPTION



Perspective 1

n.t.s.



Perspective 2

n.t.s.

Apple Tree Point - Lot 7

Kingston, Washington



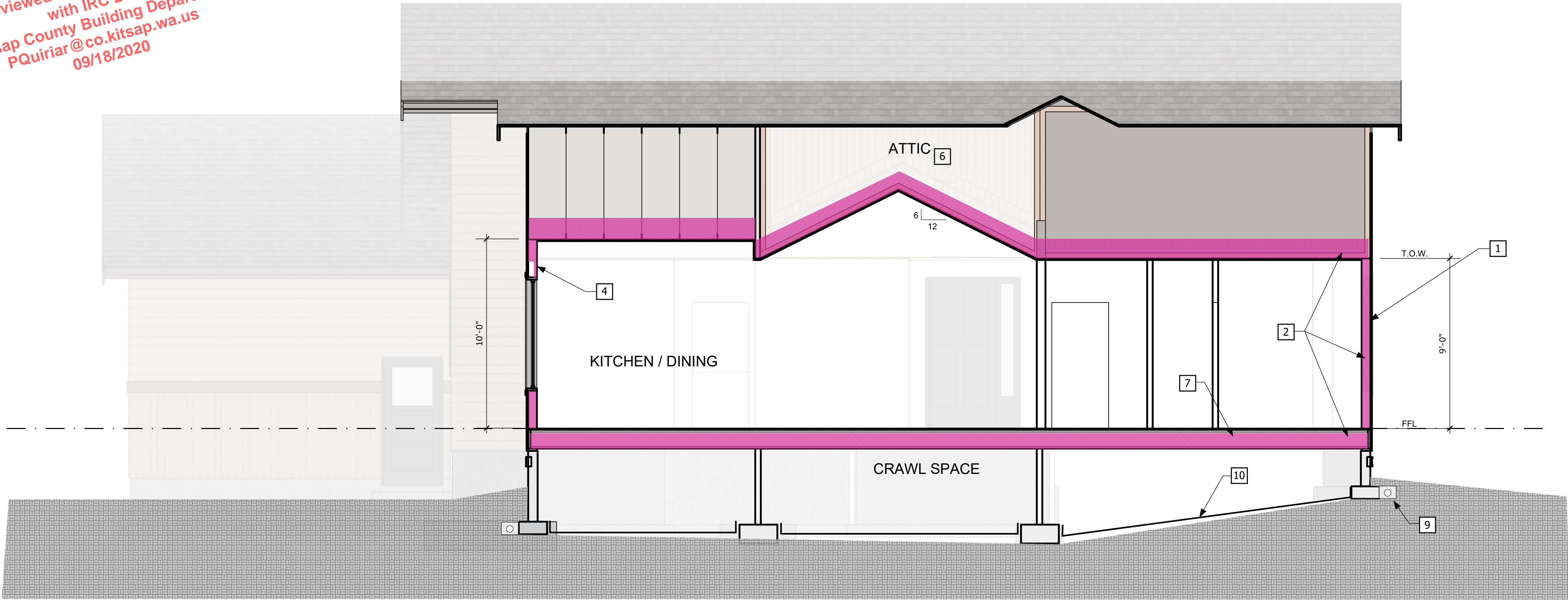
LaMont Design, Inc.
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2120 NE Sandusky Hill Road
Fond du Lac, Washington 98570
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Perspectives

JOB NUMBER	P202007	DATE	August 20, 2020
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SCALE	NTS		

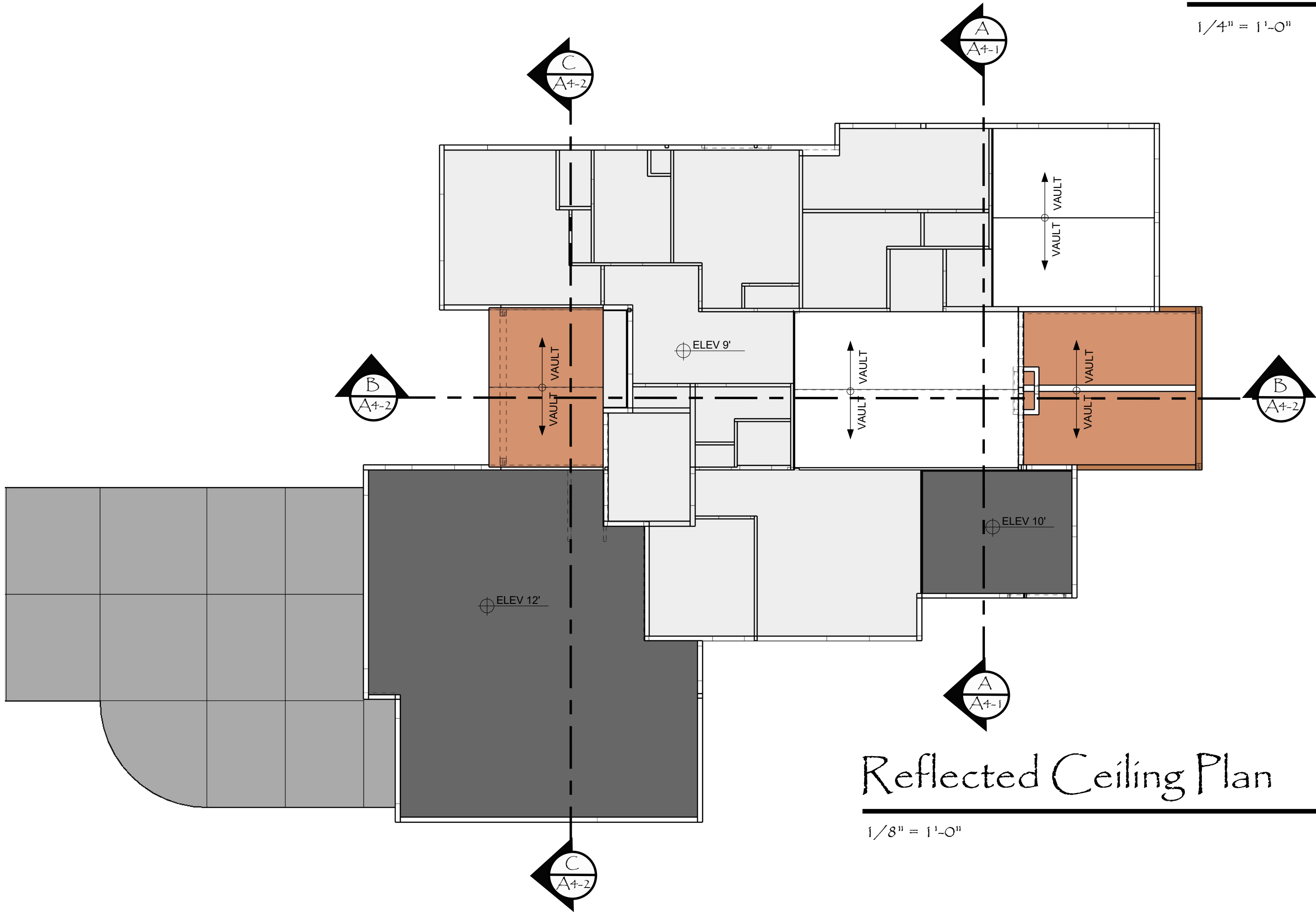
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Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020



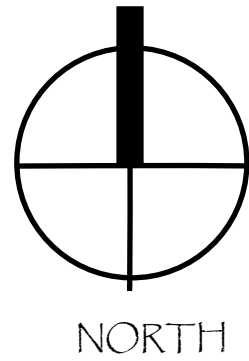
Transverse Section

1/4" = 1'-0"



Reflected Ceiling Plan

1/8" = 1'-0"



General Notes:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. THESE ARCHITECTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3. SEE STRUCTURAL DRAWINGS FOR ALL SIZES AND CONNECTIONS, INCLUDING SHEARWALL LOCATIONS.
4. SEE SHEET A4.2 FOR WASHINGTON STATE ENERGY CODE SCHEDULE FOR INSULATION VALUES, DOOR AND WINDOW "U" FACTORS.

Sheet Notes:

- 1 TYPICAL EXTERIOR WALL FRAMNG:**
 - 2 x 6 STUDS AT 16" O.C.
 - R21 FIBERGLASS BATT INSULATION TYPICAL.
 - 7/16 OSB EXTERIOR SHEATHING ALL ALL EXTERIOR WALLS, SEE GENERAL NOTES DIVISION 6 "SHEATHING".
 - COVER EXTERIOR SHEATHING WITH TYVEK BUILDING WRAP OR ACCEPTABLE EQUIVALENT.
 - INTERIOR, USE 1/2" GYPSUM BOARD FINISHED AS VAPOR BARRIER. SEE GENERAL NOTES DIVISION 9A "GYPSUM BOARD" FOR ADDITIONAL INFORMATION.
- 2 FIBERGLASS BATT INSULATION:**
 - INSULATE ENTIRE BUILDING ENVELOPE WITH FIBERGLASS BATT INSULATION AS CALLED OUT IN INSULATION TABLE SHEET A4.2 ALSO SEE GENERAL NOTES DIVISION 7D "INSULATION" FOR ADDITIONAL INFORMATION.
- 3 VENT BLOCKIG:**
 - USE VENT BLOCKING TYPICAL AT TRUSS TO WALL CONNECTIO.
 - PROVIDE 1" AIR GAP MIN. TO ROOF SHEATHING, USE BAFFLE AS REQUIRED.
 - DO NOT BLOCK VENT OPENINGS WITH INSULATION.
- 4 INSULATION AT HEADERS:**
 - USE R10 RIGID INSULATION AT ALL HEADERS IN EXTERIOR WALL TYPICAL.
- 5 RIDGE VENT:**
 - PROVIDE CONTINUOUS RIDGE VENTS TYPICAL.
- 6 MANUFACTURED ROOF TRUSSES:**
 - MANUFACTURED ROOF TRUSSES TYPICAL SEE STRUCTURAL DRAWINGS.
- 7 MANUFACTURED FLOOR JOIST:**
 - MANUFACTURED ROOF TRUSSES TYPICAL SEE STRUCTURAL DRAWINGS.
- 8 CONCRETE SLAB ON GRADE:**
 - 4" REINFORCED CONCRETE SLAB ON GRADE, SEE STRUCTURAL DRAWINGS.
- 9 FOUNDATION DRAIN:**
 - 4" DIA PERFERATED DRAIN PIPE AT FOOTINGS TYPICAL. COVER PIPE WITH DRAIN ROCK. WRAP DRAIN ROCK WITH FILTER FABRIC.
- 10 VAPOR BARRIER:**
 - USE 6 MILL BLACK POLY SHEETS OVER EARTH IN CRAWL SPACE.

REVISIONS

REVISION	DATE	BY	DISCRIPTION

Apple Tree Point - Lot 7

Kingston, Washington

LaMont Design, Inc.
Professional Service Corporation
2120 NE Sandusky Road
Portland, Washington 98570
(509) 779-7227
www.lamontdesigninc.com

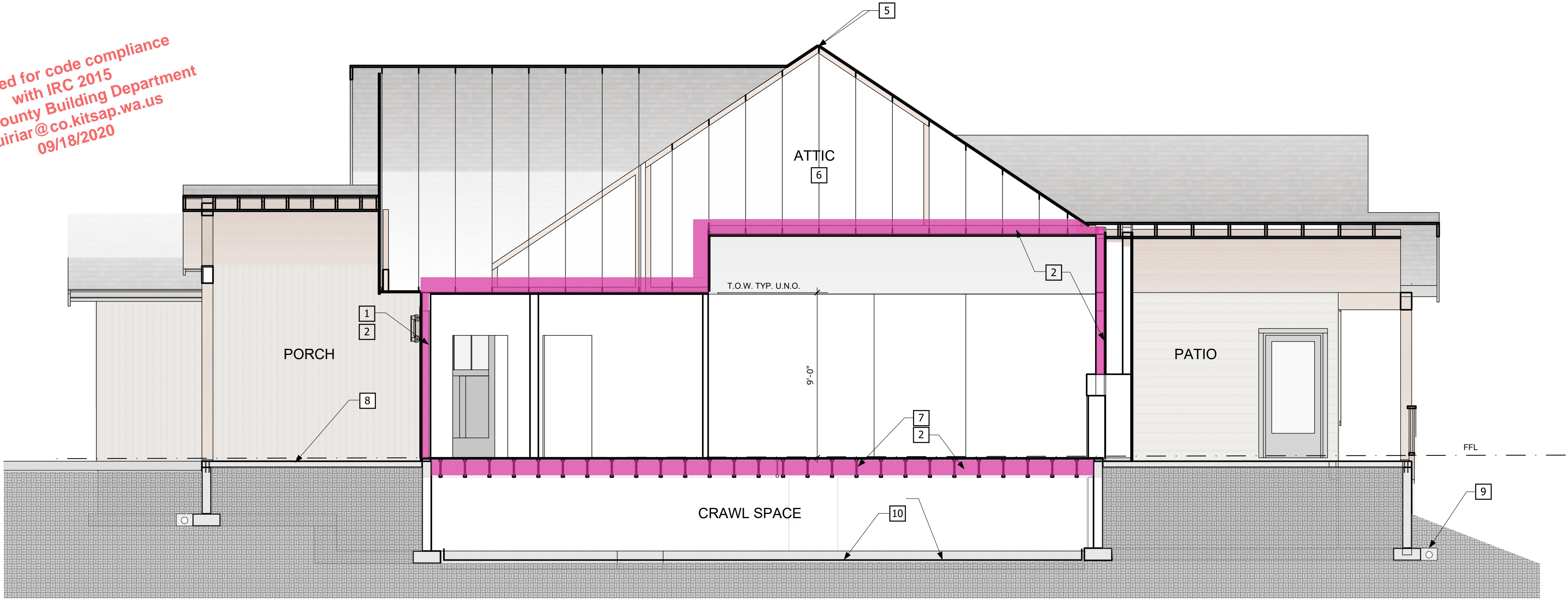
Transverse Section

JOB NUMBER P202007 DATE August 20, 2020
DESIGN C. LaMont DRAWN BY: C. LaMont
SCALE N.T.S.

A-4.1

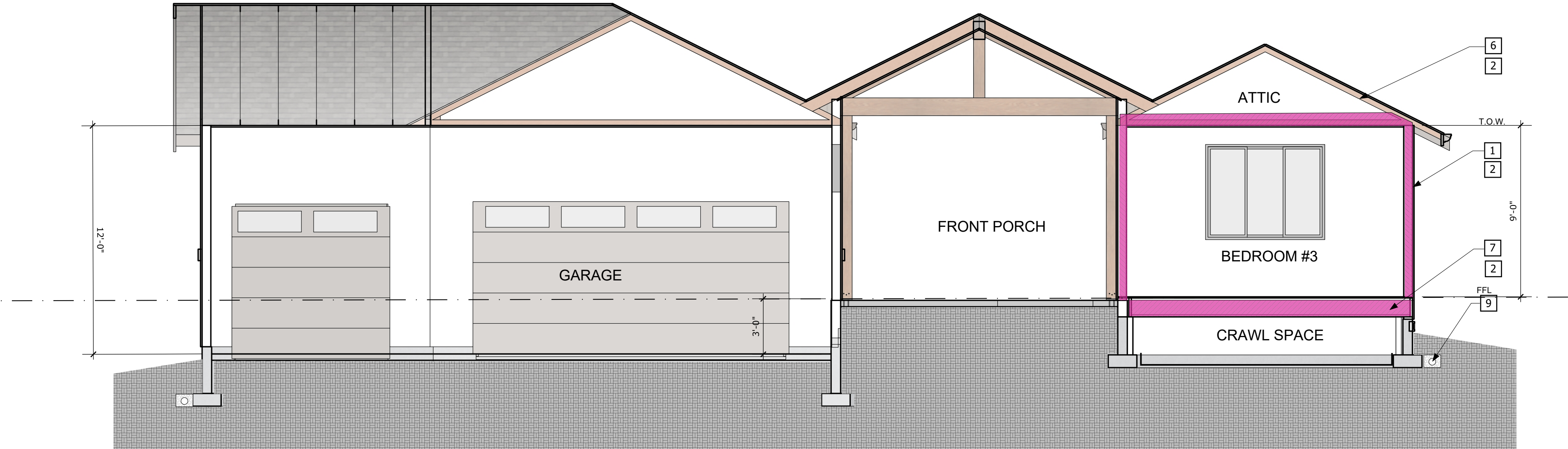
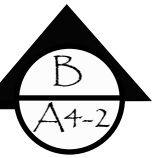
Sheet 8 of 15

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020



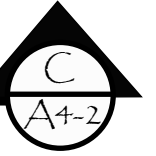
Cross Section

1/4" = 1'-0"



Cross Section

1/4" = 1'-0"



Reduce the tested air leakage to
3.0 air changes per hour

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2015 Washington State Energy Code:

MEDIUM DWELLING UNIT: TABLE 406.2

PRESCRIPTIVE CHECKLIST: 3.5 CREDITS REQUIRED MEDIUM DWELLING UNIT:

OPTION USED	DESCRIPTION	POINTS
1a	EFFICIENT BUILDING ENVELOPE	0.5
3d	HIGH EFFICIENCY HVAC EQUIPMENT Ductless split system with zonal control:	1.0
2a	AIR LEAKAGE CONTROL AND EFFICIENCY VENTILATION:	0.5
5c	ELECTRIC WATER HEATER ≥ 2.0 EF	1.5
TOTAL		3.5

Table R402.1.1

Note: Building envelope components shall have R-Values or U-Factor as indicated below unless stricter requirements are called for by required energy credits above.

Componet	R-Value / U-Factor	Notes:
Fenestration U-Factor	0.30	USE U-0.28
Skylight U-Factor	0.50	
Ceiling FLAT R-Value	49	USE R38
Ceiling VAULTED R-Value	38	
Wood Frame Wall R-Value	21 int	
Floor R-Value	30	

REVISIONS			
REVISION	DATE	BY	DISCRPTION

Apple Tree Point - Lot 7

Kingston, Washington

6931 REGISTERED ARCHITECT

CHARLES LAMONT
STATE OF WASHINGTON

EXPIRES 3/18/18

LaMont Design, Inc

Professional Service Corporation
2120 NE Sandusky Hill Road
Fond du Lac, Washington 98570

(360) 779-7227
www.lamontdesigninc.com

Cross Sections

JOB NUMBER	P202007	DATE	August 20, 2020
DESIGN	C. LaMont	DRAWN BY:	C. LaMont
SCALE	NTS		

A-4.2

Sheet 9 of 15

Structural General Notes:

GENERAL STRUCTURAL NOTES	
(The following apply unless shown otherwise on the plans)	
CRITERIA	
1.1 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION) WITH STATE OF WASHINGTON AMENDMENTS.	
1.2 DESIGN LOADING CRITERIA	
ROOF SNOW LOAD 25 PSF FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES) 60 PSF GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD 200 LBS WIND . . . RISK FACTOR = II, Kzt=1.0, GCpi=0.18, 85 MPH, EXPOSURE "C" EARTHQUAKE: 1. SEISMIC IMPORTANCE FACTOR = 1.0, RISK FACTOR = II 2. Ss = 1.266 S1 = .501 3. SITE CLASS = D S1 = .501 4. Sds = .844 SD1 = .501 5. SEISMIC DESIGN CATEGORY = D 6. LATERAL SYSTEM: LIGHT-FRAMED SHEAR WALLS 7. BASE SHEAR V (ASD) = 16.36 KIPS 8. Cs(ASD) = 0.0909 9. R = 6.5 10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE	
SEE PLANS FOR ADDITIONAL LOADING CRITERIA	
1.3 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.	
1.4 CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.	
1.5 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.	
1.6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE ENGINEER OF RECORD HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE ENGINEER OF RECORD HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.	
1.7 CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.	
1.8 DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER OF RECORD.	
1.9 ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.	
1.10 SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. CONNECTOR PLATE WOOD ROOF TRUSSES	
APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.	
1.11 SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ARCHITECT, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ARCHITECT. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.	
SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.	
1.12 SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CONNECTOR PLATE WOOD ROOF TRUSSES SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW OF THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.	
GEOTECHNICAL	
3.1 FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND COEFFICIENT OF FRICTION ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE ENGINEER OF RECORD FOR POSSIBLE FOUNDATION REDESIGN.	
FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.	
BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.	
ALLOWABLE SOIL PRESSURE. 1500 PSF COEFFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED) 0.35	

Reviewed for code compliance
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CONCRETE	
5.1 CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACT 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:	
TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)
C. ALL STRUCTURAL CONCRETE	2,500 PSI 0.58 0.46
5.2 THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FLYASH, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.	
ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, and C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2 OF THE INTERNATIONAL BUILDING CODE.	
5.4 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.	
5.7 DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACT 315-99 AND 319-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.	
NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER OF RECORD.	
5.8 CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:	
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2" SLABS AND WALLS (INT. FACE). . . .GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"	
5.10 CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.	
ANCHORAGE	
6.1 EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NO. 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.	
6.2 EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROUTED CMU SHALL BE INSTALLED USING "SET-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.	
6.4 SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICBO, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.	

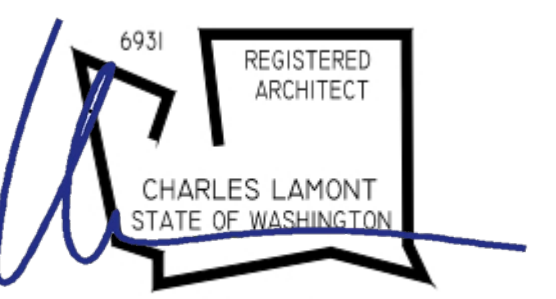
WOOD	
9.1 FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN ACCORDANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:	
JOISTS AND BEAMS:	(2X & 3X MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI (4X MEMBERS) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS:	(2X, 3X & 4X PRESSURE TREATED MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI (6X AND LARGER PRESSURE TREATED MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 675 PSI
POSTS:	(4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI (4X PRESSURE TREATED MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fc = 1300 PSI (6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI (6X AND LARGER PRESSURE TREATED MEMBERS) HEM-FIR NO.2 MINIMUM BASE VALUE, Fc = 575 PSI
2 X 4 STUDS, PLATES & MISC. FRAMING: DF/L OR HF STUD GRADE	
2 X 6 STUDS, PLATES & MISC. FRAMING: DF/L OR HF #2	
9.2 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION #5.	
9.3 MANUFACTURED LUMBER, PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, LSL AND TJ INSULATED LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:	
PSL (2.0E) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI LVL (1.9E) Fb = 2600 PSI, E = 1900 KSI, Fv = 285 PSI LSL (1.55E) Fb = 2250 PSI, E = 1550 KSI, Fv = 310 PSI	
DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.	
MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.	
9.5 PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER OF RECORD. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.	
9.7 PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:	
TOP CHORD SNOW LOAD 25 PSF TOP CHORD DEAD LOAD 7 PSF BOTTOM CHORD DEAD LOAD 10 PSF TOTAL LOAD 42 PSF WIND UPLIFT (TOP CHORD) 12 PSF BOTTOM CHORD LIVE LOAD 10 PSF (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF SNOW LOAD)	
WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A ENGINEER OF RECORD REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.	
9.10 PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.	
ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.	
FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.	
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/16.	
REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.	
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.	

9.11 STRUCTURAL INSULATED ROOF AND WALL PANELS (S.I.P.) SHALL BE MANUFACTURED BY PREMIER BUILDING INDUSTRIES INC. MANUFACTURE AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1882. PANELS SHALL BE CONNECTED TOGETHER WITH FIELD INSTALLED OSB SPLINES. THE OSB FACINGS SHALL BE CONNECTED TO THE SPLINES WITH 8d BOX NAILS AT 6" O.C. THE MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS THAT INDICATE PANEL LAYOUT AND APPROPRIATE INSTALLATION DETAILS. SHOP DRAWINGS SHALL BE ACCOMPANIED BY STRUCTURAL CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL INCLUDE ALL THE DESIGN LOADS. PANELS SHALL BE DESIGNED TO DEVELOP THE SHEAR CAPACITIES INDICATED ON THE DRAWINGS.	
9.12 ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.	
PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD C2 FOR LUMBER OR C9 FOR PLYWOOD. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 0.25 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS (NAILS, SCREWS, BOLTS AND ANCHOR BOLTS) AND TIMBER CONNECTORS IN DIRECT CONTACT WITH WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.	
9.13 STRUCTURAL SOFFIT/EAVE VENTS SHALL BE 'RAFT-A-VENT' (RS-400) EAVE VENT AS MANUFACTURED BY 'COR-A-VENT' AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE STRUCTURAL PLANS AND DETAILS FOR NAIL REQUIREMENTS AT VENT LOCATIONS.	
9.15 TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.	
ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LU" SERIES JOIST HANGERS. ALL TJ1 JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-2X JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HUI" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.	
WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.	
ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.	
9.16 WOOD FASTENERS	
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:	
SIZE LENGTH DIAMETER 6d 2" 0.113" 8d 2-1/2" 0.131" 10d 3" 0.148" 12d 3-1/4" 0.148" 16d BOX 3-1/2" 0.135" 16d SINKER 3-1/2" 0.148" 16d COMMON 3-1/2" 0.162"	
IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE ENGINEER OF RECORD (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.	
NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.	
B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF THE SAME PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.	
9.17 WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:	
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.	
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.	
ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.	
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER (HOT-DIP GALVANIZED) ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM WITH 1/4" x 3" x 3" (HOT-DIP GALVANIZED) PLATE WASHERS, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/16) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.	
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.	
UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/ TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.	

REVISIONS			
REVISION	DATE	BY	DISCRPTION



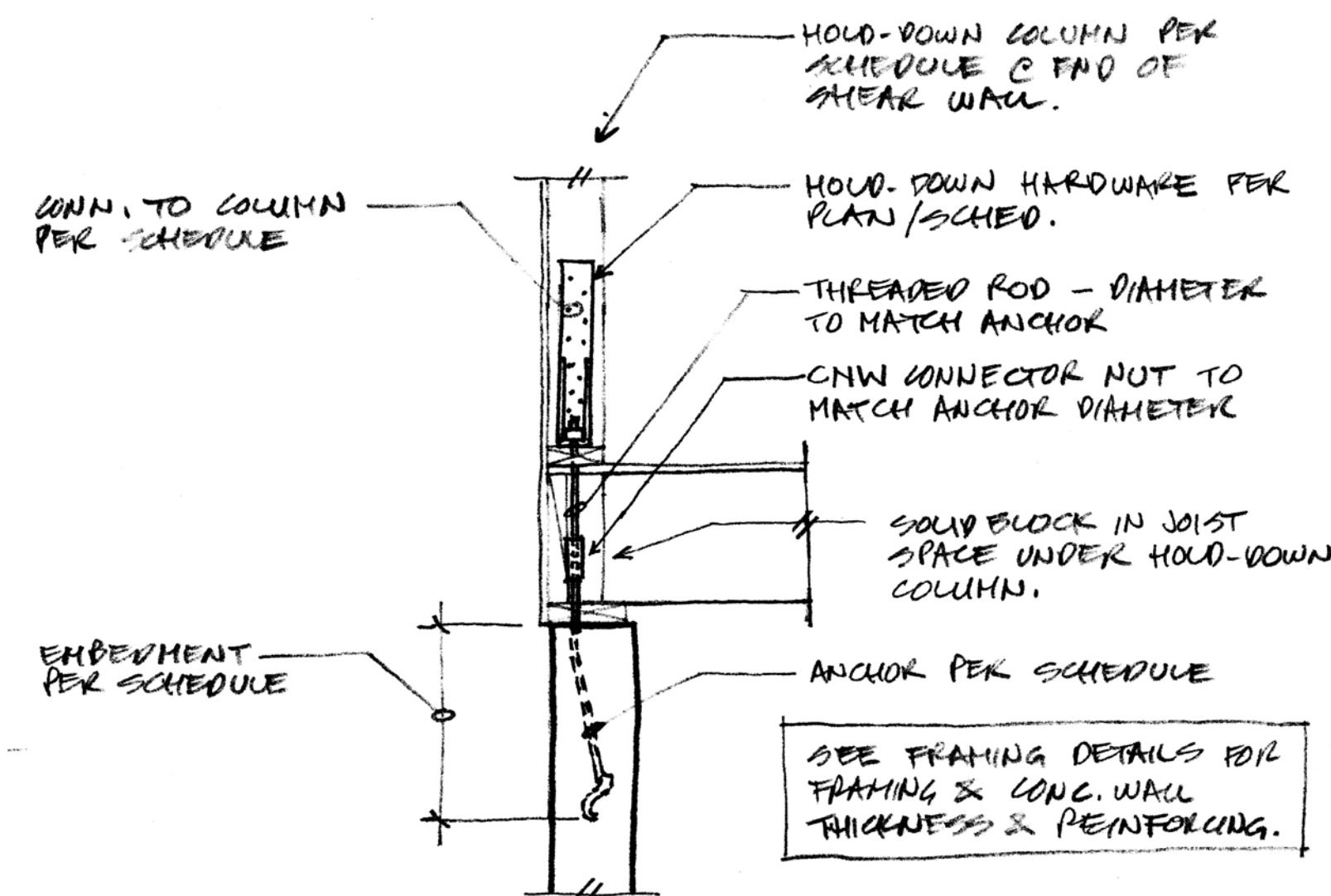
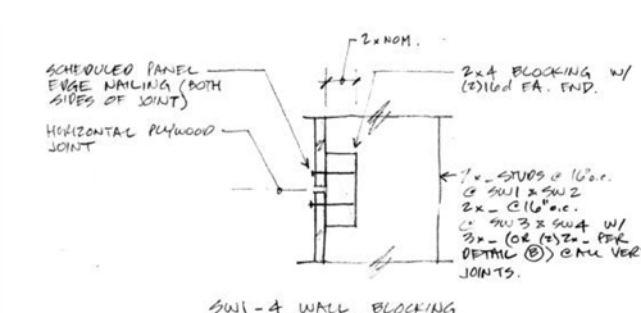
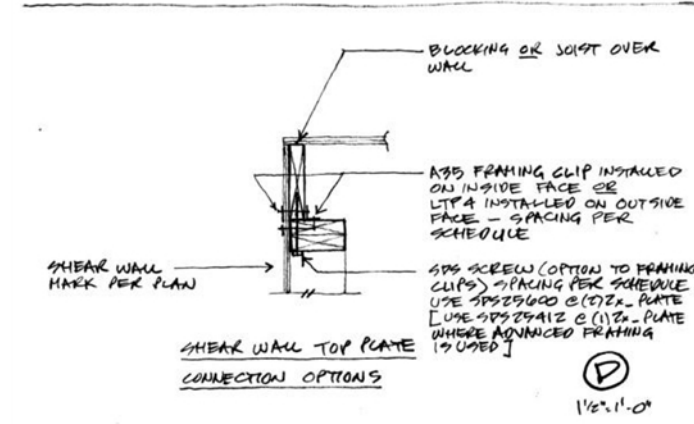
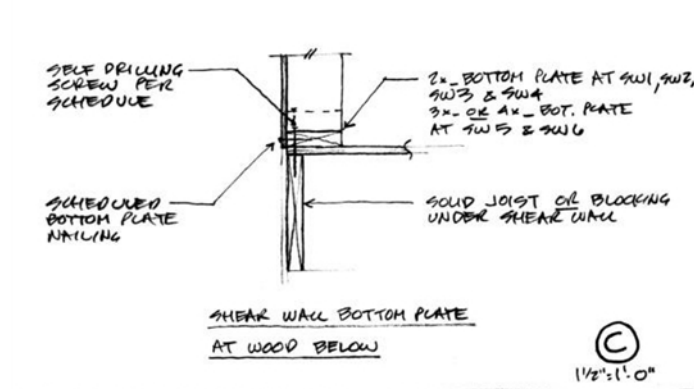
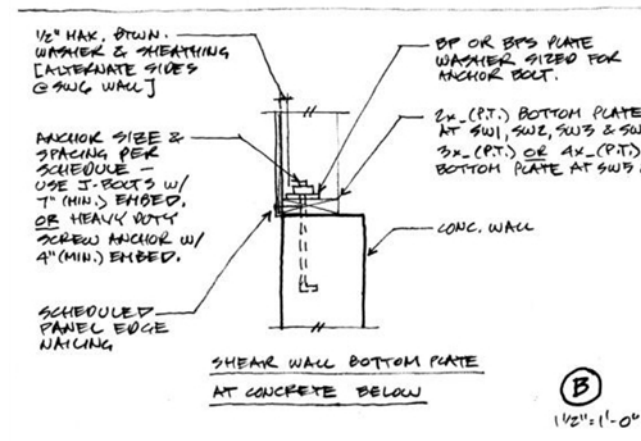
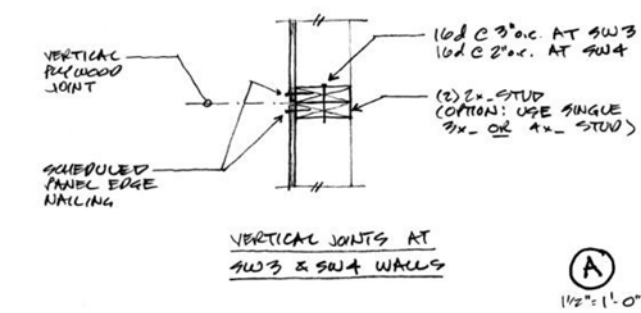
Apple Tree Point - Lot 7
Kingston, Washington



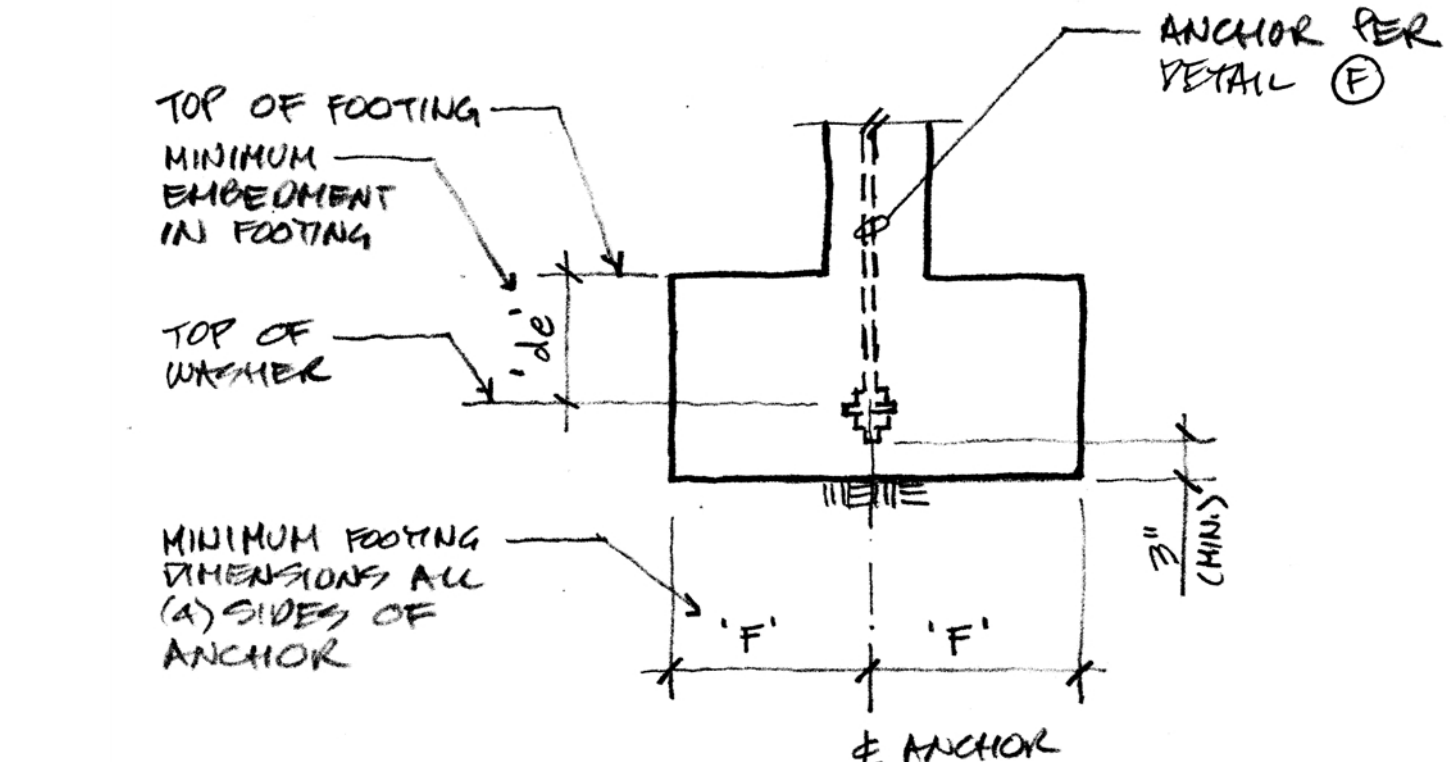
EXPIRES 3/18/18



Structural Notes	
JOB NUMBER	P202007
DATE	August 20, 2020
DESIGN	C. LaMont
DRAWN BY:	C. LaMont
SCALE	NTS

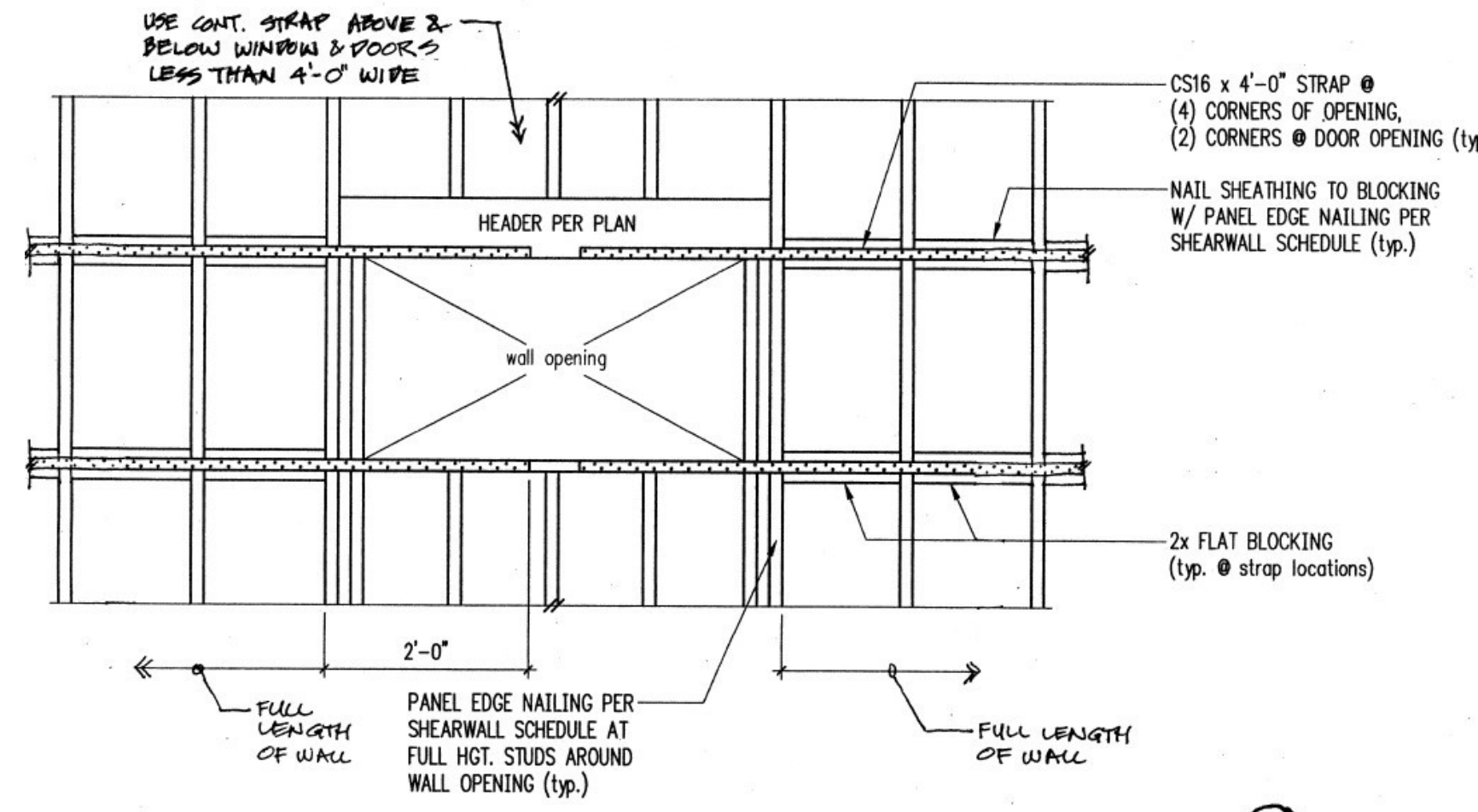


DETAIL **F**
3/4" = 1'-0"

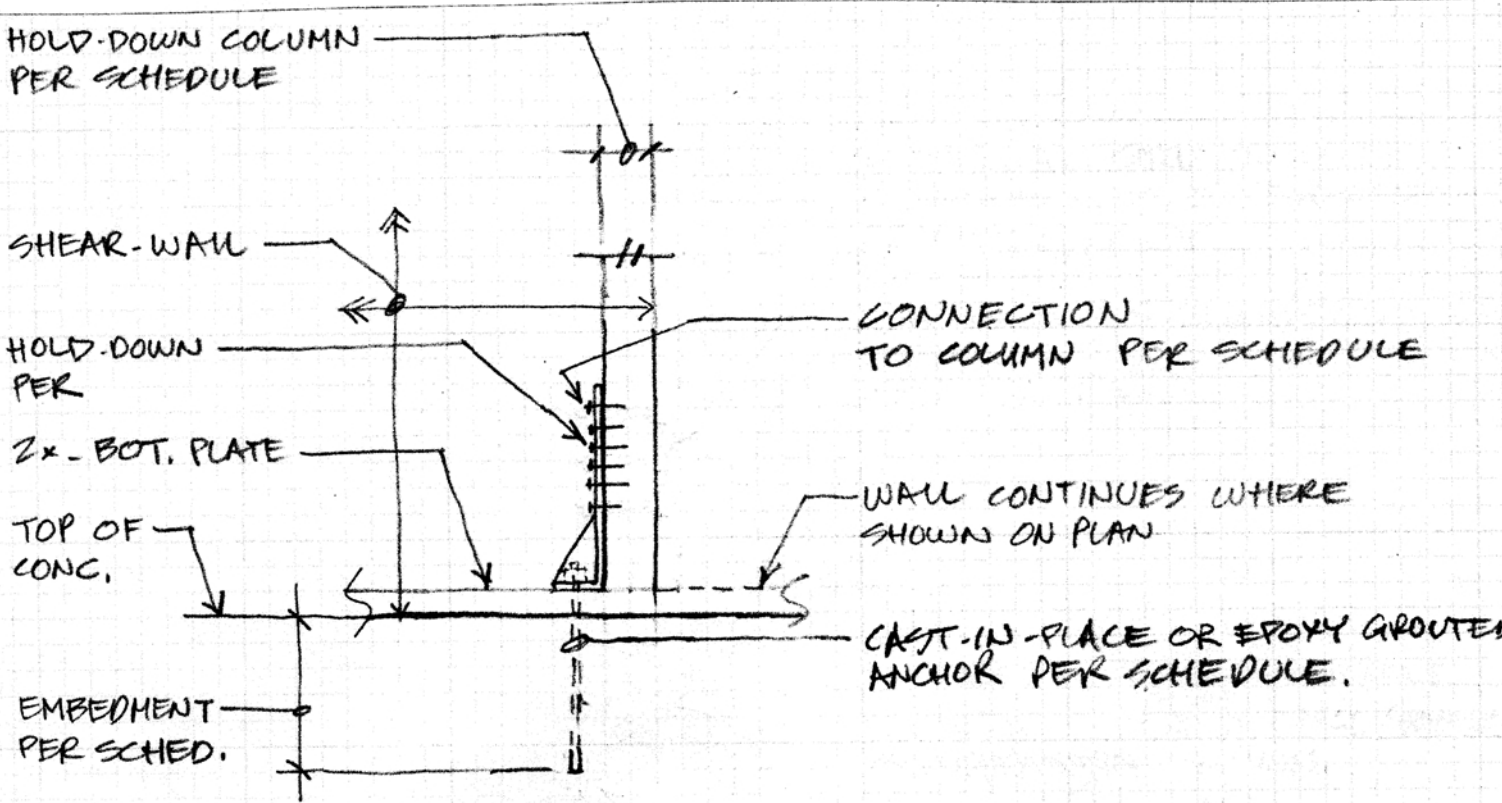


SCHEDULE		
ANCHOR	'd _e ' (MIN.)	'F' (MIN.)
FAB B	11"	16 1/2"

H



I



SCHEDULE				
HARDWARE	CAST-IN-PLACE	EPOXY GROUTED	HOLD-DOWN COL. (MINIMUM)	CONN. TO COLUMN
HDC2 - SPS2.5	55TB16 L W/ 12 3/8" EMBED.	5/8" ϕ THREADED ROD W/ 10" (MIN.) EMBEDMENT	(2) 2x -	(6) SPS25212
HDC5 - SPS2.5	55TB24 L W/ 20 3/8" EMBED.	5/8" ϕ THREADED ROD W/ 12" (MIN.) EMBEDMENT	(2) 2x -	(14) SPS25212
HDC8 - SPS2.5	55TB18 x 24 W/ 18" EMBED.	N/A	6x6	(20) SPS25212

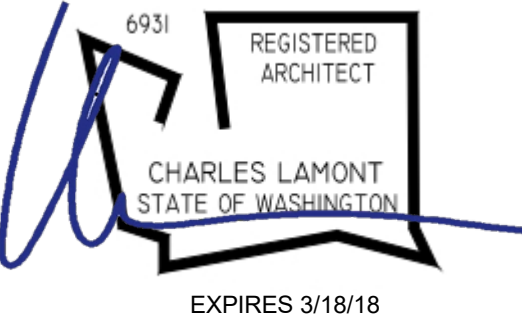
DETAIL **J**
3/4" = 1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020

REVISIONS			
REVISION	DATE	BY	DISCRIPTION

Apple Tree Point - Lot 7

Kingston, Washington

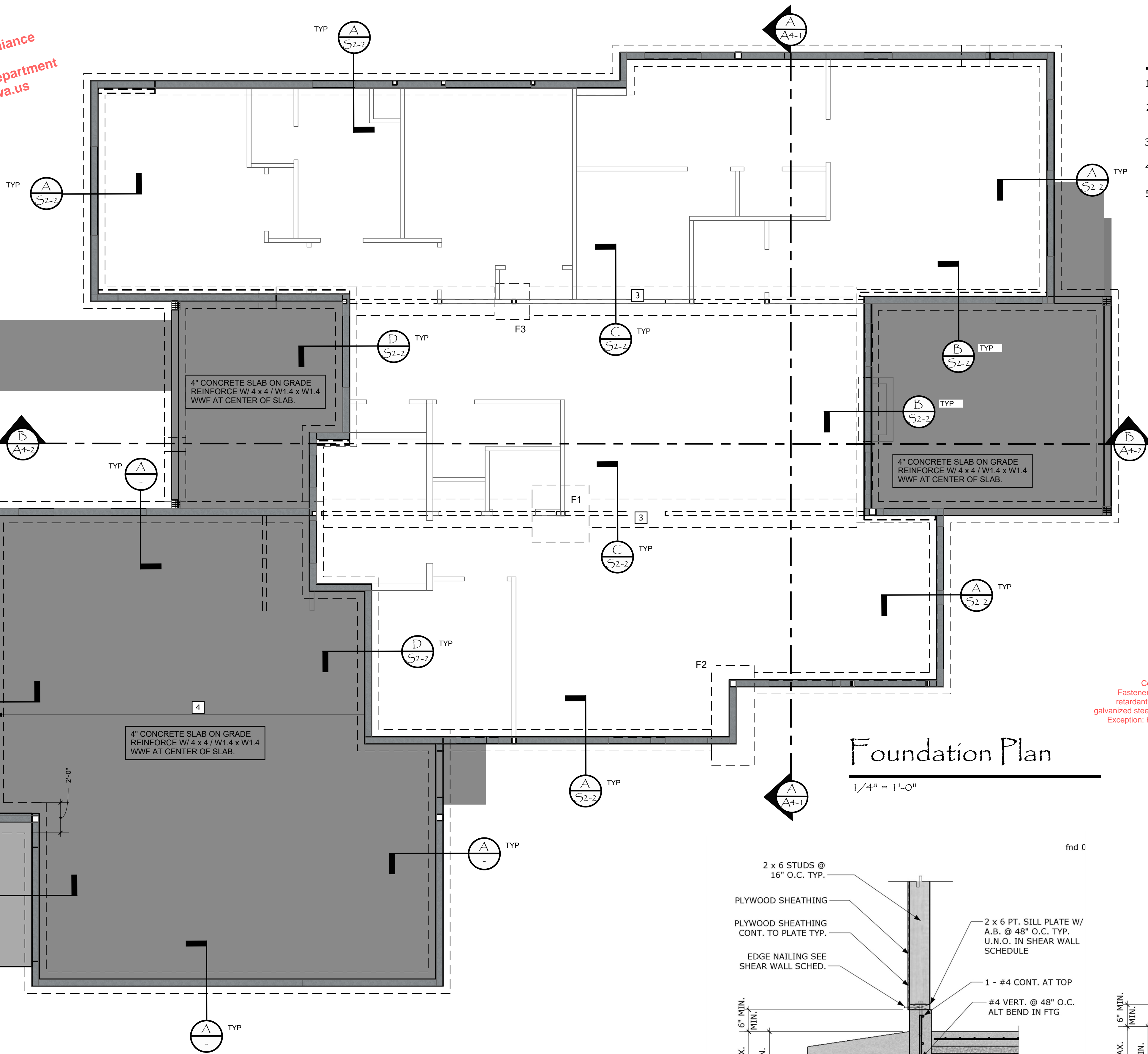


Structural Notes

JOB NUMBER F202007 DATE August 20, 2020
DESIGN C. LaMont DRAWN BY: C. LaMont
SCALE N.T.S.

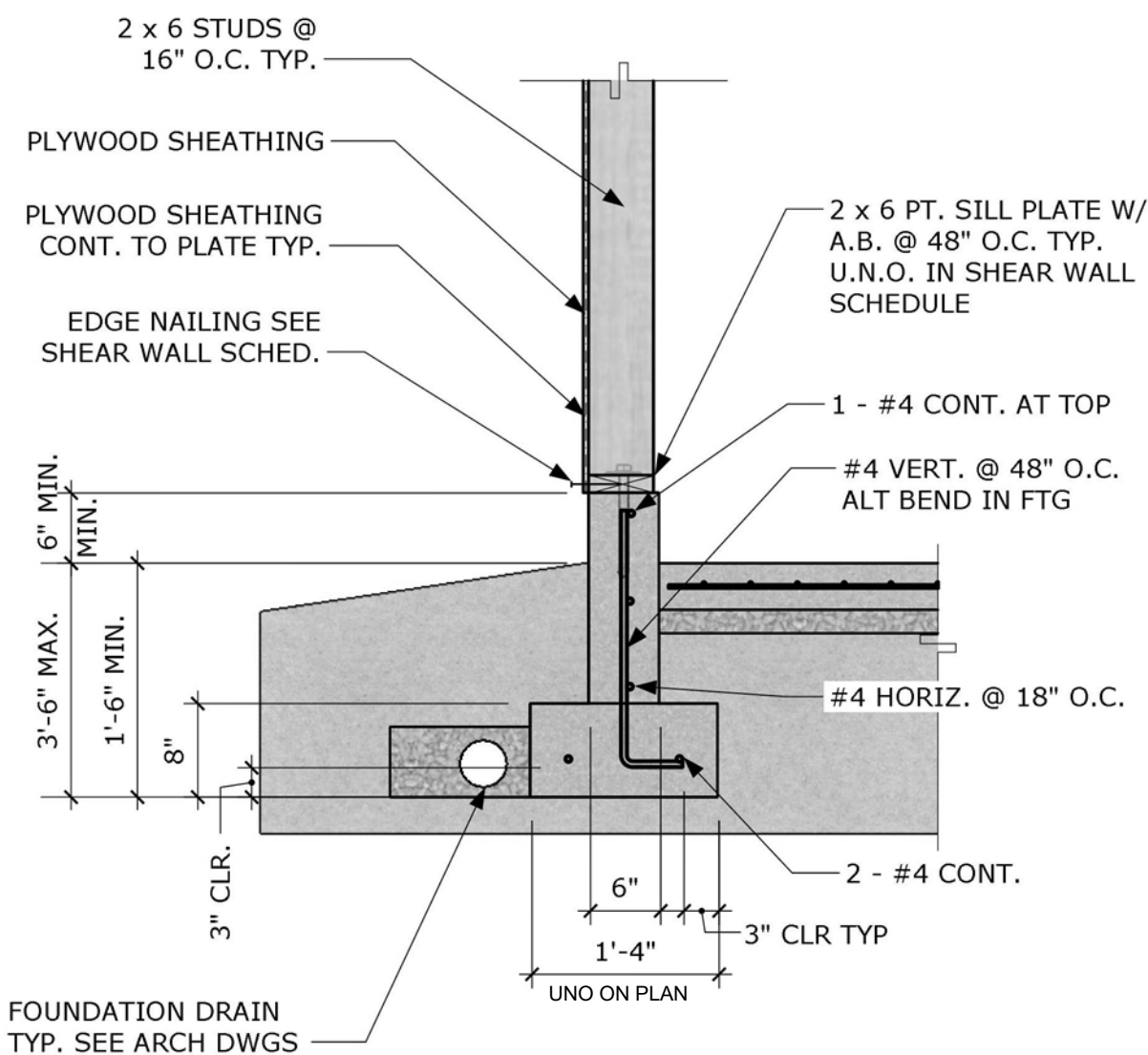
S1-1

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09/18/2020



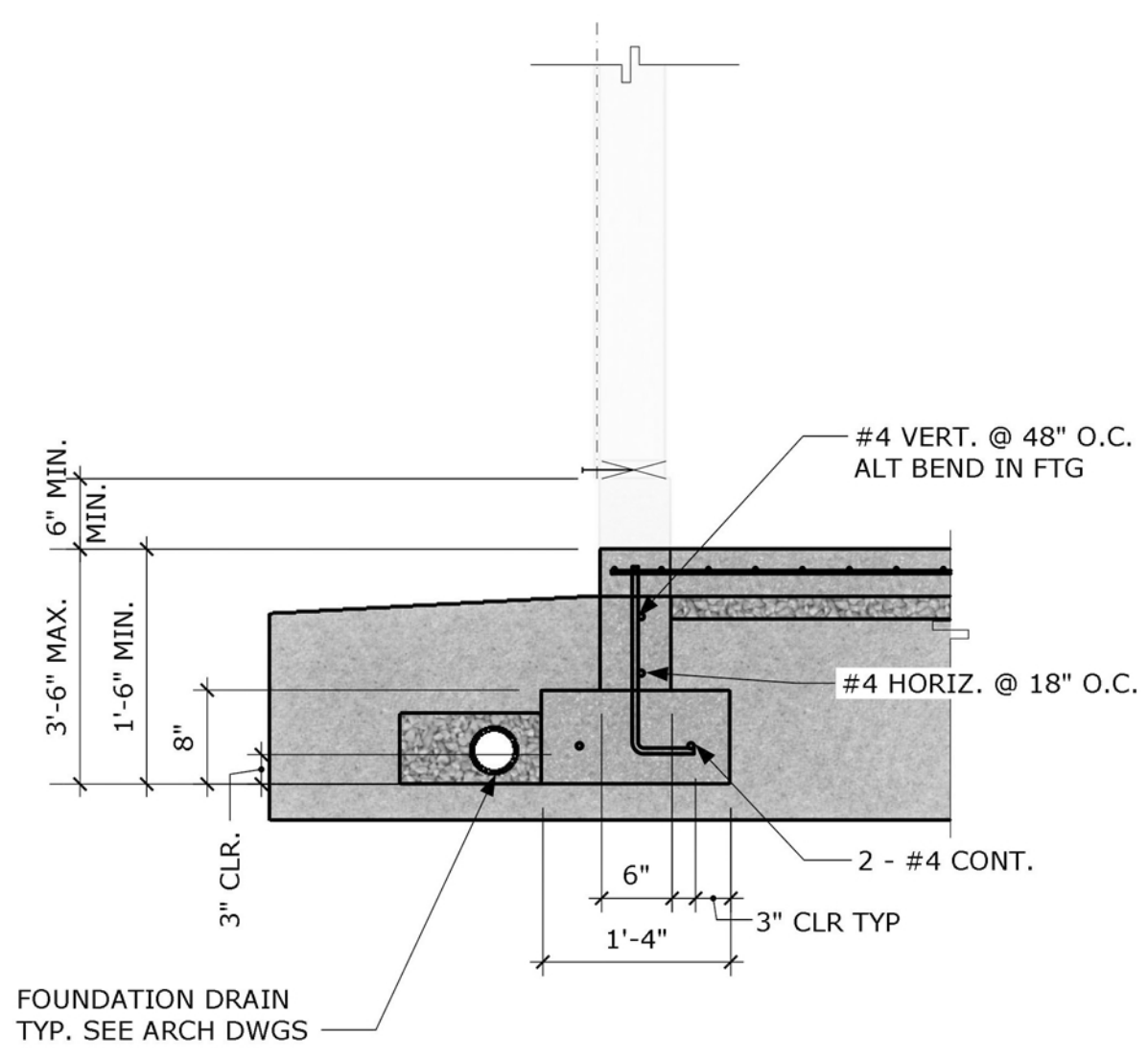
Foundation Plan

1/4" = 1'-0"



DETAIL

3/4" = 1'-0"



DETAIL

3/4" = 1'-0"

General Notes:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES ON SHEETS A0.1 AND A0.2
3. SEE ARCHITECTURAL DRAWINGS FOR ALL INFORMATION AND DIMENSIONS NOT SHOWN.
4. SEE SHEET A4 DIVISION 2 "SITE WORK" FOR INFORMATION CONCERNING FOOTINGS, EXCAVATION AND SITE DRAINAGE.
5. SEE SHEET A4 DIVISION 3 "CONCRETE" FOR INFORMATION CONCERNING FOOTINGS AND REINFORCEMENT.

Sheet Notes:

- 1 **BLOCK OUT FOR OPENINGS:** BLOCK OUT STEM WALL FOR DOOR OPENINGS SEE FLOOR PLAN.
- 2 **SIMILAR DETAIL:** 2 x 4 WALL NOT NECESSARY WHEN JOIST ARE PARALLEL TO CONCRETE STEM WALL TYPICAL.
- 3 **CRAWL SPACE ACCESS:** PROVIDE PROVIDE 3' x 3' MIN. OPENING IN INTERMEDIATE WALL FOR ACCESS.
- 4 **CONCRETE GARAGE FLOOR.**
 - o SLOPE GARAGE FLOOR PER IRC R309.1

Footing Schedule

MARK	SIZE	REINFORCING
F1	4'-0" x 4'-0" x 1'-0" DEEP	(6) #4 EA. WAY AT BOTTOM
F2	3'-0" x 7'-0" x 1'-4" DEEP	(4) #5 LONGITUDINAL (8) #5 TRANSVERSE
F3	2'-6" x 2'-6" x 12" DEEP	(4) #4 EA. WAY AT BOTTOM.

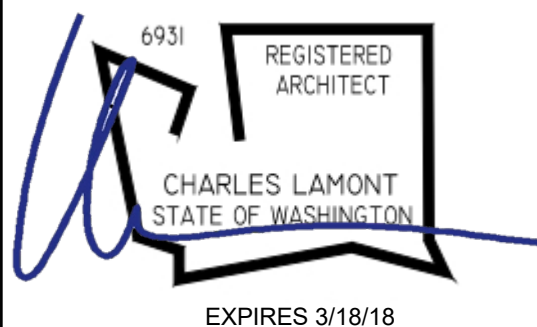
Corrosion Resistant Fasteners:
Fasteners for pressure preservative and fire-retardant treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.
Exception: Half inch diameter or greater steel bolts

REVISIONS

REVISION	DATE	BY	DISCRPTION

Apple Tree Point - Lot 7

Kingston, Washington



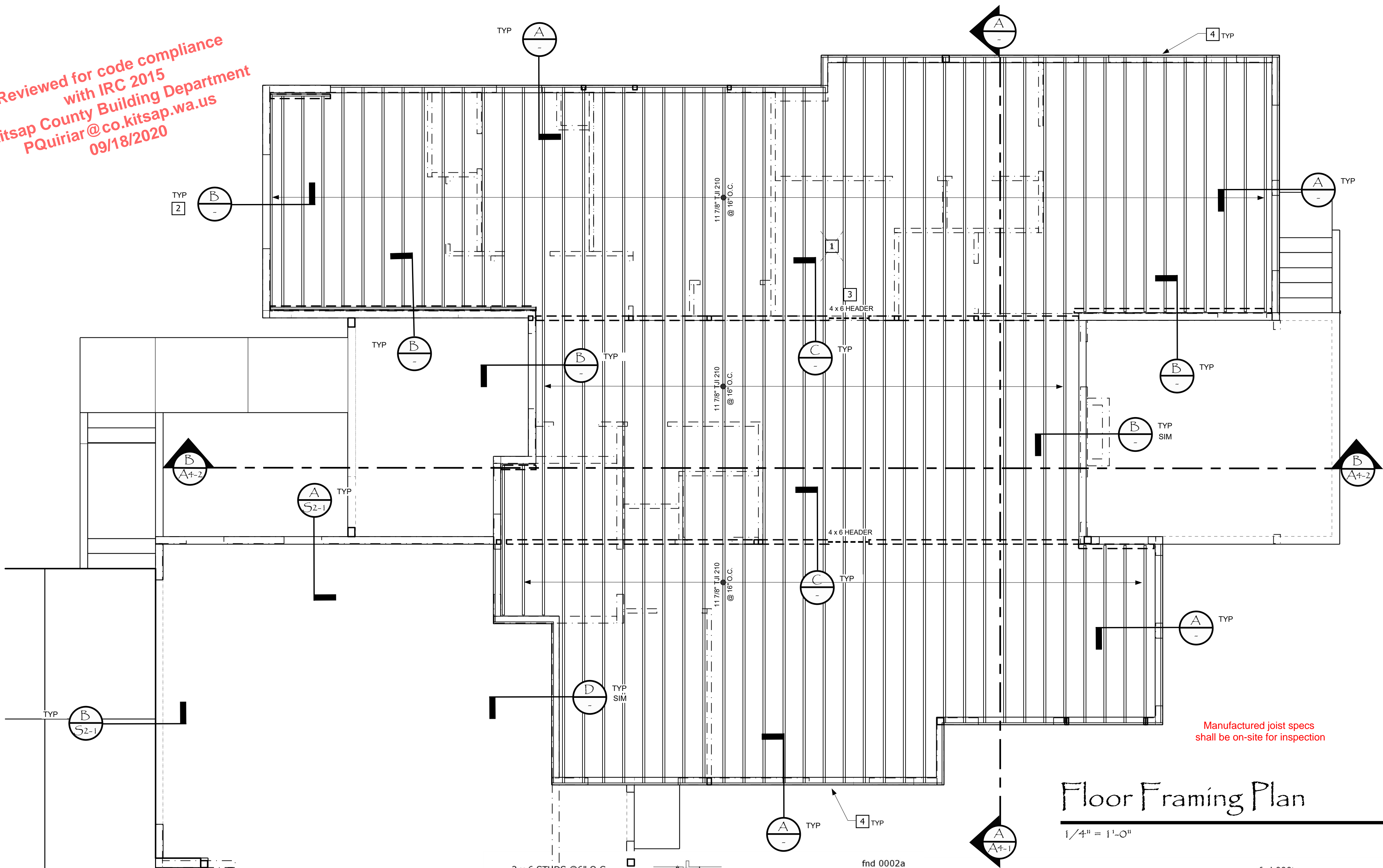
Foundation Plan

JOB NUMBER F202007 DATE August 20, 2020
DESIGN C. LaMont DRAWN BY: C. LaMont
SCALE N.T.S.

S2-1

Sheet 12 of 15

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09/18/2020



Floor Framing Plan

1/4" = 1'-0"

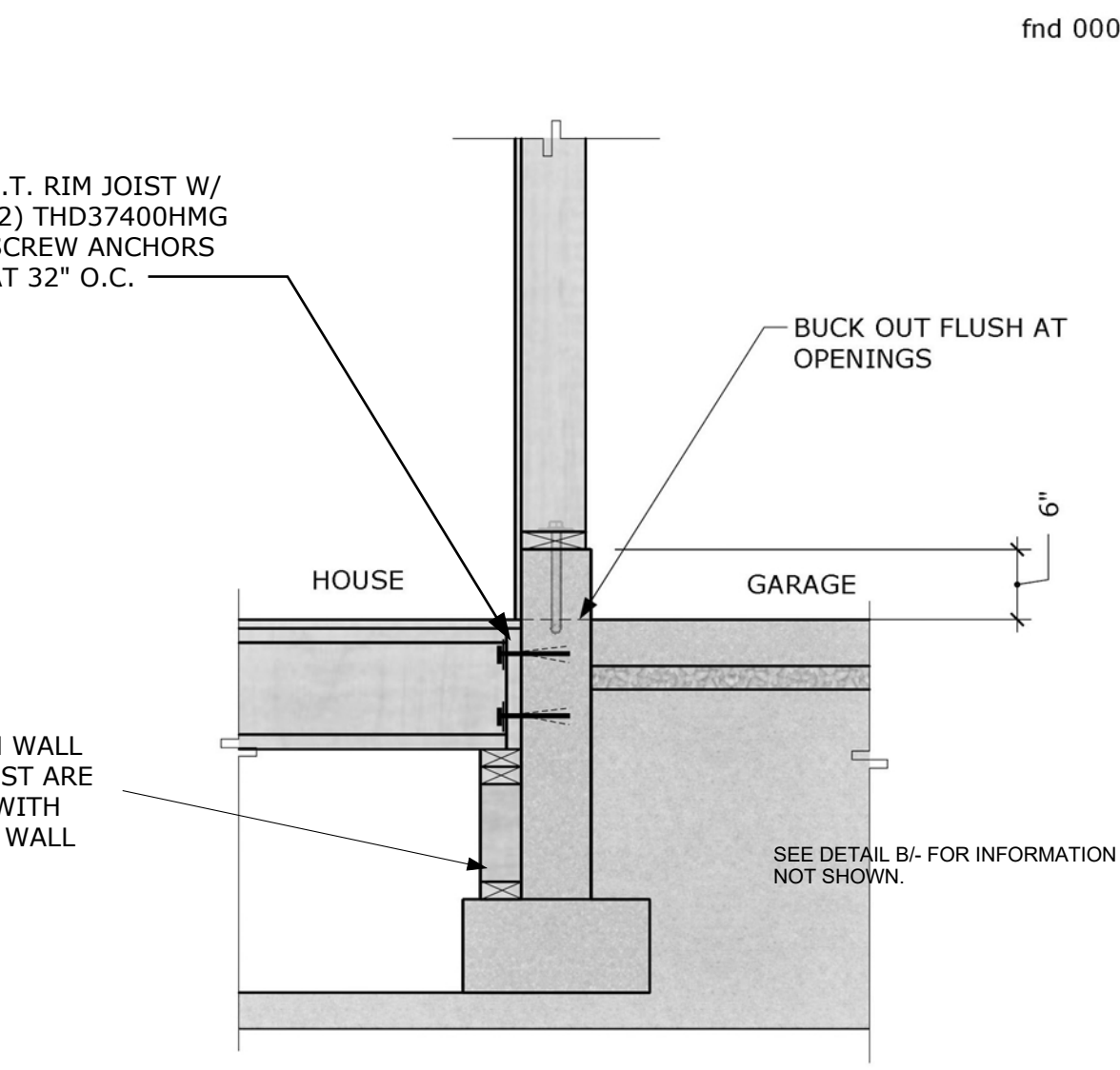
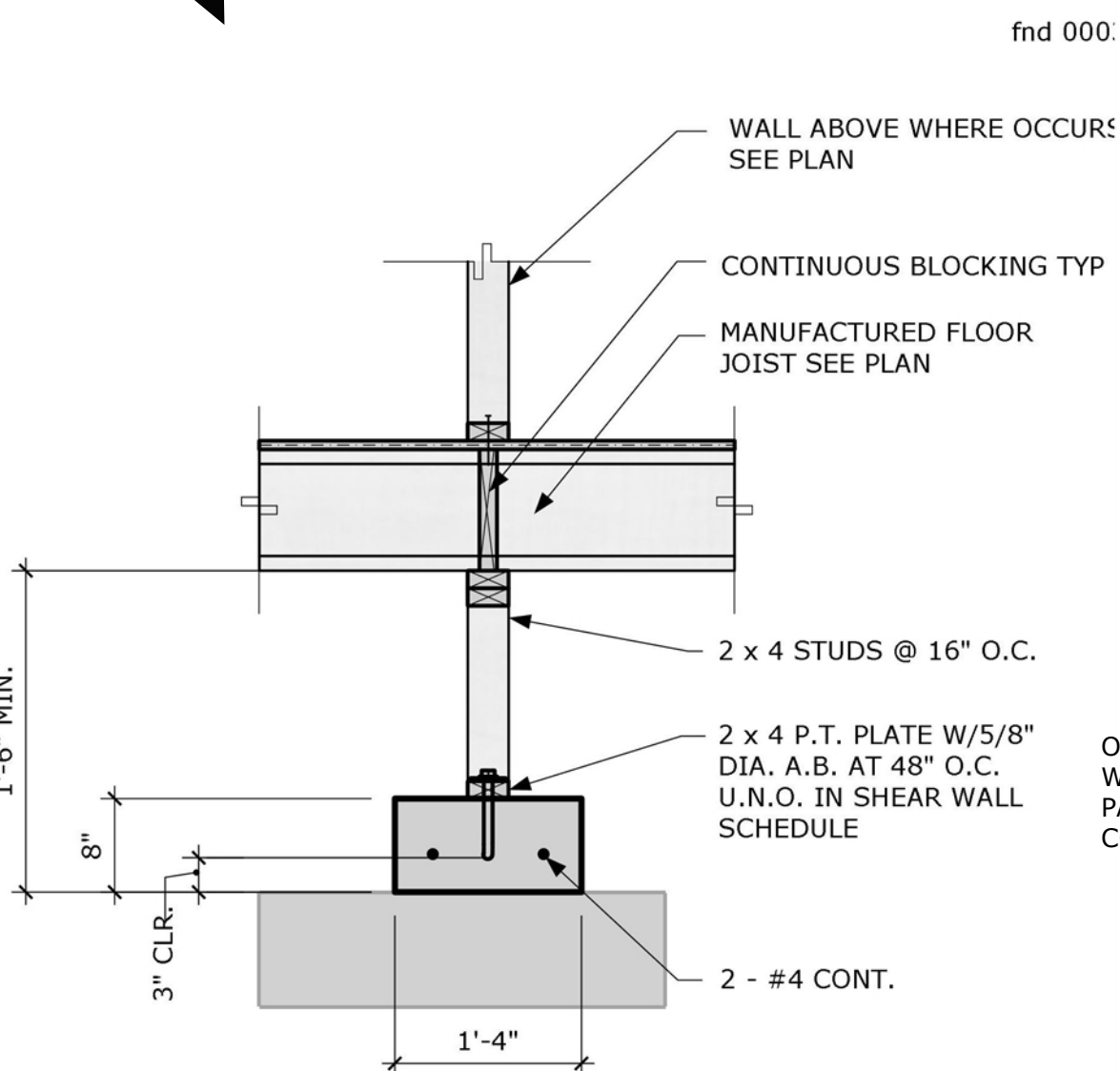
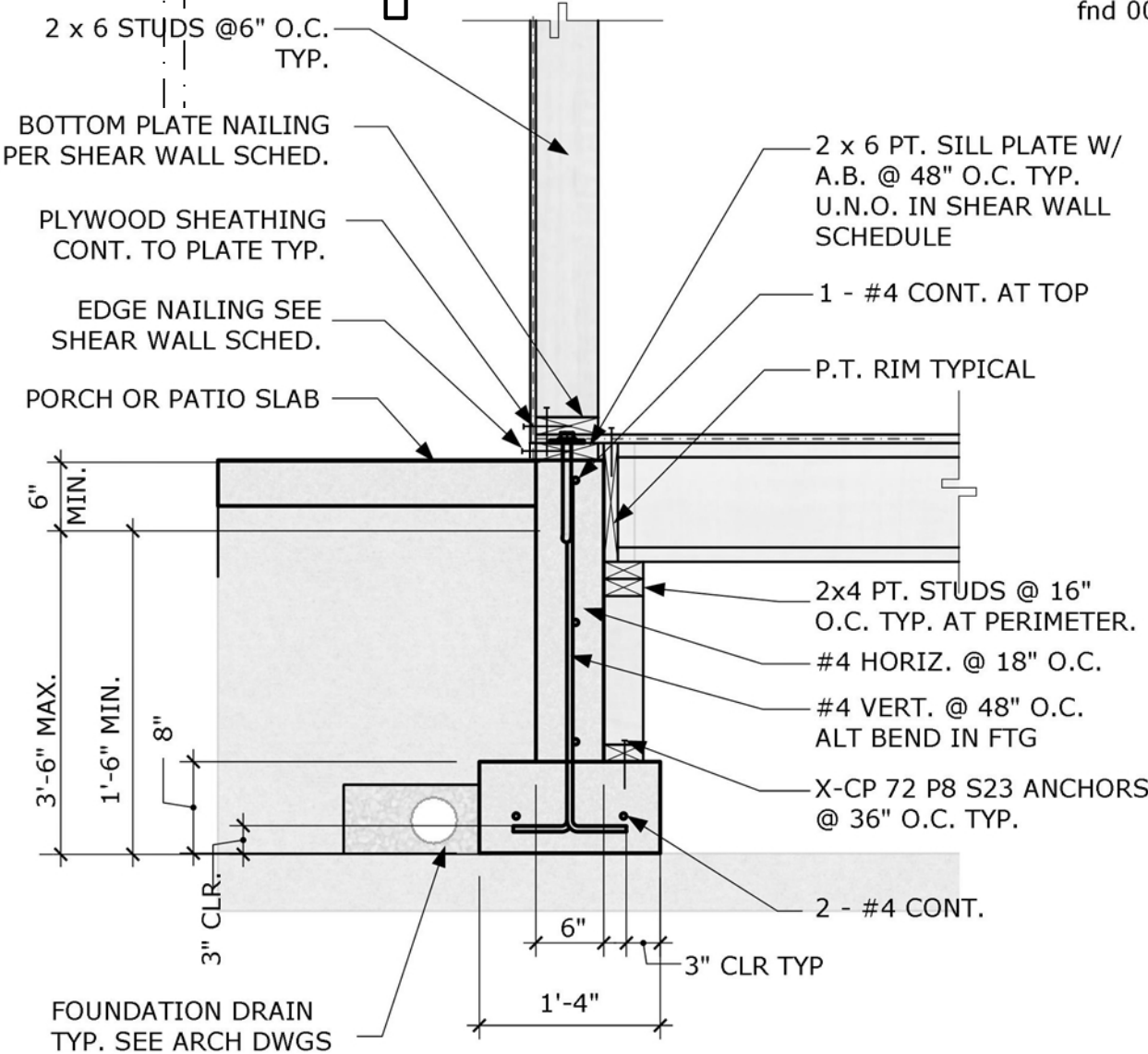
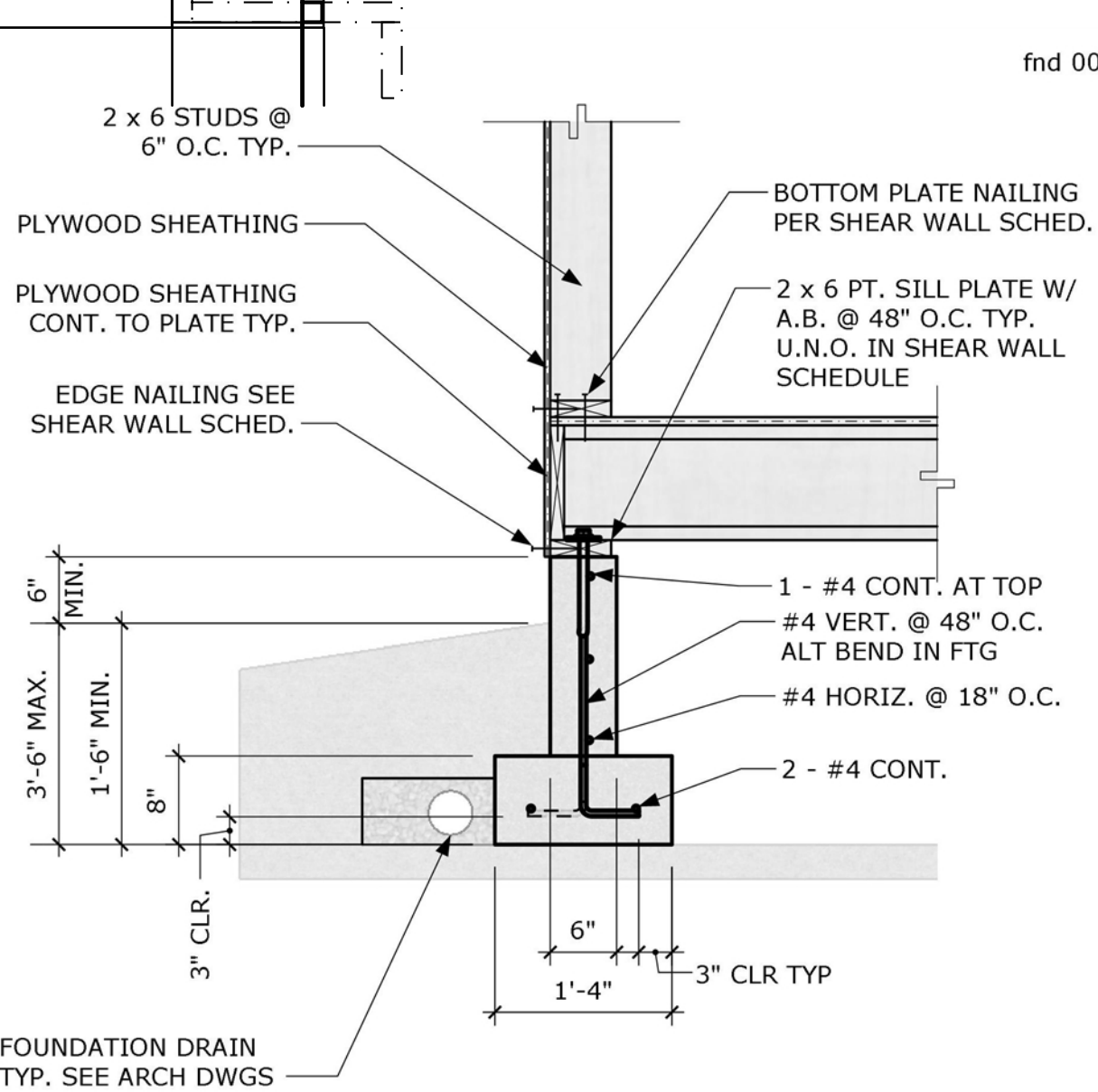
- General Notes:
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 2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
 3. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZES AND DIMENSIONS NOT SHOWN.
 4. ALL STRUCTURAL WOOD MEMBERS EXPOSED TO WEATHER SHALL BE PREASURE TREATED OR WOOD WITH NATURAL RESISTANCE TO DECAY.
 5. ALL HANGERS AND FASTENERS IN CONTACT WITH PREASURE TREATED LUMBER SHALL BE MANUFACTURED TO BE IN CONTACT WITH PREASURE TREATED LUMBER

- Sheet Notes:
- 1 **UNDER FLOOR ACCESS:** PROVIDE 18" x 24" MIN. UNDER FLOOR ACCESS PANEL SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
 - 2 **SIMILAR DETAIL:** 2 x 4 WALL NOT NECESSARY WHEN JOIST ARE PARALLEL TO CONCRETE STEM WALL TYPICAL.
 - 3 **CRAWL SPACE ACCESS:** PROVIDE PROVIDE 3' x 3' MIN. OPENING IN INTERMEDIATE WALL FOR ACCESS.
 - 4 **CRAWL VENTS:** PROVIDE SCREENED CRAWLSPACE VENTS IN RIM JOIST SEE EXTERIOR ELEVATIONS FOR LOCATIONS. VENTS MAY BE LOCATED IN CONCRETE FOUNDATION WALL AT CONTRACTORS OPTION.

Crawl Space Vent Calculations

NOTE: VENT AREA SPECIFIED REQUIRES CLASS 1 VAPOR RETARDER INSTALLED, PER IRC R408 SEE BUILDING SECTIONS.

CRAWL SPACE AREA: 2,287 SF
AREA OF VENTS REQUIRED: 2,287 / 1,500 = 1.5 SF
6 x 16 NET FREE AREA = 0.45 SF
VENTS REQUIRED = 1.5 / 0.45 = 4 1.5 / 0.45 = 4
VENTS PROVIDED = 17, NET AREA PROVIDED = 7.65 / O.K.



REVISIONS				
REVISION	DATE	BY	DISCRPTION	

Apple Tree Point - Lot 7

Kingston, Washington

6931

REGISTERED ARCHITECT

CHARLES LAMONT
STATE OF WASHINGTON

EXPIRES 3/18/18

LaMont Design, Inc

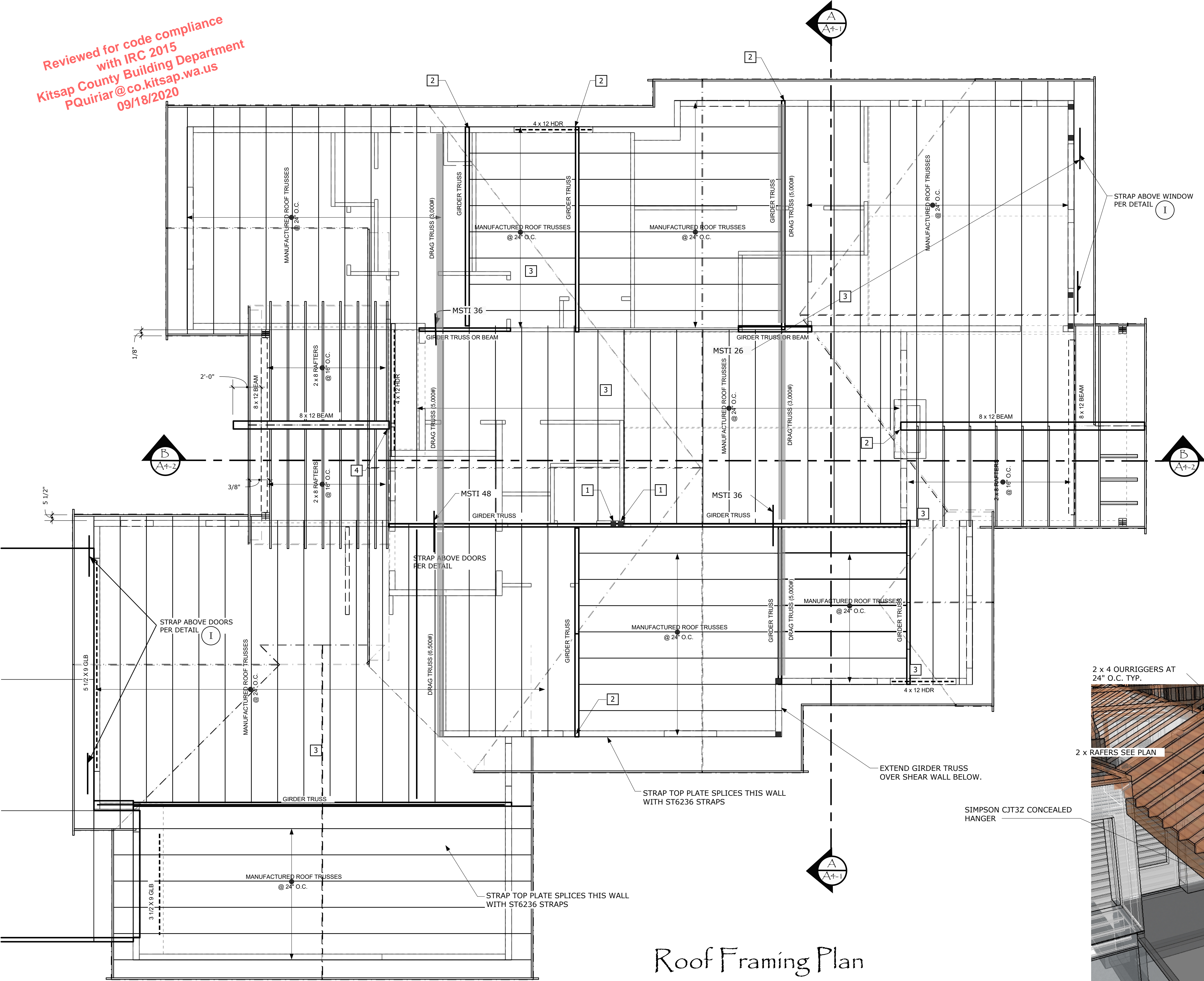
Professional Service Corporation
2120 NE Sandusky Road
Portland, Washington 98570

(509) 779-7227
www.lamontdesigninc.com

Floor Framing

JOB NUMBER F202007 DATE August 20, 2020
DESIGN C. LaMont DRAWN BY: C. LaMont
SCALE N.T.S.

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Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/18/2020



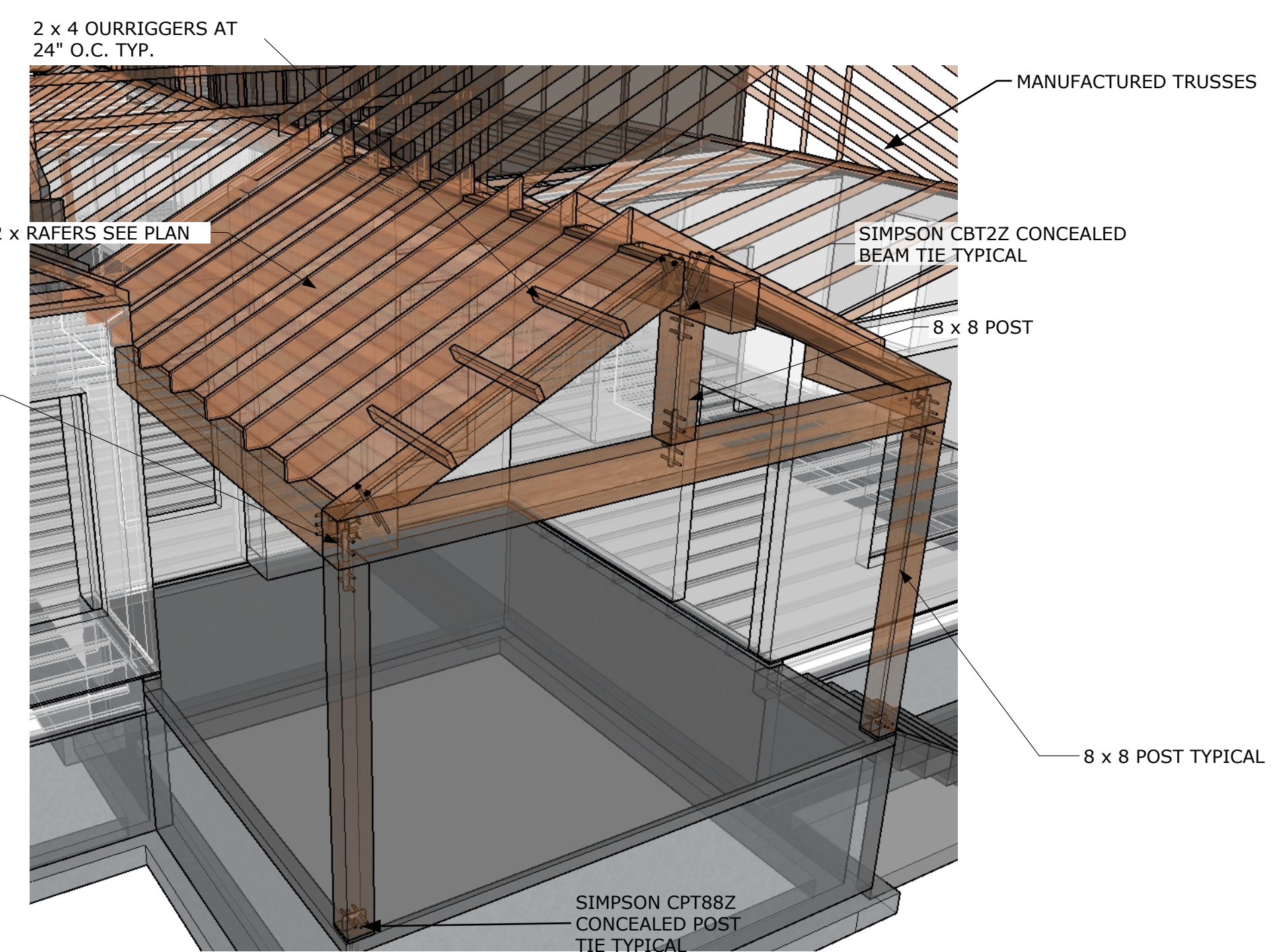
Roof Framing Plan

1/4" = 1'-0"

SEE SHEET S2-4 FOR HOLD-DOWN
LOCATIONS AND SHEAR WALL
CALL-OUTS

- ### General Notes:
1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
 3. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZES AND DIMENSIONS NOT SHOWN.
 4. SEE GENERAL NOTES "ROUGH FRAMING" FOR HEADER SIZES NOT CALLED OUT ON PLANS.
 5. WHERE HEADERS INTERRUPT TOP PLATE STRAP HEADER EACH SIDE TO TOP PLATE WITH SIMPSON CMST14 TO PLATE.

- ### Sheet Notes:
- 1 **COLUMN:** USE 6 x 6 POST FOR BEARING TO FOUNDATION UNDER GIRDER TRUSS
 - 2 **COLUMN:** PROVIDE (3) 2 x STUDS FOR BEARING
 - 3 **OVERFRAMING:** SHADED AREA INDICATES OVERFRAMING BY TRUSS MANUFACTURER TO CREATE SLOPE.
 - 4 **BEAM SUPPORT:** 4 x 4 POST UNDER 8x BEAM TO 4 x 12 HEADER BELOW.



Typical Porch Framing
N.T.S.

A
S2-3

REVISIONS				
REVISION	DATE	BY	DISCRIPTION	

Apple Tree Point - Lot 7
Kingston, Washington

6931

REGISTERED ARCHITECT

CHARLES LAMONT
STATE OF WASHINGTON

EXPIRES 3/18/18

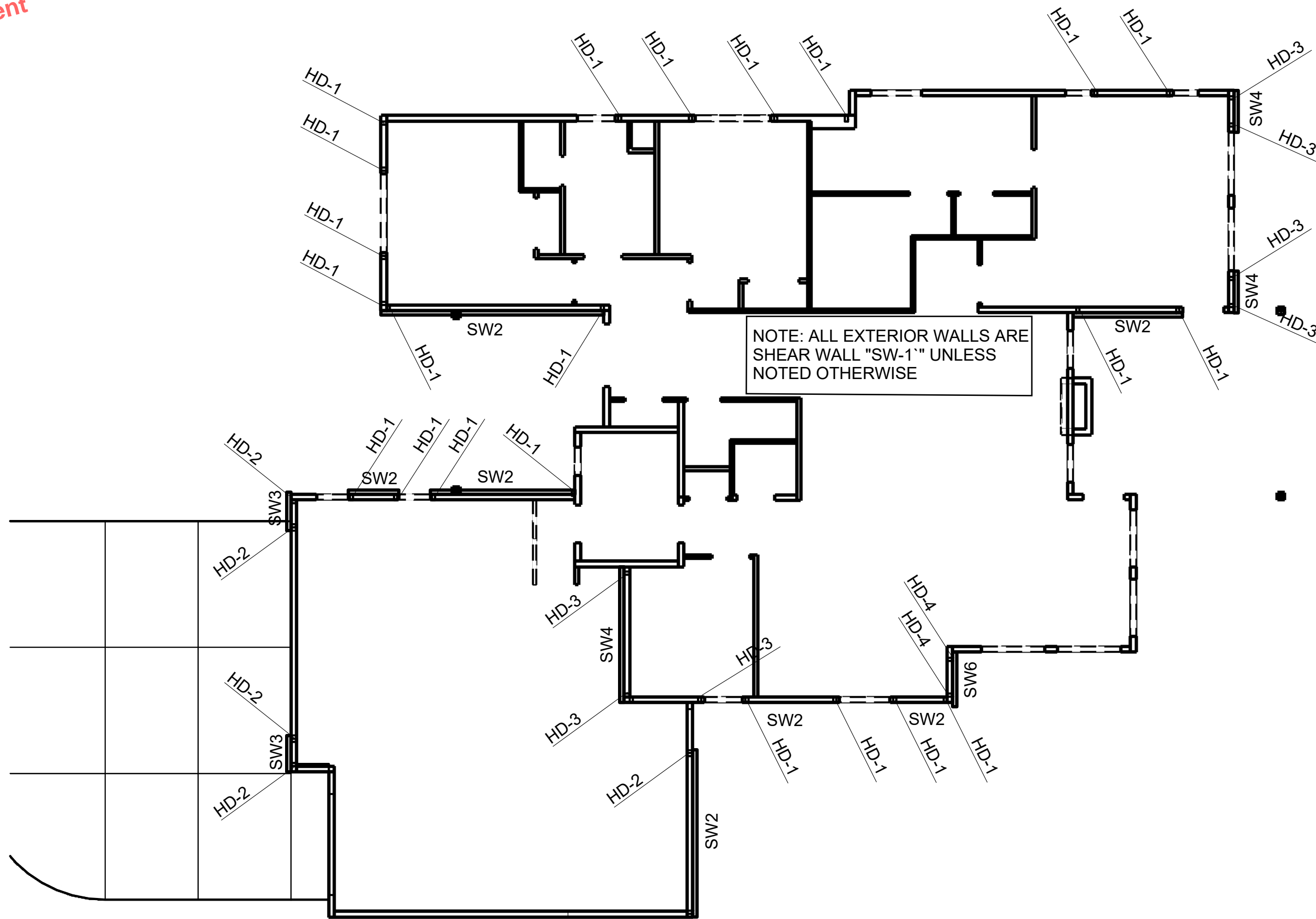
LaMont Design, Inc

Professional Service Corporation
2120 NE Sandusky Road
Portland, Washington 97202

(503) 779-7227
www.lamontdesigninc.com

Roof Framing			
JOB NUMBER	P202007	DATE	August 20, 2020
DESIGN	C. LaMont	DRAWN BY:	C. LaMont
SCALE	N.T.S.		

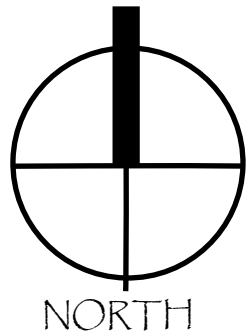
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09/18/2020



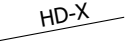
Lateral Plan

1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS SHALL BE SW1 UNLESS
STRICTER REQUIREMENTS ARE CALLED OUT ON PLAN



General Notes:

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3. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZES AND DIMENSIONS NOT SHOWN.
4.  INDICATES HOLD-DOWN MARK - SEE SCHEDULE FOR HARDWARE AND INSTALLATION

Shearwall Schedule

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection ⁽¹³⁾		Base Plate Connection	
			Self Drilling Screw Option ⁽¹²⁾	Framing Clip Option ⁽⁹⁾ ⁽¹⁰⁾	At Wood	At Concrete
SW1	1/2" CDX PLYWOOD	8d @ 6" O.C.	16" O.C.	A35 @24" O.C.	16d @ 6" O.C.	5/8" A.B. @ 48" O.C.
SW2	1/2" CDX PLYWOOD	8d @ 4" O.C.	10" O.C.	A35 @16" O.C.	16d @ 4" O.C.	5/8" A.B. @ 32" O.C.
SW3 ⁽⁴⁾	1/2" CDX PLYWOOD	8d @ 3" O.C.	8" O.C.	A35 @12" O.C.	16d @ 3" O.C.	5/8" A.B. @ 16" O.C.
SW4 ⁽⁴⁾	1/2" CDX PLYWOOD	8d @ 2" O.C.	6" O.C.	A35 @ 9" O.C.	16d @ 2 1/2" O.C.	5/8" A.B. @ 12" O.C.
SW5 ⁽⁵⁾	5/8" CDX PLYWOOD ⁽¹⁴⁾	10d @ 2" O.C.	6" O.C.	A35 @ 9" O.C.	16d @ 2" O.C.	5/8" A.B. @ 12" O.C. ⁽⁵⁾
SW6 ⁽⁵⁾	1/2" CDX PLYWOOD EA. SIDE	8d @ 2" O.C. EA. SIDE	6" O.C.	A35 @ 9" O.C.	(2 ROWS) 16d @ 3" O.C.	5/8" A.B. @ 12" O.C. ⁽⁵⁾

- ⁽¹⁾ BLOCK PANEL EDGES WITH 2x FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" O.C.
- ⁽²⁾ 8d NAILS SHALL BE 0.131" DIA. x 2 1/2" (common), 16d NAILS SHALL BE 0.135" DIA. x 3 1/2" (box)
- ⁽³⁾ EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS OR SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE WASHERS PER DETAIL H/S6.1.
- ⁽⁴⁾ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 & SW4. REFER TO DETAIL M/S6.1 WHERE 3x STUDS ARE USED ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⁽⁵⁾ 3x FOUNDATION SILL PLATE AND 3x STUDS ARE REQUIRED FOR SW5 & SW6 ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⁽⁶⁾ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECIEVE PANEL EDGE NAILING.
- ⁽⁷⁾ ALL EXTERIOR WALL SHALL BE SW1, UNLESS NOTED OTHERWISE.
- ⁽⁸⁾ 7/16" OSB MAY BE SUBSTITUTED FOR 1/2" CDX.
- ⁽⁹⁾ LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- ⁽¹⁰⁾ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL L/S6.1 MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- ⁽¹¹⁾ SEE DETAIL M/S6.1 FOR BLOCKING AT HORIZONTAL JOINTS IF REQUIRED.
- ⁽¹²⁾ USE SDS25500 @ (2) 2x - TOP PLATE. SEE DETAIL N/S6.1
USE SDS25312 @ (1) 2x - TOP PLATE.
- ⁽¹³⁾ SEE DETAIL L/S6.1 FOR TOP PLATE CONNECTION OPTIONS.
- ⁽¹⁴⁾ OPTION: USE 1/2" STRUCTURAL 1 PLYWOOD IN LIEW OF 5/8" CDX.

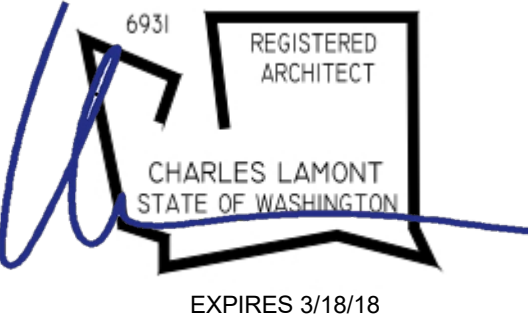
HOLD-DOWN SCHEDULE		
MARK	HARDWARE	REFERENCE DETAIL
HD1	HDU2-SFS2.5	(F) OR (G)
HD2	HDU5-SFS2.5	(F) OR (G)
HD3	HDU8-SFS2.5	(F) OR (G)
HD4	HDU11-SFS2.5	(F) OR (G) & (H)



REVISIONS			
REVISION	DATE	BY	DISCRPTION

Apple Tree Point - Lot 7

Kingston, Washington



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Lateral Plan

JOB NUMBER P202007 DATE August 20, 2020
DESIGN C. LaMont DRAWN BY: C. LaMont
SCALE N.T.S.