



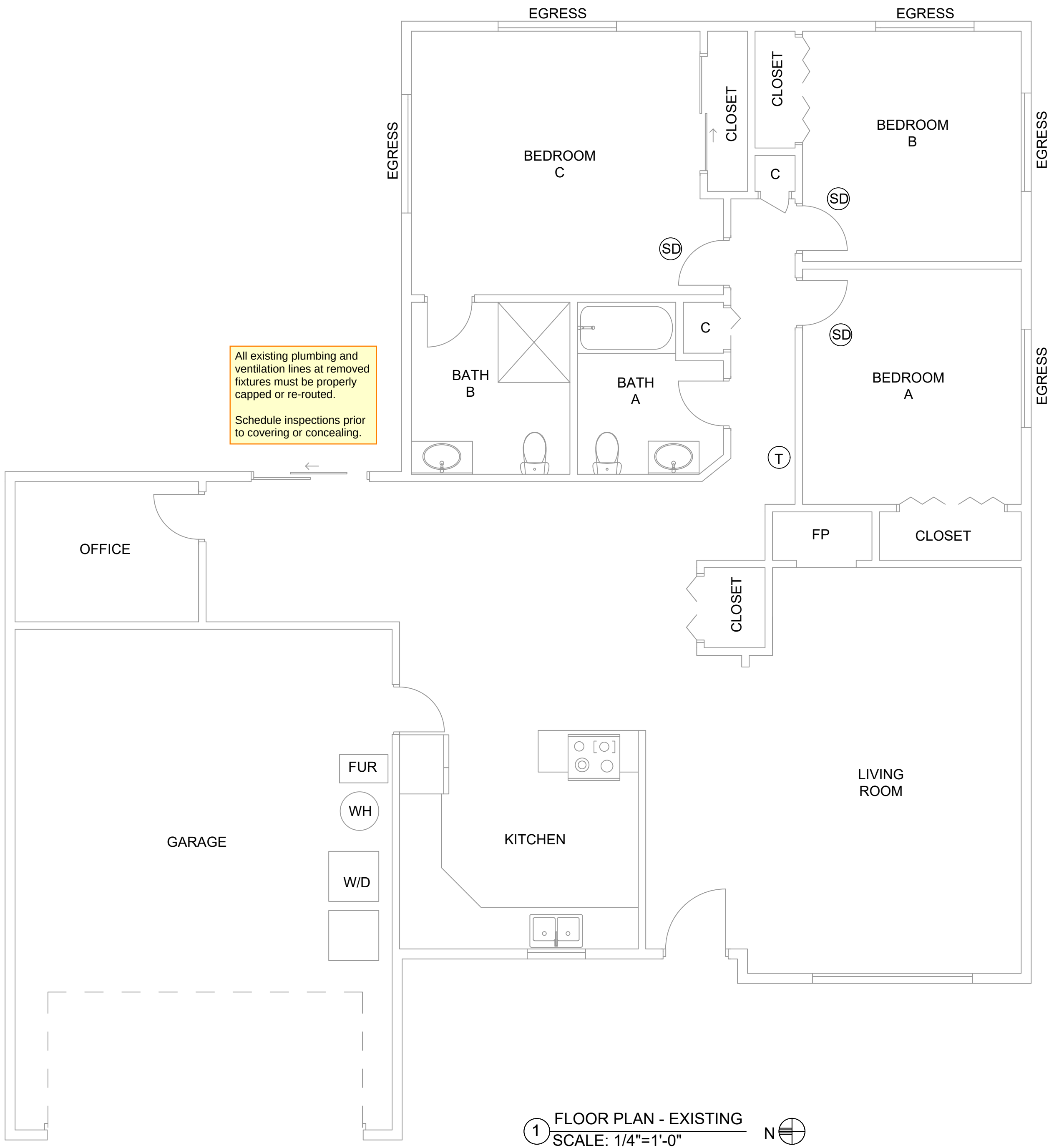
The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location. Full sized legible color plans are required to be provided by the permittee on site for inspection.
Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.



1724 13TH AVE CT NW
PUYALLUP, WA 98371



Project Number	-
Date	9/8/2023
Drawn By	CS
Checked By	GM
A001 PRRRSF20231337	
Scale	Varies



BORED OR DRILLED HOLES:
MAY NOT EXCEED 60% OF STUD WIDTH (IF DRILLED OVER 40% MUST BE DOUBLED)
SHALL NOT BE CLOSER THAN 5/8" TO EDGE OF STUD
SHALL NOT BE IN THE SAME SECTION AS A CUT OR NOTCH
(EXCEPTIONS R602.6; DETAILS: FIGURES R602.6(1),R602.6.2(2),R602.6.1

FIREBLOCKING:
IN CONCEALED SPACES OF STUD WALLS & PARTITIONS AS FOLLOWS:
1. VERTICALLY AT CEILINGS AND WALLS
2. HORIZONTALLY AT MAX. 10' INTERVALS
3. ALL INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF RUN
5. OPENINGS AROUND VENTS/PIPES/DUCTS AT FLOOR AND CEILING LEVELS
FIRE BLOCKING MATERIALS SHALL BE CONSISTENT WITH R302.11.1
LOOSE FILL MATERIAL IS NOT ALLOWED
NOTE: ALL FIRE BLOCKS AND DRAFT BLOCKS REQUIRED TO BE INSTALLED PRIOR TO FRAMING INSPECTION.

DOOR HANDLES:
OPERABLE PARTS OF DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES INSTALLED IN ADULT FAMILY HOMES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. POCKET DOORS SHALL HAVE GRASPABLE HARDWARE AVAILABLE WHEN IN THE CLOSED OR OPEN POSITION.

FRAMING SPECIFICATIONS
FRAMING LUMBER SHALL BE S-DRY, KD, OR WC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WWPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB - 850PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, FB - 1000PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, FB - 1350PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, FC - 1350PSI
	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, FC - 1000PSI
STUDS & MISC. FRAMING		DOUGLAS FIR-LARCH OR HEM-FIR NO. 2
PLATES		DOUGLAS FIR-LARCH

WOOD FASTENERS
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:
SIZE LENGTH DIAMETER
8D 2- 1/2" 0.131"
16D 3-1/2" 0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTER SINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGRESS WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

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, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304. 10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AN D ARCHITECTURAL DRAWINGS.
B. WALL FRAMING : REFER TO 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 16D NAILS. AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH 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.

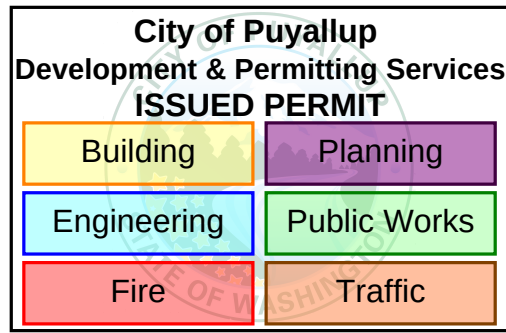
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16D NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED 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 24/0) 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.

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No.	Description	Date

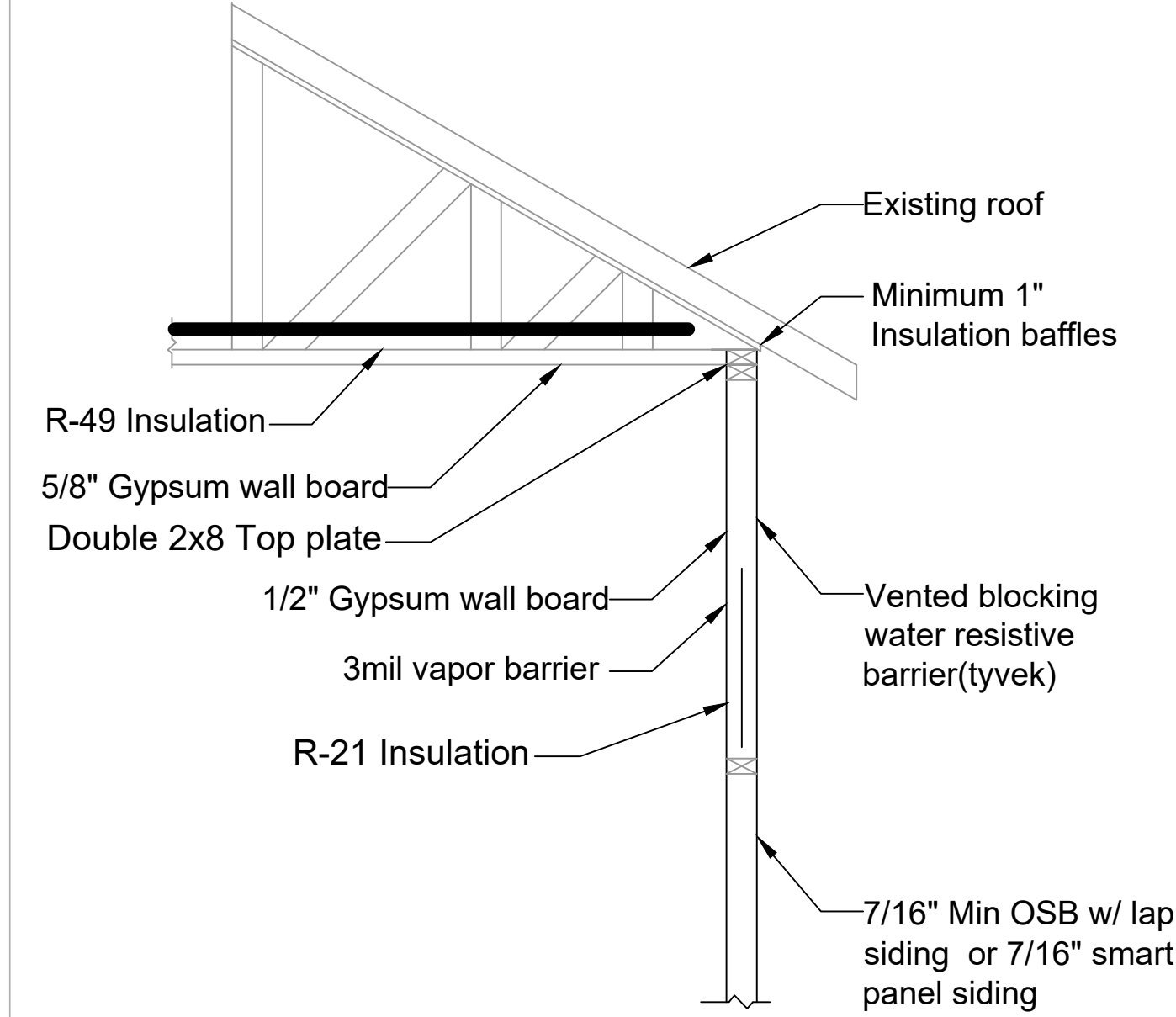
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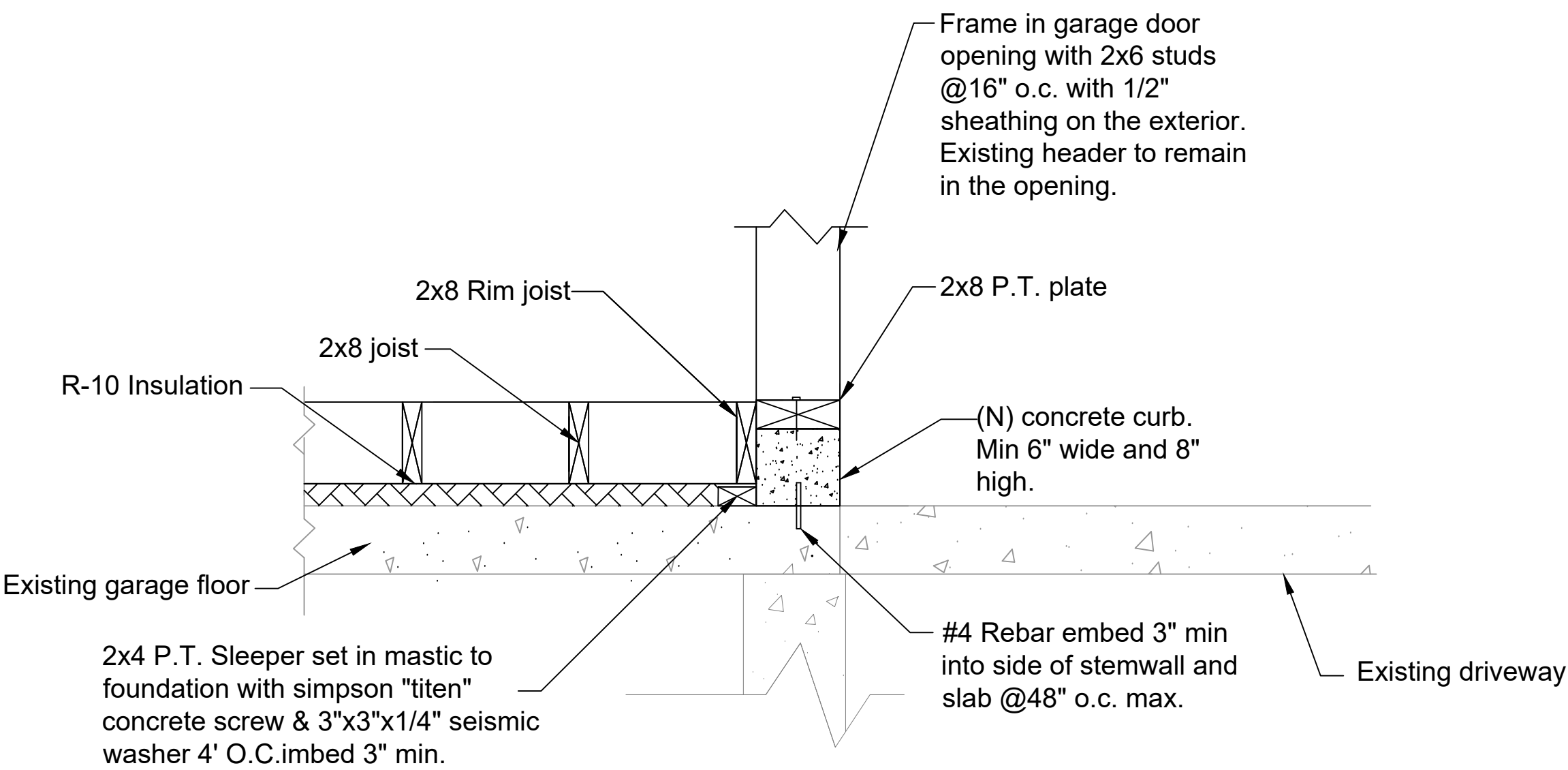


EXISTING PLAN &
SPECIFICATIONS

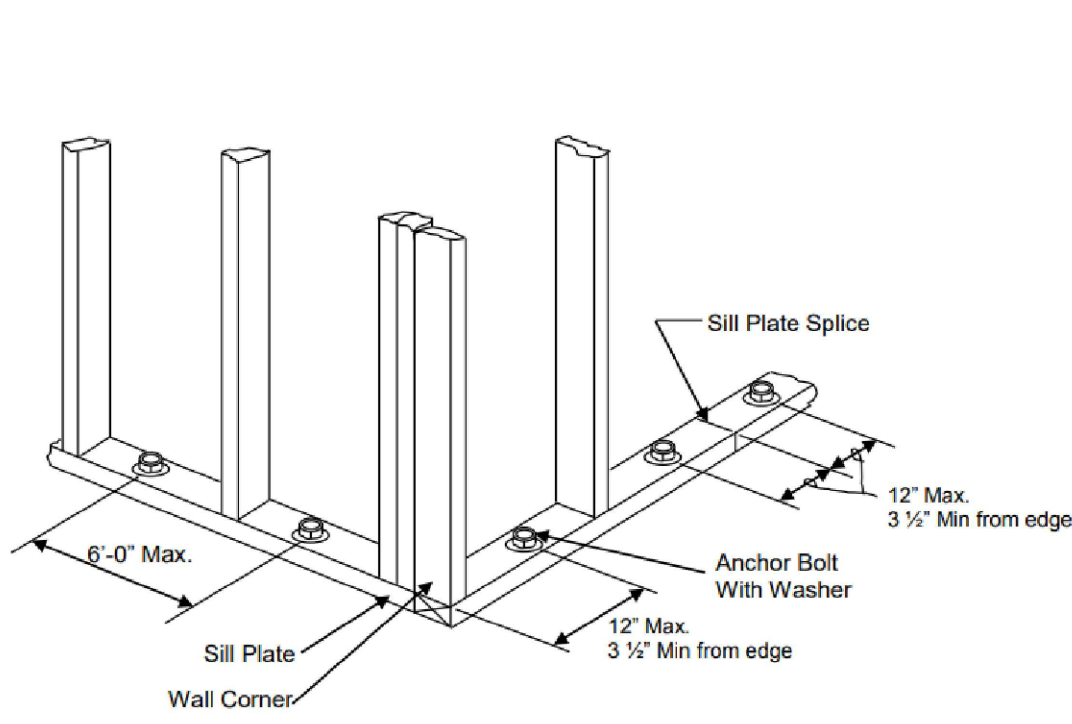
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	A002
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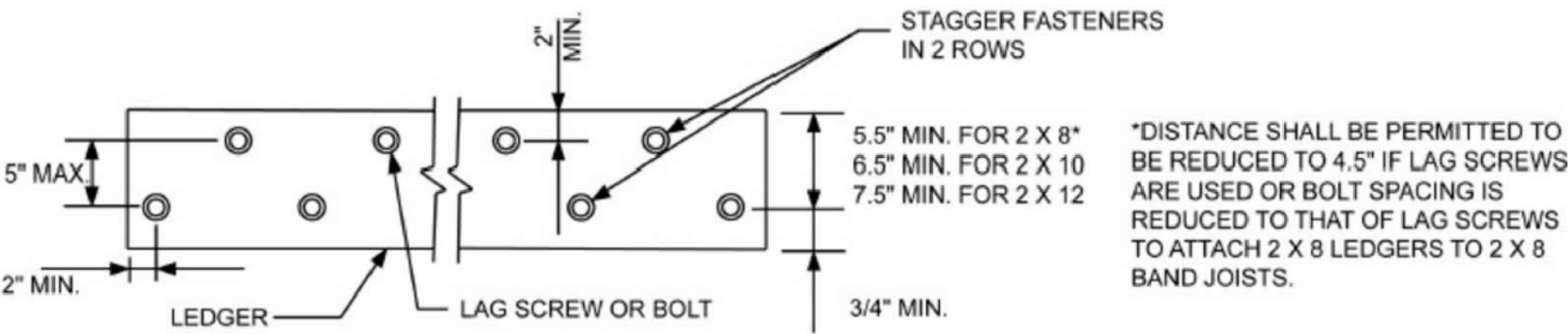
① GARAGE WALL FRAMING DETAIL
SCALE: NONE



② CURB DETAIL
SCALE: NONE

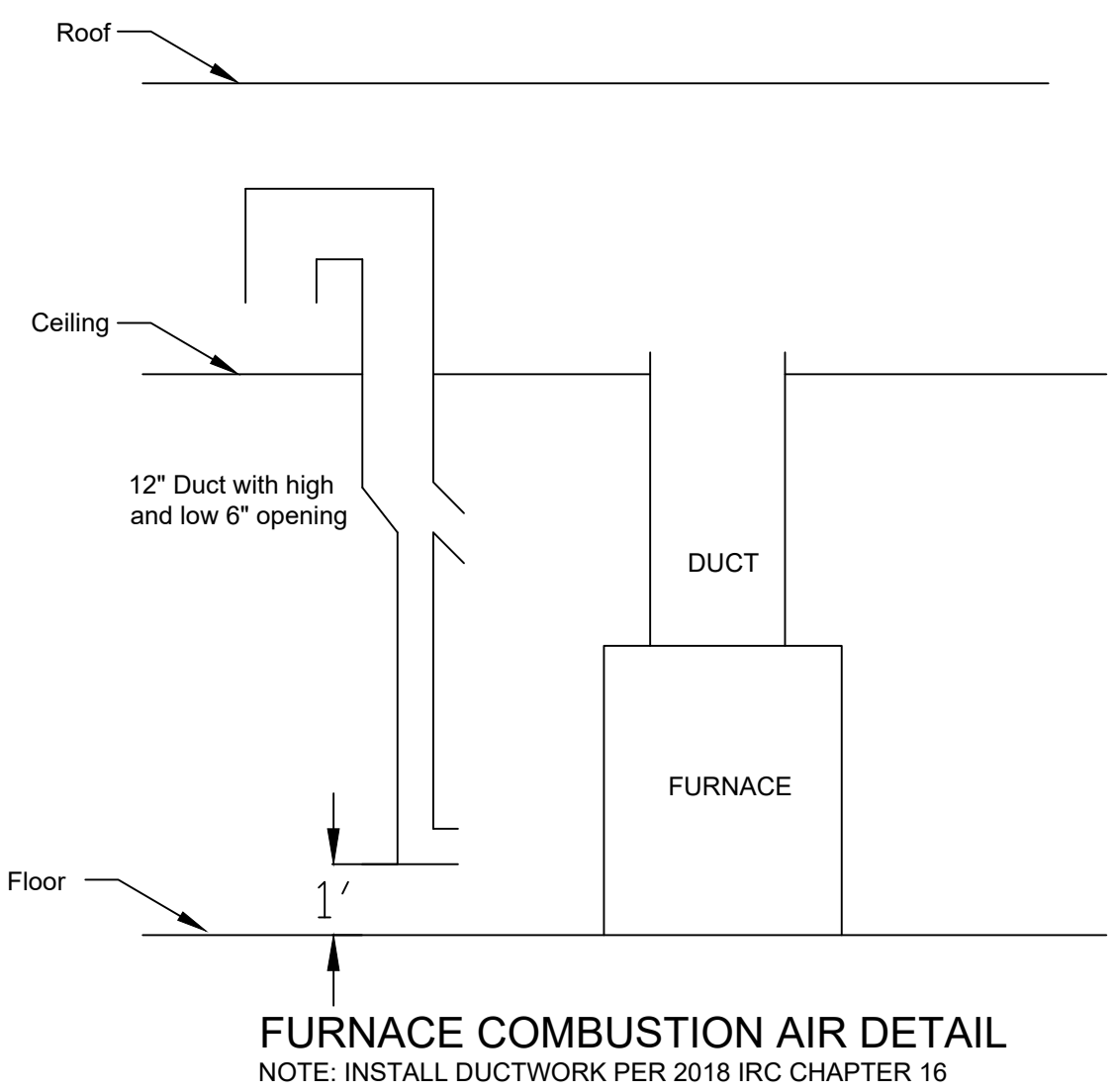


③ SILL PLATE ATTACHMENT DETAIL
SCALE: NONE
Sill plate attached per 2018 IRC
R317,R318,R403.1.6,R602.11.1

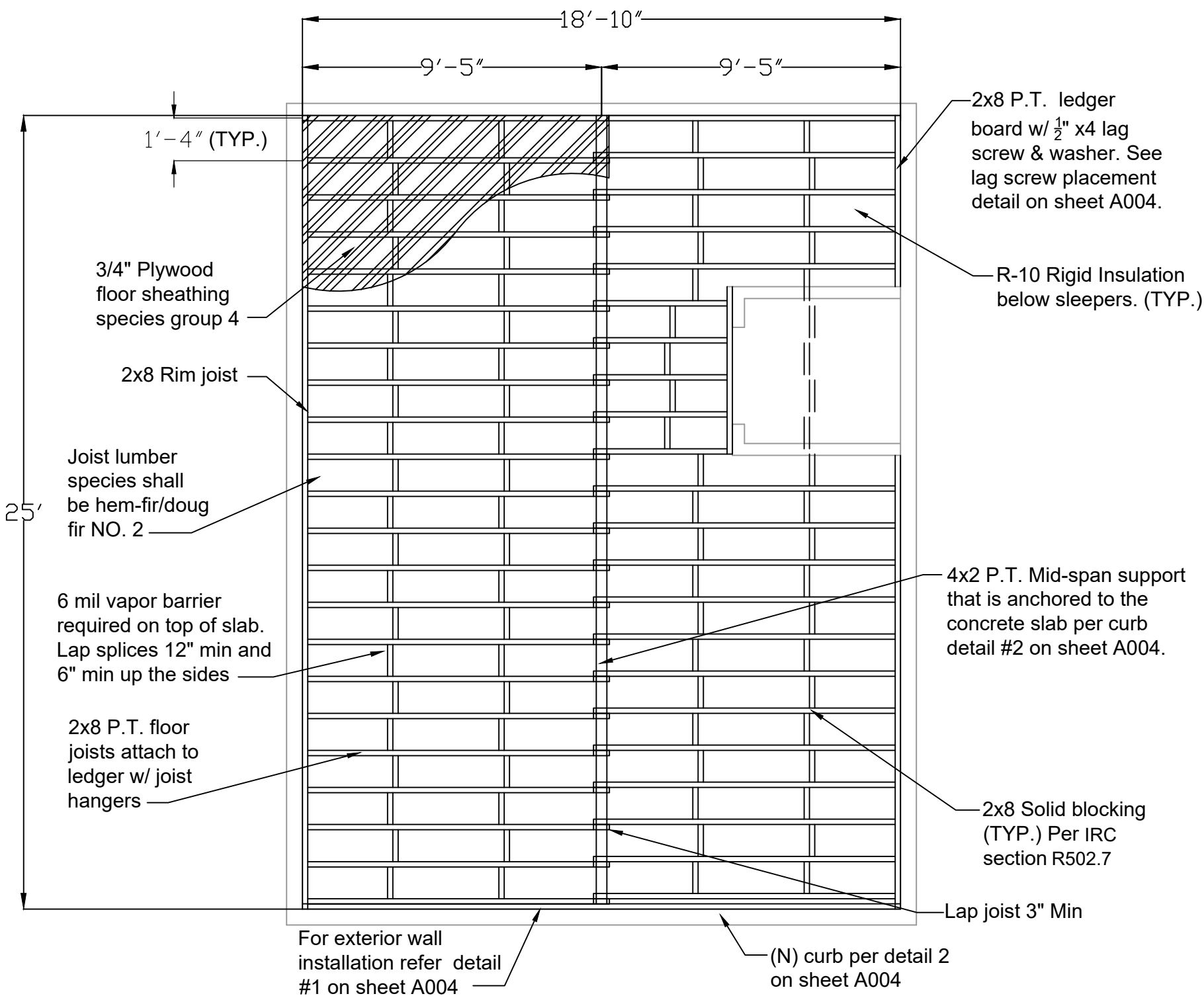


For SI: 1 inch = 25.4 mm.

FIGURE 7. PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS, FIGURE R507.9.1.3(1)



FURNACE COMBUSTION AIR DETAIL
NOTE: INSTALL DUCTWORK PER 2018 IRC CHAPTER 16



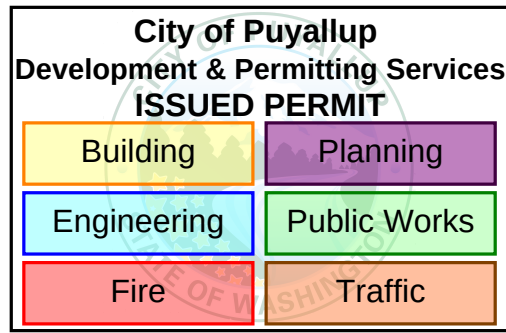
① GARAGE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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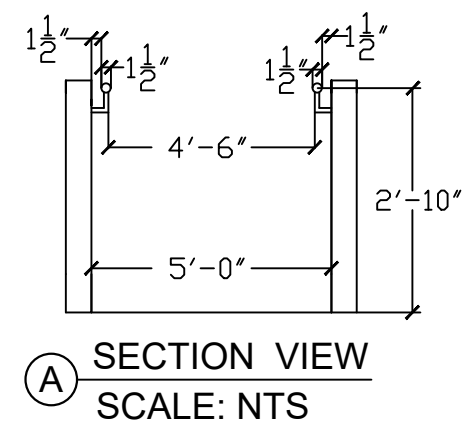
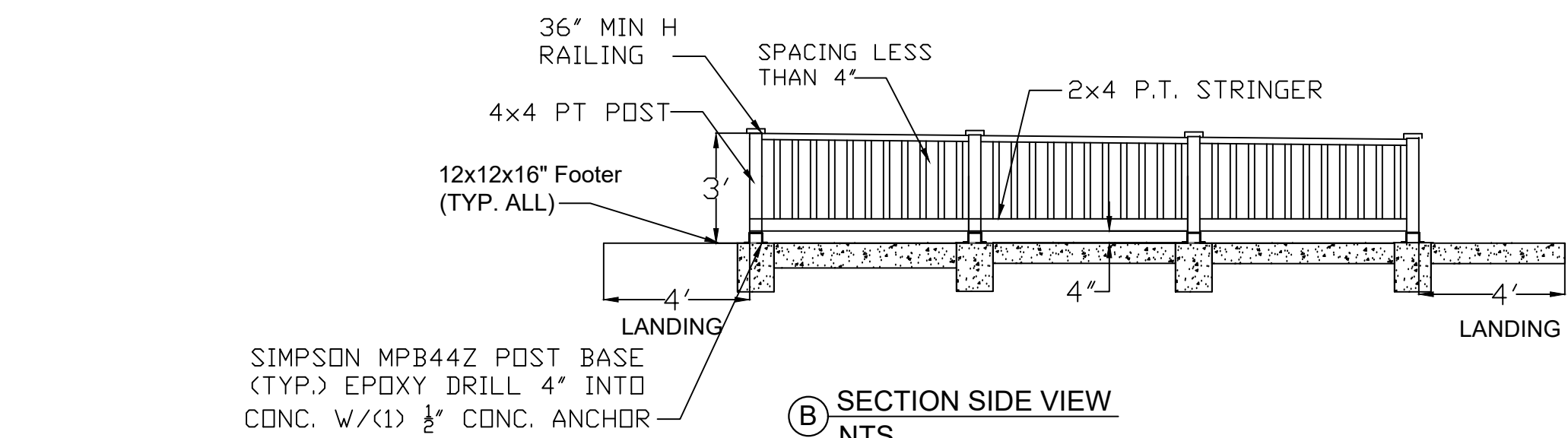
FLOOR FRAMING
PLAN & DETAILS

Project Number	-
Date	9/8/2023
Drawn By	CS
Checked By	GM

A004

PRRRSF20231337

Scale	Varies
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RAMP RAILING AND POSTS MATERIALS SHALL BE PRESSURE TREATED WOOD

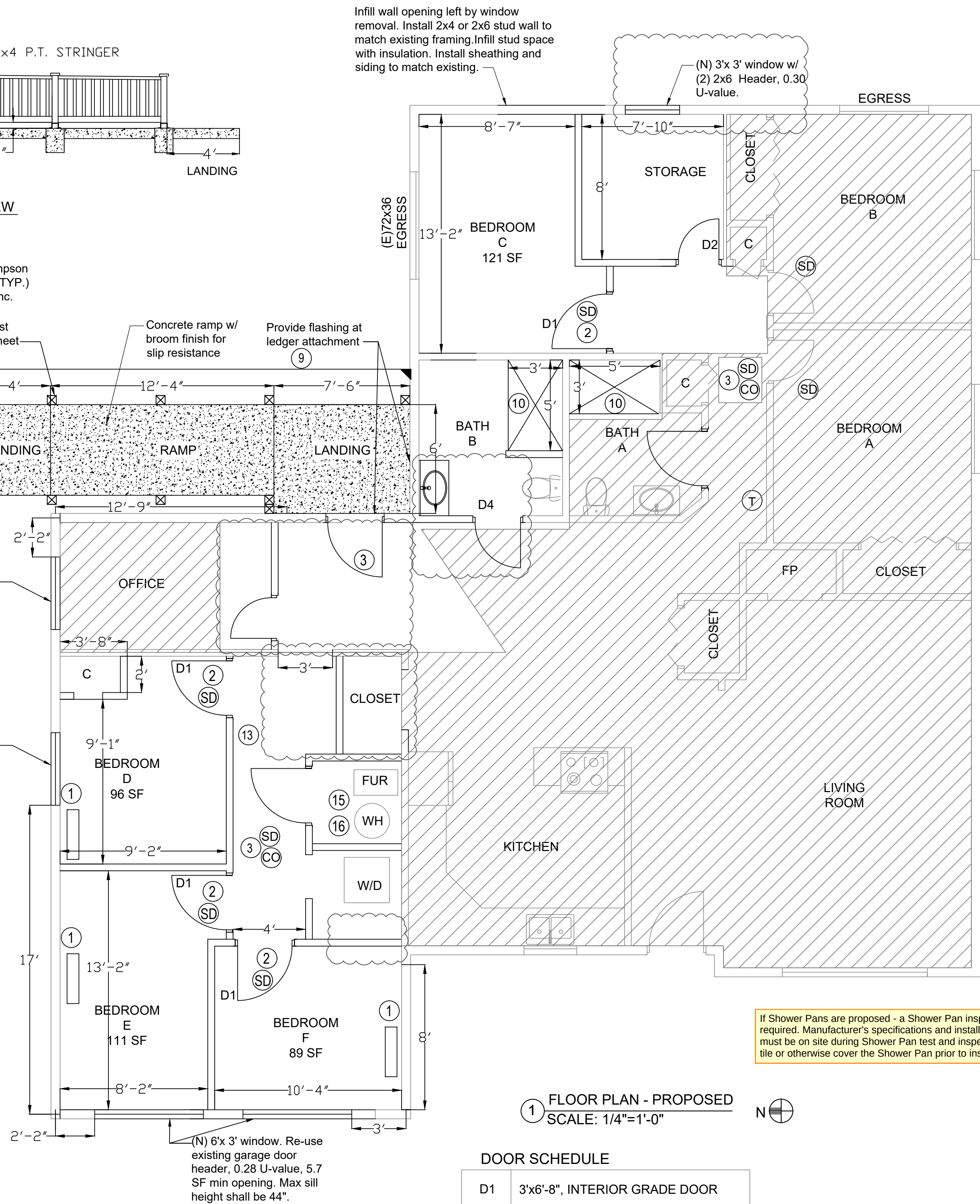
RAMP SLOPE TO MAINTAIN 8.3% GRADIENT OR LOWER RAMP VERTICAL RISE = 10" HORIZONTAL LENGTH = 12'-4"

SECTION SIDE VIEW NTS

Install post using Simpson MPB44Z post base (TYP.) epoxy drill 4" into conc. w/(1) 3/8" conc. anchor. Install per post base detail on this sheet

(N) 4'x 4' window w/ (2) 2x6 Header, 0.28 U-value, 5.7 SF min opening. Max sill height shall be 44".

(N) 4'x 4' window w/ (2) 2x6 Header, 0.28 U-value, 5.7 SF min opening. Max sill height shall be 44".



FLOOR PLAN - PROPOSED SCALE: 1/4"=1'-0"

DOOR SCHEDULE

D1	3'x6'-8", INTERIOR GRADE DOOR
D2	2'-3"x6'-8", INTERIOR GRADE DOOR
D3	3'x6'-8", EXTERIOR GRADE DOOR
D4	2'-6"x6'-8", INTERIOR GRADE DOOR

SUMMARY OF TABLE R406.2		
OPTION	FUEL NORMALIZATION DESCRIPTION	CREDIT(S)
2	HEAT PUMP	1.0
ENERGY CREDITS DESCRIPTION		
1.3	EFFICIENT BUILDING ENVELOPE 1.3:	0.5
Vertical fenestration U=0.28		
Slab on grade R-10 perimeter and under entire slab		
Below grade slab R-10 perimeter and under entire slab		
OPTION	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS	CREDIT(S)
2.2	Compliance based on section R402.4.1.2. Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals	1.0
OPTION	EFFICIENT WATER HEATING OPTIONS	CREDIT(S)
5.3	ENERGY STAR RATED GAS WATER HEATER WITH A MINIMUM UEF OF 0.91	1.0

LEGEND:

WH	(E)WATER HEATER
FUR	(E)FURNACE
	NOT IN SCOPE
T	(E)PROGRAMMABLE THERMOSTAT
C	CLOSET
E	EXISTING
N	NEW
CO	CARBON MONOXIDE SENSOR
SD	SMOKE DETECTOR
	EXISTING WALLS
	NEW WALLS

REVISED SCOPE OF WORK POST APPROVAL:
INSTALL 3x3 WINDOW IN STORAGE.

1. INSTALL SINK ACROSS FROM TOILET IN BATHROOM B AND INSTALL A 30" DOOR.
2. BEDROOM F CLOSET WILL NOT BE CONSTRUCTED.
3. APPROVED ENTRY INTO CONVERTED GARAGE RELOCATED AND A CLOSET BUILT AT ORIGINAL LOCATION AS SHOWN.
4. SINGLE DOOR INSTALL NOT THE APPROVED DOUBLE DOORS.
5. OFFICE WALL EXTENDED OUT BY 36".

GENERAL NOTES:

1. ALL SMOKE ALARMS AND COMBINED FIRE AND SMOKE ALARMS ARE TO BE INTERCONNECTED PER IRC R314.2.2 & R315.2.2
2. CONSTRUCTION SHALL COMPLY WITH THE STATE OF WASHINGTON AMENDMENTS TO IRC SECTION R330 ADULT FAMILY HOMES.
3. INTERIOR NON-LOAD BEARING WALLS DO NOT REQUIRE STRUCTURAL HEADER.
4. PROVIDE INSULATION FOR ALL HOT WATER PIPING WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3.
5. REFERENCE BORED OR DRILLED HOLES & FIRE BLOCKING NOTATIONS ON SHEET A003.
6. FIRE BLOCKING IS REQUIRED FOR ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES TO RESIST PASSAGE OF FLAMES AND COMBUSTION.
7. FRAME WALLS, INSTALL DOORS, WINDOWS PER ELEVATION & DETAILS ON SHEET A003 AND PER FRAMING SPECIFICATIONS ON SHEET A002.

CONSTRUCTION NOTES:

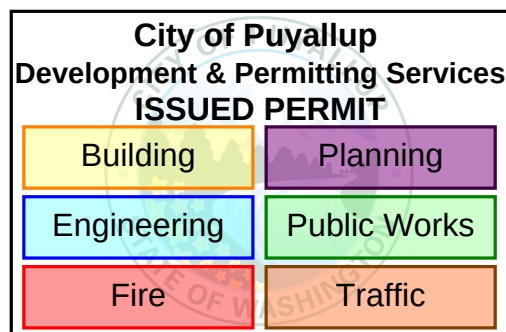
1. INSTALL 5200 BTUH HEAT PUMP. HEAT PUMP SHALL A MINIMUM EFFICIENCY OF 8.2 HSPF FOR HEATING MODE.
2. INSTALL NEW SMOKE DETECTORS.
3. PROVIDE COMBINED FIRE AND SMOKE DETECTOR.
4. FUR OUT GARAGE WALLS AS NEEDED TO MAKE ROOM FOR 2x6 STUDS AND INSTALL R-21 INSULATION.
5. UNDERCUT NEW BEDROOM DOORS BY 1".
6. INSTALL GRAB BARS IN THE BATHROOM PER DETAIL SHOWN.
7. ROUTE 12" DUCT UP TO ATTIC, TERMINATE WITH GOOSENECK, PROVIDE HIGH AND LOW OPENING INTO UTILITY ROOM. SEE SHEET A004 FOR FURNACE COMBUSTION AIR DETAIL.
8. INSULATE ATTIC TO R-49.
9. PROVIDE APPROVED CORROSION RESISTANCE FLASHING MATERIAL IN A SHINGLE FASHION MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY. FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
10. INSTALL 36"x60" ADA SHOWER PAN.
11. EXPOSED WALL CAVITIES SHALL BE INSULATED TO R-15 FOR 2x4 AND R-21 FOR 2x6.
12. INFILL WINDOW OPENING WITH FRAMING. INSTALL MIN. R-15 IN 2x4 AND R-21 IN 2x6 CAVITIES.
13. PROVIDE 100 CFM EXHAUST IN THE LOCATION SHOWN. CONNECT TO 4" EXHAUST DUCT AND ROUTE ABOVE CEILING TO THE EXTERIOR. TERMINATE WITH A VENT CAP. PROVIDE R-7 INSULATION FOR DUCTWORK IN ATTIC.
14. SILL PLATE ATTACHMENT PER DETAIL #3 ON SHEET A004.
15. PROVIDE FURNACE COMBUSTION AIR IN THE UTILITY ROOM BY INSTALLING DUCTWORK PER FURNACE COMBUSTION AIR DETAIL. ON SHEET A004.
16. REPLACE EXISTING WATER HEATER WITH A ENERGY STAR RATED GAS WATER HEATER WITH A MINIMUM UEF OF 0.91.

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No.	Description	Date
1.	Site changes per owner	2/25/24

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REVISIONS TO
APPROVED PLAN

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