

PUYALLUP REMODEL

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance 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.

FULL SIZED LEDGIBLE COLOR  
PLANS ARE REQUIRED TO BE  
PROVIDED BY THE PERMITTEE ON  
SITE FOR ALL INSPECTIONS  
(MIN. PLAN SIZE 24" X 36")

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

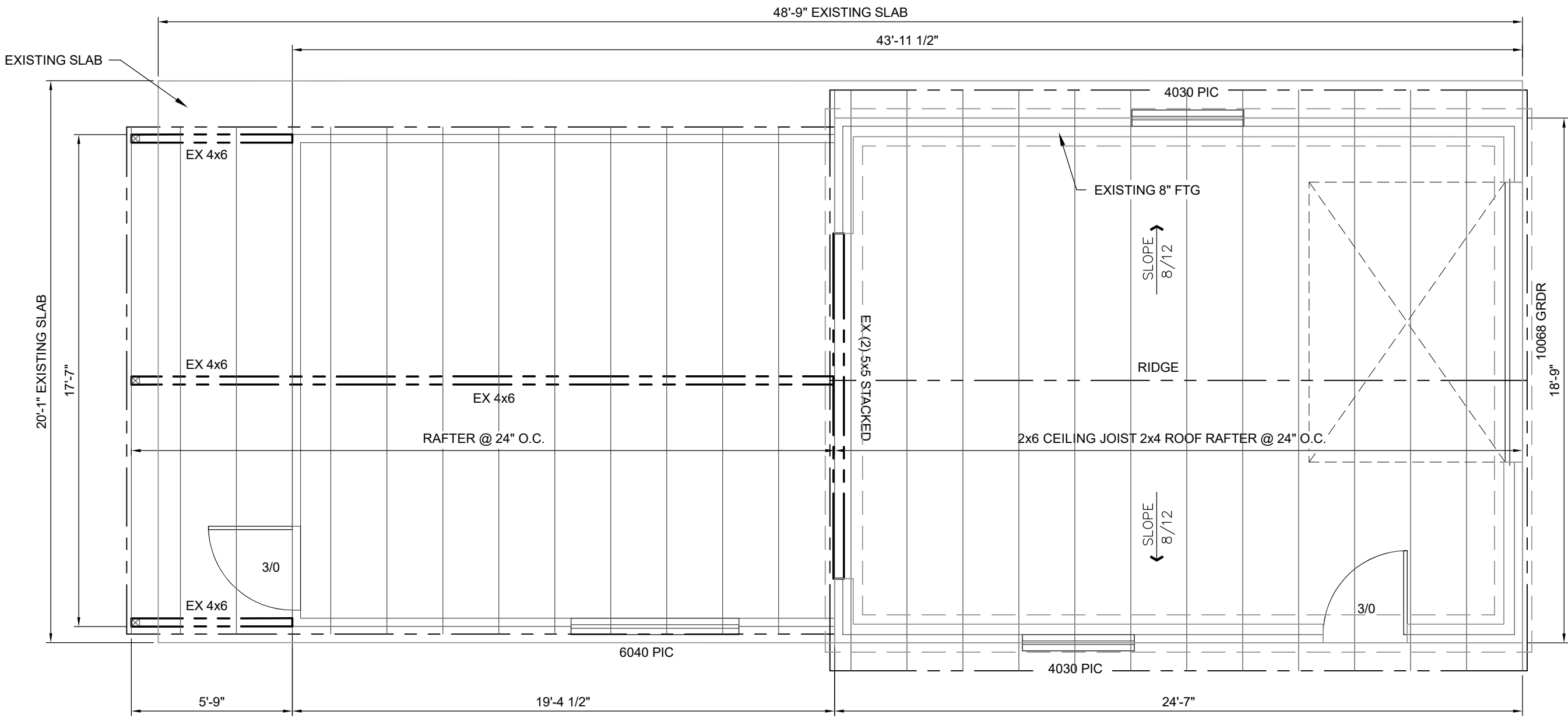
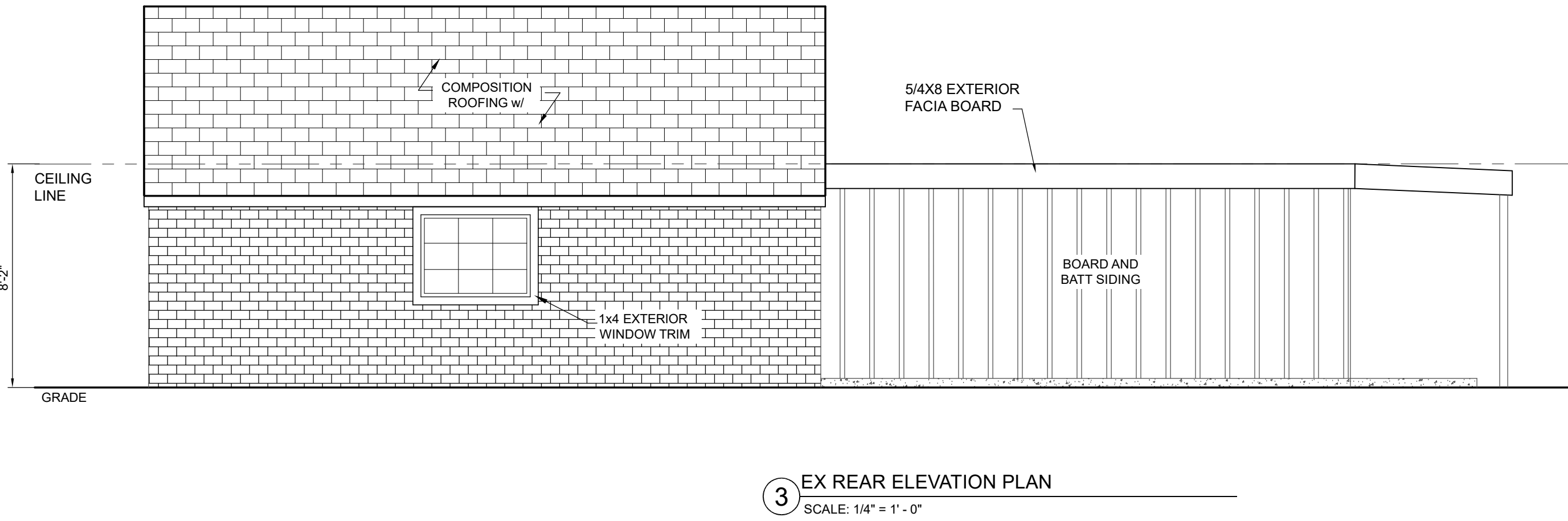
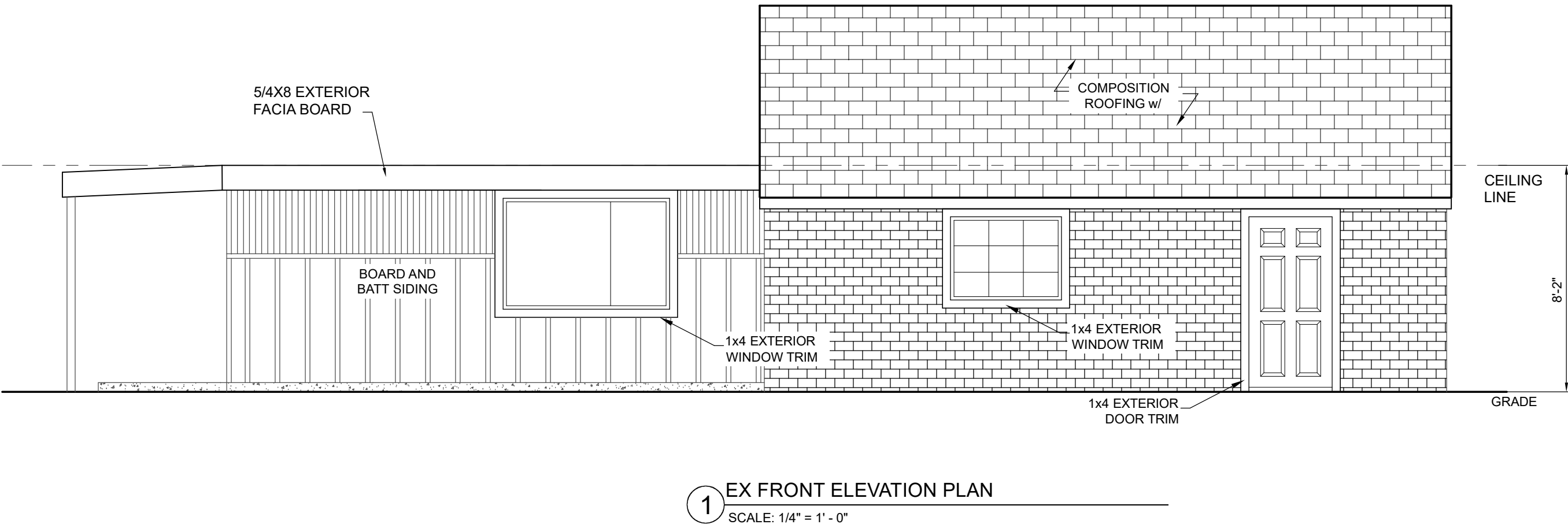
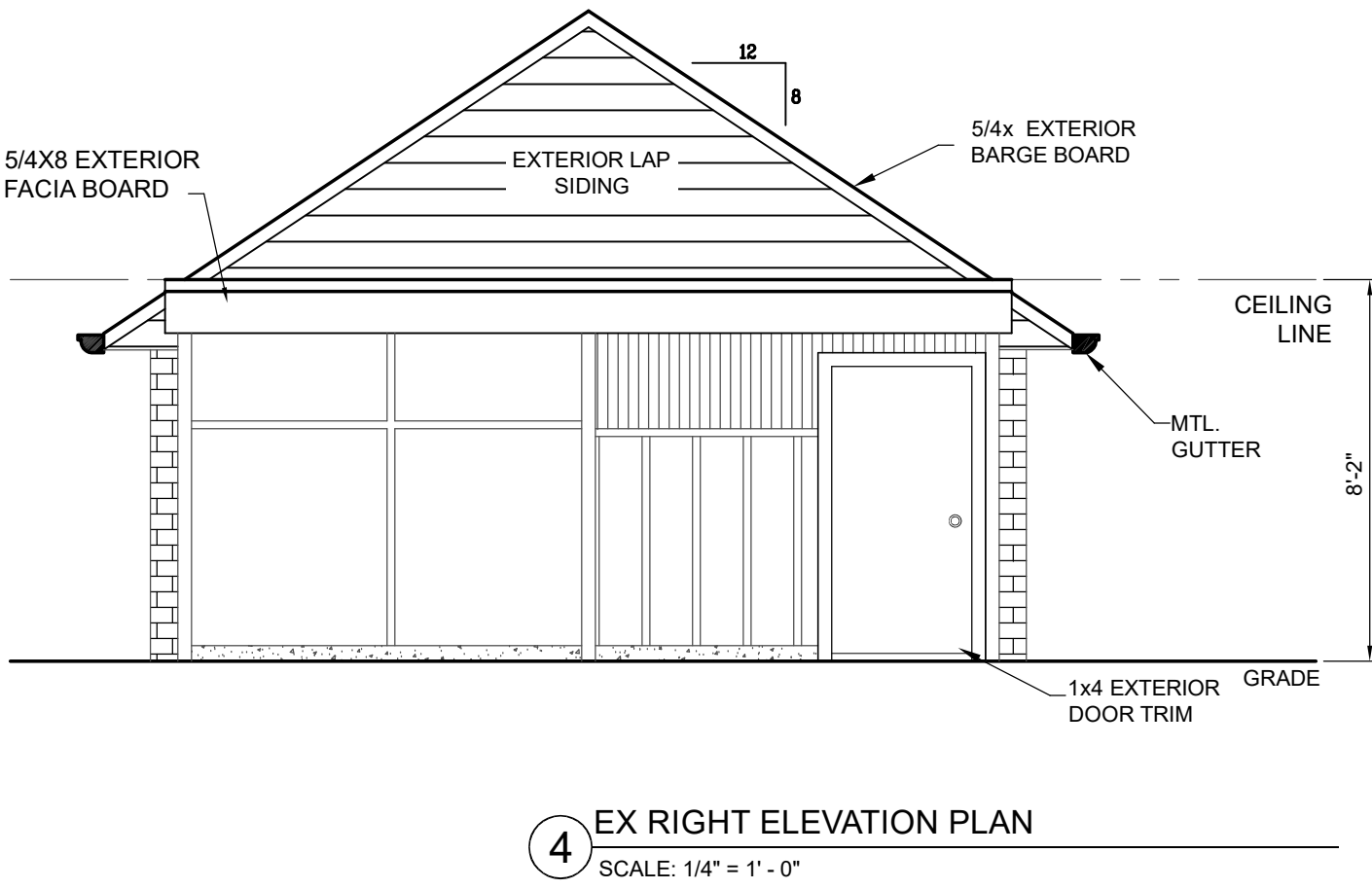
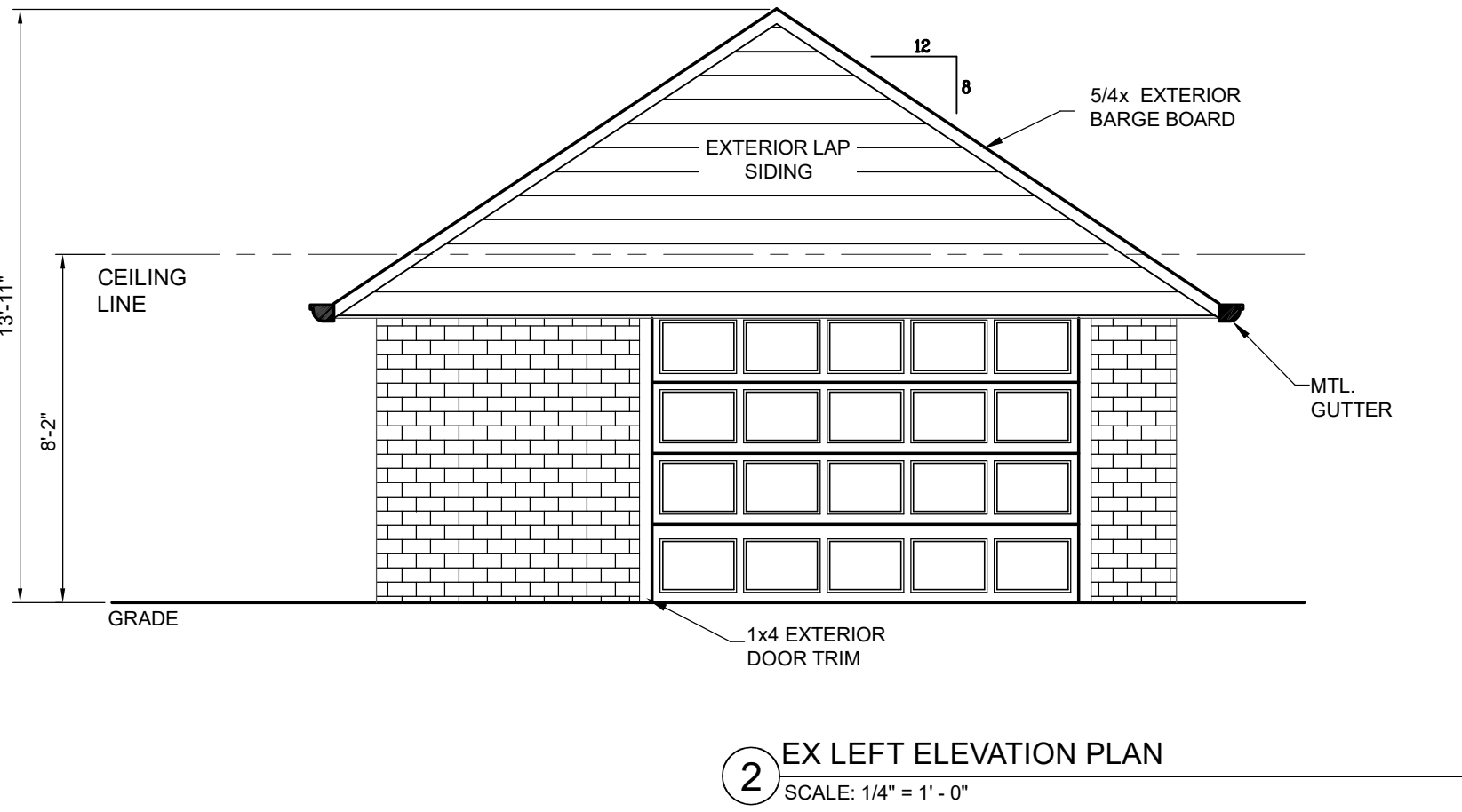
Building	Planning
Engineering	Public Works
Fire	Traffic

PRRRSF20231418



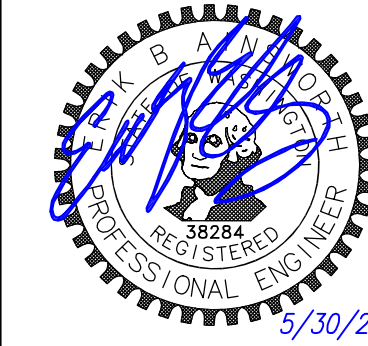
City of Puyallup  
Building  
ACCEPTED

Montgomery  
05/14/2024  
3:50:18 PM



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RELANT DESIGN GROUP  
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5737 LINDERSON WAY SW.  
TUMWATER, WA. 98501  
PO BOX 4420, TUMWATER, WA. 98501  
(360) 890-4806  
E-MAIL: erik@thelanddeveloper.com

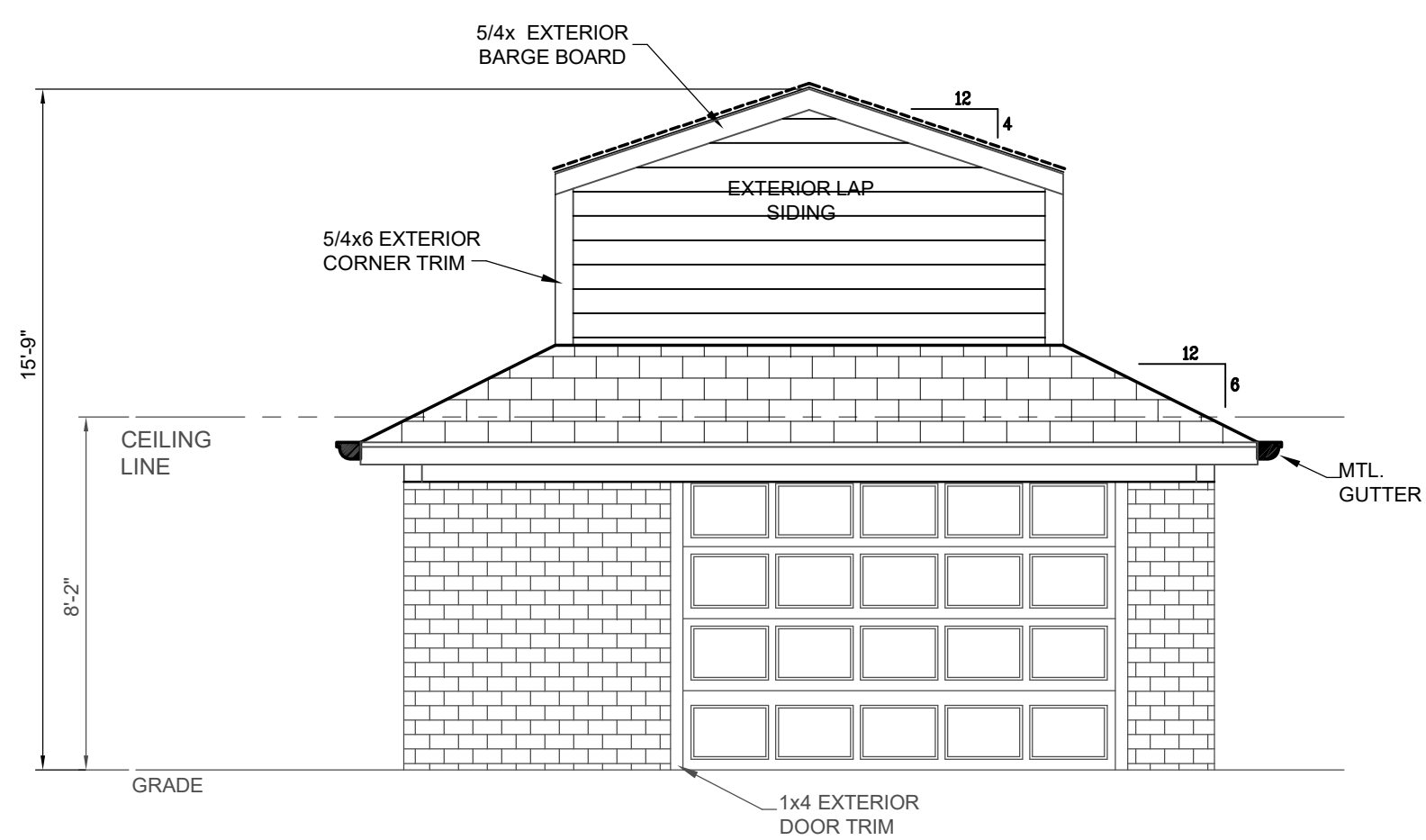


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1 Per City	Nov 10, 2023
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3 Per City	May 30, 2024

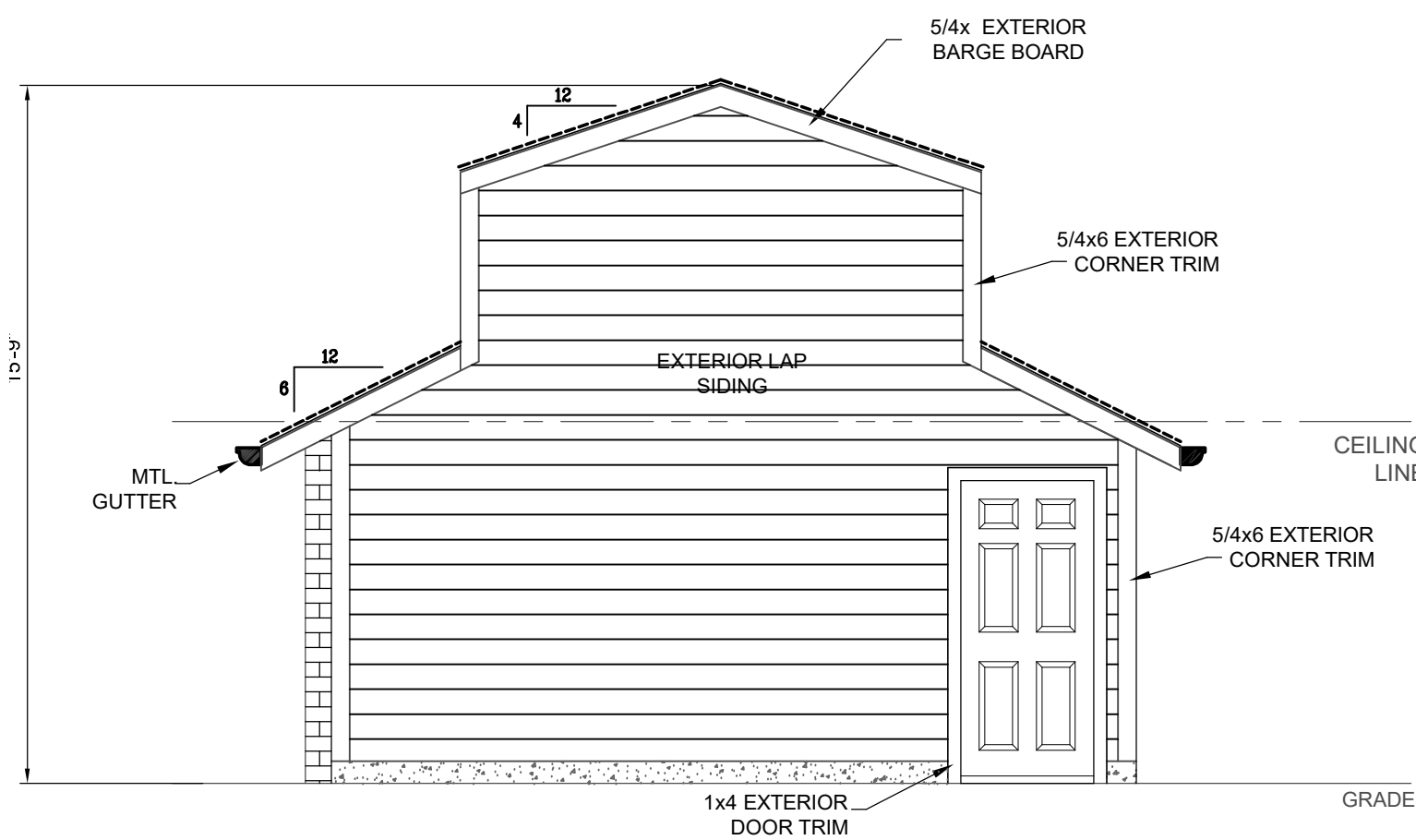
PUYALLUP REMODEL  
EX ELEVATION AND  
FLOOR PLAN

PROJECT: Puyallup Remodel  
907 18th St NW  
Puyallup, WA 98371  
CLIENT: Kelli & Tim Thompson  
907 18th St NW  
Puyallup, WA 98371

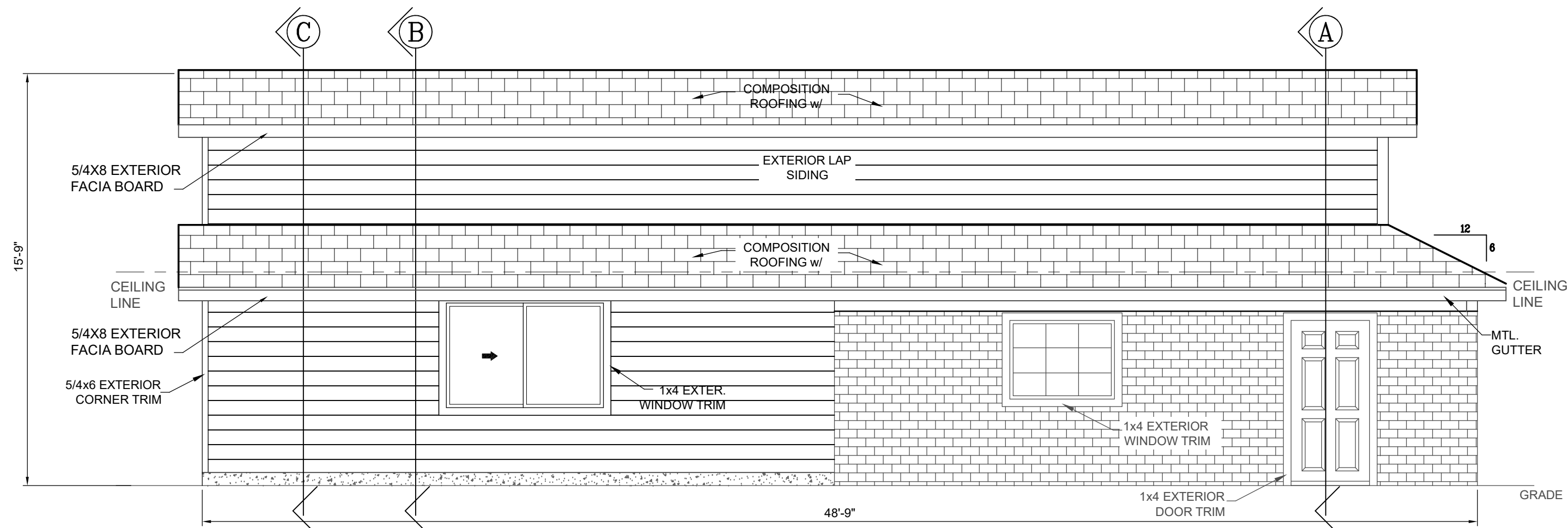
DRAWN BY: SaG  
DATE: 07/21/23  
AGENCY NO.:  
SHEET: A1 OF 3  
JOB NO.: 23-044



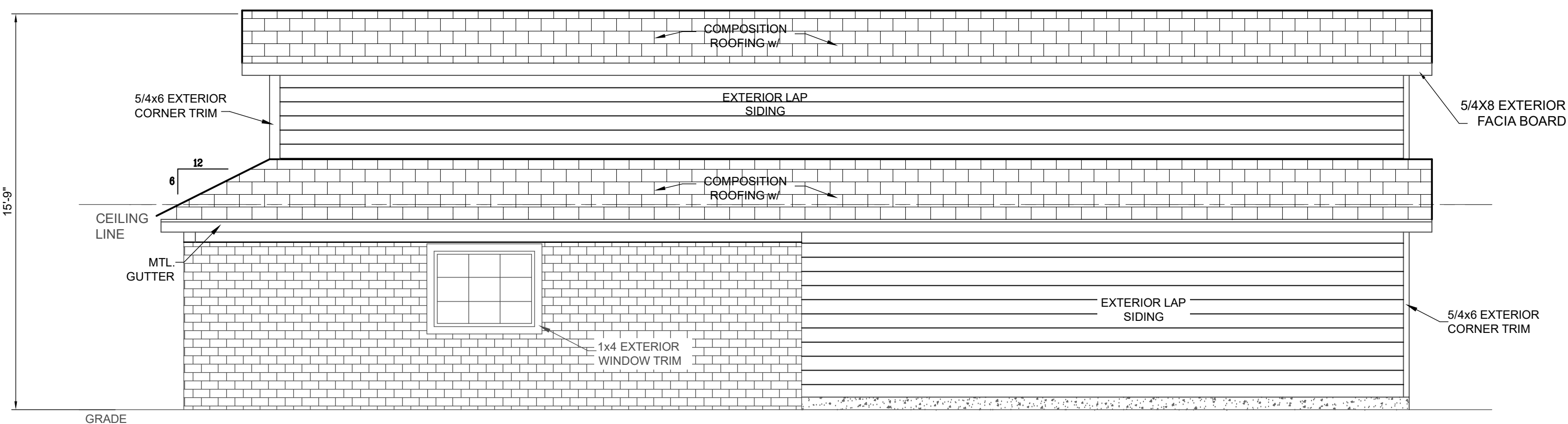
2 PROPOSED LEFT ELEVATION PLAN  
SCALE: 1/4" = 1' - 0"



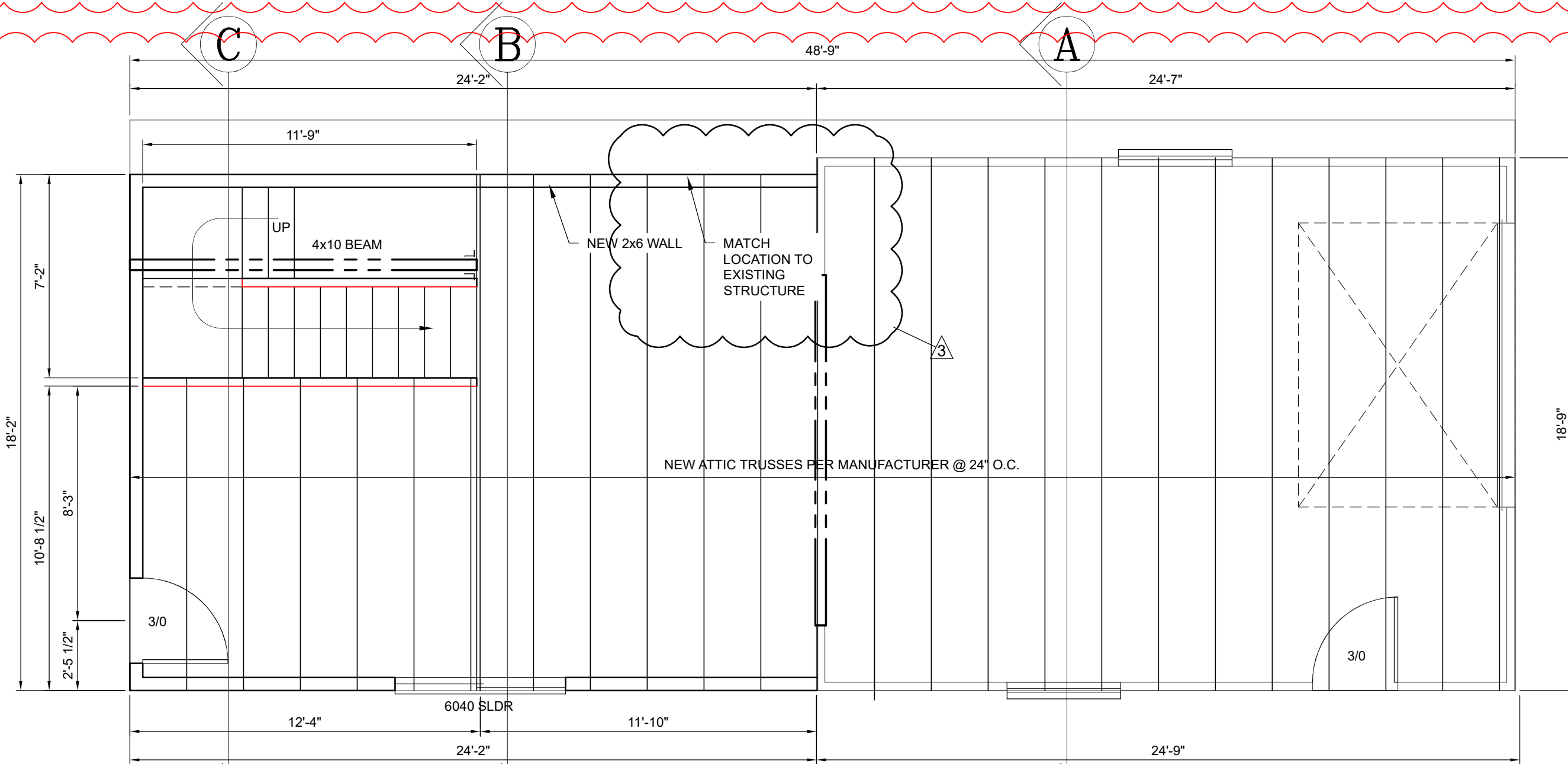
4 PROPOSED RIGHT ELEVATION PLAN  
SCALE: 1/4" = 1' - 0"



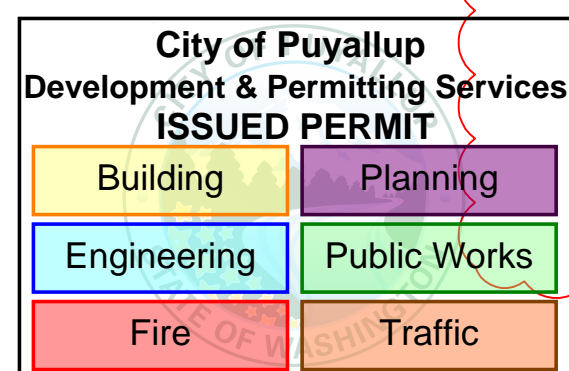
1 PROPOSED FRONT ELEVATION PLAN  
SCALE: 1/4" = 1' - 0"



3 PROPOSED REAR ELEVATION PLAN  
SCALE: 1/4" = 1' - 0"



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



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PUYALLUP REMODEL

PROPOSED LAYOUT PLAN

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907 18th St NW  
Puyallup, WA 98371  
CLIENT: Kelli & Tim Thompson  
907 18th St NW  
Puyallup, WA 98371

DRAWN BY: SaG

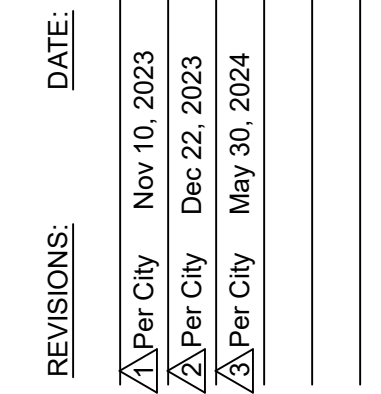
DATE: 07/21/23

AGENCY NO.:

SHEET: A2 OF 3

JOB NO.: 23-044





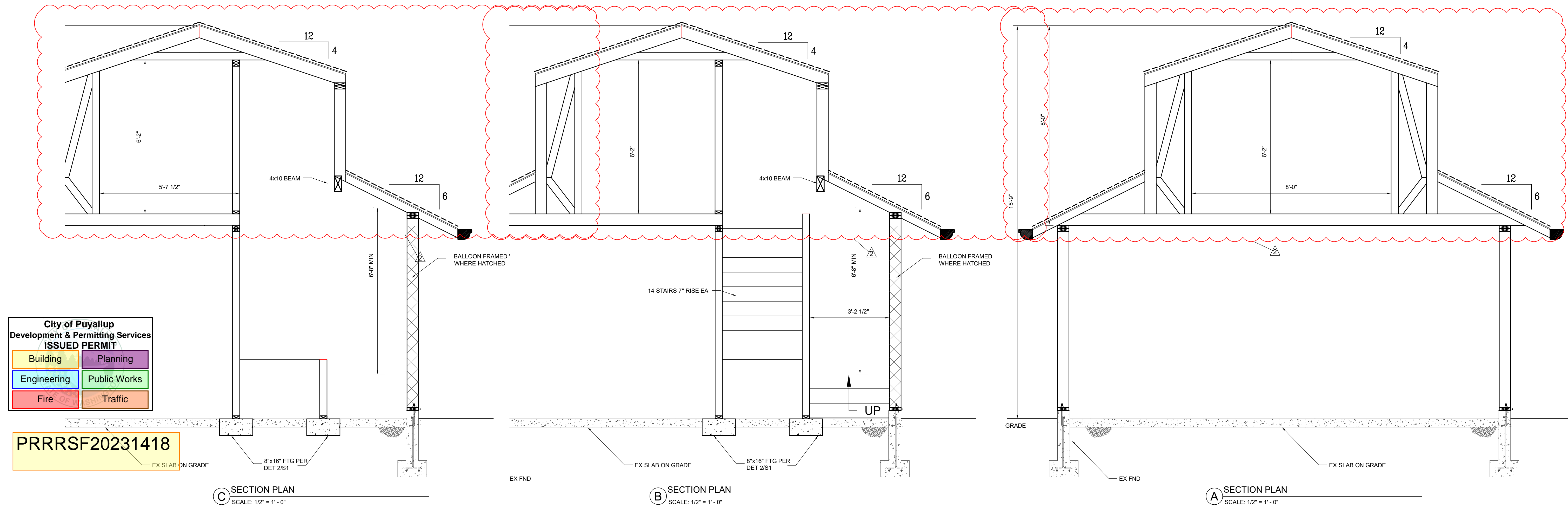
**PUYALLUP REMODEL**

**SECTION PLAN**

PROJECT: Puyallup Remodel  
907 18th St NW  
Puyallup, WA 98371

CLIENT: Kelli & Tim Thompson  
907 18th St NW  
Puyallup, WA 98371

DRAWN BY: SaG  
DATE: 07/21/23  
AGENCY NO.: \_\_\_\_\_  
SHEET: A3 OF 3  
JOB NO.: 23-044



STRUCTURAL SPECIFICATIONS:

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY, CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
- THE WORK DONE ON THIS PROJECT IS TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 UNIFORM PLUMBING CODE, CURRENT EDITION OF WASHINGTON STATE ENERGY & VENTILATION CODES AND AS AMENDED & ADOPTED BY THE STATE OF WASHINGTON.
- ALL HOUSE EXTERIOR WALL STUDS ARE 2x6 D.F.#2 @ 16" O.C.
- ALL HOUSE INTERIOR WALL STUDS ARE 2x4 D.F.#2 @ 16" O.C. UNLESS NOTED OTHERWISE, (UNO).
- ALL EXTERIOR & INTERIOR BEARING WALL HEADERS AND BEAMS TO BE 4x8 D.F.#2 UNO.
- ALL EXTERIOR & INTERIOR BRACED WALL PANEL BOTTOM BOTTOM PLATES TO DBL. JOIST OR DBL. BLOCKING w/ (3) 0.135x3 1/2" NAILS @ 16" O.C.

DESIGN CRITERIA (2018 IRC)

- |                   |        |        |                  |
|-------------------|--------|--------|------------------|
| 1. VERTICAL LOADS | ROOF   | FLOOR  | DECKS/ BALCONIES |
| GROUND SNOW LOAD: | 25 PSF | 40 PSF | 60 PSF           |
| LIVE LOAD:        | 20 PSF |        |                  |
| DEAD LOAD:        | 15 PSF | 15 PSF | 15 PSF           |
- LATERAL WIND LOAD: 110 MPH, EXPOSURE B
  - SEISMIC DESIGN CATEGORY D
  - SITE CLASS: D STIFF SOILS
  - SEISMIC: Ss = 1.284 & S1 = 0.442

FOUNDATION

- DESIGN ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL.
- ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-0" MIN BELOW FINISHED GRADE.
- ALL INTERIOR CONTINUOUS FOOTINGS TO BE 8" DEEP WITH (2) #4 CONT. BARS, (UNO).
- COMPACTION OF BACKFILL MATERIAL:
  - PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
  - FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
  - PLANTING BEDS, GRASS AREAS: 90% COMPACTION
- FOUNDATION WALL AND FOOTING SIZE AND REINFORCING TO SUIT LOCAL CODES AND SOIL CONDITIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HOLDOWN LOCATIONS
- HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.225"X 3"X 3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO (UNO).
- PROVIDE CRAWLSPACE VENTILATION AT THE RATE OF 1 SQ.FT. FOR EACH 150 SQ.FT. OF UNDER-FLOOR AREA
- PROVIDE MINIMUM 12" CLEARANCE UNDER GIRDER BEAMS AND MINIMUM 18" CLEARANCE UNDER FLOOR JOIST
- PROVIDE A MINIMUM 18"x24" CRAWLSPACE ACCESS

CONCRETE

- COMPRESSIVE STRENGTH:
  - CURBS, SIDEWALKS, FOOTINGS, SLABS: F'c = 3,000 PSI @ 28 DAYS - 8 SACK MIX, (PROJECT DESIGN w/ 2000PSI CONC. HOWEVER PROJECT IS SPEC'd w/ 3000 PSI CONC. THEREFORE NO SPECIAL CONCRETE INSPECTION REQUIRED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- SHAPES, PLATES AND BARS: ASTM A36, Fy = 36 KSI
  - BOLTS: ASTM A307 MACHINE BOLTS (MB), ASTM A325 HIGH STRENGTH BOLTS (HSB)
    - MIN. EDGE DISTANCE: 1.5xDIA BOLT
    - MIN. END DISTANCE: COMPRESSION: 4xDIA BOLT  
TENSION: 7x DIA BOLT
    - MIN. BOLT SPACING: 4xDIA BOLT
  - REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3
- WOOD
- STRUCTURAL LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, WWPA GRADING RULES.
  - NON-STRUCTURAL LUMBER: NO 2 & BETTER HEM FIR, WWPA GRADING RULES.
  - BEAMS AND STRINGERS: NO. 2 & BETTER DOUGLAS FIR-LARCH
  - POSTS AND TIMBERS: STANDARD DOUGLAS FIR-LARCH, Fc = 1300 PSI
  - SHEATHING: APA RATED SHEATHING
  - CONNECTORS: "SIMPSON" OR APPROVED EQUAL AS INDICATED ON THE DRAWINGS
  - NAILING: PER 2018 IBC TABLE R2304.10.1
  - GLULAMS: 24F-V4, Fb = 2400 PSI, MOE = 1.8X106 PSI, Fv = 165 PSI
  - PRESSURE TREATED LUMBER (PT): HEM-FIR, NO 2 OR BETTER
  - STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS
  - PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS
  - PROVIDE ADDITIONAL JOIST UNDER ALL SHEAR WALL PANELS RUNNING PARALLEL TO JOIST
  - PROVIDE DOUBLE JOIST AT ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS
  - ALL DECK FRAMING TO BE PRESSURE TREATED

PROPRIETARY PRODUCTS

- ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO WITHSTAND THE LOADS AND DEFLECTIONS OF THE FOLLOWING CRITERIA: \* TRUSS LENGTH AS SHOWN ON THE PLANS MAY BE USED TO DETERMINE THE REQUIRED LENGTH. CONTRACTOR SHALL FIELD VERIFY SPACING OF EXISTING FOUNDATION WALL PER MANUFACTURER'S RECOMMENDATION.

GENERAL NOTES

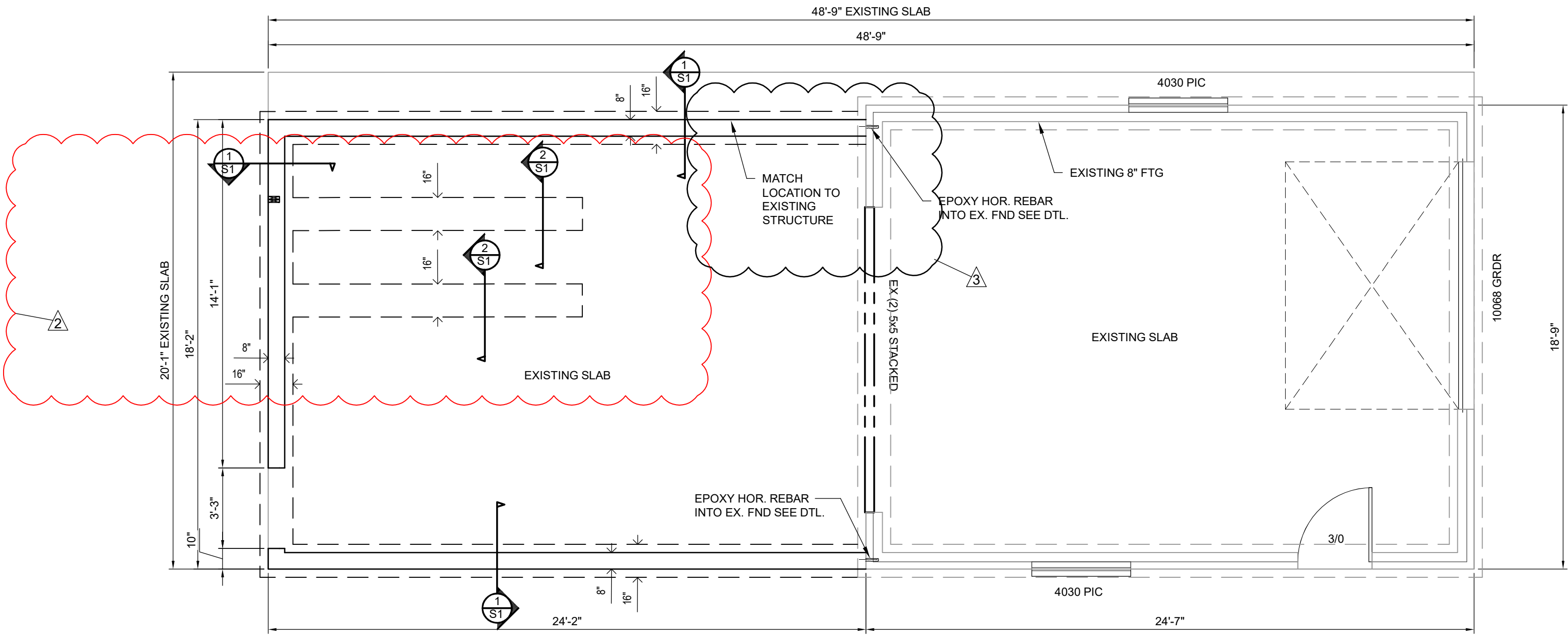
- BLOCK BETWEEN FLOORS IS REQUIRED FOR ALL COLUMNS (UNO).
- ALL EXTERIOR WALLS SHALL BE 2X6 FRAMED WALL WITH INSULATION.
- PROVIDE FIRE PROTECTION PER APPLICABLE CODE.
- PROVIDE EDGE BLOCKING FOR ALL SHEAR PANELS.

ROOF

- ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
  - 12" CDX PLYWOOD OR OSB WITH 0.131x2 1/2" GALV. NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
  - ALL PANEL EDGES SHALL BE EDGE CLIPPED.
  - CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H2.5A CLIP W/ (5) 0.131x2 1/2" TRUSS & (6) 0.131x2 1/2" PLATES.
- ALL NAILING PER 2018 IBC TABLE 2304.10.1
- PROVIDE STC CLIPS @ ALL TRUSS TO INTERIOR WALL CONNECTIONS, SEE DETAILS
- PROVIDE DBL. STUDS @ ALL GIRDER TRUSSES, UNLESS NOTED OTHERWISE
- ROOF SHEATHING IS 7/16" OSB SHEATHING w/ PSCL CLIPS, 1/2" CCX @ EXPOSED OVERHANGS

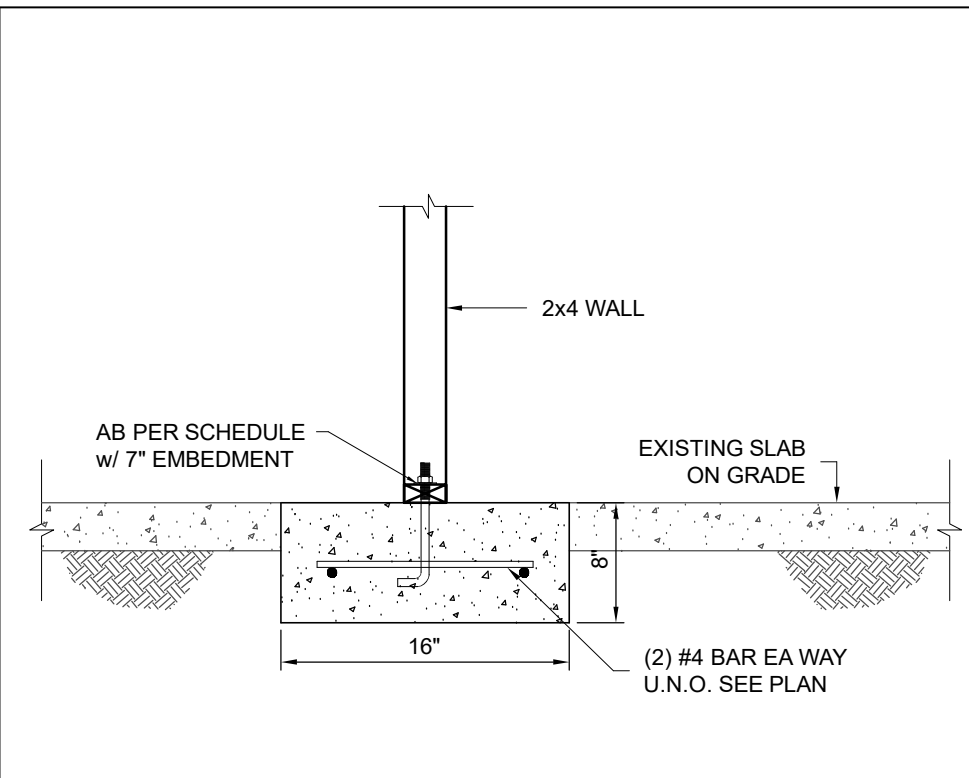
FLOOR SHEATHING

- FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
  - 3/4" T&G CDX PLYWOOD GLUED AND NAILED WITH 0.131x2 1/2" GALV. RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. INSTALL PER THE TYPICAL DIAPHRAGM NAILING DETAIL.



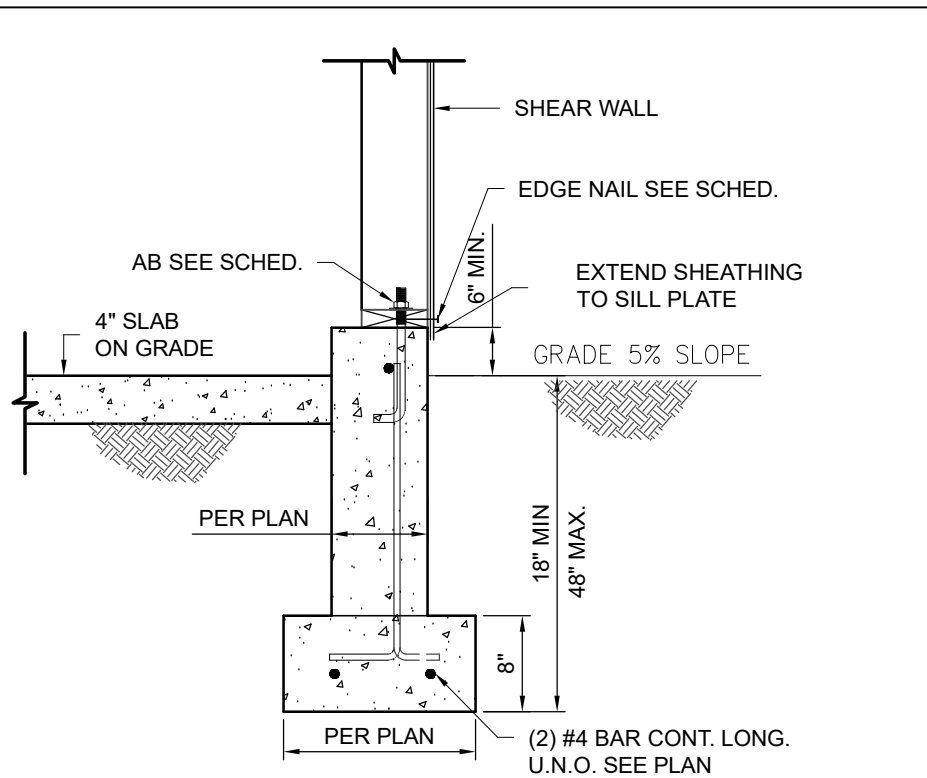
1 FOUNDATION PLAN

SCALE: 1/4" = 1' - 0"



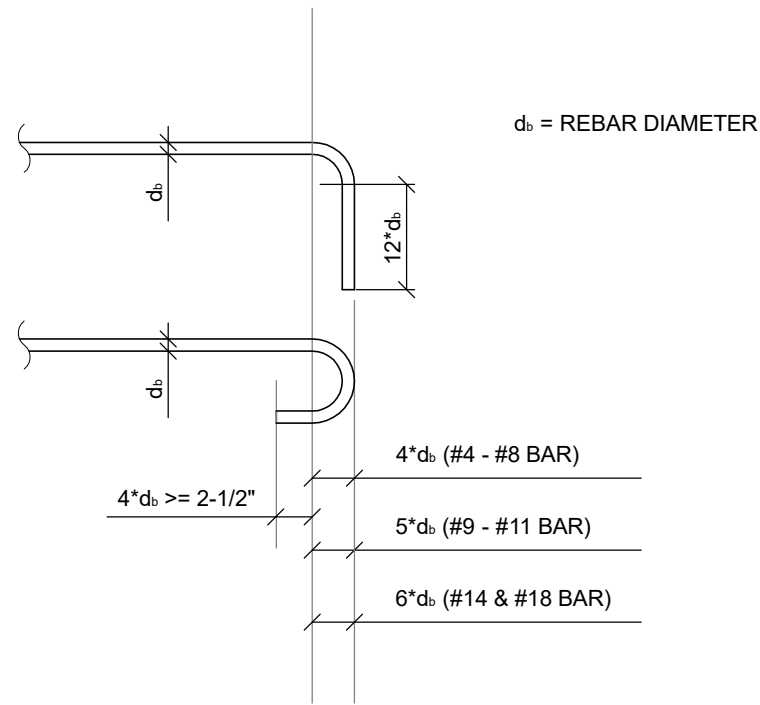
2 TYPICAL FOUNDATION FOOTING DETAIL

SCALE: 3/4" = 1' - 0"



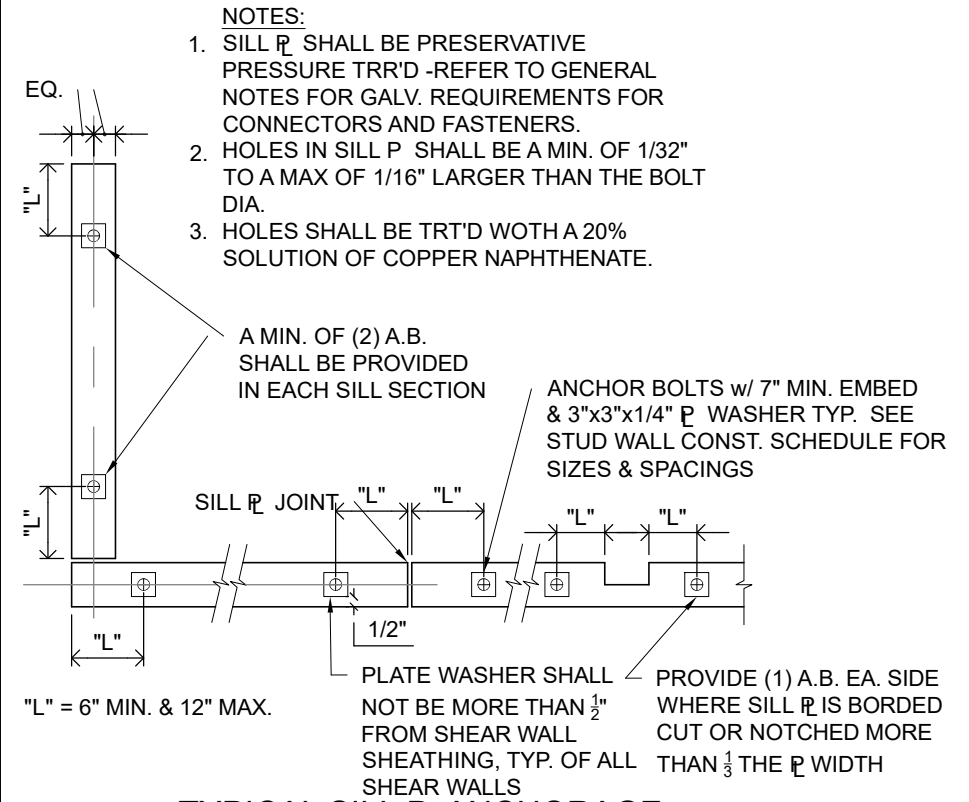
1 TYPICAL GARAGE FOUNDATION DETAIL

SCALE: 3/4" = 1' - 0"



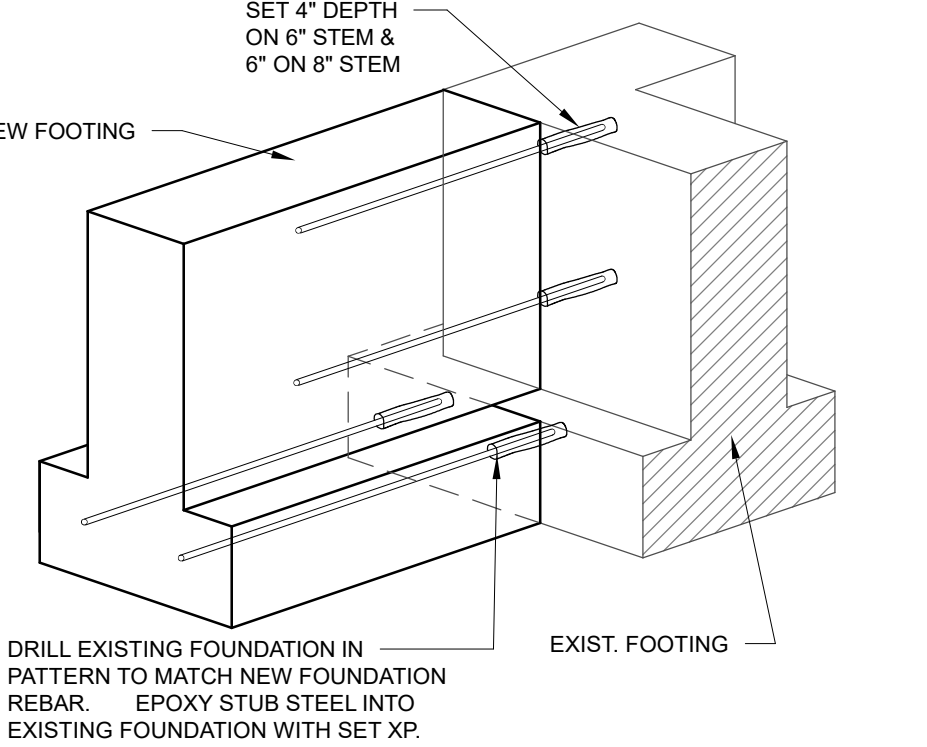
TYPICAL REBAR HOOK DETAIL

SCALE: 1-1/2" = 1' - 0"



TYPICAL SILL R ANCHORAGE

SCALE: 1/2" = 1' - 0"



TYPICAL FOUNDATION DOWEL CONNECTION DETAIL

SCALE: 3/4" = 1' - 0"

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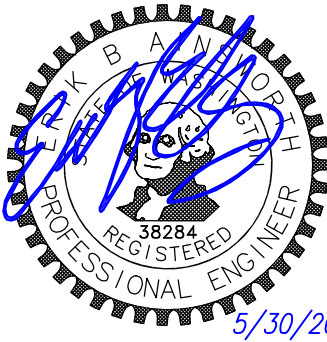
5737 LINDERSON WAY SW.

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DATE:

Nov 10, 2023

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REVISIONS:

Per City

Per City

Per City

PUYALLUP REMODEL

FOUNDATION AND  
ROOF FRAMING PLAN

PROJECT: Puyallup Remodel  
907 18th St NW  
Puyallup, WA 98371

CLIENT: Kelli & Tim Thompson  
907 18th St NW  
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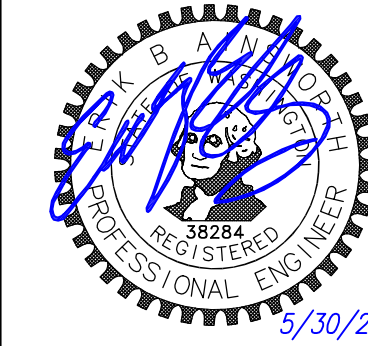
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SHEET: S1 OF 3

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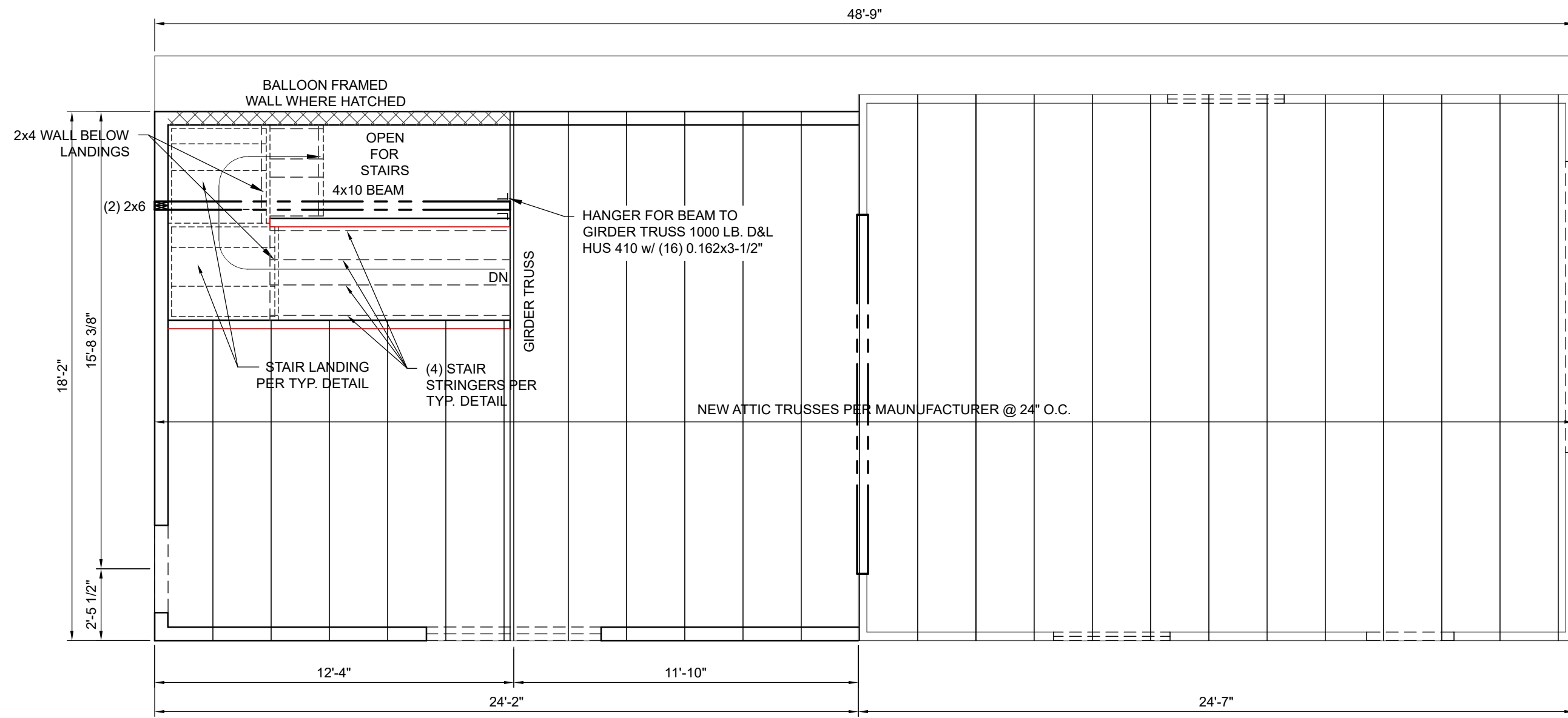
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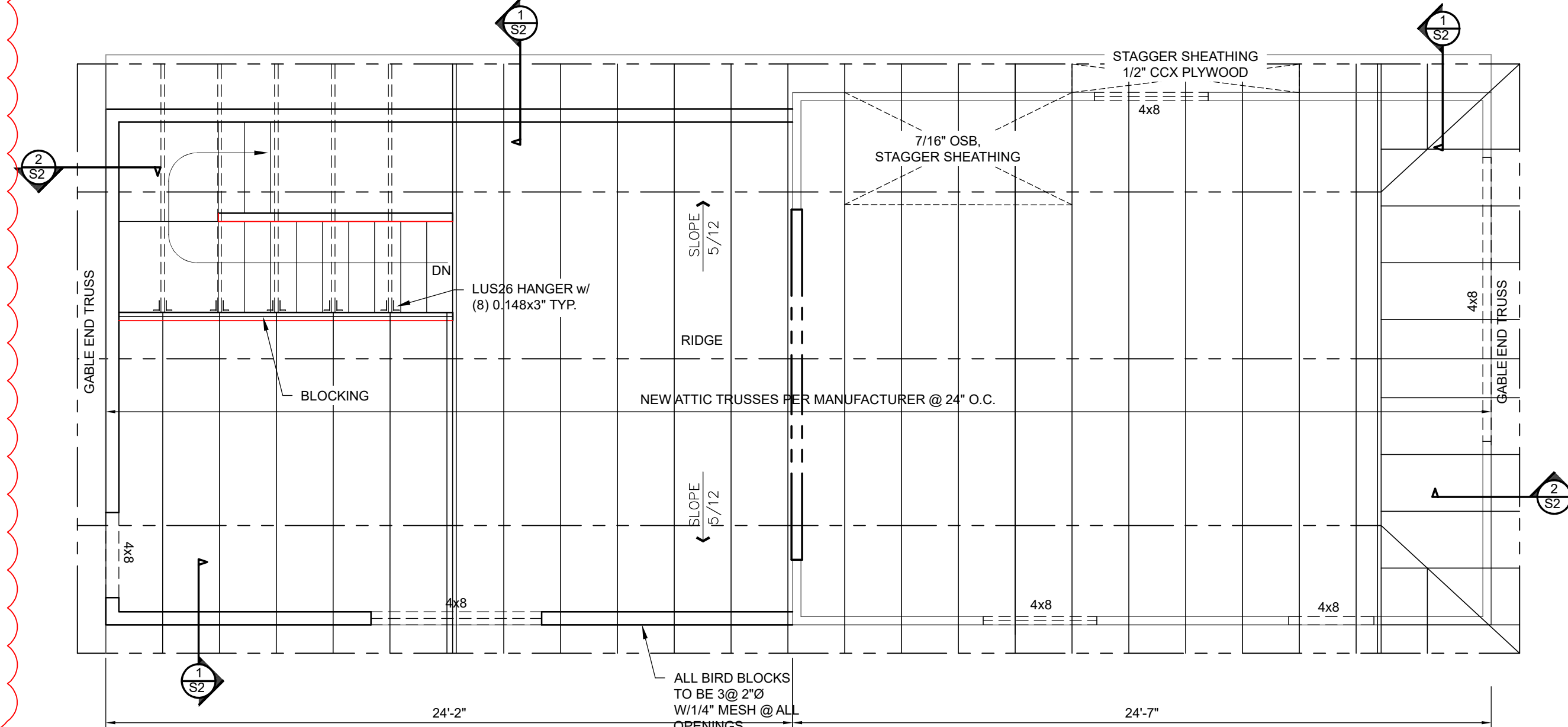
ATTIC & ROOF PLAN

PROJECT: Puyallup Remodel  
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CLIENT: Kelli & Tim Thompson  
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Puyallup, WA 98371

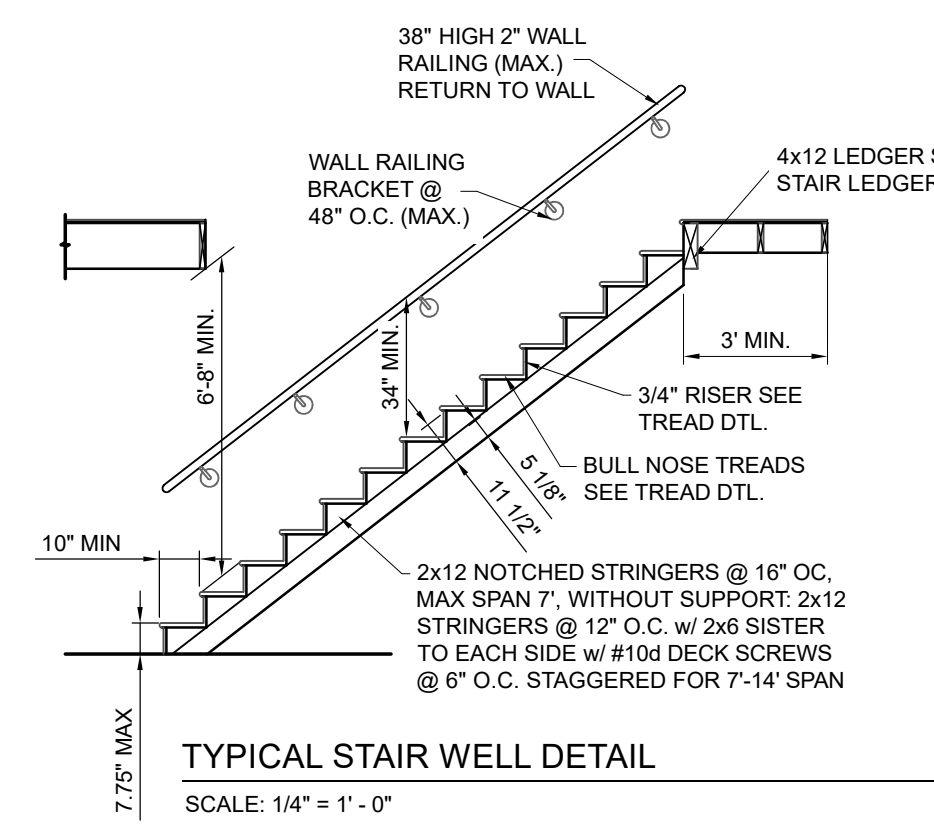
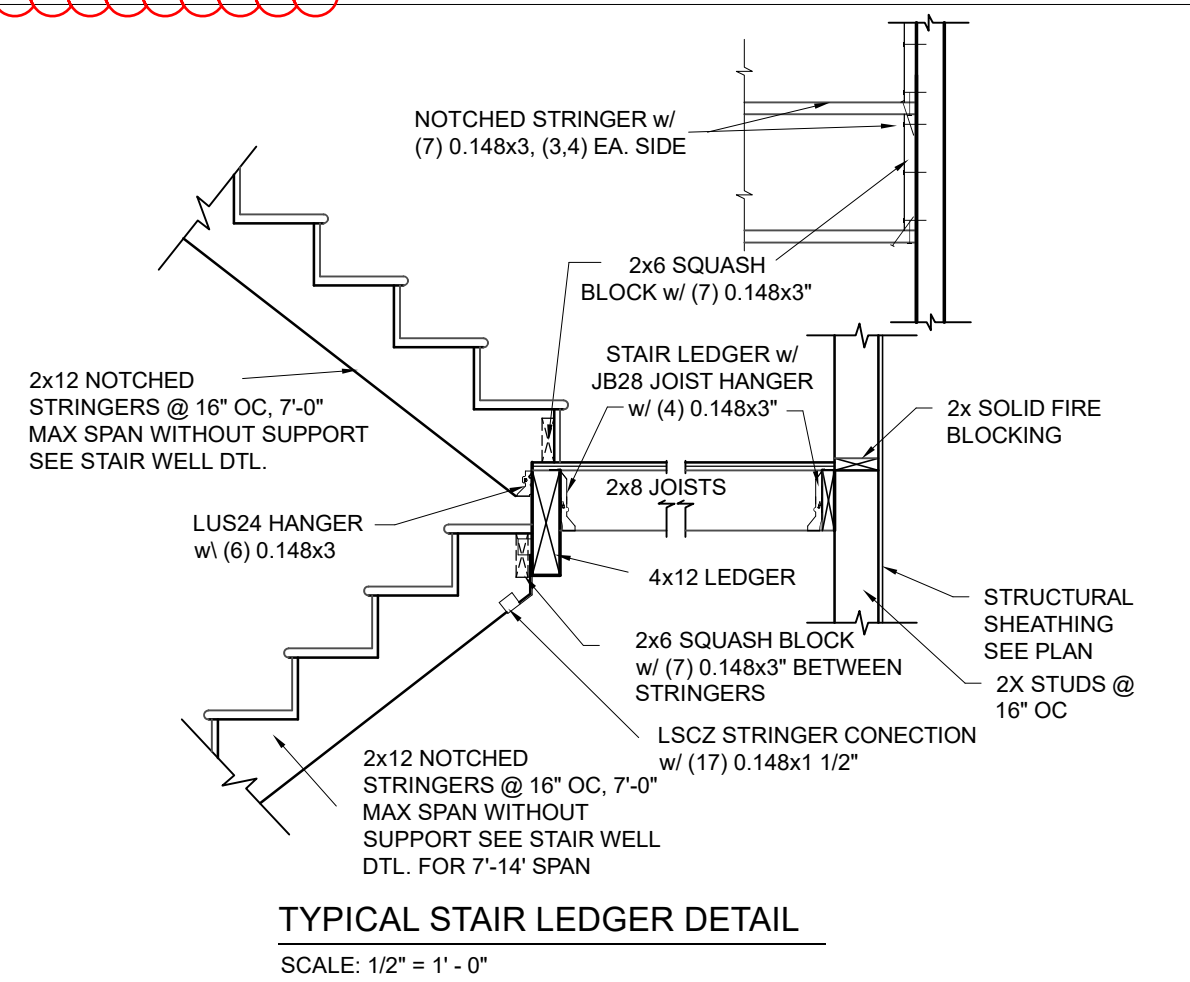
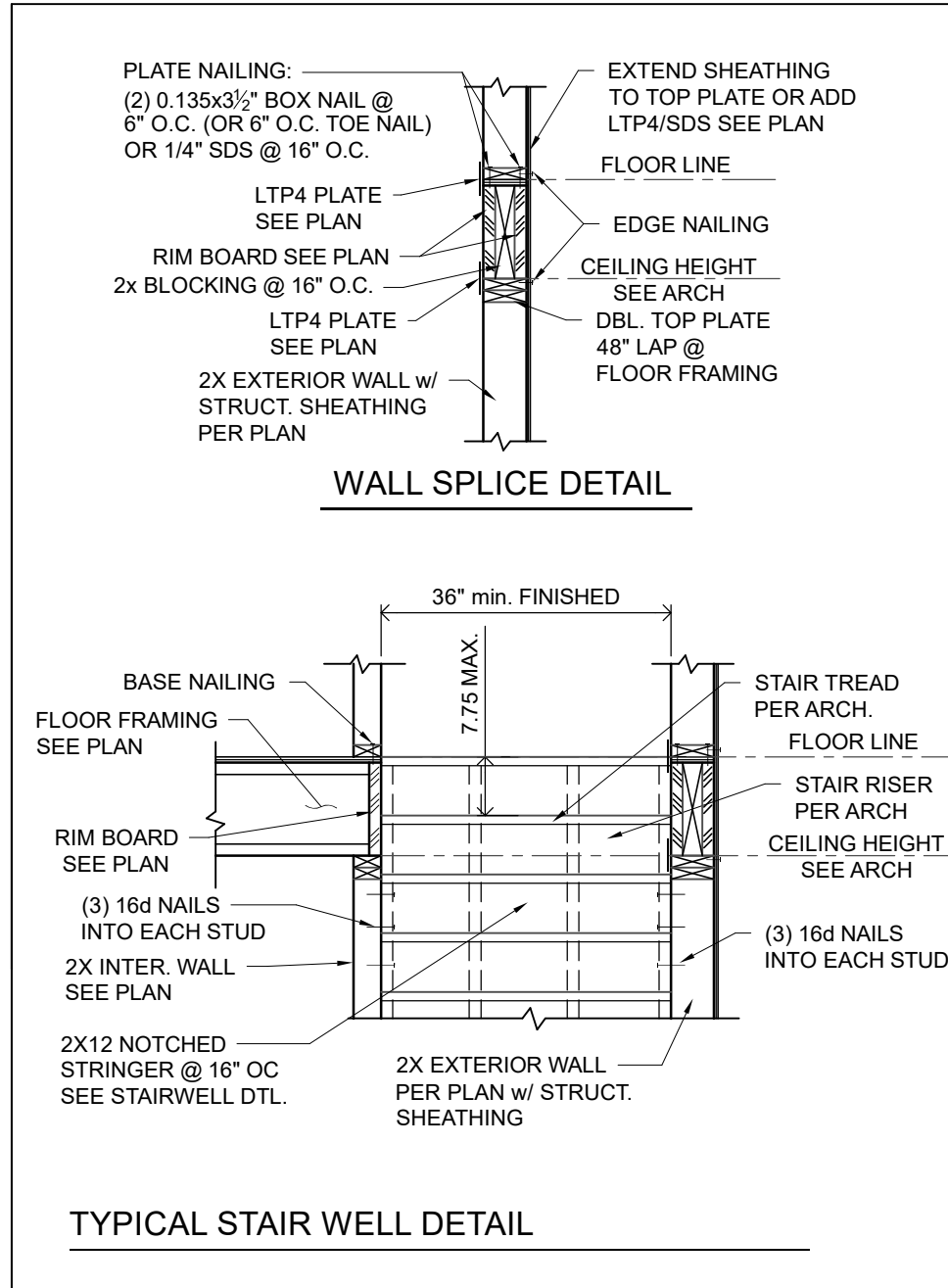
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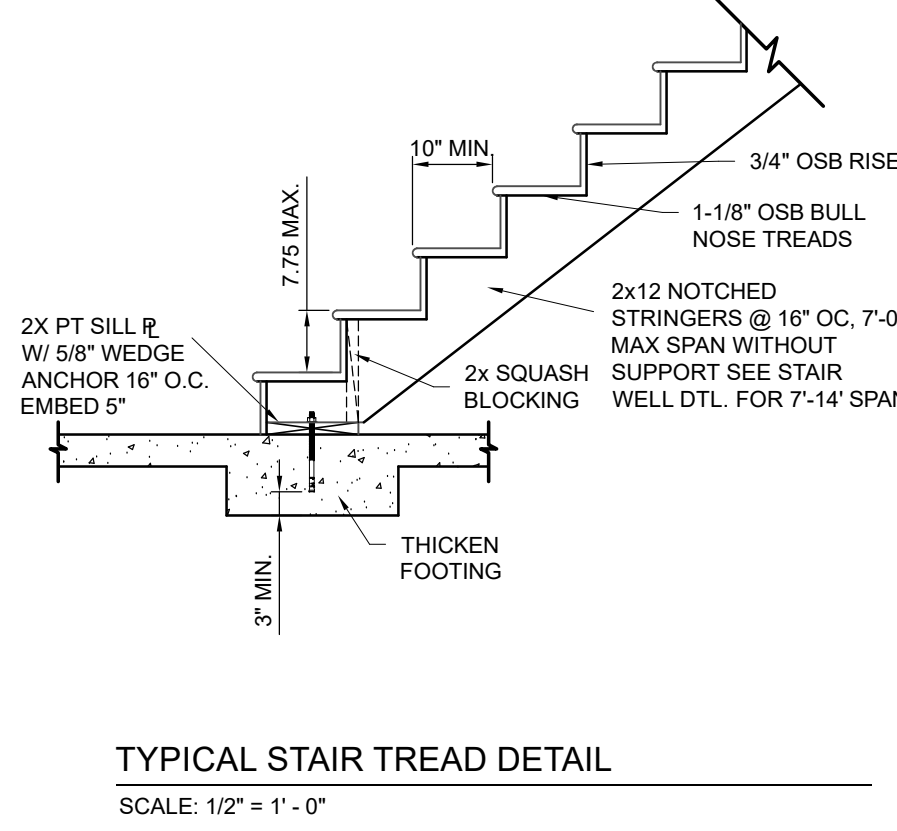
1 ATTIC FRAMING PLAN  
SCALE: 1/4" = 1' - 0"



2 ROOF FRAMING PLAN  
SCALE: 1/4" = 1' - 0"



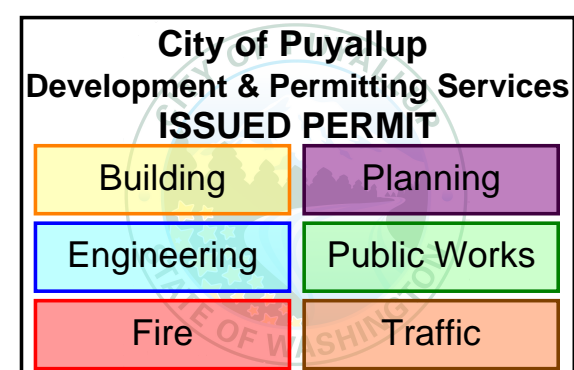
- NOTES:
1. STAIR WIDTH TO BE 36" FINISHED OR GREATER
  2. HAND RAIL TO HANG 34-38" ABOVE THE STAIR NOSE
  3. GRASP DIMENSION TO BE 1 1/2" - 2"
  4. PROVIDE CONTINUOUS HANDRAIL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL



2 TYPICAL TRUSS GABLE END DETAIL  
SCALE: 1/2" = 1' - 0"

1 TYPICAL TRUSS EAVE DETAIL  
SCALE: 1/2" = 1' - 0"

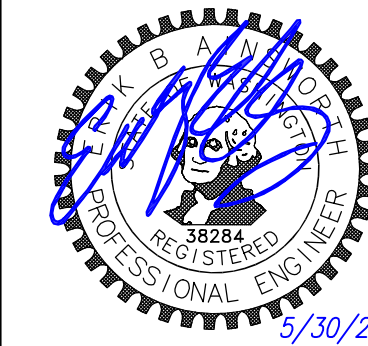
RIDGE ROOF VENTING SCHEDULE		
ROOF AREA = 913 SF		
RIDGE ROOF VENT	1/150 OF 48.75' = 3.9 SF =	
BIRD BLOCKS AREA	48 BB W/ (3) 2"Ø	= 3.12 SF



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PUYALLUP REMODEL  
SHEAR AND  
HOLD DOWN PLAN

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Puyallup, WA 98371  
CLIENT: Kelli & Tim Thompson  
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SIMPSON STRONGTIE STRAP TIES:

VERTICAL HOLDOWN STRAPS INTO EXISTING FOOTING:

(HD1) TALL=3,075 lb  
HDU2-SDS2.5 W/ (6) 1/4"x2 1/2" SDS INTO (2) 2X w/  
5/8"Ø ROD EPOXY IN PLACE W/ SET XP, MIN 12"  
EMBED INTO CONCRETE (FOLLOW MFG. SPEC.)

(HD2) TALL=4,565 lb  
HDU4-SDS2.5 W/ (10) 1/4"x2 1/2" SDS INTO (2) 2X w/  
5/8"Ø ROD EPOXY IN PLACE W/ SET XP, MIN 15"  
EMBED INTO CONCRETE (FOLLOW MFG. SPEC.)

(HD4) TALL=6,970 lb  
HDU8-SDS2.5 W/ (20) 1/4"x2 1/2" SDS INTO 4X w/  
7/8"Ø ROD EPOXY IN PLACE W/ SET XP, MIN 21"  
EMBED INTO CONCRETE (FOLLOW MFG. SPEC.)

VERTICAL HOLDOWN STRAPS:

(HD1) TALL=3,075 lb  
HDU2-SDS2.5 W/ (6) 1/4"x2 1/2" SDS INTO (2) 2X  
w/ SSTB16 A.B. w/ (13" MIN EMBED) OR  
PABS A.B. w/ (7" EMBED) INTO 20"x20"x11"  
FOOTING w/ (2) #4 REBAR EA WAY, TOP & BTM  
(NOT JUST STEM WALL)

NOTE: STRAPS MAY BE APPLIED  
TO THE INSIDE OR OUTSIDE  
FACE OF STUDS.

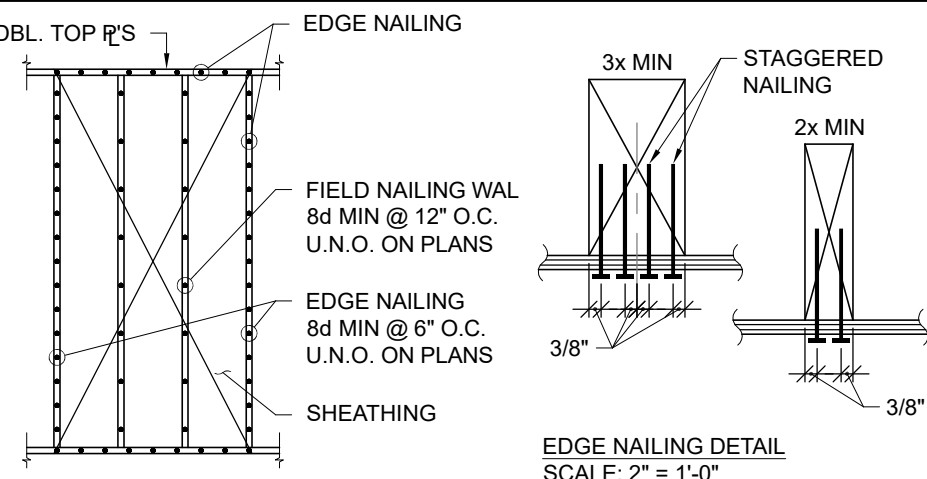
SHEAR WALL SCHEDULE

MARK	SHEATING	NO. OF SIDES	EDGE NAIL	FIELD NAIL	PLATE NAIL	SHEAR CLIP	MUDSILL ANCHORS		SEISMIC ALLOWABLE SHEAR (plf)	WIND ALLOWABLE SHEAR (plf)	SHEAR WALL NOTES
							2X MUDSILL	3X MUDSILL			
A	7/16" Sheathing, plywood siding except Group 5 Species	Single	0.131x2 1/2" @ 6"	0.131x2 1/2" @ 12"	0.162x3 1/2" NAIL @ 6" O.C. (OR 6" O.C. TOE NAIL) OR 1/4" SDS @ 16" O.C.	LTP4 @ 1'-6"	5/8" x 10" @ 46"	5/8" x 12" @ 72"	255	358	1,2,3,4,8,12

(#) Reference applicable shearwall note below.

SHEAR WALL NOTES

- THERE SHALL BE A CONTINUOUS FOOTING UNDER ALL BRACED PANELS
- WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
- PLATE NAILING SHALL CONNECT BOTTOM PLATE TO BLOCKING AND BLOCKING TO SHEARWALL PLATES BELOW. SDS SCREW SHALL BE 5" LONG FOR CONNECTING BOTTOM PLATE TO BLOCKING, AND 6" LONG FOR CONNECTING DOUBLE TOP PLATE TO BLOCKING.
- SHEAR CLIP CAN BE USED TO TRANSFER SHEARWALL SHEAR VALUE IN LIEU OF PLATE NAILING.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED IN ACCORDANCE WITH 2018 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- ALL WALL LINES DESIGNATED AS PERFORATED SHEAR WALL SHALL EXTEND SHEAR WALL NAILING INCLUDING EDGE NAILING AROUND PERIMETER OF OPENING. FIELD NAIL ABOVE AND BELOW OPENING AND EDGE NAIL PANEL EDGES PER ADJACENT SHEARWALL TYPE.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 4-INCH NOMINAL MEMBER FASTENED IN ACCORDANCE WITH 2018 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. ALL PANEL EDGES AND SHEATHING EDGES SHALL BE BLOCKED.
- PLYWOOD SHALL BE OSB OR 3-PLY SHEATHING
- PLYWOOD SHALL BE RATED STRUCTURAL I, 32 OC AND BE 5-PLY.
- PLYWOOD SHALL BE RATED STRUCTURAL I, 48 OC AND BE 4-PLY.
- LTP4 W/ (12) 0.131X1-1/2"
- PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH UNIT SHEAR CAPACITY OF 400 PLF FOR WIND OR SEISMIC.

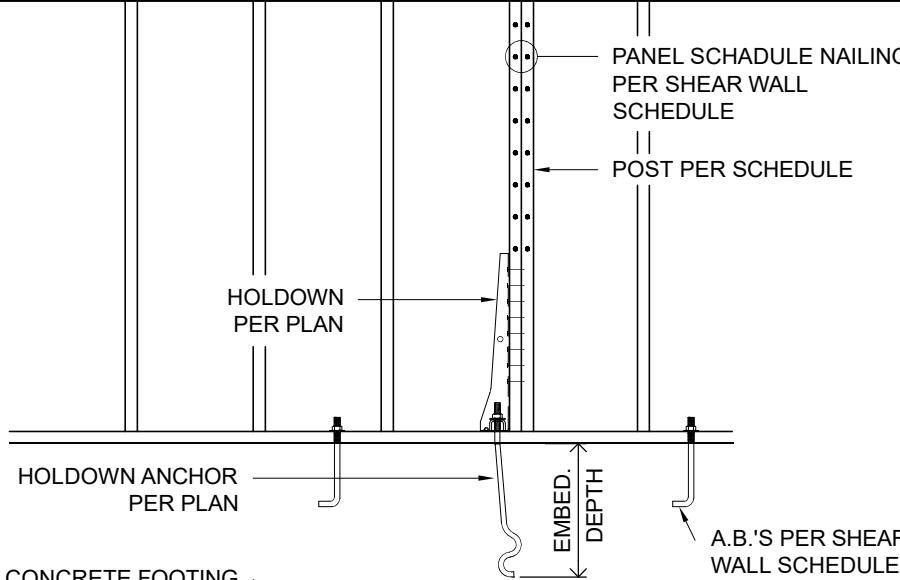


\* FOR SPECIFIC WALL TYPE NAILING, SEE SHEAR PANEL NOTES.

- NOTES:
- PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
  - SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER.
  - EDGE NAILING AS CALLED FOR ON PLANS & DETAILS APPLIES TO AREAS INDICATED AND AT HOLDDOWN ANCHORED STUDS.
  - PROVIDE 3x MEMBERS AT ALL PANEL EDGES WHERE INDICATED IN SCHEDULE.

TYPICAL SHEARWALL NAILING

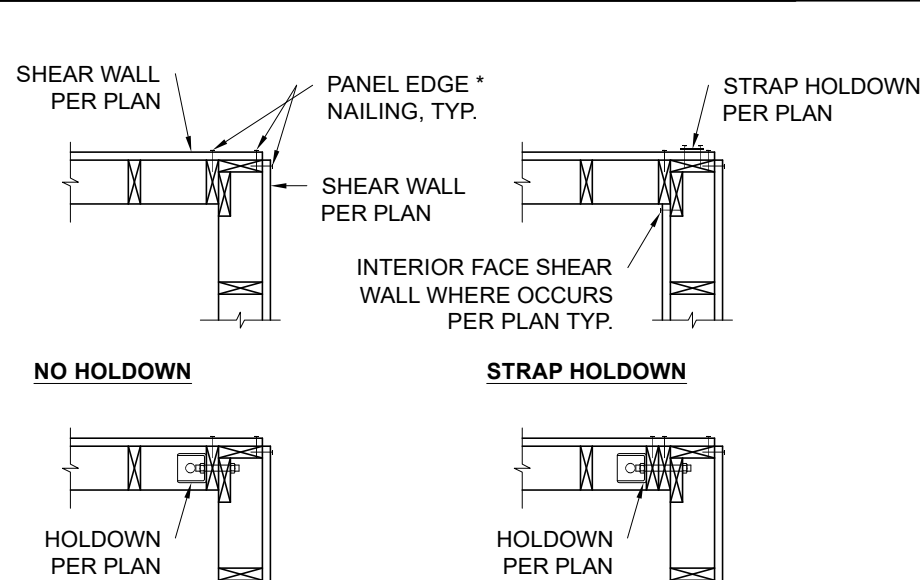
SCALE: 1/4" = 1' - 0"



CONTRACTOR NOTE:  
COORDINATE HOLDOWN EMBEDMENTS FOR HOLDOWNS WITH THE TYPICAL FOOTING DETAILS.

TYPICAL HOLDDOWN AT FOUNDATION

SCALE: 1/2" = 1' - 0"

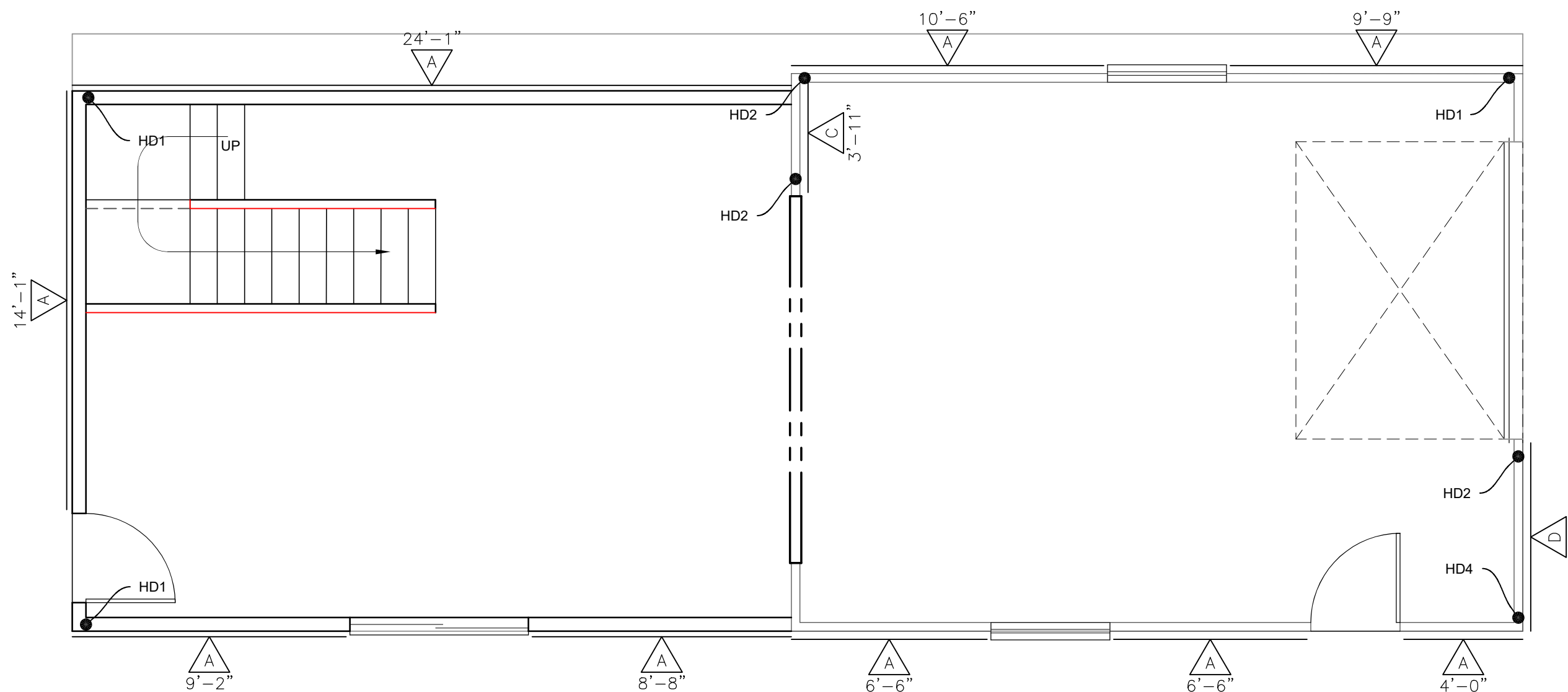


- 2-STUD HOLDDOWN
- 3 OR MORE STUD HOLDDOWN

\* PANEL EDGE NAILING PER SHEAR WALL SCHEDULE ONE ROW PER FRAMING MEMBER PER FACE. NAIL SPACING OF ALL ROWS TO MEET REQUIREMENTS OF THE HIGHER STRENGTH SHEAR WALL.

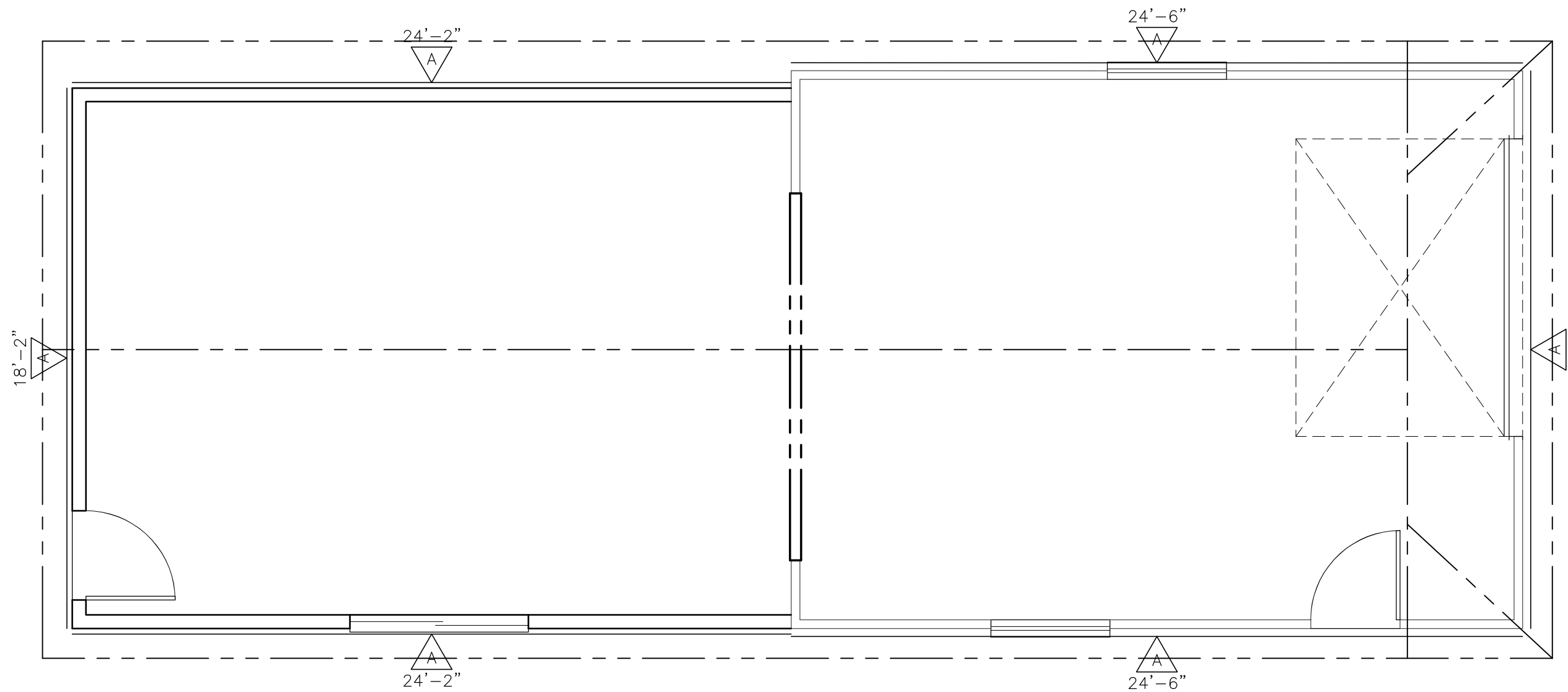
TYPICAL CORNER DETAILS

SCALE: 1/2" = 1' - 0"



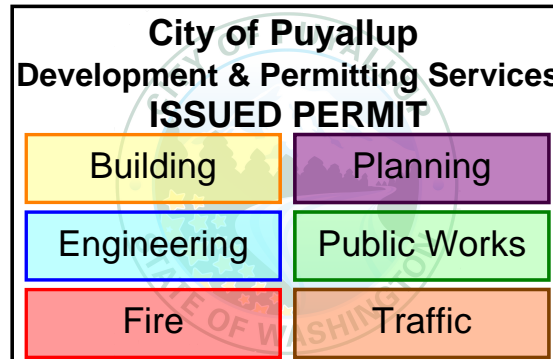
1 LOWER FLOOR SHEAR AND HOLD DOWN PLAN

SCALE: 1/4" = 1' - 0"



2 UPPER FLOOR SHEAR AND HOLD DOWN PLAN

SCALE: 1/4" = 1' - 0"



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