

SCOPE OF WORK AND PROJECT DESCRIPTION

NEW RESIDENCE



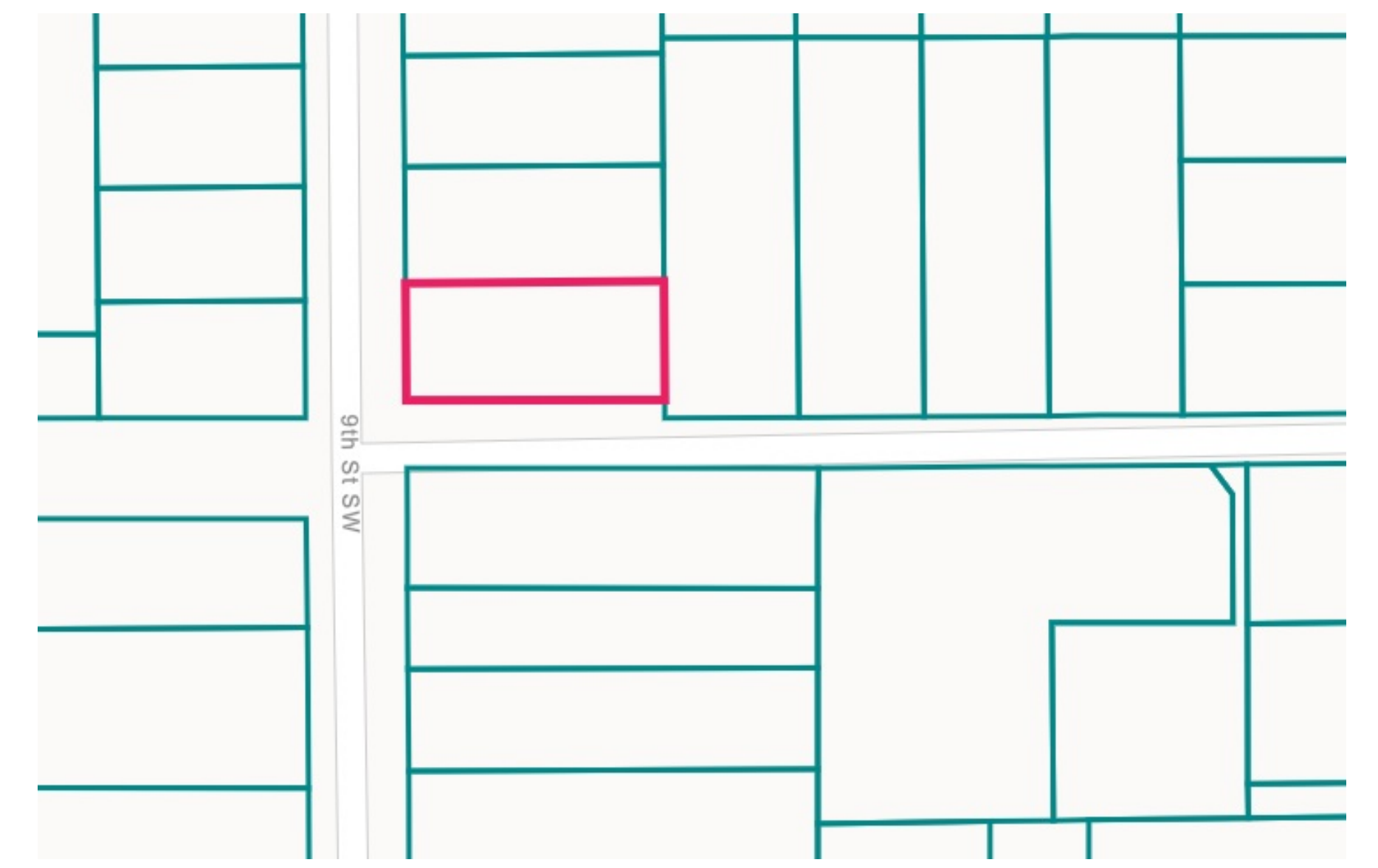
FOR ADDITIONAL ABBREVIATIONS SEE OTHER DESIGN DISCIPLINES		ARCHITECTURAL ABBREVIATIONS	
ACOUS.	ACUSTICAL	ELEV.	ELEVATION
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELECTRICAL
A.F.F.	ABOVE FINISHED FLOOR (SLAB)	ENCL.	ENCLOSURE
ALUM.	ALUMINUM	EQ.	EQUAL
ANOD.	ANODIZED	EXH.	EXHAUST
APPROX.	APPROXIMATE	EXIST.	EXISTING
BD.	BOARD	EXP.	EXPANSION
B.F.F.	BELOW FINISHED FLOOR (SLAB)	EXT.	EXTERIOR
BLDG.	BUILDING	F.D.	FLOOR DRAIN
BLK.	BLOCK	FDN.	FOUNDATION
BLK'G.	BLOCKING	FF	FACTORY FINISH
BM.	BEAM	FHS	FLAT HEAD SCREW
BOT.	BOTTOM	FL.	FLOOR
BTWN.	BETWEEN	F.I.O.	FURNISHED AND INSTALLED
CB	CATCH BASIN	BY OWNER	
C.G.	CORNER GUARD	FINISH	
C.I.	CAST IRON	F.R.P.P.	FIBER REINFORCED PLASTIC
C.I.P.	CAST IN PLACE	PANEL(S)	
C.L.	CENTER LINE	FRT.	FIRE RETARDANT TREATED
CLR.	CLEAR	FTG.	FOOTING
CLG.	CEILING	GA.	GAUGE
CMU	CONCRETE MASONRY UNIT	GALV.	GALVANIZED
COL.	COLUMN	G.C.	GENERAL CONTRACTOR
CONC.	CONCRETE	GWB.	GYPSUM WALLBOARD, GYPSUM BOARD
CONT.	CONTINUOUS	H.B.	HOSE BIBB
CONSTR.	CONSTRUCTION	H.C.	HANDICAPPED
CONTR.	CONTRACTOR	H.M.	HOLLOW METAL
C.T.	CERAMIC TILE	HORIZ.	HORIZONTAL
DBL.	DOUBLE	H.P.	HIGH POINT
DIM.	DIMENSION	HT.	HEIGHT
DTL.	DETAIL	HTR.	HEATER
D.F.	DRINKING FOUNTAIN	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
D.S.	DOWNSPOUT	IBC	INTERNATIONAL BUILDING CODE
DWG.	DRAWING	INSUL.	INSULATION
EA.	EACH	INT.	INTERIOR
E.F.S.	EXTERIOR FINISH SYSTEM	JT.JTS.	JOINT, JOINTS
E.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM		
		L.	LONG, LENGTH
		LAM.	LAMINATE, LAMINATED
		L.F.	LINEAR FOOT, LINEAL FOOT
		LQ.	LIQUID
		L.P.	LOW POINT
		L.T.WT.	LIGHT WEIGHT
		MAS.	MASONRY
		MAX.	MAXIMUM
		MFR.	MANUFACTURER
		M.B.S.	METAL BUILDING SUPPLIER
		MECH.	MECHANICAL
		MF.G.	MANUFACTURING
		MFR.	MANUFACTURER
		M.H.	MANHOLE
		MIN.	MINIMUM
		M.I.P.	METAL INSULATED PANEL
		MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
		M.R.	MOISTURE RESISTANT
		MULL.	MULLION
		MTD.	MOUNTED
		MTG.	MOUNTING
		MTL.	METAL
		N.I.C.	NOT IN CONTRACT
		N.M.	NOMINAL
		N.T.S.	NOT TO SCALE
		O.A.	OVERALL
		O.C.	ON CENTER
		O.D.	OVERFLOW DRAIN
		O.H.	OVERHEAD
		OPD.	OPENING
		OPP.	OPPOSITE
		PTN.	PARTITION
		PEHP.	PERPENDICULAR
		PL.	PLATE, PROPERTY LINE
		PLAS.LAM.	PLASTIC LAMINATE
		PLYWD.	PLYWOOD
		PLBG.	PLUMBING
		PWL.	PANEL, PANELING
		PR.	PAIR
		PROJ.	PROJECT
		PRV.	PRESSURE REDUCING VALVE
		P.T.	PRESSURE TREATED
		Q.T.	QUARTER
		QTR.	QUARTER
		R.	RADIUS
		R.C.	REFRIGERATION CONTRACTOR
		R.C.P.	REFLECTED CEILING PLAN
		R.D.	ROOF DRAIN
		R.L.	ROOF LEADER
		RECD.	RECEIVED
		REFRIG.	REFRIGERATION
		REINF.	REINFORCING
		REQD.	REQUIRED
		R.O.	ROUGH OPENING
		SCHED.	SCHEDULE
		S.C.	SOLID CORE
		SHT.	SHEET
		SIM.	SIMILAR
		S.I.O.	SUPPLIED AND INSTALLED
		S.L.V.	SUPPLIED AND INSTALLED
		S.O.I.C.	SUPPLIED BY OWNER INSTALLED
		SQ.	SQUARE
		S.S.	SERVICE SINK, SANITARY SEWER
		SST.	STAINLESS STEEL
		STD.	STANDARD
		STL.	STEEL
		STRUC.	STRUCTURE, STRUCTURAL
		SUSP.	SUSPENDED
		PL.	PLATE, PROPERTY LINE
		T.	TREAD, TOP
		T.O.J.	TOP OF JOIST
		T.O.M.	TOP OF MASONRY
		T.O.P.	TOP OF PARAPET



HOUT NEW RESIDENCE

Parcel Data Fields

Parcel ID:	5505202702	Mailing Address City:	KENT
Owner Name:	HOUT DAVITH & KAING SREYPICH	Mailing Address State:	WA
Parcel Address:	921 9TH ST SW	Mailing Address ZIP Code:	98031-2702
City:	PUYALLUP	5 Digit Parcel ZIP Code:	98371
Parcel Address:	98371-6725	Primary Address:	county,census_places;cass
Zip Code:	9100	Legal Description:	Section 33 Township 20 Range 04 Quarter 21 MAPLEWOOD 2ND L 2 OF S P 2006-10-27-5001 EASE OF REC OUT OF 270-0 SEG 2007-0408 11/14/06CL
Parcel Use Code:	VACANT LAND UNDEVELOPED	Subdivision:	MAPLEWOOD 2ND
Parcel Use Description:	VACANT LAND UNDEVELOPED	Latitude:	47.183279
Zoning Type:	Residential	Longitude:	-122.304943
Zoning Subtype:	Single Family	Census 2020 Tract:	53053073404
Zoning Code Link:	https://www.zoneomics.com/code/puyallup-wa	Census 2020 Block:	530530734044024
Zoning Area ID:	16742505	Census 2020 Blockgroup:	530530734044
Regrid Calculated Total Address Count:	1	Census Zip Code:	98371
FEMA Flood Zone:	AE	Tabulation Area:	0.2493
FEMA Flood Zone Raw Data:	[{"zone": "AE", "subtype": null, "percent": 100}]	County-Provided Acres:	10860.0
FEMA Flood Zone Data Date:	2023-10-17	Parcel Square Feet:	020N
Census Provided Unified School District:	Puyallup School District	Township:	Section 33
Regrid Calculated Building Count:	0	PLSS Section:	004E
Placekey:	227@5x4-8xs-rff	PLSS Range:	Base Parcel
USPS Delivery Point Validation:	V	Taxparcel Type:	0
Delivery Point Validation Codes:	YNNNY	Taxparcel Level:	1
Delivery Point Validation Notes:	AABB05	Taxparcel Multi Part Count:	0
Delivery Point Match Type:	S	Sub Type Code:	096
CASS Error Codes:	14.7,A1	Tax Area Code:	04203321
Residential Delivery Indicator:	Y	Account Type:	REAL
USPS Vacancy Indicator:	N	Category:	Land and Improvements
USPS Vacancy Indicator Date:	2025-08-01	Appraisal Account Type:	Residential
Precisely ID:	P00000E7CEW7	Value Area:	P16
Housing Affordability Index:	58.0	Land:	090601
Population Density:	4199.8	Economic Area:	0.2493
Population Growth (CAGR) past 5 years:	0.95	Land Net Acres:	10860.0
Population Growth (CAGR) next 5 years:	0.94	Land Net Square Feet:	0.0
Housing Units Growth (CAGR) past 5 years:	0.91	Land Gross Front Feet:	0.0
Housing Units Growth (CAGR) next 5 years:	1.88	Land Width:	0.0
Median Household Income Growth (CAGR) next 5 years:	93493.0	Land Depth:	0.0
Median Household Income (current year):	0.0	Submerging Area Square Feet:	0.0
Distance to Transmission line:	0.0	Appraisal Date:	2019-05-07
Rating:	10.88	Utility Electric:	POWER AVAILABLE
Highest Parcel Elevation:	10.71	Utility Sewer:	SEWER/SEPTIC AVAIL
Lowest Parcel Elevation:	Relatively High	Utility Water:	WATER AVAILABLE
FEMA NRI Risk Rating:	false	Street Type:	PAVED
Structure on Parcel:	0	Prior Tax Year:	2022
Number of Structures on Parcel:	0.0	Prior Tax Code Area:	096
Number of Stories:	0	Prior Land Value:	162400.0
Number of Living Units:	0	Prior Improvement Value:	162400.0
Parcel Value Type:	TAXABLE	Prior Total Market Value:	162400.0
Improvement Value:	0.0	Prior Taxable Value:	096
Land Value:	184100.0	Current Tax Code Area:	184100.0
Total Parcel Value:	169300.0	Current Taxable Value:	10898
Last Sale Price:	200000.0	Regrid UUID:	fed1cdda-67af-4cc7-8ef0-6b4c151e8517
Last Sale Date:	2024-01-29	Calculated Acres:	0.25019
Tax Year:	2023	Calculated Parcel Sq Ft:	No
Mailing Address:	10925 SE 226TH ST	Federal Qualified Opportunity Zone:	



WHOLE HOUSE VENTILATION:
 *REFER TO TABLE 1505.4.3(1) & 1505.4.3(2) FOR FAN SIZING AND RUN TIMES
 FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.

MAIN FLOOR: 1251 SQ. FT.
UPPER FLOOR: 1422 SQ. FT.
TOTAL: 2673 SQ. FT.
GARAGE: 454 SQ. FT.
FRONT PORCH: 164 SQ. FT.
REAR PORCH: 109 SQ. FT.

- BUILDING CODES:
- 2021 INTERNATIONAL BUILDING CODE
 - 2021 INTERNATIONAL RESIDENTIAL CODE
 - 2021 UNIFORM PLUMBING CODE
 - 2021 WASHINGTON STATE ENERGY CODE
 - 2021 WASHINGTON STATE AMENDMENTS
 - 2021 INTERNATIONAL FIRE CODE
 - 2021 INTERNATIONAL MECHANICAL CODE
 - 2021 INTERNATIONAL EXISTING BUILDING CODE



PRRNSF20251517

Revision Table	Description
Number	Date

HOUT NEW RESIDENCE
 921 9TH ST SW
 PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
 JMDDESIGNS AND PERMITTING LLC
 JMDDESIGNSANDPERMITTING.COM
 (206)565-2109 (415)520-3294

DATE:
 08/14/25

SCALE:
 1/4"=1'

SHEET:
 A1

HOUT NEW RESIDENCE

PROJECT NOTES

1. ALL WORK SHALL CONFORM TO ALL STATE AND APPLICABLE CODE AND ORDINANCES
2. DRAWINGS ARE SCALED
3. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF MASONRY, CONCRETE, OR WOOD STUD FRAMING UNLESS OTHERWISE NOTED
4. CONFIRM ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH SAID WORK
5. ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONSTRUCTION OF THIS STRUCTURE, ARE CONSIDERED PART OF THE WORK
6. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADE, AND LICENSED PROFESSIONALS
7. ALL TRADES WILL COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE PROJECT
8. CONTRACTORS ARE TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, VENTILATION, ETC.
9. ALL CHANGES OR SUBSTITUTION ARE TO BE APPROVED BY THE OWNER PRIOR TO BEING INCORPORATED INTO THE WORK
10. CONFORM TO ALL MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS FOR THE INSTALLATION AND USE OF MATERIAL, UNLESS OTHERWISE NOTED
11. ALL EXTERIOR LUMBER, LUMBER IN CONTACT WITH MASONRY, CONCRETE, SOIL, TO BE PRESSURE TREATED
12. MECHANICAL, ELECTRICAL, PLUMBING PERMITS SEPARATELY PULLED BY THEIR RESPECTIVE TRADE.

GENERAL FRAMING NOTES

FRAMING LUMBER SHALL BE KILN DRIED OR MC-15 (MC-192), & GRADED & MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER, NO. 16 (172), LATEST EDITION, FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2x MEMBERS) BEAMS & STRINGER'S POSTS & TIMBERS STUDS, PLATES & BOLTS. LIGHT FRAMING TOP & BOTTOM PLATES @ BEARING & SHEAR WALLS BOLTED STUDS, LEDGERS & PLATES, IN ACCORDANCE WITH STRUCTURALS. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK. PERMANENT & TEMPORARY BRIDGING & BRACING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS. STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL WOOD PLATES & BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN A.W.P.A. APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UN TREATED LEDGERS, BLOCKING, ETC., & CONCRETE OR MASONRY. TIMBER CONNECTORS CALLED OUT BY LETTERS & NUMBERS SHALL BE BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER & SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTORS STRAPS CONNECT TWO MEMBERS, PLACE HALF OF THE NAILS @ BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS & NUTS ALL BOLTS & LAG SCREWS BEARING ON WOOD UNLESS NOTED OTHERWISE. ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED & DRIED & THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. SPECIAL INSPECTION PROGRAM ESTABLISHED PER CHAPTER 17 OF THE 2021 IBC, UNLESS NOTED OTHERWISE ALL SPECIAL INSPECTIONS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE TYPES OF WORK PERIODIC CONTINUOUS ALL SPECIAL REQUIREMENTS FOR SEISMIC & WIND RESISTING SYSTEMS AS REQUIRED BY IBC SECTION 1704.3.2 & 1704.3.3.

GENERAL CONNECTION NOTES

PROTECTION OF CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD ALL BOLTS, NAILS, JOIST HANGERS & ANY OTHER CONNECTORS SHALL BE HOT DIPPED GALVANIZED FASTENERS RECOMMENDED TO CONFORM WITH ASTM STANDARD A-153 & HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM A165, CLASS G-183. STAINLESS STEEL FASTENERS & CONNECTORS SHOULD BE TYPE 304 OF 316 SIMPSON PRODUCT FINISHES CORRESPONDING TO THESE REQUIREMENTS ARE ZMAX 9158 (HOT DIPPED GALVANIZED) & SST3000 (STAINLESS STEEL). ALL WOOD FRAMING DETAILS THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS. MINIMUM NAILING REQUIREMENTS: UNLESS OTHERWISE NOTED, MINIMUM NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. PROVIDE SOLID BLOCKING FOR WOOD COLUMNS & MULTIPLE STUD POSTS THROUGH FLOORS TO SUPPORTS BELOW. WALL FRAMING ALL STUD WALL SHOWN & NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16" o.c. AT INTERIOR WALLS & 2x6 STUDS 16" o.c. AT EXTERIOR WALLS. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES. ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 6" o.c. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIA. ANCHOR BOLTS @ 4'-0" o.c. UNLESS SHOWN OTHERWISE IN THE PLANS. PLYWOOD NAILING UNLESS GREATER NAILING IS DETAILED OR SPECIFIED) 8d @ 6" o.c. AT SHEET EDGES 8d @ 12" o.c. AT INTERMEDIATE BEARING POINTS PROVIDE ABU POST BASE @ ISOLATED POSTS TO CONCRETE CONNECTION PROVIDE (2)A35 CLIPS @

TOP & BOTTOM OF ALL POST TO OTHER FRAMING MEMBERS PROVIDE MIN. (2)A35 CLIPS POST TO BEAM CONNECTION (U.N.O.) PROVIDE (2)C16 @ 30" AT ALL CUT DOUBLE TOP PLATES, TYPICAL.

ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE METHODS LISTED IN TABLE R602.10.4.1. DIFFERENT BRACING METHODS, OTHER THAN THOSE LISTED IN TABLE R602.10.4.1, SHALL NOT BE PERMITTED ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHING. FASTENERS FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

FIRE BLOCKING

PER CODE R302.11.1 FIRE BLOCKING MATERIAL MAY BE TYPE X 5/8 INCH GYPSUM BOARD DOUBLED, INSTALLED IN ACCORDANCE WITH IRC CODE 703.3 (2) AS DESCRIBED IN SECTION 721 AND IN ACCORDANCE WITH CALCULATIONS IN SECTION 722 PER IBC 703.3(4) THE APPLICATION OF ITEMS LISTED IN THIS SECTION SHALL BE BASED ON THE FIRE EXPOSURE CRITERIA SPECIFIED IN ASTM E119 OR UL 263 HAVING FIRE RESISTANCE RATINGS SET FORTH BY THESE PROCEDURES. PER IBC CODE 703.8 THE TIME IN MINUTES CONTRIBUTED TO THE RESISTANCE RATING SHALL BE PER IBC CODE 704.4.1 LIGHT FRAME CONSTRUCTION STUDS AND INTEGRAL ELEMENTS SHALL BE PERMITTED TO HAVE FIRE RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED BY THE LOAD BEARING WALL PER IBC CODE 706.1 FIRE WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTIONS IRC706.2 AND IRC606.11 PER TABLE 722.6.2(1) FINISH WILL BE DOUBLE 5/8 INCH TYPE X GYPSUM, EQUIVALENT TO 80 MINUTES FIRE RATED TIME PER TABLE 6.2 (2) WITH EXISTING STUDS FRAMED AT 16 INCHES ON CENTER, FOR AN ADDITIONAL 20 MINUTES OF FIRE RATED TIME TO BE FASTENED AND INSTALLED IN ACCORDANCE WITH TABLE 721.1(2) 14-1.5 WOOD STUDS ON CENTER WITH 2 LAYERS OF 5/8 GYPSUM TYPE X WALL BOARD ON EACH SIDE, BASE LAYERS APPLIED VERTICALLY AND NAILED 9 INCHES ON CENTER WITH 6D NAILS, FACE LAYER TO BE APPLIED WITH COATING OF APPROVED WALL BOARD ADHESIVE AND NAILED 12 INCHES ON CENTER WITH 8D NAILS. WHERE APPLICABLE- PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDS TO POSTS PER IBC SEC'S R407.3, R502.9 & R802.11. SOLID BLOCKING REQD AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S 502 & R802, IBC SEC'S 2308.8.2 & R2308.10.6. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDS TO POSTS PER IBC SEC'S R407.3, R502.9 & R802.11. TO COMPLY WITH MIN. FASTENER SCHEDULE, TABLES R602.3 (1) THRU (5). FOLLOW IRC TABLE R502.3.1(1) PRIOR TO INTERIOR SILL PLATE INSTALLATION, INSPECT EXISTING FLOORING AND COMPARE ALL SITE DIMENSIONS WITH PLAN DIMENSIONS CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED.

GENERAL EGRESS NOTES

EGRESS ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED BY/T THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD.). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP. SMOKE & CARBON MONOXIDE ALARMS PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH IRC R314.3. PROVIDE UL-2034 APPROVED CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH BEDROOM IN ACCORDANCE WITH IRC R315.2. SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED VIA WIRE OR WIRELESS METHODS ACCORDING TO IRC R315.1 CO ALARM SHALL BE INSTALLED ON EACH LEVEL OF BUILDING ACCORDING TO IRC R315.1.

GENERAL ENERGY NOTES

2021 WASHINGTON STATE ENERGY CODE REQUIREMENTS SEC. 401.3 — POST ENERGY CODE COMPLIANCE CERTIFICATE WHERE FURNACE IS LOCATED, IN A UTILITY ROOM, OR AT AN APPROVED LOCATION INSIDE THE BUILDING. (THESE ARE AVAILABLE AT WWW.ENERGY.WSU.EDU/ CODE) SEC. 402.4 - PROVIDE DOOR BLOWER TEST AFFIDAVIT BY FINAL BUILDING INSPECTION SEC. 403.1.1 — PROVIDE (1) PROGRAMMABLE THERMOSTAT SEC. 403.3.3 — PROVIDE DUCT SEALING AFFIDAVIT BY FINAL INSPECTION SEC. 404.1 — A MINIMUM OF 90% OF ALL INTERIOR LIGHTING SHALL BE OF HIGH EFFICIENCY ENERGY EFFICIENCY A MIN. OF 90% OF PERMANENTLY INSTALLED

LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS AS PER SEC R404.1 A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE. CONDITIONING SYSTEM SHALL BE PROVIDED AS PER SEC R405.1.1, R405.3.1 U-FACTOR AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS. EXAMPLE OF AREA WEIGHTED U-VALUE CALCULATION: WINDOW #1 AREA 10 FT2 U = .34 UXA = 3.4 WINDOW #2 AREA 15 FT2 U = .28 UXA = 4.2 TOTAL AREA 25 FT2 TOTAL UXA = 7.6 AREA WEIGHTED AVERAGE 7.6/25 = 0.30 WATER EFFICIENCY WATER EFFICIENCY STANDARDS FOR PLUMBING FIXTURES SHALL BE MAX. 1.6 GAL PER FLUSH & 2.5 GAL PER MINUTE FOR NEW SHOWER HEADS, AND VANITY FAUCETS. EFFICIENT WATER HEATING WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL BURNER HEATER WITH A MINIMUM EF OF 0.62 OR ELECTRIC WATER HEATER WITH A MINIMUM EF OF 0.93. EXISTING TO BE CHECKED AND VERIFIED. ALL NEW SHOWER HEAD AND VANITY SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWER HEADS, AND VANITY FAUCETS. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR EXCHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES. A WRITTEN REPORT OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL, INSPECTOR, AS BEING PASSED.

IBC/ IRC CODE R315.5 PHYSICAL INTER CONNECTIVITY IS NOT REQUIRED WHERE LISTED ALARMS ARE INSTALLED AND SOUND UPON ACTIVATION OF ONE ALARM. PLACED ALARMS PER PLAN MEET THIS CODE. 2021 IRC/IBC, 2021 WSEC ELECTRICAL PLAN NOTES:

1. SMOKE DETECTORS TO BE 110V, INTERCONNECTED, BATTERY BACKUP AND CENTRALLY LOCATED IN EACH HABITABLE ROOM. ADDITIONAL SMOKE DETECTORS SHALL BE INSTALLED WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24" (IRC R314)
2. A COMBINATION SMOKE / CARBON MONOXIDE DETECTOR SHALL BE PLACED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. (IRC R315)
3. SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS TUB OR SHOWER. (IRC R314)
4. IONIZATION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. * PHOTO ELECTRIC SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (IRC R314)
5. PER IRC M1507.3.2: A LABEL SHALL BE AFFIXED TO THE WHOLE HOUSE FAN CONTROL THAT READS WHOLE HOUSE FAN VENTILATION (SEE OPERATING INSTRUCTIONS)

GENERAL GYPSUM WALL BOARD NOTES

GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA.253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING. IN ACCORDANCE WITH IBC CHAPTER 25 SECTION_2508

MATERIAL	STANDARD
GYPSUM BOARD AND GYPSUM PANEL PRODUCTS	GA-216; ASTM C840
GYPSUM SHEATHING AND GYPSUM PANEL PRODUCTS	ASTM C1280
GYPSUM VENEER BASE	ASTM C844
INTERIOR LATHING AND FURRING	ASTM C841
STEEL FRAMING FOR GYPSUM BOARD AND GYPSUM PANEL PRODUCTS	ASTM C754; C1007

GENERAL INSULATION NOTES

TABLE R402.1.1 FOOTNOTES FOR SI: 1 FOOT = 304.8 MM, CI = CONTINUOUS INSULATION, INT = INTERMEDIATE FRAMING, R-VALUES ARE MINIMUMS, U-FACTORS AND SHGC ARE MAXIMUMS.

WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE COMPRESSED VALUE OF THE INSULATION FROM APPROPRIATE TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. "10/15/21-+TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 ON THE CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21-+TB" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-8 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21-+TB" MEANS R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE R402.2.9.1. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL. FOR SINGLE RAFTER- OR JOIST-VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38.1 INT. (INTERMEDIATE FRAMING) DENOTES STANDARD FRAMING 16 INCHES ON CENTER WITH HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION. TABLE R402.1.3 FOOTNOTE NON FENESTRATION U FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE OR AS SPECIFIED IN SECTION R402.1.3. IBC CHAPTER 11

MAINTAIN CLEARANCE ABOVE INSULATION FOR FREE AIR FLOW. INSULATION BAFFLES TO EXTEND 6" ABOVE BATT INSULATION INSULATION BAFFLES TO EXTEND 12" ABOVE LOOSE FIT. INSULATION PARTITIONS AND CORNERS FACE-STAPLE FACED BATT'S FRICTION-FIT UNDER BATT'S USE 4 MIL POLY VAPOR RETARDER AT EXTERIOR WALLS R-10 INSULATION UNDER ELECTRIC WATER HEATERS, R-10 INSULATION AROUND PLUMBING. INSULATION MATERIAL, INCLUDING FACINGS, SUCH AS VAPOR RETARDER'S OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES, AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 EXCEPTIONS-1. WHEN SUCH MATERIAL ARE INSTALLED IN CEILING SPACES, THE FLAME-SPREAD AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH. 2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF IRC R302.103, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 INFILTRATION CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE. VAPOR BARRIERS / GROUND COVERS AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED CEILING SPACES AND AT EXTERIOR WALLS.

GENERAL CRAWL SPACE NOTES AND WATERPROOFING

IRC R408.1 MOISTURE CONTROL. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL COMPLY WITH SECTION R408.2 OR R408.3. A GROUND COVER OF 6 MIL (0.006) BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES, UNLESS THICKER COVER IS NOTED. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL. WALL FLASHING APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. R408.8 UNDER-FLOOR VAPOR RETARDER. IN CLIMATE ZONES 1A, 2A AND 3A BELOW THE WARM-HUMID LINE, A CONTINUOUS CLASS I OR II VAPOR RETARDER SHALL BE PROVIDED ON THE EXPOSED FACE OF AIR-PERMEABLE INSULATION INSTALLED BETWEEN THE FLOOR JOISTS AND EXPOSED TO THE GRADE IN THE UNDER-FLOOR SPACE. THE VAPOR RETARDER SHALL HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 1.5 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE B OF ASTM E96. EXCEPTION: THE VAPOR RETARDER SHALL NOT BE REQUIRED IN UNVENTED CRAWL SPACES CONSTRUCTED IN ACCORDANCE WITH SECTION R408.3. FOUNDATION VENTS SHALL BE INSTALLED PER IRC R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION, VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED: 1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK. 2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK. 3. CAST-IRON GRILL OR GRATING. 4. EXTRUDED LOAD-BEARING BRICK VENTS. 5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER. 6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM) THICK. FOUNDATION WATERPROOFING TO BE IN ACCORDANCE WITH IRC SECTION R406 FOUNDATION WATERPROOFING AND DAMPPROOFING.

GENERAL FLASHING NOTES

APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: 1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" (28 MM) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL. 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH I-FRAME OR STUCCO WALLS

WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO OPENINGS, 3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILL'S. 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD CONSTRUCTION. 6. AT WALL AND ROOF INTERSECTIONS. 7. AT BUILT-IN GUTTERS. DRAFT STOPPING AND FIRE BLOCKING DRAFT STOPPING IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACES DOES NOT EXCEED 1000 SQUARE FEET (92.9 M2). DRAFT-STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFT STOPPING SHALL BE PROVIDED IN FLOOR-OILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: 1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING. 2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS. WSR3 R302.12.1 DRAFT STOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH (12.7) GYPSUM BOARD, 3/8-INCH (9.5) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFT STOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFT STOPS SHALL BE MAINTAINED. FIREBLOCKING FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

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 10R 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS. 3. UNDER-STAR PROTECTION. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 GYPSUM BOARD 4. 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. 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES 6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

GENERAL WINDOW WELL NOTES

PER IBC CHAPTER 10 CODE 1030.4.2 WINDOW WELL WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STEPS, LADDER RUNGS TO HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES. SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL NOT BE SPACED MORE THAN 18 INCHES ON CENTER VERTICALLY WITH FULL HEIGHT OF THE WINDOW WELL. THE LADDER OR STEPS SHALL NOT ENCRUST INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES. THE LADDER SHALL NOT BE OBSTRUCTED BY THE OPENING.

GENERAL WATER SERVICE NOTES

WATER SERVICE LINE FROM METER TO HOUSE MUST BE CONSISTENT WITH THE UNIFORM PLUMBING CODE. SERVICE TO EACH DWELLING SHALL MEET ONE OF THREE OPTIONS: 1) USE THE EXISTING WATER SERVICE IF ADEQUATELY SIZED. 2) SAME WATER SERVICE LINE WITH LARGER METER, OR 3) SEPARATE WATER SERVICE METER. WATER RATES MAY INCREASE WITH THE ADDITION OF DWELLING UNITS TO THE PROPERTY. THESE WOULD GO INTO EFFECT UPON COMPLETION OF THE STRUCTURE AT APPLICABLE RATE. WATERLINE COVER RELATED TO WATER SUPPLY SERVICE LINES SHALL BE A MINIMUM OR 24" DEEP. DITCHES SHOULD BE DUG TO 30" BELOW GRADE TO ALLOW FOR BEDDING MATERIAL AND PROPER COVER. OTHER INSTALLATION REQUIREMENTS INCLUDE: ● CONNECTION OF WATER SERVICE PIPE IS ON THE PRIVATE SIDE OF THE WATER METER AND TO THE CITY'S UNION ONLY. ● ALL PLASTIC WATER SERVICE PIPES MUST HAVE BLUE INSULATED COPPER TRACER WIRE ATTACHED TO IT THAT TERMINATES AT EACH END OF THE NON-METALLIC PIPING ABOVE GROUND, TRACER WIRE MUST BE NOT LESS THAN 18 AWG WITH INSULATION APPROVED FOR DIRECT BURY INSTALLATIONS.

- A BRASS-BODIED VALVE WITH KEY OR HAND WHEEL SHALL BE LOCATED WITHIN TWO FEET OF BUILDING FOUNDATION IN AN APPROVED VALVE BOX OR ENCLOSURE. □ PLASTIC PIPE NOT APPROVED FOR USE THROUGH A FOUNDATION WALL. WILL NEED 2 FOOT OF APPROVED MATERIAL STUBBED OUT TO CONNECT TO THE WATER SERVICE PIPE. ● AN INTERIOR SHUT OFF SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. ● IF WATER SERVICE LINE IS IN EXCESS OF ONE HUNDRED LINEAL FEET, A SHUT OFF VALVE SHALL BE INSTALLED WITHIN FIVE FEET OF METER. ● SEE SEWER SEPARATION REQUIREMENTS IN SEWER SECTION. APPROVED MATERIALS FOR ALL BUILDING SUPPLY PIPE SHALL BE ¾" OR LARGER AND HAVE AN NSF OR ASTM STAMP APPROVAL STENCILED ON THE PIPE BY THE MANUFACTURER. IF THE LINE IS SERVING A SINGLE-FAMILY DWELLING AND ACCESSORY DWELLING UNIT OR 2ND HOME, THEN SEE PIPE SIZING SECTION. ● POLYETHYLENE: UPC & NSF APPROVED, PE3408, SDR7 200 PSI RATING ● COPPER: TYPE L (BLUE STENCIL) OR TYPE K (GREEN STENCIL) ● PVC: SCHEDULE 40, PSI 200 ● GALVANIZED: APPROVED BUT NOT RECOMMENDED ● PEX TUBING MUST BE STAMPED ASTM — F876 OR ASTM — F877 ● APPROVED FOR YARD SERVICE PER UPC ● DUCTILE IRON CLASS 52 PIPE FITTINGS MAY CONSIST OF: ● POLYETHYLENE (PE) FLEXIBLE PIPE — YOU MUST USE CAST BRASS COMPRESSION OR INSERT FITTINGS ON PEX PIPE. □ INSERT FITTINGS MUST HAVE FLAT SURFACES FOR WRENCH TIGHTENING BETWEEN THE RIBBED END AND THE MALE IRON PIPE THREADS. THE INSERT END OF THE BRASS FITTINGS SHALL BE FASTENED WITH TWO STAINLESS STEEL CLAMPS INSTALLED IN OPPOSING DIRECTIONS, OR USE MUELLER INSTAITEE OR OTHER APPROVED COMPRESSION FITTINGS FOR FLEXIBLE POLYETHYLENE PIPE. ● FITTINGS ON COPPER PIPE — YOU MUST USE CAST BRASS OR SWEAT FITTINGS

● SIZING FOR MULTIPLE UNITS IS BASED ON THE WATER METER SIZING, NUMBER AND TYPE OF FIXTURES BEING SERVED, AND DISTANCE AND HEIGHT FROM THE METER. THE TYPICAL 5/8" RESIDENTIAL DIAMETER AND CAN PROVIDE 20 GALLONS PER MINUTE, DEPENDING ON THE DISTANCE FROM THE METER AND HOW MUCH HIGHER THE FIXTURES ARE LOCATED ABOVE THE METER, A 1" DIAMETER SERVICE LINE WILL NORMALLY BE ADEQUATE FOR A SINGLE-FAMILY DWELLING 50 FEET FROM THE METER AND CONSISTING OF KITCHEN SINK, DISHWASHER, LAUNDRY, EXTERIOR SPOIGOT, AND 3 BATHROOMS WITH TWO BEING TUB/SHOWER COMBINATION AND THE OTHER AS A HALF BATH WITH TOILET, AND SINK. THE ADDITION OF AN ACCESSORY DWELLING UNIT WILL OFTEN REQUIRE UP SIZING OF THE SERVICE LINE FROM THE METER TO THE BRANCHING TO EACH DWELLING TO ADEQUATE WATER SERVICE. NORMALLY THE SERVICE LINE WILL NEED TO BE 1.25" DIAMETER FROM METER.

TESTING REQUIREMENTS: ● TEST RESIDENTIAL WATER SERVICE USING LINE PRESSURE FOR A MINIMUM OF 15 MINUTES AS WITNESSED BY THE CITY INSPECTOR. ● TEST COMMERCIAL WATER SERVICE AT 1.5 TIMES LINE PRESSURE OR 100 PSI FOR A MINIMUM OF 30 MINUTES AS WITNESSED BY THE CITY INSPECTOR.

BRANCH LINE AND SHARED CONNECTIONS ARE PERMITTED WITH THE FOLLOWING REQUIREMENTS: ● SHUT OFF VALVES MUST BE INSTALLED ON ALL BRANCH SERVICES WITHIN TWO FEET OF THE TEE. THIS MEANS THE CONNECTIONS MUST OCCUR OUTSIDE EACH BUILDING ENVELOPE WITH EACH DWELLING HAVING DIRECT CONNECTION TO THE COMMON SERVICE LINE AND SEPARATE SHUT OFF VALVES ALSO LOCATED OUTSIDE OF EACH BUILDING, AND WHEN ACTIVATED THE VALVE SHALL NOT STOP SERVICE TO THE OTHER DWELLING UNIT SERVICED. ● BRANCH LINE CONNECTIONS SHALL BE MADE WITH SAME PIPE TYPE MATERIAL AS THE WATER SERVICE PIPE. ● NO BRANCH CONNECTIONS ALLOWED WITHIN EIGHTEEN INCHES OF METER.



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TABLE N10.1.3 (R402.1.3) INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTS

CLIMATE ZONE	U-FACTOR (U-FAC)	U-FACTOR (U-FAC)	FENESTRATION SHGC, e	R-VALUE	CEILING	WOOD FRAME WALL R-VALUE	GLASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE @ 4" PTH	CRAWL SPACE @ WALL R-VALUE
0	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0	0
1	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0	0
2	0.40	0.65	0.25	49	13 or 0 + 10	4/8	13	0	0	0	0
3	0.30	0.55	0.25	49	20 or 13 + 5ci or 0 + R13	R13	19	5ci or 13f	10ci, 2 B	10ci, 2 B	5ci or 13f
4 except Marine	0.30	0.55	0.40	60	20 + 5 or 13 + 10ci or 0 + 15	R13	19	10ci or 13	10ci, 4 B	10ci or 13	10ci or 13
4 Marine	0.30	0.55	0.40	60	20 + 5 or 13 + 10ci or 0 + 15	13i17	30	5ci or 19 or 13 + 5ci or 15	10ci, 4 B	5ci or 19 or 13 + 5ci	5ci or 19 or 13 + 5ci
5	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 + 20	15i20	30	5ci or 19 or 13 + 5ci or 15	10ci, 4 B	5ci or 19 or 13 + 5ci	5ci or 19 or 13 + 5ci
6 and 8	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 + 20	19i21	38	5ci or 19 or 13 + 5ci or 15	10ci, 4 B	5ci or 19 or 13 + 5ci	5ci or 19 or 13 + 5ci

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PRRNSF20251517

Revision Table	Description
Number	Revised By
Date	

HOUT NEW RESIDENCE
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HOUT NEW RESIDENCE

M1502.4 DRYER EXHAUST DUCTS. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.7. M1502.4.1 MATERIAL AND SIZE.

EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL NOT LESS THAN 0.0157 INCH (0.3950 MM) IN THICKNESS (NO. 28 GAGE). THE DUCT SHALL BE 4 INCHES (102 MM) NOMINAL IN DIAMETER. M1502.4.2 DUCT INSTALLATION. EXHAUST DUCTS SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 12 FEET (3658 MM) AND SHALL BE SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. EXHAUST DUCT JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION M1601.4.1 AND SHALL BE MECHANICALLY FASTENED. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH (3.2 MM) INTO THE INSIDE OF THE DUCT. WHERE DRYER EXHAUST DUCTS ARE ENCLOSED IN WALL OR CEILING CAVITIES, SUCH CAVITIES SHALL ALLOW THE INSTALLATION OF THE DUCT WITHOUT DEFORMATION. M1502.4.3 TRANSITION DUCT. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL NOT BE GREATER THAN 8 FEET (2438 MM) IN LENGTH. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

TABLE M1502.4.5.1
DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4-INCH RADIUS MITERED 45-DEGREE ELBOW	2 FEET 6 INCHES
4-INCH RADIUS MITERED 90-DEGREE ELBOW	5 FEET
6-INCH RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
6-INCH RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 9 INCHES
8-INCH RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
8-INCH RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 7 INCHES
10-INCH RADIUS SMOOTH 45-DEGREE ELBOW	9 INCHES
10-INCH RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 6 INCHES

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 DEGREE = 0.0175 RAD.
M1502.4.6 LENGTH IDENTIFICATION. WHERE THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FEET (10 668 MM), THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET (1829 MM) OF THE EXHAUST DUCT CONNECTION. M1505.4.3 MECHANICAL VENTILATION RATE. THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1. EQUATION 15-1

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
KITCHENS	100 CFM	30 CFM
BATHROOMS—TOILET ROOMS	50 CFM	20 CFM

TABLE M1505.4.4(2)
PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM AT 0.25 INCHES W.G.	MINIMUM LEX DIAMETER	MAXIMUM LENGTH (IN FEET)	MINIMUM SMOOTH DIAMETER	MAXIMUM LENGTH (IN FEET)	MAXIMUM ELBOWS
50	4 INCHES	25	4 INCHES	70	3
50	5 INCHES	90	5 INCHES	100	3
50	6 INCHES	NO LIMIT	6 INCHES	NO LIMIT	3
80	4 INCHES	NOT ALLOWED	4 INCHES	20	3
80	5 INCHES	15	5 INCHES	100	3
80	6 INCHES	90	6 INCHES	NO LIMIT	3
100	5 INCHES	NOT ALLOWED	5 INCHES	50	3
100	6 INCHES	45	6 INCHES	NO LIMIT	3
125	6 INCHES	15	6 INCHES	NO LIMIT	3
125	7 INCHES	70	7 INCHES	NO LIMIT	3

NA = NOT ALLOWED
FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S, 1 INCH WATER GAGE = 249 PA.

A. FOR EACH ADDITIONAL ELBOW, SUBTRACT 10 FEET FROM LENGTH.
B. FLEX DUCTS OF THIS DIAMETER ARE NOT PERMITTED WITH FANS OF THIS SIZE.
M1505.4.4.1 LOCAL EXHAUST. BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE M1505.4.4(1). FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS. AN "ON/OFF" SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.
M1505.4.4.2 LOCAL EXHAUST FANS. EXHAUST FANS SHALL MEET THE FOLLOWING CRITERIA:

1. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE (HV1915, HVI LOUDNESS TESTING AND RATING PROCEDURE; HV1916, HVI AIRFLOW TEST PROCEDURE; AND HV1920, HVI PRODUCT PERFORMANCE CERTIFICATION PROCEDURE).
EXCEPTION: WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED FOR LOCAL EXHAUST FOR A KITCHEN, THE DEVICE IS NOT REQUIRED TO BE RATED PER THESE STANDARDS.

2. FAN AIRFLOW RATING AND DUCT SYSTEM SHALL BE DESIGNED AND INSTALLED TO DELIVER AT LEAST THE EXHAUST AIRFLOW REQUIRED BY TABLE M1505.4.4(1). THE AIRFLOWS REQUIRED REFER TO THE DELIVERED AIRFLOW OF THE SYSTEM AS INSTALLED AND TESTED USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASUREMENT DEVICE. LOCAL EXHAUST SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY THIS SECTION.

3. DESIGN AND INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. FAN AIRFLOW RATING AND DUCT SYSTEM SHALL BE DESIGNED AND INSTALLED TO DELIVER AT LEAST THE EXHAUST AIRFLOW REQUIRED BY TABLE M1505.4.4(1).

EXCEPTIONS:
1. AN EXHAUST AIRFLOW RATING AT A PRESSURE OF 0.25 IN. W.G. MAY BE USED, PROVIDED THE DUCT SIZING MEETS THE PRESCRIPTIVE REQUIREMENTS OF TABLE M1505.4.4(2).
2. WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED TO SATISFY THE LOCAL VENTILATION REQUIREMENTS FOR KITCHENS, THE RANGE HOOD OR DOWN DRAFT EXHAUST SHALL NOT BE LESS THAN 100 CFM AT 0.10 IN. W.G.

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4. M1505.4.1 SYSTEM DESIGN. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION. PREMIUM CODE INSIGHTS: PREMIUM ANSWERS M1505.4.2 SYSTEM CONTROLS. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. M1505.4.3 MECHANICAL VENTILATION RATE. THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1.

(EQUATION 15-1)
EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(2).

CODE CHANGE DETAILS
TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS						
	0	1	2	3	4	5	6-7
< 1,500	30	45	60	75	90	105	120
1,501 - 3,000	45	60	75	90	105	120	135
3,001 - 4,500	60	75	90	105	120	135	150
4,501 - 6,000	75	90	105	120	135	150	165
6,001 - 7,500	90	105	120	135	150	165	180
> 7,500	105	120	135	150	165	180	200

FOR SI: 1 SQUARE FOOT = 0.0929 M2, 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S.

TABLE M1505.4.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS, A, B

FACTORA	RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT						
	25%	33%	50%	66%	75%	100%	%
4	3	2	1.5	1.3	1.0	1.0	

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE. WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK (1.37 MM) (16 GA) AND 1 1/2 INCHES (38 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 10D (0.148 INCH DIAMETER) NAILS HAVING A MINIMUM LENGTH OF 11/2 INCHES (38 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND NOT LESS THAN 6 INCHES PAST THE OPENING. SEE FIGURE R602.6.1.

EXCEPTION: WHERE THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.
PREMIUM CODE INSIGHTS:
CODE INTERPRETATIONS
FOR SI: 1 INCH = 25.4 MM.
FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING

FIRE BLOCKING MATERIAL MAY BE TYPE X 5/8 INCH GYPSUM BOARD DOUBLED, INSTALLED IN ACCORDANCE WITH IBC CODE 703.3 (2) (3) AS PRESCRIBED IN SECTION 721 AND IN ACCORDANCE WITH CALCULATIONS IN SECTION 722 PER IBC 703.3(4). THE APPLICATION OF THESE LAYERS IN THIS SECTION SHALL BE BASED ON THE FIRE EXPOSURE CRITERIA SPECIFIED IN ASTM E119 OR UL 263 HAVING FIRE RESISTANCE RATINGS SET FORTH BY THESE PROCEDURES. PER IBC CODE 703.8 THE TIME IN MINUTES CONTRIBUTED TO THE RESISTANCE RATING SHALL BE PER IBC CODE 704.4.1 LIGHT FRAME CONSTRUCTION STUDS AND INTEGRAL ELEMENTS SHALL BE PERMITTED TO HAVE FIRE RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED BY THE LOAD BEARING WALL PER IBC CODE 706.1 FIRE WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTIONS IBC 706.2 AND IBC 06.11 PER TABLE 722.6.2(1) FINISH WILL BE DOUBLE 5/8 INCH TYPE X GYPSUM, EQUIVALENT TO 80 MINUTES FIRE RATED TIME PER TABLE 6.2 (2) WITH EXISTING STUDS FRAMED AT 16 INCHES ON CENTER, FOR AN ADDITIONAL 20 MINUTES OF FIRE RATED TIME TO BE FASTENED AND INSTALLED IN ACCORDANCE WITH TABLE 721.1(2) 14-1.5 WOOD STUDS ON CENTER WITH 2 LAYERS OF 5/8 GYPSUM TYPE X WALL BOARD ON EACH SIDE, BASE LAYERS APPLIED VERTICALLY AND NAILED 9 INCHES ON CENTER WITH 6D NAILS, FACE LAYER TO BE APPLIED WITH COATING OF APPROVED WALL BOARD ADHESIVE AND NAILED 12 INCHES ON CENTER WITH 8D NAILS

50 CFM EXHAUST FANS IN BATHROOM MINIMUM BATTERY BACKUP ALLOWED FOR SMOKE ALARMS PER R314.2.2

BATHROOMS MINIMUM CLEARANCE OF 30"x30" WITH A CLEARANCE OF 22" FOR OPENINGS IF HINGED. 30"x24" SPACE REQUIRED OUTSIDE SHOWER DOOR. SHOWER TO BE CONSTRUCTED OF A NON ABSORBENT SURFACE MATERIAL. 15" CLEAR SPACE REQUIRED AT EACH SIDE OF THE TOILET. AND 21" REQUIRED IN FRONT OF THE TOILET AS CLEAR SPACE. FIREBLOCK ALL TUBS IN ACCORDANCE TO R302.11



JMDESIGNSANDPERMITTING.COM



PRRNSF20251517

Revision Number	Table	Description

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
JMDESIGNS AND PERMITTING LLC
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:

08/14/25

SCALE:
1/4"=1'

SHEET:

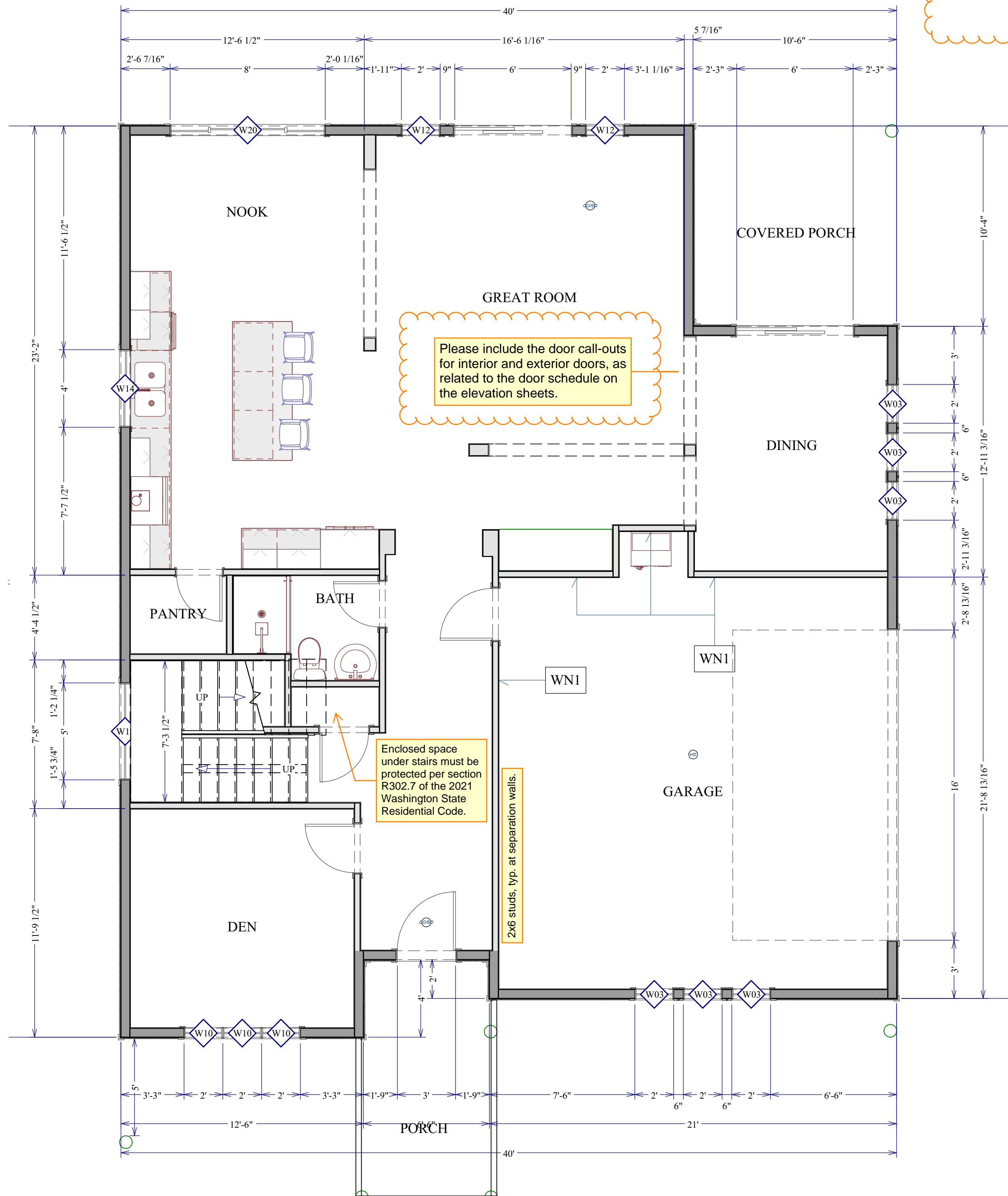
A3

See sheet A5 for similar comments.

HOUT NEW RESIDENCE

Please show the location of the heat pump. Plans must also include the equipment type and the minimum equipment efficiency of the heat pump in accordance with the chosen WSEC Energy Credit Option.

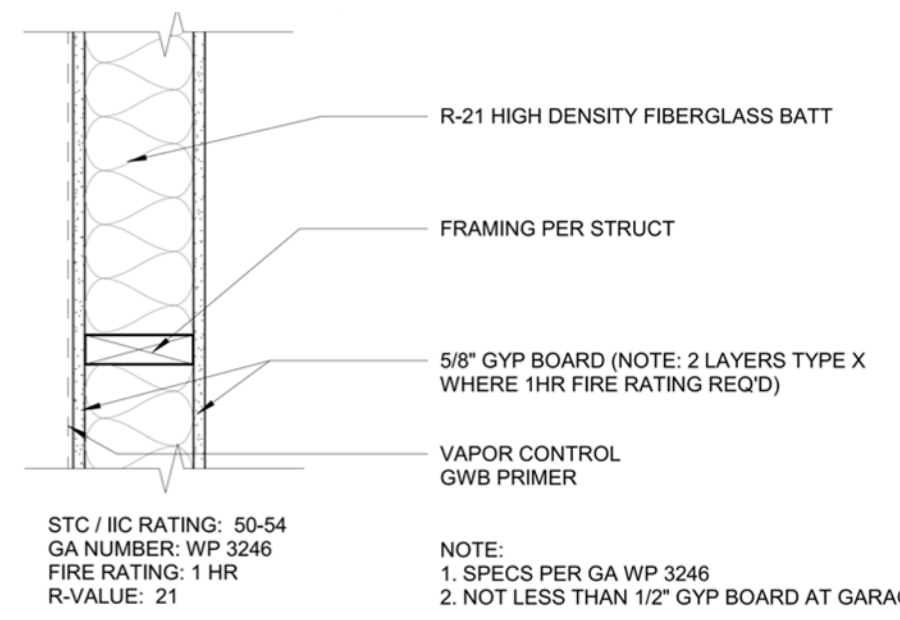
- CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
 - ALL EXTERIOR HEADERS TO BE INSULATED w/ R-10 INSULATION.
 - PROVIDE SOLID BLOCKING OVER BEARING WALLS.
 - PROVIDE FIREBLOCKING @ ALL PLUMBING PENETRATIONS.
 - WINDOWS AND DOORS ARE SHOWN AND NOTED AS NOMINAL SIZES
 - WINDOW HEAD HEIGHT AND SILL HEIGHTS EXEMPLIFIED AT ALL EGRESS WINDOWS. EGRESS WINDOW SILL HEIGHT R.O. @ MAX. 42" A.F.F. WITH MINIMUM NET OPENING OF 24" AND 5.7 SQ FT OF WINDOW.
 - ALL WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED.
 - EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
 - SMOKE DETECTORS TO BE 110V, INTERCONNECTED, 141/ BATTERY BACKUP AND CENTRALLY LOCATED IN EACH HABITABLE ROOM. ADDITIONAL SMOKE DETECTORS SHALL BE INSTALLED WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".
 - INTERIOR SWING DOOR HEADERS @ 82" A.F.F. U.N.O.
 - SWING DOORS TO HAVE 42° ON EA. SIDE OF DOOR OPENING (3" MIN), U.N.O.
 - ALL BF AND BP DOORS TO BE CENTERED, U.N.O.
 - TOWEL RING BLOCK'G @ 57" A.F.F.
 - TOWEL BAR BLOCK'G @ 48" A.F.F.
 - TOILET PAPER HOLDER BLOCK'G @ 22" A.F.F.
 - PER IRC M1502.4.5: WHERE THE DRYER VENT EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6FT OF THE EXHAUST DUCT CONNECTION.
 - PER IRC M1507.3.2: A LABEL SHALL BE AFFIXED TO THE WHOLE HOUSE FAN CONTROL THAT READS "WHOLE HOUSE FAN VENTILATION (SEE OPERATING INSTRUCTIONS)"
 - SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS TUB OR SHOWER. CR314]
 - IONIZATION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - PHOTO ELECTRIC SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE CR314]
 - WATER SERVICE INTO HOUSE TO BE LOCATED ON A "WARM WALL".
 - ELECTRICAL, PLUMBING AND MECHANICAL PERMITS TO BE DEFERRED AND PULLED BY THEIR RESPECTIVE TRADES.
 - ALL EXTERIOR WALLS TO HAVE (2) LAYER OF #7 ATCO FELT BARRIER OR HOUSE WRAP.
 - ALL EXTERIOR WALLS TO HAVE R21 BATT INSULATION CLASS II VAPOR RETARDER. INTERIOR WALLS TO HAVE R15 BATT INSULATION ROOF RAFTER FRAMED ATTIC TO HAVE R49 INSULATION
 - PER IRC SECTION R305 BATHROOMS, TOILETS AND LAUNDRY ROOMS MUST HAVE A MINIMUM CEILING HEIGHT OF 6'-8" OF HEADROOM.
 - SHOWER TO HAVE NON ABSORBENT MATERIAL PER NOTES AND SPECS, AND SHOWER TILE TO BE BACKED BY A NON ASBESTOS FIBER CEMENT BACKER BOARD (ASTM C1288, OR ISO 8336, CATEGORY C) FOR FLOORING AS WELL (ASTM C1325)
 - DOOR MINIMUM 22 INCHES WIDE AND AN OUTWARD SWING MINIMUM OF 24 INCHES CLEARANCE IN FRONT OF SHOWER.
 - SHOWER CONTROLS TO HAVE THERMAL SHOCK SCALD PROTECTION SE TO MAXIMUM 120 F.
 - ALL VENTILATION PER NOTES
 - 50 CFM FANS MINIMUM IN BATHROOMS, 100 CFM AT STOVE TOPS.
 - WATER CLOSET CLEARANCE OF MINIMUM 21" IN FRONT AND 30" WIDTH, 15" FROM CENTER EACH WAY FROM SIDE WALLS.
- ELEVATION NOTES:
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
 - PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING COUNTER-FLASHING @ ALL ROOF PENETRATIONS AND SKYLIGHTS.
 - PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS @ ALL EAVES, TYP.5" GUTTER SYSTEM UNLESS OTHER APPROVED SYSTEMS ARE USED.
 - PROVIDE HEADER FLASHING @ ALL DOORS, WINDOWS AND SHUTTERS PER DETAIL
 - ALL PAPER AND TAPE TO LAP FROM TOP DOWN
 - HOLD ALL SIDING MATERIAL OFF ROOF
 - HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE
 - SOFFIT ALL FLAT AREAS w/ OVERHANG @ HORIZ. EDGES. FACIA TO BE HARDIE PANEL CEMENT BOARD OR EQUIVALENT. UNLESS CLIENT WANTS TO KEEP OPEN SOFFITS.
 - METAL FLASHING @ ALL HORIZ. TRIM AND SIDING BREAKS
 - RUN 2ND LAYER OF TAR PAPER VERT. @ INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS
 - ALL LIGHT BLOCKS ON STONE FACADE TO BE FURRED OUT AN ADDITIONAL V"
 - GUTTERS TO LAP UNDER DRIP EDGE @ EAVES. HOLD V 2" DRIP EDGE OUT AWAY FROM FASCIA TO ACCEPT GUTTERS TO LAP UNDERNEATH ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK). ALL FINAL COLORS, AND FINISH MATERIAL AT EXTERIOR AND INTERIOR OF RESIDENCE TO BE VERIFIED AND APPROVED BY HOME OWNER.
 - INSTALL DRAFT STOPS TO DIVIDE CONCEALED SPACE IN EXCESS OF 1,000 SQUARE FEET INTO APPROXIMATELY EQUAL AREA [R301.12]
 - PROVIDE VENT BLOCKING OVER SUPPORTS.
 - ALL FASCIA SPLICES TO BE 45 DEGREE ANGLE AND STAPLED ON SPLICE.
 - ALL BATHROOM VENT PENETRATIONS TO BE 6"x6".
 - ALL EXTERIOR DOORS TO BE SOLID CORE DOORS MINIMUM OF 1 3/8" THICK WITH SELF CLOSING MECHANISMS, OR RATED 1 HOUR FIRE RATED.
 - ALL WINDOWS MIN. U VALUE 0.28
 - SKYLIGHTS TO BE INSTALLED WITH A MINIMUM 4 INCH CURB ABOVE THE PLANE OF THE ROOF BECAUSE IT SITS AT LESS THAN A 45 DEGREE ANGLE PER IBC 2405.4
 - ROOF FRAMING TO ENCASE SKYLIGHT AND FRAMING SUPPORTING THE SKYLIGHT SHALL BE DESIGNED TO RESIST TRIBUTARY ROOF LOADS PER IBC 2405.4
 - ROOF DRAINAGE SYSTEM TO BE CONSTRUCTED WITH MATERIAL THAT IS COMPATIBLE WITH THE COLLECTION OF RAIN WATER. JOINTS SHALL BE WATER TIGHT. PER IRC CODE P2912.5 ROOF GUTTERS AND DOWNSPOUTS
 - CLASS 1 ASPHALT SHINGLES INSTALLED ON TOP OF 30# FELT PAPER. COLOR TO BE CHOSEN BY CLIENT.
 - 5" TIGHT LINE GUTTER SYSTEM TYP AT ALL ROOF EDGES LEADING TO DOWNSPOUTS LEADING TO SPLASH BLOCKS.
 - OPEN SOFFITS OR ENCLOSED SOFFITS SHIP LAP CEDAR WITH RECESSED LIGHTS PLACED. SOFFITS TO BE BIRD BLOCKED AND TO BE VENTILATED WITH SOFFIT VENT STRIPS EVERY 6", AT DISCRETION OF CLIENT.
 - HARDIE SIDING OR CEMENT FIBER EQUIVALENT WITH 6" REVEAL, COLOR TO BE DECIDED BY CLIENT.
 - EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH A MIN. U VALUE OF 0.60. GARAGE DOORS TO BE SECTIONAL OVERHEAD DOORS.
 - ALL WALK THROUGH DOORS SHALL BE SOLID CORE. ALL INTERIOR DOORS TO BE PAINTED
 - DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE MIN. 1 3/8" TIGHT FITTING SOLID CORE DOOR WITH A FIRE RATING OF 60 MINS OR WITH A SELF CLOSING MECHANISM.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSION AND LOCATIONS. ANY DISCREPANCIES TO BE BROUGHT TO JMDDESIGNS FOR AMENDED DRAWINGS PRIOR TO IN FIELD CHANGES. DRAWINGS TO SCALE BUT DIMENSIONS TAKE PRECEDENCE OVER SCALE.



Please include the door call-outs for interior and exterior doors, as related to the door schedule on the elevation sheets.

Enclosed space under stairs must be protected per section R302.7 of the 2021 Washington State Residential Code.

2x6 studs, typ. at separation walls.



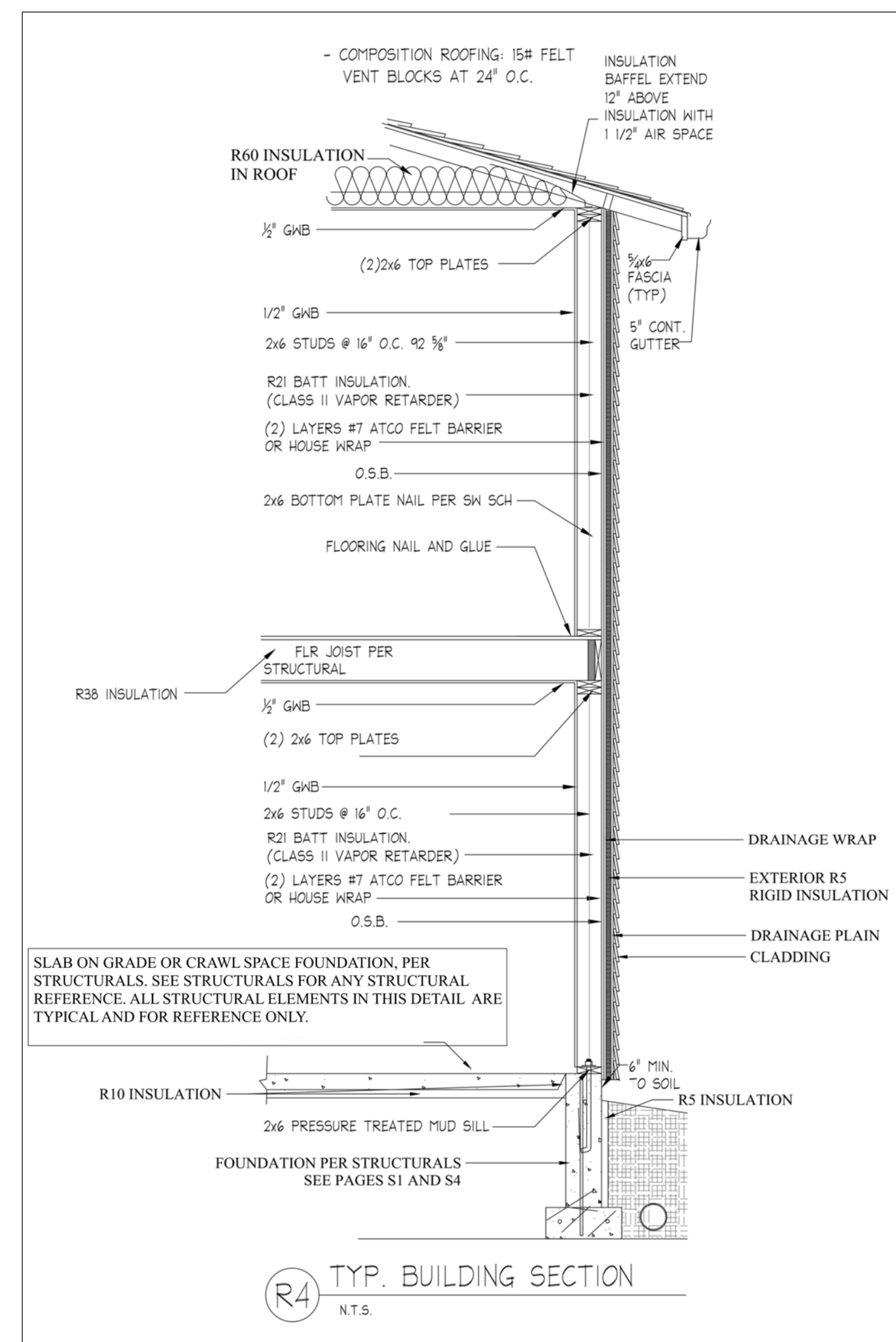
4 Wall - WN1, Interior Insulated (1-Hr Rated)

MAIN FLOOR

SEE DETAILS R4, R5, R6 ON PAGE A6 FOR WALL CONSTRUCTION AND INSULATION REQUIREMENTS

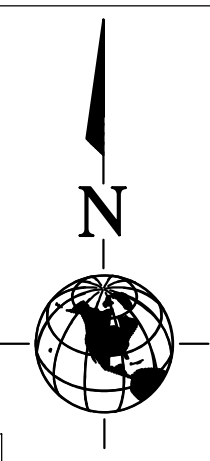
WN1
SIGNIFY WALLS BETWEEN RESIDENCE AND GARAGE TO BE CONSTRUCTED IN ACCORDANCE TO IBC TABLE 221.1(2) (15-1/2" WOOD STUDS) @ 16" O.C. WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATES, INTERIOR AND EXTERIOR SIDE COVERED WITH TWO LAYERS OF 5/8" TYPE X GYPSUM WALL BOARD 4" WIDE. APPLIED HORIZONTALLY WITH VERTICAL JOINTS OVER STUDS. BASE LAYER FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS SPACED 24" O.C. AND FACE LAYER FASTENED WITH TYPE S DRYWALL SCREWS, FACE LAYER FASTENED WITH TYPE S DRYWALL SCREWS SPACED 24" O.C. WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND. CAVITY TO BE FILLED WITH 5 1/2" MINERAL WOOL INSULATION.

- W1** TYPICAL EXTERIOR WALL
 - CLADDING PER ELEVATIONS
 - RAINSREEN BATTENS (ALIGN OVER STUD)
 - WRB
 - PLYWOOD OR OSB PER STRUCTURAL
 - R-21 BATT INSULATION WITH R-5 RIGID CONTINUOUS INSULATION
 - 1/2" GWB
 - PVA PAINT AND PRIMER
- TYPICAL INTERIOR WALL
 - FRAMING PER STRUCTURAL
 - R-15 BATT INSULATION
 - 1/2" GWB BOTH SIDES
 - PVA PAINT AND PRIMER



Please show the crawl space access location and minimum size on the plans.

Please show the location of the water heater. Plans must also include the equipment type and the minimum equipment efficiency of the water heater in accordance with the chosen WSEC Energy Credit Option.



Revision Table	
Number	Description

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
JMDDESIGNS AND PERMITTING LLC
JMDDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:
08/14/25

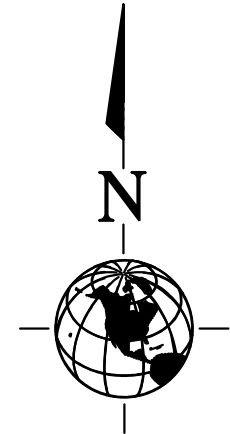
SCALE:
1/4"=1'

SHEET:

A4



HOUT NEW RESIDENCE



1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
 2. ALL EXTERIOR HEADERS TO BE INSULATED w/ R-10 INSULATION.
 3. PROVIDE SOLID BLOCKING OVER BEARING WALLS.
 4. PROVIDE FIREBLOCKING @ ALL PLUMBING PENETRATIONS.
 5. WINDOWS AND DOORS ARE SHOWN AND NOTED AS NOMINAL SIZES
 6. WINDOW HEAD HEIGHT AND SILL HEIGHTS EXEMPLIFIED AT ALL EGRESS WINDOWS. EGRESS WINDOW SILL HEIGHT R.O. @ MAX. 42" A.F.F. WITH MINIMUM NET OPENING OF 24" AND 5.7 SQ FT OF WINDOW.
 7. ALL WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED.
 8. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
 9. SMOKE DETECTORS TO BE 110V, INTERCONNECTED, 141/ BATTERY BACKUP AND CENTRALLY LOCATED IN EACH HABITABLE ROOM. ADDITIONAL SMOKE DETECTORS SHALL BE INSTALLED WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".
 10. INTERIOR SWING DOOR HEADERS @ 82" A.F.F. U.N.O.
 11. SWING DOORS TO HAVE 42° ON EA. SIDE OF DOOR OPENING (3" MIN), U.N.O.
 12. ALL BF AND BP DOORS TO BE CENTERED, U.N.O.
 13. TOWEL RING BLOCK'G @ 57" A.F.F.
 14. TOWEL BAR BLOCK'G @ 48" A.F.F.
 15. TOILET PAPER HOLDER BLOCK'G @ 22" A.F.F.
 16. PER IRC M1502.4.5: WHERE THE DRYER VENT EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6FT OF THE EXHAUST DUCT CONNECTION.
 17. PER IRC M1507.3.2: A LABEL SHALL BE AFFIXED TO THE WHOLE HOUSE FAN CONTROL THAT READS "WHOLE HOUSE FAN VENTILATION (SEE OPERATING INSTRUCTIONS)"
 18. SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS TUB OR SHOWER. CR314]
 19. IONIZATION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 20. PHOTO ELECTRIC SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE CR314]
 21. WATER SERVICE INTO HOUSE TO BE LOCATED ON A "WARM WALL".
 22. ELECTRICAL, PLUMBING AND MECHANICAL PERMITS TO BE DEFERRED AND PULLED BY THEIR RESPECTIVE TRADES.
 23. ALL EXTERIOR WALLS TO HAVE (2) LAYER OF #7 ATCO FELT BARRIER OR HOUSE WRAP.
 24. ALL EXTERIOR WALLS TO HAVE R21 BATT INSULATION CLASS II VAPOR RETARDER. INTERIOR WALLS TO HAVE R15 BATT INSULATION ROOF RAFTER FRAMED ATTIC TO HAVE R49 INSULATION
 25. PER IRC SECTION R305 BATHROOMS, TOILETS AND LAUNDRY ROOMS MUST HAVE A MINIMUM CEILING HEIGHT OF 6'-8" OF HEADROOM.
 26. SHOWER TO HAVE NON ABSORBENT MATERIAL PER NOTES AND SPECS, AND SHOWER TILE TO BE BACKED BY A NON ASBESTOS FIBER CEMENT BACKER BOARD (ASTM C1288, OR ISO 8336, CATEGORY C) FOR FLOORING AS WELL (ASTM C1325)
 27. DOOR MINIMUM 22 INCHES WIDE AND AN OUTWARD SWING MINIMUM OF 24 INCHES CLEARANCE IN FRONT OF SHOWER.
 28. SHOWER CONTROLS TO HAVE THERMAL SHOCK SCALD PROTECTION SE TO MAXIMUM 120 F.
 29. ALL VENTILATION PER NOTES
 30. 50 CFM FANS MINIMUM IN BATHROOMS, 100 CFM AT STOVE TOPS.
 31. WATER CLOSET CLEARANCE OF MINIMUM 21" IN FRONT AND 30" WIDTH, 15" FROM CENTER EACH WAY FROM SIDE WALLS.
- ELEVATION NOTES:
32. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
 33. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING COUNTER-FLASHING @ ALL ROOF PENETRATIONS AND SKYLIGHTS.
 34. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS @ ALL EAVES, TYP. 5" GUTTER SYSTEM UNLESS OTHER APPROVED SYSTEMS ARE USED.
 35. PROVIDE HEADER FLASHING @ ALL DOORS, WINDOWS AND SHUTTERS PER DETAIL
 36. ALL PAPER AND TAPE TO LAP FROM TOP DOWN
 37. HOLD ALL SIDING MATERIAL OFF ROOF
 38. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE
 39. SOFFIT ALL FLAT AREAS w/ OVERHANG @ HORIZ. EDGES. FACIA TO BE HARDIE PANEL CEMENT BOARD OR EQUIVALENT, UNLESS CLIENT WANTS TO KEEP OPEN SOFFITS.
 40. METAL FLASHING @ ALL HORIZ. TRIM AND SIDING BREAKS
 41. RUN 2ND LAYER OF TAR PAPER VERT. @ INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS
 42. ALL LIGHT BLOCKS ON STONE FACADE TO BE FURRED OUT AN ADDITIONAL V"
 43. GUTTERS TO LAP UNDER DRIP EDGE @ EAVES. HOLD V 2" DRIP EDGE OUT AWAY FROM FASCIA TO ACCEPT GUTTERS TO LAP UNDERNEATH ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK). ALL FINAL COLORS, AND FINISH MATERIAL AT EXTERIOR AND INTERIOR OF RESIDENCE TO BE VERIFIED AND APPROVED BY HOME OWNER.
 44. INSTALL DRAFT STOPS TO DIVIDE CONCEALED SPACE IN EXCESS OF 1,000 SQUARE FEET INTO APPROXIMATELY EQUAL AREA [R301.12]
 45. PROVIDE VENT BLOCKING OVER SUPPORTS.
 46. ALL FASCIA SPLICES TO BE 45 DEGREE ANGLE AND STAPLED ON SPLICE.
 47. ALL BATHROOM VENT PENETRATIONS TO BE 6"X6".
 48. ALL EXTERIOR DOORS TO BE SOLID CORE DOORS MINIMUM OF 1 3/8" THICK WITH SELF CLOSING MECHANISMS, OR RATED 1 HOUR FIRE RATED.
 49. ALL WINDOWS MIN. U VALUE 0.28
 50. SKYLIGHTS TO BE INSTALLED WITH A MINIMUM 4 INCH CURB ABOVE THE PLANE OF THE ROOF BECAUSE IT SITS AT LESS THAN A 45 DEGREE ANGLE PER IBC 2405.4
 51. ROOF FRAMING TO ENCASE SKYLIGHT AND FRAMING SUPPORTING THE SKYLIGHT SHALL BE DESIGNED TO RESIST TRIBUTARY ROOF LOADS PER IBC 2405.4
 51. ROOF DRAINAGE SYSTEM TO BE CONSTRUCTED WITH MATERIAL THAT IS COMPATIBLE WITH THE COLLECTION OF RAIN WATER. JOINTS SHALL BE WATER TIGHT. PER IRC CODE P2912.5 ROOF GUTTERS AND DOWNSPOUTS
 52. CLASS 1 ASPHALT SHINGLES INSTALLED ON TOP OF 30# FELT PAPER. COLOR TO BE CHOSEN BY CLIENT.
 53. 5" TIGHT LINE GUTTER SYSTEM TYP AT ALL ROOF EDGES LEADING TO DOWNSPOUTS LEADING TO SPLASH BLOCKS.
 54. OPEN SOFFITS OR ENCLOSED SOFFITS SHIP LAP CEDAR WITH RECESSED LIGHTS PLACED, SOFFITS TO BE BIRD BLOCKED AND TO BE VENTILATED WITH SOFFIT VENT STRIPS EVERY 6", AT DISCRETION OF CLIENT.
 55. HARDIE SIDING OR CEMENT FIBER EQUIVALENT WITH 6" REVEAL, COLOR TO BE DECIDED BY CLIENT
 56. EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH A MIN. U VALUE OF 0.60. GARAGE DOORS TO BE SECTIONAL OVERHEAD DOORS.
 57. ALL WALK THROUGH DOORS SHALL BE SOLID CORE, ALL INTERIOR DOORS TO BE PAINTED
 58. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE MIN. 1 3/8" TIGHT FITTING SOLID CORE DOOR WITH A FIRE RATING OF 60 MINS OR WITH A SELF CLOSING MECHANISM.
 59. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSION AND LOCATIONS. ANY DISCREPANCIES TO BE BROUGHT TO JMDDESIGNS FOR AMENDED DRAWINGS PRIOR TO IN FIELD CHANGES. DRAWINGS TO SCALE BUT DIMENSIONS TAKE PRECEDENCE OVER SCALE.

All openings separating a residence from a garage must be self-latching and equipped with a self-closing or automatic closing device.

Plumbing and Mechanical permits cannot be deferred.

Please revise the insulation R-values to conform with 2021 Washington State Energy Code requirements.

160 CFM over electric ranges, 250 CFM over combustion ranges. See table M1505.4.4.3 in the 2021 Washington State Residential Code.

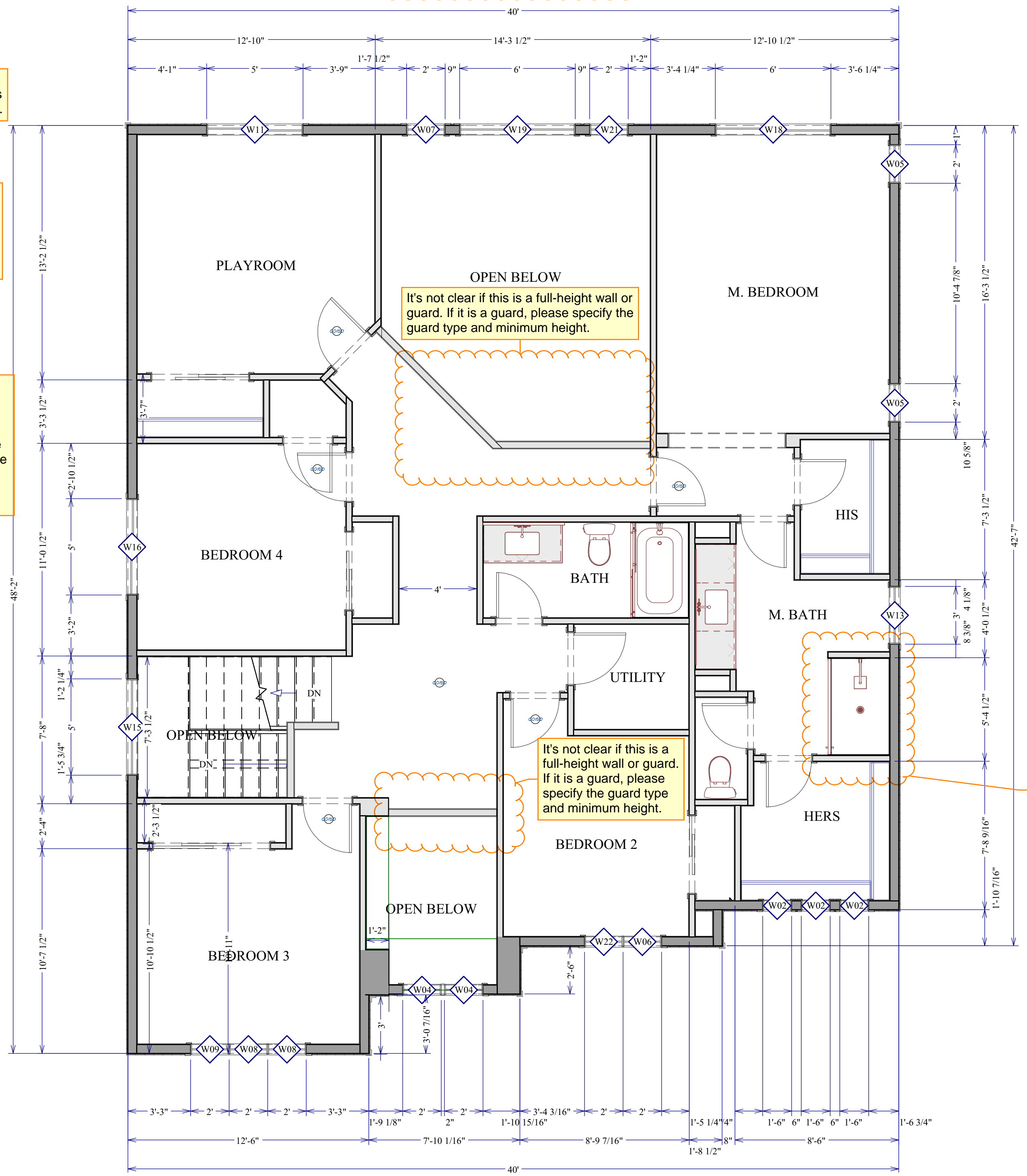
Please include the door call-outs, as related to the door schedule on the elevation sheets.

It's not clear if this is a full-height wall or guard. If it is a guard, please specify the guard type and minimum height.

It's not clear if this is a full-height wall or guard. If it is a guard, please specify the guard type and minimum height.

Please show the attic access location and minimum size on the plans.

Confirm that a raised shower pan will be used. If the shower floor is flush with the finished floor, the floor truss layout and calculations must be revised to address the dropped floor.



SECOND FLOOR

PRRNSF20251517

Revision Table	Description
Number	Date
Revised By	

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
JMDDESIGNS AND PERMITTING LLC
JMDDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:

08/14/25

SCALE:
1/4"=1'

SHEET:

A5



HOUT NEW RESIDENCE



- ⊙ REPRESENTS AN EGRESS WINDOW
- ⊙ REPRESENTS ELEVATION OF BOTTOM OF WINDOW SILL FROM FINISH FLOOR AT AN EGRESS WINDOW
- ⊙ REPRESENTS ELEVATION OF HEADER AT AN EGRESS WINDOW

For Asphalt Shingles: A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

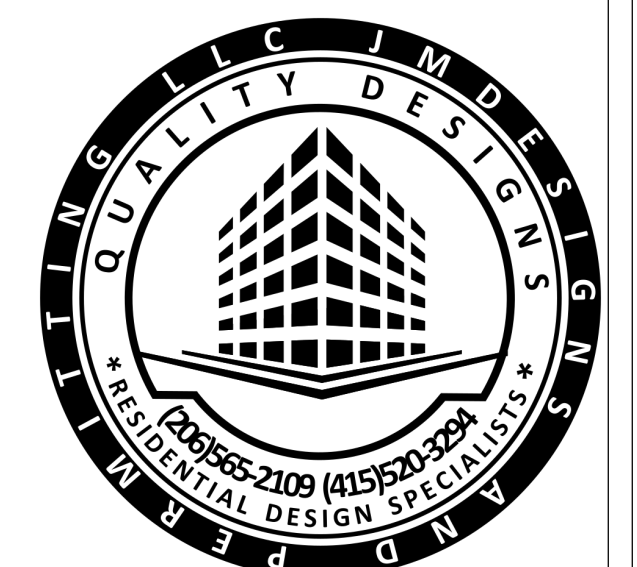
Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

FRONT ELEVATION WITH WINDOWS LABELED

The upper floor Playroom can be defined as a bedroom. Therefore, window W11 must meet egress requirements.

WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	TEMPERED	DESCRIPTION	AREA	STANDARD	DIMENSIONS	U-FACTOR
W01	1220	2	3	1220	15"X25"			LOUVERED	2.33		14"X24"	0.22
W02	1616FX	3	2	1616FX	19"X19"			FIXED GLASS	2.25		18"X18"FX	0.22
W03	2020FX	6	1	2020FX	25"X25"			FIXED GLASS	4		24"X24"FX	0.22
W04	2020FX	2	2	2020FX	25"X25"			FIXED GLASS	4		24"X24"FX	0.22
W05	2040FX	2	2	2040FX	25"X49"			FIXED GLASS	8		24"X48"FX	0.22
W06	2046SH	1	2	2046SH	25"X55"	YES	YES	SINGLE HUNG	9		24"X54"SH	0.22
W07	2050FX	1	2	2050FX	25"X61"			FIXED GLASS	10		24"X60"FX	0.22
W08	2050SH	2	2	2050SH	25"X61"			SINGLE HUNG	10		24"X60"SH	0.22
W09	2050SH	1	2	2050SH	25"X61"	YES		SINGLE HUNG	10		24"X60"SH	0.22
W10	2056SH	3	1	2056SH	25"X67"			SINGLE HUNG	11		24"X66"SH	0.22
W11	5040LS	1	2	5040LS	61"X49"			LEFT SLIDING	20		60"X48"LS	0.22
W12	2060FX	2	1	2060FX	25"X73"	YES	YES	FIXED GLASS	12		24"X72"FX	0.22
W13	3040SH	1	2	3040SH	37"X49"	YES	YES	SINGLE HUNG	12		36"X48"SH	0.22
W14	4040LS	1	1	4040LS	49"X49"	YES	YES	LEFT SLIDING	16		48"X48"LS	0.22
W15	5020FX	1	2	5020FX	61"X25"			FIXED GLASS	10		60"X24"FX	0.22
W16	5040LS	1	2	5040LS	61"X49"	YES	YES	LEFT SLIDING	20		60"X48"LS	0.22
W17	5060FX	1	1	5060FX	61"X73"	YES	YES	FIXED GLASS	30		60"X72"FX	0.22
W18	6040LS	1	2	6040LS	73"X49"	YES	YES	LEFT SLIDING	24		72"X48"LS	0.22
W19	6050FX	1	2	6050FX	73"X61"	YES	YES	FIXED GLASS	30		72"X60"FX	0.22
W20	8050TS	1	1	8050TS	97"X61"			TRIPLE SLIDING	40		96"X60"TS	0.22
W21	2050FX	1	2	2050FX	25"X61"	YES	YES	FIXED GLASS	10		24"X60"FX	0.22
W22	2046SH	1	2	2046SH	25"X55"			SINGLE HUNG	9		24"X54"SH	0.22
TOTALS:									386.41			

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	DIMENSIONS
D01	16080	1	1	16080	194"X99"	GARAGE-BB108 - 8 LITE SQUARE DECRATRIM	192"X96"X1 3/4"
D02	2468	1	1	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D03	2468	1	1	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D04	2468	3	2	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D05	2468	2	2	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D06	2668	2	1	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D07	2668	2	2	2668 L IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" L IN
D08	2668	4	2	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D09	2868	1	1	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D10	2868	1	2	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D11	3068	1	1	3068 R IN	38"X82 1/2"	HINGED-DOOR E24	36"X80"X1 3/8" R IN
D12	4068	2	2	4068 R IN	50"X82 1/2"	SLIDER-PANEL	(2) 25"X80"X1 3/8" R IN
D13	5068	1	2	5068 R IN	62"X82 1/2"	SLIDER-PANEL	(2) 31"X80"X1 3/8" R IN
D14	6068	1	2	6068 R IN	74"X82 1/2"	SLIDER-PANEL	(2) 37"X80"X1 3/8" R IN
D15	6080	2	1	6080 L EX	74"X99"	EXT. SLIDER-GLASS PANEL	(2) 37"X96"X1 3/4" L EX



PRRNSF20251517

Revision Table	Revised By	Description
Number	Date	

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
J.M. DESIGNS AND PERMITTING LLC
J.MDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:

08/14/25

SCALE:
1/4"=1'

SHEET:

A6

HOUT NEW RESIDENCE



RIGHT ELEVATION WITH WINDOWS LABELED

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	TEMPERED	DESCRIPTION	AREA, STANDARD	DIMENSIONS	U-FACTOR
W01	1220	2	3	1220	15"X25"			LOUVERED	2.33	14"X24"	0.22
W02	1616FX	3	2	1616FX	19"X19"			FIXED GLASS	2.25	18"X18"FX	0.22
W03	2020FX	6	1	2020FX	25"X25"			FIXED GLASS	4	24"X24"FX	0.22
W04	2020FX	2	2	2020FX	25"X25"			FIXED GLASS	4	24"X24"FX	0.22
W05	2040FX	2	2	2040FX	25"X49"		YES	FIXED GLASS	8	24"X48"FX	0.22
W06	2046SH	1	2	2046SH	25"X55"	YES		SINGLE HUNG	9	24"X54"SH	0.22
W07	2050FX	1	2	2050FX	25"X61"			FIXED GLASS	10	24"X60"FX	0.22
W08	2050SH	2	2	2050SH	25"X61"			SINGLE HUNG	10	24"X60"SH	0.22
W09	2050SH	1	2	2050SH	25"X61"	YES		SINGLE HUNG	10	24"X60"SH	0.22
W10	2056SH	3	1	2056SH	25"X67"			SINGLE HUNG	11	24"X66"SH	0.22
W11	5040LS	1	2	5040LS	61"X49"			LEFT SLIDING	20	60"X48"LS	0.22
W12	2060FX	2	1	2060FX	25"X73"		YES	FIXED GLASS	12	24"X72"FX	0.22
W13	3040SH	1	2	3040SH	37"X49"		YES	SINGLE HUNG	12	36"X48"SH	0.22
W14	4040LS	1	1	4040LS	49"X49"		YES	LEFT SLIDING	16	48"X48"LS	0.22
W15	5020FX	1	2	5020FX	61"X25"			FIXED GLASS	10	60"X24"FX	0.22
W16	5040LS	1	2	5040LS	61"X49"	YES		LEFT SLIDING	20	60"X48"LS	0.22
W17	5060FX	1	1	5060FX	61"X73"		YES	FIXED GLASS	30	60"X72"FX	0.22
W18	6040LS	1	2	6040LS	73"X49"	YES		LEFT SLIDING	24	72"X48"LS	0.22
W19	6050FX	1	2	6050FX	73"X61"		YES	FIXED GLASS	30	72"X60"FX	0.22
W20	8050TS	1	1	8050TS	97"X61"			TRIPLE SLIDING	40	96"X60"TS	0.22
W21	2050FX	1	2	2050FX	25"X61"		YES	FIXED GLASS	10	24"X60"FX	0.22
W22	2046SH	1	2	2046SH	25"X55"			SINGLE HUNG	9	24"X54"SH	0.22
TOTALS:									386.41		

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	DIMENSIONS
D01	16080	1	1	16080	194"X99"	GARAGE-BB108 - 8 LITE SQUARE DECRATRIM	192"X96"X1 3/4"
D02	2468	1	1	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D03	2468	1	1	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D04	2468	3	2	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D05	2468	2	2	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D06	2668	2	1	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D07	2668	2	2	2668 L IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" L IN
D08	2668	4	2	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D09	2868	1	1	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D10	2868	1	2	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D11	3068	1	1	3068 R IN	38"X82 1/2"	HINGED-DOOR E24	36"X80"X1 3/8" R IN
D12	4068	2	2	4068 R IN	50"X82 1/2"	SLIDER-PANEL	(2) 25"X80"X1 3/8" R IN
D13	5068	1	2	5068 R IN	62"X82 1/2"	SLIDER-PANEL	(2) 31"X80"X1 3/8" R IN
D14	6068	1	2	6068 R IN	74"X82 1/2"	SLIDER-PANEL	(2) 37"X80"X1 3/8" R IN
D15	6080	2	1	6080 L EX	74"X99"	EXT. SLIDER-GLASS PANEL	(2) 37"X96"X1 3/4" L EX



PRRNSF20251517

Revision Table	Description
Number	Date

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
JMDESIGNS AND PERMITTING LLC
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3204

DATE:

08/14/25

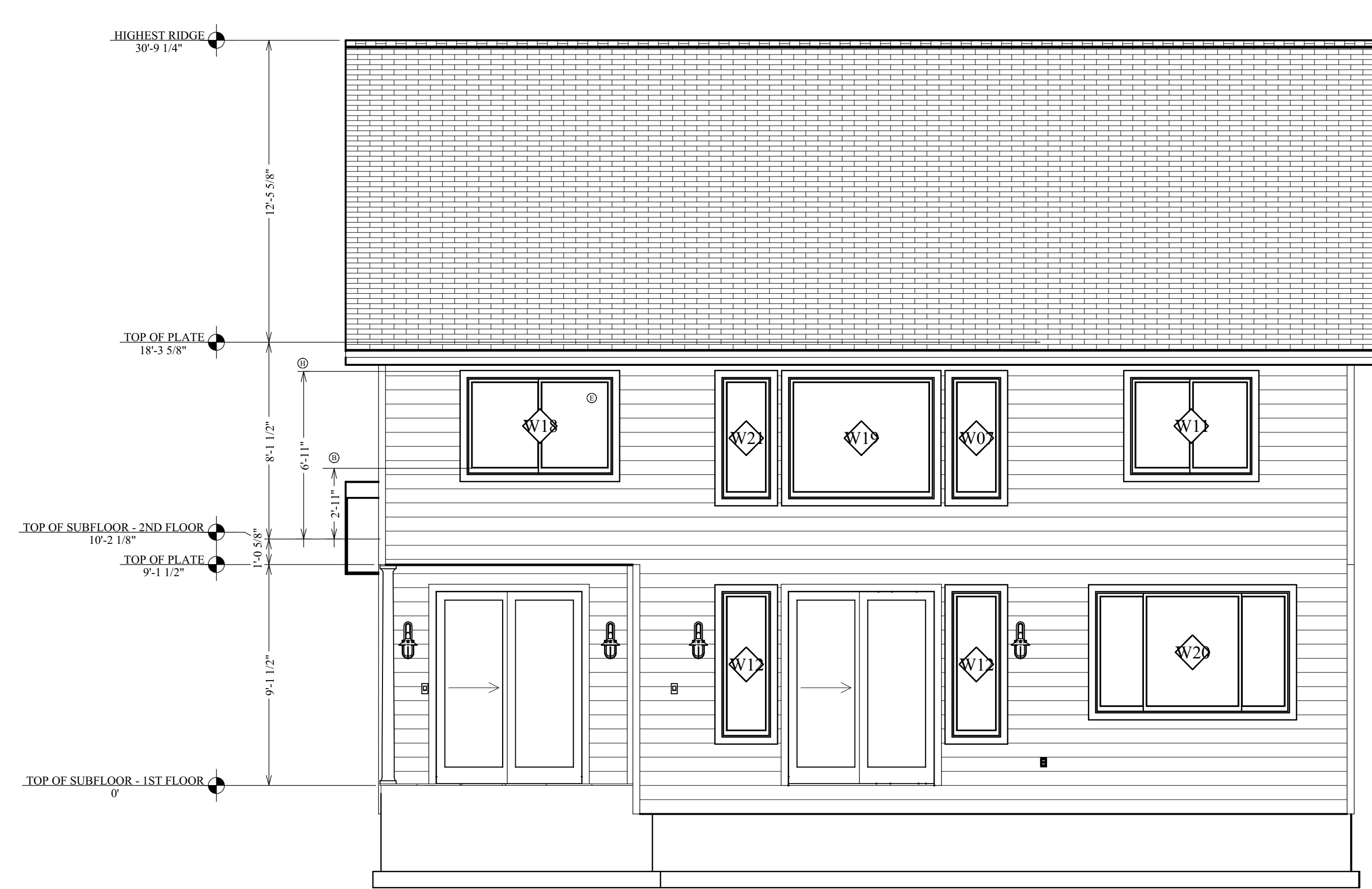
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SHEET:

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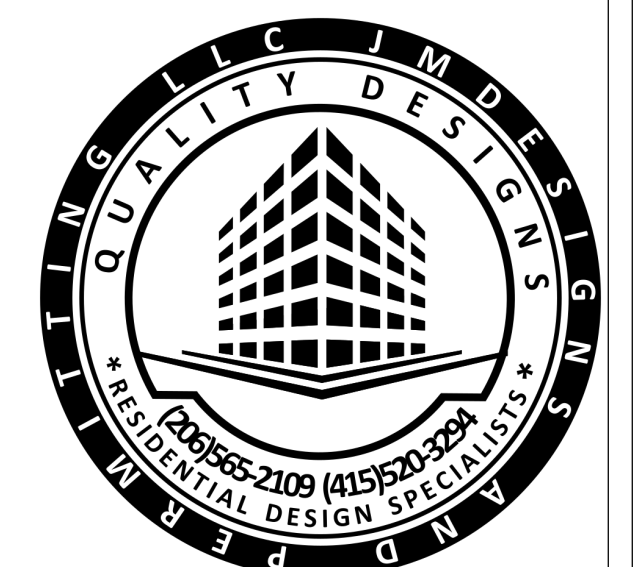
HOUT NEW RESIDENCE



REAR ELEVATION WITH WINDOWS LABELED

WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	TEMPERED	DESCRIPTION	AREA	STANDARD	DIMENSIONS	U-FACTOR
W01	1220	2	3	1220	15"X25"			LOUVERED	2.33		14"X24"	0.22
W02	1616FX	3	2	1616FX	19"X19"			FIXED GLASS	2.25		18"X18"FX	0.22
W03	2020FX	6	1	2020FX	25"X25"			FIXED GLASS	4		24"X24"FX	0.22
W04	2020FX	2	2	2020FX	25"X25"			FIXED GLASS	4		24"X24"FX	0.22
W05	2040FX	2	2	2040FX	25"X49"		YES	FIXED GLASS	8		24"X48"FX	0.22
W06	2046SH	1	2	2046SH	25"X55"	YES		SINGLE HUNG	9		24"X54"SH	0.22
W07	2050FX	1	2	2050FX	25"X61"			FIXED GLASS	10		24"X60"FX	0.22
W08	2050SH	2	2	2050SH	25"X61"			SINGLE HUNG	10		24"X60"SH	0.22
W09	2050SH	1	2	2050SH	25"X61"	YES		SINGLE HUNG	10		24"X60"SH	0.22
W10	2056SH	3	1	2056SH	25"X67"			SINGLE HUNG	11		24"X66"SH	0.22
W11	5040LS	1	2	5040LS	61"X49"			LEFT SLIDING	20		60"X48"LS	0.22
W12	2060FX	2	1	2060FX	25"X73"		YES	FIXED GLASS	12		24"X72"FX	0.22
W13	3040SH	1	2	3040SH	37"X49"		YES	SINGLE HUNG	12		36"X48"SH	0.22
W14	4040LS	1	1	4040LS	49"X49"		YES	LEFT SLIDING	16		48"X48"LS	0.22
W15	5020FX	1	2	5020FX	61"X25"			FIXED GLASS	10		60"X24"FX	0.22
W16	5040LS	1	2	5040LS	61"X49"	YES		LEFT SLIDING	20		60"X48"LS	0.22
W17	5060FX	1	1	5060FX	61"X73"		YES	FIXED GLASS	30		60"X72"FX	0.22
W18	6040LS	1	2	6040LS	73"X49"	YES		LEFT SLIDING	24		72"X48"LS	0.22
W19	6050FX	1	2	6050FX	73"X61"		YES	FIXED GLASS	30		72"X60"FX	0.22
W20	8050TS	1	1	8050TS	97"X61"			TRIPLE SLIDING	40		96"X60"TS	0.22
W21	2050FX	1	2	2050FX	25"X61"		YES	FIXED GLASS	10		24"X60"FX	0.22
W22	2046SH	1	2	2046SH	25"X55"			SINGLE HUNG	9		24"X54"SH	0.22
TOTALS:									386.41			

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	DIMENSIONS
D01	16080	1	1	16080	194"X99"	GARAGE-BB108 - 8 LITE SQUARE DECRATRIM	192"X96"X1 3/4"
D02	2468	1	1	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D03	2468	1	1	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D04	2468	3	2	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D05	2468	2	2	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D06	2668	2	1	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D07	2668	2	2	2668 L IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" L IN
D08	2668	4	2	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D09	2868	1	1	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D10	2868	1	2	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D11	3068	1	1	3068 R IN	38"X82 1/2"	HINGED-DOOR E24	36"X80"X1 3/8" R IN
D12	4068	2	2	4068 R IN	50"X82 1/2"	SLIDER-PANEL	(2) 25"X80"X1 3/8" R IN
D13	5068	1	2	5068 R IN	62"X82 1/2"	SLIDER-PANEL	(2) 31"X80"X1 3/8" R IN
D14	6068	1	2	6068 R IN	74"X82 1/2"	SLIDER-PANEL	(2) 37"X80"X1 3/8" R IN
D15	6080	2	1	6080 L EX	74"X99"	EXT. SLIDER-GLASS PANEL	(2) 37"X96"X1 3/4" L EX



PRRNSF20251517

Revision Table	Description
Number	Date

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
JMDESIGNS AND PERMITTING LLC
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:

08/14/25

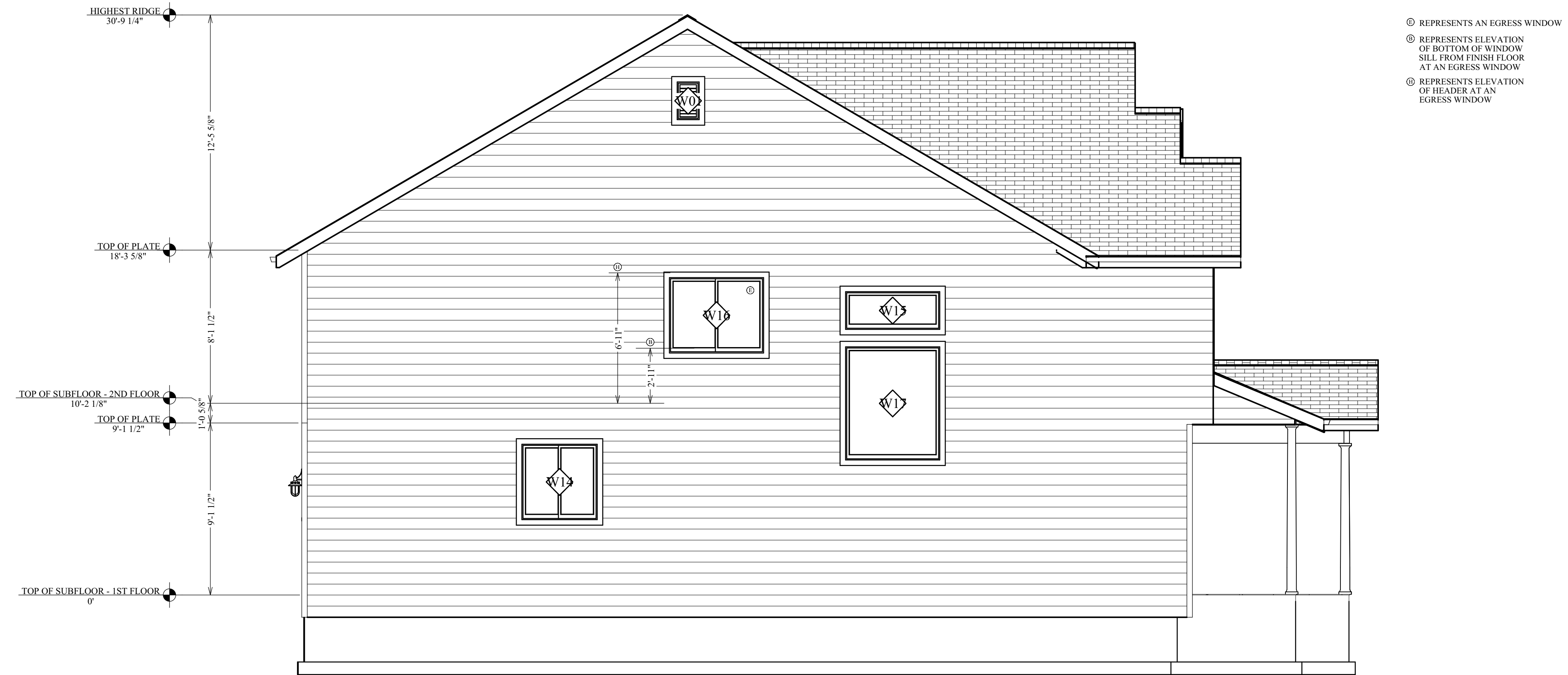
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SHEET:

A8

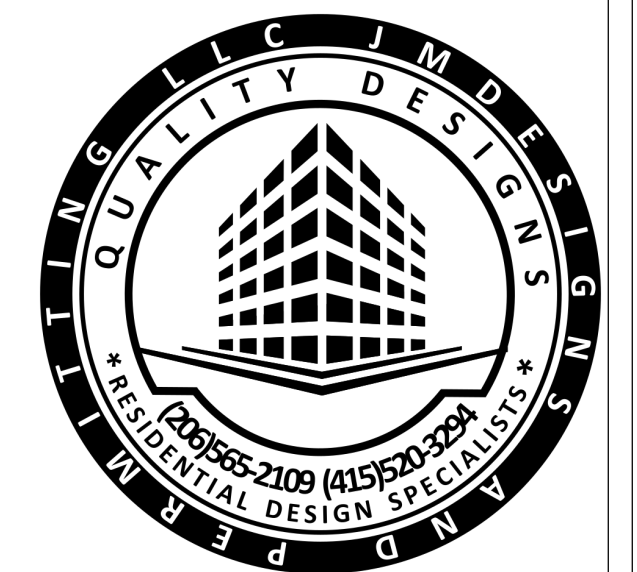
HOUT NEW RESIDENCE



LEFT ELEVATION WITH WINDOWS LABELED

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	TEMPERED	DESCRIPTION	AREA, STANDARD	DIMENSIONS	U-FACTOR
W01	1220	2	3	1220	15"X25"			LOUVERED	2.33	14"X24"	0.22
W02	1616FX	3	2	1616FX	19"X19"			FIXED GLASS	2.25	18"X18"FX	0.22
W03	2020FX	6	1	2020FX	25"X25"			FIXED GLASS	4	24"X24"FX	0.22
W04	2020FX	2	2	2020FX	25"X25"			FIXED GLASS	4	24"X24"FX	0.22
W05	2040FX	2	2	2040FX	25"X49"		YES	FIXED GLASS	8	24"X48"FX	0.22
W06	2046SH	1	2	2046SH	25"X55"	YES		SINGLE HUNG	9	24"X54"SH	0.22
W07	2050FX	1	2	2050FX	25"X61"			FIXED GLASS	10	24"X60"FX	0.22
W08	2050SH	2	2	2050SH	25"X61"			SINGLE HUNG	10	24"X60"SH	0.22
W09	2050SH	1	2	2050SH	25"X61"	YES		SINGLE HUNG	10	24"X60"SH	0.22
W10	2056SH	3	1	2056SH	25"X67"			SINGLE HUNG	11	24"X66"SH	0.22
W11	5040LS	1	2	5040LS	61"X49"			LEFT SLIDING	20	60"X48"LS	0.22
W12	2060FX	2	1	2060FX	25"X73"		YES	FIXED GLASS	12	24"X72"FX	0.22
W13	3040SH	1	2	3040SH	37"X49"		YES	SINGLE HUNG	12	36"X48"SH	0.22
W14	4040LS	1	1	4040LS	49"X49"		YES	LEFT SLIDING	16	48"X48"LS	0.22
W15	5020FX	1	2	5020FX	61"X25"			FIXED GLASS	10	60"X24"FX	0.22
W16	5040LS	1	2	5040LS	61"X49"	YES		LEFT SLIDING	20	60"X48"LS	0.22
W17	5060FX	1	1	5060FX	61"X73"		YES	FIXED GLASS	30	60"X72"FX	0.22
W18	6040LS	1	2	6040LS	73"X49"	YES		LEFT SLIDING	24	72"X48"LS	0.22
W19	6050FX	1	2	6050FX	73"X61"		YES	FIXED GLASS	30	72"X60"FX	0.22
W20	8050TS	1	1	8050TS	97"X61"			TRIPLE SLIDING	40	96"X60"TS	0.22
W21	2050FX	1	2	2050FX	25"X61"		YES	FIXED GLASS	10	24"X60"FX	0.22
W22	2046SH	1	2	2046SH	25"X55"			SINGLE HUNG	9	24"X54"SH	0.22
TOTALS:									386.41		

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	DIMENSIONS
D01	16080	1	1	16080	194"X99"	GARAGE-BB108 - 8 LITE SQUARE DECRATRIM	192"X96"X1 3/4"
D02	2468	1	1	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D03	2468	1	1	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D04	2468	3	2	2468 L IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" L IN
D05	2468	2	2	2468 R IN	30"X82 1/2"	HINGED- 20 INTERIOR	28"X80"X1 3/8" R IN
D06	2668	2	1	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D07	2668	2	2	2668 L IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" L IN
D08	2668	4	2	2668 R IN	32"X82 1/2"	HINGED- 20 INTERIOR	30"X80"X1 3/8" R IN
D09	2868	1	1	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D10	2868	1	2	2868 L IN	34"X82 1/2"	HINGED- 20 INTERIOR	32"X80"X1 3/8" L IN
D11	3068	1	1	3068 R IN	38"X82 1/2"	HINGED-DOOR E24	36"X80"X1 3/8" R IN
D12	4068	2	2	4068 R IN	50"X82 1/2"	SLIDER-PANEL	(2) 25"X80"X1 3/8" R IN
D13	5068	1	2	5068 R IN	62"X82 1/2"	SLIDER-PANEL	(2) 31"X80"X1 3/8" R IN
D14	6068	1	2	6068 R IN	74"X82 1/2"	SLIDER-PANEL	(2) 37"X80"X1 3/8" R IN
D15	6080	2	1	6080 L EX	74"X99"	EXT. SLIDER-GLASS PANEL	(2) 37"X96"X1 3/4" L EX



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HOUT NEW RESIDENCE
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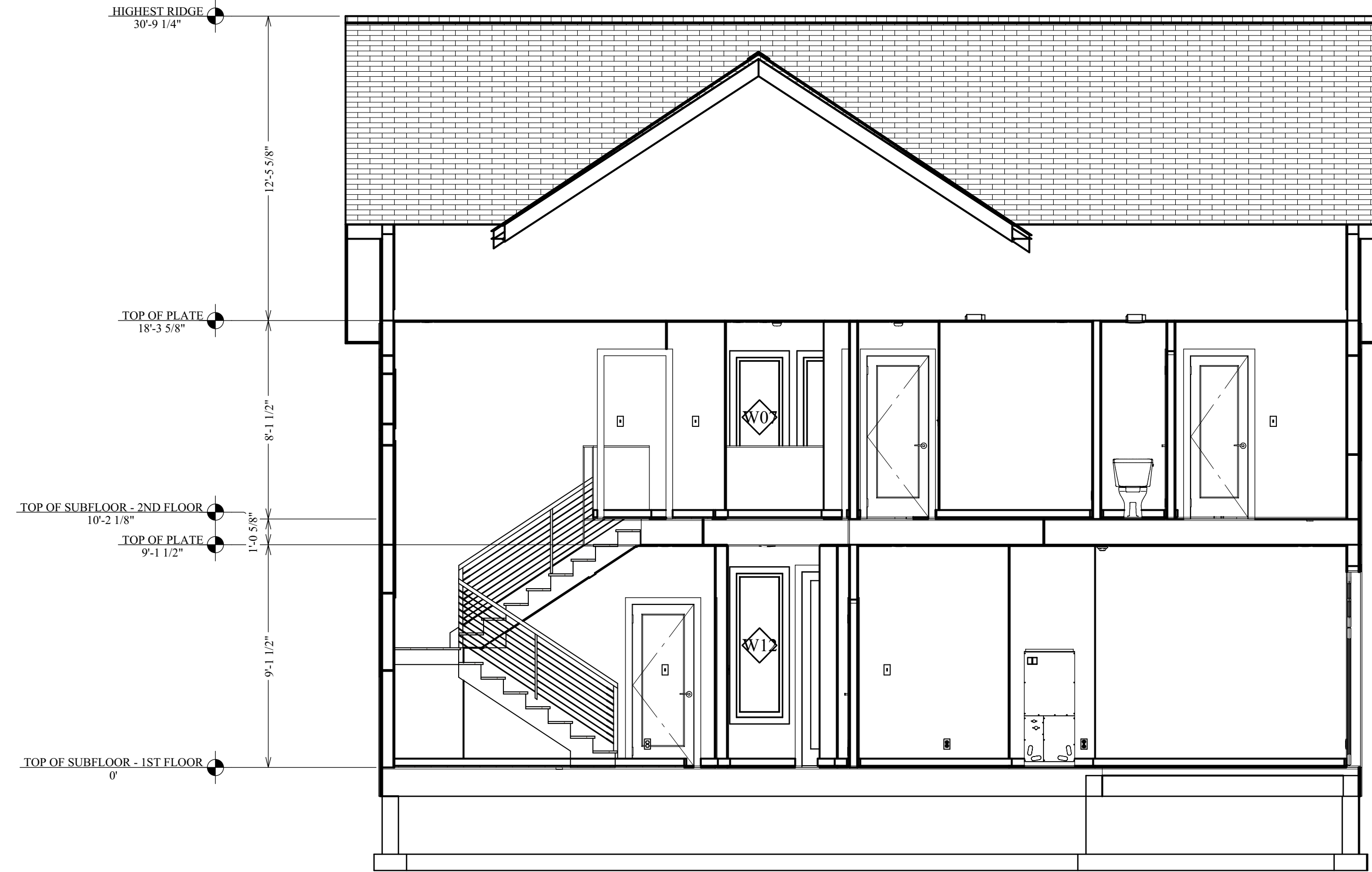
DRAWINGS PROVIDED BY:
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(206) 565-2109 (415) 520-3294

DATE:
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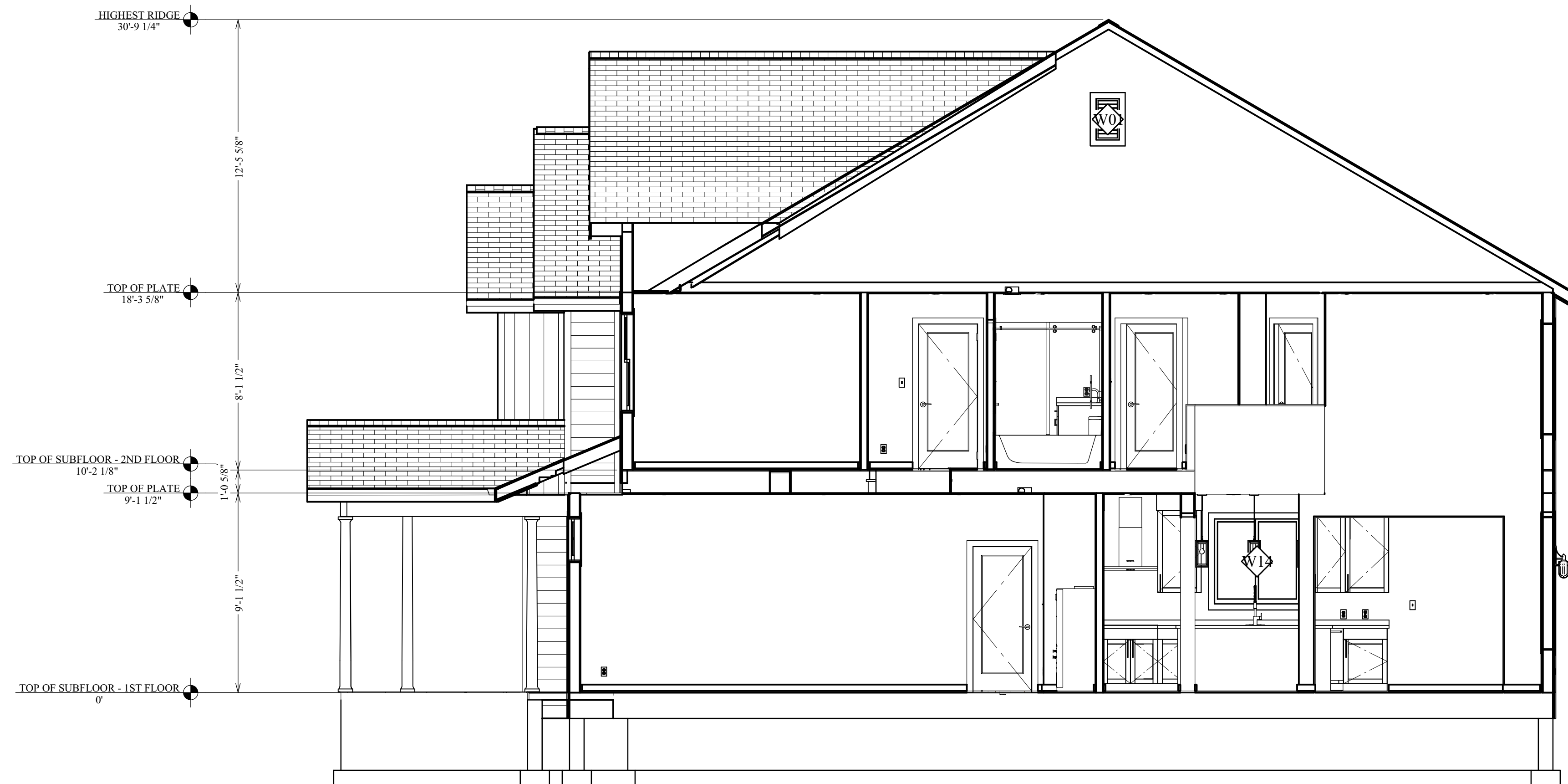
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SHEET:
A9

HOUT NEW RESIDENCE



FRONT CROSS SECTION ELEVATION



RIGHT CROSS SECTION ELEVATION

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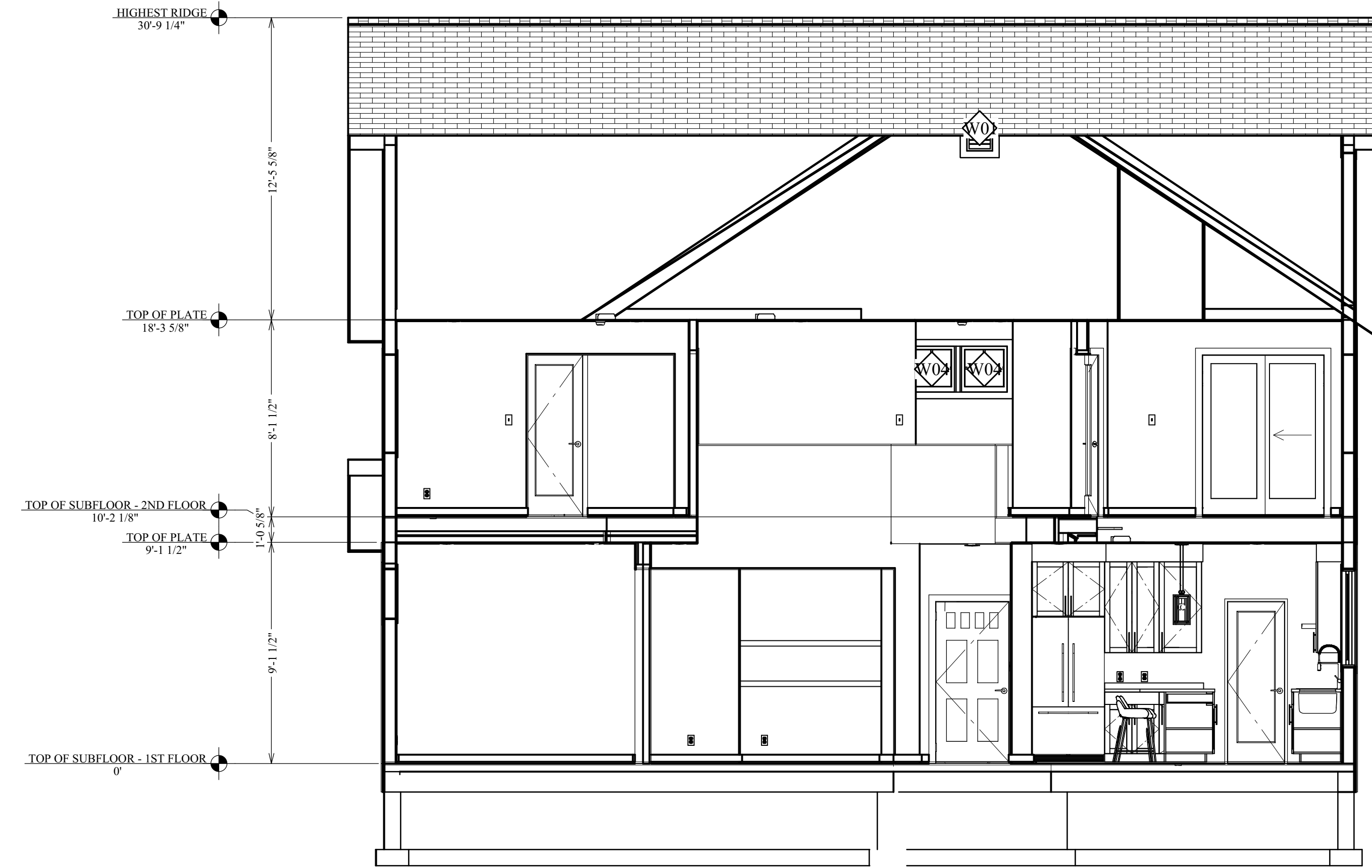
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A10



HOUT NEW RESIDENCE



REAR CROSS SECTION ELEVATION



LEFT CROSS SECTION ELEVATION

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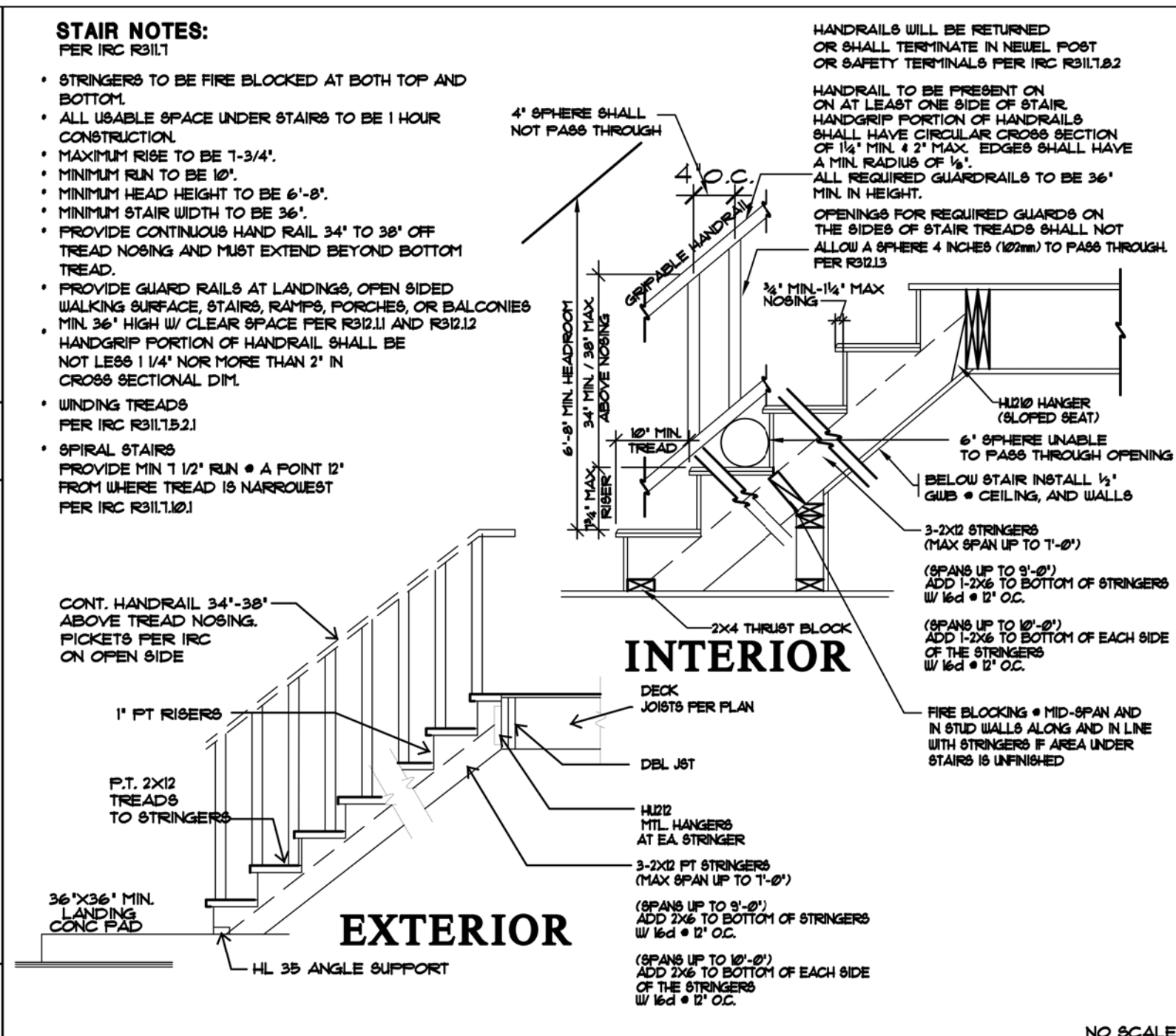
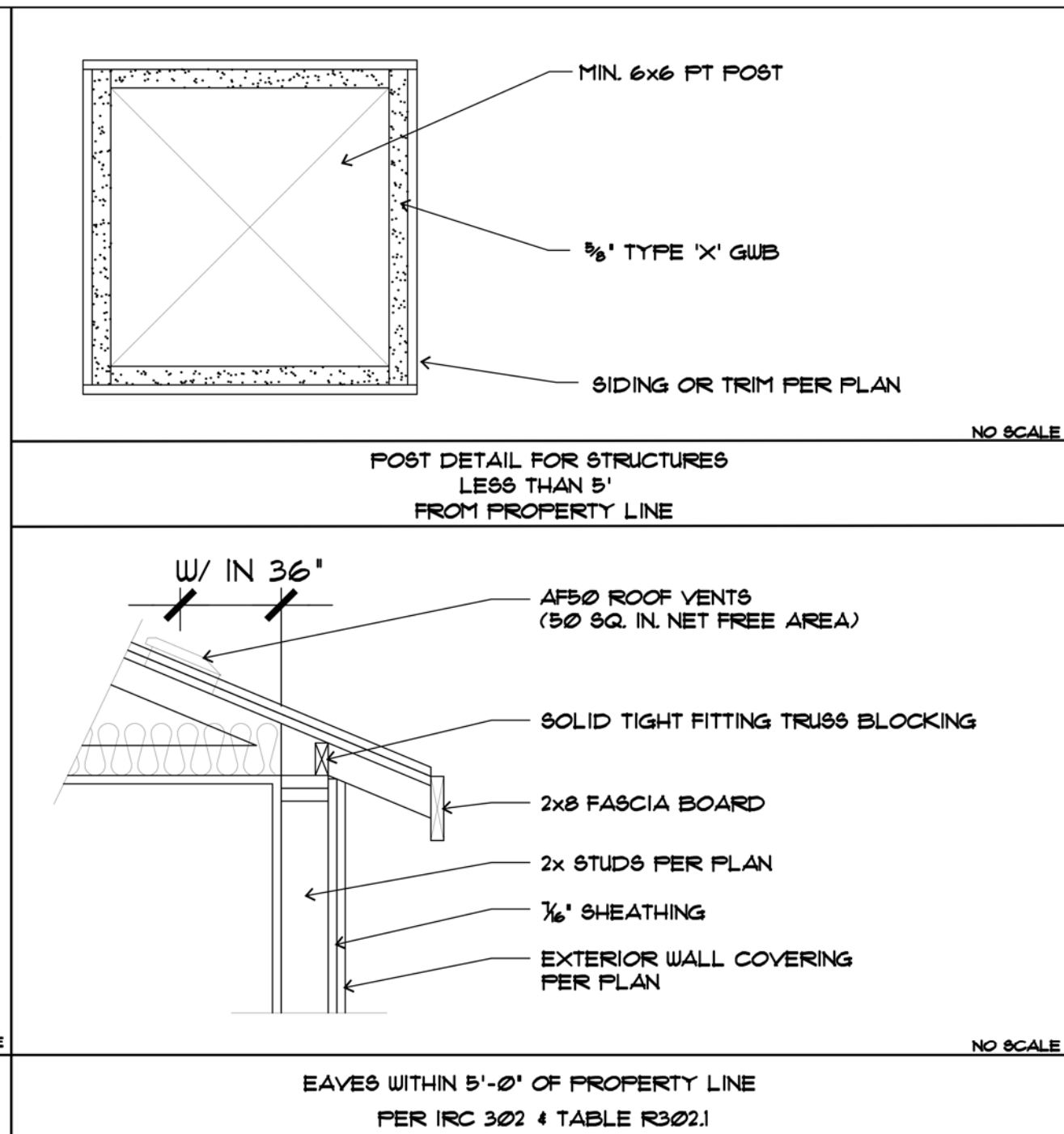
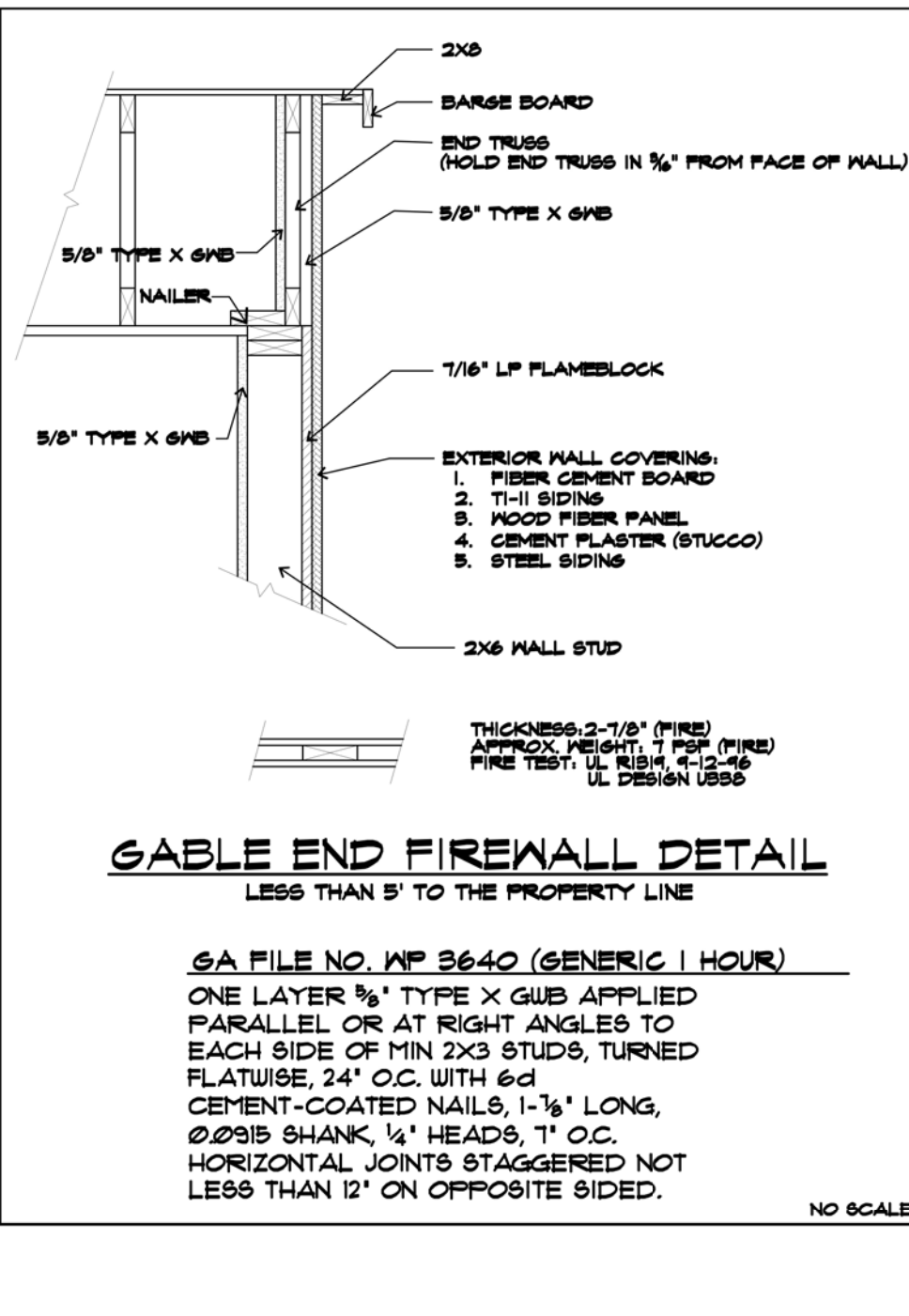
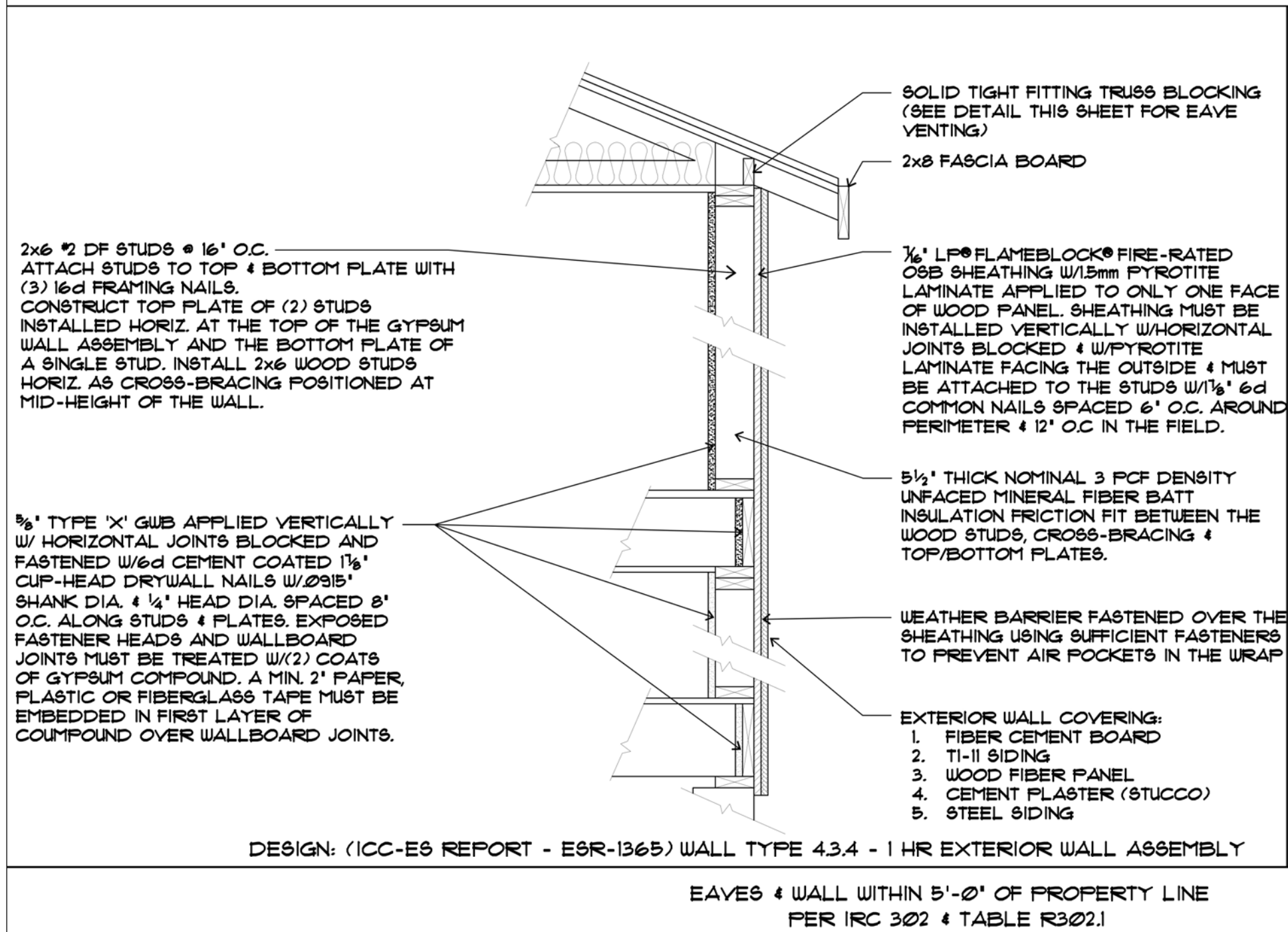
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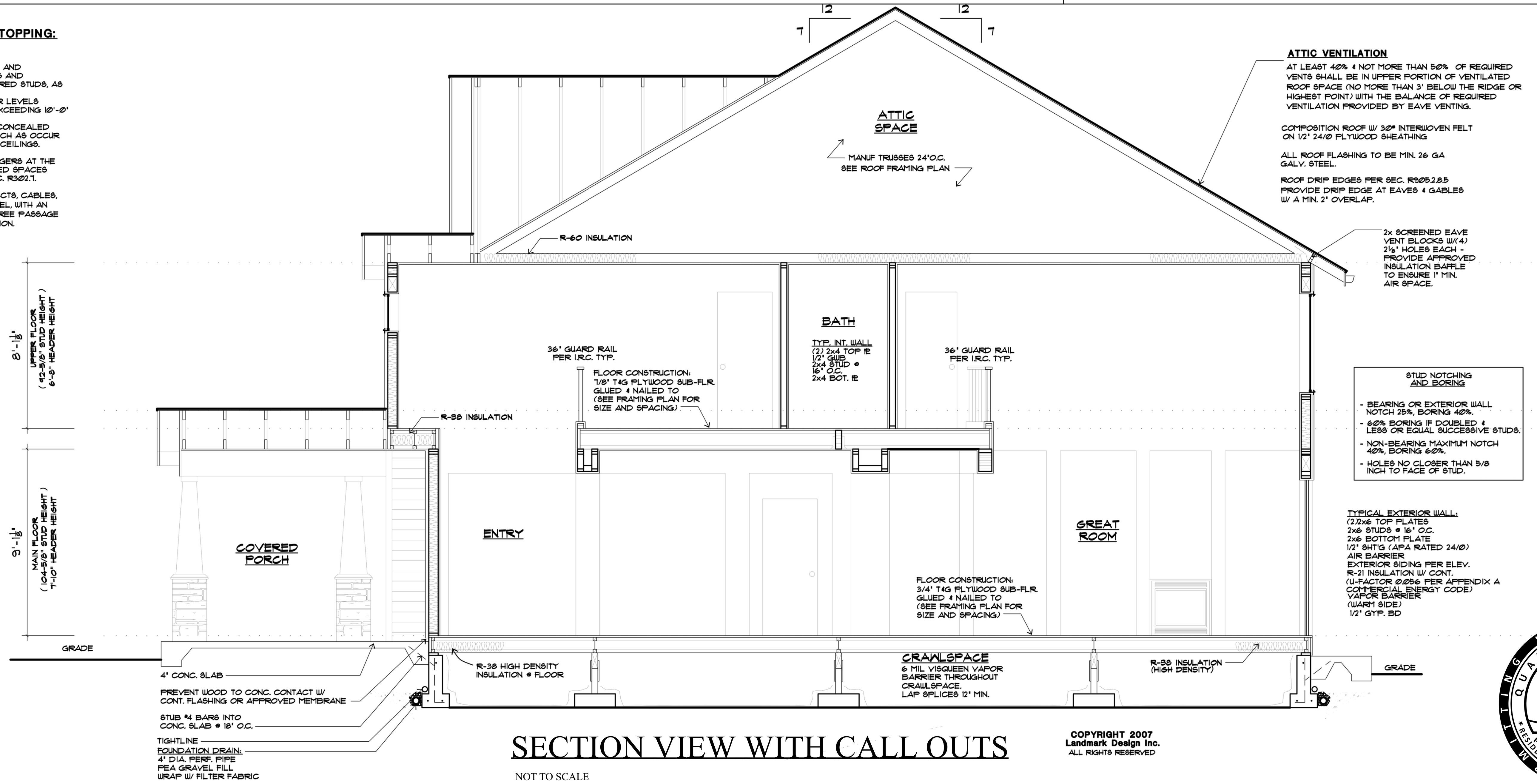
PRRNSF20251517



H 1 HOUR FIRE-RESISTIVE DETAILS J TYPICAL STAIR DETAIL AND NOTES

FIRE BLOCKING AND DRAFTSTOPPING:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING & FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SEC. R302.1.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.



SECTION VIEW WITH CALL OUTS

NOT TO SCALE

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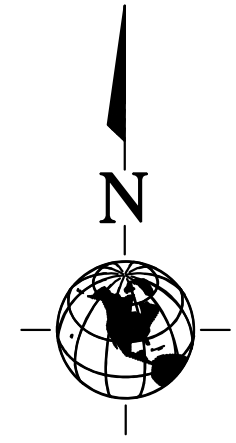
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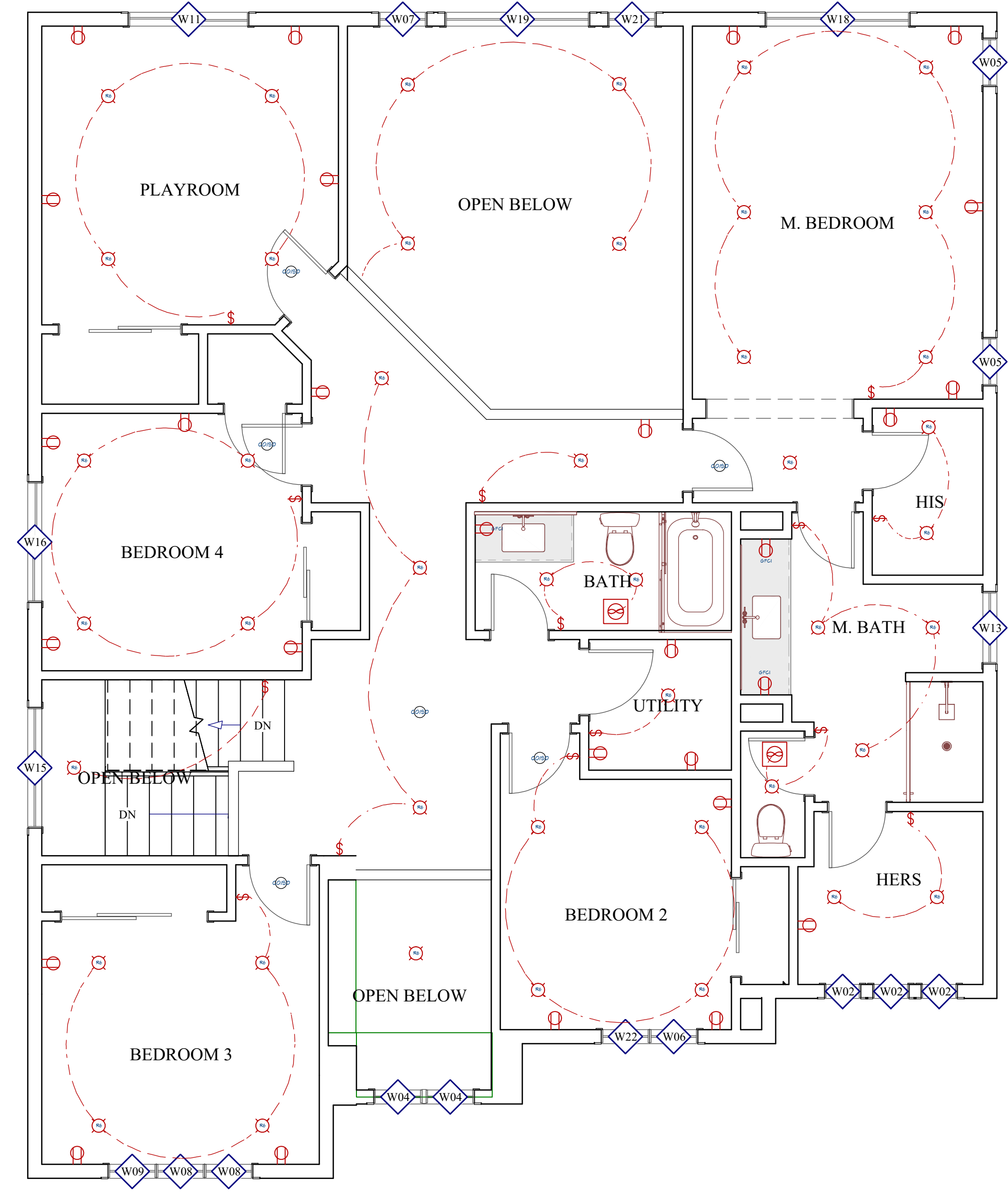
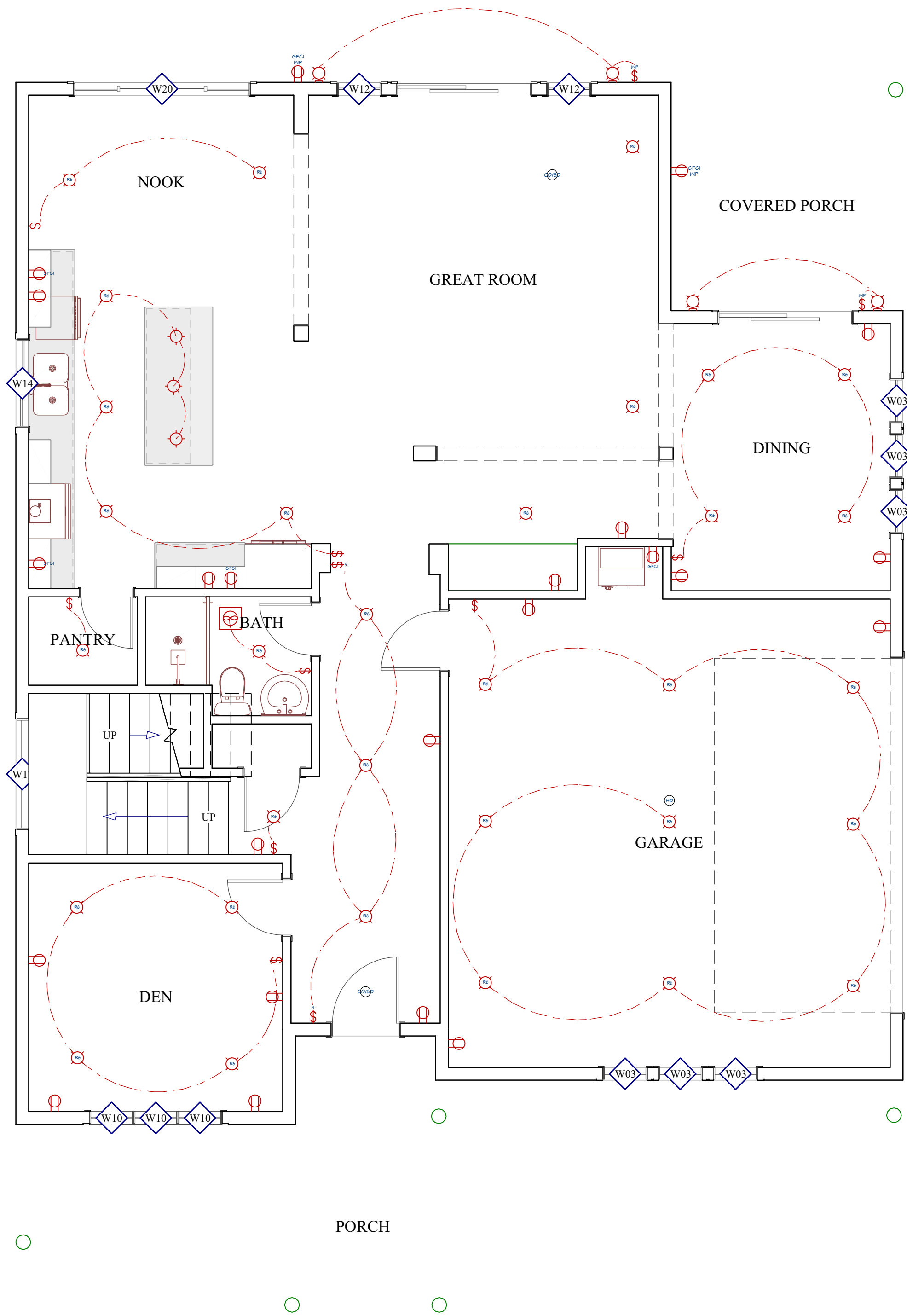
A12



HOUT NEW RESIDENCE



Revision Table	
Number	Date



2D SYMBOL	DESCRIPTION	COMMENTS
§	3-WAY SWITCH	
⊙	CO/SMOKE DETECTOR	
⊙	CAGED LANTERN SCNCE	
⊙	CUBED PENDANT	
⊙	DUPLEX	
⊙	EXHAUST FAN	
⊙	GFCI	
⊙	GFCI WP	
⊙	HEAT DETECTOR	
⊙	RECESSED DOWN LIGHT 6	
—	RECTANGULAR MIRROR HORIZONTAL INTEGRATED LIGHTS	
—	RECTANGULAR MIRROR SIDE LIGHTS	
—	RECTANGULAR MIRROR SIDE LIGHTS 2	
§	SINGLE POLE SWITCH	
§	WEATHERPROOF SWITCH	

PROPOSED ELECTRICAL PLAN



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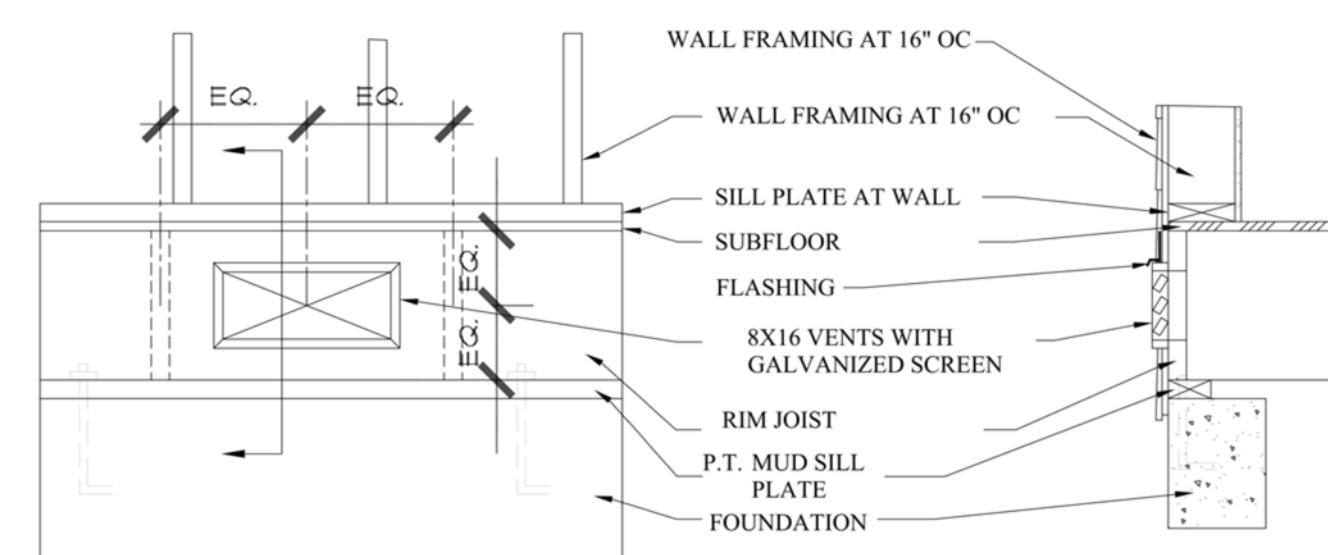
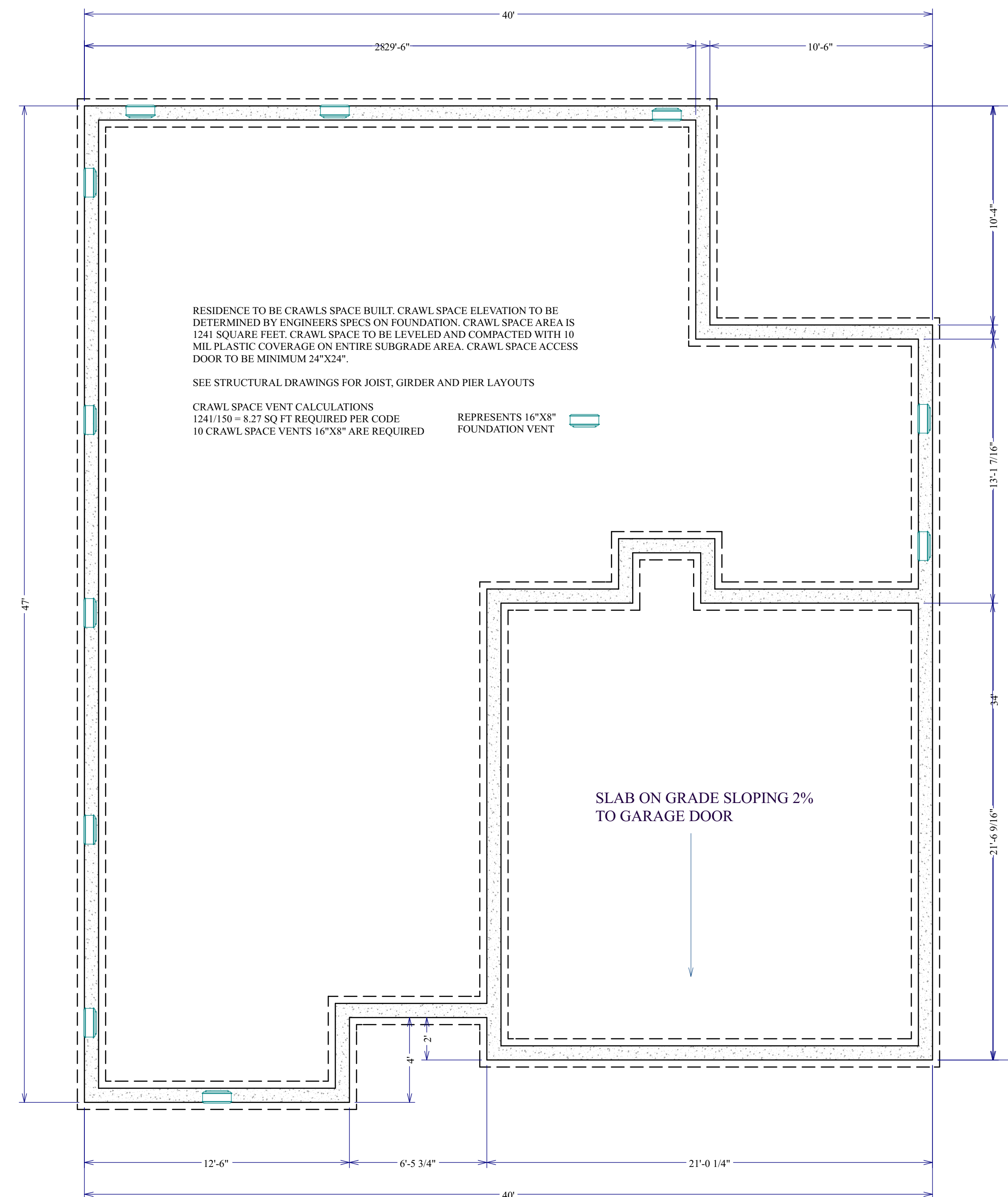
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08/14/25

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1/4"=1'

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A13

HOUT NEW RESIDENCE

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BUILDING PAPER SHOULD BE INSTALLED OVER FLASHING

W1 FOUNDATION VENT

FOUNDATION VENTILATION

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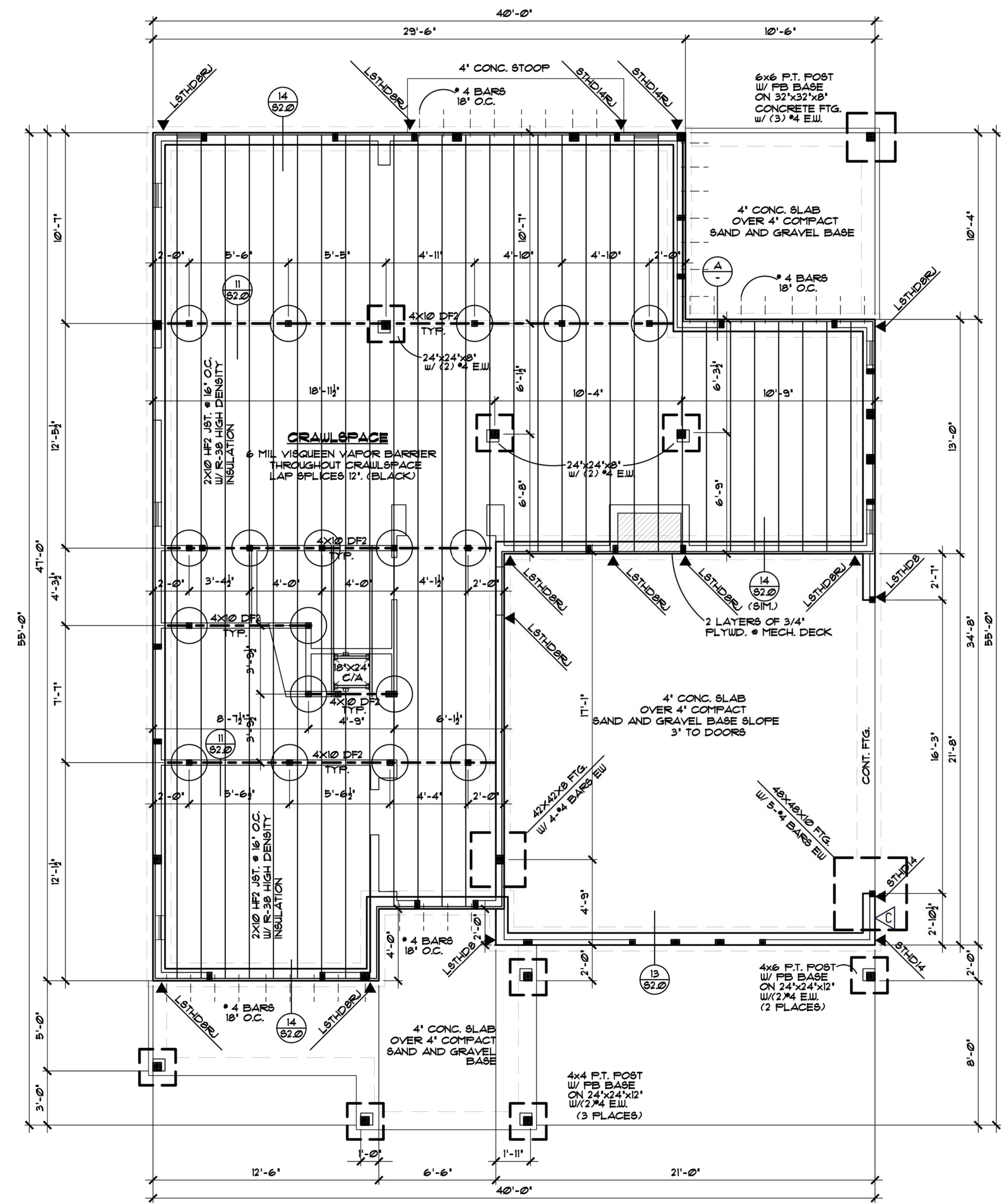
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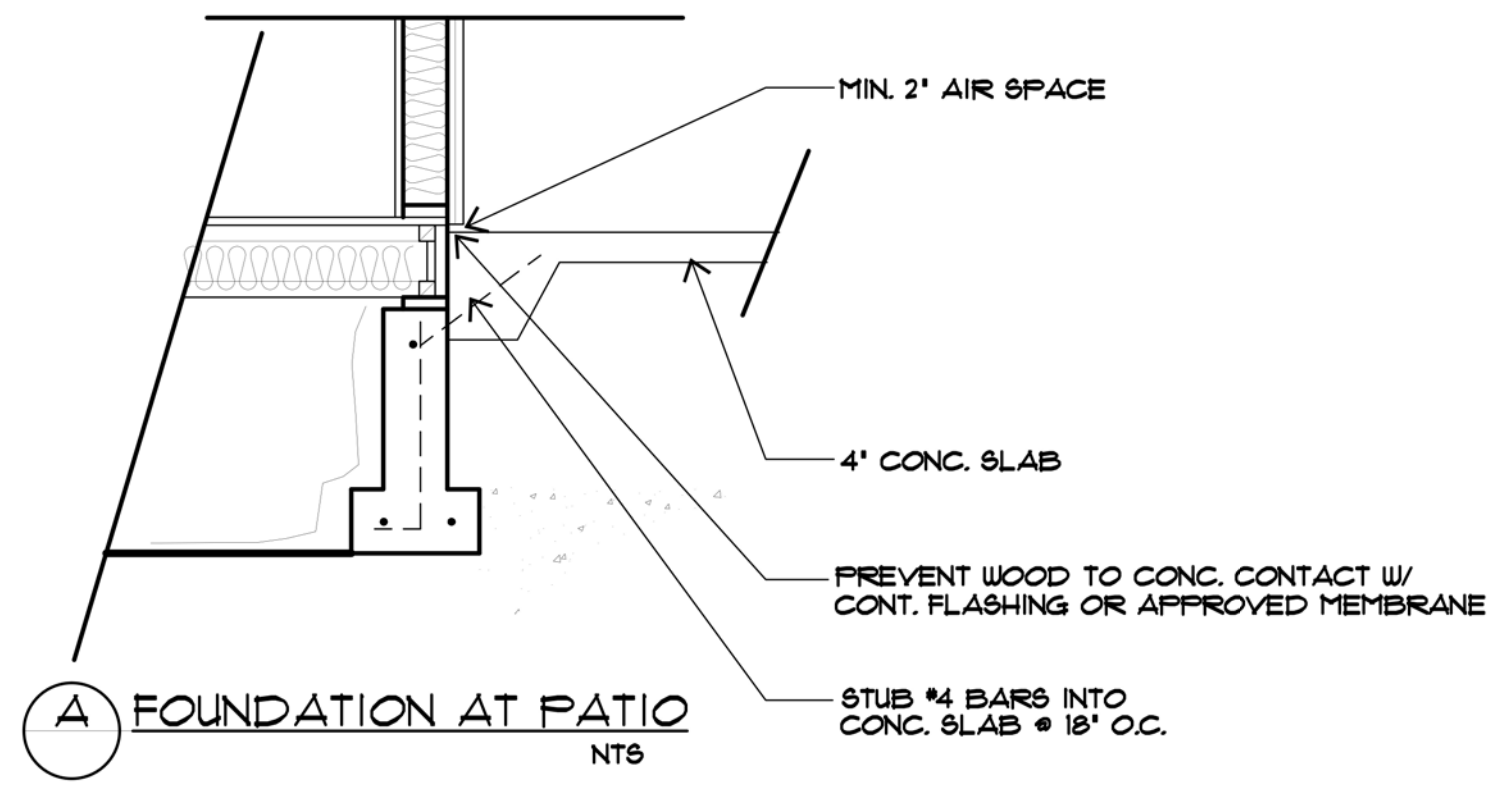


FOUNDATION NOTES:

- ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- ALL BEAMS TO BE 4x10 DFL ON 4x4 POSTS (4x6 AT SPLICES) ON 24" DIA. x 8" CONC. PADS UNLESS NOTED OTHERWISE.
- ALL POSTS TO BE ANCHORED AGAINST LATERAL MOVEMENT.
- SOLID BLOCK AT ALL POINT LOADS FROM ABOVE.
- FLOOR JOISTS SHOULD BE SUPPORTED Laterally AT EACH END AND AT EACH SUPPORT, BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
- PROVIDE MINIMUM 18"-24" CRAWL ACCESS. *CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- PROVIDE CRAWL SPACE VENTILATION PER IRC SECTION R408. *FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
- INTERIOR GRADE OF CRAWL SPACE SHALL BE SLOPED TO DRAIN AND INSURE THE REMOVAL OF WATER.
- PREVENT WOOD TO CONC. CONTACT W/CONT. FLASHING OR APPROVED MEMBRANE.
- INDICATES 'SIMPSON' HOLDDOWN.
- SEE SHEARWALL SCHEDULE FOR ANCHOR BOLT SIZE & SPACING (SHT S10).

FOUNDATION FRAMING

5THD EDGE DISTANCE 1-1/2" MIN
BUILDER TO DETERMINE IF 5THD OR 5THD/RJ IS APPROPRIATE.
12" MINIMUM AWAY FROM HOLDDOWNS



USE 3" x 3" x 1/4" GALVANIZED STEEL SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS



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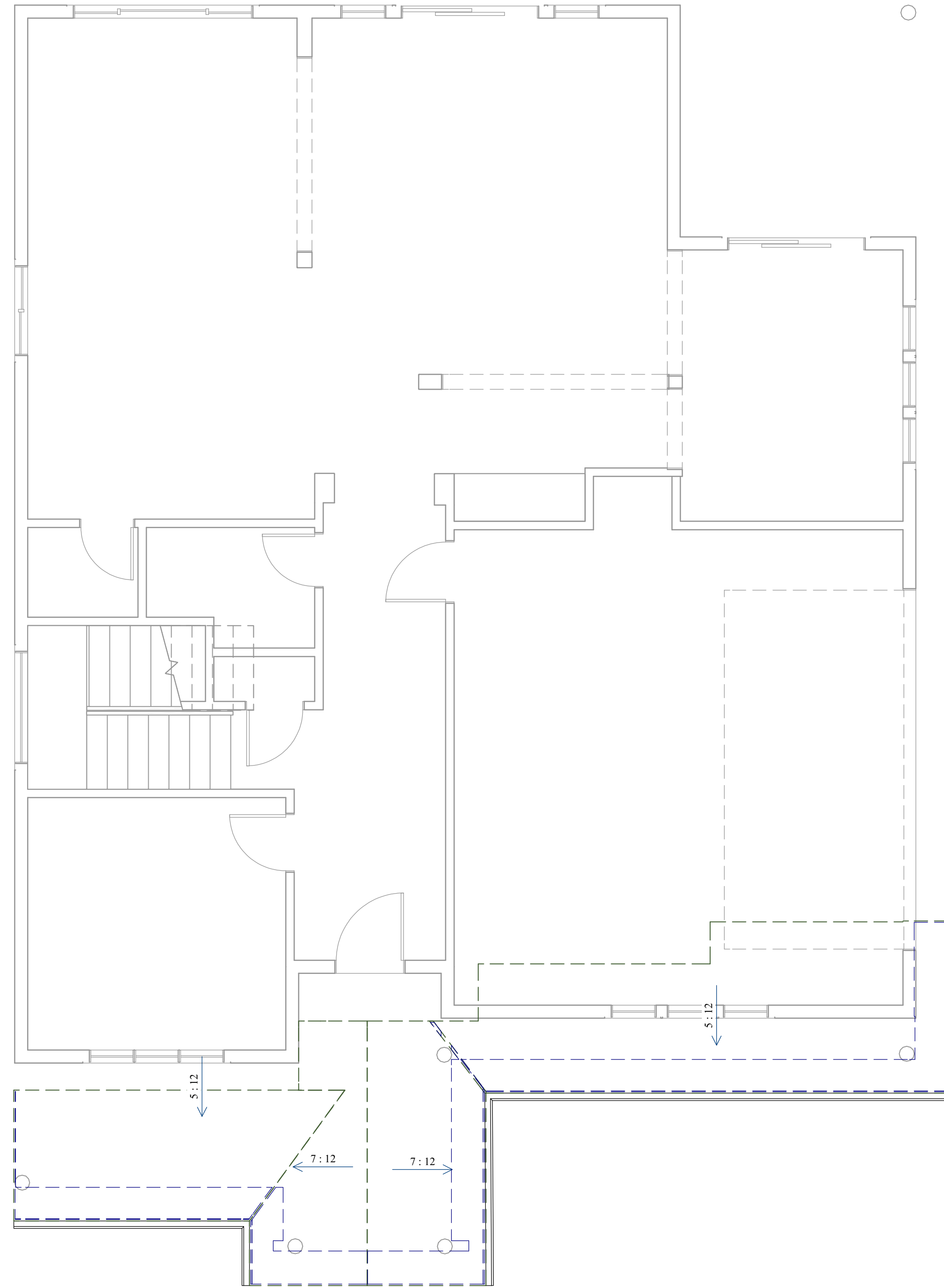
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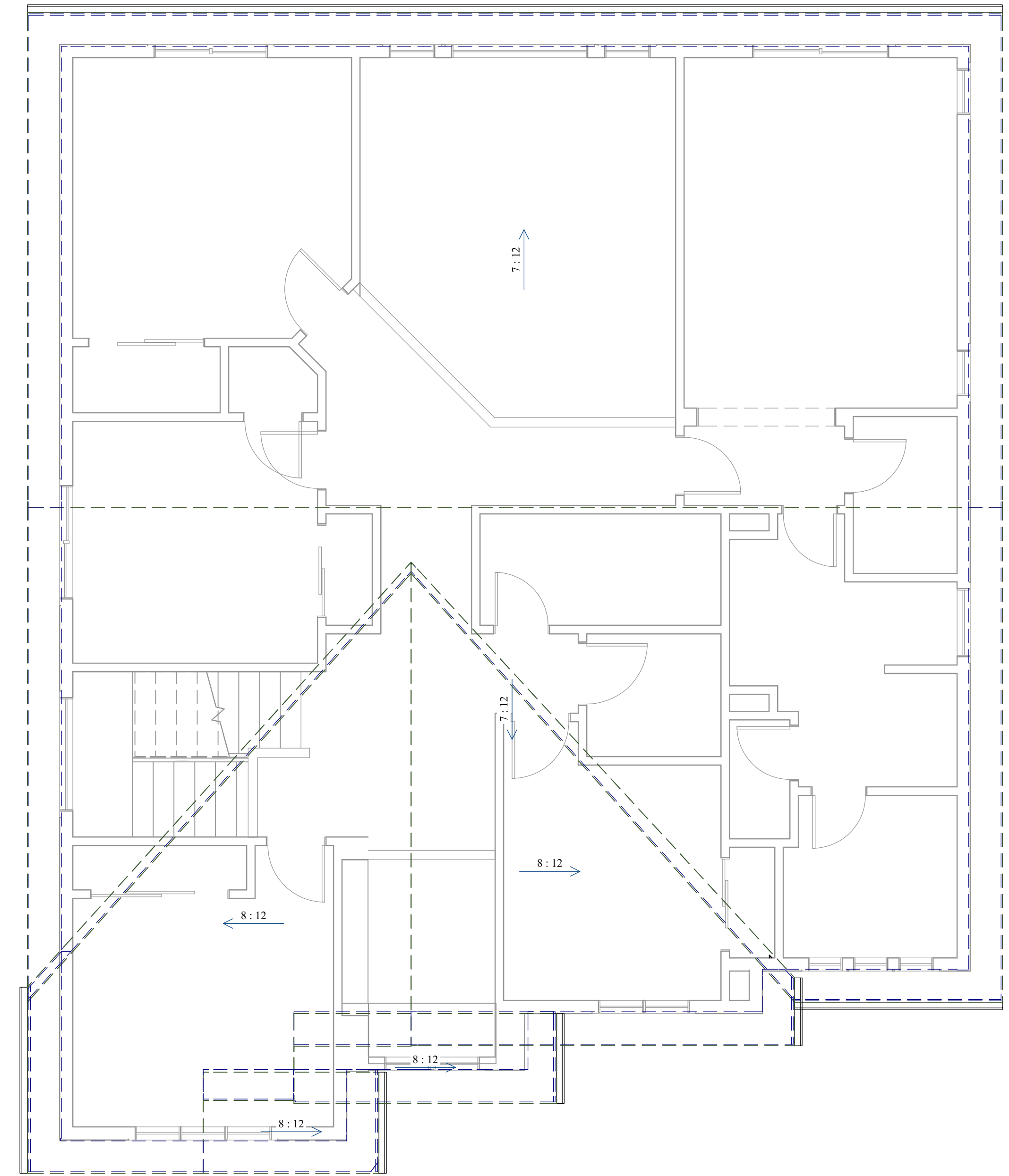
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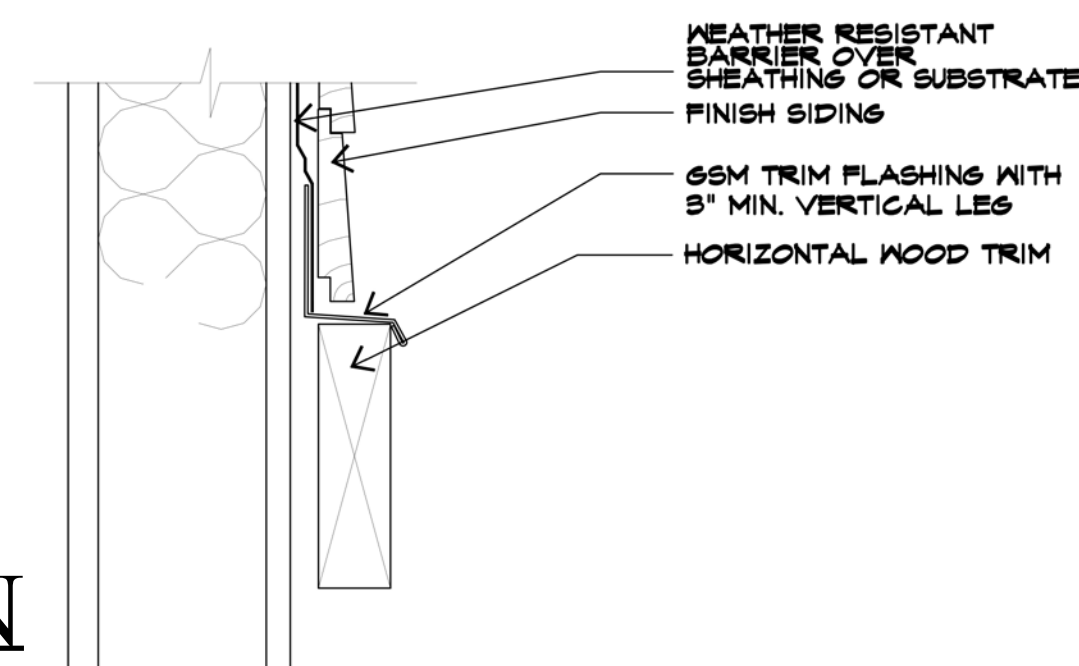
FIRST FLOOR



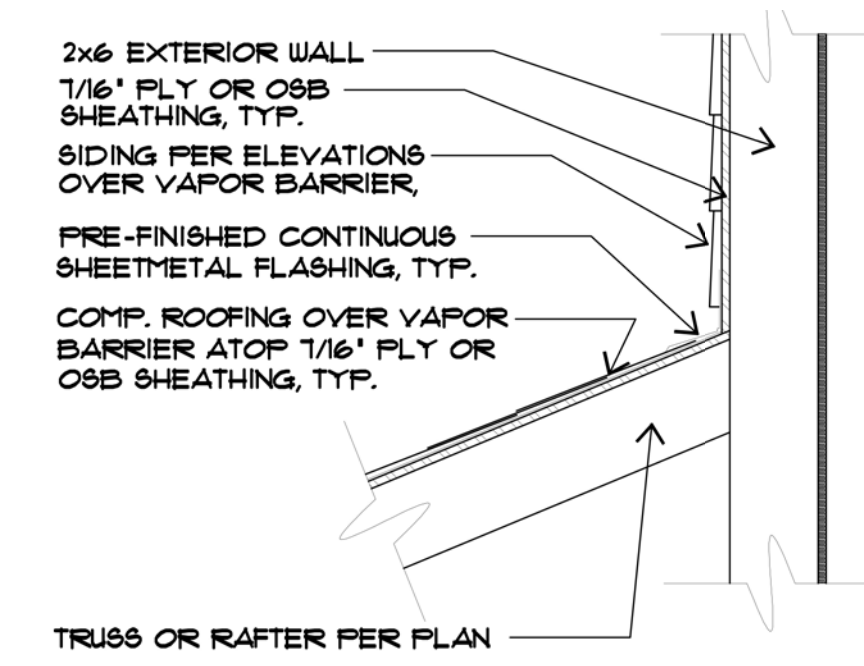
SECOND FLOOR

ROOF SLOPE PLAN

HORIZ. TRIM AT SHEATHING/WOOD STUDS



ROOF TO WALL FLASHING DETAIL



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SHEET:

A16



HOUT NEW RESIDENCE

ROOF ATTIC VENTILATION CALCULATIONS

WHOLE HOUSE VENTILATION USING EXHAUST FANS

SEC. M182

VENTILATION CALCULATIONS & REQUIREMENTS

AT LEAST 40% & NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.

VENTILATION REQUIRED PER SEC. R402.1 - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R402.1. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

MINIMUM VENT AREA PER SEC. R402.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/80 OF THE AREA OF THE VENTED SPACE.

VENT AND INSULATION CLEARANCE PER SEC. R402.3 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

UPPER ROOF: (AREA 1)

1160 SQ. FT. OF ATTIC AREA/300 = 3.86 SQ. FT.

OF VENTILATION REQUIRED (250 SQ. INCHES)

UPPER VENTS = 425 sq. in. (9 AF50 VENTS)

LOWER VENTS = 435 sq. in.

21 EAVE VENTS x 12" PER BLOCK = 374 sq. in.

3 AF50 VENTS x 50" PER VENT = 150 sq. in.

NOTE: UPPER ROOF VENTING PROVIDED BY 1"x10"

AF50 ROOF VENTS, (50" IN. PER VENT)

NOTE: EAVE VENTING PROVIDED BY (4)-2 1/8" DIAMETER

BIRD HOLES PER EAVE BLOCK.

(4)-2 1/8" DIA HOLES = 1416 sq. in. w/ MESH

NFA w/ MESH = 12" sq. in. PER BLOCK.

LOWER ROOF - GARAGE/COVD PORCH: (AREA 2)

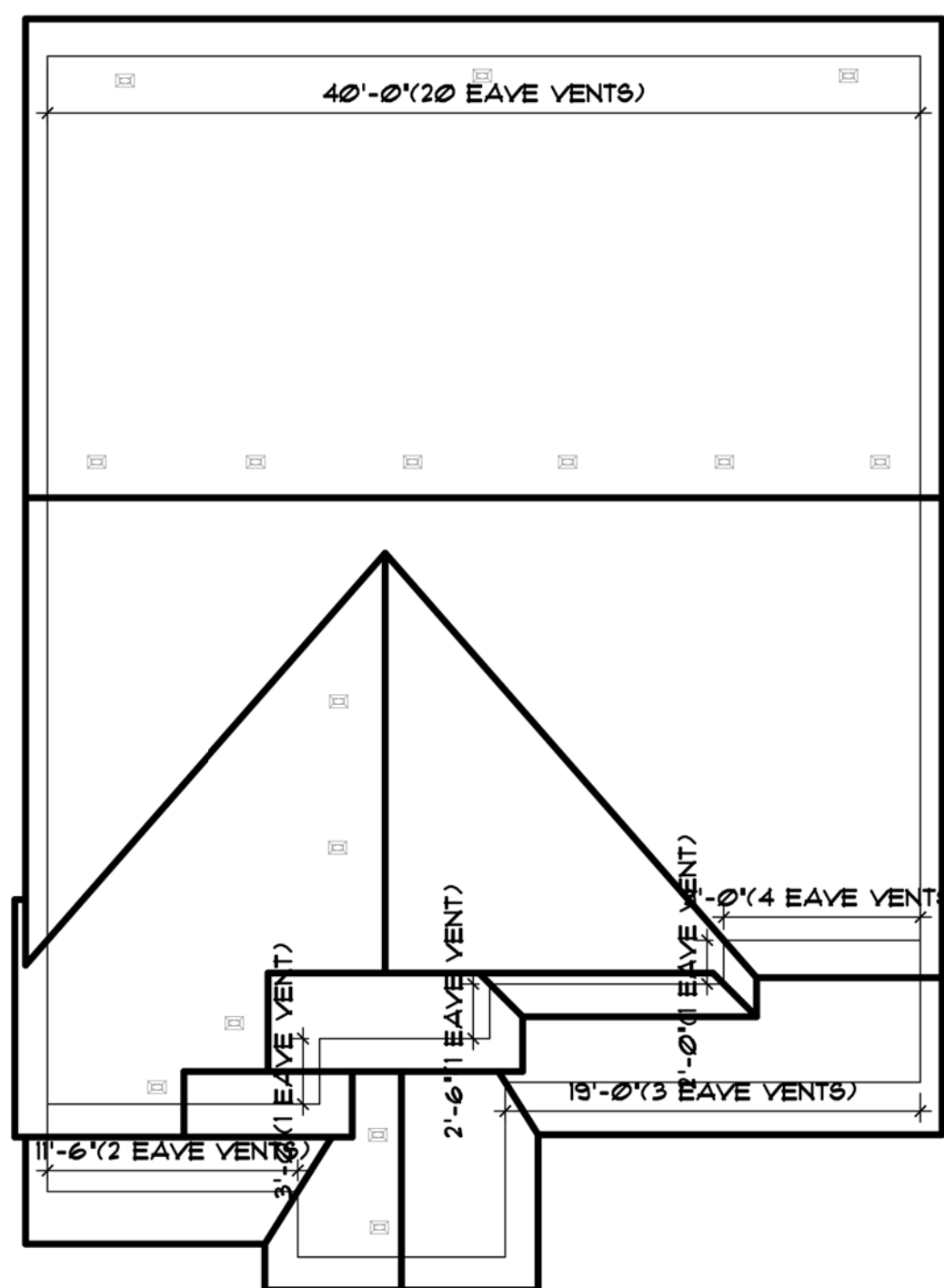
743 SQ. FT. OF ATTIC AREA/300 = 2.48 SQ. FT.

OF VENTILATION REQUIRED (111 SQ. INCHES)

UPPER VENTS = 59 sq. in. (2 AF50 VENTS)

LOWER VENTS = 59 sq. in.

5 EAVE VENTS x 12" PER BLOCK = 60 sq. in.



MECHANICAL

HEATING EQUIPMENT ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECIFICATIONS.

NO WARM-AIR FURNACES SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES OR ELECTRIC HEATING FURNACES.

LIQUEFIED PETROLEUM GAS-BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.

HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE AND WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.

TEMPERATURE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE USEC SEC. 403.11

VENTILATION EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, PER'S INSTALLATION INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS.

A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' OF THE VENT.

UTILITY ROOM NOTES/MAKE UP AIR

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS.

• 100 SQ INCH TRANSFER GRILL PER IRC G243.5 (614.6)

WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS SEC. M182

AS AMENDED BY WASHINGTON STATE

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

MECHANICAL VENTILATION SYSTEM FANS ARE REQUIRED TO MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1.

M182.1 GENERAL WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS AND EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION.

M182.2 RECIRCULATION OF AIR EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS OF THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M182.3.

M182.3 EXHAUST EQUIPMENT EXHAUST EQUIPMENT SERVING SINGLE DWELLING UNITS SHALL BE LISTED AND LABELED AS PROVIDING THE MIN. REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/APCA 210-ANSI/ASHRAE 61

M182.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M182.4.1 THROUGH M182.4.4.

M182.4.1 SYSTEM DESIGN THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR EXHAUST FANS, OR AN EXHAUST FAN WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE HOUSE MECHANICAL VENTILATION SUPPLY AND EXHAUST FANS PER SECTIONS M182.4.2 THROUGH M182.4.3 SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M182.4.3 AS MODIFIED BY THE WHOLE HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M182.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M182.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M182.4.3.2

M182.4.1.1 WHOLE HOUSE SYSTEM COMPONENT REQUIREMENTS WHOLE HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MIN. EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. WHOLE HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND NO LESS THAN THE MIN. AIRFLOW RATE REQUIRED BY SECTION M182.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAX. OF 10 SONE. THIS SHOULD RATING SHALL BE AT A MIN. OF 0.1 IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVAC PROCEDURES SPECIFIED IN SECTIONS M182.4.1.2 AND M182.4.1.3.

M182.4.1.2 EXHAUST FANS EXHAUST FANS REQUIRED SHALL BE DUCTED DIRECTLY TO THE OUTSIDE. EXHAUST AIR OUTLETS SHALL BE DESIGNED TO LIMIT THE PRESSURE DIFFERENCE TO THE OUTSIDE AND EQUIPPED WITH BACKDRAFT DAMPERS OR MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE. EXHAUST FANS REQUIRED IN THIS SECTION MAY BE USED TO PROVIDE LOCAL VENTILATION. BATHROOM EXHAUST FANS THAT ARE DESIGNED FOR INTERMITTENT EXHAUST AIRFLOW RATES HIGHER THAN THE CONT. EXHAUST AIRFLOW RATES IN TABLE M182.4.3(3) SHALL BE PROVIDED WITH OCCUPANCY SENSORS OR HUMIDITY SENSORS TO AUTOMATICALLY OVERRIDE THE FAN TO THE HIGH SPEED AIRFLOW RATE. THE EXHAUST FANS SHALL BE TESTED AND THE TESTING RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M182.4.1.6. (M182.4.1.2-EXHAUST FANS)

M182.4.1.3 SUPPLY FANS SUPPLY FANS USED IN MEETING THE REQUIREMENTS OF THIS SECTION SHALL SUPPLY OUTDOOR AIR FROM INTAKE OPENINGS IN ACCORDANCE WITH IMC SECTIONS 401.4 AND 401.5. WHEN DESIGNED FOR INTERMITTENT OFF OPERATION, SUPPLY SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE.

M182.4.1.4 BALANCED WHOLE HOUSE VENTILATION SYSTEM A BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE.

M182.4.1.5 WHOLE-HOUSE VENTILATION INTEGRATED SUPPLY SYSTEMS USING SPACE HEATING AND OR COOLING AIR HANDLER FANS FOR OUTDOOR AIR SUPPLY DISTRIBUTION ARE NOT PERMITTED.

M182.4.1.6 TESTING WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M182.4.3 AND M182.4.4. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FANS INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS WHERE REQUIRED BY THE BUILDING OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M182.4.1.7. (M182.4.1.6 TESTING)

M182.4.1.7 CERTIFICATE A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE MECHANICAL CONTRACTOR, TEST AND BALANCE CONTRACTOR OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING.

M182.4.2 SYSTEM CONTROLS THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:

1. THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM WITH READY ACCESS BY THE

2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATION THEIR FUNCTION. RECOMMENDED CONTROL

PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.

3. WHOLE HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE

M182.4.3 MECHANICAL VENTILATION RATE THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M182.4.3(1) OR EQUATION 15-1.

M182.4.3.1 VENTILATION QUALITY ADJUSTMENT THE MINIMUM WHOLE HOUSE VENTILATION RATE FROM SECTION M182.4.3 SHALL BE ADJUSTED BY THE SYSTEM COEFFICIENT IN TABLE M182.4.3(2).

M182.4.3.2 INTERMITTENT OFF OPERATION WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH ADVANCED CONTROLS THAT ARE CONFIGURED TO OPERATE THE SYSTEM WITH INTERMITTENT OFF OPERATION SHALL OPERATE FOR AT LEAST TWO HOURS IN EACH FOUR-HOUR SEGMENT.

M182.4.4 LOCAL EXHAUST BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE M182.4.4(1). FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS. AN 'ON/OFF' SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.

M182.4.4.2 LOCAL EXHAUST FANS EXHAUST FANS MEET THE FOLLOWING CRITERIA:

1. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE.

TABLE M182.4.3(1) WHOLE-HOUSE VENTILATION AIRFLOW RATE

DUELLING UNIT FLOOR AREA (SQ. FT.)

NUMBER OF BEDROOMS

0-1 2 3 4 5 OR MORE

AIRFLOW IN CFM

< 500 30 30 35 45 50

501-1,000 30 35 40 50 55

1,001-1,500 30 40 45 55 60

1,501-2,000 35 45 50 60 65

2,001-2,500 40 50 55 65 70

2,501-3,000 45 55 60 70 75

3,001-3,500 50 60 65 75 80

3,501-4,000 55 65 70 80 85

4,001-4,500 60 70 75 85 90

4,501-5,000 65 75 80 90 95

TABLE M182.4.3(2) INTERMITTENT OFF WHOLE-HOUSE-MECHANICAL VENTILATION RATE FACTORS

RUN-TIME % IN EACH 4-HOUR SEGMENT

50% 66% 75% 100%

FACTOR 2 15 13 10

TABLE M182.4.3(2) SYSTEM COEFFICIENT

SYSTEM TYPE DISTRIBUTED NOT DISTRIBUTED

BALANCED 10 125

NOT BALANCED 125 15

The energy credits shown here do not match the credits selected on the WSEC worksheet. Please revise the documents to match. Verify related energy items on the plans match the requirements of the selected options.

2021 ENERGY CODE COMPLIANCE AND OPTIONS

• MECHANICAL SYSTEM PIPING IS REQUIRED TO BE INSULATED TO A MINIMUM OF R-6. R403.4

• HOT WATER PIPES ARE REQUIRED TO BE INSULATED TO A MINIMUM OF R-3. R403.5

• MECHANICAL DUCTS ARE REQUIRED TO BE SEAL TESTED IN ACCORDANCE WITH 403.3.3.

• TESTING TO COMPLY WITH W8U R5-33

• (U-FACTOR 0.05 PER APPENDIX A COMMERCIAL ENERGY CODE)

SELECTED OPTIONS:
2021 WSEC: 0.0 ENERGY CREDITS REQUIRED PER TABLE 406.2
4c-12-21-3.6-5.6 = 8 ENERGY CREDITS

FUEL NORMALIZATION CREDITS (TABLE R406.2)

12 (1.0 CREDIT)
FOR HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3(2) OR C403.3(3) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 500/530

12 (1.0 CREDIT)
PRESCRIPTIVE COMPLIANCE IS BASED TABLE R402.13 WITH THE FOLLOWING MODIFICATIONS:

VERTICAL PENETRATION U=0.25

FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW SLAB

R-10 PERIMETER AND UNDER ENTIRE SLAB

OR COMPLIANCE BASED ON SECTION R402.15; REDUCE THE TOTAL TARGET UA BY 15%

21 (1.0 CREDIT)
COMPLIANCE IS BASED TABLE R402.4.12;

REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAX. AT 50 PASCALS OR

FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.12; REDUCE THE TESTED AIR LEAKAGE TO 0.25 CFM FT SQUARED MAX AT 50 PASCALS

AND

ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M182.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED, THE MAX. TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.

3.6 (1.0 CREDIT)
A CENTRALLY DUCTED AIR-SOURCE COLD CLIMATE VARIABLE CAPACITY HEAT PUMP (CC VHP) FOUND ON THE NEEP CG VCHP QUALIFIED PRODUCT LIST WITH A MIN. OF 10 HSPF MAY BE USED TO SATISFY THIS REQUIREMENT.

IN AREAS WHERE THE WINTER DESIGN TEMPERATURE AS SPECIFIED IN APPENDIX RC 15.23' F OR BELOW, AN AIR SOURCE CENTRALLY DUCTED HEAT PUMP SHALL BE A COLD CLIMATE VARIABLE CAPACITY HEAT PUMP AS LISTED ON THE NEEP QUALIFIED PRODUCT LIST.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MIN. EQUIPMENT EFFICIENCY.

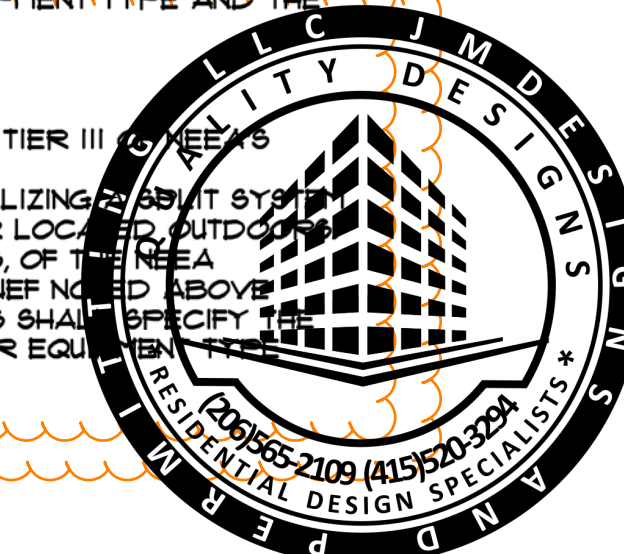
5.6 (2.0 CREDIT)
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:

ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARD FOR TIER III ENERGY ADVANCED WATER HEATING SPECIFICATION.

ELECTRIC HEAT PUMP WATER HEATER WITH A MIN. UEF OF 2.9, AND UTILIZING A HEAT RECOVERY SYSTEM CONFIGURATION WITH THE AIR-TO REFRIGERANT HEAT EXCHANGER LOCATED OUTDOOR.

ELECTRIC HEAT PUMP WATER HEATER WITH A MIN. UEF OF 2.9, AND UTILIZING A STANDARD ADVANCED WATER HEATING SPECIFICATION WITH THE UEF NOTED ABOVE.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MIN. EQUIPMENT EFFICIENCY.



Please reformat the notes so they're not obscured by the graphic.

PRRNSF20251517

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
921 9TH ST SW
PUYALLUP WA 98371

DRAWINGS PROVIDED BY:
JMD DESIGNS AND PERMITTING LLC
JMDDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:

08/14/25

SCALE:
1/4"=1'

SHEET:

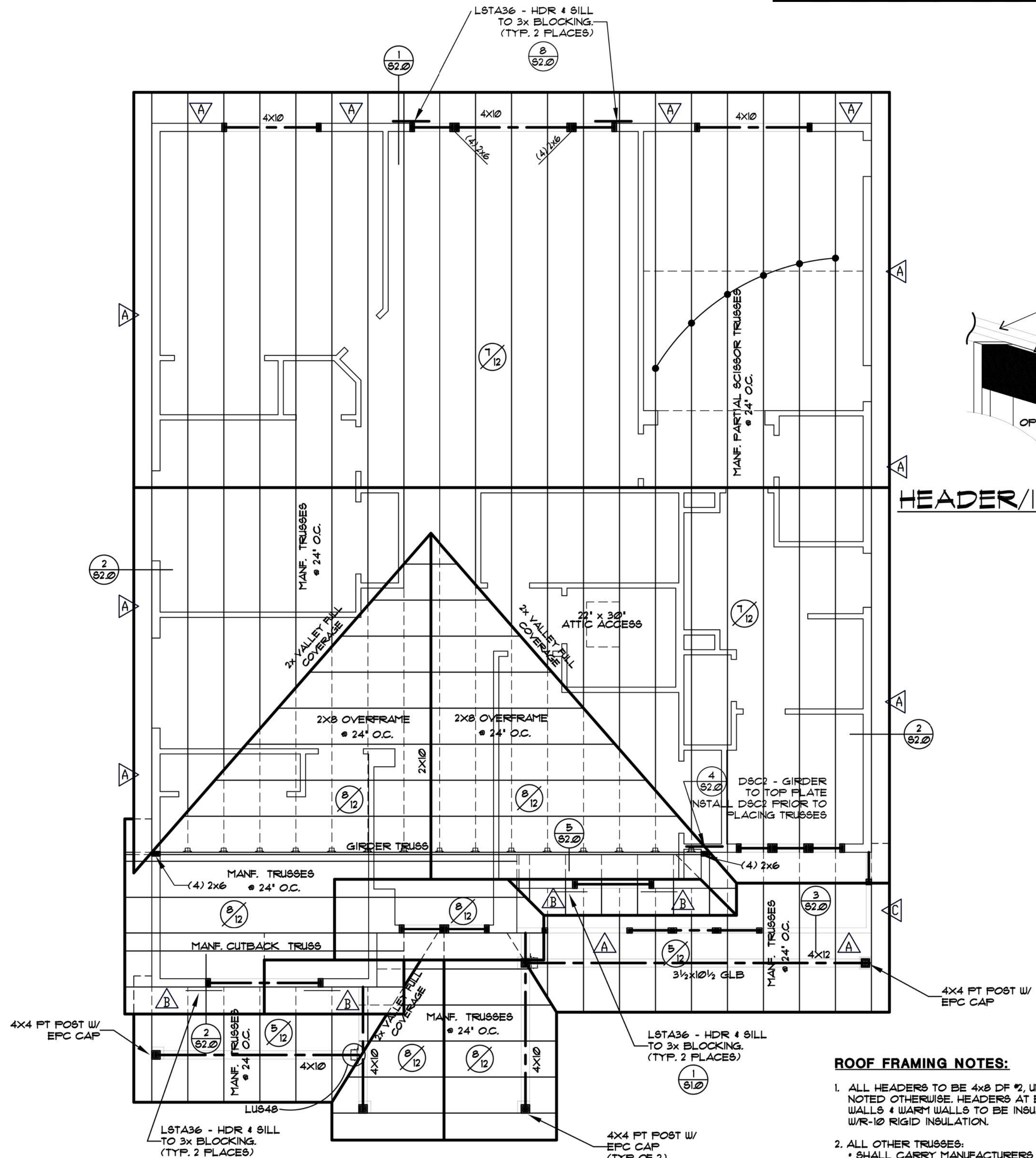
A17

ROOF FRAMING PLAN

HOUT NEW RESIDENCE

PRRNSF20251517

Number	Date	Description



ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF OVERFRAME NOTES:
IRC SEC R802.3

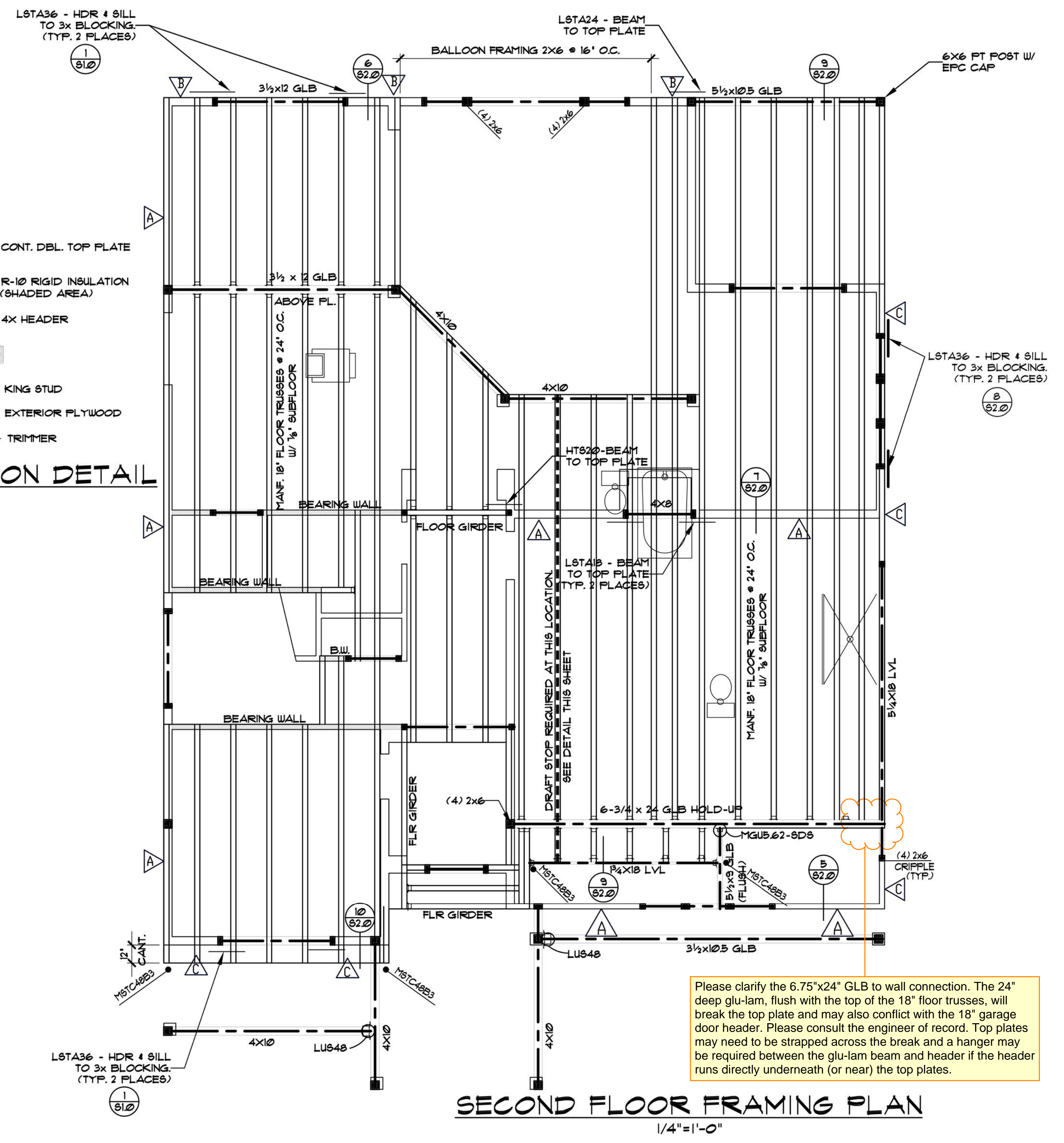
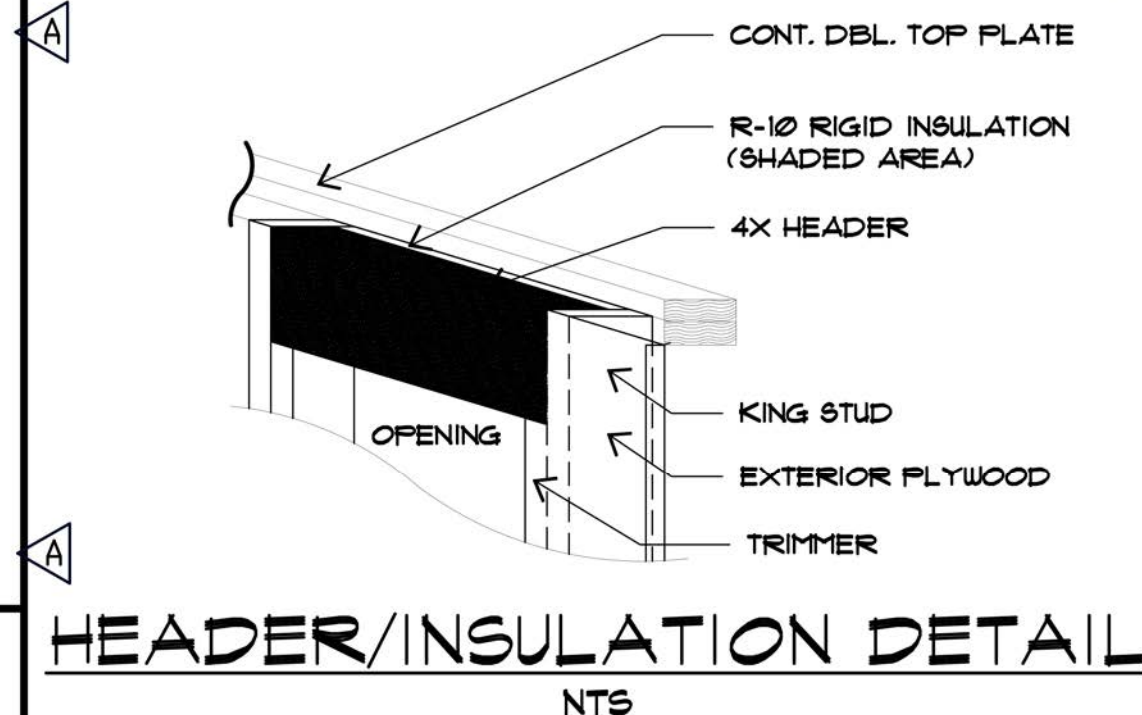
1. RAFTERS SHALL BE FRAMED TO 2x RIDGE BOARD PER PLAN. RIDGE BOARD SHALL NOT BE LESS IN DEPTH THAN THE CUT END OF THE RAFTER AT ALL VALLEYS AND HIPS THERE SHALL BE A 2x VALLEY OR HIP RAFTER AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER (FULL COVERAGE AT RIDGE, HIPS AND VALLEYS).

NOTE - FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.

- STUD NOTCHING AND BORING**
- BEARING OR EXTERIOR WALL NOTCH 25% BORING 40%.
 - 60% BORING IF DOUBLED & LESS OR EQUAL SUCCESSIVE STUDS.
 - NON-BEARING MAXIMUM NOTCH 40% BORING 60%.
 - HOLES NO CLOSER THAN 5/8 INCH TO FACE OF STUD.

ROOF FRAMING NOTES:

1. ALL HEADERS TO BE 4x8 @ 2', UNLESS NOTED OTHERWISE. HEADERS AT EXTERIOR WALLS & WARY WALLS TO BE INSULATED W/ R-10 RIGID INSULATION.
 2. ALL OTHER TRUSSES:
 - SHALL CARRY MANUFACTURER'S STAMP.
 - SHALL HAVE DESIGN DETAILS & SPECIFICATIONS ON SITE FOR FRAME INSPECTION.
 - SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S SPECIFICATIONS PER IRC SEC. 502.112 AND 502.103 AS WELL AS THE TRUSS INSTITUTE'S BUILDING COMPONENT SAFETY INFORMATION.
 3. NO TRUSS SHALL BE FIELD-MODIFIED WITHOUT PRIOR CONSENT OF THE TRUSS ENGINEER AND THE BUILDING DEPARTMENT.
 4. PROVIDE ATTIC ACCESS AT A MINIMUM OF 22'x30' PER IRC SEC. R802.11. ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
 5. PROVIDE ATTIC VENTILATION PER IRC SEC. R806. ALL FRAMING TO COMPLY WITH IRC SEC. R802.2.
 6. REFER TO SHEAR WALL SCHEDULE.
1. STUDS SHALL BE CONTINUOUS FROM THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE (DBL. TOP PLATE OR BEAM/HEADER) PER IRC. R802.3 (TWO STORY/BALLOON FRAME WALLS)
- MANUFACTURED TRUSSES**
- MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTION, FOR THE INSPECTOR'S USE AND REFERENCE



SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

Please clarify the 6.75"x24" GLB to wall connection. The 24" deep glu-lam, flush with the top of the 18" floor trusses, will break the top plate and may also conflict with the 18" garage door header. Please consult the engineer of record. Top plates may need to be strapped across the break and a hanger may be required between the glu-lam beam and header if the header runs directly underneath (or near) the top plates.

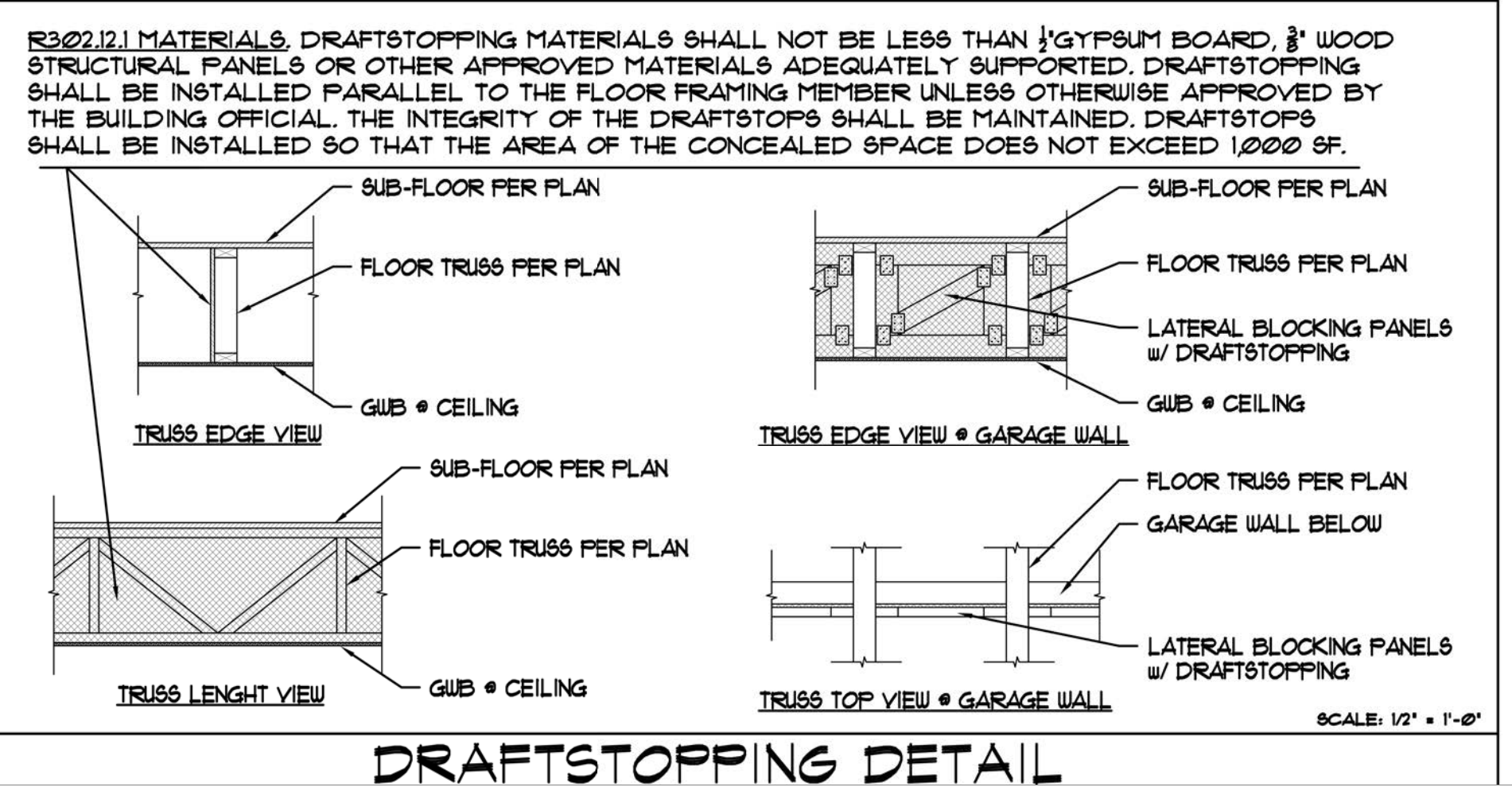
ROOF VENTILATION CALCULATIONS & REQUIREMENTS

AT LEAST 40% & NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.

VENTILATION REQUIRED PER SEC. R802.1 - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

MINIMUM VENT AREA PER SEC. R802.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/100 OF THE AREA OF THE VENTED SPACE.

VENT AND INSULATION CLEARANCE PER SEC. R802.3 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.



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DATE:
08/14/25

SCALE:
1/4" = 1'

SHEET:

A18



HOUT NEW RESIDENCE

PROPOSED RENDERS



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PROPOSED RENDERS



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HOUT NEW RESIDENCE

PRRNSF20251517

Revision Table	Description
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Date	

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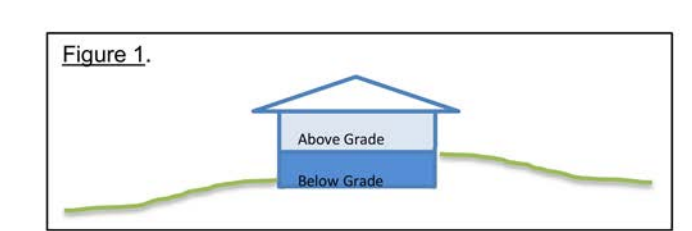


Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information		Contact Information	
HOUT KAING RESIDENCE 921 PTH ST SW SEATTLE WA 98115		JMDESIGNS AND PERMITTING LLC 206-565-2109 415-520-3294	
Heating System Type: <input type="radio"/> All Other Systems <input checked="" type="radio"/> Heat Pump			
To see detailed instructions for each section, place your cursor on the word "Instructions"			
Design Temperature Instructions: Puyallup		Design Temperature: 19 Design Temperature Difference (AT): 51 <small>ΔT = Indoor (70 degrees) - Outdoor Design Temp</small>	
Area of Building Instructions: Conditioned Floor Area (sq ft): 2,673			
Average Ceiling Height Instructions: Average Ceiling Height (ft): 8.5		Conditioned Volume: 22,721	
Glazing and Doors Instructions: U-0.22		U-Factor X Area = UA 0.220 X 386 = 85.01	
Skylights Instructions: U-0.50		U-Factor X Area = UA 0.50 X 0 = 0.00	
Insulation Instructions: R-60		U-Factor X Area = UA 0.024 X 1,251 = 30.02	
Single Rafter or Joist Vaulted Ceilings Instructions: No Vaulted Ceilings in this project.		U-Factor X Area = UA --- X --- = ---	
Above Grade Walls (see Figure 1) Instructions: R-21 Intermediate		U-Factor X Area = UA 0.056 X 3,150 = 176.40	
Floors Instructions: R-38		U-Factor X Area = UA 0.025 X 2,670 = 66.75	
Below Grade Walls and Slabs (see Figure 1) Instructions: Wall & Slab: Select Wall & Slab Insulation Depth: Select nearest slab depth		Wall U-Factor X Area = UA 0 X 0 = 0 Slab F-Factor X Length = UA --- X --- = ---	
Slab on Grade (see Figure 1) Instructions: Select R-Value		F-Factor X Length = UA No selection X --- = ---	
Location of Ducts Instructions: Unconditioned Space		Duct Leakage Coefficient: 1.100	
Sum of UA		358.18	
Envelope Heat Load Sum of UA x ΔT		18,267 Btu / Hour	
Air Leakage Heat Load Volume x 0.6 x ΔT x 0.018		12,514 Btu / Hour	
Building Design Heat Load Air leakage + envelope heat loss		30,782 Btu / Hour	
Building and Duct Heat Load Ducts in unconditioned space: sum of building heat loss x 1.10 Ducts in conditioned space: sum of building heat loss x 1		33,860 Btu / Hour	
Maximum Heat Equipment Output Building and duct heat loss x 1.40 for forced air furnace Building and duct heat loss x 1.25 for heat pump		42,325 Btu / Hour	



Category	Value
Sum of UA	358.18
Envelope Heat Load	18,267 Btu / Hour
Air Leakage Heat Load	12,514 Btu / Hour
Building Design Heat Load	30,782 Btu / Hour
Building and Duct Heat Load	33,860 Btu / Hour
Maximum Heat Equipment Output	42,325 Btu / Hour

(09/01/23)

2021 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective March 15, 2024)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (Energy Equalization Credits) and Table 406.3 (energy credits) to achieve the minimum number of credits from the list below. To claim credits, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: **5.0 credits**
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.
- Medium Dwelling Unit: **8.0 credits**
All dwelling units that are not included in #1, #3 or #4.
- Large Dwelling Unit: **9.0 credits**
Dwelling units exceeding 5000 square feet of conditioned floor area.
- Dwelling units serving Group R-2 occupancies: **6.5 credits**
Section R401.1 and Residential Building Section R202 for Group R-2.
- Additions 150 square feet to 500 square feet: **2.0 credits**

The drawings included with the building permit application shall identify which options have been selected and the point value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project

Before selecting your credits on this Summary table, review the option descriptions in Table R406.3 (Single Family).

System Type	Description of Primary Heating Source	Credits - select ONE system type
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	0
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5)(b) found in the 2021 WSEC-COMMERCIAL ENERGY CODE	1.5
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5
4	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2.0

a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
c. Additional points for the HVAC system are included in Table R406.3.

Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024) 2

2021 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective March 15, 2024)

Permit# _____
Address or Lot & Block _____
HOUT KAING RESIDENCE
921 9TH ST SW
City: PUYALLUP Zip: 98371

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditioned floor area of the structure, the number of required additional credits must be selected by the permit applicant.

Provide all information from the following tables in building permit drawings: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits.

Authorized Representative: _____ Date: 08/14/25

All Climate Zones Table 402.1.3	and Table R402.1.2
Fenestration U-Factor ^{b,1}	R-Value ^a U-Factor ^a
Skylight U-Factor ^b	n/a 0.50
Ceiling ^a	60 0.024
Above-Grade Wall U-Factor ^{b,1}	20-5 or 13+10 0.056
Floor U-Factor	30 0.029
Below-Grade Wall U-Factor ^{b,1}	10/15/21 int + STB 0.035
Slab ^d On-Grade F-Factor	10, 4 ft 0.54

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights.
c. "10/15/21 + STB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 + STB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "STB" means R-5 thermal break between floor slab and basement wall.
d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.
h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
j. A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024) 1

2021 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective March 15, 2024)

Options	Energy Credit Option Descriptions	Credits - limited to one energy option from each category ^a	Comments:
1.1	Efficient Building Envelope	0.5	<input type="checkbox"/>
1.2	Efficient Building Envelope	1.0	<input type="checkbox"/>
1.3	Efficient Building Envelope	1.5	<input type="checkbox"/>
1.4	Efficient Building Envelope	2.5	<input type="checkbox"/>
2.1	Air Leakage Control and Efficient Ventilation	1.0	<input type="checkbox"/>
2.2	Air Leakage Control and Efficient Ventilation	1.5	<input type="checkbox"/>
2.3	Air Leakage Control and Efficient Ventilation	2.0	<input type="checkbox"/>
3.1 ^a	High Efficiency HVAC	1.0	<input type="checkbox"/>
3.2 ^a	High Efficiency HVAC	0.5	<input type="checkbox"/>
3.3 ^{a,d}	High Efficiency HVAC	0.5	<input type="checkbox"/>
3.4 ^{a,d}	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.5 ^a	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.6 ^a	High Efficiency HVAC	1.0	<input type="checkbox"/>
3.7 ^{a,d}	High Efficiency HVAC	2.0	<input type="checkbox"/>
3.8 ^{a,d}	High Efficiency HVAC	1.0	<input type="checkbox"/>
3.9	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.10 ^f	High Efficiency HVAC	2.5	<input type="checkbox"/>
3.11 ^f	High Efficiency HVAC	0.5	<input type="checkbox"/>
4.1	High Efficiency HVAC Distribution System	0.5	<input type="checkbox"/>
5.1	Efficient Water Heating	0.5	<input type="checkbox"/>
5.2	Efficient Water Heating	0.5	<input type="checkbox"/>
5.3	Efficient Water Heating	0.5	<input type="checkbox"/>
5.4	Efficient Water Heating	1.0	<input type="checkbox"/>
5.5	Efficient Water Heating	1.5	<input type="checkbox"/>
5.6	Efficient Water Heating	2.0	<input type="checkbox"/>
5.7	Efficient Water Heating	2.5	<input type="checkbox"/>
5.8	Efficient Water Heating	2.5	<input type="checkbox"/>
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5	<input type="checkbox"/>
7.1	Appliance Package	0.5	<input type="checkbox"/>
Total Credits		8.0	<input type="button" value="Calculate Total"/>

a. An alternative heating source sized at a maximum of 0.5 Watts/ft² (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
b. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 4 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7, with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.

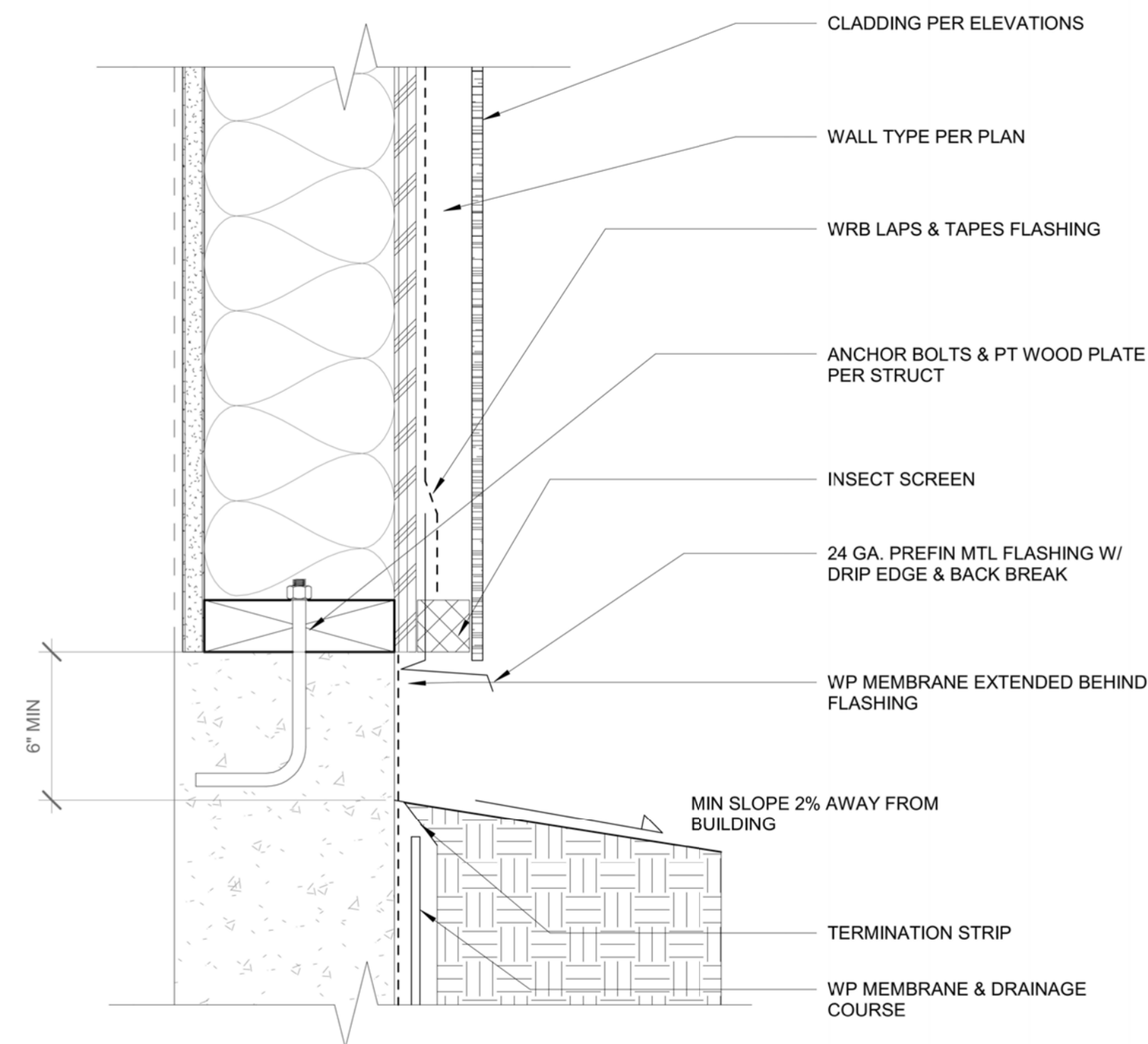
Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024) 3

Please see the comment on sheet A17.

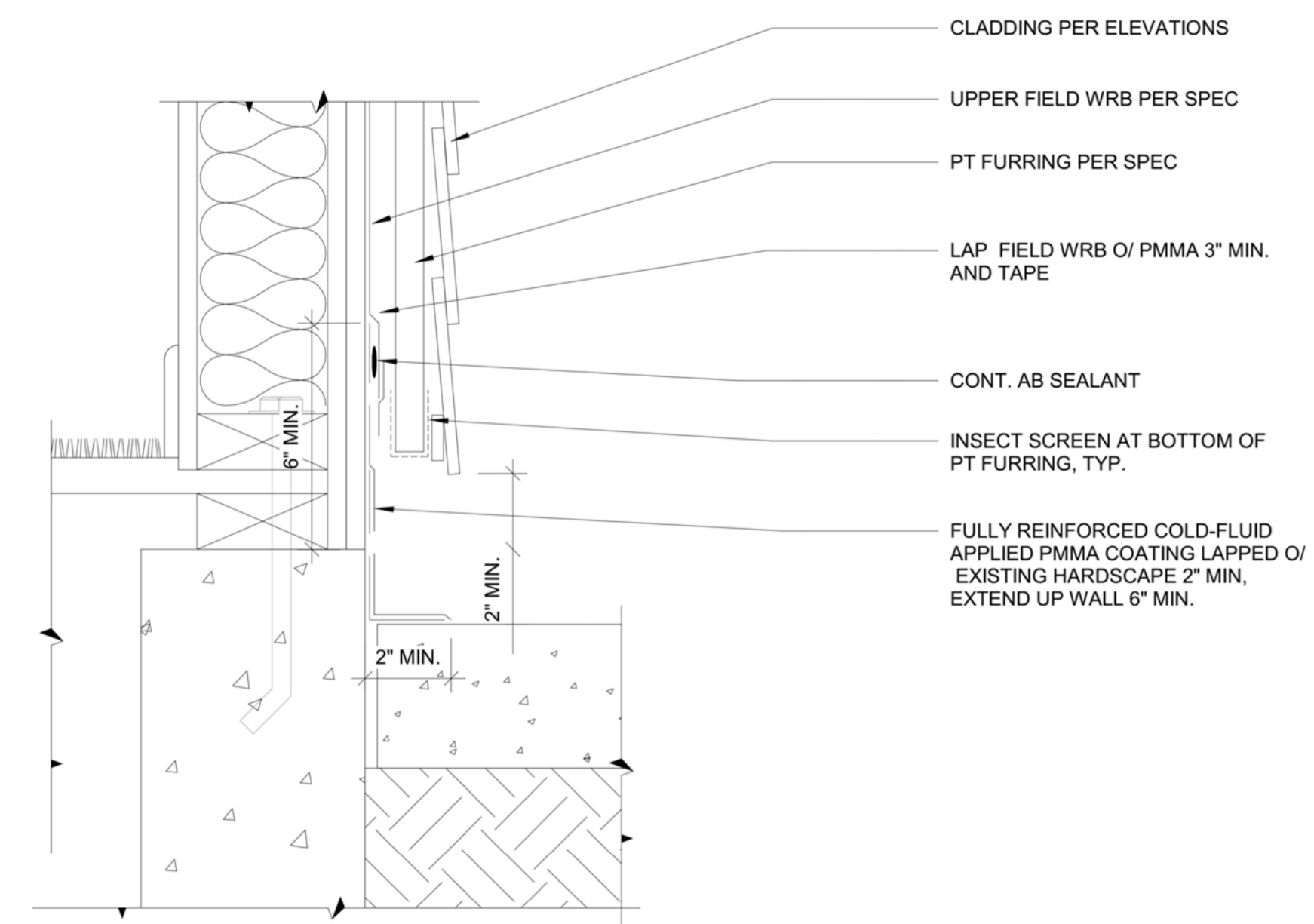
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PRRNSF20251517

Revision Number	Date	Revised By	Description



2 Grade - Typ Sill
3" = 1'-0"



4 Grade - Base of Wall at Paving, Typ
3" = 1'-0"



HOUT NEW RESIDENCE
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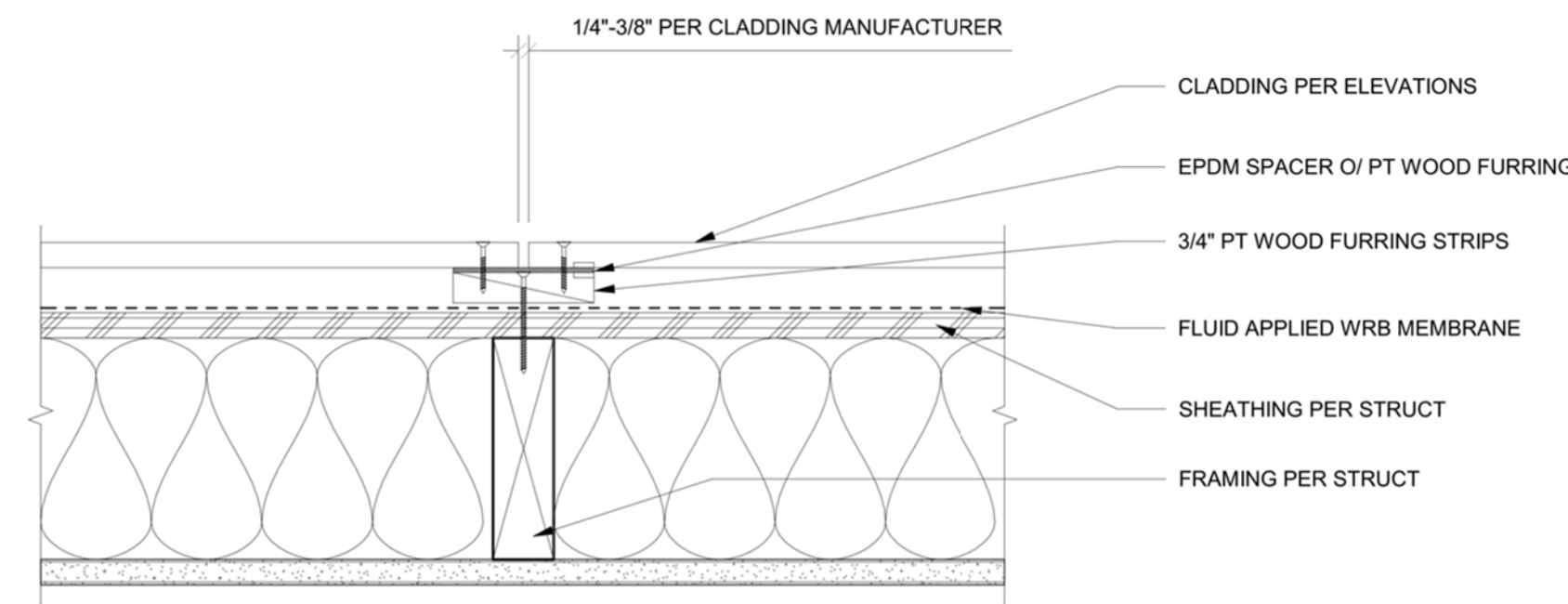
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08/14/25

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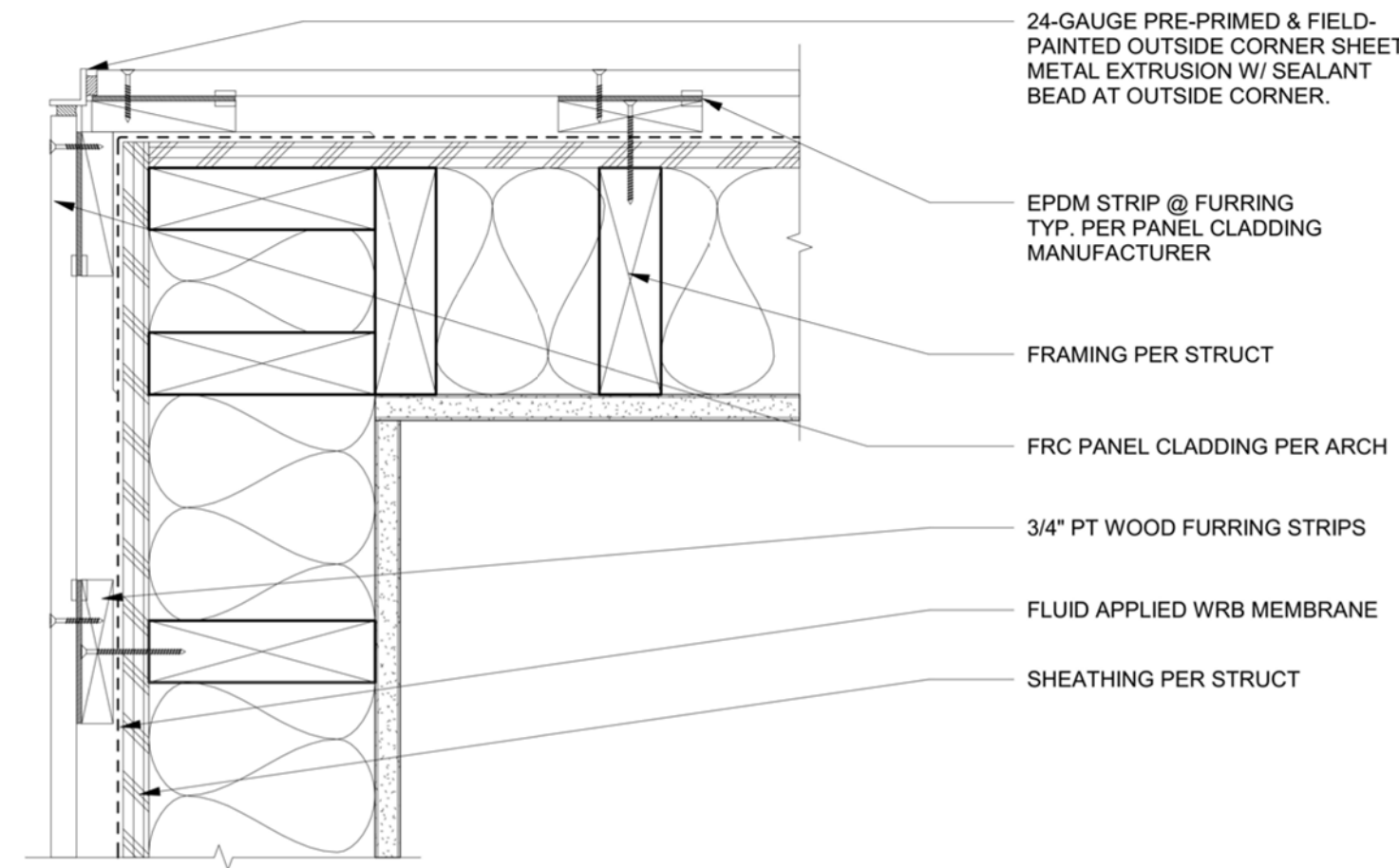
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HOUT NEW RESIDENCE

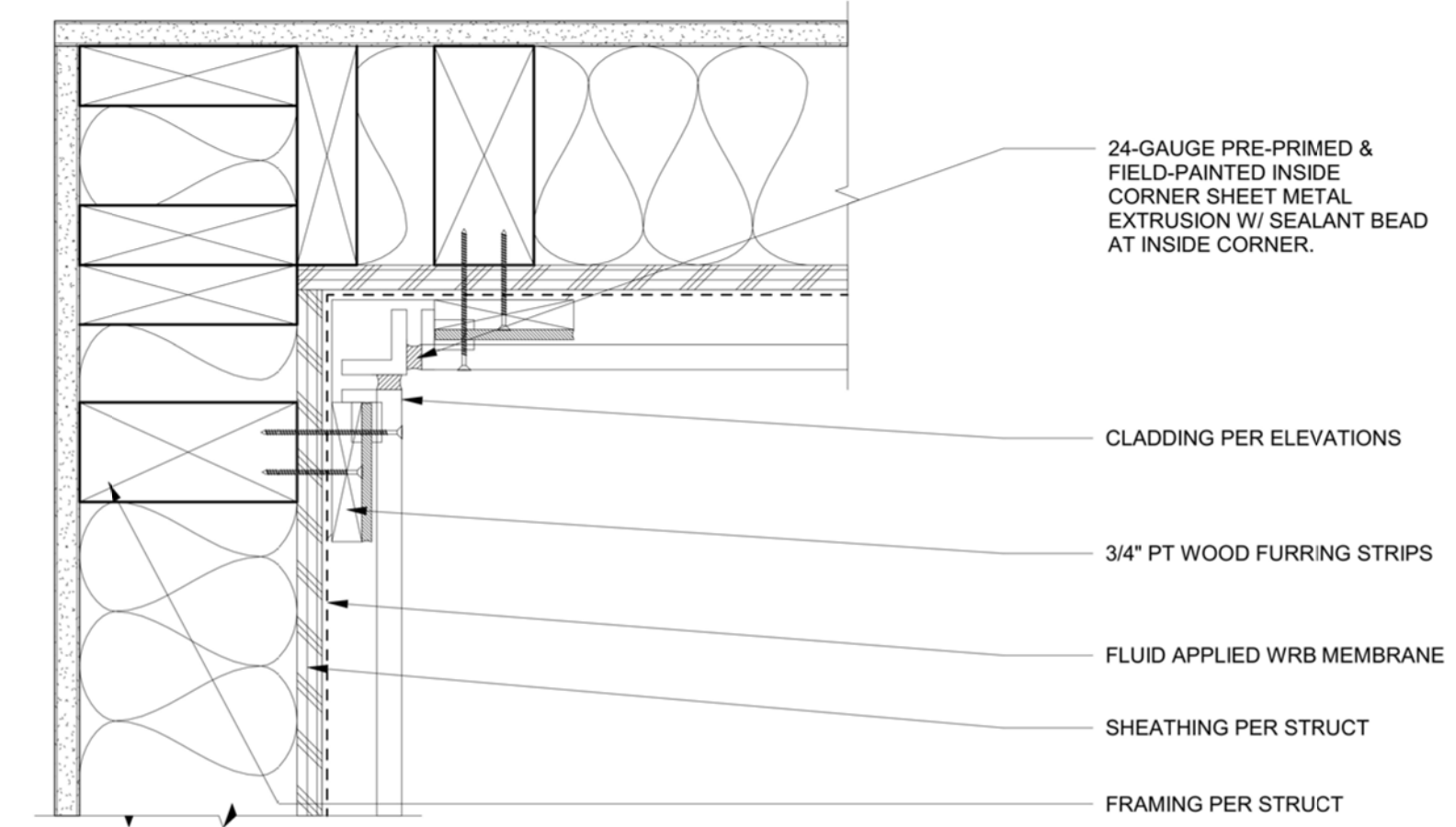
PROPOSED RENDERS



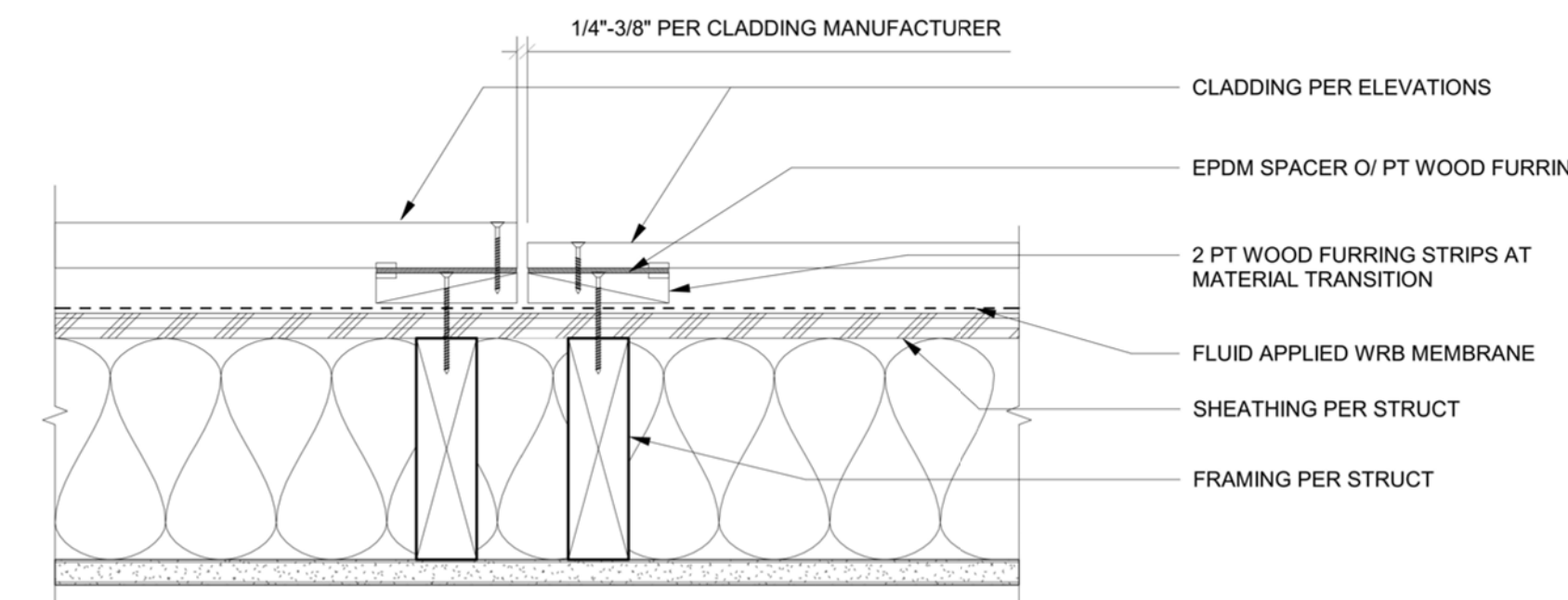
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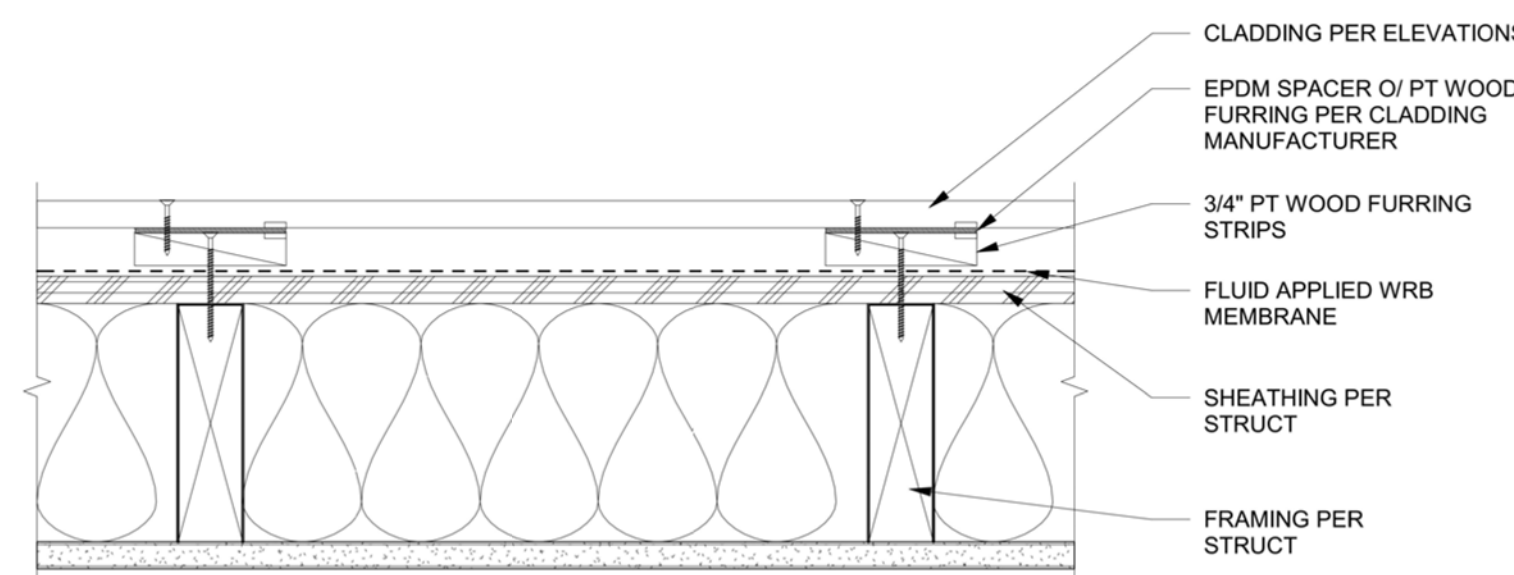
2 Ext Wall - FRC Panel @ Outside Corner
3" = 1'-0"



3 Ext Wall - FRC Panel @ Inside Corner
3" = 1'-0"



4 Ext Wall - FRC Panel Material Transition Vertical Joint
3" = 1'-0"



5 Ext Wall - Wood Panel / FRC Panel Typical Assembly
3" = 1'-0"

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Revision Table	Revised By	Description
Number	Date	

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SCALE:
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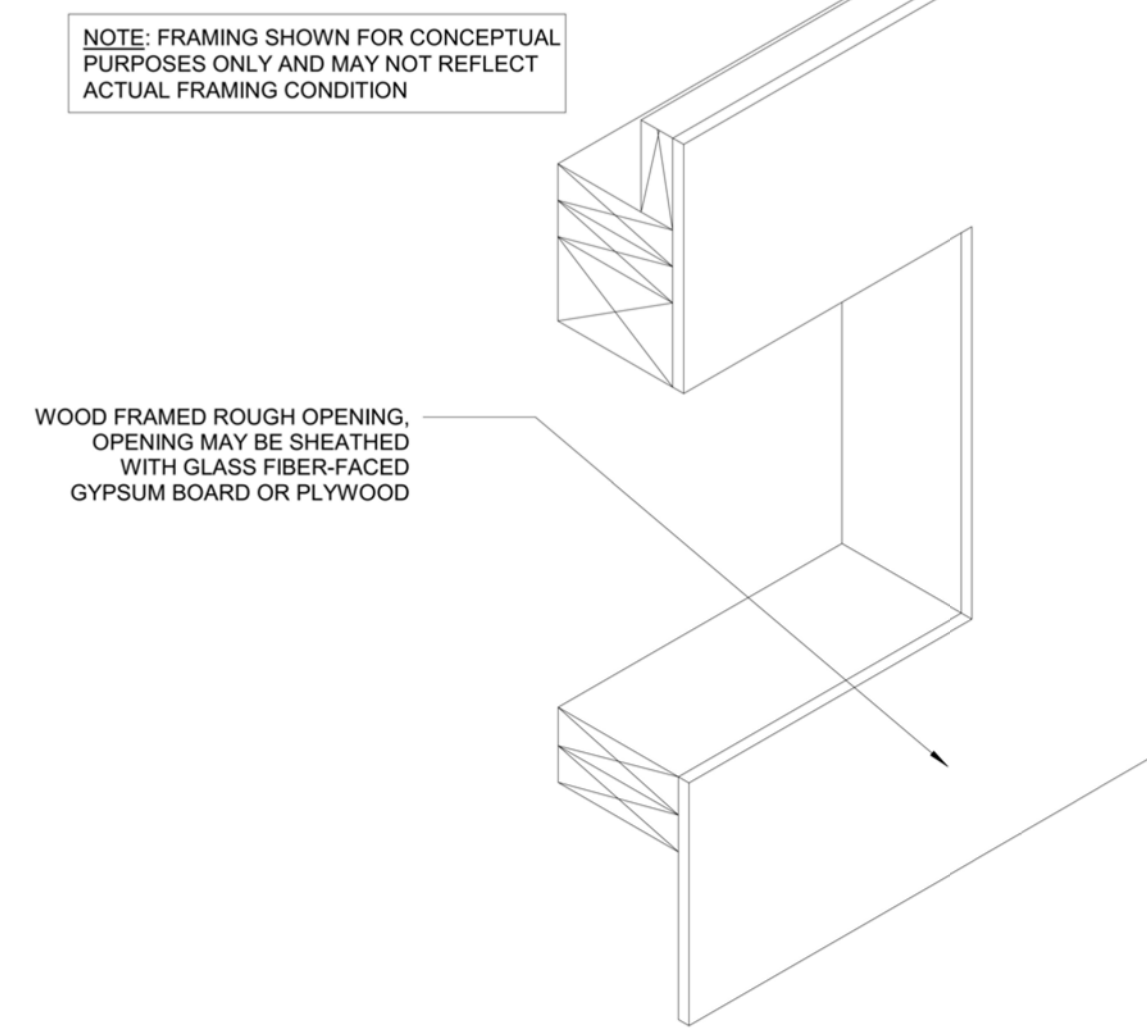
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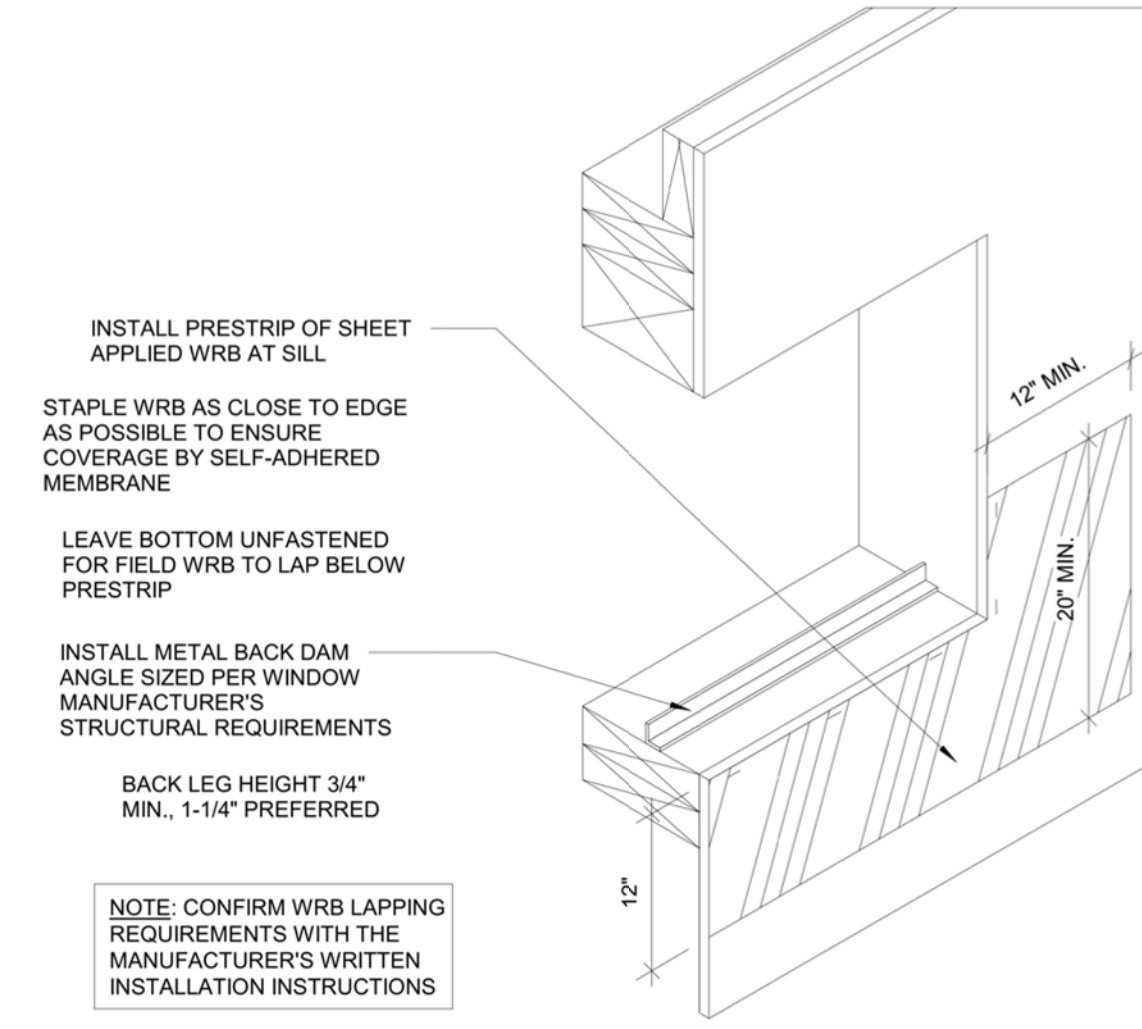


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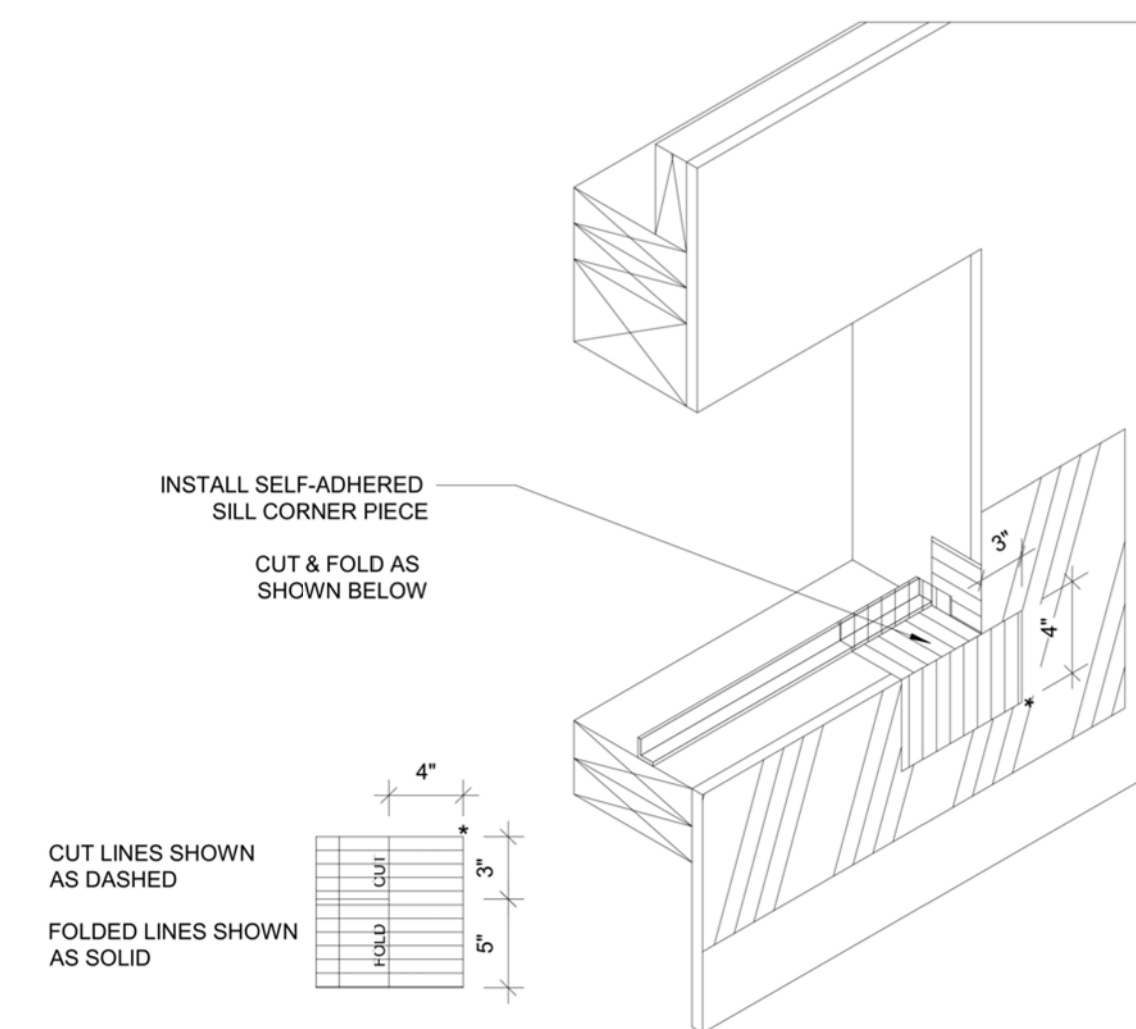
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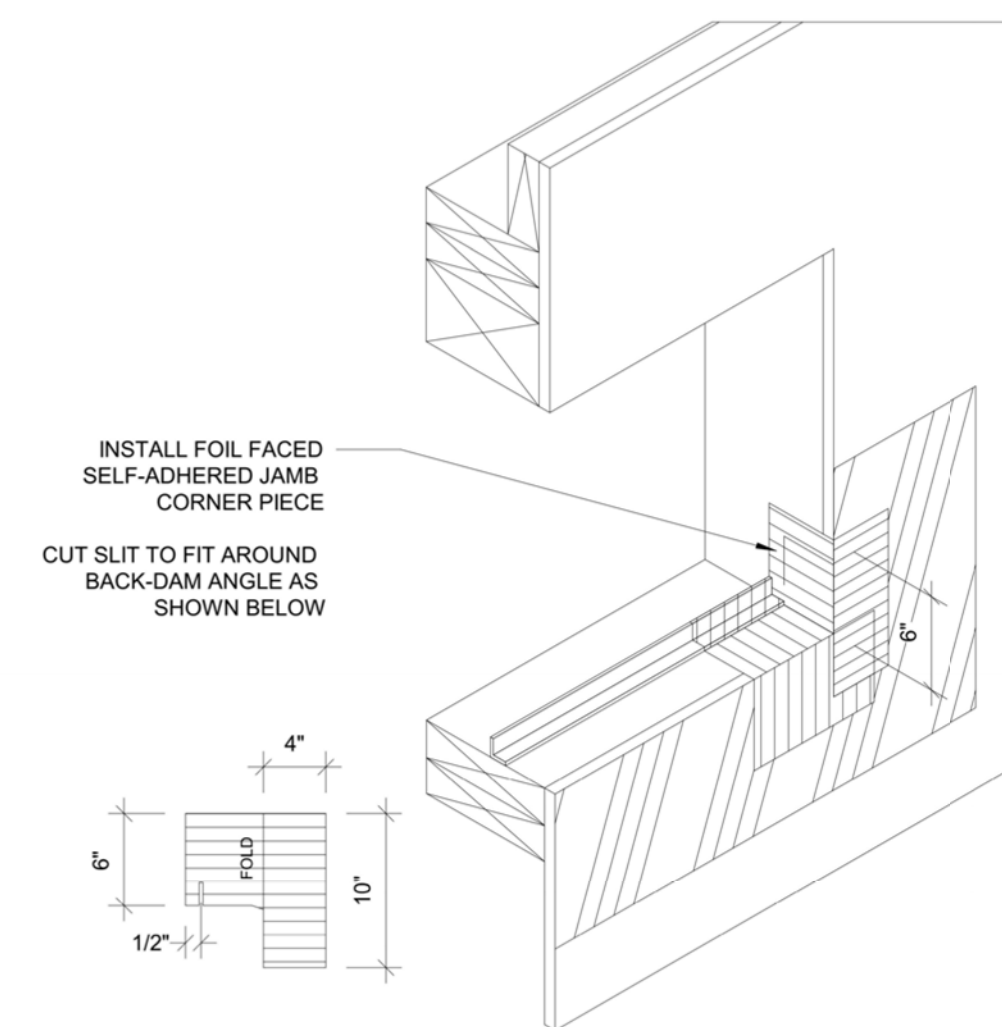
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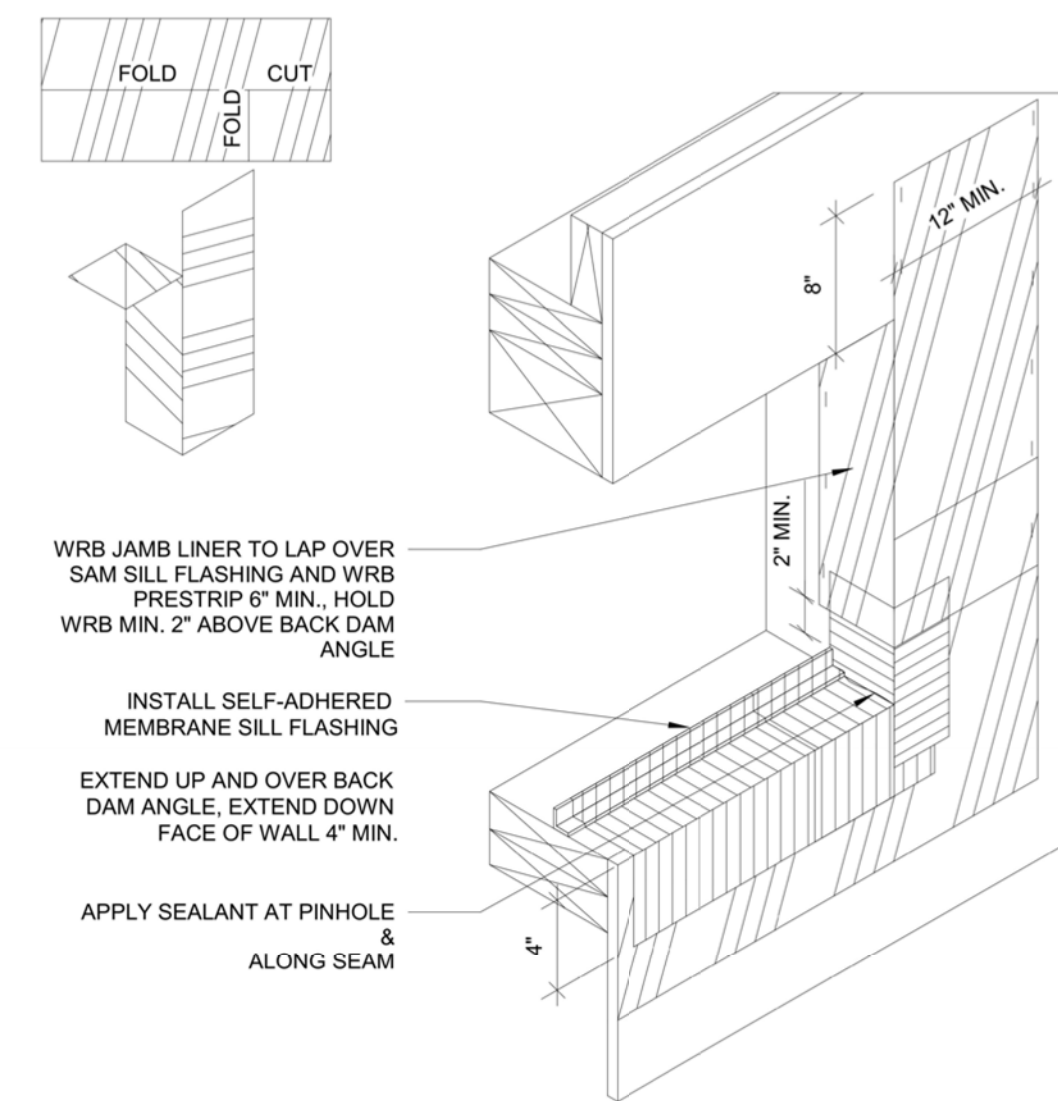
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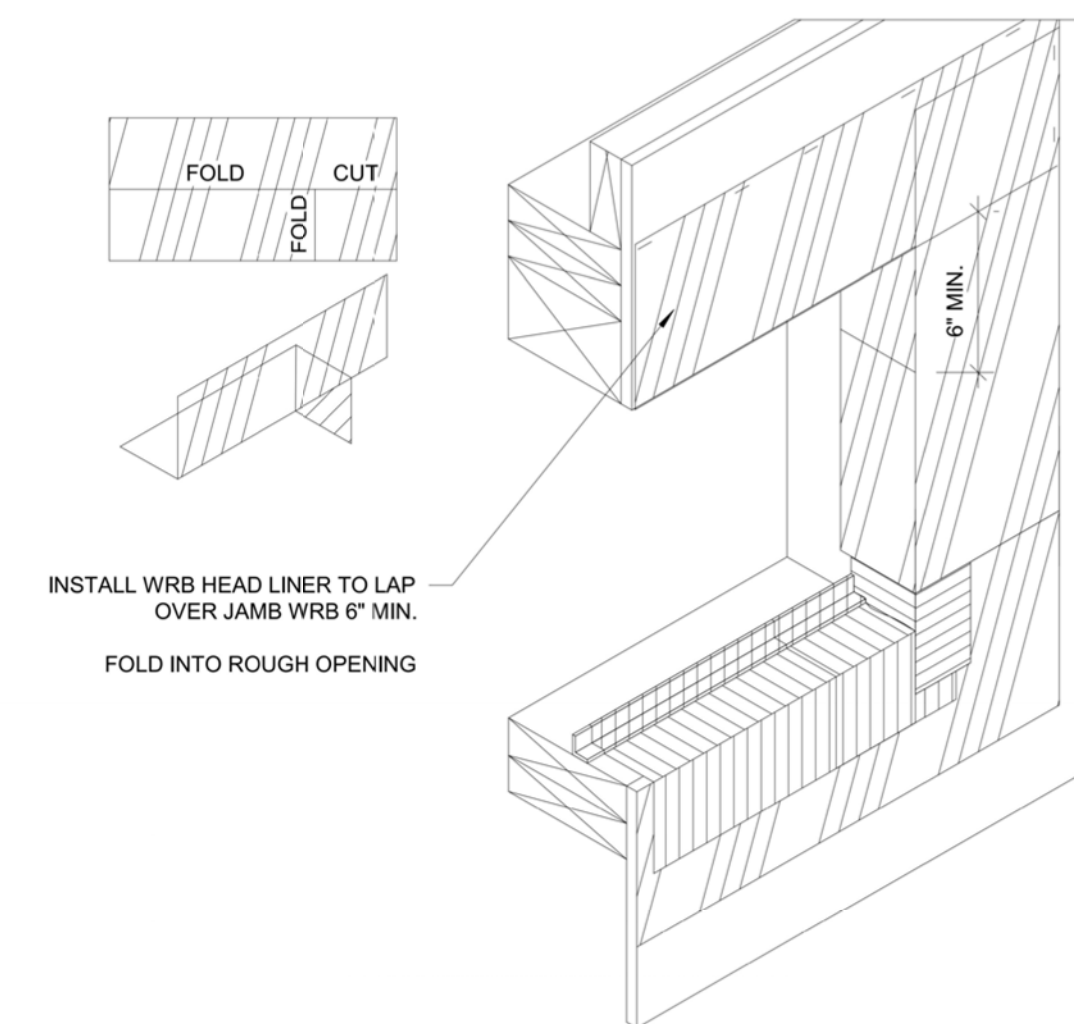
3 Fenestration - Window Sequence Step 3
3" = 1'-0"



4 Fenestration - Window Sequence Step 4
3" = 1'-0"



5 Fenestration - Window Sequence Step 5
3" = 1'-0"



6 Fenestration - Window Sequence Step 6
3" = 1'-0"

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SCALE:
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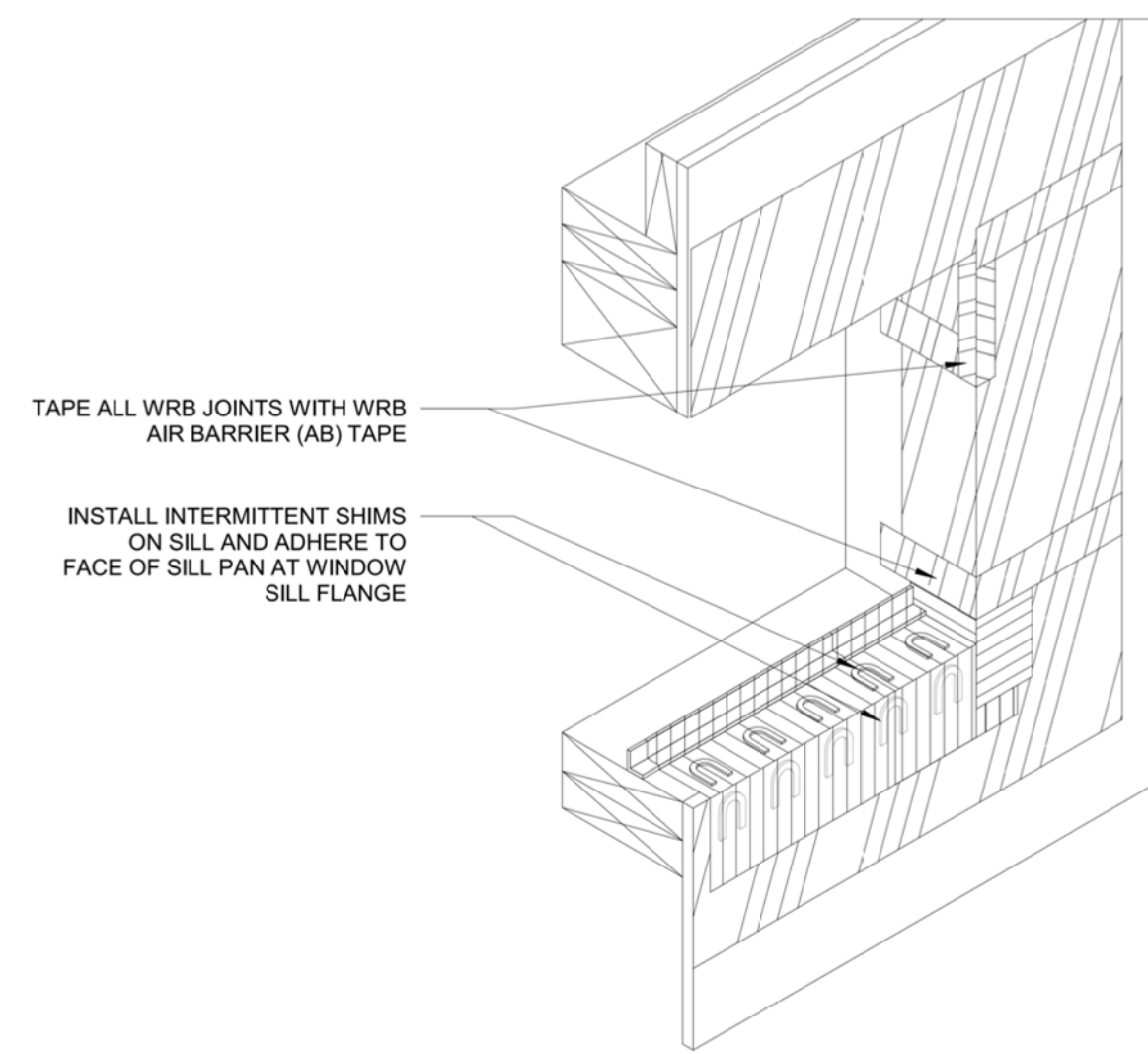
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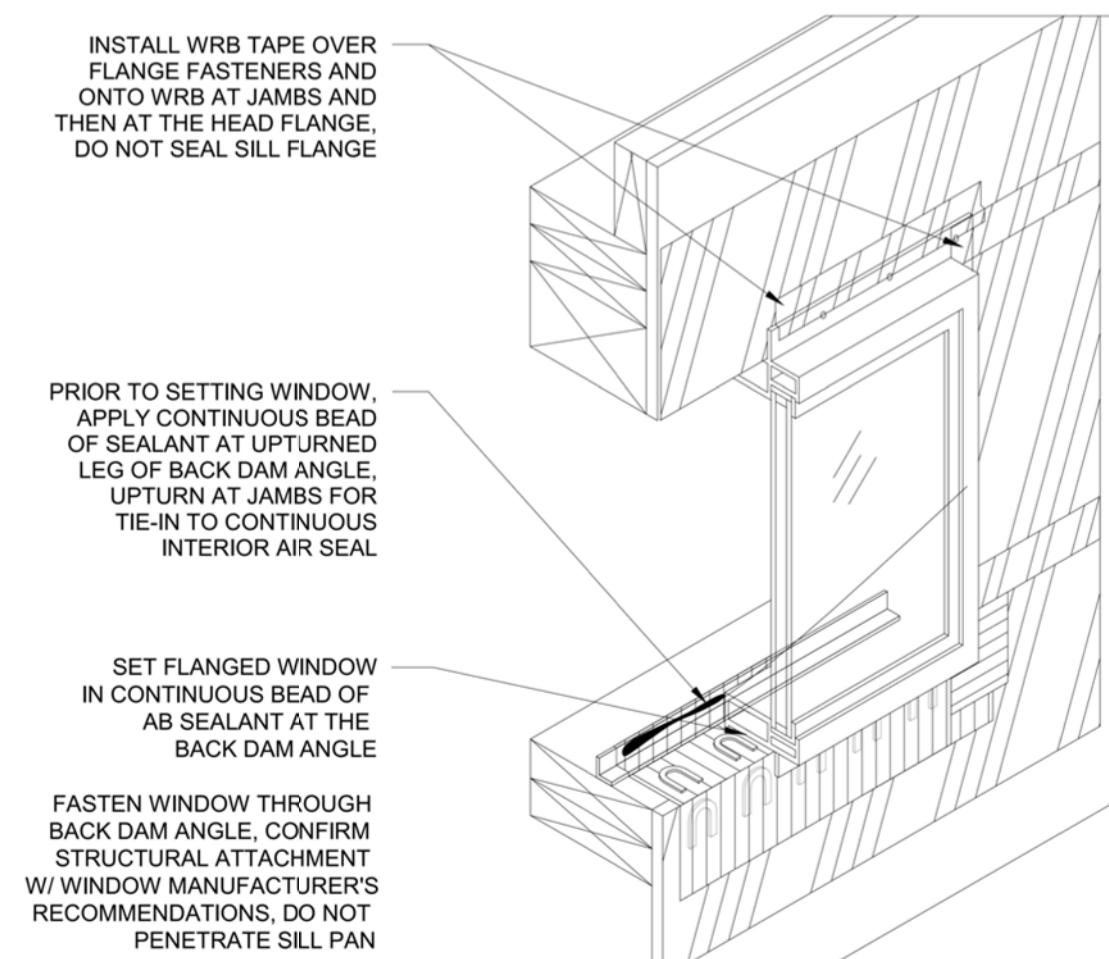
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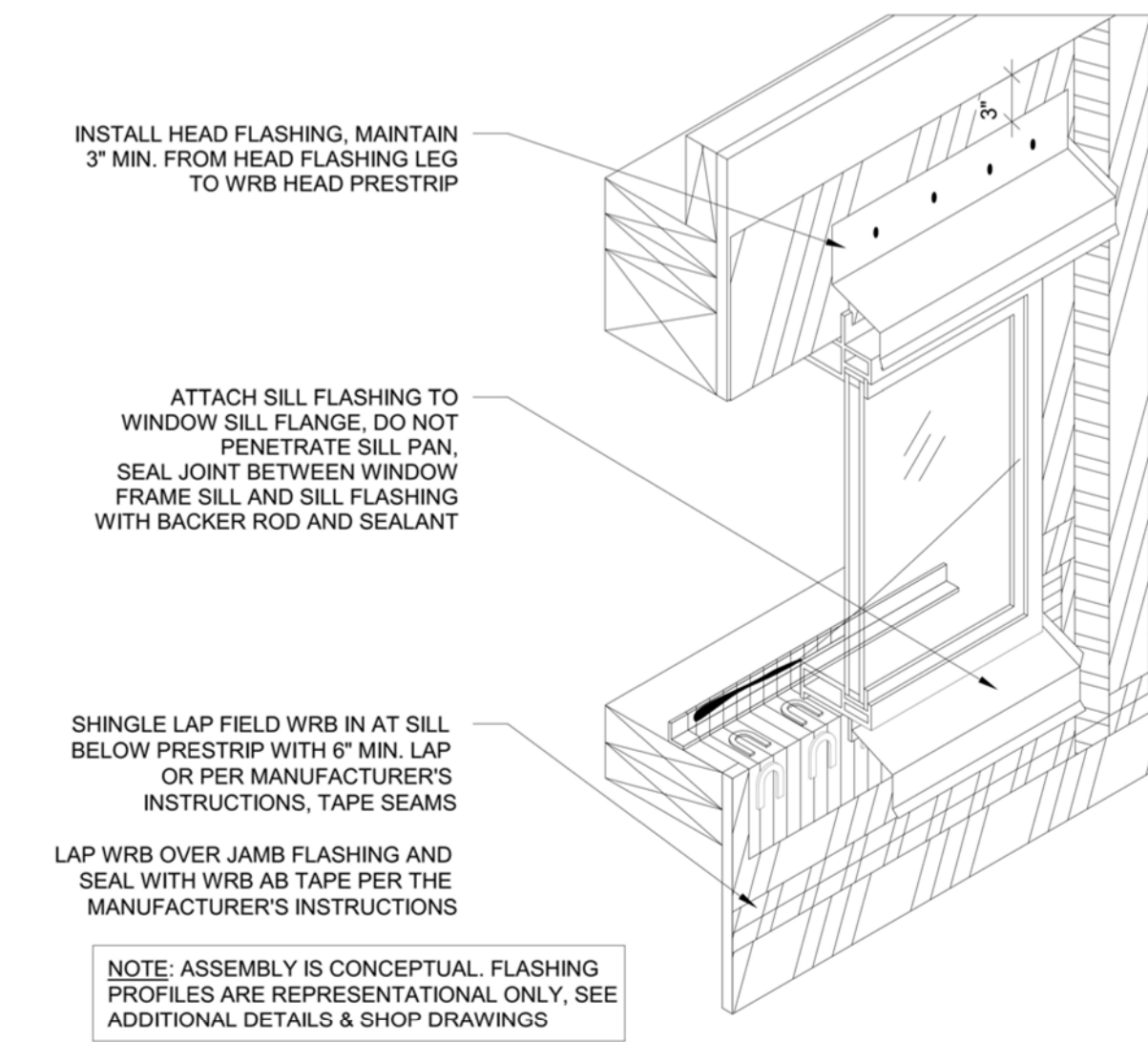
Note: Sequence Continued From Previous Sheet



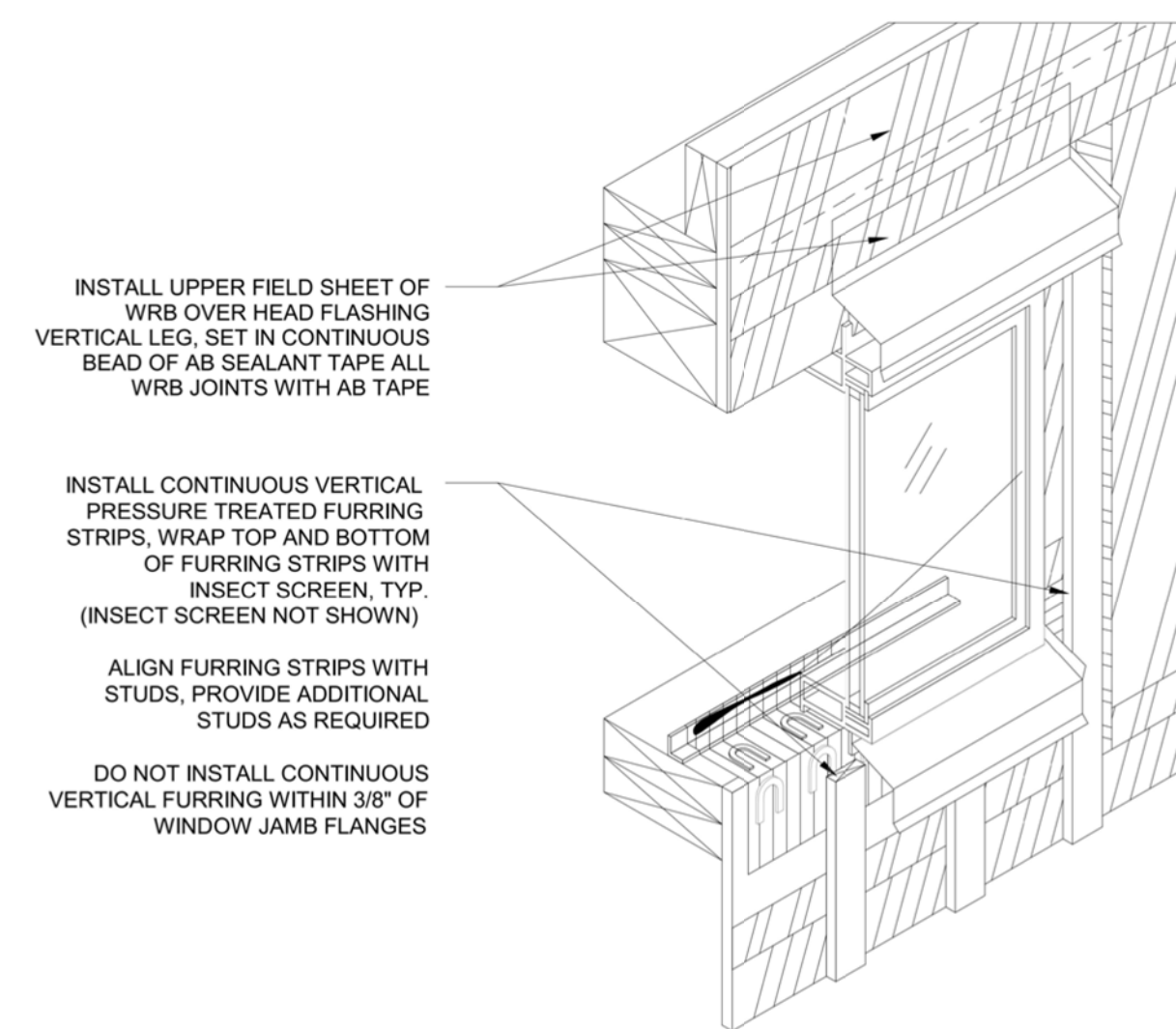
1 Fenestration - Window Sequence Step 7
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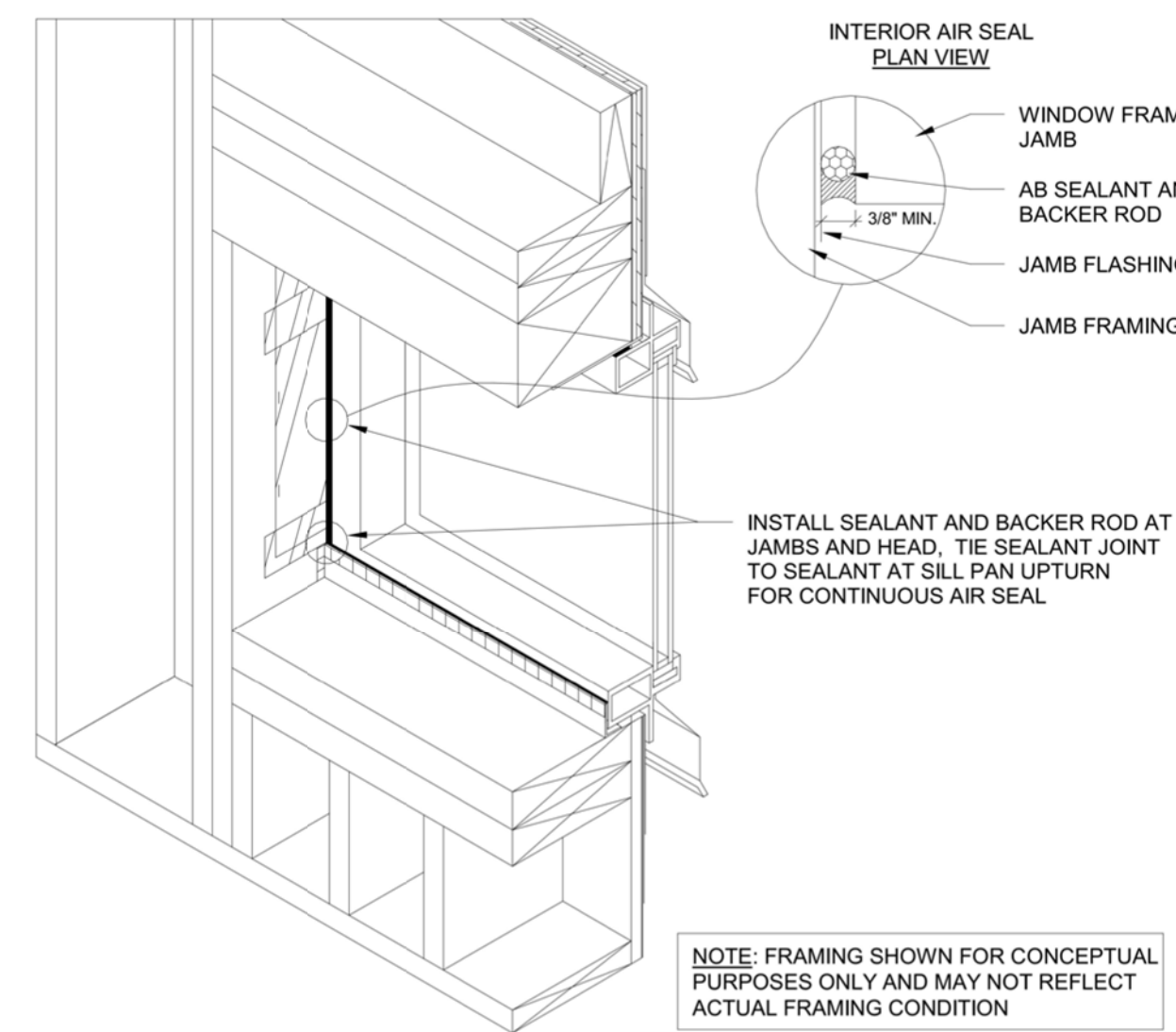
2 Fenestration - Window Sequence Step 8
3" = 1'-0"



3 Fenestration - Window Sequence Step 9
3" = 1'-0"



4 Fenestration - Window Sequence Step 10
3" = 1'-0"



5 Fenestration - Window Sequence Step 11
3" = 1'-0"

Revision Table		Description
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SCALE:
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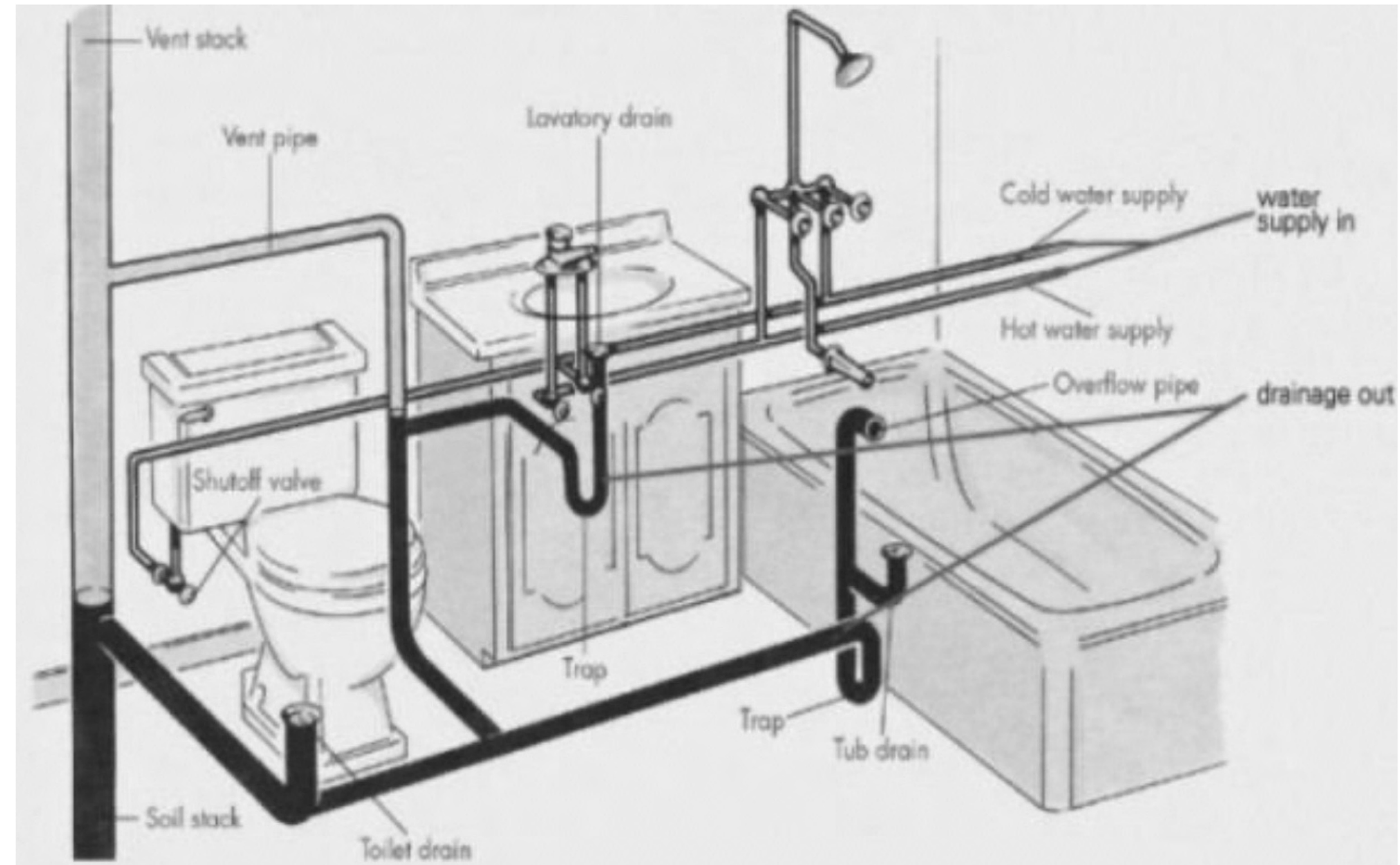
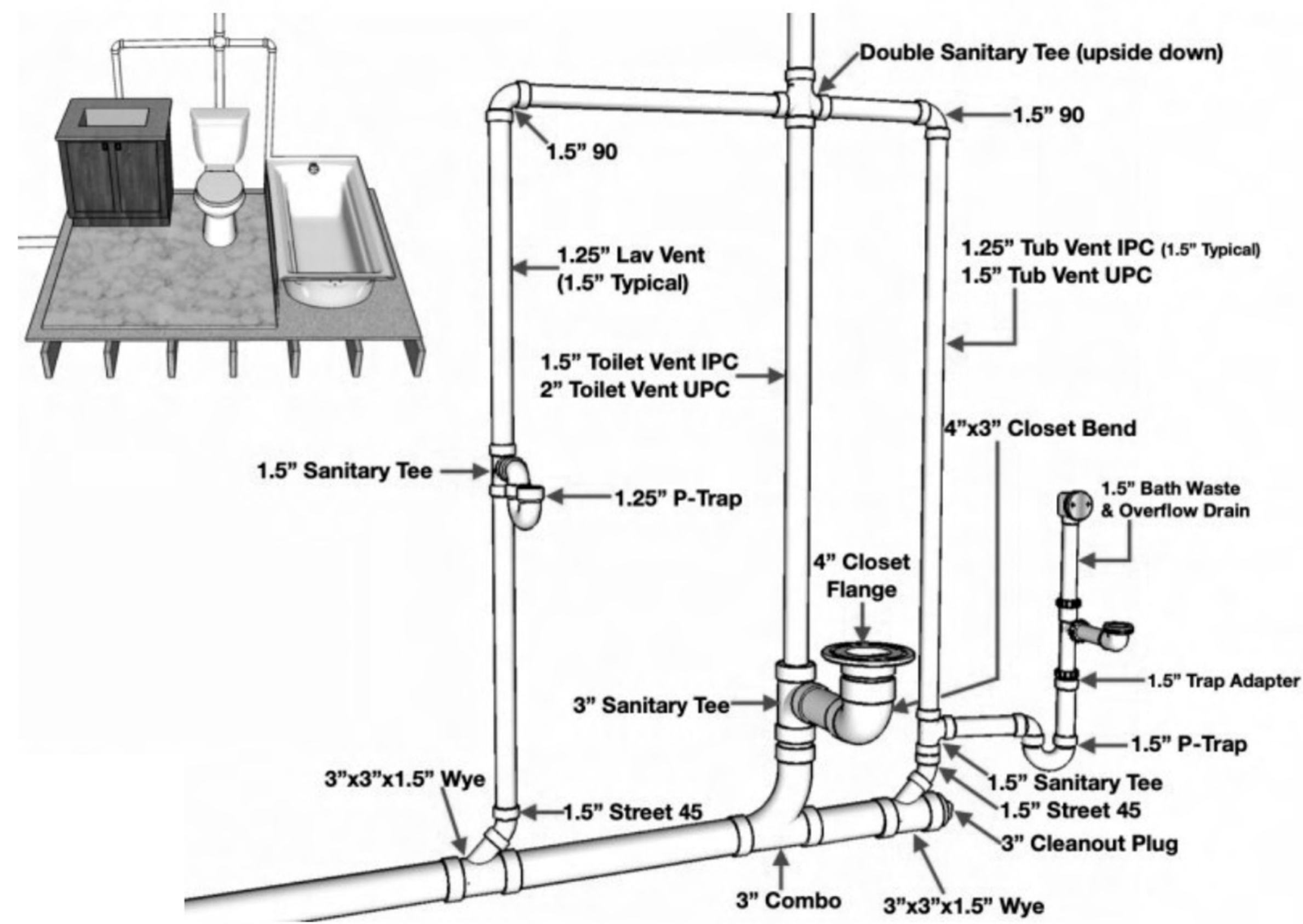
A27



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SHEET:
A28

