DS CUSTOM CONSTRUCTION

HOUT NEW RESIDENCE

SCOPE OF WORK AND PROJECT DESCRIPTION

NEW RESIDENCE

FOR ADDITIONAL ABBREVIATIONS SEE OTHER DESIGN DISCIPLINES

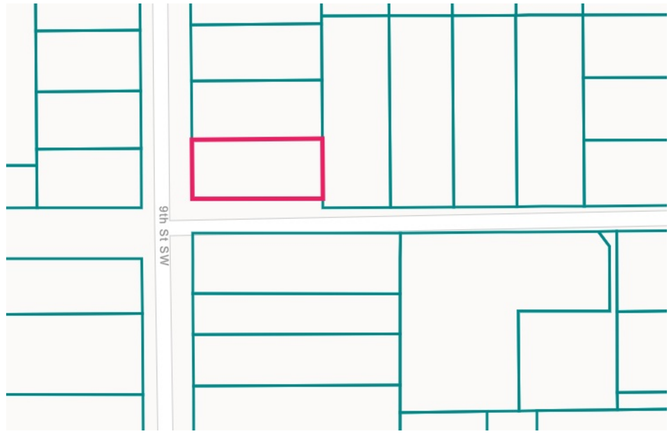
ARCHITECTURAL ABBREVIATIONS

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

Parcel Data Fields

Parcel ID:	5505202702
Owner Name:	HOUT DAVITH & KAING SREYPICH
Parcel Address:	921 9TH ST SW
Parcel Address City:	PUYALLUP
Parcel Address Zip Code:	98371-6725
Parcel Use Code:	9100
Parcel Use Description:	VACANT LAND UNDEVELOPED
Zoning Type:	Residential
Zoning Subtype:	Single Family
Zoning Code Link:	https://www.zoneomics.com/code/puyallup-WA
Zoning Area ID:	16742505
Regrid Calculated Total Address Count:	1
FEMA Flood Zone:	AE
FEMA Flood Zone Raw Data:	[{"zone":"AE","subtype":null,"percent":100}]
FEMA Flood Zone Data Date:	2023-10-17
Census Provided Unified School District:	Puyallup School District
Regrid Calculated Building Count:	0
Placekey:	227@5x4-8xs-rff
USPS Delivery Point Validation:	V
Delivery Point Validation Codes:	YNNNY
Delivery Point Validation Notes:	AABB05
Delivery Point Match Type:	S
CASS Error Codes:	14.7,A1
Residential Delivery Indicator:	Y
USPS Vacancy Indicator:	N
USPS Vacancy Indicator Date:	2025-08-01
Precisely ID:	P0000OE7CEW7
Housing Affordability Index:	58.0
Population Density:	4199.8
Population Growth (CAGR) past 5 years:	1.25
Population Growth (CAGR) next 5 years:	0.95
Housing Units Growth (CAGR) past 5 years:	0.94
Housing Units Growth (CAGR) next 5 years:	0.91
Median Household Income Growth (CAGR) next 5 years:	1.88
Median Household Income (current year):	93493.0
Distance to Transmission line:	0.0
Roughness Rating:	0.0
Highest Parcel Elevation:	10.88
Lowest Parcel Elevation:	10.71
FEMA NRI Risk Rating:	Relatively High
Structure on Parcel:	false
Number of Structures on Parcel:	0
Number of Stories:	0.0
Number of Living Units:	0
Parcel Value Type:	TAXABLE
Improvement Value:	0.0
Land Value:	184100.0
Total Parcel Value:	169300.0
Last Sale Price:	200000.0
Last Sale Date:	2024-01-29
Tax Year:	2023
Mailing Address:	10925 SE 226TH ST
Mailing Address City:	KENT
Mailing Address State:	WA
Mailing Address ZIP Code:	98031-2702
5 Digit Parcel Zip Code:	98371
Primary Address Source:	county,census_places;cass
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
Subdivision:	MAPLEWOOD 2ND
Latitude:	47.183279
Longitude:	-122.304943
Census 2020 Tract:	53053073404
Census 2020 Block:	530530734044024
Census 2020 Blockgroup:	530530734044
Census Zip Code Tabulation Area:	98371
County-Provided Acres:	0.2493
County-Provided Parcel Square Feet:	10860.0
PLSS Township:	020N
PLSS Section:	Section 33
PLSS Range:	004E
Taxparcel Type:	Base Parcel
Taxparcel Level:	0
Taxparcel Multi Part Count:	1
Sub Type Code:	0
Tax Area Code:	096
Rtsqq:	04203321
Account Type:	REAL
Category:	Land and Improvements
Appraisal Account Type:	Residential
Value Area:	PI6
Land Economic Area:	090601
Land Net Acres:	0.2493
Land Net Square Feet:	10860.0
Land Gross Front Feet:	0.0
Land Width:	0.0
Land Depth:	0.0
Submerged Area Square Feet:	0.0
Appraisal Date:	2019-05-07
Utility Electric:	POWER AVAILABLE
Utility Sewer:	SEWER/SEPTIC AVAIL
Utility Water:	WATER AVAILABLE
Street Type:	PAVED
Prior Tax Year:	2022
Prior Tax Code Area:	096
Prior Land Value:	162400.0
Prior Improvement Value:	0.0
Prior Total Market Value:	162400.0
Prior Taxable Value:	162400.0
Current Tax Code Area:	096
Current Taxable Value:	184100.0
Regrid UUID:	fed1cdda-67af-4cc7-8ef0-6b4c151e8517
Calculated Acres:	0.25019
Calculated Parcel Sq Ft:	10898
Federal Qualified Opportunity Zone:	No

VICINITY MAP



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.

City of Puyallup Building REVIEWED FOR COMPLIANCE
BSnowden
05/26/2026
3:39:59 PM

The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.

Full sized legible color plans are required to be provided by the permitee on site for inspection.

Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

Flood Hazard Area:
Upon placement of the lowest floor and before further vertical construction, the applicant must submit sealed elevation documentation for the lowest floor in accordance with R322, and again prior to final inspection per R109.1.3 and R322.1.10.

BUILDING CODES:

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

JMDESIGNS AND PERMITTING LLC
QUALITY DESIGNS
RESIDENTIAL DESIGN SPECIALISTS
(206)565-2109 (415)520-3294

PRRNSF20251517

Revision Table

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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

DATE:
04/15/26

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 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 OTHER WISE 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 & MISC. 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 or 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)CS16 x 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 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 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 IBC706.2 AND IBC06.11 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/ 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 GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11. SOLID BLOCKING REQ'D 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 GIRDERS TO POSTS PER IRC 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 B/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 R403.1.1. R402.3.1 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 U XA = 4.2 TOTAL AREA 25 FT2 TOTAL U XA = 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 WATER 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:
I. 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 B 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

IBC TABLE 2508.1 INSTALLATION OF GYPSUM CONSTRUCTION

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 R-VALUE OF THE INSULATION FROM APPENDIX 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-S 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. "TB" MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL. 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. I 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 FILL. INSULATION PARTITIONS AND CORNERS FACE-STAPLE FACED BATTS FRICTION-FIT UNFACED BATTS 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 CONCEALED 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 WITI-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 SILLS. 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). DRAM-STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY 15 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. WSRC 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 10ft
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. UNDER-STAIR 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 ENCROACH 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 NO LESS THAN 18 AWG WITH INSULATION APPROVED FOR DIRECT BURY INSTALLATIONS.

TABLE N1102.1.3
(R402.1.3)
INSULATION MINIMUM *R*-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTa

CLIMATE ZONE	FENESTRATION *U*-FACTORb, i	SKYLIGHTb *U*-FACTOR	GLAZED FENESTRATION SHGCb, e	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUEg	MASS WALL *R*-VALUEh	FLOOR *R*-VALUE	BASEMENTc,g WALL *R*-VALUE	SLABd *R*-VALUE & DEPTH	CRAWL SPACEc,g WALL *R*-VALUE
0	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0
1	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0
2	0.40	0.65	0.25	49	13 or 0 + 10	4/6	13	0	0	0
3	0.30	0.55	0.25	49	20 or 13 + 5ci or 0 + 15	8/13	19	5ci or 13f	10ci, 2 ft	5ci or 13f
4 except Marine	0.30	0.55	0.40	60	20 + 5 or 13 + 10ci or 0 + 15	8/13	19	10ci or 13	10ci, 4 ft	10ci or 13
5 and Marine 4	0.30	0.55	0.40	60	20 + 5 or 13 + 10ci or 0 + 15	13/17	30	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci
6	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 + 20	15/20	30	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci
7 and 8	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 + 20	19/21	38	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci

- 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 %" 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 INSTATITE 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, DISHWATER, LAUNDRY, EXTERIOR SPIGOT, 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 FOR EACH DWELLING TO ADEQUATE WATER SERVICE. NORMALLY THE SERVICE LINE WILL NEED TO BE 1.25" DIAMETER FROM METER.

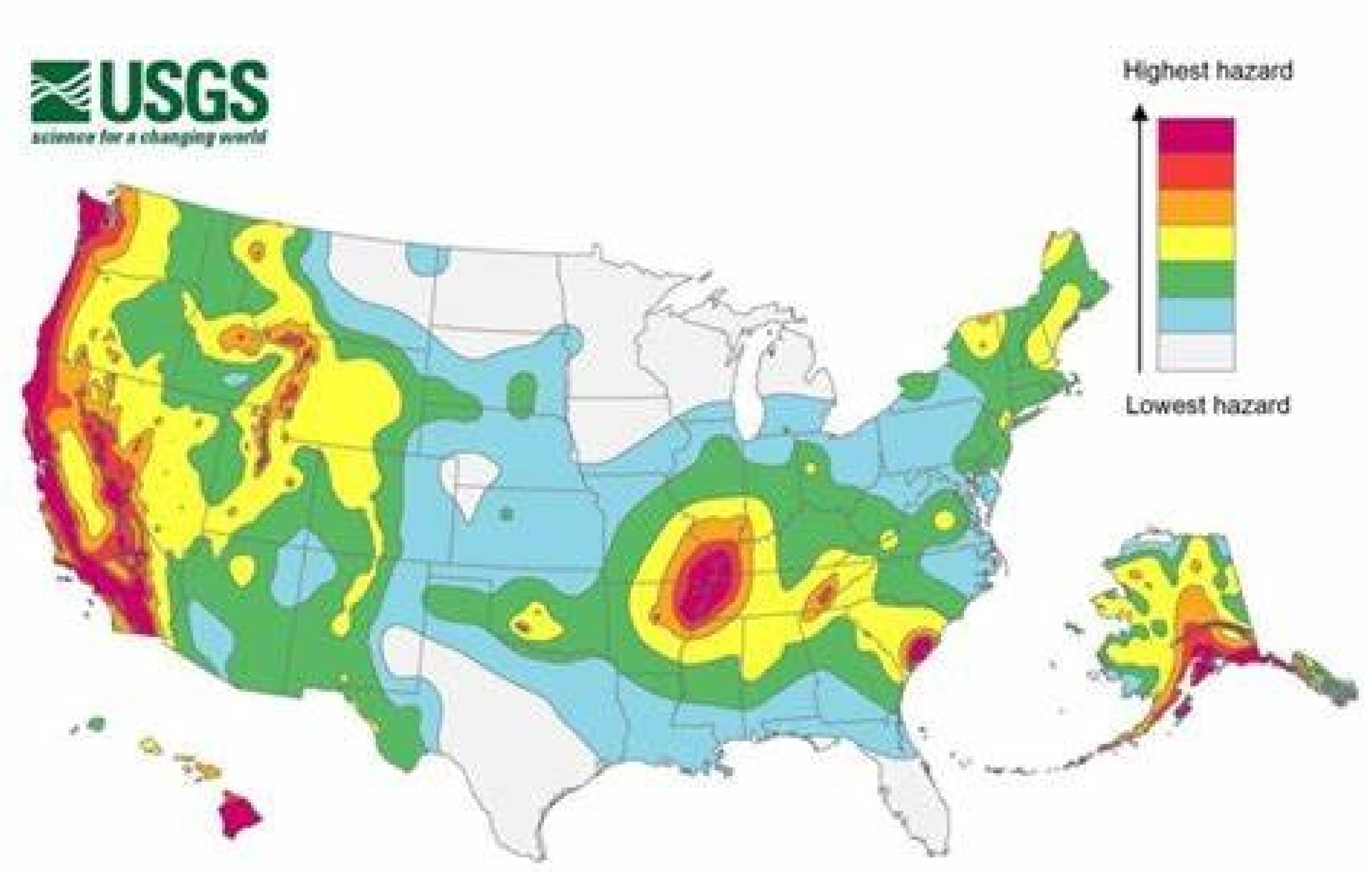
TESTING REQUIREMENTS:

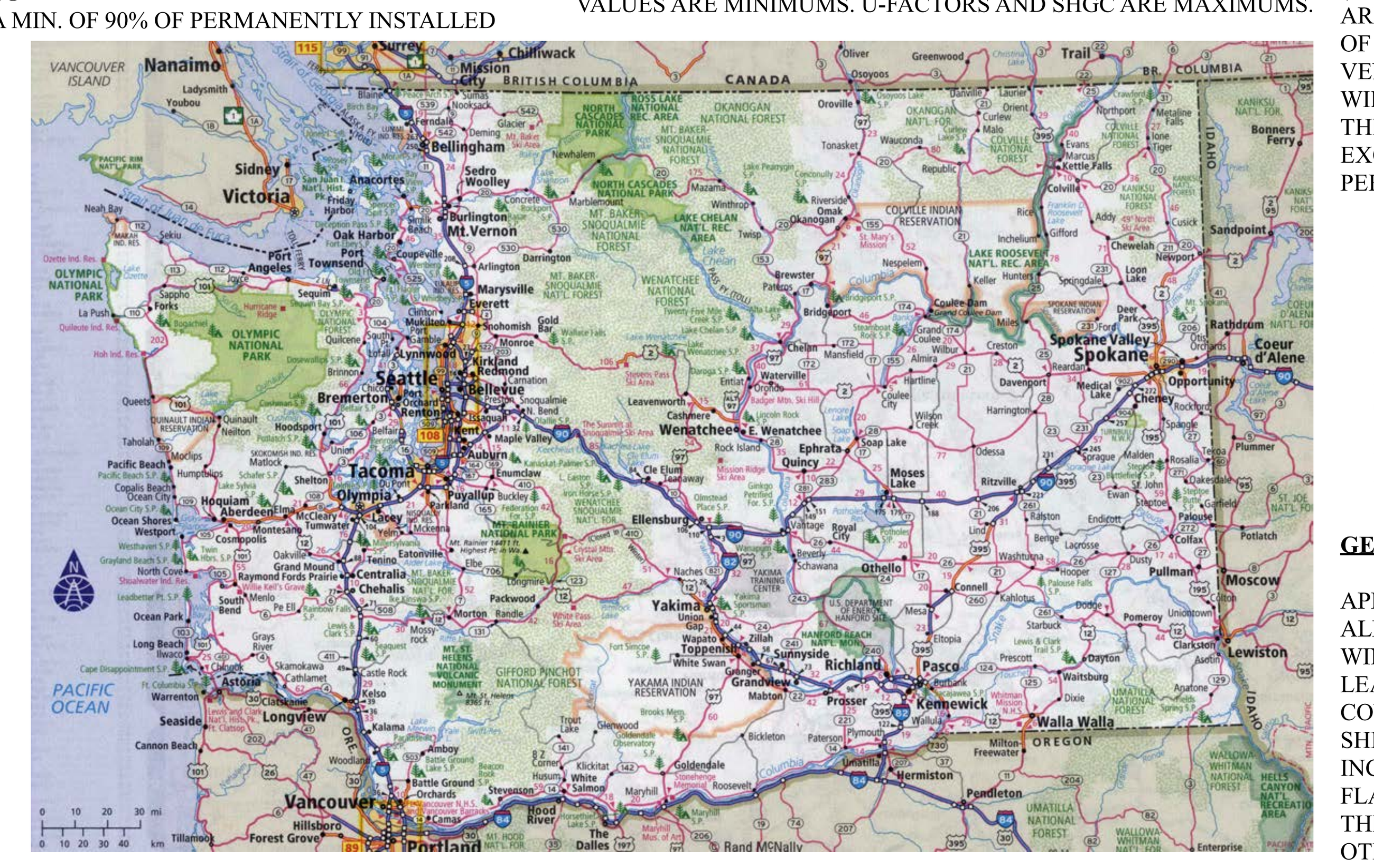
- TEST RESIDENTIAL WATER SERVICE USING LINE PRESSURE FOR A MINIMUM OF 15 MINUTES AS WITNESSED BY THE CITY INSPECTOR.
- TEST COMMERCIAL WATER SERVICE AT 1.5 TIMES LINE PRESSURE OR 100 PSI FOR A MINIMUM OF 30 MINUTES AS WITNESSED BY THE CITY INSPECTOR.

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 OF 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.

Know what's **below.**
Call before you dig.





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PRRNSF20251517

Number	Date	Revised By	Description
Revision Table			

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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

DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A2

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 BE NOT 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

TABLE M1505.4.4(1)

MINIMUM LOCAL EXHAUST RATES

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 AT0.25 INCHES W.G.	MINIMUMFLEX DIAMETER	MAXIMUM LENGTH(IN FEET)	MINIMUMSMOOTH DIAMETER	MAXIMUM LENGTH(IN FEET)	MAXIMUM ELBOWSA
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 INCHESB	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 INCHESB	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 (HVI 915, *HVI LOUDNESS TESTING AND RATING PROCEDURE*; HVI 916, HVI AIRFLOW TEST PROCEDURE; AND HVI 920, *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 UNITFLOOR AREA(SQUARE FEET)	NUMBER OF BEDROOMS					
	0 – 1	2 – 3	4 – 5	6 – 7	> 7	
	AIRFLOW IN CFM					
< 1,500	30	45	60	75	90	
1,501 – 3,000	45	60	75	90	105	
3,001 – 4,500	60	75	90	105	120	
4,501 – 6,000	75	90	105	120	135	
6,001 – 7,500	90	105	120	135	150	
> 7,500	105	120	135	150	165	

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 FACTORSA, B

RUN-TIME PERCENTAGE IN EACH 4-HOURSEGMENT	25%	33%	50%	66%	75%	100 %
FACTORA	4	3	2	1.5	1.3	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 11/2 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 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 IBC706.2 AND IBC06.11 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/ 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

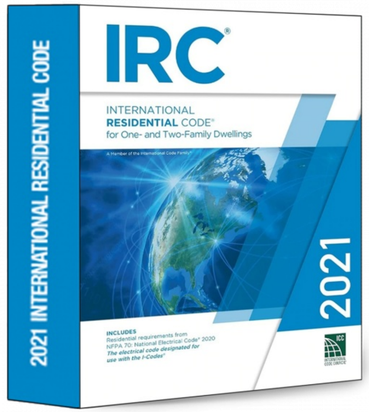
BATHROOMS MINIMUM CLEARANCE OF 30"X30" WITH A CLEARANCE OF 22" FOR OPENINGS IF HINGED. 30"X24" SPACE REQUIRED OUTSIDE SHOWER DOOR. SHOWER TO BE CONSTRUCTED OF A NON ABSORBENT SURFACE MATERIAL. 15" CLEAR SPACE REQUIRED AT EACH SIDE OF THE TOILET. AND 21" REQUIRED IN FRONT OF THE TOILET AS CLEAR SPACE. FIREBLOCK ALL TUBS IN ACCORDANCE TO R302.11

Energy Program

Washington State University

DIG SAFE WA

WASHINGTON



ASME

SETTING THE STANDARD

811

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JM DESIGN AND PERMITTING LLC
QUALITY DESIGNS
RESIDENTIAL DESIGN SPECIALISTS
(206)565-2109 (415)520-3294

PRRNSF20251517

Revision Table

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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

DATE:
04/15/26

SCALE:
1/4"=1'

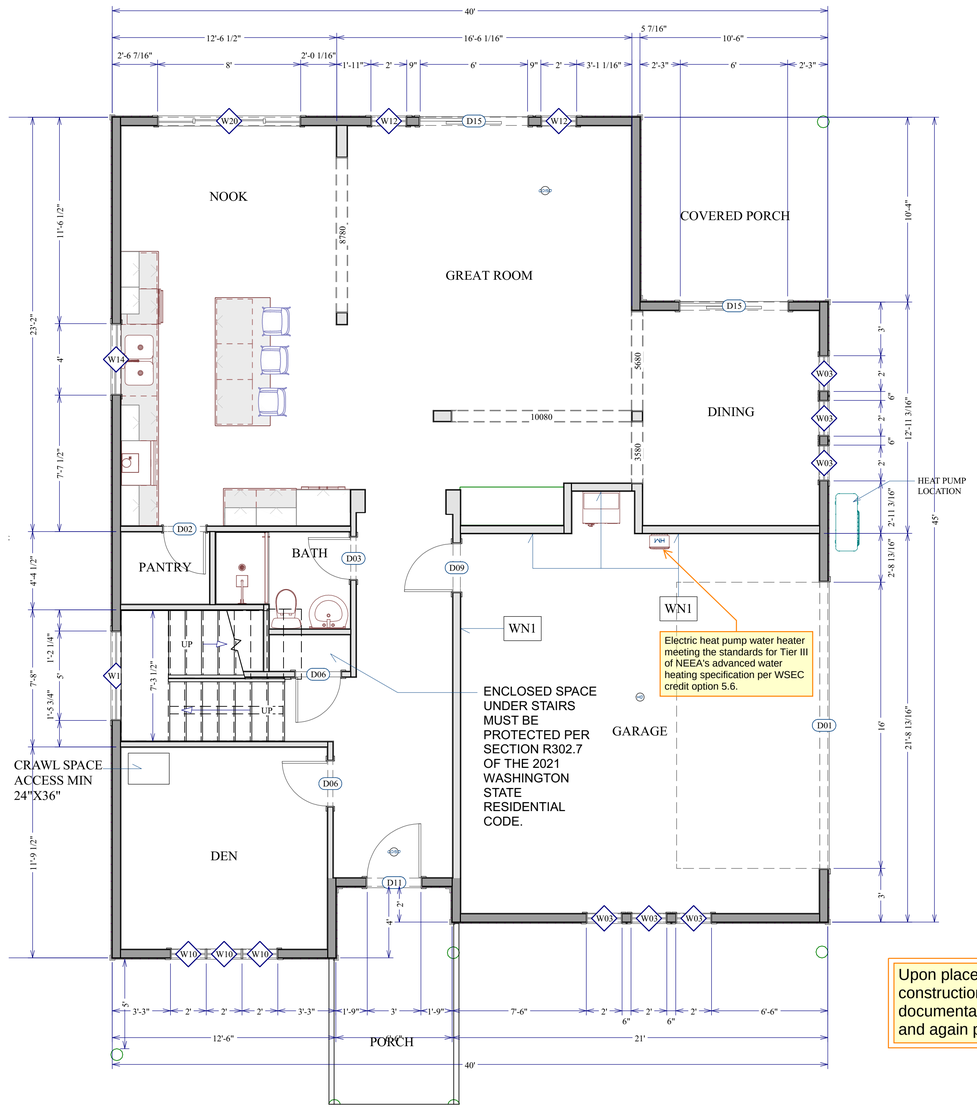
SHEET:
A3

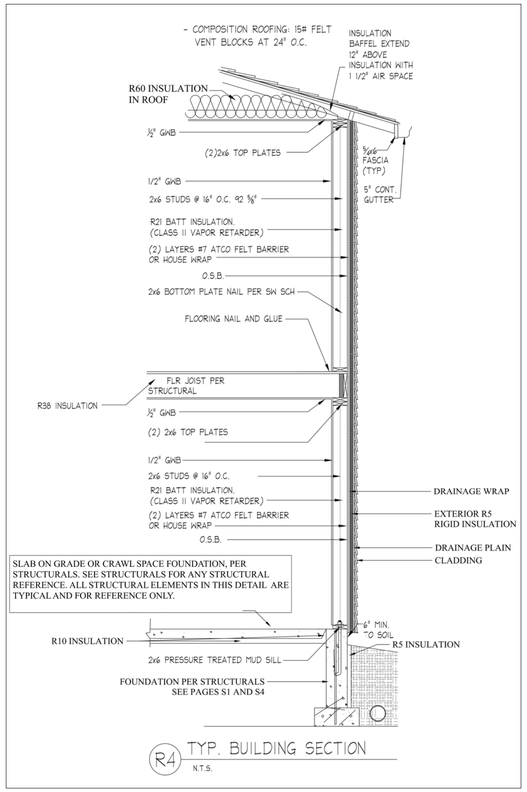
HOUT NEW RESIDENCE

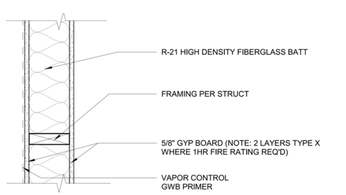
1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR HEADERS TO BE INSULATED w/ R-I0 INSULATION.
3. PROVIDE SOLID BLOCKING OVER BEARING WALLS. .
4. PROVIDE FIREBLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS AND DOORS ARE SHOWN AND NOTED AS NOMINAL SIZES
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 OPENIG 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.NO.
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 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 PLUS R5 RIGID WITH CLASS II VAPOR RETARDER. INTERIOR WALLS TO HAVE R15 BATT INSULATION ROOF RAFTER FRAMED ATTIC TO HAVE R60 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, 160 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. 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
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 DOUNSPOUTS 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 AND WITH A SELF CLOSING MECHANISM.
59. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSION AND LOCATIONS. ANY DISCREPANCIES TO BE BROUGHT TO JMDESIGNS FOR AMENDED DRAWINGS PRIOR TO IN FIELD CHANGES. DRAWINGS TO SCALE BUT DIMENSIONS TAKE PRECEDENCE OVER SCALE.







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

WN1

SIGNIFIES WALLS BETWEEN RESIDENCE AND GARAGE TO BE CONSTRUCTED IN ACCORDANCE TO IBC TABLE 721.1(2) 15-1-16-2X6 WOOD STUDS @ OC 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" OC AND FACE LAYER FASTENED WITH TYPE S DRYWALL SCREWS, FACE LAYER FASTENED WITH TYPE S DRYWALL SCREWS SPACED 8" OC, 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.

MAIN FLOOR

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

W1 TYPICAL EXTERIOR WALL
-CLADDING PER ELEVATIONS
-RAINSCREEN 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

Upon placement of the lowest floor and before further vertical construction, the applicant must submit sealed elevation documentation for the lowest floor in accordance with R322, and again prior to final inspection per R109.1.3 and R322.1.10.

PRRNSF20251517

Revision Table

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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

DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A4

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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, 160 CFM AT STOVE TOPS.
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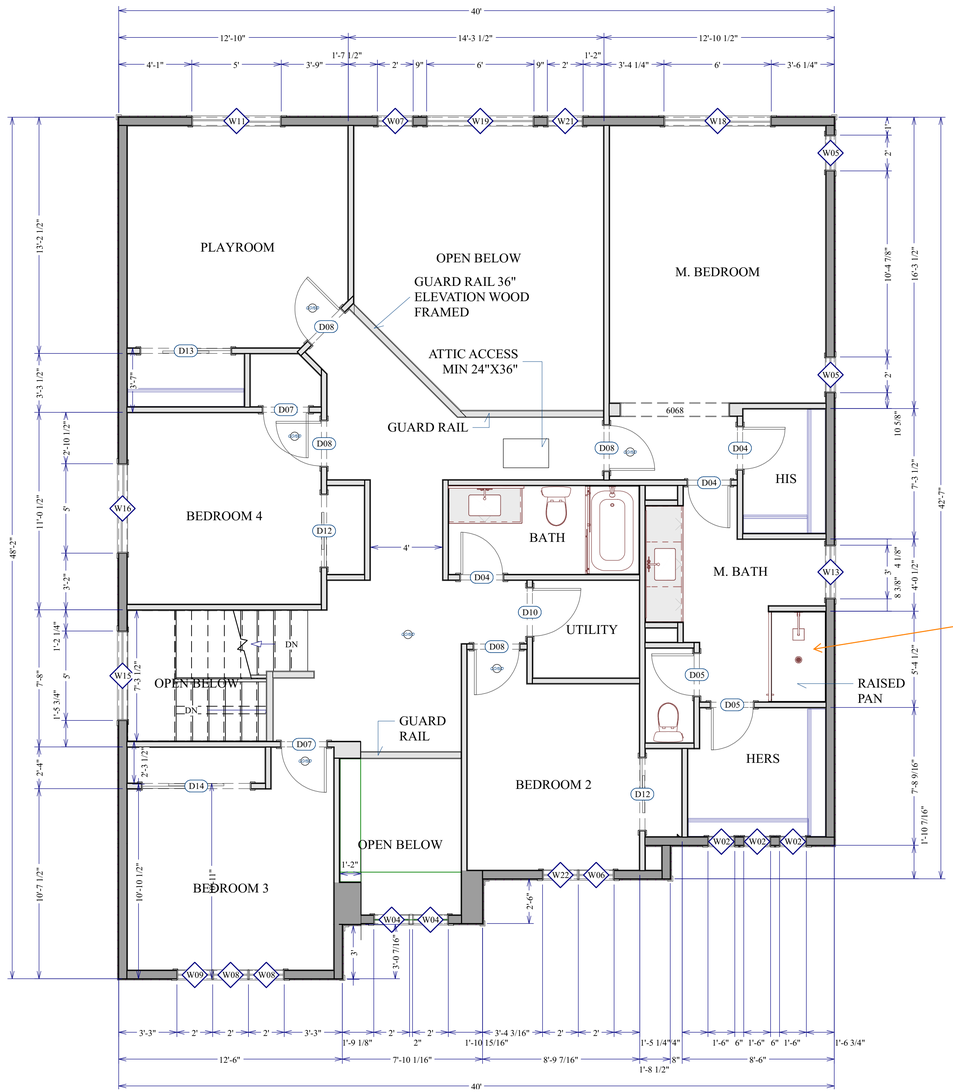
34. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS @ ALL EAVES, TYP.5" GUTTER SYSTEM UNLESS OTHER APPROVED SYSTEMS ARE USED.
35. PROVIDE HEADER FLASHING @ ALL DOORS, WINDOWS AND SHUTTERS PER DETAIL
36. ALL PAPER AND TAPE TO LAP FROM TOP DOWN
37. HOLD ALL SIDING MATERIAL OFF ROOF
38. HOLD ALL SIDING MATERIAL 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. 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
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 DOUNSPOUTS 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 AND WITH A SELF CLOSING MECHANISM.
59. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSION AND LOCATIONS. ANY DISCREPANCIES TO BE BROUGHT TO JMDESIGNS FOR AMENDED DRAWINGS PRIOR TO IN FIELD CHANGES. DRAWINGS TO SCALE BUT DIMENSIONS TAKE PRECEDENCE OVER SCALE.



SECOND FLOOR

N

PRRNSF20251517

Revision Table

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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

DATE:
04/15/26

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

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

Upon placement of the lowest floor and before further vertical construction, the applicant must submit sealed elevation documentation for the lowest floor in accordance with R322, and again prior to final inspection per R109.1.3 and R322.1.10.

Flood Hazard Area:
Enclosed Area Below Required Elevation

Enclosed areas, including crawl spaces, that are below the elevation required in Section R322.2.1 shall be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
1. The total net area of nonengineered openings shall be not less than 1 square inch (645 mm2) for each square foot (0.093 m2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
2. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
3. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

For buildings located in flood hazard areas as established in Table R301.2:
1. Walls enclosing the under-floor space shall be provided with flood openings in accordance with Section R322.2.2.
2. The finished ground level of the under-floor space shall be equal to or higher than the outside finished ground level on at least one side.
Exception: Under-floor spaces that meet the requirements of FEMA TB 11-1.

FRONT 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"	YES		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

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813 10TH AVE SW
PUYALLUP WA 98371

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

DATE:
04/15/26

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"	YES		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
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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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PUYALLUP WA 98371

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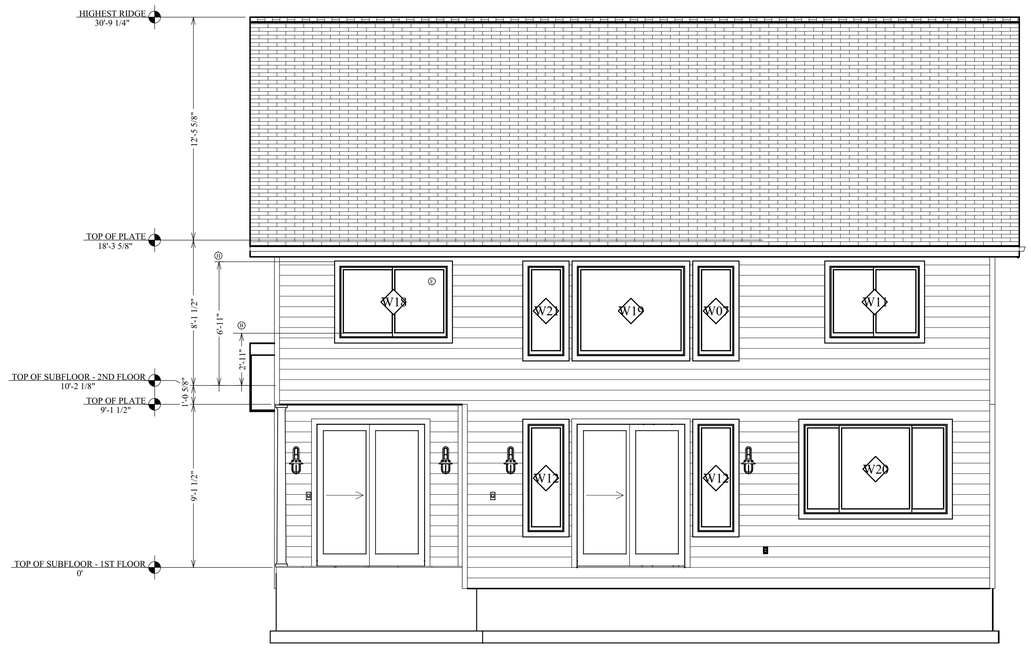
(206)565-2109 (415)520-3294

DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A7

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

REAR ELEVATION WITH WINDOWS LABELED

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	TEMPERED	DESCRIPTION	AREA, STANDARD	DIMENSIONS	U-FACTOR
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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"	YES		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
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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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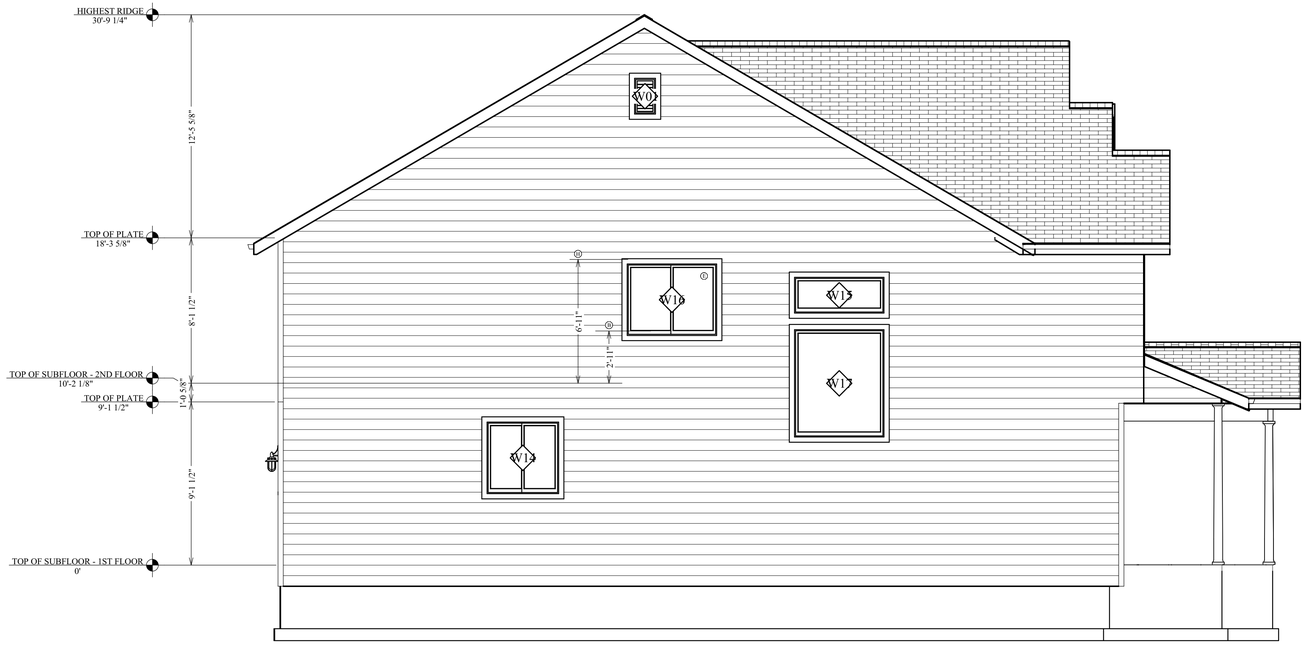
SHEET:
A8

HOUT NEW RESIDENCE



① REPRESENTS AN EGRESS WINDOW

② REPRESENTS ELEVATION OF BOTTOM OF WINDOW SILL FROM FINISH FLOOR AT AN EGRESS WINDOW

③ REPRESENTS ELEVATION OF HEADER AT AN EGRESS WINDOW

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"	YES		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

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

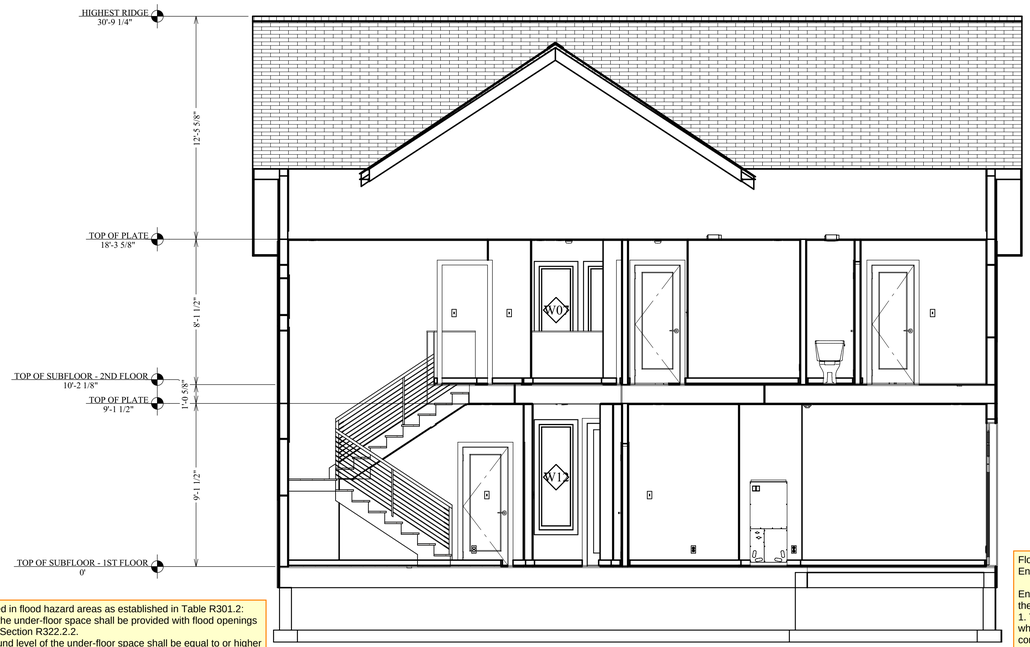
DRAWINGS PROVIDED BY:
JMDESIGNS AND PERMITTING LLC
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A9

HOUT NEW RESIDENCE

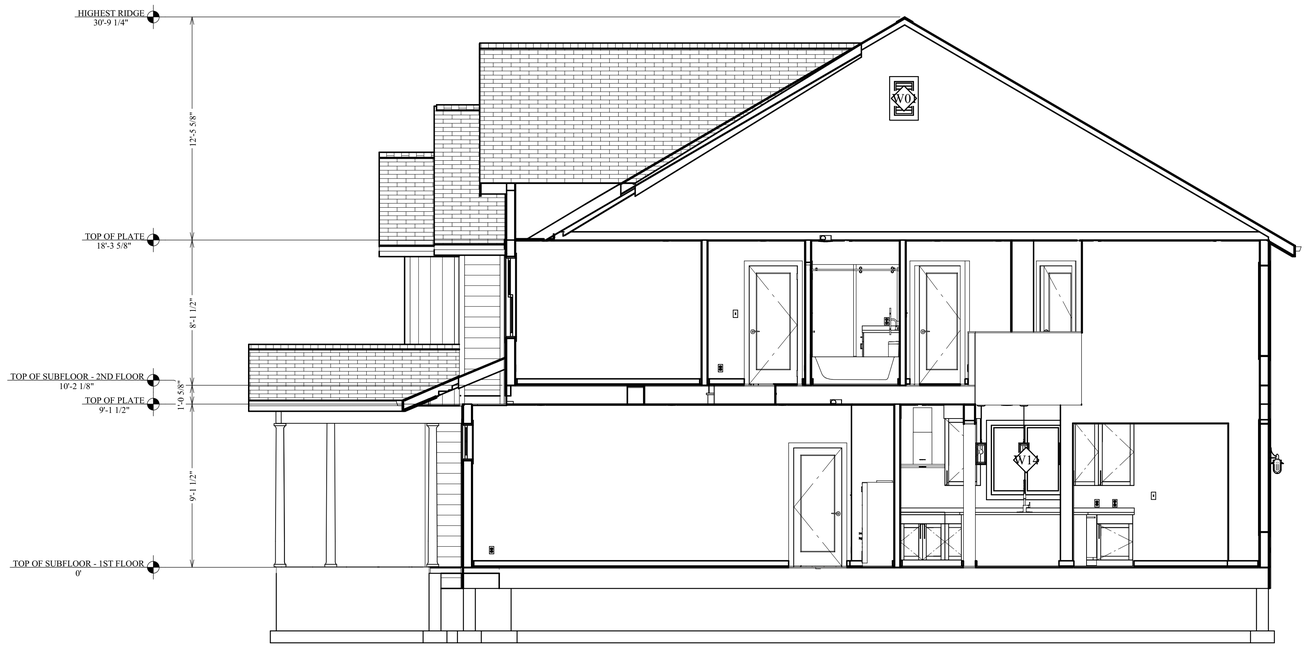


For buildings located in flood hazard areas as established in Table R301.2:
1. Walls enclosing the under-floor space shall be provided with flood openings in accordance with Section R322.2.2.
2. The finished ground level of the under-floor space shall be equal to or higher than the outside finished ground level on at least one side.
Exception: Under-floor spaces that meet the requirements of FEMA TB 11-1.

FRONT CROSS SECTION ELEVATION

Flood Hazard Area:
Enclosed Area Below Required Elevation

Enclosed areas, including crawl spaces, that are below the elevation required in Section R322.2.1 shall be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
1. The total net area of nonengineered openings shall be not less than 1 square inch (645 mm2) for each square foot (0.093 m2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
2. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
3. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.



RIGHT CROSS SECTION ELEVATION

PRRNSF20251517

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813 10TH AVE SW
PUYALLUP WA 98371

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

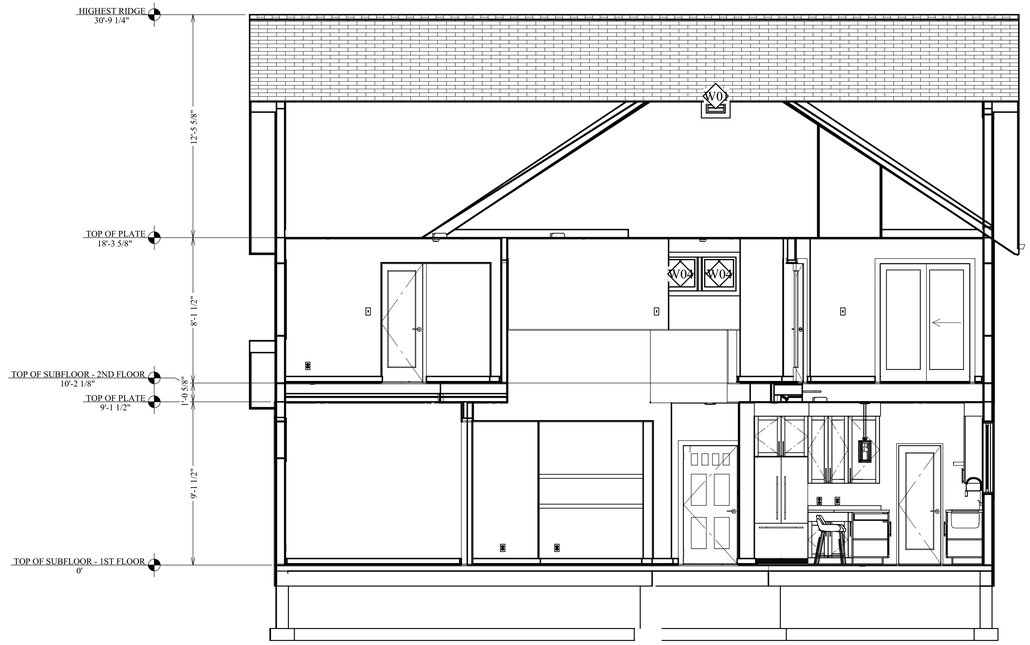
DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A10

JMDESIGNS AND PERMITTING LLC QUALITY DESIGNS (206)565-2109 (415)520-3294 *RESIDENTIAL DESIGN SPECIALISTS*

HOUT NEW RESIDENCE



REAR CROSS SECTION ELEVATION

LEFT CROSS SECTION ELEVATION

PRRNSF20251517

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813 10TH AVE SW
PUYALLUP WA 98371

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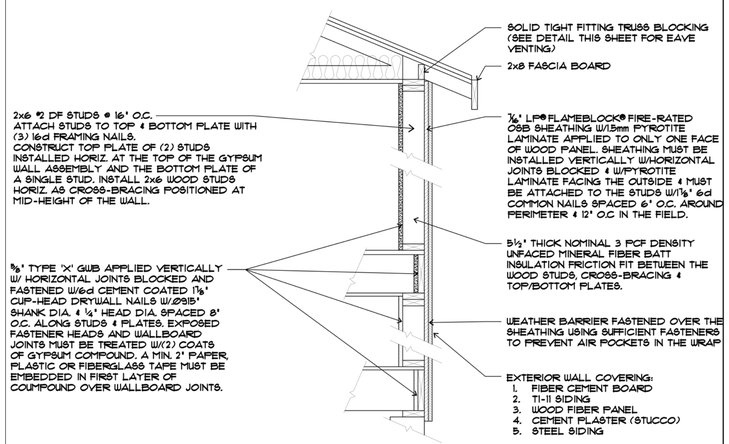
JMDESIGNS AND PERMITTING LLC
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:
04/15/26

SCALE:
1/4"=1'

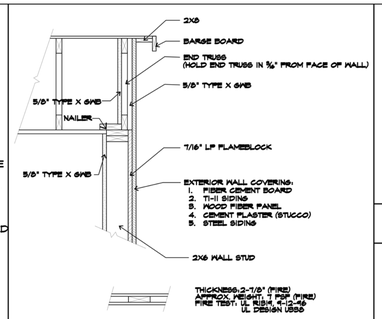
SHEET:
A11

HOUT NEW RESIDENCE



DESIGN: (ICC-ES REPORT - ESR-1365) WALL TYPE 4.3.4 - 1 HR EXTERIOR WALL ASSEMBLY

EAVES & WALL WITHIN 5'-0" OF PROPERTY LINE
PER IRC 302 & TABLE R302.1



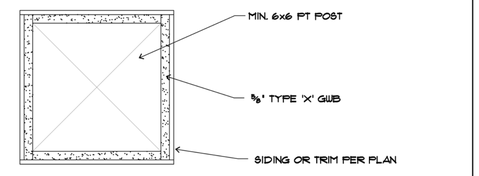
GABLE END FIREWALL DETAIL

LESS THAN 5' TO THE PROPERTY LINE

SA FILE NO. WP 3640 (GENERIC 1 HOUR)

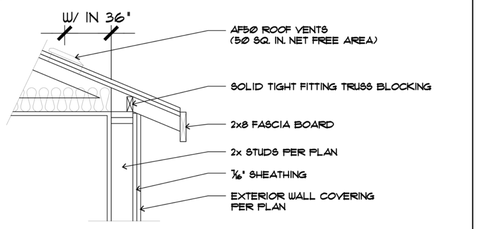
ONE LAYER ⅝" TYPE X GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF MIN 2X3 STUDS, TURNED FLATWISE, 24" O.C. WITH 6d CEMENT-COATED NAILS, 1-⅞" LONG, .0915 SHANK, ¼" HEADS, 7" O.C. HORIZONTAL JOINTS STAGGERED NOT LESS THAN 12" ON OPPOSITE SIDED.

NO SCALE



POST DETAIL FOR STRUCTURES
LESS THAN 5'
FROM PROPERTY LINE

NO SCALE



EAVES WITHIN 5'-0" OF PROPERTY LINE
PER IRC 302 & TABLE R302.1

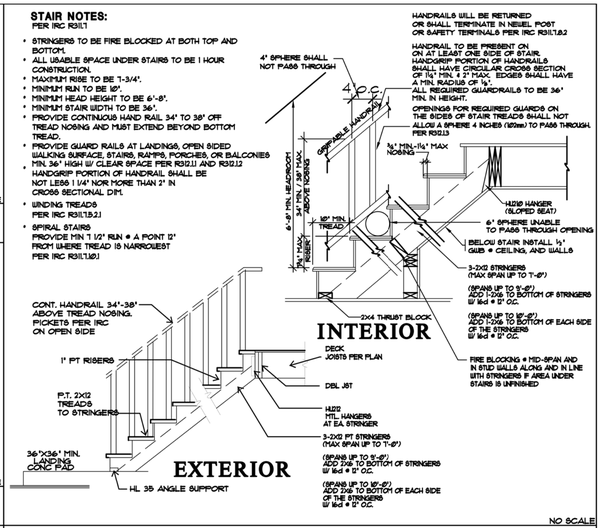
NO SCALE

H

1 HOUR FIRE-RESISTIVE DETAILS

STAIR NOTES:
PER IRC R311.7

- STRINGERS TO BE FIRE BLOCKED AT BOTH TOP AND BOTTOM.
- ALL USABLE SPACE UNDER STAIRS TO BE 1 HOUR CONSTRUCTION.
- MAXIMUM RISE TO BE 7-3/4".
- MINIMUM RUN TO BE 10".
- MINIMUM HEAD HEIGHT TO BE 6'-8".
- MINIMUM STAIR WIDTH TO BE 36".
- PROVIDE CONTINUOUS HAND RAIL 34" TO 38" OFF TREAD NOSING AND MUST EXTEND BEYOND BOTTOM TREAD.
- PROVIDE GUARD RAILS AT LANDINGS, OPEN SIDED WALKING SURFACE, STAIRS, RAMPS, PORCHES, OR BALCONIES MIN. 36" HIGH W/ CLEAR SPACE PER R312.1.1 AND R312.2 HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIM.
- WINDING TREADS PER IRC R311.7.3.2.1
- SPIRAL STAIRS PROVIDE MIN 7 1/2" RUN @ A POINT 12" FROM WHERE TREAD IS NARROWEST PER IRC R311.7.10.1

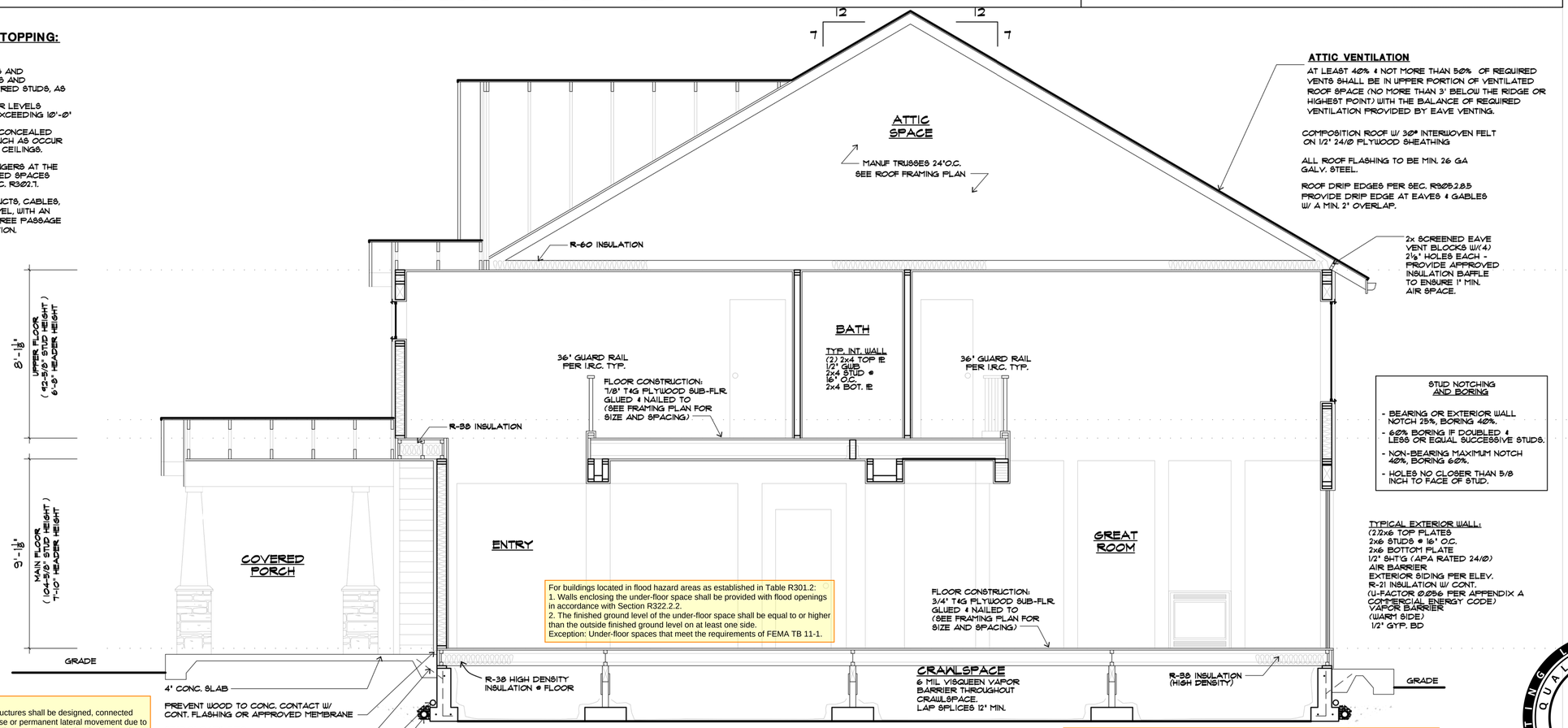


NO SCALE

J TYPICAL STAIR DETAIL AND NOTES

FIRE BLOCKING AND DRAFTSTOPPING:
PER SECTION R302.11 + R302.12

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING & FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
2. AT ALL INTERCONNCECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SEC. R302.7.
4. 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.



ATTIC VENTILATION

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.

COMPOSITION ROOF W/ 30# INTERWOVEN FELT ON 1/2" 24/0 PLYWOOD SHEATHING

ALL ROOF FLASHING TO BE MIN. 26 GA GALV. STEEL.

ROOF DRIP EDGES PER SEC. R905.2.8.5 PROVIDE DRIP EDGE AT EAVES & GABLES W/ A MIN. 2" OVERLAP.

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.

TYPICAL EXTERIOR WALL:
(2)2x6 TOP PLATES
2x6 STUDS @ 16" O.C.
2x6 BOTTOM PLATE
1/2" SHT'G (APA RATED 24/0)
AIR BARRIER
EXTERIOR SIDING PER ELEV.
R-21 INSULATION W/ CONT.
(U-FACTOR .0056 PER APPENDIX A COMMERCIAL ENERGY CODE)
VAPOR BARRIER
(WARM SIDE)
1/2" GYP. BD

R322.1.2 Structural Systems
Structural systems of buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

R322.1.3 Flood-Resistant Construction
Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

Upon placement of the lowest floor and before further vertical construction, the applicant must submit sealed elevation documentation for the lowest floor in accordance with R322, and again prior to final inspection per R109.1.3 and R322.1.10.

SECTION VIEW WITH CALL OUTS

NOT TO SCALE

PRRNSF20251517

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PUYALLUP WA 98371

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(206)565-2109 (415)520-3294

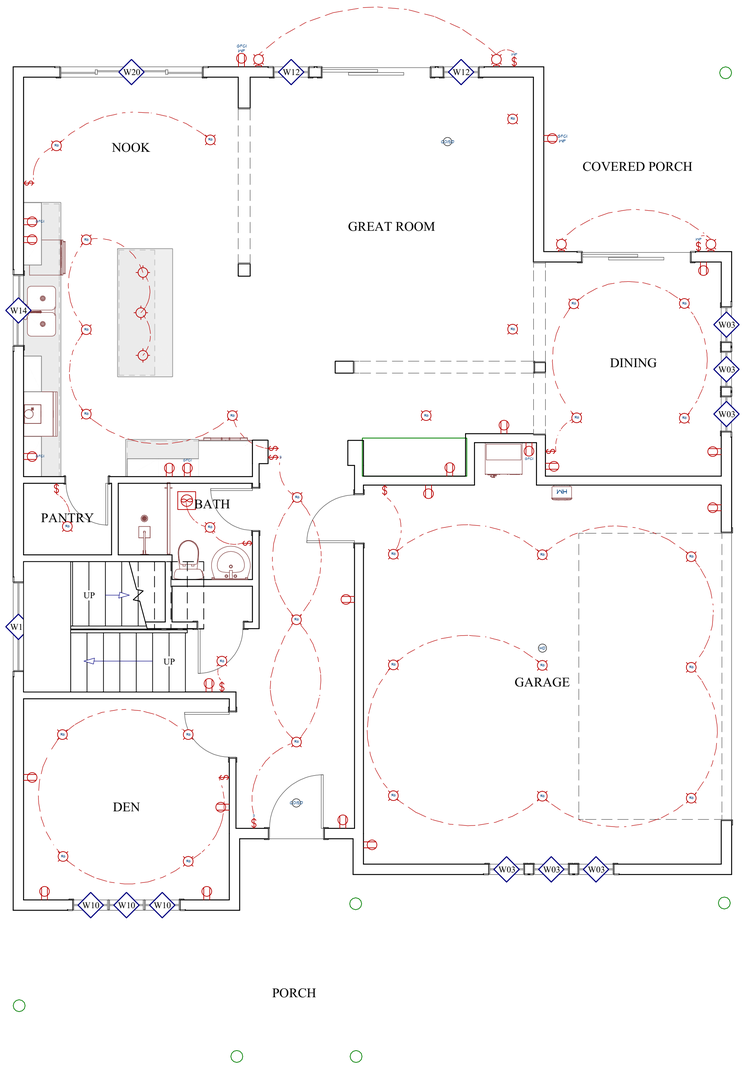
DATE:
04/15/26

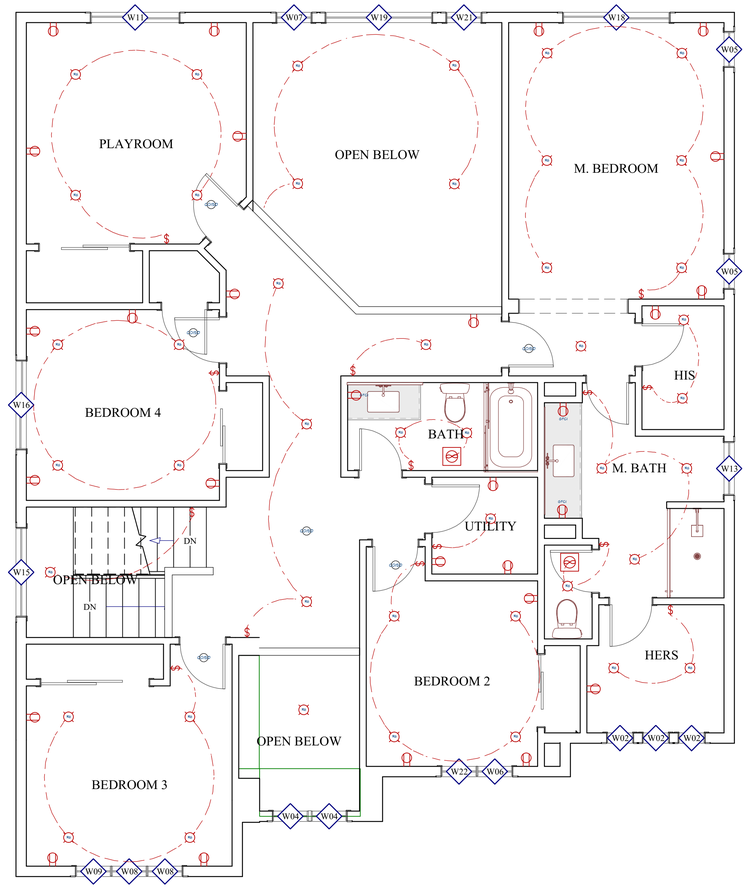
SCALE:
1/4"=1'

SHEET:
A12

JM DESIGNS AND PERMITTING LLC
QUALITY DESIGNS
(206)565-2109 (415)520-3294
RESIDENTIAL DESIGN SPECIALISTS

HOUT NEW RESIDENCE





ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	COMMENTS
$ 3	3-WAY SWITCH	
	CO/SMOKE DETECTOR	
	CAGED LANTERN SCONCE	
	CUBED PENDANT	
	DUPLEX	
EXH	EXHAUST FAN	
GFCI	GFCI	
GFCI WP	GFCI WP	
HD	HEAT DETECTOR	
	RECESSED DOWN LIGHT 6	
	RECTANGULAR MIRROR HORIZONTAL INTEGRATED LIGHTS	
	RECTANGULAR MIRROR SIDE LIGHTS	
	RECTANGULAR MIRROR SIDE LIGHTS 2	
$	SINGLE POLE SWITCH	
$WP	WEATHERPROOF SWITCH	

PROPOSED ELECTRICAL PLAN

PRRNSF20251517

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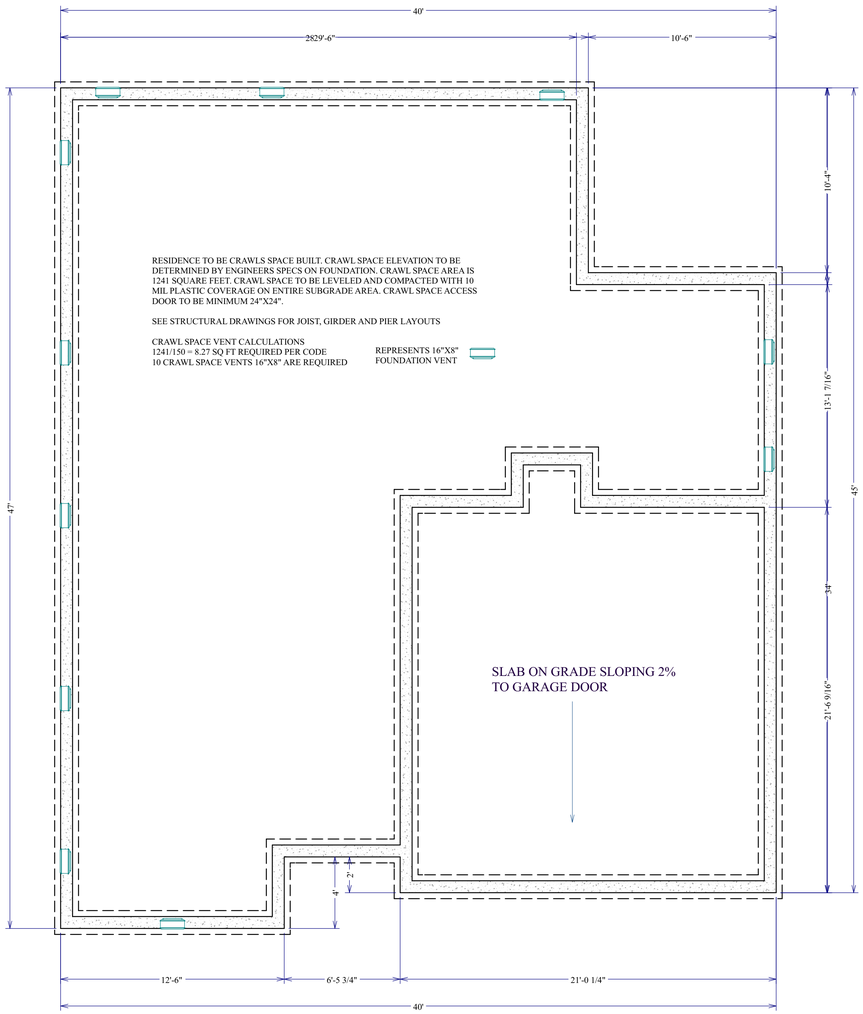
DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A13

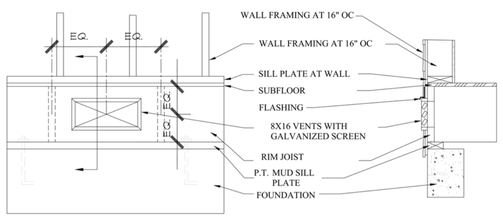
HOUT NEW RESIDENCE



Flood Hazard Area:
Enclosed Area Below Required Elevation

Enclosed areas, including crawl spaces, that are below the elevation required in Section R322.2.1 shall be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
1. The total net area of nonengineered openings shall be not less than 1 square inch (645 mm2) for each square foot (0.093 m2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
2. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
3. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

For buildings located in flood hazard areas as established in Table R301.2:
1. Walls enclosing the under-floor space shall be provided with flood openings in accordance with Section R322.2.2.
2. The finished ground level of the under-floor space shall be equal to or higher than the outside finished ground level on at least one side.
Exception: Under-floor spaces that meet the requirements of FEMA TB 11-1.



BUILDING PAPER SHOULD BE INSTALLED OVER FLASHING

Upon placement of the lowest floor and before further vertical construction, the applicant must submit sealed elevation documentation for the lowest floor in accordance with R322, and again prior to final inspection per R109.1.3 and R322.1.10.

R322.1.2 Structural Systems
Structural systems of buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

R322.1.3 Flood-Resistant Construction
Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

W1 FOUNDATION VENT

FOUNDATION VENTILATION

PRRNSF20251517

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PUYALLUP WA 98371

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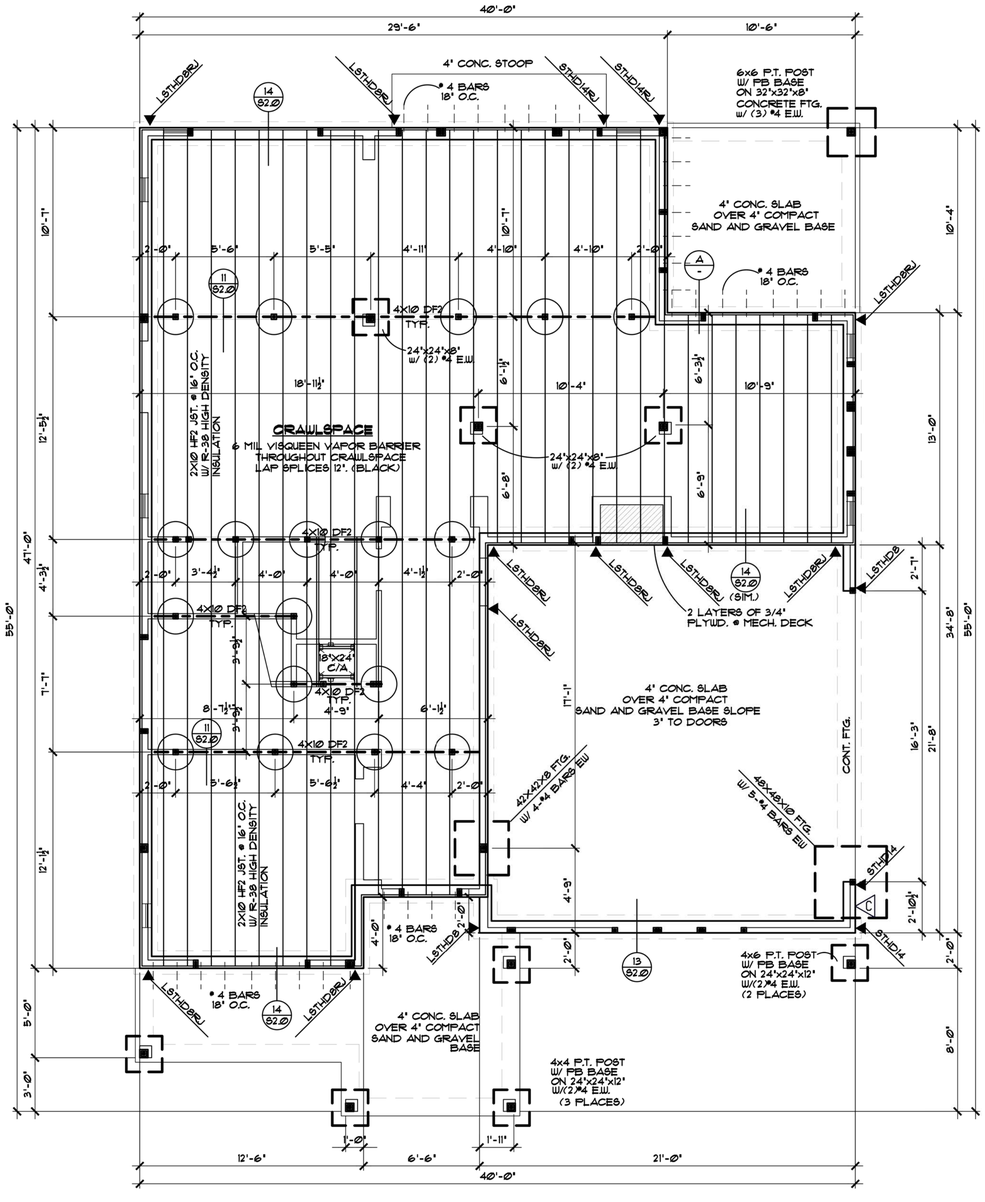
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:
04/15/26

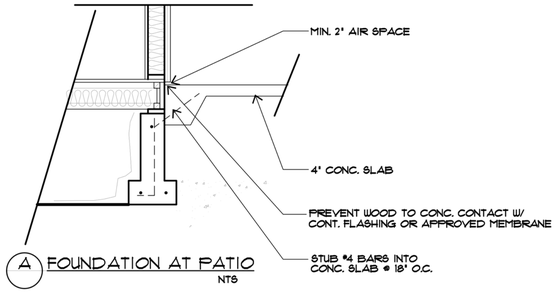
SCALE:
1/4"=1'

SHEET:
A14

HOUT NEW RESIDENCE



FOUNDATION FRAMING



A FOUNDATION AT PATIO
NTS

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

Flood Hazard Area:
Enclosed Area Below Required Elevation

Enclosed areas, including crawl spaces, that are below the elevation required in Section R322.2.1 shall be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
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R322.1.2 Structural Systems
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R322.1.3 Flood-Resistant Construction
Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

FOUNDATION NOTES:

1. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
3. ALL BEAMS TO BE 4x10 DFL #2 ON 4x4 POSTS (4x6 AT SPLICES) ON 24" DIA. x 8" CONC. PADS UNLESS NOTED OTHERWISE.
4. ALL POSTS TO BE ANCHORED AGAINST LATERAL MOVEMENT.
5. SOLID BLOCK AT ALL POINT LOADS FROM ABOVE.
6. FLOOR JOISTS SHOULD BE SUPPORTED LATERALLY AT EACH END AND AT EACH SUPPORT, BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
7. 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.
8. 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.
9. INTERIOR GRADE OF CRAWL SPACE SHALL BE SLOPED TO DRAIN AND INSURE THE REMOVAL OF WATER.
10. PREVENT WOOD TO CONC. CONTACT W/CONT. FLASHING OR APPROVE MEMBRANE.
11. ◄ INDICATES 'SIMPSON' HOLDDOWN.
12. (A) SEE SHEARWALL SCHEDULE FOR ANCHOR BOLT SIZE & SPACING (SHT S10).

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

PRRNSF20251517

Revision Table

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

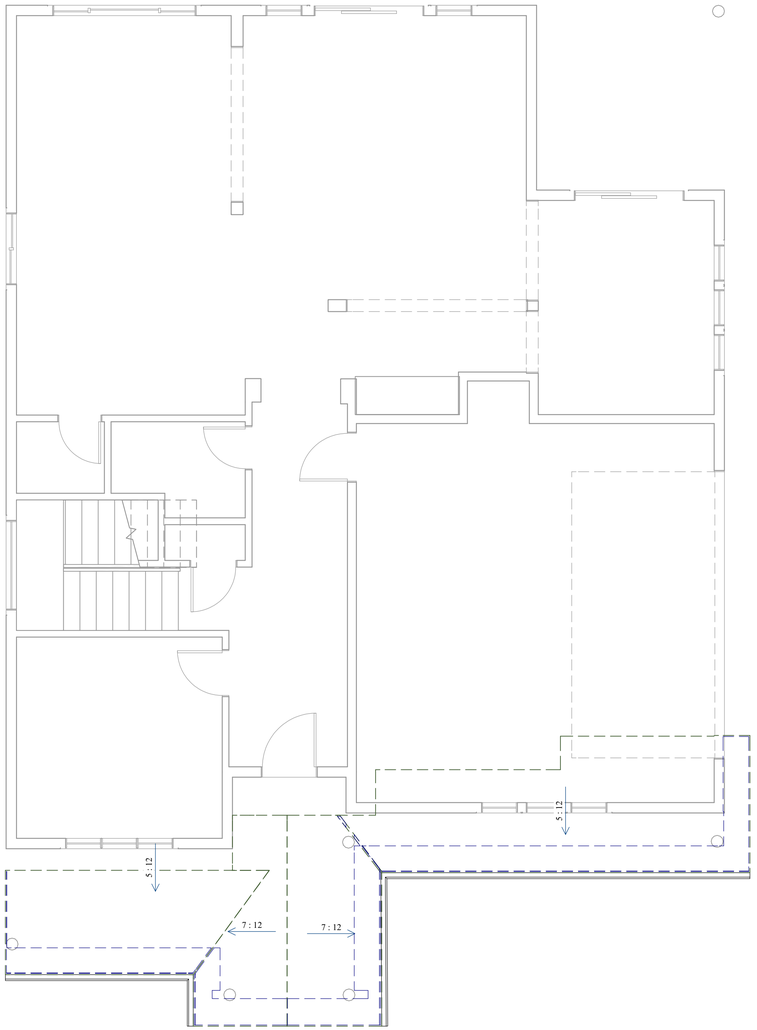
DRAWINGS PROVIDED BY:
JMDESIGNS AND PERMITTING LLC
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:
04/15/26

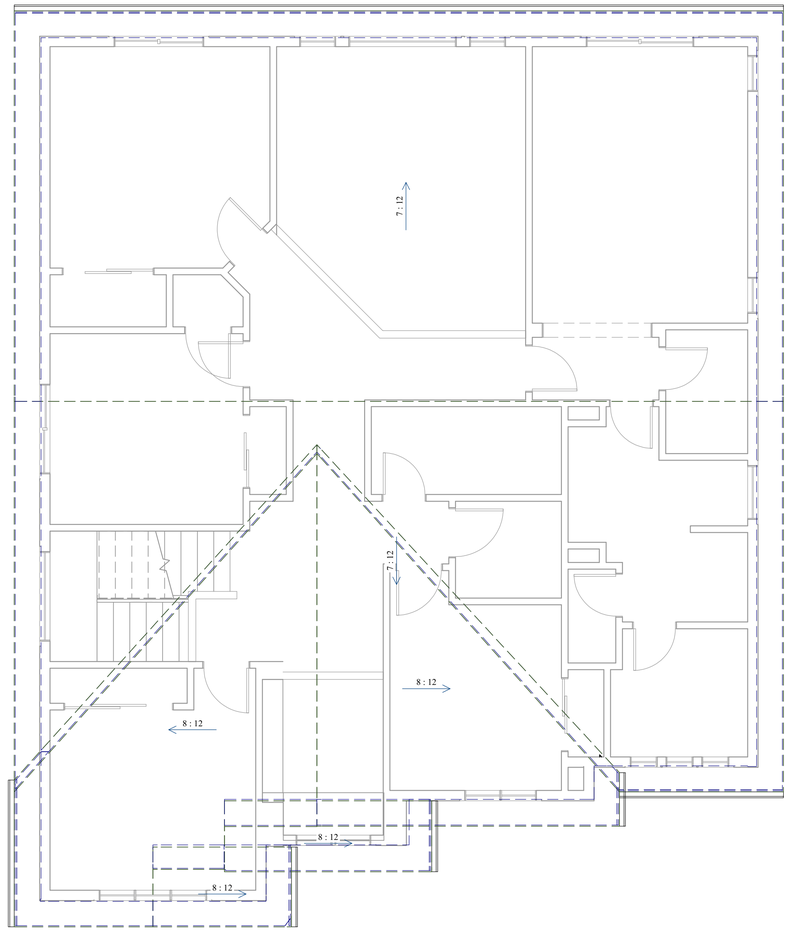
SCALE:
1/4"=1'

SHEET:
A15

HOUT NEW RESIDENCE

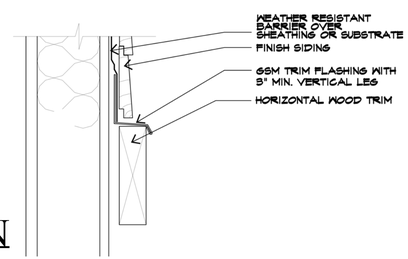


FIRST FLOOR

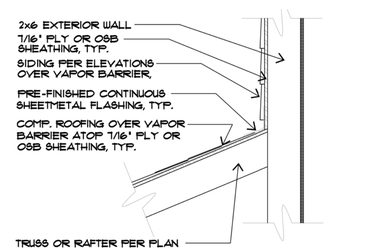


SECOND FLOOR

ROOF SLOPE PLAN



HORIZ. TRIM AT SHEATHING/WOOD STUDS



ROOF TO WALL FLASHING DETAIL

PRRNSF20251517

Revision Table

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(206)565-2109 (415)520-3294

DATE:
04/15/26

SCALE:
1/4"=1'

SHEET:
A16

HOUT NEW RESIDENCE

ROOF ATTIC VENTILATION CALCULATIONS

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. R806.1 - 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. R806.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

VENT AND INSULATION CLEARANCE PER SEC. R806.3 - 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.

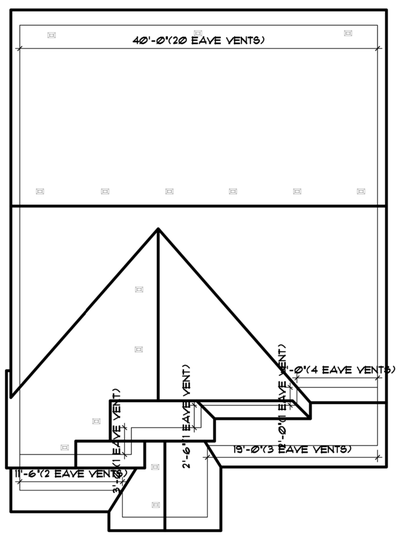
UPPER ROOF: (AREA 1)

1,710 SQ. FT. OF ATTIC AREA/300 = 5.9 SQ. FT. OF VENTILATION REQUIRED (850 SQ. INCHES)
UPPER VENTS = 425 Sq. In. (3 AF50 VENTS)
LOWER VENTS = 425 Sq. In.
21 EAVE VENTS x 12" PER BLOCK = 324 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 = 14.16 Sq. In. w/O MESH
N.F.A. w/ MESH = 12" Sq. In. PER BLOCK.

LOWER ROOF - GARAGE/COV'D PORCH: (AREA 2)

243 SQ. FT. OF ATTIC AREA/300 = .81 SQ. FT. OF VENTILATION REQUIRED (111 SQ. INCHES)
UPPER VENTS = 59 Sq. In. (2 AF50 VENTS)
LOWER VENTS = 59 Sq. In.
3 EAVE VENTS x 12" PER BLOCK = 60 Sq. In.



WHOLE HOUSE VENTILATION USING EXHAUST FANS

SEC. M15E

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 AN 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 (SEE SEC. 403.1.1)

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, MFR'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 G2439.5 (614.6)

WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS SEC. M15E

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.

M15E5.1 GENERAL WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS AND EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION.

M15E5.2 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 M15E0.3.3.

M15E5.3 EXHAUST EQUIPMENT. EXHAUST EQUIPMENT SERVING SINGLE DWELLING UNITS SHALL BE LISTED AND LABELED AS PROVIDING THE MIN. REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51

M15E5.4 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 M15E5.4.1 THROUGH M15E5.4.4.

M15E5.4.1 SYSTEM DESIGN THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE HOUSE MECHANICAL VENTILATION SUPPLY AND EXHAUSTFANS PER SECTIONS M15E5.4.1.2 THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M15E5.4.3 AS MODIFIED BY THE WHOLE HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M15E4.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M15E5.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M15E5.4.3.2

M15E5.4.1.1 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 THE SYSTEM 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 M15E5.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAX. OF 1.0 SONE. THIS SHOULD RATING SHALL BE AT A MIN. OF Ø.1 IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN SECTIONS M15E5.4.1.2 AND M15E5.4.1.3.

M15E5.4.1.2 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 M15E5.4.3(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 M15E5.4.1.6. (M15E5.4.1.2.-EXHAUST FANS)

M15E5.4.1.3 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 DESIGNEDFOR INTERMITTENT OFF OPERATION, SUPPLY SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTONE STATE ENERGY CODE.

M15E5.4.1.4 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.

M15E5.4.1.5 WHOLE-HOUSE VENTILATION INTEGRATED SUPPLY SYSTEMS USING SPACE HEATING AND OR COOLING AIR HANDLER FANS FOR OUTDOOR AIR SUPPLY DISTRIBUTION ARE NOT PERMITTED.

M15E5.4.1.6 TESTING. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BE SECTIONS M15E5.4.3 AND M15E5.4.4. 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 M15E5.4.1.7. (M15E5.4.1.6 TESTING)

M15E5.4.1.7 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.

M15E5.4.2 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 OFF 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

M15E5.4.3 MECHANICAL VENTILATION RATE. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M15E5.4.3.(1) OR EQUATION 15-1.
M15E5.4.3.1 VENTILATION QUALITY ADJUSTMENT. THE MINIMUM WHOLE HOUSE VENTILATION RATE FROM SECTION 15E5.4.3 SHALL BE ADJUSTED BY THE SYSTEM COEFFICIENT IN TABLE M15E5.4.3.(2).
M15E5.4.3.2 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.

M15E5.4.4 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 M15E5.4.4.(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.

M15E5.4.4.2 LOCAL EXHAUST FANS. EXHAUST FANS MEET THE FOLLOWING CRITERIA:
1. EXHAUST FANS SHALL E TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATION INSTITUTE.

TABLE M15E5.4.3(1) WHOLE-HOUSE VENTILATION AIRFLOW RATE

DWELLING UNIT FLOOR AREA(S.F.)	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 M15E5.4.3(2) INTERMITTENT OFF WHOLE HOUSE-MECHANICAL VENTILATION RATE FACTORS

RUN-TIME % IN EACH 4-HOUR SEGMENT	50%	66%	75%	100%
FACTOR	2	1.5	1.3	1.0

TABLE M15E5.4.3(2) SYSTEM COEFFICIENT

SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCED	1.0	1.25
NOT BALANCED	1.25	1.5

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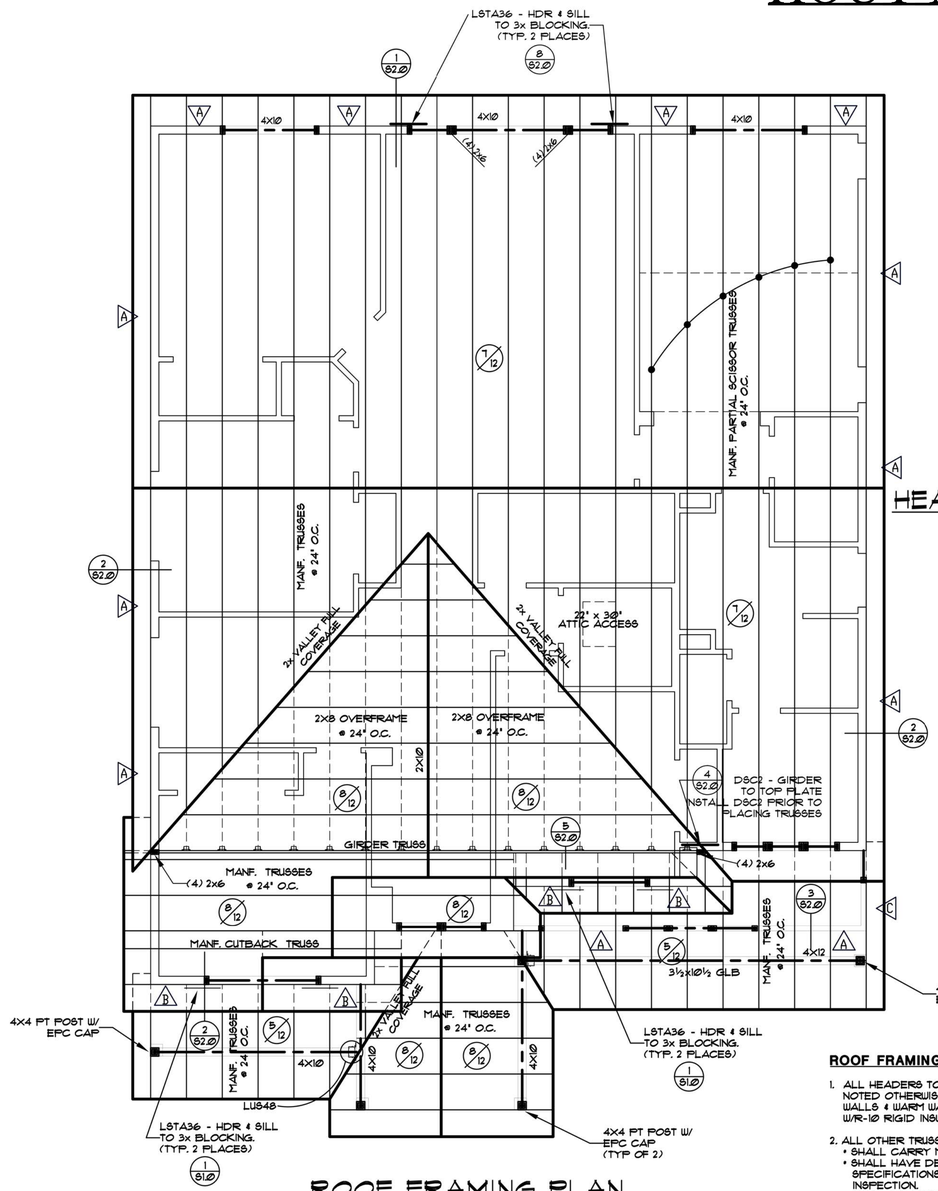
JMDESIGNS AND PERMITTING LLC QUALITY DESIGNS RESIDENTIAL DESIGN SPECIALISTS (206)565-2109 (415)520-3294

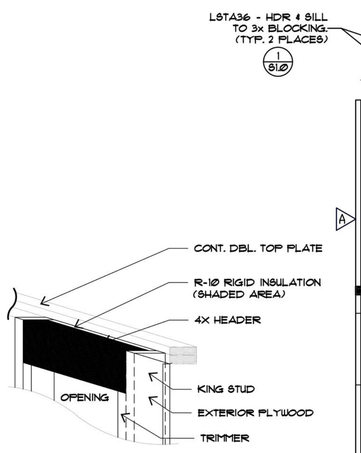
ROOF FRAMING PLAN

HOUT NEW RESIDENCE



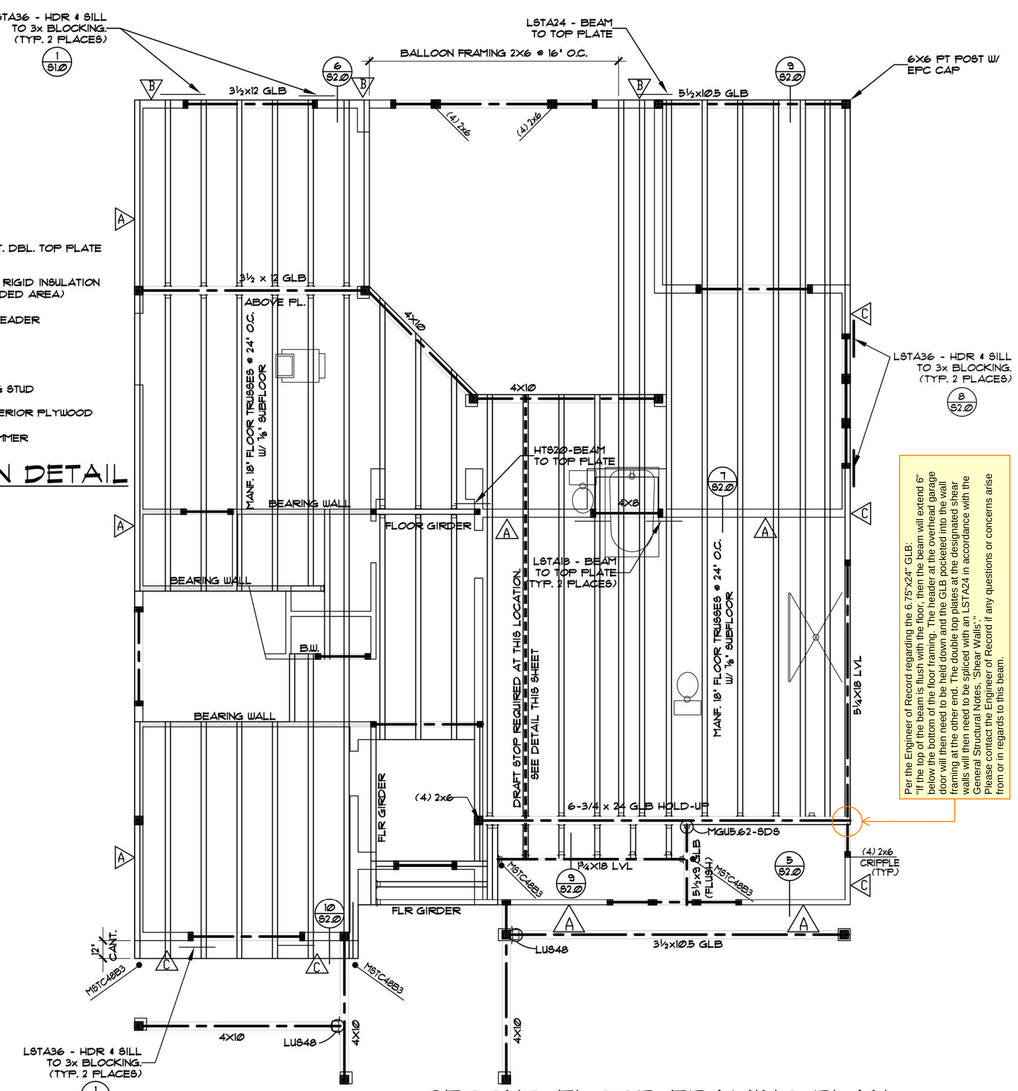
ROOF FRAMING PLAN

1/4"=1'-0"



HEADER/INSULATION DETAIL

NTS



SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

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. R806.1 - 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. R806.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

VENT AND INSULATION CLEARANCE PER SEC. R806.3 - 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.

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.

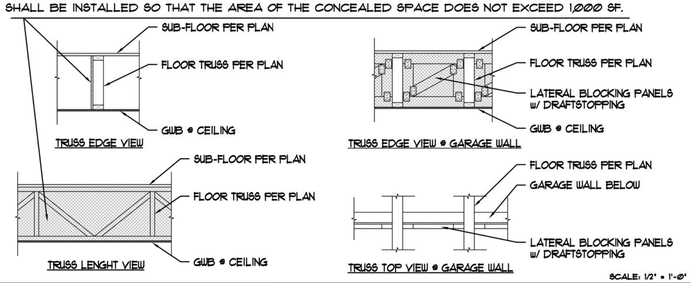
ROOF FRAMING NOTES:

1. ALL HEADERS TO BE 4x8 DF #2, UNLESS NOTED OTHERWISE. HEADERS AT EXTERIOR WALLS & WARM WALLS TO BE INSULATED W/R-10 RIGID INSULATION.
2. ALL OTHER TRUSSES:
   - SHALL CARRY MANUFACTURERS STAMP.
   - SHALL HAVE DESIGN DETAILS AND SPECIFICATIONS ON SITE FOR FRAME INSPECTION.
   - SHALL BE INSTALLED AND BRACED PER MANUFACTURERS SPECIFICATIONS PER IRC SEC. 502.11.2 AND 802.10.3 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. R807.1.
   *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.
6. (A) REFER TO SHEAR WALL SCHEDULE.
7. STUDS SHALL BE CONTINUOUS FROM THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE (DBL. TOP PLATE OR BEAM/HEADER) PER SEC. R802.3 (TWO STORY/BALLOOON FRAME WALLS)

MANUFACTURED TRUSSES

MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTION, FOR THE INSPECTORS USE AND REFERENCE

R302.12.1 MATERIALS. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN ½"GYPSUM BOARD, ¾" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SF.



DRAFTSTOPPING DETAIL

PRRNSF20251517

Revision Table

Number	Date	Revised By	Description

HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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

DATE: 04/15/26

SCALE: 1/4"=1'

SHEET: A18

HOUT NEW RESIDENCE

PROPOSED RENDERS

PRRNSF20251517

Revision Table			
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A19

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HOUT NEW RESIDENCE

PROPOSED RENDERS

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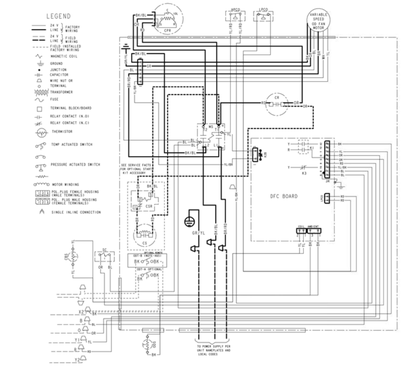
A21

HOUT NEW RESIDENCE

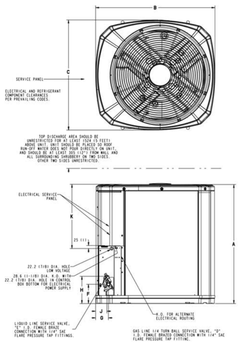
TRANE

Schematic Diagrams



TRANE

Outline Drawing



Model	Base	A	B	C	D	E	F	G	H	J	K
4TWR6018H	3	832 (32-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	538 (20)
4TWR6024H	3	832 (32-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	538 (20)
4TWR6030H	4	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	143 (5-5/8)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	538 (20)
4TWR6036H	4	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	143 (5-5/8)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	538 (20)
4TWR6042H	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TWR6048H	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TWR6060H	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)

TRANE

Mechanical Specification Options

General

The outdoor condensing units are factory charged with the system charge required for the outdoor condensing unit, ten (10) feet of tested connecting line, and the smallest rated indoor evaporative coil match. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit is certified to UL 1995. Exterior is designed for outdoor application.

Casing

Unit casing is constructed of heavy gauge, galvanized steel and painted with a weather-resistant powder paint finish. The corner panels are prepainted. All panels are subjected to our 1,000 hour salt spray test.

Refrigerant Controls

Refrigeration system controls include condenser fan, compressor contactor and low and high pressure switches. A factory supplied, field installed liquid line drier is standard.

Compressor

The compressor features internal over temperature and pressure protection. Other features include: Centrifugal oil pump and low vibration and noise.

Condenser Coil

The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling

As manufactured, this system has a cooling capacity to 55°F. The addition of an evaporator defrost control permits operation to 40°F. The addition of an evaporator defrost control with TXV permits low ambient cooling to 30°F.

The addition of the BAYLOAM107A low ambient kit permits ambient cooling to 20°F.

Thermostats—Cooling only and heat/cooling (manual and automatic change over). Sub-base to match thermostat and locking thermostat cover.

Rheem

The new degree of comfort.®

Water | Residential Electric
ProTerra Plug-in Heat Pump (Dedicated Circuit) Water Heaters

ProTerra® Plug-In Heat Pump Water Heater (120V Dedicated Circuit)

Efficiency
- Up to 3.0 UEF reduces operating cost
- ENERGY STAR® rated
- Title 24 Compliant (JA13 Ready)

Performance
- Ambient operating range: 37-145° F is widest in class designed to meet Northern Climate Spec (Tier 2)

Easy Installation
- Easy access side connections
- Factory installed plug-in power cord, direct plug-in
- Easily replaces a standard gas water heater

Integration
- LED display allows easy control and system monitoring with alerts and audible alarms[1]

EcoNet®

- Integrated EcoNet® Wi-Fi-connected[2] technology and free mobile app gives users control over water heater, allowing for customizable temperature, vacation settings, energy savings and system monitoring at home or away
- LeakGuard™ and LeakSense™ Ready — Easily add leak detection and prevention with leak sensor and shutoff valve upgrade kit
- Demand Response Ready – Built-in EcoPort™ (CTA-2045 Port) allows easy connection to Utility programs

Operation Modes
- Heat Pump
- Vacation/Away: 2-28 days (or placed on hold indefinitely)

Plus…
- Premium grade anode rod with resistor extends the life of the tank
- 3/4" NPT water inlet and outlet; 3/4" condensate drain connections
- Easy access, top mounted washable air filters
- 2" Non-CFC foam insulation
- Enhanced flow brass drain valve
- Temperature and pressure relief valve installed
- Design certified to NSF/ANSI 372 (Lead Content)

Warranty
- 10-Year limited tank and parts warranty
  See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.

ProTerra Plug-in Heat Pump (120V Dedicated Circuit)
40 and 50 Capacities
120 Volt / 1 PH
Electric

These products meet a stringent set of our internally defined sustainability standards.

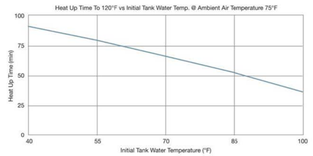
LEED Points = 3

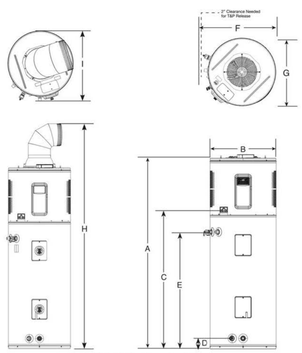
ProTerra Plug-in Heat Pump (120V Dedicated Circuit) Specifications

DESCRIPTION						ENERGY INFO	FEATURES				TANK DIMENSIONS (SEE SPACE REQUIREMENTS IN DIAGRAMS BELOW)			
NOMINAL GALLON CAPACITY	RATED GALLON CAPACITY	MODEL NUMBER	MODEL W/MOUNT	ELECTRIC BREAKER SIZE (MINIMUM)	VOLTAGE	AVERAGE ELECTRICAL WATTAGE	UNIFORM ENERGY FACTOR (UEF)	COMPRESSOR BTU/H	SOUND LEVEL (dBA)	UEF FIRST HR. RATING G.P.H.	RECOVERY IN G.P.H. 80° F RISE	HEIGHT A	DIAM. B	UNIT WT. (LBS)	APPROX. SHIP WT. (LBS.)
40	37	PROPH40 TO RH120	700948	15	120V	1100W	3.0	12,000	55	51	28	65-5/8	20-1/4	200	242
50	46	PROPH50 TO RH120	700949	15	120V	1100W	3.0	12,000	55	51	29	65	22-1/4	210	252

Uniform Energy Factor and rated gallon capacity based on Department of Energy (DOE) requirements.
All units have integrated Wi-Fi control board.
*In cases of fused protection, a time delay fused protection will be required.

INITIAL TANK WATER TEMP (°F)	FINAL TANK TEMP (°F)	HEAT UP TIME (MIN)
40	120	91.1
50	120	83.7
58	120	77.4
70	120	67.1
87	120	51
100	120	37.2





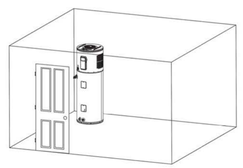
Insulate ducting to reduce condensation.

DESCRIPTION		DIMENSIONS (SHOWN IN INCHES)								
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	B	C	D	E	F	G	H	I
40	PROPH40	65-5/8	20-1/4	47-13/16	3-5/8	39-5/8	23-3/8	20-1/2	81	21-3/4
50	PROPH50	65	22-1/4	47-1/4	3-5/8	39-5/8	25-3/8	22-1/2	80-3/8	21-3/4

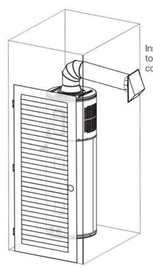
Plug-in Heat Pump (Dedicated Circuit) Water Heater Installation Guidelines to Provide Optimal Efficiency

All volume is cubic feet.

Not Ducted
Room size: Larger than 1200 ft³ (e.g. 12' x 10' x 10').
Requirements: No additional ventilation needed.

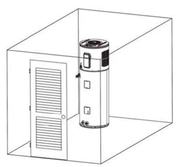


Ducted with outlet duct
Room size: Smaller than 400 ft³ (5' x 8' x 10') such as a closet.
Requirements: Full louvered door. 3.25 ft² minimum louver area.



MINIMUM CLEARANCES (WITHOUT DUCTING)		
REAR	SIDES	TOP
0"	3"	9"

Not Ducted
Room size: 400 ft³ (e.g. 5' x 8' x 10') to 1200 ft³ (e.g. 12' x 10' x 10').
Requirements: Full louvered door OR two louvers top and bottom. 2.9 ft² minimum louver area.



Insufficient air circulation may result in an ambient air temperature drop more than 15° F (8° C) and inefficient operation. Refer to the room size volume illustrations to determine optimal installation and if exhaust should be ducted.

Installation Space Volume is the unoccupied, free air space required for optimal operation. Additional objects occupying the space reduce total space volume.

For optimal operation, installation in gray US map zone is recommended. When installing outside of gray zone, consult your local plumbing contractor.

Average Ambient Air Temp in January

Below 37°F
Above 37°F

Rheem

The new degree of comfort.®

Water | Residential Electric
ProTerra Plug-in Heat Pump (Dedicated Circuit) Water Heaters

ProTerra Plug-in Heat Pump Accessories List

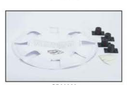
PART NUMBER	DESCRIPTION	USE FOR
AP18944D	Leak Sensor	Automatic detection of internal and external leaks
AP20180	Shutoff Valve	Automatic shut off of water supply to unit
AP21851	Outlet Duct Adapter	Allows for ducting to be connected to the unit
SP20882	Earthquake Isolation Kit	Installations in seismic regions
SP20883	Vibration Isolation Kit	Installation on non-concrete floors
SP20884	8" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 8" diameter
SP20885	7" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 7" diameter
SP20886	6" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 6" diameter
SP20887	5" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 5" diameter
SP20888	8" Pro Approved Damper Kit	Exhaust only to the outside ducting configuration (no inlet duct)
SP20889	25' Flexible 8" Diameter Duct Kit	For up to 25' of ducting
SP21111	Leak Sensor & Shutoff Valve Kit	Upgrade models to protect home from water damage with leak detection and auto shutoff valve


AP18944D


AP20180


AP21851


SP20882


SP20883

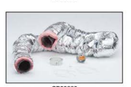

SP20884

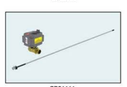

SP20885


SP20886


SP20887


SP20888


SP20889


SP21111

UPGRADE KIT (for ProTerra models without LeakGuard only) – Add leak detector and shutoff valve to protect from water damage

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100
Roswell, Georgia 30076 • www.rheem.com

11/23 FORM NO. RH-PWP-DC Rev. 4

PRRNSF20251517

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HOUT NEW RESIDENCE
813 10TH AVE SW
PUYALLUP WA 98371

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(206)565-2109 (415)520-3294

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1/4"=1'

SHEET:
A22

JMDESIGNS AND PERMITTING LLC QUALITY DESIGNS (206)565-2109 (415)520-3294 RESIDENTIAL DESIGN SPECIALISTS

HOUT NEW RESIDENCE

WASHINGTON STATE UNIVERSITY
Energy Program

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 Signature _____ *Date* 08/14/25

	All Climate Zones Table 402.1.3 and Table R402.1.2	
	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b, j]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Ceiling [f]	60	0.024
Above-Grade Wall U-Factor [g,i]	20+5 or 13+10	0.056
Floor U-Factor	30	0.029
Below Grade Wall U-Factor [c,h]	10/15/21 int + 5TB	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 +5TB" 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 +5TB" 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. "5TB" 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.

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.

1. 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.
2. Medium Dwelling Unit: ..... **8.0 credits**
   All dwelling units that are not included in #1, #3 or #4.
3. Large Dwelling Unit: ..... **9.0 credits**
   Dwelling units exceeding 5000 square feet of conditioned floor area.
4. Dwelling units serving Group R-2 occupancies: ..... **6.5 credits**
   Section R401.1 and Residential Building Section R202 for Group R-2.
5. 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).

Table R406.2 ENERGY EQUALIZATION CREDITS

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[c]	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.

Summary of Table R406.3

Options	Energy Credit Option Descriptions	Credits – limited to one energy option from each category [f]		Comments:
1.1	Efficient Building Envelope	0.5	☒	
1.2	Efficient Building Envelope	1.0	☐	
1.3	Efficient Building Envelope	1.5	☐	
1.4	Efficient Building Envelope ☐	2.5	☐	
2.1	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.2	Air Leakage Control and Efficient Ventilation	1.5	☐	
2.3	Air Leakage Control and Efficient Ventilation ☐	2.0	☐	
3.1[a]	High Efficiency HVAC	1.0	☐	
3.2[a]	High Efficiency HVAC	0.5	☐	
3.3[a,c,d]	High Efficiency HVAC	0.5	☐	
3.4[a,d]	High Efficiency HVAC	1.5	☐	
3.5[d]	High Efficiency HVAC	1.5	☐	
3.6[e]	High Efficiency HVAC	1.0	☐	
3.7[a,d,e]	High Efficiency HVAC	2.0	☒	
3.8[a,d]	High Efficiency HVAC	1.0	☐	
3.9	High Efficiency HVAC	1.5	☐	
3.10[e]	High Efficiency HVAC ☐	2.5	☐	
3.11[e]	High Efficiency HVAC	0.5	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
5.1	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	0.5	☐	
5.4	Efficient Water Heating	1.0	☐	
5.5	Efficient Water Heating	1.5	☐	
5.6	Efficient Water Heating	2.0	☒	
5.7	Efficient Water Heating	2.5	☐	
5.8	Efficient Water Heating ☐	2.5	☐	
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5	0	
7.1	Appliance Package	0.5	☑	
	Total Credits	8.0	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.

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	JMDESIGNS AND PERMITTING LLC
921 PTH ST SW	206-565-2109
SEATTLE WA 98115	415-520-3294

Heating System Type: ○ All Other Systems ◉ Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions: Puyallup
Deisgn Temperature 19
Design Temperature Difference (ΔT) 51
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
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 0.220 X Area 386 = UA 85.01

Skylights
Instructions — U-Factor 0.50 X Area = UA 0.00

Insulation
Attic
Instructions: R-60 — U-Factor 0.024 X Area 1,251 = UA 30.02

Single Rafter or Joist Vaulted Ceilings
Instructions: No Vaulted Ceilings in this project. — U-Factor --- X Area = UA --

Above Grade Walls *(see Figure 1)*
Instructions: R-21 Intermediate — U-Factor 0.056 X Area 3,150 = UA 176.40

Floors
Instructions: R-38 — U-Factor 0.025 X Area 2,670 = UA 66.75

Below Grade Walls and Slabs *(see Figure 1)*
Instructions — Wall & Slab: Select Wall & Slab Insulation — Wall U-Factor X Area 0 = UA --
Depth: Select nearest slab depth — Slab F-Factor X Length = UA --

Slab on Grade *(see Figure 1)*
Instructions: Select R-Value — F-Factor No selection X Length = UA --

Location of Ducts
Instructions: Unconditioned Space

Duct Leakage Coefficient
1.100

Figure 1.

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

(07/01/13)

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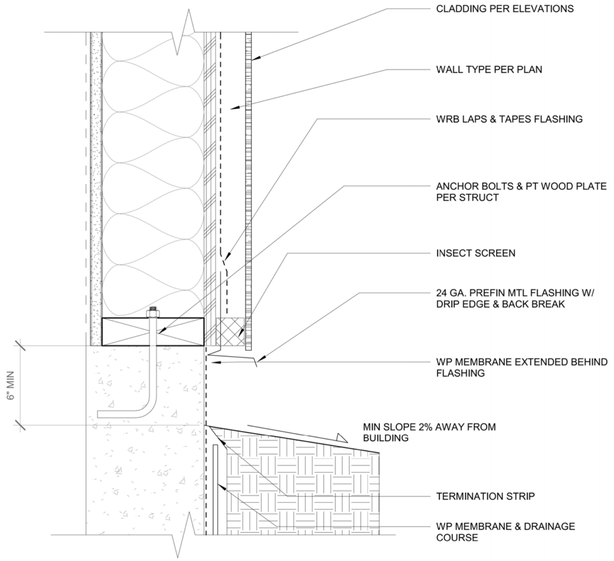
JMDESIGNSANDPERMITTING.COM
(206)565-2109 (415)520-3294

DATE:
04/15/26

SCALE:
1/4"=1'

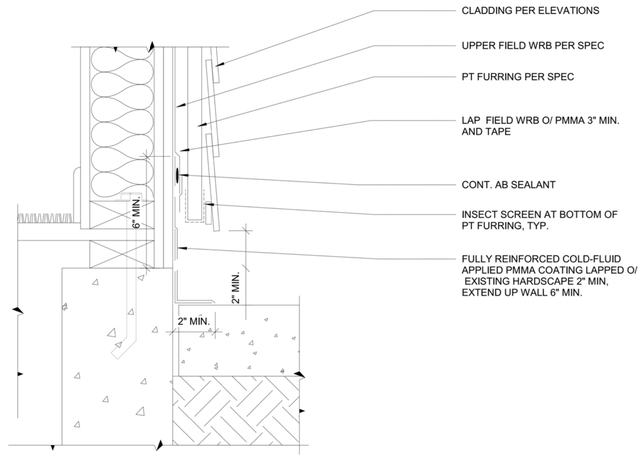
SHEET:
A23

HOUT NEW RESIDENCE



2 Grade - Typ Sill

3" = 1'-0"



4 Grade - Base of Wall at Paving, Typ

3" = 1'-0"

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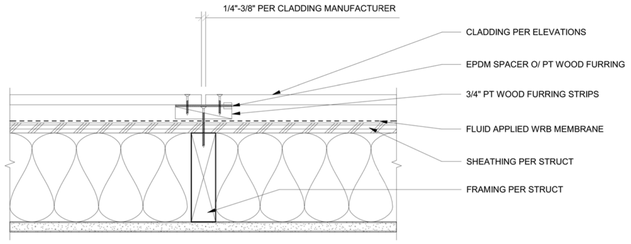
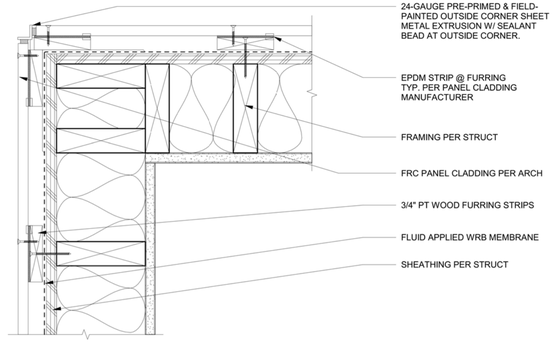
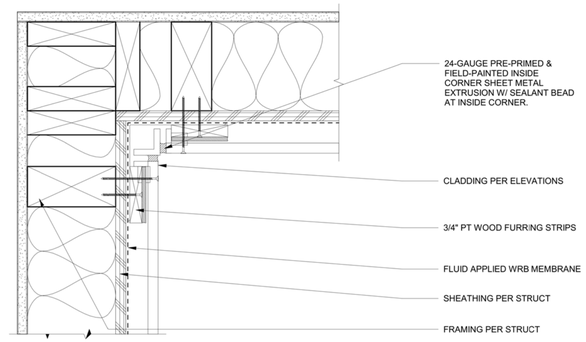
PROPOSED RENDERS



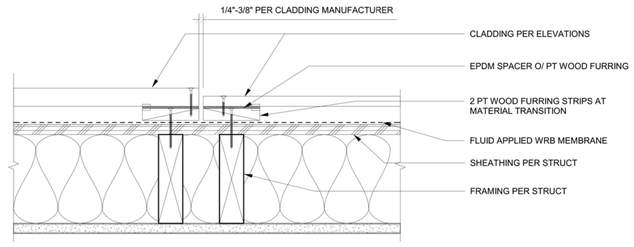
1 Ext Wall - FRC Panel Vertical Joint
3" = 1'-0"



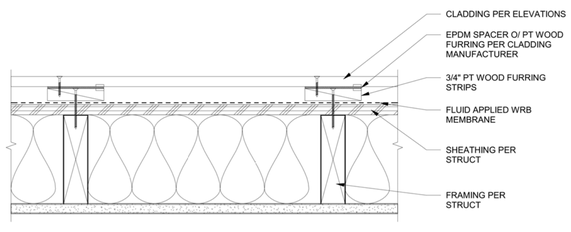
2 Ext Wall - FRC Panel @ Outside Corner
3" = 1'-0"



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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1/4"=1'

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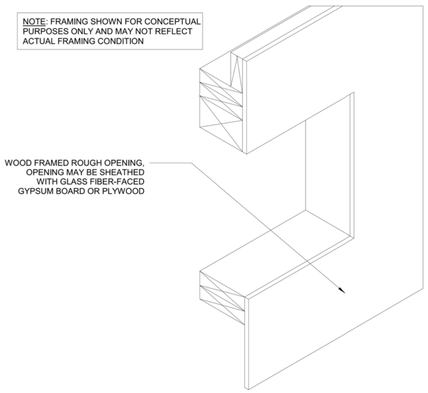
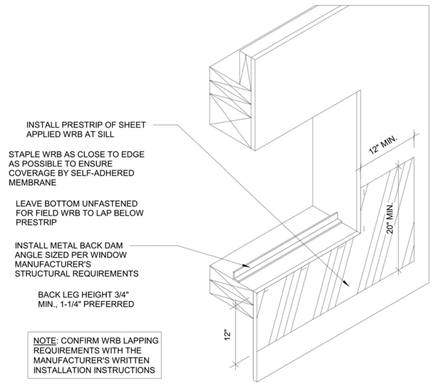
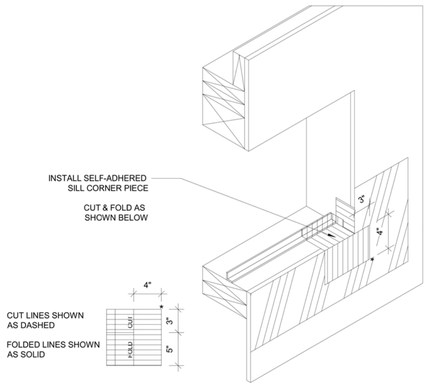
PROPOSED RENDERS



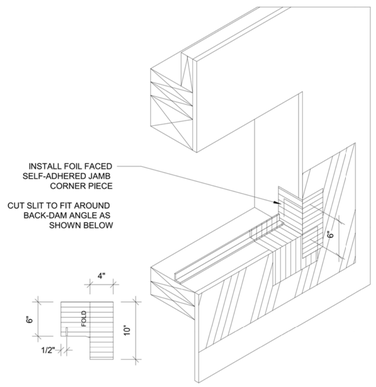
1 Fenestration - Window Sequence Step 1
3" = 1'-0"



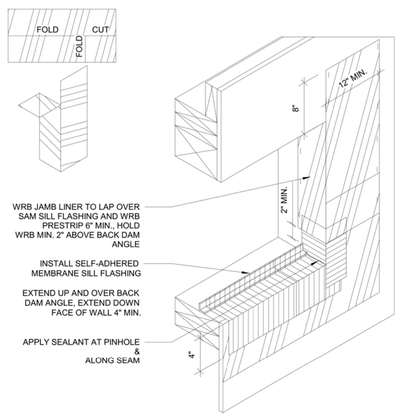
2 Fenestration - Window Sequence Step 2
3" = 1'-0"



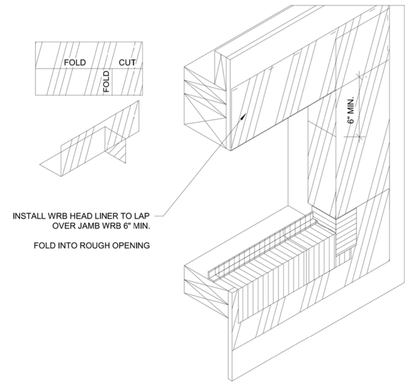
3 Fenestration - Window Sequence Step 3
3" = 1'-0"



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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(206)565-2109 (415)520-3294

DATE:
04/15/26

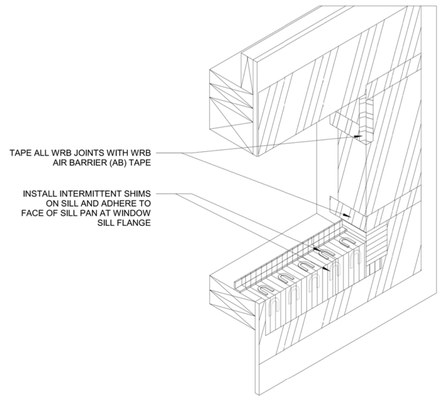
SCALE:
1/4"=1'

SHEET:
A26

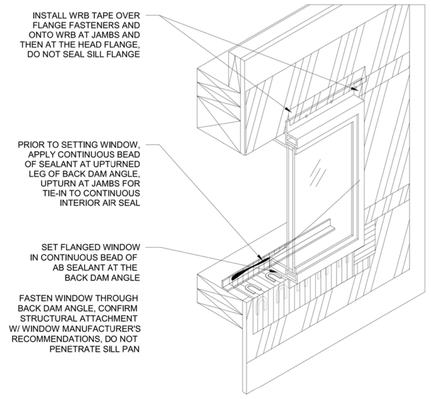
JM DESIGNS AND PERMITTING LLC
QUALITY DESIGNS
RESIDENTIAL DESIGN SPECIALISTS
(206)565-2109 (415)520-3294

HOUT NEW RESIDENCE

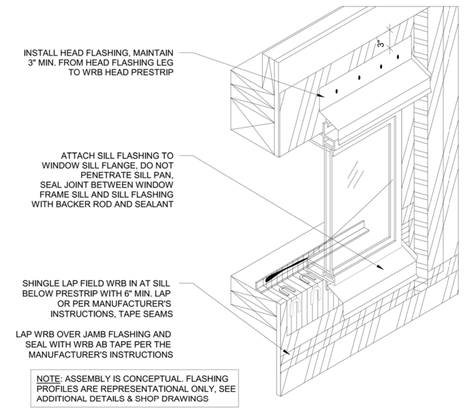
Note: Sequence Continued From Previous Sheet



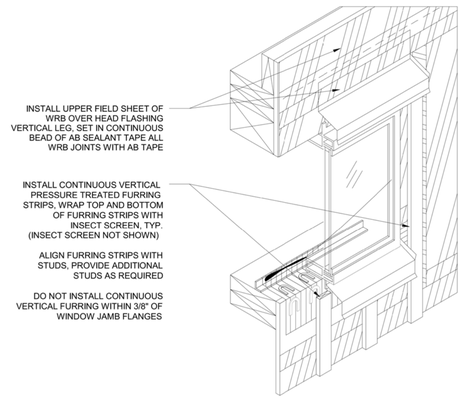
1 Fenestration - Window Sequence Step 7
3" = 1'-0"



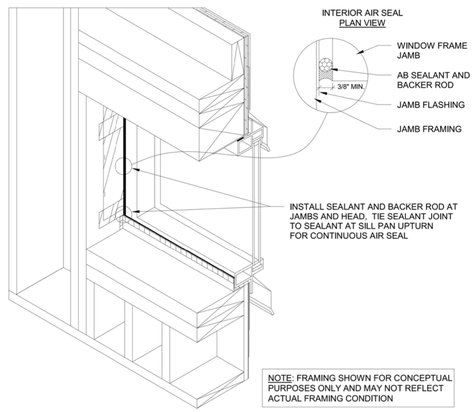
2 Fenestration - Window Sequence Step 8
3" = 1'-0"



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"

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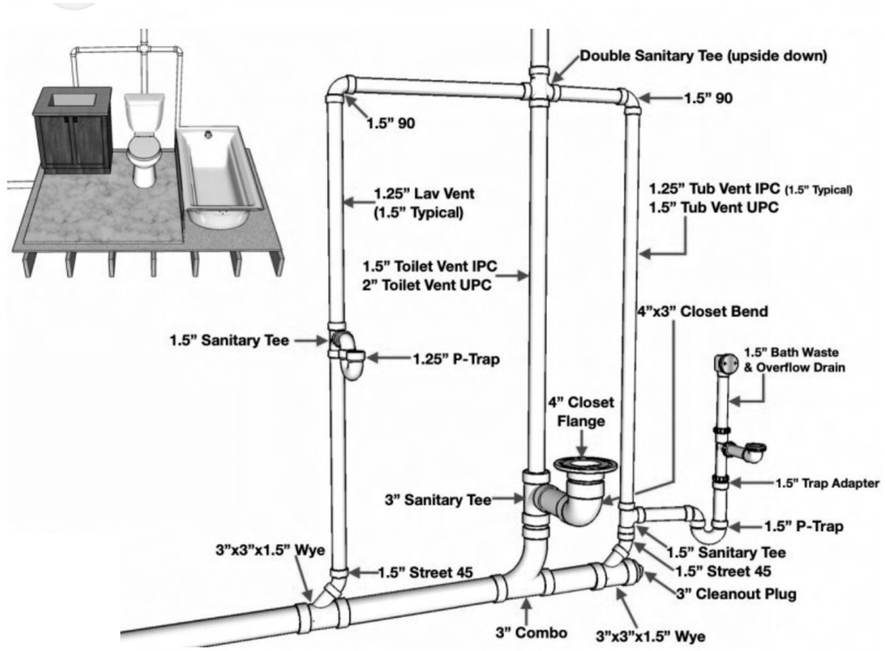

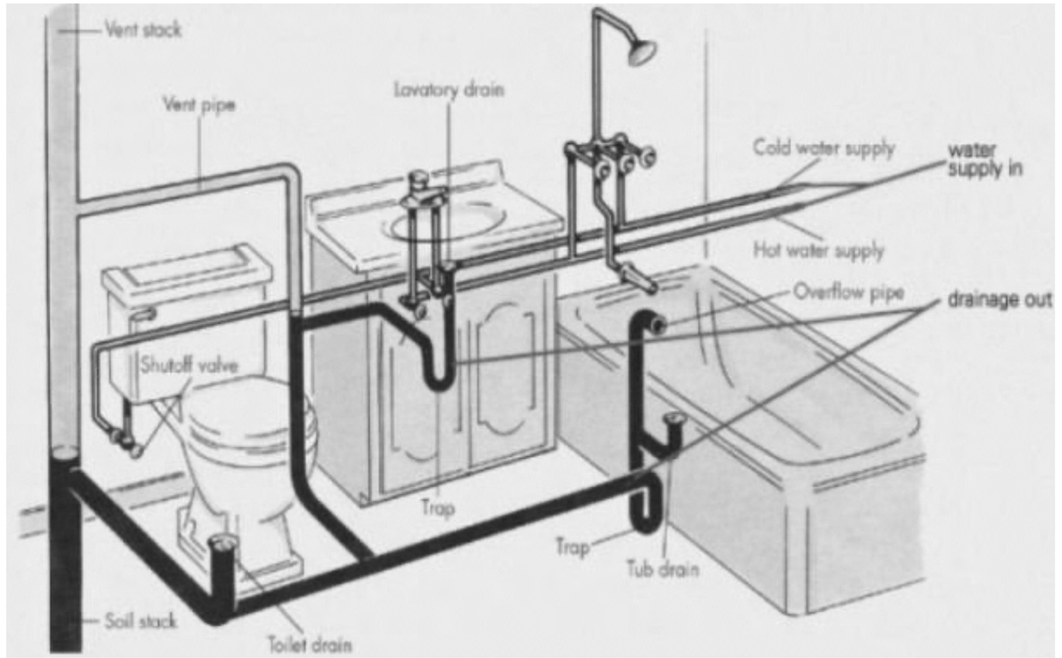

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A28