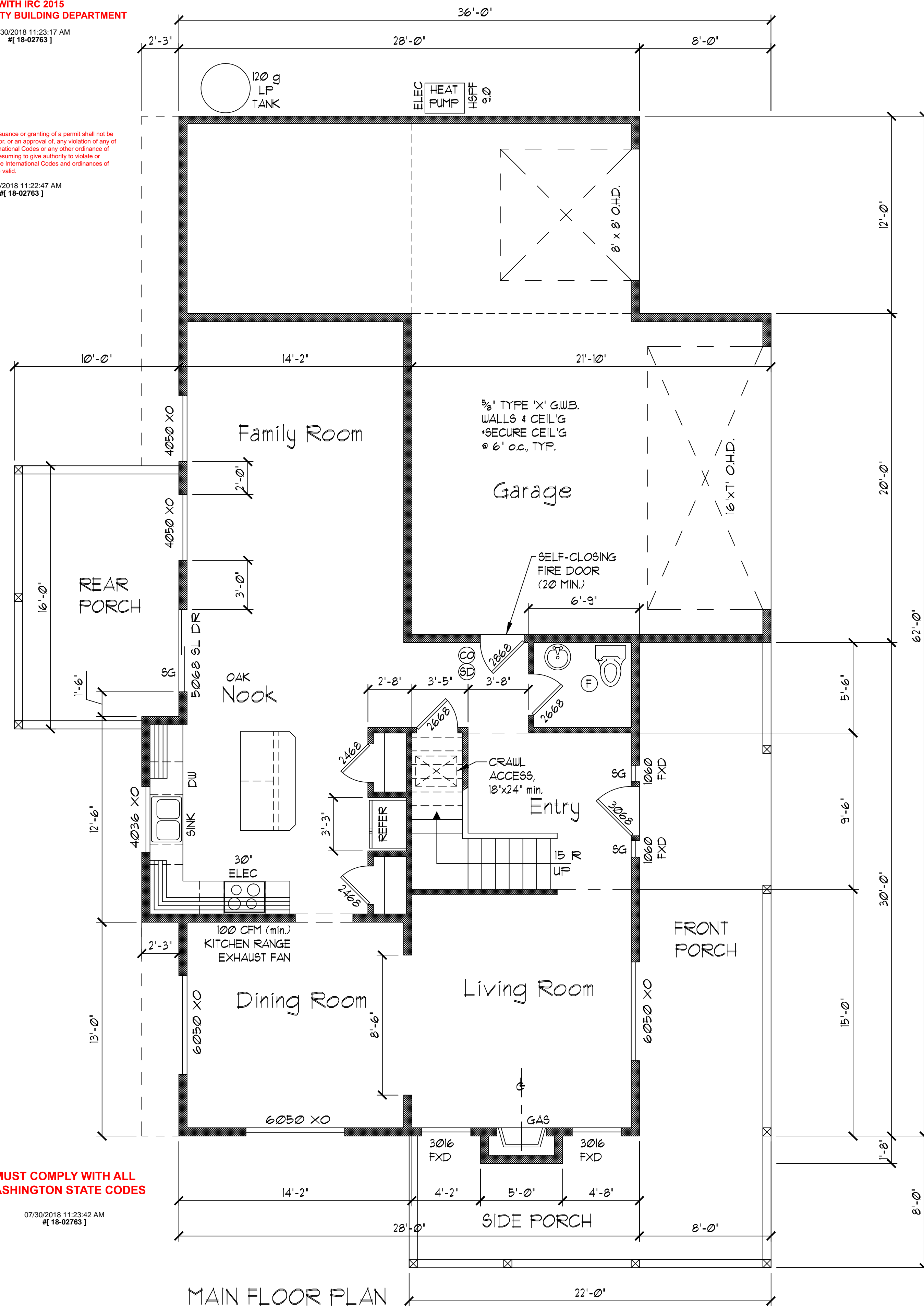


07/30/2018 11:23:17 AM  
 #18-02763

Validity of permit: The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the International Codes or any other ordinance of Kitsap County. Permits are issued to give authority to violate or cancel the provisions of the International Codes and ordinances of Kitsap County shall not be valid.

07/30/2018 11:22:47 AM  
 #18-02763



MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'

MUST COMPLY WITH ALL WASHINGTON STATE CODES

07/30/2018 11:23:42 AM  
 #18-02763

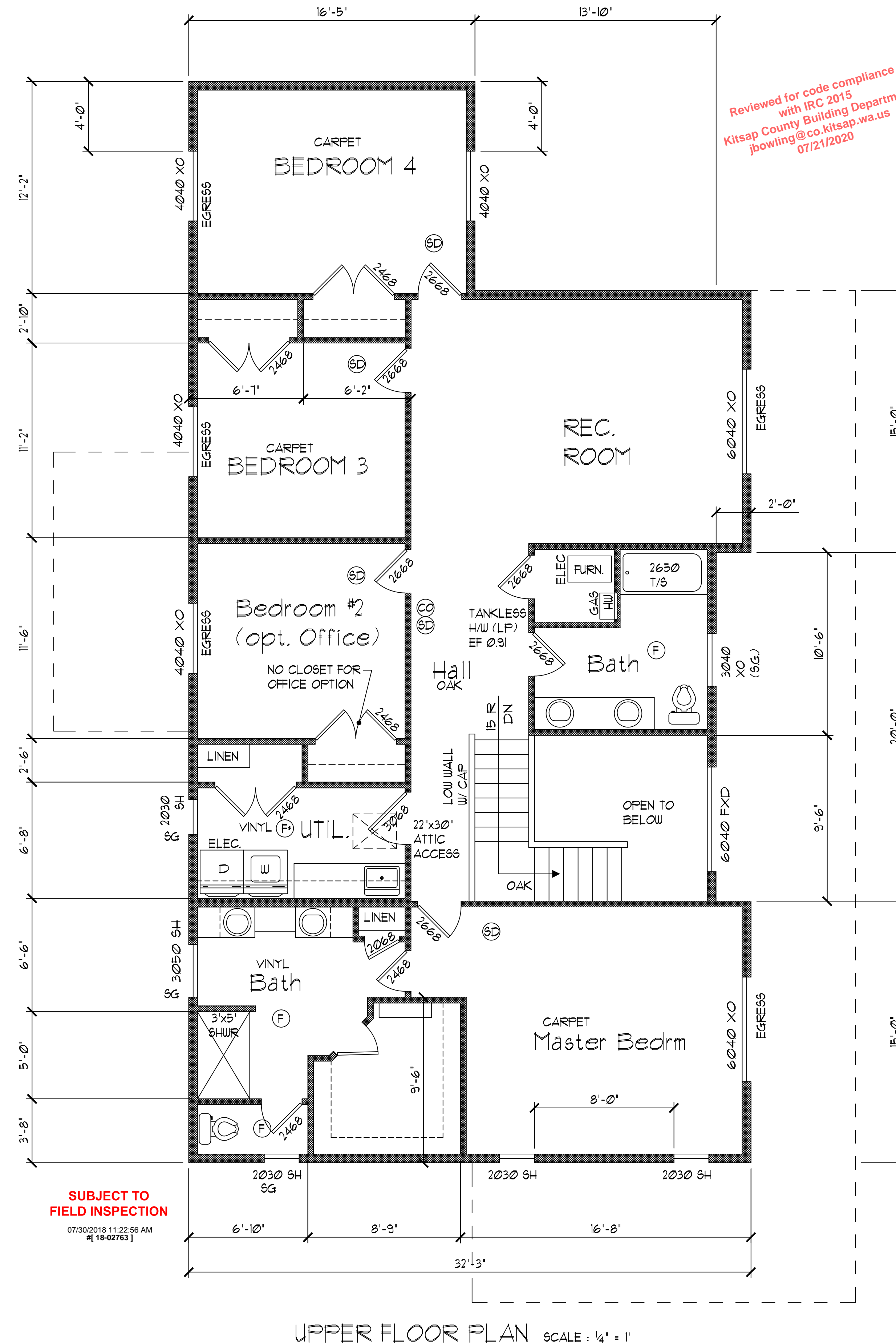
SMOKE ALARM NOTE:  
 - INSTALL SMOKE ALARM 10' FROM OVEN.  
 ALARM SHALL HAVE SILENCING BUTTON OR PHOTOELECTRIC TYPE IF LESS THAN 20'

SMOKE ALARM SCHEDULE

SD	SMOKE ALARMS FOR EACH SLEEPING ROOM AND COMBO SMOKE / CARBON MONOXIDE ALARM AT EACH STORY (IN THE VICINITY OF BEDROOMS). ALARMS ARE REQUIRED TO BE INTERCONNECTED.
CO/SD	

EXHAUST FAN SCHEDULE

F	INTERMITTENTLY OPERATING (UTILITY & BATH) 90 cfm
F	WHOLE HOUSE FAN, AUTO TIMER FOR 8 HOURS PER DAY (180 cfm PER HOUSE FLOOR AREA & BEDROOMS)



UPPER FLOOR PLAN SCALE: 1/4" = 1'

SUBJECT TO FIELD INSPECTION  
 07/30/2018 11:22:56 AM  
 #18-02763

CHANGES  
 MUST BE APPROVED PRIOR TO PERFORMING WORK  
 07/30/2018 11:23:32 AM  
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 jbowling@co.kitsap.wa.us  
 07/21/2020

PLAN NO.  
2800

LOT  
KITSAP DCD  
5FR BASIC

TAX ID\*

P.O. BOX 3631  
SILVERDALE, WA  
98383

(360) 719-4668 f  
(360) 620-8883 c

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NEW HOMES  
**FERGUSON & COLE, INC.**

DRAWN BY  
SCOTT SHELTON

DATE  
04-15-18

REVISED  
07-13-18

DRAWING:  
FLOOR PLANS

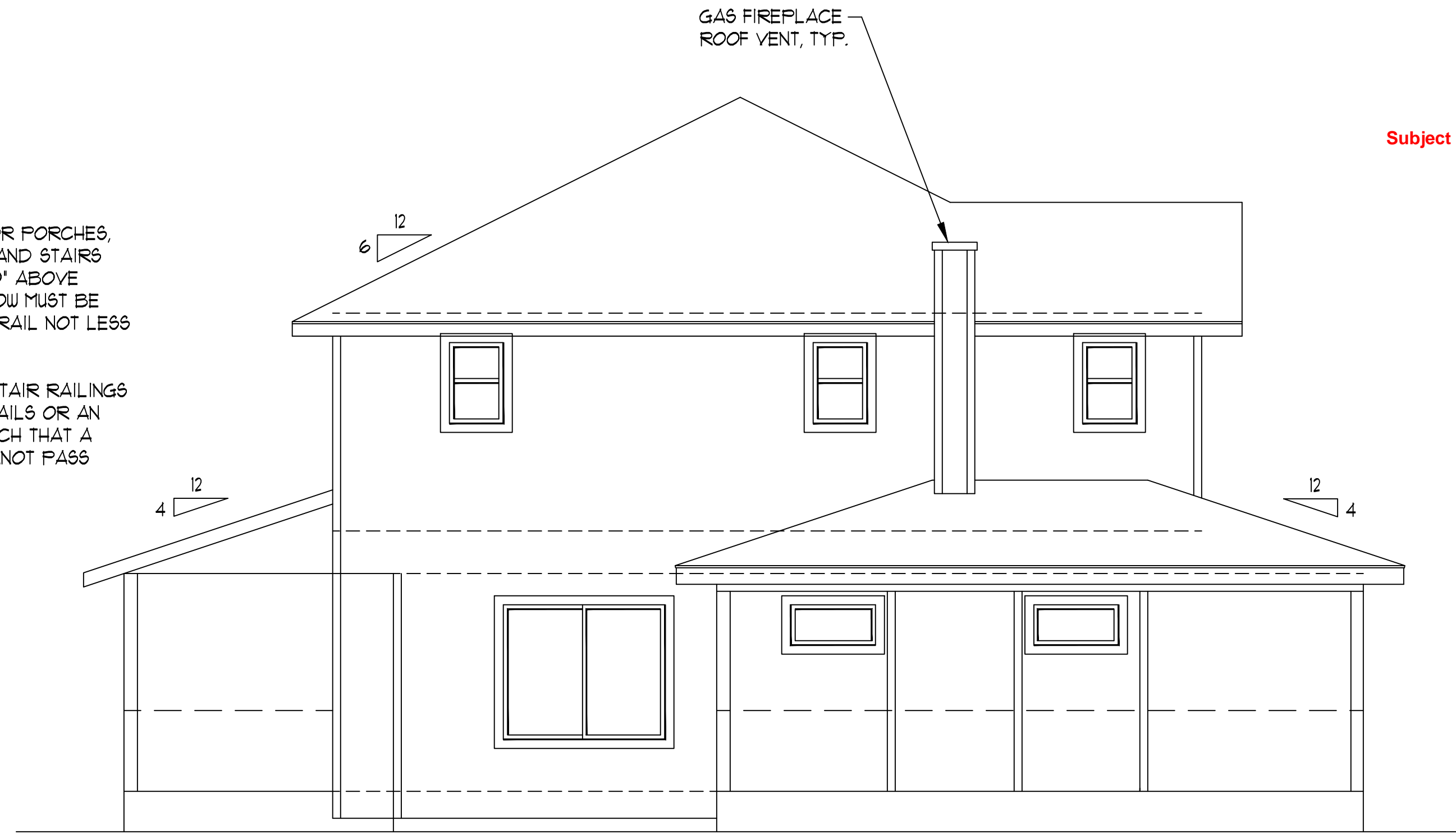
AI  
 of 7

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 with IRC 2015  
 Kitsap County Building Department  
 jbowling@co.kitsap.wa.us  
 07/21/2020

PLAN NO. 2800
LOT KITSAP DCD 5FR BASIC
TAX ID*
P.O. BOX 3631 SILVERDALE, WA 98383
(360) 779-4668 f (360) 620-8883 c
FERGUSONCOLE.COM

ALL DECKS, BALCONIES OR PORCHES,  
 OPEN SIDES OF LANDING AND STAIRS  
 WHICH ARE MORE THAN 30' ABOVE  
 GRADE OR A FLOOR BELOW MUST BE  
 PROTECTED BY A GUARDRAIL NOT LESS  
 THAN 36" HIGH.

OPEN GUARDRAILS AND STAIR RAILINGS  
 REQUIRE INTERMEDIATE RAILS OR AN  
 ORNAMENTAL PATTERN SUCH THAT A  
 BALL 4" IN DIAMETER CANNOT PASS  
 THROUGH.



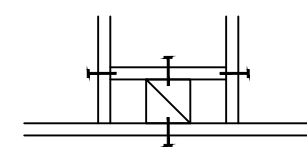
Subject To Field Inspection

CHANGES  
 MUST Be Approved Prior  
 To Performing Work

IF REQUIRED,  
 DECK GUARDRAILS SHALL BE:  
 2x2 PICKETS SANDWICHED BETWEEN  
 5/4 x 4 RAILS (TOP & BOTTOM) WITH  
 5/4 x 4 CAP (PROVIDE BEARING AT 8' max.),  
 FIELD VERIFY, TYP.

LEFT ELEVATION SCALE : 1/4" = 1'

GUARDRAIL SUPPORT POST  
 CONNECTION DETAIL



P.T. 2x10 RIM, JOIST & BLOCKING.  
 PROVIDE (2) 1/2" AT EACH  
 CONNECTION, TYP.



FRONT ELEVATION SCALE : 1/4" = 1'

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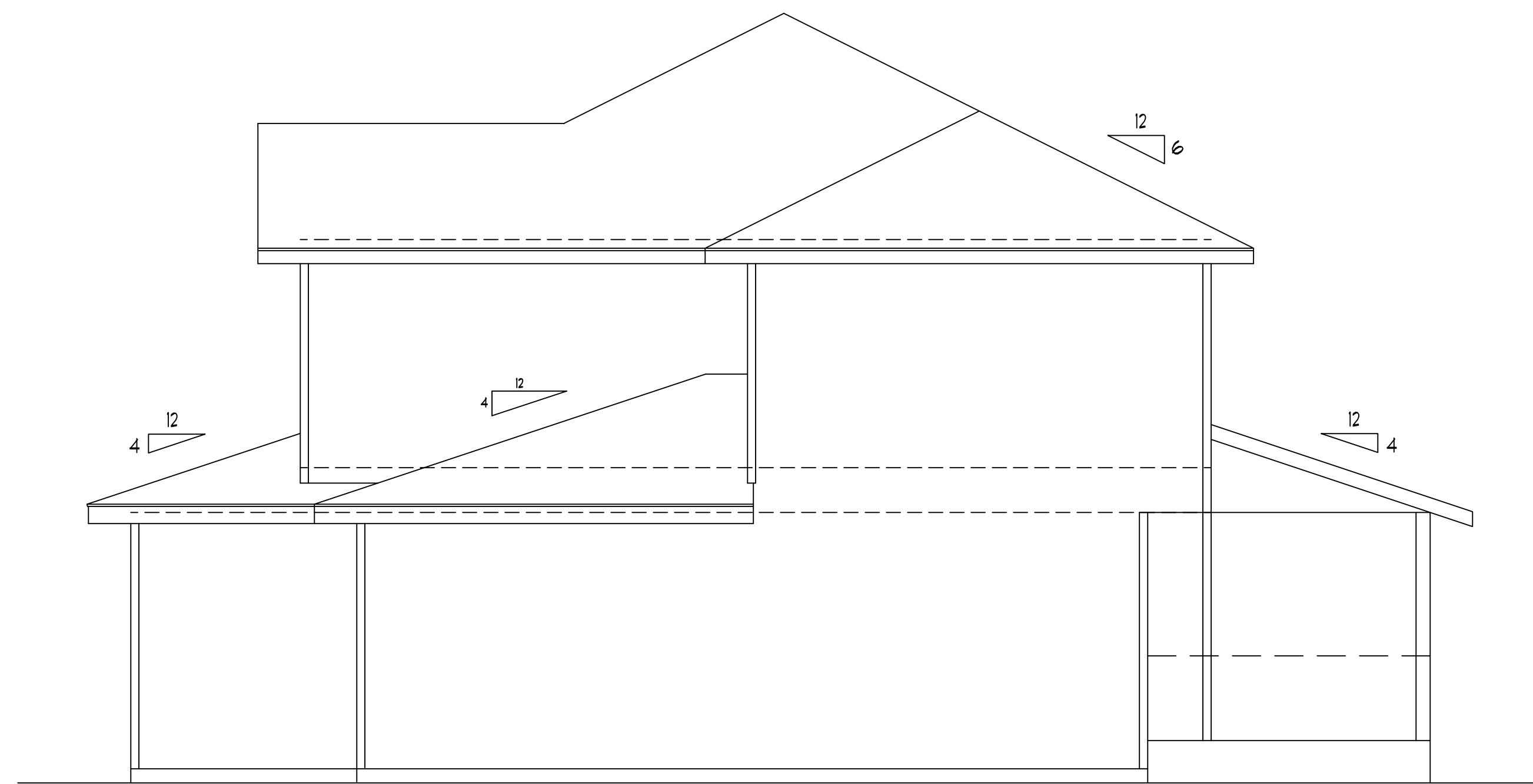
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DATE  
 04-15-18

REVISED  
 07-13-18

DRAWING:  
 ELEVATIONS

A2  
 of 7



RIGHT ELEVATION SCALE : 1/4" = 1'

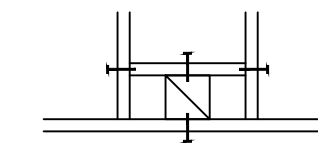
ALL DECKS, BALCONIES OR PORCHES, OPEN SIDES OF LANDING AND STAIRS WHICH ARE MORE THAN 30' ABOVE GRADE OR A FLOOR BELOW MUST BE PROTECTED BY A GUARDRAIL NOT LESS THAN 36" HIGH.

OPEN GUARDRAILS AND STAIR RAILINGS REQUIRE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A BALL 4" IN DIAMETER CANNOT PASS THROUGH.

**CHANGES**  
 MUST Be Approved Prior  
 To Performing Work

IF REQUIRED,  
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 5/4 x 4 RAILS (TOP & BOTTOM) WITH  
 5/4 x 4 CAP (PROVIDE BEARING AT 8' max.),  
 FIELD VERIFY, TYP.

GUARDRAIL SUPPORT POST  
 CONNECTION DETAIL



P.T. 2x10 RIM, JOIST & BLOCKING.  
 PROVIDE (2) 16d AT EACH  
 CONNECTION, TYP.

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 07/21/2020

Subject To Field Inspection



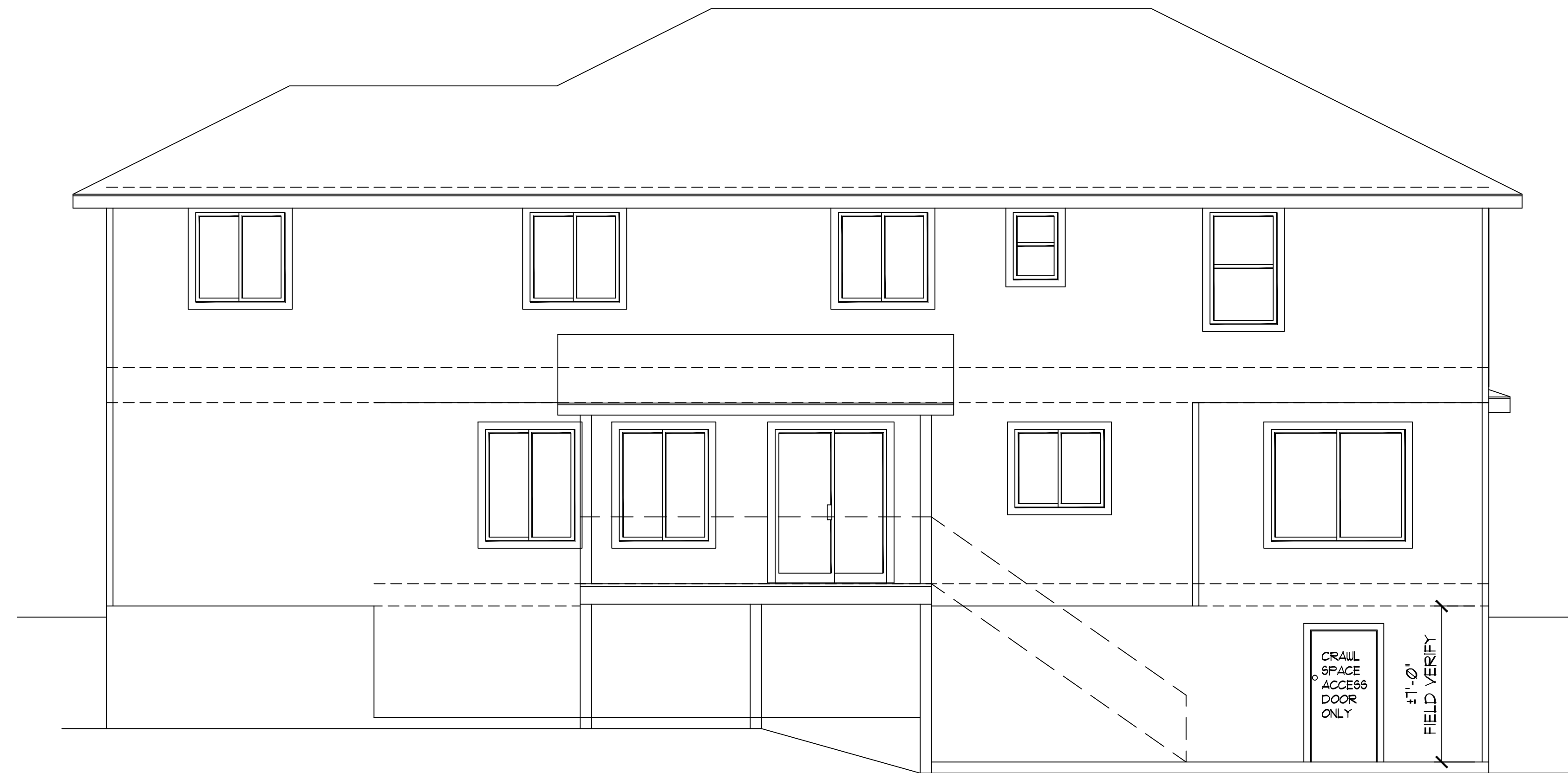
REAR ELEVATION SCALE : 1/4" = 1'

PLAN NO. 2800
LOT KITSAP DCD 5FR BASIC
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DATE 04-15-18
REVISED 07-13-18
DRAWING: ELEVATIONS
A3 of 7

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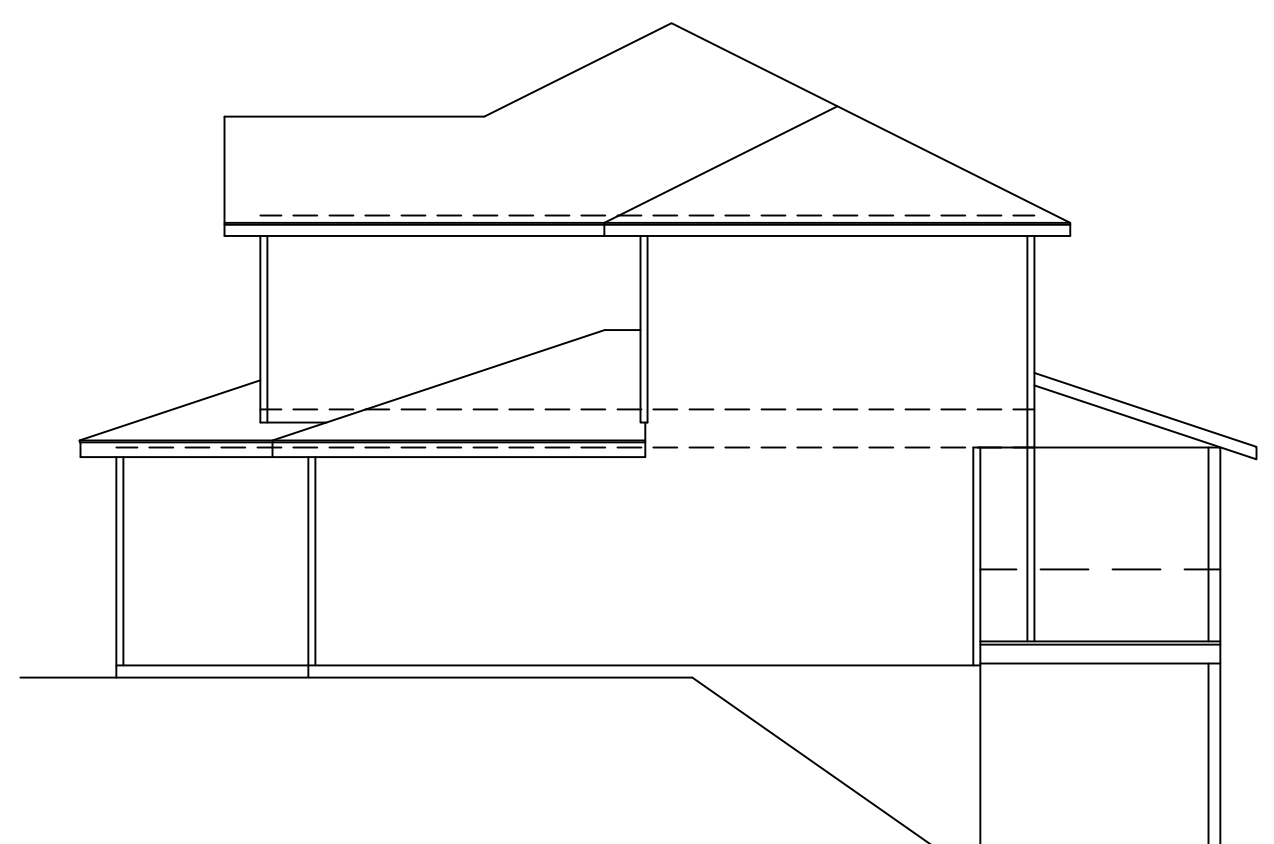


REAR ELEVATION SCALE : 1/4" = 1'

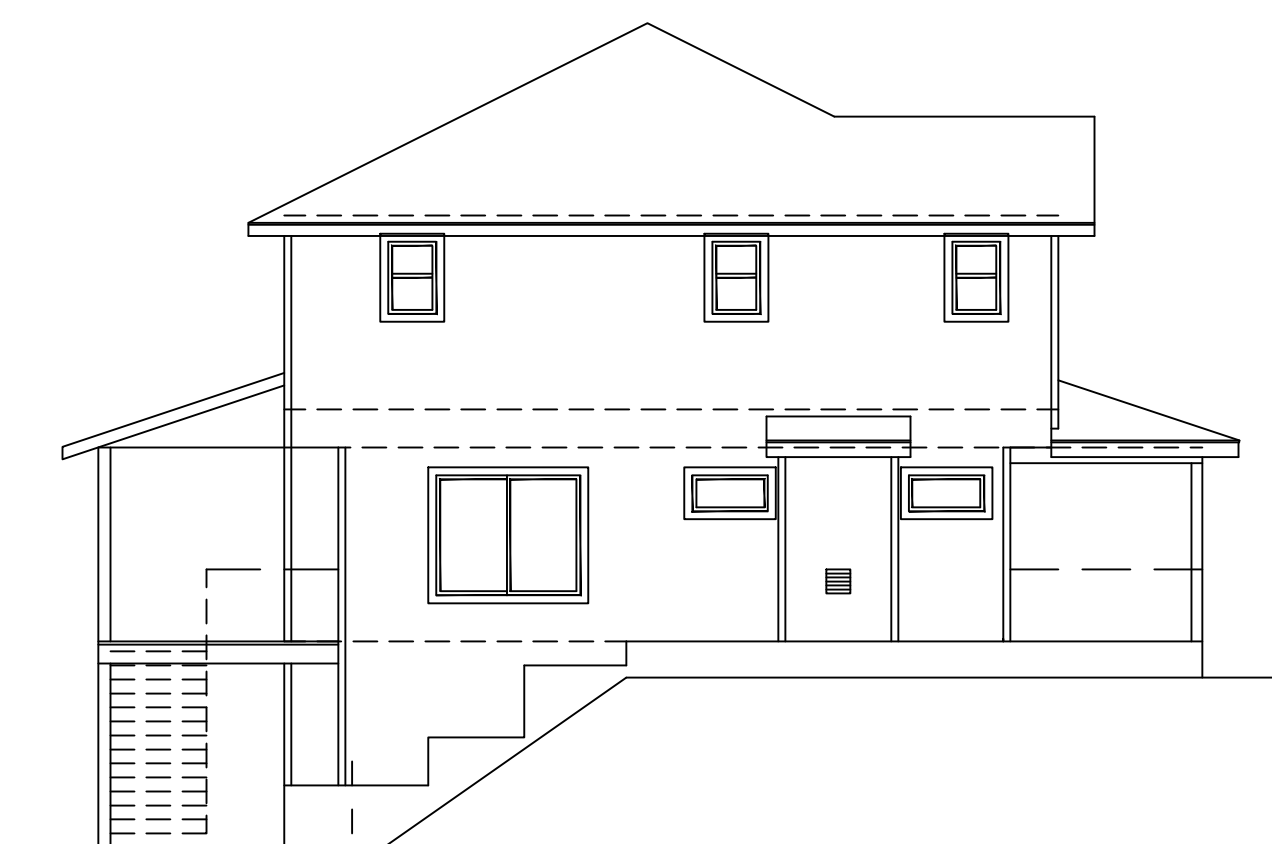
CHANGES  
 MUST Be Approved Prior  
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ALL DECKS, BALCONIES OR PORCHES,  
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 REQUIRE INTERMEDIATE RAILS OR AN  
 ORNAMENTAL PATTERN SUCH THAT A  
 BALL 4" IN DIAMETER CANNOT PASS  
 THROUGH.



RIGHT ELEVATION SCALE : 1/8" = 1'



LEFT ELEVATION SCALE : 1/8" = 1'

Subject To Field Inspection

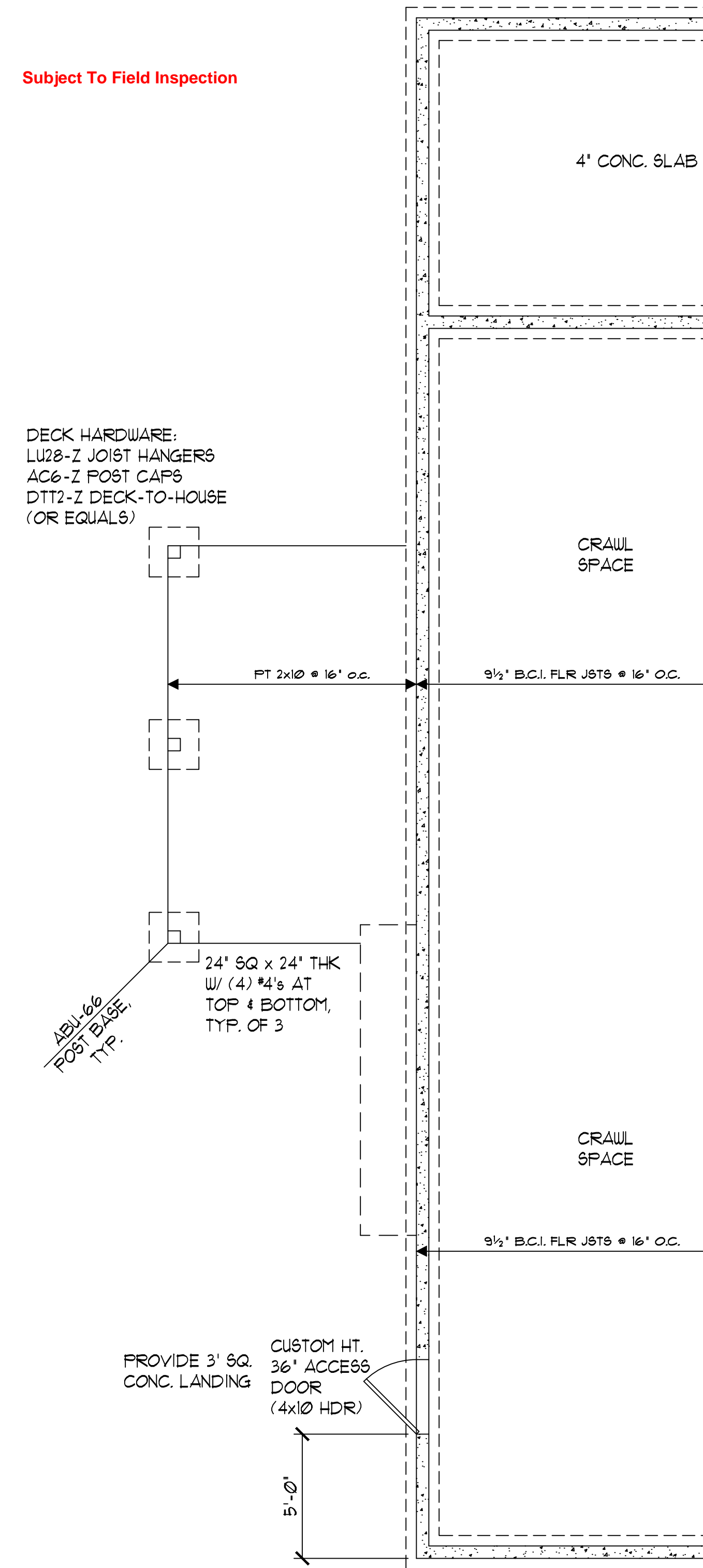
DECK HARDWARE:  
 LU28-Z JOIST HANGERS  
 AC6-Z POST CAPS  
 DTT2-Z DECK-TO-HOUSE  
 (OR EQUALS)

24" SQ x 24" THK  
 W/ (4) #4'S AT  
 TOP & BOTTOM,  
 TYP. OF 3

PROVIDE 3' SQ.  
 CONC. LANDING

CUSTOM HT.  
 36" ACCESS  
 DOOR  
 (4x10 HDR)

5'-0"



FOUNDATION PLAN SCALE : 1/4" = 1'

PLAN NO. 2800
LOT KITSAP DCD 9FR BASIC
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DATE 04-15-18
REVISED
DRAWING: TALL CRAWL SPACE OPTION
A4 of 7

BASIC PERMIT PACKAGE  
 REVIEWED FOR CODE COMPLIANCE  
 WITH IRC 2015  
 KITSAP COUNTY BUILDING DEPARTMENT  
 07/30/2018 11:23:17 AM  
 # [18-02763]

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 COLE, INC.

PLAN NO.  
 2800

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 with IRC 2015  
 Kitsap County Building Department  
 jbowling@co.kitsap.wa.us  
 07/21/2020

PLAN NO. 2800
LOT KITSAP DCD SFR BASIC
TAX ID*
P.O. BOX 3631 SILVERDALE, WA 98383
(360) 779-4668 f (360) 620-8883 c
FERGUSONCOLE.COM

BUILDING CODE DESIGN DATA

2015 IRC, WAC 51-51  
 2015 IFC, WAC 51-54A  
 2015 WSEC, WAC 51-11  
 2015 UPC, WAC 51-56 & 51-57  
 2015 IMC, WAC 51-52  
 2012 IFGC, WAC 51-52

Subject To Field Inspection

GROUND SNOW LOAD: 30 lbs  
 HOUSE FLOOR LOAD: 40 lbs  
 DECK FLOOR LOAD: 60 lbs  
 (FLOOR DEAD LOAD: 15 lbs)  
 WIND SPEED: 110 mph / 85 mph  
 WIND EXPOSURE B  
 SEISMIC: D2  
 FROST LINE: 12"

CHANGES  
 MUST Be Approved Prior  
 To Performing Work

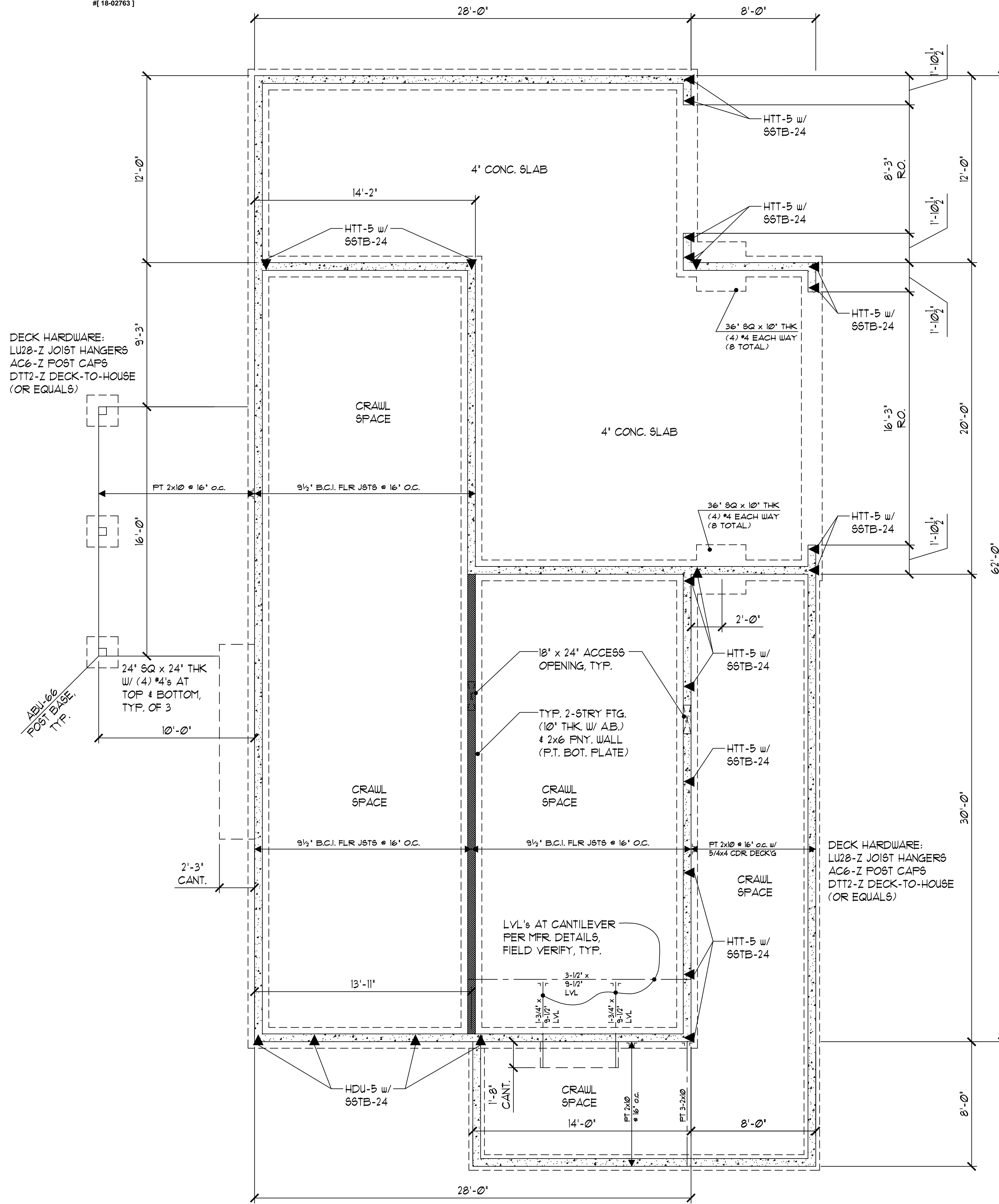
SHEET INDEX:

C1 - COVER SHEET  
 A1 - FLOOR PLAN  
 A2 - ELEVATIONS  
 A3 - ELEVATIONS  
 A4 - TALL CRAWL SPACE OPTION  
 S1 - FOUNDATION PLAN  
 S2 - FRAMING PLAN

AREA SUMMARY	
MAIN FLOOR AREA:	1,166 SF
UPPER FLOOR AREA:	1,638 SF
TOTAL HEATED AREA:	2,804 SF
GARAGE FLOOR AREA:	766 SF
PORCH FLOOR AREA:	742 SF
TOTAL BUILDING AREA:	4,136 SF

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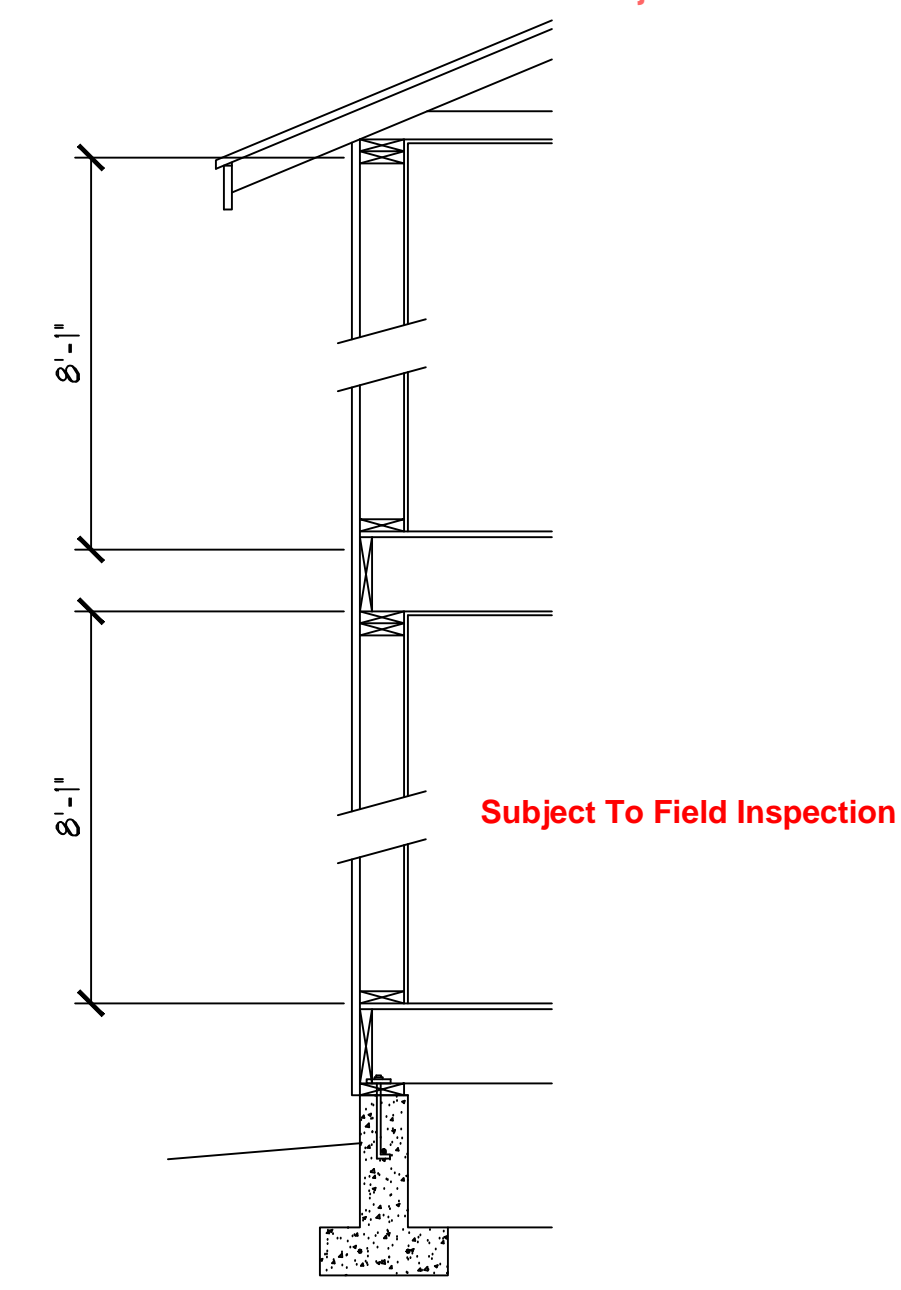
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DATE
REVISED
DRAWING: COVER SHEET
C1 of 7



FOUNDATION PLAN SCALE: 1/4" = 1'

PROVIDE CRAWL SPACE  
 VENTING, FIELD VERIFY  
 LOCATIONS  
 1160 / 150 = 7.8 s.f. REQ'D

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TYP. WALL SECTION SCALE: 1/2" = 1'

- |  |   |
|--|---|
| <b>CONC. SLAB FLOOR:</b><br>-4" CONCRETE SLAB<br>-4" GRAVEL BASE<br>-COMPACTED SOIL  | <b>WOOD JOIST FLOOR:</b><br>-FINISH FLOORING<br>-3/4" O.S.B. SUB-FLOOR<br>-JOIST SYSTEM @ 16" o.c.<br>-R-30 INSUL. (IF UNHEATED BELOW)    |
| <b>STUD WALL:</b><br>-LAP SIDING<br>-HOUSE WRAP<br>-1/2" O.S.B. SHEATHING<br>-2x6 STUDS @ 16" o.c.<br>-R-21 INSULATION<br>-1/2" G.W.B. | <b>WOOD ROOF:</b><br>-COMP. ROOFING<br>-15" FELT<br>-1/2" O.S.B. SHEATHING<br>-MFR TRUSSES @ 24" o.c.<br>-R-49 INSULATION<br>-3/8" G.W.B. |

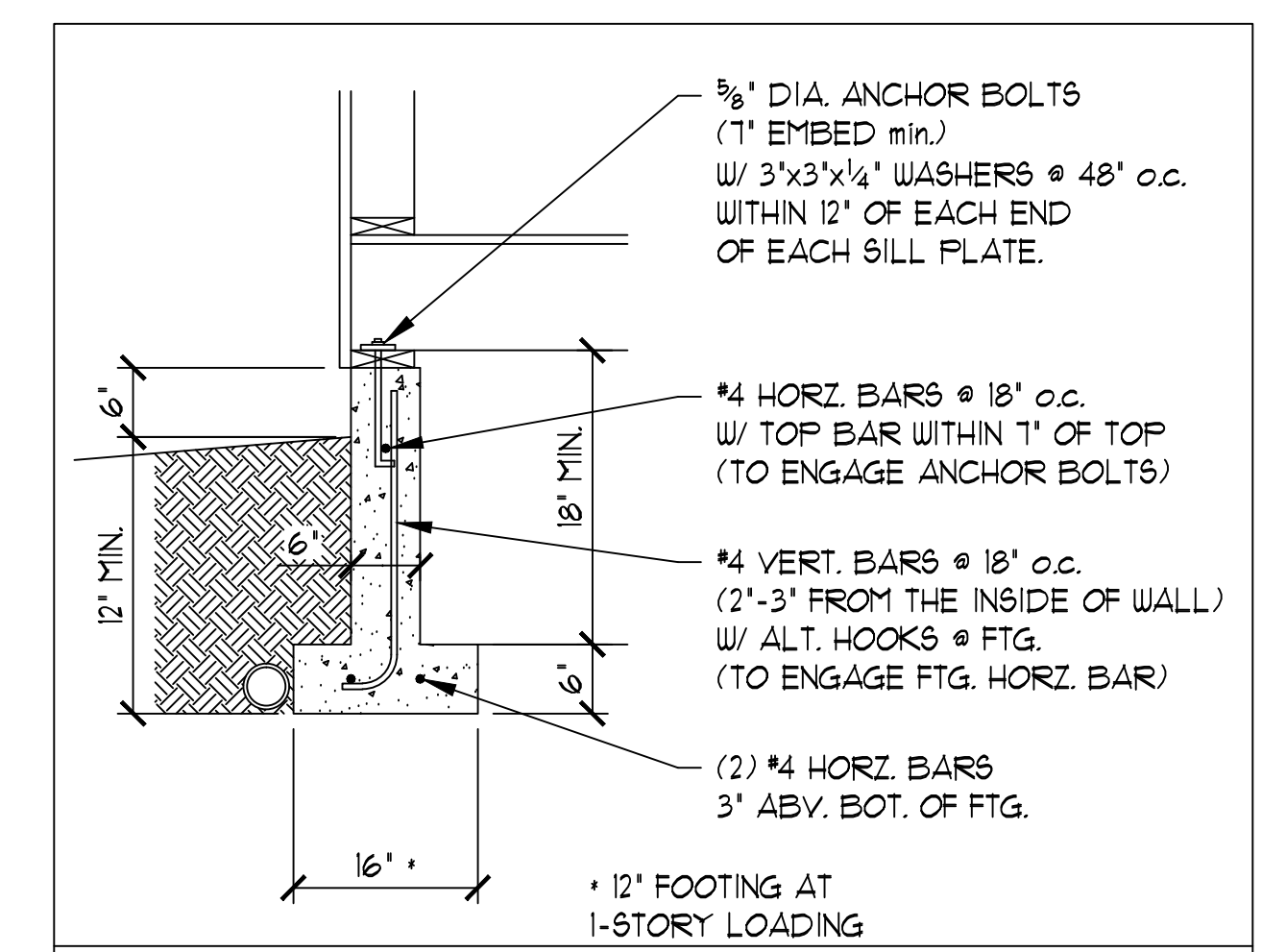
- EFFICIENT WATER HEATING 5c:**  
 Water heating system shall include one of the following:  
 -Gas, propane or oil water heater with a minimum EF of 0.91
- HIGH EFFICIENCY HVAC EQUIPMENT 3b:**  
 Air-source heat pump with a minimum SEER of 9.0
- HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM 4:**  
 -All heating and cooling system components shall be installed inside the conditioned space.  
 -All combustion equipment shall be direct vent or sealed combustion.

CHANGES  
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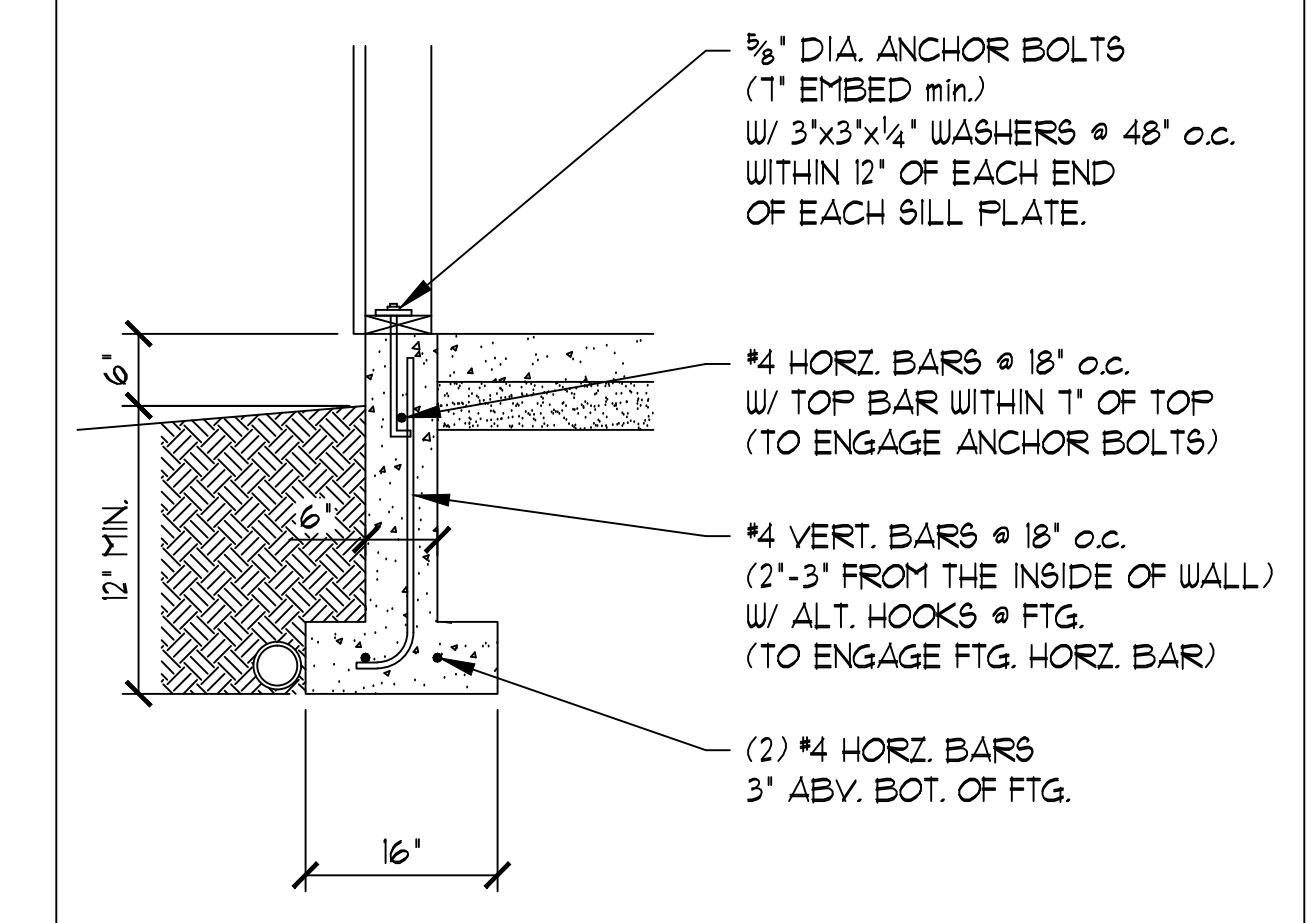
VERIFY ADDITIONAL  
 FRAMING REQUIREMENTS  
 PER ENGINEERING SHEETS

ALL EXTERIOR WALLS  
 SHALL BE SHEATHED AS  
 PER ENGINEER'S SCHEDULE

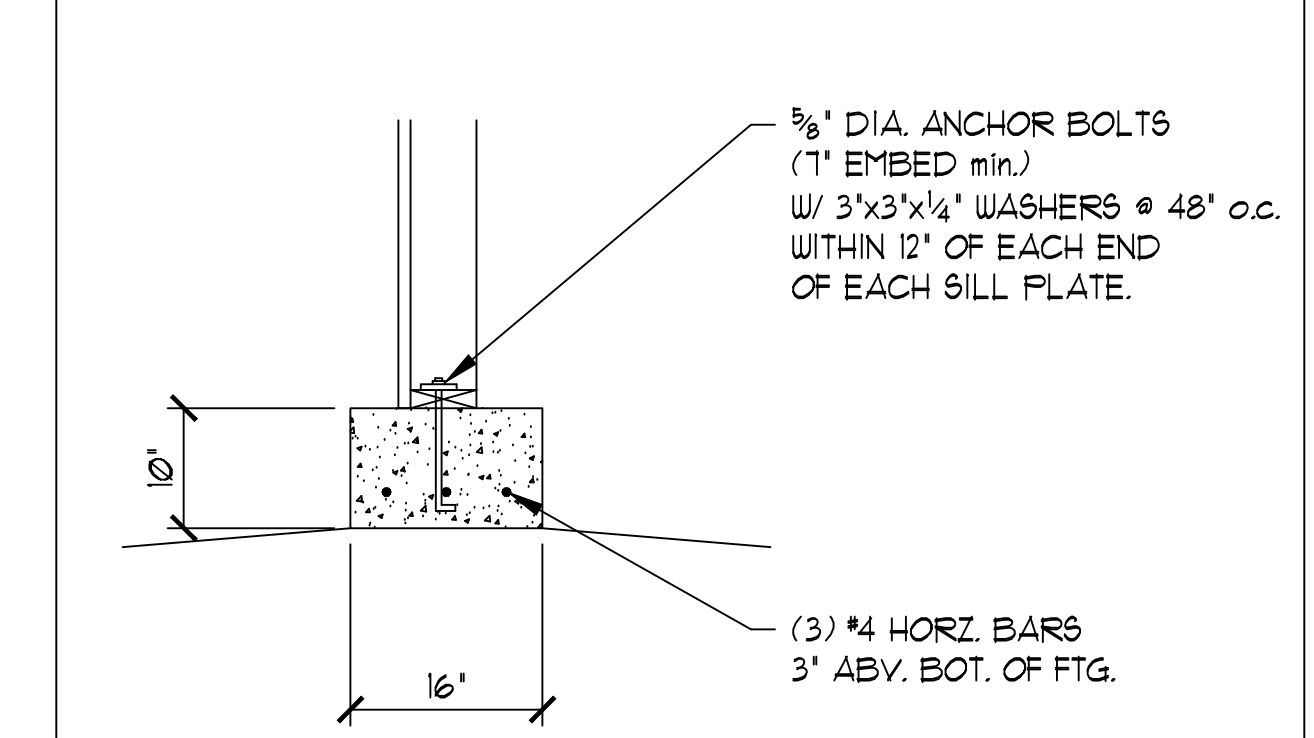
VERIFY REQUIRED WALL STRAPS  
 PER ENGINEER'S PLAN



TYP. FOUNDATION DETAIL SCALE: 3/4" = 1'



TYP. FOUNDATION DETAIL SCALE: 3/4" = 1'



TYP. FOUNDATION DETAIL SCALE: 3/4" = 1'

PLAN NO.  
 2800

LOT  
 KITSAP DCD  
 5FR BASIC

TAX ID#

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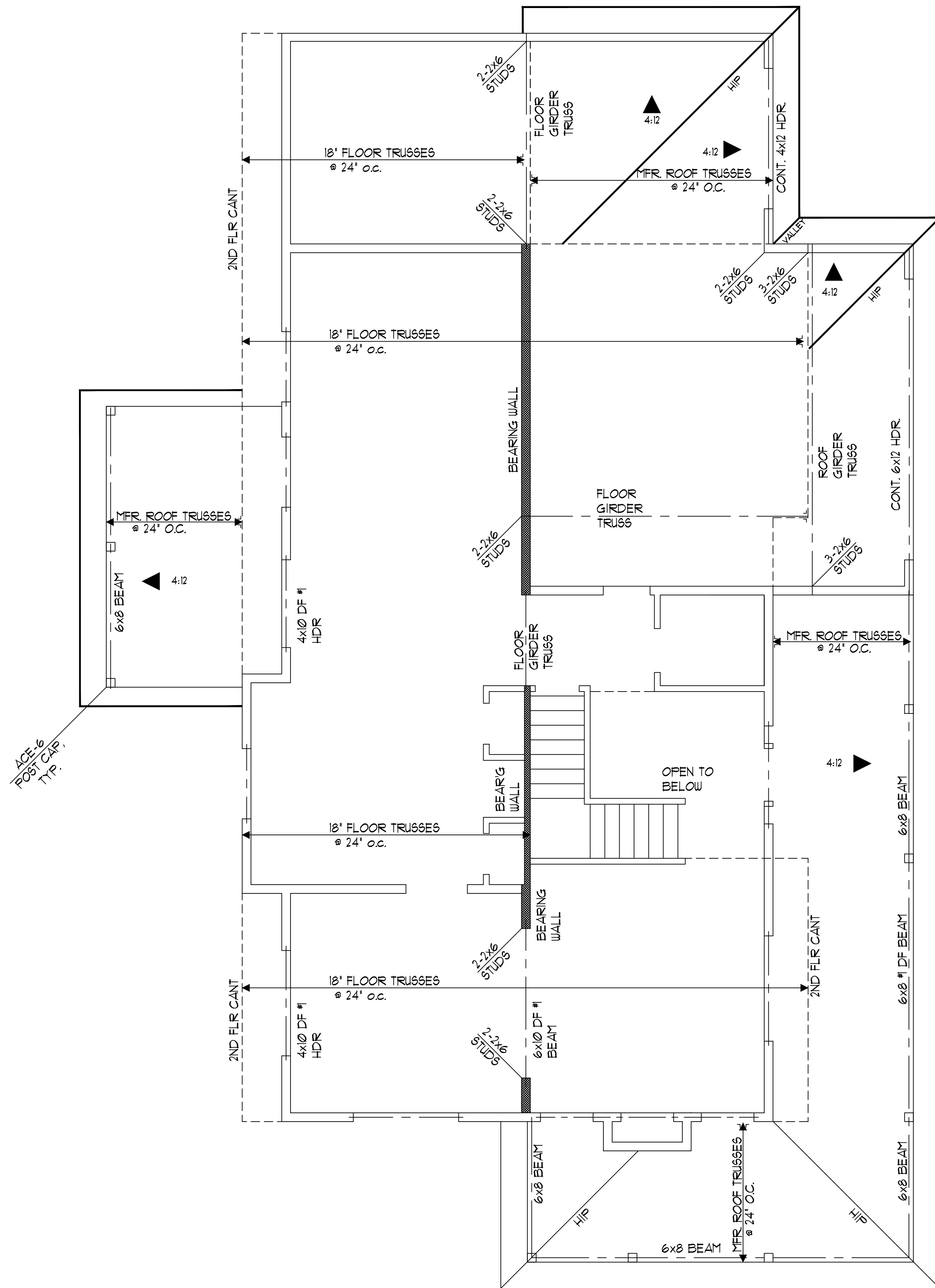
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DATE  
 04-15-18

REVISED  
 07-13-18

DRAWING:  
 FOUNDATION

S 1  
 of 7



FLOOR FRAMING PLAN SCALE : 1/4" = 1'

ROOF DRIP EDGE PROTECTION REQUIRED

VERIFY ALL REQUIRED TRUSS HARDWARE PER MANUFACTURERS SPECIFICATIONS

ROOF OVERFRAMING:  
 2x RAFTERS @ 24' o.c.  
 PER TRUSS SUPPLIERS  
 DETAILS, TYP.  
 (FIELD VERIFY)

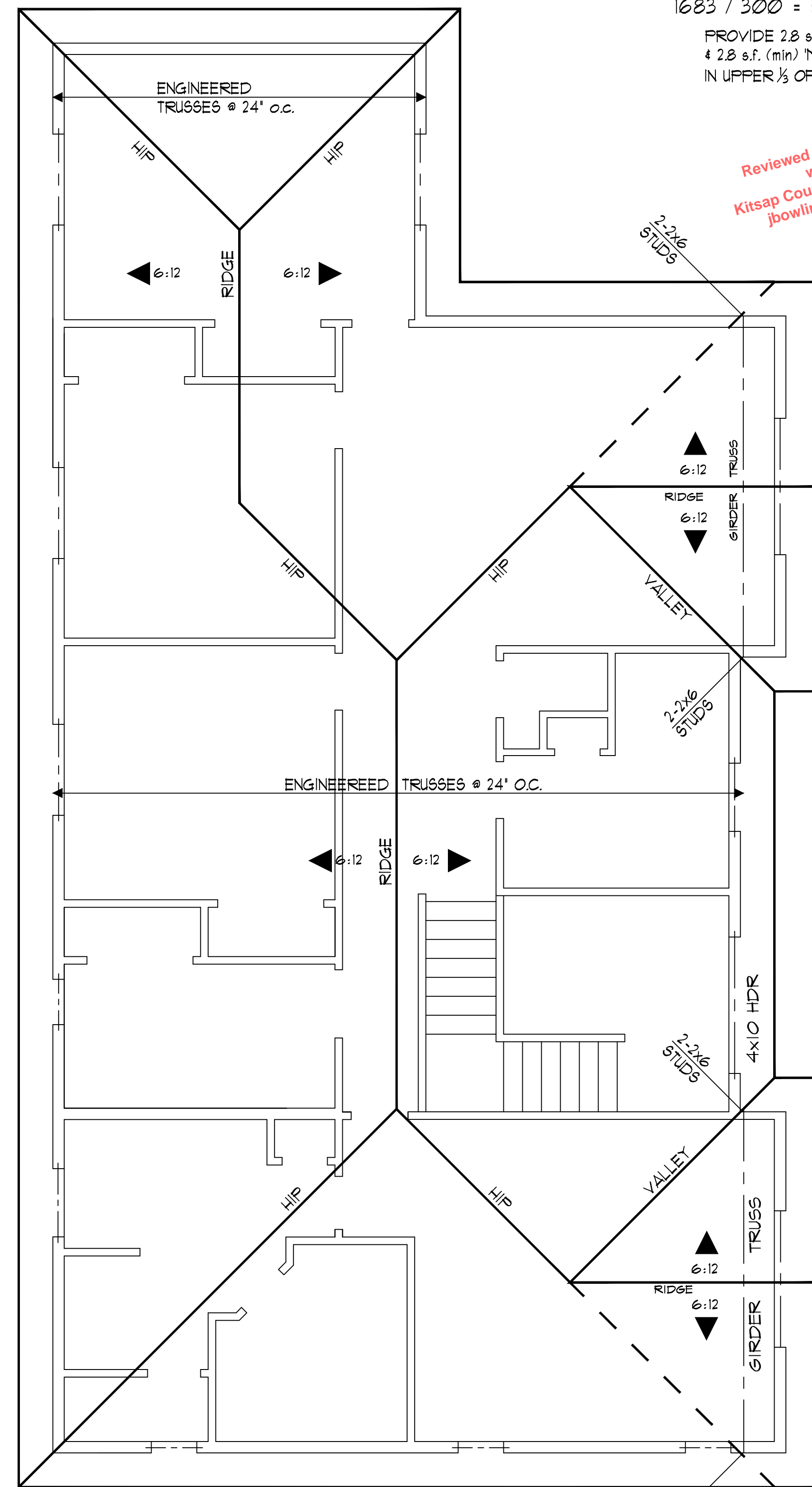
Subject To Field Inspection

CHANGES  
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VERIFY ADDITIONAL FRAMING REQUIREMENTS PER ENGINEERING SHEETS

ALL EXTERIOR WALLS SHALL BE SHEATHED AS PER ENGINEER'S SCHEDULE

VERIFY REQUIRED WALL STRAPS PER ENGINEER'S PLAN



ROOF FRAMING PLAN SCALE : 1/4" = 1'

PROVIDE ATTIC VENTING IN THE UPPER 1/3 OF AREA.  
 1683 / 300 = 5.5 s.f. REQ'D

PROVIDE 28 s.f. (min) BIRD BLK'G VENT  
 4 28 s.f. (min) 'MUSHROOM' VENT  
 IN UPPER 1/3 OF AREA

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 jbowling@co.kitsap.wa.us  
 07/21/2020

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NEW HOMES  
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DRAWN BY  
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 04-15-18

REVISED  
 07-13-18

DRAWING:  
 FRAMING PLANS

S2  
 of 7