



VICINITY MAP
NO SCALE



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PROJECT DATA

OWNER	RAMON AND MELISSA PAZ		
PROJECT ADDRESS	5411 N COURT ST RUSTON, WA 98407		
TAX PARCEL NUMBER	2365000380		
GOVERNING CODE	2015 IRC		
CONSTRUCTION TYPE	VB		
OCCUPANCY	R-3		
ZONE	RES		
BUILDING AREAS			
	EXISTING	ADDITION	TOTAL
BASEMENT	400 SF	971 SF	1,471 SF
MAIN FLOOR	400 SF	1,051 SF	1,451 SF
UPPER FLOOR	0 SF	576 SF	576 SF
	1,800 SF	2,184 SF	3,984 SF
GARAGE (UNCOND)			
		454 SF	454 SF
OPEN SPACE CALCULATION			
LOT SIZE:	1,800 SF		
BUILDINGS:	3,220 SF		
OPEN SPACE:	41 %		

LEGAL DESCRIPTION

Section 23 Township 21 Range 02 Quarter 14 BAY VIEW TO RUSTON; BAY VIEW TO RUSTON L 5 & 6 & FRAG OF T B 14

ENERGY CODE INFORMATION

ENERGY CODE INFORMATION (PER WSEC 2015, CLIMATE ZONE 5 & MARINE 4) :

R-VALUES FOR BUILDING IN AREAS OF NEW CONSTRUCTION: (PER TABLE 402.1.1) WSEC 2015)

CEILING:	R-49
SINGLE RAFTER OR JOIST VAULTED CEILING:	R-38
WOOD FRAME WALL ABOVE GRADE:	R-21
WALL BELOW GRADE:	
CONTINUOUS INSULATION (EXTERIOR):	R-10
OR	
CONTINUOUS INSULATION (INTERIOR):	R-15
OR	
CAVITY INSULATION PLUS THERMAL BREAK:	R-21
MASS WALL:	
CAVITY INSULATION	R-21
AND	
CONTINUOUS INSULATION	R-21
FLOORS (OVER UNCONDITIONED SPACE):	R-30
SLABS ON GRADE (TO 2'-0" DEPTH):	R-10
RADIANT SLABS (ENTIRE SLAB INSULATION PER R402.2.1.1):	R-10
PENETRATION U-VALUE:	0.30
SKYLIGHT U-VALUE:	0.30

ALL HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION

ADDITIONAL ENERGY EFFICENCY CREDIT

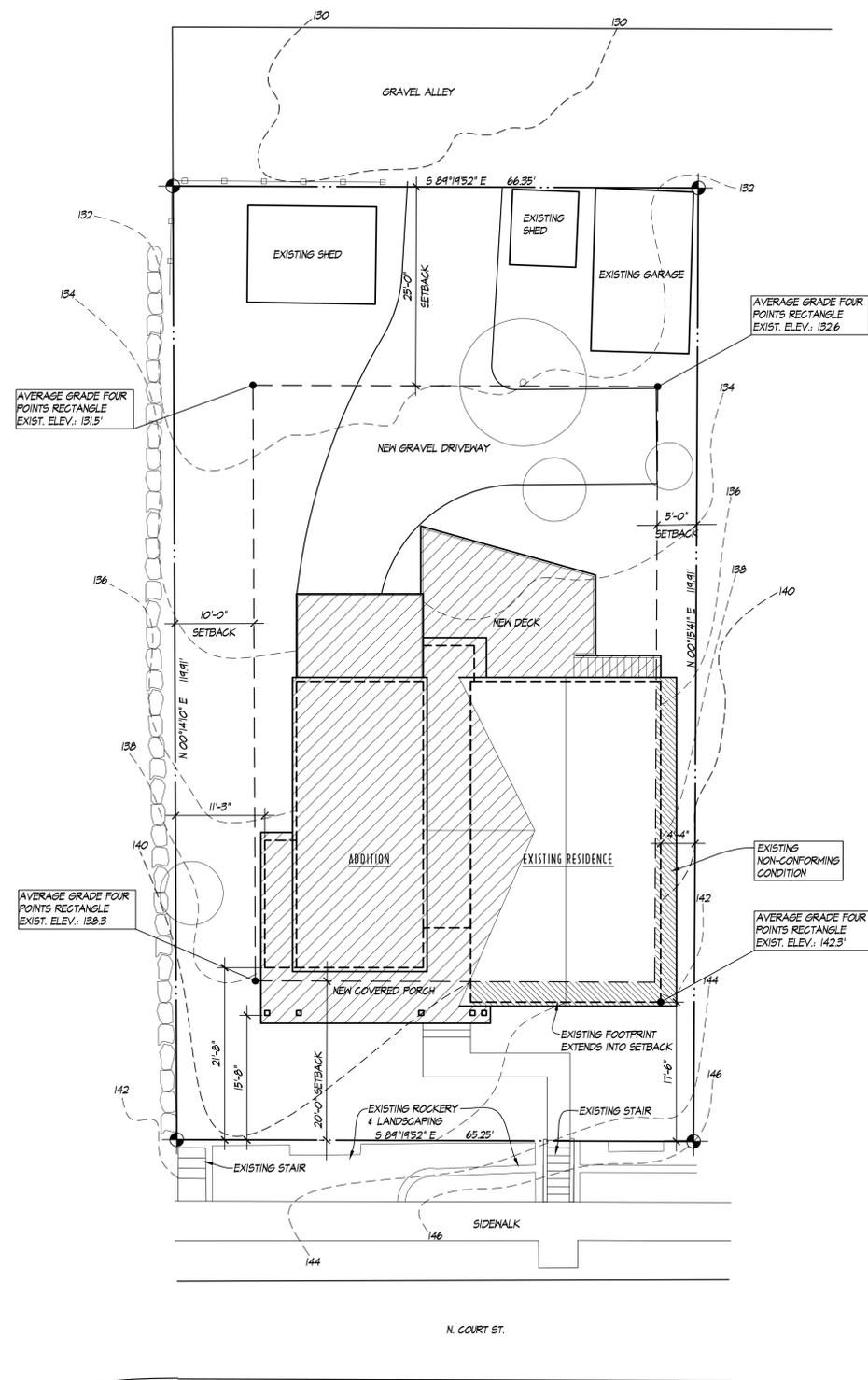
WSEC TABLE 406.2 CREDIT OPTION:		
MINIMUM REQUIRED CREDIT:	MEDIUM DWELLING UNIT	3.5
IMPLEMENTED OPTIONS:	5b: HIGH EFFICIENCY HVAC EQUIPMENT	1.0
	4: HIGH EFFICIENCY HVAC DIST. SYSTEM	1.0
	5a: EFFICIENT WATER HEATING	0.5
	5b: EFFICIENT WATER HEATING	1.0

GENERAL NOTES

- BY THE ACT OF SUBMITTING A BID FOR THIS PROJECT, THE CONTRACTOR WARRANTS THAT HE/SHE HAS CAREFULLY EXAMINED THE SITE AND EXISTING CONDITIONS AND HAS SATISFIED HIMSELF/HERSELF AS TO THE NATURE OF THE WORK, CHARACTER, QUALITIES, QUANTITIES OF MATERIALS AND ANY DIFFICULTIES THAT MAY BE ENCOUNTERED DURING THE PROCESS OF CONSTRUCTION WHICH MAY IN ANY WAY AFFECT THE PERFORMANCE OF THE WORK.
- DO NOT SCALE DRAWINGS, CONTRACTOR TO USE DIMENSIONS SHOWN. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IN THE FIELD. IF ANY ERRORS, OMISSIONS OR INCONSISTENCIES APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH ERRORS, OMISSIONS OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- COORDINATE ALL BUILDING CONSTRUCTION WITH OWNER, INCLUDING MATERIALS STORAGE, GARBAGE DISPOSAL, WORK HOURS, DISRUPTIONS TO POWER, WATER AND LIFE SAFETY SYSTEMS TO ENSURE THE SAFETY OF THE STRUCTURE.
- THE APPROVED PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. THE APPROVED PLANS ARE REQUIRED TO BE ON THE JOBSITE.
- THE WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- WHERE NEW CONSTRUCTION ABUTS OR INTERFACES WITH EXISTING, MATCH ADJACENT MATERIALS AND TEXTURES FOR SEAMLESS TRANSITION.
- UNLESS OTHERWISE INDICATED OR AGREED, WHERE ITEMS ARE NOTED TO BE REMOVED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE NOTED WORK AND THE PATCHING AND REPAIRING OF ADJACENT SURFACES TO MATCH.
- ALL DOORS NOT DIMENSIONED SHALL BE LOCATED 4" FROM FACE OF STUD OR INTERSECTING WALL TO EDGE OF ROUGH OPENING.
- SEE STRUCTURAL NOTES FOR INFORMATION RELATING TO FRAMING, NAILING AND OTHER STRUCTURAL INFORMATION.
- COMPLIANCE CARD TO BE POSTED VERIFYING INSULATION INSTALLED IN WALLS, CEILING AND FLOORS.
- PROVIDE METAL NAIL STOPPERS TO PROTECT PLUMBING AND WIRING FROM DAMAGE BY NAILS OR SCREWS.
- MAINTAIN 3" CLEAR (MIN.) BETWEEN RECEIVING CEILING FIXTURES AND INSULATION UNLESS FIXTURE IS RATED FOR CONTACT WITH INSULATION.
- WATER PIPES SHALL BE INSULATED TO R-5.
- METAL DUCTS TO BE INSULATED TO R-8 AND JOINTS TO BE TAPED.
- BATT INSULATION SHALL HAVE ALL TEARS AND JOINTS IN VAPOR BARRIER SEALED WITH TAPE.
- ALL OPENINGS TO BE CAULKED, SEALED AND WEATHERSTRIPPED.
- ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED WITH FLASHING AT THE HEAD TO PROVIDE POSITIVE WATER FLOW AWAY FROM THE STRUCTURE.
- SHOWERS SHALL BE FLOW CONTROLLED TO 2.5 GPM AT 80 PSI AND MIXING VALVES SHALL COMPLY WITH ASSE 1016.
- ALL BATHROOM, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS WITH A GLAZING AREA OF NOT LESS THAN 3 SF, ONE HALF OF WHICH MUST BE OPERABLE. IF AN OPERABLE WINDOW IS NOT PROVIDED, MECHANICAL VENTILATION SHALL BE PROVIDED, CONNECTED DIRECTLY TO THE OUTSIDE, CAPABLE OF PROVIDING AN EXHAUST RATE OF 50 CFM IF INTERMITTENT, AND 20 CFM IF CONTINUOUS EXHAUST IS PROVIDED.
- KITCHEN EXHAUST SHALL BE VENTED TO THE OUTSIDE UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. KITCHEN VENTILATION SHALL BE PROVIDED AT THE RATE OF 100 CFM IF INTERMITTENT AND 25 CFM IF CONTINUOUS EXHAUST IS PROVIDED.
- CLOTHES DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS. DRYER DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL TERMINATE NOT LESS THAN 3'-0" IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING, AND BE EQUIPPED WITH A BACKDRAFT DAMPER.
- HOT WATER HEATER SHALL MEET THE REQUIREMENTS OF THE IRC.
- PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM PER IRC R314, AND CARBON MONOXIDE DETECTOR PER IRC R315, POWERED BY 110V AC WITH BATTERY BACKUP. SMOKE ALARMS ARE TO BE INSTALLED ON EACH SEPARATE FLOOR OF THE RESIDENCE, INCLUDING THE BASEMENT. ALL ALARM DEVICES ARE TO BE INTERCONNECTED ON ALL FLOORS. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN CLOSE PROXIMITY TO THE BEDROOMS. SMOKE ALARMS SHALL COMPLY WITH NFPA 72.
- WHERE ATTIC HAS A VERTICAL HEIGHT OF 30' OR MORE, PROVIDE ATTIC ACCESS 22 INCHES BY 30 INCHES AS LOCATED ON THE PLANS. PROVIDE 30" MIN. UNOBSTRUCTED HEAD HEIGHT ABOVE THE ACCESS OPENING.
- PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM PER IRC R314, AND CARBON MONOXIDE DETECTOR PER IRC R315, POWERED BY 110V AC WITH BATTERY BACKUP. SMOKE ALARMS ARE TO BE INSTALLED ON EACH SEPARATE FLOOR OF THE RESIDENCE, INCLUDING THE BASEMENT. ALL ALARM DEVICES ARE TO BE INTERCONNECTED ON ALL FLOORS. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN CLOSE PROXIMITY TO THE BEDROOMS. SMOKE ALARMS SHALL COMPLY WITH NFPA 72.
- PROVIDE CLEARANCE IN CRAWLSPACE OF 18" MINIMUM FOR JOISTS AND 12" FOR BEAMS.
- PROVIDE CRAWLSPACE ACCESS OPENINGS AS FOLLOWS:
FOR FLOOR HATCHES 18" X 24" MINIMUM.
FOR PERIMETER WALL ACCESS 16" X 24" MINIMUM.
WHERE PERIMETER ACCESS IS PROVIDED BELOW GRADE, A 16" X 24" AREAWAY SHALL BE PROVIDED.
- DOORS BETWEEN GARAGE AND RESIDENCE TO BE SELF-CLOSING, TIGHT FITTING SOLID WOOD DOORS (1-3/8" MINIMUM THICKNESS) OR 20 MIN. RATED DOORS.
- GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM SUCH ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD STRUCTURE SUPPORTING SUCH FLOOR CEILING ASSEMBLIES SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD. EXTERIOR WALLS OF GARAGES LOCATED WITHIN 3'-0" OF A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED WITH NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE INSIDE OF THE EXTERIOR WALLS OF THE GARAGE. (DOES NOT APPLY TO WALLS THAT ARE PERPENDICULAR TO RESIDENCE WALL)
- EVERY BASEMENT AND SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR ESCAPE OR RESCUE. ESCAPE/RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, AND HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20". ESCAPE/RESCUE WINDOWS SHALL HAVE A SILL HEIGHT NOT EXCEEDING 44" ABOVE FINISHED FLOOR/ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALL BOARD.
- PROVIDE FIRE BLOCKING AT STAIRS BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND ALONG RUNS BETWEEN STUDS.
- HEATING OR COOLING EQUIPMENT (INCLUDING HOT WATER HEATERS) LOCATED IN THE GARAGE AND WHICH GENERATE 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.
- CONTRACTOR DESIGNED SYSTEMS: (CONTRACTOR TO OBTAIN REQUIRED PERMITS)

ELECTRICAL
PLUMBING
HVAC

CONTRACTOR DESIGNED SYSTEMS SHALL MEET ALL CODE AND OWNER REQUIREMENTS AND SHALL BE ADEQUATELY SIZED TO SUPPLY BUILDING SPACES AND PROVIDE FOR ANTICIPATED LOADS. HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF 68° F.
- ALL DUCTWORK SHALL BE CONCEALED WITHIN WALL AND CEILING CONSTRUCTION UNLESS OTHERWISE SHOWN ON DRAWINGS. CONTRACTOR SHALL CONTACT ARCHITECT BEFORE UTILIZING SPACE FOR DUCT WORK OR CREATING CHASES OR SOFFITS NOT SHOWN ON PLANS.



SITE PLAN
1" = 20'-0"



DRAGER
ARCHITECTURE

ARCHITECTURE
DESIGN
PLANNING

2602 N. PROCTOR ST.
SUITE 206
TACOMA WA, 98407
253.593.0131

CONSULTANT:



PROJECT:

PAZ RESIDENCE
VARIANCE
SUBMITTAL

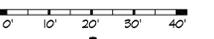
5411 N COURT ST
RUSTON, WA 98407

PERMIT SET

DATE: 01-24-2019

REVISIONS:

SCALE: 1" = 20'-0" SITE PLAN



REF NORTH

SHEET TITLE: COVER SHEET
SITE PLAN

SHEET NUMBER: A1.0

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PAZ RESIDENCE - VARIANCE SUBMITTAL

5411 N COURT ST - RUSTON, WASHINGTON



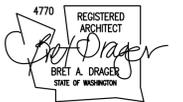
DRAGER ARCHITECTURE

ARCHITECTURE DESIGN PLANNING

2602 N. PROCTOR ST. SUITE 206 TACOMA WA, 98407 253.593.0131

CONSULTANT:

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Blank lines for project information.

PROJECT:

PAZ RESIDENCE VARIANCE SUBMITTAL

5411 N COURT ST RUSTON, WA 98407

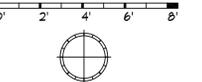
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REVISIONS:

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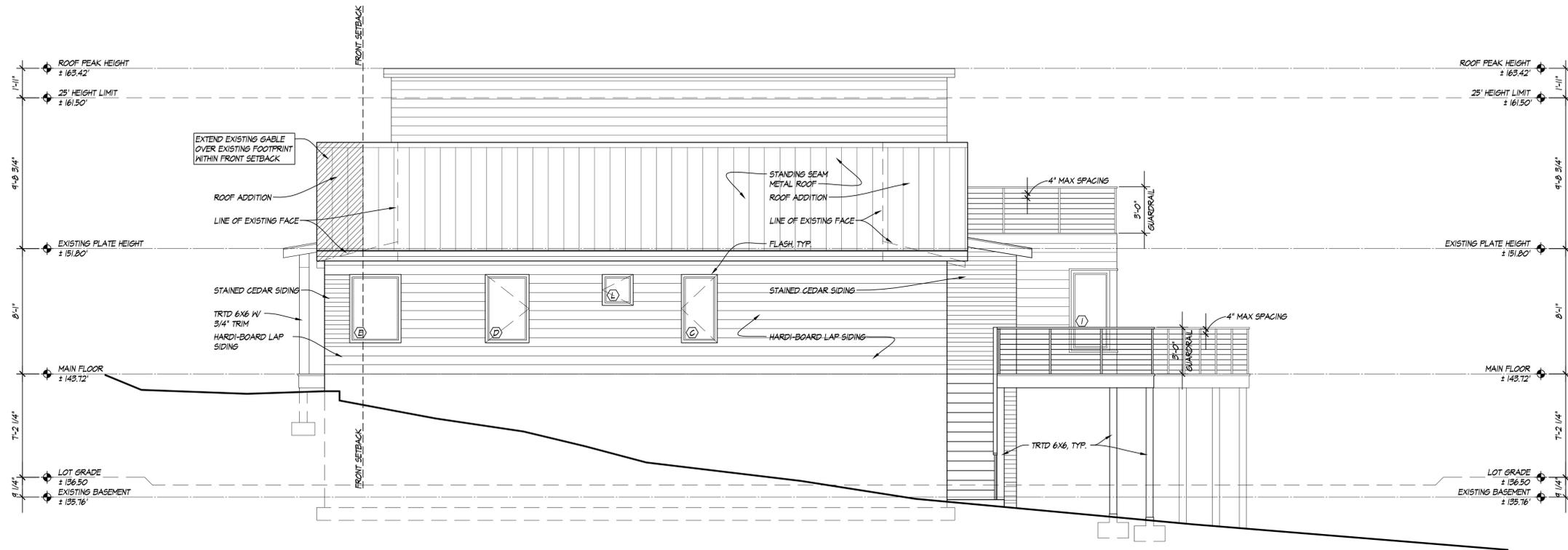
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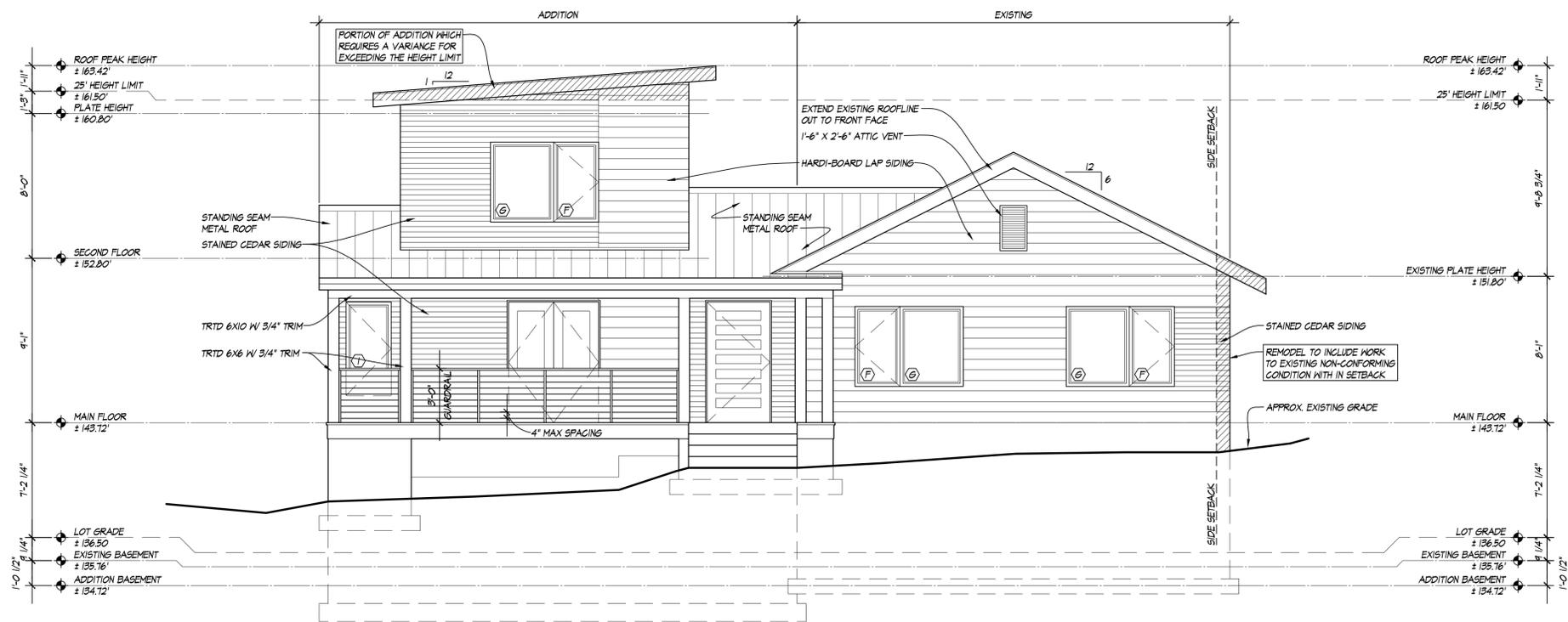
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SHEET NUMBER: A3.0

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EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



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CONSULTANT:



PROJECT:

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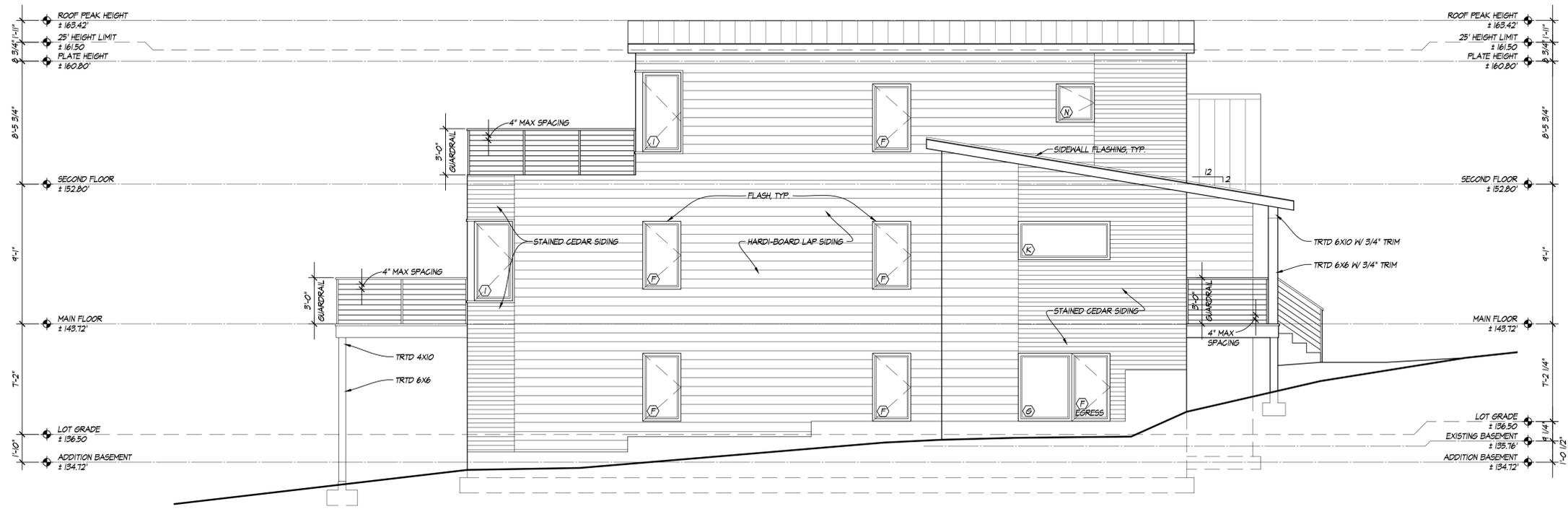


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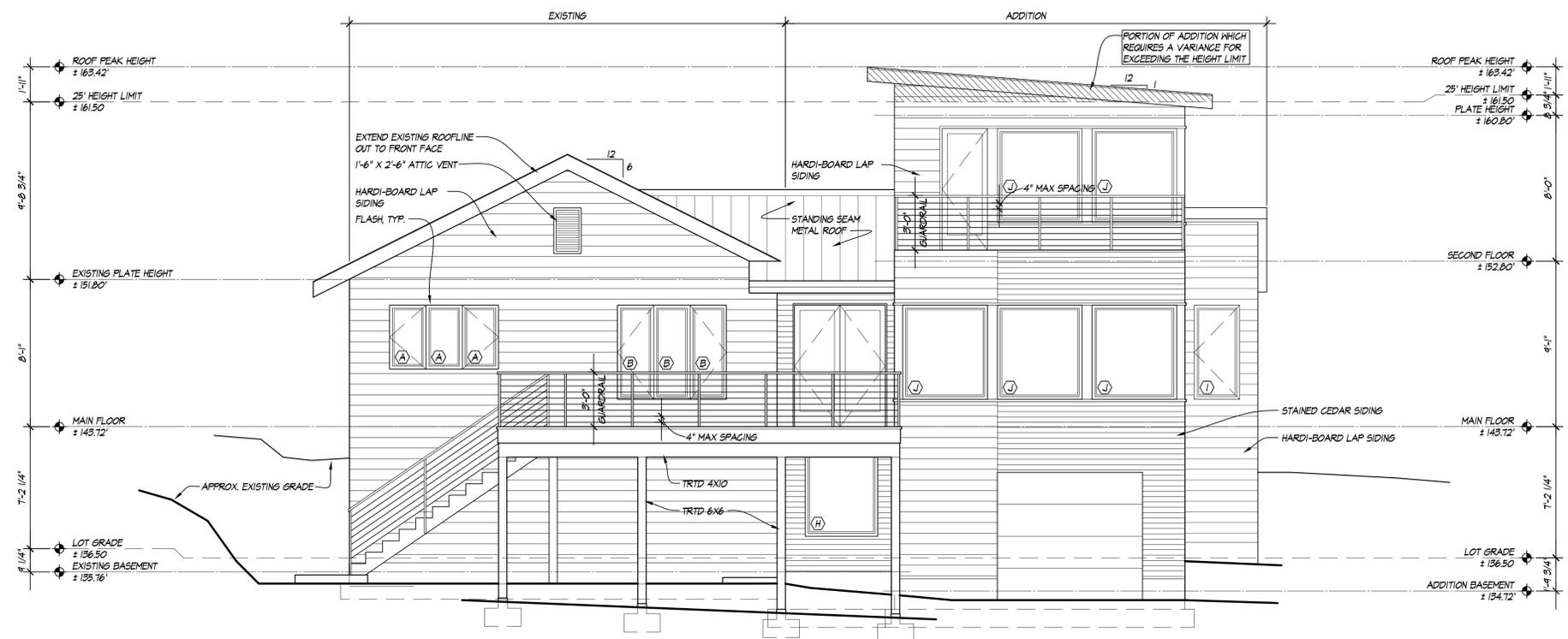
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SHEET NUMBER: A3.1

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WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"