

3 CAR GARAGE / 2BR OPTION



2 CAR GARAGE / 1BR OPTION

THE KITSAP

672 OR 834 SQUARE FEET

DESIGN CRITERIA

1. Live Load = 25 PSF (Snow)
   = 40 PSF (Floor)
2. Dead Load = 20 PSF (Roof, Includes 5 PSF for Solar)
   = 12 PSF (Wall)
   = 150 PCF (Concrete)
3. Wind = 2021 IBC Exposure C @ 100 mph (LRFD), 80 MPH (ASD), 3 second gust
4. Earthquake = 2021 IBC,
   Ss = 1.636
   Site Class D
   SL = 0.566
   IE = 1.0
   Seismic Design Category D
   SDS = 1.309
   Light Frame Wood Shearwalls
   R = 6.5
   r = 1.3 Non-Redundant Structure
   Cs = SDS I/R
   V = r Cs W
   V = 0.262W for Load Factor Design
   Cs = SDS I/ (1.4R)
   V = r Cs W
   V = 0.183W for Allowable Stress Design
5. Soil =1500 PSF, Assumed Bearing Capacity
   45 PCF, Active Pressure
   250 PCF, Passive Pressure
   0.35 Coefficient of Friction

SHEET INDEX	
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BUILDING AREAS

Existing Residence	-	_____	
Existing Other Structures	-	_____	
Proposed ADU			
Footprint (circle)	-	672 sf	834 sf
Conditioned Area (circle)	-	621 sf	771 sf
Roof Area (circle)	-	837 sf	1035 sf
Concrete Porch	-	17 sf	
Entry Canopy	-	75 sf	
DECK (3-CAR only)	-	98 sf	

APPLICABLE CODES

2021 WSEC-R
2021 IRC W/ WA AMENDMENTS
2021 IMC W/ WA AMENDMENTS
2021 UPC W/ WA AMENDMENTS
2021 IFGC W/ WA AMENDMENTS

KITSAP COUNTY CODE*
PORT ORCHARD MUNICIPAL CODE*
BREMERTON MUNICIPAL CODE*
BAINBRIDGE ISLAND MUNICIPAL CODE*
POULSBO MUNICIPAL CODE*
*PROJECT LOCATION / JURUSDICTION DEPENDENT

THIS PLANSET HAS BEEN DESIGNED AND ENGINEERED FOR CONSTRUCTION WITHIN THE CITY/COUNTY LIMITS OF BREMERTON, BAINBRIDGE ISLAND, POULSBO, PORT ORCHARD, AND KITSAP, WA US. IT IS THE EXCLUSIVE INTELLECTUAL PROPERTY OF ARTISANS GROUP ARCHITECTURE AND PLANNING, PS. ANY ATTEMPT TO PERMIT, ENGINEER, BUILD, DISTRIBUTE, OR OTHERWISE USE THIS SET OF PLANS IN ANY LOCATION OUTSIDE THE CITY/COUNTY LIMITS OF BREMERTON, BAINBRIDGE ISLAND, POULSBO, PORT ORCHARD, AND KITSAP, WA US WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARTISANS GROUP ARCHITECTURE AND PLANNING, PS WILL BE CONSIDERED A VIOLATION OF NATIONAL AND INTERNATIONAL LAW AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

TYPICAL SHEARWALL NOTES

Use 1/2" dia. by 10" Anchor Bolts (AB's) with single plates or 1/2" dia. by 12" AB's with 3X or double plates spaced as shown on the drawings. AB's shall have 7" of embedment into footing, shall be centered in the stud wall, and shall project through the bottom plate of the wall. All anchor bolts shall be placed within 12" from corners, and 12" from the ends of both plates at splices. All anchor bolts shall have a 3" square, 1/4" thick plate washers and plate washers shall be within ½" of exterior face of sill plate. (If using Simpson Titen HD as substitutes for anchor bolts, embed a minimum of 3-1/2" into concrete.)

Foundation anchor bolts shall have a steel plate washer under each nut not less than 0.229"x3"x3" in size. The hole in the plate washer shall be permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1-3/4", provided a standard cut washer is placed between the plate washer and the nut. The plate washer shall extend to within 1/2" of the edge of the bottom plate on the side with sheathing.

All wall sheathing shall be 1/2" CDX plywood, 5/8" T1-11 siding, or 7/16" OSB with exterior exposure glue and span rated "SR 24/16" or better. All free sheathing edges shall be blocked with 2x4 or 2x6 flat blocking except where noted on the drawings or below.

All nails shall be 8d or 10d common (8d common nails must be 0.131 inch diameter, Senco KC27 Nails are equivalent. If 10d common nails are called for the diameter must be 0.148 inches, Senco MD23 Nails are equivalent when used with ½" plywood). Nail size and spacing at all sheathing edges shall be as required below or as in the drawings. Nail spacings shall be 12" o.c. for all field nailing except as noted.

Hold downs are Simpson "Strong Tie" and shall be installed per the manufacture's recommendation. Equivalent holdowns by United Steel Products Company "Kant-Sag" that have ICC approval can be substituted in place of Simpson holdowns.

The nailing of the sole plate to the floor shall be 16d common nails to match the spacing of the shear wall edge nailing.

Wall framing shall be #2 Doug-Fir or better. 3X, 4X, or 6X studs can be made from multiple 2X studs glued and nailed together with (2) rows of 10d's at 8" on center each row. 3X Stud = (2) 2X Studs. 4X Stud = (3) 2X Studs. 6X Stud = (4) 2x Studs.

3x sill plates can be a combination of (1) pressure treated 2X sill directly in contact with concrete and another non-treated 2X sill plate nailed to the lower plate with (2) rows of 10d common nails at 6" on center each row.

All fasteners in pressure treated wood shall be hot dipped galvanized or stainless steel. Anchor bolts are required to be galvanized.

HOLDOWN SCHEDULE

LSTHD8 - STHD8 embeds 8" into concrete foundation, STHD8 attaches to double studs minimum with (24) 16d sinker nails. (Cap = 1950)

HDQ8 - HDQ8 attaches to foundation with 7/8" diameter anchor bolt with 18" minimum embedment into 6" concrete stem wall for cast in place construction. SSTB 28 can be used as an alternative to anchor bolt. HDQ8 attaches to 4X studs minimum with (20) Simpson SDS1/4X3 screws. (Cap = 7630)

HDU2 - HDU2 attaches to foundation with a 5/8" diameter anchor bolt with 14" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 7" deep andepoxy with Simpson SET-3G if installed after concrete has been cast. HDU2 attaches to double studs with (6) Simpson SDS1/4X3 screws. (Cap = 3075)

MST37 - MST37 attaches to (2) 2x studs above the floor framing and below the floor framing with (20) 16d nails (0.162" x 2-1/2") – (10) nails into the upper studs and (10) nails into the lower studs. The maximum permitted clear span gap between nails is 18" as specified by Simpson. (Cap = 2460)

MST72 - MST72 attaches to (2) 2x studs above the floor framing and below the floor framing with (60) 16d nails (0.162" x 2-1/2") – (30) nails into the upper studs and (30) nails into the lower studs. The maximum permitted clear span gap between nails is 18" as specified by Simpson. (Cap = 6730)

GENERAL STRUCTURAL NOTES

These structural notes supplement the drawings. Any discrepancy found among the drawings, these notes, and the site conditions shall be reported to the Engineer, who shall correct such discrepancy in writing. Any work done by the Contractor after discovery of such discrepancy shall be done at the Contractor's risk. **The Contractor shall verify and coordinate the dimensions among all drawings prior to proceeding with any work or fabrication.** The Contractor is responsible for all bracing and shoring during construction.

All construction shall conform to the applicable portions of the latest edition of the International Building Code except where noted.

Concrete & Reinforcing Steel:

1. All concrete work shall be per the 2021 IBC Chapter 19 and ACI 318-19. Concrete quality, mixing and placement shall be per ACI 318-19. Mixing and placement shall be per ACI 318-19 and inspections shall be per 2021 IBC, Chapter 19, sections 03 and 04.
2. All reinforcing shall be ASTM A615 Grade 60 except as shown on the plans.
3. Concrete shall be in accordance with ASTM 150. f'c = 3500 PSI @ 28 day. Special inspections exempt per 2021 IBC 1705. slump = 4" maximum, 6% Air entrained, except @ slabs

Carpentry:

1. Structural framing shall be #2 Douglas Fir.
2. Truss manufacturers are responsible for all bracing of the trusses including end wall bracing and all other bracing between the building and the trusses unless specifically shown otherwise on the drawings.
3. Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.

Hardware:

All connection hardware shall be Simpson "Strong Tie", unless noted otherwise.

Connection hardware exposed to weather or in contact with the ground or pressure treated wood shall be galvanized per ASTM A-123 with 1.25 oz. of zinc spelter per square foot of contact area.

CAUTION
PLACE TRUSSES PER MANUFACTURER'S RECOMMENDATIONS. BRACE PER RECOMMENDATIONS.

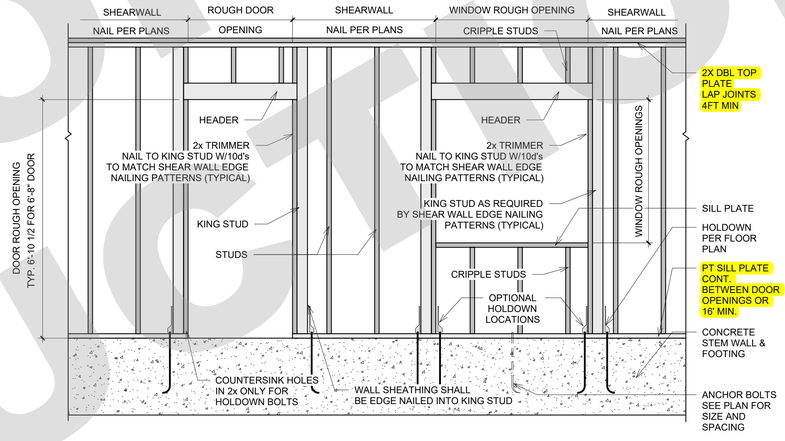
CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND ALL ELEVATIONS

FLOOR DIAPHRAM

3/4" tongue and groove plywood or OSB sheathing span rated 48/24 or better. Glue and nail with 10d commons at 6" on center edges, and 12" on center field. Sheathing shall lay perpendicular to framing.

ROOF DIAPHRAM

1/2" plywood or 7/16" OSB, span rated 24/16 or better, nail with 8d common nails at 6" on center edges and 12" on center field. Sheathing shall lay perpendicular to framing.



1 G101 **DETAIL - SHEARWALL ELEVATION**
1/2" = 1'-0"

DO NOT FOR CONSTRUCTION

ADU OPTIONS: FILL THIS OUT BEFORE APPLYING FOR A PERMIT

Building Envelope

SPECIFICATIONS

Building Options (Circle and/or write in):

Roofing: Composition, Metal, _____
Siding Type: Rain Screen, Lap, Shingle,_____
Siding Material 1: Cedar, Hardie, _____*
Siding Material 2: Cedar, Hardie, _____*
Floor Finish: Polished Concrete, _____
Deck Finish: Composite Boards, 1/2" Porcelain Tile_____***
Soffit: T&G, Painted, None, _____
Roof Pitch (circle): 5/12, 6/12, 8/12 **
ADU Style: 2-Stall Carriage House, 3-Stall Carriage House

* masonry, brick, or concrete siding not to exceed 36" of height on all facades
** pitches below 3/12 not allowed when using asphalt shingle/composition roof
*** maximum weight 6LBS per SF, 2" Concrete Pavers NOT allowed

ENERGY CODE

2021 Washington State Energy Code

Proposed Efficiency Specifications:

Roof	= R-38 (vaulted) - R-60 (standard)	**Energy Credits:**	
Wall	= R-20 + R-5	Fuel Normalization (Ductless HP)	= 3.0
Floor (slab)	= R-10 whole slab	3.7 (Heat Source)	= 2.0
Fenestration	= U-0.3 or better	**Total Credits Proposed**	**= 5.0**
Ventilation	= Whole house fan		
Water Heater	= Heat Pump Water Heater	**Total Credits Required**	**= 5.0**
Heat Source	= MIN Two or Three Circuit Multizone Ductless HP (MIN. HSPF 10 or HSPF2 9) see note 3		

Note:
1. See WSEC 2021 Section R406 for additional requirements and information. Proposed R-Values are minimums, U-Values are maximums.
2. The above energy credit selections are "best value" recommendations for this structure. Basis of Design for Heating & Cooling: Multizone Ductless Minisplit Heat Pump, MIN 9 HSPF2, 9000 BTU indoor units for 672 or 834 square feet of conditioned floor area.
3. HVAC installer to confirm heat pump sizing based on occupancy and individual thermal comfort
4. See WSEC 2021 Section R402.4.4 for requirements and information. Electrical and communication outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage. Outlet boxes shall be marked with "NEMA OS 4 or OS 4."
5. See WSEC 2021 Section R404.2 for requirements and information. Interior lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control that is built into the fixture.
6. Minimum water heater efficiency ratings per WSEC 2021 Section R403.5 not utilized for energy credits. Water heater must have a rating ≥ 2.0 UEF to be located outside thermal envelope.
7. 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)

GENERAL NOTES

1. The red line in the following drawing set is meant to represent the continuity of all control layers around the building perimeter. In some locations this will be a vapor barrier and in others it will be a WRB. Refer to individual details for location specific control layer use.
   Control layer as defined by Artisans Group - a specific material or system installed in a building assembly that manages the flow of something critical — like air, water, vapor, or heat — through walls, roofs, or floors

2. Domestic water shutoff valve location to be determined by contractor & owner based on existing site utility locations. Valve must be located in the unit they control per UPC 606.3.

3. Roof ventilation for this set is based on requirements determined in the site plan (owner provided). Detail 1/A501 for unvented roofs to be used when adjacent buildings fall within distances outlined in IRC R302.1 or if ADU is built up against a setback as determined by site plan and individual jurisdiction requirements.

4. Plumbing run outside of thermal envelope shall be protected from freezing per UPC 312.6. Water, soil, or waste pipes shall not be installed outside of a building in exterior walls, in attics, or crawl spaces unless adequarte provision is made to protect if rom freezing by insulation or heat or both. Water services pipes shall be installed not less than 12 inches deep and not less than 6 inches below Kitsap County's frost line.

5. These plans have been designed to meet IRC requirements. The garage space is approved for the use of the residents occupying the unit above the garage. Use of the garage by persons who do not occupy the unit above the garage is prohibited.

WINDOWS

General Window Notes (applies to both options):

1. Operation options (write in on schedule below): Casement, Single Hung, Double Hung, Slider, Fixed, Tilt Turn, Awning, Hopper, Biofold, Pivot. If already input, this is a required operation per code.

2. The living room, kitchen, and bedroom must have a minimum amount of glass area to meet code. This minimum amount must be at least 8% of the floor area of the room.

3. See Energy Code Table for maximum U-Value rating.

4. To simplify installation, some windows may need to be ordered without nail fins

5. All windows must comply with the requirements of Section 308 of the 2021 IRC as well as the Air Sealing requirements of WSEC-R 402.4.1.1.

6. Egress Windows must comply with Section R310 of 2021 IRC. They must maintain minimum net clear opening of 5.7 SF, minimum opening height of 24," minimum opening width of 20," maximum sill height of 44" above Finish Floor, and must be operable from inside without tools or keys

ENERGY CODE CONTINUED

8. Ductless split system heat pumps with no electric resistance heating inthe primary living areas. A ductless heat pump system with a minimum HSPF 2 of 9 (HSPF of 10) shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. Exception: In homes with total heating loads of 24,000 or less using multi-zone mini-split systems with nominal ratings of 24,000 or less, the minimum HSPF s to claim this credit shall be 8.19 HSPF 2 (or 9 HSPF). To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).

SEE GENERAL WINDOW NOTES FOR FURTHER WINDOW INFORMATION
SEE ELEVATIONS FOR WINDOW LOCATIONS

Window Schedule - 3-Stall Garage

# Mark	Type	Rough Opening Width	Rough Opening Height	Head Height	Sill Height	Glazing Area	Operation (write in)	Notes
1	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		
2	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		
3	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		MIN. 36" Sill
4	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		MIN. 36" Sill, Tempered
5	3040 CSMT	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF	Casement	Tempered
6	21060 CSMT RH	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF	Casement	Egress
7	21060 FX	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
8	21060 FX	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
9	21060 FX	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
10	21060 CSMT RH	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF	Casement	
11	6056 CSMT& FX	6' - 0"	5' - 6"	7' - 0"	1' - 6"	36 SF		Tempered
12	60310 CSMT & FX	6' - 0"	3' - 10"	7' - 6"	3' - 8"	23 SF	Casement	Egress

SEE ELEVATIONS FOR WINDOW LOCATIONS

Window Schedule - 2-Stall Garage

# Mark	Type	Rough Opening Width	Rough Opening Height	Head Height	Sill Height	Glazing Area	Operation (write in)	Notes
1	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		
2	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		
3	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		MIN. 36" Sill
4	3040 FX	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		MIN. 36" Sill, Tempered
5	3040 CSMT	3' - 0"	4' - 0"	7' - 0"	3' - 0"	12 SF		Tempered
6	21060 CSMT RH	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF	Casement	Egress
7	21060 FX	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
8	21060 FX	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
9	21060 FX	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
10	21060 CSMT LH	2' - 10"	6' - 0"	7' - 6"	1' - 6"	17 SF		
11	6060 FX	6' - 0"	6' - 0"	7' - 6"	1' - 6"	36 SF		

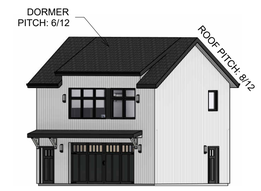
3 Car Garage Style Options



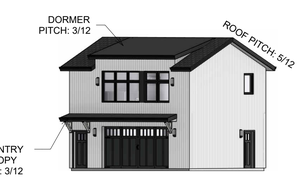




2 Car Garage Style Options







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12890 REGISTERED ARCHITECT
ROUSSA REGINE CASSEL
STATE OF WASHINGTON
12-23-2025

JAMES K. FARLEY
STATE OF WASHINGTON
47198
PROFESSIONAL ENGINEER

12 / 23 / 25

THE KITSAP - 672-834SF ADU

SITE ADDRESS:
OWNER ADDRESS:
PROJECT NUMBER:
PARCEL NUMBER:

Designed By: RC, LB, SMB
Drawn By: SMB
Issue Date: 12/12/25
Print Date: 12/23/2025 4:56:47 PM
Revisions:

Rev #	Description	Date

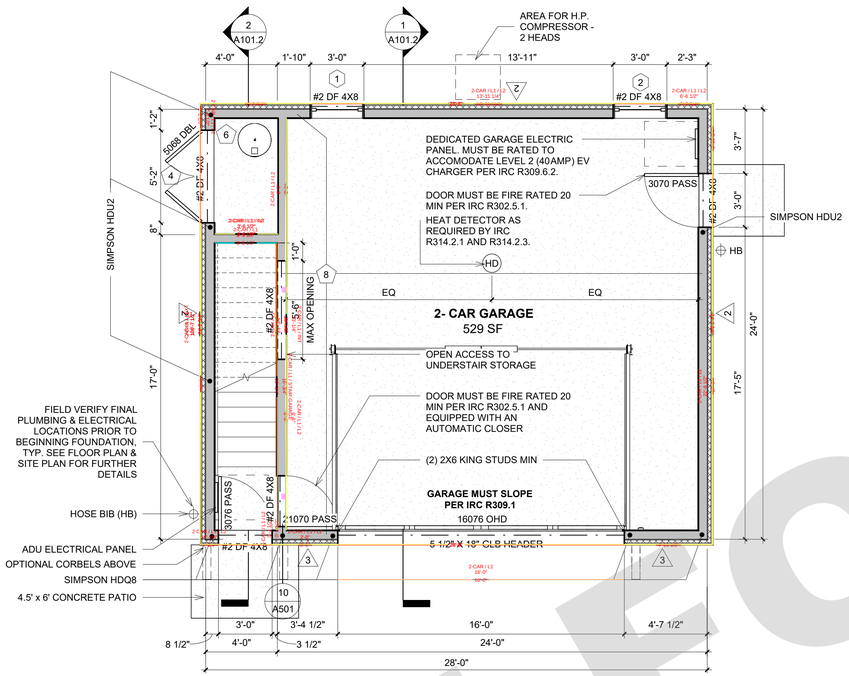
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PERMIT SET

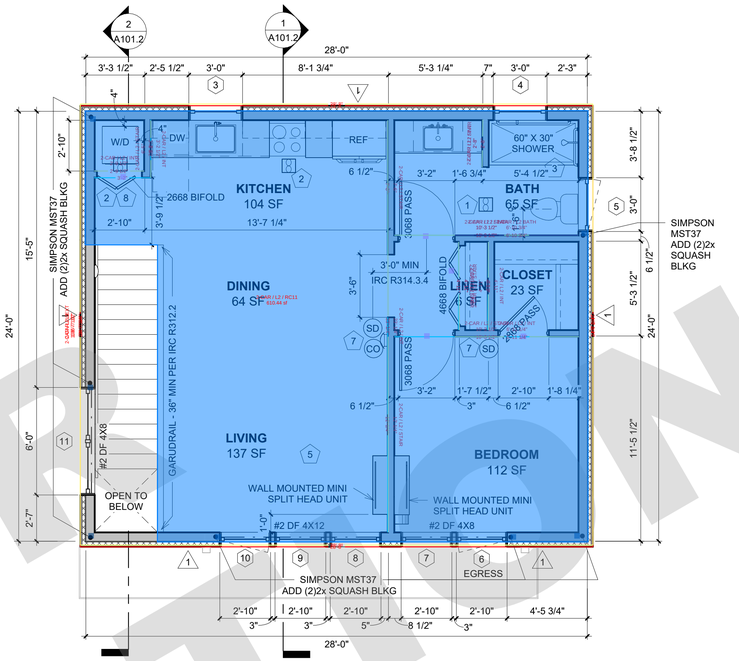
COVER SHEET

G101

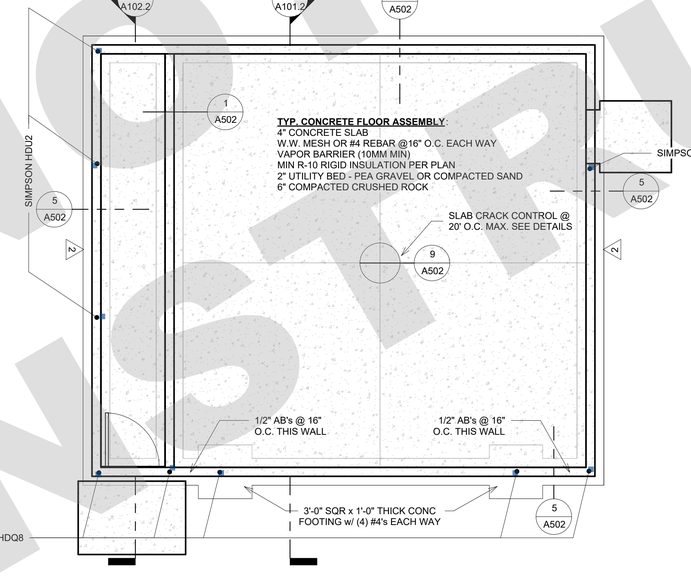
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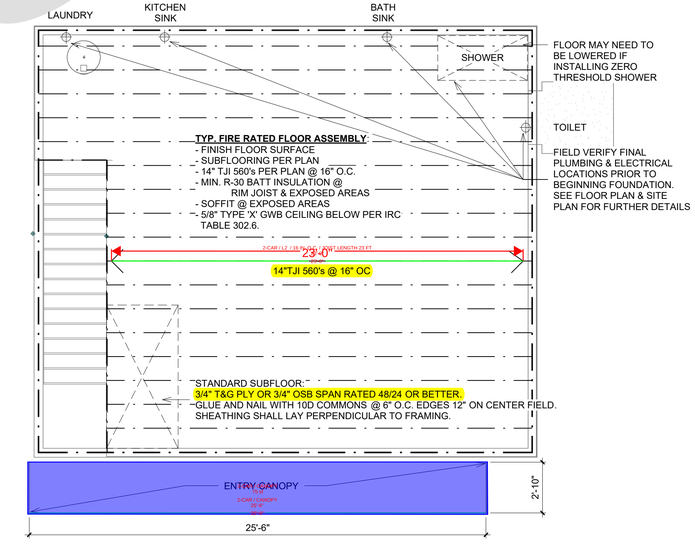
4 FIRST FLOOR PLAN - 2 CAR
A101.1 1/4" = 1'-0"



3 SECOND FLOOR PLAN - 2 CAR
A101.1 1/4" = 1'-0"



2 FOUNDATION PLAN
A101.1 1/4" = 1'-0"



1 SECOND FLOOR FRAMING PLAN - 2 CAR
A101.1 1/4" = 1'-0"

OPTION NOTES

1. WINDOWS: This plan is designed to include all the window options shown. Actual plans may exclude, combine, and/or divide these windows (ex. one 5' window may become two 2'-6" windows). See elevations for additional details. It is the contractors responsibility to bid & construct in accordance with client requests. No windows shall be added in locations other than the ones shown on this plan set.

2. DOORS: This plan is designed for a maximum exterior door size as shown. Actual plans may include a smaller door, or combine the door & adjacent windows into a larger door (ex. french doors) per client requests. It is the contractors responsibility to bid & construct in accordance with client requests. No exterior doors shall be added in locations other than the one shown on this plan set. Egress (primary entry) door may not be made smaller and cannot be replaced with a slider. Egress doors must comply with all requirements of the IRC 2021 (See IRC Sections R311.2, R311.3.1).

3. ROOF: This plan is designed to accomodate several different roof styles and/or pitches. See roof plan for additional details. It is the contractors responsibility to bid & construct in accordance with client requests. No roof types or pitches other than the ones shown in this plan set shall be built.

4. TRUSSES: This ADU was designed with parallel chord trusses. If the client decides to pursue other truss options with the manufacturer (scissor, flat bottom, etc.), owner shall assume responsibility for design outcomes and shall adhere to appropriate WSEC requirements per truss type. It is the contractor and truss manufacturers responsibility to coordinate final wall height and truss details.

5. INSULATION: This ADU may be built with a variety of rigid insulation products. Beyond adhering to the specified compressive strength of underslab insulation and minimum R-values, it is the responsibility of the contractor to install rigid insulation per manufacturer specifications and schedule insulation inspections with their jurisdiction.

SHEAR WALL SCHEDULE

1. sheathing nailed with 8d's at 6" on center all edges. (Capacity= 260 plf)
2. sheathing nailed with 8d's at 3" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 490 plf)
3. 15/32" sheathing (T1-11 not permitted) nailed with (2) rows 10d's at 4" on center all edges with 4X studs at adjoining panel edges. (Capacity= 845 plf)

STRUCTURAL NOTES

- Typical shearwall callout. See shearwall schedule for nailing. See shearwall elevation 1/G101.
- All headers not called out on plans shall be a minimum of (2) #2 D.F. 2x6s w/ (1) trimmer stud & (1) king stud each side.
- All wall studs shall be #2 D.F. 2x @ 16" O.C. U.N.O. See plan for wall thickness.
- Anchor bolts to be 1/2"Ø x 10" long with a 3" sq. x 1/4" thick steel plate washer @ 48" O.C. U.N.O. (2) minimum per wall.
- See shearwall notes for Titen HD substitute
- All holdowns in (2) studs to foundation U.N.O.

X — Holdown with Simpson reference number

* Special inspections from third party approved special inspector are required during installation of epoxied hold down

FLOOR PLAN NOTES

1. Whole house fan shall be an exhaust fan in bathroom. Fan shall have max sone rating of 1, override controls, and shall operate at 45cfm continuously per IRC Section M1505.4. Testing required per M1505.4.1.6 and M1505.4.1.7
2. Kitchen exhaust fan shall be minimum of 160cfm intermittent for electric appliances and 250cfm intermittent for gas appliances per IRC Section M1505.4.4. Laundry exhaust shall be minimum 50cfm per IRC Table M1505.4.4.
3. Grab bars in bathroom are optional, blocking shall be provided in framing for future installation. Grab bars shall be located 33"-36" A.F.F.
4. Utility closet doors shall have louvers with insect screen backing and locking hardware.
5. Ceilings to be vaulted - GC or owner to coordinate with Truss Manufacturer
6. Water heater shall have access panel & shutoff valve located to the side of the fixture. Additional exhaust venting required for gas powered water heaters per UPC section 509. Insulate hot water lines both within and outside conditioned space per WSEC-R R403.5.3. Water heater regardless of gas or electric must meet minimum requirements of WSEC 2021 R403.5 and must be installed per section 507.2 of UPC 2021. Drainage pan must also be installed per requirements of UPC 507.5. See G101 general note 4. Per seismic category and P2801.8, water heater to be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the wawter heater acting in any horizontal direction. Follow appliance manufacturer's recommendations.
7. All smoke detectors and/or combination smoke detector and carbon monoxide alarms shall comply with NFPA72 requirements.
8. Minimum fire separation required at garage walls and ceiling adjacent to above living spaces. Rated walls and ceilings with not less than 5/8" Type X gypsum board or equivalent per R302.5.1 & IRC Table 302.6.

WALL LEGEND

Gypsum Wall Board w/ Latex primer/sealer	-
2x6 Stud Wall	-
2x4 Stud Wall	-
Rigid Foam	-
Cladding	-

Note:
- Dimensions to edge of framing unless noted otherwise (U.N.O)

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12890 REGISTERED ARCHITECT
ROUSSA REGINE CASSEL
STATE OF WASHINGTON
12-23-2025

JAMES K. FARLEY
STATE OF WASHINGTON
47198
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

12 / 23 / 25

THE KITSAP - 672-834SF ADU

SITE ADDRESS:
PROJECT NUMBER:
OWNER ADDRESS:
PARCEL NUMBER:

Designed By: RC, LB, SMB
Drawn By: SMB
Issue Date: 12/12/25
Print Date: 12/23/2025 4:56:55 PM

Revisions:

Rev #	Description	Date

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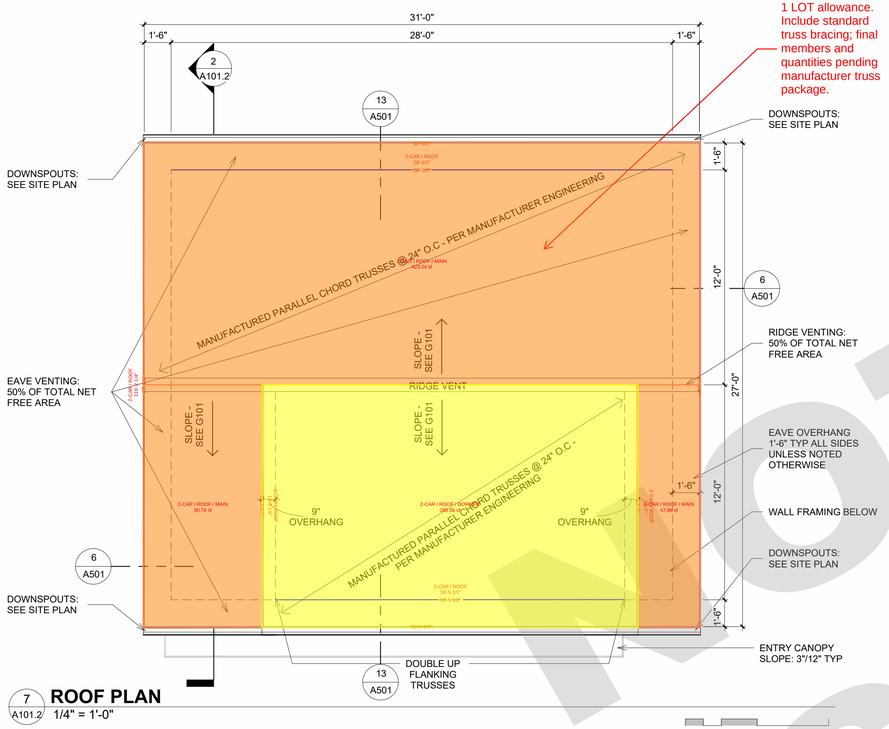
PERMIT SET

FLOOR PLANS - 2 CAR GARAGE

A101.1

NOT FOR CONSTRUCTION

12/23/2025 4:56:55 PM



7 A101.2 **ROOF PLAN** 1/4" = 1'-0"

ROOF NOTES:

1. TOTAL ROOF VENTILATION REQUIRED AT 1 SF PER 150 SF OF ROOF AREA PER 2021 IRC SECTION R806.2. 1 SF PER 300 SF OF ROOF USED PER EXCEPTIONS 1 & 2.
2. CONTRACTOR TO PROVIDE BALANCED VENTILATION BETWEEN RIDGE VENTING AND SOFFIT VENTING.
3. IF UNVENTED IS REQUIRED/CHOSEN, CONTRACTOR TO FOLLOW REQUIREMENTS OF 2021 IRC SECTION R806.5. USE DETAIL 1/A501 AND OMIT FIRE RATED GYP AND PROPRIETARY ADDITIONS TO WALL ASSEMBLY FOR A STANDARD UNVENTED ASSEMBLY.
4. TRUSS MANUFACTURER SHALL DESIGN TO A ROOF DEFLECTION LESSER THAN L/360 OR 1".
5. UNDERLAYMENT MATERIAL TO COMPLY WITH ASTM D226, D1970, D4869, AND D6757. PER IRC R905.1.1 - EXCEPTION 2 APPLICABLE FOR DECK - GC TO REFERENCE TABLE R905.1.1 BASED ON G101 SELECTIONS.

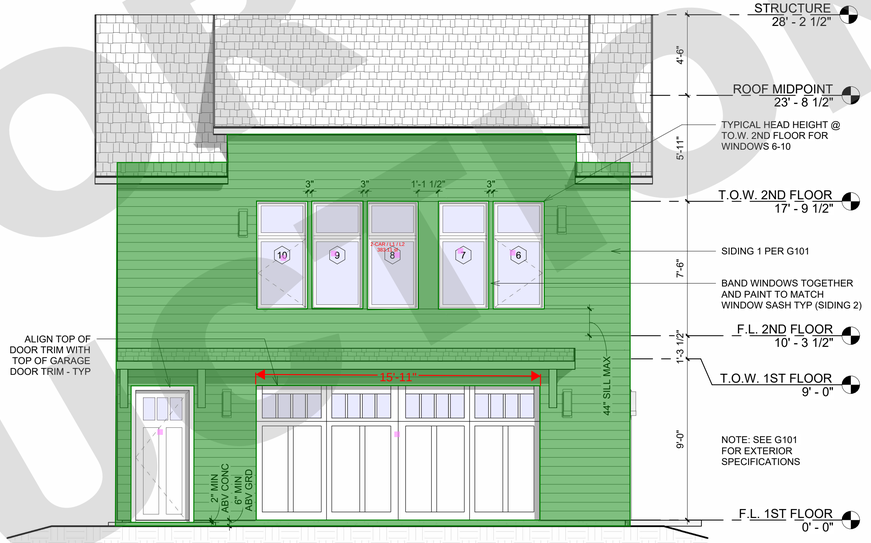
ROOF VENTING CALCULATIONS:

NOTE: FOR BALANCED VENTING AN EQUAL OR GREATER AMOUNT OF VENT OPENINGS IN THE FASCIA INTAKE THAN AT THE RIDGE VENT FOR PROPER AIR FLOW. BALANCED VENTING RECOMMENDED.
CALCULATIONS PER IRC R806.2 EXCEPTIONS 1&2 - NET FREE AREA OF NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED.

UPPER VENT: TBD BASED ON SELECTED ROOF TYPE
LOWER VENT: 10.65 SI NFVA PER LINEAL FOOT (LF) - HOME DEPOT 2 x 4 VENTED FRIEZE BOARD (MODEL #52782)

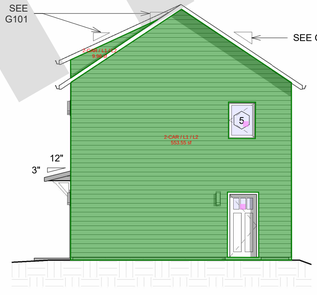
ROOF AREA = 837 SF
VENTABLE RIDGE LF (HIGH) = 31 LF
VENTABLE EAVE LF (LOW) = 62 LF

875SF (144SI) = 120,528SI
120,528SI / 300 = **402SI TOTAL NFVA REQUIRED**
402SI/2 = 201SI
LOW - MIN 201SI NFVA REQUIRED
HIGH - MIN 201SI NFVA REQUIRED

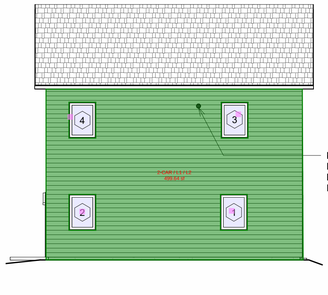


6 A101.2 **FRONT ELEVATION** 1/4" = 1'-0"

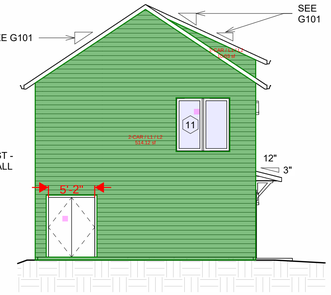
0' 1' 2' 4' 8'



5 A101.2 **SIDE 1 ELEVATION** 1/8" = 1'-0"



4 A101.2 **REAR ELEVATION** 1/8" = 1'-0"

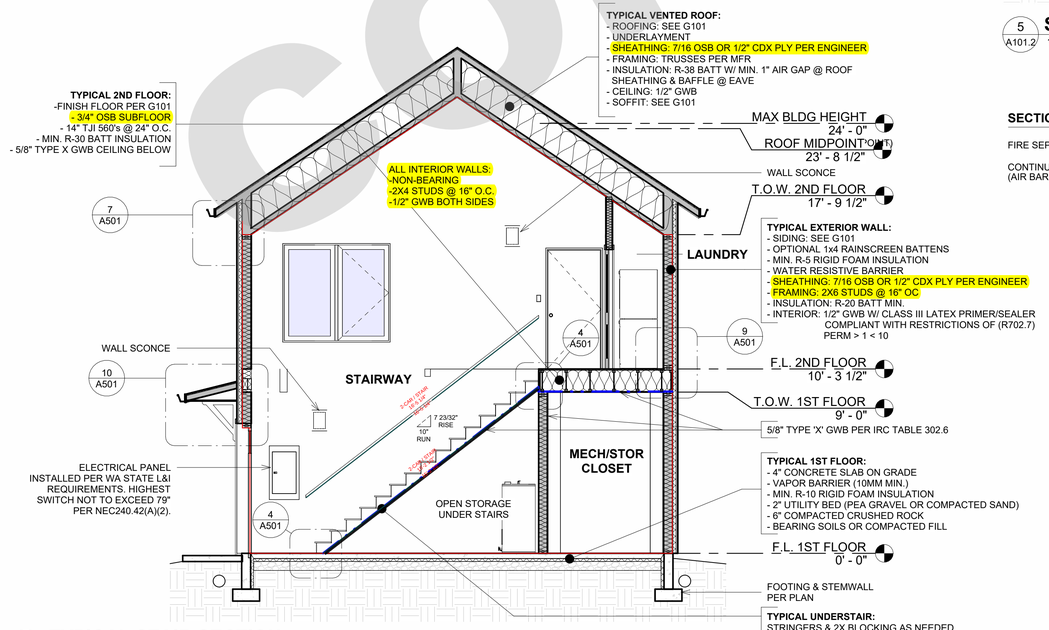


3 A101.2 **SIDE 2 ELEVATION** 1/8" = 1'-0"

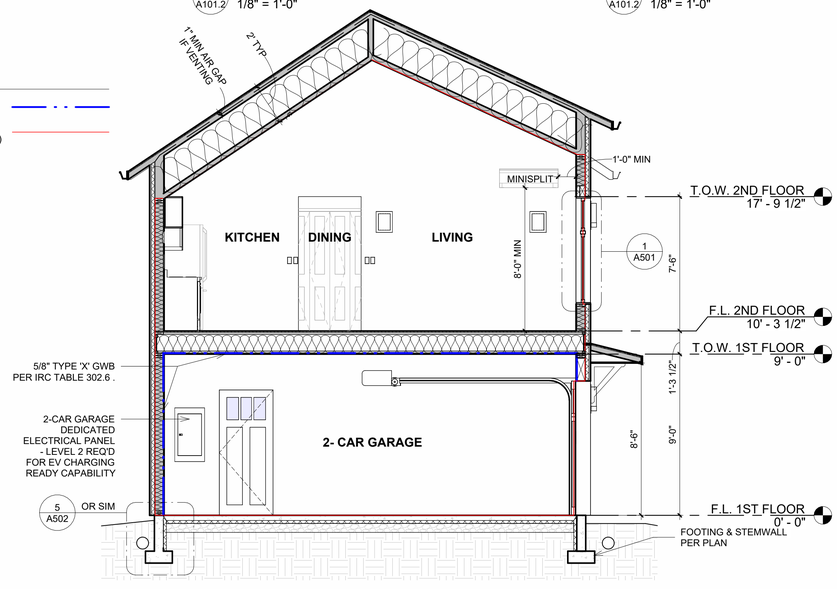
SECTION LEGEND

FIRE SEPARATION REQUIRED

CONTINUITY OF CONTROL LAYERS (AIR BARRIER, WRB, VAPOR BARRIER)



2 A101.2 **TYPICAL STAIR SECTION** 1/4" = 1'-0"



1 A101.2 **TYPICAL BUILDING SECTION** 1/4" = 1'-0"

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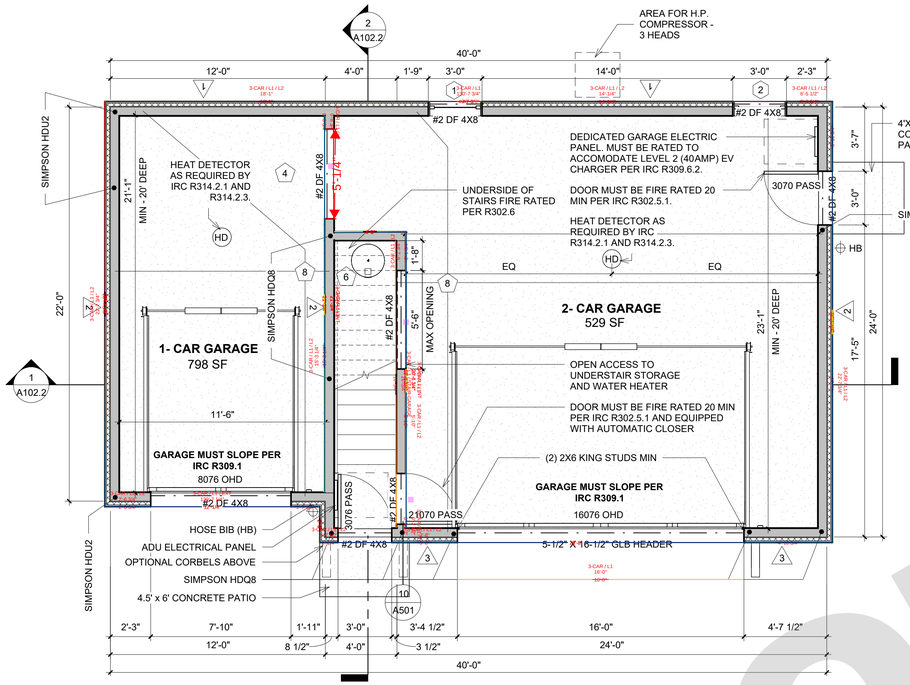
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PERMIT SET

GABLE - 2 CAR GARAGE

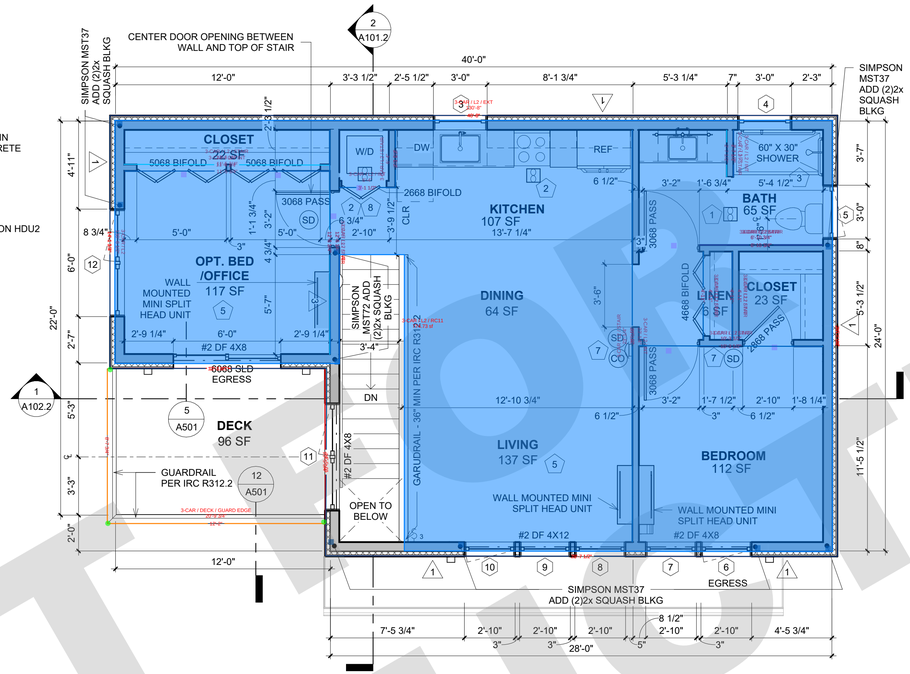
A101.2

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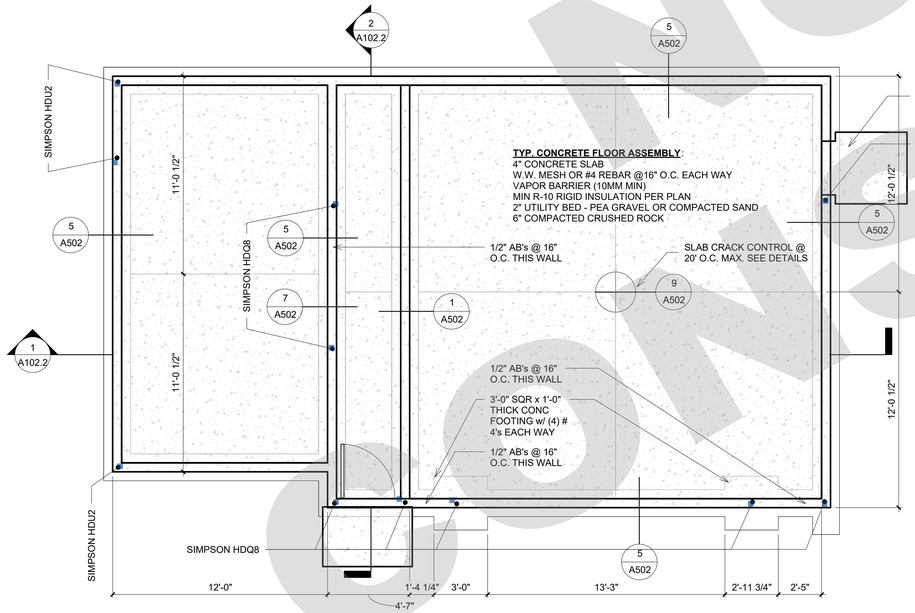
4 FIRST FLOOR PLAN - 3 CAR
A102.1 1/4" = 1'-0"

0' 1' 2' 4' 8'



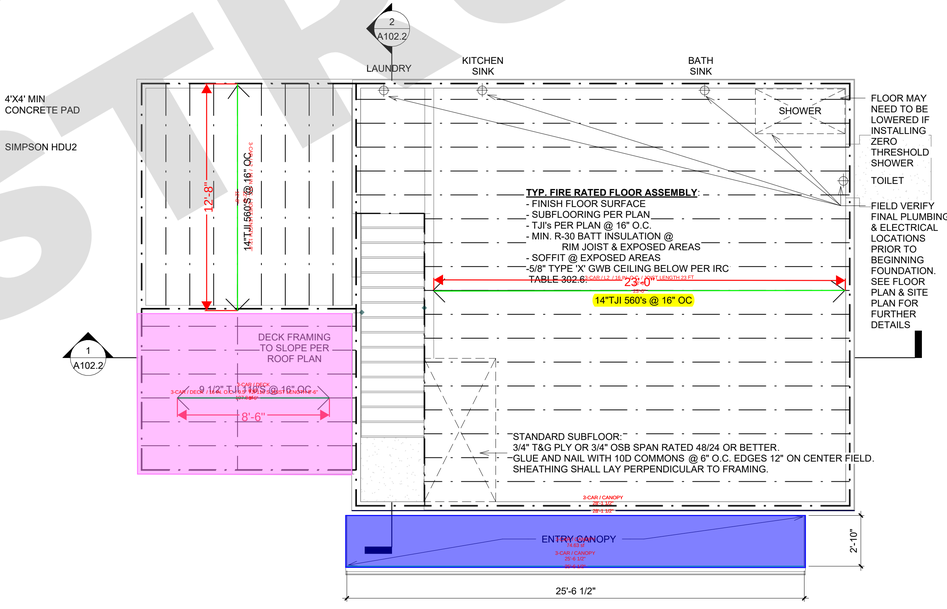
3 SECOND FLOOR PLAN - 3 CAR
A102.1 1/4" = 1'-0"

0' 1' 2' 4' 8'



2 FOUNDATION PLAN - 3 CAR
A102.1 1/4" = 1'-0"

0' 1' 2' 4' 8'



1 SECOND FLOOR FRAMING PLAN - 3 CAR
A102.1 1/4" = 1'-0"

0' 1' 2' 4' 8'

OPTION NOTES

1. WINDOWS: This plan is designed to include all the window options shown. Actual plans may exclude, combine, and/or divide these windows (ex. one 5' window may become two 2'-6" windows). See elevations for additional details. It is the contractors responsibility to bid & construct in accordance with client requests. No windows shall be added in locations other than the ones shown on this plan set.

2. DOORS: This plan is designed for a maximum exterior door size as shown. Actual plans may include a smaller door, or combine the door & adjacent windows into a larger door (ex. french doors) per client requests. It is the contractors responsibility to bid & construct in accordance with client requests. No exterior doors shall be added in locations other than the one shown on this plan set. Egress (primary entry) door may not be made smaller and cannot be replaced with a slider. Egress doors must comply with all requirements of the IRC 2021 (See IRC Sections R311.2, R311.3.1).

3. ROOF: This plan is designed to accomodate several different roof styles and/or pitches. See roof plan for additional details. It is the contractors responsibility to bid & construct in accordance with client requests. No roof types or pitches other than the ones shown in this plan set shall be built.

4. TRUSSES: This ADU was designed with parallel chord trusses. If the client decides to pursue other truss options with the manufacturer (scissor, flat bottom, etc.), owner shall assume responsibility for design outcomes and shall adhere to appropriate WSEC requirements per truss type. It is the contractor and truss manufacturers responsibility to coordinate final wall height and truss details.

5. INSULATION: This ADU may be built with a variety of rigid insulation products. Beyond adhering to the specified compressive strength of underslab insulation and minimum R-values, it is the responsibility of the contractor to install rigid insulation per manufacturer specifications and schedule insulation inspections with their jurisdiction.

SHEAR WALL SCHEDULE

1. sheathing nailed with 8d's at 6" on center all edges. (Capacity= 260 plf)
2. sheathing nailed with 8d's at 3" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 490 plf)
3. 15/32" sheathing (T1-11 not permitted) nailed with (2) rows 10d's at 4" on center all edges with 4X studs at adjoining panel edges. (Capacity= 845 plf)

STRUCTURAL NOTES

- Typical shearwall callout. See shearwall schedule for nailing. See shearwall elevation 1/G101.
- All headers not called out on plans shall be a minimum of (2) #2 D.F. 2x6s w/ (1) trimmer stud & (1) king stud each side.
- All wall studs shall be #2 D.F. 2x @ 16" O.C. U.N.O. See plan for wall thickness.
- Anchor bolts to be 1/2"Ø x 10" long with a 3" sq. x 1/4" thick steel plate washer @ 48" O.C. U.N.O. (2) minimum per wall.
- See shearwall notes for Titen HD substitute
- All holdowns in (2) studs to foundation U.N.O.

X — Holdown with Simpson reference number

* — Special inspections from third party approved special inspector are required during installation of epoxied hold down

FLOOR PLAN NOTES

1. Whole house fan shall be an exhaust fan in bathroom. Fan shall have max sone rating of 1, override controls, and shall operate at 45cfm continuously per IRC Section M1505.4. Testing required per M1505.4.1.6 and M1505.4.1.7
2. Kitchen exhaust fan shall be minimum of 160cfm intermittent for electric appliances and 250cfm intermittent for gas appliances per IRC Section M1505.4.4. Laundry exhaust shall be minimum 50cfm per IRC Table M1505.4.4.
3. Grab bars in bathroom are optional, blocking shall be provided in framing for future installation. Grab bars shall be located 33"-36" A.F.F.
4. Utility closet doors shall have louvers with insect screen backing and locking hardware.
5. Ceilings to be vaulted - GC or owner to coordinate with Truss Manufacturer
6. Water heater shall have access panel & shutoff valve located to the side of the fixture. Additional exhaust venting required for gas powered water heaters per UPC section 509. Insulate hot water lines both within and outside conditioned space per WSEC-R R403.5.3. Water heater regardless of gas or electric must meet minimum requirements of WSEC 2021 R403.5 and must be installed per section 507.2 of UPC 2021. Drainage pan must also be installed per requirements of UPC 507.5. See G101 general note 4. Per seismic category and P2801.8, water heater to be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the wawter heater acting in any horizontal direction. Follow appliance manufacturer's recommendations.
7. All smoke detectors and/or combination smoke detector and carbon monoxide alarms shall comply with NFPA72 requirements.
8. Minimum fire separation required at garage walls and ceiling adjacent to above living spaces. Rated walls and ceilings with not less than 5⁄8" Type X gypsum board or equivalent per R302.5.1 & IRC Table 302.6.

WALL LEGEND

Gypsum Wall Board w/ Latex primer/sealer	-
2x6 Stud Wall	-
2x4 Stud Wall	-
Rigid Foam	-
Cladding	-

Note:
- Dimensions to edge of framing U.N.O.

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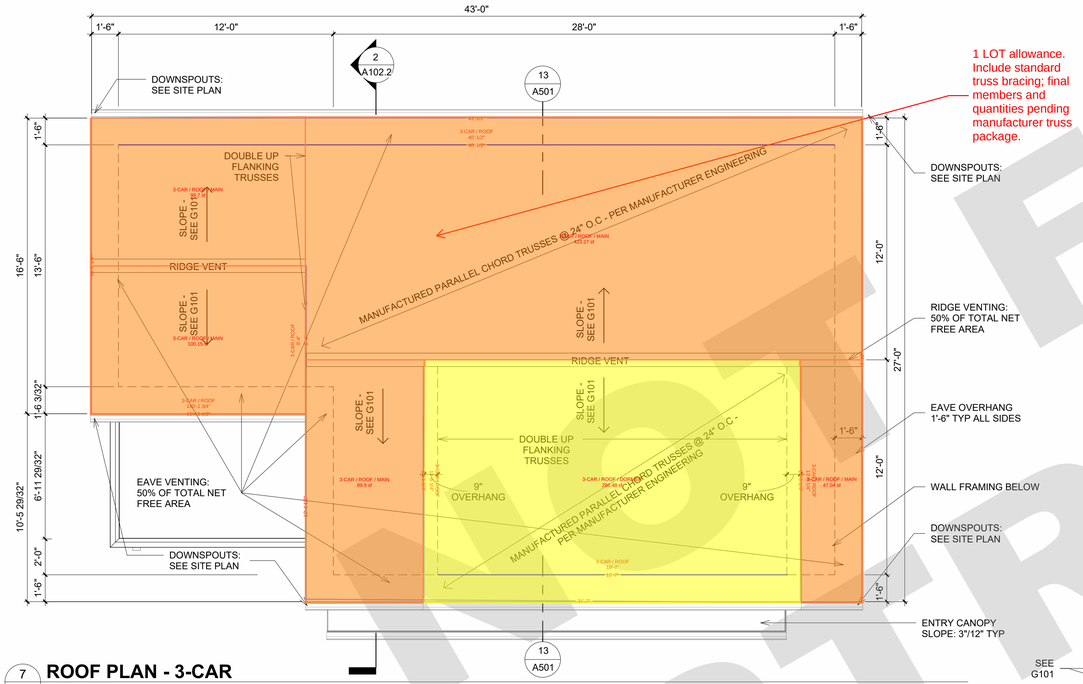
PERMIT SET

FLOOR PLAN - 3 CAR GARAGE

A102.1

12/23/2025 4:57:27 PM

NOT FOR CONSTRUCTION



7 A102.2 ROOF PLAN - 3-CAR

1/4" = 1'-0"

0' 1' 2' 4' 8'

ROOF NOTES:

1. TOTAL ROOF VENTILATION REQUIRED AT 1 SF PER 150 SF OF ROOF AREA PER 2021 IRC SECTION R806.2. 1 SF PER 300 SF OF ROOF USED PER EXCEPTIONS 1 & 2.
2. CONTRACTOR TO PROVIDE BALANCED VENTILATION BETWEEN RIDGE VENTING AND SOFFIT VENTING.
3. IF UNVENTED IS REQUIRED/CHOSEN, CONTRACTOR TO FOLLOW REQUIREMENTS OF 2021 IRC SECTION R806.5. USE DETAIL 1/A501 AND OMIT FIRE RATED GYP AND PROPRIETARY ADDITIONS TO WALL ASSEMBLY FOR A STANDARD UNVENTED ASSEMBLY.
4. TRUSS MANUFACTURER SHALL DESIGN TO A ROOF DEFLECTION LESSER THAN L/360 OR 1".
5. UNDERLAYMENT MATERIAL TO COMPLY WITH ASTM D226, D1970, D4869, AND D6757 PER IRC R905.1.1 - EXCEPTION 2 APPLICABLE FOR DECK - GC TO REFERENCE TABLE R905.1.1 BASED ON G101 SELECTIONS.

ROOF VENTING CALCULATIONS:

NOTE: FOR BALANCED VENTING AN EQUAL OR GREATER AMOUNT OF VENT OPENINGS IN THE FASCIA INTAKE THAN AT THE RIDGE VENT FOR PROPER AIR FLOW. BALANCED VENTING RECOMMENDED.

CALCULATIONS PER IRC R806.2 EXCEPTIONS 1&2 - NET FREE AREA OF NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED.

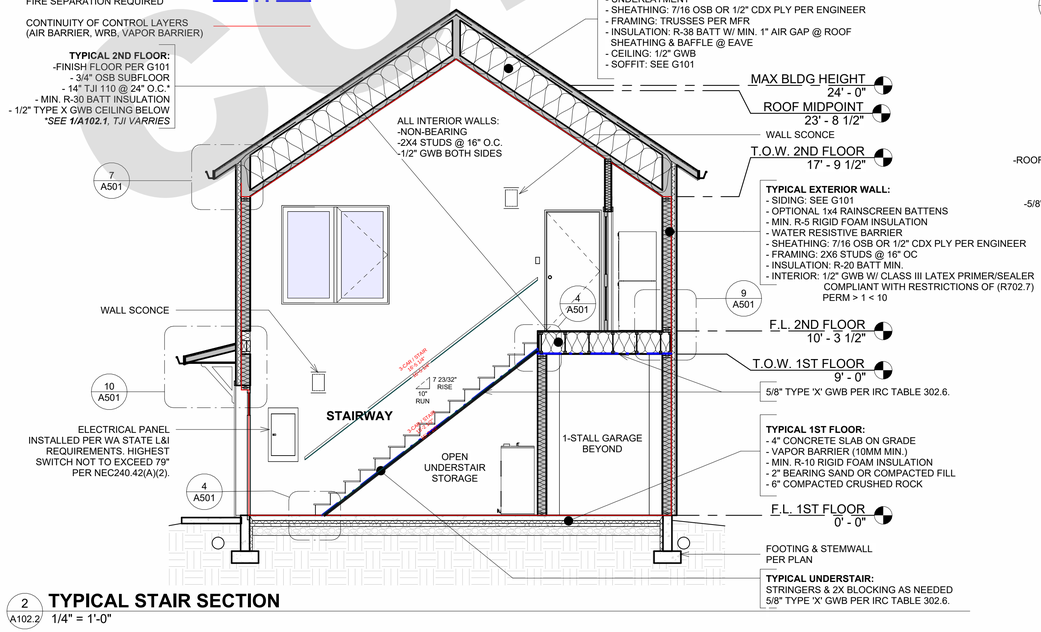
UPPER VENT: TBD BASED ON SELECTED ROOF TYPE
LOWER VENT: 10.65 SI NFVA PER LINEAL FOOT (LF) - HOME DEPOT 2 x 4 VENTED FRIEZE BOARD (MODEL #52782)

ROOF AREA	= 1035 SF	1035SF (144SI) = 149.040SI
VENTABLE RIDGE LF (HIGH)	= 43 LF	149.040SI / 300 = **497SI TOTAL NFVA REQUIRED**
VENTABLE EAVE LF (LOW)	= 86 LF	497SI/2 = 249SI
		LOW - MIN 249SI NFVA REQUIRED
		HIGH - MIN 249SI NFVA REQUIRED

SECTION LEGEND

FIRE SEPARATION REQUIRED

CONTINUITY OF CONTROL LAYERS (AIR BARRIER, WRB, VAPOR BARRIER)



2 A102.2 TYPICAL STAIR SECTION

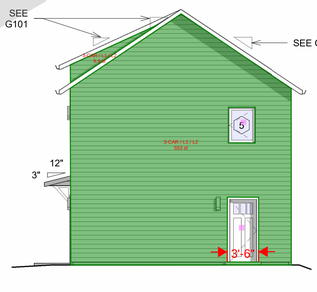
1/4" = 1'-0"



6 A102.2 FRONT ELEVATION

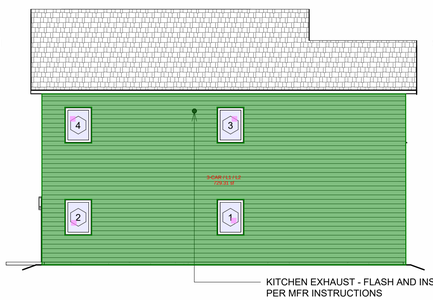
1/4" = 1'-0"

0' 1' 2' 4' 8'



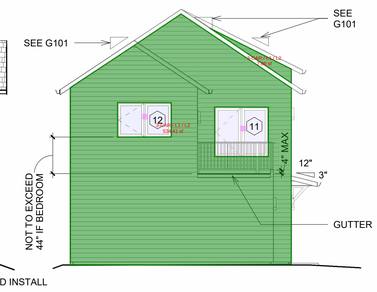
5 A102.2 SIDE 1 ELEVATION

1/8" = 1'-0"



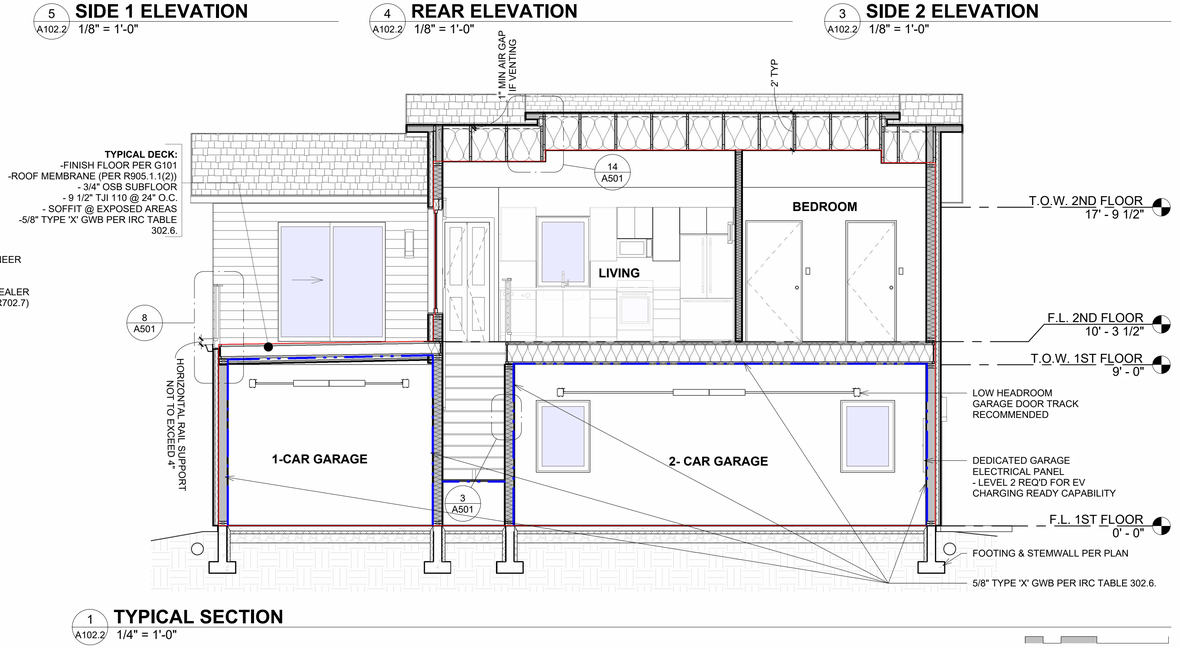
4 A102.2 REAR ELEVATION

1/8" = 1'-0"



3 A102.2 SIDE 2 ELEVATION

1/8" = 1'-0"



1 A102.2 TYPICAL SECTION

1/4" = 1'-0"

0' 1' 2' 4' 8'

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PERMIT SET

GABLE - 3 CAR GARAGE

A102.2

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REFLECTED CEILING PLAN LEGEND

1 / 9'-0" — CEILING TYPE / CEILING ELEVATION

CEILING TYPE LEGEND

1. 1/2" GYPSUM CEILING OVER TRUSS FRAMING, PAINTED

EXHAUST FAN

WALL MOUNTED MINISPLITS

NOTE - CEILING PLAN MAY VARY DEPENDING OF ROOF OPTION SELECTED. CONTRACTOR TO FIELD VERIFY AND WORK WITH OWNER TO ACHIEVE DESIGN INTENT. ALL LIGHTS TO BE SHOWN CENTERED IN ROOMS UNLESS NOTED OTHERWISE.

ALL CEILINGS VAULTED

PENDANT FIXTURE (LARGE)

SLOPED CEILING RECESSED CAN

SEMI FLUSH ADJUSTABLE CEILING MOUNT FIXTURE

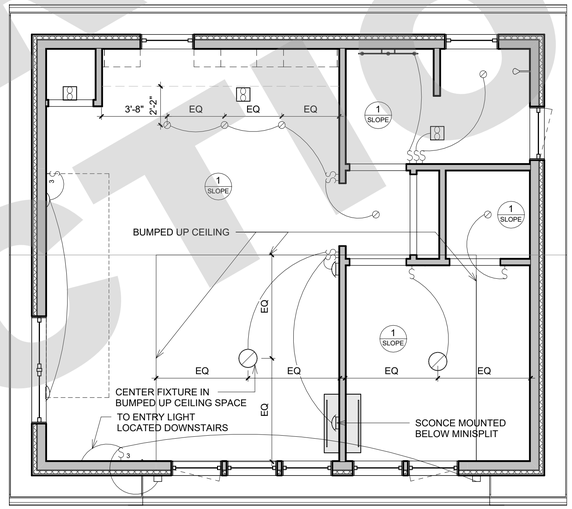
INTERIOR WALL MOUNTED FIXTURE

EXTERIOR WALL MOUNTED FIXTURE

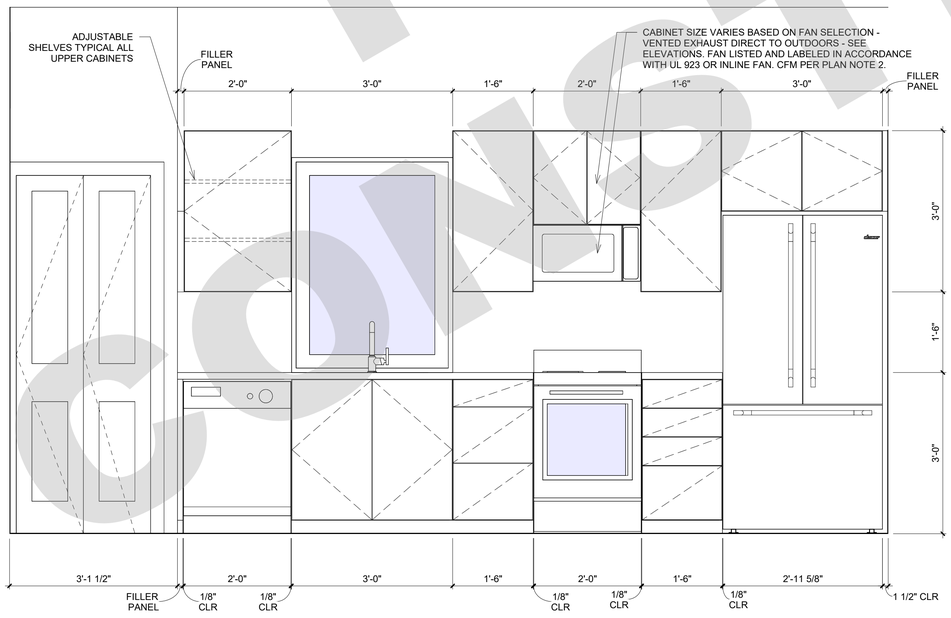
VANITY SURFACE MOUNT FIXTURE

SINGLE SWITCH

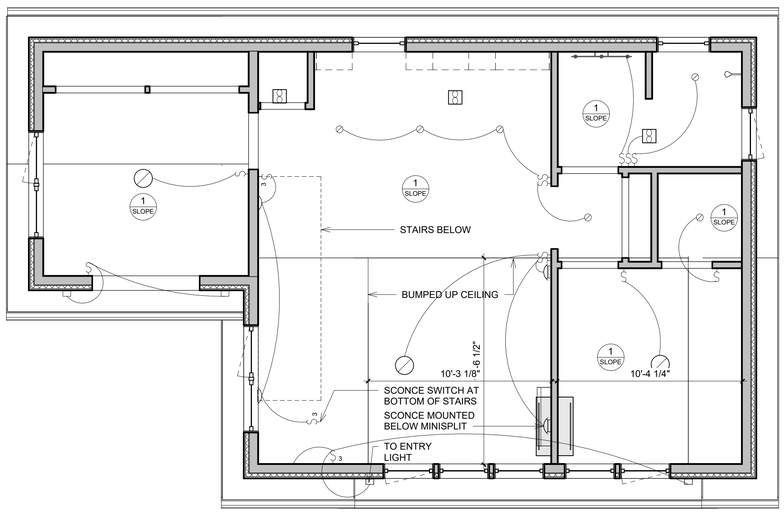
THREE-WAY SWITCH



3 A201 **REFLECTED CEILING PLAN - 2 CAR**
1/4" = 1'-0"



2 A201 **TYPICAL CABINET LAYOUT**
3/4" = 1'-0"



1 A201 **REFLECTED CEILING PLAN - 3 CAR**
1/4" = 1'-0"

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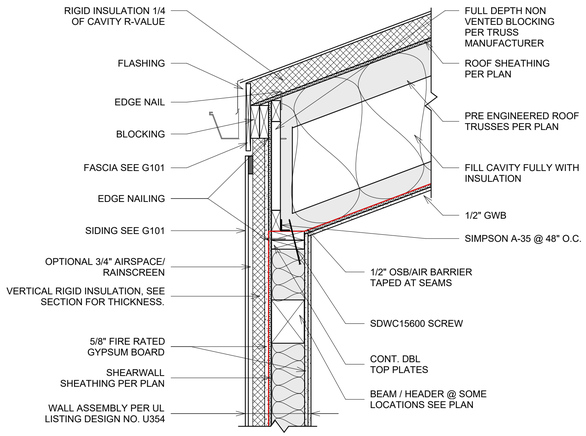
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PERMIT SET

INTERIOR ELEVATIONS & RCP

A201

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EXTERIOR WALLS

GA FILE NO. WP 8126	PROPRIETARY	1 HOUR FIRE	

GYPSUM PANELS, FOAM PLASTIC BOARDS, WOOD STUDS, EXTERIOR CLADDING

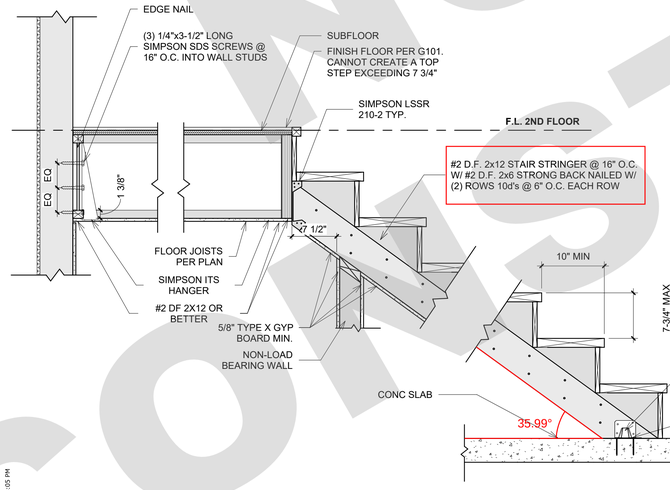
Fire Design:
EXTERIOR SIDE: **Base** layer 5/8" proprietary type X gypsum panels applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 6d cement-coated or common nails or 1-7/8" Type W screws 7" o.c. **Second** layer maximum 1-1/2" proprietary faced polyisocyanurate foam plastic sheathing applied parallel to studs with 3" galvanized roofing nails 8" o.c. at perimeter and 12" o.c. at intermediate studs. **Face** layer exterior siding, fiber-cement siding, masonry veneer, stucco, or exterior insulation and finish system (EIFS).
INTERIOR SIDE: 5/8" proprietary type X gypsum wallboard applied at right angles to studs with 6d cement-coated or common nails or 1-7/8" Type W screws 7" o.c. Unfaced 3-1/2" glass fiber, friction fit in stud cavity. **(LOAD-BEARING)**

PROPRIETARY GYPSUM PANELS

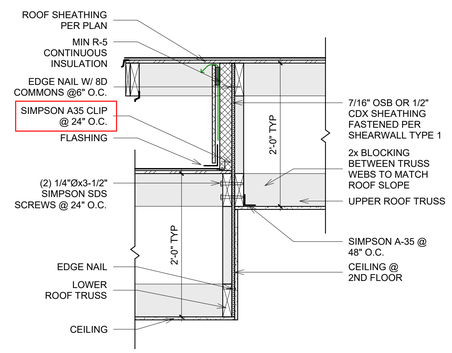
American Gypsum Company LLC
– 5/8" FireBloc® Type X Gypsum Board
– 5/8" Type X Exterior Gypsum Sheathing
CertainTeed Gypsum, Inc.
– 5/8" CertainTeed® GlasRoc® Sheathing Type X
– 5/8" CertainTeed® Type X
Georgia-Pacific Gypsum LLC
– 5/8" DensArmor Plus® Fireguard® Interior Panel
– 5/8" DensGlass® Fireguard® Sheathing
National Gypsum Company
– 5/8" Gold Bond® eXP® Fire-Shield® Sheathing
– 5/8" Gold Bond® Fire-Shield® Gypsum Board
PABCO® Gypsum
– 5/8" FLAME CURB® Type X
– 5/8" PABCO GLASS® Sheathing Type X
United States Gypsum Company
– 5/8" Sheetrock® Brand EcoSmart Panels Firecode® X
– 5/8" Securock® Brand UltraLight Glass-Mat Sheathing Firecode® X

Thickness: Varies (Fire)
Approx. Weight: 6 psf (Fire)
Fire Test: UL R2637, 94NK19449, 6-28-96, UL R14196, 11NK04002, 3-3-11, UL R1319, 4788832806, 4-29-15, UL Design U354

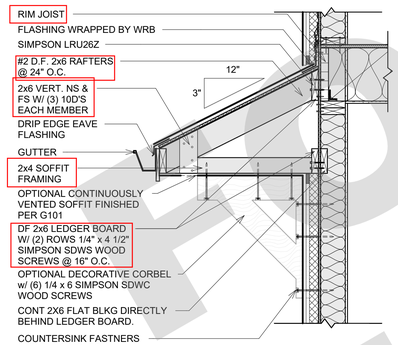
11 A501 DETAIL - FIRE RESISTIVE TOP OF WALL (IF REQUIRED)
1" = 1'-0"



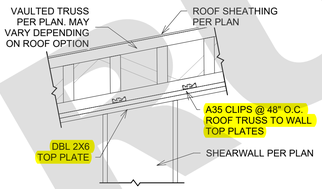
4 A501 DETAILS - STAIR
1" = 1'-0"



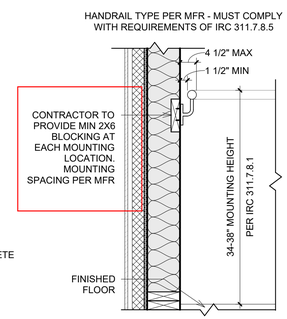
14 A501 DETAIL - LOW TO HIGH TRUSS
1" = 1'-0"



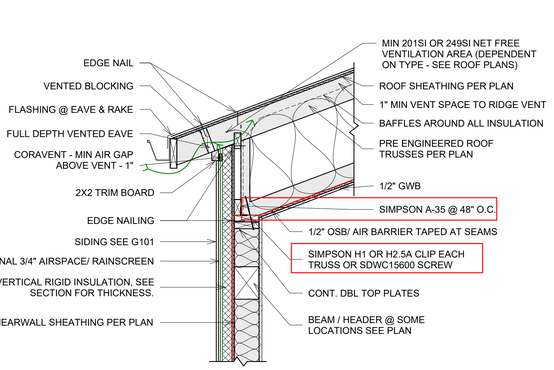
10 A501 DETAIL - ENTRY CANOPY
3/4" = 1'-0"



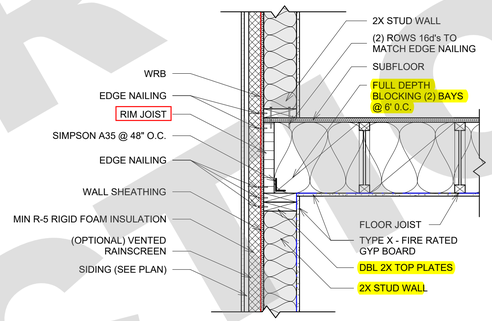
7 A501 DETAIL - GABLE END TRUSS TO WALL
1/2" = 1'-0"



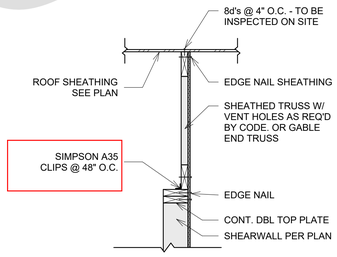
3 A501 DETAIL - TYPICAL HANDRAIL
1" = 1'-0"



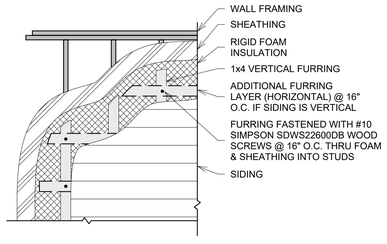
13 A501 DETAIL - PARALLEL CHORD TRUSS TO WALL
3/4" = 1'-0"



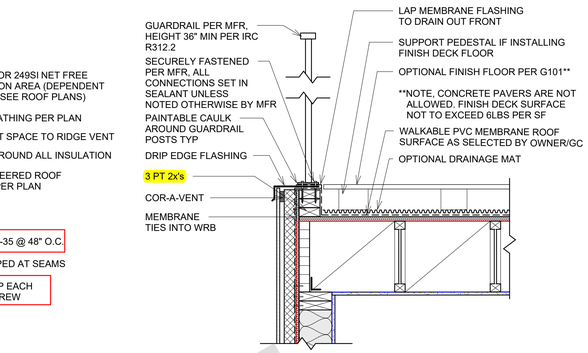
9 A501 DETAIL - SECOND FLOOR JOIST TO WALL
1" = 1'-0"



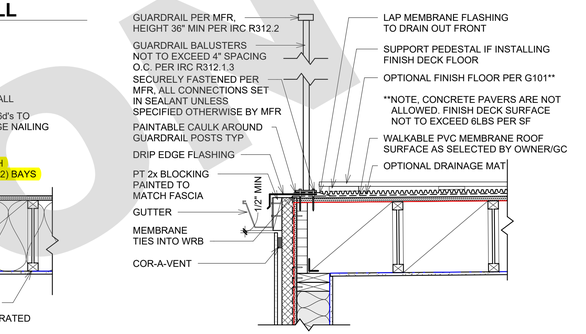
6 A501 DETAIL - GABLE END TRUSS TO WALL
3/4" = 1'-0"



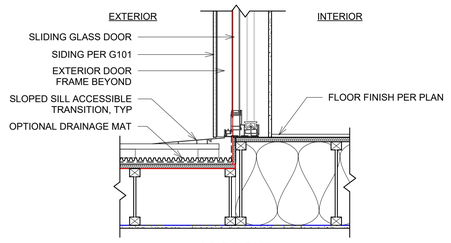
2 A501 (OPTIONAL) RAINSCREEN SIDING
1/2" = 1'-0"



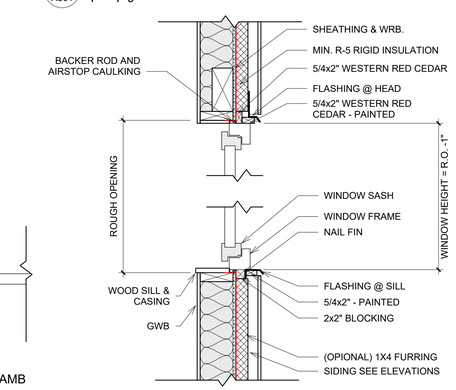
12 A501 DETAIL - DECK & GAURDRAIL
1" = 1'-0"

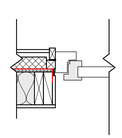


8 A501 DETAIL - DECK DRAINING
1" = 1'-0"



5 A501 DETAIL - DECK SLIDER DOOR
1" = 1'-0"





WINDOW JAMB
(MATERIALS MATCH HEAD)

WINDOW HEAD AND SILL

1 A501 DETAIL - TYPICAL WINDOW - LOW PROFILE TRIM
1" = 1'-0"

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12890 REGISTERED ARCHITECT
ROUSSA REGINE CASSEL
STATE OF WASHINGTON
12-23-2025

JAMES K. FARLEY
STATE OF WASHINGTON
47198
PROFESSIONAL ENGINEER

12 / 23 / 25

THE KITSAP - 672-834SF ADU

SITE ADDRESS:
PROJECT NUMBER:
OWNER ADDRESS:
PARCEL NUMBER:

Designed By: RC, LB, SMB
Drawn By: SMB
Issue Date: 12/12/25
Print Date: 12/23/2025 4:58:05 PM
Revisions:

Rev #	Description	Date

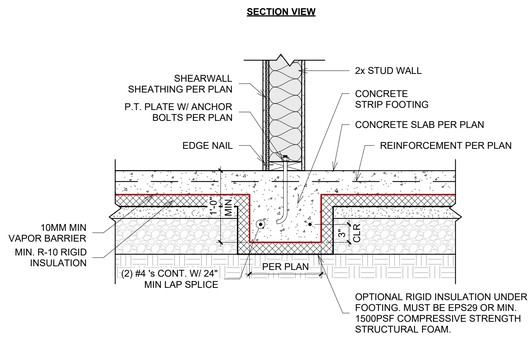
PERMIT SET

DETAILS

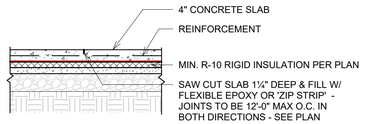
A501

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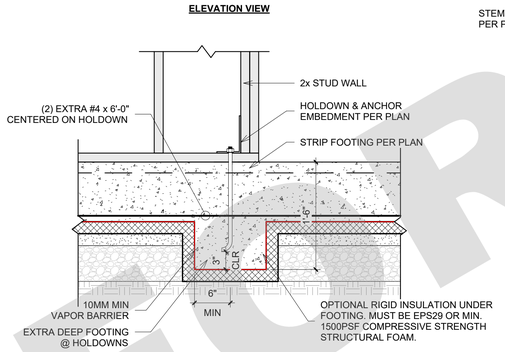
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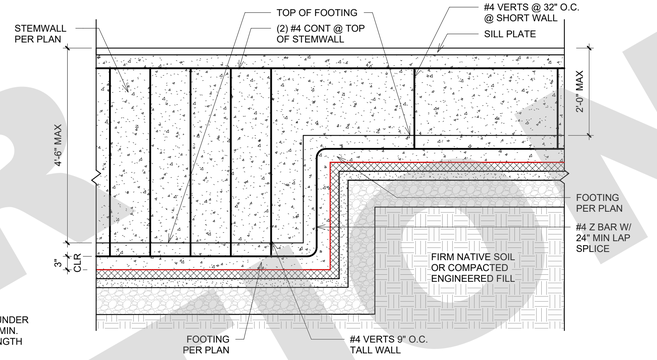
1 A502 DETAIL - INTERIOR STRIP FOOTING
1" = 1'-0"



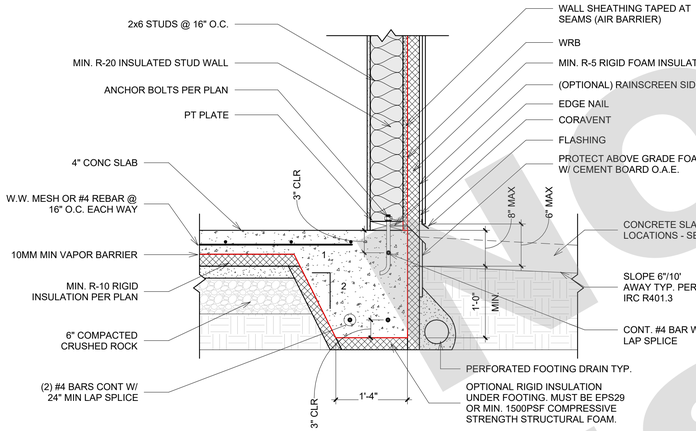
9 A502 DETAIL - CRACK CONTROL JOINT
1/2" = 1'-0"



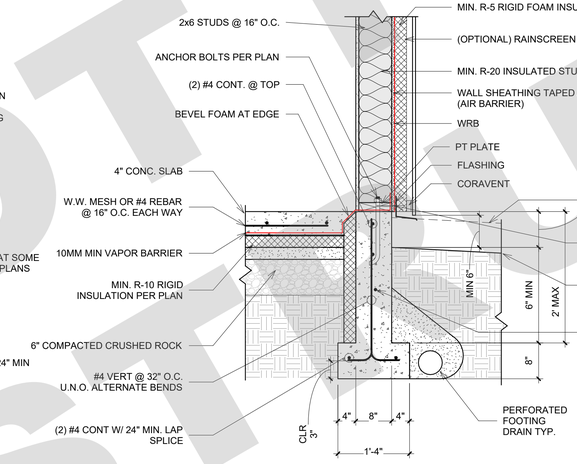
2 A502 DETAIL - INTERIOR STRIP HOLDOWN
1" = 1'-0"



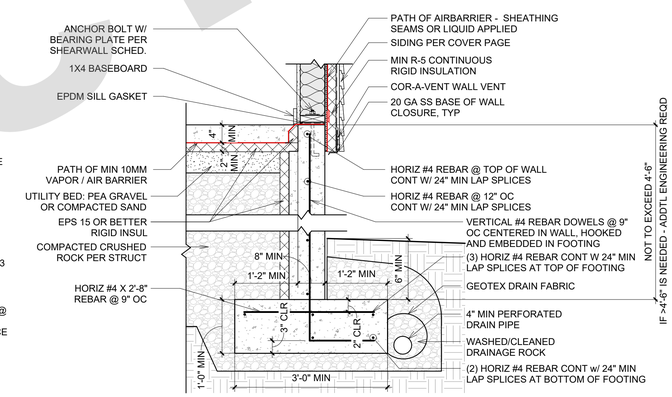
3 A502 DETAIL - STEPPED FOUNDATION WALL
3/4" = 1'-0"



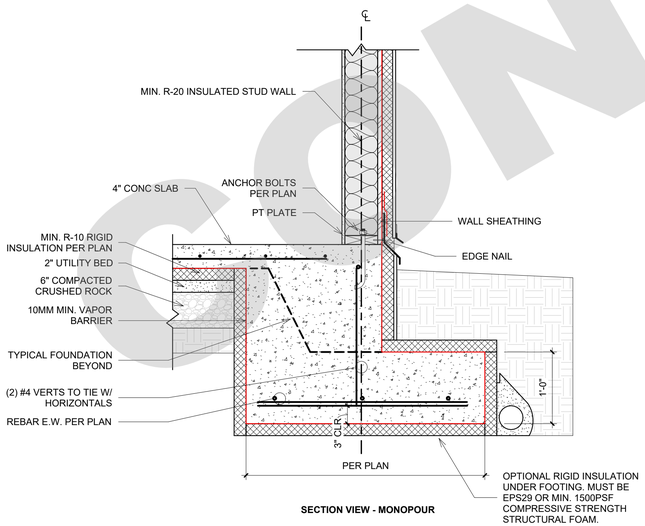
4 A502 DETAIL - OPTIONAL MONOPOUR FOOTING
1" = 1'-0"



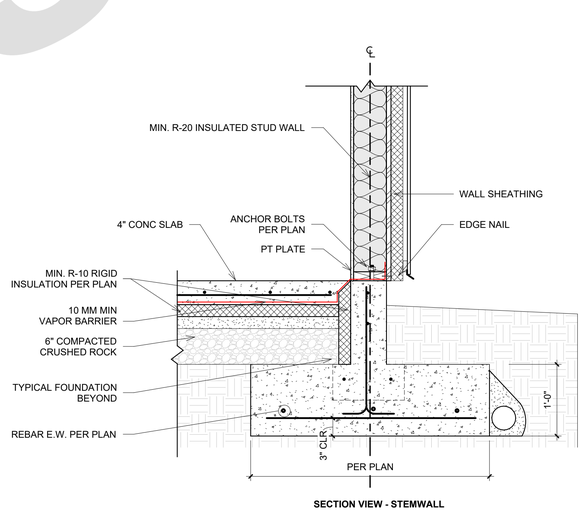
5 A502 DETAIL - TYPICAL CONCRETE FOOTING
1" = 1'-0"



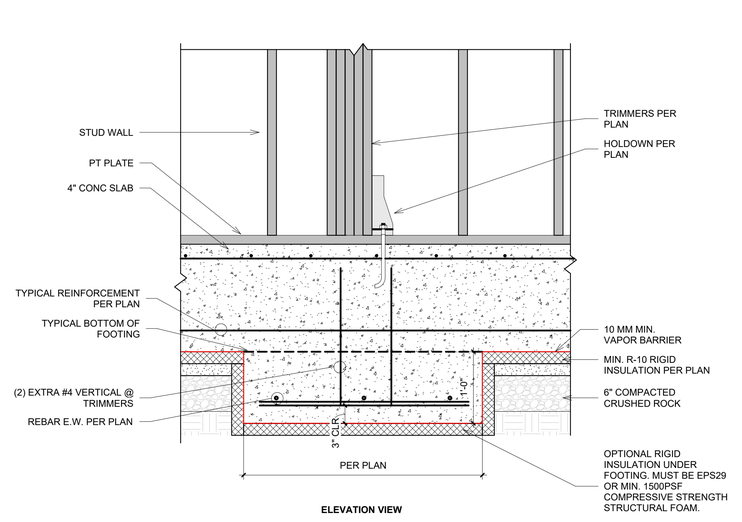
6 A502 DETAIL - OPTIONAL TALL STEMWALL
3/4" = 1'-0"



SECTION VIEW - MONOPOUR



SECTION VIEW - STEMWALL



ELEVATION VIEW

7 A502 DETAILS - EXPANDED FOOTING
1" = 1'-0"

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PERMIT SET

DETAILS

A502

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