PORT GAMBLE S'KLALLAM TRIBE

7764 NE 288TH ST
KINGSTON, WA 98346
PARCEL ID 212702-1-019-2005

BUILDING CODE DESIGN DATA

2021 IBC, WAC 51-50
2021 IFC, WAC 51-54A
2021 WSEC, WAC 51-11
2021 UPC, WAC 51-56 & 51-57
2021 IMC, WAC 51-52
2021 IFGC, WAC 51-52

GROUND SNOW LOAD: 30 lbs
OFFICE FLOOR LOAD: 50 lbs
CORRIDOR/LOBBY LOAD: 100 lbs
(FLOOR DEAD LOAD: 15 lbs)
WIND SPEED: 110 mph / 85 mph
WIND EXPOSURE B
SEISMIC: D2
FROST LINE: 12"

DEFFERED SUBMITTALS:

-ELECTRICAL, MECHANICAL, PLUMBING
PERMITS PER WA L&I
-FIRE ALARM

PROJECT NARRATIVE:

REMODEL EXISTING SFR INTO OFFICE SPACE FOR THE PORT GAMBLE S'KLALLAM TRIBE'S NATURAL RESOURCES DEPARTMENT. EXISTING 972 SF GARAGE TO BE CONVERTED INTO HEATED SPACE, ADDITION OF A NEW 50SF PORCH/ENTRY FOR PUBLIC ACCESS. EXISTING DETACHED SHOP TO REMAIN (NO WORK PROPOSED).

SHEET INDEX:

C1 - COVER SHEET
A1:A9 - ELEVATIONS
A10 - EXISTING MAIN FLOOR PLAN
A11 - DEMO MAIN FLOOR PLAN
A12 - PROPOSED MAIN FLOOR PLAN
A13 - LIFE SAFETY FLOOR PLAN
A14:19 - REFLECTED CEILING PLANS
A20 - FOUNDATION PLAN
A21 - ROOF PLAN
A22:24 - BUILDING SECTIONS
A25 - WALL SECTIONS
A26 - WINDOW/DOOR SCHEDULE
A27 - MATERIAL SCHEDULE
A28 - DETAILS

AREA SUMMARY

EXISTING MAIN FLOOR AREA:	4,054 SF
UPPER FLOOR AREA:	787 SF
TOTAL FLOOR AREA:	4,841 SF
EXISTING GARAGE FLOOR AREA:	972 SF
EXISTING PORCH FLOOR AREA:	85 SF
EXISTING DECK FLOOR AREA:	433 SF
PROPOSED MAIN FLOOR AREA:	5,026 SF
PROPOSED UPPER FLOOR AREA:	787 SF
TOTAL PROPOSED FLOOR AREA:	5,813 SF
PROPOSED GARAGE FLOOR AREA:	0 SF
PROPOSED DECK FLOOR AREA:	0 SF
PROPOSED PORCH FLOOR AREA:	50 SF

CONSTRUCTION SET

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PARCEL ID
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SCOTT SHELTON

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KRISTIAN SUNDBERG

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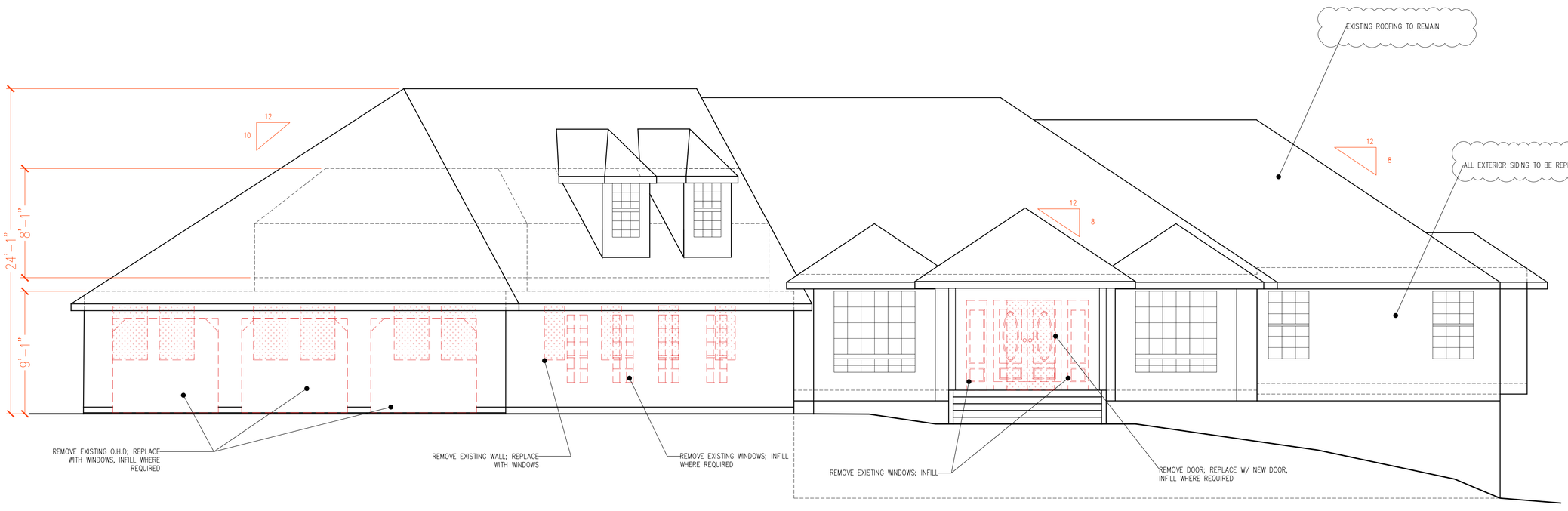
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DRAWING:
COVER SHEET

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of 28

REMOVE EXISTING WALL; REPLACE WITH DOOR/WINDOW

DEMO EXISTING DOOR/WINDOW; INFILL



1 DEMO NORTH ELEVATION

SCALE : 1/4" = 1'

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DEMO NORTH
ELEVATION

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1 PROPOSED NORTH ELEVATION

SCALE : 1/4" = 1'

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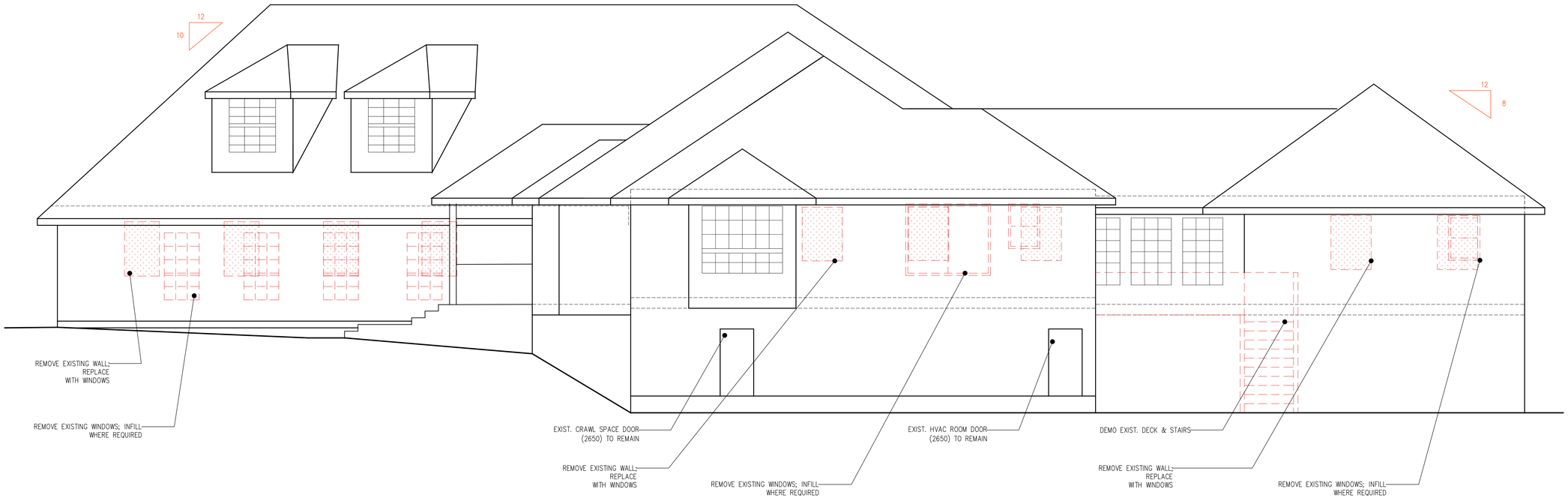
DRAWING:
PROPOSED NORTH ELEVATION

A3

of 28

REMOVE EXISTING WALL; REPLACE WITH DOOR/WINDOW

DEMO EXISTING DOOR/WINDOW; INFILL



1 DEMO WEST ELEVATION

SCALE : 1/4" = 1'

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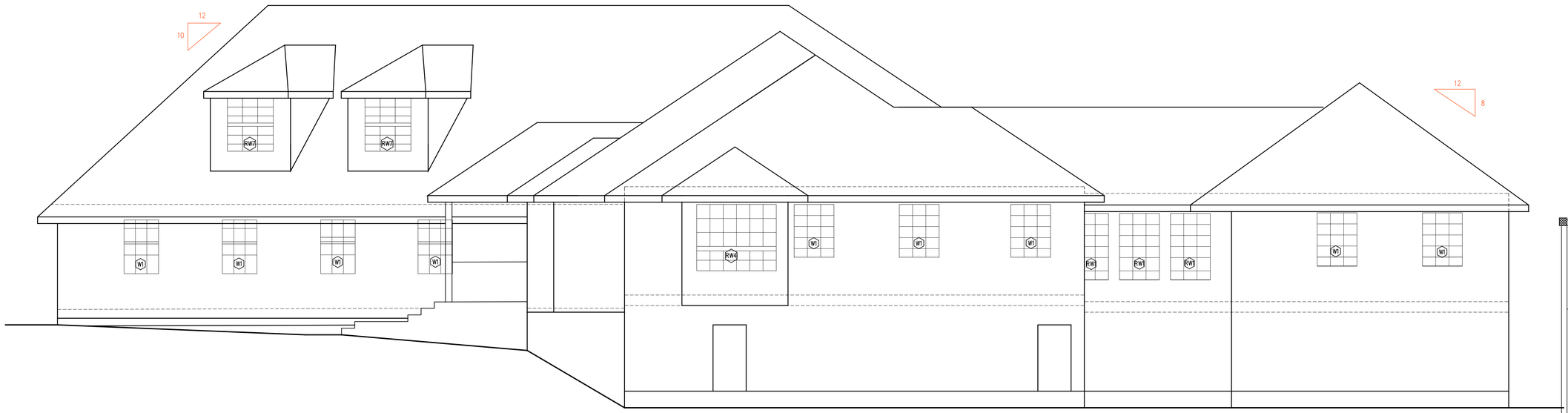
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DEMO WEST ELEVATION



1 PROPOSED WEST ELEVATION

SCALE : 1/4" = 1'

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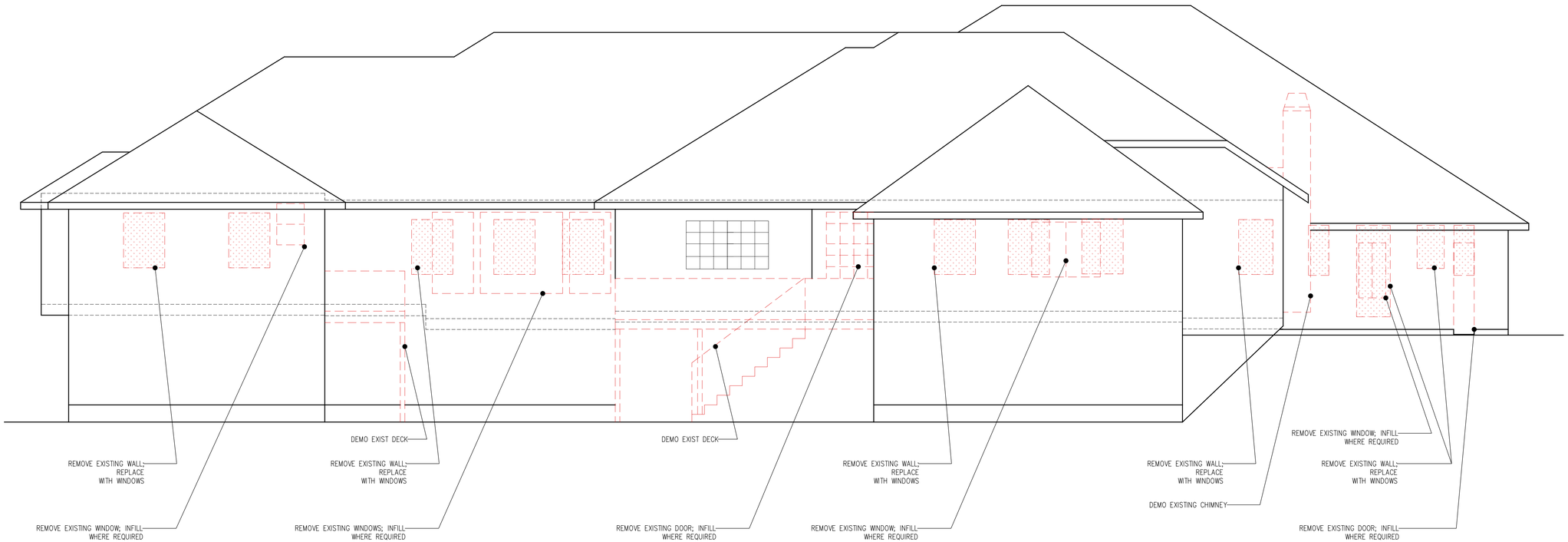
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PROPOSED WEST ELEVATION

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of 28

REMOVE EXISTING WALL;
REPLACE
WITH DOOR/WINDOW

DEMO EXISTING DOOR/WINDOW;
INFILL



1 DEMO SOUTH ELEVATION

SCALE : 1/4" = 1'

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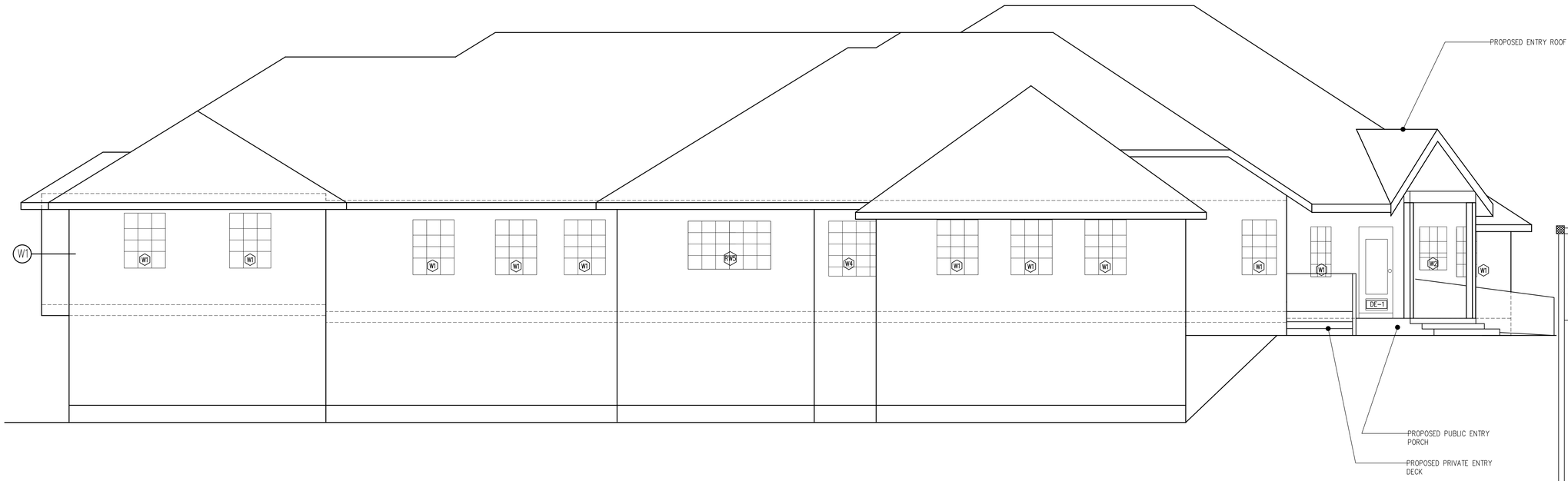
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DEMO SOUTH
ELEVATION

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1 PROPOSED SOUTH 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 42" HIGH.

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

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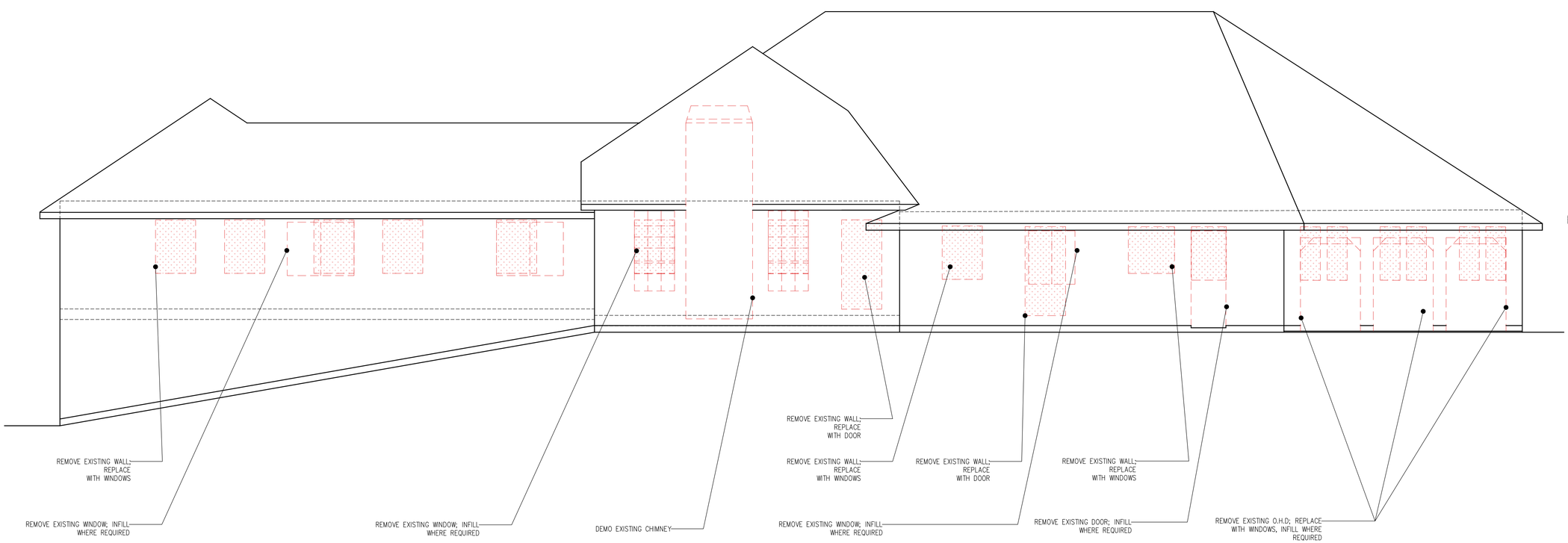
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PROPOSED SOUTH ELEVATION

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REMOVE EXISTING WALL; REPLACE WITH DOOR/WINDOW

DEMO EXISTING DOOR/WINDOW; INFILL



1 DEMO EAST ELEVATION

SCALE : 1/4" = 1'

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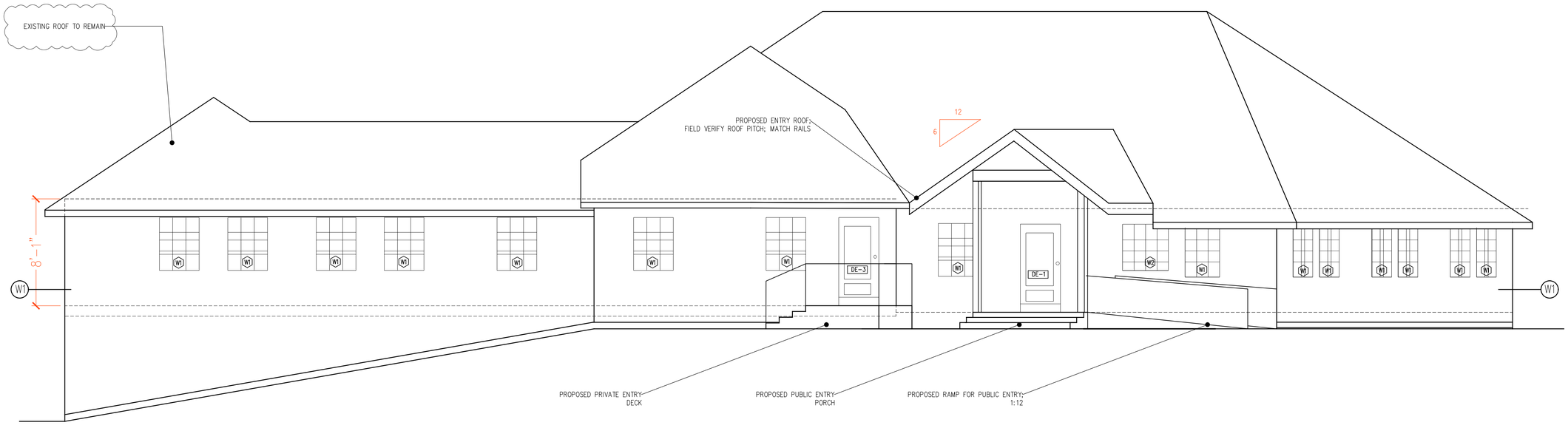
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DEMO EAST
ELEVATION



1 PROPOSED EAST 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 42" HIGH.

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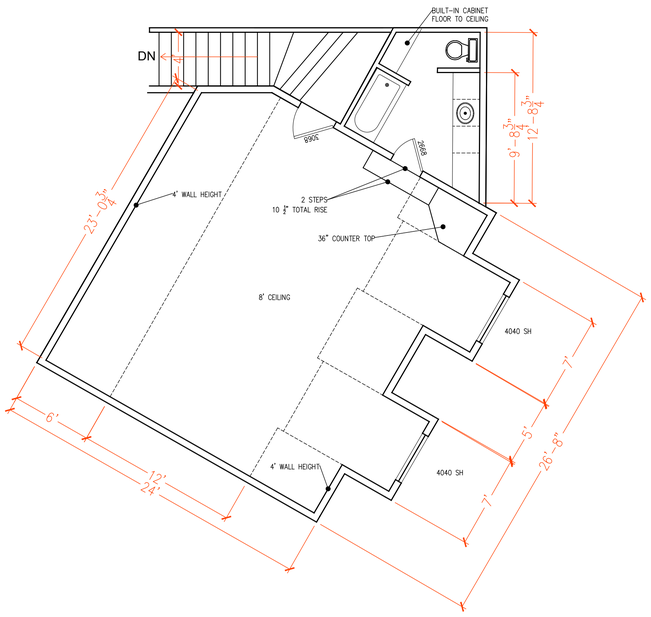
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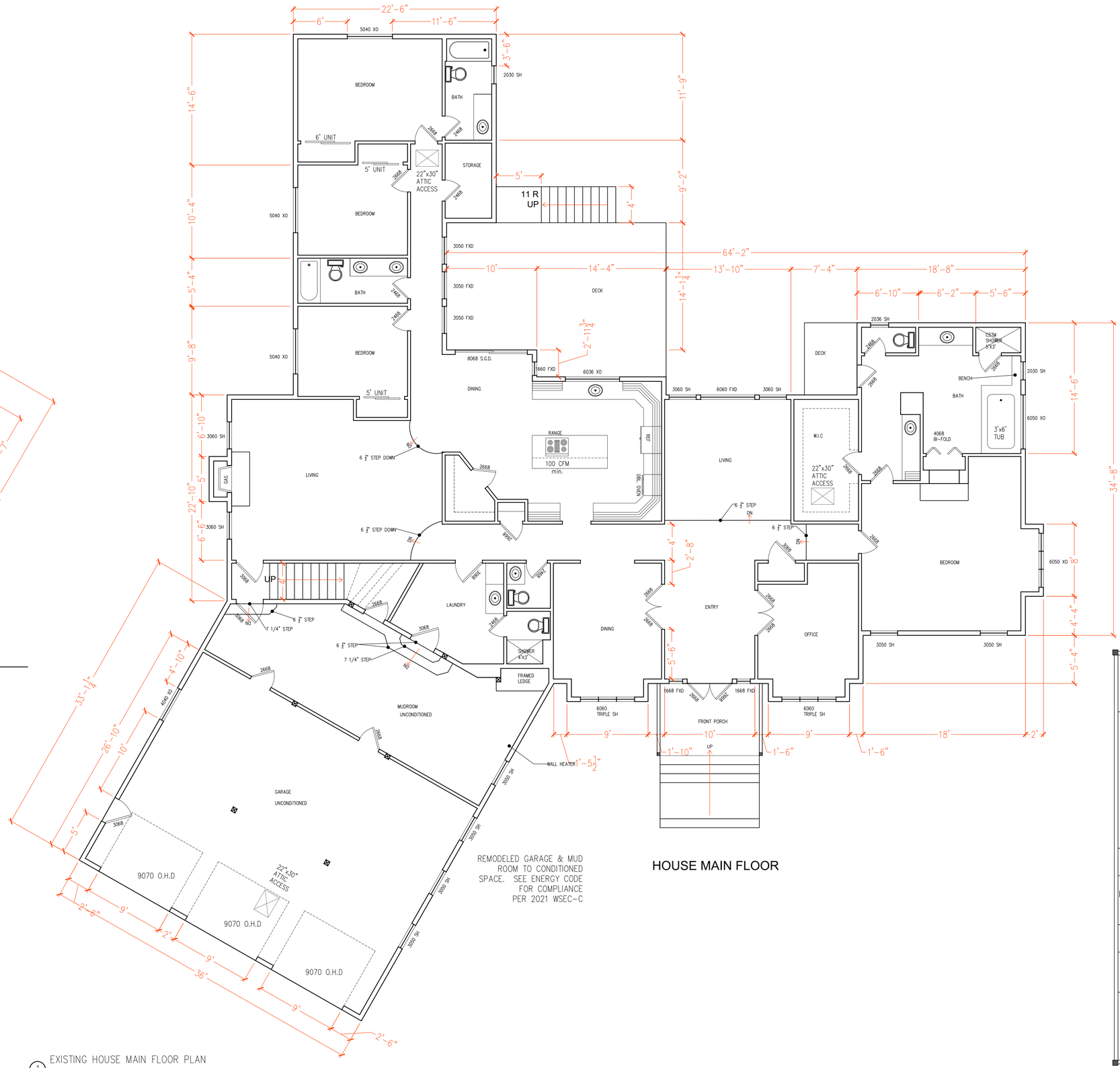
DRAWING:
PROPOSED EAST ELEVATION

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of 28



2 EXISTING HOUSE UPPER FLOOR PLAN

SCALE : 3/16" = 1'



REMODELED GARAGE & MUD ROOM TO CONDITIONED SPACE. SEE ENERGY CODE FOR COMPLIANCE PER 2021 WSEC-C

HOUSE MAIN FLOOR

1 EXISTING HOUSE MAIN FLOOR PLAN

SCALE : 3/16" = 1'

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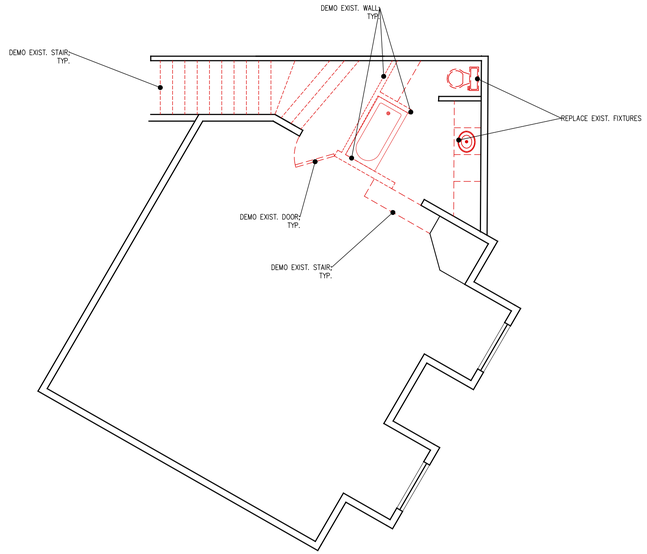
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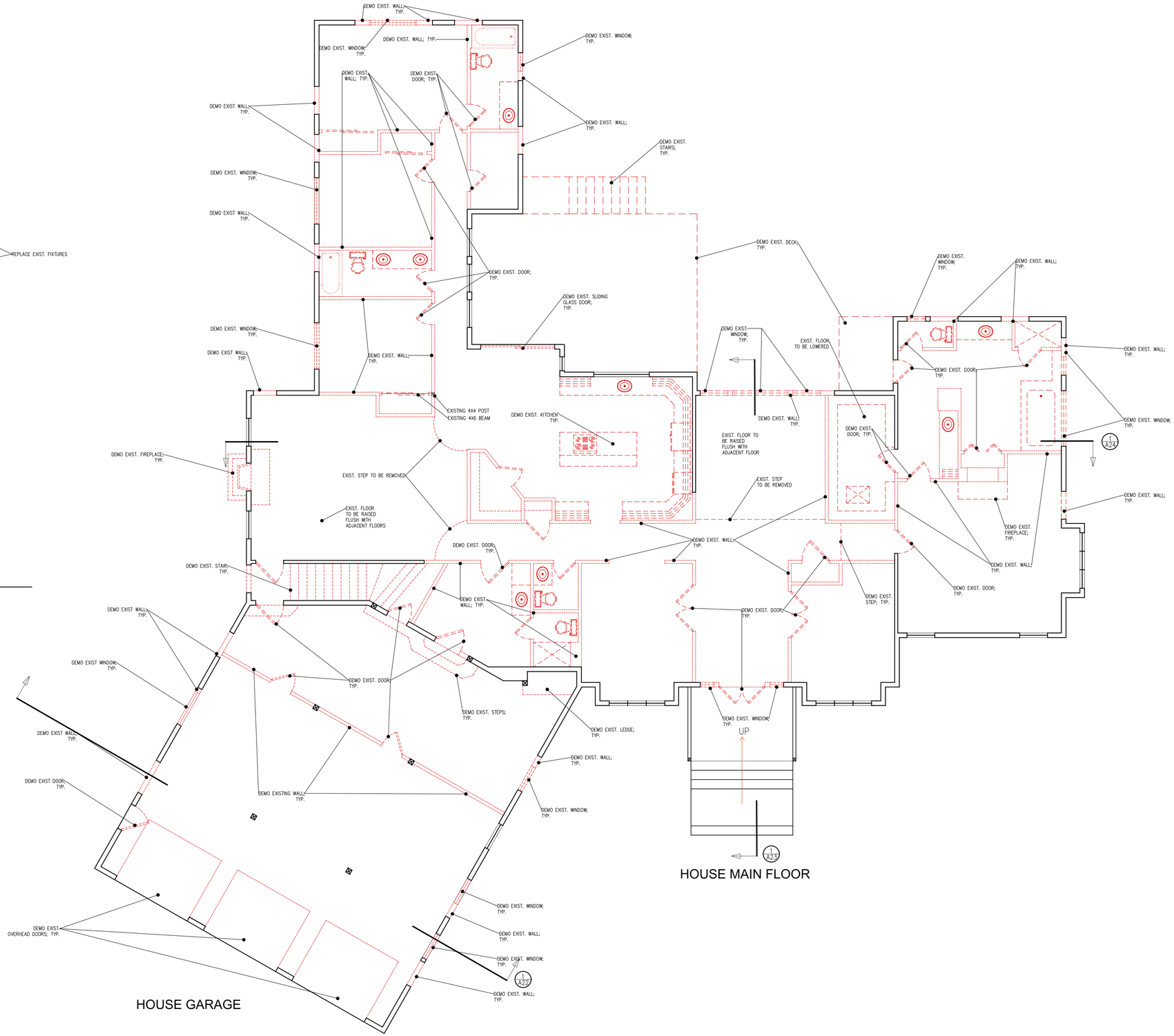
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DRAWING:
EXISTING FLOOR PLAN

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2 DEMO UPPER FLOOR PLAN
SCALE : 3/16" = 1'



1 DEMO MAIN FLOOR PLAN
SCALE : 3/16" = 1'

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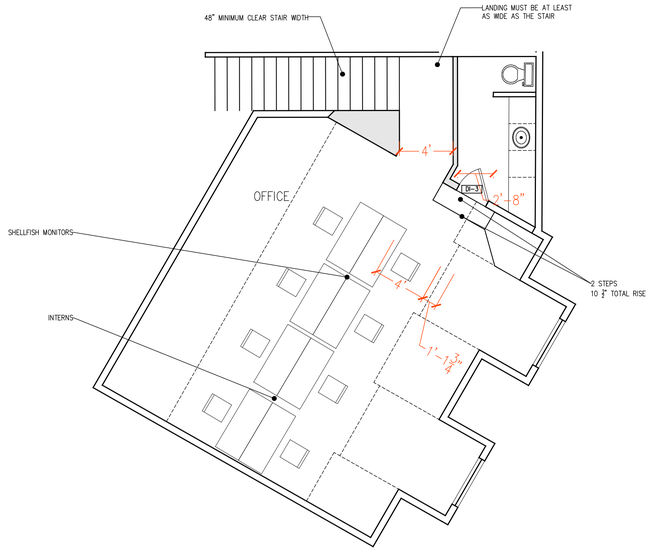
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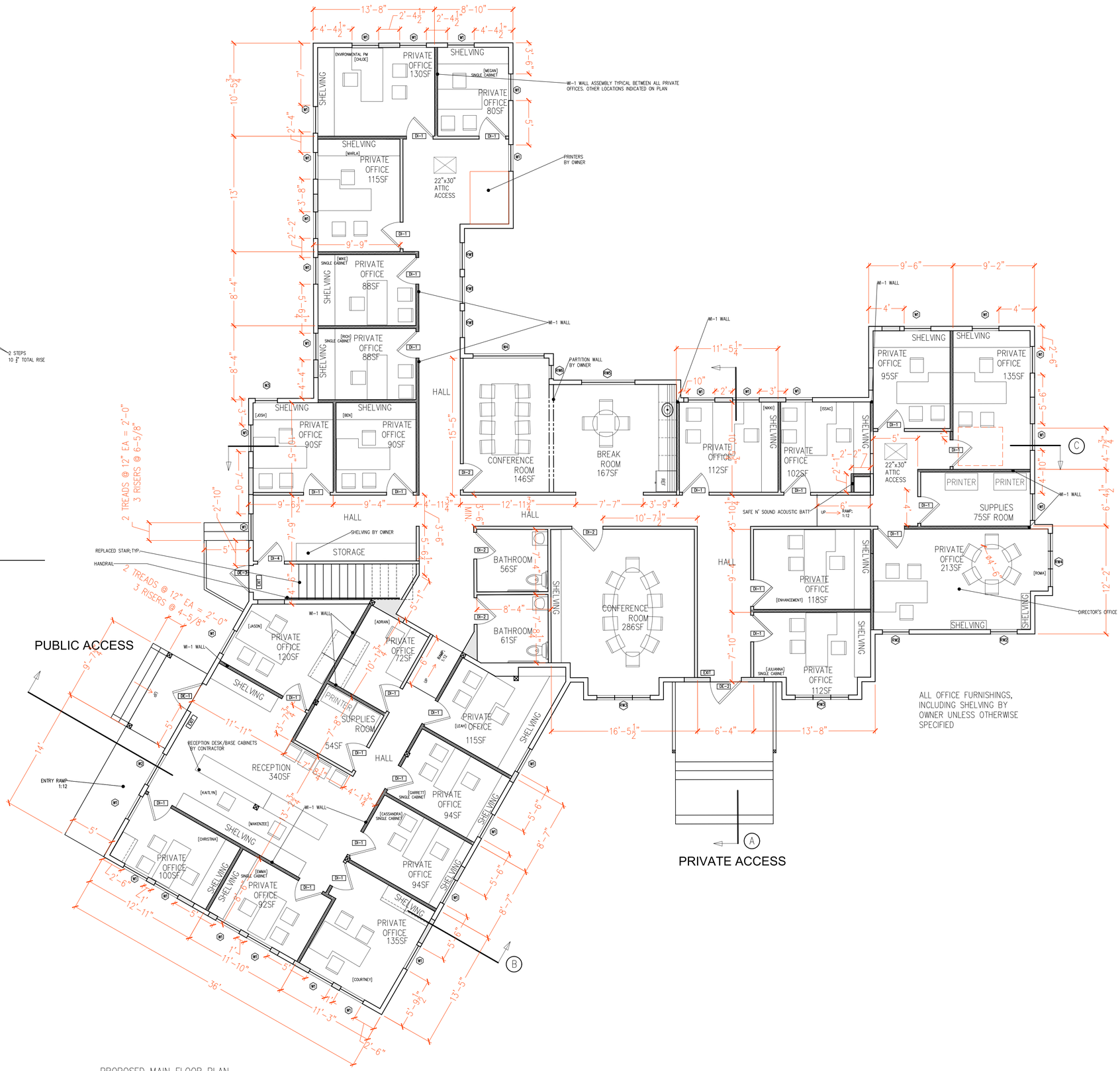
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DRAWING:
DEMO FLOOR
PLANS

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2 PROPOSED UPPER FLOOR PLAN



1 PROPOSED MAIN FLOOR PLAN
SCALE : 3/16" = 1'

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PROPOSED FLOOR PLAN

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of 28

OCCUPANT LOAD & EGRESS

TOTAL PROPOSED FLOOR AREA:	5,813 SF
TOTAL BUSINESS AREA:	5,813 SF
BUSINESS AREAS LOAD FACTOR:	150/SF
BUSINESS AREA OCCUPANT LOAD:	38

TOTAL OCCUPANT LOAD: 38

MAXIMUM COMMON PATH OF EGRESS
PER IBC 2021 TABLE 1006.2.1:

OL = 38 > 30; MAX PATH LENGTH W/O SPRINKLER = 75'

MIN. WIDTH = 3'-6" > 3' REQUIRED; OK

PATH 1 LENGTH: 71'-2"

EGRESS PATH:

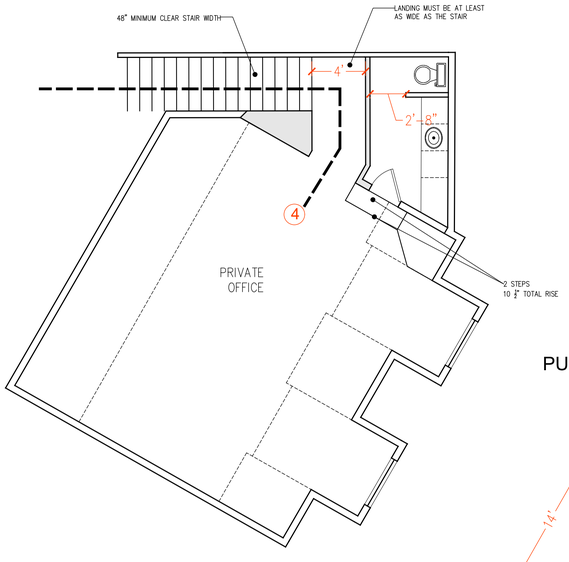
PATH 2 LENGTH: 51'-7"

PATH 3 LENGTH: 34'-8"

PATH 4 LENGTH: 32'-0"

MINIMUM NUMBER OF EXITS FROM STORY: 2

PROVIDED = 3 > 2 OK



1 UPPER FLOOR PLAN – COMMON PATH OF EGRESS
SCALE : 3/16" = 1'



1 FLOOR PLAN – COMMON PATH OF EGRESS
SCALE : 3/16" = 1'

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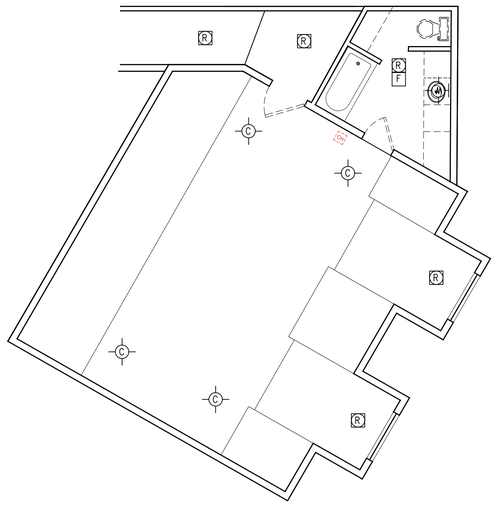
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LIFE SAFETY FLOOR PLAN

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1 EXISTING UPPER FLOOR REFLECTED CEILING PLAN – LIGHTING
SCALE : 3/16" = 1'



1 EXISTING MAIN FLOOR REFLECTED CEILING PLAN – LIGHTING
SCALE : 3/16" = 1'

ELECTRICAL SCHEDULE

	CEILING MOUNTED FAN/LIGHT
C	CEILING MOUNTED LIGHT
W	WALL MOUNTED LIGHT
R	RECESSED CAN LIGHT
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	110v OUTLET
	220v OUTLET
GFI	GROUND FAULT INTERRUPT (GFI)
TM	TIMER
T	THERMOSTAT
	TELEPHONE JACK
TV	TV OUTLET
DH	DOOR CHIME

DASHED ELEMENTS ARE TO BE DEMOLISHED, TYP.

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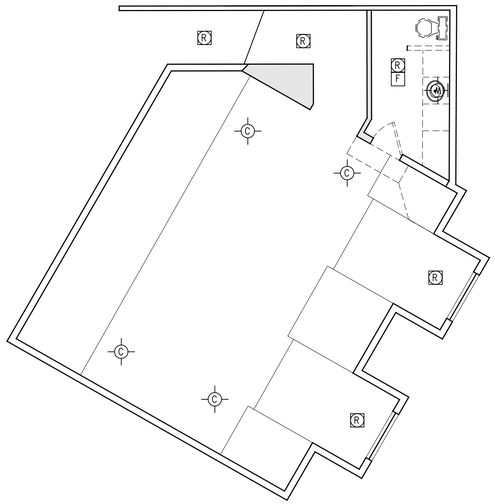
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DEMO LIGHTING
PLAN

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of 28

1 NEW RECESSED CAN LIGHT
2 NEW WALL SCONCE
3 NEW CEILING LIGHT

ELECTRICAL SCHEDULE	
	CEILING MOUNTED FAN/LIGHT
C	CEILING MOUNTED LIGHT X 1
W	WALL MOUNTED LIGHT X 3
R	RECESSED CAN LIGHT X 145
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	110v OUTLET
	220v OUTLET
GFI	GROUND FAULT INTERRUPT (GFI)
T	TIMER
T	THERMOSTAT
	TELEPHONE JACK
TV	TV OUTLET
DH	DOOR CHIME



1 PROPOSED UPPER FLOOR REFLECTED CEILING PLAN – LIGHTING
SCALE : 3/16" = 1'



1 PROPOSED MAIN FLOOR REFLECTED CEILING PLAN – LIGHTING
SCALE : 3/16" = 1'

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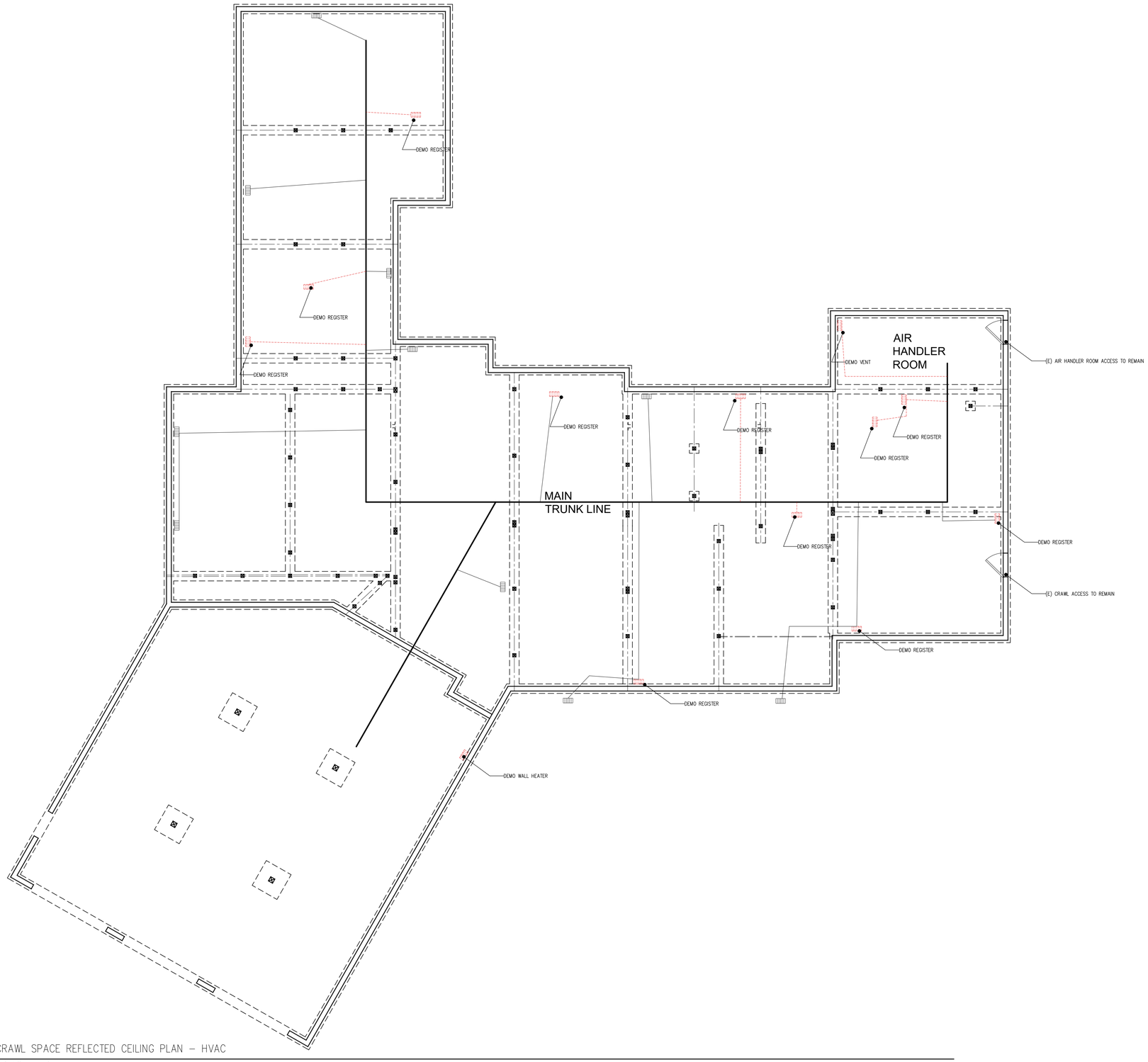
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DRAWING:
PROPOSED LIGHTING PLAN

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1 EXISTING CRAWL SPACE REFLECTED CEILING PLAN – HVAC

SCALE : 3/16" = 1'

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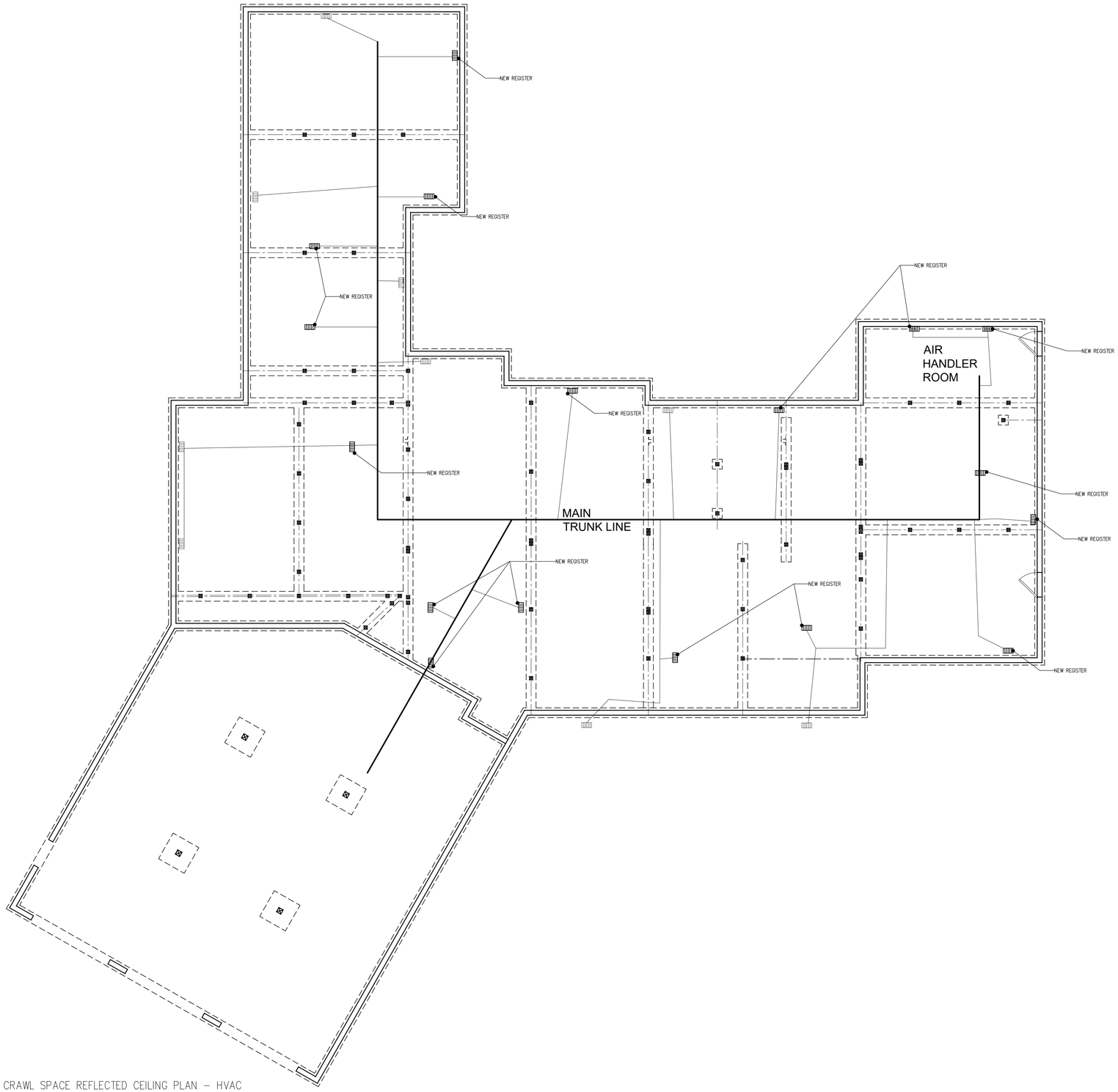
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DRAWING:
DEMO RCP –
CRAWL HVAC

A16

of 28



1 PROPOSED CRAWL SPACE REFLECTED CEILING PLAN – HVAC

SCALE : 3/16" = 1'

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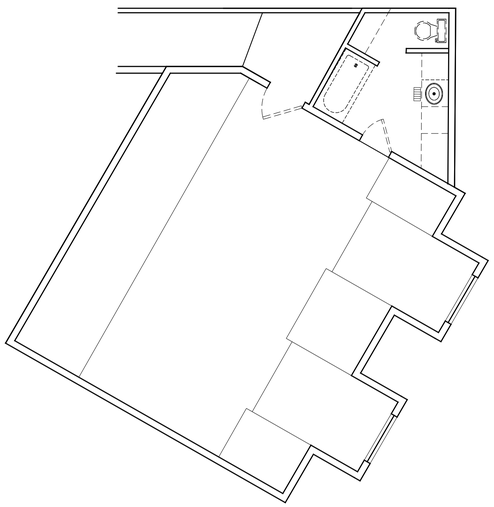
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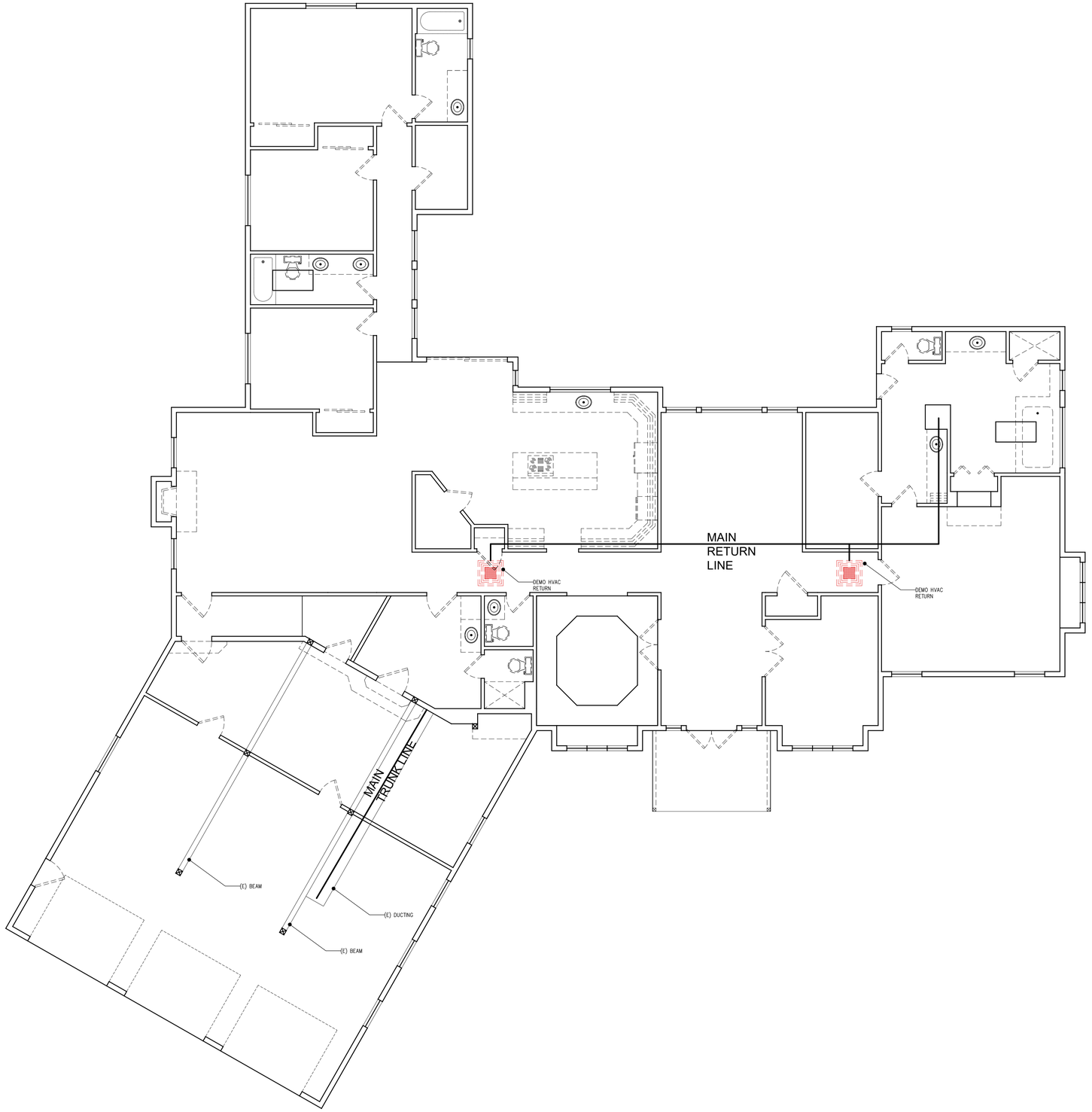
DRAWING:
PROPOSED RCP –
CRAWL HVAC

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of 28



1 EXISTING UPPER FLOOR REFLECTED CEILING PLAN – HVAC
SCALE : 3/16" = 1'



1 EXISTING MAIN FLOOR REFLECTED CEILING PLAN – HVAC
SCALE : 3/16" = 1'

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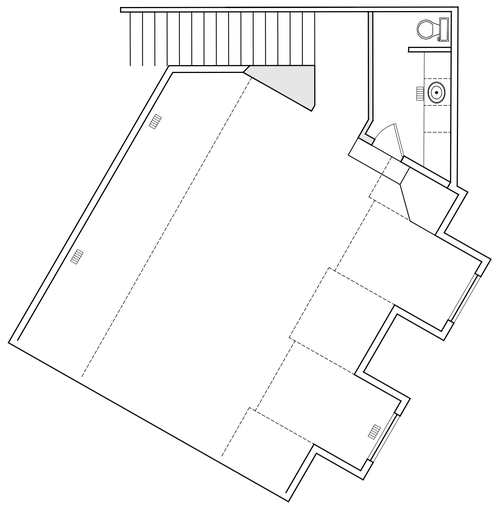
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EXISTING RCP –
MAIN FLOOR HVAC

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of 28



1 PROPOSED UPPER FLOOR REFLECTED CEILING PLAN – HVAC
SCALE : 3/16" = 1'



1 PROPOSED MAIN FLOOR REFLECTED CEILING PLAN – HVAC
SCALE : 3/16" = 1'

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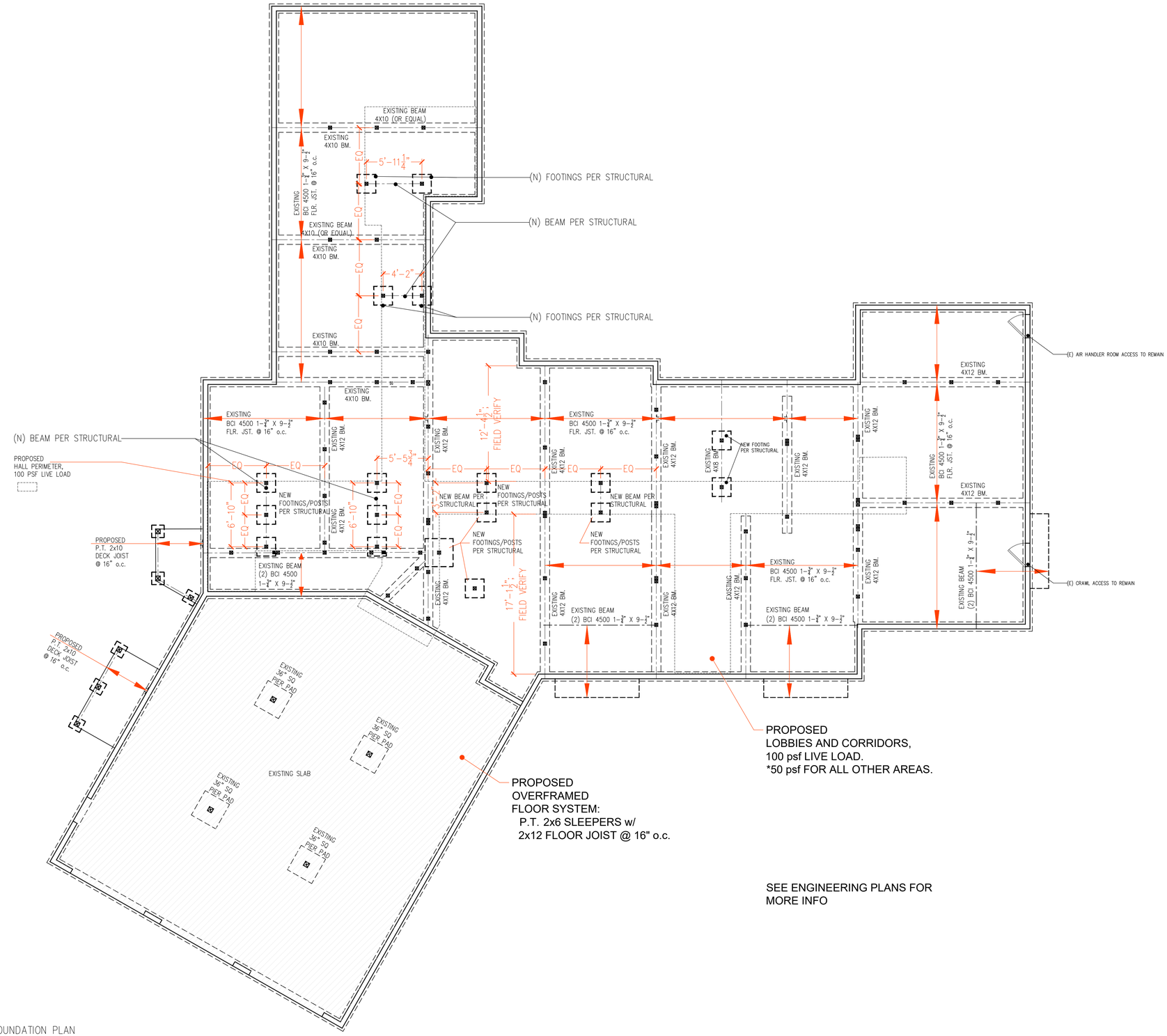
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DRAWN BY
KRISTIAN SUNDBERG
DATE
5/29/26

REVISED

DRAWING:
PROPOSED RCP – MAIN FLOOR HVAC

A19
of 28



1 FOUNDATION PLAN
SCALE : 3/16" = 1'

CONSTRUCTION SET

LOT / OWNER
7764 NE 288TH ST
KINGSTON, WA 98346
PARCEL ID
212702-1-019-2005

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360-620-8883 c
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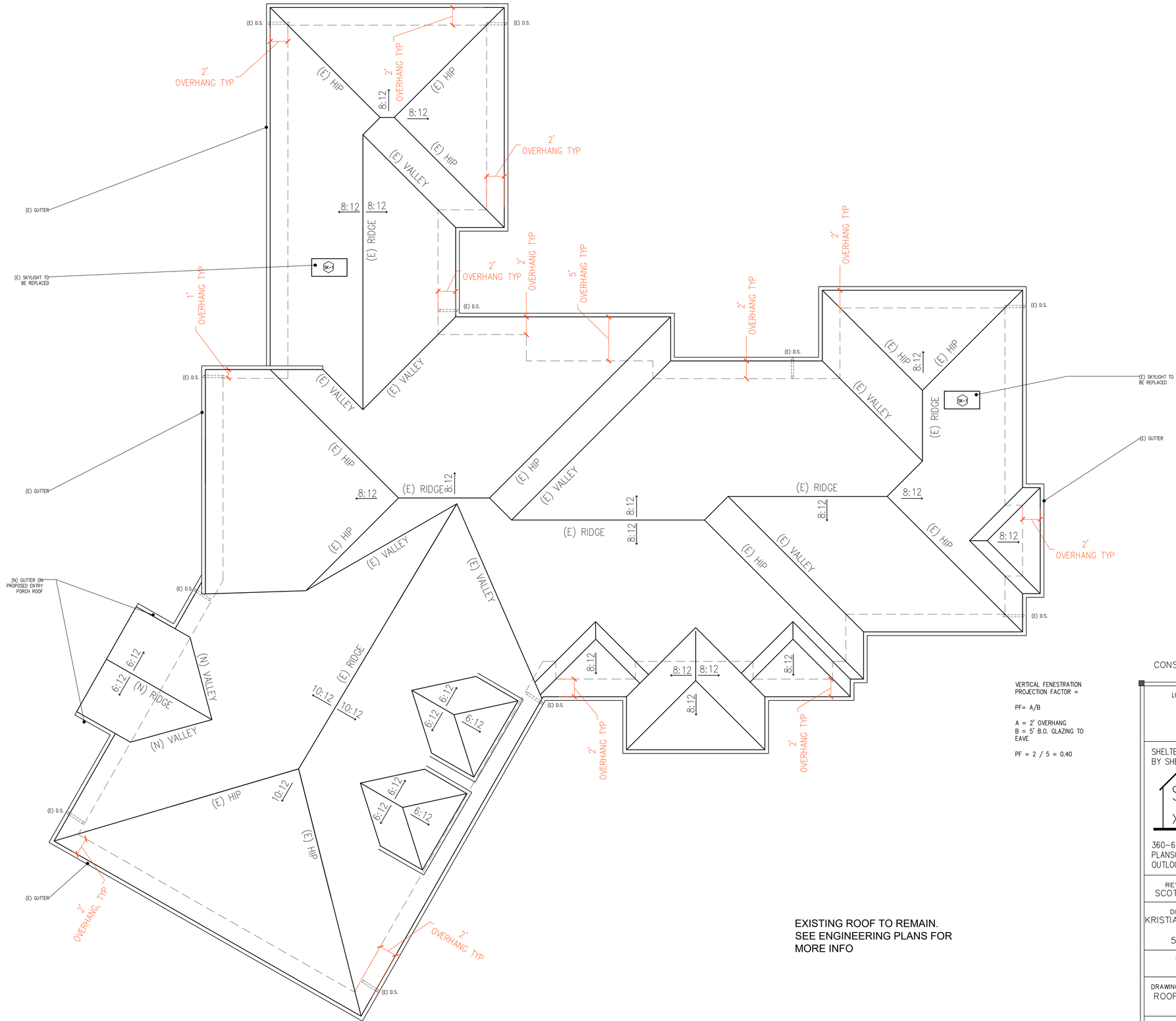
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09/18/26

DRAWING:
FOUNDATION PLAN

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of 28



1 ROOF PLAN
SCALE : 3/16" = 1'

EXISTING ROOF TO REMAIN.
SEE ENGINEERING PLANS FOR MORE INFO

VERTICAL FENESTRATION PROJECTION FACTOR =

PF= A/B

A = 2' OVERHANG
B = 5' B.O. GLAZING TO EAVE

PF = 2 / 5 = 0.40

CONSTRUCTION SET

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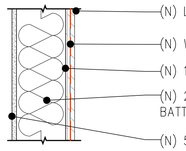
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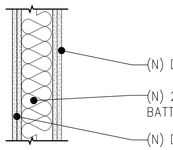
DRAWING:
ROOF PLAN

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of 28

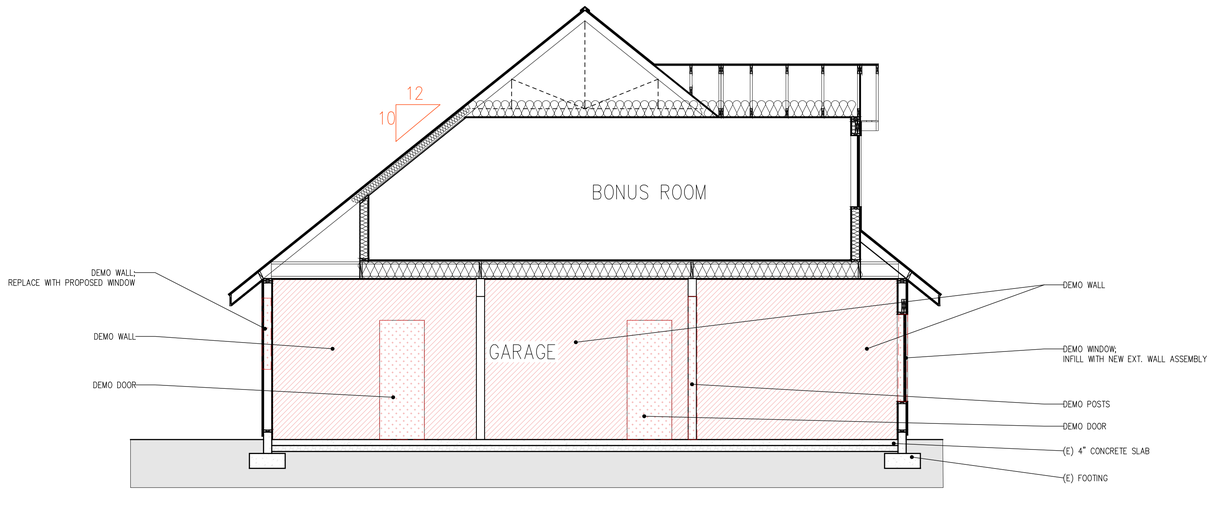


W1 *TYPICAL EXT. WALL

U-VALUE = 0.054
*ALL EXISTING EXTERIOR WALLS TO REMAIN WILL BE BROUGHT UP TO 2021 WSEC-C & MATCH NEW ASSEMBLY U-VALUE

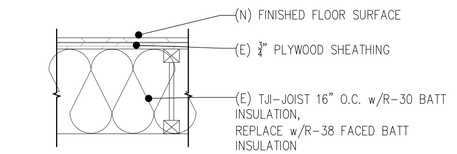


WI-1 TYPICAL INTERIOR OFFICE WALL



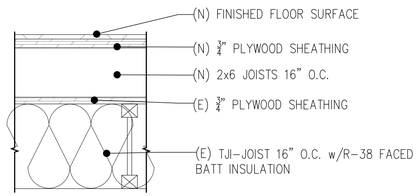
1 DEMO SECTION A

SCALE : 1/4" = 1'



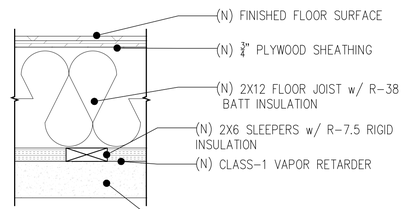
FE1 *TYPICAL EXISTING FLOOR

U-VALUE = 0.029
*NEW FLOORS TO MATCH EXISTING ASSEMBLY



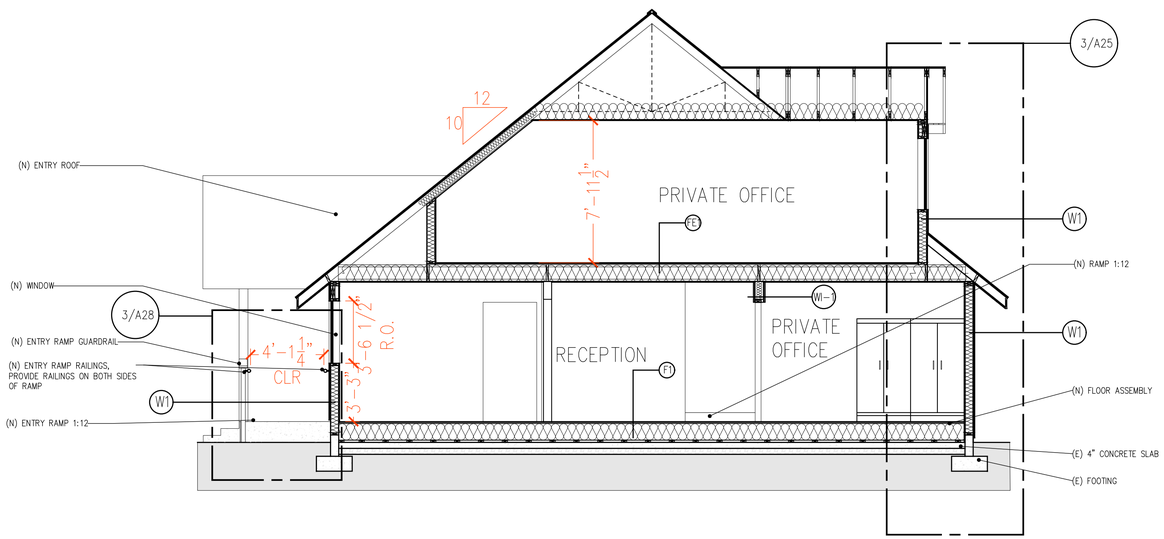
F2 TYPICAL FLOOR

U-VALUE = 0.029



F1 TYPICAL FLOOR

U-VALUE = 0.025



2 PROPOSED SECTION A

SCALE : 1/4" = 1'

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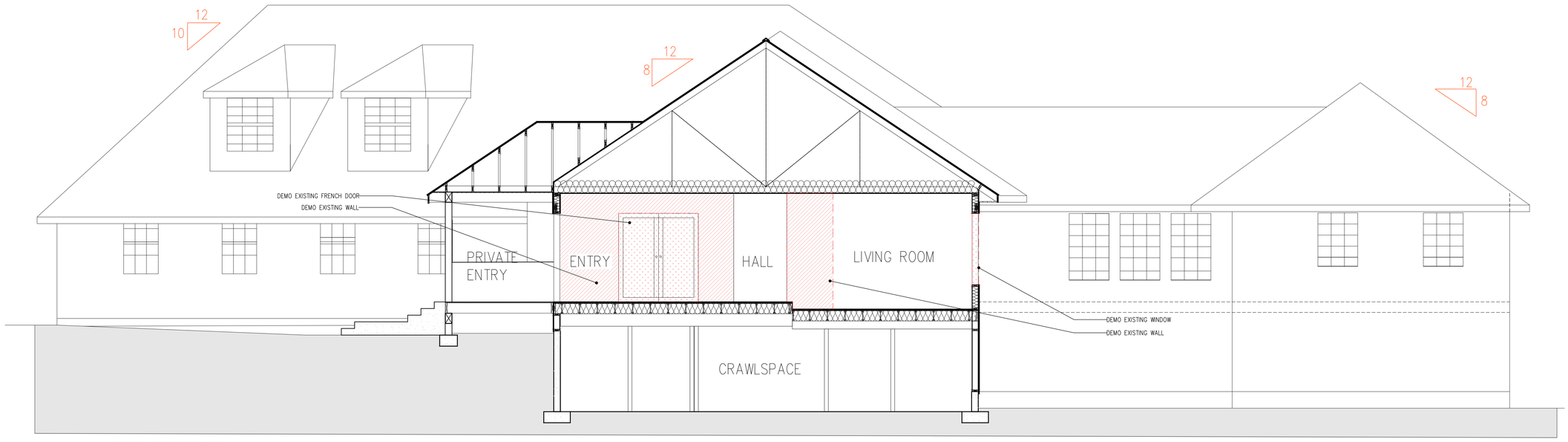
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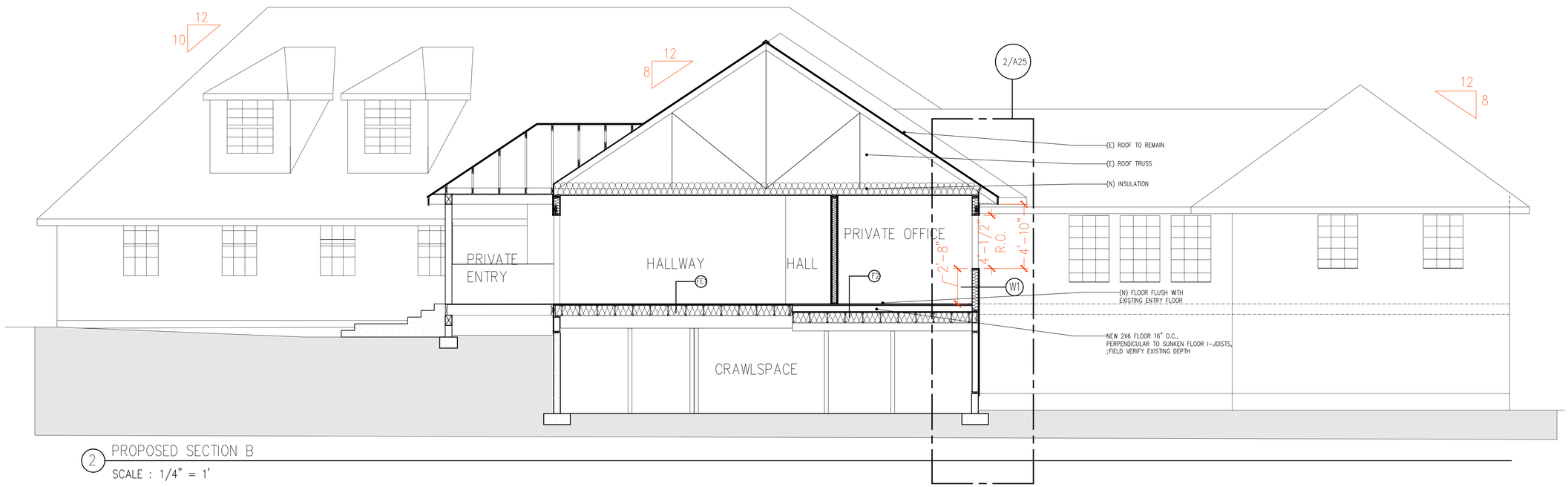
DRAWING:
BUILDING SECTIONS

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of 28



1 DEMO SECTION B

SCALE : 1/4" = 1'



2 PROPOSED SECTION B

SCALE : 1/4" = 1'

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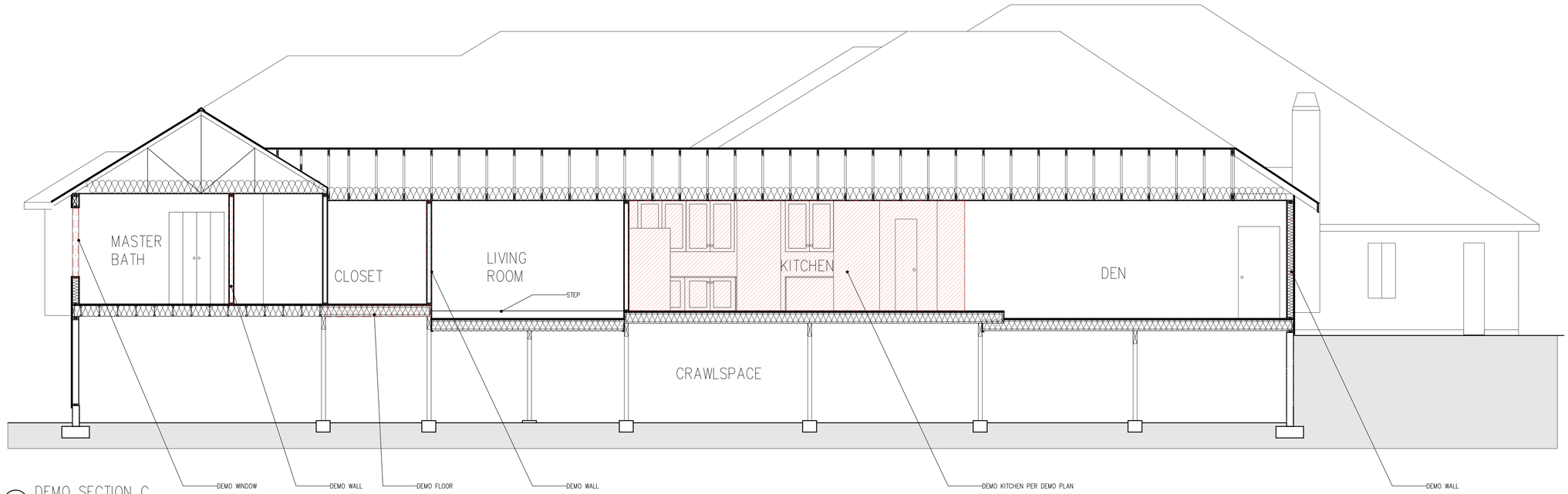
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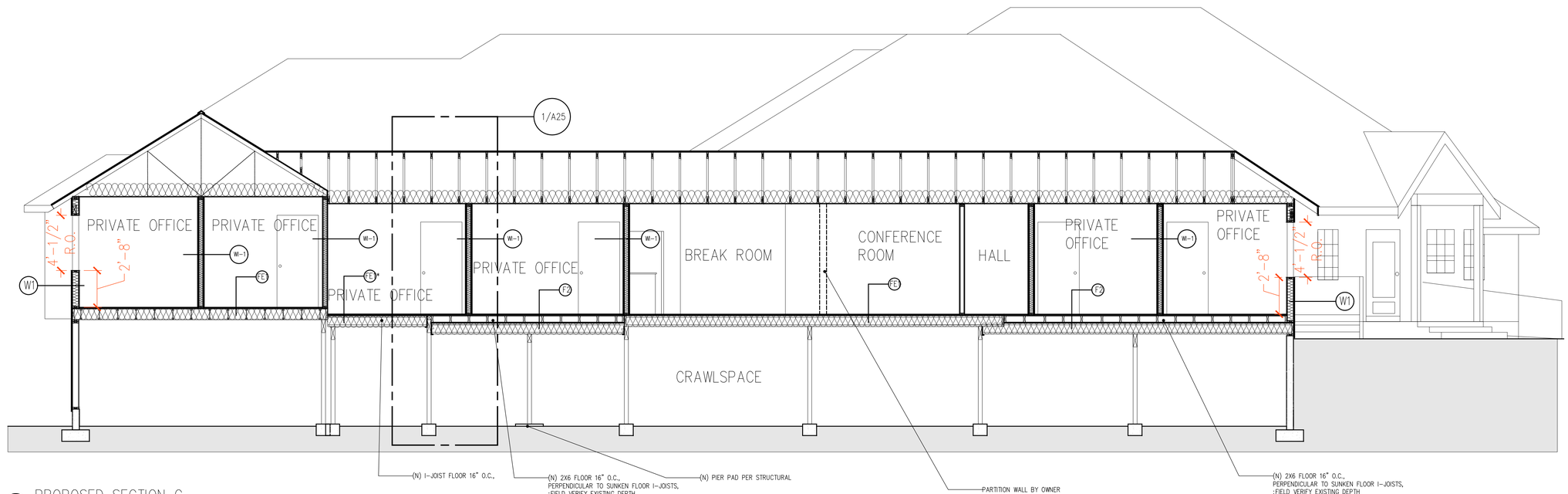
REVISED
09/18/26

DRAWING:
BUILDING SECTIONS



1 DEMO SECTION C

SCALE : 1/4" = 1'



2 PROPOSED SECTION C

SCALE : 1/4" = 1'

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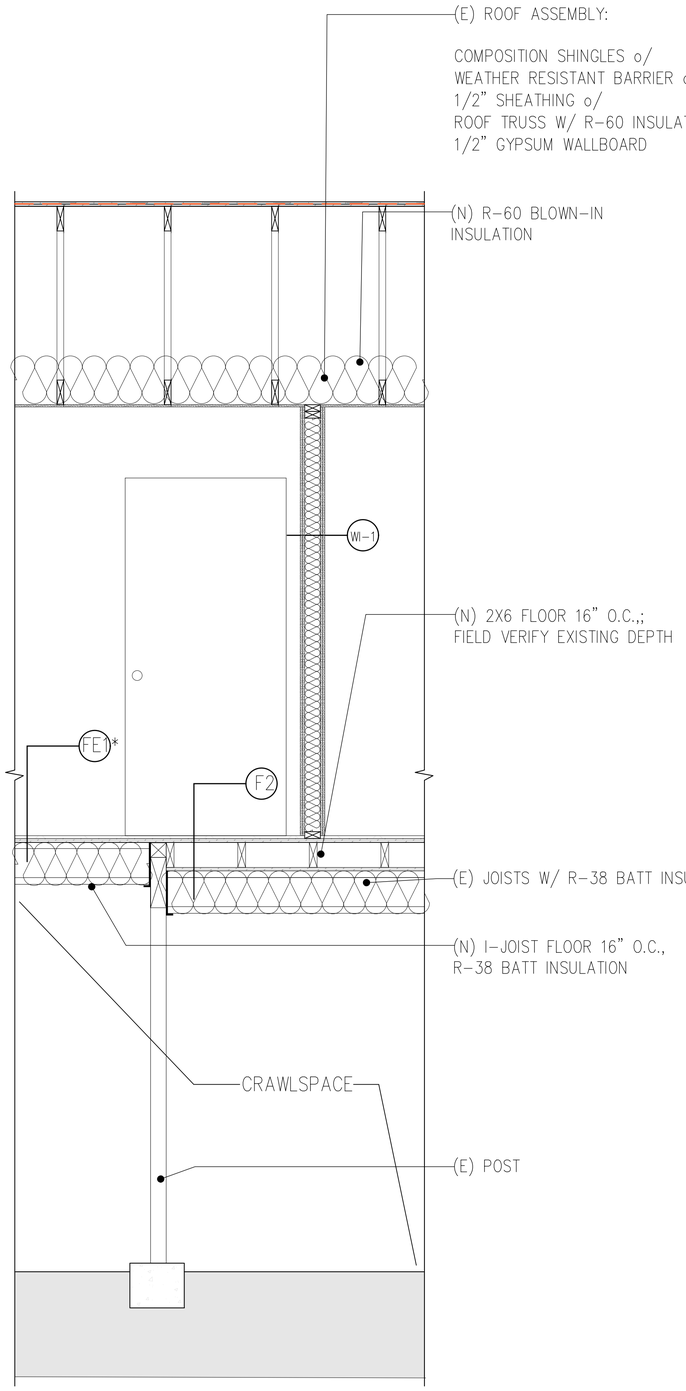
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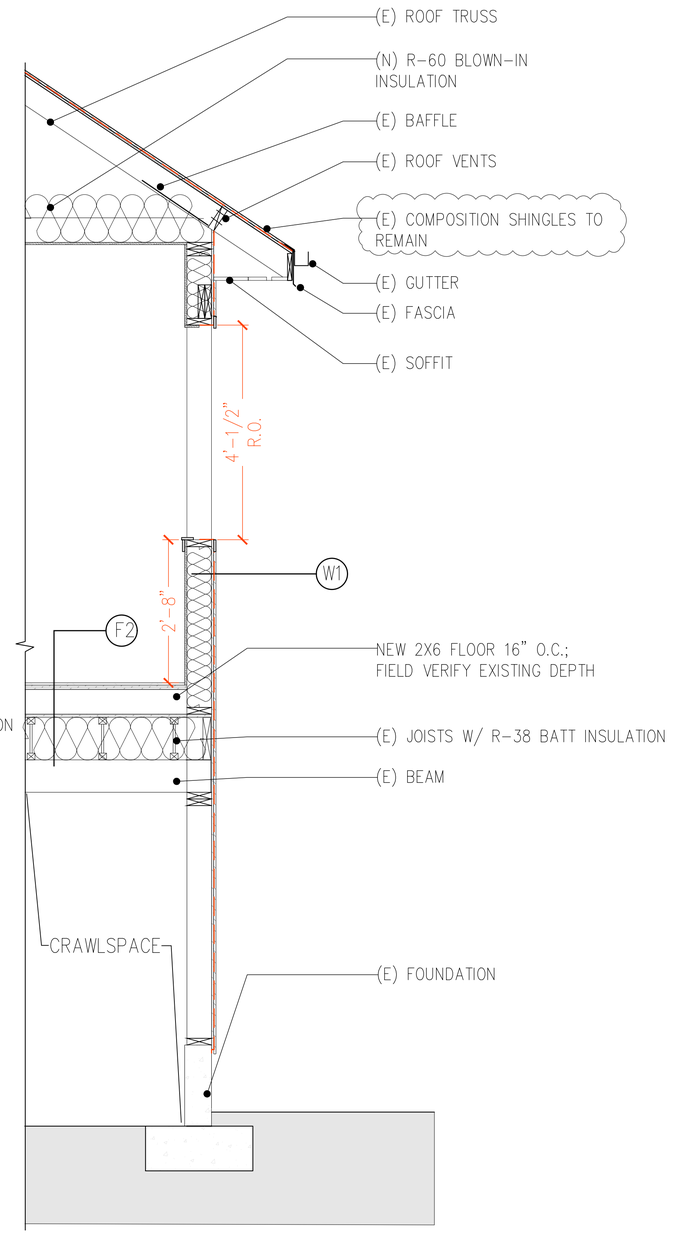
DRAWING:
BUILDING SECTIONS

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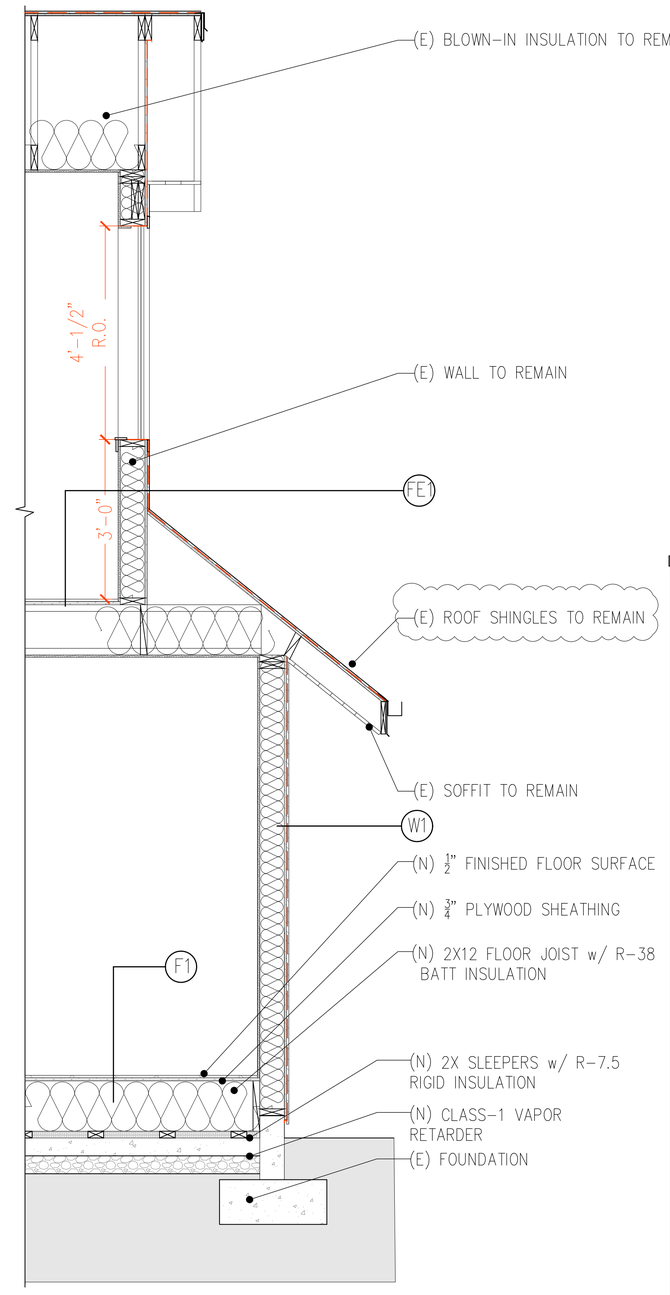
1 PROPOSED SECTION THROUGH PRIVATE OFFICE

SCALE : 3/4" = 1'



2 PROPOSED SECTION THROUGH PRIVATE OFFICE

SCALE : 3/4" = 1'



3 PROPOSED WALL SECTION THROUGH GARAGE

SCALE : 3/4" = 1'

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DRAWING:
WALL SECTIONS

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of 28

WINDOW SCHEDULE

PLAN I.D.	QUANTITY	WINDOW OPERATION	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	U-VALUE	SHGC	VT	COLOR	REMARKS
W1	32	SINGLE HUNG	2'-11 1/2"	3'-11 1/2"	3'-0"	4'-0"	2'-8"	0.28	0.46	>0.58	WHITE	
W2	1	SINGLE HUNG	3'-11 1/2"	3'-6 1/2"	4'-0"	3'-6"	3'-2"	0.28	0.46	>0.58	WHITE	
W3	1	SINGLE HUNG	2'-5 1/2"	3'-11 1/2"	2'-6"	4'-0"	2'-8"	0.28	0.46	>0.58	WHITE	
W4	1	SINGLE HUNG	7'-11 1/2"	3'-11 1/2"	8'-0"	4'-0"	2'-8"	0.28	0.46	>0.58	WHITE	
EW1	3	FIXED	2'-11 1/2"	4'-11 1/2"	3'-0"	5'-0"	1'-8"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
EW2	2	SINGLE HUNG	2'-11 1/2"	4'-11 1/2"	3'-0"	5'-0"	1'-10"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
EW3	2	SINGLE HUNG	5'-11 1/2"	5'-11 1/2"	6'-0"	6'-0"	1'-4"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
EW4	1	SLIDING	5'-11 1/2"	4'-11 1/2"	6'-0"	5'-0"	1'-10"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
EW5	1	SLIDING	5'-11 1/2"	3'-6 1/2"	6'-0"	3'-6"	3'-2"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
EW6	1	FIXED	1'-5 1/2"	5'-11 1/2"	1'-6"	6'-0"	0'-8"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
EW7	2	SINGLE HUNG	3'-11 1/2"	3'-11 1/2"	4'-0"	4'-0"	3'-0"	0.28	0.46	>0.58	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE
SK-1	2	SKYLIGHT	1'-11 1/2"	3'-11 1/2"	2'-0"	4'-0"		0.50	0.32	>0.49	WHITE	EXISTING TO BE REPLACED LIKE FOR LIKE

ALL U-FACTOR, SHGC AND VT VALUES ARE NFRC

VERTICAL FENESTRATION PROJECTION FACTOR =

PF= A/B

A = 2' OVERHANG
B = 5' B.O. GLAZING TO EAVE

PF = 2 / 5 = 0.40

0.2 <= PF < .5 = 0.46 SHGC

DOOR SCHEDULE

PLAN I.D.	QUANTITY	WINDOW OPERATION	WIDTH	HEIGHT	GLAZING	TYPE	U-VALUE	SHGC	VT	COLOR	REMARKS
DE-1	1	SWING DOOR	3'-6"	6'-8"	GLAZED	PUBLIC ENTRANCE	0.60	0.33	0.50		
DE-2	1	SWING DOOR	3'-6"	6'-8"	GLAZED	PRIVATE ENTRANCE	0.60	0.33	0.50		
DE-3	1	SWING DOOR	3'-0"	6'-8"	OPAQUE	EGRESS	0.37				
DI-1	24	SWING DOOR	3'-0"	6'-8"	½ LITE	INTERIOR DOOR					
DI-2	4	SWING DOOR	3'-0"	6'-8"	OPAQUE	INTERIOR DOOR					
DI-3	1	SWING DOOR	2'-6"	6'-8"	OPAQUE	INTERIOR DOOR					
DI-4	1	SWING DOOR	3'-0"	6'-8"	OPAQUE	INTERIOR DOOR					30 MINUTE FIRE RATING

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DRAWING:
DOOR/WINDOW
SCHEDULES

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of 28

MATERIAL/FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILINGS	REMARKS
RECEPTION	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
PRIVATE OFFICE	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
SUPLLIES ROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
HALL	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
MEETING ROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
SHELLFISH DEPARTMENT STORAGE	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
BATHROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
BREAK ROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
LIBRARY	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
SUPPLIES & PRINTER ROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
FOREST & CONS. DEPARTMENT STORAGE	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
ENVIRONMENTAL DEPARTMENT STORAGE	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
CONFERENCE ROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	
PRINTER ROOM	LVT	PAINTED WOOD	PAINTED GWB	PAINTED GWB	

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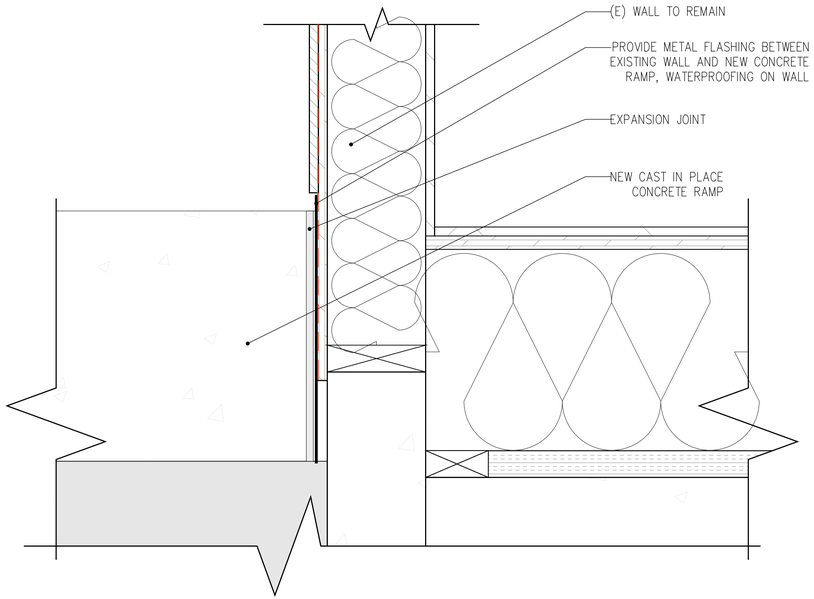
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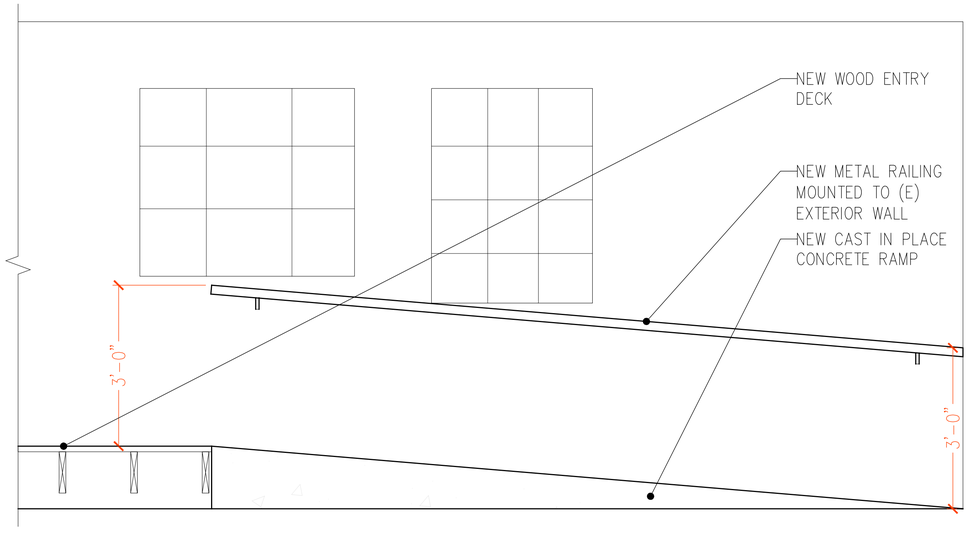
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DRAWING:
MATERIAL
SCHEDULE



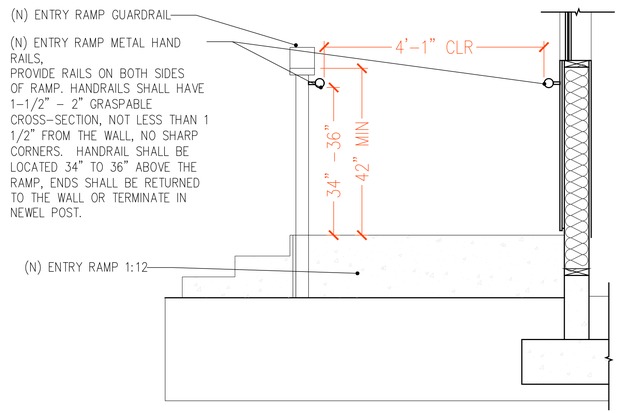
2 CONCRETE RAMP TO EXTERIOR WALL DETAIL

SCALE : 3" = 1'



1 CONCRETE RAMP RAILING DETAIL

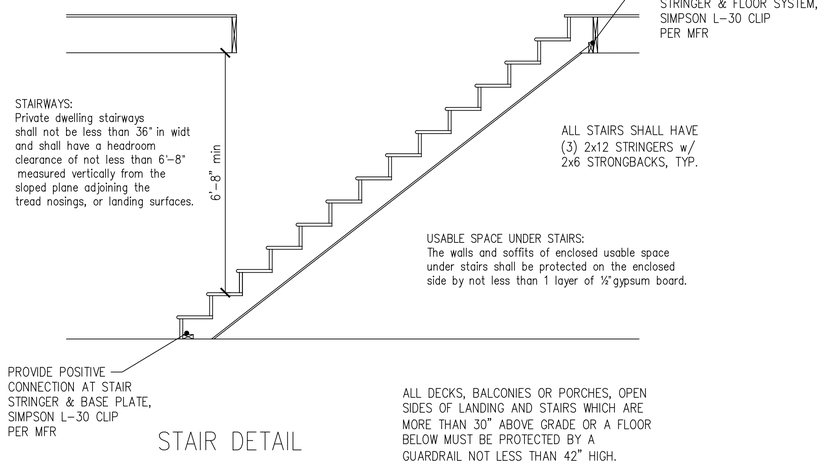
SCALE : 3/4" = 1'



3 CONCRETE RAMP RAILING DETAIL 2

SCALE : 3/4" = 1'

STAIR RISE & RUN:
Maximum riser height shall be 7-¾"and the minimum tread depth shall be 10".
The greatest riser height may not exceed the smallest by more than 3/8". The radius curvature at the leading edge of the tread shall be no greater than 9/16". A nosing not less than ¾"but not more than 1-¼"shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8"between two stories, including the nosing at the level of floors and landings. Exception: A nosing is not required where the tread depth is a minimum of 11". Open risers are permitted, provided that the opening between treads does not permit the passage of a 4"diameter sphere.



STAIR DETAIL

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 42" HIGH.

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

ENERGY CODE NOTES

ENVELOPE COMPLIANCE:

- NEW CONDITIONED SPACE COMPLIES AS COMBINED SINGLE BUILDING PER WSEC-C C505.1
- ENVELOPE THERMAL PERFORMANCE COMPLIANCE PATH IS COMPONENT PERFORMANCE PER WSEC-C C103.6.3
- FOR INSULATION MATERIALS THAT ARE PROVIDED WITH A MANUFACTURER'S R-VALUE IDENTIFICATION MARK, INDICATE THAT THE INSULATION SHALL BE INSTALLED SUCH THAT THE MARK IS READILY OBSERVABLE DURING INSPECTION PER WSEC-C C303.1.1 & C303.1.2
- FOR INSULATION MATERIALS THAT ARE NOT INSTALLED WITH AN R-VALUE IDENTIFICATION MARK, INDICATE THAT AN INSULATION CERTIFICATE PER SECTION C303.1.1 SHALL BE PROVIDED IMMEDIATELY AFTER INSTALLATION IN A CONSPICUOUS LOCATION IN THE BUILDING SO IT IS READILY AVAILABLE PER WSEC-C C303.1.1 & C303.1.2
- FENESTRATION PRODUCTS SHALL BE LABELED WITH NFRC U-FACTOR, SHGC, VT AND LEAKAGE RATING, IF FENESTRATION PRODUCTS DO NOT HAVE AN NFRC RATING, INDICATE APPLICABLE CHAPTER 3 DEFAULT VALUES PER WSEC-C C303.1.3 & C402.4.3
- PROJECT CLOSE OUT DOCUMENTATION IS REQUIRED INCLUDING ENVELOPE RECORD CONSTRUCTION DOCUMENTS, APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS, AND FENESTRATION NFRC RATING CERTIFICATES.
- A THERMAL ENVELOPE CERTIFICATE IS REQUIRED AT PROJECT CLOSE OUT; INDICATE THAT INFORMATION ON THIS CERTIFICATE SHALL INCLUDE THE RATED R-VALUES OF ALL OPAQUE ASSEMBLY INSULATION, U-FACTORS & SHGC FOR ALL FENESTRATION ASSEMBLIES

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