Subject To Field Inspection

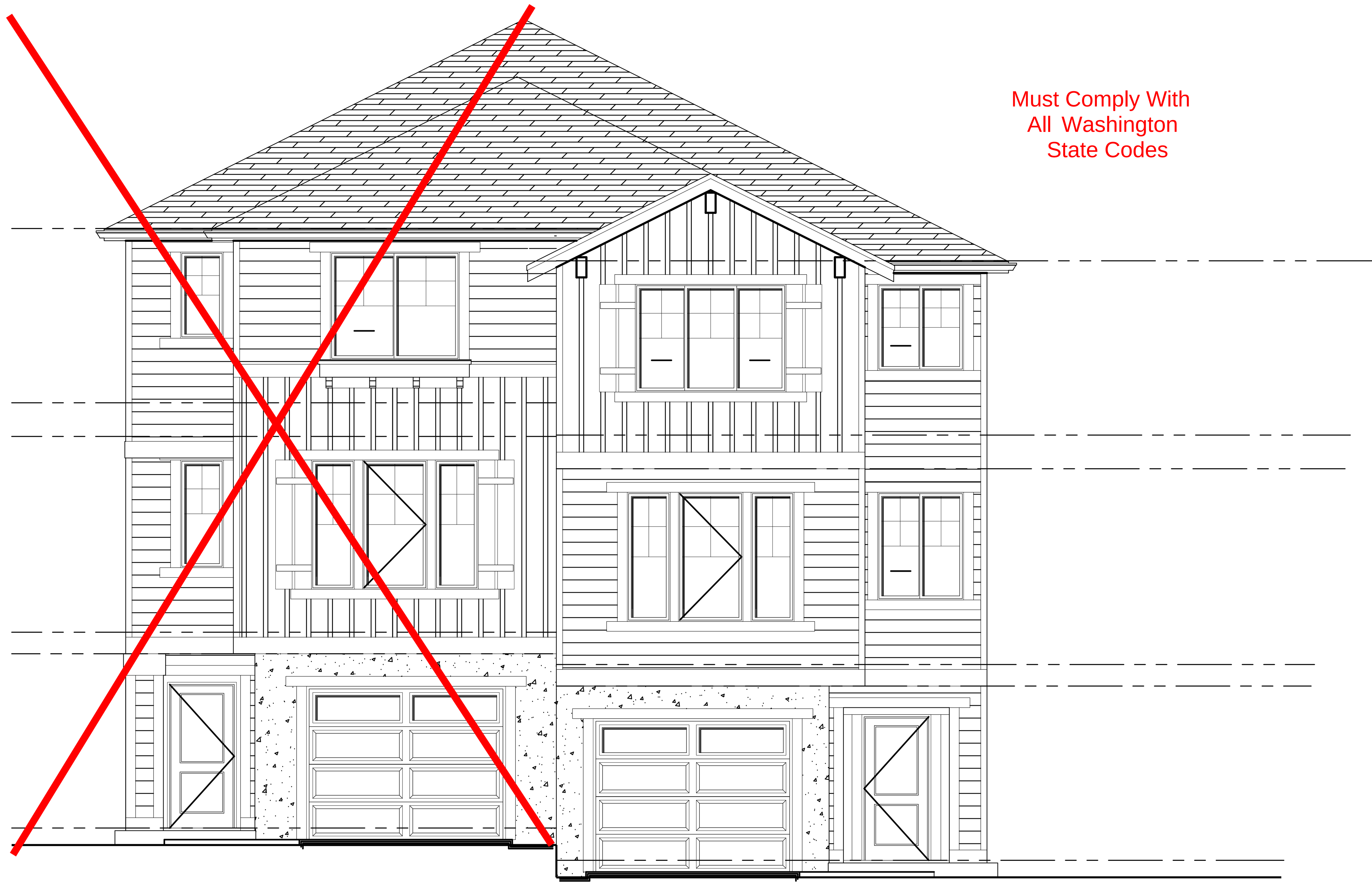
CHANGES
MUST Be Approved Prior
To Performing Work

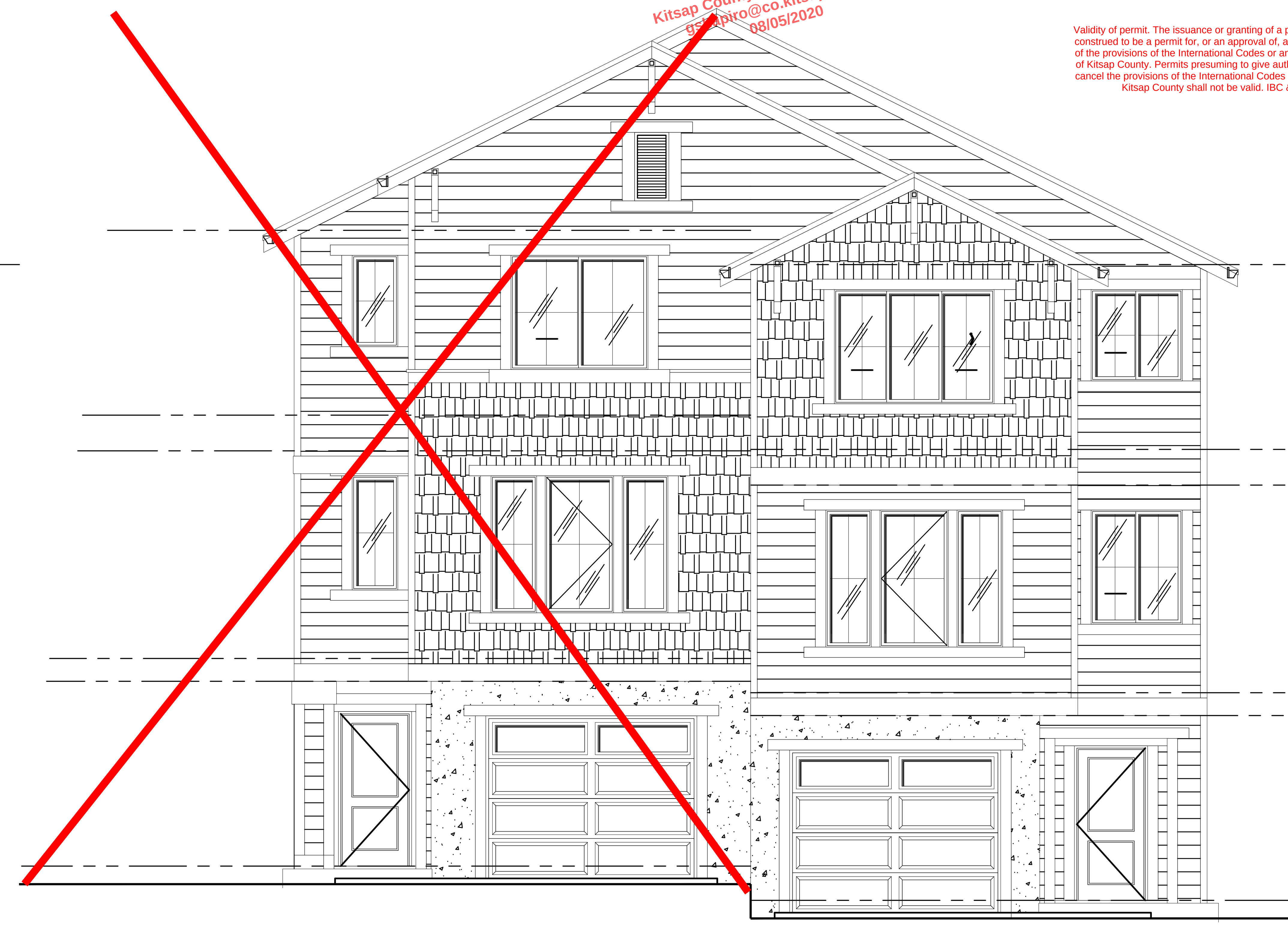
Must Comply With
All Washington
State Codes

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

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 presuming to give authority to violate or cancel the provisions of the International Codes and ordinances of Kitsap County shall not be valid. IBC & IRC 105





PROJECT SYMBOLS AND DOCUMENT NOTATIONS

BUILDING SECTION	A – SECTION IDENTIFICATION; A-3 – LOCATED ON SHEET
WALL SECTION	B – SECTION IDENTIFICATION; A-3 – LOCATED ON SHEET
DETAIL	1 – DETAIL IDENTIFICATION; A-4 – LOCATED ON SHEET
INTERIOR ELEVATION	3 – ELEVATION IDENTIFICATION; A-2 – LOCATED ON SHEET
ROOM NAME (BATHRM)	101 – ROOM NUMBER; 1A2 – ROOM MATERIAL CODES: 1ST. NO. FLOOR/BASE, 2ND. NO. WALLS/WAINSCOT, 3RD. NO. CEILING; 9'-6" – CEILING HEIGHT; 1220 SF – ROOM AREA
GRID MARKERS	A / 1 – LETTERS IN ONE DIRECTION NUMBERS IN THE OTHER
DOOR SYMBOL	6 – DOOR IDENTIFICATION
WALL SYMBOL	B – WALL IDENTIFICATION
WINDOW SYMBOL	2 – WINDOW IDENTIFICATION
MATCH LINE	SHADED PORTION IS THE SIDE CONSIDERED

NORTH ARROW	
ELEVATION DATUM PROPERTY CORNER	
G. 72.0	GRADE ELEVATION
T.W. 17.5	TOP OF WALL
T.R. 16.0	TOP OF RIDGE
M.F. 15.5	MAIN FLOOR ELEVATION
	CENTER LINE
	PROPERTY LINE
	SET BACK LINE
	CENTER LINE OF STREAM
71	NEW CONTOUR
71	EXISTING CONTOUR
	REVISION CLOUD
2	IDENTIFICATION

GENERAL PROJECT NOTES

1) BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND /OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.
2) UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD OR FACE OF CONCRETE.
3) ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE.
4) ALL WORK TO CONFORM TO AND MEET IRC CODE – 2015 EDITION, AND ADDITIONAL CODES AS REFERENCED W/IN THIS PROJECT AND IT'S DOCUMENTS & SHEET NOTES.
5) IF/WHEN/AS APPLICABLE, ALL WORK TO MEET THE MOST STRINGENT REQUIREMENTS THAT APPLY TO SAID PORTION OF THE WORK. THIS INCLUDES ALL MORE LOCAL (STATE/COUNTY/CITY) CODES AND LOCAL ORDINANCES, ADA ACCESSIBILITY REQUIREMENTS, AND/OR INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
6) ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS / DOCUMENTS AS SHOWN, AND IF APPLICABLE, PER THE PROJECT SPECIFICATIONS HEREIN AND/OR ATTACHED.
7) ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE- TREATED WOOD OF ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD, ALL MARKED BY AN APPROVED TESTING AGENCY.
8) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND COORDINATING ALL NEW WORK WITH EXISTING CONDITIONS.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING WORK TO REMAIN IF/AS APPLICABLE. WHEN EXISTING WORK AND ITEMS ARE REMOVED, MATCH EXISTING ADJACENT MATERIALS AND PROVIDE CONTIGUOUS SMOOTH TRANSITIONS FROM EXISTING TO NEW FINISHES.
10) ALL APPLIED SURFACE MATERIALS AND FINISHES SHALL CONFORM TO BUILDING DEPARTMENT FLAME SPREAD REQUIREMENTS.
11) NOTIFY DESIGNER OF ANY CONFLICTS WITH OR CHANGES TO THESE DRAWINGS OR SPECIFICATIONS PRIOR TO ORDER/INSTALL OF MATERIALS RELATED TO SAID PORTION OF WORK IN QUESTION.

SITE PLAN NOTES

1) SITE RELATED BUILDING DIMENSIONS ARE ASSUMED TO BE FACE OF EXTERIOR SIDE OF STEM WALL/CONCRETE &/OR FACE OF STUDS U.N.O. FOR SAKE OF LOT COVERAGE AND OTHER JURISDICTIONAL CALCULATIONS.

2) SITE INFORMATION NOT DIRECTLY RELATED TO BUILDING LOCATION AND CONFIGURATION IS BY OTHER DISCIPLINES AND TO BE SUBMITTED SEPARATELY IF/AS REQUIRED BY JURISDICTION.

ABBREVIATIONS

OFCI	OWNER FURNISH, CONTRACTOR INSTALL
CFCI	CONTRACTOR FURNISH, CONTRACTOR INSTALL
OFOI	OWNER FURNISH, OWNER INSTALL

&	AND	DBL.	DOUBLE	H.B.	HOSE BIBB	S.	SOUTH
@	AT	DEPT.	DEPARTMENT	H.C.	HOLLOW CORE	S.C.	SOLID CORE
℄	CENTER LINE	DET. (DET'L)	DETAIL	HCWD	HOLLOW CORE WOOD DOOR	SCWD	SOLID CORE WOOD DOOR
Ø	DIAMETER OR ROUND	DIA.	DIAMETER	HDCP.	HANDICAPPED	SCHED.	SCHEDULE
⊥	PERPENDICULAR	DIM.	DIMENSION	HDWD.	HARDWOOD	S.E.	STRUCTURAL ENGINEER
#	POUND OR NUMBER	DOC(S).	DOCUMENT(S)	HDWR.	HARDWARE	SECT.	SECTION
ABV.	ABOVE	DN.	DOWN	HGR.	HANGER	SHT.	SHEET
ACOUS.	ACOUSTICAL	DR.	DOOR	H.M.	HOLLOW METAL	SHT'G.	SHEATHING
ACT	ACOUST. CLG. TILE	DS.	DOWNSPOUT	HORIZ.	HORIZONTAL	SHWR.	SHOWER
ADD'L.	ADDITIONAL	DWG.	DRAWING	HR.	HOUR	SIM.	SIMILAR
AGGR.	AGGREGATE	E.	EAST	HT.	HEIGHT	SPEC.	SPECIFICATION
ALT.	ALTERNATE	E.J.	EXPANSION JOINT	I.B.C.	INTERNATIONAL BLDG CODE	SQ.	SQUARE
ALUM.	ALUMINUM	EL.	ELEVATION	I.D.	INSIDE/INTERIOR DIMENSION	S&R	SHELF & ROD
ANOD.	ANODIZED	ELECT.	ELECTRICAL	INFO.	INFORMATION	STA.	STATION
APP'D.	APPROVED	ELEV.	ELEVATOR	INST.	INSTALLATION	STD.	STANDARD
APPROX.	APPROXIMATE	E/S (EA/S)	EACH SIDE	INSUL.	INSULATION	STL.	STEEL
ARCH.	ARCHITECTURAL	ENCL.	ENCLOSURE	INT.	INTERIOR	STOR.	STORAGE
ASPH.	ASPHALT	E.P.	ELECT. PANEL BOARD	I.R.C.	INT'L. RESIDENTIAL CODE	STRUCT.	STRUCTURAL
BD.	BOARD	EQ.	EQUAL	LAM.	LAMINATED	SUSP.	SUSPENDED
BETW.	BETWEEN	EQUIP.	EQUIPMENT	LB.	POUND	S & V	STAIN & VARNISH
BLDG.	BUILDING	EXST.	EXISTING	LC.	LOCATION	SVC.	SERVICE
BLK.	BLOCK	EXST'G.	EXISTING	LF.	LINEAR FEET	SYM.	SYMMETRICAL
BLK'G.	BLOCKING	EXPO.	EXPOSED	LSCP.	LANDSCAPE	T.	TREAD
BLW.	BELOW	EXT.	EXTERIOR	MAT.	MATERIAL	T.C.	TOP OF CURB
BM.	BEAM	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	TEL.	TELEPHONE
BRG.	BEARING	F.E.	FIRE EXTINGUISER	MFR.	MANUFACTURER	TEMP.	TEMPERED (T)
BTM.	BOTTOM	F.H.	FIRE HYDRANT	MH.	MANHOLE	T & G	TONGUE & GROOVE
B.U.R.	BUILT-UP ROOF	FIN.	FINISH	MIN.	MINIMUM	THK.	THICK / THICKNESS
BYND.	BEYOND	FIN. FLR.	FINISH FLOOR	MISC.	MISCELLANEOUS	T.P.	TOP OF PAVEMENT
C.B.	CATCH BASIN	FLASH.	FLASHING	MTD.	MOUNTED	T/PL.	TOP OF PLATE
CEM.	CEMENT	FLR.	FLOOR	MTL.	METAL	TYP.	TYPICAL
CH.	CHANNEL	FLR'G.	FLOORING	N.	NORTH	T.W.	TOP OF WALL
C.J.	CONTROL JOINT	FLUOR.	FLUORESCENT	N.I.C.	NOT IN CONTRACT	U.C.D.W.	UNDER COUNTER DISHWASHER
CAB'T.	CABINET	FOUND., FND.	FOUNDATION	NO.	NUMBER	UNF.	UNFINISHED
CL.	CLOSET	FOS	FACE OF STUD	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
CLG.	CEILING	FTG.	FOOTING	O.C.	ON CENTER	V.B.	VAPOR BARRIER
CLR.	CLEAR	FURR.	FURRING	O.D.	OUTSIDE DIMENSION	VAN.	VANITY (SINK)
CNTR.	COUNTER	GA.	GAUGE	O.H.	OVERHANG	VERT.	VERTICAL
C.O.	CLEAN OUT	GALV.	GALVANIZED	PL.	PLATE	V.I.F.	VERIFY IN FIELD
COL.	COLUMN	GL.	GLASS	PLYWD.	PLYWOOD	VFY.	VERIFY
CONC.	CONCRETE	GND.	GROUND	P.P.	POWER POLE	W.	WEST
CONN.	CONNECTION	GR. (GRD.)	GRADE	R.	RISER / RADIUS	W/	WITH
CONSTR.	CONSTRUCTION	GWB.	GYPSUM WALL BOARD	RAD.	RADIUS	W.C.	WATER CLOSET (TOILET)
CONT.	CONTINUOUS	GYP.	GYPSUM	R.D.	ROOF DRAIN	WD.	WOOD
C.T.	CERAMIC TILE			REC.	RECOMMENDED	W/D	WASHER / DRYER
CTR.	CENTER			REF.	REFERENCE	WDW.	WINDOW
CTSK.	COUNTERSUNK			REINF.	REINFORCED	W/H	WATER HEATER
				REQ'D.	REQUIRED	W/O	WITHOUT
				REQ'MTS.	REQUIREMENTS	WP	WATERPROOF
				RM.	ROOM	WR.	WATER RESISTANT
						WSCT.	WAINSCOT
						WT.	WEIGHT
						WWF.	WELDED WIRE FABRIC

PROJECT TEAM

CLIENT / OWNER :

ENVISION NW, LLC
10829 NE 68TH ST. SUITE B
KIRKLAND, WA. 98033
INFO@ENVISIONNORTHWEST.COM
#206-624-7888

DESIGNER/ARCHITECT :

ADM ARCHITECTURE
5819 NE MINDER RD. STE. C
POULSBO, WA. 98370
PH: 360-881-0282
INFO@ADM-ARCHITECTURE.COM
WWW.ADM-ARCHITECTURE.COM

STRUCTURAL ENGINEER :

PACIFIC NORTHWEST STRUCTURAL GROUP, LLC
6193 NE MALBON CT.
KINGSTON, WA 98346
PH: 360-903-2803
E: dlstarkel@msn.com

SHEET INDEX

ARCHITECTURAL SHEETS

A-1.0 COVER SHEET, SYMBOLS & ABBREVIATIONS

A-1.2 ARCHITECTURAL GENERAL NOTES
A-1.3 WSEC & IMC CODE COMPLIANCE NOTES
A-1.4 ARCHITECTURAL CODE COMPLIANCE NOTES – GENERAL CONSTRUCTION
A-1.5 ARCHITECTURAL CODE COMPLIANCE NOTES – INTERIORS & HVAC
A-1.6 ARCHITECTURAL CODE COMPLIANCE NOTES – PLUMBING & ELECTRICAL

A-2.1 DUPLEX FLOOR PLANS – FIRST FLOOR
A-2.2 DUPLEX FLOOR PLANS – SECOND FLOOR
A-2.3 DUPLEX FLOOR PLANS – THIRD FLOOR
A-2.4 DUPLEX ROOF PLAN – DESIGN OPTION "A" (GABLED)
A-2.5 DUPLEX ROOF PLAN – DESIGN OPTION "B" (HIPPED)

A-3.1 EXTERIOR ELEVATIONS OPT. "A" – FRONT & RIGHT
A-3.2 EXTERIOR ELEVATIONS OPT. "A" – REAR & LEFT
A-3.3 EXTERIOR ELEVATIONS OPT. "B" – FRONT & RIGHT
A-3.4 EXTERIOR ELEVATIONS OPT. "B" – REAR & LEFT

A-4.1 BUILDING CROSS SECTION & PARTY WALL / FIRE ASSEMBLY NOTES
A-4.2 BUILDING LONGITUDINAL SECTION

A-5.1 DETAILS – WALL & FLOOR & ROOF TYPICAL ASSEMBLIES
A-5.2 DETAILS – TYPICAL CONSTRUCTION DETAILS
A-5.3 DETAILS – TYPICAL CONSTRUCTION DETAILS
A-5.4 DETAILS – TYPICAL CONSTRUCTION DETAILS
A-5.5 DETAILS – TYP. AREA SEPARATION WALLS SECTION DETAIL
A-5.6 DETAILS – TYPICAL WINDOW WRAP / FLASH / INSTALL INFO.

STRUCTURAL SHEETS

S-1.0 STRUCTURAL NOTES & SCHEDULES
S-1.1 STRUCTURAL NOTES & SCHEDULES

S-2.0 PLANS – SHEAR WALLS
S-2.1 PLANS – FOUNDATION / FLOOR FRAMING
S-2.2 PLANS – 2ND FLOOR FRAMING
S-2.4 PLANS – UPPER ROOF FRAMING (VERIFY "A" OR "B" DESIGN DWGS.)

S-3.1 DETAILS
S-3.2 DETAILS
S-3.3 DETAILS
S-3.4 DETAILS

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ARCHITECTURAL COVER SHEET-SHEETS & A-/S-INDEX

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198

SHEET NO:
A-1.0

Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
To Performing Work

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

ARCHITECTURAL NOTES & SPECIFICATIONS

CODES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND GOVERNING ENTITIES:
INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2015 EDITION, INCLUDING ANY CITY/COUNTY OR OTHER MORE LOCAL JURISDICTIONAL AMENDMENTS APPLICABLE TO THE CODES DESCRIBED HEREIN.

IN ADDITION, THE CURRENT VERSIONS OF THE CODES COVERING PLUMBING, MECHANICAL, ELECTRICAL AND FIRE SHALL BE FOLLOWED. THIS IS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
2012 IMC (INTERNATIONAL MECHANICAL CODE)
2012 IFC (INTERNATIONAL FIRE CODE)
2012 UPC (UNIFORM PLUMBING CODE)
2012 WSEC (WASHINGTON STATE ENERGY CODE, INCLUDING AMENDMENTS TO DATE)

NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE BUILDING CODES. WORK SHALL BE DONE TO CURRENT AREA WIDE STANDARDS AND PRACTICES BY EXPERIENCED CRAFTSMEN.

SCOPE:
THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND JOB CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES REQUIRED PERFORMING THE WORK.

GRADING:
GRADE ENTIRE AREA OF PROPERTY TO REASONABLY TRUE AND EVEN SURFACES. SLOPE GROUND AWAY FROM BUILDING WALLS TO FACILITATE DRAINAGE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE NOTED ON DRAWINGS. ROUND SURFACES AT ABRUPT CHANGES IN LEVEL.

BACKFILL BEHIND RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SLOPES FOR PERMANENT FILLS SHALL BE NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS SUBSTANTIATING DATA JUSTIFYING STEEPER SLOPES ARE SUBMITTED.

FOUNDATIONS: ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
ASSUMED ALLOWABLE WALL BEARING VALUE 2000 PSF UNLESS INDICATED OTHERWISE IN GEOTECHNICAL REPORT. FOUNDATION FOOTINGS SHALL BE PLACED UPON FIRM, UNDISTURBED NATIVE SOIL. NOTIFY ARCHITECT IF UNDISTURBED SOIL DEPTH IS DIFFERENT FROM DRAWINGS. MINIMUM FOOTING DEPTH 18" BELOW ADJACENT FINISH GRADE.

FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE ADJACENT FINISH GRADE.

FOUNDATIONS FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 FOOT IN 10 FEET SHALL BE LEVEL, OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL.

INDIVIDUAL CONCRETE PIER FOOTINGS SHALL PROJECT A MINIMUM OF 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS.

PROVIDE 18 INCH MINIMUM CRAWL SPACE UNDER WOOD JOINTS AND 12 INCHES UNDER WOOD GIRDERS OR BE APPROVED WOOD WITH NATURAL RESISTANCE TO DECAY OR BE PRESSURE TREATED.

FOUNDATION WALLS ENCLOSING A BASEMENT BELOW FINISHED GRADE SHALL BE DAMP PROOFED OUTSIDE BY APPROVED METHODS AND MATERIALS.

WOOD: (ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS)
ALL LUMBER, PLYWOOD, PARTICLE BOARD, STRUCTURAL GLUED-LAMINATED TIMBER, AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY), HARDBOARD SIDING (WHEN USED STRUCTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE I.R.C. AND SHALL BE SO IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

ALL LUMBER, TIMBER, PLYWOOD, AND POLES REQUIRED TO BE TREATED WOOD SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY WHICH MAINTAINS CONTINUED SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRODUCT AS SPECIFIED IN I.R.C..

DELIVERY AND STORAGE: KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; SUCH THAT AIR CIRCULATION IS PROVIDED WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIALS.

FRAME NAILING TO BE IN COMPLIANCE WITH TABLE R602.3(1), I.R.C..

WOOD MEMBERS ENTERING MASONRY OR CONCRETE REQUIRE ONE-HALF INCH NET AIR SPACE ON TOP, SIDES, AND END.

FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4 FEET IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIREMENTS FOR AN ADDITIONAL STORY. CRIPPLE WALLS HAVING A STUD HEIGHT LESS THAN 14 INCHES SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL THAT IS FASTENED TO BOTH THE TOP AND BOTTOM PLATES OR THE CRIPPLE WALL SHALL BE CONSTRUCTED OF SOLID BLOCKING.

FOR CONVENTIONAL CONSTRUCTION, THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL, NOR LESS THAN 3 INCHES ON MASONRY EXCEPT WHERE SUPPORTED ON A 1x4 RIBBON STRIP NAILED TO ADJACENT STUD OR BY APPROVED JOIST HANGER.

BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN JOIST DEPTH UNLESS SIZED TO CARRY THE ADDITIONAL LOAD.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS, SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES NOMINAL AND SPACED NOT MORE THAN 4 FEET ON CENTER.

SOLID BLOCKING SHALL BE PROVIDED OVER BEARING PARTITIONS, WALLS, AND BEAMS.

FIRE BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, AND BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL CONSIST OF 2 INCH NOMINAL LUMBER. FIRE BLOCKING SHALL BE REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH HORIZONTALLY AND VERTICALLY; AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS; BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND ALONG RUN BETWEEN STUDS; IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH APPROVED NON-COMBUSTIBLE MATERIALS. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED INTO PLACE TO A DEPTH OF 1 INCH AND SHALL ONLY BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

ALL WOOD EXPOSED TO WEATHER, SUCH AS WOOD USED FOR DECK FRAMING INCLUDING DECKING, RAILINGS, JOISTS, BEAMS, AND POSTS, SHALL BE AN APPROVED SPECIES AND GRADE OF LUMBER PRESSURE TREATED AND/OR DECAY-RESISTANT HEARTWOOD OF REDWOOD, BLACK LOCUST OR CEDARS.

ROOF:
ROOF SHEATHING SHALL BE IN ACCORDANCE WITH I.R.C. ROOF SHEATHING. PANELS EXPOSED IN OUTDOOR APPLICATIONS SHALL BE BONDED WITH EXTERIOR GLUE IDENTIFIED AS EXPOSURE 1. APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH I.R.C.. THE NET FREE VENTILATING AREA OF ENCLOSED RAFTER OR ATTIC SPACES OR OTHER ENCLOSED BUT UNHEATED SPACES SHALL BE NOT LESS THAN 1/150 OF THE AREA OF EACH SPACE TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS, OR IF A VAPOR RETARDER NOT EXCEEDING A 1 PERM RATING IS INSTALLED ON THE WARM SIDE OF THE INSULATION.
THE VENT AREA OPENINGS SHALL BE COVERED WITH AN I.R.C. APPROVED CORROSION-RESISTANT MATERIAL PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED ONE-QUARTER INCH.

TRUSSES:
TRUSSES AS SHOWN ON DRAWINGS ARE ONLY REPRESENTATIONS; ACTUAL TRUSS CONFIGURATION MAY VARY PER MANUFACTURER'S DESIGN. STRESS ANALYSIS AND DRAWINGS/DETAILS SHALL BE STAMPED BY AN APPROVED STATE OF WASHINGTON REGISTERED ENGINEER. (DRAWINGS/DETAILS SHALL BE PROVIDED TO BUILDING OFFICIALS AND APPROVED PRIOR TO INSTALLATION.) PRE-MANUFACTURED TRUSSES SHALL BE IDENTIFIED BY MANUFACTURER'S STAMP. GIRDER AND FIELD IDENTIFICATION OF LIGHT METAL PLATE CONNECTED TRUSSES IS REQUIRED. INFORMATION BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED TO EACH TRUSS SHALL CONTAIN THE FOLLOWING: 1) IDENTIFICATION OF THE TRUSS MANUFACTURING COMPANY; 2) THE DESIGN LOAD; AND 3) THE TRUSS SPACING. ENGINEERING DATA AND DETAILS SHALL BE APPROVED BY THE ARCHITECT BEFORE ANY FIELD CUTS OR TRUSS ALTERATIONS. ALL ROOF TRUSSES SHALL BE SO FRAMED AND TIED INTO THE FRAMEWORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL ROOF TRUSSES.

GARAGE:
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO GARAGE SIDE. GARAGES BENEATH HABITABLE SPACE SHALL BE SEPARATED BY NOT LESS THAN 5/8-INCH TYPE 'X' GYPSUM BOARD OR EQUAL. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUAL.

OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS OR SOLID OR HONEYCOMBED STEEL DOORS NOT LESS THAN 1 3/8-INCH IN THICKNESS OR DOORS HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF CLOSING AND TIGHT FITTING.

DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.

EGRESS:
BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

ALL CORRIDORS SHALL BE NOT LESS THAN 36 INCHES WIDE. NOT LESS THAN ONE EXIT DOOR SHALL BE PROVIDED FOR DIRECT ACCESS TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THOUGH A GARAGE. THE REQUIRED EXIT DOOR SHALL BE SIDE-HINGED NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT. A FLOOR OR LANDING IS REQUIRED ON EACH SIDE OF THE EXIT DOOR. THE FLOOR OR LANDING AT THE EXIT DOOR SHALL NOT BE MORE THAN 1 1/2-INCHES LOWER THAN THE TOP OF THE THRESHOLD. OTHER THAN THE REQUIRED EXIT DOOR WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR. FLOORS OR LANDINGS AT EXTERIOR DOORS OTHER THAN THE REQUIRED EXIT DOOR SHALL HAVE A RISE LESS THAN 7 3/4-INCH BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR (OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR) DOES NOT SWING OVER THE LANDING. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

STAIRWAYS & RAILS:
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

STAIRWAYS:
MAXIMUM RISER HEIGHT 7 3/4-INCHES, MINIMUM TREAD DEPTH 10 INCHES, HEADROOM MINIMUM 6 FEET 8 INCHES, MINIMUM WIDTH 36 INCHES. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS. HANDRAIL HEIGHT SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES ABOVE SLOPE PLANE ADJOINING THE TREAD NOSING. HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4-INCHES AND NOT GREATER THAN 2-INCHES. NON CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4-INCHES AND NOT GREATER THAN 6 1/4-INCHES WITH MAXIMUM CROSS SECTION DIMENSION OF 2 1/4-INCHES. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2-INCHES BETWEEN THE WALL AND THE HANDRAIL.

STAIRS, EXIT BALCONIES AND SIMILAR EXIT FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

DECKS, SCREENED PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW, SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES ARE REQUIRED THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER. TRIANGULAR OPENINGS CREATED BY STAIR RISERS, TREADS AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6 INCH SPHERE.

GLAZING:
HAZARDOUS LOCATIONS: EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE VISIBLY LABELED WITH A NON-REMOVABLE LABEL THAT DESIGNATES THE TYPE AND THICKNESS OF GLASS AND SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
7.2 BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

GROUNDING:
SEE 2014 NATIONAL ELECTRICAL CODE SECTION 250.52 (3) & DETAILS ON SHEET A-2.2 FOR BUILDING GROUNDING.

EXCEPTION:
THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:
1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLASS IN EXCEPTION ITEMS, 1, 6 OR 7.
3. GLAZING IN HAZARDOUS LOCATIONS, ITEM 6, WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
4. GLAZING IN HAZARDOUS LOCATIONS, ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH HAZARDOUS LOCATION ITEM 7.
5. GLAZING IN HAZARDOUS LOCATIONS, ITEMS 7 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 36 INCHES ± 2 INCHES ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/2-INCHES IN HEIGHT.
6. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN HAZARDOUS LOCATIONS, ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL [WITHIN 45° OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.
7. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE FOLLOWING: REGULAR, FLOAT, WIRED OR PATTERNED GLASS SHALL BE NO THINNER THAN NOMINAL 3/16-INCH AND NO LONGER THAN 48 INCHES WITH SMOOTH EXPOSED EDGES. LONGITUDINAL EDGES MAY NOT HAVE EXPOSED WIRE.
8. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
9. SAFETY GLAZING IN HAZARDOUS LOCATIONS, ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
9.1 THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF SECTIONS 1012 AND 1607.7 OF THE 2012 I.B.C.; AND
9.2 THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE RAILING.

FINISH CARPENTRY:
FASTENERS AND ANCHORAGES: PROVIDE NAILS, SCREWS AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL AND FINISH SUITABLE FOR INTENDED USE AND REQUIRED TO PROVIDE SECURE ATTACHMENT, CONCEALED WHERE POSSIBLE. HOT-DIP GALVANIZED FASTENERS FOR WORK EXPOSED TO EXTERIOR AND HIGH HUMIDITIES TO COMPLY WITH ASTM A 153.

STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTH OF LUMBER AVAILABLE. COPE AT RETURNS, MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END-TO-END JOINTS.

INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH CARPENTRY WORK SECURELY TO SUPPORTS AND SUBSTRATES, USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISHING NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, COUNTERSUNK AND FILLED FLUSH WITH FINISHED SURFACE.

FLASHINGS:
ALL FLASHINGS TO BE 26 GA GALVANIZED METAL OR ALUMINUM ALLOY ANODIZED FINISH. INSTALL FLASHINGS IN ALL LOCATIONS TO MAKE BUILDING WATERTIGHT. THESE AREAS WOULD INCLUDE BUT NOT BE LIMITED TO COPINGS, CAPS, GRAVEL STOPS, BEAM CAPS, DRIP CAPS OVER DOORS WINDOWS AND OTHER OPENINGS, AND ROOF AND WALL INTERSECTIONS.

CAULKING AND SEALANT:
THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT INFILTRATION. AROUND GLAZING AND DOOR FRAMES, BETWEEN THE UNIT AND THE INTERIOR SHEET ROCK OR THE ROUGH FRAMING AS SHOWN IN DETAILS WITH SPRAY FOAM SEALER; BETWEEN ALL EXTERIOR WALL SOLE PLATES AND THE STRUCTURAL FLOOR, USING TWO ROWS OF CAULKING AS SHOWN IN DETAILS; OVER ALL FRAMING JOINTS WHERE FLOORS OVER CONDITIONED SPACES INTERSECT EXTERIOR WALLS (E.G. AT RIM AND BAND JOISTS) AS SHOWN IN DETAILS; AROUND OPENINGS IN THE BUILDING ENVELOPE FOR DUCTS, PLUMBING, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION LINES IN WALLS, CEILINGS AND FLOORS; AT OPENINGS IN THE CEILING, (E.G. WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS; AT EXPOSED BEAMS, MASONRY FIREPLACES, WOODSTOVE FLUES, ETC.); AT PENETRATIONS. ALL OPENINGS IN THE AIR BARRIER INCLUDING SPACES AROUND PLUMBING, ELECTRIC CONDUITS AND BOXES, AND TELEPHONE SERVICE ENTRANCES. PENETRATIONS OF EXTERIOR CEILINGS AND WALLS BY METAL INSULTED FLUES SHALL BE SEALED ACCORDING TO MANUFACTURER'S SPECIFICATIONS; AT RECESSED LIGHTING FIXTURES IN UNHEATED AREAS, SEAL AROUND THE EXTERIOR CAN TO BE AIR TIGHT, THE MOUNTING FLANGE ON THE EXTERIOR CAN IS CAULKED TO THE GWB. AT ELECTRICAL OUTLETS; SEAL GAPS BETWEEN GWB AND OUTLET BOX.

ENERGY CODE REQUIREMENTS: (PRESCRIPTIVE SIMPLE FORM)
VERTICAL GLAZING: U=0.28
OVERHEAD GLAZING: U=0.28
DOOR: U=0.200
FLAT CEILINGS: R=R49
VAULTED CEILINGS: R=38
ABOVE GRADE WALLS: R=21
WALL INTERIOR - BELOW GRADE: R=21
WALL EXTERIOR - BELOW GRADE: R=10
FRAME FLOORS: R=38
SLAB ON GRADE: R=10 PERIMETER AND ENTIRE SLAB

1

ACCESS HATCHES AND DOORS: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER MUST BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED TO PREVENT FILL FROM SPILLING INTO CONDITIONED SPACE AND TO MAINTAIN INSTALLED R-VALUE.

CLEARANCES: WHERE REQUIRED, INSULATION SHALL BE INSTALLED WITH CLEARANCES ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSULATION SHALL BE INSTALLED SO THAT REQUIRED VENTILATION IS UNOBSTRUCTED. FOR BLOWN OR POURED LOOSE FILL, INSULATION CLEARANCES SHALL BE MAINTAINED THROUGH INSTALLATION OF A PERMANENT RETAINER.

ALL INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BREATHER PAPERS, INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALLS, CRAWL SPACES, OR ATTICS SHALL HAVE A FLAME-SPREAD RATING OF LESS THAN 25, AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84-01. EXCEPTIONS: 1.) FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION 2603 OF THE 2012 I.B.C.; AND 2.) WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES OF TYPES III, IV AND V CONSTRUCTION, THE FLAME SPREAD AND SMOKE DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACING, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, FINISH. 3.) CELLULOSE INSULATION SHALL COMPLY WITH SECTION 719 OF THE 2012 I.B.C..

ROOFS/CEILINGS: MAINTAIN 1" VENTILATION ABOVE ROOF INSULATION. IF BAFFLES ARE USED THEY SHALL BE RESISTANT TO MOISTURE, BE OF RIGID MATERIAL, AND INSTALLED TO AND EXTEND 6" VERTICALLY ABOVE BATTS OR 12" VERTICALLY ABOVE LOOSE FILL. WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLES SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE.

WALLS: ALL WALL INSULATION SHALL FILL THE ENTIRE CAVITY. EXTERIOR WALL CAVITIES ISOLATED DURING FRAMING (SUCH AS BEHIND BATHTUBS AND SHOWERS) SHALL BE FULLY INSULATED TO THE LEVELS OF SURROUNDING WALLS. ALL FACED INSULATION SHALL BE FACE STAPLED TO AVOID COMPRESSION.

FLOORS: ALL FLOOR INSULATION SHALL BE INSTALLED IN A PERMANENT MANNER IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24 INCHES ON CENTER. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.

SLABS:
PERIMETER INSULATION INSTALLED ON THE INSIDE OF THE FOUNDATION WALL SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24 INCHES OR DOWNWARD AND THEN HORIZONTALLY BENEATH THE SLAB FOR A COMBINED MINIMUM OF 24 INCHES. INSULATION INSTALLED ON THE OUTSIDE OF THE FOUNDATION SHALL EXTEND DOWNWARD A MINIMUM 24 INCHES OR TO THE FROSTLINE OR FOR MONOLITHIC SLABS FROM THE TOP TO THE BOTTOM OF THE FOOTING. ABOVE GRADE INSULATION SHALL BE PROTECTED. THERMAL BREAKS SHALL BE PLACED IN THE SLAB BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THE ENTIRE AREA OF A RADIANT SLAB SHALL BE THERMALLY ISOLATED FROM THE SOIL WITH MINIMUM R-10 INSULATION. THE INSULATION SHALL BE AN APPROVED PRODUCT FOR ITS INTENDED USE. IF A SOIL GAS CONTROL SYSTEM IS PRESENT BELOW THE RADIANT SLAB, WHICH RESULTS IN INCREASED CONVECTIVE FLOW, THE SLAB SHALL BE THERMALLY ISOLATED FROM THE SUB-SLAB GRAVEL LAYER.

BELOW-GRADE WALLS: BELOW GRADE EXTERIOR WALL INSULATION (COLD) SIDE OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW GRADE WALL TO THE TOP OF THE FOOTING AND SHALL BE APPROVED FOR BELOW-GRADE USE. ABOVE GRADE INSULATION SHALL BE PROTECTED. INSULATION USED ON THE INTERIOR (WARM) SIDE OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW-GRADE WALL TO THE BELOW-GRADE FLOOR LEVEL.

VENTILATION:
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. VENTILATION SHALL COMPLY WITH THE W.S.V.I.A.Q.

WHOLE HOUSE MECHANICAL VENTILATION:
WHOLE HOUSE VENTILATION SYSTEM SHALL COMPLY WITH WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE REQUIREMENTS, FOR SIZING, CONTROLS, DUCTING, NOISE AND OTHER REQUIREMENTS.

EXHAUST FANS PROVIDING SOURCE SPECIFIC VENTILATION SHALL HAVE MINIMUM FAN FLOW RATING NOT LESS THAN 50 CFM AT 0.25 INCHES WATER GAUGE FOR BATHROOM LAUNDRIES OR SIMILAR ROOMS AND 100 CFM AT 0.25 INCHES WATER GAUGE FOR KITCHENS.

WHOLE HOUSE VENTILATION SYSTEMS MAY CONSIST OF WHOLE HOUSE EXHAUST, INTEGRATION WITH FORCED-AIR SYSTEMS OR DEDICATED HEAT RECOVERY VENTILATION SYSTEMS. WHOLE HOUSE EXHAUST SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS:

BEDROOMS	CFM MIN	CFM MAX
2 OR LESS	85	120
3	95	143
4	115	1173

OUTDOOR AIR SHALL BE SUPPLIED BY EITHER MECHANICAL MEANS OR WITH INDIVIDUAL ROOM OUTDOOR AIR INLETS. INDIVIDUAL ROOM OUTDOOR AIR INLETS SHALL HAVE A CONTROLLABLE AND SECURE OPENING AND BE CAPABLE OF A TOTAL OPENING AREA OF NOT LESS THAN FOUR SQUARE INCHES AND TESTED BY A NATIONALLY RECOGNIZED STANDARD OR APPROVED AGENCY AND LOCATED TO AVOID DRAFTS.

DOMESTIC KITCHEN RANGE VENTILATION AND DOMESTIC CLOTHES DRYERS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES. DUCTS SHALL BE SUBSTANTIALLY AIRTIGHT AND SHALL COMPLY WITH THE PROVISIONS OF THE I.R.C. EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH BACK DRAFT DAMPERS. DOMESTIC CLOTHES DRYERS SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE IF IN AN AREA THAT IS HABITABLE OR CONTAINING OTHER FUEL BURNING APPLIANCES AND SHALL MEET THE PROVISIONS OF THE I.R.C., AS WELL AS CLOTHES DRYER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS WHICH WILL OBSTRUCT THE FLOW. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL, DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 15 FEET, INCLUDING TWO 90 DEGREE ELBOWS. FIVE FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.

FIREPLACES:
HEARTH EXTENSIONS. HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF, AND AT LEAST 8" BEYOND EACH SIDE OF, THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQUARE FEET OR LARGER THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT, AND AT LEAST 12" BEYOND EACH SIDE OF THE FIREPLACE PER 10 I.R.C..

FACTORY-BUILT FIREPLACES SHALL BE INSTALLED PER MFR'S. SPECIFICATIONS AND SHALL COMPLY WITH NFPA 211 AND WITH I.R.C. M1414 & R1004.

COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2 INCHES OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" OF EACH 1" CLEARANCE FROM SUCH OPENING.

HEATING SYSTEMS:
EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 70 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS AT THE 97 1/2% OUTSIDE DESIGN TEMPERATURE FOR THE LOCATION OF THE BUILDING.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT, OR SIMILAR LOCATION WHERE HEAVIER-THAN-AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT.

APPLIANCES DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS IN THE BUILDING CODE.

ALL FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN COMBUSTION AIR FROM OUTDOORS PER 10 I.R.C. HEATING EQUIPMENT LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE THERMALLY ISOLATED FROM THE HEATED AREA PER 14 I.R.C.

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH THE I.R.C..

EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT, OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURER'S INSTRUCTIONS, AND PER I.R.C 1005.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER I.R.C.

THERMOSTAT-WALL THERMOSTAT, LOW VOLTAGE, HEAT ANTICIPATING. FOUR TIME PERIODS PER DAY WITH INTELLIGENT RECOVERY FEATURE.

SMOKE DETECTOR & CARBON MONOXIDE DEVICES:
SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS, COORDINATE WITH DRAWINGS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

CARBON MONOXIDE ALARMS & DETECTION SHALL COMPLY WITH IRC SECTION R315 FOR NEW CONSTRUCTION AND PERMITTED WORK IN EXISTING DWELLINGS. NEW CONSTRUCTION LOCATIONS TO INCLUDE OUTSIDE OF EACH SEPARATE SLEEPING AREA IN DWELLING UNITS, WITHIN WHICH FUEL-FIRED APPLIANCECS ARE INSTALLED, AND IN DWELLING UNITS WITH ATTACHED GARAGES. SEE ALSO NFPA 720, AND UL LISTED 2075 WHERE APPLICABLE. ALARM PER UL 2034 AS REQUIRED.

ADDITIONAL NOTES & DESIGN REQUIREMENTS: (UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER)
I.R.C. TABLE R301.2(1) IS AMENDED BY FILLING IN BLANKS OF THE TABLE PER KITSAP CO. BLDG. CODE AS FOLLOWS:
GROUND SNOW LOAD: 30 PSF
WIND SPEED: 85 MPH (3 SECOND GUST), 110 MPH ULTIMATE, WIND EXPOSURE "D"
SEISMIC CATEGORY: D2
WEATHERING: MODERATE
FROST LINE DEPTH: 12 INCHES
TERMITE: SLIGHT TO MODERATE
DECAY = MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE: 26 DEGREES F
ICE SHIELD UNDERLAYMENT REQUIRED: NO
FLOOD HAZARDS: PER KITSAP CO. BLDG. CODE SECTION 15.16
AIR FREEZING INDEX: 148
MEAN ANNUAL TEMP: 51.4 DEGREES
TOPOGRAPHIC EFFECTS: YES

STRUCTURAL ENGINEER PER THIS PROJECT SHALL VERIFY OR MODIFY ALL DATA HEREIN

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ELEVATIONS

GENERAL NOTES

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: ∅
DRAFTER: ∅
DATE: 05/17/18
PROJECT NO: 19198

SHEET NO:

A-1.2

Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

2015 IMC VENTILATION

TABLE WSEC 403.5.1

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICIENCY (CFM/WATT)	AIR FLOR RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8	ANY
IN-LINE FAN	ANY	2.8	ANY
BATHROOM, UTILITY ROOM	10	1.4	<90
BATHROOM, UTILITY ROOM	90	2.8	ANY

EXHAUST FAN REQUIREMENTS (SECTION 403.3.3 IMC)
A. BATHROOMS, LAUNDRIES, WATER CLOSETS OR SIMILAR ROOMS SHALL HAVE A MINIMUM FAN FLOW RATING NOT LESS THAN 50 CFM @ 0.25 WATER GAUGE.
B. KITCHENS SHALL HAVE A MINIMUM FAN FLOW RATING NOT LESS THAN 100 CFM @ 0.25 WATER GAUGE. HOWEVER, WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED THE MINIMUM FAN FLOW RATING SHALL NOT BE LESS THAN 100 CFM @ 0.10 WATER GAUGE.

W.A.C. 403.8.1

VENTILATION RATES FOR ALL GROUP R PRIVATE DWELLINGS, SINGLE AND MULTIPLE (CONTINUOUSLY OPERATING SYSTEMS)

FLOOR AREA, FT 2	BEDROOMS * 0-1	2-3	4-5	6-7	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

* VENTILATION RATES IN TABLE ARE MIN. OUTDOOR AIRFLOW RATES MEASURED IN CFM

SOURCE SPECIFIC VENTILATION CONTROLS (SECTION IRC 1507.3)
1. LOCATION OF CONTROLS. CONTROLS FOR ALL VENTILATION SYSTEMS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.
2. INSTRUCTIONS. OPERATING INSTRUCTIONS FOR WHOLE HOUSE VENTILATION SYSTEMS SHALL BE PROVIDED TO THE OCCUPANT BY THE INSTALLER OF THE SYSTEM.
3. SOURCE SPECIFIC VENTILATION SYSTEMS. SOURCE SPECIFIC VENTILATION SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES, DEHUMIDISTATS, TIMERS, OR OTHER APPROVED MEANS.
4. CONTINUOUS WHOLE HOUSE VENTILATION SYSTEMS. CONTINUOUS WHOLE HOUSE VENTILATION SYSTEMS SHALL OPERATE CONTINUOUSLY. EXHAUST FANS, FORCED-AIR SYSTEM FANS, OR SUPPLY FANS SHALL BE EQUIPPED WITH "FAN ON" AS OVERRIDE CONTROLS. CONTROLS SHALL BE CAPABLE OF OPERATING THE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER ENERGY-CONSUMING APPLIANCES. A LABEL SHALL BE AFFIXED TO THE CONTROLS THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)."
5. INTERMITTENT WHOLE HOUSE VENTILATION SYSTEMS. INTERMITTENT WHOLE HOUSE VENTILATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING:
   - 5.1 THEY SHALL BE CAPABLE OF OPERATION INTERMITTENTLY AND CONTINUOUSLY.
   - 5.2 THEY SHALL HAVE CONTROLS CAPABLE OF OPERATING THE EXHAUST FANS, FORCED-AIR SYSTEM FANS, OR SUPPLY FANS WITHOUT ENERGIZING OTHER ENERGTY-CONSUMING APPLIANCES.
   - 5.3 THE VENTILATION RATE SHALL BE ADJUSTED ACCORDING TO THE EXCEPTION IN SECTION 403.8.5.1
   - 5.4 THE SYSTEM SHALL BE DESIGNED SO THAT IT CAN OPERATE AUTOMATICALLY BASED ON THE TYPE OF CONTROL TIMER INSTALLED.
   - 5.5 THE INTERMITTENT MECHANICAL VENTILATION SYSTEM SHALL OPERATE AT LEAST ONE HOUR OUT OF EVERY TWELVE. 5.6 THE SYSTEM SHALL HAVE A MANUAL CONTROL AND AUTOMATIC CONTROL, SUCH AS A 24-HOUR CLOCK TIMER.
   - 5.7 AT THE TIME OF FINAL INSPECTION, THE AUTOMATIC CONTROL SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN ACCORDING TO THE SCHEDULE USED TO CALCULATE THE WHOLE HOUSE FAN SIZING.
   - 5.8 A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATION INSTRUCTIONS)."

W.A.C. TABLE 403.8.4.2

PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.25" W.G.	MINIMUM FLEX DIAMETER	MAXIMUM LENGTH FEET	MINIMUM SMOOTH DIAMETER	MAXIMUM LENGTH FEET	MAXIMUM ELBOWS
50	4"	25	4"	70	3
50	5"	90	5"	100	3
50	6"	NO LIMIT	6"	NO LIMIT	3
80	4" 2	NA	4"	20	3
80	5"	15	5"	100	3
80	6"	90	6"	NO LIMIT	3
100	5" 2	NA	5"	50	3
100	6"	45	6"	NO LIMIT	3
125	6"	15	6"	NO LIMIT	3
125	7"	70	7"	NO LIMIT	3

1. FOR EACH ADDITIONAL ELBOW SUBTRACT 10 FEET FROM LENGTH.
2. FLEX DUCTS OF THIS DIAMETER ARE NOT PERMITTED WITH FANS OF THIS SIZE.

403.8.4.1 SOURCE SPECIFIC EXHAUST SYSTEMS. EXHAUST SYSTEMS SHALL BE DESIGNED AND INSTALLED TO MEET ALL OF THE CRITERIA BELOW:
1. SOURCE SPECIFIC EXHAUST SHALL BE DISCHARGE OUTDOORS.
2. EXHAUST OUTLETS SHALL COMPLY WITH SECTION 501.2.
3. PRESSURE EQUALIZATION SHALL COMPLY WITH SECTION 501.3.
4. EXHAUST DUCTS IN SYSTEMS WHICH ARE DESIGNED TO OPERATE INTERMITTENTLY SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
5. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.
6. TERMINAL OUTLET ELEMENTS SHALL HAVE AT LEAST THE EQUIVALENT NET FREE AREA OF THE DUCTWORK.
7. TERMINAL OUTLET ELEMENTS SHALL BE SCREENED OR OTHERWISE PROTECTED AS REQUIRED BY BY SECTION 501.2.2.
8. EXHAUST FANS IN SEPARATE DWELLING UNITS OR GUEST ROOMS SHALL NOT SHARE COMMON EXHAUST DUCTS UNLESS THE SYSTEM IS ENGINEERED FOR THIS OPERATION.
9. WHERE PERMITTED BY CHAPTER 5, MULTIPLE SOURCE SPECIFIC EXHAUST DUCTS MAY BE COMBINED. IF MORE THAN ONE OF THE EXHAUST FANS IN A DWELLING UNIT OR GUEST ROOM SHARES A COMMON EXHAUST DUCT THEN EACH EXHAUST FAN SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER TO PREVENT THE RECIRCULATION OF EXHAUST AIR FROM ONE ROOM TO ANOTHER ROOM VIA THE EXHAUST DUCT.

W.A.C. 403.8.5 WHOLE-HOUSE VENTILATION REQUIREMENTS

403.8.5 EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH ONE OF THE FOLLOWING FOUR TYPES OF MECHANICAL WHOLE HOUSE VENTILATION SYSTEMS: A SYSTEM USING EXHAUST FANS (SEE SECTION 403.8.6); A SYSTEM INTEGRATED WITH FORCED-AIR SYSTEMS (SEE SECTION 403.8.7); A SYSTEM USING SUPPLY FANS (SEE SECTION 403.8.8; OR A HEAT OR ENERGY RECOVERY VENTILATION SYSTEM (SEE SECTION 403.8.9).

403.8.5.1 OUTDOOR AIR. OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE SPACE.
WHERE OUTDOOR AIR SUPPLY INTAKES ARE SEPARATED FROM EXHAUST VENTS BY DOORS, MEANS SHALL BE PROVIDED TO ENSURE AIRFLOW TO ALL SEPARATED HABITABLE SPACES BY INSTALLING DISTRIBUTION DUCTS, INSTALLED GRILLES, TRANSOMS, DOORS UNDERCUT TO A MINIMUM OF 1/2-INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING, OR OTHER SIMILAR MEANS WHERE PERMITTED BY THE INTERNATIONAL BUILDING CODE.

THE MECHANICAL SYSTEM SHALL OPERATE CONTINUOUSLY TO SUPPLY AT LEAST THE VOLUME OF OUTDOOR AIR REQUIRED IN TABLE 403.3 OR TABLE 403.8.1.

403.8.6.5 FAN NOISE. WHOLE HOUSE EXHAUST AND TRANSFER FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.10 INCHES WATER GAUGE. MANUFACTURER'S NOISE RATINGS SHALL BE DETERMINED AS PER HVI 915. REMOTELY MOUNTED FANS SHALL BE ACOUSTICALLY ISOLATED FROM THE STRUCTURAL ELEMENTS OF THE BUILDING AND FROM ATTACHED DUCTWORK USING INSULATED FLEXIBLE DUCT OR OTHER APPROVE MATERIAL.

ATTIC SPACE SHALL BE VENTED PER IRC SEC R806
CRAWL SPACE SHALL BE VENTED W/ 1 SF. PER 150 SF. OF CRAWL AREA OR PER I.R.C. SEC R408

CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THREE FEET OF THE ELECTRICAL DISTIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR), AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION; AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER AS APPROPRIATE. AS EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASE BOARD HEATERS, SECTION PER WSEC RA01.3

BUILDING AIR LEAKAGE TESTING

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS WSEC RA02.4.1 THROUGH RA02.4.4

LEAKAGE TESTING

DUCTS SHALL BE LEAK TESTED IN ACCORDANCEWITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED PER WSEC 403.2.2. DUCT TIGHTNESS SHALL BE VERIFIED BY THE SAME.
EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. DUCTS LOCATED IN CRAWL SPACES DO NOT QULIFY FOR THIS EXCEPTION.

Established Basic Permit #
19-03650

2015 WASHINGTON STATE ENERGY CODE REQUIREMENTS – 2015 I.R.C. REQUIREMENTS

DESIGN CONDITIONS

WSEC R302.1 INTERIOR DESIGN CONDITIONS:
THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72 DEGREES F (22 DEGREES C) FOR HEATING AND A MINIMUM OF 75 DEGREES F (24 DEGREES C) FOR COOLING.
WSEC R302.2 EXTERIOR DESIGN CONDITIONS:
THE HEATING OR COOLING OUTDOOR DESIGN TEMPERATURES SHALL BE SELECTED FROM WSEC APPENDIX 'C'.

SYSTEMS

WSEC RA03.1.1 PROGRAMMABLE THERMOSTAT:
WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEGREES F (13 DEGREES C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES F (26 DEGREES C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10 DEGREES F.

EXCEPTIONS:
1. SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHEN NO OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES.
2. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR TWO HOURS.

WSEC RA03.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY):
UNITARY AIR COOLED HEAT PUMPS SHALL INCLUDE CONTROLS THAT MINIMIZE SUPPLEMENTAL HEAT USAGE DURING START-UP, SET-UP, AND DEFROST CONDITIONS. THESE CONTROLS SHALL ANTICIPATE NEED FOR HEAT AND USE COMPRESSION HEATING AS THE FIRST STAGE OF HEAT. CONTROLS SHALL INDICATE WHEN SUPPLEMENTAL HEATING IS BEING USED THROUGH VISUAL MEANS (E.G., LED INDICATORS). HEAT PUMPS EQUIPPED WITH SUPPLEMENTARY HEATERS SHALL BE INSTALLED WITH CONTROLS THAT PREVENT SUPPLEMENTAL HEATER OPERATION ABOVE 40 DEGREES F. AT FINAL INSPECTION THE AUXILIARY HEAT LOCK OUT CONTROL SHALL BE SET TO 35 DEGREES F OR LESS.

WSEC RA03.3 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY):
MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F (41 DEGREES C) OR BELOW 55 DEGREES F (13 DEGREES C) SHALL BE INSULATED TO A MINIMUM OF R-6.
WSEC 403.3.1 PROTECTION OF PIPING INSULATION:
PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

WSEC RA03.4.1 CIRCULATING HOT WATER SYSTEMS (MANDATORY):
CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

WSEC RA03.4.2 HOT WATER PIPE INSULATION (PRESCRIPTIVE):
INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-4.

WSEC RA03.5 MECHANICAL VENTILATION (MANDATORY):
THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

WSEC 403.5.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY:
MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE 403.5.1 LOCATED TO THE LEFT ON THIS SHEET.
EXCEPTION:
WHERE MICHANICAL VENTILATION FANS ARE INTEGRAL TO TESTED AND LISTED HVAC EQUIPMENT, THEY SHALL BE POWERED BY AN ELECTRONICALLY COMMUTATED MOTOR.

WSEC RA03.6 EQUIPMENT SIZING (MANDATORY):
HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

INSULATION

UNLESS NOTED OTHERWISE, INSULATION TO BE PER WSEC TABLE 402.1.1 CLIMATE ZONE 2
- -INSULATION BAFFLES TO MAINTAIN 1" ABOVE INSULATION.
- -BAFFLES TO EXTEND 6" ABOVE BATT. INSULATION.
- -BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION.
- -INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS.
- -FACE STAPLE BATTS
- -FRICTION FIT UNFACED BATTS MUST PROVIDE ONE OF THE FOLLOWING:

1. 4 MIL POLYVAPOR RETARDER OR
2. PVA PAINT WITH A DRY CUP PERM RATING OF 1 MAX.

TYPICAL INSULATION VALUES:

EXTERIOR WALLS:	R-21 BATT.
WALLS BETWEEN HOUSE AND GARAGE:	R-21 BATT.
FLOORS o/ CRAWL SPACE & GARAGE:	R-38 BATT.
CEILING (VAULTED 2x12 FRAMING):	R-38 BATT.
CEILING (ATTIC):	R-49 BLOWN-IN (ALSO SEE OPTION RA02.2.1 FOR R-30)
SLAB ON GRADE:	R-10
DUCTS IN OR ON BUILDINGS:	R-8 PER WSEC 403.2.1

FURNACE

*NOTE: CLIENT PROPOSED CADET WALL "ZONED HEAT" ONLY, ALT. MITSUBISHI " MINI SPLIT SYSTEM" .

PROPOSED HEATING SYSTEM
HEATING SYSTEM TYPE:

MAKE:	PER SPEC'S
MODEL:	PER SPEC'S
SYSTEM EFFICIENCY:	95% UNLESS NOTED OTHERWISE IN CHAPTER 4 OPTIONS
MODIFIED EFFICIENCY:	T.B.D.
HEATING LOAD (AT 44 DEGREES F. DT):	T.B.D.
SYSTEM SIZE:	T.B.D.
MAXIMUM SIZE @ 150%:	40,000 BTUh

DUCTWORK

A. DUCT SYSTEMS SHALL BE OF METAL AS SET FORTH IN 2012 IRC TABLES M1601.1.1(2) OR FACTORY-MADE AIR DUCTS COMPLYING WITH 2012 IRC 1601.2 AND TABLE M1601.1.1(1)
B. JOINTS AND SEAMS SHALL BE SUBSTANTIALLY AIRTIGHT, PER 2012 IRC M1601.4.1 AND WSEC SECTION 403.2.2
C. INSTALLATION OF DUCTS SHALL COMPLY WITH 2012 IRC SECTION M1601.4
D. DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH 2012 IRC M1601.4.5
E. ALL AIR DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER WSEC 403.2.2. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 603.9 OF THE INTERNATIONAL MECH. CODE.

NOTE: WHERE DUCTS ARE USED FOR BOTH HEATING AND COOLING, THE MINIMUM INSULATION SHALL BE AS REQUIRED FOR THE MOST RESTRICTIVE CONDITION PER SYSTEM SPECIFICATIONS.

EXCEPTION: INSULATION MAY BE OMITTED ON THAT PORTION OF A DUCT WHICH IS LOCATED WITHIN A WALL OR FLOOR/CEILING SPACE WHERE BOTH SIDES OF THIS SPACE ARE EXPOSED TO CONDITIONED AIR AND WHERE THIS SPACE IS NOT VENTILATED OR OTHERWISE EXPOSED TO UNCONDITIONED AIR.

INSULATION TYPES: MINIMUM DENSITIES AND OUT-OF-PACKAGE THICKNESS.
A. 0.5-INCH 1.5 TO 2 LB/CU FT DUCT LINER, MINERAL OR GLASS FIBER BLANKET OR EQUIVALENT TO PROVIDE AN INSTALLED TOTAL THERMAL RESISTANCE OF AT LEAST R2.
B. 2-INCH 0.60 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 1.5-INCH 1.5 TO 2 LB/CU FT DUCT LINER MINERAL OR GLASS FIBER BLANKET. 1.5-INCH 3 TO 7 LB/CU FT MINERAL OR GLASS FIBER BOARD OR EQUIVALENT TO PROVIDE AN INSTALLED TOTAL THERMAL RESISTANCE OF AT LEAST R-5.
C. 3-INCH 0.60 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 2-INCH 1.5 TO 2 LB/CU FT DUCT LINER MINERAL OR GLASS FIBER BLANKET. 2-INCH 3 TO 7 LB/CU FT MINERAL OR GLASS FIBER BOARD OR EQUIVALENT TO PROVIDE AN INSTALLED TOTAL THERMAL RESISTANCE OF AT LEAST R-7.
D. 4-INCH 0.60 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 3-INCH 1.5 TO 2 LB/CU FT DUCT LINER, MINERAL OR GLASS FIBER BLANKET. 3-INCH 3 TO 7 LB/CU FT MINERAL OR GLASS FIBER BOARD OR EQUIVALENT TO PROVIDE AN INSTALLED TOTAL THERMAL RESISTANCE OF AT LEAST R-10.
E. 3.5-INCH 0.60 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 2.5-INCH 1.5 TO 2 LB/CU FT DUCT LINER, MINERAL OR GLASS FIBER BOARD OR EQUIVALENT TO PROVIDE AN INSTALLED TOTAL THERMAL RESISTANCE OF AT LEAST R-8.
F. APPROVED WEATHERPROOF BARRIER.

INFILTRATION CONTROL

DOORS AND WINDOWS GENERAL:
EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE. SITE-CONSTRUCTED DOORS AND WINDOWS SHALL BE SEALED IN ACCORDANCE WITH WSEC SECTION RA02.4 & IRC N1102.4

A. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF AND WALL PANELS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS; AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE AND ALL OTHER OPENINGS BETWEEN UNITS SHALL BE SEALED, CALKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. OTHER EXTERIOR JOINTS AND SEAMS SHALL BE SIMILARLY TREATED, OR TAPED, OR COVERED WITH MOISTURE VAPOR PERMEABLE HOUSEWRAP.

B. ALL EXTERIOR DOORS OR DOORS SERVING AS ACCESS TO AN ENCLOSED UNHEATED AREA SHALL BE WEATHERSTRIPPED TO LIMIT LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.

C. SITE BUILT WINDOWS ARE EXEMPT FROM TESTING BUT SHALL BE MADE TIGHT FITTING. FIXED LIGHTS SHALL HAVE GLASS RETAINED BY STOPS WITH SEALANT OR CALLKING ALL AROUND. OPERATING SASH SHALL HAVE WEATHERSTRIPPING WORKING AGAINST OVERLAPPING TRIM AND A CLOSER/LATCH WHICH WILL HOLD THE SASH CLOSED. THE WINDOW FRAME TO FRAMING CRACK SHALL BE MADE TIGHT WITH CAULKING, OVERLAPPING MEMBRANE OR OTHER APPROVED TECHNIQUE.

D. OPENINGS THAT ARE REQUIRED TO BE FIRE RESISTIVE ARE EXEMPT FROM THIS SECTION.
RECESSED LIGHTING FIXTURES TO LIMIT AIR LEAKAGE PER WSEC 402.4.4

VAPOR BARRIERS / GROUND COVERS

AN APPROVED VAPOR RETARDER SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION AS SPECIFIED IN WSEC

VAPOR RETARDERS:

FLOOR	0 4-MIL POLY	0 BACKED BATTS	☒ EXT. T&G PLYWOOD
WALLS	0 4-MIL POLY	0 BACKED BATTS	☒ PVA – PAINT
CEILINGS	0 4-MIL POLY	0 BACKED BATTS	☒ PVA – PAINT

GROUND COVER: A GROUND COVER OF SIX MIL (0.006 INCH THICK) BLACK POLYETHYLENE OR APPROVED EQUAL SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED 12 INCHES MINIMUM AT THE JOINTS AND SHALL EXTEND TO THE FOUNDATION WALL. (W.S.E.C. SECT. 502.1.6.7)

LIGHTING SYSTEMS

RA04.1 LIGHTING EQUIPMENT (MANDATORY).
A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
RA04.1.1 LIGHTING EQUIPMENT (MANDATORY)
FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

WSEC – TABLE R402.1.1

CHAPTER 51-11 W.A.C. – WSEC 2015 EFFECTIVE JULY 1, 2016
PRESCRIPTIVE REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL
CLIMATE ZONES LISTED

CLIMATE ZONE	5 AND MARINE 4	6
FENESTRATION U-FACTOR [b]	0.30	0.30
SKYLIGHT U-FACTOR [b]	0.50	0.50
GLAZED FENESTRATION SHGC [b, e]	NR	NR
CEILING R-VALUE [l]	49	49
WOOD FRAME WALL R-VALUE [g, k, l]	21 INT.	21+5 CI
MASS WALL R-VALUE [i]	21/21 [h]	21+5 [h]
FLOOR R-VALUE [b]	30 [g]	30 [g]
BELOW-GRADE WALL R-VALUE [c, k]	10/15/21 INT + TB	10/15/21 INT. + TB
SLAB R-VALUE & DEPTH [d]	10, 2 FT	10, 4 FT

FOR SI: 1 FOOT.=304.8 mm, CI = CONTINUOUS INSULATION, INT. = INTERMEDIATE FRAMING, TB = THERMAL BREAK
- [a] R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE COMPRESSED R-VALUE OF THE INSULATION FROM APPENDIX TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- [b] THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
- [c] "10/15/21+TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 ON THE CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21+TB" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "TB" MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.
- [d] R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE RA02.2.9.1.
- [e] THERE IS NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- [f] BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
- [g] RESERVED.
- [h] FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+15" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED TO MAINTAIN A CONSISTENT TOTAL SHEATHINGTHICKNESS.
- [i] THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- [j] FOR SINGLE RAFTER- OR JOIST-VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38.
- [k] INT. (INTERMEDIATE FRAMING) DENOTES STANDARD FRAMING 16" ON CENTER WITH HEADERS INSULATED WITH A MINIMUM OF R-10 INSULTION.
- [l] LOG AND SOLID TIMBER WALLS WITH A MINIMUM AVERAGE THICKNESS OF 3.5 INCHES ARE EXEMPT FROM THIS INSULATION REQUIREMENT.

WSEC – TABLE 406.2 ENERGY CREDITS

ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY).
EACH DWELLING UNIT IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE RA06.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM NUMBER OF CREDITS:

1. SMALL DWELLING UNIT: 1.5 POINTS
   DWELLING UNITS LESS THAN 1500 SQUARE FEET IN CONDITIONED FLOOR AREA WITH LESS THAN 300 SQUARE FEET OF FENESTRATION AREA. ADDITIONS TO EXISTING BUILDING THAT ARE LESS THAN 750 SQUARE FEET OF HEATED FLOOR AREA.
2. MEDIUM DWELLING UNIT: 3.5 POINTS
   ALL DWELLING UNITS THAT ARE NOT INCLUDED IN #1 OR #3.
3. LARGE DWELLING UNIT: 4.5 POINTS
   DWELLING UNITS EXCEEDING 5000 SQUARE FEET OF CONDITIONED FLOOR AREA.

(2)

1a.	EFFICIENT BUILDING ENVELOPE 1a: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE RA02.1.1 WITH THE FOLLOWING MODIFICATIONS: FENESTRATION U=0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION RA02.1.4: REDUCE THE TOTAL UA BY 5%	0.5
1b.	EFFICIENT BUILDING ENVELOPE 1b: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE RA02.1.1 WITH THE FOLLOWING MODIFICATIONS: FENESTRATION U=0.25 WALL R-21 PLUS R-4 FLOOR R-38 BASEMENT WALL R-21 INT. PLUS R-5 CI SLAB ON GRADE R-10 PERIMENTER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION RA02.1.4: REDUCE THE TOTAL UA BY 15%	1.0
1c.	EFFICIENT BUILDING ENVELOPE 1c: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE RA02/1.1 WITH THE FOLLOWING MODIFICATIONS: FENESTRATION U=0.22 CEILING AND SINGLE-RAFTER OR JOIST VAULTED R-49 ADVANCED WOOD FRAME WALL R-21 INT. PLUS R-12 CI FLOOR R-38 BASEMENT WALL R-21 INT. PLUS R-12 CI SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION RA02.1.4: REDUCE THE TOTAL UA BY 30%	2.0
2a.	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a: COMPLIANCE BASED ON RA02.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 4.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.	0.5
2b.	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b: COMPLIANCE BASED ON SECTION RA02.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM	1.0
2c.	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c: COMPLIANCE BASED ON SECTION RA02.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.85. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DREAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.	1.5
3a.	HIGH EFFICIENCY HVAC EQUIPMENT 3a: GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE. OF 95% TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY	0.5
3b.	HIGH EFFICIENCY HVAC EQUIPMENT 3b: AIR-SOURCE HEAT PUMP WITH MINIMUM H.S.P.F. OF 8.5 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.	1.0
3c.	HIGH EFFICIENCY HVAC EQUIPMENT 3c: CLOSED-LOOP GROUND SOURCE HEAT PUMP; WITH A MINIMUM C.O.P. OF 3.3 OR OPEN LOOP WATER SOURCE HEAT PUMP WITH A MAXIMUM PUMPING HYDRAULIC HEAD OF 150 FEET AND MINIMUM C.O.P. OF 3.6 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY	2.0
3d.	HIGH EFFICIENCY HVAC EQUIPMENT 3d: DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS HEAT PUMP SYSTEM SHALL BE INSTALLED AND PROVIDED HEATING TO AT LEAST ONE ZONE OF THE HOUSING UNIT. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY	1.0
4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. ALL COMBUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMBUSTION. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT IS NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND SHALL SHOW THE LOCATION OF THE HEATING AND COOLING EQUIPMENT AND ALL THE DUCTWORK.	1.0
5a.	EFFICIENT WATER HEATING 5a: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM E.F. OF 0.62 OR ELECTRIC WATER HEATER WITH A MINIMUM E.F. OF 0.93. AND FOR BOTH CASES ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. b TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS, AND OTHER LAVATORY FAUCETS.	0.5
5b.	EFFICIENT WATER HEATING 5b: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM E.F. OF 0.82 OR SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 kWh BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEM. OR ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM E.F. OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS OR WATER HEATER HEATED BY GROUND SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3c. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MINIMUM ENERGY SAVINGS.	1.5
5c.	EFFICIENT WATER HEATING 5c: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM E.F. OF 0.91 OR SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 kWh BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEM. OR ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM E.F. OF 2.0 AND MEETING THE STANDARDS OF NEES'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS OR WATER HEATER HEATED BY GROUND SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3c. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MINIMUM ENERGY SAVINGS.	1.5
6 OPT. PER CLIENT AND G.C.	RENEWABLE ELECTRIC ENERGY: FOR EACH 1200 KWH OF ELECTRICAL GENERATION PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 0.5 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS. GENERATION SHALL BE CALCULATED AS FOLLOWS: FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY LABORATORY CALCULATOR PVWATTS. DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS. FOR WIND GENERATED PROJECTS DESIGNS SHALL DOCUMENT ANNUAL POWER GENERATION BASED ON THE FOLLOWING FACTORS: THE WIND TURBINE POWER CURVE; AVERAGE ANNUAL WIND SPEED AT THE SITE; FREQUENCY DISTRIBUTION OF THE WIND SPEED AT THE SITE AND HEIGHT OF THE TOWER. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE PHOTOVOLTAIC OR WIND TURBINE EQUIPMENT TYPE, PROVIDE DOCUMENTATION OF SOLAR AND WIND ACCESS AND INCLUDE A CALCULATION OF THE MINIMUM ANNUAL ENERGY POWER PRODUCTION.	0.5
	NOTE: GC/CLIENT MAY MODIFY SELECTIONS TO MEET W.S.E.C. BUT REQUIRED TOTAL SHALL EQUAL 3.5 AND JURISDICTION TO BE NOTIFIED / UPDATED PRIOR TO ORDER, INSTALL, & INSPECTION TOTAL REQUIRED:	3.5

(2) (2) (2)

a. INTERIOR DUCT PLACEMENT: DUCTS INCLUDED AS OPTION 4 OF TABLE RA06.2 SHALL BE PLACED WHOLLY WITHIN THE HEATED ENVELOPE OF THE HOUSING UNIT. THE PLACEMENT SHALL BE INSPECTED AND CERTIFIED TO RECEIVE THE CREDITS ASSOCIATED WITH THIS OPTION.
   EXCEPTION: DUCTS COMPLYING WITH THIS SECTION MAY HAVE UP TO 5% OF THE TOTAL LINEAR FEET OF DUCTS LOCATED IN THE EXTERIOR CAVITIES OR BUFFER SPACES OF THE DWELLING. IF THIS EXCEPTION IS USED THE DUCTS WILL BE TESTED TO THE FOLLOWING STANDARDS:

   POST-CONSTRUCTION TEST: LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 1 CFM PER 100 SQ FT OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES w.g. (25Pa) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

b. PLUMBING FIXTURE FLOW RATINGS: LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE – 3.8 LPM (1.0 GPM) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
   2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE – 6.6 LPM (1.75 GPM) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
   3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE – 6.6 LPM (1.75 GPM) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.

*NOTE: CLIENT MODIFICATIONS AS OWNER &/OR IN COORD. W/BUILDER FROM CODE DATA RELATED HEREIN SHALL BE COORDINATED WITH BIDDER DESIGNER SUB-CONSULTANTS TO MEET "OR EQUAL" APPROACH AND APPROVED BY INDUSTRY TESTING OR OTHER JURISDICTIONALLY-ALLOWED ALTERNATIVE APPROVAL.

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

I.M.C. & W.S.E.C.
SUMMARY

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: ∅
DRAFTER: ∅
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO:

A-1.3

Permit Number: 20-02542

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
To Performing Work

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

GENERAL BUILDING AND WALL SECTIONS – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

FOOTINGS –

FOOTINGS: IRC TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS (U.N.O. PER STRUCTURAL ENGINEER)

CRYSTALLINE BEDROCK	= 12,000 LBP (LBS PER S.F.)
SEDIMENTARY AND FOLIATED ROCK	= 4,000 LBP
SANDY GRAVEL AND/OR GRAVEL (GW and GP)	= 3,000 LBP
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM and GC)	= 2,000 LBP
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT SILT AND SANDY SILT (CL, ML, MH, AND CH)	= 1,500 LBP (*b)

FOR S.I. = 1 POUND PER SQUARE FOOT – 0.0479 kPa

a) WHEN SOIL TESTS ARE REQUIRED, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL MUST BE PART OF THE RECOMMENDATION.
b) WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY MUST BE DETERMINED BY A SOILS INVESTIGATION.

* "LBP" = LOAD BEARING PRESSURE

FOOTINGS – MIN. DEPTH: IRC R403.1.4

* EXTERIOR FOOTINGS MUST BE PLACED A MIN. OF 12" BELOW THE UNDISTURBED GROUND SURFACE.
* FOUNDATION WALLS, PIERS, AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES MUST BE PROTECTED FROM FROST BY EXTENDING BELOW THE FROST LINE (SPECIFIED IN TABLE R301.2 (1)), BEING ERECTED ON SOLID ROCK, OR BY BEING CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3 OR ASCE 32.
* EXCEPTION – WHERE OTHERWISE PROTECTED FROM FROST.

FOOTINGS – SLOPE: IRC R403.1.5

* THE TOP SURFACE OF FOOTINGS MUST BE LEVEL.
* THE BOTTOM SURFACE OF FOOTINGS MUST NOT HAVE A SLOPE EXCEEDING 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).
* FOOTINGS MUST BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVGATION OF TEH TOP SURFACE OF THE FOOTINGS, OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).

FOOTINGS: IRC R403.1

ALL EXTERIOR WALLS MUST BE SUPPORTED ON CONTINUOUS SOLID FOOTINGS, FULLY GROUTED MASONRY FOOTINGS, CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS.

FOOTINGS MUST:

* BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301.
* BE ABLE TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS OF THE SOIL.
* BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ON ENGINEERED FILL.

FOOTING DIMENSIONS: IRC R403.1.1

MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS MUST BE AS INDICATED IN TABLE R401.4.1 FOOTING WIDTH IS BASED ON THE LOAD-BEARING VALUE OF SOIL.

FOOTING PROJECTIONS: 2" MINIMUM, AND MUST NOT EXCEED THE THICKNESS OF THE FOOTING.

MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS MUST COMPLY WITH THE REQUIREMENTS IN TABLE R403.1(1), R403.1(2) OR R403.1(3), WHICHEVER IS APPLICABLE.

FOOTINGS – FOUNDATION ANCHORAGE: IRC R403.1.6

* WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS MUST BE ANCHORED TO THE FOUNDATION
* WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRASED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS, AND ALL WOOD SILL PLATES MUST BE ANCHORED ON THE FOUNDATION WITH MIN. ½" DIAMETER ANCHOR BOLTS SPACED AT A MAXIMUM OF 6' ON CENTER, OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED, TO PROVIDE SEQUIVALENT ANCHORAGE TO ½" DIAMETER ANCHOR BOLTS.
* BOLTS MUST EXTEND A MINIMUM OF 7" INOT CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS (CMU).
* BOLTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
* A NUT AND WASHER MUST BE TIGHTENED ON EACH ANCHOR BOLT.
* THERE MUST BE A MINIMUM OF 2 BOLTS PER PLATE SECTION, WITH ONE (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END O FTHE PLATE SECTION.

TERMS AND DEFINITIONS: IRC 2015

* FOOTING: A FOUNDATIONAL SUPPORT; A MASONRY SECTION, USUALLY CONCRETE, IN A RETANGLLAR FORM WIDER THAN THE BOTTOM OF THE FOUNDATION WALL OR PIER IT SUPPORTS. * A FOOTING CAN BE LEVEL, STEPPED LEVEL, OR CAN FOLLOW THE CONTOUR OF THE GROUND.
* LIVE LOADS: LOADS PRODUCED BY THE USE AND OCCUPANCY OF TEH BUILDING OR OTHER STRUCTURE. THESE DO NOT INCLUDE CONSTRUCTION OR ENVIRONMENTAL LOADS SUCH AS WIND LOAD.
* DEAD LOADS: THE WEIGHT OF ALL MATERIALS OF CONSTRUCTION INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, ROOFTS, CELINGS, AND STAIRWAYS
* ROOF LIVE LOADS: LOAD PRODUCED DURING MAINTENANCE BY WORKERS, EQUIPMENT, AND MATERIALS.

ADDITIONAL FOOTING INFORMATION: IRC 2015

* STEM WALLS AT FOOTINGS SHALL LEAVE 7" CLEAR FROM THE BOTTOM OF THE SOLE PLATE TO THE EXTERIOR FINISHED GRADE LEVEL.

CONCRETE –

CONCRETE – MINIMUM COMPRESSIVE STRENGTH: IRC TABLE R402.2

BASEMENT WALLS, FOUNDATIONS, AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER:
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS:
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER:
PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS:

MINIMUM SPECIFIED COMPRESSIVE STRENGTH[a] (F'c)		
WEATHERING POTENTIAL[b]		
N	M	S
2,500	2,500	2,500
2,500	2,500	2,500
2,500	3,000	3,000
2,500	3,000	3,000

N = NEGLIGIBLE
M = MODERATE
S = SEVERE

FOR S.I. = 1 POUND PER SQUARE FOOT – 0.0479 kPa

a) STRENGTH AT 28 DAYS PSI
b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL.
* "PSI" = POUNDS PER SQUARE INCH

FLOOR FRAMING –

TERMS AND DEFINITIONS: IRC 2015

* FRAME / FRAMING: THE SKELETON OF A BUILDING, INCLUDING EXTERIOR AND INTERIOR WALLS, FLOOR, AND ROOFS.

FLOOR ASSEMBLIES – R302.13

FLOOR ASSEMBLIES MUST BE PROVIDED WITH A MEMBRANE ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. THE MEMBRANE CAN BE:

* GYPSUM WALLBOARD MEMBRANE: ½"
* WOOD STRUCTURAL PANEL MEMBRANE: ⅜" OR EQUIVALENT

JOISTS UNDER BEARING PARTITIONS – R502.4

* JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.
* DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS MUST BE: FULL DEPTH SOLID BLOCKED WITH LUMBER 2" MIN. IN NOMINAL THICKNESS, SPACED AT A MAX. OF 4' (FEET) ON CENTER.
* BEARING PARTITIONS PERPENDICULAR TO JOISTS MUST NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH, UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

BEARING – R502.6

END JOIST, BEAM, OR GIRDER BEARING ON WOOD OR METAL: 1-½" MIN.

END JOIST, BEAM, OR GIRDER BEARING ON MASONRY CONCRETE: 3" MIN.

*EXCEPTION: WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD, OR BY THE USE OF APPROVED JOIST HANGERS.

SILL PLATE NOMINAL BEARING AREA: 48" SQ. (SQUARE INCHES) MIN.

* THE BEARING ON MASONRY OR CONCRETE MUST BE DIRECT OR A SILL PLATE OF 2" MIN. NOMINAL THICKNESS MUSTH BE PROVIDED UNDER THE JOIST, BEAM, OR GIRDER.
* JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT MUST LAP 3" MIN. AND BE NAILED TOGETHER WITH A MIN. OF THREE (3) TYPE 10d FACE NAILS.

CUTTING, DRILLING, AND NOTCHING – R502.8

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, AND BEAMS:

* MAX. ⅙ THE DEPTH OF THE MEMBER
* MAX. LENGTH: ⅓ THE DEPTH OF THE MEMBER
* MUST NOT BE LOCATED IN THE MIDDLE ⅓ OF SPAN
* NOTCHES AT THE ENDS OF THE MEMBER MUST NOT EXCEED ¼ THE DEPTH OF THE MEMBER
* THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS MUST NOT BE NOTCHED EXCEPT AT THE ENDS OF TEH MEMBERS.
* THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS MUST NOT EXCEED ⅓ THE DEPTH OF THE MEMBER.
* HOLES MUST NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF TEH MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER.
* WHERE THE MEMBER IS ALSO NOTHED, THE HOLE MUST NOT BE CLOSER THAN 2" TO THE NOTCH.

WALL FRAMING –

TERMS AND DEFINITIONS: IRC 2015

* PLATE: THE HORIZONTAL FRAMING MEMBERS AT THE TOP AND BOTTOM OF THE WALL STUDS.
* STUD: VERTICAL MEMBER OF A FRAME WALL, PLACED AT BOTH ENDS AND AT EVERY 24" OR 16" ON CENTER, DEPENDING ON ITS SIZE.
* JOIST: ONE IN A SERIES OF PARALLEL FRAMING MEMBERS THAT SUPPORT A FLOOR OR CEILING LOAD.

WALL DESIGN: R602.3 ; R703.1 ; R703.2 ; R703.4

WALL SHEATHING:
MUST BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHEN PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, MUST BE CAPABLE OF RESISTING WIND PRESSURES.

WEATHER-RESISTANT EXTERIOR WALL ENVELOPE:
EXTERIOR WALLS MUST PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE, DESIGNED TO PREVENT THE ACCUMULATIONOF WATER WITHIN THE WALL ASSEMBLY, BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER.

WATER-RESISTIVE BARRIER:
ONE LAYER OF #15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE ONE (1) FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER MUST BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.

FLASHING:
APPROVED CORROSION-RESISTANT FLASHING MUST BE APPLIED "SHINGLE-FASHION" TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

GYPSUM BOARD: INSTALL ONLY AFTER FINAL FRAMING INSPECTION.

STUD CONTINUITY:
STUDS MUST BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO SUPPORT AT THE TOP PLATE, TO RESIST LOADS PERPENDICULAR TO THE WALL.

TOP PLATE: R602.3.2

WOOD STUD WALLS:
CAPPED WITH A DOUBLE TOP PLATE, INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS.
END JOINTS OFFSET: 24" MINIMUM
TOP PLATE THICKNESS: 2" MINIMUM
TOP PLATE WIDTH: WIDTH OF ONE STUD MINIMUM

BOTTOM (SOLE) PLATE: R602.3.4

STUDS MUST HAVE FULL BEARING ON A NOMINAL 2x OR LARGER PLATE OR SILL, HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF TEH VERTICAL STUDS.

BEARING STUDS: R602.3.3

JOISTS, TRUSSES, OR RAFTERS SPACED MORE THAN 16" ON CENTER WITH BEARING STUDS SPACED 24" ON CENTER, MUST BEAR WITHIN 5" OF THE STUDS BENEATH.

NOTCHING OF STUDS: R602.6

STUDS IN EXTERIOR WALLS OR BEARING PARTITIONS:
MAY BE CUT OR NOTCHED TO A MAXIMUM DEPTH OF 25% OF ITS WIDTH

STUDS IN NON-BEARING PARTITIONS:
MAY BE NOTCHED TO A MAXIMUM DEPTH OF 40% OF A SINGLE STUD WIDTH

DRILLING OF STUDS: R602.6
ANY STUD MAY BE BORED OR DRILLED, AS LONG AS IT MEETS THE FOLLOWIN REQUIREMENTS:

* BORED HOLE DIAMETER: MAX. 60% OF THE STUD WIDTH
* EDGE OF THE HOLE: MAX. ⅝" TO THE EDGE OF A STUD.
* BORED HOLES: MUST NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
** STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% MUST ALSO BE DOUBLED WITH NO MORE THAN TWO (2) SUCCESSIVE DOUBLED STUDS BORED.

HEADERS: R602.7.1 – R602.7.3

SINGLE HEADERS MUST BE FRAMED WITH EITHER A SINGLE FLAT 2" MEMBER, OR WALL PLATE NO LESS THAN THE WALL STUDS ON THE TOP AND BOTTOM OF THE HEADER

MASONRY WALLS –

MASONRY VENEER: R703.8 – R703.8.3

* VENEERS INSTALLED OVER A BACKING OF FOOD OR COLD-FORMED STELL MUST BE LIMITED TO THE FIRST STORY ABOVE-GRADE PLANE, AND MUST NOT EXCEED 5" IN THICKNESS.
* MASONRY VENEER MUST NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF TEH VENEER ABOVE.
* VENEER ABOVE OPENINGS MUST BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS.
* THE LINTELS MUST HAVE A LENGTH OF BEARING NO LESS THAN 4" MIN.

MASONRY VENEER – ANCHORAGE: R703.8.4

* MASONRY VENEER MUST BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT, AND ESTENDING INTO THE VENEER A MINIMUM OF 1-1/2" WITH NO LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.

STRAND WIRE VENEER TIES, MIN. THICKNESS: NO. 9 U.S. GAGE WIRE WITH A HOOK EMBEDDED IN THE MORTAR JOINT.

EMBEDDED IN SHEET METAL VENEER, TIE MIN. THICKNESS: NO. 22 U.S. GAGE BY ⅞" CORRUGATED.

TIE SUPPORT: EACH TIE MUST SUPPORT 2.67 SQ. FT. MAX. OF WALL AREA

TIES SPACING: 32" MAX. ON CENTER HORIZONTALLY, AND 24" ON CENTER MAX. VERTICALLY

ROOF FRAMING –

CEILING JOISTS AND RAFTER CONNECTIONS: R802.3.1

* CEILING JOISTS AND RAFTERS MUST BE NAILED TO EACH OTHER AND THE RAFTER MUST BE NAILED TO THE TOP WALL PLATE.
* CEILING JOISTS MUST BE CONTINUOUS OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS, NAD ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHERE SUCH JOIESTS ARE PARALLEL TO THE RAFTERS.
* WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIRGHER IN THE ATTIC LIST BE INSTALLED AS RAFTER TIES, OR RAFTER TIES MUST BE INSTALLED TO PROVIDE A CONTINUOUS TIE.
* WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES MUST BE INSTALLED.
* RAFTER TIES MUST BE A MIN. OF 2"x4", INSTALLED ACCORDING TO CINNECTION REQUIREMENTS IN TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITY MUST BE PROVIDED.
* WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS MUST BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES (AND OR HEREIN BY A LICENSED ENGINEER IN THE STATE OF THE CONSTRUCTION PROPOSED IN THIS SET OF DOCUMENTS).
* COLLAR TIES OR RIDGE STRAPS MUST BE CONNECTED IN THE UPPER THIRD (⅓) OF THE ATTIC SPACE, TO RESIST WIND UPLIFT.
* COLLAR TIES MUST BE A MIN. OF 1"x4" AND SPACED A MAX. OF 4' (FEET) ON CENTER.

RIDGE BOARD FRAMING: R802.3.

RAFTERS MUST BE FRAMED NOT MORE THAN 1-1/2" OFFSET FROM EACH OTHER TO RIDGE BOARD OR TO EACH OTHER, WITH A GUSSET PLATE AS A TIE.

RIDGE BOARD THICKNESS: 1" MINIMUM
RIDGE BOARD DEPTH: MINIMUM OF THE CUT END DEPTH OF THE RAFTER

* VALLEYS AND HIPS MUST HAVE A VALLEY OR HIP RAFTER A MIN. OF 2" THICK AND A MIN. OF THE CUTE END OF TEH RAFTER IN DEPTH.
* HIP AND VALLEY RAFTERS MUST BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION, OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
* WHERE THE ROOF PITCH IS LESS THAN 3 UNITS VERTIAL IN 12 UNITS HORIZONTAL (25% MIN. SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS, AND VALEYS MUST BE DESIGNED AS BEAMS.

CODE COMPLIANCE NOTES

FOR ALL GENERAL IRC CODE COMPLIANCE, SEE SHEETS A-1.2 AND FOR SECTION RELATED NOTES SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES, GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS, REFER ALSO TO SHEETS A-4.0 b & c

(*APPLIES TO ALL BUILDING & WALL SECTIONS, AND ADDITIONAL SHEETS HEREIN, U.N.O.)

* SEE ADDITIONAL WALL AND BUILDING SECTIONS & SHEETS FOR ADDITIONAL CODE COMPLIANCE REQUIREMENTS WHERE OTHERWISE STATED PER DRAWINGS HEREIN, TYP.

* NOTE: THIS IS BY NO MEANS THE CODES IN THEIR ENTIRETY, NOR INTENDED TO BE AN EXHAUSTIVE LIST OF ALL REQUIREMENTS OR COMPLIANCES. GC. AND JURISDICTION SHALL HOLD FULL REVIEW RESPONSIBILITY AND GC SHALL MEET LOCAL REQUIREMENTS FOR WORKMANSHIP AND LOCAL JURISDICTIONS, INSPECTIONS, AND THE LIKE, AND SHALL SUPERCEDE THE GENERAL NATURE OF TYPICAL CODE REFERENCES AND NOTES HEREIN AS PROVIDED FOR CONVENIENCE.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ARCHITECTURAL
CONSTRUCTION-CODE
COMPLIANCE

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198
SHEET NO:

A-1.4

Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
09/05/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

INTERIOR DIMENSION – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

CEILING HEIGHT – CEILING HEIGHT: IRC TABLE R305.1

HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES: 7' MIN.
ROOMS WITH SLOPED CEILINGS: AT LEAST 50% MUST BE 7' MIN. AND NO PORTION MUST BE LESS THAN 5' MIN.
BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS: 6'-8" MIN.

ROOM AREAS:

MINIMUM ROOM AREAS
HABITABLE ROOM FLOOR AREA: 70' SQ.
HABITABLE ROOM DIMENSIONS: 7' MIN. IN ANY HORIZONTAL DIMENSION
HABITABLE ROOM AGGREGATE GLAZING AREA: 8% OF THE FLOOR AREA.
HABITABLE ROOM VENTILATION OPENABLE AREA: 4% MIN. OF THE FLOOR AREA.

NOTE: NATURAL VENTILATION MUST BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS MUST BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

STAIRS / RAILINGS STAIRWAYS: R311.7.1 – R311.7.5

WIDTH: 36" MIN. ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
CLEAR WIDTH – HANDRAIL INSTALLED ON ONE SIDE: 31-1/2"
CLEAR WIDTH – HANDRAIL INSTALLED ON BOTH SIDES: 27"
HANDRAIL PROTRUSION: 4-1/2" MAX. ON EITHER SIDE
HEADROOM: 6'-8" MIN. MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
STAIR RISER HEIGHT: 7-3/4" MAX. MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS.
RISER TOLERANCE: THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS MUST NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
RISER SLOPE ANGLE: RISER MUST BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NO MORE THAN 30 DEGREES FROM THE VERTICAL.
OPEN RISERS: PERMITTED PROVIDED THAT THE OPENING LOCATED MORE THAN 30" AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIA. SPHERE.
TREAD DEPTH: 10" MIN. MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
TREAD TOLERANCE: GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS MUST NOT EXCEED THE THE SMALLEST BY MORE THAN 3/8"
NOSING RADIUS OF CURVATURE: 9/16"
SOLID RISER NOSING PROJECTION: 3/4" MIN. TO 1-1/4" MAX.
NOSING PROJECTION TOLERANCE: THE GREATEST NOSING PROJECTION MUST NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
BEVELING OF NOSINGS: 1/2" MAX.

HANDRAILS: R311.7.8, R311.8.3
MIN. NUMBER AND LOCATION: MIN. OF 1 SIDE HANDRAIL ON EACH CONTINUOUS RUN OR FLIGHT WITH 4 OR MORE RISERS.
HEIGHT: 34" MIN. TO 38" MAX. MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE.
CONTINUITY: MUST BE CONTINUOUS FOR THE FULL LENGTH OF THE FIGHT, FROM A POINT DIRECTLY ABOVE THE RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
ENDS: MUST BE RETURNED OR MUST TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
CLEARANCE: MIN. 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
CIRCULAR CROSS SECTION: 1-1/4" MIN. TO 2" MAX. OUTSIDE DIAMETER.
NON-CIRCULAR CROSS SECTION: CROSS SECTION 2-1/4", PERIMETER DIMENSION IS 4" MIN. AND 6-1/4" MAX; 1-1/4" MIN. TO 2" MAX. OUTSIDE DIAMETER.
EDGE RADIUS: 0.01".

GUARDS – R312.1-R312.1.3
LOCATION: ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, PORCHES, BALCONIES AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
NOTE: INSECT SCREENING IS NOT CONSIDERED AS A GUARD.
HEIGHT OF GUARD: 36" MIN. MEASURED VERTICALLY FROM ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.
OPENING LIMITATIONS: GUARDS MUST NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER.
TRIANGULAR OPENINGS: TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, THREAD AND BOTTOM RAIL OF A GUARD, MUST NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

MEANS OF EGRESS

EMERGENCY & RESCUE OPENINGS – R310.1-R310.2.2
NET CLEAR OPENING AREA: 5.7 FT SQ MIN.
NET CLEAR OPENING HEIGHT: 24" MIN.
NET CLEAR OPENING WIDTH: 20" MIN.
WINDOW STILL HEIGHT: 44" MAX. ABOVE THE FLOOR. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION MUST BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM INSIDE.

BARS, GRILLES, COVERS & SCREENS – R310.4
BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENING BUT DEVICES MUST BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

EGRESS DOOR – R311.2
NUMBER OF EGRESS DOORS: 1 MIN. PER DWELLING UNIT.
DOOR STYLE: SIDE-HINGED
CLEAR WIDTH: 32" MIN. MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°
CLEAR HEIGHT: 6'-6" (78") MIN. MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
DOOR HEIGHT: 6'-8"
OPERATION: EGRESS DOORS MUST BE ABLE TO BE ABLE TO BE OPENED FROM THE INSIDE OF THE DWELLING THE USE OF AKEY OR SPECIAL KNOWLEDGE OR EFFORT.

WINDOW WELLS – R310.2.3
HORIZONTAL AREA: 9 FT SQ MIN.
HORIZONTAL PROJECTION AND WIDTH: 36" MIN. THE AREA OF THE WINDOW WELL MUST ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. WINDOW WELLS WITH A VERTICAL DEPTH MORE THAN 44" MUST BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
LADDERS OR RUNGS INSIDE WIDTH: 12" MIN.
LADDERS OR RUNGS PROJECTION: 3" MIN. FROM THE WALL.
LADDERS OR RUNGS SPACING: 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

SMOKE ALARMS

CARBON MONOXIDE ALARMS – R315
APPROVED CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS MUST BE PROVIDED IN DWELLING UNITS WHERE THE DWELLING UNIT:
- CONTAINS A FUEL-FIRED APPLIANCE.
- HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

SMOKE ALARMS LOCATIONS – R314.3
SMOKE ALARMS MUST BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
EXCEPTION: CRAWL SPACES AND UNINHABITABLE ATTICS.

INTERIOR WALL COVERINGS

INTERIOR WALL COVERING: R702.2
COATS OF PLASTER WHEN APPLIED OVER METAL LATH: THREE (3) MINIMUM
COATS OF PLASTER WHEN APPLIED OVER OTHER PERMITTED BASES: TWO (2) MINIMUM

HVAC – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

HEATING & COOLING EQUIPMENT – M1401.2, M1401.4, M1402.3, M1403.1
- HEATING & COOLING EQUIPMENT AND APPLIANCES MUST BE LOCATED WITH RESPECT TO BUILDING CONSTRUCTION AND OTHER EQUIPMENT AND APPLIANCES TO PERMIT MAINTENANCE, SERVICING AND REPLACEMENT.
- CLEARANCE MUST BE MAINTAINED TO PERMIT CLEANING OF HEATING AND COOLING SURFACES; REPLACEMENT OF FILTERS, BLOWERS, MOTORS, CONTROLS AND VENT CONNECTIONS; LUBRICATION OF MOVING PARTS AND ADJUSTMENTS.
- EQUIPMENT AND APPLIANCES INSTALLED OUTDOORS MUST BE LISTED AND LABELED FOR OUTDOOR INSTALLATION.
- SUPPORTS AND FOUNDATIONS MUST PREVENT EXCESSIVE VIBRATION, SETTLEMENT OR MOVEMENT OF THE EQUIPMENT.

COMBUSTION AIR OPENINGS CLEARANCE IN CENTRAL FURNACES = 6" MIN. IN FRONT OF OPENING.

APPLIANCES IN ROOMS – M1305.1.2; M1305.1.3
APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT OR SIMILAR SPACE MUST BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY.
UNOBSTRUCTED PASSAGEWAY WIDTH: 24" MIN. AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCES IN THE SPACE.
THERE MUST BE A LEVEL SERVICE SPACE A MIN. OF 30" DEEP AND THE HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30", AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN.

APPLIANCES WITH IGNITION SOURCE IN GARAGES – M1307.3
CLEARANCE OF SOURCE OF IGNITION: 18" MIN. ABOVE THE FLOOR IN GARAGES.
EXCEPTION: ELEVATION OF IGNITION SOURCE IS NOT REQUIRED FOR APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT.
APPLIANCES MUST NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

APPLIANCES INSTALLED IN ATTICS – M1305.1.3
- ATTICS CONTAINING APPLIANCES MUST BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

UNOBSTRUCTED PASSAGEWAY SIZES: 30" MIN. WIDE AND 22" MIN. WIDE AND 20' MAX. LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.
- A LEVEL SERVICE SPACE A MIN. OF 30" DEEP X 30" WIDE MUST BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
- THE CLEAR ACCESS OPENING DIMENSIONS MUST BE A MIN. OF 20" X 30", AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

MECHANICAL VENTILATION RATE – M1507.3.3
WHOLEHOUSE MECHANICAL VENTILATION SYSTEM MUST PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS (IRC TABLE M1507.3.3(1))

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	AIRFLOW IN CFM				
< 1,500	30	45	60	75	90
1,501 – 3,000	45	60	75	90	105
3,001 – 4,500	60	75	90	105	120
4,501 – 6,000	75	90	105	120	135
6,001 – 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 m^2, 1 CUBIC FOOT PER MINUTE = 0.0004719 m^3/s

MECHANICAL VENTILATION SYSTEM – M1507.3.1
WHOLE-HOUSE VENTILATION SYSTEM MUST CONSIST OF:
- ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH.
- ASSOCIATED DUCTS AND CONTROLS.
- LOCAL EXHAUST OR SUPPLY FANS PERMITTED TO SERVE AS SUCH A SYSTEM.

OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER MUST BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS MUST BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

LOCAL EXHAUST RATES – M1507.4
LOCAL EXHAUST SYSTEMS MUST BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MIN. AIR FLOW. SEE TABLE M1507.4

MIN. REQUIRED LOCAL EXHAUST RATES FOR ONE-AND TWO-FAMILY DWELLINGS (IRC TABLE M1507.4)	AREAS TO BE EXHAUSTED	EXHAUST RATES
	KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
	BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

EXHAUST HOOD SHOULD HAVE 24" CLEARANCE FROM THE STOVE TOP.

FOR SI: 1 CUBIC FOOT PER MINUTE = 0.0004719 m^3/s
CFM = CUBIC FEET PER MINUTE

APPLIANCES UNDER FLOOR – M1305.1.4
UNOBSTRUCTED PASSAGEWAY SIZE: 30" MIN. HIGH, 22" MIN. WIDE AND 20' MAX. LONG MEASURED
ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING FROM THE APPLIANCE.
SERVICE SPACE: 30" DEEP X 30" WIDE AT THE FRONT OF THE APPLIANCE.
NOTE: IF THE DEPTH OF THE PASSAGEWAY OR THE SERVICE SPACE EXCEEDS 12" BELOW THE ADJOINING GRADE, THE WALL A OF THE PASSAGEWAY MUST BE LINED WITH CONCRETE OR MASONRY EXTENDING 4" ABOVE THE ADJOINING GRADE.
ROUGH-FRAMED ACCESS OPENING DIMENSIONS: 22" MIN. X 30" MIN.
NOTE: ALL SPACES FOR MECHANICAL EQUIPMENT MUST BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE.
- APPLIANCES MUST BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCE OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

LEVEL WORKING SPACE – M1305.1
LEVEL WORKING SPACE: 30" DEEP X 30" WIDE MIN. IN FRONT OF CONTROL SIDE TO SERVICE AN APPLIANCE.

MECHANICAL EQUIPMENT CLEARENCES – M1305.1.4.1; M1403.2
GROUND SUPPORTED EQUIPMENT: 3" MIN. ABOVE THE GROUND; LEVEL AND FIRMLY SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL.
SUSPENDED APPLIANCES: 6" MIN. FROM THE GROUND.

FURNACES & HANDLERS (WITHIN COMPARTMENTS OR ALCOVES) – M1305.1.1
WORKING SPACE CLEARANCE (ALONG SIDES, BACK AND TOP): 3" MIN.
TOTAL WIDTH OF ENCLOSING SPACE: 12" MIN. WIDER THAN THE FURNACE OR AIR HANDLER
FURNACE WITH FIREBOX OPEN TO THE ATMOSPHERE: 6" WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE.

OVERHEAD EXHAUST HOODS – M1503.1
DOMESTIC OPEN-TOP BROILER UNITS MUST HAVE A METAL EXHAUST HOOD HAVING A MIN. THICKNESS OF 0.0157-INCH (NO. 28 GAGE).
CLEARANCES –
HOOD AND UNDERSIDE OF COMBUSTIBLE MATERIAL OR CABINETS: 1/4" MIN.
COOKING SURFACE AND THE COMBUSTIBLE MATERIAL OR CABINETS: 24" MIN.
HOOD WIDTH: AS WIDE AS THE BROILER UNIT (MIN.)
HOOD EXTENSION: MUST EXTEND OVER THE ENTIRE UNIT.
HOOD DISCHARGE LOCATION: OUTDOORS

EXHAUST SYSTEMS / RANGE HOODS – M1503.1; M1503.2
- MUST DISCHARGE TO THE OUTDOORS THROUGH A DUCT.
- DUCT SERVING THE HOOD MUST HAVE A SMOOTH INTERIOR SURFACE, MUST BE AIR TIGHT, MUST BE EQUIPPED WITH A BACK-DAMPER AND MUST BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS.
- DUCTS SERVING RANGE HOODS MUST NOT TERMINATE ATTICS OR CRAWL SPACES OR IN ANY AREAS INSIDE THE BUILDING.
- DUCTS SERVING RANGE HOODS MUST BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL OR COPPER.

EXHAUST SYSTEMS / EXHAUST OPENINGS – M1506.3
AIR EXHAUST OPENINGS MUST TERMINATE:
- 3' MIN. FROM PROPERTY LINES.
- 3' MIN. FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING AND
- 10' MIN. FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3' ABOVE THE AIR INTAKE.

RECIRCULATION OF AIR – M1507.2
- EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS MUST NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT.
- EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS MUST NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING.
- EXHAUST AIR MUST BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

NOTE: SAME REQUIREMENTS APPLY TO MECHANICAL VENTILATION.

CODE COMPLIANCE NOTES

FOR ALL GENERAL IRC CODE COMPLIANCE, SEE SHEETS A-1.2 AND FOR SECTION RELATED NOTES SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES, GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS, REFER ALSO TO SHEETS A-4.0 a & c

(*APPLIES TO ALL BUILDING & WALL SECTIONS, AND ADDITIONAL SHEETS HEREIN, U.N.O.)

* SEE ADDITIONAL WALL AND BUILDING SECTIONS & SHEETS FOR ADDITIONAL CODE COMPLIANCE REQUIREMENTS WHERE OTHERWISE STATED PER DRAWINGS HEREIN, TYP.

* NOTE: THIS IS BY NO MEANS THE CODES IN THEIR ENTIRETY, NOR INTENDED TO BE AN EXHAUSTIVE LIST OF ALL REQUIREMENTS OR COMPLIANCES. G.C. AND JURISDICTION SHALL HOLD FULL REVIEW RESPONSIBILITY AND GC SHALL MEET LOCAL REQUIREMENTS FOR WORKMANSHIP AND LOCAL JURISDICTIONS, INSPECTIONS, AND THE LIKE, AND SHALL SUPERCEDE THE GENERAL NATURE OF TYPICAL CODE REFERENCES AND NOTES HEREIN AS PROVIDED FOR CONVENIENCE.

CHANGES
MUST Be Approved Prior
To Performing Work

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

FOUNDATION/
FRAMING PLAN

ARCHITECTURAL
CONSTRUCTION-CODE
COMPLIANCE

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198
SHEET NO:

A-1.5

Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

PLUMBING – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

TRENCHING & BEDDING – P2604.1
WHERE TRENCHES ARE EXCAVATED IN ORDER FOR THE BOTTOM OF THE TRENCH TO FORM THE BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD-BEARING SUPPORT MUST BE PROVIDED BETWEEN JOINTS.

PROTECTION OF FOOTINGS – P2604.4
- TRENCHING INSTALLED PARALLEL TO FOOTINGS AND WALLS MUST NOT EXTENT INTO THE BEARING PLANE OF A FOOTING OR WALL.
- THE UPPER BOUNDARY OF THE BEARING PLANE IS A LINE THAT EXTENDS DOWNWARD, AT AN ANGLE OF 45 DEGREES FROM HORIZONTAL, FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING OR WALL.

WASTE OUTLETS – P2713.3; P2712.4; P2713.1; P2714.1
LAVATORY WASTE OUTLETS: 1-1/4" IN DIAMETER.
A STRAINER, POP-UP STOPPER, CROSSBAR OR OTHER DEVICE MUST BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.
SINK WASTE OUTLETS: 1-1/2" DIAMETER.
A STRAINER, CROSSBAR OR OTHER DEVICE MUST BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.
BATHTUB OUTLETS: 1-1/2" DIAMETER
BATHTUB WASTE OUTLETS AND OVERFLOWS: BATHTUBS MUST BE EQUIPPED WITH A WASTE OUTLET AND AN OVERFLOW OUTLET. THE WASTE OUTLET MUST BE EQUIPPED WITH A WATER-TIGHT STOPPER.
FLUSH VALVES IN FLUSH TANKS: 1" MIN. ABOVE THE FLOOD-LEVEL RIM OF THE BOWL CONNECTED THERETO.

WASTE RECEPTORS – P2706
- FOR OTHER THAN HUB DRAINS THAT RECEIVE ONLY CLEAR-WATER WASTE AND STANDPIPES, A REMOVABLE STRAINER OR BASKET MUST COVER THE WASTE OUTLET OF WASTE OF WASTE RECEPTORS.
- WASTE RECEPTORS MUST NOT BE INSTALLED IN CONCEALED SPACES, PLENUMS, ATTICS, CRAWL SPACES OR INTERSTITIAL SPACES ABOVE CEILINGS AND BELOW FLOORS.
- WASTE RECEPTORS MUST BE READILY ACCESSIBLE.
- HUB DRAINS MUST BE IN THE FORM OF A HUB OR A PIPE THAT EXTENDS A MIN. OF 1" ABOVE A WATER-IMPERVIOUS FLOOR.
- STANDPIPES MUST EXTEND 18" MIN. AND 42" MAX ABOVE THE TRAP WEIR.
- WHERE A LAUNDRY TRAY WASTE LINE CONNECTS INTO A STANDPIPE FOR AN AUTOMATIC CLOTHES WASHER DRAIN, THE STANDPIPE MUST EXTEND 30" MIN. ABOVE THE STANDPIPE TRAP WEIR AND MUST EXTEND ABOVE THE FLOOD LEVEL RIM OF THE LAUNDRY TRAY.
- THE OUTLET OF THE LAUNDRY TRAY MUST BE 30" MAX. HORIZONTALLY FROM THE STANDPIPE TRAP.
- PLUMBING FIXTURES THAT ARE USED FOR WASHING AND BATHING MUST NOT BE USED TO RECEIVE THE DISCHARGE OF INDIRECT WASTE PIPING.

MAX. FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS[b] – P2903.2

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING
LAVATORY FAUCET	2.2 gpm at 60 psi
SHOWER HEAD[a]	2.5 gpm at 80 psi
SINK FAUCET	2.2 gpm at 60 psi
WATER CLOSET	1.6 GALLONS PER FLUSHING CYCLE

FOR SI: 1 GALLON PER MINUTE = 3.785 L/m,
1 POUND PER SQUARE INCH = 6.895 kPa.

a. A HANDHELD SHOWER SPRAY IS ALSO A SHOWER HEAD.
b. CONSUMPTION TOLERANCES BUST BE DETERMINED FROM REFERENCED STANDARDS.

PLUMBING FIXTURES / ACCESS TO CONNECTIONS – P2704
SLIP JOINTS MUST BE MADE WITH AN APPROVED ELASTOMERIC GASKET.
SLIP JOINTS INSTALLATION LOCATIONS = TRAP OUTLET, TRAP INLET AND WITHIN THE TRAP SEAL.
FIXTURES WITH CONCEALED SLIP-JOINT CONNECTIONS MUST BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE OF 12" MIN. IN ITS SMALLEST DIMENSION OR OTHER APPROVED ARRANGEMENT SO AS TO PROVIDED ACCESS TO THE SLIP CONNECTIONS FOR INSPECTION AND REPAIR.

HORIZONTAL DRAINAGE PIPING SLOPE – P3005.3
MIN. SLOPES OF PIPES WITH DIAMETER 2-1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE)
MIN. SLOPES OF PIPES WITH DIAMETER 3" OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1% SLOPE)

BACKFILLING – P3604.3
PIPES MUST BE COVERED BY TAMPED EARTH = 12" MIN.
BACKFILL MUST BE FREE FROM:
- DISCARDED CONSTRUCTION MATERIAL AND DEBRIS
- ROCKS, BROKEN CONCRETE AND FROZEN CHUNKS

BACKFILL LOCATION = BOTH SIDES OF THE PIPE
- BACKFILL MUST BE PLACED EVENLY AND TAMPED TO RETAIN PROPER ALIGNMENT.
- LOOSE EARTH MUST BE CAREFULLY PLACED IN THE TRENCH IN 6" LAYERS AND TAMPED IN PLACE.

PIPE SUPPORT – P3605
PIPING MUST SUPPORTED TO:
- ENSURE ALIGNMENT.
- PREVENT SAGGING.
- ALLOW MOVEMENT ASSOCIATED WITH THE EXPANSION AND CONTRACTION OF THE PIPING SYSTEM.
- PIPING IN THE GROUND MUST BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH.
- HANGERS AND ANCHORS MUST BE OF SUFFICIENT STRENGTH TO MAINTAIN THEIR PROPORTIONAL SHARE OF WEIGHT OF PIPE AND CONTENTS AND OF SUFFICIENT WIDTH TO PREVENT DISTORTION TO THE PIPE.
- HANGERS AND STRAPPING MUST BE OF APPROVED MATERIAL THAT DOES NOT PROMOTE GALVANIC ACTION.
- RIGID SUPPORT SWAY BRACING MUST BE PROVIDED AT CHANGES IN DIRECTION GREATER THAN 45 DEGREES FOR PIPE SIZES 4" AND LARGER.

REQUIRED CAPACITIES AT POINT OF OUTLET DISCHARGE – IRC TABLE P2903.1

FIXTURE SUPPLY OUTLET SERVING	FLOW RATE (gpm)	FLOW PRESSURE (gpm)
BATHTUB, BALANCED-PRESSURE, THERMOSTATIC MIXING VALVE OR COMBINATION	4	20
BIDET, THERMOSTATIC MIXING VALVE	2	20
DISHWASHER	2.75	8
LAUNDRY TRAY	4	8
LAVATORY	0.8	8
SHOWER, BALANCING-PRESSURE, THERMOSTATIC OR COMBINATION	2.5	20
SILLCOCK, HOSE BIBB	5	8
SINK	1.75	8
WATER CLOSET, FLUSHOMETER TANK	1.6	20
WATER CLOSET, TANK, CLOSE COUPLED	3	20
WATER CLOSET, TANK, ONE-PIECE	6	20

FOR SI: 1 GALLON PER MINUTE = 3.785 L/m,
1 POUND PER SQUARE INCH = 6.895 k/Pa.

PLUMBING FIXTURES / TAIL PIECES – P2703
FIXTURE TAIL PIECES FOR SINKS, DISHWASHERS, LAUNDRY TUBS, BATHTUBS AND SIMILAR FIXTURES: 1-1/2" MIN. IN DIAMETER
FIXTURE TAIL PIECES FOR BIDETS, LAVATORIES AND SIMILAR FIXTURES: 1-1/4" MIN. IN DIAMETER

FIXTURES WITH CONCEALED SLIP-JOINT CONNECTIONS MUST BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE 12" MIN. IN ITS SMALLEST DIMENSION – P2704.1

PLUMBING FIXTURES / INSTALLATION – P2705.1
FLOOR-OUTLET OR FLOOR- MOUNTED FIXTURES: MUST BE SECURED TO THE DRAINAGE CONNECTION AND THE FLOOR, BY SCREWS, BOLTS, WASHERS, NUTS AND SIMILAR FASTENERS OF COPPER, COPPER ALLY OR OTHER CORROSION-RESISTANTMATERIAL.
WALL-HUNG FIXTURES: MUST BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.
WATER TIGHT CONTACT AREA: WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA MUST BE WATER TIGHT.
FUNCTIONALITY: PLUMBING FIXTURES MUST BE USABLE.

BATHROOM CLEARANCES – R305.1; R307.1; P2708
CLEARANCE FOR WATER CLOSETS, LAVATORIES AND BIDETS: 15" MIN. FROM ITS CENTER TO SIDE WALL, PARTITION OR VANITY.
CLEARANCES BETWEEN ADJACENT FIXTURES: 30" MIN. CENTER-TO-CENTER.
CLEARANCE IN FRONT OF WATER CLOSET: 21" MIN. THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT MUST NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

SHOWER COMPARTMENTS – P2708
INTERIOR CROSS-SECTIONAL AREA: 900 SQ. IN.
DIMENSION: 30" MIN. MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES AND SAFETY GRAB BARS OR RAILS.
ACCESS AND EGRESS OPENING WIDTH: 22" MIN.
SHOWER DRAINS OUTLET SIZES: 1-1/2" IN DIAMETER.
HIGH LIMIT STOP WATER TEMPERATURE: 120 DEGRESS F MAX.
OTHER SHOWER CLEARANCES:
- HINGED SHOWER DOORS MUST OPEN OUTWARD.
- THE WALL AREA ABOVE BUILT-IN TUBS BUST FLAT A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.
- THE MINIMUM REQUIRED AREA AND DIMENSION MUST BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND MUST BE CONTINUED TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET.
- WATER SUPPLY RISERS FROM THE SHOWER VALVE TO THE SHOWER HEAD OUTLET, WHETHER EXPOSED OR CONCEALED, MUST BE ATTACHED TO THE STRUCTURE USING SUPPORT DEVICES DESIGNED FOR USE WITH THE SPECIFIC PIPING MATERIAL OR FITTINGS ANCHORED WITH SCREWS.

ELECTRICAL – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

LENGTH OF CONDUCTOR – E3406.11.3
LENGTH OF CONDUCTOR FOR SPLICE OR TERMINATION:
LENGTH: 6" MIN. OF FREE CONDUCTOR MUST BE PROVIDED AT EACH OUTLET, JUNCTION OR SWITCH POINT WHERE CONDUCTORS ARE TO BE SPLICED, TERMINATED OR CONNECTED TO FIXTURES OR DEVICES.
MEASURING REQUIRED LENGTH: LENGTH MUST BE MEASURED FROM THE POINT IN THE BOX WHERE THE CONDUCTOR EMERGES FROM ITS RACEWAY OR CABLE SHEATH.
CONDUCTOR'S LENGTH: 3" MIN. OUTSIDE THE OPENING OF AN OUTLET, JUNCTION OR SWITCH POINT WHERE OUTLET, JUNCTION OR SWITCH POINT IS LESS THAN 8" IN ANY DIMENSION.

VOLTAGE RATING – E3601.4
SYSTEMS MUST BE 3-WIRE, 120/240-VOLT, SINGLE-PHASE WITH A GROUNDED NEUTRAL.

ENCLOSURE / WORKING SPACE & CLEARANCES – E3405.2; E3405.7
WORKING CLEARANCES FOR ENERGIZED EQUIPMENT, SERVICE EQUIPMENT AND PANEL BOARD ENCLOSURES MUST BE AS FOLLOWS:
DEPTH: 36" MIN.
WIDTH: 30" MIN. OR THE WIDTH OF THE EQUIPMENT, WHICHEVER IS GREATER IN FRONT OF THE EQUIPMENT.
HEIGHT: 6'-6" MIN. OR THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER IN FRONT OF THE EQUIPMENT.
DOOR OR HINGED PANELS OPENING: 90°
EXTENSIONS OF ASSOCIATED EQUIPMENT: 6" MAX. ABOVE OR BELOW THE ELECTRICAL EQUIPMENT.
MEASURING DISTANCES: DISTANCES MUST BE MEASURED FROM THE ENERGIZED PARTS WHERE SUCH PARTS ARE EXPOSED OR FROM THE ENCLOSURE FRONT OR OPENING WHERE SUCH PARTS ARE EXPOSED OR FROM THE ENCLOSURE FRONT OR OPENING WHERE SUCH PARTS ARE ENCLOSED.
ILLUMINATION: ARTIFICIAL ILLUMINATION MUST BE PROVIDED FOR ALL WORKING SPACES INSTALLED INDOORS; MUST NOT BE CONTROLLED BY SOLELY AUTOMATIC MEANS.

AMPACITY / UNDERGROUND CONDUCTORS – E3602.1
UNGROUNDED SERVICE CONDUCTORS: NO LESS THAN THE LOAD SERVED
ONE-FAMILY DWELLINGS UNDERGROUND CONDUCTORS: 100 AMPERES, 3 WIRE
ALL OTHER INSTALLATIONS OF THE UNGROUNDED CONDUCTORS: 60 MIN. AMPERES

LIGHTING OUTLETS – E3032-E3903.4
HABITABLE ROOMS & BATHROOMS: 1 MIN. WALL SWITCH-CONTROLLED LIGHTING OUTLET.
ADDITIONAL LOCATIONS: 1 MIN. WALL SWITCH-CONTROLLED LIGHTING OUTLET IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER AND AT EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR, ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS, BASEMENTS.
NOTE: IN ADDITION, A LIGHTING OUTLET MUST BE PROVIDED AT OR NEAR EQUIPMENT THAT REQUIRES SERVICING.

RECEPTACLE / OUTLETS – E3901.2; 3901.4 – E3901.10
RECEPTACLE LOCATION/SPACING: 6' MAX. DISTANCE FROM ANY POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE.
WALL COUNTERTOP RECEPTACLES OUTLETS: 1 AT EACH WALL COUNTERTOP SPACE 12" OR WIDER; NO POINT MUST BE MORE THAN 24" FROM THE RECEPTACLE OUTLET SERVING THAT SPACE.
ISLAND COUNTERTOP OUTLETS: 1 MIN. WHEN THE DIMENSION OF THE ISLAND IS GREATER THAN 24" LONG X 12" SHORT.
NOTE: SAME REQUIREMENT APPLIES TO PENINSULAR COUNTERTOP SPACES. A PENINSULA COUNTERTOP IS MEASURED FROM THE COUNTERTOP EDGE.
APPLIANCE RECEPTACLE OUTLETS: INSTALLED WITHIN 6' OF THE INTENDED LOCATION OF THE SPECIFIC APPLIANCE. SPECIFIC APPLIANCE EXAMPLE: LAUNDRY EQUIPMENT.
BATHROOM RECEPTACLE OUTLETS: 1 MIN; LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET 12" MAX. BELOW THE TOP BASIN.
IMPORTANT NOTE: RECEPTACLE OUTLETS MUST BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS IN A BATHROOM BASIN LOCATION.
OUTDOOR RECEPTACLE OUTLETS: 1 MIN; INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT; LOCATED 6'-6" MAX. ABOVE GRADE.
BALCONIES, DECKS AND PORCHES RECEPTACLE OUTLETS: 1 MIN; INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH; LOCATED 6'-6" MAX. ABOVE GRADE.
BASEMENTS AND GARAGES RECEPTACLE OUTLETS: 1 MIN. IN EACH SEPARATE, UNFINISHED PORTION OF THE BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE OUTLETS.
NOTE: SAME REQUIREMENTS APPLY TO UNFINISHED PORTIONS OF BASEMENTS AND ACCESSORY BUILDINGS.
HALLWAYS RECEPTACLE OUTLET: 1 MIN. IF THE HALLWAY IS 10' OR GREATER IN LENGTH.

TERM ALERT –
- AMPACITY: THE MAX CURRENT IN AMPERES THAT A CONDUCTOR CAN CARRY CONTINUOUSLY UNDER THE CONDITIONS OF USE WITHOUT EXCEEDING ITS TEMPERATURE RATING.
- BONDING: CONNECTING TO ESTABLISH ELECTRICAL CONTINUITY AND CONDUCTIVITY. BONDING BONDING MUST BE PROVIDED WHERE NECESSARY TO ENSURE ELECTRICAL CONTINUITY AND THE CAPACITY TO CONDUCT SAFELY ANY FAULT CURRENT LIKELY TO BE IMPOSED.
- BRANCH CIRCUIT: THE CIRCUIT CONDUCTORS BETWEEN THE FINAL OVER CURRENT DEVICE PROTECTING THE CIRCUIT AND THE OUTLET(S).
- BRANCH CIRCUIT, APPLIANCE: A BRANCH CIRCUIT THAT SUPPLIES ENERGY TO ONE OR MORE OUTLETS TO WHICH APPLIANCES ARE TO BE CONNECTED, AND THAT HAS NO PERMANENTLY CONNECTED LUMINARIES THAT ARE NOT A PART OF AN APPLIANCE.

BRANCH-CIRCUIT REQUIREMENTS-SUMMARY[a,b] – IRC TABLE E3702.1.4

	CIRCUIT RATING		
	15 AMP	20 AMP	30 AMP
CONDUCTORS: MIN. SIZE (AGW) CIRCUIT CONDUCTORS	14	12	10
MAX. OVER-CURRENT PROTECTION DEVICE RATING AMPERES RATING	15	20	30
OUTLET DEVICES: LAMP HOLDERS PERMITTED RECEPTACLE RATING (AMPERES)	ANY TYPE 15 MAX.	ANY TYPE 15 OR 20	N/A 30
MAX. LOAD (AMPERES)	15	20	30

[a] THESE GAGES ARE FOR COPPER CONDUCTORS [b] N/A = NOT ALLOWED

SERVICES – E3601.2; E3601.3; E3601.4
- ONE-AND TWO FAMILY DWELLINGS MUST BE SUPPLIED BY ONLY ONE SERVICE.
- SERVICE CONDUCTORS SUPPLYING A BUILDING OR OTHER STRUCTURE MUST NOT PASS THROUGH THE INTERIOR OF ANOTHER BUILDING OR THROUGH ANOTHER STRUCTURE.
- CONDUCTORS OTHER THAN SERVICE CONDUCTORS MUST NOT INSTALLED IN THE SAME SERVICE RACEWAY OR SERVICE CABLE.

SURFACE & UNDERGROUND INSTALLATION – E3802.3.1; E3803.1
SURFACE INSTALLATION
- CABLES MUST CLOSELY FOLLOW THE SURFACE OF THE BUILDING FINISH OR RUNNING BOARDS.

UNDERGROUND INSTALLATION
- UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND THAT ARE BURIED 18" OR MORE BELOW GRADE MUST HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH 12" MIN. ABOVE THE UNDERGROUND INSTALLATION.
- DIRECT BURIED CONDUCTORS AND CABLES EMERGING FROM THE GROUND MUST BE PROTECTED BY ENCLOSURES OR RACEWAYS EXTENDING FROM THE MIN. COVER DISTANCE BELOW GRADE A POINT AT LEAST 8' ABOVE FINISHED GRADE.
- CONDUCTORS ENTERING A BUILDING MUST BE PROTECTED TO THE POINT OF ENTRANCE.

CABLE PROTECTION – E3802.3.2; E3802.3.3
- WHERE SUBJECT TO PHYSICAL DAMAGE, CABLES MUST BE PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC RIGID NON-METALLIC CONDUIT, OR OTHER APPROVED MEANS.
- WHERE PASSING THROUGH A FLOOR, THE CABLE MUST BE ENCLOSED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC RIGID NON-METALLIC CONDUIT, OR OTHER APPROVED MEANS. EXTENDING A MIN. OF 6" ABOVE THE FLOOR.
- WHERE EXPOSED TO SUNLIGHT, CONDUCTORS AND CABLES MUST BE MARKED AS "SUNLIGHT RESISTANT" OR BE COVERED WITH INSULATING MATERIAL LISTED "SUNLIGHT RESISTANT".

GFCI AND AFCI ELECTRICAL DEVICES
A GFCI AND AN AFCI ARE DIFFERENT ELECTRICAL DEVICES THAT PERFORM DIFFERENT KINDS OF ACTIONS.
- A GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) IS DESIGNED TO PREVENT ELECTRICAL SHOCK. GFCIs ARE REQUIRED IN DAMP AREAS AND OUTSIDE AREAS.
- AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) IS DESIGNED TO PREVENT ELECTRICAL FIRES. AFCIs ARE REQUIRED IN ALL SLEEPING AREAS, BEDROOMS, DENS ETC.

CODE COMPLIANCE NOTES
FOR ALL GENERAL IRC CODE COMPLIANCE, SEE SHEETS A-1.2 AND FOR SECTION RELATED NOTES SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES, GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS, REFER ALSO TO SHEETS A-4.0a&b

(*APPLIES TO ALL BUILDING & WALL SECTIONS, AND ADDITIONAL SHEETS HEREIN, U.N.O.)

* SEE ADDITIONAL WALL AND BUILDING SECTIONS & SHEETS FOR ADDITIONAL CODE COMPLIANCE REQUIREMENTS WHERE OTHERWISE STATED PER DRAWINGS HEREIN, TYP.

* NOTE: THIS IS BY NO MEANS THE CODES IN THEIR ENTIRETY, NOR INTENDED TO BE AN EXHAUSTIVE LIST OF ALL REQUIREMENTS OR COMPLIANCES. G.C. AND JURISDICTION SHALL HOLD FULL REVIEW RESPONSIBILITY AND GC SHALL MEET LOCAL REQUIREMENTS FOR WORKMANSHIP AND LOCAL JURISDICTIONS, INSPECTIONS, AND THE LIKE, AND SHALL SUPERCEDE THE GENERAL NATURE OF TYPICAL CODE REFERENCES AND NOTES HEREIN AS PROVIDED FOR CONVENIENCE.

CHANGES
MUST Be Approved Prior
To Performing Work

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

FOUNDATION/
FRAMING PLAN

ARCHITECTURAL
CONSTRUCTION-CODE
COMPLIANCE

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198

SHEET NO:

A-1.6

Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

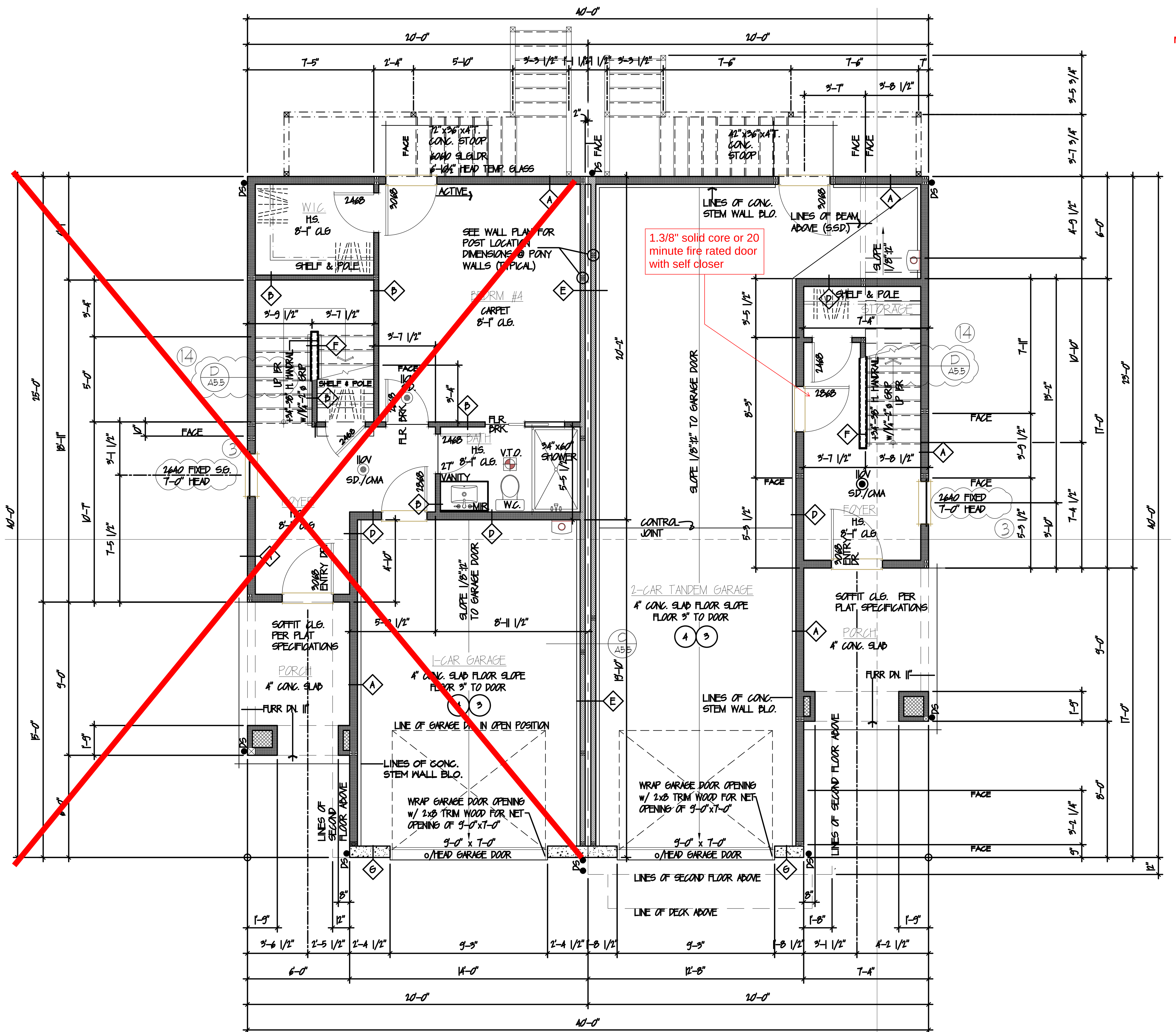
Manufacturer's installation instructions and specs shall be on site at time of inspection

Smoke & carbon monoxide detectors required. Smoke and carbon monoxide detectors must be installed throughout the building in all locations required by the IRC as amended by WAC.

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior To Performing Work



FLOOR PLAN - 1ST FLR

SCALE: 1/4"=1'-0"

-PROVIDE ONE LAYER ⅝ GWB TYPE "X" AT CEILINGS COMMON WITH HABITABLE AREAS -WHERE THE SEPARATION IS A FLOOR- CEILING ASSEMBLY, CLAD ALL SUPPORT COLUMNS, BEAMS AND WALLS WITH ONE LAYER ½" GWB. -THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA WITH NO LESS THAN ½" GWB ON THE GARAGE SIDE.

-PROVIDE ONE LAYER ⅝ GWB TYPE "X" AT CEILINGS COMMON WITH HABITABLE AREAS -WHERE THE SEPARATION IS A FLOOR- CEILING ASSEMBLY, CLAD ALL SUPPORT COLUMNS, BEAMS AND WALLS WITH ONE LAYER ½" GWB. -THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA WITH NO LESS THAN ½" GWB ON THE GARAGE SIDE.

MAIN FLOOR LEGEND

- SD — SMOKE DETECTOR
- SD/CO — COMBO SMOKE & CARBON MONOXIDE DETECTOR
- XX CFM — FAN, CFM (XX) PER SPECS; WHF - "WHOLE HOUSE FAN"
- HB — HOSE BIBB
- DS — DOWN SPOUT, TIGHTLINE TO STORM SYSTEM, TYP. UNO.

PROJECT NORTH
VARIES BY PARCEL

GENERAL PLAN NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT SIZE AND LOCATION ONLY. SEE SCHEDULES AND ELEVATIONS FOR COORDINATION.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2X6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND SHEET A-4XX SERIES SHEETS FOR ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD. C IS TO SHOW CENTERLINE DIMENSIONS.

6. SEE ADD'L. A-2XX & A-3XX SERIES FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS. TRIM, HARDWARE AND ADDITIONAL RELATED INFO. MAY BE FOUND IN SCHEDULES WHEN/AS PROVIDED HEREIN.

7. G.C. AND OWNER TO COORD. FOR APPROVAL OF TYPICAL INTERIOR FINISHES NOT SPECIFICALLY STATED ON FLOOR PLANS OR IN OTHER SHEETS/DESIGN INFO. HEREIN.

8. ANYWHERE MIN. REQUIREMENTS ARE CALLED OUT ON DRAWINGS, REFER TO GENERAL NOTES, SPECIFICATIONS, AND APPLY ADHERENCE TO MOST RESTRICTIVE CODE AND/OR SPECIFICATION REFERENCE, AS WELL AS BEST INDUSTRY PRACTICES.

FLOOR PLAN NOTES

1) ALL HABITABLE SLEEPING ROOMS TO RECEIVE CLG. MOUNTED SMOKE DETECTORS, HARD WIRED W/ BATTERY BACKUPS.

2) ALL BATHROOMS, SHOWER ROOMS TO RECEIVE CLG. FANS (SEPARATE UNIT OR COMBO FAN/LIGHT TBD) - CODE REQ'D. CFM MIN. U.N.O. - VENT TO EXTERIOR, TYP.

3) ALL PLUMBING AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED G.C. SUB PERMITTING & RELATED CODE COMPLIANCE.

4) ALL ELECTRICAL AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED G.C. SUB PERMITTING & RELATED CODE COMPLIANCE.

5) FACTORY-BUILT WOOD STOVE INSTALLATION TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, AS WELL AS I.R.C. 1004.1-4. & WITH KITSAP COUNTY BROCHURE #15 TITLED "WOODSTOVES AND FIREPLACES" & WITH 2006 N.F.P.A. 211.

6) ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, U.N.O. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

(A) EXTERIOR WALL CONSTRUCTION -
SIDING PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER 7/16" CDX PLYWOOD (ALT. OSB) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/OR PRESCRIPTIVE DESIGN) OVER 2x6 STUDS @ 16" O.C. W/ BATT INSULATION (R-21 MIN. OR AS CODE REQ'D.) OVER 1/2" GWB @ INT. SIDE, MUD/TAPE, TEXTURE AND PAINT @ WARM INT. SIDE (OVER 5/8" TYPE 'X' 1-HR RATED GWB @ GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)

(B) INTERIOR WALL CONSTRUCTION -
1/2" GWB EACH SIDE OVER 2x4 STUDS @ 16" O.C. FINISH PER TYPE 'A' ABOVE

(B1) SIMILAR TO 'B' EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS. G.C. TO COORD. W/ CLIENT AS REQ'D., TYP. U.N.O.

(C) INTERIOR WALL CONSTRUCTION -
PLUMBING WALL: 1/2" GWB EACH SIDE OVER 2x6 STUDS @ 16" O.C. W/ SOUND BATT INSUL. FULL HT. / WIDTH OF WALL, MUD/TAPE, TEXTURE, PAINT

(C1) SIMILAR TO 'C' EXCEPT W/ R-21 BATT INSULATION MIN. (OR AS CODE REQ'D)

(E) = Rated 2 hour firewall (See Sheet A-5.5)
(G) = Concrete Wall

GENERAL I.R.C. 2015 NOTES

1. POST ADDRESS SO AS TO BE LEGIBLE FROM STREET, WITH #S TO ADEQUATELY CONTRAST FROM ADJACENT BACKGROUND - IRC R319.1

2. 2. A FLOOR OR LANDING @ 7-3/4" MAX. BELOW THRESHOLD, IS REQUIRED FROM AN EXIT DOOR - IRC R311.3.3.1

3. 3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOCS. UNO.

4. VERIFY ALL DOWNSPOUT LOCATIONS BASED ON PARCEL/LOT, TIGHTLINES, AND THE LIKE, TYP.

5. GABLE END CONDITIONS: ALL PLYWOOD SHEAR PANELS MUST EXTEND CONTINUOUS FROM THE DIAPHRAGM U.N.O. THIS REQUIREMENT MAY BE ELIMINATED IF THE S.E. & IN COORDINATION WITH THE TRUSS MANUFACTURER PROVIDES AN ADEQUATE SHEAR OR DRAG TRUSS IN SAID LOCATIONS. THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFICED OF SUCH A DECISION TO ALTER, AND BE PROVIDED WITH APPROPRIATE CALCULATIONS TO SUPPORT SAID DECISION, PRIOR TO THE START OF THE WORK, ORDERING OR INSTALLATION OF RELATED SYSTEMS, MATERIALS, AND THE LIKE. TYP. ALL LOCS. U.N.O., G.C. SHALL VERIFY PER PARCEL / LOT / BUILDING DESIGN IN COORDINATION WITH STRUCTURAL ENGINEERING RELATED AND PROVIDED PER PROJECT.

6. WHEN/WHERE A SHEAR WALL IS INDICATED ON THE DRAWINGS (ARCHITECTURAL OR STRUCTURAL) FOR ANY PORTION OF A WALL, THE REMAINDER OF THAT WALL ADJACENT SHALL BE, IN THE SAME PLANE, SIMILARLY SHEATHED, FOR DIMENSIONAL CONTINUITY ACROSS THE ENTIRETY OF THE WALL PLANE FOR A UNIFORM FINISHING SURFACE, TYP. ALL LOCS. AS REQ'D.

7. INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 I.R.C. SECTIONS R705.7.5, R703.8, R903.2, R905. DRIP EDGES REQUIRED PER R905.2.8.5

8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS -
   A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, INSTALLED IN SUCH A MANNER AS TO BE WATERPROOF, WEATHERPROOF, AND LEAKPROOF. EXCEPT THAT IN SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SAID FLASHING.
   B) AT THE INTERSECTIONS OF CHIMNEYS OR OTHER MASONRY TYPE CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
   C) UNDER AND AT THE ENDS OF ALL MASONRY, WOOD, OR METAL STYLE COPINGS AND SILLS.
   D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, TYP. THROUGHOUT
   E) WHERE ANY EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR / FLOORLINE ASSEMBLY MADE OF WOOD CONSTRUCTION.
   F) AT ANY/ALL WALL AND ROOF INTERSECTIONS.
   G) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R703.8.

9. WHERE ANY ON SITE GRADE IS GREATER THAN 30" BELOW AN ADJACENT WALKWAY, LANDING, PATIO, AND/OR DECK, A CONTINUOUS RAILING / GUARDRAIL WITH A MIN. HEIGHT OF 36" ABOVE FINISHED WALKING SURFACE. RAILING SHALL BE DESIGNED, PER IRC COMPLIANCE, SO THAT THE DESIGN WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE BETWEEN RAILING PICKETS/MEMBERS. PROVIDE 34" MIN. HEIGHT (36" TYP.) GUARD AT THE OPEN SIDE OF ANY/ALL STAIRWAYS WITH A TOTAL RISE OF MORE THAN 30", PER R312.1. A 4-3/8" SPHERE MAY NOT PASS THROUGH SAID GUARD IN THIS LOC. A 6" DIA. SPHERE MAY NOT PASS THORUGH ANY TRIANGULAR SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.

10. EXTERIOR STAIRWAYS PER IRC R311.7 SHALL BE OF MIN. 36" CLEAR WIDTH. LANDINGS SHALL HAVE A 36" MIN. DIMENSION IN THE DIRECTION OF TRAVEL. RISERS TO BE MAX. 7-3/4" HEIGHT. TREADS TO BE 10" MIN. DEPTH. MAX. VARIATION OF SAID DIMENSIONS TO BE ⅜". TREADS W/ SOLID RISERS ARE TO HAVE ¾" MIN. TO 1-1/4" MAX. NOSINGS, OR 11" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PASSABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RUN. HANDRAILS SHALL BE INSTALLED AT 34-38" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRIP, CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6'-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FULL STAIR RUN. PROVIDE 34" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R312.1. 4-3/8" DIA. SPHERE SHALL NOT PASS THROUGH GUARDS. 6" DIA. SPHERE SHALL NOT PASS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SAID GUARD.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

DUPLEX FLOOR PLAN - FIRST FLOOR

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO: A-2.1

Established Basic Permit #
19-03650

Subject To Field Inspection

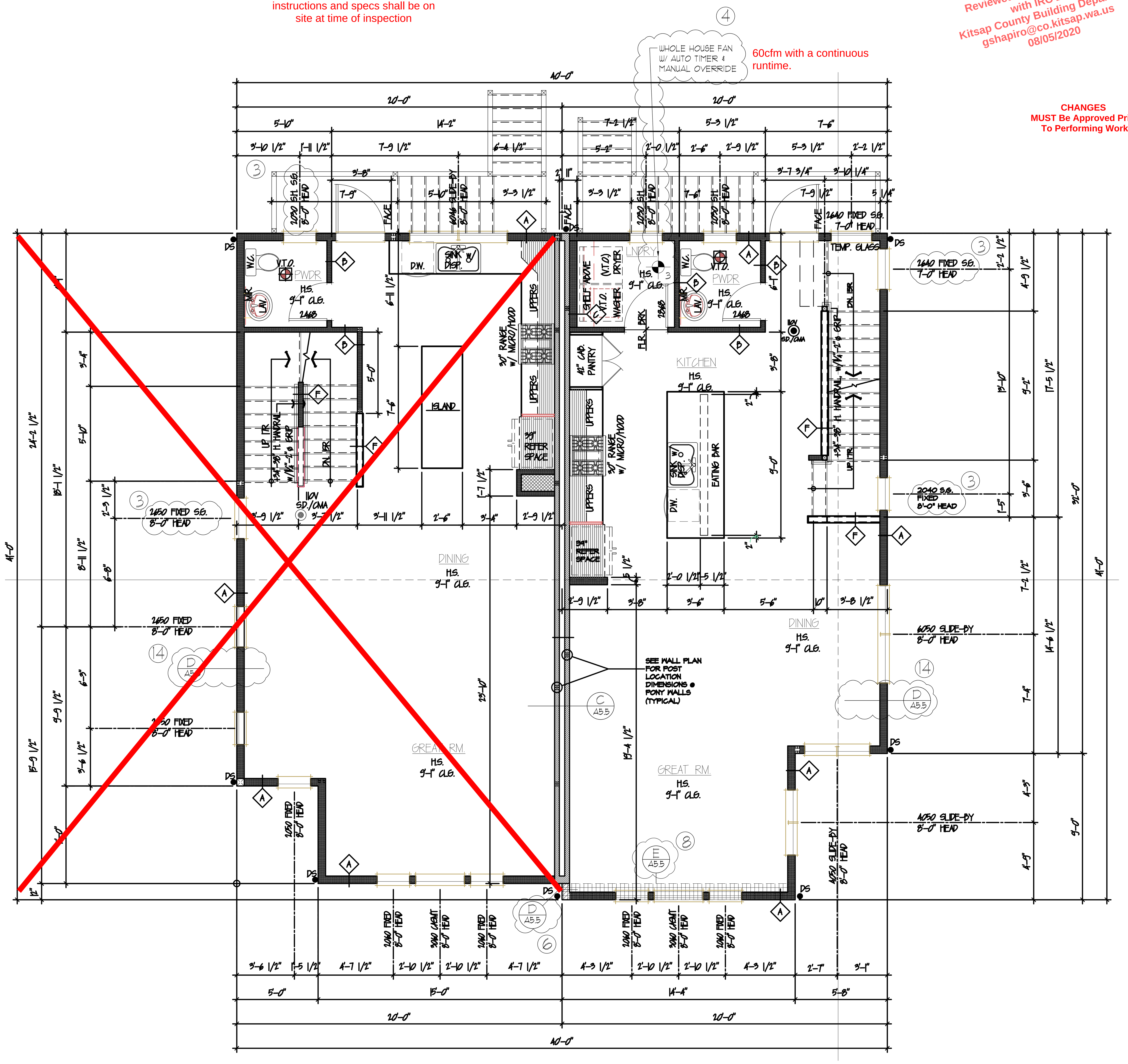
Smoke & carbon monoxide detectors required. Smoke and carbon monoxide detectors must be installed throughout the building in all locations required by the IRC as amended by WAC.

Manufacturer's installation instructions and specs shall be on site at time of inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work



① FLOOR PLAN – 2ND FLR.
SCALE: 1/4"=1'-0"

MAIN FLOOR LEGEND

SD	SMOKE DETECTOR
SD CO	COMBO SMOKE & CARBON MONOXIDE DETECTOR
XX CFM	FAN, CFM (XX) PER SPECS WHF – "WHOLE HOUSE FAN"
HB	HOSE BIBB
DS	DOWN SPOUT, TIGHTLINE TO STORM SYSTEM, TYP. U.N.O.

GENERAL PLAN NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT SIZE AND LOCATION ONLY. SEE SCHEDULES AND ELEVATIONS FOR COORDINATION.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2X6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND SHEET A-4XX SERIES SHEETS FOR ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD. C IS TO SHOW CENTERLINE DIMENSIONS.

6. SEE ADD'L. A-2XX & A-3XX SERIES FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS. TRIM, HARDWARE AND ADDITIONAL RELATED INFO. MAY BE FOUND IN SCHEDULES WHEN/AS PROVIDED HEREIN.

7. G.C. AND OWNER TO COORD. FOR APPROVAL OF TYPICAL INTERIOR FINISHES NOT SPECIFICALLY STATED ON FLOOR PLANS OR IN OTHER SHEETS/DESIGN INFO. HEREIN.

8. ANYWHERE MIN. REQUIREMENTS ARE CALLED OUT ON DRAWINGS, REFER TO GENERAL NOTES, SPECIFICATIONS, AND APPLY ADHERENCE TO MOST RESTRICTIVE CODE AND/OR SPECIFICATION REFERENCE, AS WELL AS BEST INDUSTRY PRACTICES.

FLOOR PLAN NOTES

1) ALL HABITABLE SLEEPING ROOMS TO RECEIVE CLG. MOUNTED SMOKE DETECTORS, HARD WIRED W/ BATTERY BACKUPS.

2) ALL BATHROOMS, SHOWER ROOMS TO RECEIVE CLG. FANS (SEPARATE UNIT OR COMBO FAN/LIGHT TBD) – CODE REQ'D. CFM MIN. U.N.O. – VENT TO EXTERIOR, TYP.

3) ALL PLUMBING AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED G.C. SUB PERMITTING & RELATED CODE COMPLIANCE.

4) ALL ELECTRICAL AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED G.C. SUB PERMITTING & RELATED CODE COMPLIANCE.

5) FACTORY-BUILT WOOD STOVE INSTALLATION TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, AS WELL AS I.R.C. 1004.1-4. & WITH KITSAP COUNTY BROCHURE #75 TITLED "WOODSTOVES AND FIREPLACES" & WITH 2006 N.F.P.A. 2011.

6) ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, U.N.O. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

(A) EXTERIOR WALL CONSTRUCTION – SIDING PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER 7/16" CDX PLYWOOD (ALT. OSB) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/OR PRESCRIPTIVE DESIGN) OVER 2x6 STUDS @ 16" O.C. W/ BATT INSULATION (R-21 MIN. OR AS CODE REQ'D.) OVER 1/2" GWB @ INT. SIDE, MUD/TAPE, TEXTURE AND PAINT @ WARM INT. SIDE (OVER 5/8" TYPE 'X' 1-HR RATED GWB @ GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)

(B) INTERIOR WALL CONSTRUCTION – 1/2" GWB EACH SIDE OVER 2x4 STUDS @ 16" O.C. FINISH PER TYPE 'A' ABOVE

(B1) SIMILAR TO 'B' EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS. G.C. TO COORD. W/ CLIENT AS REQ'D., TYP. U.N.O.

(C) INTERIOR WALL CONSTRUCTION – PLUMBING WALL: 1/2" GWB EACH SIDE OVER 2x6 STUDS @ 16" O.C. W/ SOUND BATT INSUL. FULL HT. / WIDTH OF WALL, MUD/TAPE, TEXTURE, PAINT

(C1) SIMILAR TO 'C' EXCEPT W/ R-21 BATT INSULATION MIN. (OR AS CODE REQ'D)

(D) GARAGE WALL CONSTRUCTION – TO DO

(E) INTERIOR TENANT / PARTY WALL CONSTRUCTION – ~~TO DO~~ See sheet a-5.5

(F) STAIR RAILING / PARTIL HEIGHT WALL CONSTRUCTION – TO DO

(G) CONCRETE WALL

GENERAL I.R.C. 2015 NOTES

1. POST ADDRESS SO AS TO BE LEGIBLE FROM STREET, WITH #'S TO ADEQUATELY CONTRAST FROM ADJACENT BACKGROUND – IRC R319.1

2. 2. A FLOOR OR LANDING @ 7-3/4" MAX. BELOW THRESHOLD, IS REQUIRED FROM AN EXIT DOOR – IRC R311.3.3.1

3. 3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOCS. UNO.

4. VERIFY ALL DOWNSPOUT LOCATIONS BASED ON PARCEL/LOT, TIGHTLINES, AND THE LIKE, TYP.

5. GABLE END CONDITIONS: ALL PLYWOOD SHEAR PANELS MUST EXTEND CONTINUOUS FROM THE DIAPHRAGM U.N.O. THIS REQUIREMENT MAY BE ELIMINATED IF THE S.E. & IN COORDINATION WITH THE TRUSS MANUFACTURER PROVIDES AN ADEQUATE SHEAR OR DRAG TRUSS IN SAID LOCATIONS. THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFICED OF SUCH A DECISION TO ALTER, AND BE PROVIDED WITH APPROPRIATE CALCULATIONS TO SUPPORT SAID DECISION, PRIOR TO THE START OF THE WORK, ORDERING OR INSTALLATION OF RELATED SYSTEMS, MATERIALS, AND THE LIKE. TYP. ALL LOCS. U.N.O., G.C. SHALL VERIFY PER PARCEL / LOT / BUILDING DESIGN IN COORDINATION WITH STRUCTURAL ENGINEERING RELATED AND PROVIDED PER PROJECT.

6. WHEN/WHERE A SHEAR WALL IS INDICATED ON THE DRAWINGS (ARCHITECTURAL OR STRUCTURAL) FOR ANY PORTION OF A WALL, THE REMAINDER OF THAT WALL ADJACENT SHALL BE, IN THE SAME PLANE, SIMILARLY SHEATHED, FOR DIMENSIONAL CONTINUITY ACROSS THE ENTIRETY OF THE WALL PLANE FOR A UNIFORM FINISHING SURFACE, TYP. ALL LOCS. AS REQ'D.

7. INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 I.R.C. SECTIONS R705.7.5, R703.8, R903.2, R905. DRIP EDGES REQUIRED PER R905.2.8.5

8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS –
   A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, INSTALLED IN SUCH A MANNER AS TO BE WATERPROOF, WEATHERPROOF, AND LEAKPROOF. EXCEPT THAT IN SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SAID FLASHING.
   B) AT THE INTERSECTIONS OF CHIMNEYS OR OTHER MASONRY TYPE CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
   C) UNDER AND AT THE ENDS OF ALL MASONRY, WOOD, OR METAL STYLE COPINGS AND SILLS.
   D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, TYP. THROUGHOUT
   E) WHERE ANY EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR / FLOORLINE ASSEMBLY MADE OF WOOD CONSTRUCTION.
   F) AT ANY/ALL WALL AND ROOF INTERSECTIONS.
   G) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R703.8.

9. WHERE ANY ON SITE GRADE IS GREATER THAN 30" BELOW AN ADJACENT WALKWAY, LANDING, PATIO, AND/OR DECK, A CONTINUOUS RAILING / GUARDRAIL WITH A MIN. HEIGHT OF 36" ABOVE FINISHED WALKING SURFACE. RAILING SHALL BE DESIGNED, PER IRC COMPLIANCE, SO THAT THE DESIGN WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE BETWEEN RAILING PICKETS/MEMBERS. PROVIDE 34" MIN. HEIGHT (36" TYP.) GUARD AT THE OPEN SIDE OF ANY/ALL STAIRWAYS WITH A TOTAL RISE OF MORE THAN 30", PER R312.1 A 4-3/8" SPHERE MAY NOT PASS THROUGH SAID GUARD IN THIS LOC. A 6" DIA. SPHERE MAY NOT PASS THORUGH ANY TRIANGULAR SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.

10. EXTERIOR STAIRWAYS PER IRC R311.7 SHALL BE OF MIN. 36" CLEAR WIDTH. LANDINGS SHALL HAVE A 36" MIN. DIMENSION IN THE DIRECTION OF TRAVEL. RISERS TO BE MAX. 7-3/4" HEIGHT. TREADS TO BE 10" MIN. DEPTH. MAX. VARIATION OF SAID DIMENSIONS TO BE 3/8". TREADS W/ SOLID RISERS ARE TO HAVE 3/4" MIN. TO 1-1/4" MAX. NOSINGS, OR 11" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PASSABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RUN. HANDRAILS SHALL BE INSTALLED AT 34-38" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRIP, CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6'-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FULL STAIR RUN. PROVIDE 34" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R312.1. 4-3/8" DIA. SPHERE SHALL NOT PASS THROUGH GUARDS. 6" DIA. SPHERE SHALL NOT PASS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SAID GUARD.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

DUPLEX FLOOR PLAN - SECOND FLOOR

REVISIONS

INT.	DATE	REV
–	–	–

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198

SHEET NO: A-2.2

Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

Whole House Fan	THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH. SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1)

EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25-PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1507.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(2)

VENTILATION RATE FOR WHOLE HOUSE FAN
TO BE 60 AIRFLOW IN CFM PER TABLE M507.3.3 (1)
HVAC CONTRACTOR TO SPECIFY LOCATION.

TABLE R1507.3.3(1)
CONINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM
AIRFLOW RAT REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
	AIRFLOW IN CFM				
<1,500	30	45	60	75	90
1,501-3,000	45	(60)	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
>7,500	105	120	135	150	165

TABLE M1507.3.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS[a,b]

TABLE M1507.3.3(2)						
RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	(1.0)

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSEE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

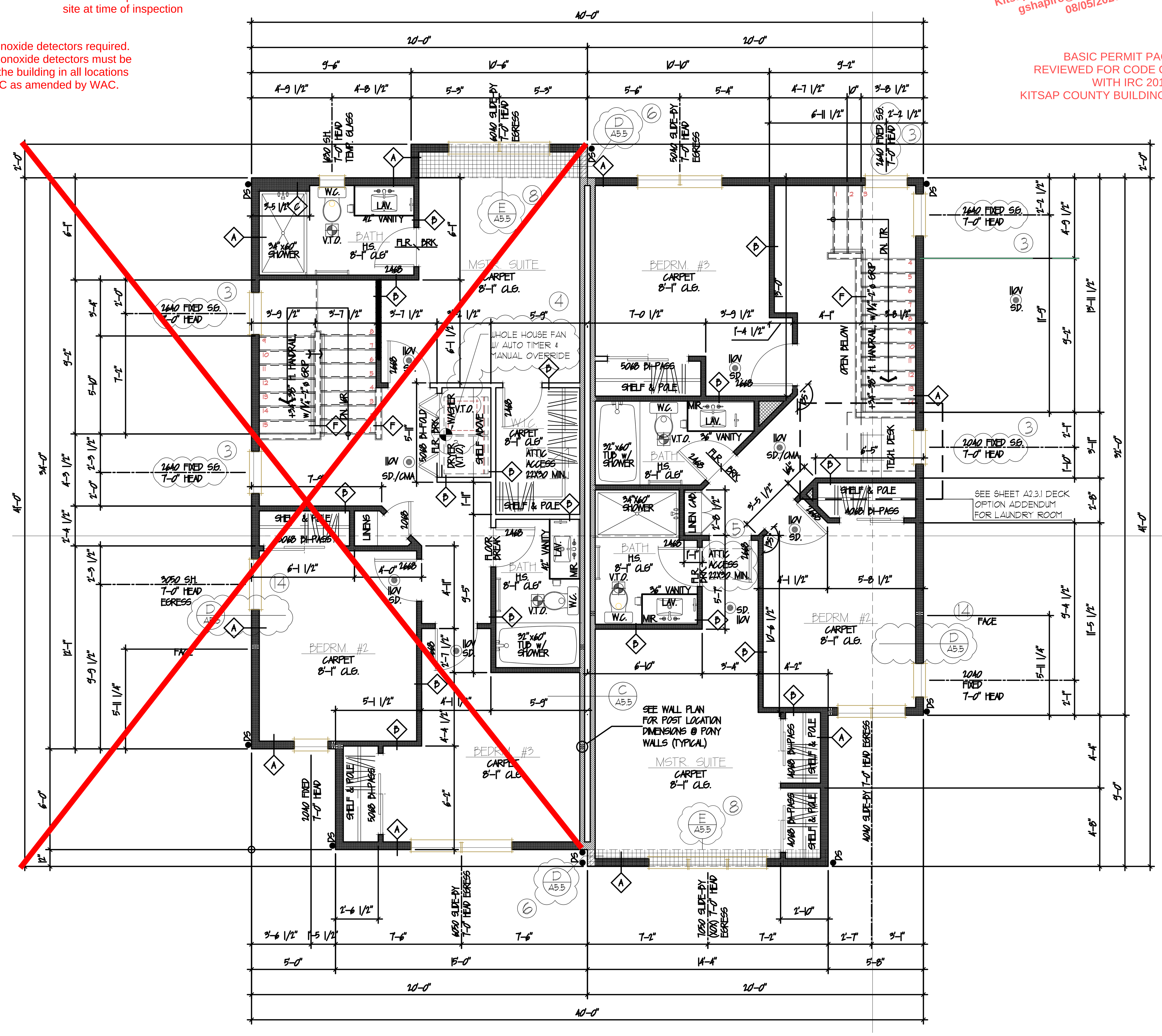
Manufacturer's installation instructions and specs shall be on site at time of inspection

Smoke & carbon monoxide detectors required. Smoke and carbon monoxide detectors must be installed throughout the building in all locations required by the IRC as amended by WAC.

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

CHANGES
MUST Be Approved Prior
To Performing Work



1 FLOOR PLAN – 3RD FLR.
SCALE: 1/4"=1'-0"

MAIN FLOOR LEGEND
- SD — SMOKE DETECTOR
- SD CO — COMBO SMOKE & CARBON MONOXIDE DETECTOR
- XX CFM — FAN, CFM (XX) PER SPECS; WHF – "WHOLE HOUSE FAN"
- HB — HOSE BIBB
- DS — DOWN SPOUT, TIGHTLINE TO STORM SYSTEM, TYP. UNO.

GENERAL PLAN NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT SIZE AND LOCATION ONLY. SEE SCHEDULES AND ELEVATIONS FOR COORDINATION.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2X6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND SHEET A-4.XX SERIES SHEETS FOR ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD. C IS TO SHOW CENTERLINE DIMENSIONS.

6. SEE ADD'L. A-2XX & A-3XX SERIES FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS. TRIM, HARDWARE AND ADDITIONAL RELATED INFO. MAY BE FOUND IN SCHEDULES WHEN/AS PROVIDED HEREIN.

7. G.C. AND OWNER TO COORD. FOR APPROVAL OF TYPICAL INTERIOR FINISHES NOT SPECIFICALLY STATED ON FLOOR PLANS OR IN OTHER SHEETS/DESIGN INFO. HEREIN.

8. ANYWHERE MIN. REQUIREMENTS ARE CALLED OUT ON DRAWINGS, REFER TO GENERAL NOTES, SPECIFICATIONS, AND APPLY ADHERENCE TO MOST RESTRICTIVE CODE AND/OR SPECIFICATION REFERENCE, AS WELL AS BEST INDUSTRY PRACTICES.

FLOOR PLAN NOTES

1) ALL HABITABLE SLEEPING ROOMS TO RECEIVE CLG. MOUNTED SMOKE DETECTORS, HARD WIRED W/ BATTERY BACKUPS.

2) ALL BATHROOMS, SHOWER ROOMS TO RECEIVE CLG. FANS (SEPARATE UNIT OR COMBO FAN/LIGHT TBD) – CODE REQ'D. CFM MIN. U.N.O. – VENT TO EXTERIOR, TYP.

3) ALL PLUMBING AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED G.C. SUB PERMITTING & RELATED CODE COMPLIANCE.

4) ALL ELECTRICAL AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED G.C. SUB PERMITTING & RELATED CODE COMPLIANCE.

5) FACTORY-BUILT WOOD STOVE INSTALLATION TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, AS WELL AS I.R.C. 1004.1-4. & WITH KITSAP COUNTY BROCHURE #15 TITLED "WOODSTOVES AND FIREPLACES" & WITH 2006 N.F.P.A. 211.

6) ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, U.N.O. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

(A) EXTERIOR WALL CONSTRUCTION – SIDING PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER 7/16" CDX PLYWOOD (ALT. OSB) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/OR PRESCRIPTIVE DESIGN) OVER 2x6 STUDS @ 16" O.C. W/ BATT INSULATION (R-21 MIN. OR AS CODE REQ'D.) OVER 1/2" GWB @ INT. SIDE, MUD/TAPE, TEXTURE AND PAINT @ WARM INT. SIDE (OVER 5/8" TYPE 'X' 1-HR RATED GWB @ GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)

(B) INTERIOR WALL CONSTRUCTION – 1/2" GWB EACH SIDE OVER 2x4 STUDS @ 16" O.C. FINISH PER TYPE 'A' ABOVE

(B1) SIMILAR TO 'B' EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS. G.C. TO COORD. W/ CLIENT AS REQ'D., TYP. U.N.O.

(C) INTERIOR WALL CONSTRUCTION – PLUMBING WALL: 1/2" GWB EACH SIDE OVER 2x6 STUDS @ 16" O.C. W/ SOUND BATT INSUL. FULL HT. / WIDTH OF WALL, MUD/TAPE, TEXTURE, PAINT

(C1) SIMILAR TO 'C' EXCEPT W/ R-21 BATT INSULATION MIN. (OR AS CODE REQ'D)

(D) GARAGE WALL CONSTRUCTION – TO DO

(E) INTERIOR TENANT / PARTY WALL CONSTRUCTION – ~~TO DO~~ See sheet a-5.5

(F) STAIR RAILING / PARTL. HEIGHT WALL CONSTRUCTION – TO DO

(G) CONCRETE WALL

GENERAL I.R.C. 2015 NOTES

1. POST ADDRESS SO AS TO BE LEGIBLE FROM STREET, WITH #S TO ADEQUATELY CONTRAST FROM ADJACENT BACKGROUND – IRC R319.1

2. 2. A FLOOR OR LANDING @ 7-3/4" MAX. BELOW THRESHOLD, IS REQUIRED FROM AN EXIT DOOR – IRC R311.3.1

3. 3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOCS. UNO.

4. VERIFY ALL DOWNSPOUT LOCATIONS BASED ON PARCEL/LOT, TIGHTLINES, AND THE LIKE, TYP.

5. GABLE END CONDITIONS: ALL PLYWOOD SHEAR PANELS MUST EXTEND CONTINUOUS FROM THE DIAPHRAGM U.N.O. THIS REQUIREMENT MAY BE ELIMINATED IF THE S.E. & IN COORDINATION WITH THE TRUSS MANUFACTURER PROVIDES AN ADEQUATE SHEAR OR DRAG TRUSS IN SAID LOCATIONS. THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFICED OF SUCH A DECISION TO ALTER, AND BE PROVIDED WITH APPROPRIATE CALCULATIONS TO SUPPORT SAID DECISION, PRIOR TO THE START OF THE WORK, ORDERING OR INSTALLATION OF RELATED SYSTEMS, MATERIALS, AND THE LIKE. TYP. ALL LOCS. U.N.O., G.C. SHALL VERIFY PER PARCEL / LOT / BUILDING DESIGN IN COORDINATION WITH STRUCTURAL ENGINEERING RELATED AND PROVIDED PER PROJECT.

6. WHEN/WHERE A SHEAR WALL IS INDICATED ON THE DRAWINGS (ARCHITECTURAL OR STRUCTURAL) FOR ANY PORTION OF A WALL, THE REMAINDER OF THAT WALL ADJACENT SHALL BE, IN THE SAME PLANE, SIMILARLY SHEATHED, FOR DIMENSIONAL CONTINUITY ACROSS THE ENTIRETY OF THE WALL PLANE FOR A UNIFORM FINISHING SURFACE, TYP. ALL LOCS. AS REQ'D.

7. INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 I.R.C. SECTIONS R705.7.5, R703.8, R903.2, R905. DRIP EDGES REQUIRED PER R905.2.8.5

8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS –
A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, INSTALLED IN SUCH A MANNER AS TO BE WATERPROOF, WEATHERPROOF, AND LEAKPROOF. EXCEPT THAT IN SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SAID FLASHING.
B) AT THE INTERSECTIONS OF CHIMNEYS OR OTHER MASONRY TYPE CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
C) UNDER AND AT THE ENDS OF ALL MASONRY, WOOD, OR METAL STYLE COPINGS AND SILLS.
D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, TYP. THROUGHOUT
E) WHERE ANY EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR / FLOORLINE ASSEMBLY MADE OF WOOD CONSTRUCTION.
F) AT ANY/ALL WALL AND ROOF INTERSECTIONS.
G) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R703.8.

9. WHERE ANY ON SITE GRADE IS GREATER THAN 30" BELOW AN ADJACENT WALKWAY, LANDING, PATIO, AND/OR DECK, A CONTINUOUS RAILING / GUARDRAIL WITH A MIN. HEIGHT OF 36" ABOVE FINISHED WALKING SURFACE. RAILING SHALL BE DESIGNED, PER IRC COMPLIANCE, SO THAT THE DESIGN WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE BETWEEN RAILING PICKETS/MEMBERS. PROVIDE 34" MIN. HEIGHT (36" TYP.) GUARD AT THE OPEN SIDE OF ANY/ALL STAIRWAYS WITH A TOTAL RISE OF MORE THAN 30", PER R312.1. A 4-3/8" SPHERE MAY NOT PASS THROUGH SAID GUARD IN THIS LOC. A 6" DIA. SPHERE MAY NOT PASS THORUGH ANY TRIANGULAR SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.

10. EXTERIOR STAIRWAYS PER IRC R311.7 SHALL BE OF MIN. 36" CLEAR WIDTH. LANDINGS SHALL HAVE A 36" MIN. DIMENSION IN THE DIRECTION OF TRAVEL. RISERS TO BE MAX. 7-3/4" HEIGHT. TREADS TO BE 10" MIN. DEPTH. MAX. VARIATION OF SAID DIMENSIONS TO BE 3/8". TREADS W/ SOLID RISERS ARE TO HAVE 3/4" MIN. TO 1-1/4" MAX. NOSINGS, OR 11" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PASSABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RUN. HANDRAILS SHALL BE INSTALLED AT 34-38" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRIP, CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6'-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FULL STAIR RUN. PROVIDE 34" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R312.1. 4-3/8" DIA. SPHERE SHALL NOT PASS THROUGH GUARDS. 6" DIA. SPHERE SHALL NOT PASS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SAID GUARD.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

DUPLEX FLOOR PLAN - THIRD FLOOR

REVISIONS

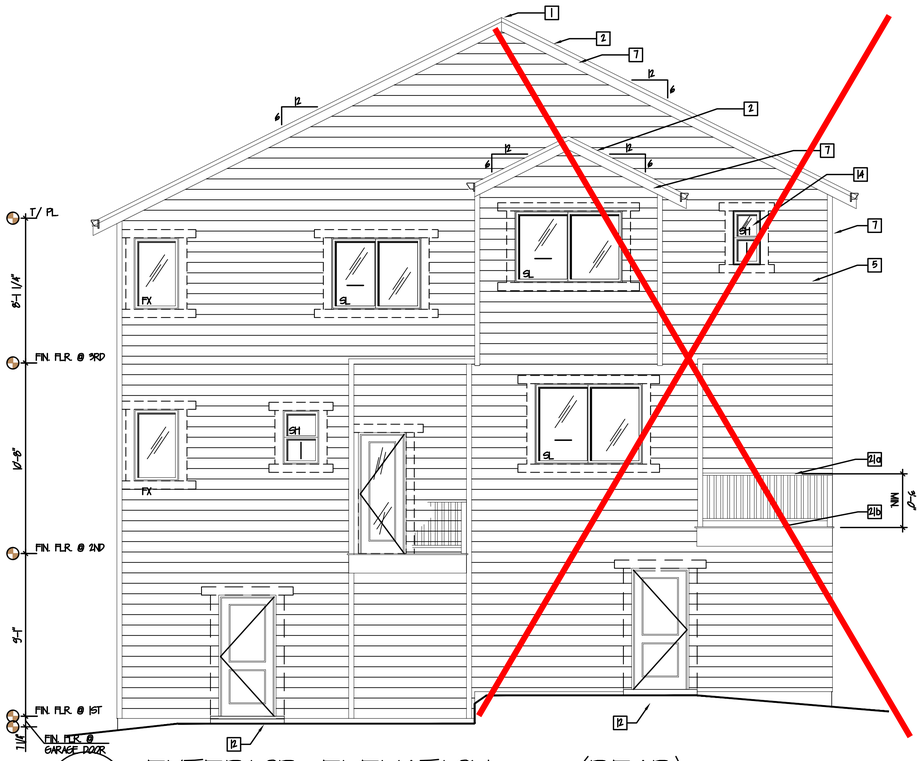
INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO: A-2.3

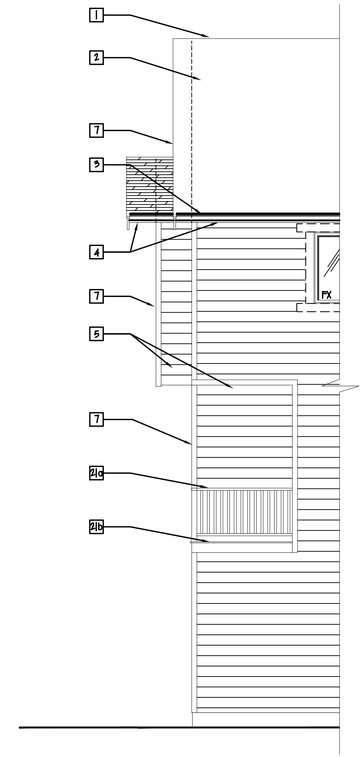
Established Basic Permit #
19-03650

Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT



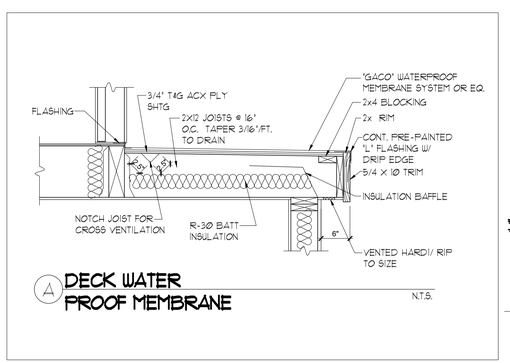
1 EXTERIOR ELEVATION – (REAR)
SCALE: 1/4"=1'-0"



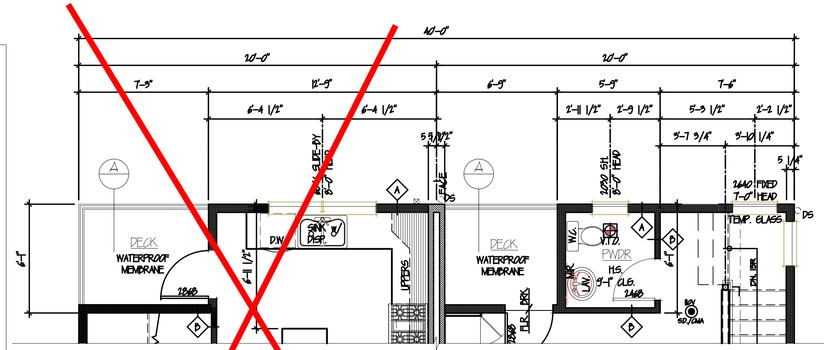
1 EXTERIOR ELEVATION – (RIGHT SIDE)
SCALE: 1/4"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

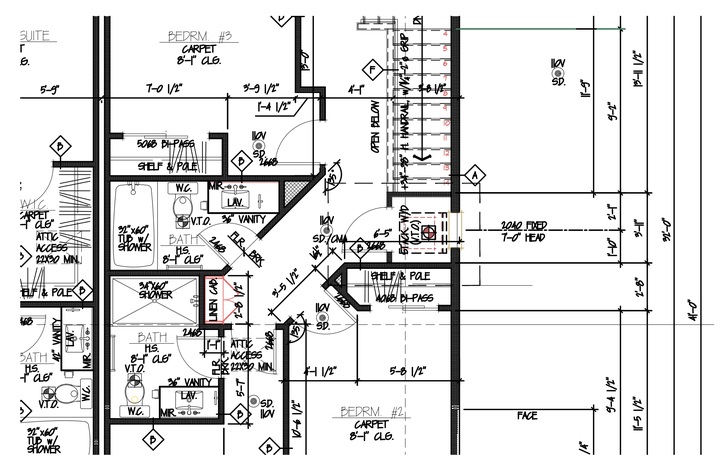
CHANGES
MUST Be Approved Prior
To Performing Work



A DECK WATER PROOF MEMBRANE



DECK PLAN OPTION
SCALE : 1/4" = 1'-0"



3rd FLOOR LAUNDRY ROOM OPT.
SCALE : 1/4" = 1'-0"

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

DUPLEX FLOOR PLAN-THIRD FLOOR-DECK OPTION

ADDENDUM

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198
SHEET NO:

A-2.3.1

Established Basic Permit #
19-03650

Permit Number: 20-02542

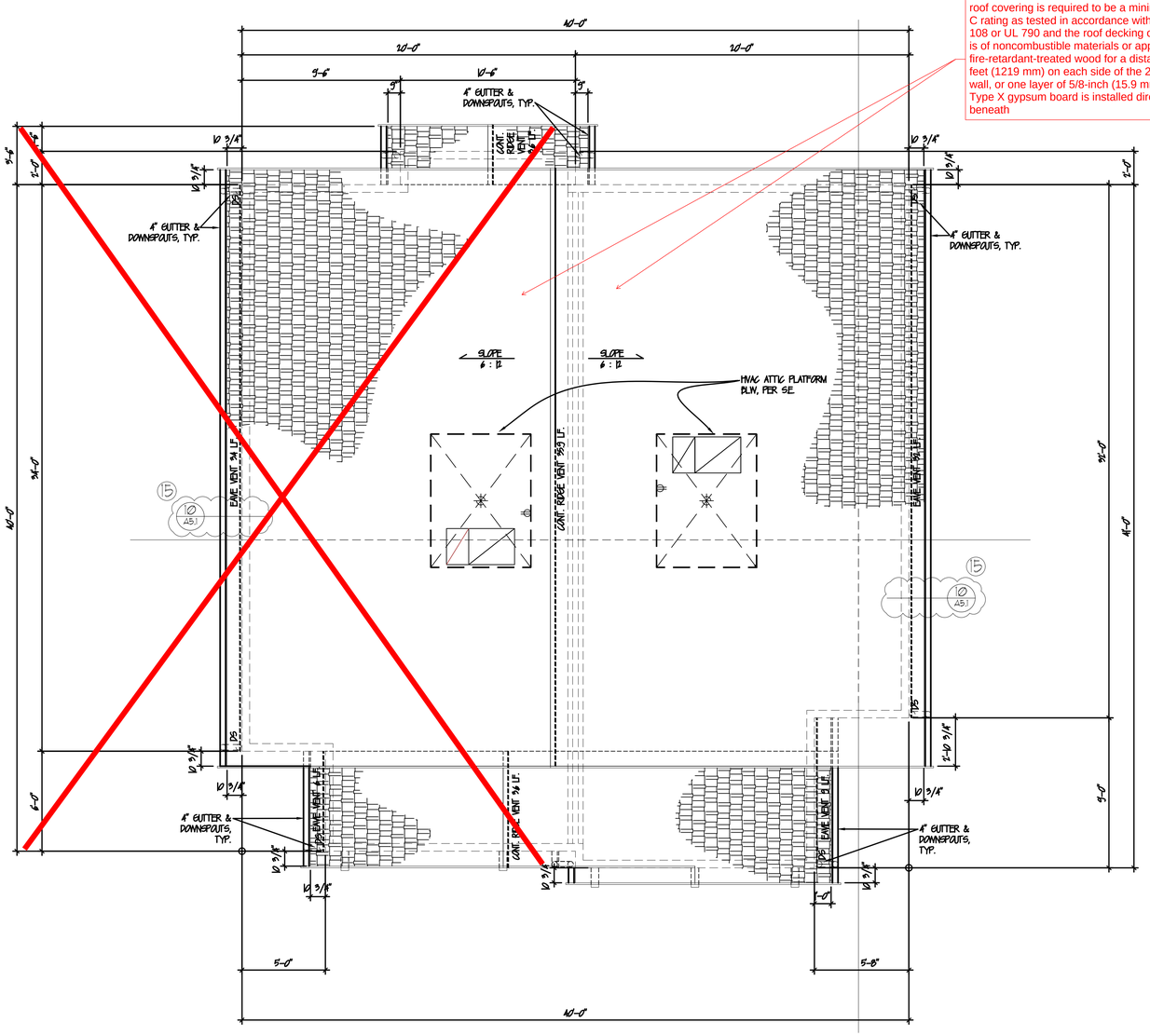
Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work

roof covering is required to be a minimum Class C rating as tested in accordance with ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the 2 hour fire wall, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath



1 ROOF PLAN (OPTION "A")
SCALE: 1/4"=1'-0"

PROJECT NORTH
WARES BY PARCEL

ROOF PLAN NOTES

1) FLASH, CALLK & SEAL, AND GENERALLY WATER PROOF ALL ROOF PENETRATIONS PER MOST STRINGENT STANDARDS OF CODE, INDUSTRY STDS., AND/OR INSTRUCTIONS FROM ROOFING AND FLASHING MANUFACTURER.

2) CONCEAL ALL FLASHINGS AND SEALANT TO THE EXTENT APPLICABLE AND POSSIBLE PER INDUSTRY STANDARDS, IN CONSIDERATION OF FIELD CONDITIONS AND AS IT APPLIES TO STANDARD CONSTRUCTION PRACTICES FOR WATERPROOFING OF STRUCTURE(S) PER THE DRAWINGS HEREIN.

3. PROVIDE METAL FLASHINGS TO MATCH ROOF SYSTEM IN FINISH AT ALL RIDGES, VALLEYS, EAVES, CHIMNEYS, DRIP EDGES, SIDE WALLS, ETC.

4. REFER TO FLOOR PLANS, ELEVATIONS, AND BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS AND RELATED COORDINATION CONDITIONS.

5. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE SPECIFICATION REFERENCE.

ROOF VENT/ATTIC CALCULATIONS

1 SQ. FT. OF ATTIC VENTILATION IS REQUIRED FOR EVERY 150 SQ. FT. OF ATTIC AREA
TOTAL BLDG FLOOR AREA = 1556 SQ. FT. /150 = 10.4 SQ. FT.

THEREFORE, 10.4 SQ. FT. OF ATTIC VENTILATION SHALL BE PROVIDED, WITH 50% OF REQUIRED VENTILATION TO BE PROVIDED BY ROOF VENTS LOCATED IN THE ROOF (AT LEAST 3' ABOVE EAVE VENTS) AND THE BALANCE PROVIDED BY EAVE VENTS.

PROJECT VENTING CALCULATIONS

MAIN FLOOR: 1704 SF. x 1/150 = 11.36 SF. REQUIRED

GABLE END VENTS: N/A PER HAND FRAMING @ ROOF RIDGE

CONT. RIDGE VENT: 46.5 LF. TOTAL
18 SQ. IN./LF. x 46.5 LF. = 837 SQ. IN.
837/144 = 5.8 SF. NET FREE AREA TOTAL
(BASED ON GAF COBRA RIDGE VENT @
18 SQ. IN./LF. OF NET FREE AREA)

EAVE VENTS: 34+34=76 LF. TOTAL
22.5" SCREENED EAVE BLOCKS @ .034 SF.
NET FREE AREA EA (3.5"x22.5" STAMPED BLOCKS)
22.5/12 = 1.875 LF. PER BLOCK
76/1.875 = 40 BLOCKS
40x .034 = 1.36 SF. NET FREE AREA TOTAL

RIDGE VENTS = 5.8 SF.
EAVE VENTS = 1.36 SF.
TOTAL VENTING = 13.16 SF. > 10.4 SF. REQUIRED = MEETS CODE

- NOTE: G.C. SHALL MODIFY ROOF VENTING WITH ADDITION FIXTURES AS REQUIRED TO MEET 50% AT MIN. 3' ABOVE THE EAVE, TYP.)

ROOF PLAN LEGEND

DS = DOWNSPOUT

ROUTED TO AND TIED INTO NEW DOWNSPOUT TIGHTLINE DRAIN FOR POSITIVE DRAINAGE AWAY FROM BUILDING AND FOOTINGS.

ALTERNATE WHERE REQUIRED-ROUTED TO SPLASH BLOCKS CLR. 5' LF. FROM FACE OF CONC FTG/STEMWALLS, TYP. ALL LOCATIONS.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ROOF PLAN-DUPLEX
1882sf/1620sf

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER:	Ø
DRAFTER:	Ø
DATE:	Ø5/17/18
PROJECT NO:	19198
SHEET NO:	

A-2.4

Established Basic Permit #
19-03650

Permit Number: 20-02542

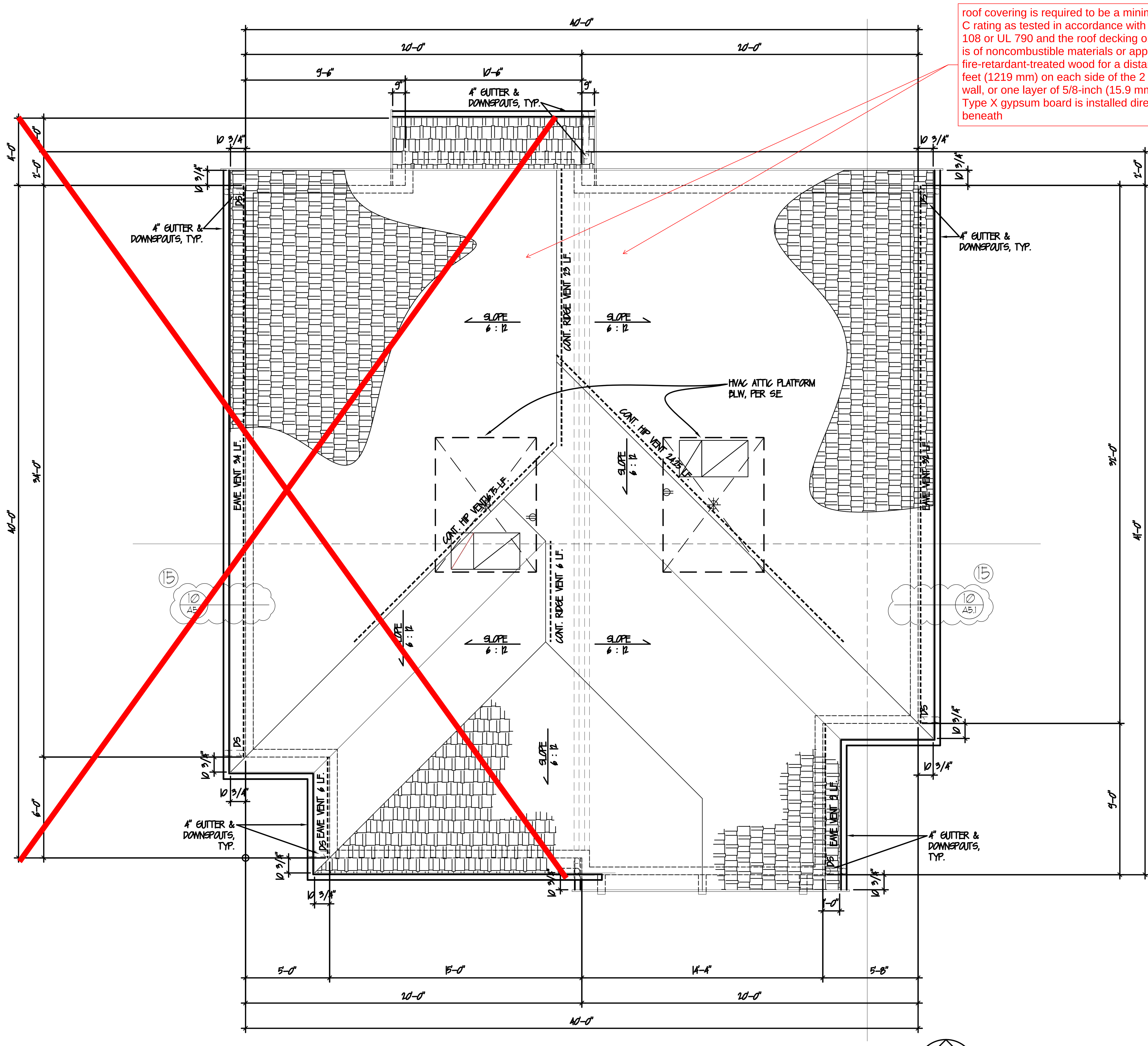
Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work

roof covering is required to be a minimum Class C rating as tested in accordance with ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the 2 hour fire wall, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath



ROOF PLAN (OPTION "B")

SCALE: 1/4"=1'-0"

PROJECT NORTH

ROOF PLAN NOTES

1) FLASH, CAULK & SEAL, AND GENERALLY WATER PROOF ALL ROOF PENETRATIONS PER MOST STRINGENT STANDARDS OF CODE, INDUSTRY STDS., AND/OR INSTRUCTIONS FROM ROOFING AND FLASHING MANUFACTURER.

2) CONCEAL ALL FLASHINGS AND SEALANT TO THE EXTENT APPLICABLE AND POSSIBLE PER INDUSTRY STANDARDS, IN CONSIDERATION OF FIELD CONDITIONS AND AS IT APPLIES TO STANDARD CONSTRUCTION PRACTICES FOR WATERPROOFING OF STRUCTURE(S) PER THE DRAWINGS HEREIN.

3. PROVIDE METAL FLASHINGS TO MATCH ROOF SYSTEM IN FINISH AT ALL RIDGES, VALLEYS, EAVES, CHIMNEYS, DRIP EDGES, SIDE WALLS, ETC.

4. REFER TO FLOOR PLANS, ELEVATIONS, AND BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS AND RELATED COORDINATION CONDITIONS.

5. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE SPECIFICATION REFERENCE.

ROOF VENT/ATTIC CALCULATIONS

1 SQ. FT. OF ATTIC VENTILATION IS REQUIRED FOR EVERY 150 SQ. FT. OF ATTIC AREA.
TOTAL BLDG FLOOR AREA = 1,556 SQ. FT. /150 = 10.4 SQ. FT.

THEREFORE, 10.4 SQ. FT. OF ATTIC VENTILATION SHALL BE PROVIDED, WITH 50% OF REQUIRED VENTILATION TO BE PROVIDED BY ROOF VENTS LOCATED IN THE ROOF (AT LEAST 3' ABOVE EAVE VENTS) AND THE BALANCE PROVIDED BY EAVE VENTS.

PROJECT VENTING CALCULATIONS

MAIN FLOOR: 1,704 S.F. x 1/150 = 11.36 S.F. REQUIRED

GABLE END VENTS: N/A PER HAND FRAMING @ ROOF RIDGE

CONT. RIDGE VENT: 46.5 L.F. TOTAL
18 SQ. IN./L.F. x 46.5 L.F. = 837 SQ. IN.
837/144 = 5.8 S.F. NET FREE AREA TOTAL
(BASED ON GAF COBRA RIDGE VENT @
18 SQ. IN./L.F. OF NET FREE AREA)

EAVE VENTS: 32+34=76 L.F. TOTAL
22.5" SCREENED EAVE BLOCKS @ 0.34 S.F.
NET FREE AREA EA. (3.5"x22.5" STAMPED BLOCKS)
22.5/12 = 1.875 L.F. PER BLOCK
76/1.875 = 40 BLOCKS
40x 0.34 = 13.6 S.F. NET FREE AREA TOTAL

RIDGE VENTS = 5.8 S.F.
EAVE VENTS = 13.6 S.F.
TOTAL VENTING = 19.4 S.F. > 10.4 S.F. REQUIRED = MEETS CODE

- NOTE: G.C. SHALL MODIFY ROOF VENTING WITH ADDITION FIXTURES AS REQUIRED TO MEET 50% AT MIN. 3' ABOVE THE EAVE, TYP.)

ROOF PLAN LEGEND

DS = DOWNSPOUT

ROUTED TO AND TIED INTO NEW DOWNSPOUT TIGHTLINE DRAIN FOR POSITIVE DRAINAGE AWAY FROM BUILDING AND FOOTINGS.

ALTERNATE WHERE REQUIRED-ROUTED TO SPLASH BLOCKS CLR. 5' L.F. FROM FACE OF CONC FTG./STEMWALLS, TYP. ALL LOCATIONS.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ROOFPLAN-DUPLEX
1882sf/1620sf

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: ∅
DRAFTER: ∅
DATE: 05/17/18
PROJECT NO: 19198

SHEET NO:

A-2.5

Established Basic Permit #
19-03650

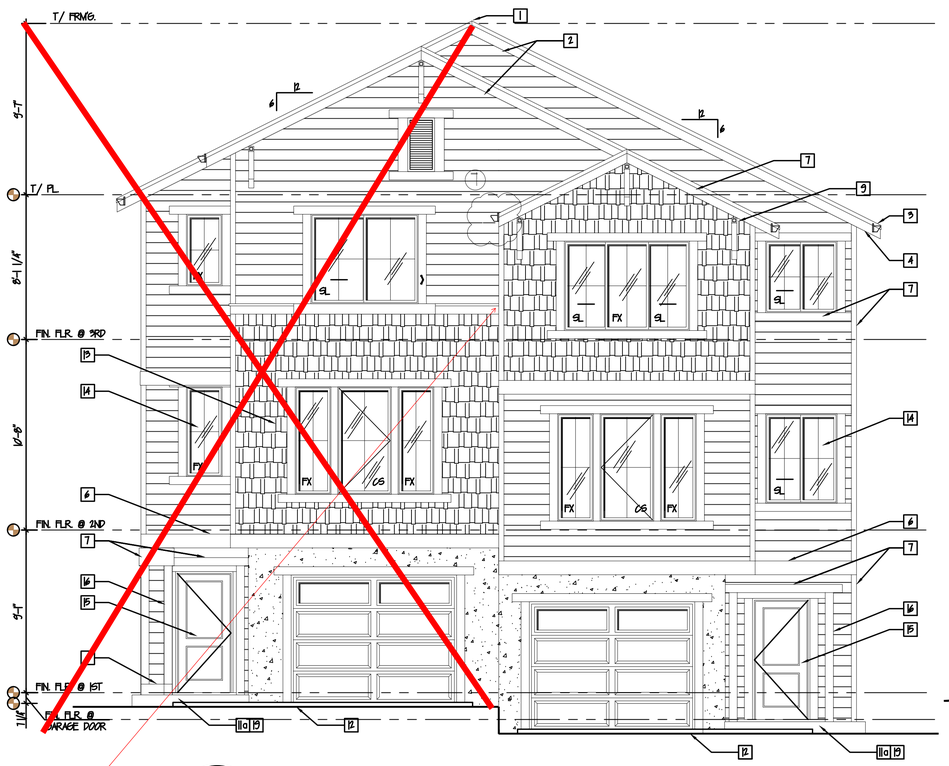
Permit Number: 20-02542

Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

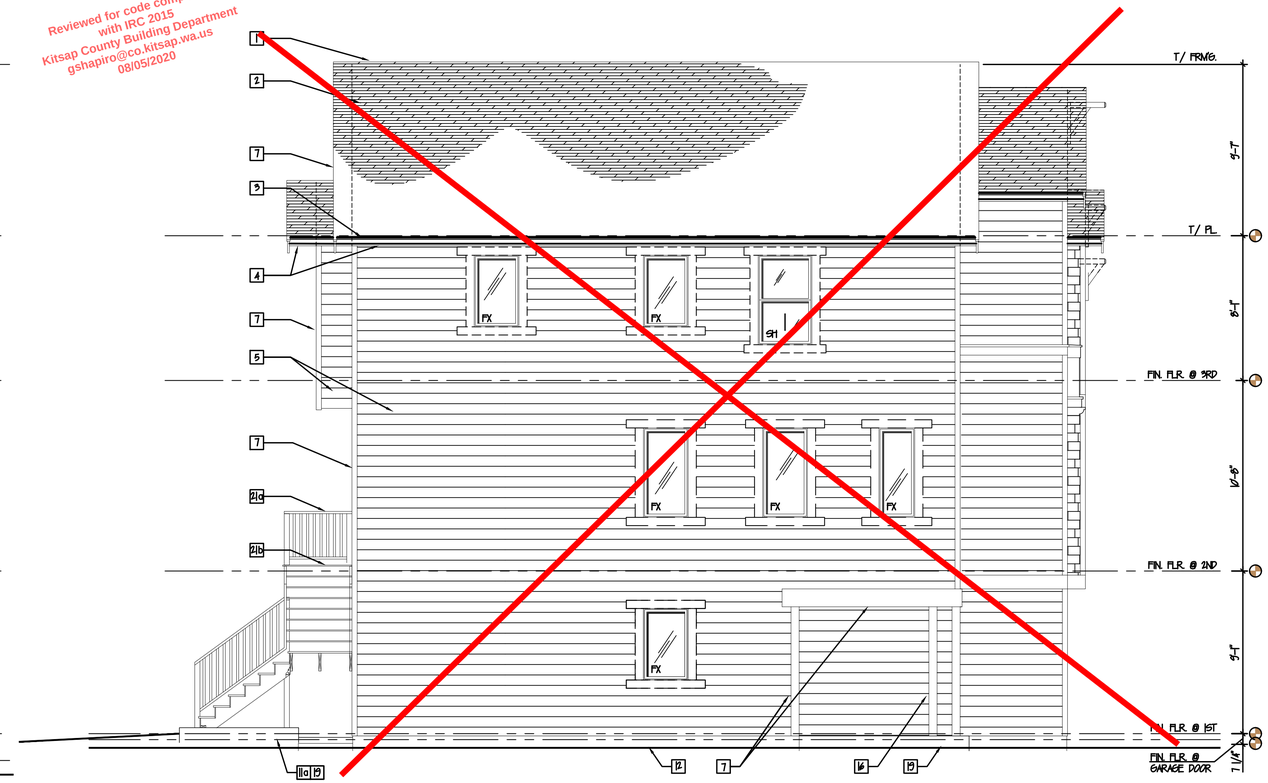
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work



See detail D/A-5.5 for
1 hour rated firewall.

1 EXTERIOR ELEVATION – (FRONT)
SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION – (LEFT SIDE) 9
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS – GENERAL NOTES:

1. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY, BUT IS REQUIRED REGARDLESS OF GRAPHIC REPRESENTATION HEREIN PER IRC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APP'D. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APP'D SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (O/A), ROUGH OPENINGS (R.O.) OR CENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.

6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS AND APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY GC, APPROVED PERSONNEL WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQ'D SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'MTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.

9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.

10. ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.

11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQ'D. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.

12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE

13. GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.

14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY

EXTERIOR ELEVATIONS – KEY NOTES

* = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENTIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR SF. NET OPENING – SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQ'MTS. PRIOR TO FINALIZING OF R.O. FABRICATION / INSTALLATION.

(T) = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET UL LISTING AND ANY/ALL ASTM STANDARDS AND IRC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION

WINDOW STYLES:

SH = SINGLE HUNG
DH = DOUBLE HUNG
AWN = AWNINGED
HPR = HOPPER
CS = CASEMENT
FX = FIXED

FACADE & GLAZING CALCULATIONS – SEE SHEET A-5.2

EXTERIOR ELEVATIONS – KEY NOTES

1 ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, U.N.O.

2 ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER GC/ CLIENT.

3 GUTTERS & DOWNSPOUTS: 4" COLD ROLLED ALUM. (OR APP'D ALT.), PROFILE (K-LINE OR SIM.) – PRODUCT, COLOR & FINISH BY GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION IF/AS REQUIRED.

4 ROOF SOFFITS: 1/6 T&G TK CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC/ CLIENT.

5 SIDINGS (AS SHOW PER GRAPHICS / MATCH PATTERNS): * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. U.N.O.
"HARDI-PLANK" SHEETS/PANELS OF SHAKE/SHINGLE SIDING
"HARDI-PLANK" HORIZONTAL LAP SIDING, 7" REVEAL

6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. U.N.O.
2x12's @ FIRST FLOOR LINES
1x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. U.N.O.
5/4x4's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS

7 EXTERIOR SIDING TRIM LOCATIONS:
PRE-PRIMED WHITE WOOD OR APP'D. ALT. – PRODUCT/COLOR BY GC/OWNER
WINDOWS & DOORS:
– VERTICALS @ JAMBS, 5/4x4
– HEADS, & SILLS 5/4x6 WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x6 SKIRT BLW.
FASCIA BOARDS: 1x8's @ EAVES, 1x8's OVER 2x12's @ MAIN GABLE ENDS, 1x10's @ GARAGE, U.N.O.
CORNER BOARDS: 5/4x6 EXTERIORS, 1x4 INTERIORS

8 NOT USED

9 NOT USED. SEE 5-7 FOR SIDING INFORMATION.

10 CHIMNEY/ FLUE (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL CHIMNEY LOCATIONS IF/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 10' HORIZONTALLY, TO MEET I.R.C. & I.F.C. CODES AS REQUIRED.
OR
10 DIRECT VENT FP OUTLET: COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ GC & CLIENT PER MFR. SPECS.

11a STEM WALLS / FOUNDATIONS / FOOTINGS:
– CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. – SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.
– FOR POSITIVE DRAINAGE. CLEAR SEALANT FINISH, TYP. BASED ON SIZES OF SLABS, CONSIDER INDUSTRY STANDARDS FOR SCORE JOINTS &/OR CONTROL JOINTS IF/AS REQUIRED, TO ALLOW FOR LINEAR CRACKING EXPECTED.
OR
11b – STEM WALL & CRAWL SPACE FOUNDATION: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR batt INSULATION, EXTERIOR RIGID INSULATION (FOR W.S.E.C. IF/AS REQ'D), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.
— *NOTE: VENTING CODE REQ'D. 1:150 RATIO SF. FREE VENT AREA TO FLOOR SF. AREA – CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQ'D AT CRAWL SPACE LOCS., USING I.R.C. CODE COMPLIANT SPACING & SEPARATIONS, TYP.

12 GROUND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6 MIL. V.B. OVER 2" SAND OVER 4" CRUSHED ROCK OVER UNDISTURBED SOILS (OR FILL COMPACTION OF PREP MATERIAL SOILS FREE OF ORGANICS). ADD. INFO. PER STRUCTURAL NOTES & FOUNDATION PLANS, BUILDING & WALL SECTIONS, TYP. ALL LOCS. U.N.O. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQ'D. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

13 NOT USED

14 WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

15 DOORS (EXTERIOR FENESTRATION): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE AND LIKE SHALL BE THE SELECTION OF THE CLIENT W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

16 COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE. DRAWINGS AND CALCULATIONS. COLUMN INCLUSIVE FRAMING TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 5/4" x TRIM WRAP (SEE FLOOR PLANS & DETAILS) W/ 5/4x8 BASE (PROUD OF COLUMN WRAP) AND 5/4x4 COLUMN CAP (PROUD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER GC / CLIENT COORD.

17 BEAM / FRAMING – SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. U.N.O.

18 24X 48 SKYLIGHT– INSTALL, CRICKET & FLASHING PER MFR.'S SPECS. FOR POSITIVE DRAINAGE TYP.

19 CONCRETE STEPS PER PLAN – SEE NOTE #20 ON FLOORPLANS, TYP. ALL LOCS.

20 NEW RAISED CONCRETE WALKWAY PER PLANS, SEE NOTE #11a & #20 ON FLOOR PLANS

21a NEW DECKING PER PLANS – 5/4x6 EXTERIOR GRADE CEDAR OR TREX (OR EQUAL) PER GC/CLIENT.

21b NEW DECK STEPS AND RAILING – ADHERE TO CODE MINIMUMS 36" RAILING, 10-3/4" RISERS, 11" TREADS, TYP.

22 CRAWL SPACE 8x16 VENTING INSERTS: SIZE/ SPACING FOR 1:150 CLR.
FREE VENTING & CROSS BREEZE SF. AREA RATIO TO FLOOR SF. AREA SPEC PER GC, SHALL MEET I.R.C. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ELEVATIONS
(OPTION-A)

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198

SHEET NO:

A-3.1

Established Basic Permit #
19-03650

Permit Number: 20-02542

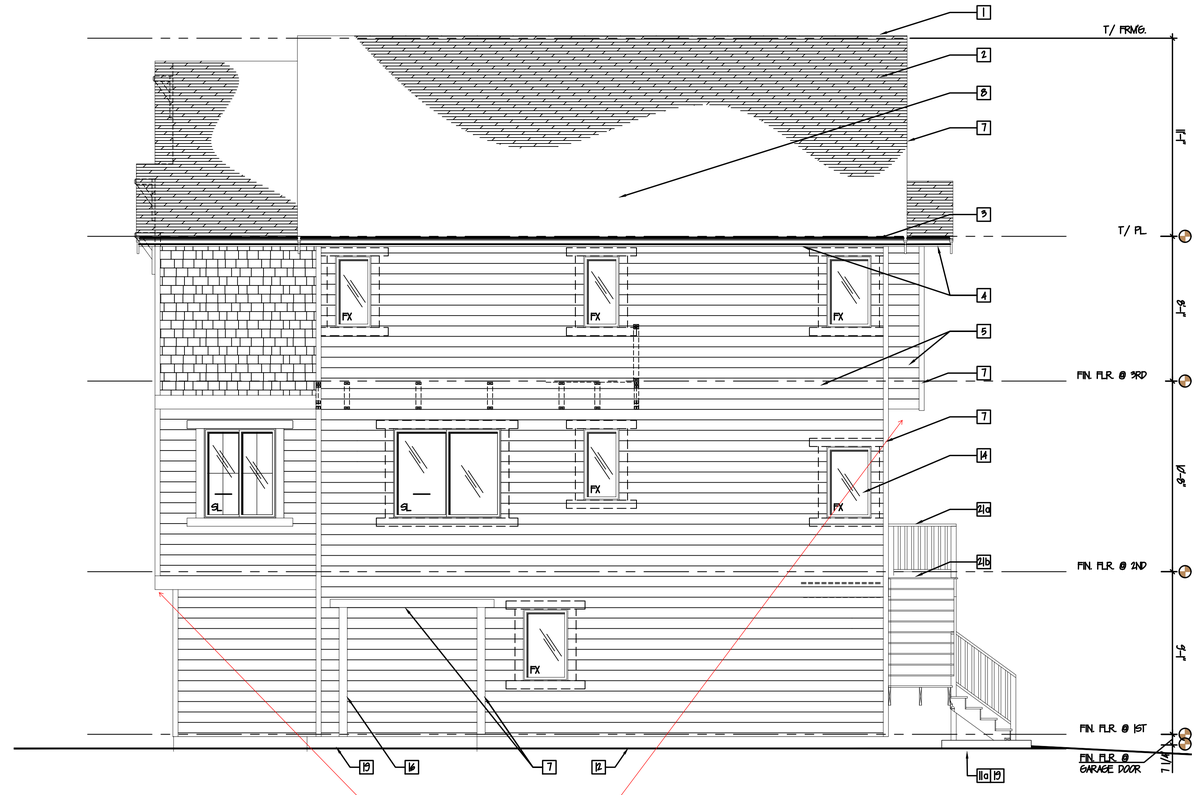
Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

See detail D/A-5.5 for 1 hour rated firewall.

1 EXTERIOR ELEVATION – (REAR)

SCALE: 1/4"=1'-0"



The underside of projections shall be 1 hour fire rated. See detail E/A-5.5.

1 EXTERIOR ELEVATION – (RIGHT SIDE)

SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS – GENERAL NOTES:

1. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY, BUT IS REQUIRED REGARDLESS OF GRAPHIC REPRESENTATION HEREIN PER IRC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APPD. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APPD SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (O/A), ROUGH OPENINGS (R.O.) OR CENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.

6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS AND APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY G.C. APPROVED PERSONNEL. WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQD SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQMTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.

9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALLKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.

10. ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.

11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQD. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.

12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE

13. GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.

14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY

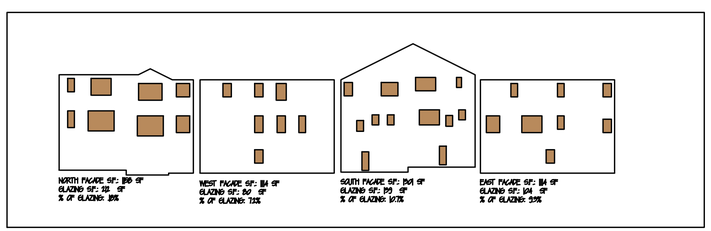
WINDOW STYLES:

SH = SINGLE HUNG
DH = DOUBLE HUNG
AWN = AWNINGED
HPR = HOPPER
CG = CASEMENT
FX = FIXED

EXTERIOR ELEVATIONS – KEY NOTES

Ⓔ = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENTIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR SF. NET OPENING – SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQMTS. PRIOR TO FINALIZING OF R.O. FABRICATION / INSTALLATION.

Ⓣ = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET UL LISTING AND ANY/ALL ASTM STANDARDS AND IRC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION



GLAZING TOTALS
FACADE: 1188+1114+1101+1114=4,517
GLAZING: 218+80+159+104=559
% OF GLAZING = 11.8%

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

Established Basic Permit #
19-03650

Permit Number: 20-02542

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ELEVATIONS (OPTION-A)

REVISIONS

INT.	DATE	REV
-	-	-

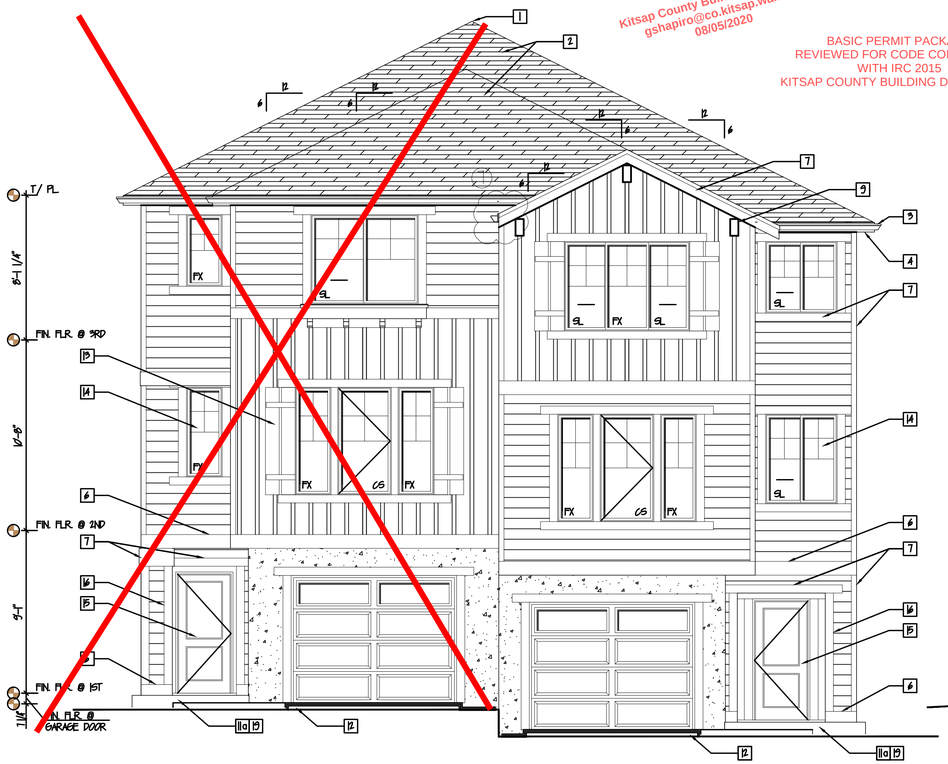
DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO:

A-3.2

Subject To Field Inspection

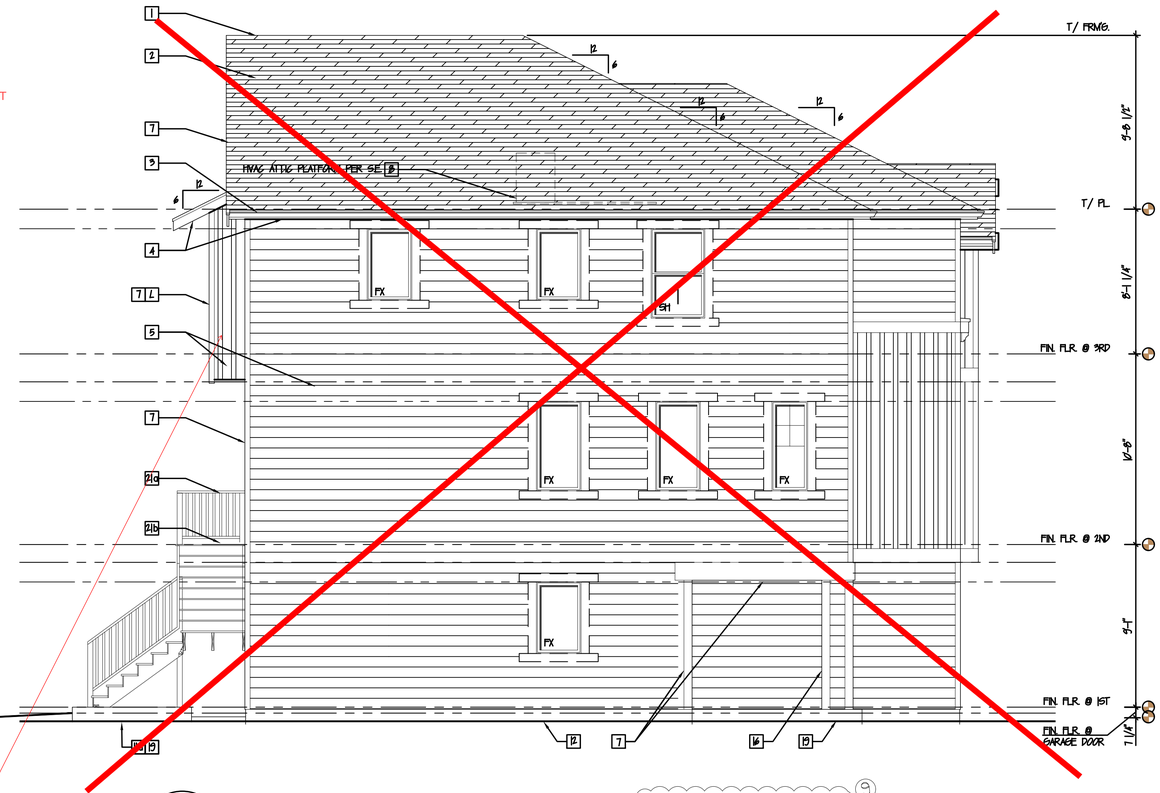
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT



1 EXTERIOR ELEVATION – (FRONT)
SCALE: 1/4"=1'-0"

See detail D/A-5.5 for 1 hour rated firewall.



2 EXTERIOR ELEVATION – (LEFT SIDE)
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS – GENERAL NOTES:

1. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY, BUT IS REQUIRED REGARDLESS OF GRAPHIC REPRESENTATION HEREIN PER IRC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APP'D. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APP'D SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (O.A.), ROUGH OPENINGS (R.O.) OR CENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.

6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS AND APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY GC. APPROVED PERSONNEL. WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQ'D SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'MTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.

9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.

10. ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.

11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQ'D. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.

12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE

13. GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.

14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY

EXTERIOR ELEVATIONS – KEY NOTES

* = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENTIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR S.F. NET OPENING – SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQ'MTS. PRIOR TO FINALIZING OR R.O. FABRICATION / INSTALLATION.

(T) = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET LL LISTING AND ANY/ALL ASTM STANDARDS AND IRC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION

WINDOW STYLES:

SH = SINGLE HUNG
DH = DOUBLE HUNG
AWN = AWNINGED
HPR = HOPPER
CS = CASEMENT
FX = FIXED

FACADE & GLAZING CALCULATIONS – SEE SHEET A-9.2

EXTERIOR ELEVATIONS – KEY NOTES

1 ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, U.N.O.

2 ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER GC/ CLIENT.

3 GUTTERS & DOWNSPOUTS: 4" COLD ROLLED ALUM. (OR APP'D ALT.), PROFILE (K-LINE OR SIM.) – PRODUCT, COLOR & FINISH BY GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION IF/AS REQUIRED.

4 ROOF SOFFITS: 1x6 T&G TK CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC/ CLIENT.

5 SIDINGS (AS SHOW PER GRAPHICS / HATCH PATTERNS): * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. U.N.O.
"HARDI-PLANK" SHEETS/PANELS OR SHAKE/SHINGLE SIDING
"HARDI-PLANK" HORIZONTAL LAP SIDING, 7" REVEAL

6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. U.N.O.
1x8's @ FIRST FLOOR LINES
1x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. U.N.O.
5/4x6's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS

7 EXTERIOR SIDING TRIM LOCATIONS:
PRE-PRIMED WHITE WOOD OR APP'D. ALT. – PRODUCT/COLOR BY GC/OWNER
WINDOWS & DOORS:
– VERTICALS @ JAMBS, 5/4x4
– HEADS, & SILLS 5/4x6 WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x6 SKIRT FLW.
FASCIA BOARDS: 1x8's @ EAVES, 1x8's OVER 2x10's @ MAIN GABLE ENDS, 2x10's @ GARAGE, U.N.O.
CORNER BOARDS: 5/4x6 EXTERIORS, 2x2 INTERIORS

8 NOT USED

9 NOT USED. SEE 5-7 FOR SIDING INFORMATION.

10 CHIMNEY/ FLUE (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL CHIMNEY LOCATIONS IF/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 10' HORIZONTALLY, TO MEET I.R.C. & I.F.C. CODES AS REQUIRED.

OR

10 DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ GC & CLIENT PER MFR. SPECS.

11a STEM WALLS / FOUNDATIONS / FOOTINGS:

– CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. – SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.
– FOR POSITIVE DRAINAGE. CLEAR SEALANT FINISH, TYP. BASED ON SIZES OF SLABS, CONSIDER INDUSTRY STANDARDS FOR SCORE JOINTS &/OR CONTROL JOINTS IF/AS REQUIRED, TO ALLOW FOR LINEAR CRACKING EXPECTED.

OR

11b – STEM WALL & CRAWL SPACE FOUNDATION: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION (FOR W.S.E.C. IF/AS REQ'D.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.
— NOTE: VENTING CODE REQ'D: 1:150 RATIO S.F. FREE VENT AREA TO FLOOR S.F. AREA – CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQ'D AT CRAWL SPACE LOCS., USING I.R.C. CODE COMPLIANT SPACING & SEPARATIONS, TYP.

12 GROUND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6 MIL. V.B. OVER 2" SAND OVER 4" CRUSHED ROCK OVER UNDISTURBED SOILS (OR FULL COMPACTION OF PREP MATERIAL SOILS FREE OF ORGANICS). ADD. INFO. PER STRUCTURAL NOTES & FOUNDATION PLANS, BUILDING & WALL SECTIONS, TYP. ALL LOCS. U.N.O. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQ'D. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

13 NOT USED

14 WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

15 DOORS (EXTERIOR FENESTRATION): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

16 COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER S.E. DRAWINGS AND CALCULATIONS. COLUMN INCLOSURE FRAMING TO INCLUDE RAUSH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 5/4"x TRIM WRAP (SEE FLOOR PLANS & DETAILS) W/ 5/4x8 BASE (PROUD OF COLUMN WRAP) AND 5/4x6 COLUMN CAP (PROUD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER GC / CLIENT COORD.

17 BEAM / FRAMING – SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. U.N.O.

18 24X 48 SKYLIGHT– INSTALL, CRICKET & FLASHING PER MFR.'S SPECS. FOR POSITIVE DRAINAGE TYP.

19 CONCRETE STEPS PER PLAN – SEE NOTE #20 ON FLOORPLANS, TYP. ALL LOCS.

20 NEW RAISED CONCRETE WALKWAY PER PLANS, SEE NOTE #10 & #20 ON FLOOR PLANS

21a NEW DECKING PER PLANS – 5/4"x6 EXTERIOR GRADE CEDAR OR TREX (OR EQUAL) PER GC/CLIENT.

21b NEW DECK STEPS AND RAILING – ADHERE TO CODE MINIMUMS 36" RAILING, 10-3/4" RISERS, 11" TREADS, TYP.

22 CRAWL SPACE 8x16 VENTING INSERTS: SIZE/ SPACING FOR 1:150 CLR.
FREE VENTING & CROSS BREEZE S.F. AREA RATIO TO FLOOR S.F. AREA, SPEC PER GC, SHALL MEET I.R.C. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

Established Basic Permit #
19-03650

Permit Number: 20-02542

ENW RED BARN LANE, LLC

10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ELEVATIONS (OPTION-B)

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198

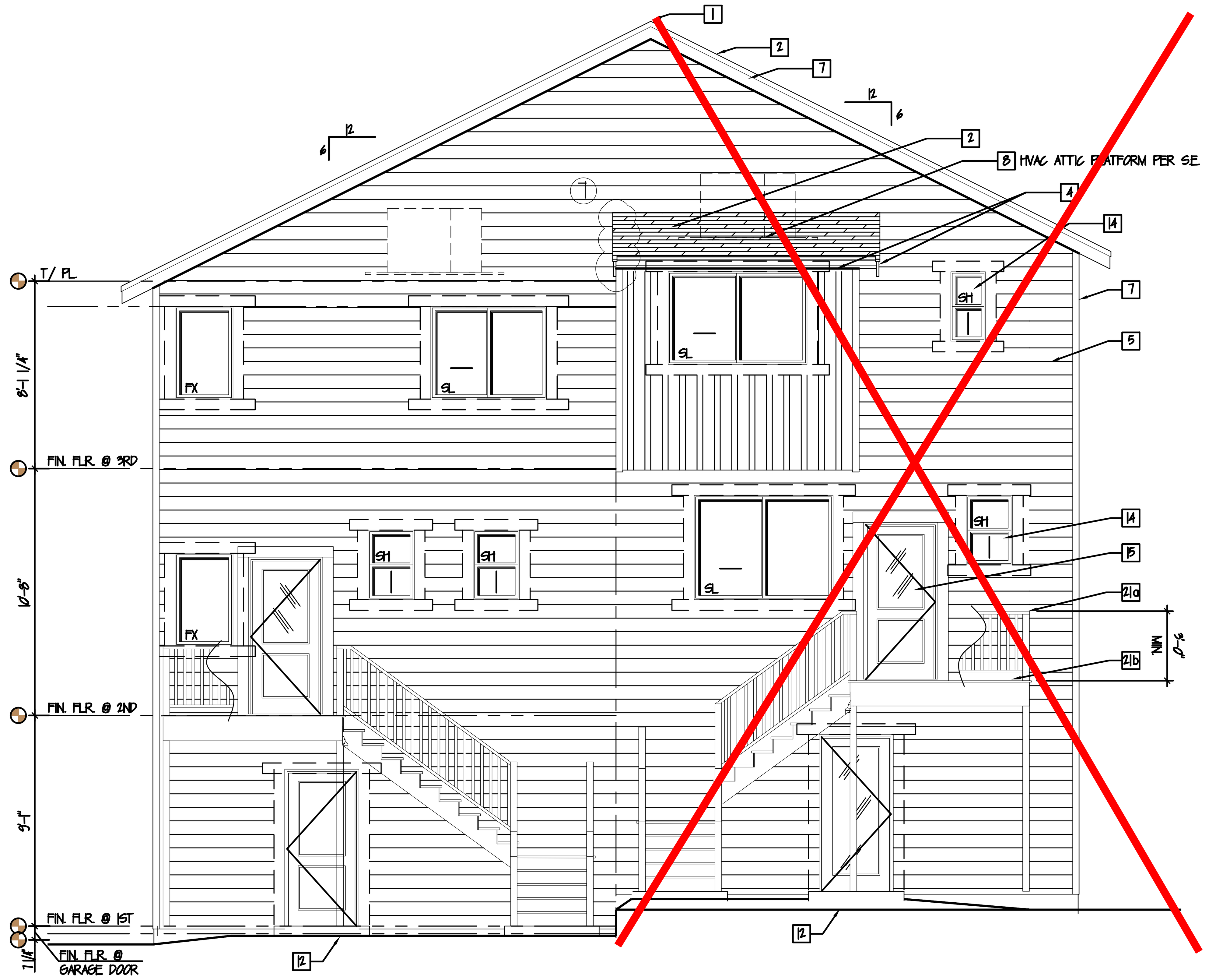
SHEET NO:

A-3.3

Subject To Field Inspection

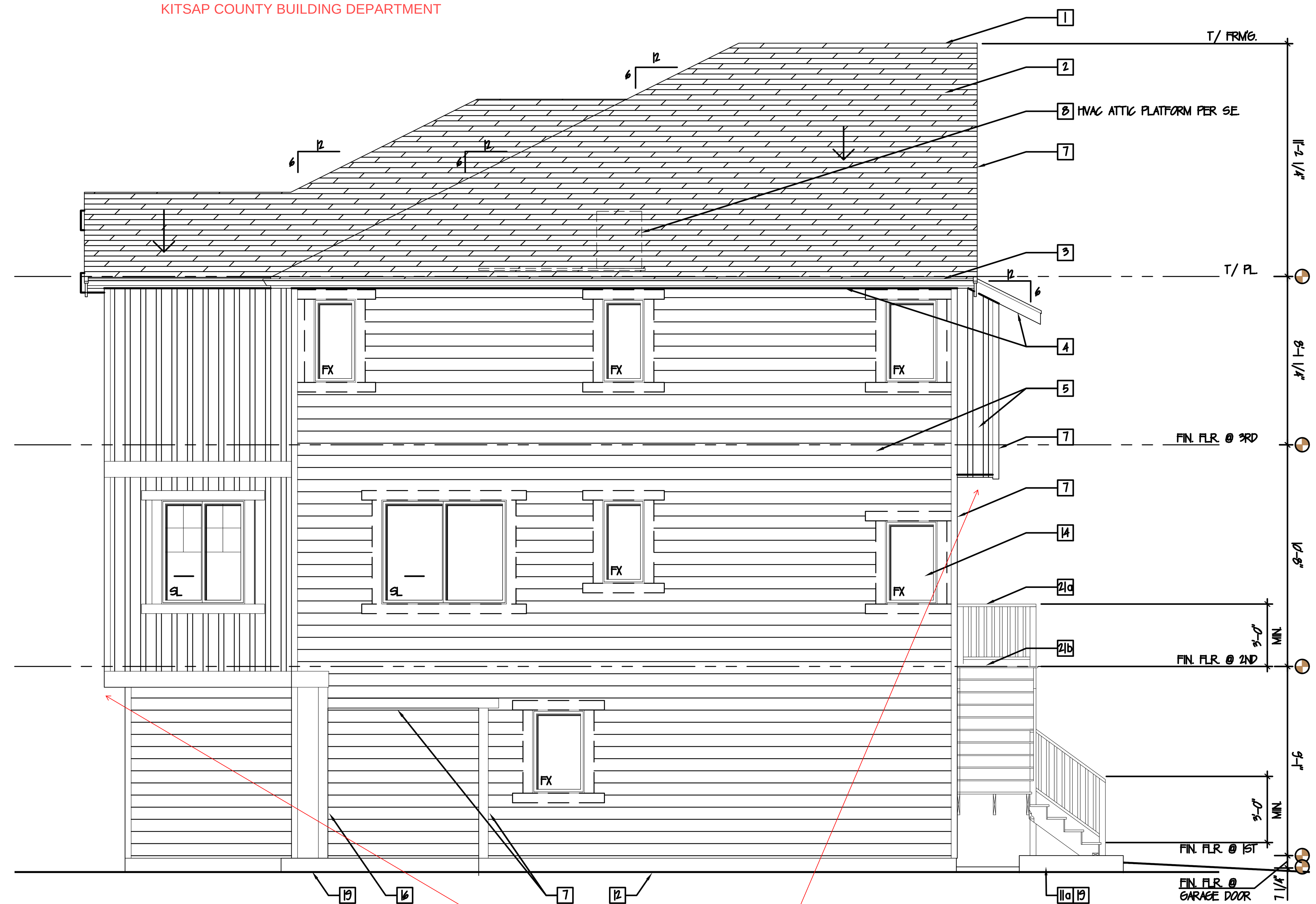
Reviewed for code compliance with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT



EXTERIOR ELEVATION – (REAR)

SCALE: 1/4"=1'-0"



EXTERIOR ELEVATION – (RIGHT SIDE)

SCALE: 1/4"=1'-0"

The underside of projections shall be 1 hour fire rated. See detail E/A-5.5.

EXTERIOR ELEVATIONS – GENERAL NOTES:

1. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY, BUT IS REQUIRED REGARDLESS OF GRAPHIC REPRESENTATION HEREIN PER IRC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APP'D. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APP'D SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (O.A.), ROUGH OPENINGS (R.O.) OR CENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.

6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS AND APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY G.C. APPROVED PERSONNEL WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQ'D SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQMTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.

9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CAULKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.

10. ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.

11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQ'D. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.

12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE

13. G.C & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.

14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY

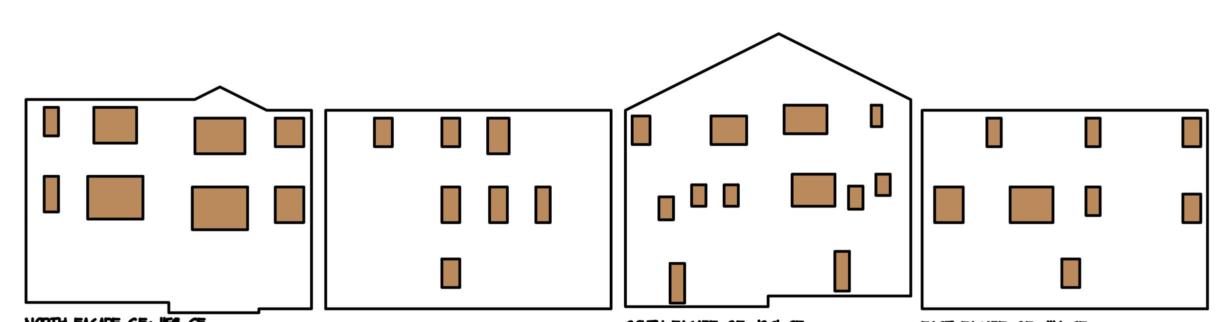
WINDOW STYLES:

SH = SINGLE HUNG
DH = DOUBLE HUNG
AWN = AWNINGED
HPR = HOPPER
CS = CASEMENT
FX = FIXED

EXTERIOR ELEVATIONS – KEY NOTES

(*) = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENTIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR S.F. NET OPENING – SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQMTS. PRIOR TO FINALIZING OF R.O. FABRICATION / INSTALLATION.

(T) = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET UL LISTING AND ANY/ALL ASTM STANDARDS AND IRC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION



NORTH FACADE SF: 1158 SF
GLAZING SF: 212 SF
% OF GLAZING: 18%

WEST FACADE SF: 1114 SF
GLAZING SF: 80 SF
% OF GLAZING: 7.2%

SOUTH FACADE SF: 1301 SF
GLAZING SF: 139 SF
% OF GLAZING: 10.7%

EAST FACADE SF: 1114 SF
GLAZING SF: 104 SF
% OF GLAZING: 9.3%

GLAZING TOTALS
FACADE: 1,158+1,114+1,301+1,114=4,687
GLAZING: 212+80+139+104=535
% OF GLAZING = 11.41%

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

ELEVATIONS
(OPTION-B)

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: ∅
DRAFTER: ∅
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO:

A-3.4

Established Basic Permit #
19-03650

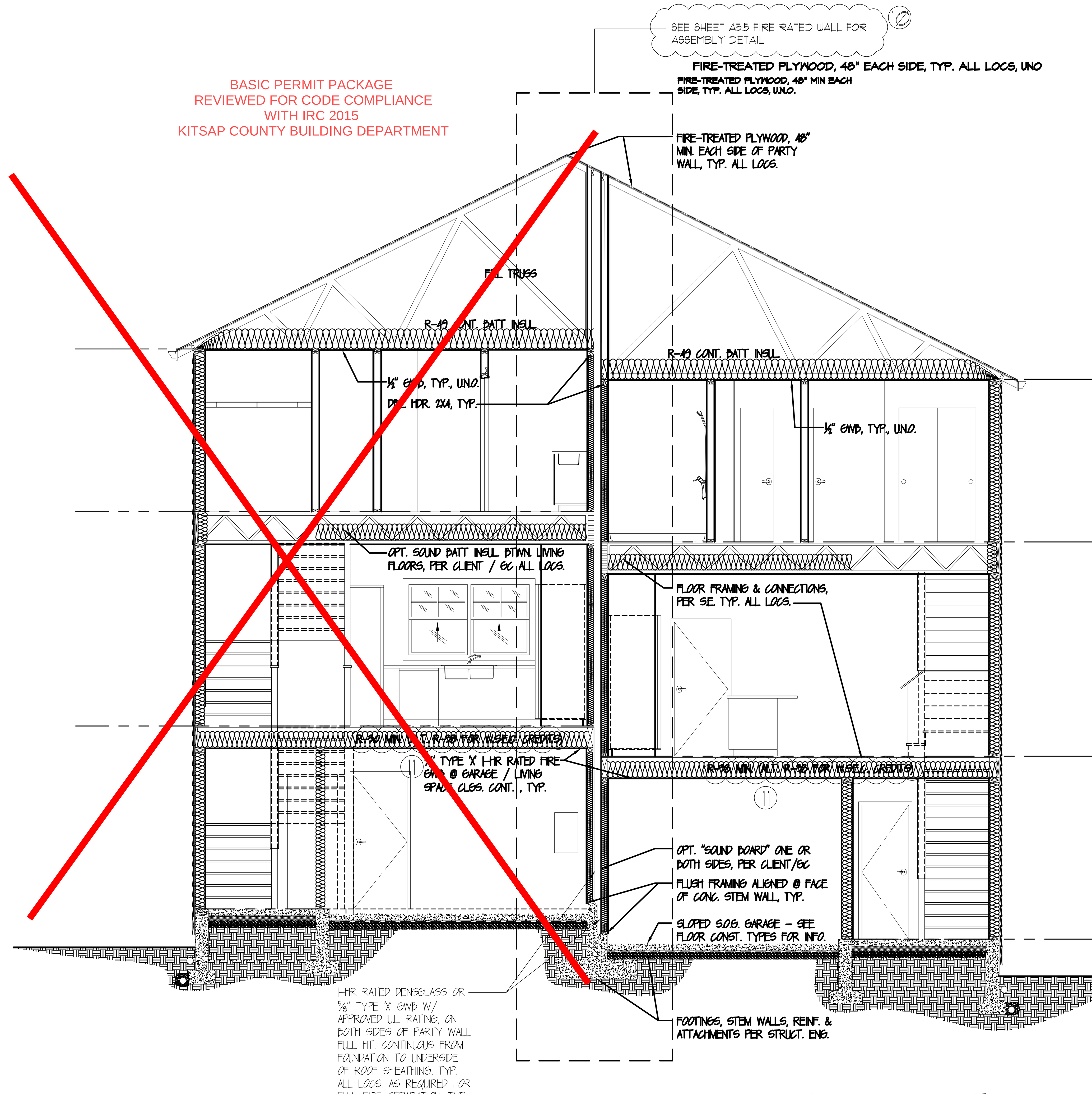
Permit Number: 20-02542

Subject To Field Inspection

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

CHANGES
MUST Be Approved Prior
To Performing Work



1

BUILDING CROSS SECTION

SCALE: 1/4"=1'-0"

BUILDING SECTIONS – KEY NOTES

1 **ROOF VENTING:** CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, COR-A-VENT 600 OR APP'VD. ALT. – TYP. ALL LOCS. U.N.O.

2 **ROOF ASSEMBLY:**
ROOFING PER EXTERIOR FINISH SCHEDULE, SEE A-3XX SHEET SERIES
OVER 30# BLDG PAPER (2 LAYERS @ 15# EACH, OVERLAP PER MFR. SPECS,
OVER PLYWOOD/OSB ROOF SHEATHING PER STRUCTURAL ENGINEER,
OVER ROOF RAFTERS PER SE.
W/ BATT INSULATION = R-49 @ FLAT BOTTOM CHORDS, OR R-38 BATT INSULATION @ VAULTED CEILINGS, TYP.
OVER 1/2" INTERIOR GWB. MUD, TAPE, TEXTURE, PRIME & PAINT
* NOTE: BAFFLE INSULATION SPACES AS REQ'D. FOR VENTILATION (1" AIR FLOW @ EAVES), PER IRC. & ARCH. NOTES, GC COORD W/ MFR. & INSTALLER ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER GC/ CLIENT.

3 **GUTTERS & DOWNSPOUTS:** 4" COLD ROLLED ALUM. (OR APP'D ALT.), PROFILE (K-LINE OR SIM.) – PRODUCT, COLOR & FINISH BY GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION IF/AS REQUIRED.

SOFFITS:
~~4A 4A: EXPOSED OPEN ROOF TRUSS EAVE RAFTER TAILS W/ CONT. BIRD BLOCKING/ VENTING BETWEEN, PER INDUSTRY STDS.~~

4B 4B: CLOSED SOFFITING – AT COVERED PORCH "CEILINGS", ¾x6 T&G T.K. CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC/ CLIENT.

5 **EXTERIOR WALL ASSEMBLY:**
SIDING PER EXTERIOR ELEVATIONS FINISH SCHEDULE (SEE SHEET A-3X SERIES),
OVER WEATHER BARRIER EXTERIOR BUILDING WRAP (TYVEK OR EQUAL)
OVER WALL SHEATHING PLYWOOD/OSB PER STRUCTURAL ENGINEERING,
OVER 2x6 FRAMING @ 16" O.C. MAX. AND I.R.C. APPROVED SPACING AND FRAMING LAYOUTS @ WALL TRANSITIONS
W/ CONTINUOUS R-21 MIN. BATT INSULATION,
OVER VAPOR BARRIER (WARM SIDE, ALT. V.B. PRIMER),
OVER 1/2" INTERIOR G.W.B. – MUD, TAPE, TEXTURE, PRIME & PAINT

6 **BELLY BAND / BOARDS:** * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. U.N.O.
2x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. U.N.O.
(OPT.) 5/4x4's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS
"WATER TABLE" (FLOOR LINE BELLY BAND) – 2x12's TYP. ALL LOCS., U.N.O.

7 **EXTERIOR TRIM LOCATIONS:**
PRE-PRIMED WHITE WOOD OR APP'D. ALT. – PRODUCT/COLOR BY G.C./OWNER
WINDOWS & DOORS:
~~– VERTICALS @ JAMBS, 5/4x4~~
~~– HEADS, & SILLS 5/4x6 WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x6 SKIRT BLW.~~
FASCIA BOARDS: 2x14's @ EAVES, 2x8's OVER 2x14's @ MAIN GABLE ENDS, 2x10's @ GARAGE (IF APPLICABLE), U.N.O.
~~CORNER BOARDS: 5/4x6 EXTERIORS, 2x2 INTERIORS~~

8 **INTERIOR WALL ASSEMBLY – NON BEARING WALLS:**
1/2" GWB OVER 2X4 FRAMING @ 16" O.C. MAX (U.N.O. PER SE) OVER 1/2" GWB – MUD, TAPE, TEXTURE, PRIME AND PAINT.
SEE PLAN FOR WALL TYPES

9 **STRUCTURAL HEADERS:** LOCATED @ ALL DOOR AND WINDOW ROUGH OPENINGS, U.N.O. – SEE STRUCT. FOR SIZE/LOC., TYP. – INFILL SPACE W/ RIGID INSUL. TYP.

10 **CHIMNEY (IF USED):** MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL CHIMNEY LOCATIONS IF/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 10' HORIZONTALLY, TO MEET I.R.C. & I.F.C. CODES AS REQUIRED.
OR
10 **DIRECT VENT F.P. OUTLET:** COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ GC & CLIENT & PER MFR. SPECS.

11 **STEM WALLS / FOUNDATIONS / FOOTINGS:**
– **CONCRETE PATIOS & WALKWAYS:** SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. – SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.

FLOOR ASSEMBLY (IF USED):
FINISH FLOORING & BASE TRIM PER GC/CLIENT, TYP. ALL ROOMS,
OVER PLYWOOD PER STRUCT. ENG.,
OVER FLOOR FRAMING / TJI JOISTS PER STRUCT. W/ CONT. R-30 BATT INSUL. PER CODE,
OVER BEAMS PER STRUCT. AND/OR HUNG / SEATED ON STEM WALLS, SEE STRUCT. DETAILS,

FLOOR ASSEMBLY – SLAB ON GRADE (IF USED): CONC. SLAB THICKNESS & REINFORCEMENT PER STRUCT. ENG.
CLEAR SEALED FINISH, OVER 6 MIL. VAPOR BARRIER
OVER 2" SAND OVER 4" WASHED CRUSHED ROCK
OVER COMPACTED SOILS FREE OF ORGANICS AND STRUCT. APPROVAL FOR BEARING CAPACITY.

14 **WINDOWS (EXTERIOR GLAZING):** PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

15 **DOORS (EXTERIOR FENESTRATION):** PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE AND LIKE SHALL BE THE SELECTION OF THE CLIENT W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

~~16 EXTERIOR COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE DRAWINGS AND CALCULATIONS. COLUMN "WRAP" (INCLOSURE FRAMING) TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED ¾"x TRIM WRAP (SEE FLOOR PLANS & DETAILS) W/ 5/4x8 BASE (PROUD OF COLUMN WRAP) AND 5/4x6 COLUMN CAP (PROUD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER GC / CLIENT COORD.~~

17 **BEAMS:** PER STRUCTURAL ENGINEERING DESIGN, DRAWINGS, DETAILS, AND CALCULATIONS, TYP. ALL LOCS. U.N.O.
FINISH / WRAP @ INTERIORS: EXPOSED, CLEAR STAIN/SEALANT IF ARCHITECTURAL GRADE SELECTED.
FINISH / WRAP @ EXTERIORS: EXPOSED, EXTERIOR WATERPROOFING, CAP/FLASH TOP/ENDS TO MATCH ROOFING MATERIALS, TYP. ALL LOCS. U.N.O.

18 **FOOTING, STEM WALL & CRAWL SPACE:** FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION (FOR W.S.E.C. IF/AS REQ'D.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.
— *NOTE: VENTING CODE REQ'D. 1:150 RATIO SF. FREE VENT AREA TO FLOOR SF. AREA – CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQ'D AT CRAWL SPACE LOCS., USING I.R.C. CODE COMPLIANT SPACING & SEPARATIONS, TYP.

19 INTERIOR ELEVATION ELEMENT – KITCHEN CABINETS AND COUNTER AT 36" A.F.F.

20 INTERIOR ELEVATION ELEMENT – SHOWER ENCLOSURE PER PLAN

21 INTERIOR ELEVATION ELEMENT – KITCHEN HOOD V.T.O.S.

22 **EXTERIOR SIDING:** PER EXTERIOR ELEVATIONS & FINISH SCHEDULE, AS SHOWN GRAPHICALLY OR OTHERWISE DEFINED.

23 **DECK ASSEMBLY :**
DECK PRODUCTS & FINISHES PER OWNER/ GC (TREX, CEDAR, OR APPVD. ALT.)
INSTALLATION PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS, OVER PRESERVATIVE (PRESSURE) TREATED DECK JOISTS, OVER PRESERVATIVE TREATED BEAMS, SIZING, SPACING, SPECIES, AND CONNECTIONS, PER SE.

24 DECK RAILING. PRE-FAB. ALUM. RAILING (FACTORY PAINTED) W/ CABLE RAILING SYSTEM (ALT. TEMPERED GLAZING), OR GC/CLIENT APPVD. ALT.

25 FINISH FLOORING & BASE TRIM PER GC/CLIENT, OVER EXST'G FLOOR FRAMING. SEE ARCHITECTURAL & STRUCTURAL PLANS VERIFY EXST'G BATT INSUL. TO BE R-30 PER CODE

26 FINISH GRADE (VARIES), SLOPE 2% AWAY FROM BLDG. FIRST 5' MIN. FOR POSITIVE DRAINAGE

27 ROOF JOISTS AT EXTERIOR OVERHANG PER STRUCTURAL & ROOF PLAN.

28 24X 48 SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR. 'S SPECS. FOR POSITIVE DRAINAGE TYP.

29 CRAWL SPACE 8X16 VENTING INSERTS: SIZE/ SPACING FOR 1: 150 CLR. VENTING & CROSS BREEZE PER GC, TO MEET I.R.C. SPACING & CODE COMPLIANCE. ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

*NOTE: INSULATION VALUES STATED HEREIN ARE BASED ON I.R.C. "BASE VALUES" PER CODE. PERMIT SUBMITTAL APPLICATION FORMS AND DOCUMENTS MAY INCLUDE WASHINGTON STATE ENERGY CODE COMPLIANCE FORMS AND POTENTIAL PRODUCT SELECTIONS. GC. SHALL REFERENCE BOTH THE DRAWINGS AND THE W.S.E.C. FORMS FOR PRODUCT SELECTIONS AND RELATED "U" AND/OR "R" VALUES OF PRODUCTS SUCH AS INSULATION, GLAZING / FENSTRATION, AND THE LIKE. MOST RESTRICTIVE (TYPICALLY THE W.S.E.C. FORM CHOICES FOR "CREDITS") SHALL BE THE REFERENCE TO BE UTILIZED FOR PRODUCT ORDERING AND INSTALLATION. GC / CLIENT MAY MAKE "OR EQUAL" ALTERNATE SELECTIONS, BUT SHALL LET THE GOVERNING JURISDICTION KNOW OF ANY SUCH CHANGES FROM THE INITIAL PERMIT SUBMITTAL INFORMATION.

CODE COMPLIANCE NOTES

SEE ADDITIONAL WALL AND BUILDING SECTIONS & SHEETS IN A-4XX SERIES FOR CODE COMPLIANCE REQUIREMENTS WHERE NOT OTHERWISE STATED PER DRAWINGS HEREIN, TYP.

GENERAL SECTION NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APP'D. SIZE AND LOCATION ONLY. SEE SCHEDULES AND OWNER APP'D SELECTIONS FOR COORDINATION PRIOR TO ORDER / INSTALLATION.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2X6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD.

6. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS, TRIM, AND ADDITIONAL INFO. RELATED.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH. CODE REQ'D SIZES AND HEIGHTS/DEPTHS/COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQMTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 1888

BUILDING SECTIONS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO:

A-4.1

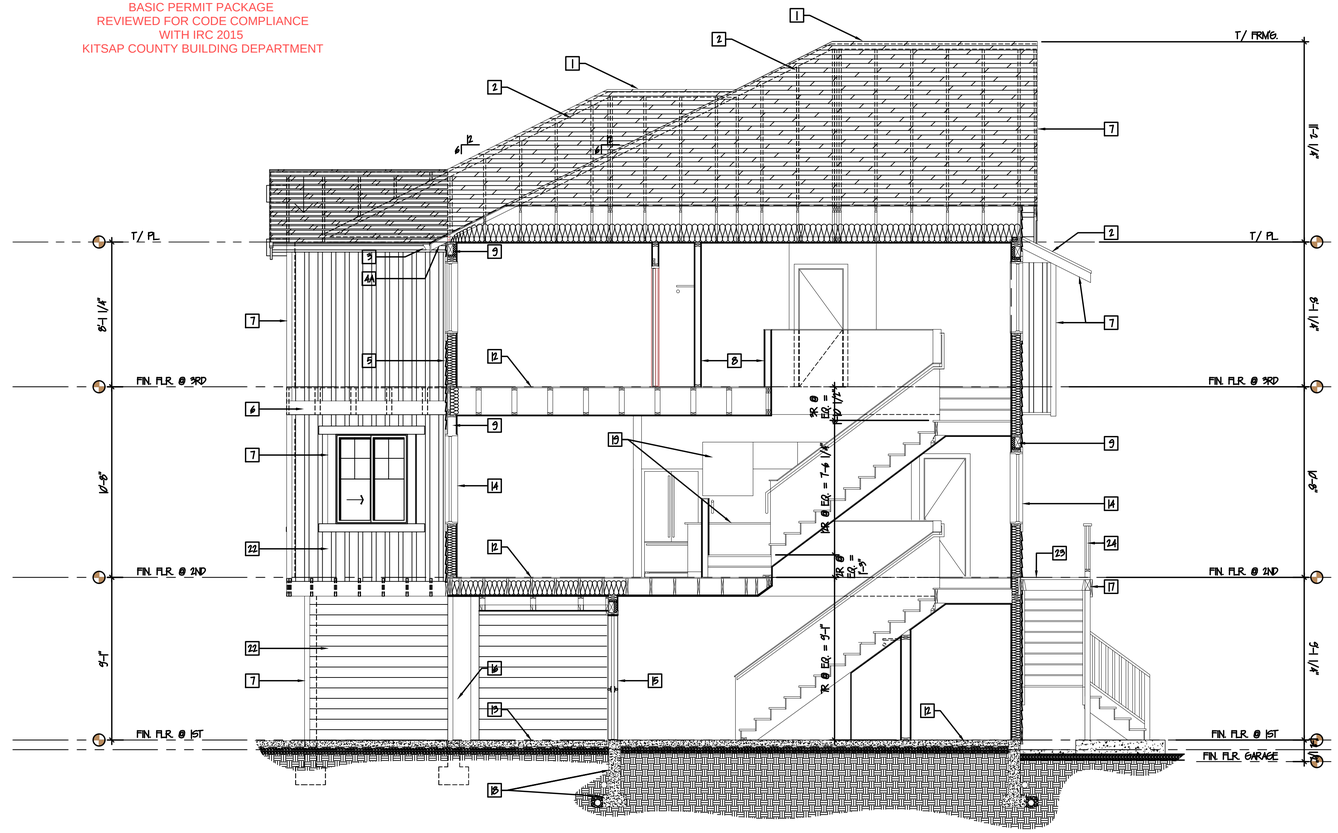
Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020



2 BUILDING LONGITUDINAL SECTION

SCALE: 1/4"=1'-0"

BUILDING SECTIONS - KEY NOTES

1 ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, COR-A-VENT 600 OR APPVD. ALT. - TYP. ALL LOCS. U.N.O.

2 ROOF ASSEMBLY:
ROOFING PER EXTERIOR FINISH SCHEDULE, SEE A-3XX SHEET SERIES
OVER 30# BLDG PAPER (2 LAYERS @ 15# EACH, OVERLAP PER MFR. SPECS,
OVER PLYWOOD/OSB ROOF SHEATHING PER STRUCTURAL ENGINEER,
OVER ROOF RAFTERS PER SE.
W/ BATT INSULATION = R-49 @ FLAT BOTTOM CHORDS, OR R-38 BATT INSULATION @ VAULTED CEILINGS, TYP.
OVER 1/2" INTERIOR GWB. MUD, TAPE, TEXTURE, PRIME & PAINT
* NOTE: BAFFLE INSULATION SPACES AS REQ'D. FOR VENTILATION (1" AIR FLOW @ EAVES), PER IRC. & ARCH. NOTES, GC COORD W/ MFR. & INSTALLER/ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER GC/ CLIENT.

3 GUTTERS & DOWNSPOUTS: 4" COLD ROLLED ALUM. (OR APPD ALT.), PROFILE (K-LINE OR SIM) - PRODUCT, COLOR & FINISH BY GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION IF/AS REQUIRED.

SOFFITS:
~~4A: AN EXPOSED OPEN ROOF TRUSS EAVE RAFTER TAILS W/ CONT. DIRT BLOCKING/ VENTING BETWEEN, PER INDUSTRY STDS.~~

4B: CLOSED SOFFITING - AT COVERED PORCH "CEILINGS", 5/4x6 T&G T.K. CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC/ CLIENT.

5 EXTERIOR WALL ASSEMBLY:
SIDING PER EXTERIOR ELEVATIONS FINISH SCHEDULE (SEE SHEET A-3X SERIES),
OVER WEATHER BARRIER EXTERIOR BUILDING WRAP (TYVEK OR EQUAL)
OVER WALL SHEATHING PLYWOOD/OSB PER STRUCTURAL ENGINEERING,
OVER 2x6 FRAMING @ 16" O.C. MAX. AND I.R.C. APPROVED SPACING AND FRAMING LAYOUTS @ WALL TRANSITIONS
W/ CONTINUOUS R-21 MIN. BATT INSULATION,
OVER VAPOR BARRIER (WARM SIDE, ALT. V.P. PRIMER),
OVER 1/2" INTERIOR GWB. - MUD, TAPE, TEXTURE, PRIME & PAINT

6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. U.N.O.
2x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. U.N.O.
(OPT.) 5/4x4's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS "WATER TABLE" (FLOOR LINE BELLY BAND) - 2x12's TYP. ALL LOCS, U.N.O.

7 EXTERIOR TRIM LOCATIONS:
PRE-PRIMED WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY GC./OWNER
WINDOWS & DOORS:
~~- VERTICALS @ JAMBS: 5/4x4~~
~~- HEADS & SILLS: 5/4x6 WITH 1x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x6 SKIRT PLN.~~
FASCIA BOARDS: 1x4's @ EAVES, 2x8's OVER 2x4's @ MAIN GABLE ENDS, 2x10's @ GARAGE (IF APPLICABLE), U.N.O.
~~CORNER BOARDS: 5/4x4 EXTERIORS, 1x4 INTERIORS~~

8 INTERIOR WALL ASSEMBLY - NON BEARING WALLS:
1/2" GWB OVER 2X4 FRAMING @ 16" O.C. MAX (U.N.O. PER SE.) OVER 1/2" GWB - MUD, TAPE, TEXTURE, PRIME AND PAINT.
SEE PLAN FOR WALL TYPES

9 STRUCTURAL HEADERS: LOCATED @ ALL DOOR AND WINDOW ROUGH OPENINGS, U.N.O. - SEE STRUCT. FOR SIZE/LOC., TYP. - INFILL SPACE W/ RIGID INSUL. TYP.

12 CHIMNEY (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL CHIMNEY LOCATIONS IF/AS SHOWN, SHALL EXTEND AT MIN. 2'# ABOVE ANY ROOFLINE W/IN 10' HORIZONTALLY, TO MEET I.R.C. & I.F.C. CODES AS REQUIRED.
OR
12 DIRECT VENT F.P. OUTLET: COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ GC & CLIENT & PER MFR. SPECS.

11 STEM WALLS / FOUNDATIONS / FOOTINGS:
- CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. - SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.

FLOOR ASSEMBLY (IF USED):
FINISH FLOORING & BASE TRIM PER GC/CLIENT, TYP. ALL ROOMS,
OVER PLYWOOD PER STRUCT. ENG.,
OVER FLOOR FRAMING / T.J. JOISTS PER STRUCT. W/ CONT. R-30 BATT INSUL. PER CODE,
OVER BEAMS PER STRUCT. AND/OR HUNG / SEATED ON STEM WALLS, SEE STRUCT. DETAILS,

FLOOR ASSEMBLY - SLAB ON GRADE (IF USED): CONC. SLAB THICKNESS & REINFORCEMENT PER STRUCT. ENG.
CLEAR SEALED FINISH, OVER 6 MIL VAPOR BARRIER
OVER 2" SAND OVER 4" WASHED CRUSHED ROCK.
OVER COMPACTED SOILS FREE OF ORGANICS AND STRUCT. APPROVAL FOR BEARING CAPACITY.

14 WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

15 DOORS (EXTERIOR FENESTRATION): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE AND LIKE SHALL BE THE SELECTION OF THE CLIENT W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

~~16 EXTERIOR COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE DRAWINGS AND CALCULATIONS. COLUMN WRAP (INCLUDE FRAMING TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 5/4's TRIM WRAP (SEE FLOOR PLANS & DETAILS) W/ 5/4x8 BASE (PROP OF COLUMN WRAP) AND 5/4x6 COLUMN CAP (PROP OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER GC / CLIENT COORD.~~

17 BEAMS: PER STRUCTURAL ENGINEERING DESIGN, DRAWINGS, DETAILS, AND CALCULATIONS, TYP. ALL LOCS. U.N.O.
FINISH / WRAP @ INTERIORS: EXPOSED, CLEAR STAIN/SEALANT IF ARCHITECTURAL GRADE SELECTED.
FINISH / WRAP @ EXTERIORS: EXPOSED, EXTERIOR WATERPROOFING, CAP/FLASH TOP/ENDS TO MATCH ROOFING MATERIALS, TYP. ALL LOCS. U.N.O.

18 FOOTING, STEM WALL & CRAWL SPACE: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 1" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION (FOR W.S.E.C. IF/AS REQ'D.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.
— *NOTE: VENTING CODE REQ'D. 150 RATIO S.F. FREE VENT AREA TO FLOOR S.F. AREA - CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQ'D AT CRAWL SPACE LOCS., USING I.R.C. CODE COMPLIANT SPACING & SEPARATIONS, TYP.

19 INTERIOR ELEVATION ELEMENT - KITCHEN CABINETS AND COUNTER AT 36" AFF.

20 INTERIOR ELEVATION ELEMENT - SHOWER ENCLOSURE PER PLAN

21 INTERIOR ELEVATION ELEMENT - KITCHEN HOOD V.T.D.S.

22 EXTERIOR SIDING: PER EXTERIOR ELEVATIONS & FINISH SCHEDULE, AS SHOWN GRAPHICALLY OR OTHERWISE DEFINED.

23 DECK ASSEMBLY :
DECK PRODUCTS & FINISHES PER OWNER/ GC (TREX, CEDAR, OR APPVD. ALT.)
INSTALLATION PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS, OVER PRESERVATIVE (PRESSURE) TREATED DECK JOISTS, OVER PRESERVATIVE TREATED BEAMS, SIZING, SPACING, SPECIES, AND CONNECTIONS, PER SE.

24 DECK RAILING: PRE-FAB. ALUM. RAILING (FACTORY PAINTED) W/ CABLE RAILING SYSTEM (ALT. TEMPERED GLAZING), OR GC/CLIENT APPVD. ALT.

25 FINISH FLOORING & BASE TRIM PER GC/CLIENT, OVER EXIST'D FLOOR FRAMING. SEE ARCHITECTURAL & STRUCTURAL PLANS VERIFY EXIST'D BATT INSUL. TO BE R-30 PER CODE

26 FINISH GRADE (VARIES), SLOPE 2% AWAY FROM BLDG. FIRST 5' MIN. FOR POSITIVE DRAINAGE

27 ROOF JOISTS AT EXTERIOR OVERHANG PER STRUCTURAL & ROOF PLAN.

28 24X 48 SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR.'S SPECS. FOR POSITIVE DRAINAGE TYP.

29 CRAWL SPACE 8X16 VENTING INSERTS: SIZE/ SPACING PER I.R.C. CLR.
VENTING & CROSS BREEZE PER GC, TO MEET I.R.C. SPACING & CODE COMPLIANCE.
ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

*NOTE: INSULATION VALUES STATED HEREIN ARE BASED ON I.R.C. "BASE VALUES" PER CODE. PERMIT SUBMITTAL APPLICATION FORMS AND DOCUMENTS MAY INCLUDE WASHINGTON STATE ENERGY CODE COMPLIANCE FORMS AND POTENTIAL PRODUCT SELECTIONS. GC SHALL REFERENCE BOTH THE DRAWINGS AND THE W.S.E.C. FORMS FOR PRODUCT SELECTIONS AND RELATED "U" AND/OR "R" VALUES OF PRODUCTS SUCH AS INSULATION, GLAZING / FENSTRATION, AND THE LIKE. MOST RESTRICTIVE (TYPICALLY THE W.S.E.C. FORM CHOICES FOR "CREDITS") SHALL BE THE REFERENCE TO BE UTILIZED FOR PRODUCT ORDERING AND INSTALLATION. GC / CLIENT MAY MAKE "OR EQUAL" ALTERNATE SELECTIONS, BUT SHALL LET THE GOVERNING JURISDICTION KNOW OF ANY SUCH CHANGES FROM THE INITIAL PERMIT SUBMITTAL INFORMATION.

CODE COMPLIANCE NOTES

SEE ADDITIONAL WALL AND BUILDING SECTIONS & SHEETS IN A-4XX SERIES FOR CODE COMPLIANCE REQUIREMENTS WHERE NOT OTHERWISE STATED PER DRAWINGS HEREIN, TYP.

GENERAL SECTION NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APPD. SIZE AND LOCATION ONLY. SEE SCHEDULES AND OWNER APP'D SELECTIONS FOR COORDINATION PRIOR TO ORDER / INSTALLATION.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2X6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD.

6. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS, TRIM, AND ADDITIONAL INFO. RELATED.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH. CODE REQ'D SIZES AND HEIGHTS/DEPTHS/COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'MTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE.

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

BUILDING SECTIONS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198

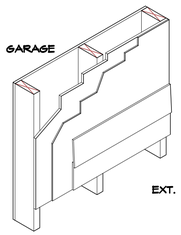
SHEET NO:

A-4.2

Established Basic Permit #
19-03650

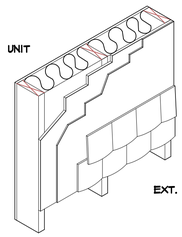
Permit Number: 20-02542

Subject To Field Inspection



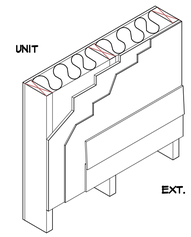
- EXTERIOR: 5/16"x12" WIDE MAXIMUM PROPRIETARY FIBER-CEMENT PLANK LAP- OR VINYL APPLIED AT RIGHT ANGLES TO STUDS.
- 2 LAYERS 60 MIN. BLDG. PAPER INSTALLATION TO BE APPROVED ON-SITE BY WATERPROOFING CONSULTANT.
- 1/2" WOOD SHEATHING (PER STRUCT.)
- 2x4 @ 16" O.C. WOOD STUDS (PER STRUCT.)
- INTERIOR: 1 LAYER PROPRIETARY 1/2" G.W.B.
- PAINT APPLIED P.V.A. VAPOR BARRIER & PRIMER
- PAINT FINISH (PER FINISH SCHEDULE)

SCALE: N.T.S — WOOD FRAME/EXTERIOR WALL — WW1



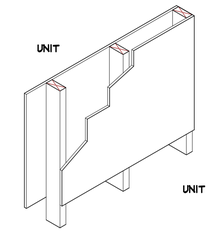
- EXTERIOR: PROPRIETARY FIBER-CEMENT, CEDAR SAWN OR VINYL SHINGLES APPLIED AT RIGHT ANGLES TO STUDS.
- 1 LAYERS 60 MIN. BLDG. PAPER INSTALLATION TO BE APPROVED ON-SITE BY WATERPROOFING CONSULTANT.
- 1/2" SHEATHING (PER STRUCT.)
- 2x6 @ 16" O.C. WOOD STUDS (PER STRUCT.)
- R-21 FIBERGLASS BATT INSULATION @ HEATED SPACE.
- INTERIOR: 1 LAYER PROPRIETARY 1/2" G.W.B.
- PAINT APPLIED P.V.A. VAPOR BARRIER & PRIMER
- PAINT FINISH (PER FINISH SCHEDULE)

SCALE: N.T.S — WOOD FRAME/EXTERIOR WALL — WW2



- EXTERIOR: 5/16"x8" WIDE MAXIMUM PROPRIETARY FIBER-CEMENT PLANK LAP- OR VINYL APPLIED AT RIGHT ANGLES TO STUDS.
- 2 LAYERS 60 MIN. BLDG. PAPER INSTALLATION TO BE APPROVED ON-SITE BY WATERPROOFING CONSULTANT.
- 1/2" O.S.B. OR PLY. SHEATHING (PER STRUCT.)
- 2x6 @ 16" O.C. WOOD STUDS (PER STRUCT.)
- R-21 FIBERGLASS BATT INSULATION @ HEATED SPACE.
- INTERIOR: 1 LAYER PROPRIETARY 1/2" G.W.B. (5/8" TYPE 'X' @ BEARING DETACHED GARAGE WALLS)
- PAINT APPLIED P.V.A. VAPOR BARRIER & PRIMER

SCALE: N.T.S — WOOD FRAME/EXTERIOR WALL — WW3



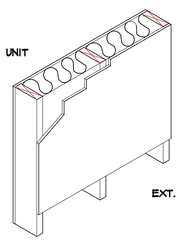
- PAINT FINISH (PER FINISH SPEC.)
- 1/2" G.W.B.
- 2x4 WOOD STUDS @ 16"
- 1/2" G.W.B.
- PAINT FINISH (PER FINISH SPEC.)

(1) ATTACHMENT: 1-1/4" TYPE W DRYWALL SCREWS.
(2) STAGGER JOINTS 16" O.C. OPPOSITE SIDES (TYP).
STRUCT.)

NON-RATED

'A' - 2"x4" STUD
'B' - 2"x6" STUD

SCALE: N.T.S. — WOOD FRAME/INTERIOR PARTITION — WW4

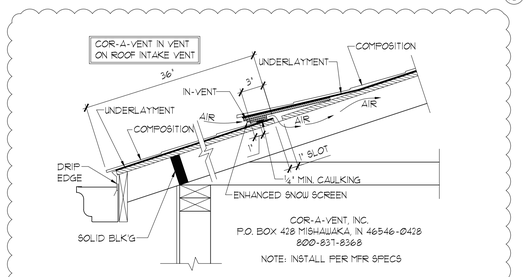


- EXTERIOR: 5/16"x12" WIDE MAXIMUM PROPRIETARY FIBER-CEMENT PLANK LAP- OR VINYL APPLIED AT RIGHT ANGLES TO STUDS.
- 2 LAYERS 60 MIN. BLDG. PAPER INSTALLATION TO BE APPROVED ON-SITE BY WATERPROOFING CONSULTANT.
- 1/2" SHEATHING (PER STRUCT.)
- 2x6 @ 16" O.C. WOOD STUDS (PER STRUCT.)
- R-21 FIBERGLASS BATT INSULATION @ HEATED SPACE.
- INTERIOR: 1 LAYER PROPRIETARY 1/2" G.W.B. (5/8" TYPE 'X' @ BEARING DETACHED GARAGE WALLS)
- PAINT APPLIED P.V.A. VAPOR BARRIER & PRIMER

SCALE: N.T.S — WOOD FRAME/INTERIOR PARTITION — WW5

L

15



NOTE: ONLY FOR WALL PARALLEL TO THE PROPERTY LINE AND WITHIN 5 FEET OF THE PROPERTY LINE.

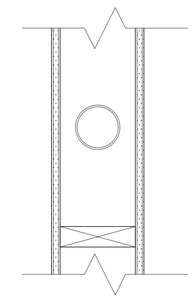
10 ROOFTOP INLET VENTILATION
SCALE: N.T.S.

L

CHANGES
MUST Be Approved Prior
To Performing Work

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

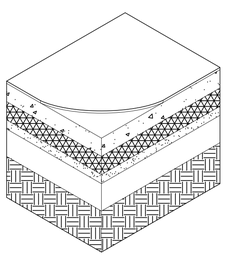
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020



- PAINT FINISH (PER FINISH SPEC.)
- 1/2" G.W.B.
- 2x6 WOOD STUDS @ 16" O.C.
- 1/2" G.W.B.
- PAINT FINISH (PER FINISH SPEC.)

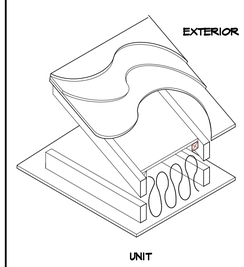
(1) ATTACHMENT: 1-1/4" TYPE W DRYWALL SCREWS.
(2) STAGGER JOINTS 16" O.C. OPPOSITE SIDES (TYP).

SCALE: N.T.S — WOOD FRAME/PLUMBING WALL — WW7



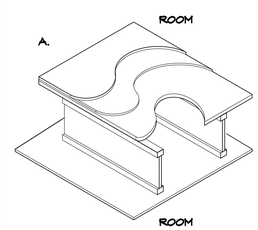
- 4" CONCRETE SLAB (PER STRUCT.)
- R-10 PERIMETER INSULATION PER PLAN
- 2" DAMP SAND CURING BED
- 6" MIN. FREE-DRAINING CRUSHED GRAVEL CAPILLARY BREAK, COMPACT AS REQ'D.
- COMPACTED SOIL & FIRM STRUCT. BEARING AS REQ'D BY STRUCT. ENG. & GEOTECH.
- SLOPE CONCRETE SLAB PER PLAN @ GARAGE AREAS.

SCALE: N.T.S — SLAB ON GRADE — FC1



- 30 YEAR COMPOSITION SHINGLES - CLASS 'C' INSTALLED PER R317.2.2 AND IN STRICT ACCORDANCE W/ MFG'S SPECIFICATIONS.
- 30# FELT.
- 7/16" 24-O OSB BOARD SHEATHING OR 1/2" CDX PLYWOOD ROOF SHEATH (PER STRUCT), CCX AT EXPOSED OVERHANGS.
- ONE LAYER OF ½" (15.9MM) TYPE X GYPSUM BOARD INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING FOR A DISTANCE OF 4 FEET (1219 MM) ON EACH SIDE OF THE AREA SEPARATON WALL OR WALLS OR PER 317.2.2 ALTERNATE INSTALLATION GUIDELINES.
- R-38 FIBERGLASS BATT INSULATION @ FLAT CLGS; R-30 @ VAULTED CLGS.
- PREFABRICATED ROOF TRUSSES @ 24" O.C., (PER STRUCT).
- 5/8" G.W.B. ON CEILING SIDE OF TRUSSES
- PAINT APPLIED P.V.A. VAPOR BARRIER & PRIMER
- PAINT FINISH (PER FINISH SPEC).

SCALE: N.T.S. — WOOD TRUSS ROOF/CEILING ASSEMBLY — RW1



- FLOOR FINISH (PER FINISH SCHEDULE)
- 3/8" OPTIONAL PLYWOOD UNDERLAYMENT AT HARDWOOD FLOORS OR 15# CARPET PAD.
- 3/4" (48/24 SPAN-RATED) T&G PLYWOOD FLOOR SHTG OR EQUIV. OSB BOARD SHTG AS APPROVED BY STRUCTURAL.
- 2x10 FLOOR JOIST @ 16" O.C., OR TJI'S PER STRUCTURAL.
- 1 LAYER - 1/2" G.W.B. ON CLG. SIDE
- FINISH (PER FINISH SCHEDULE)

NON-RATED
STC SOUND (N/A)

SCALE: N.T.S. — WOOD TRUSS FLOOR/CEILING ASSEMBLY — FW1

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

CONSTRUCTION DETAILS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198

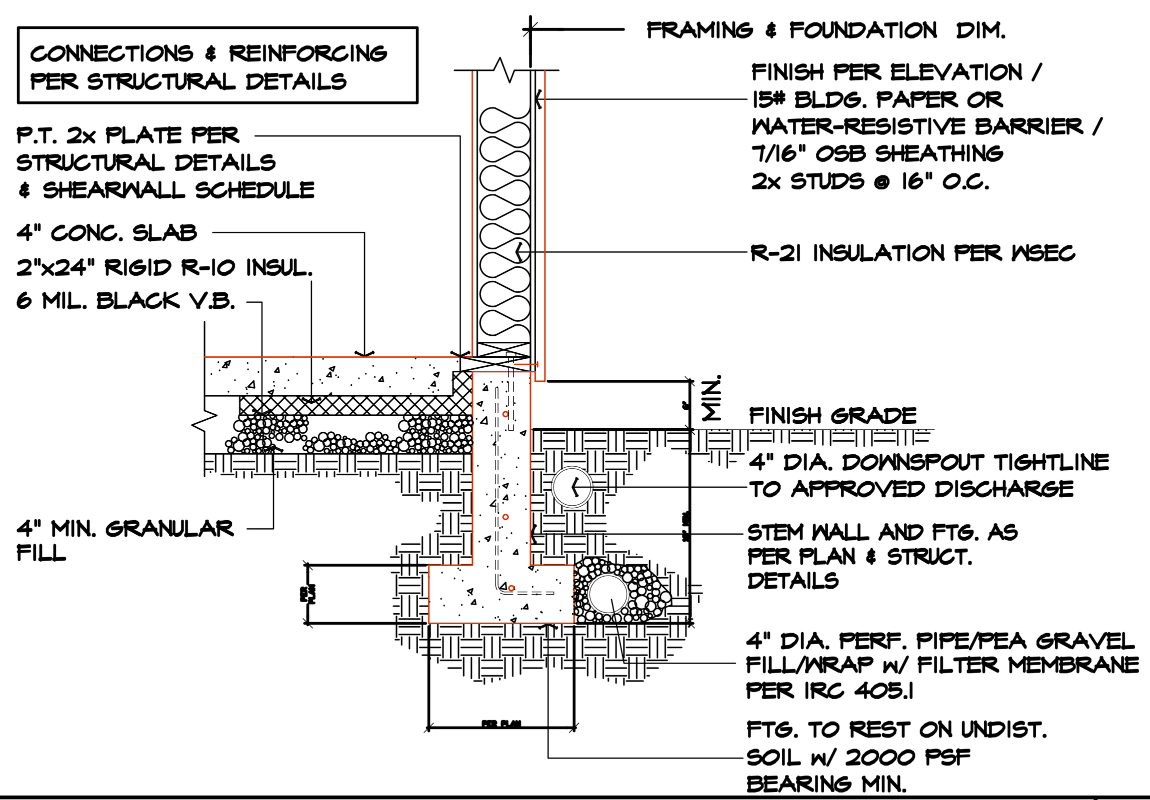
SHEET NO:

A-5.1

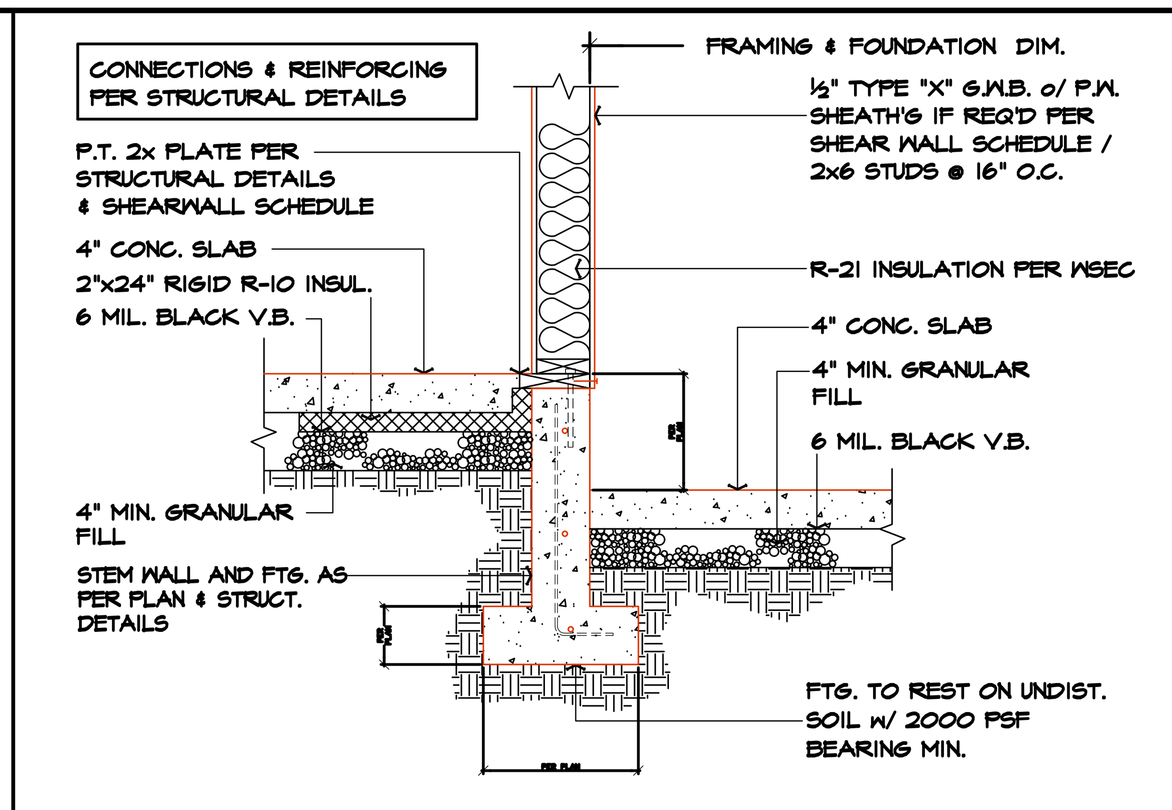
Established Basic Permit #
19-03650

Permit Number: 20-02542

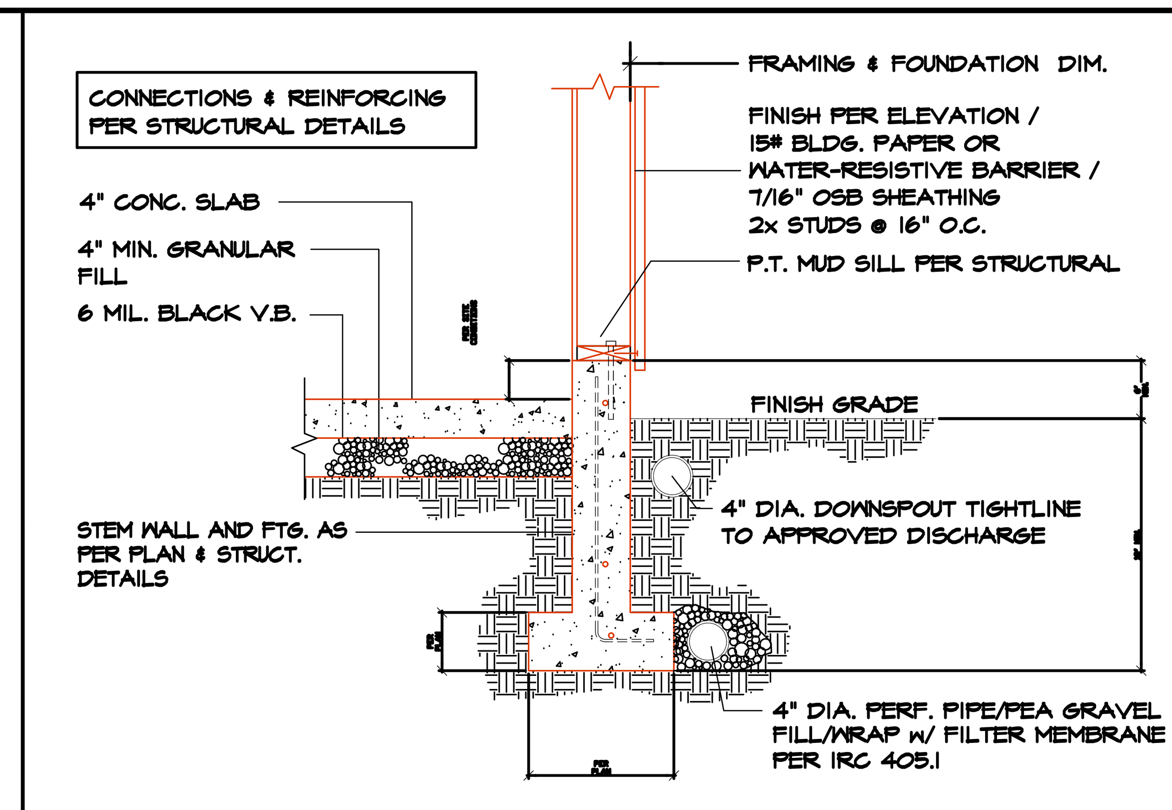
Subject To Field Inspection



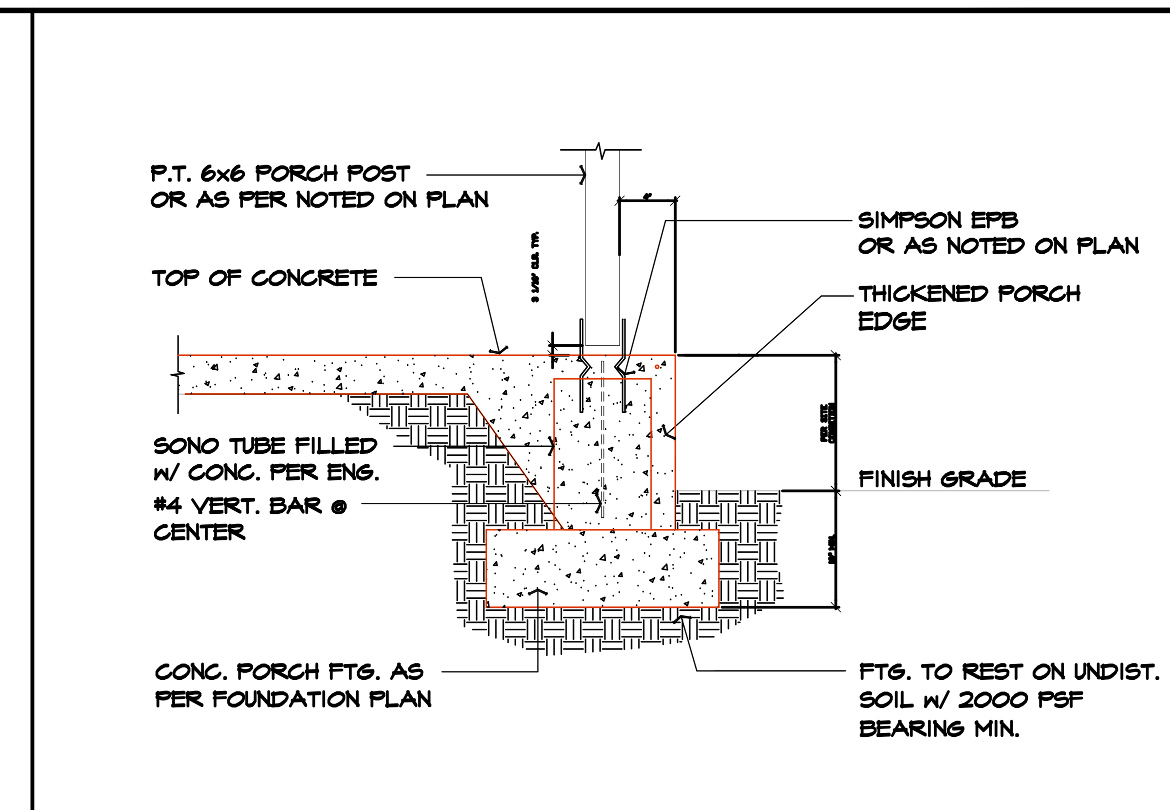
SCALE: ¾" = 1'-0" FOUNDATION w/ SLAB 1



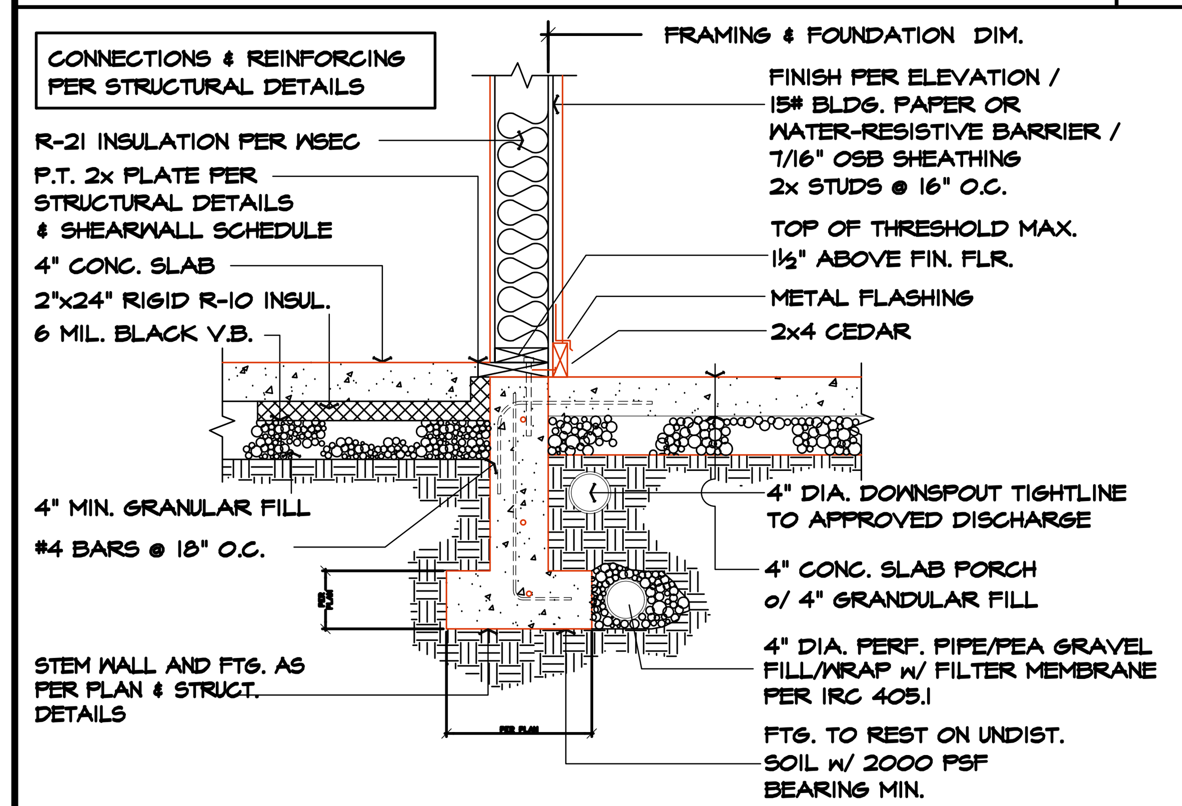
SCALE: N.T.S. GARAGE TO HOUSE 2



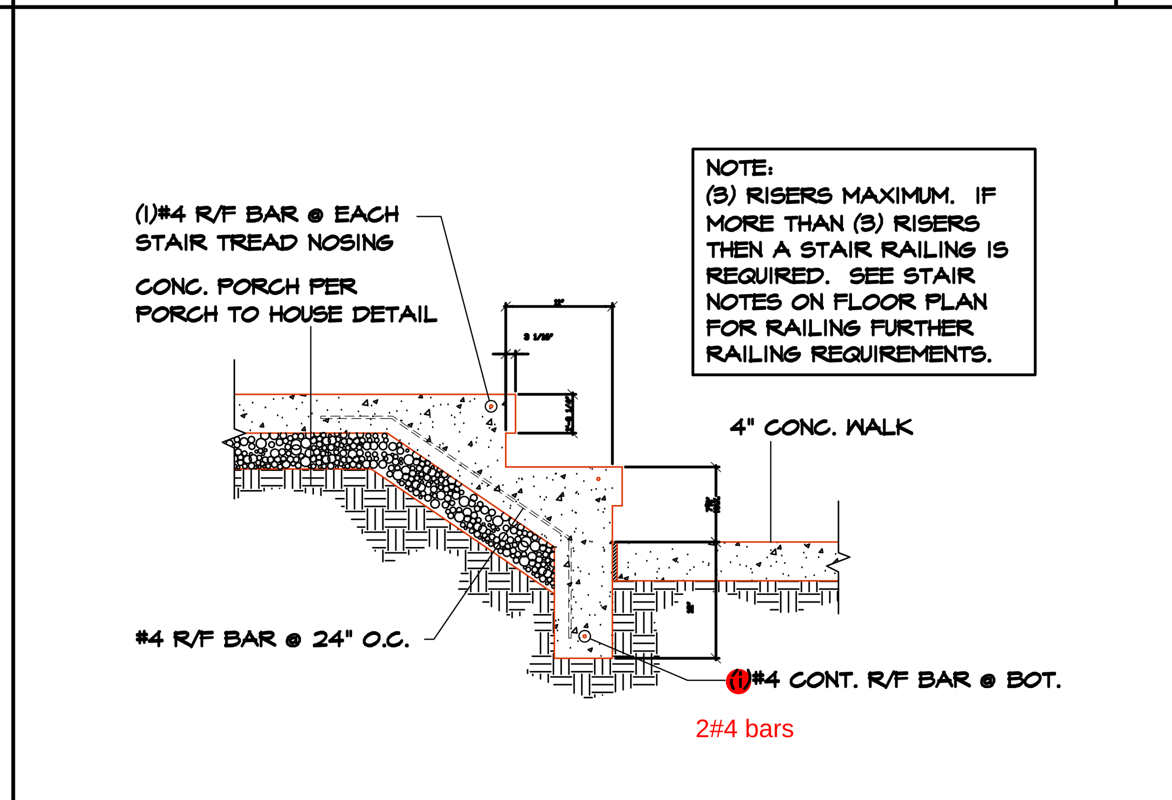
SCALE: ¾" = 1'-0" FOUND. @ GARAGE 3



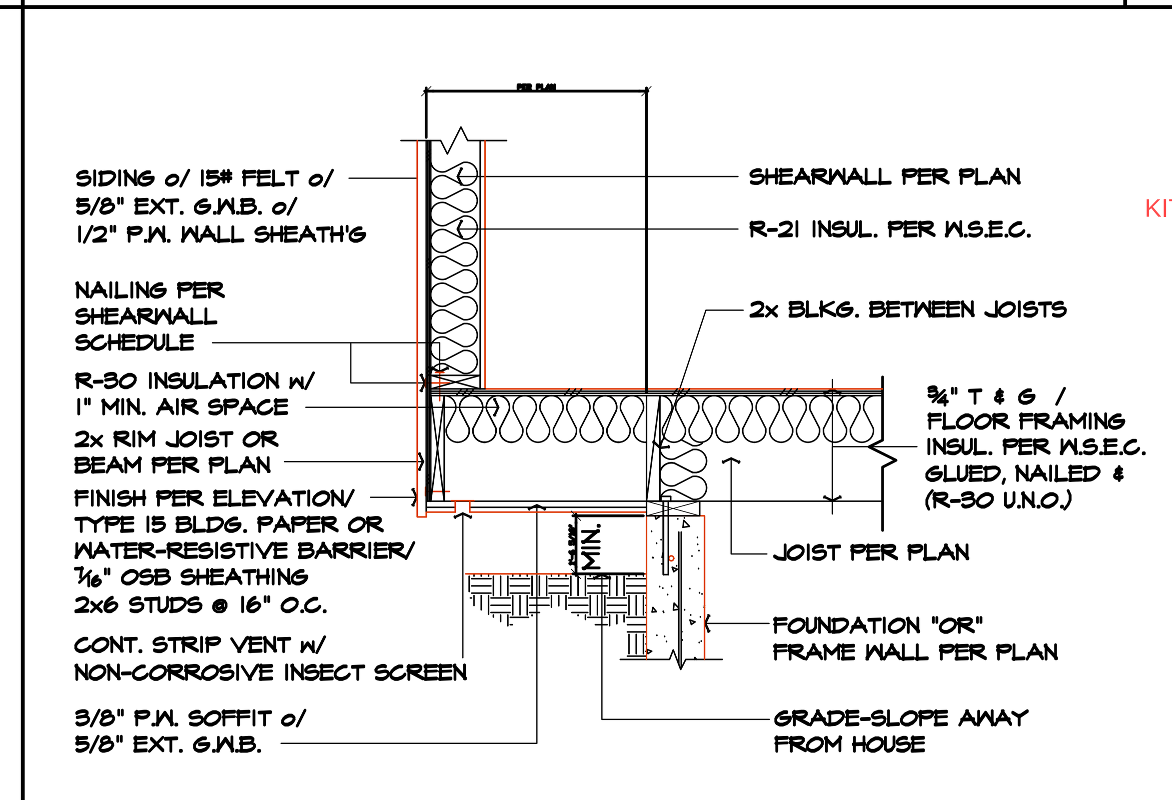
SCALE: ¾" = 1'-0" POST CONN. & PORCH EDGE 4



SCALE: ¾" = 1'-0" CONC. PORCH TO HOUSE 5

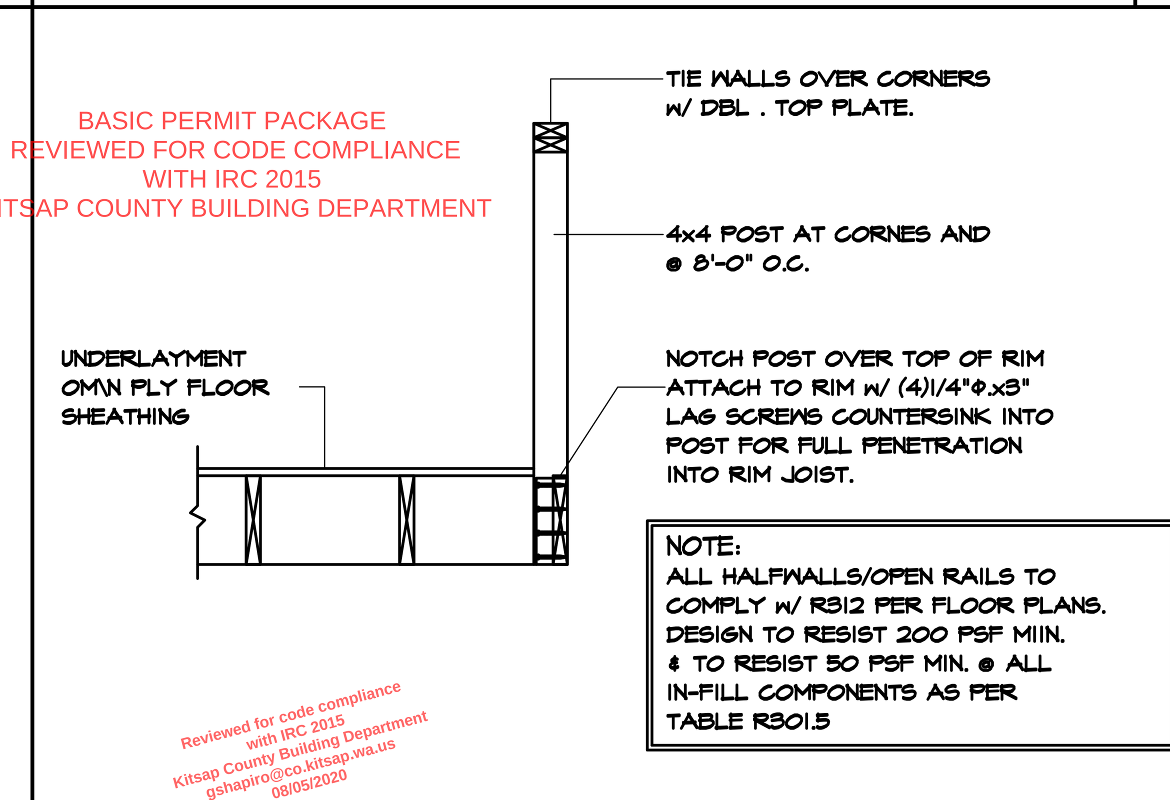


SCALE: ¾" = 1'-0" EXTERIOR CONC. STEPS 6



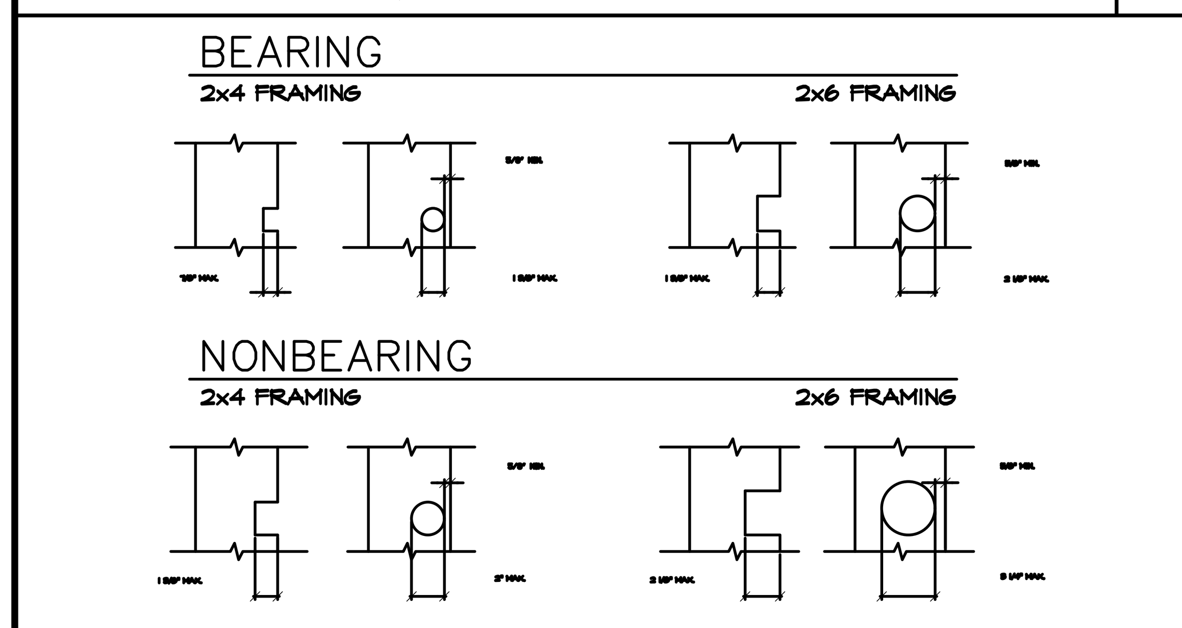
SCALE: 3/4" = 1'-0" CANTILEVER DETAIL @ FOUND. 7

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT



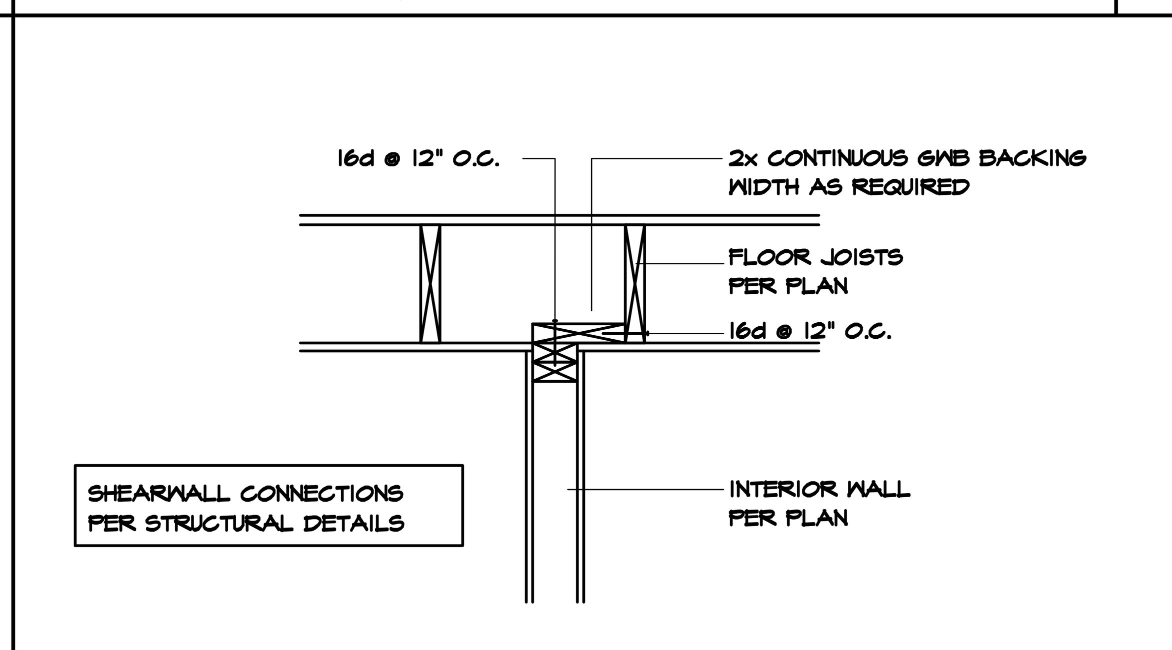
Reviewed for code compliance with IRC 2015 Kitsap County Building Department gshapiro@co.kitsap.wa.us 08/05/2020

SCALE: N.T.S. HALF WALL CORNER POST DTL. 8



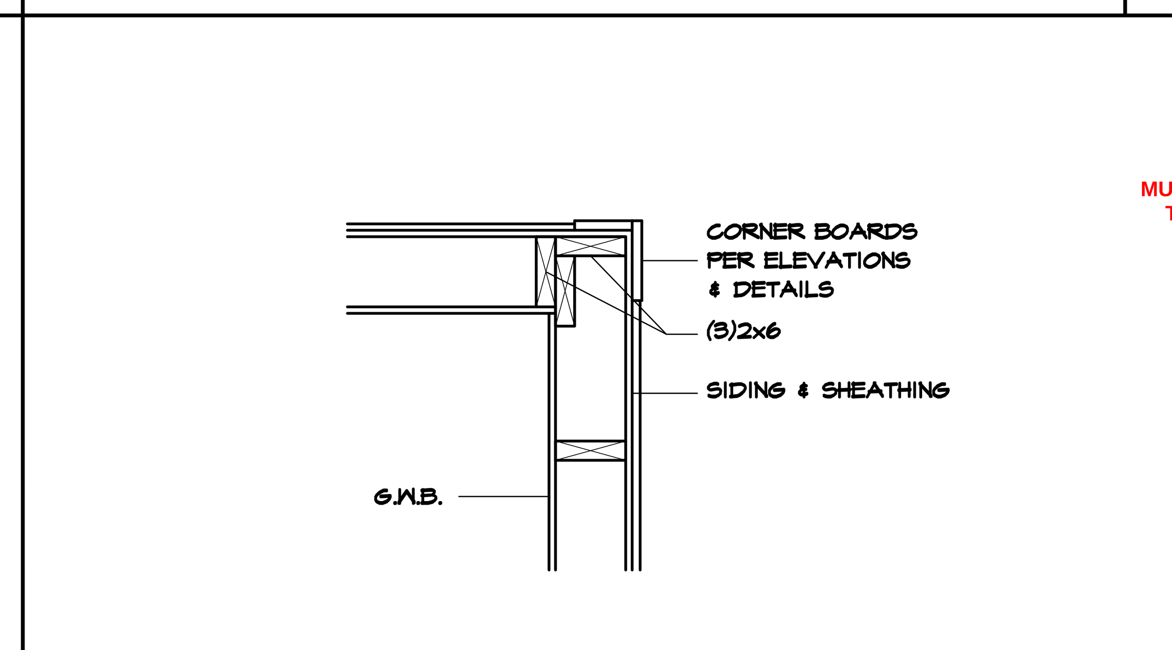
BEARING OR NONBEARING WALLS MAY BE DRILLED 2" FOR 2x4 AND 3¼" FOR 2x6 WALLS ⅝" EDGE DISTANCE. IF STUDS ARE DOUBLED AND NO MORE THAN 2 SUCCESSIVE DOUBLE STUDS ARE DRILLED. (SECTION R602.6 - 2012 I.R.C.)

SCALE: N.T.S. NOTCHED/DRILLED STUDS 9



JOIST TO PARALLEL WALL CONNECTION

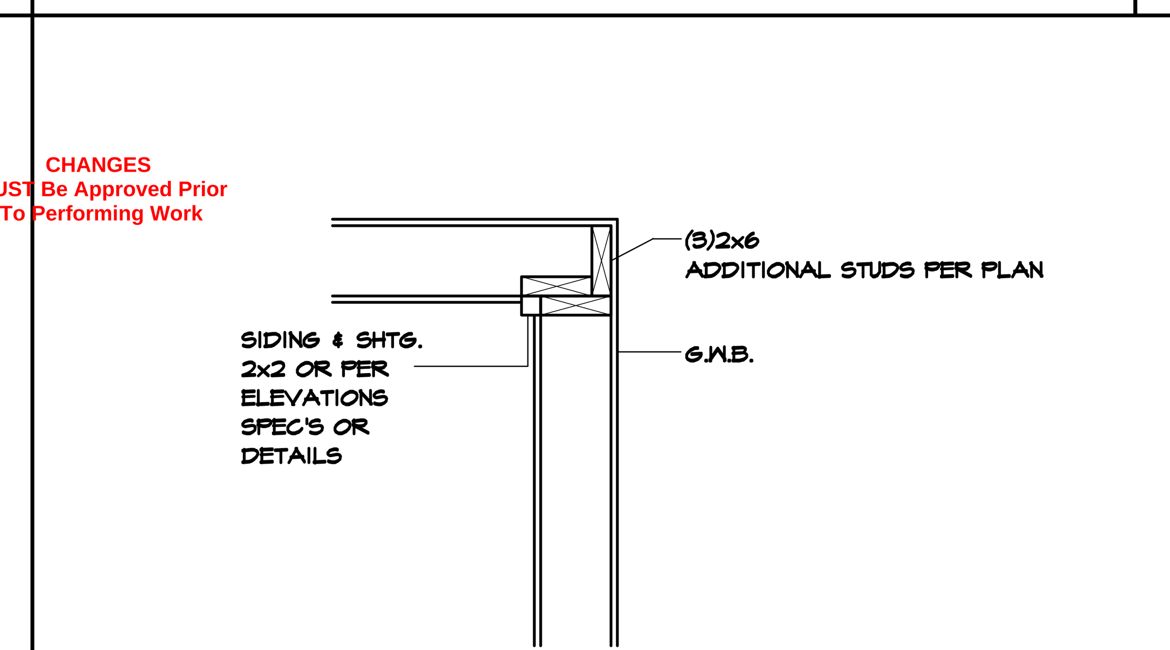
SCALE: N.T.S. INTERIOR WALL CONN. 10



TYPICAL EXTERIOR CORNER

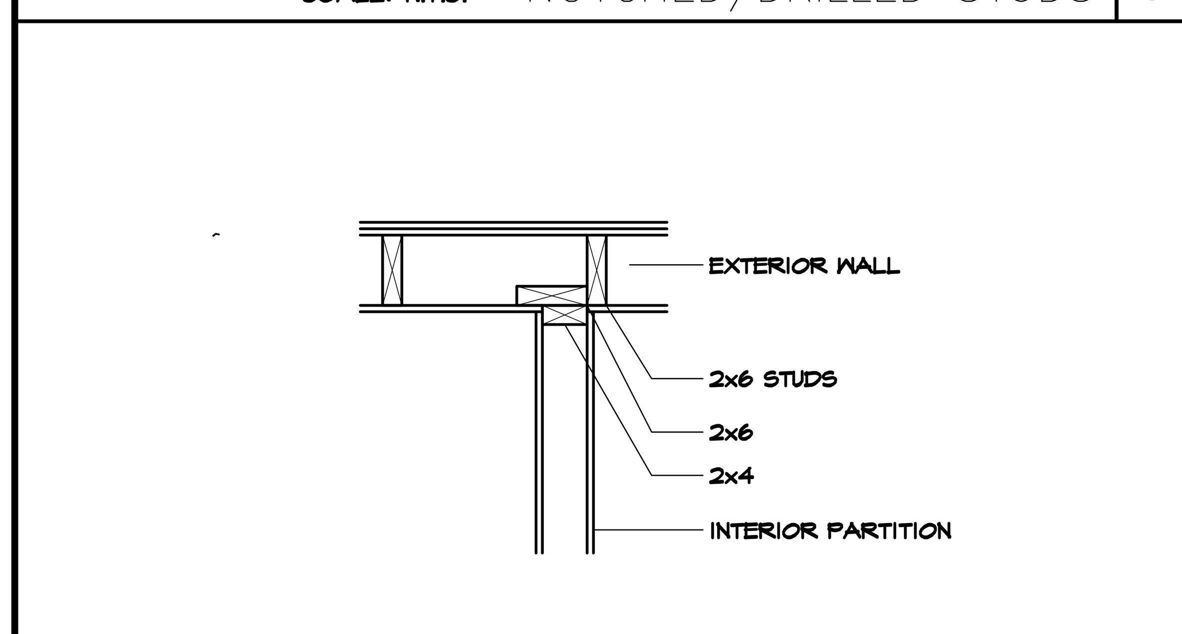
SCALE: N.T.S. EXTERIOR WALL CONN. 11

CHANGES
MUST Be Approved Prior
To Performing Work



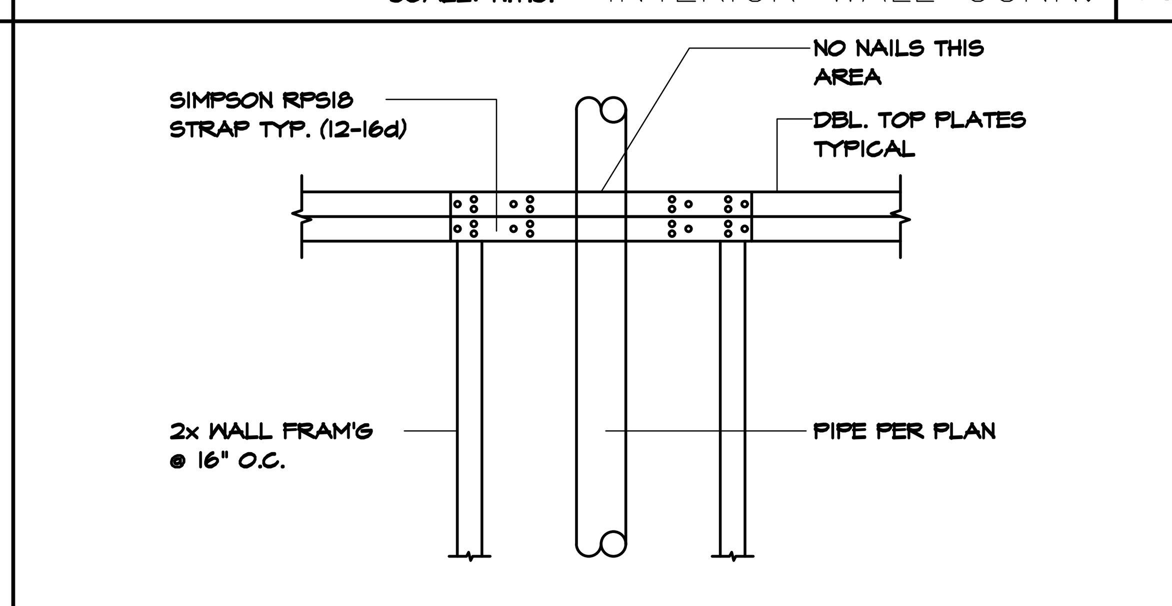
TYPICAL INSIDE CORNER

SCALE: N.S.T. EXTERIOR WALL CONN. 12



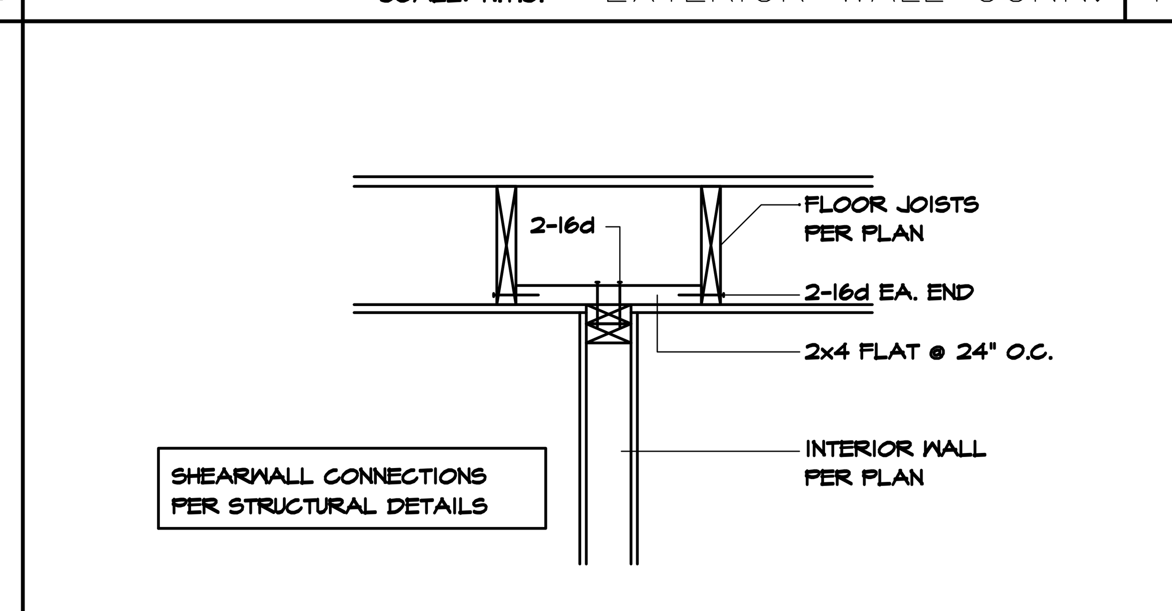
TYPICAL WALL INTERSECTION

SCALE: N.S.T. EXTERIOR WALL CONN. 13



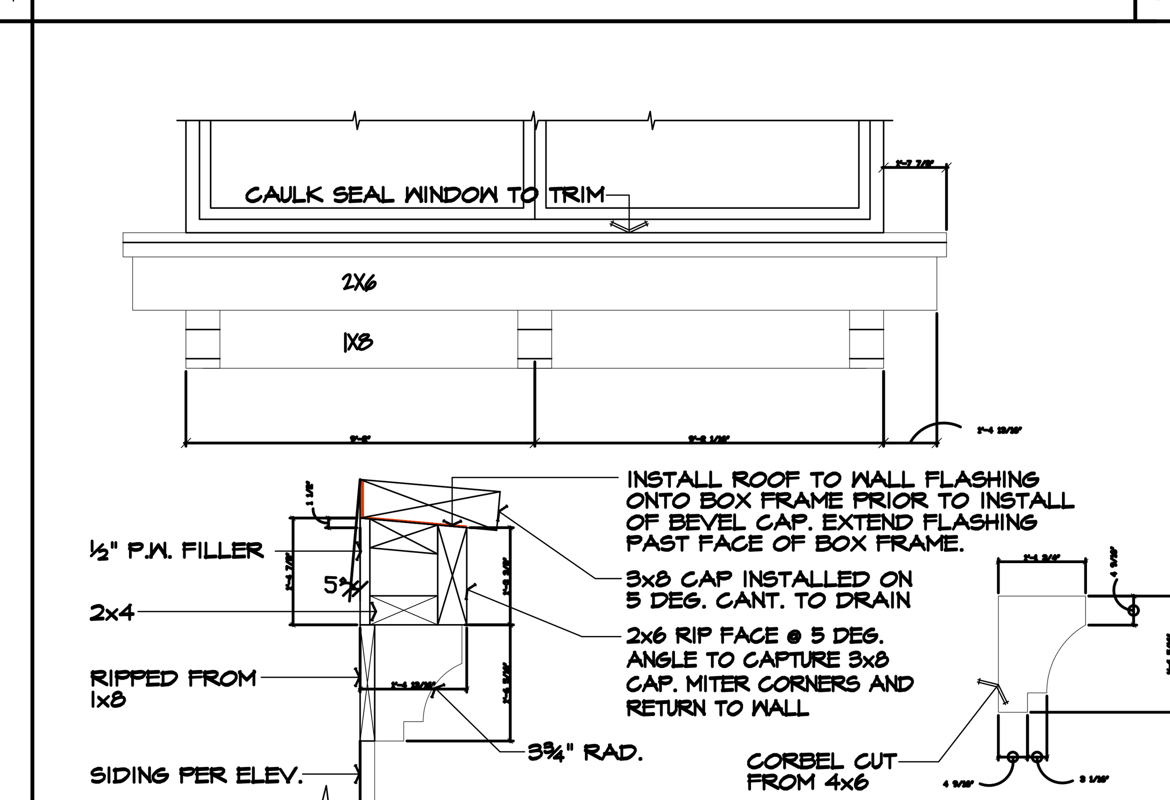
FRAMING	MAX. NOTCH	MAX. DRILLED HOLE
2x4 BEARING	1½" x 5½"	1½" @ ℄
2x4 NONBEARING	2½" x 5½"	2½" @ ℄
2x6 BEARING	3½" x 5½"	3½" @ ℄
2x6 NONBEARING	4" x 5½"	4" @ ℄

SCALE: N.S.T. NOTCHED/DRILLED TOP PLATES 14



LADDER BLOCK JOIST TO PARALLEL WALL

SCALE: N.T.S. INTERIOR WALL CONN. 15



SCALE: NTS BEDRM. #2 WINDOW BASE TRIM 16

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

CONSTRUCTION DETAILS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: ∅
DRAFTER: ∅
DATE: 05/17/18
PROJECT NO: 19198

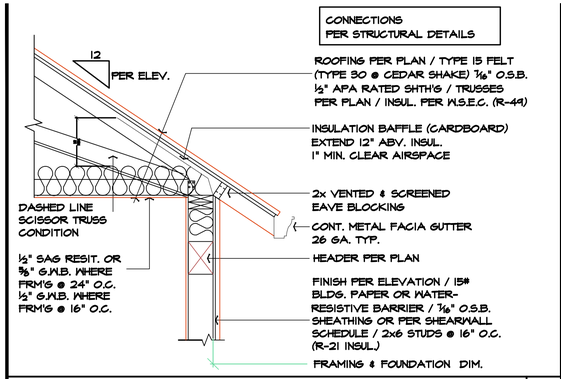
SHEET NO:

A-5.2

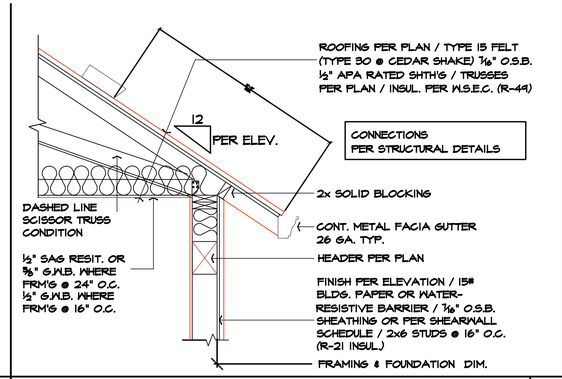
Established Basic Permit #
19-03650

Permit Number: 20-02542

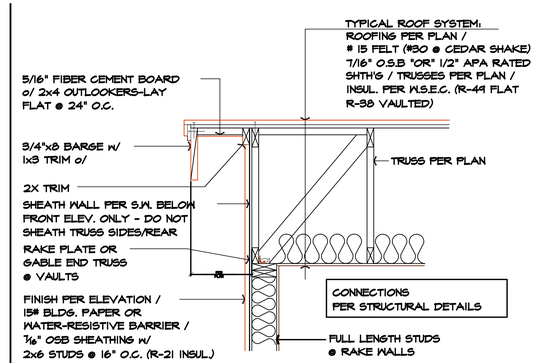
Subject To Field Inspection



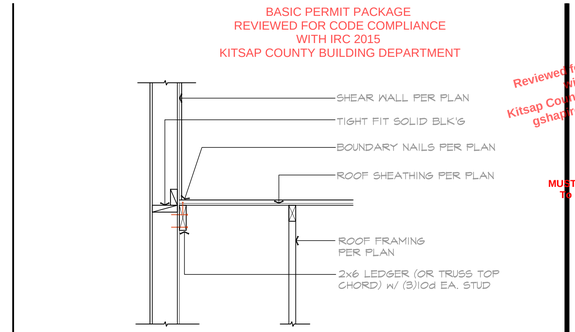
SCALE: N.T.S. ROOF EAVE DETAIL 1



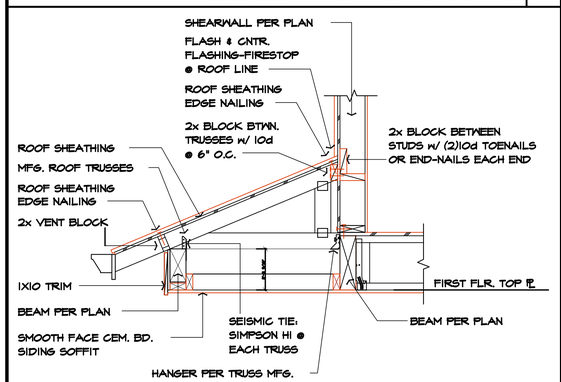
SCALE: N.T.S. ROOF EAVE DETAIL @ 5' BSBL 2



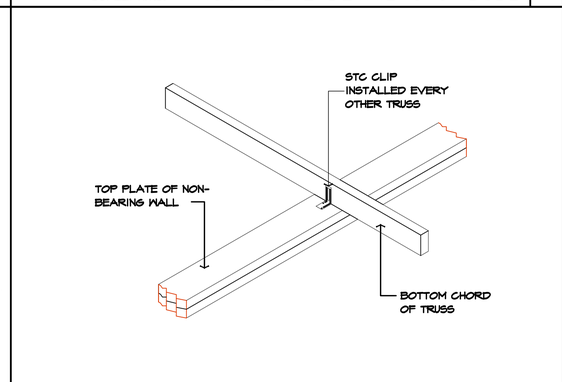
SCALE: N.T.S. GABLE RAKE DETAIL 3



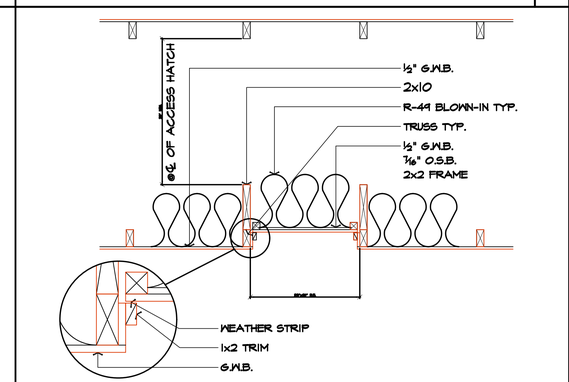
SCALE: 3/4" = 1'-0" ROOF LEDGER DETAIL 4



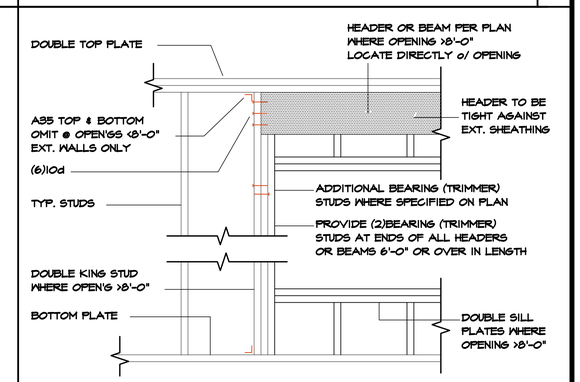
SCALE: NTS RAFT. PERP. TO WALL 5



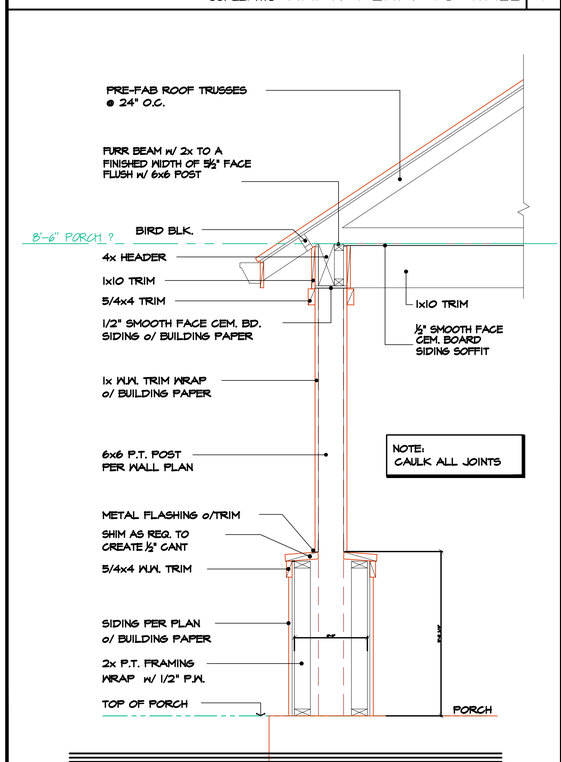
SCALE: 3/4" = 1'-0" SIMPSON STC CLIP DETAIL 6



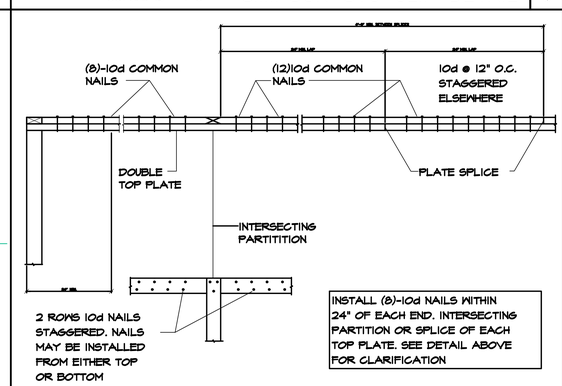
SCALE: N.T.S. ATTIC ACCESS 7



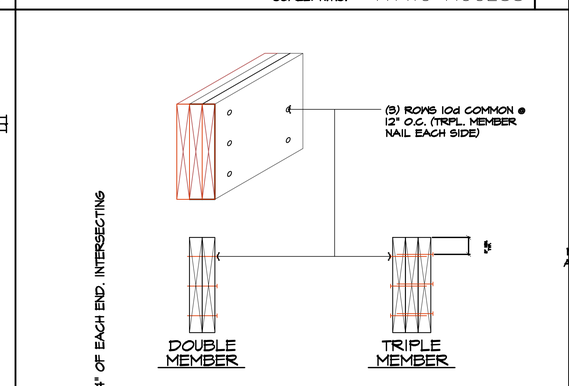
SCALE: N.S.T. TYPICAL HEADER SUPPORT 8



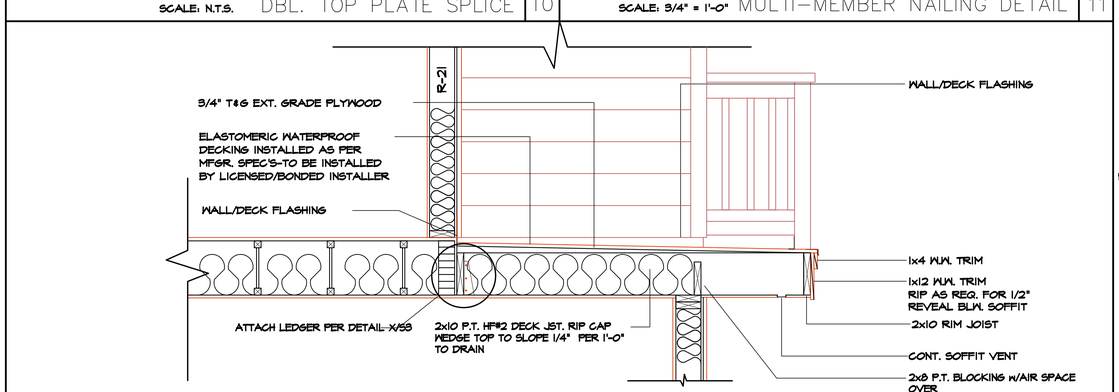
SCALE: 3/4" = 1'-0" PORCH COLUMN 9



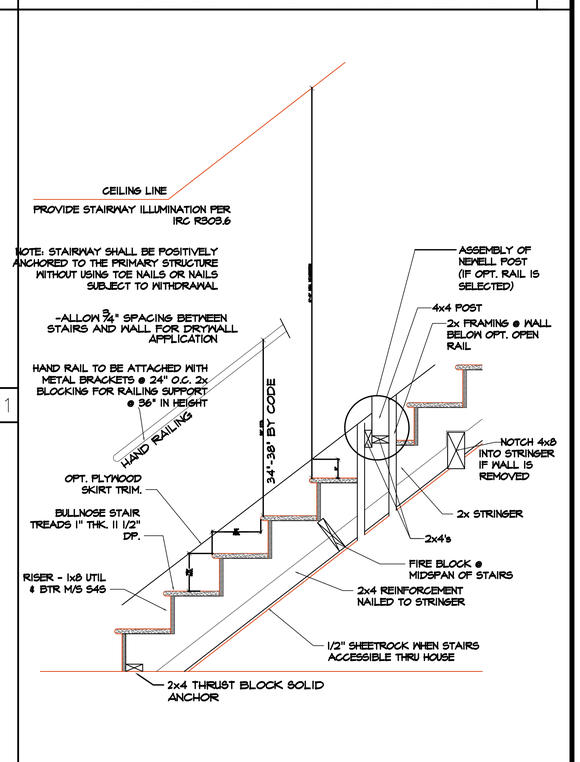
SCALE: N.T.S. DBL. TOP PLATE SPLICE 10



SCALE: 3/4" = 1'-0" MULTI-MEMBER NAILING DETAIL 11



SCALE: N.T.S. SUN DECK FRAMING DETAIL 12



SCALE: 3/4" = 1'-0" EXTERIOR CONC. STEPS 13

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

CHANGES
MUST Be Approved Prior To Performing Work

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

CONSTRUCTION DETAILS

REVISIONS

INT.	DATE	REV
-	-	-

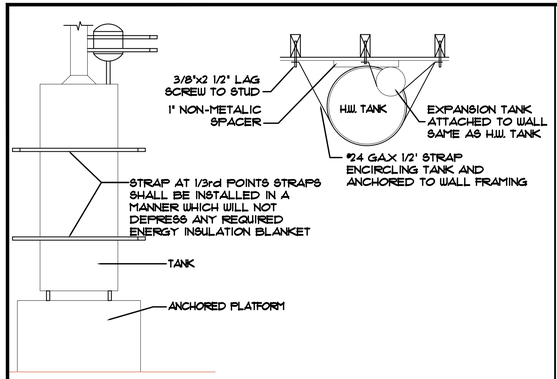
DESIGNER: Ø
DRAFTER: Ø
DATE: 05/17/18
PROJECT NO: 19198

SHEET NO: A-5.3

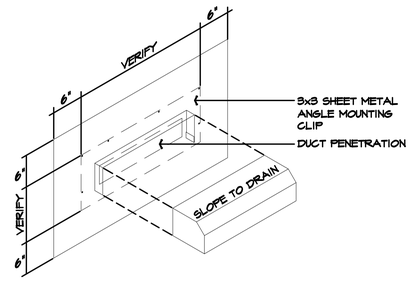
Established Basic Permit #
19-03650

Permit Number: 20-02542

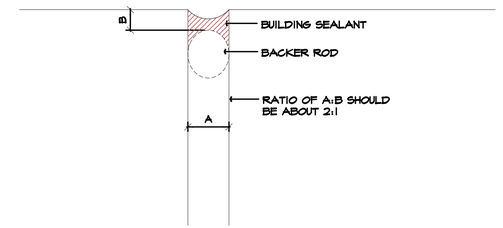
Subject To Field Inspection



SCALE: N.T.S. WATER HEATER STRAPPING DETAILS 1



SCALE: NTS VENT HOOD ASSEMBLY-ISO 2

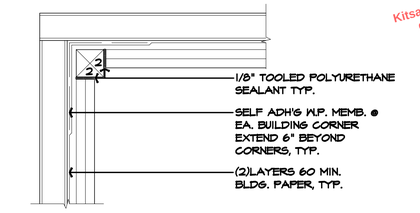


SCALE: 1½" = 1'-0" TYP. SEALANT JOINT 3

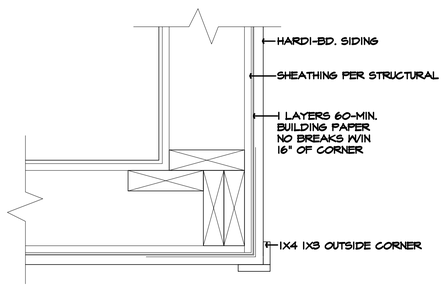
CHANGES MUST Be Approved Prior To Performing Work

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020

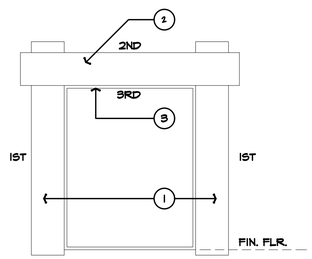


SCALE: 3"=1'-0" TYP. INSIDE CORNER DETAIL 4



1. BLDG. PAPER, LAP CORNER 16"
2. COMPLETE SIDING PER ELEV.

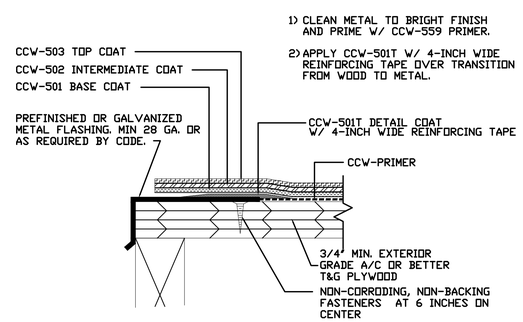
SCALE: NTS OUTSIDE CORNER HARDI-PANEL 5



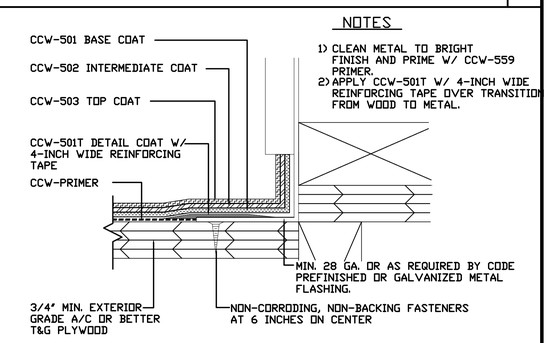
1. ATTACH VERTICAL 12" WIDE MOISTOP ON EA. SIDE OF OPN'G. THE MOISTOP SHOULD EXTEND A MIN 12" ABOVE THE BOT. OF HDR.
2. ATTACH HORIZONTAL 12" WIDE MOISTOP ALONG THE HEADER. THE MOISTOP SHOULD EXTEND A MIN. OF 12" BEYOND EACH JAMB.
3. APPLY (3) CONT. BEADS OF SEALANT ALONG FACE OF THE OPENING BEFORE THE INSTALLATION OF THE DOOR
4. FOURTH ATTACH 12" WIDE MOISTOP FLUSH WITH THE BOT. OF HDR. EXTENDING 12" BEYOND EA. JAMB AND LAP OVER WINDOW FLANGE
5. FIFTH INSTALL BLDG. PAPER SHIP LAP ALLOWING FOR THE MOISTOP AT THE SILL TO SHIP LAP OVER THE BLDG. PAPER

NOTE:
PROVIDE SOLID BACKING TO SUPPORT MOISTOP PAPER. STAPLE THE PERIMETER OF MOISTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE

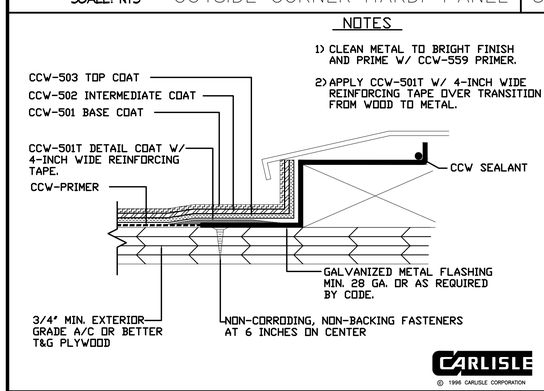
SCALE: ¾" = 1'-0" TYP. DOOR FLASHING 6



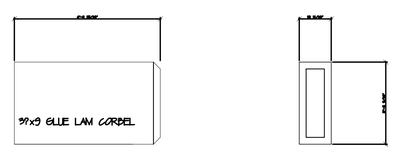
SCALE: NTS DECK MEMBRANE WOOD EDGE DTL 7



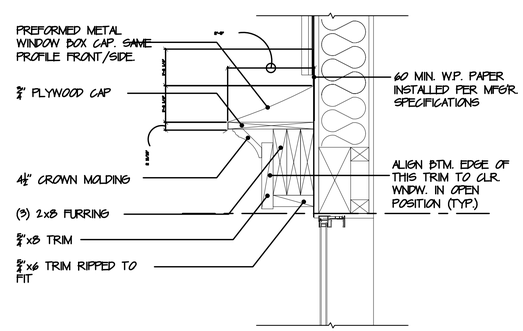
SCALE: NTS DECK MEMBRANE VERT. TERMINATION 8



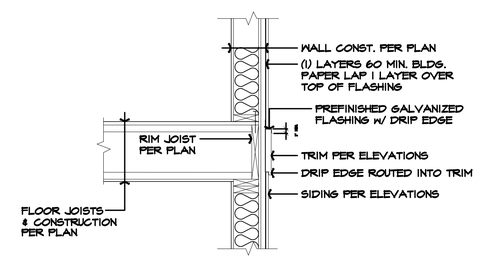
SCALE: NTS THRESHOLD 9



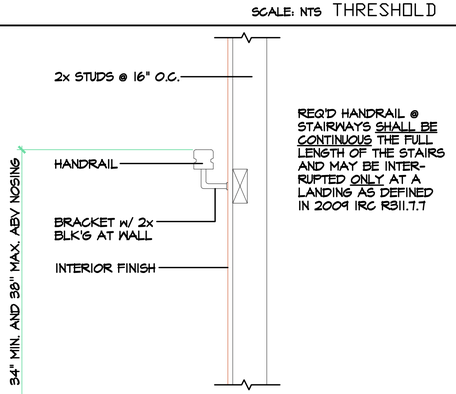
SCALE: NTS GABLE OUTLOOKLER CORBEL 10



SCALE: NTS WINDOW HEAD TRIM DETAIL 11

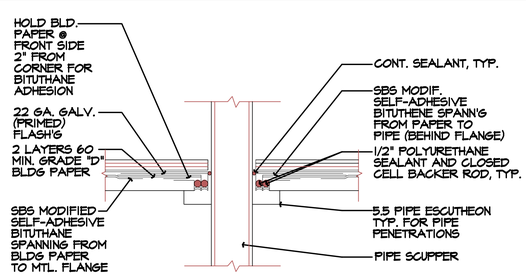


SCALE: ¾" = 1'-0" HORIZONTAL TRIM DETAIL 12



REQ'D HANDRAIL @ STAIRWAYS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND MAY BE INTERRUPTED ONLY AT A LANDING AS DEFINED IN 2009 IRC R311.7.7

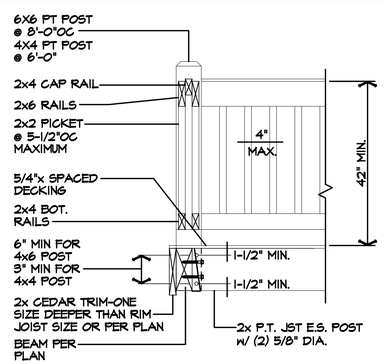
SCALE: N.T.S. RAILING 13



NOTE: COLLAR FLASH'G-ALL JOINTS FULLY SOLDERED

* FLASHING OF PAPER SIM. TO TYP. WALL OPENING

SCALE: 1½"=1'-0" WALL PENETRATION-PIPE 14



SCALE: 3/4"=1'-0" DECK RAILING DETAIL 15

NOT USED 16

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

CONSTRUCTION DETAILS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198
SHEET NO:

A-5.4

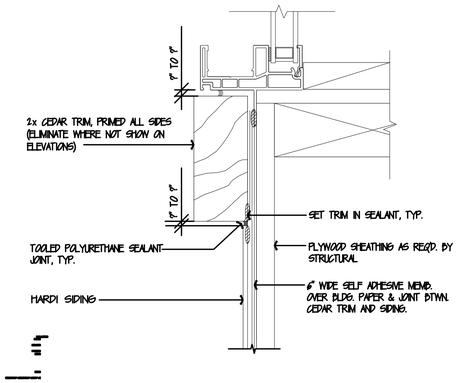
Established Basic Permit #
19-03650

Permit Number: 20-02542

Subject To Field Inspection

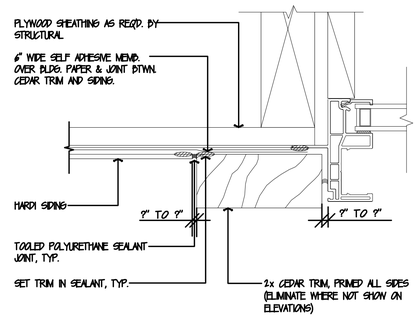
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
09/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work



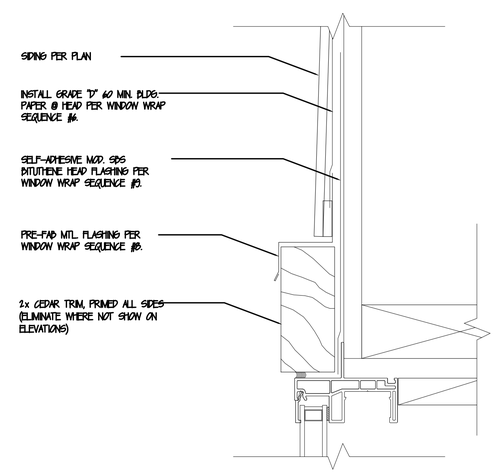
SCALE: NTS

WINDOW SILL @ FIBER-CEMENT SIDING | 1



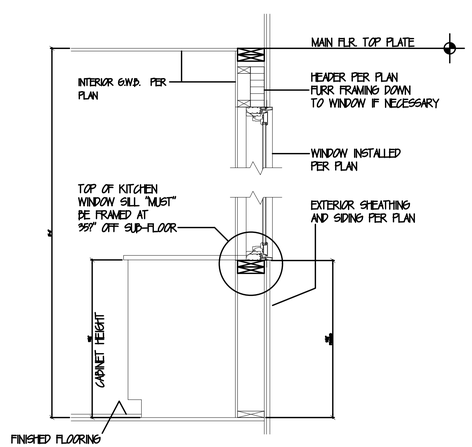
SCALE: NTS

WNDW. SIDE JAMB @ FIBER-CEMENT SIDING | 2



SCALE: NTS

WINDOW HEAD @ FIBER-CEMENT SIDING | 3

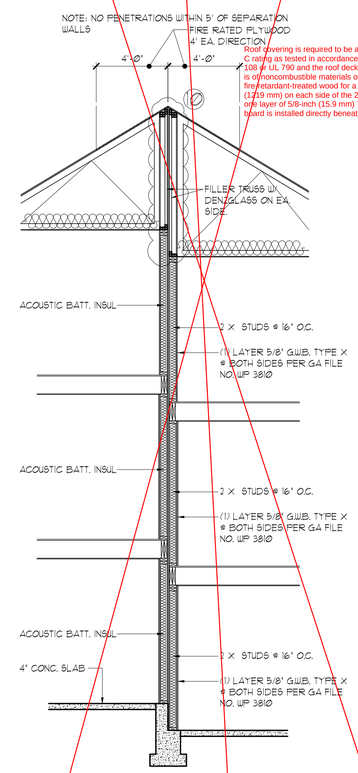


SCALE: NTS

KITCHEN WINDOW SILL | 4

NOTE: THROUGH PENETRATIONS OF FIRE-RESISTNCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTIONS R302.4.1.1 OR R302.4.1.2

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT



FIRE WALL LEGEND

- EXTERIOR WALL 1 HOUR (8105)
- EXTERIOR WALL 2 HOUR (3810)
- CEILING/FLOOR 1 HOUR (8105)

NOTE: THROUGH PENETRATIONS OF FIRE-RESISTNCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTIONS R302.4.1.1 OR R302.4.1.2

(C) 2 HOUR FIRE WALL DETAIL

SCALE: N.T.S.

(13) SEE REVISED 2 HOUR WALL DETAIL

GA FILE NO. WP 3810 GENERIC 2-HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO 2x4 WOOD STUDS 24" O.C. OR 16" O.C. WITH 6d COATED NAILS, 1-7/8" LONG, Ø.0915" SHANK, ¼" HEADS, 16" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES WITH 8d COATED NAILS, 2-3/8" LONG, Ø.099" SHANK, 9/32" HEADS, 8" O.C. JOINTS OFFSET 24" FROM BASE LAYER JOINTS.

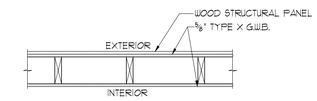
INNER LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 6d COATED NAILS, 1-⅞" LONG, Ø.0915" SHANK, ¼" HEADS, 8" O.C. JOINTS IN INNER LAYER NEED NOT BE TAPED.

SECOND WALL DUPLICATE OF FIRST WALL AND SEPERATED BY 1" SPACE. WALLS INDEPENDENTLY LOADED.

STC 59 WITH 3-½" GLASS FIBER INSULATION FRICTION FIT IN STUD SPACES BOTH SIDES: STC 57 WITHOUT GLASS FIBER INSULATION. (LOAD BEARING)

(C) 2 HOUR FIRE WALL DETAIL

SCALE: N.T.S.



1-HOUR EXTERIOR WALL

PER GA FILE NO. WP 8105 NOTED BELOW — N.T.S.

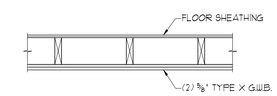
GA FILE NO. FC 8105 GENERIC 1 HOUR

GYPSUM PANEL PRODUCT, FIBER-CEMENT SIDING, WOOD STUDS
EXTERIOR SIDE: ONE LAYER 48" WIDE ⅝" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2X4 WOOD STUDS 24" O.C. WITH 1-¾" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.
INTERIOR SIDE: ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 1-⅞" LONG, Ø.0915" SHANK, ¼" HEADS, 7" O.C. (LOAD BEARING)

NOTE: ALSO FOR WALL PARALLEL TO THE PROPERTY LINE AND WITHIN 5 FEET OF THE PROPERTY LINE.

(D) 1 HOUR FIRE WALL DETAIL

SCALE: N.T.S.



1-HOUR FLOOR/CEILING

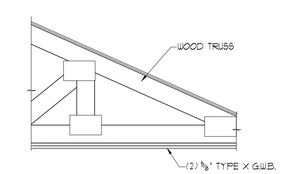
PER GA FILE NO. WP 5529 NOTED BELOW — N.T.S.

GA FILE NO. FC 5529 GENERIC 1 HOUR

WOOD JOISTS, GYPSUM WALLBOARD
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 24" O.C. WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1-1/2" TYPE G DRAWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8d NAILS. CEILING PROVIDES ONE-HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.

(E) 1 FLOOR/CEILING DETAIL

SCALE: N.T.S.



1-HOUR TRUSS

PER GA FILE NO. WP 2602 NOTED BELOW — N.T.S.

GA FILE NO. FC 2602 GENERIC 1 HOUR

WOOD TRUSSES, GYPSUM WALLBOARD
BASELAYER ⅝" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO TRUSSES WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE TRUSSES AND 1-1/2" TYPE G DRAWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD TRUSSES SUPPORTING ½" WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS. APPROPRIATE ROOF COVERING. CEILING PROVIDES ONE-HOUR FIRE-RESISTANCE PROTECTION FOR TRUSSES

(F) 1 FLOOR/CEILING DETAIL

SCALE: N.T.S.

SCALE: 1/2" = 1'-0"

TYP. AREA SEPARATION WALL SECTION | 5

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198

SHEET NO:

A-5.5

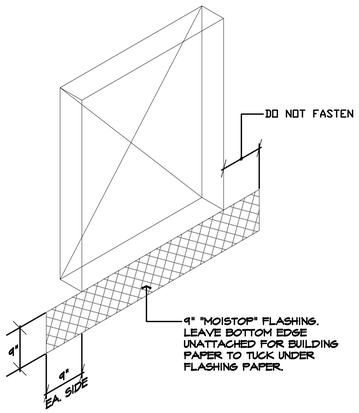
Established Basic Permit #
19-03650

Permit Number: 20-02542

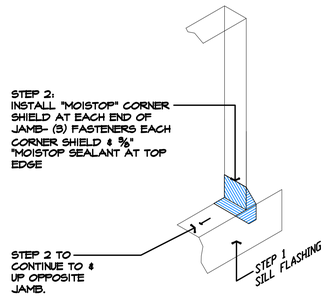
Subject To Field Inspection

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

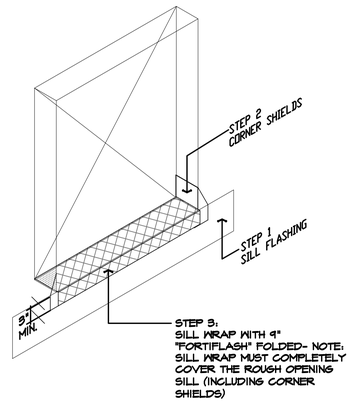
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
08/05/2020



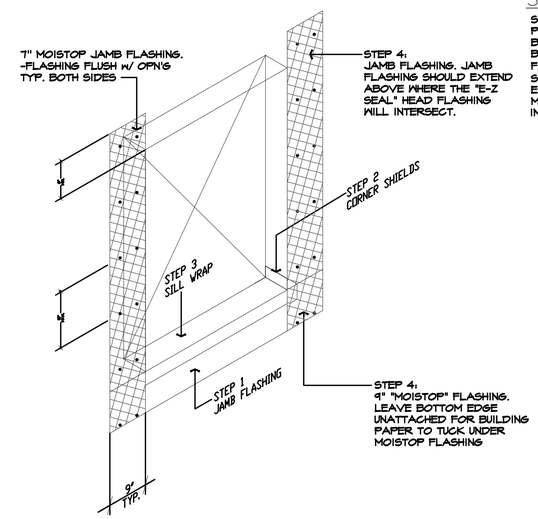
STEP 1
INSTALLED BY FRAMER



STEP 2
INSTALLED BY FRAMER

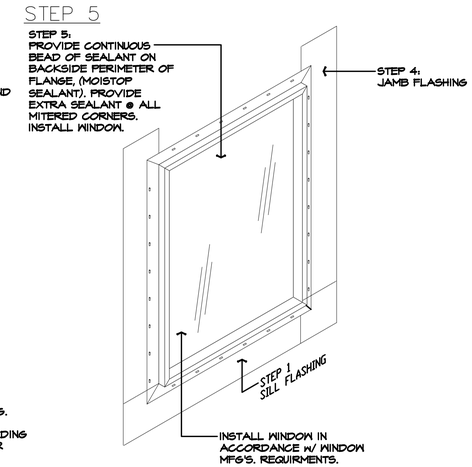


STEP 3
INSTALLED BY FRAMER

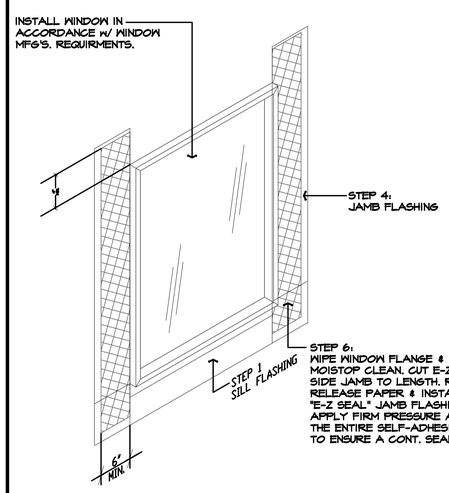


STEP 4
INSTALLED BY FRAMER

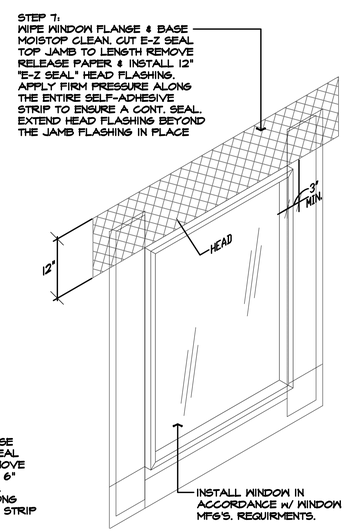
STEP 5



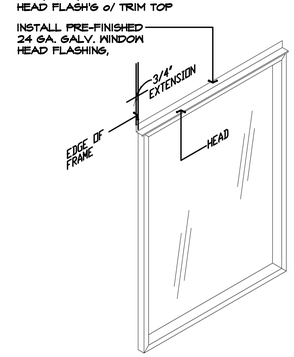
STEP 5
INSTALLED BY FRAMER



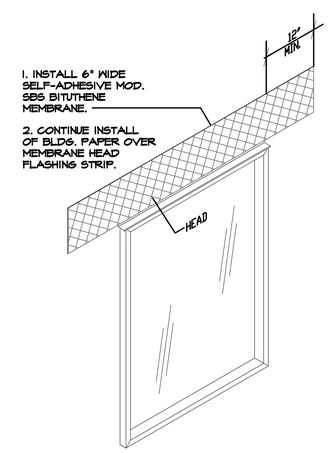
STEP 6
INSTALLED BY SIDER



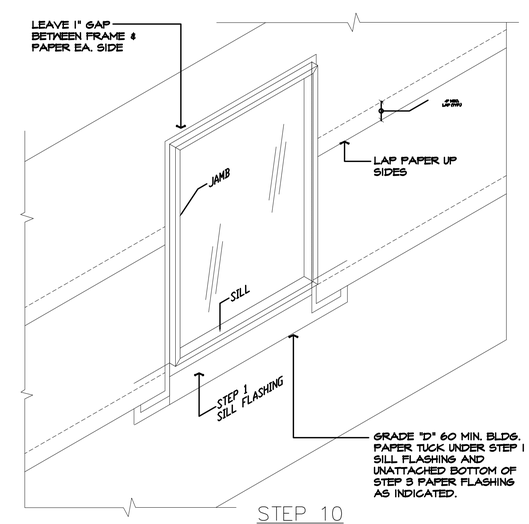
STEP 7
INSTALLED BY SIDER



STEP 8
INSTALLED BY SIDER



STEP 9
INSTALLED BY SIDER



STEP 10
INSTALLED BY SIDER

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 7888

CONSTRUCTION DETAILS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: Ø
DRAFTER: Ø
DATE: Ø5/17/18
PROJECT NO: 19198

SHEET NO:

A-5.6

Established Basic Permit #
19-03650

Permit Number: 20-02542