

PROJECT SYMBOLS AND DOCUMENT NOTATIONS GENERAL PROJECT NOTES BUILDING SECTION BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL -SECTION IDENTIFICATION PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND NORTH ARROW /OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO -LOCATED ON SHEET 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 WALL SECTION DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ELEVATION DATUM ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION 1 B- SECTION IDENTIFICATION PROPERTY CORNER REFERENCE. - LOCATED ON SHEET 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/MHEN/AS APPLICABLE, ALL WORK TO MEET THE MOST GRADE ELEVATION DETAIL STRINGENT REQUIREMENTS THAT APPLY TO SAID PORTION OF THE WORK. THIS INCLIDES ALL MORE LOCAL (STATE/COUNTY/CITY) - DETAIL IDENTIFICATION CODES AND LOCAL ORDINANCES, ADA ACCESSIBILITY REQUIREMENTS. A-4- LOCATED ON SHEET AND/OR INDUSTRY STANDARDS AND MANUFACTURER'S TOP OF WALL RECOMMENDATIONS. 6) ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS / DOCUMENTS AS SHOWN, AND IF APPLICABLE, PER THE INTERIOR ELEVATION PROJECT SPECIFICATIONS HEREIN AND/OR ATTACHED. 7) ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL ELEVATION IDENTIFICATION
LOCATED ON SHEET TOP OF RIDGE BE PRESSURE- TREATED WOOD OF ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD, ALL MARKED BY AN APPROVED TESTING AGENCY. ROOM NAME BATHRM B) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND | | ROOM NUMBER COORDINATING ALL NEW WORK WITH EXISTING CONDITIONS. MAIN FL*OO*R | IA2 -ROOM MATERIAL CODES 9) CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE ELEVATION IST. NO. FLOOR/BASE 9-6" TO EXISTING WORK TO REMAIN IF/AS APPLICABLE. WHEN EXISTING 2ND. NO. WALLS/WAINSCOT WORK AND ITEMS ARE REMOVED, MATCH EXISTING ADJACENT 1220 SF 7 MATERIALS AND PROVIDE CONTIGUOUS SMOOTH TRANSITIONS FROM 3RD. NO. CEILING EXISTING TO NEW FINISHES. CEILING HEIGHT CENTER LINE 10) ALL APPLIED SURFACE MATERIALS AND FINISHES SHALL - ROOM AREA CONFORM TO BUILDING DEPARTMENT FLAME SPREAD REQUIREMENTS. II) NOTIFY DESIGNER OF ANY CONFLICTS WITH OR CHANGES TO GRID MARKERS THESE DRAWINGS OR SPECIFICATIONS PRIOR TO ORDER/INSTALL PROPERTY LINE OF MATERIALS RELATED TO SAID PORTION OF WORK IN QUESTION. LETTERS IN ONE DIRECTION NUMBERS IN THE OTHER SITE PLAN NOTES SET BACK LINE) SITE RELATED BUILDING DIMENSIONS ARE ASSUMED TO BE FACE OF DOOR SYMBOL \longrightarrow \longrightarrow CENTER LINE OF EXTERIOR SIDE OF STEM WALL/CONCRETE &/OR FACE OF STUDS UND. FOR DOOR IDENTIFICATION SAKE OF LOT COVERAGE AND OTHER JURISDICTIONAL CALCULATIONS. STREAM WALL SYMBAL 2) SITE INFORMATION NOT DIRECTLY RELATED TO BUILDING LOCATION AND CONFIGURATION IS BY OTHER DISCIPLINES AND TO BE SUBMITTED NEW CONTOUR — WALL IDENTIFICATION SEPARATELY IF/AS REQUIRED BY JURISDICTION. WINDOW SYMBOL EXISTING CONTOUR WINDOW IDENTIFICATION REVISION CLOUD MATCH LINE SHADED PORTION IS THE IDENTIFICATION SIDE CONSIDERED

70 70 70 70	OWNER FURNISH, CONTRAC CONTRACTOR FURNISH, CO	ntract <i>o</i> r inst	ALL	HB. HC.	HOSE BIBB HOLOW CORE	S. SV.	SOUTH SOLID CORE
	OWNER FURNISH, OWNER I			HCWD HDCP.	HOLLOW CORE WOOD DOOR HANDICAPPED	SCWD SCHED.	SOLID CORE WOOD DOOR SCHEDULE
Ł	AND	DBL.	DOUBLE	HDWD.	HARDW <i>OO</i> D	SE.	STRUCTURAL ENGINEER
9	AT	DEPT.	DEPARTMENT	HDWR.	HARDWARE	SECT.	SECTION
Ĺ	CENTER LINE	DET. (DETL)	DETAIL	HER.	HANGER	SHT.	SHEET
- 3	DIAMETER OR ROUND	DIA.	DIAMETER	H.M.	HOLLOW METAL	9HT6.	SHEATHING
		DIM.	DIMENSION	HORIZ.	HORIZONTAL	SHWR.	SHOWER .
Ļ	PERPENDICULAR	DOC(S).	DOCUMENT(S)	HR.	HOUR	SIM.	SIMILAR
ŧ	POUND OR NUMBER	DN.	DOWN DOOR	HT.	HEIGHT	SPEC.	SPECIFICATION
2 1/	49.0/E	DR.	DOOR			SQ.	SQUARE
₽V. • 016	ABOVE . ACOUSTICAL	DS.	DOWNSPOUT	IBC.	INTERNATIONAL BLDG CODE	5Q. 5&R	SHELF & ROD
COUS	ACOUSTICAL ACOUST. CLG. TILE	DWG.	DRAWING	ID.	INSIDE/INTERIOR DIMENSION	STA.	STATION
CT DDL.	ADDITIONAL	F	EAST	INFO.	INF <i>O</i> RMATION	STD.	STANDARD
WL 66R.	AGGREGATE	E. Eal	EXISTANSION JOINT	INST.	INSTALLATION	STL.	STEL
LT.	ALTERNATE		ELEVATION COINT	ingul.	INSULATION	STOR.	STORAGE
LI. LIM.	ALUMINUM	ELECT.	ELECTRICAL	INT.	INTERIOR	STRUCT.	STRUCTURAL
NOD.	ANODIZED	ELEV.	ELEVATOR	IRC.	INT'L RESIDENTIAL CODE	SUSP.	SUSPENDED
PPD.	APPROVED	E/S (EA/S)	EACH SIDE			5 & V	STAIN & VARNISH
PPR/		ENCL.	ENCLOSURE	LAM.	LAMINATED	SVC.	SERVICE
RCH.	ARCHITECTURAL	EP.	ELECT. PANEL BOARD	LB.	Paund	SYM.	SYMMETRICAL
SPH.	ASPHALT	EQ.		LC.	L <i>oca</i> tion	T.	TREAD
		EQUIP.	EQUAL EQUIPMENT	LF.	LINEAR FEET	T <i>C.</i>	TOP OF CURB
D.	BOARD	EXST.	EXISTING	LSCP.	LANDSCAPE	值	TELEPHONE
ETW.	PETWEEN	EXST'6.	EXISTING			TEMP.	TEMPERED (T)
LDG.	BUILDING	EXPO.	EXPOSED	MAT.	MATERIAL	T & 6	TONGUE & GROOVE
JLK.	BLOCK BLOCK	EXT.	EXTERIOR	MAX.	MAXIMUM	THK.	THICK / THICKNESS
IKG.	BLOCKING			MFR.	MANUFACTURER	TP.	TOP OF PAVEMENT
W.	₽ EL O W	FD.	FL <i>oo</i> r drain	MH.	MANHOLE	T/PL	TOP OF PLATE
M.	BEAN BEADING	FE.	FIRE EXTINGUISER	MIN.	MINIMUM	TYP.	TYPICAL
RG.	BEARING	FH.	FIRE HYDRANT	MISC.	MISCELLANEOUS	T.W.	TOP OF WALL
TM.	₿ØTTØM ₿ULT-UP RØØF	FIN.	FINISH	MTD.	MAUNTED		
BUR. BYND.	BEYAND	FIN. FLR.	FINISH FL <i>oo</i> r	MTL.	METAL	UCD.W.	UNDER COUNTER DISHWASHER
IIW.	PLION	FLASH.	FLASHING	N.	NØRTH	UNF.	UNFINISHED
. B.	CATCH BASIN	FLR.	FL <i>00</i> R	N.I.C.	NOT IN CONTRACT	UNO.	UNLESS NOTED OTHERWISE
EM.	CEMENT	FLRG.	FLOORING	NO.	NUMBER		
H.	CHANNEL	FLUOR.	FLUORESCENT ECLADATION	N.T.S.	NOT TO SCALE	V₿.	VAPOR BARRIER
.J.	CONTROL JOINT	FOUND., FND.	FOUNDATION EACE OF STUD	۱		VAN.	VANITY (SINK)
ABT.	CABINET	F <i>0</i> S FT6.	FACE OF STUD FOOTING	06.	ON CENTER	VERT.	VERTICAL VERIEV IN EIE D
L	CLOSET	FURR.	FURRING	<i>OD.</i>	OUTSIDE DIMENSION	V.IF.	VERIFY IN FIELD
LG.	CELING	1 UNX	IUNNINO	<i>0</i> H.	OVERHANG	VFY.	VERIFY
LR.	CLEAR CONTER	GA.	GAUGE	a	PLATE	147	WEST
NTR.	COUNTER CLEAN OUT	GALV.	GALVANIZED	PL PLYWD.	PLYW <i>OO</i> D	W.	WEST
D.	CLEAN OUT	GL.	GLASS	PP.	POWER POLE	W/	WITH WATER OLDGET (TOILET)
al. anc.	COLUMN CONCRETE	GND.	GRAIND	''.	I VIILN I VIL	₩ <i>C.</i> WD.	WATER OLOSET (TOILET)
and.	CONNECTION	GR. (GRD.)	GRADE	R.	RISER / RADIUS		W <i>OOD</i> WACHER / DRVER
ann. Anst		6WB.	GYPSUM WALL BOARD	RAD.	RADIUS	W/D WDW.	WASHER / DRYER WINDOW
ant.	CONTINUOUS	GYP.	GYPSUM	RD.	ROOF DRAIN		WINDOW WATER HEATER
.T.	CERAMIC TILE	0 ,	- - UII	REC.	RECOMMENDED	W/H W/0	WATER FIEATER WITHOUT
TR.	CENTER			REF.	REFERENCE	WP	WATERPR <i>OO</i> F
TSK.	COUNTERSUNK			REINF.	REINFORCED	WR.	WATER RESISTANT
. A.				REQD.	REQUIRED	WSCT.	WAINSCOT
				REQMTS.	REQUIREMENTS	WT.	WEIGHT
				RM.	ROOM	WWF.	WELDED WIRE FABRIC

PROJECT TEAM

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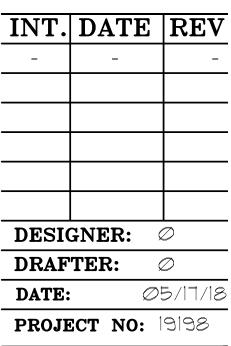
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REVISIONS



SHEET NO:

Established Basic Permit # 19-03671

Permit Number: 20-04896

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND GOVERNING ENTITIES: INTERNATIONAL RESIDENTIAL CODE (IR.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 PLIMBING, 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 PLLMBING 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.

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.

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 DRAINIAGE.

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

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 I 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

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.

PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST | INCH ABOVE SUCH FLOORS.

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

<u>wood:</u> (also see structural notes for additional requirements)

ALL LUMBER, PLYW*OOD*, PARTICLE BOARD, STRUCTURAL GLUED-LAMINATED TIMBER, AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRICTURALLY), HARDBOARD SIDING (MHEN USED STRICTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE IRG. 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), IRC..

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 A FEET 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 CLOSET DOOR ASSEMBLIES. 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 T*O B*EARING PARTITIONS SHALL BE *O*F 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 LLMBER 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.

DIMENSION OF THE COVERING SHALL NOT EXCEED ONE-QUARTER INCH.

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 HORIZANTALLY AND VERTICALLY; AT ALL INTERCANNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, *DROP C*EILINGS AND *COVE C*EILINGS; BETWEEN STAIR STRINGERS AT T*OP A*ND BOTTOM AND ALONG RUN BETWEEN STUDS; IN *O*PENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH APPROVED NON-COMPLISTIPLE 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 I INCH AND SHALL ONLY BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE

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 SHEATHING SHALL BE IN ACCORDANCE WITH IRC. ROOF SHEATHING. PANELS EXPOSED IN OUTDOOR APPLICATIONS SHALL BE BONDED WITH EXTERIOR GLIE IDENTIFIED AS EXPOSURE I. APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH IRG.. THE NET FREE VENTLATING AREA OF ENGLOSED RAFTER OR ATTIC SPACES OR OTHER ENGLOSED 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 *co*rnice vents with the Balance Being provided by the eave *or co*rnice vents, *o*r 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

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 TRUGGES IS REQUIRED. INFORMATION BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED TO EACH TRUGG SHALL CONTAIN THE FALLOWING: () 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 TRUGGES SHALL BE SO FRAMED AND TIED INTO THE FRAMEWORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE MINIMUM OF 1 1/2-INCHES IN HEIGHT.

ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL ROOF TRUSSES.

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-CELLING 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 HONEYCOMPED STEEL DOORS NOT LESS THAN | 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 (CARMM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.

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 FOUNDATIONS: ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

NOT BE MORE THAN 1 1/2-INCHES LOWER THAN THE TOP OF THE THRESHOLD. OTHER THAN THE REQUIRED EXIT
ASSUMED ALLOWABLE WALL BEARING VALUE 1000 PSF UNLESS INDICATED OTHERWISE IN GEOTECHNICAL REPORT. FOUNDATION FOOTINGS
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

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.

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 36 INCHES ABOVE SLOPE PLANE ADJOINING THE TREAD NOSING. HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST | 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 | |/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 TOENALLS 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 PIAMETER. TRIANGULAR ØPENINGS ØREATED BY STAIR RISERS, TREADS AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6 INCH SPHERE.

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: I. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.

2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD

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 LEGS 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. 72 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 BALLISTER 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. II. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN SLABG: ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE

SEE 2014 NATIONAL ELECTRICAL CODE SECTION 25052 (3) & DETAILS ON SHEET A-22 FOR BUILDING GROUNDING.

THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS: I. OPENINGS IN DOORS THROUGH WHICH A 3-INCH SPHERE IS UNABLE TO PAGE. 2. DECORATIVE GLASS IN EXCEPTION ITEMS, I, 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

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

WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE 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. LOWERED WINDOWS AND JALOUSIES COMPLYING WITH THE FOLLOWING: REGULAR, FLOAT, WIRED OR PATTERNED GLASS SHALL BE NO THINNER THAN NOMINAL 3/8-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 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 BALLISTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF SECTIONS 1012 AND 1607.7 OF THE 2012 1.13C; AND 91 THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE RAILING.

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 PLIMB, 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 NALING WHERE POSSIBLE. USE FINE FINISHING NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, COUNTERSUNK AND FILLED Flugh with finished surface.

ALL FLASHINGS TO BE 26 GA GALVANIZED METAL OR ALLMINUM 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.

<u>CAULKING AND SEALANT:</u> 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 FACTORY-BUILT FIREPLACES SHALL BE INSTALLED PER MFR'S. SPECIFICATIONS AND SHALL COMPLY WITH NFPA 211 AND WITH 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 CAPLE 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 FILES, 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 CALLKED TO THE GIVB. AT ELECTRICAL OUTLETS; SEAL GAPS BETWEEN GIVB AND OUTLET BOX

ENERGY CODE REQUIREMENTS: (PRESCRIPTIVE SIMPLE FORM) VERTICAL GLAZING: U=0.18 OVERHEAD GLAZING: U=028 FLAT CEILINGS: R=R49 VAULTED CEILINGS: R=38 ABOVE GRADE WALLS: R=2| WALL INTERIOR - BELOW GRADE: R=2| WALL EXTERIOR - BELOW GRADE: R=10 FRAME FLOORS: R=36 GLAB ON GRADE: R=10 PERIMETER AND ENTIRE GLAB

ACCESS HATCHES AND DOORS: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAIML SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURRAUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING ORCOMPRESSING 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.

<u>CLEARANCES:</u> WHERE REQUIRED, INSULATION SHALL BE INSTALLED WITH CLEARANCES ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSULATION SHALL BE INSTALLED SO THAT REQUIRED VENTILATION IS UNOPSTRUCTED. 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 AGGENIBLIES, ROOF/CEILING AGGENIBLIES, 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 EB4-01. EXCEPTIONS: 1.) FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION 2603 OF THE 2012 IBG; 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 CELLING, FLOOR, FINISH. 3.) CELLULOSE INSULATION SHALL COMPLY WITH SECTION 719 OF THE 2012 IBC..

ROOFS/CEILINGS: MAINTAIN I" 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.

<u>WALLS:</u> 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.

<u>FLOORS:</u> 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.

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 IT'S INTENDED USE. IF A SOIL GAS CONTROL SYSTEM IS PRESENT BELOW THE RADIANT SLAB, WHICH RESILTS IN INCREASED CONNECTIVE FLOW, THE SLAB SHALL BE THERMALLY ISOLATED FROM THE SUB-SLAB GRAVEL

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 CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS 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.

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

> WHALE 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.

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

BEDROOMS OFM MIN OFM MAX 2 OR LESS 85 120 3 95 H3

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 IRC. EXHAUST DUCTS SHALL TERMINATE QUTSIDE OF THE BUILDING AND BE EQUIPPED WITH BACK DRAFT DAMPERS. DOMESTIC QLOTHES 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 IRC., 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 30 DEGREE ELBOW IN EXCESS OF TWO.

HEARTH EXTENSIONS. HEARTH'S 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 IR.C.

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

EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING TO 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 FLIELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE under fl*oor space or* Basement.

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

APPLIANCES DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES

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 IRC.

EVERY FACTORY BUILT CHIMNEY, TYPE I VENT, TYPE B GAS VENT, OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF IT'S LISTING, MANUFACTURER'S INSTRUCTIONS, AND PER IRC 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 COMPUSTIBLES PER IRC.

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

SMOKE DETECTOR & CARBON MONOXIDE DEVICES:

AS FOLLOWS:

GROUND SNOW LOAD: 30 PSF

FROST LINE DEPTH: 12 INCHES

TERMITE: SLIGHT TO MODERATE

DECAY = MODERATE TO SEVERE

MEAN ANNUAL TEMP: 51.4 DEGREES

WINTER DESIGN TEMPERATURE: 26 DEGREES F

FLOOD HAZARDS: PER KITSAP CO. BLDG. CODE SECTION 15.16

ICE SHIELD UNDERLAYMENT REQUIRED: NO

SEISMIC CATEGORY: D2

WEATHERING: MODERATE

AIR FREEZING INDEX: 148

TOPOGRAPHIC EFFECTS: YES

SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS, COORDINATE WITH DRAWINGS: I. IN EACH SLEEPING ROOM.

2. AUTSIDE 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

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 ALDIBLE 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 R3/5 FOR NEW CONSTRUCTION AND PERMITTED W*o*rk in existing dwellings. New *co*nstruction l*ocations to* inclide *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 NEPA 720, AND UL LISTED 2075 WHERE APPLICABLE. ALARM PER UL 2034 AS REQUIRED.

<u>ADDITIONAL NOTES & DESIGN REQUIREMENTS:</u> (INLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER)

WIND SPEED: 85 MPH (3 SECOND GUST), I/O MPH ULTIMATE, WIND EXPOSURE "D"

I.R.C. TABLE R3012(1) IS AMENDED BY FILLING IN BLANKS OF THE TABLE PER KITSAP CO. BLDG. CODE

STRUCTURAL ENGINEER PER THIS

DATA HEREIN

PROJECT SHALL VERIFY OR MODIFY ALL

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REVISIONS

INT. DATE REV **DESIGNER:** \emptyset DRAFTER: DATE: Ø5/17/18 PROJECT NO: 19198

SHEET NO:

Established Basic Permit # 19-0367°

Permit Number: 20-04896

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TABLE WSEC 403.5.

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM ETTICIENCY (CFM/WATT)	air fl <i>o</i> r rate Maximum (cFM)
RANGE HOODS	ANY	18	ANY
IN-LINE FAN	ANY	28	ANY
BATHROOM, UTILITY ROOM	10	14	<90
BATHROOM, UTILITY ROOM	90	18	ANY

EXHAUST FAN REQUIREMENTS (SECTION 403.3.3 IMC)

LESS THAN 100 CFM @ 0.10 WATER GAUGE.

A BATHROOMS, LAUNDRIES, WATER CLOSETS OR SIMILAR ROOMS SHALL HAVE A MINIMUM FAN FILOW RATING NOT LESS THAN 50 CFM @ 0.25 WATER GAUGE. B. KITCHENS SHALL HAVE A MINIMUM FAN FLOW RATING NOT LESS THAN 100 CFM @ 025 WATER GAUGE. HOWEVER, WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED THE MINIMUM FAN FLOW RATING SHALL NOT BE

VENTLATION RATES FOR ALL GROUP R PRIVATE DWELLINGS, SINGLE AND MILTIPLE (CONTINUOUSLY OPERATING SYSTEMS)

FL00R	BEDROOMS *						
FLOOR AREA, FT 2	0-1	2-3	4-5	6-7	>7		
<500	30	45	60	75	90		
50-3000	45	60	75	90	105		
300 -4500	60	75	90	105	120		
4501-6000	75	90	105	120	135		
600 -7500	90	105	120	195	150		
>7500	105	120	195	150	65		

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

SOURCE SPECIFIC VENTILATION CONTROLS (SECTION IRC 1507.3) I. LOCATION OF CONTROLS CONTROLS FOR ALL VENTILATION SYSTEMS SHALL BE READLY ACCESSIBLE BY THE

- 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, DEHUMDISTATS, TIMERS, OR OTHER APPROVED MEANS. 4. CONTINUOS WHALE HAUSE VENTILATION SYSTEMS, CONTINUOS WHALE HAUSE 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 whale hause ventilation systems. Intermittent whale hause ventilation systems shall COMPLY WITH THE FOLLOWING:
- 5. THEY SHALL BE CAPABLE OF OPERATION INTERMITTENTLY AND CONTINUOUSLY. 52 THEY SHALL HAVE CONTROLS CAPABLE OF OPERATING THE EXHAUST FANG, FORCED-AIR SYSTEM FANG, OR
- SUPPLY FANS WITHOUT ENERGIZING OTHER ENERGITY-CONSUMING APPLIANCES. 5.3 THE VENTILATION RATE SHALL BE ADJUSTED ACCORDING TO THE EXCEPTION IN SECTION 403851 54 THE SYSTEM SHALL BE DESIGNED SO THAT IT CAN OPERATE AUTOMATICALLY BASED ON THE TYPE OF CONTROL
- TIMER INSTALLED. 55 THE INTERMITTENT MECHANICAL VENTILATION SYSTEM SHALL OPERATE AT LEAST ONE HOUR OUT OF EVERY
- TWELVE 56 THE SYSTEM SHALL HAVE A MANUAL CONTROL AND AUTOMATIC CONTROL, SUCH AS A 24-HOUR CLOCK TIMER. 5.7 AT THE TIME OF FINAL INEPECTION, THE AUTOMATIC CONTROL SHALL BE SET TO OPERATE THE WHOLE HOUSE
- FAN ACCORDING TO THE SCHEDULE USED TO CALCULATE, THE WHOLE HOUSE FAN SIZING. 58 A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATION Instrictions)." PRESCRIPTIVE EXHAUST DUCT SIZING

, i manufacturities manufacturities						
FAN TESTED CFM 9 025" W.G.	Minimum Flex Diameter	MAXIMUM LENGTH	MINIMUM SMOOTH DAMETER	MAXIMUM LENGTH	MAXIMUM ELBOWS	
50	A"	25	4"	70	3	
50	5"	90	5"	100	3	
50	6"	NO LIMIT	6"	NO LIMIT	3	
80	4"2	NA	4"	10	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	T'	70	7'	NO LIMIT	3	

I. FOR EACH ADDITIONAL ELBOW SUBTRACT 10 FEET FROM LENGTH.

- 2. FLEX DUCTS OF THIS DUMNETER ARE NOT PERMITTED WITH FANS OF THIS SIZE.
- 4038A. SOURCE SPECIFIC EXHIUST SYSTEMS. EXHIUST SYSTEMS SHILL BE DESIGNED AND INSTALLED
- TO MEET ALL OF THE CRITERIA BELOW:
- . SOURCE SPECIFIC EXHAUST SHALL BE DISCHARGE OUTDOORS. 2. EXHAUST QUILETS SHALL COMPLY WITH SECTION 5012.
- 3. Pressure equalization shall comply with section 5013. 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 QUILET ELEMENTS SHALL HAVE AT LEAST THE EQUIVALENT NET FREE AREA OF THE DICTWORK.
- 7. TERMINAL CUTLET ELEMENTS SHALL BE SCREENED OR OTHERWISE PROTECTED AS REQUIRED BY
- BY SECTION 50122. 8. EXHAUST FANS IN SEPARATE DWELLING UNITS OR GLEST ROOMS SHALL NOT SHARE COMMON EXHAUST
- pucts unless the system is engineered for this operation. 9. WHERE PERMITTED BY CHAPTER 5, MILITIPLE SOURCE SPECIFIC EXHAUST DUCTS MAY BE COMBINED.
- IF MORE THAN ONE OF THE EXHAUST FANS IN A DWELLING UNIT OR GLEST 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

40385 EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH ONE OF THE FOLLOWING FOUR TYPES OF MECHANICAL WHALE HOUSE VENTILATION SYSTEMS: A SYSTEM USING EXHAUST FANS (SEE SECTION 40386); A SYSTEM INTEGRATED WITH FORCED-AIR SYSTEMS (SEE SECTION 4038.7); A SYSTEM USING SUPPLY FANS (SEE SECTION 4038.8; OR A HEAT OR ENERGY RECOVERY VENTILATION SYSTEM (SEE SECTION 40989).

403851 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 AIRTLOW 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 TAPLE 403.3 OR TAPLE 4038.1. 403865 FAN NOISE WHOLE HOUSE EXHAUST AND TRANSFER FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE

SHALL HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.10 INCHES WATER GAUGE. MANUFACTURER'S NOISE RATINGS SHALL BE DETERMINED AS PER HAI 915. REMOTELY MOUNTED FANG SHALL BE ACQUISTICALLY 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 CRAINL SPACE SHALL BE VENTED W/ | SF. PER 150 SF. OF CRAINL AREA OR PER IRC. SEC RADO

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 PROTESSIONAL THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALLES OF INSULATION INSTALLED IN OR ON CELLING/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 (SHIGC) 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 UNMENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEDOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED LIMENTED ROOM HEATER." "ELECTRIC FURNACE" OR "BASEDOARD ELECTRIC HEATER AS APPROPRIATE. AS EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UMENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASE BOARD HEATERS, SECTION PER WSEC RAOLS

DUILVINO AIK LEAKAOE TESTINO

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS WSEC RAOLA! THROUGH RAOLAA

LEAKAGE TESTING

PLICTS SHALL BE LEAK TESTED IN ACCORDANCEWITH WISU RS-99, USING THE MAXIMUM PLICT LEAKAGE RATES SPECIFIED PER WSEC 40322. 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 QUILIFY FOR THIS

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 MIMINUM OF 75 DEGREES F (24 DEGREES C) FOR COOLING.

WSEC R3011 EXTERIOR DESIGN CONDITIONS: THE HEATING OR COOLING OUTDOOR DESIGN TEMPERATURES SHALL BE SELECTED FROM WSEC APPENDIX 'C'.

WSEC RAOS.I.I 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 DALLY 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 TEMPORARLY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEGREES F (15 DEGREES C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 76 DEGREES F (26 DEGREES C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10 DEGREES F.

SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OF WHEN NO

OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR

WSEC RAOS.12 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 VISIAL MEANS (E.G., LED INDICATORS). HEAT PUMP'S 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 RAOSS MECHANICAL SYSTEM PIPING INSULATION (MANDATORY):

MECHANICAL SYSTEM PIPING CAPAPLE OF CARRYING FLUIDS ABOVE LOS DEGREES F (4) DEGREES C) OR BELOW 55 DEGREES F (15) DEGREES 6) SHALL BE INSULATED TO A MINIMUM OF R-6. WSEC 403.3.1 PROTECTION OF PIPING INSULATION:

PIPING INGULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLIDING 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 RAOSA! 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 RAOSA2 HOT WATER PIPE INSULATION (PRESCRIPTIVE):

INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM THERMAL RESISTANCE (R-VALLE) OF R-4. WSEC RAOSS 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 APPROVIED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

WSEC 4035. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN ETFICACY: MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE ETTICACY REQUIREMENTS OF TABLE 4035. LOCATED TO THE LEFT ON

WHERE MICHANICAL VENTILATION FANS ARE INTEGRAL TO TESTED AND LISTED HVAC EQUIPMENT, THEY SHALL BE POWERED BY AN ELECTRONICALLY COMMUTATED MOTOR.

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

UNLESS NOTED OTHERWISE, INSULATION TO BE PER WSEC TABLE 402.1.1 CLIMATE ZONE 2 -INSULATION BAFFLES TO MAINTAIN I" ABOVE INSULATION.

-BAFFLES TO EXTEND 6" ABOVE BATT. INSULATION. -PAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION. -insulate Behind Tubs/showers, Partitions and Corners.

-FRICTION FIT UNFACED BATTS MUST PROVIDE ONE OF THE FOLLOWING: 4 MIL POLYVAPOR RETARDER OR PVA PAINT WITH A DRY CUP PERM RATING OF I MAX

TYPICAL INSULATION VALUES:

EXTERIOR WALLS: WALLS BETWEEN HOUSE AND GARAGE: R-21 BATT. FLOORS o/ CRAWL SPACE & GARAGE: R-38 BATT. R-36 BATT.

CEILING (VAULTED 2x/2 FRAMING): R-49 PLOWN-IN (ALSO SEE OPTION RADIA! FOR R-30) CEILING (ATTIC): SLAB ON GRADE:

R-8 PER WSEC 4032. DUCTS IN OR ON BUILDINGS:

FURNACE *NOTE: CLIENT PROPOSED CAPET WALL "ZONED HEAT" ONLY, ALT. MITSUPISHI " MINI SPLIT SYSTEM". PROPOSED HEATING SYSTEM

HEATING SYSTEM TYPE:

per spec's SYSTEM ETFICIENCY: 95% UNLESS NOTED OTHERWISE IN CHAPTER 4 OPTIONS MODIFIED ETFICIENCY:

per spec's

HEATING LOAD (AT 44 DEGREES F. DT): SYSTEM SIZE: MAXIMUM SIZE @ 150%: 40 000 BTUh

A DUCT SYSTEMS SHALL BE OF METAL AS SET FORTH IN 2012 IRC TABLES MIGOLLI(2) OR FACTORY-MADE AIR DUCTS COMPLYING WITH 2012 IRC 16012 AND TABLE MIGOLLI(1)

B. JOINTS AND SEAMS SHALL BE SUBSTANTIALLY AIRTIGHT, PER 2012 IRC MIGOLA! AND WSEC SECTION 40322 C. INSTALLATION OF DUCTS SHALL COMPLY WITH 2012 IRC SECTION MIGOLA D. DUCT INSILATION SHALL BE INSTALLED IN ACCORDANCE WITH 2012 IRC MIGOLAS

E ALL AIR DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER WSEC 4031. JOINTS AND SEAMS SHALL COMPLY WITH SECTION MIGOLS 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 CAMITTED ON THAT PORTION OF A DUCT WHICH IS LOCATED WITHIN A WALL OR FLOOR/CELING 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 05-INCH 15 TO 2 LB/CU FT DUCT LINER, MINERAL OR GLASS FIRER PLANKET OR EQUIVALENT TO PROVIDE AN INSTALLED

TOTAL THERMAL RESISTANCE OF AT LEAST R.2. B. 2-INCH 060 LB/CU FT MINERAL OR GLAGG FIBER BLANKET, IS-INCH IS TO 2 LB/CU FT DUCT LINER MINERAL OR GLAGG FIBER BLANKET. 15-INCH 9 TO 7 LB/CU FT MINERAL OR GLAGG FIBER BOARD OR EQUIVALENT TO PROVIDE AN INSTALLED

TOTAL THERMAL RESISTANCE OF AT LEAST R-5. C. 3-INCH 060 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 2-INCH 15 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 060 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 3-INCH 15 TO 2 LB/CU FT DUCT LINER, MINERAL OR GLASS FIRER BLANKET. 9-INCH 9 TO 7 LB/CU FT MINERAL OR GLASS FIRER BOARD OR EQUIVALENT TO PROVIDE AN INSTALLED

TOTAL THERMAL RESISTANCE OF AT LEAST R-10. E. 35-INCH 060 LB/CU FT MINERAL OR GLASS FIBER BLANKET, 25-INCH 15 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 RADIA & IRC NIJOLA

- 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, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. OTHER EXTERIOR JOINTS AND SEAMS SHALL BE SIMLARLY 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 CLASS 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.

RECESSION OF THAT ARE REQUIRED LIGHTER FIRE ARESETIME ARE EXPLOYED FROM THIS SECTION.

VAPOR BARRIERS / GROUND COVERS

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

vapor retarders FL*00*R 0 4-ML POLY O BACKED BATTS IR EXT. T&G PLYWOOD WALLS 0 4-ML POLY O BACKED BATTS 10 PVA - PAINT CELLINGS O BACKED BATTS 10 PVA - PAINT

GROUND COVER: A GROUND COVER OF SIX MIL (000% 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. 502.16.7)

LIGHTING SYSTEMS

RADA! LIGHTING EQUIPMENT (MANDATORY). A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAWPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY

RADALI LIGHTING EQUIPMENT (MANDATORY) FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PLOT LIGHTS.

WSEC - TABLE R402.1.1 CHAPTER 51-11 WAC. - WSEC 2015 ETTECTIVE JULY 1, 2016 PRESCRIPTIVE REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL

CLIMATE ZONES LISTED

CLIMATE ZONE	5 AND MARINE 4	6
FENESTRATION U-FACTOR ^b	030	0.30
SKYLIGHT U-FACTOR b	050	050
GLAZED FENESTRATION SHOC b, e	NR.	NR
CELING R-VALUE I	49	49
WOOD FRAME WALL R-VALUE S. K. I	21 INT.	2H5 CI
MASS WALL R-VALUE ¹	2 /2 ^h	2 +5 h
FLOOR R-VALUE b	30 ⁹	30 ⁹
PELON-GRADE WALL R-VALUE G.K	10/15/21 INT + TB	10/15/21 INT. + TB
SLAD R-VALUE & DEPTH d	10, 2 FT	10, 4 FT

FOR SI: | FOOT.=3048 mm, CI = CONTINUOUS INSULATION, INT. = INTERMEDIATE FRAMING, TB = THERMAL BREAK " R-VALLES ARE MINIMUMS. U-FACTORS AND SHISC 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 AID/A SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE. ^d the fenestration u-factor column excludes gkylights. The shoc column applies to all glazed fenestration. EXCEPTION: SKYLIGHTS MAY BE EXCLIDED FROM GLAZED FENESTRATION SHEC REQUIREMENTS IN CLIMATE ZONES I THROUGH 3 WHERE THE SHOC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.

; "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 THERWAL BREAK BETWEEN THE SLAB AND THE PASEMENT WALL AT THE INTERIOR OF THE PASEMENT 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 "10/19" 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. "TO" MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL

° r-10 continuous insulation is reguired under heated slab on grade filoors. See ra01291. THERE IS NO SHEC REQUIREMENTS IN THE MARINE ZONE.

BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FISURE R30!, AND TABLE

3. LARGE DWELLING UNIT: 45 POINTS

' FIRST VALLE IS CAVITY INSILATION. SECOND IS CONTINUOUS INSILATION OR INSILATED SIDING, SO "13.45" 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 INSLLATION R-VALLE 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

' THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL. $^{
m J}$ For single rafter- or joist-valited cellings, the insilation may be reduced to R-36.

INT. (INTERMEDIATE FRAMING) DENOTES STANDARD FRAMING 16" ON CENTER WITH HEADERS INSULATED WITH A MİNIMUM OF R-10 INSULTION.

' LOG AND SOLID TIMPER WALLS WITH A MINIMUM AVERAGE THICKNESS OF 35 INCHES ARE EXEMPT FROM THIS INSULATION REQUIREMENT.

WSEC - TABLE 406.2 ENERGY CREDITS

ADDITIONAL ENERGY ETFICIENCY REQUIREMENTS (MANDATORY). EACH DWELLING UNIT IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 1012 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE RADIA SO AS TO ACHIEVE THE FOLLOWING MINIMUM NUMBER OF CREDITS:

I. SWALL DWELLING UNIT: 15 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 150 SQUARE FEET OF HEATED FLOOR

2. MEDIUM DWELLING UNIT: 35 POINTS ALL DWELLING UNITS THAT ARE NOT INCLUDED IN # OR #3.

DWELLING INITIS EXCEEDING 5000 SQUIRE FEET OF CONDITIONED FLOOR AREA PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE RADALI WITH THE FOLLOWING MODIFICATIONS:

9.46 ON GRADE R-10 PERIMETER AND UNDER ENTIRE 9.46 BELOW GRADE 9.46 R-10 PERIMETER AND UNDER ENTIRE COMPLIANCE BASED ON SECTION RADILIA: REDUCE THE TOTAL UN BY 5%

PETERENT BUILDING ENVELOPE 16: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE RADIAL WITH THE FOLLOWING MODIFICATIONS: FENESTRATION 11=025 WALL R-21 PLUS R-4 BASEMENT WALL R-21 INT. PLUS R-5 CI SLAD ON GRADE R-10 PERMENTER AND UNDER ENTIRE SLAD BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB COMPLIANCE BASED ON SECTION RADALA: REDUCE THE TOTAL UN BY 15%

EFFICIENT BUILDING ENVELOPE IC: PRESCRIPTINE COMPLIANCE IS BASED ON TABLE RAOZ/II WITH THE FOLLOWING MODIFICATIONS: FENESTRATION 11=022 CELING AND SINGLE-RAFTER OR JOIST VALLTED R-49 ADVANCED WOOD FRAME WALL R-21 INT. PLUS R-12 CI FL00R R-36

COMPLIANCE BASED ON SECTION RADILIA: REDUCE THE TOTAL UN BY 30%

glad an grade R-10 perimeter-and under entire glad

BELOW GRADE SLAB R-10 PERMETER AND UNDER ENTIRE SLAB

BASEMENT WALL R-21 INT. PLUS R-12 CI

2a. AR LEAKAGE CONTROL AND ETTICIENT VENTILATION 2a: COMPLIANCE BASED ON RADIALIZ: REDUCE THE TESTED AIR LEAKAGE TO 40 AIR CHANGES PER HOUR ALL WHALE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION MISOTIS OF THE INTERNATIONAL residential *co*de shall be met with high efficiency fan (maximum *0.9*5 watts/cfm), not interlocked with the furnace fan ventlation systems using a furnace incliding an eam 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.

2b. AIR LEAKAGE CONTROL AND ETTICENT VENTILATION 2b: COMPLIANCE DASED ON SECTION RAO24.12: REDUCE THE TESTED AIR LEAKAGE TO 20 AIR CHANGES PER

all whale hause ventilation requirements as determined by section miso73 of the international residential code shall be met with a heat-recovery ventilation system with minimum sensible HEAT RECOVERY ETTICIENCY OF 0.70. TO QUALITY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING gelected and stall specify the maximum tested building air leakage and shall show the heat

recovery ventilation system AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c: COMPLIANCE BASED ON SECTION RADIA[2: REDUCE THE TESTED AIR LEAKAGE TO 15 AIR CHANGES PER HOUR

ALL WHOLE HOUSE VENTLATION REQUIREMENTS AS DETERMINED BY SECTION MISO7.3 OF THE INTERNATIONAL residential code shall be met with a heat recovery-ventilation system with minimum sensible teat recovery efficiency *of 085* TO QUILLEY 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.

9a. | HIGH EFFICIENCY HVAC EQUIPMENT 9a: 6AS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFIJE. 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 ETFICIENCY 36. HIGH ETTICIENCY HVAC EQUIPMENT 36:

to qualify to claim this <u>credit, the building permit</u> drawings shall specify the option being PLECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT ETTICIENCY. HIGH ETTICIENCY HVAC EQUIPMENT 9c: CLOSED-LOOP GROUND SOURCE HEAT PLMP, WITH A MINIMUM COP. OF 33-OR OPEN LOOP WATER SOURCE HEAT PLMP WITH A MAXIMUM PLMPING HYDRALLIC HEAD OF 50 THET AND MINIMUM COP. OF 36 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

9d. HIGH EFFICIENCY HVAC EQUIPMENT 9d: 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 ZURE OF THE HOUSING UNIT.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL STEATLY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT ETTICIENCY

ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. ALL COMPUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMPUSTION. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT IS NOT PERMITTED UNDER THIS OPTION. direct compustion heating equipment with affile less than 80% is not permitted under this option. TO QUILIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHULL SPECIFY THE OPTION BEING FLECTED AND SHULL SPECIFY THE HEATING EQUIPMENT TYPE AND SHULL SHOW THE LOCATION OF THE HEATING AND COOLING EQUIPMENT AND ALL THE DUCTWORK

vater heating system shall inclide one of the following: 6A6, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF. OF OUR ELECTRIC WATER HEATER WITH A MINIMUM EF. OF 0.99.

ar-source heat pump with minimum hispf. Of 85

HIGH ETTICIENCY HVAC DISTRIBUTION SYSTEM:

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 FALCETS SHALL BE RATED AT 10 GPM OR LESS. 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, kitchèn sink falcets, AND OTHER LAVATORY FAUGETS. EFFICIENT WATER HEATING 5b:

water heating system shall include one of the following: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF. OF 0801 OR SOLAR WATER HEATING SUPPLEMENTING A MINIMAN STANDARD WATER HEATER SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 KNY DASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF 06-900 CERTIFIED SOLAR WATER HEATING OR ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF. OF 20 AND MEETING THE STANDARDS OF

NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PLMP WATER HEATERS or water heater heated by ground source heat pump meeting the requirements of option 30. to qualify to claim this credit, the building permit drawings shall spècify the option being. SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT ETTUENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MINIMUM ENERGY SAVINGS.
ETTUENT WATER HEATING 50:

vater heating system shall inclide one of the following: GAG, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF. OF 091 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 06-900 CERTIFIED SOLAR WATER HEATING OR ELECTRIC HEAT PLMP WATER HEATER WITH A MINIMUM EF. OF 20 AND MEETING THE STANDARDS OF

NEES'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS

NOTE: 6C/CLIENT MAY MODIFY SELECTIONS TO MEET W.S.E.C.

BUT REQUIRED TOTAL SHALL EQUAL 35 AND JURISPICTION TO

A||2.|8.|/C5A 13|25.|.

A|12.18.1/CSA B125.1.

DE NOTIFIED / UPDATED PRIOR TO ORDER, INSTALL, & INSPECTION

ør water heater heated by grønd søuræ heat pump meeting the requirements øf øptiøn 30. 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 tticiency and, for solar water heating systems, the calculation of the minimum energy savings, RENEWACLE FLECTRIC FNERGY: for each 1200 kmH of Electrical Generation provided annually by on-site wind or solar

EQUIPMENT A 05 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS. GENERATION SHALL BE CALCULATED AS FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY DABORATORY CALCULATOR PVWATTS. DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS. for wind generated prajects designs shall document annual power generation based on the

THE WIND TURBNE POWER CURVE. AMERICE 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 TURDINE EQUIPMENT TYPE, PROVIDE DOCUMENTATION OF SOLAR AND WIND ACCESS AND INCLIDE A CALCULATION OF THE MINIMUM ANNUAL ENERGY POWER

a. Interior plut placement: pluts included as option 4 of table R4062 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

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 O. INCHES W.g. (1997a) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 66 LPM (1.75 GPM) WHEN TESTED IN ACCORDANCE WITH ASME

b. Plimbing fixture flow ratings: Low flow plimbing fixtures (water closets and urinals) and fittings (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: residential pathroom lavatory sink faucets: Maximum flow rate — 35 LPM (10 6PM) when tested in ACCORDANCE WITH ASME A|12,181,1/05A \$125.1. 2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE — 66 LPM (175 GPM) WHEN TESTED IN ACCORDANCE WITH

> *NOTE: CLIENT MODIFICATIONS AS OWNER &/OR IN COORD. W/BUILDER FROM CODE DATA RELAITED HEREIN SHALL BE *coo*rdinated with Bidder designer sub-consultants t*o* meet "or equal" APPROACH AND APPROVED BY INDUSTRY TESTING OR OTHER JURISDICTIONALLY-ALLOMED ALTERNATIVE APPROVAL

TOTAL REQUIRED: | 3.5

REVISIONS

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INT. DATE REV

DESIGNER: Ø DRAFTER: Ø5/17/18 DATE:

SHEET NO:

PROJECT NO: 19198

BASIC PERMIT PACKAGE REVIEWED FOR CODE COMPLIANCE **WITH IRC 2015**

MUST Be Approved Prior KITSAP COUNTY BUILDING DEPARTMENT GENERAL BUILDING AND WALL SECTIONS - CODE BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) - 2015 EDITION F00TINGS -MINIMUM SPECIFIED CONCRETE -WALL FRAMING -MASONRY WALLS — I FOOTINGS: IRC TABLE RAOLA! COMPRESSIVE STRENGTH"(F'c) TERMS AND DEFINITIONS: IRC 2015 MASONRY VENEER: R7038 - R7038.3 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS (U.N.O. PER STRUCTURAL ENGINEER) <u>CONCRETE - MINIMUM COMPRESSIVE STRENGTH: IRC TABLE RA02.2</u> WEATHERING POTENTIALD * VENEERS INSTALLED OVER A BACKING OF FOOD OR COLD-FORMED STELL MUST BE LIMITED CRYSTALLINE BEDROCK = 12,000 LBP (LBS PER SF. * PLATE: THE HORIZONTAL FRAMING MEMBERS AT THE TOP AND BOTTOM OF THE WALL TO THE FIRST STORY ABOVE-GRADE PLANE, AND MUST NOT EXCEED 5" IN THICKNESS. SEDIMENTARY AND FOLIATED ROCK = 4000 LBPBASEMENT WALLS, FOUNDATIONS, AND MASONRY VENEER MUST NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF SANDY GRAVEL AND/OR GRAVEL (GW and GP) = 3000 LBPOTHER CONCRETE NOT EXPOSED TO THE WEATHER: 2,500 2,500 2,500 * STUD: VERTICAL MEMBER OF A FRAME WALL, PLACED AT BOTH ENDS AND AT EVERY 24" OR TEH VENEER ABOVE. SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL BASEMENT SLABS AND INTERIOR SLABS ON GRADE. VENEER ABOVE OPENINGS MUST BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE 16" ON CENTER, DEPENDING ON ITS SIZE. EXCEPT GARAGE FLOOR SLABS: 2,500 = 2,000 LBP(SW, SP, SM, SC, GM and GC) JOIST: ONE IN A SERIES OF PARALLEL FRAMING MEMBERS THAT SUPPORT A FLOOR OR MATERIALS. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT SILT AND SANDY SILT * THE LINTELS MUST HAVE A LENGTH OF BEARING NO LESS THAN 4" MIN. CEILING LOAD. AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER: *1500* 3,000 3,000 (CL, ML, MH, AND CH) PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WALL DESIGN: R602.3; R703.1; R703.2; R703.4 <u>MASONRY VENEER - ANCHORAGE: R7038.4</u> WEATHER, AND GARAGE FLOOR SLABS: *1,500* 3,000 FOR S.I. = | POUND PER SQUARE FOOT - 0.0479 kPaa) WHEN SOIL TESTS ARE REQUIRED, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL MUST MASONRY VENEER MUST BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION FOR S.I. = | POUND PER SQUARE FOOT - 0.0479 kPaBE PART OF THE RECOMMENDATION. N = NEGLIGIBLERESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT, AND ESTENDING INTO THE VENEER MUST BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHEN PLACED ON THE EXTERIOR SIDE a) STRENGTH AT 18 DAYS PSI b) WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE M = MODERATEOF AN EXTERIOR WALL, MUST BE CAPABLE OF RESISTING WIND PRESSURES. A MINIMUM OF |-|/2|'' WITH NO LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE b) SEE TABLE R3012(1) FOR WEATHERING POTENTIAL. BEARING CAPACITY OF LEGS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, S = SEVERE* "PSI" = POUNDS PER SQUARE INCH THE ALLOWABLE BEARING CAPACITY MUST BE DETERMINED BY A SOILS INVESTIGATION. WEATHER-RESISTANT EXTERIOR WALL ENVELOPE: * "LBP" = LOAD BEARING PRESSURE EXTERIOR WALLS MUST PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL <u>STRAND WIRE VENEER TIES, MIN. THICKNESS:</u> NO. 9 U.S. GAGE WIRE WITH A HOOK EMBEDDED IN ENVELOPE, DESIGNED TO PREVENT THE ACCUMULATIONOF WATER WITHIN THE WALL ASSEMBLY, BY I THE MORTAR JOINT. <u>FOOTINGS - MIN. DEPTH: IRC R403.1.4</u> FL*oo*r framing -PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER. * EXTERIOR FOOTINGS MUST BE PLACED A MIN. OF 12" BELOW THE UNDISTURBED GROUND EMBEDDED IN SHEET METAL VENEER, TIE MIN. THICKNESS: NO. 22 U.S. GASE BY 1/6" CORRUGATED. TERMS AND DEFINITIONS: IRC 2015 WATER-RESISTIVE BARRIER: * FOUNDATION WALLS, PIERS, AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND ONE LAYER OF #15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 | TIE SUPPORT: EACH TIE MUST SUPPORT 267 SQ. FT. MAX. OF WALL AREA STRUCTURES MUST BE PROTECCTED FROM FROST BY EXTENDING BELOW THE FROST LINE * FRAME / FRAMING: THE SKELETON OF A BUILDING, INCLUDING EXTERIOR AND INTERIOR FOR TYPE ONE (1) FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER MUST BE APPLIED OVER (SPECIFIED IN TABLE R30/12 (1)), BEING ERECTED ON SOLID ROCK, OR BY BEING WALLS, FL*OO*R, AND R*OO*FS. STUDS OR SHEATHING OF ALL EXTERIOR WALLS. TIES SPACING: 32" MAX. ON CENTER HORIZONTALLY, AND 24" ON CENTER MAX. VERTICALLY CONSTRUCTED IN ACCORDANCE WITH SECTION RAO3.3 OR ASCE 32. * EXCEPTION - WHERE OTHERWISE PROTECTED FROM FROST. <u>FOOTINGS - SLOPE: IRC R403.15</u> APPROVED CORROSION-RESISTANT FLASHING MUST BE APPLIED "SHINGLE-FASHION" TO PREVENT FLOOR ASSEMBLIES - R302.13 ROOF FRAMING -* THE TOP SURFACE OF FOOTINGS MUST BE LEVEL. ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. FLOOR ASSEMBLIES MUST BE PROVIDED WITH A MEMBRANE ON THE UNDERSIDE OF THE FLOOR * THE BOTTOM SURFACE OF FOOTINGS MUST NOT HAVE A SLOPE EXCEEDING | UNIT VERTICAL <u>CEILING JOISTS AND RAFTER CONNECTIONS: R801.3.1</u> FRAMING MEMBER. THE MEMBRANE CAN BE: IN 10 UNITS HORIZONTAL (10% SLOPE). * CEILING JOISTS AND RAFTERS MUST BE NAILED TO EACH OTHER AND THE RAFTER MUST BE * FOOTINGS MUST BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVGATION OF <u>GYPSUM BOARD:</u> INSTALL ONLY AFTER FINAL FRAMING INSPECTION. NAILED TO THE TOP WALL PLATE. TEH TOP SURFACE OF THE FOOTINGS, OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF * WOOD STRUCTURAL PANEL MEMBRANE: 36" OR EQUIVALENT CEILING JOISTS MUST BE CONTINUOUS OR SECURELY JOINED WHERE THEY MEET OVER THE FOOTINGS WILL EXCEED I UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). INTERIOR PARTITIONS, NAD ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS STUDS MUST BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO SUPPORT AT THE TOP TIE ACROSS THE BUILDING WHERE SUCH JOIESTS ARE PARALLEL TO THE RAFTERS. PLATE, TO RESIST LOADS PERPENDICULAR TO THE WALL FOOTINGS: IRC RAO3.1. JOISTS UNDER BEARING PARTITIONS - R502.4 WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, ALL EXTERIOR WALLS MUST BE SUPPORTED ON CONTINUOUS SOLID FOOTINGS, FULLY GROUTED JOISTS CONNECTED HIRGHER IN THE ATTIC UST BE INSTALLED AS RAFTER TIES, OR RAFTER * JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE <u>TOP PLATE: R602.3.2</u> MASONRY FOOTINGS, CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR TIES MUST BE INSTALLED TO PROVIDE A CONTINUOUS TIE. OTHER APPROVED STRUCTURAL SYSTEMS. : WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES MUST BE INSTALLED. W*OO*D STUD WALLS: * DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT RAFTER TIES MUST BE A MIN. OF 2"x4", INSTALLED ACCORDING TO CHNECTION CAPPED WITH A DOUBLE TOP PLATE, INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND THE INSTALLATION OF PIPING OR VENTS MUST BE: FULL DEPTH SOLID BLOCKED WITH LUMBER | FOOTINGS MUST: REQUIREMENTS IN TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITY MUST BE INTERSECTIONS WITH BEARING PARTITIONS. 2" MIN. IN NOMINAL THICKNESS, SPACED AT A MAX. OF 4' (FEET) ON CENTER. * BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301. PROVIDED. END JOINTS OFFSET: 24" MINIMUM * BE ABLE TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS OF BEARING PARTITIONS PERPENDICULAR TO JOISTS MUST NOT BE OFFSET FROM SUPPORTING WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE THE SOIL. GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH, UNLESS SUCH JOISTS ARE OF TOP PLATE THICKNESS: 2" MINIMUM RAFTERS MUST BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH * BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ON ENGINEERED FILL. SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD. TOP PLATE WIDTH: WIDTH OF ONE STUD MINIMUM

FOOTING DIMENSIONS: IRC RAO3.1.1 MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS MUST BE AS INDICATED IN TABLE R4014.1 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 R403.16

- * 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. F 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 \(\frac{1}{2} \) 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, UNSUALLY CONCRETE, IN A RETANGULAR 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

<u>BEARING - R502.6</u>

END JOIST, BEAM, OR GIRDER BEARING ON WOOD OR METAL: 1-1/2" 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 IOD FACE NAILS.

<u>CUTTING, DRILLING, AND NOTCHING - R5018</u>

NOTCHES IN SOLID LIMBER JOISTS, RAFTERS, AND BEAMS:

- * MAX. 1/2 THE DEPTH OF THE MEMBER
- * MAX. LENGTH: 1/3 THE DEPTH OF THE MEMBER
- * MUST NOT BE LOCATED IN THE MIDDLE 1/3 OF SPAN
- * NOTCHES AT THE ENDS OF THE MEMBER MUST NOT EXCEED 1/2 THE DEPTH OF THE
- * 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 1/3 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.

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: R601.3.3

JOISTS, TRUGGES, 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: R6026

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

STIDS 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. 3/4" 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: R601.71 - R601.73

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

- 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 (13) OF THE ATTIC SPACE, TO RESIST WIND UPLIFT.
- * COLLAR TIES MUST BE A MIN. OF I"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: |" 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 MIJST 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 F*OR SECTIO*N RELATED NOTES SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES, GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS, REFER ALSO TO SHEETS A-40 b & c

<u>(*APPLIES TO ALL BUILDING & WALL SECTIONS, AND</u> 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.

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REVISIONS

INT. DATE REV DESIGNER: Ø DRAFTER:

DATE:

SHEET NO:

PROJECT NO: 19198

Ø5/17/18

Established Basic Permit # 19-03671

Permit Number: 20-04896

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) - 2015 EDITION

<u>CEILING HEIGHT: IRC TABLE R305.1</u>

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: 10 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: R3||.7| - R3||.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 PROTECTION: 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.

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

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: R311.78; R311.8.3

MIN. NUMBER AND LOCATION: MIN. OF I 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: |-|/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: 00".

GUARDS - R312.1.1-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 - R3102.1-R31022

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.

<u>EGRESS DOOR - R311.2</u>

NUMBER OF EGRESS DOORS: | 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

<u>CARBON MONOXIDE ALARMS — R315</u>

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

SMOKE ALARMS LOCATIONS - R314.3

SMOKE ALARMS MUST BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: . IN EACH SLEEPING R*OO*M.

2. *O*UTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDR*OO*MS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE

EXCEPTION: CRAWL SPACES AND UNINHABITABLE ATTICS.

INTERIOR WALL COVERINGS

INTERIOR WALL COVERING: R7011

COATS OF PLASTER WHEN APPLIED OVER METAL LATH: THREE (3) MINIMUM COATS OF PLASTER WHEN APPLIED OVER OTHER PERMITTED BASES: TWO (2) MINIMUM

<u>HEATING & COOLING EQUIPMENT - MI4012, MI4014, MI4023, MI4032</u>

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) - 2015 EDITION

- 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 autdoor 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.

<u> APPLIANCES IN R*OO*MS — M13*0*5.1.2; M13*0*5.1.3</u> 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.

<u> APPLIANCES WITH IGNITION SOURCE IN GARAGES — MI307.3</u>

ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE

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 EXCEP WHERE PROTECTED BY APPROVED BARRIERS.

APPLIANCES INSTALLED IN ATTICS - M/305.13

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

UN*O*BSTRUCTED 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 A SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.) THE CLEAR ACCESS OPENING DIMENSIONS MUST BE A MIN. OF 20" X 30", AND LARGE

<u>MECHANICAL VENTILATION RATE — MI507.3.3</u>

WHALEHOUSE MECHANICAL VENTILATION SYSTEM MUST PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M|507.3.3(1).

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS (IRC TABLE MI507.3.3(1))

DWELLING UNIT		NUM	BER OF BEDROOM	VIS			
FLOOR AREA	0-1	2–3	4-5	6-7	> 7		
(SQUARE FEET)	AIRFLOW IN CFM						
< ,500	30	45	60	75	90		
<i>50</i> - 3 <i>000</i>	45	60	75	90	105		
3,00 - 4,500	60	75	90	05	120		
4,50 - 6,000	75	90	05	120	35		
6,00 - 7,500	90	105	120	35	150		
> 7,500	05	120	 3 5	150	65		

FOR SI: $| SQUARE FOOT = 0.0919 \text{ m}^2$, | CUBIC FOOTPER MINUTE = $0.0004719 \text{ m}^3/\text{s}$

MECHANICAL VENTILATION SYSTEM — MI5007.3.1. 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 - MISOT.A LOCAL EXHAUST SYSTEMS MUST BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MIN. AIR FLOW. SEE TABLE MISOT.4

AREAS TO BE EXHAUST RATES EXHAUSTED MIN. REQUIRED LOCAL

EXHAUST RATES FOR 100 cfm INTERMITTENT OR ONE-AND TWO-FAMILY KITCHENS 25 cfm CONTINUOUS DWELLINGS (IRC TABLE MISOTA) BATHROOMS-MECHANICAL EXHAUST CAPACITY OF 50 cfm TOILET ROOMS INTERMITTENT OR 20 cfm CONTINUOUS

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

FOR SI: | CUBIC FOOT PER MINUTE = $0.0004719 \text{ m}^3/\text{s}$ CFM = CUBIC FEET PER MINUTE

APPLIANCES UNDER FILOOR - MI305.1.4

UNOBSTRUCTED PASSAGEWAY SIZE: 30" MIN. HIGH, 22" MIN. WIDE AND 20' MAX. LONG

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,

<u>LEVEL W*O*RKING SPACE - M13*0*5.1</u>

REPAIRED OR REPLACED.

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

MECHANICAL EQUIPMENT CLEARENCES - MI305.1.4.1; MI403.2

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.

<u>FURNACES & HANDLERS (WITHIN COMPARTMENTS OR ALCOVES) — M1305.1.1</u>

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 - MISOS.

DOMESTIC OPEN-TOP BROILER UNITS MUST HAVE A METAL EXHAUST HOOD HAVING A MIN. THICKNESS OF 0.0157-INCH (NO. 18 GAGE). <u>CLEARANCES -</u>

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 - MISO3.1; MISO3.2 • 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.

<u> EXHAUST SYSTEMS / EXHAUST ØPENINGS — MI506.3</u>

- AIR EXHAUST OPENINGS MUST TERMINATE: 3' MIN. FROM PROPERTY LINES.
- 3' MIN. FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING AND Id Min. From Mechanical air intakes except where the opening is located 3' ABOVE THE AIR INTAKE.
- RECIRCULATION OF AIR MISO7.2

STAINLESS STEEL OR COPPER.

- 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

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

REFER ALSO TO SHEETS A-40 a & c

FOR ALL GENERAL IRC CODE COMPLIANCE, SEE

SHEETS A-12 AND FOR SECTION RELATED NOTES

SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES,

GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS.

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CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) - 2015 EDITION

THE CONDUCTOR EMERGES FROM ITS RACEWAY OR CAPLE SHEATH.

ENGLOSURE / WORKING SPACE & GLEARANCES - E3405.1; E3405.7

LENGTH: 6" MIN. OF FREE CONDUCTOR MUST BE PROVIDED AT EACH OUTLET, JUNCTION OR

WHERE OUTLET, JUNCTION OR SWITCH POINT IS LESS THAN 8" IN ANY DIMENSION.

SYSTEMS MUST BE 3-WIRE, 120/240-VOLT, SINGLE-PHASE WITH A GROUNDED NEUTRAL.

SWITCH POINT WHERE CONDUCTORS ARE TO BE SPLICED, TERMINATED OR CONNECTED TO

MEASURING REQUIRED LENGTH: LENGTH MUST BE MEASURED FROM THE POINT IN THE BOX WHERE

CONDUCTOR'S LENGTH: 3" MIN. OUTSIDE THE OPENING OF AN OUTLET, JUNCTION OR SWITCH POINT

WORKING CLEARANCES FOR ENERGIZED EQUIPMENT, SERVICE EQUIPMENT AND PANEL BOARD

WIDTH: 30" MIN. OR THE WIDTH OF THE EQUIPMENT, WHICHEVER IS GREATER IN FRONT OF

HEIGHT: 6-6" MIN. OR THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER IN FRONT

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

EXTENSIONS OF ASSOCIATED EQUIPMENT: 6" MAX. ABOVE OR BELOW THE ELECTRICAL

ILLUMINATION: ARTIFICIAL ILLUMINATION MUST BE PROVIDED FOR ALL WORKING SPACES

INSTALLED INDOORS; MUST NOT BE CONTROLLED BY SOLELY AUTOMATIC MEANS.

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

HABITABLE ROOMS & BATHROOMS: | MIN. WALL SWITCH-CONTROLLED LIGHTING OUTLET.

ADDITIONAL LOCATIONS: | MIN. WALL SWITCH-CONTROLLED LIGHTING OUTLET IN HALLWAYS,

NOTE: IN ADDITION, A LIGHTING OUTLET MUST BE PROVIDED AT OR NEAR EQUIPMENT THAT

WALL COUNTERTOP RECEPTACLES OUTLETS: | AT EACH WALL COUNTERTOP SPACE 12" OR

NOTE: SAME REQUIREMENT APPLIES TO PENINGULAR COUNTERTOP SPACES. A PENINGULA

COUNTERTOP IS MEASURED FROM THE COUNTERTOP EDGE.

SPECIFIC APPLIANCE. SPECIFIC APPLIANCE EXAMPLE: LAUNDRY EQUIPMENT.

WIDER: NO POINT MUST BE MORE THAN 24" FROM THE RECEPTAGLE OUTLET SERVING THAT

ISLAND COUNTERTOP OUTLETS: I MIN. WHEN THE DIMENSION OF THE ISLAND IS GREATER THAN

APPLIANCE RECEPTACLE OUTLETS: INSTALLED WITHIN 6' OF THE INTENDED LOCATION OF THE

BATHROOM RECEPTACLE OUTLETS: | MIN.; LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN

IMPORTANT NOTE: RECEPTACLE OUTLETS MUST BE INSTALLED IN A FACE-UP POSITION IN THE

OUTDOOR RECEPTAGLE OUTLETS: I MIN; INSTALLED OUTDOORS AT THE FRONT AND BACK OF

BALCONIES, DECKS AND PORCHES RECEPTACLE OUTLETS: | MIN.; INSTALLED WITHIN THE

BASEMENTS AND GARAGES RECEPTACLE OUTLETS: | MIN. IN EACH SEPARATE, UNFINISHED

PORTION OF THE BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE

HALLWAYS RECEPTACLE OUTLET: | MIN. IF THE HALLWAY IS 10 OR GREATER IN LENGTH.

UNDER THE CONDITIONS OF USE WITHOUT EXCEEDING ITS TEMPERATURE RATING.

THE CAPACITY TO CONDUCT SAFELY ANY FAULT CURRENT LIKELY TO BE IMPOSED.

CONNECTED LUMINARIES THAT ARE NOT A PART OF AN APPLIANCE.

NOTE: SAME REQUIREMENTS APPLY TO UNFINISHED PORTIONS OF BASEMENTS AND ACCESSORY

AMPACITY: THE MAX CURRENT IN AMPERES THAT A CONDUCTOR CAN CARRY CONTINUOUSLY

BONDING: CONNECTING TO ESTABLISH ELECTRICAL CONTINUITY AND CONDUCTIVITY. BONDING BONDING MUST BE PROVIDED WHERE NECESSARY TO ENSURE ELECTRICAL CONTINUITY AND

BRANCH CIRCUIT: THE CIRCUIT CONDUCTORS BETWEEN THE FINAL OVER CURRENT DEVICE

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

PERIMETER OF THE BALCONY, DECK OR PORCH, LOCATED 6'-6" MAX. ABOVE GRADE.

LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN

WORK SURFACES OR COUNTERTOPS IN A BATHROOM BASIN LOCATION.

STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER AND AT

EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR, ATTICS, UNDER-FLOOR SPACES, UTILITY

RECEPTACLE LOCATION/SPACING: 6" MAX. DISTANCE FROM ANY POINT MEASURED HORIZONTALLY

LENGTH OF CONDUCTOR FOR SPLICE OR TERMINATION:

<u>LENGTH OF CONDUCTOR - E3406.113</u>

FIXTURES OR DEVICES

VOLTAGE RATING - E3602.4

DEPTH: 36" MIN.

EQUIPMENT.

OF THE EQUIPMENT.

ENGLOSURES MUST BE AS FOLLOWS:

DOOR OR HINGED PANELS OPENING: 90°

<u>AMPACITY / UNDERGROUND CONDUCTORS - E3602.</u>

<u>RECEPTACLE / OUTLETS - E390121; 39014 - E3901.10</u>

ALONG THE FLOOR LINE OF ANY WALL SPACE.

CABINET 12" MAX. BELOW THE TOP BASIN.

EACH DWELLING UNIT; LOCATED 6'-6" MAX. ABOVE GRADE.

PROTECTING THE CIRCUIT AND THE OUTLET(S).

<u>LIGHTING OUTLETS - E903.2-E3903.4</u>

REQUIRES SERVICING.

ROOMS, BASEMENTS.

24" LONG X 12" SHORT.

TERM ALERT -

KITSAP COUNTY BUILDING DEPARTMENT

PLUMBING — CODE COMI BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC		REQUIRED CAPACITIES AT POINT OF C	OUTLET DISCHARGE - II	RC TABLE P2903.1	
TRENCHING & BEDDING - P2604.		FIXTURE SUPPLY OUTLET SERVING	FLOW RATE (gpm)		
WHERE TRENCHES ARE EXCAVATED IN ORDER FOR BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD-BETWEEN JOINTS.		BATHTUB, BALANCED-PRESSURE, THERMOSTATIC MIXING VALVE OR COMBINATION	4	20	
PROTECTION OF FOOTINGS - P2604.4 • TRENCHING INSTALLED PARALLEL TO FOOTINGS.	AND WALLS MUST NOT EXTENT INTO THE	BIDET, THERMOSTATIC MIXING VALVE	2	20	
BEARING PLANE OF A FOOTING OR WALL.		DISHWASHER	2.75	8	
 THE UPPER BOUNDARY OF THE BEARING PLANE ANGLE OF 45 DEGREES FROM HORIZONTAL, FROM 	·	LAUNDRY TRAY	4	8	
FOOTING OR WALL.		LAVAT <i>O</i> RY	08	8	
WASTE OUTLETS — p27 1.3; p27 2.4; p27 3.1; p27 4.1 LAVATORY WASTE OUTLETS: -1/4" IN DIAMETER.		SHOWER, BALANCING-PRESSURE, THERMOSTATIC OR COMBINATION	2.5	20	
A STRAINER, POP-UP STOPPER, CROSSIBAR OR OT THE CLEAR OPENING OF THE WASTE OUTLET.	THER DEVICE MUST BE PROVIDED TO RESTRICT	SILLCOCK, HOSE BIBB	5	8	
SINK WASTE OUTLETS: - /2" DIAMETER.	RE PROMINED TO DESTRUCT THE SLEAD	SINK	1.75	8	
A STRAINER, CROSSBAR OR OTHER DEVICE MUST OPENING OF THE WASTE OUTLET.	DE PROVIDED TO RESTRICT THE CLEAR	WATER OLOSET, FLUSHOMETER TANK	.6	10	
BATHTUB <i>O</i> UTLETS: - /2" DIAMETER. BATHTUB WASTE <i>O</i> UTLETS AND <i>OVERFLO</i> WS: BATHT	TIPS MIST RE FOURPED WITH A WASTE	WATER CLOSET, TANK, CLOSE COUPLED	3	20	
OUTLET AND AN OVERFLOW OUTLET. THE WASTE		WATER CLOSET, TANK, ONE-PIECE	6	10	
WATER-TIGHT ST <i>O</i> PPER. FLUGH VALVES IN FLUGH TANKS: " MIN. ABOVE THE	FILOOD-LEVEL RIM OF THE BOWL CONNECTED		ER MINUTE = 3.785 L/n E INCH = 6895 k/Pa.		
THERETO.		PLUMBING FIXTURES / TAIL PIECES - P2703			
<u>WASTE RECEPT<i>O</i>RS — P2706</u> • F <i>O</i> R <i>O</i> THER THAN HUB DRAINS THAT RECEIVE <i>O</i> I	NLY CLEAR-WATER WASTE AND STANDPIPES.	FIXTURE TAIL PIECES FOR SINKS, DISHWASHERS	, LAUNDRY TUBS, BATHTU	BS AND SIMILAR FIXTURES:	
A REMOVABLE STRAINER OR BASKET MUST COVE	•	- /2" MIN. IN DIAMETER FIXTURE TAIL PIECES FOR BIDETS, LAVATORIES .	AND SIMILAR FIXTURES: I:	-1/4" MIN. IN DIAMETER	
RECEPTORS. • WASTE RECEPTORS MUST NOT BE INSTALLED IN CRAWL SPACES OR INTERSTITIAL SPACES ABOVE	· · · · · · · · · · · · · · · · · · ·	FIXTURES WITH CONCEALED SLIP—JOINT CONNECTIONS MUST BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE 12" MIN. IN ITS SMALLEST DIMENSION - P2704.] PLIMBING FIXTURES / INSTALLATION - P2705.]			
• WASTE RECEPTORS MUST BE READILY ACCESSION • HUB DRAINS MUST BE IN THE FORM OF A HUB (
A WATER-IMPERVIUOS FLOOR.		FLOOR-OUTLET OR FLOOR- MOUNTED FIXTURES: CONNECTION AND THE FLOOR, BY SCREWS, BO			
• STANDPIPES MUST EXTEND 18" MIN. AND 42" MAX • WHERE A LAUNDRY TRAY WASTE LINE <i>CO</i> NNECT		OF COPPER, COPPER ALLY OR OTHER CORROS	BION-RESISTANTMATERIAL	•	
OLOTHES WASHER DRAIN, THE STANDPIPE MUST WEIR AND MUST EXTEND ABOVE THE FLOOD LEVI		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.; R307.; P2708 CLEARANCE FOR WATER CLOSETS, LAVATORIES AND BIDETS: 15" MIN. FROM ITS CENTER TO SIDE WALL, PARTITION OR VANITY.			
• THE OUTLET OF THE LAUNDRY TRAY MUST BE ?					
TRAP. • PLUMBING FIXTURES THAT ARE USED FOR WASHI	ING AND BATHING MIGT NOT BE LIGED TO				
RECEIVE THE DISCHARGE OF INDIRECT WASTE P					
MAX. FLOW RATES AND CON FIXTURES AND FIXTURE	ISUMPTION FOR PLUMBING E FITTINGS ^b — P29032				
PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING	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.			
LAVATORY FAUSCET	2.2 gpm at <i>60</i> psi	SHOWER COMPARTMENTS - P1708			
SHOWER HEAD ^a	2.5 gpm at 80 psi	INTERI <i>OR CROSS-S</i> ECTIONAL AREA: 900 SQ. IN.			
SINK FAUSCET	22 gpm at 60 psi	DIMENSION: 30" MIN. MEASURED FROM THE FINIS COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES,			
WATER OLOGET FOR SI: GALLON PER	6 GALLONS PER FLUSHING CYCLE	BARS OR RAILS. ACCESS AND EGRESS OPENING WIDTH: 22" MIN. SHOWER DRAINS OUTLET SIZES: -1/2" IN DIAMETER. HIGH LIMIT STOP WATER TEMPERATURE: 20 DEGRESS F MAX. OTHER SHOWER CLEARANCES: • HINGED SHOWER DOORS MUST OPEN OUTWARD.			
Paund Per square	· · · · · · · · · · · · · · · · · · ·				
. A HANDHELD SHOWER SPRAY IS ALSO A SHO	WFR HEAD				
. CONSUMPTION TOLERANCES BUST BE DETERMI					
PLUMBING FIXTURES / ACCESS TO CONNECTIONS -		- THE WALL AREA ABOVE BUILT-IN TUBS BUST AND WITH EITHER THE TUB, RECEPTOR OR		JOINT WITH EACH OTHER	
SLIP JOINTS MUST BE MADE WITH AN APPROVED E SLIP JOINTS INSTALLATION LOCATIONS = TRAP OUT		THE MINIMUM REQUIRED AREA AND DIMENSION	MUST BE MEASURED FR		
FIXTURES WITH CONCEALED SLIP—JOINT CONNECTION	VS MUST BE PROVIDED WITH AN ACCESS	INTERIOR DIMENSION AT A HEIGHT EQUAL TO TANGENT TO ITS CENTERLINE AND MUST BE			
PANEL OR UTILITY SPACE OF 12" MIN. IN ITS SMA ARRANGEMENT SO AS TO PROVIDED ACCESS TO		10" ABOVE THE SHOWER DRAIN OUTLET.	VALVE TO THE CHOMED	HEAD AIM ET WHETHED	
AND REPAIR.	The second secon	WATER SUPPLY RISERS FROM THE SHOWER EXPOSED OR CONCEALED, MUST BE ATTACHE	D TO THE STRUCTURE (ISING SUPPORT DEVICES	
TORIZONTAL DRAINAGE PIPING SLOPE - P3005.3	IECC. I/A INIT MEDTICAL IN IN IN INTO	DESIGNED FOR USE WITH THE SPECIFIC PIPI SCREWS.	ING MATERIAL OR FITTIN	65 ANCHORED WITH	
MIN. <i>9LOPES OF PIPES</i> WITH DIAMETER 2-1/2" <i>O</i> R H <i>O</i> RIZ <i>O</i> NTAL (2% 9L <i>O</i> PE)	LLDD. 1/4 UNII VEKIICAL IN 1/2 UNII D	-919011-01			
MIN. SLOPES OF PIPES WITH DIAMETER 3" OR GRE	EATER: 1/8 UNIT VERTICAL IN 12 UNITS				
HORIZONTAL (1% SLOPE)		4			
<u>BACKFILLING — P2604.3</u> PIPES MUST BE <i>COV</i> ERED BY TAMPED EARTH = 12°	" MIN.				
BACKFILL MUST BE FREE FROM:					
• DISCARDED CONSTRUCTION MATERIAL AND DEBRIS • ROCKS, BROKEN CONCRETE AND FROZEN CHUNK					
BACKFILL LOCATION = BOTH SIDES OF THE PIPE • BACKFILL MUST BE PLACED EVENLY AND TAMPET					
 PAGNITUL MUST BE PLACED EVENLY AND TAMPED LOOSE EARTH MUST BE CAREFULLY PLACED IN TEMPERATURE 					
IN PLACE.					
<u> PIPE SUPPØRT – P2605</u> PIPING MUST SUPPØRTED T <i>O</i> :					
• ENSURE ALIGNMENT.					
PREVENT SAGGING.	IGIONI AND CONTRACTION OF THE PIPING				

ALLOW MOVEMENT ASSOCIATED WITH THE EXPANSION AND CONTRACTION OF THE PIPING

PROPORTIONAL SHARE OF WEIGHT OF PIPE AND CONTENTS AND OF SUFFICIENT WIDTH TO

RIGID SUPPORT SWAY BRACING MUST BE PROVIDED AT CHANGES IN DIRECTION GREATER THAN

HANGERS AND STRAPPING MUST BE OF APPROVED MATERIAL THAT DOES NOT PROMOTE

• 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

PREVENT DISTORTION TO THE PIPE.

45 DEGREES FOR PIPE SIZES 4" AND LARGER.

GALVANIC ACTION.

	BRANCH-CIRCUIT REQUIREMENTS-S	BUMMARY ^{a,b} - IRa	TABLE E3702.14				
			CIRCUIT RATING				
		15 AMP	20 AMP	30 AMP			
	CONDUCTORS: MIN. SIZE (AGW) CIRCUIT CONDUCTORS	4	2	0			
	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			
THESE GAGES ARE FOR COPPER CONDUCTORS bN/A = NOT ALLOWED							
	SERVICES - F36017: F36014						

• 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.
- ONDUCTORS OTHER THAN SERVICE CONDUCTORS MUST NOT INSTALLED IN THE SAME SERVICE RACEWAY OR SERVICE CABLE.

SURFACE & UNDERGROUND INSTALLATION - E3801.3.; E3803. SURFACE INSTALLATION

- CABLES MUST CLOSELY FOLLOW THE SURFACE OF THE BUILDING FINISH OR RUNNING BOARDS. UNDERGRAUND INSTALLATION
- UNDERGRAUND 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.
- ONDUCTORS ENTERING A BUILDING MUST BE PROTECTED TO THE POINT OF ENTRANCE.

<u> CABLE PROTECTION - E3801.3.1; E3801.3.3</u>

- 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 THR*O*UGH A FL*OO*R, 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
- WHERE EXPOSED TO SUNLIGHT, CONDUCTORS AND CABLES MUST BE MARKED AS "SUNLIGHT RESISTANT" OR BE COVERED WITH INSULATING MATERIAL LISTED "SUNLIGHT RESISTANT".

16FC1 AND AFC1 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. EFCI'S 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

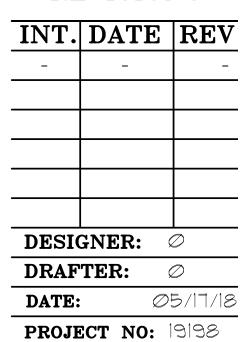
FOR ALL GENERAL IRC CODE COMPLIANCE, SEE SHEETS A-1.2 AND FOR SECTION RELATED NOTES I SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES, GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS, REFER ALSO TO SHEETS A-400&b

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

- 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.

FRAMIG PLAN \bigcirc \bigcirc CODE

REVISIONS



SHEET NO:

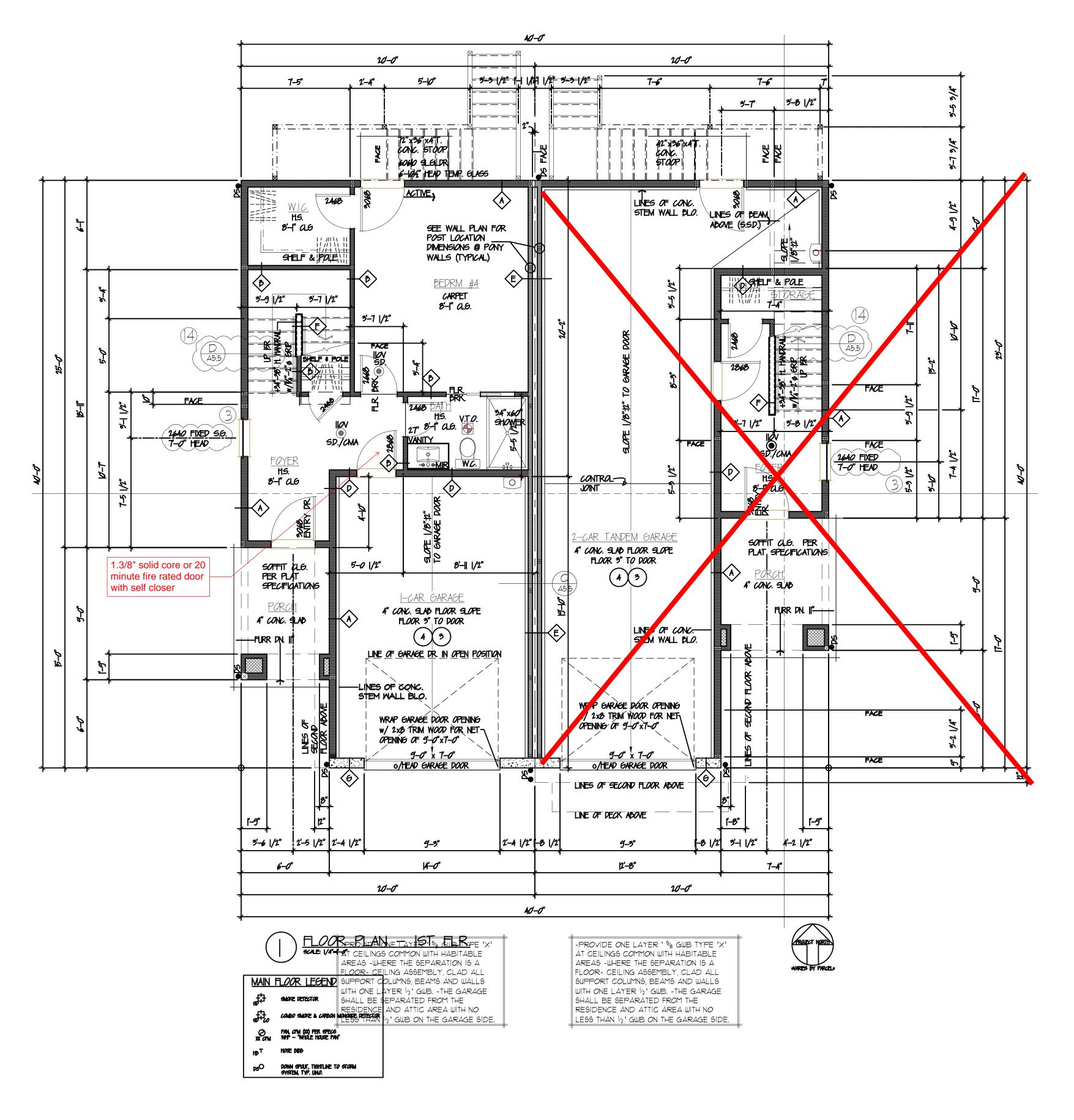
Established Basic Permit # 19-03671

Permit Number: 20-04896

MUST Be Approved Prior To Performing Work

Reviewed for code compliance With IRC 2015 With Building Departmen Building Departmen Building Departmen Suith @co.kitsap.wa.us Witsap.wa.us

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



GENERAL PLAN NOTES

I. 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 PLIMIDING 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. 6 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. GC. 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. UN.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 GC. 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 60. 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 NF.P.A. 2011.

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

GENERAL WALL TYPES

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

(B) INTERIOR WALL CONSTRUCTION —

1/2" GWB EACH SIDE OVER 2×4 STUDS @ 16" O.C.

FINISH PER TYPE 'A' ABOVE

SIMILAR TO "B" EXCEPT ADD ACQUISTIC BATT INSULATION FULL
HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS.
6C. TO COORD. W/ CLIENT AS REQD., TYP. UNO.

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

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

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

GENERAL I.R.C. 2015 NOTES

| 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 R3||33|

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 DIAPHRAEM UND. THIS REQUIREMENT MAY BE ELIMINATED IF THE SE. & 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. UND., GC. SHALL VERIFY PER PARCEL / LOT / BUILDING DESIGN IN COORDINATION WITH STRUCTURAL ENGINEERING RELATED AND PROVIDED PER PROJECT.

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, SMILARLY SHEATHED, FOR DIMENSIONAL CONTINUITY ACROSS THE ENTIRETY OF THE WALL PLANE FOR A UNIFORM FINISHING SURFACE, TYP. ALL LOCG. AS REQD.

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 R705.75, R7038, R903.2, R905. DRIP EDGES REQUIRED PER R905.285

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.

THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SAID FLASHING.

B) AT THE INTERSECTIONS OF CHIMINEYS 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.

6) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R7038.

9. WHERE ANY ON SITE GRADE IS GREATER THAN 30" BELDW AN ADJACENT WALKWAY, LANDING, PATIO, AND/OR DECK, A CONTINUOUS RAILING / GUARDRAIL WITH A MIN. HEIGHT OF 36" ABOVE FINISHED WALKING FURFACE. 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.] A 4-3/6" SPHERE MAY NOT PASS THORUGH ANY TRIANGULAR SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.

(i). EXTERIOR STAIRWAYS PER IRC R3|1.7 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 36". TREADS W/SOLID RISERS ARE TO HAVE 3/4" MIN. TO 1-1/4" MAX. NOSINGS, OR ||" 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 RIN. HANDRAILS SHALL BE INSTALLED AT 34-36" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRIP, CONTINUOUS FOR THE FILL LENGTH OF THE STAIR FILIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FILL STAIR RIN. PROVIDE 34" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R3/2.1. 4-3/6" 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.

REVISIONS

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4-2.1

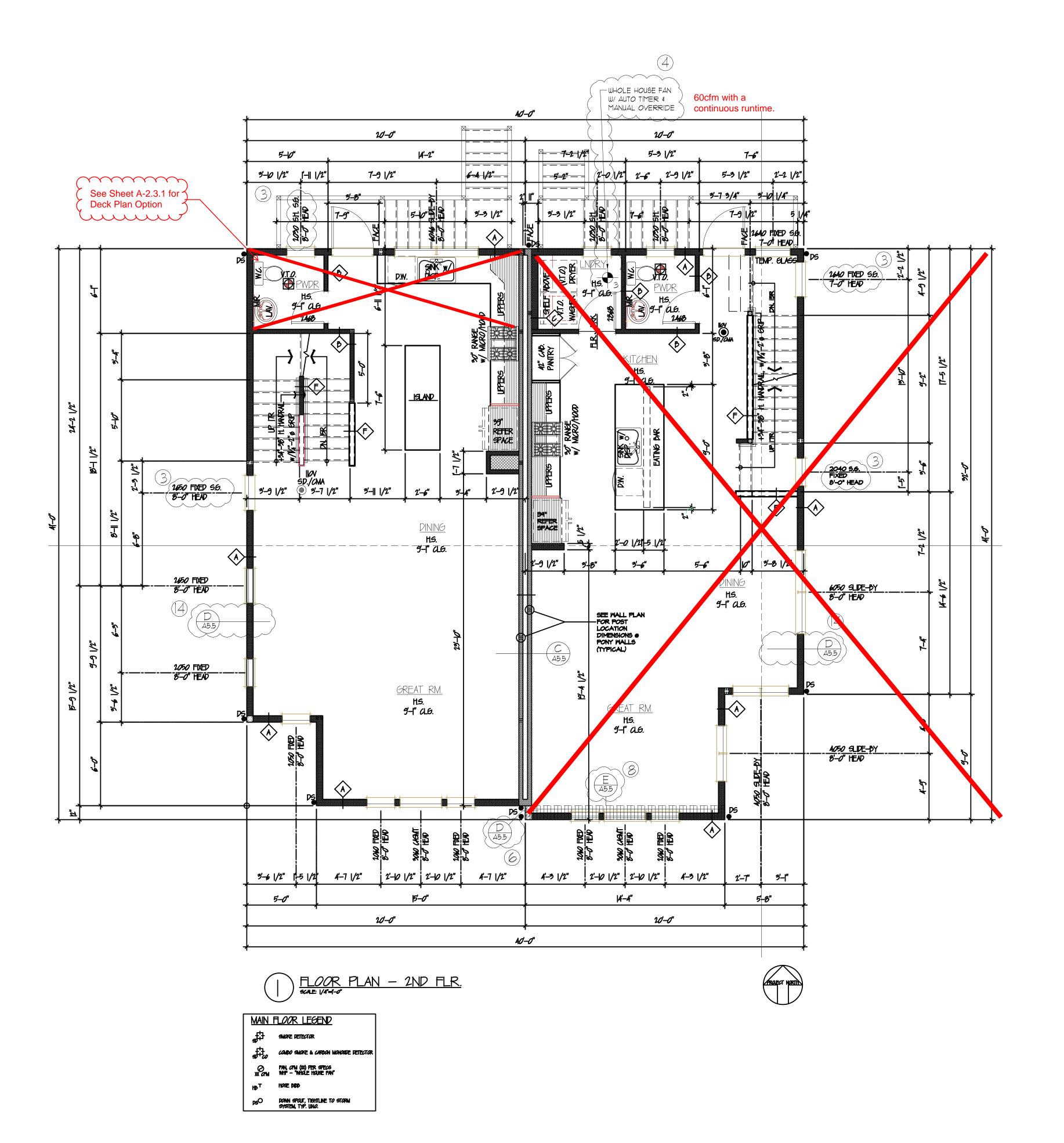
SHEET NO:

Reviewed for code compliance

With IRC 2015

Building Department

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



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- 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 PLUMPING 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. 6 IS TO SHOW CENTERLINE DIMENSIONS.
- FOUND IN SCHEDULES WHEN/AS PROVIDED HEREIN.

6. SEE ADDL A-2XX & A-3XX SERIES FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS. TRIM, HARDWARE AND ADDITIONAL RELATED INFO. MAY BE

- 7. 66. 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

- I) 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 REQID. CFM MIN. UND. VENT TO EXTERIOR, TYP.
- 3) ALL PLLMBING AND ASSOCIATED WORK TO BE BIDDER DESIGN & COORDINATED WITH DESIGN INTENT AS SHOWN THROUGHOUT THESE DRAWINGS ALONG WITH RELATED 60. 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 60. 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 NFPA. 2011.
- 6) ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, UND. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

- EXTERIOR WALL CONSTRUCTION —
 SIDING PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER
 1/16" CDX PLYWOOD (ALT. OSB) SHEATHING (VERIFY W/ STRUCT.
 ENGINEERING &/OR PRESCRIPTIVE DESIGN) OVER 2x6 STUDS @
 16" OC. W/ BATT INSULATION (R-2| MIN. OR AS CODE REQD.)
 OVER 1/2" GWB @ INT. SIDE, MUD/TAPE, TEXTURE AND PAINT @
 WARM INT. SIDE (OVER 5/8" TYPE X' 1-HIR RATED GWB @
 GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)
- | INTERIOR WALL CONSTRUCTION | 1/2" GWB EACH SIDE OVER 2x4 STUDS @ 16" OC. FINISH PER TYPE 'A' ABOVE
- SIMILAR TO "B" EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS. GC. TO COORD. W/ CLIENT AS REQD., TYP. UNO.
- INTERIOR WALL CONSTRUCTION —
 PLIMBING WALL: 1/2" GWB EACH SIDE OVER 2×6 STUDS @ 16"

 OC. W/ SOUND BATT INSUL FULL HT. / WIDTH OF WALL,
 MUD/TAPE, TEXTURE, PAINT
- SIMILAR TO 'C' EXCEPT W/ R-2| BATT INSULATION MIN. (OR AS CODE REQ'D)

- © GARAGE WALL CONSTRUCTION -
- E INTERIOR TENANT / PARTY WALL CONSTRUCTION -
- F STAIR RAILING / PARTIL HEIGHT WALL CONSTRUCTION -
- 6 CONCRETE WALL

GENERAL I.R.C. 2015 NOTES

- I. 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 R3||5:3.|
- 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 UND. THIS REQUIREMENT MAY BE ELIMINATED IF THE SE & 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. UND., GC. 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 REQD.
- 7. INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 IR.C. SECTIONS R705.75, R7038, R9032, R905. DRIP EDGES REQUIRED PER R9052.85
- 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.

 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

8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS -

- 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.

 6) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R7038.
- 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.] A 4-3/6" SPHERE MAY NOT PASS THORUGH 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.
- (i). EXTERIOR STAIRWAYS PER IRC R3|1.7 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 36". TREADS W/SOLID RISERS ARE TO HAVE 3/4" MIN. TO 1-1/4" MAX. NOSINGS, OR ||" MIN. DEPTH AT TREAD. 4" DIA SPHERE SHALL NOT BE PAGGABLE 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 34-36" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA GRIP, CONTINUOUS FOR THE FILL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6-6" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FILL STAIR RUN. PROVIDE 34" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R3/2.1. 4-3/8" DIA SPHERE SHALL NOT PAGS THROUGH GUARDS. 6" DIA SPHERE SHALL NOT PAGS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SAID GUARD.

DUPLEXFLOORPLAN SECONDFLOOR

REVISIONS

INT.	DATE	REV
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DESIG	GNER:	Ø
DRAF	TER:	Ø
DATE:		95/17/18
PROJE	ECT NO:	19198

SHEET NO:

 Δ -2.2

Subject To Field Inspection

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 MISO 1.3.3(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 MISOT, 3, 3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE MISOT, 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 RISØ7.3.3(1) CONINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RAT REQUIREMENTS

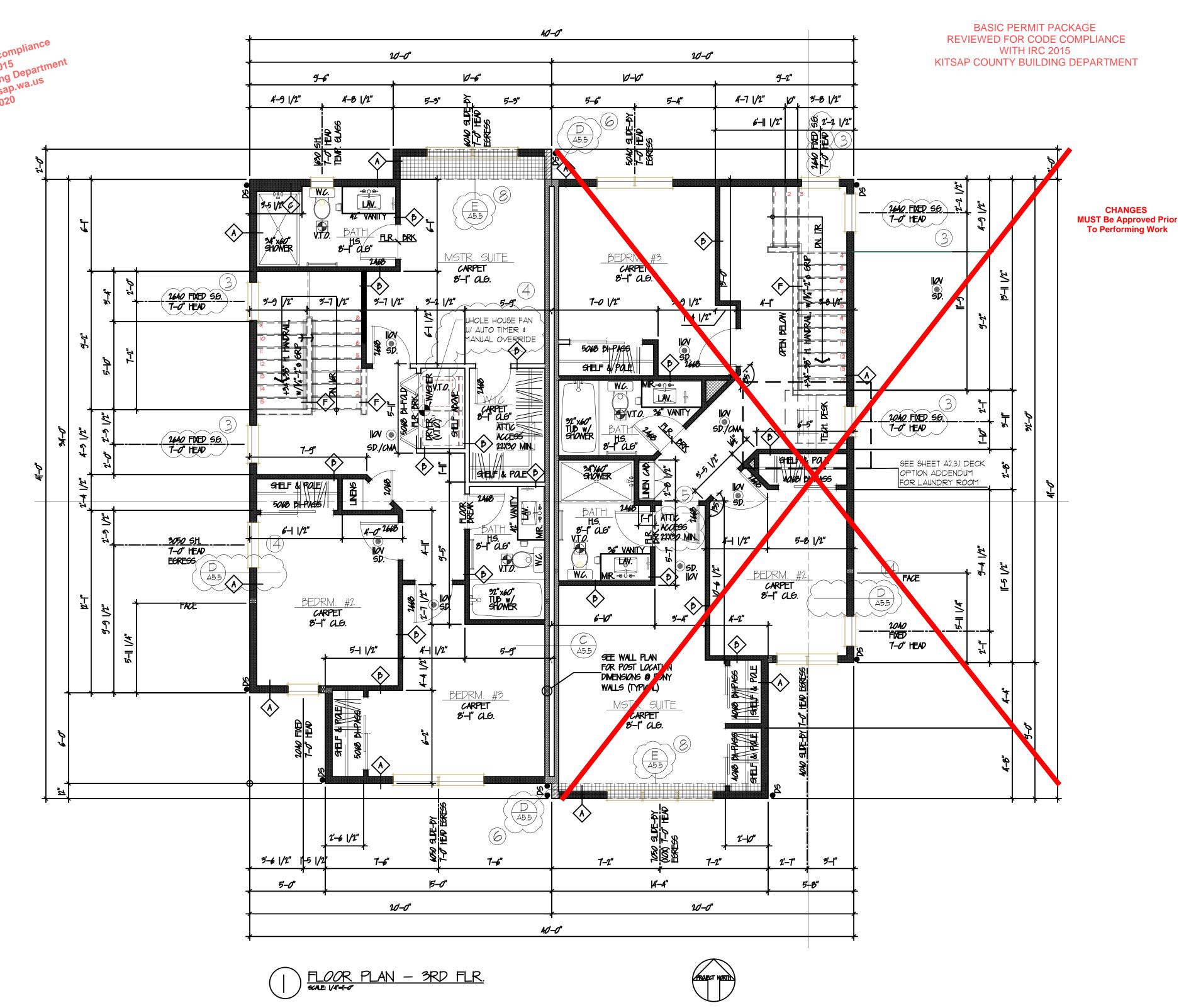
DWELLING UNIT	NUMBER	NUMBER OF BEDROOMS						
FLOOR AREA	Ø-1	2-3	4-5	6-7	٦			
(SQUARE FEET)		AIRFLOW IN CFM						
J,5 <i>0</i> 0	3Ø	45	60	75	90			
1,501-3,000	45	(60)	75	90	1Ø5			
3,001-4,500	60	75	90	1Ø5	12Ø			
4,501-6,000	75	90	1Ø5	120	135			
6,001-7,500	90	105	120	135	150			
7500	105	12/2	125	15.0	16.5			

			1.0.0(4)			
INTERMITTENT WHOLE-	HOUSE M	ECHANIC	AL VENT	ILATION F	RATE FAC	CTORS
TABLE M15Ø7.3.3(2)				_		
RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%

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.

FACTOR

4



MAIN FILOOR LEGEND

SHARE PETECTOR

CANDO SHOKE & CARDON MONORDE DETECTOR

OF FAN, CPN (XX) FIER SPECE

XX CPN MF - WHOLE HOUSE FAN'

HD T HOSE DADD

DOWN SPOIT, TIGHTLINE TO STORM

GENERAL PLAN NOTES

I. 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 BULDING 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. 6C. 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.

FL*oo*r Plan N*o*tes

I) ALL HABITABLE SLEEPING ROOMS TO RECEIVE OLG. 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 GC. 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 66. 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 NFPA. 2011.

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

GENERAL WALL TYPES

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

 I/1" GWB EACH SIDE OVER 1×4 STUDS @ 16" O.C.

 FINISH PER TYPE 'A' ABOVE
- SIMILAR TO "B" EXCEPT ADD ACQUISTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS.
 6C. TO COORD. W/ CLIENT AS REQD., TYP. UNO.
- INTERIOR WALL CONSTRUCTION —
 PLUMBING WALL: 1/2" GWB EACH SIDE OVER 2×6 STUDS @ 16"
 OC. W/ SOUND BATT INSUL FULL HT. / WIDTH OF WALL,
 MUD/TAPE, TEXTURE, PAINT
- SIMILAR TO 'C' EXCEPT W/ R-2| BATT INSULATION MIN. (OR AS CODE REQD)

- D GARAGE WALL CONSTRUCTION -
- E INTERIOR TENANT / PARTY WALL CONSTRUCTION -
- F STAIR RAILING / PARTIL HEIGHT WALL CONSTRUCTION -
- 6 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 R3|13.3.1
- 3. 3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOCS. UND.
- 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 UND. THIS REQUIREMENT MAY BE ELIMINATED IF THE SE & 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. UND., GC. 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 REQD.
- . INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 IRC. SECTIONS R705.75, R7058, R9051, R905. DRIP EDGES REQUIRED PER R9051.85
- 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.

 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.

 6) AT ALL BUILT-IN GUITTERS, PER IRC SECTION R7038.
- 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 R3/2.| A 4-3/6" 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.
- D. EXTERIOR STAIRWAYS PER IRC R3||.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 36". TREADS W/SOLID RISERS ARE TO HAVE 36" MIN. TO 1-1/4" MAX. NOSINGS, OR II" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PAGGABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RIN. HANDRAILS SHALL BE INSTALLED AT 34-36" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 1" IN DIA. GRIP, CONTINUOUS FOR THE FILL 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 R3/2.]. 4-3/8" DIA. SPHERE SHALL NOT PAGS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SAID GUARD.

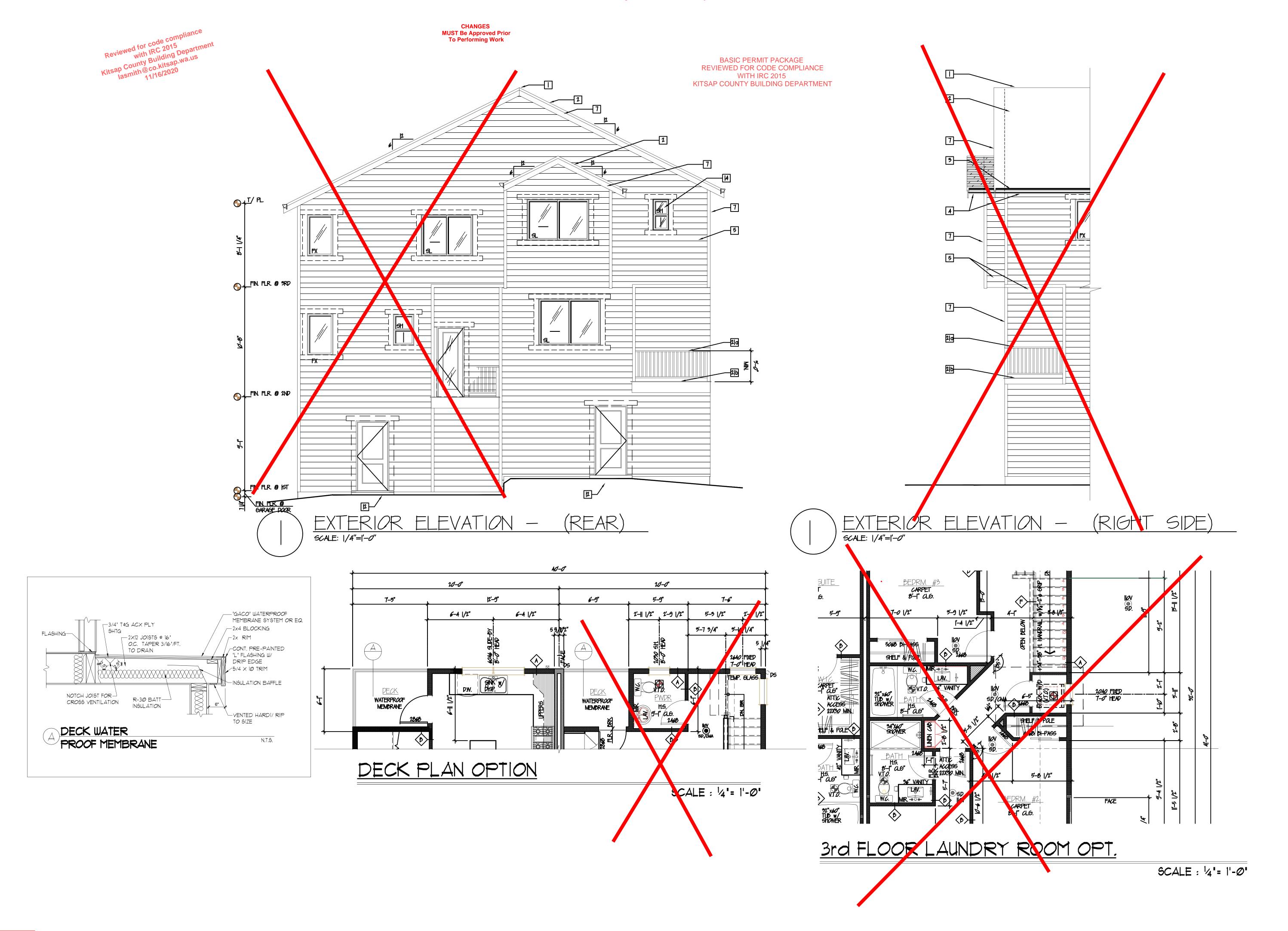
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REVISIONS

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DRAF	TER:	Ø
DATE:		5/17/18
PROJE	ECT NO:	19198

A-2.3

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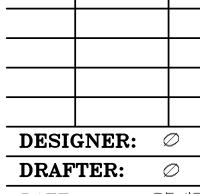


OORPLANON-DECK
OR-DECK
OR-DECK
ID829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
PHONE: 206 624 1888

DUPLEXFLOORPLAN-THIRD FLOOR PLAN-THIRD FLOOR - DECK
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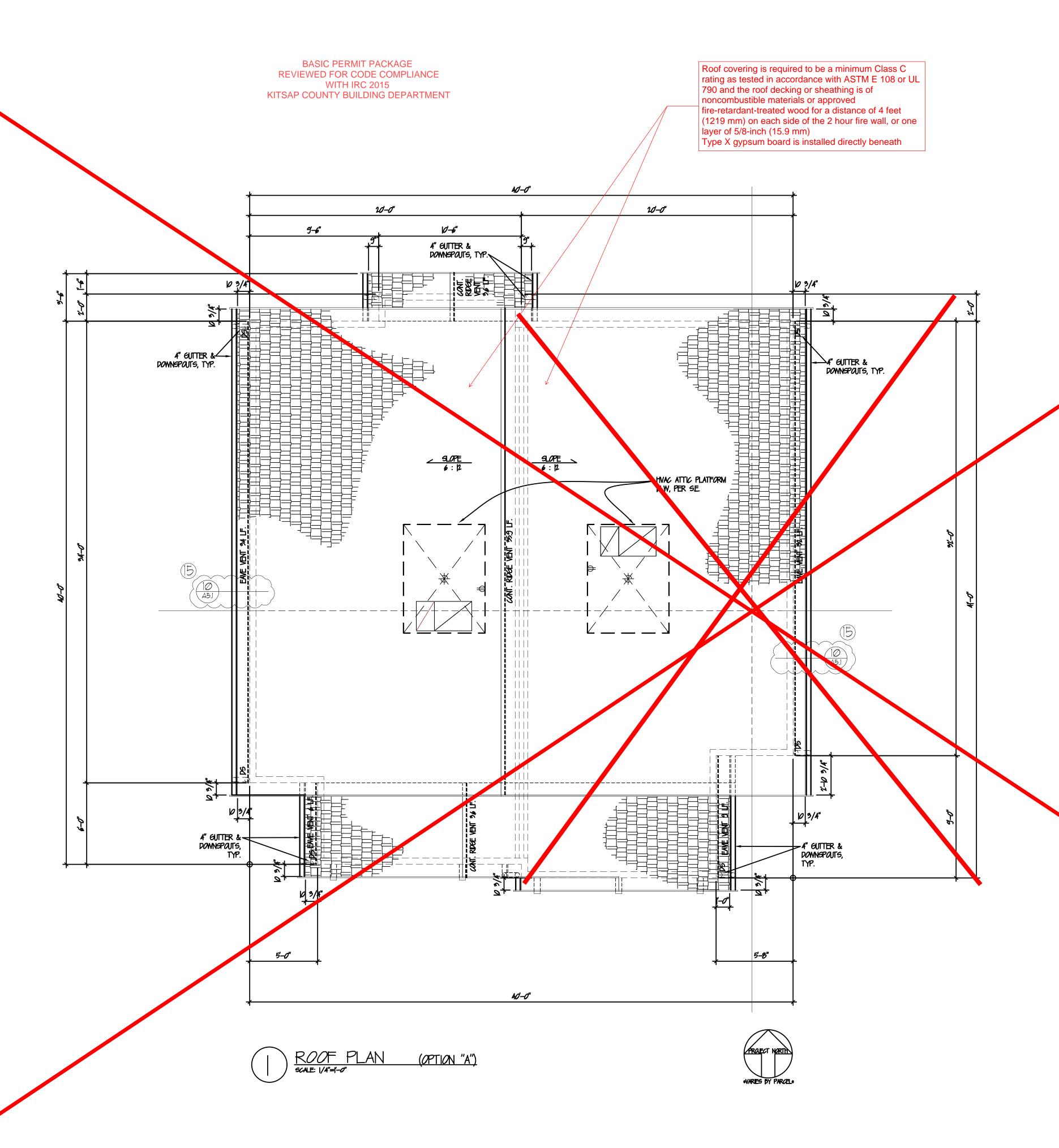
A-2.3.1



DATE: Ø5/17/18

PROJECT NO: 19198

SHEET NO:



ROOF PLAN NOTES

I) FLASH, CAULK & SEAL, AND GENERALLY WATER PROOF ALL ROOF PENETRATIONS PER MOST STRINGENT STANDARDS OF CODE, INDUSTRY STDS., AND/OR INSTRUCTIONS FROM POOFING 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(*), 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 PULLDING SECTIONS FOR ADDITIONAL DIMENSIONS AND RELATED COORDINATION CONDITIONS.

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

ROOF VENT/ATTIC CALCULATIONS

| SQ. FT. OF ATTIC VENTILATION IS REQUIRED FOR EVERY 150 SQ. FT. OF ATTIC AREA. TOTAL BLD 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: |,704 SF. x |/|50 = ||.36 SF. REQUIRED|

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

CONT. RIDGE VENT: 465 LF. TOTAL 18 SQ. IN./LF. x 465 LF. = 837 SQ. IN.

837/144 = 58 SF. NET FREE AREA TOTAL (BASED ON GAF COBRA RIDGE VENT @ 16 SQ. IN./L.F. OF NET FREE AREA)

32+34=76 LF. TOTAL EAVE VENTS:

21.5" SCREENED EAVE PLOCKS @ 0.34 SF. NET FREE AREA EA (35" x21.5" STAMPED PLOCKS) 225/12 = 1875 LF. PER BLOCK

 $76/\overline{1875} = 40 \text{ PLOCKS}$ $40 \times 0.34 = |36 \text{ SF. NET FREE AREA TOTAL}$

RIDGE VENTS = 58 SF. EAVE VENTS = |36 SF.|

TOTAL VENTING = 194 SF. > 104 SF. REQUIRED = MEETS CODE

* NOTE: 60. 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

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

REVISIONS

DESIGNER: Ø

DRAFTER: Ø

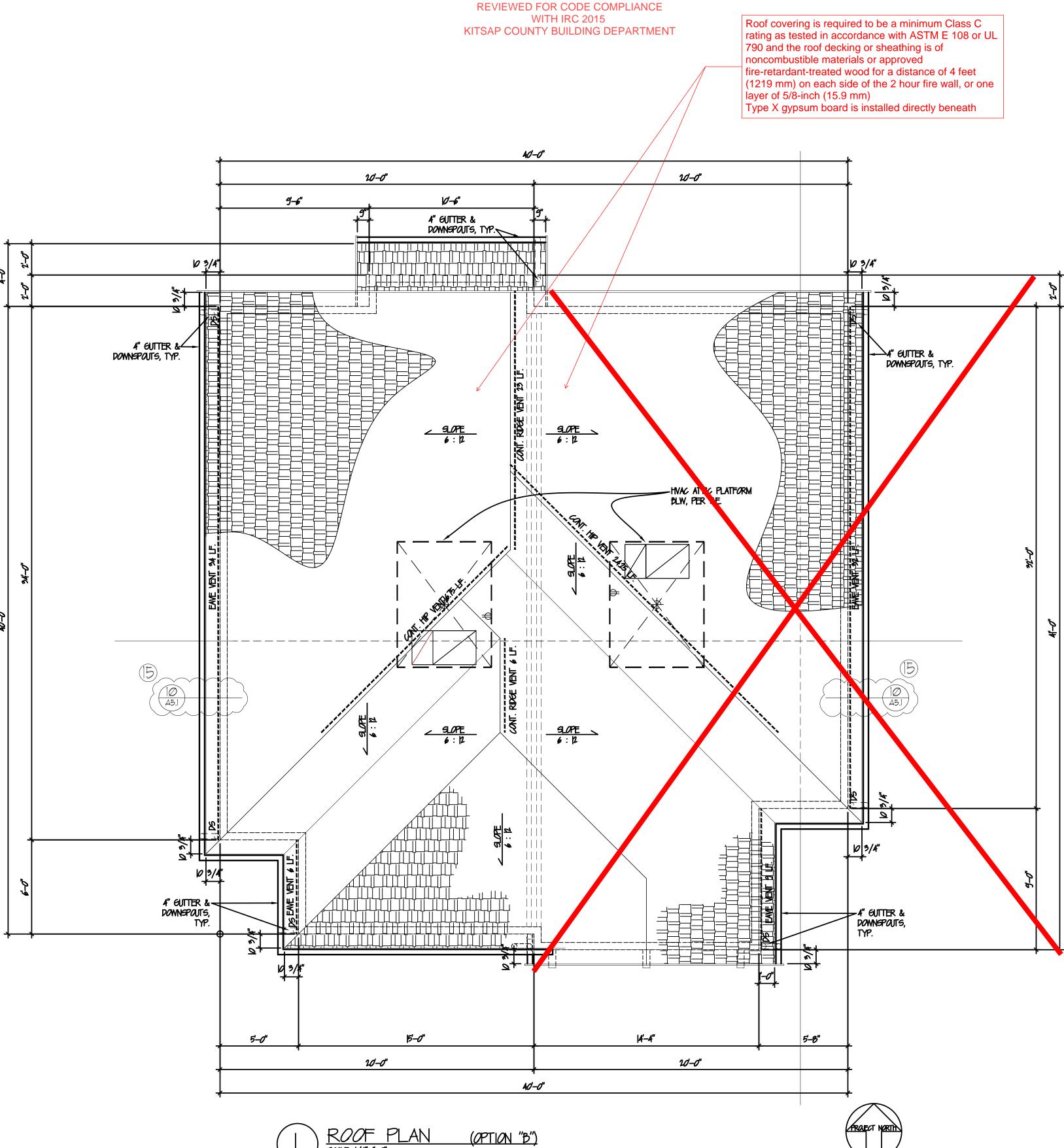
DATE: Ø5/17/18

PROJECT NO: 19198

SHEET NO:

CHANGES
MUST Be Approved Prior
To Performing Work

Reviewed for code compliance
with IRC 2015
With Building Department
Building Department
Building Department
Building Department
Building Department
Building Department
Building Department
Building Department
Building Department



BASIC PERMIT PACKAGE

ROOF PLAN NOTES

I) 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

| 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 FL00R: |,704 S.F. \times |/|50 = ||.36 S.F. REQUIRED

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

CONT. RIDGE VENT: 465 LF. TOTAL

18 SQ. IN./LF. x 465 LF. = 837 SQ. IN. 837/144 = 58 SF. NET FREE AREA TOTAL (BASED ON GAF COBRA RIDGE VENT @ 18 SQ. IN./LF. OF NET FREE AREA)

IVE VENTS:

92+34=76 L.F. TOTAL 225" 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

RIDGE VENTS = 58 SF. EAVE VENTS = |36 SF.

EAVE VENIS = |96| SF. TOTAL VENING = |94| SF. > |04| SF. REQUIRED = MEETS CODE

* NOTE: 60. SHALL MODIFY ROOF VENTING WITH ADDITION FIXTURES AS REQUIRED TO MEET 50% AT MIN. 3' ABOVE THE EAVE, TYP.)

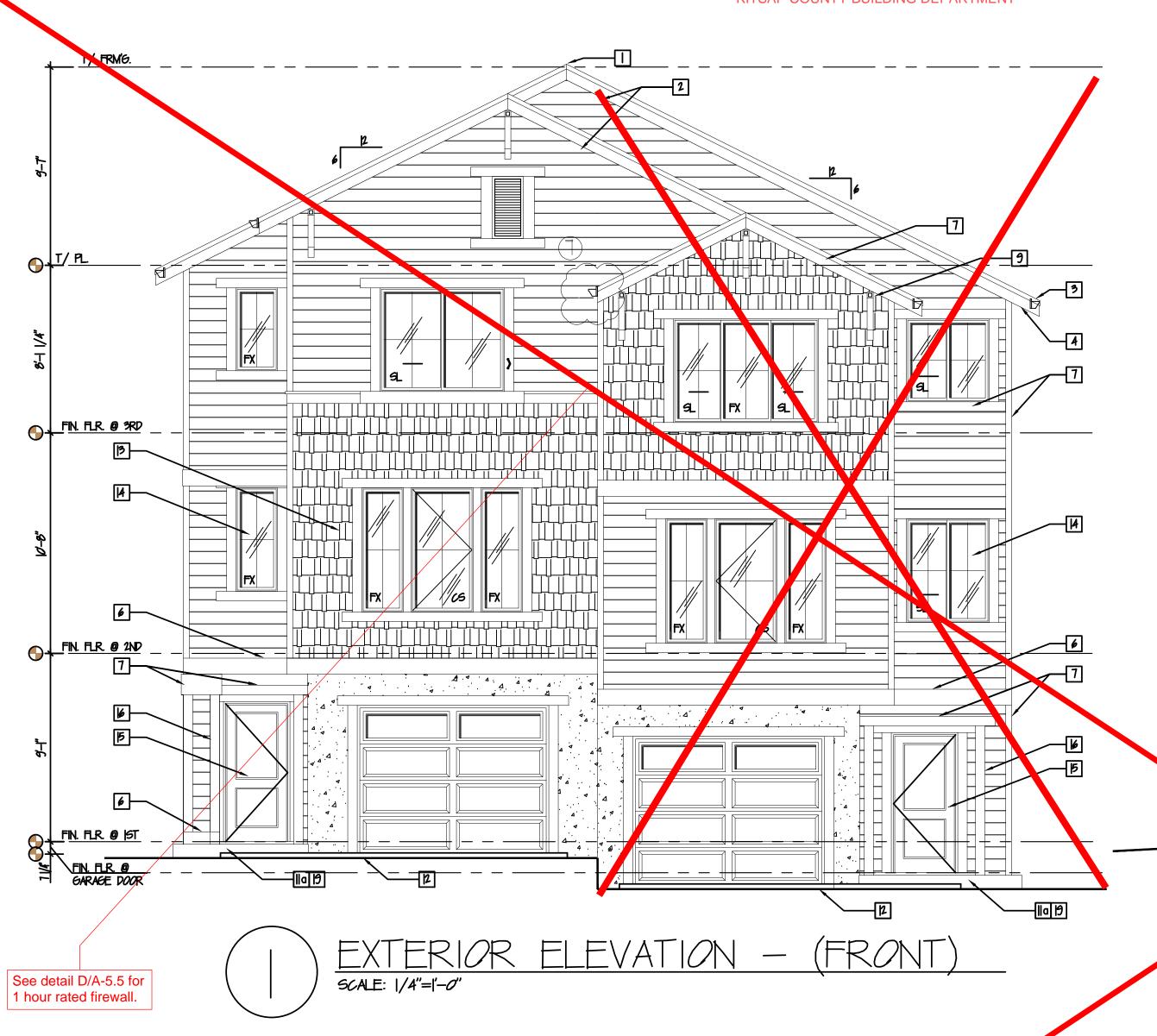
 $40 \times 0.34 = 136$ SF. NET FREE AREA TOTAL

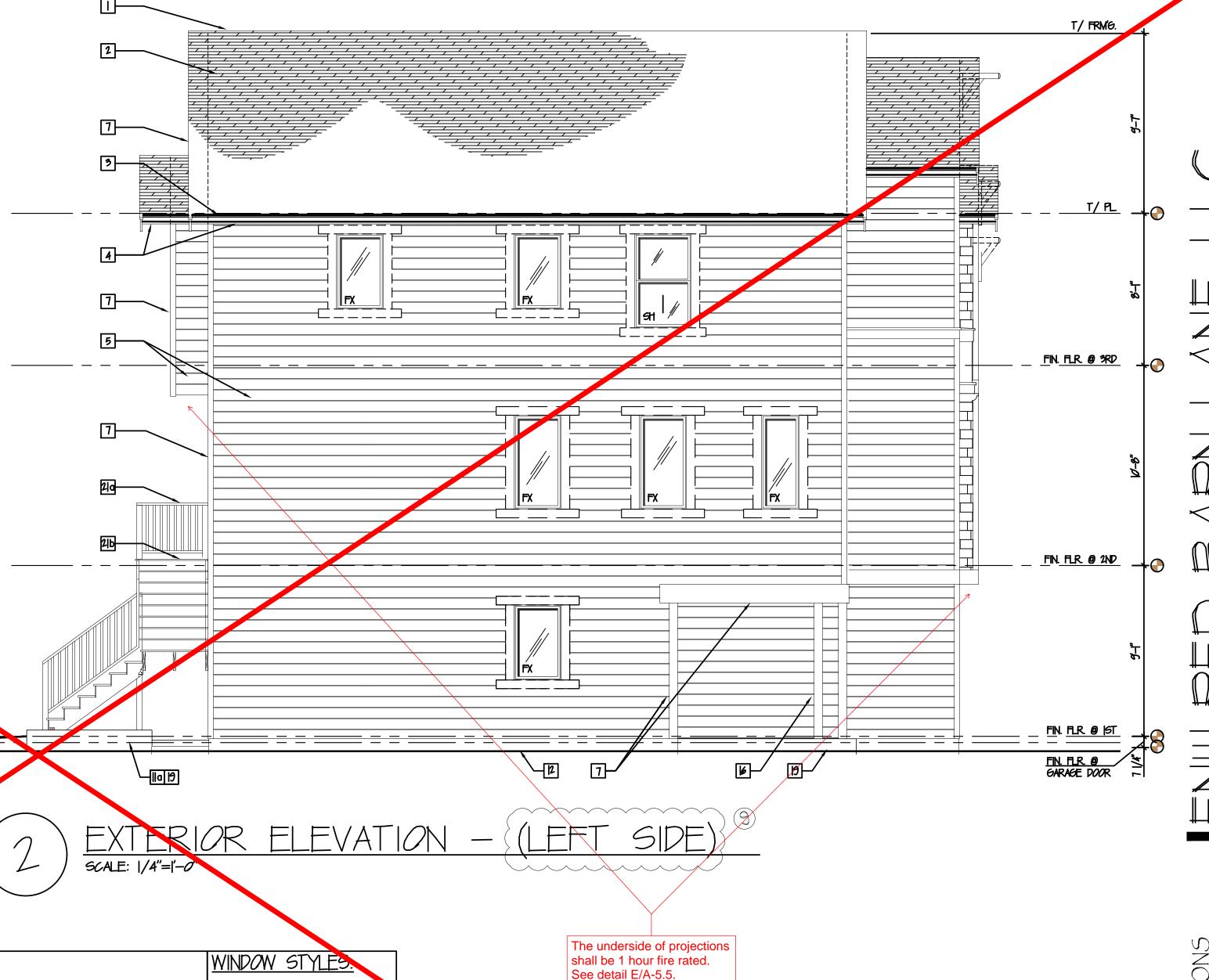
ROOF PLAN LEGEND

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 PLOCKING OLR. 5' LF. FROM FACE OF CONC FTG./STEMWALLS, TYP.
ALL LOCATIONS.





EXTERIOR ELEVATIONS - GENERAL NOTES:

I. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE 6C 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, BULT 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-7.1 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 ATE 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 STOW 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 60. 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 CONSIDER MANS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WISHINGTON STATE LICENSED ENGINEER. CODE REQUISITES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQNITS.

8. ANYWHERE MINIMUM REQUIREMENTS APPLICALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR CATECIFICATION REFERENCE ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF RECORD 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

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

II. 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. 6C & 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 CENERAL NOTES FOR ADDITIONAL INFORMATION. GC. TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQIMTS. PRIOR TO FUNLIZING OF RO. FABRICATION / INSTALLATION.

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

FACADE & GLAZING CALCULATIONS - SEE SHEET A-32

EXTERIOR ELEVATIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, UND.
- 2 ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER 6C/ CLIENT.
- 3 <u>GUTTERS & DOMNSPOUTS:</u> 4" COLD ROLLED ALIM. (OR APPD ALT.), PROFILE (K-LINE OR SIM.) -PRODUCT, COLOR & FINISH BY 6C/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.
- ROOF SOFFITS: N/6 T&G TK CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC/ CLIENT.
- SIDINGS (AS SHOW PER GRAPHICS / HATCH PATTERNS): * STAIN/ COLOR/ FINISH PER 6C/CLIENT, TYP. ALL LOCS. UNO. "HARDI-PLANK" SHEETS/PANELS OF SHAKE/SHINGLE SIDING "HARDI-PLANK" HORIZONTAL LAP SIDING, T" REVEAL
- 6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER 6C/CLIENT, TYP. ALL LOCS. UND. 2x12's @ FIRST FLOOR LINES 2x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UN.O. 5/4x4's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO
- EXTERIOR SIDING TRIM LOCATIONS: PRE-PRIMED WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY 6C./OWNER WINDOWS & OORS:
- HEADS, & SILLS 5/4x6 WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x6 SKIRT BLW. FASCIA BOARDS: 2x8's @ EAVES, 2x3's OVER 2x12's @ MAIN GABLE ENDS, 2x10's @ GARAGE,

CORNER BOARDS: 5/4x6 EXTERIORS, 2x2 INTERIORS

UNDERSIDE @ RAFTER TAILS

- VERTICALS @ JAMBS, 5/4x4

- 8 NOT USED 9 NOT USED. SEE 5-7 FOR SIDING INFORMATION.
- (F USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FILLE & 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 IRC. & IFC. CODES AS REQUIRED.
- DIRECT VENT FP. AUTLET: COORDINATE AUTLET RAUTE, LOCATION, & SIZE PER CODES W/ 60 & ALIENT PER

SH = SINGLE HUNG

DH = DOUBLE HUNG

AWN = AWNINGED

HPR = HOPPER

US = CASEMENT

FX = FIXED

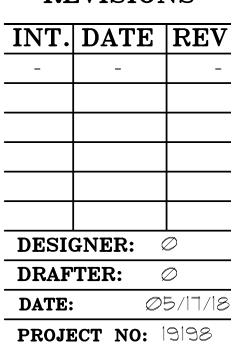
IIa <u>stem walls / faundations / faotings:</u>

CRACKING EXPECTED.

- <u>CONCRETE PATIOS & WALKWAYS:</u> SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER 60 & CLIENT, TYP. ALL LOCG. - 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
- STEM WALL & CRAML SPACE FOUNDATION: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7' ABOVE EXISTING OR PROPOSED FINISH GRAPING 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 SF. FREE VENT AREA TO FLOOR SF. AREA - CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQU AT CRAWL SPACE LOCS., USING IRC. CODE COMPLIANT SPACING & SEPARATIONS, TYP.
- 12 GRAUND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6 MIL VB. OVER 1" SAND Over 4" Crijshed Rock Over Indisturbed Soils (or fill compaction of pred material soils free of ORGANICS). ADD. INFO. PER STRUCTURAL NOTES & FOUNDATION PLANS, BUILDING & WALL SECTIONS, TYP. ALL LOCS. UND. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQD. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE

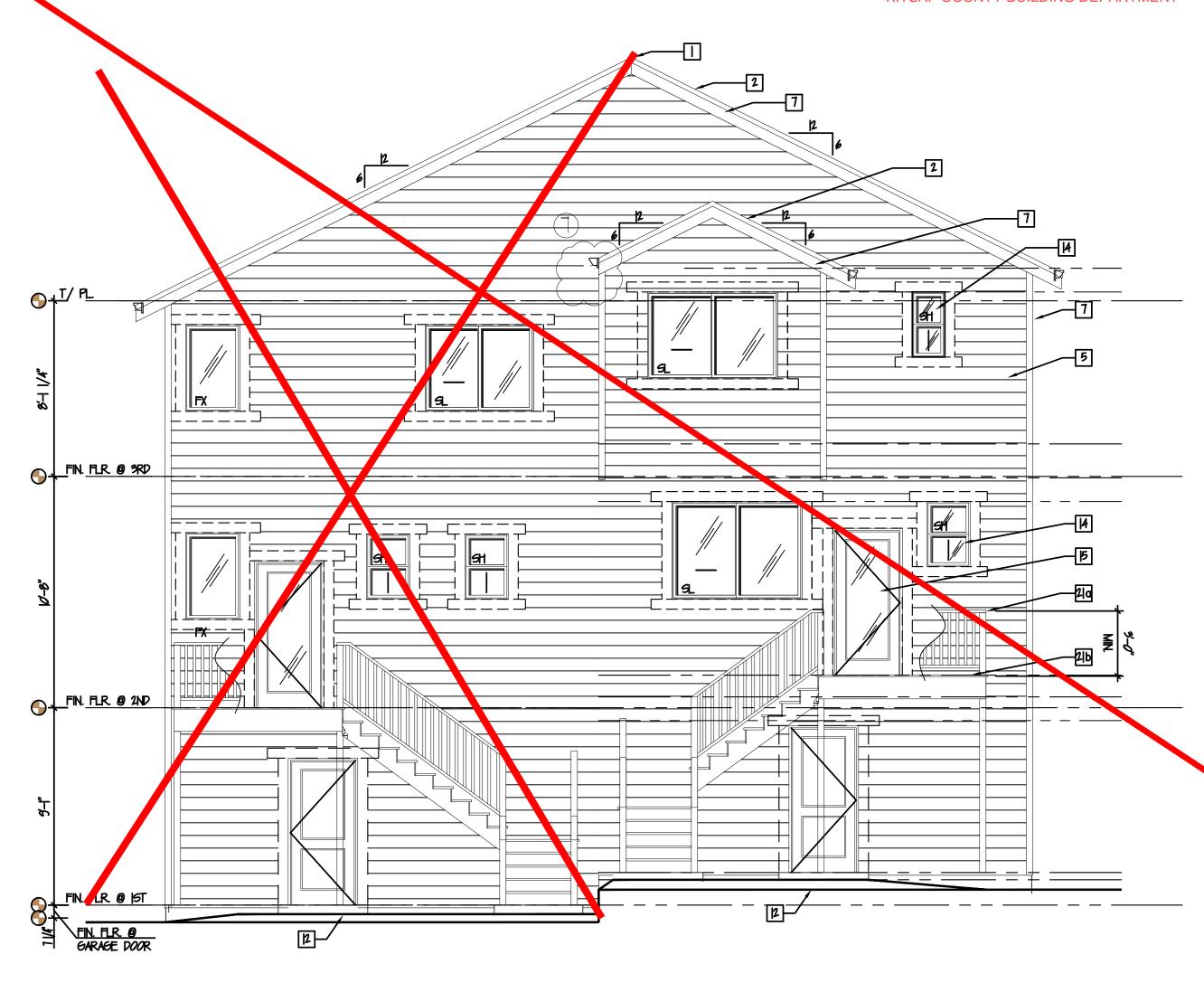
- WINDOWS (EXTENOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELLYATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER 6C OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS
- <u>DOORS (EXTERIOR FENESTRATION):</u> PLANESIEN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SAFCTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE AND LIKE SHALL BE THE SELECTION OF THE CLIENT WY SC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.
- COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE DRAWINGS AND CALCULATIONS. COLUMN INCLOSURE FRAMING TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 3/4"x TRIM WRAP (SEE FLOOR PLANS & DETALS) W/ 5/4x8 BASE (PROUD OF COLUMN NPAP) AND 5/4x6 COLUMN CAP (PROUD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CELLING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER 60 / CLIENT COORD.
- PEAM / FRAMING SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOGG UND.
- [19] CONCRETE STEPS PER PLAN SEE NOTE #80 ON FLOORPLANS, TYP. ALL LOCS.
- 120 NEW RAISED CONCRETE WALKWAY PER PLANS, SEE NOTE 110 & #30 ON FLOOR PLANS
- | 21d New Decking Per Plans 3/11x6 exterior grade cedar or trex (or equal) Per 6c/client.
- 216 NEW DECK STEPS AND RALING ADHERE TO CODE MINIMUMS 36" RAILING, 10-3/4" RISERS, 11" TREADS, TYP.
- 22 CRAML SPACE 8x16 VENTING INSERTS: SIZE/ SPACING FOR 1: 150 CLR FREE VENTING & CROSS BREEZE SF. AREA RATIO TO FLOOR SF. AREA, SPEC PER 60, SHALL MEET IRC. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

REVISIONS



SHEET NO:

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



EXTERIOR ELEVATION — (REAR)

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

EXTERIOR ELEVATIONS - GENERAL NOTES:

I. 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 INCLIDING BUT NOT LIMITED TO DOORS, WINDOWS, BULLT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE, THIS IS TO INCLIDE 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 CRAFTSMANISHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS VILLESS OTHERWISE NOTED.
SEE THERMAL VALLES / 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, RAFTLAS, 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 / INSTAULATION. 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 JENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLIMIDING 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 IT REQUIRED BONDED AND INSTALLED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED

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, AC COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'NTS.

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 CHARENT 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

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

INDIVIDUALS OR ENTITIES.

- 19. 66 & MANUFACTURER SHALL VEY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL
- 14. 6C SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY

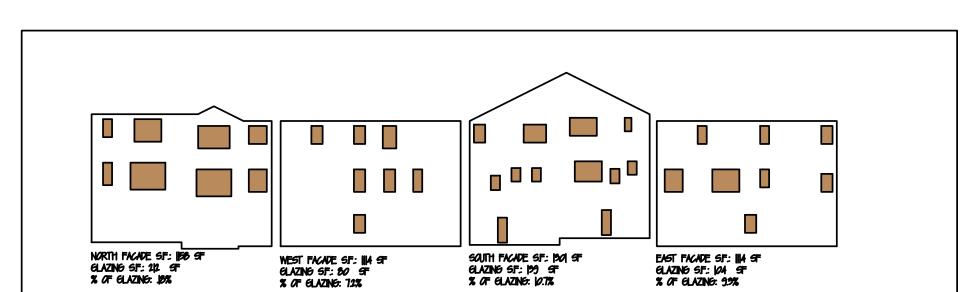
MINDOW STYLES:

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 SF. NET OPENING — SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC. TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQIMITS. PRIOR TO FINALIZING OF RO. FABRICATION / INSTALLATION.

(1) = 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



<u>GLAZING TOTALS</u> FACADE: 1,158+1,114+1,301+1,114=4,687 GLAZING: 212+80+199+104=535 % OF GLAZING = 11,41% TO THE STORY OF TH

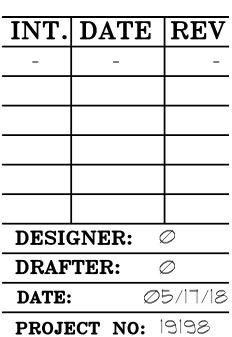
EXTERIOR ELEVATION - (RIGHT SIDE)

SCALE: 1/4"=1-0"

etail D/A-5.5 for

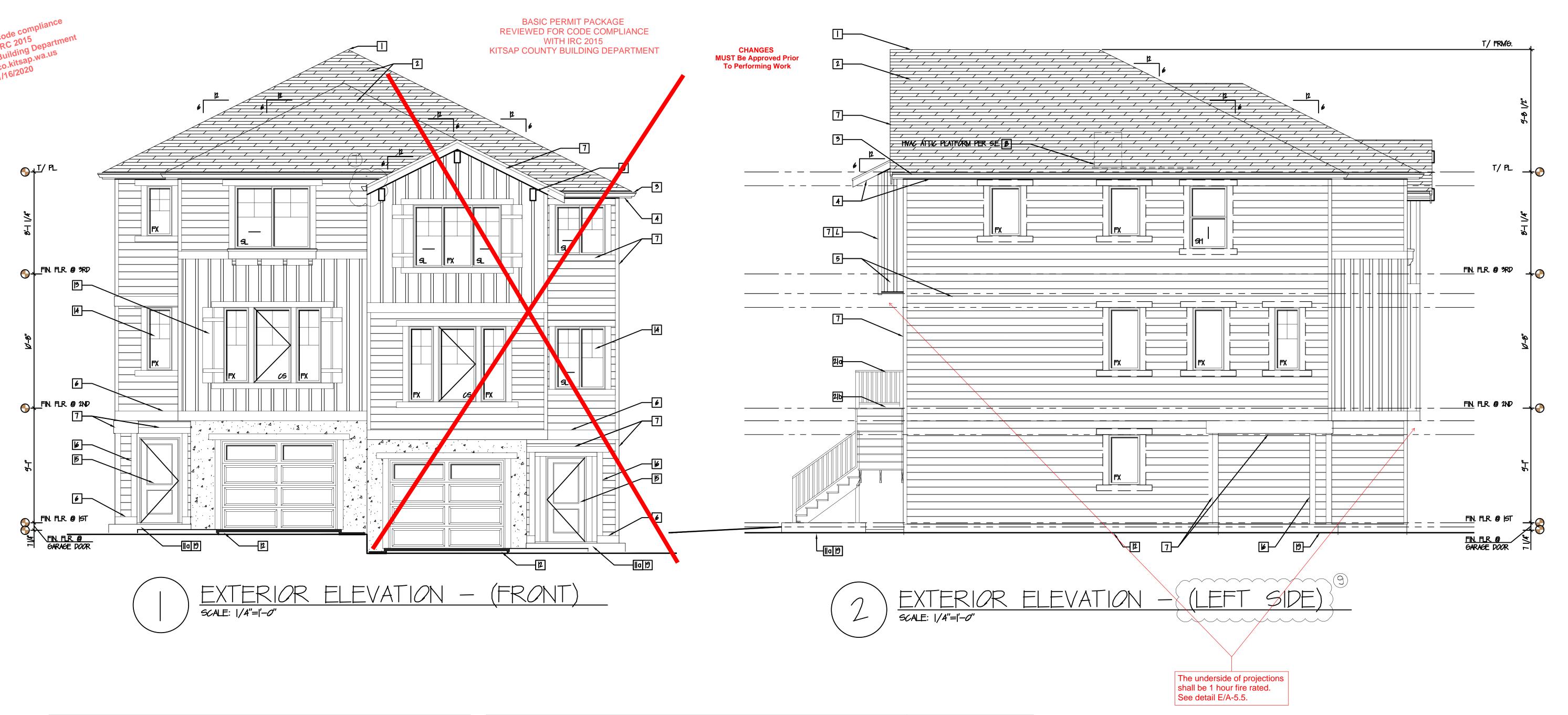
ELEVATIONS (OPTION-A)

REVISIONS



SHEET NO:

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EXTERIOR ELEVATIONS - GENERAL NOTES:

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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

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- 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 REQID SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQINTS.

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

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

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 REQINTS. PRIOR TO FINALIZING OF RO. FABRICATION / INSTALLATION.

①= 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

FACADE & GLAZING CALCULATIONS - SEE SHEET A-32

"HARDI-PLANK" HORIZONTAL LAP SIDING, 7" REVEAL

CORNER BOARDS: 5/4x6 EXTERIORS, 2x2 INTERIORS

EXTERIOR ELEVATIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, UN.O.
- 2 ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER 6C/ CLIENT.
- 3 <u>GUTTERS & DOWNSPOUTS:</u> 4" COLD ROLLED ALLM. (OR APPD ALT.), PROFILE (K-LINE OR SIM.) PRODUCT, COLOR & FINISH BY 6C/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.
- ROOF SOFFITS: NG 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 6c/client, typ. all l*ocs.* Un*o.* "HARDI-PLANK" SHEETS/PANELS OF SHAKE/SHINGLE SIDING
- 6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER 6C/CLIENT, TYP. ALL LOCS. UNO. 2x/2's @ FIRST FLOOR LINES 2x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UN.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 APPD. ALT. - PRODUCT/COLOR BY 6C./OMNER
- WINDOWS & OORS: - VERTICALS @ JAMBS, 5/4x4 - HEADS, & SILLS 5/4x6 WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x6 9KIRT BLW.

FASCIA BOARDS: 2x8's @ EAVES, 2x9's OVER 2x12's @ MAIN GABLE ENDS, 2x10's @ GARAGE,

- 8 NOT USED 9 NOT USED. SEE 5-7 FOR SIDING INFORMATION.
- (F USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FILE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * <u>NOTE:</u> ALL CHIMNEY LOCATIONS IF/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY
- ROOFLINE W/IN 10 HORIZONTALLY, TO MEET IRC. & IFC. CODES AS REQUIRED. DIRECT VENT FP. AUTLET: COORDINATE AUTLET RAUTE, LOCATION, & SIZE PER CODES W/ 6C & CLIENT PER

WINDOW STYLES:

SH = SINGLE HUNG

DH = DOUBLE HUNG

AWN = AWNINGED

CS = CASEMENT

HPR = HOPPER

FX = FIXED

IIIa STEM WALLS / FOUNDATIONS / FOOTINGS:

- CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER 60 & CLIENT, TYP. ALL LOCG. - SEE STRUCT. ENG. FOR THICKNESS - 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. STEM WALL & CRAML 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 REQID.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.
- *NOTE: VENTING CODE REQ'D. 150 RATIO SF. FREE VENT AREA TO FLOOR SF. AREA CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQ'D AT CRAWL SPACE LOCS., USING IRC. CODE COMPLIANT SPACING & SEPARATIONS, TYP.
- 12 GRAIND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6 MIL. V.D. 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. UND. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQD. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE

19 NOT USED

- MINDOWS (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 60 OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.
- <u>DOORS (EXTERIOR FENESTRATION):</u> 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.
- CALIMNS & CALIMN TRIM/WRAP: STRUCTURAL CALIMN SIZING PER SE DRAWINGS AND CALCULATIONS. CALIMN INCLOSURE FRAMING TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 3/1/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 66 / CLIENT COORD.
- 17 BEAM / FRAMING SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. UND.
- 19 24X 48 SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR. 'S SPECS. FOR POSITIVE DRAINAGE TYP.
- 19 CONCRETE STEPS PER PLAN SEE NOTE #90 ON FLOORPLANS, TYP. ALL LOCS.
- 120 NEW RAISED CONCRETE WALKWAY PER PLANS, SEE NOTE 110 & #30 ON FLOOR PLANS
- 210 NEW DECKING PER PLANS 3/4"x6 EXTERIOR GRADE CEDAR OR TREX (OR EQUAL) PER GC/CLIENT.
- 216 NEW DECK STEPS AND RALING 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 SC, SHALL MEET IRC. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3 OF EACH CORNER OF THE BLDG.

REVISIONS

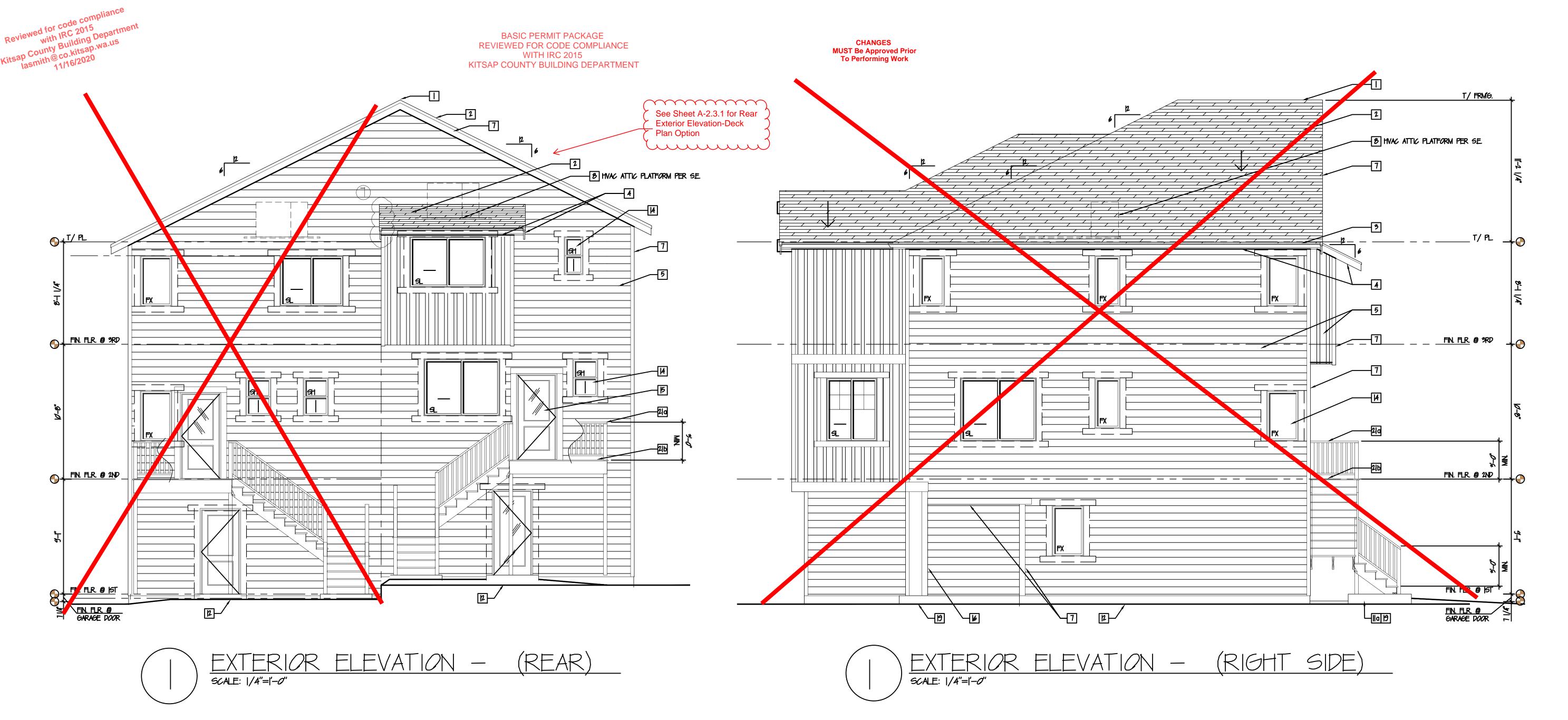
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Ø5/17/18 DATE: PROJECT NO: 19198

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EXTERIOR ELEVATIONS - GENERAL NOTES:

I. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE 6C 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 VALLES / 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 SC ORDER / INSTALLATION. SEE SHEETS A-21, A-31 AND A-41 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 PLIMBING 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 66. 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 REQU SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REGINTS.

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

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

II. 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. 6C & MANUFACTURER SHALL VEY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL

14. 6C SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY

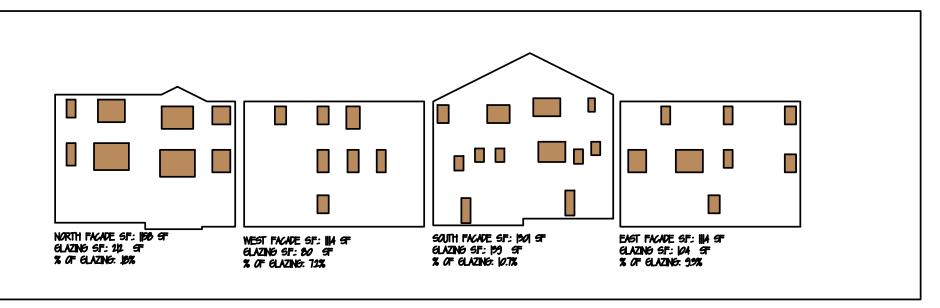
WINDOW STYLES:

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

EXTERIOR ELEVATIONS - KEY NOTES

 \circledast = 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 REQINTS. PRIOR TO FINALIZING OF RO. FABRICATION / INSTALLATION.

(1) = 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



<u>GLAZING TOTALS</u> FACADE: 1,158+1,114+1,301+1,114=4,687 6LAZING: 2|2+80+|39+|04=535 % OF GLAZING = ||A|%

REVISIONS

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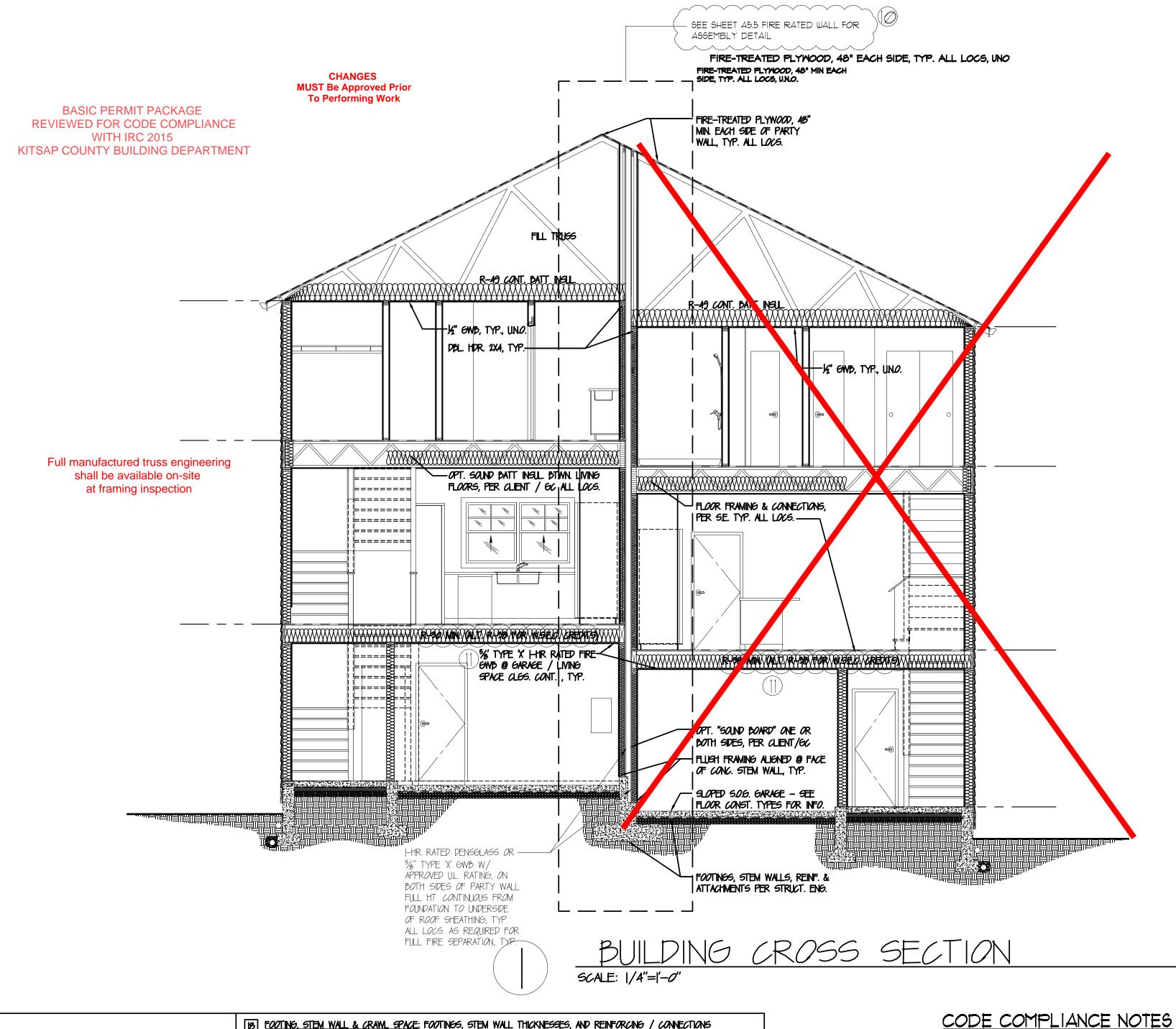
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UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE

CONSIDERATIONS ARE PER PRESCRIPTIVE PATH. CODE REQTO SIZES AND

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



BUILDING SECTIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, COR-A-VENT 600 OR APPVD. ALT. TYP. ALL LOCS. UND.
- 2 ROOF ASSEMBLY: ROOFING PER EXTERIOR FINISH SCHEDULE, SEE A-3XX SHEET SERIES OVER 30# PLDG PAPER (2 LAYERS @ 15# EACH, OVERLAP PER MFR. SPECS, OVER PLYWOOD/OSD 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 6WB. MUD, TAPE, TEXTURE, PRIME & PAINT

* NOTE: BAFFLE INSULATION SPACES AS REQD. FOR VENTILATION (| " AIR FLOW @ EAVES), PER IRC. & ARCH. NOTES, 60 COORD W/ MFR. & INSTALLER<u>ROOFING:</u> 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER 6C/ CLIENT.

- 3 GUTTERS & DOWNSPOUTS: 4" COLD ROLLED ALLM. (OR APPD ALT.), PROFILE (K-LINE OR SIM.) PRODUCT, COLOR & FINISH BY 6C/OMNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING | III STEM WALLS / FOUNDATIONS / FOOTINGS: SECTIONS FOR ADDITIONAL INFORMATION IF/AS REQUIRED.
- A 44 EMPOSED OPEN ROOF TRUES EAVE RAFTER TALLS W/ CONT. BIRD BLOCKING/ VENTING BETWEEN, PER INDUSTRY STDS.
- 4B: CLOSED SOFFITING AT COVERED PORCH "CEILINGS", 5/4×6 T&G TK. CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER 6C/ CLIENT.
- | 5 | EXTERIOR WALL AGGEMBLY: SIDING PER EXTERIOR ELEVATIONS FINISH SCHEDULE (SEE SHEET A-3X SERIES), OVER WEATHER BARRIER EXTERIOR BUILDING WRAP (TYVEK OR EQUAL) OVER WALL SHEATHING PLYWOOD/OSD PER STRUCTURAL ENGINEERING, OVER 2x6 FRAMING @ 16" OC. MAX. AND IRC. 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 6.W.B. MUD, TAPE, TEXTURE, PRIME & PAINT 6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER 6C/CLIENT, TYP. ALL LOCS. UND. 2x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UN.O. (OPT.) 5/4x4's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TALS
- 7 EXTERIOR TRIM LOCATIONS: PRE-PRIMED WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY 6C./OWNER WINDOWS & DOORS:

"WATER TABLE" (FLOOR LINE BELLY BAND) - 2x/2's TYP. ALL LOCS., UNO.

- VERTICALS @ JAMPS, 5/4x4 - HEADS, & SILLS 5/4x/ WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x/ SKIRT BLW. FASCIA BOARDS: 2x14's @ EAVES, 2x3's OVER 2x14's @ MAIN GABLE ENDS, 2x10's @ GARAGE (IF APPLICABLE), UN.O. CORNER BOARDS: 5/4x/ EXTERIORS, 2x2 INTERIORS

- 8 INTERIOR WALL ASSEMBLY NON BEARING WALLS: 1/2'' GWP OVER 2X4 FRAMING @ 16" OC. MAX (UNO. PER SE.) OVER 1/2'' GWP - MUD, TAPE, TEXTURE, PRIME AND PAINT. SEE PLAN FOR WALL TYPES
- 9 <u>structural headers:</u> located @ all door and window rough openings, uno. see struct. For size/loc., typ. INFILL SPACE W/ RIGID INSUL TYP.
- 10 <u>chimney (if used):</u> manufacturer's spec. For internal fire rated fille & construction up to and through/incliding SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. + NOTE: ALL SPARK ARRESTOR. EXTENDIA SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 10 HORIZONTALLY, TO MEET IR.C. & 10 INTERIOR ELEVATION ELEMENT - SHOWER ENCLOSURE PER PLAN IF*C. CODES AS REQUIRED.*
- DIRECT VENT F.P. AUTLET: COORDINATE AUTLET ROUTE, LOCATION, & SIZE PER CODES W/ 60 & CLIENT & PER MFR. SPECS.
- CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER 60 & CLIENT, TYP. ALL LOCS. - SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.

FLOOR ASSEMBLY (IF USED): FINISH FLOORING & PASE TRIM PER 6C/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.

EXT. ELEVATIONS. PRODUCT SELECTION, INCLIDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER 6C OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED. 15 <u>Doors (exterior fenestration):</u> 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

MINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER

EXTERIOR COLUMNS & COLUMN TRIM/MRAP: STRUCTURAL COLUMN SIZING PER SE PRAWINGS AND CALCULATIONS. COLUMN "WRAP" (INCLUSINE FRANKS) TO INCLIDE ROUGH SAMA WHITE WOOD EXTERIOR GRAPE FRE FRINED 5/1/x TRIM WRAP (SEE - Underside of Wrapped Beam or Ceiling Above). Final product selections, stain / Finish, to be per 6c / Client

SELECTION OF THE CLIENT W/ 6C OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

17 <u>Beams:</u> Per structural engineering design, drawings, details, and calculations, typ. all l*ocs.* 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. UND.

[8] <u>FOOTING, STEM WALL & CRAWL SPACE:</u> FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. T' ABOVE EXISTING OR PROPOSED FINISH GRAPING 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 REQD. 150 RATIO SF. FREE VENT AREA TO FLOOR SF. AREA - CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQ'D AT CRAWL SPACE LOCS, USING IRC. CODE COMPLIANT SPACING & SEPARATIONS, TYP.

- 19 INTERIOR ELEVATION ELEMENT KITCHEN CAPINETS AND COUNTER AT 36" AFF.
- 21 INTERIOR ELEVATION ELEMENT KITCHEN HOOD V.T.O.S.
- 22 <u>Exterior siding:</u> Per exterior elevations & finish schedule, as shown graphically or otherwise defined.
- 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, ALLM. RAILING (FACTORY PAINTED) W/ CABLE RAILING SYSTEM (ALT. TEMPERED GLAZING), OR 6C/CLIENT APPVD. ALT.
- [25] FINISH FLOORING & BASE TRIM PER 6C/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
- 127 ROOF JOISTS AT EXTERIOR OVERHANG PER STRUCTURAL & ROOF PLAN.
- 24X 48 SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR. 'S SPECS. FOR POSITIVE DRAINAGE TYP.
- 29 CRAWL SPACE BX16 VENTING INSERTS: SIZE/ SPACING FOR 1: 150 CLR VENTING & CROSS PREEZE PER GC, TO MEET IRC. SPACING & CODE COMPLIANCE. ONE VENT OPENING SHALL BE WITHIN 5' OF EACH CORNER OF THE BLDG.

*NOTE: INSULATION VALUES STATED HEREIN ARE BASED ON IRC. "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 WISELO. 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.

GENERAL SECTION NOTES

|. 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.

SEE ADDITIONAL WALL AND BUILDING SECTIONS &

SHEETS IN A-4XX SERIES FOR CODE COMPLIANCE

REQUIREMENTS WHERE NOT OTHERWISE STATED

PER DRAWINGS HEREIN, TYP.

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.
- 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.
- FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING HEIGHTS/DEPTHS/COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQIMTS.
- OR SPECIFICATION REFERENCE.

BUILDING LONGITUDINAL SECTION SCALE: 1/4"=1-0"

BUILDING SECTIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, COR-A-VENT 600 OR APPVD. ALT. TYP. ALL LOCS. UND.
- 2 ROOF ASSEMBLY:
- ROOFING PER EXTERIOR FINISH SCHEDULE, SEE A-3XX SHEET SERIES OVER 30# PLDG PAPER (2 LAYERS @ 15# EACH, OVERLAP PER MFR. SPECS,
- OVER PLYWOOD/OSD 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 REQD. FOR VENTILATION (|" AIR FLOW @ EAVES), PER IRC. & ARCH. NOTES, 60 COORD W/ MFR. & INSTALLER<u>ROOFING:</u> 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER 6C/ CLIENT.
- 3 <u>GUTTERS & DOWNSPOUTS:</u> 4" COLD ROLLED ALLM. (OR APPD ALT.), PROFILE (K-LINE OR SIM.) PRODUCT, COLOR & FINISH BY GC/OMNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING | III STEM WALLS / FOUNDATIONS / FOOTINGS: SECTIONS FOR ADDITIONAL INFORMATION IF/AS REQUIRED.
- 4A EXPOSED OPEN ROOF TRUSS ENVE RAFTER TALLS W/ CONT. PIRD PLOCKING/ VENTING PETWEEN, PER INDUSTRY STDS.
- 45 AB: CLOSED SOFFITING AT COVERED PORCH "CEILINGS", 3/4×6 T&G TK. CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER 6C/ 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/OSD PER STRUCTURAL ENGINEERING, OVER 2x6 FRAMING @ 16" OC. MAX. AND IRC. 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 6.W.B. - MUD, TAPE, TEXTURE, PRIME & PAINT
- 6 BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER 6C/CLIENT, TYP. ALL LOCS. UNO. 2x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UND. (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 LOCG., UNO.
- 7 EXTERIOR TRIM LOCATIONS: PRE-PRIMED WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY 6C./ONNER
- WINDOWS & DOORS: - VERTICALS @ JAMPS, 5/4×4
- HEADS, & SILLS 5/4X6 WITH 2X SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE PRAINAGE, & 5/4X6 SKIRT BLW. FASCIA BOARDS: 2x|4's @ EAVES, 2x5's OVER 2x|4's @ MAIN GABLE ENDS, 2x|0's @ GARAGE (IF APPLICABLE), UN.O. CORNER BOARDS, 5/4x6 EXTERIORS, 2x2 INTERIORS

- 8 INTERIOR WALL ASSEMBLY NON BEARING WALLS: /2" GWB OVER 2X4 FRAMING @ 16" OC. MAX (UNO. PER SE) OVER 1/2" GWB — MUD, TAPE, TEXTURE, PRIME AND PAINT.
- 9 STRUCTURAL HEADERS: LOCATED @ ALL DOOR AND WINDOW ROUGH OPENINGS, UNO. SEE STRUCT. FOR SIZE/LOC., TYP. -INFILL SPACE W/ RIGID INSUL. TYP.
- 10 CHIMNEY (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FILLE & CONSTRUCTION UP TO AND THROUGH/INCLIDING 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 IR.C. & IF*C. CODES AS REQ*UIRED.
- DIRECT VENT F.P. AUTLET: COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ 6C & CLIENT & PER MFR. SPECS.
- - CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER 60 & CLIENT, TYP. ALL LOCS. - SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.
- FL*OO*R *ASS*EMBLY (IF USED): FINISH FLOORING & BASE TRIM PER 6C/CLIENT, TYP. ALL ROOMS,
- OVER PLYWOOD PER STRUCT. ENG.,
- OVER FLOOR FRAMING / TJI JOISTS PER STRUCT. W/ CONT. R-30 \$ATT INSUL PER CODE, OVER BEAMS PER STRUCT. AND/OR HUNG / SEATED ON STEM WALLS, SEE STRUCT. DETAILS,
- FLOOR AGGEMBLY GLAB ON GRADE (IF USED): CONC. GLAB THICKNESS & REINFORCEMENT PER STRUCT. ENG. CLEAR SEALED FINISH, OVER 6 MIL. VAPOR BARRIER
- OVER 1" SAND OVER 4" WASHED CRUSHED ROCK OVER COMPACTED SOILS FREE OF ORGANICS AND STRUCT. APPROVAL FOR BEARING CAPACITY.
- 14 <u>Windows (exterior glazing):</u> Per design intent as shown graphically herein. Sizing per plan, operation style per EXT. ELEVATIONS. PRODUCT SELECTION, INCLIDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER 6C OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.
- [5] <u>Doors (exterior fenestration):</u> 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.
- EXTERIOR COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE DRAWINGS AND CALCULATIONS. COLUMN WRAP" (INCLOSIRE FRANING) TO INCLIDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRINED 5/1/x TRIM WRAP (SEE TEOOR PLANS & DETAILS) W/ 5/4XS DASE (PROLD OF COLUMN WRAP) AND 5/4X6 COLUMN CAP (PROLD OF COLUMN WRAP & - UNDERSIDE OF WRAPPED BEAM OR CELLING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER 60 / CLIENT
- 17 BEAMS: PER STRUCTURAL ENGINEERING DESIGN, DRAWINGS, DETAILS, AND CALCULATIONS, TYP. ALL LOCS. UND. 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. UNO.

- 18 FOOTING, STEM WALL & CRAWL SPACE: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. T' 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 REQD.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.
 - #NOTE: VENTING CODE REQD. 150 RATIO SF. FREE VENT AREA TO FLOOR SF. AREA CROSS VENTILATION WITH 8x16 INSERTS, TYP. AS REQU AT CRAWL SPACE LOCS., USING IRC. CODE COMPLIANT SPACING & SEPARATIONS, TYP.
- 19 INTERIOR ELEVATION ELEMENT KITCHEN CABINETS AND COUNTER AT 36" AFF.
- 120 Interior Elevation Element Shower Englosure per Plan
- 21 INTERIOR ELEVATION ELEMENT KITCHEN HOOD V.T.O.S.

6C/CLIENT APPVD. ALT.

- [22] EXTERIOR SIDING: PER EXTERIOR ELEVATIONS & FINISH SCHEDULE, AS SHOWN GRAPHICALLY OR OTHERWISE DEFINED.
- DECK ASSEMBLY:
 DECK PRODUCTS & FINISHES PER OWNER/ GC (TREX, CEDAR, OR APP'VD. 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. ALLIM. RAILING (FACTORY PAINTED) W/ CABLE RAILING SYSTEM (ALT. TEMPERED GLAZING), OR
- 75 FINISH FLOORING & BASE TRIM PER 6C/CLIENT, OVER EXST'G FLOOR FRAMING. SEE ARCHITECTURAL & STRUCTURAL PLANS VERIFY EXST'S 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.
- 24X 48 9KYLIGHT- 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 IRC. SPACING & CODE COMPLIANCE. ONE VENT OPENING SHALL BE WITHIN 5' OF EACH CORNER OF THE BLDG.

*NOTE: INSULATION VALLES STATED HEREIN ARE BASED ON I.R.C. "BASE VALLES" PER CODE. PERMIT SUBMITTAL APPLICATIO FORMS AND DOCUMENTS MAY INCLUDE WASHINGTON STATE ENERGY CODE COMPLIANCE FORMS AND POTENTIAL PRODUCT SELECTIONS. 6C. SHALL REFERENCE BOTH THE DRAWINGS AND THE W.SEC. FORMS FOR PRODUCT SELECTIONS AND RELATED "U" AND/OR "R" VALUES OF PROPUCTS SUCH AS INSULATION, GLAZING / FENSTRATION, AND THE LIKE. MOST RESTRICTIVE (TYPICALLY THE W.SEC. FORM CHOICES FOR "CREDITS") SHALL BE THE REFERENCE TO BE UTILIZED FOR PROPULT ORDERING AND INSTALLATION. GC / CLIENT MAY MAKE "OR EQUAL" ALTERNATE SELECTIONS, BUT SHALL LET THE GOVERNING JURISPICTION 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

DIMENSIONS, TRIM, AND ADDITIONAL INFO. RELATED.

I. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GO ORDER

AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.

FIN. FLR. @ IST

FIN. FLR. GARAGE

- 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
- 6. SEE SHEETS A-2.1, A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES,
- 7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL PEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH. CODE REQUISIZES AND HEIGHTS/DEPTHS/COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQINTS.
- 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.

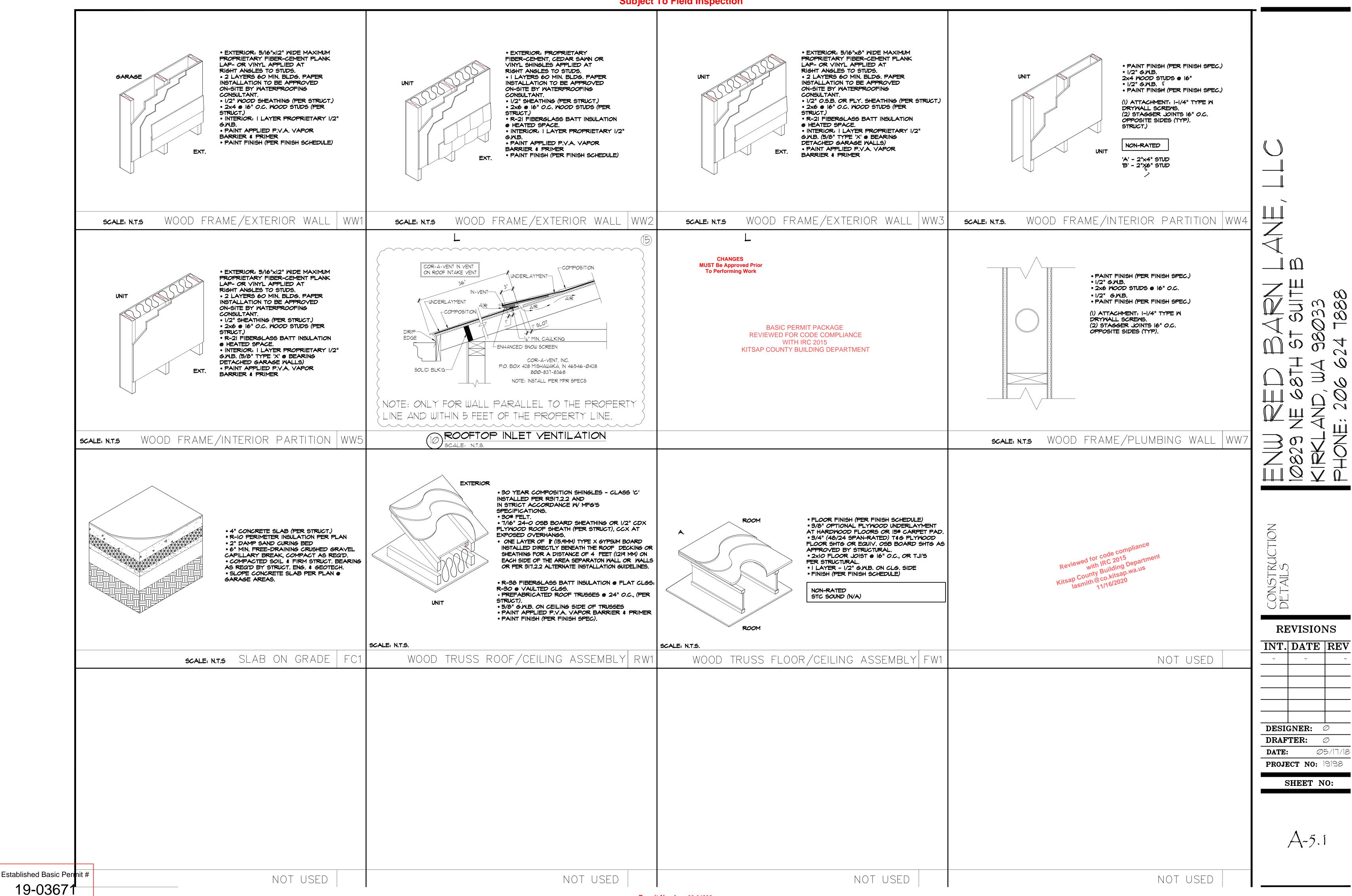
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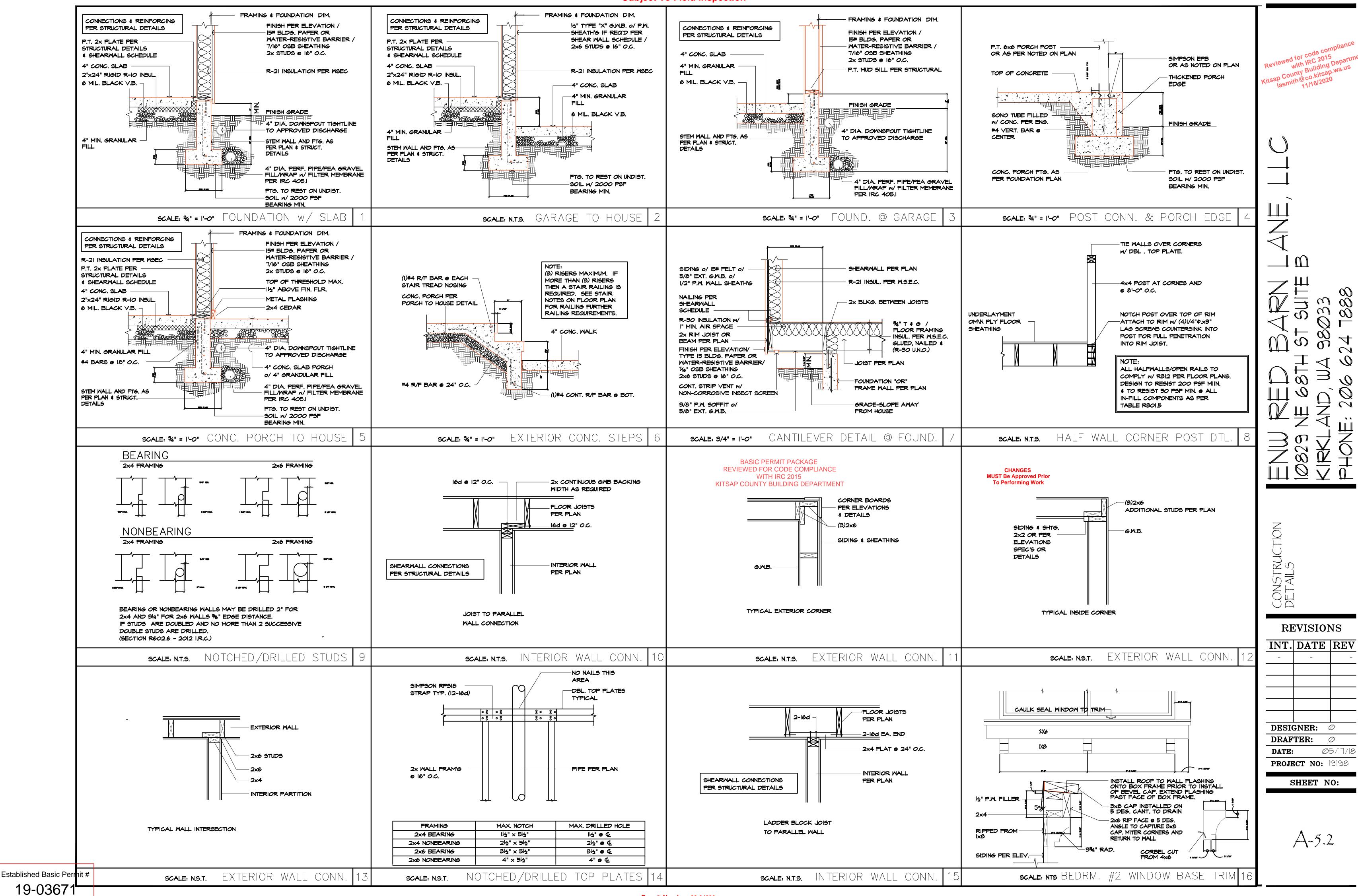
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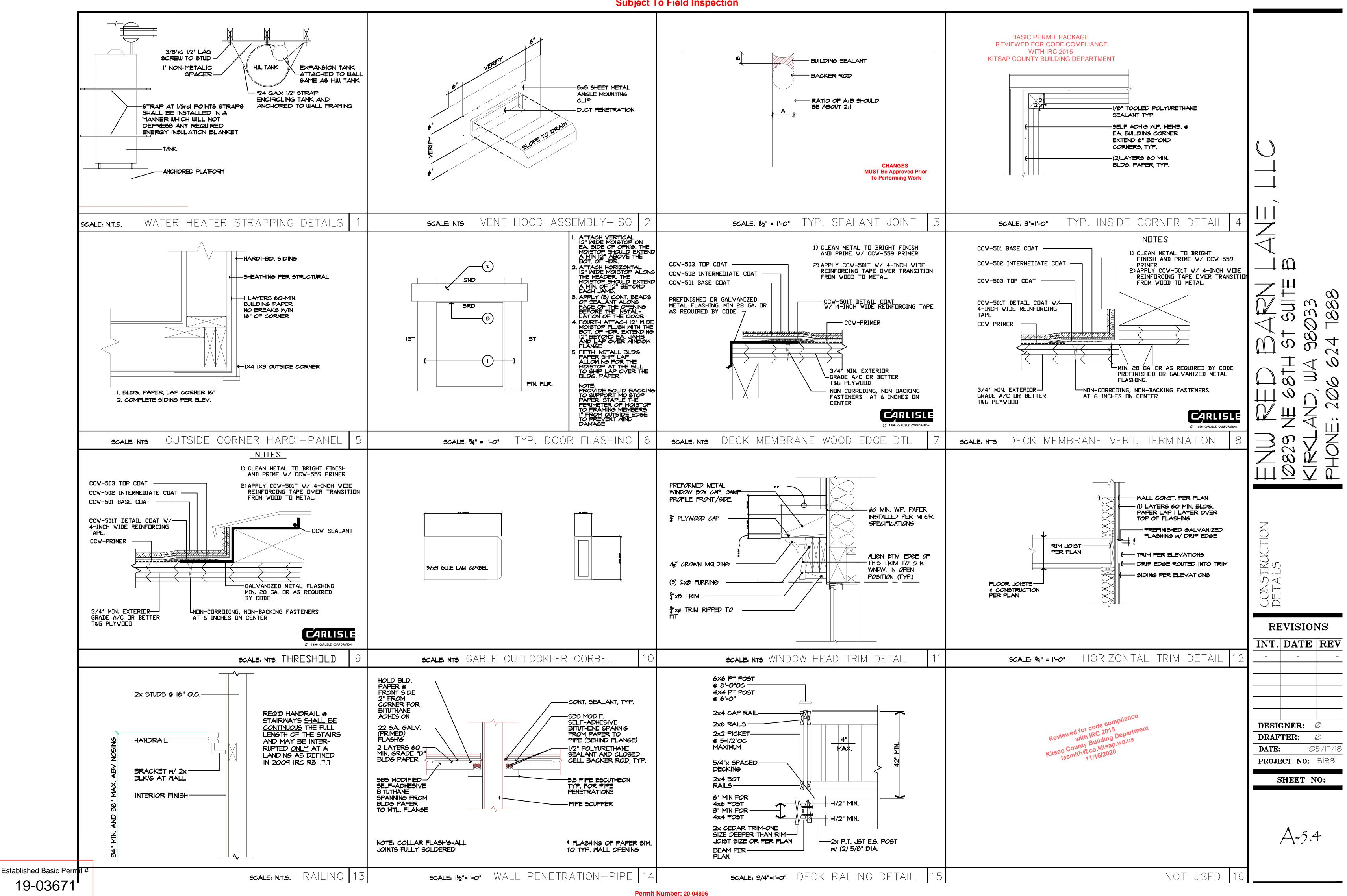
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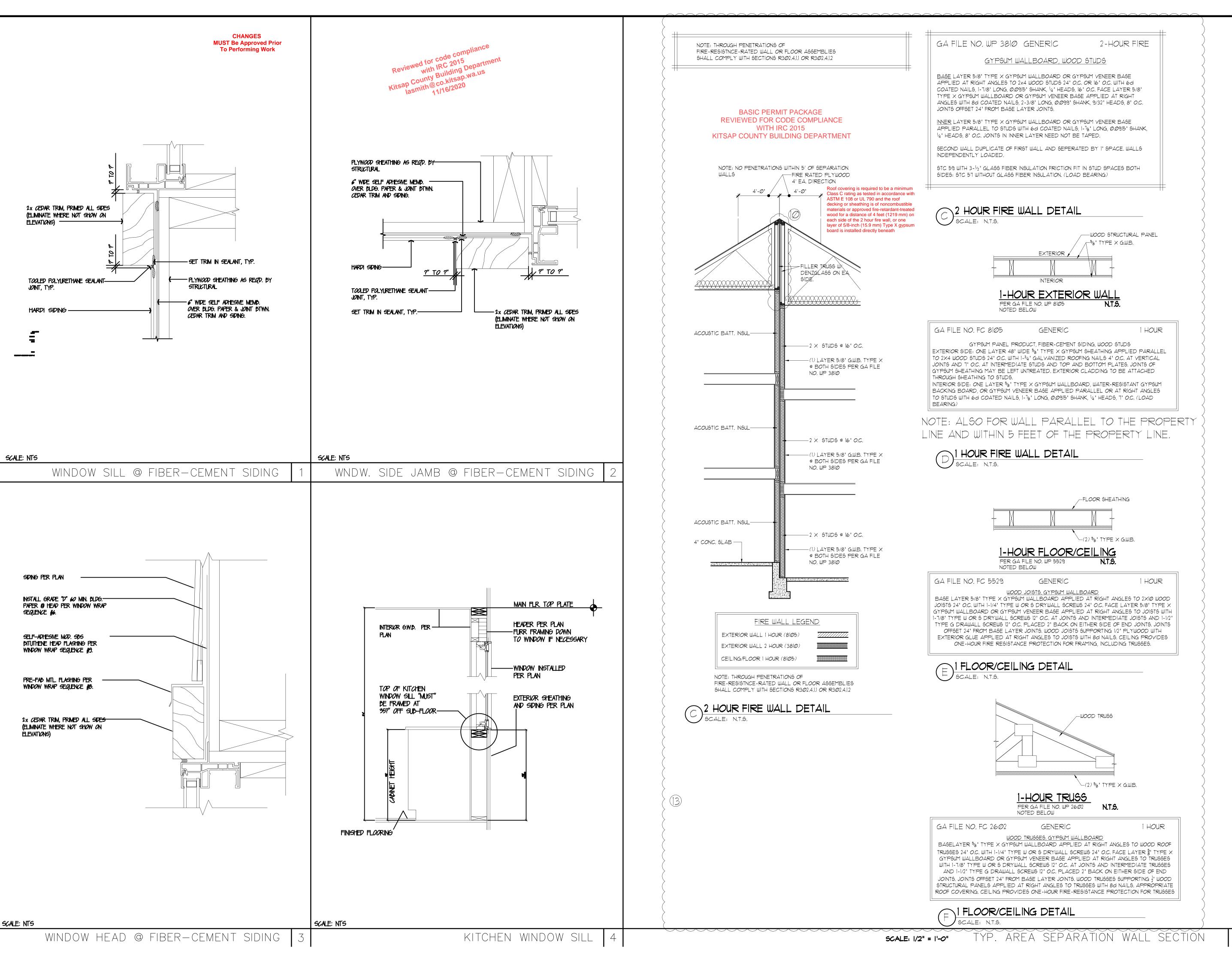
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Subject To Field Inspection CONNECTIONS TYPICAL ROOF SYSTEM: CHANGES PER STRUCTURAL DETAILS **MUST Be Approved Prior** ROOFING PER PLAN / **To Performing Work** ROOFING PER PLAN / TYPE 15 FELT # 15 FELT (#30 @ CEDAR SHAKE) ROOFING PER PLAN / TYPE 15 FELT (TYPE 30 @ CEDAR SHAKE) 1/6" O.S.B. 7/16" O.S.B "OR" 1/2" APA RATED 1/2" APA RATED SHTH'G / TRUSSES (TYPE 30 @ CEDAR SHAKE) 1/6" O.S.B. SHTH'G / TRUSSES PER PLAN / 5/16" FIBER CEMENT BOARD 1/2" APA RATED SHTH'G / TRUSSES PER PLAN / INSUL. PER W.S.E.C. (R-49) INSUL. PER W.S.E.C. (R-49 FLAT o/ 2x4 OUTLOOKERS-LAY -SHEAR WALL PER PLAN PER PLAN / INSUL. PER W.S.E.C. (R-49) R-38 VAULTED) FLAT @ 24" O.C. TIGHT FIT SOLID BLK'G INSULATION BAFFLE (CARDBOARD) CONNECTIONS PER ELEV. EXTEND 12" ABY. INSUL. 3/4"x8 BARGE w/ PER STRUCTURAL DETAILS -BOUNDARY NAILS PER PLAN I" MIN. CLEAR AIRSPACE IX3 TRIM o/ TRUSS PER PLAN -ROOF SHEATHING PER PLAN 2X TRIM 2x VENTED & SCREENED 2x SOLID BLOCKING SHEATH WALL PER S.W. BELOW DASHED LINE DASHED LINE EAVE BLOCKING SCISSOR TRUSS SCISSOR TRUSS FRONT ELEY. ONLY - DO NOT - CONT. METAL FACIA GUTTER - CONT. METAL FACIA GUTTER CONDITION CONDITION SHEATH TRUSS SIDES/REAR 26 GA. TYP. 26 GA. TYP. - ROOF FRAMING RAKE PLATE OR PER PLAN 1/2" SAG RESIT. OR HEADER PER PLAN 1/2" SAG RESIT. OR HEADER PER PLAN GABLE END TRUSS %" G.W.B. WHERE %" G.W.B. WHERE -2x6 LEDGER (OR TRUSS TOP VAULTS FINISH PER ELEVATION / 15# FINISH PER ELEVATION / 15# FRM'6 @ 24" O.C. FRM'G @ 24" O.C. CHORD) W/ (3) OD EA. STUD CONNECTIONS BLDG. PAPER OR WATER-BLDG. PAPER OR WATER-1/2" G.W.B. WHERE 1/2" G.W.B. WHERE FINISH PER ELEVATION / PER STRUCTURAL DETAILS FRM'G @ 16" O.C. RESISTIVE BARRIER / 1/6" O.S.B. FRM'6 @ 16" O.C. RESISTIVE BARRIER / 1/6" O.S.B. 15# BLDG. PAPER OR SHEATHING OR PER SHEARWALL SHEATHING OR PER SHEARWALL WATER-RESISTIVE BARRIER / SCHEDULE / 2x6 STUDS @ 16" O.C. SCHEDULE / 2x6 STUDS @ 16" O.C. 16" OSB SHEATHING W/ FULL LENGTH STUDS (R-21 INSUL.) (R-21 INSUL.) @ RAKE WALLS 2x6 STUDS @ 16" O.C. (R-21 INSUL.) FRAMING & FOUNDATION DIM. FRAMING & FOUNDATION DIM. GABLE RAKE DETAIL ROOF LEDGER DETAIL ROOF EAVE DETAIL ROOF EAVE DETAIL @ 5' BSBL SCALE: 34" = 1'-0" SCALE: N.T.S. SCALE: N.T.S. SCALE: N.T.S. SHEARWALL PER PLAN HEADER OR BEAM PER PLAN FLASH & CNTR. WHERE OPENING >8'-0" DOUBLE TOP PLATE FLASHING-FIRESTOP LOCATE DIRECTLY o/ OPENING - ½" G.M.B. @ ROOF LINE -STC CLIP -2x10 ROOF SHEATHING - INSTALLED EVERY EDGE NAILING HEADER TO BE OTHER TRUSS R-49 BLOWN-IN TYP. - TIGHT AGAINST A35 TOP & BOTTOM 2× BLOCK BTWN. TRUSS TYP. EXT. SHEATHING 2× BLOCK BETWEEN OMIT @ OPEN'GS (8'-0" TRUSSES w/ lod STUDS W/ (2)10d TOENAILS - ½" G.M.B. EXT. WALLS ONLY ROOF SHEATHING **●** 6" O.C. ⁻ OR END-NAILS EACH END 46" O.S.B. MFG. ROOF TRUSSES (6)10d 2x2 FRAME ROOF SHEATHING TOP PLATE OF NON-ADDITIONAL BEARING (TRIMMER) EDGE NAILING STUDS WHERE SPECIFIED ON PLAN BEARING WALL -TYP. STUDS 2× VENT BLOCK PROVIDE (2)BEARING (TRIMMER) STUDS AT ENDS OF ALL HEADERS OR BEAMS 6'-O" OR OVER IN LENGTH DOUBLE KING STUD FIRST FLR. TOP 12 IXIO TRIM WHERE OPEN'S >8'-0" - BOTTOM CHORD OF TRUSS BEAM PER PLAN BOTTOM PLATE DOUBLE SILL SEISMIC TIE: BEAM PER PLAN WEATHER STRIP PLATES WHERE SIMPSON HI @ SMOOTH FACE CEM. BD. OPENING >8'-0" Ix2 TRIM EACH TRUSS SIDING SOFFIT G.M.B. HANGER PER TRUSS MFG. TYPICAL HEADER SUPPORT SIMPSON STC CLIP DETAIL SCALE: NTS RAFT. PERP. TO WALL ATTIC ACCESS SCALE: N.T.S. BASIC PERMIT PACKAGE (8)-10d COMMON 10d @ 12" O.C. (12) IOD COMMON NAILS -NAILS -KITSAP COUNTY BUILDING DEPARTMENT STAGGERED PRE-FAB ROOF TRUSSES ELSEWHERE @ 24" O.C. (3) ROMS IOD COMMON @ 12" O.C. (TRPL. MEMBER NAIL EACH SIDE) FURR BEAM W/ 2x TO A FINISHED WIDTH OF 5½" FACE FLUSH W/ 6x6 POST -PLATE SPLICE DOUBLE -TOP PLATE CEILING LINE PROVIDE STAIRWAY ILLUMINATION PER -INTERSECTING BIRD BLK. 8'-6" PORCH ? PARTITITION ASSEMBLY OF NOTE: STAIRWAY SHALL BE POSITIVELY 4x HEADER NEWELL POST NCHORED TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS OR NAILS (IF OPT. RAIL IS IXIO TRIM SUBJECT TO WITHDRAWAL SELECTED) INSTALL (8)-10d NAILS WITHIN 5/4×4 TRIM - IXIO TRIM -4x4 POST -ALLOW 34" SPACING BETWEEN STAIRS AND WALL FOR DRYWALL APPLICATION 24" OF EACH END. INTERSECTING 2 ROWS IOD NAILS 1/2" SMOOTH FACE CEM. BD. -2x Framing @ Wall 1/2" SMOOTH FACE CEM. BOARD PARTITION OR SPLICE OF EACH STAGGERED. NAILS BELOW OPT. OPEN SIDING O/ BUILDING PAPER TRIPLE DOUBLE TOP PLATE. SEE DETAIL ABOVE MAY BE INSTALLED SIDING SOFFIT **REVISIONS** MEMBER MEMBER FOR CLARIFICATION FROM EITHER TOP HAND RAIL TO BE ATTACHED WITH METAL BRACKETS @ 24" O.C. 2x/ OR BOTTOM IX M.M. TRIM MRAP INT. DATE REV BLOCKING FOR RAILING SUPPORT o/ BUILDING PAPER SCALE: N.T.S. DBL. TOP PLATE SPLICE SCALE: 3/4" = 1'-0" MULTI-MEMBER NAILING DETAL @ 36" IN HEIGHT NOTCH 4x8 INTO STRINGER 6x6 P.T. POST CAULK ALL JOINTS IF WALL IS PER WALL PLAN REMOVED OPT. PLYWOOD WALL/DECK FLASHING SKIRT TRIM. 3/4" T&G EXT. GRADE PLYWOOD **BULLNOSE STAIR** - 2x STRINGER METAL FLASHING O/TRIM TREADS I" THK. II I/2" SHIM AS REQ. TO ELASTOMERIC WATERPROOF **DESIGNER:** \emptyset CREATE ½" CANT DECKING INSTALLED AS PER MFGR. SPEC'S-TO BE INSTALLED FIRE BLOCK @ **DRAFTER:** \emptyset 5/4×4 W.W. TRIM MIDSPAN OF STAIRS BY LICENSED/BONDED INSTALLER RISER - IX8 UTIL Ø5/17/18 \$ BTR M/S 545 DATE: 2×4 REINFORCEMENT NAILED TO STRINGER PROJECT NO: 19198 WALL/DECK FLASHING SIDING PER PLAN o/ BUILDING PAPER SHEET NO: 1/2" SHEETROCK WHEN STAIRS ACCESSIBLE THRU HOUSE -IX4 W.W. TRIM 2x P.T. FRAMING WRAP W/ 1/2" P.W. IXI2 M.M. TRIM - 2×4 THRUST BLOCK SOLID RIP AS REQ. FOR 1/2" TOP OF PORCH REVEAL BLW. SOFFIT -2xIO RIM JOIST 2xIO P.T. HF#2 DECK JST. RIP CAP ATTACH LEDGER PER DETAIL X/53 WEDGE TOP TO SLOPE 1/4" PER 1'-0" TO DRAIN -CONT. SOFFIT VENT - 2x8 P.T. BLOCKING W/AIR SPACE SCALE: N.T.S. SUN DECK FRAMING DETAIL SCALE: 3/4" = 1'-0" PORCH COLUMN EXTERIOR CONC. STEPS Established Basic Perinit #

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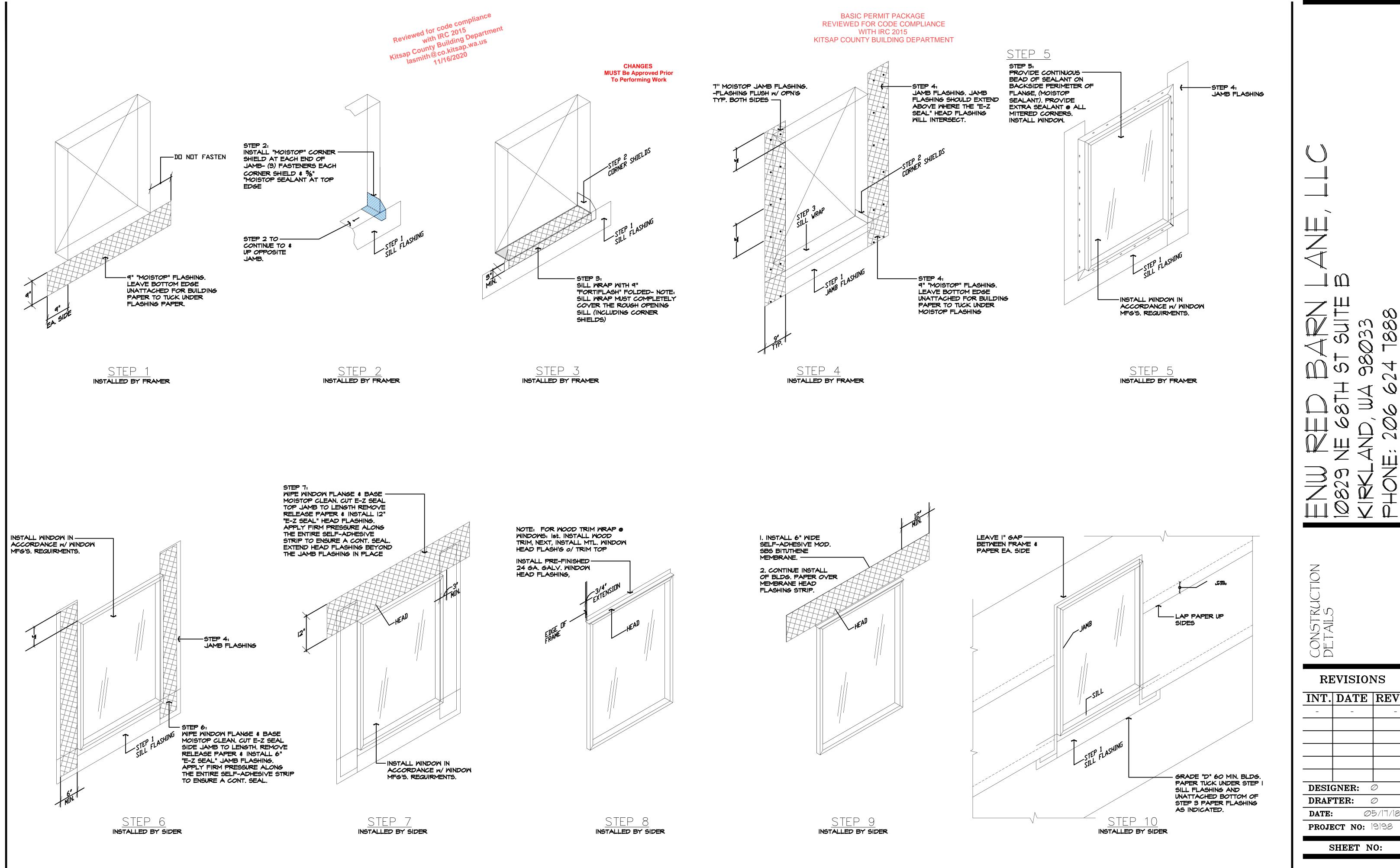
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PROJECT NO: 19198

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Subject To Field Inspection



Ø5/17/18

CONSTRUCTION DETAILS

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DRAFTER: \emptyset

PROJECT NO: 19198

SHEET NO:

DATE:

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