

ARCHITECTURAL NOTES & SPECIFICATIONS

CODES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND GOVERNING ENTITIES:
INTERNATIONAL RESIDENTIAL CODE (IRC) 206 EDITION, INCLUDING ANY CITY/COUNTY OR OTHER MORE LOCAL JURISDICTIONAL AMENDMENTS APPLICABLE TO THE CODES DESCRIBED HEREIN.

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

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

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

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

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

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

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

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

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

INDIVIDUAL CONCRETE PIER FOOTINGS SHALL PROVIDE 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 PIERSTALS AFFIXED TO BASEMENT FLOOR OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PIERSTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS.

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

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

WOOD: (ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS)
ALL LUMBER, PLYWOOD, PARTICULATE BOARD, STRUCTURAL GLUED-LAMINATED TIMBER, AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY), HARDBOARD SIDING (WHEN USED STRUCTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE IRC, 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 IRC.

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 4 FEET IN HEIGHT, SUCH WALLS SHALL BE REINFORCED BY STUDS HAVING THE SIZE REQUIRED 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 1/4-INCHES OF BEARING ON WOOD OR METAL, NOR LESS THAN 3 INCHES ON MASONRY EXCEPT WHERE SUPPORTED ON A 1x4 REDDON STRIP NAILED TO ADJACENT STUD OR BY APPROVED JOIST HANGER.

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

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

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

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

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

ROOF:
ROOF SHEATHING SHALL BE IN ACCORDANCE WITH IRC. ROOF SHEATHING PANELS EXPOSED IN OUTDOOR APPLICATIONS SHALL BE BORED WITH EXTERIOR GRADE IDENTIFIED AS EXPOSURE 1. APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH IRC. THE NET FREE VENTILATING AREA OF ENCLOSED RAFTERS OR ATTIC SPACES OR OTHER ENCLOSED BUT UNHEATED SPACES SHALL BE NOT LESS THAN 1/60 OF THE AREA OF EACH SPACE TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS, OR IF A VAPOR RETAINER NOT EXCEEDING 1 PERM RATING IS INSTALLED ON THE WARM SIDE OF THE INSULATION. THE VENT AREA OPENINGS SHALL BE COVERED WITH AN IRC APPROVED CORROSION-RESISTANT MATERIAL PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED ONE-QUARTER INCH.

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

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

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

DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (24MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.

EGRESS:
BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 57 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 3/4 INCHES WIDE. NOT LESS THAN ONE EXIT DOOR SHALL BE PROVIDED FOR DIRECT ACCESS TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THOUGH A GARAGE. THE REQUIRED EXIT DOOR SHALL BE SIDE-HINGED NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT. A FLOOR OR LANDING IS REQUIRED ON EACH SIDE OF THE EXIT DOOR. THE FLOOR OR LANDING AT THE EXIT DOOR SHALL NOT BE MORE THAN 1 1/2-INCHES LOWER THAN THE TOP OF THE THRESHOLD. OTHER THAN THE REQUIRED EXIT DOOR WHERE A STAIRWAY OR TWO OR FEWER RISEERS 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 3/4 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

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

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

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

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

GLAZING:
HAZARDOUS LOCATIONS: EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE VISIBLY LABELED WITH A NON-REMOVABLE LABEL THAT DESIGNATES THE TYPE AND THICKNESS OF GLASS AND SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL LATERAL SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
6. GLAZING IN WALLS AND PARTITIONS ENCLOSED INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS.
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GENERAL BUILDING AND WALL SECTIONS - CODE COMPLIANCE NOTES																			
BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) - 2015 EDITION																			
<div>FOOTINGS -</div> <div>FOOTINGS: IRC TABLE RA201 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS (UNO. PER STRUCTURAL ENGINEER) CRYSTALLINE BEDROCK = 12,000 LBP (LBS PER SF) SEDIMENTARY AND FOLIATED ROCK = 4,000 LBP SANDY GRAVEL AND/OR GRAVEL (GW and GP) = 3,000 LBP SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (GW, SP, GM, SC, GM and GC) = 2,000 LBP CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT SILT AND SANDY SILT (CL, ML, MH, AND CH) = 1,500 LBP (+b) FOR S1. = 1 POUND PER SQUARE FOOT - 0.0479 kPa a) WHEN SOIL TESTS ARE REQUIRED, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL MUST BE PART OF THE RECOMMENDATION. b) WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY MUST BE DETERMINED BY A SOILS INVESTIGATION. * "LBP" = LOAD BEARING PRESSURE</div>	<div>CONCRETE -</div> <div>CONCRETE - MINIMUM COMPRESSIVE STRENGTH: IRC TABLE RA202.2 BASEMENT WALLS, FOUNDATIONS, AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER: BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS: BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER: PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS: FOR S1. = 1 POUND PER SQUARE FOOT - 0.0479 kPa a) STRENGTH AT 28 DAYS PSI b) SEE TABLE R302.1() FOR WEATHERING POTENTIAL. * "PSI" = POUNDS PER SQUARE INCH</div>	<div>MINIMUM SPECIFIED COMPRESSIVE STRENGTH^a (F°)</div> <div>WEATHERING POTENTIAL^b</div> <table><tr><th>N</th><th>M</th><th>S</th></tr><tr><td>2,500</td><td>2,500</td><td>2,500</td></tr><tr><td>2,500</td><td>2,500</td><td>2,500</td></tr><tr><td>2,500</td><td>3,000</td><td>3,000</td></tr><tr><td>2,500</td><td>3,000</td><td>3,000</td></tr></table> <div>N = NEGLIGIBLE M = MODERATE S = SEVERE</div>	N	M	S	2,500	2,500	2,500	2,500	2,500	2,500	2,500	3,000	3,000	2,500	3,000	3,000	<div>WALL FRAMING -</div> <div>TERMS AND DEFINITIONS: IRC 202</div> <div>* PLATE: THE HORIZONTAL FRAMING MEMBERS AT THE TOP AND BOTTOM OF THE WALL STUDS. * STUD: VERTICAL MEMBER OF A FRAME WALL, PLACED AT BOTH ENDS AND AT EVERY 24" OR 16" ON CENTER, DEPENDING ON ITS SIZE. * JOIST: ONE IN A SERIES OF PARALLEL FRAMING MEMBERS THAT SUPPORT A FLOOR OR CEILING LOAD. WALL DESIGN: R602.3 ; R702.1 ; R702.2 ; R702.4 WALL SHEATHING: MUST BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHEN PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, MUST BE CAPABLE OF RESISTING WIND PRESSURES. WEATHER-RESISTANT EXTERIOR WALL ENVELOPE: EXTERIOR WALLS MUST PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE, DESIGNED TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY, BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER. WATER-RESISTIVE BARRIER: ONE LAYER OF #8 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE ONE (I) FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER MUST BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. FLASHING: APPROVED CORROSION-RESISTANT FLASHING MUST BE APPLIED "SHINGLE-FASHION" TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. GYPSUM BOARD: INSTALL ONLY AFTER FINAL FRAMING INSPECTION. STUD CONTINUITY: STUDS MUST BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO SUPPORT AT THE TOP PLATE, TO RESIST LOADS PERPENDICULAR TO THE WALL. TOP PLATE: R602.3.2 WOOD STUD WALLS: CAPPED WITH A DOUBLE TOP PLATE, INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS OFFSET: 24" MINIMUM TOP PLATE THICKNESS: 2" MINIMUM TOP PLATE WIDTH: WIDTH OF ONE STUD MINIMUM BOTTOM (SOLE) PLATE: R602.3.4 STUDS MUST HAVE FULL BEARING ON A NOMINAL 2x OR LARGER PLATE OR SILL, HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE VERTICAL STUDS. BEARING STUDS: R602.3.3 JOISTS, TRUSSES, OR RAFTERS SPACED MORE THAN 16" ON CENTER WITH BEARING STUDS SPACED 24" ON CENTER, MUST BEAR WITHIN 5" OF THE STUDS BENEATH. NOTCHING OF STUDS: R602.6 STUDS IN EXTERIOR WALLS OR BEARING PARTITIONS: MAY BE CUT OR NOTCHED TO A MAXIMUM DEPTH OF 25% OF ITS WIDTH STUDS IN NON-BEARING PARTITIONS: MAY BE NOTCHED TO A MAXIMUM DEPTH OF 40% OF A SINGLE STUD WIDTH DRILLING OF STUDS: R602.6 ANY STUD MAY BE BORED OR DRILLED, AS LONG AS IT MEETS THE FOLLOWIN REQUIREMENTS: * BORED HOLE DIAMETER: MAX. 60% OF THE STUD WIDTH * EDGE OF THE HOLE: MAX. 3/8" TO THE EDGE OF A STUD. * BORED HOLES: MUST NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. ** STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% MUST ALSO BE DOUBLED WITH NO MORE THAN TWO (2) SUCCESSIVE DOUBLED STUDS BORED. HEADERS: R602.7.1 - R602.7.2 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</div>	<div>MASONRY WALLS -</div> <div>MASONRY VENEER: R702.2.2 - R702.2.3 * VENEERS INSTALLED OVER A BACKING OF FOOD OR COLD-FORMED STEEL MUST BE LIMITED TO THE FIRST STORY ABOVE-GRADE PLANE, AND MUST NOT EXCEED 5" IN THICKNESS. * MASONRY VENEER MUST NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE. * VENEER ABOVE OPENINGS MUST BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS. * THE LINTELS MUST HAVE A LENGTH OF BEARING NO LESS THAN 4" MIN. MASONRY VENEER - ANCHORAGE: R702.3.4 * MASONRY VENEER MUST BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT, AND ESTENDING INTO THE VENEER A MINIMUM OF 1-1/2" WITH NO LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE. STRAND WIRE VENEER TIES. MIN. THICKNESS: NO. 9 U.S. GAGE WIRE WITH A HOOK EMBEDDED IN THE MORTAR JOINT. EMBEDDED IN SHEET METAL VENEER. TIE MIN. THICKNESS: NO. 22 U.S. GAGE BY 3/8" CORRUGATED. TIE SUPPORT: EACH TIE MUST SUPPORT 2.67 SQ. FT. MAX. OF WALL AREA TIES SPACING: 32" MAX. ON CENTER HORIZONTALLY, AND 24" ON CENTER MAX. VERTICALLY</div>
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<div>FOOTINGS - MIN. DEPTH: IRC RA202.4 * EXTERIOR FOOTINGS MUST BE PLACED A MIN. OF 12" BELOW THE UNDISTURBED GROUND SURFACE * FOUNDATION WALLS, PIERS, AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES MUST BE PROTECTED FROM FROST BY EXTENDING BELOW THE FROST LINE (SPECIFIED IN TABLE R302.1 (I)), BEING ERECTED ON SOLID ROCK, OR BY BEING CONSTRUCTED IN ACCORDANCE WITH SECTION RA202.3 OR ASCE 31. * EXCEPTION - WHERE OTHERWISE PROTECTED FROM FROST.</div>	<div>FLOOR FRAMING -</div> <div>TERMS AND DEFINITIONS: IRC 202</div> <div>* FRAME / FRAMING: THE SKELETON OF A BUILDING, INCLUDING EXTERIOR AND INTERIOR WALLS, FLOOR, AND ROOFS. FLOOR ASSEMBLIES - R302.1.2 FLOOR ASSEMBLIES MUST BE PROVIDED WITH A MEMBRANE ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. THE MEMBRANE CAN BE: * GYPSUM WALLBOARD MEMBRANE: 1/2" * WOOD STRUCTURAL PANEL MEMBRANE: 3/8" OR EQUIVALENT</div>	<div>JOISTS UNDER BEARING PARTITIONS - R502.4</div> <div>* JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. * DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS MUST BE FULL DEPTH SOLID BLOCKED WITH LUMBER 2" MIN. IN NOMINAL THICKNESS, SPACED AT A MAX. OF 4' (FEET) ON CENTER. * BEARING PARTITIONS PERPENDICULAR TO JOISTS MUST NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH, UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.</div>	<div>BEARING - R502.6</div> <div>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 MUST BE PROVIDED UNDER THE JOIST, BEAM, OR GIRDER. * JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT MUST LAP 3" MIN. AND BE NAILED TOGETHER WITH A MIN. OF THREE (3) TYPE 10d FACE NAILS. CUTTING, DRILLING, AND NOTCHING - R502.8 NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, AND BEAMS: * MAX. 1/8 THE DEPTH OF THE MEMBER * MAX. LENGTH: 1/8 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 1/4 THE DEPTH OF THE MEMBER * THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS MUST NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. * THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS MUST NOT EXCEED 1/8 THE DEPTH OF THE MEMBER. * HOLES MUST NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. * WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE MUST NOT BE CLOSER THAN 2" TO THE NOTCH.</div>	<div>FOOTING DIMENSIONS: IRC RA202.11 MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS MUST BE AS INDICATED IN TABLE RA201. 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 RA202.1(1), RA202.1(2) OR RA202.1(3), WHICHEVER IS APPLICABLE.</div>	<div>FOOTINGS - FOUNDATION ANCHORAGE: IRC RA202.16</div> <div>* 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. 1/2" DIAMETER ANCHOR BOLTS SPACED AT A MAXIMUM OF 6' ON CENTER, OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED, TO PROVIDE SEQUVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS. * BOLTS MUST EXTEND A MINIMUM OF 7" INTO 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 OF THE PLATE SECTION.</div>	<div>TERMS AND DEFINITIONS: IRC 202</div> <div>* FOOTING: A FOUNDATIONAL SUPPORT; A MASONRY SECTION, USUALLY 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 THE 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, ROOFS, CEILINGS, AND STAIRWAYS * ROOF LIVE LOADS: LOAD PRODUCED DURING MAINTENANCE BY WORKERS, EQUIPMENT, AND MATERIALS. ADDITIONAL FOOTING INFORMATION: IRC 202 * STEM WALLS AT FOOTINGS SHALL LEAVE 7" CLEAR FROM THE BOTTOM OF THE SOLE PLATE TO THE EXTERIOR FINISHED GRADE LEVEL.</div>													

CODE COMPLIANCE NOTES

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, REFER ALSO TO SHEETS A-40 b & c

(APPLIES TO ALL BUILDING & WALL SECTIONS. AND ADDITIONAL SHEETS HEREIN. UNO2)

* 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. ETC. AND JURISDICTION SHALL HOLD FULL REVIEW RESPONSIBILITY AND ETC SHALL MEET LOCAL REQUIREMENTS FOR WORKMANSHIP AND LOCAL JURISDICTIONS, INSPECTIONS, AND THE LIKE, AND SHALL SUPERCEDE THE GENERAL NATURE OF TYPICAL CODE REFERENCES AND NOTES HEREIN AS PROVIDED FOR CONVENIENCE.

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

REVISIONS

INT.	DATE	REV
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DESIGNER: 0

DRAFTER: 0

DATE: 05/17/18

PROJECT NO: 19198

SHEET NO:

INTERIOR DIMENSION – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

CEILING HEIGHT –

CEILING HEIGHT: IRC TABLE R302.1

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

ROOM AREAS:

MINIMUM ROOM AREAS

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

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

STAIRS / RAILINGS

STAIRWAYS: R301.1 – R301.7.5

WIDTH: 36" MIN. ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
CLEAR WIDTH – HANDRAIL INSTALLED ON ONE SIDE: 3'-1 1/2"
CLEAR WIDTH – HANDRAIL INSTALLED ON BOTH SIDES: 2'
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. SPHERE.
TREAD DEPTH: 10" MIN. MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
TREAD TOLERANCE: GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS MUST NOT EXCEED THE THE SMALLEST BY MORE THAN 3/8"
NOSING RADIUS OF CURVATURE: 9/16"
SOLID RISER NOSING PROJECTION: 3/4" MIN. TO 1-1/4" MAX.
NOSING PROJECTION TOLERANCE: THE GREATEST NOSING PROJECTION MUST NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.
BEVELING OF NOSINGS: 1/2" MAX.

HANDRAILS: R301.7.2, R301.8.2

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

GUARDS – R302.1.1-R302.1.3

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, TREAD AND BOTTOM RAIL OF A GUARD, MUST NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

MEANS OF EGRESS

EMERGENCY & RESCUE OPENINGS – R302.2.1-R302.2.2

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

BARS, GRILLES, COVERS & SCREENS – R302.4

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

EGRESS DOOR – R301.2

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

WINDOW WELLS – R302.2.3

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

SMOKE ALARMS

CARBON MONOXIDE ALARMS – R305

APPROVED CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS MUST BE PROVIDED IN DWELLING UNITS WHERE THE DWELLING UNIT:

- CONTAINS A FUEL-FIRED APPLIANCE.
- HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

SMOKE ALARMS LOCATIONS – R304.3

SMOKE ALARMS MUST BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.

EXCEPTION: CRAWL SPACES AND UNINHABITABLE ATTICS.

INTERIOR WALL COVERINGS

INTERIOR WALL COVERING: R702.2

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

HVAC – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

HEATING & COOLING EQUIPMENT – M1401.2, M1401.4, M1402.3, M1402.2

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

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

APPLIANCES IN ROOMS – M1305.12, M1305.13

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

APPLIANCES WITH IGNITION SOURCE IN GARAGES – M1307.3

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

APPLIANCES INSTALLED IN ATTICS – M1305.13

ATTICS CONTAINING APPLIANCES MUST BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
UNOBSTRUCTED PASSAGEWAY SIZES: 30" MIN. WIDE AND 22" MIN. WIDE AND 20" MAX. LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.

- A LEVEL SERVICE SPACE A MIN. OF 30" DEEP X 30" WIDE MUST BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
- THE CLEAR ACCESS OPENING DIMENSIONS MUST BE A MIN. OF 20" X 30", AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

MECHANICAL VENTILATION RATE – M1507.3.2

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

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

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

FOR SI: 1 SQUARE FOOT = 0.0929 m², 1 CUBIC FOOT PER MINUTE = 0.0004719 m³/s

MECHANICAL VENTILATION SYSTEM – M1507.3.1

WHOLE-HOUSE VENTILATION SYSTEM MUST CONSIST OF:

- ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH.
- ASSOCIATED DUCTS AND CONTROLS.
- LOCAL EXHAUST OR SUPPLY FANS PERMITTED TO SERVE AS SUCH A SYSTEM.

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

LOCAL EXHAUST RATES – M1507.4

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

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

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

FOR SI: 1 CUBIC FOOT PER MINUTE = 0.0004719 m³/s
CFM = CUBIC FEET PER MINUTE

APPLIANCES UNDER FLOOR – M1305.14

UNOBSTRUCTED PASSAGEWAY SIZE: 30" MIN. HIGH, 22" MIN. WIDE AND 20" MAX. LONG MEASURED
ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING FROM THE APPLIANCE.
SERVICE SPACE: 30" DEEP X 30" WIDE AT THE FRONT OF THE APPLIANCE.
NOTE: IF THE DEPTH OF THE PASSAGEWAY OR THE SERVICE SPACE EXCEEDS 12" BELOW THE ADJOINING GRADE, THE WALL A OF THE PASSAGEWAY MUST BE LINED WITH CONCRETE OR MASONRY EXTENDING 4" ABOVE THE ADJOINING GRADE.
ROUGH-FRAMED ACCESS OPENING DIMENSIONS: 22" MIN. X 30" MIN.
NOTE: ALL SPACES FOR MECHANICAL EQUIPMENT MUST BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE.

- APPLIANCES MUST BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCE OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

LEVEL WORKING SPACE – M1305.1

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

MECHANICAL EQUIPMENT CLEARANCES – M1305.14.1, M1402.2

GROUND SUPPORTED EQUIPMENT: 3" MIN. ABOVE THE GROUND; LEVEL AND FIRMLY SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL.
SUSPENDED APPLIANCES: 6" MIN. FROM THE GROUND.

FURNACES & HANDLERS (WITHIN COMPARTMENTS OR ALCOVES) – M1305.11

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 – M1505.1

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

EXHAUST SYSTEMS / RANGE HOODS – M1507.1, M1507.2

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

EXHAUST SYSTEMS / EXHAUST OPENINGS – M1506.2

AIR EXHAUST OPENINGS MUST TERMINATE:

- 3" MIN. FROM PROPERTY LINES.
- 3" MIN. FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING AND
- 10" MIN. FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3' ABOVE THE AIR INTAKE.

RECIRCULATION OF AIR – M1507.2

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

NOTE: SAME REQUIREMENTS APPLY TO MECHANICAL VENTILATION.

CODE COMPLIANCE NOTES

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

(APPLIES TO ALL BUILDING & WALL SECTIONS, AND ADDITIONAL SHEETS HEREIN, UN2)

- 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

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
jasmith@co.kitsap.wa.us
1/11/2020

FOUNDATIONAL
FRAMING PLAN

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

ARCHITECTURAL
CONSTRUCTION-CODE
COMPLIANCE

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: 

DRAFTER: 

DATE: 05/17/18

PROJECT NO: 19198

SHEET NO:

A-1.5

Established Basic Permit #

19-03671

Permit Number: 20-04896

PLUMBING – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

TRENCHING & BEDDING – P26041
WHERE TRENCHES ARE EXCAVATED IN ORDER FOR THE BOTTOM OF THE TRENCH TO FORM THE BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD-BEARING SUPPORT MUST BE PROVIDED BETWEEN JOINTS.

PROTECTION OF FOOTINGS – P26044
• TRENCHING INSTALLED PARALLEL TO FOOTINGS AND WALLS MUST NOT EXTEND INTO THE BEARING PLANE OF A FOOTING OR WALL.
• THE UPPER BOUNDARY OF THE BEARING PLANE IS A LINE THAT EXTENDS DOWNWARD, AT AN ANGLE OF 45 DEGREES FROM HORIZONTAL, FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING OR WALL.

WASTE OUTLETS – P2710.3, P2710.4, P2710.1, P2714.1
LAVATORY WASTE OUTLETS: 1-1/4" IN DIAMETER.
A STRAINER, POP-UP STOPPER, CROSSLAP OR OTHER DEVICE MUST BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.
SINK WASTE OUTLETS: 1-1/2" DIAMETER.
A STRAINER, CROSSLAP OR OTHER DEVICE MUST BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.
BATHTUB OUTLETS: 1-1/2" DIAMETER.
BATHTUB WASTE OUTLETS AND OVERFLOWS: BATHTUBS MUST BE EQUIPPED WITH A WASTE OUTLET AND AN OVERFLOW OUTLET. THE WASTE OUTLET MUST BE EQUIPPED WITH A WATER-TIGHT STOPPER.
FLUSH VALVES IN FLUSH TANKS: 1" MIN. ABOVE THE FLOOD-LEVEL RM OF THE BOWL. CONNECTED THERETO.

WASTE RECEPTORS – P27106
• FOR OTHER THAN HUB DRAINS THAT RECEIVE ONLY CLEAR-WATER WASTE AND STANDPIPES, A REMOVABLE STRAINER OR BASKET MUST COVER THE WASTE OUTLET OF WASTE OF WASTE RECEPTORS.
• WASTE RECEPTORS MUST NOT BE INSTALLED IN CONCEALED SPACES, PLENUMS, ATTICS, CRAWL SPACES OR INTERSTITIAL SPACES ABOVE CEILINGS AND BELOW FLOORS.
• WASTE RECEPTORS MUST BE READILY ACCESSIBLE.
• HUB DRAINS MUST BE IN THE FORM OF A HUB OR A PIPE THAT EXTENDS A MIN. OF 1" ABOVE A WATER-IMPERVIOUS FLOOR.
• STANDPIPES MUST EXTEND 18" MIN. AND 42" MAX ABOVE THE TRAP WEIR.
• WHERE A LAUNDRY TRAY WASTE LINE CONNECTS INTO A STANDPIPE FOR AN AUTOMATIC CLOTHES WASHER DRAIN, THE STANDPIPE MUST EXTEND 30" MIN. ABOVE THE STANDPIPE TRAP WEIR AND MUST EXTEND ABOVE THE FLOOD LEVEL RM OF THE LAUNDRY TRAY.
• THE OUTLET OF THE LAUNDRY TRAY MUST BE 30" MAX HORIZONTALLY FROM THE STANDPIPE TRAP.
• PLUMBING FIXTURES THAT ARE USED FOR WASHING AND BATHING MUST NOT BE USED TO RECEIVE THE DISCHARGE OF INDIRECT WASTE PIPING.

MAX. FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS^a – P29032

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING
LAVATORY FAUCET	22 gpm at 60 psi
SHOWER HEAD ^a	25 gpm at 80 psi
SINK FAUCET	22 gpm at 60 psi
WATER CLOSET	16 GALLONS PER FLUSHING CYCLE

FOR SI: 1 GALLON PER MINUTE = 3.785 L/m,
1 POUND PER SQUARE INCH = 6895 kPa.

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

PLUMBING FIXTURES / ACCESS TO CONNECTIONS – P27104
SLIP JOINTS MUST BE MADE WITH AN APPROVED ELASTOMERIC GASKET.
SLIP JOINTS INSTALLATION LOCATIONS = TRAP OUTLET, TRAP INLET AND WITHIN THE TRAP SEAL
FIXTURES WITH CONCEALED SLIP-JOINT CONNECTIONS MUST BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE OF 12" MIN. IN ITS SMALLEST DIMENSION OR OTHER APPROVED ARRANGEMENT SO AS TO PROVIDED ACCESS TO THE SLIP CONNECTIONS FOR INSPECTION AND REPAIR.

HORIZONTAL DRAINAGE PIPING SLOPE – P30053
MIN. SLOPES OF PIPES WITH DIAMETER 1-1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE)
MIN. SLOPES OF PIPES WITH DIAMETER 3" OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1% SLOPE)

BACKFILLING – P26043
PIPES MUST BE COVERED BY TAMPED EARTH = 12" MIN.
BACKFILL MUST BE FREE FROM:
• DISCARDED CONSTRUCTION MATERIAL AND DEBRIS
• ROCKS, BROKEN CONCRETE AND FROZEN CHUNKS
BACKFILL LOCATION = BOTH SIDES OF THE PIPE
• BACKFILL MUST BE PLACED EVENLY AND TAMPED TO RETAIN PROPER ALIGNMENT.
• LOOSE EARTH MUST BE CAREFULLY PLACED IN THE TRENCH IN 6" LAYERS AND TAMPED IN PLACE.

PIPE SUPPORT – P2605
PIPING MUST SUPPORTED TO:
• ENSURE ALIGNMENT.
• PREVENT SAGGING.
• ALLOW MOVEMENT ASSOCIATED WITH THE EXPANSION AND CONTRACTION OF THE PIPING SYSTEM.
• PIPING IN THE GROUND MUST BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH.
• HANGERS AND ANCHORS MUST BE OF SUFFICIENT STRENGTH TO MAINTAIN THEIR PROPORTIONAL SHARE OF WEIGHT OF PIPE AND CONTENTS AND OF SUFFICIENT WIDTH TO PREVENT DISTORTION TO THE PIPE.
• HANGERS AND STRAPPING MUST BE OF APPROVED MATERIAL THAT DOES NOT PROMOTE GALVANIC ACTION.
• RIGID SUPPORT SWAY BRACING MUST BE PROVIDED AT CHANGES IN DIRECTION GREATER THAN 45 DEGREES FOR PIPE SIZES 4" AND LARGER.

REQUIRED CAPACITIES AT POINT OF OUTLET DISCHARGE – IRC TABLE P29031

FIXTURE SUPPLY OUTLET SERVING	FLOW RATE (gpm)	FLOW PRESSURE (gpm)
BATHTUB, BALANCED-PRESSURE, THERMOSTATIC MIXING VALVE OR COMBINATION	4	20
BIDET, THERMOSTATIC MIXING VALVE	2	20
DISHWASHER	2.75	8
LAUNDRY TRAY	4	8
LAVATORY	08	8
SHOWER, BALANCING-PRESSURE, THERMOSTATIC OR COMBINATION	25	20
SILL COCK, HOSE BIBB	5	8
SINK	1.75	8
WATER CLOSET, FLUSHMETER TANK	16	20
WATER CLOSET, TANK, CLOSE COUPLED	3	20
WATER CLOSET, TANK, ONE-PIECE	6	20

FOR SI: 1 GALLON PER MINUTE = 3.785 L/m,
1 POUND PER SQUARE INCH = 6895 kPa.

PLUMBING FIXTURES / TAIL PIECES – P27102
FIXTURE TAIL PIECES FOR SINKS, DISHWASHERS, LAUNDRY TUBS, BATHTUBS AND SIMILAR FIXTURES: 1-1/2" MIN. IN DIAMETER
FIXTURE TAIL PIECES FOR BIDETS, LAVATORIES AND SIMILAR FIXTURES: 1-1/4" MIN. IN DIAMETER

FIXTURES WITH CONCEALED SLIP-JOINT CONNECTIONS MUST BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE 12" MIN. IN ITS SMALLEST DIMENSION – P27104.

PLUMBING FIXTURES / INSTALLATION – P27101
FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES: MUST BE SECURED TO THE DRAINAGE CONNECTION AND THE FLOOR, BY SCREWS, BOLTS, WASHERS, NUTS AND SIMILAR FASTENERS OF COPPER, COPPER ALLY OR OTHER CORROSION-RESISTANT MATERIAL
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 – R3051, R3071, P27108
CLEARANCE FOR WATER CLOSETS, LAVATORIES AND BIDETS: 15" MIN. FROM ITS CENTER TO SIDE WALL, PARTITION OR VANITY.
CLEARANCES BETWEEN ADJACENT FIXTURES: 30" MIN. CENTER-TO-CENTER.
CLEARANCE IN FRONT OF WATER CLOSET: 21" MIN. THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT MUST NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

SHOWER COMPARTMENTS – P27108
INTERIOR CROSS-SECTIONAL AREA: 900 SQ. IN.
DIMENSION: 30" MIN. MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES AND SAFETY GRAB BARS OR RAILS.
ACCESS AND EGRESS OPENING WIDTH: 22" MIN.
SHOWER DRAINS OUTLET SIZES: 1-1/2" IN DIAMETER.
HIGH LIMIT STOP WATER TEMPERATURE: 120 DEGREES F MAX.
OTHER SHOWER CLEARANCES:
• HINGED SHOWER DOORS MUST OPEN OUTWARD.
• THE WALL AREA ABOVE BUILT-IN TUBS MUST FROM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.
• THE MINIMUM REQUIRED AREA AND DIMENSION MUST BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND MUST BE CONTINUED TO A HEIGHT OF NOT LESS THAN 10" ABOVE THE SHOWER DRAIN OUTLET.
• WATER SUPPLY RISERS FROM THE SHOWER VALVE TO THE SHOWER HEAD OUTLET, WHETHER EXPOSED OR CONCEALED, MUST BE ATTACHED TO THE STRUCTURE USING SUPPORT DEVICES DESIGNED FOR USE WITH THE SPECIFIC PIPING MATERIAL OR FITTINGS ANCHORED WITH SCREWS.

ELECTRICAL – CODE COMPLIANCE NOTES

BASED ON INTERNATIONAL RESIDENTIAL CODE (IRC) – 2015 EDITION

LENGTH OF CONDUCTOR – E3406.1.2
LENGTH OF CONDUCTOR FOR SPLICE OR TERMINATION:
LENGTH: 6" MIN. OF FREE CONDUCTOR MUST BE PROVIDED AT EACH OUTLET, JUNCTION OR SWITCH POINT WHERE CONDUCTORS ARE TO BE SPLICED, TERMINATED OR CONNECTED TO FIXTURES OR DEVICES.
MEASURING REQUIRED LENGTH: LENGTH MUST BE MEASURED FROM THE POINT IN THE BOX WHERE THE CONDUCTOR EMERGES FROM ITS RACEWAY OR CABLE SHEATH.
CONDUCTOR'S LENGTH: 3" MIN. OUTSIDE THE OPENING OF AN OUTLET, JUNCTION OR SWITCH POINT WHERE OUTLET, JUNCTION OR SWITCH POINT IS LESS THAN 8" IN ANY DIMENSION.

VOLTAGE RATING – E3602.4
SYSTEMS MUST BE 3-WIRE, 120/240-VOLT, SINGLE-PHASE WITH A GROUNDED NEUTRAL.

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

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

LIGHTING OUTLETS – E3202.2-E3202.4
HABITABLE ROOMS & BATHROOMS: 1 MIN. WALL SWITCH-CONTROLLED LIGHTING OUTLET.
ADDITIONAL LOCATIONS: 1 MIN. WALL SWITCH-CONTROLLED LIGHTING OUTLET IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER AND AT EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR, ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS, BASEMENTS.
NOTE: IN ADDITION, A LIGHTING OUTLET MUST BE PROVIDED AT OR NEAR EQUIPMENT THAT REQUIRES SERVICING.

RECEPTACLE / OUTLETS – E3202.1, 2201.4 – E3202.12
RECEPTACLE LOCATION/SPACING: 6" MAX. DISTANCE FROM ANY POINT MEASURED HORIZONTALLY ABOVE THE FLOOR LINE OF ANY WALL SPACE.
WALL COUNTERTOP RECEPTABLE OUTLETS: 1 AT EACH WALL COUNTERTOP SPACE 12" OR WIDER; NO POINT MUST BE MORE THAN 24" FROM THE RECEPTACLE OUTLET SERVING THAT SPACE.
ISLAND COUNTERTOP OUTLETS: 1 MIN. WHEN THE DIMENSION OF THE ISLAND IS GREATER THAN 24" LONG X 12" SHORT.
NOTE: SAME REQUIREMENT APPLIES TO PENINSULAR COUNTERTOP SPACES. A PENINSULA COUNTERTOP IS MEASURED FROM THE COUNTERTOP EDGE.
APPLIANCE RECEPTACLE OUTLETS: INSTALLED WITHIN 6' OF THE INTENDED LOCATION OF THE SPECIFIC APPLIANCE. SPECIFIC APPLIANCE EXAMPLE: LAUNDRY EQUIPMENT.
BATHROOM RECEPTACLE OUTLETS: 1 MIN; LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET 12" MAX BELOW THE TOP BASIN.
IMPORTANT NOTE: RECEPTACLE OUTLETS MUST BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS IN A BATHROOM BASIN LOCATION.
OUTDOOR RECEPTACLE OUTLETS: 1 MIN; INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT; LOCATED 6'-6" MAX ABOVE GRADE.
BALCONIES, DECKS AND PORCHES RECEPTACLE OUTLETS: 1 MIN; INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH LOCATED 6'-6" MAX ABOVE GRADE.
BASEMENTS AND GARAGES RECEPTACLE OUTLETS: 1 MIN. IN EACH SEPARATE, UNFINISHED PORTION OF THE BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE OUTLETS.
NOTE: SAME REQUIREMENTS APPLY TO UNFINISHED PORTIONS OF BASEMENTS AND ACCESSORY BUILDINGS.
HALLWAYS RECEPTACLE OUTLET: 1 MIN. IF THE HALLWAY IS 10' OR GREATER IN LENGTH.

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

BRANCH-CIRCUIT REQUIREMENTS-SUMMARY^{a,b} – IRC TABLE E3102.14

	CIRCUIT RATING				
	15 AMP	20 AMP	30 AMP		
CONDUCTORS: MIN. SIZE (AGW) CIRCUIT CONDUCTORS	14	12	10		
MAX. OVER-CURRENT PROTECTION DEVICE RATING AMPERES RATING	15	20	30		
OUTLET DEVICES: LAMP HOLDERS PERMITTED RECEPTACLE RATING (AMPERES)	ANY TYPE 15 MAX.	ANY TYPE 15 OR 20	N/A 30		
MAX. LOAD (AMPERES)	15	20	30		
^a THESE GAGES ARE FOR COPPER CONDUCTORS		^b N/A = NOT ALLOWED			
SERVICES – E3602.1, E3602.3, E3602.4 • ONE-AND TWO FAMILY DWELLINGS MUST BE SUPPLIED BY ONLY ONE SERVICE. • SERVICE CONDUCTORS SUPPLYING A BUILDING OR OTHER STRUCTURE MUST NOT PASS THROUGH THE INTERIOR OF ANOTHER BUILDING OR THROUGH ANOTHER STRUCTURE. • CONDUCTORS OTHER THAN SERVICE CONDUCTORS MUST NOT INSTALLED IN THE SAME SERVICE RACEWAY OR SERVICE CABLE.					
SURFACE & UNDERGROUND INSTALLATION – E3602.3.1, E3602.3.1 SURFACE INSTALLATION • CABLES MUST CLOSELY FOLLOW THE SURFACE OF THE BUILDING FINISH OR RUNNING BOARDS. UNDERGROUND INSTALLATION • UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND THAT ARE BURIED 18" OR MORE BELOW GRADE MUST HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH 12" MIN. ABOVE THE UNDERGROUND INSTALLATION. • DIRECT BURIED CONDUCTORS AND CABLES EMERGING FROM THE GROUND MUST BE PROTECTED BY ENCLOSURES OR RACEWAYS EXTENDING FROM THE MIN. COVER DISTANCE BELOW GRADE A POINT AT LEAST 8' ABOVE FINISHED GRADE. • CONDUCTORS ENTERING A BUILDING MUST BE PROTECTED TO THE POINT OF ENTRANCE.					
CABLE PROTECTION – E3602.3.2, E3602.3.3 • WHERE SUBJECT TO PHYSICAL DAMAGE, CABLES MUST BE PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC RIGID NON-METALLIC CONDUIT, OR OTHER APPROVED MEANS. • WHERE PASSING THROUGH A FLOOR, THE CABLE MUST BE ENCLOSED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC RIGID NON-METALLIC CONDUIT, OR OTHER APPROVED MEANS. EXTENDING A MIN. OF 6" ABOVE THE FLOOR. • WHERE EXPOSED TO SUNLIGHT, CONDUCTORS AND CABLES MUST BE MARKED AS "SUNLIGHT RESISTANT" OR BE COVERED WITH INSULATING MATERIAL LISTED "SUNLIGHT RESISTANT".					
GFCI AND AFCI ELECTRICAL DEVICES A GFCI AND AN AFCI ARE DIFFERENT ELECTRICAL DEVICES THAT PERFORM DIFFERENT KINDS OF ACTIONS. • A GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) IS DESIGNED TO PREVENT ELECTRICAL SHOCK. GFCIs ARE REQUIRED IN DAMP AREAS AND OUTSIDE AREAS. • AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) IS DESIGNED TO PREVENT ELECTRICAL FIRES. AFCIs ARE REQUIRED IN ALL SLEEPING AREAS, BEDROOMS, DENS ETC.					

CODE COMPLIANCE NOTES
FOR ALL GENERAL IRC CODE COMPLIANCE, SEE SHEETS A-12 AND FOR SECTION RELATED NOTES SUCH AS FOUNDATIONS, FRAMING, INTERIOR SPACES, GENERAL HVAC AND ELECTRICAL IRC REQUIREMENTS, REFER ALSO TO SHEETS A-42a&b

(APPLIES TO ALL BUILDING & WALL SECTIONS, AND ADDITIONAL SHEETS HEREIN, UNQ.)

* 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.

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
jasmith@co.kitsap.wa.us
1/11/6/2020

ENW RED BARN, LLC
FOUNDATION/
FRAMING PLAN

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

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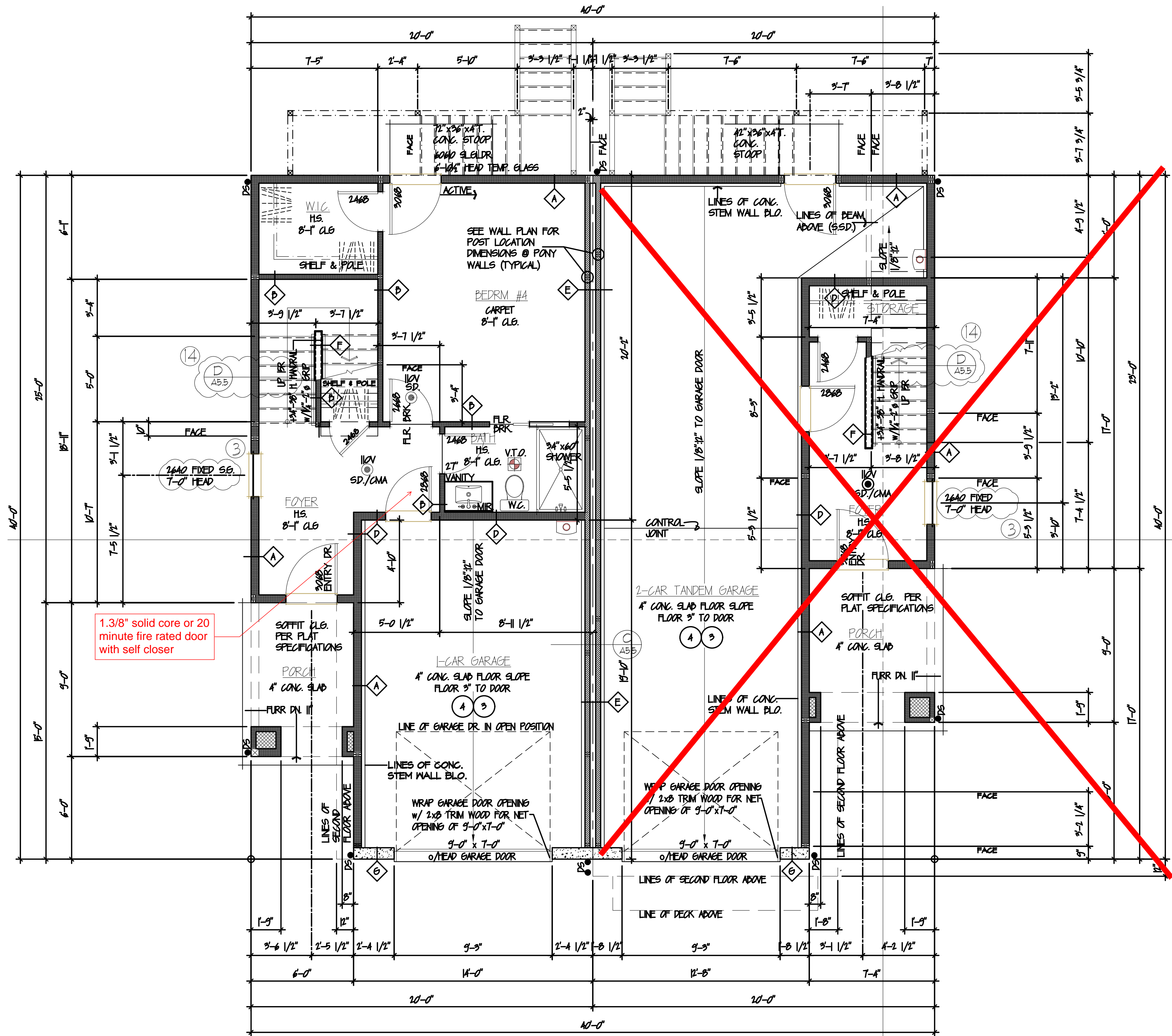
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CHANGES
MUST Be Approved Prior
To Performing Work

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

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020



1.3/8" solid core or 20
minute fire rated door
with self closer

FLOOR PLAN - 1ST FLR
SCALE 1/4" = 1'-0"

MAIN FLOOR LEGEND

- SMALL SQUARE: SMOKE DETECTOR
- CIRCLE WITH 'X': COMBO GARAGE & CARPORT COVERED DETECTOR
- CIRCLE WITH 'X' AND 'H': FIRE ALARM
- CIRCLE WITH 'X' AND 'D': DOWN SPRINKLER
- CIRCLE WITH 'X' AND 'S': SMOKE DETECTOR
- CIRCLE WITH 'X' AND 'T': THERMIST
- CIRCLE WITH 'X' AND 'P': PHOTO EYE
- CIRCLE WITH 'X' AND 'L': LIGHT
- CIRCLE WITH 'X' AND 'A': ALARM
- CIRCLE WITH 'X' AND 'B': BELL
- CIRCLE WITH 'X' AND 'C': CHIME
- CIRCLE WITH 'X' AND 'E': EXTERIOR
- CIRCLE WITH 'X' AND 'I': INTERIOR
- CIRCLE WITH 'X' AND 'O': OUTDOOR
- CIRCLE WITH 'X' AND 'U': UNDER
- CIRCLE WITH 'X' AND 'V': VENT
- CIRCLE WITH 'X' AND 'W': WINDOW
- CIRCLE WITH 'X' AND 'Y': YARD
- CIRCLE WITH 'X' AND 'Z': ZONE

PROVIDE ONE LAYER 1/2" GUB TYPE 'X' AT CEILINGS COMMON WITH HABITABLE AREAS - WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY, CLAD ALL SUPPORT COLUMNS, BEAMS AND WALLS WITH ONE LAYER 1/2" GUB. - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA WITH NO LESS THAN 1/2" GUB ON THE GARAGE SIDE.



GENERAL PLAN NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.
2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.
3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT SIZE AND LOCATION ONLY. SEE SCHEDULES AND ELEVATIONS FOR COORDINATION.
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALL TYPES AND SHEET A-10X 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 APPL. A-10X & A-20X 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 C.L.G. MOUNTED SMOKE DETECTORS, HARD WIRED W/ BATTERY BACKUPS.
- 2) ALL BATHROOMS, SHOWER ROOMS TO RECEIVE C.L.G. FANS (SEPARATE UNIT OR COMBO FAN/LIGHT TYP) - CODE REQ. CFM MIN. UNO. - 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 GC SUB PERMITTING & RELATED CODE COMPLIANCE.
- 5) FACTORY-BUILT WOOD STOVE INSTALLATION TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, AS WELL AS IRC, IBC, & WITH KITSAP COUNTY PROCEDURE #75 TITLED "WOODSTOVES AND PREPLACES" & WITH 2004 NFPA 201.
- 6) ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, UNO. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

- A EXTERIOR WALL CONSTRUCTION - SINGING PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER 7/16" OX PLYWOOD (ALT. OSB) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/OR PRESCRIPTIVE DESIGN) OVER 2x6 STUDS @ 16" O.C. W/ BATT INSULATION (R-9 MIN. OR AS CODE REQ'D) OVER 1/2" GUB @ INT. SIDE AND TAPE, TEXTURE AND PAINT @ WARM INT. SIDE (OVER 5/8" TYPE 'X' H-R RATED GUB @ GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)
- B INTERIOR WALL CONSTRUCTION - 1/2" GUB EACH SIDE OVER 2x4 STUDS @ 16" O.C. FINISH PER TYPE 'X' ABOVE
- C SIMILAR TO B EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOGS. GC TO COORD. W/ CLIENT AS REQ'D, TYP. UNO.
- D INTERIOR WALL CONSTRUCTION - PLUMBING WALL: 1/2" GUB EACH SIDE OVER 2x6 STUDS @ 16" O.C. W/ SOUND BATT INSUL. FULL HT. / WIDTH OF WALL, MD/TAPE, TEXTURE, PAINT
- E SIMILAR TO C EXCEPT W/ R-11 BATT INSULATION MIN. (OR AS CODE REQ'D)

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

GENERAL I.R.C. 2015 NOTES

1. POST ADDRESS SO AS TO BE LEGIBLE FROM STREET, WITH #S TO ADEQUATELY CONTRAST FROM ADJACENT BACKGROUND - IRC R901
2. A FLOOR OR LANDING @ 7-3/4" MAX. BELOW THRESHOLD, IS REQUIRED FROM AN EXIT DOOR - IRC R901.2
3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOGS. UNO.
4. VERIFY ALL DOWNPOUT LOCATIONS BASED ON PARCEL/LOT, TIGHTLINES, AND THE LIKE, TYP.
5. GABLE END CONDITIONS: ALL PLYWOOD SHEAR PANELS MUST EXTEND CONTINUOUS FROM THE DIAPHRAGM UNO. THIS REQUIREMENT MAY BE ELIMINATED IF THE SE. & N. COORDINATION WITH THE TRUSS MANUFACTURER PROVIDES AN ADEQUATE SHEAR OR DRAG TRUSS IN SAD LOCATIONS. THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF SUCH A DECISION TO ALTER, AND BE PROVIDED WITH APPROPRIATE CALCULATIONS TO SUPPORT SAD DECISION, PRIOR TO THE START OF THE WORK, ORDERING OR INSTALLATION OF RELATED SYSTEMS, MATERIALS, AND THE LIKE. TYP. ALL LOGS. UNO, 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 SHEATED, FOR DIMENSIONAL CONTINUITY ACROSS THE ENTIRETY OF THE WALL PLANE FOR A UNIFORM FINISHING SURFACE, TYP. ALL LOGS. AS REQ'D.
7. INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 I.R.C. SECTIONS R102.15, R102.8, R102.9, R102.10, R102.11. DRIP EDGES REQUIRED PER R102.12.5
8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS -
A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, INSTALLED IN SUCH A MANNER AS TO BE WATERPROOF, WEATHERPROOF, AND LEAKPROOF. EXCEPT THAT IN SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OR NOT LESS THAN 1-1/8" OVER THE SEALING MATERIAL, AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SAD 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 CORNERS.
C) UNDER AND AT THE ENDS OF ALL MASONRY, WOOD, OR METAL STYLE COPINGS AND SILLS.
D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, TYP. THROUGHOUT
E) WHERE ANY EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR / FLOORLINE ASSEMBLY MADE OF WOOD CONSTRUCTION.
F) AT ANY/ALL WALL AND ROOF INTERSECTIONS.
G) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R102.11
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 WALKWAY 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 3/4" MIN. HEIGHT (36" TYP.) GUARD AT THE OPEN SIDE OF ANY/ALL STAIRWAYS WITH A TOTAL RISE OF MORE THAN 30", PER R901. A 4-9/8" SPHERE MAY NOT PASS THROUGH SAD GUARD IN THIS LOC. A 6" DIA. SPHERE MAY NOT PASS THROUGH ANY TRANSLUCENT SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.
10. EXTERIOR STAIRWAYS PER IRC R901.2 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 SAD DIMENSIONS TO BE 3/8". TREADS W/ SOLID RISERS ARE TO HAVE 3/8" MIN. TO 1-1/4" MAX. NOSINGS, OR 1" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PASSABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RUN. HANDRAILS SHALL BE INSTALLED AT 34-36" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRP, CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 4-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FULL STAIR RUN. PROVIDE 3/4" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R901. A 4-9/8" DIA. SPHERE SHALL NOT PASS THROUGH GUARDS. 6" DIA. SPHERE SHALL NOT PASS THROUGH ANY TRANSLUCENT OPENING CREATED BY RISER, TREAD, AND BOTTOM OF RAIL OF SAD GUARD.

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

DUPLEX FLOOR PLAN -
FIRST FLOOR

REVISIONS

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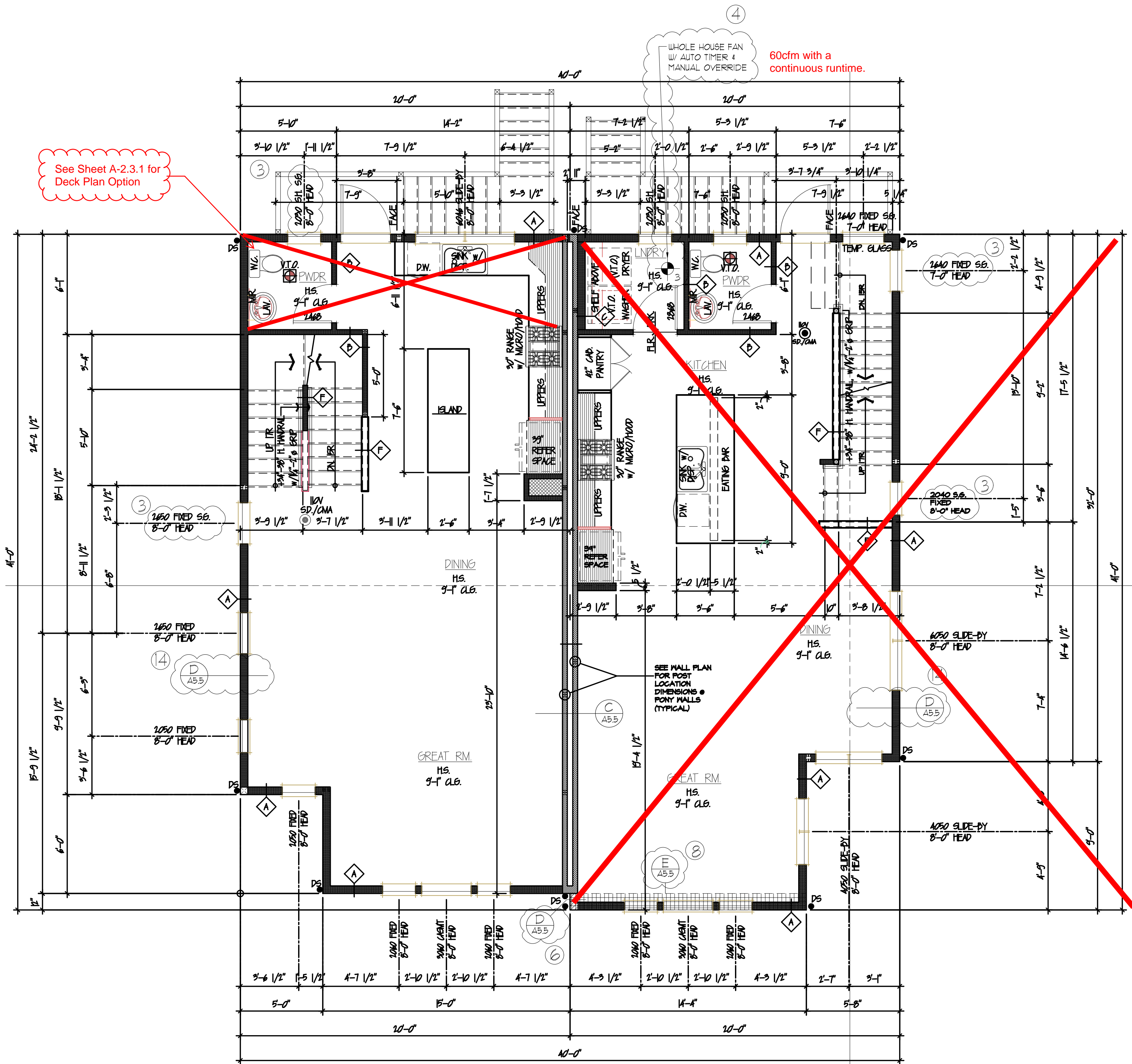
DESIGNER: ☐
DRAFTER: ☐
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO:

A-2.1

CHANGES
MUST Be Approved Prior
To Performing Work

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

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020



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

MAIN FLOOR LEGEND	
	SMOKE DETECTOR
	CARBON MONOXIDE & CARBON MONOXIDE DETECTOR
	FIRE ALARM PULL STATION
	FIRE ALARM BELL
	FIRE ALARM CONTROL UNIT

GENERAL PLAN NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY, OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.
2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY.
3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT SIZE AND LOCATION ONLY. SEE SCHEDULES AND ELEVATIONS FOR COORDINATION.
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x4. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND SHEET A-4XX SERIES SHEETS FOR ADDITIONAL INFO.
5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD. C IS TO SHOW CENTERLINE DIMENSIONS.
6. SEE ADDL. A-4XX & A-5XX 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 C.L.B. MOUNTED SMOKE DETECTORS, HARD WIRED W/ BATTERY BACKUPS.
- 2) ALL BATHROOMS, SHOWER ROOMS TO RECEIVE C.L.B. FANS (SEPARATE UNIT OR COMBO FAN/LIGHT TRD) - CODE REQ'D. CFM MIN. UNO. - 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 GC. SUB PERMITTING & RELATED CODE COMPLIANCE.
- 5) FACTORY-BUILT WOOD STOVE INSTALLATION TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, AS WELL AS IRC. 1004.4. & WITH KITSAP COUNTY PROCEDURE #78 TITLED "WOODSTOVES AND FIREPLACES" & WITH 2006 NFPA 201.
- 6) ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, UNO. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

- | | |
|--|---|
| <p>A EXTERIOR WALL CONSTRUCTION -
SPONGE PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER 1/4" OX PLYWOOD (ALT. OSB) SHEATHING VERIFY W/ STRUCT. ENGINEERING &/OR PRESCRIPTIVE DESIGN OVER 2x6 STUDS @ 16" O.C. W/ BATT INSULATION (R-21 MIN. OR AS CODE REQ'D) OVER 1/2" GYP. @ INT. SIDE, MD/TAPE, TEXTURE AND PAINT @ WARM INT. SIDE (OVER 5/8" TYPE X H-R RATED GYP. @ GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)</p> <p>B INTERIOR WALL CONSTRUCTION -
1/2" GYP. EACH SIDE OVER 2x4 STUDS @ 16" O.C. FINISH PER TYPE 'A' ABOVE</p> <p>C SIMILAR TO 'B' EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS. GC. TO COORD. W/ CLIENT AS REQ'D, TYP. UNO.</p> <p>D INTERIOR WALL CONSTRUCTION -
PLUMBING WALL: 1/2" GYP. EACH SIDE OVER 2x6 STUDS @ 16" O.C. W/ SOUND BATT INSUL. FULL HT. / WIDTH OF WALL, MD/TAPE, TEXTURE, PAINT</p> <p>E SIMILAR TO 'C' EXCEPT W/ R-21 BATT INSULATION MIN. (OR AS CODE REQ'D)</p> | <p>D GARAGE WALL CONSTRUCTION -
TO DO</p> <p>E INTERIOR TENANT / PARTY WALL CONSTRUCTION -
TO DO</p> <p>F STAIR RAILING / PARTIAL HEIGHT WALL CONSTRUCTION -
TO DO</p> <p>G CONCRETE WALL</p> |
|--|---|

GENERAL IRC. 2015 NOTES

1. POST ADDRESS SO AS TO BE LEGIBLE FROM STREET, WITH #5 TO ADEQUATELY CONTRAST FROM ADJACENT BACKGROUND - IRC R901
2. 2. A FLOOR OR LANDING @ 7-3/4" MAX. BELOW THRESHOLD, IS REQUIRED FROM AN EXIT DOOR - IRC R902.1
3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOCS. UNO.
4. VERIFY ALL DOWNSPOUT LOCATIONS BASED ON PARCEL/LOT, TIE LINES, AND THE LIKE, TYP.
5. GABLE END CONDITIONS: ALL PLYWOOD SHEAR PANELS MUST EXTEND CONTINUOUS FROM THE DIAPHRAGM UNO. THIS REQUIREMENT MAY BE ELIMINATED IF THE SE & N COORDINATION WITH THE TRUSS MANUFACTURER PROVIDES AN ADEQUATE SHEAR OR DRAG TRUSS IN SAD LOCATIONS. THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF SUCH A DECISION TO ALTER, AND BE PROVIDED WITH APPROPRIATE CALCULATIONS TO SUPPORT SAD DECISION, PRIOR TO THE START OF THE WORK, ORDERING OR INSTALLATION OF RELATED SYSTEMS, MATERIALS, AND THE LIKE. TYP. ALL LOCS. UNO. 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 REQ'D.
7. INSTALLATIONS OF ALL ROOFING AND WALL FLASHINGS ARE TO BE PER INDUSTRY STANDARDS, CONSTRUCTION BEST PRACTICES, AND IN COMPLIANCE WITH 2015 IRC. SECTIONS R102.15, R102.2, R902.3, R902.5. DRIP EDGES REQUIRED PER R902.1B5
8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS -
A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, INSTALLED IN SUCH A MANNER AS TO BE WATERPROOF, WEATHERPROOF, AND LEAKPROOF. EXCEPT THAT IN SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1/4" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SAD 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 CORNERS.
C) UNDER AND AT THE ENDS OF ALL MASONRY, WOOD, OR METAL STYLE CORNERS AND SILLS.
D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, TYP. THROUGHOUT
E) WHERE ANY EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR / FLOORLINE ASSEMBLY MADE OF WOOD CONSTRUCTION
F) AT ANY/ALL WALL AND ROOF INTERSECTIONS
G) AT ALL BUILT-IN GUTTERS, PER IRC SECTION R102.8
9. WHERE ANY ON SITE GRADE IS GREATER THAN 30" BELOW AN ADJACENT WALKWAY, LANDING, PATIO, AND/OR DECK, A CONTINUOUS RAILING / GUARDRAIL WITH A MIN. HEIGHT OF 36" ABOVE FINISHED WALKING SURFACE. RAILING SHALL BE DESIGNED, PER IRC COMPLIANCE, SO THAT THE DESIGN WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE BETWEEN RAILING PICKETS/MEMBERS. PROVIDE 3/4" MIN. HEIGHT (36" TYP.) GUARD AT THE OPEN SIDE OF ANY/ALL STAIRWAYS WITH A TOTAL RISE OF MORE THAN 30", PER R901. A 4-3/8" SPHERE MAY NOT PASS THROUGH SAD GUARD IN THIS LOC. A 6" DIA. SPHERE MAY NOT PASS THROUGH ANY TRIANGULAR SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.
10. EXTERIOR STAIRWAYS PER IRC R901.7 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 SAD DIMENSIONS TO BE 3/4". TREADS W/ SOLID RISERS ARE TO HAVE 3/4" MIN. TO 1-1/4" MAX. NOSINGS, OR 1" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PASSABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RUN. HANDRAILS SHALL BE INSTALLED AT 34-38" CONTINUOUS HEIGHT ABOVE NOSINGS. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRP. CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FULL STAIR RUN. PROVIDE 3/4" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R901. 4-3/8" DIA. SPHERE SHALL NOT PASS THROUGH GUARDS. 6" DIA. SPHERE SHALL NOT PASS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SAD GUARD.

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

DUPLEX FLOOR PLAN -
SECOND FLOOR

REVISIONS

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DESIGNER:

DRAFTER:

DATE: 05/17/18

PROJECT NO: 19193

SHEET NO:

A-2.2

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

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

VENTILATION RATE FOR WHOLE HOUSE FAN
TO BE 60 AIRFLOW IN CFM PER TABLE M1507.3.3 (1)
HVAC CONTRACTOR TO SPECIFY LOCATION.

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

Dwelling Unit Floor Area (Square Feet)	Number of Bedrooms				
	0-1	2-3	4-5	6-7	8
1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-15,000	90	105	120	135	150
15,001	105	120	135	150	165

TABLE M1507.3.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

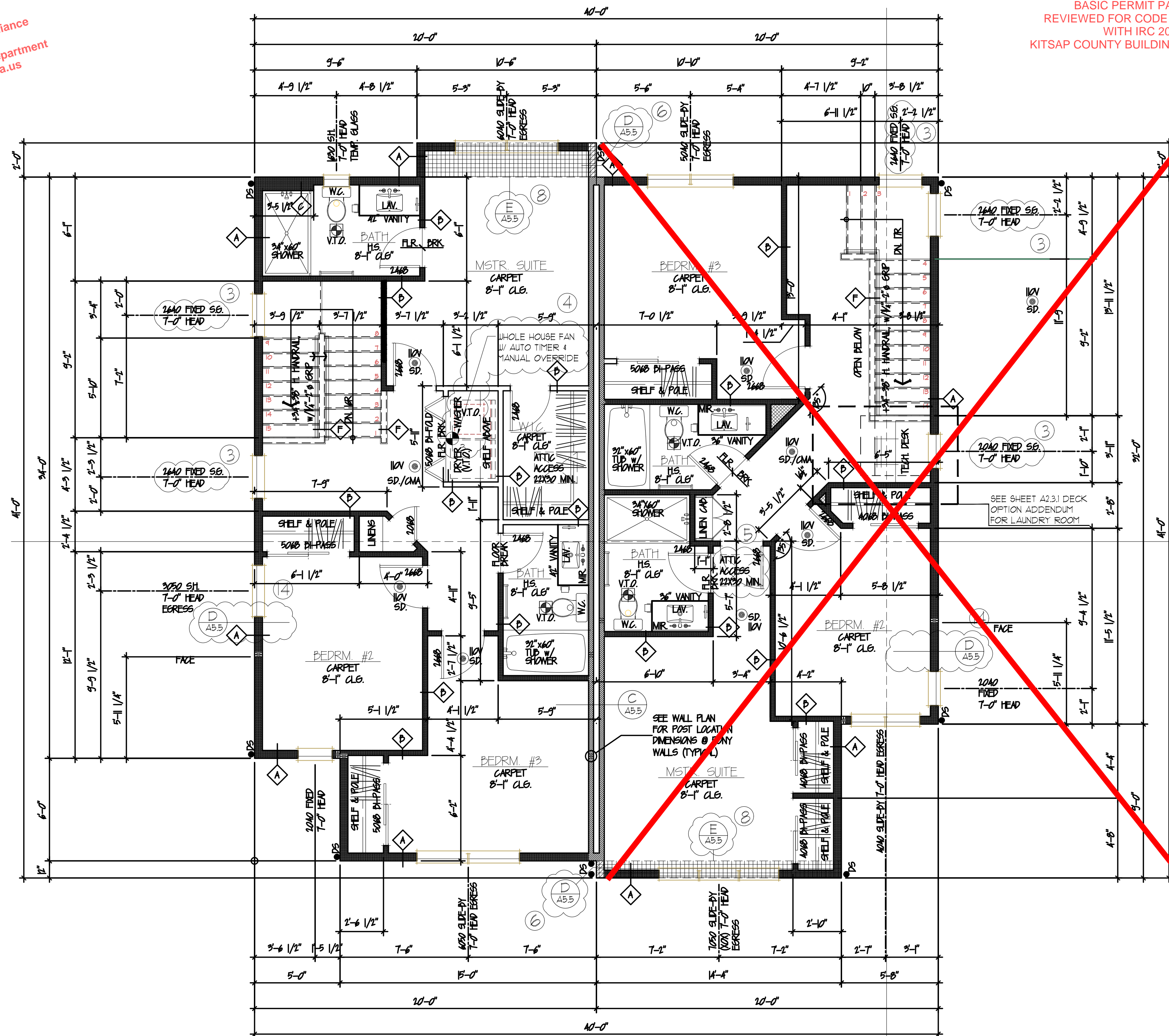
Run-Time Percentage in Each 4-Hour Segment Factor	25%	33%	50%	66%	75%	100%
	4	3	2	1.5	1.3	1.0

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

④

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

CHANGES
MUST Be Approved Prior
To Performing Work



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

MAIN FLOOR LEGEND

☼	SMOKE DETECTOR
☼	CORROSION RESISTANT CARBON MONOXIDE DETECTOR
☼	FINISH (NO PERMISSIVE)
☼	NOSE RAMP
☼	DOOR (NOSE RAMP, TREAD, AND BOTTOM RAIL TO BE SHOWN SEPARATELY)

GENERAL PLAN 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.
- 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.
- DOORS AND WINDOWS SHOWN FOR DESIGN INTENT SIZE AND LOCATION ONLY. SEE SCHEDULES AND ELEVATIONS FOR COORDINATION.
- 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 WALL TYPES AND SHEET A-4XX SERIES SHEETS FOR ADDITIONAL INFO.
- UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD. 6 IS TO SHOW CENTERLINE DIMENSIONS.
- SEE ADDL. 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.
- GC AND OWNER TO COORD. FOR APPROVAL OF TYPICAL INTERIOR FINISHES NOT SPECIFICALLY STATED ON FLOOR PLANS OR IN OTHER SHEETS/DESIGN INFO. HEREIN.
- 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

- ALL HABITABLE SLEEPING ROOMS TO RECEIVE C.L.G. MOUNTED SMOKE DETECTORS, HARD WIRED W/ BATTERY BACKUPS.
- ALL BATHROOMS, SHOWER ROOMS TO RECEIVE C.L.G. FANS (SEPARATE UNIT OR COMBO FAN/LIGHT TRD) - CODE REQD. CFM MIN. UNO. - VENT TO EXTERIOR, TYP.
- 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.
- ALL ELECTRICAL 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.
- FACTORY-BUILT WOOD STOVE INSTALLATION TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, AS WELL AS IRC 1004.4 & WITH KITSAP COUNTY PROCEDURE #75 TITLED "WOODSTOVES AND FIREPLACES" & WITH 2004 NFPA 211.
- ALL INTERIOR DOORS ARE UNRATED SOLID CORE WOOD DOORS, UNO. ELSEWHERE IN DOCS. HEREIN.

GENERAL WALL TYPES

- ① EXTERIOR WALL CONSTRUCTION -
SPRING PER ELEVATIONS OVER AIR BARRIER HOUSE WRAP OVER 7/16" CDX PLYWOOD (ALT. OSB) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/OR PRESCRIPTIVE DESIGN) OVER 2x6 STUDS @ 16" O.C. W/ BATT INSULATION (R-21 MIN. OR AS CODE REQD.) OVER 1/2" GYP @ INT. SIDE, MD/TAPE, TEXTURE AND PAINT @ WARM INT. SIDE (OVER 5/8" TYPE X 1-HR RATED GYP @ GARAGE INT. SIDE W/ HABITABLE SPACES ADJACENT)
- ② INTERIOR WALL CONSTRUCTION -
1/2" GYP EACH SIDE OVER 2x4 STUDS @ 16" O.C. FINISH PER TYPE 'X' ABOVE
- ③ SIMILAR TO ② EXCEPT ADD ACOUSTIC BATT INSULATION FULL HT. & WIDTH OF WALL, TYP. @ SOUND "PRIVACY" WALL LOCS. GC TO COORD. W/ CLIENT AS REQD. TYP. UNO.
- ④ INTERIOR WALL CONSTRUCTION -
PLUMBING WALL: 1/2" GYP EACH SIDE OVER 2x4 STUDS @ 16" O.C. W/ SOUND BATT NEEL FULL HT. / WIDTH OF WALL, MD/TAPE, TEXTURE, PAINT
- ⑤ SIMILAR TO ④ EXCEPT W/ R-21 BATT INSULATION MIN. (OR AS CODE REQD.)
- ⑥ GARAGE WALL CONSTRUCTION -
TO DO
- ⑦ INTERIOR PARTITION / PARTY WALL CONSTRUCTION -
TO DO See sheet A-5.5
- ⑧ STAIR RAILING / PARTIAL HEIGHT WALL CONSTRUCTION -
TO DO
- ⑨ CONCRETE WALL

GENERAL IRC 2015 NOTES

- POST ADDRESS SO AS TO BE LEGIBLE FROM STREET, WITH #5 TO ADEQUATELY CONTRAST FROM ADJACENT BACKGROUND - RC R901.
2. A FLOOR OR LANDING @ 7-3/4" MAX. BELOW THRESHOLD, IS REQUIRED FROM AN EXIT DOOR - RC R903.1
3. FLASHING @ / OVER TOPS OF WINDOWS & @ / OVER TOPS OF TRIM, TYP. ALL LOCS. UNO.
4. VERIFY ALL DOWNPOUT LOCATIONS BASED ON PARCEL/LOT, UTILITIES, AND THE LIKE, TYP.
5. GABLE END CONDITIONS: ALL PLYWOOD SHEAR PANELS MUST EXTEND CONTINUOUS FROM THE DIAPHRAGM UNO. THIS REQUIREMENT MAY BE ELIMINATED IF THE GC & IN COORDINATION WITH THE TRUSS MANUFACTURER PROVIDES AN ADEQUATE SHEAR OR DRAG TRUSS IN SFD LOCATIONS. THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF SUCH A REQUEST TO ALTER, AND BE PROVIDED WITH APPROPRIATE CALCULATIONS TO SUPPORT SFD DESIGN PRIOR TO THE START OF THE WORK, ORDERING OR INSTALLATION OF RELATED SYSTEMS, MATERIALS, AND THE LIKE. TYP. ALL LOCS. UNO. 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 IRC SECTIONS R102.15, R102.8, R102.9, R102.10, R102.11. DRIP EDGES REQUIRED PER R102.10.5
8. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS -
A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, INSTALLED IN SUCH A MANNER AS TO BE WATERPROOF, WEATHERPROOF, AND LEAKPROOF. EXCEPT THAT IN SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING ALL CORNERS, THEN DO NOT REQUIRE SdP 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 CORNERS.
C) UNDER AND AT THE ENDS OF ALL MASONRY, WOOD, OR METAL STYLE COPINGS AND SILLS.
D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, TYP. THROUGHOUT
E) WHERE ANY EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR / FLOORLINE ASSEMBLY MADE OF WOOD CONSTRUCTION
F) AT ANY/ALL WALL AND ROOF INTERSECTIONS.
G) AT ALL BUILT-IN EUTTERS, PER IRC SECTION R102.8.
9. WHERE ANY ON SITE GRADE IS GREATER THAN 30" BELOW AN ADJACENT WALKWAY, LANDING, PATIO, AND/OR DECK, A CONTINUOUS RAILING / GUARDRAIL WITH A MIN. HEIGHT OF 36" ABOVE FINISHED WALKING SURFACE. RAILING SHALL BE DESIGNED PER IRC COMPLIANCE, SO THAT THE DESIGN WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE BETWEEN RAILING PICKETS/MEMBERS. PROVIDE 36" MIN. HEIGHT (36" TYP.) GUARD AT THE OPEN SIDE OF ANY/ALL STAIRWAYS WITH A TOTAL RISE OF MORE THAN 30", PER R901. A 4-3/8" SPHERE MAY NOT PASS THROUGH SdP GUARD IN THIS LOC. A 6" DIA. SPHERE MAY NOT PASS THROUGH ANY TRIANGULAR SHAPE IN RAILING / GUARD DESIGN CREATED BY / AT RISER, TREAD, AND BOTTOM OF RAIL OR GUARD LAYOUT.
10. EXTERIOR STAIRWAYS PER IRC R901.7 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 SdP DIMENSIONS TO BE 3/8". TREADS W/ SdP RISERS ARE TO HAVE 3/8" MIN. TO 1-1/4" MAX. NOSING, OR 1" MIN. DEPTH AT TREAD. 4" DIA. SPHERE SHALL NOT BE PASSABLE THROUGH OPEN RISERS ON STAIRWAYS RISING MORE THAN 30". HANDRAIL SHALL BE REQUIRED WHERE 4 OR MORE RISERS ARE PRESENT IN A RUN. HANDRAILS SHALL BE INSTALLED AT 34-36" CONTINUOUS HEIGHT ABOVE NOSING. HANDRAILS SHALL BE 1-1/4" TO 2" IN DIA. GRP, CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT. RETURN RAILING ENDS TO WALL OR STAIR NEWELL POST. 6-8" CONTINUOUS CLEAR HEAD HEIGHT REQUIRED FOR FULL STAIR RUN. PROVIDE 36" MIN. HEIGHT GUARDS AT OPEN SIDE/S OF STAIRWAYS WITH TOTAL RISE OF 30" OR MORE, PER R901. 4-3/8" DIA. SPHERE SHALL NOT PASS THROUGH GUARD. 6" DIA. SPHERE SHALL NOT PASS THROUGH ANY TRIANGULAR OPENING CREATED BY RISER, TREAD, AND BOTTOM RAIL OF SdP GUARD.

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

DUPLEX FLOOR PLAN -
THIRD FLOOR

REVISIONS

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DESIGNER: ①

DRAFTER: ①

DATE: 05/17/18

PROJECT NO: 19198

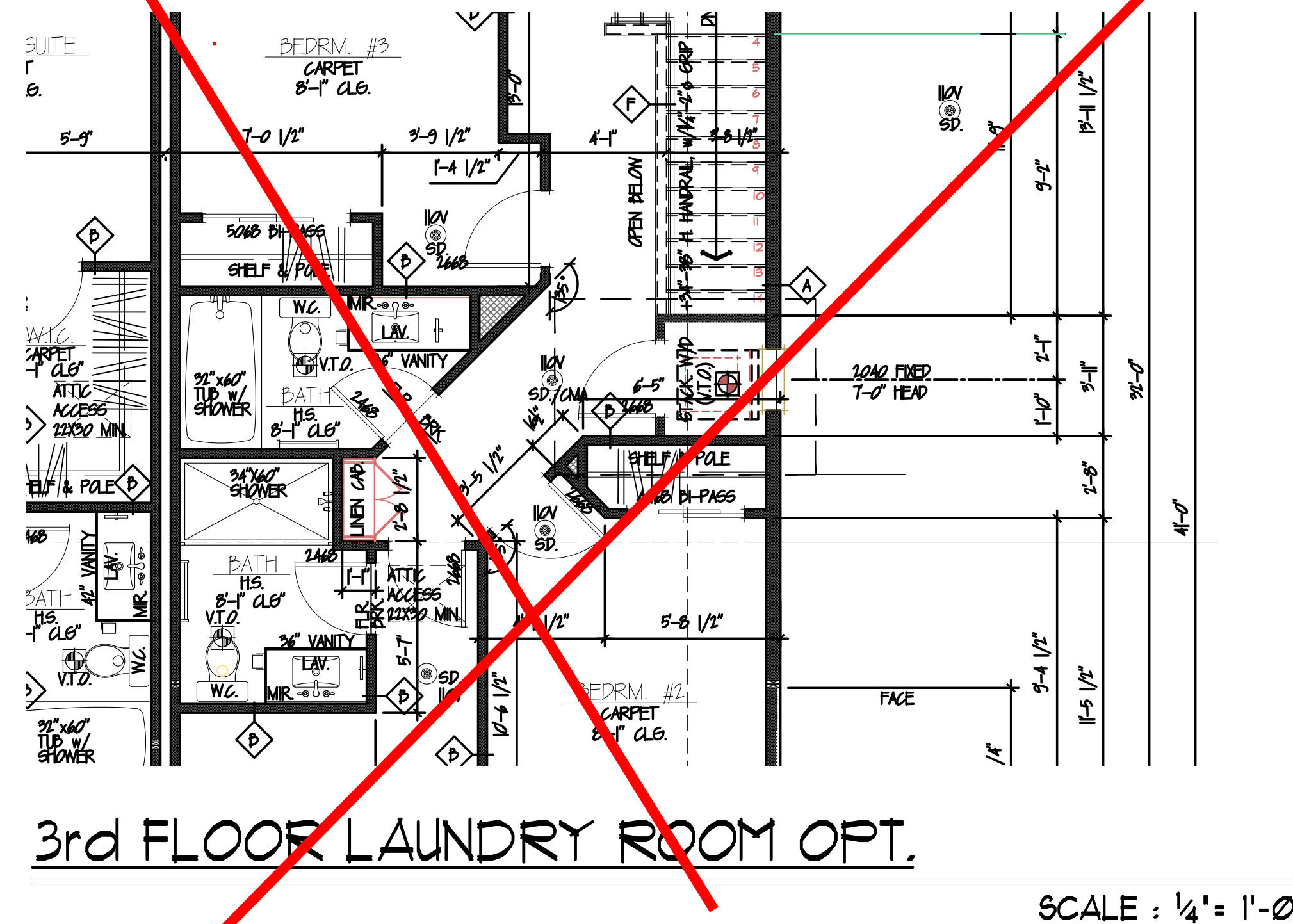
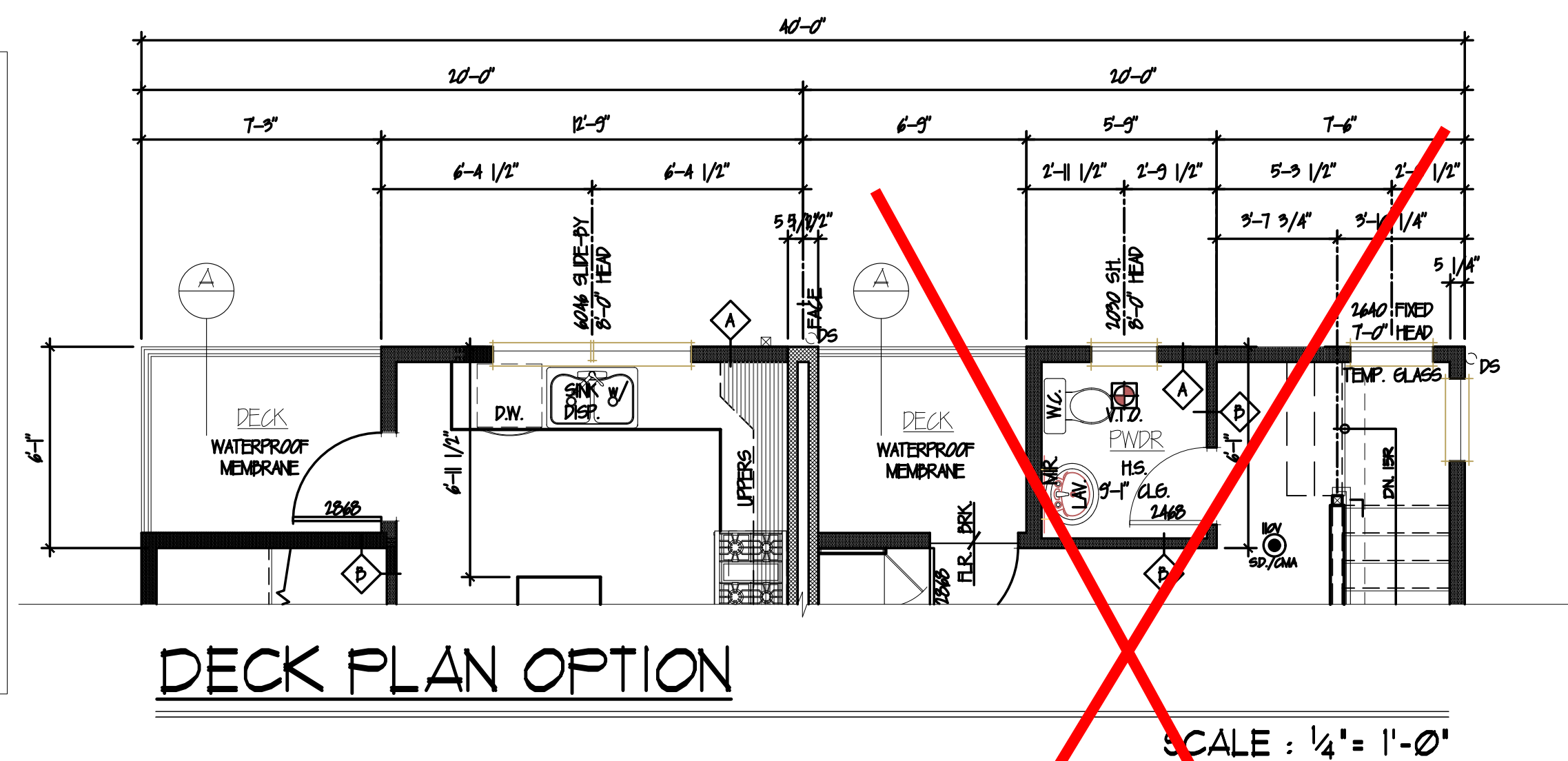
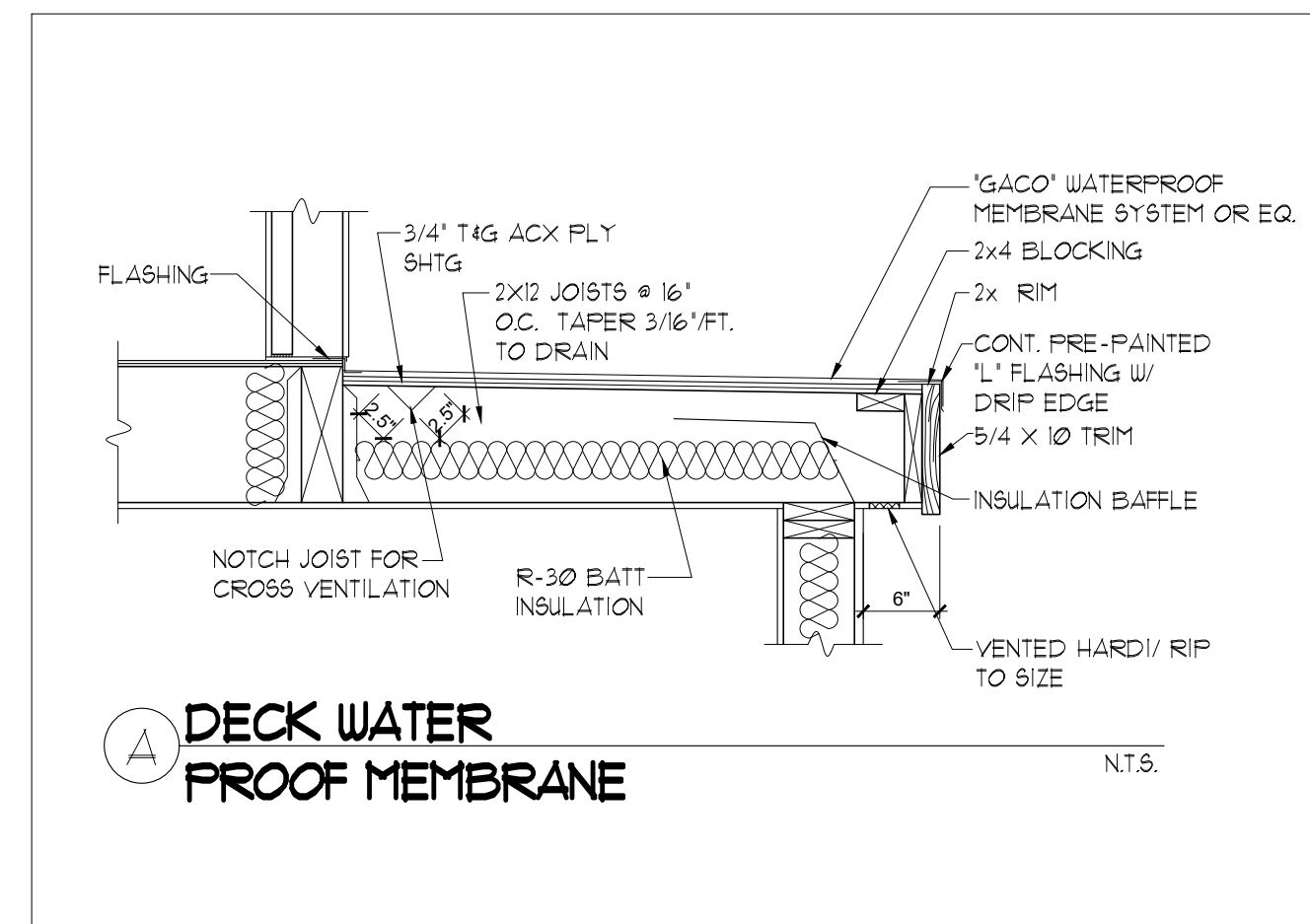
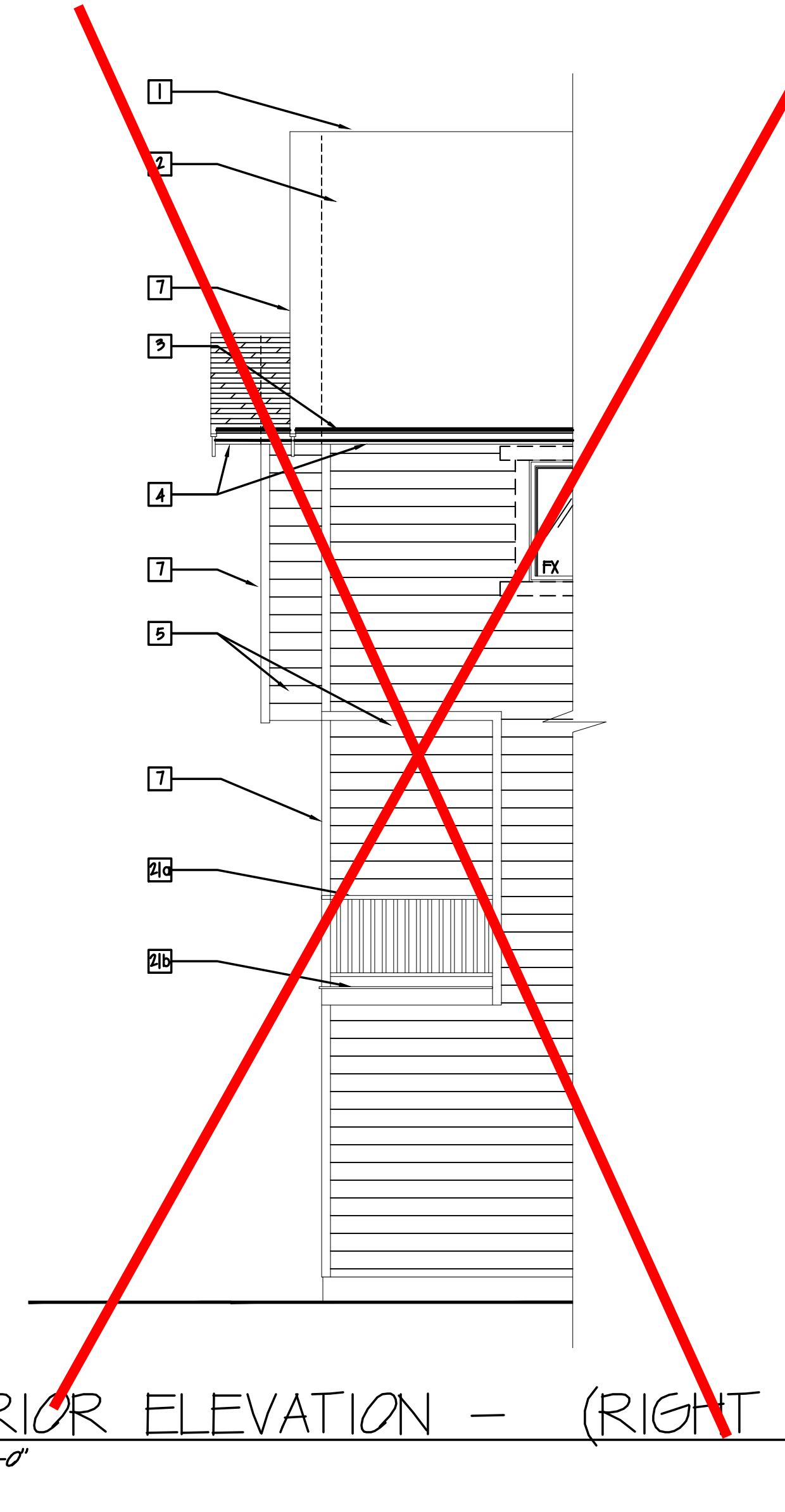
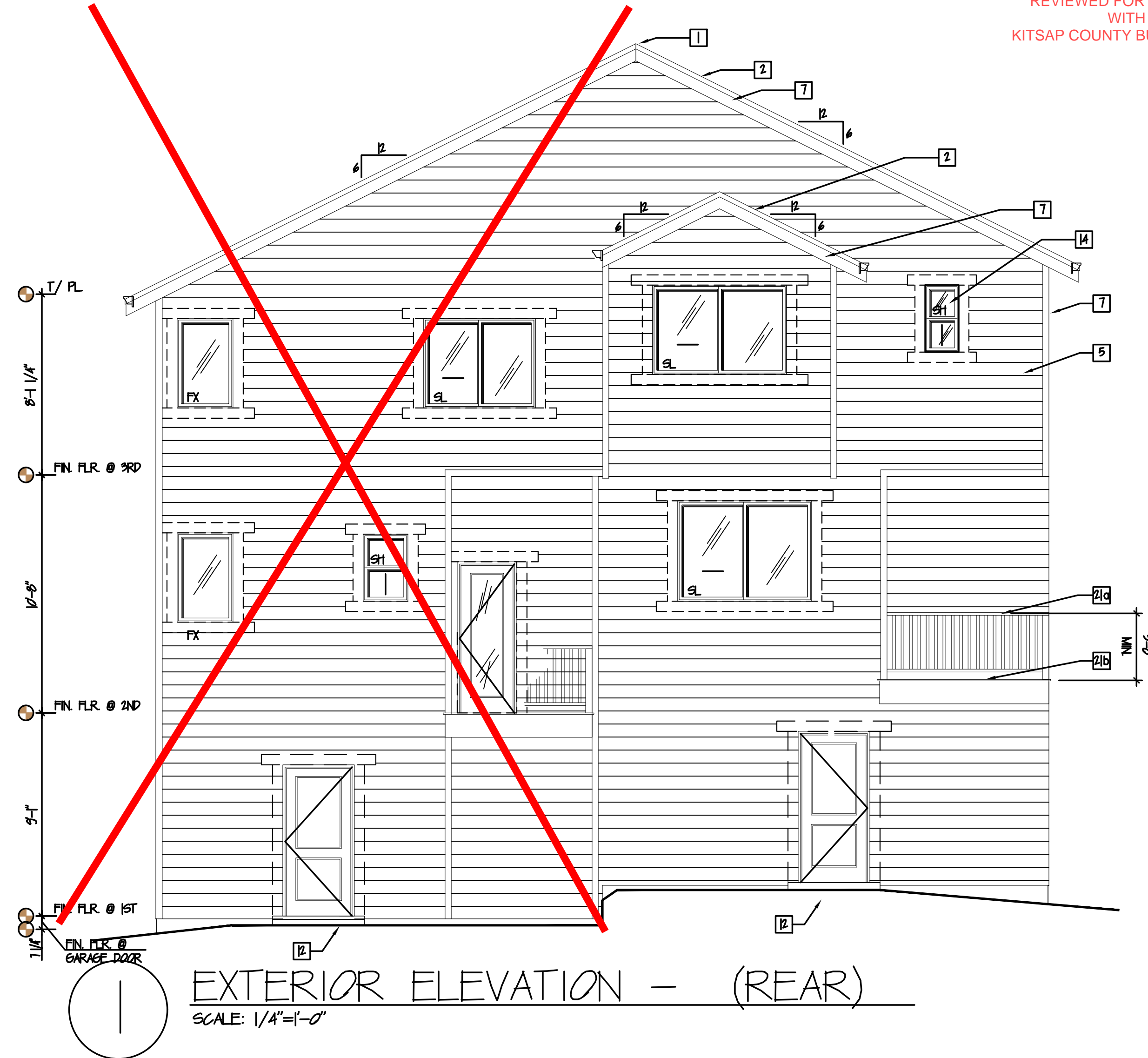
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A-2.3

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020

**CHANGES
MUST Be Approved Prior
To Performing Work**

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



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

DUPEX FLOOR PLAN - THIRD FLOOR - DECK OPTION

ADDENDUM

REVISIONS

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DESIGNER:

DRAFTER:

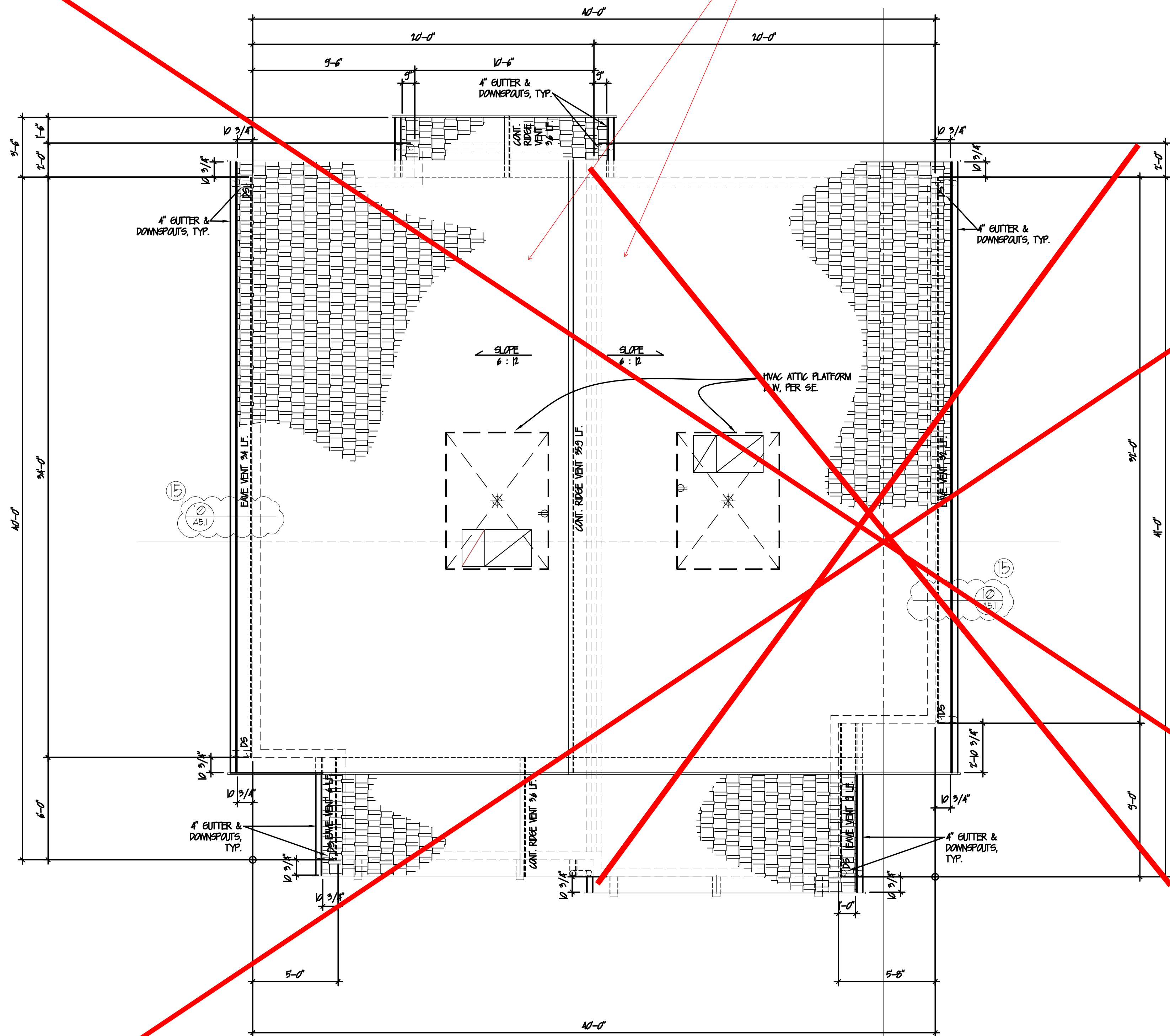
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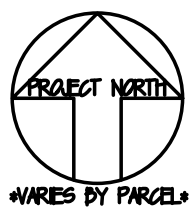
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KITSAP COUNTY BUILDING DEPARTMENT

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



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



ROOF PLAN NOTES

- 1) FLASH, CAULK & SEAL, AND GENERALLY WATER PROOF ALL ROOF PENETRATIONS PER MOST STRINGENT STANDARDS OF CODE, INDUSTRY STDS., AND/OR INSTRUCTIONS FROM ROOFING AND FLASHING MANUFACTURER.
- 2) CONCEAL ALL FLASHINGS AND SEALANT TO THE EXTENT APPLICABLE AND POSSIBLE PER INDUSTRY STANDARDS, IN CONSIDERATION OF FIELD CONDITIONS AND AS IT APPLIES TO STANDARD CONSTRUCTION PRACTICES FOR WATERPROOFING OF STRUCTURE(S) PER THE DRAWINGS HEREIN.
- 3) PROVIDE METAL FLASHINGS TO MATCH ROOF SYSTEM IN FINISH AT ALL RIDGES, VALLEYS, EAVES, CHIMNEYS, DRIP EDGES, SIDE WALLS, ETC.
- 4) REFER TO FLOOR PLANS, ELEVATIONS, AND BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS AND RELATED COORDINATION CONDITIONS.
5. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR REFERENCE TO MOST RESTRICTIVE SPECIFICATION REFERENCE.

ROOF VENT/ATTIC CALCULATIONS

1 SQ. FT. OF ATTIC VENTILATION IS REQUIRED FOR EVERY 160 SQ. FT. OF ATTIC AREA.
TOTAL BLDG FLOOR AREA = 1386 SQ. FT. /160 = 10.4 SQ. FT.
THEREFORE, 10.4 SQ. FT. OF ATTIC VENTILATION SHALL BE PROVIDED, WITH 50% OF REQUIRED VENTILATION TO BE PROVIDED BY ROOF VENTS LOCATED IN THE ROOF (AT LEAST 3' ABOVE EAVE VENTS) AND THE BALANCE PROVIDED BY EAVE VENTS.

PROJECT VENTING CALCULATIONS

MAIN FLOOR: 1704 SF. x 1/160 = 10.6 SF. REQUIRED
GABLE END VENTS: N/A PER HAND FRAMING @ ROOF RIDGE
CONT. RIDGE VENT: 465 LF. TOTAL
10 SQ. IN./L.F. x 465 LF. = 897 SQ. IN.
897/144 = 6.2 SF. NET FREE AREA TOTAL
(BASED ON GAF GORRA RIDGE VENT @ 10 SQ. IN./L.F. OF NET FREE AREA)
EAVE VENTS: 34x24=76 LF. TOTAL
225" SCREENED EAVE BLOCKS @ 0.34 SF.
NET FREE AREA EA (225"x225" STAMPED BLOCKS)
225/12 = 18.75 LF. PER BLOCK
76/18.75 = 4.0 BLOCKS
40x 0.34 = 13.6 SF. NET FREE AREA TOTAL
RIDGE VENTS = 58 SF.
EAVE VENTS = 13.6 SF.
TOTAL VENTING = 124 SF. > 10.4 SF. REQUIRED = MEETS CODE
* NOTE: GC SHALL MODIFY ROOF VENTING WITH ADDITION FEATURES AS REQUIRED TO MEET 50% AT MIN. 3' ABOVE THE EAVE, TYP.)

ROOF PLAN LEGEND

DS = DOWNPOUT
ROUTED TO AND TIED INTO NEW DOWNPOUT TIGHTLINE DRAIN FOR POSITIVE DRAINAGE AWAY FROM BUILDING AND FOOTINGS.
ALTERNATE WHERE REQUIRED-ROUTED TO SPLASH BLOCKS CLR. 5' LF. FROM FACE OF CONC FTG./STEMWALLS, TYP.
ALL LOCATIONS.

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

ROOF PLAN-DUPLEX
1882sf/1620sf

REVISIONS

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DRAFTER: ☐
DATE: 05/17/18
PROJECT NO: 19198

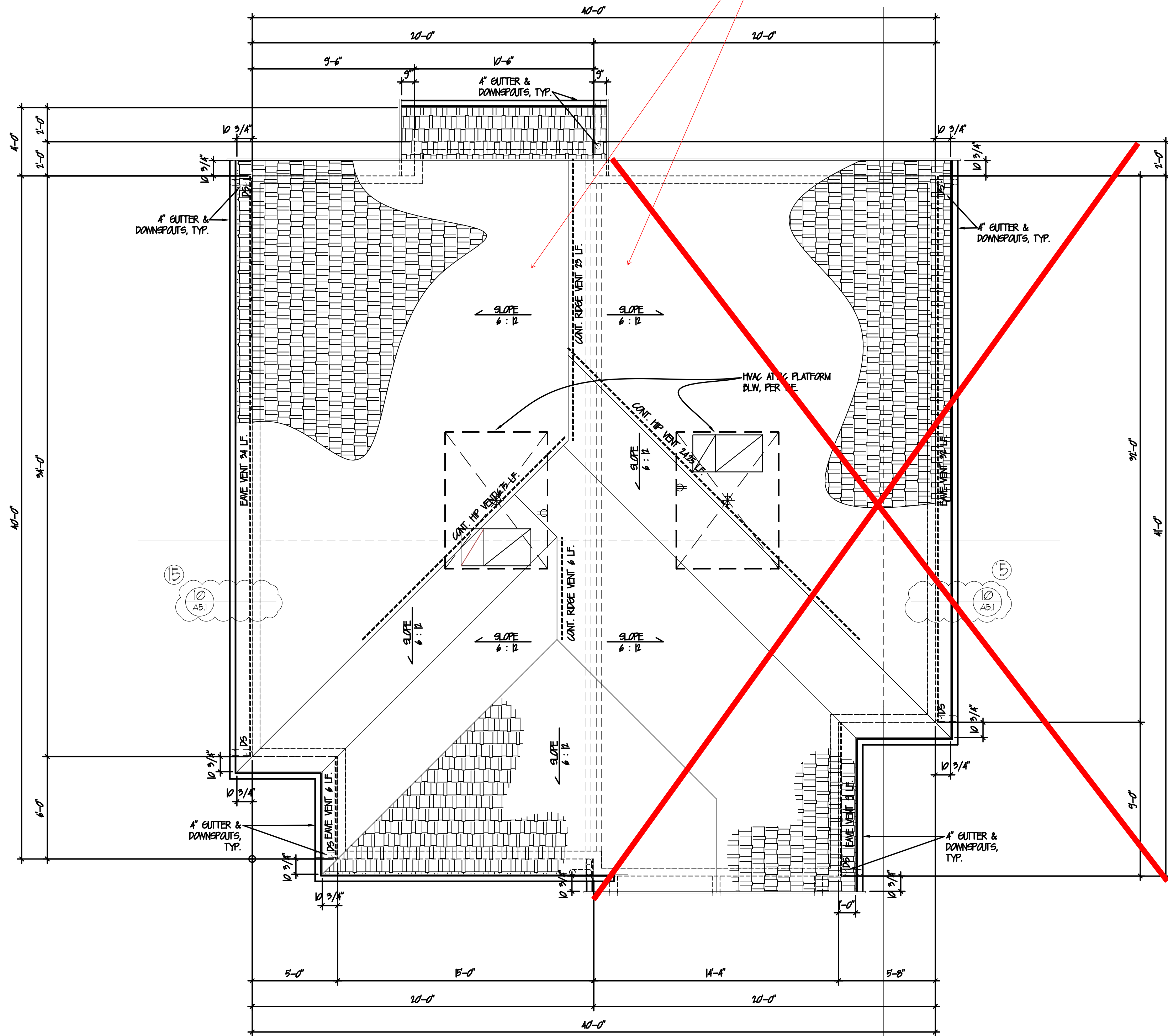
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Kitsap County Building Department
lasmith@co.kitsap.wa.us
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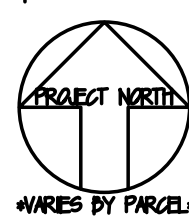
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KITSAP COUNTY BUILDING DEPARTMENT

CHANGES
MUST Be Approved Prior
To Performing Work

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



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



ROOF PLAN NOTES

- 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.
- 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.
- PROVIDE METAL FLASHINGS TO MATCH ROOF SYSTEM IN FINISH AT ALL RIDGES, VALLEYS, EAVES, CHIMNEYS, DRIP EDGES, SIDE WALLS, ETC.
- REFER TO FLOOR PLANS, ELEVATIONS, AND BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS AND RELATED COORDINATION CONDITIONS.
- ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE SPECIFICATION REFERENCE.

ROOF VENT/ATTIC CALCULATIONS

1 SQ. FT. OF ATTIC VENTILATION IS REQUIRED FOR EVERY 60 SQ. FT. OF ATTIC AREA
TOTAL BLDG FLOOR AREA = 1936 SQ. FT. / 60 = 32.27 SQ. FT.

THEREFORE, 124 SQ. FT. OF ATTIC VENTILATION SHALL BE PROVIDED, WITH 50% OF
REQUIRED VENTILATION TO BE PROVIDED BY ROOF VENTS LOCATED IN THE ROOF
(AT LEAST 3' ABOVE EAVE VENTS) AND THE BALANCE PROVIDED BY EAVE VENTS.

PROJECT VENTING CALCULATIONS

MAIN FLOOR: 1704 SF. x 1/60 = 28.4 SF. REQUIRED

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

CONT. RIDGE VENT: 465 LF. TOTAL
10 SQ. IN./LF. x 465 LF. = 891 SQ. IN.
891/44 = 20.25 SF. NET FREE AREA TOTAL
(BASED ON 6"X 12" CORRUGATED RIDGE VENT @
10 SQ. IN./LF. OF NET FREE AREA)

EAVE VENTS: 32x24=76 LF. TOTAL
22.5' SCREENED EAVE BLOCKS @ 0.34 SF.
NET FREE AREA EA (35"x22.5" STAMPED BLOCKS)
22.5/12 = 1.875 LF. PER BLOCK
76/1.875 = 40.53 BLOCKS
40x 0.34 = 13.6 SF. NET FREE AREA TOTAL

RIDGE VENTS = 20.25 SF.
EAVE VENTS = 13.6 SF.
TOTAL VENTING = 33.85 SF. > 32.27 SF. REQUIRED = MEETS CODE

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

ROOF PLAN LEGEND

DS = DOWNSPOUT

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



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

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
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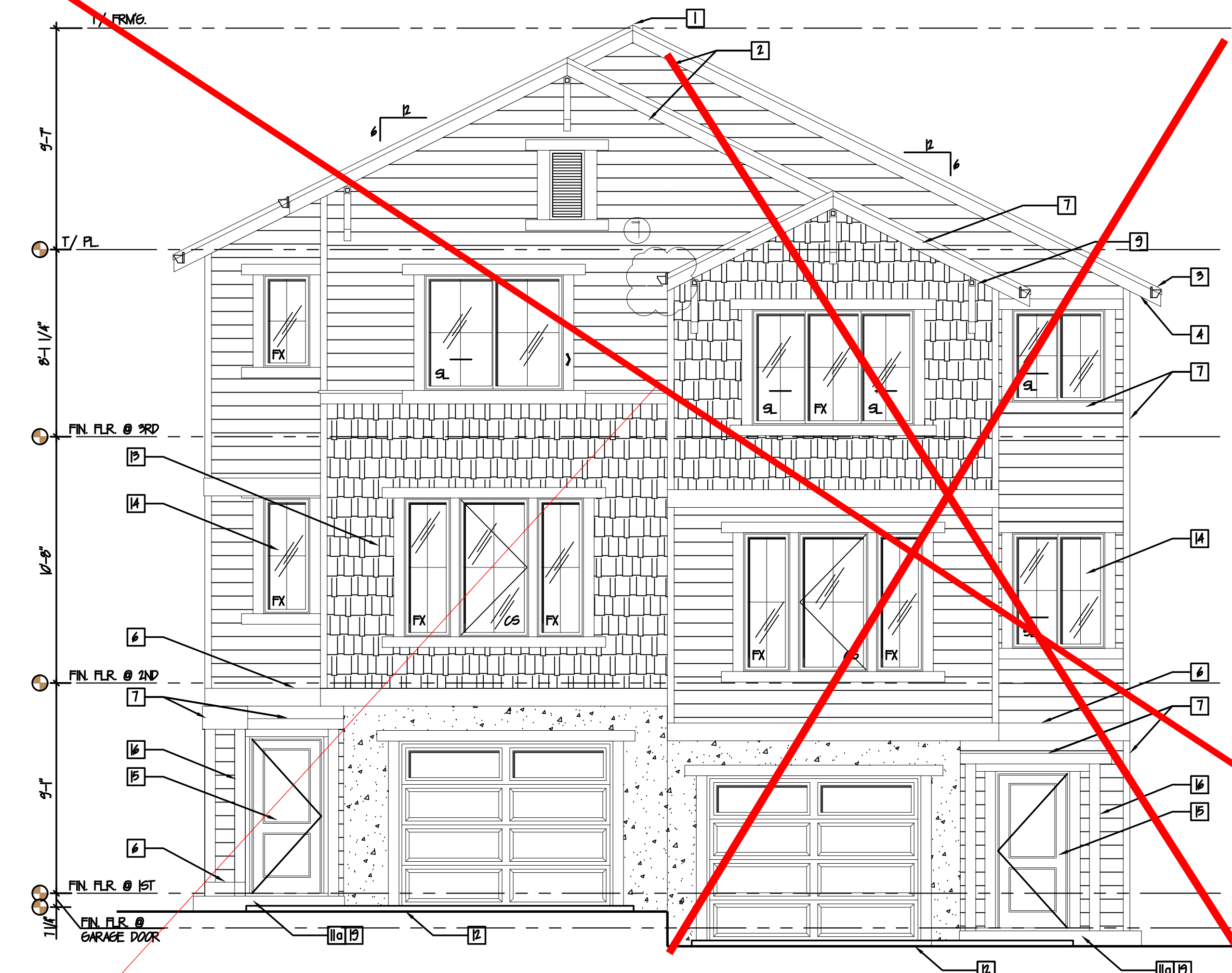
ROOF PLAN-DUPLEX
1882sf/1620sf

REVISIONS

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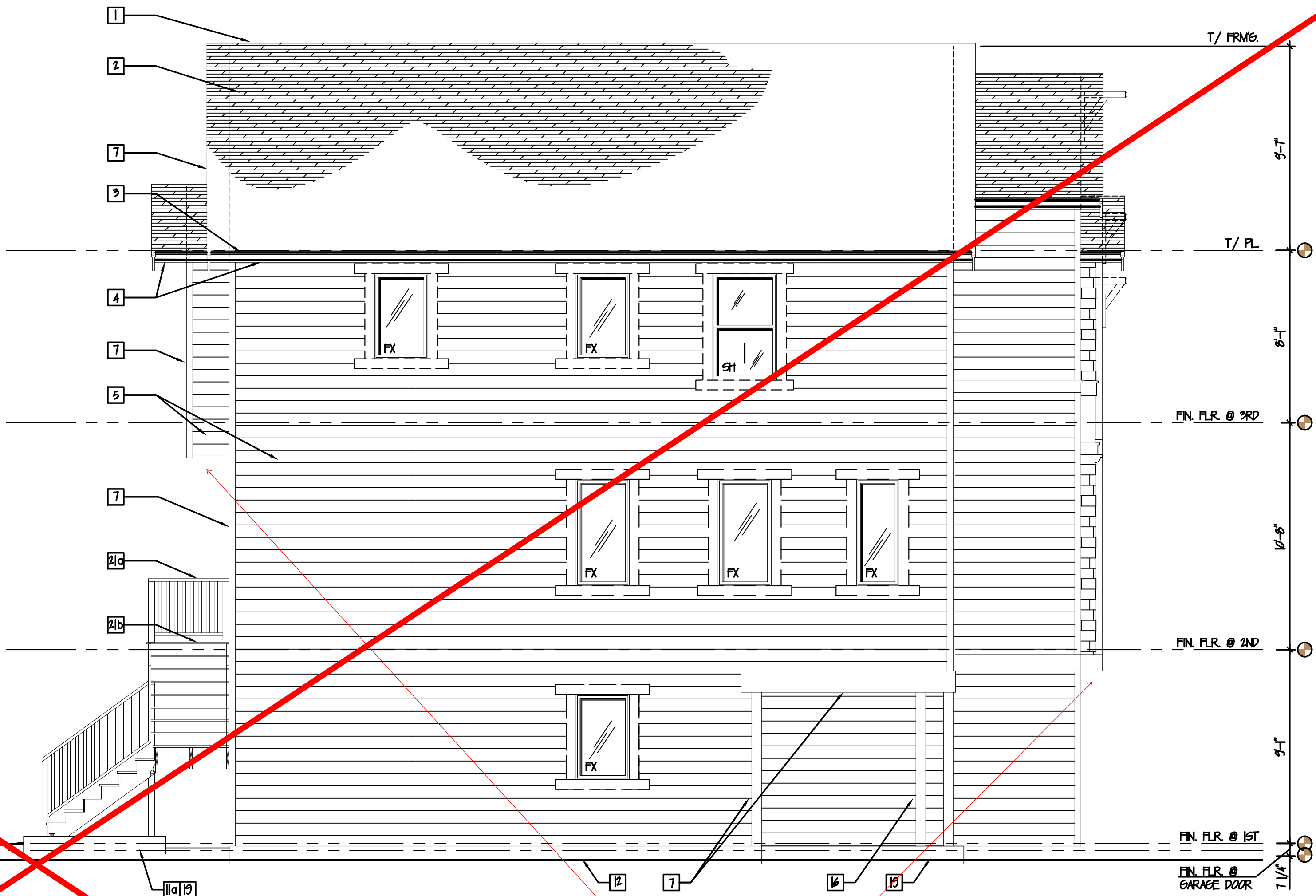
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DATE: 05/17/18
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1 EXTERIOR ELEVATION - (FRONT)
SCALE: 1/4"=1'-0"

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



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

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

EXTERIOR ELEVATIONS - GENERAL NOTES:

- BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE 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. 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.
- 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 SHEETS(3). 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.
- 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-21, A-1, AND A-41 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (OA), RAUGH OPENINGS (RO) OR CENTER LINE (CL), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2"x6". ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2"x6". ALL OTHER INTERIOR STUDS ARE NOMINAL 2"x4". SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALL TYPES AND ADDITIONAL INFO.
- UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.
- 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.
- FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQD. SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQMTS.
- 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 STRONGEST OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.
- ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.
- ALL GLAZING W/N DOORS AND WINDOWS W/N 24" RADIIUS OF OPERABLE DOORS SHALL BE TEMPERED.
- SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQD. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.
- ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE.
- GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.
- 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 REQMTS. PRIOR TO FINISHING 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

EXTERIOR ELEVATIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, UNO.
- ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER GC / CLIENT.
- GUTTERS & DOWNSPOUTS: 4" COIL ROLLED ALUM. (OR APPD. ALT.), PROFILE (K-LINE OR SIM.) - PRODUCT, COLOR & FINISH BY GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION F/AS REQUIRED.
- ROOF SCOTTIES: 1/2" x 6" TX CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC / CLIENT.
- SIDINGS (AS SHOWN PER GRAPHICS / MATCH PATTERNS): * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. UNO. "HARD-PLANK" SHEETS/PANELS OF SHAKE/SHINGLE SIDING "HARD-PLANK" HORIZONTAL LAP SIDING, T REVEAL.
- BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. UNO. 2"x12"s @ FIRST FLOOR LINES 2"x8"s @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UNO. 5/4"x6"s HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS.
- EXTERIOR SIDING TRIM LOCATIONS: PRE-PRIMED WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY GC/OWNER. WINDOWS & DOORS:
 - VERTICALS @ JAMBS, 5/4"x4"
 - HEADS & SILLS 5/4"x6" WITH 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4"x6" SKIRT PLIN.
 - FASCIA BOARDS: 2"x8"s @ EAVES, 2"x8"s OVER 2"x12"s @ MAIN GABLE ENDS, 2"x10"s @ GARAGE, UNO.
 - CORNER BOARDS: 5/4"x6" EXTERIORS, 2"x2" INTERIORS

WINDOW STYLES

- SH = SINGLE HUNG
DH = DOUBLE HUNG
AWN = AWNINGS
HFR = HOPPER
CS = CASEMENT
FX = FIXED
- ⑧ NOT USED
- ⑨ NOT USED. SEE 5-7 FOR SIDING INFORMATION
- ⑩ CHIMNEY / FLUE (IF USED): MANUFACTURER'S SPEC. FOR INTERVAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL CHIMNEY LOCATIONS F/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/N 1/2" HORIZONTALLY, TO MEET IRC & IFC CODES AS REQUIRED.
- OR
- ⑪ DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ GC & CLIENT PER MFR. SPECS.
- ⑫ STEM WALLS / FOUNDATIONS / FOOTINGS:
- CONCRETE PATIOS & WALKWAYS: SLOPE 3% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. - SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.
 - FOR POSITIVE DRAINAGE, CLEAR SEALANT FINISH, TYP. BASED ON SIZES OF SLABS, CONSIDER INDUSTRY STANDARDS FOR SCORE JOINTS &/OR CONTROL JOINTS F/AS REQUIRED, TO ALLOW FOR LINEAR CRACKING EXPECTED.
 - OR
 - STEM WALL & CRANK SPACE FOUNDATION: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. H2D WOOD SIDING MATERIALS MIN. 1" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION (FOR W/SEC. F/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 2"x6" INSERTS, TYP. AS REQD. AT CRANK SPACE LOCS, USING IRC CODE COMPLIANT SPACING & SEPARATIONS, TYP.
 - OR
 - GROUND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6" MIN. VD. 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. UNO. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNEPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQD. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

NOT USED

- WINDOWS (EXCLUDING GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN, SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS, PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.
- DOORS (EXCLUDING 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 W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.
- COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZES PER SE DRAWINGS AND CALCULATIONS. COLUMN ENCLOSURE FRAMING TO INCLUDE ROUGH SAWN WHITE WOOD, EXTERIOR GRADE PRE-PRIMED 3/4" TRIM WRAP (SEE FLOOR PLANS & DETAILS) W/ 5/4"x8" BASE (PROAD OF COLUMN WRAP) AND 5/4"x6" COLUMN CAP (PROAD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER GC / CLIENT COORD.
- BEAM / FRAMING - SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. UNO.
- 2x4 AD SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR.'S SPECS. FOR POSITIVE DRAINAGE, TYP.
- CONCRETE STEPS PER PLAN - SEE NOTE ⑩ & ⑪ ON FLOORPLANS, TYP. ALL LOCS.
- NEW RASSED CONCRETE WALKWAY PER PLANS, SEE NOTE ⑩ & ⑪ ON FLOOR PLANS
- NEW DECKING PER PLANS - 3/4" x 6" EXTERIOR GRADE CEDAR OR TREX (OR EQUAL) PER GC/CLIENT.
- NEW DECK STEPS AND RAILING - ADHERE TO CODE MINIMUMS 3" RAILING, 12-3/4" RISES, 1" TREADS, TYP.
- CRANK SPACE 2"x6" VENTING INSERTS: SIZE / SPACING FOR 1:50 CLR. FREE VENTING & CROSS BREEZE SF. AREA RATIO TO FLOOR SF. AREA, SPEC PER GC, SHALL MEET IRC. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

ELEVATIONS
(OPTION-A)

REVISIONS

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

A-3.1

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



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



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

EXTERIOR ELEVATIONS - GENERAL NOTES:

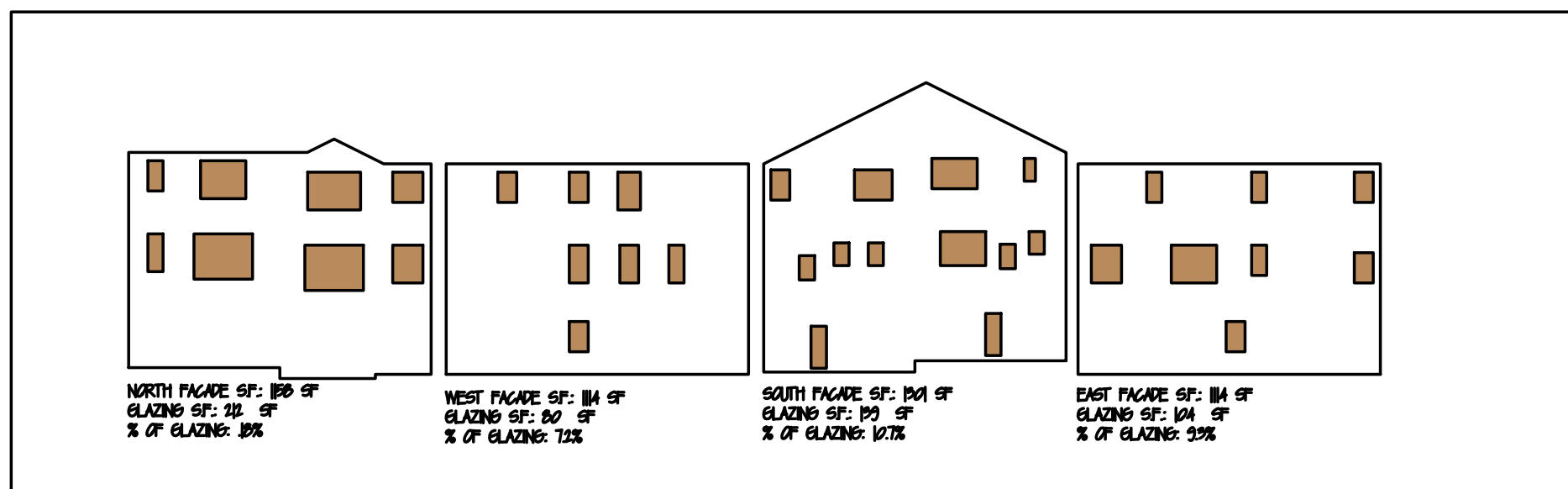
- BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND/OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.
- 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.
- DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APPLD. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APPLD SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-21, A-21 AND A-41 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (OA), RAUGH OPENINGS (RO), OR CENTER LINE (CL), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE MINIMUM 2x6. ALL INTERIOR PLUMBING WALLS ARE MINIMUM 2x6. ALL OTHER INTERIOR STUDS ARE MINIMUM 2x4. SEE BUILDING AND WALL SECTION FOR TYPICAL WALL TYPES AND ADDITIONAL INFO.
- UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSIGNED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.
- ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS AND APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY GC, AFFORDING WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED HANDLED AND NOTED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.
- 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 BY A WASHINGTON STATE LICENSED ENGINEER. GORE READ SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQMTS.
- 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.
- ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CAULKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.
- ALL GLAZING W/N DOORS AND WINDOWS W/N 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.
- SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQD. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.
- ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH NOTE.
- GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.
- GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY.

WINDOW STYLES:

SH = SINGLE HUNG
DH = DOUBLE HUNG
AWN = AWNAGED
HFR = HOPPER
CS = CASSEMENT
FX = FIXED

EXTERIOR ELEVATIONS - KEY NOTES

- ② = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENSIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR SF. NET OPENING - SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQMTS. PRIOR TO FINALIZING OF R.O. 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.



GLAZING TOTALS
FACADE: 180+84+184+184=632
GLAZING: 28+28+28+28=112
% OF GLAZING = 18%

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

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

ELEVATIONS
(OPTION -A)

REVISIONS

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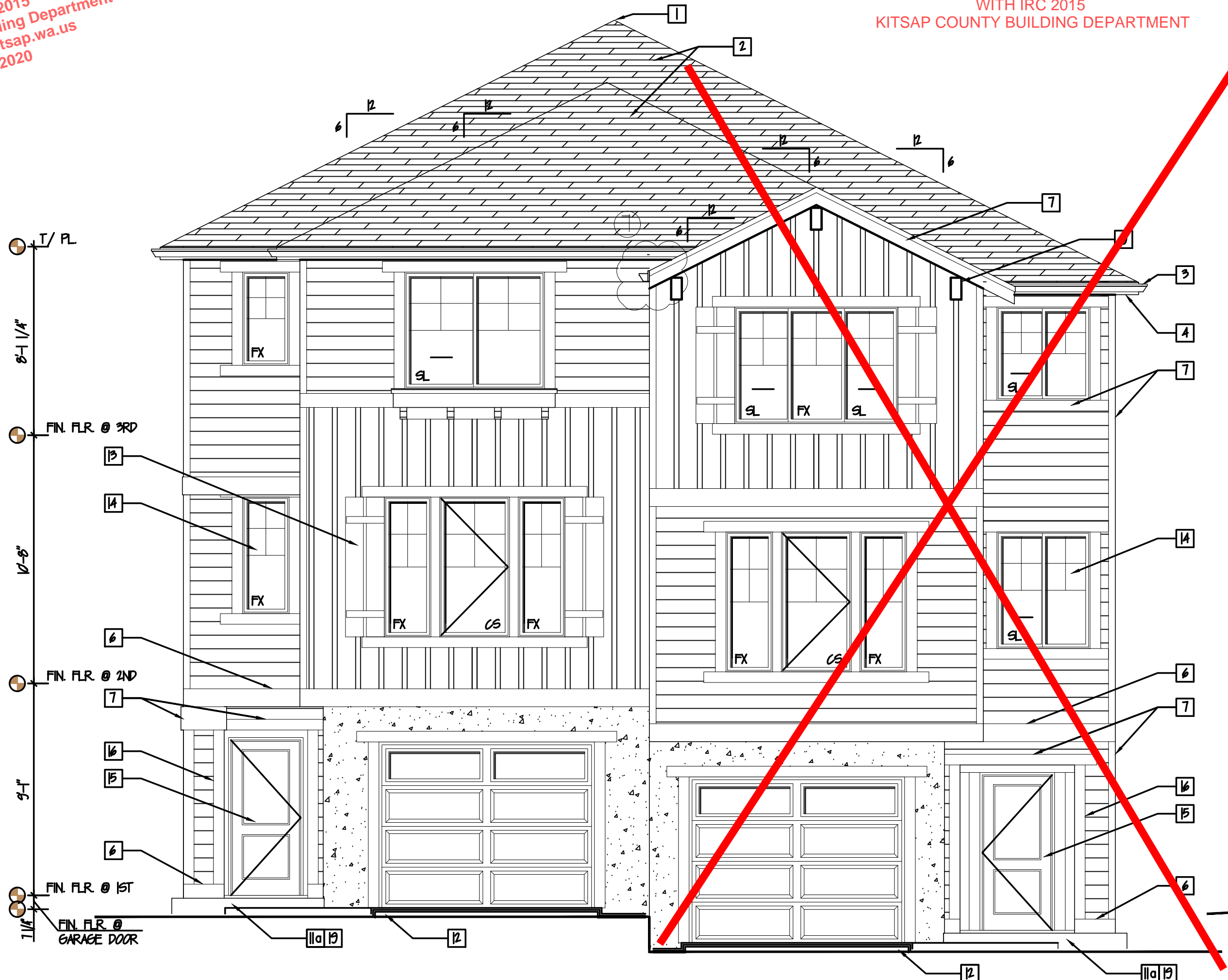
DESIGNER: ☐
DRAFTER: ☐
DATE: 05/17/18
PROJECT NO: 19198
SHEET NO:

A-3.2

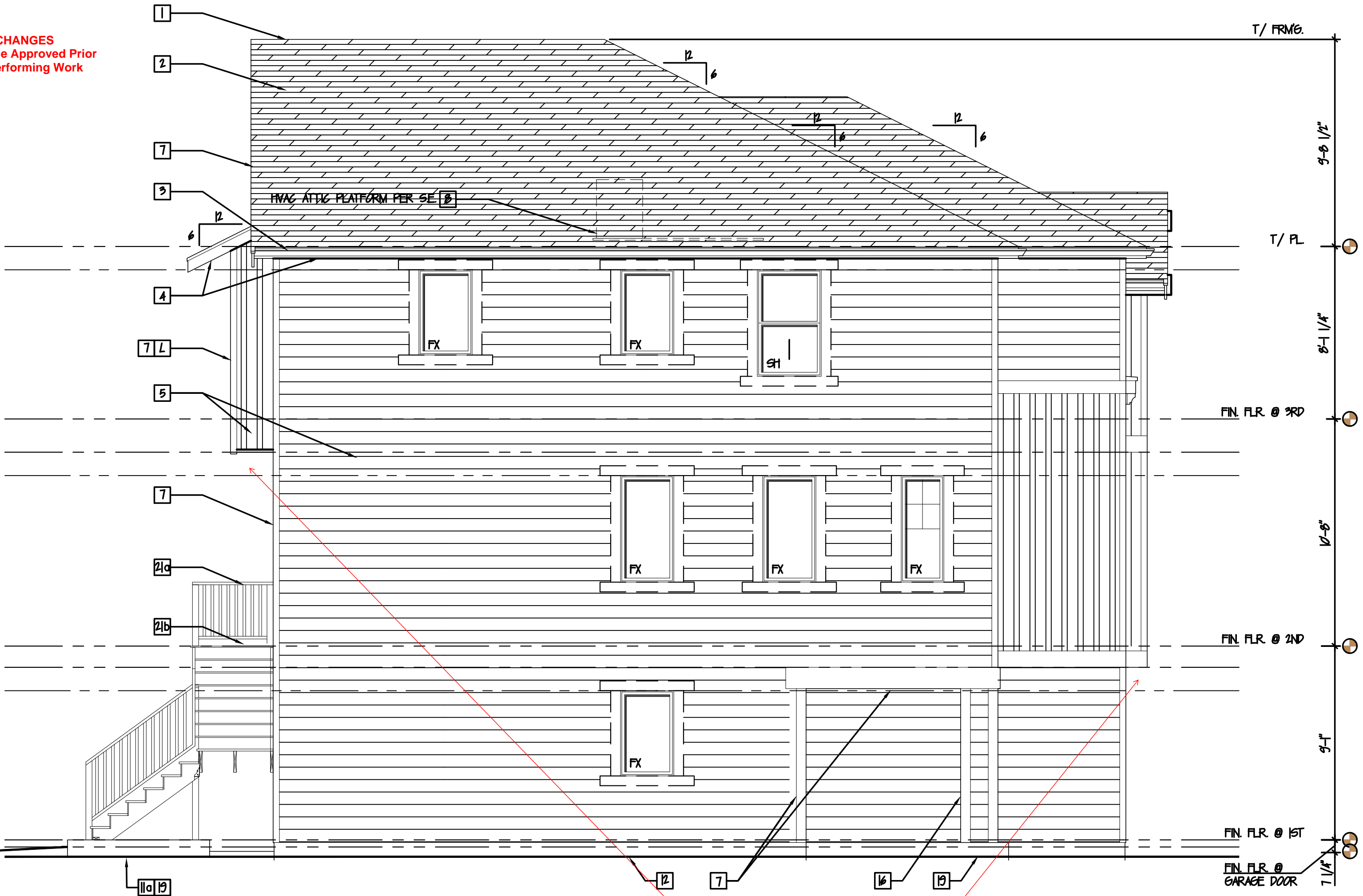
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
jasmith@co.kitsap.wa.us
11/16/2020

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

CHANGES
MUST Be Approved Prior
To Performing Work



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



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

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

EXTERIOR ELEVATIONS - GENERAL NOTES:

- BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND/OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.
- PROVIDE THERMAL AND SOUND DATT 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.
- DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APFD. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APFD SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-31, A-32 AND A-41 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (OA), RAUGH OPENINGS (RO) OR CENTER LINE (CL), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2"x6". ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2"x6". ALL OTHER INTERIOR STUDS ARE NOMINAL 2"x4". SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALL TYPES AND ADDITIONAL INFO.
- UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.
- 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.
- FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQD SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQMENTS.
- 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.
- ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.
- ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.
- SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQD. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.
- ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE
- GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.
- 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 REQMENTS. 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

EXTERIOR ELEVATIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, UNDO.
- ROOFING: 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY, COLOR/FINISH PER GC/ CLIENT.
- GUTTERS & DOWNSPOUTS: 4" GALD ROLLED ALUM. (OR APFD ALT.), PROFILE (K-LINE OR SIM) - PRODUCT, COLOR & FINISH BY GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION F/AS REQUIRED.
- ROOF SCOTCH: 1/8" T&K CEDAR W/ CONT. STRIP VENTING, COLOR/ STAIN PER GC/ CLIENT.
- SIDINGS (AS SHOWN PER GRAPHICS / MATCH PATTERNS): * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. UNDO. "HARD-PLANK" SHEETS/PANELS OF SHAKE/SHINGLE SIDING "HARD-PLANK" HORIZONTAL LAP SIDING, T REVEAL.
- BELLY BAND / BOARDS: * STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. UNDO. 2"x6"s @ FIRST FLOOR LINES 2"x8"s @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UNDO. 5/4"x6"s HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS.
- EXTERIOR SIDING TRIM LOCATIONS: PRE-PRIMED WHITE WOOD OR APFD. ALT. - PRODUCT/COLOR BY GC/OWNER WINDOWS & DOORS:
 - VERTICALS @ JAMBS, 5/4"x4"
 - HEADS & SILLS 5/4"x6" WITH 1x4 SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4"x6" SKIRT PLIN.
 - FASCIA DOWNS: 2"x8"s @ EAVES, 2"x8"s OVER 2"x8"s @ MAIN GABLE ENDS, 2"x8"s @ GARAGE, UNDO.
 - CORNER BOARDS: 5/4"x6" EXTERIORS, 2"x2" INTERIORS

WINDOW STYLES:

- SH = SINGLE HUNG
- DH = DOUBLE HUNG
- AWN = AWNING
- HPR = HOPPER
- CS = CASSEMENT
- FX = FIXED

② NOT USED

③ NOT USED. SEE 5-7 FOR SIDING INFORMATION.

④ CHIMNEY / FLUE (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL CHIMNEY LOCATIONS F/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 10' HORIZONTALLY, TO MEET IRC & IF.C. CODES AS REQUIRED.

OR ⑤ DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTE, LOCATION & SIZE PER CODES W/ GC & CLIENT PER MFR. SPECS.

⑥ STEM WALLS / FOUNDATIONS / FOOTINGS:

- CONCRETE PATIOS & WALKWAYS: SLOPE 1% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAIN FINISH PER GC & CLIENT, TYP. ALL LOCS. - SEE STRUT. ENG. FOR THICKNESS & REINFORCING, TYP.
- FOR POSITIVE DRAINAGE: CLEAR SEALANT FINISH, TYP. BASED ON SIZES OF SLABS, CONSIDER INDUSTRY STANDARDS FOR SCORE JOINTS &/OR CONTRAL JOINTS F/AS REQUIRED, TO ALLOW FOR LINEAR CRACKING EXPECTED.

OR ⑦ STEM WALL & CRANK. SPACE FOUNDATION FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 1" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR DATT INSULATION, EXTERIOR RIBD INSULATION (FOR W/SEC. F/AS REQD.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.

⑧ GRAD. SPACE & SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6" MIN. V.D. OVER 1" 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. UNDO. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TRIMLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQD. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

⑨ NOT USED

⑩ WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN, SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS, PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.

⑪ DOORS (EXTERIOR PENETRATIONS): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN, SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS, PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE SELECTION OF THE CLIENT W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.

⑫ COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE. DRAWINGS AND CALCULATIONS. COLUMN ENCLOSURE FRAMING TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 1/2" TRIM WRAP (SEE FLOOR PLANS & DETAILS) W/ 5/4"x8" DASH (PRAD OF COLUMN WRAP) AND 5/4"x6" COLUMN CAP (PRAD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN / FINISH, TO BE PER GC / CLIENT COORD.

⑬ BEAM / FRAMING - SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. UNDO.

⑭ 2x4 AD SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR. 'S SPECS. FOR POSITIVE DRAINAGE TYP.

⑮ CONCRETE STEPS PER PLAN - SEE NOTE #20 ON FLOORPLANS, TYP. ALL LOCS.

⑯ NEW RASPD CONCRETE WALKWAY PER PLANS, SEE NOTE #10 & #20 ON FLOOR PLANS

⑰ NEW DECKING PER PLANS - 3/4"X6" EXTERIOR GRADE CEDAR OR TREX (OR EQUAL) PER GC/CLIENT.

⑱ NEW DECK STEPS AND RAILING - ADHERE TO CODE MINIMUM 3" RAILING, 12-3/4" RISERS, 1" TREADS, TYP.

⑲ CRANK. SPACE & SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED OVER 6" MIN. V.D. OVER 1" 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. UNDO. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TRIMLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQD. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

ELEVATIONS
(OPTION-B)

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DESIGNER: ○

DRAFTER: ○

DATE: 05/17/18

PROJECT NO: 19198

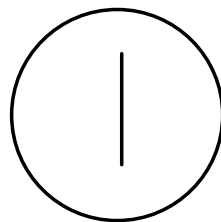
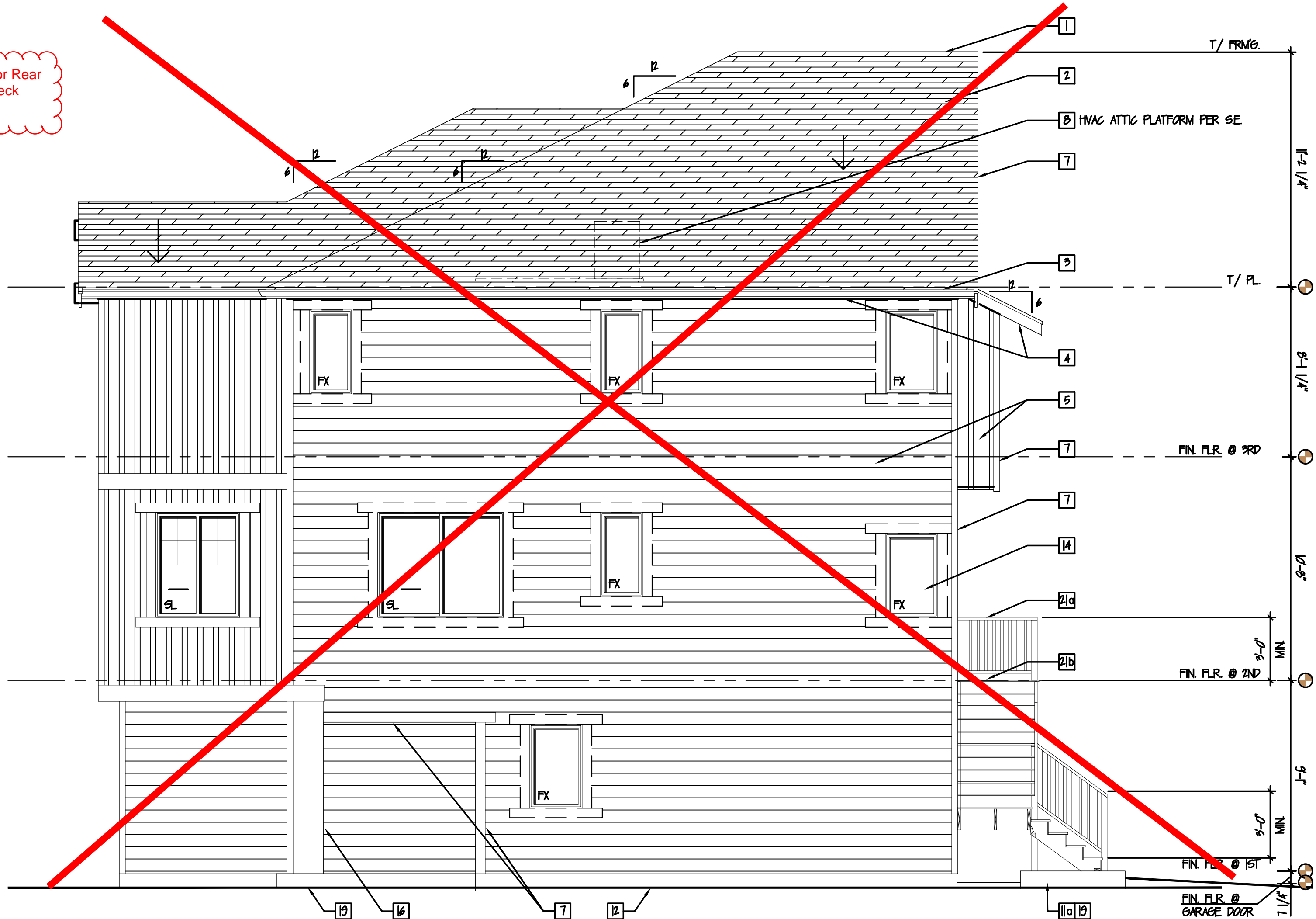
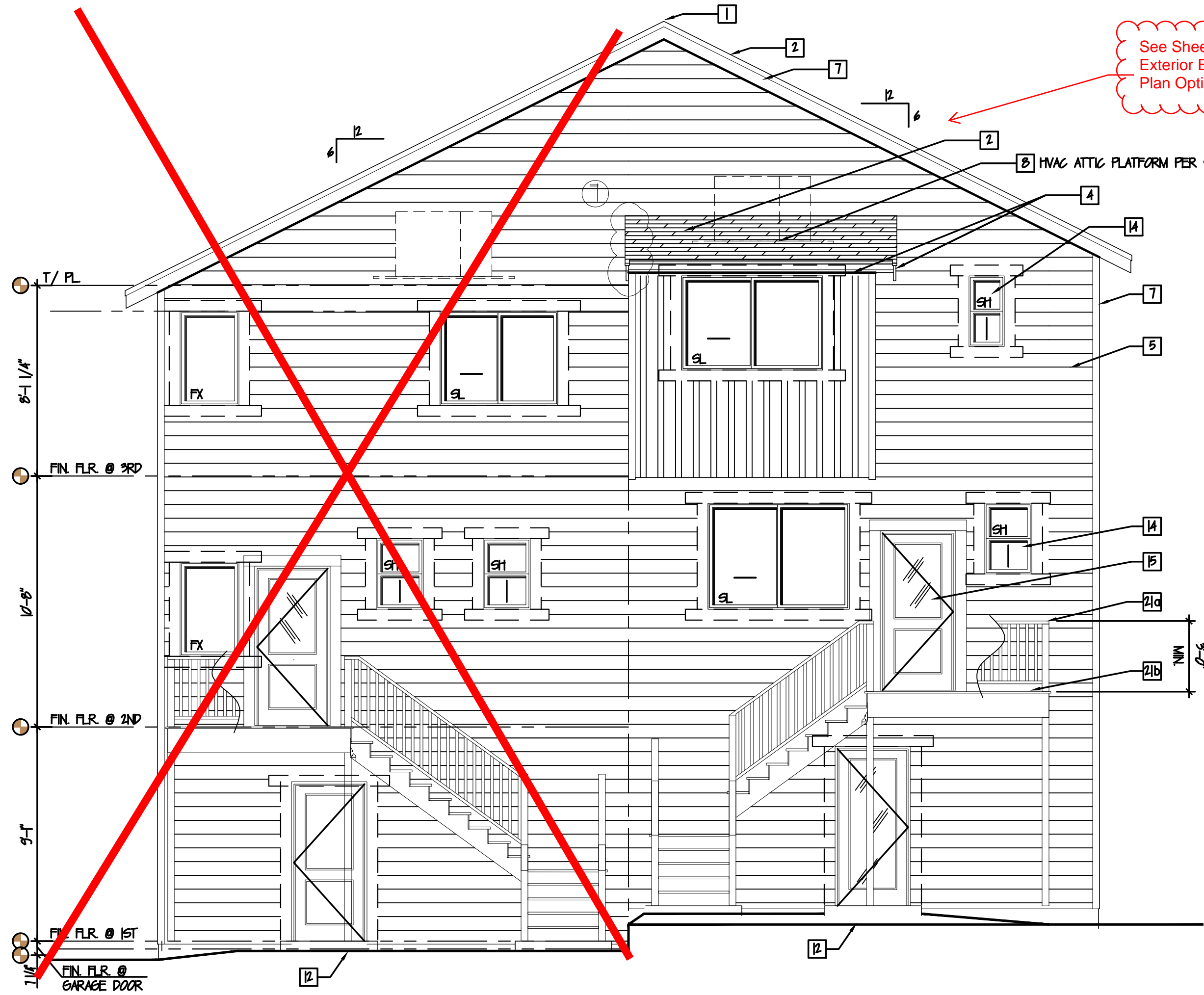
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A-3.3

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020

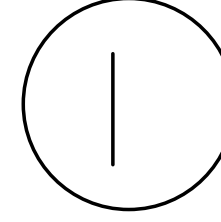
BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

CHANGES
MUST Be Approved Prior
To Performing Work



EXTERIOR ELEVATION - (REAR)

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



EXTERIOR ELEVATION - (RIGHT SIDE)

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

EXTERIOR ELEVATIONS - GENERAL NOTES:

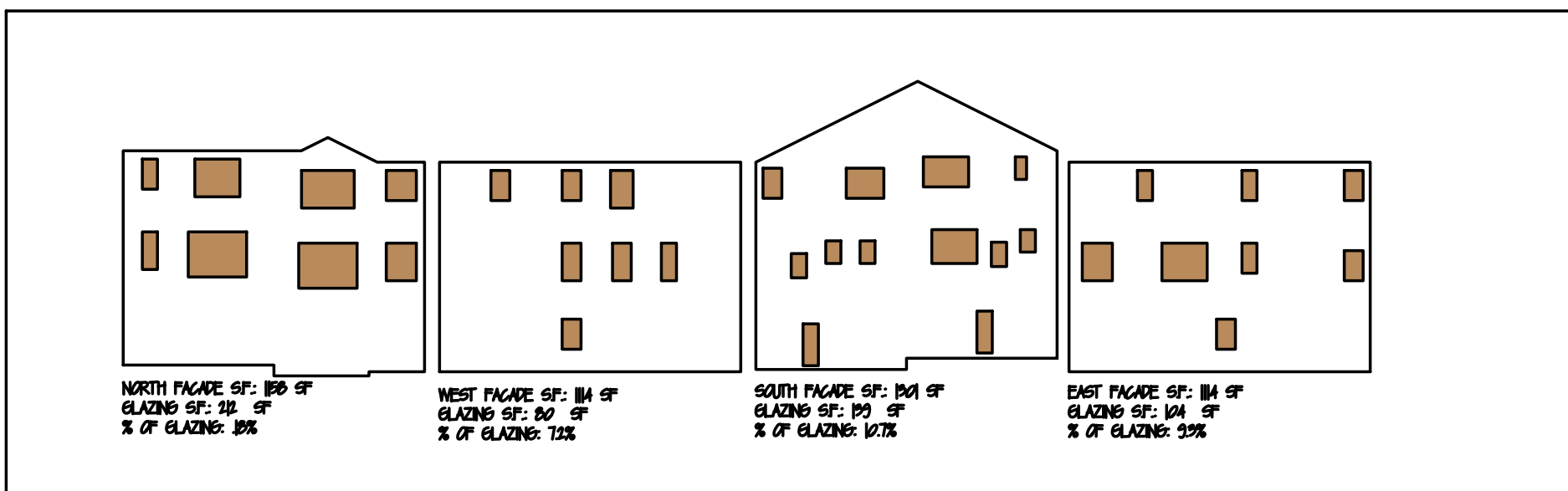
1. DEPEND ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND/OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETS, 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 RC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.
3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APPL. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APPL. SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-41, A-42 AND A-43 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (OA), RAISE OPENINGS (RO), OR CENTER LINE (CL), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.
5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.
6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS AND APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY GC, APPROVED PERSONNEL, WHEN APPLICABLE, AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/OR OTHER REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.
7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQ'D SIZES, HEIGHTS, DEPTHS, COVERSAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'TS.
8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.
9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CAULKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.
10. ALL GLAZING W/N DOORS AND WINDOWS W/N 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.
11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQ'D, FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.
12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE.
13. GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.
14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP AND QUALITY.

WINDOW STYLES:

SH = SNEE HUNG
DH = DOUBLE HUNG
AWN = AWNED
HFR = HOPPER
CS = CASEMENT
FX = FIXED

EXTERIOR ELEVATIONS - KEY NOTES

- ③ = EGRESS WINDOW: TO MEET RC CODE FOR CLEAR DIMENSIONS N WIDTH, HEIGHT OF OPENING AND CLEAR SF. NET OPENING - SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQ'TS. PRIOR TO FINALIZING OF R.O. FABRICATION / INSTALLATION.
- ① = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET UL LISTING AND ANY/ALL ASTM STANDARDS AND RC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.



GLAZING TOTALS
FACADE: 180+184+184+184=732
GLAZING: 112+80+112+112=416
% OF GLAZING = 56%

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

ELEVATIONS
(OPTION-B)

REVISIONS

INT.	DATE	REV
-	-	-

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

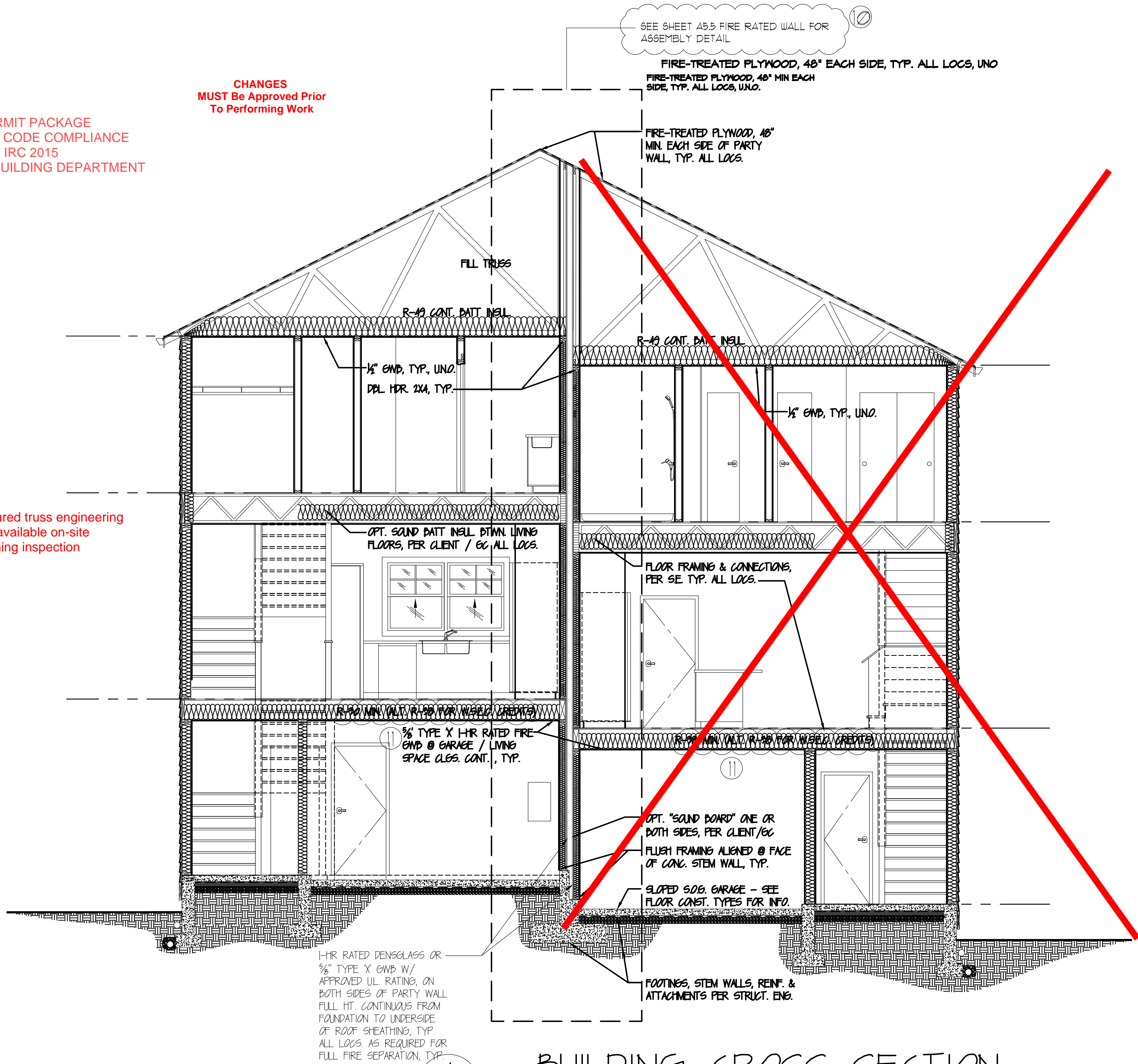
A-3.4

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020

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

CHANGES
MUST Be Approved Prior
To Performing Work

Full manufactured truss engineering
shall be available on-site
at framing inspection



BUILDING CROSS SECTION

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

BUILDING SECTIONS - KEY NOTES

- ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, COR-A-VENT AND OR APPVD. ALT. - TYP. ALL LOCS. UNO.
- ROOF ASSEMBLY:
ROOFING PER EXTERIOR FINISH SCHEDULE, SEE A-9X SHEET SERIES
OVER 30# PLYD PAPER (2 LAYERS @ 1/4" EACH, OVERLAP PER MFR. SPECS.
OVER PLYWOOD/OSB ROOF SHEATHING PER STRUCTURAL ENGINEER.
OVER ROOF RAFTERS PER SE.
W/ BATT INSULATION = R-49 @ FLAT BOTTOM CHORDS, OR R-30 BATT INSULATION @ VALUED CEILING, TYP.
OVER 1/2" INTERIOR GWD. MUD, TAPE, TEXTURE, PRIME & PAINT
• NOTE: BATTLE INSULATION SPACES AS REQD. FOR VENTILATION (1" AIR FLOW @ EAVES), PER IRC. & ARCH. NOTES, GC
COORD W/ MFR. & INSTALLER. 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY,
COLOR/FINISH PER GC/ CLIENT.
- GUTTERS & DOWNSPOUTS: 4" GALD ROLLED ALUM. (OR APPD. ALT.), PROFILE (K-LINE OR SIM.) - PRODUCT, COLOR & FINISH BY
GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING
SECTIONS FOR ADDITIONAL INFORMATION F/AS REQUIRED.
- SCOTT'S
~~44~~ ~~IN EXPOSED OPEN ROOF TRUSS EAVE RAFTER TAILS W/ CONT. DRY-ROCKING / VENTING BETWEEN PER INDUSTRY SPEC.~~
- 46: CLOSED SCOTTING - AT COVERED PORCH "CEILING", 3/4" x 1/8" T&G TK CEDAR W/ CONT. STRIP VENTING,
COLOR/ STAIN PER GC/ CLIENT.
- EXTERIOR WALL ASSEMBLY:
SIDING PER EXTERIOR ELEVATIONS FINISH SCHEDULE (SEE SHEET A-9X SERIES),
OVER WEATHER BARRIER EXTERIOR BUILDING WRAP (TYVEK OR EQUAL)
OVER WALL SHEATHING PLYWOOD/OSB PER STRUCTURAL ENGINEERING,
OVER 2x4 FRAMING @ 16" O.C. MAX. AND IRC. APPROVED SPACINGS AND FRAMING LAYOUTS @ WALL TRANSITIONS
W/ CONTINUOUS R-49 MIN. BATT INSULATION,
OVER VAPOR BARRIER (NORM. SIDE, ALT. YD. PRIMER),
OVER 1/2" INTERIOR GWD. - MUD, TAPE, TEXTURE, PRIME & PAINT
- BELLY BAND / DOWNSPOUTS: STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. UNO.
2x6s @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UNO.
(OPT) 5/4x4s HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS
"WATER TABLE" (FLOOR LINE BELLY BAND) - 2x12s TYP. ALL LOCS. UNO.
- EXTERIOR TRIM LOCATIONS:
PRE-FRAME WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY GC/OWNER
WINDOWS & DOORS:
VERTICALS @ JAMBS, 5/4x4
HEADS & SILL 5/4x4 WITH 1x11 ALL LEDGE TABLE RIPPED & FLAIED FOR POSITIVE DRAINAGE, & 5/4x4 SHORT RUN.
FASCIA BOARDS: 2x4s @ EAVES, 2x6s OVER 2x4s @ MAIN GABLE ENDS, 2x10s @ GARAGE (IF APPLICABLE), UNO.
CORNER DOWNS: 5/4x4 EXTERIORS, 2x6 INTERIORS

- INTERIOR WALL ASSEMBLY - NON BEARING WALLS:
1/2" GWD OVER 2x4 FRAMING @ 16" O.C. MAX. (UNO. PER SE) OVER 1/2" GWD - MUD, TAPE, TEXTURE, PRIME AND PAINT.
SEE PLAN FOR WALL TYPES
- STRUCTURAL HEADERS: LOCATED @ ALL DOOR AND WINDOW ROUGH OPENINGS, UNO. - SEE STRUCT. FOR SIZE/LOC., TYP. -
INT'L SPACE W/ RIGID INSL. TYP.
- CHIMNEY (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING
SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. • NOTE: ALL
CHIMNEY LOCATIONS F/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 10' HORIZONTALLY, TO MEET IRC. &
IFC. CODES AS REQUIRED.
- OR
- DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTE, LOCATION, & SIZE PER CODES W/ GC & CLIENT & PER MFR. SPECS.
- STEM WALLS / FOUNDATIONS / FOOTINGS:
- CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT &
STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. - SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.
- FLOOR ASSEMBLY (IF USED):
FINISH FLOORING & BASE TRIM PER GC/CLIENT, TYP. ALL ROOMS,
OVER PLYWOOD PER STRUCT. ENG.
OVER FLOOR FRAMING / TJ JOISTS PER STRUCT. W/ CONT. R-30 BATT INSL. PER CODE,
OVER BEAMS PER STRUCT. AND/OR HUNG / SEATED ON STEM WALLS, SEE STRUCT. DETAILS.
- FLOOR ASSEMBLY - SLAB ON GRADE (IF USED): CONG. SLAB 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.
- WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER
EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE
SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.
- DOORS (EXTERIOR PENETRATIONS): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE
PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE
SELECTION OF THE CLIENT W/ GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.
- EXTERIOR CEILING & GABLE TRIM: STRUCTURE: CEILING SIDING PER SE. DRAWINGS AND GABLE TRIM: CEILING
TRIM: (INCLUDING FRAMING) TO INCLUDE: FLOOR-SIDE: WHITE WOOD EXTERIOR: SHOWN: PRE-FRAME: 1x4 - TRIM: WRAP (SEE
FLOOR PLAN & DETAILS) W/ 5/4x4 DOWNSPOUTS OF GABLE TRIM AND 5/4x4 GABLE CAP (FRONT OF GABLE TRIM) @
UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE) - FINISH: PRODUCT SELECTIONS, STAIN / FINISH TO BE PER GC / CLIENT
COLOR.
- BEAMS: PER STRUCTURAL ENGINEERING DESIGN, DRAWINGS, DETAILS, AND CALCULATIONS, TYP. ALL LOCS. UNO.
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.

- FOOTING, STEM WALL & CRAWL SPACE: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS
PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH
GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION
(FOR WSEC. F/AS REQD.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL
INFORMATION, TYP.
- SHUTE VENTING CODE REQD. 150 RATIO SF. FREE VENT AREA TO FLOOR SF. AREA - CROSS
VENTILATION WITH 2x4 INSERTS, TYP. AS REQD. AT CRAWL SPACE LOCS, USING IRC. CODE COMPLIANT
SPACING & SEPARATIONS, TYP.
- INTERIOR ELEVATION ELEMENT - KITCHEN CABINETS AND COUNTER AT 3/8" AFF.
- INTERIOR ELEVATION ELEMENT - SHOWER ENCLOSURE PER PLAN
- INTERIOR ELEVATION ELEMENT - KITCHEN HOOD VENTS
- EXTERIOR SIDING: PER EXTERIOR ELEVATIONS & FINISH SCHEDULE, AS SHOWN GRAPHICALLY OR OTHERWISE DEFINED.
- DECK ASSEMBLY:
DECK PRODUCTS & FINISHES PER OWNER / GC (TREX, CEDAR, OR APPVD. ALT.)
INSTALLATION PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, OVER PRESERVATIVE (PRESSURE) TREATED DECK
JOISTS, OVER PRESERVATIVE TREATED BEAMS, SIZING, SPACING, STEEL, AND CONNECTIONS, PER SE.
- DECK RAILING: PRE-FAB. ALUM. RAILING (FACTORY PAINTED) W/ CABLE RAILING SYSTEM (ALT. TEMPERED GLAZING), OR
GC/CLIENT APPVD. ALT.
- FINISH FLOORING & BASE TRIM PER GC/CLIENT, OVER EXIST'G FLOOR FRAMING. SEE ARCHITECTURAL & STRUCTURAL PLANS
VERIFY EXIST'G BATT INSL. TO BE R-30 PER CODE
- FINISH GRADE (VARES), SLOPE 2% AWAY FROM BLDG. FIRST 5' MIN. FOR POSITIVE DRAINAGE
- ROOF JOISTS AT EXTERIOR OVERHANG PER STRUCTURAL & ROOF PLAN
- 2x6 AB SKYLIGHT- INSTALL, CRICKET & FLASHING PER MFR.'S SPECS. FOR
POSITIVE DRAINAGE TYP.
- CRAWL SPACE 2x6 VENTING INSERTS: SIZE/ SPACING FOR 1:50 CLR.
VENTING & CROSS BREEZE PER GC, TO MEET IRC. SPACING & CODE COMPLIANCE
ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG.

NOTE: INSULATION VALUES STATED HEREIN ARE BASED ON IRC. "RAGE 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 WSEC. FORMS FOR PRODUCT SELECTIONS AND
RELATED "I" AND/OR "R" VALUES OF PRODUCTS SUCH AS INSULATION, GLAZING / PENETRATION, AND THE LIKE. MOST
RESTRICTIVE (TYPICALLY THE WSEC. 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 KNOWN OF ANY SUCH CHANGES FROM THE INITIAL PERMIT SUBMITTAL INFORMATION.

CODE COMPLIANCE NOTES

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

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.
- 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.
- DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APPD. SIZE AND
LOCATION ONLY. SEE SCHEDULES AND OWNER APPD. SELECTIONS FOR COORDINATION
PRIOR TO ORDER / INSTALLATION.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR
PLUMBING WALLS ARE NOMINAL 2x4. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE
BUILDING AND WALL SECTIONS FOR TYPICAL WALL TYPES AND ADDITIONAL INFO.
- UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE
OF STUD.
- SEE SHEETS A-21, A-31 AND A-41 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
CONSIDERATIONS ARE PER PREScriptive PATH. CODE REQD. SIZES AND
HEIGHTS/DEPTHS/COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE
CODE AND LOCAL JURISDICTIONAL REGENTS.
- ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO
GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND /
OR SPECIFICATION REFERENCE.

ENW RED BARN LANE, LLC

10829 NE 68TH ST SUITE B

KIRKLAND, WA 98033

PHONE: 206 624 7888

BUILDING SECTIONS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER:

DRAFTER:

DATE: 05/17/20

PROJECT NO: 19198

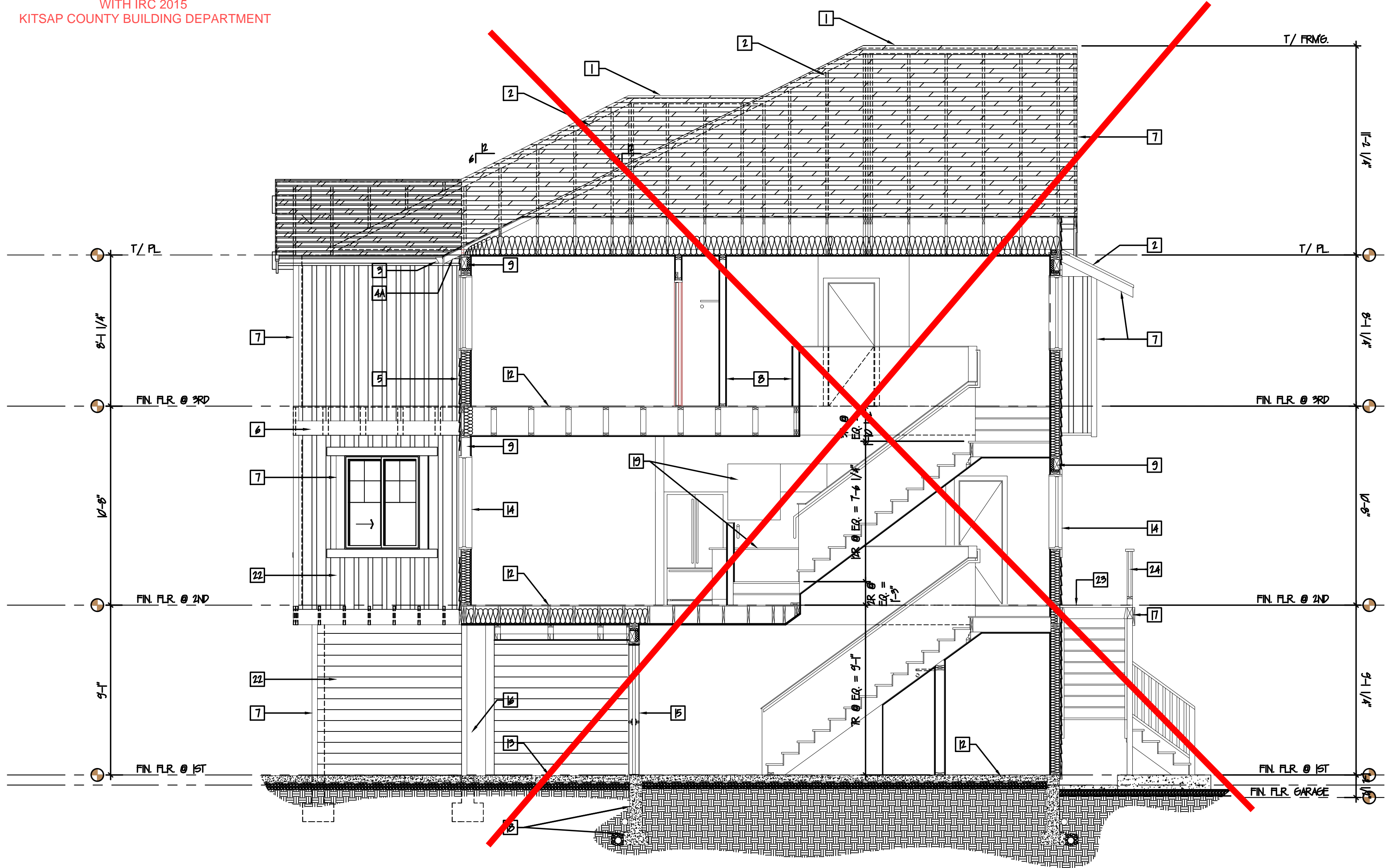
SHEET NO:

A-4.1

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020

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

CHANGES
MUST Be Approved Prior
To Performing Work



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

BUILDING SECTIONS - KEY NOTES

- 1 ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS, COR-A-VENT 600 OR APPVD. ALT. - TYP. ALL LOCS. UNO.
- 2 ROOF ASSEMBLY:
ROOFING PER EXTERIOR FINISH SCHEDULE. SEE A-3XX SHEET SERIES
OVER 5/8" BLDG PAPER (2 LAYERS @ 1/4" EACH, OVERLAP PER MFR. SPECS,
OVER PLYWOOD/OSB ROOF SHEATHING PER STRUCTURAL ENGINEER,
OVER ROOF RAFTERS PER SE.
W/ DATT INSULATION = R-40 @ FLAT BOTTOM CHORDS, OR R-30 DATT INSULATION @ VAULTED CEILING, TYP.
OVER 1/2" INTERIOR GND. MDP, TAPE, TEXTURE, PRIME & PAINT
* NOTE: DATTLE INSULATION SPACES AS REQD. FOR VENTILATION (1" AIR FLOW @ EAVES), PER IRC & ARCH. NOTES, GC
COORD W/ MFR. & INSTALLER. 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY,
COLOR/FINISH PER GC/ CLIENT.
- 3 GUTTERS & DOWNSPOUTS: 4" GALD ROLLED ALUM. (OR APPD. ALT.), PROFILE (K-LINE OR SIM.) - PRODUCT, COLOR & FINISH BY
GC/OWNER. TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP. ALL LOCS. SEE BUILDING
SECTIONS FOR ADDITIONAL INFORMATION F/AS REQUIRED.
- 4A EXPOSED OPEN ROOF TRUSS EAVE RAFTER TAILS W/ CONT. DND. FLASHING / VENTING BETWEEN PER INDUSTRY STDS.
- 4B AB. CLOSED SOFFITTING - AT COVERED PORCH "CEILING", 3/4"X6 T&G TK. CEDAR W/ CONT. STRIP VENTING,
COLOR/ STAIN PER GC/ CLIENT.
- 5 EXTERIOR WALL ASSEMBLY:
SIDING PER EXTERIOR ELEVATIONS FINISH SCHEDULE (SEE SHEET A-3X SERIES),
OVER WEATHER BARRIER EXTERIOR BUILDING WRAP (TYVEK OR EQUAL),
OVER WALL SHEATHING PLYWOOD/OSB PER STRUCTURAL ENGINEERING,
OVER 2"x6 FRAMING @ 16" OC. MAX AND IRC. APPROVED SPACING AND FRAMING LAYOUTS @ WALL TRANSITIONS
W/ CONTINUOUS R-21 MIN. DATT INSULATION
OVER VAPOR BARRIER (WARM SIDE, ALT. VB. PRIMER),
OVER 1/2" INTERIOR GND. - MDP, TAPE, TEXTURE, PRIME & PAINT
- 6 BELLY BAND / BOARDS: • STAIN/ COLOR/ FINISH PER GC/CLIENT, TYP. ALL LOCS. UNO.
2"x8's @ TOP PLATE SIDING TRANSITIONS, FLOOR LINE SIDING TRANSITIONS, TYP. UNO.
(OPT.) 5/4"x6's HORIZONTAL @ TOPS OF SIDING END CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS
"WATER TABLE" (FLOOR LINE BELLY BAND) - 2"x10's TYP. ALL LOCS. UNO.
- 7 EXTERIOR TRIM LOCATIONS:
PRE-PRIMED WHITE WOOD OR APPD. ALT. - PRODUCT/COLOR BY GC/OWNER
WINDOWS & DOORS:
— HEADS & SILL: 5/4"x6 WITH 1" SILL LEADS-TABLE-NEEDED & FLASHED FOR POSITIVE DRAINAGE & 5/4"x6 SHIRT-PLN.
— PARCH. BOARDS: 2"x4's @ EAVES, 2"x3's OVER 2"x4's @ MAIN GABLE ENDS, 2"x10's @ GARAGE (IF APPLICABLE), UNO.
— CORNER BOARDS: 5/4"x6 EXTERIORS, 2"x6 INTERIORS

- 8 INTERIOR WALL ASSEMBLY - NON BEARING WALLS:
1/2" GND. OVER 2X4 FRAMING @ 16" OC. MAX (UNO. PER SE) OVER 1/2" GND. - MDP, TAPE, TEXTURE, PRIME AND PAINT.
SEE PLAN FOR WALL TYPES
- 9 STRUCTURAL HEADERS: LOCATED @ ALL DOOR AND WINDOW ROUGH OPENINGS, UNO. - SEE STRUCT. FOR SIZE/LOC. TYP. -
INFL. SPACE W/ RIGID INSL. TYP.
- 10 CHIMNEY (IF USED): MANUFACTURER'S SPEC. FOR INTERNAL FIRE RATED FLUE & CONSTRUCTION UP TO AND THROUGH/INCLUDING
SPARK ARRESTOR. EXTERIOR SIDING/TRIM AS SHOWN GRAPHICALLY, & PER SIDING/TRIM NOTES HEREIN. * NOTE: ALL
CHIMNEY LOCATIONS F/AS SHOWN, SHALL EXTEND AT MIN. 24" ABOVE ANY ROOFLINE W/IN 1/2" HORIZONTALLY, TO MEET IRC &
IFC. CODES AS REQUIRED.
- OR
11 DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTE, LOCATION & SIZE PER CODES W/ GC & CLIENT & PER MFR. SPECS.
- 12 STEM WALLS / FOUNDATIONS / FOOTINGS:
— CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT &
STAIN/STAINP. FINISH PER GC & CLIENT, TYP. ALL LOCS. - SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP.
- FLOOR ASSEMBLY (IF USED):
FINISH FLOORING & BASE TRIM PER GC/CLIENT, TYP. ALL ROOMS,
OVER PLYWOOD PER STRUCT. ENG.,
OVER FLOOR FRAMING / TJ JOISTS PER STRUCT. W/ CONT. R-30 DATT INSL. PER CODE,
OVER BEAMS PER STRUCT. AND/OR HUNG / SEATED ON STEM WALLS, SEE STRUCT. DETAILS.
- FLOOR ASSEMBLY - SLAB ON GRADE (IF USED): CON. SLAB THICKNESS & REINFORCEMENT PER STRUCT. ENG.
CLEAR SEALED FINISH, OVER 6 MIL. VAPOR BARRIER
OVER 2" SAND OVER 4" WASHED CRUSHED ROCK
OVER COMPACTED SOILS FREE OF ORGANICS AND STRUCT. APPROVAL FOR BEARING CAPACITY.
- 14 WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER
EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, GRILL LAYOUT, HARDWARE, AND THE LIKE SHALL BE THE
SELECTION OF THE CLIENT PER GC OPTIONS ARCHITECT AVAILABLE FOR CONSULTATION F/AS NEEDED.
- 15 DOORS (EXTERIOR PENETRATIONS): 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 F/AS NEEDED.
- 16 EXTERIOR CEILING & COLUMN FRAMING: STRUCTURAL COLUMN SIZING PER SE DRAWINGS AND CALCULATIONS. COLUMN
— WRAP (INCLUDE FRAMING) TO INCLUDE RAUGH-SAWN WHITE WOOD EXTERIOR GRADE-PRE-PRIMED 2"x6 TRIM WRAP (SEE
— FLOOR PLANS & DETAILS) W/ 5/4"x6 SHIRT-PLN. (PROD. OF COLUMN WRAP) AND 5/4"x6 COLUMN CAP (PROD. OF COLUMN WRAP) @
— UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE) - FIVE PRODUCT SELECTIONS STAIN / FINISH TO BE PER GC / CLIENT
— CHOICE.
- 17 BEAMS: PER STRUCTURAL ENGINEERING DESIGN DRAWINGS, DETAILS, AND CALCULATIONS, TYP. ALL LOCS. UNO.
FINISH / WRAP @ INTERIORS: EXPOSED, CLEAR STAIN/SEALANT F. 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 & CRANK SPACE FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS
PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7' ABOVE EXISTING OR PROPOSED FINISH
GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR DATT INSULATION, EXTERIOR RIGID INSULATION
(FOR W/SEC. F/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 8"x6 INERTS, TYP. AS REQD. AT CRANK SPACE LOCS. USING IRC. CODE COMPLIANT
SPACING & SEPARATIONS, TYP.
- 19 INTERIOR ELEVATION ELEMENT - KITCHEN CABINETS AND COUNTER AT 36" AFF.
- 20 INTERIOR ELEVATION ELEMENT - SHOWER ENCLOSURE PER PLAN
- 21 INTERIOR ELEVATION ELEMENT - KITCHEN HOOD VTDS.
- 22 EXTERIOR SIDING: PER EXTERIOR ELEVATIONS & FINISH SCHEDULE, AS SHOWN GRAPHICALLY OR OTHERWISE DEFINED.
- 23 DECK ASSEMBLY:
DECK PRODUCTS & FINISHES PER OWNER / GC (TREX, CEDAR, OR APPVD. ALT.)
INSTALLATION PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS, OVER PRESERVATIVE (PRESSURE) TREATED DECK
JOISTS, OVER PRESERVATIVE TREATED BEAMS, SIZING, SPACING, SPECIES, AND CONNECTIONS, PER SE.
- 24 DECK RAILING: PRE-FAB. ALUM. RAILING (FACTORY PAINTED) W/ CABLE RAILING SYSTEM (ALT. TEMPERED GLAZING), OR
GC/CLIENT APPVD. ALT.
- 25 FINISH FLOORING & BASE TRIM PER GC/CLIENT, OVER EXIST' FLOOR FRAMING. SEE ARCHITECTURAL & STRUCTURAL PLANS
VERIFY EXIST' DATT INSL. TO BE R-30 PER CODE
- 26 FINISH GRADE (VARIES): SLOPE 2% AWAY FROM BLDG. FIRST 5' MIN. FOR POSITIVE DRAINAGE
- 27 ROOF JOISTS AT EXTERIOR OVERHANG PER STRUCTURAL & ROOF PLAN
- 28 24X 40 SKYLIGHT - INSTALL, CRACKET & FLASHING PER MFR.'S SPECS. FOR
POSITIVE DRAINAGE TYP.
- 29 CRANK SPACE 8"x6 VENTING INERTS: SIZE/ SPACING FOR 1:60 CLR.
VENTING & CROSS BREEZE PER GC, TO MEET IRC. SPACING & CODE COMPLIANCE.
ONE VENT OPENING SHALL BE WITHIN 9' 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/SEC. FORMS FOR PRODUCT SELECTIONS AND
RELATED "U" AND/OR "R" VALUES OF PRODUCTS SUCH AS INSULATION, GLAZING / PENETRATION, AND THE LIKE. MOST
RESTRICTIVE (TYPICALLY THE W/SEC. FORM CHOICES FOR "CREDITS") SHALL BE THE REFERENCE TO BE UTILIZED FOR
PRODUCT ORDERING AND INSTALLATION. GC / CLIENT MAY MAKE "OR EQUAL" ALTERNATE SELECTIONS, BUT SHALL LET
THE GOVERNING JURISDICTION KNOW OF ANY SUCH CHANGES FROM THE INITIAL PERMIT SUBMITTAL INFORMATION.

CODE COMPLIANCE NOTES

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



GENERAL SECTION NOTES

1. BASED ON DESIGN INTENT DOCUMENTS PROVIDED HEREIN, OWNER TO PROVIDE, VERIFY,
OR OTHERWISE APPROVE ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER
AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT.
2. PROVIDE THERMAL AND SOUND DATT 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 APPD. SELECTIONS FOR COORDINATION
PRIOR TO ORDER / INSTALLATION.
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2"x6. ALL INTERIOR
PLUMBING WALLS ARE NOMINAL 2"x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2"x4. SEE
BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.
5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE
OF STUD.
6. SEE SHEETS A-21, A-31 AND A-41 FOR ALL DOOR AND WINDOW TYPES,
DIMENSIONS, TRIM, AND ADDITIONAL INFO. RELATED.
7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT
ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING
CONSIDERATIONS ARE PER PRESERVATIVE PATH. CODE READ: SIZES AND
HEIGHTS/DEPTH/COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE
CODE AND LOCAL JURISDICTIONAL REQMTS.
8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS REFER TO
GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND /
OR SPECIFICATION REFERENCE.

BUILDING SECTIONS

REVISIONS

INT.	DATE	REV
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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


A-4.2


15 NEW RED BARN LANE, LLC
15 10829 NE 68TH ST SUITE B
15 KIRKLAND, WA 98033
15 PHONE: 206 624 7888

CONSTRUCTION DETAILS

REVISIONS

INT.	DATE	REV
-	-	-

DESIGNER: 

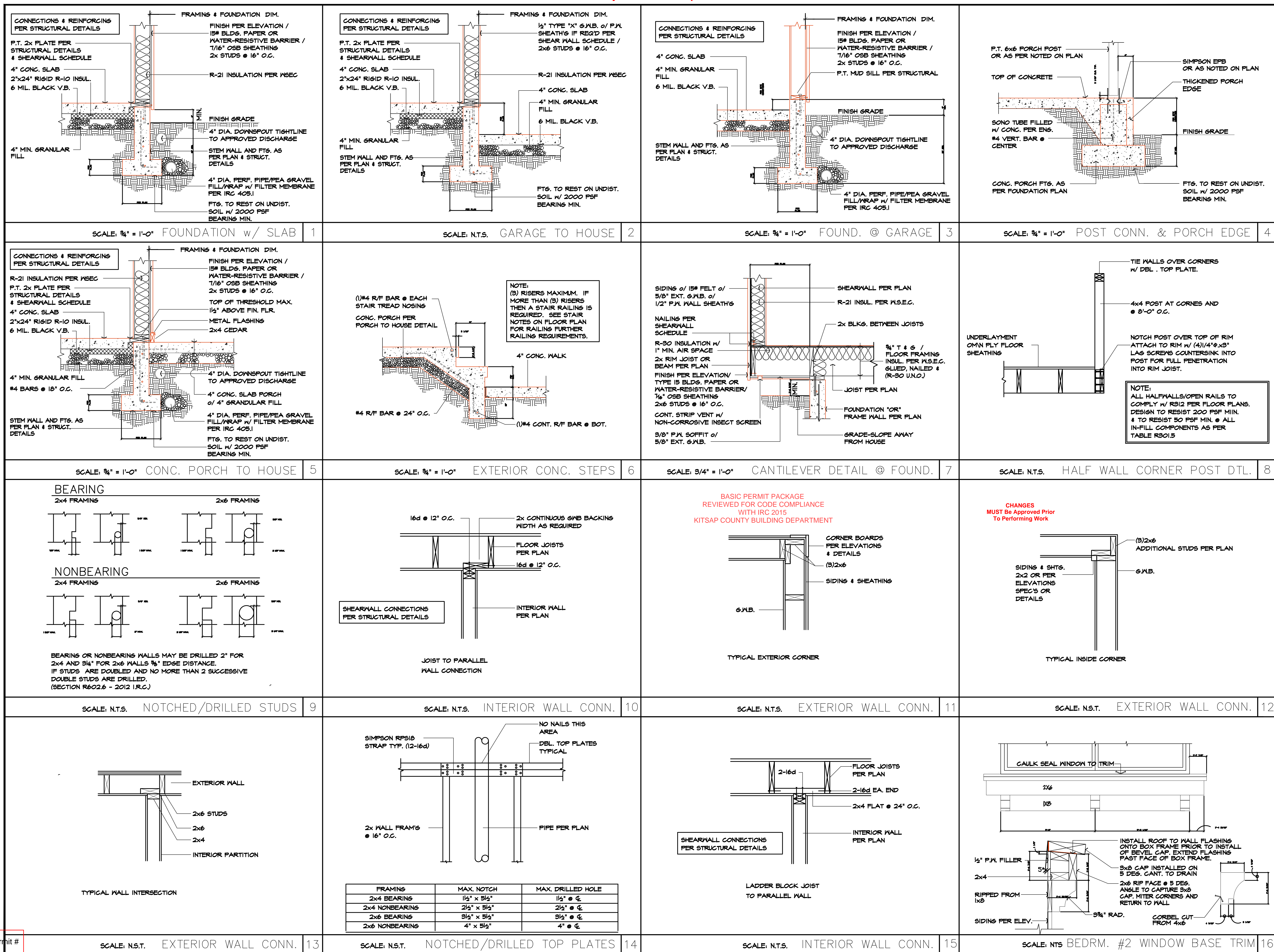
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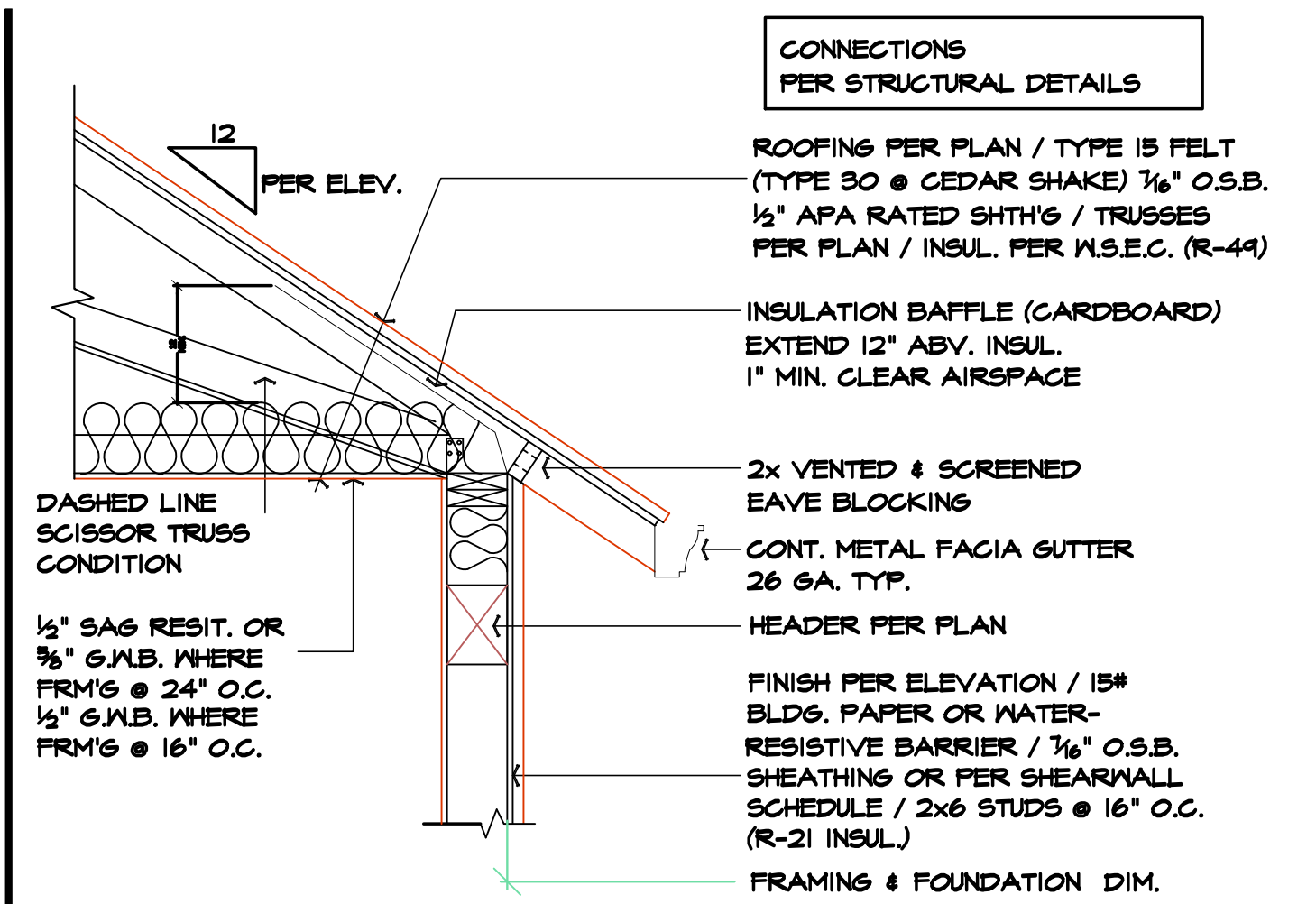
DATE: 05/17/18

PROJECT NO: 19198

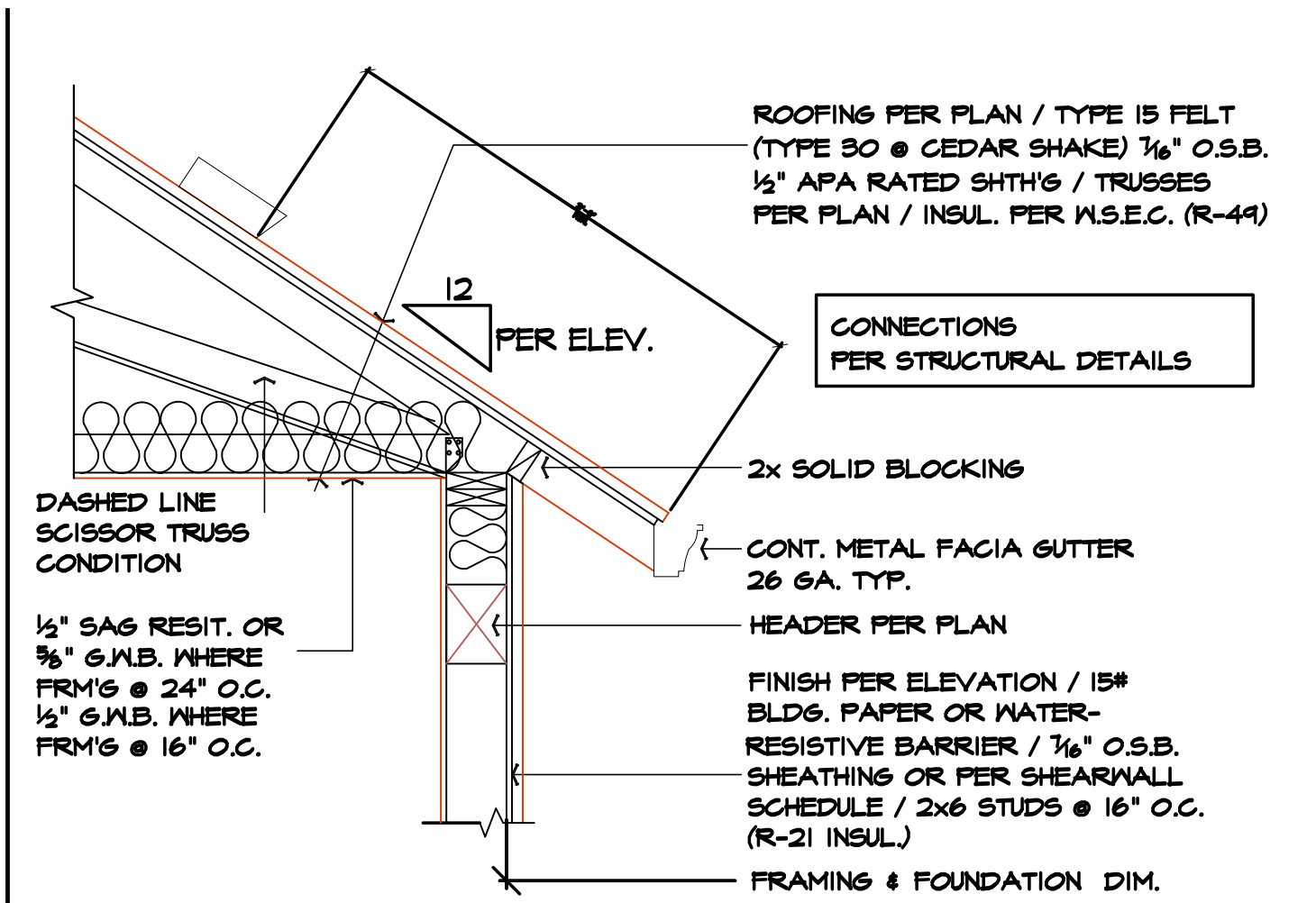
SHEET NO:

A-5.2

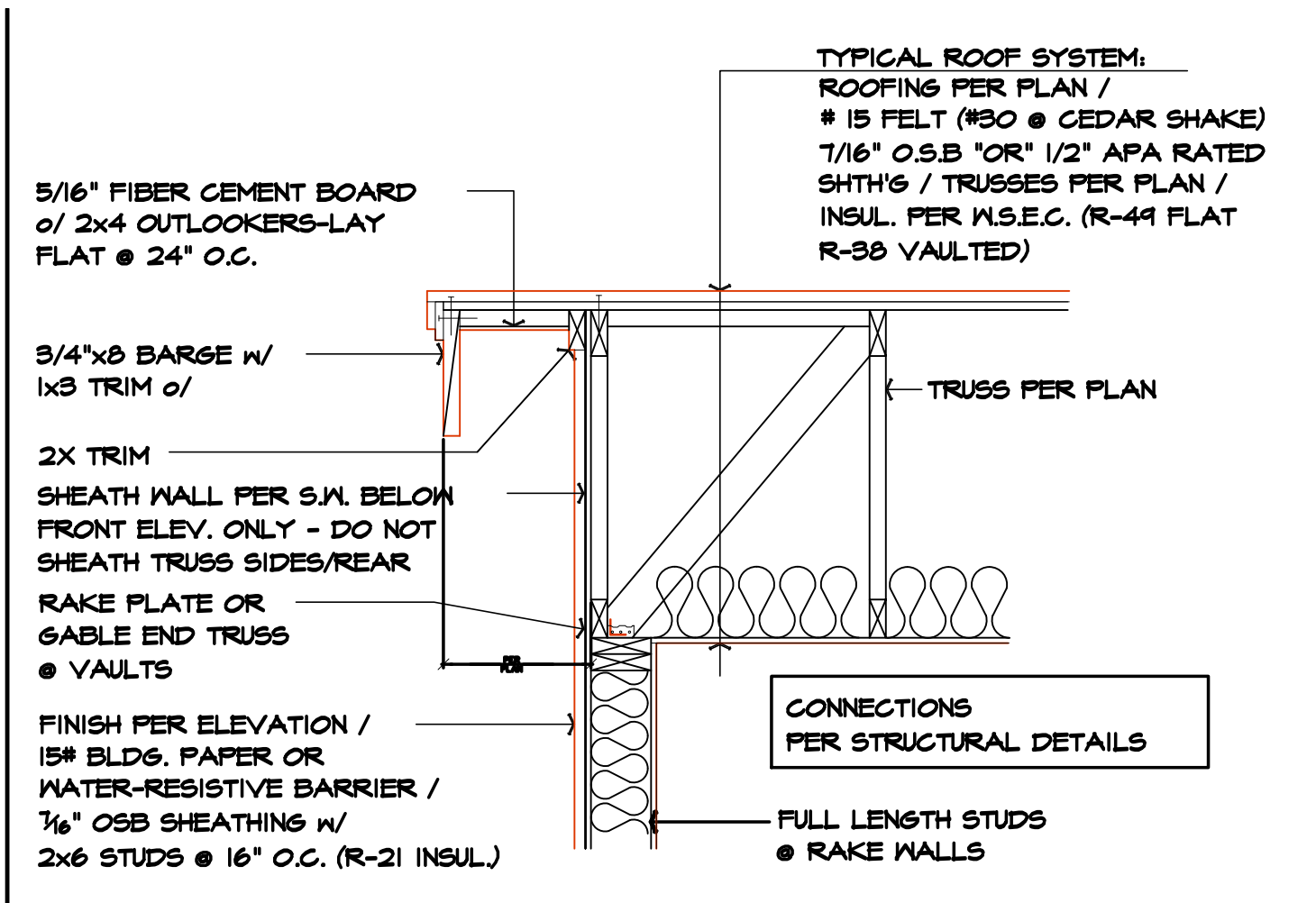




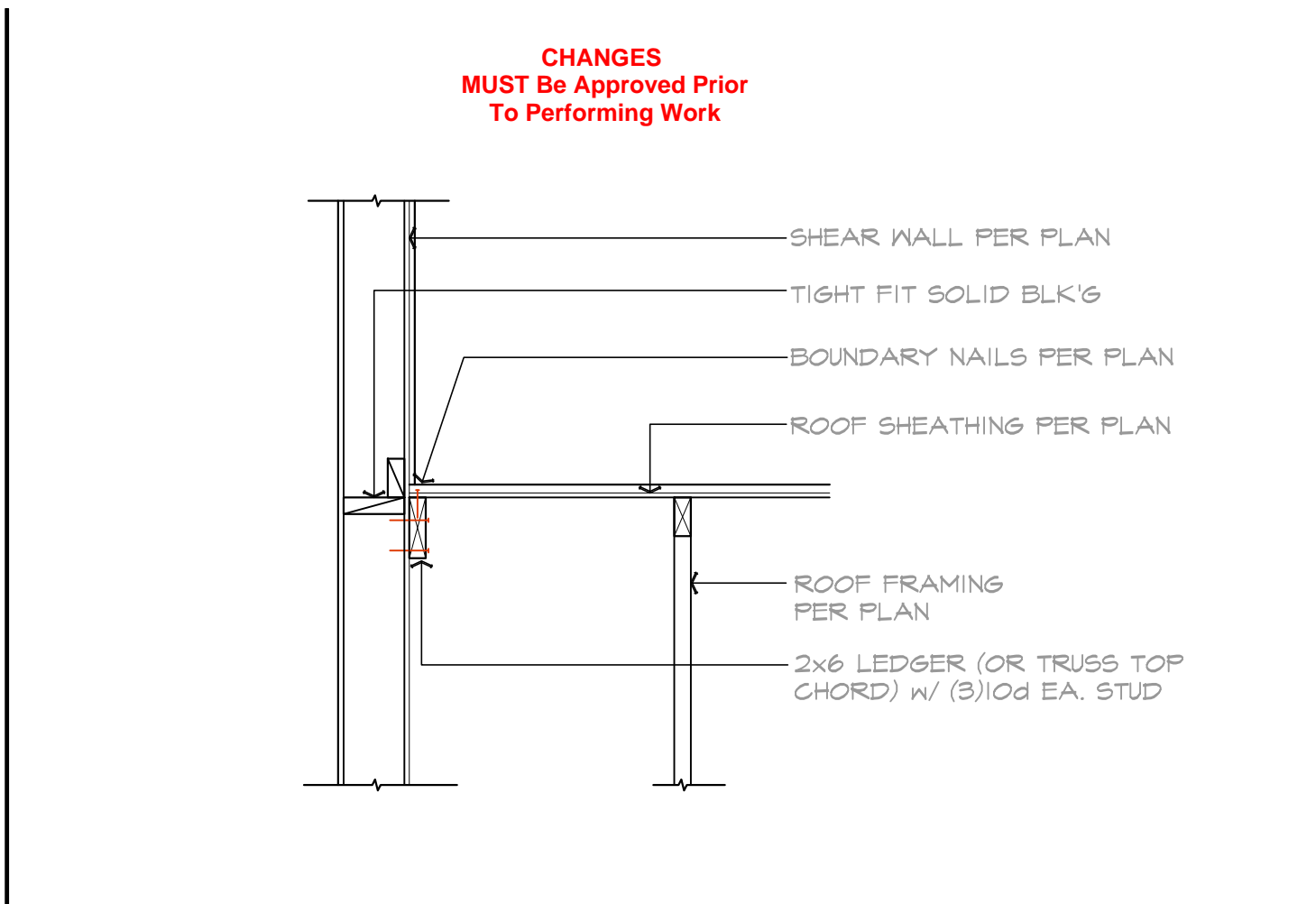
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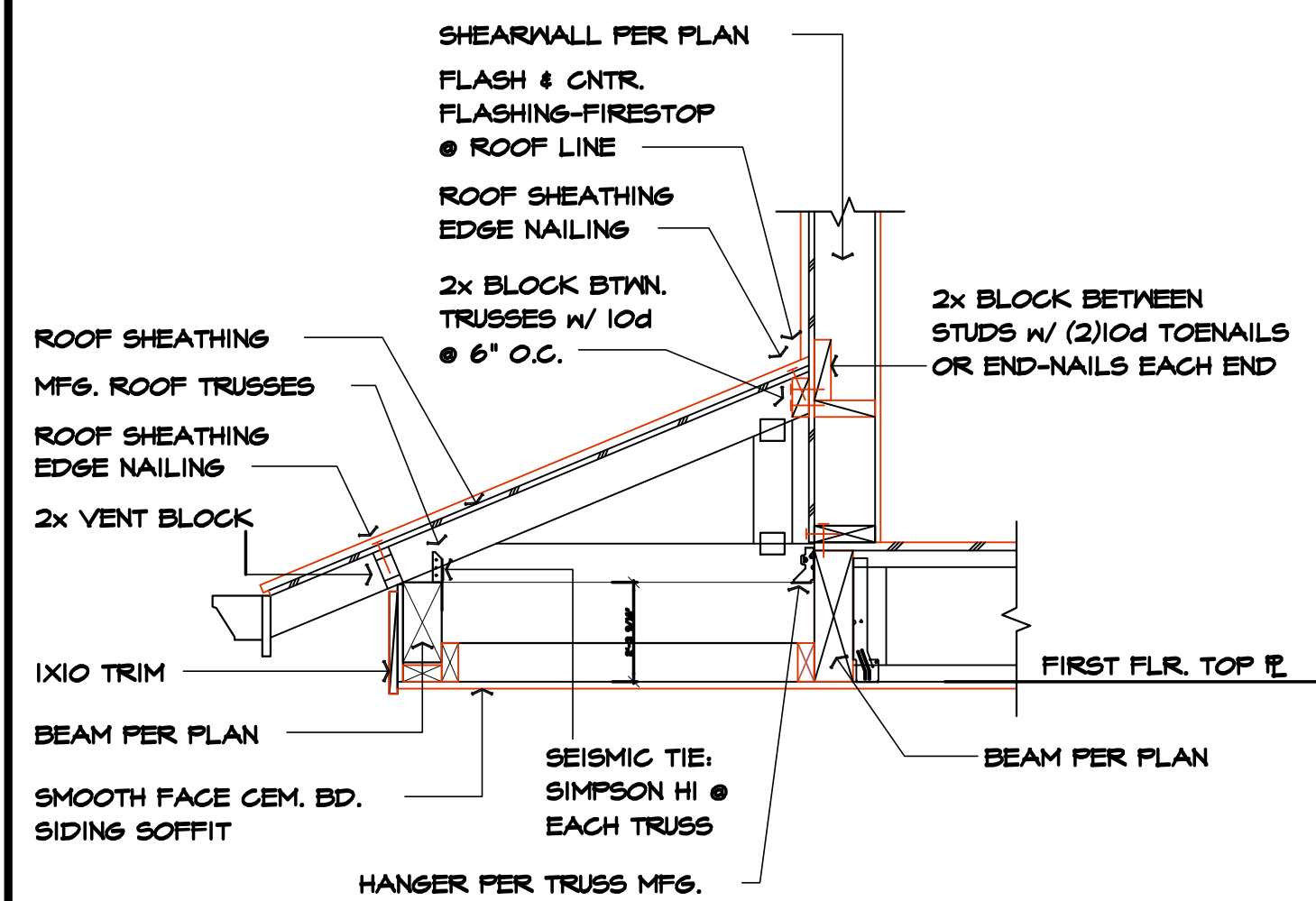
SCALE: N.T.S. ROOF EAVE DETAIL @ 5' BSBL 2



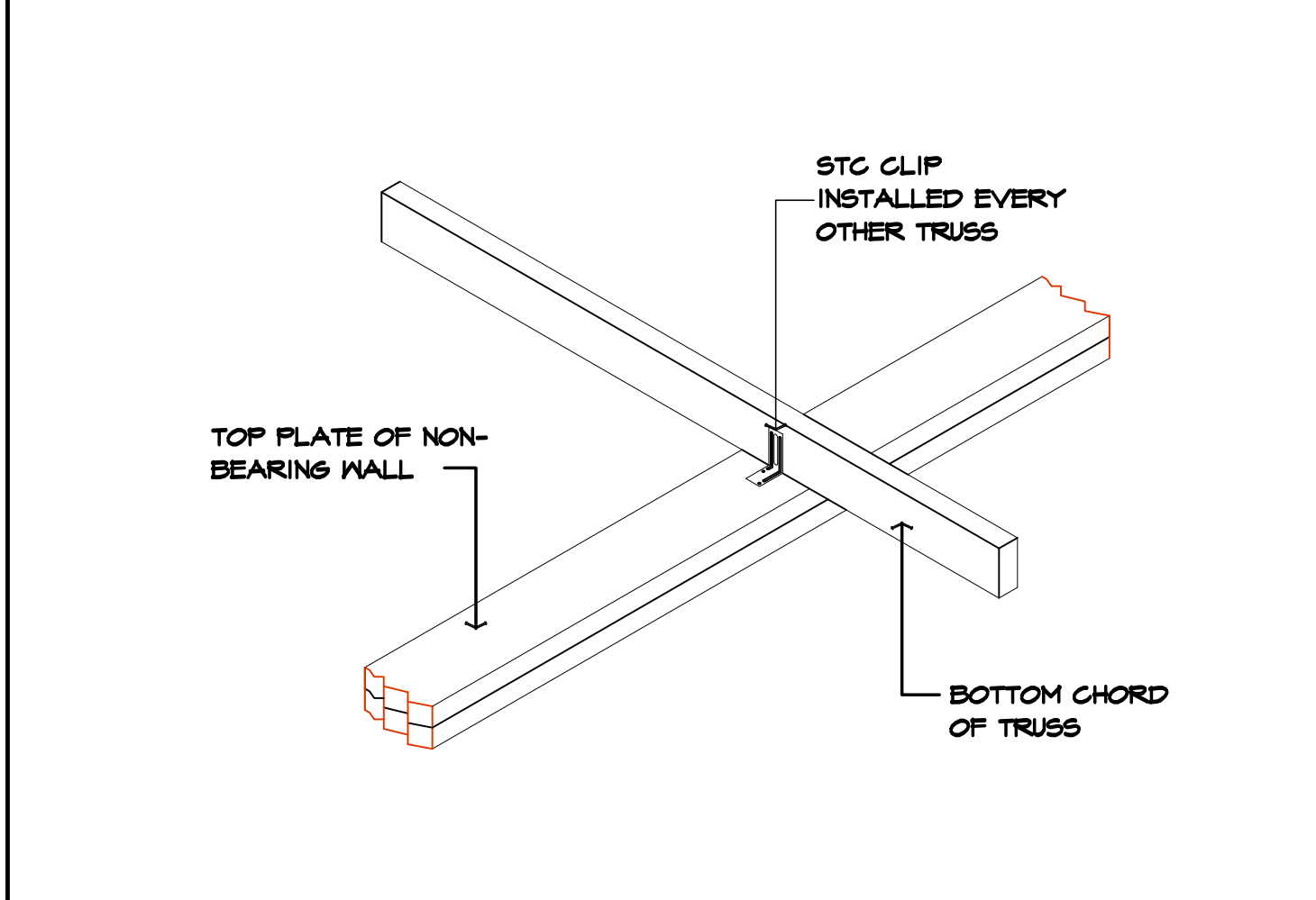
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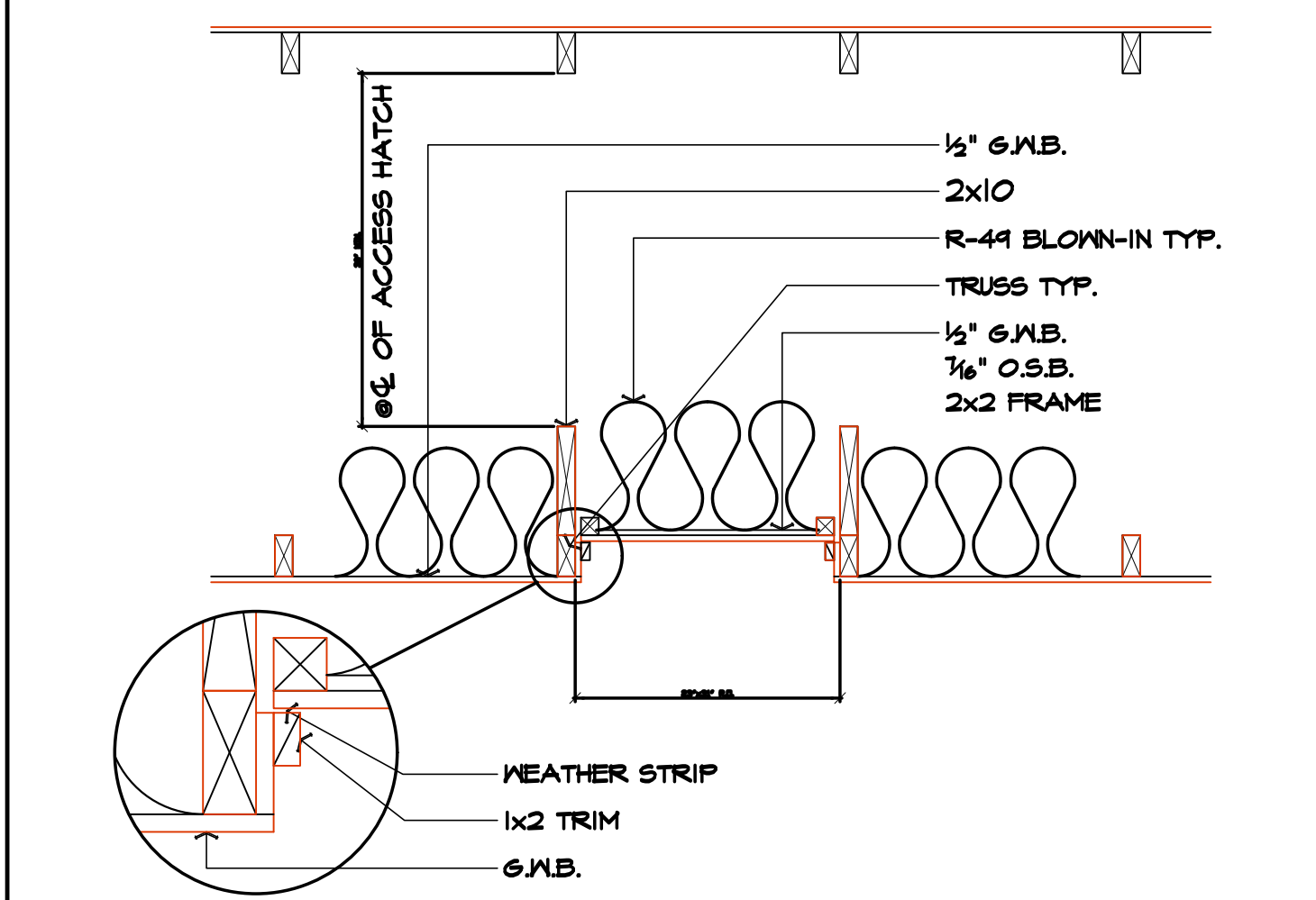
SCALE: 3/4" = 1'-0" ROOF LEDGER DETAIL 4



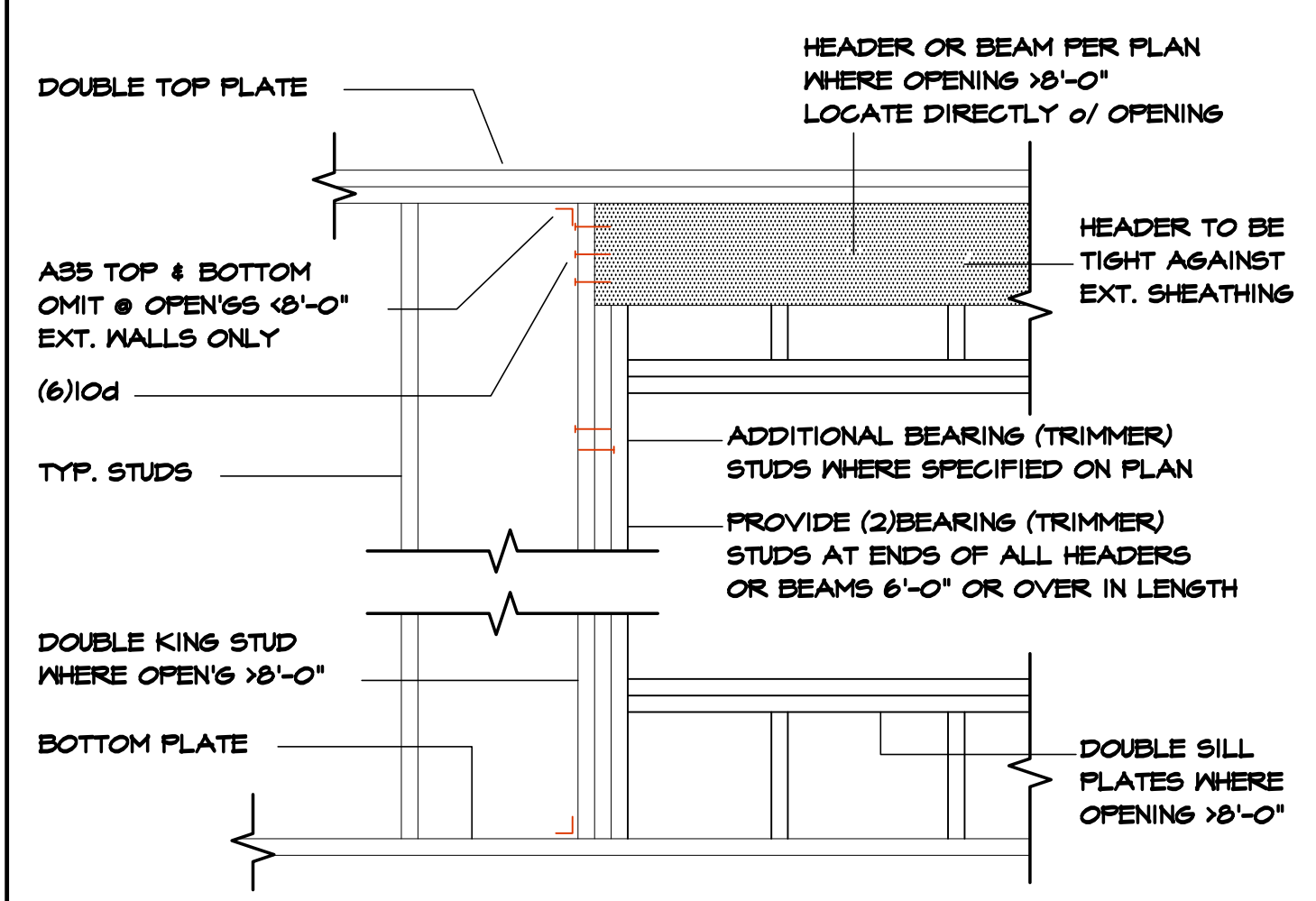
SCALE: N.T.S. RAFT. PERP. TO WALL 5



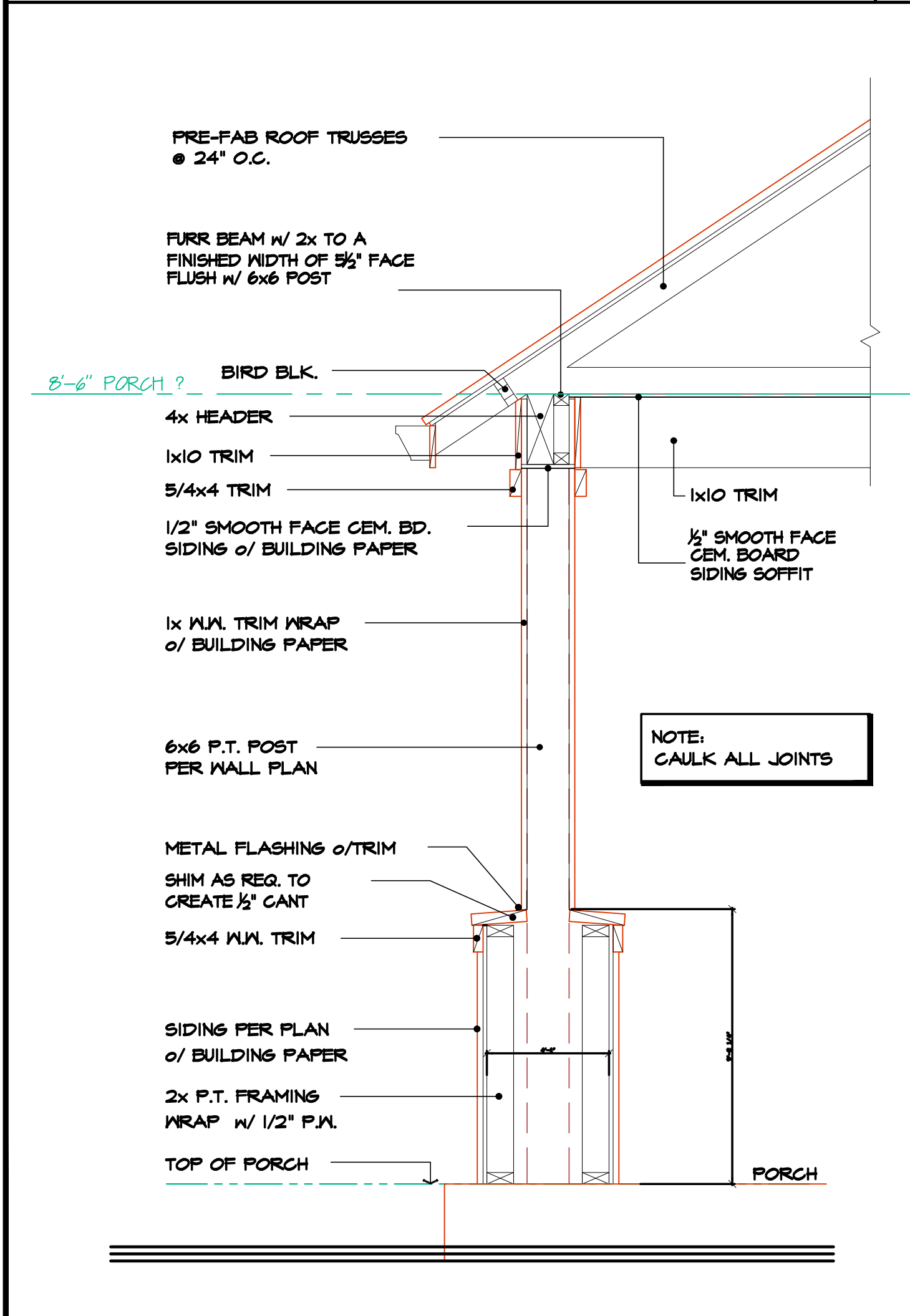
SCALE: 3/4" = 1'-0" SIMPSON STC CLIP DETAIL 6



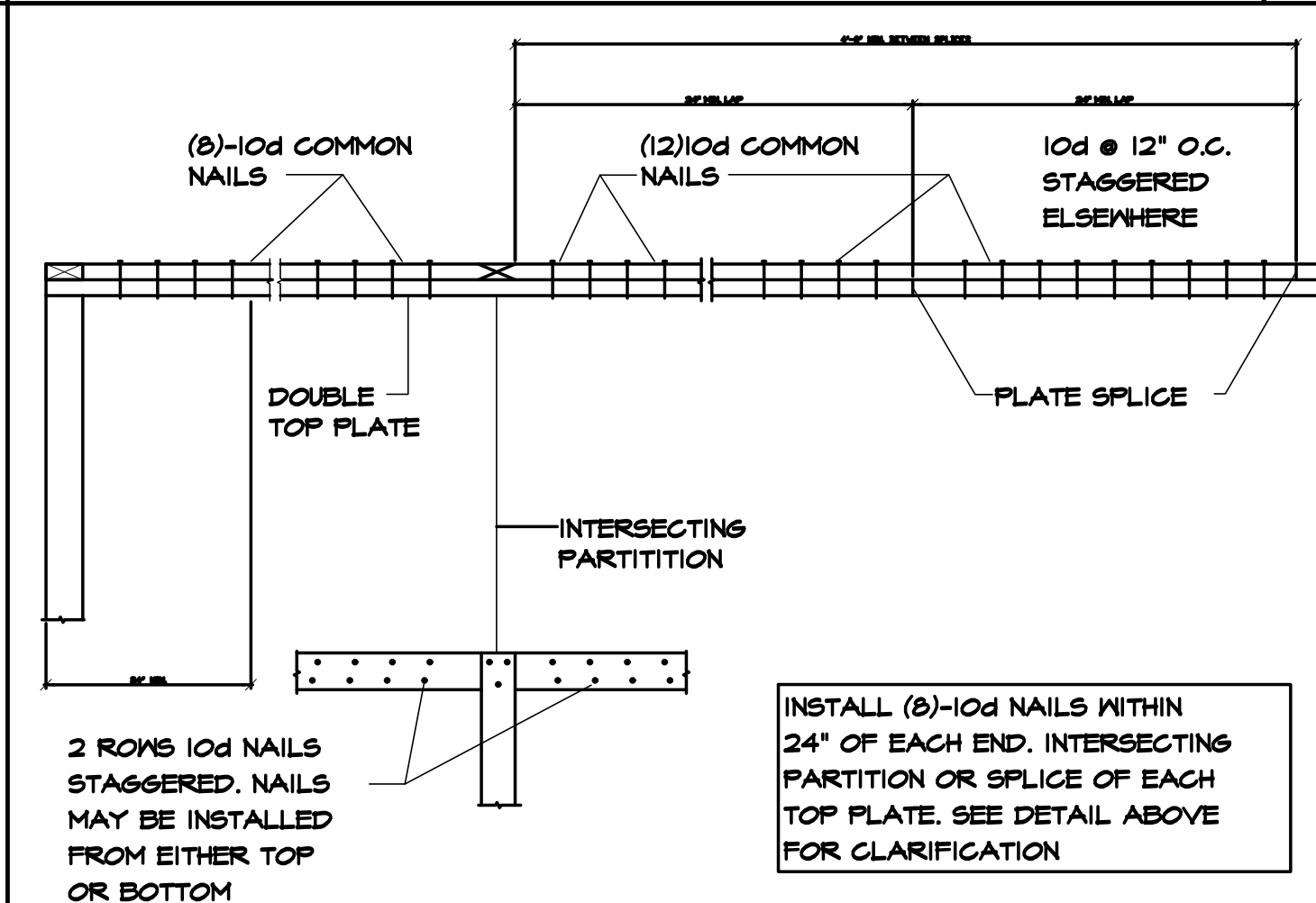
SCALE: N.T.S. ATTIC ACCESS 7



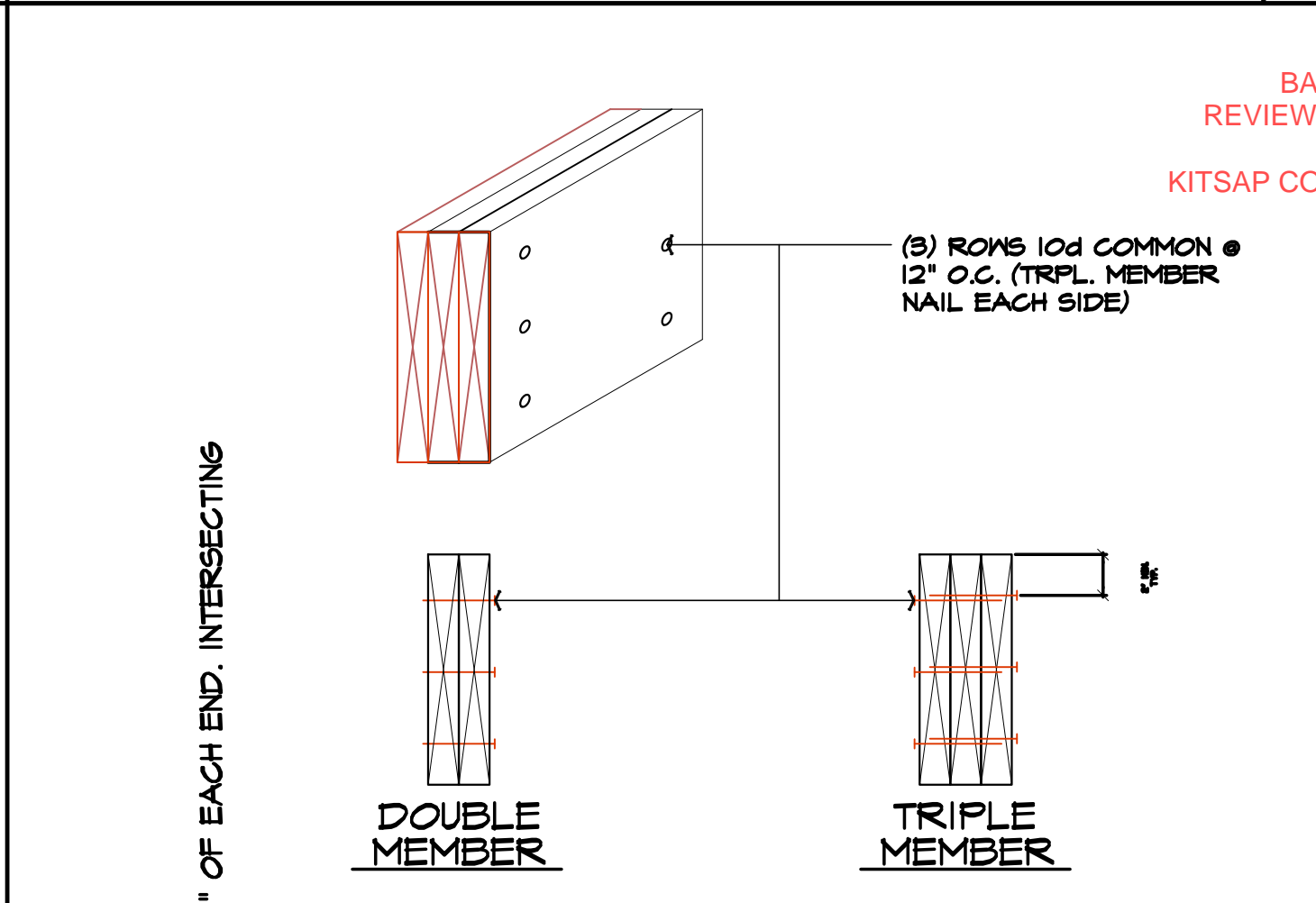
SCALE: N.T.S. TYPICAL HEADER SUPPORT 8



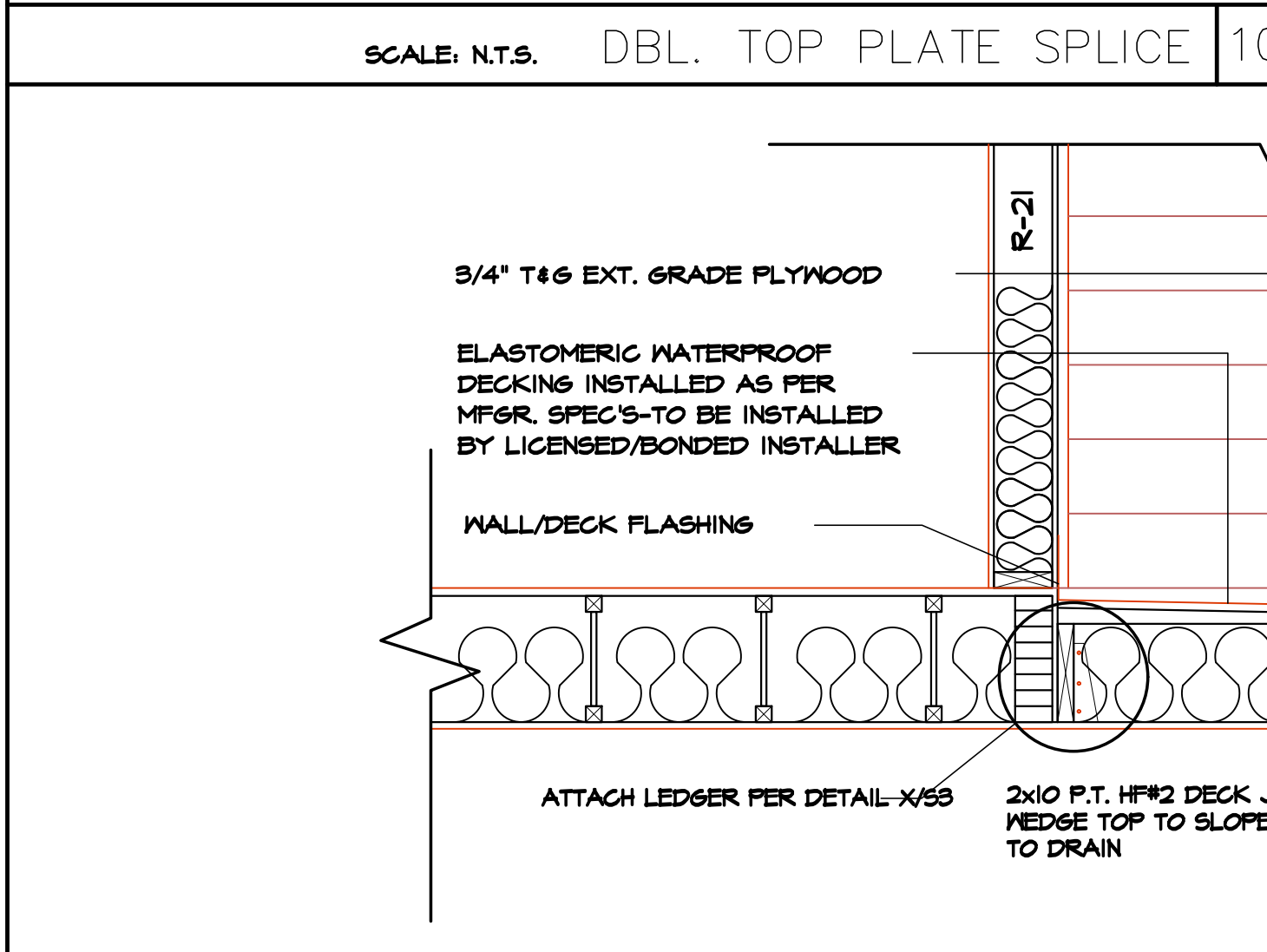
SCALE: 3/4" = 1'-0" PORCH COLUMN 9



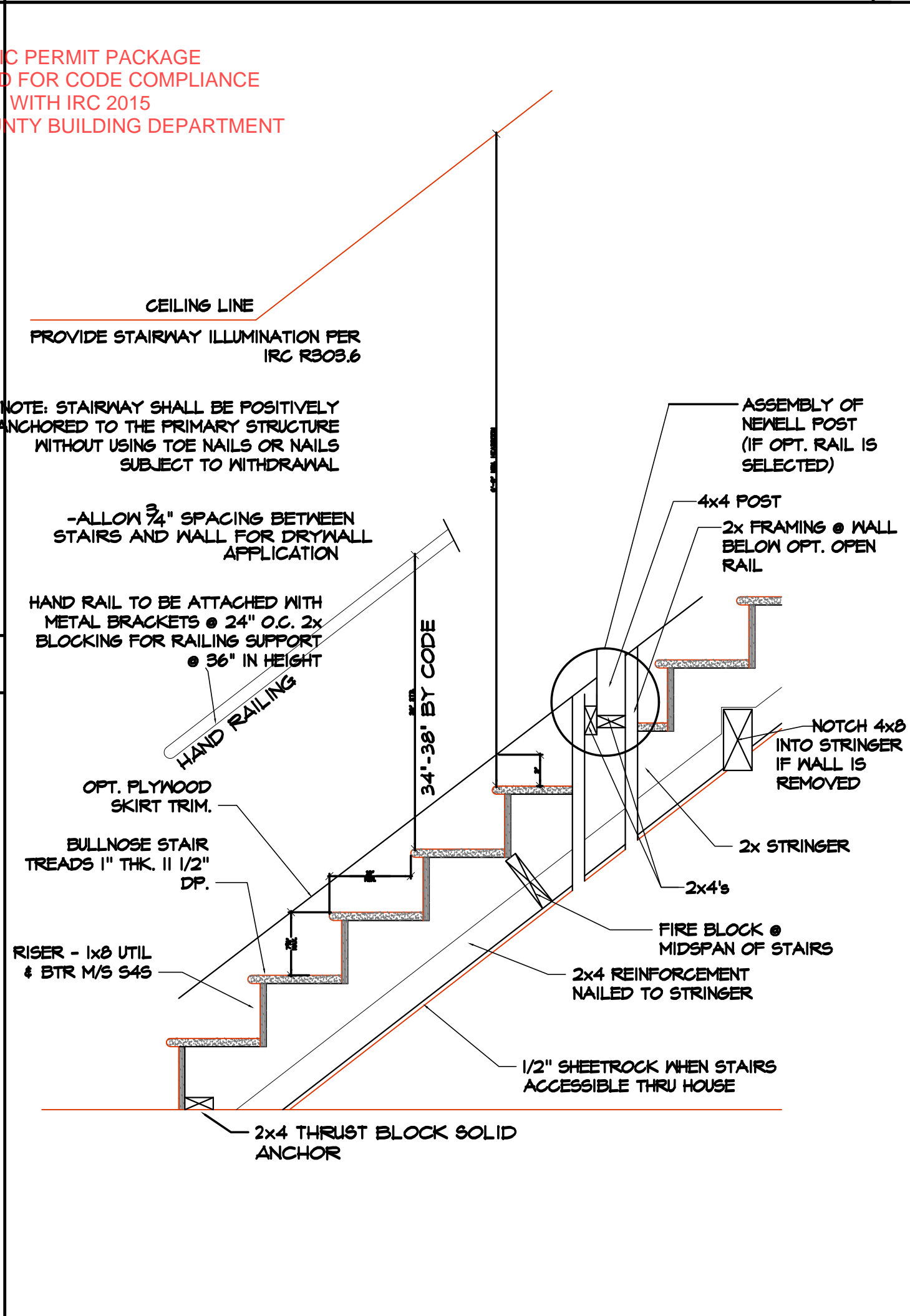
SCALE: N.T.S. DBL. TOP PLATE SPLICE 10



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



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



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

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020

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

CONSTRUCTION
DETAILS

REVISIONS

INT.	DATE	REV
DESIGNER:		
DRAFTER:		
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PROJECT NO:	19198	
SHEET NO:		

A-5.3

3/8"x2 1/2" LAG SCREW TO STUD
1" NON-METALIC SPACER

H.W. TANK

EXPANSION TANK ATTACHED TO WALL SAME AS H.W. TANK

2x4 GAX 1/2' STRAP ENCIRCLING TANK AND ANCHORED TO WALL FRAMING

STRAP AT 1/3rd POINTS STRAPS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DEPRESS ANY REQUIRED ENERGY INSULATION BLANKET

TANK

ANCHORED PLATFORM

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

6" VERIFY

6" VERIFY

6" VERIFY

3x3 SHEET METAL ANGLE MOUNTING CLIP

DUCT PENETRATION

SLOPE TO DRAIN

SCALE: N.T.S. VENT HOOD ASSEMBLY-ISO 2

BUILDING SEALANT

BACKER ROD

RATIO OF A:B SHOULD BE ABOUT 2:1

CHANGES MUST Be Approved Prior To Performing Work

SCALE: 1/2" = 1'-0" TYP. SEALANT JOINT 3

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

1/8" TOOLED POLYURETHANE SEALANT TYP.

SELF ADH'S M.P. MEMB. @ EA. BUILDING CORNER EXTEND 6" BEYOND CORNERS, TYP.

(2)LAYERS 60 MIN. BLDG. PAPER, TYP.

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

HARDI-BD. SIDING

SHEATHING PER STRUCTURAL

1 LAYERS 60-MIN. BUILDING PAPER NO BREAKS W/IN 16" OF CORNER

1x4 1x3 OUTSIDE CORNER

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

SCALE: N.T.S. OUTSIDE CORNER HARDI-PANEL 5

1ST

2ND

3RD

1

FIN. FLR.

1. ATTACH VERTICAL 12" WIDE MOISTOP ON EA. SIDE OF OPNG. THE MOISTOP SHOULD EXTEND A MIN 12" ABOVE THE BOT. OF HDR.

2. ATTACH HORIZONTAL 12" WIDE MOISTOP ALONG THE HEADER. THE MOISTOP SHOULD EXTEND A MIN. OF 12" BEYOND EACH JAMB.

3. APPLY (3) CONT. BEADS OF SEALANT ALONG FACE OF THE OPENING BEFORE THE INSTALLATION OF THE DOOR.

4. FOURTH ATTACH 12" WIDE MOISTOP FLUSH WITH THE BOT. OF HDR. EXTENDING 12" BEYOND EA. JAMB AND LAP OVER WINDOW FLANGE.

5. FIFTH INSTALL BLDG. PAPER SHIP LAP ALLOWING FOR THE MOISTOP AT THE SILL TO SHIP LAP OVER THE BLDG. PAPER.

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

SCALE: 3/4" = 1'-0" TYP. DOOR FLASHING 6

CCW-503 TOP COAT

CCW-502 INTERMEDIATE COAT

CCW-501 BASE COAT

PREFINISHED OR GALVANIZED METAL FLASHING, MIN 28 GA. OR AS REQUIRED BY CODE.

CCW-501T DETAIL COAT W/ 4-INCH WIDE REINFORCING TAPE

CCW-PRIMER

3/4" MIN. EXTERIOR GRADE A/C OR BETTER T&G PLYWOOD

NON-CORRODING, NON-BACKING FASTENERS AT 6 INCHES ON CENTER

1) CLEAN METAL TO BRIGHT FINISH AND PRIME W/ CCW-559 PRIMER.

2) APPLY CCW-501T W/ 4-INCH WIDE REINFORCING TAPE OVER TRANSITION FROM WOOD TO METAL.

SCALE: N.T.S. DECK MEMBRANE WOOD EDGE DTL 7

CCW-501 BASE COAT

CCW-502 INTERMEDIATE COAT

CCW-503 TOP COAT

CCW-501T DETAIL COAT W/ 4-INCH WIDE REINFORCING TAPE

CCW-PRIMER

3/4" MIN. EXTERIOR GRADE A/C OR BETTER T&G PLYWOOD

NON-CORRODING, NON-BACKING FASTENERS AT 6 INCHES ON CENTER

1) CLEAN METAL TO BRIGHT FINISH AND PRIME W/ CCW-559 PRIMER.

2) APPLY CCW-501T W/ 4-INCH WIDE REINFORCING TAPE OVER TRANSITION FROM WOOD TO METAL.

SCALE: N.T.S. DECK MEMBRANE VERT. TERMINATION 8

CCW-503 TOP COAT

CCW-502 INTERMEDIATE COAT

CCW-501 BASE COAT

CCW-501T DETAIL COAT W/ 4-INCH WIDE REINFORCING TAPE

CCW-PRIMER

CCW SEALANT

GALVANIZED METAL FLASHING MIN. 28 GA. OR AS REQUIRED BY CODE.

3/4" MIN. EXTERIOR GRADE A/C OR BETTER T&G PLYWOOD

NON-CORRODING, NON-BACKING FASTENERS AT 6 INCHES ON CENTER

1) CLEAN METAL TO BRIGHT FINISH AND PRIME W/ CCW-559 PRIMER.

2) APPLY CCW-501T W/ 4-INCH WIDE REINFORCING TAPE OVER TRANSITION FROM WOOD TO METAL.

SCALE: N.T.S. THRESHOLD 9

9x9 BLUE LAM CORBEL

SCALE: N.T.S. GABLE OUTLOOKER CORBEL 10

PREFORMED METAL WINDOW BOX CAP. SAME PROFILE FRONT/SIDE.

3/4" PLYWOOD CAP

4 1/2" CROWN MOLDING

(3) 2x8 FURRING

3/4"x8 TRIM

3/4"x6 TRIM RIPPED TO FIT

60 MIN. W.P. PAPER INSTALLED PER MFR. SPECIFICATIONS

ALIGN BOTM. EDGE OF THIS TRIM TO CLR. WNDW. IN OPEN POSITION (TYP.)

SCALE: N.T.S. WINDOW HEAD TRIM DETAIL 11

WALL CONST. PER PLAN

(1) LAYERS 60 MIN. BLDG. PAPER LAP 1 LAYER OVER TOP OF FLASHING

PREFINISHED GALVANIZED FLASHING W/ DRIP EDGE

TRIM PER ELEVATIONS

DRIP EDGE ROUTED INTO TRIM

SIDING PER ELEVATIONS

RIM JOIST PER PLAN

FLOOR JOISTS & CONSTRUCTION PER PLAN

SCALE: 3/4" = 1'-0" HORIZONTAL TRIM DETAIL 12

2x STUDS @ 16" O.C.

HANDRAIL

BRACKET W/ 2x BLK'G AT WALL

INTERIOR FINISH

3/4" MIN. AND 30" MAX. ABV NOSING

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

SCALE: N.T.S. RAILING 13

HOLD BLD. PAPER @ FRONT SIDE 2" FROM CORNER FOR BITUTHANE ADHESION

22 GA. GALV. (PRIMED) FLASHG

2 LAYERS 60 MIN. GRADE 10 BLDG PAPER

SBS MODIFIED SELF-ADHESIVE BITUTHANE SPANNING FROM BLDG PAPER TO MTL. FLANGE

CONT. SEALANT, TYP.

SBS MODIF. SELF-ADHESIVE BITUTHANE SPANN'G FROM PAPER TO PIPE (BEHIND FLANGE)

1/2" POLYURETHANE SEALANT AND CLOSED CELL BACKER ROD, TYP.

5.5 PIPE ESCUTHEON TYP. FOR PIPE PENETRATIONS

PIPE SCUPPER

NOTE: COLLAR FLASH'G-ALL JOINTS FULLY SOLDERED

* FLASHING OF PAPER SIM. TO TYP. WALL OPENING

SCALE: 1/2"=1'-0" WALL PENETRATION-PIPE 14

6x6 PT POST @ 8'-0"OC

4x4 PT POST @ 6'-0"

2x4 CAP RAIL

2x6 RAILS

2x2 PICKET @ 5-1/2"OC MAXIMUM

5/4" SPACED DECKING

2x4 BOT. RAILS

6" MIN FOR 4x6 POST

3" MIN FOR 4x4 POST

2x CEDAR TRIM-ONE SIZE DEEPER THAN RIM JOIST SIZE OR PER PLAN

2x P.T. JST E.S. POST W/ (2) 5/8" DIA.

SCALE: 3/4"=1'-0" DECK RAILING DETAIL 15

NOT USED 16

ENW RED BARN LANE, LLC

10829 NE 68TH ST SUITE B

KIRKLAND, WA 98033

PHONE: 206 624 7888

CONSTRUCTION
DETAILS

REVISIONS		
INT.	DATE	REV
-	-	-
DESIGNER:	0	
DRAFTER:	0	
DATE:	05/17/18	
PROJECT NO:	19198	
SHEET NO:		

A-5.4

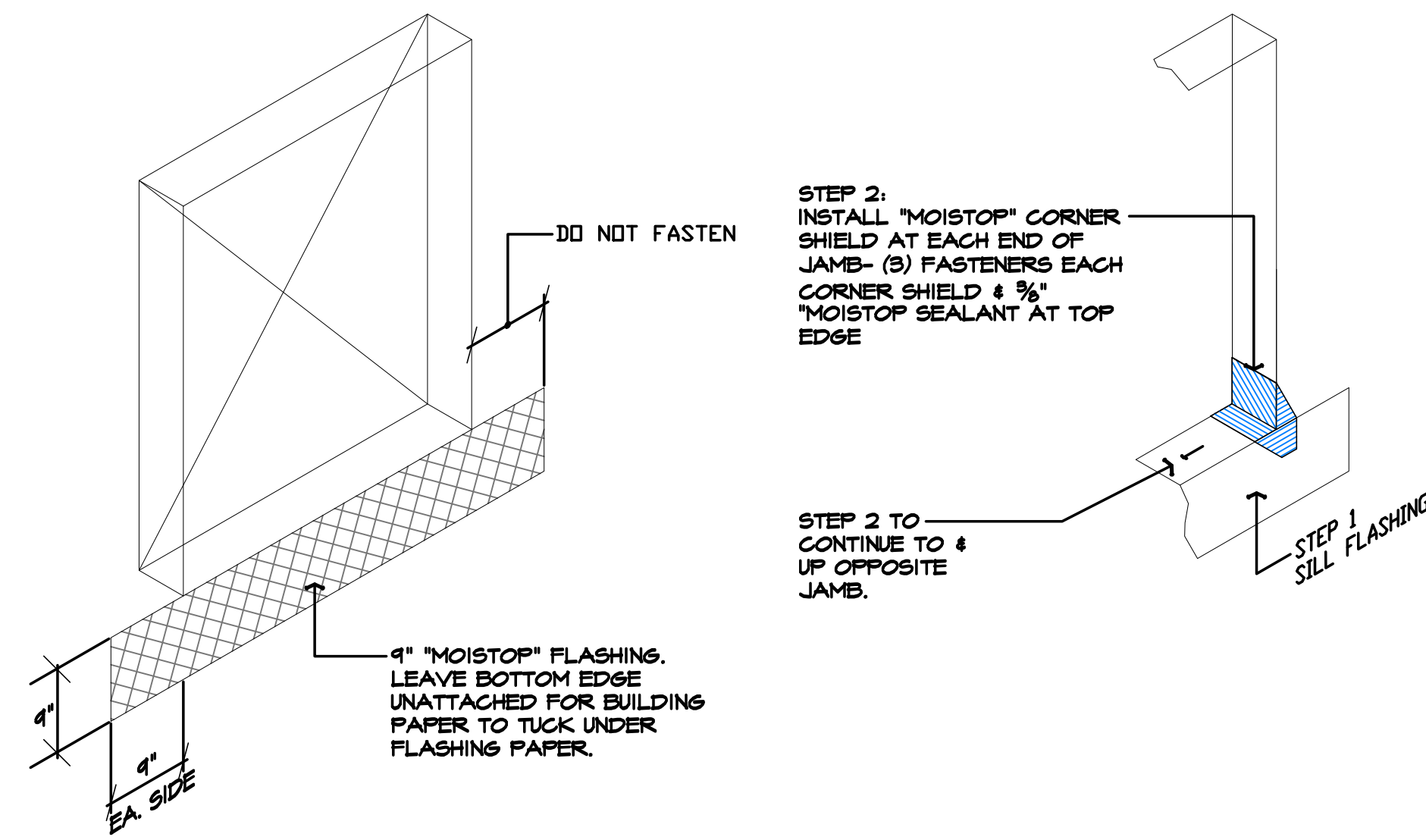
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19-03671

Permit Number: 20-04896

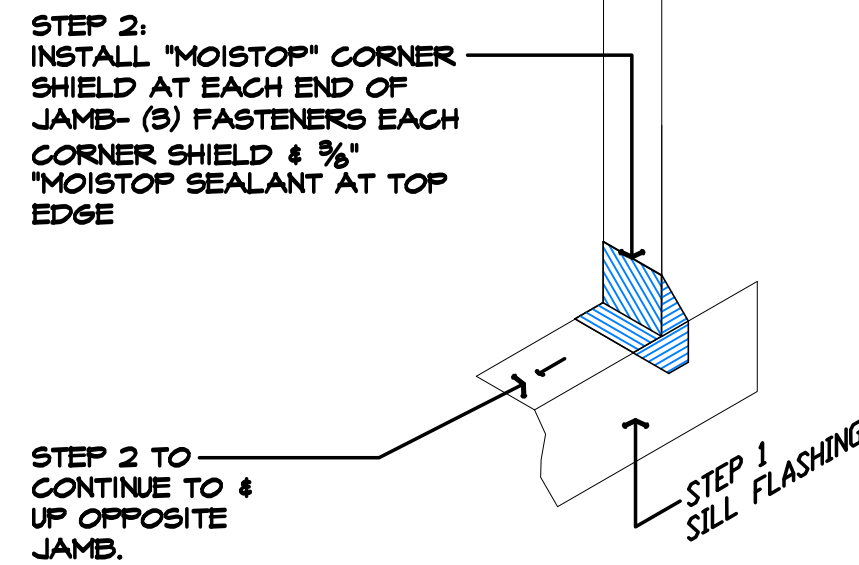
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
11/16/2020

CHANGES
MUST Be Approved Prior
To Performing Work

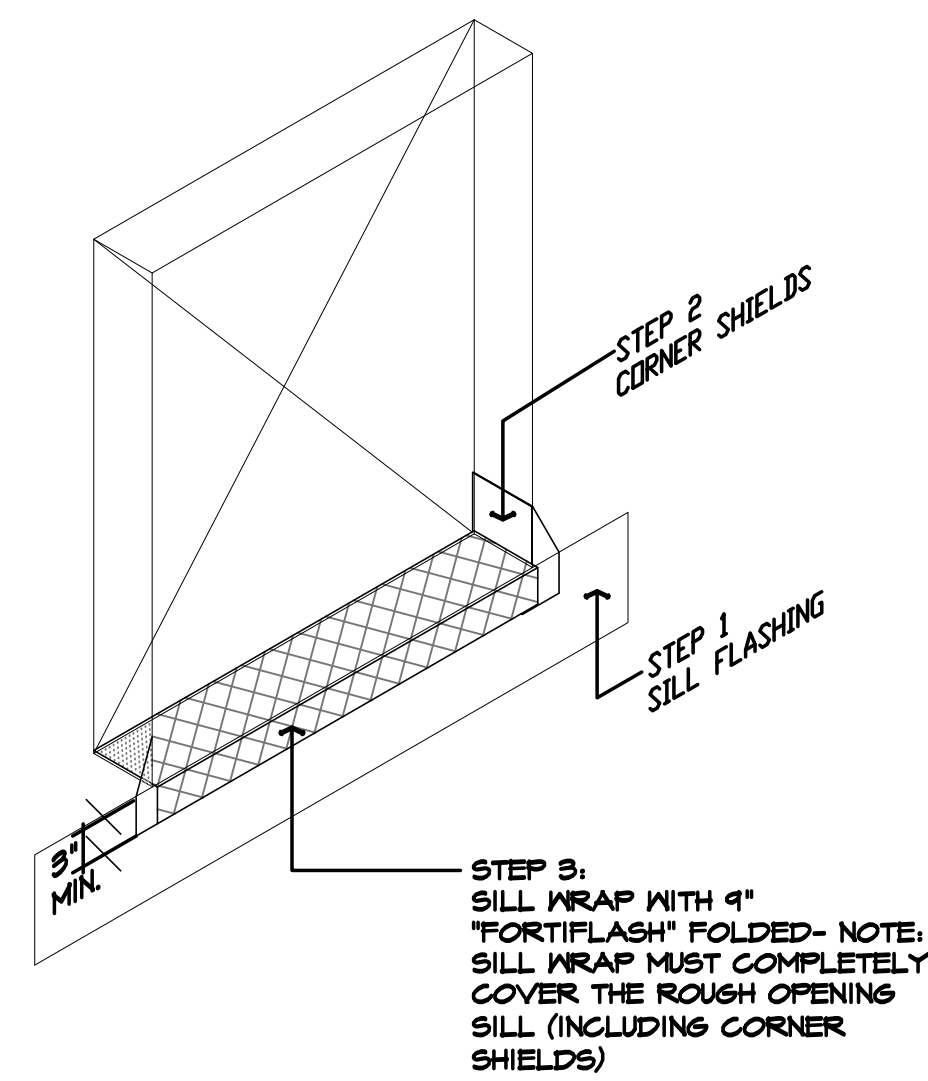
BASIC PERMIT PACKAGE
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KITSAP COUNTY BUILDING DEPARTMENT



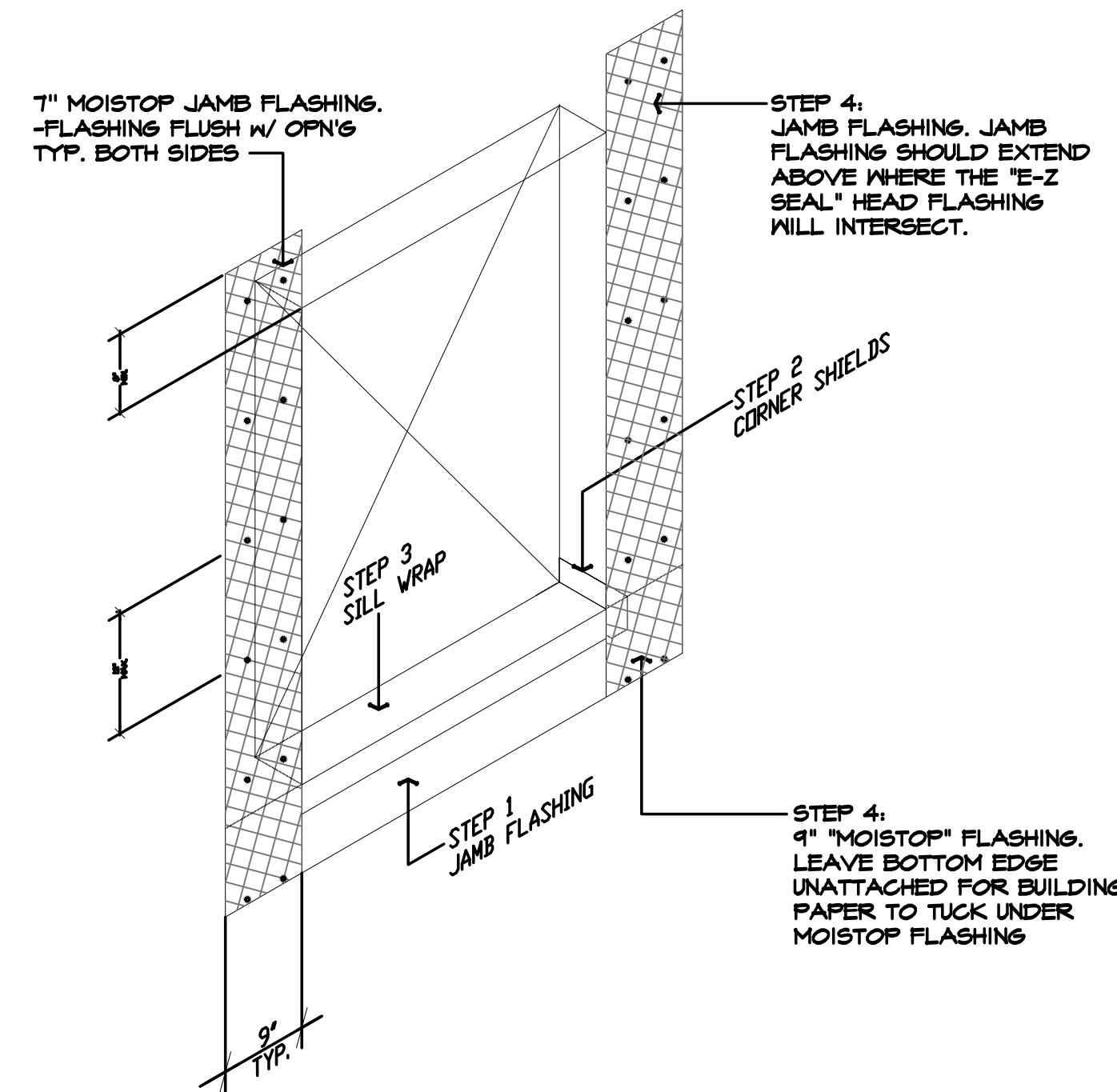
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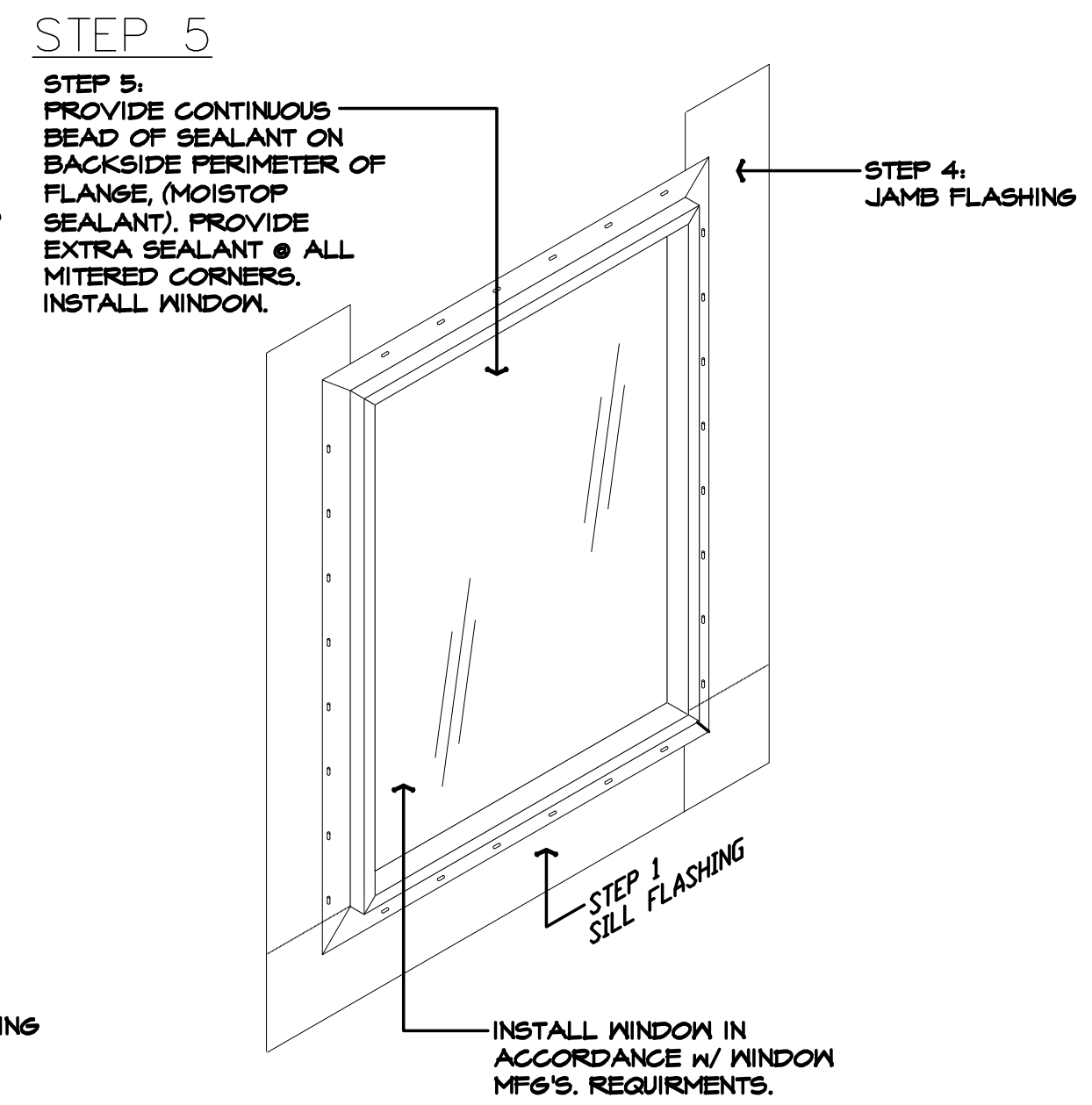
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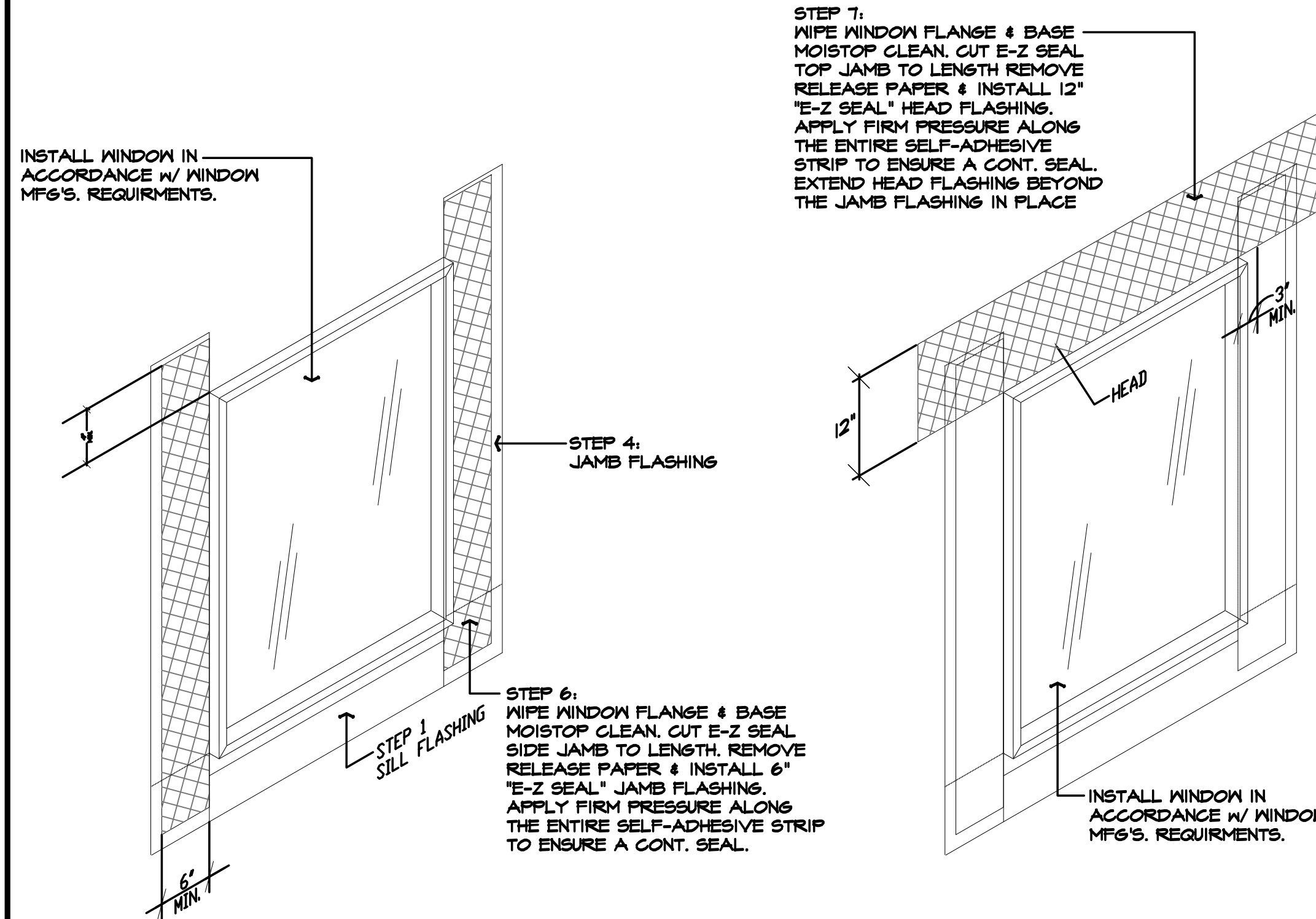
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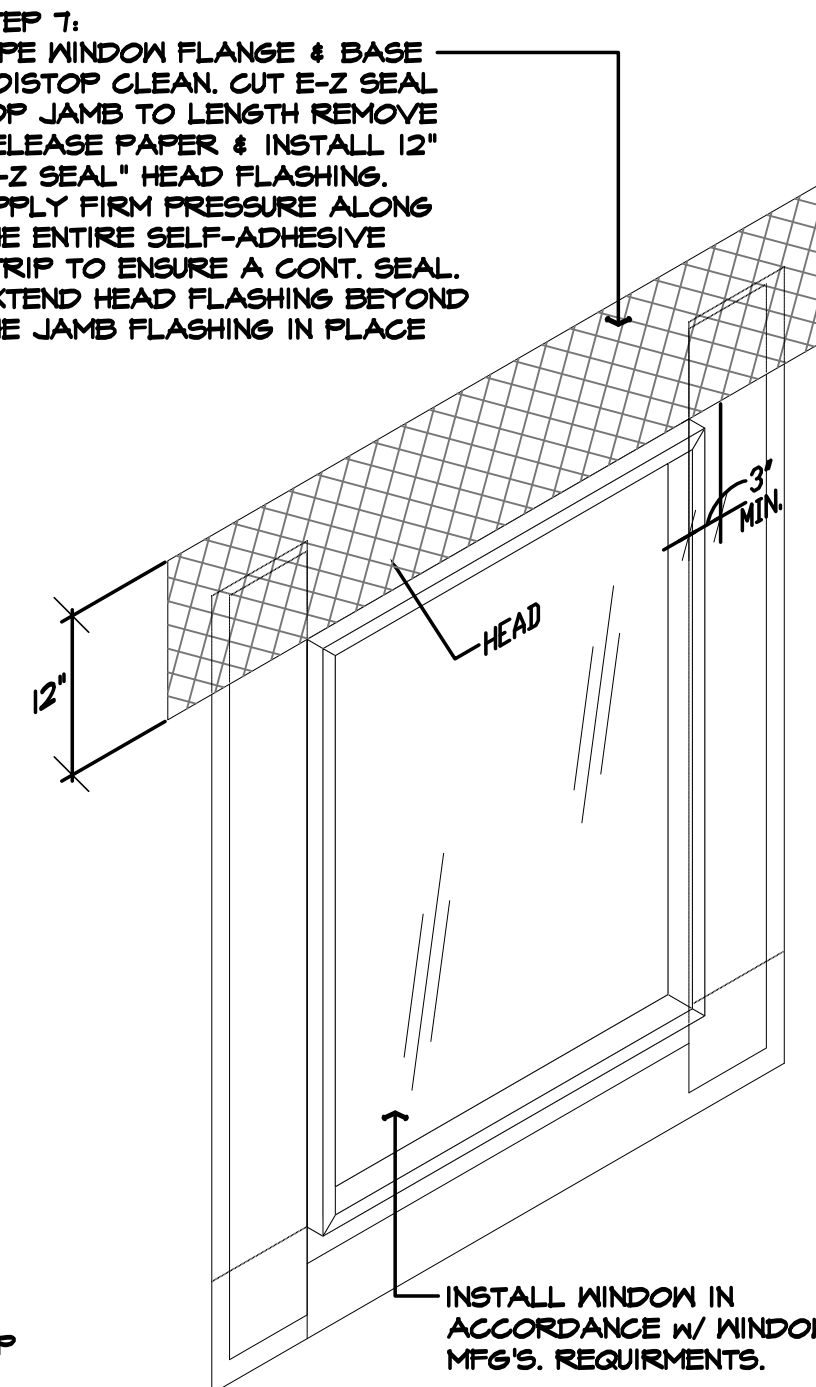
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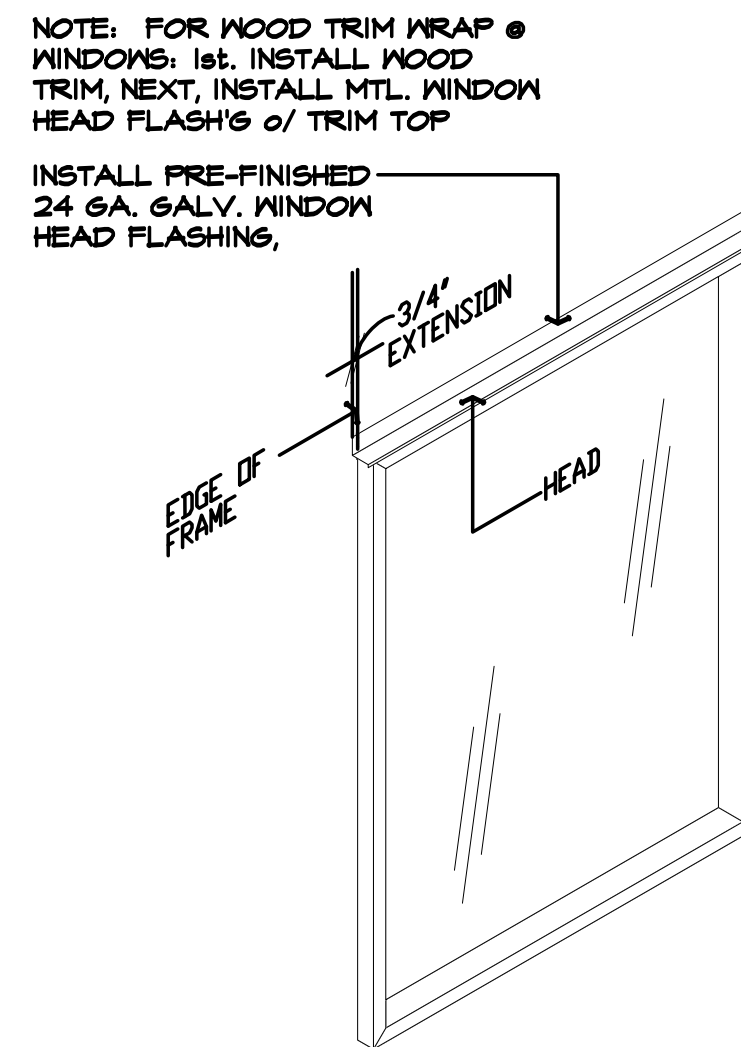
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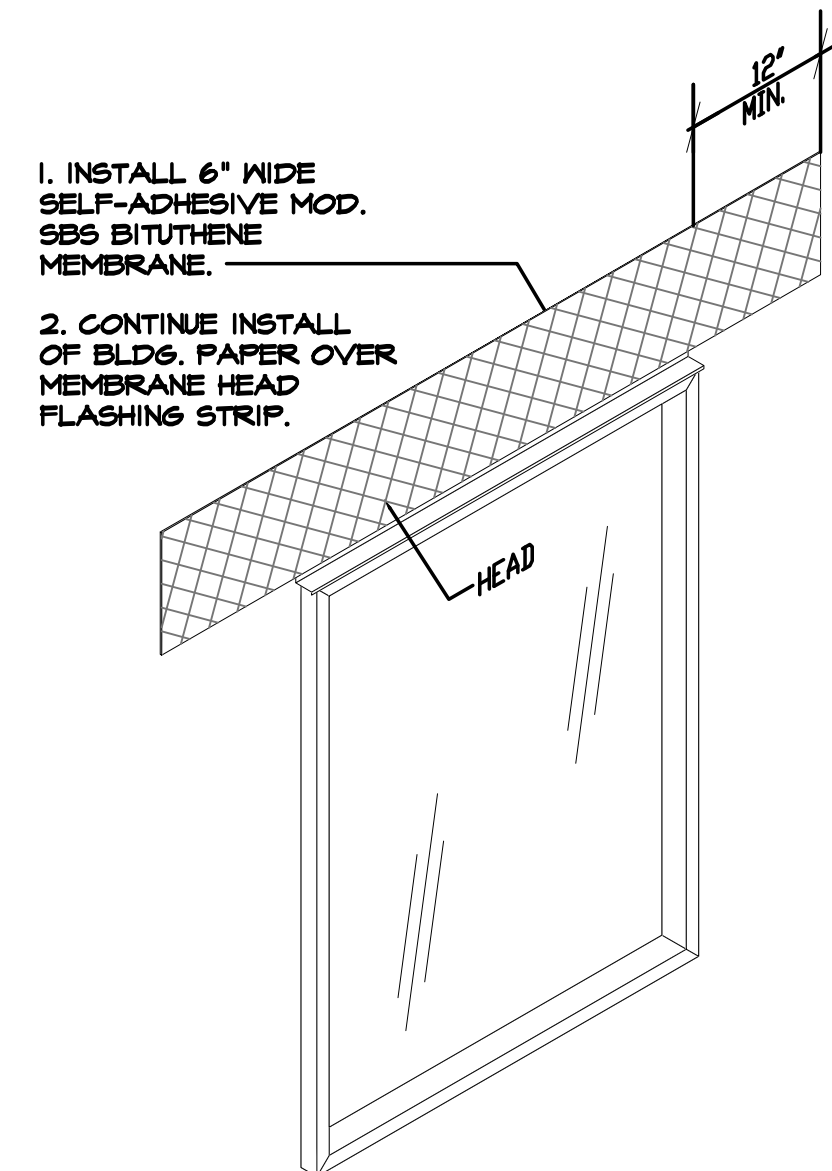
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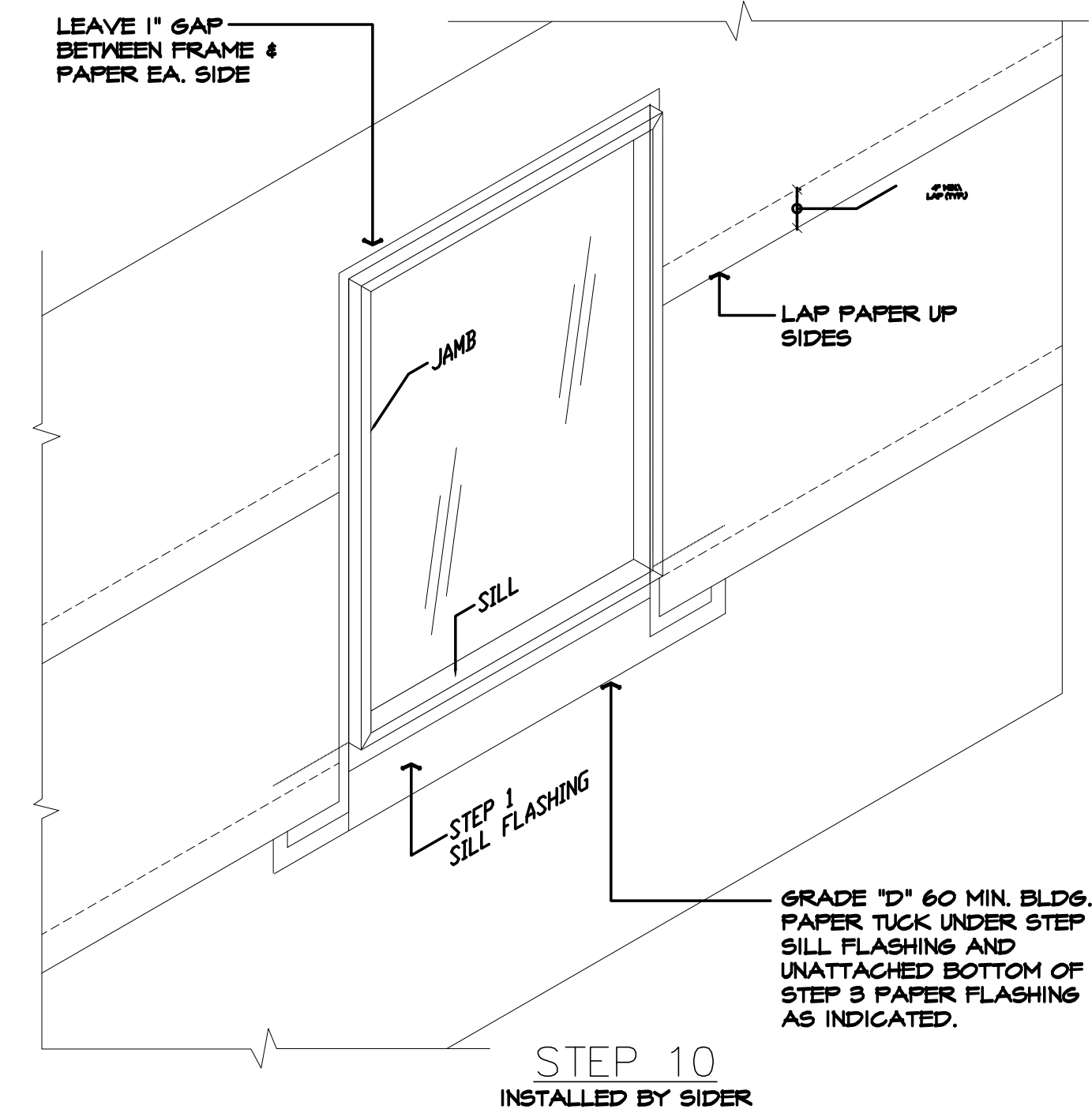
STEP 7
INSTALLED BY SIDER



STEP 8
INSTALLED BY SIDER



STEP 9
INSTALLED BY SIDER



STEP 10
INSTALLED BY SIDER

ENW RED BARN LANE, LLC
10829 NE 68TH ST SUITE B
KIRKLAND, WA 98033
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CONSTRUCTION
DETAILS

REVISIONS

INT.	DATE	REV

DESIGNER: 0

DRAFTER: 0

DATE: 05/17/18

PROJECT NO: 19198

SHEET NO:

A-5.6