

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 WASHINGTON STATE AMENDMENTS INCLUSIVE OF:

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2018 INTERNATIONAL MECHANICAL CODE (IMC)

2018 INTERNATIONAL PLUMBING CODE (IPC)

2018 INTERNATIONAL ELECTRICAL CODE

2018 INTERNATIONAL FIRE CODE

2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS

REQUIRED ADDITIONAL SUBMITTAL FROM MANUFACTURERS AT TIME OF PERMIT SUBMITTAL:

- 1. MANUFACTURED FLOOR JOIST/ TRUSS DESIGN AND LAYOUT
- 2. MANUFACTURED ROOF TRUSS DESIGN AND LAYOUT.

SITE WORK:

- 1. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF, UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED.
- 2. EXTERIOR FOOTING SHALL BEAR 18" (MIN) BELOW FINISHED GRADE.
- 3. FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS.
- 4. BACKFILL MATERIALS TO BE THOROUGHLY COMPACTED.

INSULATION AND MOISTURE PROTECTION

R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION
FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.101 THROUGH R302.103.

R302.101 INSULATION
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES, AND ATTIC SPACES SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

- 1. WHERE SUCH MATERIALS ARE IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
- 2. CELLULOSE FIBER LOOSE-FILL INSULATION THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.103, SHALL NOT BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CANULC 5102.2.
- 3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.

R302.102 LOOSE-FILL INSULATION
LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.101 WHERE TESTED IN ACCORDANCE WITH CANULC 5102.2.

EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CANULC 5102.2 PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.101 AND R302.103.

R302.103 CELLULOSE FIBER LOOSE-FILL INSULATION
CELLULOSE FIBER LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

R302.101 EXPOSED ATTIC INSULATION
EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

R302.105 TESTING
TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910. INFILTRATION:
CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.

R102.1 VAPOR RETARDERS
CLASSES I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4.

EXCEPTIONS:
1. BASEMENT WALLS
2. BELOW-GRADE PORTION OF ANY WALL
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

R102.11 CLASS III VAPOR RETARDER CLASS
CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R102.11 IS MET

R102.12 MATERIAL VAPOR RETARDER CLASS
THE VAPOR RETARDER CLASS SHALL BE BASED ON THE MANUFACTURER'S CERTIFIED TESTING OR TESTED ASSEMBLY. THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED:

CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL
CLASS II: KRAFT-FACED FIBERGLASS BATTS
CLASS III: LATEX OR ENAMEL PAINT.

R102.13 MINIMUM CLEAR AIRSPACES AND VENTED OPENINGS FOR VENTED CLADDING
FOR THE PURPOSES OF THIS SECTION, VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIRSPACES. OTHER OPENING WITH THE EQUIVALENT VENT AREA SHALL BE PERMITTED.

1. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE R103.3(1).
2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R103.3.4
3. OTHER APPROVED VENTED CLADDINGS.

WSEC R402.4 AIR LEAKAGE (MANDATORY)
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS OF R402.41 THROUGH R402.44.

R402.412 TESTING
THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

DRAFTSTOPPING:

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW.

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

- 1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
- 2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.121 MATERIALS
DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

FIREBLOCKING:

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
 - 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.11(1/2) GUB
 - 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLE WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.13.
 - 6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIREBLOCKING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R 302.111.
- LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED.

FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED T MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

- 1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: 11. THE PENETRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURERS INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE STILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 12. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 13. IN ACCORDANCE WITH OTHER APPROVED METHODS.
- 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- 3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- 6. AT WALL AND ROOF INTERSECTIONS.
- 7. AT BUILT-IN GUTTERS.

WEATHER RESISTIVE SHEATHING PAPER: R103.2 WATER-RESISTIVE BARRIER ONE LAYER OF NO. 15 ASPHALT FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R103.11

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS

PER 2018 WASHINGTON STATE ENERGY CODE
WINDOWS SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. FINISHED INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.

R3101 EMERGENCY ESCAPE AND RESCUE OPENINGS
SECTION R3101-EMERGENCY ESCAPE AND RESCUE OPENINGS

R3101 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY TO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS OR BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ. FT.

MINIMUM OPENING AREA: ALL THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQ. FT.

MINIMUM OPENING HEIGHT: THE MIN. NET CLEAR OPENINGS HEIGHT SHALL BE 24 INCHES.

MINIMUM OPENING WIDTH : THE MIN NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.1/2

MAXIMUM SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH HA WINDOW WELL IN ACCORDANCE WITH SEC. R3102.3.

SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER IRC SECTION R308.4

1. GLAZING IN DOORS, SLIDING WINDOW DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING, & BIFOLD DOORS ASSEMBLIES PER IRC SECTION R308.4.1.

2. GLAZING ADJACENT TO DOORS - PANELS WITHIN THE 24" OF EITHER SIDE OF THE DOOR IN CLOSED POSITION PER IRC SECTION R308.4.2.

3. GLAZING IN WINDOWS - THE PANE IS LARGER THAN 9 SQ. FT., THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES, ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING PER IRC SECTION R308.4.4.

4. GLAZING IN GUARDS AND RAILS PER IRC SECTION R308.4.4.

5. GLAZING IN WET SURFACES: WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER IRC SECTION R308.4.5.

6. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS PER IRC SECTION R308.4.6.

7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60° HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R308.4.7.

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

INSPECTIONS AND ENFORCEMENT

POSTING OF CERTIFICATE WSEC R402.13

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING, WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (GLASS, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATES SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATES SHALL LIST 'GAS-FIRED UNVENTED ROOM HEATER,' 'ELECTRIC FURNACE' OR 'BASEBOARD ELECTRIC HEATER,' AS APPROPRIATE AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

DUCT LEAKAGE TESTING:

DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH W&U RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN 2018 WSEC SEC. R403.3.3. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

BUILDING AIR LEAKAGE TESTING 2018 WSEC SEC. R402.4

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.41 THROUGH R402.44.

ROOF GENERAL NOTES:

- A. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION AS PER CODE.
- B. PROVIDE FLASHING AT ALL VALLEYS, FITCH CHANGES, AND AT VERTICAL PLANES.
- C. PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS A MIN. OF 8" ABOVE ROOF SHEATHING AND CRICKETS AS SHOWN.
- D. RAFTERS WILL BEAR DIRECTLY ON TRUSSES OR BLOCKING BETWEEN THE TRUSSES.
- E. HEADERS TO BE A MIN. 4x8 DFP, UNO.
- F. PROVIDE DOUBLE FELT UNDERLAYMENT FOR COMPOSITION ROOFING (TYP.) FOR SLOPES UNDER 4:12.
- G. UNDERLAYMENT SHALL BE APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2" FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

VENTILATION CALCULATIONS AND REQUIREMENTS

R606.2: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

VENTILATION GENERAL NOTES:

- A. ROOFS TALLER THAN 3' WILL USE BIRD BLOCKING AND AF50 VENTS.
 - B. ROOFS SHORTER THAN 3' WILL USE BIRD BLOCKING AS REQUIRED.
- NOTE:
RAKES ON GABLE ENDS MUST EXTEND A MIN. OF 2 INCHES (2") FROM THE SURFACE OF EXTERIOR SIDING MATERIALS.

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES OVER ENCLOSED AREAS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/80 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/200 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

BAFFLES ARE INSTALLED BEHIND EAVE VENTS TO PROVIDE A MINIMUM 1" AIRSPACE, IN INSULATED AREAS PROVIDE ATTIC VENTILATION FOR ALL ATTIC AREAS EXCEEDING 24 INCHES IN HEIGHT FROM TOP OF INSULATION TO ROOF SHEATHING.

MAIN ROOF CALCULATIONS

984 SQ.FT ATTIC AREA / 3000 = 328 SQ.FT.
OF VENTILATION REQUIRED (47132 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
47132 SQ. IN. x 50% = 23616 SQ. IN. REQUIRED.
PROVIDE (5) AF50 ROOF VENTS = 250 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING: (4)
2" DIA HOLES (314" EA) = (125 SQ. INCHES)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
47132 SQ. IN. x 50% = 23616 SQ. IN. REQUIRED.
PROVIDE (18) BIRDBLOCKS = 2315 SQ. IN. • FRONT 4 REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.

LOW ROOF/ GARAGE ROOF CALCULATIONS

632 SQ.FT ATTIC AREA / 3000 = 210 SQ.FT.
OF VENTILATION REQUIRED (30336 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
30336 SQ. IN. x 50% = 15168 SQ. IN. REQUIRED.
PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING:
(4) 2" DIA HOLES (314" EA) = (125 SQ. INCHES)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
30336 SQ. IN. x 50% = 15168 SQ. IN. REQUIRED.
PROVIDE (13) BIRDBLOCKS = 1625 SQ. IN. • FRONT 4 REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES OR 5' SETBACKS.

FULL SIZED LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITTEE ON SITE FOR ALL INSPECTIONS (MIN. PLAN SIZE 24" X 36")

SEE E-1 FOR WSEC CALCULATIONS

HEATING OPTION 2 - 10 CREDITS
HEAT PUMP

EFFICIENT BUILDING ENVELOPE 13 - 05 CREDITS

PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.11 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28
FLOOR R-38

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 21 - 05 CREDITS

COMPLIANCE BASED ON R402.412: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR, MAXIMUM AT 50 PASCALS OR:
FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.412: REDUCE THE TESTED AIR LEAKAGE TO 0.3 CFM/SF MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M501.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND THE MAXIMUM TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.

HIGH EFFICIENCY HVAC 32 - 10 CREDITS

AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 9.5.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM 42 - 10 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1.
LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND SHALL SHOW THE LOCATION OF THE HEATING AND COOLING EQUIPMENT AND ALL THE DUCTWORK.

EFFICIENT WATER HEATING 55 - 20 CREDITS

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION OR FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S) MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

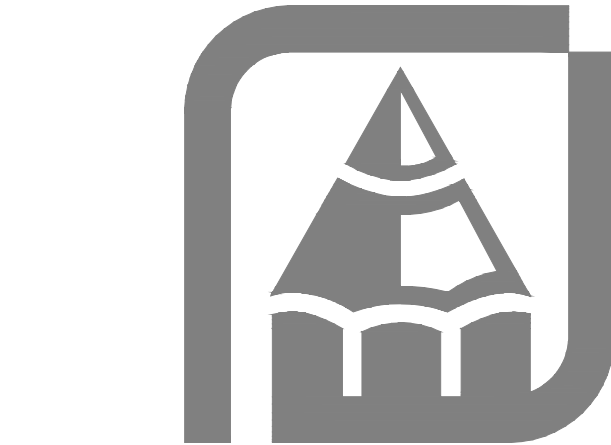
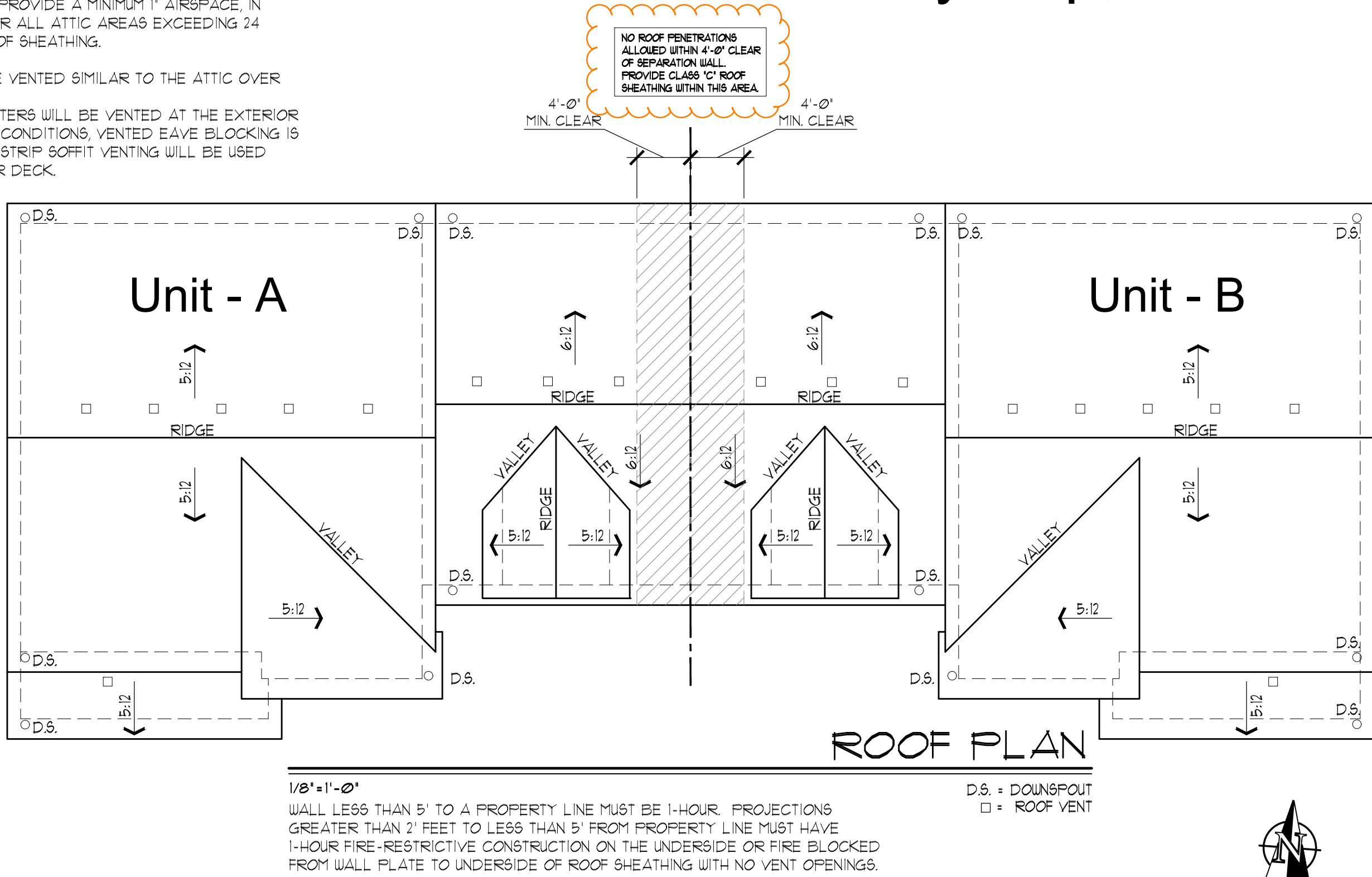
WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

SETBACKS TO PROPERTY LINES SHALL BE MARKED AT FOOTING INSPECTION. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR ESTABLISHING THE CORRECT PROPERTY MARKERS AND SETBACKS.

JOB SITE MUST BE POSTED WITH ADDRESSES AND PERMIT NUMBER VISIBLE FROM THE STREET. THE APPROVED PLANS MUST BE KEPT ON THE JOB SITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED AND PROTECTED FROM WATER AND OTHER DAMAGE.

APPROVED PLANS SHALL BE ON SITE AND ACCESSIBLE AT INSPECTION.

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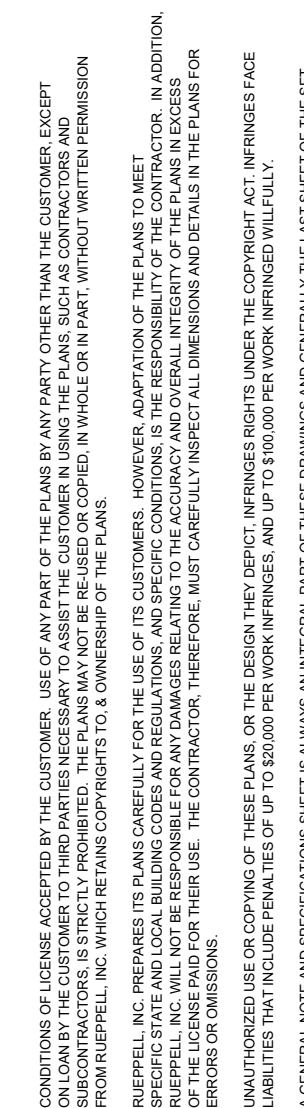


THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL BUILDING CODES. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION OF THE PLANS. RUEPPEL HOME DESIGN, INC. PREPARED THESE PLANS FOR THE USE OF THE CUSTOMER. HOWEVER, ADAPTATION OF THESE PLANS TO OTHER SPECIFIC SITES AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION OF THE PLANS. RUEPPEL HOME DESIGN, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR FOR ANY INJURY OR LOSS OF PROFITS OR OTHER DAMAGES THAT MAY BE INCURRED BY THE CUSTOMER OR ANY OTHER PARTY AS A RESULT OF THE USE OF THESE PLANS. A GENERAL NOTE AND SPECIFICATIONS SHEET IS ALWAYS AN INTEGRAL PART OF THESE DRAWINGS AND GENERALLY THE LAST SHEET OF THE SET.

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[A-0]

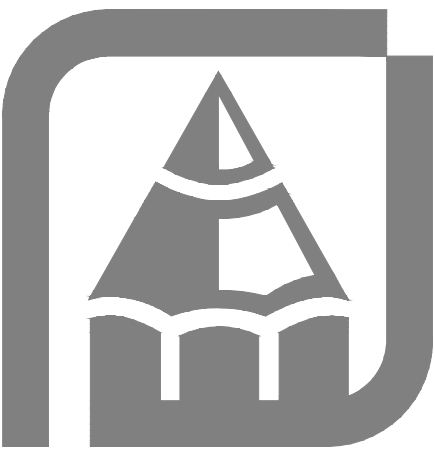


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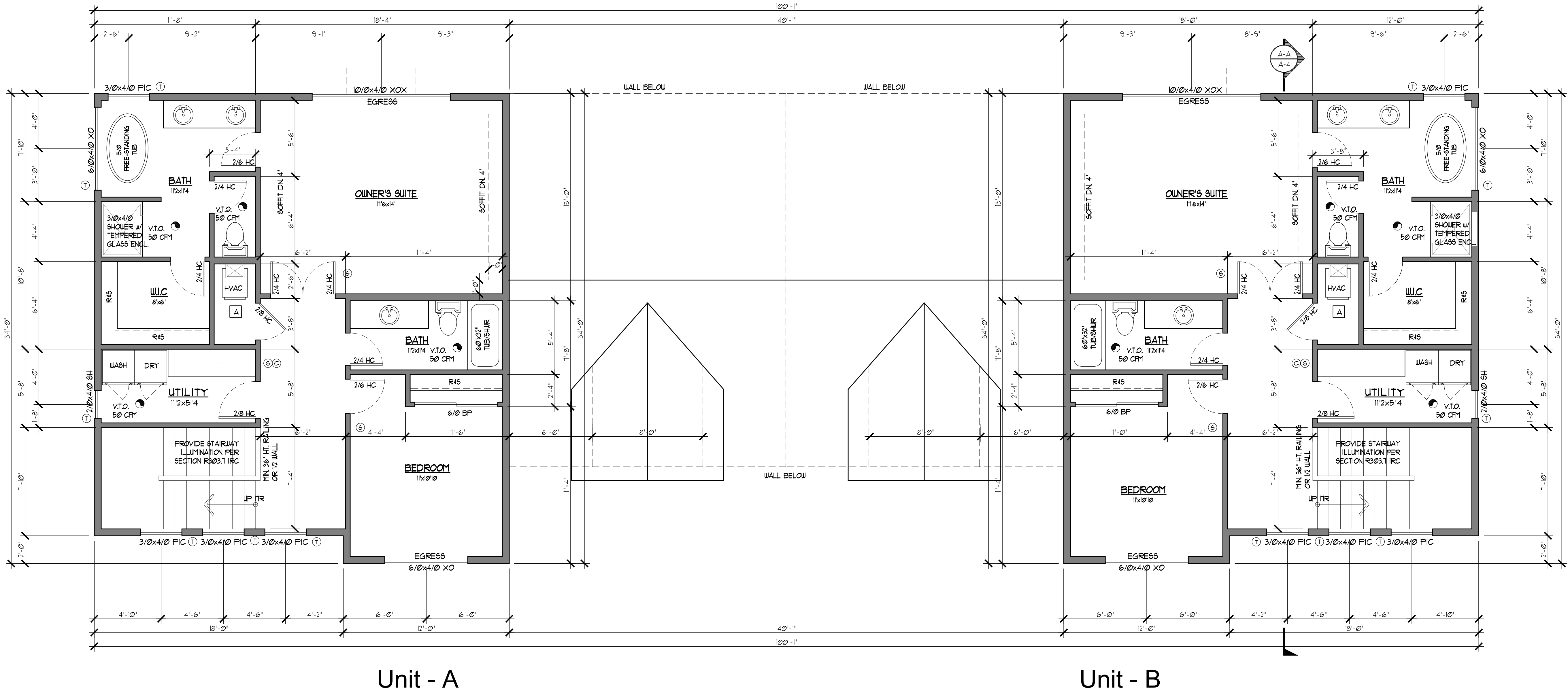
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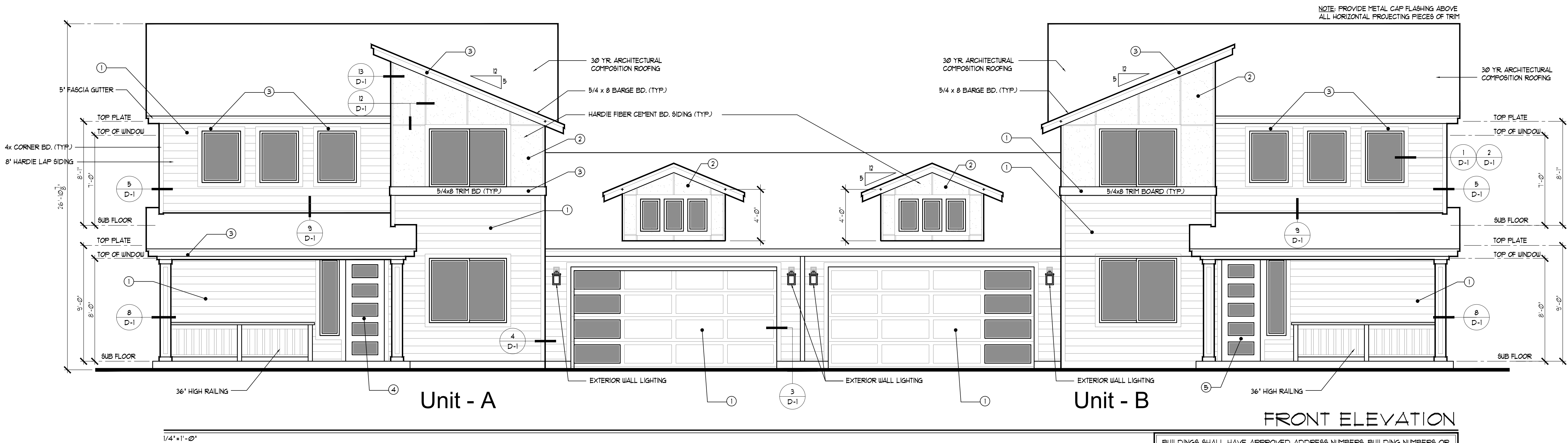


UPPER FLOOR PLAN

- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
- 110 VOLT SMOKE DETECTOR HARD WIRED
- INTERCONNECTED WITH BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR
- TEMPERED/SAFETY GLASS
- PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS

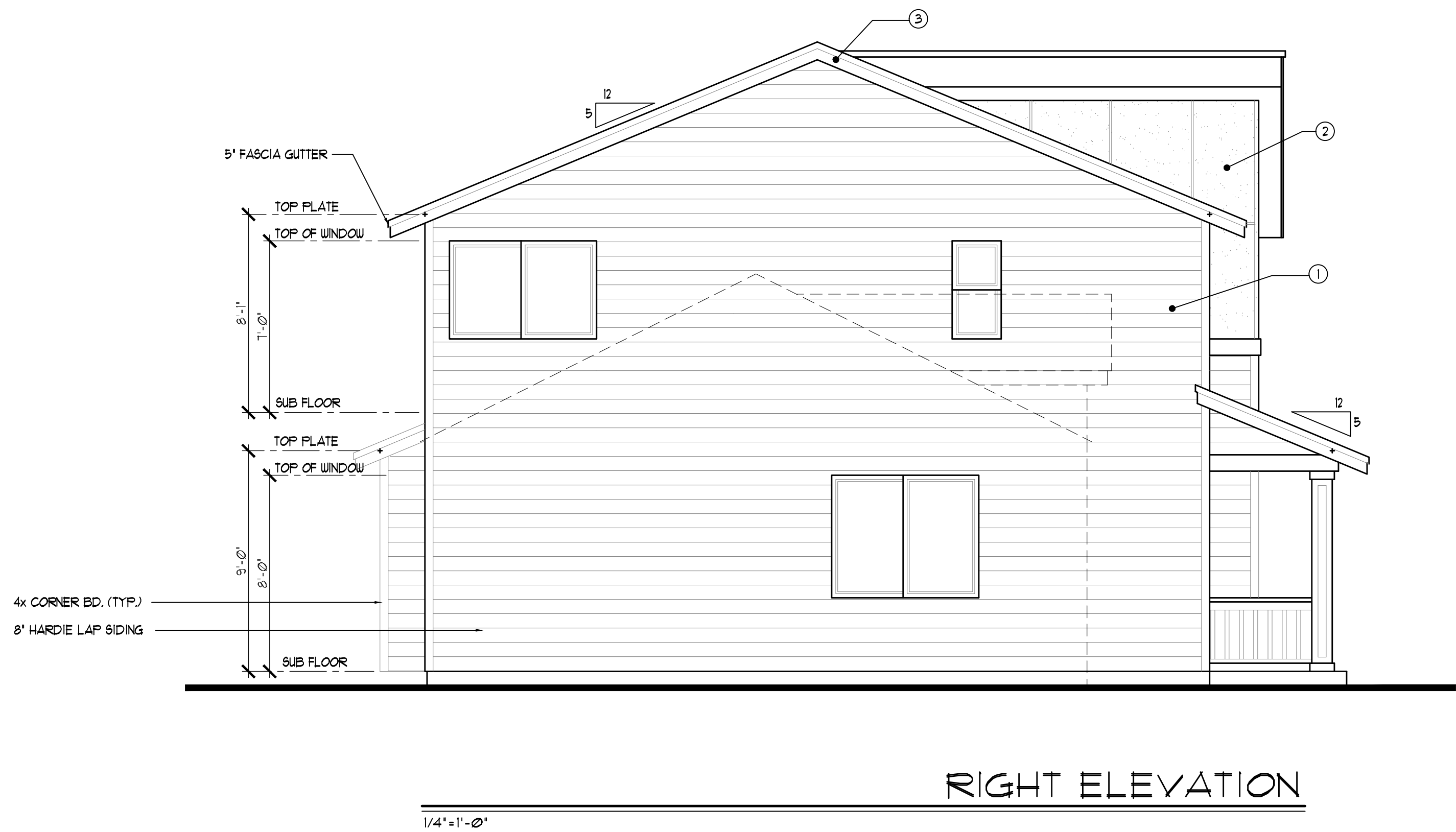
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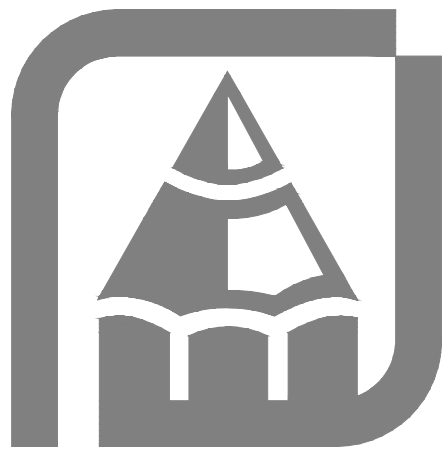
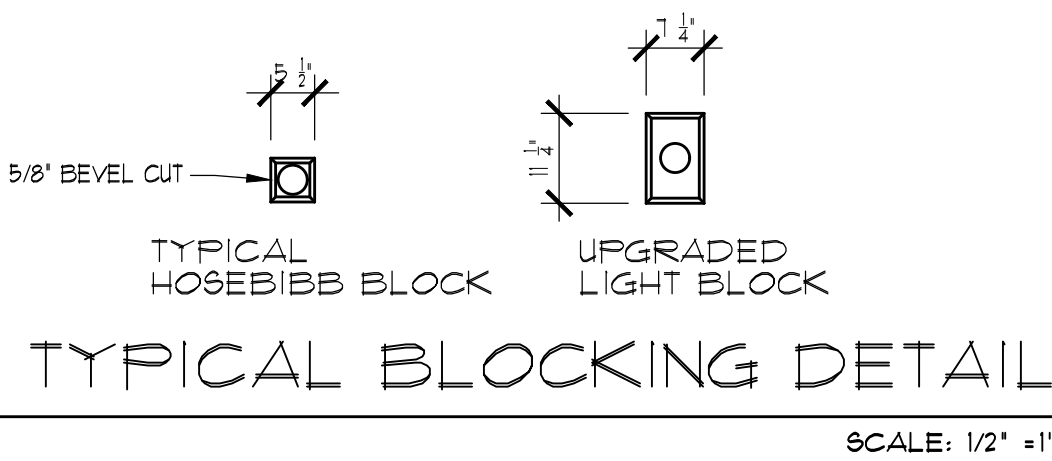
EXTERIOR PAINT COLOR LEGEND:

- ① DORIAN GREY SW 1011
- ② IRON ORE SW 1069
- ③ PURE WHITE SW 1005
- ④ MOUNT ETNA SW 1625
- ⑤ PALM LEAF SW 1135



BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH PER IRC R301.1

R309.2.2.5 DRIP EDGE:
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R309.2.3. UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES. UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT USE OF ANY PART OF THE PLANS AND ANY PART THEREOF. THE CUSTOMER ACCEPTS THE CONTRACTOR'S RESPONSIBILITY FOR THE CORRECT USE OF ANY PART OF THE PLANS AND ANY PART THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT USE OF ANY PART OF THE PLANS AND ANY PART THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT USE OF ANY PART OF THE PLANS AND ANY PART THEREOF.

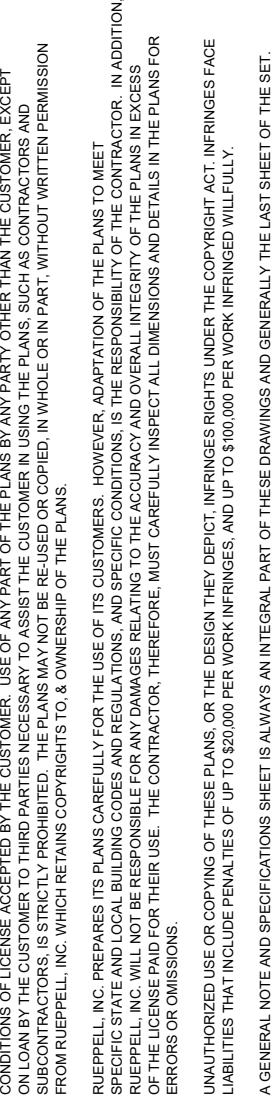
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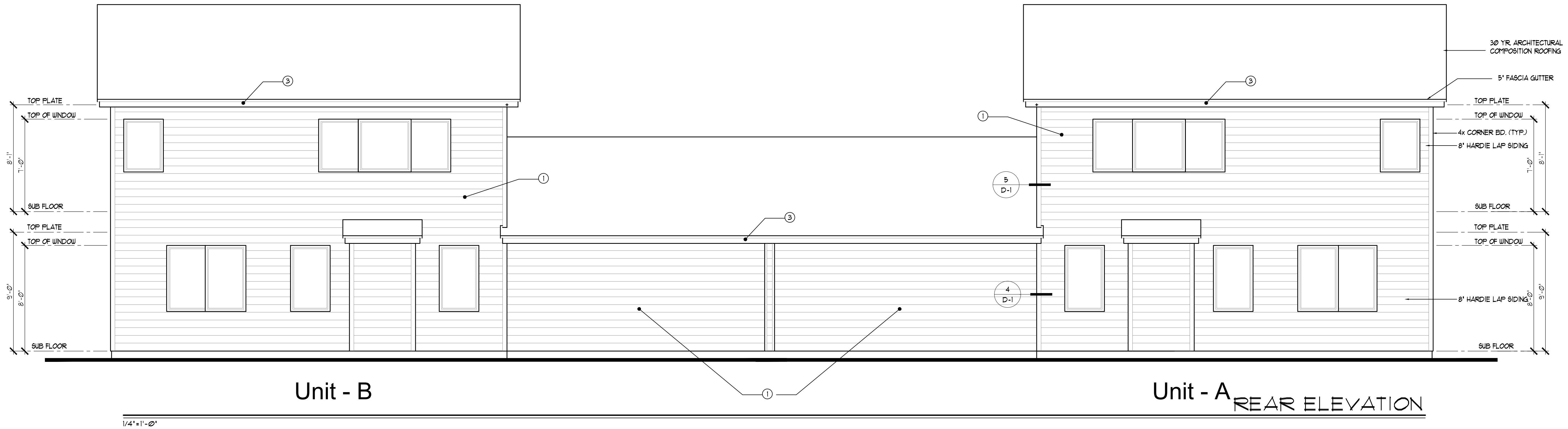
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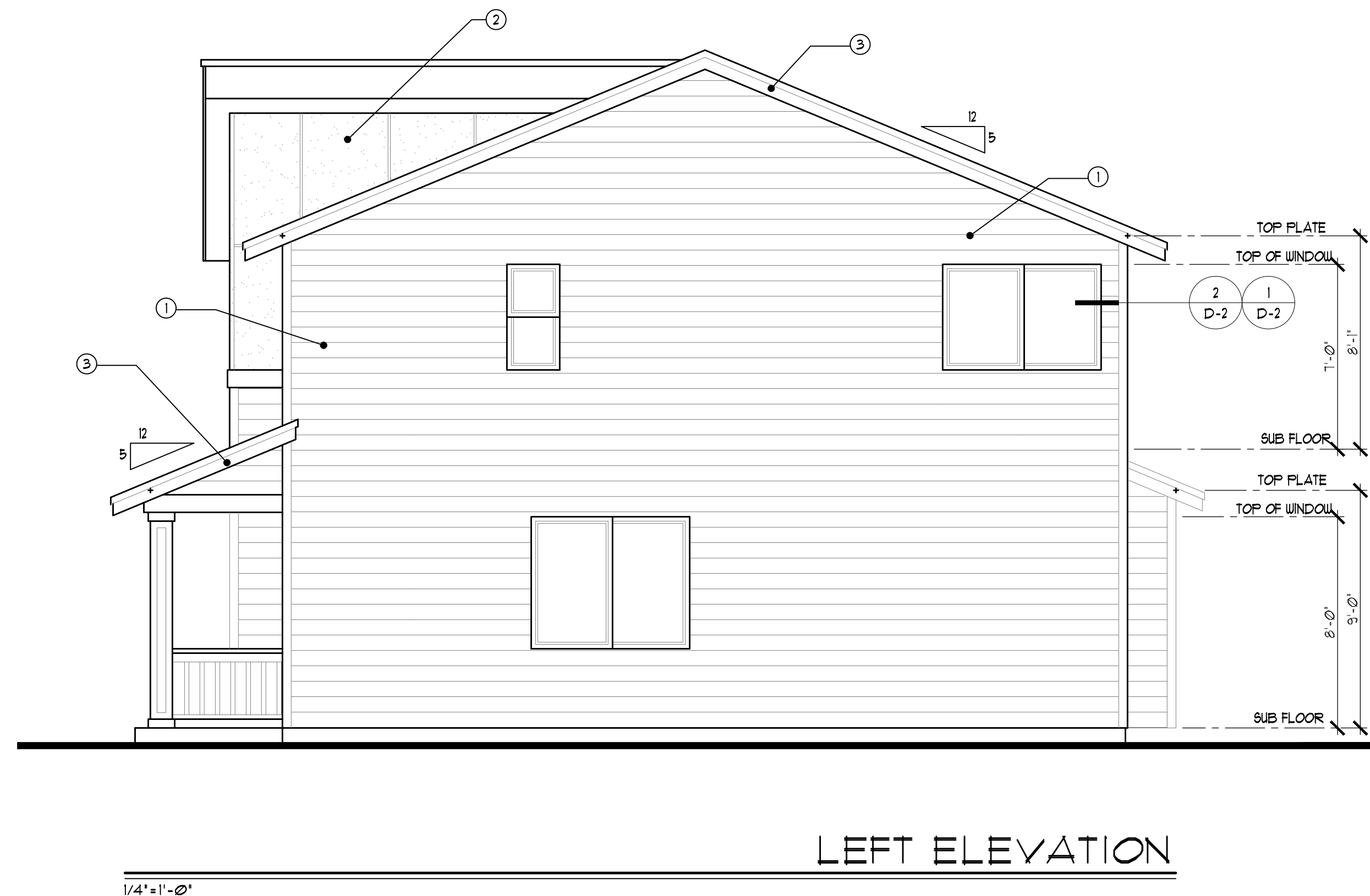


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EXTERIOR PAINT COLOR LEGEND:

- ① DORIAN GREY SW 7017
- ② IRON ORE SW 7069
- ③ PURE WHITE SW 7005
- ④ MOUNT ETNA SW 7625
- ⑤ PALM LEAF SW 7135



ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL.
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1 1/2" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
9. SOFFIT ALL FLAT AREAS 1/2" OVERHANGING AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
12. FOUNDATION VENTS TO BE SPACED PER PLAN.
13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE LE, FRONT AND / OR SIDE AND GABLE
14. PORCHES AND GARAGE FRESH AIR INTAKES TO BE MAINTAINED.
15. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
16. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1/2" DRIP EDGE CUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
17. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).

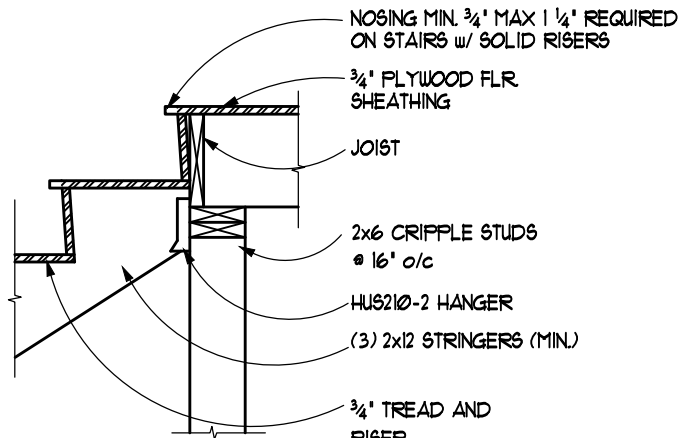
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[A-4]

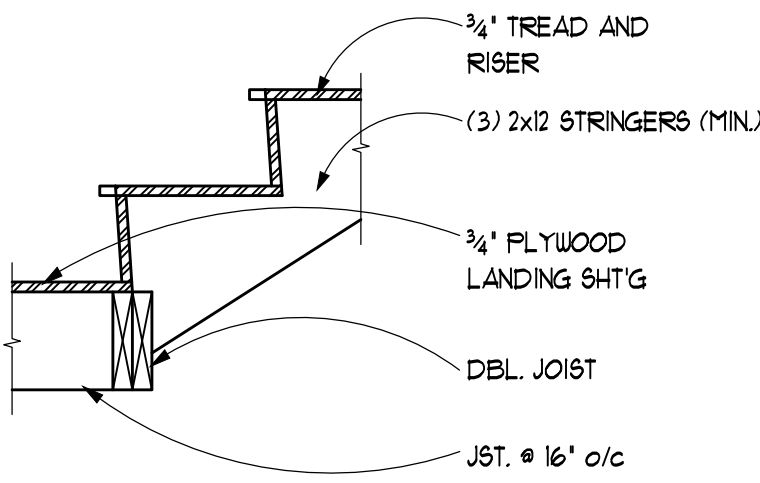
STAIR AND GUARDRAIL NOTES:

ILLUMINATION NOTES: PER IRC SECTION 303.6, ILLUMINATE ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

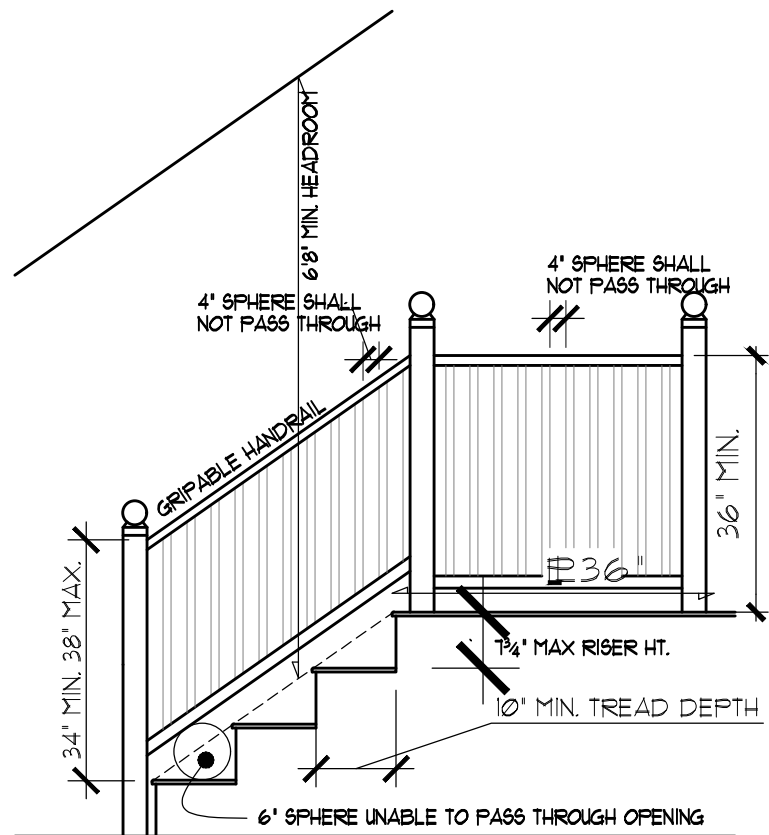
4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUSLY THROUGH THE FULL LENGTH OF STAIR. 34" MIN HT, 38" MAX HT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. FT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MIN. & 2 1/4" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". ALL REQ. GUARDRAILS TO BE 36" MIN. IN HEIGHT. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES (51 MM).



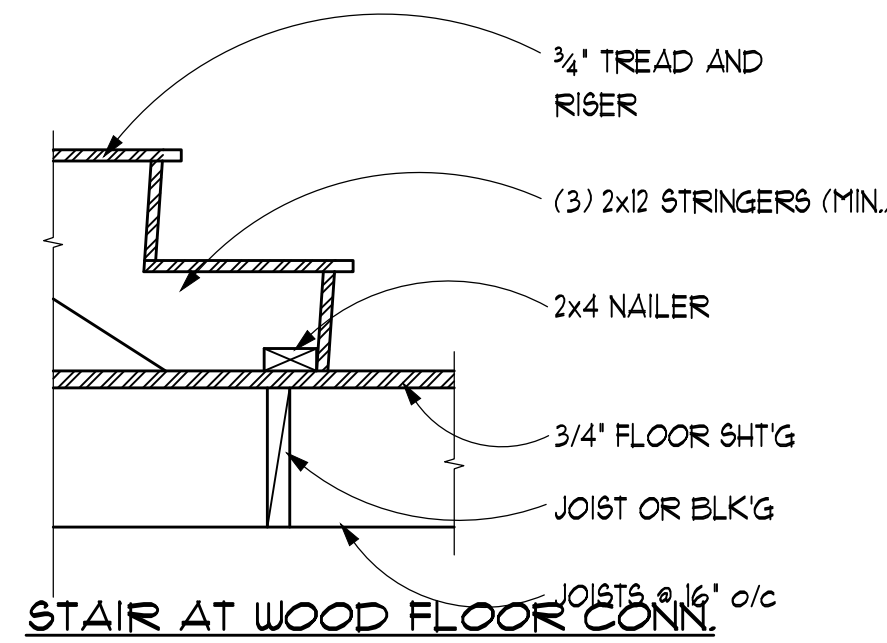
STAIR AT FLOOR CONNECTIONS



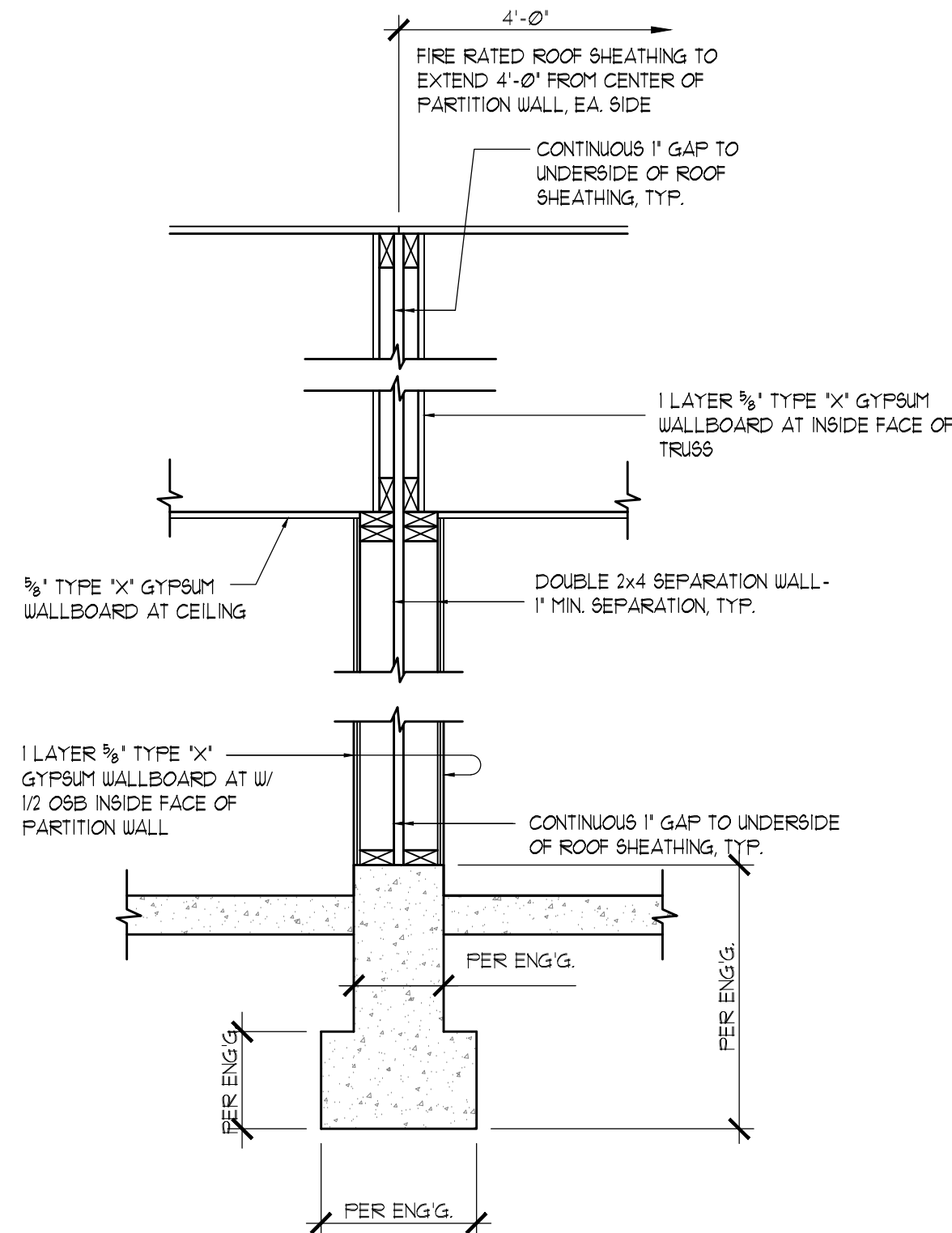
STAIR AT LANDING CONN.



GUARD & STAIR REQUIREMENTS



STAIR AT WOOD FLOOR CONN.



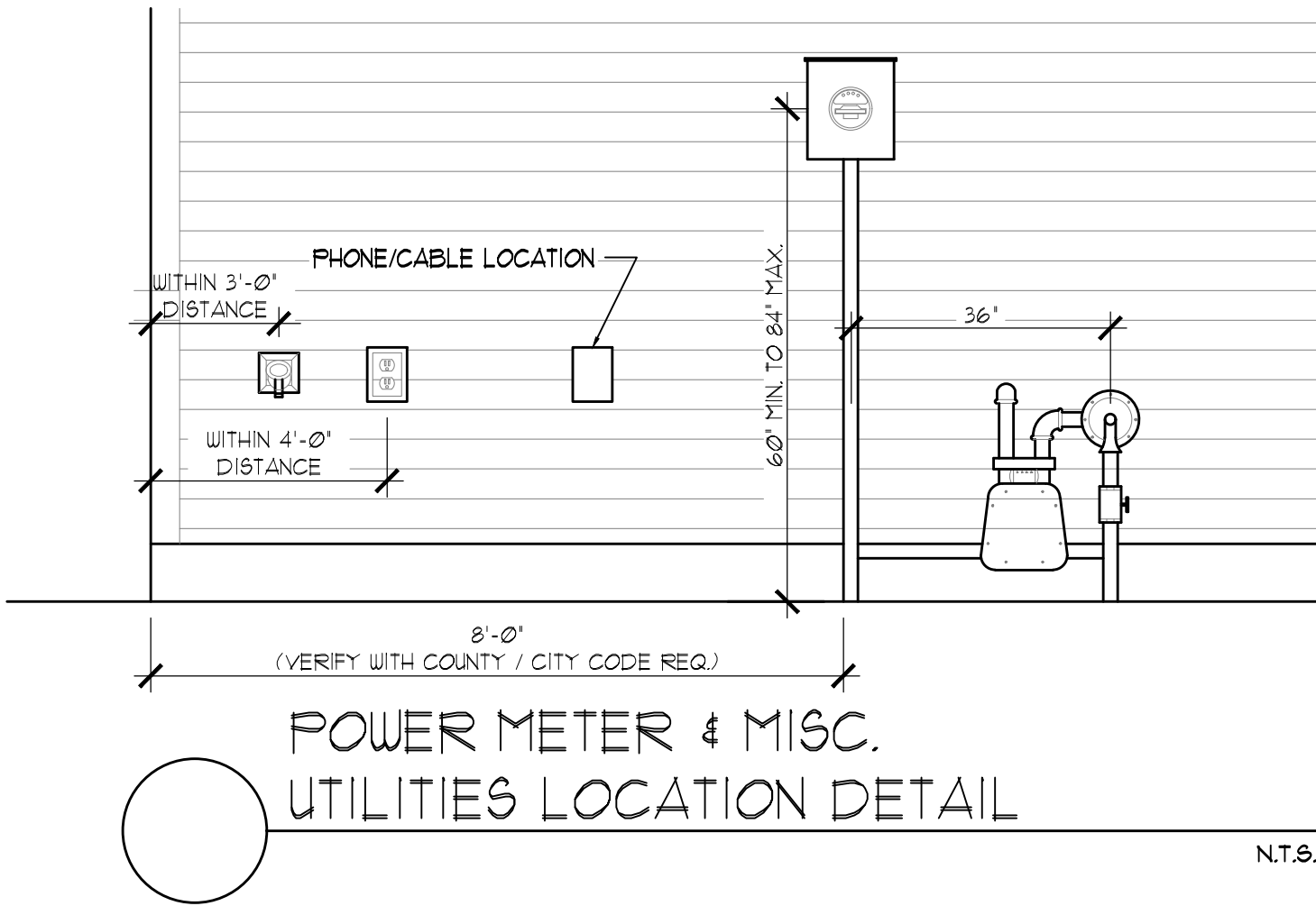
1 HOUR RATED PARTITION WALL ASSEMBLY

SCALE: N.T.S.

GA FILE NO. UP 5512

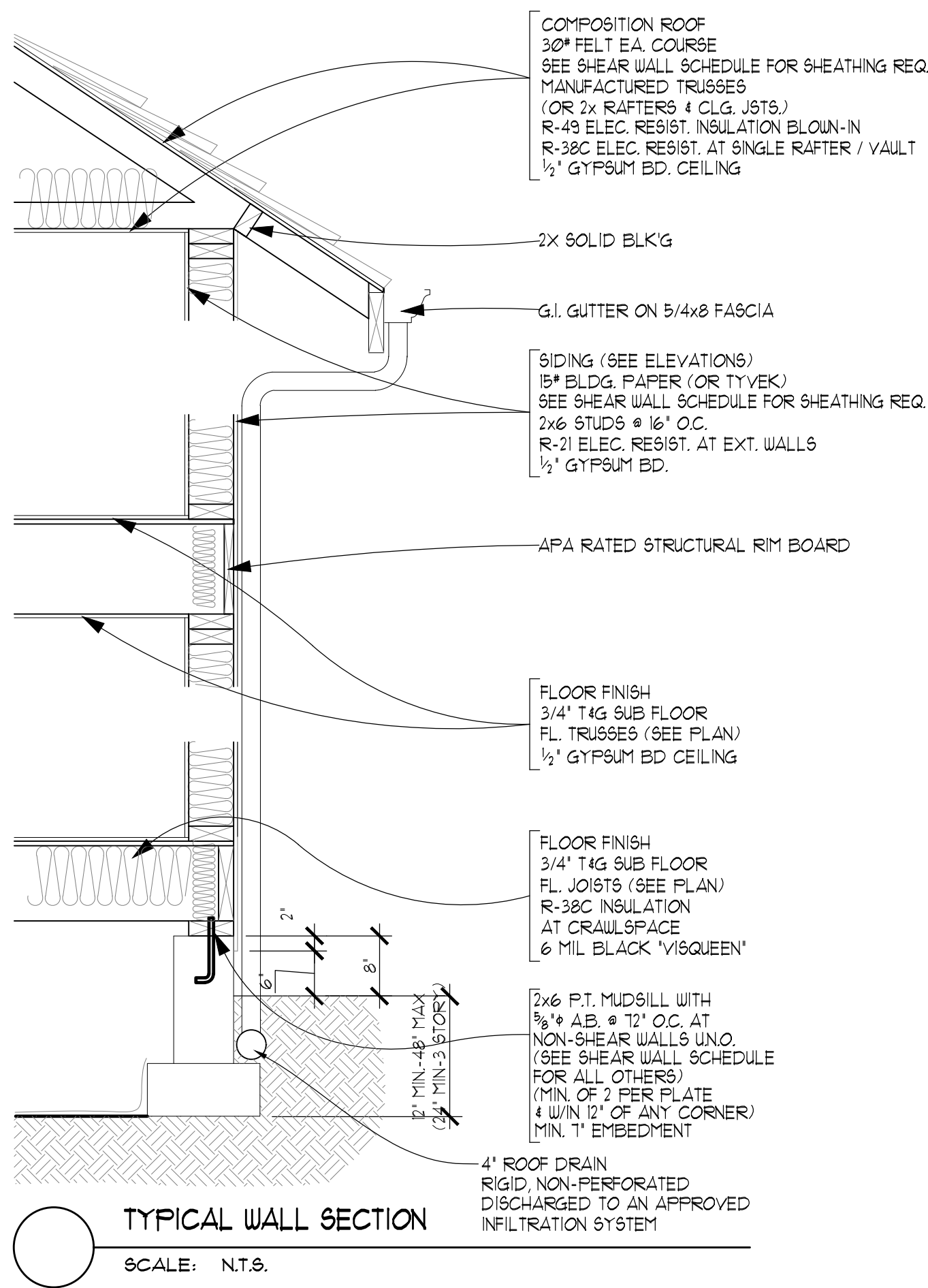
*NOTE: HORIZONTAL BRACING REQUIRED AT WALL MID-HEIGHT, TYP.

GA FILE NO. UP 5512	GENERIC	1 HOUR FIRE	45 TO 49 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x4 WOOD STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1 1/8" LONG, 0.095" SHANK, 1/4" HEADS, 1' O.C.			
JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD BEARING)			
THICKNESS: 5/8"			
APPROX. WEIGHT: 8 PSF			
FIRE TEST: SEE UP 3605			
UL R319-4, -6, 6-11-52			
UL R2111-39, 1-20-66			
UL R3501-52, 3-15-66, UL DESIGN U305			
ULC DESIGN U3011			
UL R4024, 10-31-68			
SOUND TEST: NRCC TL-33-261			
IRC-IR-161, 3/38			



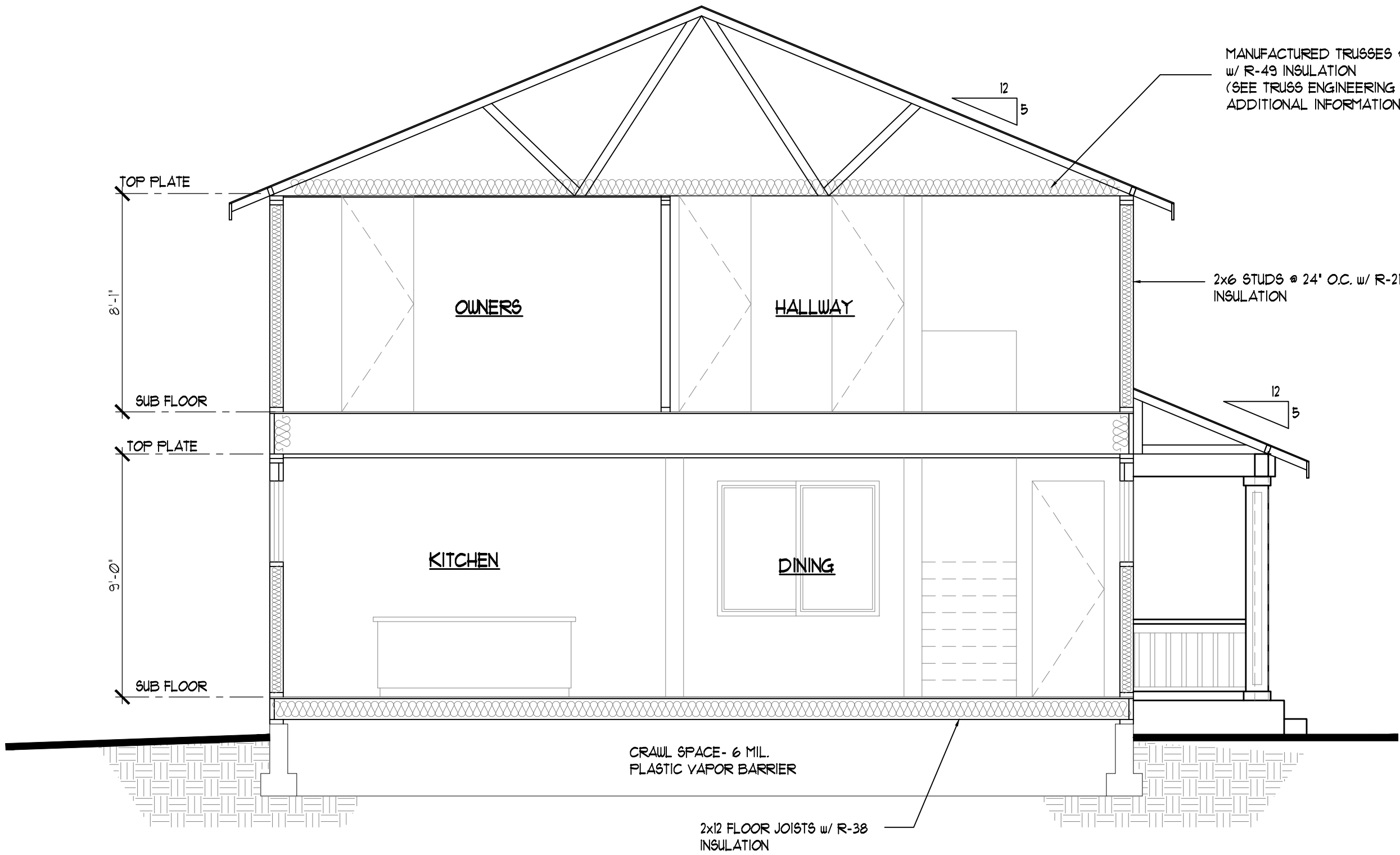
POWER METER & MISC. UTILITIES LOCATION DETAIL

N.T.S.



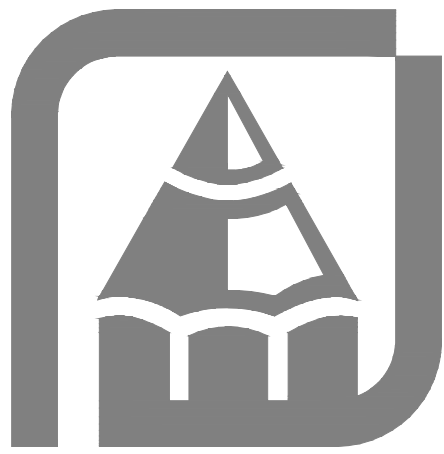
TYPICAL WALL SECTION

SCALE: N.T.S.



SECTION A

1/4"=1'-0"



CONTRACTOR TO BE RESPONSIBLE FOR THE CORRECTNESS OF THE PLANS AND SPECIFICATIONS. RUEPPELL, INC. PREPARED THESE PLANS FOR THE USE OF THE CUSTOMER. HOWEVER, THE CUSTOMER'S RESPONSIBILITY FOR THE CORRECTNESS OF THE PLANS AND SPECIFICATIONS. RUEPPELL, INC. PREPARED THESE PLANS FOR THE USE OF THE CUSTOMER. HOWEVER, THE CUSTOMER'S RESPONSIBILITY FOR THE CORRECTNESS OF THE PLANS AND SPECIFICATIONS. RUEPPELL, INC. PREPARED THESE PLANS FOR THE USE OF THE CUSTOMER. HOWEVER, THE CUSTOMER'S RESPONSIBILITY FOR THE CORRECTNESS OF THE PLANS AND SPECIFICATIONS.

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ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE POWER SERVING AND TELEPHONE COMPANIES.

ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF.

RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE COUNTER TOP UNO. IN THE DRAWINGS.

PROVIDE MINIMUM TWO (2) 20 AMPERE SMALL APPLIANCE CIRCUITS AT THE KITCHEN, DINING ROOM AND/OR BREAKFAST AREAS.

PROVIDE GFI PROTECTION AT BATHROOMS, POWDER ROOMS, OUTDOOR RECEPTACLES, GARAGES AND WITHIN 6 FEET OF THE KITCHEN SINK.

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. A WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENINGS.

IN KITCHEN AND DINING AREAS AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12 INCHES.

A RECEPTACLE SHALL BE INSTALLED IN USABLE WALL SPACE 2 FEET OR MORE IN WIDTH.

RECEPTACLES AND SWITCHES BACK TO BACK IN FIRE SEPARATION WALLS MUST MAINTAIN SEPARATE BAYS.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION, SHALL BE GUARANTEED BY THE TRADE PARTNER FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE OF THE WORK.

PROVIDE TWO METHODS OF GROUNDING CLAMP AT HOSEBIBB

ONE ADDITIONAL #4 BAR, 20-FEET LONG IN FOOTING AT ELECTRICAL METER LOCATION FOR UFFER GROUND.

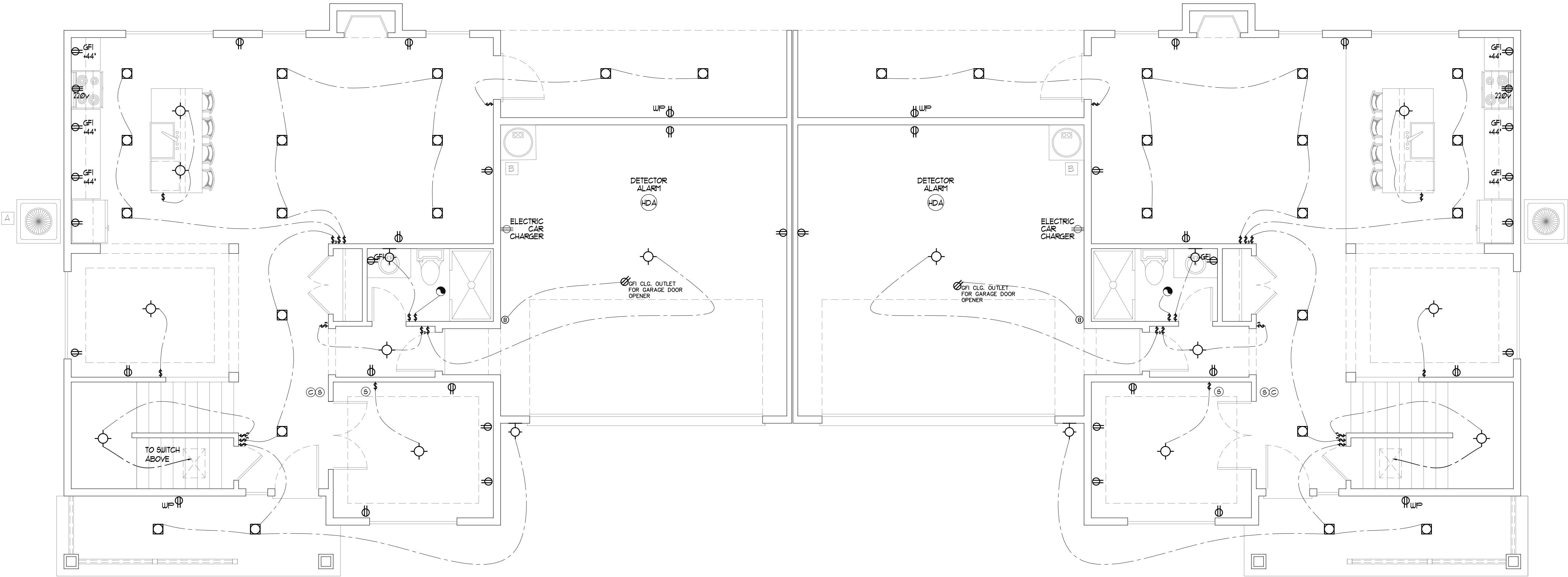
RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE, FOURWIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

PROVIDE A MIN. OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT TO THE LAUNDRY, AND A SEPEARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).

PER IRC E3302.16, ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 OR 20 AMPEREE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

PANEL AND CIRCUIT BREAKERS SHALL BE INSPECTED. 2-5 NEC 210-12, (a) and (b), ARC-FAULT CIRCUIT INTERRUPTER PROTECTION.

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		STANDARD CEILING MOUNT LIGHT OUTLET
	3 POLE SWITCH		PORCELAIN SOCKET FIXTURE
	4 POLE SWITCH		FLUORESCENT CEILING MOUNT LIGHT OUTLET
	SINGLE POLE OCCUPANCY SENSOR		WALL MOUNTED STANDARD LIGHT FIXTURE
	SINGLE POLE SWITCH W/ MOTION SENSOR		WALL MOUNTED FLUORESCENT LIGHT FIXTURE
	TIMER SWITCH		RECESSED CFL CAN LIGHT
	LOW VOLTAGE SWITCH		RECESSED FLUORESCENT CAN LIGHT
	DUPLEX RECEPTACLE OUTLET		RECESSED DIRECTIONAL CAN LIGHT
	SPLIT WIRE DUPLEX OUTLET		KICK LIGHT
	GROUND FAULT INTERCEPT OUTLET		EXHAUST FAN
	30 AMP 220 VOLT ELECTRIC CAR OUTLET		COMBINATION RECESSED CAN & EXHAUST FAN
	220V OUTLET		THERMOSTAT
	A/C DISCONNECT		JUNCTION BOX
	FLOOR RECEPTACLE		LOW VOLTAGE ADDRESS LIGHT
	PUSH BUTTON		BOX FLUORESCENT, REFER TO PLAN FOR SIZE
	CHIMES		GARAGE DOOR OUTLET
	TELEPHONE		GFI CLG. OUTLET FOR GARAGE DOOR OPENER
	TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)		CEILING FAN OUTLET (BLOCKED)
	SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED		
	COMBO CARBON MONOXIDE / SMOKE DETECTOR		
V.T.O. = VENT TO OUTSIDE; W.H.F. = WHOLE HOUSE FAN; VP = VAPOR PROOF; WP = WATER PROOF; CH = CHANDELIER; P = PENDANT			



MAIN FLOOR ELECTRICAL PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED
INTERCONNECTED WITH BATTERY BACK-UP

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RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6 FEET,






















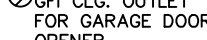

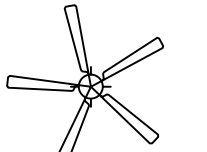



PROVIDE TWO METHODS OF GROUNDING CLAMP AT HOSEBIBB

PROVIDE A MIN. OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT TO THE LAUNDRY, AND A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).

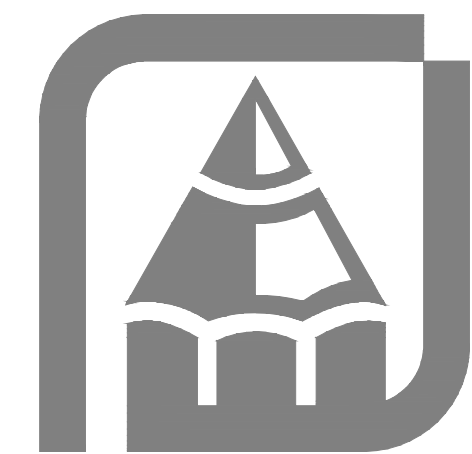
PER IRC E3902.16, ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 OR 20 AMPEREE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

PANEL AND CIRCUIT BREAKERS SHALL BE INSPECTED. 2--5 NEC 210-12, (a) AND (b), ARC-FAULT CIRCUIT INTERRUPTER PROTECTION.

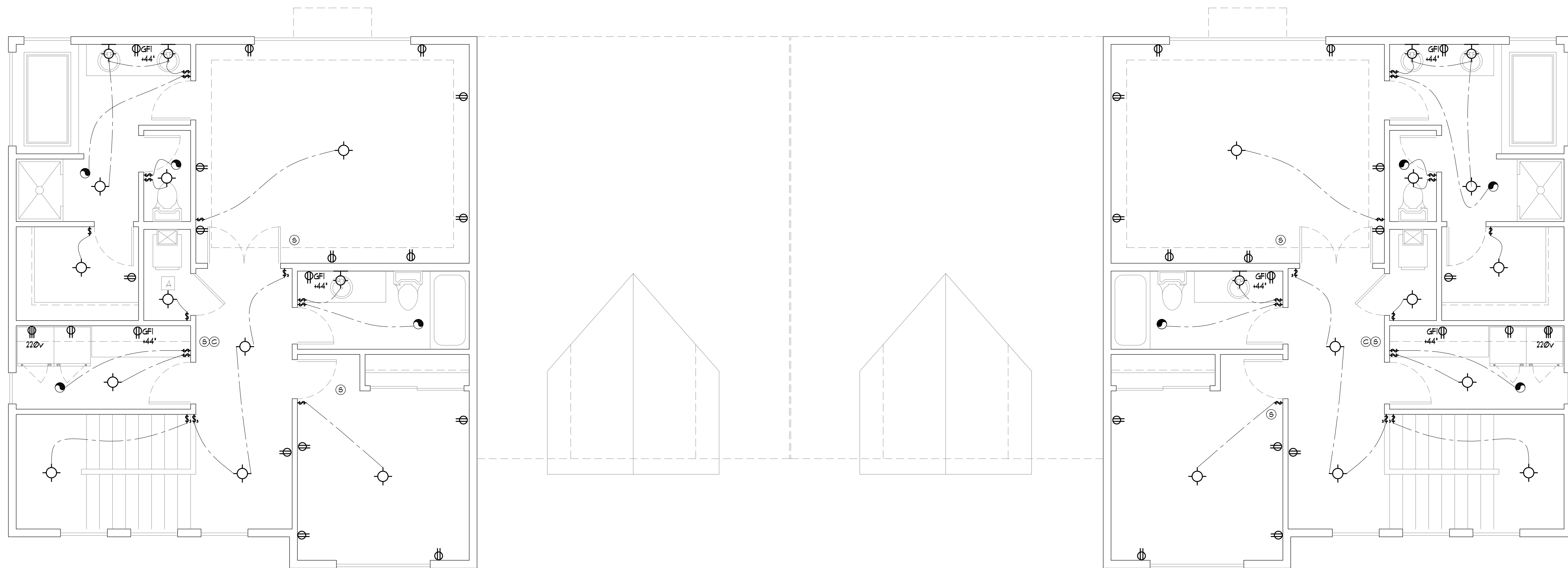
ELECTRICAL LEGEND

\$	SINGLE POLE SWITCH		STANDARD CEILING MOUNT LIGHT OUTLET
3	3 POLE SWITCH		PORCELAIN SOCKET FIXTURE
4	4 POLE SWITCH		FLUORESCENT CEILING MOUNT LIGHT OUTLET
OS	SINGLE POLE OCCUPANCY SENSOR		WALL MOUNTED STANDARD LIGHT FIXTURE
N	SINGLE POLE SWITCH W/ MOTION SENSOR		WALL MOUNTED FLUORESCENT LIGHT FIXTURE
T	TIMER SWITCH		RECESSED CFL CAN LIGHT
LV	LOW VOLTAGE SWITCH		RECESSED FLUORESCENT CAN LIGHT
	DUPLEX RECEPTACLE OUTLET		RECESSED DIRECTIONAL CAN LIGHT
	SPLIT WIRE DUPLEX OUTLET		KICK LIGHT
	GROUND FAULT INTERCEPT OUTLET		EXHAUST FAN
30	30 AMP 220 VOLT ELECTRIC CAR OUTLET		COMBINATION RECESSED CAN & EXHAUST FAN
220v	220v OUTLET		THERMOSTAT
	A/C DISCONNECT		JUNCTION BOX
	FLOOR RECEPTACLE		LOW VOLTAGE ADDRESS LIGHT
	PUSH BUTTON		BOX FLUORESCENT, REFER TO PLAN FOR SIZE
DB	CHIMES		GARAGE DOOR OUTLET
	TELEPHONE		CEILING FAN OUTLET (BLOCKED)
	TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)		
	SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED		
	COMBO CARBON MONOXIDE / SMOKE DETECTOR		

V.T.O. = VENT TO OUTSIDE; K.H.F. = INHOLE HOUSE FAN; VP = VAPOR PROOF;
NPF = WATER PROOF; CH = CHANDELIER; P = PENDANT

[illegible]

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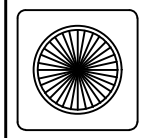
UPPER FLOOR ELECTRICAL PLAN

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN ☯
110 VOLT SMOKE DETECTOR HARD WIRED (S)
INTERCONNECTED WITH BATTERY BACK-UP

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HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040


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HEAT PUMP



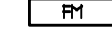
HEAT PUMP

HVAC



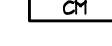
HVAC/ FURNACE

RM

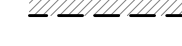


FLOOR MOUNTED REGISTER


CM



CEILING MOUNTED REGISTER

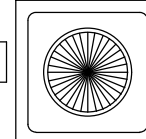


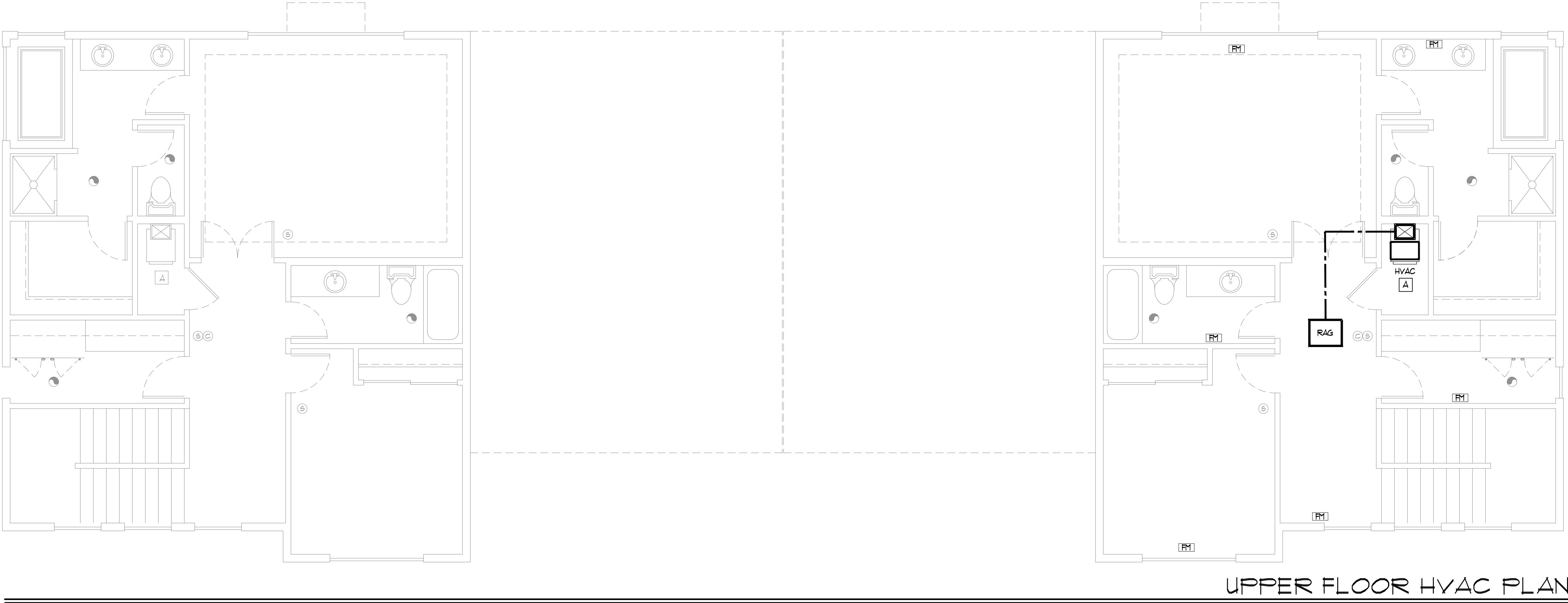
DUCTING RUN



PLENUM/ CONDUCTOR BOX

HEAT PUMP
(LOCATION
PER SITE)





HVAC AND WATER HEATER

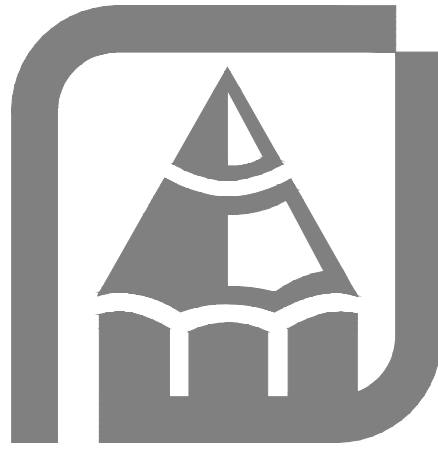
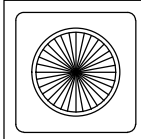
- A

HVAC UNIT TO BE:
MODEL: AE48C
MIN. HSPF OF 9.5
HEAT PUMP TO BE:
MODEL: YORK YH124B126
- B

ELECTRIC WATER HEATER WITH INTEGRATED
HEAT PUMP, TIER III NEAA 9FEC,
MODEL: RUJD PRO46512

MAIN FLOOR CEILING REGISTERS
UPPER FLOOR REGISTERS

HEAT PUMP
(LOCATION
PER SITE)



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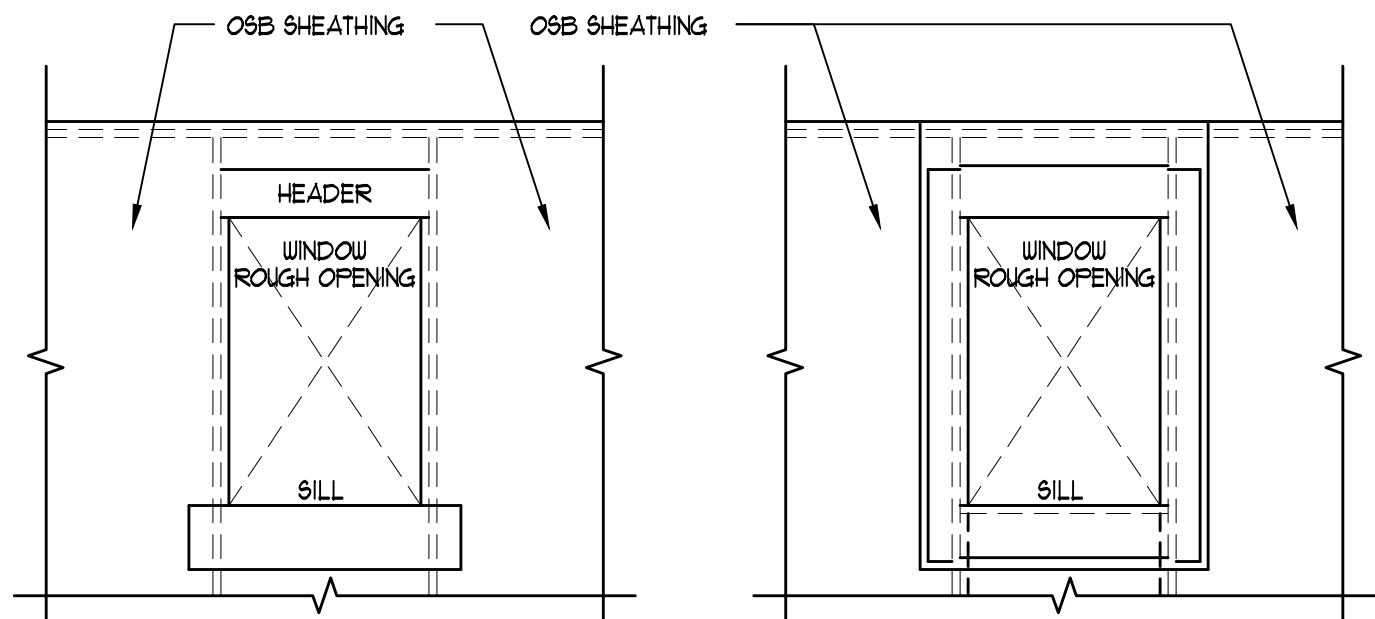
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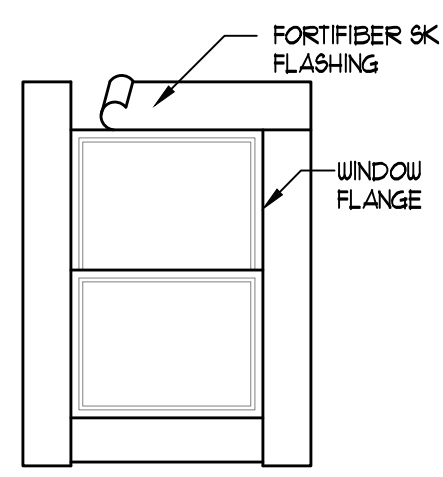
Home Design

[A-8]

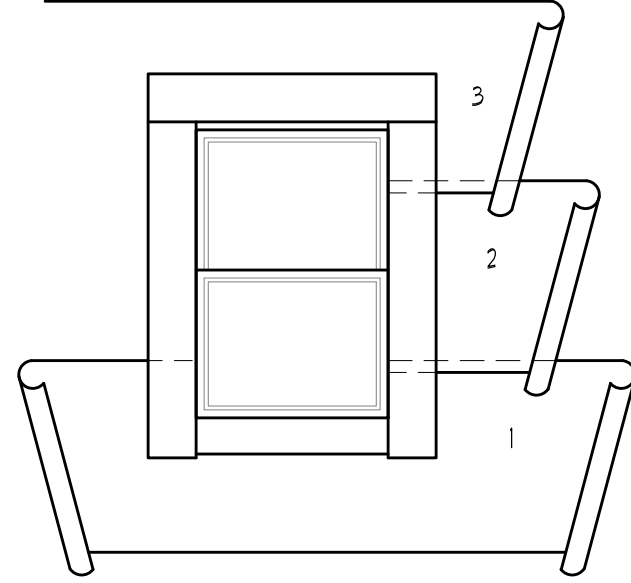


ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS INSIDE OF OPENING AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER TOP OF WINDOW OPENINGS.



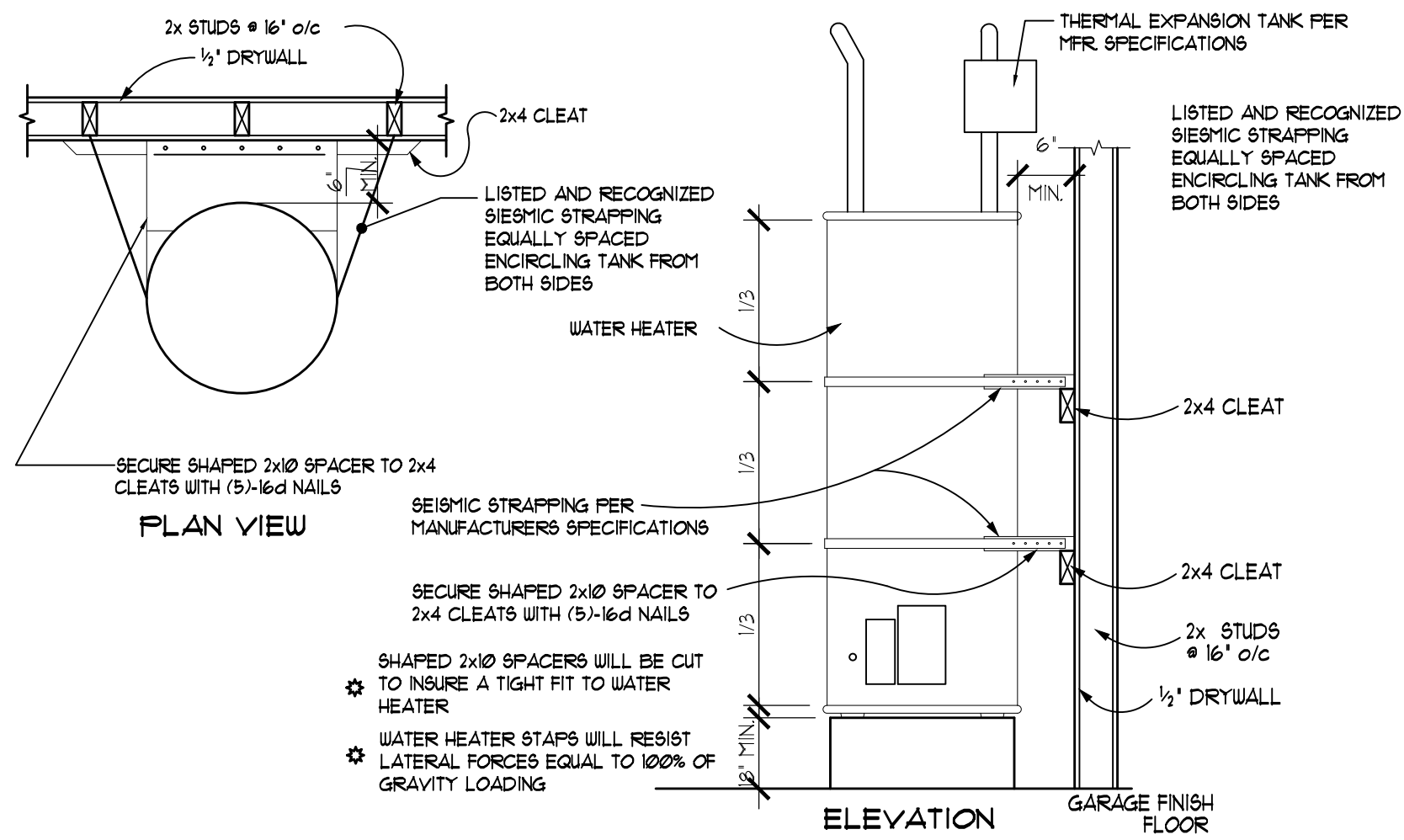
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

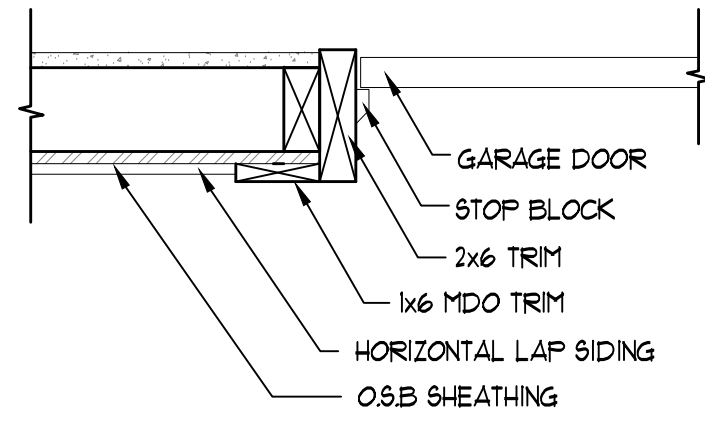
1 WINDOW FLASHING DETAIL

N.T.S.



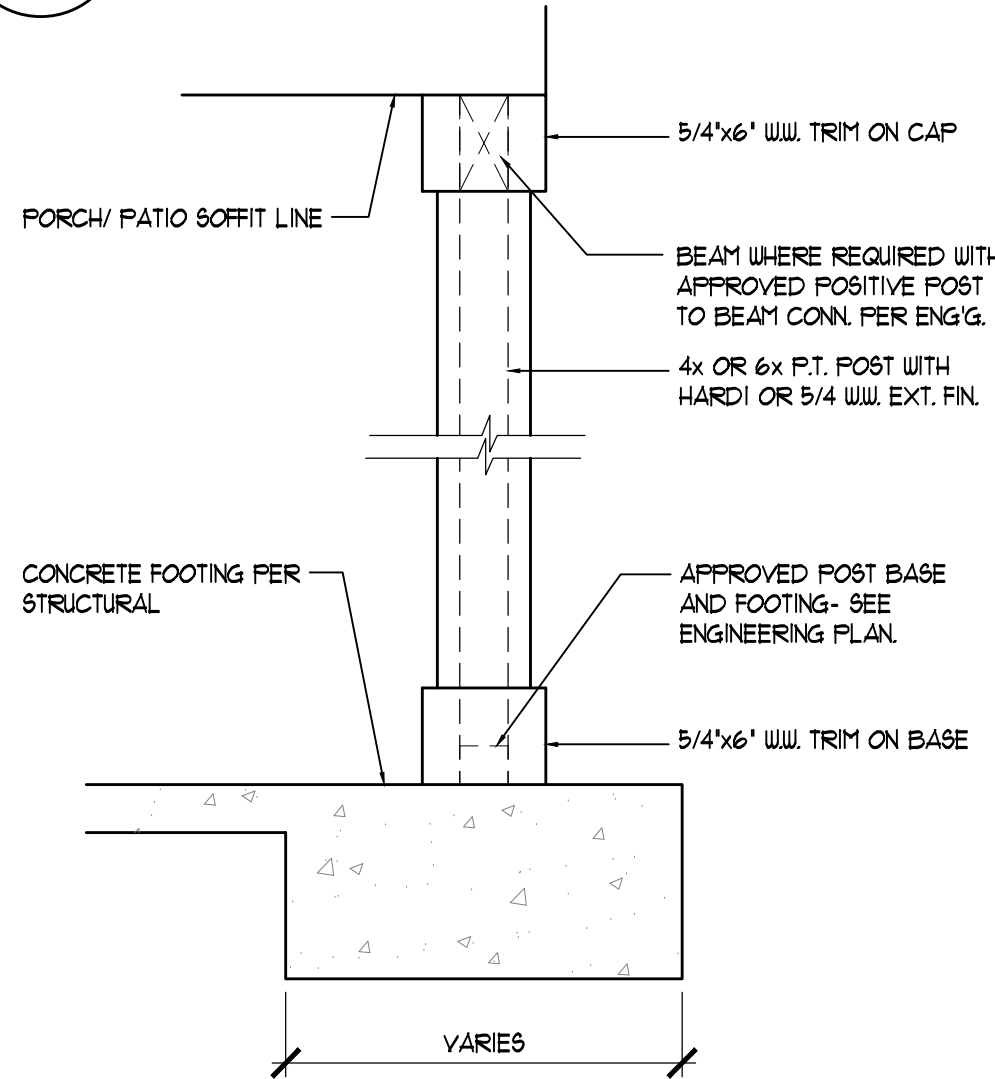
11 WATER HEATER SEISMIC STRAPPING

N.T.S.



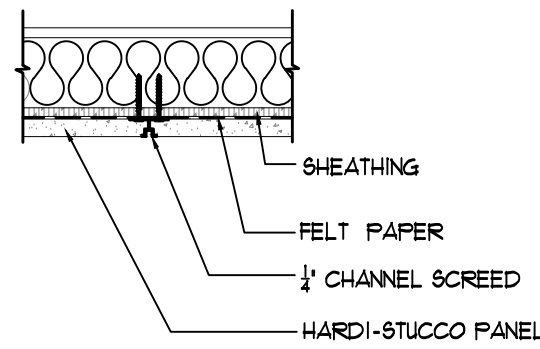
3 GARAGE DOOR TRIM DETAIL

N.T.S.



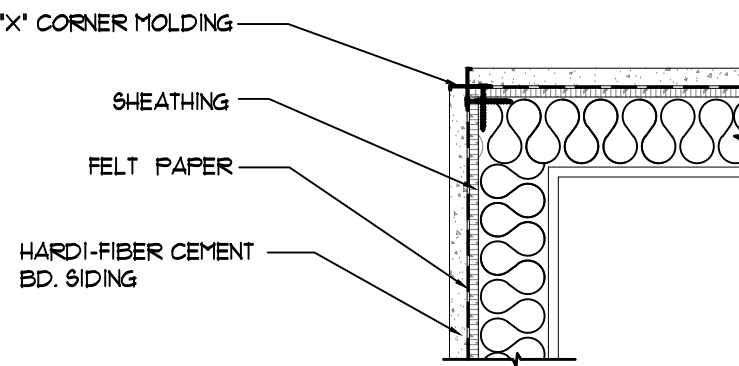
8 WRAP POST DETAIL

N.T.S.



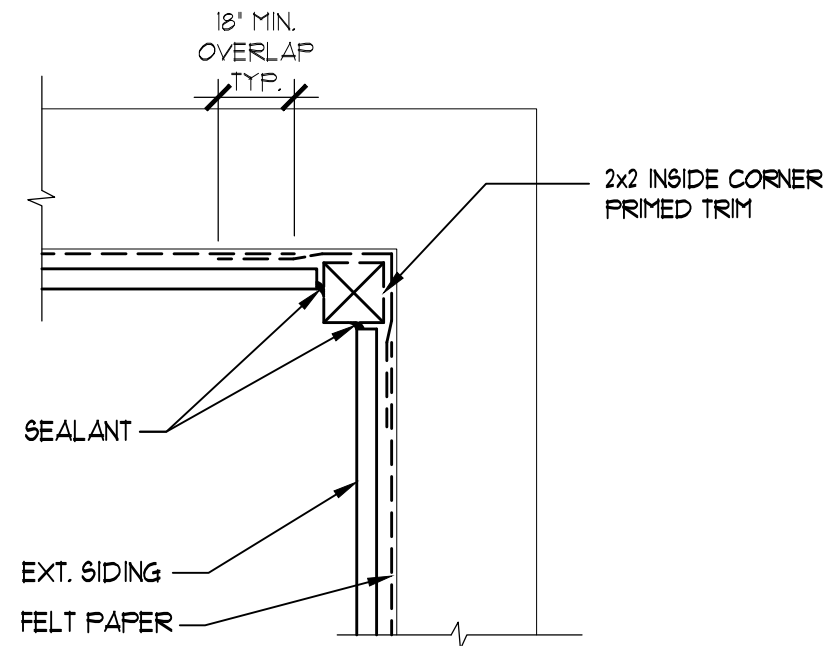
12 1/4 CHANNEL SCREED

N.T.S.



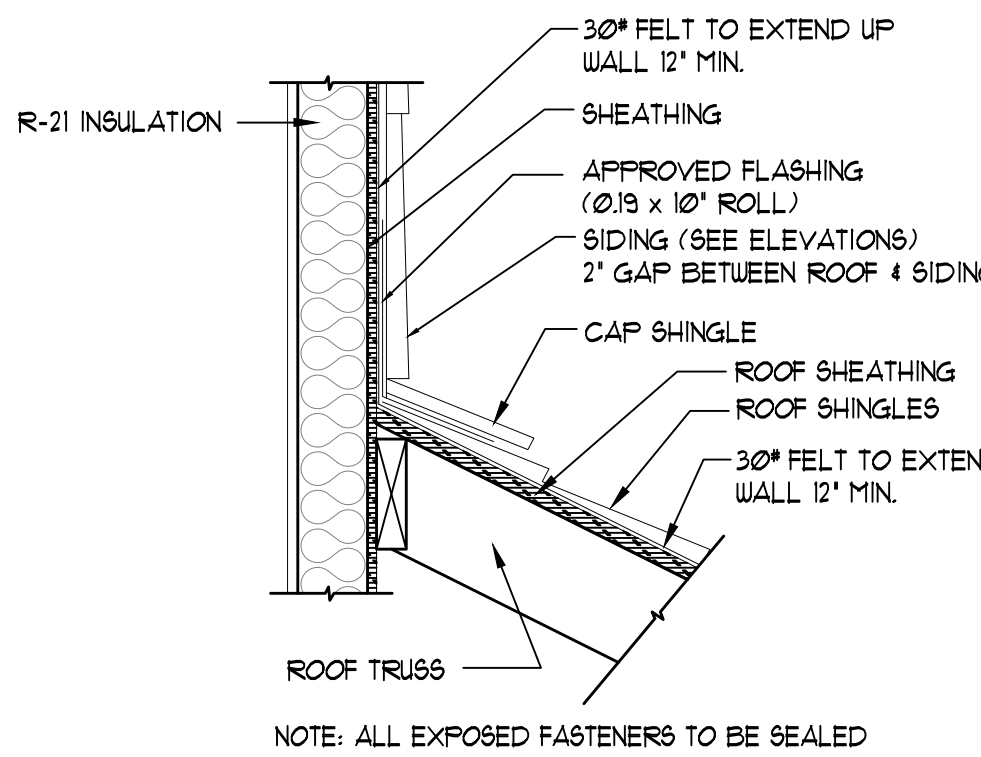
13 "X" CORNER MOLDING DETAIL

N.T.S.



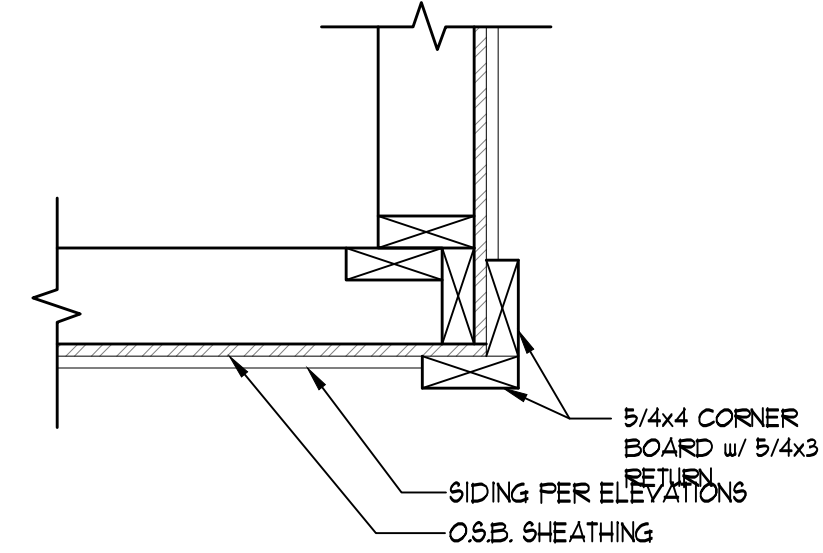
4 INSIDE CORNER TRIM DETAIL

N.T.S.



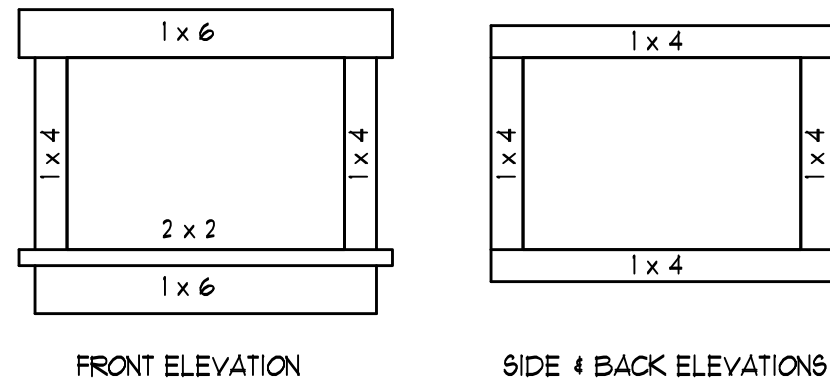
9 ROOF/WALL FLASHING DETAIL

N.T.S.



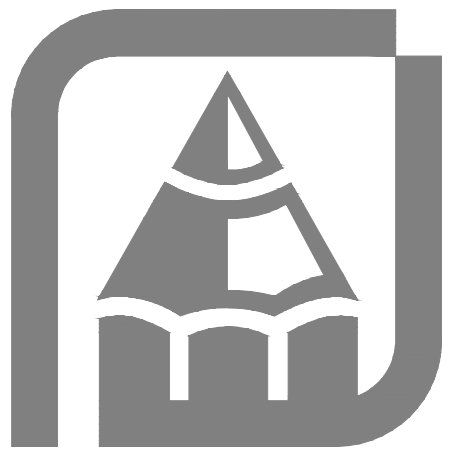
5 CORNER TRIM DETAIL

N.T.S.



10 WINDOW TRIM DETAIL

N.T.S.



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