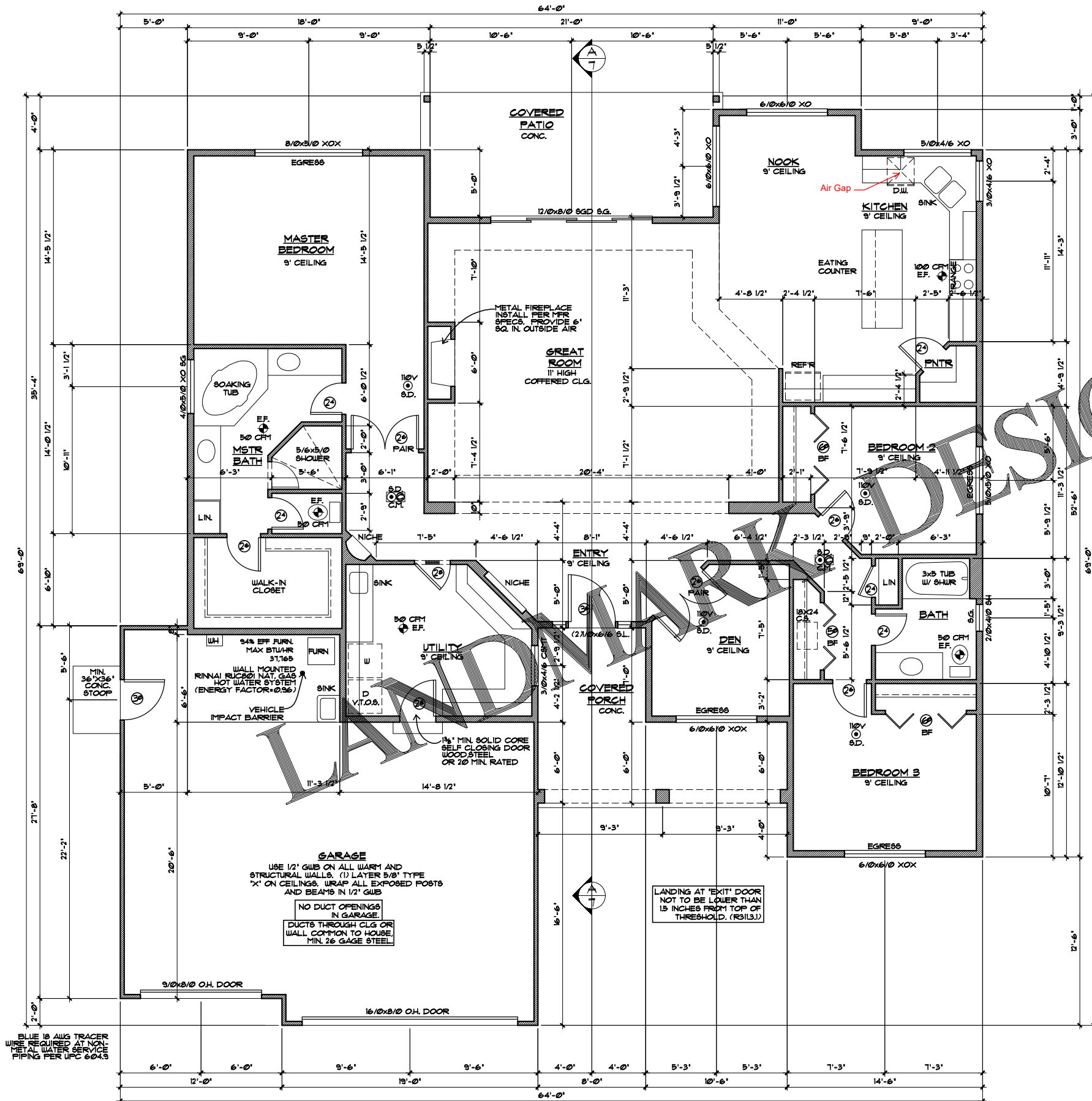




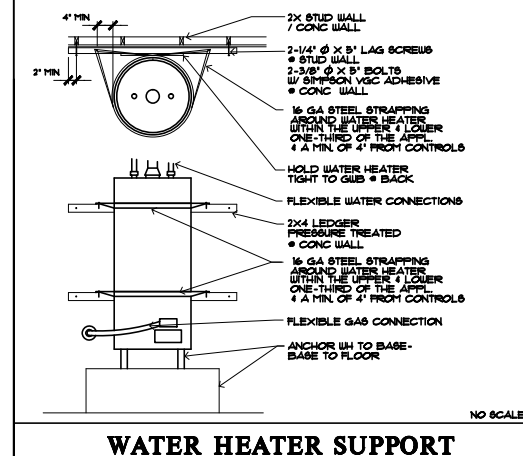
MAIN FLOOR PLAN

1/4"=1'-0"

GENERAL NOTES:

- ALL WORK TO BE IN CONFORMANCE WITH 2015 IRC.
- VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDE.
- VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
- PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
- ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 12" ABOVE DRAIN.
- SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 GPM FLOW. ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 GPM FLOW.
- ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
- ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS.
- SMOKE ALARMS - TO BE INSTALLED PER SEC R343 IN 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, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- SMOKE ALARM-CARBON MONOXIDE COMBO.
- PROVIDE CARBON MONOXIDE ALARMS PER SEC R315.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR & OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS PER 2015 IRC & WA STATE AMENDMENTS SEC R315.
- INSULATE ALL WATER PIPES TO MINIMUM R-VALUE R-5.3.
- ALL DUCTS & EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-5 PER USEC R402.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
- EXHAUST AIRS SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING PER R303.2.
- GAS PIPING IS TO BE PROTECTED PER G241.1. WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
- ATTIC & CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- WHOLE HOUSE VENTILATION 24 HR. TIMER, READILY ACCESSIBLE & WITH LABEL AFFIXED TO CONTROL THAT READS 'WHOLE HOUSE VENTILATION' (SEE OPERATING INSTRUCTIONS).
- DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.3.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET (10668mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.3.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
- CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2015 USEC TABLE R402.4.1.1.

MAIN FLOOR AREA 2451 SQ. FT.
GARAGE 783 SQ. FT.
FRONT PORCH 167 SQ. FT.
REAR PORCH 191 SQ. FT.



WATER HEATER SUPPORT

WHOLE HOUSE VENTILATION:

INTEGRATED.
INTEGRATED WITH FURNACE SEE SHEET N-2 FOR REQUIREMENTS.
*REFER TO SHEET N-2 TABLE 1501.3.3(1) & 1501.3.3(2) FOR FAN SIZING AND RUN TIMES

FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.

UTILITY ROOM NOTES/MAKE UP AIR:

- PER IRC G2439
WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION AND THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT., THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FT OF THE EXHAUST DUCT CONNECTION PER G2439.1.3.
- INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS PER G2439.5.
□ = 100 SQ INCH TRANSFER GRILL