

DRAWING SYMBOLS

	WINDOW TYPE		DATUM SYMBOL
	DOOR TYPE REFERENCE		REVISION REFERENCE
	DETAIL REFERENCE		SMOKE DETECTOR
	WALL SECTION REFERENCE		NOTE REFERENCE KEY
	EXHAUST FAN		

ABBREVIATIONS

AB	ANCHOR BOLT	GA	GALVE	R	RIBBER(S)
ACT	ACQUICAL	GALV	GALVANIZED	RIB	RUBBER BASE
ADJ	ADJUSTABLE	GUB	GYPUM WALL BOARD	RAD	RADIUS
AFB	ABOVE FINISHED FLOOR	HB	HOSE BIB	REF	REFRIGERATOR
AGG	AGGREGATE	HDF	HIGH DENSITY FIBERBOARD	REN	RENFORCING
ARGH	ARCHITECT	HDO	HIGH DENSITY OVERLAY	REQ	REQUIRED
BLDG	BUILDING	HM	HOLLOW METAL	RO	ROUGH OPENING
BY	BEAM	HRZ	HORIZONTAL	SCHED	SCHEDULE
BT	BOTTOM	HR	HOUR	SC	SOLID CORE
CAR	CARPET	ID	INSIDE DIAMETER	SD	SMOKE DETECTOR
CB	CATCH BASIN	IG	INSULATED GLASS	SG	SAFETY GLASS
CLG	CEILING	IN	INCHES	SH	SHIRT
CLJ	CONTROL JOINT	IS	INSULATION	SH1	SH1R
CMU	CONCRETE MASONRY UNIT	ISBL	INSULATION	S1	SHEET METAL
COL	COLUMN	INT	INTERIOR	SOG	SLAB ON GRADE
CONC	CONCRETE	IT	JOINT	SPEC	SPECIFICATIONS
CONT	CONTINUOUS	JBT	JOIST	SQ	SQUARE
CL	CENTER LINE	KD	KILN DRIED	SS	STAINLESS STEEL
DA	DIAMETER	LM	LAMINATE	STL	STEEL
DF	DOUGLASS FIR	LT	LIGHT	STRUC	STRUCTURAL
DM	DIMENSION	M	MIRROR	SYM	SYMMETRICAL
DN	DOWN	MT	MACHINE	SV	SHEET VINYL
DN	DOWN SPOUT	MAX	MAXIMUM	T	TREAD(S)
EA	EACH	MD	MEDIUM DENSITY	TG	TEMPERED GLASS
EL	ELEVATION	MDP	MEDIUM DENSITY	TK	THICK
ELEG	ELECTRICAL	MDP	MEDIUM DENSITY	TG	TOP OF SLAB
EJ	EXTENSION JOINT	MDP	MEDIUM DENSITY	TS	TUBE STEEL
EG	EQUAL	MDP	MEDIUM DENSITY	TY	TYPICAL
EXIST	EXISTING	MDP	MEDIUM DENSITY	TOF	TOP OF SUBFLOOR
EXT	EXTERIOR	MDP	MEDIUM DENSITY	UNG	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN	ME	METAL	VB	VAPOR BARRIER
FDN	FOUNDATION	ME	METAL	VC	VENT GAP
FE	FIRE EXTINGUISHER	ME	METAL	VGT	VINYL COMPOSITION TILE
FEC	FIRE EXTINGUISHER CABINET	ME	METAL	VERT	VERTICAL
FF	FINISH FLOOR	ME	METAL	VG	VERTICAL GRAN
FHC	FIRE HOSE CABINET	ME	METAL	UA	UNBID AGGREGATE
FIN	FINISH	ME	METAL	UC	UNDER CLOSET
FL	FLOOR	ME	METAL	UD	WOOD
FOG	FACE OF CONCRETE	ME	METAL	UH	WATER HEATER
FOIC	FURNISHED BY OWNER/INSTALLED BY CONTRACTOR	ME	METAL	UP	UPPER
FOB	FACE OF STUD	ME	METAL	UW	WELDED WIRE FABRIC
FRT	FOOT, FEET	ME	METAL	W	WITH
FTG	FOOTING	ME	METAL	W/O	WITHOUT

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT PRIOR TO PROCEEDING WITH ALL CHANGES, DISCREPANCIES, OF ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS.
- CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION AND OWNER SUPPLIED DOCUMENTS, BUT NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATED OF BURIED ITEMS. EXISTING CONDITIONS DO NOT ACCURATELY FOLLOW THE ORIGINAL CONSTRUCTION DRAWINGS. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES INVOLVED WITH THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR ERECTING, BRACING AND SHORING NECESSARY ON BOTH NEW AND EXISTING AREAS UNLESS PERMANENT SUPPORTS AND STIFFENING IS IN PLACE.
- ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH THE CITY OF KIRKLAND DEVELOPMENT STANDARDS, THE KIRKLAND CITY CODE, THE INTERNATIONAL RESIDENTIAL BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND POLICIES.
- FLOOR ELEVATIONS GIVEN ARE TO THE TOP OF CONCRETE SLAB OR TOP OF SUBFLOOR.
- PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF CMU BLOCK, CENTER LINE OF COLUMNS OR TO CENTER LINE OF AN OPENING, UNLESS NOTED OTHERWISE.
- VERIFY LOCATION OF ALL EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLY WITH THE WORK.
- ALL ANGLES ARE 90 OR 45 DEGREES OR MATCH EXISTING, UNLESS OTHERWISE NOTED.
- REPETITIVE FEATURES MAY BE DRAWN OR NOTED ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
- PLACE ALL MECHANICAL OR ELECTRICAL WALL AND ROOF PENETRATIONS AT LOCATIONS AS INDICATED ON DRAWINGS. REVIEW WITH ARCHITECT ALL LOCATIONS PRIOR TO INSTALLATION.
- ALL FLASHING AND SHEET METAL SHALL COMPLY WITH SMACNA STANDARDS.
- ALL DOORS CENTERED IN OPENINGS OR HALLWAYS OR WITH MINIMUM 4 1/2" RETURNS, UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS. LAY OUT FRAMING TO ACCEPT ALL LIGHT FIXTURES, GRILLS AND DUCTS. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL WORK IN FINISHED AREAS. CONSULT ARCHITECT BEFORE COVERING ALL MECHANICAL AND ELECTRICAL WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE.

GENERAL NOTES CONTINUED:

- REFERENCING OF GENERAL ANN KEY NOTES IS FOR CONTRACTOR CONVENIENCE ONLY AND DOES NOT LIMIT OR RESTRICT THEIR APPLICATION.
- COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ELEMENTS DURING CONSTRUCTION THAT ARE TO REMAIN.
- CONTRACTOR SHALL REVIEW WITH ARCHITECT PORTIONS OF STRUCTURE TO BE DEMOLISHED PRIOR TO START OF WORK.
- CONTRACTOR SHALL START WITH ARCHITECT CONDITION OF EXISTING STRUCTURE AFTER DEMOLITION WORK.
- A COPY OF THE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

LIGHT, VENTILATION AND HEATING: IRC R303

- VENTILATION SHALL COMPLY WITH THE WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE.
- HABITABLE ROOMS: ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS.
- BATH ROOMS: BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOW OF NOT LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPENABLE.

THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT IS PROVIDED.

- STAIRWAY ILLUMINATION: ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT CANDLES (1 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS.

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING, PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIR SECTION.

- LIGHT ACTIVATION: THE CONTROL FOR ACTIVATION OF THE REQUIRED INTERIOR STAIRWAY LIGHTING SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT.

- REQUIRED GLAZED OPENINGS: REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING.

- REQUIRED HEATING: EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS, BATHS AND TOILET ROOMS AT THE DESIGN TEMPERATURE SPECIFIED IN TABLE R302(1).

THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION.

- SOLID FUEL BURNING DEVICES: NO USED SOLID FUEL BURNING DEVICE SHALL BE INSTALLED IN NEW OR EXISTING BUILDINGS CERTIFICATION BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.

GARAGES: IRC 309

- OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK OR 20 MINUTE FIRE-RATED DOORS.
- 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 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.
- SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOFS SHALL BE SEPARATED FROM ALL HABITABLE ROOFS ABOVE BY NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT.
- FLOOR SURFACE: GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

FIREPLACES:

- GAS FIREPLACES
 - ALL FIREPLACES SHALL BE GAS BURNING PREFAB METAL UNLESS NOTED OTHERWISE - UL1825 APPROVED + PER EPA PARTICULATE EMISSIONS CRITERIA, AND SHALL BE INSTALLED AND CONFORM TO THE CONDITIONS OF THEIR LISTINGS AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - ALL HEARTH EXTENSIONS OF LISTED FACTORY FIREPLACES SHALL BE INSTALLED AND CONFORM TO THE CONDITIONS OF THEIR LISTINGS AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - METAL CHIMNEYS SHALL BE CONSTRUCTED AND INSTALLED TO MEET THE REQUIREMENTS OF THE MECHANICAL CODE.
 - METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH (2) 1/2" x 1/4" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST.

HANDRAILS: IRC R311.5.6

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS.
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCH BETWEEN THE WALL AND THE HANDRAIL.

- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES.

GUARDRAILS: IRC R312.1

- PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT.
- REQUIRED GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
- OPENINGS OFR REQUIRED GUARDRAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE OF 4 3/8 INCHES IN DIAMETER CANNOT PASS THROUGH.

SMOKE DETECTORS: IRC R313

- SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SEPARATE SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON THE UPPER FLOOR, A SMOKE DETECTOR SHALL BE INSTALLED ON THE CEILING IN CLOSE PROXIMITY TO THE STAIRWAY.
- AT LEAST ONE SMOKE DETECTOR SHALL BE INSTALLED IN THE BASEMENT.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.
- SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- SEE A2.01-A2.02 FOR SMOKE DETECTOR LOCATIONS.

MOISTURE CONTROL: IRC R318

- VAPOR BARRIERS SHALL BE INSTALLED ON THE INTERIOR OR WARM IN WINTER SIDE OF THE BUILDING ENVELOPE.
- ALL PLUMBING, ELECTRICAL, AND HYAC PENETRATIONS IN FLOORS, WALLS, AND CEILINGS SHALL BE CAULKED AND SEALED WITH SEALANTS APPROVED FOR THOSE LOCATIONS.
- ELECTRICAL OUTLET AND LIGHT-SWITCH BOXES ON EXTERIOR WALLS SHALL BE SEALED AT THE BACK OF THE RECEPTACLE WITH A FACE-PLATE GASKET.
- SOLE-PLATE SHALL BE GLUED OR CAULKED TO SUBFLOOR. CAULK/SEAL RIM JOISTS BETWEEN STORIES. ALL SEALANTS AND GLUES SHALL BE APPROVED FOR SPECIFIC LOCATION AND APPLICATION.
- APPROVED FLASHING SHALL BE INSTALLED AT ALL DOOR AND WINDOW HEADS, DOOR SILLIS, WALL TO DECK CONNECTIONS, ROOF TO WALL CONNECTIONS, ROOF VALLEYS, ROOF RAKE AND EAVE EDGES, CHIMNEY CAPS, AND AT WALL AND ROOF PENETRATIONS PER SBC SECTION 1402.
- REVIEW ALL FLASHING SOLUTIONS WITH ARCHITECT PRIOR TO INSTALLATION.

EGRESS DOORS: IRC R311.4

- NOT LESS THAN ONE EXIT DOOR CONFORMING TO THIS SECTION SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- THE REQUIRED EXIT DOOR SHALL PROVIDE FOR DIRECT ACCESS FROM THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR WITH OUT REQUIRING TRAVEL THROUGH A GARAGE.
- ACCESS TO HABITABLE LEVELS NOT HAVING AN EXIT IN ACCORDANCE WITH THIS SECTION SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.6 OR STAIRWAY IN ACCORDANCE WITH SECTION R311.5.
- THE REQUIRED EXIT DOOR SHALL BE A SIDE HINGED DOOR NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

WHOLE HOUSE VENTILATION: VIAQ 303.4.1

- THE WHOLE HOUSE VENTILATION EXHAUST FAN MUST MEET THE REQUIRED FLOW RATE OF "THE WHOLE HOUSE VENTILATION EXHAUST FAN" AS REQUIRED BY TABLE 3-2 OF THE VIAQ.
- THE MAXIMUM SONE RATING IS TO BE 15.
- THE WHOLE HOUSE VENTILATION EXHAUST FAN IS TO BE CONTROLLED BY A 24-HOUR CLOCK TIMER WITH THE CAPABILITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL.
- NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING IS TO BE PROVIDED TO ALLOW OUTDOOR AIR INTO EACH HABITABLE SPACE.

FIRE BLOCKING: IRC R602.8

- FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS - BOTH VERTICAL AND HORIZONTAL - 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:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICAL AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R312.2 AS FOLLOWS

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

- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

E - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R102.16.

- FIREBLOCKING MATERIALS R602.8.1 MATERIALS EXCEPT AS PROVIDED IN SECTION R602.8, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING:
 - 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 2X3/32 INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 2X3/32 INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4 INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH PARTICLEBOARD, 1/2 INCH GYPSUM BOARD, OR 1/4 INCH CEMENT BASED MILLBOARD.

B - BATT OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.

C - BATT OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10 FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

D - LOOSE-FILL INSULATION SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

B - WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

4) FIREBLOCKING INTEGRITY R602.8.1.2

A - THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

5) FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

6) FIREBLOCKING INTEGRITY R602.8.1.2

A - THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

7) FIREBLOCKING INTEGRITY R602.8.1.2

A - THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

8) FIREBLOCKING INTEGRITY R602.8.1.2

A - THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

9) FIREBLOCKING INTEGRITY R602.8.1.2

A - THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

10) FIREBLOCKING INTEGRITY R602.8.1.2

A - THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

MECHANICAL VENTILATION: IRC M1506

- MECHANICAL VENTILATION SHALL CONFORM WITH THE WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE
- EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR ANOTHER DWELLING UNIT.
- SOURCE SPECIFIC VENTILATION SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY ROOM. BATHROOM AND LAUNDRY ROOM FANS SHALL BE 50 CFM MIN. KITCHEN FANS SHALL BE 100 CFM MIN.
- NEW FORCED-AIR SYSTEM SHALL PROVIDE FOR WHOLE HOUSE VENTILATION WITH AT LEAST 0.35 AIR CHANGES PER HOUR, BUT NOT LESS THAN 60 CUBIC FEET PER MINUTE. MECHANICAL SYSTEM SHALL PROVIDE OUTSIDE AIR TO ALL HABITABLE ROOMS.
- BUILDING MECHANICAL SYSTEMS SHALL BE SIZED PER KIRKLANDS PRESCRIPTIVE OPTION. HEATED AREA 4,254 SQFT. x 20 = 85,080 BTU.

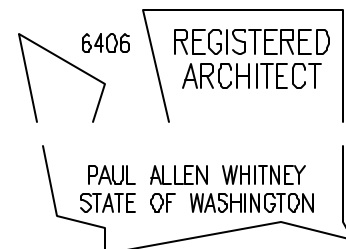


1527 BALLARD WAY SEATTLE WA 98107
WHITNEYARCHITECTURE.COM
206.789.3936 FAX: 789.1871

PROJECT:

Thorp Residence

1 A New Single-Family Residence
6004 126th Avenue Northeast
Kirkland, WA 98033



DATE ISSUED:

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03/20/2008 1 CORRECTIONS

FILENAME & LOCATION:

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2:\DATA\DRAWINGS\WHITNEY\Thorp\A1 - site & demolition plans\

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