

PLAN NOTES: (SEE SHEET A2.01 LOWER PLAN)

DECAY PROTECTION  
IRC SECTION R309

IN AREAS SUBJECT TO DECAY DAMAGE AS ESTABLISHED BY IRC TABLE R302, THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER, PRESSURE TREATED IN ACCORDANCE WITH AUPA OR OTHER APPROVED WOOD.

- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
- SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
- THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH ON TOPS, SIDES AND ENDS.
- WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND.
- WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
- WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

REMOVAL OF DEBRIS  
IRC SECTION R402.4

- THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL.
- ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE.
- ALL CONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE.

1 WATER HEATER - TYPE UNITS  
IRC M1301.2006

- 2006 IRC M1301.2 REQUIRES ALL WATER HEATERS TO BE STRAPPED TO RESIST MOTION DURING AND EARTHQUAKE. WATER HEATERS SHALL BE STRAPPED IN AT LEAST TWO PLACES, UPPER AND LOWER 1/3 OF UNIT. AT THE LOWEST POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
- LAG SCREWS NOT LESS THAN 1/4 INCH IN DIAMETER WITH AT LEAST 1 -1/2" OF THREAD PENETRATION MUST BE USED TO ANCHOR THE RESTRAINTS TO THE WALL. WASHERS MUST BE USED.

WHOLE-HOUSE VENTILATION

WHOLE HOUSE VENTILATION FOR THIS DWELLING UNIT PROVIDED PER VIAQ TABLE 3-2, AT 55CFM MIN, 83CFM MAX. FAN SHALL HAVE A SONE RATING OF 15 OR LESS, BE CAPABLE OF CONTINUOUS OPERATION, AND EQUIPPED WITH A MANUAL AND AUTOMATIC CONTROL. OUTDOOR AIR SHALL BE PROVIDED TO EACH HABITABLE ROOM BY INDIVIDUAL AIR INLETS, AND DOORS SHALL BE UNDERCUT TO A MINIMUM OF 1/2" ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.

1 SPRINKLER NOTES

KYC 2133.040

PROPOSED HOME EXCEEDS 5,000 SF AND REQUIRES A SPRINKLER SYSTEM, PER KYC 2133.040

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED BUILDINGS WITH A GROSS FLOOR AREA OF FIVE THOUSAND OR GREATER SQUARE FEET, REGARDLESS OF TYPE OR USE.

AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH SECTION 9014.3 OF THE IFC, AND SHALL BE DESIGNED BY A LICENSED AND APPROVED AUTOMATIC FIRE SPRINKLER INSTALLATION COMPANY.

- ALL ATTIC SPACES TO BE PROTECTED BY DRY UPRIGHT "SPRIGS" OR HEADS.
- A SINGLE COMBINATION WATER SUPPLY SHALL BE PERMITTED PROVIDED THAT THE DOMESTIC DEMAND IS ADDED TO THE SPRINKLER DEMAND AS REQUIRED BY NFPA 13R.
- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE MONITORED IN ACCORDANCE WITH 903.4 OF THE I.B.C.

PLAN NOTES: (SEE SHEET A2.02 MAIN PLAN)

1 GARAGE SEPARATION  
IRC SECTION R302

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 5/8" TYPE "X" GWB APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GWB OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GWB OR EQUIVALENT.

1 WHOLE-HOUSE VENTILATION

WHOLE HOUSE VENTILATION FOR THIS DWELLING UNIT PROVIDED PER VIAQ TABLE 3-2, AT 55CFM MIN, 83CFM MAX. FAN SHALL HAVE A SONE RATING OF 15 OR LESS, BE CAPABLE OF CONTINUOUS OPERATION, AND EQUIPPED WITH A MANUAL AND AUTOMATIC CONTROL. OUTDOOR AIR SHALL BE PROVIDED TO EACH HABITABLE ROOM BY INDIVIDUAL AIR INLETS, AND DOORS SHALL BE UNDERCUT TO A MINIMUM OF 1/2" ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.

1 EXIT LANDING  
IRC R310.3.2006

LANDINGS ON EITHER SIDE OF AN EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2% VERTICAL UNITS IN 12 HORIZONTAL UNITS.

1 DWELLING UNIT SEPARATION  
IRC SECTION R311

MINIMUM 2x4 WOOD STUDS 16" O.C. WITH ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY EACH SIDE, JOINTS STAGGERED. NAIL BASE LAYER WITH 5d COOLER OR WALLBOARD NAILS AT 8" O.C. FACE LAYER WITH 8d COOLER OR WALLBOARD NAILS AT 8" O.C.

ALL PENETRATIONS IN RATED ASSEMBLIES SHALL CONFORM TO IRC R313

PLAN NOTES: (SEE SHEET A2.03 UPPER PLAN)

ATTIC ACCESS  
IRC SECTION R807.1

IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER.

THE ROUGH - FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

WHOLE-HOUSE VENTILATION

WHOLE HOUSE VENTILATION FOR THIS DWELLING UNIT PROVIDED PER VIAQ TABLE 3-2, AT 55CFM MIN, 83CFM MAX. FAN SHALL HAVE A SONE RATING OF 15 OR LESS, BE CAPABLE OF CONTINUOUS OPERATION, AND EQUIPPED WITH A MANUAL AND AUTOMATIC CONTROL. OUTDOOR AIR SHALL BE PROVIDED TO EACH HABITABLE ROOM BY INDIVIDUAL AIR INLETS, AND DOORS SHALL BE UNDERCUT TO A MINIMUM OF 1/2" ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.

ROOF NOTES: (SEE SHEET A2.04 ROOF PLAN)

ASPHALT SHINGLES R305.2

THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE PROVISIONS OF SECTION R305.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

- ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
- SLOPE:  
A - ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER.
- FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED.

3) UNDERLAYMENT: UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I

SELF - ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 1970.

4) ASPHALT SHINGLES: ASPHALT SHINGLES SHALL HAVE SELF - SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 3462.

5) FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, ASTM F 1661, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH INTO THE ROOF SHEATHING.

WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.

FASTENERS SHALL COMPLY WITH ASTM F 1661.

6) ATTACHMENT:

A) ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER.

B) FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

C) WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL SPECIAL METHODS OF FASTENING ARE REQUIRED. FOR ROOFS LOCATED WHERE THE BASIC WIND SPEED IS 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. SPECIAL FASTENING METHODS SHALL BE TESTED IN ACCORDANCE WITH ASTM D 3161, MODIFIED TO USE A WIND SPEED OF 110 MPH.

SHINGLES CLASSIFIED USING ASTM D 3161 ARE ACCEPTABLE FOR USE IN WIND ZONES LESS THAN 110 MPH. SHINGLES CLASSIFIED USING ASTM D 3161 MODIFIED TO USE A WIND SPEED OF 110 MPH ARE ACCEPTABLE FOR USE IN ALL CASES WHERE SPECIAL FASTENING IS REQUIRED.

7) UNDERLAYMENT APPLICATION:

A) FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL, UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 18 INCH STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.

STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 18 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

B) FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER, UNDERLAYMENT SHALL BE ON LAYER APPLIED IN THE FOLLOWING MANNER:

UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

C) UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS - GREATER THAN 110 MPH - SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

FLASHING FOR ASPHALT SHINGLES R305.2.8

THE INSTALLATION OF METAL ROOF PANELS SHALL COMPLY WITH THE PROVISIONS OF SECTION R305.2.8 OF THE INTERNATIONAL RESIDENTIAL CODE.

1) BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

A) BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 11 POUNDS PER 100 SQUARE FEET.

B) CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF A MINIMUM NOMINAL 0.019 INCH THICKNESS.

2) VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

A) FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE R305.2.8.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

B) FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 243, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.

C) FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES) VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II OR TYPE III AND AT LEAST 36 INCHES WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS A AND B ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

3) CRICKETS AND SADDLES: A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RISE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

4) SIDE WALL FLASHING: FLASHING AGAINST A VERTICAL SIDE WALL SHALL BE BY THE STEP FLASHING METHOD.

5) OTHER FLASHING: FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY FLASHING SHALL BE APPLIED ACCORDING TO ASPHALT SHINGLE MANUFACTURERS PRINTED INSTRUCTIONS.



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PROJECT:

Thorpe  
Residence

1 A New Single-Family Residence  
6004 125th Avenue Northeast  
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DATE ISSUED:

12/19/2007 PERMIT SET

DATE REVISION:

03/20/2008 1 CORRECTIONS

FILENAME & LOCATION:

0723-A2\_PLANS.dwg  
Z:\DATA\DRAWINGS\WHITNEY\Thorpe\A2 - plans & schedules\

PLOTTED:

25 March 2008 at 1:45 pm

SHEET TITLE:

Permit Documents

Plan Notes

SHEET NUMBER:

A2.00

SHEET OF

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