

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
1151 S.F. LIVING SPACE
474 S.F. GARAGE

FLOOR PLAN NOTES

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
- CONFIRM ALL DOOR, WINDOW, CLOSET, AND ANY OTHER ROUGH OPENING SIZES WITH OWNER/ CONTRACTOR PRIOR TO WALL CONSTRUCTION.
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MATERIAL. USE CORROSION RESISTANT FASTENERS WHEN IN CONTACT WITH PRESSURE TREATED LUMBER.
- ALL EXTERIOR WALLS (EXCEPT GARAGE) TO BE FRAMED WITH 2 X 6 STUDS AT 16" O.C. AND SHEATHED WITH 1/2" OSB PLYWOOD OR BETTER WITH 15# BUILDING PAPER.
- EXTERIOR GARAGE WALLS TO BE FRAMED WITH 2 X 4 STUDS AT 16" O.C. AND SHEATHED WITH 1/2" OSB PLYWOOD OR BETTER WITH 15# BUILDING PAPER.
- ALL INTERIOR WALLS TO BE FRAMED WITH 2 X 4 STUDS AT 16" O.C. AND SHEATHED WITH 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE.
- ALL GLASS TO HAVE LOW E (E40) GLAZING. GLAZING IN HAZARDOUS LOCATIONS TO BE TEMPERED PER IRC SECTION R308. SEE R308.4 FOR DEFINITION OF HAZARDOUS AREAS.
- PROVIDE SMOKE DETECTORS ON OR NEAR THE CEILING OF EACH FLOOR, IN ALL BEDROOMS, AND JUST OUTSIDE EACH BEDROOM. SMOKE DETECTORS TO BE WIRED TO THE ELECTRICAL SYSTEM WITH BATTERY BACKUP (IRC R311 & R312).
- BEDROOMS TO HAVE AT LEAST ONE WINDOW MEETING THE FOLLOWING CONDITIONS: WINDOW SILLS TO BE WITHIN 44" OF FINISHED FLOOR WITH A NET CLEAR OPENING OF 5.7 SQ. FT. MIN. THE OPENING TO HAVE MIN. CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" (IRC SECTION R310).
- ALL SHOWER AREAS TO BE FINISHED WITH A SMOOTH, HARD & NON-ABSORBENT MATERIAL TO MIN. 12" ABOVE DRAIN INLET. THIS MATERIAL TO BE INSTALLED OVER WATER RESISTANT PLASTER BOARD.
- TOILETS TO BE LOCATED IN AREA WITH MIN. 30" WIDTH OF TOTAL FINISHED CLEARANCE, AND HAVE CLEARANCE OF MIN. 21" IN FRONT OF TOILET. TOILETS TO BE LIMITED TO 6 GALLONS PER FLUSH.
- PROVIDE ATTIC ACCESS WITH REMOVABLE PANEL WITH MIN. 22" X 30" OPENING AND 30" UNOBSTRUCTED HEAD ROOM. FRAME WITH 2 X 12 MEMBERS.
- PROVIDE EXHAUST FAN IN KITCHEN AT MIN. 100 CFM AND BATHROOMS AT MIN. 50 CFM. ALL FANS AND DRYER EXHAUST TO BE VENTED TO OUTSIDE OF RESIDENCE.
- PROVIDE 1-HR. FIRE-RESISTIVE CONST. 5/8" TYPE 'X' GUB. ON GARAGE SIDE TO ROOF SHEATHING FOR GARAGE FIRE SEPARATION (IRC R309.3).
- DOOR BETWEEN HOUSE AND GARAGE TO BE 1-1/2" THICK SOLID CORE 20-MIN. SELF-CLOSING FIRE-RATED DOOR.
- PROVIDE FIRESTOPS AT ALL APPLICABLE LOCATIONS, INCLUDING HOLES AND ANY OPEN AREAS.
- ALL ELEMENTS AND SWITCHES FOR FURNACE AND WATER HEATER TO BE 18" MIN. ABOVE SLAB.

STAIR NOTES

- STAIRS TO BE FRAMED WITH MIN. (3) 2 X 12 STRINGERS, ONE AT EACH SIDE AND ONE AT CENTER. PROVIDE FIRE BLOCKING BETWEEN STRINGERS AT TOP, MIDDLE AND BOTTOM, AND BETWEEN STUDS ALONG THE RUN OF THE STAIRS.
- MINIMUM HEADROOM CLEARANCE TO BE 6'-8" VERTICALLY ABOVE TREAD NOSING TO NEAREST OBJECT ABOVE.
- STAIRS TO HAVE MAX. RISE OF 7-3/4" AND MIN. RUN OF 10" WITH NOSING OF 3/4" TO 1-1/4". NO RISER TO BE LESS THAN 4". DIMENSIONS BETWEEN RISE AND RUN ARE NOT TO VARY MORE THAN 3/8".
- ENCLOSED USABLE SPACE UNDER STAIRS TO BE 1-HR. FIRE-RESISTIVE CONST. 5/8" TYPE 'X' GUB.
- STAIRWAYS WITH 4 OR MORE RISERS TO HAVE AT LEAST ONE CONTINUOUS HANDRAIL AT 34" - 38" ABOVE TREAD NOSING WITH ENDS RETURNED TO TERMINATE INTO WALL OR NEWEL POST.
- HANDRAILS TO HAVE GRIP PORTION NOT LESS THAN 1-1/4" OR MORE THAN 2" IN CROSS SECTIONAL DIMENSION WITH 1-1/2" BETWEEN WALL AND HANDRAIL.

GUARDRAIL NOTES

- ALL UNENCLOSED FLOORS, LANDINGS, BALCONES OR PORCHES THAT ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL THAT IS MIN. HEIGHT OF 36".
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH AT ANY POINT.
- GUARDRAILS SHALL BE ATTACHED TO THE STRUCTURE IN SUCH A MANNER TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

UNIT 3 LOCKHART

PROJECT: NEW CONSTRUCTION OF TWO-STORY SINGLE-FAMILY RESIDENCE (UNIT 1 OF 9)
DOE RUN AT SUNSET COVE ESTATES, LLC

SITE ADDRESS: 2409 SUNDOWN COURT
ANACORTES, WASHINGTON
PARCEL #: P17874

MAIN FLOOR PLAN

PAGE DESCRIPTION:

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ENERGY CODE NOTES

- CONTRACTOR TO ADD ADDITIONAL FRAMING OR BLOCKING AS REQUIRED TO MEET CURRENT ENERGY CODE REQUIREMENTS.
- AIR LEAKAGE: SOLE PLATE IS TO BE CAULKED OR GLUED TO FLOOR. RIM JOIST BETWEEN STORES TO BE CAULKED/SEALED. ALL HOLES IN BUILDING ENVELOPE ARE TO BE CAULKED/SEALED INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING & HVAC PENETRATIONS, OUTLETS, SWITCH BOXES AND RECESSED FIXTURES ON EXTERIOR WALLS OR CEILINGS ARE TO BE CAULKED/SEALED WITH APPROVED SEALANT, OR HAVE FOAM GASKETS INSTALLED. ALL RECESSED LIGHTS ARE TO BE IC RATED, AIR TIGHT & SEALED TO SURROUNDING GAS. ROUGH OPENING AROUND ALL WINDOWS & DOORS TO BE SEALED/CAULKED.
- ALL CEILING EXHAUST FAN DUCTING TO BE INSULATED AS PER CODE, TO HAVE AS FEW BENDS AS POSSIBLE, AND TO TERMINATE AT THE EXTERIOR OF THE BUILDING.
- INSULATION TO FILL ALL EXTERIOR WALL CAVITIES. DO NOT COMPRESS. CUT TO FIT AROUND WIRES, PIPES & OUTLET BOXES.
- ALL HVAC DUCTS INSTALLED OUTSIDE THE HEATED HABITABLE SPACE TO HAVE SEALED JOINTS, CORNERS & BOOTS, AND INSULATED IN ACCORDANCE WITH USEC 2015 EDITION SPECIFICATIONS ("USEC 2015").
- A ONE PERM OR LESS VAPOR RETARDER (E KRAFT PAPER, PVA PAINT, ETC.) IS TO BE INSTALLED ON THE WARM SIDE OF ALL INSULATION.
- ALL RECESSED LIGHT FIXTURES IN THE THERMAL ENVELOPE TO BE CERTIFIED UNDER ASTM E-283 AND SO LABELED, OR SEALED AROUND THE EXTERIOR IN AN APPROVED MANNER TO BE AIR TIGHT.
- ALL WATER PIPES IN UNHEATED SPACES TO BE INSULATED IN ACCORDANCE WITH USEC 2015.
- EXTERIOR DOORS TO BE ADJUSTED SO WEATHER-STRIPPING, THRESHOLD, & DOOR SWEEP ARE WORKING PROPERLY & SEAL WELL.
- BLOW-IN ATTIC INSULATION TO BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS' RECOMMENDATIONS FOR DENSITY & COVERAGE. PROVIDE VENT Baffles AS REQUIRED & INSULATE & WEATHER-STRIP ATTIC ACCESS DOOR.
- PROVIDE MAKEUP AIR WITH FRESH AIR DUCTED DIRECTLY INTO THE RETURN AIR PLENUM OF THE FURNACE SYSTEM. INSULATE THE DUCT IN ACCORDANCE TO USEC 2015. PROVIDE DAMPER TO REGULATE INCOMING FRESH AIR.
- ALL GAS COMBUSTION APPLIANCES, EXCEPT STOVES & CLOTHES DRYERS, TO HAVE COMBUSTION AIR DUCTED DIRECTLY TO THEM.
- ALL COMBUSTION EXHAUSTS TO BE SEPARATED BY A MIN. 3" VERT. & 1' HORIZ.

WHOLE-HOUSE VENTILATION

ONE OF THE FOLLOWING METHODS WILL BE USED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE (IMC) CHAPTER OF THE 2015 IRC:

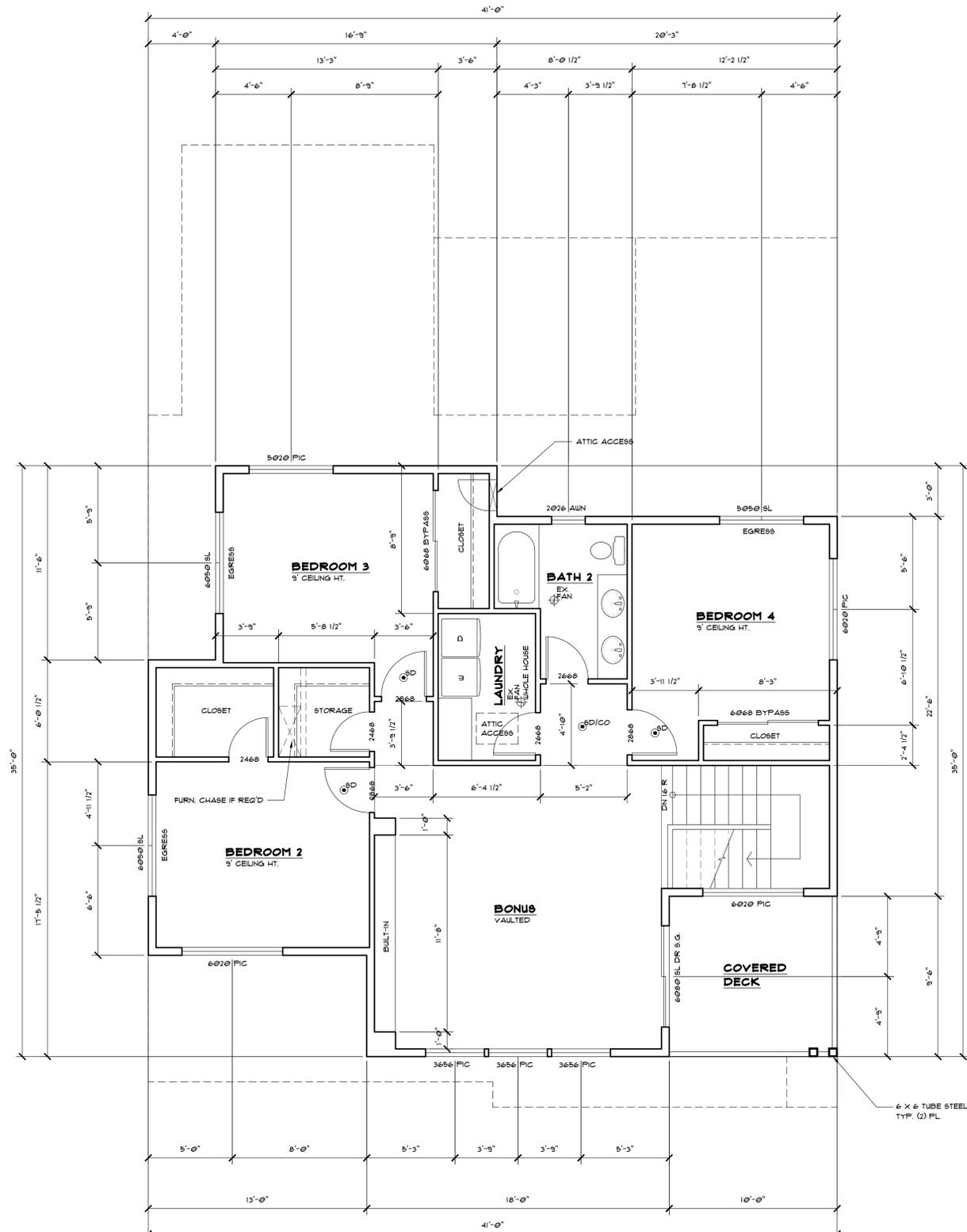
(A) A SINGLE WHOLE-HOUSE EXHAUST FAN, WHICH CAN PERFORM DOUBLE DUTY AS A ROOM SPOT FAN, IS REQUIRED. FAN MUST BE CONTROLLED BY TIMER SET TO OPERATE MIN. OF 8 HOURS PER DAY. THE CFM CAPACITY OF FAN MUST BE ≥ 20 W.G. AND HAVE MAX. SONE (NOISE) RATING OF 1.5. MIN. SIZE OF FAN MUST BE 105 CFM.

(B) FRESH AIR WILL BE CIRCULATED BY THE CENTRAL FORCED AIR FURNACE SYSTEM. FURNACE MUST HAVE FRESH AIR INTAKE DUCT AND BLOWER MUST BE ACTIVATED BY TIMER TO CIRCULATE DAILY.

INSULATION VALUES

WALLS	
ABOVE GRADE	BELOW GRADE
R-21	R-21
CEILING	
FLAT	VAULTED
R-49	R-38
FLOOR	
CRAWL SPACE*	SLAB ON GRADE
R-30	R-10

* R-30 INTENDED FOR USE WITH 3 1/2" I-JOISTS. IF 11 1/8" I-JOISTS USED THEN R-38 INSULATION TO BE INSTALLED.



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