





















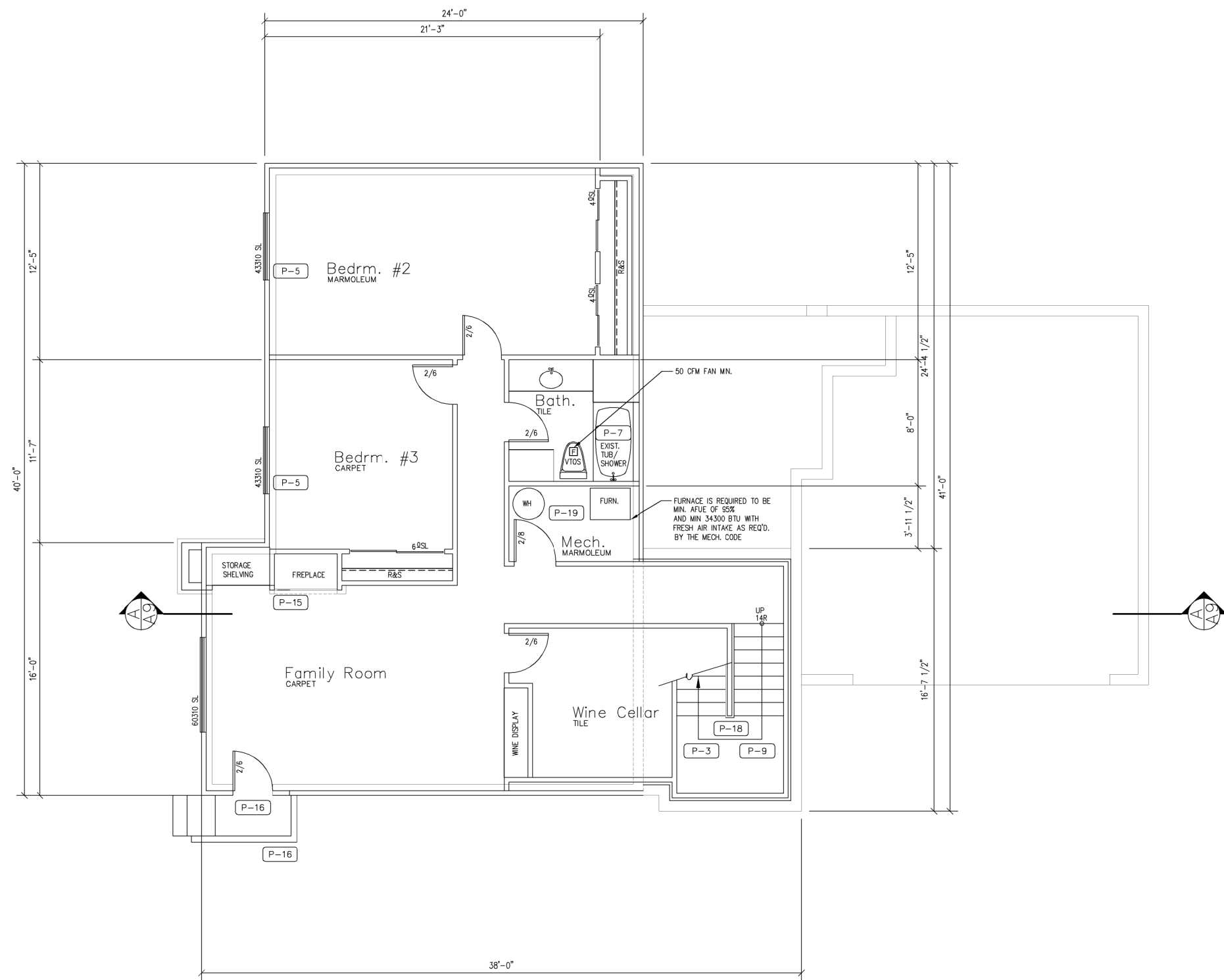


FLOOR PLAN KEY NOTES

-  OCCUPANCY SEPARATION:
APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
APPLY (1) LAYER OF 5/8" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A SHEET A-1.
-  1" MIN. SOLID WOOD CORE, HONEYCOMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR.
SEE DIV. 01002.6.B. SHEET A-1
-  STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 12/D2.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 54" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ 1" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01002.6 SHEET A-1.
-  SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. WITHIN STAIRWELLS
F. WITHIN 36" HORIZONTALLY OF WALKING SURFACE, 60" ABOVE NOSE OF TREAD OR WALKING SURFACE.
SEE DIV. 08800 SHEET A-1
-  EGRESS WINDOW PER I.R.C., SECTION R310
SEE DIV. 08600 SHEET A-1
-  IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB.
SEE DIV. 15 SHEET A-1
-  COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2.
SEE DIV. 09250 SHEET A-1
-  (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
-  7 3/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.4. SEE DIV. 01002.7 SHEET A-1
-  18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
-  22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
-  FLOOR MATERIAL BREAK LINE
-  WALL LINE ABOVE
-  WALL LINE BELOW
-  FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT FIREPLACES, INSTALL PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS.
SEE DIV. 01002.8 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS.
SEE DIV. 01002.8 SHEET A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENTS.
SEE DIV. 01002.8 AND 9 SHEET A-1
D. FIREBLOCK OPENINGS AROUND PENETRATIONS AT EACH FLOOR PER I.R.C. SECTION R1003.13.
-  SEE SITE PLAN FOR EXTENT OF WALKS AND DRIVEWAYS
-  3" DIAMETER STEEL POST
-  36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5
A. AT STAIRS SLOPES AT 34" ABOVE STAIR NOSINGS.
-  'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R1005.3.
SEE DIV. 15 SHEET A-1
-  PLANT SHELF
-  UPPER AND LOWER LINEN CABINETS
-  2x6 STUDS W/ R-21 INSULATION MIN.

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.



No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	02.16.15

dp DESIGN | BUILD
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 425.985.2633

Yaeger Rem./Add.
 1714 1st Street
 Kirkland, WA

Project	14-020	Sheet	A2.1
Scale	1/8"=1'-0"		
Name	Lower Floor Plan		

