

GENERAL NOTES

PLANS COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE

- A. GLAZING: GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS: DOORS, GLAZING ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WINDOWS WHERE THE EXPOSED AREA OF A PANE IS LARGER THAN 9 SF, AND THE BOTTOM EDGE IS LESS THAN 18" AFF, AND THE TOP EDGE IS MORE THAN 36" AFF, AND A WALKING SURFACE IS WITHIN 36" OF THE GLAZING, GLAZING IN GUARDS AND RAILINGS, GLAZING ENCLOSING UET ACTIVITIES WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING SURFACE, GLAZING ADJACENT TO STAIRS, LANDINGS (INCLUDING LANDING AT BOTTOM OF STAIRS), AND RAFTERS WHEN THE BOTTOM OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- B. SMOKE DETECTORS: PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS. ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE DWELLING AND SHALL BE HARD-WIRED WITH BATTERY BACK-UP.
- C. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE FUEL FIRED APPLIANCES ARE INSTALLED OR WHICH HAVE ATTACHED GARAGES. ALARMS SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARMS SHALL COMPLY WITH CODE REQUIREMENTS, SHALL BE PERMANENT INSTALLATIONS AND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- D. PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY: PER SECTION 311 OF 2012 IRC.
- E. PROTECTION AGAINST TERMITES: PER SECTION 318 OF 2012 IRC.
- F. SITE ADDRESS: MIN. 4" HIGH LETTERS W/ MIN. STROKE WIDTH OF 1/8".
- G. DESIGN CRITERIA: WIND LOAD, EXPOSURE B, 90 MPH, SEISMIC CATEGORY A

	DEAD LOAD	LIVE LOAD
ROOMS-NON SLEEPING	10 PSF	40 PSF
ROOMS-SLEEPING	10 PSF	30 PSF
EXTERIOR BALCONIES	10 PSF	60 PSF
EXTERIOR DECK	10 PSF	40 PSF
STAIRS	10 PSF	40 PSF/200 LBS.
GUARDRAILS/HANDRAILS	10 PSF	200 LBS.
CEILING-NO STORAGE (SCUTTLE ACCESS ONLY)	10 PSF	10 PSF
CEILING-STORAGE	10 PSF	20 PSF
CONCRETE TILE OR SLATE ROOF	20 PSF	20 PSF SNOW LOAD
ASPHALT, WOOD OR COMPOSITION ROOF	10 PSF	20 PSF SNOW LOAD

- H. ASSUMED ALLOWABLE SOIL PRESSURE 1500 PSF.
- J. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/100 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. RAFTERS SPACES ENCLOSED BY CEILING DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1 INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION. ATTICS WITH A MAXIMUM VERTICAL CLEAR HEIGHT OF LESS THAN 30" NEED NOT BE PROVIDED WITH ACCESS OPENING.
- K. ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER RESISTANT EXCEPT THOSE THAT ARE MORE THAN 66" AFF. THOSE THAT ARE PART OF A LIGHT FIXTURE OR APPLIANCE OR THOSE DEDICATED TO AN AFFLIANCE.
- L. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) SHALL BE INSTALLED IN RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OUTDOORS, WITHIN 6' OF ANY SINK AND IN CRAWL SPACES. BATHROOM RECEPTACLES REQUIRE SEPARATE 20-AMP CIRCUIT.
- M. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE-PHASE, 15 & 20- AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. THIS REQUIREMENT IS EXEMPTED FOR CIRCUITS IN KITCHENS, BATHROOMS, UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & THOSE SUPPLYING SMOKE ALARMS AND CO DETECTORS.
- N. EXTERIOR DECKS, WHEN DECKS, PORCHES, ETC. ARE MORE THAN 30" ABOVE GRADE, PROVIDE GUARDRAIL NOT LESS THAN 36" HIGH WITH INTERMEDIATE MEMBERS SPACED WITH NOT MORE THAN 4" BETWEEN.
- O. FLASH AND COUNTERFLASH ROOF RIDGES AND VALLEYS, ROOF PENETRATIONS, CHANGES IN ROOF FITCHES, RAKES, CHIMNEY BASES, WINDOW AND DOOR HEADS, ETC. TO PROVIDE WATER TIGHT CLOSURES. ALL EXPOSED FLASHING TO BE 26 GAUGE ALUMINUM. COUNTERFLASHING SHALL BE FABRICATED FROM 40# TERNE METAL.
- P. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' FROM FOUNDATION WALLS, AND DRIVEWAYS SHALL SLOPE A MINIMUM OF 2% WITHIN THE FIRST 10' OF FOUNDATION.

- A.F.F. ABOVE FINISH FLOOR
- B.D.(S) BOARD/BOARDS
- C.A.N.T. CANTILEVER
- C.J. CONTRACTION JOINT
- C.L. CENTER LINE
- C.L.G. CEILING
- C.O. CASED OPENING
- CONC. CONCRETE
- CONT. CONTINUOUS
- C.S. CONTINUOUSLY SHEATHED
- D. DRYER
- D.F. DOUGLAS FIR
- D.H. DOUBLE HUNG
- D.I.A. DIAMETER
- D.N. DOWN
- D.S. DOWNSPOUT
- D.W. DISHWASHER
- D.W.R.S. DRAWERS
- E.A. EACH
- E.C. END CONDITION
- E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM ("DRY-VIT")
- E.J. EXPANSION JOINT
- ELEV. ELEVATION
- E.Q. EQUAL
- E.W. EACH WAY
- F.B.O. FURNISHED BY OWNER
- F.D. FLOOR DRAIN
- F.O.C. FACE OF CONCRETE
- F.O.S. FACE OF STUD
- F.R. FIRE-RETARDANT
- G.A. GAUGE OR GAGE
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- GYP. BD. GYPSUM BOARD
- H.B. HOSE BIB
- H.C. HOLLOW CORE
- H.M. HOLLOW METAL
- H.T. HEIGHT
- I.D. INSIDE DIAMETER
- J.T. JOINT
- K.S. KNEE SPACE
- L.B. (*) FOUND
- L.V.L. LAMINATED VENEER LUMBER
- MAX. MAXIMUM
- MECH. MECHANICAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MICRO. MICROWAVE OVEN
- M.O. MASONRY OPENING
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.H. OVERHEAD/OVERHANG
- OFF. OFFSET
- FR. FAIR
- F.S.I. POUNDS SQUARE INCH
- P.S.F. POUNDS SQUARE FOOT
- P.T. PRESSURE TREATED
- R. RISER
- RE. REFER (TO)
- REQD. REQUIRED
- REF. REFRIGERATOR
- RM. ROOM
- R.O. ROUGH OPENING
- S.C. SOLID CORE
- SCUD. SOLID CORE WOOD DOOR
- S.D. SMOKE DETECTOR
- S.F. SQUARE FEET
- S.G. SAFETY GLAZING
- SIM. SIMILAR
- SQ. SQUARE
- S.S. STAINLESS STEEL
- STD. STANDARD
- T. TREAD
- T.O.B. TOP OF BEAM - STEEL
- T.O.C. TOP OF CONCRETE
- T.O.W. TOP OF WALL
- T.S.L. TRIANGULAR STAND LUMBER
- T.V. TELEVISION
- TYP. TYPICAL
- UN.O. UNLESS NOTED OTHERWISE
- W. WASHER
- W/ WITH
- W.I.C. WALK IN CLOSET
- WH. WATER HEATER
- WR. WATER RESISTANT
- WJWF. WELDED WIRE FABRIC
- 1ST. FIRST
- 2ND. SECOND

ABBREVIATIONS

ENERGY REQUIREMENTS:

THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE N102.11 OF THE 2012 IRC FOR CLIMATE ZONE 4.

CEILING: R-49 (ATTIC ACCESS HATCHES TO BE WEATHER STRIPPED AND SEALED TO A LEVEL EQUIVALENT TO THE SURROUNDING INSULATION) AND SEALED TO A LEVEL EQUIVALENT TO THE SURROUNDING INSULATION) CATHEDRAL CEILINGS: R-30 (MIN. 1" AIRSPACE ABOVE INSULATION) 500 SF MAXIMUM AREA FOR CATHEDRAL CEILING INSULATION VALUES.

FLOORS OVER UNHEATED SPACES OR CRAWL SPACES: R-19

BASEMENT WALLS: R-10/13 (R-10 FOR CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME, R-13 FOR CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL)

EXTERIOR WALLS: R-20 MIN. OR 13" (3" FOR CAVITY, 5" FOR CONTINUOUS INSULATION) CRAWL SPACE WALLS: R-10/13 (R-10 FOR CONTINUOUS INSULATION, R-13 FOR CAVITY INSULATION)

FENESTRATION: U ≤ 0.35 (DEFAULT U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E IS U=0.35) GLAZED FENESTRATION SHGC: U ≤ 0.40

SKYLIGHT: U ≤ 0.55

SLAB ON GRADE & WALK-OUT BASEMENTS: R-10 INSULATION FOR 2" DOWN FROM THE BOTTOM OF THE SLAB. THIS MAY BE PROVIDED ON THE INSIDE OF THE FOUNDATION WALL.

A THERMAL BREAK IS NOT REQUIRED AT THE INTERSECTION OF THE FOUNDATION WALL & SLAB.

DUCTWORK: SUPPLY DUCTS IN ATTIC MIN. R-8, ALL OTHER DUCTS MIN. R-6. FLOOR OVER OUTSIDE AIR: R-30.

A. SEAL ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS PER 2012 IRC M16013, N11-321, AND N102.22. SUPPLY AND RETURN AIR DUCTS NOT LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED TO A MIN. OF R-8.

B. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE THE ELECTRICAL DISTRIBUTION PANEL INDICATING PREDOMINANT R-VALUES OF ALL INSULATION INSTALLED, U-FACTORS FOR FENESTRATION, & TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

C. BUILDING ENVELOPE TO BE SEALED TO LIMIT INFILTRATION. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. REQUIRED SEALANT LOCATIONS LISTED IN IRC N102.41 AND AIR TIGHTNESS SHALL BE TESTED OR FIELD VERIFIED.

D. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK, IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

E. PROVIDE PROGRAMMABLE THERMOSTAT.

F. PIPING: PROVIDE MIN. R-3 INSULATION FOR SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105° F OR BELOW 55° F. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. HOT WATER CIRCULATING PUMP SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL CUT-OFF SWITCH.

G. MECHANICAL VENTILATION: OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT OPERATING.

H. EQUIPMENT SIZING: AS SPECIFIED IN IRC SECTION M14013

NOTE:
CLIMATE ZONE 4A
6° F & 5249 HEATING DEGREE DAYS
AIR FREEZING INDEX 1000
MEAN ANNUAL TEMP 54.1° F.

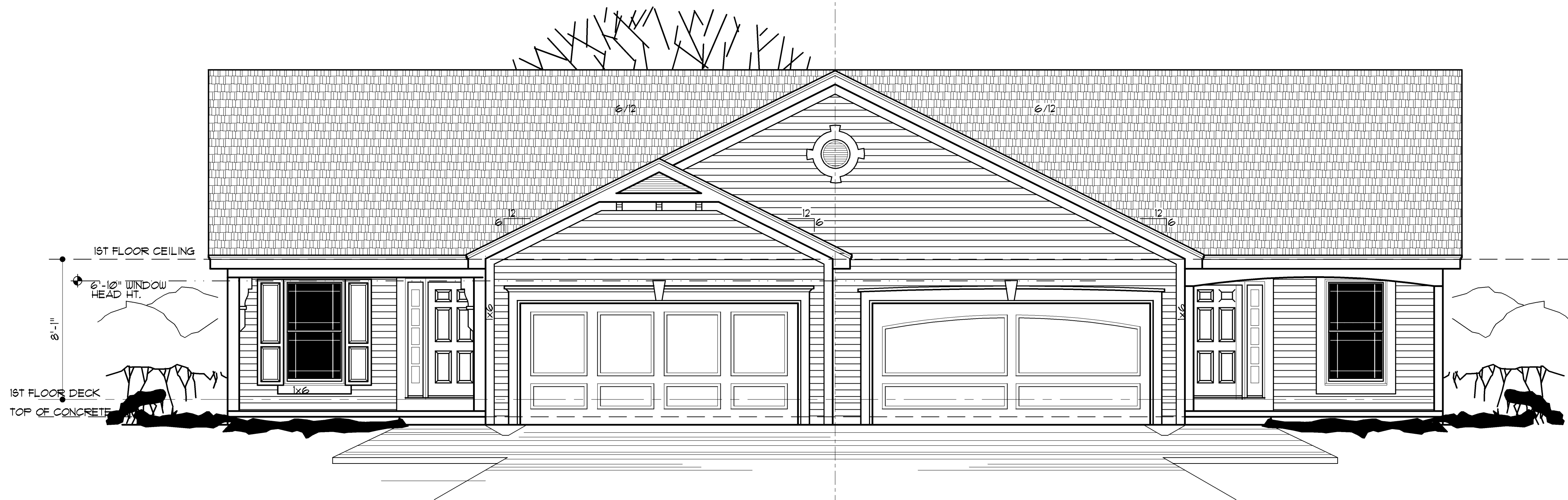
ENERGY REQUIREMENT ALTERNATIVE:

USE OF A CERTIFIED HERB ENERGY RATER IS AN ALTERNATIVE TO PRESCRIPTIVE ENERGY COMPLIANCE. WHERE THE AIR INFILTRATION RATE IS LOWER THAN 3 AIR CHANGES PER HOUR WHEN TESTED WITH A BLOWER DOOR TEST AT A PRESSURE OF 0.2 INCH WATER COLUMN (50 PA) IN ACCORDANCE WITH SECTION 402.4.12 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, THE DWELLING UNITS SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403.

SHOULD THE CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS, AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS, AND TRADES.



1 FRONT ELEVATION

1/4" = 1'-0"

NOT FOR CONSTRUCTION

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SHEET NO.

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