

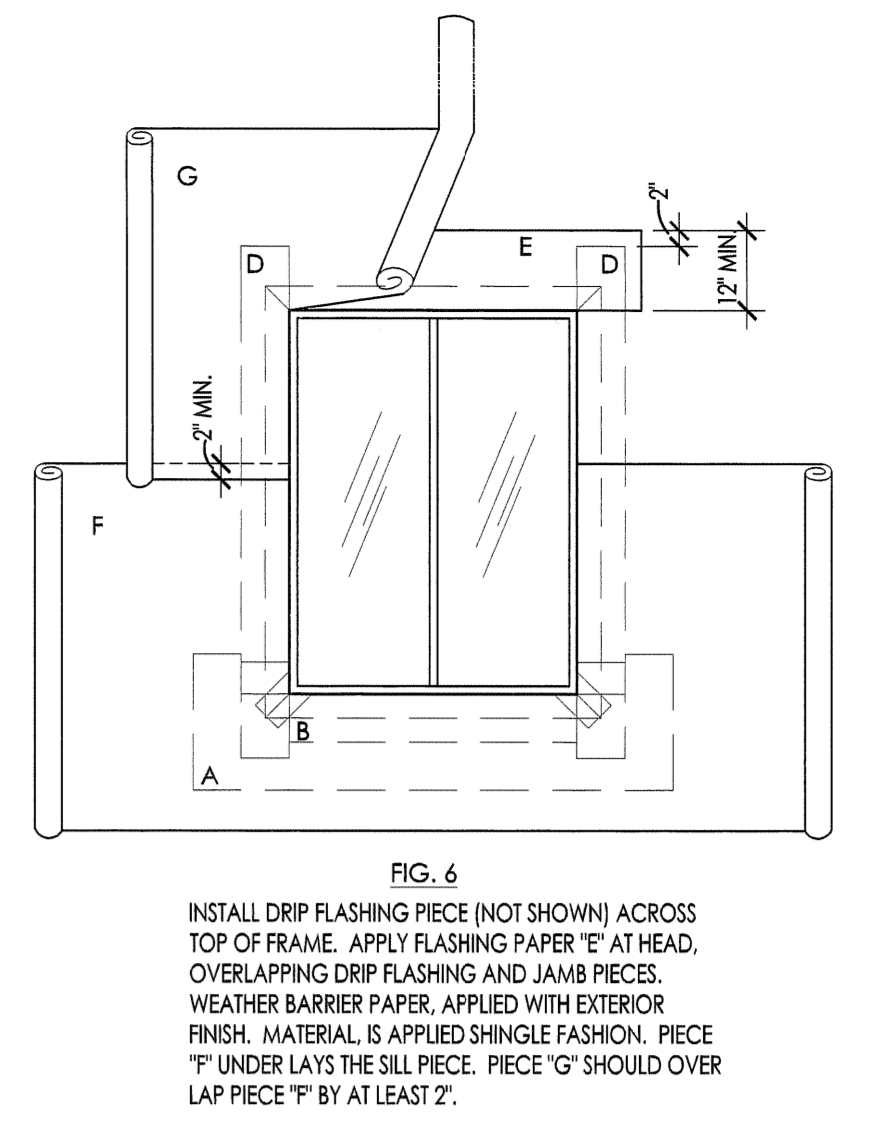
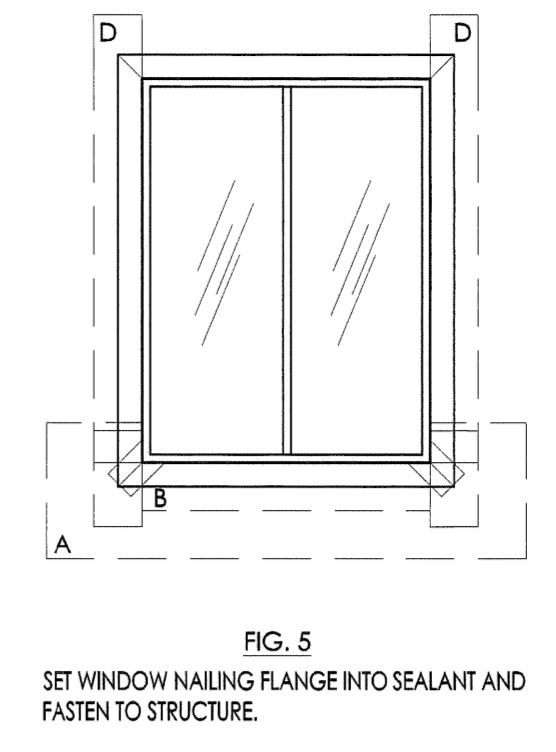
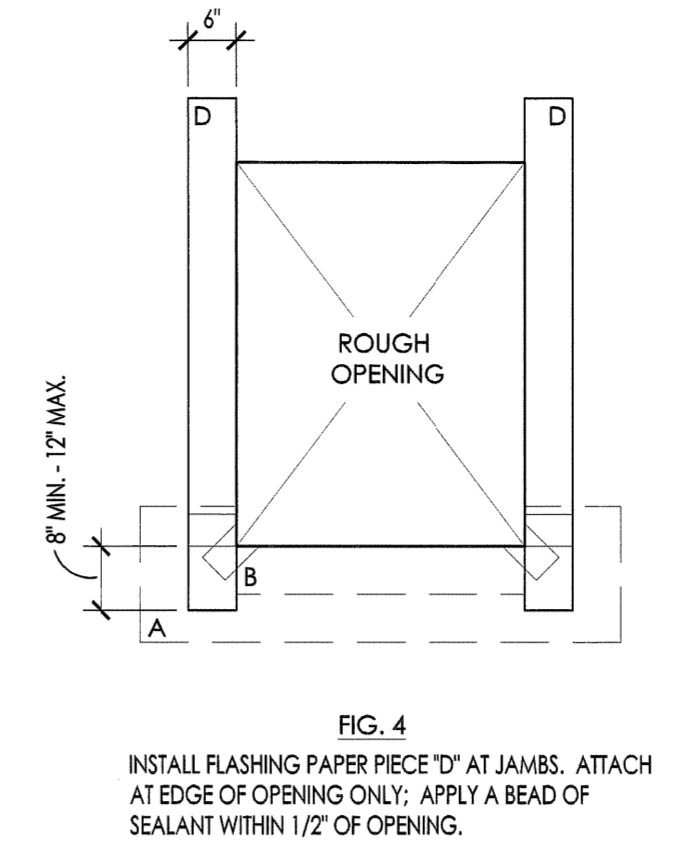
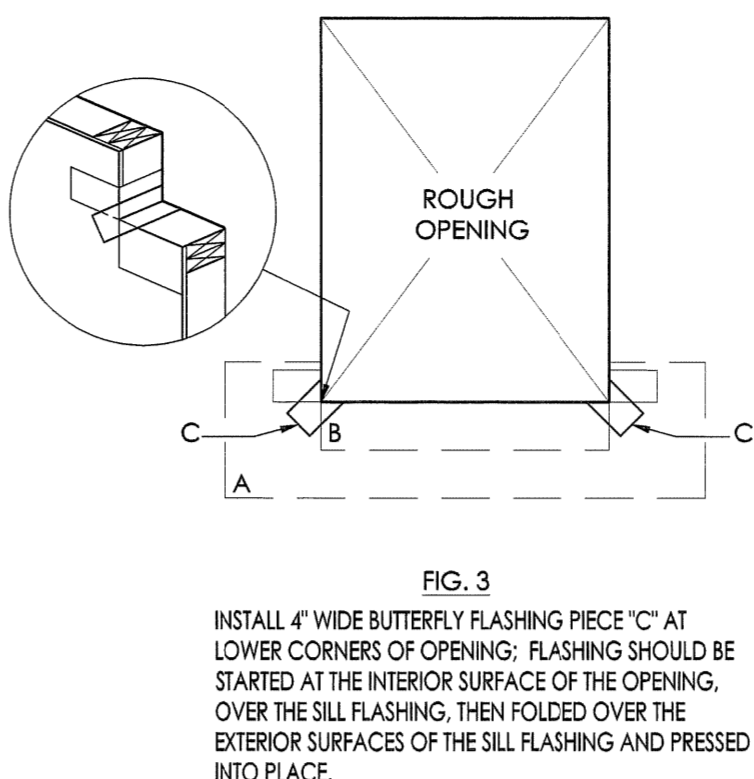
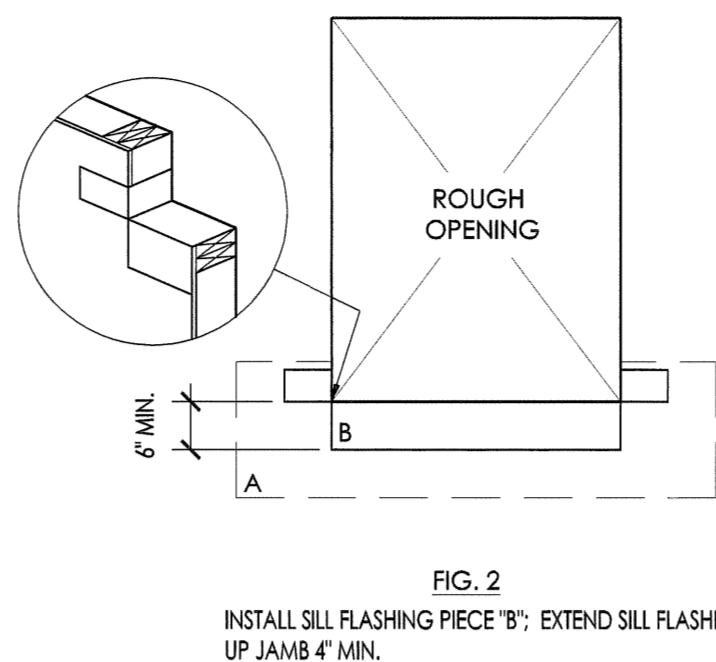
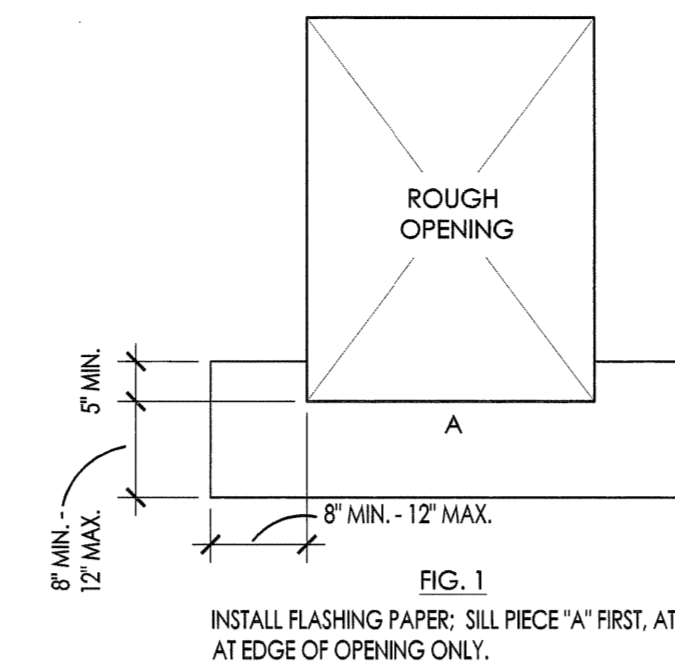
GENERAL NOTES

- PLEASE NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST WITHIN THE DRAWINGS.
- ALL METHODS, MATERIALS & WORKMANSHIP SHALL CONFORM TO THE 2008 IBC AS AMENDED & ADOPTED BY THE LOCAL JURISDICTION.
- COMPLY WITH ALL APPLICABLE CODES & ORDINANCES.
- VERIFY GRADES SHOWN ON DRAWINGS.
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR BY OTHERS.
- VERIFY SIZE & LOCATION OF & PROVIDE ALL OPENINGS THROUGH FLOORS & WALLS, FURRING CURBS, ANCHORS, INSERTS, MACHINE BASES AND ROUGH BUCKS & BACKING FOR SURFACE-MOUNTED ITEMS. SEE STRUCTURAL FOR JOIST NOTCHING AND HOLE BORING.
- REPETITIVE FEATURES ARE OFTEN DRAWN ONLY ONCE & SHALL BE COMPLETELY PROVIDED AS IF DRAWN ONLY ONCE & SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- CUT SLOPES TO 2:1 MAXIMUM.
- ALL DOORS NOT LOCATED BY DIMENSIONS ON PLANS, INTERIOR ELEVATIONS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF DOOR OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN.
- TYPICAL FLOOR (FIN. FLR.) REFERS TO TOP OF PLYWOOD, LIGHTWEIGHT CONCRETE OR CONCRETE SLAB.
- TYPICAL FRAME PARTITIONS, INTERIOR ARE 2X4, EXTERIOR ARE 2X6 STUDS AT 16" O.C. (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION).
- REFER TO INTERIOR ELEVATIONS FOR CABINET, COUNTER LENGTHS, DIMENSIONS, COUNTERTOP MATERIALS AND DETAIL REFERENCE. VERIFY ALL DIMENSIONS.
- PROVIDE DOUBLE JOIST UNDER BEARING WALLS, WHICH ARE PARALLEL WITH FRAMING DIRECTION.

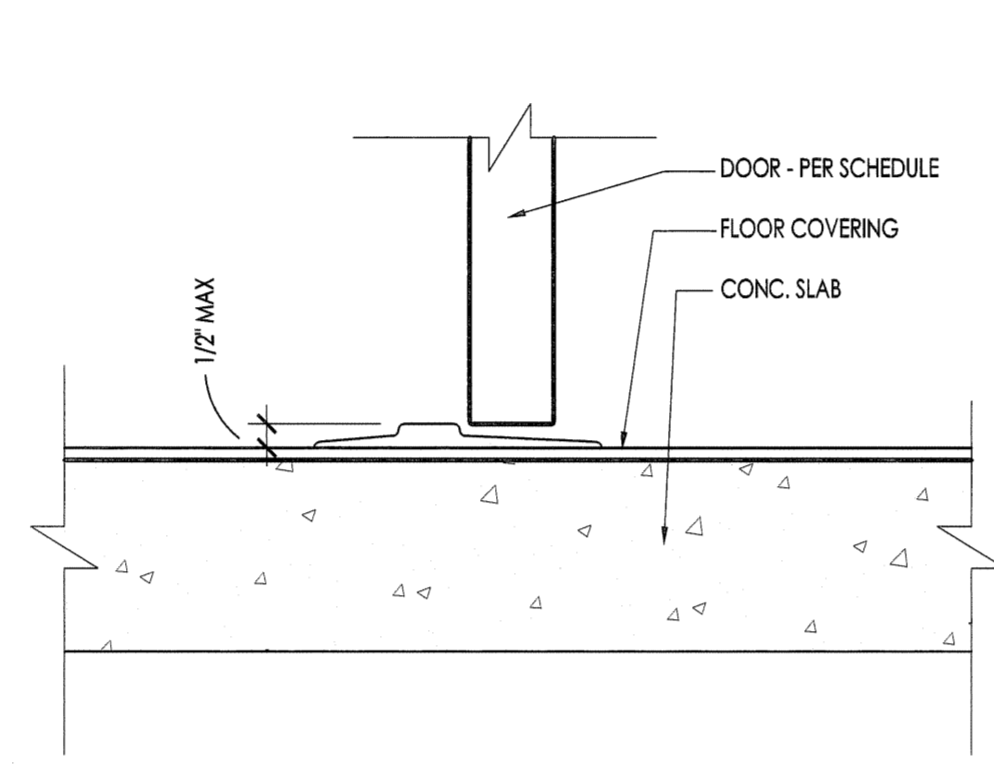
16. MOISTURE CONTROL:
- A. WALLS - VAPOR RETARDERS:
GENERAL: A SINGLE VAPOR RETARDER ** OF NOT MORE THAN 1.0 PERM DRY CUP RATING SHALL BE INSTALLED IN EXTERIOR WALLS, EXTERIOR CEILINGS*, AND EXTERIOR FLOORS. VAPOR RETARDER SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS ON THE WARM SIDE (IN WINTER) OF ALL INSULATION. THE RETARDER SHALL BE CONSIDERED TO BE ON THE WARM SIDE IF THE R-VALUE OF THE MATERIALS BETWEEN IT AND THE CONDITIONED SPACE IS NOT MORE THAN 33 PERCENT OF THE TOTAL R-VALUE OF THE WALL SECTION AT THE INSULATED CAVITY.
* WITH VENTILATION SPACE ABOVE LESS THAN 12"
** 4 MIL. POLY. AT WALLS & VEILING & 6 MIL. BLACK POLY. @ FLOOR
- B. CEILING WITH ATTIC, RECESSED LIGHTING FIXTURES:
WHEN INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS:

- TYPE IC RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE INSIDE OF THE RECESSED FIXTURE AND CEILING CAVITY AND SEALED OR GASKETED TO PREVENT AIR LEAKAGE INTO THE CONDITIONED SPACE.
- TYPE IC RATED, INSTALLED INSIDE A SEALED BOX CONSTRUCTED FROM A MINIMUM ONE HALF INCH THICK GYPSUM WALL BOARD, OR CONSTRUCTED FROM A PERFORMED POLYMERIC VAPOR BARRIER, OR OTHER AIR TIGHT ASSEMBLY MANUFACTURED FOR THIS PURPOSE.
- TYPE IC RATED CERTIFIED UNDER ASTM E283 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT SEVENTY-FIVE PASCALS OR OR 1.5 LBS/FT² PRESSURE DIFFERENCE AND HAVE A LABEL ATTACHED, SHOWING COMPLIANCE.
- CATHEDRAL CEILING (NO ATTIC) VAPOR RETARDER HAVING A DRY CUP PERM RATING OF 1.0 OR LESS (4 MIL. POLY.)
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS; AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
- ALL EXTERIOR DOORS OR DOORS SERVING AS AN ACCESS TO AN ENCLOSED UNHEATED AREA SHALL BE WEATHERED STRIPPED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. ALLOWABLE INFILTRATION RATE = 0.5 CUBIC FEET/MINUTE (CFM) AND NOT GREATER THAN .2 CFM/LINEAR FT. SWINGING & .25 CFM/LINEAR FT. FOR SLIDING (WHEN TESTED WITH DIFFERENTIAL PRESSURE OF 1.57 PSF OR EQUIVALENT TO A 25 MPH WIND).
- ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO OMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE. MANUFACTURED WINDOWS SHALL HAVE AIR FILTRATION RATES OF GREATER THAN 0.5 CFM AND NOT GREATER THAN 3 CFM/LINEAR FT. OF OPERABLE SASH CRACK (WHEN TESTED WITH DIFFERENTIAL PRESSURE OF 1.57 PSF OR EQUIVALENT TO A 25 MPH WIND).
- ALL WINDOWS & S.G.D. SHALL BE VINYL DOUBLE GLAZED (SAFETY GLASS AT SLIDING DOOR). U = [SEE INSULATION NOTES ON COVER SHEET].

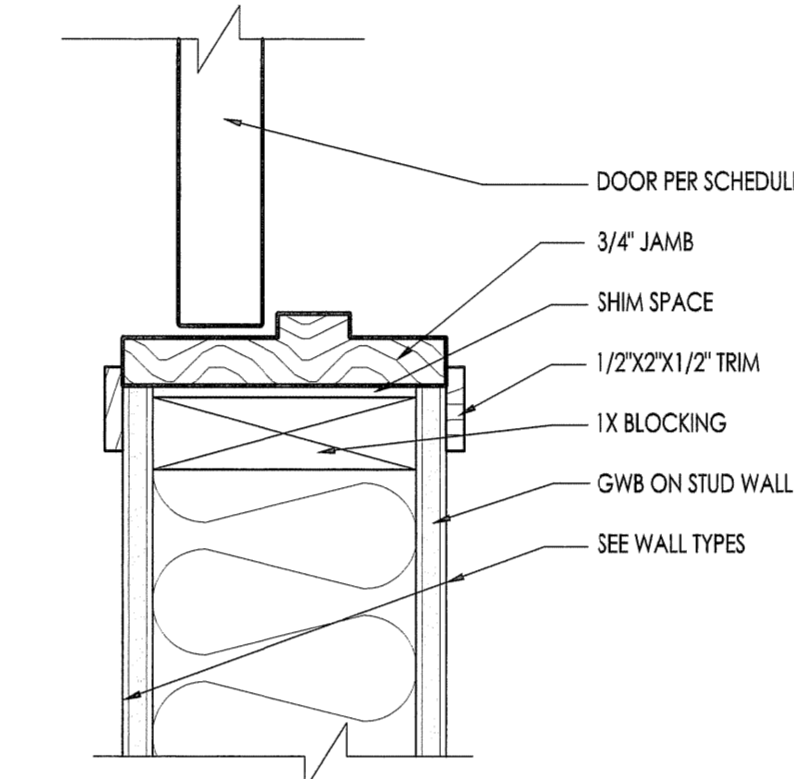
17. ELECTRICAL/MECHANICAL/PLUMBING:
- A. HVAC CONTRACTOR TO PROVIDE HEATING LOAD CALCULATIONS TO THE LOCAL JURISDICTION FOR APPROVAL PRIOR TO CONSTRUCTION (WITHIN 150% OF CALCULATED HEAT LOSS).
- B. ELECTRICAL CONTRACTOR TO PROVIDE LIGHTING POWER BUDGET FOR EXTERIOR SPACES TO THE LOCAL JURISDICTION FOR APPROVAL PRIOR TO CONSTRUCTION.
- C. ELECTRICAL BASEBOARD HEATERS SHALL SATISFY THE FOLLOWING REQUIREMENTS (IF USED):
- THEY SHALL BEAR A PERMANENT AND LEGIBLE FACOTORY APPLIED NAME PLATE INDICATION THE MANUFACTURER, CATALOG NUMBER, ELECTRIC RATING IN VOLTS AND AMPERERS (OR WATTS AND CLEARANCES TO COMBUSTIBLES, ETC., IVC).
 - THEY SHALL BE ACCOMPANIED BY INSTALLATION INSTRUCTIONS AND TEMPERATURE RATING OF FIELD INSTALLED WIRING CONNECTIONS IF OVER 60 C (140F) IMC.
 - EACH UNIT SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE UNIT. IMC. (WITH MANUALLY ADJUSTED THERMOSTAT).
 - WATER FLOW LIMITING DEVICES SHALL BE PROVIDED AT LAVATORIES (0.5 GPM) AND AT ALL UNIT SHOWERS (3 GPM).
 - WATER HEATERS IN CLOSETS SHALL BE ELECTRIC ONLY. IF WATER HEATER HAS A NON-RIGID WATER CONNECTION AND IS OVER 4 FEET IN HEIGHT, IT MUST BE ANCHORED OR STRAPPED TO THE WALL (UMC 504) (PROVIDE WATER HEATER TEMPERATURE CONTROL). WATER HEATERS SHALL BE LABELED AS COMPLYING WITH ASHRAE STANDARD 90A-80.
 - PROVIDE LAUNDRY ROOM/CLOSET WITH MECHANICAL VENTILATING SYSTEM (5 AIR CHANGES PER HOUR) IRC.
 - ELECTRIC OUTLET: ELECTRIC OUTLET PLATE GASKETS SHALL BE INSTALLED OR THE BOXES SEALED ON ALL RECEPTACLES, SWITCH OR OTHER ELECTRIC BOXES IN EXTERIOR WALLS.
 - DUCTS: HVAC DUCTS SHALL BE SEALED AT ALL JOINTS AND CORNERS (INCLUDING PREFABRICATED JOINTS), AT JUNCTIONS BETWEEN OUTLET REGISTERS AND INTERIOR SURFACES, AND AT ALL PLACES WHERE THE DUCTS PENETRATE THE BUILDING ENVELOPE.
 - PROVIDE BATHROOM/WHOLE HOUSE VENTILATION PER WA STATE VENTILATION CODE W/FLOW RATING @ 0.25" WATER GAUGE 50-75 CFM @ 1-2 BEDROOM UNITS & 80-120 CFM. FOR 3 BEDROOM UNITS W/1.5 OR LESS SONE RATING. PROVIDE TIMER SWITCH AS APPROVED BY BUILDING DEPT. (MIN. 8HR/DAY OPERATION).
 - PROVIDE SOURCE SPECIFIC FANS @:
KITCHEN 100CFM
UTILITY 50 CFM
BATH 50 CFM
WITH CODE ALLOWED PRESSURE & SONE RATING



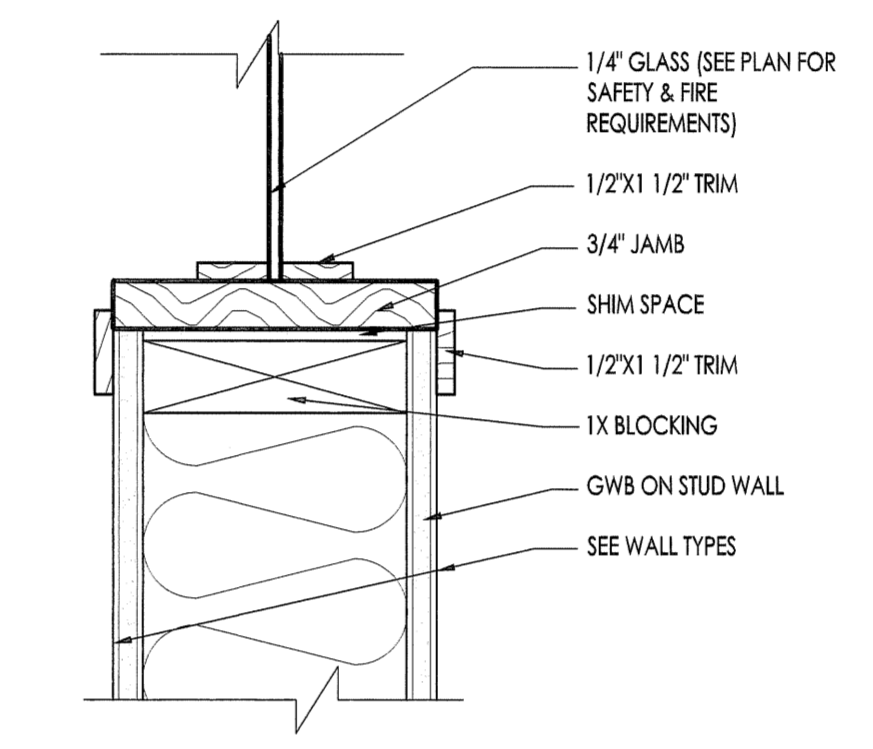
1 WEATHERPROOFED OPENING
1/2" = 1' - 0"



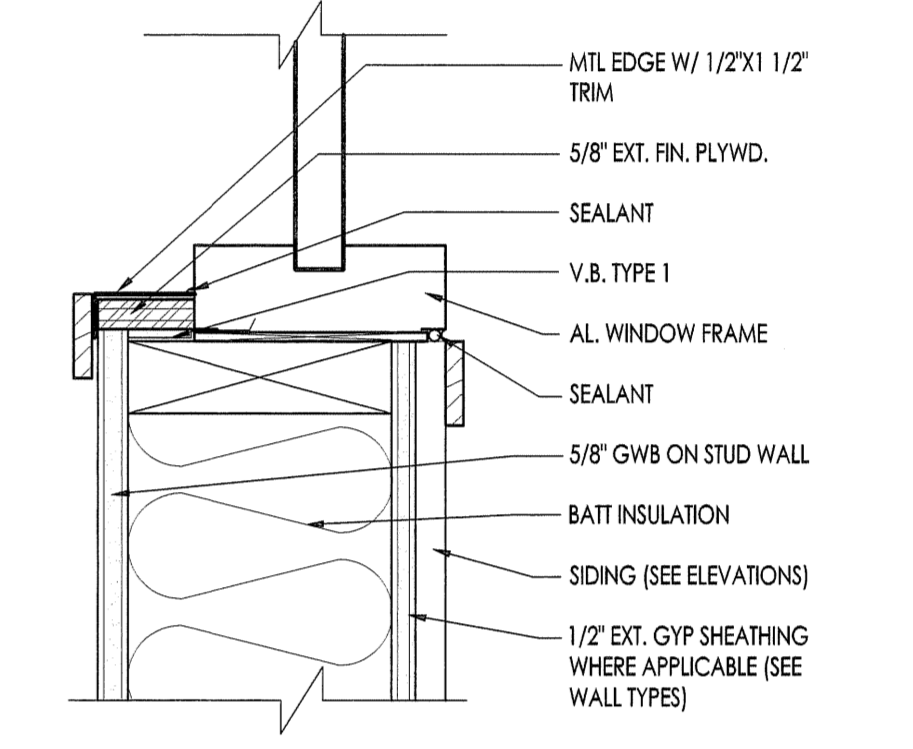
2 THRESHOLD
3" = 1' - 0"



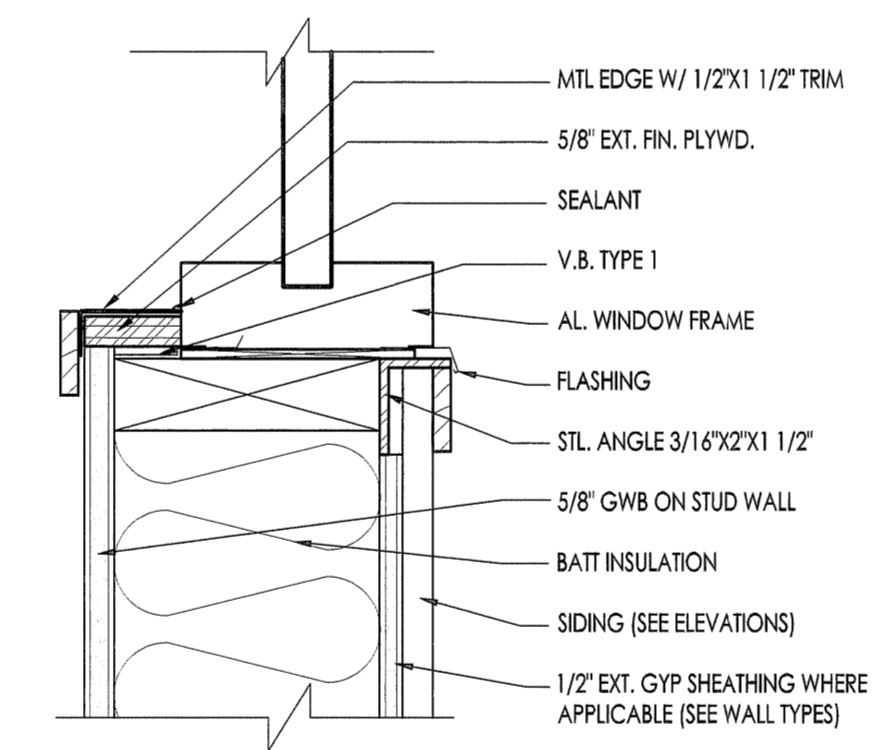
3 DOOR JAMB (HEAD SIM.)
3" = 1' - 0"



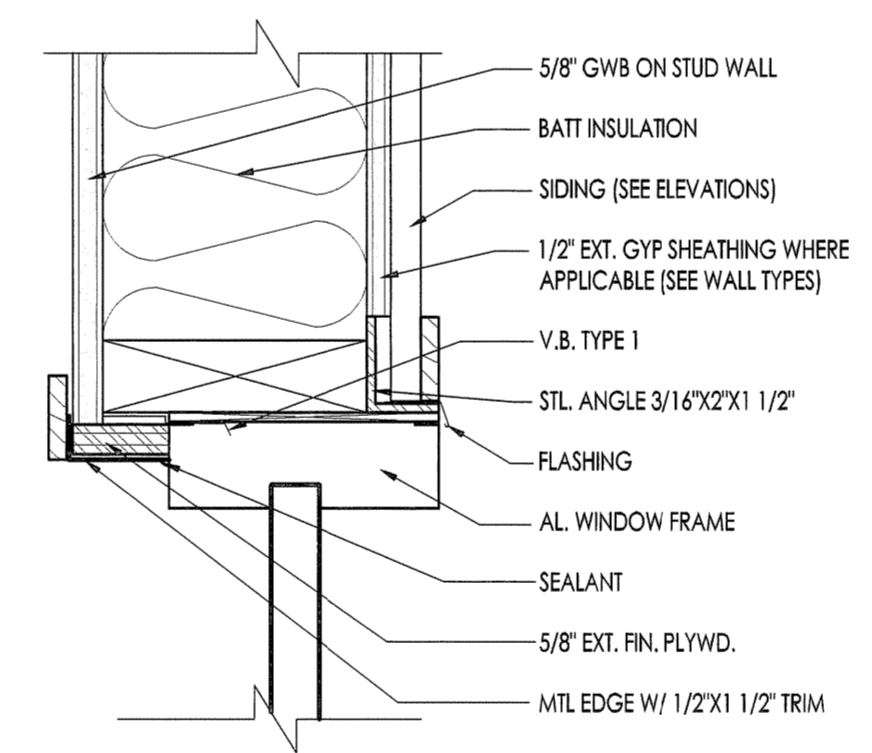
4 INTERIOR WINDOW DETAIL
3" = 1' - 0"



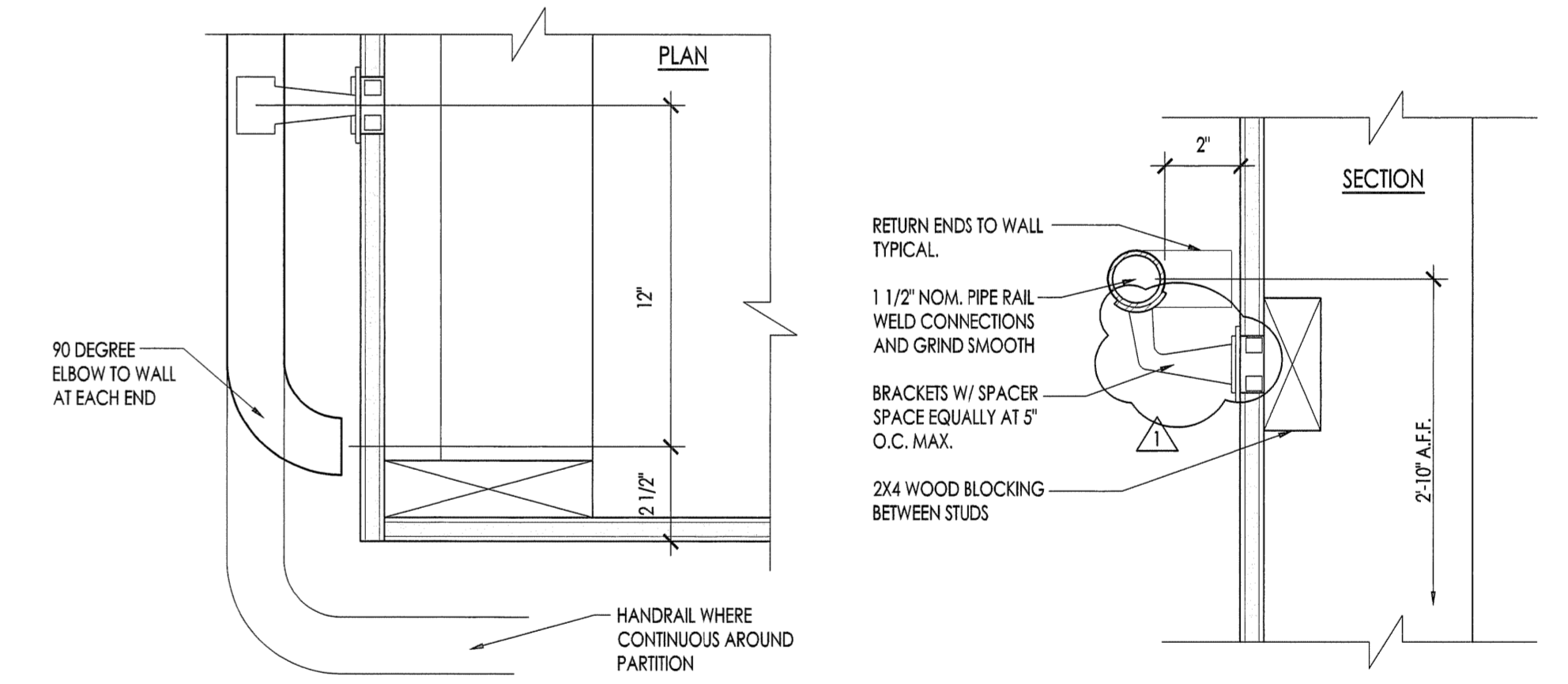
5 ALUM. WINDOW JAMB
3" = 1' - 0"



6 ALUM WINDOW SILL
3" = 1' - 0"



7 ALUM WINDOW HEAD
3" = 1' - 0"



8 HANDRAIL DETAILS
3" = 1' - 0"

| DATE & REVISIONS | CHECK SET | PERMIT SET | COMMENTS SET |
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