

WASHINGTON STATE ENERGY CODE / GENERAL NOTES

ENERGY CODE

THIS RESIDENCE IS DESIGNED PER THE:
 1. 2006 INTERNATIONAL RESIDENTIAL CODE
 2. 2006 WASHINGTON STATE ENERGY CODE, CHAPTER 6, OPTION IV, (SEE CHART BELOW)
 3. 2006 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, CHAPTER 3 SECTION 303.4.2

TABLE 6-1
 PRESCRIPTIVE REQUIREMENTS FOR GROUP R OCCUPANCY
 CLIMATE ZONE I
 (UNLIMITED GLAZING OPTION ONLY)

OPTION	GLAZING AREA ¹ % OF FLOOR	GLAZING U-FACTOR		DOOR ³ U-FACTOR	CEILING ²	VAULTED CEILING ³	WALL ⁴ ABOVE GRADE	WALL ⁵ INT ⁴ BELOW GRADE	WALL ⁶ EXT ⁴ BELOW GRADE	FLOOR ⁵	SLAB ⁶ ON GRADE
		VERTICAL	OVERHEAD								
I.	12%	0.32	0.58	0.20	R-38	R-30	R-15	R-15	R-10	R-30	R-10
II.	15%	0.35	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
III.	75% GROUP R-1 AND R-2 OCCUPANCIES ONLY	0.40	0.58	0.20	R-38 U+0.031	R-30 U+0.034	R-21 U+0.051	R-15	R-10	R-30 U+0.029	R-10
IV.	UNLIMITED GROUP R-3 AND R-4 OCCUPANCIES ONLY	0.35	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
V.	UNLIMITED GROUP R-1 AND R-2 OCCUPANCIES ONLY	0.35	0.58	0.20	R-38 U+0.031	R-30 U+0.034	R-21 U+0.051	R-15	R-10	R-30 U+0.029	R-10

FOOTNOTES:

- NOMINAL R-VALUES ARE FOR WOOD FRAMED ASSEMBLIES ONLY OR ASSEMBLIES BUILT IN ACCORDANCE WITH SECTION 6011
- MINIMUM REQUIREMENTS FOR EACH OPTION LISTED, FOR EXAMPLE, IF A PROPOSED DESIGN HAS A GLAZING RATIO TO THE CONDITIONED FLOOR AREA OF 15%, IT SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE 15% GLAZING OPTION (OR HIGHER). PROPOSED DESIGNS WHICH CANNOT MEET THE SPECIFIC REQUIREMENTS OF A LISTED OPTION MAY CALCULATE COMPLIANCE BY CHAPTER 4 OR 5 OF THIS (ENERGY) CODE.
- REQUIREMENT APPLIES TO ALL CEILING EXCEPT SINGLE RAFTER OR JOIST VAULTED CEILING COMPLIING WITH NOTE 3. "Adv" DENOTES ADVANCED FRAMED CEILING.
- REQUIREMENT APPLICABLE ONLY TO SINGLE RAFTER OR JOIST VAULTED CEILING WHERE BOTH (A) THE DISTANCE BETWEEN THE TOP OF THE CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING IS LESS THAN 12 INCHES AND (B) THERE IS A MINIMUM 1-INCH VENTED AIRSPACE ABOVE THE INSULATION. OTHER SINGLE RAFTER OR JOIST VAULTED CEILING SHALL COMPLY WITH THE "CEILING" REQUIREMENTS. THIS OPTION IS LIMITED TO 5000 SQUARE FEET OF CEILING AREA FOR ANY ONE DUELLING UNIT.
- BELOW GRADE WALLS SHALL BE INSULATED EITHER ON THE EXTERIOR TO A MINIMUM LEVEL OF R-10, OR ON THE INTERIOR TO THE SAME LEVEL. AS THE WALLS ABOVE GRADE. EXTERIOR INSULATION INSTALLED ON BELOW GRADE WALLS SHALL BE WATER RESISTANT MATERIAL, MANUFACTURED FOR ITS INTENDED USE, AND INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION 602.2.
- FLOORS OVER CRAWL SPACES OR EXPOSED TO AMBIENT AIR CONDITIONS.
- REQUIRED SLAB PERIMETER INSULATION SHALL BE WATER RESISTANT MATERIAL, MANUFACTURED FOR ITS INTENDED USE, AND INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION 602.4.
- DOORS, INCLUDING ALL FIRE DOORS, SHALL BE ASSIGNED DEFAULT U-FACTORS FROM TABLE 10-6C.
- WHERE A MAXIMUM GLAZING AREA IS LISTED, THE TOTAL GLAZING AREA (COMBINED VERTICAL + OVERHEAD) AS A PERCENT OF GROSS CONDITIONED FLOOR AREA SHALL BE LESS THAN OR EQUAL TO THAT VALUE. OVERHEAD GLAZING WITH U-FACTOR U+0.40 OR LESS IS NOT INCLUDED IN GLAZING AREA LIMITATIONS.
- OVERHEAD GLAZING SHALL HAVE U-FACTORS DETERMINED IN ACCORDANCE WITH NFRC 100 OR AS SPECIFIED IN SECTION 602.15.
- LOGS AND SOLID TIMBER WALLS WITH A MINIMUM AVERAGE THICKNESS OF 3.5" ARE EXEMPT FROM THIS INSULATION REQUIREMENT.
- FOR GROUP R-1, THE VERTICAL GLAZING U-FACTOR SHALL BE 0.35 AND WALLS BELOW GRADE (INTERIOR) SHALL BE R-15.

THE FOLLOWING WALLS ARE CONSIDERED TO MEET R-21 WITHOUT ADDITIONAL DOCUMENTATION PER SECTION 602.2 OF THE W.S.E.C.
 A. 2x6 FRAMED AND INSULATED WITH R-21 FIBERGLASS BATTS.
 B. 2x4 FRAMED AND INSULATED WITH R-15 FIBERGLASS BATTS PLUS R-4.0 FOAM SHEATHING.
 C. 2x4 FRAMED AND INSULATED WITH R-13 FIBERGLASS BATTS PLUS R-5.0 FOAM SHEATHING.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL:

- DOORS TO THE EXTERIOR MAY HAVE A MAXIMUM 1 3/4" STEP TO A MINIMUM 3/8" DEEP LANDING.
 ALL GLAZING SHALL MEET THE REQUIREMENTS OF THE W.S.E.C. TABLE 6-1 UNLESS NOTED OTHERWISE.
 ALL SKYLIGHTS AND SKYWALLS SHALL HAVE LAMINATED GLASS UNLESS NOTED OTHERWISE.
- ALL BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.
- ALL FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY STANDARD ASTM E 283.13. SITE BUILT AND MILLWORK SHOP BUILT WOODED SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT SHALL BE MADE WEATHER STRIPPED, CALKED AND BE MADE TIGHTLY FITTING. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA.
- SAFETY GLAZING LOCATIONS PER 2006 IRC.
 1. INGRESS AND EGRESS DOORS.
 2. SLIDING GLASS DOORS AND SWINGING GLASS DOORS.
 3. SHOWER AND BATHTUB ENCLOSURES.
 4. GLAZING WITH MAX EXPOSED STRIPPED, CALKED AND BE MADE TIGHTLY FITTING. SLIDING GLASS DOOR IN THE CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 5. GLAZING GREATER THE 9 SQUARE FEET THAT IS LESS THAN 18" ABOVE FINISHED FLOOR.
 6. GLAZING IN ALL GUARD RAILS.

- SCREENS NEED NOT BE PROVIDED AT SKYLIGHTS WHEN FULLY TEMPERED GLASS IS USED AS SINGLE GLAZING OR IN ALL PANES INSULATING UNIT AND ALL OF THE FOLLOWING CONDITIONS ARE MET.
 1. THE GLAZING AREA DOES NOT EXCEED 16 SQUARE FEET.
 2. THE HIGHEST POINT OF GLASS IS NOT MORE THAN 12'-0" ABOVE ANY WALKING SURFACE OR ACCESSIBLE AREA.
 3. THE NOMINAL THICKNESS OF EACH PANE DOES NOT EXCEED 3/16".

WHOLE HOUSE VENTILATION

TABLE 3-2
 VENTILATION RATES FOR ALL GROUP R OCCUPANCIES FOUR STORIES AND LESS
 MINIMUM AND MAXIMUM VENTILATION RATES, CUBIC FEET PER MINUTE (CFM)

FLOOR AREA, FT ²	BEDROOMS															
	2 OR LESS		3		4		5		6		7		8			
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.		
> 500	50	75	65	98	80	120	95	143	110	165	125	188	140	210		
501-1000	55	83	70	105	85	128	100	150	115	173	130	195	145	218		
1001-1500	60	90	75	115	90	135	105	158	120	180	135	203	150	225		
1501-2000	65	98	80	120	95	143	110	165	125	188	140	210	155	233		
2001-2500	70	105	85	128	100	150	115	173	130	195	145	218	160	240		
2501-3000	75	113	90	135	105	158	120	180	135	203	150	225	165	248		
3001-3500	80	120	95	143	110	165	125	188	140	210	155	233	170	255		
3501-4000	85	128	100	150	115	173	130	195	145	218	160	240	175	263		
4001-5000	95	143	110	165	125	188	140	210	155	233	170	255	185	278		
5001-6000	105	158	120	180	135	203	150	225	165	248	180	270	195	293		
6001-10000	115	173	130	195	145	218	160	240	175	263	190	285	205	308		
1001-8000	125	188	140	210	155	233	170	255	185	278	200	300	215	323		
8001-9000	135	203	150	225	165	248	180	270	195	293	210	315	225	338		
> 9000	145	218	160	240	175	263	190	285	205	308	220	330	235	353		

* - FOR RESIDENCES THAT EXCEED 8 BEDROOMS, INCREASE THE MINIMUM REQUIREMENT LISTED FOR 8 BEDROOMS BY AN ADDITIONAL 15 CFM PER BEDROOM. THE MAXIMUM CFM IS EQUAL TO 15 TIMES THE MINIMUM.

TABLE 3-3
 PRESCRIPTIVE EXHAUST DUCT SIZING

FAN TESTED CFM @ 0.25" W.G.	MAXIMUM FLEX DIAMETER	MAXIMUM LENGTH FEET	MINIMUM SMOOTH DIAMETER	MAXIMUM LENGTH FEET	MAXIMUM ELBOWS ¹
50	4 INCH	25	4 INCH	70	3
50	5 INCH	90	5 INCH	100	3
50	6 INCH	NO LIMIT	6 INCH	NO LIMIT	3
80	4 INCH ²	N/A	4 INCH	20	3
80	5 INCH	15	5 INCH	100	3
80	6 INCH	90	6 INCH	NO LIMIT	3
100	5 INCH ²	N/A	5 INCH	50	3
100	6 INCH	45	6 INCH	NO LIMIT	3
125	6 INCH	15	6 INCH	NO LIMIT	3
125	7 INCH	70	7 INCH	NO LIMIT	3

- FOR EACH ADDITIONAL ELBOW SUBTRACT 10 FEET FROM LENGTH.
- FELX DUCTS OF THIS DIAMETER ARE NOT PERMITTED WITH FANS OF THIS SIZE.

TABLE 3-5
 PRESCRIPTIVE INTEGRATED FORCED AIR SUPPLY DUCT SIZING

FAN TESTED CFM @ 0.25" W.G.	MINIMUM SMOOTH DIAMETER	MAXIMUM FLEX DIAMETER	MAXIMUM LENGTH	MAXIMUM ELBOWS ²
50-80	6"	7"	20'	3
80-125	7"	8"	20'	3
115-175	8"	10"	20'	3
170-240	9"	11"	20'	3

- 303.4.2.1 INTEGRATED WHOLE HOUSE VENTILATION SYSTEMS:
 INTEGRATED WHOLE HOUSE VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR AT THE RATE SPECIFIED IN TABLE 3-1. INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE ROOM THROUGH THE FORCED AIR SYSTEM DUCTS. INTEGRATED FORCED AIR VENTILATION SYSTEMS SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED AIR SYSTEM, AT A POINT WITHIN 4 FEET UPSTREAM OF THE AIR HANDLER. THE OUTDOOR INLET DUCT CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED-AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY INTO A FURNACE CABINET TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER. THE OUTDOOR INLET DUCT SHALL BE PRESCRIPTIVELY SIZED IN ACCORDANCE WITH TABLE 3-5. THE SYSTEM WILL BE EQUIPPED WITH ONE OF THE FOLLOWING:
 1. A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION 303.4.2.2. OR
 2. A DAMPER INSTALLED AND SET TO MEET MINIMUM FLOW RATES AS SPECIFIED IN TABLE 3-2, BY EITHER FIELD TESTING OR FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS BASED ON SITE CONDITIONS. OR
 3. AN AUTOMATIC FLOW REGULATED DEVICE WITH FIELD MEASURED OR FIELD CALCULATED MINIMUM NEGATIVE PRESSURE OF 0.071 INCHES WATER GAUGE AT THE POINT WHERE THE OUTSIDE AIR DUCT IS CONNECTED TO THE RETURN AIR PLENUM.
- 303.4.2.2 VENTILATION CONTROL:
 THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED BY A 24-HOUR CLOCK TIMER WITH THE CAPABILITY OF CONTINUOUS OPERATION MANUAL AND AUTOMATIC CONTROL. THIS CONTROL WILL CONTROL THE FORCED-AIR SYSTEM BLOWER AND IF APPLICABLE THE AUTOMATIC DAMPER. THE 24-HOUR TIMER SHALL BE READILY ACCESSIBLE. THE 24-HOUR TIMER SHALL BE CAPABLE OF OPERATING THE WHOLE HOUSE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER ENERGY CONSUMING APPLIANCES. AT THE TIME OF FINAL INSPECTION THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE SYSTEM FOR AT LEAST 8 HOURS A DAY. A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATION INSTRUCTIONS)."
- 303.4.2.3 VENTILATION DUCT INSULATION:
 ALL SUPPLY DUCTS IN THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4
 303.4.2.4 OUTDOOR AIR INLETS:
 INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY LEAVES OR OTHER MATERIAL. OUTDOOR AIR INLETS SHALL BE LOCATED AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:
 A. CLOSER THAT 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET
 B. WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES, OR FLAMMABLE VAPORS.
 C. A HAZARDOUS OR UNSANITARY LOCATION.
 D. A ROOM HAVING ANY FUEL-BURNING APPLIANCES THEREIN.
 E. CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET.
 F. ATTIC, CRAWL SPACES, OR GARAGES.

MECHANICAL

GENERAL:

SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM HEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF THE 2003 INTERNATIONAL RESIDENTIAL CODE.

HEATING:

EACH DUELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 70 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN THE W.S.E.C.

DEFINITION OF BUILDING ENVELOPE FROM THE WASHINGTON STATE ENERGY CODE:
 THE ELEMENTS OF A BUILDING WHICH ENCLOSED CONDITIONED SPACES THROUGH WHICH THERMAL ENERGY MAY BE TRANSFERRED TO OR FROM THE EXTERIOR EXCEPT AS EXEMPTED BY THE W.S.E.C.

- FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS MEETING THE PROVISIONS OF THE 2006 IRC.
- FUEL BURNING APPLIANCES LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL MEET THE PROVISIONS OF THE 2006 IRC.
- DUCTWORK LOCATION AND SOURCE OF COMBUSTION AIR SHALL MEET THE PROVISIONS OF THE 2006 IRC.

ALL WARM AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER THE 2006 IRC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET, OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AND ELECTRIC HEATING FURNACES PER THE 2006 IRC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH WITH A SPACE LESS THAN 12" WIDER THAN THE FURNACE OR A CLEARANCE OF 3" ALONG THE SIDES, BACK, AND TOP ACCORDING TO THE 2006 IRC.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GASES MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS PER THE 2006 IRC.

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND WHICH GENERATE A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR SURFACE.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE WALL, FLOOR OR CEILING SEPARATING RESIDENCE (GROUP B, DIVISION 3 OCCUPANCY) FROM A GARAGE (GROUP M, DIVISION 1 OCCUPANCY). PROVIDED SUCH DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN 0.019" (NO. 26 GALVANIZED SHEET GAUGE) AND HAVING NO OPENINGS INTO THE GARAGE PER THE 2006 IRC.

WARM AIR FURNACE INSTALLATIONS IN ATTICS OR CRAWL SPACES SHALL COMPLY WITH THE 2006 IRC. EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH THE 2006 IRC.

EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF THE 2006 IRC.

A TYPE B OR BW GAS VENT SHALL TERMINATE PER THE 2006 IRC.

A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AND AT LEAST 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" OF THE VENT PER THE 2006 IRC.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER THE 2006 IRC.

HEATING EQUIPMENT:

ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED. EQUIPMENT SHALL ALSO COMPLY WITH SECTION 1411 OF THE W.S.E.C.

HVAC EQUIPMENT FOR LOW-RISE RESIDENTIAL SHALL BE SIZED NO GREATER THAN 150% OF DESIGN LOAD.

DUCTWORK:

- DUCT SYSTEMS OF FACTORY BUILT AIR DUCTS SHALL BE OF METAL AS SET FORTH BY THE 2006 IRC
- RECTANGULAR, FLAT, OVAL, AND ROUND DUCT JOINTS AND SEAMS SHALL BE AIRTIGHT PER THE 2006 IRC.
- INSTALLATION OF DUCTS SHALL COMPLY WITH THE 2006 IRC.
- DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2006 IRC.

FURNACE

PRESCRIPTIVE HEATING SYSTEM SIZING

AREA SF. * 3669 X 20 BTU/HR * 13300 BTU/HR OR LESS HEATING SYSTEM.

FURNACE SIZE 4 MANUFACTURER * PER CONTRACTOR

TABLE 3-1

MINIMUM SOURCE SPECIFIC VENTILATION CAPACITY REQUIREMENTS

	BATHROOMS	KITCHENS
INTERMITTENTLY OPERATING	50 CFM	100 CFM
CONTINUOUS OPERATION	20 CFM	25 CFM



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DATE: 2-3-03

SITE ADDRESS: 90XX 126TH AVE NE KIRKLAND, WA 98033

PROJECT TITLE: ROSE HILL PROJECT

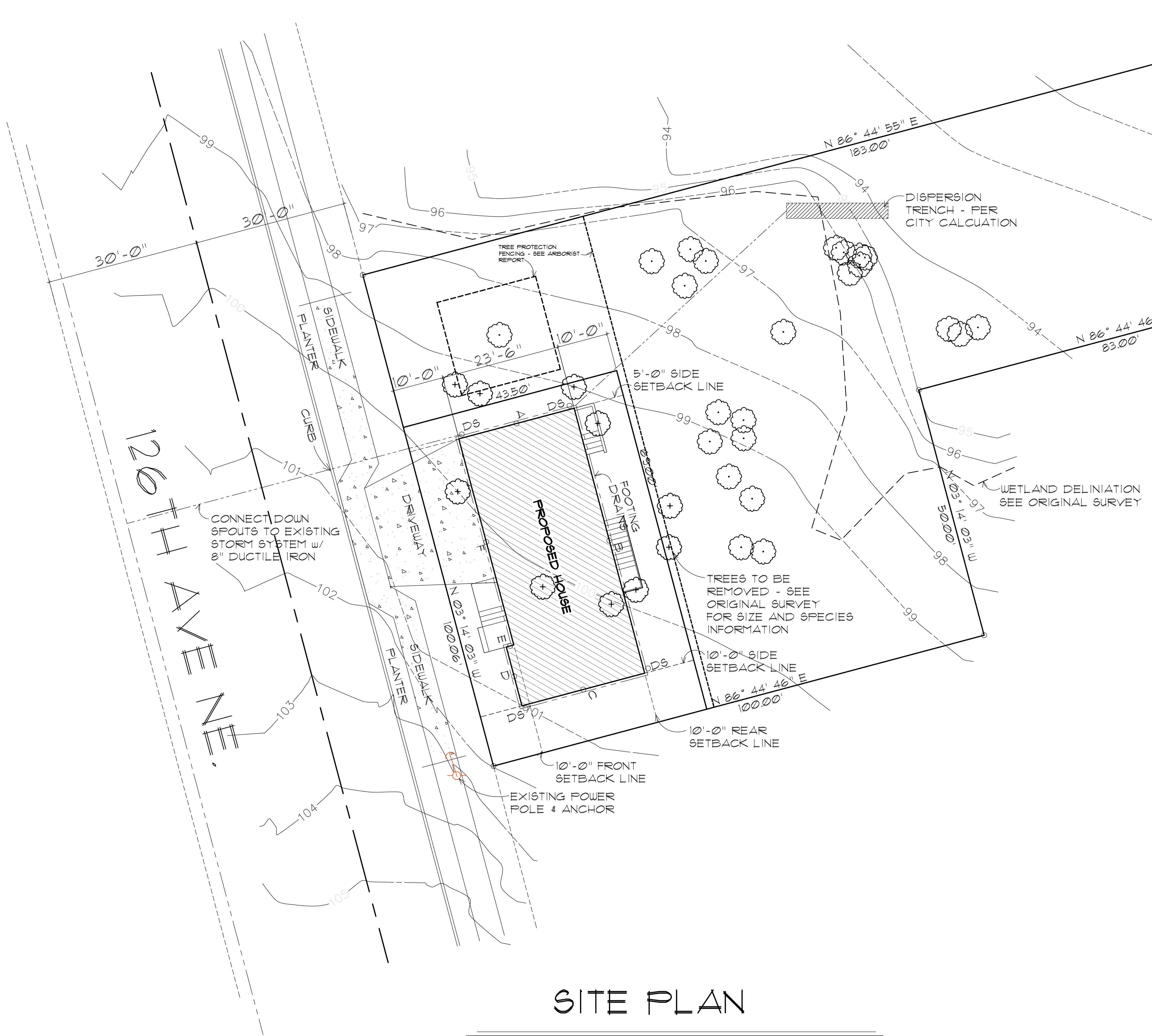
WASHINGTON STATE ENERGY CODE

FILE NO:

0100

SHEET





SITE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

THE WEST 183 FEET OF LOT II, BLOCK 39, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 14 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON:

EXCEPT THE SOUTH 50 FEET OF THE EAST 83 FEET OF THE WEST 183 FEET OF LOT II.

SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, PROVISIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

AREA CALCULATIONS

AREA SUMMARY

TOTAL LOT AREA = 14,159 SF. (.32 ACRES)

IMPERVIOUS SURFACES

IMPERV. PATIO/DRIVEWAY/WALKS = 671 SF.

PROPOSED BUILDING FOOTPRINT = 1,286 SF.

TOTAL (ALL) = 1,957 SF.

TOTAL IMPERVIOUS = 1,957 SF. / 14,159 = 13.8%

FLOOR AREA RATIO

MAIN FLOOR = 1,287 SF.

UPPER FLOOR = 1,235 SF.

BASEMENT FLOOR = 532 SF.

BONUS ROOM = 615 SF.

TOTAL (ALL) = 3,669 SF.

TOTAL = 3,669 SF. / 14,159 = 25.9%

TREE DENSITY CALCULATION:

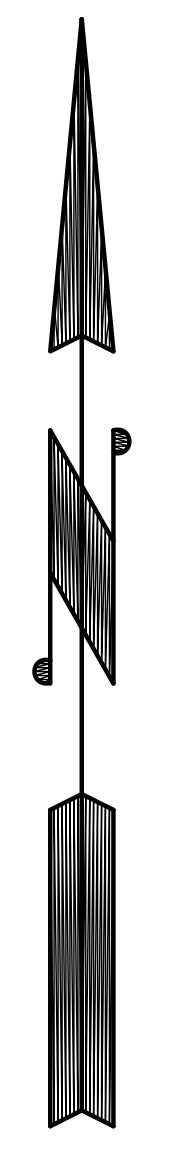
TOTAL = 14,159 SF. / 43,560 x 30 = 9.75 TREES

HEIGHT CALCULATION

MIDPOINT EL.	WALL LENGTH	
A = 99.40'	23'-6"	2335.90'
B = 99.70'	54'-0"	5383.80'
C = 100.70'	25'-0"	2517.50'
D = 100.80'	12'-0"	1209.60'
E = 100.70'	1'-6"	151.05'
F = 100.20'	42'-0"	4208.40'

TOTAL 158'-0" 15,808.25'

AVERAGE ELEVATION = 15,808.25/158 = 100.05'



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DATE: 1-28-08
9-4-08

SITE ADDRESS: 90XX 126TH AVE NE
KIRKLAND, WA 98033

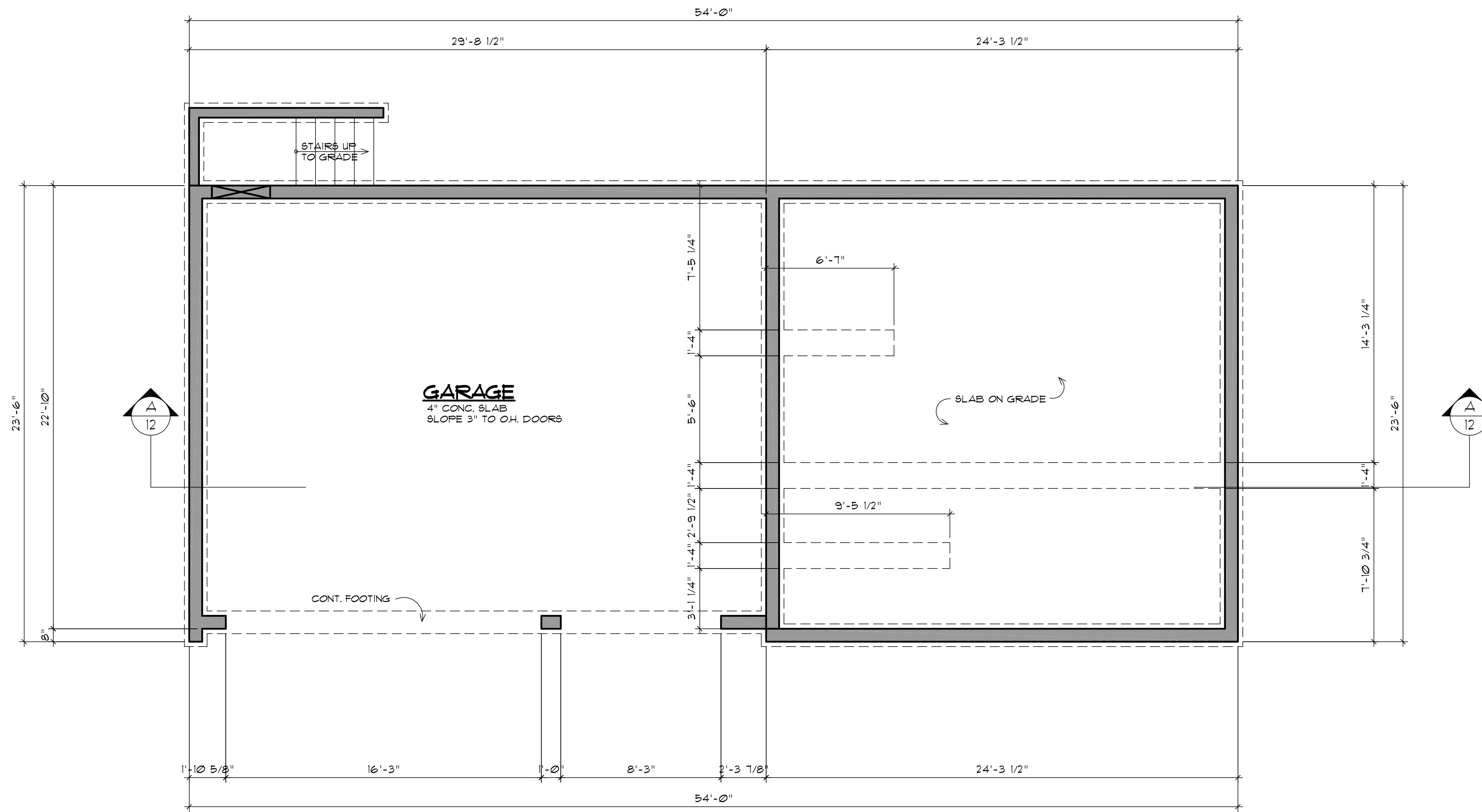
PROJECT TITLE: ROSE HILL PROJECT

SITE PLAN

FILE NO: 0100

SHEET

SITE



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTES:

- ALL FOUNDATION STEM WALLS TO BE 8" THICK UNO.
- ALL FTGS. TO BEAR ON UNDISTURBED SOIL MIN. 1500 lbs. P.S.F.
- SOLID BLOCKING OVER SUPPORTS.
- FOUNDATION STEEL STRUCTURAL ENGINEER - SEE CALCS.
- ALL BEAMS TO BE 4x10 D.F. #2 UNLESS NOTED OTHERWISE.
- 6 MIL. BLACK VAPOR BARRIER OVER ENTIRE CRAWL AREA. 18" MIN. CLEARANCE UNDER FLOOR JOISTS.
- SEE MAIN FLOOR FRAMING PAGE FOR FOUNDATION VENTILATION
- ALL WOOD IN CONTACT w/ CONCRETE TO BE PRESSURE TREATED
- ALL METAL CONNECTORS IN CONTACT w/ PRESSURE TREATED MATERIAL TO BE "Z-MAX" CORROSIVE RESISTANT MATERIAL OR EQUAL.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHIECT/DESIGNER SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONSTRUCTION.

ANCHOR BOLTS AND SPACING PER ENGINEER

18"x18"x10" CONG. PAD w/
(2) #4 BARS EA. WAY

24"x24"x12" CONG. PAD w/
(3) #4 BARS EA. WAY

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DATE:
1-28-08
9-4-08
2-9-09

SITE ADDRESS:
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KIRKLAND, WA 98033

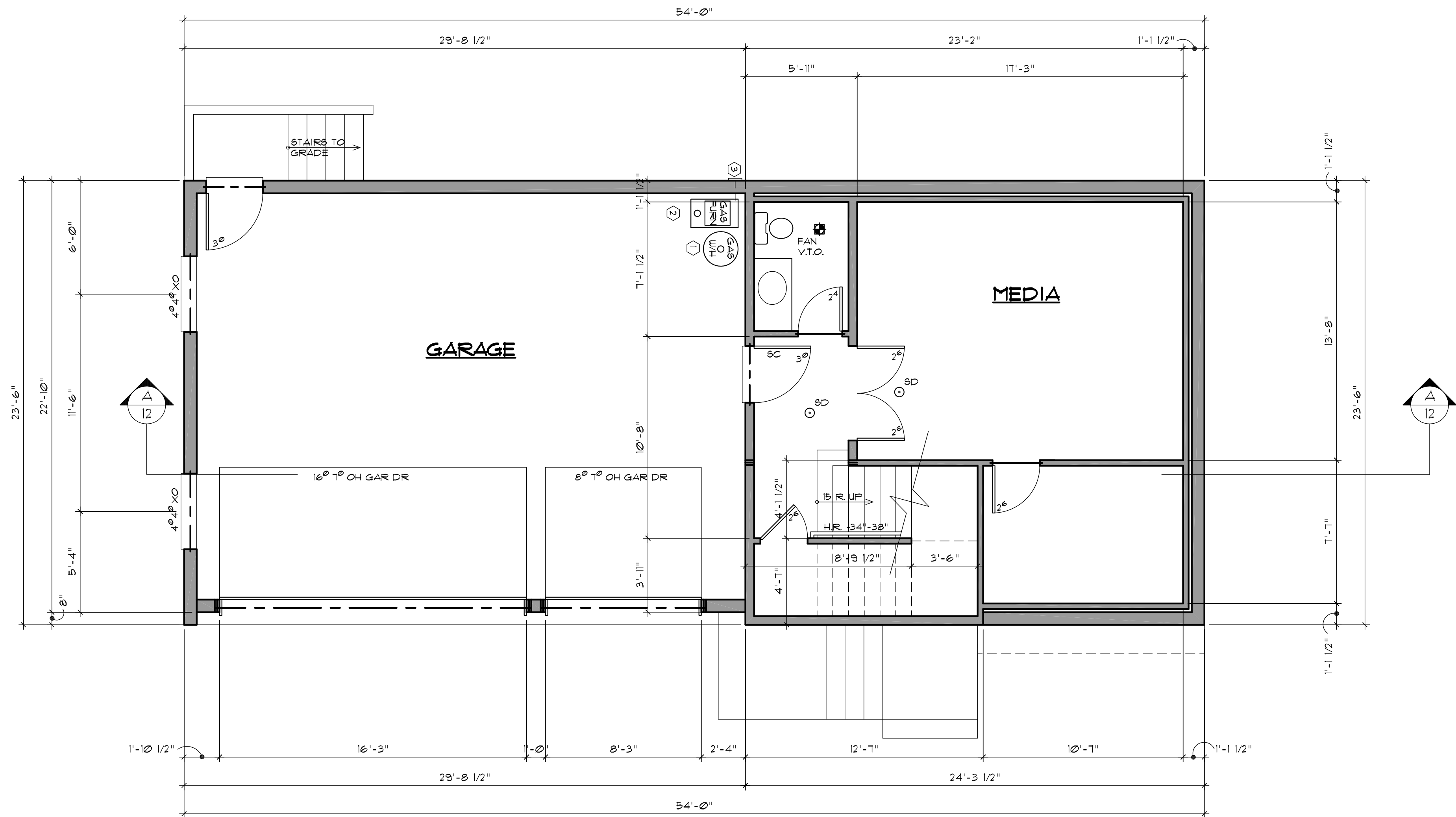
PROJECT TITLE:
ROSE HILL PROJECT
FOUNDATION PLAN

FILE NO:

0100

SHEET

1 of 12



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

- ALL BEAMS & HEADERS TO BE 4x10 DF, 2 UNO.
- ALL GLU-LAM BEAMS TO BE ASSUMED 24F-V4 UNO.
- TYPICAL PLATE TO BE 0'-1 1/8" UNO.
- TOP OF WINDOWS TO BE @ 6'-10" UNO.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS TO BE INSULATED w/ R-21 INSULATION.
- ■ DENOTES DOUBLE TRIMMERS AT EACH END OF HEADER THAT SPANS 6'-0" OR GREATER
- ■ DENOTES MULTIPLE STUDS UNDER POINT LOADS. SEE PLAN FOR NUMBER OF STUDS REQUIRED
- ○ ALL SMOKE DETECTORS TO BE HOT WIRED AND INTERCONNECTED w/ BATTERY BACKUP
- SMOKE DETECTOR TO BE ON THE CEILING INSIDE THE DOOR OF EACH BEDROOM
- SMOKE ALARMS TO BE AUDIBLE IN ALL BEDROOMS AND SLEEPING AREAS.
- ALL HOUSE/GARAGE COMMON WALLS TO BE SHEATHED w/ 1/2" G.W.B. 5/8" TYPE "X" ON GARAGE CEILINGS w/ LIVING SPACE ABOVE.
- ALL ENCLOSED USEABLE SPACE UNDER STAIRS TO BE SHEATHED w/ 1/2" G.W.B.
- ALL WINDOWS WITHIN 18" OF THE FLOOR OR WITHIN 24" OF DOOR SWINGS, TUBS, AND SHOWERS, TO BE TEMPERED SAFETY GLASS.
- DOOR BETWEEN HOUSE & GARAGE TO BE 1 3/8" SOLID CORE 1 HR RATED FIRE DOOR
- FIRE BLOCKING REQUIRED AT 10'-0" INTERVALS VERTICALLY IN WALLS.
- FIRE BLOCK AT ALL PLUMBING PENETRATIONS
- HANDRAIL @ 34"-38" ABV. TREAD NOSING
- INSTALL FIREPLACES PER MANUFACTURER'S SPECS.
- VENT ALL FANS & DRYER EXHAUST TO OUTSIDE
- PROVIDE EGRESS WINDOWS IN ALL SLEEPING ROOMS

- ① - WATER HEATER PER 81 NAECA. WATER HEATER & FURNACE TO BE STRAPPED & BOLTED TO RESIST SEISMIC MOVEMENT. USE UL APPROVED STRAPPING MATERIAL & METHODS.
- ② - HEAT ELEMENTS TO BE 18" ABOVE CONCRETE SLAB.
- ③ - OUTSIDE AIRDUCT 26 GAUGE METAL WITH ALL JOINTS TIGHTLY SEALED 8" DIA. w/ MOTORIZED DAMPER CONTROL 3" DOWN FROM TOP E. 9 1/2"x8 1/2" SQUARE.

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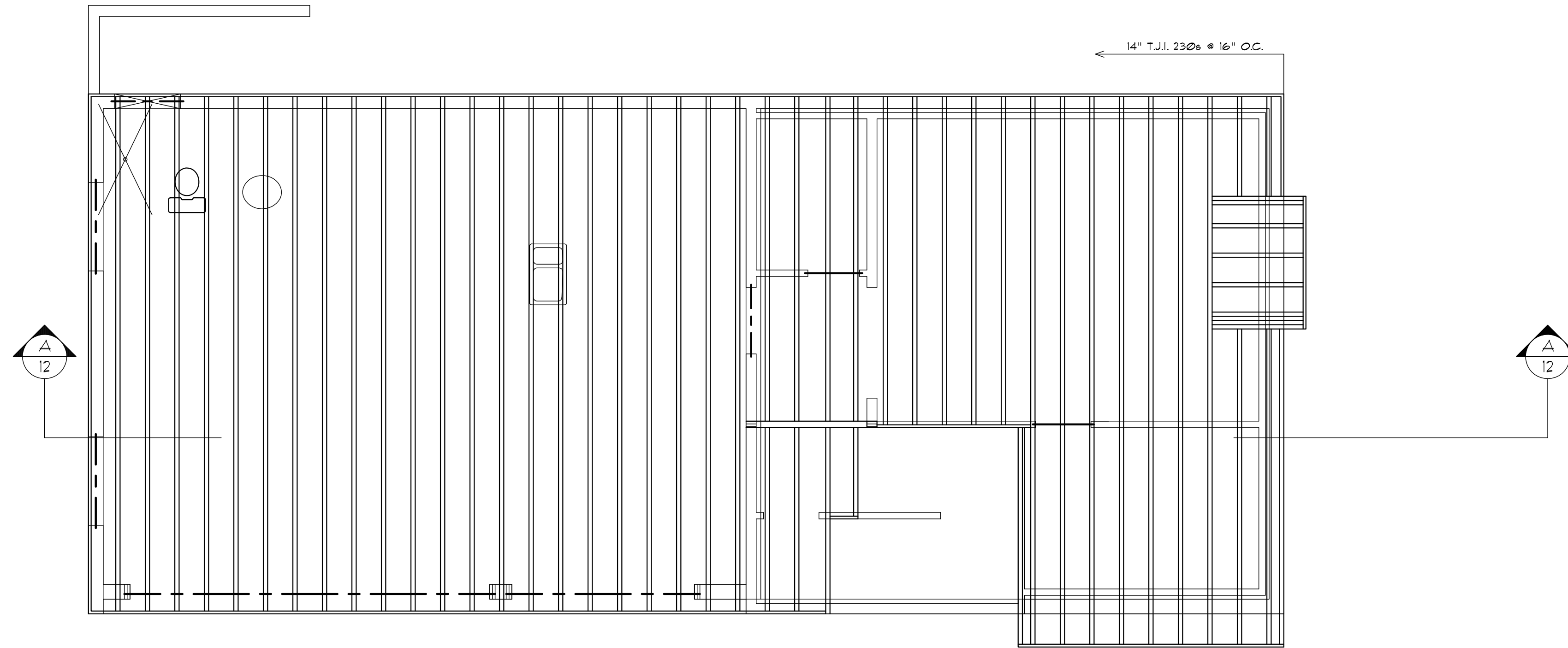
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PROJECT TITLE:
 ROSE HILL PROJECT
 LOWER FLOOR PLAN

FILE NO:
 0100

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MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

CRAWL SPACE VENTILATION

$\frac{610}{300} = 2.03$ SQ. FT. REQUIRED
 TYP. VENT $\frac{1' \times 14"}{144} \times .75 = .51$ SQ. FT. PER VENT**
 VENTS REQUIRED $\frac{2.03}{.51} = 3.98$ USE MIN. OF 4 VENTS
 MIN. (4) RIM VENTS REQUIRED OR (1) WITHIN 3'-0" OF EACH CORNER, WHICHEVER IS GREATER.

NOTES:

- ① 18" X 24" FRAME-OUT FOR CRAWL ACCESS.
- ALL FLOOR JOISTS TO BE 14" T.J.I. 230s @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL FLOOR JOIST TO BE BLOCKED @ BEARING.
- SEE FNDN. PLAN FOR BEAM SIZES.
- GLUE & NAIL 3/4" T&G PLYWOOD FOR FLOOR DECKING
- INSULATION IN FLOOR SYSTEM TO BE R-30 OR BETTER

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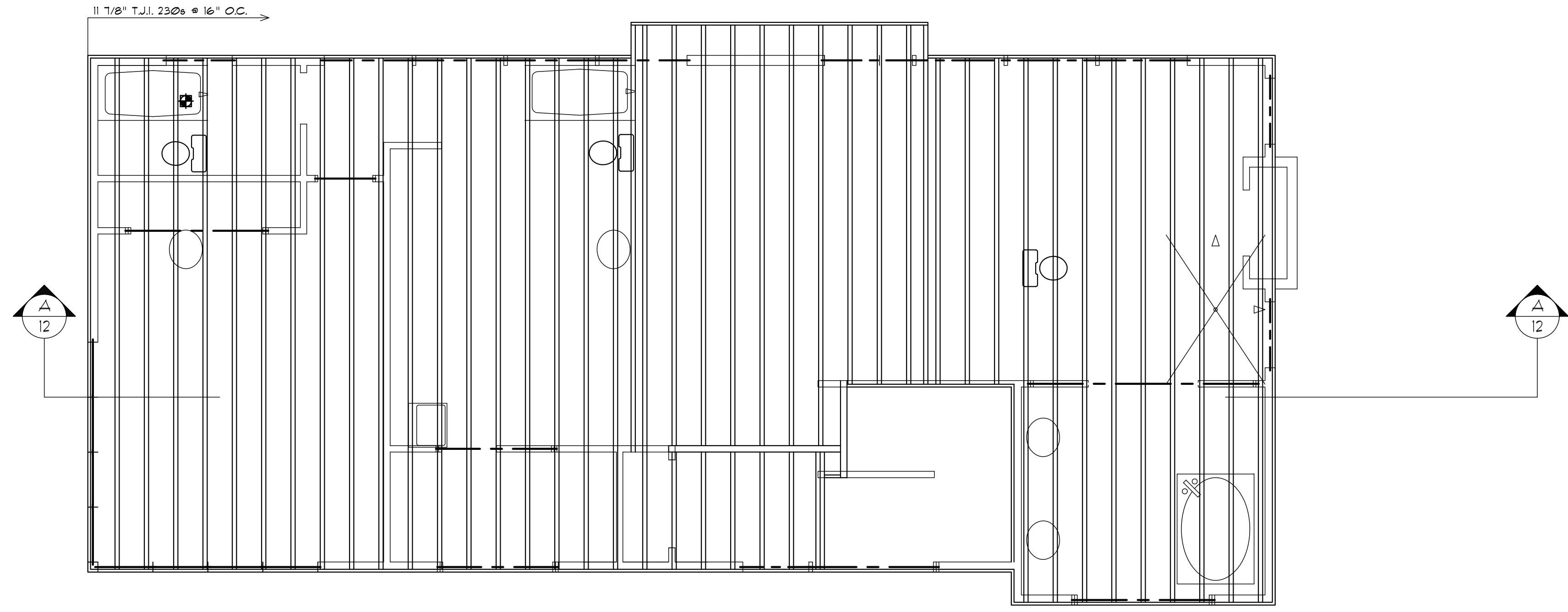
PROJECT TITLE:
 ROSE HILL PROJECT
 MAIN FLOOR FRAMING PLAN

FILE NO:

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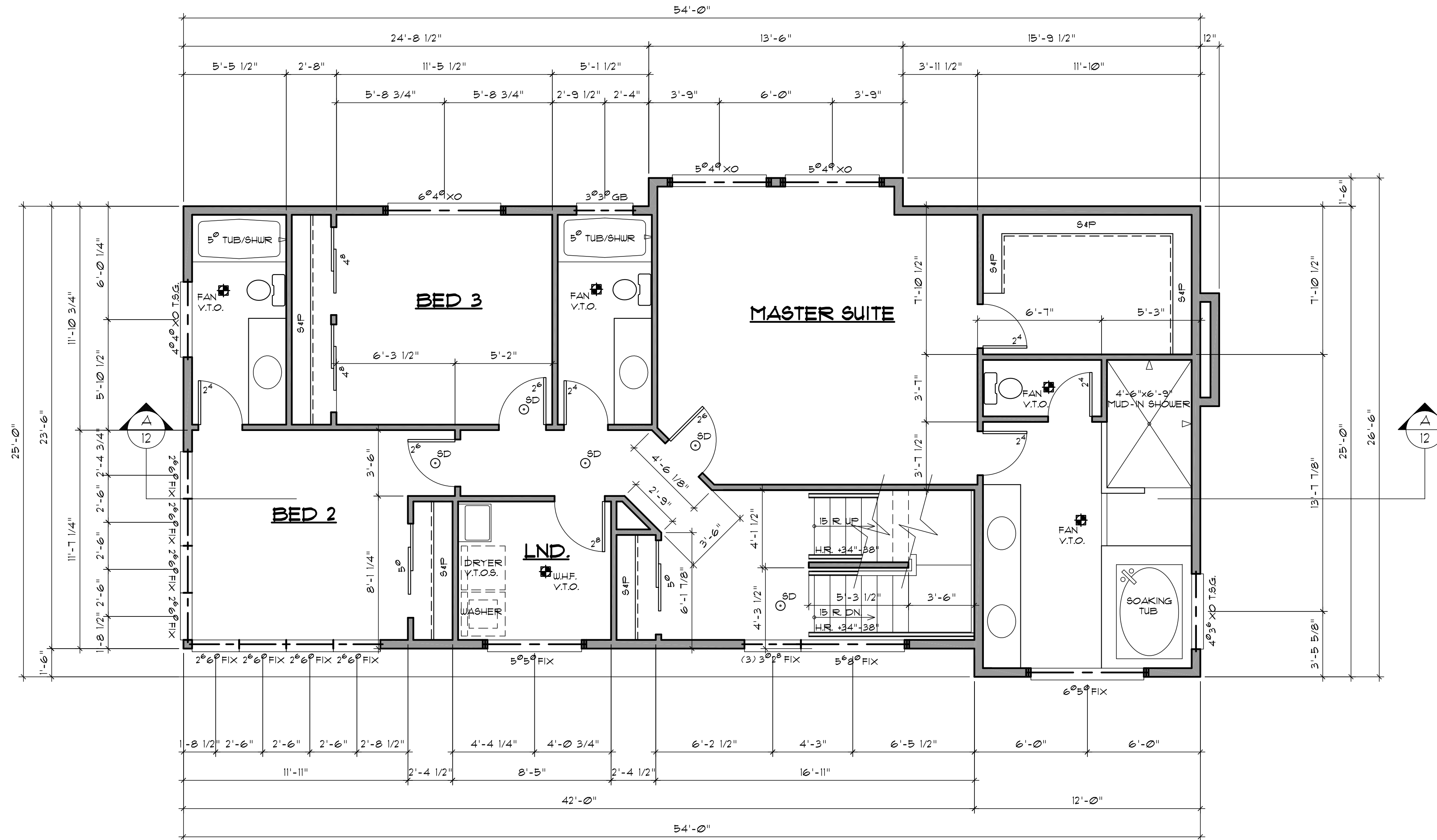


UPPER FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- NOTES:**
- ALL FLOOR JOISTS TO BE 11 7/8" T.J.I. 230s @ 16" O.C. UNLESS NOTED.
 - ALL FLOOR JOIST TO BE BLOCKED AT BEARING.
 - MIN. 2" BEARING @ END OF JSTs.
 - SEE MAIN FLOOR SHEET 3 FOR BEAM'S SIZES.
 - GLUE & NAIL 3/4" T&G PLYWOOD FOR FLOOR DECKING

PROJECT TITLE: ROSE HILL PROJECT UPPER FLOOR FRAMING PLAN	SITE ADDRESS: 90XX 126TH AVE NE KIRKLAND, WA 98033	DATE: 1-28-08 9-4-08 2-9-08	
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UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

TUBS & SHOWERS:

- FIREBLOCK BETWEEN STUDS.
- LIMIT SHOWER FLOW TO 3 G.P.M.
- WALLS SHALL BE WATERPROOF TO MIN. 10" ABOVE DRAIN INLET.
- ALL GLAZING INCLUDING WINDOWS WITHIN 10" OF DRAIN INLET TO BE SAFETY GLASS.

NOTES:

- ALL BEAMS & HEADERS TO BE 4x8 DF 9 UNO.
- ALL GLU-LAM BEAMS TO BE ASSUMED 24F-V4 UNO.
- TYPICAL PLATE TO BE 0'-1 1/8" UNO.
- TOP OF WINDOWS TO BE 0'-10" UNO.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE INSULATED w/ R-21 INSULATION.
- ■ DENOTES DOUBLE TRIMMERS AT EACH END OF HEADER THAT SPANS 6'-0" OR GREATER
- ■ DENOTES MULTIPLE STUDS UNDER POINT LOADS SEE PLAN FOR NUMBER OF STUDS REQUIRED
- ○ ALL SMOKE DETECTORS TO BE HOT WIRED AND INTERCONNECTED w/ BATTERY BACKUP
- SMOKE DETECTOR TO BE ON THE CEILING INSIDE THE DOOR OF EACH BEDROOM
- SMOKE ALARMS TO BE AUDIBLE IN ALL BEDROOMS AND SLEEPING AREAS.
- ALL HOUSE/GARAGE COMMON WALLS TO BE SHEATHED w/ 1/2" G.W.B. 5/8" TYPE "X" ON GARAGE CEILING & w/ LIVING SPACE ABOVE.
- ALL ENCLOSED USEABLE SPACE UNDER STAIRS TO BE SHEATHED w/ 1/2" G.W.B.
- ALL WINDOWS WITHIN 18" OF THE FLOOR OR WITHIN 24" OF DOOR SWINGS, TUBS, AND SHOWERS, TO BE TEMPERED SAFETY GLASS.
- FIRE BLOCKING REQUIRED AT 10'-0" INTERVALS VERTICALLY IN WALLS.
- FIRE BLOCK AT ALL PLUMBING PENETRATIONS
- HANDRAIL @ 34"-38" ABV. TREAD NOSING
- VENT ALL FANS & DRYER EXHAUST TO OUTSIDE
- ① - 22"x30" ATTIC ACCESS
- ② - WHOLE HOUSE FAN - SEE ENERGY CODE SHEET

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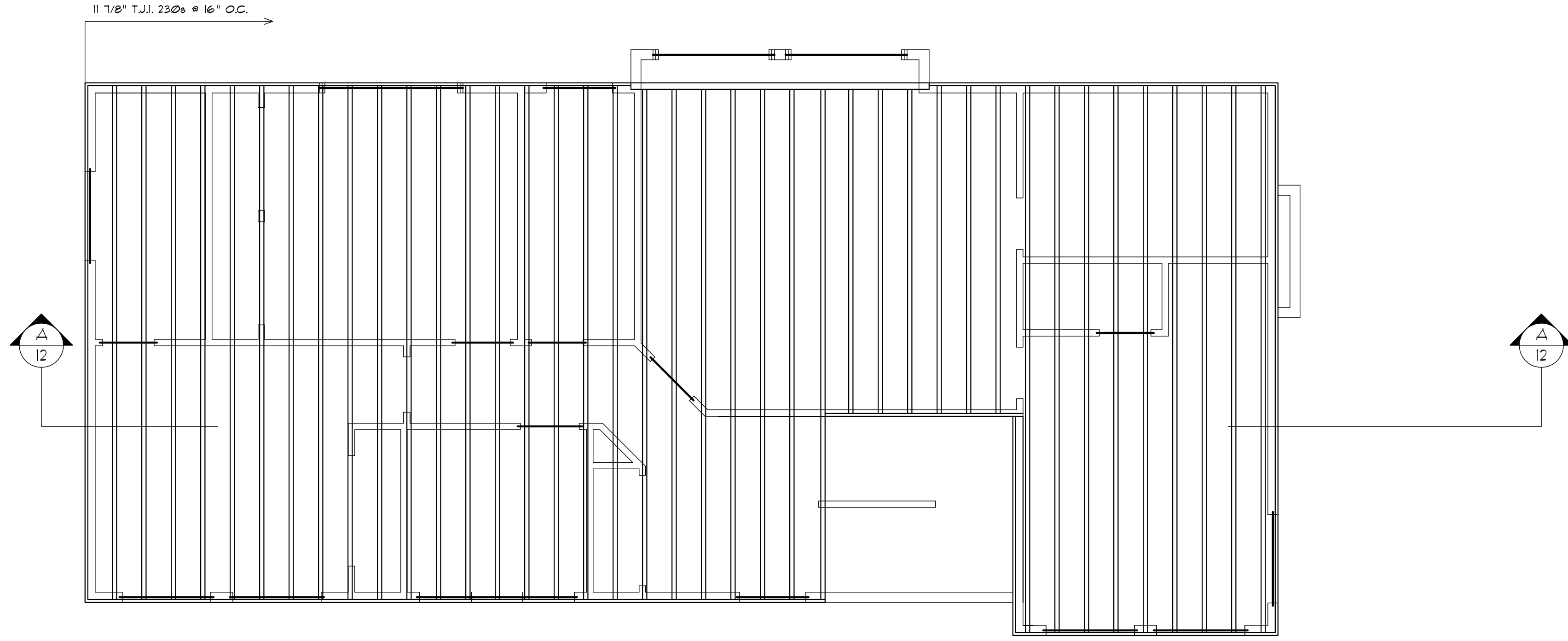
PROJECT TITLE:
 ROSE HILL PROJECT
 UPPER FLOOR PLAN

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0100

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ROOF FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

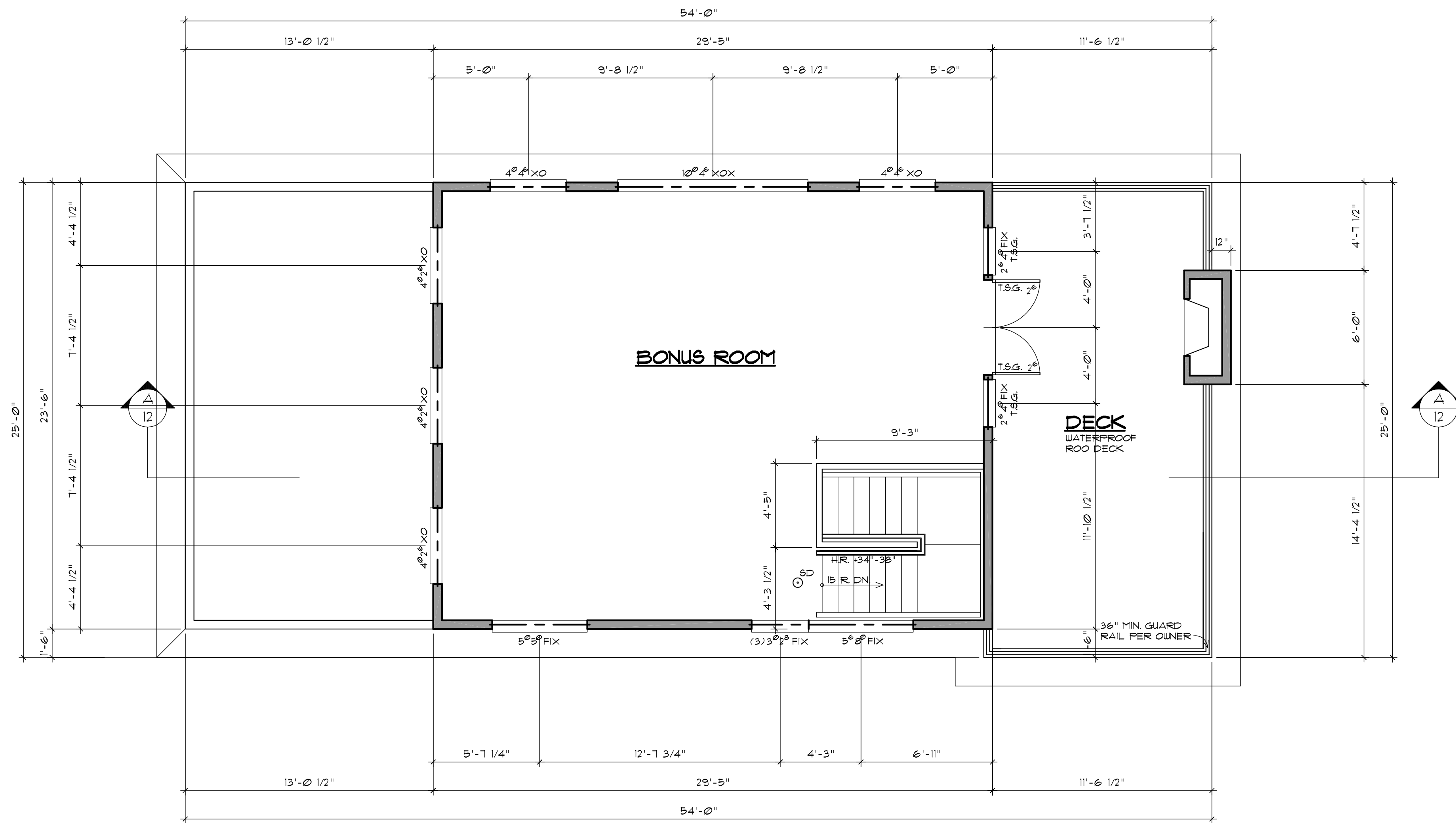
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PROJECT TITLE:
 ROSE HILL PROJECT
 ROOF FRAMING PLAN

FILE NO:
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ROOF FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

- ALL BEAMS & HEADERS TO BE 4x8 DF, 2 UNO.
- ALL GLU-LAM BEAMS TO BE ASSUMED 24F-V4 UNO.
- TYPICAL FLATE TO BE 6'-1 1/8" UNO.
- TOP OF WINDOWS TO BE 6'-10" UNO.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE INSULATED w/ R-21 INSULATION.
- ■ DENOTES DOUBLE TRIMMERS AT EACH END OF HEADER THAT SPANS 6'-0" OR GREATER.
- ■■ DENOTES MULTIPLE STUDS UNDER POINT LOADS SEE PLAN FOR NUMBER OF STUDS REQUIRED.
- ○ ALL SMOKE DETECTORS TO BE HOT WIRED AND INTERCONNECTED w/ BATTERY BACKUP.
- SMOKE DETECTOR TO BE ON THE CEILING INSIDE THE DOOR OF EACH BEDROOM.
- SMOKE ALARMS TO BE AUDIBLE IN ALL BEDROOMS AND SLEEPING AREAS.
- ALL HOUSE/GARAGE COMMON WALLS TO BE SHEATHED w/ 1/2" G.W.B. 5/8" TYPE "X" ON GARAGE CEILINGS w/ LIVING SPACE ABOVE.
- ALL ENCLOSED USEABLE SPACE UNDER STAIRS TO BE SHEATHED w/ 1/2" G.W.B.
- ALL WINDOWS WITHIN 18" OF THE FLOOR OR WITHIN 24" OF DOOR SWINGS, TUBS, AND SHOWERS, TO BE TEMPERED SAFETY GLASS.
- FIRE BLOCKING REQUIRED AT 10'-0" INTERVALS VERTICALLY IN WALLS.
- FIRE BLOCK AT ALL PLUMBING PENETRATIONS.
- HANDRAIL @ 34"-38" ABV. TREAD NOSING.

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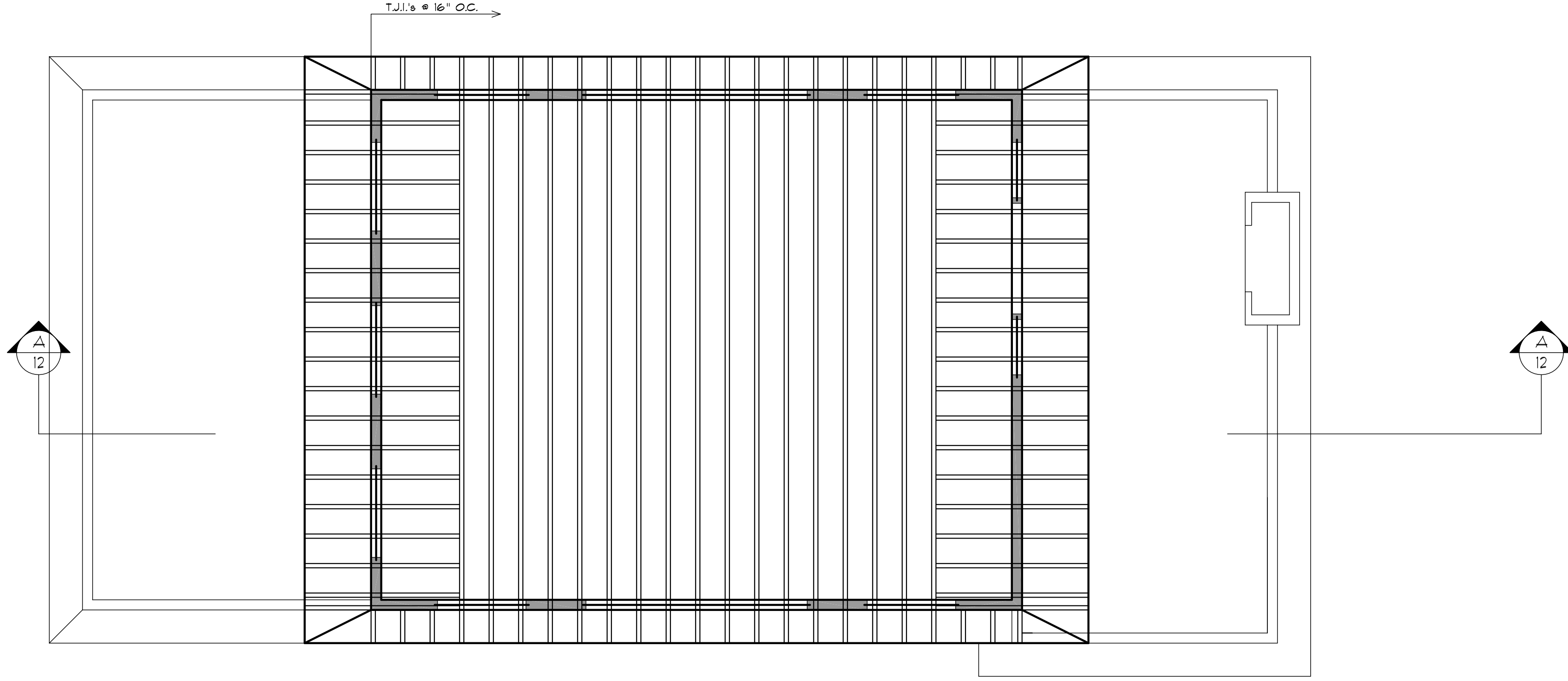
PROJECT TITLE:
 ROSE HILL PROJECT
 ROOF FRAMING PLAN

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ROOF FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT TITLE:
ROSE HILL PROJECT
ROOF FRAMING PLAN

SITE ADDRESS:
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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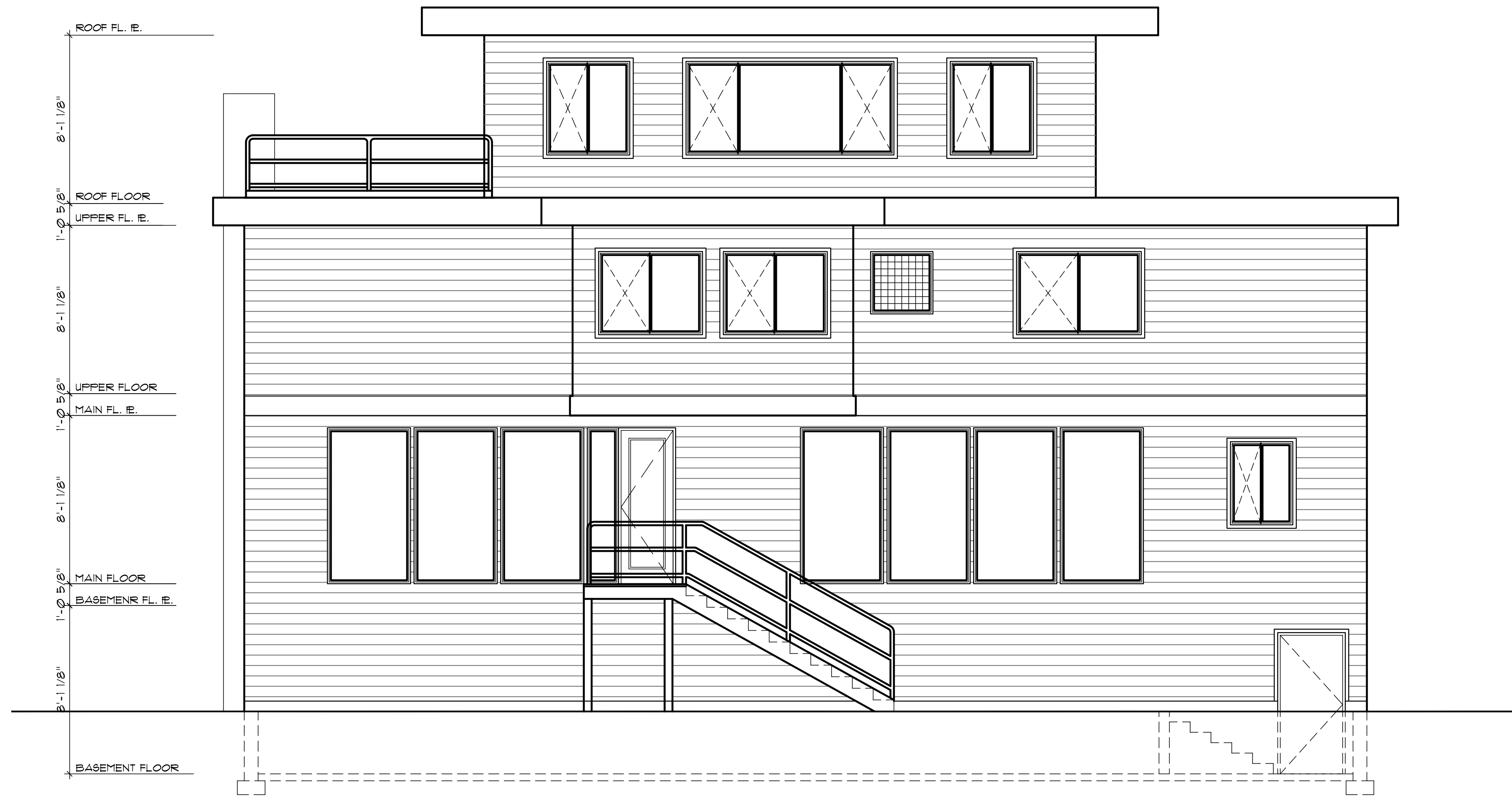
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FILE NO:

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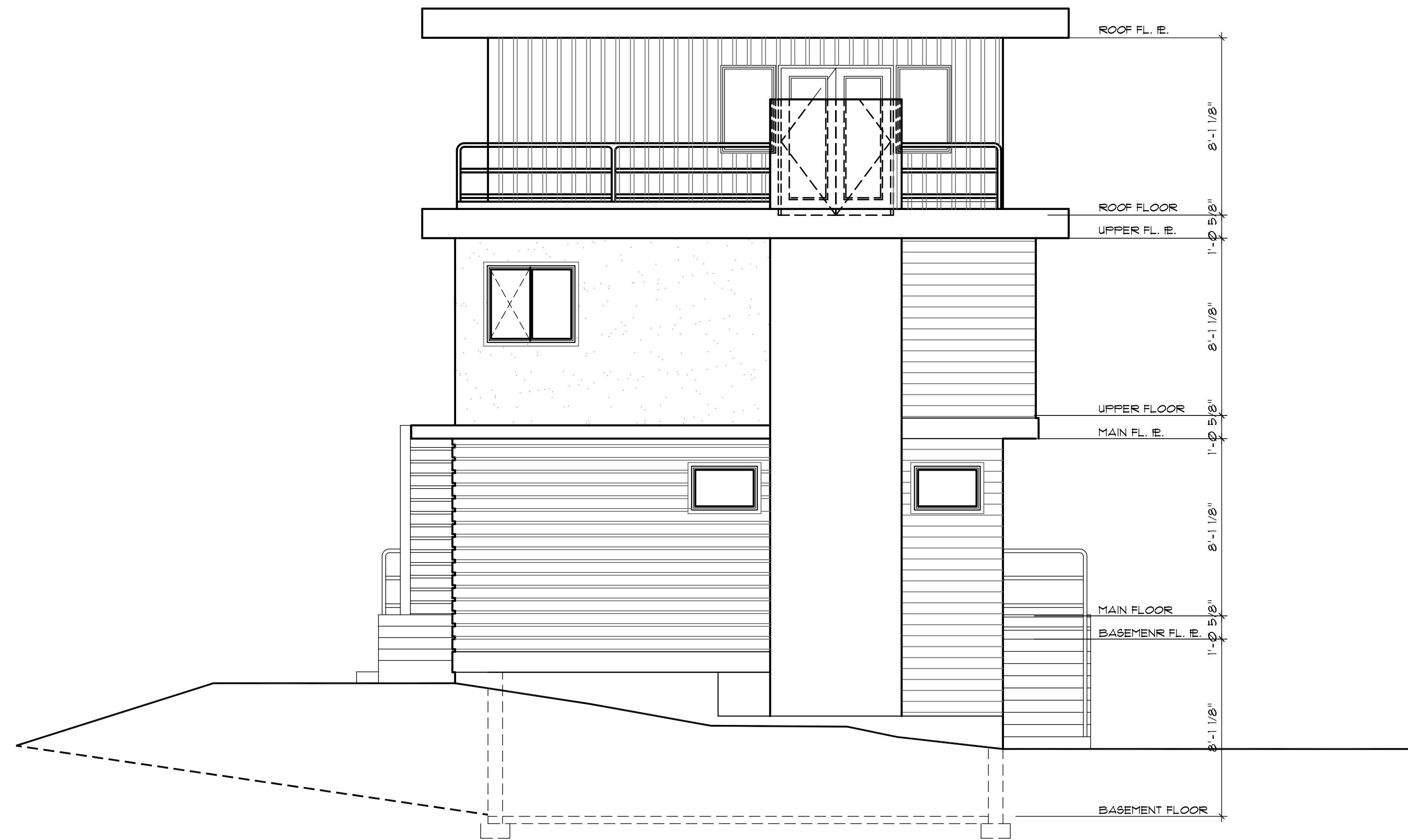
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REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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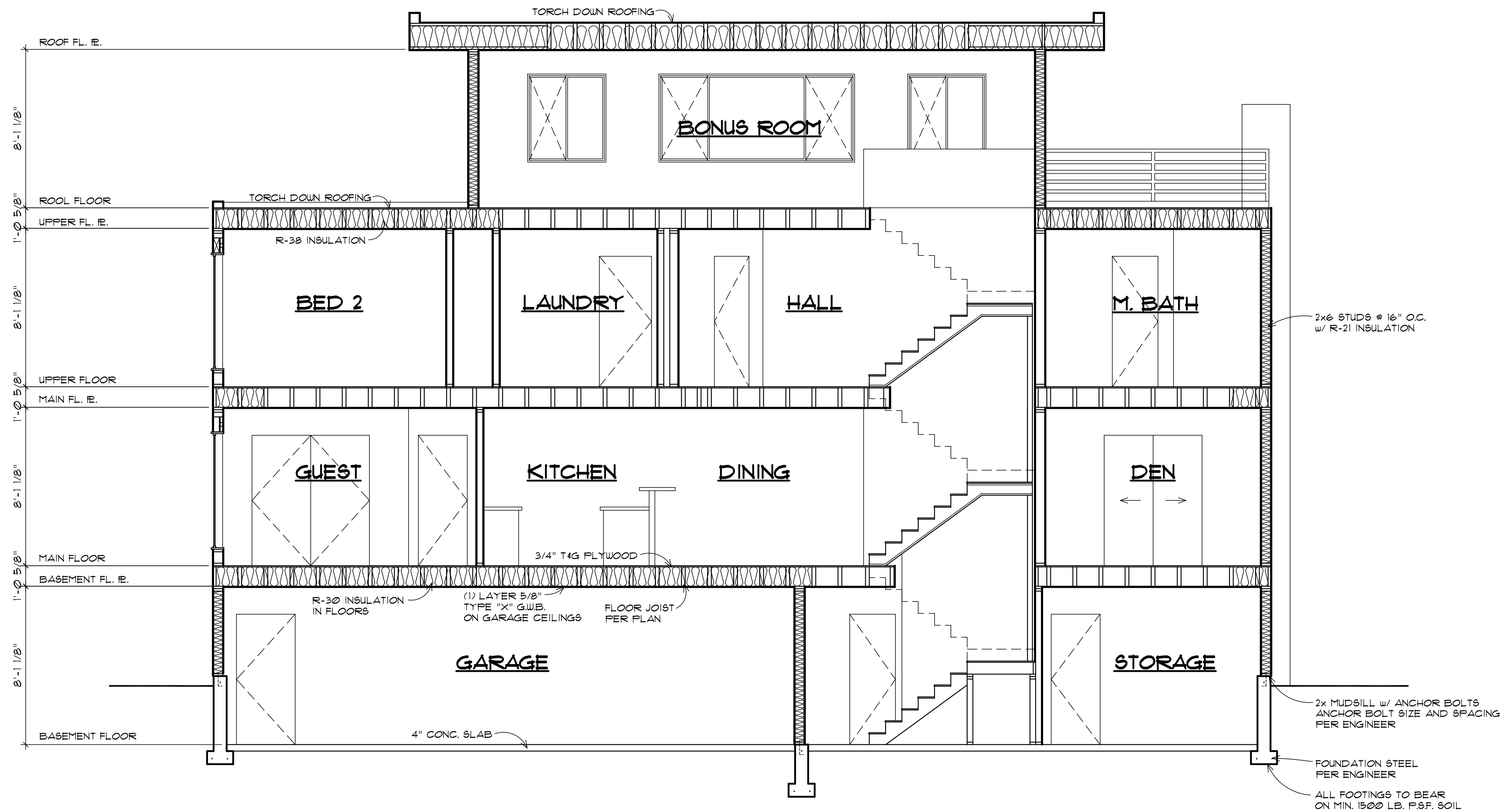
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A
9 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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PROJECT TITLE:
REOSE HILL PROJECT
BUILDING SECTION

FILE NO.:

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