

**PLAN NOTES**

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2012 INTERNATIONAL FIRE CODE (IFC)
- WASHINGTON STATE ENERGY CODE, WAC 51-11 (WSEC)
- 2012 UNIFORM PLUMBING CODE (UPC)
- 2012 NATIONAL ELECTRIC CODE (NEC)
- 2012 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC

2012 SEATTLE RESIDENTIAL CODE  
 2012 SEATTLE ENERGY CODE  
 M1508 WHOLE HOUSE VENTILATION  
 SEATTLE STORMWATER, GRADING AND DRAINAGE CONTROL CODE

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

5. DRAWINGS: INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS, WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES. ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

9. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT

10. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

**R VALUE AND U VALUE:**

- WINDOW: U=.3
- DOORS: U=.2
- TRUSS ROOF INSULATION: R49
- RAFTER ROOF INSTALLATION: R49
- WALL INSULATION: R21
- FLOOR INSULATION: R30
- SLAB INSULATION: R10
- WINDOW HDR INSLTN: R10

Ⓢ SMOKE DETECTOR 110 VOLT- INTERCONNECTED-BATTERY BACKUP

Ⓒ CARBON MONOXIDE DETECTOR COMPLYING WITH UL 2034

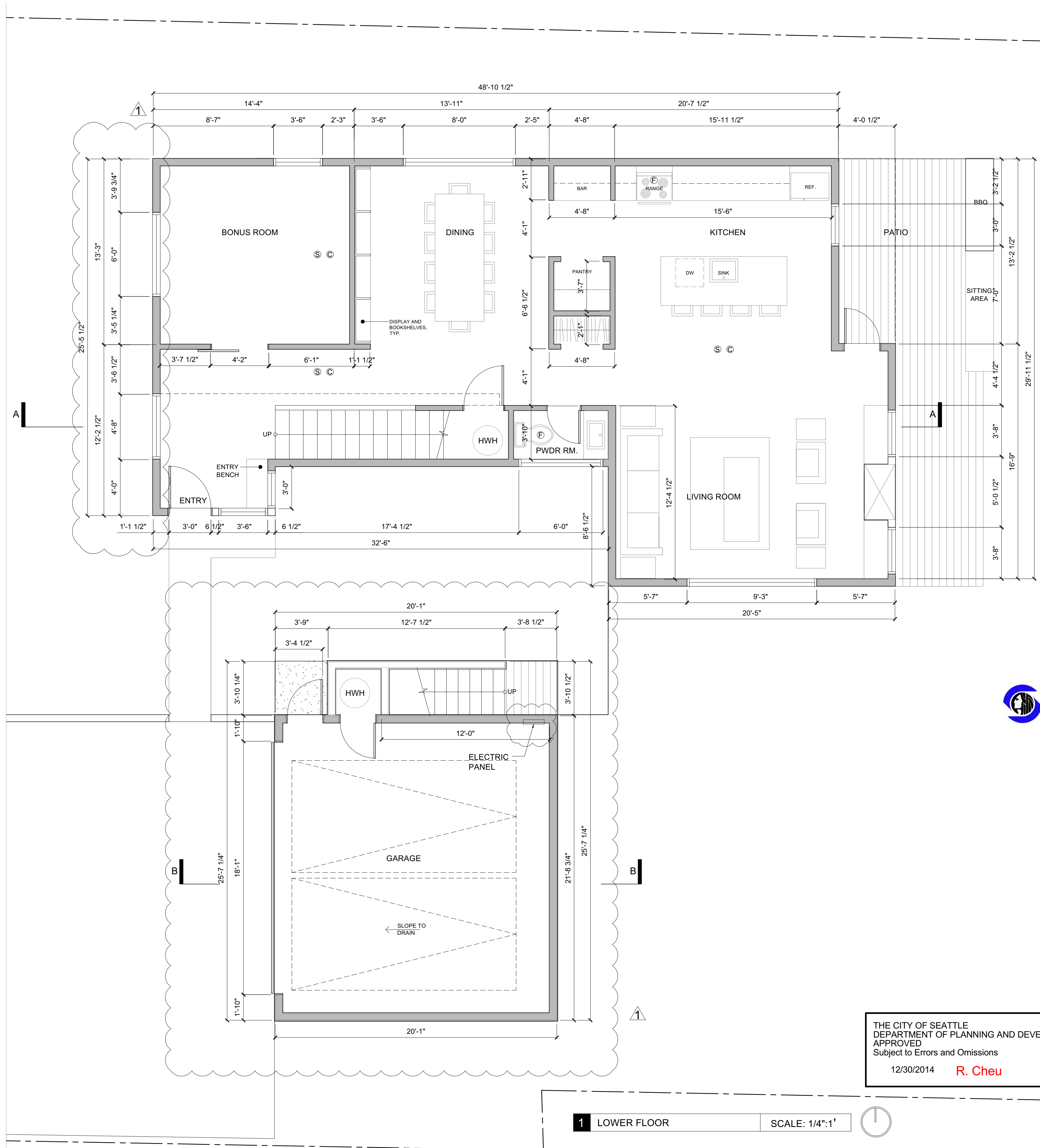
Ⓕ EXHAUST FAN FAN CAPABLE OF FIVE AIR CHANGES PER HOUR. VENT DIRECTLY TO EXTERIOR THROUGH SMOOTH RIGID NON ABSORBENT DUCTS. 5' MINIMUM DISTANCE FROM VENT WINDOW. KITCHEN 100 CFM MIN. BATHROOM 50 CFM MIN. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

Ⓕ WHOLE HOUSE FAN ALL VENTILATION MUST COMPLY WITH THE 2012 SRC M1507.

CONTINUOUS WHOLE HOUSE VENTILATION W/ EXHAUST FAN OF 60 CFM PER SRC M1507.3.3 (1) AND DESIGN CRITERIA PER:

- M1507.3.4.1 WHOLE HOUSE VENTILATION FANS
- M1507.3.4.2 FAN NOISE
- M1508.3.4.3 FAN CONTROLS
- M1506.2 EXHAUST OPENINGS
- M1507.3.5.3 OUTDOOR AIR INLET

HATCHED WALL INDICATES R-21 MIN. INSULATION



**COLLZ INC**  
 4014 AURORA AVE N STE B  
 SEATTLE, WA 98103  
 PHONE 206.362.7695

**DC GRANGER INC**  
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 SEATTLE, WA 98103  
 PHONE 206.362.7695

KEY PLAN

City of Seattle  
 Department of Planning and  
 Development  
 Issued for Permit

ISSUED:

No.	Description	Date
1	INTAKE	09.16.14

CORRECTIONS:

No.	Description	Date
1	SUBMITTED	00.00.00
2	SUBMITTED	00.00.00
3	SUBMITTED	00.00.00

APPROVED:

THE CITY OF SEATTLE  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 APPROVED  
 Subject to Errors and Omissions  
 12/30/2014 **R. Cheu**

**1** LOWER FLOOR SCALE: 1/4"=1'

LOWER FLOOR

A2.0

4322 19TH AVENUE ARCHITECTURAL

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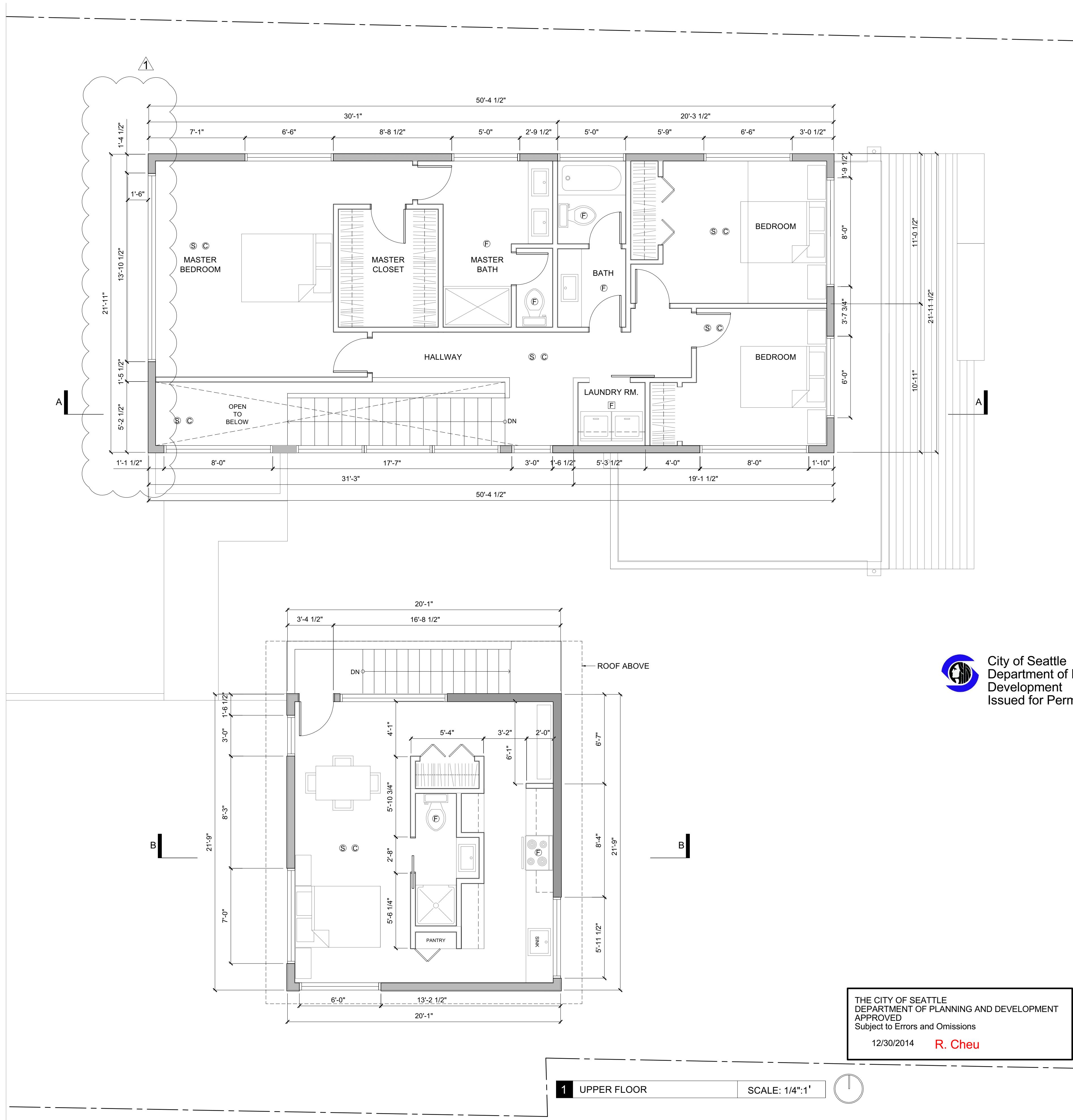
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