EXHIBIT F

Home Design Package

1. Color Palette and Designs
2. Amenity Design
3. ‘Lot Fit’ Sample

DESIGN REVIEW

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Exhibit F1

For additional information on the Design Review process, refer to Chapter 18.120 of the Poulsbo Municipal Code (PMC). Design Review usually occurs concurrent with either the underlying land use permit review process or building permit application. If design review occurs with an underlying land use permit, the permit review type shall be consistent with the underlying application. If design review occurs with an associated building permit, the permit type shall be Type I. For a detailed description of the Type I review process, refer to PMC Title 19.

PROJECT:	
Project Name: Noll Pointe Planned Residential Development	Tax Assessor's ID: 132601-1-018-2008
Project Address: Address Not Assigned-Between NE Lincoln RD & Noll Rd NE	Size of Property (Sq. Ft.): 658,627 SF
Comp Plan Designation: Residential Low	Zoning Designation: RL

Legal Description (attach sheet if necessary):

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 111.9 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 89 02'48" WEST 811.51 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MARGIN OF LINCOLN ROAD;
THENCE SOUTH 33 55'1" WEST ALONG SAID SOUTHEASTERLY MARGIN 717.45 FEET; THENCE LEAVING SAID SOUTHEASTERLY MARGIN AND RUNNING SOUTH 1 20'12" WEST 92.45 FEET; THENCE SOUTH 89 03'48" EAST 1,253.74 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 3 16', EAST 695.88 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING. EXCEPT THE NORTH 50 FEET. AND EXCEPT THE MOST WESTERLY 50 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF. SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON. 132601-1-018-23008 XXX LINCOLN ROAD POULSBO, WASHINGTON 98370

Project Description:

The project proposed to construct 69 single family lots with associated roadways, utilities, and open space. Storm water will be managed using a storm water detention pond and water quality vault. Roadways will provide primary access to the development via Lincoln Road, with a secondary access from Noll Road NE. Provided open space includes active recreation, passive recreation, and vegetated open space.

Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) ☐ YES ■ NO

APPLICANT:	
Name: Entitle Fund Five, LLC	Phone: 425.614.8896
Address: 612 Harrison Street, Suite 100, Sumner WA 98390	
Email: craig@jkmonarch.com	

AGENT (IF DIFFERENT THEN APPLICANT):	
Name: Sames as above	Phone:
Address:	
Email:	

OWNER: SEE PROVIDED PURCHASE AGREEMENT	
Name: JKM Holdings, LLC	Phone: 425.614.8896
Address: PO Box 188, Puyallup, WA 98371	
Email: craig@jkmonarch.com	

APPLICATION SUBMITTAL REQUIREMENTS:

The PED Department is now accepting all applications electronically. Please submit your application online here or email the materials to plan&econ@cityofpoulsbo.com.

- ☒ Application Fees and Deposits
- ☒ Plan set containing:
  - complete elevation drawings of all buildings and building sides, showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include trim and cornice design, roof pitch, and siding materials.
  - a schematic color and material palette of the building's exterior siding, trim, cornice, windows and roofing.
  - perspective drawings, photographs, color renderings or other graphics that accurately represent the proposed project.
  - conceptual profiles of other site elements, such as lighting fixtures, signage, equipment screening, paving materials (pedestrian and vehicular), bicycle and pedestrian fixtures, and the like

  Please Note:
  - plans must be drawn at an appropriate architecture scale.
  - all buildings and structures shall be dimensioned
  - all information shall be legible
  - plans shall be prepared by an appropriate certified professional in the State of WA
- ☒ Preliminary Landscape Plan (if required). See PMC 18.130.030.
- ☒ Completed SEPA Environmental Checklist (if required)
- ☒ Sign drawings. *If submitted*, sign drawings shall be reviewed for compliance with PMC 18.170.
- ☒ Preliminary drainage report including Level One downstream analysis. See PMC 12.02.030 and 13.17.070.
- ☒ Significant tree survey and retention plan (if required). See PMC 18.180.
- ☒ Appropriate critical area report(s) (if required). See PMC Chapter 16.20 (section 700).
- ☒ Notarized property owner and/or applicant signature page (attached).
- ☐ Any other information/documents:

SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

Signature of Applicant/Agent

GEOFFREY P. SHERWIN
Print Name of Applicant/Agent

STATE OF WASHINGTON)
) SS
COUNTY OF ~~KITSAP~~ PIERCE)

On this 18TH day of AUGUST, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEOFFREY P. SHERWIN to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 18th day of August, 2025.

TAWNYA RYASON
COMM. EXPIRES 09/25/2027
NOTARY PUBLIC
COMM. NO. 19110955
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington Residing at

King County

Commission Expires 9-25-27

PROPERTY OWNER'S SIGNATURE (if other than applicant/agent):

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature of Property Owner

GEOFFREY P. SHERWIN

Print Name of Owner

STATE OF WASHINGTON)

) SS

COUNTY OF ~~KITSAP~~ PIERCE)

On this 19TH day of AUGUST, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEOFFREY P. SHERWIN to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 18th day of August, 2025.

TAWNYA RYASON
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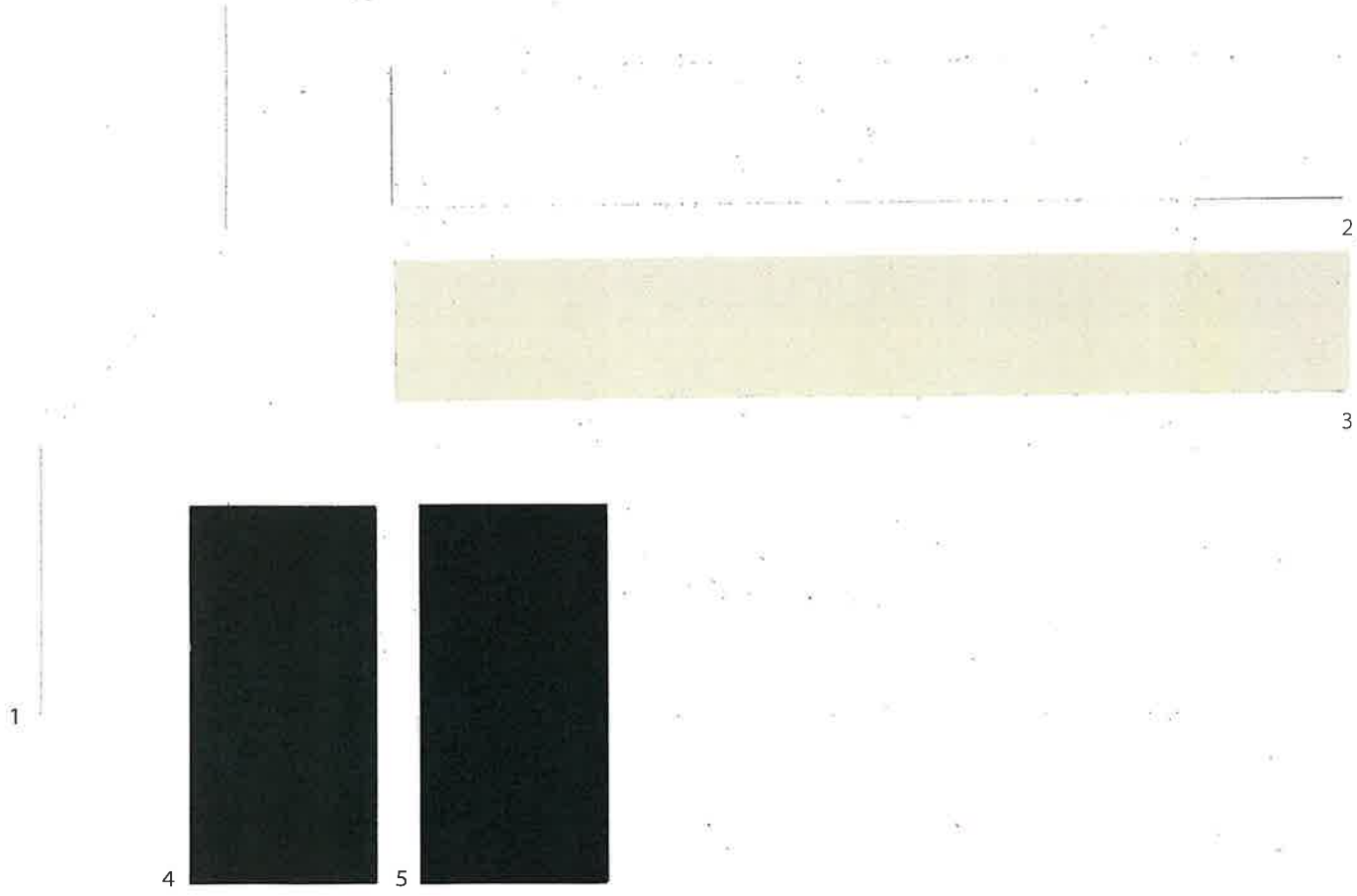
HOMESCAPES™

JK Monarch



Scheme 1

1	Body	SW 7636 Origami White
2	Trim - Option	SW 7636 Origami White
3	Trim - Option	SW 7029 Agreeable Gray
4	Garage & Front Door - Option	SW 7069 Iron Ore
5	Garage & Front Door - Option	SW 6258 Tricorn Black

JK MONARCH

Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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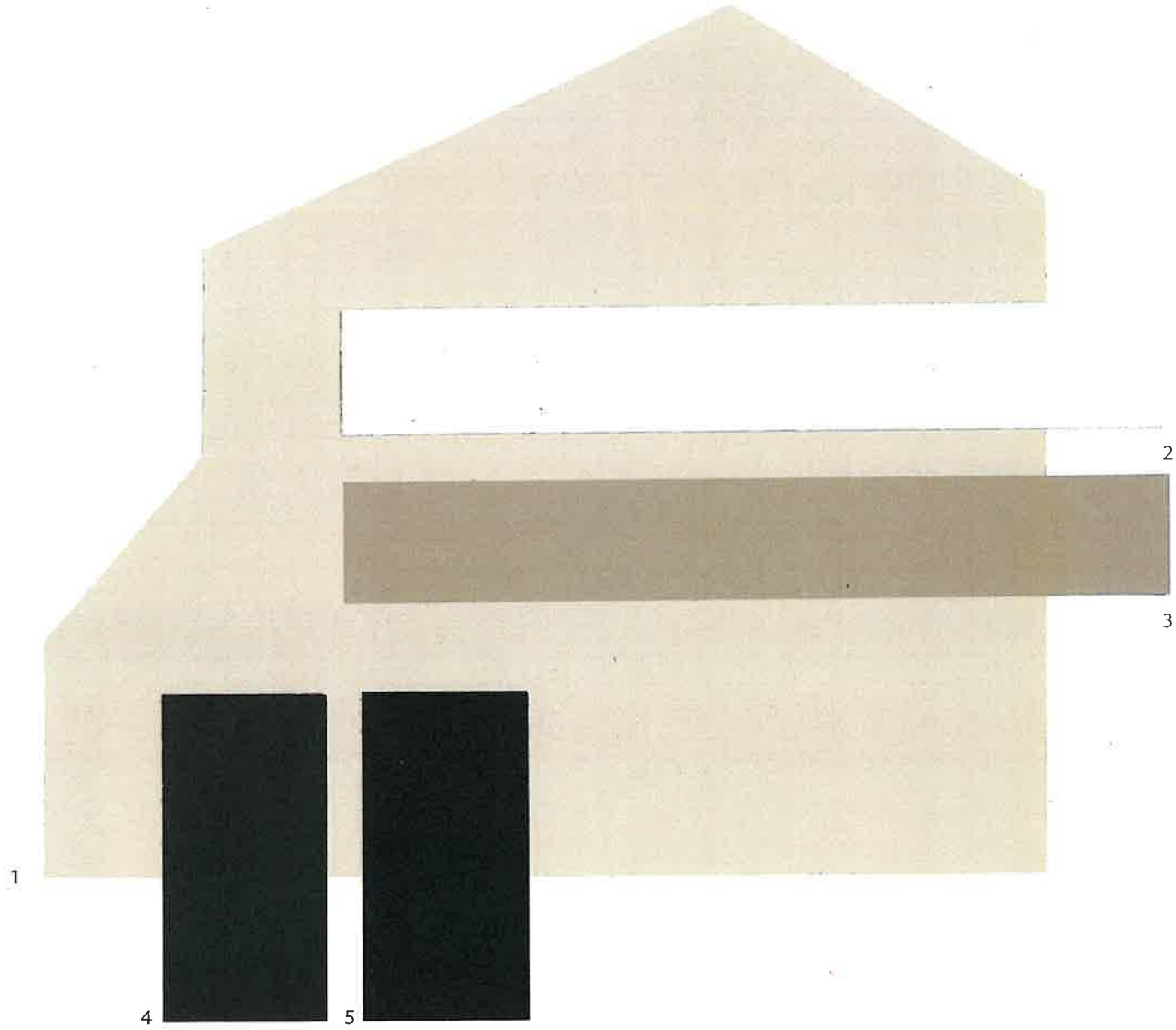
JK Monarch



Scheme 2

1	Body	SW 7043 Worldly Gray
2	Trim - Option	SW 7636 Origami White
3	Trim - Option	SW 0037 Morris Room Grey
4	Garage & Front Door - Option	SW 7069 Iron Ore
5	Garage & Front Door - Option	SW 6258 Tricorn Black

JK MONARCH

Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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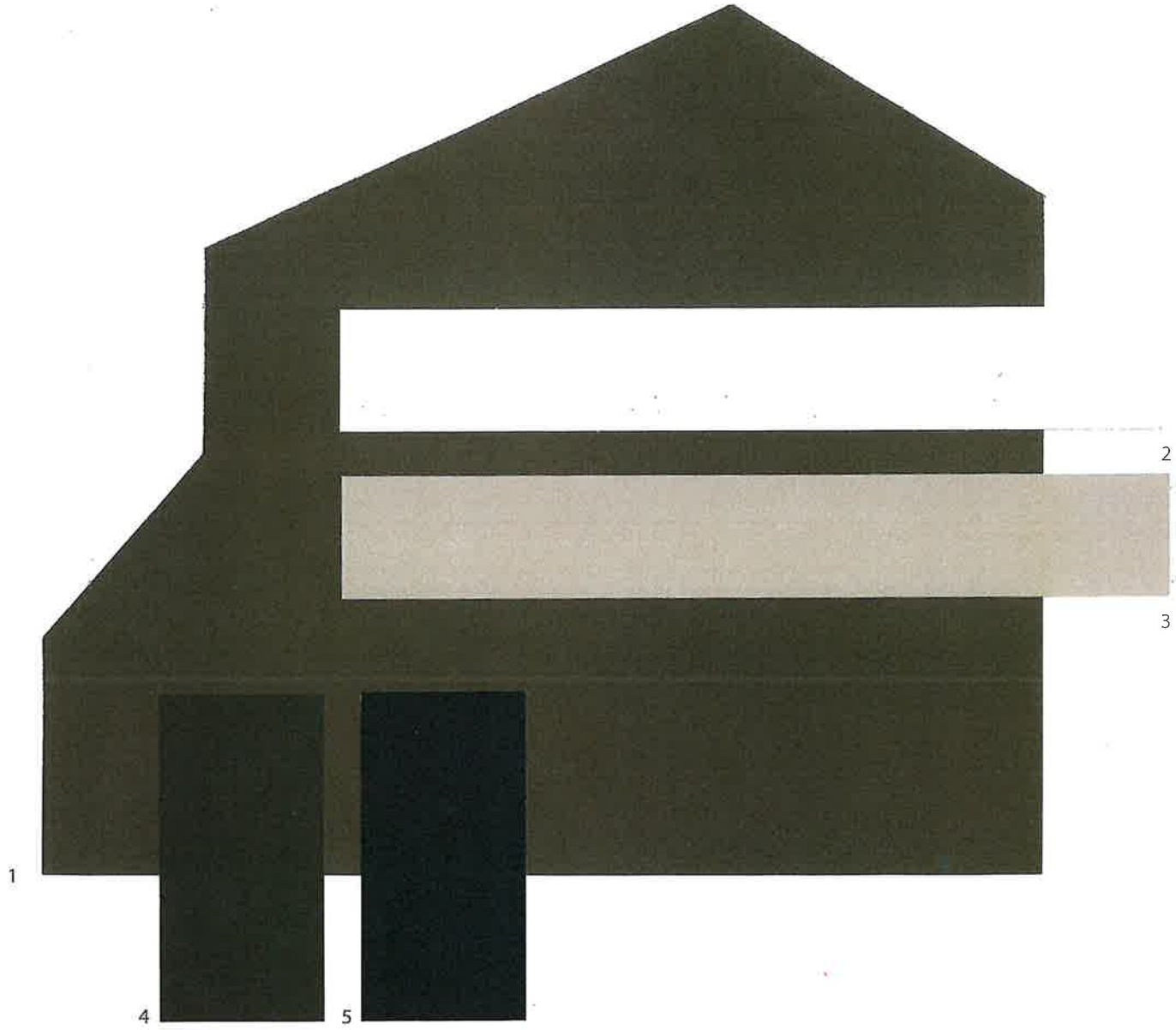

Scheme 3

1	Body	SW 7047 Porpoise
2	Trim - Option	SW 7636 Origami White
3	Trim - Option	SW 7030 Anew Gray
4	Accent	SW 7048 Urbane Bronze
5	Garage & Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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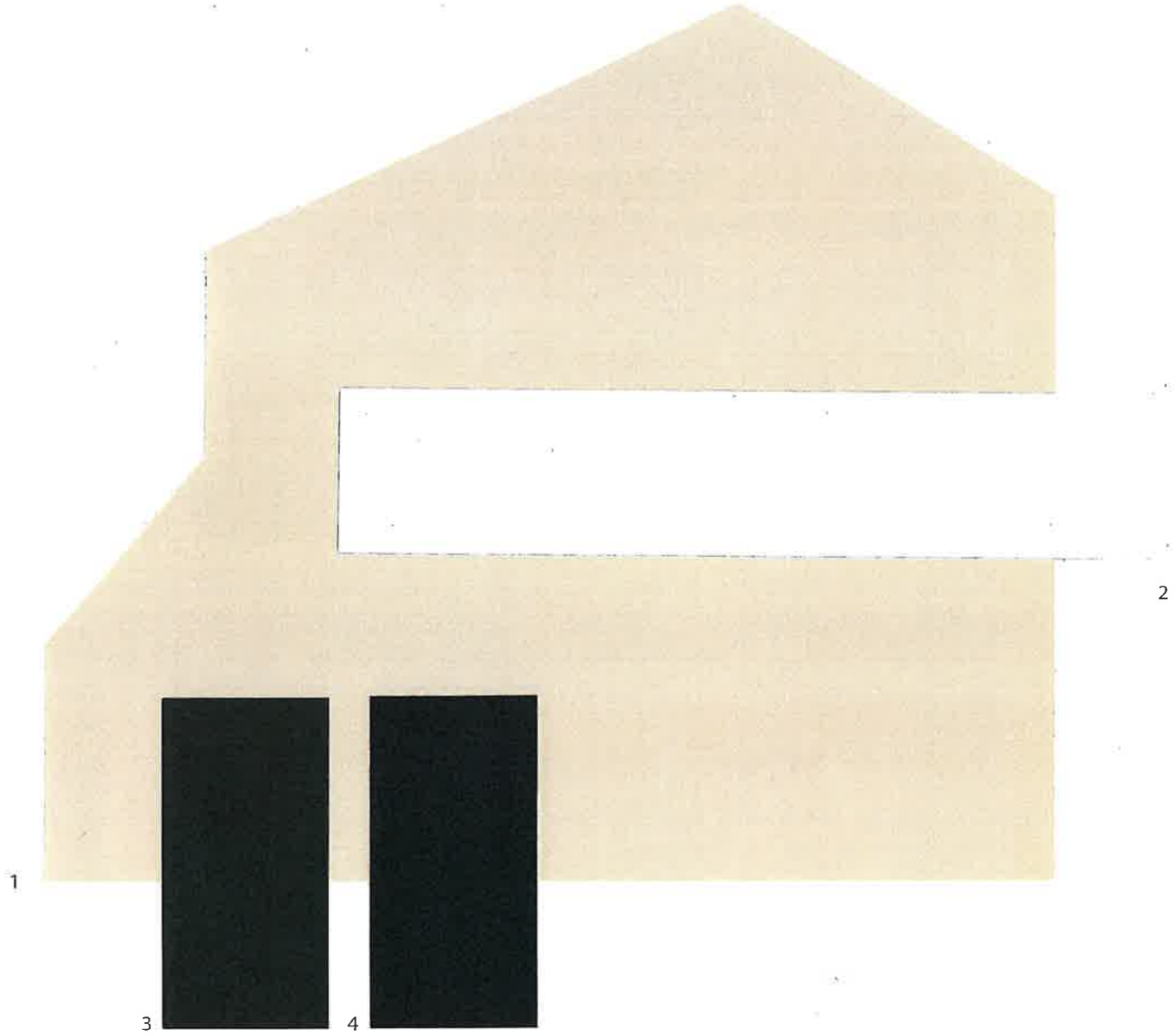

Scheme 4

1	Body	SW 7036 Accessible Beige
2	Trim	SW 7005 Pure White
3	Garage & Front Door - Option	SW 7069 Iron Ore
4	Garage & Front Door - Option	SW 6258 Tricorn Black

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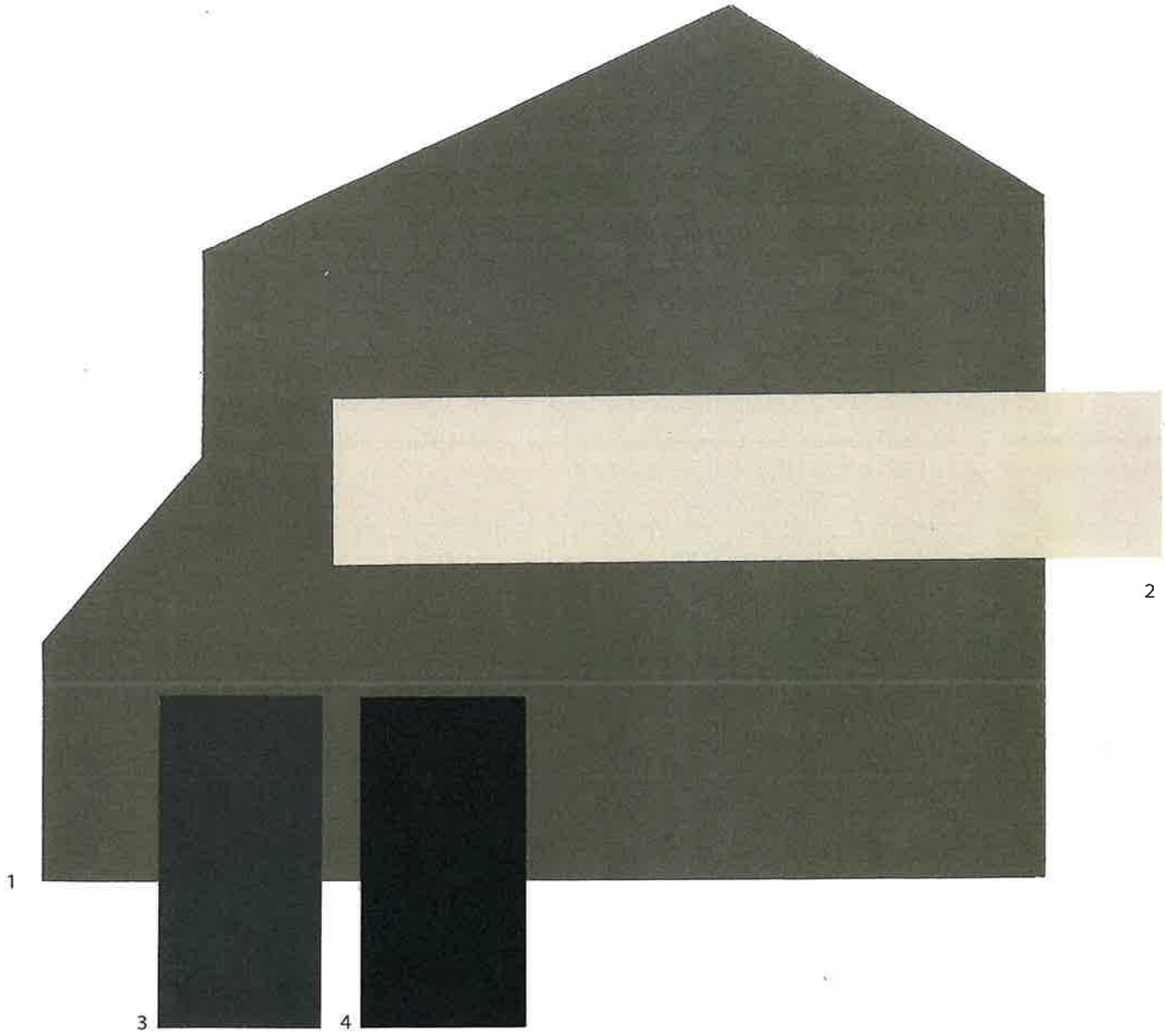

Scheme 5

1	Body	SW 7019 Gauntlet Gray
2	Trim	SW 7043 Worldly Gray
3	Accent	SW 7674 Peppercorn
4	Garage & Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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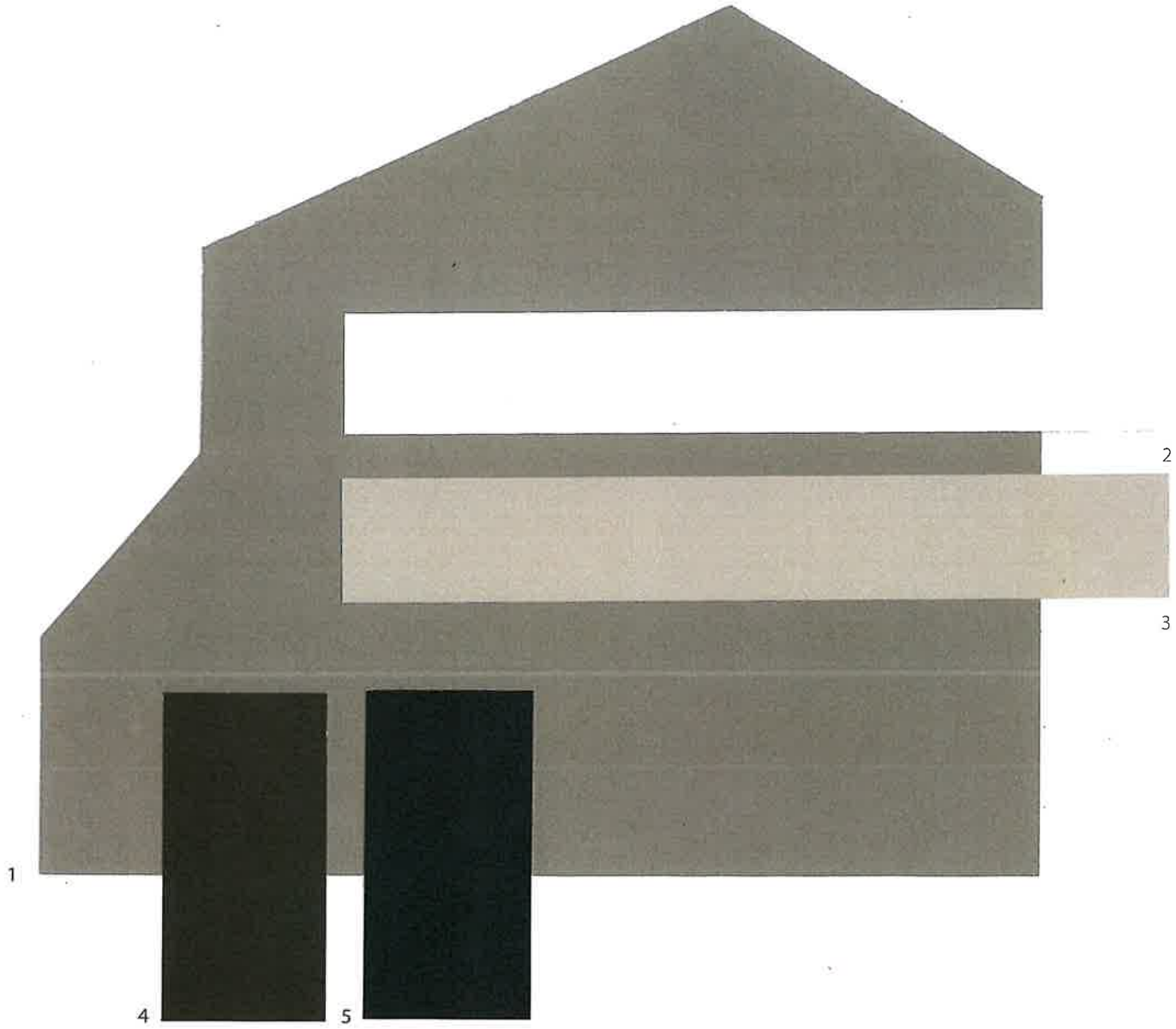

Scheme 6

1	Body	SW 7018 Dovetail
2	Trim - Option	SW 7003 Toque White
3	Trim - Option	SW 7030 Anew Gray
4	Accent	SW 7020 Black Fox
5	Garage & Front Door	SW 6258 Tricorn Black

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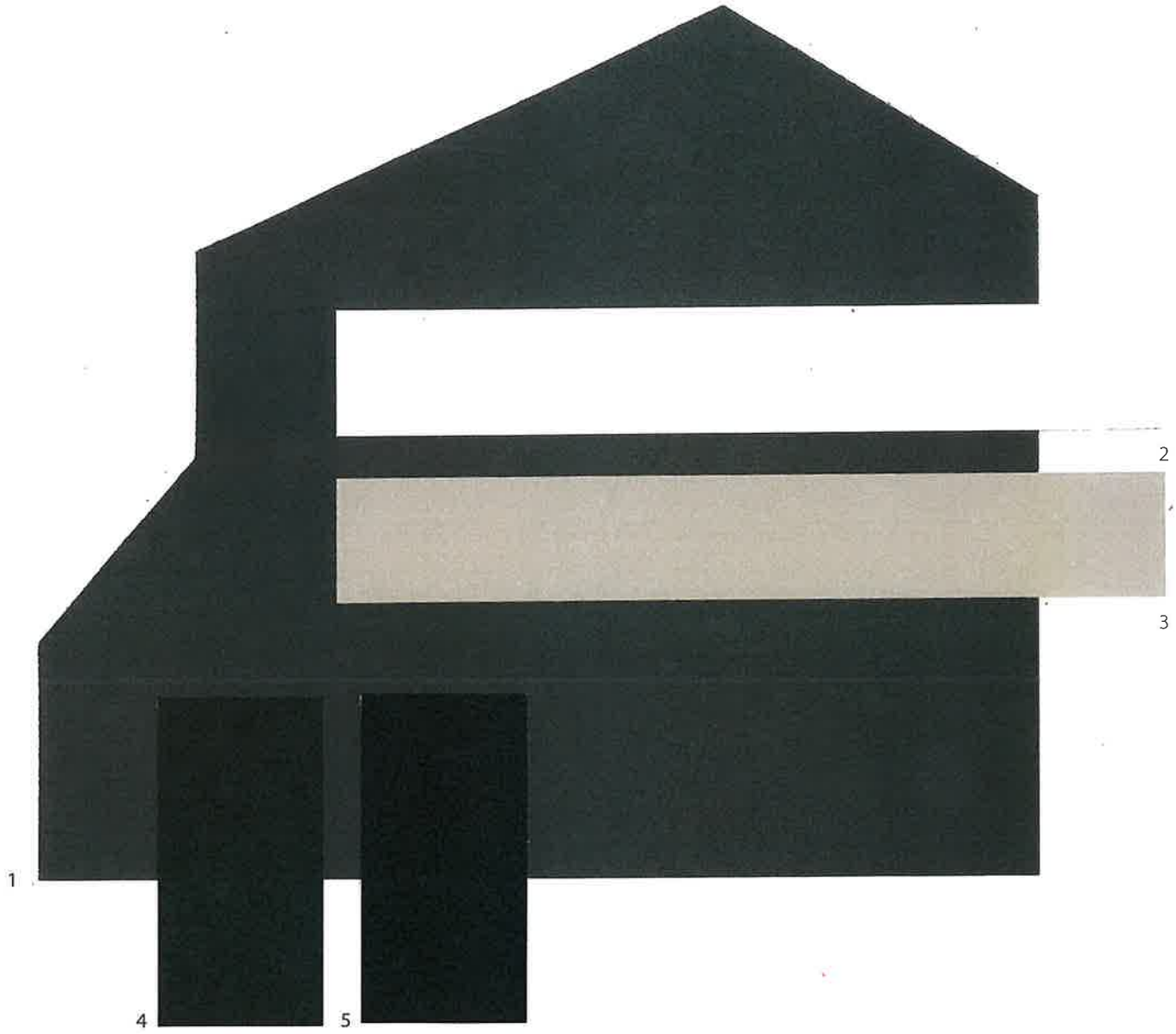

Scheme 7

1	Body	SW 7674 Peppercorn
2	Trim - Option	SW 7005 Pure White
3	Trim - Option	SW 7030 Anew Gray
4	Accent	SW 7069 Iron Ore
5	Garage & Front Door	SW 6258 Tricorn Black

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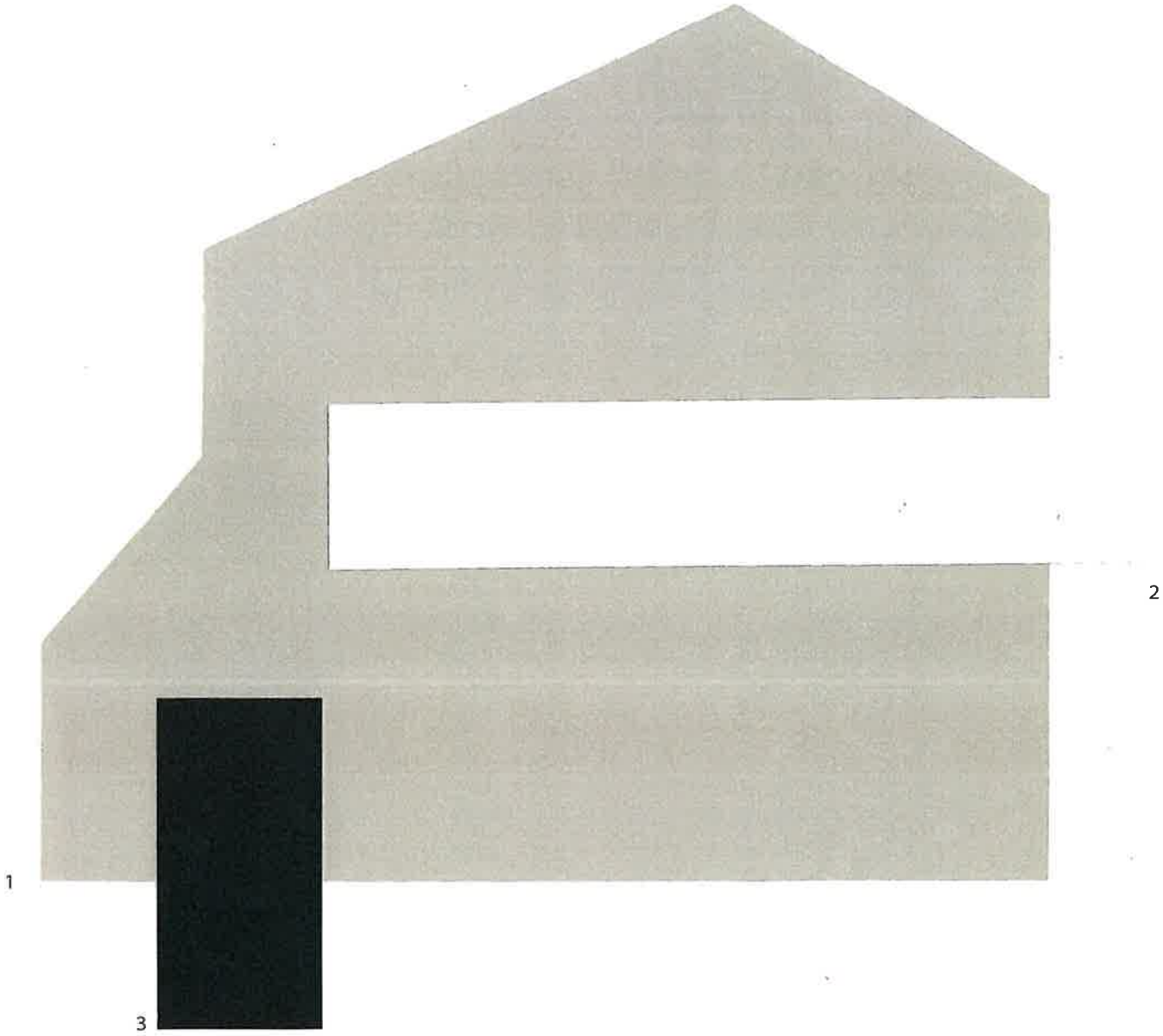

Scheme 8

1	Body	SW 7016 Mindful Gray
2	Trim	SW 7005 Pure White
3	Garage & Front Door	SW 6258 Tricorn Black

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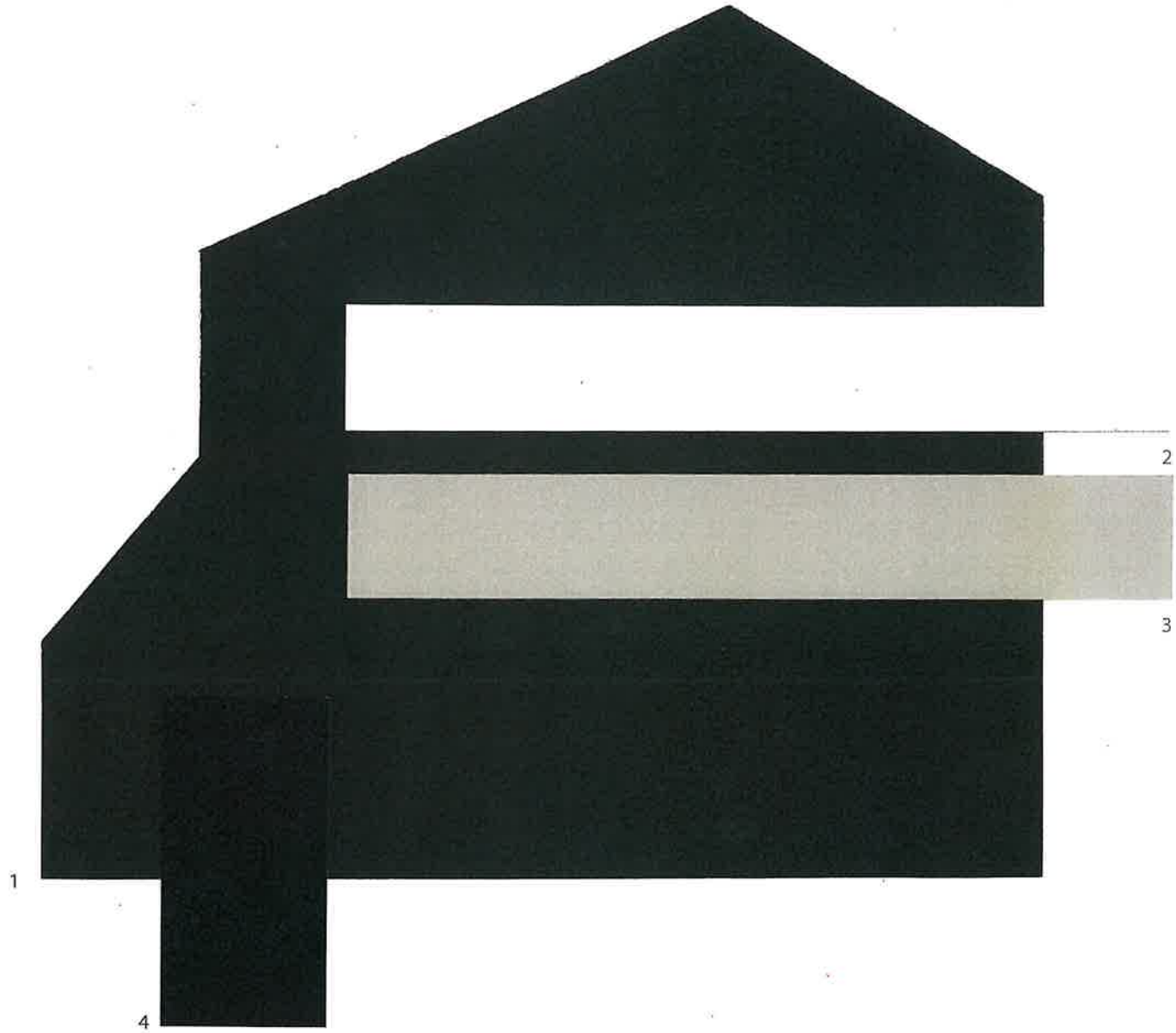

Scheme 9

1	Body	SW 7069 Iron Ore
2	Trim - Option	SW 7005 Pure White
3	Trim - Option	SW 7016 Mindful Gray
4	Garage & Front Door	SW 6258 Tricorn Black

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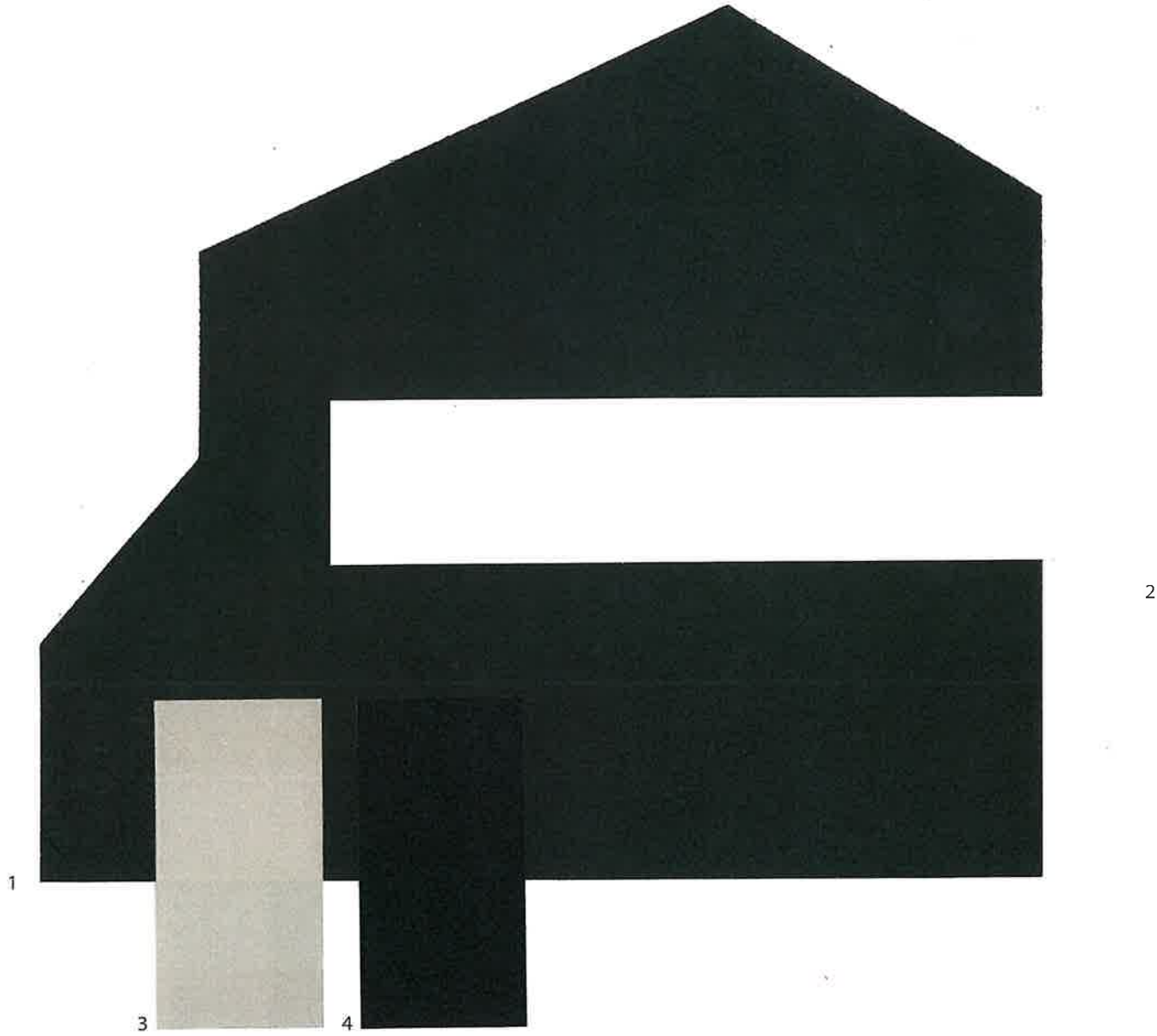

Scheme 10

1	Body	SW 7069 Iron Ore
2	Trim	SW 7005 Pure White
3	Accent	SW 7016 Mindful Gray
4	Garage & Front Door	SW 6258 Tricorn Black

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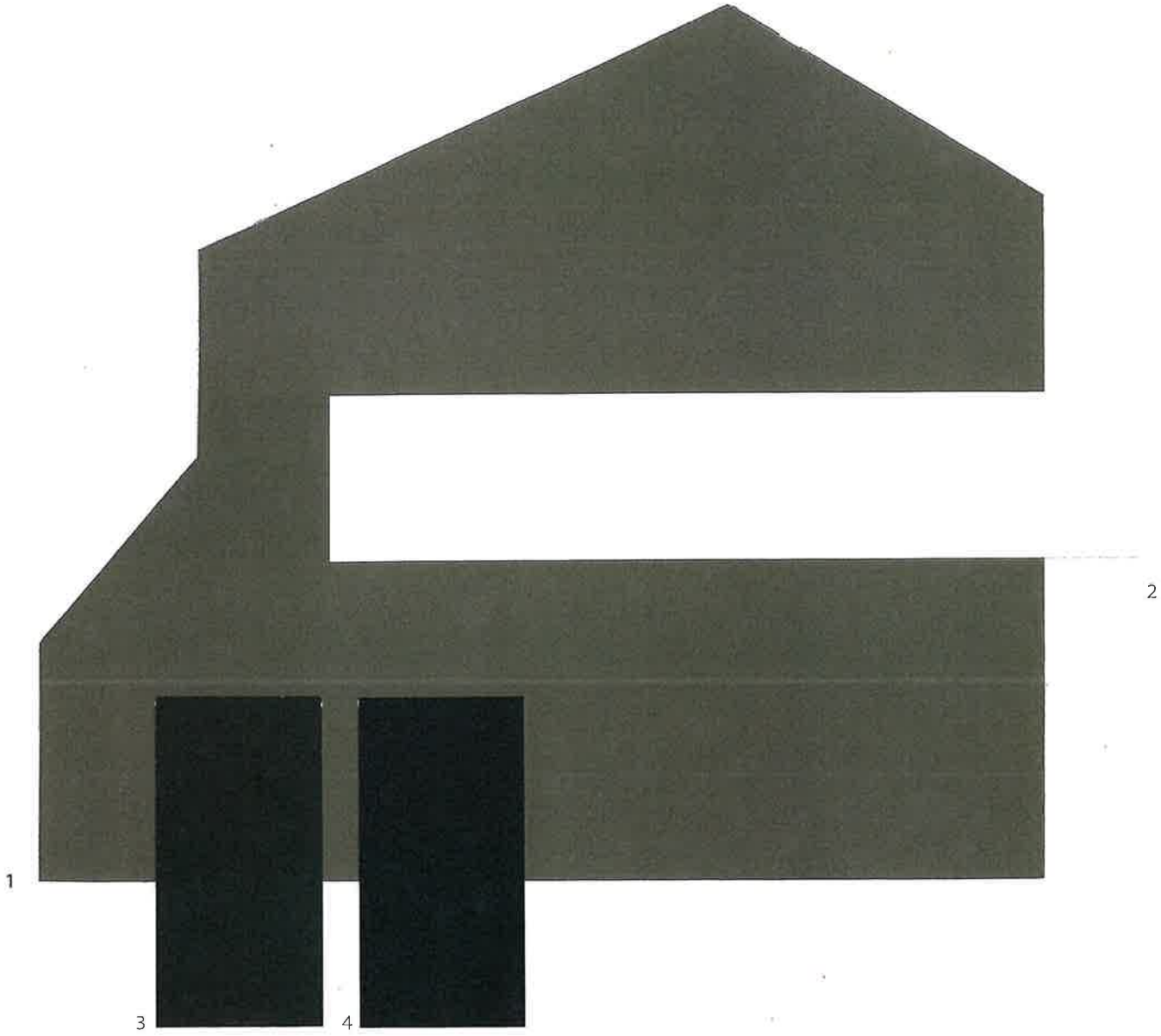

Scheme 11

1	Body	SW 7019 Gauntlet Gray
2	Trim	SW 7005 Pure White
3	Garage & Front Door - Option	SW 7069 Iron Ore
4	Garage & Front Door - Option	SW 6258 Tricorn Black

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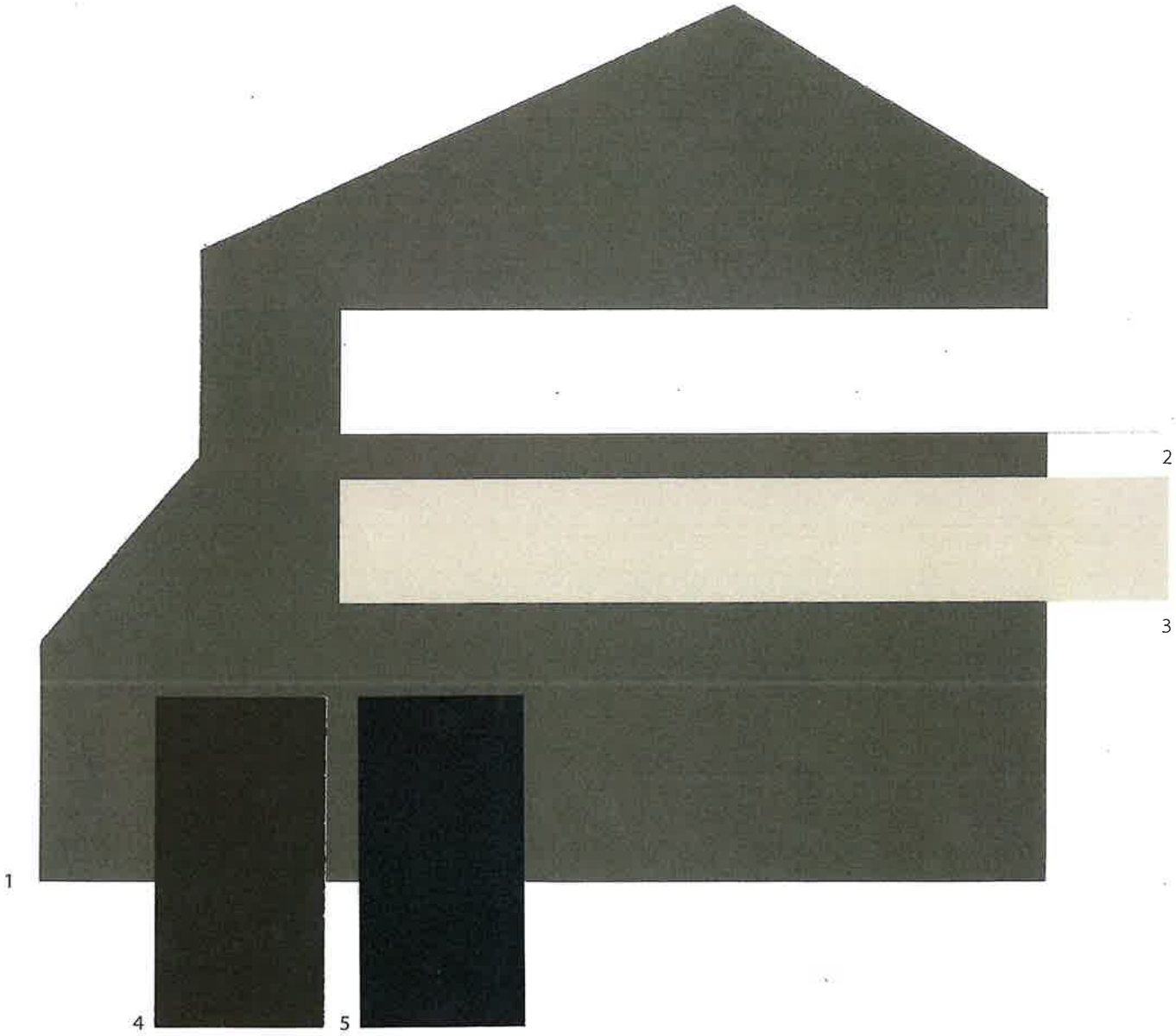

Scheme 12

1	Body	SW 7019 Gauntlet Gray
2	Trim - Option	SW 7005 Pure White
3	Trim - Option	SW 7043 Worldly Gray
4	Accent	SW 7020 Black Fox
5	Garage & Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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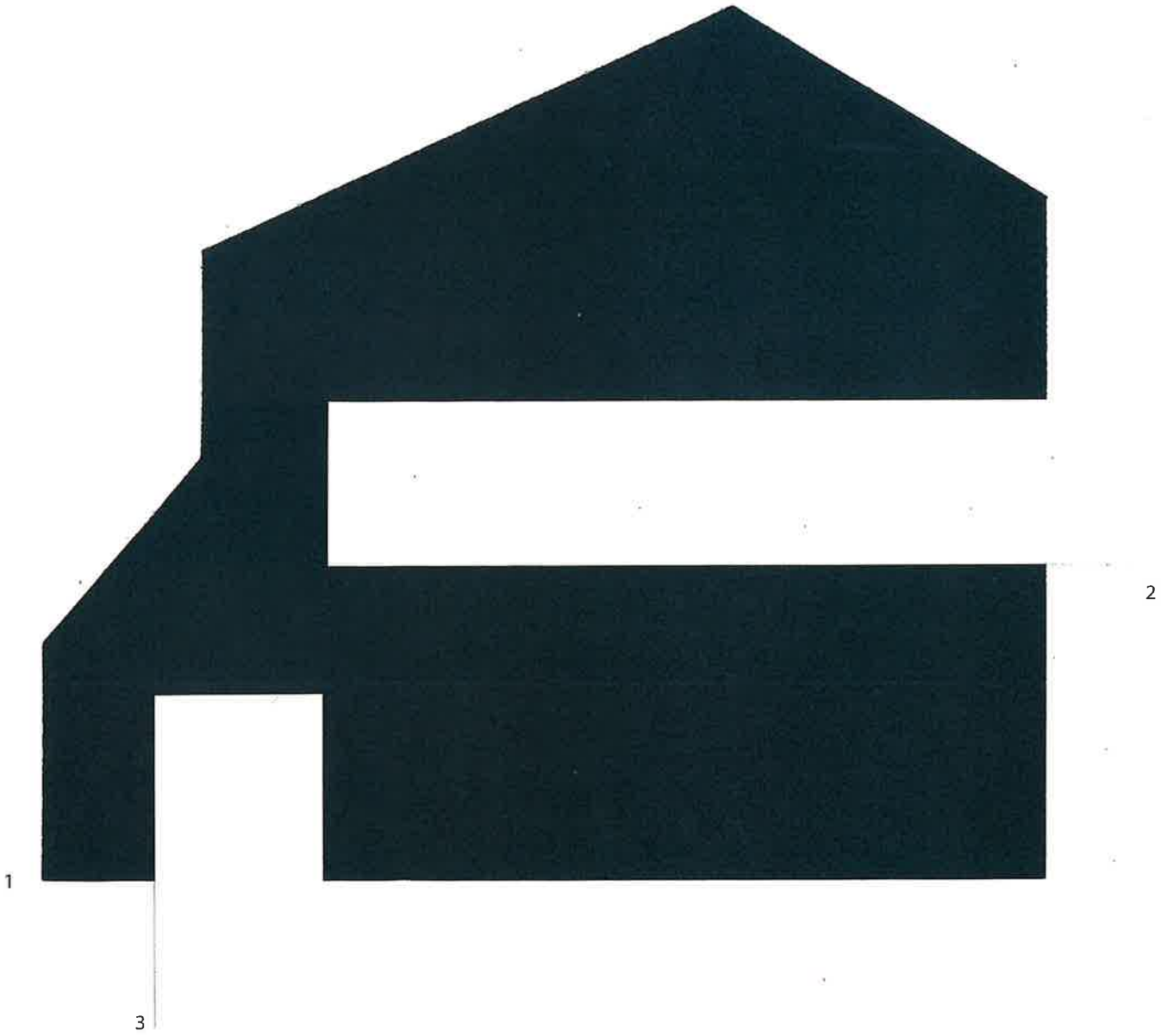

Scheme 13

1	Body	SW 7605 Gale Force
2	Trim	SW 7005 Pure White
3	Garage Door	SW 7005 Pure White

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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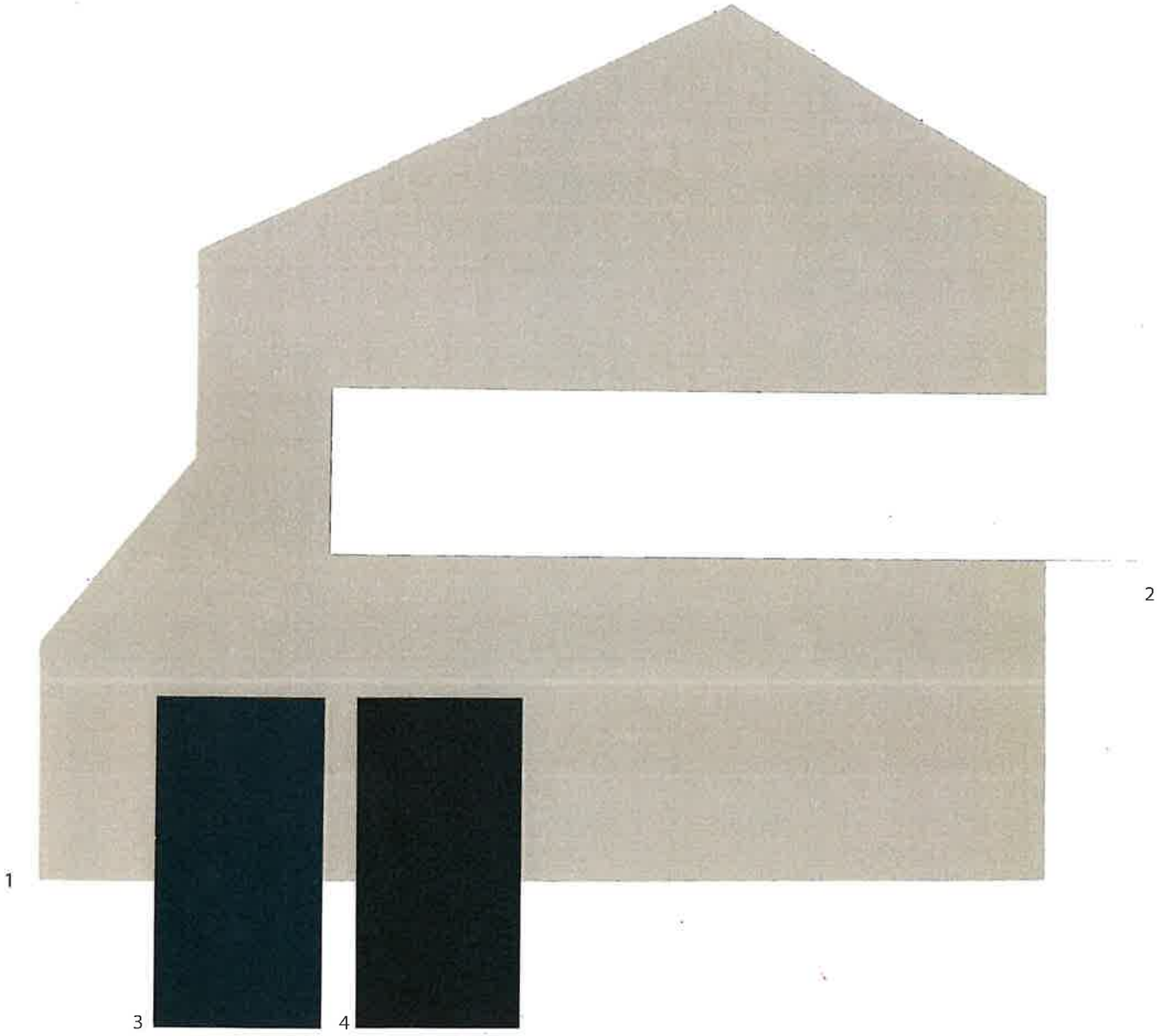

Scheme 14

1	Body	SW 7030 Anew Gray
2	Trim	SW 7005 Pure White
3	Accent	SW 7605 Gale Force
4	Garage & Front Door	SW 6258 Tricorn Black

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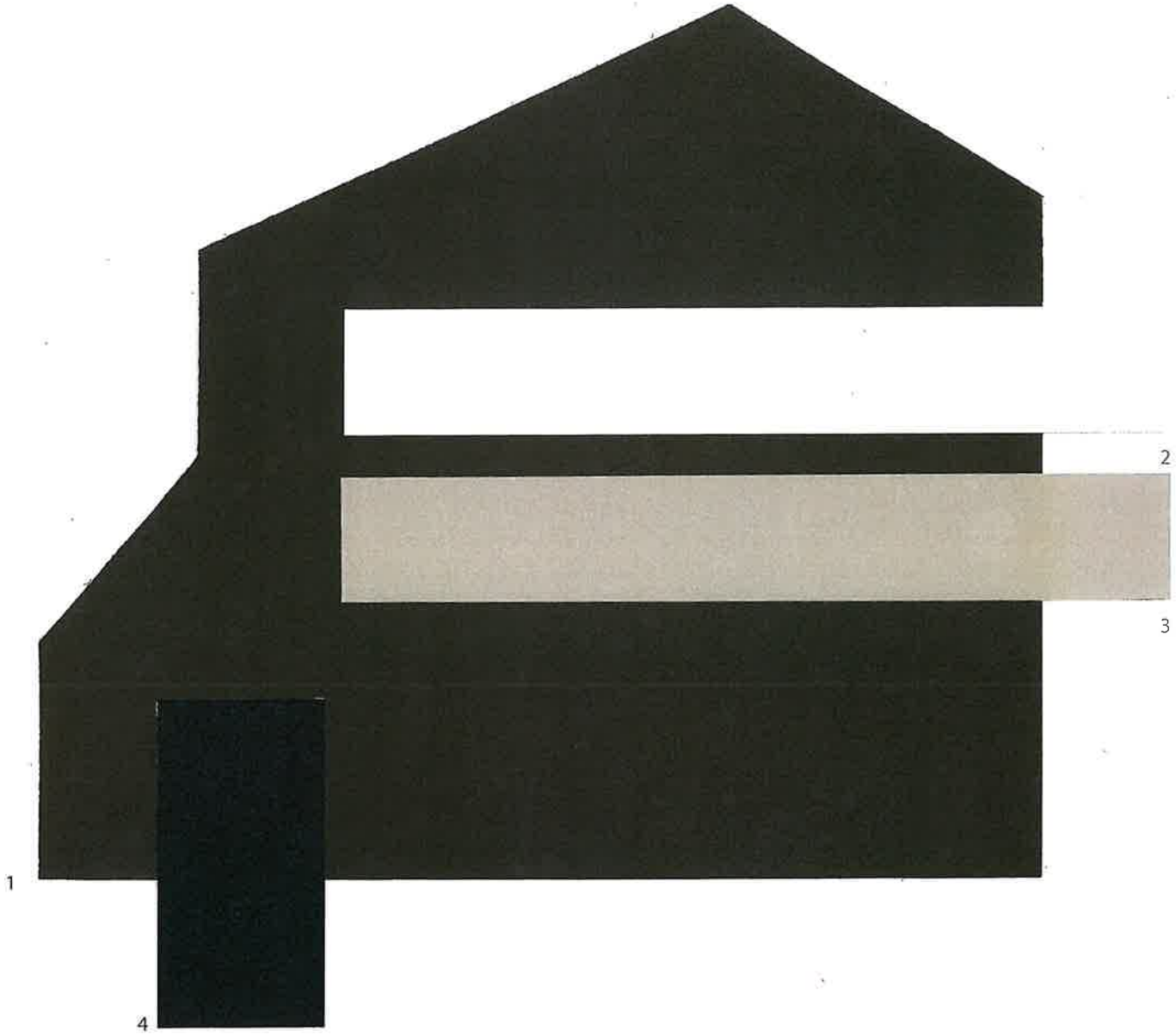

Scheme 15

1	Body	SW 7020 Black Fox
2	Trim - Option	SW 7636 Origami White
3	Trim - Option	SW 7030 Anew Gray
4	Garage & Front Door	SW 6258 Tricorn Black

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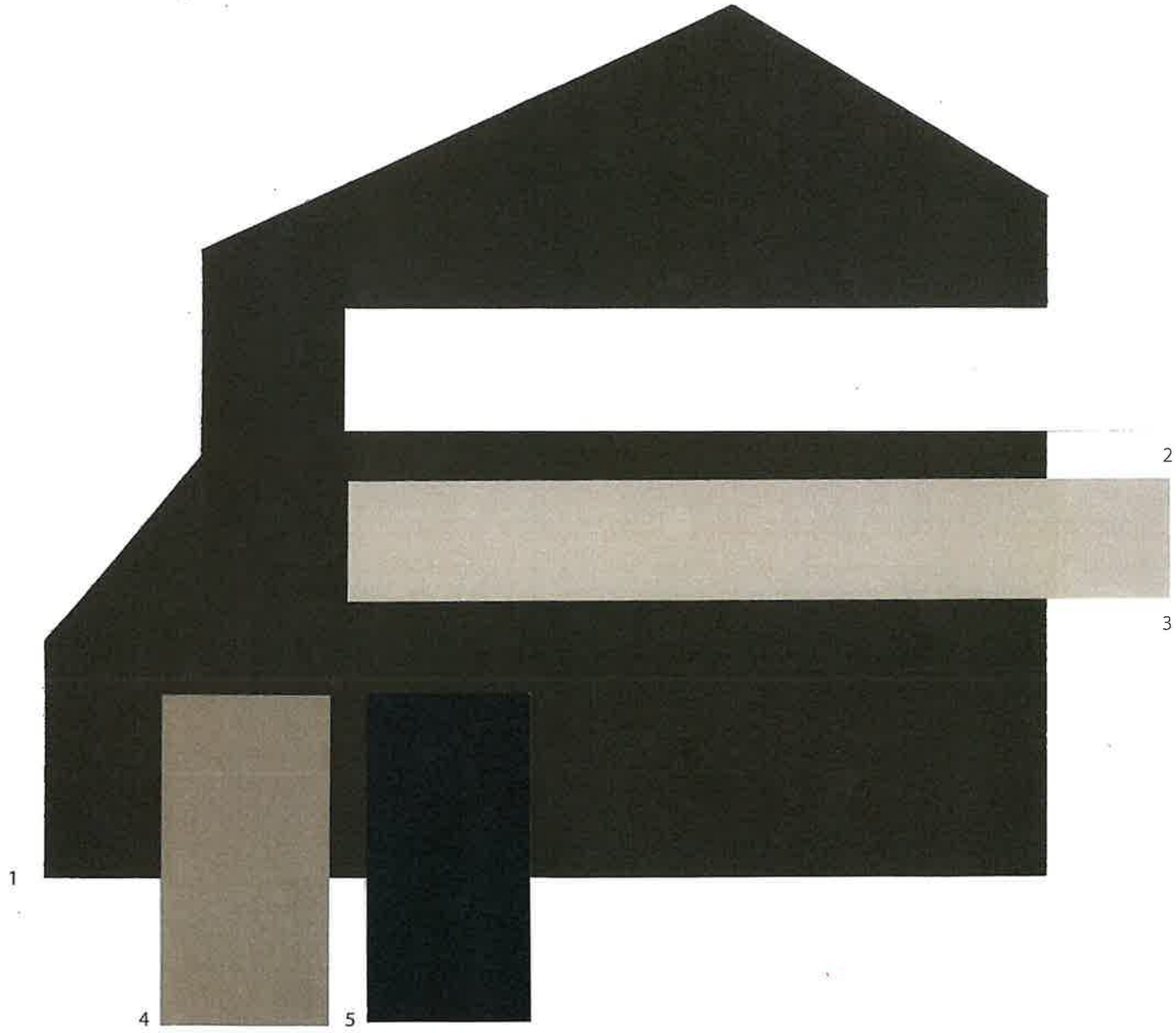

Scheme 16

1	Body	SW 7020 Black Fox
2	Trim - Option	SW 7636 Origami White
3	Trim - Option	SW 7030 Anew Gray
4	Accent	SW 9168 Elephant Ear
5	Garage & Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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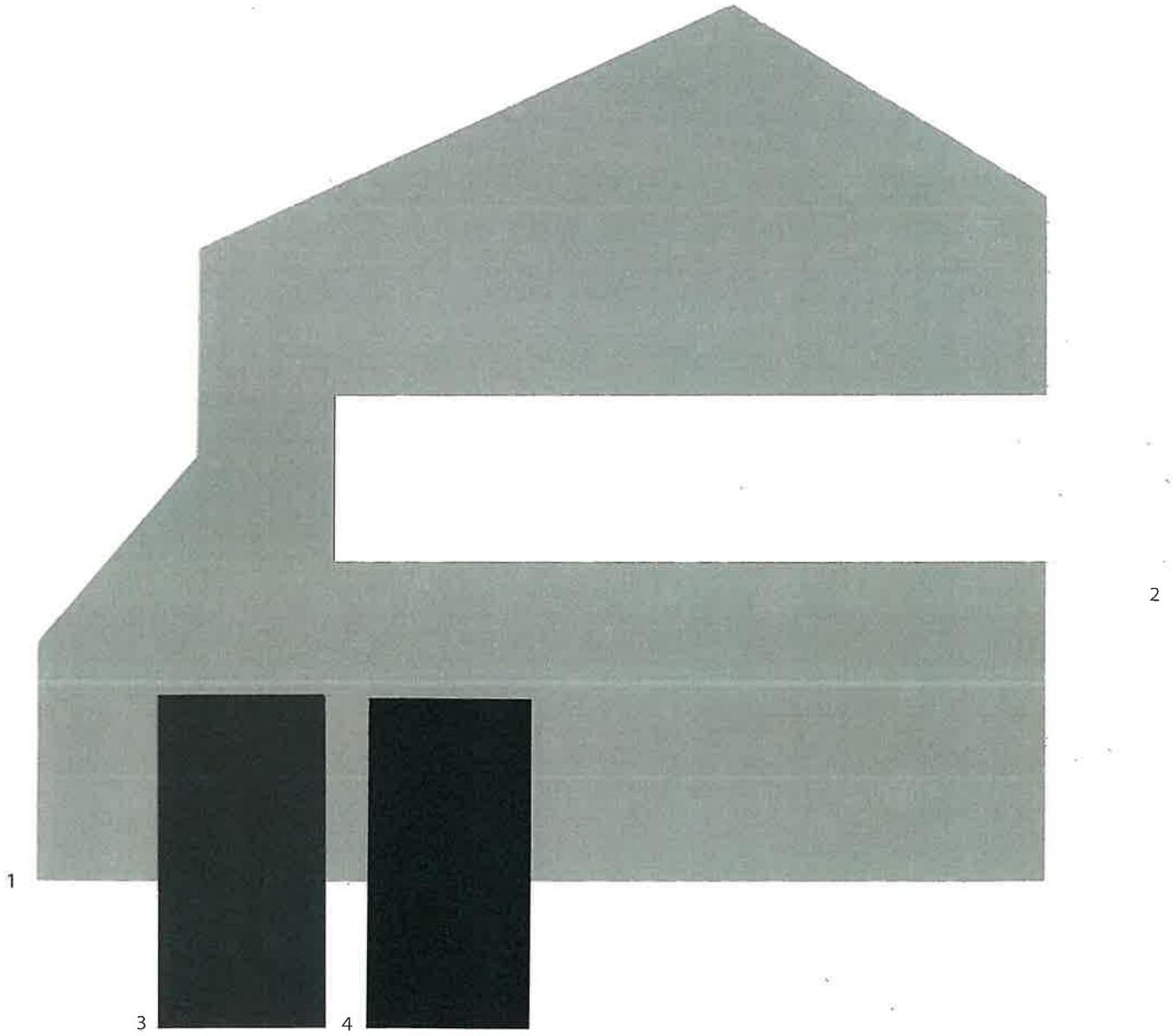

Scheme 17

1	Body	SW 7066 Gray Matters
2	Trim	SW 7005 Pure White
3	Garage & Front Door - Option	SW 7674 Peppercorn
4	Garage & Front Door - Option	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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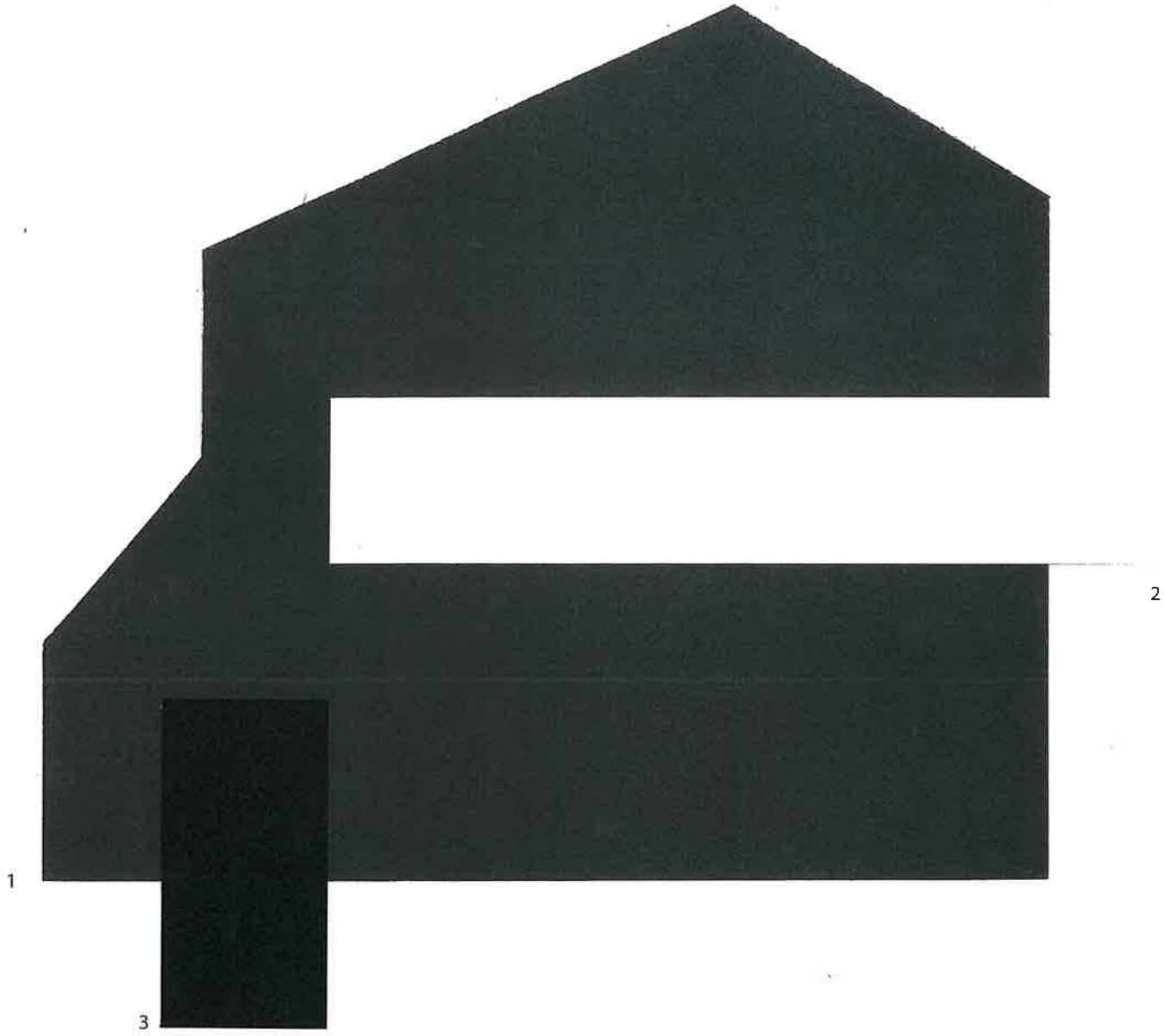

Scheme 18

1	Body	SW 7674 Peppercorn
2	Trim	SW 7005 Pure White
3	Garage & Front Door	SW 6258 Tricorn Black

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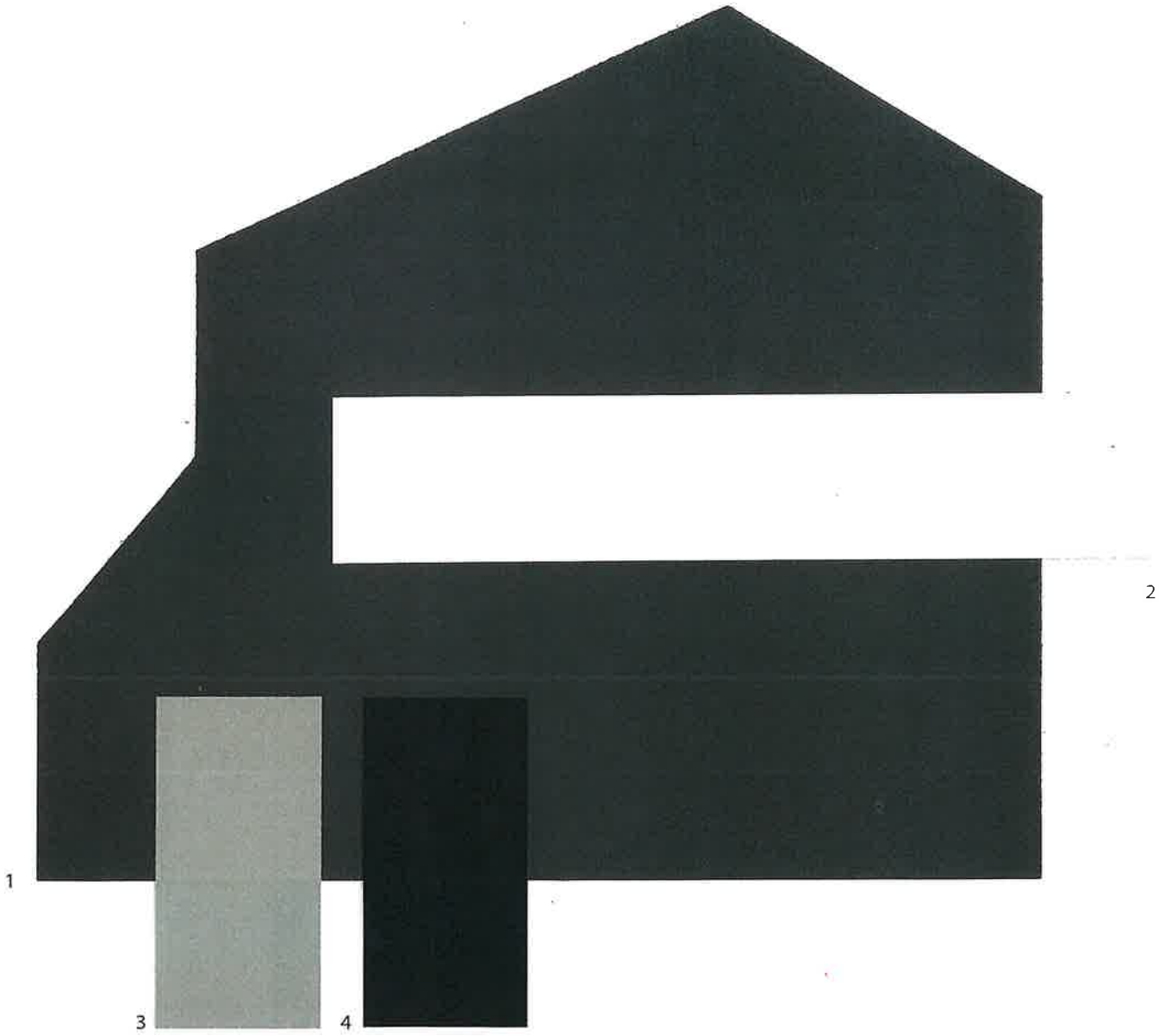

Scheme 19

1	Body	SW 7674 Peppercorn
2	Trim	SW 7005 Pure White
3	Accent	SW 7066 Gray Matters
4	Garage & Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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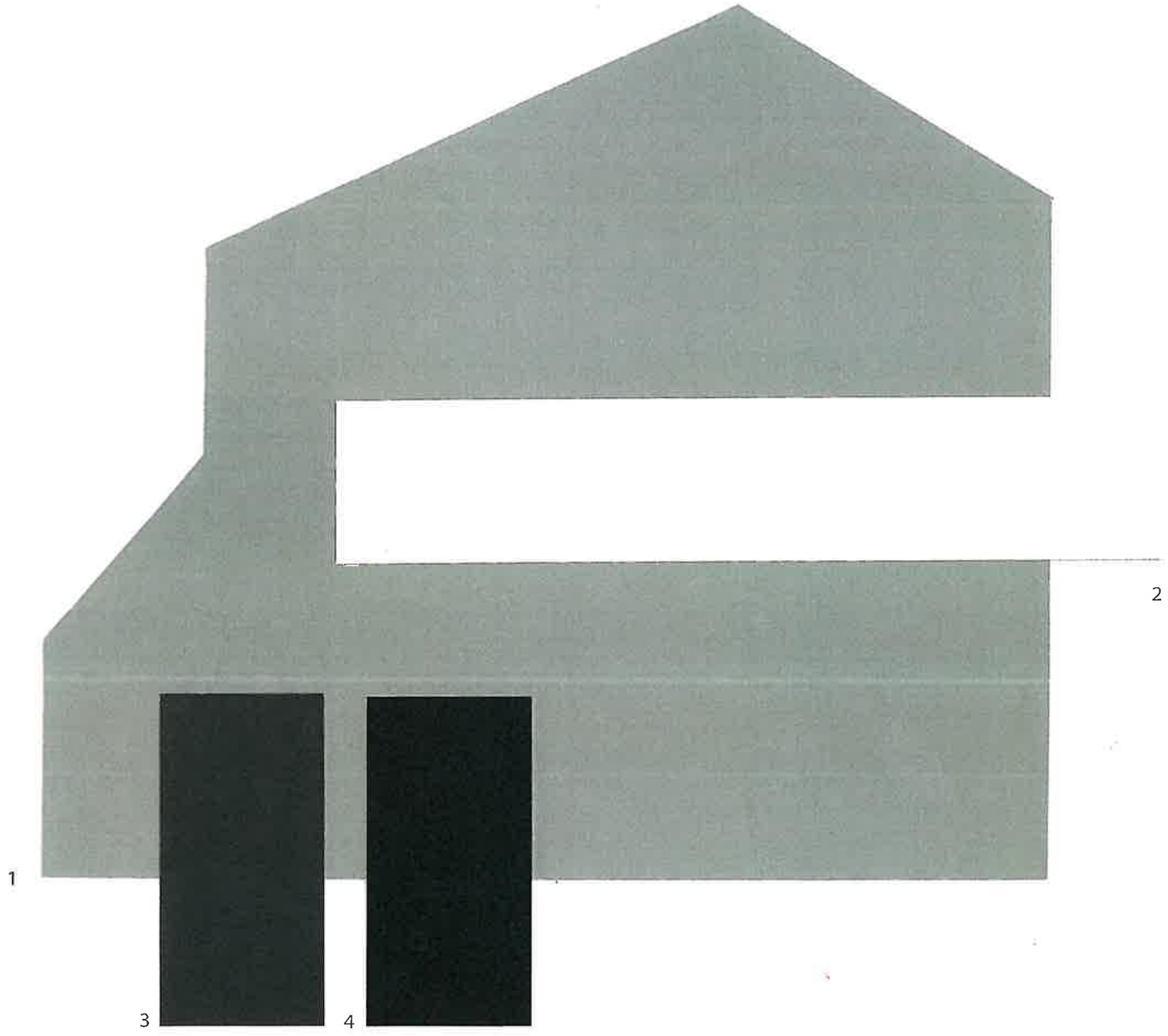

Scheme 20

1	Body	SW 7066 Gray Matters
2	Trim	SW 7005 Pure White
3	Accent	SW 7674 Peppercorn
4	Garage & Front Door	SW 6258 Tricorn Black

JK MONARCH

Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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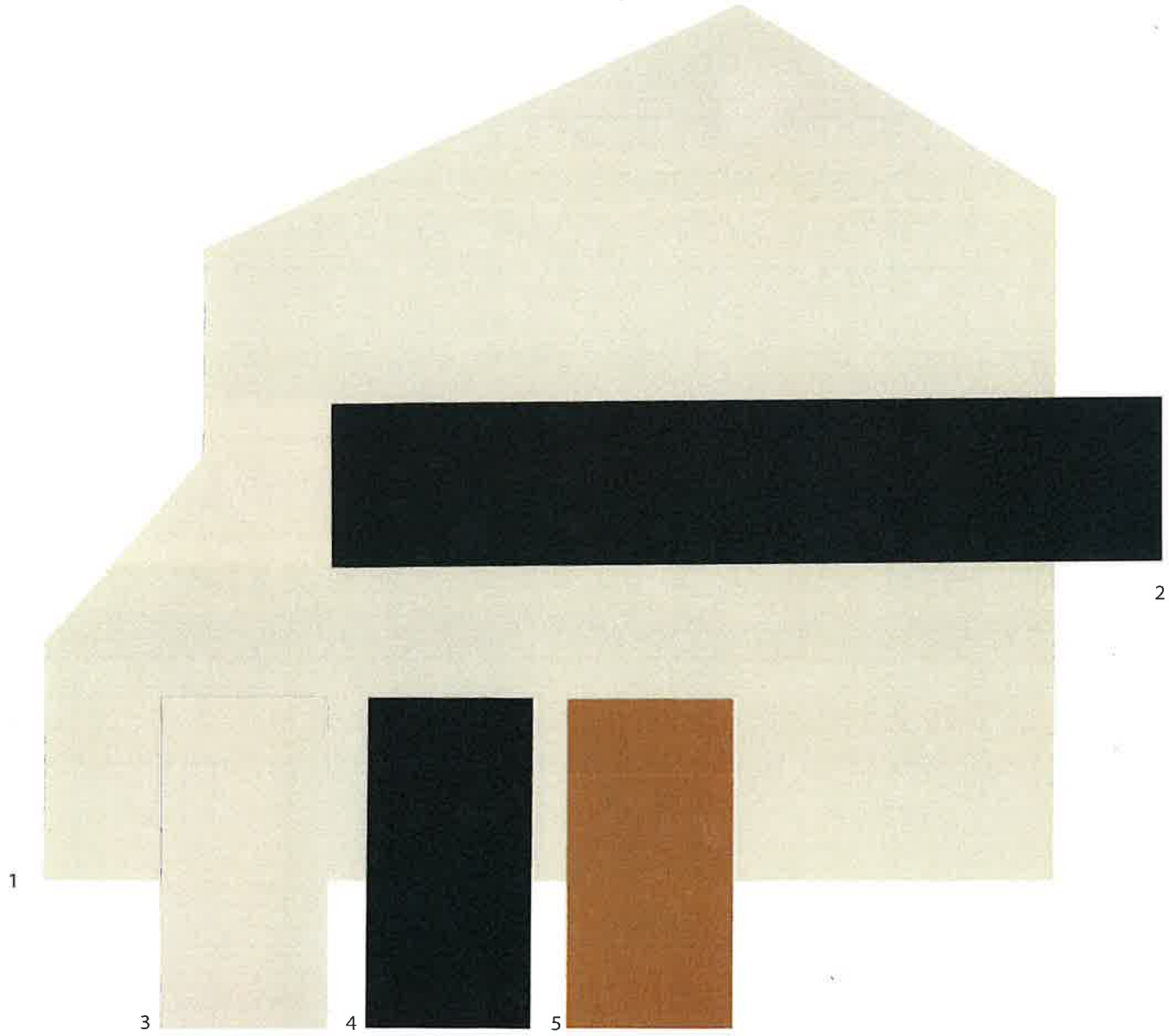

Scheme 21

1	Body	SW 7029 Agreeable Gray
2	Trim	SW 6258 Tricorn Black
3	Accent	SW 7029 Agreeable Gray
4	Garage & Front Door	SW 6258 Tricorn Black
5	Columns	SW 3504 Woodridge

JK MONARCH

Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

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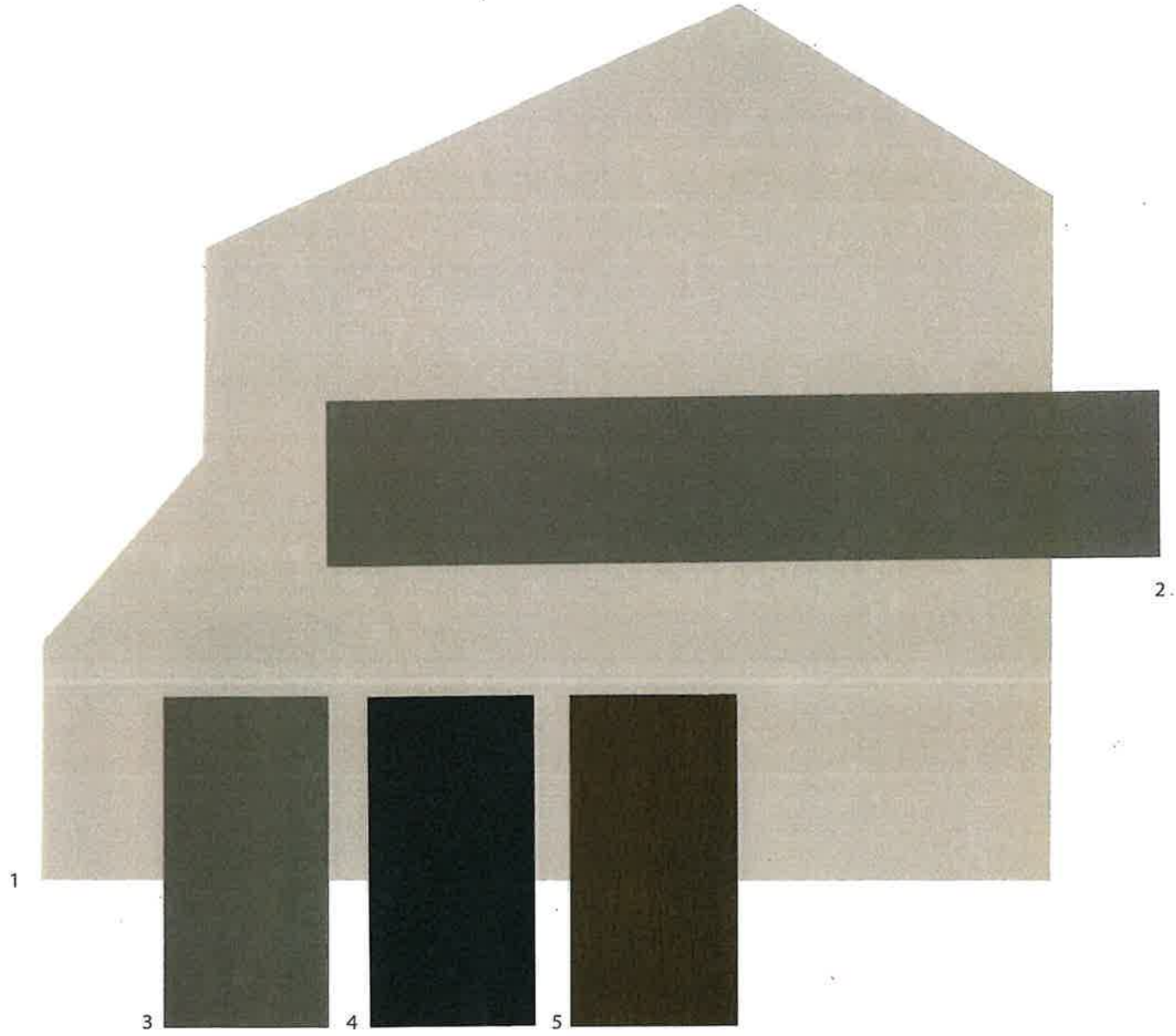
JK Monarch



Scheme 22

1	Body	SW 7030 Anew Gray
2	Trim	SW 7019 Gauntlet Gray
3	Accent	SW 7019 Gauntlet Gray
4	Garage & Front Door	SW 6258 Tricorn Black
5	Columns	SW 3452 Charwood

JK MONARCH

Color samples shown approximate actual paint colors as closely as possible. 23-01-3145 12/11/2023

SHERWIN-WILLIAMS.
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JK Monarch Fine Homes

1

2

3

4

5

Stain Colors

1 SW 3504 Woodridge
2 SW 3511 Cedar Bark
3 SW 3540 Mountain Ash
4 SW 3541 Harbor Mist
5 SW 3542 Charwood

JK MONARCH

Color samples shown approximate actual paint colors as closely as possible. 21-01-1287 5/27/2021

2418 - 2 Car Plan
Elevation A

JK MONARCH
FINE HOMES

JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

2418 - 2 Car Plan
Elevation B

JK MONARCH
FINE HOMES

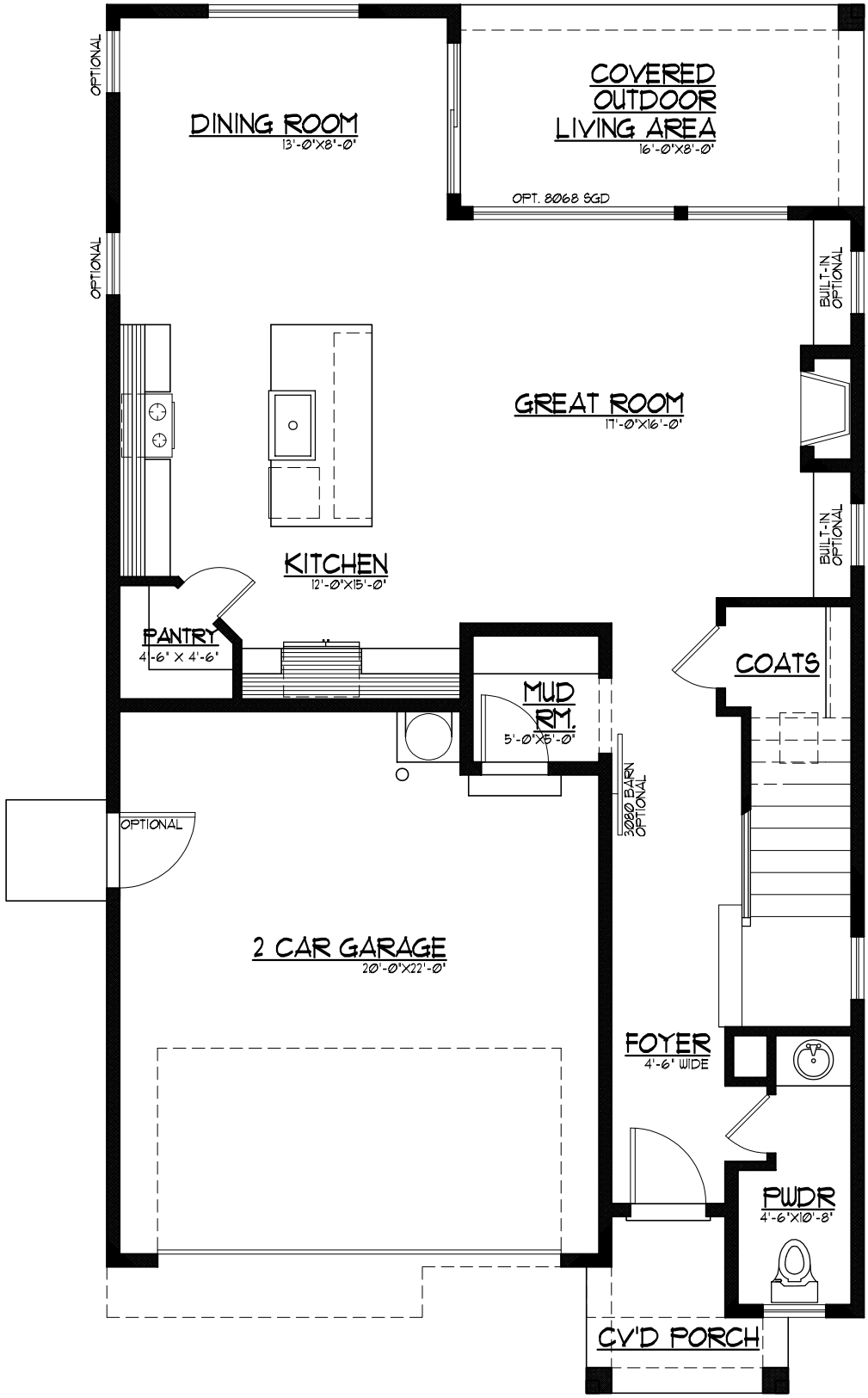
JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

2418 - 2 Car Plan
Elevation C

JK MONARCH
FINE HOMES

JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

Marketing Plan
2418 - 2 Car
Main Floor



JK MONARCH FINE HOMES

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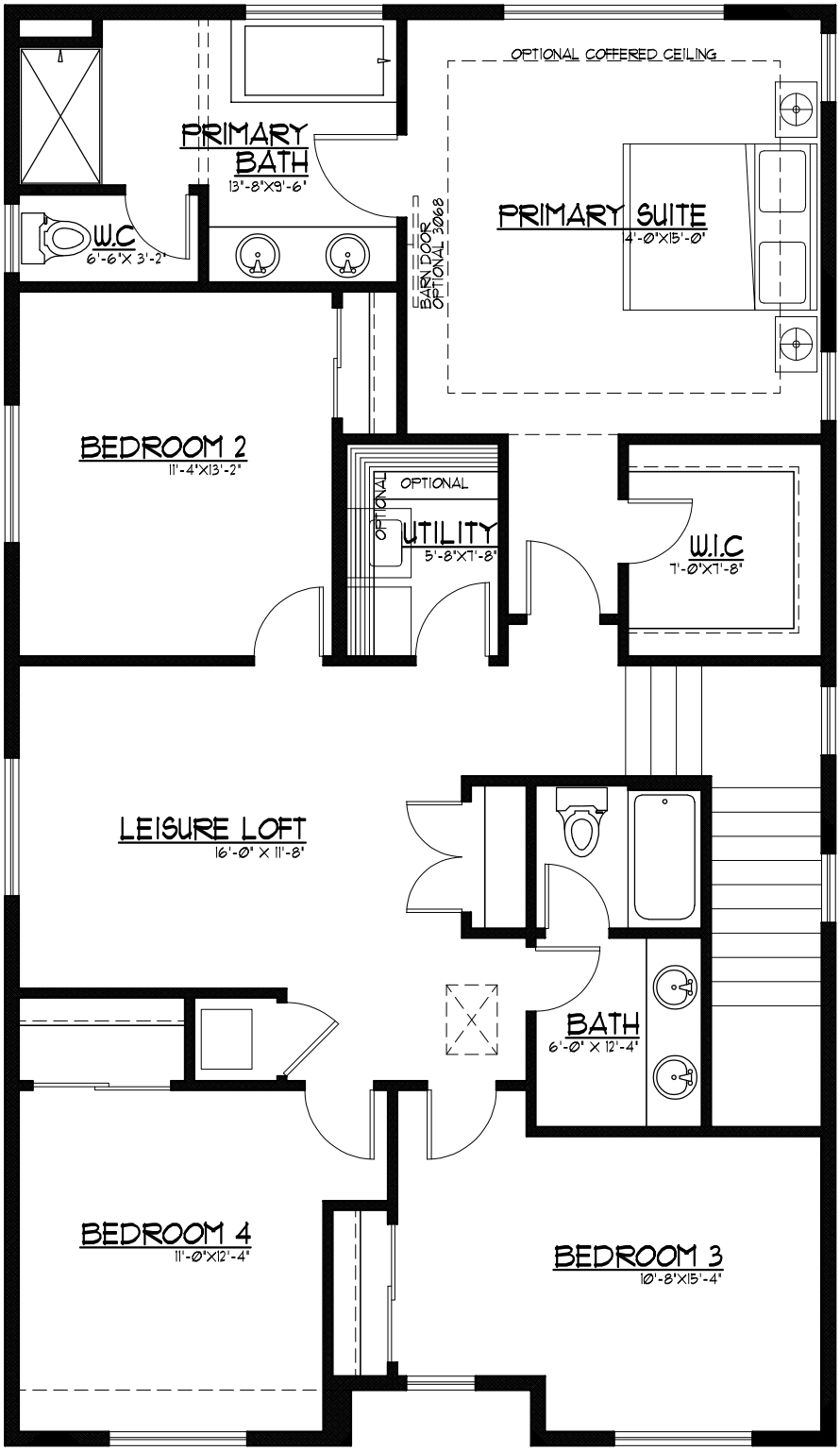
Marketing Plan
2418 - 2 Car
Second Floor



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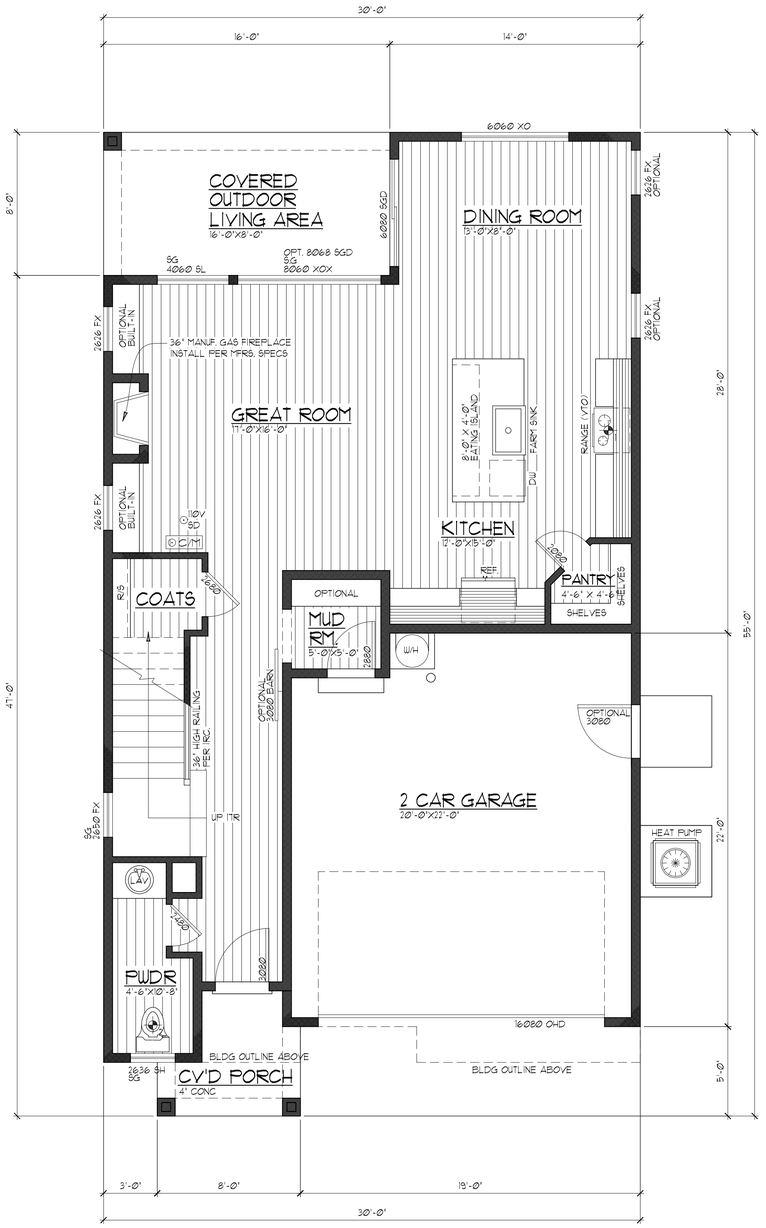
UPPER FLOOR PLAN

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



MAIN FLOOR PLAN

© 2023 Level Design, LLC.

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

AREA SUMMARY

MAIN FLOOR:	958	SF.
UPPER FLOOR:	1,460	SF.
TOTAL:	2,418	SF.
GARAGE:	416	SF.
OUTDOOR LIVING:	128	SF.
FRONT COVERED PORCH:	44	SF.

JK MONARCH

PLAN 2418-2

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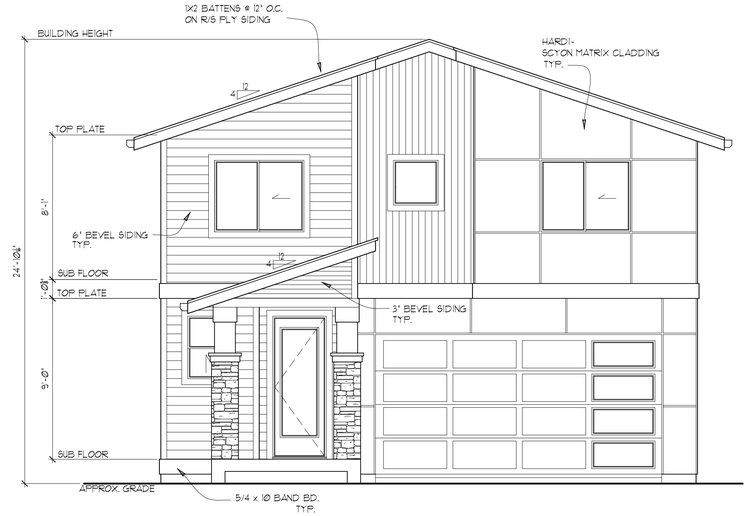
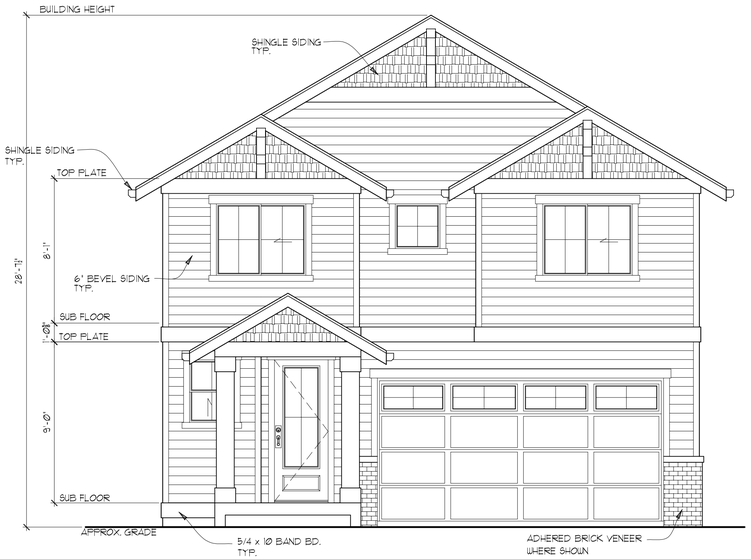
1/2

DATE: 01/24/2023
INIT: MEY
PROJECT #:



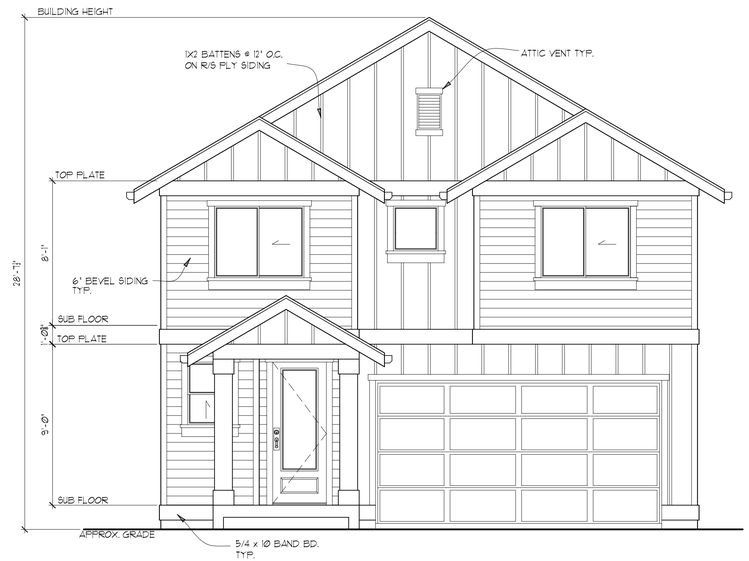
FRONT ELEVATION B

© 2023 Level Design, LLC. SCALE: 1/4" =1'-0"



FRONT ELEVATION C

© 2023 Level Design, LLC. SCALE: 1/4" =1'-0"



FRONT ELEVATION A

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PLAN 2418-2

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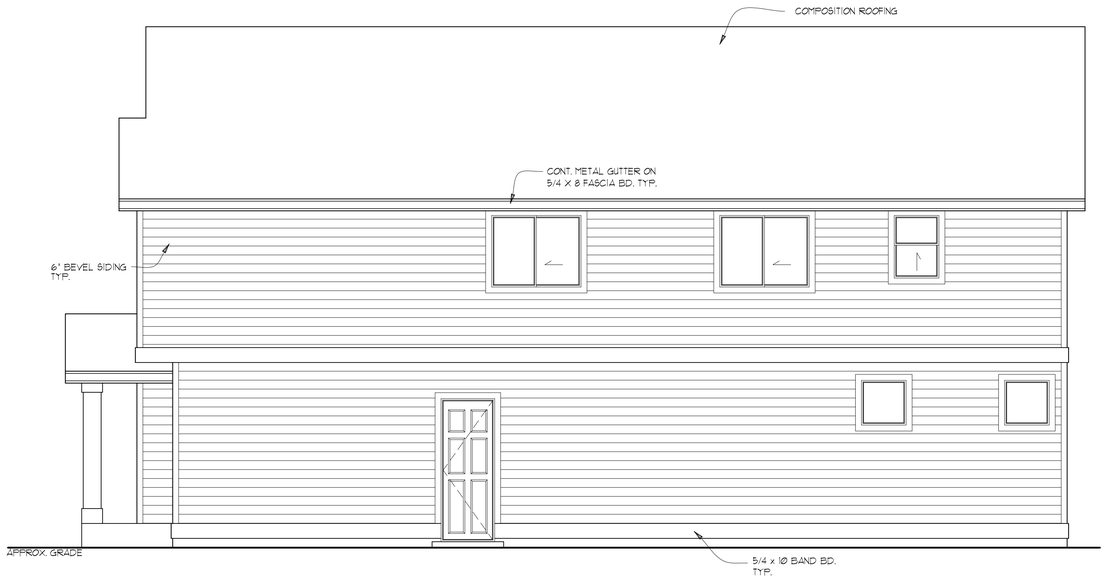
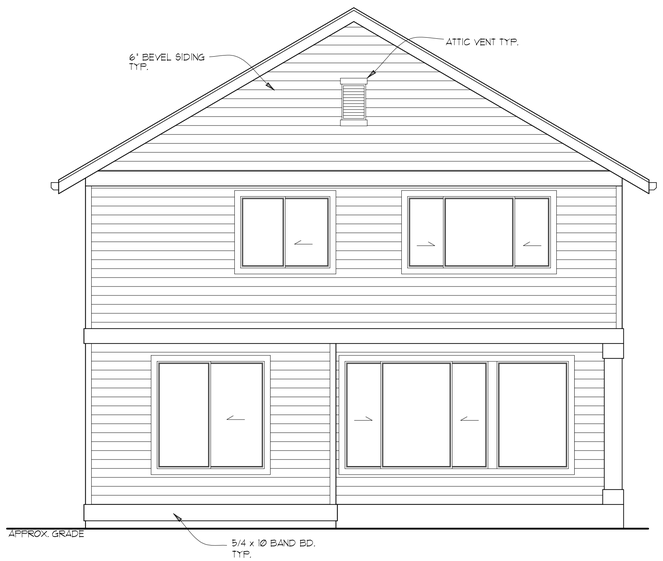
2 / 2

DATE: Ø3/13/2023
INIT: MEY
PROJECT #:



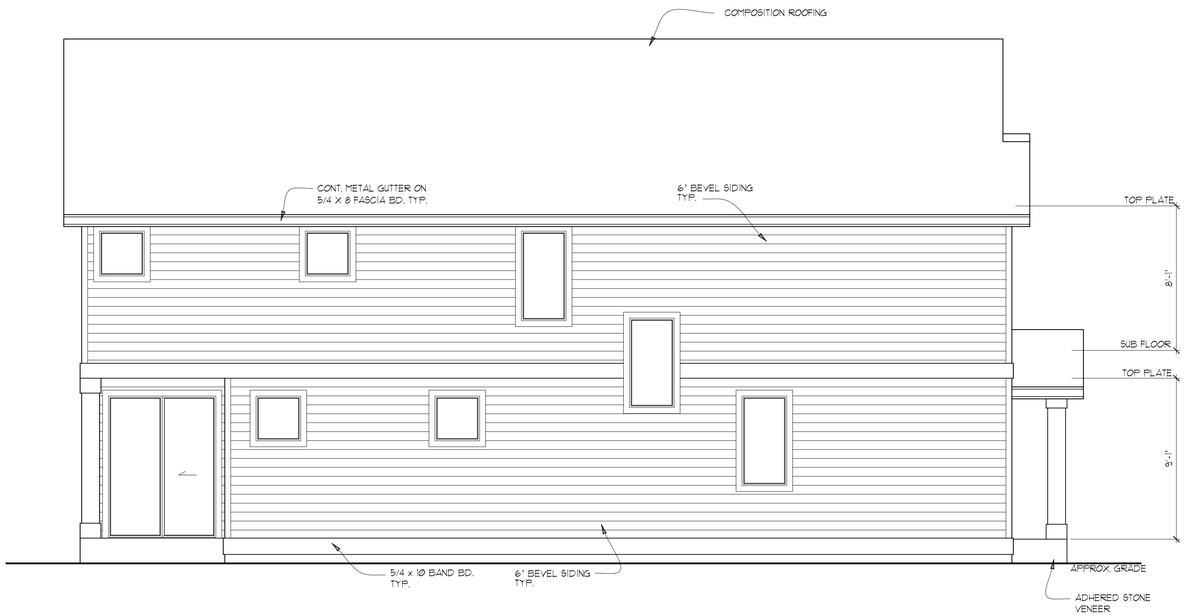
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

PLAN 2418-2

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5/5

DATE: 03/21/2023
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PROJECT #:

2430 - 2 Car Plan
Elevation A

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FINE HOMES

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2430 - 2 Car Plan
Elevation B

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2430 - 2 Car Plan
Elevation C

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Marketing Plan
2430 - 2 Car
Main Floor

DINING AREA
13'-0" X 12'-6"

CV'D OUTDOOR
LIVING AREA
14'-0" X 6'-0"

GREAT ROOM
16'-0" X 16'-0"

KITCHEN
9'-6" X 14'-0"

OPTIONAL
DESK

OPTIONAL
BENCH

HOME
MGMT.
5'-8" X 8'-8"

STORAGE
10'-6 X 6'-6"

PWDR
4'-2" X 8'-0"

2 CAR GARAGE
20'-0" X 29'-0"

FOYER
7'-2" X 4'-8"

CV'D PORCH
10'-0" X 6'-0"

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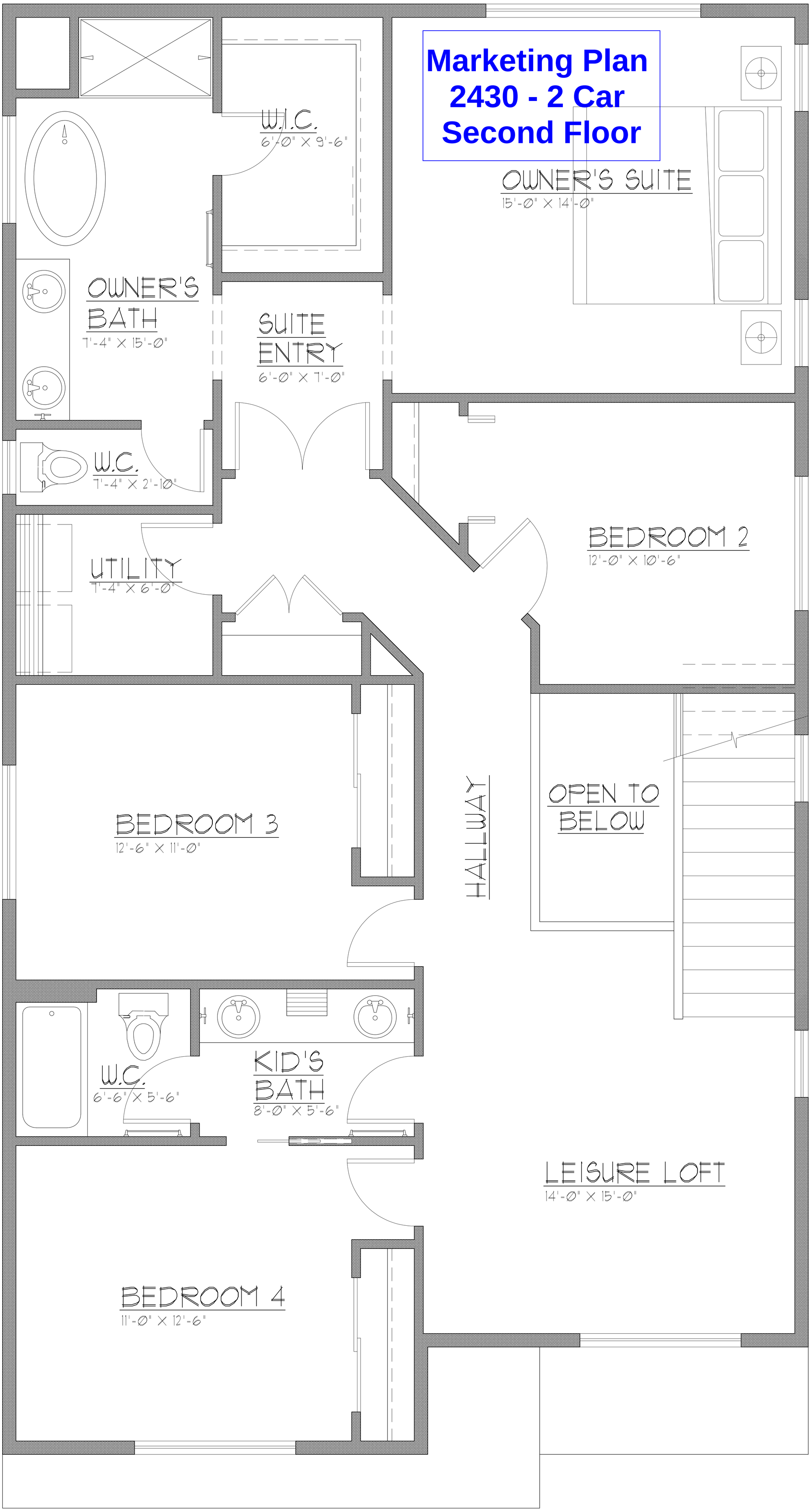
Marketing Plan
2430 - 2 Car
Second Floor



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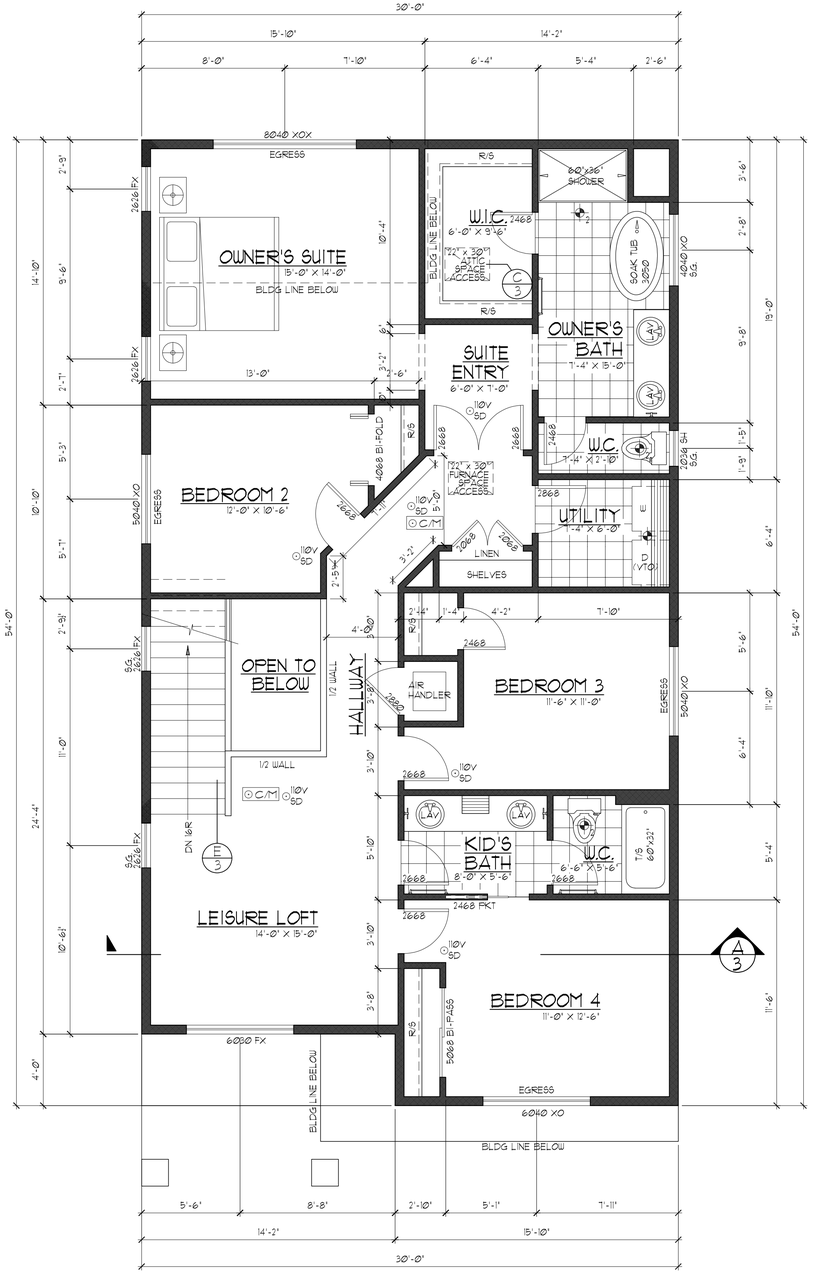

UPPER FLOOR PLAN

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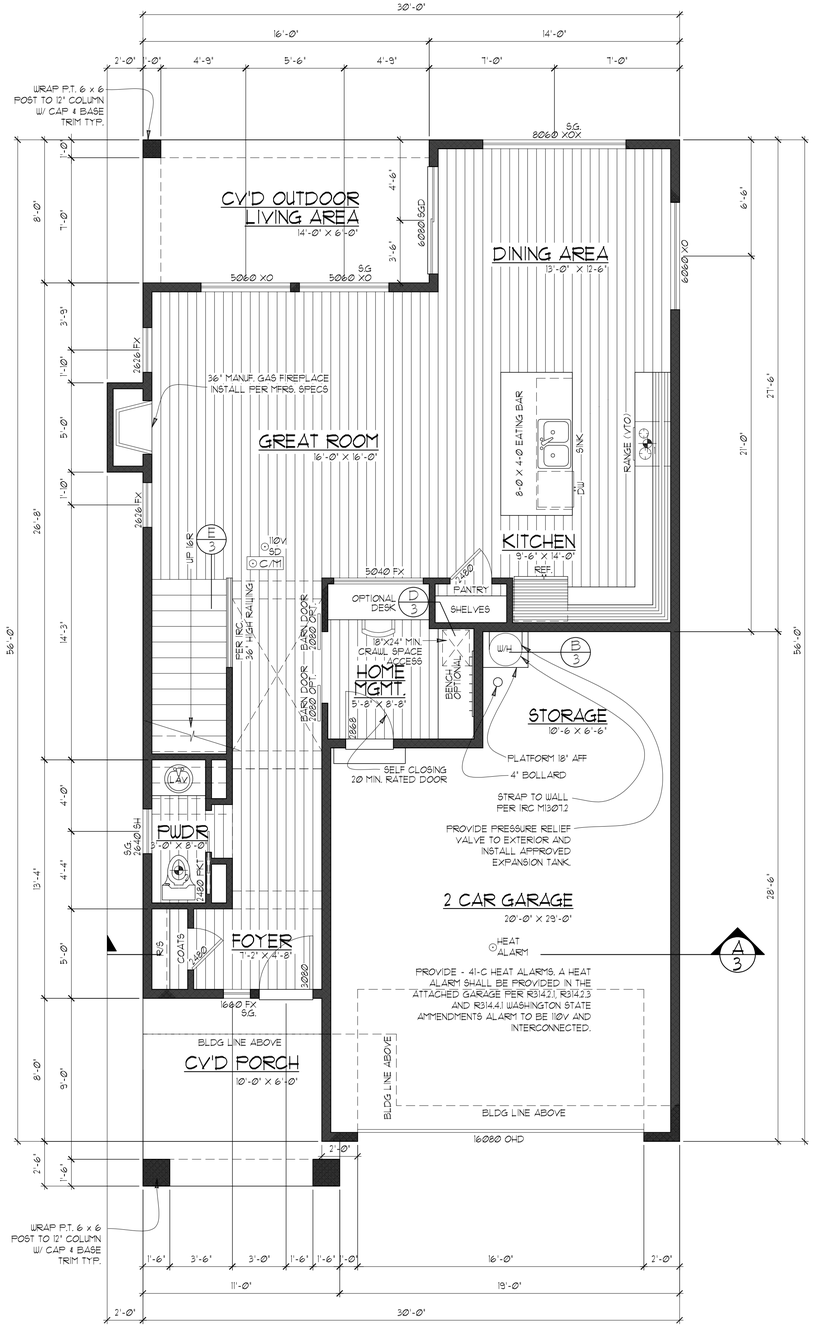

MAIN FLOOR PLAN

© 2022 Level Design, LLC. SCALE: 1/4" =1'-0"

AREA SUMMARY

MAIN FLOOR:	968	SF.
UPPER FLOOR:	1462	SF.
TOTAL:	2430	SF.
COVER PORCH	60	SF.
OUTDOOR LIVING AREA:	128	SF.
GARAGE:	505	SF.

JK MONARCH

PLAN 2430-2 FT

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DATE: 11-11-2022
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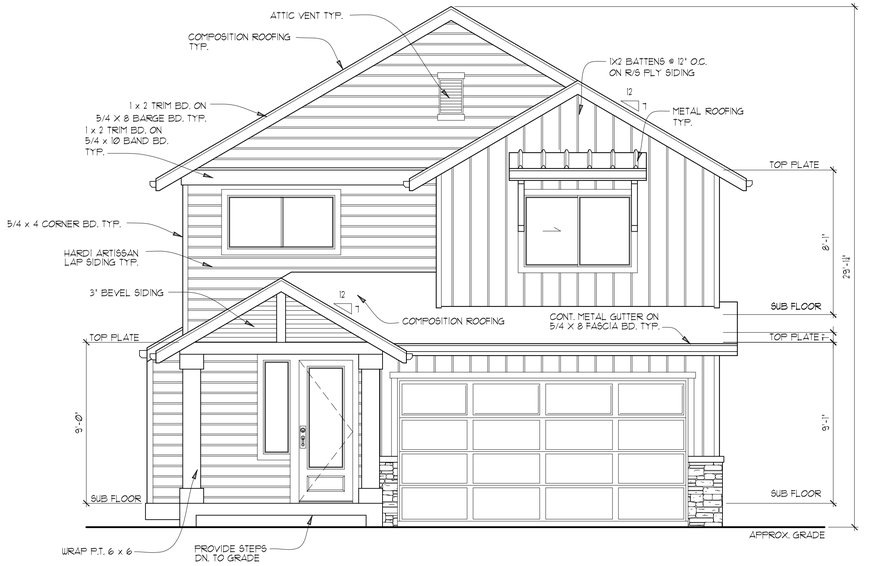

FRONT ELEVATION A

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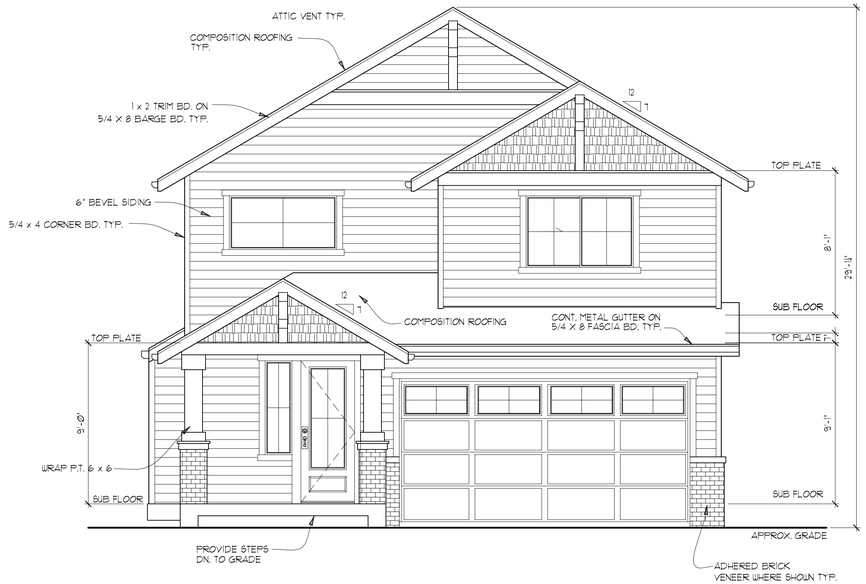

FRONT ELEVATION C

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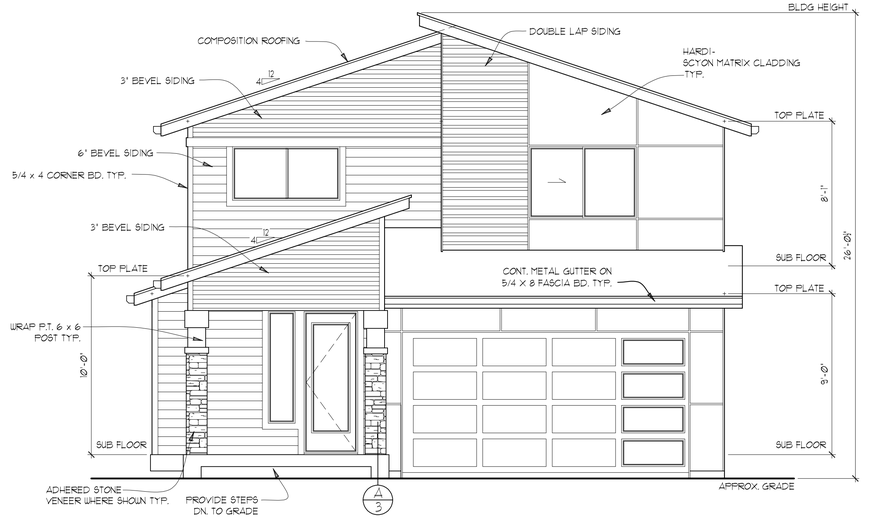

FRONT ELEVATION B

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PLAN 2430-2 FT

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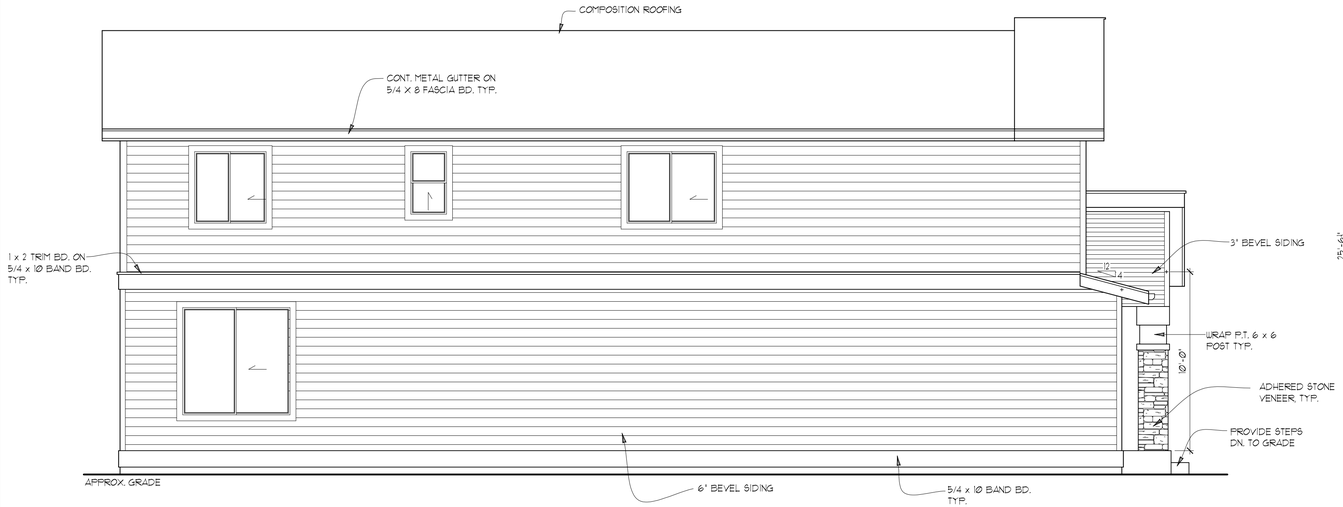
DATE: 11-11-2022
INIT:
PROJECT #:

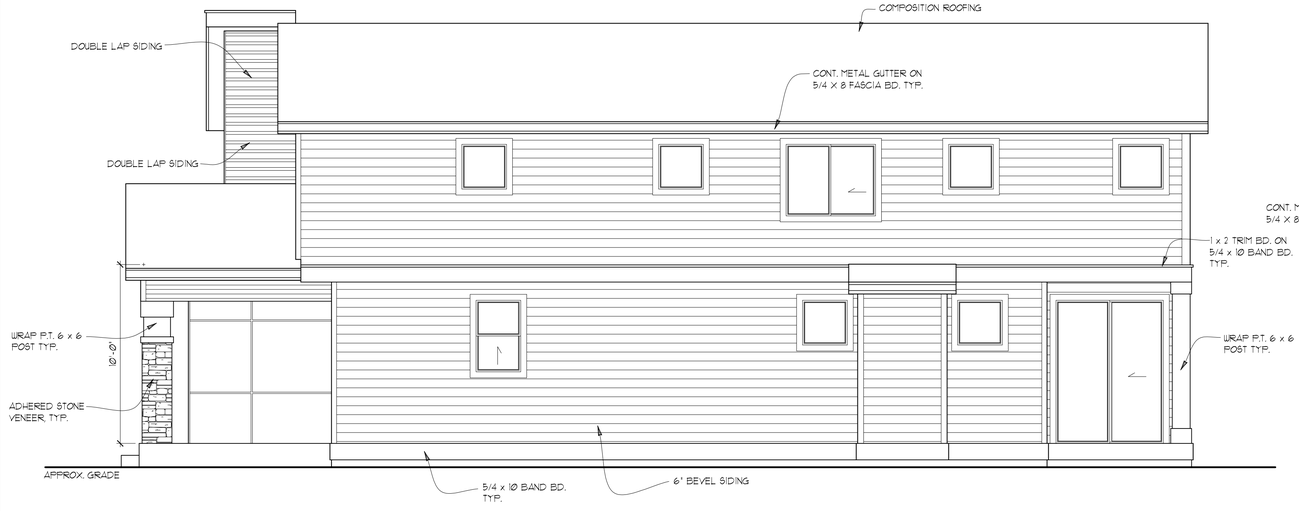


LEFT ELEVATION

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

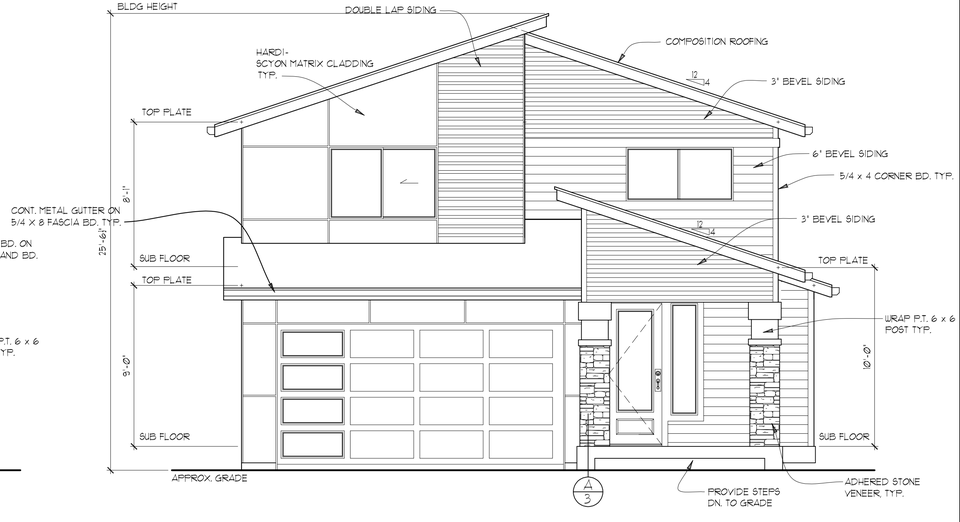
REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

NOTE:
APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS ARE REQUIRED TO BE 4" HIGH WITH A ½" STROKE.

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

- VERIFY SHEAR WALL NAILING AND HOLDOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

NOTE: PROVIDE CONTINUOS PRE-PAINTED G.I. 'Z' FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

PLAN 2430-3T

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2637 - 2 Car Plan
Elevation A

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FINE HOMES

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2637 - 2 Car Plan
Elevation B

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2637 - 2 Car Plan
Elevation C

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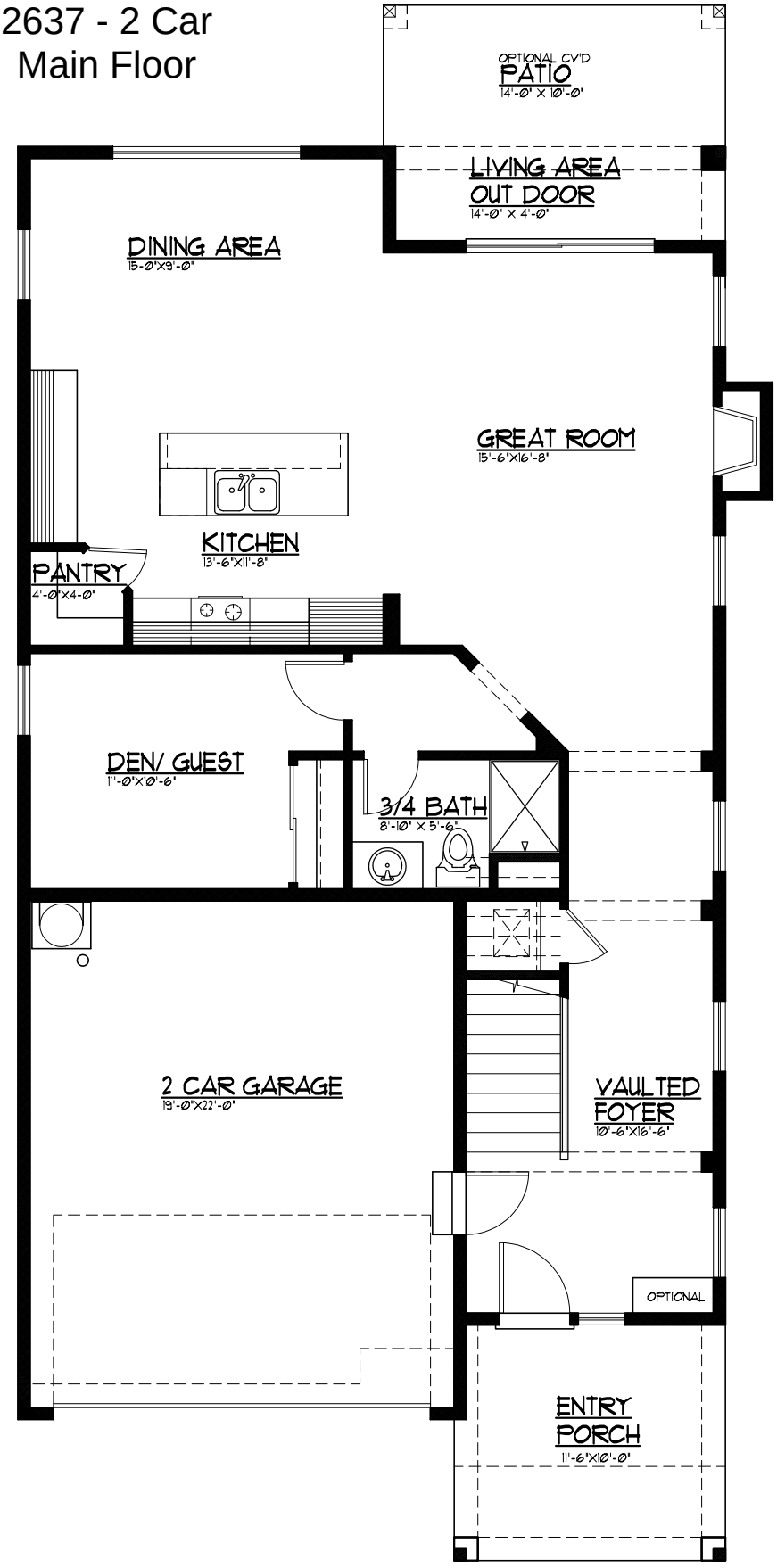
Marketing Plan
2637 - 2 Car
Main Floor



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Marketing Plan
2637 - 2 Car
Second Floor

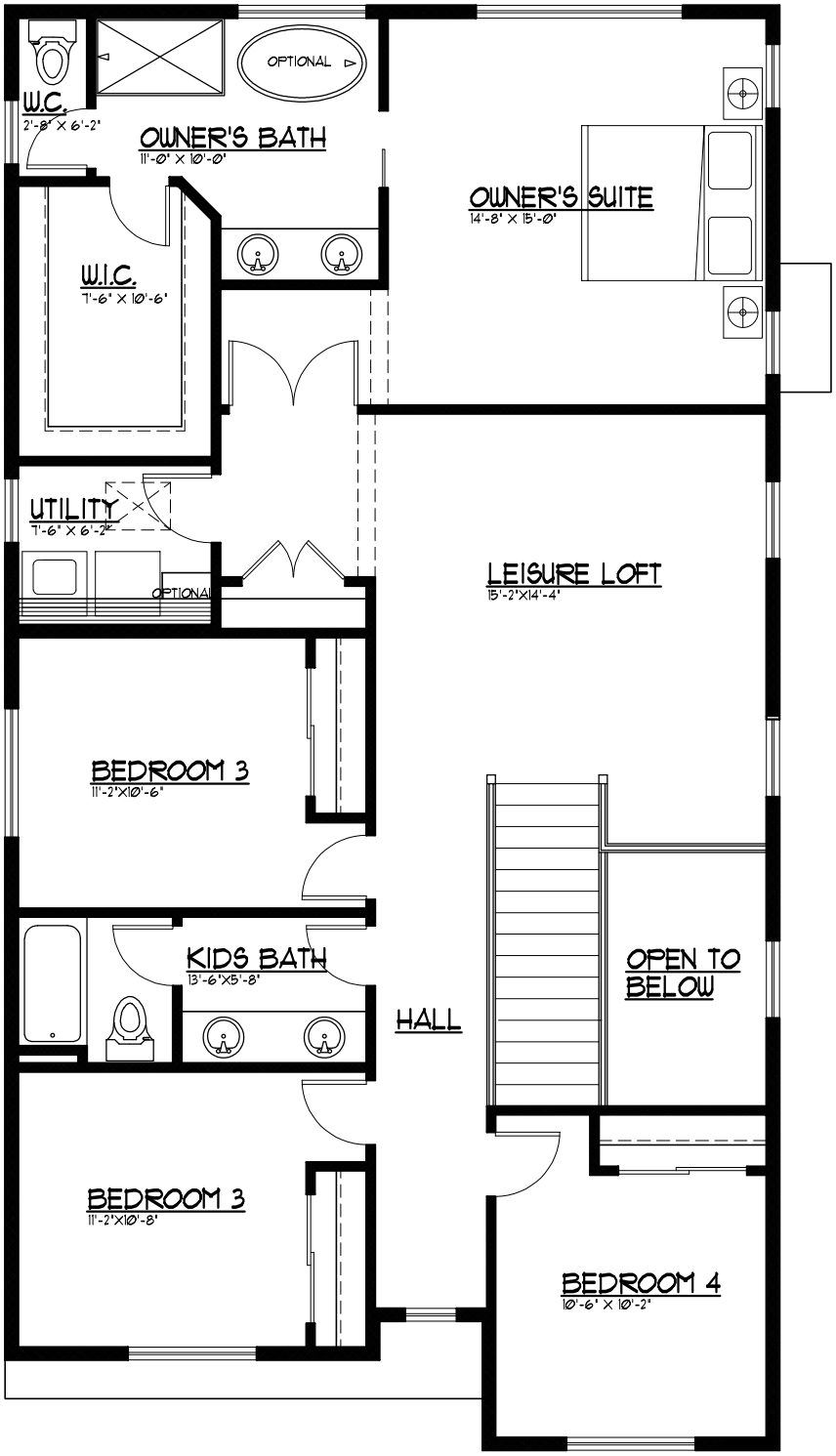

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TABLE 302.6
DWELLING-GARAGR SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOM ABOVE THE GARAGE	NOT LESS 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT
GARAGE LOCATION LESS 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

FOR SI : 1 INCH = 25.4 MM) FOOT =304.8 MM.

•DRYER VENT•
2018 IRC M1502.4.6 LENGTH IDENTIFICATION WHERE THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FEET (10 668 MM), THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEE (1829 MM) OF THE EXHAUST DUCT CONNECTION

2018 IRC R 303.7 INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVEL OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

2018 IRC R 311.7.9 ILLUMINATION STAIRWAY SHALL BE PROVIDED WITH IN ACCORDANCE WITH SECTION R303.7 # R303.8

•NOTE•
BUILDING AIR LEAKAGE TEST REQUIRED AS PER 2018 WSEC R402.4.12

2018 IRC R311.3 FLOOR AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" (914MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDING SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT)

DUCTS
-DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU R9-33 PER 2018 WSEC R403.3.3
-DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED AS PER M1601.4.1-R403.3.2.1 2018 WSEC

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.
R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4
R302.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6 OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5 ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR THE THE ADJACENT DWELLING UNIT WALL.
R302.7.1 UNDER-STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (12.7 MM) GYPSUM BOARD.

AREA SUMMARY

MAIN FLOOR:	1,121	SF.
UPPER FLOOR:	1,516	SF.
TOTAL:	2,637	SF.
GARAGE:	409	SF.
ENTRY PORCH:	113	SF.
OUTDOOR LIVING AREA:	56	SF.
OPT. CVD PATIO AREA:	87	SF.

SMOKE DETECTORS

⊙SD	INSTALL SMOKE DETECTORS WHERE INDICATED ALL SMOKE DETECTOR RECEIVE THERE POWER FROM THE PRIMARY AND INTERCONNECTED PER R314.4 & R314.6

CARBON MONOXIDE ALARMS

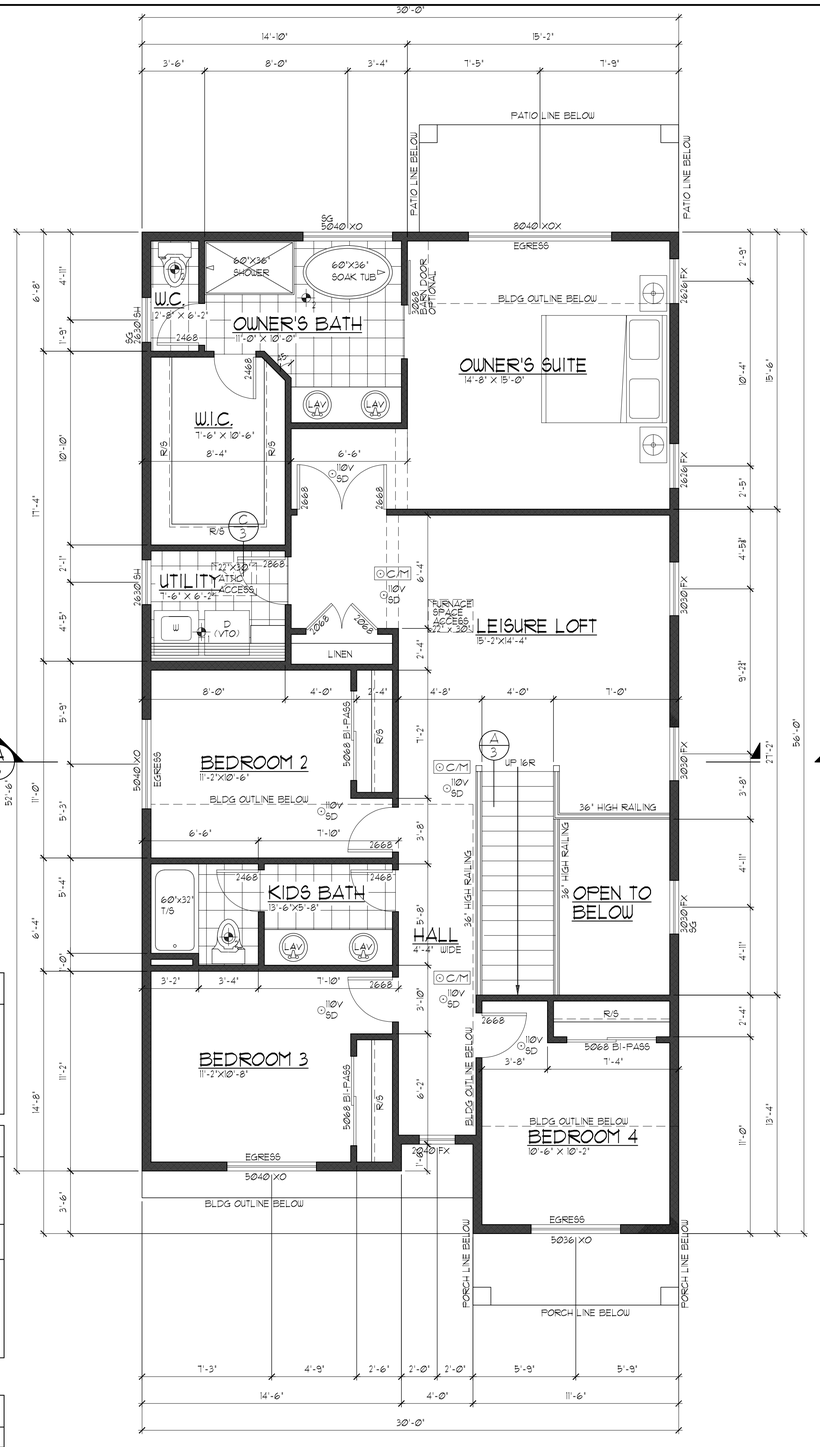
⊙C/M	R315.5 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH, OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. EXCEPTIONS: 1. CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

VENTILATION SCHEDULE

VENTILATION REQUIREMENTS OF IRC TABLE M1505.4.4

SYMBOL		EXHAUST RATES
1	KITCHENS (V.T.O)	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
2	BATHROOMS/TOILET ROOMS/ LAUNDRY ROOM (V.T.O)	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

VENTILATION RATE FOR WHOLE HOUSE FAN TO BE 75 CFM
PER TABLE M1505.4.3(1) INDOOR AIR QUALITY
HVAC CONTRACTOR TO SPECIFY LOCATION.

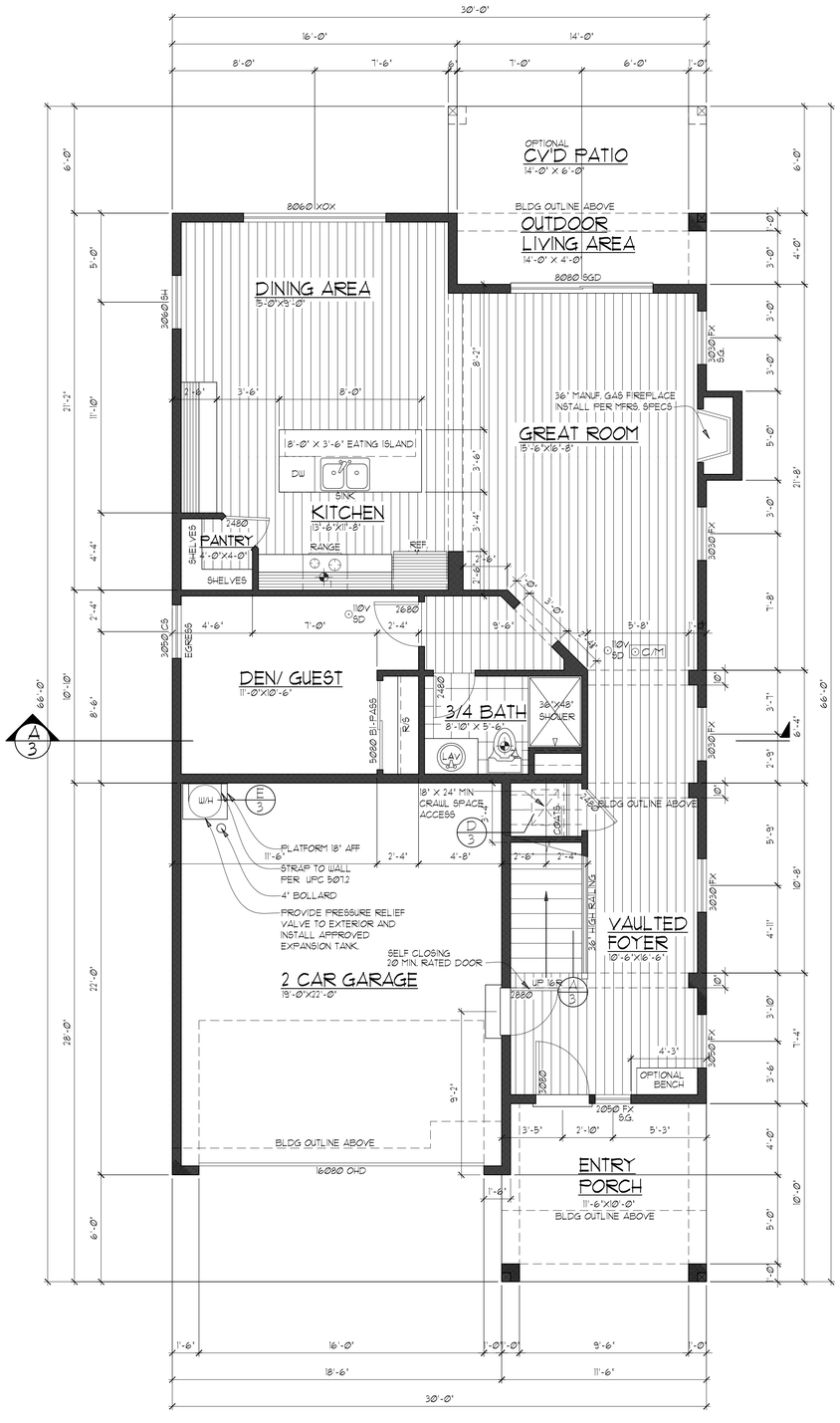


UPPER FLOOR PLAN

PLEASE REFER TO SHEET 1/4 FOR ENERGY CREDIT PROPOSED UNDER THE 2018 WASHINGTON STATE ENERGY CREDIT-TABLE R406.3

© 2021 Level Design, LLC. SCALE: 1/4" =1'-0"

- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- WINDOW HEADERS AT 6'-8" ABOVE SUB FLOOR, U.N.O.
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)



MAIN FLOOR PLAN

© 2021 Level Design, LLC. SCALE: 1/4" =1'-0"

- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x6 BEARING WALLS , U.N.O., 6'-0" MAX. SPAN
- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x4 BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- WINDOW HEADERS AT 6'-8" ABOVE SUB FLOOR, U.N.O.
- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- EXTERIOR WALLS TO BE 2X6 AT 16" (MAX.) O.C. U.N.O.
- INTERIOR PARTITIONS TO BE 2x4 AT 16" O.C. (2X6 @ PLUMBING WALLS, U.N.O.)
- DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GAGE STEEL
- NO DUCT OPENINGS IN GARAGE
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)

PLAN 2637-2

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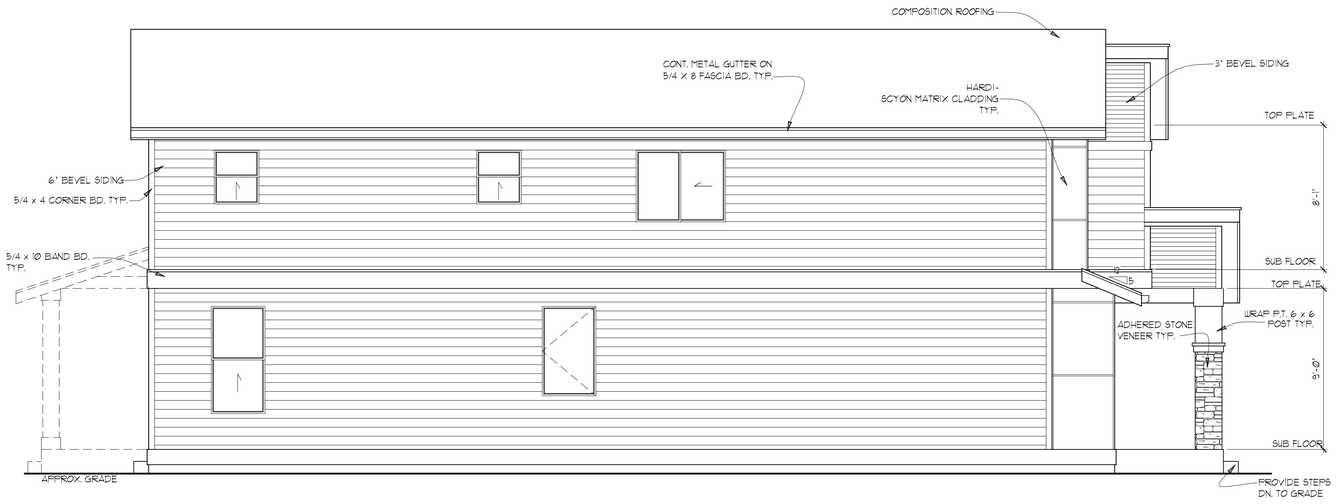
PHONE: 253.284.3170
FAX: 253.284.3183

REVISION DATE:	INIT:	PROJECT #:

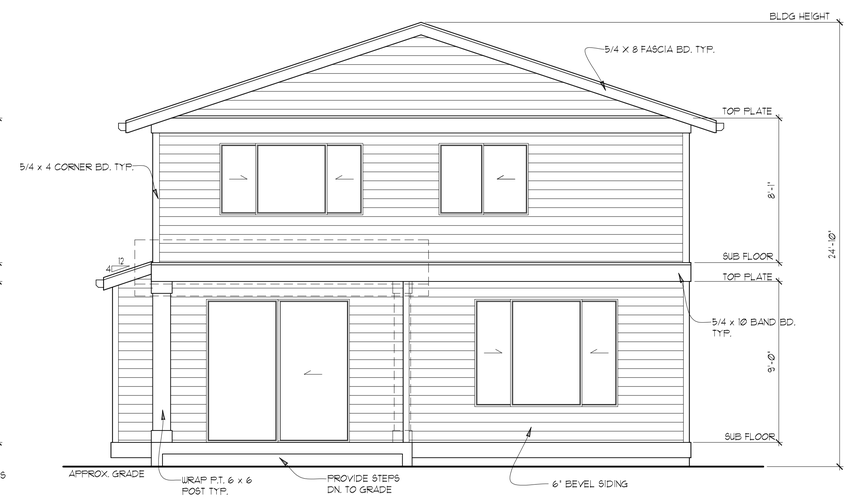
2 / 4

DATE: 11/16/2021
INIT:
PROJECT #:



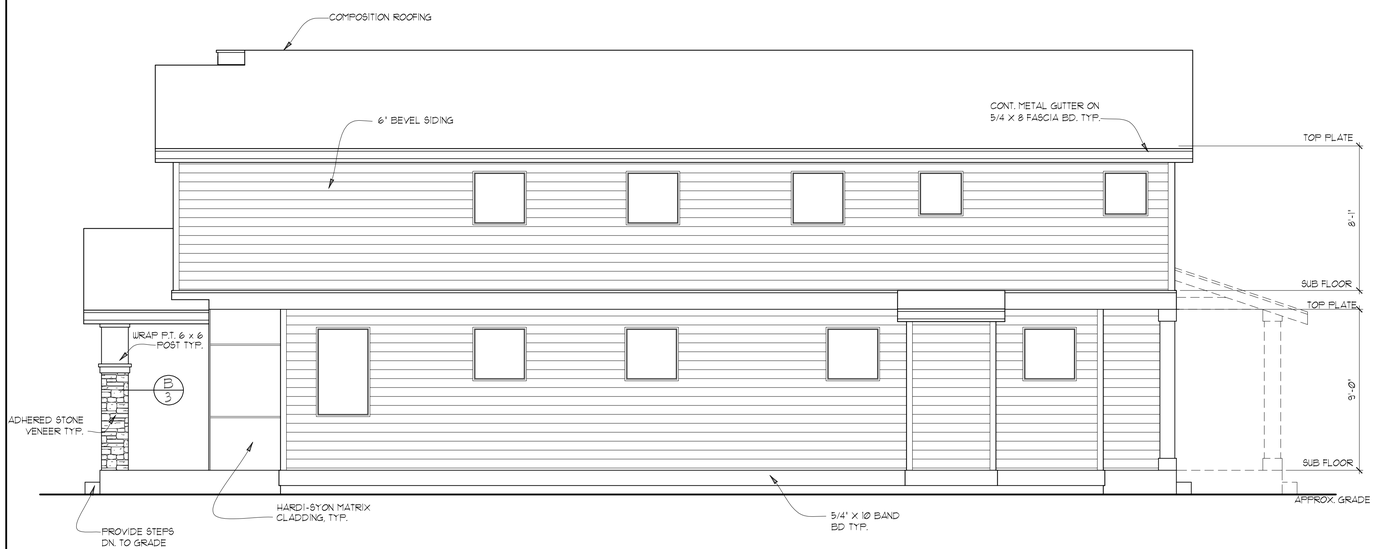
LEFT ELEVATION

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



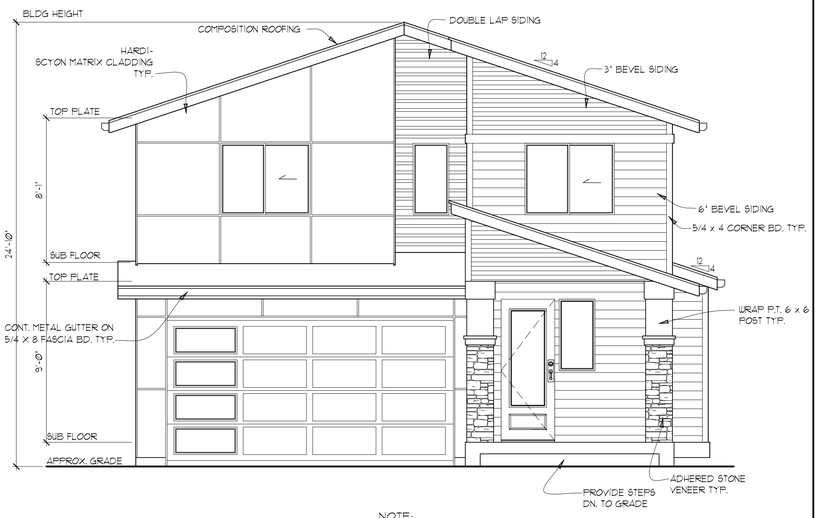
REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

NOTE:
APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS ARE REQUIRED TO BE 4" HIGH WITH A ½" STROKE.

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

- VERIFY SHEAR WALL NAILING AND HOLDOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

NOTE: PROVIDE CONTINUOS PRE-PAINTED G.I. "Z" FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

PLAN 2637-2

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REVISION DATE:	INIT:	PROJECT #:

4 / 4

DATE: 11/16/2021
INIT:
PROJECT #:

2802 - 2 Car Plan
Elevation A

JK MONARCH
FINE HOMES

JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

2802 - 2 Car Plan
Elevation B

JK MONARCH
FINE HOMES

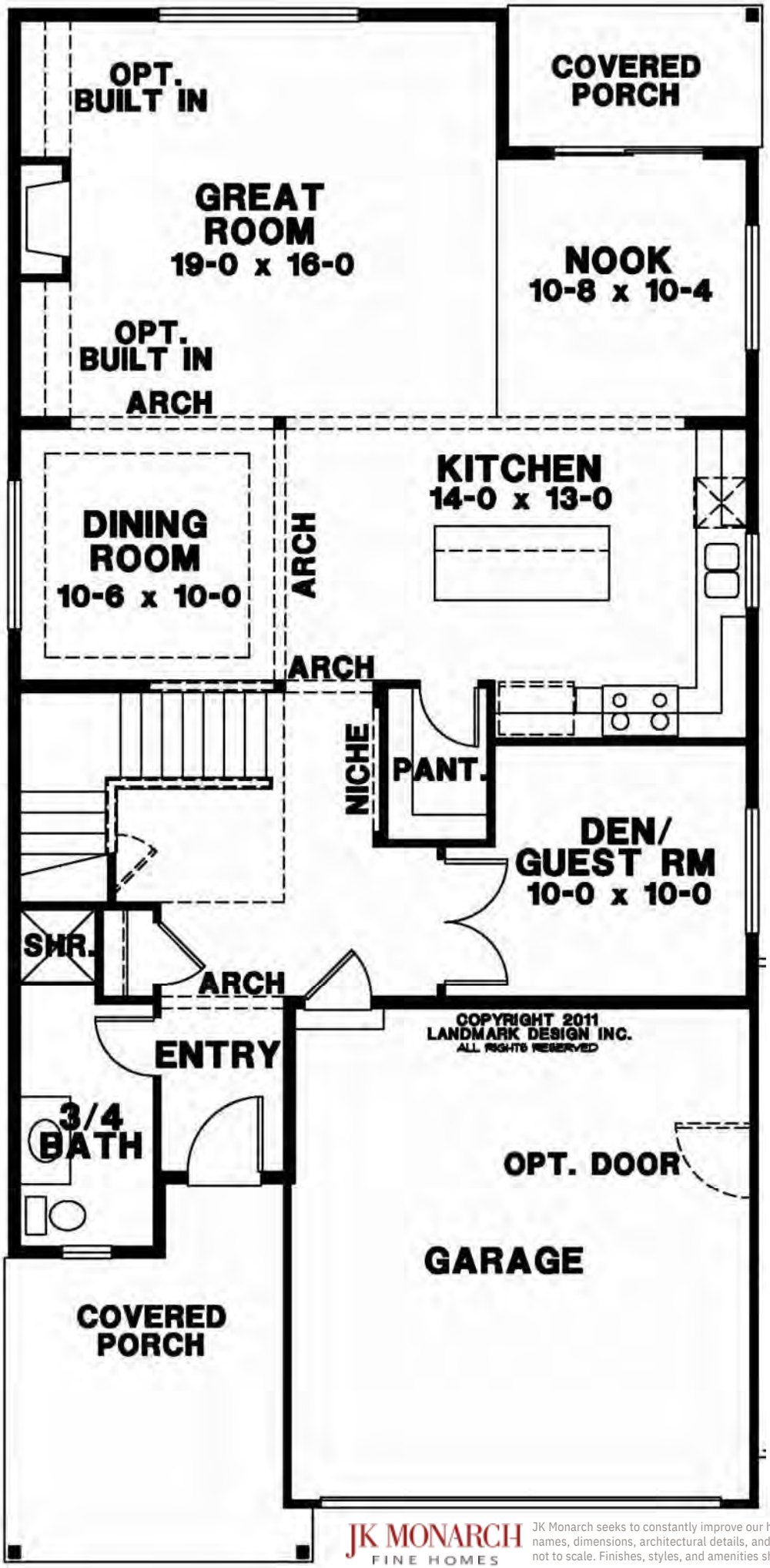
JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

2802 - 2 Car Plan
Elevation C

JK MONARCH
FINE HOMES

JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

Marketing Plan
2802 - 2 Car
Main Floor



JK MONARCH
FINE HOMES

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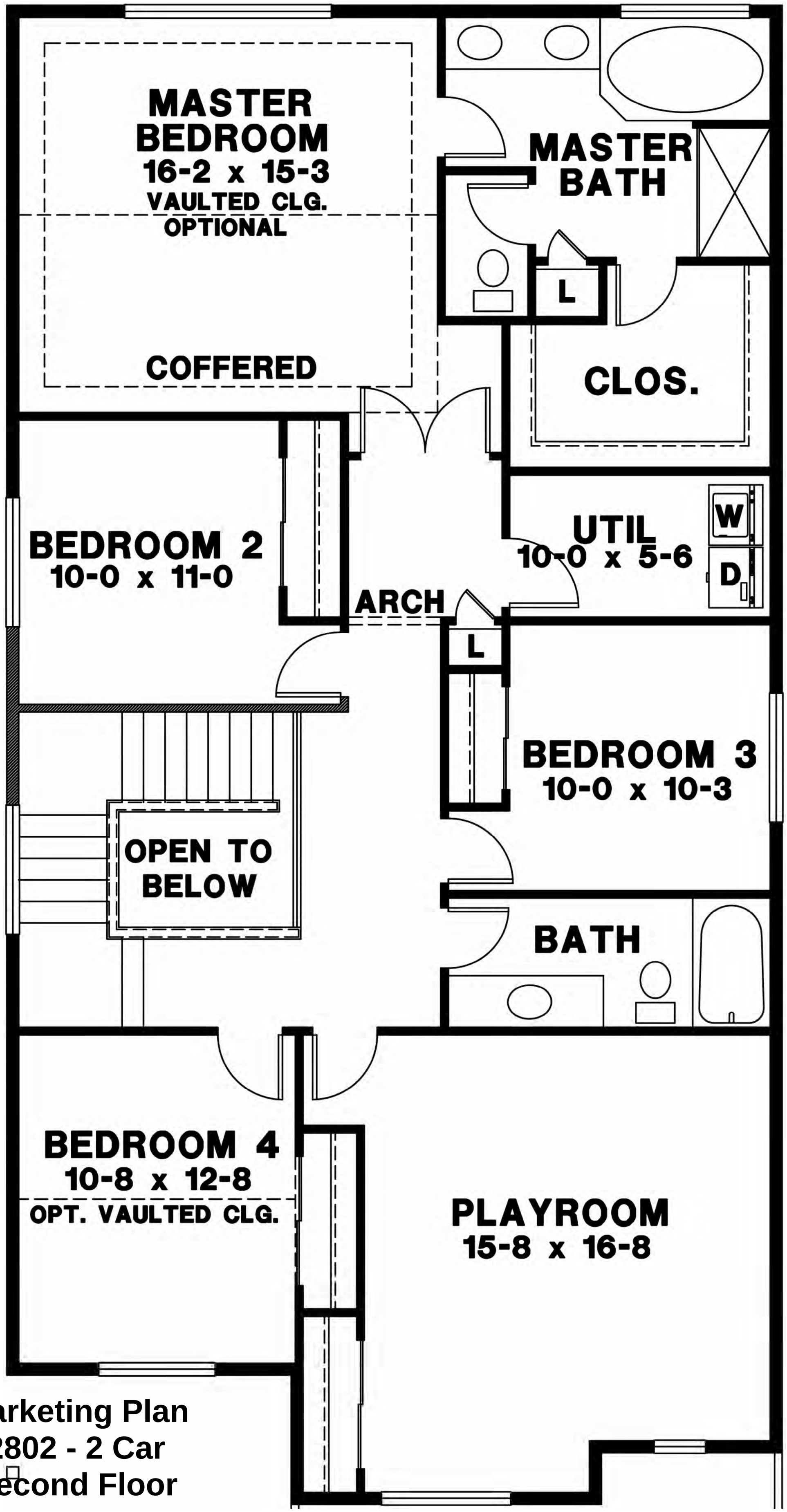

Marketing Plan
2802 - 2 Car
Second Floor

JK MONARCH
FINE HOMES

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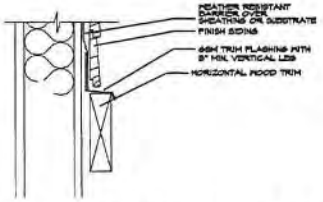
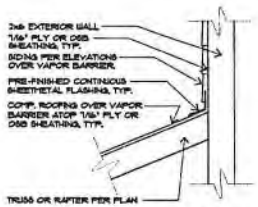
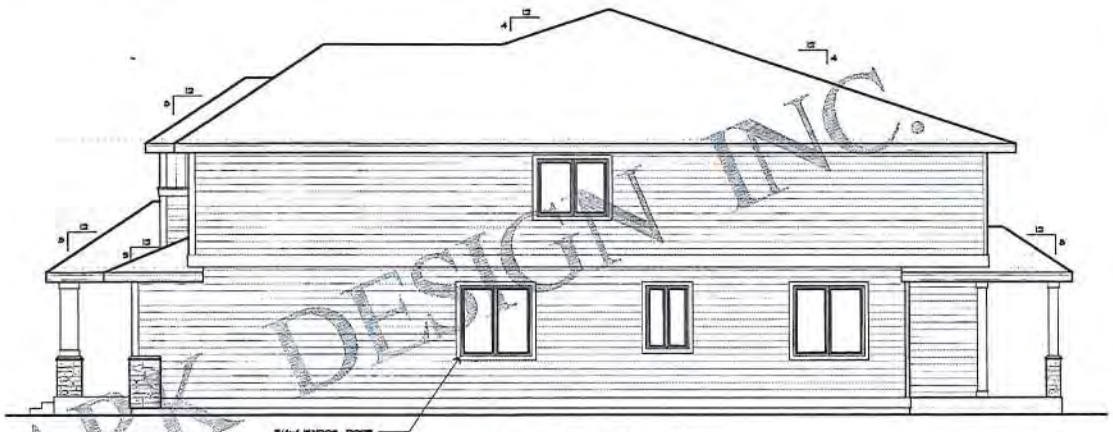


HORIZ. TRIM AT SHEATHING/WOOD STUDS
N.T.S.

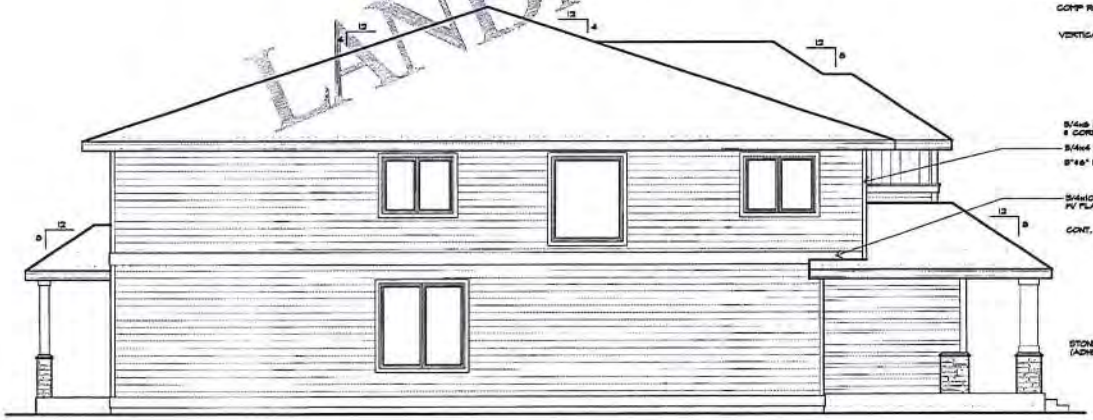


ROOF TO WALL FLASHING DETAIL
N.T.S.

REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

FRONT ELEVATION
1/4"=1'-0"

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GRADE TO SLOPE AWAY FROM FOUNDATION A MIN. OF 6" WITHIN THE FIRST 10'

5' x 18' PORCH, CONC. AT MIN. 12" ABOVE GRADE

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH X 0.5 MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

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PLAN 2802 - 2 CAR

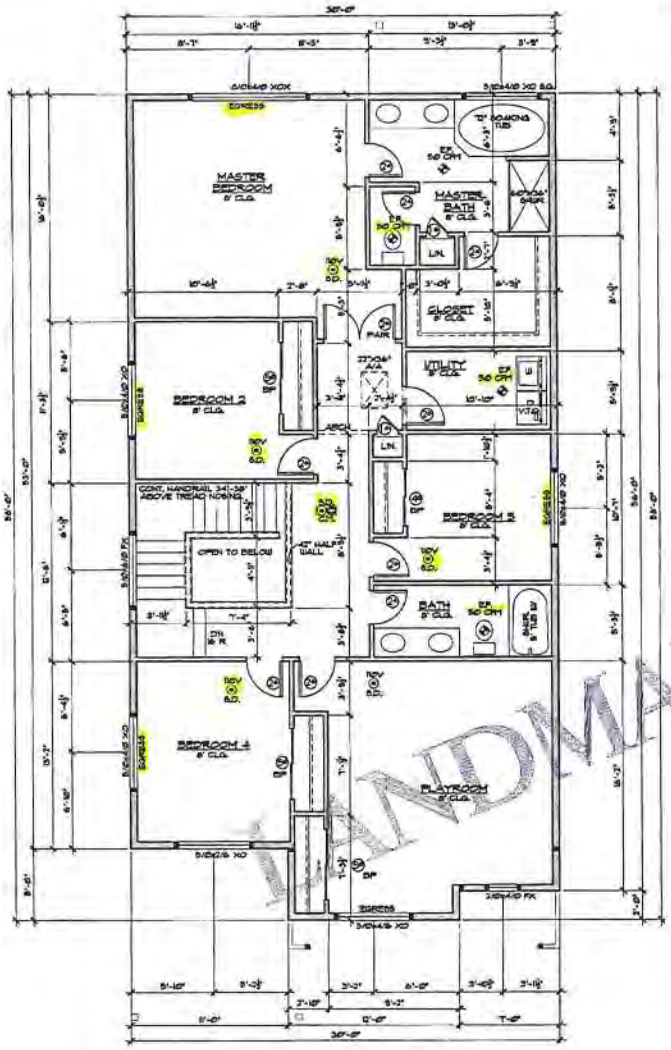
1. Contractor or builder must verify all dimensions before proceeding with construction.

2. The plan was designed to be mirrored throughout the development. Some minor modifications may be necessary to complicate with all local applicable building codes where the terms or to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

4. These plans should not be altered, by other than a qualified designer, architect, or structural engineer.

Plan No:
L2B-2802-2R
Date:
2-27-11



UPPER FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH 2018 IRC.
2. VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDE.
3. VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
5. ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 72" ABOVE DRAIN.
6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 GPM FLOW, ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 GPM FLOW.
7. ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS.
9. SMOKE ALARMS - TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

SD/CO — =SMOKE ALARM-CARBON MONOXIDE COMBO.

10. PROVIDE CARBON MONOXIDE ALARMS PER SEC R315.
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR + OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2018 IRC + WA STATE AMENDMENTS SEC R315.
11. INSULATE ALL WATER PIPES PER UPC SEC 312.6 MINIMUM R3.4 INSULATION.
12. ALL DUCTS + EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER USEC R403.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER M1503.2.
14. GAS PIPING IS TO BE INSPECTED. PER G2415.3 WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
15. ATTIC + CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
16. WHOLE HOUSE VENTILATION 24 HR. TIMER, READILY ACCESSIBLE + WITH LABEL APPROVED TO CONTROL THAT READS "WHOLE HOUSE VENTILATION" (SEE OPERATING INSTRUCTIONS)
17. DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET (10.668m) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
18. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2018 USEC TABLE R402.4.1.1

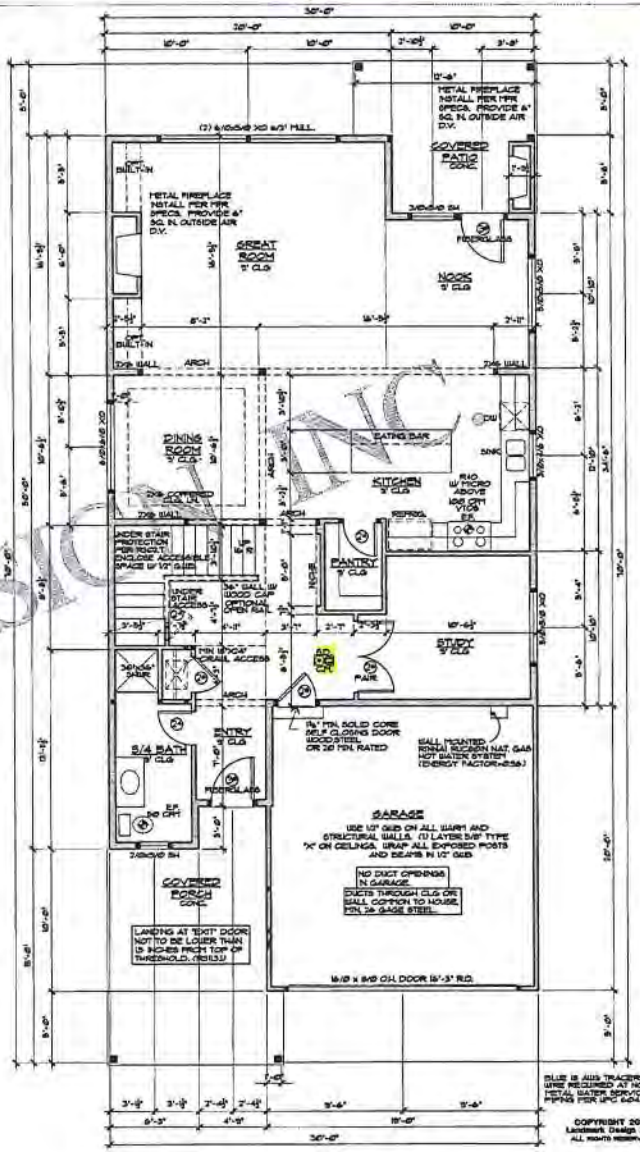
UTILITY ROOM NOTE=MAKE UP AIR: PER IRC G2439:

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPROPRIATE MEANS.

= 100 SQ INCH TRANSFER GRILL

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.



MAIN FLOOR PLAN
1/4"=1'-0"

WHOLE HOUSE VENTILATION:
INTEGRATED:
INTEGRATED WITH FURNACE SEE SHEET M-2 FOR REQUIRED CFM.

REFER TO SHEET M-2 TABLE M1733.1(1) + M1733.3(1) FOR FAN SIZING AND RUN TIMES

MAIN FLOOR:	1244 SQ. FT.
UPPER FLOOR:	1558 SQ. FT.
TOTAL:	2802 SQ. FT.
GARAGE:	377 SQ. FT.
FRONT PORCH:	184 SQ. FT.
REAR PORCH:	118 SQ. FT.

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1. Contractor or builder shall verify all dimensions before proceeding with construction.
2. This plan was designed to meet current residential code construction. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.
3. Purchaser should take care to select an architect, engineer and builder familiar with and capable of complying to specific site conditions.
4. These plans should not be altered by other than a qualified designer, engineer, or structural engineer.

Plan No:
L2B-2802-2R
Date:
2-21-11

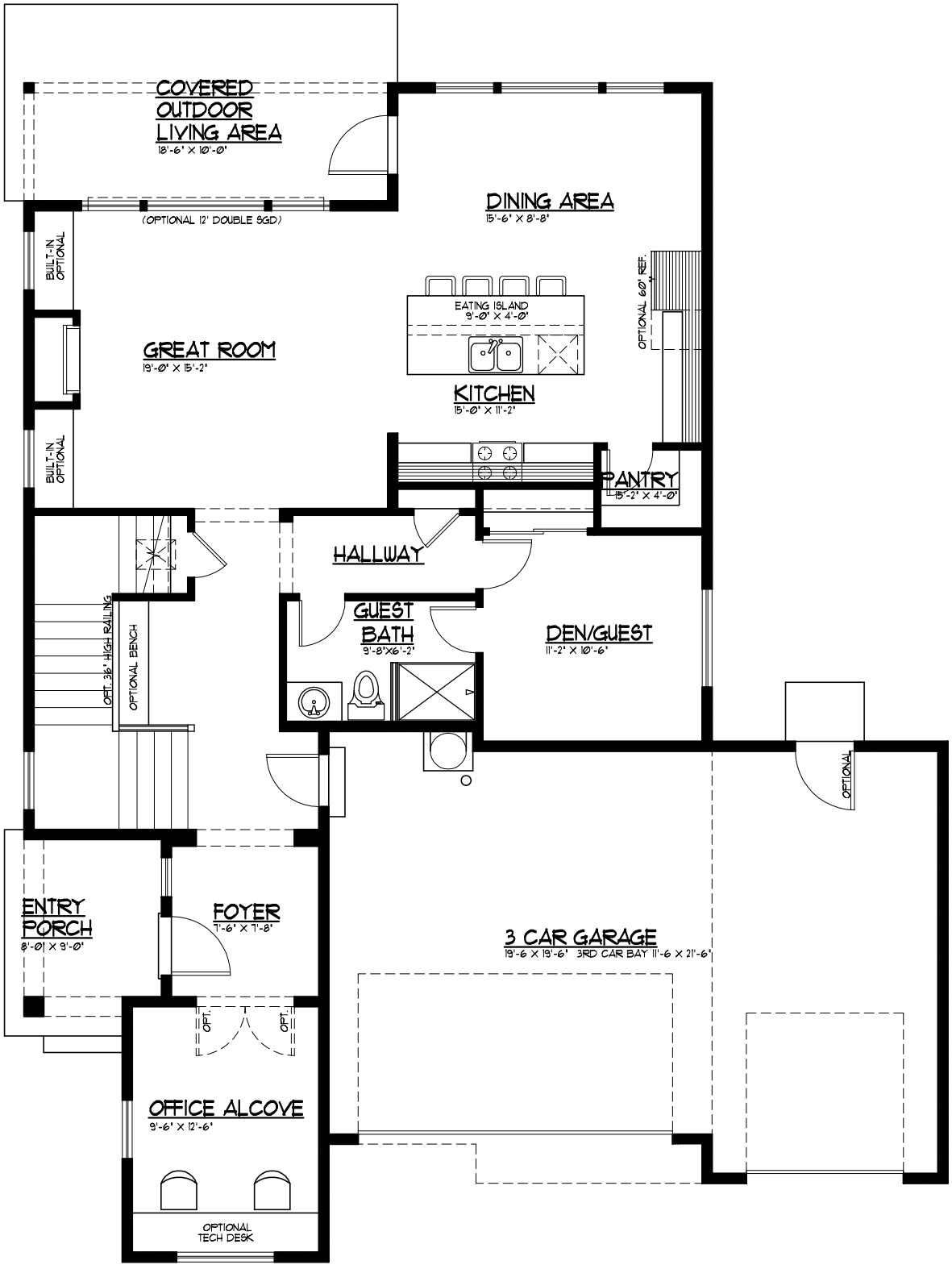
PLAN 2802 - 2 CAR

2978 3 Car
Elevation A

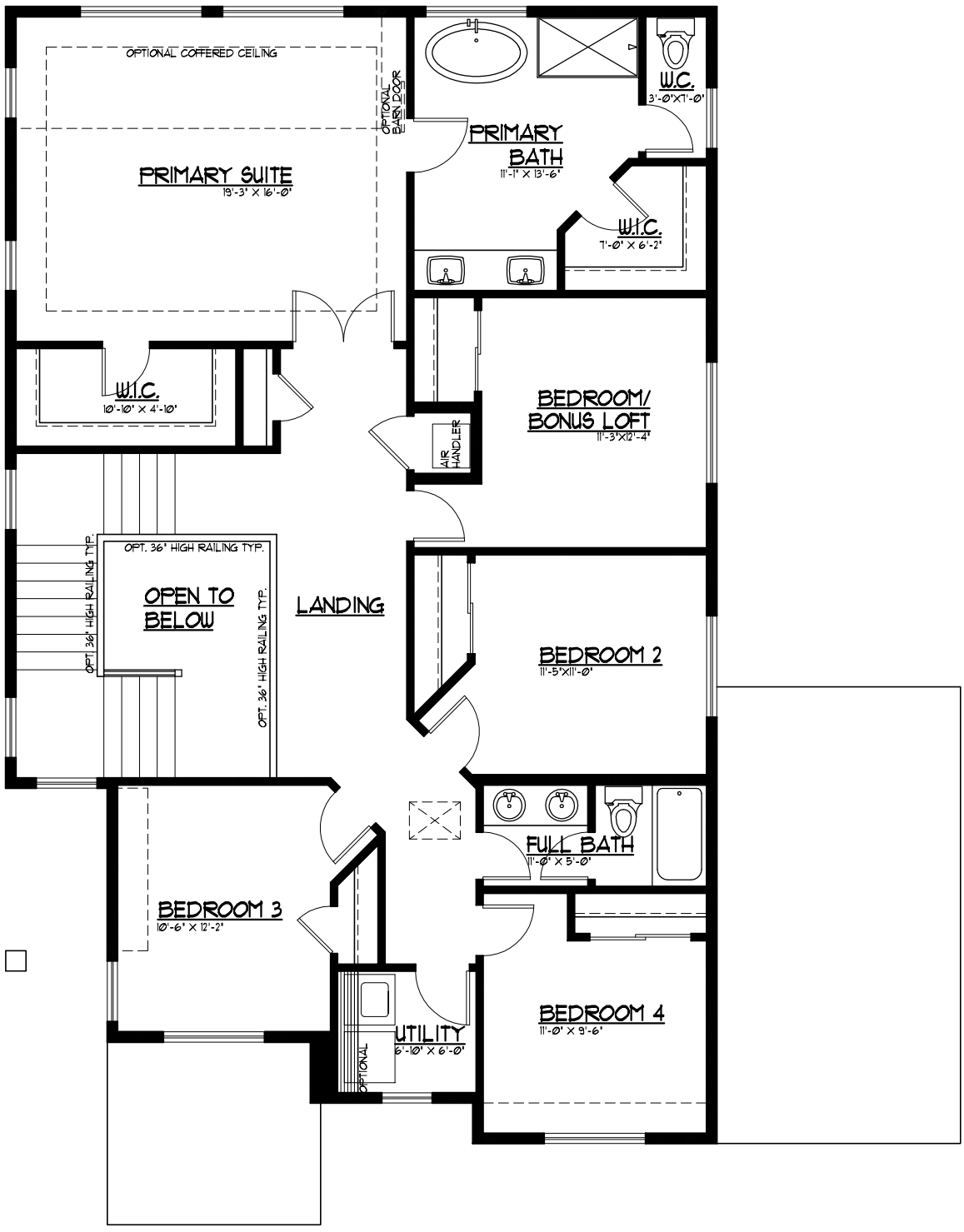
2978 3 CAR
ELEVATION B

2978 3 CAR
ELEVATION C

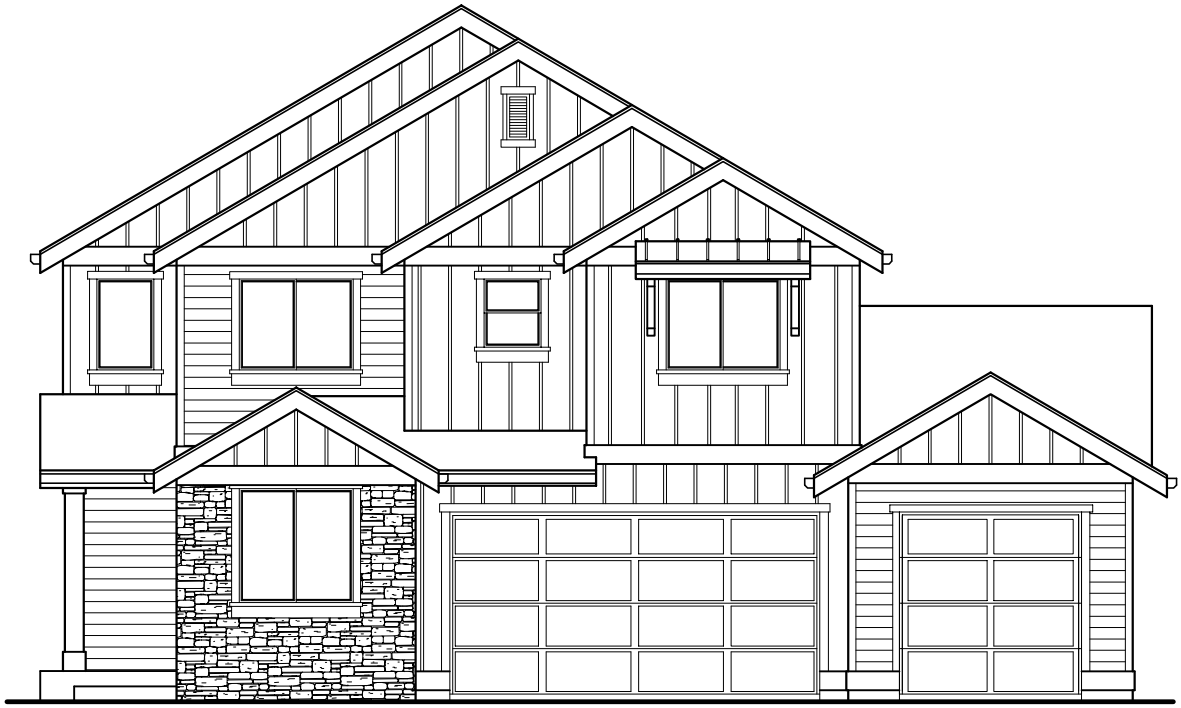
2978 3 CAR
ELEVATION D



MASTER PLAN
04/02/2025



MASTER PLAN
04/02/2025



MASTER PLAN
04/02/2025

NOTE:
R335 ELECTRIC VEHICLE CHARGING FOR NEW CONSTRUCTION

'DWELLING SHALL PROVIDE A MINIMUM OF ONE ON-SITE ELECTRIC VEHICLE READY PARKING SPACE FOR EACH DWELLING UNIT. THIS PARKING SPACE SHALL BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) OF A MINIMUM 40- AMPERE DEDICATED 208/240 VOLT BRANCH CIRCUIT. BRANCH CIRCUIT SHOULD TERMINATE AT JUNCTION BOX, RECEPTACLE OUTLET, OR EV CHARGING EQUIPMENT.

'ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF RUC 1928 AND THE NATIONAL ELECTRICAL CODE, ARTICLE 625.'

EXCEPTION: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IS NOT REQUIRED IF ANY OF THE FOLLOWING CONDITIONS ARE MET.
1. THERE IS NO PUBLIC UTILITY OR COMMERCIAL POWER SUPPLY.
2. DWELLING UNIT WITHOUT GARAGES OR OTHER ON-SITE PARKING.

NOTE:
EV CHARGING PORT TO BE INSTALL ON LEFT SIDE OF GARAGE
(SEE NOTES BELOW)

'NOTE'
BUILDING AIR LEAKAGE TEST REQUIRED AS PER 2021 WSEC R402.4.1.2

DUCTS
-DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 PER 2021 WSEC R403.3.5
-DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED AS PER M1601.4.1-R403.3.4 2021 USEC

2021 IRC R311.3 FLOOR AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" (914MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDING SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT)

2021 IRC R303.7 INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVEL OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

2021 IRC R 311.7.9 ILLUMINATION STAIRWAY SHALL BE PROVIDED WITH IN ACCORDANCE WITH SECTION R303.7 & R303.8

PRIVATE RESIDENTIAL GARAGES ATTACHED TO A DWELLING UNIT SHALL BE SEPARATED FROM THE DWELLING UNIT WITH ONE LAYER OF 5/8 INCH TYPE-X SHEETROCK ON THE GARAGE SIDE. THIS SHEETROCK SHALL BE CONTINUOUS FROM THE FOUNDATION TO ROOF SHEATHING, OR ON ALL WALLS AND CEILING OF THE GARAGE. WHEN A DWELLING UNIT IS LOCATED ABOVE A GARAGE, ALL WALLS AND CEILINGS OF THE GARAGE SHALL HAVE MINIMUM ONE LAYER OF 5/8 INCH TYPE-X SHEETROCK. WHEN FRAMING MEMBERS ARE MORE THAN 16" ON CENTER TWO LAYERS OF 5/8 INCH TYPE-X SHEETROCK SHALL BE REQUIRED. SHEETROCK SHALL BE NAILED AT SEVEN (7) INCHES ON CENTER ON BOTH EDGE AND FIELD WITH 6D TWO (2) INCH NAILS OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8 INCH SOLID CORE DOORS, OR A TWENTY (20)-MINUTE RATED ASSEMBLY AND SHALL BE SELF-CLOSING AND SELF-LATCHING. PENETRATIONS SHALL BE STEEL, FERROUS OR COPPER PIPES, OR STEEL CONDUIT, OR ONE-HOUR LISTED ASSEMBLIES. NO WINDOWS SHALL BE PERMITTED IN THE GARAGE/HOUSE WALL. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.

2021 IRC R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

2021 IRC R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE

2021 IRC R302.5.2 DUCT PENETRATIONS. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

2021 IRC R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4

2021 IRC R302.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6 OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5 ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE THE ADJACENT DWELLING UNIT WALL.

2021 IRC R302.7.1 UNDER-STAIR PROTECTION. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½-INCH (12.7 MM) GYPSUM BOARD.

WASHINGTON STATE BUILDING CODE
TABLE M1505.4.4.1
MINIMUM LOCAL EXHAUST RATES

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
OPEN KITCHEN	IN ACCORDANCE WITH SECTION M1505.4.4.3	NOT PERMITTED
ENCLOSED KITCHEN	IN ACCORDANCE WITH SECTION M1505.4.4.3	5 ACH BASED ON KITCHEN VOLUME
BATHROOMS-TOILET ROOMS	50 CFM	20 CFM

TABLE M1505.4.4.3
KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO KITCHEN RANGE FUEL TYPE

HOOD OVER ELECTRIC RANGE	HOOD OVER COMBUSTION RANGE
65% CE OR 160 CFM	80% CE OR 250 CFM

TABLE 302.6 (2021 IRC)
DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOM ABOVE THE GARAGE	NOT LESS 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT
GARAGE LOCATION LESS 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

FOR SI : 1 INCH = 25.4 MM, 1 FOOT =304.8 MM.

AREA SUMMARY

MAIN FLOOR:	1351	SF.
UPPER FLOOR:	1627	SF.
TOTAL:	2978	SF.
GARAGE:	681	SF.
ENTRY PORCH:	73	SF.
COVERED OUTDOOR LIVING AREA:	187	SF.

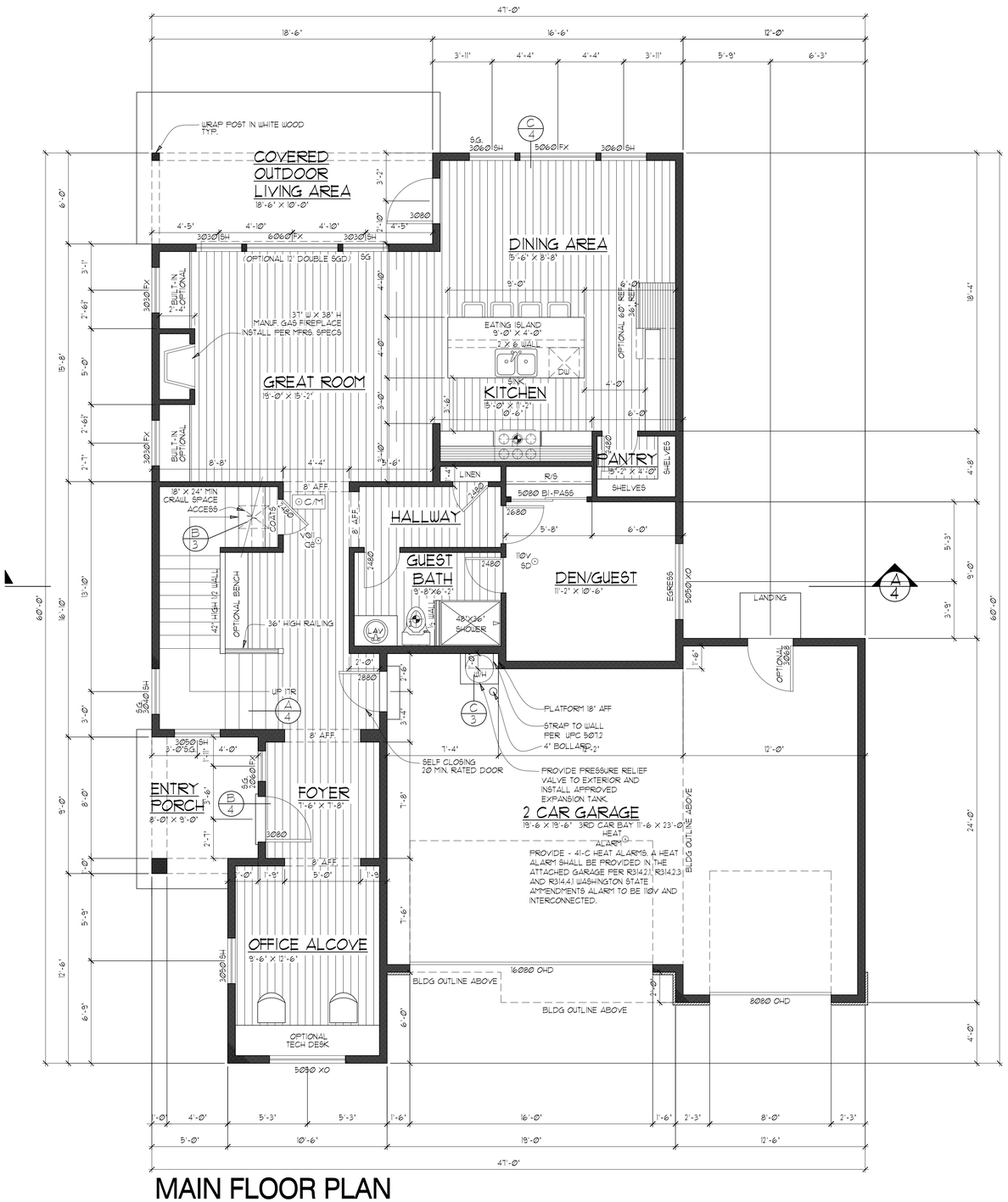
SMOKE DETECTORS

SD	INSTALL SMOKE DETECTORS WHERE INDICATED ALL SMOKE DETECTOR RECEIVE THERE POWER FROM THE PRIMARY AND INTERCONNECTED PER R314.4 & R314.6

CARBON MONOXIDE ALARMS

CM	R315.5 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH, OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. EXCEPTIONS: 1. CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

VENTILATION RATE FOR WHOLE HOUSE FAN TO BE 75 CFM
PER TABLE M1507.3.3(1) INDOOR AIR QUALITY
HVAC CONTRACTOR TO SPECIFY LOCATION.



MAIN FLOOR PLAN

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

- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x6 BEARING WALLS , U.N.O., 6'-0" MAX. SPAN
- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x4 BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- WINDOW HEADERS AT 6'-8" ABOVE SUB FLOOR, U.N.O.
- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- EXTERIOR WALLS TO BE 2X6 AT 16" (MAX.) O.C. U.N.O.
- INTERIOR PARTITIONS TO BE 2x4 AT 16" O.C. (2X6 @ PLUMBING WALLS, U.N.O.)
- DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GAGE STEEL
- NO DUCT OPENINGS IN GARAGE
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)

PLEASE REFER TO SHEET 1/6 FOR ENERGY CREDIT PROPOSED UNDER THE 2021 WASHINGTON STATE ENERGY CODE CREDIT-TABLE R406.3

MASTER PLAN
04/19/2024

ELEVATION C
CRAFTSMAN

PLAN 2978-3 FT

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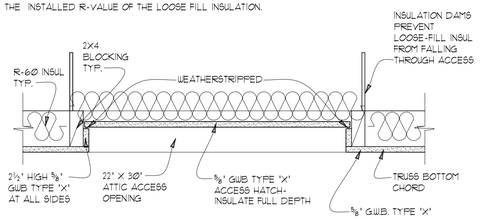
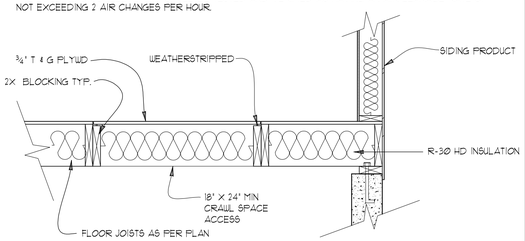
2021 WSEC R402.4.1 ACCESS HATCHES AND DOOR INSULATION INSTALLATION AND RETENTION. VERTICAL OR HORIZONTAL ACCESS HATCHES AND DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED. ACCESS THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT. WHERE LOOSE FILL INSULATION IS INSTALLED, A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER, OR DAM SHALL BE INSTALLED TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACES, FROM HIGHER TO LOWER SECTIONS OF THE ATTIC AND FROM ATTICS COVERING CONDITIONED SPACES TO UNCONDITIONED SPACES. THE BAFFLE OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.



A ATTIC ACCESS DETAIL
SCALE: N.T.S.

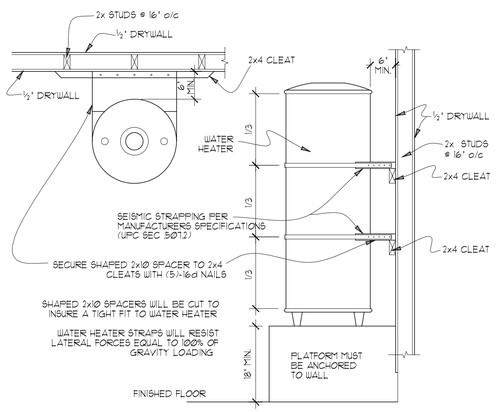
2021 WSEC R402.4.1.2 THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779, OR ASTM E1827. TEST PRESSURE AND LEAKAGE RATE SHALL COMPLY WITH SECTION R402.1.3. A WRITTEN REPORT OF THE TEST RESULTS, INCLUDING VERIFIED LOCATION AND TIME STAMP OF THE DATE OF THE TEST, SHALL BE SIGNED BY THE TESTING AGENCY AND PROVIDED TO THE BUILDING OWNER AND CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE, ONCE VISUAL INSPECTION HAS CONFIRMED AIR SEALING HAS BEEN CONDUCTED IN ACCORDANCE WITH TABLE R402.4.1.1, OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS ARE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 2 AIR CHANGES PER HOUR.



B CRAWL SPACE ACCESS DETAIL
SCALE: N.T.S.

OPTION 5.6 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION



C TYPICAL WATER HEATER DETAIL
SCALE: N.T.S.

WSEC 2021 R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE) INSULATION FOR HOT WATER PIPE,BOTH WITHIN AND OUTSIDE THE CONDITIONED SPACE, SHALL HAVE A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3

2021 UPC 312.6 FREEZING PROTECTION.
NO WATER,OIL,OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACE, OR IN AN EXTERIOR WALL UNLESS, WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING. ALL HOT AND COLD WATER PIPES INSTALLED OUTSIDE THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM R-3

M3906.3.1 ELECTRICAL REQUIREMENTS.

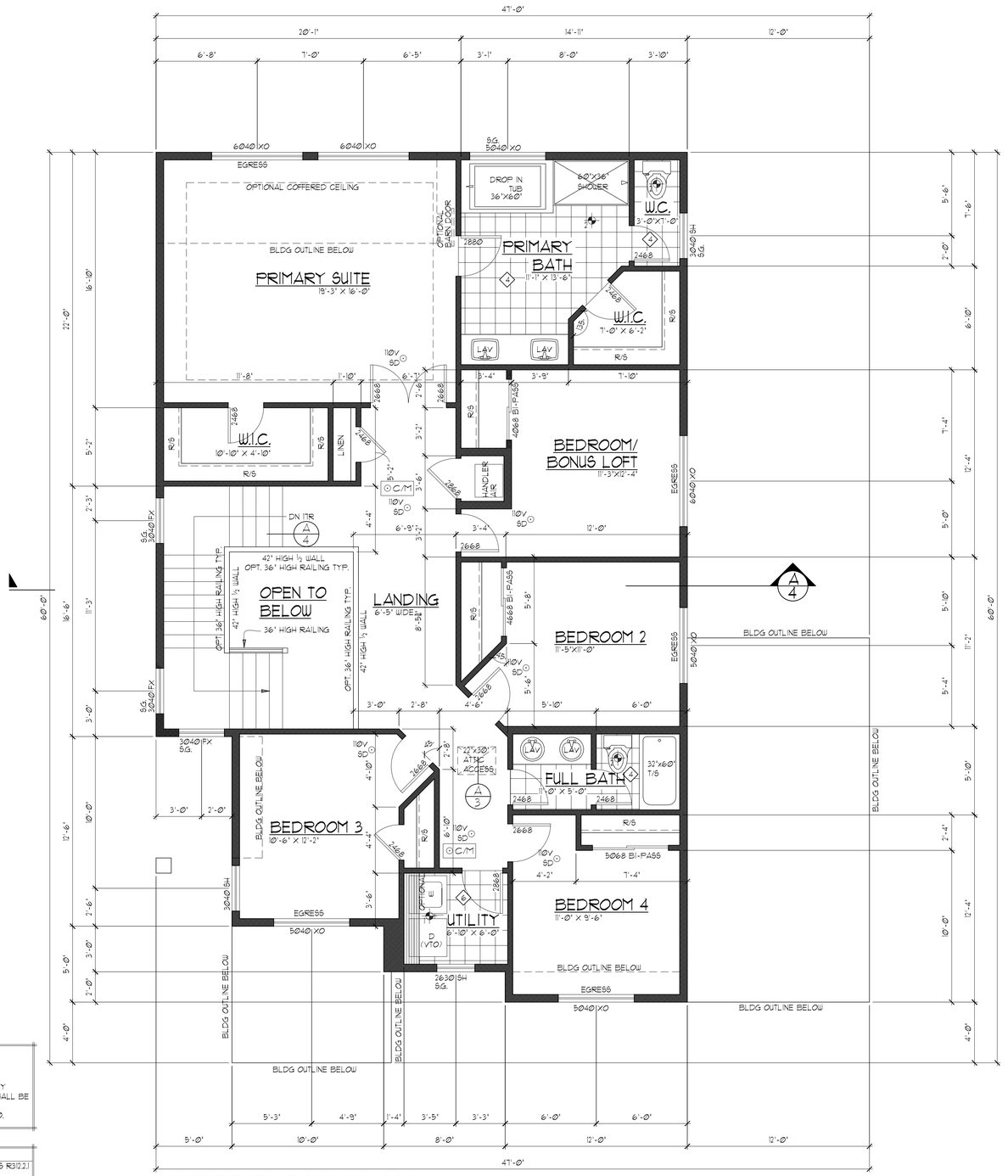
A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE PROVIDED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH NFPA 70.

2021 IRC R312 WINDOW FALL PROTECTION
SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1

R312.2.1 WINDOW OPENING HEIGHT
DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72" INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING.

1. OPERABLE WINDOW OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102) SPHERE PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.

2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090



UPPER FLOOR PLAN

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

- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- WINDOW HEADERS AT 6'-8" ABOVE SUB FLOOR, U.N.O.
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)

MASTER PLAN
04/19/2024

ELEVATION C
CRAFTSMAN

PLAN 2978-3 FT

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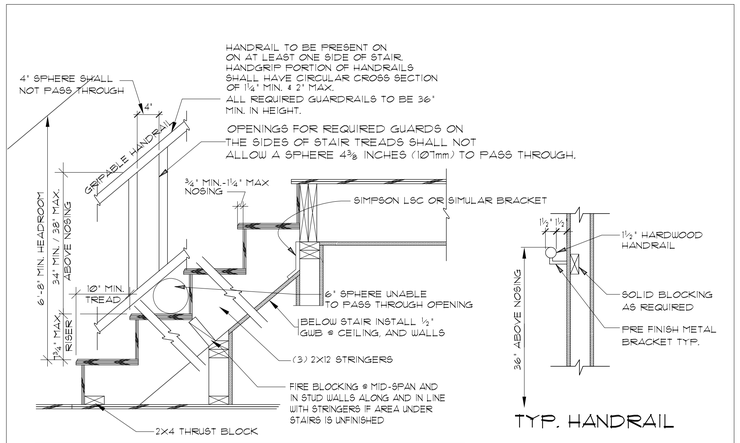


INTERIOR/GUARDRAIL STAIR NOTES:
- HANDRAILS MUST NOT PROJECT MORE THAN 4½" (114 MM) INTO THE STAIRWAY. IRC SECTIONS R311.7.8.2

- THE SPACING BETWEEN INTERMEDIATE HANDRAIL MEMBERS MUST NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. IRC SECTION R312.1.3
- MINIMUM STAIRWAY WIDTH ABOVE HANDRAIL SHALL BE NO LESS THAN 36 INCHES. IRC SECTION R311.7.1
- STAIR & STAIR LANDING MINIMUM WIDTH SHALL BE NO LESS THAN 36" (31½" CLEAR IF ONE HANDRAIL, & 27" CLEAR IF 2 HANDRAILS. IRC SECTION R311.7.1
- THE TREADS LEADING EDGE CURVATURE CAN HAVE A MAX. RADIUS OF 9/16". THE MAX. BEVELING OF THE NOSING SHALL BE NO MORE THAN ½" IRC SECTION R311.7.5.3
- RISER OR TREAD MAXIMUM DIFFERENTIAL SHALL BE NO MORE THAN ⅜". IRC SECTION R311.7.5.1
- NOSING IS NOT REQUIRED FOR STAIRS WITH TREADS GREATER THAN 11". IRC SECTION R311.7.5.3

EXTERIOR STAIR NOTES:
- EXTERIOR STAIR LIGHTING AT TOP LANDING WITH CONTROLS INSIDE THE DWELLING. IRC SECTION R303.8
- A MAXIMUM SLOPE OF 1:48 (2%) IS REQUIRED AT EXTERIOR LANDINGS AND TREADS FOR DRAINAGE. IRC SECTION R311.3

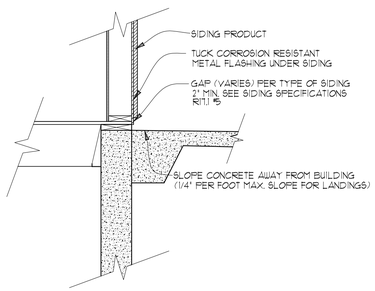
INTERIOR WINDER STAIR NOTES:
- WINDER TREADS ARE REQUIRED TO HAVE A MINIMUM OF 6" DEPTH AT INNER EDGE. IRC SECTION R311.7.5.2.1
- WINDER TREAD DEPTH OF 10" WITH IN 12" OF THE INSIDE. IRC SECTION R311.7.5.2.1

LANDING NOTES:
- LANDING WIDTH SHALL NOT BE LESS THAN THAT OF STAIR SERVED IRC R311.7.6
- LANDING SHALL NOT BE LESS THAN 36 INCHES IN DIRECTION OF TRAVEL IRC R311.7.6

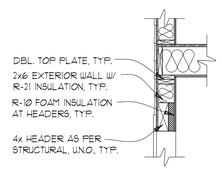
A STAIR DETAIL
SCALE: N.T.S.

CONCRETE CANNOT BE POURED DIRECTLY AGAINST WOOD. WOOD SIDINGS, OR MANUFACTURED SIDING PRODUCTS.

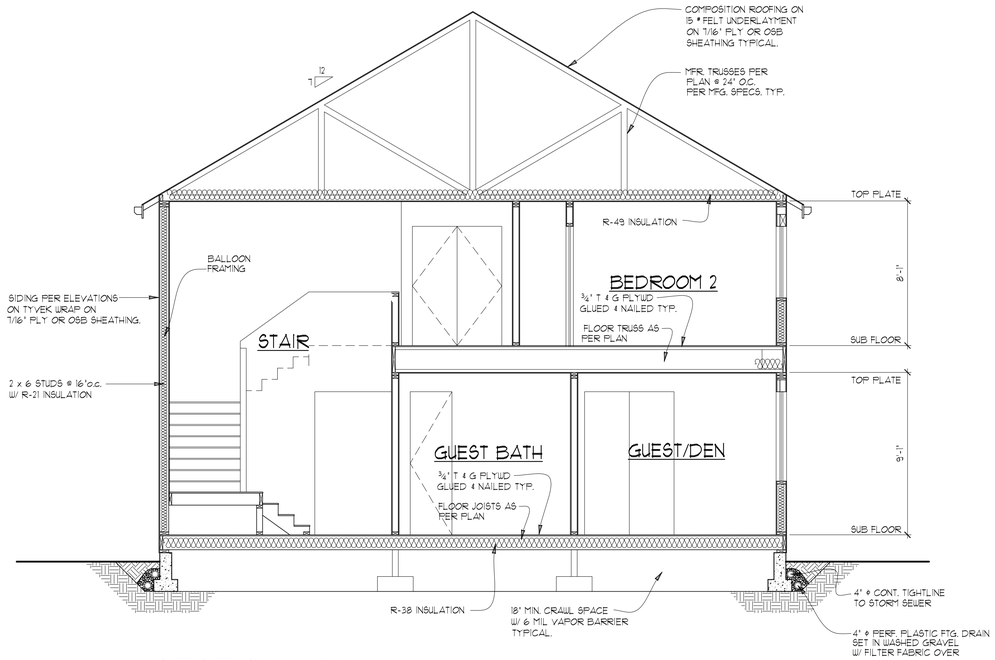
CONCRETE CAN BE POURED AGAINST WOOD IN SUCH A MANOR AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR STRUCTURAL FRAMING COMPONENTS WHEN FLASHING AND FELT PAPER HAVE BEEN APPLIED OVER THE WOOD. WITH WOOD SIDING A 2" VERTICAL CLEARANCE HAS TO BE MAINTAINED BETWEEN THE WOOD SIDING AND THE CONCRETE SLAB. R317.1 ¶5. MANUFACTURED SIDING, THE MINIMUM VERTICAL DISTANCE OF 1" HAS TO BE MAINTAINED OR AS STATED IN THE MANUFACTURE'S INSTALLATION GUIDE.



B WOOD TO CONCRETE FLASHING DETAIL
SCALE: N.T.S.



C TYP. HEADER CONSTRUCTION
PER WSEC TABLE 402.1.1 SCALE : ½"= 1'-0"



SECTION "A"

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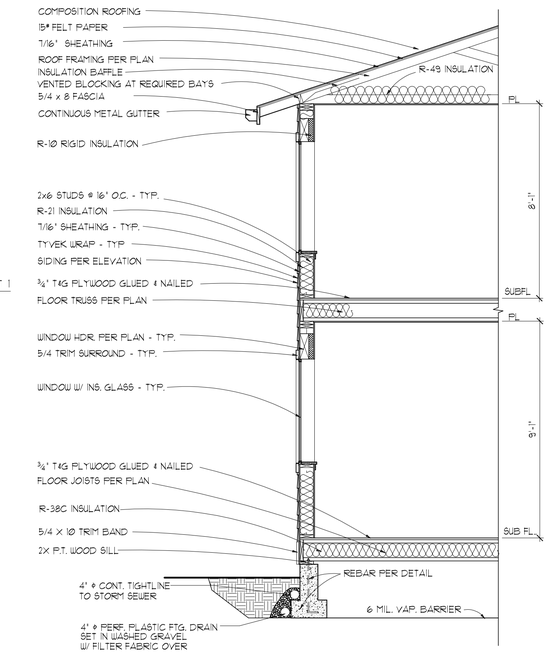
TYPICAL ROOF CONSTRUCTION
- COMPOSITION ROOF SHINGLES
- 15# ROOFING FELT
- 7/16" SHEATHING RATED 24/16
- STRUCTURAL SYSTEM AS NOTED ON FRAMING PLAN
- R-49 INSULATION
- 5/8" GWB. CEILING
- 1/8" TO 1/4" MESH SCREEN OVER OPENINGS
- MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF VENTED AREA SPACE OR 1/300 IF 40-50% VENTING IN UPPER ATTIC OR RAFTER SPACE. PER IRC R806.2
- PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND SHEATHING AT VENTS PER IRC SECTION R806.3

TYPICAL WALL CONSTRUCTION
- SIDING AND/OR VENEER PER ELEVATION
- 7/16" PLY. OR OSB SHTG.(U.N.O)
- TYVEK BUILDING WRAP OR EQ.
- 2X6 STUDS @ 16" O.C. EXTERIOR WALLS U.N.O. EXTERIOR WALL NOTCH 25%, BORING 40% 60% BORING IF DOUBLED & NOT MORE THAN TWO SUCCESSIVE STUDS.
- 2x4 STUDS @ 16" O.C., INTERIOR PARTITIONS (2X6 @ PLUMBING WALLS) NON-BEARING WALL MAXIMUM NOTCH 40%, BORING 60% HOLES NO CLOSER THE 5/8 INCH TO FACE OF STUD
- R-21 INSULATION WITH VAPOR BARRIER
- 1/2" GWB. INTERIOR SHEATHING

SEE NOTE ON SHEET 1

TYPICAL FLOOR CONSTRUCTION
- FINISHED FLOOR PER PLANS
- 3/4" T&G PLYWOOD SUBFLOOR (GLUE AND NAIL)
- FLOOR JOISTS PER PLAN
- R-38 INSULATION OVER UNHEATED AREAS



TYPICAL WALL SECTION
SCALE : N.T.S.

NOTE: 7/16" SHEATHING NOT REQUIRED ON EXT. WALLS WHERE T1-11 SIDING IS SPECIFIED (UNLESS NOTED OTHERWISE IN THE SHEAR WALL SPECIFICATIONS)

PLAN 2978-3 FT

ELEVATION C
CRAFTSMAN

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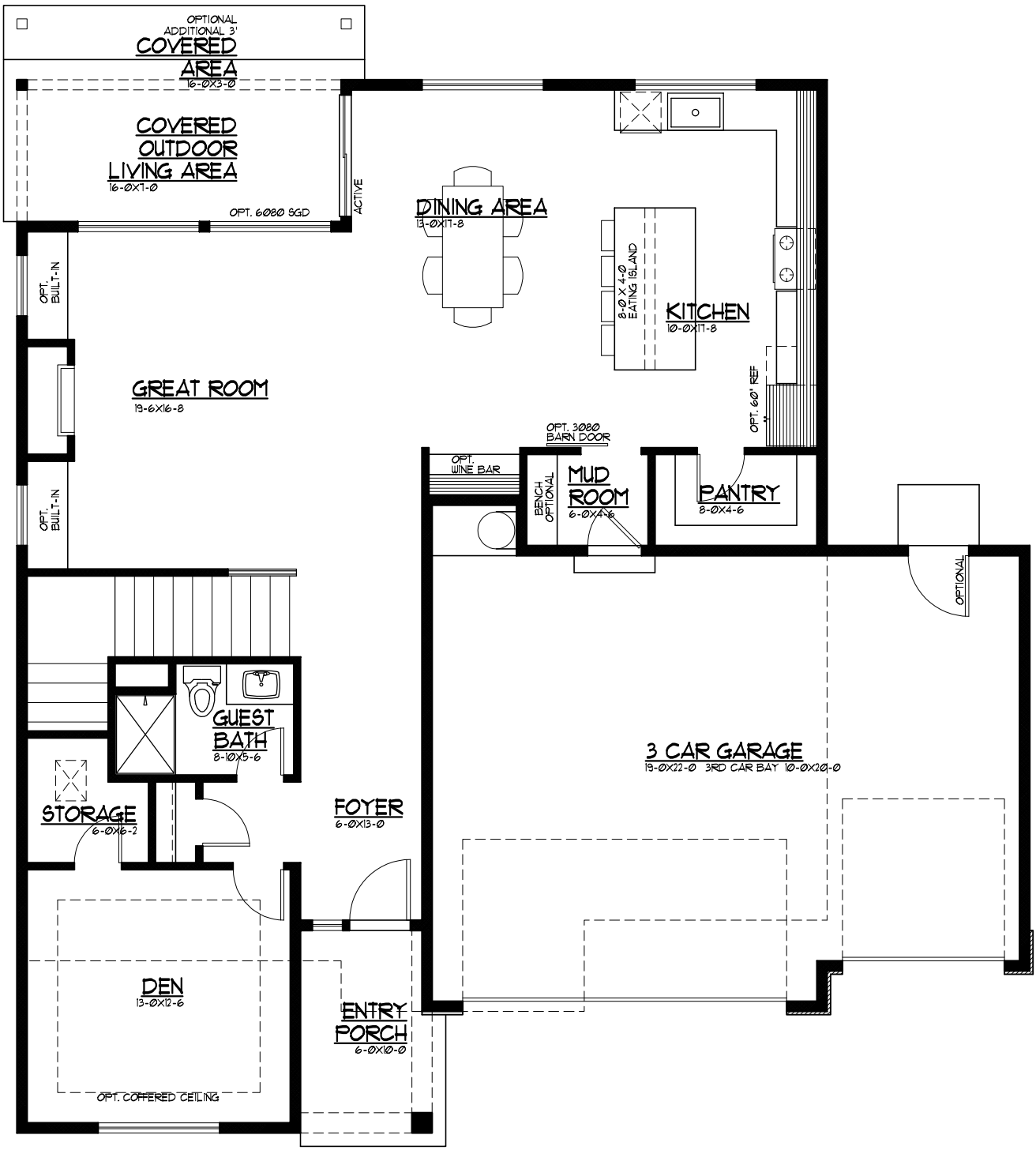
3032 3 CAR
ELEVATION A

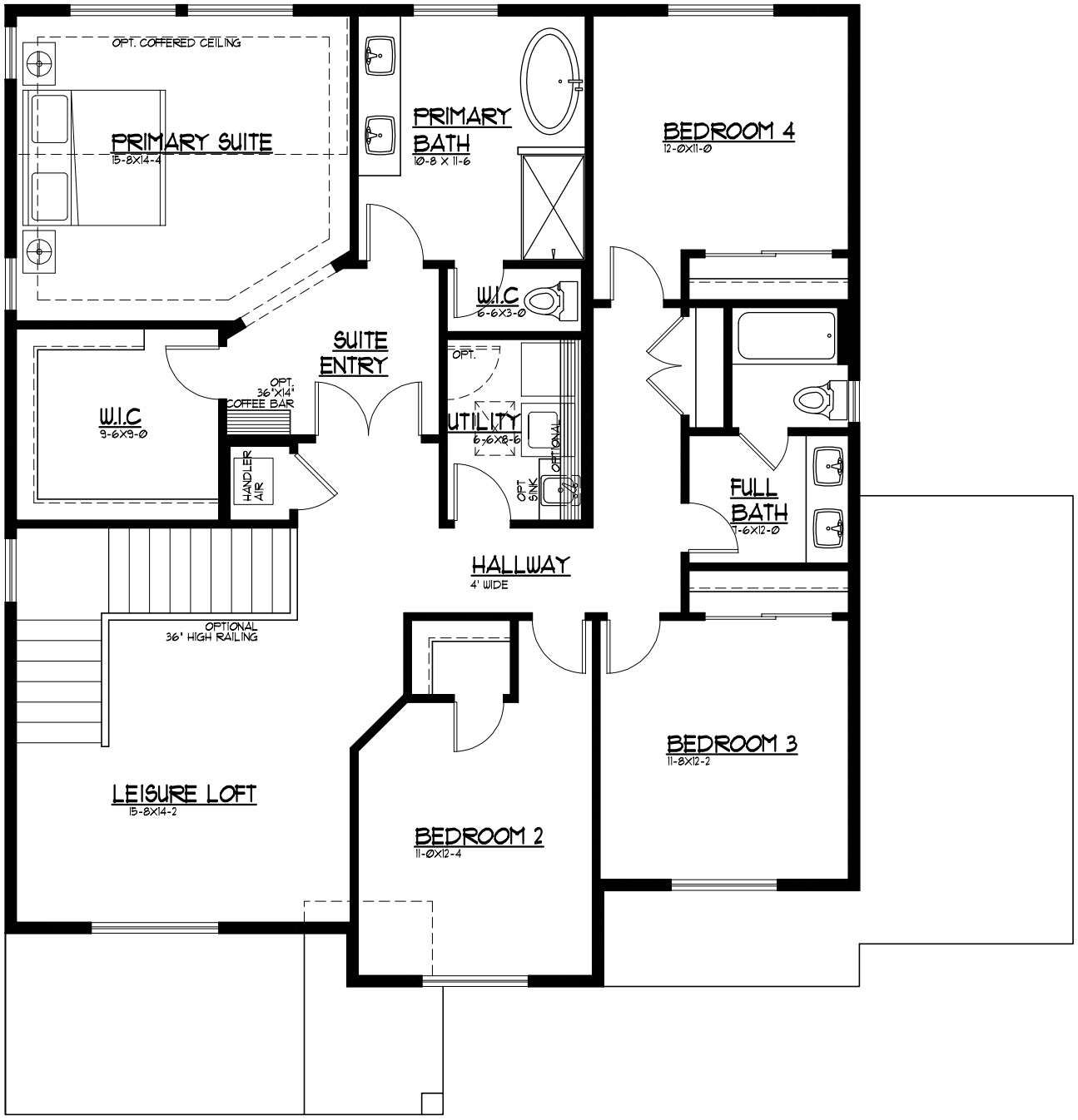
3032 3 CAR
ELEVATION B

3032 3 CAR
ELEVATION C

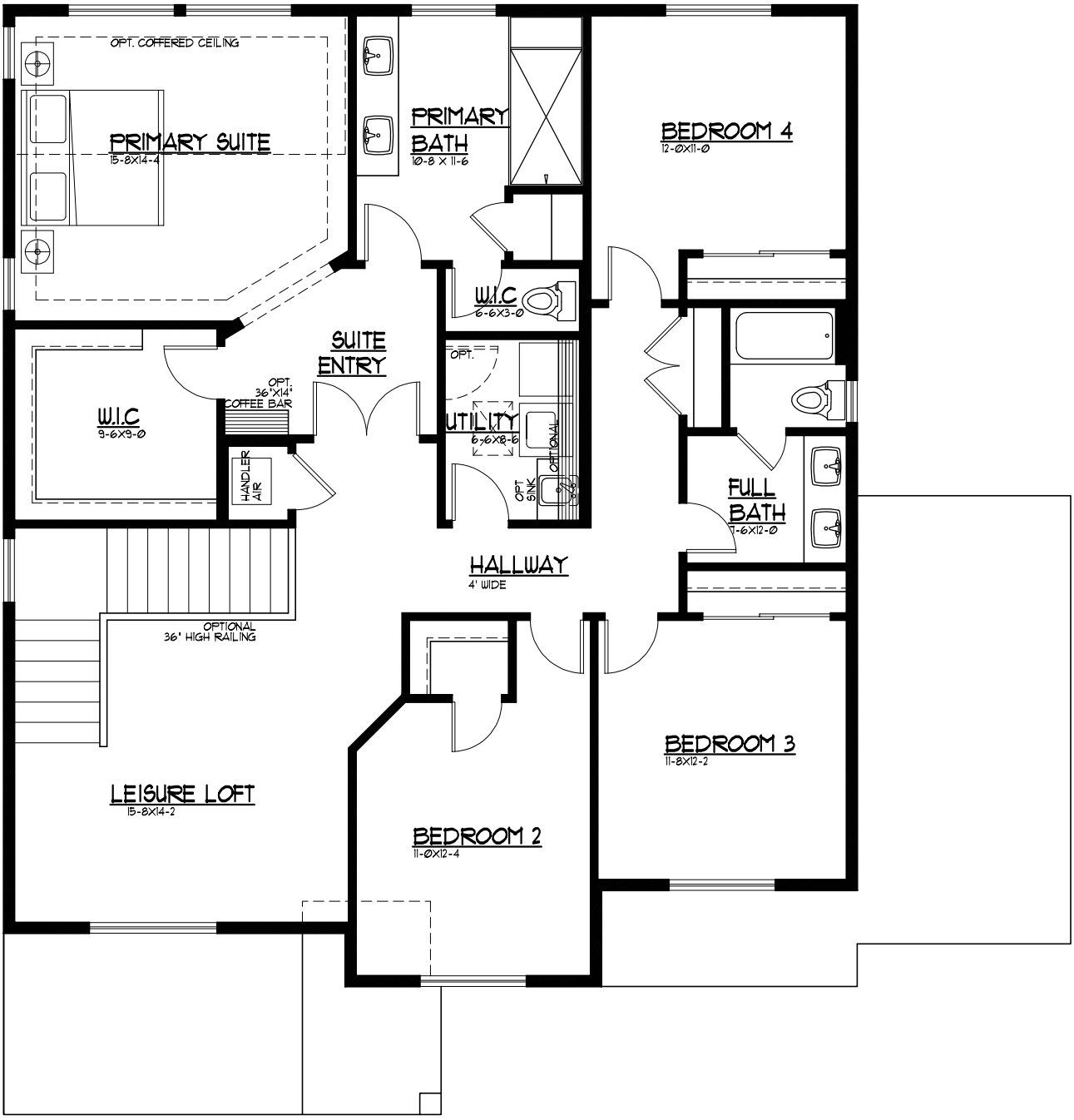
3032 3 CAR
ELEVATION D



MASTER PLAN
11/19/2024



MASTER PLAN
11/19/2024



OPT.
PRIMARY BATH

MASTER PLAN
11/19/2024

MASTER PLAN
11/19/2024

GENERAL NOTES

BUILDING CODE:

THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION

ROOF LIVE LOAD = 25 PSF (SNOW)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF (REDUCIBLE)
FLOOR DEAD LOAD = 15 PSF
WIND LOAD = 85 MPH WIND SPEED, EXPOSURE "B"
WIND LOAD = 110 MPH WIND SPEED, EXPOSURE "B" PER IBC
SOIL SITE CLASS "D"
CONSTRUCTION TYPE: VB
OCCUPANCY GROUP: R-3

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL OMISSIONS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DIMENSIONS TAKE PRECEDENT OVER SCALED DRAWINGS.

DEFERRED SUBMITTAL ITEMS

THE FOLLOWING IS A LIST OF ITEMS THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE PROVIDED BY THE BUILDER AT TIME OF APPLICATION FOR PERMIT OR AS A DEFERRED SUBMITTAL ITEM:

- ALTERNATIVE I-JOIST/BEAM MANUFACTURER PLANS.
- MANUFACTURED TRUSS DESIGNS AND LAYOUTS
- HVAC SYSTEMS DESIGN
- ELECTRICAL PLANS & SPECIFICATIONS (IF REQUIRED)

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 1/4"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE

FOUNDATION SILL BOLTS TO BE 5/8" DIAMETER AT 6'-0" O.C. U.N.O. WITH MIN. 7" EMBEDMENT

METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STRUCTURAL CONNECTORS

INSULATION AND MOISTURE PROTECTION

GENERAL

MAINTAIN 1" CLEARANCE ABOVE INSULATION FOR FREE AIR FLOW.
INSULATION BAFFLES TO EXTEND 6" ABOVE BATT INSULATION
INSULATION BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION
INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS
FACE-STAPLE FACED BATTS
FRICTION-FIT UNFACED BATTS
USE 4 MIL POLY VAPOR RETARDER AT EXTERIOR WALLS
R-10 INSULATION UNDER ELECTRIC WATER HEATERS.

INSULATION MATERIALS

INSULATION MATERIAL, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES, AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84

EXCEPTIONS:

1. WHEN SUCH MATERIAL ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH
2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF IRC R301.10.3, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

INFILTRATION CONTROL

EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.

VAPOR BARRIERS / GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED CEILING SPACES AND AT EXTERIOR WALLS.
A GROUND COVER OF 6 MIL (0.0026") BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

WALL FLASHING

APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" (28 mm) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DOO NOT REQUIRE ADDITIONAL FLASHING± JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO OPENINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALLPROJECTING WOOD TRIM
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS
7. AT BUILT-IN GUTTERS.

FOUNDATION WATERPROOFING & DAMPROOFING

DAMPROOFING

EXCEPT WHERE REQUIRED BY 2021 IRC R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH OR ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LASS THAN ¾" PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. PARGING SHALL BE DAMPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING

1. BITUMINOUS COATING
2. 3 POUNDS PER SQ. YD. OF ACRYLIC MODIFIED CEMENT
3. ¼" COAT OF SURFACE BONDING CEMENT COMPLYING WITH ASTN C 887
4. ANY MATERIAL APPROVED FOR WATERPROOFING IN 2021 IRC R406.2
5. OTHER APPROVED METHODS OR MATERIALS.

EXCEPTION: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.

FOUNDATION WATERPROOFING & DAMPROOFING (CONTINUED)

WATERPROOFING

IN AREAS WHERE HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH OR ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE TOP OF FOOTING TO FINISHED GRADE WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING

1. 2-PLY HOT MOPPED FELT
2. 55 POUND ROOF ROLLING
3. 6-MIL POLYVINYL CHLORIDE
4. 6-MIL POLYETHYLENE
5. 40-MIL POLYMER-MODIFIED ASPHALT
6. 60-MIL FLEXIBLE POLYMER CEMENT
7. ¼" CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING
8. 60-MIL SOLVANT-FREE, LIQUID-APPLIED SYNTHETIC RUBBER

EXCEPTION: ORGANIC-SOLVANT-BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONS AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FOAM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARGINGS TO SEAL ICF WALLS IS PERMITTED. COLD-SETTING ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D 449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200 DEG F.

ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

DRAFTSTOPPING & FIRE BLOCKING

DRAFTSTOPPING

WHEN THERE IS USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLEY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE & A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

DRAFTSTOPPING SHALL CONSIST OF MATERIALS LISTED IN 2021 IRC R302.12

FIREBLOCKING

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
   11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10ft
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH 2021 IRC R302.7
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE 2021 IRC R1003.19
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPERATION.

FIREBLOCKING SHALL CONSIST OF MATERIALS LISTED IN 2021 IRC SECTION R302.11.3 LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED

LIGHTING

2021 WSEC SECTION R404- LIGHTING EQUIPMENT

R404.1 LIGHTING EQUIPMENT. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES

R404.1.2 LIGHTING EQUIPMENT-FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

DRILLING AND NOTCHING STUDS.

R602.6 DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH
2. DRILLING. ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILL, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT MORE THAN 60 PERCENT OF A SINGLE STUD WIDTH. THE EDGE OF THE HOLE IS NOT MORE THAN 5/8 INCH (16 mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE 2021 IRC FIGURES R602.6(1) AND R602.6(2).

-EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE

WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (1.37 mm) (16 ga) AND 1½ INCHES (38 mm) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 10d (0.148 INCH DIAMETER) NAILS HAVING A MINIMUM LENGTH OF 1 1/2 INCHES (38 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND NOT LESS THAN 6 INCHES PAST THE OPENING. SEE 2021 IRC FIGURE R602.6.1

-EXCEPTION: WHERE THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL

ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.

BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH MINIMUM NET CLEAR OPENING WIDTH OF 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF 24". FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FLOOR, MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING
WINDOW FLASHING TO BE FASTENED PER 2021 IRC R703.4
WINDOW GUARDS ARE REQUIRED PER 2021 IRC R312.1

SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER 2021 IRC R308.4.3 :

SIDE HINGED DOORS EXCEPT JALOUSIES
SLIDING GLASS DOORS AND PANELS IN SLIDING & BI-FOLD CLOSET DOOR ASSEMBLIES OF A DOOR IN THE CLOSED POSITION & BOTTOM EDGE IS LESS THAN 60" ABOVE

1. SHOWER AND BATH TUBS, HOT TUBS, WHIRLPOOL, SAUNA, STEAM ENCLOSURES
2. GLAZING W/ THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE
3. STORM DOORS
4. THE WALKING SURFACE
5. GLAZING GREATER THAN 9 SF. AND LESS THAN 18" ABOVE FINISHED FLOOR
6. GLAZING IN GUARDRAILS
7. GLAZING LESS THAN 18" ABOVE FINISHED FLOOR
8. STAIRS AND RAMPS ADJACENT WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF ADJACENT WALKWAY SURFACE OF STAIRWAYS LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDER A HAZARDOUS LOCATION PER 2021 IRC R308.4.6

MECHANICAL

M1505.4.1.4 BALANCED WHOLE-HOUSE VENTILATION SYSTEM A BALANCED WHOLE-HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.1. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.3. BALANCED VENTILATION SYSTEMS WITH BOTH SUPPLY AND EXHAUST FANS IN A PACKAGED PRODUCT, SUCH AS AN ERV/HRV SHALL MEET THE REQUIREMENTS OF HVI 920, AS APPLICABLE LOCAL EXHAUST SYSTEMS THAT ARE NOT A COMPONENT OF THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATION.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M1505.4.3 AND M1505.4.4.1. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN'S INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS. WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M1505.4.1.1

WHOLE-HOUSE SYSTEM COMPONENT REQUIREMENTS WHOLE-HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MINIMUM EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. DESIGN AND INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS. WHOLE-HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY SECTION M1505.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN W.C. (25 PA) STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN SECTIONS M1505.4.1.2 AND M1505.4.1.3.

EXCEPTION: HVAC AIR HANDLERS, ERV/HRV UNITS, AND REMOTE MOUNTED FANS NEED NOT MEET THE SOUND REQUIREMENTS. TO BE CONSIDERED FOR THIS EXCEPTION, A REMOTE MOUNTED FAN MUST BE MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS, AND THERE MUST BE AT LEAST 4 FEET (1.3 M) OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILLE

CONTROLS FOR THE WHOLE-HOUSE VENTILATION SYSTEM SHALL COMPLY WITH THE FOLLOWING:
1. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT HAVE READY ACCESS FOR THE OCCUPANT.

2. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: 'LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR' MANUAL CONTROLS SHALL HAVE READY ACCESS FOR THE OCCUPANT.

3. M1505.4.3.2 INTERMITTENT OFF OPERATION WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH ADVANCED CONTROLS THAT ARE CONFIGURED TO OPERATE THE SYSTEM WITH INTERMITTENT OFF OPERATION SHALL OPERATE FOR A LEAST TWO HOURS IN EACH FOUR HOUR SEGMENT. THE WHOLE-HOUSE VENTILATION AIRFLOW RATE DETERMINED IN ACCORDANCE WITH SECTION M1505.4.3 AS CORRECTED BY SECTION M1505.4.3.1 IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3.2.

FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATIONS

PER 2021 IMC 401.4.3, ITEM 3, EXCEPTION, SEPARATION IS NOT REQUIRED BETWEEN INTAKE AIR OPENINGS AND LIVING SPACE RELIEF AIR EXHAUST AIR OPENINGS OF AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT, NOT TO INCLUDE COMMON AREAS OUTSIDE OF THE DWELLING OR SLEEPING UNIT. WHERE A FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING, LISTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, IS USED TO SEPARATE THE AIR STREAMS. A MINIMUM OF 5 FEET HORIZONTAL SEPRATION BETWEEN OTHER ENVIRONMENTAL AIR EXHAUST OUTLETS AND OTHER DWELLING OR SLEEPING UNIT FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTINGS SHALL BE MAINTAINED.

WHOLE HOUSE VENTILATION REQUIREMENTS:
EACH DWELLING UNIT OR SLEEPING UNIT SHALL BE EQUIPPED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT COMPLIES WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE M1505.4.4 FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR OR HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS AN 'ON/OFF' SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.

2021 IRC TABLE M1505.4.4

AREA TO BE EXHAUSTED	INTERMITTENT	CONTINUOUS
KITCHENS	100 CFM	25 CFM
BATHROOMS-TOILET ROOMS	50 CFM	20 CFM

BUILDING AIR LEAKAGE TESTING 2021 WSEC R402.4.1.2

THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779, OR ASTM E1827. TEST PRESSURE AND LEAKAGE RATE SHALL COMPLY WITH SECTION R402.1.3. A WRITTEN REPORT OF THE TEST RESULTS, INCLUDING VERIFIED LOCATION AND TIME STAMP OF THE DATE OF THE TEST, SHALL BE SIGNED BY THE TESTING AGENCY AND PROVIDED TO THE BUILDING OWNER AND CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. ONCE VISUAL INSPECTION HAS CONFIRMED AIR SEALING HAS BEEN CONDUCTED IN ACCORDANCE WITH TABLE R402.4.1.1, OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS ARE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST. TESTING OF SINGLE-FAMILY DWELLINGS AND TOWNHOUSES SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380. TEST PRESSURE AND LEAKAGE RATE SHALL COMPLY WITH SECTION R402.1.3.1

TABLE M1505.4.3(1)
WHOLE-HOUSE MECHANICAL VENTILATION AIR FLOW RATE

DWELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
	AIRFLOW IN CFM				
< 500	30	30	35	45	50
501-1,000	30	35	40	50	55
1,001-1,500	30	40	45	55	60
1,501-2,000	35	45	50	60	65
2,001-2,500	40	50	55	65	70
2,501-3,000	45	55	60	70	75
3,001-3,500	50	60	65	75	80
3,501-4,000	55	65	70	80	85
4,001-4,500	60	70	75	85	90
4,500-5,000	65	75	80	90	95

POSTING OF CERTIFICATE

2021 WSEC R401.3 A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE FOLLOWING:

1. THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOWGRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES.
2. U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL INDICATE THE AREA WEIGHTED AVERAGE VALUE
3. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
4. THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST.
5. THE TYPES, SIZES AND EFFICIENCIES OF HEATING, COOLING, WHOLE-HOUSE MECHANICAL VENTILATION, AND SERVICE WATER HEATING APPLIANCES. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.
6. WHERE ON-SITE PHOTOVOLTAIC PANEL SYSTEMS HAVE BEEN INSTALLED, THE ARRAY CAPACITY, INVERTER EFFICIENCY, PANEL TILT, ORIENTATION AND ESTIMATED ANNUAL ELECTRICAL GENERATION SHALL BE NOTED ON THE CERTIFICATE
7. THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED, AND THE COMPLIANCE PATH USED.

THE CODE OFFICIAL MAY REQUIRE THAT DOCUMENTATION FOR ANY REQUIRED TEST RESULTS INCLUDE AN ELECTRONIC RECORD OF THE TIME, DATE AND LOCATION OF THE TEST. A DATE-STAMPED SMART PHONE PHOTO OR AIR LEAKAGE TESTING SOFTWARE MAY BE USED TO SATISFY THIS REQUIREMENT

PLEASE REFER TO SHEET E-1 FOR ENERGY U-FACTOR COMPLIANCE PATH

MASTER PLAN
11/19/2024

JK MONARCH

PLAN 3032-3 FT

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DATE: 10/07/2024
INIT:
PROJECT #:

NOTE:
R335 ELECTRIC VEHICLE CHARGING FOR NEW CONSTRUCTION

"DWELLING SHALL PROVIDE A MINIMUM OF ONE ON-SITE ELECTRIC VEHICLE READY PARKING SPACE FOR EACH DWELLING UNIT. THIS PARKING SPACE SHALL BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) OF A MINIMUM 40- AMPERE DEDICATED 208/240 VOLT BRANCH CIRCUIT. BRANCH CIRCUIT SHOULD TERMINATE AT JUNCTION BOX, RECEPTACLE OUTLET, OR EV CHARGING EQUIPMENT.

"ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF RWC 1928 AND THE NATIONAL ELECTRICAL CODE, ARTICLE 625."

EXCEPTION: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IS NOT REQUIRED IF ANY OF THE FOLLOWING CONDITIONS ARE MET.
1. THERE IS NO PUBLIC UTILITY OR COMMERCIAL POWER SUPPLY.
2. DWELLING UNIT WITHOUT GARAGES OR OTHER ON-SITE PARKING

NOTE:
BUILDING AIR LEAKAGE TEST REQUIRED AS PER 2021 WSEC R402.4.1.2

DUCTS:
-DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 PER 2021 WSEC R403.3.5
-DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED AS PER M1601.4.1-R403.3.4 2021 WSEC

2021 WSEC R404.2 INTERIOR LIGHTING CONTROLS. PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION: LIGHTING CONTROLS SHALL NOT BE REQUIRED FOR THE FOLLOWING: 1 BATHROOMS, 2. HALLWAYS, 3. LIGHTING DESIGNED FOR SAFETY OR SECURITY.

2021 IRC R311.3 FLOOR AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" (914MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDING SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT)

2021 IRC R303.7 INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVEL OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
2021 IRC R 311.7.9 ILLUMINATION STAIRWAY SHALL BE PROVIDED WITH IN ACCORDANCE WITH SECTION R303.7 & R303.8

TABLE 302.6 (2021 IRC)
DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOM ABOVE THE GARAGE	NOT LESS 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT
GARAGE LOCATION LESS 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

FOR SI : 1 INCH = 25.4 MM, 1 FOOT =304.8 MM.

AREA SUMMARY

MAIN FLOOR:	1,367	SF
UPPER FLOOR:	1,665	SF
TOTAL:	3,032	SF
GARAGE:	451	SF
ENTRY PORCH:	63	SF
COVERED OUTDOOR LIVING AREA:	112	SF
OPT. COVERED AREA:	50	SF

SMOKE DETECTORS

SD — INSTALL SMOKE DETECTORS WHERE INDICATED
ALL SMOKE DETECTOR RECEIVE THERE POWER FROM THE PRIMARY AND INTERCONNECTED PER IRC R314.4 & R314.6

CARBON MONOXIDE ALARMS

CM — IRC R315.6 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH, OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

EXCEPTIONS:
1. CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

WASHINGTON STATE BUILDING CODE
TABLE M1505.4.4.1
MINIMUM LOCAL EXHAUST RATES

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
OPEN KITCHEN	IN ACCORDANCE WITH SECTION M1505.4.4.3	NOT PERMITTED
ENCLOSED KITCHEN	IN ACCORDANCE WITH SECTION M1505.4.4.3	5 ACH BASED ON KITCHEN VOLUME
BATHROOMS-TOILET ROOMS	50 CFM	20 CFM

TABLE M1505.4.4.3
KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS, ACCORDING TO KITCHEN RANGE FUEL TYPE

HOOD OVER ELECTRIC RANGE	HOOD OVER COMBUSTION RANGE
65% CE OR 160 CFM	80% CE OR 250 CFM

VENTILATION RATE FOR WHOLE HOUSE FAN TO BE XX CFM
PER WSBC TABLE M1505.4.3(1) INDOOR AIR QUALITY
HVAC CONTRACTOR TO SPECIFY LOCATION.

PRIVATE RESIDENTIAL GARAGES ATTACHED TO A DWELLING UNIT SHALL BE SEPARATED FROM THE DWELLING UNIT WITH ONE LAYER OF 5/8 INCH TYPE-X SHEETROCK ON THE GARAGE SIDE. THIS SHEETROCK SHALL BE CONTINUOUS FROM THE FOUNDATION TO ROOF SHEATHING, OR ON ALL WALLS AND CEILING OF THE GARAGE WHEN A DWELLING UNIT IS LOCATED ABOVE A GARAGE, ALL WALLS AND CEILINGS OF THE GARAGE SHALL HAVE MINIMUM ONE LAYER OF 5/8 INCH TYPE-X SHEETROCK. WHEN FRAMING MEMBERS ARE MORE THAN 16" ON CENTER TWO LAYERS OF 5/8 INCH TYPE-X SHEETROCK SHALL BE REQUIRED. SHEETROCK SHALL BE NAILED AT SEVEN (7) INCHES ON CENTER, ON BOTH EDGE AND FIELD WITH 6D TWO (2) INCH NAILS. OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8 INCH SOLID CORE DOORS, OR A TWENTY (20)-MINUTE RATED ASSEMBLY AND SHALL BE SELF-CLOSING AND SELF-LATCHING. PENETRATIONS SHALL BE STEEL, FERROUS OR COPPER PIPES, OR STEEL CONDUIT, OR ONE-HOUR LISTED ASSEMBLIES. NO WINDOWS SHALL BE PERMITTED IN THE GARAGE/HOUSE WALL. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.

2021 IRC R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

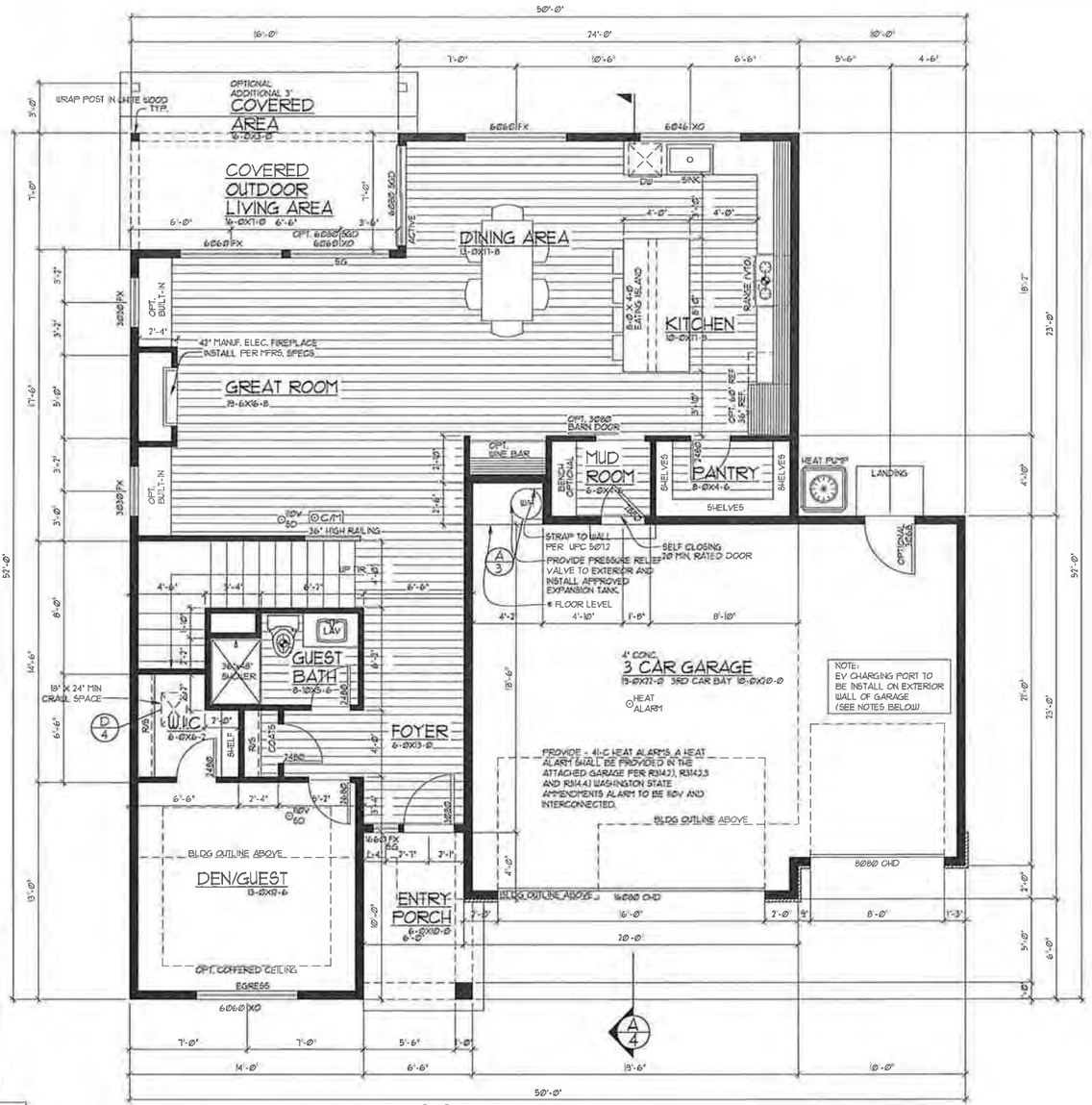
2021 IRC R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

2021 IRC R302.5.2 DUCT PENETRATIONS. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

2021 IRC R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

2021 IRC R302.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

2021 IRC R302.7.1 UNDER-STAIR PROTECTION. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.



MAIN FLOOR PLAN

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

- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x6 BEARING WALLS , U.N.O., 6'-0" MAX SPAN
- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x4 BEARING WALLS, U.N.O., 6'-0" MAX SPAN
- WINDOW HEADERS AT 6'-8" & 8'-0" PLATE : 8'-0" HDR & 9'-0" PLATE ABOVE SUB FLOOR, U.N.O.
- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- EXTERIOR WALLS TO BE 2X6 AT 16" (MAX.) O.C. U.N.O.
- INTERIOR PARTITIONS TO BE 2x4 AT 16" O.C. (2X6 @ PLUMBING WALLS, U.N.O.)
- DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GAGE STEEL
- NO DUCT OPENINGS IN GARAGE
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)

PLEASE REFER TO SHEET E-1 FOR ENERGY U-FACTOR COMPLIANCE PATH

MASTER PLAN
11/19/2024

PLAN 3032-3 FT

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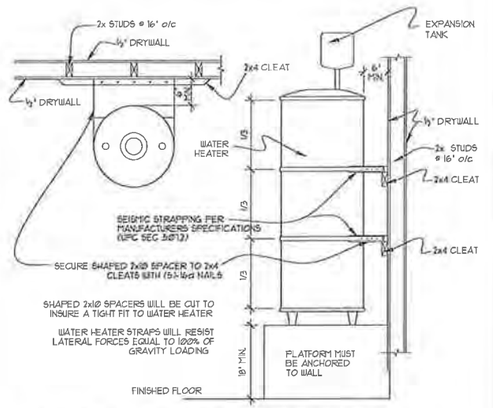
OPTION 5.6 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION

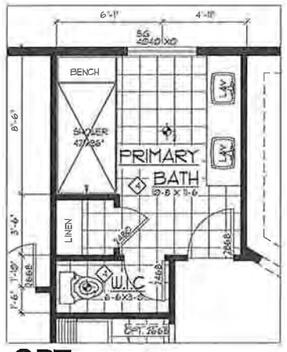


A TYPICAL WATER HEATER DETAIL

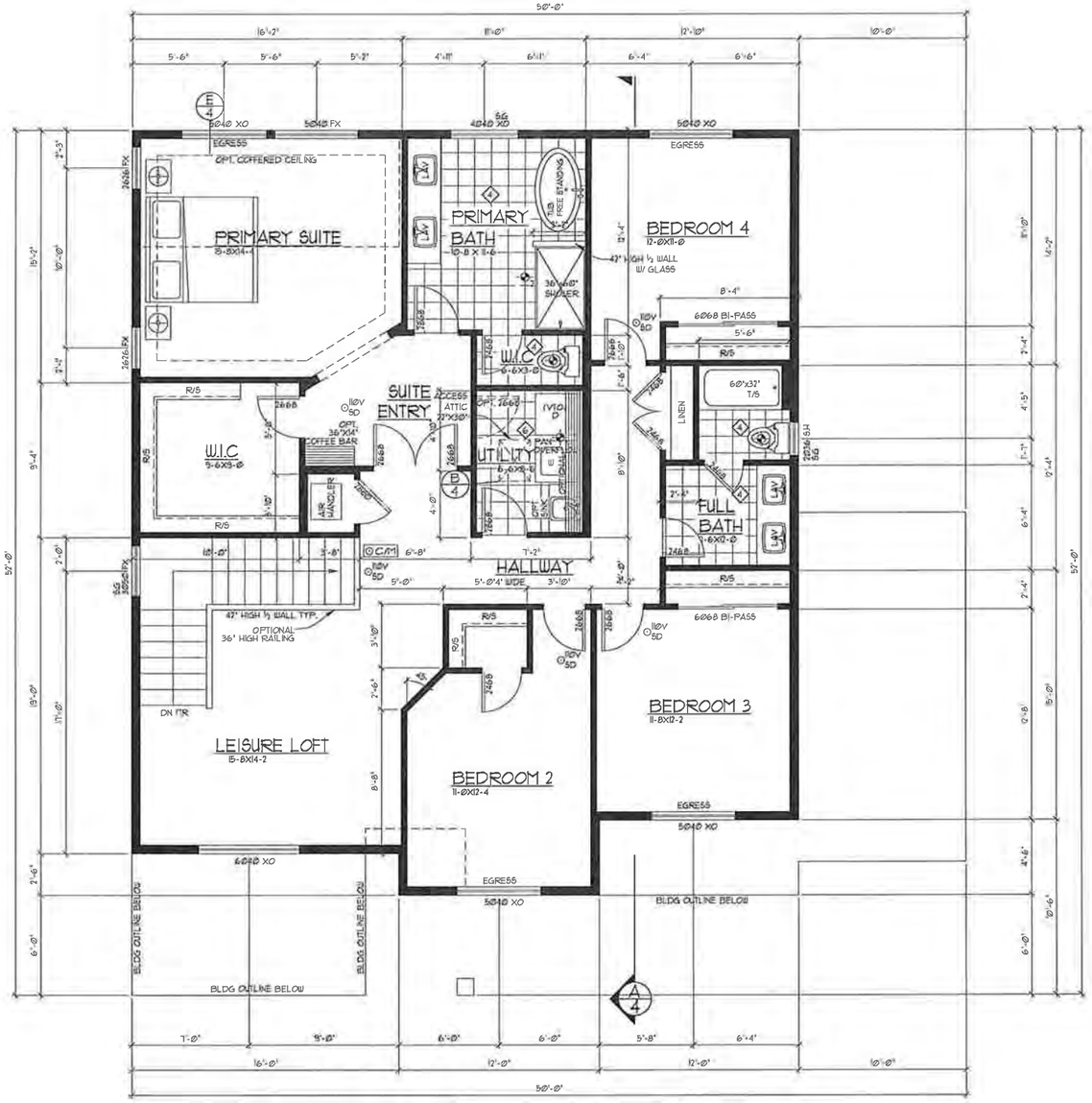
SCALE: N.T.S.

WSEC 2021 R403.5.3 HOT WATER PIPE INSULATION
(PRESCRIPTIVE) INSULATION FOR HOT WATER PIPE,BOTH WITHIN AND OUTSIDE THE CONDITIONED SPACE, SHALL HAVE A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3

2021 UPC 312.6 FREEZING PROTECTION.
NO WATER,SOIL,OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACE, OR IN AN EXTERIOR WALL UNLESS, WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING. ALL HOT AND COLD WATER PIPES INSTALLED OUTSIDE THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM R-3



OPT. PRIMARY BATH



UPPER FLOOR PLAN

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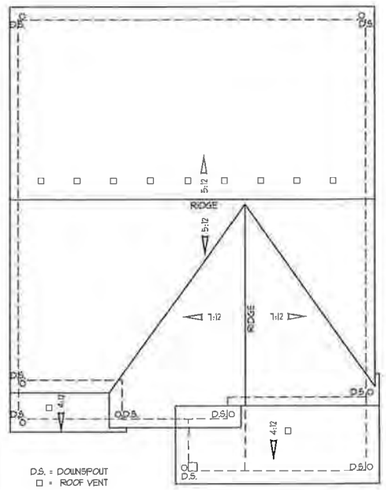
SCALE: 1/4" =1'-0"

- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- WINDOW HEADERS AT 6'-8" @ 8'-0" PLATE & 8'-0" HDR @ 9'-0" PLATE ABOVE SUB FLOOR, U.N.O.
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)



ROOF PLAN

1/8"=1'-0"

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS

MAIN ROOF CALCULATIONS

1146 SQ. FT ATTIC AREA / 300 =3.82 SQ. FT.
OF VENTILATION REQUIRED (838.08 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS (50 SQ. IN. PER VENT)
838.08 SQ. IN x 50% = 419.04 SQ. IN. REQUIRED.
PROVIDE (5) AF50 ROOF VENTS =450 SQ. IN.

LOWER ROOF VENTING
PROVIDED BY BIRDBLOCKING: (4) 2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
838.08 SQ. IN. x 40% = 335.23 SQ. IN. REQUIRED.
PROVIDE (7) BIRDBLOCKS = 337.5 SQ. IN.
@ FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.

LOWER ROOF CALCULATION

211 SQ. FT ATTIC AREA / 300 = .72 SQ. FT.
OF VENTILATION REQUIRED (104.16 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
104.16 SQ. IN x 50% = 52.08 SQ. IN. REQUIRED.
PROVIDE (2) AF50 ROOF VENTS = 100 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING:
(4) 2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
104.16 SQ. IN. x 40% = 41.66 SQ. IN. REQUIRED.
PROVIDE (4) BIRDBLOCKS =50 SQ. IN. @ FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES OR 5' SETBACKS.

M1306.3.1 ELECTRICAL REQUIREMENTS.

A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE PROVIDED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH NFPA 70.

2021 IRC R312 WINDOW FALL PROTECTION
SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1

R312.2.1 WINDOW OPENING HEIGHT
DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72" INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING.

1. OPERABLE WINDOW OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102) SPHERE PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.

2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090

MASTER PLAN
11/19/2024

PLAN 3032-3 FT

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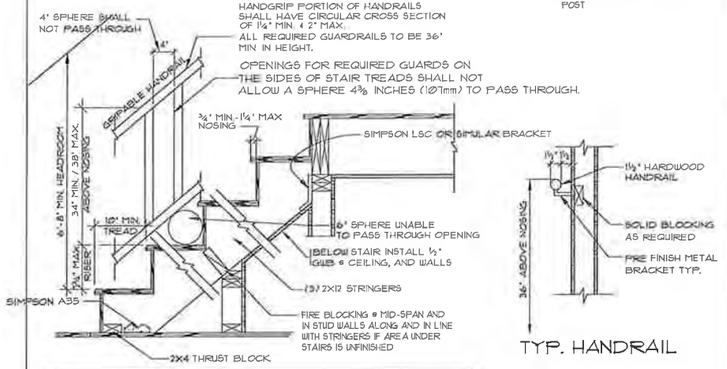


NOTE: THE HANDRAILS MUST RETURN TO WALL OR NEWELL POST

TYP. HANDRAIL

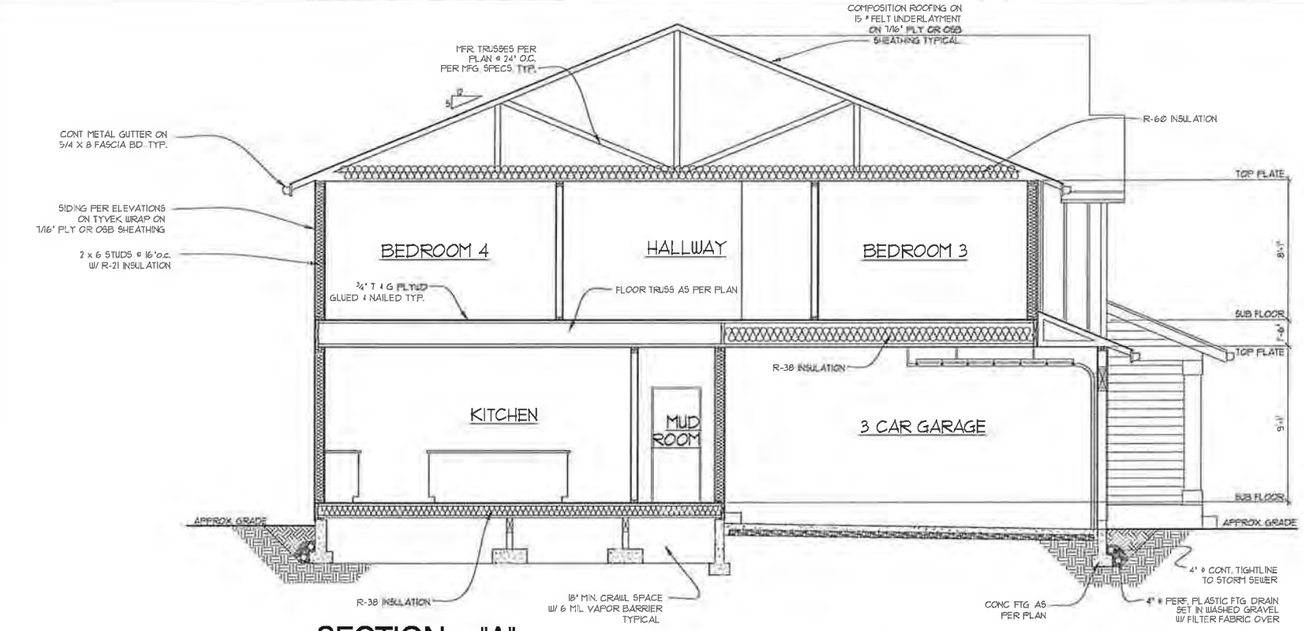
INTERIOR/GUARDRAIL STAIR NOTES:
- HANDRAILS MUST NOT PROJECT MORE THAN 4½" (114 MM) INTO THE STAIRWAY. IRC SECTIONS R311.7.8.2
- THE SPACING BETWEEN INTERMEDIATE HANDRAIL MEMBERS MUST NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING IRC SECTION R312.1.3
- MINIMUM STAIRWAY WIDTH ABOVE HANDRAIL SHALL BE NO LESS THAN 36 INCHES. IRC SECTION R311.7.1
- STAIR & STAIR LANDING MINIMUM WIDTH SHALL BE NO LESS THAN 36" (3½" CLEAR IF ONE HANDRAIL, & 27" CLEAR IF 2 HANDRAILS. IRC SECTION R311.7.1
- THE TREADS LEADING EDGE CURVATURE CAN HAVE A MAX. RADIUS OF 9/16". THE MAX. BEVELING OF THE NOSING SHALL BE NO MORE THAN ½" IRC SECTION R311.7.5.3
- RISER OR TREAD MAXIMUM DIFFERENTIAL SHALL BE NO MORE THAN ⅜" IRC SECTION R311.7.5.1
- NOSING IS NOT REQUIRED FOR STAIRS WITH TREADS GREATER THAN 11". IRC SECTION R311.7.5.3

EXTERIOR STAIR NOTES:
- EXTERIOR STAIR LIGHTING AT TOP LANDING WITH CONTROLS INSIDE THE DWELLING IRC SECTION R303.8
- A MAXIMUM SLOPE OF 1:48 (2%) IS REQUIRED AT EXTERIOR LANDINGS AND TREADS FOR DRAINAGE. IRC SECTION R311.3

INTERIOR UNDER STAIR NOTES:
- UNDER TREADS ARE REQUIRED TO HAVE A MINIMUM OF 6" DEPTH AT INNER EDGE. IRC SECTION R311.7.5.2.1
- UNDER TREAD DEPTH OF 10" WITH IN 12" OF THE INSIDE. IRC SECTION R311.7.5.2.1

LANDING NOTES:
- LANDING WIDTH SHALL NOT BE LESS THAN THAT OF STAIR SERVED IRC R311.7.6
- LANDING SHALL NOT BE LESS THAN 36 INCHES IN DIRECTION OF TRAVEL IRC R311.7.6

(A) STAIR DETAIL
SCALE: N.T.S.



SECTION "A"

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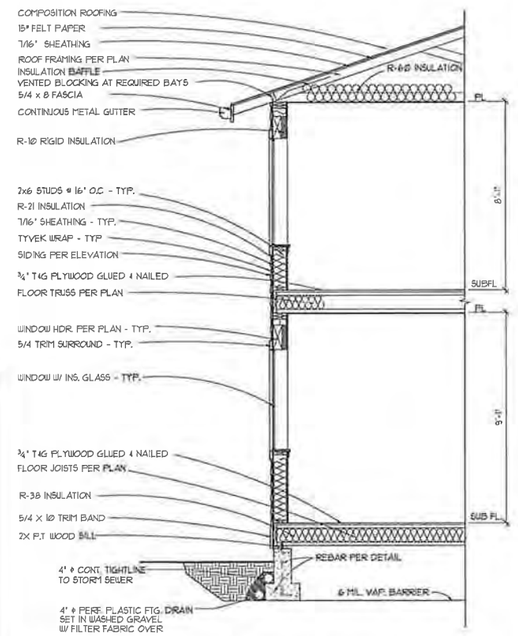
TYPICAL ROOF CONSTRUCTION
- COMPOSITION ROOF SHINGLES
- 15# ROOFING FELT
- 7/16" SHEATHING RATED 24/16
- STRUCTURAL SYSTEM AS NOTED ON FRAMING PLAN
- R-60 INSULATION
- 5/8" GWB CEILING
- 1/8" TO 1/4" MESH SCREEN OVER OPENINGS
- MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF VENTED AREA SPACE OR 1/300 IF 40-50% VENTING IN UPPER ATTIC OR RAFTER SPACE PER IRC R806.2
- PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND SHEATHING AT VENTS PER IRC SECTION R806.3

TYPICAL WALL CONSTRUCTION
- SIDING AND/OR VENEER PER ELEVATION
- 7/16" PLY OR OSB SHTG.(U.N.O.)
- TYVEK BUILDING WRAP OR EQ.
- 2X6 STUDS @ 16" O.C. EXTERIOR WALLS U.N.O. EXTERIOR WALL NOTCH 25%, BORING 40% 60% BORING IF DOUBLED & NOT MORE THAN TWO SUCCESSIVE STUDS
- 2x4 STUDS @ 16" O.C., INTERIOR PARTITIONS (2X6 @ PLUMBING WALLS) NON-BEARING WALL MAXIMUM NOTCH 40%, BORING 60% HOLES NO CLOSER THE 5/8 INCH TO FACE OF STUD

SEE NOTE ON SHEET 1

- R-21 INSULATION WITH VAPOR BARRIER
- 1/2" GWB. INTERIOR SHEATHING

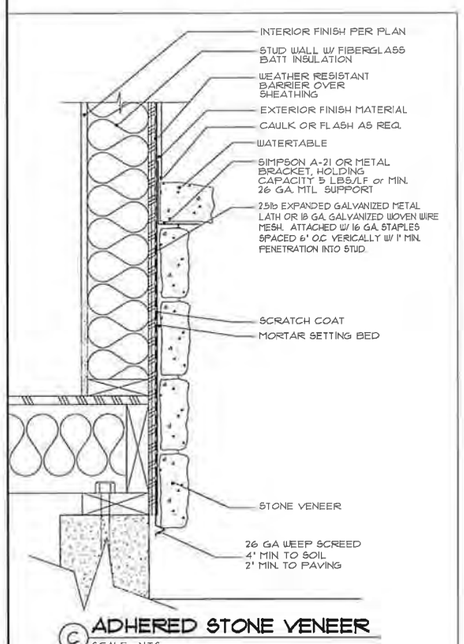
TYPICAL FLOOR CONSTRUCTION
- FINISHED FLOOR PER PLANS
- 3/4" T&G PLYWOOD SUBFLOOR (GLUE AND NAIL)
- FLOOR JOISTS PER PLAN
- R-38 INSULATION OVER UNHEATED AREAS



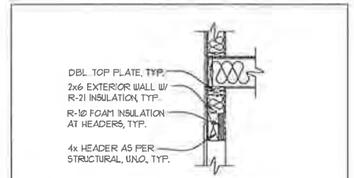
TYPICAL WALL SECTION

SCALE : N.T.S.

NOTE: 7/16" SHEATHING NOT REQUIRED ON EXT. WALLS WHERE T1-11 SIDING IS SPECIFIED (UNLESS NOTED OTHERWISE IN THE SHEAR WALL SPECIFICATIONS)



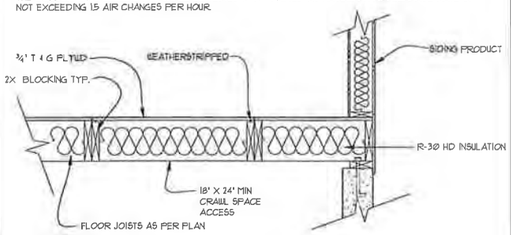
(C) ADHERED STONE VENEER
SCALE: N.T.S.



(E) TYP. HEADER CONSTRUCTION
PER WSEC TABLE 402.1.1 SCALE : ½"= 1'-0"

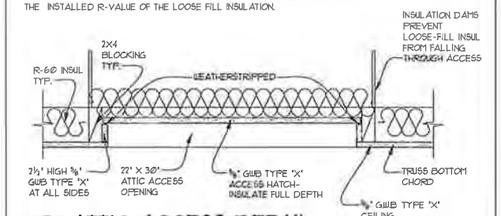
2021 WSEC R402.4.1.2 THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779, OR ASTM E1827 TEST PRESSURE AND LEAKAGE RATE SHALL COMPLY WITH SECTION R402.1.3. A WRITTEN REPORT OF THE TEST RESULTS, INCLUDING VERIFIED LOCATION AND TIME STAMP OF THE DATE OF THE TEST, SHALL BE SIGNED BY THE TESTING AGENCY AND PROVIDED TO THE BUILDING OWNER AND CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. ONCE VISUAL INSPECTION HAS CONFIRMED AIR SEALING HAS BEEN CONDUCTED IN ACCORDANCE WITH TABLE R402.4.1.1, OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS ARE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 15 AIR CHANGES PER HOUR.



(D) CRAWL SPACE ACCESS DETAIL
SCALE: N.T.S.

2021 WSEC R402.4.1 ACCESS HATCHES AND DOOR INSULATION INSTALLATION AND RETENTION VERTICAL OR HORIZONTAL ACCESS HATCHES AND DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED. ACCESS THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT WHERE LOOSE FILL INSULATION IS INSTALLED, A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER, OR DAM SHALL BE INSTALLED TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACES, FROM HIGHER TO LOWER SECTIONS OF THE ATTIC AND FROM ATTICS COVERING CONDITIONED SPACES TO UNCONDITIONED SPACES. THE BAFFLE OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.



(B) ATTIC ACCESS DETAIL
SCALE: N.T.S.

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DATE: 10/07/2024
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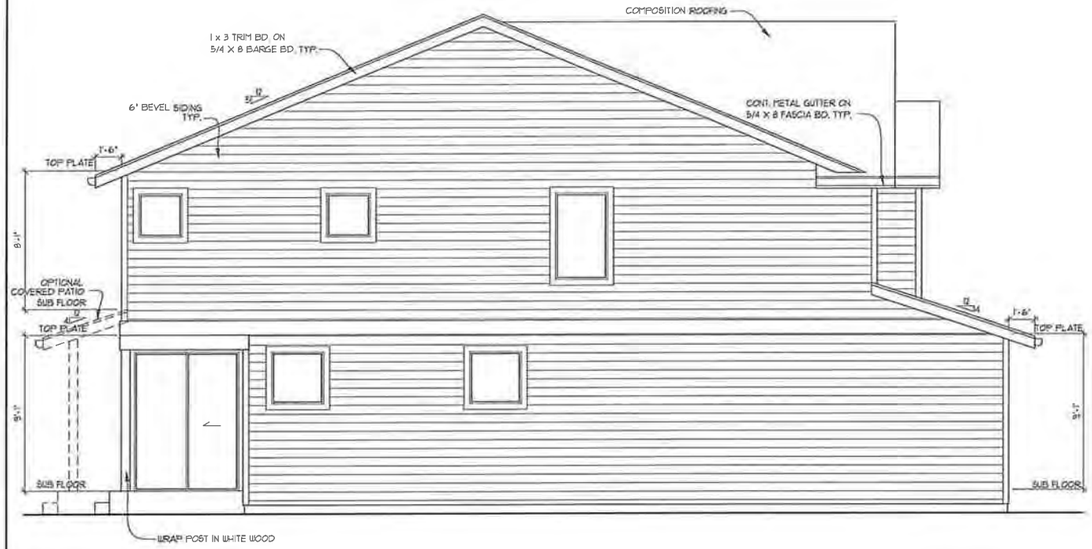
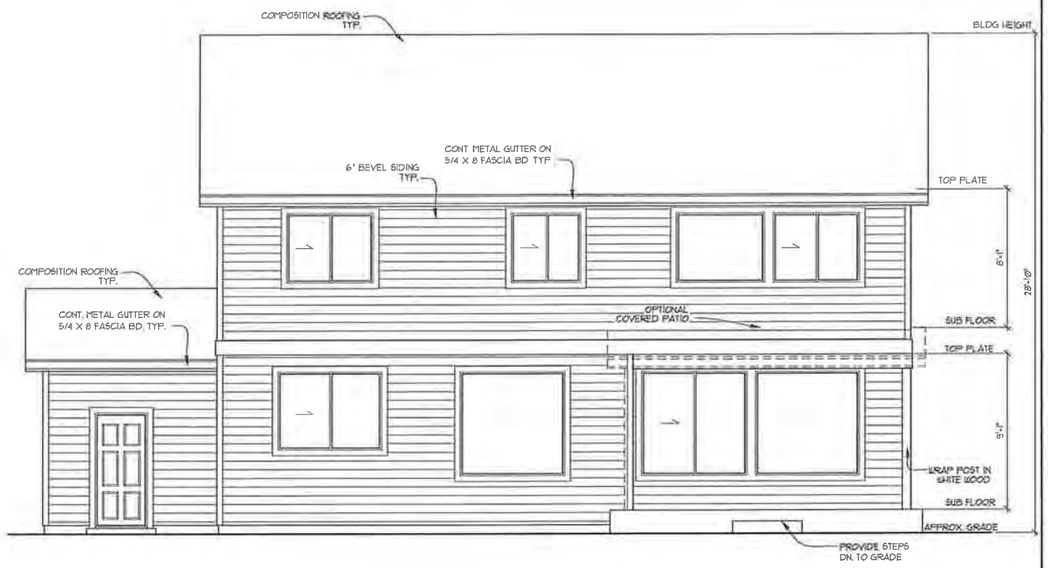
PLAN 3032-3 FT



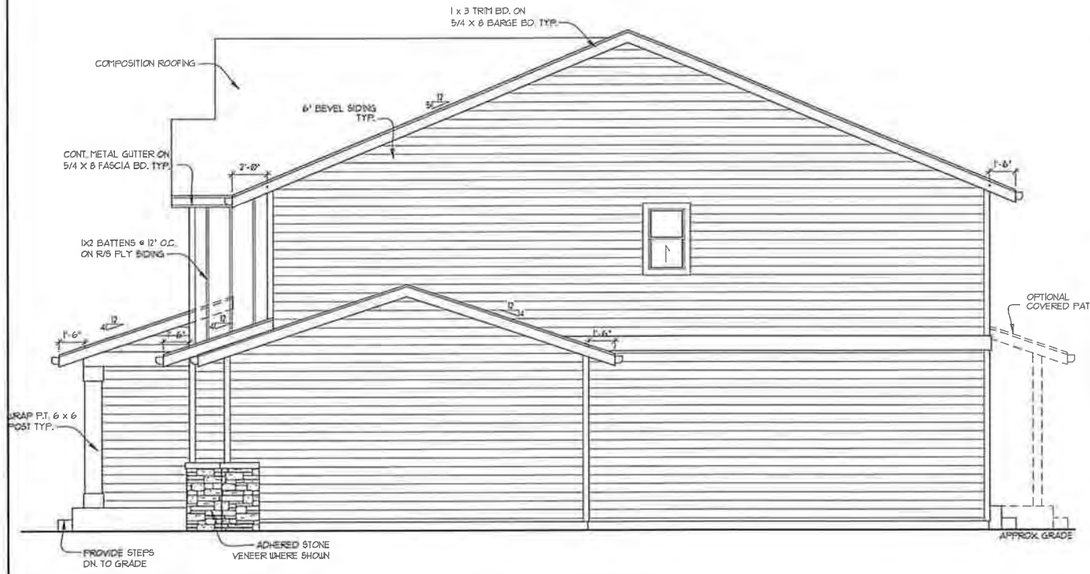
LEFT ELEVATION

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



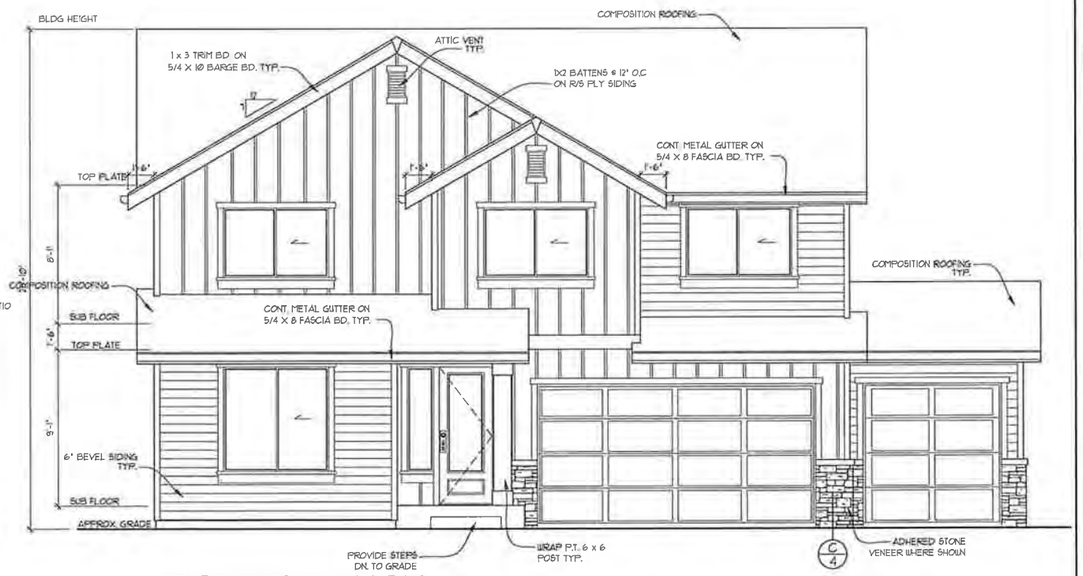
REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION A

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

NOTE:
PROVIDE PREMISES IDENTIFICATION (ADDRESS NUMBERS) IN ACCORDANCE WITH IFC SECTION 505 NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMERALS SHALL BE PROVIDED (NOT SPELLED OUT). NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND HAVE A MINIMUM HEIGHT OF 4 INCHES

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- VERIFY SHEAR WALL NAILING AND HOLDOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

PLAN 3032-3 FT

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09/24/2024		

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DATE: 11/13/2024
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PROJECT #:

3044 - 2 Car Plan
Elevation A

JK MONARCH
FINE HOMES

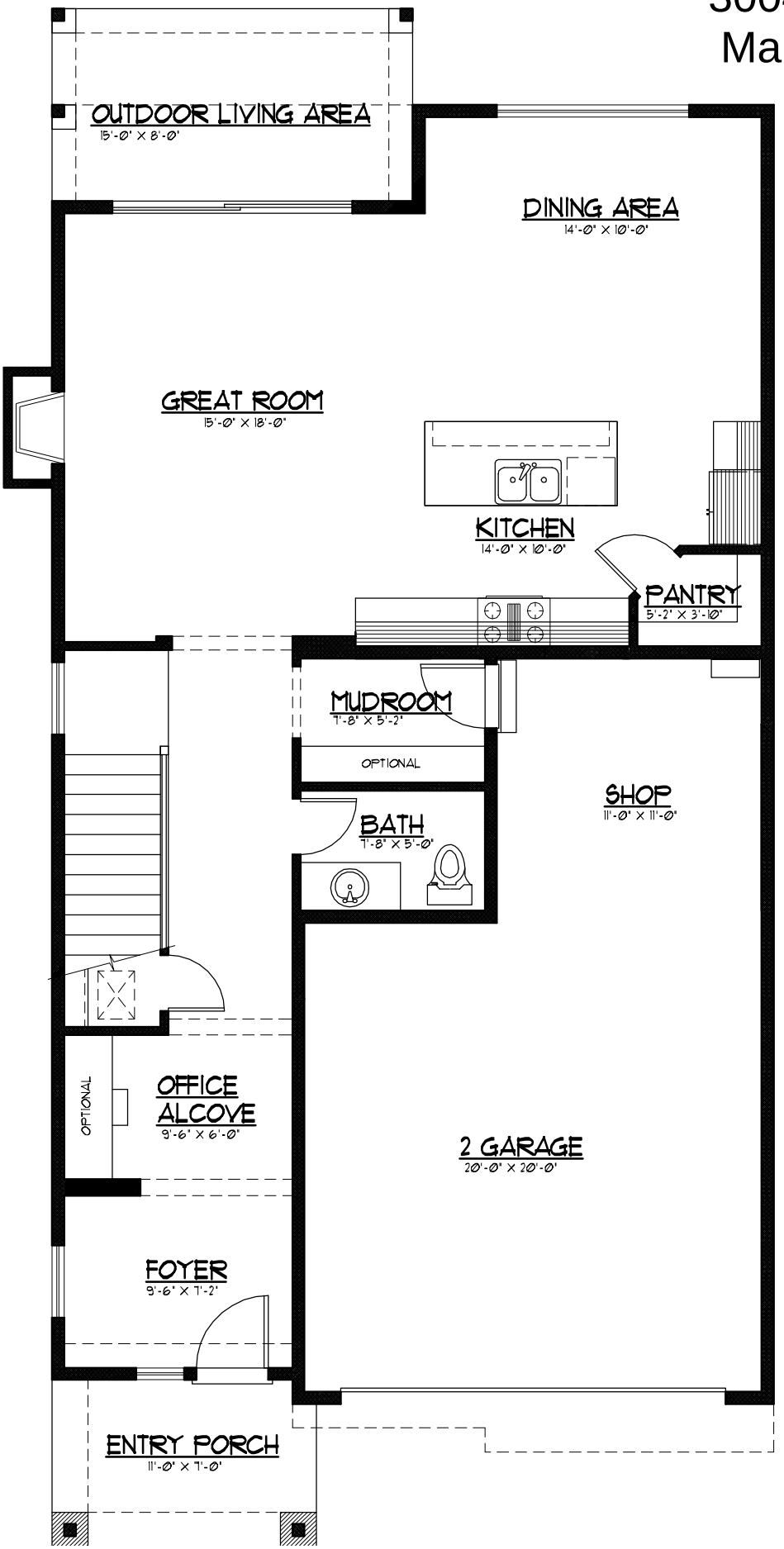
JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

3044 - 2 Car Plan
Elevation B

JK MONARCH
FINE HOMES

JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.

Marketing Plan
3004 - 2 Car
Main Floor



JK MONARCH FINE HOMES

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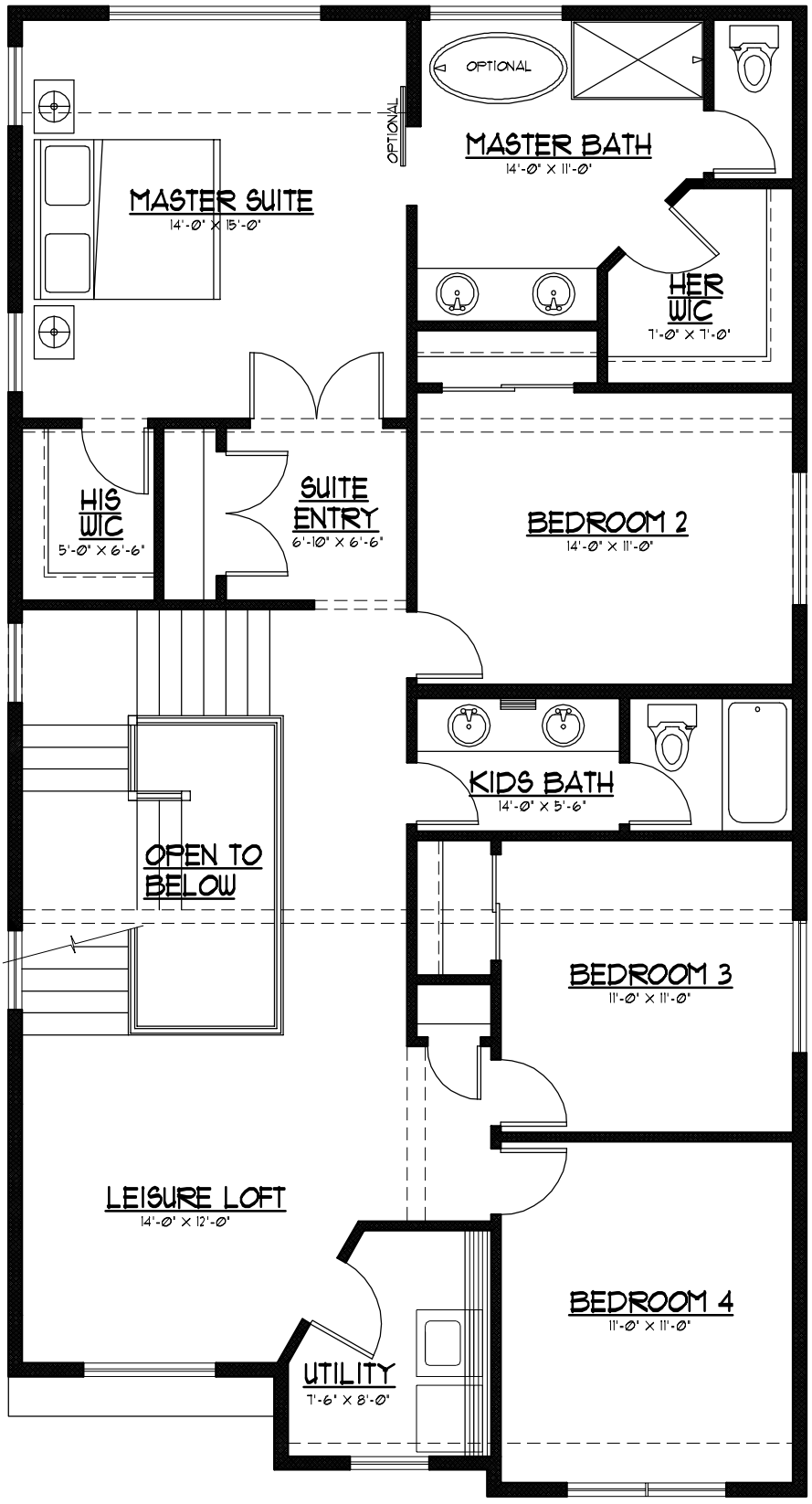
Marketing Plan
3004 - 2 Car
Second Floor



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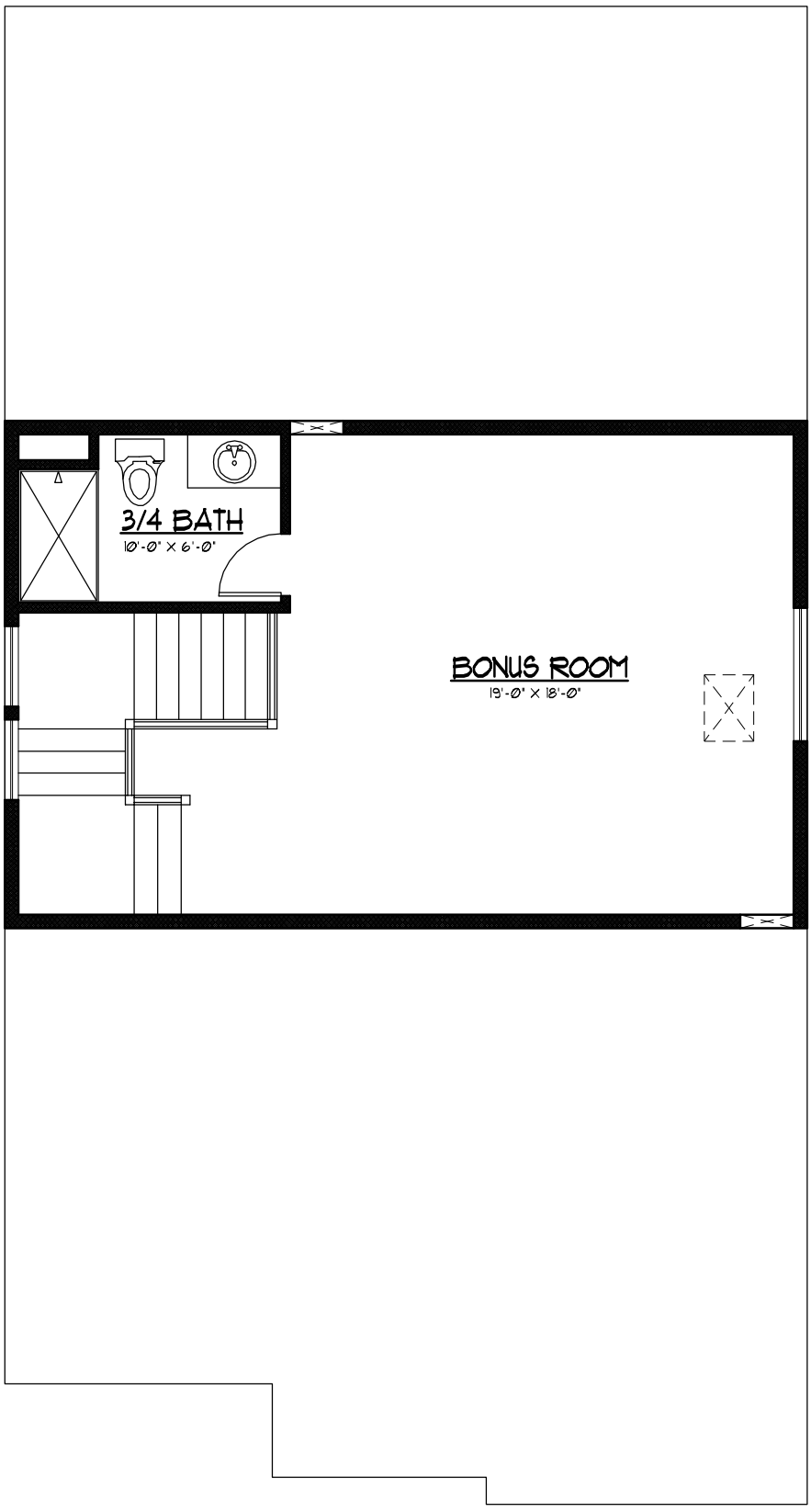
Marketing Plan
3004 - 2 Car
Third Floor



JK MONARCH
FINE HOMES

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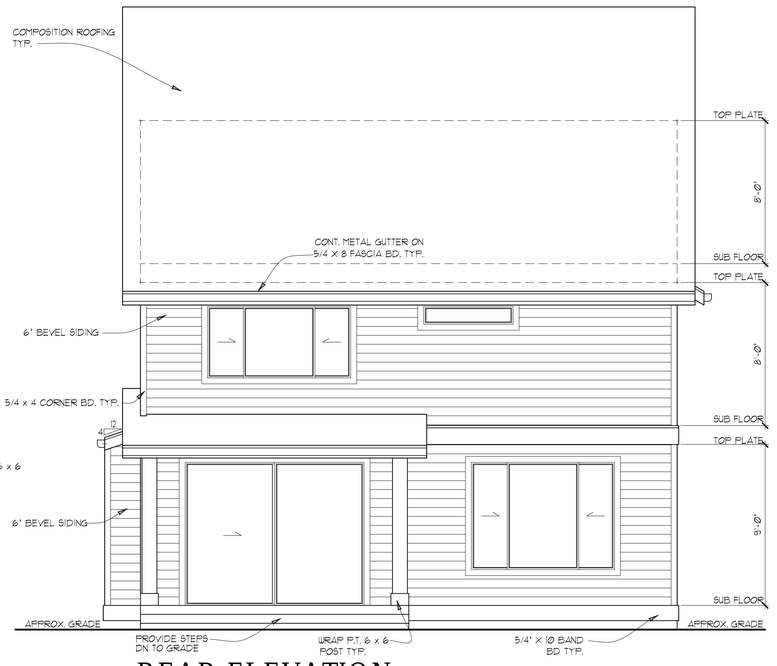
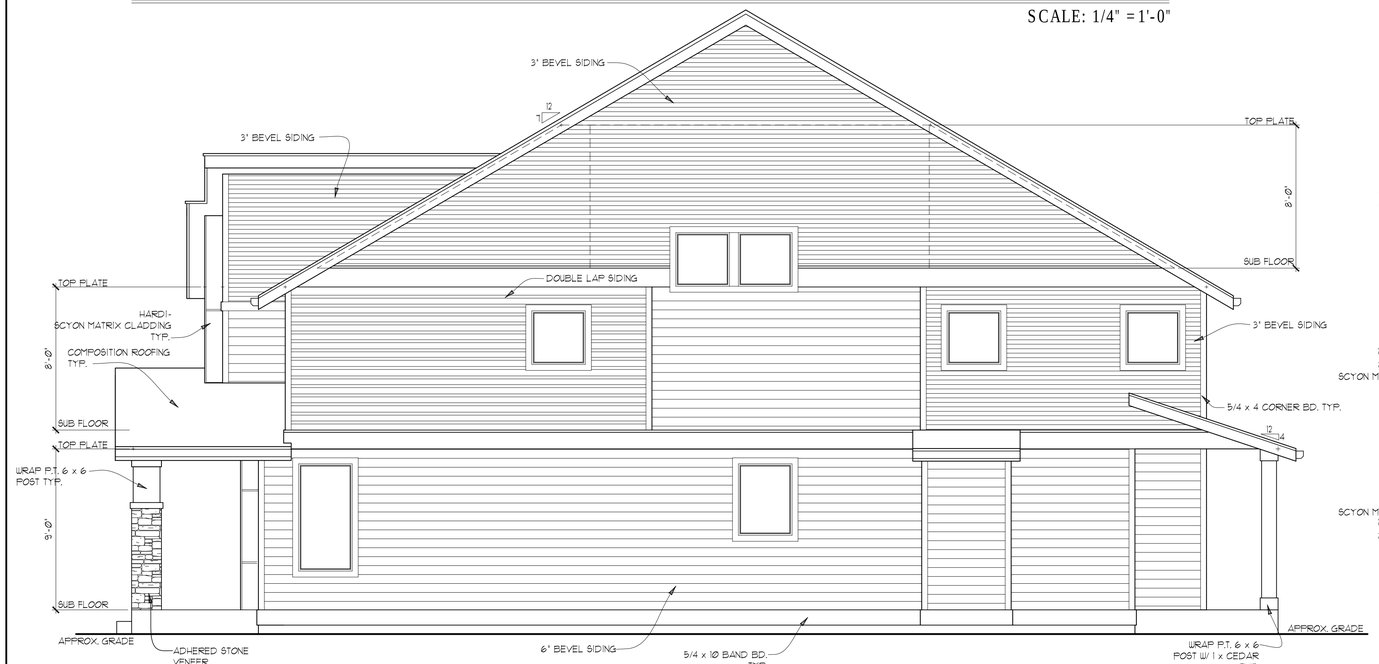
LEFT ELEVATION



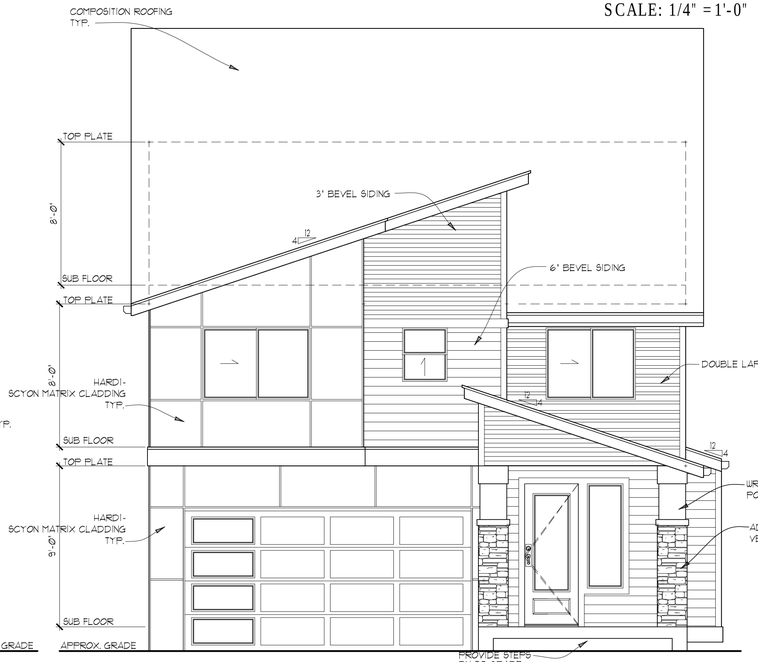
REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

NOTE: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS ARE REQUIRED TO BE 4" HIGH WITH A ½" STROKE.

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

- VERIFY SHEAR WALL NAILING AND HOLDOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
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- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

NOTE: PROVIDE CONTINUOS PRE-PAINTED G.I. "Z" FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

JK MONARCH FINE HOMES

PLAN 3044 - 2

ELEV. B

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TABLE 302.6
DWELLING-GARAGR SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOM ABOVE THE GARAGE	NOT LESS 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT
GARAGE LOCATION LESS 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

FOR SI : 1 INCH = 25.4 MM) FOOT =304.8 MM.

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.
R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4
R302.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6 OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5 ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR THE THE ADJACENT DWELLING UNIT WALL.
R302.7 UNDER-STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (12.7 MM) GYPSUM BOARD.

•DRYER VENT•
M1502.4.6 LENGTH IDENTIFICATION. WHERE THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FEET (10 668 MM), THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEE (1829 MM) OF THE EXHAUST DUCT CONNECTION

•NOTE•
BUILDING AIR LEAKAGE TEST REQUIRED AS PER WSEC R402.4.1.2

DUCTS.
-DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 PER WSEC R403.3.3
-DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED AS PER M1601.4.1-R403.3.2

604.10.1 TRACER WIRE. PLASTIC MATERIALS FOR BUILDING SUPPLY PIPING OUTSIDE UNDERGROUND SHALL HAVE A BLUE INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR INSTALLED ADJACENT TO THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.

LANDING AT EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7¾" BELOW THE TOP OF THRESHOLD PROVIDED THE DOOR. OTHER THAN EXTERIOR STORM OR SCREEN DOORS DOES NOT SWING OVER THE LANDING. IRC R311.3.2

AREA SUMMARY

MAIN FLOOR:	1043	SF.
UPPER FLOOR:	1,471	SF.
THIRD FLOOR OPTION	530	SF.
TOTAL:	3,044	SF.
GARAGE:	521	SF.
ENTRY PORCH:	76	SF.
OUTDOOR LIVING AREA:	120	SF.

SMOKE DETECTORS

⊙SD	INSTALL SMOKE DETECTORS WHERE INDICATED ALL SMOKE DETECTOR RECEIVE THERE POWER FROM THE PRIMARY AND INTERCONNECTED PER R314.4 & R314.6

CARBON MONOXIDE ALARMS

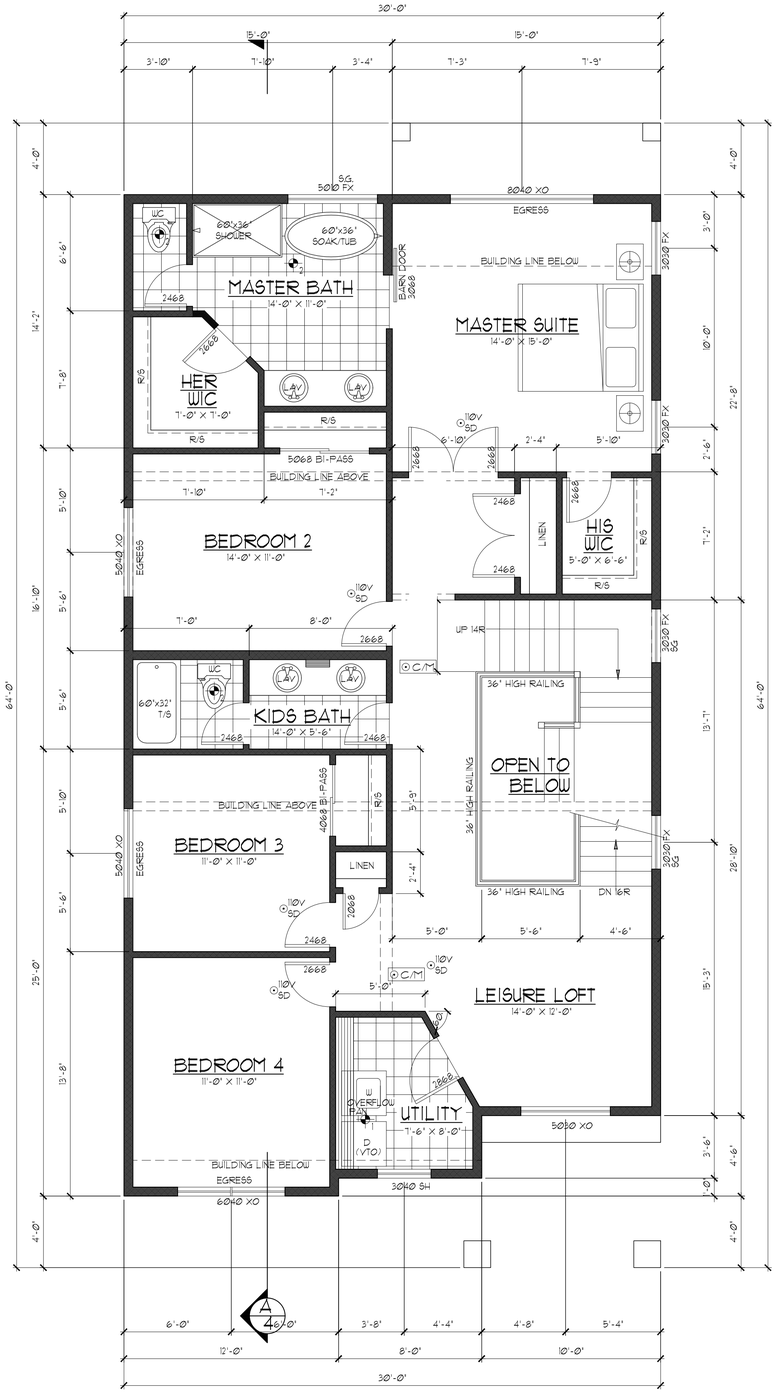
⊙CM	R315.5 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH, OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. EXCEPTIONS: 1. CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

VENTILATION SCHEDULE

VENTILATION REQUIREMENTS OF IRC TABLE M1507.4

SYMBOL		EXHAUST RATES
1	KITCHENS (V.T.O)	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
2	BATHROOMS/TOILET ROOMS/ LAUNDRY ROOM (V.T.O)	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

VENTILATION RATE FOR WHOLE HOUSE FAN TO BE 90 CFM
PER TABLE M1507.3.3(1) INDOOR AIR QUALITY
HVAC CONTRACTOR TO SPECIFY LOCATION.



UPPER FLOOR PLAN

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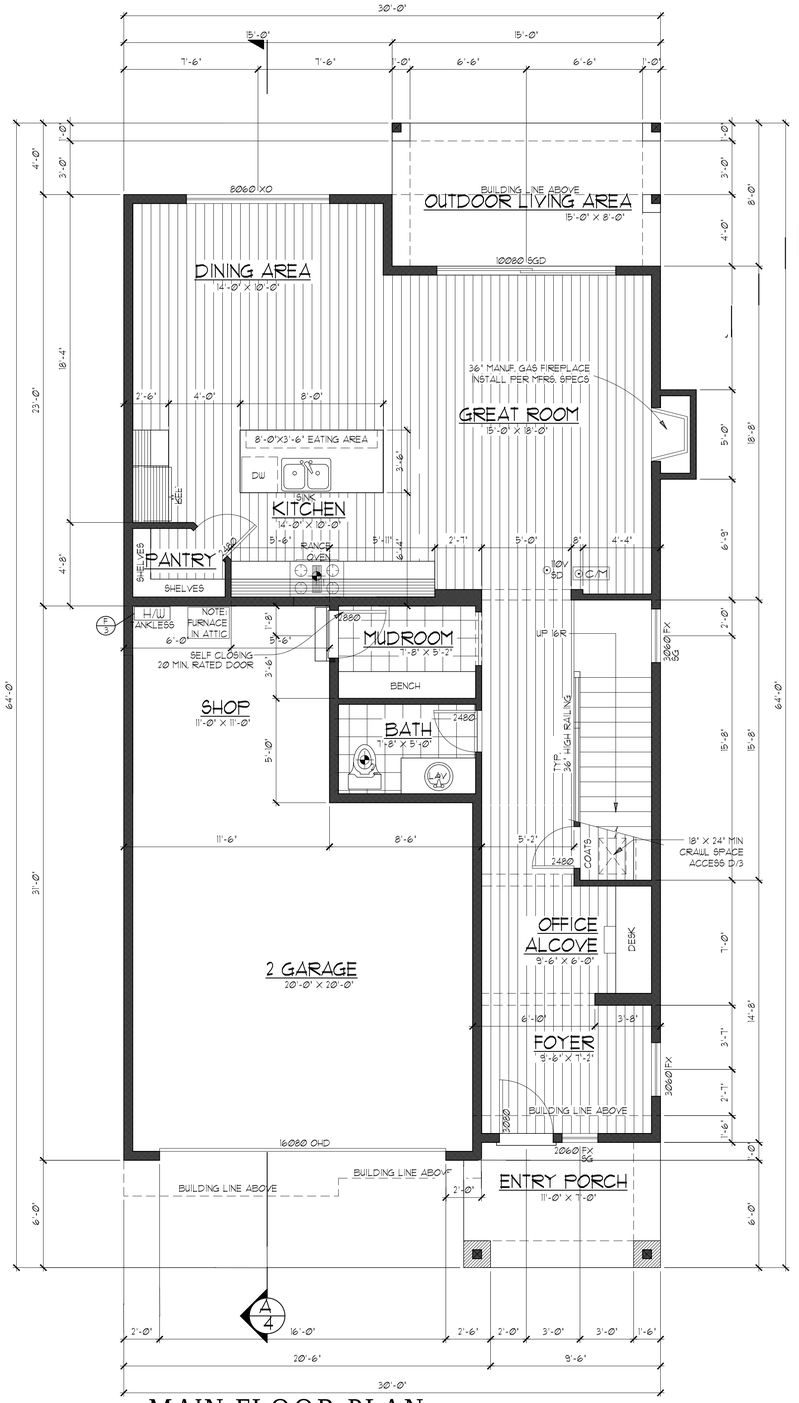
- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- WINDOW HEADERS AT 6'-8" ABOVE SUB FLOOR, U.N.O.
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)



MAIN FLOOR PLAN

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- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x6 BEARING WALLS , U.N.O., 6'-0" MAX. SPAN
- ALL DOOR/WINDOW HEADERS TO BE 4x10 DF#2 AT 2x4 BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- WINDOW HEADERS AT 6'-8" ABOVE SUB FLOOR, U.N.O.
- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- EXTERIOR WALLS TO BE 2X6 AT 16" (MAX.) O.C. U.N.O.
- INTERIOR PARTITIONS TO BE 2x4 AT 16" O.C. (2X6 @ PLUMBING WALLS, U.N.O.)
- DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GAGE STEEL
- NO DUCT OPENINGS IN GARAGE
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)

PLAN 3044 - 2

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DATE: 07/04/2020
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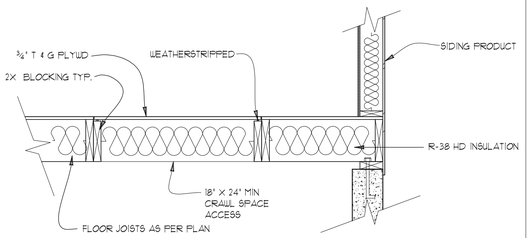
* NO FIELD ALTERATIONS WILL BE AUTHORIZED
UNLESS ACCOMPANIED BY REVISED DRAWINGS.

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN DETAIL REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN.

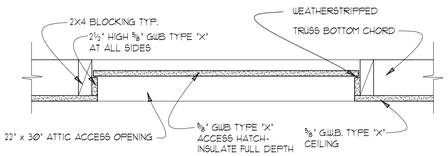
NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS/ DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF Ø.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. ONCE VISUAL INSPECTION HAS CONFIRMED SEALING (SEE TABLE R402.4.1.1), OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.

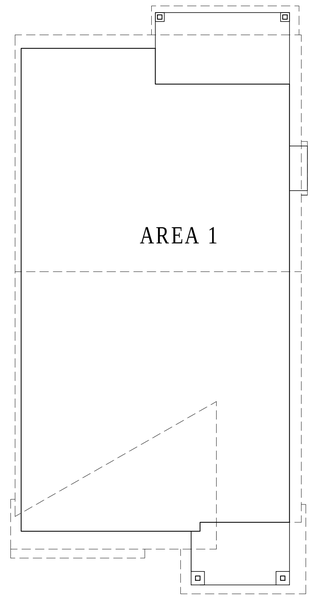


Ⓓ CRAWL SPACE ACCESS DETAIL
SCALE: N.T.S.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF Ø.1 INCHES W.G. (30 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. ONCE VISUAL INSPECTION HAS CONFIRMED SEALING (SEE TABLE R402.4.1.1), OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST.



Ⓒ ATTIC ACCESS DETAIL
SCALE: N.T.S.



ROOF VENTILATION — AREA 1

PROVIDE ROOF/ATTIC VENTILATION PER IRC SECTION R806.2

ROOF AREA TO BE VENTED: = 1,980 SQ. FT. ROOF AREA
VENTILATION AREA REQUIRED = 1980 SQ FT / 300 = 6.63 SQ FT VENT AREA REQ'D

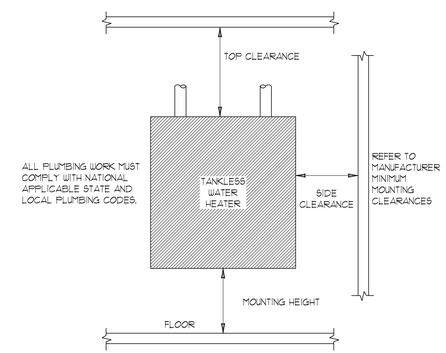
PROVIDE AT LEAST 40% AND NOT MORE THAN 50% OF REQ'D VENTILATILATING AREA IS PROVIDE BY VENTILATORS LOCATED IN THE UPPER PORTION OF ATTIC OR RAFTER SPACE.
UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS

40% OF REQUIRED VENTILATION: 2.65 SQ FT = 381.60 SQ IN (SQ FT x 144)
50% OF REQUIRED VENTILATION: 3.31 SQ FT = 477.36 SQ IN (SQ FT x 144)

** BUILDER RESPONSIBLE FOR DETERMINING TYPE OF VENTILATION TO BE USED TO MEET REQUIREMENTS OF IRC SECTION R806.2

USE A COMBINATION OF THE ITEMS LISTED BELOW TO FULFILL LOWER PORTION VENTILATION

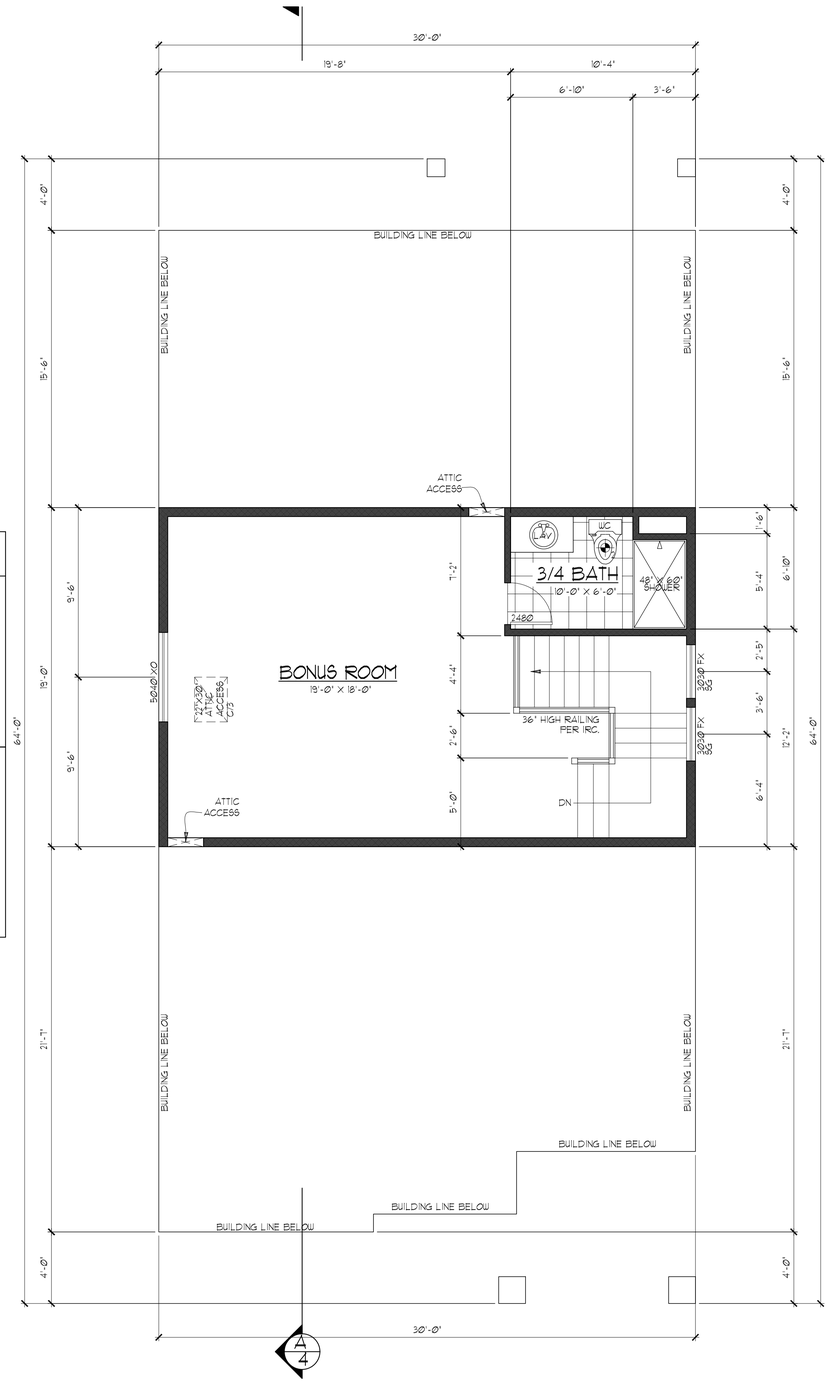
THREE-HOLE VENTED BLOCKING:	4.5 SQ IN / LIN. FT. NET FREE VENT AREA
CONTINUOUS 2-3/8" WIDE SOFFIT VENT:	9.5 SQ. IN. / LIN. FT. NET FREE VENT AREA
8-3/8" x 9" ROOF JACKS:	50 SQ IN / EA NET FREE VENT AREA
ROOF JACKS (7" x 10") :	50 SQ IN / EA NET FREE VENT AREA
WALL LOUVER VENTS:	12" x 12" = 56 SQ IN / EA NET FREE VENT AREA 12" x 18" = 82 SQ IN / EA NET FREE VENT AREA
RIDGE VENT:	18 SQ IN /LIN FT NET FREE VENT AREA "SHINGLE VENT" OR EQUAL(MODEL# SHFV203)



5C EFFICIENT WATER HEATING 5C:
WATER HEATING SYSTEM SHALL INCLUDE OF THE FOLLOWING:
GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF Ø.91

TANKLESS NATURAL GAS WATER HEATER- NAVIEN NPE-240-A (MIN. EF - Ø.96)

Ⓕ TANKLESS WATER HEATER
SCALE: N.T.S.



THIRD FLOOR PLAN (OPTION)

© 2020 Level Design, LLC. SCALE: 1/4" = 1'-0"

PLAN 3044 - 2

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PHONE: 253.284.3170
FAX: 253.284.3183

REVISION DATE:	INIT.	PROJECT #.

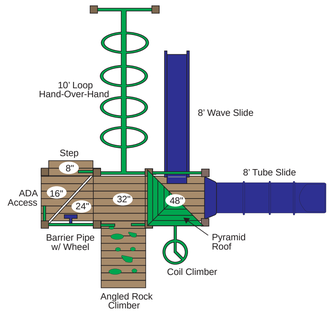
3 / 5

DATE: 07/04/2020
INIT:
PROJECT #.

Noll Pointe - Site Elements

Exhibit F2

Recreational Area / Walking Path Features



PE-7830

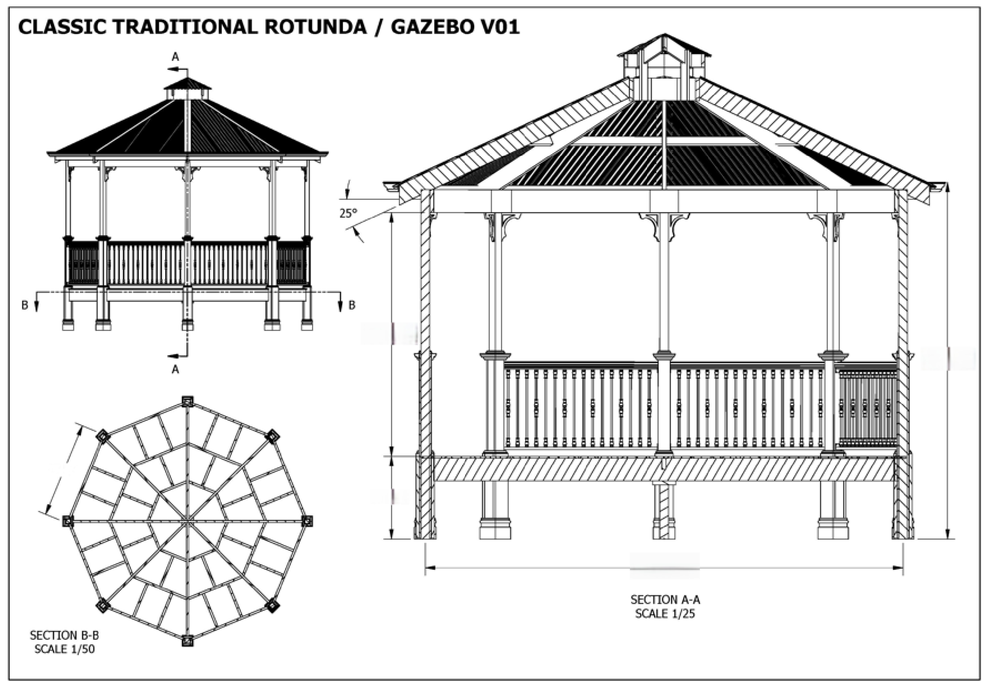
AREA
32' x 34'

CAPACITY
26 – 34 kids

AGE RANGE
5 – 12 years

ACTIVITIES
6

SE-5335 Popular heavy duty four sided steel table available with HDPE poly or Western Red Cedar tops and seats. The ADA version includes three seats to accommodate wheelchair access. Available powder coated or hot dipped galvanized. Surface or in-ground mount.



SE-5330 Super duty J-frame free-standing park table, available with 2x10 HDPE recycled poly or 2x10 Western Red Cedar tops and seats. The frame is heavy duty and the reinforced top never sags or warps. One of the heaviest duty tables available.

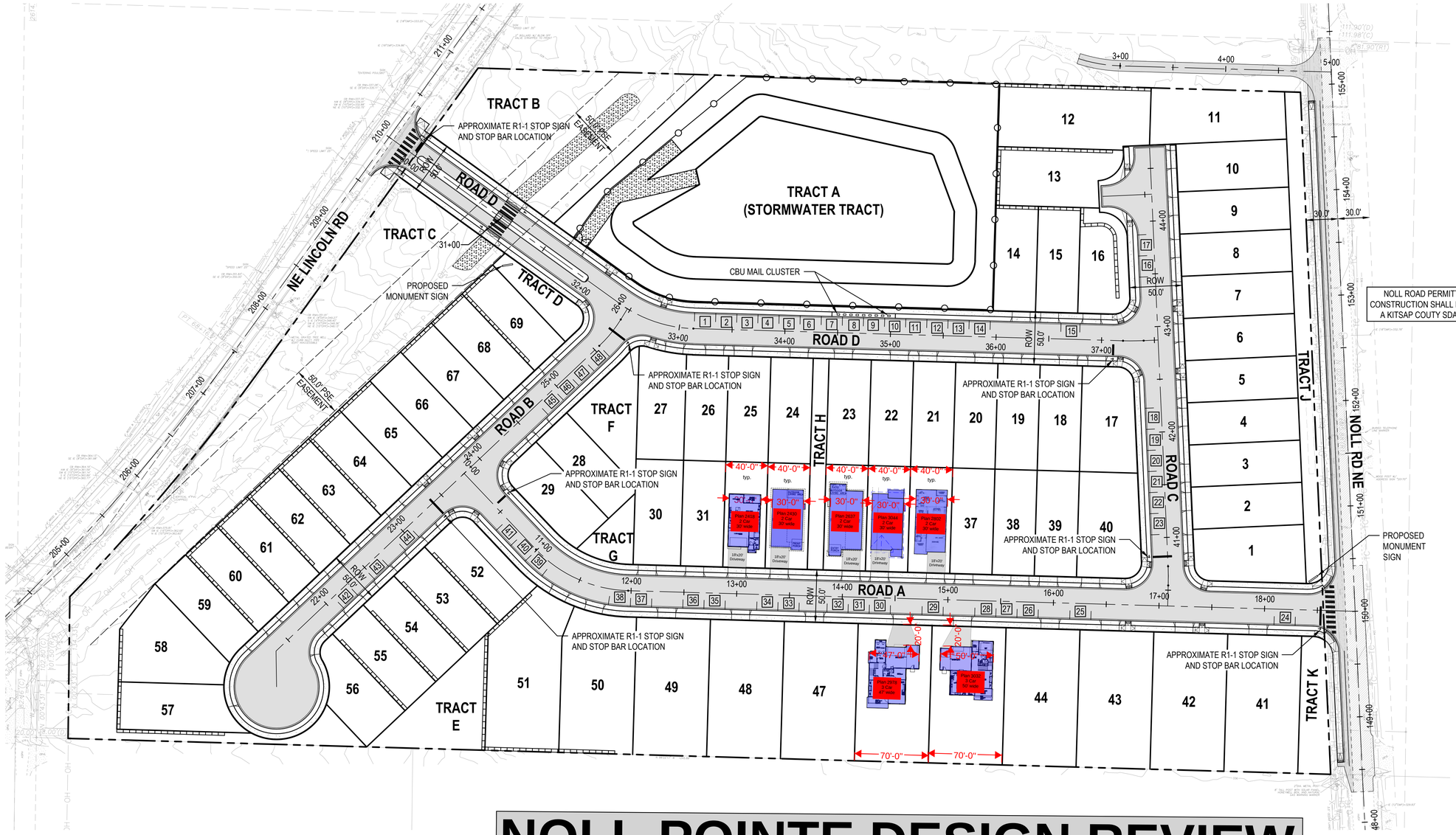
SE-5165 **SIZES** 6' and 4' **FINISH** Powder Coated **INSTALLATION** Surface mount or in-ground mount

Pedestrian Trail - Cedar Chips

Asphalt Roads - Concrete sidewalks & curbs

SW1/4, SEC. 13, TWP. 26 N., RGE. 1 E., W.M.

Exhibit F3



NOLL POINTE DESIGN REVIEW

TYPICAL LOT FIT

30' & 50' PRODUCT

NOTES:

1. ON-STREET PARKING STALLS ARE NOT STRIPED. APPROXIMATE LOCATIONS ARE SHOWN FOR PARKING SPACE COUNTING ONLY. 69 ON-STREET STALLS ARE REQUIRED. THE PROPOSAL INCLUDES 48 ON-STREET STALLS.
2. PRELIMINARY PROPOSED STRIPING AND SIGNAGE IS LIMITED TO PROPOSED STOP SIGNS AND STOP BARS WITHIN THE PROJECT SITE. ADDITIONAL LOCATION INFORMATION & NO PARKING/FIRE LANE SIGNS, STREET NAME SIGNS, AND OTHER CHANNELIZATION ELEMENTS WILL BE DESIGNED DURING CONSTRUCTION DOCUMENT PREPARATION.
3. THE NORTH SIDE OF ROAD A, WEST SIDE OF ROAD B, EAST SIDE OF ROAD C, AND SOUTH SIDE OF ROAD D SHALL BE STRIPED AND/OR SIGNED AS "NO PARKING - FIRE LANE". ADDITIONALLY, THE CUL-DE-SAC ON ROAD B, HAMMERHEAD ON ROAD C, AND DIVIDED ENTRY ON ROAD D SHALL ALSO BE STRIPED AND/OR SIGNED AS "NO PARKING - FIRE LANE".

N

0 30 60 120

1 inch = 60 feet

NO.	DATE	BY	CHD.	APPR.	REVISION
1	09/2025	RAG	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL

DRAWN BY RAG | DESIGNED BY EKC
CHECKED BY EKC | APPROVED BY JSF
DATE SEPTEMBER 12, 2025
JOB No.: 2400760

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE: AS NOTED

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Sep 10, 2025 - 11:39am RossG