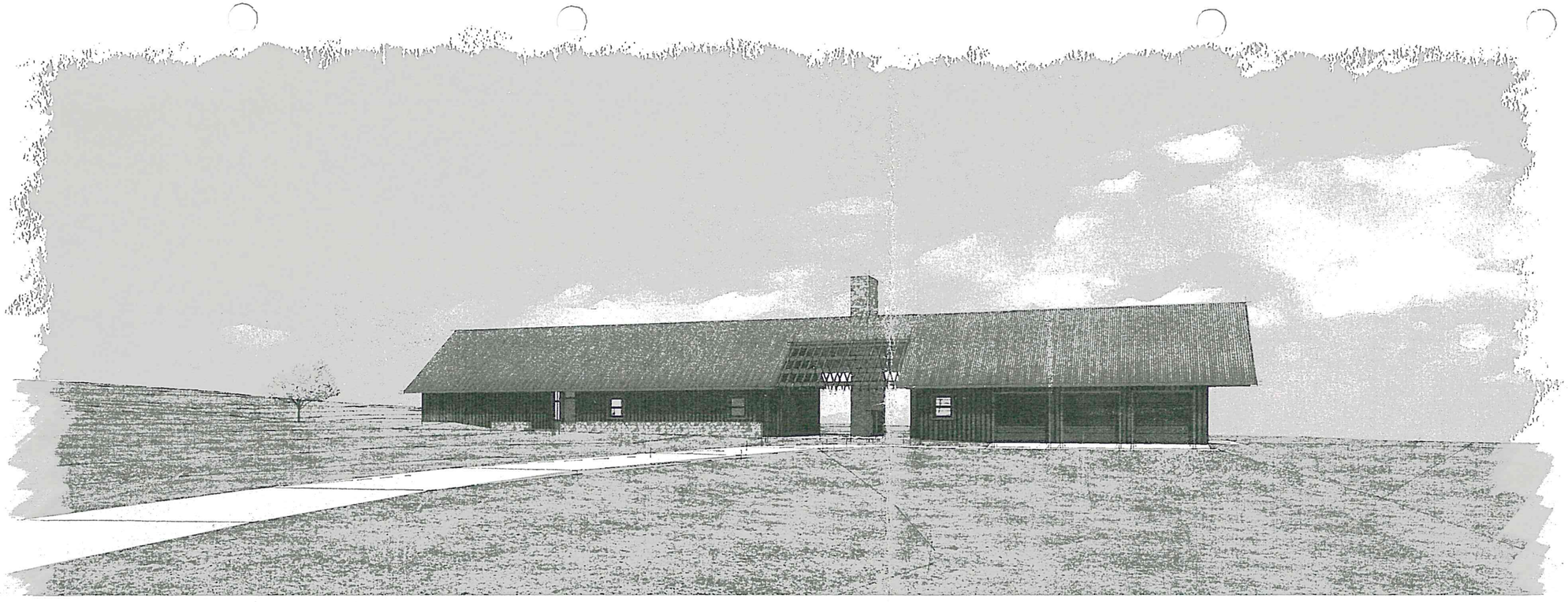


CODE REQUIREMENTS NOTES

IRC R302 Building seperation to be greater than 5 feet from property lines with no eaves closer than 3 feet.

IRC R308.4 Glazing in hazardous locations in doors, within 24 in of doors, close to floors, within 60 in of stairs and less than 60 in above stair landings, near enclosures for tubs, showers, and pool enclosures and less than 60 in above any walkable surface must be approved safety glass.

IRC R309 Garage seperated from living space at residence with min. 1/2" type 'x' gwb at all walls and structure. Ceilings below habitable space above require 5/8" type 'x' gwb. Doors connecting to be min 1-3/8" thick solid core or 20 minute fire-rated. IRC R 309.3 Garage floor to be constructed of noncombustible material.

IRC 310 Escape and rescue windows to have min 5.7 sq ft net clear open area with max sill ht of 44 in. Minimum clr open width is 20 in and min clear open ht is 24 in.

IRC R311.5 Stair min width 36" finished dims with max 7 3/4" rise and min 10" run. 6' 8" min head room required with a graspable handrail between 34-38" and between 1.25" and 2" gripping dimension.

IRC R312 Guard rails req'd for walks 30" above adjacent grade and to be min 36" ht.

IRC R314 An 110v interconnected smoke detector with battery back up req'd in all sleeping rooms and outside sleeping areas, and all floors. Alarms must be clearly audible in all bedrooms. Alarms to be installed at highest ceiling in sleeping areas.

IRC R315 Carbon monoxide alarms installed outside sleeping areas with fuel fired appliances and/or dwelling units with attached garages. Alarms listed to comply with UL 2034.

IRC R330 Exterior doors must have security features including 1/2" minthrow dead bolt or latch, visitor observation port, and operable without key special knowledge or effort.
Windows accessible within 10 ft of grade or deck must have locking latch.

IRC R502.12, R602.8 Draft stop in all clg and floor assemblies so concealed space does not exceed 1000 sq ft. Fire blocks required at all occupancy seperations at floor levels and minimum 10 foot vertically in walls and at concealed spaces. provid 5/8" type 'x' gwb to protect all stair structure.

IRC R807 Attic Access (if required) to be 22 x 30 in min with min 30 in head room at access hatch. Completely seal and weatherstrip access hatch to air and moisture vapor movement per 2009 WSEC.

IRC R703.2, R903 Weather protection for all walls and opening to include weather resistant barrier, min 26 ga galv metal flashings at head and sill and appropriate seals and overlaps to allow water to drain out and away from the envelope. Per the 2009 WSEC a complete air and moisture barrier should be constructed continuously at the exterior envelope to protect and enhance the building materials within.

WAC 51-13 (formerly Wash State VIAQ code) Habitable rooms must have outside air supply and kitchens, bathrooms, laundry rooms, must be vented mechanically. Fans to be rated Energy Star compliant.

CONSTRUCTION REQ'S NOTES

Foundations:
Ftgs must bear on undisturbed soil a minimum of 12" below finsih grade inclusive of deck supports. See structural notes and details for all steel reinforcement and tie details as well as anchorage req's. (min 1/2 in x 10 in anchor bolts with 14 in thick 2 in x 2 in plate washers at 6 ft on center spacing and within 12 in of sill joints.

Concrete IRC table R402.2

Soil types IRC table R401.4.1 Assumed 2000 psf bearing unless in ECA or pre site visit requires otherwise.

Wood/Earth Seperation: IRC R319.1 Pr tr wood or cedar req'd for wood in contact with concrete or earth. At sill conditions provide closed cell foam sill gasket and sealant to create an effective air barrier and a good capillary break for moisture migration.

Wood structural sizes and connections: See Engineering calculations notes and details for specifics of loading and placement to resist gravity and lateral loads.

Metal fireplaces and chimneys: IRC R1002 Provide UL or ICC approved prefab. mfr unit installed per mfr instructions and supplied with a min of 6 sq in outside air with seperate exhaust equipped with manual or automatic back draft damper mechanism.

VENT./MECH. REQ'S NOTES

Mechanical Equipment and Ventilation Requirements per IRC Chapters 12-23.
Specific ventilation requirements are detailed within ***IRC Chapter 15 Exhaust Systems***. Provide source specific ventilation at each kitchen, bathroom, water closet, laundry and other locations where excess vapor or cooking odor is produced. The minimum effective ventilation capacity for kitchens is 100 cfm if intermittent and 25 cfm if continuous operation. For bathrooms the min EVC is 50 CFM for intermittent and 20 cfm for continuous.
Each residence req'd to have a whole house ventilation system which will be capable of producing the volume of air in Table M1508.2 and duct capacities per table M1508.6.2. If the system is intermittently operated it should be capable of continuous operation and shall have a manual and an automatic control. The noise rating for the fan if located less than 4 ft from the grill must be 1.5 sone or lower. Outdoor air shall be distributed to each habitable room by means such as individual inlets, seperate duct systems, or a forced air system. Doors must be undercut a min of 1/2 in above the finish floor.

ENERGY CODE REQ'S NOTES

SEC 105.4 A *Residential Energy Compliance Certificate* complying with this section is required to be completed by the design professional or builder and permanently posted within 3 feet of the electrical panel prior to final inspection.

SEC 502.4.5 Building air leakage testing, demonstrating the Specific Leakage Area is less than or equal to 0.00030 is required prior to final inspection. The test results shall be posted on the *Residential Energy Compliance Certificate* (SEC 105.4).

SEC 503.8.1 Each dwelling unit is required to be provided with at least one programmable thermostat for the regulation of temperature.

SEC 503.10.2 A signed affidavit documenting the duct leakage test results shall be provided to the building inspector prior to an approved final inspection.

SEC 101.3.2.6 & 503.10.2 Duct leakage test results shall be provided to the building inspector and homeowner prior to an approved final inspection.

SEC 505 A minimum of 50% of all interior luminaires shall be high efficacy luminaires. All exterior lighting shall be high efficacy luminaires.

SEC 901 Dwelling units are required to develop one credit from SEC *Table 9-1*. This residence will develop Option 1a.

SYMBOLS

NORTH ARROW

1 A4.01 BUILDING SECTION 1 A4.01

1 A4.01 WALL SECTION

1 A3.01 BUILDING ELEVATION

1 A8.01 DETAIL

A B C D INTERIOR ELEVATION 1/A7.01

LIVING ROOM 12' x 9'6" ROOM NAME & SIZE

1 DOOR TAG

A WINDOW TAG

B WALL TYPE, ASSEMBLY TYPE

GWB 9'-0" ELEVATION DATUM

1 REVISION

PT-1 FINISH MARK

12 KEY NOTE

ENERGY NOTES

2012 WASHINGTON STATE ENERGY CODE
PRESCRIPTIVE METHOD

COMPONENT	VALUE
FENESTRATION	U=0.30
CEILING	R-49
SINGLE RAFTER EXCEPTION PER R402.1.3	R-38 U = .026 ALLOWED IN LIEU OF R49
WOOD FRAME WALL	R-21 R-10 HEADERS
FLOOR	R-30
BELOW GRADE WALL	R-10
SLAB	MIN. R-10 UNDER ALL HEATED AREAS

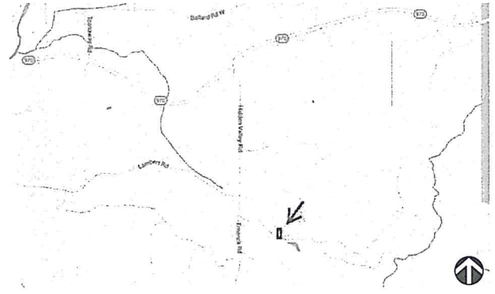
ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS PER TABLE R406.2
X DWELLING UNIT: X POINTS REQUIRED

COMPLIANCE PER ENERGY CREDIT METHOD
5B EFFICIENT WATER HEATING GAS, PROPANE, OR OIL WATER HEATER WITH MINIMUM EF OF 0.82 = 1.5 POINTS

WATER HEATER TYPE & MODEL NUMBER: X

HEATING EQUIPMENT TYPE & MODEL NUMBER: X

VICINITY MAP



TAX PARCEL NUMBER

KITTITAS COUNTY PARCEL ID NUMBER: 20571
Map Number: 20-17-32056-0003

LEGAL DESCRIPTION

LOT 3 OF UPLAND DEVELOPMENT, SP 04-08, RECORDED FEBRUARY 14, 2005, IN BOOK H OF SHORT PLATS AT PAGE(S) 20-21, UNDER RECORDING NUMBER 200502140066, BEING A PORTION OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON

GENERAL NOTES

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.

DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 24" X 36".

INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES WITH THE DOCUMENTS.

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SHEET INDEX

ARCHITECTURAL

A0.1 COVER, PROJECT INFO
A0.2 SITE PLAN
A0.3 REFERENCE - SEPTIC SYSTEM SITE DESIGN
A1.1 GARAGE GROUND FLOOR PLAN & LOFT FLOOR PLAN
A2.1 HOUSE FLOOR PLAN
A3.1 GARAGE/LOFT - EXTERIOR ELEVATIONS
A3.2 RESIDENCE - EXTERIOR ELEVATIONS
A3.3 GARAGE/LOFT & HOUSE - SECTIONS
A4.1 DETAILS

STRUCTURAL

S1.1 GENERAL NOTES
S2.1 HOUSE - FIRST FLOOR PLAN, ROOF FRAMING PLAN
S2.2 GARAGE/LOFT - FIRST FLOOR PLAN, SECOND FLOOR PLAN, ROOF FRAMING
S3.1 FOUNDATION DETAILS
S3.2 FOIUNDATION DETAILS
S4.1 WOOD DETAILS
S4.2 WOOD DETAILS
S4.3 WOOD DETAILS
S4.4 WOOD DETAILS

PROJECT TEAM

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BELLEVUE, WA 98005

STEPHEN YU (425) 451-9049
stepheny@ytengineers.com

RECEIVED
DEC 11 2015
KITTITAS COUNTY
CDS

PROJECT DESCRIPTION

CONSTRUCTION OF NEW SINGLE FAMILY HOUSE WITH ATTACHED GARAGE WITH LOFT LIVING SPACE ABOVE- R3 & U OCCUPANCIES TYPE VB CONSTRUCTION

shoesmith COX architects plic
1928 43rd Ave E., Ste A
Seattle, WA 98112
(206) 453-4053
shoesmithcox.com

PROJECT:
Crowley Residence
-
LOCATION:
-xx Hidden Valley Road
Cle Elum, WA 98922
PREPARED FOR:
Owner

KEYMAP

NO.	DATE	REVISION

PROJECT MANAGER: JS
PROJECT ARCHITECT: SC
PROJECT TEAM MEMBERS: BC
CHECK:

ARCHITECT SEAL

5321 REGISTERED ARCHITECT
STEPHEN W. COX
STATE OF WASHINGTON

Project Information
Symbols legend
Notes

PROJECT NO. 14-09
DATE 9 October 2015
PROJECT NETWORK PATH

SHEET NUMBER **A0.1**
PERMIT REVIEW SET

PERMIT REVIEW

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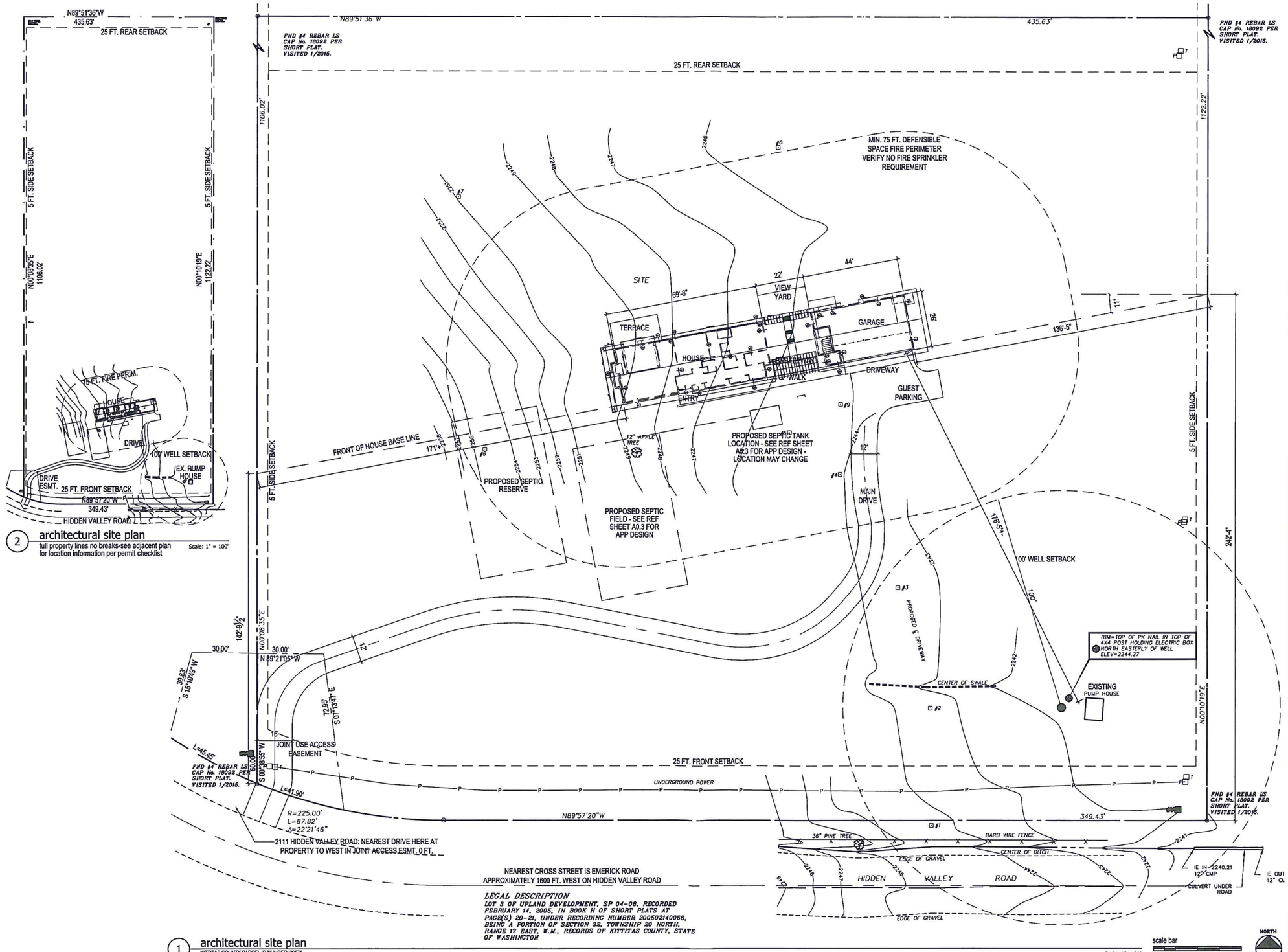

2 architectural site plan
full property lines no breaks-see adjacent plan for location information per permit checklist
Scale: 1" = 100'

1 architectural site plan
KITTITAS COUNTY PARCEL ID NUMBER: 20571
Map Number: 20-17-32056-0003
Scale: 1" = 20'

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ARCHITECT SEAL
5321 REGISTERED ARCHITECT STEPHEN W. COX STATE OF WASHINGTON

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KITTITAS COUNTY
CDS

TITLE: Site Plan
-
PROJECT NO: 14-09
DATE: 9 October 2015
PROJECT NETWORK PATH
SHEET NUMBER: A0.2
PERMIT REVIEW SET

PERMIT REVIEW

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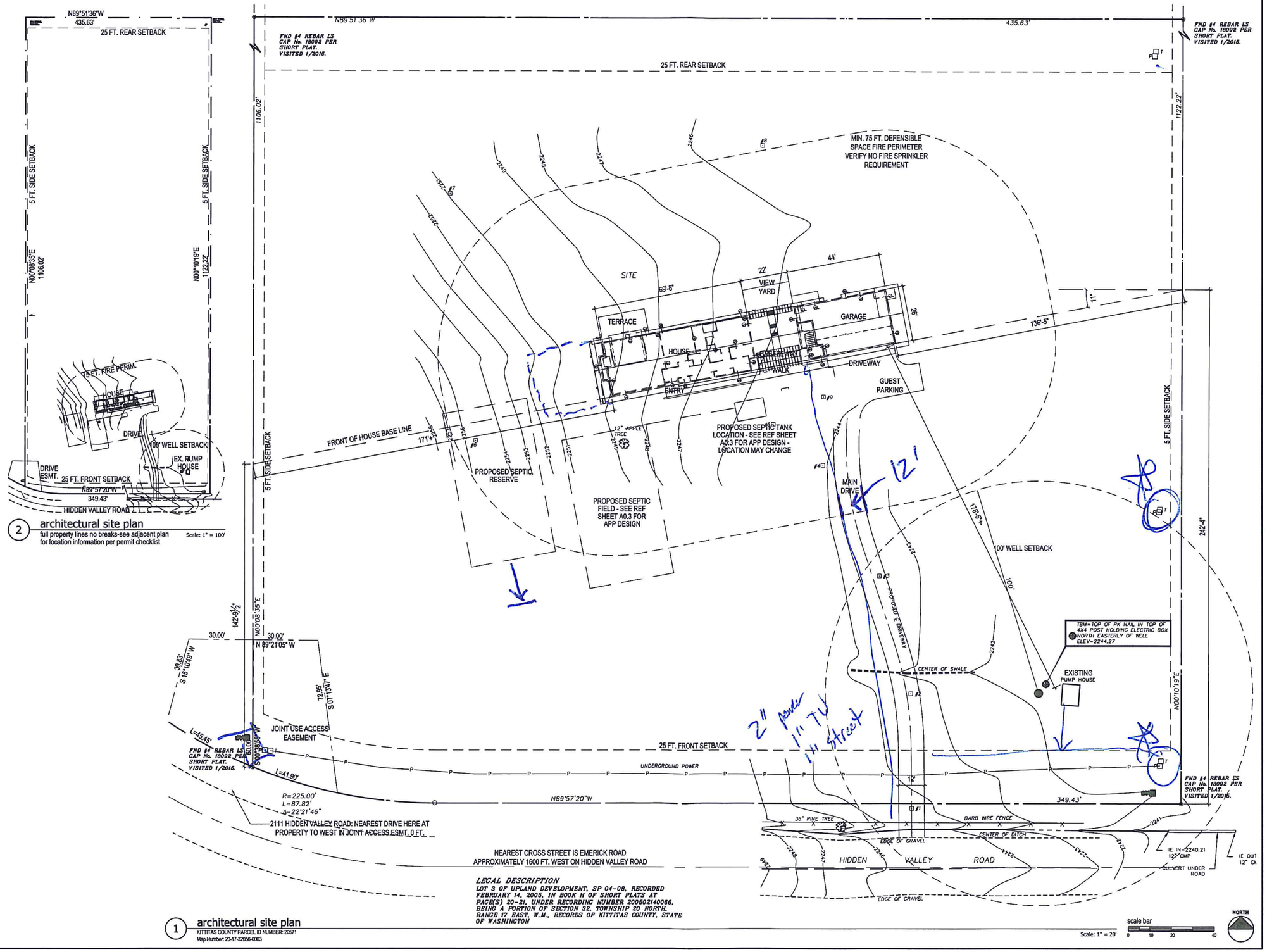

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