

GENERAL NOTES

- Do not scale drawings.
- The general contractor shall verify dimensions before proceeding with work. The general contractor shall obtain approval from architect prior to proceeding with all changes, discrepancies, of alterations that are inconsistent with these drawings.
- Contract documents which describe existing construction have been based on field inspection and owner supplied documents, but not based on extensive field measurements, opening of concealed conditions or excavated of buried items. Existing conditions do not accurately follow the original construction drawings. These drawings are intended as a guide to the contractor who shall verify dimensions and conditions before proceeding with work.
- Contractor is responsible for all construction means, methods and procedures involved with this project. contractor is responsible for erecting, bracing and shoring necessary on both new and existing areas until permanent supports and stiffening is in place.
- All construction must be in compliance with the City of Seattle Development Standards, the Seattle City Code, the International Residential Building Code (IRC), permit conditions, and all other applicable codes, standards, and policies.
- Each contractor shall be responsible for damage to adjacent work and shall repair said damage at his own expense.
- Floor elevations given are to the top of concrete slab or top of subfloor.
- Plan dimensions are to face of stud, face of concrete, face of CMU block, center line of columns or to center line of an opening, unless noted otherwise.
- Verify location of all existing utilities. Cap, mark and protect as necessary to comply with the work.
- All angles are 90 or 45 degrees or match existing, unless otherwise noted.
- Repetitive features may be drawn or noted only once, but shall be provided as if drawn in full.
- Place all mechanical or electrical wall and roof penetrations at locations as indicated on drawings. Review with architect all locations prior to installation.
- All flashing and sheet metal shall comply with S.M.A.C.N.A. standards and all applicable codes.
- All doors centered in openings or hallways or with minimum 4" returns, unless noted otherwise.
- Refer to structural drawings for additional notes and symbols. Lay out framing to accept all light fixtures, grills and ducts. Provide furring as required to conceal mechanical and electrical work in finished areas. consult architect before covering all mechanical and electrical work.
- The contractor shall be responsible for safety in the area of work in accordance with all applicable safety codes.
- Contractor-initiated changes shall be submitted in writing to the architect and engineer for approval prior to fabrication or construction. Changes shown on shop drawings only will NOT satisfy this requirement.
- Referencing of general and key notes is for contractor convenience only and does not limit or restrict their application.
- Coordination: the general contractor shall be responsible for the verification and coordination of the work of all trades to assure compliance with the drawings and specifications.
- A copy of the approved plans must be on the site whenever construction is in progress.
- Where the drawings/documents refer to or call out specific products the contractor shall follow the manufacturers recommendations/specifications for that item or system.
- The contractor shall follow the manufacturers recommendations/specifications for systems or products that are installed as part of this project. If a conflict arises between the manufacturers specifications and the information included within this drawings set the contractor shall notify the architect in writing prior to start of work.

DRAWING SYMBOLS

	Window Key		Datum Symbol / Elevation Mark
	Door Type Reference		Revision Reference
	Detail Reference		Smoke Detector
	Wall Section Reference		Carbon Monoxide Alarm
	Exhaust Fan		Key Note Reference
	Downspout		Hose Bib
			Natural Gas Connection

ABBREVIATIONS

AB	Anchor Bolt	GA	Gauge	R	Riser(s)
AC	Acoustical	GALV	Galvanized	RB	Rib/Raise Base
ACT	Acoustic Ceiling Tile	GWB	Gypsum Wall Board	RAD	Radius
ADJ	Adjustable	HB	Hose Bib	REF	Refrigerator
AFF	Above Finished Floor	HDF	High Density Fiberboard	REINF	Reinforcing
AGG	Aggregate	HDO	High Density Overlay	REQ	Required
ARCH	Architect	HDR	Header	RO	Rough Opening
BLDG	Building	HM	Hollow Metal	SCHED	Schedule
BM	Beam	HORIZ	Horizontal	SC	Solid Core
BOT	Bottom	HR	Hour	SD	Smoke Detector
CAR	Carpet	HT	Height	SF	Subfloor
CB	Catch Basin	HWH	Hot Water Heater	SG	Safety Glass
CLG	Ceiling	ID	Inside Diameter	SHT	Sheet
CJ	Control Joint	IG	Insulated Glass	SIM	Similar
CMU	Concrete Masonry Unit	IN	Inches	SOG	Slab On Grade
COL	Column	INSUL	Insulation	SPEC	Specifications
CONC	Concrete	INT	Interior	SQ	Square
CONT	Continuous	JT	Joint	SS	Stainless Steel
CIL	Center Line	JST	Joist	STL	Steel
DEG	Degrees	KD	Kiln Dried	STRUCT	Structural
DIA	Diameter	LAM	Laminate	SYM	Symmetrical
DF	Douglas Fir	LT	Light	SV	Sheet Vinyl
DM	Dimension	M	Minor	T	Tread(s)
DN	Down	MACH	Machine	TBD	To Be Determined
DS	Down Spout	MAX	Maximum	TG	Tempered Glass
EA	Each	MDF	Medium Density Fiberboard	THK	Thick
EGR	Egress	MDO	Medium Density Overlay	TO	Top Of
EL	Elevation	MECH	Mechanical	TOS	Top Of Slab
ELEC	Electrical	MET	Metal	TS	Tube Steel
EJ	Expansion Joint	MFR	Manufacturer	TYP	Typical
EQ	Equal	MIL	1/1000 (usually 1/000 inch)	TQSF	Top Of Subfloor
EQUIV	Equivalent	MIN	Minimum	UNO	Unless Noted
EXIST	Existing	MISC	Miscellaneous	UV	Ultraviolet
EXP	Exposed	NIC	Not in Contract	VB	Vapor Barrier
EXT	Exterior	NO	Number	VC	Vent Cap
FB	Flush Beam	NOM	Nominal	VCT	Vinyl Composition Tile
FD	Floor Drain	NTS	Not To Scale	VERT	Vertical
FDN	Foundation	OA	Overall	VG	Vertical Grain
FE	Fire Extinguisher	OC	On Center	WA	Washed Aggregate
FEC	Fire Extinguisher Cabinet	OD	Outside Diameter	WC	Water Closet
FF	Finish Floor	OH	Overhang	WD	Wood
PH	Flush Header	OPNG	Opening	WH	Water Heater
FHC	Fire Hose Cabinet	OZ	Ounce	WP	Waterproof
FN	Finish	P	Paint	WWF	Welded Wire Fabric
FL	Floor	PL	Plastic	W	With
FOB	Face Of Brick	PLAM	Plastic Laminate	WVO	Without
FOC	Face Of Concrete	PLAS	Plastic		
FOIC	Furnished By Owner/Installed By Contractor	PLYWD	Plywood		
FOS	Face Of Stud	PIL	Property Line		
FRT	Fire Retardant Treated	PT	Pressure Treated		
FT	Foot, Feet				
FTG	Footing				

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.

R302.11 FIREBLOCKING

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-frame construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
- Vertically at the ceiling and floor levels.
- Horizontally at intervals not exceeding 10 feet (3048 mm).
- At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19.
- Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R303 LIGHT, VENTILATION AND HEATING

- All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.

The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

Exceptions:

- The glazed areas need not be openable where the opening is not required by Section R310 and an approved mechanical ventilation system capable of producing 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (78 L/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.

- The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

- Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

- Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m2), one-half of which must be openable.
- Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute (24 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
- All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway.
- Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

Exceptions:

- Required glazed openings may face into a roofed porch where the porch abuts a street, yard or court and the longer side of the porch is at least 65 percent unobstructed and the ceiling height is not less than 7 feet (2134 mm).
- Eave projections shall not be considered as obstructing the clear open space of a yard or court.
- Required glazed openings may face into the area under a deck, balcony, bay or floor cantilever provided a clear vertical space at least 36 inches (914 mm) in height is provided.

- When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

R307 TOILET, BATH AND SHOWER SPACES

- R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

Bathub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

percent of the floor area being ventilated.

R310.1 EMERGENCY ESCAPE AND RESCUE

1.Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).

2.All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

percent of the floor area being ventilated.

3.The minimum net clear opening height shall be 24 inches (610 mm).

4.The minimum net clear opening width shall be 20 inches (508 mm).

5.Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R311.1 MEANS OF EGRESS

- All dwellings shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.

- At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

- There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

Exception: Exterior balconies less than 60 square feet (5.6 m2) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

- Landings or floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold.

Exception: The exterior landing or floor shall not be more than 7 3/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

- The minimum width of a hallway shall be not less than 3 feet (914 mm).

R311.7 STAIRWAYS

- Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.9.1.

- The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 3/4 inches (121 mm).

- The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

- Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

- The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

- The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm).

- The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stairs, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

- A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
- The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.
- Exterior wood/plastic composite stair treads. Wood/plastic composite stair treads shall comply with the provisions of Section R317.4.

R311.7.5 LANDINGS & SURFACE FOR STAIRWAYS

- There shall be a floor or landing at the top and bottom of each stairway. A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

- The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.7 HANDRAILS

- Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
- Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
- When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

- Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lower riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or shaft terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

Exceptions:

- Handrails shall be permitted to be interrupted by a newel post at the turn.
- The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

- Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.

- Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

- Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

R312 GUARDS

- Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

- Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

- Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from the leading edge of the tread.
- Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

- Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

- The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R314 SMOKE ALARMS

- All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

- Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

Smoke alarms shall be installed 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 but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

- When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

- Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

- Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

- Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when 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. Smoke alarms shall be interconnected.

Exceptions:

- Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.

- Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.



PROJECT:
Archer-Graham Residence

A remodel and addition to an existing single-family residence at:

6556 21st Ave NW



ISSUE DATE:
Date Mark Issue Type

PLOTTED:
June 20, 2012

FILE NAME:
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General Notes

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