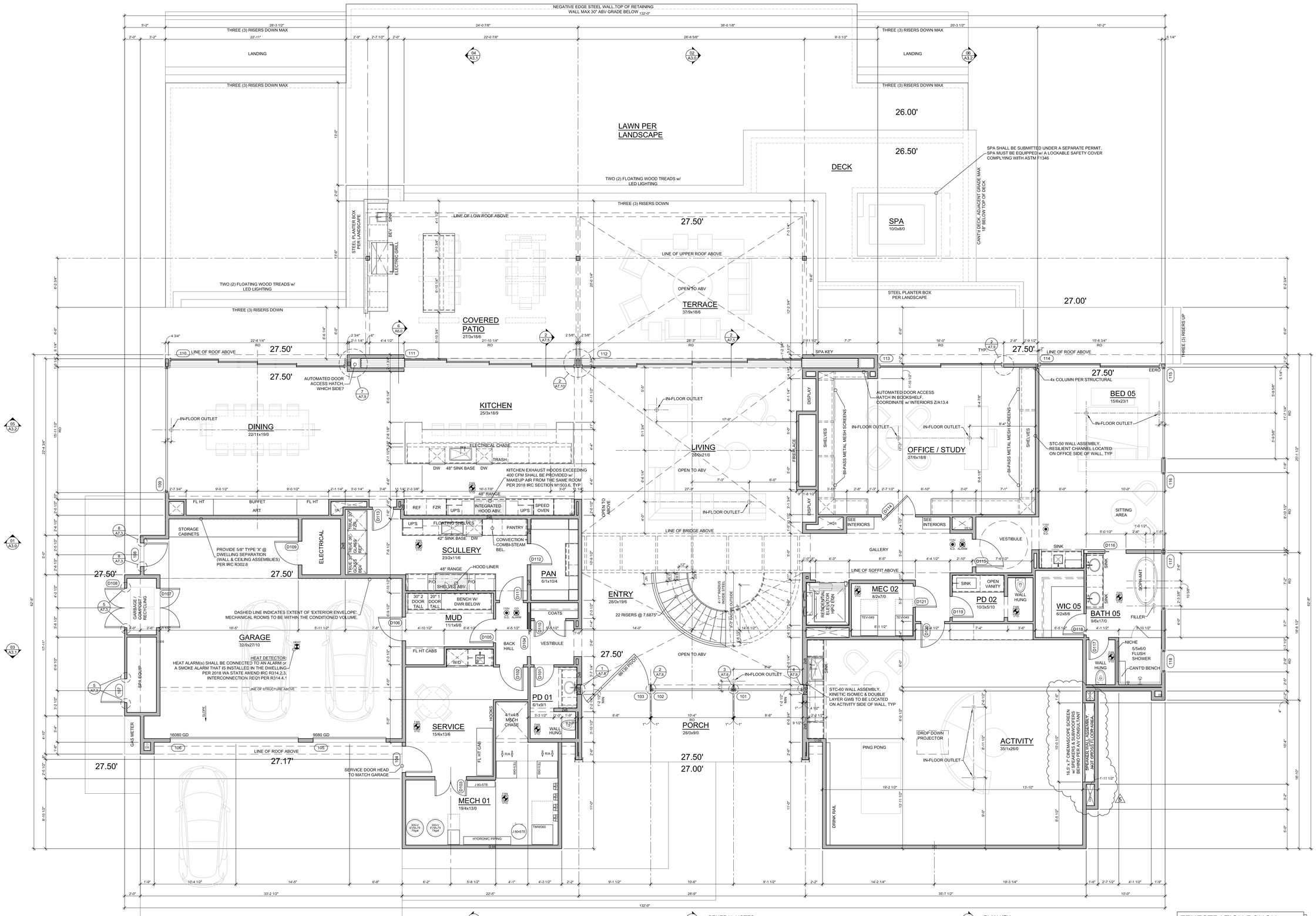

MAIN FLOOR PLAN

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

5,745 SF // 10,232 SF TOTAL CONDITIONED // 912 GARAGE

GENERAL NOTES:

1. SEE ELEVATIONS, SECTIONS AND ROOF PLAN FOR PLATE HEIGHTS.
2. DIMENSION LINES ARE TO FACE OF STUD U.N.O.
3. WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
4. IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPEC'S TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
5. WINDOW AND DOOR SIZES ARE DIMENSIONED IN FEET AND INCHES (E.G. 2828= 2'-8"w x 2'-8"h)
6. EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C., U.N.O.
7. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
8. SAFETY GLAZING PER IRC SEC. R308.4.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
10. PROVIDE UNDER-STAIR PROTECTION (1/2" GWB) PER IRC SEC R302.7.
11. PROVIDE (1) LAYER OF 1/2" GWB AT THE GARAGE SIDE OF ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE, ALL WALLS SUPPORTING A FLOOR CEILING ASSEMBLY BETWEEN THE GARAGE AND RESIDENCE, AND BETWEEN THE GARAGE AND ITS ATTIC. PROVIDE (1) LAYER 5/8" TYPE X GWB TO GARAGE CEILING IF BELOW HABITABLE ROOMS.
12. PER IRC SEC R311.7.5. MAX. RISER HEIGHT SHALL BE 7-3/4". MIN. TREAD DEPTH SHALL BE 10". STAIR NOSINGS: 3/4" MIN., 1-1/4" MAX. RADIUS @ LEADING EDGE OF TREAD: 9/16" MAX.
13. PROVIDE HANDRAILS PER IRC SEC. R311.7.8. TOP OF HANDRAIL SHALL BE NOT LASS THAN 34" OR MORE THAN 38" ABOVE THE TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT PER R311.7.8.2. THE HANDRAIL GRIP-SIZE SHALL BE PROVIDED PER R311.7.8.3.
14. PROVIDE GUARDS (MIN. 36" HEIGHT) IN LOCATIONS PER IRC SEC. R312.
15. FACTORY BUILT FIREPLACES & CHIMNEYS SHALL BE LISTED & LABELED AND SHALL BE INSTALLED & TERMINATED IN ACCORDANCE TO THE CONDITIONS OF THE LISTINGS. FACTORY BUILT FIREPLACES SHALL MEET EMISSION STANDARDS PER CH. 51-51 WAC R1004.1.1.
16. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

PLAN KEY:

- 110V SD — INDICATES 110V SMOKE DET. PER I.R.C. 313.4 INTERCONNECTED w/ EMERGENCY BATTERY BACKUP
- CO ALARM — INDICATES CARBON MONOXIDE ALARM PER I.R.C. R315.1
- FAN VENT — INDICATES EXHAUST VENTILATION FAN PER COVER SHEET.
- HEAT — INDICATES HEAT ALARM

306.1 ACCESS, APPLIANCES, CONTROLS DEVICES, HEAT EXCHANGERS AND HVAC SYSTEM COMPONENTS THAT UTILIZE ENERGY SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT w/o DISABLING THE FUNCTION OF A FIRE-RESISTANCE-RATED ASSEMBLY OR REMOVING PERMANENT CONSTRUCTION. OTHER APPLIANCES, VENTING SYSTEMS or ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED or REPLACED, A LEVEL WORKING SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE.

FENESTRATION ROUGH OPENING (RO) DIMENSIONED ON PLAN, UNO.

2 1 0 5 10

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Revisions	Comment
2022.03.02	Client Sitework
2022.03.16	Client Site & Plan Rev - Backcheck 03
2022.03.18	Client Site & Plan Rev - Backcheck 04
2022.03.31	Permit Set - Backcheck 05
2022.04.08	Construction Permit Revision Set
2022.04.19	Permit Set - Backcheck 06
2022.04.19	FDN Revision - Footing Revision
2022.05.13	FDN Revision - Site Wall Removal
2022.05.17	FDN Revision - Footing
2022.05.17	FDN Revision @ Elevator
2022.05.17	FDN Revision - Footing Revisions
2022.06.07	Fenestration & Activity Room Rev 01
2022.06.27	Fenestration & Activity Room Rev 02
2023.06.20	**Interior Door Schedule Plans**
2023.06.27	**Activity Room Speaker Wall Rev 05**

Date: 2021.10.13
Job No: 21-041
Project No:
Drawn: DJR
Approved: APM

REGISTERED ARCHITECT STATE OF WASHINGTON 7905

KONERU RESIDENCE

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Mercer Island, WA 98040

CONSTRUCTION PROGRESS SET

Main Floor Plan

A1.3