

GENERAL NOTES

THIS PROJECT IS UNDERTAKEN AT PROJECT OWNER'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF ANY COMPONENTS FOR THE PROJECT.

WE ARE CONSTANTLY LEARNING NEW AND IMPROVED CONSTRUCTION TECHNIQUES WHILE KEEPING UP WITH THE CHANGING BUILDING CODE MOST OF THE PREPARED PLANS ARE PRIMARILY DONE TO THE MOST CURRENT INTERNATIONAL RESIDENTIAL CODE (IRC), OR UNIFORM BUILDING CODE (U.B.C.), LATEST EDITION

JURISDICTION DEPENDS ON LOCAL STATE/PROVINCIAL CODE REQUIREMENT. YOU MAY WISH TO CONSULT WITH A LOCAL A.I.B.D. BUILDING DESIGNER, ENGINEER, ARCHITECT, OR BUILDING OFFICIAL TO VERIFY SPECIFIC CONSTRUCTION TECHNIQUES AND OR BUILDING CODES SPECIFIC TO YOUR GEOGRAPHIC AREA ALONG WITH LICENSED ARCHITECT OR ENGINEERED STAMP REQUIREMENTS, AND HAVE THEM PREPARE THE NECESSARY MODIFICATIONS TO THE PLANS TO MEET YOUR LOCAL CODES, OR YOU MAY CONTACT US TO ASSIST YOU IN BRINGING YOUR PLAN IN COMPLIANCE. IT IS THE OBLIGATION OF THE PURCHASER AND OR CONTRACTOR TO VERIFY AND COMPLY WITH ALL LOCAL BUILDING CODES. LICENSE AGREEMENT & COPYRIGHT WHEN YOU PURCHASE A BUILDING DESIGN BY EASYBUILDINGPLANS.COM OR WILLIAM EDWARD SUMMERS AS A REPRODUCIBLE SET, WE, AS LICENSOR, GRANT YOU, AS LICENSEE, THE RIGHT TO USE THESE DOCUMENTS TO CONSTRUCT A SINGLE BUILDING (EXCEPTIONS APPLY WITH SEPARATE CONTRACT WHEN PURCHASING A CD OR REPRODUCIBLE SET OF DRAWINGS. ALL OF THE PLANS IN OUR PORTFOLIO ARE PROTECTED UNDER THE FEDERAL COPYRIGHT ACT, TITLE XVII OF THE UNITED STATES CODE AND CHAPTER 37 OF THE CODE OF FEDERAL REGULATIONS. ALL BLUEPRINTS SHOWN IN THIS PORTFOLIO CANNOT BE RE-SOLD OR USED BY ANY OTHER PERSON, COPIED, OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM EASYBUILDINGPLANS.COM, OR WILLIAM EDWARD SUMMERS. PLANS ARE THE SOLE COPYRIGHT 2019 WILLIAM EDWARD SUMMERS, ALL RIGHTS RESERVED

THE DESIGN CODE SHALL BE PER THE LOCAL GOVERNING CODES

THE CONTRACTOR SHALL VERIFY THE 2000 PSI SOILS BEARING PRESSURE OR PROVIDE A SOILS REPORT

ATTIC VENTILATION R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTERS.

DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT NOT MORE THAN 12 INCHES ON CENTRE WITH FASTENERS AS SPECIFIED IN SECTION 905.2.5

UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE AND UNDER THE UNDERLAYMENT ALONG RAKE EDGES.

FINISHED FLOOR ELEVATION REQUIREMENTS ALL NEW CONSTRUCTION, INCLUDING MANUFACTURED HOME OR HOMES MOVED PURSUANT TO THIS CODE, SHALL HAVE A FINISHED FLOOR LEVEL OF AT LEAST SEVENTY ONE FEET ABOVE SEAL LEVEL, OR AT LEAST ONE FOOT ABOVE THE LEVEL OF ANY ABUTTING STREET, WHICHEVER IS HIGHER.

THE BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3 FEET OF THE ELECTRICAL PANEL PRIOR TO BLANK FINAL INSPECTION.

AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES PER HOUR AND SHALL BE TESTED AS SUCH ADDITION ONLY. ADD A NOTE TO THE DRAWING THAT "A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION.

A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.

WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

ALL FENESTRATION ARE NFRC CERTIFIED.

EXHAUST FANS ARE 2.5 AIR CHANGES PER HOUSE MINIMUM, OPERATING INTERMITTENTLY.

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SHEET TITLE
GENERAL NOTES

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PORT GAMBLE SKULLAM HOUSING
AUTHORITY
32000 LITTLE BOSTON ROAD NE
KINGSTON, WA 98346

Date 08/12/2020

Scale NTS

Drawn A.N

Job

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