

**ENERGY NOTES**

CODE(S): 2018 INTERNATIONAL BUILDING CODE - - - (IBC)  
 2018 INTERNATIONAL RESIDENTIAL CODE - - - (IRC)  
 2018 WASHINGTON ENERGY CODE - - - (WEC)

CLIMATIC ZONE: 4C - MARINE  
 SPACE HEAT TYPE: NATURAL GAS, FORCED AIR  
 INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)  
 WALLS: R-21  
 FLOORS: R-49/R-38  
 OVER UNHEATED SPACES: R-38  
 VAULTED CEILINGS: R-38  
 SLAB-ON-GRADE: R-10

ATTICS/CEILING: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY  
 CRAWL SPACE: CONTINUOUS 6 MIL POLYETHYLENE  
 VENTILATION: ATTICS WITH BATTS: BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE  
 ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION  
 HEATING & COOLING: FORCED AIR NATURAL GAS HEATING SYSTEM.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.  
 PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN.  
 WHOLE HOUSE VENTILATION: VENTILATION TO BE SUPPLIED BY FORCED AIR FURNACE  
 a. FAN SIZE TO BE DESIGNED BY MECHANICAL CONTRACTOR, TO MEET CURRENT WSEC.  
 R403.1.1 PROGRAMMABLE THERMOSTAT, WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C) UNLESS THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10°F OF PROP COR EXCEPTIONS:  
 1. SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHEN NO OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES.  
 2. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR NO MORE THAN TWO HOURS.

**GENERAL NOTES**

- CODE COMPLIANCE**  
 ALL WORK SHALL COMPLY WITH THE 2018 IBC, 2018 IRC, 2018 IMC, 2018 IFGC, 2018 NATIONAL FUEL GAS CODE, NFPA 54, 2018 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2018 IRC, 2018 UPC, 2018 WSEC, WAC 51-11, 2018 WAQ, WAC 51-13, 2018 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS**  
 A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.  
 B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.  
 C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION**: CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
- ROUGH OPENINGS/BACKING**: VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EMBLEM BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING**: PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES**: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S). PROVIDED AS IF DRAWN IN FULL.
- FLOOR LINES**: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES**: OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- DOORS**: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD ON CONCRETE**: WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER, PROVIDE PRESSURE TREATED SILL PLATES.
- FRAMING**: INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C.
- VENTILATION**: VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 2 1/2" GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
- FLUES**: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- BASEMENT**: NO LPG PROPANE GAS APPLIANCES ARE ALLOWED IN THE BASEMENT.
- OTHER DOCUMENTATION**: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
- PROTECTION**: PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
- PERMITS**: SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
- ROOFING**: SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
- FIREPLACE**: PREFABRICATED GAS FIREPLACE SHALL BE PROVIDED WITH THE FOLLOWING:  
 A. PREFABRICATED FIREPLACE TO BEAR STAMP OF APPROVED TESTING LAB.  
 B. TIGHT FITTING GLASS OR METAL DOORS  
 C. OUTSIDE SOURCE OF COMBUSTION AIR DUCTED INTO THE FIREBOX, PER PREFAB. GAS FIREPLACE REQUIREMENTS. (6 SQ. INCHES MIN. W/OPERABLE OUTSIDE AIR DUCT DAMPER).  
 D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL.
- GAS WATER HEATER**: GAS WATER HEATER SHALL BE STRAPPED TO PREVENT DISPLACEMENT IN AN EARTHQUAKE PER UMC 304.4.
- EXHAUST DUCTS**: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- FURNACE ROOM**: PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE RM. PER UMC 703.
- APPLIANCES**: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW**: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE DETECTORS**: S.D. THROUGHOUT NEW CONSTRUCTION PER 2018 IRC R313. TO BE MONITORED PER FIRE DEPT. REQUIREMENTS

**ENERGY CREDITS = 6.0**

(PRESCRIPTIVE)

TABLE 406.2 ENERGY CREDITS (Single Family)

Option	Description	Credit
HEATING OPTIONS # 2	HEAT PUMP	= 1.0
ENERGY OPTIONS 1.3	EFFICIENT BUILDING ENVELOPE	= 0.5
2.2	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (COMPLIANCE BASED ON SECT. 402.4.1.2)	= 1.0
3.5	AIR SOURCE, CENTRALLY DUCTED HEAT PUMP (MINIMUM HSPF OF 11.0)	= 1.5
5.5	EFFICIENCY WATER HEATER (MEETING STANDARDS OF Tier III of NEEA'S SPEC.'S)	= 2.0

**6.0 TOTAL ENERGY CREDITS**

**ENERGY CODE**

-HEATING SYSTEM IS A NATURAL GAS FURNACE FORCED AIR SYSTEM.  
 -CONSTRUCTION SHALL ADHERE TO:

**GLAZING RATIO**

CLIMATE ZONE: 4C - MARINE  
 PRESCRIPTIVE PATH:  
**MARINE IV**

WINDOWS = 0.28 U-FACTOR  
 DOORS = 0.20 U-FACTOR

**(A.B.E.) AVERAGE BUILDING ELEVATION**

MARK	WALL LENGTH	GRADE / ELEVATION	CALCULATION
A	17'	+330.5'	5618.5
B	3.5'	+330.5'	1157
C	22'	+330.5'	7271
D	2.0'	+330.5'	661
E	22'	+330.5'	7271
F	1'	+330.5'	330.5
G	10'	+330.5'	3305
H	21'	+331'	6951
I	16.5'	+331'	5461.5
J	9.5'	+331'	3144.5
K	65'	+331'	21515
L	33'	+331'	10923

TOTAL = 222.5' 222.5/73,609

A.B.E. = + 330.826

Or 330'-10"

**LOT INFORMATION**

ZONE: R-9.6  
 LOT: 11,233 s.f.  
 LOT SLOPE:  
 HIGH ELEVATION = +333.8' / LOW ELEVATION = +328' :: 5.8' of SLOPE  
 DISTANCE BETWEEN: 5.8/224 = 4.8 %

**GROSS FLOOR AREA(S) (G.F.A.)**

UPPER FLOOR : 1,959 S.F.  
 MAIN FLOOR : 1,359 S.F.  
 GARAGE : 694 S.F.  
 TOTAL G.F.A. = 4,012.5 S.F.  
 Or 35.7 %

**LOT COVERAGE**

MAIN STRUCTURE ROOF AREA : 2898 S.F.  
 VEHICULAR USE : 532 S.F.  
 TOTAL COVERAGE : 3430 S.F.  
 Or 30.5 %

**LOT HARDSCAPE**

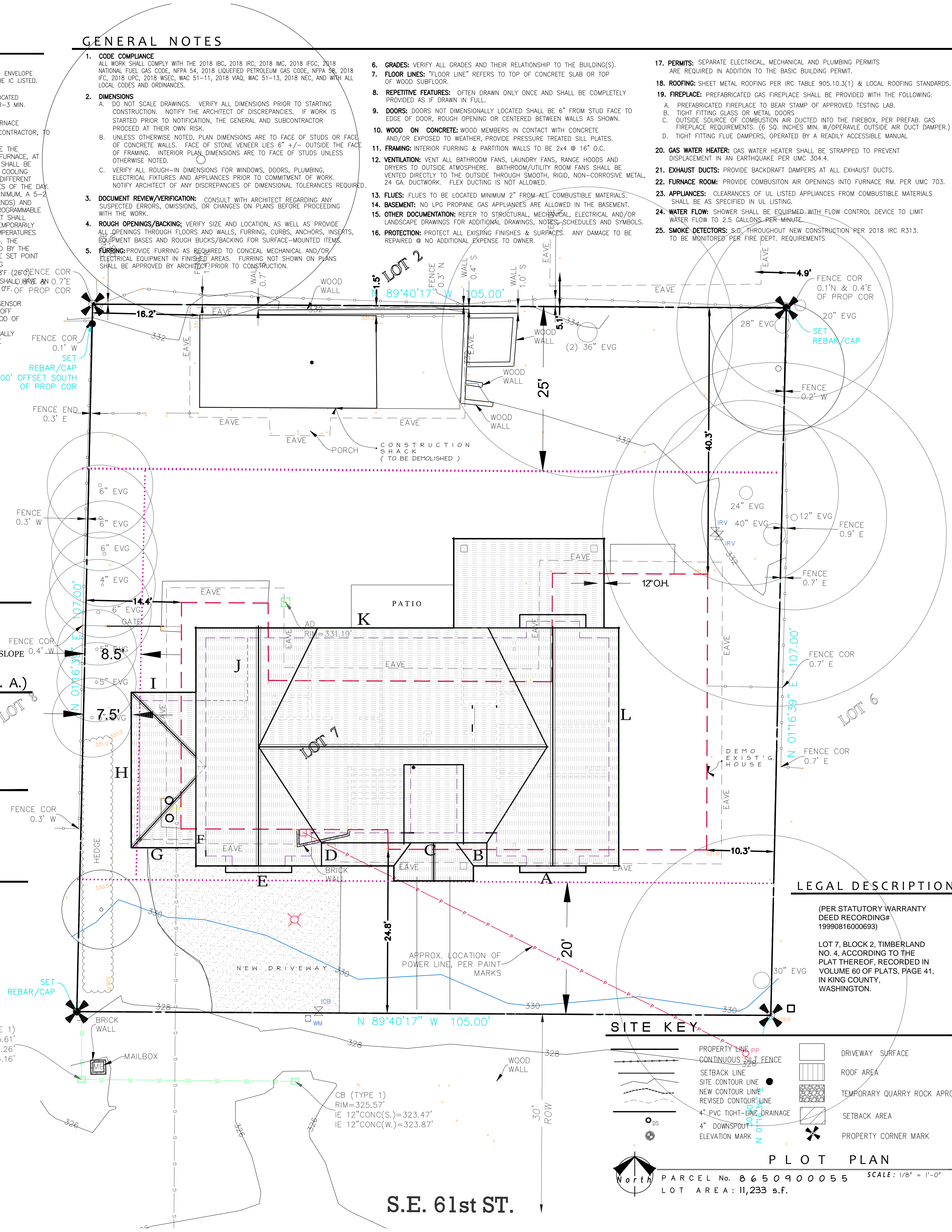
WALKWAY : 100 S.F.  
 BACK PATIO : 128 S.F.  
 TOTAL HARDSCAPE : 228 S.F. Or 2.0 %

**SITE NOTES**

- PLACE COMPOST SOCKS, COMPOST BERMS, FILTER FABRIC FENCING, STRAW BAILS, STRAW WATTLES, OR OTHER APPROVED PERIMETER CONTROL BMP'S TO ELIMINATE CONSTRUCTION STORMWATER RUN-OFF.
- ELIMINATE UNCONTROLLED CONVEYANCE OF MUD & DIRT INTO THE RIGHT-OF-WAY (R.O.W)
- COVER BARE SOILS WITH COMPOST BLANKETS, STRAW, MULCH, MATTING, OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.
- COVER STOCKPILES OF BARE SLOPES WITH COMPOST BLANKETS, TARPS, MATTING OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.
- MERCER ISLAND - MICC 19.02.030(F)(3)(d)  
 ALL JAPANESE KNOTWEED, (POLYGONUM CUSPIDATUM), & REGULATED CLASS 'A', REGULATED CLASS 'B', REGULATED CLASS 'C' WEEDS, IDENTIFIED ON KING COUNTY NOXIOUS WEED LIST SHALL BE REMOVED FROM PROPERTY PURSUANT TO SUBSECTION 19.02.020(F)(3)(a).

CB (TYPE 1)  
 RIM=325.61'  
 IE 8" PVC(N.)=324.26'  
 IE 12" CONC(E.)=324.16'

CB (TYPE 1)  
 RIM=325.57'  
 IE 12" CONC(S.)=323.47'  
 IE 12" CONC(W.)=323.87'



**SITE KEY**

- PROPERTY LINE
- CONTINUOUS SPLIT FENCE
- SETBACK LINE
- SITE CONTOUR LINE
- NEW CONTOUR LINE
- REVISED CONTOUR LINE
- 4" PVC TIGHT-LINE DRAINAGE
- 4" DOWNSPOUT
- ELEVATION MARK
- DRIVEWAY SURFACE
- ROOF AREA
- TEMPORARY QUARRY ROCK APRON
- SETBACK AREA
- PROPERTY CORNER MARK



**PLOT PLAN**

PARCEL No. 8650900055 SCALE: 1/8" = 1'-0"  
 LOT AREA: 11,233 s.f.

**RFA ARCHITECTS**  
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**R K K Construction**  
**LOT - 7**  
 PROJECT NAME: PROJECT ADDRESS:  
 9026 S.E. 61st St.  
 Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	GENERAL NOTES & SITE PLAN

STAMP:  
 4884  
 RICHARD A. FISHER  
 STATE OF WASHINGTON

PROJECT #: 21020  
 DATE: NOV. 8, 2021  
 DRAWN BY: N.F.W.  
 REVISIONS:

Tag	Description

SHEET No.:  
**A1.0**