

GENERAL NOTES

- CODE COMPLIANCE**
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IRC, 2018 IMC, 2018 IFGC, 2018 NATIONAL FUEL GAS CODE, NFPA 54, 2018 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2018 IFG, 2018 UPC, 2018 WSEC, WAC 51-11, 2018 WAC, 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, EQUIPMENT 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).
- 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, 24 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.
- FIRE SUPPRESSION**:
a. INSTALL NFPA - 134 FIRE SPRINKLER SYSTEM.
b. INSTALL NFPA 72 MONITORED "CHAPTER 29" FIRE ALARM SYSTEM.
MONITORED NFPA 72 FIRE ALARM SYSTEM MAY BE INSTALLED IN PLACE OF TYPICAL "Line Voltage" SMOKE DETECTORS.

ENERGY NOTES

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

CLIMATIC ZONE: 4C - MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR

INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)
WALLS: R-21
FLAT ATTICS/CEILINGS: R-49/R-38
FLOORS (OVER UNHEATED SPACES): R-38
VAULTED CEILINGS: R-38
SLAB-ON-GRADE: R-10

THERMAL STANDARDS FOR OPENINGS UNLIMITED OPTION
AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION 502.1.5 OF THE WASHINGTON STATE ENERGY CODE
EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
MOISTURE CONTROL: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR VAPOR RETARDER OF ONE PERM PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILINGS: 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.
TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.
DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE 406.2 OF THE 2018 WASHINGTON STATE ENERGY CODE.

PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE 1/2" MIN. O.C.

WHOLE HOUSE VENTILATION:
M1505.4 - WHOLE HOUSE MECHANICAL VENTILATION SYSTEM. EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS: M1505.4.1 THROUGH M1505.4.4.
M1505.4.1 - SYSTEM DESIGN. THE WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS, AND CONTROLS. WHOLE-HOUSE MECHANICAL SYSTEM WITH SUPPLY AND EXHAUST FANS PER SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF WHOLE-HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH PROPER CONTROLS PER SECTION M1505.4.2. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM INDOOR AIRFLOW RATES PER SECTION M1505.4.3, AS MODIFIED BY WHOLE HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1505.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURATION WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2.
PROVIDE A : FV-0511K5Z PANASONIC CONTINUOUS FAN WITH 30 CFM

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PROVIDE A : FV-0511K5Z PANASONIC CONTINUOUS FAN WITH 30 CFM

(A.B.E.) AVERAGE BUILDING ELEVATION

MARK	WALL LENGTH	GRADE / ELEVATION	CALCULATION
A	12'	+298.7'	5618.5
B	2.5'	+299.0'	1157
C	6.5'	+299.0'	7271
D	2.5'	+299.0'	661
E	34'	+299.0'	7271
F	21.5'	+298.9'	330.5
G	21'	+298.9'	3305
H	21'	+295.0'	6951
I	31.5'	+291.0'	5461.5
J	33.5'	+294.5'	3144.5
TOTAL	= 177'		52,464.4

A.B.E. = +296.4'

LOT INFORMATION

ZONE: R-8.4 PARCEL No.: 1300301381
LOT: 7,500 s.f.
LOT SLOPE:
HIGH ELEVATION = +300'
LOW ELEVATION = +287.5'
DISTANCE BETWEEN: 125' = 10.0% SLOPE

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

UPPER FLOOR: 1,509.25 S.F.
MAIN FLOOR: 1,039 S.F.
GARAGE: 451.5 S.F.
TOTAL G.F.A. = 2,999.75 S.F.
Or 3 9 . 9 %
MAX. G.F.A. = 40% Or 3,000 s.f.

LOT COVERAGE

MAIN STRUCTURE ROOF AREA: 2,027.75 S.F. (Includes All Attached Porches)
VEHICULAR USE: 336 S.F.
TOTAL COVERAGE: 2363.75 S.F.
Or 3 1 . 5 %
MAX. G.F.A. = 40% Or 3,000 s.f.

LOT HARDSCAPE

WALKWAY: 140 S.F.
ROCKERY: 80 S.F.
NEW CONC. PAD: 12.25 S.F.
NEW EXT. STAIRCASE: 45 S.F.
TOTAL HARDSCAPE: 277.25 S.F. Or 3.7 %
MAX HARDSCAPE: = 9% OR 675 S.F.

ENERGY CREDITS = 6.0

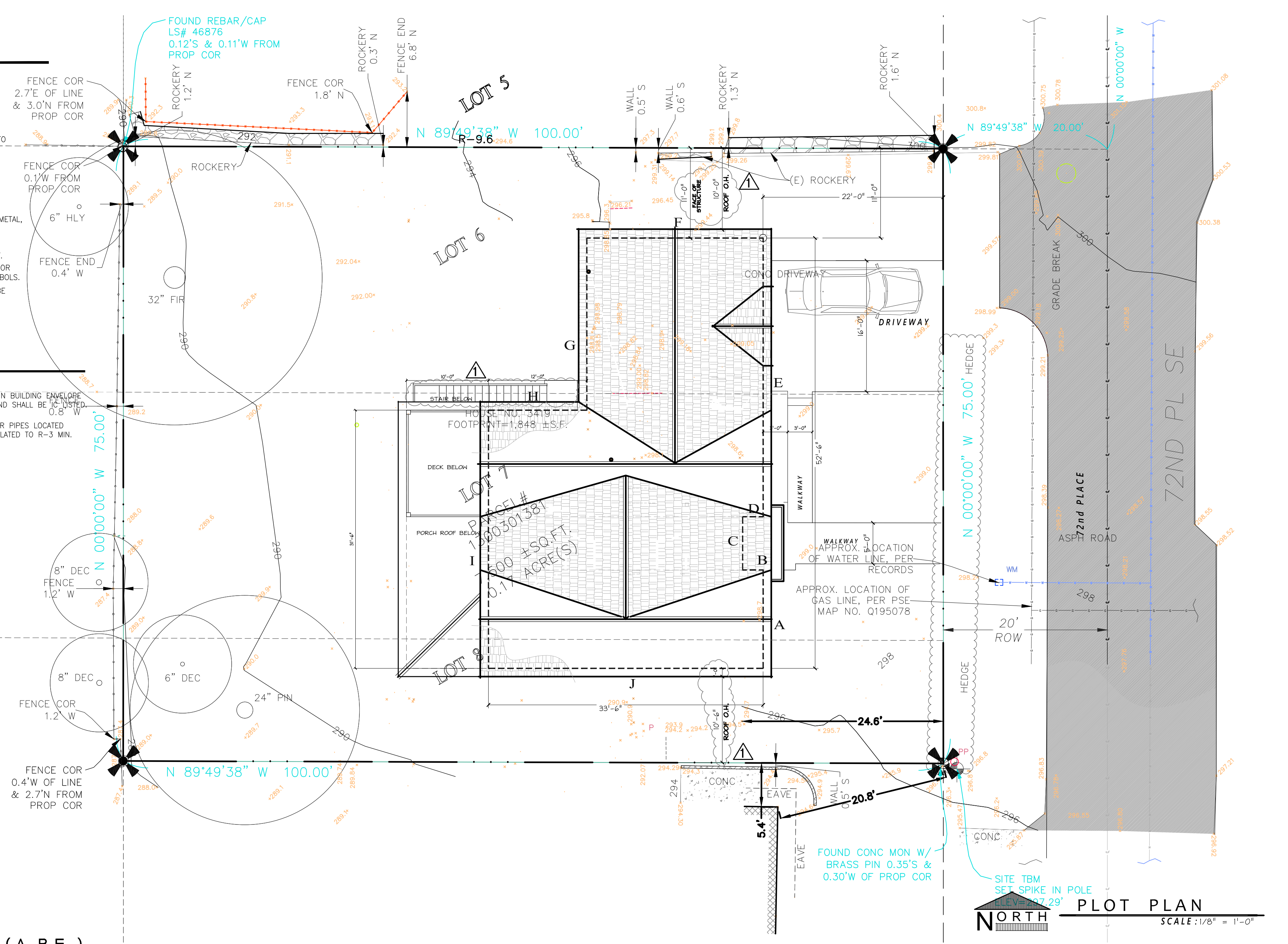
(PRESCRIPTIVE) TABLE 406.2 ENERGY CREDITS (SINGLE FAMILY)

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 H5PF 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 IX
WINDOWS - 0.28 U-FACTOR
DOORS - 0.20 U-FACTOR



PLOT PLAN
SCALE: 1/8" = 1'-0"
NORTH

PLAN KEY

- Centerline
- PROPERTY CORNER MARK
- STRUCTURE BELOW
- SITE SETBACK AREA
- ELEVATION MARKER

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDING # 7305080073
LOT 6, 7 AND THE NORTH HALF OF LOT 3, BLOCK 5, C. C. CALKINS 1st ADDITION TO EAST SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON

SITE NOTES

- PLACE COMPOST SOCKS, COMPOST BERMS, FILTER FABRIC FENCING, STRAW BAILS, STRAW WATTLES, OR OTHER APPROVED PERIMETER CONTROLL 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.)
- REMOVE ALL EXISTING CONCRETE WALKWAYS AND ROCKERY EXCEPT AS SHOWN AT NORTH SIDE OF PROPERTY
- SEE SHEET A1.1 FOR SITE SETBACKS.

RFA ARCHITECTS
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R K CONSTRUCTION
RESIDENCE
3419 72nd Place S.E.
Mercer Island, WA 98040

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

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #: 22010
DATE: AUGUST 5, 2022
DRAWN BY: N.F.W.
REVISIONS:
1. M.I. BLDG. DEPT. REVIEW 1-15-23

SHEET No.: **A1.0**