**BUILDING CODE COMPLIANCE:**

**DEFERRED SUBMITTALS:**

**WASHINGTON STATE ENERGY CODE COMPLIANCE:**

**PROJECT HEATING SYSTEM**

**RESIDENCE:**

**INTERIOR: THERMOSEAL 150 GALLON HEAT PUMP WATER HEATER**

To maintain 3 zones of 99% fuel-efficient heating with independent thermostats.

**VENTILATION:**

Install 3 Panasonic 40 CFM FANS at ATRIUMS. MUDROOM AND RECYCLING ROOM INSTALL 150 CFM FANS (2x2 FT) AT CABINET ROOM WITH SINGLE HOUSE THERM for air exchanges. Use through wall air vents at main floor. Space as mandated by building code.

**DOMESTIC HOT WATER:**

150 GALLON HEAT PUMP WATER HEATER.

**AIR CONDITIONING:**

PRE-WIRE AND DUCT FOR HEAT PUMP WITH OUTDOOR UNIT.

**DETACHED GARAGE:**

**DOMESTIC HOT WATER:**

OF WATER HEATER IN DRY BASE CABINET FOR DRY HOT WATER.

**GLAZING ENERGY WORKSHEET**

**PROJECT INFORMATION**

**PROJECT DIRECTORY**

**PAGE DIRECTORY**

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6. SITE REMOVAL PLAN
7. GROUNDS PLAN
8. IMPROPER SURFACE
9. INTERIOR
10. A1 MAIN FLOOR PLAN
11. A2 LOWER LEVEL PLAN
12. SITE PLAN
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14. A5 SECTION AND WALL SECTIONS
15. A6 FLOOR T野生动物 ASSEMBLY
16. A7 EXTERIOR ELEVATIONS
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18. A16 ROOM BEAM PLAN
19. A23 DEFLECTION AND DOOR SCHEDULE
20. S1 55 FT
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32. S1 GARAGE
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35. S4 GARAGE
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37. S6 GARAGE
38. DRAINAGE PLAN

**SITE location and Vicinity Map**
ARCHITECTURAL NOTES & SPECIFICATIONS

CODES
All work shall comply with the International Building Code (IBC) and the International Residential Code (IRC) of the State in which the building will be located. All electrical work shall be performed in accordance with the International Electrical Code (IEC) and the National Electrical Code (NEC) and related state and local codes. All plumbing work shall be performed in accordance with the International Plumbing Code (IPC) and the National Plumbing Code (NCP) and related state and local codes. All mechanical, electrical and fire work shall be performed in accordance with all applicable codes and standards. The contractor is required to obtain all necessary permits and to perform work in accordance with approved plans and specifications.

The Contractor shall verify all existing and new dimensions and all features of workmanship and shall notify the Architect if any workmanship is not in accordance with the plans and specifications. The Contractor shall be responsible for the workmanship and quality of all work performed, and he shall be responsible for the accurate measurement and marking of all materials to be supplied.

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GRADE
Grading shall be properly made so as to provide proper drainage and to avoid water seepage. Grading shall be performed at points where sidewalks and driveways are planned. Drainage systems shall be designed to carry away all runoff water from the property.

Basick ballasted retaining walls with free draining, granular fill and provide for subsurface drainage.

Cladding and finish materials shall be selected from a palette of materials that are compatible with one another and with the overall design of the building.

FOUNDATIONS—Januay 27, 2021

- See Structural Notes for additional requirements
- Foundations shall be designed and constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC)
- All foundations shall be designed to support the weight of the building and to provide adequate drainage for the site.
- All foundations shall be inspected and approved by the building inspector before the start of construction.
- All foundations shall be constructed in accordance with the manufacturer's specifications and approved by the building inspector. Structural failures shall be detectable for at least 100 years after the date of construction.

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SITE DEMOLITION PLAN

NOTE: RETAIN AND STOCK PILE TOPSOILS FOR RE-USE NO DIRT EXPORT

PROJECT NARRATIVE

1. MEETING WITH KING COUNTY INSPECTOR TO START PROJECT
2. INSTALL TEMPORARY ROAD AND SILT FENCING
3. DEMOLISH TREES PER PLAN AND EXISTING HOUSE
4. CONSTRUCT DADU AND BARN
5. INSTALL SEPTIC SYSTEM AND WELL
6. FINAL UTILITY CONNECTIONS
7. PREP AND INSTALL ASPHALT DRIVEWAY
8. AMEND SOILS PER COUNTY REQUIREMENTS
9. TOUCH UP GRAVEL ROAD AND DRIVEWAY
NEW IMPERVIOUS SURFACE ELEMENTS

LOT INFO
LOT AREA: 544,500SF
MAX IMPERVIOUS SURFACE: 15%
NEW IMPERVIOUS SURFACE
SFR FOOTPRINT AND OVERHANGS 2,709SF
GARAGE FOOTPRINT AND OVERHANGS 3,843SF
UNCOVERED DECKS AND WALKS 1,374SF
ASPHALT DRIVEWAY AND HAMMERHEAD 11,835SF
EXISTING IMPERVIOUS SURFACE TO REMAIN
WELL PUMP HOUSE 66SF
SHED 115SF
GRAVEL DRIVEWAY 1,471SF
GRAND TOTAL IMPERVIOUS SURFACE AREA 21,336SF
PERCENTAGE 4.1%
REMOVE HOUSE 2,613SF
REMOVE GRAVEL DRIVEWAY 4,225SF
REMOVE STORAGE TENT 903SF
TOTAL IMPERVIOUS SURFACE REPLACED WITH NATIVE VEGETATED SURFACE 7,741SF
OPEN SPACE REQUIREMENTS
TOTAL WOODLAND AREA CLEARED 11,732SF

ZONING
ZONING RA10
STREET SET BACK 30 FT.
INTERIOR SET BACK 10 FT.
HEIGHT LIMIT 40 FT.
WETLAND CATEGORY I BUFFER 225 FT.
WETLAND CATEGORY II BUFFER 65 FT.
PLAN NOTES:

GENERALフラミー:
1. ALL S/R/B. IN WALLS AND CEILINGS TO BE B/F 21/2" X 21/4".
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE/FACE OF FRAMING STUDS.
3. REFER TO DOOR & WINDOW SCHEDULES (A.3, A.4, A.5) FOR ALL DOORS, WINDOWS, BAYLIGHT TYPES, SIZES, OPERATION, S/LADES & FINISHES FOR SAFETY GLAZING.
4. PRESSURE TREATED WOOD TO BE PROVIDED AT LOCATIONS LISTED ON CONCRETE STUDS AND FILLING STRIPS AT ALL CONCRETE WALLS BELOW GRADE. (RES. 20273311, 1/1/19)
5. C.C. TO VERIFY ITSELF, DOORS, WINDOWS, AND ALL MOUNTED ELECTRICAL MOUNTINGS AGAINST MOISTURE AND AIR (INS. PER RES. 206.4.44)

FIRE SPRINKLER SYSTEM:

IN ACCORDANCE WITH MUNICIPAL CODE, RESIDENCE IS TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM DESIGNED & INSTALLED IN ACCORDANCE WITH LOCAL FIRE DEPT. CODE. PLANS TO BE APPROVED BY THE FIRE DEPT. ARCHITECT PRIOR TO FIRE DEPT. FOR APPROVAL.
FLOOR FRAMING PLAN NOTES

1. Floor sheathing shall be 5/8" CDX plywood sheathing with a panel, 5 inches of 2x6. Wood to frame with the common nails at 4" on 16" o.c. and shall be sheathed with sheathing tape on both sheathing edges.

2. All columns shall be doubled 2x6 nominal lumber with N-D trim for the house frame. Sheathing and handiwood shall be sheathed around the common framing, with the sheathing tape on both sheathing edges.

3. Exterior wall sheathing shall be 1/2" CDX plywood sheathing with a panel, 3 inches of 2x6 nominal lumber with N-D trim for the house frame. Sheathing and handiwood shall be sheathed around the common framing, with the sheathing tape on both sheathing edges.

4. Interior wall sheathing shall be 1/2" CDX plywood sheathing with a panel, 3 inches of 2x6 nominal lumber with N-D trim for the house frame. Sheathing and handiwood shall be sheathed around the common framing, with the sheathing tape on both sheathing edges.

5. Eave strip due has been designed for a maximum span of 10'-6". Eave location may be varied if desired in accordance with maximum span spans.