

LEGAL DESCRIPTION:

LOT B OF KC BLA #L06L0106 REC 20071024400010 SD BLA LOCATED IN S 1/2 OF NW 1/4 OF NE 1/4

OWNER:

PAUL & ERIKA RIBARY
1165 RACHOR PLACE NE
NORTH BEND, WA 98045

ARCHITECT:

STEVEN DONA ARCHITECTURE AND PLANNING
12040 98TH AVE NE SUITE 102
KIRKLAND, WA. 98034
(425) 820-0829 FAX (425) 820-4820

STRUCTURAL:

WELLER CONSULTING
ENGINEERS, P.C.
21925 8TH PLACE WEST
BOTHELL, WA, 98021
(425) 488-9868

DRAWING INDEX

A1.1 PROJECT NOTES/ ENERGY NOTES
C1 SITE PLAN
C2 NOTES AND DETAILS
A2.1 FOUNDATION & MAIN FLOOR FRAMING PLAN
A2.2 MAIN FLOOR PLAN
A2.3 UPPER FLOOR FRAMING PLAN
A2.4 UPPER FLOOR PLAN
A2.5 ROOF FRAMING PLAN
A2.6 LOOKOUT PLANS & WINDOW SCHEDULE
A2.7G GARAGE FOUNDATION, MAIN FLOOR FRAMING & MAIN FLOOR PLAN

A2.8G GARAGE UPPER FLOOR PLAN & FRAMING PLAN
A2.9G GARAGE ROOF PLAN
A3.1 WEST & NORTH ELEVATIONS
A3.2 EAST & SOUTH ELEVATIONS /
A3.3 GARAGE ELEVATIONS
A4.1 BUILDING SECTIONS
A5.1 CONSTRUCTION DETAILS
S1 STRUCTURAL DETAILS

PROJECT NOTES:

PROJECT NAME: RIBARY RESIDENCE
ASSESSOR'S PARCEL #: 1023089083
GOVERNING CODE: 2006 INTERNATIONAL RESIDENTIAL CODE
PROJECT ADDRESS: 43005 SE 114TH STREET
NORTHE BEND, WA 98045
ENERGY CODE: 2004 WASHINGTON STATE ENERGY CODE
CONSTRUCTION TYPE: V-B
OCCUPANCY: R-3 U-1
SITE AREA: 147,413 SQ FT (3.38 ACRES)
LOT COVERAGE: 13%

SCOPE OF WORK:

A NEW 5437 S.F. SINGLE FAMILY RESIDENCE WITH A 1041 S.F. GARAGE.

MAIN FLOOR LIVING AREA: 2426 SF.
UPPER FLOOR LIVING AREA: 2130 SF.
THIRD FLOOR LIVING AREA: 179 SF.
ADU FLOOR AREA: 102 SF.
TOTAL LIVING AREA:(PROPOSED) 5437 SF.
GARAGE: 1041 SF.

ENERGY NOTES:

PREScriptive METHOD OPTION IV	NOTES:	INSULATION REQUIRED:
SLAB ON GRADE	THERMAL BREAK @ PERIMETER	U=541 R-10 UNDER RADIANT SLAB
FLOOR:	OVER CRAWLSPACE & GARAGE	R-30
GLAZING:	WINDOWS (WOOD)	LOW E U=.40
DOORS:	DOORS TO BREEZEWAY	U=.46
	FULL LITE WOOD	U=.40
	ENTRY DOOR	U=.46
ABOVE GRADE WALLS:		R-21
CEILING VAULT:	IF LESS THAN 500 S.F.	R-30
CEILING ATTIC:		R-38
INFILTRATION:	STANDARD AIR SEALING	
FRESH AIR: 150 CFM WHOLE HOUSE FAN @ MASTER BATH	FRESH AIR IS TO BE PROVIDED W/ AIR TO AIR HEAT EXCHANGERS	

GENERAL NOTES

ALL WORK SHALL CONFORM TO APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE 2006 INTERNATIONAL RESIDENTIAL CODE, THE 2004 WASHINGTON STATE ENERGY CODE, THE WASHINGTON STATE BUILDING CODE, CHAPTER 51-40, THE AMERICANS WITH DISABILITIES ACT, AND ALL RULES, REGULATIONS AND ORDINANCES OF THE GOVERNING AUTHORITY.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SITE CONDITIONS, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS PRIOR TO PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS FOR CRITICAL DIMENSIONS. DIMENSIONS ARE SHOWN TO FACE OF STUDS UNLESS INDICATED OTHERWISE.

THE PROJECT SHALL BE SCHEDULED AND INSTALLATION OF ELEMENTS COORDINATED AS NECESSARY TO PERMIT WORK BETWEEN DIFFERENT TRADES TO PROCEED WITHOUT UPSETTING PROPER CONSTRUCTION SEQUENCES OR DELAYING THE PROJECT SCHEDULE.

PLUMBING, ELECTRICAL AND MECHANICAL CONTRACTORS SHALL VERIFY ALL REQUIREMENTS FOR THIS PROJECT AND COMPLY WITH ALL LOCAL CODES, SUBMIT PLANS FOR APPROVAL AND OBTAIN PERMIT BEFORE STARTING WORK.

DO NOT VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

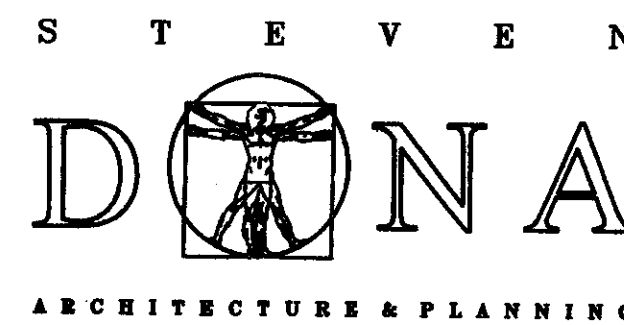
DETAILS WHICH OCCUR BOTH RIGHT- AND LEFT-HAND ARE SHOWN ONLY ONCE. TYPICAL DETAILS ARE NOT REFERENCED AT ALL LOCATIONS; THE INTENT IS THAT THEY CARRY THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED.

ALL REQUIRED SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

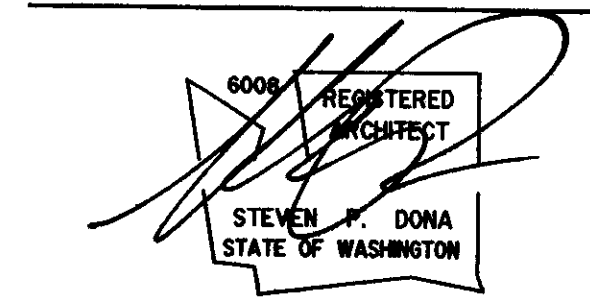
ALL SHOP DRAWING DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR.

GENERAL CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIMSELF OR OTHER TRADES.

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STEVEN DONA ARCHITECTURE



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PROJECT NAME
**RIBARY
RESIDENCE**

NORTHBEND WA

DRAWING TITLE

PROJECT
NOTES

DATE 3-12-08

DRAWN BY SGT

CHECKED BY S.D.

FILE: 2719 SITE

REVISIONS

A1.1