

GENERAL NOTES

PROPERTY OWNERS: RICHARD AND LYNN DUBEY

JOB ADDRESS: 8140 W. Mercer Way

JOB DISCRPTION

Remove existing outdoor covered entry and replace with addition to house with new entry and elevator. Add new retaining wall to the south of the addition and fill in behind wall to create new exterior entry court.

Excavate under existing deck where clearance between framing members and grade is less than required by code. Install landscape blocks around portion of perimeter of deck where cut back of existing grade requires. Expand existing deck by "squaring off" the existing footprint. Remove existing roof over deck. Replace with new roof.

LEGAL DISCRPTION:

Lot 25, Lakeridge Heights, records of King County, Washington.

TAX PARCEL NUMBER: 4141670250

LOT AREA: 14,304 sf

ZONING: R-15

CODE:

All work shall be in compliance with:
 2015 IRC 2015 IFGC
 2015 IRC 2015 UPC
 2015 BCB (BCC 23.05) 2015 NEC
 2015 IMC 2015 WSEC, WAC
 51-11(WSEC)

GROSS FLOOR AREA	Existing	Removed	New	Total
Basement	720 sf	0 sf	0 sf	720.00 sf
First floor	1,939 sf	130 sf	110.00 sf	1,919.00 sf
Second floor	1,390 sf	0 sf	51.50 sf	1,441.50 sf
Garage	745 sf	0 sf	0 sf	745.00 sf
Total	4,794 sf	130 sf	161.50 sf	4,825.50 sf

SLOPE OF LOT: 24% - see site plan

LOT COVERAGE: 35% allowed on 24% slope

	Existing	Removed	New	Total
Building footprint and overhangs	3,091.20 sf	130 sf	167.90 sf	3,129.10 sf
Driveway	1,188.00 sf	29 sf	0 sf	1,159.00 sf
Total	4,279.20 sf	159 sf	167.90 sf	4,288.10 sf

NEW LOT COVERAGE : 4,288.10 / 14,304 = 29.99%

HARDSCAPE COVERAGE: 9% allowed

	Existing	Removed	New	Total
decks	828 sf	0 sf	44.4 sf	872.4 sf
astro turf	339 sf	339 sf	0 sf	0 sf
entry deck	0 sf	0 sf	250.5 sf	250.5 sf
entry concrete	0 sf	0 sf	91.5 sf	91.5 sf
Total	1,082 sf	0 sf	234 sf	1,214.4 sf

NEW HARDSCAPE COVERAGE: 1,214.4 / 14,304 = 8.5%

HEIGHT LIMIT: 30' - see calculations on sheet A1.2

REQUIRED YARDS - no change

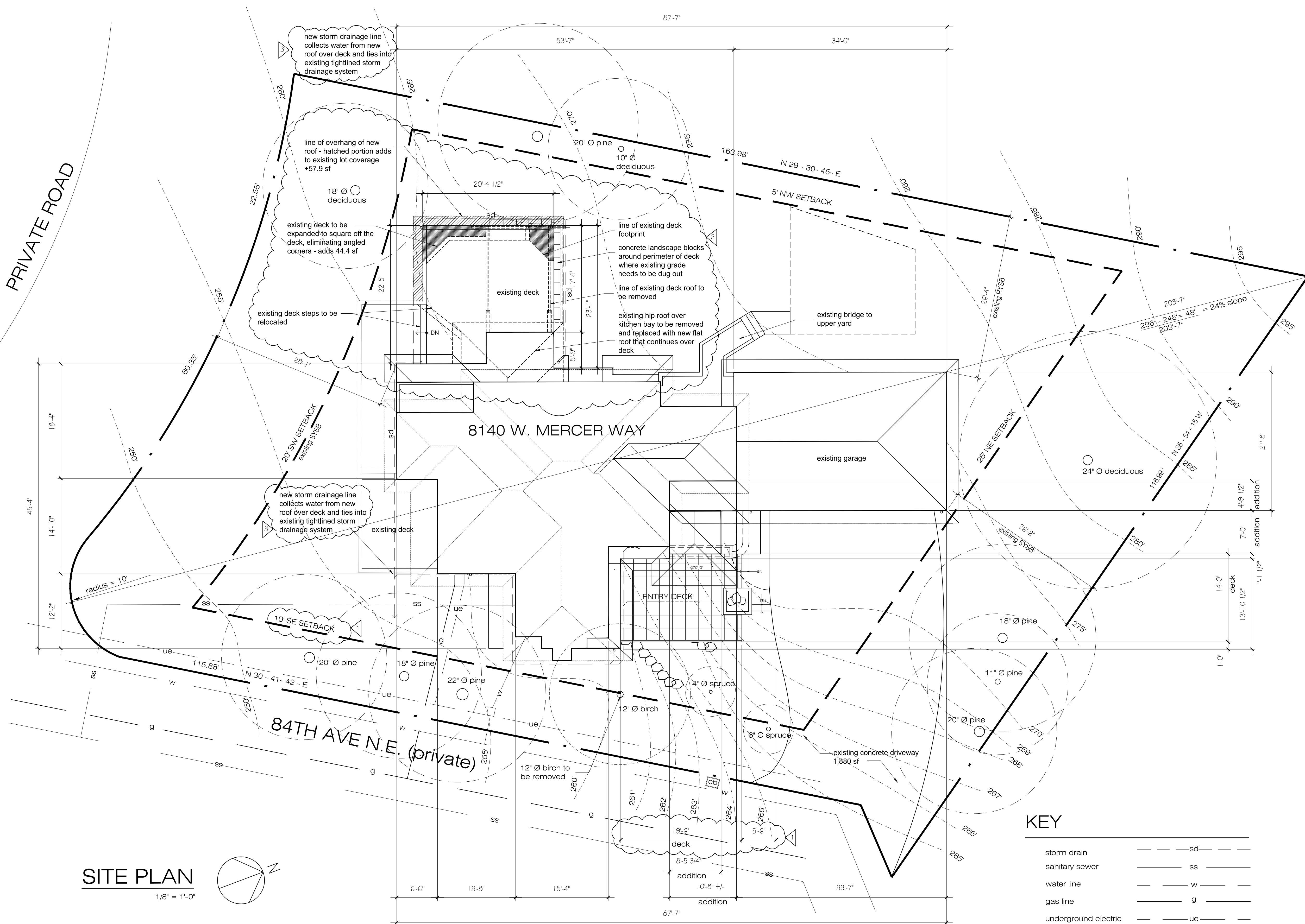
	Required	Actual
Southwest	20'-0"	17'-0" existing
Southeast	10'-0"	26'-4"
Northwest	5'-0"	28'-1"
Northeast	25'-0"	26'-2"

GUARDRAILS

The top of guardrails shall not be less than 36" in height. Guardrails to have intermediate openings or ornamental patterns such that a sphere 4" in diameter cannot pass through.

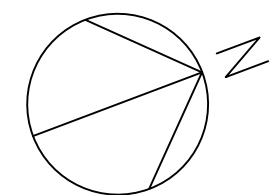
HANDRAILS

The top of handrails and handrail extensions shall be placed not less than 34" or more than 38" above the nosing of treads and landings. Handrails shall be continuous the full length of the stairs. Ends shall be returned or terminated in newel posts. The handgrip portion of handrails shall not be less than 1 1/4" nor more than 2" in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Handrails projecting from a wall shall have a space of not less than 1 1/2" between the wall and the handrail.



SITE PLAN

1/8" = 1'-0"



KEY

- storm drain ——— sd
- sanitary sewer ——— ss
- water line ——— w
- gas line ——— g
- underground electric ——— ue
- existing tree and dripline ○

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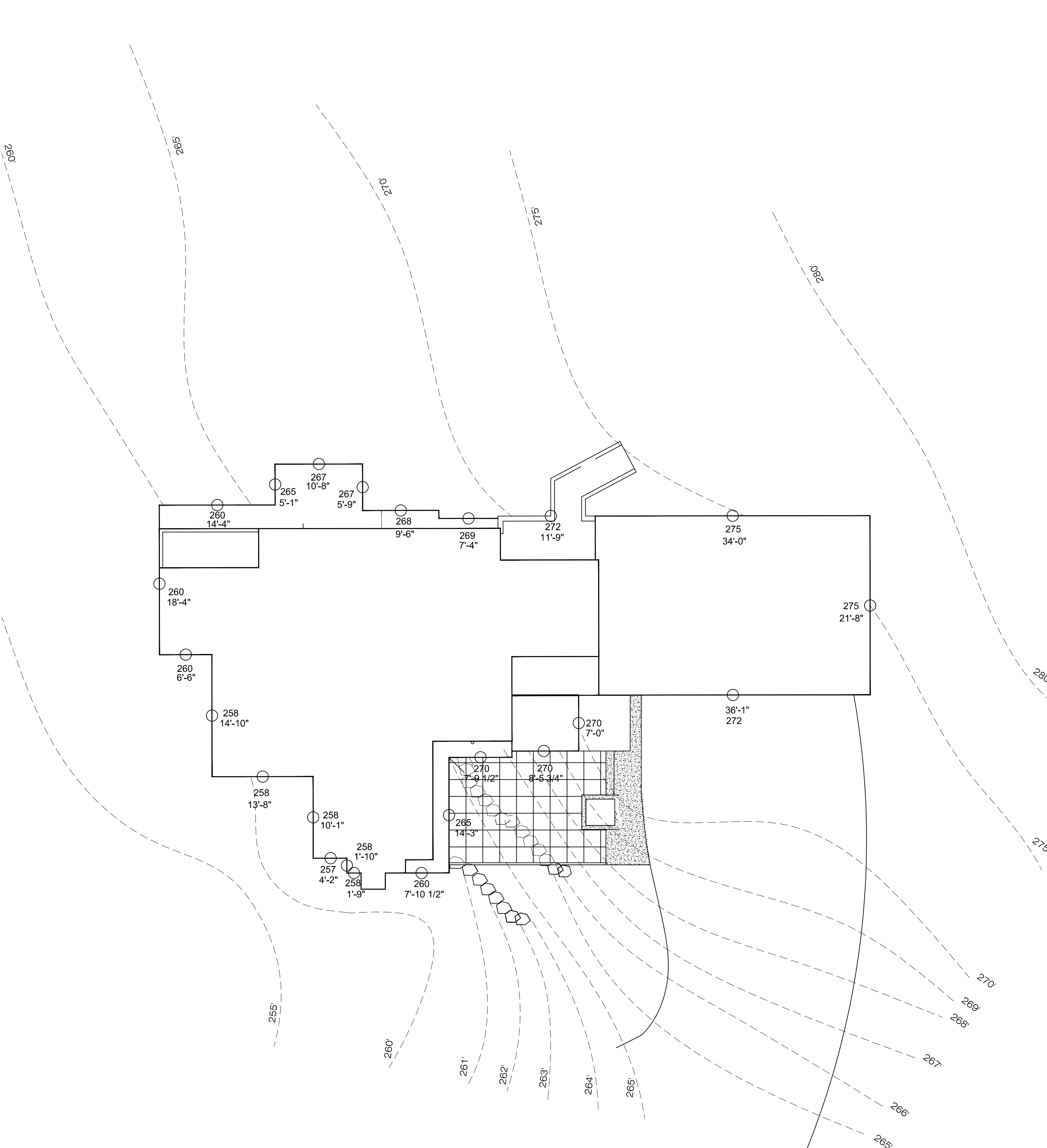
DUBEY ADDITION
 8140 WEST MERCER WAY
 MERCER ISLAND, WA.
 98040

SITE PLAN
 GENERAL NOTES

SHEET:

A-1

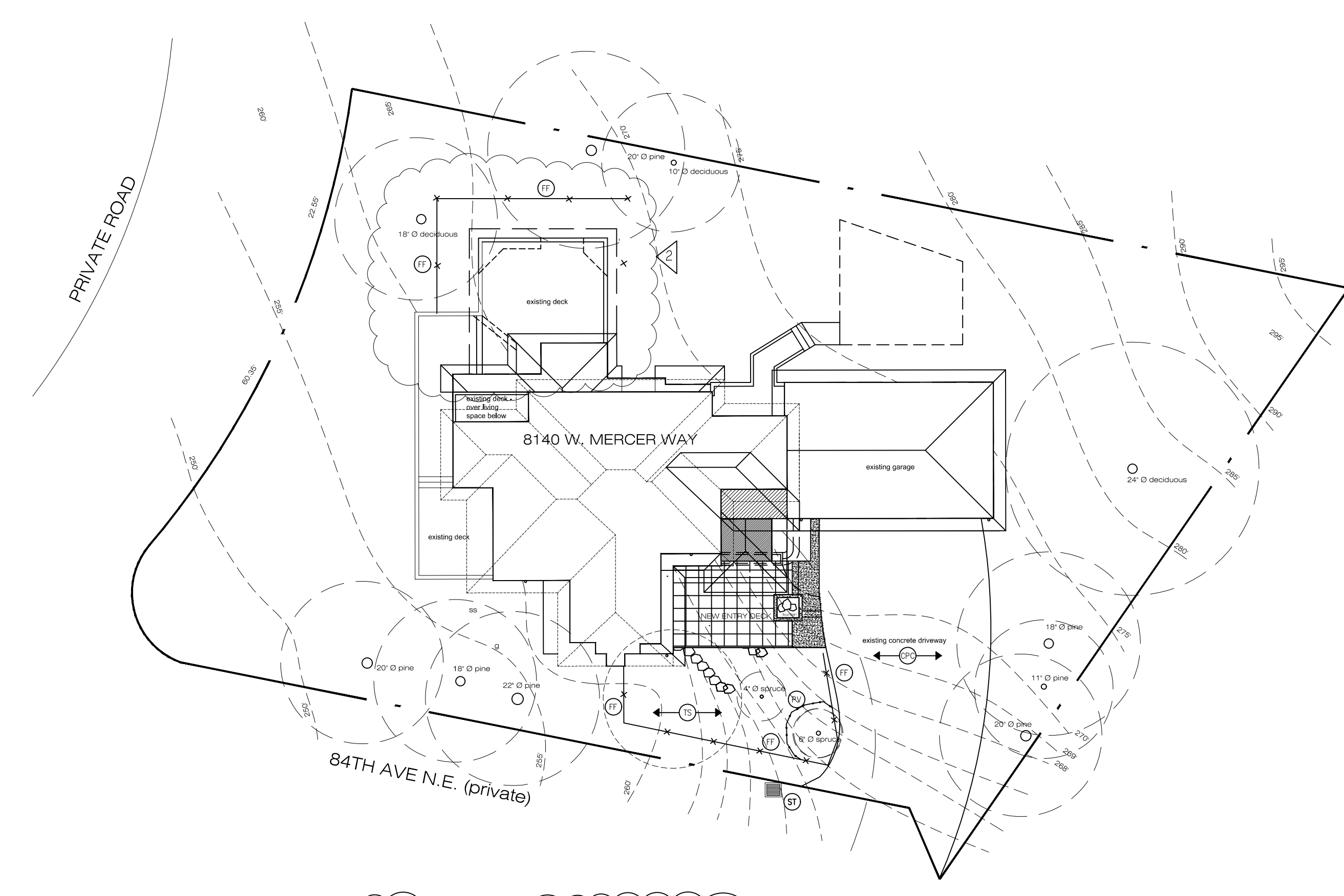
SHEET 1 OF 11



AVERAGE BUILDING ELEVATION
 $260(14'-4") + 265(5'-1") + 267(10'-8") + 267(5'-9") + 268(9'-6") + 269(7'-4") + 272(11'-9") + 275(34'-0") + 275(21'-8") + 272(36'-1") + 270(7'-0") + 270(8'-5") + 270(7'-9") + 265(14'-3") + 260(7'-10") + 258(1'-9") + 258(1'-10") + 257(4'-2") + 258(10'-1") + 258(13'-8") + 258(14'-10") + 260(6'-6") + 260(18'-4")$
 $14'-4" + 5'-1" + 10'-8" + 5'-9" + 9'-6" + 7'-4" + 11'-9" + 34'-0" + 21'-8" + 36'-1" + 7'-0" + 8'-5" + 7'-9" + 14'-3" + 7'-10" + 1'-9" + 1'-10" + 4'-2" + 10'-1" + 13'-8" + 14'-10" + 6'-6" + 18'-4"$

$\frac{72797.24}{272.689} = 266.9$ A.B.E.
 mx. ht. limit = $296.9 / 296'-11"$

HEIGHT LIMIT CALCULATIONS



TEMP EROSION / SEDIMENT CONTROL PLAN

1/16" = 1'-0"

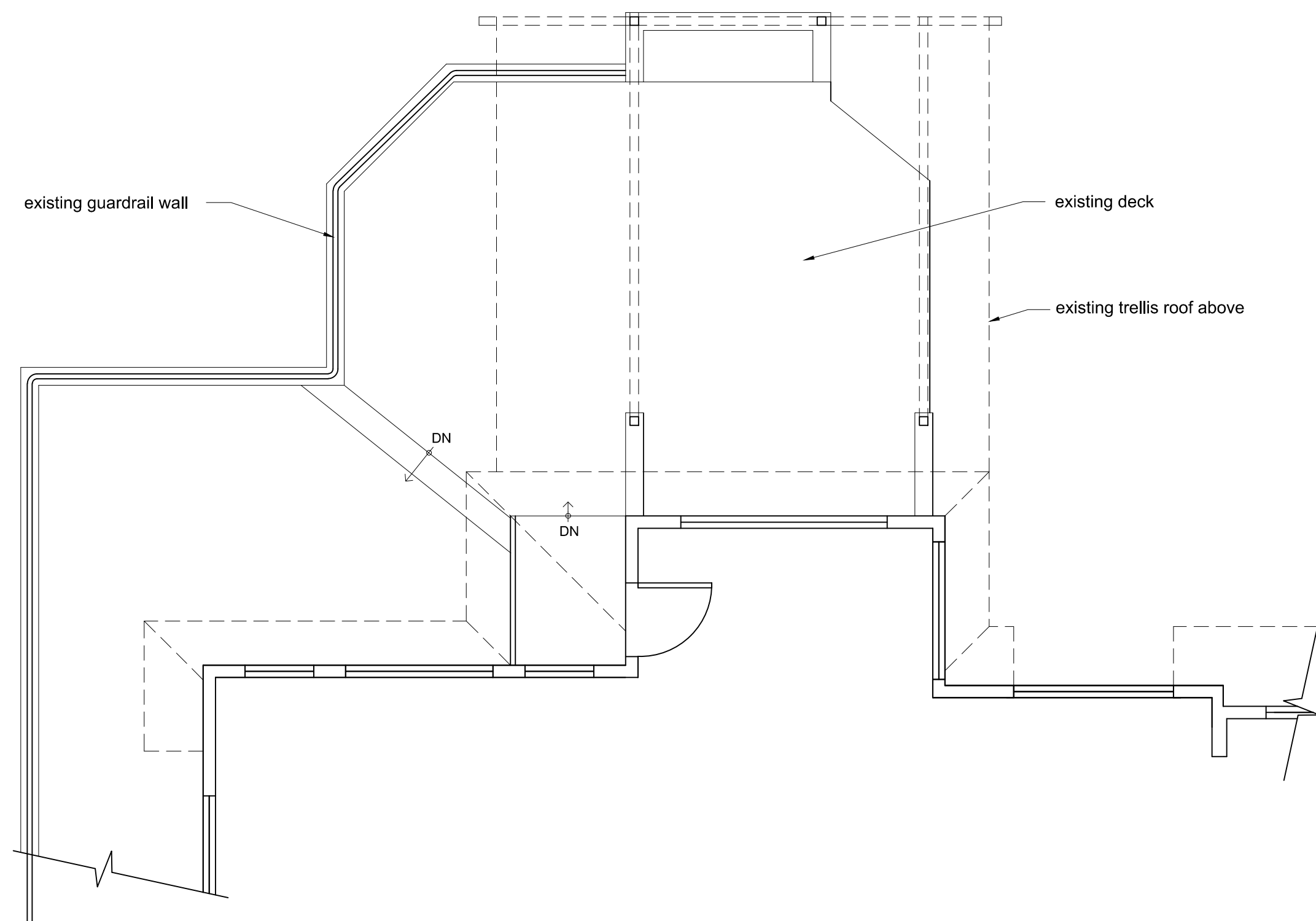
<p>FILTER FENCE</p> <p>REASON: TO INTERCEPT & DETAIN SMALL AMOUNTS OF SEDIMENT UNDER SHEET FLOW CONDITIONS FROM DISTURBED AREAS DURING CONSTRUCTION. TO DECREASE VELOCITY OF SHEET FLOWS.</p> <p>SYMBOL: </p>	<p>TEMPORARY SEEDING AND MULCHING</p> <p>REASON: TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.</p> <p>SYMBOL: </p>
<p>CONSTRUCTION ACCESS</p> <p>REASON: TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.</p> <p>SYMBOL: </p>	<p>TEMPORARY SEDIMENT TRAP FOR CATCH BASINS</p> <p>SYMBOL: </p>
<p>PRESERVING VEGETATION</p> <p>SYMBOL: </p>	<p>TEMPORARY SEDIMENT TRAP FOR CATCH BASINS</p> <p>SYMBOL: </p>

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DATE	DESCRIPTION
4-02-21	deck remodel / addition
10-08-21	

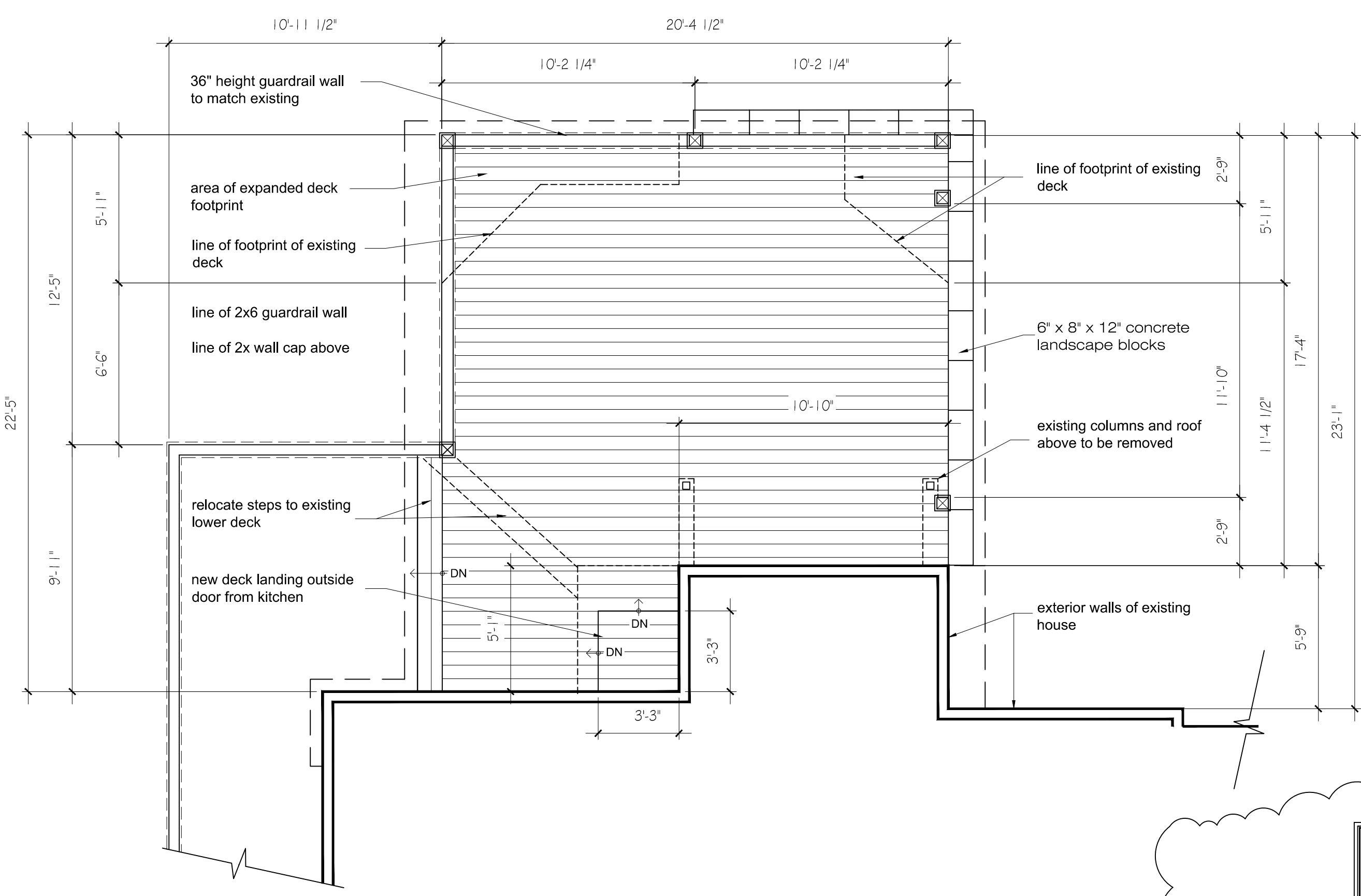
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HEIGHT LIMIT CALC
 EROSION AND SEDIMENT
 CONTROL PLAN



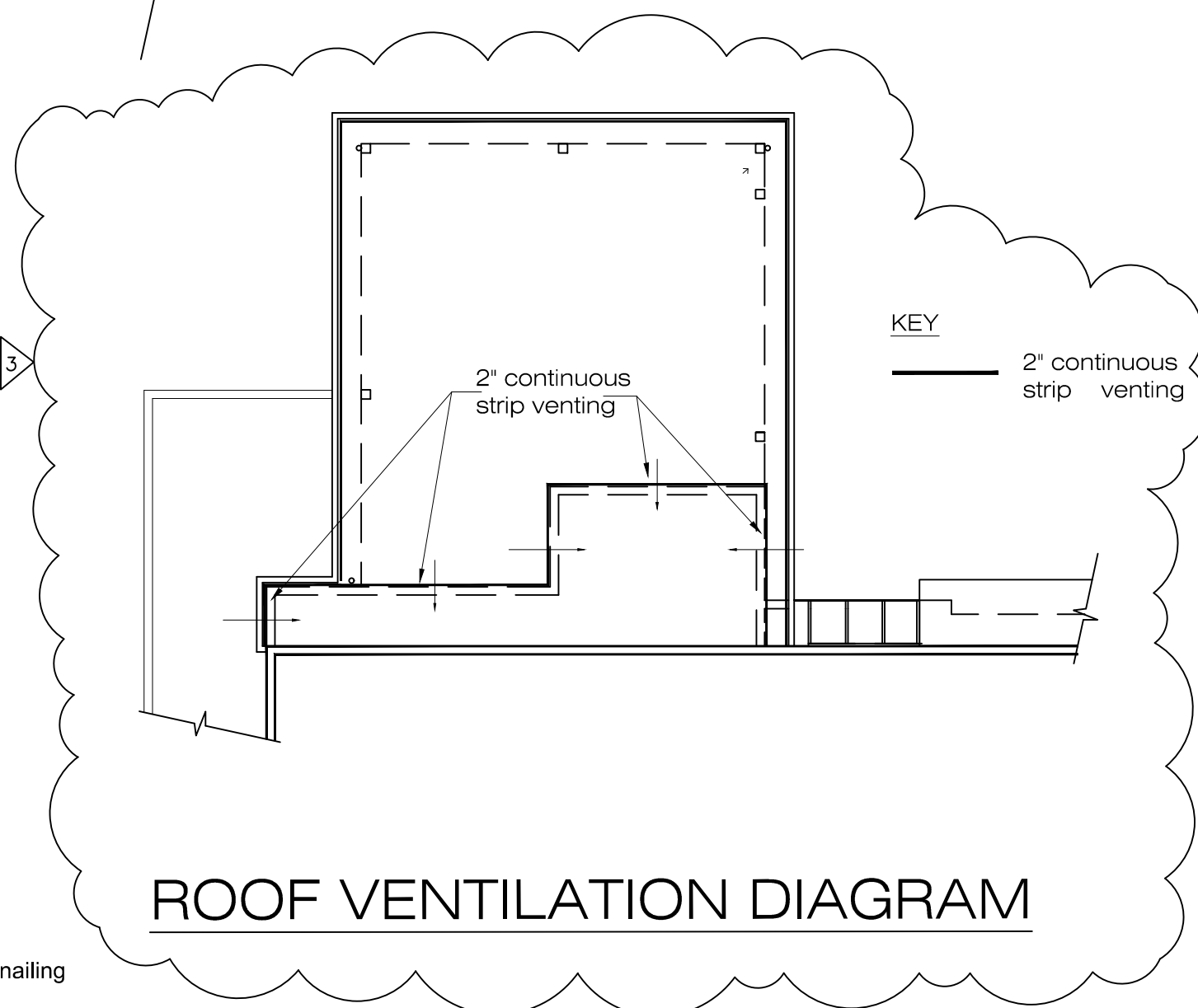
DECK AS-BUILT PLAN

1/4" = 1'-0"

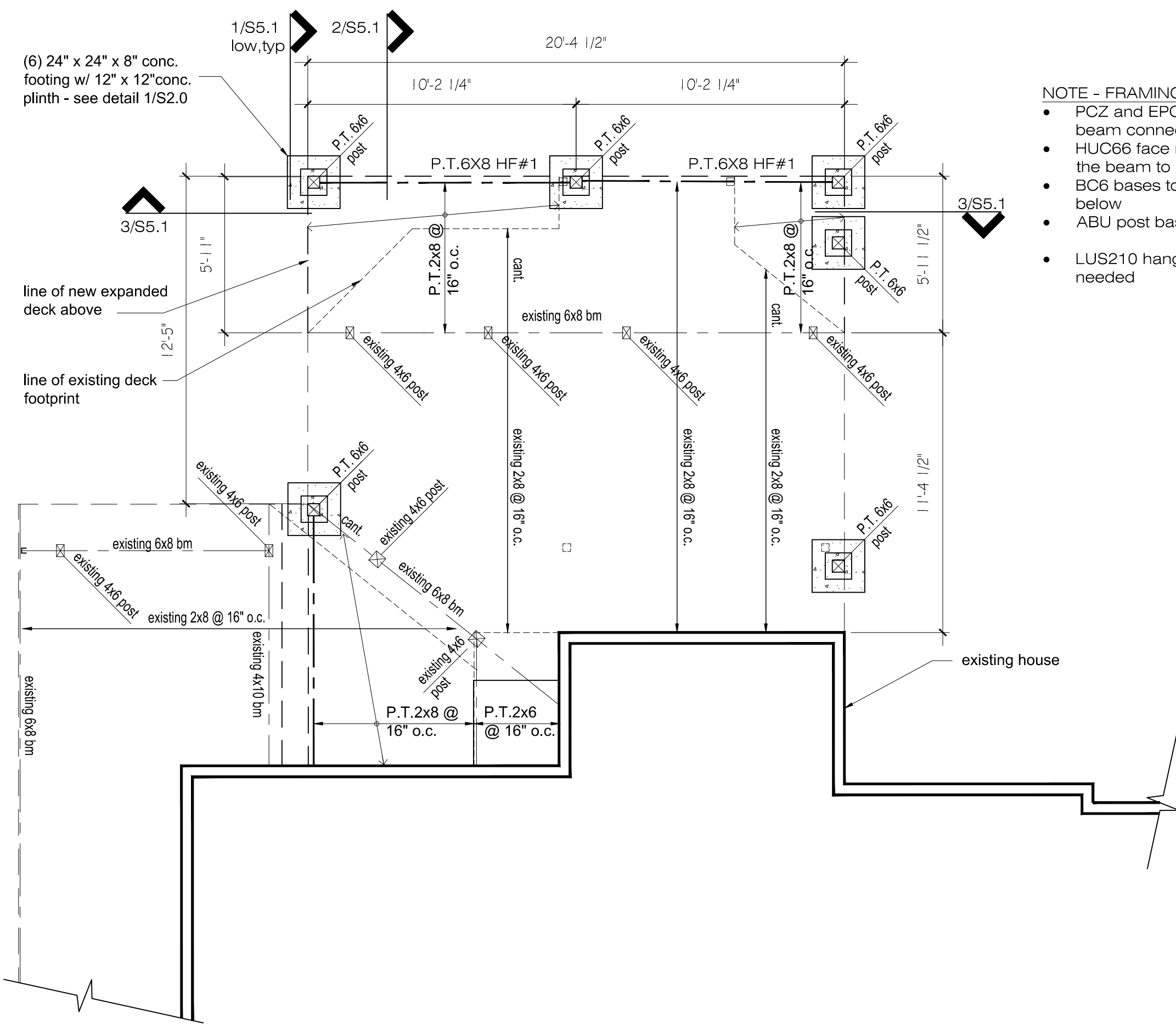


DECK PLAN

1/4" = 1'-0"



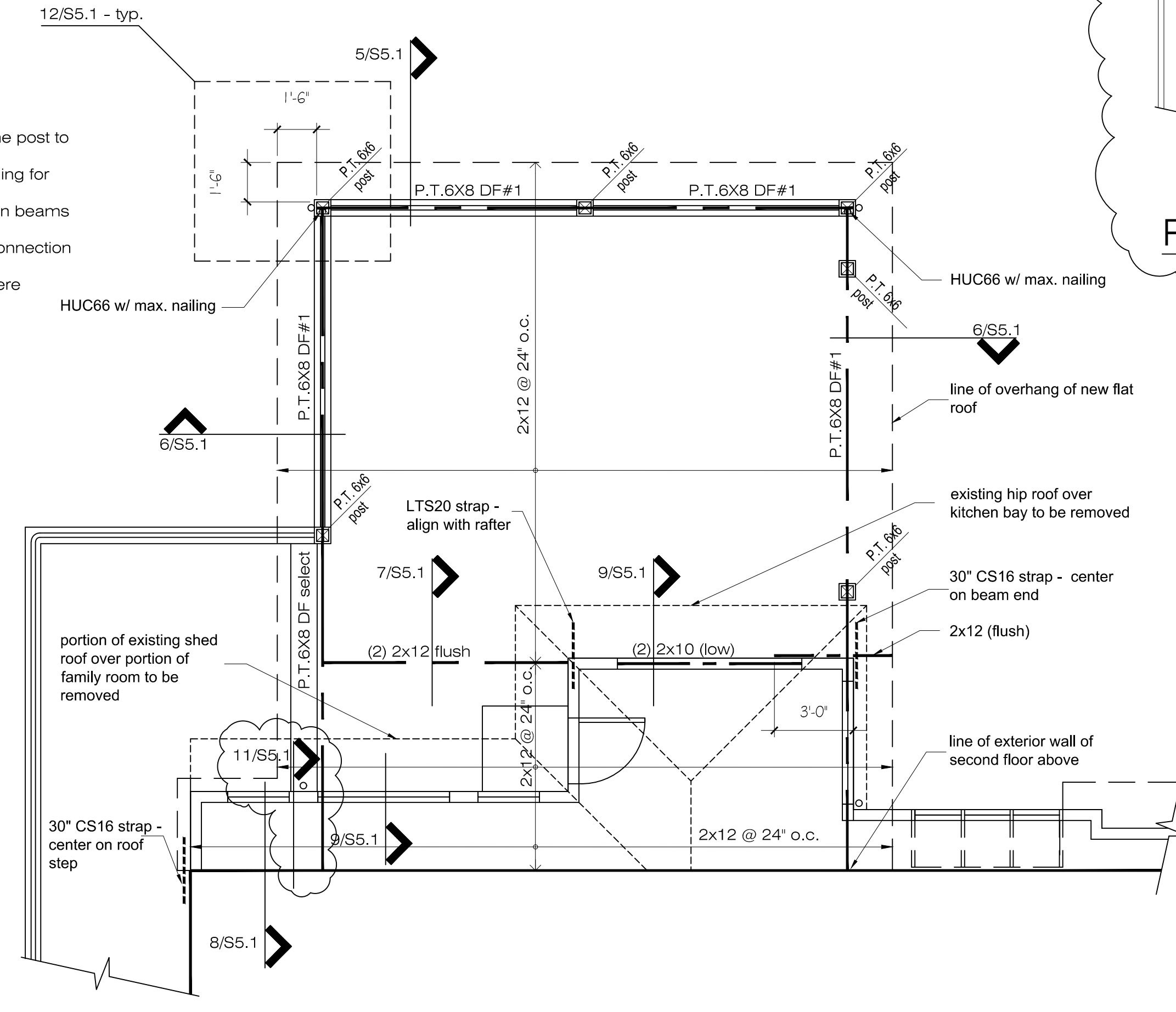
ROOF VENTILATION DIAGRAM



DECK STRUCTURAL PLAN

1/4" = 1'-0"

- NOTE - FRAMING CONNECTIONS
- PCZ and EPCZ post caps to be used for the post to beam connections.
 - HUC66 face mount hangers with max. nailing for the beam to beam connection.
 - BC6 bases to be used where posts bear on beams below.
 - ABU post bases used for post to footing connection.
 - LUS210 hangers used for 2x12 rafters where needed.



DECK ROOF STRUCTURAL PLAN

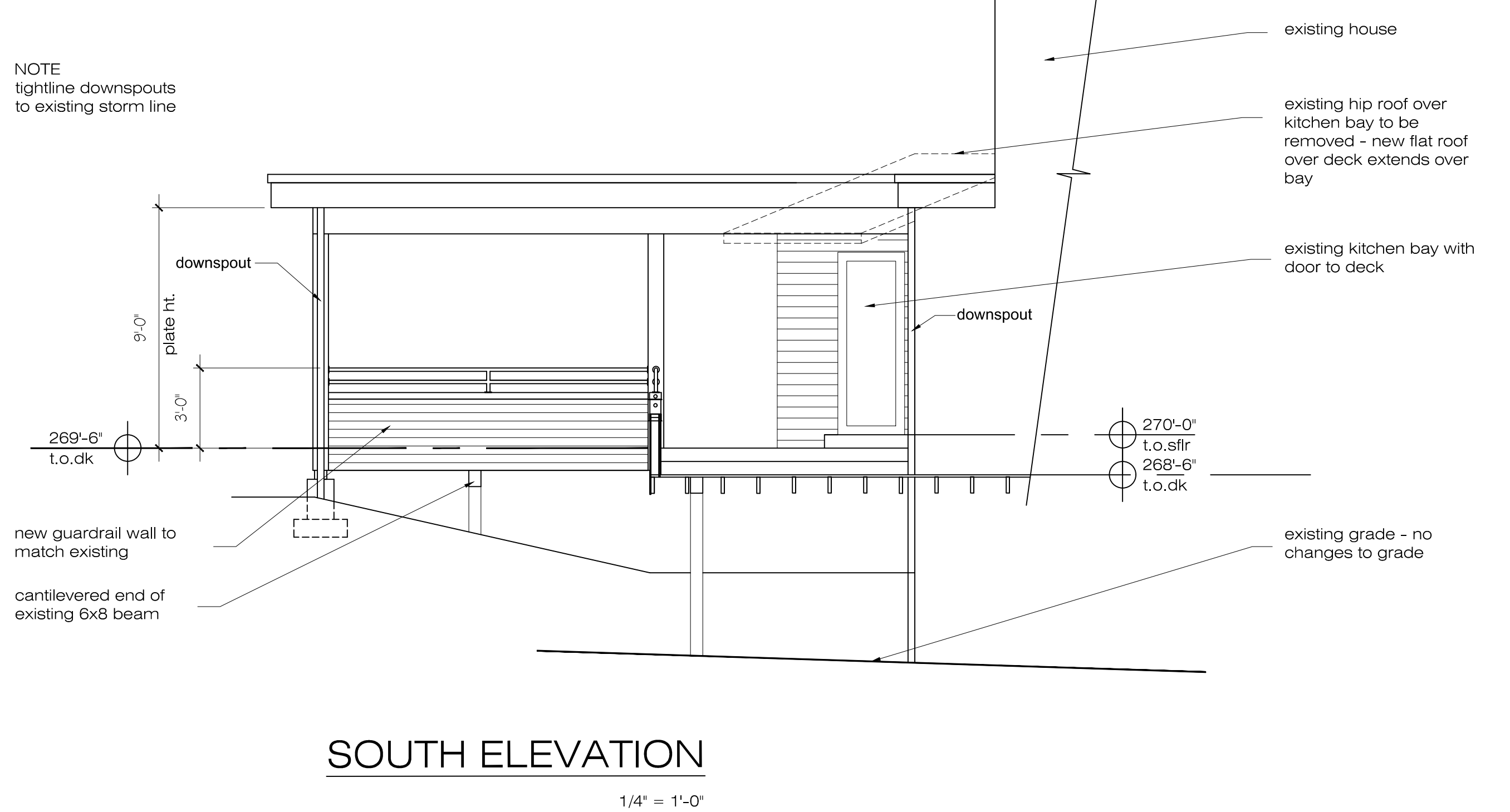
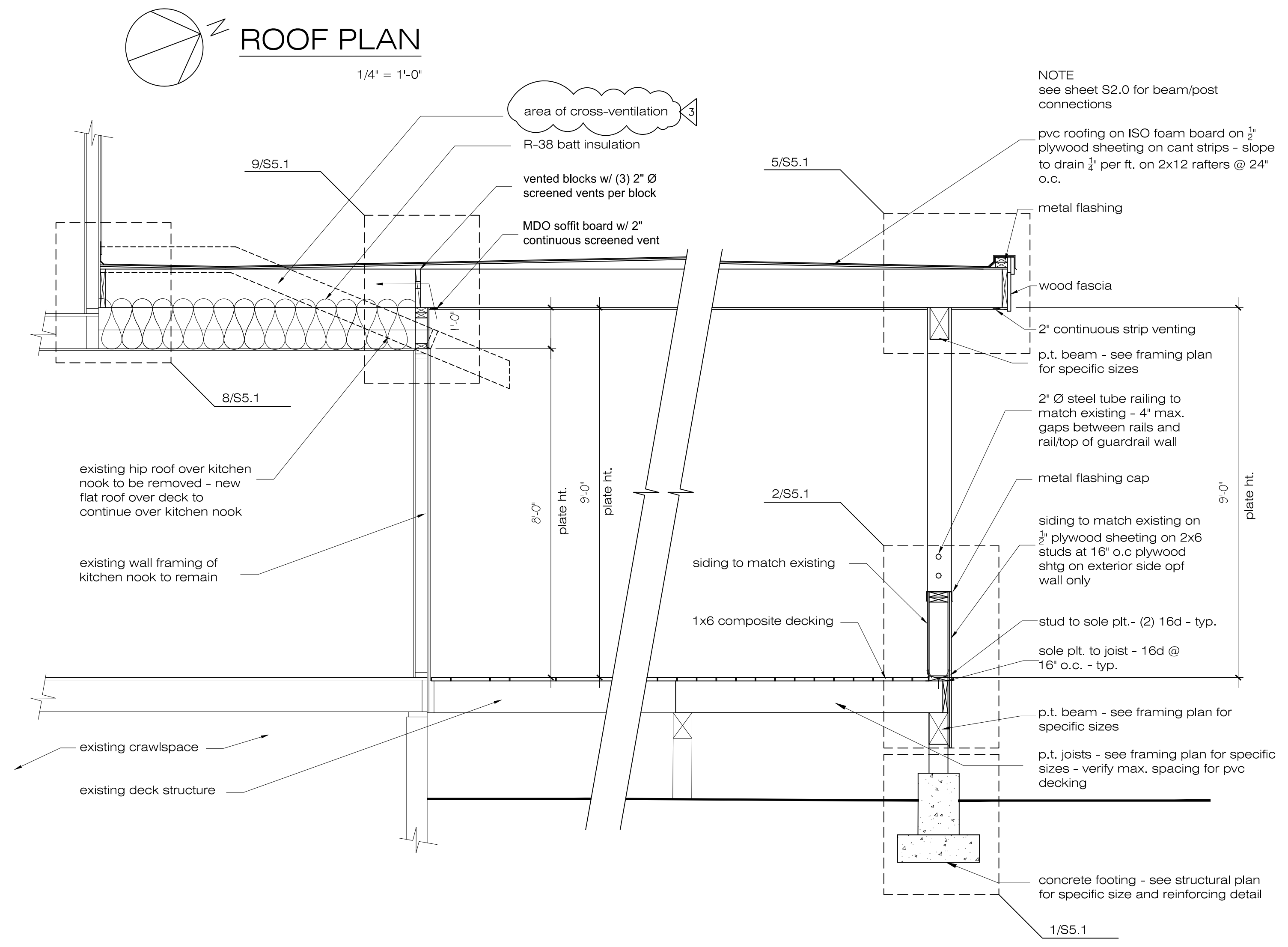
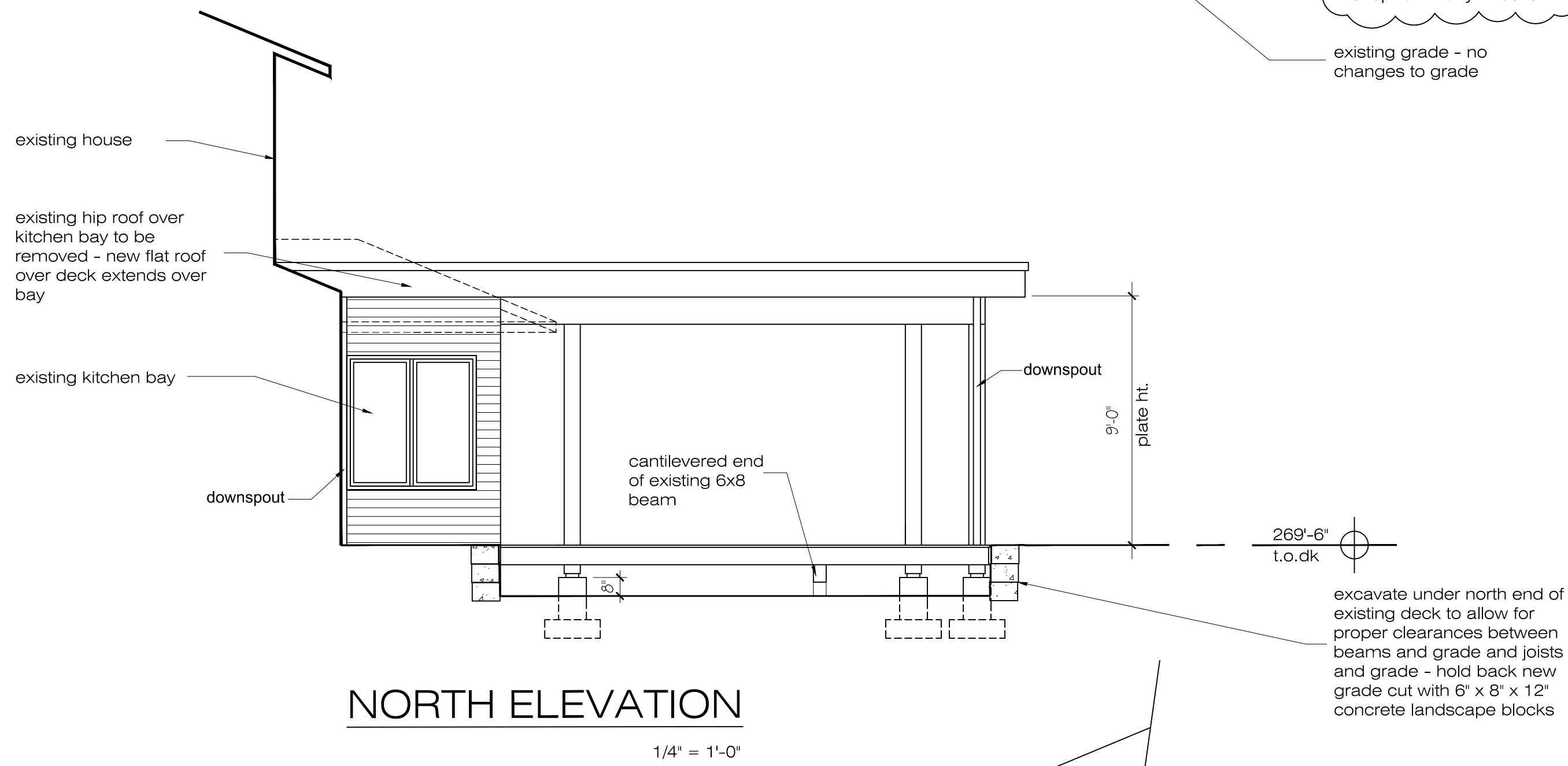
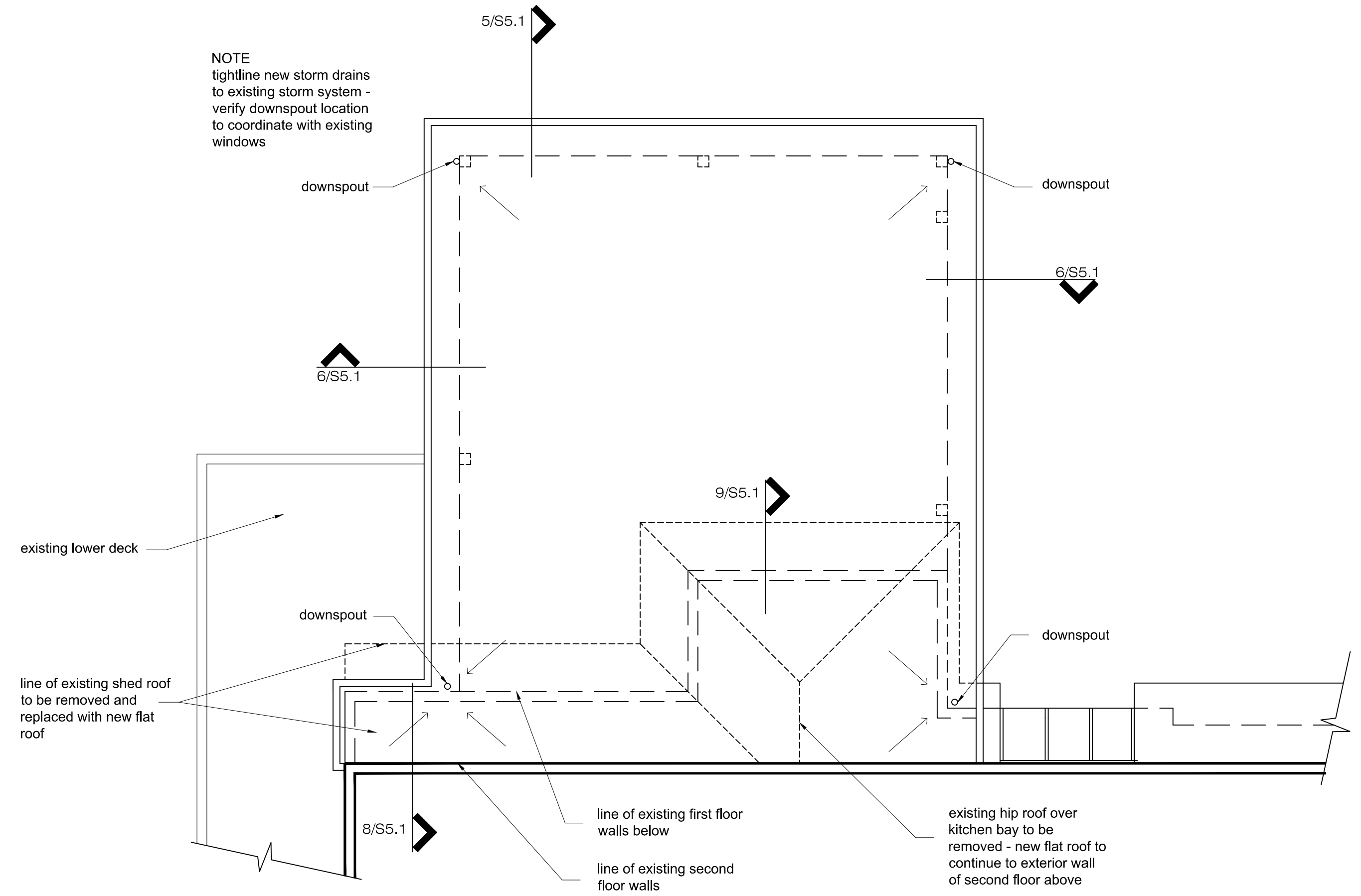
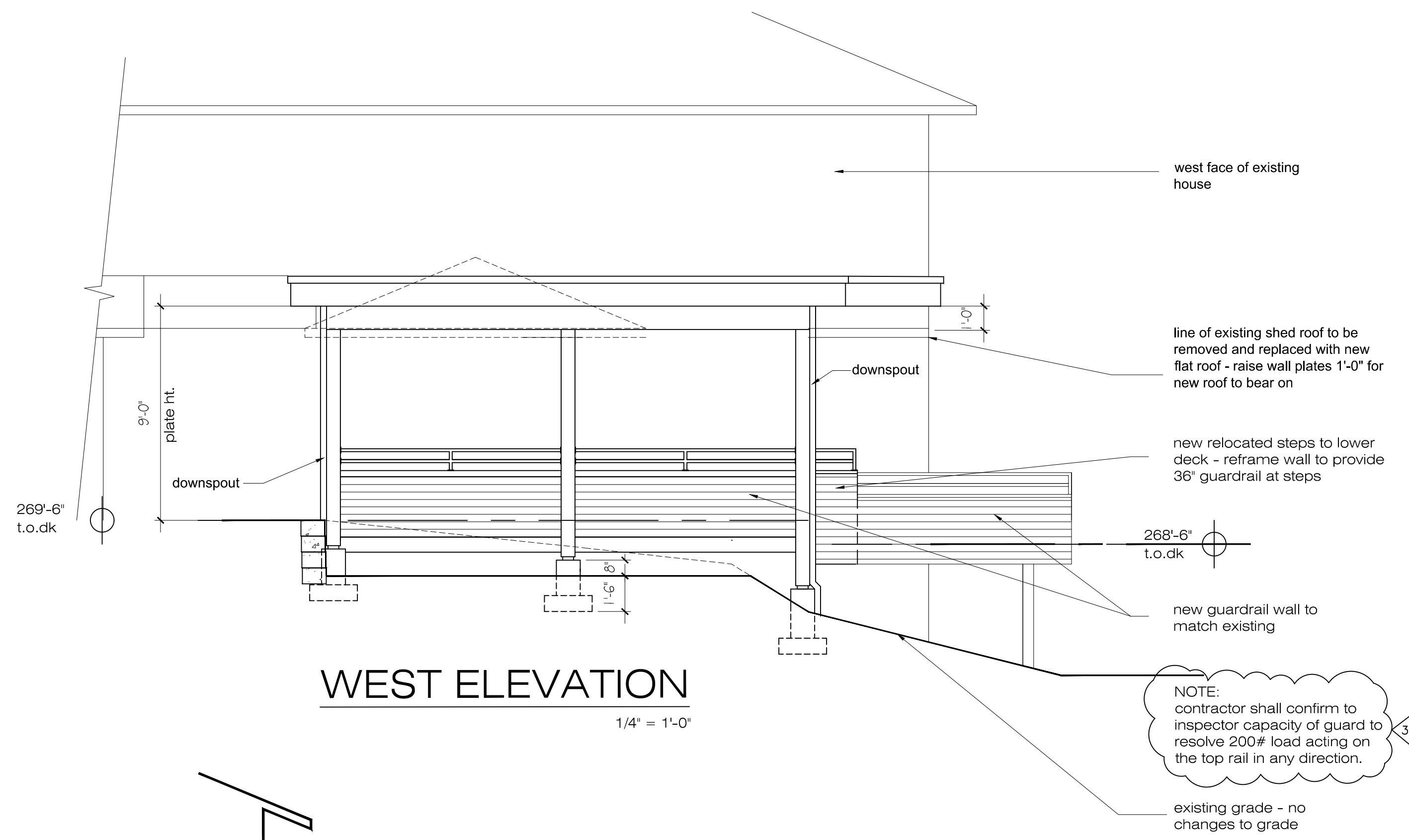
1/4" = 1'-0"

TUTMARC ASSOCIATES
3857 45TH AVE NE
SEATTLE, WA. 98105

DATE	DESCRIPTION
4-02-21	deck removal / addition
10-08-21	deck removal / addition - revision
11-03-21	deck removal / addition - revision

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DECK PLAN
DECK STRUCTURAL PLAN
DECK ROOF PLAN
STRUCTURAL NOTES



TUTMARC ASSOCIATES
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DATE	DESCRIPTION
4-02-21	deck remodel / addition
10-08-21	deck remodel / addition - revision
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DECK ELEVATIONS
TYPICAL SECTION

