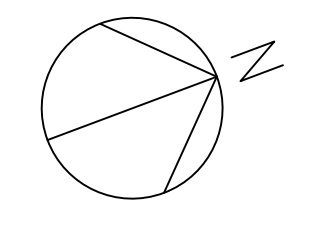


SITE PLAN

1/8" = 1'-0"



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.

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	110.00 sf	3,071.20 sf
Driveway	1,188.00 sf	29 sf	0 sf	1,188.00 sf
Total	4,279.20 sf	159 sf	110.00 sf	4,230.20 sf

NEW LOT COVERAGE : 4,230.20 / 14,304 = 29.60%

HARDSCAPE COVERAGE: 9% allowed

	Existing	Removed	New	Total
decks	828 sf	0 sf	0 sf	828 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	1,170.0 sf

NEW HARDSCAPE COVERAGE: 1,170.0 / 14,304 = 8.2%

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"

ENERGY CREDITS
 Addition is less than 500 sf.

INSULATION
 Roof w/ attic: R-49
 Vaulted Roof: R-38
 Walls: R-21
 Floors: R-30
 Window headers: R-10
 Vertical glazing: U = .30 or less

WSEC Section 101.4.3 requires all existing exterior wall framing cavities which are exposed during construction shall be provided with a minimum R-15 in 2x4 walls, and R-21 in 2x6 walls. Please note on the drawings.

WINDOWS
 All windows to be NFRC certified Andersen 400 Series windows w/ Low-E insulated glass. They shall have a tested "U" value of 0.28 for pictures, 0.27 for casement. All glazing below 18" above floorline shall be tempered. Any glazing within 24" of doors shall also be tempered. All bedrooms to have at least one operable window or door providing a clear opening of 20" wide and 24" high and minimum square footage of 5.7 s.f. The egress window sill shall be at maximum of 44" above the finished floor.

DOORS
 All exterior doors shall be fully weatherstripped. Glazing shall be double tempered. All exterior doors shall have maximum 1" threshold. Opaque exterior doors shall have a "U" value rating of 0.20 or less

SMOKE DETECTORS
 Smoke detectors shall have battery backup and be hard wired and interconnected so they will alarm together. They shall be installed per manufacturer's recommendations.

HVAC SYSTEM
 existing forced air gas

WHOLE HOUSE VENTILATION - not required

ELEVATOR - per separate permit

KEY

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

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4-02-21

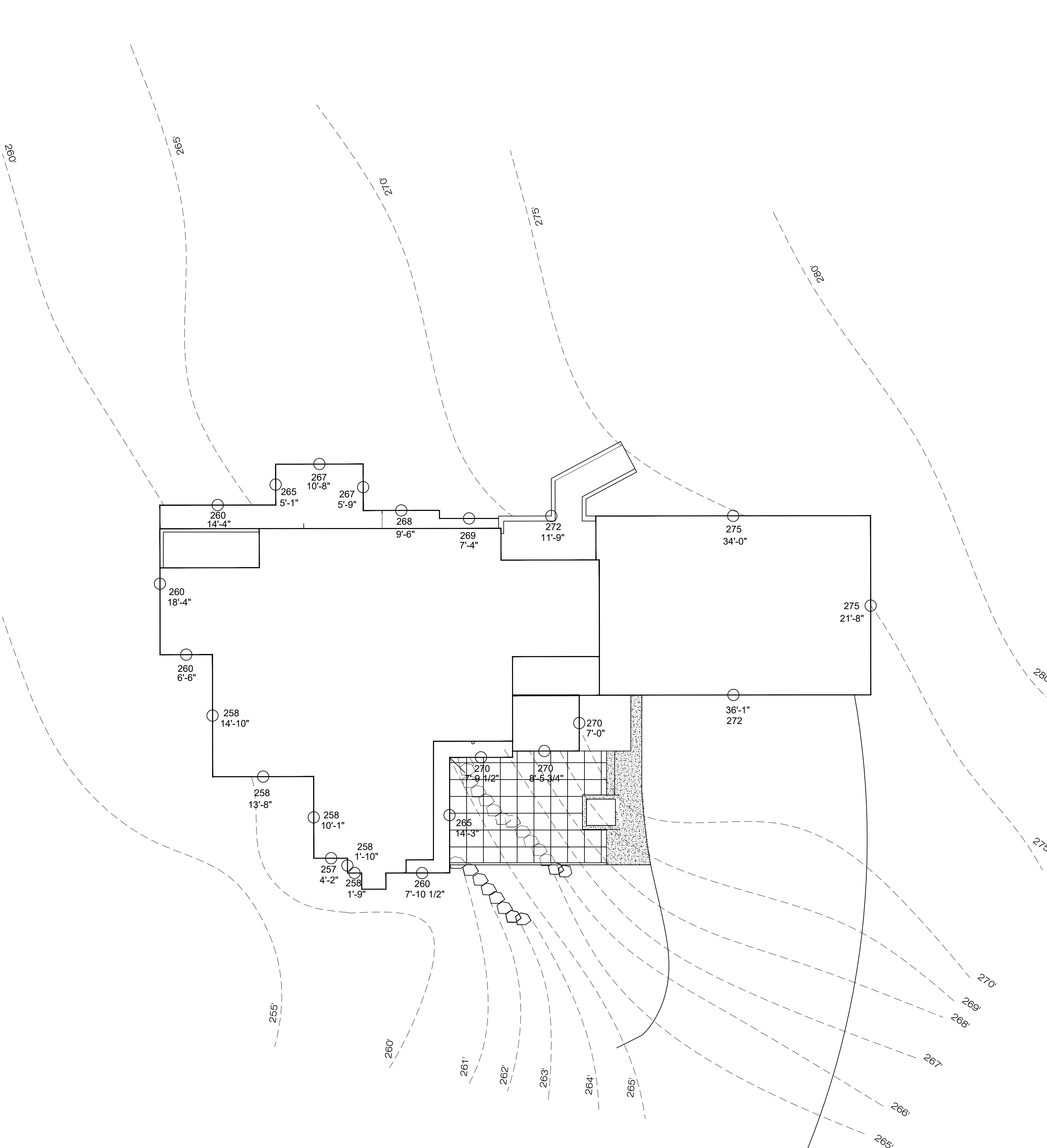
DUBEY ADDITION
 8140 WEST MERCER WAY
 MERCER ISLAND, WA.
 98040

SITE PLAN
 GENERAL NOTES

SHEET:

A-1

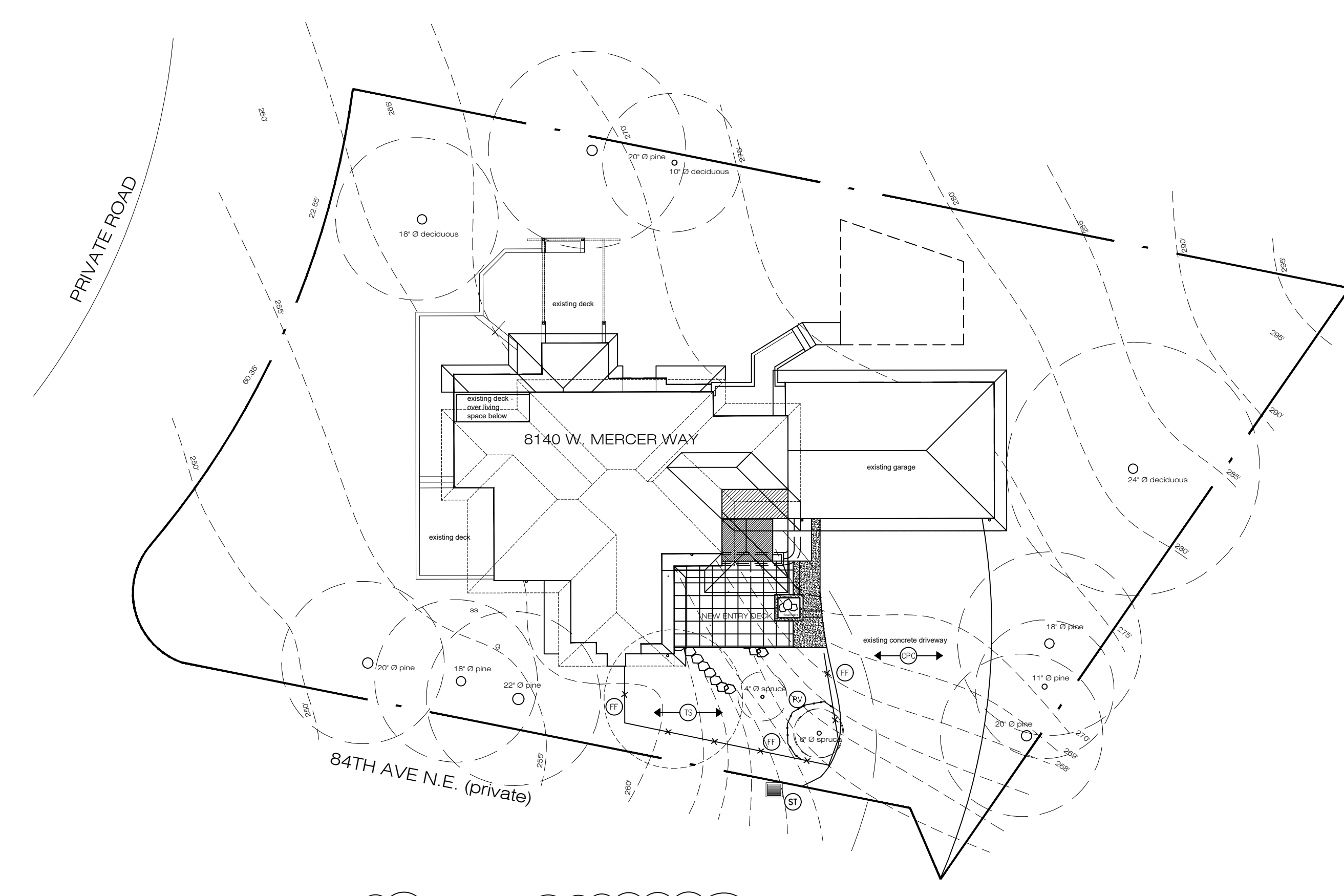
SHEET 1 OF 11



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>REASON: TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.</p> <p>SYMBOL: </p>
<p>PRESERVING VEGETATION</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>REASON: TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.</p> <p>SYMBOL: </p>

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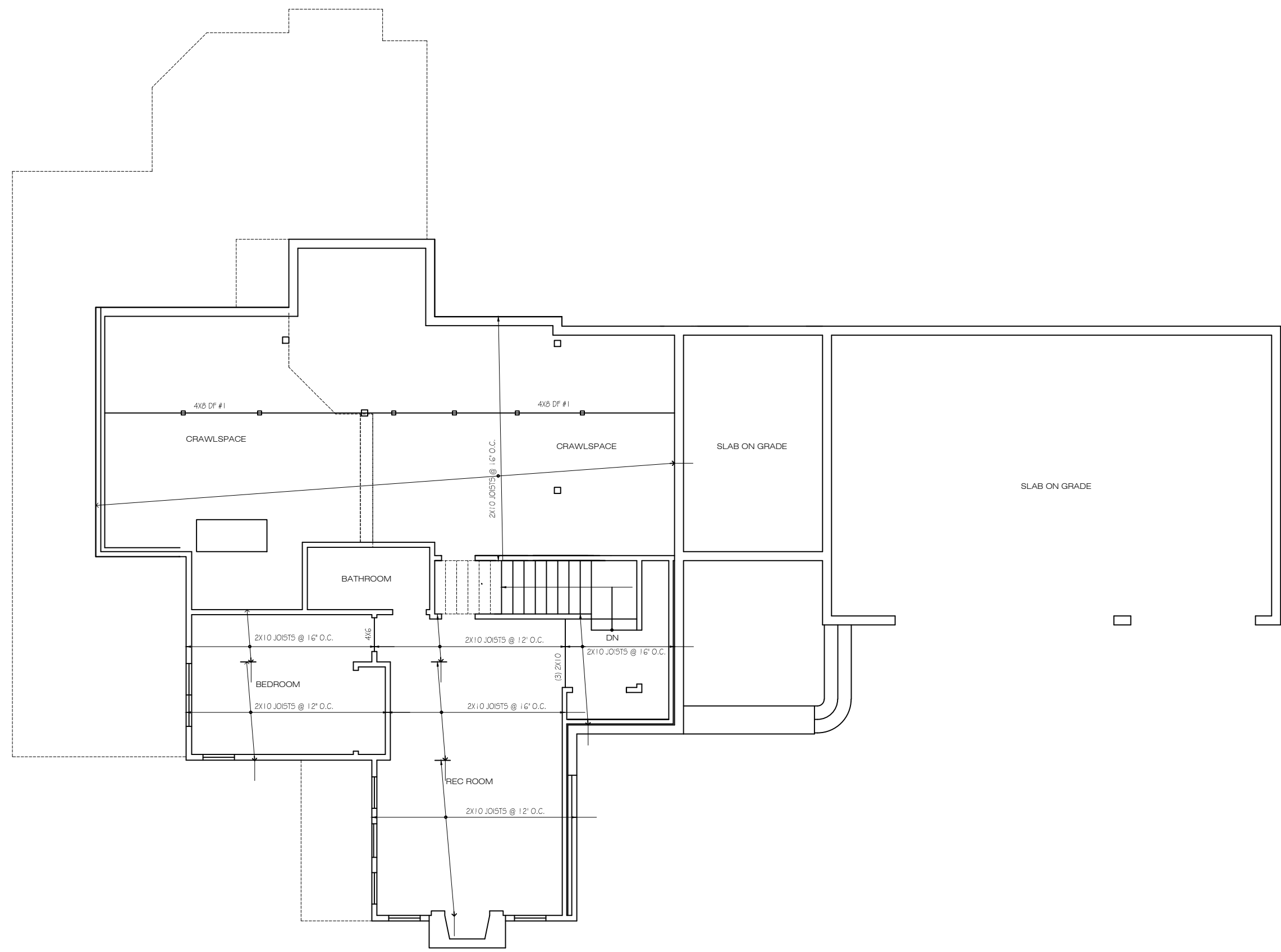
DATE	DESCRIPTION

4-02-21

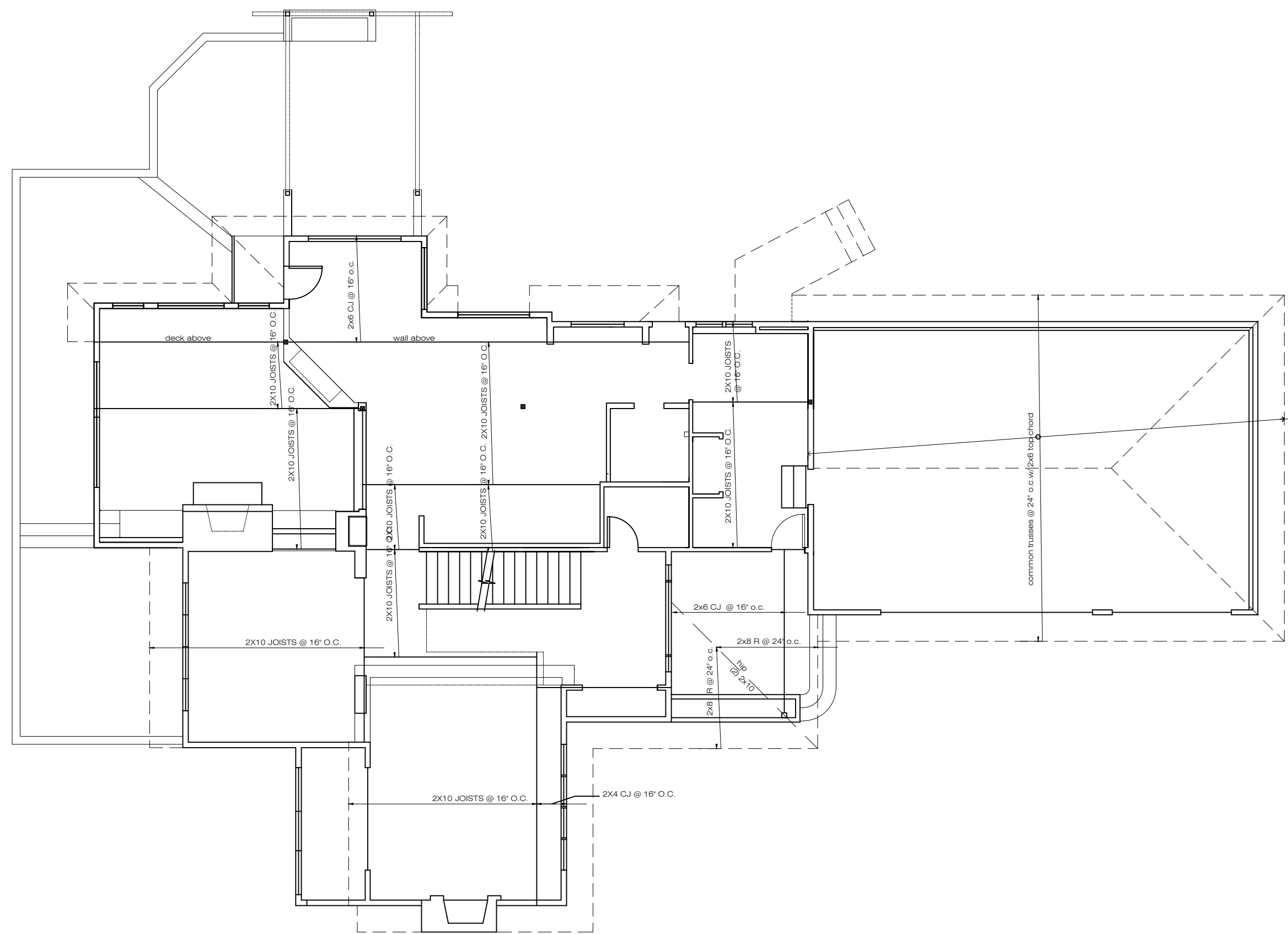
DUBEY ADDITION
 8140 WEST MERCER WAY
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HEIGHT LIMIT CALC
 EROSION AND SEDIMENT
 CONTROL PLAN

SHEET:
A - 1.2
 SHEET 2 OF 11



FOUNDATION / FIRST FLOOR FRAMING PLAN
1/8" = 1'-0"

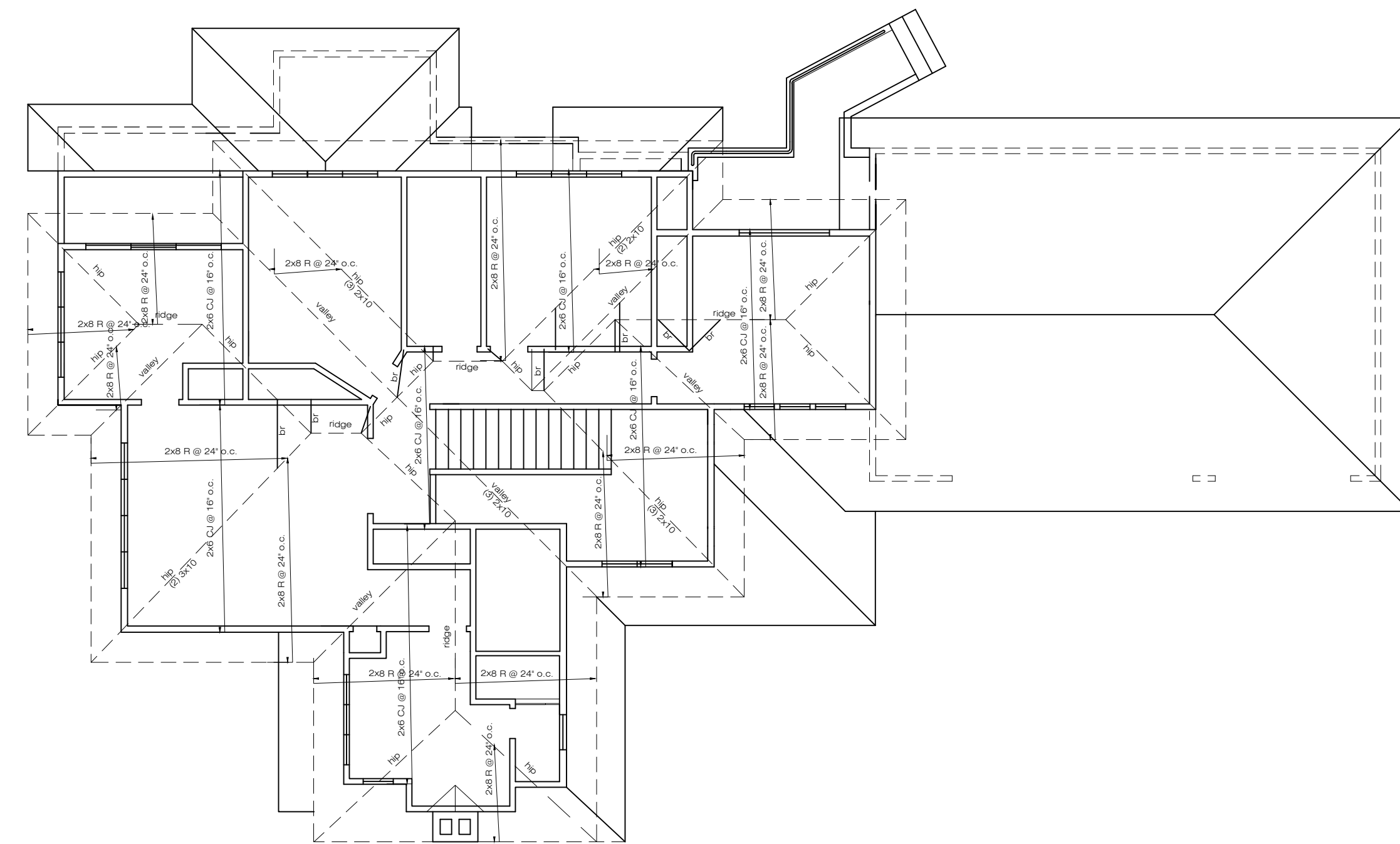


SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



ROOF FRAMING PLAN
1/8" = 1'-0"

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DATE DESCRIPTION

4-02-21

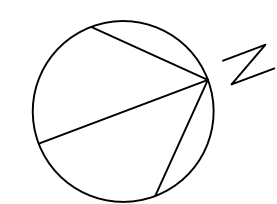
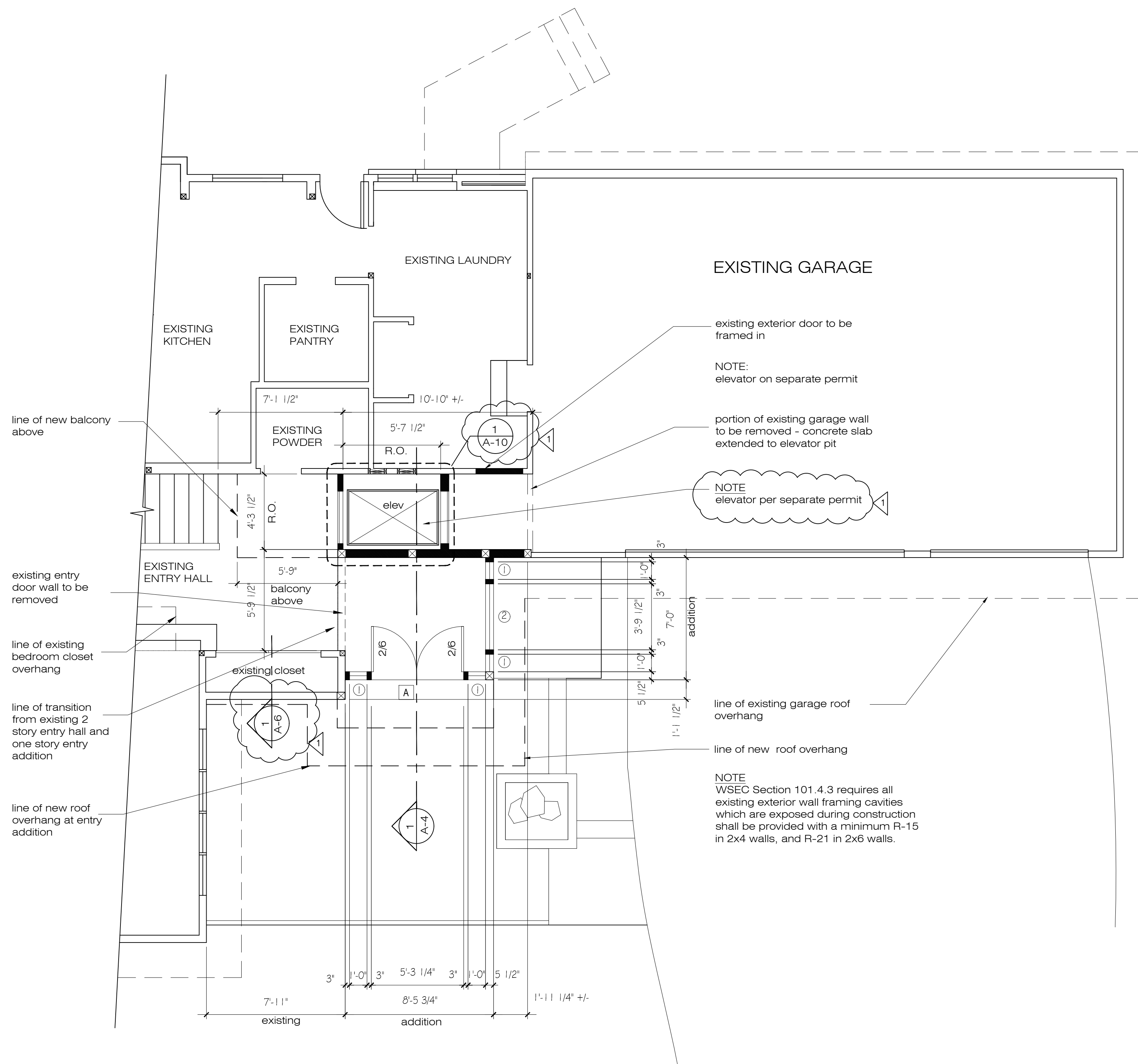
DUBEY ADDITION
8140 WEST MERCER WAY
MERCER ISLAND, WA.
98040

FRAMING / ELEVATION
AS-BUILTS

SHEET:

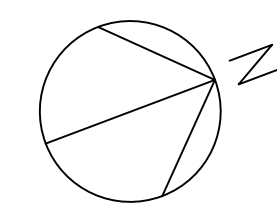
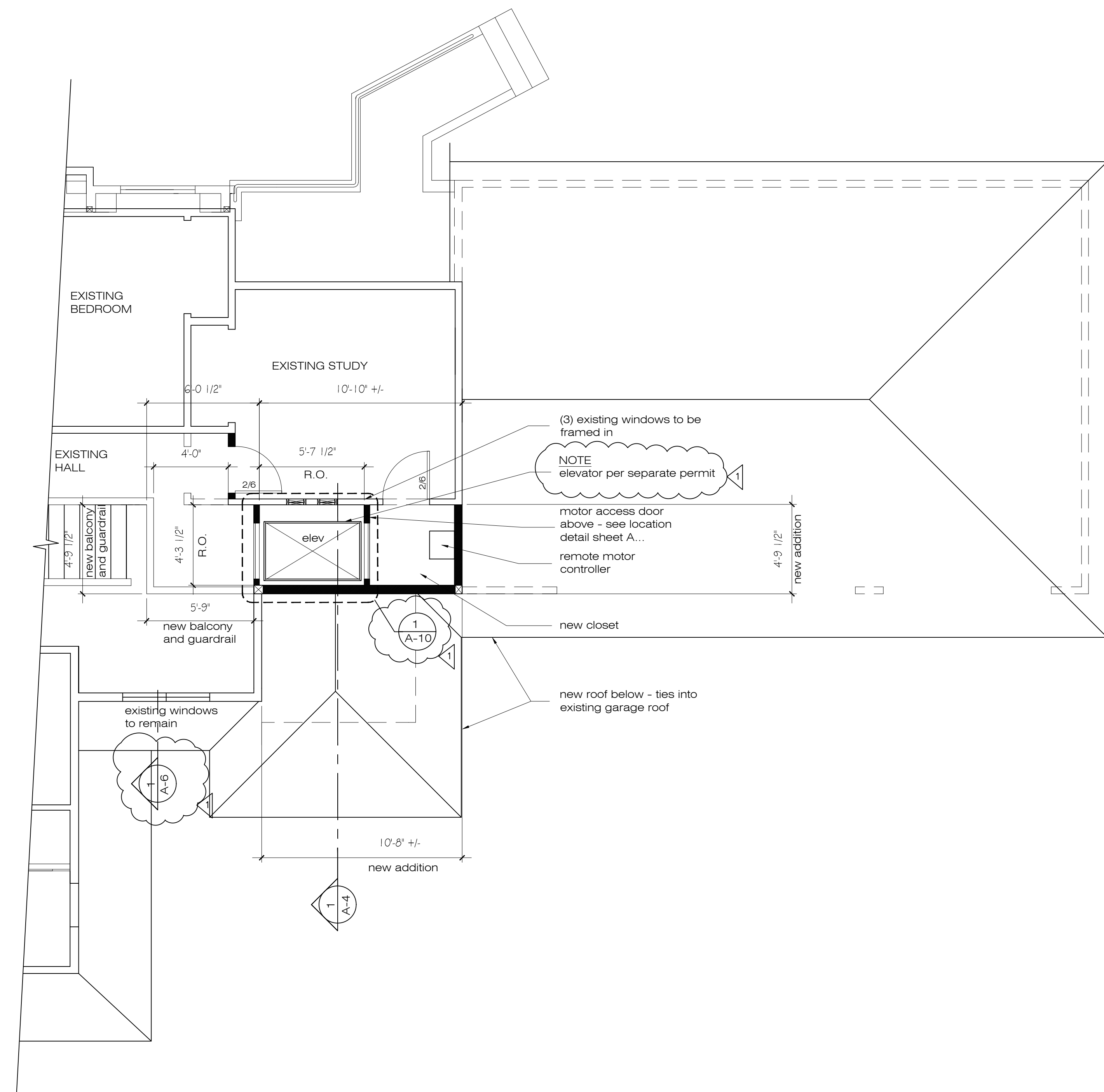
A-2

SHEET 3 OF 11



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

KEY

- existing wall to remain
- new wall

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DUBEY ADDITION
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ADDITION FLOOR PLANS

SHEET:

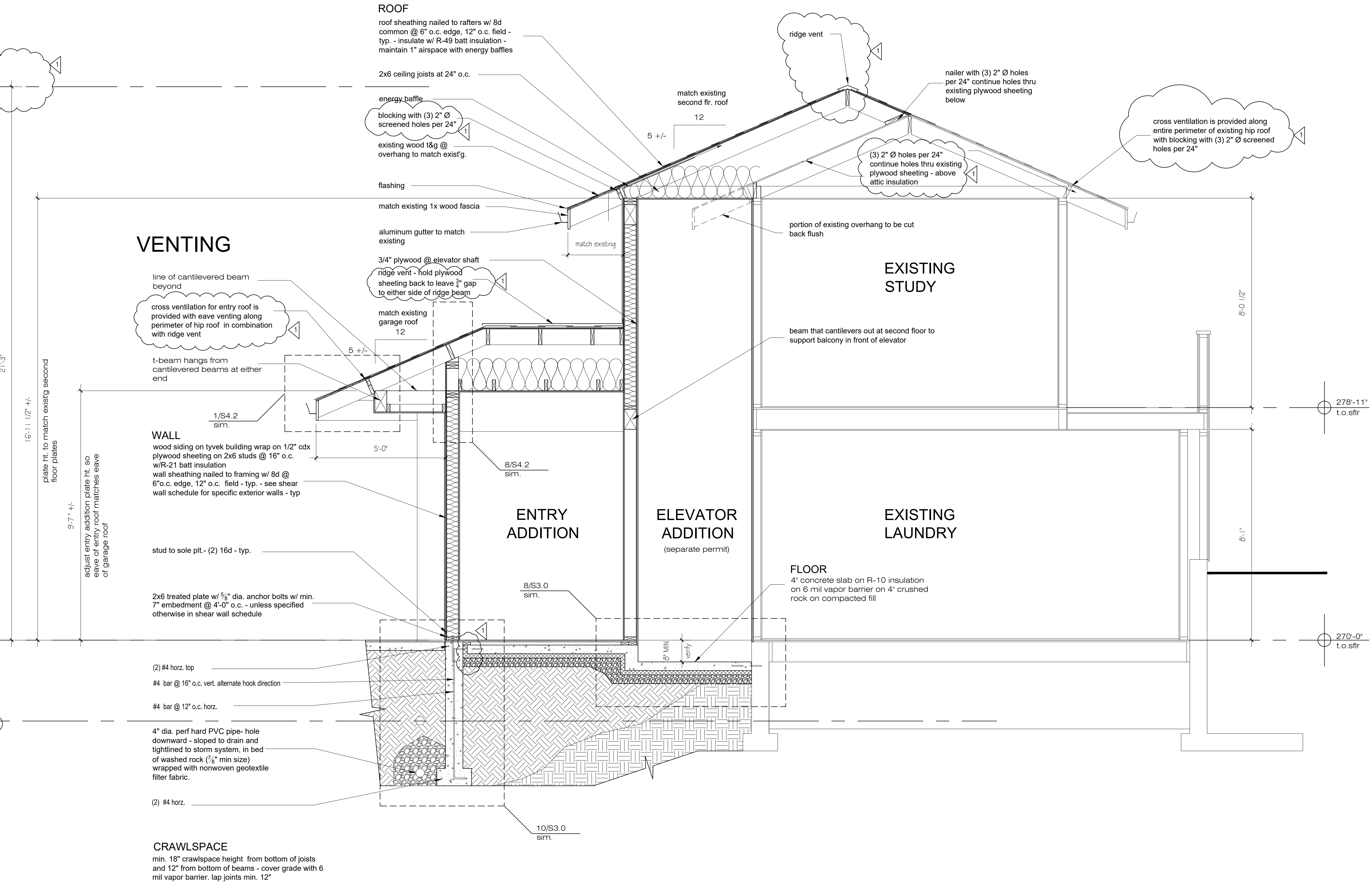
A-3

SHEET 4 OF 11

296'-11"
ht. limit

291'-3"
t.o. ridge

266'-11"
a.b.e.



SECTION
1/2" = 1'-0"

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DUBEY ADDITION
8140 WEST MERCER WAY
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BUILDING SECTION

SHEET:
A-4

SHEET 5 OF 11

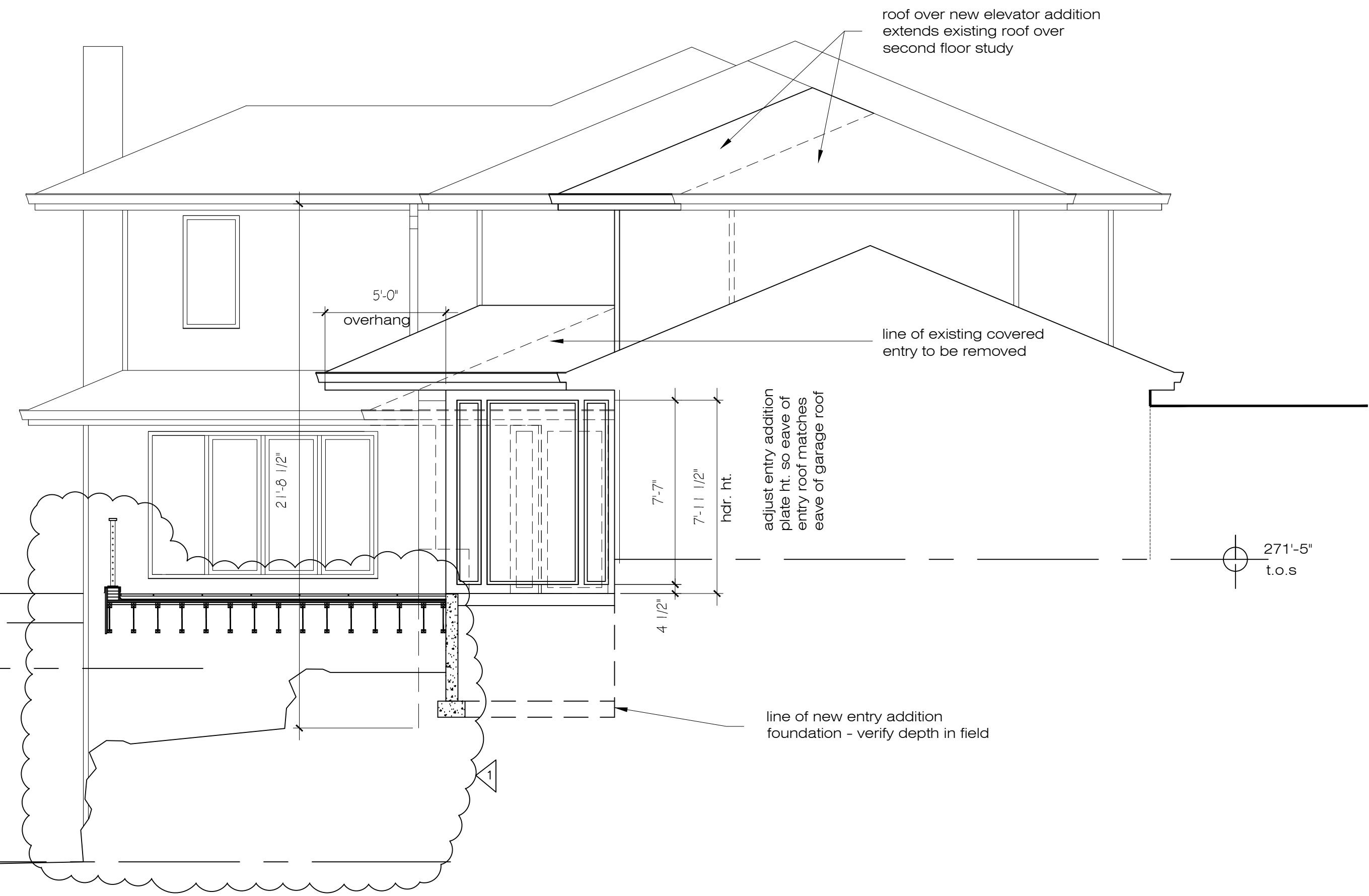
296'-11"
ht. limit

WINDOW SCHEDULE

GLAZING #	MANUF.	MODEL	TYPE	R.O. SIZE	AREA	QUANTITY	TOTAL AREA	U-VALUE	NOTES
(1)	Andersen	400 Series	picture	1'-0" x 7'-7"		4	30.50 sf	0.27	tempered
(2)	Andersen	400 Series	picture	3'-9 1/2" x 7'-7"		1	29.00 sf	0.27	tempered

DOOR SCHEDULE

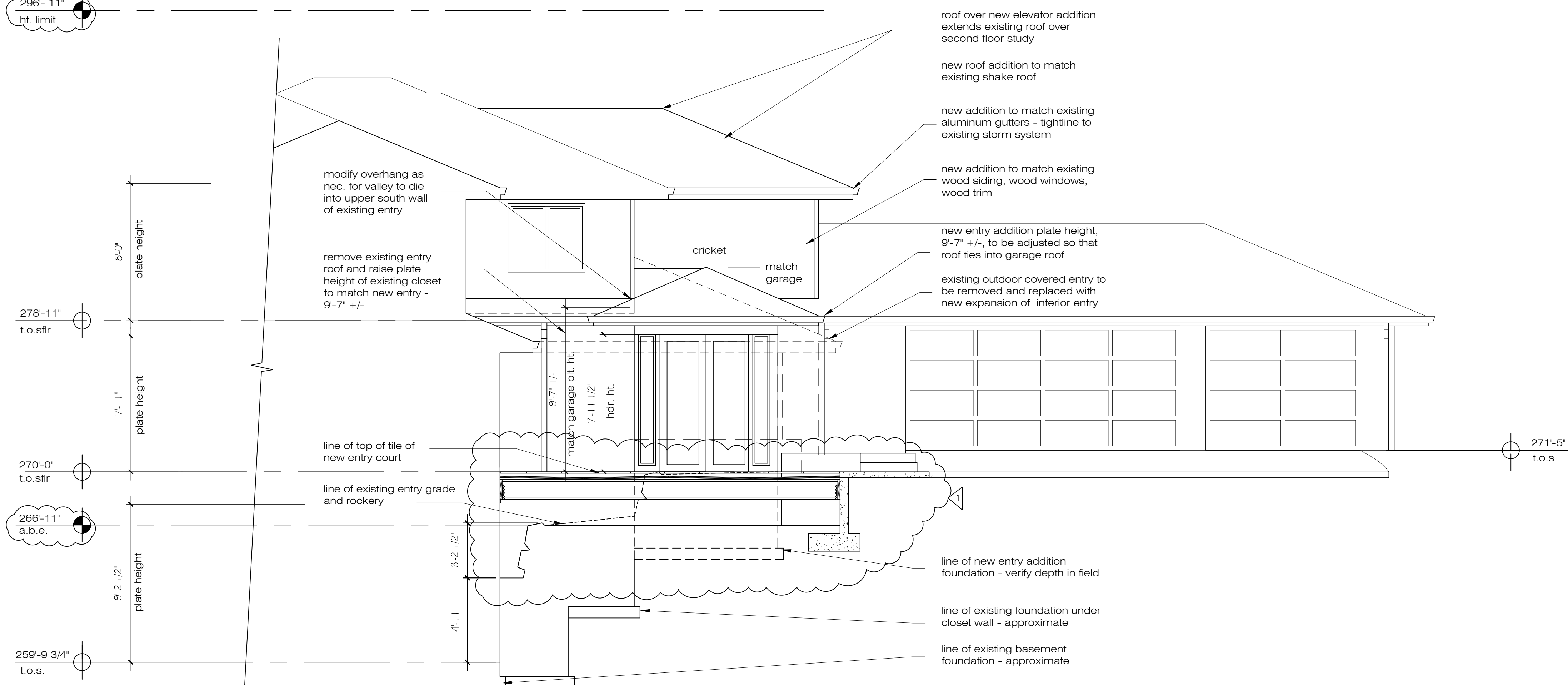
GLAZING #	MANUF.	MODEL	TYPE	R.O. SIZE	AREA	QUANTITY	TOTAL AREA	U-VALUE	NOTES
A	Andersen	AEHID5080	french entry	63 1/4" x 95 1/2"	41.40 sf	1	41.40 sf	0.25	tempered High-Performance™ Low-E4® and Low-E Glass (Dual-pane, Low-E, argon blend glass)



NORTH ELEVATION

1/4" = 1'-0"

296'-11"
ht. limit



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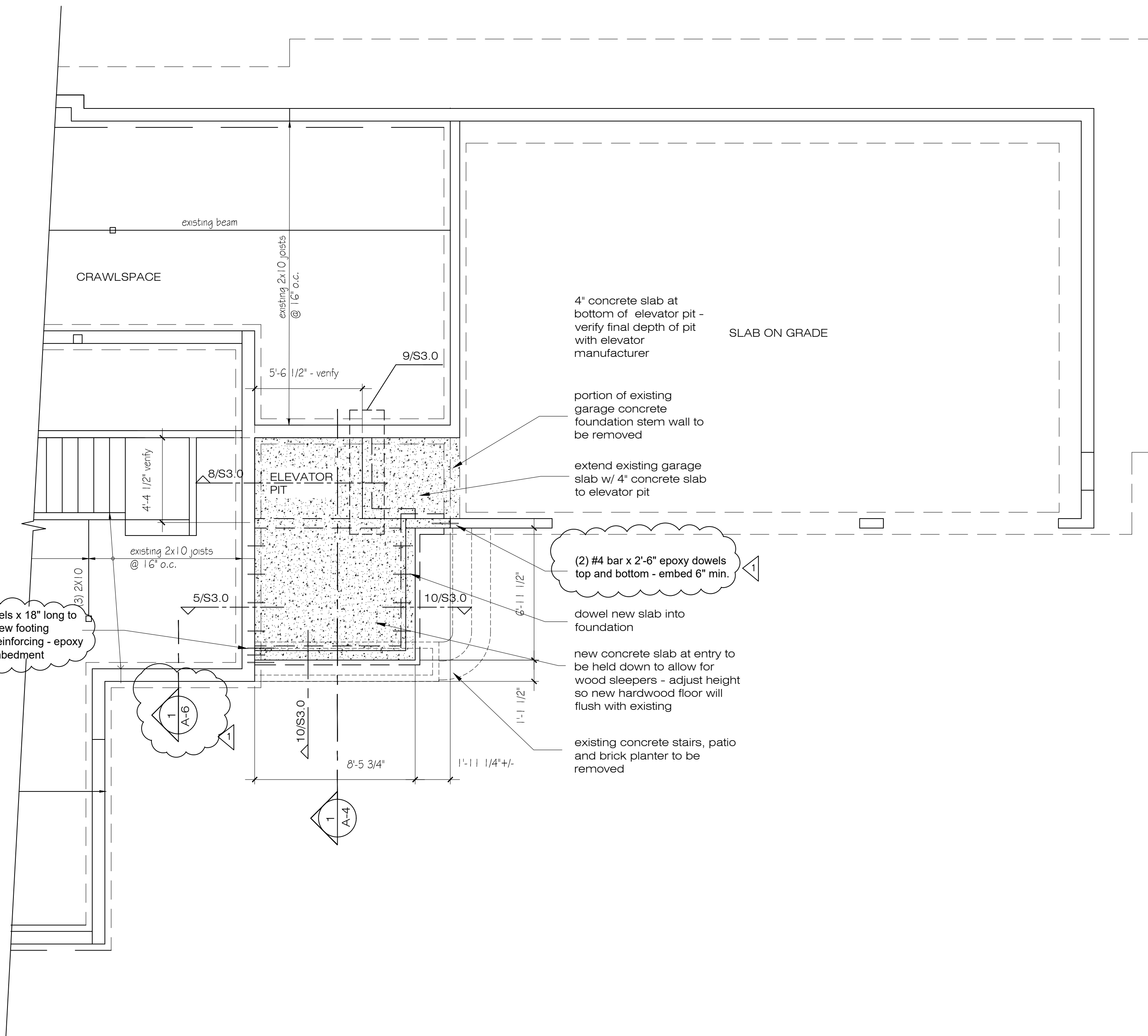
DUBHEY ADDITION
8140 WEST MERCER WAY
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NORTH ELEVATION
EAST ELEVATION

SHEET:

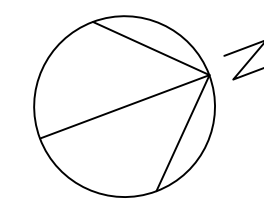
A-5

SHEET 6 OF 11



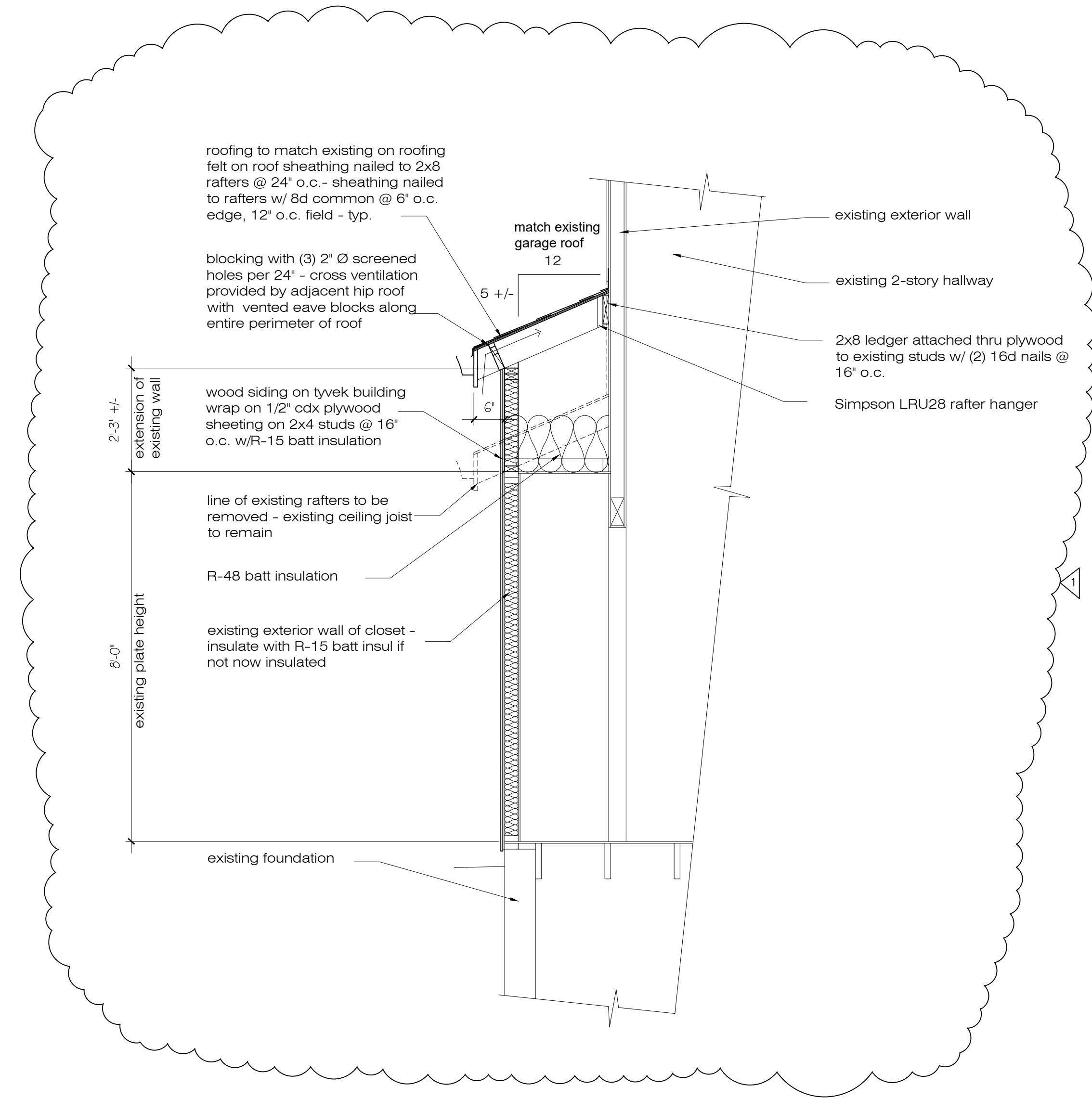
FOUNDATION / FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



KEY

- existing foundation wall
- new concrete slab



CLOSET SECTION

1/2" = 1'-0"

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4-02-21

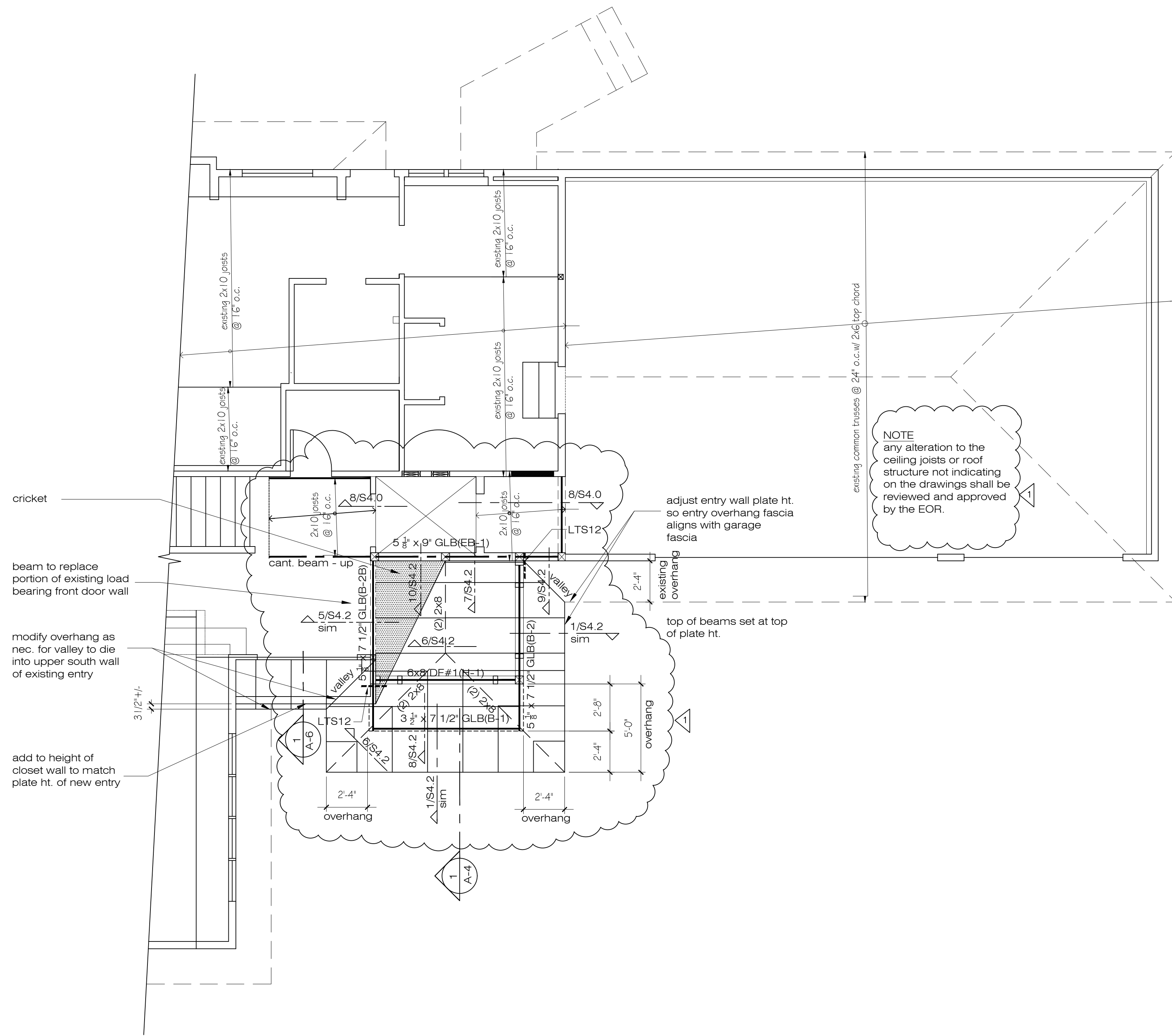
DUBEY ADDITION
8140 WEST MERCER WAY
MERCER ISLAND, WA.
98040

FOUNDATION PLAN
CLOSET WALL
SECTION

SHEET:

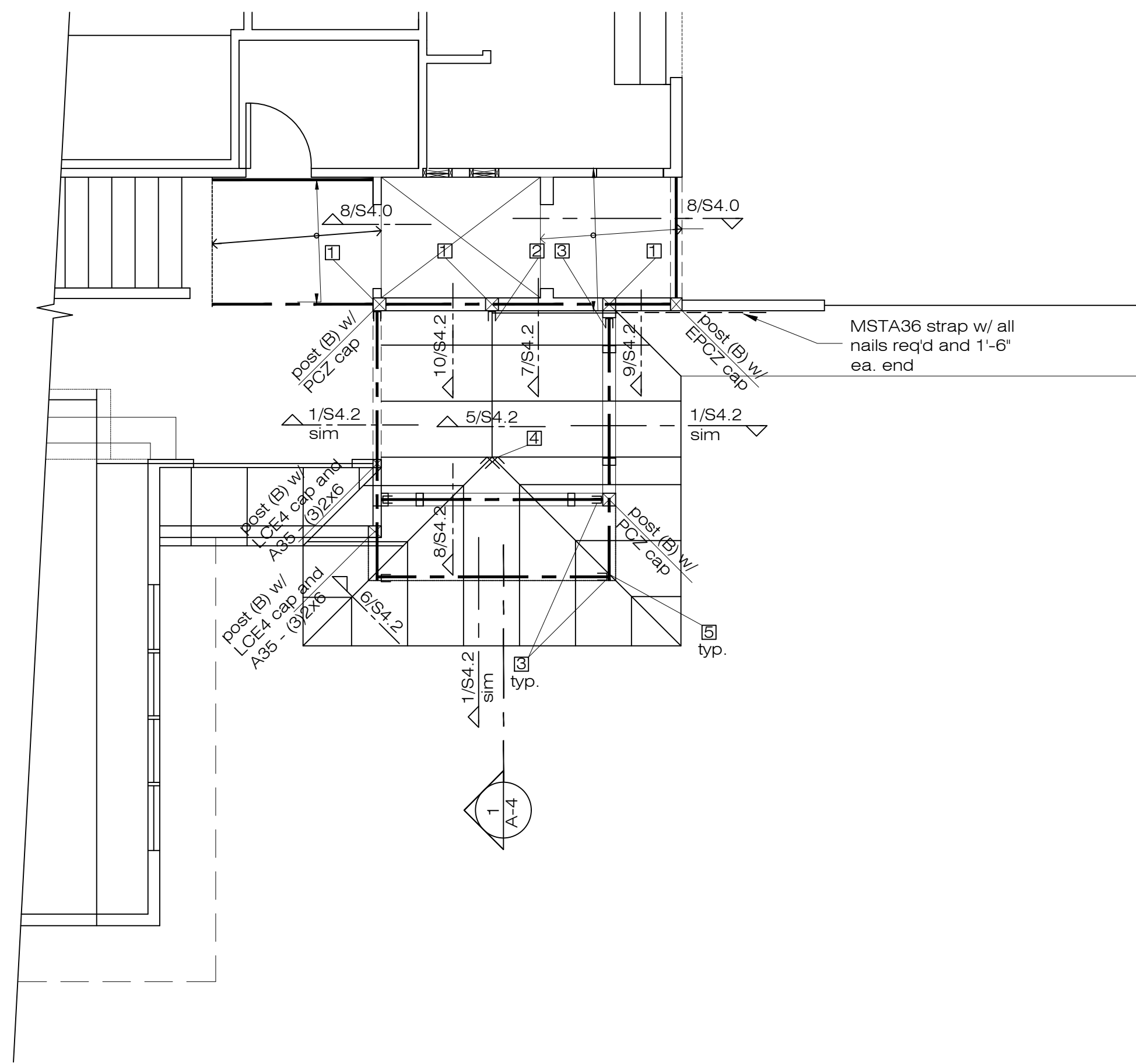
A-6

SHEET 7 OF 11



NOTE
any alteration to the ceiling joists or roof structure not indicating on the drawings shall be reviewed and approved by the EOR.

ENTRY ROOF/ SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



ENTRY ROOF FRAMING CONNECTIONS
1/4" = 1'-0"

- KEY**
- 1 (3) 2x6 w/ A35 ea. side
 - 2 HUC28-2 hanger, all nails req'd.
 - 3 HUCQ hanger, all SDS screws req'd.
 - 4 HHRC44 hanger-inverted, all SD screws req'd.
 - 5 HCP4Z connector, all nails req'd.

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DUBEY ADDITION
8140 WEST MERCER WAY
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98040

ENTRY ROOF FRAMING PLAN
SECOND FLOOR FRAMING PLAN

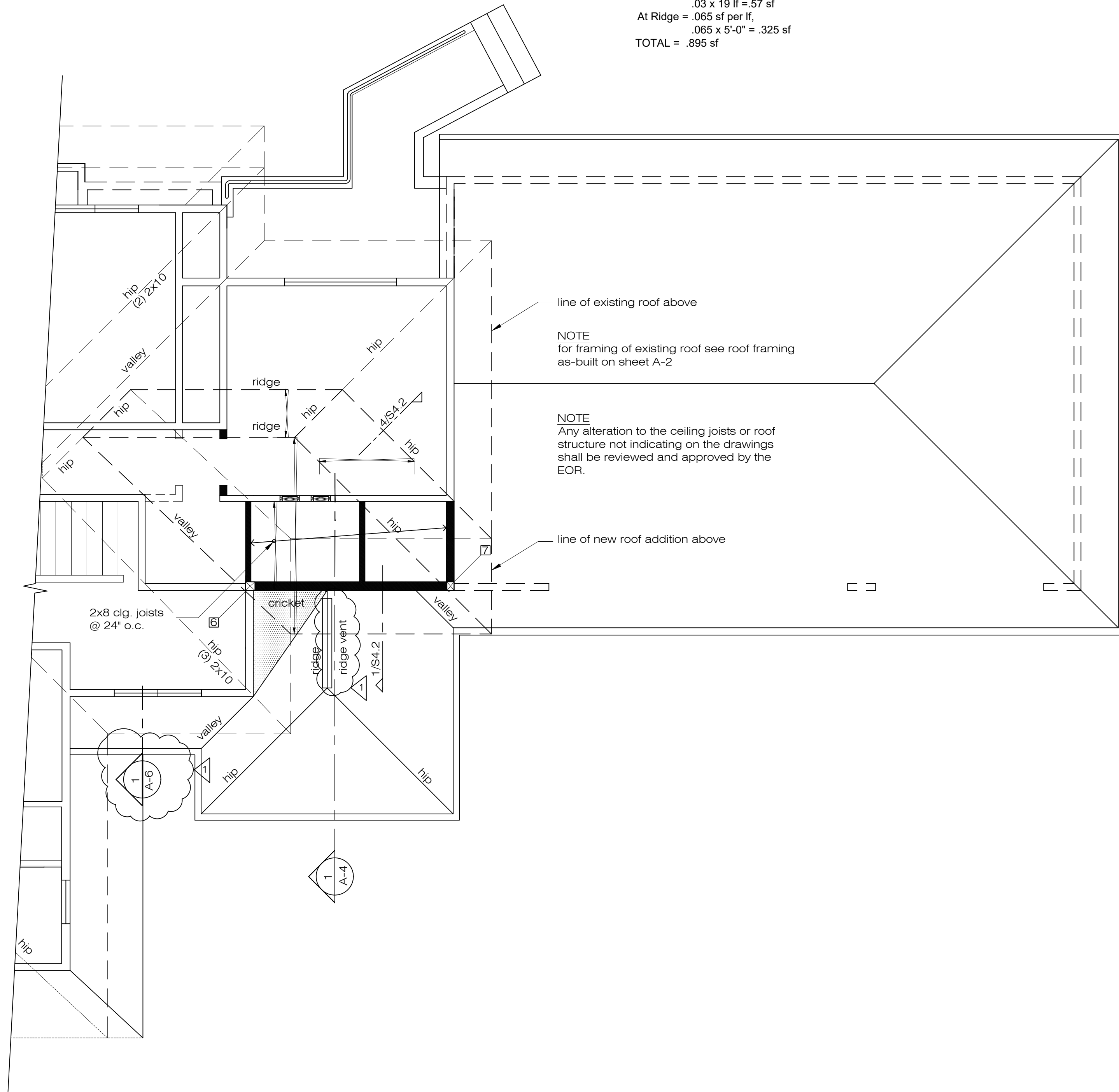
SHEET:

A-7

SHEET 8 OF 11

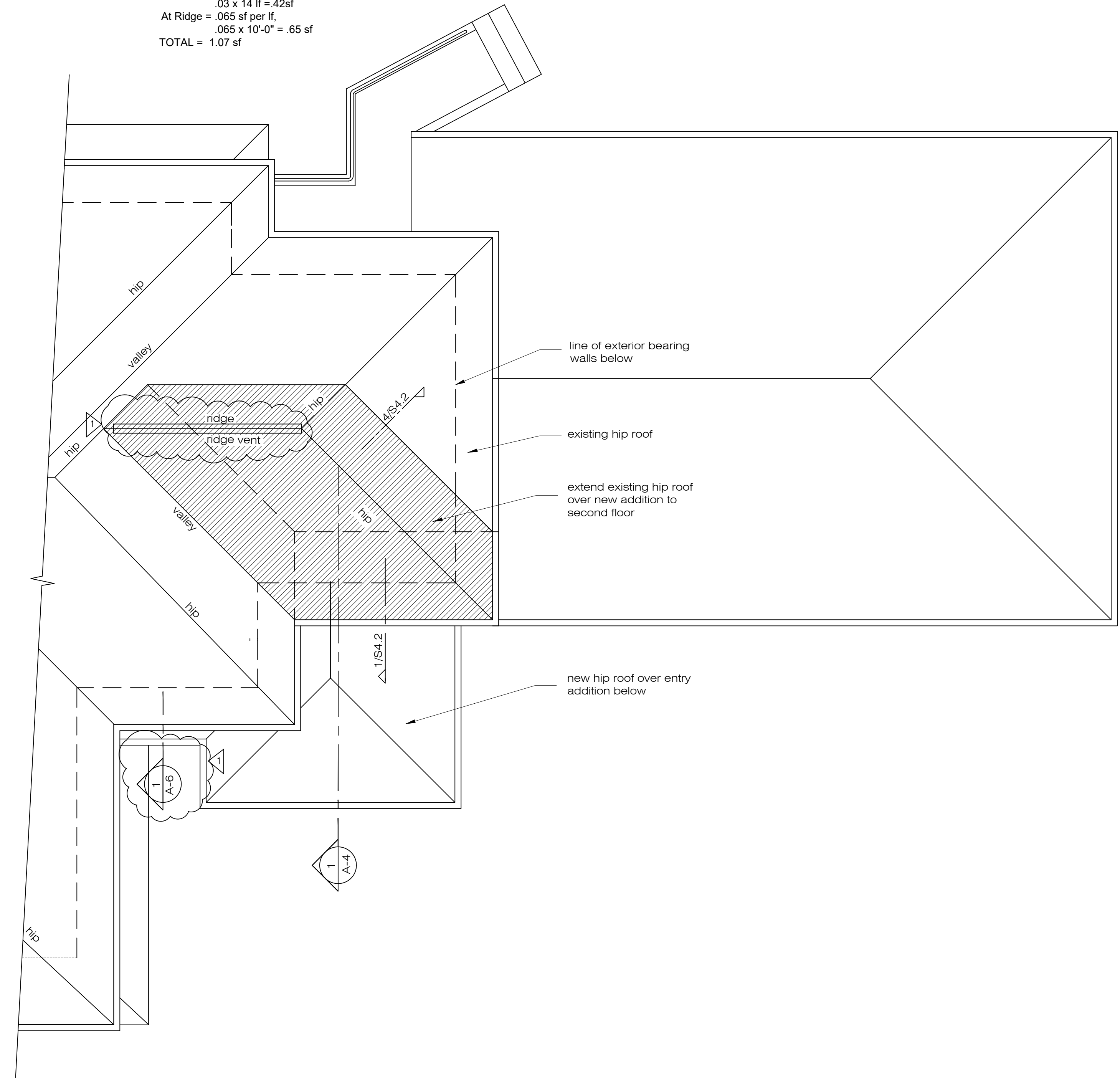
ENTRY ROOF VENTING CALCS

HIP ROOF VENTING
 Required Venting = 58.5 sf / 300 = .195 sf
 Actual Venting
 At Eave: = (3) 2" Ø screened holes per 24" = 4.71 square inches per lf of vented soffit = .03 sf per lf
 .03 x 19 lf = .57 sf
 At Ridge = .065 sf per lf,
 .065 x 5'-0" = .325 sf
TOTAL = .895 sf



UPPER ROOF VENTING CALCS

HIP ROOF VENTING
 Required Venting = 180.80 sf / 300 = .60 sf
 Actual Venting
 At Eave: = (3) 2" Ø screened holes per 24" = 4.71 square inches per lf of vented soffit = .03 sf per lf
 .03 x 14 lf = .42sf
 At Ridge = .065 sf per lf,
 .065 x 10'-0" = .65 sf
TOTAL = 1.07 sf



ROOF FRAMING PLAN
 1/4" = 1'-0"

- KEY**
- (4) 2x6 w/ A35
 - ▤ (3) 2x6 w/ A35

ROOF PLAN
 1/4" = 1'-0"

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DUBEY ADDITION
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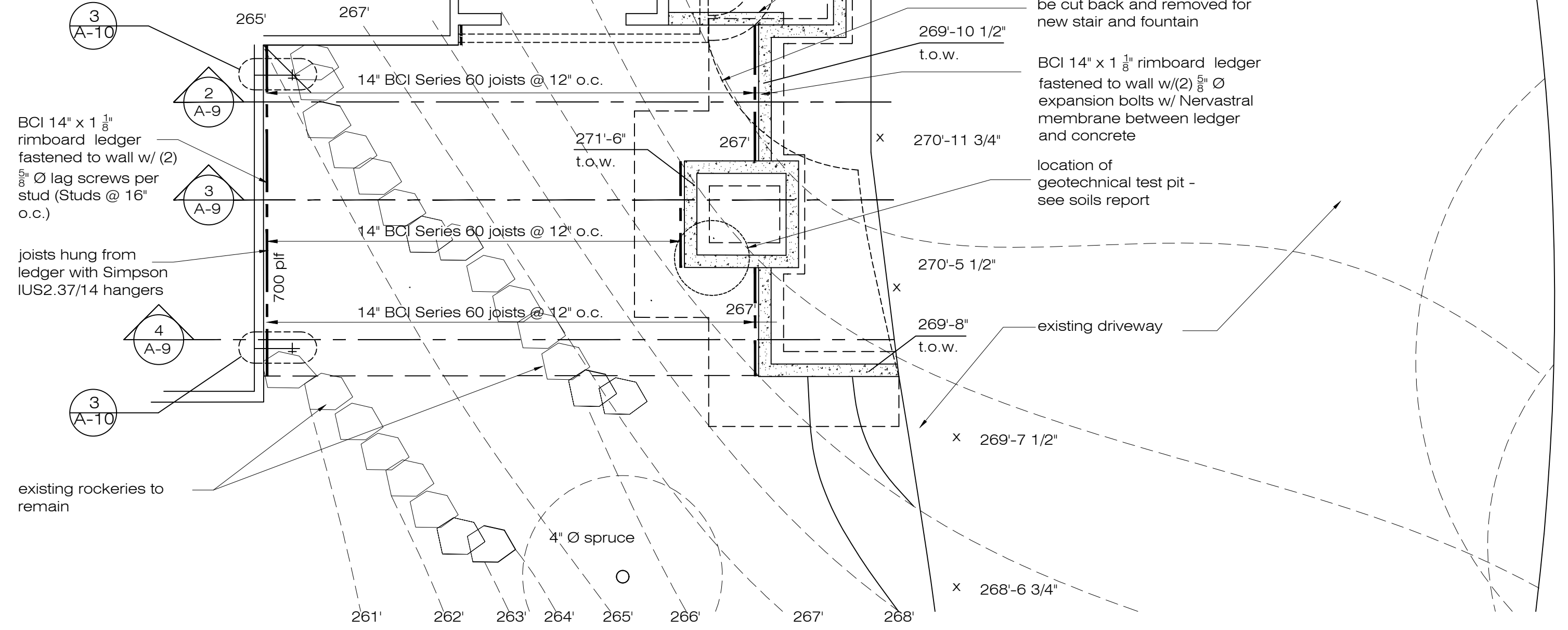
ROOF FRAMING PLAN
 ROOF PLAN

SHEET:

A-8

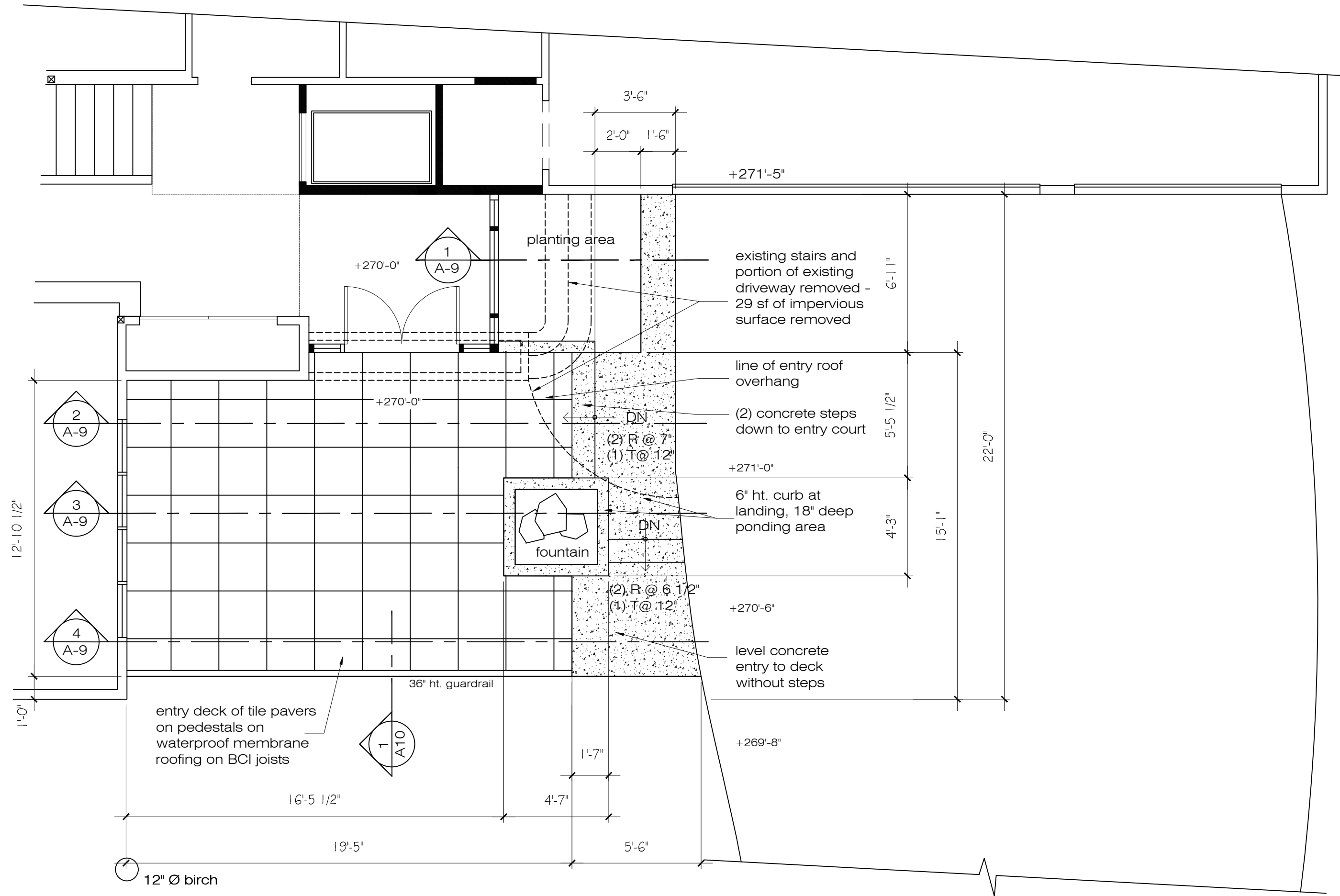
SHEET 9 OF 11

NOTE:
deck joists to
clearspan from house
to concrete stair and
fountain - no point
loads on existing
grade below



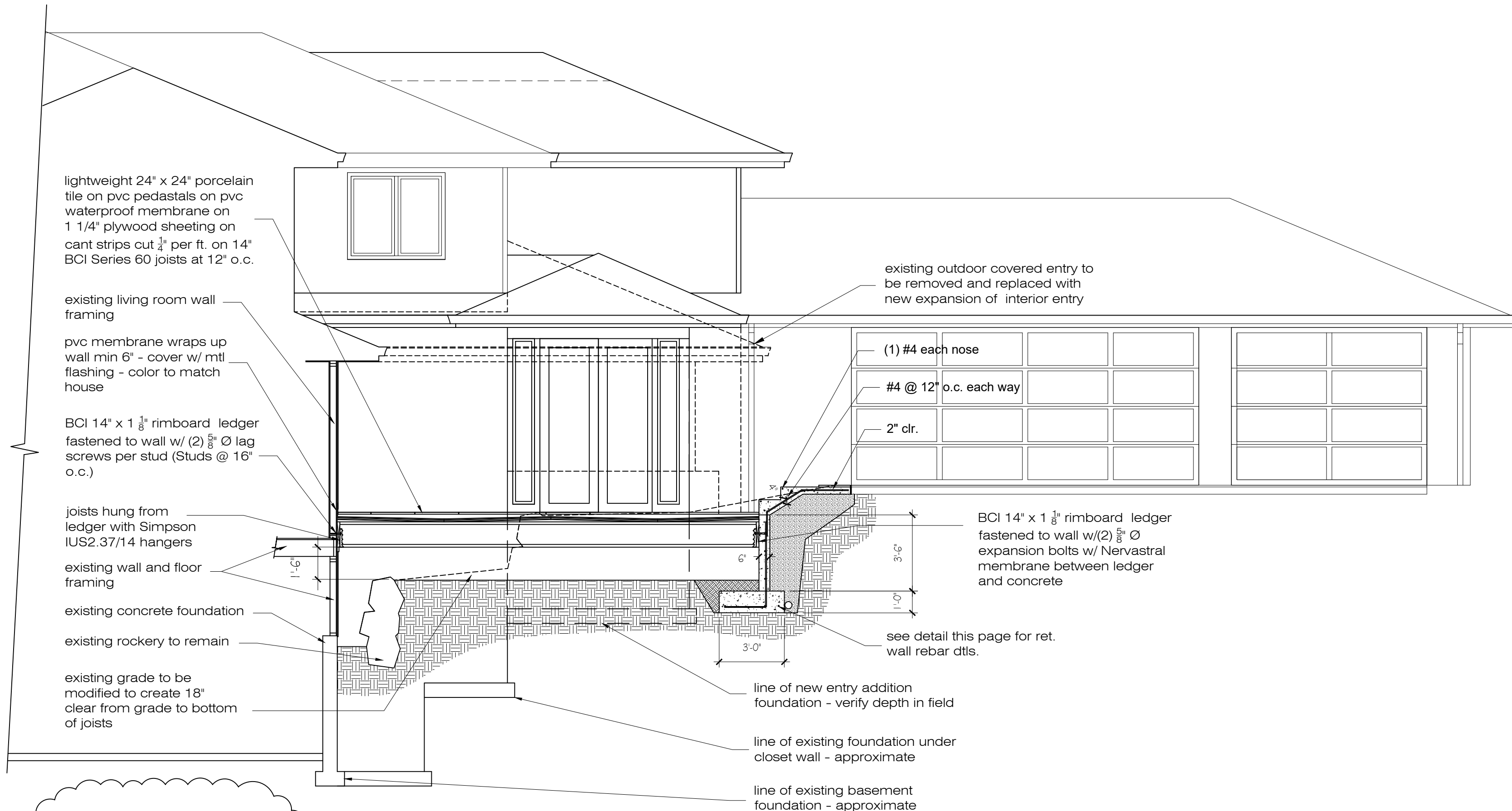
ENTRY PATIO STRUCTURAL PLAN

1/4" = 1'-0"



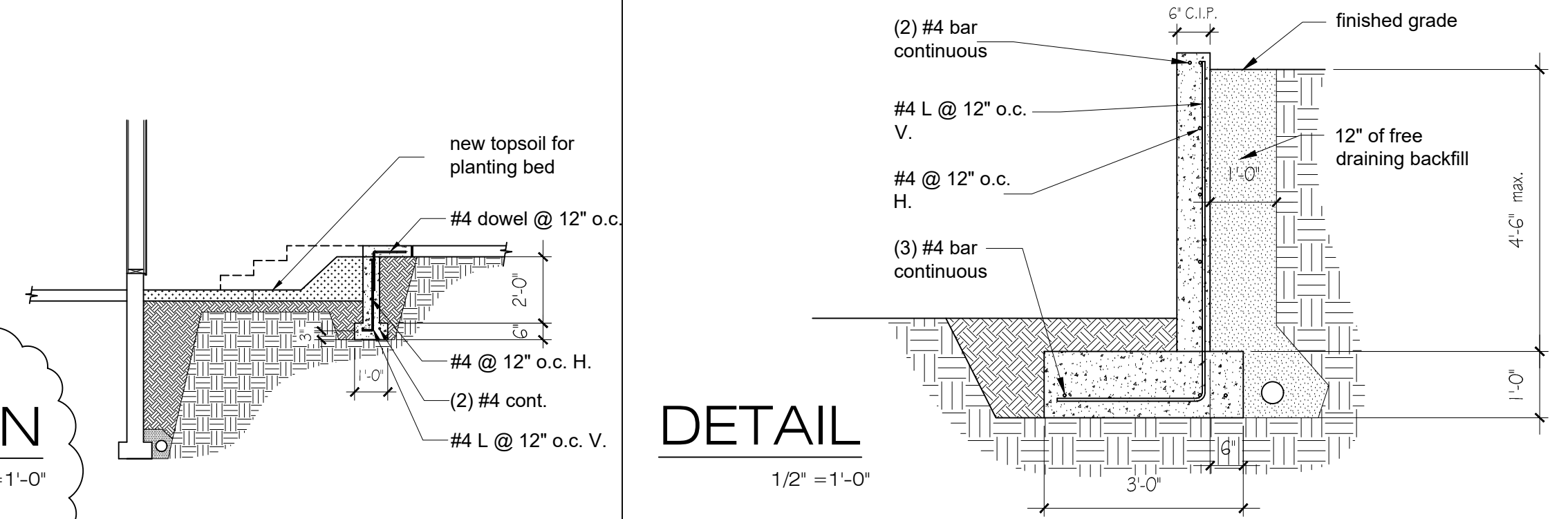
ENTRY PATIO PLAN

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

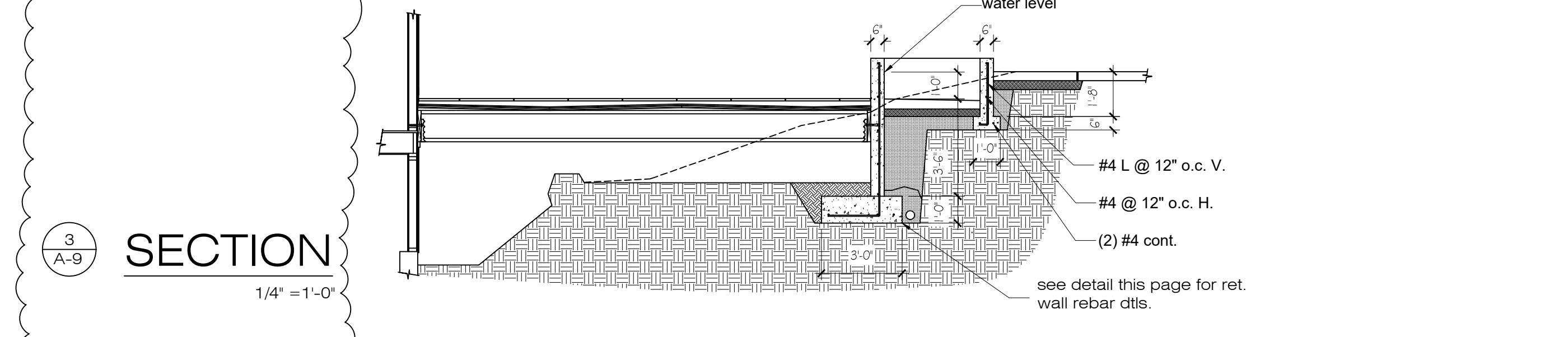


SECTION 1

1/4" = 1'-0"

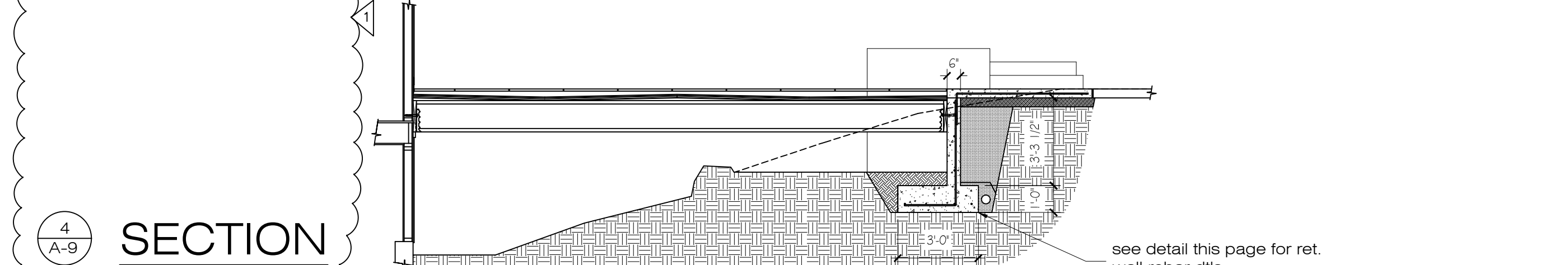
DETAIL

1/2" = 1'-0"



SECTION 3

1/4" = 1'-0"



SECTION 4

1/4" = 1'-0"

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DATE	DESCRIPTION

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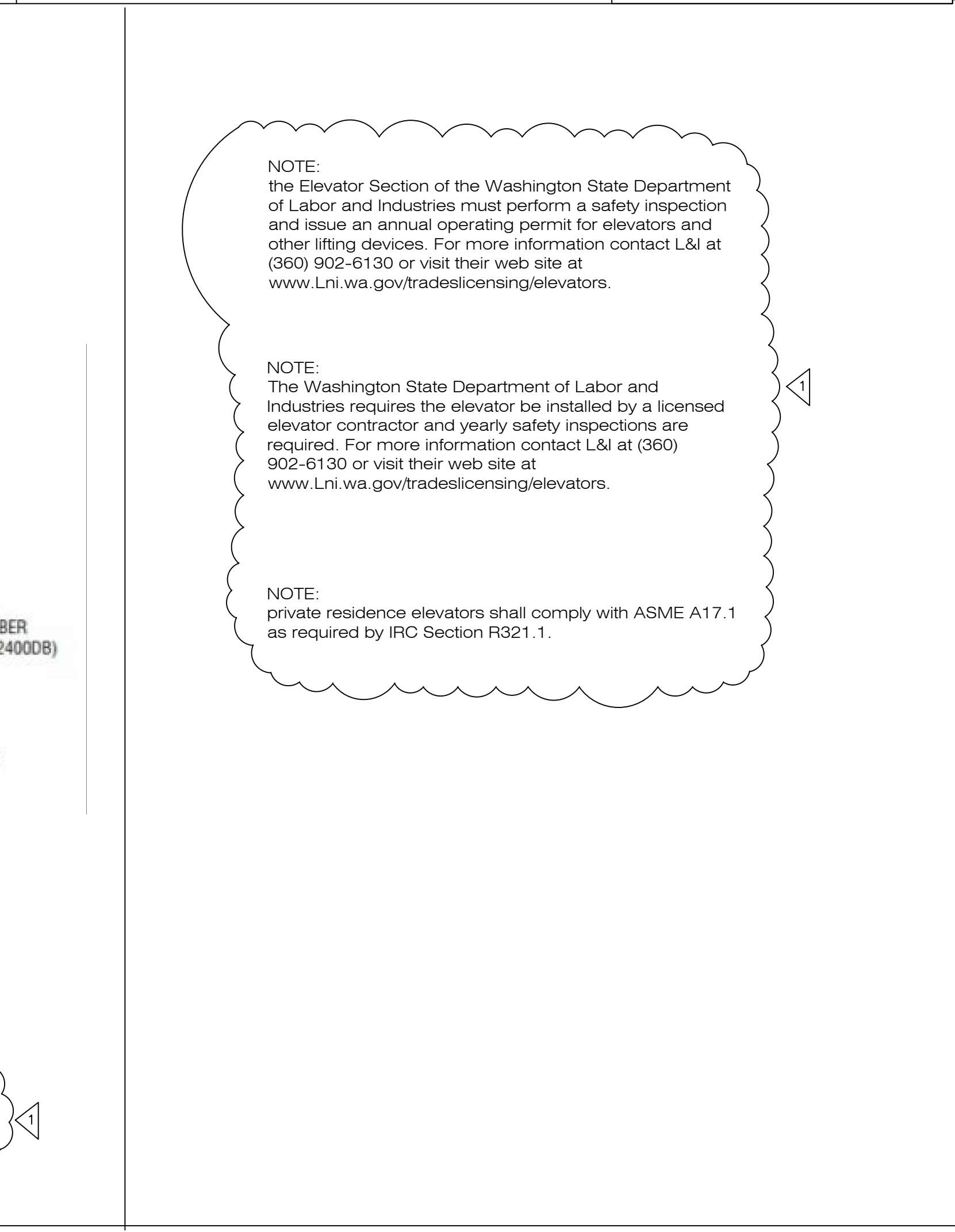
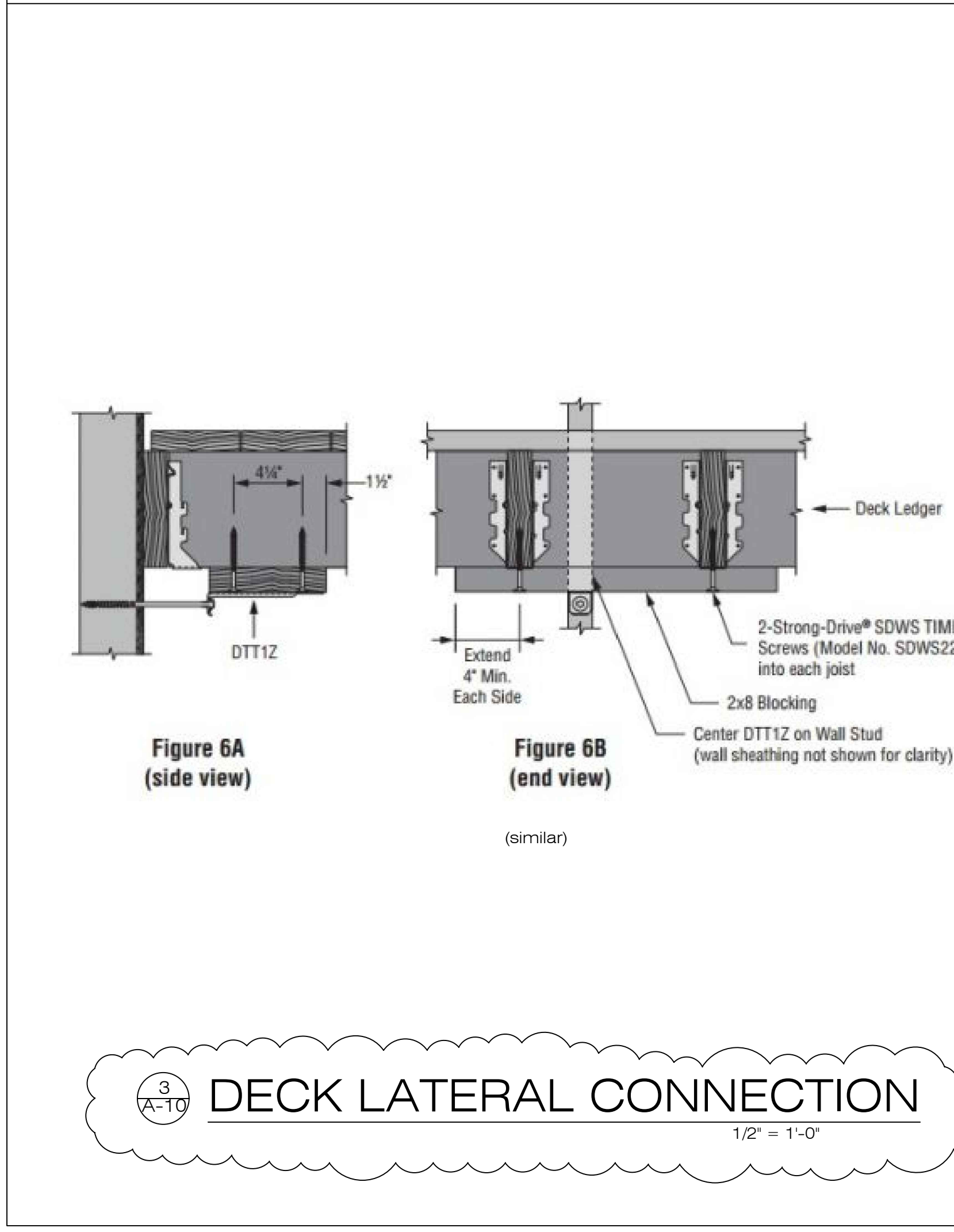
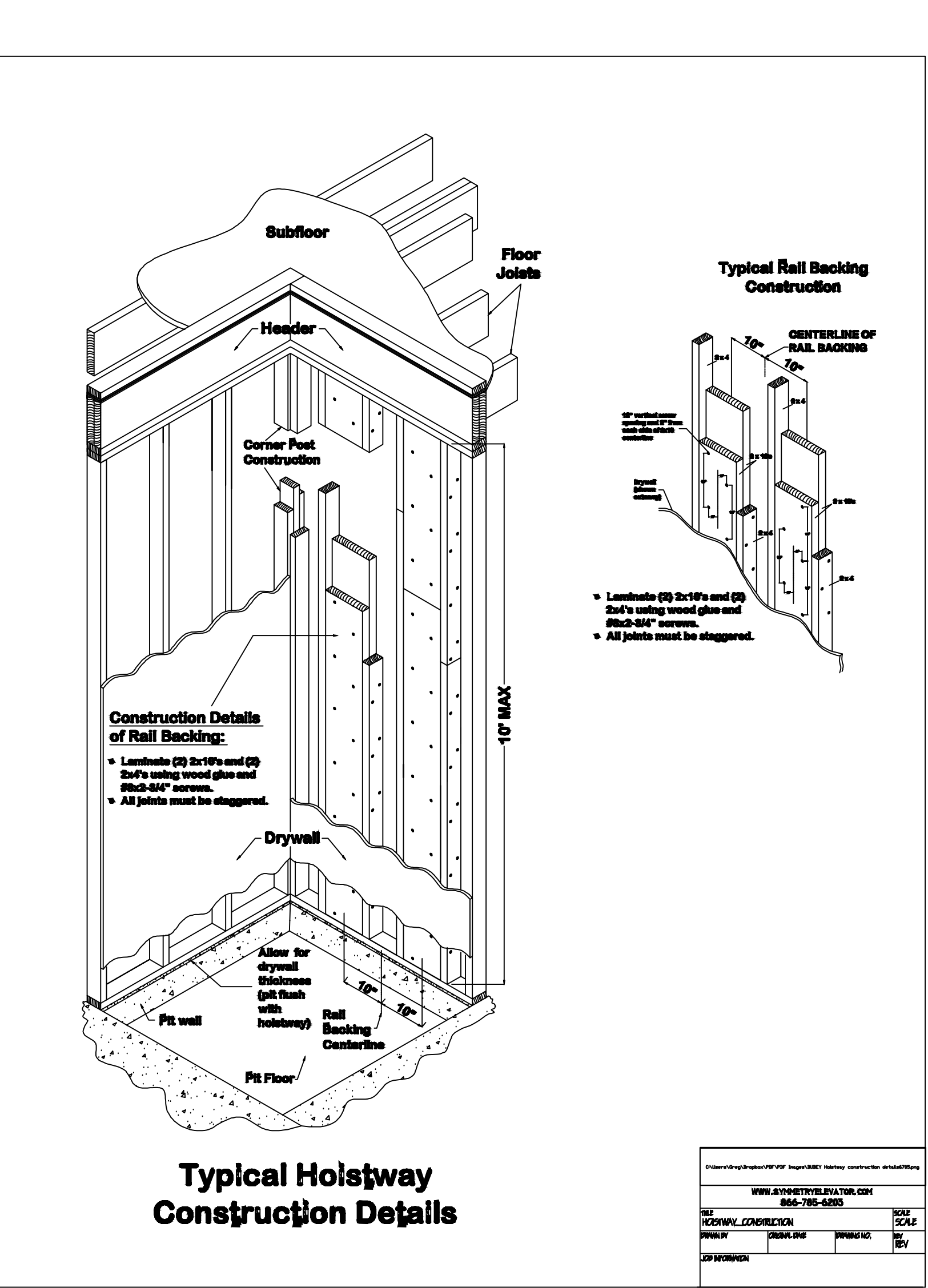
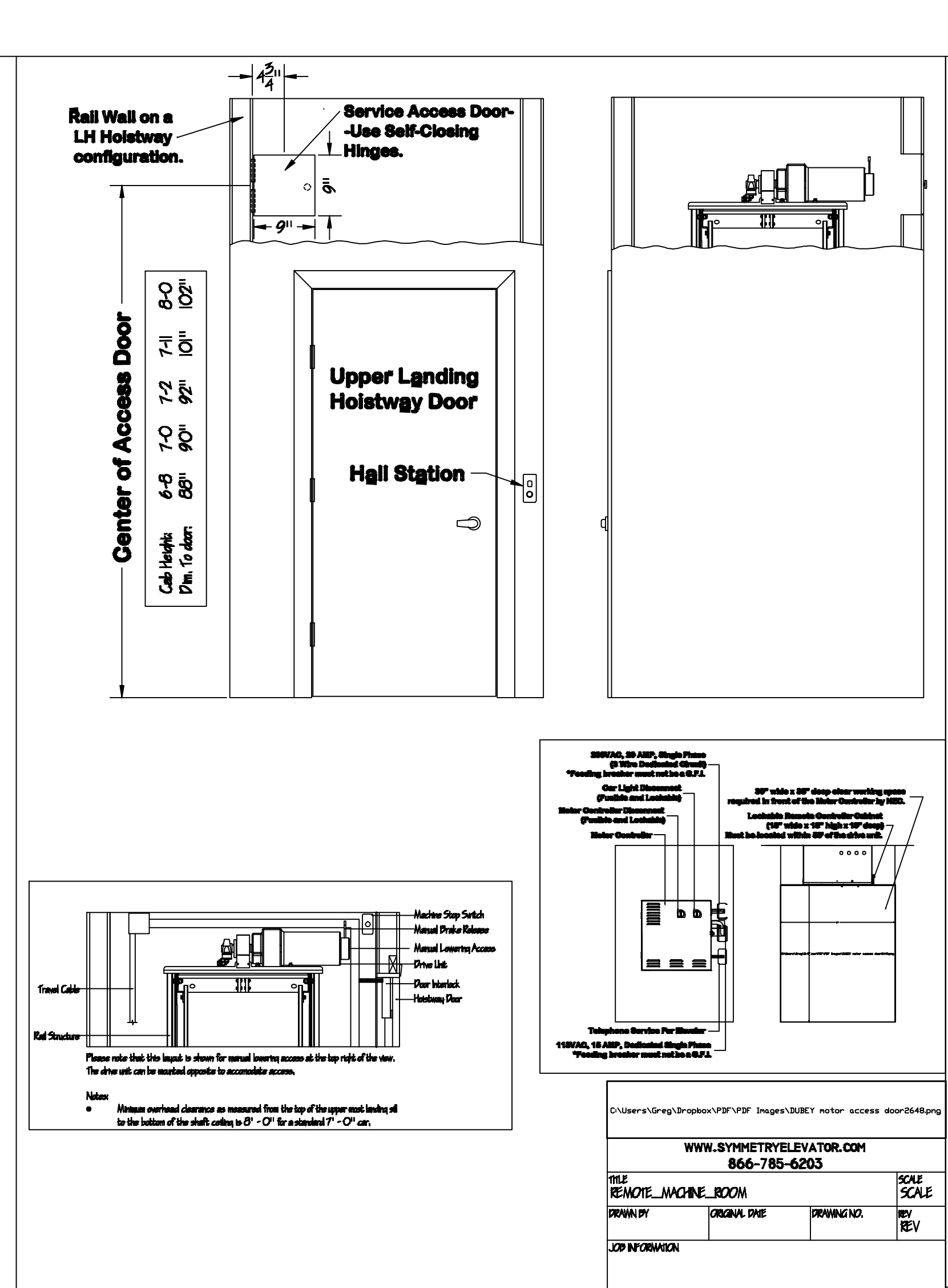
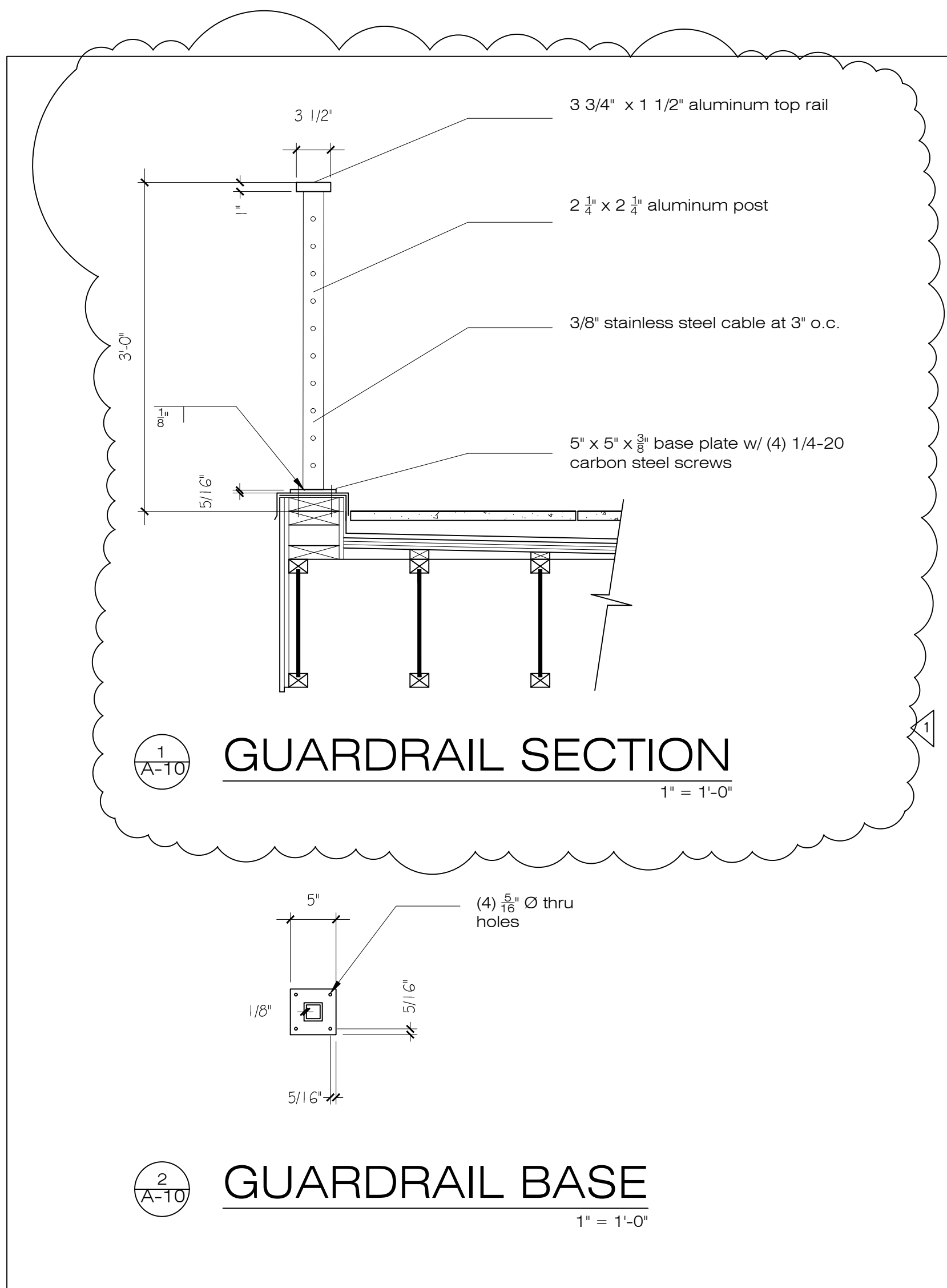
DUBEY ADDITION
8140 WEST MERCER WAY
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ENTRY PATIO PLAN
ENTRY PATIO STRUCTURE
SECTIONS

SHEET:

A-9

SHEET 10 OF 11



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DUBNEY ADDITION
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GUARDRAIL DETAILS
ELEVATOR DETAILS

SHEET:
A-10
SHEET 11 OF 11



QUANTUM CONSULTING ENGINEERS

1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.557.3900 FAX 206.557.3901 www.quantumco.com

SEAL:



PROJECT:

DUBEY RESIDENCE

8140 WEST MERCER WAY MERCER ISLAND, WA 98040

SHEET NOTES:

Table with 4 columns: NO., DESCRIPTION, DATE, BY. Contains permit submittal information.

Table with 4 columns: NO., DESCRIPTION, DATE, BY. Contains revision information.

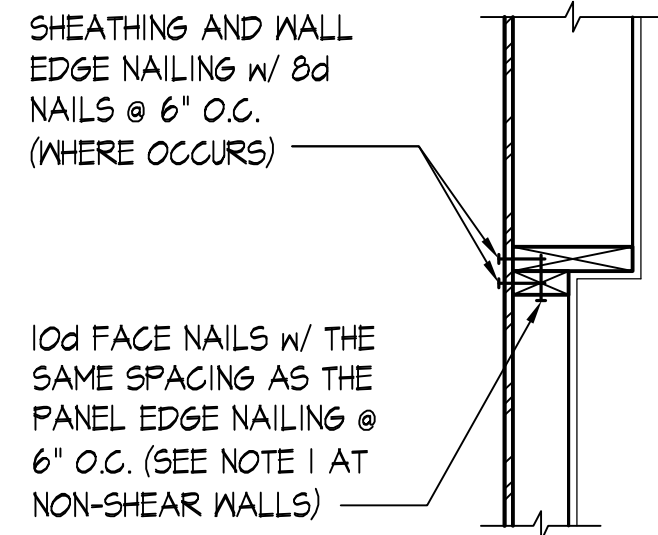
DETAILS

SHEET NO.

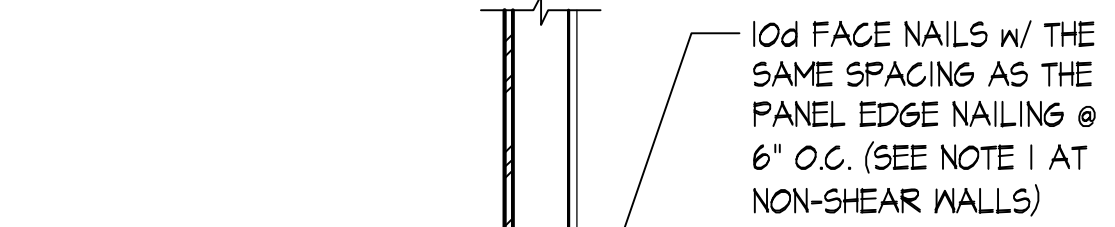
S4.1

NOTES:

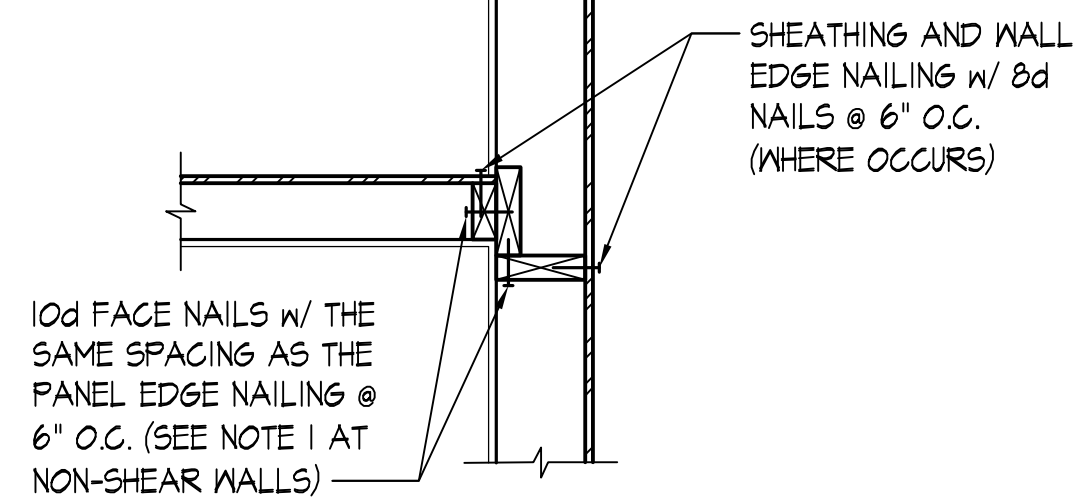
- 1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER WITH 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



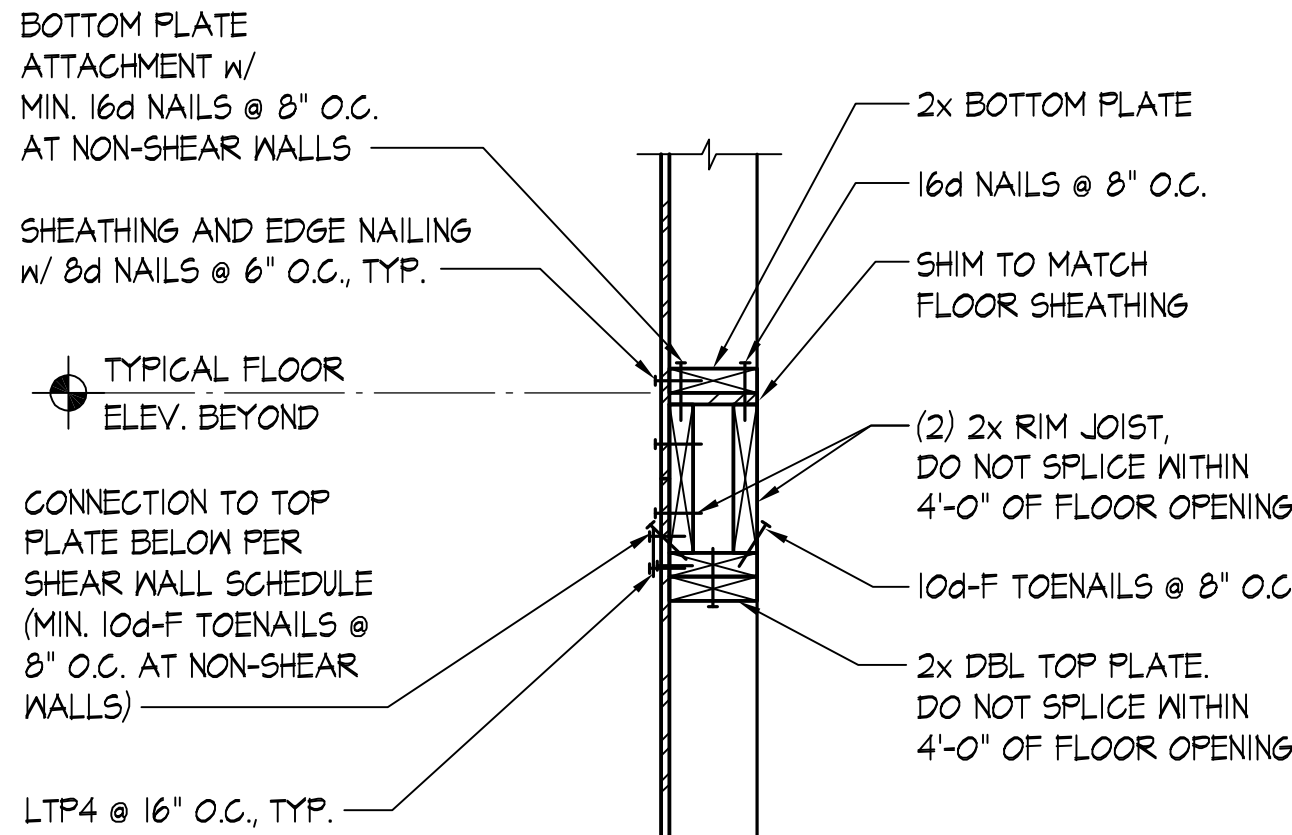
VARYING WALL SIZE



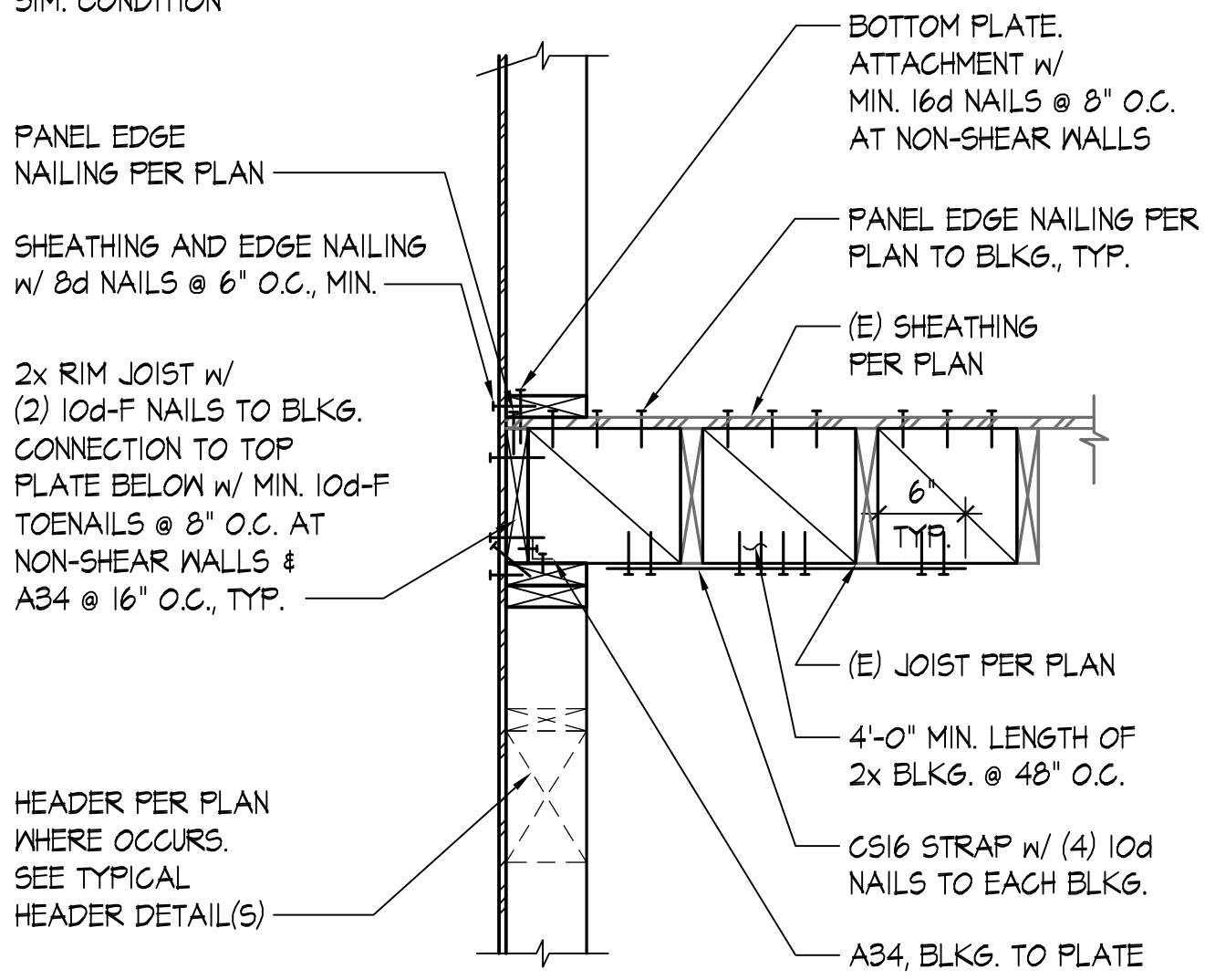
WALL CORNER



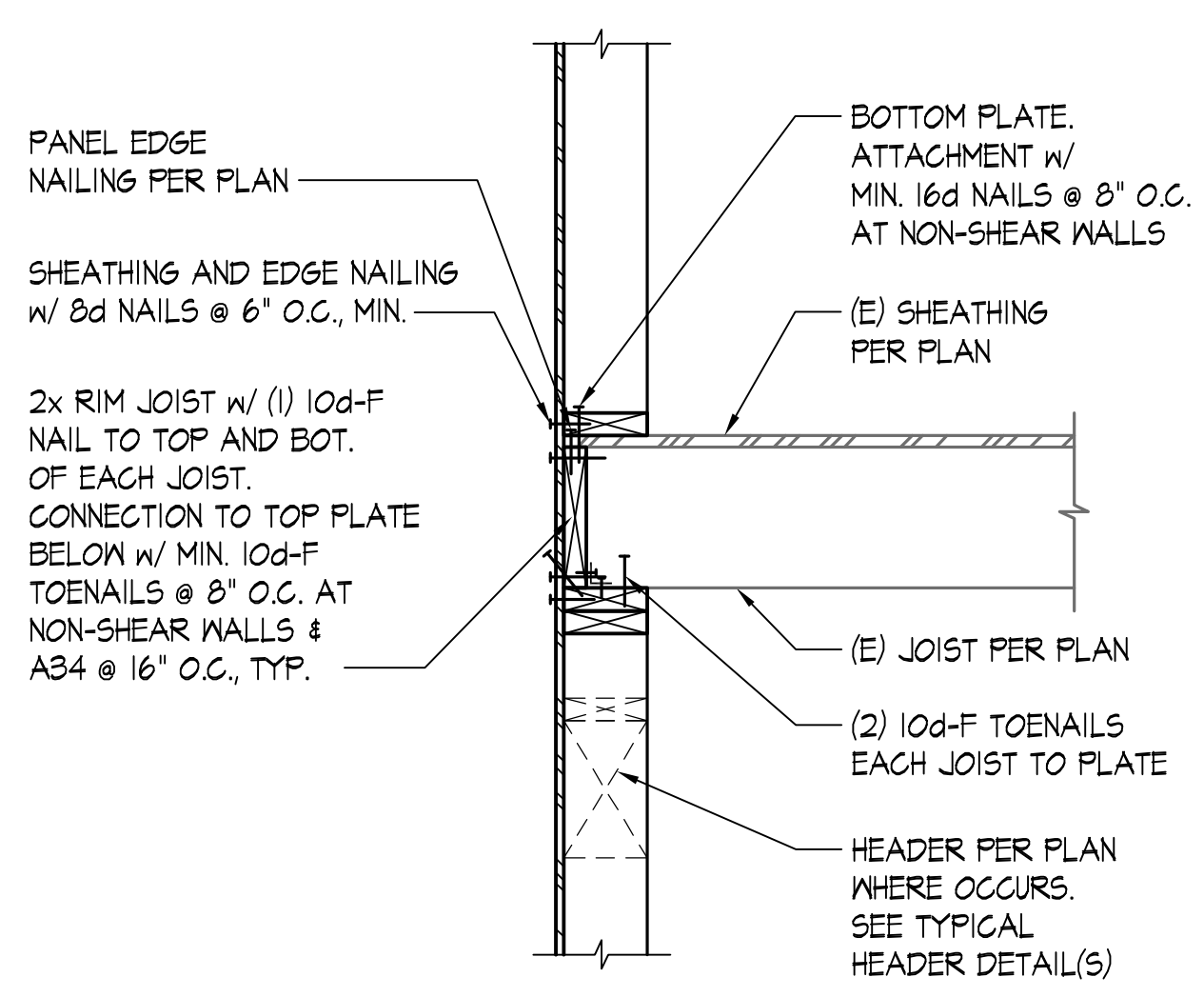
WALL INTERSECTION



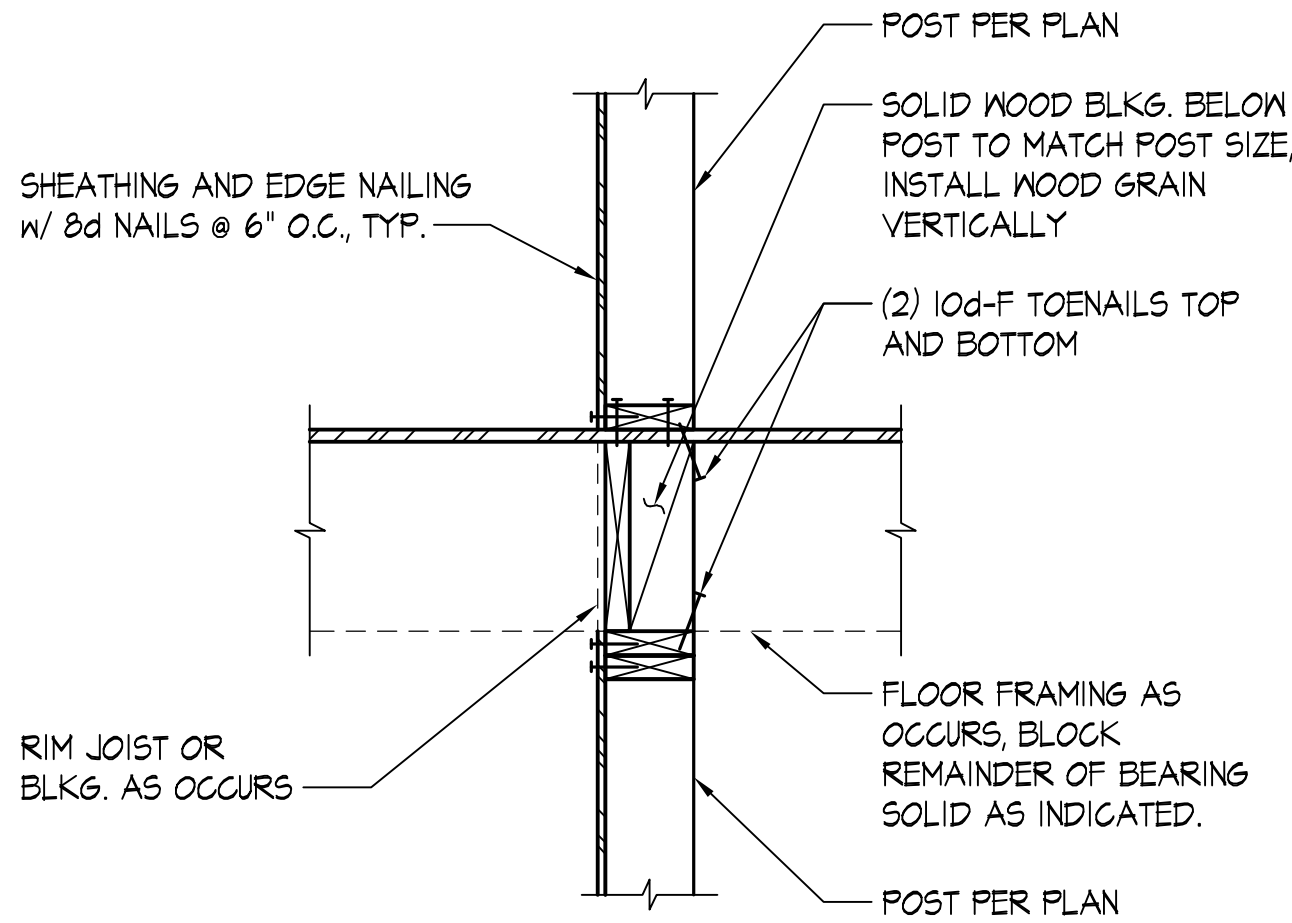
EXTERIOR WALL AT FLOOR OPENING - 2x JOIST



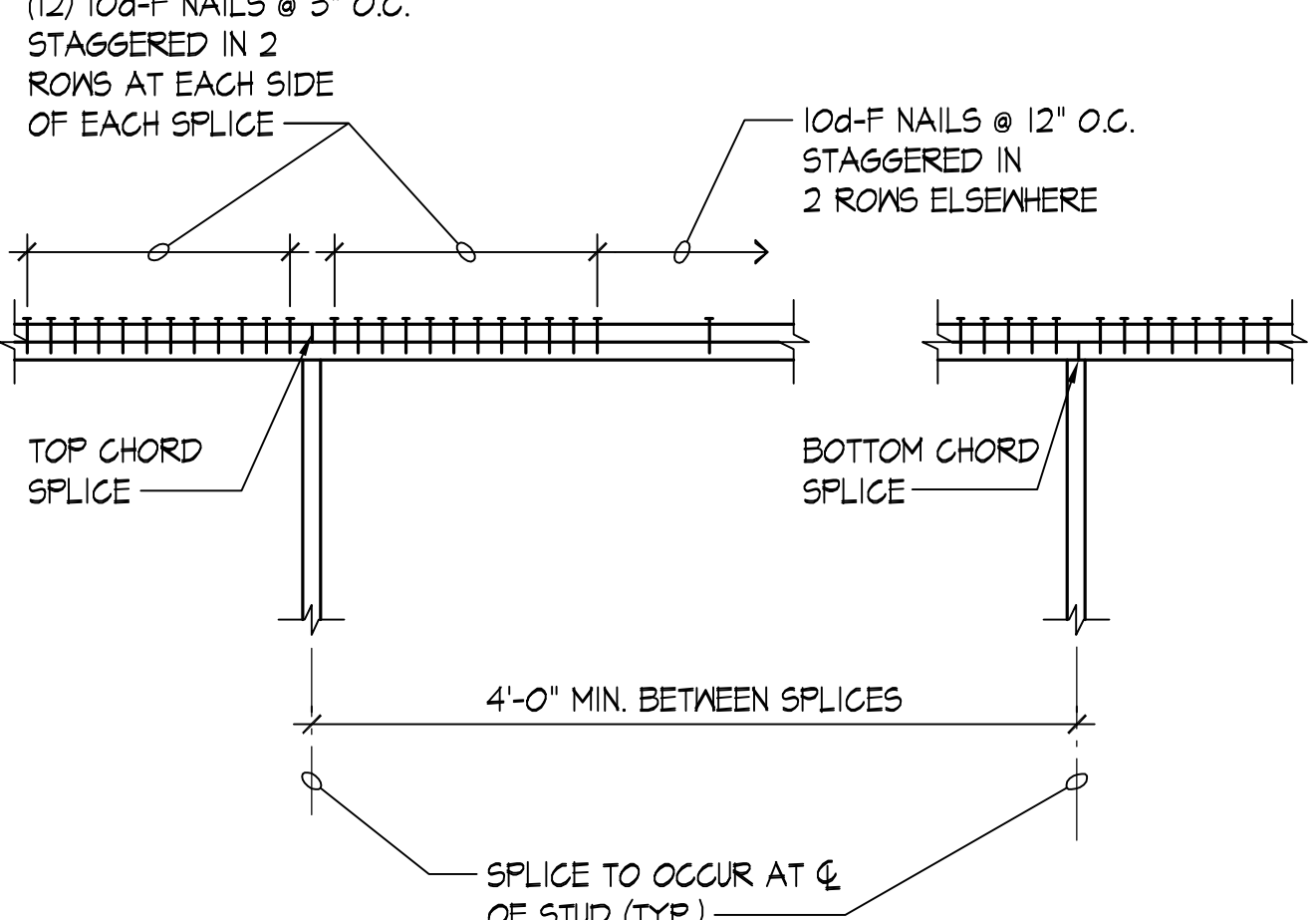
TYPICAL EXTERIOR WALL - 2x JOIST PARALLEL



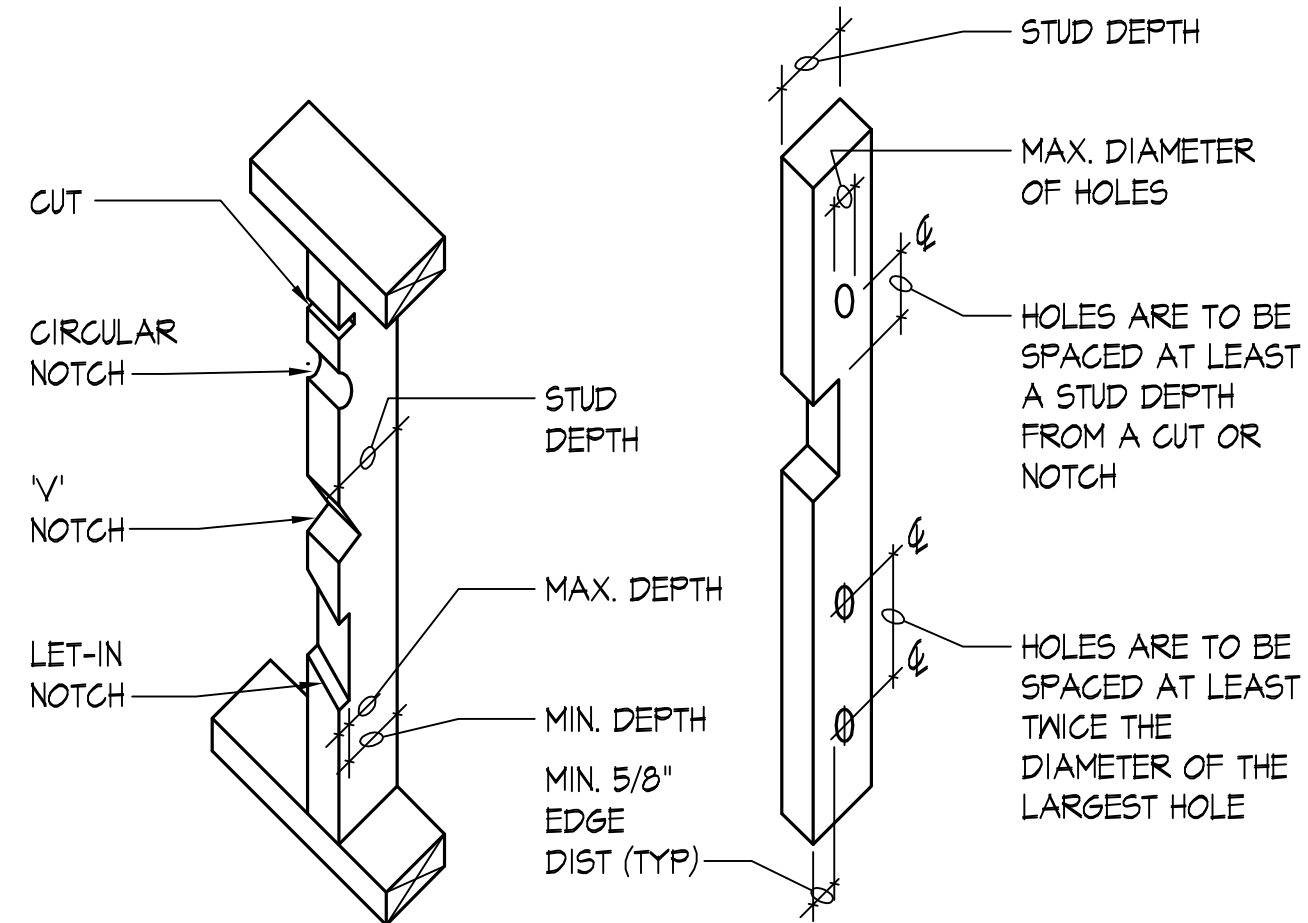
TYPICAL EXTERIOR WALL - 2x JOIST PERPENDICULAR



TYPICAL POST AT FLOOR



TYPICAL TOP PLATE SPLICE

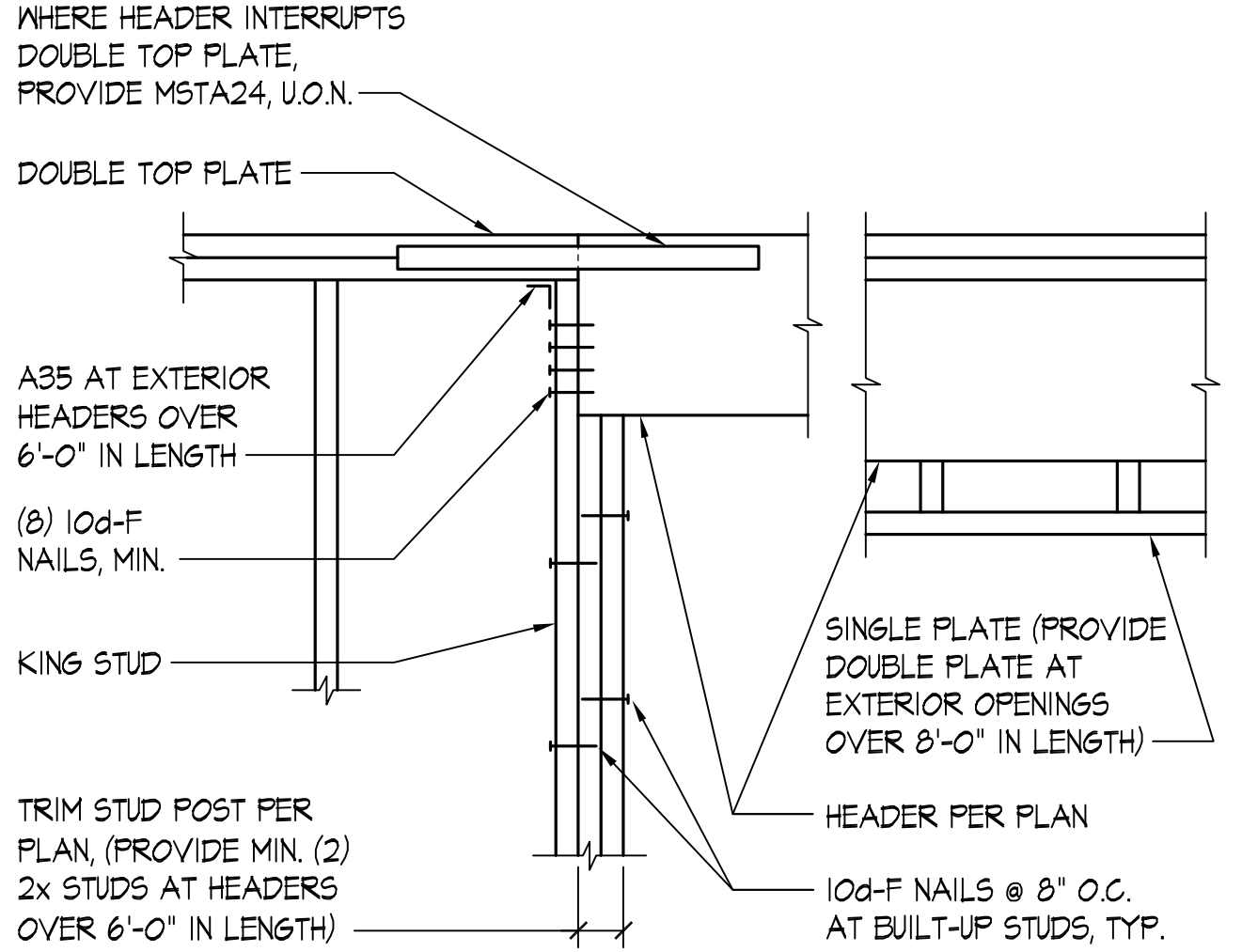


A. CUTTING AND NOTCHING WOOD STUDS

Tables listing stud sizes and allowable cut/notch dimensions for bearing and non-bearing walls.

B. HOLES IN WOOD STUDS

Tables listing stud sizes and allowable hole dimensions for bearing and non-bearing walls.



TYPICAL HEADER

TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS

File: 13b-a401.dwg Plotdate: Tue, 05/27/2020 4:28 pm

