

PLAN CHECK # 83-025 PERMIT NO. 83-285 DATED STARTED 6-29-83

JOB ADDRESS: 2215 80th SE

LEGAL DESCRIPTION: LOTS 3&4 BIK 21 MERCER PARK ADDITION

OWNER OF PROPERTY: DONALD C. WELLS PHONE: 232-6584

ADDRESS: 7455 W MERCER WAY

ARCHITECT/DESIGNER: RALPH ANDERSON KOOM & DUARTE PHONE: 623-6832

CONTRACTOR: WELLS CONST INC PHONE: 232-6584

ADDRESS: SAME AS OWNERS LIC. NO. 2-260277-5

DESCRIPTION OF WORK TO BE DONE: SFR W/ ATTACHED GARAGE

OCCUPANCY USE: R3 / M1 TYPE OF CONST: UN

CORRECTION REQUIREMENTS BELOW:

- 1) CONFIRM SET BACKS BY EXPOSING PROPERTY CORNERS AND STRING TO D SIDES. WILL CK WHEN MAKING FOOTING INSPECTION
- 2) STORM DRAIN & FOOTING DRAINAGE PER ATTACHED COPY FROM PWD.
- 3) ALL DRAINAGE PIPE WILL BE RIGID PVC. & FOOTING DRAINS WILL BE PROTECTED WITH FILTER FABRIC.
- 4) SLAB ON GROUND WILL HAVE MIN R-VALUE OF 6.35, REF WASH STATE ENERGY CODE, SECTION 601 (c) (c)
- 5) ALL RIDGE BOARDS WILL COMPLY WITH SEC 2517 (d) 3 OF UBC. FOR PROPER SIZE AND CUT.
- 6) ALL LOWER FLOOR JOIST BEARING WITH WALL LOADS ABOVE WILL BE DOUBLED IF PARALLEL.
- 7) SUBMIT INFORMATION CONCERNING TYPE OF HEATING UNIT, IF HEAT PUMP, SUPPLY DUCTING DIMENSION AND SIZING.
- 8) FIREPLACE DETAIL DOES NOT SHOW VERTICAL REINFORCEMENT, WILL BE REQUIRED IN ALL FOUR CORNERS.
- 9) ATTIC VENTING NOT SHOWN, WILL COMPLY WITH SEC 3205 (c) UBC, NOT LESS THAN 1/50 OF AREA TO BE VENTED.
- 10) GLAZING TO CONFORM WITH TABLE 6-2 OF THE WASH STATE ENERGY CODE. MAX PERCENTAGE ALLOWABLE 21% OF EXTERIOR WALL AREA.
- 11) NO STRUCTURAL CHANGE UNTIL APPROVED BY BUILDING DEPT AND SO INDICATED ON APPROVED PLANS.

LEGAL DESCRIPTION

Lots 3 and 4, Block 21, Mercer Park Addition.
Volume B, Page 27, Records of King County.

GENERAL NOTES

| | |
|----------------------------|--|
| Zoning | RS 84 |
| Lot Area | 8,960 SF |
| Building Area | Main Floor 1,829 SF |
| | Lower Floor 1,120 SF |
| | Total 2,949 SF |
| Garage | 433 SF |
| | Decks 366 SF |
| Lot Coverage | 2628 SF = 29% <i>3343[±] NET INCLUDING DRIVEWAY</i> |
| Average Elevation | 93.6' |
| MAXIMUM BUILDING ELEVATION | 112.2' (TOP OF CHIMNEY) |

ENERGY NOTES

- Insulation**
Walls insulated with R-11 (2x4 studs), R-19 (2x6 studs).
Roof and ceiling insulated with R-30 (2x12 rafters).
Floors over unheated space R-11.
- Glass**
All glazing to be insulated glass.
- Seal & Caulking**
Seal and caulk all cracks between door/window jams and heads with butyl caulking.
Provide continuous caulking at joint between sill plate and concrete.
- Vapor Barrier**
Under slabs and in crawlspace provide "Moiststop" by St. Regis.
Wall (in lieu of bonded vapor barrier with insulation) provide minimum 2 mil polyethylene stapled in place. Run continuous before cross walls are installed.
- Fireplace**
Provide tightly fitting flue dampers
Fireplace to have fresh air intake 3" dia. duct from outside to firebox.
- Thermostats**
Temperature control shall be limited to 55° - 75° (heating) and 70° - 85° (cooling).
- Hot Water Heater**
Provide shut-off and temperature control close to tank.
- Shower**
Each showerhead provided with flow limit device to a maximum of 3 gpm.
- Hot Water Line**
All hot water lines are to be fitted with snap-on type insulation.

WASH STATE ENERGY CODE
SECTION 601 WITH #4
APPLY FOR
HEATED SLAB AREA

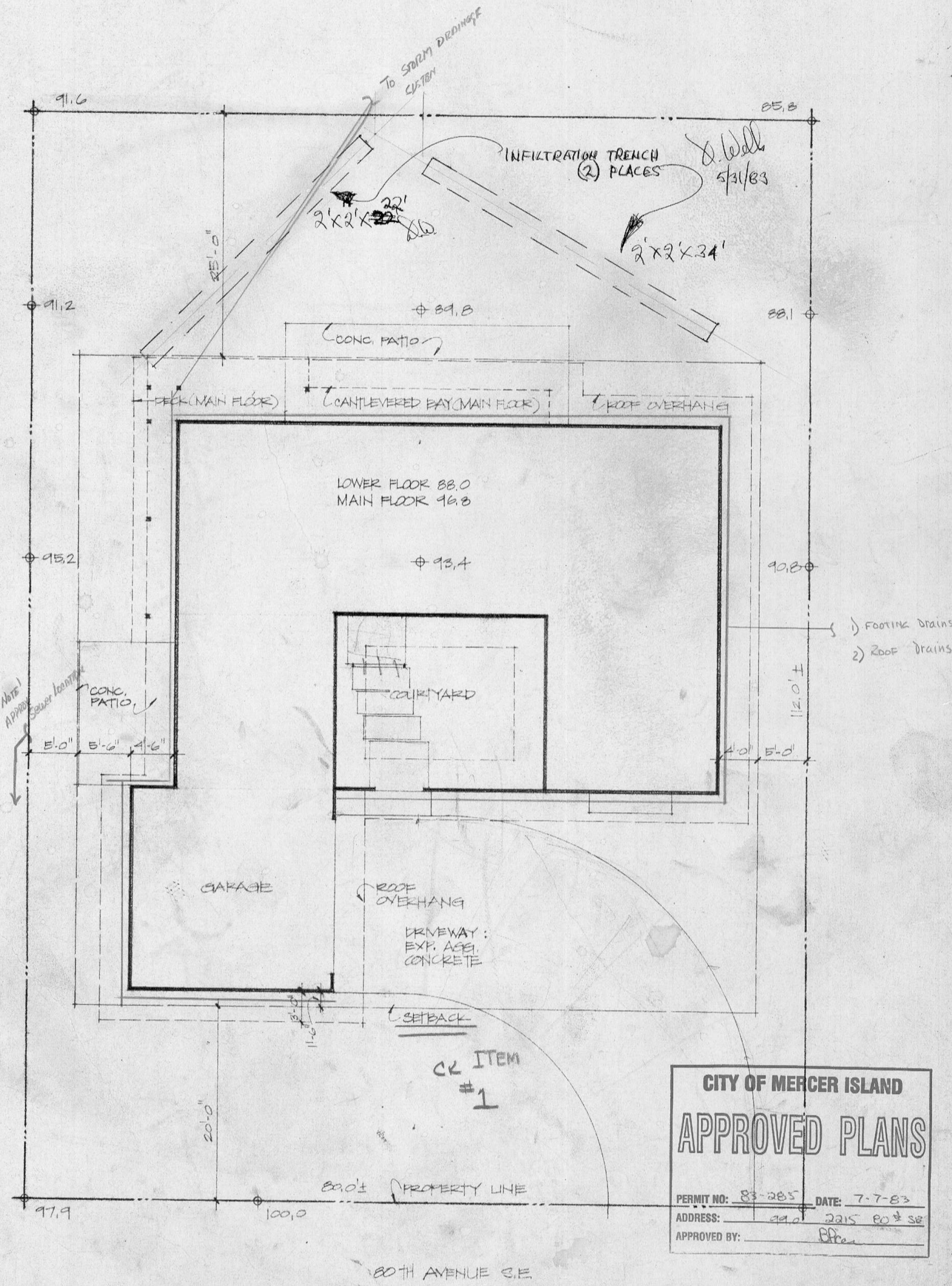
DRAWING INDEX

- Site Plan, Notes
- Lower Floor Plan, Foundation Plan, Roof Plan
- Main Floor Plan, Room Finish Schedule, Door Types
- Exterior Elevations
- Building Sections, Interior Elevations

ALL FILL TO REMAIN ON SITE

STRUCTURAL

- ALL DIMENSIONS are to face of rough framing and concrete unless otherwise noted.
- CONTRACTOR is to verify all dimensions and report any discrepancies to the architect.
- DRAWINGS Indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the Architect and Structural Engineer.
- CONCRETE shall attain a minimum 28 day strength of f'c = 2500 PSI and mix shall contain not less than 5-1/2 sacks of cement per cubic yard of concrete; 6-3/4 gallons of water per sack of cement.
- CARRY ALL FOOTINGS to solid undisturbed original earth.
- REINFORCING STEEL shall conform to A.S.T.M. Specifications A615-75, Grade 40 fy=40,000 PSI, Design fs 16,000 PSI. Welded wire mesh shall conform to A.S.T.M. A185 6x6/10:10 wwf.
- EMBEDMENT (COVER OF REINFORCING STEEL) shall be as follows:
Footings and other unformed surfaces, earth face 3"
Formed surfaces in direct contact with earth 2"
Surfaces exposed to weather 1-1/2"
- LAP ALL CONTINUOUS REINFORCEMENT 30 diameters or 2'-0" min. unless noted otherwise on plans. Provide corner bars at all wall and footings intersections to match normal horizontal reinforcement. All hooks and bends of reinforcing bars shall conform to ACI 318-71 and 315-74 unless shown otherwise on drawings.
- STRUCTURAL STEEL INCLUDING PLATES, ANGLES, AND MISCELLANEOUS SHAPES shall conform to A.S.T.M. A-36, fy= 36 KSI Design fs = 19.2 KSI. Bolts used in connections shall conform to A.S.T.M. A307.
Furnish to the following minimum standards:
STUDS: 2x4 Standard grade fb = 600 PSI
JOISTS AND HEADERS: Hem-Fir No. 1, or Douglas Fir No. 2, minimum basic design stress, fb = 1,200 PSI.
BEAMS: Douglas Fir No. 1, fb = 1,500 PSI.
POSTS AND TIMBERS: Hem Fir No. 1, minimum basic design stress, fc = 975 PSI.
- GLUE LAMINATED MEMBERS Beams shall be combination 24, f = 2400 PSI. All members shall be fabricated of Douglas Fir coast region in accordance with A.I.T.C. specifications using water resistant glue. One coat of end sealer shall be applied to all members after trimming. Factory certifications of compliance with A.I.T.C. specs. shall be submitted to the Architect for approval prior to fabrication. Exterior glue only.
- PLYWOOD SHEATHING shall be grade CD-Exterior glue or structural II. Plywood thickness shall be as shown on plans. Plywood wall sheathing shall have solid blocking at all edges. Nail all plywood to supporting members as follows, unless shown otherwise on plans:
WALL SHEATHING: 8d @ 6" o.c. at sheet edges
8d @ 12" o.c. at intermediate bearings.
- ALL WOOD PLATES in direct contact with concrete shall be pressure treated with an approved preservative or use cedar or redwood.
- ALL WOOD STUD WALL SILL PLATES BEARING ON CONCRETE shall be attached with 5/8" dia x 10" A.B. @ 4'-0" o.c. unless shown otherwise.
- CONTRACTOR shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- MINIMUM NAILING REQUIREMENTS unless otherwise noted, minimum nailing shall be in accordance with table 25p of the Uniform Building Code.
- INDIVIDUAL MEMBERS OF BUILT-UP POSTS AND BEAMS shall each be attached with 16d spikes at 12" o.c. staggered unless shown otherwise.
- NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES refer to catalog numbers of connectors manufactured by the Simpson Strong-Tie Co., San Leandro, Calif. equivalent devices by other manufacturers may be substituted, provided they have ICBO approval for equal load capacities.
- ATTACH TIMBER JOISTS to flush headers and beams with Simpson "U" Series metal joist hangers to suit the joist size.
- AT SAWN TIMBER JOIST AREAS provide cross-briding at 8'-0" o.c. Maximum spacing and solid blocking at bearing points.
- PROVIDE CONTINUOUS SOLID BLOCKING at mid-height of all stud walls over 8' in height.
- GYPSUM WALLBOARD nail to all studs, top and bottom plates and blocking with cooler nails @ 7" o.c. maximum spacing unless shown otherwise. Use 5d for 1/2" wallboard, 6d for 5/8" wallboard.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE shall be constructed to the minimum standards of the UBC.



SPOT ELEVATIONS PROVIDED BY OWNER

| | | | |
|-------------------|------|--------|----------|
| MAIN FLOOR AREA | 1831 | -52.91 | 550.00 |
| LOWER FLOOR | 1130 | -48.18 | 1276.90 |
| BRIDGE | 412 | -48.18 | 5322.00 |
| (ACCESS) DECKS | 220 | -48.18 | 2200.00 |
| DRIVEWAY CONCRETE | 443 | -48.18 | 4150.00 |
| COURT YARD | 387 | -48.18 | 11599.00 |

TOTAL AREA OF LOT COVERAGE NOT INCLUDING DRIVEWAY: 3343

MAY 2 5 1983

SITE PLAN
SCALE: 1/8" = 1'-0"

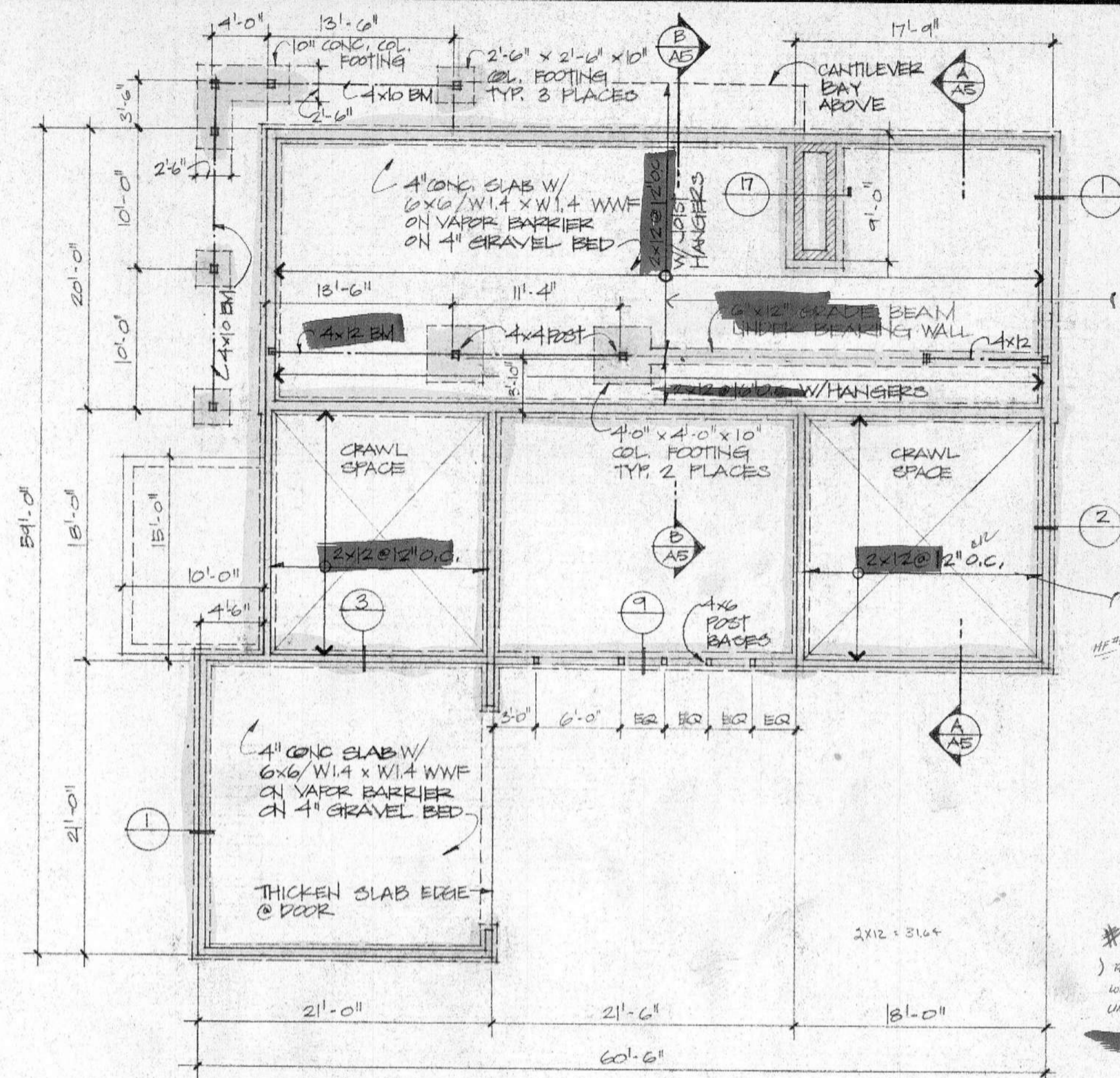
WELLS SPEC HOUSE
MERCER ISLAND, WA

Ralph Anderson Koch & Duarte
Architects & Environmental Planners
109 South Main St.
Seattle, WA 98104
206/623-6832

REGISTERED ARCHITECT
GLEN R. DUARTE
STATE OF WASHINGTON

| | | |
|---|---------------|--------------------|
| SITE PLAN, LEGAL DESCRIPTION DRAWING INDEX NOTES | | SHEET A1 |
| DATE 9 AUG 82 | REVISIONS | |
| DRAWN EK | CHECKED DD | OF 5 SHEETS |

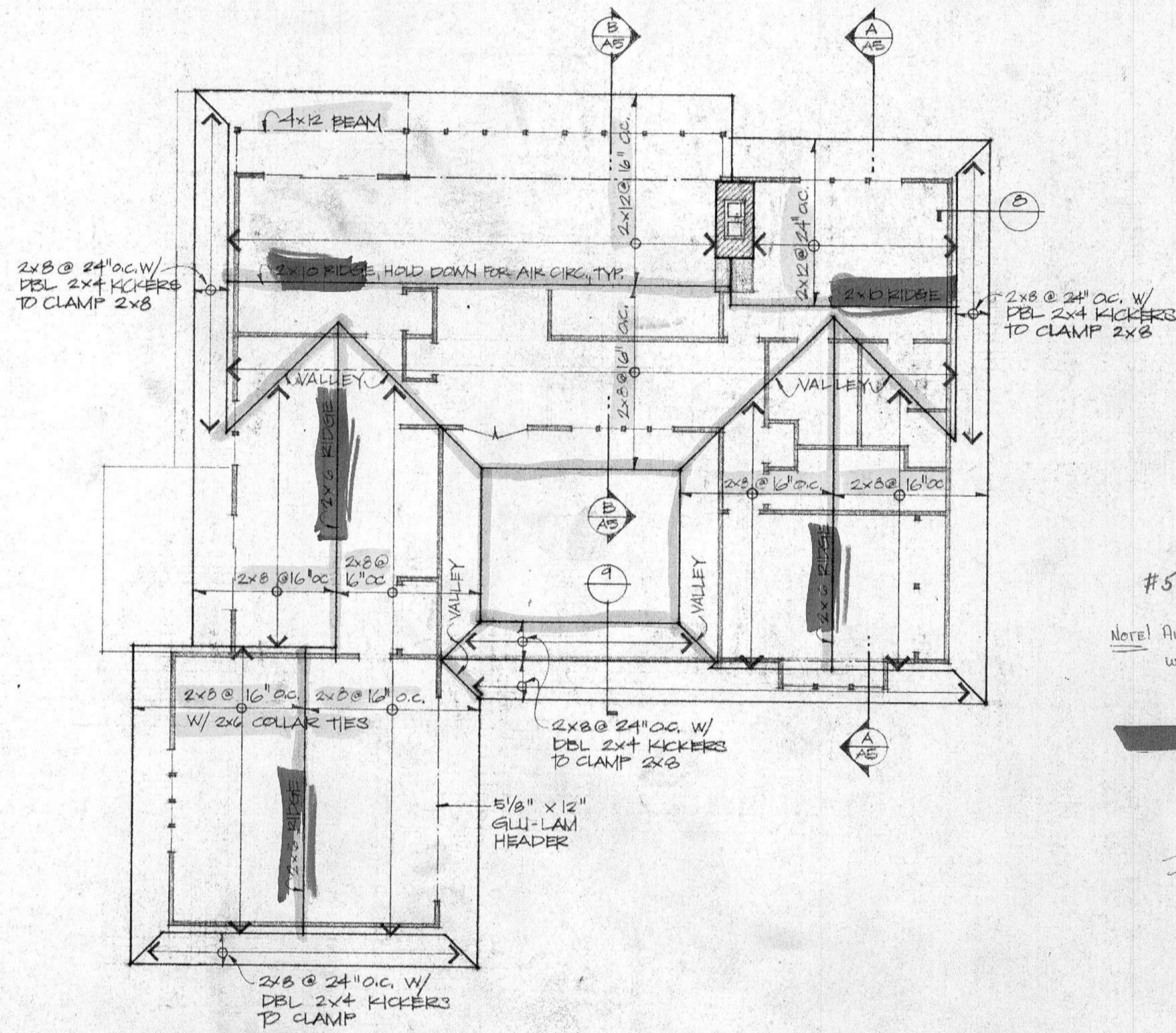
SITE COPY
This drawing is to be kept on the Building Site at all times



FOUNDATION/LOWER FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

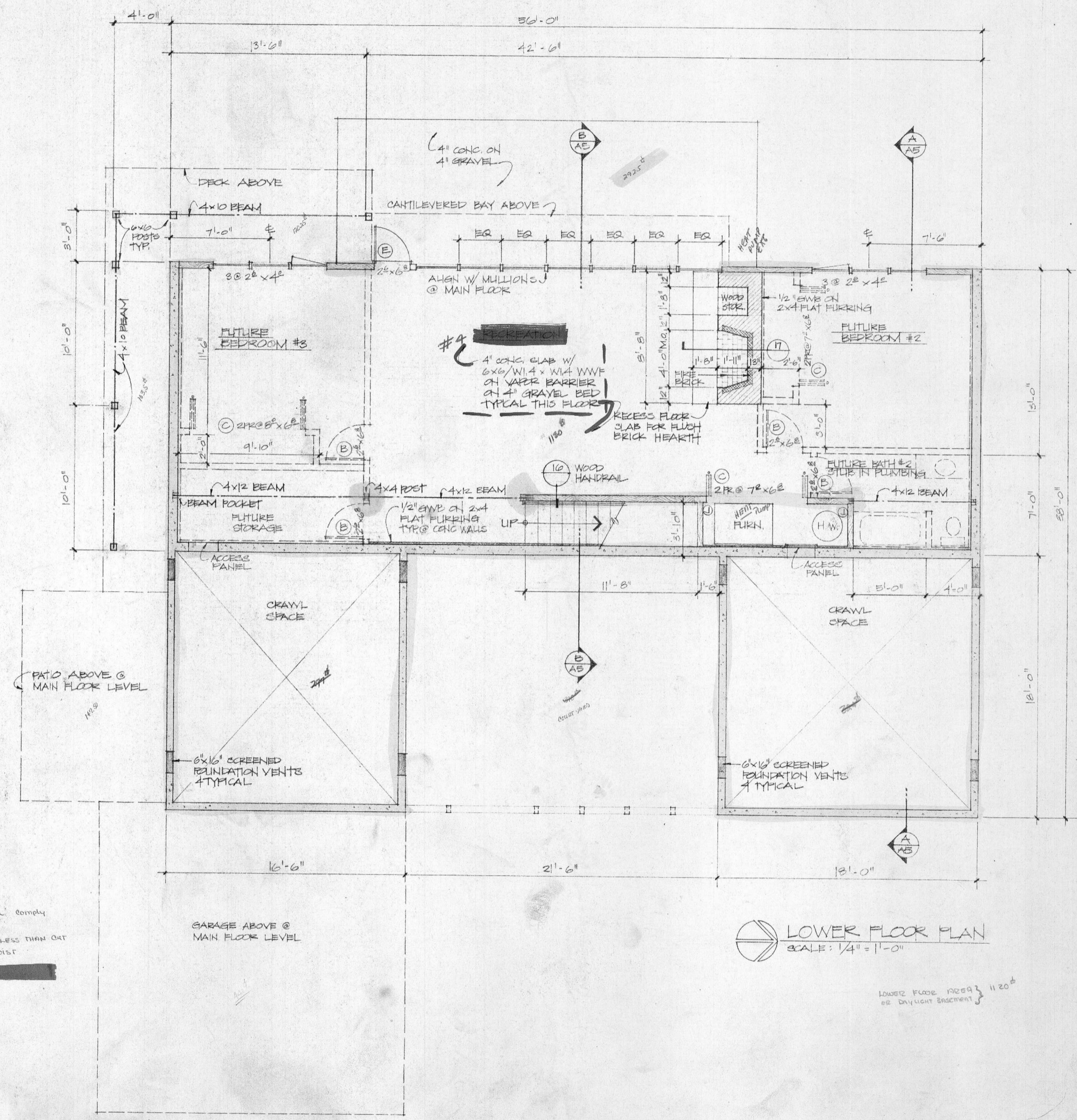
1.55 x 25.00 (11.25) = 39.375 (11.25)
 2.978 x 2.5 = 7.445 (2.14)
 11.50

#6
 ALL FLOOR JOIST THAT HAVE BEARING WALLS ABOVE WILL BE TYPICAL - UNLESS OTHERWISE INDICATED.



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

#5
 Note! All Ridge Beams will comply with SEC 2517 (h) 3. Depth of Ridge Not Less than End of Rafter Joist.



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

LOWER FLOOR FINISH 1120'
 SEE DAYLIGHT EXHIBIT

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MERCER ISLAND, WA

Ralph Anderson Koch & Duarte
 Architects & Environmental Planners
 119 South Main St.
 Seattle WA 98104
 206/623-8832

REGISTERED ARCHITECT
 Glenn W. Duarte
 STATE OF WASHINGTON

LOWER FLOOR PLAN
 FOUNDATION PLAN
 ROOF FRAMING PLAN
 DATE 9 AUG 82
 DRAWN SK CHECKED DD

SHEET **A2**

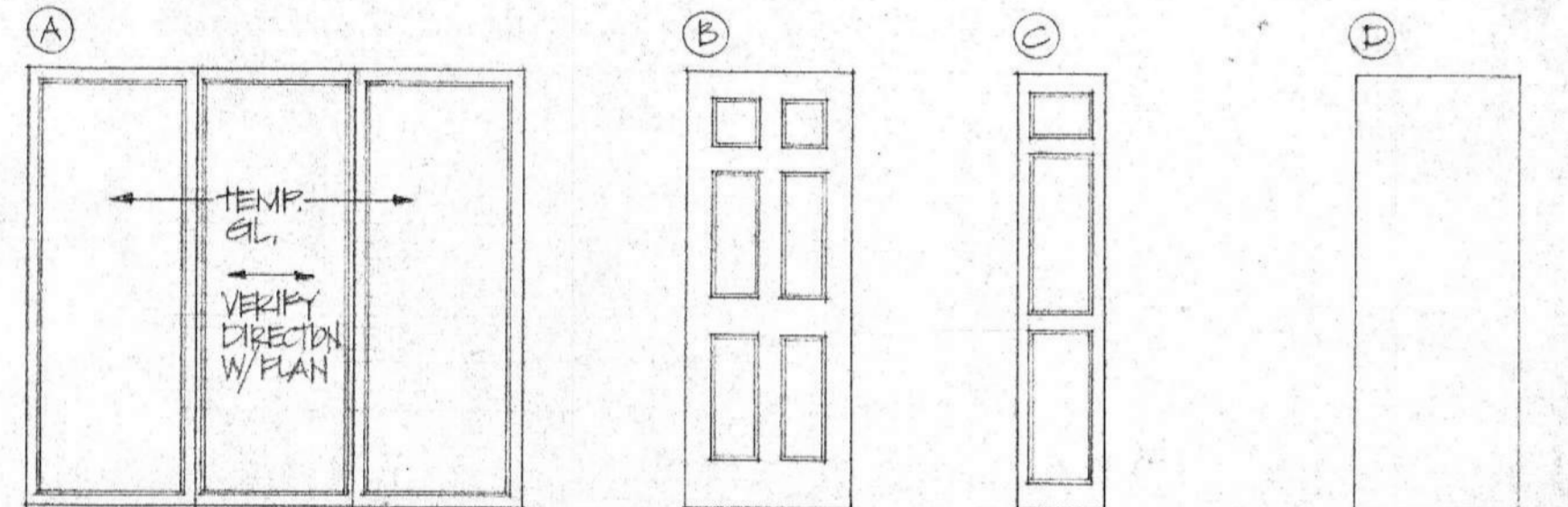
AUG 11 1982

CITY OF MERCER ISLAND
 Building Dept

ROOM FINISH SCHEDULE

| ROOM | FLOOR | BASE | WALLS | | CEILING | | | REMARKS |
|----------------|--------------|--------|----------|-------|---------|-------|--------|---------------------|
| | | | MAT'L | FIN. | MAT'L | FIN. | HEIGHT | |
| GARAGE | CONCRETE | --- | SEE PLAN | --- | --- | --- | VARIES | |
| FAMILY | CARPET | WOOD | SWB | PAINT | SWB | PAINT | 8'-0" | |
| KITCHEN | VINYL | --- | --- | --- | SWB | PAINT | 8'-0" | |
| DINING | CARPET | --- | --- | --- | WOOD | STAIN | VARIES | |
| BAR | --- | --- | --- | --- | SWB | PAINT | 8'-0" | |
| LIVING | --- | --- | --- | --- | WOOD | STAIN | VARIES | |
| HALL | --- | --- | --- | --- | SWB | PAINT | 8'-0" | |
| MASTER BEDROOM | --- | --- | --- | --- | WOOD | STAIN | VARIES | |
| MASTER CLOSET | --- | --- | --- | --- | SWB | PAINT | 8'-0" | |
| MASTER BATH | CERAMIC TILE | --- | --- | --- | --- | --- | --- | |
| BATH #1 | CERAMIC TILE | --- | --- | --- | --- | --- | --- | |
| BEDROOM #1 | CARPET | --- | --- | --- | --- | --- | --- | |
| UTILITY CLOSET | VINYL | RUBBER | --- | --- | --- | --- | --- | |
| BATH #2 | CERAMIC TILE | WOOD | --- | --- | --- | --- | --- | FUTURE CONSTRUCTION |
| BEDROOM #2 | CARPET | --- | --- | --- | --- | --- | --- | |
| RECREATION | CARPET | --- | --- | --- | --- | --- | --- | |
| STORAGE | CONCRETE | --- | --- | --- | --- | --- | --- | |
| BEDROOM #3 | CARPET | WOOD | --- | --- | --- | --- | --- | |

DOOR TYPES

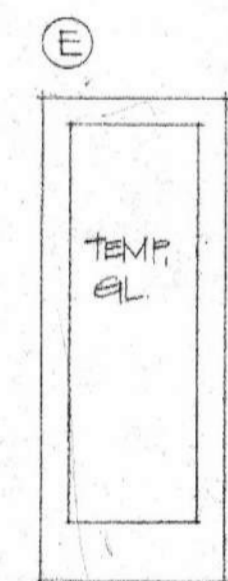


WINDOW VISIONS P-5000
6'-10 1/2" HT.
FR

NORD PANEL 66
6'-8" HT.
1 3/8" HEMLOCK

NORD CONCORD
1460, 6'-6 7/8" HT.
1 3/8" HEMLOCK

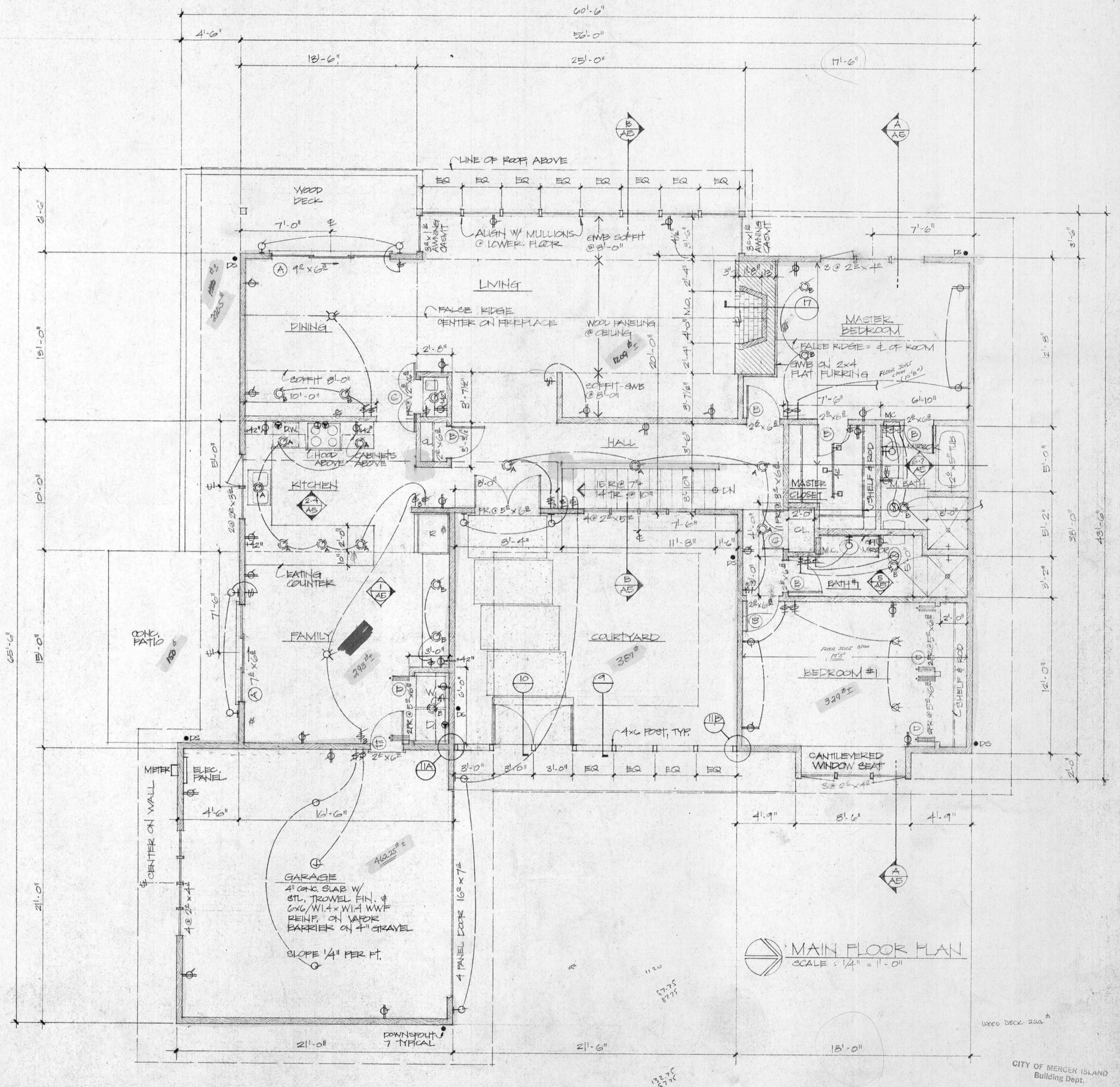
SOLID CORE
FLUSH FACE
6'-8" HT.
1 3/8" BIRCH



NORD FRENCH
1501, 6'-8" HT.
HEMLOCK

ELECTRICAL SYMBOLS

- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊙ SPECIAL OUTLET (220V, ETC.)
- ⊙ JUNCTION BOX
- ⊙ SURFACE MOUNTED CEILING FIXTURE
- ⊙ SURFACE MOUNTED WALL FIXTURE
- ⊙ HANGING FIXTURE
- ⊙ RECESSED CEILING FIXTURE - 150 W MAX. (LIGHTOLIER 'LYTECASTER' STEP BAFFLE 1102/1105)
- ⊙ RECESSED CEILING FIXTURE - 75 W MAX. (LIGHTOLIER 'LYTECASTER' STEP BAFFLE 1002/1005)
- ⊙ RECESSED CEILING FIXTURE - WALLWASH - 75 W MAX. (LIGHTOLIER 'LYTECASTER' EYEBALL 1102/1122)
- ⊙ EXHAUST FAN
- ⊕ LIGHT TRACK (LENGTH INDICATED)
- ⊕ SINGLE POLE SWITCH (36" ABOVE FIN. FLR TYP.)
- ⊕ THREE-WAY SWITCH (36" ABOVE FIN. FLR TYP.)



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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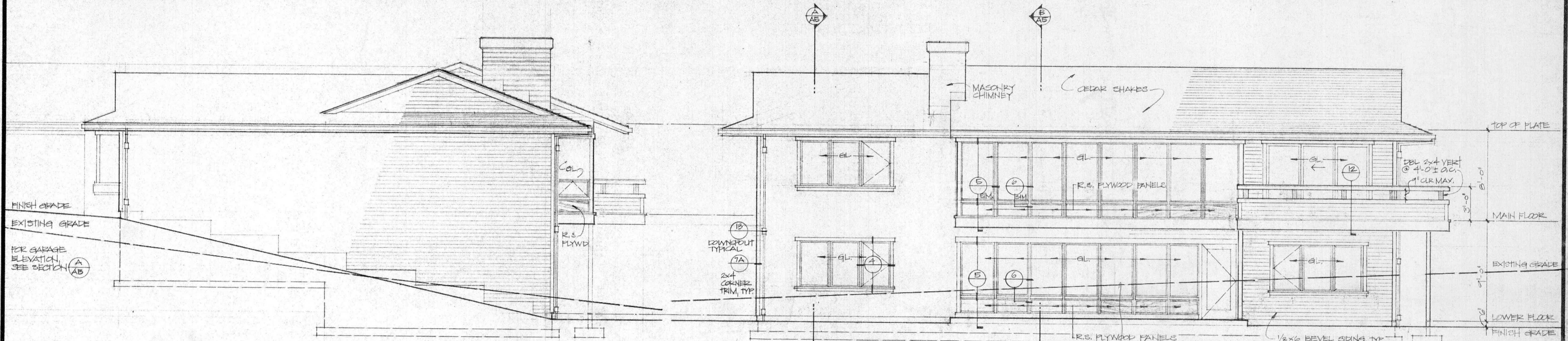
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206/623-6832

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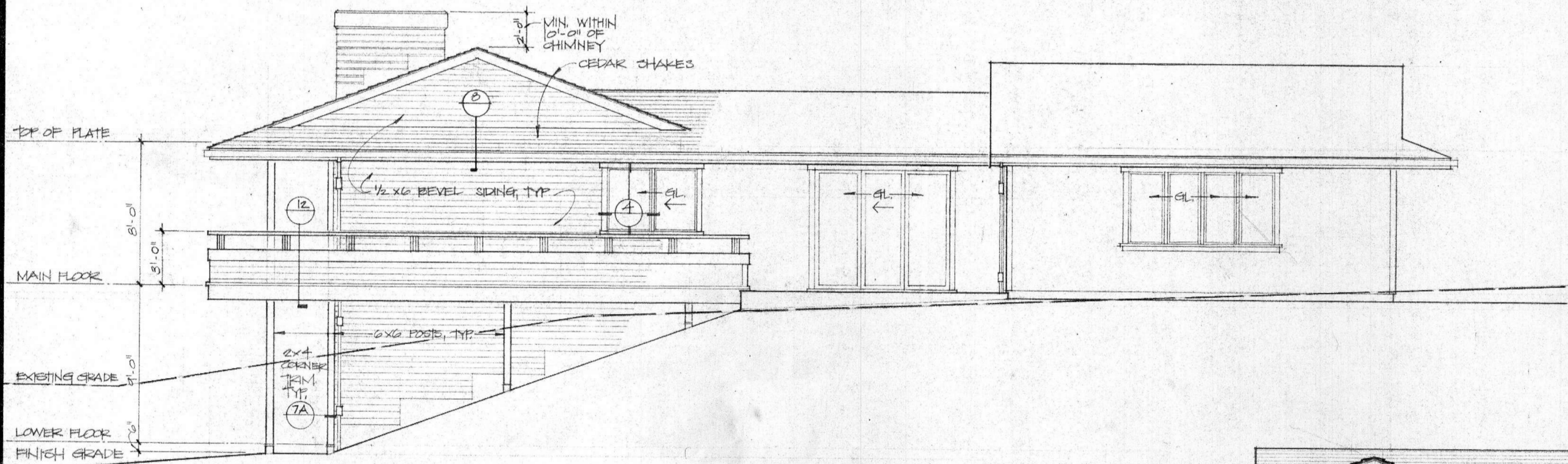
MAIN FLOOR PLAN, DOOR TYPES
ROOM FINISH SCHEDULE
DATE: 9 AUG 82
DRAWN: [Signature] CHECKED: DD

SHEET **A3**
OF 5 SHEETS

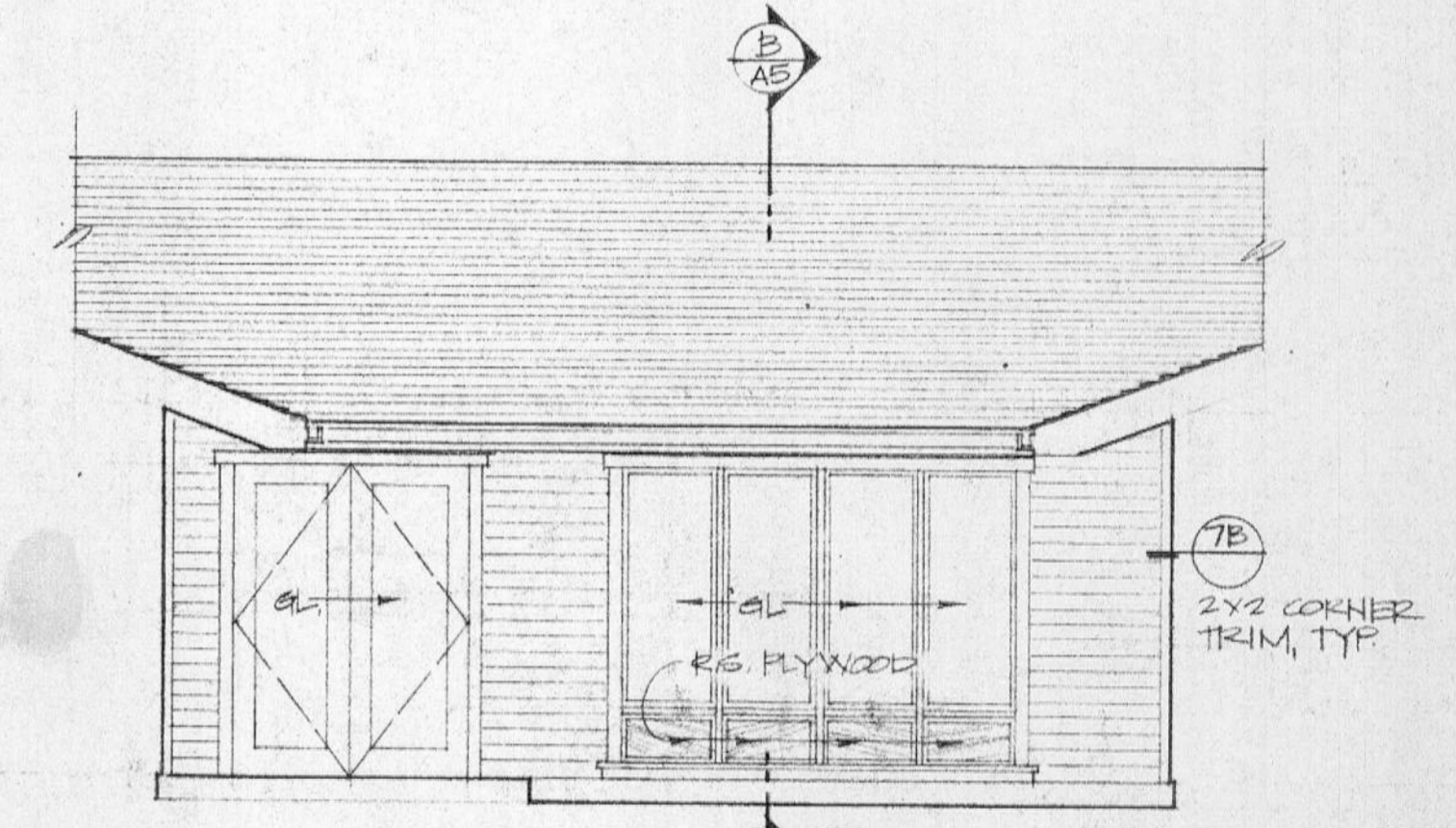


NORTH ELEVATION
SCALE: 1/4" = 1'-0" TYPICAL

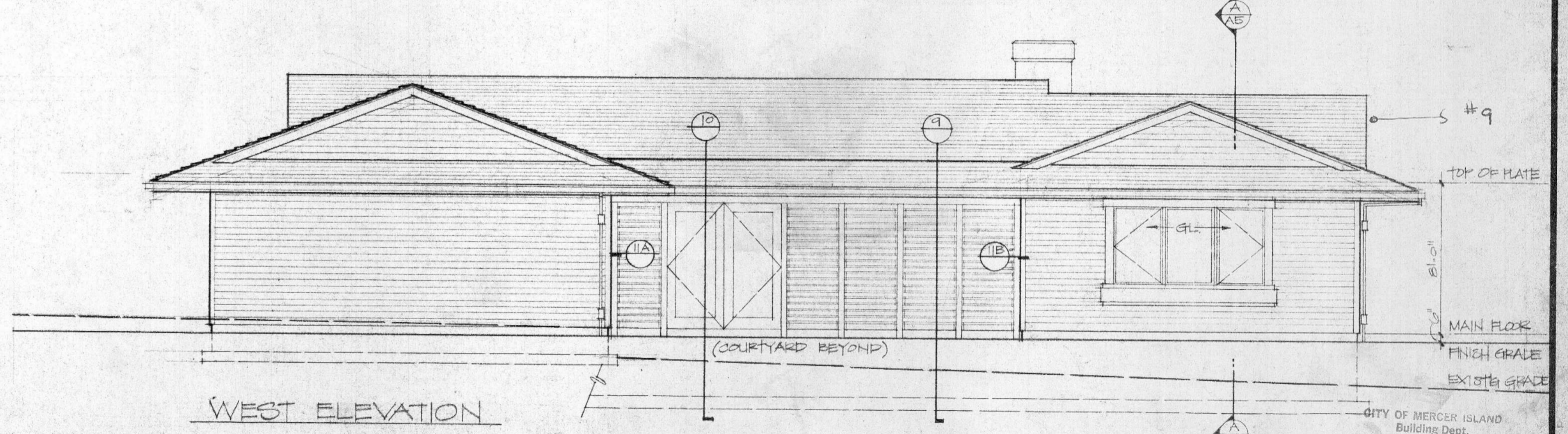
EAST ELEVATION



SOUTH ELEVATION



WEST/COURTYARD ELEVATION



WEST ELEVATION

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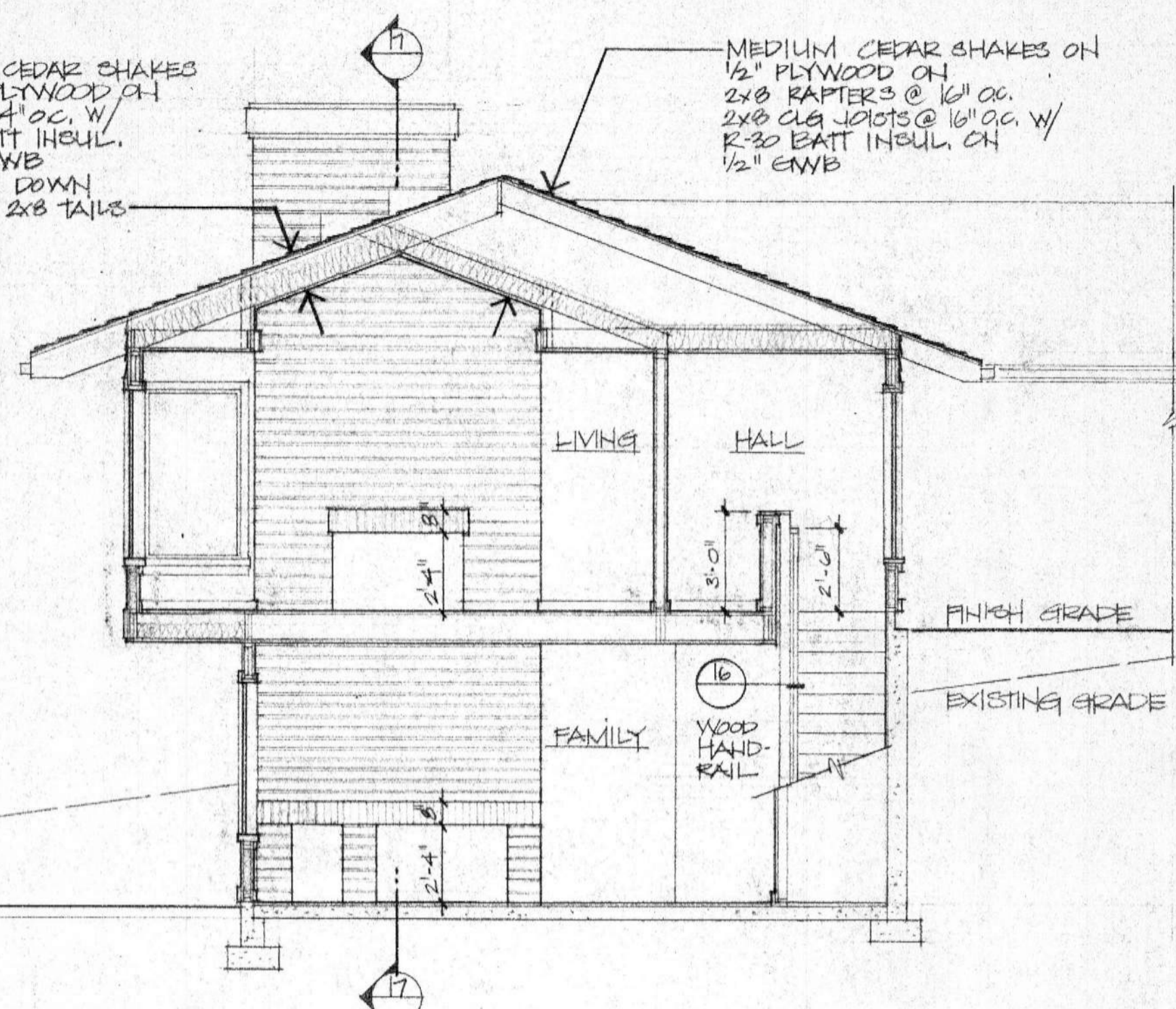
| | | |
|---------------------|-------------------|-----------------|
| EXTERIOR ELEVATIONS | | SHEET A4 |
| DATE 9 AUG 82 | REVISIONS | OF 5 SHEETS |
| DRAWN <i>EG</i> | CHECKED <i>DD</i> | |

MEDIUM CEDAR SHAKES ON 1/2" PLYWOOD ON 2x12 @ 24" OC. W/ R-30 BATT INSUL. ON 1/2" GWB CUT TAILS DOWN TO MATCH 2x8 TAILS

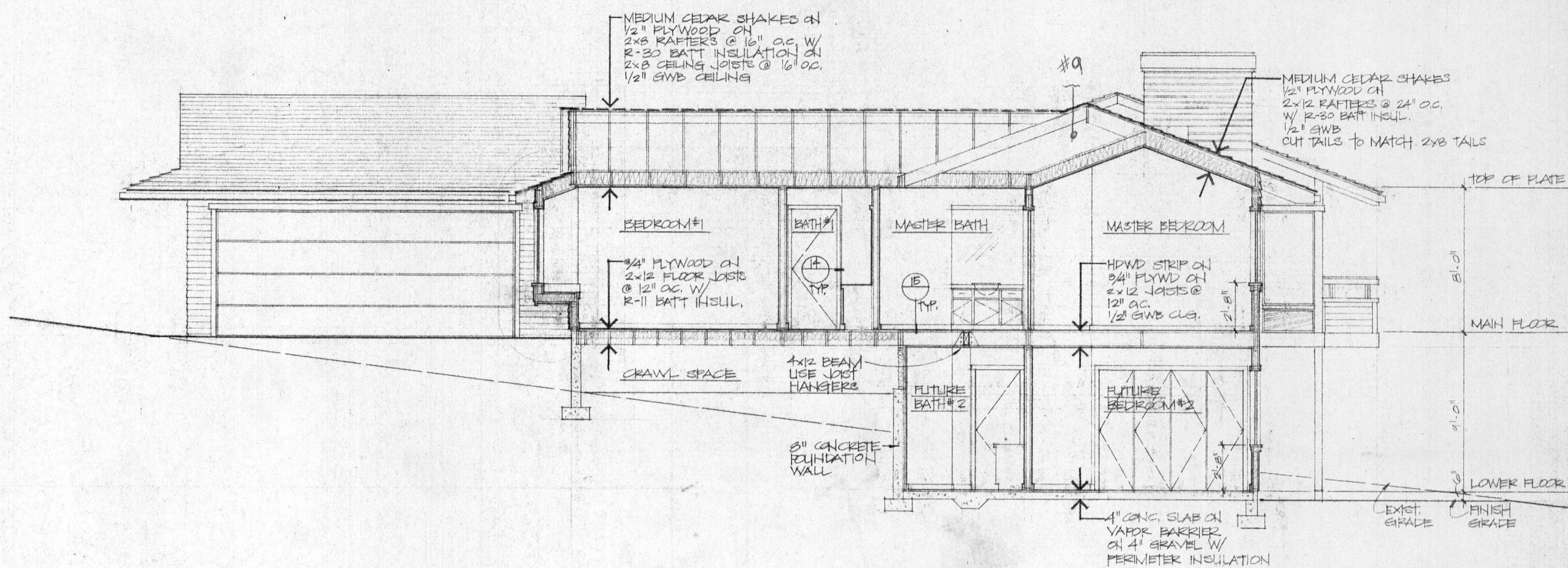
MEDIUM CEDAR SHAKES ON 1/2" PLYWOOD ON 2x8 RAFTERS @ 16" OC. 2x8 CLR JOISTS @ 16" OC. W/ R-30 BATT INSUL. ON 1/2" GWB

MEDIUM CEDAR SHAKES ON 1/2" PLYWOOD ON 2x8 RAFTERS @ 16" OC. W/ R-30 BATT INSULATION ON 2x8 CEILING JOISTS @ 16" OC. 1/2" GWB CEILING

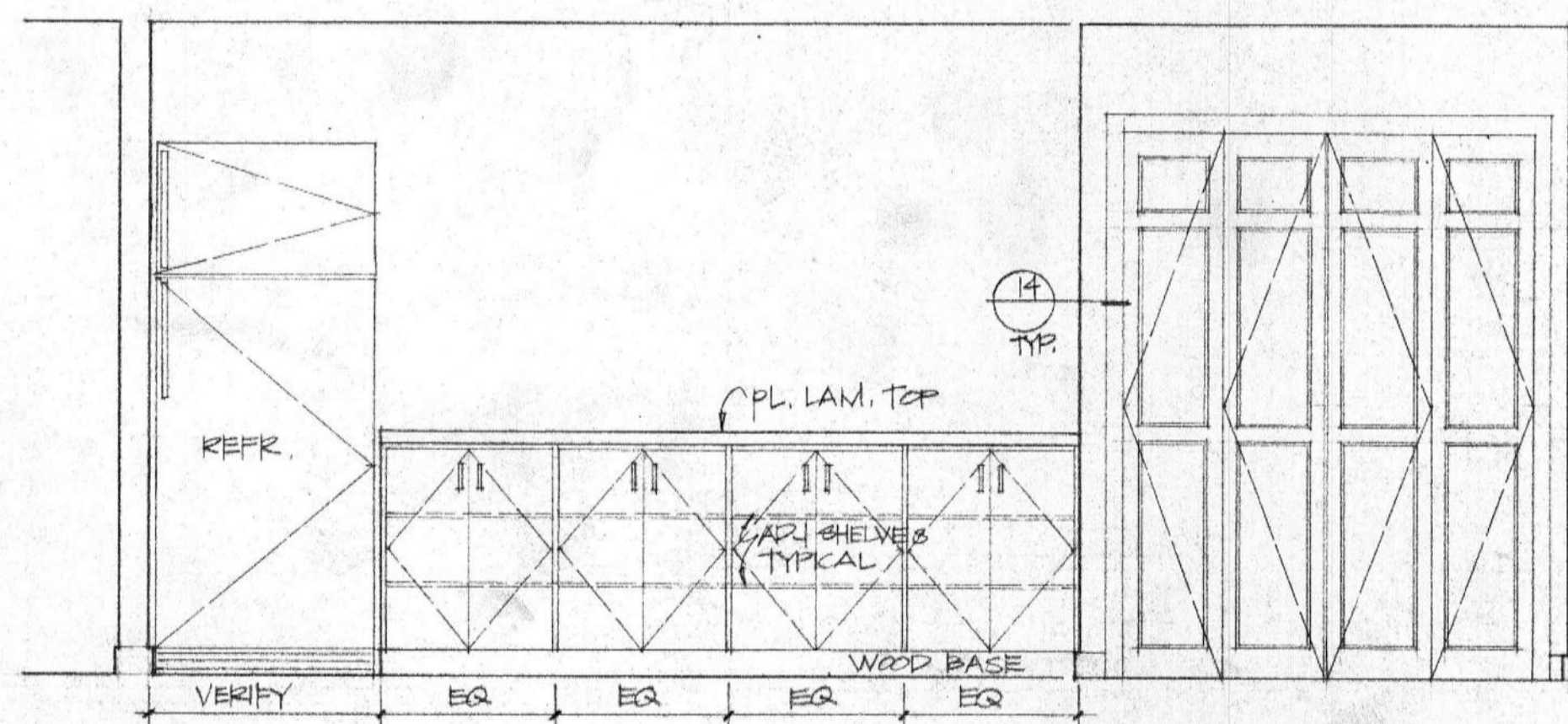
MEDIUM CEDAR SHAKES ON 1/2" PLYWOOD ON 2x12 RAFTERS @ 24" OC. W/ R-30 BATT INSUL. 1/2" GWB CUT TAILS TO MATCH 2x8 TAILS



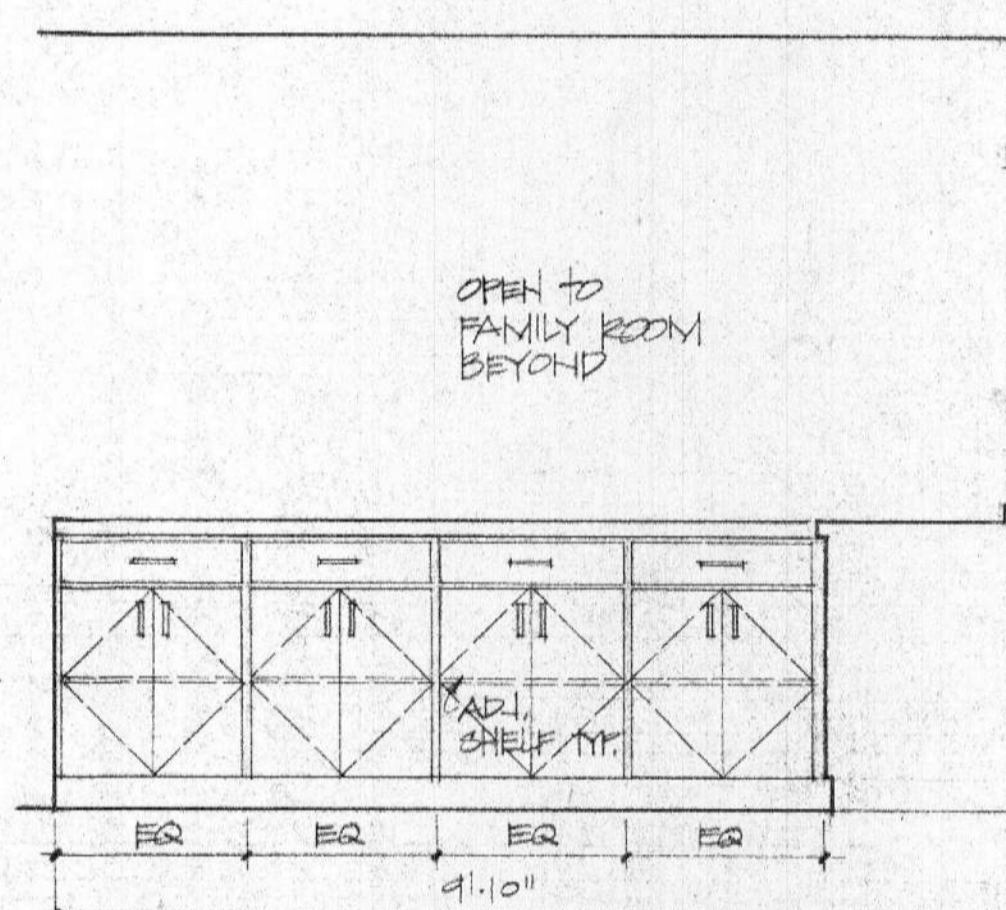
SECTION B
SCALE: 1/4" = 1'-0"



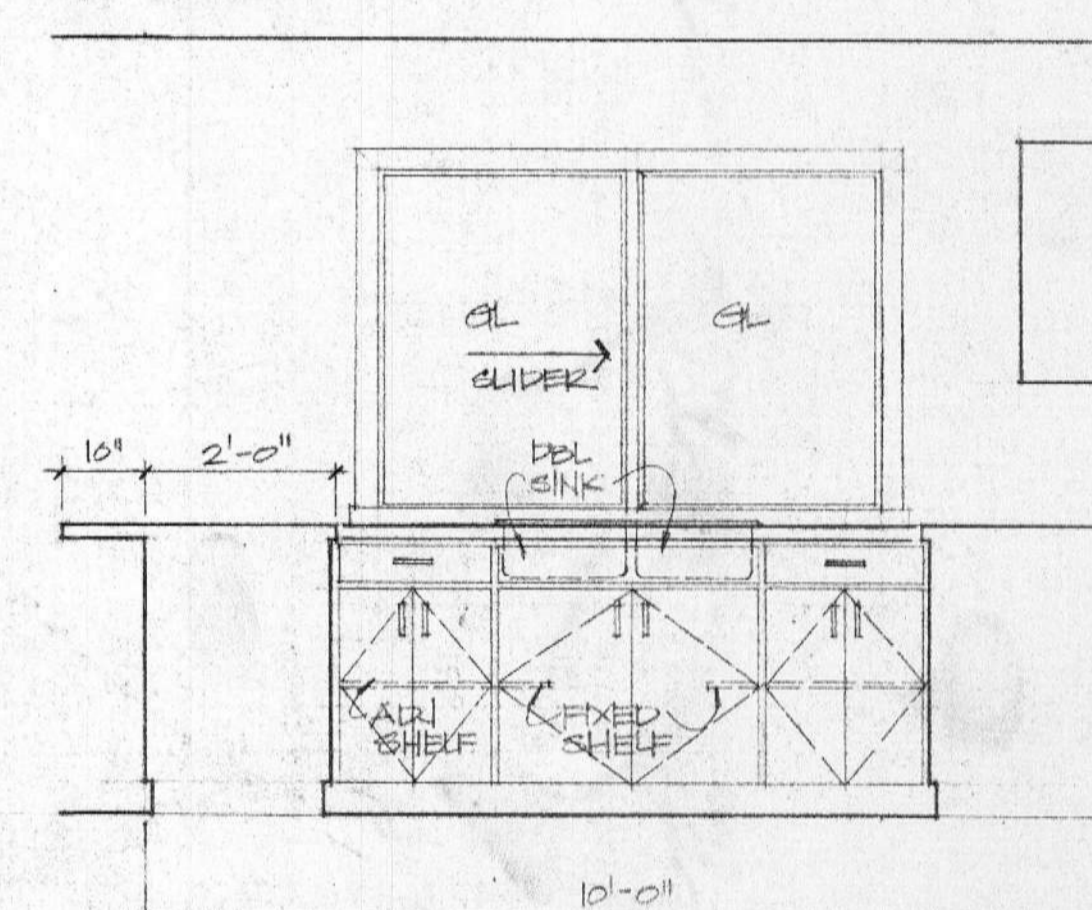
SECTION A
SCALE: 1/4" = 1'-0"



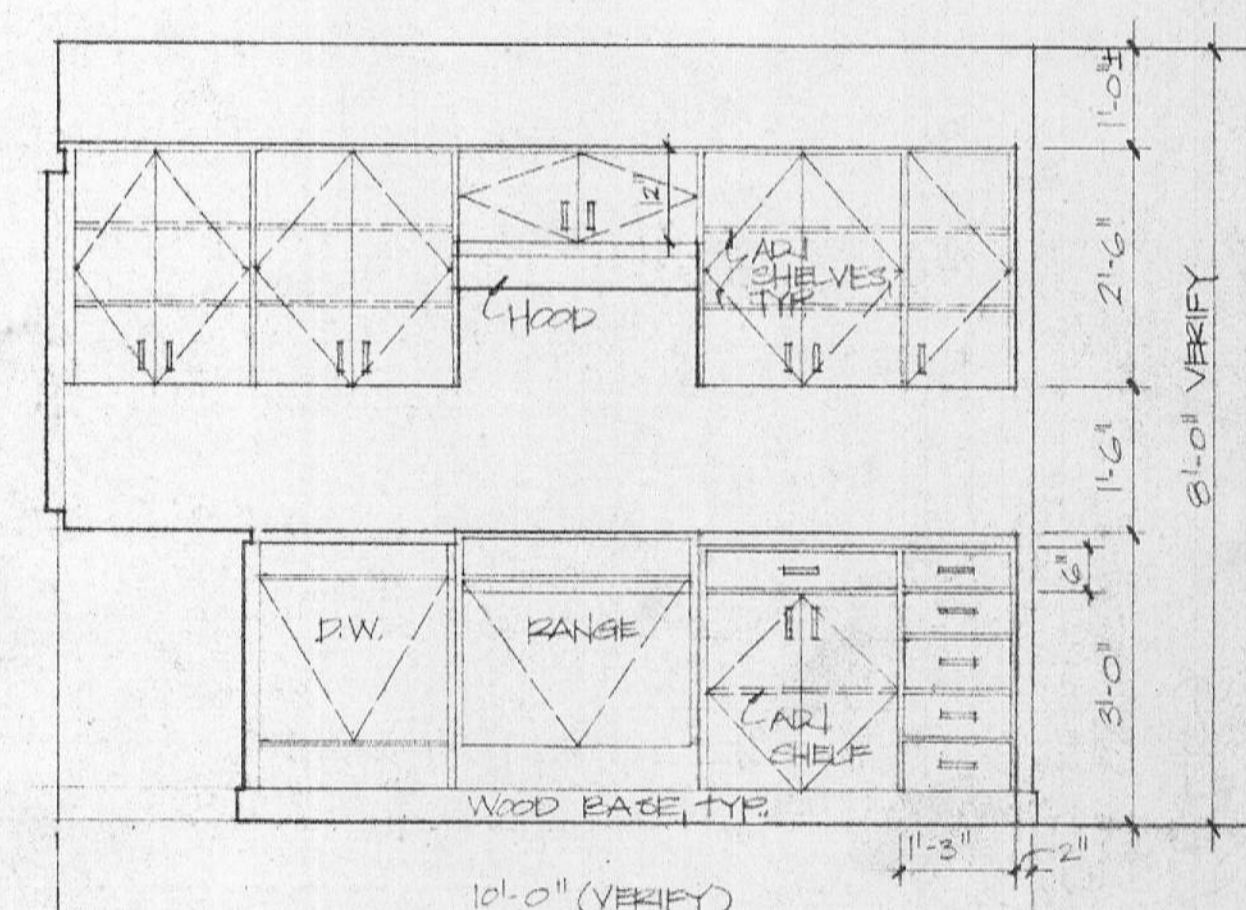
1 FAMILY ROOM
INTERIOR ELEVATIONS, SCALE: 1/2" = 1'-0" TYP.



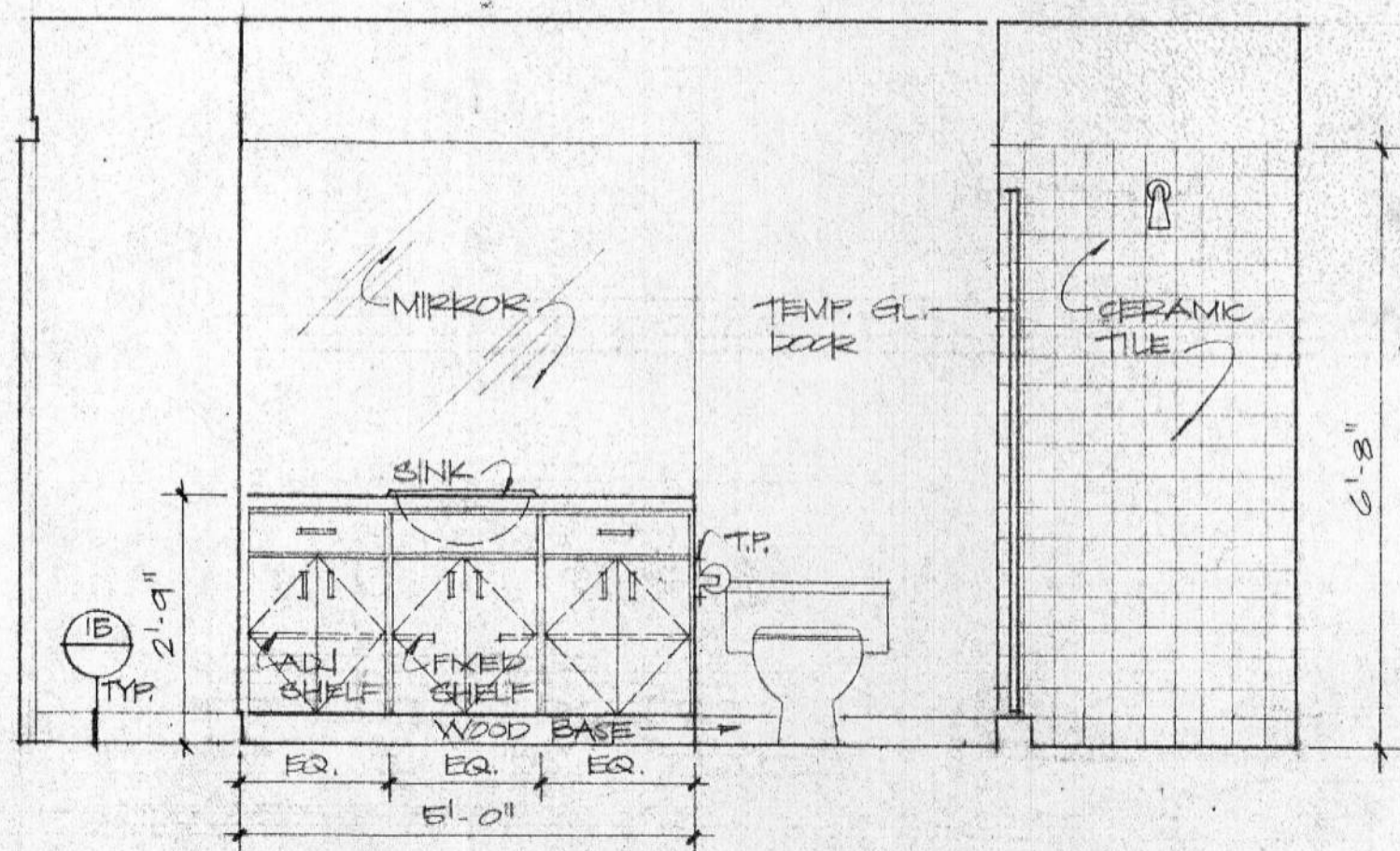
2 KITCHEN - EAST



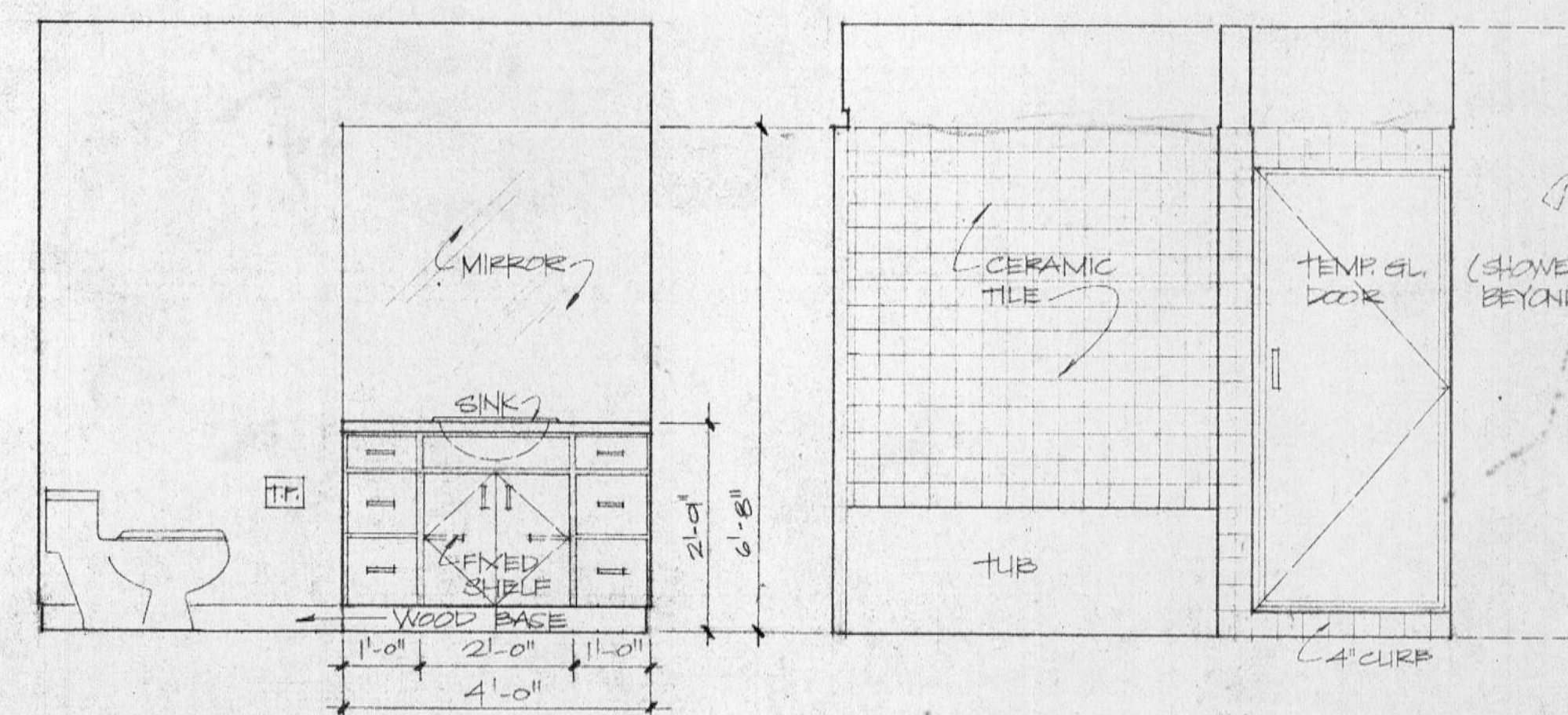
3 KITCHEN - SOUTH



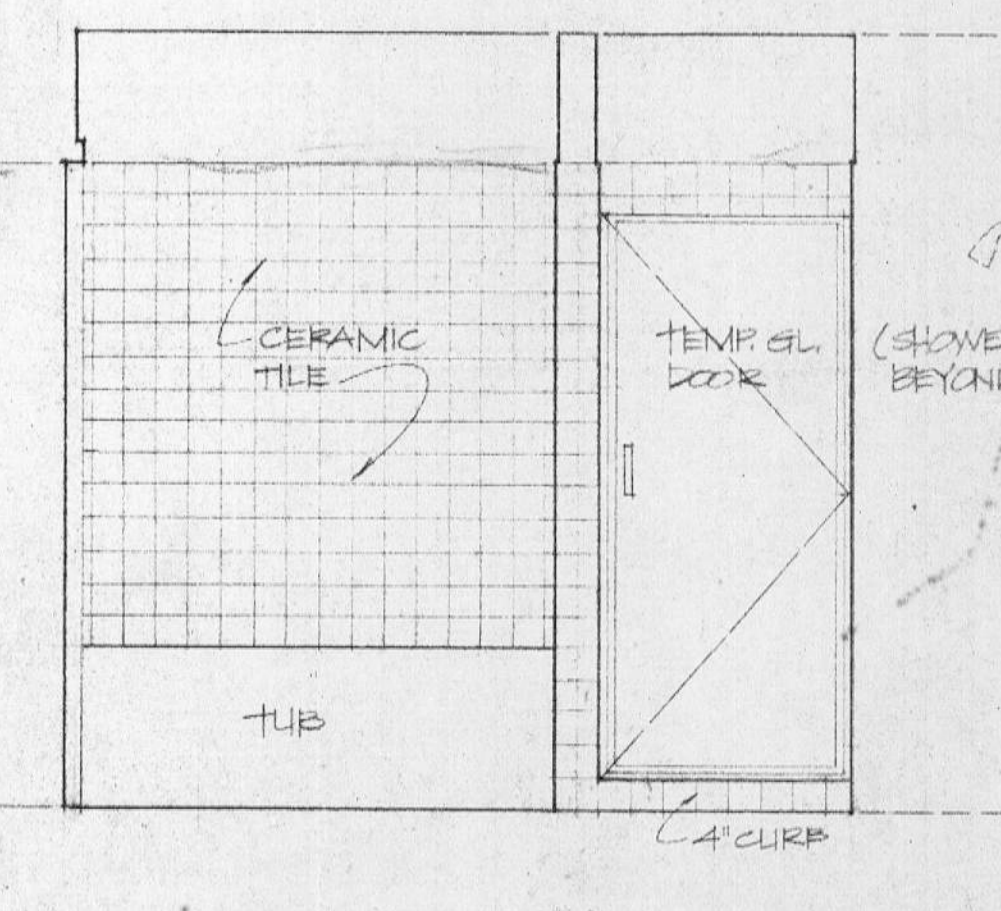
4 KITCHEN - WEST



5 BATH #1



6 MASTER BATH - SOUTH



7 MASTER BATH - NORTH

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BUILDING SECTIONS
INTERIOR ELEVATIONS
DATE 9 AUG 82
DRAWN CK CHECKED PD

SHEET
A5

AUG 11 1982