

ABBREVIATIONS:

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BLW	BELOW
BOT	BOTTOM
BOW	BOTTOM OF WALL
CAB	CABINET
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTERPOINT
DET	DETAIL
DIAM	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
D/W	DISHWASHER
EA	EACH
EX	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FN GRDE	FINISHED GRADE
FNDN	FOUNDATION
FLR	FLOOR
FP	FIREPLACE
GA	GAUGE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HGT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LV	LOW VOLTAGE
MTL	METAL
MFR	MANUFACTURER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFC	NOT FOR CONSTRUCTION
OC	ON CENTER
PL	PROPERTY LINE
RAD	RADIUS
RE	REFER TO
SIM	SIMILAR
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD
WDW	WINDOW

DUTY OF COOPERATION:

RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR, + JEFFREY ALMETER. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO JEFFREY ALMETER. FAILURE TO DO SO SHALL RELIEVE JEFFREY ALMETER FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF JEFFREY ALMETER IS UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE JEFFREY ALMETER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.

MERCER RESIDENCE

6950 SE MAKER ST, MERCER ISLAND, WA 98040

LOT COVERAGE / IMPERVIOUS CALCS:

LOT AREA	8,750 FT ²
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE:	(35%) 3,062.50 FT ²
LOT SLOPE CALCULATION:	20.1% SLOPE
HIGH POINT 242.5	
LOW POINT 215.0	
HORIZONTAL DISTANCE 133'	
EXISTING ROOF IMPERVIOUS SURFACE:	3,010 FT ²
EXISTING DRIVES + WALKS IMPERVIOUS SURFACE:	1,970 FT ²
EXISTING IMPERVIOUS:	4,980 FT ²
EXISTING IMPERVIOUS TO BE REMOVED:	4,980 FT ²
EXISTING IMPERVIOUS SURFACE TO REMAIN:	0 FT ²
PROPOSED STRUCTURE IMPERVIOUS (INC UPPER DECK):	1,897 FT ²
PROPOSED DRIVES IMPERVIOUS:	802 FT ²
PROPOSED HARDSCAPE:	82 FT ²
TOTAL IMPERVIOUS:	2,781 FT ²
TOTAL IMPERVIOUS SURFACE UPON COMPLETION:	(31.8%) 2,781 FT ²
PROPOSED LANDSCAPE AREA (REMAINDER OF LOT (68.2%):	5,969 FT ²
EXCEPT AREAS OF EXISTING ROCKERY:	

PROJECT INFO:

PROJECT ADDRESS:
6950 SE MAKER ST
MERCER ISLAND, WA 98040

SCOPE OF WORK:
NEW SINGLE FAMILY RESIDENCE

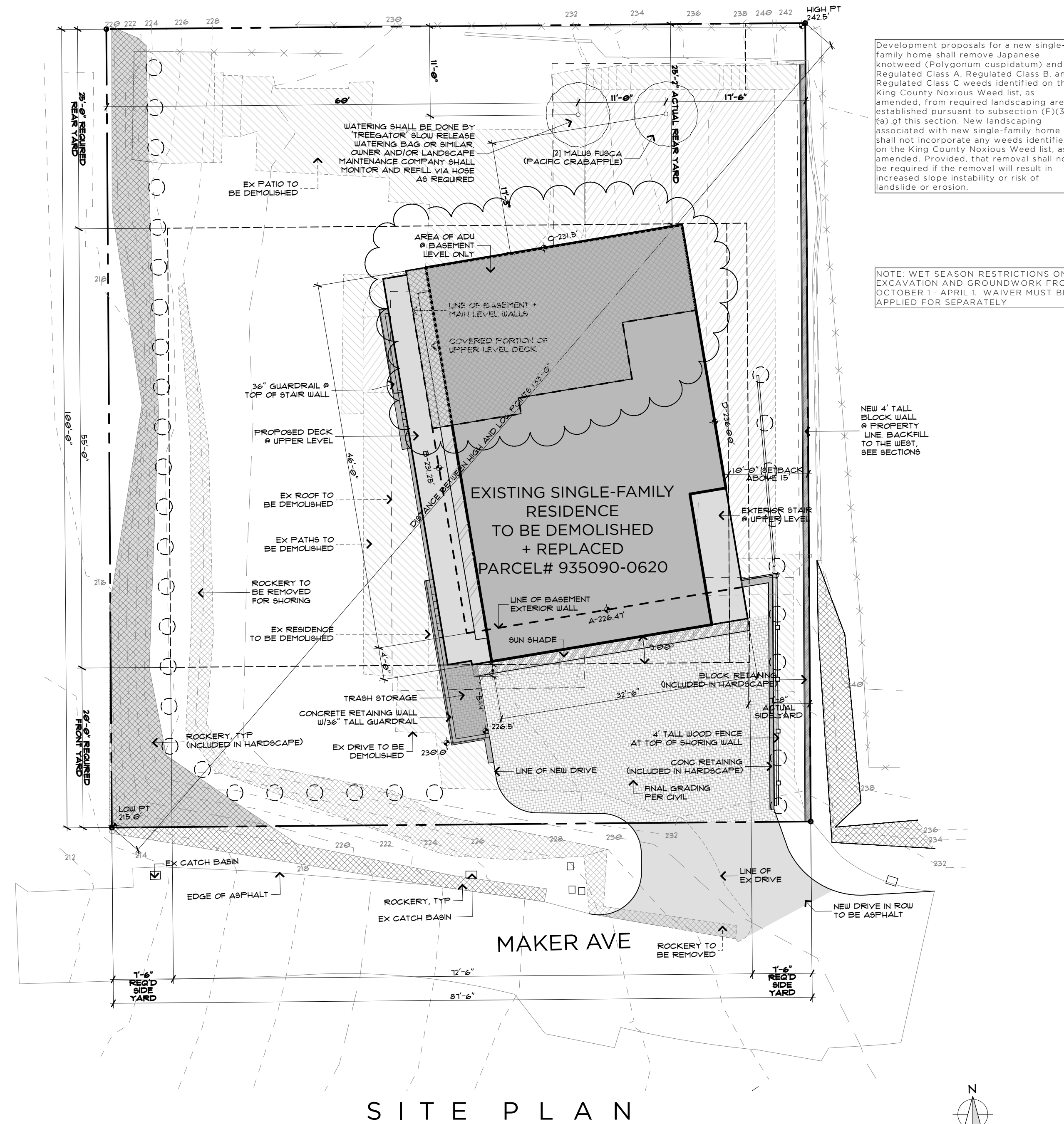
ZONE:
R-8.4

LEGAL DESCRIPTION:
WHITE BROS 1ST TO EAST SEATTLE 46-47-48 & W 1/2 OF 49 BLOCK 3, LOT 46 TO 49

ACCESSOR'S PARCEL NUMBER:
935090-0620

BUILDING CODE + OCCUPANCY:
2018 IRC, IBC, IFB, WSEC, 2018 IMC, IFGC, UPC WILL BE DEFERRED PERMITS BY INDIVIDUAL TRADES
R-3 SINGLE FAMILY RESIDENTIAL (RESIDENCE)
U STORAGE (GARAGE, STORAGE)

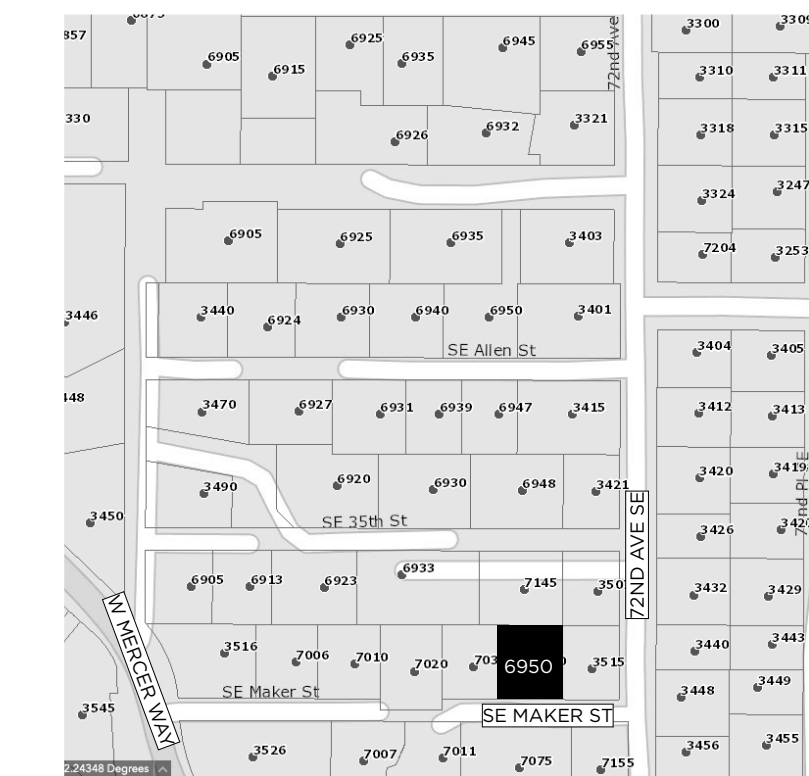
TYPE OF CONSTRUCTION:
TYPE-VB SPRINKLERED - NFPA 13D
PROVIDE MONITORED 'CHARGER 29' NFPA 72 FIRE ALARM SYSTEM



HARDSCAPE CALCULATIONS:

LOT AREA	8,750 FT ²
MAXIMUM ALLOWABLE HARDSCAPE AREA:	(9%) 787.5 FT ²
EXISTING ROCKERY AT WESTERN PROPERTY:	496 FT ²
PROPOSED TRASH AREA, STEPS ON GRADE AT SW CORNER, STEPS ON GRADE AT NW CORNER, PATH BETWEEN STEPS (INCLUDING RETAINING WALLS):	91 FT ²
PROPOSED CONCRETE RETAINING AT DRIVEWAY:	17 FT ²
PROPOSED BLOCK WALL AT EAST PROPERTY:	63 FT ²
TOTAL PROPOSED HARDSCAPE:	(7.6%) 667 FT ²

VICINITY MAP:



PLAN LEGEND:

	EXISTING WALL TO REMAIN
	NEW FULL-HEIGHT WALL
	NEW FULL-HEIGHT CONCRETE WALL
	PARTIAL-HEIGHT WALL
	PROPERTY LINE
	BUILDING / STRUCTURE ABOVE
	BUILDING / STRUCTURE BELOW
	CENTERLINE
	AREA OF DRAWING REVISION
	ELEVATION MARKER
	SECTION MARKER

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
- APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF BELOW NOTED INTERVALS.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.
- PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION.
- MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.

FLOOR AREAS:

LOT AREA:	8,750 FT ²
MAXIMUM ALLOWABLE GFA:	(40%) 3,500 FT ²
ADDITIONAL GFA FOR ADU:	(5%) 437.5 FT ²
TOTAL ALLOWABLE GFA W/ ADU:	(45%) 3,937.5 FT ²
MAIN RESIDENCE BASEMENT GFA:	(1,024 FT ²)
BASEMENT ADU GFA:	(586 FT ²)
BASEMENT SUBTOTAL:	(1,610 FT ²)
(937.5 FT ² EXCLUDED SEE BELOW):	
FIRST FLOOR GFA (EXCLUDE STAIR PER 19.02.02.D.2.c):	672 FT ²
SECOND FLOOR GFA (EXCLUDE ELEVATOR SHAFT PER 19.02.02.D.b, 100% AT BASEMENT LEVEL + 100% AT FIRST FLOOR):	1,669 FT ²
SECOND FLOOR COVERED DECK GFA:	66 FT ²
TOTAL GROSS FLOOR AREA:	(44.9%) 3,936 FT ²

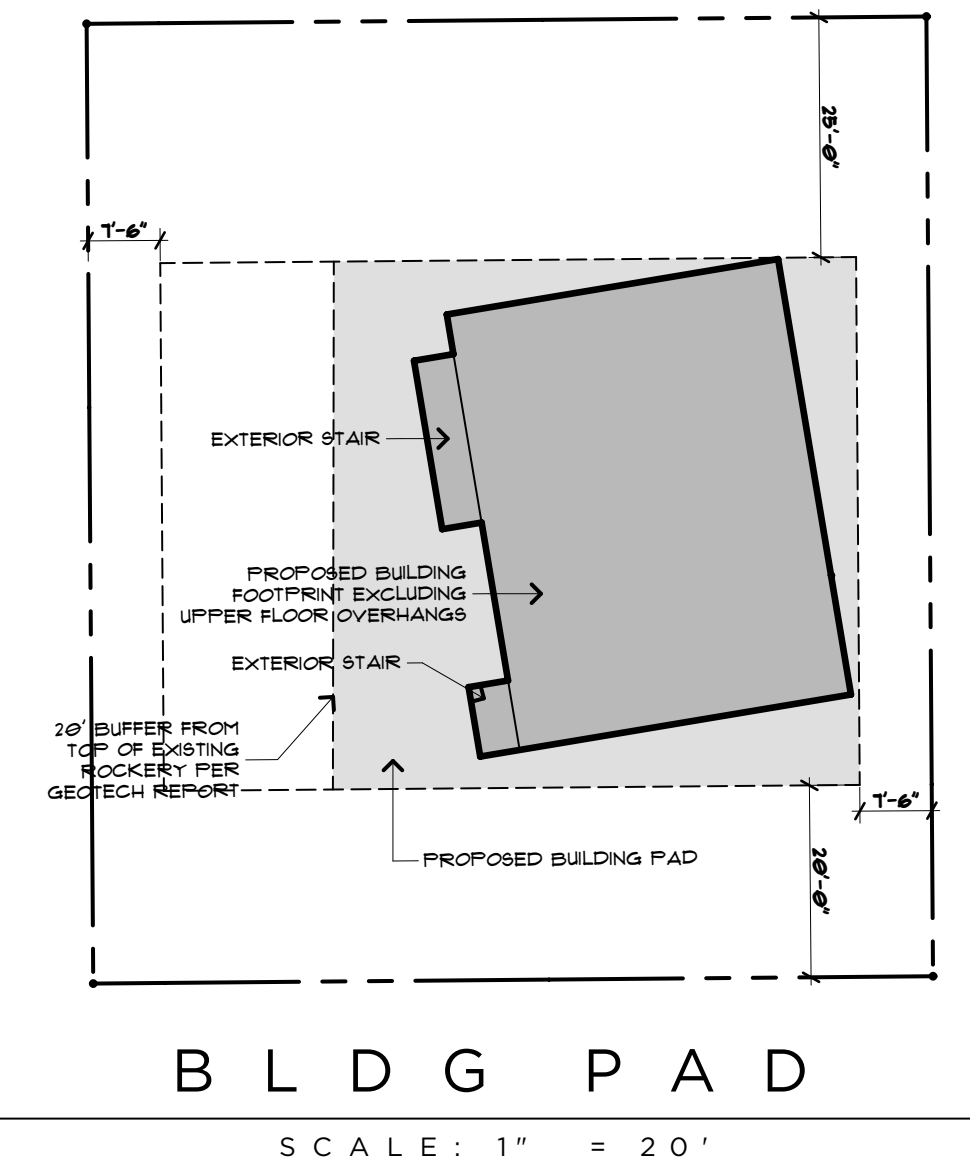
BASEMENT FLOOR EXCLUSION CALCS:

WALL SEGMENT	LENGTH	COVERAGE %	RESULT
A	35'	0%	0'
B	46'	59.37%	27'-3"
C	35'	60.42%	21'-1"
D	46'	100%	46'-0"
TOTALS	162'		94'-4"

1,610 FT² X 58.23% = 937.5 FT² EXCLUDED
1,610 FT² - 937.5 FT² = 672.5 FT²

AVERAGE BUILDING ELEVATION CALCS:

SEGMENT 'A' ELEVATION:	226.47'
SEGMENT 'A' LENGTH:	35'
SEGMENT 'A' ELEVATION x LENGTH:	7,926.45 FT ²
SEGMENT 'B' ELEVATION:	231.25'
SEGMENT 'B' LENGTH:	46'
SEGMENT 'B' ELEVATION x LENGTH:	10,637.5 FT ²
SEGMENT 'C' ELEVATION:	231.50'
SEGMENT 'C' LENGTH:	35'
SEGMENT 'C' ELEVATION x LENGTH:	8,102.50 FT ²
SEGMENT 'D' ELEVATION:	236.00'
SEGMENT 'D' LENGTH:	46'
SEGMENT 'D' ELEVATION x LENGTH:	10,856.00 FT ²
TOTAL OF AGGREGATE ELEVATION:	37,522.45'
TOTAL OF SEGMENT LENGTHS:	162'
AVERAGE BUILDING ELEVATION:	231.62'



MERCER RESIDENCE
6950 SE MAKER ST, MERCER ISLAND, WA

PROJECT INFORMATION

RELEASE
ADU PERMIT
22 MAY 2023

A 1.0
MAKER AVE

PLAN NOTES:

- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- ALL INTERIOR WALLS SHALL BE 2x4 UNO.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1 1/8" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 5/8" TYPE 'X' GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M501.1 AND M506.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 36" WIDTH.
 - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
 - MINIMUM 6'-8" HEAD ROOM.
 - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC M507.3.5 AND SHALL RUN INTERMITTENTLY.

WSEC 2018 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
 - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
 - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
 - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
 - ALL CEILINGS OVER UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
 - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
 - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
 - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
 - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
 - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5c).
- AT CRAWL SPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

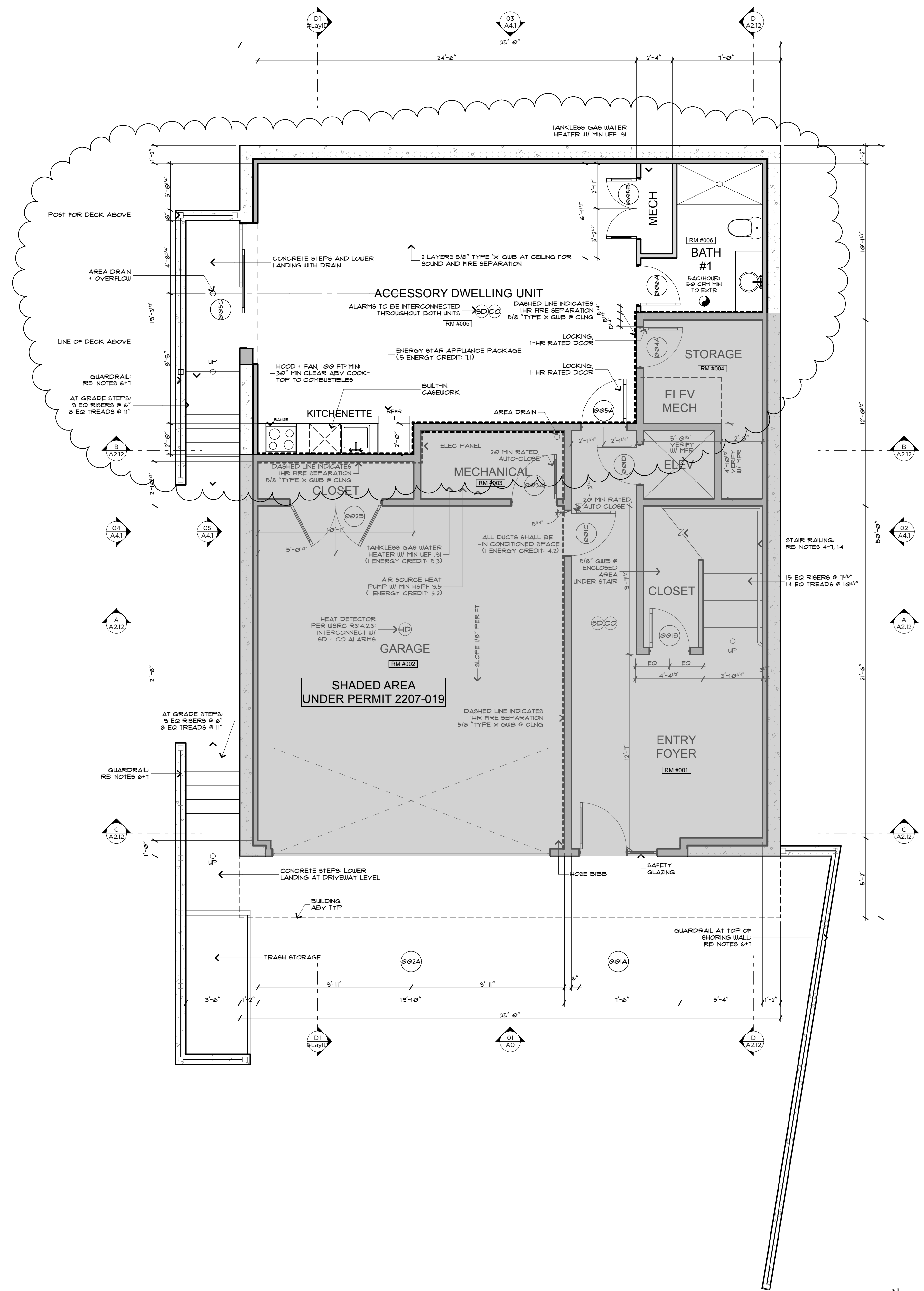
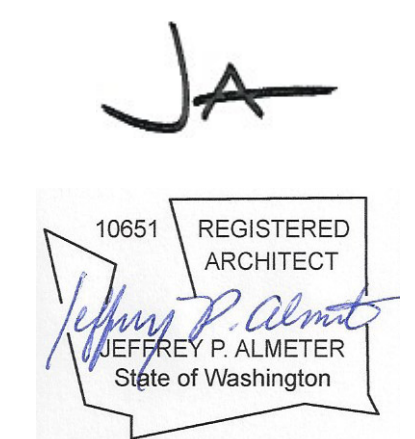
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BASEMENT PLAN

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

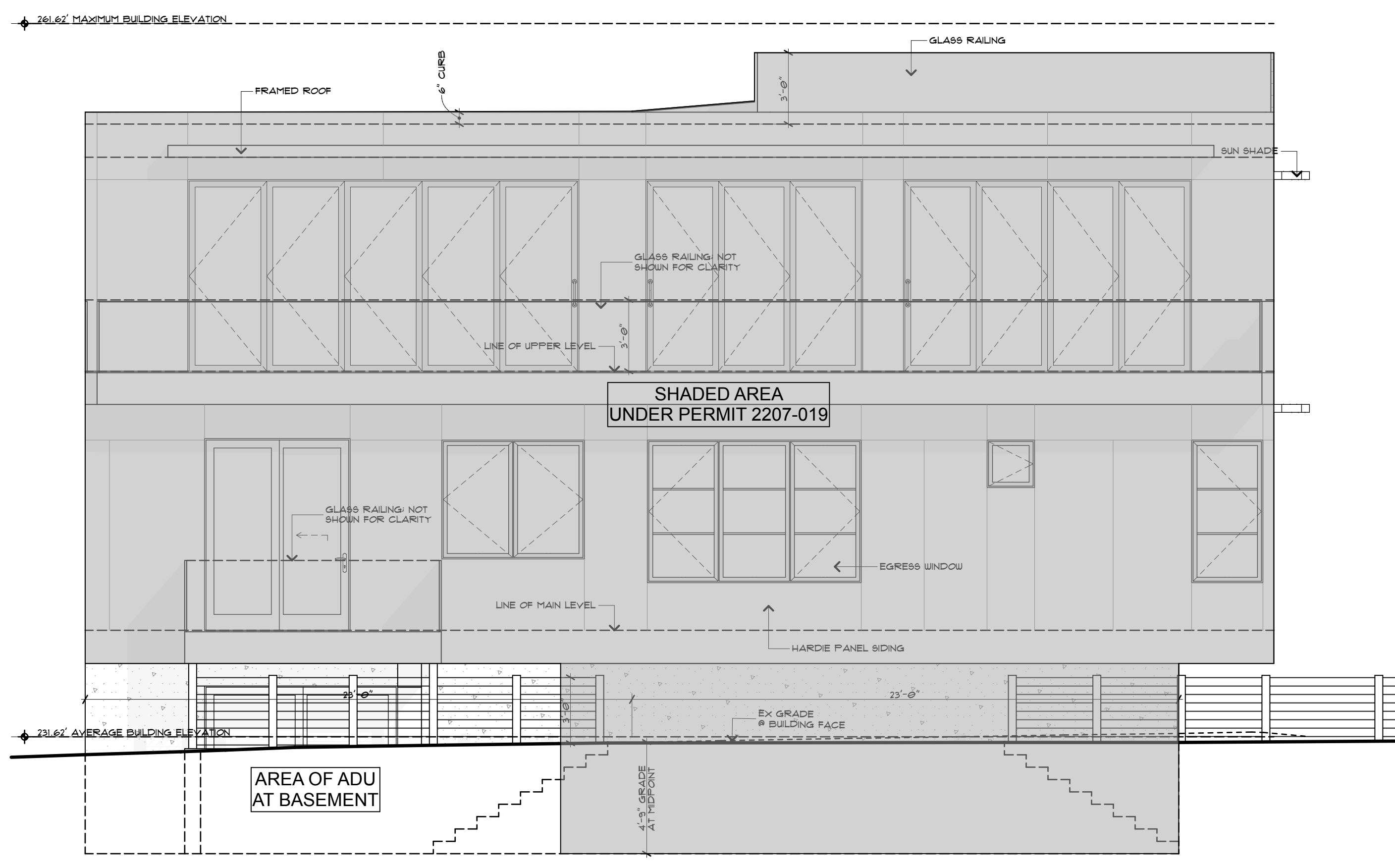
MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

BASEMENT FLOOR PLAN

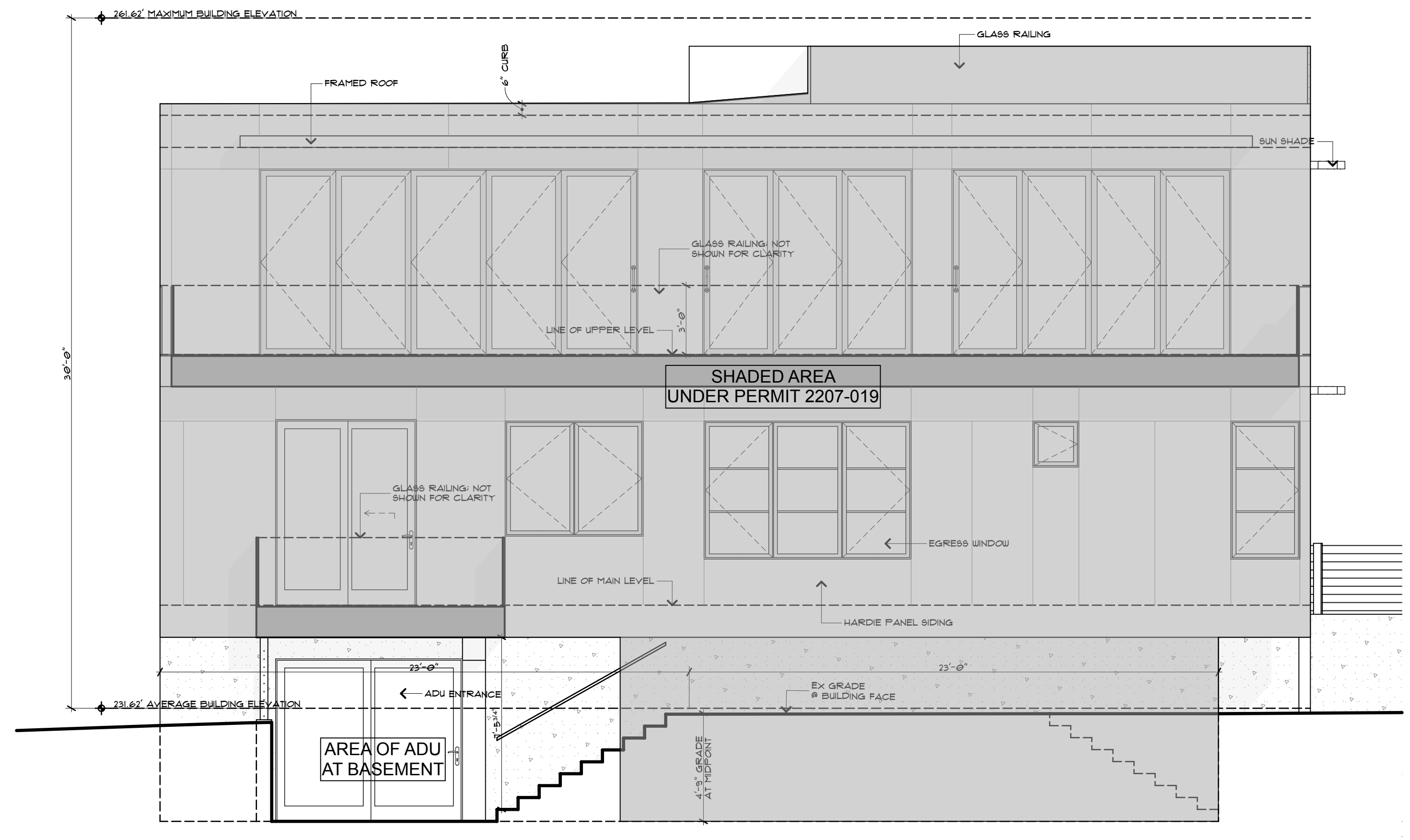
RELEASE
21 MARCH 2022
PERMIT CORRECTIONS
20 FEBRUARY 2023

A 3.0

MAKER AVE



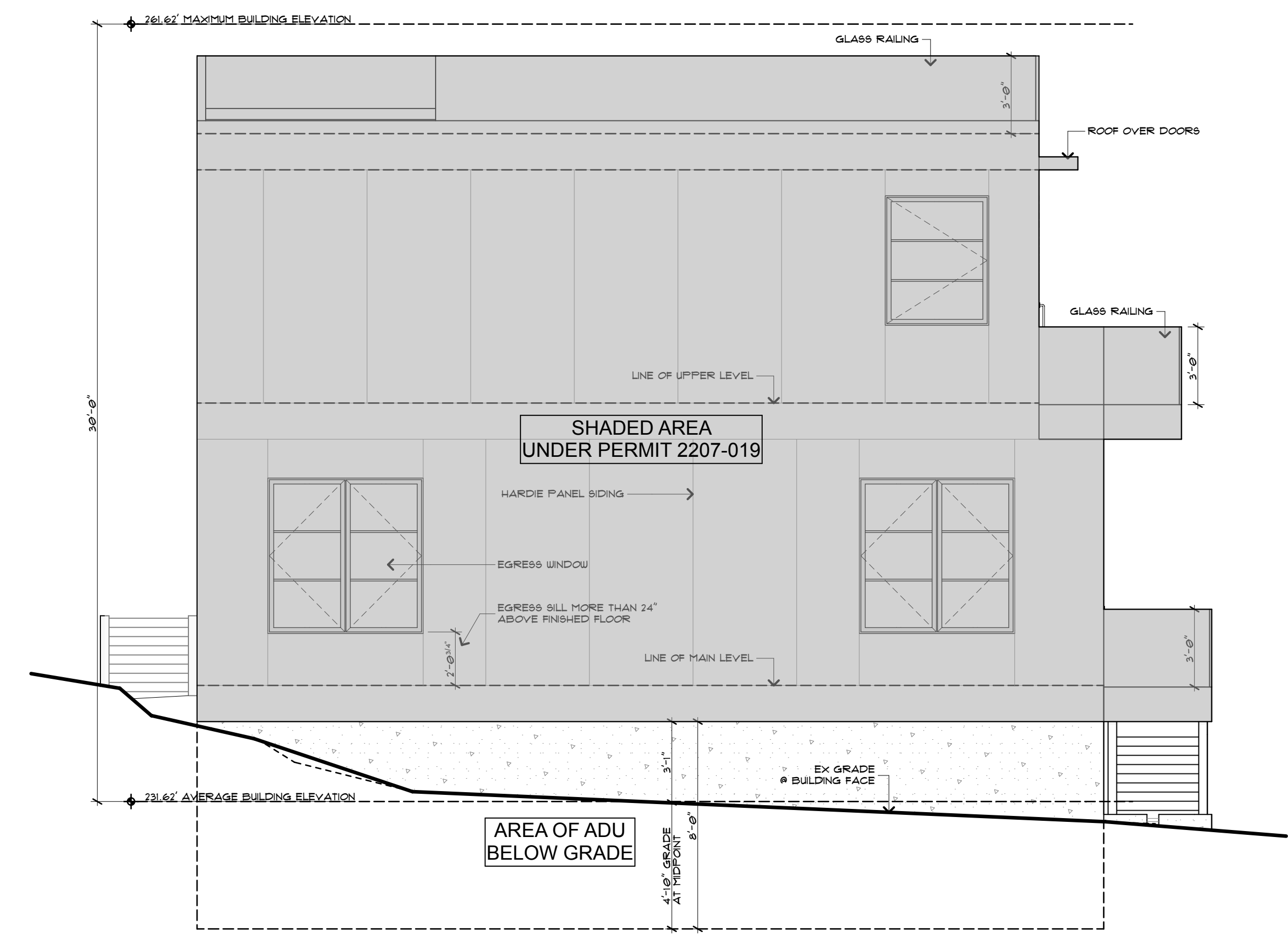
WEST ELEVATION 2
 SCALE: 1/4" = 1'-0"



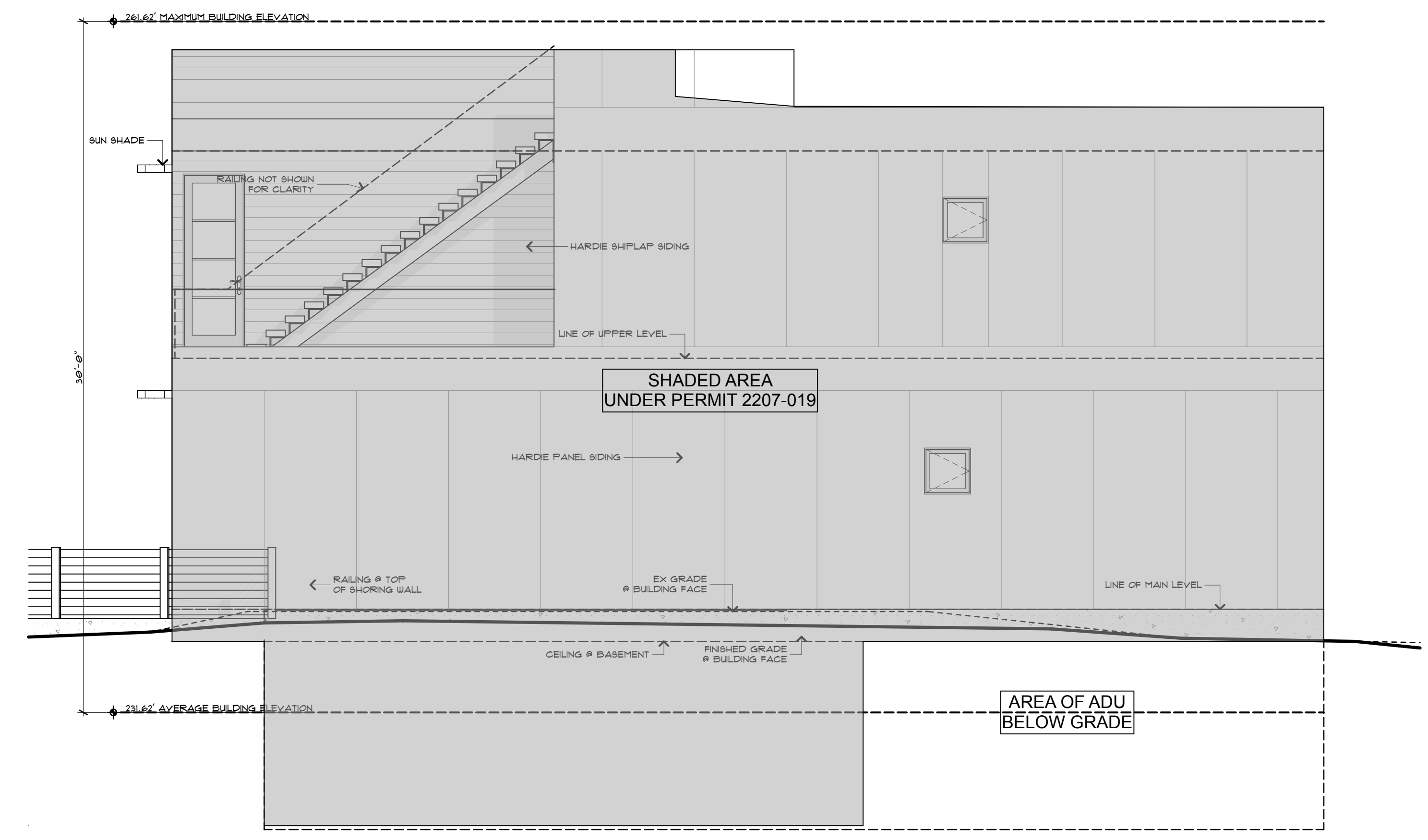
WEST ELEVATION 2
 SCALE: 1/4" = 1'-0"

REVIEW AND APPROVAL OF THE DEFERRED SUBMITTAL FOR THE GLASS GUARD SYSTEM AND ATTACHMENTS IS REQUIRED BY THE CITY PRIOR TO FABRICATION OF THE COMPONENTS.

NOTE: ALL EXTERIOR WATERPROOFING OF WALLS INCLUDING DOOR + WINDOW OPENINGS SHALL BE BY GENERAL CONTRACTOR



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



EAST ELEVATION 3
 SCALE: 1/4" = 1'-0"