

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" - 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 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 CONDITIONED 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 @ INTERIOR FRAMED WALL.
 - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-30 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 CRAWLSPACES 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.

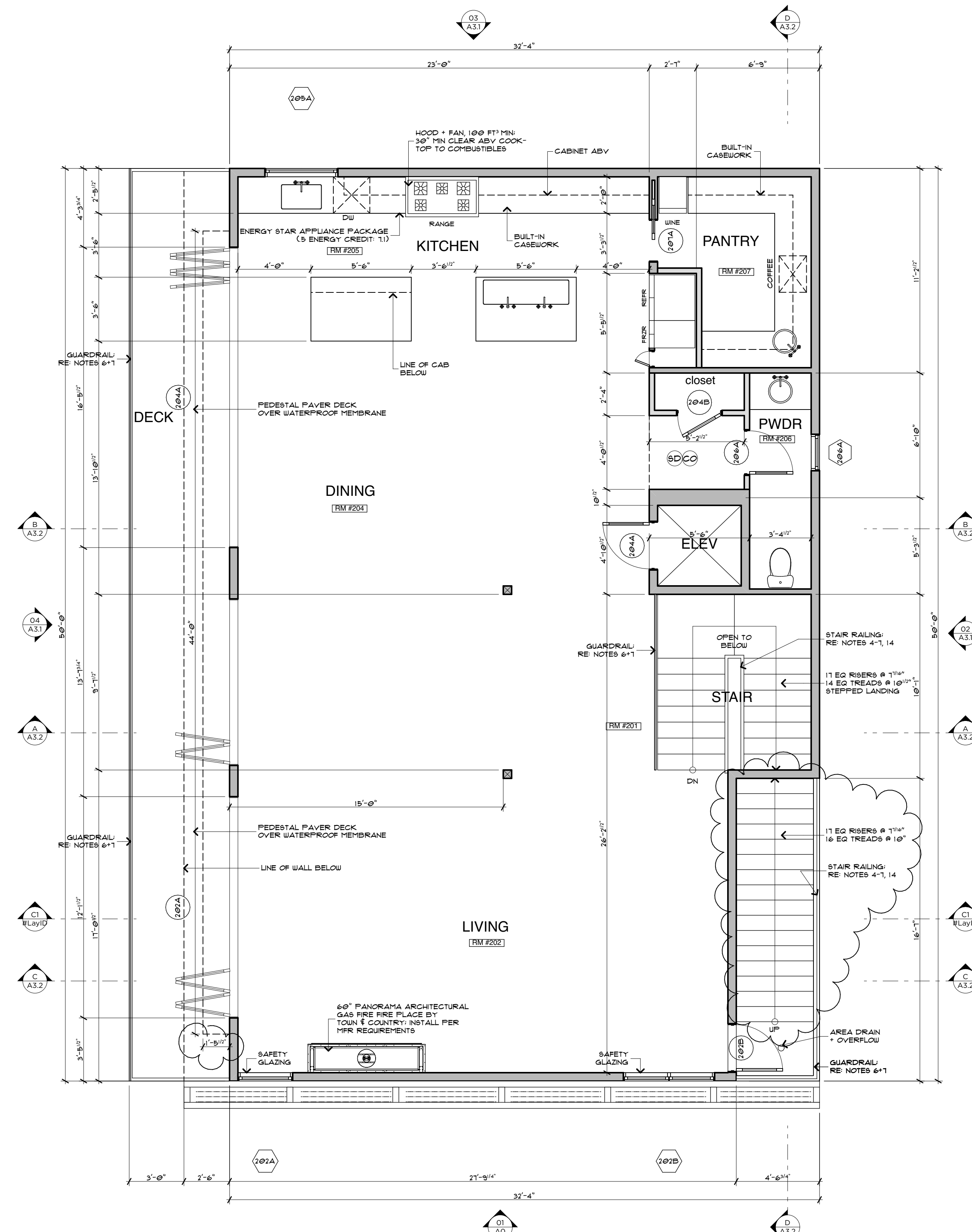
FLOOR AREAS:

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:	[528 FT ²]
(INCLUDES STAIRS TO MAIN LEVEL, 81 FT ²)	
ELEVATOR SHAFT @ BASEMENT:	[20 FT ²]
GARAGE GFA:	[472 FT ²]
BASEMENT ADU GFA:	[582 FT ²]
BASEMENT SUBTOTAL:	[1,602 FT²]
(92.49 FT ² EXCLUDED SEE BELOW):	691 FT ²
FIRST FLOOR GFA:	1,640 FT ²
(EXCLUDE STAIR PER 19.02.020.D.2.c):	(81 FT ²)
ELEVATOR SHAFT:	20 FT ²
SECOND FLOOR GFA:	1,521 FT ²
(EXCLUDE ELEVATOR SHAFT):	(20 FT ²)
SECOND FLOOR COVERED DECK GFA:	64 FT ²
TOTAL GROSS FLOOR AREA:	(44.9%) 3,936 FT ²

BASEMENT FLOOR EXCLUSION CALCS:

WALL SEGMENT	LENGTH	COVERAGE %	RESULT
A	34'-10"	0%	0'
B	4'-10 1/4"	52.93%	2'-3 3/8"
C	3'-6"	0%	0'
D	37'-7 3/4"	59.64%	22'-5 7/16"
E	34'-10"	60.42%	21'-0 1/8"
F	46"	100%	46'-0"
TOTALS	161'-8"		92'-3 3/16"

92'-3 3/16" / 161'-8" = 56.96%
 1,602 FT² X 56.96% = 912.49 FT² EXCLUDED
 1,602 FT² - 912.49 FT² = 689.51 FT²



SECOND FLOOR PLAN

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



MERCER RESIDENCE
 6950 SE MAKER ST MERCER ISLAND, WA

SECOND FLOOR PLAN

RELEASE
 PERMIT REVISION
 11 JULY 2024

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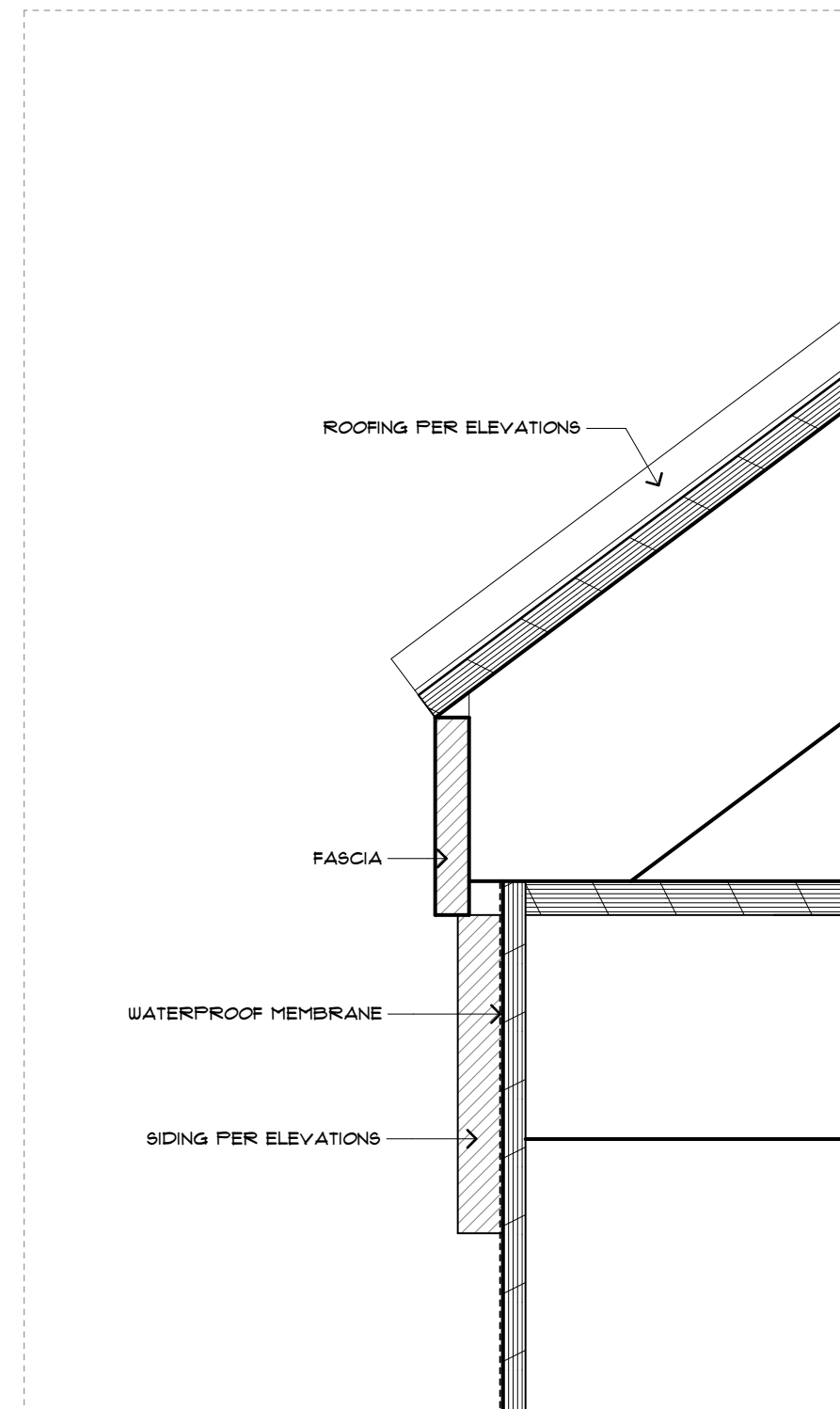
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ROOF NOTES:

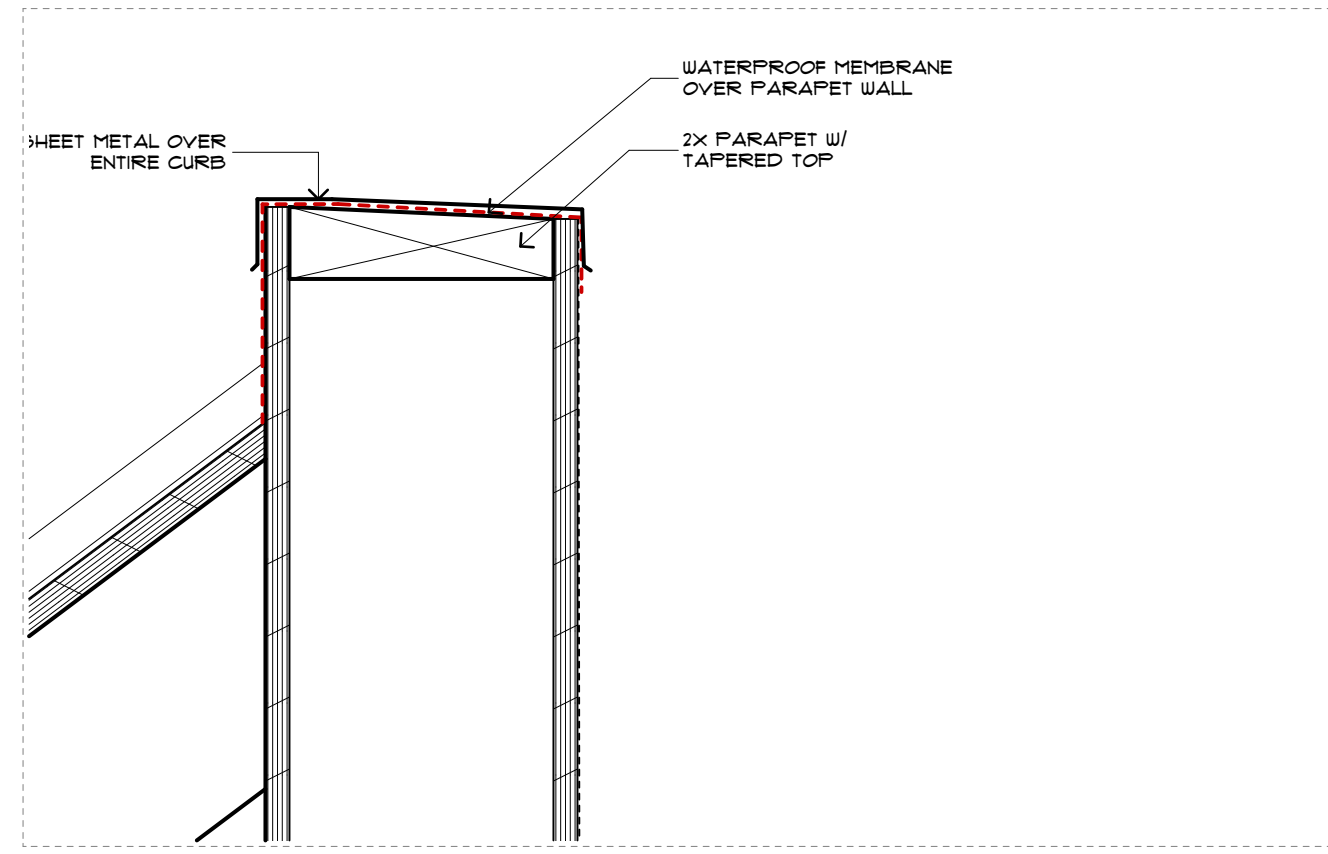
1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. COORDINATE DOWNSPOUT LOCATION W/ JEFFREY ALMETER, INC. PRIOR TO INSTALLATION.
3. ALL VENTS SHALL BE LOCATED AWAY FROM VISIBILITY @ PUBLIC RIGHT-OF-WAY.
4. TRUSS MANUFACTURERS TO PROVIDE TRUSS SHOP DRAWINGS TO JEFFREY ALMETER FOR DESIGN APPROVAL A MINIMUM OF 10 BUSINESS DAYS PRIOR TO TRUSS MANUFACTURING.

WSEC 2018 NOTES:

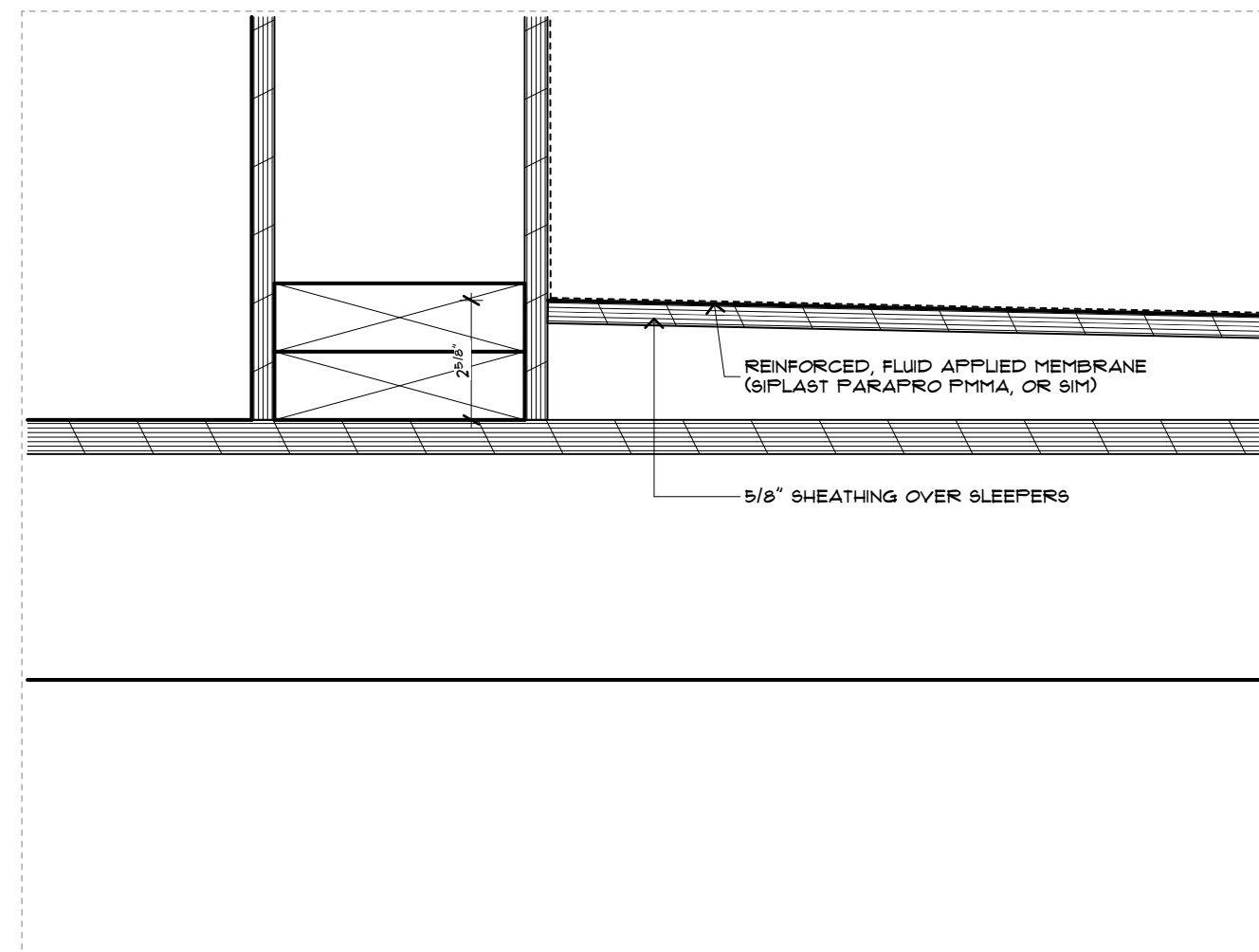
1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
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 - E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
 - F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
 - H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
 - I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
 - J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
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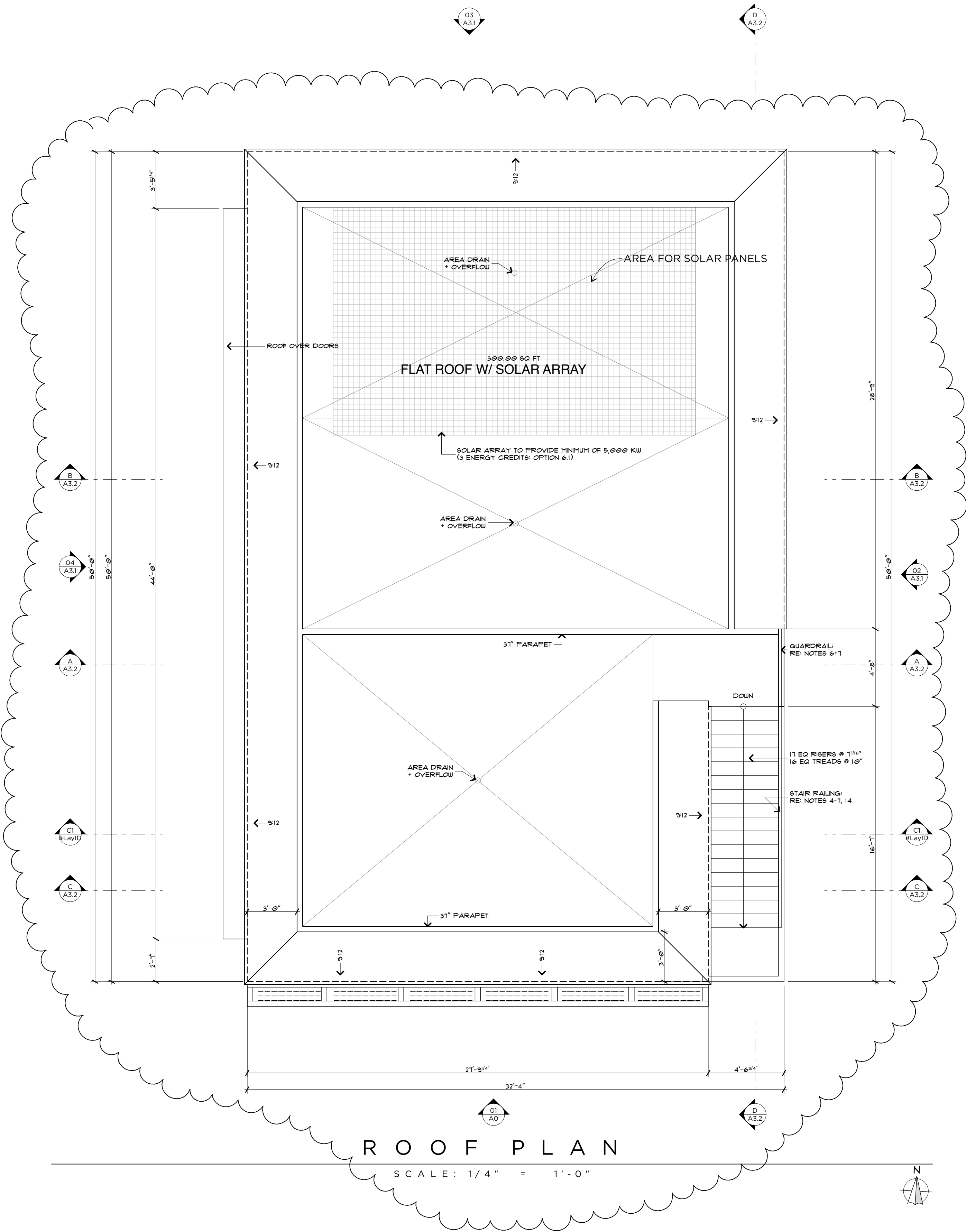
EAVE / FASCIA
SCALE: 3" = 1'-0"



C A P
SCALE: 3" = 1'-0"



PARAPET BASE
SCALE: 3" = 1'-0"



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

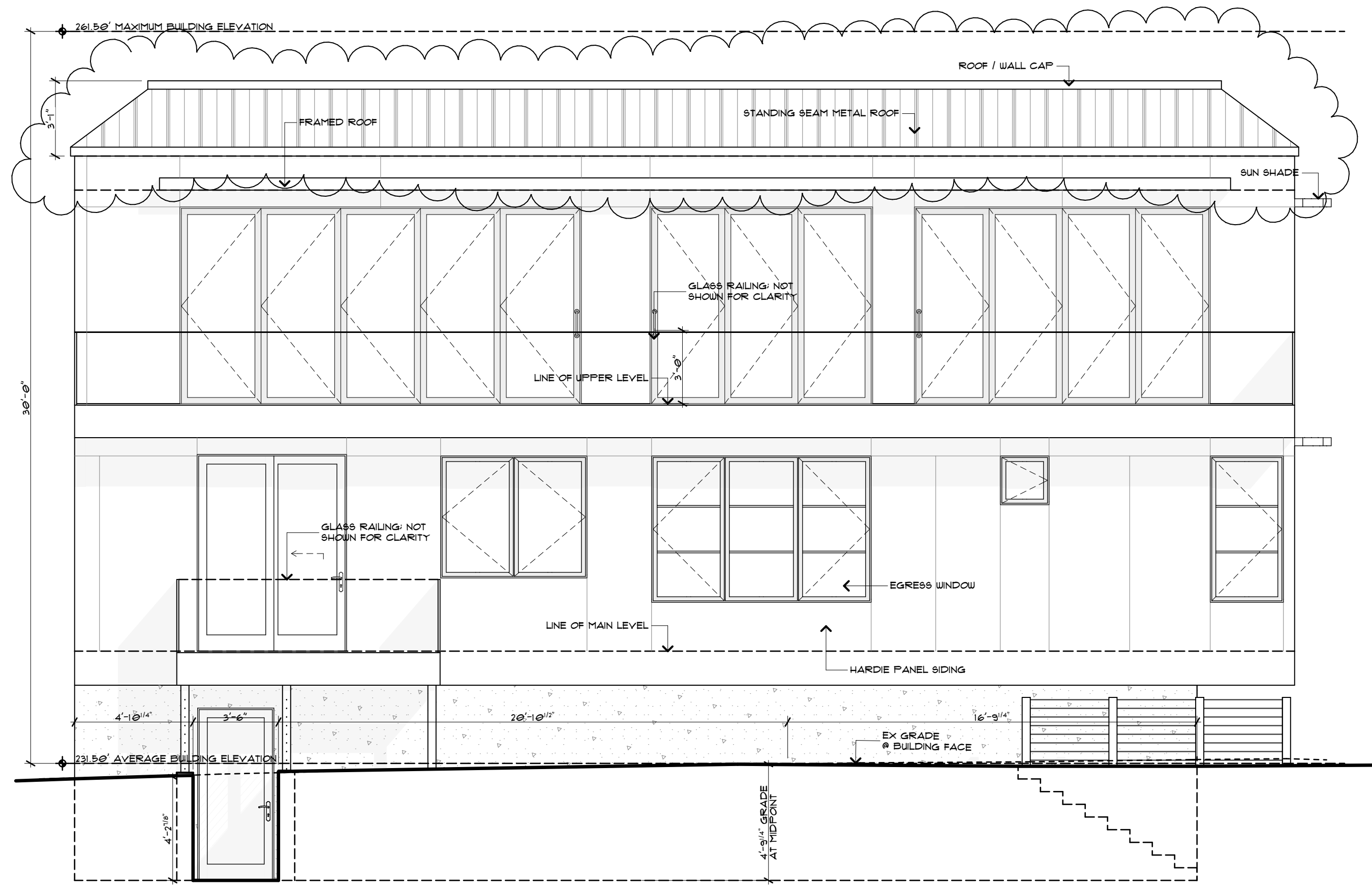
JA

10651 REGISTERED ARCHITECT
Jeffrey P. Almeter
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State of Washington

MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

ROOF PLAN

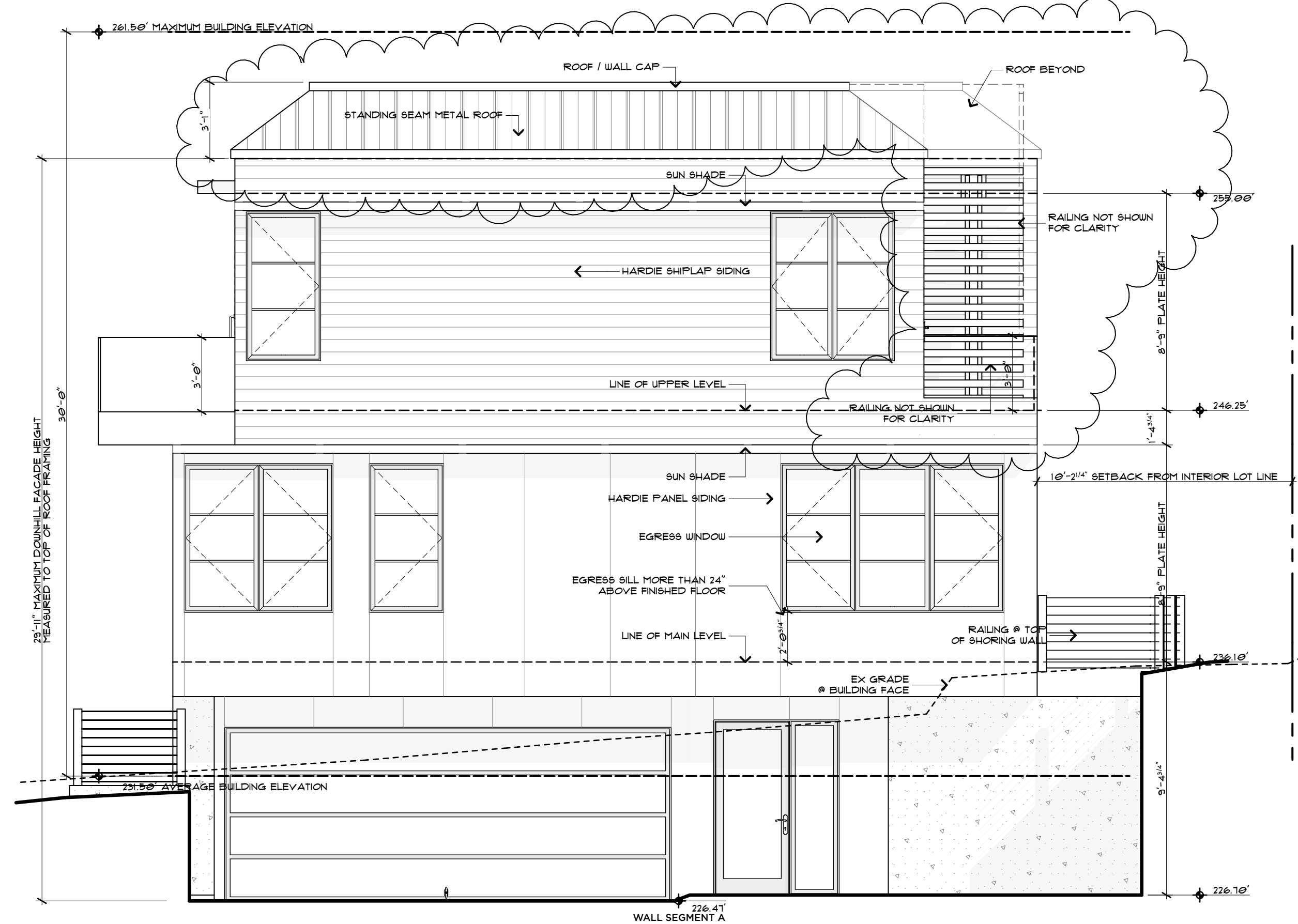
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WEST ELEVATION

2

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



SOUTH ELEVATION

1

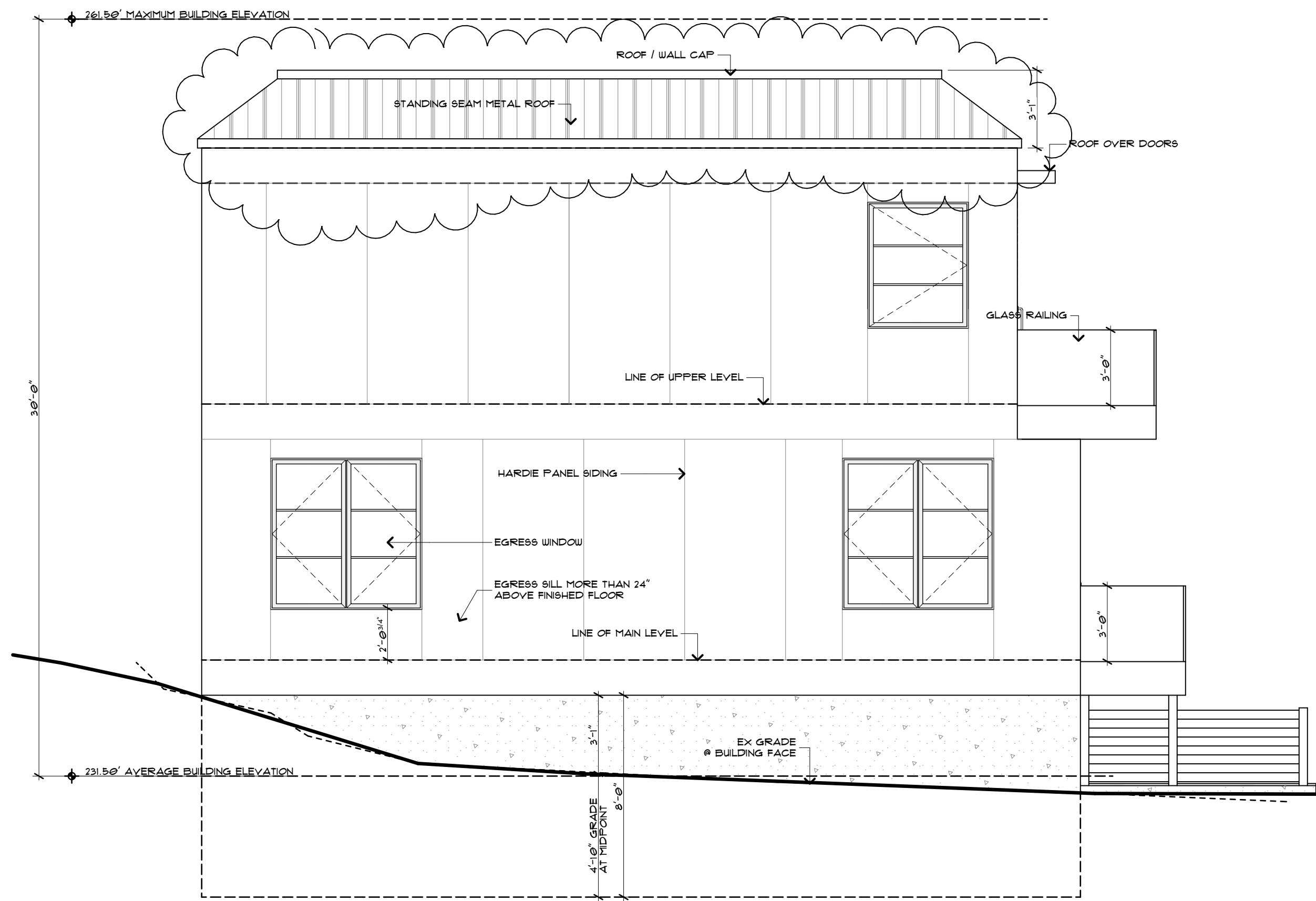
SCALE: 1/4" = 1'-0"

AVERAGE BUILDING ELEVATION CALCS:

SEGMENT "A" ELEVATION:	226.47'
SEGMENT "A" LENGTH:	34.83'
SEGMENT "A" ELEVATION x LENGTH:	7,888.63 FT ²
SEGMENT "B" ELEVATION:	231.00'
SEGMENT "B" LENGTH:	46'
SEGMENT "B" ELEVATION x LENGTH:	10,626.00 FT ²
SEGMENT "C" ELEVATION:	231.29'
SEGMENT "C" LENGTH:	34.83'
SEGMENT "C" ELEVATION x LENGTH:	8,055.83 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:	37,426.46'
TOTAL OF SEGMENT LENGTHS:	167'-8"
AVERAGE BUILDING ELEVATION:	231.50'

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.

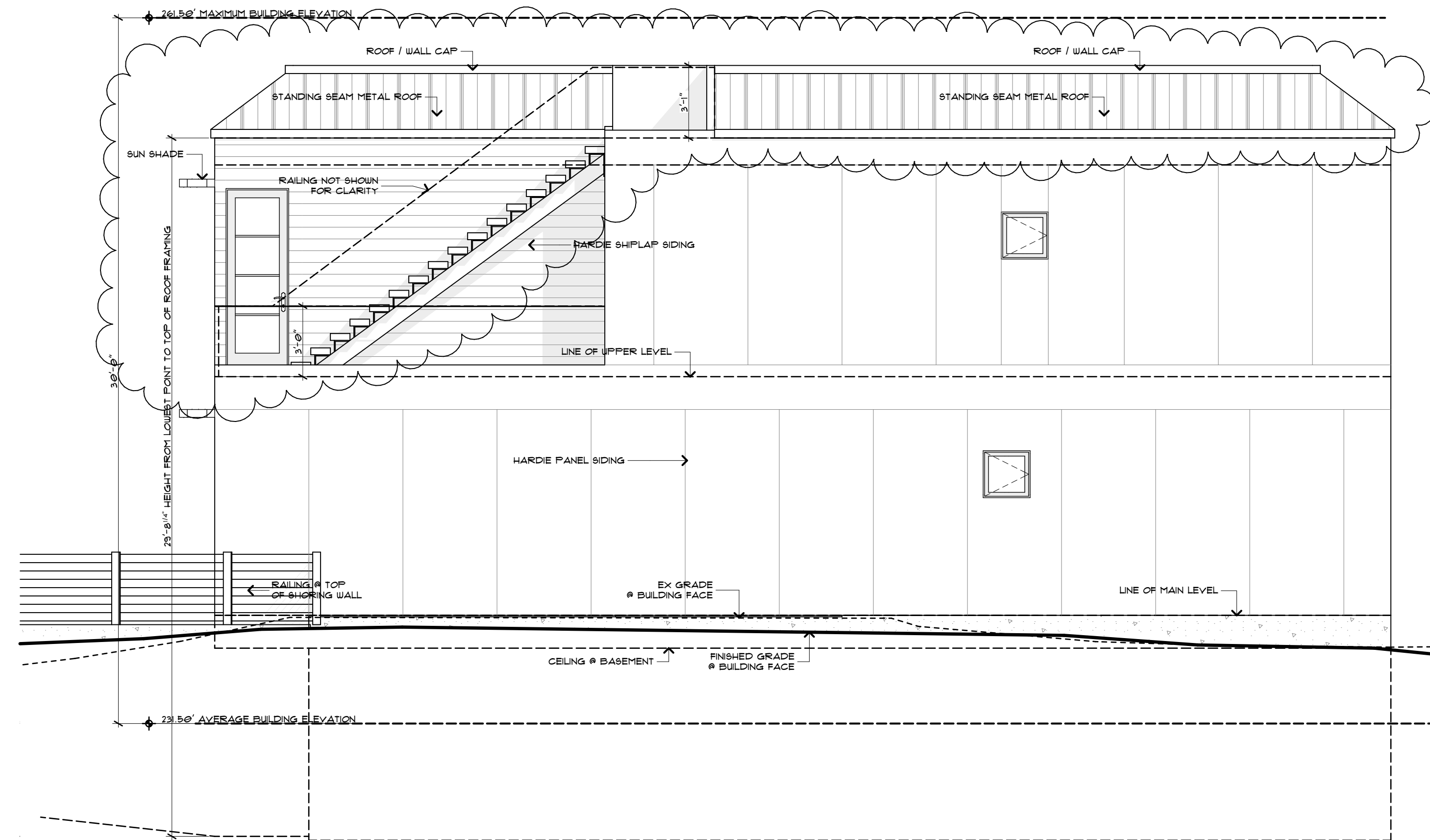
NOTE: ALL EXTERIOR WATERPROOFING OF WALLS INCLUDING DOOR + WINDOW OPENINGS SHALL BE BY GENERAL CONTRACTOR



NORTH ELEVATION

4

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



EAST ELEVATION

3

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



MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

BUILDING ELEVATIONS

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MAKER AVE ARCHITECTS