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LEGAL DESCRIPTION

LOT 6, LELAND ADDITION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 82 OF PLATS, PAGE 19, RECORDS OF KING
COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 77°58'33" E BETWEEN EXISTING
PROPERTY CORNERS FOUND (AS SHOWN), PER PLAT.

REFERENCES

- R1. LELAND ADDITION, VOL. 82 OF PLATS, PG. 19,
RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 200, PG. 132,
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 2416
DESCRIPTION: 4"x4" CONC W/ 3/8" COPPER PIN
LOCATION: 100'E OF E MERCER WAY, EAST BAY, OPP HSE #6202
ELEVATION: 138.867'

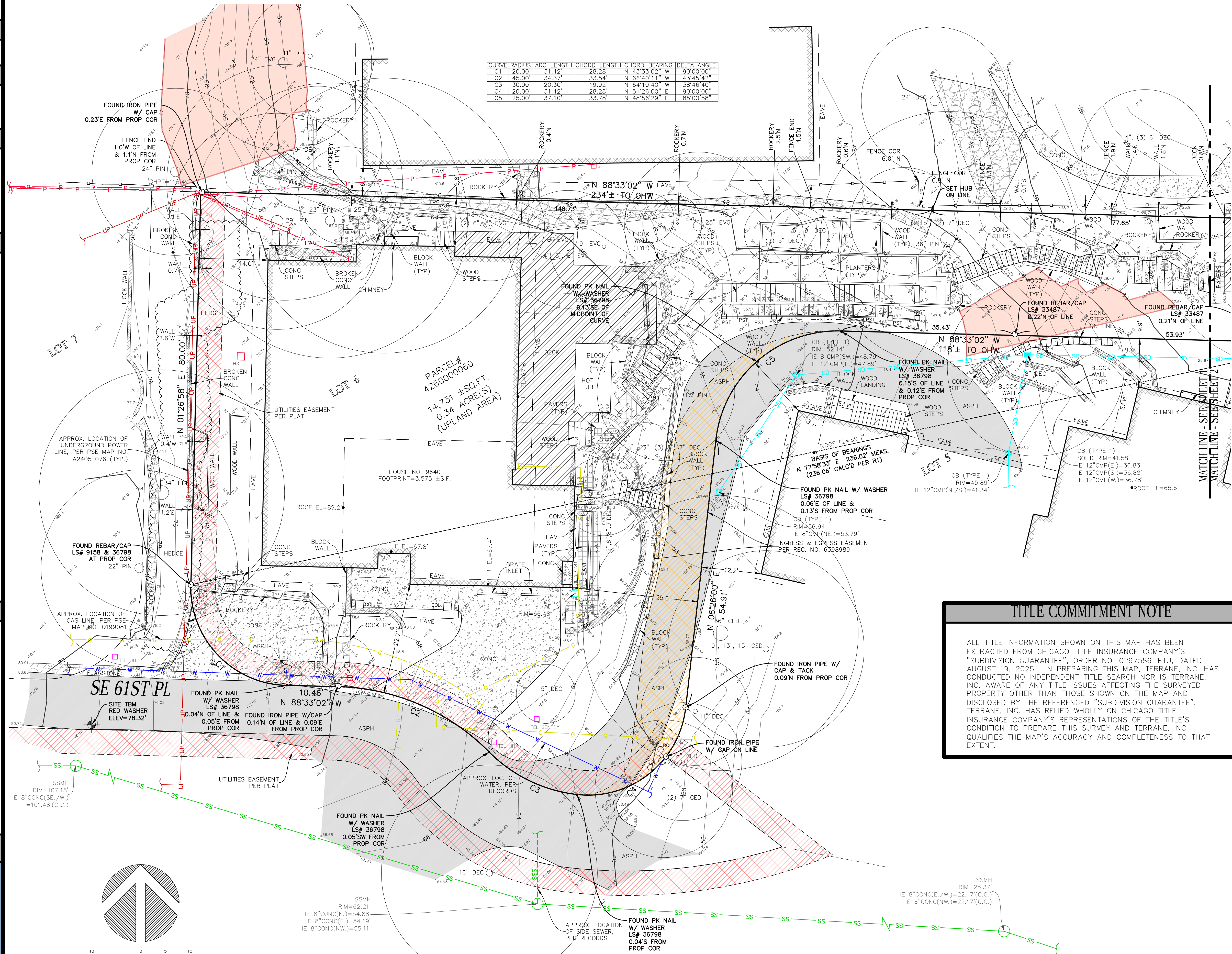
SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: SET IN ASPHALT DRIVE, 30' SW OF SW PROP CORNER
ELEVATION: 78.32'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN
FEBRUARY OF 2024. THE FIELD DATA WAS COLLECTED AND
RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC
THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD.
WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN
FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT
ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE
COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS
DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY
OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE
PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING
MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED
BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION
SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL
PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR
CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR
LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY
INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF
UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE
CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE
SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 426000-0060
5. SUBJECT PROPERTY AREA (UPLAND) PER THIS SURVEY IS
14,731 ± S.F. (0.34 ACRES)
6. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE
MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE
NOTED.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD
MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND
TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS.
ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND
MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	AREA DRAIN		NAIL AS NOTED
	ASPHALT SURFACE		OHPT TRANSMISSION ELEVATION
	BOLLARD		PAVER SURFACE
	BUILDING		POST
	CENTERLINE ROW		POWER HAND HOLE
	COLUMN		POWER METER
	CONCRETE SURFACE		POWER (OVERHEAD)
	DECK		POWER (UNDERGROUND)
	ELECTRICAL VENT		POWER POLE
	FENCE LINE (STEEL)		REBAR / IRON PIPE (FOUND)
	FENCE LINE (WOOD)		RETAINING WALL
	FIRE HYDRANT		ROCKERY
	FLAGSTONE SURFACE		SEWER LINE
	GAS LINE		SEWER MANHOLE
	GAS METER		STEEP SLOPE AREA
	GUY ANCHOR		TELEPHONE HAND HOLE
	HEAT EXCHANGER		TELEPHONE SENTRY
	HEDGE FOLIAGE LINE		SIZE TYPE
	INLET (TYPE 1)		WATER LINE
	HUB (SET)		WATER METER
	LUMINAIRE		UTILITIES EASEMENT PER PLAT

VICINITY MAP
N.T.S.

TITLE COMMITMENT NOTE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN
EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S
"SUBDIVISION GUARANTEE", ORDER NO. 0297586-ETU, DATED
AUGUST 19, 2025. IN PREPARING THIS MAP, TERRANE, INC. HAS
CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE,
INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED
PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND
DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE".
TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE
INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S
CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC.
QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT
EXTENT.

STEEP SLOPE/BUFFER DISCLAIMER:

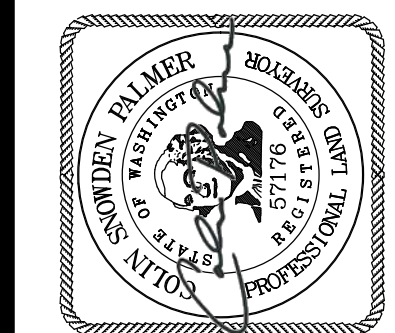
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR
INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR
CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR
GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE
PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR
THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY,
THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR
OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED
BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 4260000060

FAUSER RESIDENCE

9640 SE 61ST PL
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 240093
DATE: 02/23/24
DRAFTED BY: IDV / RPM
CHECKED BY: CSP
SCALE: 1" = 10'

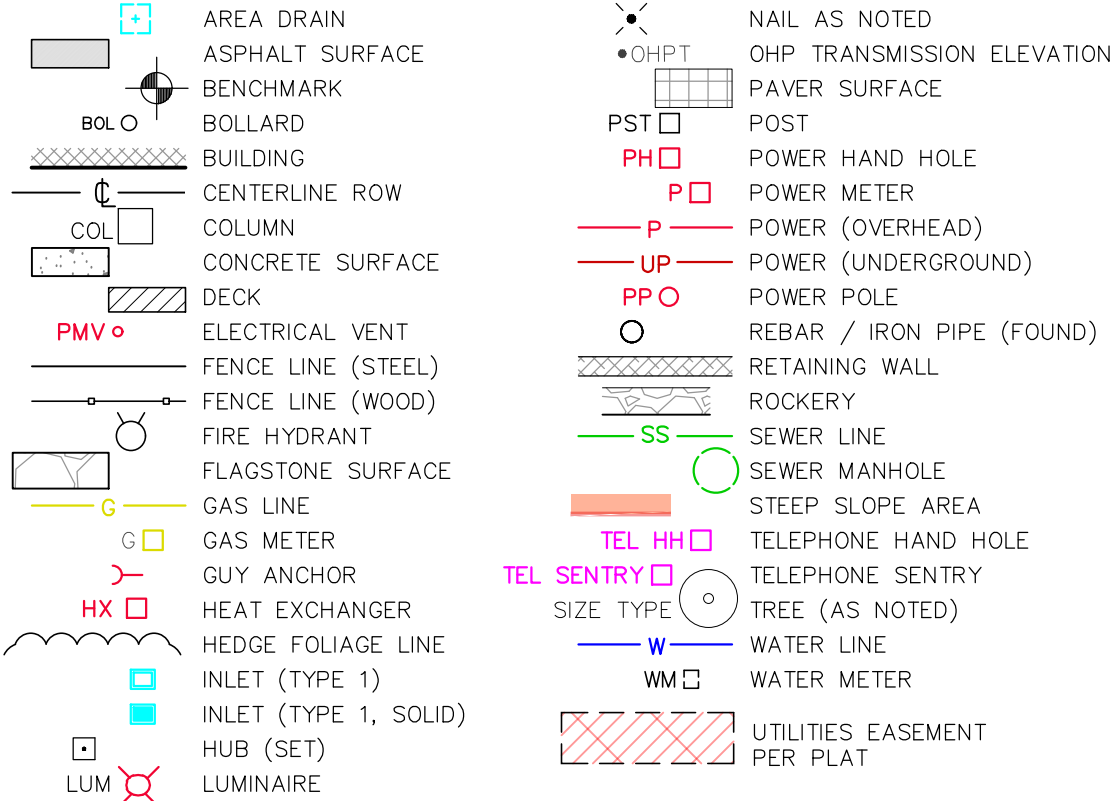
REVISION HISTORY
08/28/25 TITLE REVIEW

SHEET NUMBER
1 OF 2

INDEXING INFORMATION			
SW 1/4	SE 1/4	NE 1/4	SE 1/4
SW 1/4	SE 1/4	NE 1/4	SE 1/4
SW 1/4	SE 1/4	NE 1/4	SE 1/4

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND



SCHEDULE B ITEMS

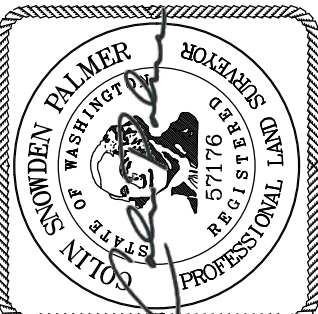
- EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.
- GRANTOR: STATE OF WASHINGTON
RECORDING NO.: 1579699
RIGHT OF THE STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER LAND, AS RESERVED IN ABOVE-REFERENCED DEED. **"BLANKET IN NATURE"**
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER
RECORDING DATE: JUNE 19, 1964
RECORDING NO.: 5750970
AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS **"NOT PLOTTED - AS CONSTRUCTED"**
3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON ELAND ADDITION:
RECORDING NO.: 6182127 **"PLOTTED"**
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: UTILITIES
RECORDING DATE: JULY 12, 1968
RECORDING NO.: 6376192
AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS **"NOT PLOTTED - AS CONSTRUCTED"**
5. JOINT MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 27, 1968
RECORDING NO.: 6397471 **"BLANKET IN NATURE"**
6. EASEMENT DISCLOSED BY DEED AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 29, 1968
RECORDING NO.: 6398988
RECORDING DATE: AUGUST 29, 1968
RECORDING NO.: 6398989 **"PLOTTED"**
7. NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: DECEMBER 6, 1977
RECORDING NO.: 7712060812 **"NOT SURVEY RELATED"**
8. ORDINANCE NO. 501 AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 4, 1981
RECORDING NO.: 8106040523 **"BLANKET IN NATURE"**
9. DECLARATION AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 30, 1997
RECORDING NO.: 9709302400 **"APPEARS TO BE EXPIRED"**
10. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, RECORDING DATE: MARCH 13, 2006
RECORDING NO.: 20060313900024 **"CURRENT CONDITIONS SHOWN"**
11. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 13, 2025
RECORDING NO.: 20250613000347 **"BLANKET IN NATURE"**

We are the measure | **terrane.net**

TOPOGRAPHIC & BOUNDARY SURVEY

FAUSER RESIDENCE

9640 SE 61ST PL



TERRANE

1235 SE 6th St, Suite 130
Bellevue, WA 98004

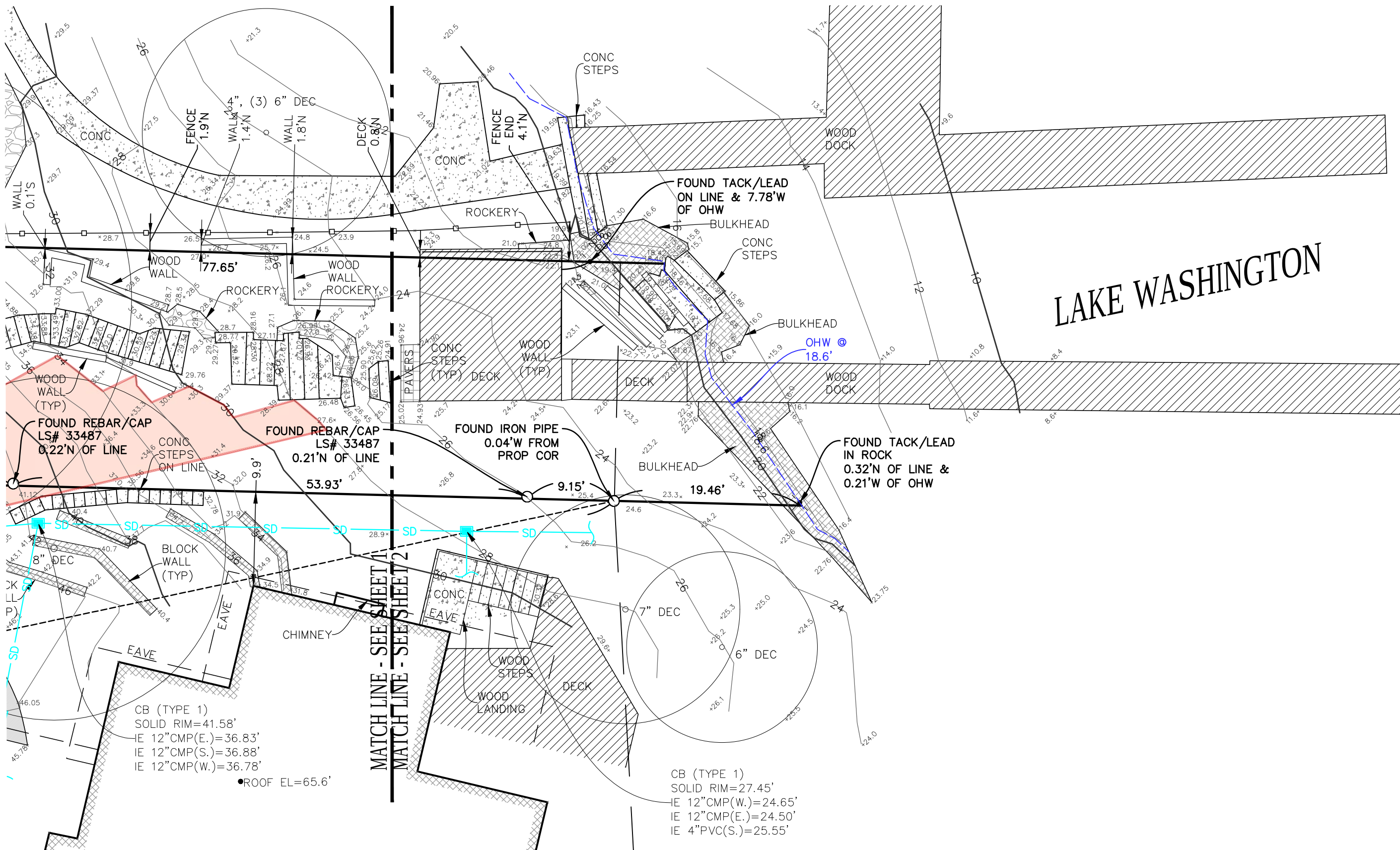
JOB NUMBER:	240093
DATE:	02/23/24
DRAFTED BY:	IDV / RPM
CHECKED BY:	CSF
SCALE:	1" = 10'

REVISION HISTORY

08/28/25 | TITLE REVIEW

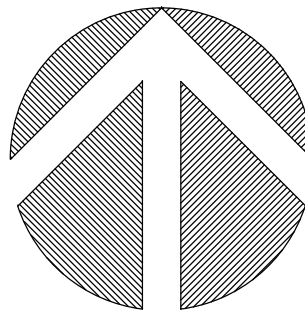
SHEET NUMBER

2 OF 2



STEEP SLOPE/BUFFER DISCLAIMER

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRACE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LOCATION, EXTENT AND STEEPNESS OF SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCLOSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

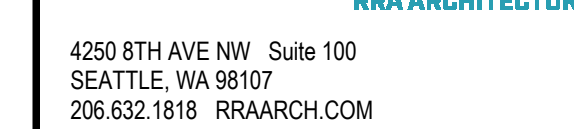


(IN FEET)
1 INCH = 10 FT

INDEXING INFORMATION

NW ⁴	NE ⁴
SW ⁴	SE ⁴

SECTION: 19
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING



FAUSER RESIDENCE

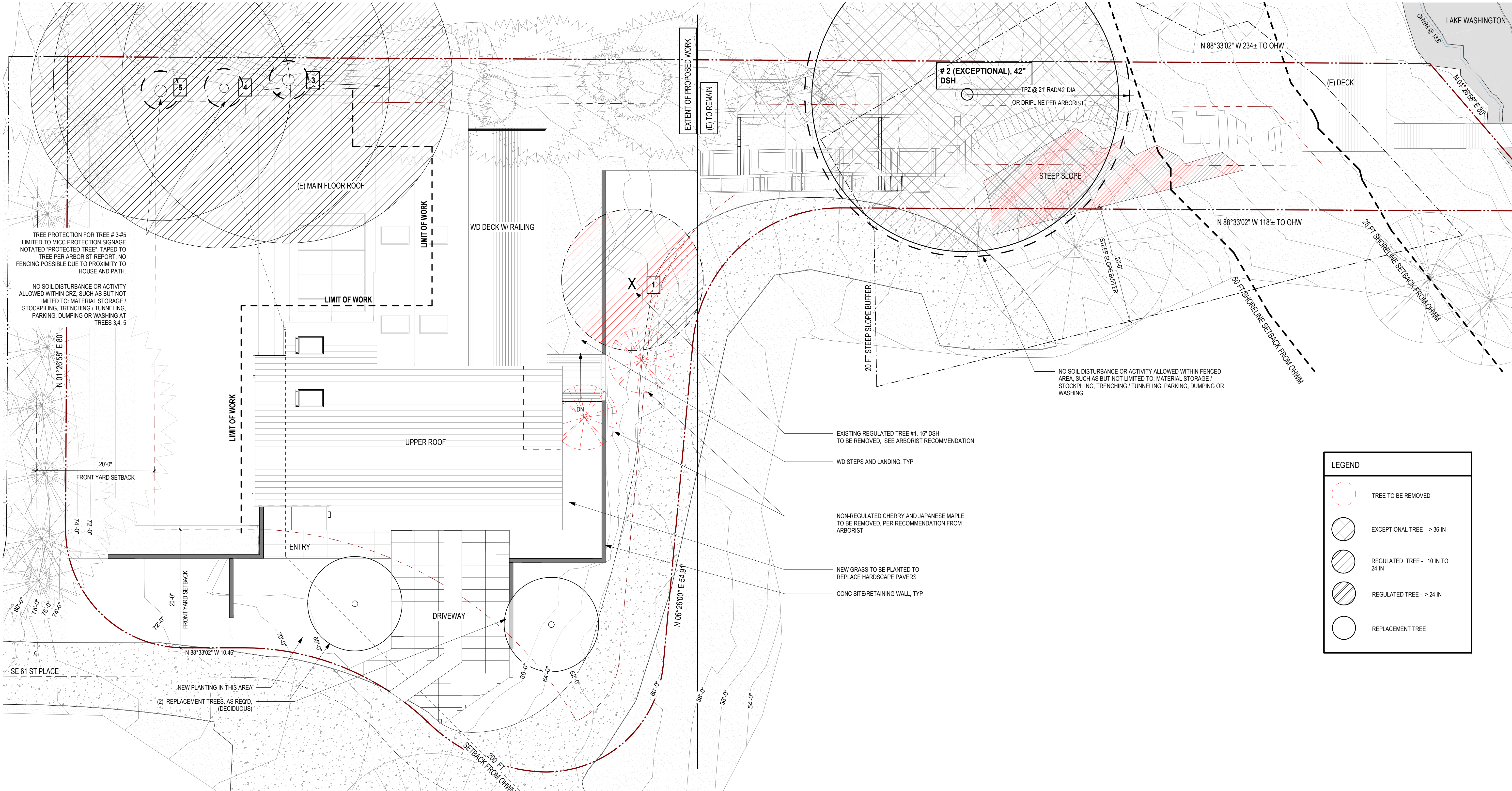
9640 SE 61ST PL, MERCER ISLAND,
WA 98040



PROJECT NUMBER :	23-24
INTAKE DATE:	Issue Date

[illegible]

A0.01



1 TREE PROTECTION AND REPLACEMENT PLAN
1/8" = 1'-0"

TREE REPLACEMENT TABLE

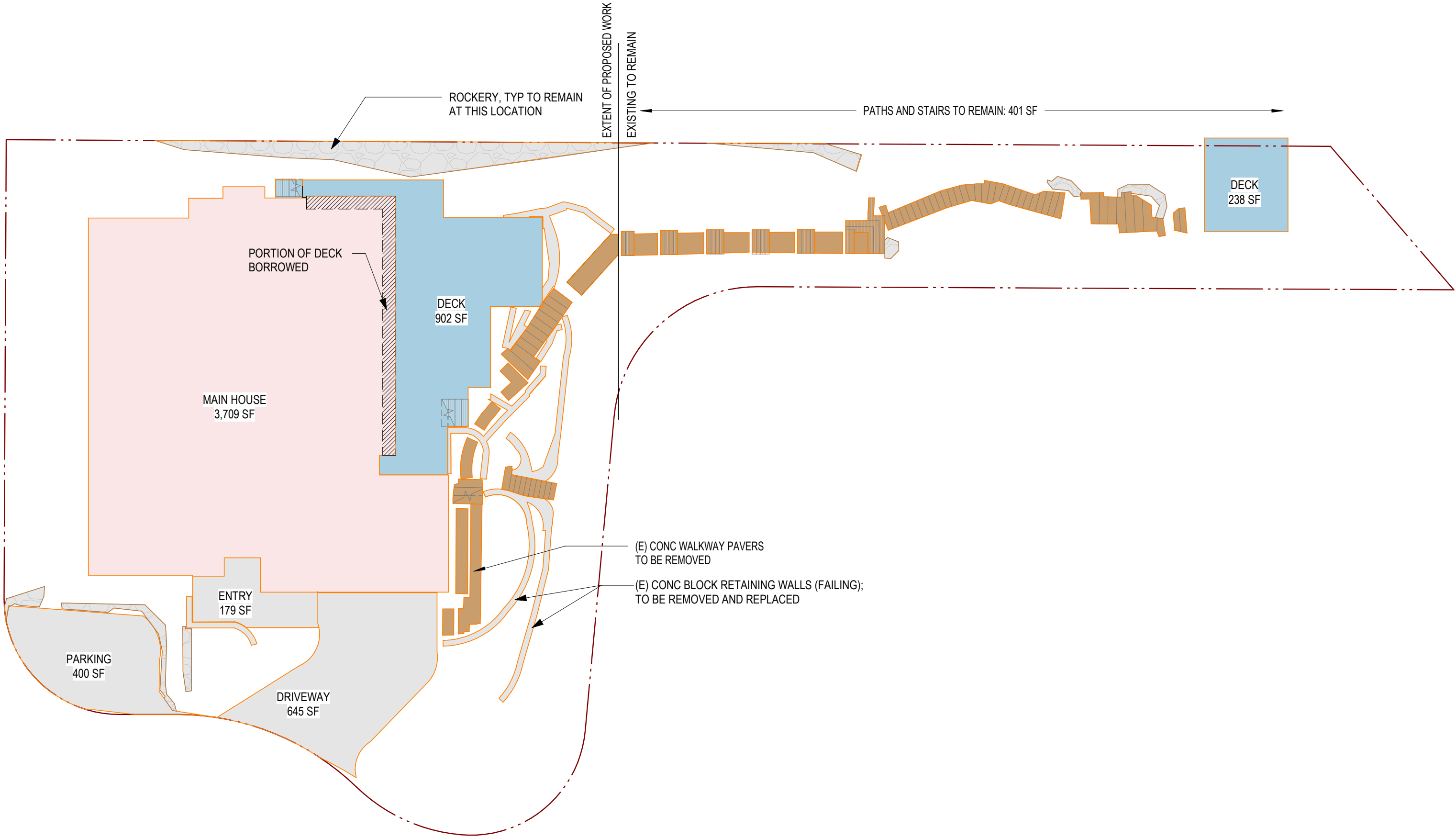
DIAMETER OF REMOVED TREE (MEASURED 4.5' ABV GROUND)	TREE REPLACEMENT RATIO	# OF TREES PROPOSED FOR REMOVAL	# OF TREES REQ'D FOR REPLACEMENT BASE ON SIZE/TYPE
LESS THAN 10"	1		0
10" UP TO 24"	2	1	2 (DECIDUOUS)
GREATER THAN 24" UP TO 36"	3		
GREATER THAN 36" AND ANY EXCEPTION TREE	6		
TOTAL TREE REPLACEMENTS =			2

* No Replacement tree is needed if the tree fits all of the following:
Less than 10 in diameter , not an exceptional tree, and not a replacement tree from another tree permit.
** Replacement trees must conform to the following: Conifers must be a min. of 6ft tall; Deciduous must have a 1.5" min. in caliper at the base. (Per MICC MICC 19.10.070 B3

FAUSER
RESIDENCE

ISSUE			
#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025
2	2	Rev 2 - Permit Resubmittal	10.3.2025



LOT COVERAGE - EXISTING

MAXIMUM LOT COVERAGE (MICC 19.02.020.F.3A) THE MAXIMUM LOT COVERAGE PERMITTED FOR PRINCIPAL AND ACCESSORY STRUCTURES IS AS FOLLOWS:

- LOT SLOPE 15% TO < 30% = 35% OF LOT AREA
- NET LOT SIZE = 13,653SF (14,731SF - 1078 SF)
- ALLOWED LOT COVERAGE: 13653(.35) = **4779 SF**

NAME	AREA	COVERAGE TYPE
DRIVEWAY	645 SF	DRIVEWAY
MAIN HOUSE	3,709 SF	BUILDING
PARKING	400 SF	PARKING
	4,754 SF	

TOTAL: 4754 SF

EXISTING LOT COVERAGE: **4754 SF (34.8%)** 34.8% < 35% OF LOT AREA

HARDSCAPE - EXISTING

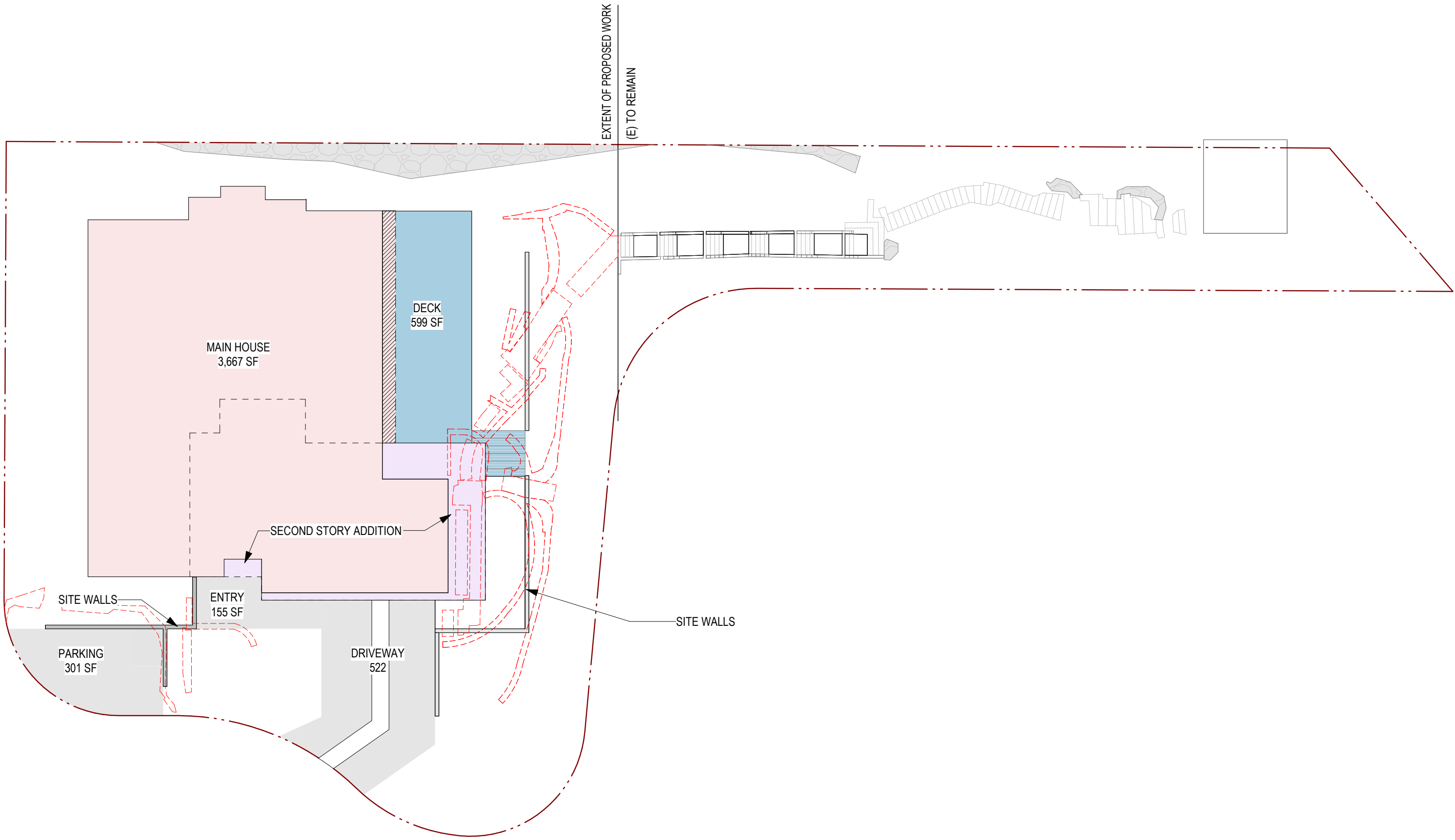
MAXIMUM HARDSCAPE AREA: (MICC 19.02.020F3B) WALKWAYS, DECKS, PATIOS

ALLOWED HARDSCAPE = 9% NET LOT AREA: 13653(.09) = 1229 SF
PLUS BORROWED AREA: 1229 SF + 29 SF = 1258 SF ALLOWABLE

NAME	AREA	COVERAGE TYPE
DECK	1,140 SF	DECK
DECK - COVERED	0 SF	DECK
	1,140 SF	
ENTRY	179 SF	HARDSCAPE
RETAINING WALLS	265 SF	HARDSCAPE
ROCKERY	402 SF	HARDSCAPE
STAIRS AND WALKWAYS	649 SF	HARDSCAPE
	1,496 SF	
	2,635 SF	

EXISTING HARDSCAPE: **2,635 SF (19%)**
TOTAL ALLOWED HARDSCAPE: 1363 SF (9%)
EXISTING OVERAGE: 1272 SF

1 EXISTING LOT COVERAGE & HARDSCAPE
1/16" = 1'-0"



LOT COVERAGE - PROPOSED

MAXIMUM LOT COVERAGE (MICC 19.02.020.F.3A) THE MAXIMUM LOT COVERAGE PERMITTED FOR PRINCIPAL AND ACCESSORY STRUCTURES IS AS FOLLOWS:

- LOT SLOPE 15% TO < 30% = 35% OF LOT AREA
- NET LOT SIZE = 13,653SF (14,731SF - 1078 SF)

ALLOWED LOT COVERAGE: 13653(.35) = **4779 SF**

NAME	AREA	COVERAGE TYPE
DRIVEWAY	522 SF	DRIVEWAY
MAIN HOUSE	3,667 SF	BUILDING
PARKING	301 SF	PARKING
SECOND STORY ADDITION	260 SF	BUILDING
	4,750 SF	

TOTAL: 4750 SF

PROPOSED LOT COVERAGE: **4750 SF (34.7%)** 34.7% < 35% OF LOT AREA

HARDSCAPE - PROPOSED

MAXIMUM HARDSCAPE AREA: (MICC 19.02.020F3B) WALKWAYS, DECKS, PATIOS

ALLOWED HARDSCAPE = 9% NET LOT AREA: 13653(.09) = 1229 SF
PLUS BORROWED AREA: 1229 SF + 29 SF = 1258 SF ALLOWABLE

NEW HARDSCAPE

NAME	AREA	COVERAGE TYPE
DECK	599 SF	DECK
ENTRY	155 SF	HARDSCAPE
SITE WALLS	82 SF	HARDSCAPE
	836 SF	

DECKING: 599 x 2 = 1198 SF (TO BE REMOVED)
ENTRY: 155 x 2 = 310 SF (TO BE REMOVED)
SITE WALLS: 82 x 2 = 164 SF (TO BE REMOVED)

TOTAL REQUIRED TO BE REMOVED: 591 SF

HARDSCAPE REMOVED:
DECKING: 902 SF
ENTRY: 179 SF
ROCKERY: 334 SF
HARDSCAPE: 167 SF
WALKWAYS/STAIRS: 116 SF
TOTAL HARDSCAPE REMOVED: 1698 SF

(2635 SF - 1698 SF)= 937) + 836 = 1773 SF ; 1773 SF /13,653 SF= 13% (PER WORKSHEET)

2 PROPOSED LOT COVERAGE & HARDSCAPE
1/16" = 1'-0"

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

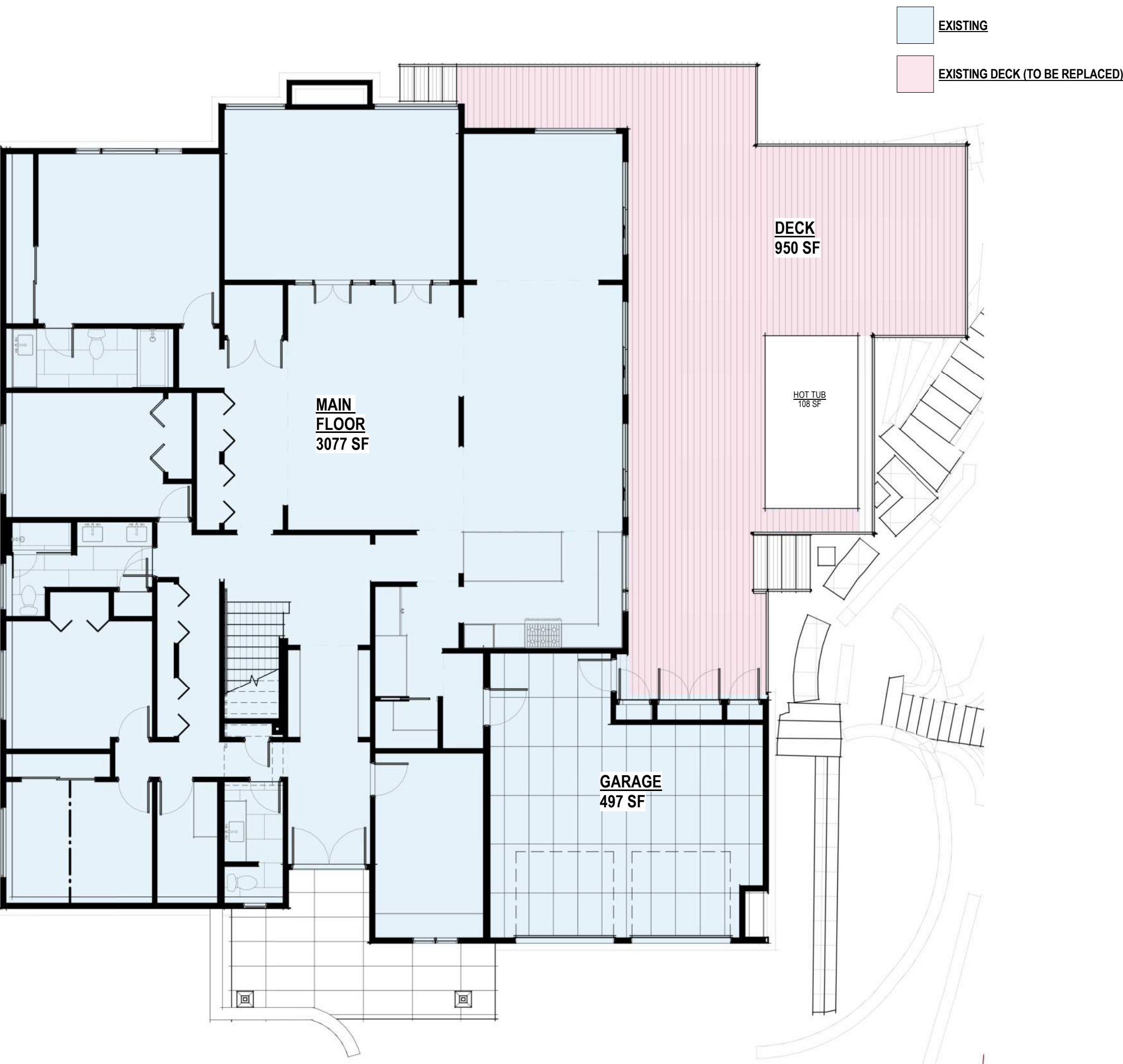
PROJECT INFO
PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE			
#	ADD.	REVISION	DATE

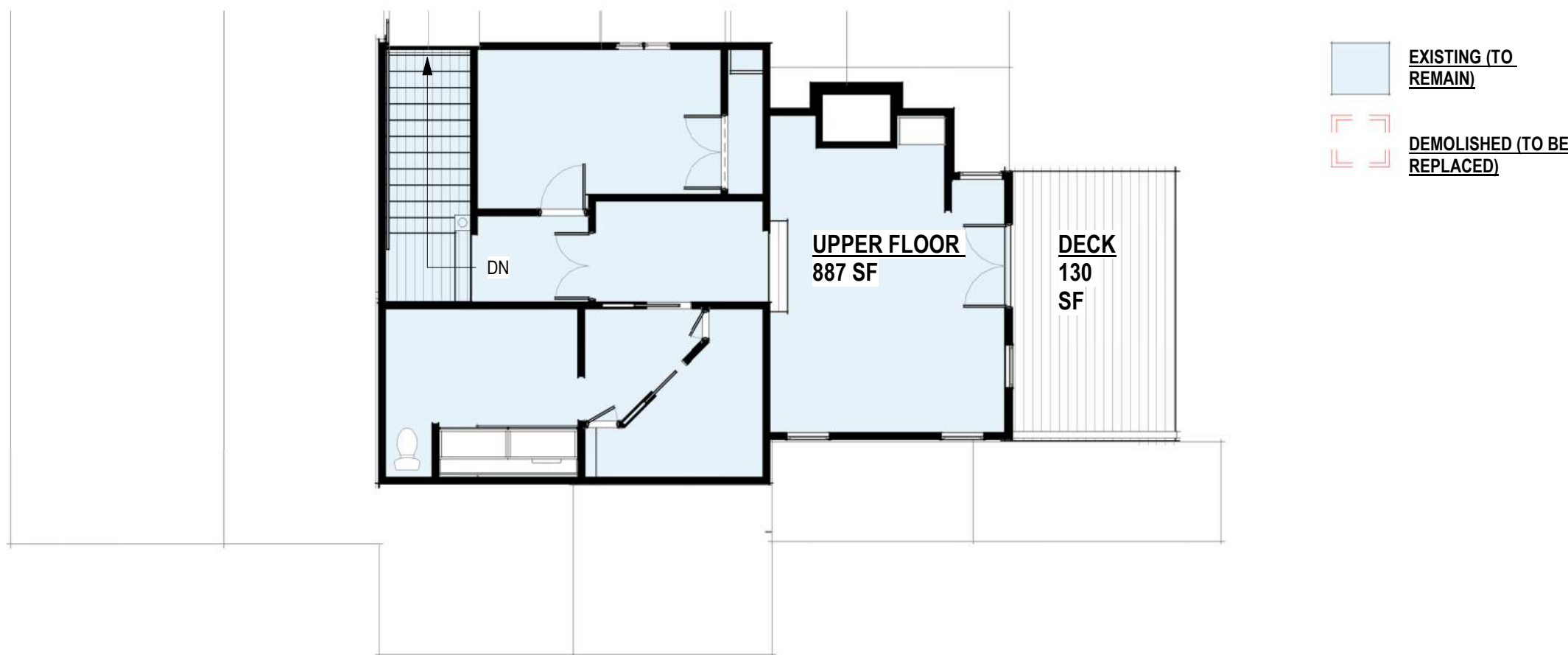
SHEET
GROSS FLOOR AREA

A0.04

EXISTING

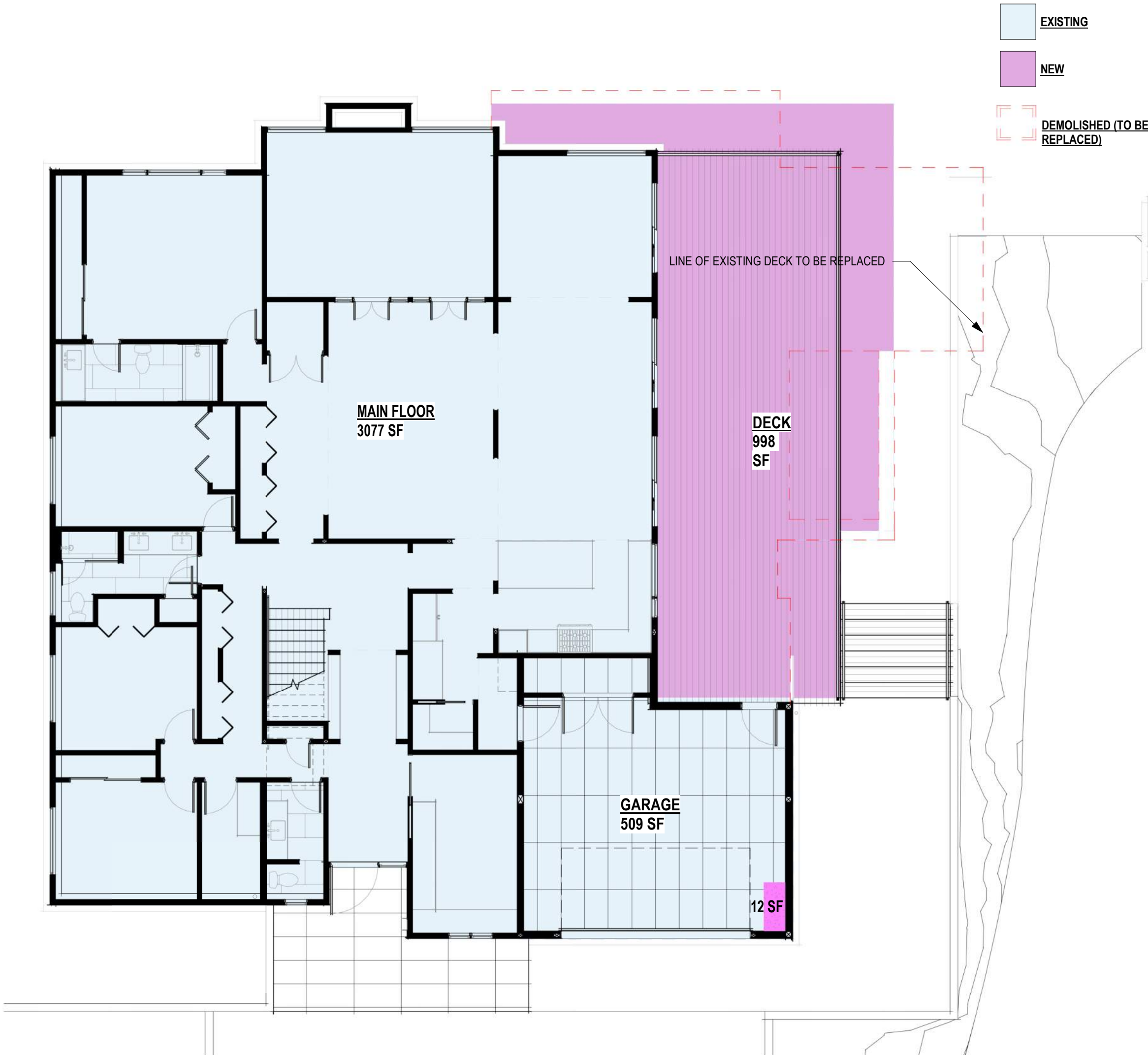


3 EXISTING MAIN FLOOR PLAN
1/8" = 1'-0"

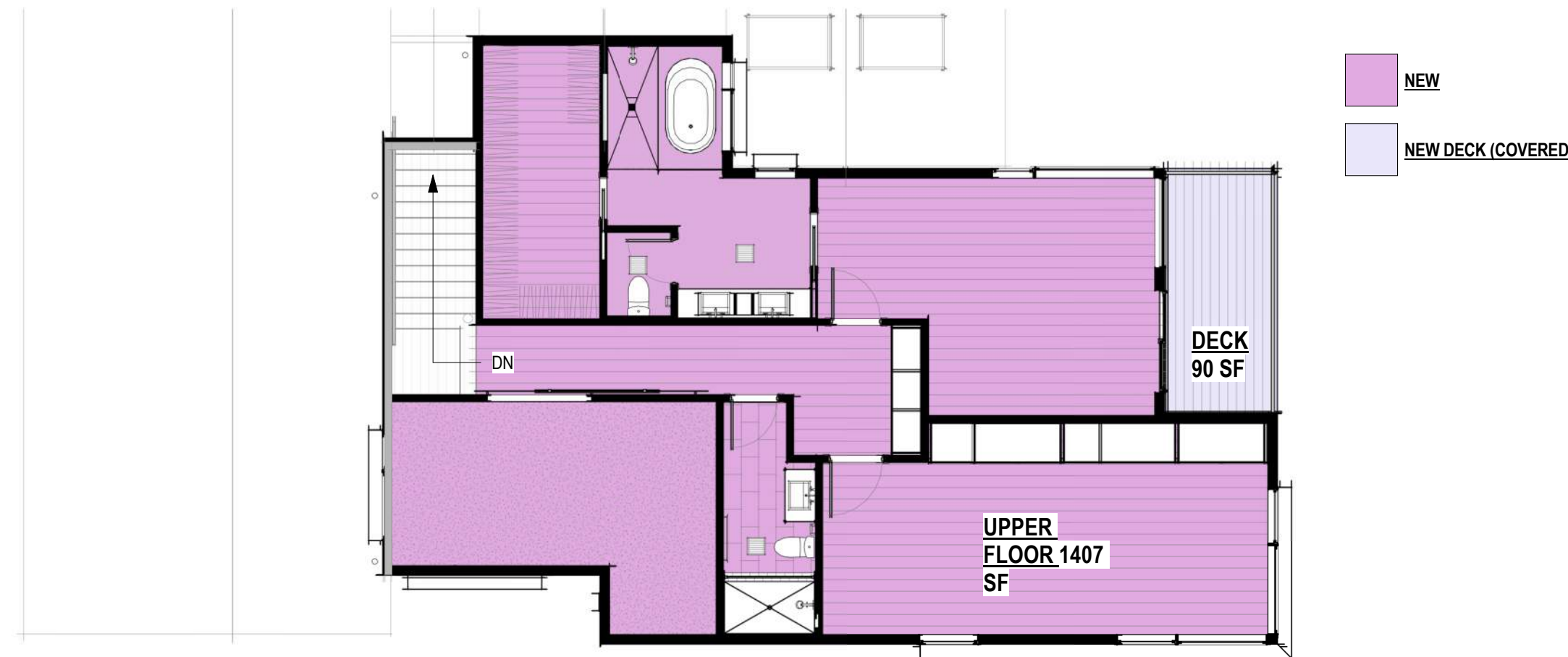


4 EXISTING UPPER FLOOR PLAN
1/8" = 1'-0"

EXISTING TO REMAIN & PROPOSED NEW 2ND STORY ADDITION



1 PROPOSED MAIN FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED UPPER FLOOR PLAN
1/8" = 1'-0"

GROSS FLOOR AREA

GROSS FLOOR AREA: FLOOR AREA OF MAIN BUILDING, ACCESSORY BUILDINGS, GARAGES, ATTACHD ROOFED DECKS ON THE SECOND OR THIRD STORY OF A SINGLE FAMILY HOME, STAIRCASES, ETC.

MICC 19.02.020.D.1
R15 Zone, 12,000 SF or 40% OF LOT AREA, WHICHEVER IS LESS.

TOTAL ALLOWED GROSS FLOOR AREA: 14,731 SF (LOT AREA) * .40 = **5,892 SF**

EXISTING GFA - MAIN FLOOR (INCL GARAGE): 3,574 SF
EXISTING GFA - 2ND FLOOR: 887 SF
EXISTING GFA - 2ND FLOOR DECK: 130 SF
TOTAL EXISTING GFA: **4,591 SF**
REMOVED GFA - 2ND FLOOR + DECK: 887+130 SF= **1,017 SF**

PROPOSED: MAIN FLOOR (GARAGE INFILL = 12 SF): 12 SF
(NOTE: REMAINING MAIN FLOOR TOTAL: 3,586 SF)
PROPOSED GFA - 2ND FLOOR: 1,407 SF
PROPOSED GFA - 2ND FLOOR NEW DECK (COVERED): 90 SF
TOTAL PROPOSED GFA: **5,083 SF**

REMAINING ALLOWED GFA:
TOTAL ALLOWED - TOTAL PROPOSED: 5,892 SF - 5,083 SF = 809 SF
TOTAL REMAINING GFA: **809 SF**

PROJECTS WITH ≥ 500 SF OF ADDITIONAL FOOTPRINT ARE CONSIDERED SUBSTANTIAL ADDITION / REMODEL PER CITY OF MERCER ISLAND PLANNING AND DEVELOPMENT.
PROPOSED MAIN FLOOR: 3,574 SF + 12 SF (GARAGE INFILL) + 40 SF (2ND FLR DECK CANTILEVER) = 3,626 SF
3,626 SF - 3,574 SF = 52 SF

52 SF ≤ 500 SF

PROPERTY LINE

LAKE WASHINGTON THIS SIDE

1 AVERAGE BUILDING HT CALC - PROPOSED
1/8" = 1'-0"



STAFF ACTION

Application received on JAN 3, 1989

Site visited on/by JAN 4, 1989 / R. HOGAN

City Engr. Comment NA

By _____ Date _____

The Documents, Reports and/or Drawings reviewed in making my determination included the following: SITE PLAN, ARCHITECTURAL & STRUCTURAL PLANS,

The Application for Waiver of the procedure(s) circled above is hereby X granted denied for the following reason(s): THE WORK WILL BE CONFINED TO AN EXISTING DEVELOPED LOT. - SEE CONDITIONS

OF APPROVAL BELOW

CODE OFFICIAL [Signature] DATE JAN 5, 1989

CONDITIONS:

1. ALL DRAINAGE MUST BE CONNECTED TO AN EXISTING SYSTEM. IF NO SYSTEM EXISTS, A LINE WILL BE REQUIRED TO CONVEY STORM WATER TO AN APPROVED DRAINAGE SYSTEM OR TO THE LAKE.
2. THE EXCAVATION FOR THE NEW FOUNDATION ALONG THE EAST SIDE OF THE GARAGE WILL REQUIRE SPECIAL EMPHASIS ON SILTATION CONTROL AND MUST BE CUT INTO THE BANK SUFFICIENTLY TO PROVIDE A 5' SETBACK FROM THE FACE OF THE SLOPE TO THE FACE OF THE FOOTING.
3. PROVIDE A STORMWATER & SILTATION PLAN

CITY OF MERCER ISLAND
APPLICATION FOR WAIVER OF STEEP SLOPE PROCEDURE(S)

JOB ADDRESS: 9640 SE 61ST Place

LEGAL DESCRIPTION Lot 6, Island Addition, Govt Lot 4, Section 19 T24N R5E ☐ SEE ATTACHED

OWNER: Pat Dunbar + Mike Jeffrey TEL. NO. 236-2683

ARCHITECT: _____ TEL. NO. _____

DATE PERMIT APPLIED FOR: 12/30/88 DATE WAIVER APPLIED FOR: 12/30/88

I am the X Owner, _____ Contract Purchaser, _____ Architect, _____ Contractor representing the property described herein. I have been informed that the described property is considered a steep slope, as defined in Section 17.10.050 of the Mercer Island Municipal Code. The procedures for construction on steep slopes have have not been available for review by me. I am applying for a Waiver of the following procedure(s). (Please circle)

1. A topographic site map, prepared by a licensed Civil Engineer and/or Land Surveyor.
- OK 2 A Soils Report, prepared by a Licensed Civil Engineer specializing in soils.
- 3 A Storm Water and Siltation Control Program (Drainage Plan).
- OK 4 A construction activity time schedule.
5. Calculation of the lot coverage and slope.
- 6 A Hold Harmless Agreement.
- 7 A Certificate of Insurance for Off Premises Liability.
- 8 The construction season limitations between October 1 and April 1.
9. Site coverage of 30%-35% maximum, based on the steepness of the slope.
10. All of the above.

I am requesting the Waiver of the foregoing condition(s) for the following reasons:
(State exactly the reasons and conditions you feel the Steep Slope Requirements should not apply to your project.) Slope of the lot from high point to low point is 20.3%. All construction is on a level portion of the lot with less than a 5% slope. Construction is to replace an existing carport with a garage + 2nd story. Lot coverage will be the same or less than existing. The steep portion of the lot is a narrow portion running ☒ SEE ATTACHED

I am providing the following X Documents, _____ Reports, X Drawings prepared by Survey by Jones-Bassi as basis for owner drawings in substantiation of my request. In my opinion, the granting of a Waiver in this instance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity nor will my project create a hazardous or environmentally unacceptable condition on my property or properties adjacent to me.

Signature of Applicant [Signature] ME Jeffrey Date 12/30/88



4250 8TH AVE NW Suite 100
SEATTLE, WA 98107
206.632.1818 RRAARCH.COM

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

PROJECT INFO

PROJECT NUMBER: 23-24
INTAKE DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET

AVERAGE GRADE

A0.05

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

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WA 98040

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1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET

BUILDING ASSEMBLY &
ENERGY CODE

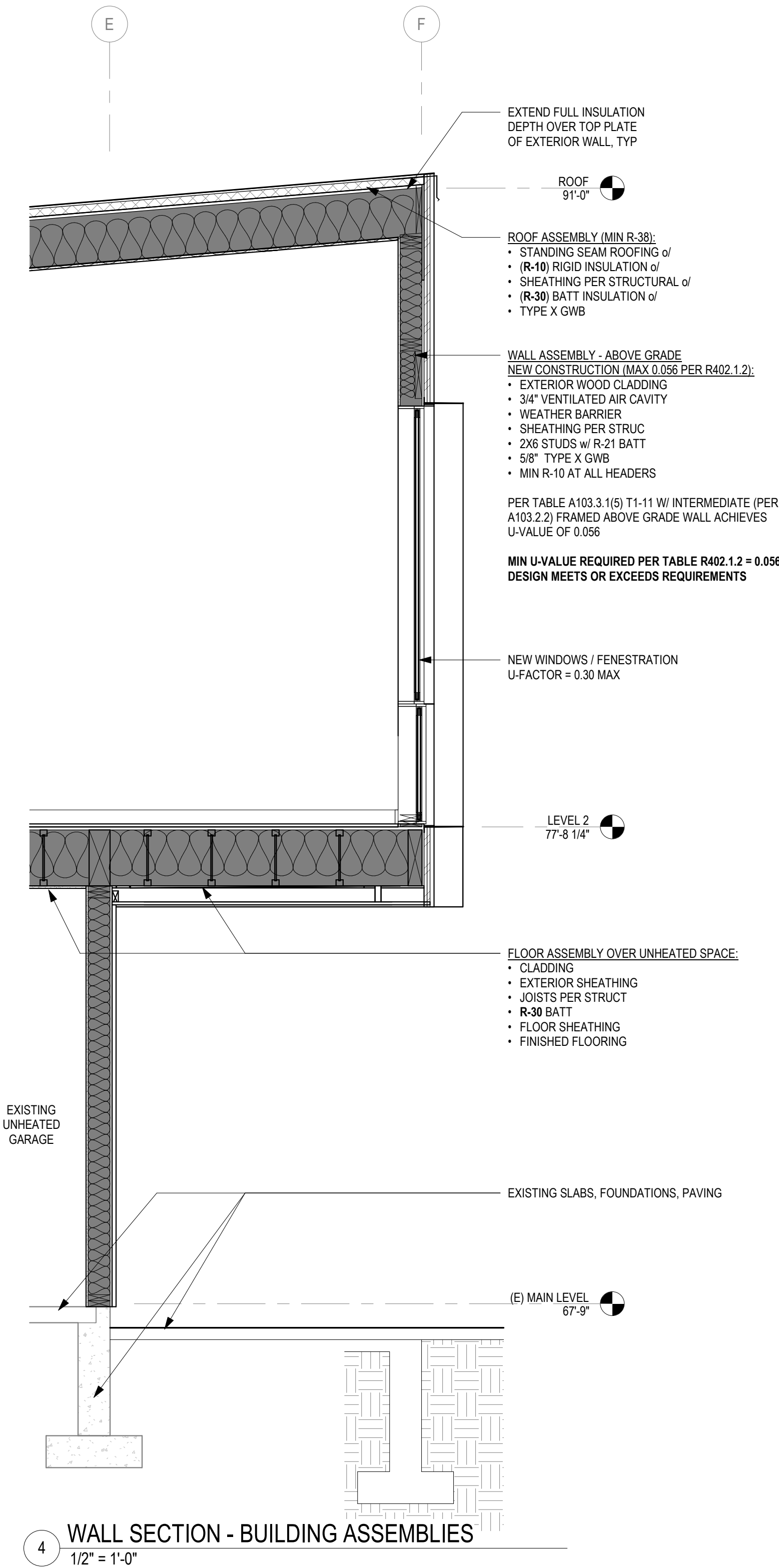
A0.06

TABLE R806.5INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR-IMPERMEABLE INSULATION R-VALUE ^{a, b}
2B and 3B tile roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

TABLE R301.1
CLIMATE ZONES, MOISTURE REGIMES,
AND WARM-HUMID DESIGNATIONS
BY STATE AND COUNTY

Key: A - Moist, B - Dry, C - Marine. Absence of moisture designation indicates moisture regime is irrelevant.	
WASHINGTON	
5B Adams	4C Lewis
5B Asotin	5B Lincoln
5B Benton	4C Mason
5B Chelan	5B Okanogan
4C Clallam	4C Pacific
4C Clark	5B Pend Oreille
5B Columbia	4C Pierce
4C Cowlitz	4C San Juan
5B Douglas	4C Skagit
5B Ferry	5B Skamania
5B Franklin	4C Snohomish
5B Garfield	5B Spokane
5B Grant	5B Stevens
4C Grays Harbor	4C Thurston
4C Island	4C Wahkiakum
4C Jefferson	5B Walla Walla
4C King	4C Whatcom
4C Kitsap	5B Whitman
5B Kittitas	5B Yakima
5B Klickitat	



2021 WASHINGTON STATE ENERGY CODE - RESIDENTIAL (WSEC-R)

PER R502.1:
ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL
COMPLY WITH PROVISIONS OF R502 (ADDITIONS) AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT
REQUIRING UNALTERED PORTION OF EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH HTIS CODE, EXCEPT AS
SPECIFIED.

ENERGY COMPLIANCE APPROACH:
COMPONENT PER TABLE R402.1.2 AND TABLE R402.1.2

ENERGY CREDITS REQUIRED AT ADDITION ONLY (TABLE R406.3)
DWELLING UNIT TYPE: PER SECTION 406.3
ADDITIONS OF HEATED AREA = 1,407 SF < 1,500 SF = SMALL DWELLING UNIT = 5.0 POINTS REQUIRED

OPTIONS USED	DESCRIPTION	CREDITS
SYSTEM TYPE 4 (R406.2)	ENERGY EQUALIZATION	3.0
3.6	AIR SOURCED CENTRALLY DUCTED HEAT PUMP	1.0
4.1	COMPLIANT HVAC EQUIPMENT AND DUCTWORK	0.5
5.4	EFFICIENT WATER HEATING	1.0
TOTAL CREDITS		5.5

REQUIRED BY R402.1.1 (AT ADDITION)
U-FACTOR (TYP.) = 0.30 MAX.
U-FACTOR (SKYLIGHT) = 0.50 MAX.
CEILING INSULATION = R-38 MIN. (PER FOOTNOTE e)
ABOVE GRADE EXT. WALL INS. = R-21 MIN.
FLOOR = R-30 MIN.
BELOW GRADE WALL = R-10/R-15/R-21+TB
SLAB = (EXISTING) NO NEW INSULATION PROVIDED

CLIMATE ZONE 4C PER SEC TABLE R301.1

INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION: (SEC R401.3)
BUILDER TO PROVIDE A PERMANENT CERTIFICATE, COMPLETED AND POSTED ON OR WITHIN 3 FEET OF THE ELECTRICAL
DISTRIBUTION PANEL PER SEC R401.3 PRIOR TO FINAL INSPECTION. (APPLIES TO NEW INSULATION ONLY)

ENERGY EFFICIENT LIGHTING: (SEC R404.1)
A MINIMUM OF 90% OF LAMPS IN PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES ARE TO BE HIGH-EFFICACY
LAMPS. (AT ADDITIONAL TERATION ONLY)

TABLE R402.1.3
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTS^a

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^{b, j}	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value ^a	60
Wood Frame Wall ^{b, i} R-Value	20+5 or 13+10
Floor R-Value	30
Below-Grade ^{c, h} Wall R-value	10/15/21 int + 5TB
Slab ^{d, f} R-Value & Depth	10, 4 ft

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which
is less than the label or design thickness of the insulation, the compressed R-value of the insulation from
Appendix A Table A101.4 of [chapter 51-11C WAC](#) shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights.
- c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation
on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement
wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity
insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the
wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- e. For single rafter- or joist-vaunted ceilings, the insulation may be reduced to R-38 if the full insulation depth
extends over the top plate of the exterior wall.

TABLE A103.3.1(5)
2 x 6 Single Wood Stud: R-21 Batt

R-value of Foam Board	Siding Material/Framing Type			T1-11		
	STD	INT	ADV	STD	INT	ADV
0	0.057	0.054	0.051	0.060	0.056	0.053
1	0.054	0.051	0.048	0.056	0.053	0.050
2	0.050	0.048	0.045	0.052	0.050	0.047
3	0.048	0.045	0.043	0.049	0.047	0.045
4	0.045	0.043	0.041	0.047	0.045	0.043

NOTE:

Nominal Batt R-value:

R-21 at 5.5 inch thickness

Installed Batt R-value:

R-21 in 5.5 inch cavity

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^a	0.30
Skylight U-Factor	0.50
Ceiling U-Factor	0.024
Above-Grade Wall U-Factor	0.056
Floor U-Factor	0.029
Slab on Grade F-Factor	0.54
Below Grade 2' Depth	
Wall U-Factor	0.042
Slab F-Factor	0.59
Below Grade 3.5' Depth	
Wall U-Factor	0.040
Slab F-Factor	0.56
Below Grade 7' Depth	
Wall U-Factor	0.035
Slab F-Factor	0.50

FAUSER RESIDENCE

PROJECT INFO	
PROJECT NUMBER :	23-24
INTAKE DATE:	Issue Date

[illegible]

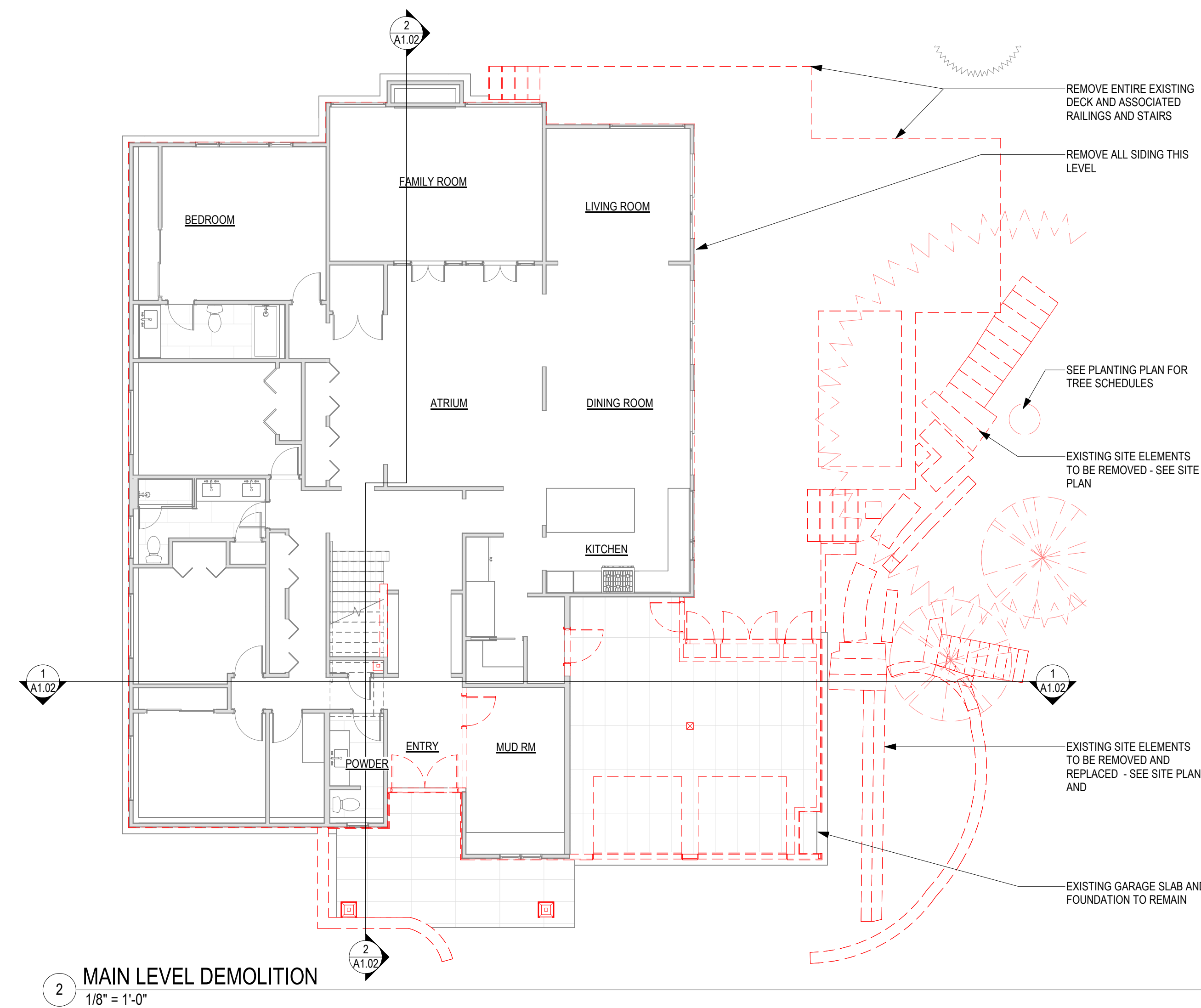
EXTERIOR & INTERIOR ASSEMBLIES

A0.07

DESCRIPTION					DESCRIPTION					DESCRIPTION				
MARK	CORE	THICK	RATING		MARK	CORE	THICK	RATING		MARK	CORE	THICK	RATING	
<u>EXISTING WALL W/ NEW SIDING (RAINSREEN)</u>					<u>THERMALLY MODIFIED RAINSREEN WALL</u>									
AA					BB									

DESCRIPTION					DESCRIPTION					DESCRIPTION				
TYPICAL	MARK	CORE	THICK	RATING		MARK	CORE	THICK	RATING		MARK	CORE	THICK	RATING
2X WD STUD FRAMING @ 16" O.C. 5/8" TYPE GWB, BOTH SIDES W/ LEVEL 4 FINISH AND PVA PRIMER THROUGHOUT	A					B					C			
	A4	3-1/2"		UNRATED	PLUMBING WHERE OCCURS INFILL STUD BAYS W/ ROCK WOOL OR SIM AT PLUMBING WALLS 5/8" MOISTURE RESISTANT BACKER BOARD ON WET SIDE LEVEL 5 FINISH AND PVA PRIMER	B6	5-1/2"	STC 55	5/8" TYPE X GWB, BOTH SIDES W/ LEVEL 5 FINISH AND PVA PRIMER THROUGHOUT (TYPE X WHERE NOTED)	C6	5-1/2"	1 HR		
	A6	5-1/2"		UNRATED										

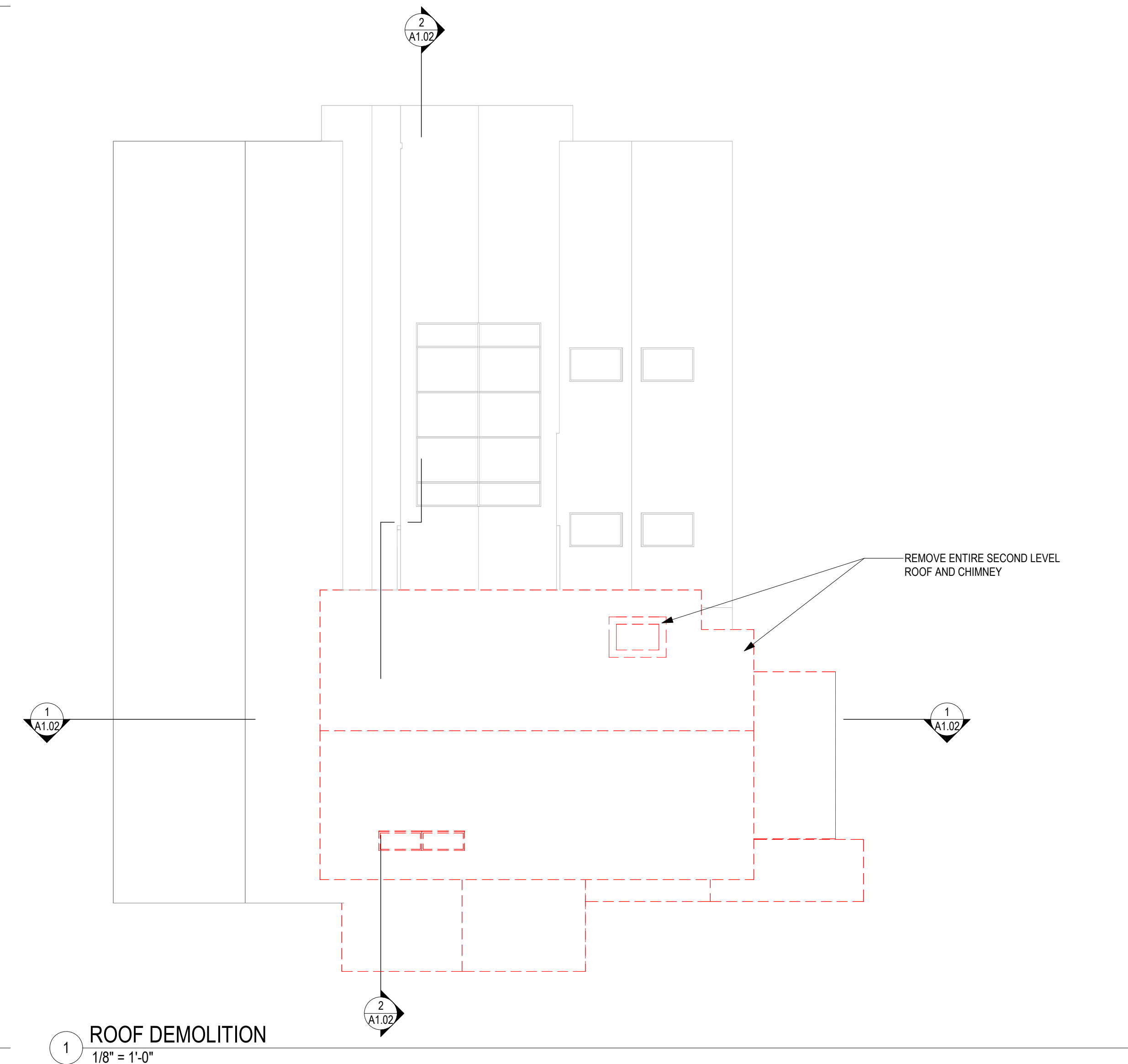
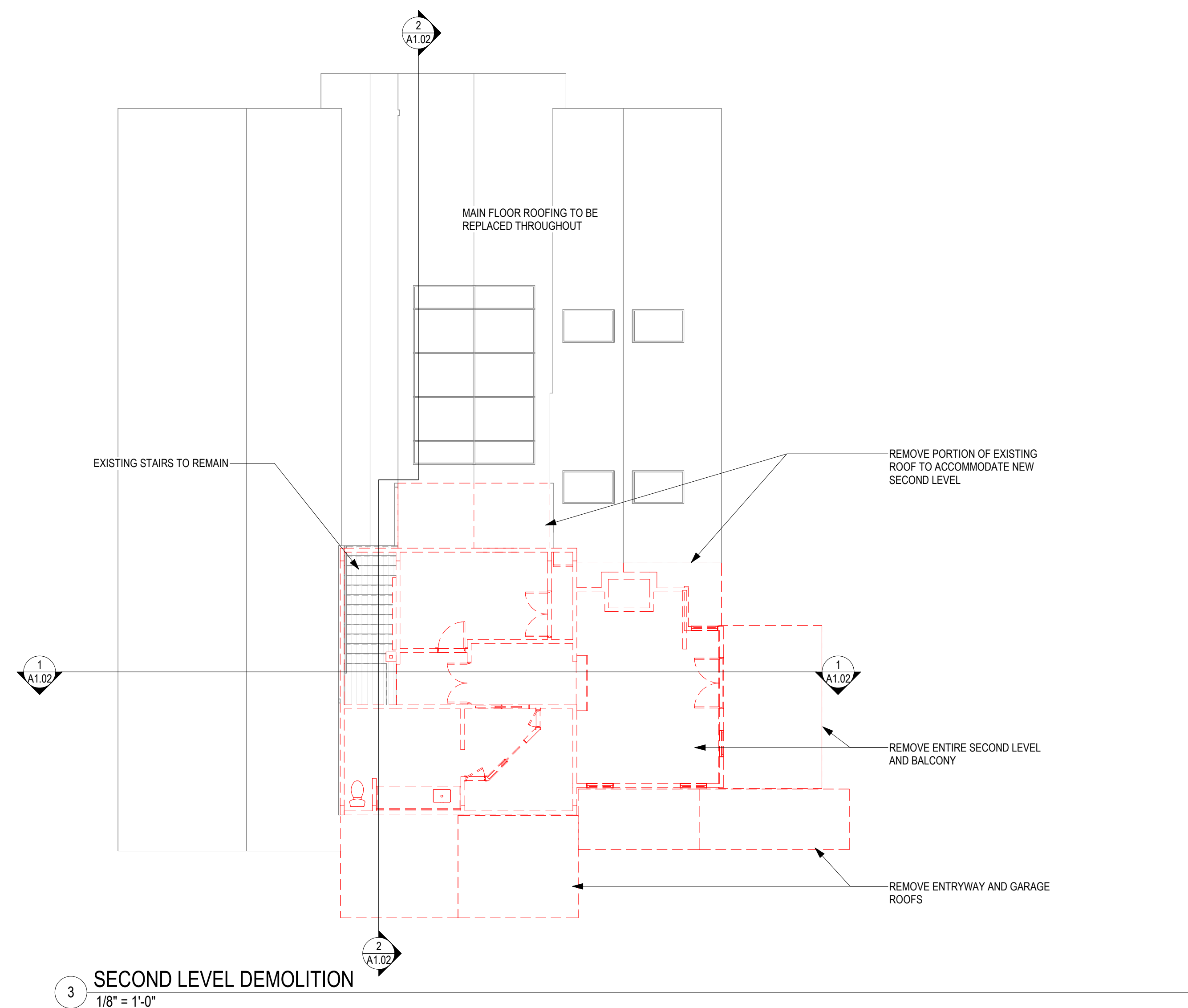
* GYPSUM ASSOCIATION WP1072



GENERAL DEMO PLAN NOTES:

1. MAIN LEVEL ENTRY, DOOR, AND ADJACENT PORCH STRUCTURE TO BE REMOVED
2. PORTION OF MAIN LEVEL ROOF TO BE REMOVED FOR NEW UPPER FLOOR FRAMING.
3. MAIN LEVEL SOUTH GARAGE ROOF TO BE REMOVED
4. PORTIONS OF GARAGE WALLS WILL BE REMOVED AND REPLACED
5. STORAGE CLOSET AND ACCESS DOOR TO GARAGE TO BE REMOVED AND REPLACED.
6. GARAGE DOORS TO BE REMOVED, AND REPLACED, SEE SPEC.
7. ALL EXISTING SIDING TO BE REMOVED AND REPLACED.
8. ALL EXISTING ROOFING TO BE REMOVED AND REPLACED.
9. EXISTING EXTERIOR DECK, DECK RAILING, AND ADJACENT STEPS TO BE DEMOLISHED AND REPLACED PER PLAN AND WITHIN LIMIT OF WORK.
10. UPPER LEVEL FIREPLACE TO BE DEMOLISHED.
11. UPPER LEVEL WALLS AND FLOOR FRAMING TO BE DEMOLISHED AND REPLACED.
12. UPPER LEVEL DECK TO BE DEMOLISHED.
13. UPPER LEVEL ROOF TO BE DEMOLISHED.

KEY	
	EXISTING WALL
	DEMO WALL



FAUSER RESIDENCE

PROJECT INFO

PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE

SHEET

DEMOLITION PLANS

A1.01

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

PROJECT INFO
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INTAKE DATE: Issue Date

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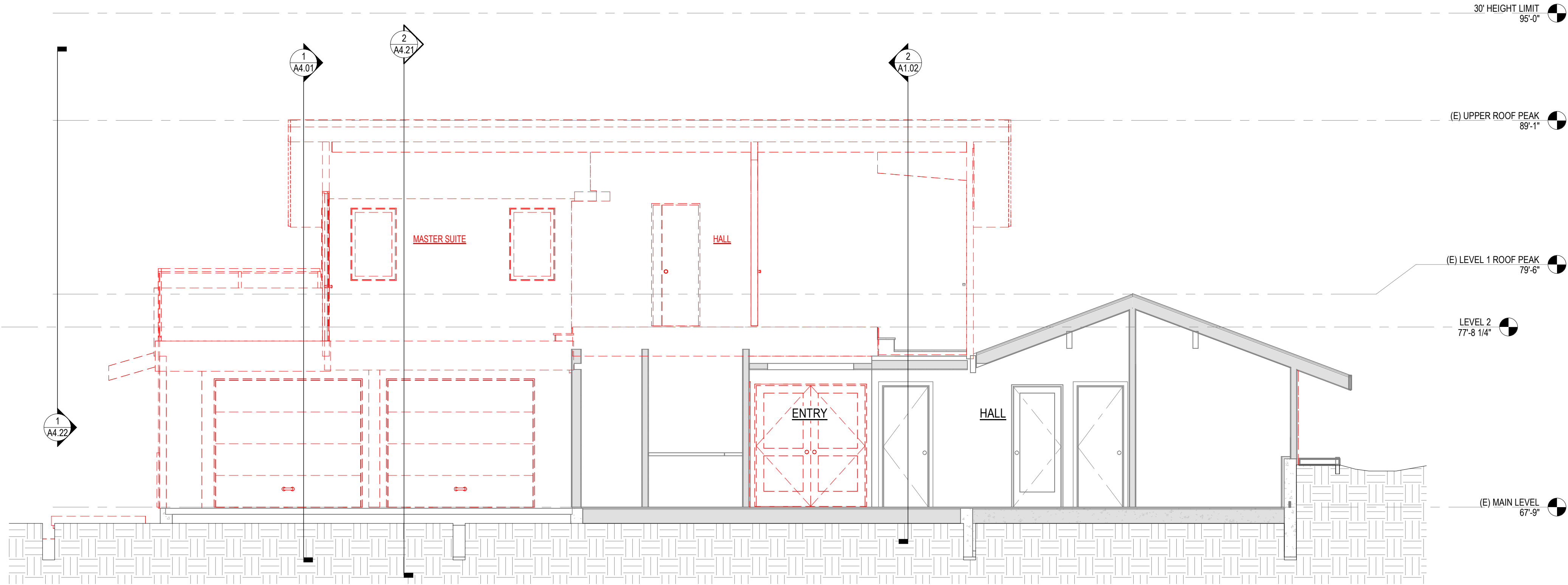
SHEET
DEMOLITION SECTIONS

A1.02

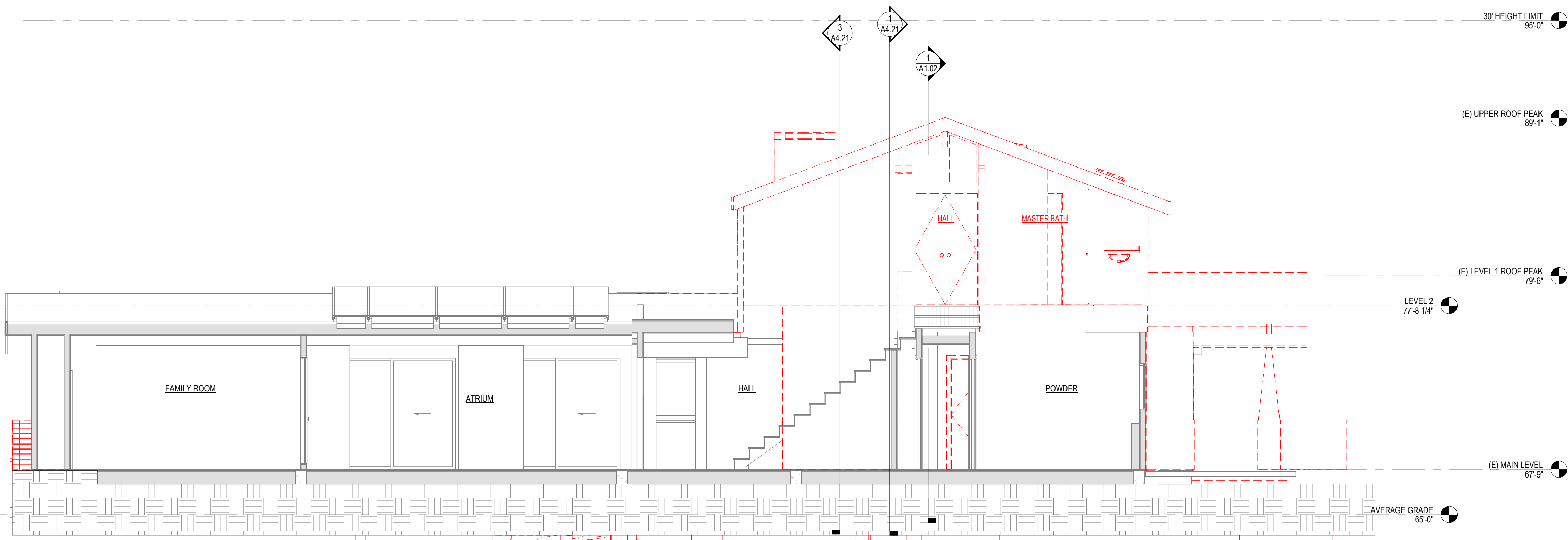
GENERAL DEMO PLAN NOTES:

1. MAIN LEVEL ENTRY, DOOR, AND ADJACENT PORCH STRUCTURE TO BE REMOVED.
2. PORTION OF MAIN LEVEL ROOF TO BE REMOVED FOR NEW UPPER FLOOR FRAMING.
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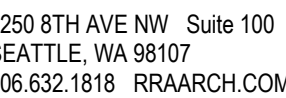
KEY	
	EXISTING WALL
	DEMO WALL



1 DEMO SECTION - GARAGE AND MASTER SUITE
1/4" = 1'-0"



2 DEMO SECTION - MAIN FLOOR, STAIR, AND MASTER BATH
1/4" = 1'-0"



FAUSER RESIDENCE

540 SE 61ST PL, MERCER ISLAND,
WA 98040

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN AND IN CASE OF CONFLICT, NOTATION SHALL PREVAIL FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDINGS WITH CONSTRUCTION. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GC'S ACKNOWLEDGMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE.
2. GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS TO CONFIRM THAT WORK IS BUILDABLE AS SHOWN IN DRAWINGS. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION OR ORDERING MATERIALS FOR WORK.
3. JOBS SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.
4. PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UTILITIES NOT COVERED IN THE CONSTRUCTION/DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THE WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT, GENERAL CONTRACTOR SHALL INSPECT, TEST, AND DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO SOURCE AND CAP.
6. ALL UTILITIES ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FINISHES.
8. DIMENSIONING COATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB. UNLESS OTHERWISE NOTED (V.P. 4.12) FROM WALL TO ALLOW FOR FULL UN-RIPPED JAMB LEG TRIM.
9. DIMENSIONS SHOWN AS V.P. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
10. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
11. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
12. "SIMILAR" OR "SIM" MEANS COMPARE CHARACTERISTICS FOR SIMILAR CONDITIONS NOTED.
13. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
14. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
15. COAT ALL STEEL BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILING FINISHES BY 1/4", UNLESS OTHERWISE NOTED.
16. ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK IS IDENTIFIED BY RED LINE. RED LINE SUBCONTRACTORS, FIXTURE, GRILLE, SWITCH, AND OUTLET LOCATIONS SHOULD BE CONSIDERED DURING FRAMING - FINAL LOCATIONS SHOULD BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
18. ALL STAIRS SHALL HAVE A HANDRAIL WITH 2" Ø GRIP 36" ABOVE NOSING OF TREAD.
19. ALL NEW EXTERIOR WALLS TO BE 2X4 FRAMING U.O.
20. ALL NEW INTERIOR WALLS TO BE 2X6 FRAMING U.O.

1. EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. NEW STRUCTURAL COLUMNS INSIDE NEW AND EXISTING WALLS AS NEEDED TO SUPPORT NEW UPPER FLOOR STRUCTURE ABOVE.
3. REMOVE AND REPLACE EXISTING ALL EXTERIOR SIDING.
4. DEMOLISH AND REPLACE EXISTING DECK AND ASSOCIATED STAIRS

1. REMOVE AND REPLACE EXISTING DRIVEWAY.
2. REMOVE AND REPLACE EXISTING ENTRY PAVERS.
3. REMOVE EXISTING ROCKERY AND GRAVEL AREA EAST OF GARAGE.

NEW CONCRETE SITE WALL AND GRASS TO REPLACE.

- DWELLING UNITS THAT ARE USED FOR SLEEPING PURPOSES SHALL BE PROVIDED WITH SMOKE DETECTORS.
- ALL SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP.
- DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTION AND IN ACCORDANCE WITH APPLICABLE IRC CODES SECTIONS.
- ALL DETECTORS TO BE COMBINATION SMOKE / CARBON MONOXIDE DETECTORS.
- HEAT DETECTORS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS (IRC R314.23)

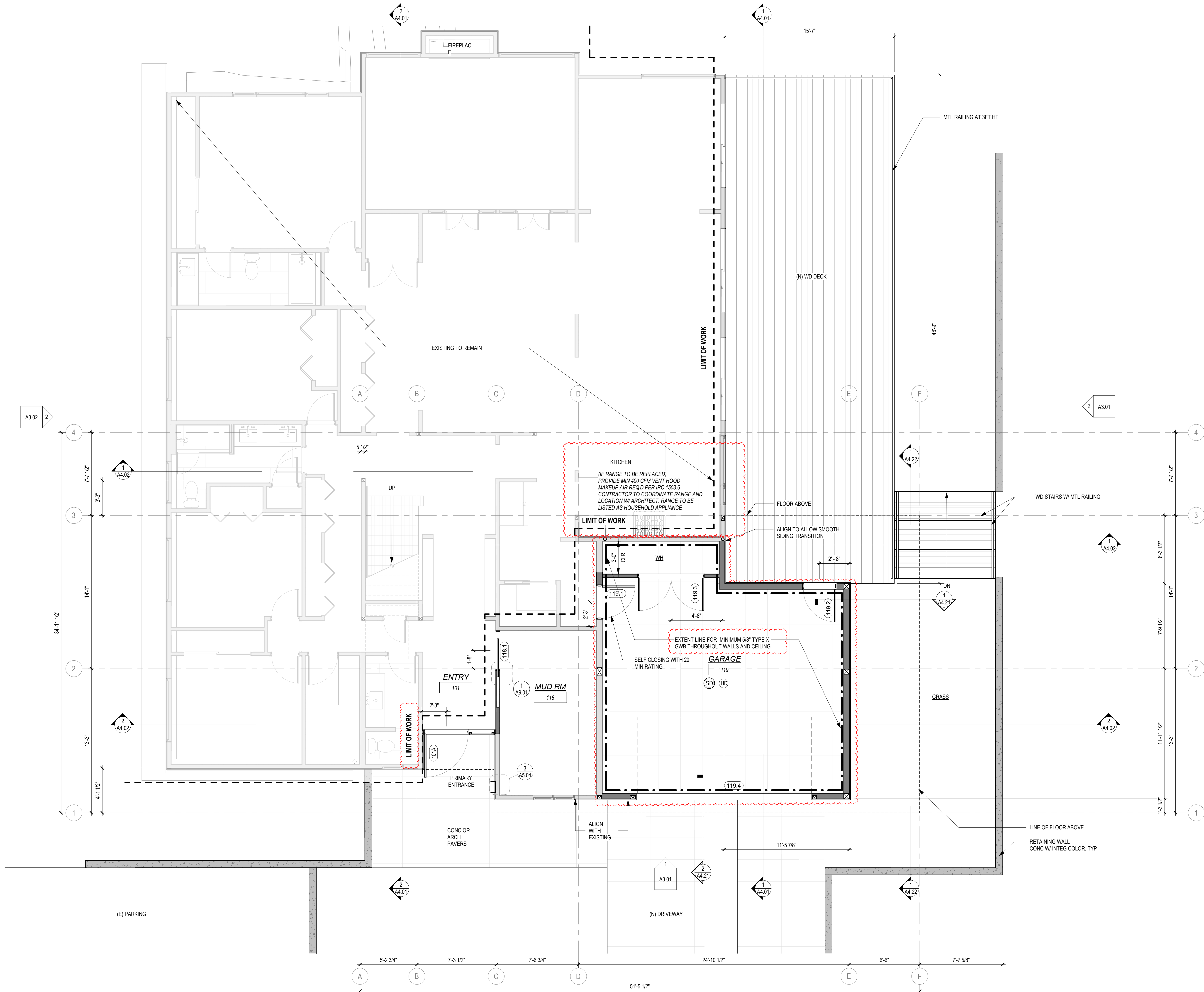
KEY	
	NEW WALL
	EXISTING WALL
	SMOKE/CO ALARM
	HEAT DETECTOR
	EXHAUST FAN (SEE SHEET G1.00 FOR MORE INFO)
	EXHAUST PATH

PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025
2	2	Rev 2 - Permit Resubmittal	10.3.2025

MAIN FLOOR PLAN

A2.01



GENERAL PLAN NOTES:

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GC'S ACKNOWLEDGMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE.
- GENERAL CONTRACTOR TO REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN IN DRAWINGS. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION OR ORDERING MATERIALS FOR WORK.
- JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.
- PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UTILITIES, NOT COVERED IN THE CONSTRUCTION/ DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THE WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT, GENERAL CONTRACTOR SHALL INSPECT, TEST, AND DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO SOURCE AND CAP.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.
- DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, UNLESS OTHERWISE NOTED (TYP. 4 1/2" FROM WALL TO ALLOW FOR FULL UN-RIPPED JAMB LEG TRIM).
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
- VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4", UNLESS OTHERWISE NOTED.
- ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK IS DESIGN/BUILD BY RESPECTIVE SUBCONTRACTORS. FIXTURE, GRILLE, SWITCH, AND OUTLET LOCATIONS SHOULD BE CONSIDERED DURING FRAMING - AND FINAL LOCATIONS SHOULD BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- ALL STAIRS SHALL HAVE A HANDRAIL WITH 2" Ø GRIP 36" ABOVE NOSING OF TREAD.
- ALL NEW EXTERIOR WALLS TO BE 2X6 FRAMING U.N.O.
- ALL NEW INTERIOR WALLS TO BE 2X4 FRAMING U.N.O.

MAIN FLOOR PLAN NOTES

- EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- NEW STRUCTURAL COLUMNS INSIDE NEW AND EXISTING WALLS AS NEEDED TO SUPPORT NEW UPPER FLOOR STRUCTURE ABOVE.
- REMOVE AND REPLACE EXISTING ALL EXTERIOR SIDING.
- DEMOLISH AND REPLACE EXISTING DECK AND ASSOCIATED STAIRS.

SITE NOTES

- REMOVE AND REPLACE EXISTING DRIVEWAY.
- REMOVE AND REPLACE EXISTING ENTRY PAVERS.
- REMOVE EXISTING ROCKERY AND GRAVEL AREA EAST OF GARAGE. NEW CONCRETE SITE WALL AND GRASS TO REPLACE.

SMOKE & HEAT DETECTOR NOTES:

- DWELLING UNITS THAT ARE USED FOR SLEEPING PURPOSES SHALL BE PROVIDED WITH SMOKE DETECTORS.
- ALL SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP.
- DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTION AND IN ACCORDANCE WITH APPLICABLE IRC CODES SECTIONS.
- ALL DETECTORS TO BE COMBINATION SMOKE / CARBON MONOXIDE DETECTORS.
- HEAT DETECTORS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS (IRC R314.2.3)

KEY

- NEW WALL
- EXISTING WALL
- SMOKE/CO ALARM
- HEAT DETECTOR
- EXHAUST FAN (SEE SHEET G1.00 FOR MORE INFO)
- EXHAUST PATH

PERMIT SET
APRIL 22, 2025

FAUSER
RESIDENCE

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

PROJECT INFO

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1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET

UPPER FLOOR PLAN

A2.02

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

GENERAL PLAN NOTES:

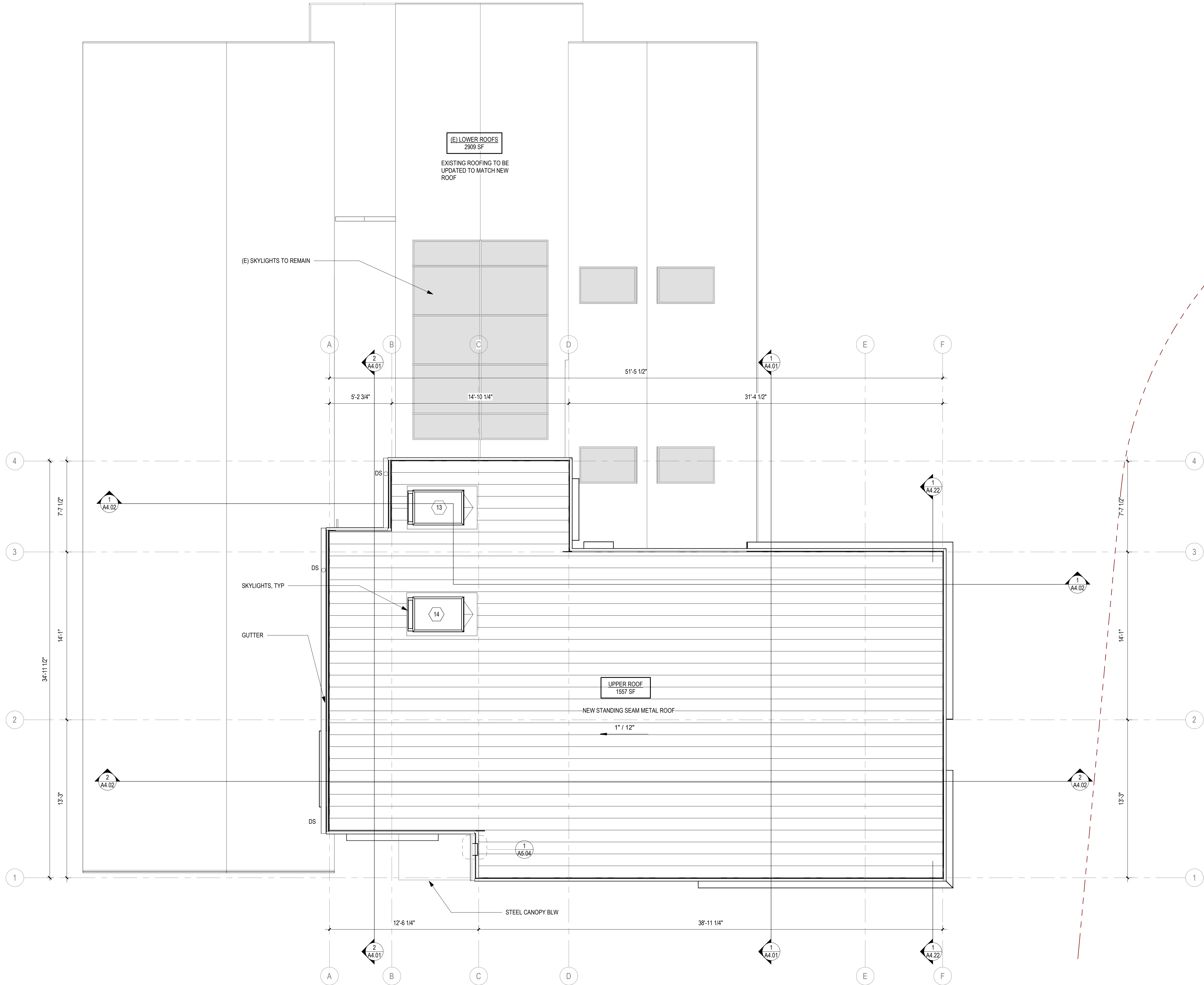
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GC'S ACKNOWLEDGMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE.
- GENERAL CONTRACTOR TO REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN IN DRAWINGS. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION OR ORDERING MATERIALS FOR WORK.
- JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.
- PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UTILITIES, NOT COVERED IN THE CONSTRUCTION/ DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THE WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT, GENERAL CONTRACTOR SHALL INSPECT, TEST, AND DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO SOURCE AND CAP.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.
- DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, UNLESS OTHERWISE NOTED (TYP. 4 1/2" FROM WALL TO ALLOW FOR FULL UN-RIPPED JAMB LEG TRIM).
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
- VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4", UNLESS OTHERWISE NOTED.
- ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK IS DESIGN/BUILD BY RESPECTIVE SUBCONTRACTORS. FIXTURE, GRILLE, SWITCH, AND OUTLET LOCATIONS SHOULD BE CONSIDERED DURING FRAMING - AND FINAL LOCATIONS SHOULD BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- ALL STAIRS SHALL HAVE A HANDRAIL WITH 2" Ø GRIP 36" ABOVE NOSING OF TREAD.
- ALL NEW EXTERIOR WALLS TO BE 2X6 FRAMING U.N.O.
- ALL NEW INTERIOR WALLS TO BE 2X4 FRAMING U.N.O.

MAIN FLOOR PLAN NOTES

- EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- NEW STRUCTURAL COLUMNS INSIDE NEW AND EXISTING WALLS AS NEEDED TO SUPPORT NEW UPPER FLOOR STRUCTURE ABOVE.
- REMOVE AND REPLACE EXISTING ALL EXTERIOR SIDING.
- DEMOLISH AND REPLACE EXISTING DECK AND ASSOCIATED STAIRS.

SITE NOTES

- REMOVE AND REPLACE EXISTING DRIVEWAY.
- REMOVE AND REPLACE EXISTING ENTRY PAVERS.
- REMOVE EXISTING ROCKERY AND GRAVEL AREA EAST OF GARAGE, NEW CONCRETE SITE WALL AND GRASS TO REPLACE.



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

PROJECT INFO
PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE			
#	ADD.	REVISION	DATE

SHEET
ROOF PLAN

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

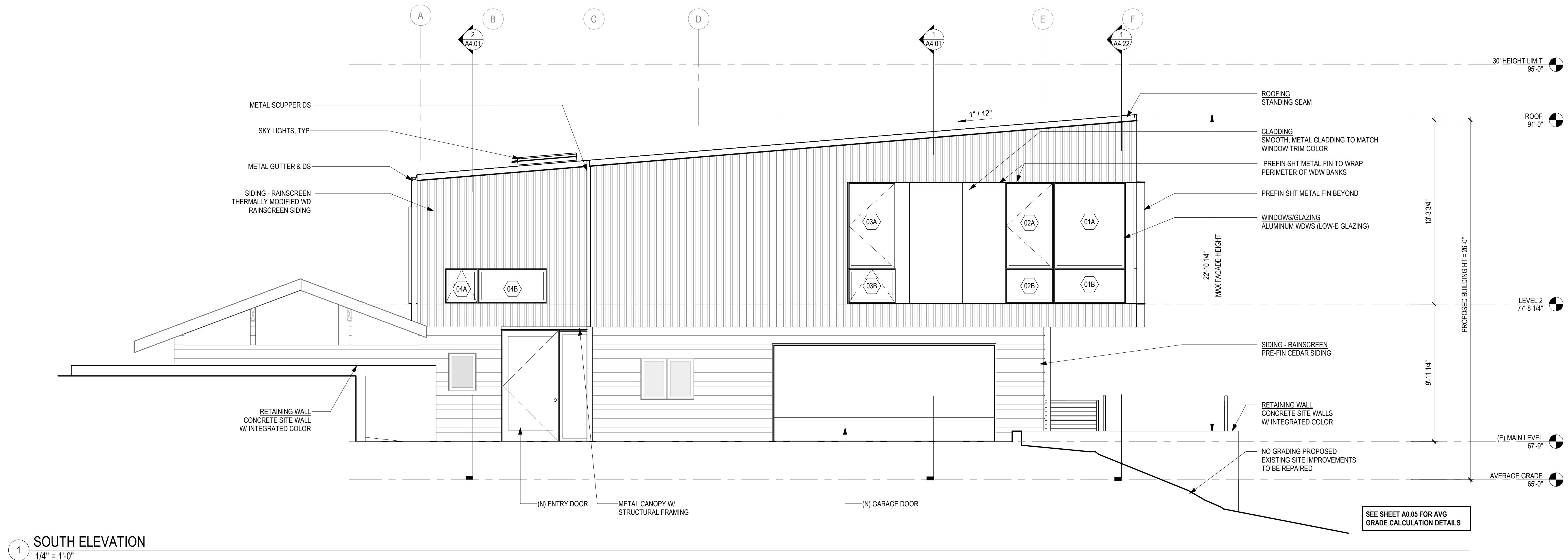
9640 SE 61ST PL., MERCER ISLAND,
WA 98040

PROJECT INFO
PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

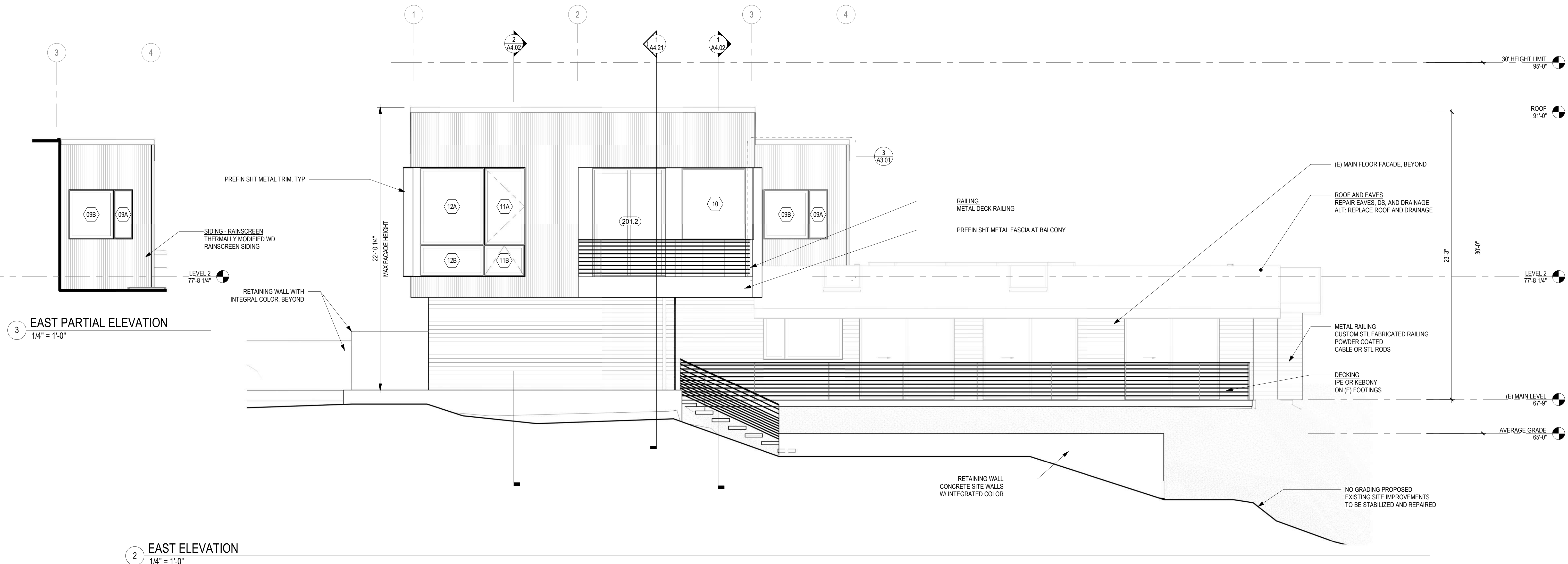
ISSUE			
#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET
EXTERIOR ELEVATIONS

A3.01

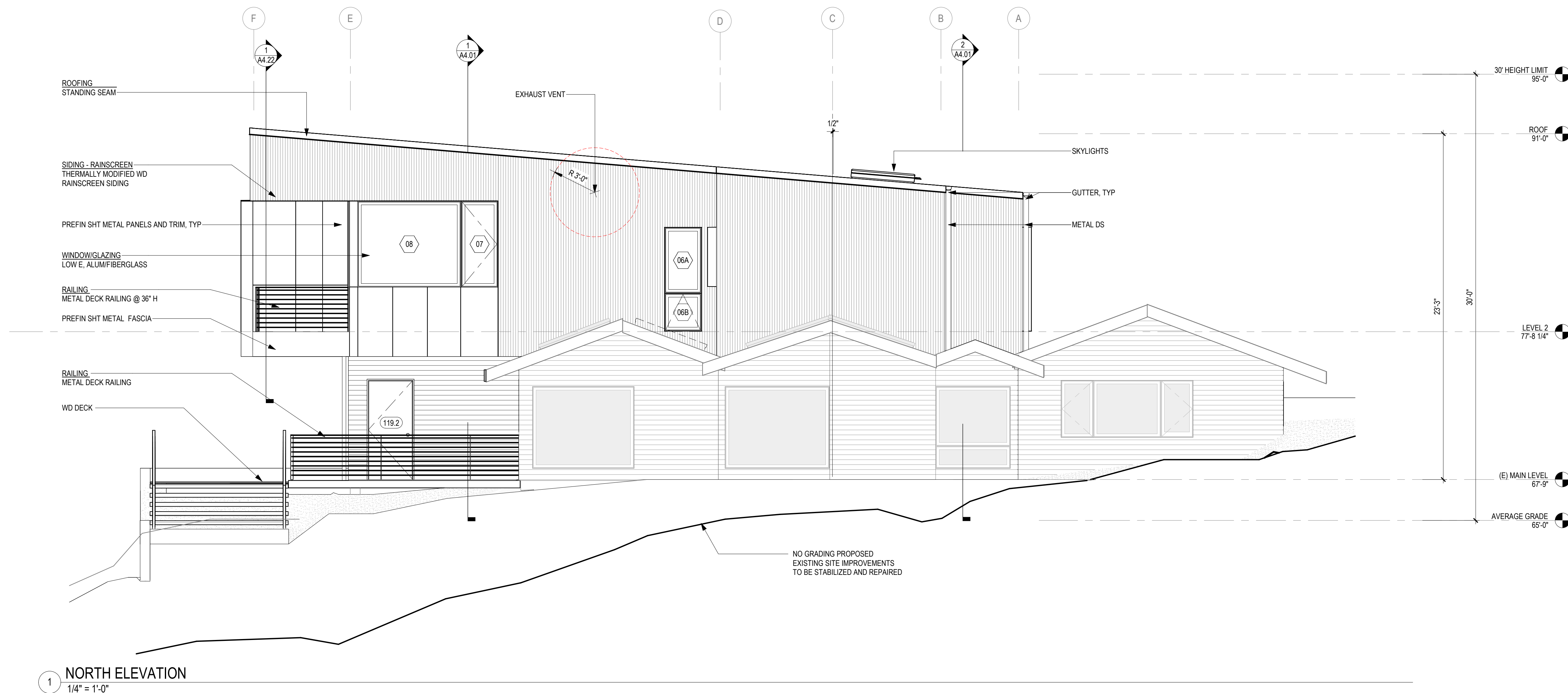


1 SOUTH ELEVATION
1/4" = 1'-0"

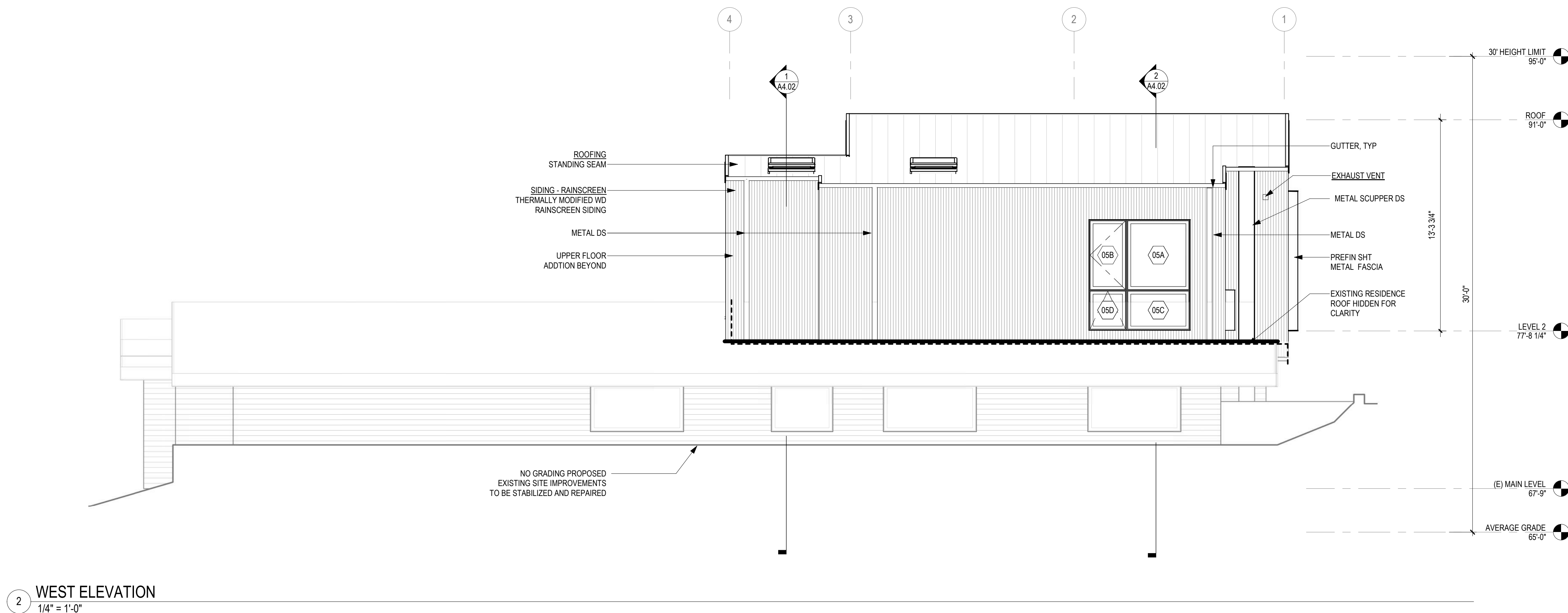


3 EAST PARTIAL ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"



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



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

PERMIT SET
APRIL 22, 2025

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PROJECT INFO

PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE

SHEET

EXTERIOR ELEVATIONS

A3.02

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

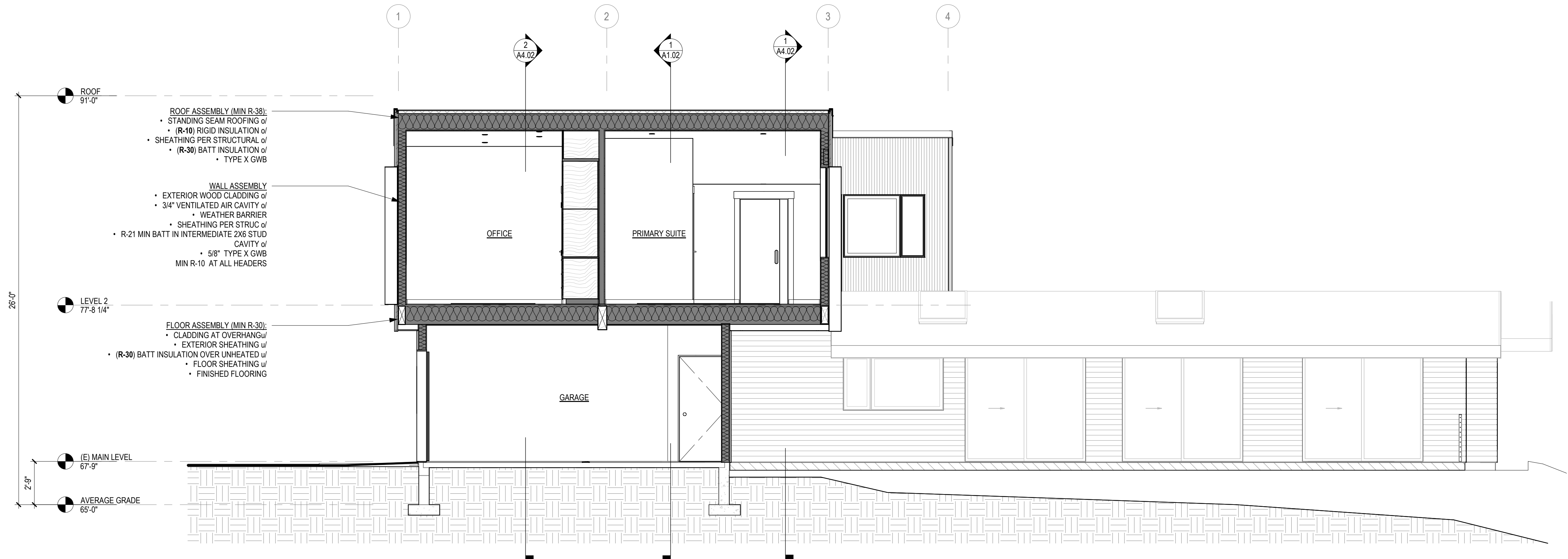
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PROJECT INFO
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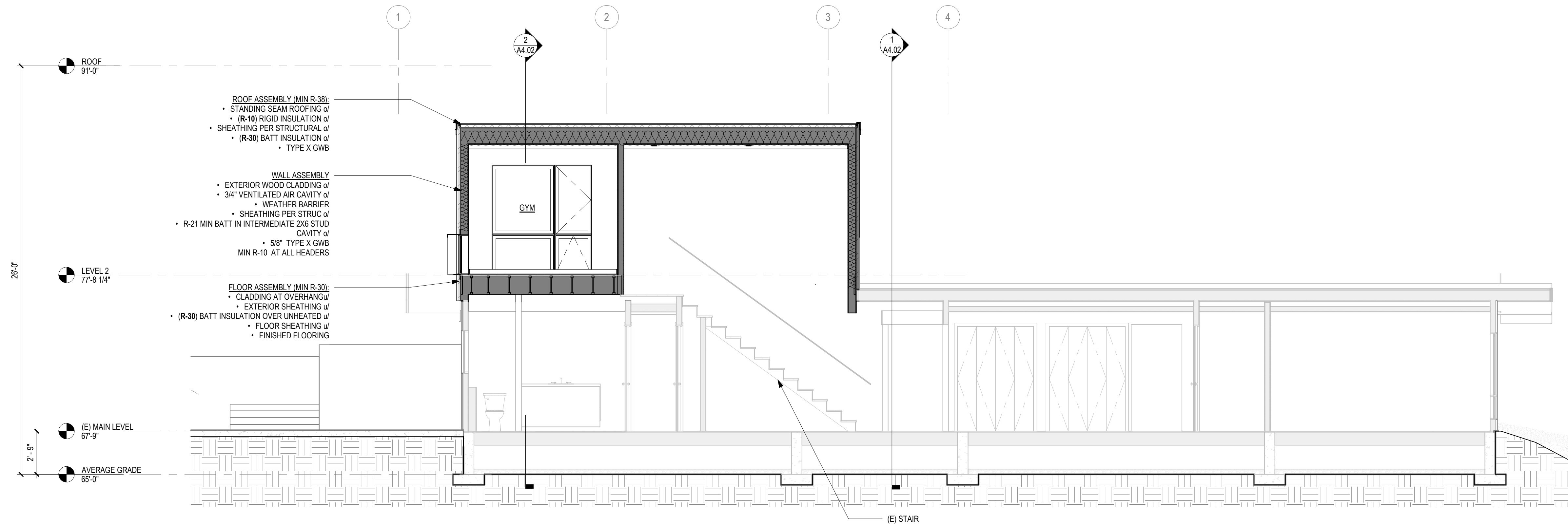
ISSUE			
#	ADD.	REVISION	DATE

SHEET
BUILDING SECTIONS

A4.01



1 NORTH-SOUTH SECTION - MASTER SUITE
1/4" = 1'-0"



2 NORTH-SOUTH SECTION - GYM AND STAIR
1/4" = 1'-0"

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

PROJECT INFO

PROJECT NUMBER: 23-24
INTAKE DATE: Issue Date

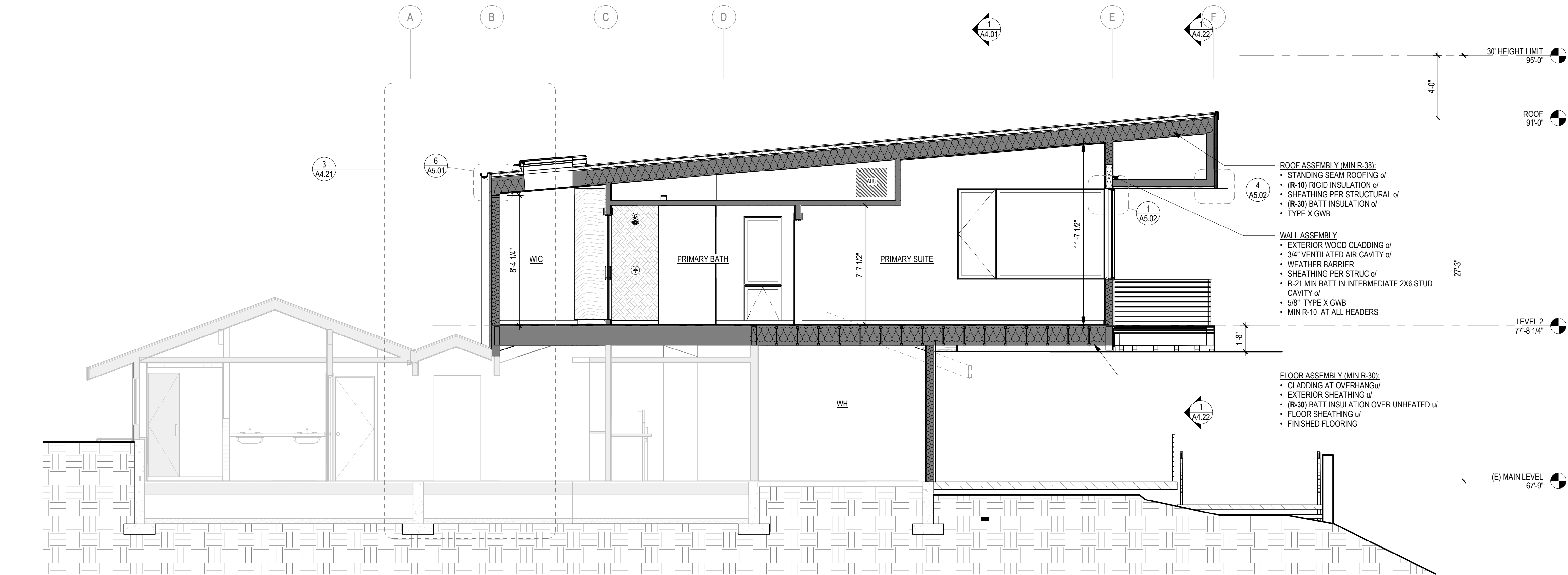
ISSUE

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

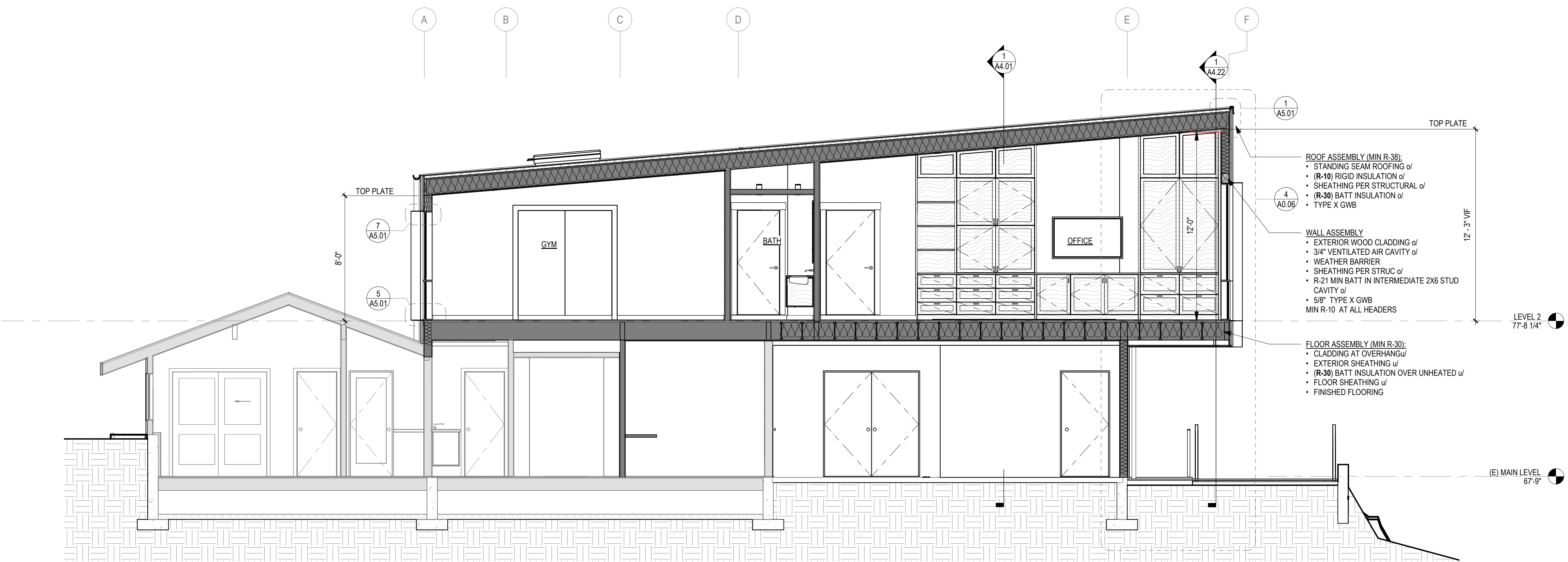
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BUILDING SECTIONS

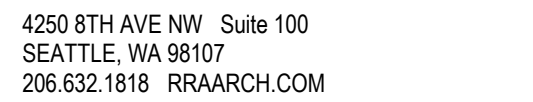
A4.02



1 EAST/WEST SECTION - MASTER SUITE
1/4" = 1'-0"



2 EAST/WEST SECTION - OFFICE
1/4" = 1'-0"



FAUSER RESIDENCE

PROJECT INFO

[illegible]

WINDOW & DOOR SCHEDULES

A6.01

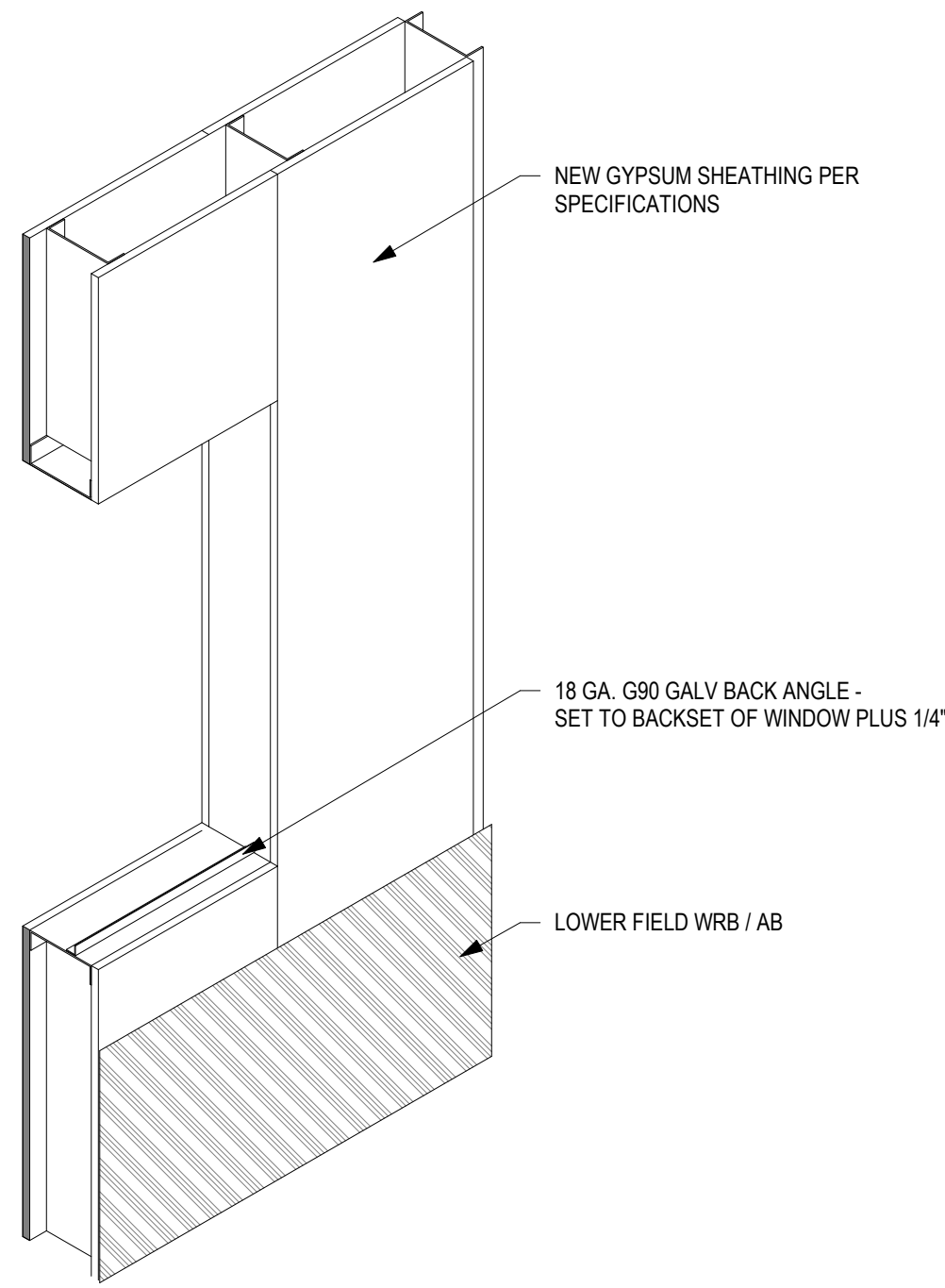
	Level	Operation	Frame Width	Frame Height	Head Height	Gazing Area	U Factor	Safety	Window Glazing Type	Comments
01A	LEVEL 2	Fixed	5' - 2"	6' - 2 1/2"	8' - 9 1/4"	32 SF	<= 0.30			0 02A & 01B
01B	LEVEL 2	Fixed	5' - 2"	2' - 6"	2' - 6 3/4"	13 SF	<= 0.30	●		0 02B & 01A
02A	LEVEL 2	Casement	3' - 5 1/4"	6' - 2 1/2"	8' - 9 1/4"		<= 0.30			0 01A & 02B
02B	LEVEL 2	Fixed	3' - 5 1/4"	2' - 6"	2' - 6 3/4"	9 SF	<= 0.30	●		0 01B & 02A
03A	LVL 2 FF	Casement	3' - 5 1/4"	6' - 2 1/2"	8' - 8 1/2"		<= 0.30			0 03B
03B	LEVEL 2	Awning	3' - 5 1/4"	2' - 6"	2' - 6 3/4"	9 SF	<= 0.30	●		0 03A
04A	LEVEL 2	Awning	2' - 4"	2' - 6"	2' - 6 3/4"	6 SF	<= 0.30	●		0 04B
04B	LEVEL 2	Fixed	4' - 11 1/4"	2' - 6"	2' - 6 3/4"	12 SF	<= 0.30	●		0 04A
05A	LEVEL 2	Fixed	3' - 11 1/2"	4' - 5 1/4"	7' - 0"	18 SF	<= 0.30			0 05B & 05C
05B	LEVEL 2	Casement	2' - 4"	4' - 5 1/4"	7' - 0"		<= 0.30			0 05A & 05D
05C	LEVEL 2	Fixed	3' - 11 1/2"	2' - 6"	2' - 6 3/4"	10 SF	<= 0.30	●		0 05A & 05D
05D	LEVEL 2	Awning	2' - 4"	2' - 6"	2' - 6 3/4"	6 SF	<= 0.30	●		0 05A & 05C
06A	LEVEL 2	Fixed	2' - 5 1/4"	4' - 4 3/4"	7' - 0"	11 SF	<= 0.30			
06B	LEVEL 2	Awning	2' - 5 1/4"	2' - 6"	2' - 6 3/4"	6 SF	<= 0.30	●		
07	LEVEL 2	Casement	2' - 5 1/4"	5' - 9 1/4"	8' - 9 1/4"		<= 0.30			
08	LEVEL 2	Fixed	6' - 11 1/4"	5' - 9 1/4"	8' - 9 1/4"	40 SF	<= 0.30			
09A	LEVEL 2	Casement	1' - 6"	3' - 11 1/4"	7' - 0"	6 SF	<= 0.30			0 09B
09B	LEVEL 2	Fixed	3' - 7"	3' - 11 1/4"	7' - 0"	14 SF	<= 0.30			0 09A
10	LEVEL 2	Fixed	5' - 2"	5' - 9 1/4"	8' - 9 1/4"		<= 0.30			
11A	LEVEL 2	Casement	3' - 3 3/8"	6' - 2 1/2"	8' - 9 1/4"		<= 0.30			0 11B
11B	LEVEL 2	Awning	3' - 3 3/8"	2' - 6"	2' - 6 3/4"	8 SF	<= 0.30	●		0 11A
12A	LEVEL 2	Fixed	5' - 2"	6' - 2 1/2"	8' - 9 1/4"	32 SF	<= 0.30			0 12B
12B	LEVEL 2	Fixed	5' - 2"	2' - 6"	2' - 6 3/4"	13 SF	<= 0.30	●		0 12A
13	ROOF	Skylight	2' - 9 1/2"	4' - 1 1/2"						
14	ROOF	Skylight	2' - 9 1/2"	4' - 1 1/2"						CONFIRM OPERABLE WITH OWNER
101B	(E) MAIN LEVEL	Fixed	2' - 4"	8' - 0"	8' - 0"	19 SF				

262 SF

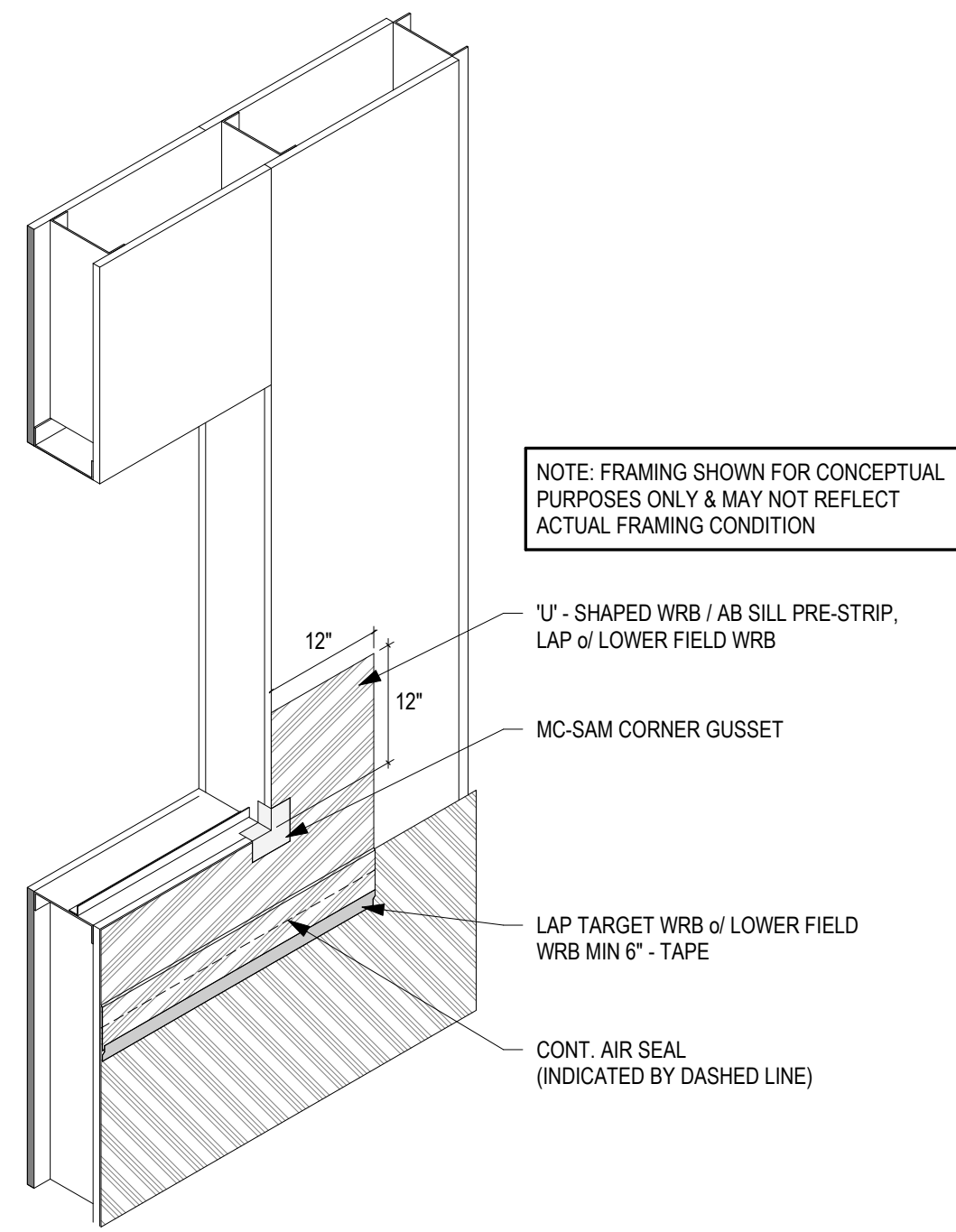
DOOR & WINDOW REQUIREMENTS	
1. HAZARDOUS LOCATIONS - TEMPERED SAFETY GLASS (PER SRC TABLE R308.1) IS REQUIRED IN THE FOLLOWING LOCATIONS: - GLAZING ADJACENT TO DOORS @ < 60" ABOVE THE FLOOR OR WALKING SURFACE AND IN-PLANE WITHIN 24" OF EITHER SIDE OF THE DOOR IN A CLOSED POSITION OR PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24" OF THE HINGE-SIDE OF AN IN-SWINGING DOOR - GLAZING IN INDIVIDUAL WINDOW PANELS MEETING ALL OF THE FOLLOWING CRITERIA: A) EXPOSED AREA OF INDIVIDUAL PANE > 9 FT² B) BOTTOM EDGE <18" AFF C) TOP EDGE > 36" AFF - WALKING SURFACES WITHIN 36" (MEASURED HORIZONTALLY) - ALL GLAZING IN GUARDS OR RAILINGS - GLAZING IN WET LOCATIONS <60" AFF IN WALLS OR ENCLOSURES CONTAINING BATHTUBS, SHOWERS, SPAS, ETC. - GLAZING ADJACENT TO STAIR AND RAMPS WHERE BOTTOM EDGE IS <36" ABOVE THE WALKING SURFACE EXCEPT WHERE A 1 1/2" (MIN D) RAIL CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 LBS/FT IS INSTALLED @ 34-36" AFF - GLAZING ADJACENT TO BOTTOM STAIR LANDINGS <36" ABOVE THE LANDING WITHIN A 60" HORIZONTAL ARC (< 180" FROM BOTTOM TREAD NOSING) EXCEPT WHERE GLAZING IS PROTECTED BY A GUARD (PER R312) AND IS >18" FROM THE GUARD	2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING CRITERIA: - NET CLEAR OPENING AREA OF >= 5.7 FT² WITH 20" WIDTH AND 24" HEIGHT CLEARANCE MINIMUM - SILL HEIGHT <= 44" AFF - WINDOW WELLS WITH HORIZONTAL AREA >= 9 FT² AND 36" WIDTH ALLOWING THE WINDOW TO BE FULLY OPENED ARE REQUIRED WHERE SILL HEIGHT IS BELOW GRADE. WHERE WELL DEPTH IS > 44" A PERMANENT LADDER OR STAIR IS REQUIRED. LADDER TO BE USABLE WITH WINDOW FULLY OPENED AND MAY NOT ENCROACH > 6" INTO THE CLEAR WINDOW WELL AREA - RUNGS @ 12" WIDTH, 18" O.C. WITH >= 3" CLEARANCE AT MOUNTING WALL. 3. EGRESS DOORS TO MEET THE FOLLOWING CRITERIA: - SIDE-HINGED WITH 78" MINIMUM HEIGHT AND >= 32" CLEAR WIDTH WITH THE DOOR OPEN 90° 36" CLEAR LANDINGS @ EACH SIDE WITH <= 1/4" PER FOOT SLOPE - DOORS TO REMAIN OPENABLE FROM INSIDE THE DWELLING UNIT W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. - ALL NEW OR REPLACED WINDOWS AND DOORS IN EXTERIOR WALLS TO HAVE A MAXIMUM U-FACTOR OF 0.28 U.O. - ALL WINDOW AND DOOR HEADERS TO BE INSULATED WITH A MINIMUM R-10 INSULATION PER SRC TABLE 402.1

DOOR NOTES	WINDOW NOTES
VERIFY WITH ARCHITECT ALL DOOR SIZES BEFORE FRAMING OPENINGS. PROVIDE DOOR SUBMITTALS TO ARCHITECT PRIOR TO ORDERING DOORS. ALL WINDOW HEADERS & CASINGS SHOULD ALIGN WITH DOOR HEADER CASINGS & TRIMS ON EXTERIOR AND INTERIOR OF BUILDING UNLESS NOTED OTHERWISE. ALL GLAZING IN NEW DOORS TO BE APPROVED SAFETY-GLAZING. ALL GLAZING IN NEW DOORS TO BE DUAL GLAZING LOW-E (U-VALUE = 0.30 OR BETTER) UNLESS INDICATED OTHERWISE. ALL WOOD DOORS TO BE MANUFACTURED BY SIMPSON DOOR CO. ALL NEW EXTERIOR FENESTRATIONS TO BE NFRC CERTIFIED.	WINDOW SCHEDULE INDICATES ROUGH OPENING SIZES. PROVIDE WINDOW DIMENSIONS AS REQUIRED TO ACCOMMODATE INDICATED WINDOW FRAME SIZE. VERIFY WITH ARCHITECT ALL WINDOW SIZES BEFORE FRAMING OPENINGS. GENERAL CONTRACTOR TO COORDINATE WINDOW AND DOOR SCHEDULES WITH FRAMING SUBCONTRACTORS. PROVIDE WINDOW SUBMITTALS TO ARCHITECT PRIOR TO ORDERING WINDOWS. ALL WINDOW HEADERS & CASINGS SHOULD ALIGN WITH DOOR HEADER CASINGS & TRIMS ON EXTERIOR AND INTERIOR OF BUILDING UNLESS INDICATED OTHERWISE. ALL WINDOWS TO BE MANUFACTURED BY MARVIN WINDOWS & DOORS. ALL NEW WINDOWS TO BE INSULATED DUAL GLAZING LOW-E (U-VALUE = 0.30 OR BETTER) UNLESS INDICATED OTHERWISE. ALL NEW EXTERIOR FENESTRATIONS TO BE NFRC CERTIFIED.

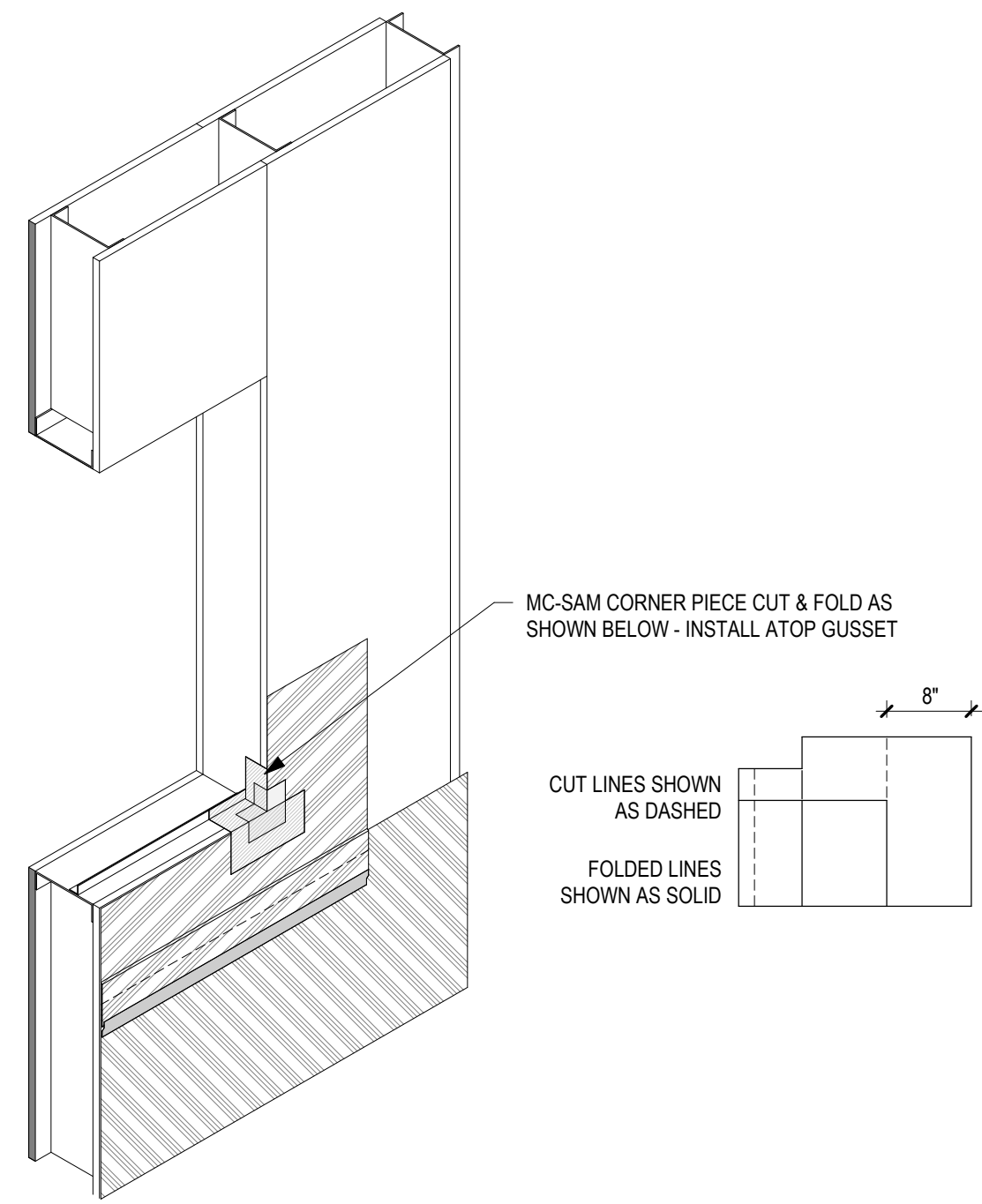
WINDOW FLASHING SEQUENCING



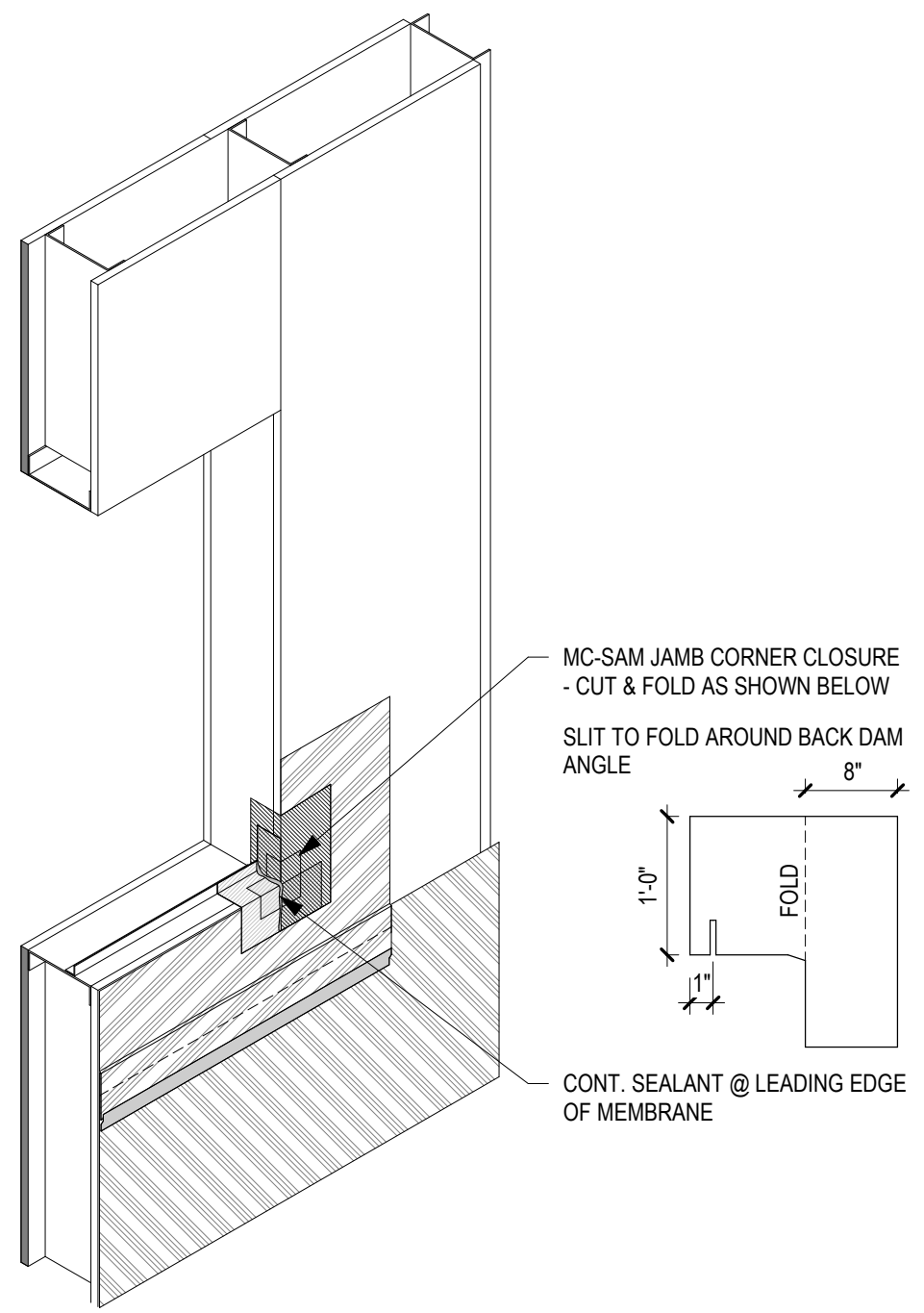
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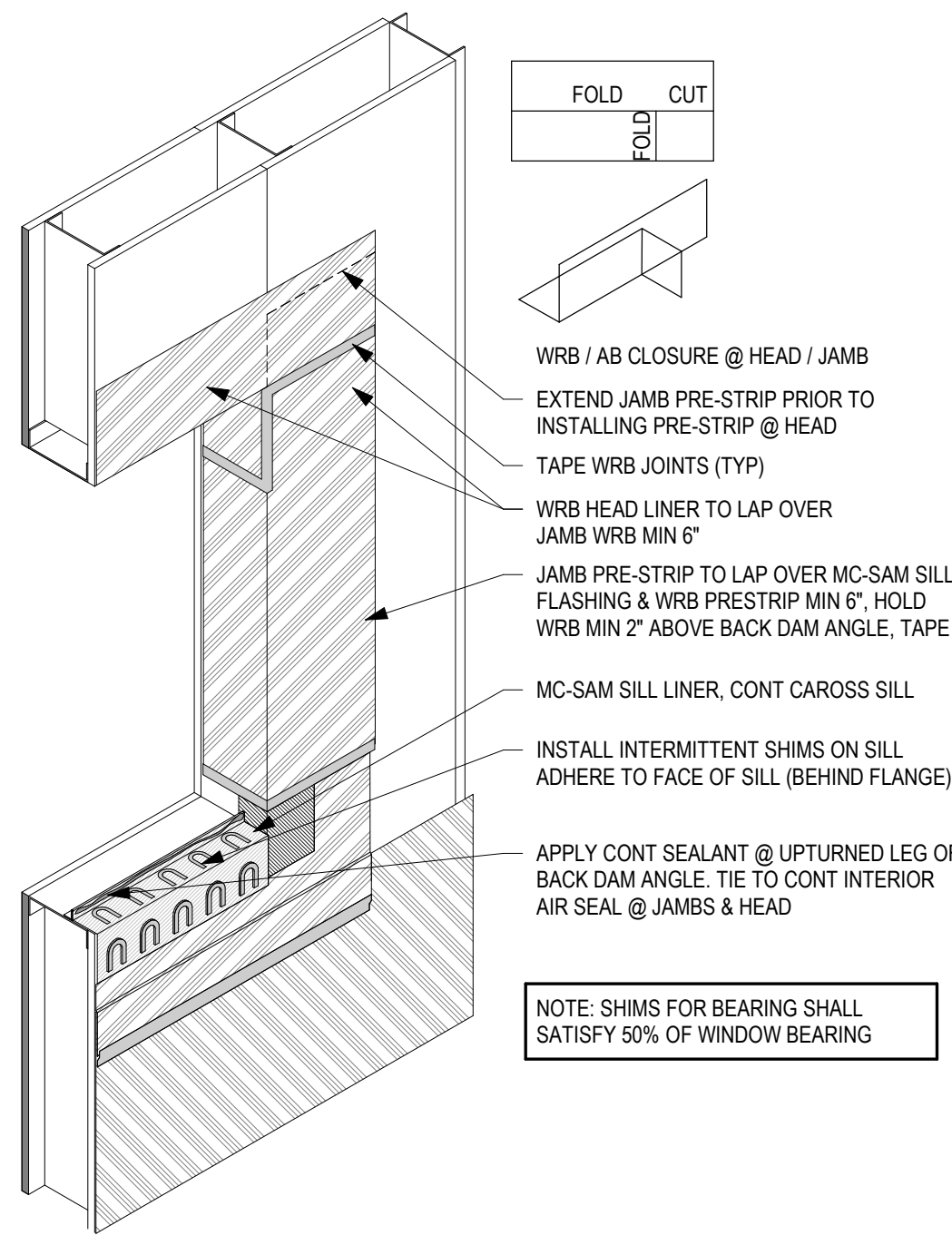
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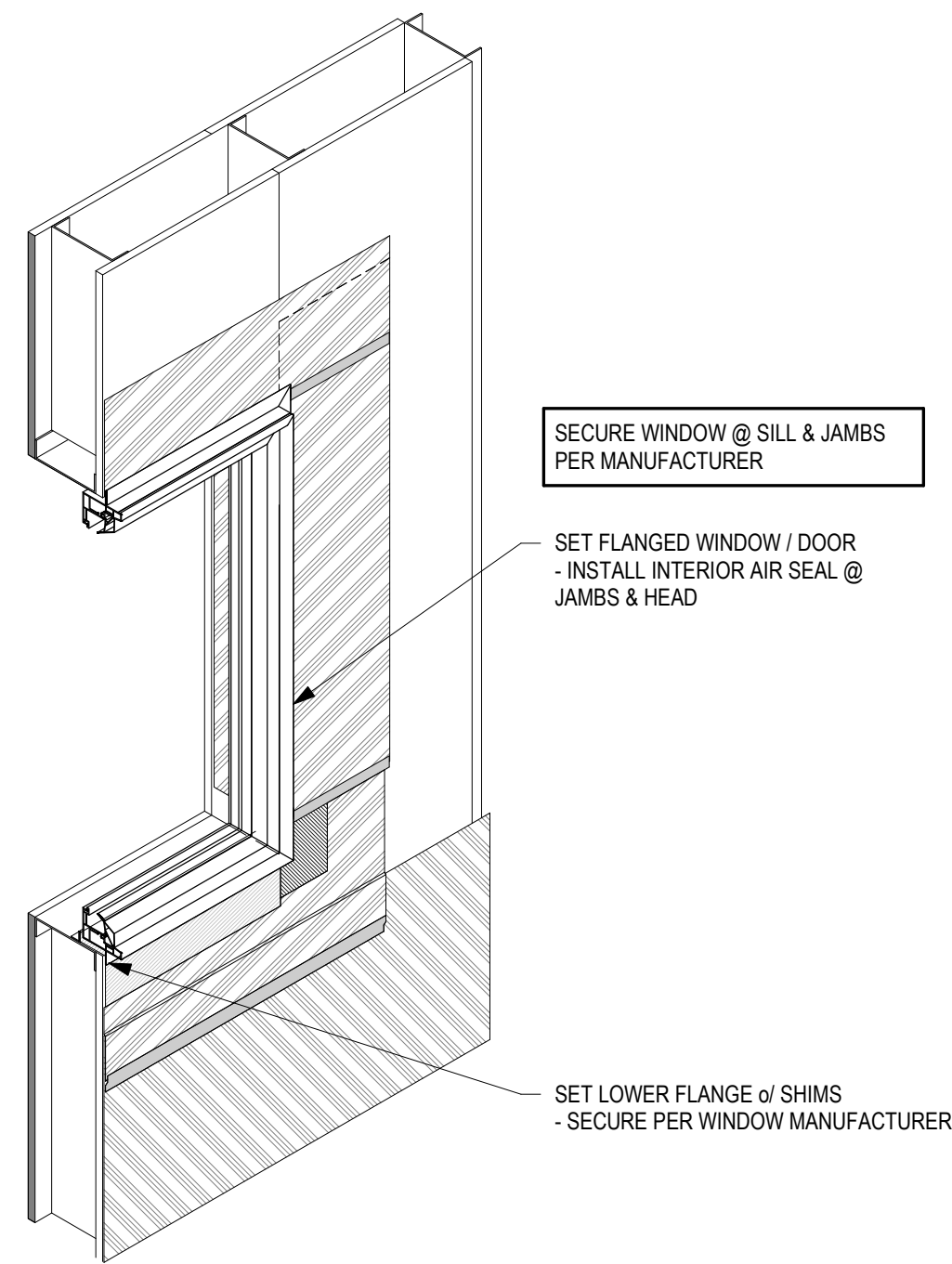
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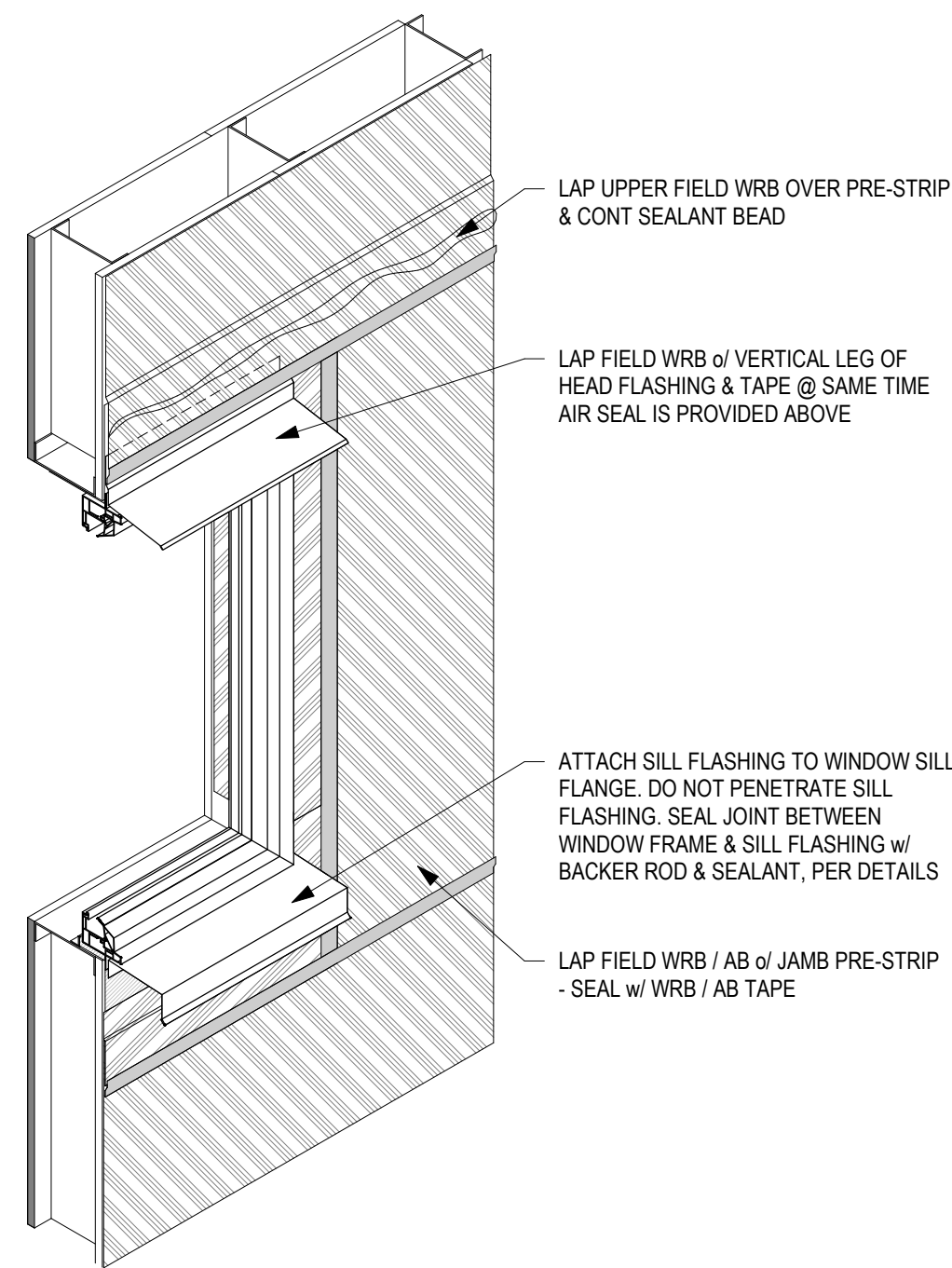
Step 4



Step 5



Step 6



Step 7

PERMIT SET
APRIL 22, 2025

**FAUSER
RESIDENCE**

9640 SE 61ST PL., MERCER ISLAND,
WA 98040

PROJECT INFO

PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE

SHEET

WINDOW INSTALLATION
SEQUENCE DETAILS

A6.02

(The following apply unless shown otherwise on the plans.)

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 2" 10d-F NAILS AT EACH END UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

31. **TIMBER CONNECTORS** CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR LAPMO USE APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

<u>DRAWING ID</u>	<u>NAIL NAME</u>	<u>NAIL DIAMETER</u>	<u>NAIL LENGTH</u>
"6d"	6d Common	0.113"	2"
"6d Box"	6d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CGC/ECCQ CAPS AND FBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

ABBREVIATIONS				
@		At	L	Angle
d		Penny (Nails)	LB.	Found
φ		Diameter	LL	Live Load
°		Degrees	LLH	Long Leg Horizontal
...#		Pounds	LLV	Long Leg Vertical
#...		Number	LONGIT.	Longitudinal
			LT. WT.	Lightweight
(A)		Above		
A.B.		Anchor Bolt	MAX.	Maximum
ADD'L		Additional	MECH.	Mechanical
ALT.		Alternate	MEZZ.	Mezzanine
APPROX.		Approximate	MF	Moment Frame
ARCH.		Architect	MFR.	Manufacturer
A.S.D.		Allowable Stress Design	MIN.	Minimum
			MISC.	Miscellaneous
(B)		Below	MK.	Mark
B/		Bottom of		
BF		Braced Frame	(N)	New
BLKG.		Blocking	N.	North
BLDG.		Building	N.S.	Near Side
BM.		Beam	NOM.	Nominal
BOT.		Bottom	NTS	Not to Scale
BRG.		Bearing		
BTWN.		Between	O.C.	On Center
			O.D.	Outside Diameter
CL or C _c		Centerline	O.F.	Outside Face
C		Camber	O.H.	Overhang
CIP		Cast In Place	OPNG.	Opening
C.J.		Construction Joint or Control Joint	OPP.	Opposite
CJP		Complete Joint Penetration		
CLG.		Ceiling	PAF	Powder Actuated Fastener
CLR.		Clear	PC	Precast
CMU		Concrete Masonry Unit	PEMB	Pre-engineered Metal Building
COL.		Column	PERM.	Permanent
CONC.		Concrete	PERP.	Perpendicular
CONN.		Connections	PJP	Partial Joint Penetration
CONST.		Construction	PL or P _L	Plate
CONT.		Continuous	PLF	Pounds per linear Foot
CSK.		Countersink	PLYWD	Plywood
			PREFAB.	Prefabricated
DBA		Deformed Bar Anchor	PSF	Pounds per Square Foot
DBL.		Double	PSI	Pounds per Square Inch
DEG.		Degree	P.T. or PT	Post-Tensioning
DF		Doug Fir-Larch	P/T	Pressure-Treated
DIA.		Diameter		
DIAG.		Diagonal	RAD.	Radius
DIAPH.		Diaphragm	REF.	Reference
DIM.		Dimension	REINF.	Reinforce or Reinforcement
DN.		Down	REQD.	Required
DO		Ditto	REV.	Revise
DTL.		Detail	R.O.	Rough Opening
DTP		Double Top Plate		
DWG.		Drawing	S.	South
			SCH. or SCHED.	Schedule
(E)		Existing	SECT.	Section
E.		East	SHT.	Sheet
EA.		Each	SIM.	Similar
E.F.		Each Face	SOG	Slab On Grade
EL.		Elevation	SPEC.	Specification
ELEV.		Elevator	SQ.	Square
EMBED.		Embedment Length	SQ. FT.	Square Feet
ENGR.		Engineer	SQ. IN.	Square Inch(es)
EQ.		Equal	SFF	Spruce-Pine-Fir
E.N.		Each Way	S.S.	Stainless Steel
EXP.		Expansion	STD.	Standard
EXT.		Exterior	STIFF.	Stiffener
			STL.	Steel
FDN.		Foundation	STR.	Structural
FIN.		Finish	SUB.	Substitute
FLR.		Floor	SYM.	Symmetrical
FRP		Fiber Reinforced Polymer		
F.S.		Far Side	T/	Top of
FT.		Foot or Feet	T&B	Top and Bottom
FTG.		Footing	T&G	Tongue & Groove
			TEMP.	Temporary
GAL.		Gauge	THRU	Through
GALV.		Galvanized	T.O.C.	Top of Concrete
GL		Glove Laminated	T.O.S.	Top of Steel
GWB		Gypsum Wall Board	T.O.W.	Top of Wall
			TRANS.	Transverse
HDG		Hot Dipped Galvanized	TS	Tube Steel
HDR.		Header	TYP.	Typical
HF		Hem Fir		
HGR.		Hanger	U.O.N.	Unless Otherwise Noted
HORIZ.		Horizontal		
HSS		Hollow Structural Section	VERT.	Vertical
HT.		Height	VIF	Verify in Field
I.D.		Inside Diameter	W.	West
I.F.		Inside Face	W/ or w/	With
IN.		Inch	W.H.S.	Welded Headed Stud
INFO.		Information	W/O	Without
INT.		Interior	W.P.	Work Point
			W.T.S.	Welded Threaded Stud
JT.		Joint	WWF	Welded Wire Fabric
K		Kips	X SECT.	Cross Section
KSF		Kips per Square Foot	X-STR	Extra Strong
KSI		Kips per Square Inch	XX-STR	Double Extra Strong





1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com

SEAL:



PROJECT:

FAUSER RESIDENCE

9640 SE 61ST PL
MERCER ISLAND, WA 98040

APPROVAL:

ISSUES:

[illegible]

P.M.
SKK

P.E.	MKS
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DRAWN BY: SC

SCALE: **AS SHOWN**

DATE: 1/15/25

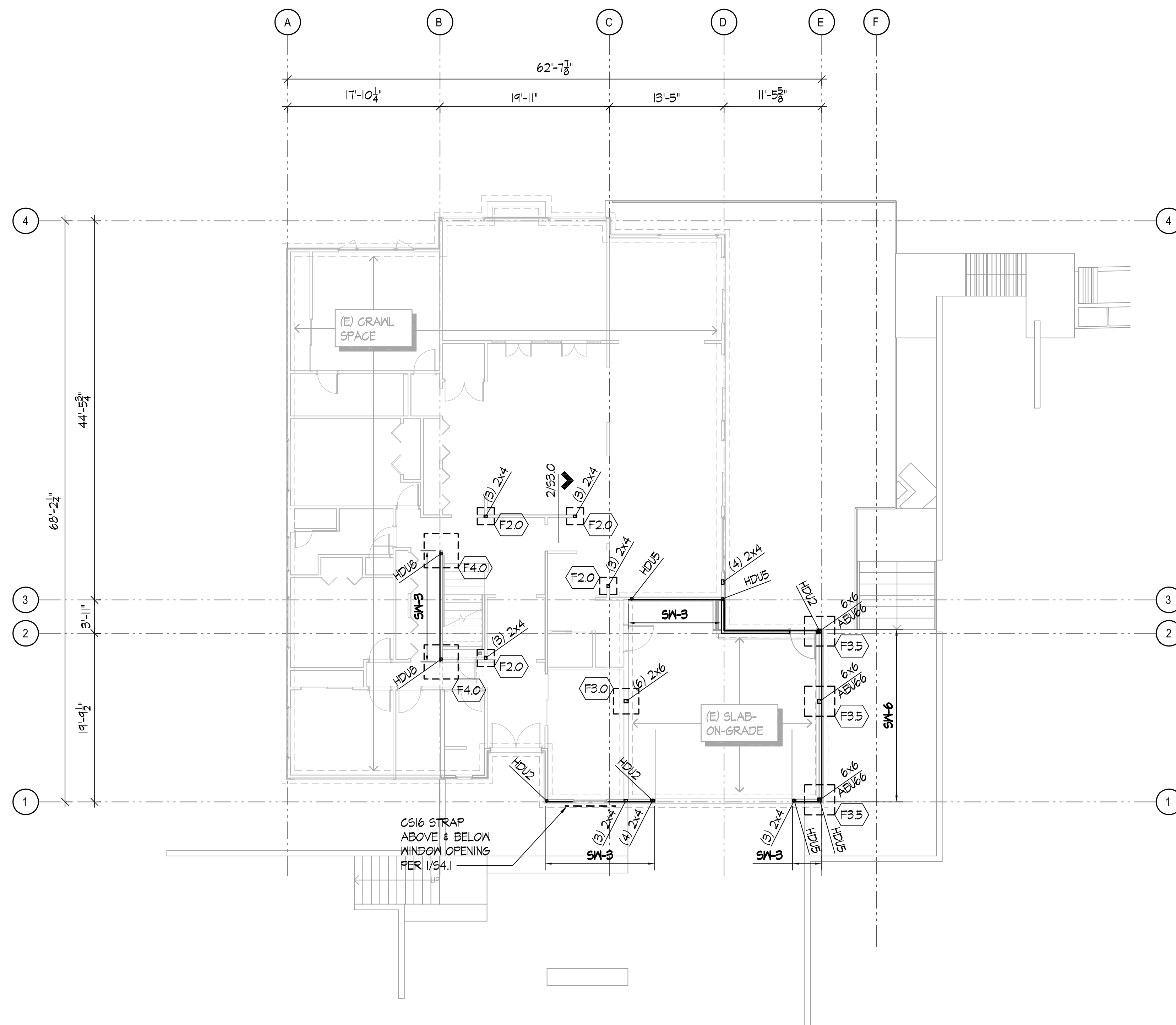
JOB NO.	24339.01
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SHEET TITLE:

MAIN FLOOR FRAMING PLAN

SHEET NO.

S2.0



FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS 51.0 AND 51.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET 53.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET 54.0 FOR TYPICAL WOOD DETAILS.
3. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
4. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/54.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
7. Fx,x INDICATES SPREAD FOOTING TYPE, SEE 12/53.0 FOR SCHEDULE.
8. SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
9. HDUx INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

LEGEND:

Fxx INDICATES SPREAD FOOTING. SEE 12/S3.0 FOR SCHEDULE

— INDICATES FOOTING



INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL

SW-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 9

 INDICATES WOOD BEARING OR
SHEAR WALL AT THIS LEVEL. SEE
PLAN NOTES 7 & 9

 INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL

 INDICATES HOLDDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 10

MAIN FLOOR FRAMING PLAN

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



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SUITE 323
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APPROVAL:

ISSUES:

[illegible]

P.M.	SKK
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P.E.

MKS

DRAWN BY: SC

SCALE: **AS SHOWN**

DATE: 1/15/25

JOB NO. 24339.01

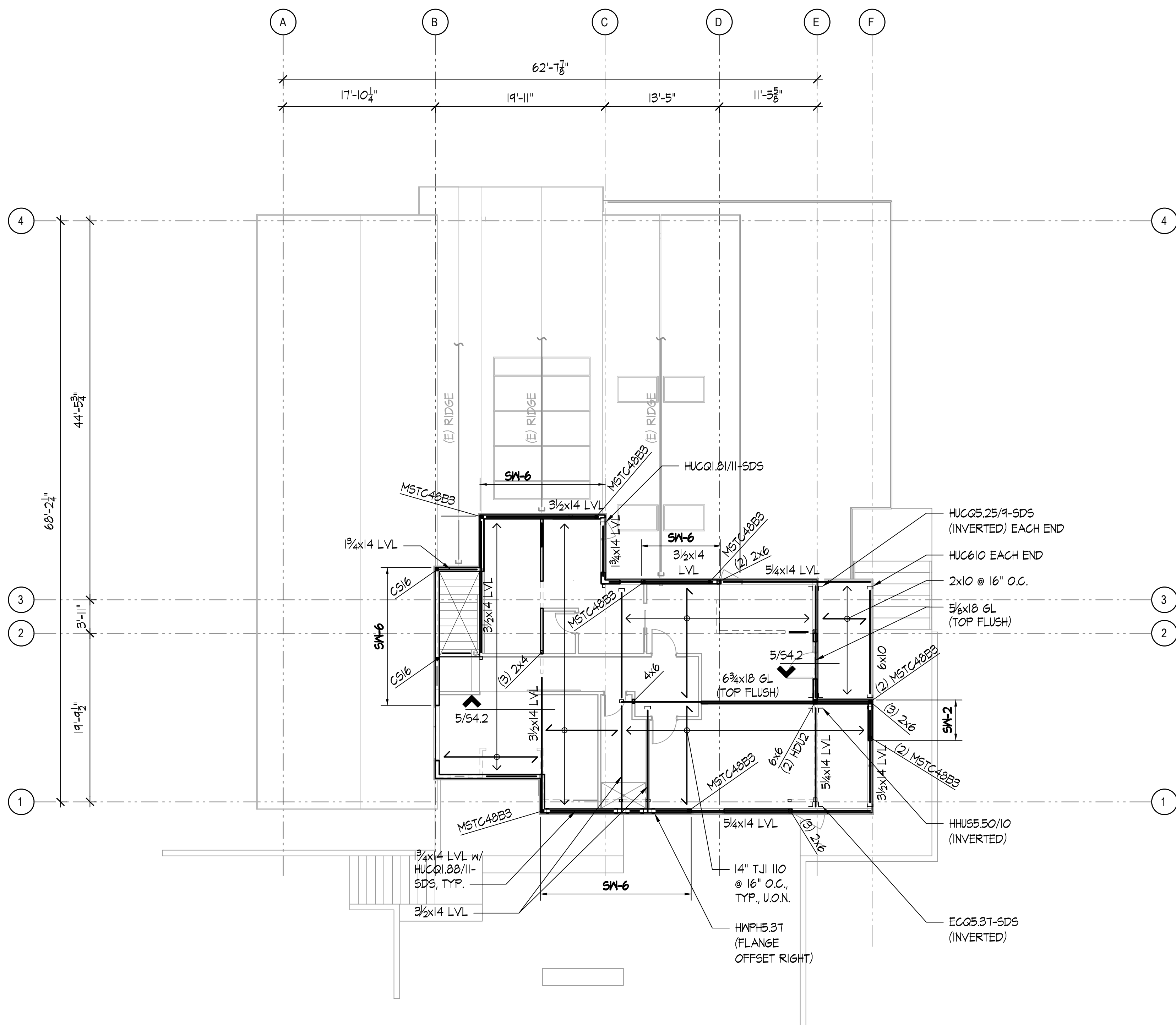
SHEET TITLE:

CHIEF, TITLE:

UPPER FLOOR FRAMING PLAN

SHEET NO.

S2.1



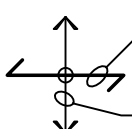
UPPER FLOOR FLOOR FRAMING PLAN

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

- MAIN FLOOR FRAMING PLAN NOTES:**

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS.
3. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 14" TJI I/O JOISTS AT 16" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
7. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR NAIL BEARING. PROVIDE BLK.6 AT JOISTS PER DETAIL 7/54.1.
8. ALL HEADERS (NOT SHOWN ON PLAN) SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
10. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARINGS/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
11. SM-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SM-6 CRITERIA, U.O.N.
12. CMSTC16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/54.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

LEGEND:

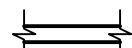


— INDICATES FRAMING DIRECTION

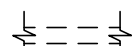


— INDICATES EXTENT OF FRAMING

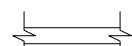
SW-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE II



INDICATES WOOD BEARING OR
SHEAR WALL AT THIS LEVEL. SEE
PLAN NOTES 5 & 11



INDICATES WOOD BEARING WALL
OR SHEAR WALL BELOW



INDICATES NON-BEARING/ NON-SHEAR
WALL AT THIS LEVEL. SEE I & 2/54.1
FOR CONNECTION DETAILS



INDICATES HEADER MEMBER
SEE PLAN NOTE 8



INDICATES MULTIPLE STUD POST AT
THIS LEVEL. SEE PLAN NOTE



INDICATES HOLDOWN TYPE AT THIS
LEVEL. SEE PLAN NOTE __



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SUITE 323
SEATTLE, WA 98101
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FAX 206.957.3901
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FAUSER RESIDENCE

9640 SE 61ST PL
MERCER ISLAND, WA 98040

APPROVAL:

ISSUES:

[illegible]

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P.E.	MKS
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SCALE:	AS SHOWN
DATE:	1/15/25
JOB NO.	24339.01

SHEET TITLE:

ROOF FRAMING PLAN

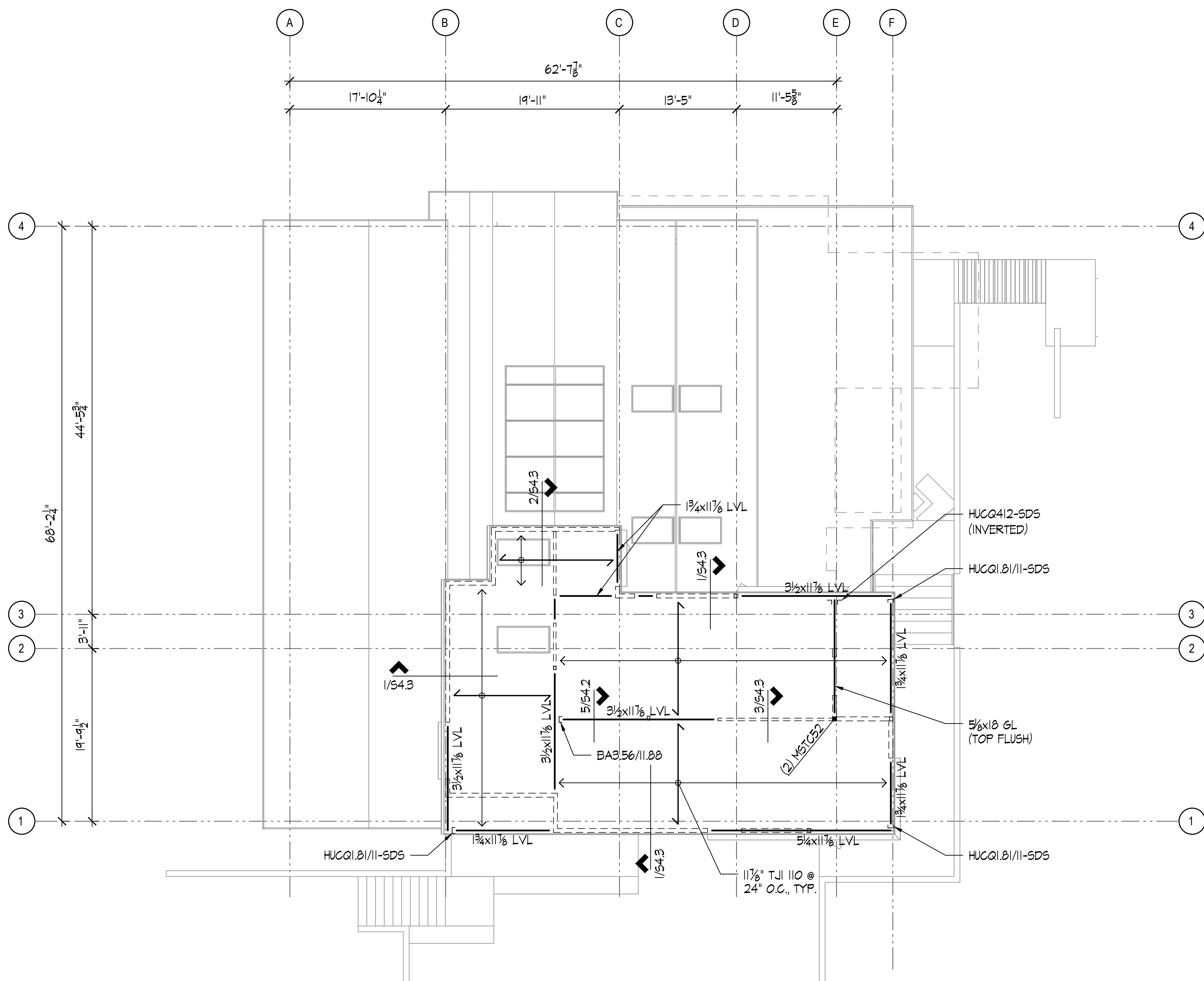
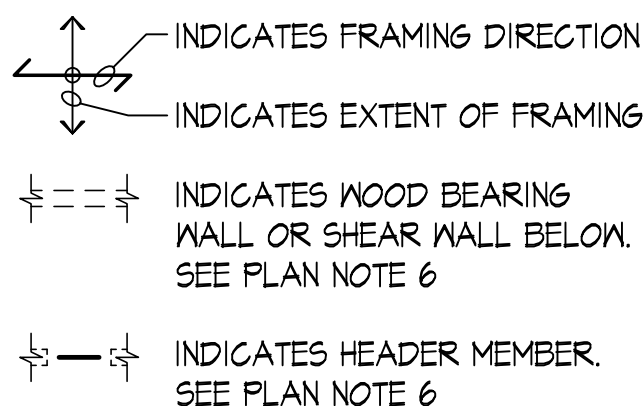
SHEET NO.

S2.2

ROOF FRAMING PLAN NOTES:

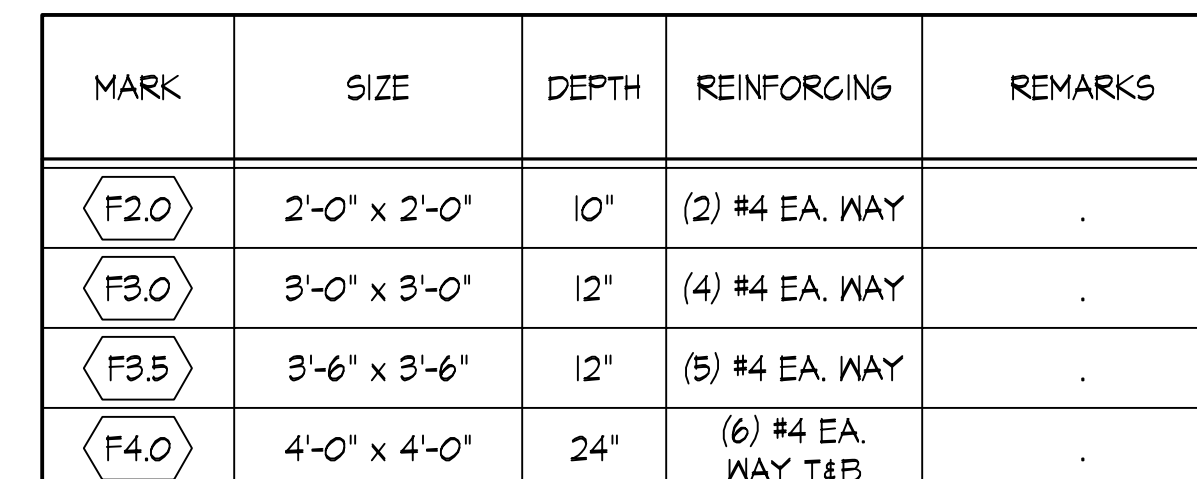
1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S4.0 AND S4.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.3 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER 11 $\frac{1}{8}$ " TJI 110 JOISTS @ 24" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
5. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN HIA CLIP AT EVERY MEMBER TO TOP PLATE.
6. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
7. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
8. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.

LEGEND:



ROOF FRAMING PLAN

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



SCALE: NONE

TYPICAL RAISED PERIMETER WALL FOUNDATION AT SLAB-ON-GRADE

TYPICAL NEW FOOTING IN EXISTING CRAWLSPACE

SPREAD FOOTING SCHEDULE

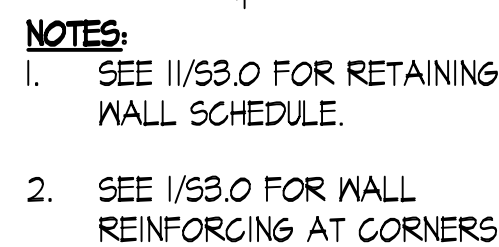
SCALE: NONE

SCALE: NONE

SCALE: NONE

SCALE: NONE

SCALE: NONI



DESIGN CRITERIA:

ACTIVE PRESSURE	= 35 PCF (LEVEL BACKFILL, NO TRAFFIC SURCHARGE)
SEISMIC SURCHARGE	= 6H
ALLOWABLE BEARING PRESSURE	= 1,500 PSF
COEFFICIENT OF FRICTION	= 0.35*
PASSIVE PRESSURE	= 250 PCF*

$F'_c = 2,500 \text{ PSI}$
 $F_y = 40 \text{ KSI, \#4 BAR}$
 $60 \text{ KSI, \#5 BAR \& \#6 BAR}$

* INCLUDES FACTOR OF SAFETY

SCALE: NONE

SCALE: NONE

SCALE: NONE



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SUITE 323
SEATTLE, WA 98101
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RESIDENCE**

9640 SE 61ST PL
MERCER ISLAND, WA 98040

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TYPICAL FOUNDATION / SLAB DETAILS

SHEET NO.

S3.0



SCALE: NONE



S4.0



NOTES:
CEILING JOIST TABLE BASED ON
HF #2, $F_b = 850$ PSI (REPETITIVE
MEMBER USE), $F_v = 150$ PSI
 $E = 1.3 \times 10^6$ PSI, $DEFL. < L/240$

ATTIC LIVE LOAD = 10.0 PSF
CEILING DEAD LOAD = 5.0 PSF

Technical drawing showing a cross-section of a shear wall edge connection. The drawing illustrates the sheathing and nailing details. The text on the left specifies the nailing requirements for the shear wall schedule and the panel edge nailing.

SHEATHING AND
SHEAR WALL EDGE
NAILING PER SHEAR
WALL SCHEDULE
(WHERE OCCURS)

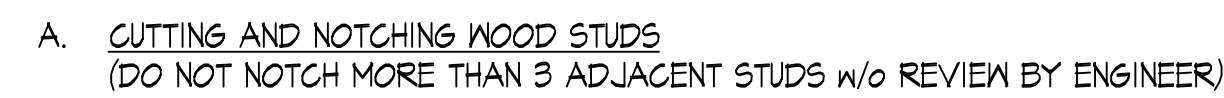
10d-F NAILS w/ THE
SAME SPACING AS THE
PANEL EDGE NAILING
PER THE SHEAR WALL
SCHEDULE (SEE NOTE 1
AT NON-SHEAR WALLS)

[illegible]

10d-F NAILS w/ THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SHEAR WALL SCHEDULE (SEE NOTE 1 AT NON-SHEAR WALLS)

SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE (WHERE OCCURS)

TYPICAL WALL INTERSECTIONS - RESIDENTIAL



<u>NON-BEARING WALL STUDS:</u>		
<u>STUD SIZE</u>	<u>MAX. DEPTH OF SAW CUT OR NOTCH</u>	<u>MIN. DEPTH REMAINING AFTER CUT OR NOTCH</u>
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

<u>STUD</u> <u>SIZE</u>	<u>MAX. DIAMETER</u> <u>OF HOLE</u>
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS



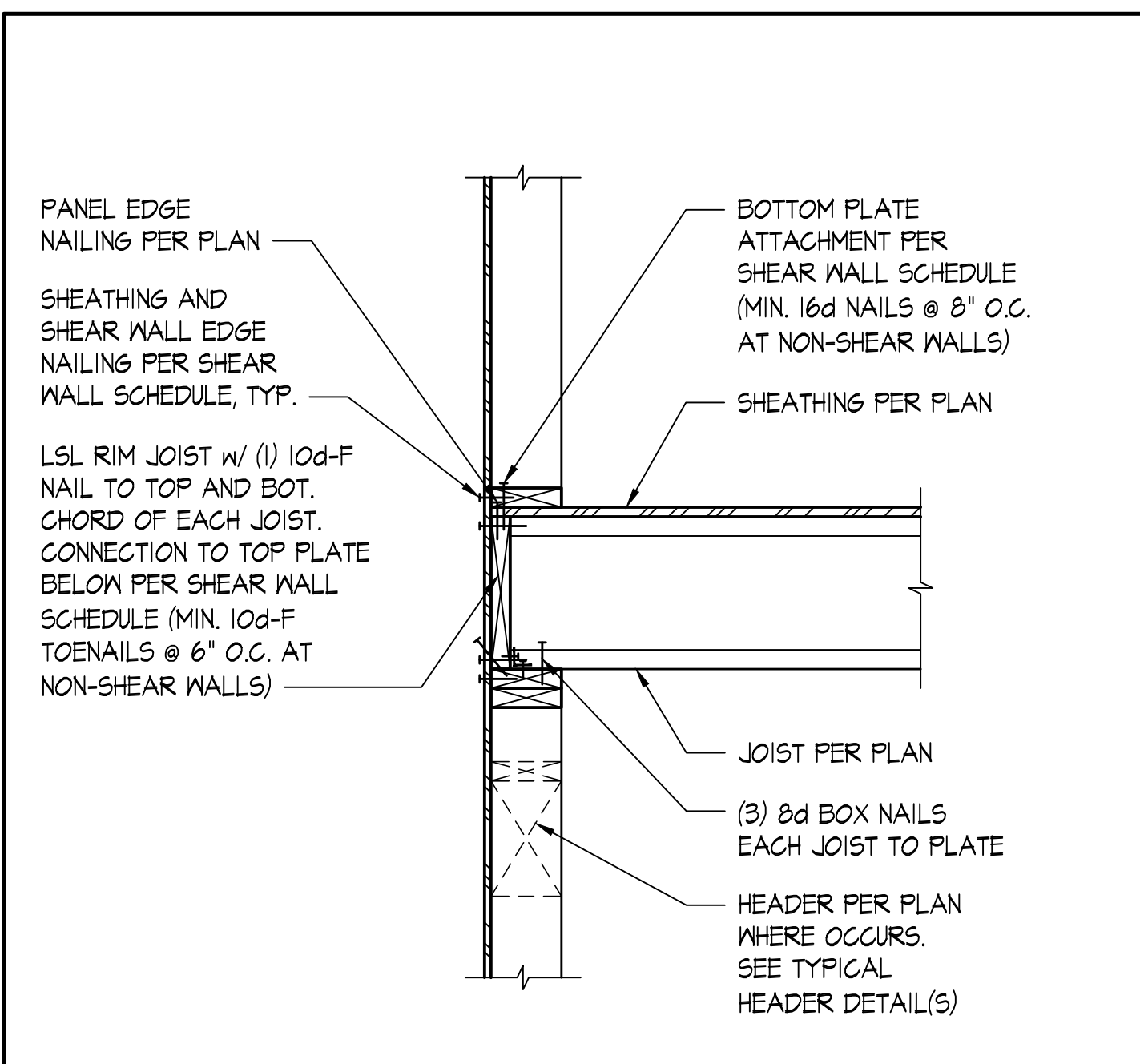
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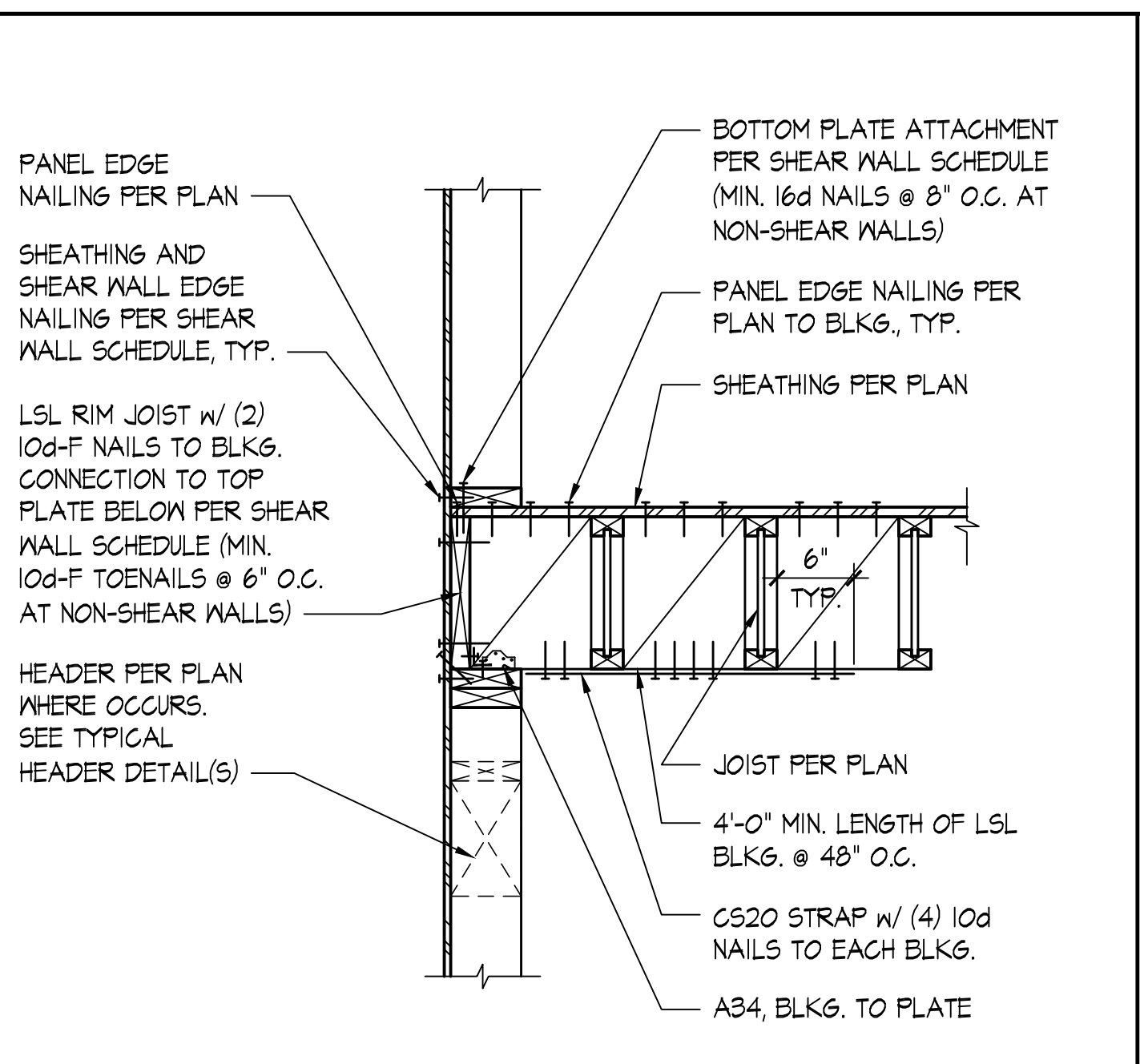
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SHEET TITLE:	

SHEET NO.

S4.1



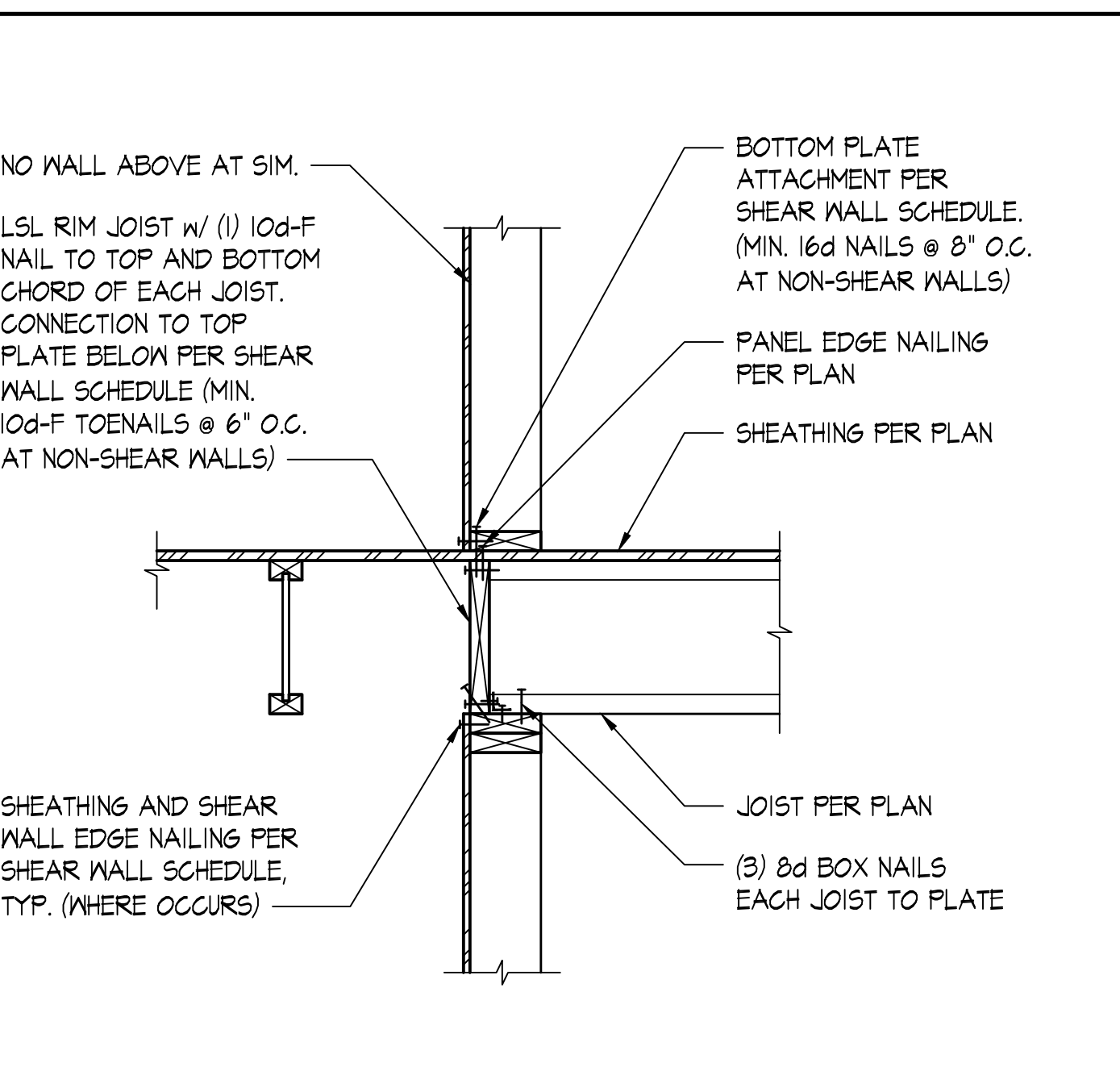
TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR	SCALE: NONE	
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TYPICAL EXTERIOR WALL - I-JOIST PARALLEL

SCALE: NONE

2



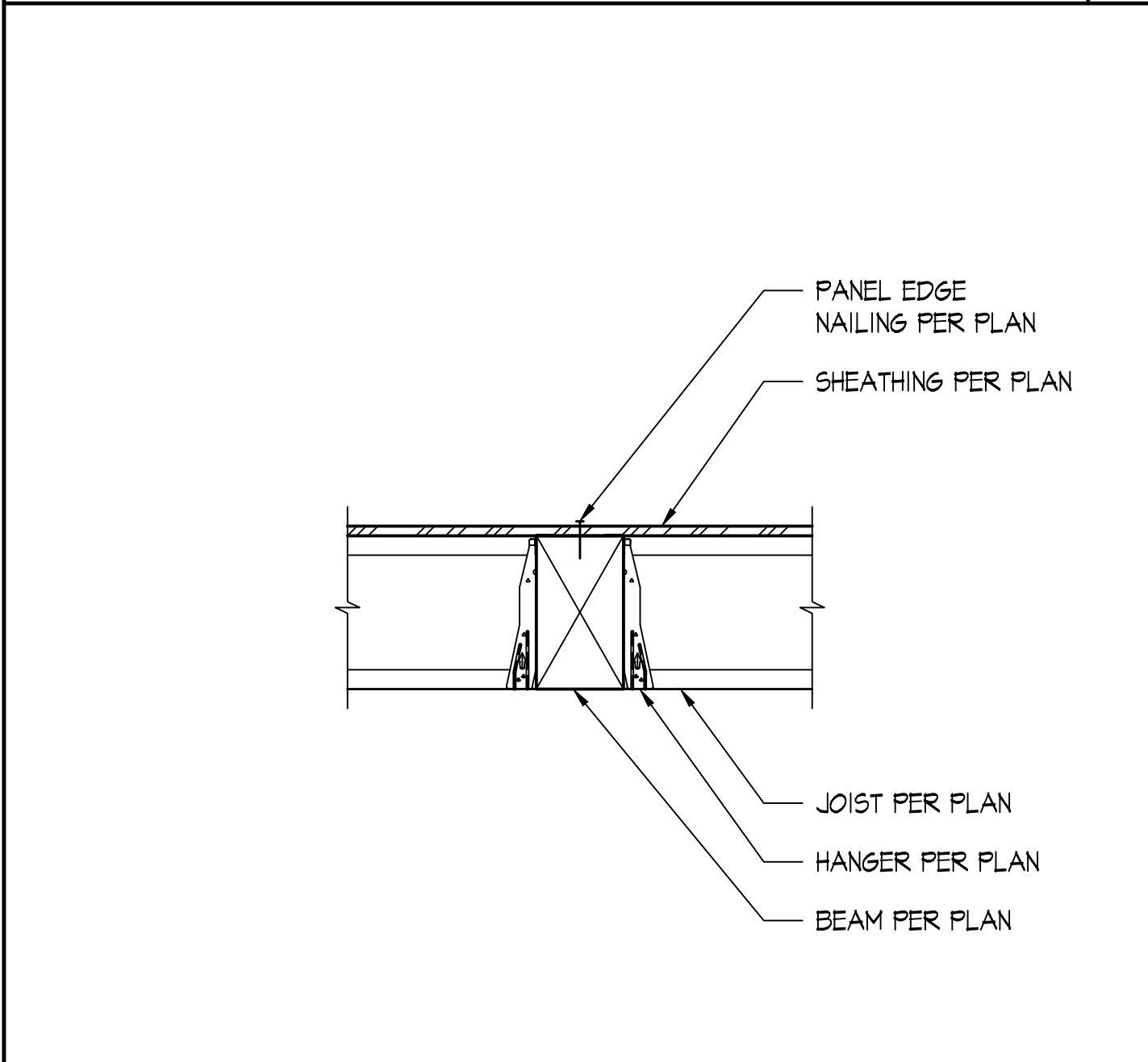
TYPICAL INTERIOR WALL WITH
I-JOISTS PERPENDICULAR AND PARALLEL

SCALE: NONE

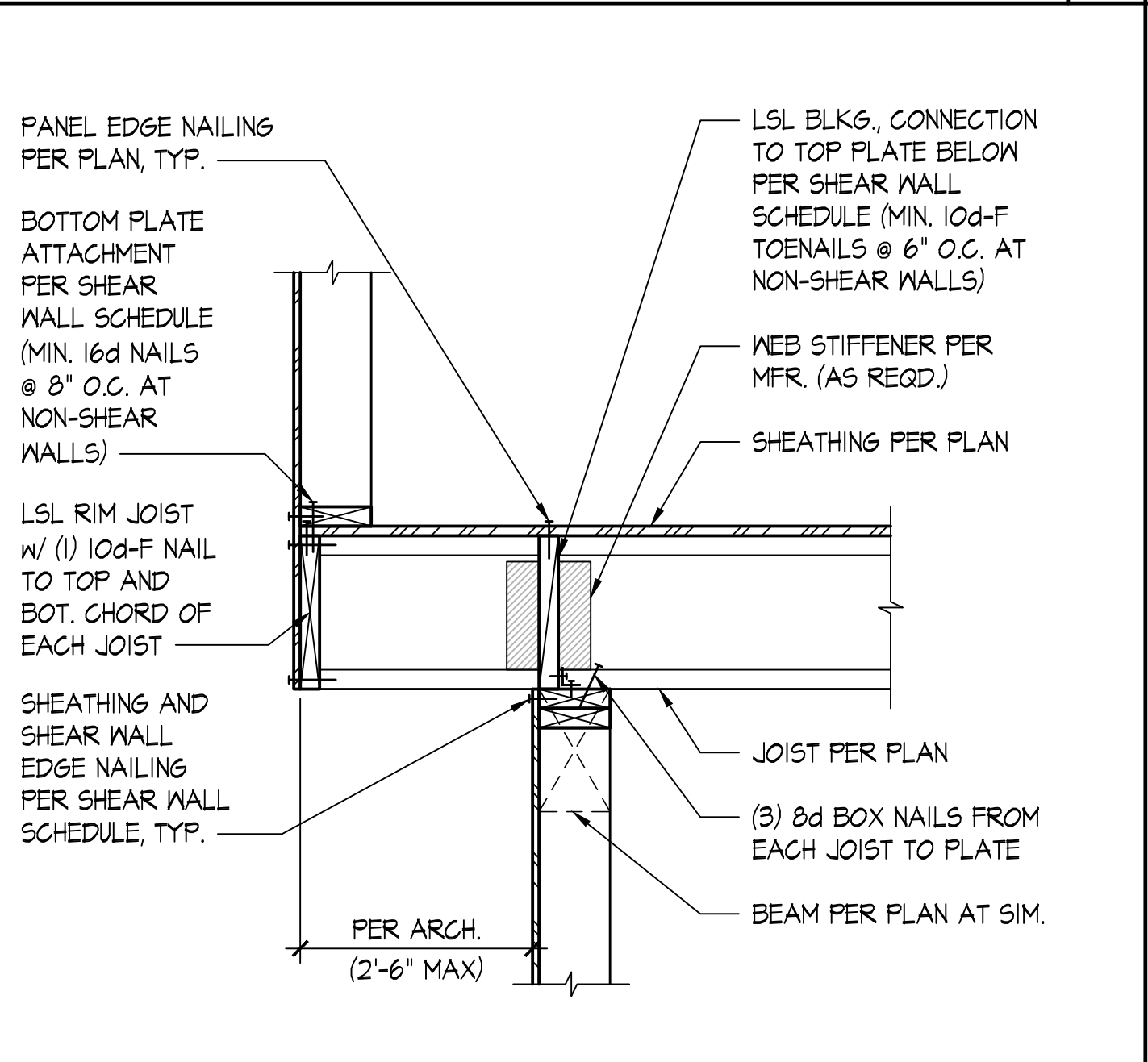
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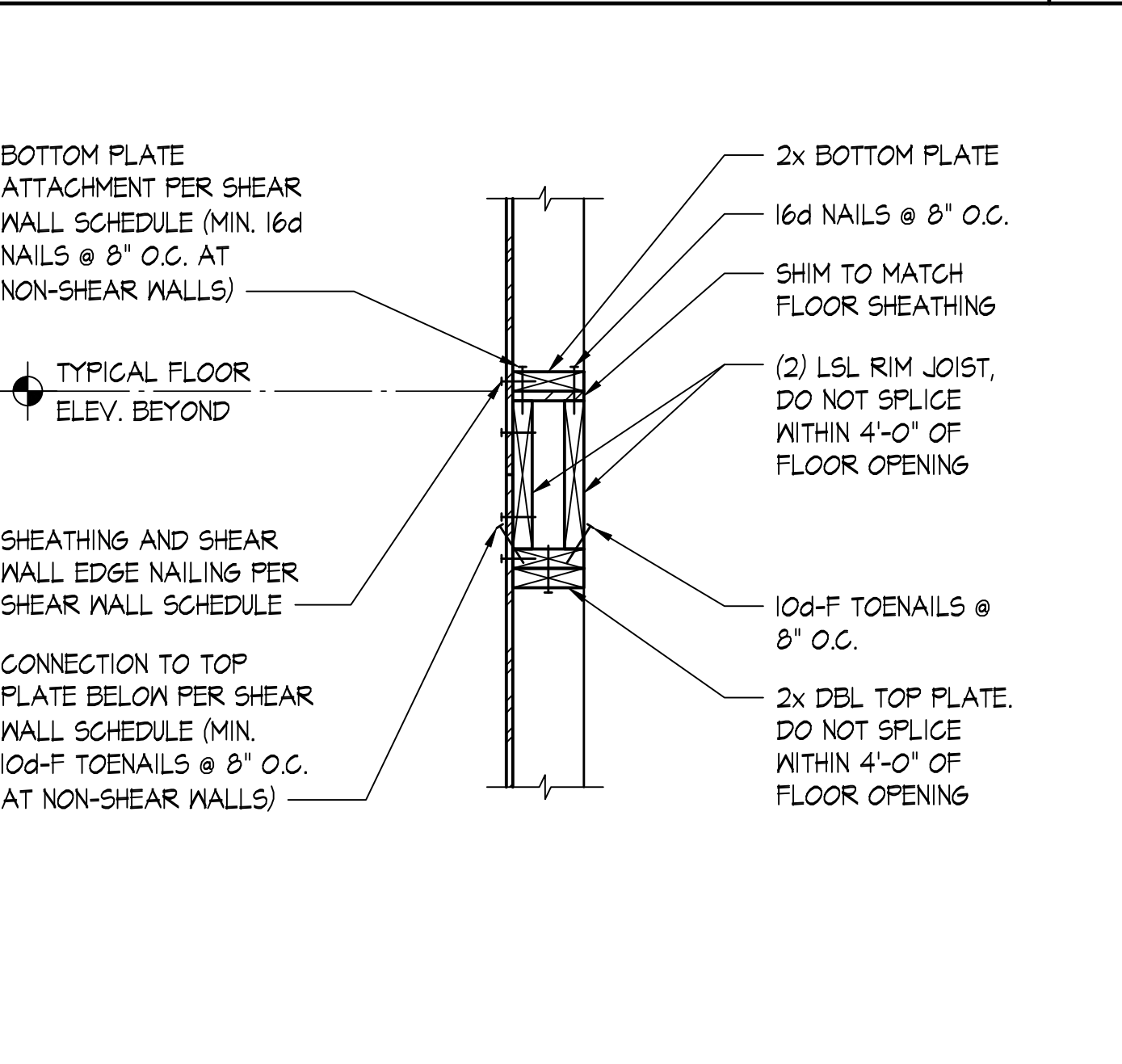
DETAIL	SCALE: NONE	4
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TYPICAL I-JOIST TO FLUSH BEAM CONNECTION	SCALE: NONE	5
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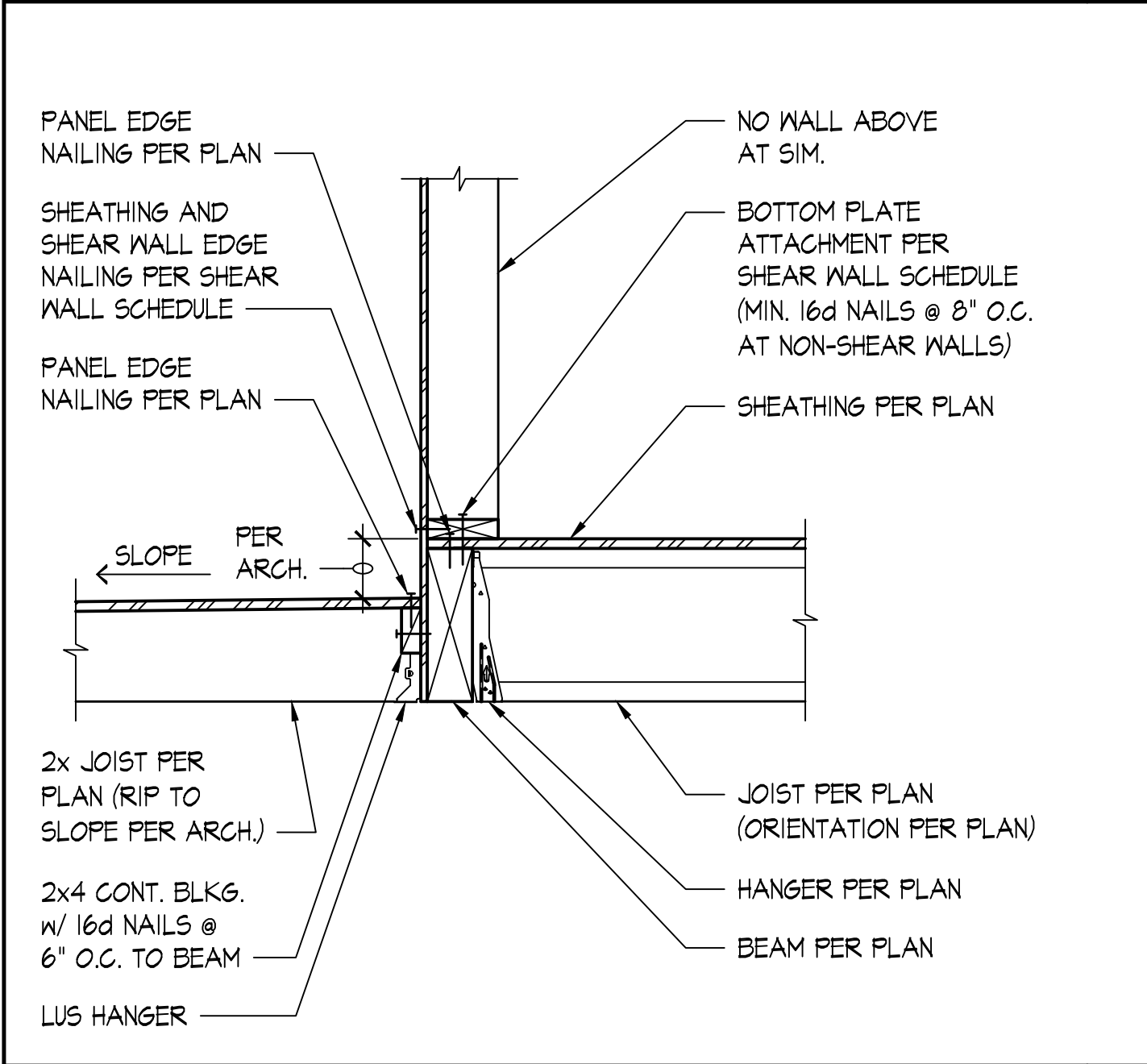


TYPICAL CANTILEVER JOIST AT EXTERIOR WALL - 1-JOIST	SCALE: NONE	6
---	-------------	---



EXTERIOR WALL AT FLOOR OPENING - I-JOIST

DETAIL	SCALE: NONE	8
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FLUSH BEAM AT DECK - I-JOIST FLOOR	SCALE: NONE	9
------------------------------------	-------------	---

DETAIL	SCALE: NONE	10
--------	-------------	----

DETAIL	SCALE: NONE	
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DETAIL	SCALE: NONE	12
--------	-------------	----



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CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
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FAX 206.957.3901
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APPROVAL

[illegible]

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SHEET TITLE:	

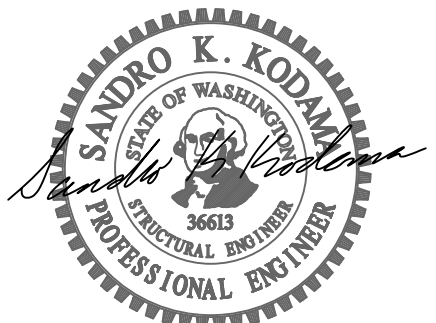
DETAILS

SHEET NO

S4.2



SEAL:



FAUSER RESIDENCE

APPROVAL:

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P.E.	MKS
DRAWN BY:	SC
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DATE:	1/15/25
JOB NO.	24339.01

SHEET NO.

S4.3

