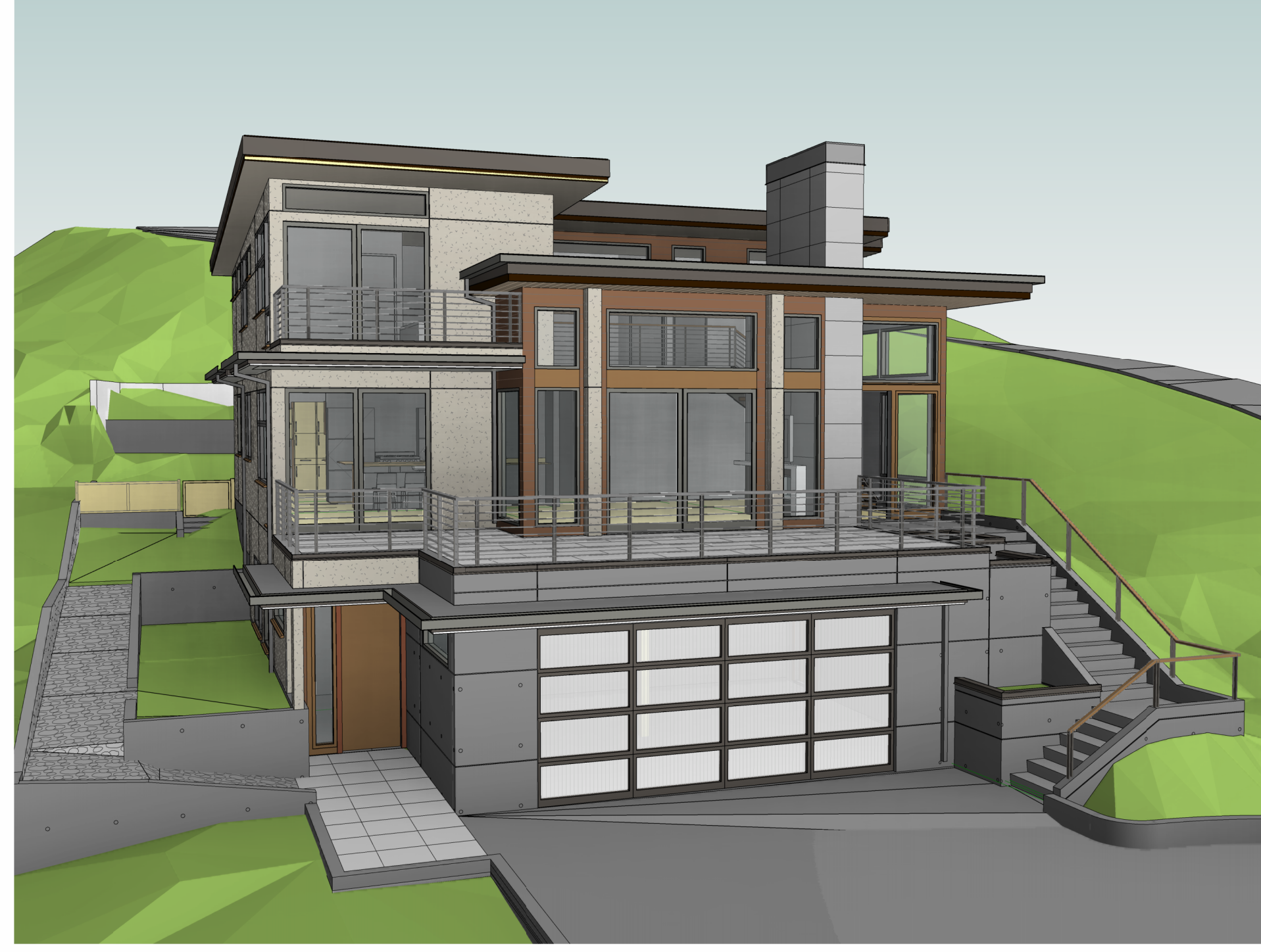
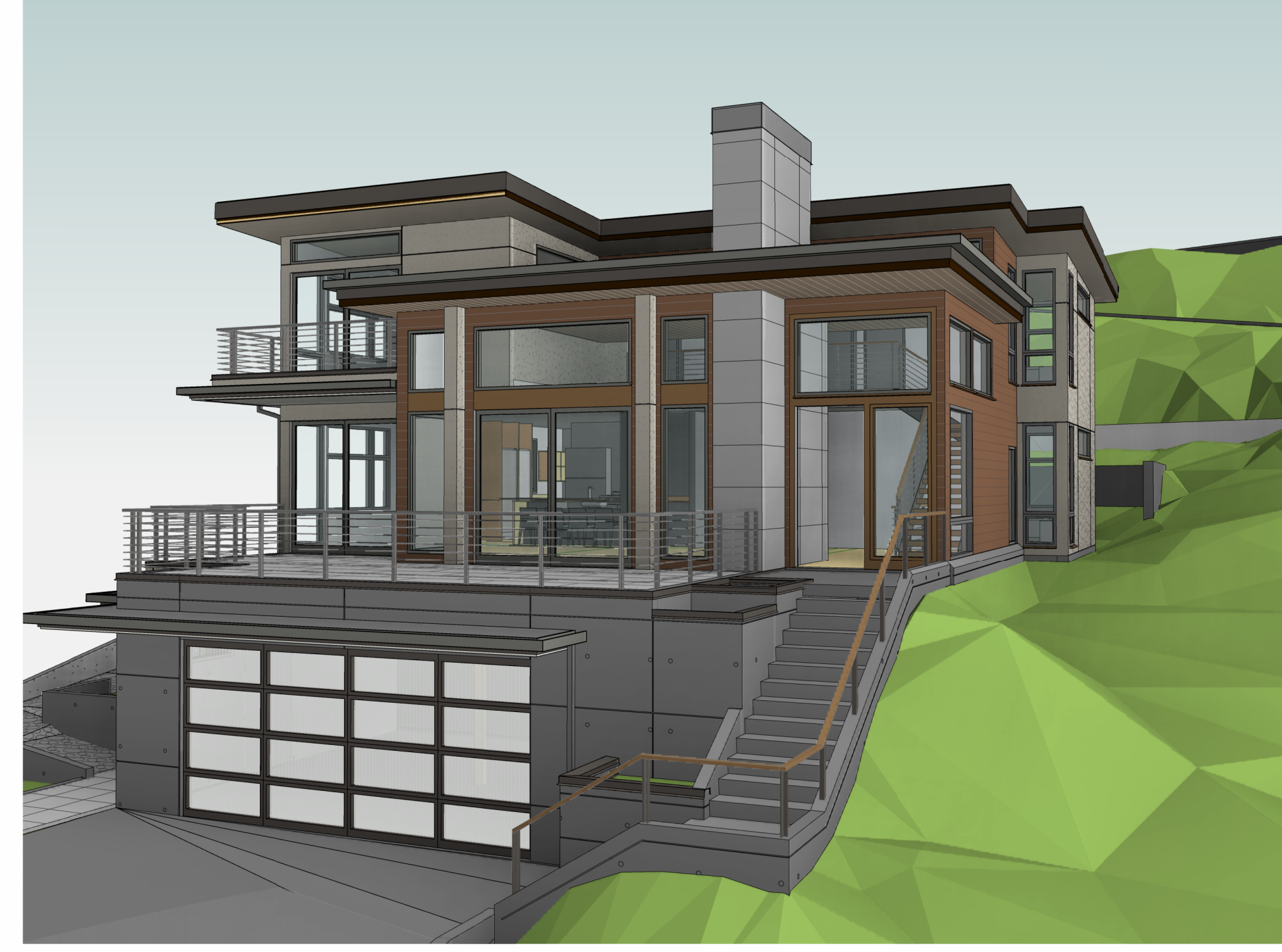




1 LOOKING NW



2 LOOKING WEST



3 LOOKING SW



4 LOOKING EAST



5 LOOKING SE



6 LOOKING SOUTH

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Ramaiyah Subramanian
Residence

7466 E Mercer Way
Mercer Island, WA 98040

BUILDING PERMIT SET

03/11/2024

PROJECT NUMBER: 20-0502
PROJECT MANAGER: JL
DRAWN BY: AD

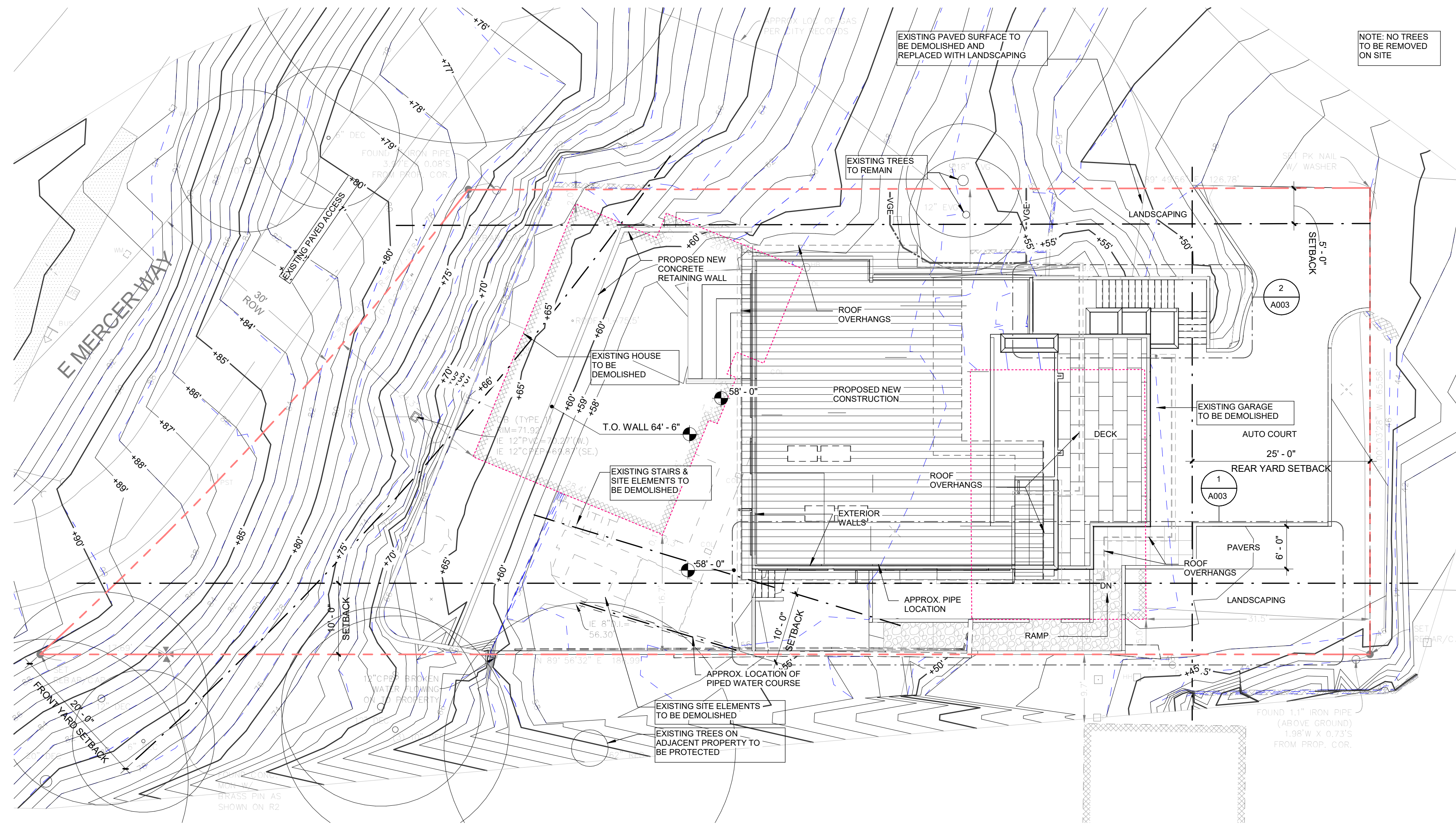
REVISIONS:

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EXTERIOR
PERSPECTIVES

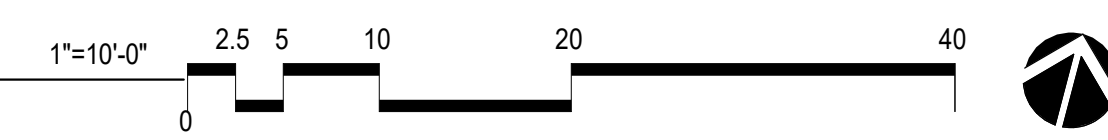
A001a



SITE PLAN LEGEND

	SHORELINE BUFFER
	PROPOSED BUILDING AREA
	ADJ. PROPERTY DRIVEWAY
	PROPOSED DECK AREA
	TRENCH DRAIN
	CLEANOUT (C.O.)
	DOWNSPOUT (D.S.)
	EXISTING TO BE REMOVED
	LINE OF ROOF OVERHANG
	LINE OF EXISTING GRADE
	LINE OF PROPOSED GRADE
	SETBACK/EASEMENT
	PROPERTY LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE

1 PROPOSED SITE PLAN
1" = 10'-0"



ARCHITECT
 BAYLIS ARCHITECTS
 10801 MAIN ST # 110, BELLEVUE, WA 98004
 PHONE: (425) 454-0566
 CONTACT: JOHAN LUCHSINGER
 EMAIL: luchsinger@baylisarchitects.com

- GENERAL SITE NOTES**
- SITE INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY DATED ON 04/04/2020.
 - SEE COVER SHEET A001 FOR ADDITIONAL PROJECT DATA.

TREE PROTECTION DURING CONSTRUCTION

- THE CONTRACTOR SHALL FOLLOW BEST PRACTICES TO PROTECT ANY TREE SCHEDULED TO BE RETAINED AND ALL TREES ON ADJACENT PROPERTY FROM DAMAGE. ALL TREES TO BE RETAINED WILL BE TAGGED BY THE OWNER. SHOULD THE CONTRACTOR AT ANY TIME HAVE CONCERNS OR QUESTIONS ABOUT ANY TREE HE IS TO CONTACT THE OWNER IMMEDIATELY AND THE OWNER WILL CONSULT WITH HIS LANDSCAPE ARCHITECT AND/OR ARBORIST TO INSPECT THE TREE IN QUESTIONS AND PROVIDE THEIR RECOMMENDATIONS.

CLEARING AND GRADING NOTES

- CLEAR SITE OF VEGETATION AS REQUIRED FOR EXCAVATION OF HOUSE. PROTECT SLOPES AND CLEARED AREAS PER TOWN OF YARROW POINT.
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- EROSION CONTROL - CONTRACTOR TO INSTALL CONTINUOUS SILT FENCING @ BOUNDARY OF CLEARED/DISTRIBUTED AREA PER TOWN OF YARROW POINT STANDARDS.

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**Ramaiah Subramanian
 Residence**
 7466 E Mercer Way
 Mercer Island, WA 98040

BUILDING PERMIT SET
 03/11/2024

PROJECT NUMBER: 20-0502
 PROJECT MANAGER: JL
 DRAWN BY: AD

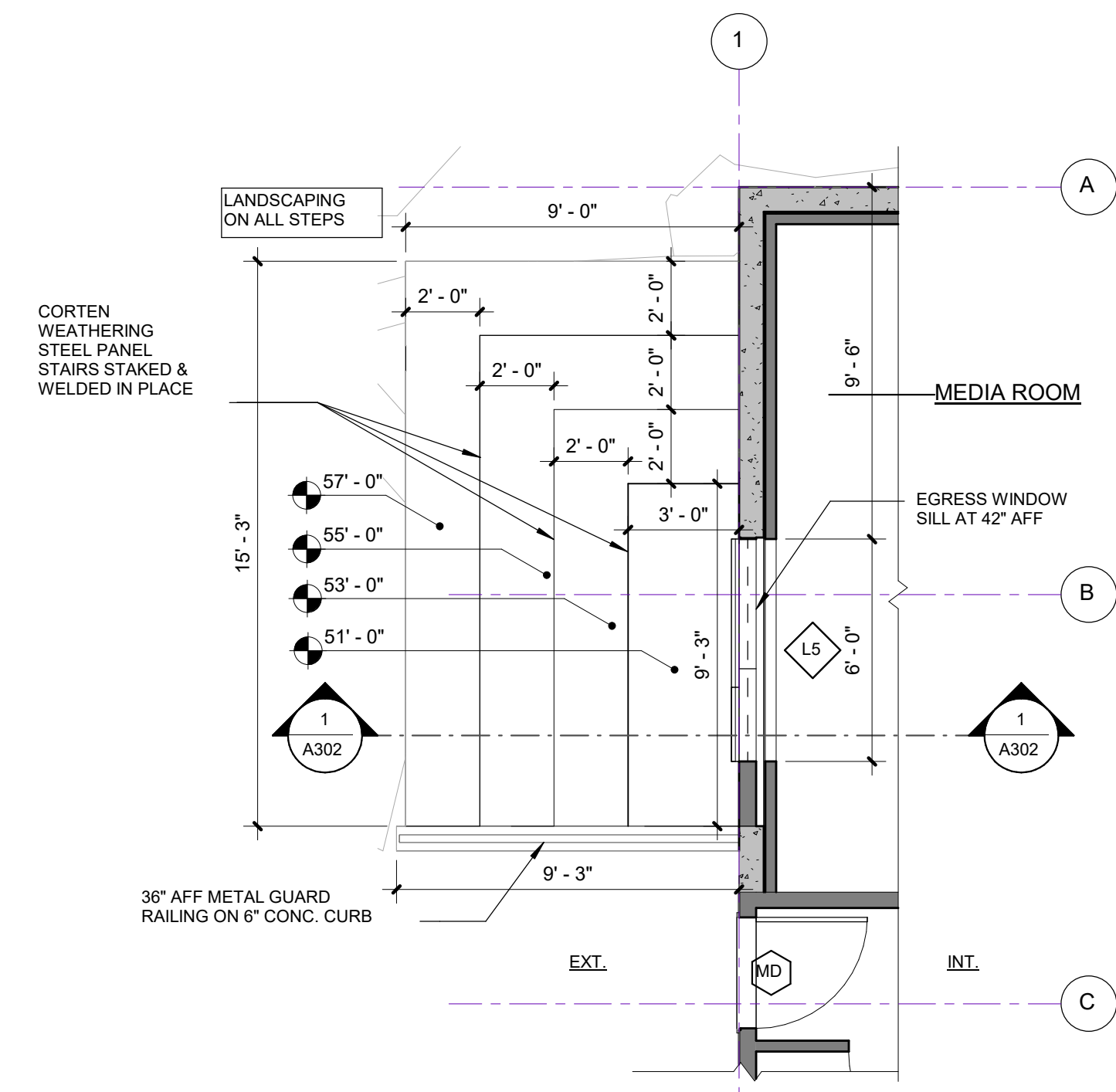
REVISIONS:

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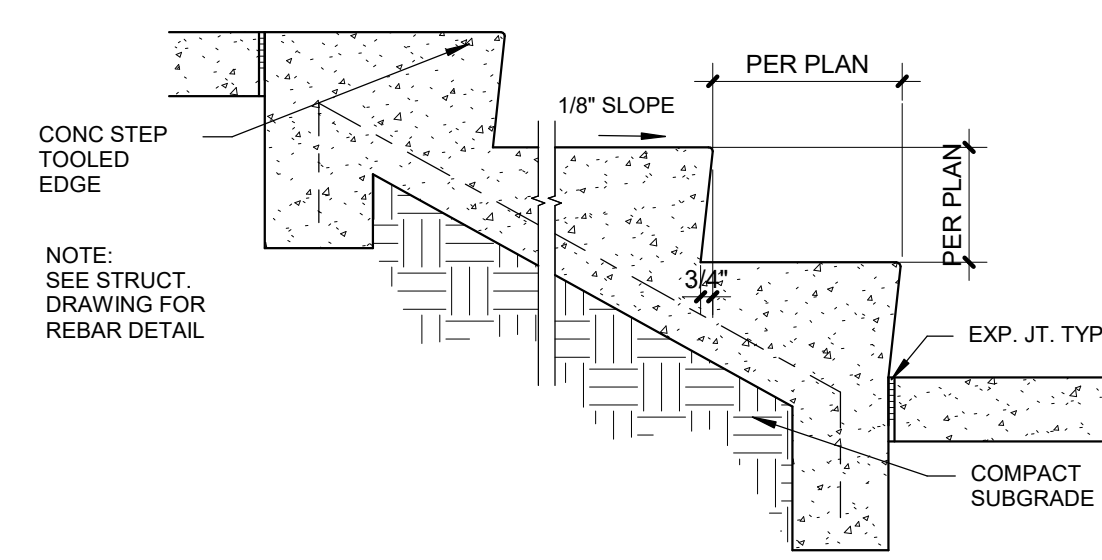
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SITE PLAN

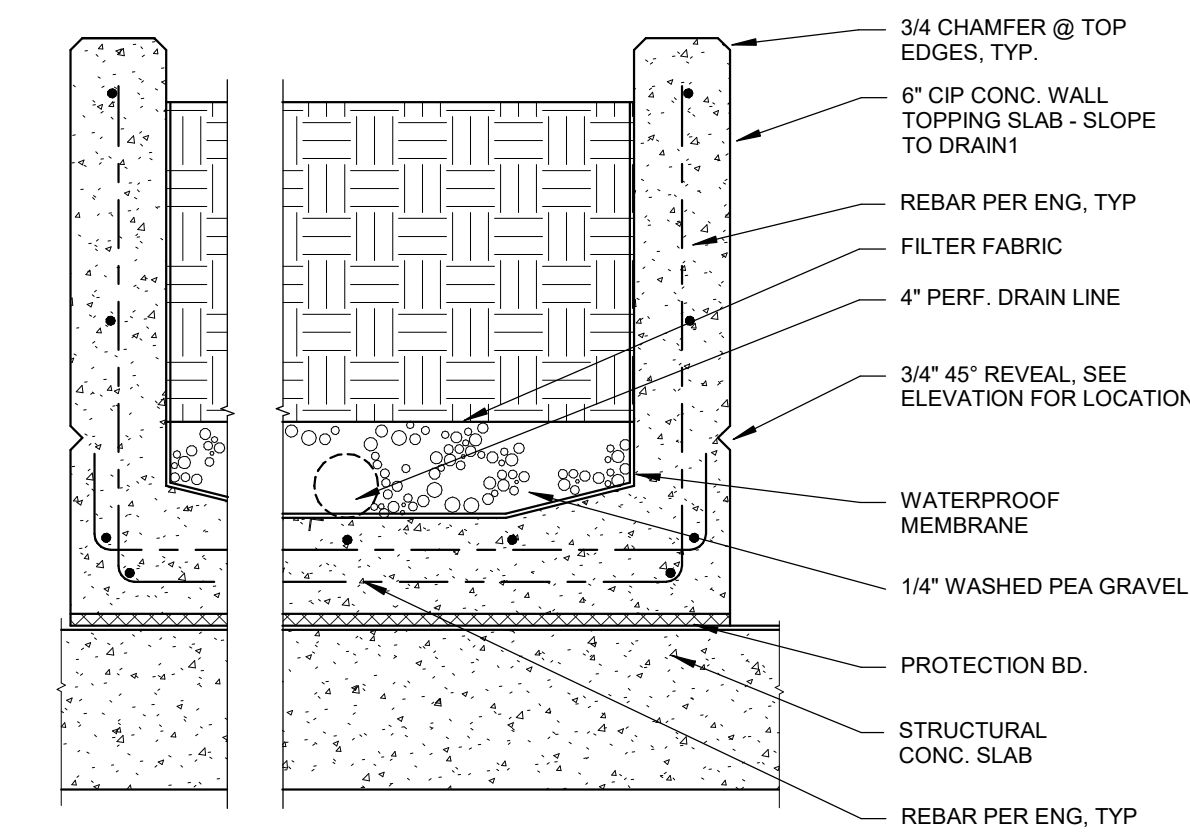
A002



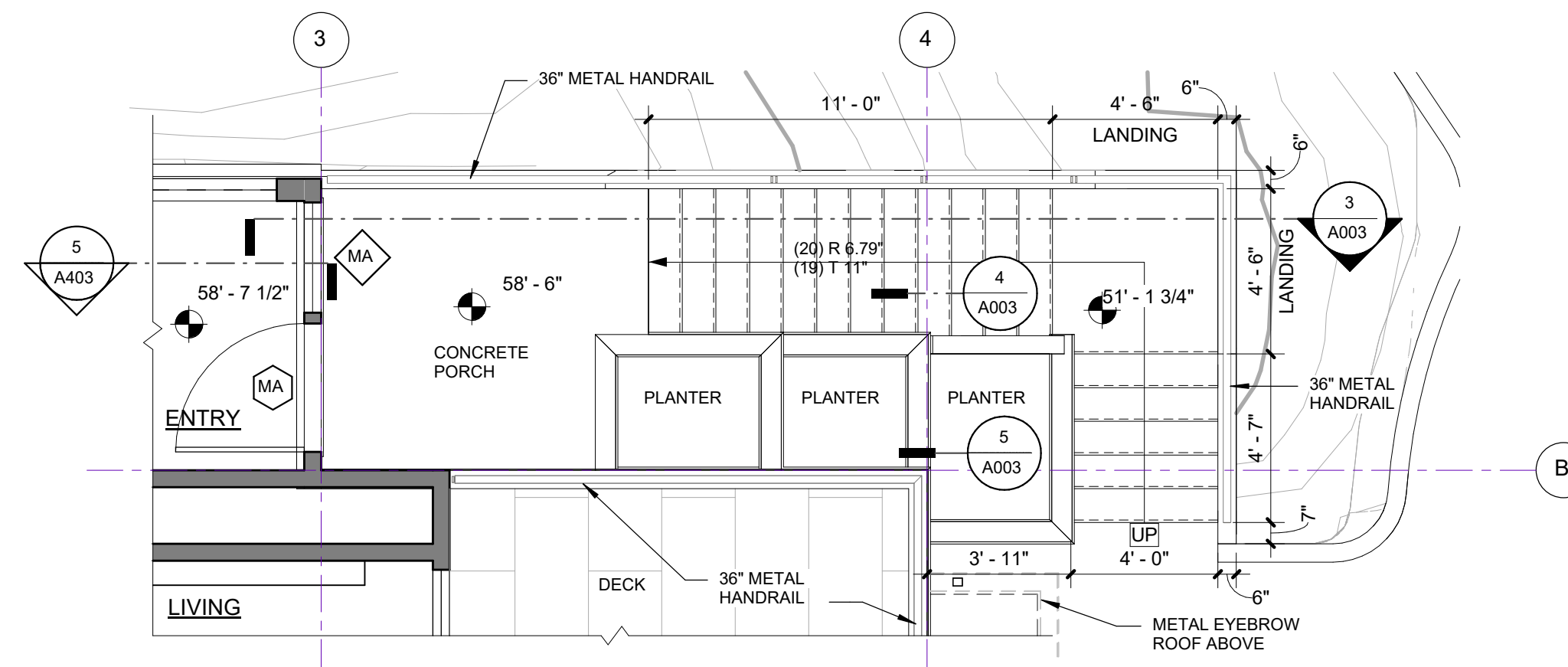
6 EGRESS WELL
1/4" = 1'-0"



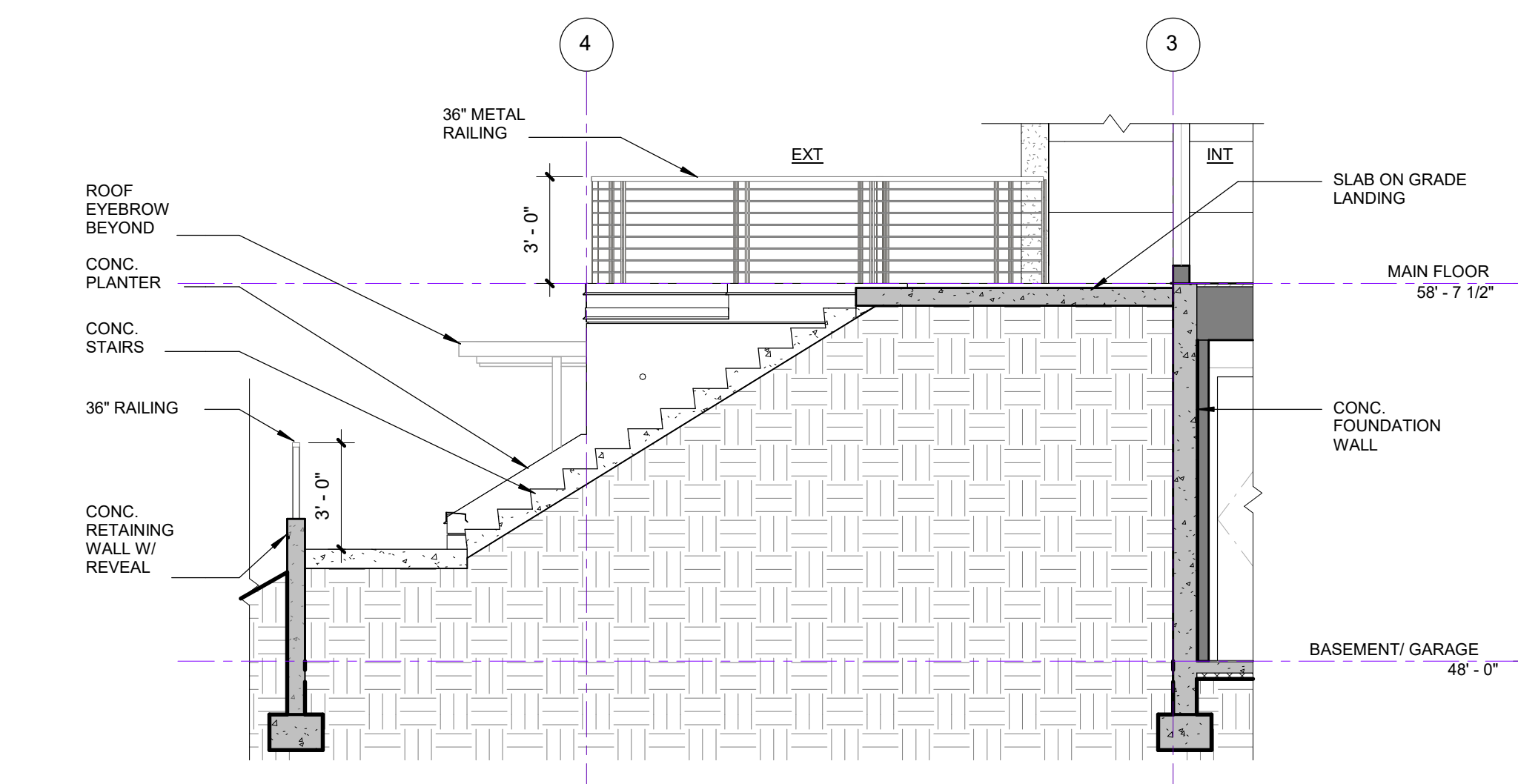
4 TYP CONC STEPS
1" = 1'-0" D2-1-6



5 CONC PLANTER
1" = 1'-0" D2-1-9



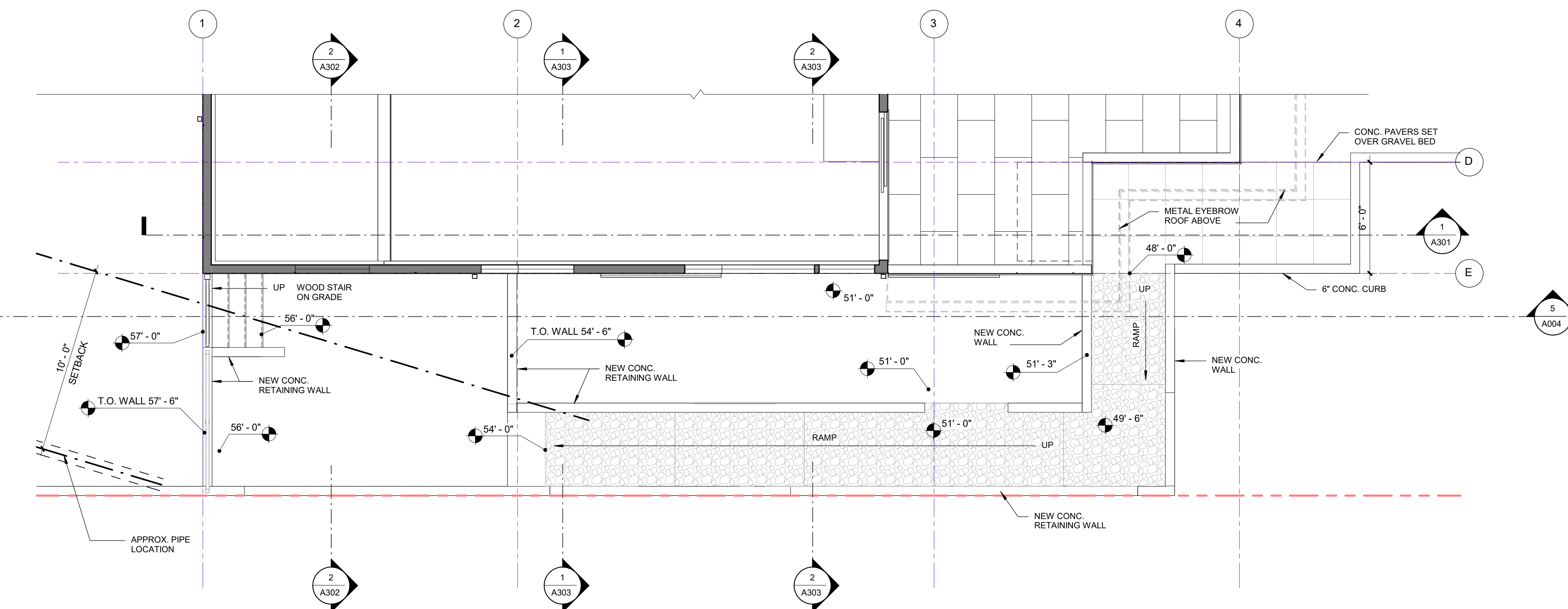
2 ENTRY STAIR & NORTH PLANTERS
1/4" = 1'-0"



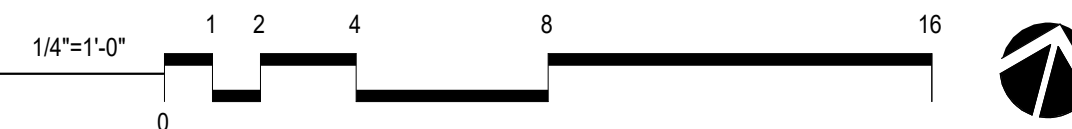
3 STAIR SECTION - ENTRY STAIR
1/4" = 1'-0"

SITE PLAN LEGEND

[Symbol]	SHORELINE BUFFER
[Symbol]	PROPOSED BUILDING AREA
[Symbol]	ADJ. PROPERTY DRIVEWAY
[Symbol]	PROPOSED DECK AREA
[Symbol]	TRENCH DRAIN
[Symbol]	C.O. CLEANOUT (C.O.)
[Symbol]	D.S. DOWNSPOUT (D.S.)
[Symbol]	EXISTING TO BE REMOVED
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[Symbol]	WATER LINE
[Symbol]	SS SANITARY SEWER LINE
[Symbol]	SD STORM DRAIN LINE
[Symbol]	G GAS LINE
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	TREE PROTECTION FENCE



1 SOUTH PLANTERS & BARK RAMP
1/4" = 1'-0"



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GENERAL SITE NOTES

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Ramaiah Subramanian
Residence

7466 E Mercer Way
Mercer Island, WA 98040

BUILDING PERMIT SET

03/11/2024

PROJECT NUMBER: 20-0502
PROJECT MANAGER: JL
DRAWN BY: AD

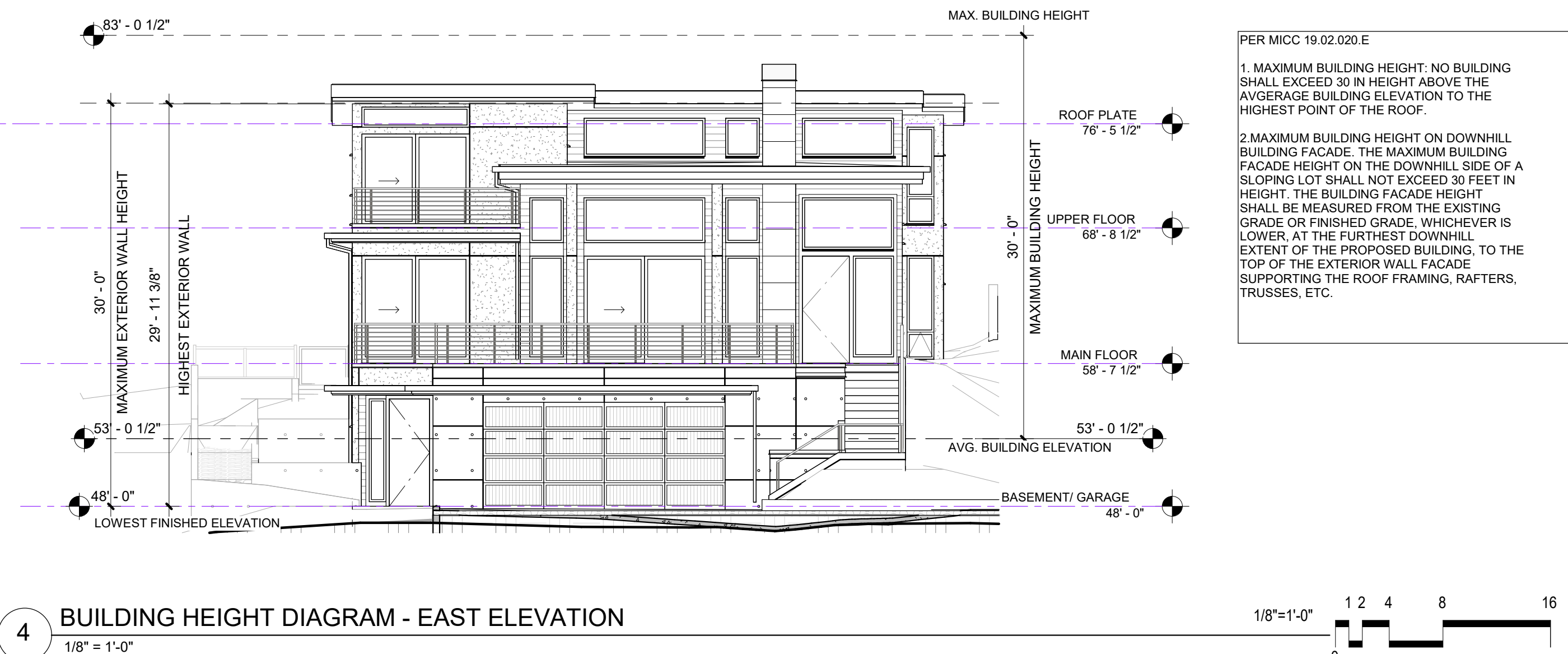
REVISIONS:

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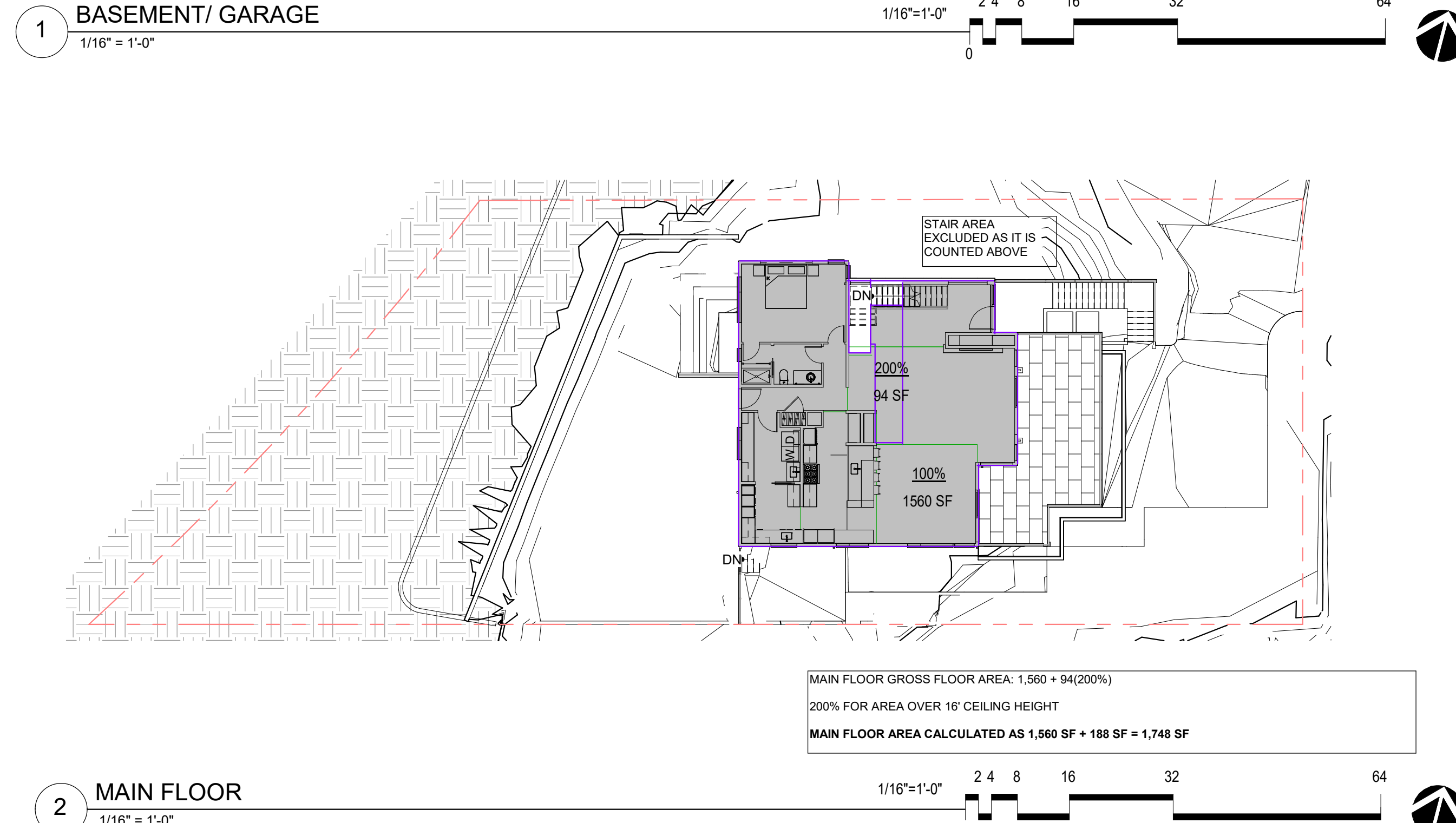
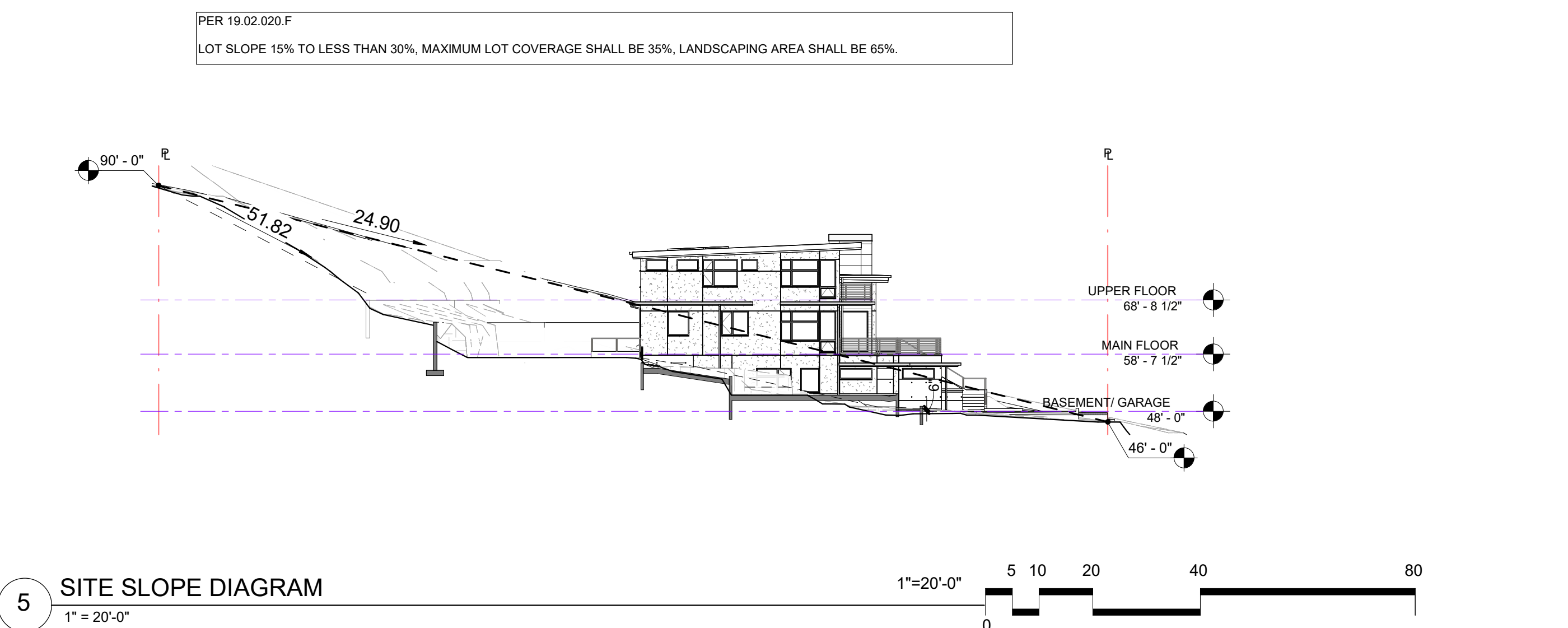
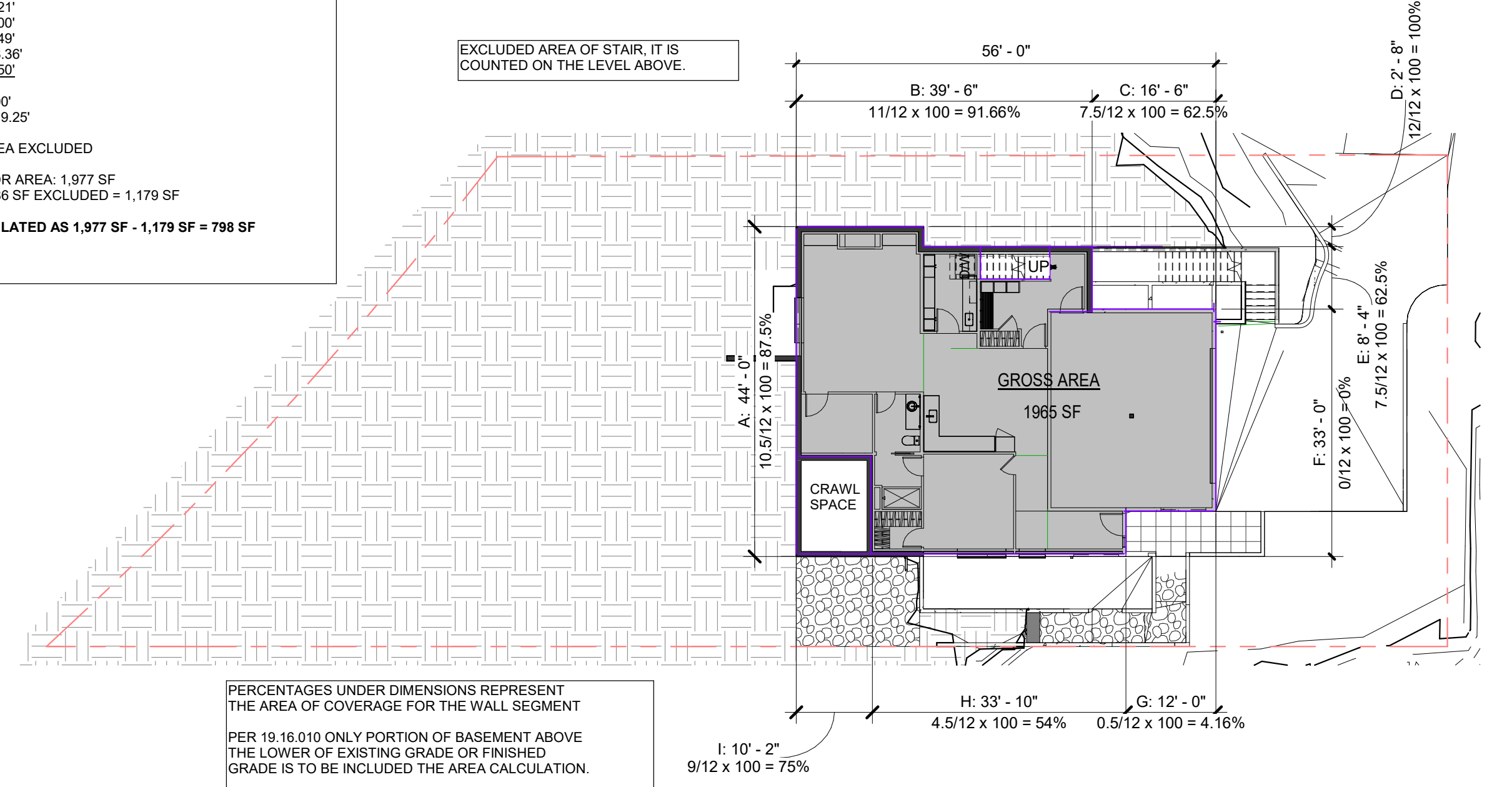
SITE IMPROVEMENTS

A003



A: 44' x 87.5% = 38.50'
 B: 39.5' x 91.66% = 36.21'
 C: 16.5' x 62.5% = 10.31'
 D: 2.67' x 100.0% = 2.67'
 E: 5.33' x 62.5% = 3.33'
 F: 5.33' x 0% = 0.00'
 G: 12' x 4.16% = 0.49'
 H: 34' x 54% = 18.36'
 I: 10' x 75% = 7.50'

ORIGINAL LENGTH = 200'
 ADJUSTED LENGTH = 119.25'
 119.25/200 = 59.625% AREA EXCLUDED
 BASEMENT GROSS FLOOR AREA: 1,977 SF
 1,977 x 59.625% = 1,178.786 SF EXCLUDED = 1,179 SF
BASEMENT AREA CALCULATED AS 1,977 SF - 1,179 SF = 798 SF



PER 19.02.020.F
 TOTAL SITE AREA 10,150 SF - RIGHT OF WAY AREA 280 SF
 NET LOT AREA: 10,150 - 280 = 9,870 SF

HARDSCAPE:
 AUTOCOURT & STAIRS 818 SF
 WALKWAY 60 SF
 LANDSCAPED STAIR 8 SF
 HARDSCAPE TOTAL 886 SF

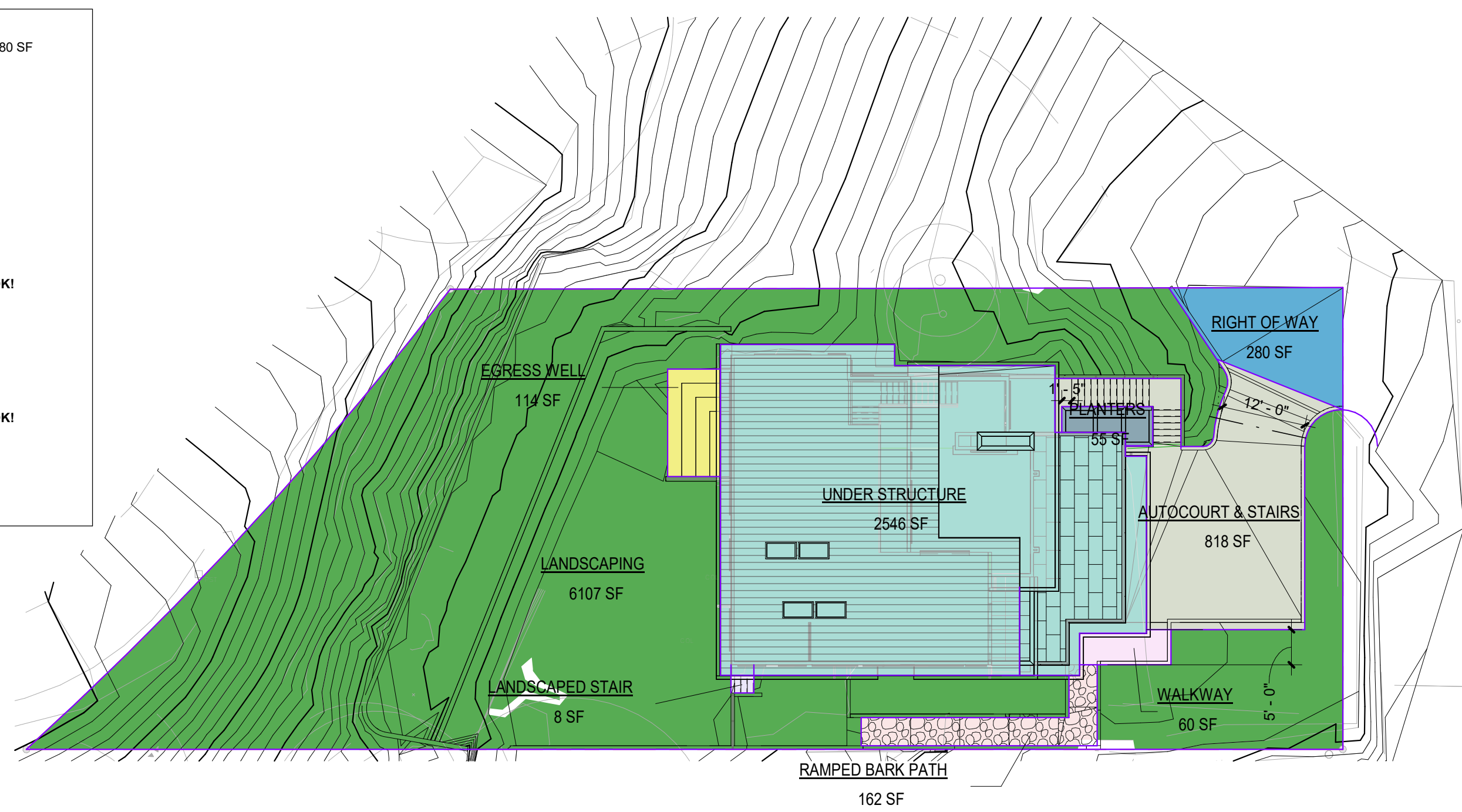
9,870 SF x 9% = 888.3 SF 886 SF < 888.3 SF... OK!

LOT COVERAGE:
 HARDSCAPE TOTAL 886 SF
 UNDER STRUCTURE 2,546 SF
 TOTAL LOT COVERAGE 3,432 SF

9,870 SF x 35% = 3,454.5 SF 3,432 SF < 3,454.5 SF... OK!

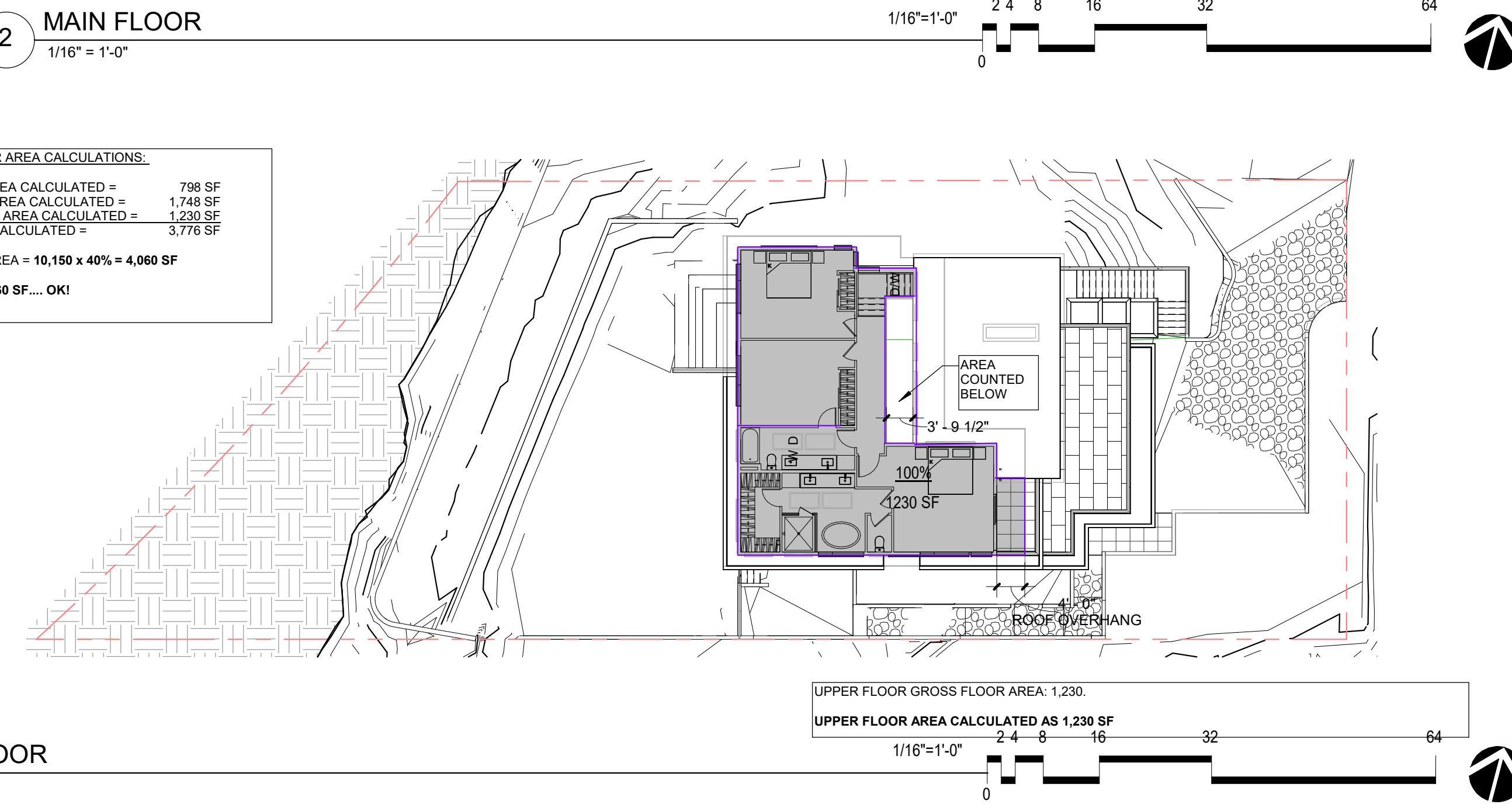
LANDSCAPING:
 LANDSCAPING 6,107 SF
 PLANTER 65 SF
 RAMPED BARK PATH 317 SF
 STEPPED EGRESS WELL* 114 SF
 TOTAL LANDSCAPING 6,591 SF

9,870 SF x 65% = 6,415.5 SF 6,591 SF > 6,415.5 SF... OK!
 *STEPPED EGRESS WELL WILL BE LANDSCAPED



GROSS FLOOR AREA CALCULATIONS:
 BASEMENT AREA CALCULATED = 798 SF
 MAIN FLOOR AREA CALCULATED = 1,748 SF
 UPPER FLOOR AREA CALCULATED = 1,230 SF
 TOTAL AREA CALCULATED = 3,776 SF

TOTAL SITE AREA = 10,150 x 40% = 4,060 SF
3,776 SF < 4,060 SF... OK!



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 7466 E Mercer Way
 Mercer Island, WA 98040

BUILDING PERMIT SET

03/11/2024

PROJECT NUMBER: 20-0502
 PROJECT MANAGER: JL
 DRAWN BY: AD

REVISIONS:

NO.	DESCRIPTION	DATE

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SITE CALS & BLDG HT
 CAL & SITE DIAGRAMS

A004

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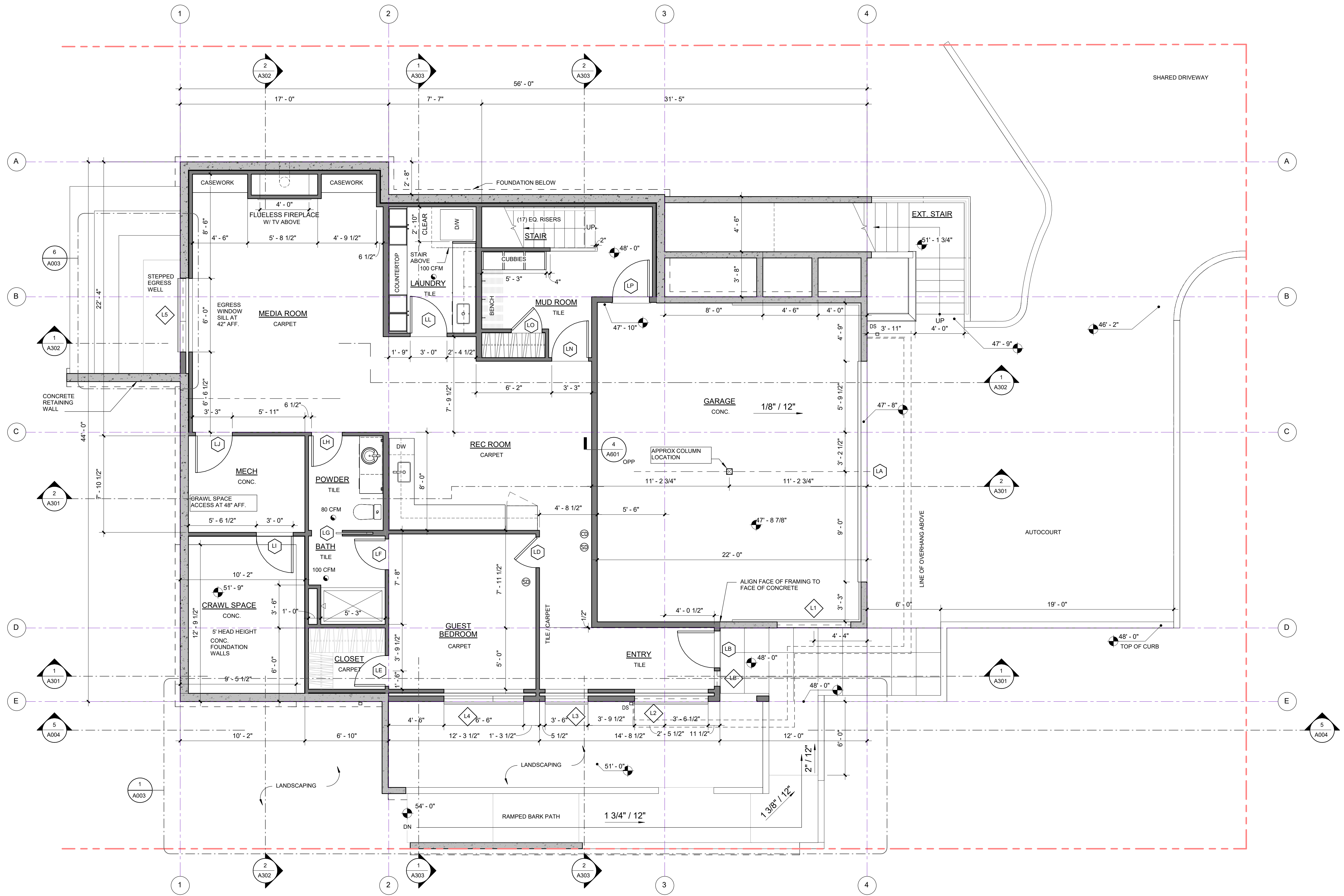
- FLOOR PLAN NOTES:**
- TYPICAL WALL CONSTRUCTION:
 - EXTERIOR WALLS - 2X6 STUDS @ 16" O.C. UNO
 - INTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C.
 - 2X6 STUDS @ PLUMBING WALLS & POCKET DOORS, TYP
 - ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN
 - VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
 - BATH TUB AND SHOWER FLOORS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR
- SMOKE ALARM NOTES:**
- LOCATE SMOKE ALARMS PER PLANS AND IRC R314.1
 - MULTIPLE SMOKE ALARMS TO BE INTERCONNECTED PER IRC R313.1
 - SMOKE ALARMS TO BE HARD-WIRED WITH BATTERY BACK-UP PER IRC 313.2
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- FIREPLACE NOTES:**
- FIREPLACE TO BE A PRE-MANUFACTURED FIREPLACE WITH CHIMNEY, PRE-INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS

FLOOR PLAN LEGEND:

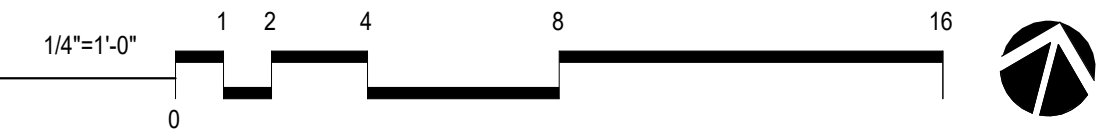
- WOOD FRAME WALL
- CONCRETE WALL
- WOOD FRAME WALL WITH STONE VENER
- WINDOW TAG
- DOOR TAG
- DETAIL TAG
- BUILDING SECTION
- RECESSED EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- DOWNSPOUT

BASEMENT FLOOR AREAS:

HEATED AREA	1,268 SF
UNHEATED GARAGE	560 SF
UNHEATED MECH	192 SF



1 BASEMENT/ GARAGE FLOOR PLAN
 1/4" = 1'-0"



NO.	DESCRIPTION	DATE

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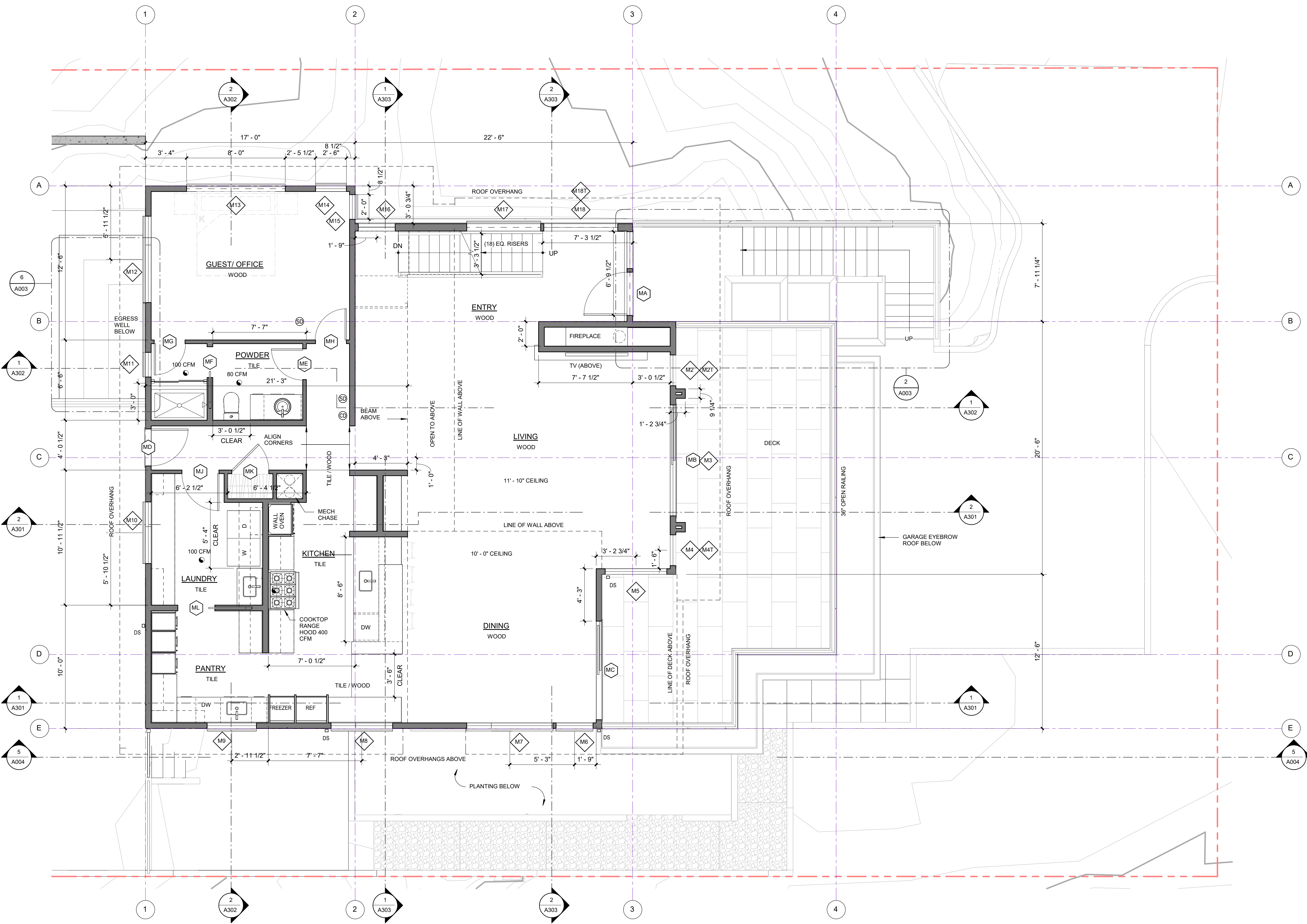
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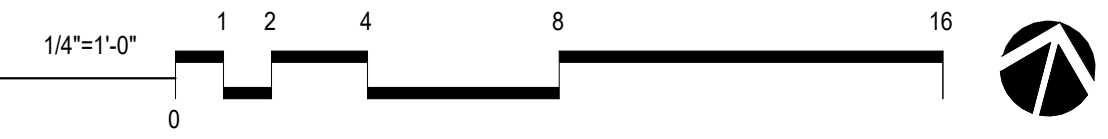
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	WINDOW TAG
	DOOR TAG
	DETAIL TAG
	BUILDING SECTION
	RECESSED EXHAUST FAN
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	DOWNSPOUT

MAIN FLOOR AREAS:

HEATED AREA	1,710 SF
DECK	458 SF



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



REVISIONS:

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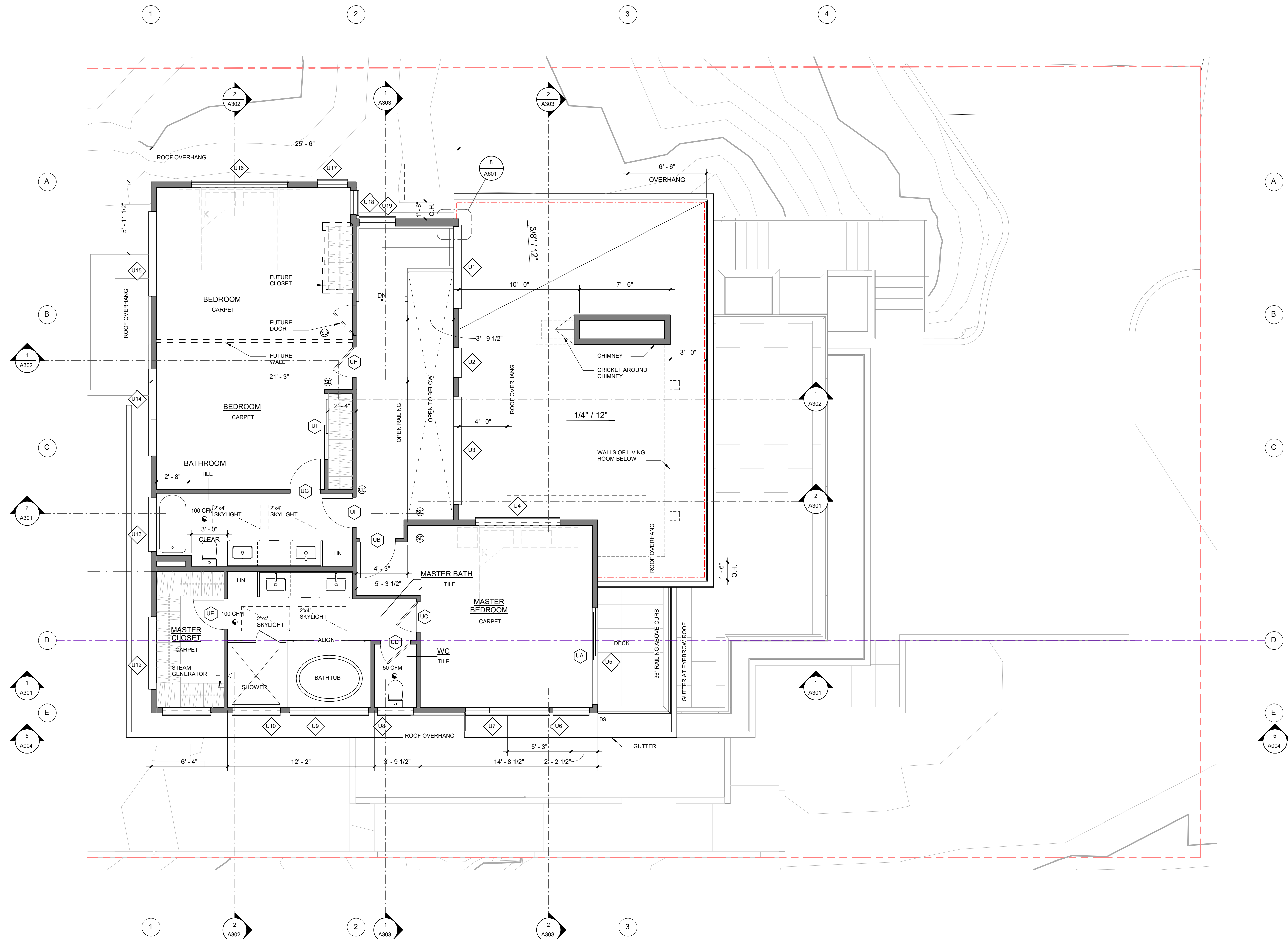
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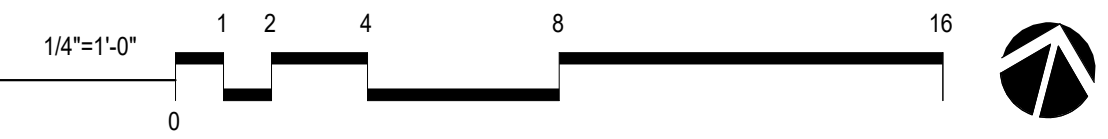
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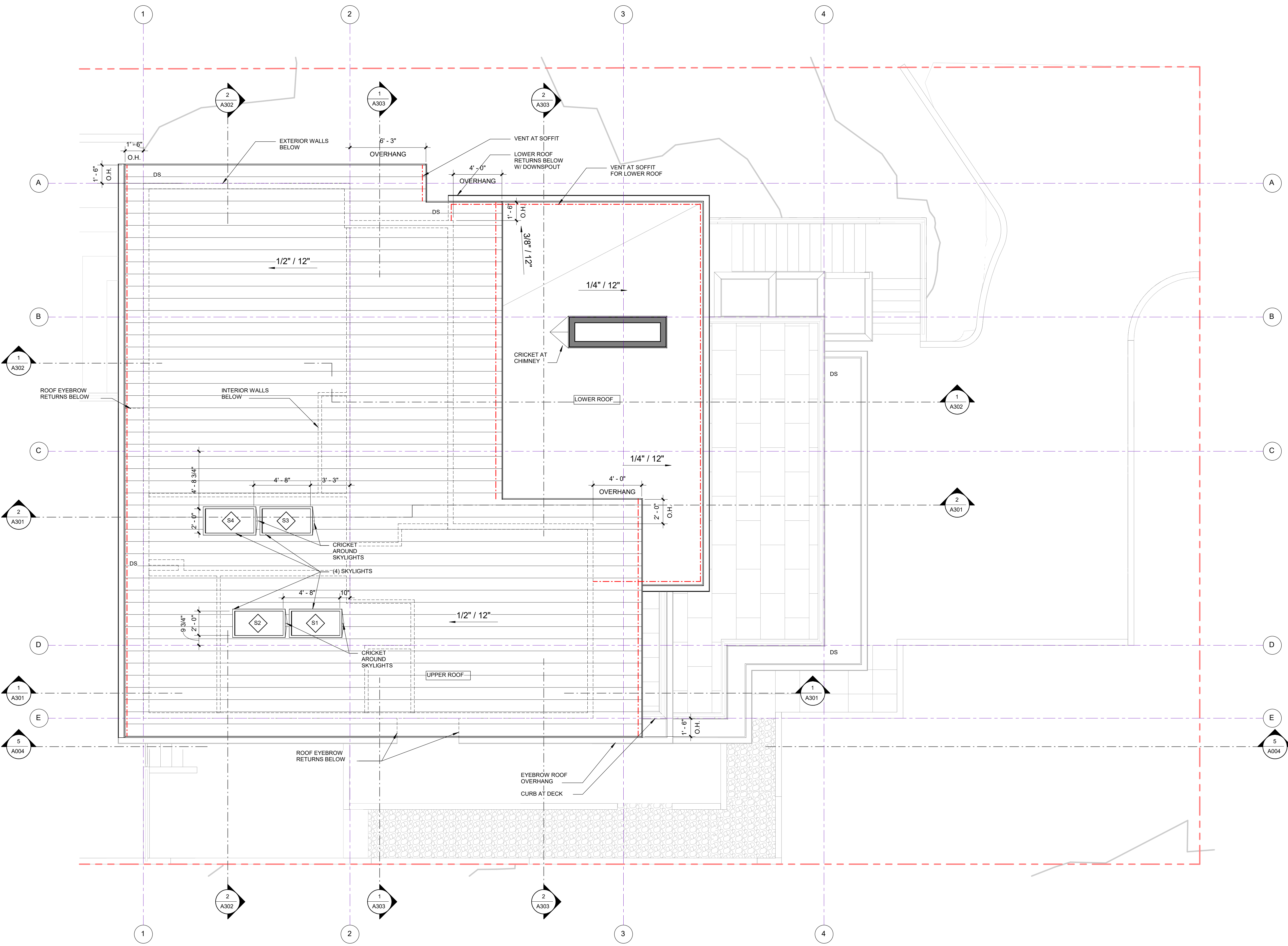
UPPER FLOOR AREAS:

HEATED AREA	1,280 SF
DECK	74 SF



1 UPPER FLOOR
 1/4" = 1'-0"





ROOF PLAN NOTES:

- SEE STRUCTURAL FOR ROOF FRAMING PLANS.
- REFER TO MECHANICAL/PLUMBING DRAWINGS FOR PIPE PENETRATIONS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE DIFFERENT TRADES FOR INSTALLATION OF ROOF PENETRATIONS PRIOR TO INSTALLATION OF THE ROOFING MEMBRANE.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING AND SITE UTILITY CONTRACTORS TO ENSURE THAT CONNECTIONS BETWEEN RAIN WATER LEADERS, STOR AND BUILDING SANITARY ARE COMPLETED.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ROOF TO ALL ROOF DRAINS
- CRICKETS MUST MAINTAIN POSITIVE SLOPE TO DRAIN. AT ROOF AND TIE INTO DRAINAGE SYSTEM
- CONTRACTOR TO VERIFY ALL ROOF DRAIN SLOPES AND ROOF DRAIN ELEVATIONS

ROOF PLAN LEGEND:

	CONT. SOFFIT EDGE STRIP VENT
	LINE OF FACE OF STRUCTURE OF WALL BELOW
	4" METAL GUTTER
	ROOF RIDGE VENT
	ROOF W/RIDGE INSULATION
	DOWNSPOUT
	DOWNSPOUT LOCATED UNDER ROOF OVERHANG

VENTILATION CALCULATION:

- NOTES:
- ROOF VENTILATION CALCULATION: CONFIRM WITH IRC R806.
 - HYBRID ROOF INSULATION TO BE USED THROUGHOUT. EXTERIOR SOFFITS WILL BE VENTED WITH NO INSULATION.

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**Ramaiah Subramanian
Residence**
7466 E Mercer Way
Mercer Island, WA 98040

BUILDING PERMIT SET
03/11/2024

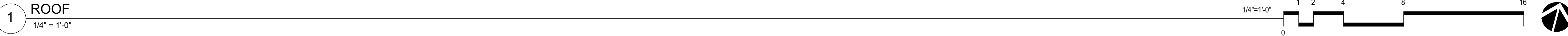
PROJECT NUMBER: 20-0502
PROJECT MANAGER: JL
DRAWN BY: AD

REVISIONS:

NO.	DESCRIPTION	DATE

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ROOF PLAN



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

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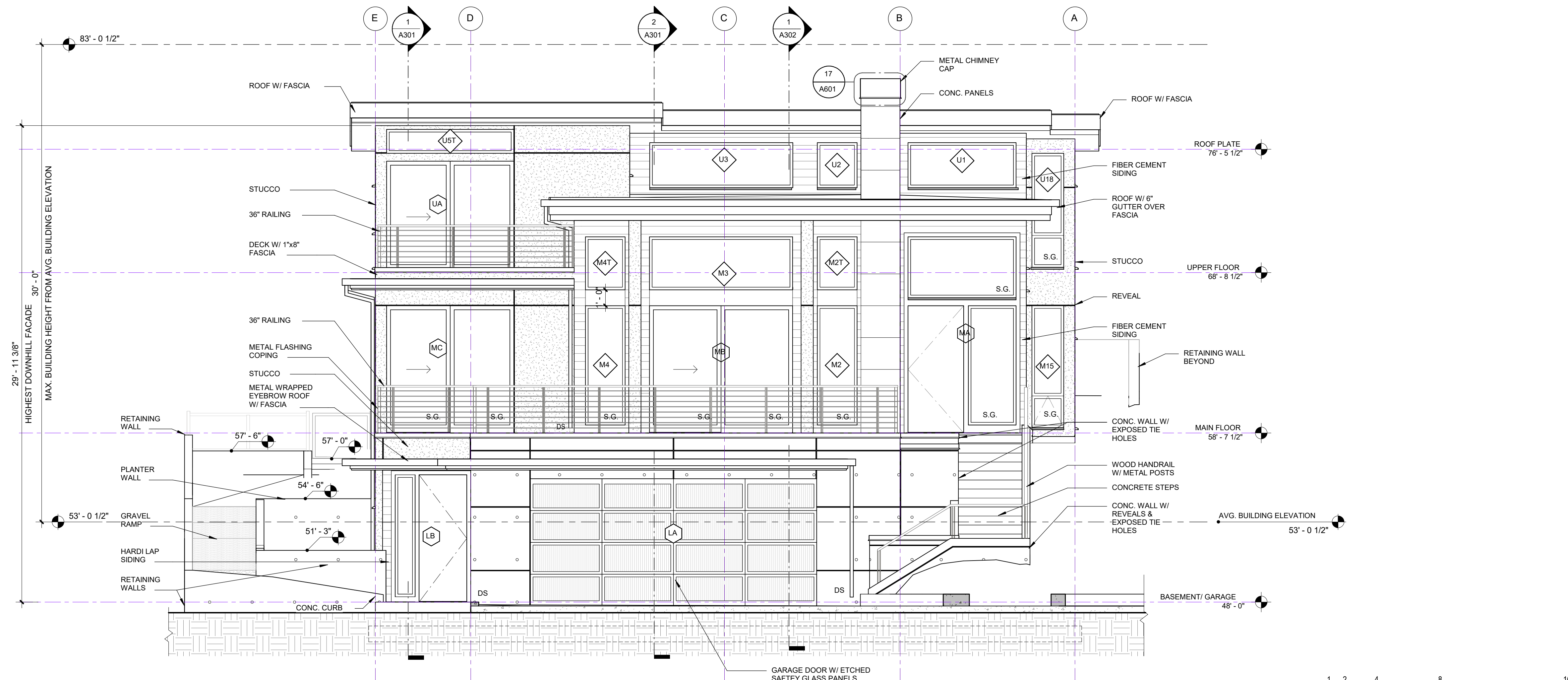
REVISIONS:

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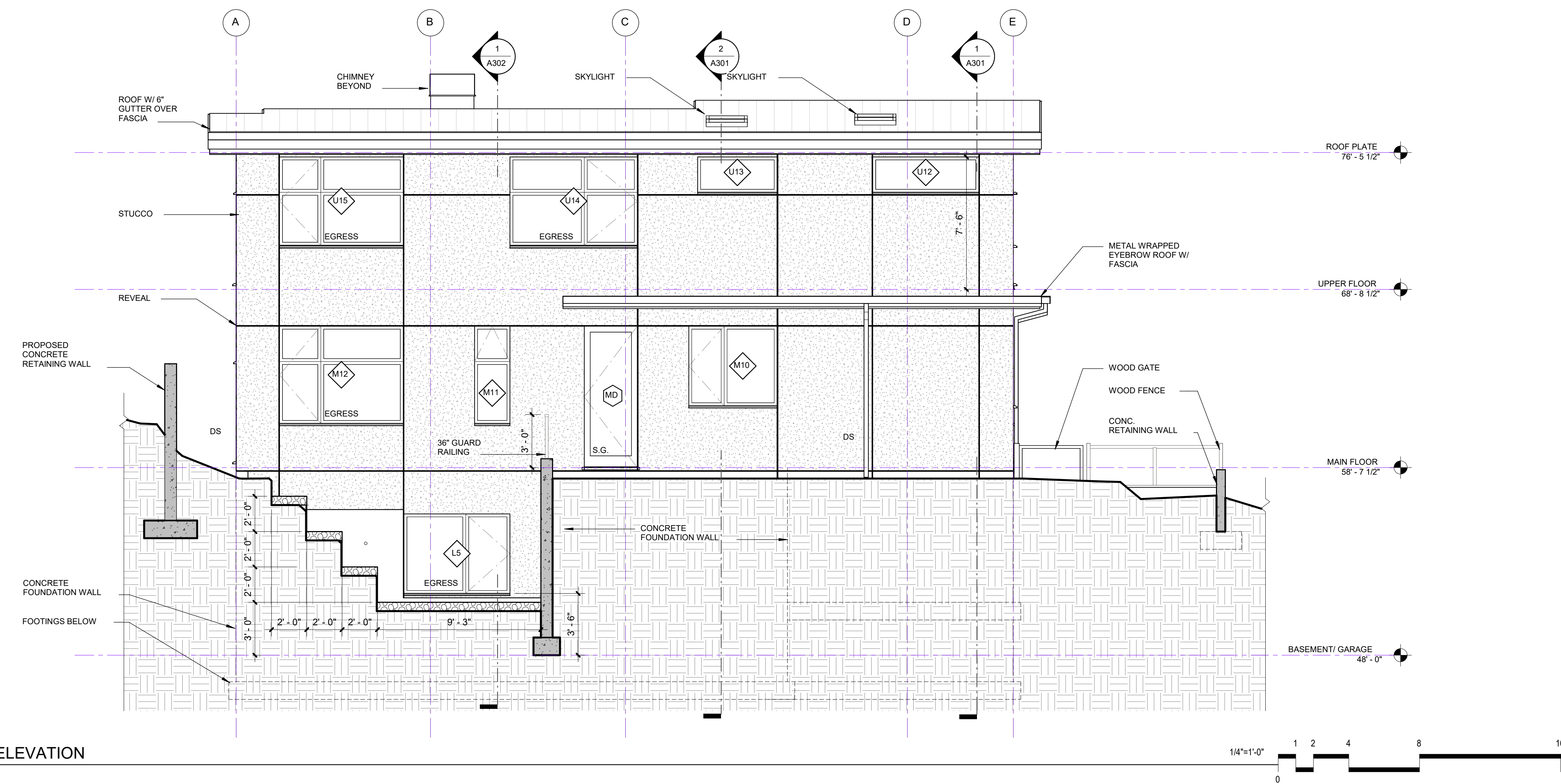
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BUILDING ELEVATIONS -
 EAST & WEST

A201



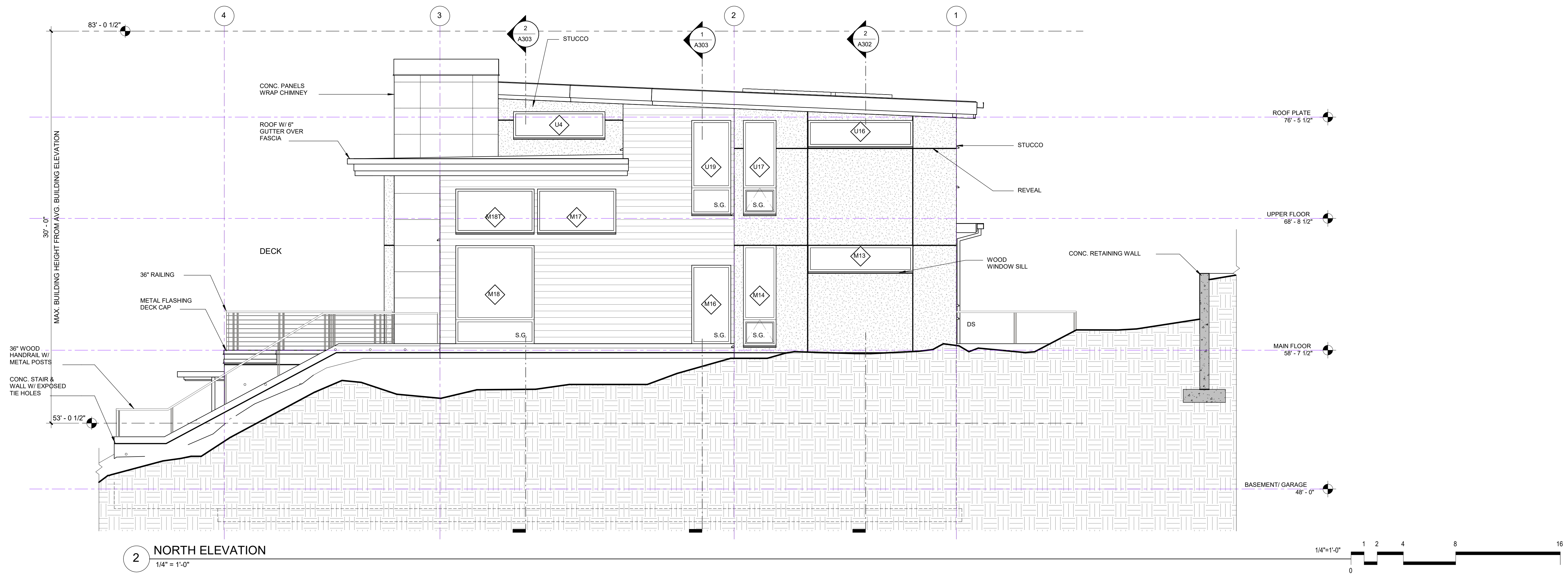
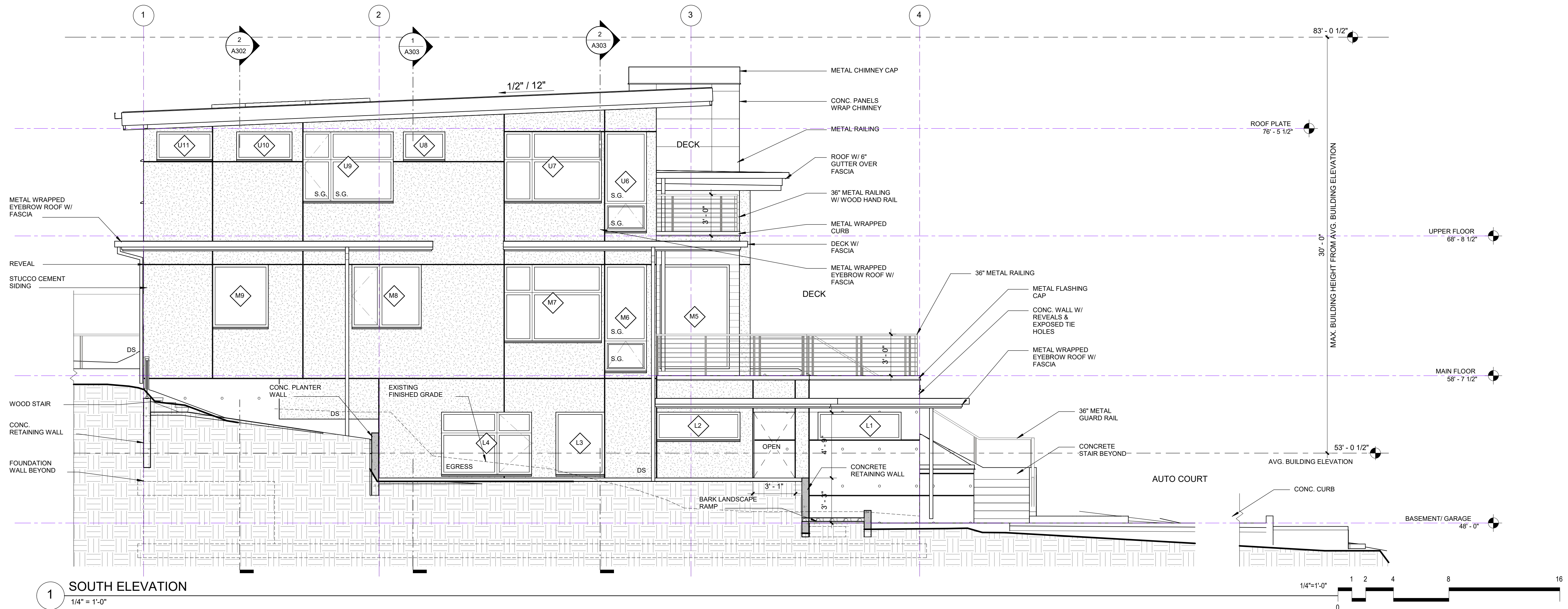
1 EAST ELEVATION
 1/4" = 1'-0"



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

REVISIONS:

NO.	DESCRIPTION	DATE



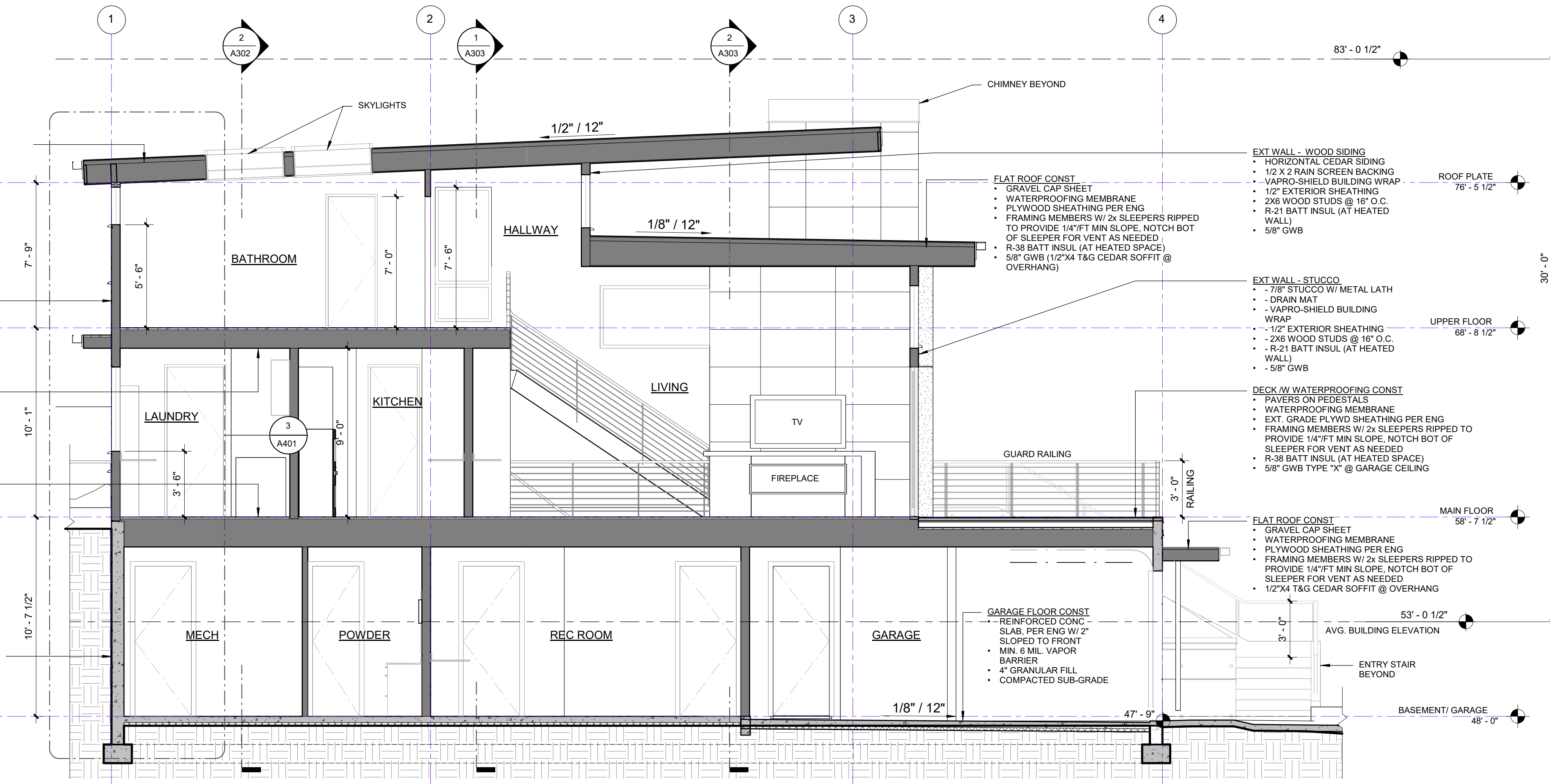
- SLOPED ROOF CONST - HEATED**
- RAISE SEAM METAL ROOF
 - WATERPROOFING MEMBRANE
 - PLYWOOD SHEATHING PER ENG
 - 11 7/8" TJI @ 24" O.C. PER ENG
 - R-38 RED FLASH & BATT SYS W/ SPRAY 2 1/2"
 - 2X10 PAINTED FASCIA
 - W/ METAL GUTTER
 - 5/8" GWB (1/2"X4 T&G CEDAR @ SOFFIT OVERHANG)
 - 1 1/2" CONT. SOFFIT VENTS @ OVERHANG

- EXT WALL - STUCCO**
- 7/8" STUCCO W/ METAL LATH
 - DRAIN MAT
 - VAPRO-SHIELD BUILDING WRAP
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-21 BATT INSUL (AT HEATED WALL)
 - 5/8" GWB

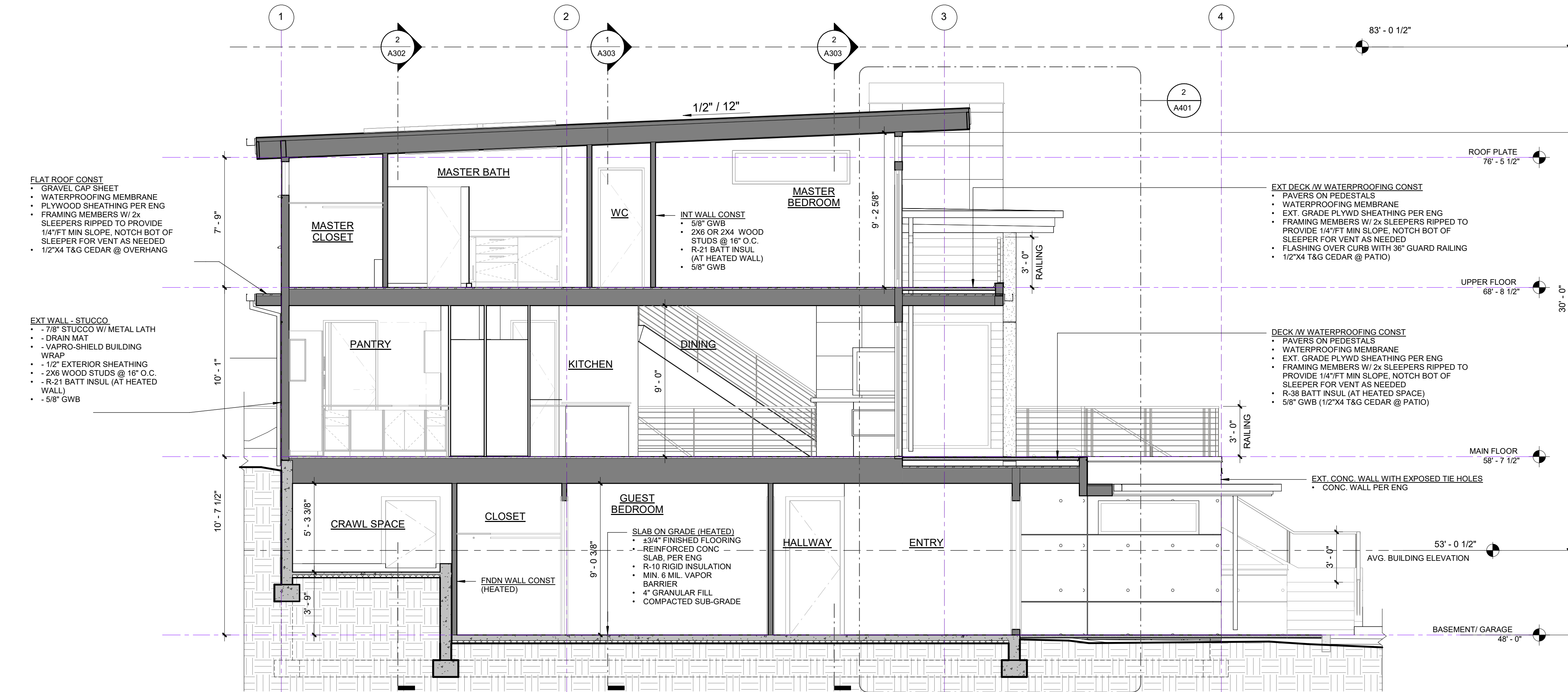
- FLOOR CONST**
- 3/4" FINISHED FLOORING
 - 1 1/8" T&G PLYWOOD SUBFLR
 - 11 7/8" TJI PER ENG
 - R-38 INSUL (AT HEATED SPACE)
 - 5/8" GWB

- FLOOR CONST**
- 3/4" FINISHED FLOORING
 - 1 1/8" T&G PLYWOOD SUBFLR
 - 18" OPEN-WEB TRUSSES, PER ENG
 - R-38 INSUL (AT HEATED SPACE)
 - 5/8" GWB

- FNDN WALL CONST (UNHEATED)**
- FILTER FABRIC
 - FREE-DRAINING GRANULAR FILL
 - DRAIN MAT
 - WATERPROOF COATING
 - CONC FOUNDATION WALL, PER ENG



2 BUILDING SECTION THROUGH GARAGE & LIVING
1/4" = 1'-0"



1 BUILDING SECTION THROUGH BASEMENT ENTRY & MASTER BEDROOM
1/4" = 1'-0"

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BUILDING PERMIT SET
03/11/2024

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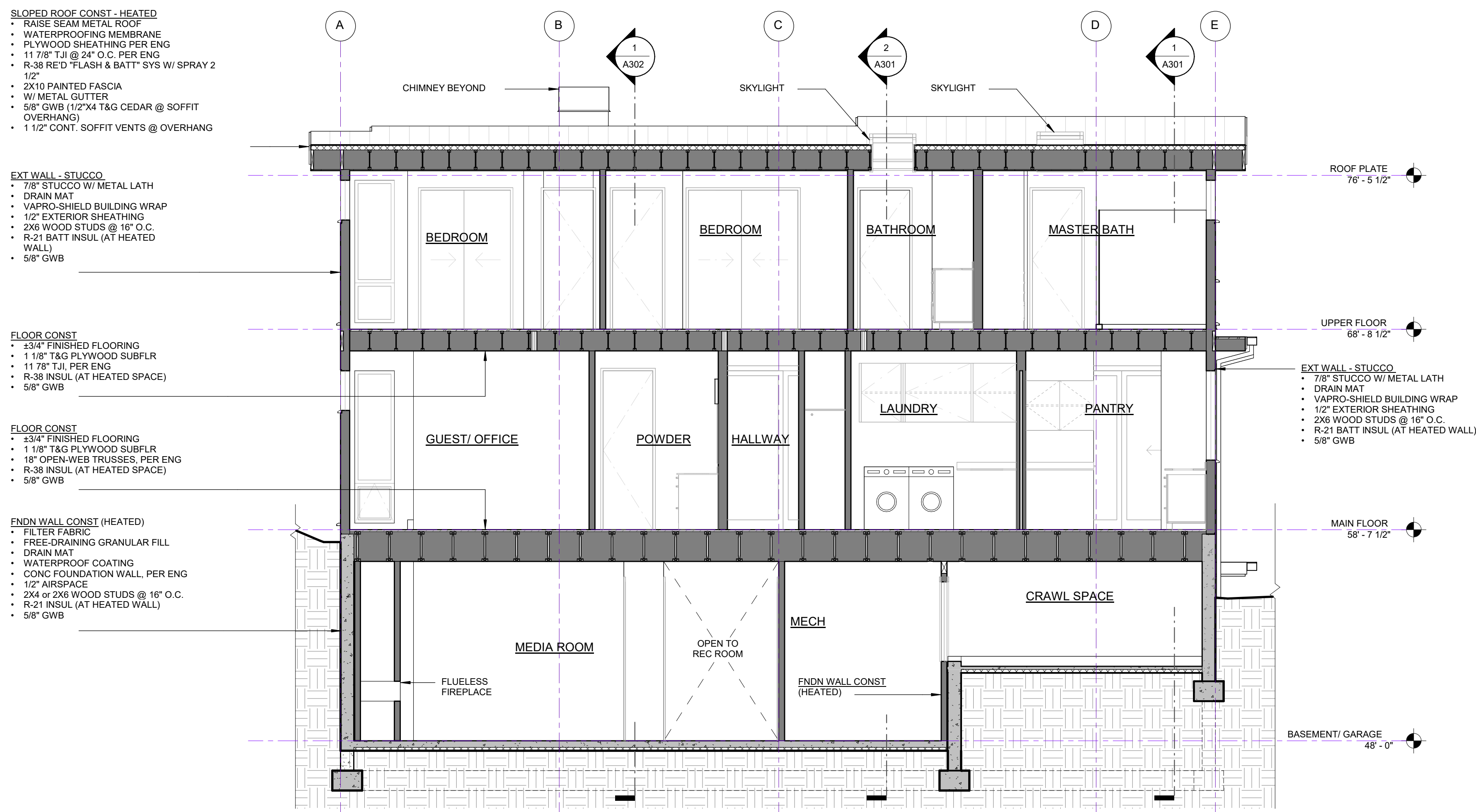
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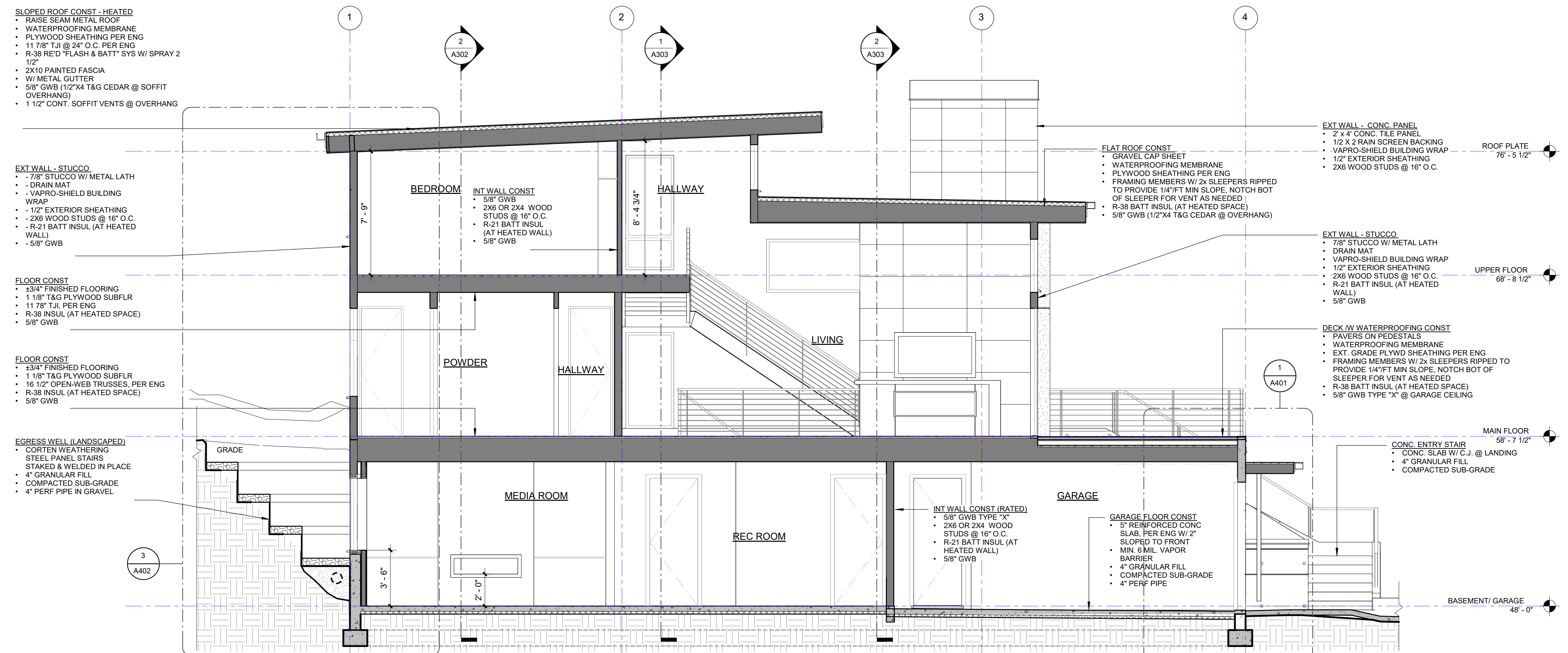
BUILDING SECTION
A301

REVISIONS:

NO.	DESCRIPTION	DATE



2 BUILDING SECTION THROUGH MEDIA ROOM & CRAWL SPACE
 1/4" = 1'-0"



1 BUILDING SECTION THROUGH GARAGE & LIVING ROOM
 1/4" = 1'-0"

3/11/2024 3:43:44 PM

- FLAT ROOF CONST GRAVEL CAP SHEET**
- GRAVEL CAP SHEET
 - WATERPROOFING MEMBRANE
 - PLYWOOD SHEATHING PER ENG
 - FRAMING MEMBERS W/ 2x SLEEPERS RIPPED TO PROVIDE 1/4" MIN SLOPE, NOTCH BOT OF SLEEPER FOR VENT AS NEEDED
 - R-38 BATT INSUL (AT HEATED SPACE)
 - 5/8" GWB (1/2"x4 T&G CEDAR @ OVERHANG)

- EXT WALL - WOOD SIDING**
- HORIZONTAL CEDAR SIDING
 - 1/2 X 2 RAIN SCREEN BACKING
 - VAPRO-SHIELD BUILDING WRAP
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-21 BATT INSUL (AT HEATED WALL)
 - 5/8" GWB

- FNDN WALL CONST (HEATED)**
- FILTER FABRIC
 - FREE-DRAINING GRANULAR FILL
 - DRAIN MAT
 - WATERPROOF COATING
 - CONC FOUNDATION WALL, PER ENG
 - 1/2" AIRSPACE
 - 2X4 or 2X6 WOOD STUDS @ 16" O.C.
 - R-21 INSUL (AT HEATED WALL)
 - 5/8" GWB

- EXT WALL - CONC PANEL**
- 2' x 4' CONC. TILE PANEL
 - 1/2 X 2 RAIN SCREEN BACKING
 - VAPRO-SHIELD BUILDING WRAP
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.

- INT WALL - CONC PANEL**
- 2' x 4' CONC. TILE PANEL
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.

- SLOPED ROOF CONST - HEATED**
- RAISE SEAM METAL ROOF
 - WATERPROOFING MEMBRANE
 - PLYWOOD SHEATHING PER ENG
 - 11/8" TJI @ 24" O.C. PER ENG
 - R-38 RED FLASH & BATT SYS W/ SPRAY 2
 - 1/2"
 - 2X10 PAINTED FASCIA
 - W/ METAL GUTTER
 - 5/8" GWB (1/2"x4 T&G CEDAR @ SOFFIT OVERHANG)
 - 1 1/2" CONT. SOFFIT VENTS @ OVERHANG

ROOF PLATE
76' - 5 1/2"

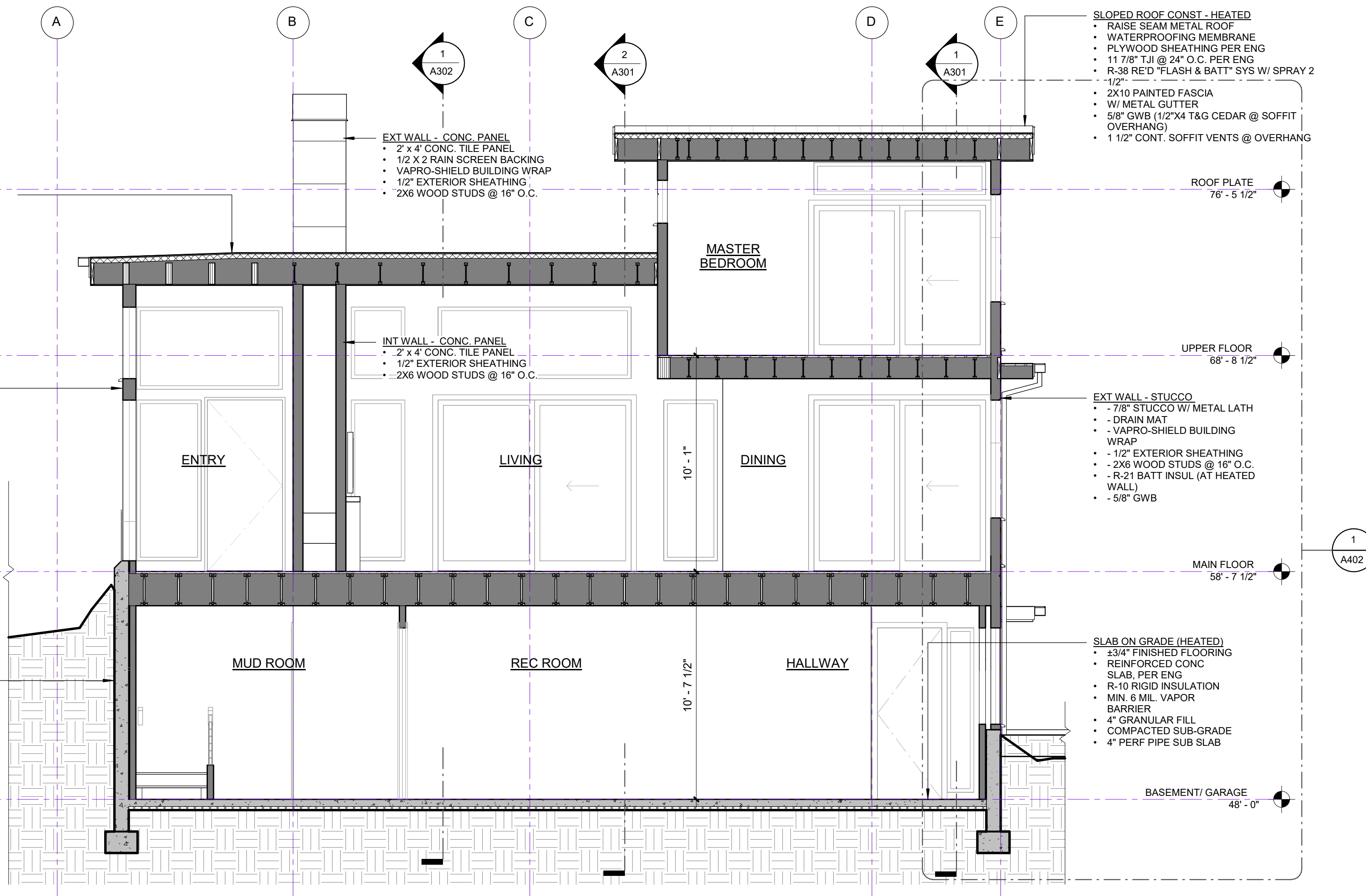
UPPER FLOOR
68' - 8 1/2"

MAIN FLOOR
58' - 7 1/2"

BASEMENT/ GARAGE
48' - 0"

- SLAB ON GRADE (HEATED)**
- 3/4" FINISHED FLOORING
 - REINFORCED CONC SLAB, PER ENG
 - R-10 RIGID INSULATION
 - MIN. 6 MIL VAPOR BARRIER
 - 4" GRANULAR FILL
 - COMPACTED SUB-GRADE
 - 4" PERF PIPE SUB SLAB

- EXT WALL - STUCCO**
- 7/8" STUCCO W/ METAL LATH
 - DRAIN MAT
 - VAPRO-SHIELD BUILDING WRAP
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-21 BATT INSUL (AT HEATED WALL)
 - 5/8" GWB



2 BUILDING SECTION THROUGH REC & LIVING ROOMS
1/4" = 1'-0"

- EXT WALL - WOOD SIDING**
- HORIZONTAL CEDAR CHANNEL SIDING
 - 1/2 X 2 RAIN SCREEN BACKING
 - VAPRO-SHIELD BUILDING WRAP
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-21 BATT INSUL (AT HEATED WALL)
 - 5/8" GWB

- FNDN WALL CONST (HEATED)**
- FILTER FABRIC
 - FREE-DRAINING GRANULAR FILL
 - DRAIN MAT
 - WATERPROOF COATING
 - CONC FOUNDATION WALL, PER ENG
 - 1/2" AIRSPACE
 - 2X4 or 2X6 WOOD STUDS @ 16" O.C.
 - R-21 INSUL (AT HEATED WALL)
 - 5/8" GWB

- SLOPED ROOF CONST - HEATED**
- RAISE SEAM METAL ROOF
 - WATERPROOFING MEMBRANE
 - PLYWOOD SHEATHING PER ENG
 - 11/8" TJI @ 24" O.C. PER ENG
 - R-38 RED FLASH & BATT SYS W/ SPRAY 2
 - 1/2"
 - 2X10 PAINTED FASCIA
 - W/ METAL GUTTER
 - 5/8" GWB (1/2"x4 T&G CEDAR @ SOFFIT OVERHANG)
 - 1 1/2" CONT. SOFFIT VENTS @ OVERHANG

ROOF PLATE
76' - 5 1/2"

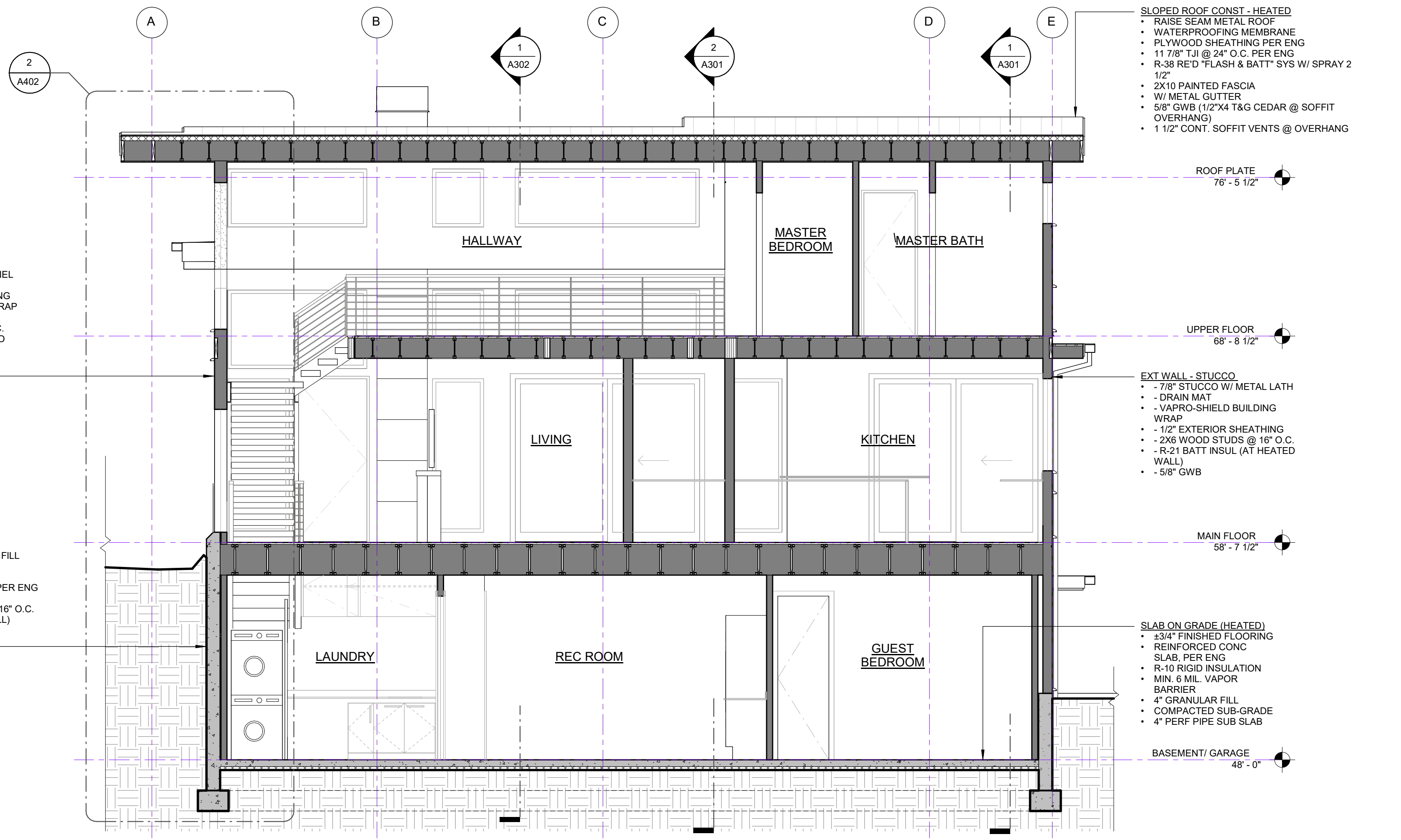
UPPER FLOOR
68' - 8 1/2"

MAIN FLOOR
58' - 7 1/2"

BASEMENT/ GARAGE
48' - 0"

- SLAB ON GRADE (HEATED)**
- 3/4" FINISHED FLOORING
 - REINFORCED CONC SLAB, PER ENG
 - R-10 RIGID INSULATION
 - MIN. 6 MIL VAPOR BARRIER
 - 4" GRANULAR FILL
 - COMPACTED SUB-GRADE
 - 4" PERF PIPE SUB SLAB

- EXT WALL - STUCCO**
- 7/8" STUCCO W/ METAL LATH
 - DRAIN MAT
 - VAPRO-SHIELD BUILDING WRAP
 - 1/2" EXTERIOR SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-21 BATT INSUL (AT HEATED WALL)
 - 5/8" GWB



1 BUILDING SECTION THROUGH STAIRS
1/4" = 1'-0"

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Residence

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BUILDING PERMIT SET

03/11/2024

PROJECT NUMBER: 20-0502
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REVISIONS:

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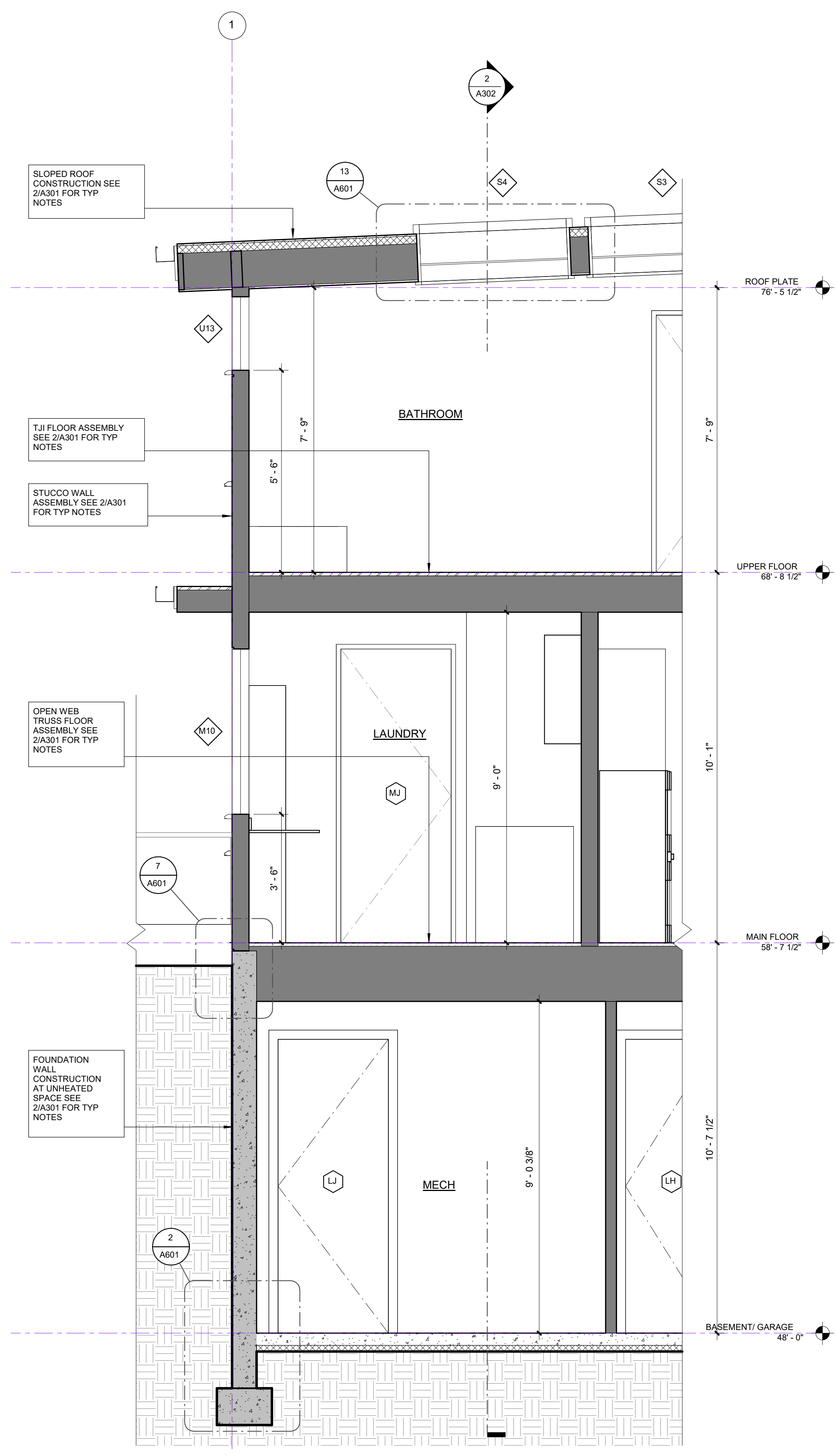
BUILDING SECTION

A303

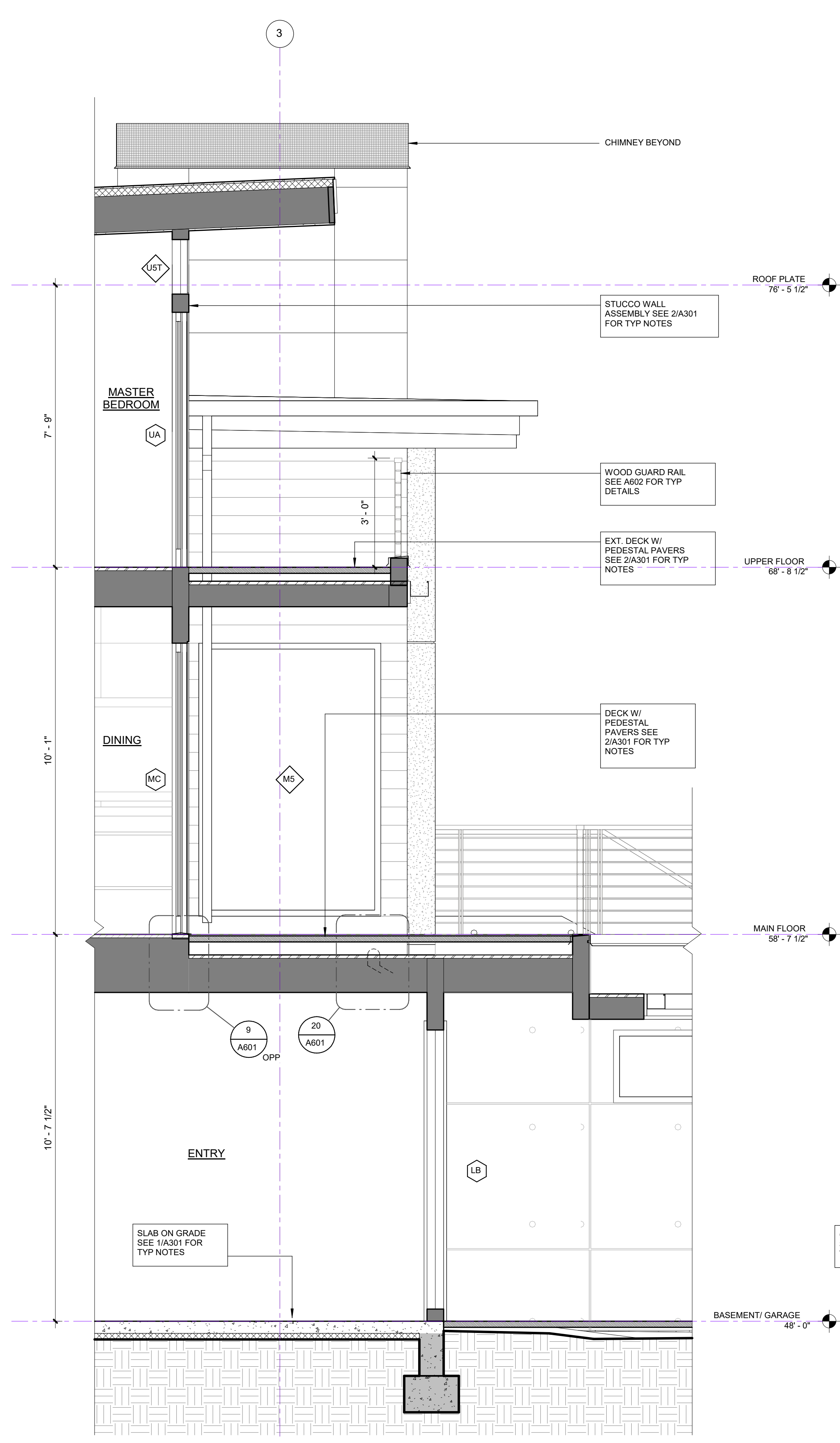
PROJECT NUMBER: 20-0502
 PROJECT MANAGER: JL
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REVISIONS:

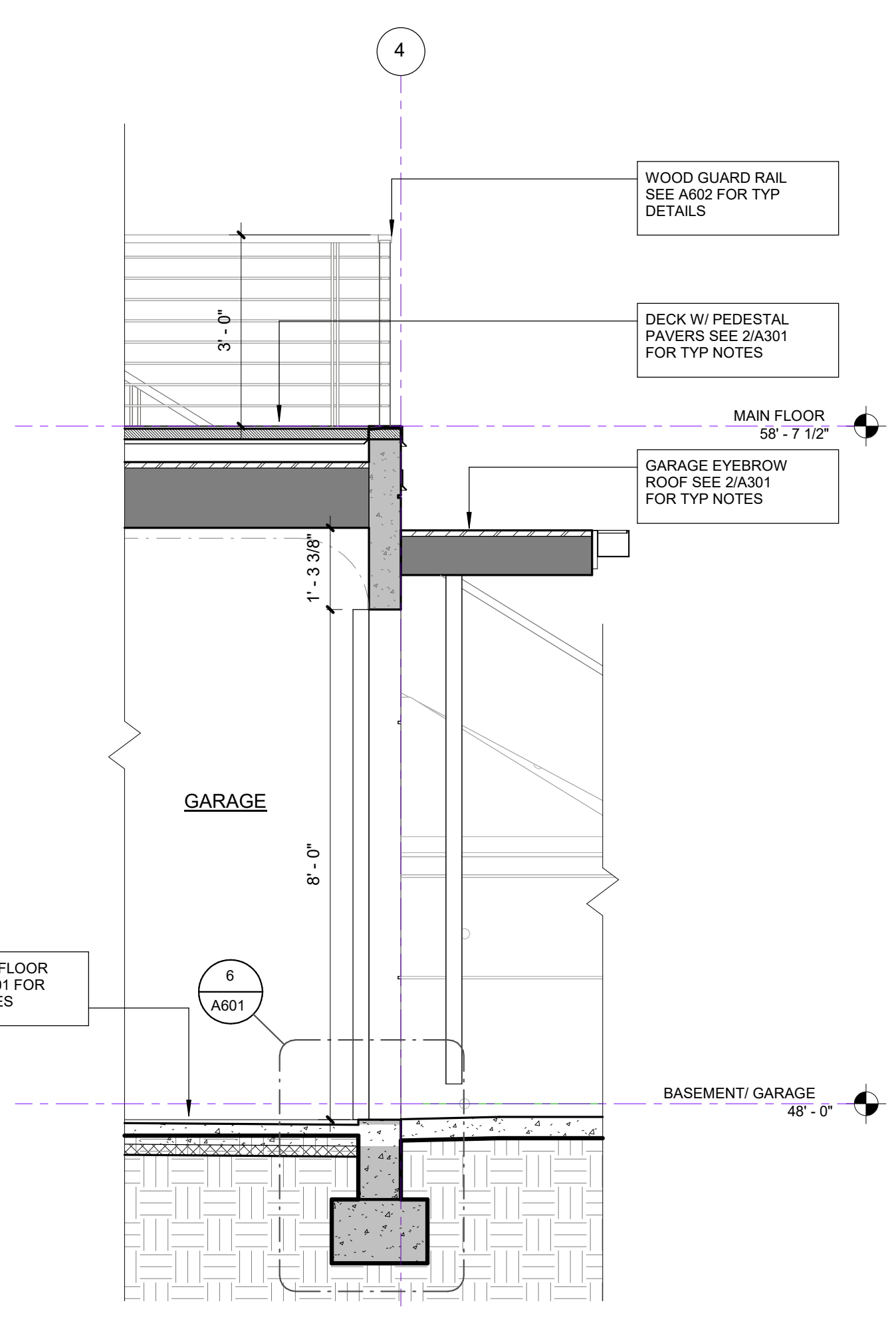
NO.	DESCRIPTION	DATE



3 WALL SECTION - THRU MECH & SKYLIGHTS
 1/2" = 1'-0"



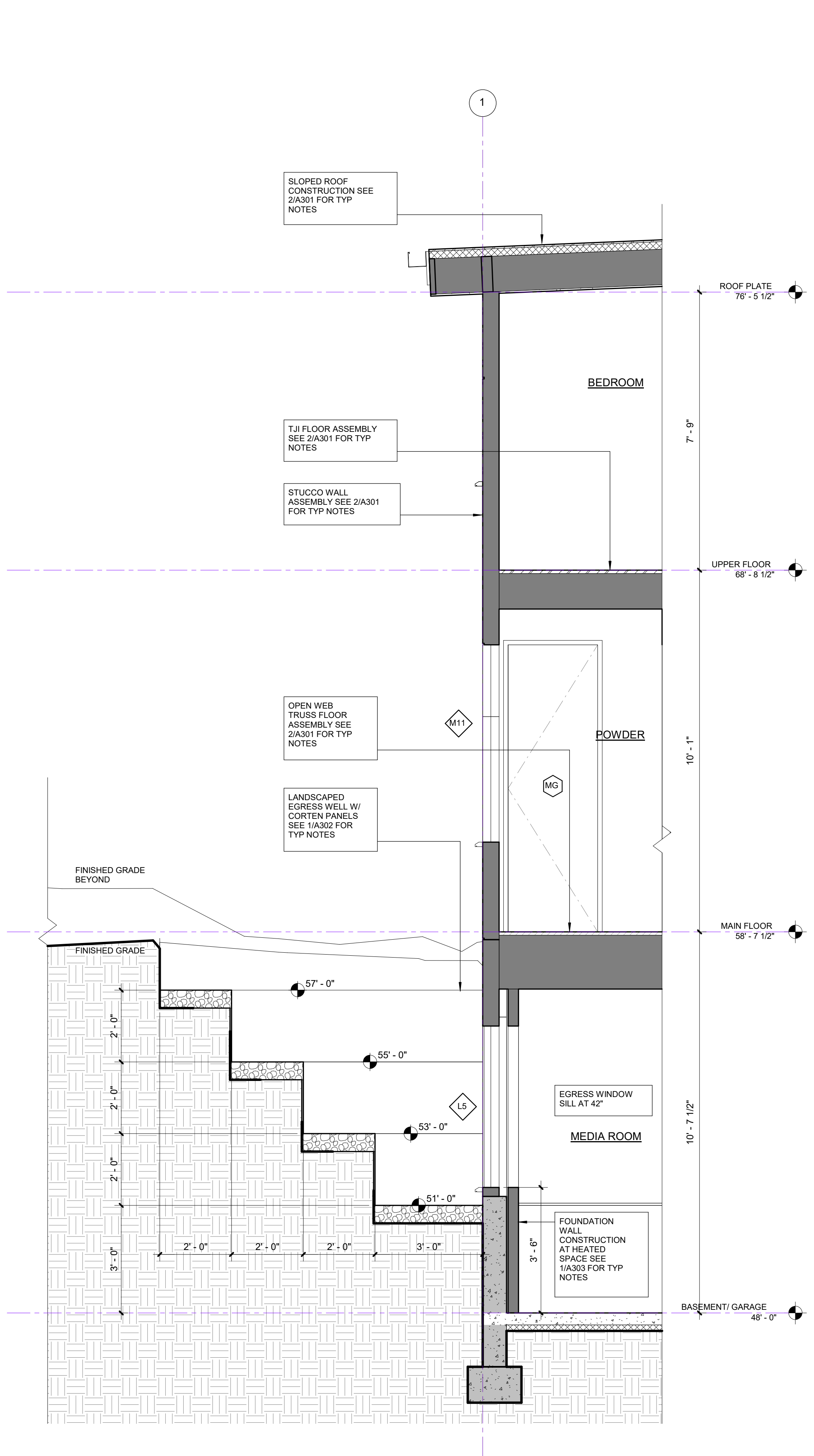
2 WALL SECTION - THRU BASEMENT ENTRY
 1/2" = 1'-0"



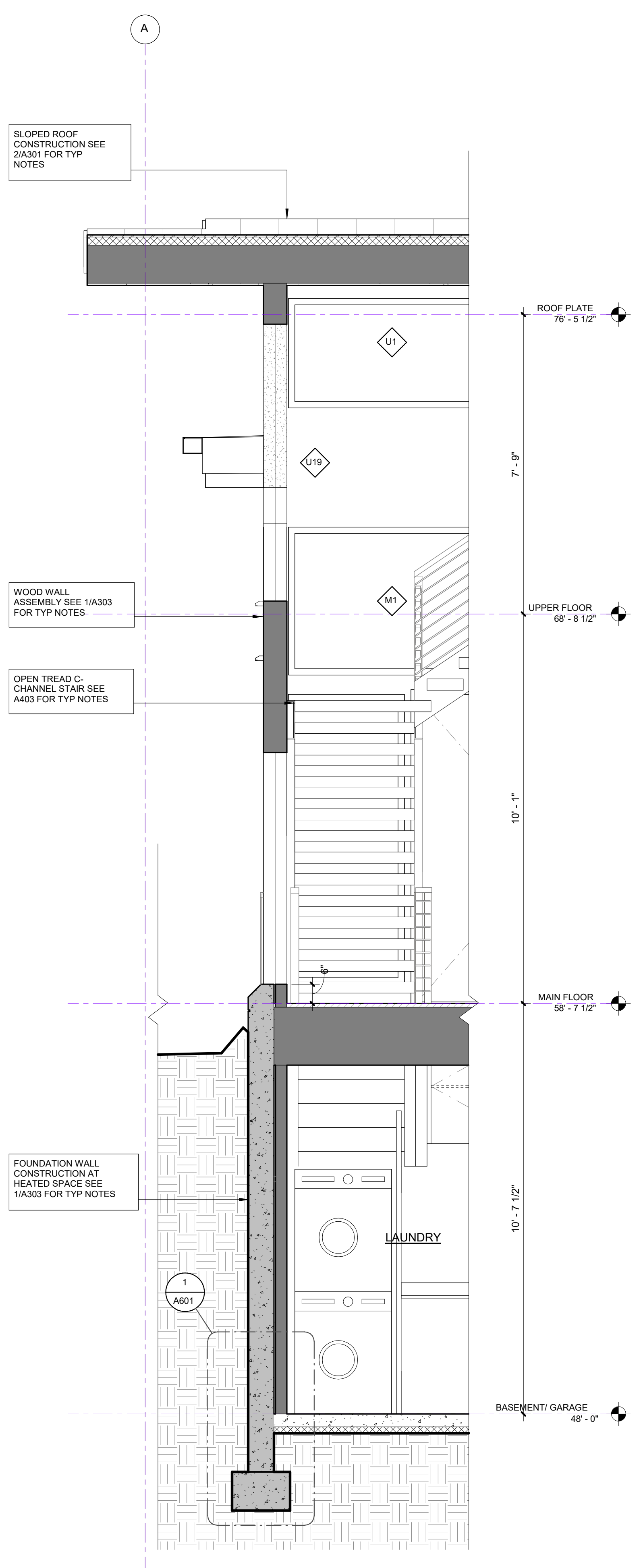
1 WALL SECTION - THRU GARAGE
 1/2" = 1'-0"

REVISIONS:

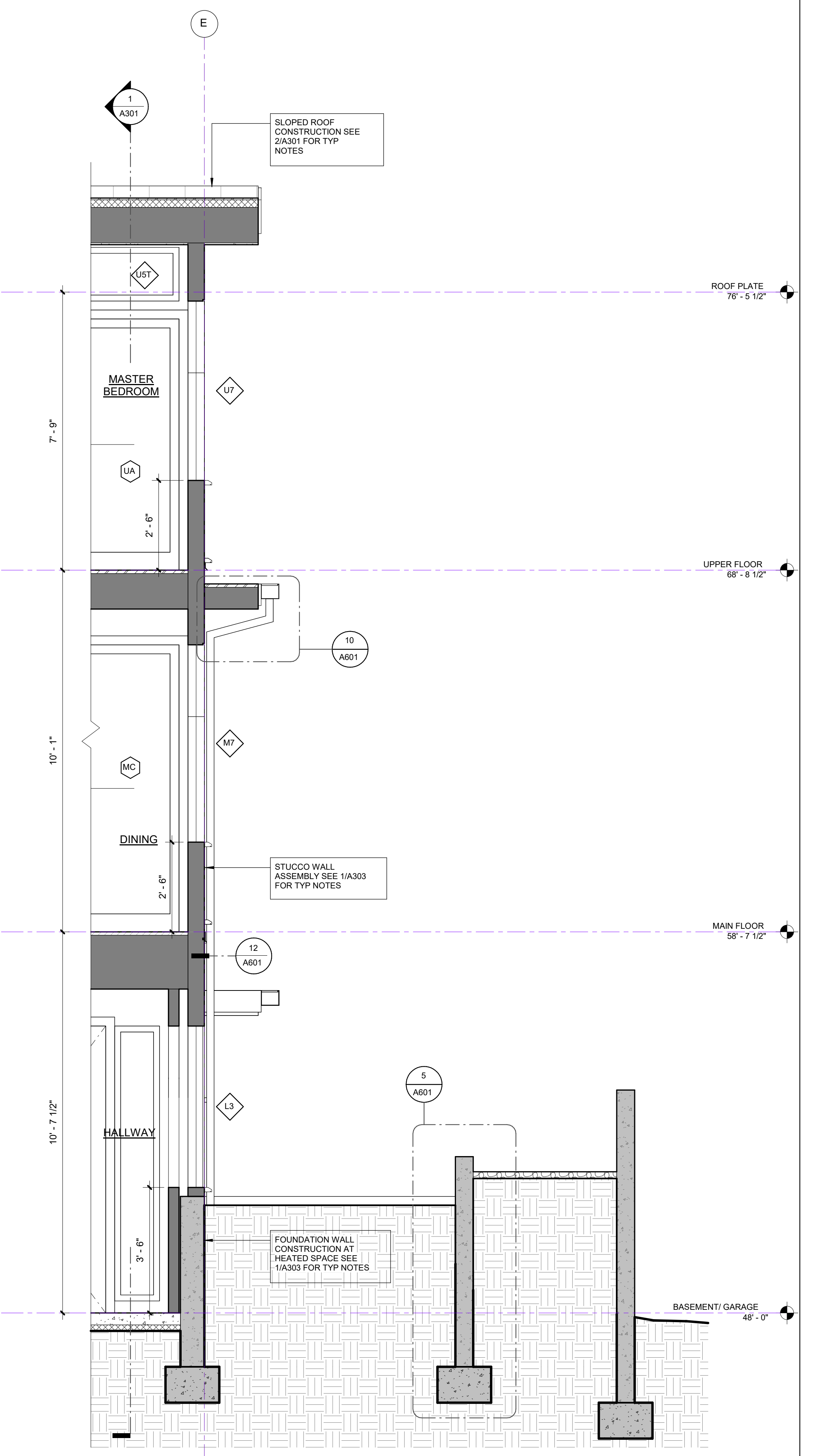
NO.	DESCRIPTION	DATE



3 WALL SECTION - THRU EGRESS WELL
 1/2" = 1'-0"

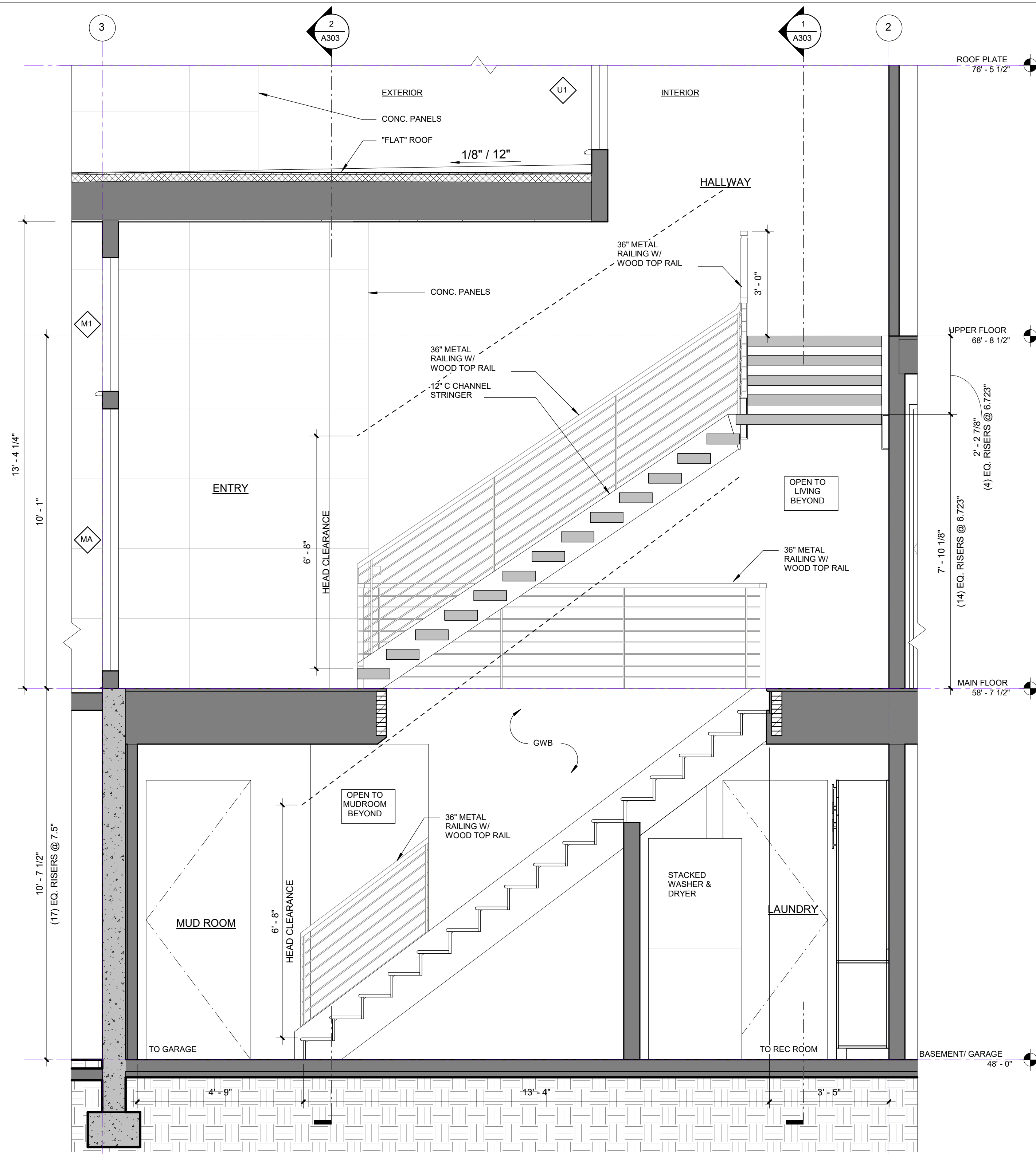


2 WALL SECTION - THRU STAIR LANDING
 1/2" = 1'-0"

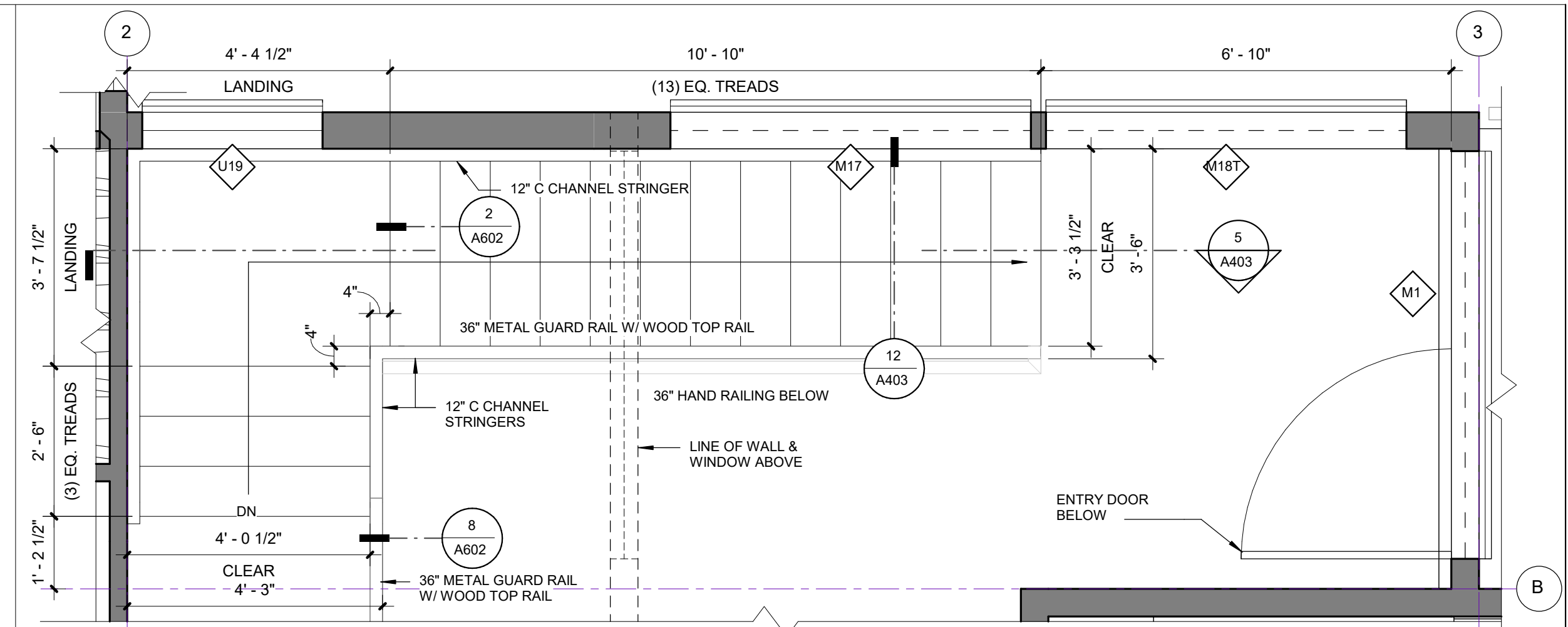


1 N-S THROUGH LIVING & REC ROOMS - Callout 1
 1/2" = 1'-0"

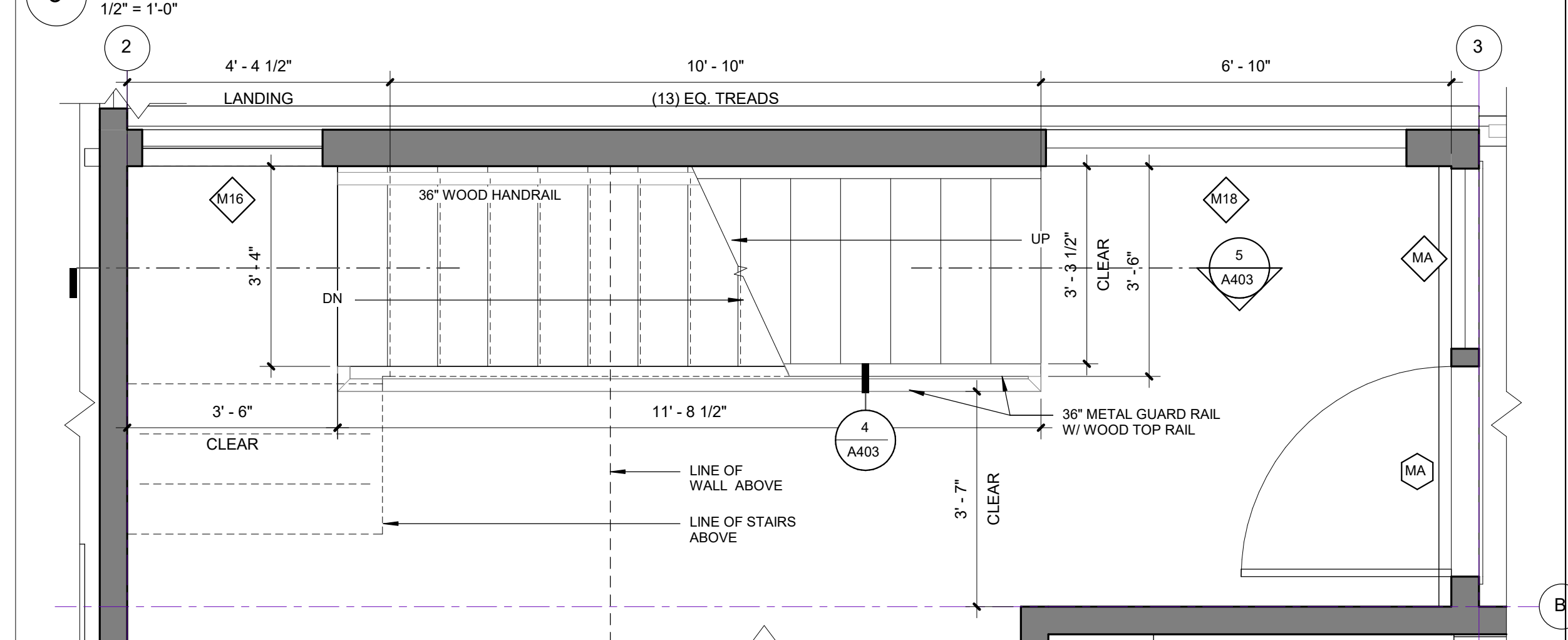
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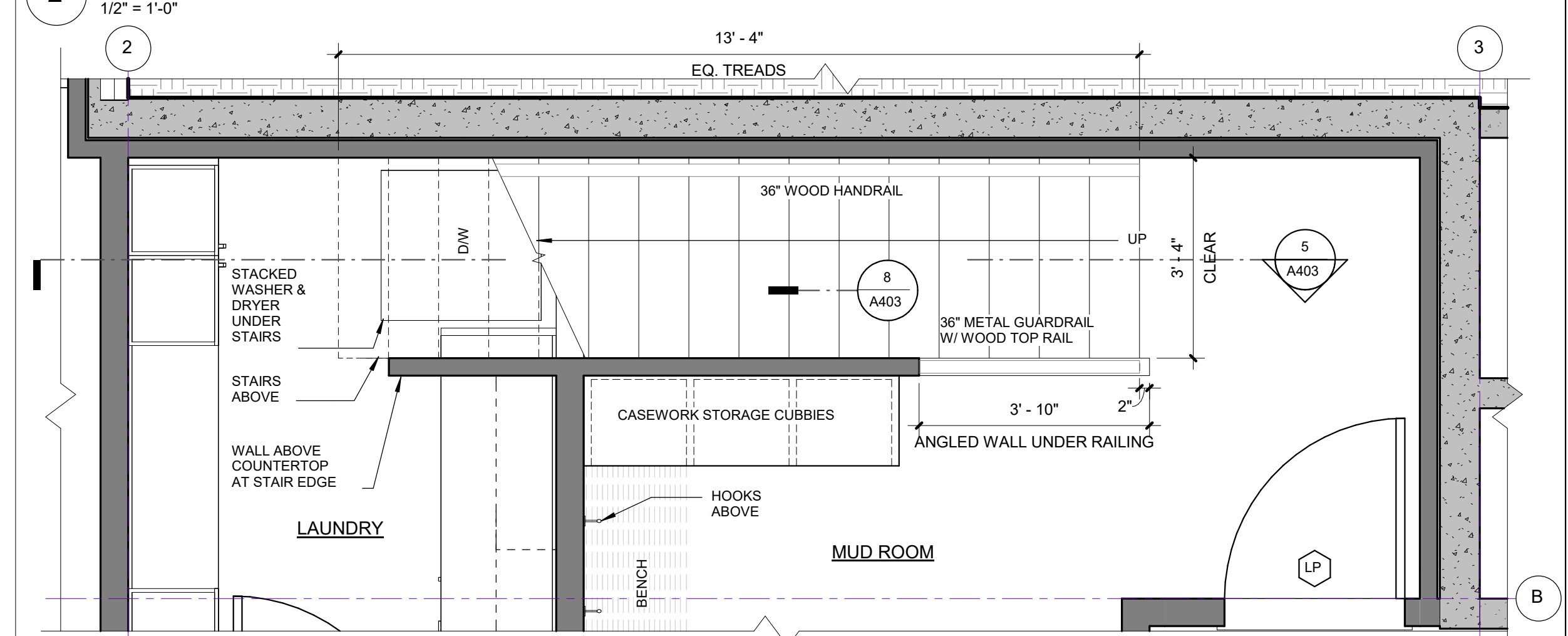
5 STAIR SECTION - BASEMENT & UPPER LEVEL
1/2" = 1'-0"



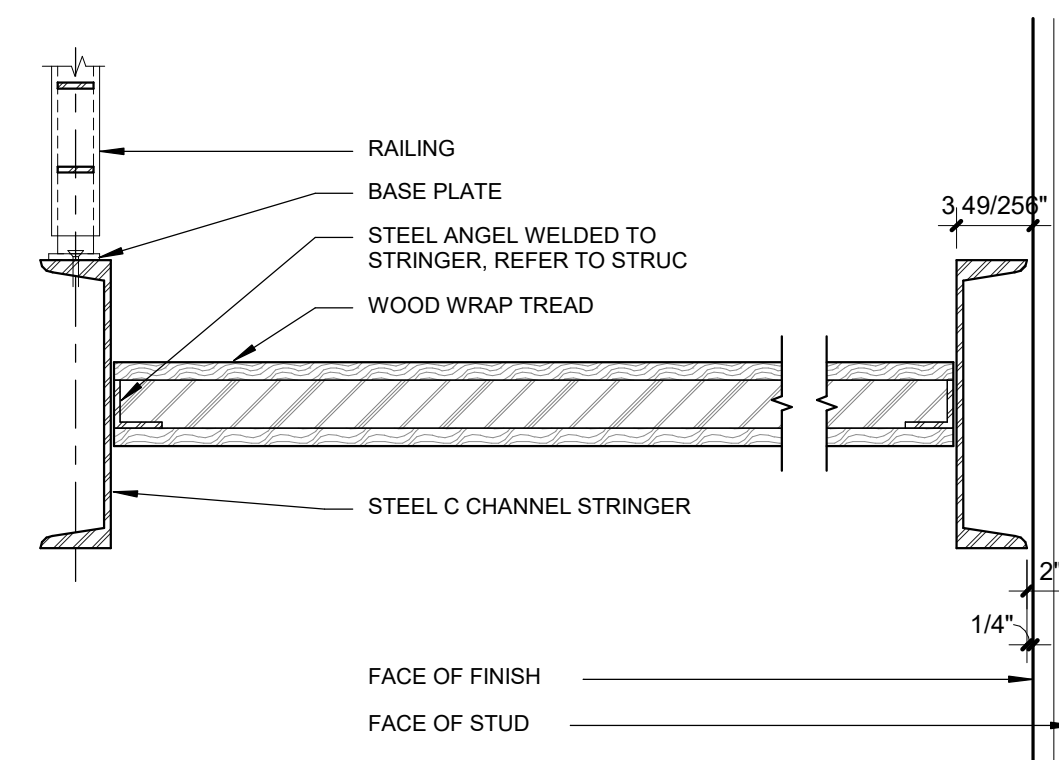
3 STAIR PLAN - UPPER FLOOR
1/2" = 1'-0"



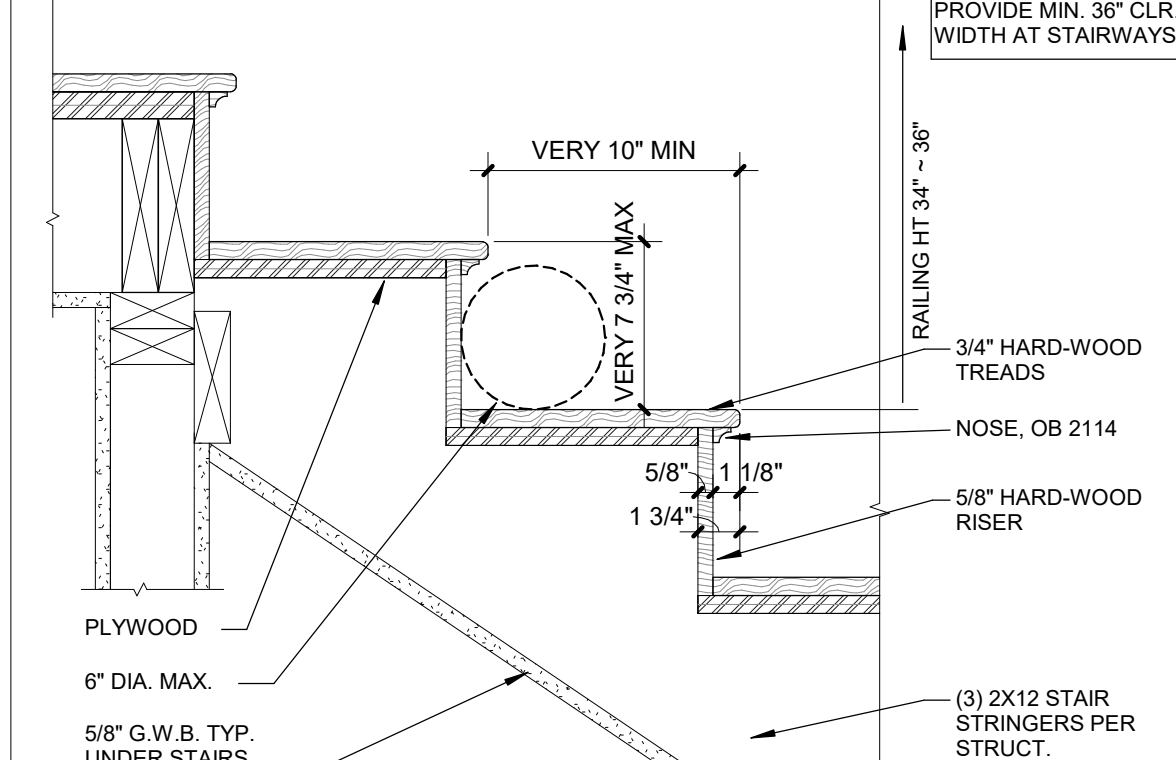
2 STAIR PLAN - MAIN FLOOR
1/2" = 1'-0"



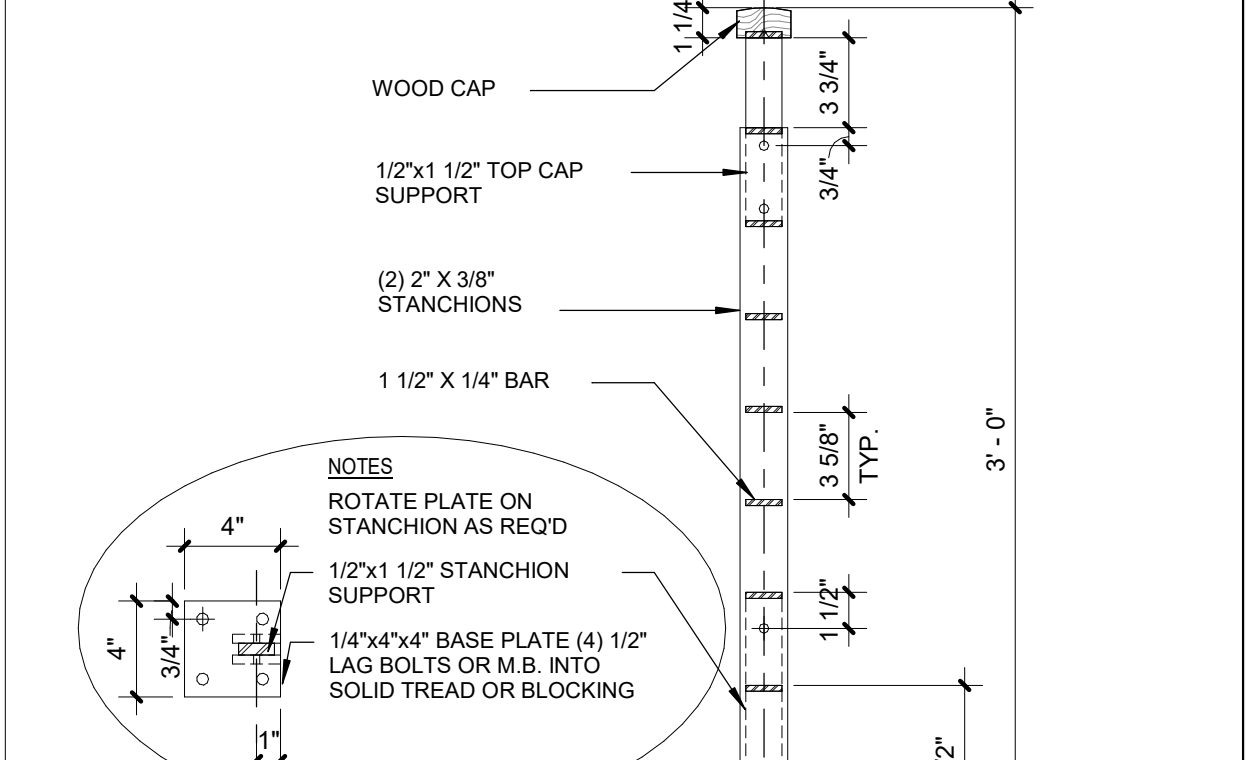
1 STAIR PLAN - BASEMENT/ GARAGE
1/2" = 1'-0"



12 OPEN TREAD CROSSING - CHANNEL
1 1/2" = 1'-0"



8 TYP CLOSED WOOD STAIR - SECTION
1 1/2" = 1'-0"



4 RAILING STANCHION SUPPORT
1 1/2" = 1'-0"

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INT STAIR & RAILING
DETAILS

A403

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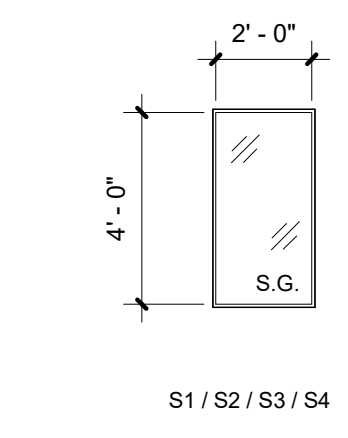
EXTERIOR WINDOW SCHEDULE

No.#	LOCATION	ROUGH OPENING (ft-in)		HEAD HEIGHT From Subflr (ft-in)	WINDOW		REMARKS (U-VALUE - 0.28 MAX) (S.G. - SAFETY GL.; O.G. - OBSCURE GL.; R.S. - ROLLER SHADE)
		WIDTH	HEIGHT		TYPE	AREA	
BASEMENT/ GARAGE							
L1	GARAGE	6' - 0"	2' - 0"	8' - 0"	FIXED	12 SF	
L2	ENTRY	6' - 0"	2' - 0"	8' - 0"	FIXED	12 SF	S.G.
L3	HALLWAY	3' - 6"	4' - 6"	8' - 0"	FIXED	16 SF	
L4	GUEST BEDROOM	6' - 6"	4' - 6"	8' - 0"	CASEMENT	29 SF	EGRESS
L5	MEDIA ROOM	6' - 0"	4' - 6"	8' - 0"	CASEMENT	27 SF	EGRESS - WINDOW WELL
MAIN FLOOR							
M2	LIVING	2' - 6"	7' - 6"	8' - 0"	FIXED	19 SF	S.G.
M2T	LIVING	2' - 6"	3' - 4"	12' - 4"	FIXED TRANSOM	8 SF	S.G.
M3	LIVING	9' - 0"	3' - 4"	12' - 4"	FIXED TRANSOM	30 SF	S.G.
M4	LIVING	2' - 6"	7' - 6"	8' - 0"	FIXED	19 SF	S.G.
M4T	LIVING	2' - 6"	3' - 4"	12' - 4"	FIXED TRANSOM	8 SF	S.G.
M5	LIVING	5' - 0"	7' - 6"	8' - 0"	FIXED	38 SF	S.G.
M6	DINING	3' - 0"	7' - 8"	8' - 0"	AWNING	23 SF	S.G.
M7	DINING	7' - 0"	5' - 6"	8' - 0"	FIXED	39 SF	
M8	KITCHEN	5' - 0"	4' - 6"	8' - 0"	CASEMENT	23 SF	
M9	PANTRY	4' - 0"	4' - 6"	8' - 0"	FIXED	18 SF	
M10	LAUNDRY	5' - 0"	4' - 6"	8' - 0"	CASEMENT	23 SF	
M11	POWDER	2' - 0"	5' - 6"	8' - 0"	AWNING	11 SF	
M12	GUEST/ OFFICE	7' - 0"	5' - 6"	8' - 0"	CASEMENT	39 SF	EGRESS
M13	GUEST/ OFFICE	8' - 0"	2' - 0"	8' - 0"	FIXED	16 SF	
M14	GUEST/ OFFICE	2' - 6"	7' - 8"	8' - 0"	AWNING	19 SF	S.G.
M15	GUEST/ OFFICE	2' - 0"	7' - 8"	8' - 0"	AWNING	15 SF	S.G.
M16	ENTRY	3' - 0"	6' - 0"	6' - 6"	FIXED	18 SF	S.G.
M17	ENTRY	6' - 0"	3' - 4"	12' - 4"	FIXED	20 SF	S.G.
M18	ENTRY	6' - 0"	7' - 6"	8' - 0"	FIXED	45 SF	S.G.
M18T	ENTRY	6' - 0"	3' - 4"	12' - 4"	FIXED TRANSOM	20 SF	S.G.
UPPER FLOOR							
U1	HALLWAY	6' - 9 1/2"	2' - 10"	8' - 2"	FIXED	19 SF	
U2	HALLWAY	2' - 6"	2' - 10"	8' - 2"	FIXED	7 SF	
U3	HALLWAY	9' - 0"	2' - 10"	8' - 2"	FIXED	26 SF	
U4	MASTER BEDROOM	7' - 0"	2' - 0"	8' - 2"	FIXED	14 SF	
U5T	MASTER BEDROOM	8' - 0"	1' - 6"	9' - 0"	FIXED TRANSOM	12 SF	S.G.
U6	MASTER BEDROOM	3' - 0"	7' - 2"	7' - 6"	AWNING	22 SF	S.G.
U7	MASTER BEDROOM	7' - 0"	5' - 0"	7' - 6"	FIXED	35 SF	
U8	WC	3' - 0"	2' - 0"	7' - 6"	FIXED	6 SF	
U9	MASTER BATH	6' - 6"	5' - 0"	7' - 6"	CASEMENT	33 SF	S.G.
U10	MASTER BATH	4' - 0"	2' - 0"	7' - 6"	AWNING	8 SF	
U11	MASTER CLOSET	4' - 0"	2' - 0"	7' - 6"	FIXED	8 SF	
U12	MASTER CLOSET	6' - 0"	2' - 0"	7' - 6"	FIXED	12 SF	
U13	BATHROOM	4' - 6"	2' - 0"	7' - 6"	FIXED	9 SF	
U14	BEDROOM	7' - 2 1/2"	5' - 0"	7' - 6"	CASEMENT	36 SF	EGRESS
U15	BEDROOM	7' - 0"	5' - 0"	7' - 6"	CASEMENT	35 SF	EGRESS
U16	BEDROOM	8' - 0"	2' - 0"	7' - 6"	FIXED	16 SF	
U17	BEDROOM	2' - 6"	7' - 2"	7' - 6"	AWNING	18 SF	S.G.
U18	BEDROOM	2' - 0"	7' - 2"	7' - 6"	AWNING	14 SF	S.G.
U19	HALLWAY	3' - 0"	7' - 2"	7' - 6"	AWNING	22 SF	S.G.
Total Areas of Windows						896 SF	

SKYLIGHT SCHEDULE

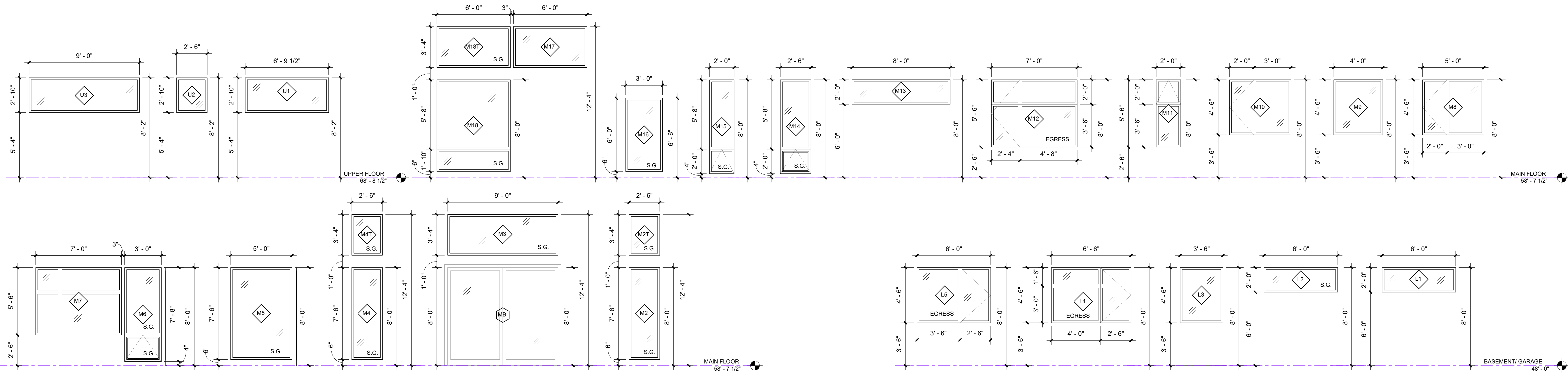
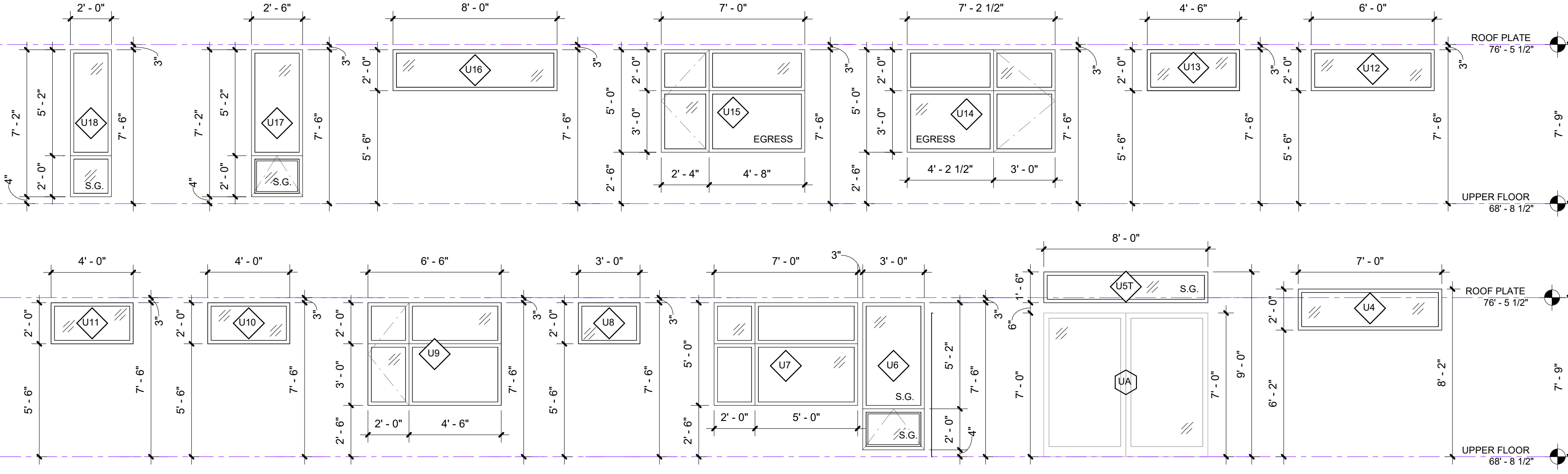
No.#	LOCATION	FRAME CENTER TO CENTER		TYPE	AREA	REMARKS
		WIDTH	HEIGHT			
S1	MASTER BATH	2' - 0"	4' - 0"	FIXED	8 SF	S.G.
S2	MASTER BATH	2' - 0"	4' - 0"	FIXED	8 SF	S.G.
S3	BATHROOM	2' - 0"	4' - 0"	FIXED	8 SF	S.G.
S4	BATHROOM	2' - 0"	4' - 0"	FIXED	8 SF	S.G.

- WINDOW & EXTERIOR DOOR NOTES:**
- WINDOW & DOOR MANUFACTURER: PER SPEC, UNLESS NOTED OTHERWISE.
 - ALL GLAZING SHALL BE DOUBLE GLAZED, TRIPLE GLAZED IF NEEDED, W/ 1 LAYER OF LOW E COATING AND 5/8" AIRSPACE FILLED WITH ARGON GAS AS REQD., AVERAGE U-VALUE TO BE 0.28 OR LESS.
 - WHERE THERE IS A 2ND SUB FLOOR, WINDOW HEAD AND SILL HEIGHTS ARE MEASURED FROM THE 2ND SUB FLOOR.
 - ALL DOOR & WINDOW HEAD CASINGS TO ALIGN U.N.O.
 - THE CONFIGURATION PER A501 & TYP WATERPROOF DETAILS PER A503
 - ALL HEADER HEIGHTS ARE MEASURED FROM THE TOP OF SUBFLR, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY UNIT HEIGHT AND ROUGH OPENING W/ WINDOW MANUFACTURER AND ADJUST AS REQD. TO ALLOW DOOR & WINDOW HEIGHTS TO ALIGN
 - WINDOW & DOOR SUPPLIER TO VERIFY LOCATION OF ALL SAFETY GLASS PER CURRENT CODE REQUIREMENTS.
 - PROVIDE SCREENS @ ALL OPERABLE WINDOWS.
 - EGRESS WINDOW PER IRC CODE W/ MIN CLEAR OPEN 20" WIDTH & 24" HT & MIN. 5.7 SF NET OPEN AREA, 44" MAX SILL HT
 - HARDWARE TYPES T.B.D., SEE SPECIFICATION
 - ALL DOORS HAVE THRESHOLD & WEATHERSTRIP



SKYLIGHT LEGENDS

1/4" = 1'-0"



EXTERIOR WINDOW ELEVATIONS

1/4" = 1'-0"

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**Ramaivah Subramanian
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7466 E Mercer Way
Mercer Island, WA 98040

BUILDING PERMIT SET
PROJECT NUMBER: 20-0502
PROJECT MANAGER: JL
DRAWN BY: AD

REVISIONS:

NO.	DESCRIPTION	DATE

ARCHITECTS
baylis
10801 Main Street, #110 Bellevue, WA 98004
(425) 454 0586 | BaylisArchitects.com

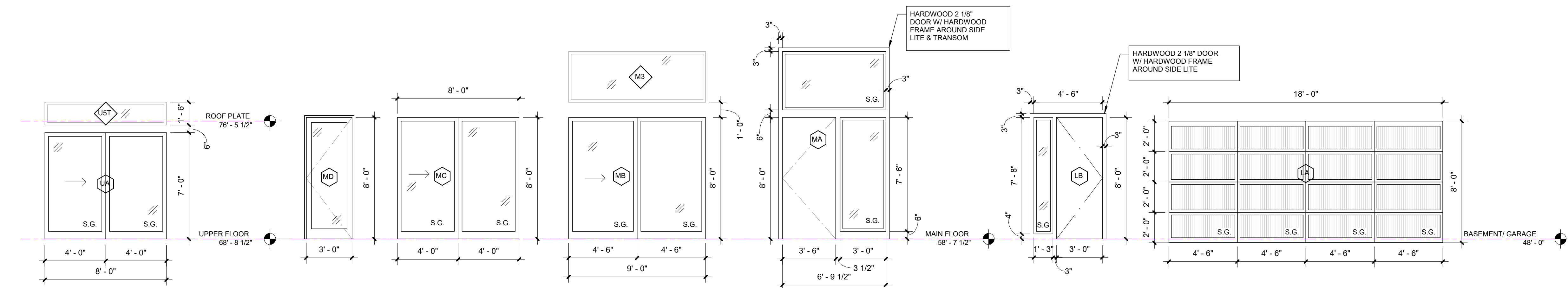
WINDOW & SKYLIGHT SCHEDULES

A501

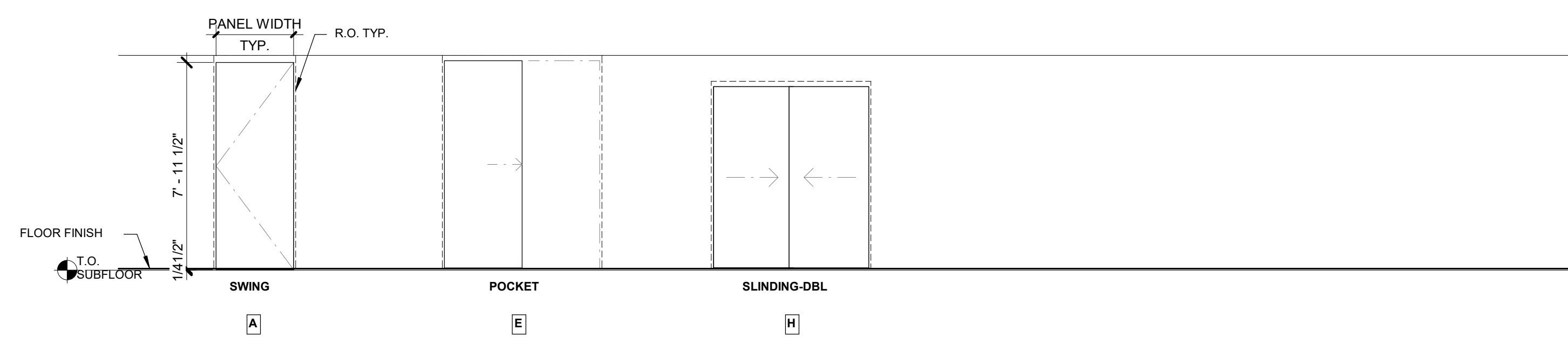
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Ext. Door #	LOCATION	ROUGH OPENING		HEAD HEIGHT From Subflr (ft-in)	DOOR		REMARKS U-VALUE: 0.28 MAX (S.G. - Safety Gl; O.G. - Obscure Gl; R.S. - Roller Shade)
		WIDTH (ft-in)	HEIGHT (ft-in)		TYPE	AREA	
BASEMENT/ GARAGE							
LA	GARAGE	18' - 0"	8' - 0"	7' - 9"	OVERHEAD	144 SF	ALUM.-GLASS; ETCH MATTE S.G.
LB	ENTRY	3' - 0"	8' - 0"	8' - 0"	SWING	24 SF	CUSTOM HARDWOOD DOOR & FRAME; SIDE LITE S.G., TRANSOM S.G.
MAIN FLOOR							
MA	ENTRY	3' - 6"	8' - 0"	8' - 0"	SWING	28 SF	CUSTOM HARDWOOD DOOR & FRAME; SIDE LITE, S.G.
MB	LIVING	9' - 0"	8' - 0"	8' - 0"	SLIDING - 2P	72 SF	S.G.
MC	DINING	8' - 0"	8' - 0"	8' - 0"	SLIDING - 2P	64 SF	S.G.
MD	HALLWAY	3' - 0"	8' - 0"	8' - 0"	SWING	24 SF	S.G., WEATHERSTRIP, THRESHOLD
UPPER FLOOR							
UA	MASTER BEDROOM	8' - 0"	7' - 0"	7' - 0"	SLIDING - 2P	56 SF	S.G.

No.#	From Room: Name	DOOR SIZE		ROUGH HDR FROM SUBFLR	DOOR TYPE	DOOR		FRAME		REMARKS (S.G. Safety Glass) (T&W - Threshold & Weatherstrip)
		Width	Height			MAT'L	FINISH	MAT'L	FINISH	
BASEMENT/ GARAGE										
LD	HALLWAY	2' - 6"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LE	GUEST BEDROOM	2' - 6"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LF	GUEST BEDROOM	2' - 6"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LG	BATH	2' - 6"	8' - 0"	8' - 2 1/2"	E POCKET	WD	PAINT	WD	PAINT	
LH	MEDIA ROOM	2' - 6"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LI	CRAWL SPACE	3' - 0"	4' - 0"	4' - 1"	A SWING	WD	PAINT	WD	PAINT	
LJ	MEDIA ROOM	3' - 0"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LL	REC ROOM	3' - 0"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LN	REC ROOM	3' - 0"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LO	MUD ROOM	2' - 6"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	
LP	GARAGE	3' - 0"	8' - 0"	8' - 1"	A SWING	WD	PAINT	WD	PAINT	T&W
MAIN FLOOR										
ME	HALLWAY	2' - 6"	8' - 0"	8' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
MF	POWDER	2' - 6"	8' - 0"	8' - 2 1/2"	E POCKET	WD	PAINT	WD	PAINT	
MG	GUEST OFFICE	2' - 6"	8' - 0"	8' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
MH	HALLWAY	2' - 6"	8' - 0"	8' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
MJ	HALLWAY	3' - 0"	8' - 0"	8' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
MK	HALLWAY	3' - 0"	8' - 0"	8' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
ML	LAUNDRY	3' - 0"	8' - 0"	8' - 2 1/2"	E POCKET	WD	PAINT	WD	PAINT	
UPPER FLOOR										
UB	HALLWAY	3' - 0"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UC	MASTER BEDROOM	2' - 6"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UD	MASTER BATH	2' - 6"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UE	MASTER BATH	2' - 6"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UF	HALLWAY	2' - 6"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UG	BATHROOM	2' - 6"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UH	HALLWAY	2' - 6"	7' - 0"	7' - 2 1/2"	A SWING	WD	PAINT	WD	PAINT	
UI	BEDROOM	5' - 6"	7' - 0"	7' - 2 1/2"	H SLIDING-DL	WD	PAINT	WD	PAINT	



1 EXTERIOR DOOR ELEVATIONS
1/4" = 1'-0"



2 INTERIOR DOOR TYPES
1/4" = 1'-0"

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BUILDING PERMIT SET

03/11/2024

PROJECT NUMBER: 20-0502
PROJECT MANAGER: JL
DRAWN BY: AD

REVISIONS:

NO.	DESCRIPTION	DATE

ARCHITECTS
baylis
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(425) 454 0586 | BaylisArchitects.com

EXTERIOR & INTERIOR
DOOR SCHEDULES

REVISIONS:

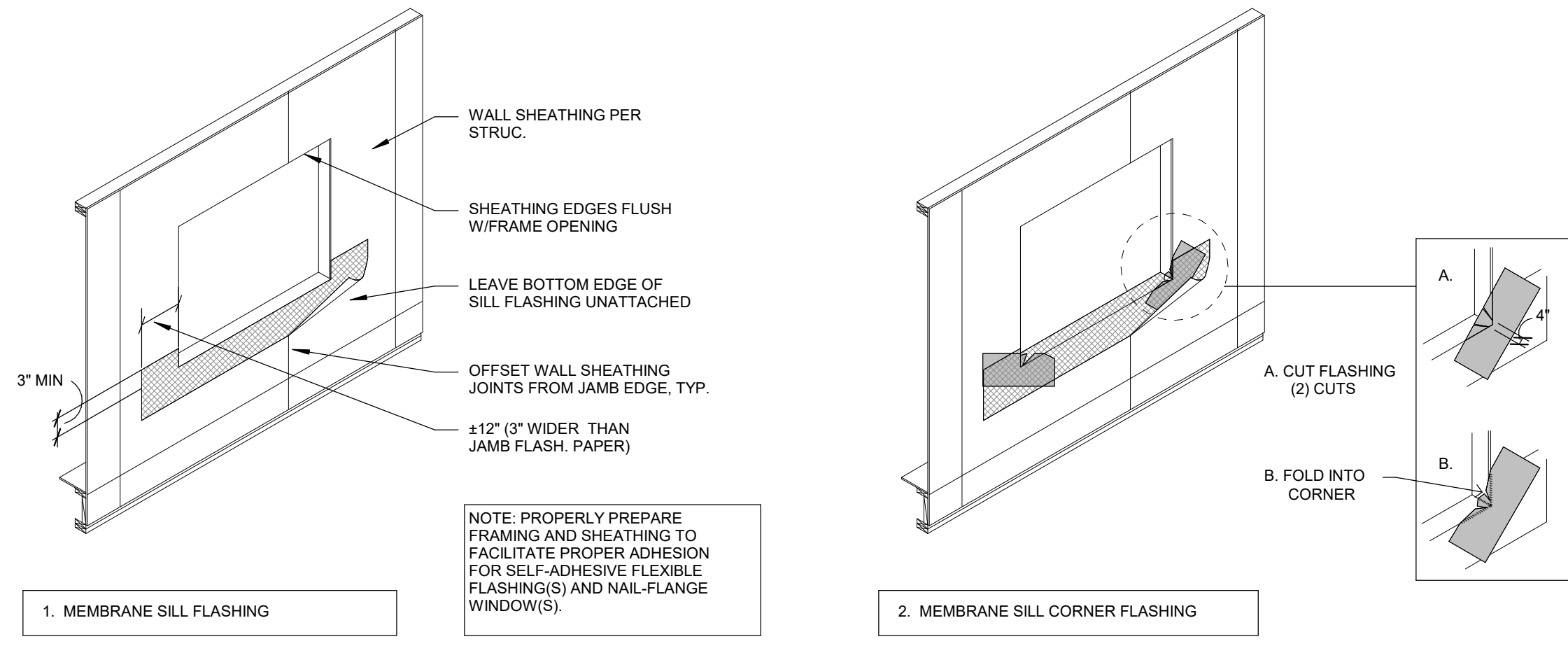
NO.	DESCRIPTION	DATE

INSTALLATION STEPS:

1. CUT AND FOLD SELF-ADHESIVE FLEXIBLE SILL FLASHING INTO FRAME OPENING; LEAVE BOTTOM EDGE OF SILL FLASHING UNATTACHED.
2. CUT AND FOLD SELF-ADHESIVE FLEXIBLE CORNER FLASHING INTO BOTH BOTTOM CORNERS OF FRAME OPENING
3. CUT AND FOLD SELF ADHESIVE FLEXIBLE FLASHING INTO JAMB FRAME OPENING; LEAVE BOTTOM EDGES OF JAMB FLASHING UNATTACHED
4. CUT AND FOLD SELF ADHESIVE FLEXIBLE FLASHING INTO HEAD FRAME OPENING.
5. SEAL WINDOW FRAME TO OPENING. APPLY CONT. BEAD OF SEALANT WITHIN 1/2" OF EDGE OF OPENING OR APPLY CONT. SEALANT ON BACKSIDE OF WINDOW FLANGES @ HEAD, JAMB & SILL; THEN INSTALL FRAME TO OPENING.

CHECK WINDOW FINIS FOR DAMAGE. REPAIR OR REPLACE DAMAGED FINIS
 FASTENERS TO BE STAINLESS STEEL ROOFING NAILS (1 1/2") OR EQUAL MINIMUM PENETRATION INTO FRAMING TO BE 1
 GALVANIZED FASTENERS ALLOWED WHEN INSTALLING VINYL WINDOWS

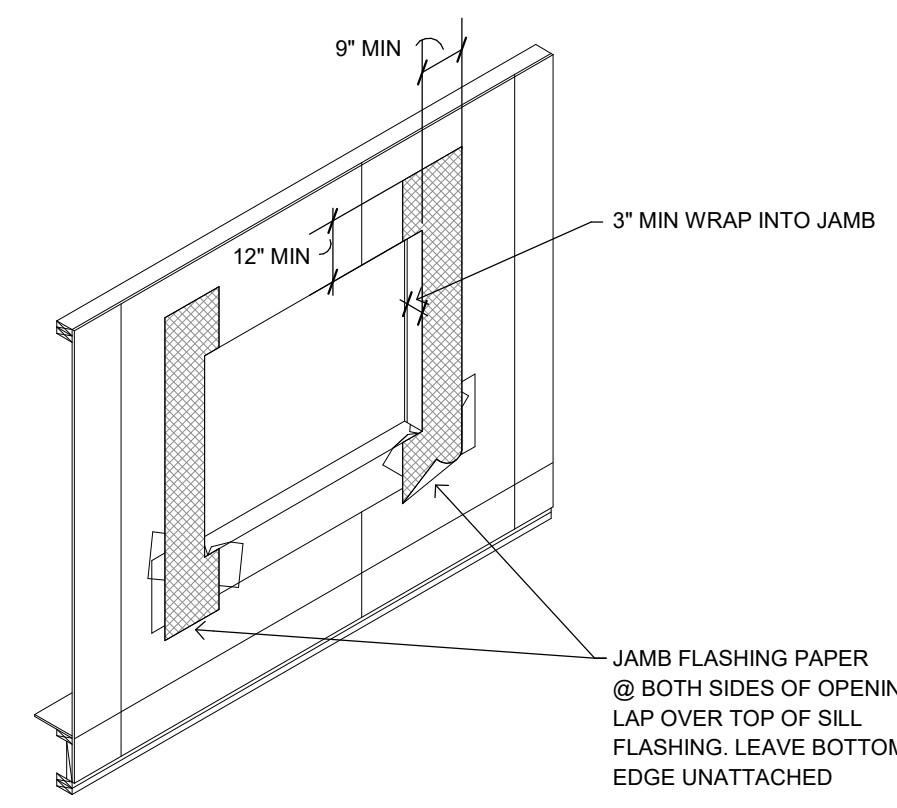
6. WHEN INSTALLING A WINDOW: NAIL BOTTOM CORNER FIRST. SET WINDOW STRAIGHT, PLUMB & LEVEL BEFORE SECURING. PROVIDE CONTINUOUS SUPPORT OR SHIMS UNDER FRAME OF SILL IF REQUIRED BY MFR. FASTEN THROUGH SIDES OF FRAME. DO NOT FASTEN THROUGH HEAD UNLESS PERMITTED BY WINDOW MFR.
7. INSTALL BUILDING PAPER FROM THE BOTTOM TO TOP OF THE WALL SHINGLE EACH COURSE TO FACILITATE PROPER DRAINAGE.



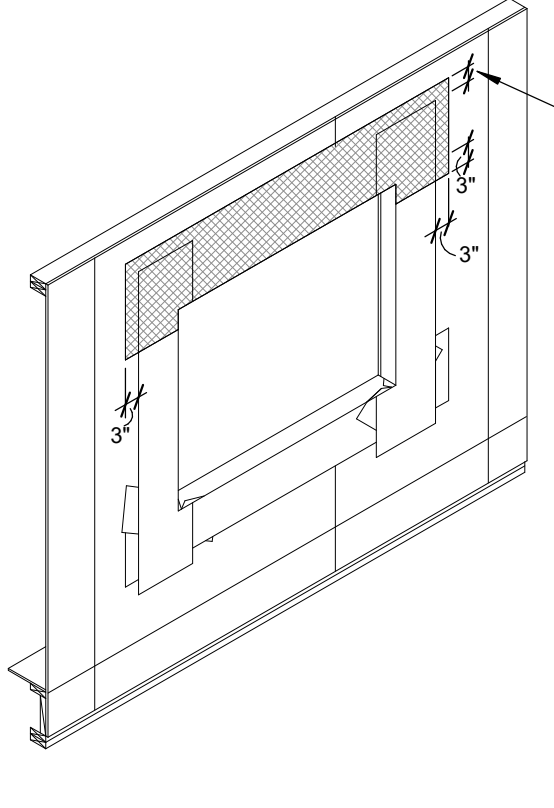
1. MEMBRANE SILL FLASHING

2. MEMBRANE SILL CORNER FLASHING

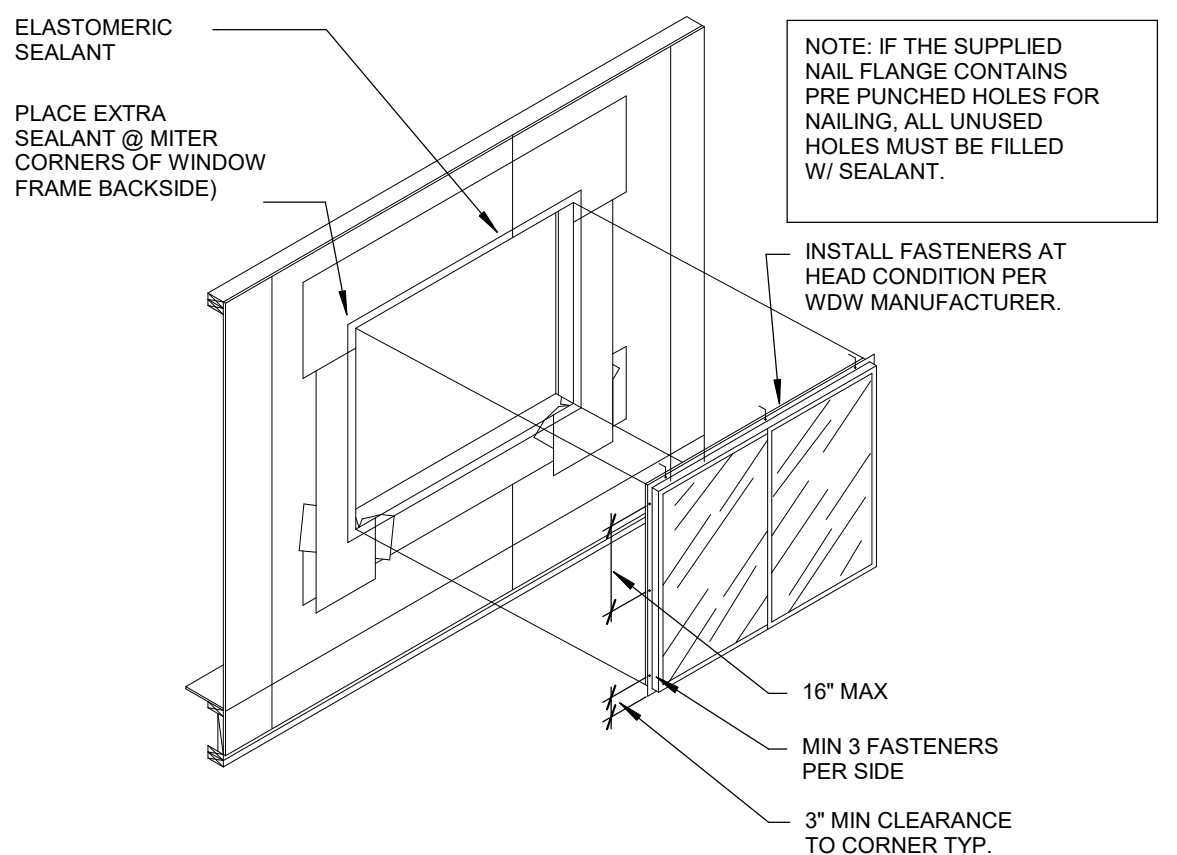
NOTE: PROPERLY PREPARE FRAMING AND SHEATHING TO FACILITATE PROPER ADHESION FOR SELF-ADHESIVE FLEXIBLE FLASHING(S) AND NAIL-FLANGE WINDOW(S).



3. MEMBRANE JAMB FLASHING

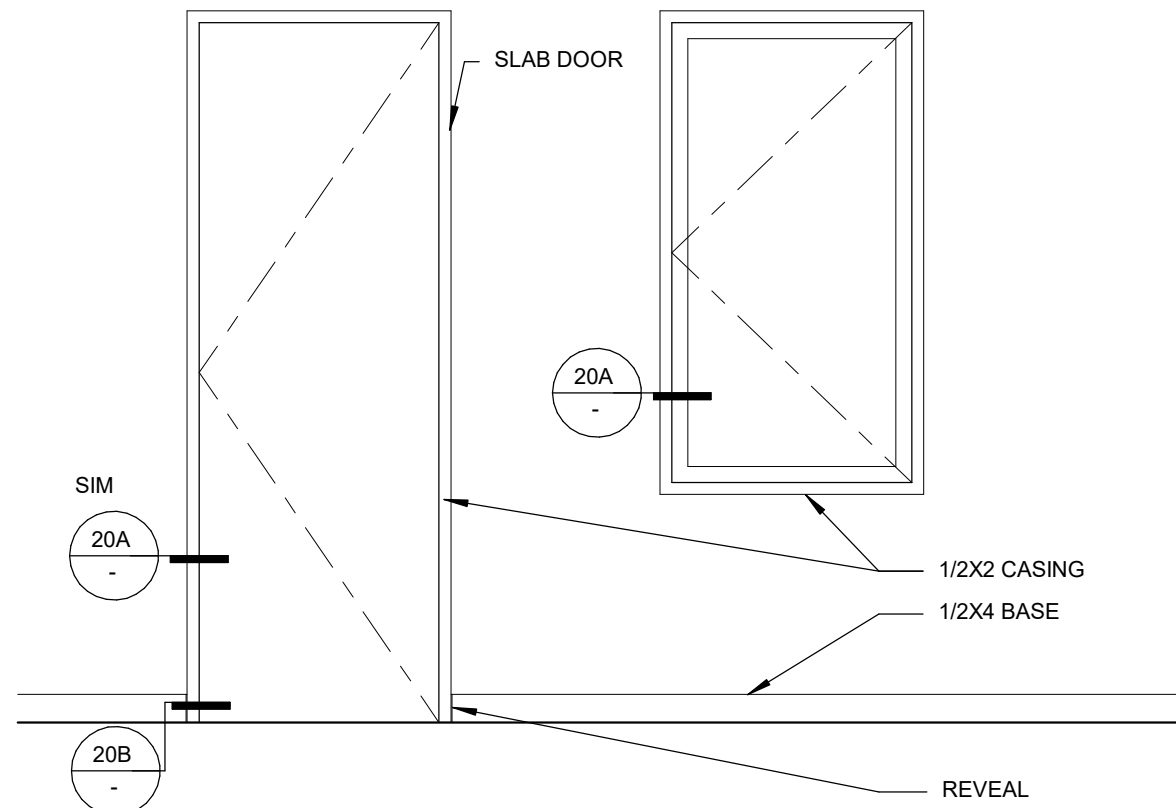


4. MEMBRANE HEAD FLASHING

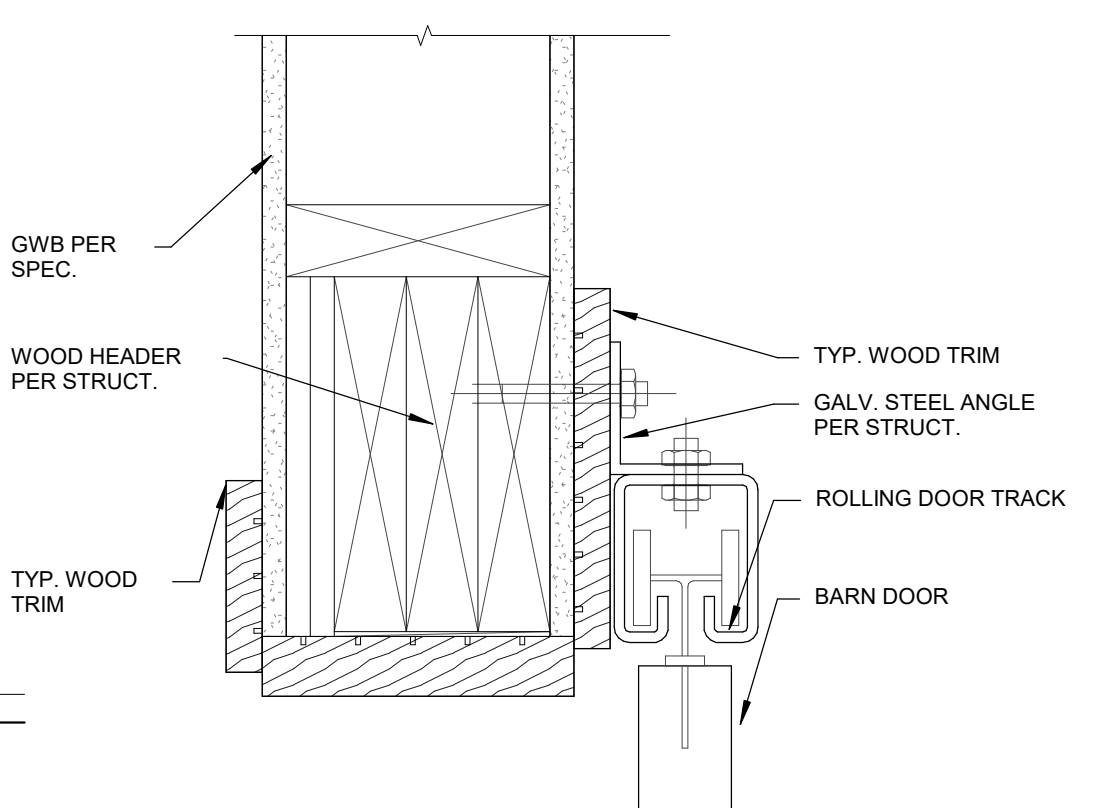


5. WINDOW INSTALLATION

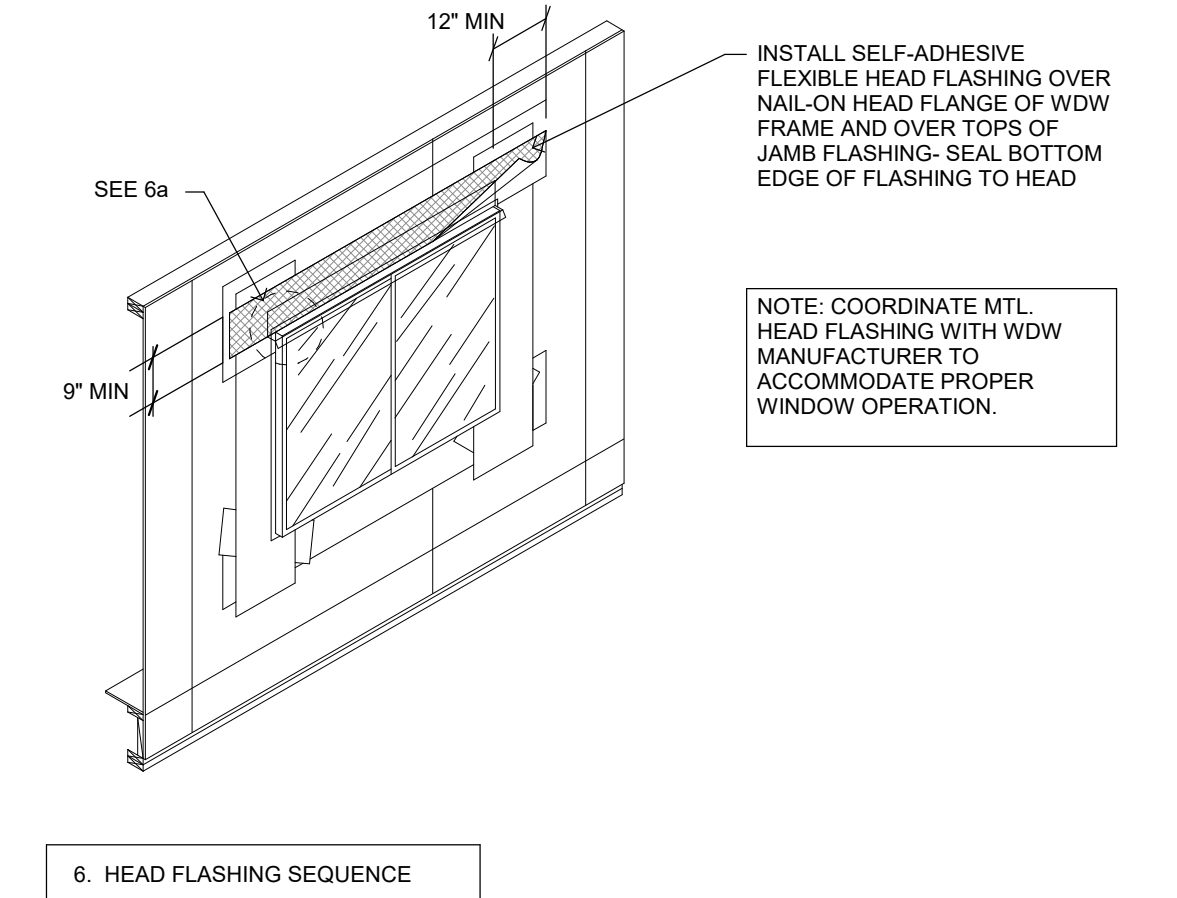
NOTE: IF THE SUPPLIED NAIL FLANGE CONTAINS PRE PUNCHED HOLES FOR NAILING, ALL UNUSED HOLES MUST BE FILLED W/ SEALANT.



19 TYP WINDOW & DOOR CASINGS
 1/2" = 1'-0"



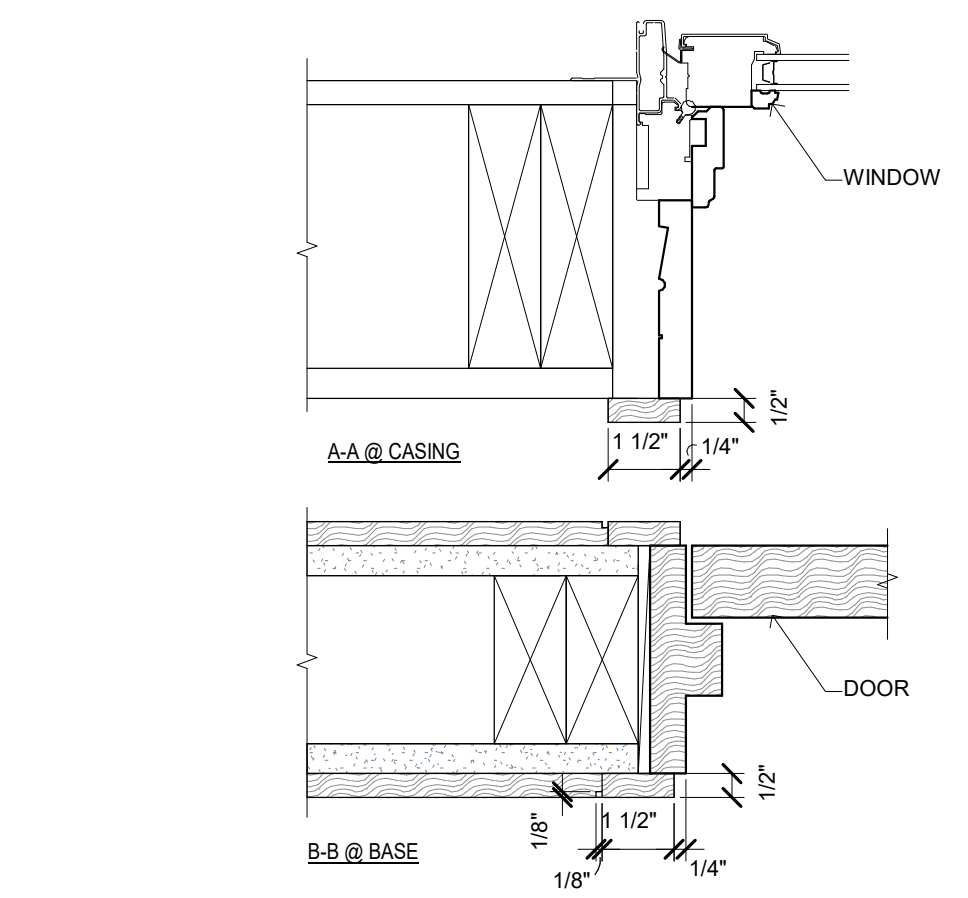
15 INT SLIDING BARN DOOR HEAD
 1 1/2" = 1'-0"



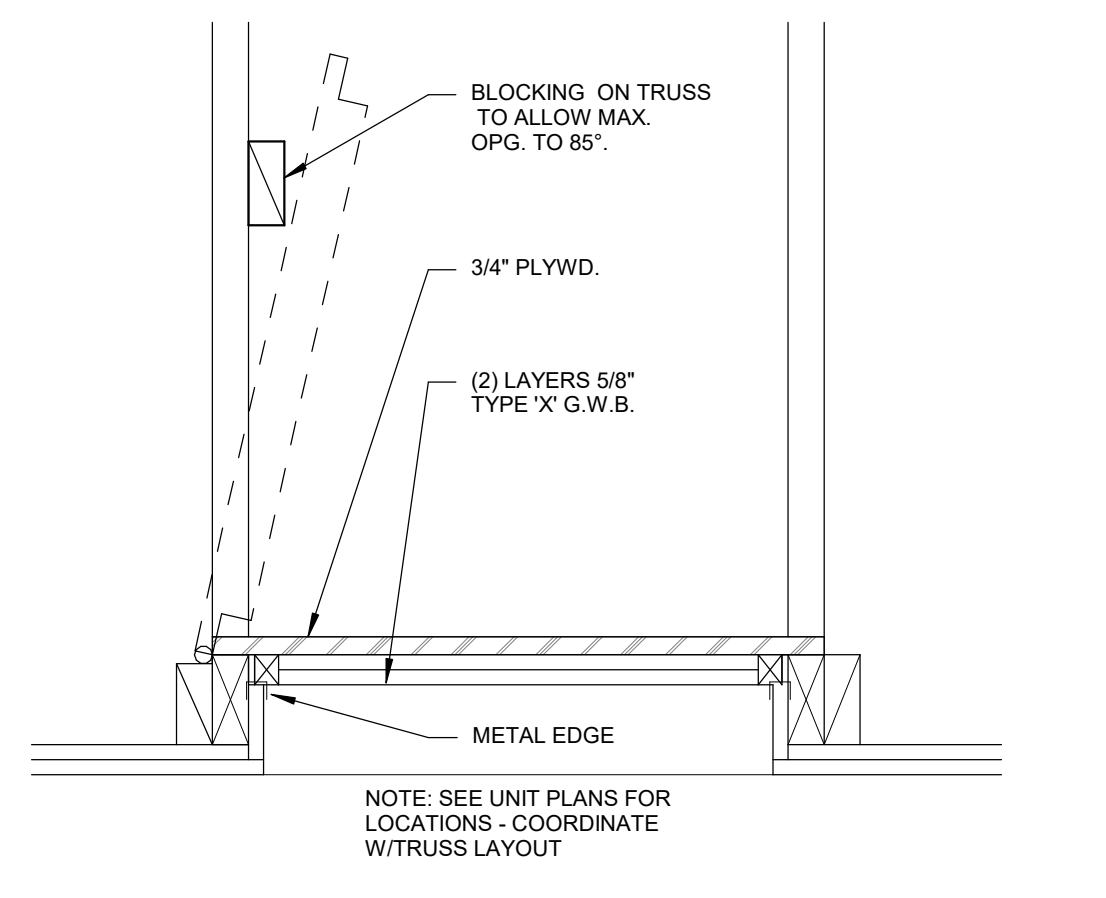
1 FLASHING & NAILFLANGE WINDOWS INSTALLATION
 1" = 1'-0"

NOTE: COORDINATE MTL. HEAD FLASHING WITH WDW MANUFACTURER TO ACCOMMODATE PROPER WINDOW OPERATION.

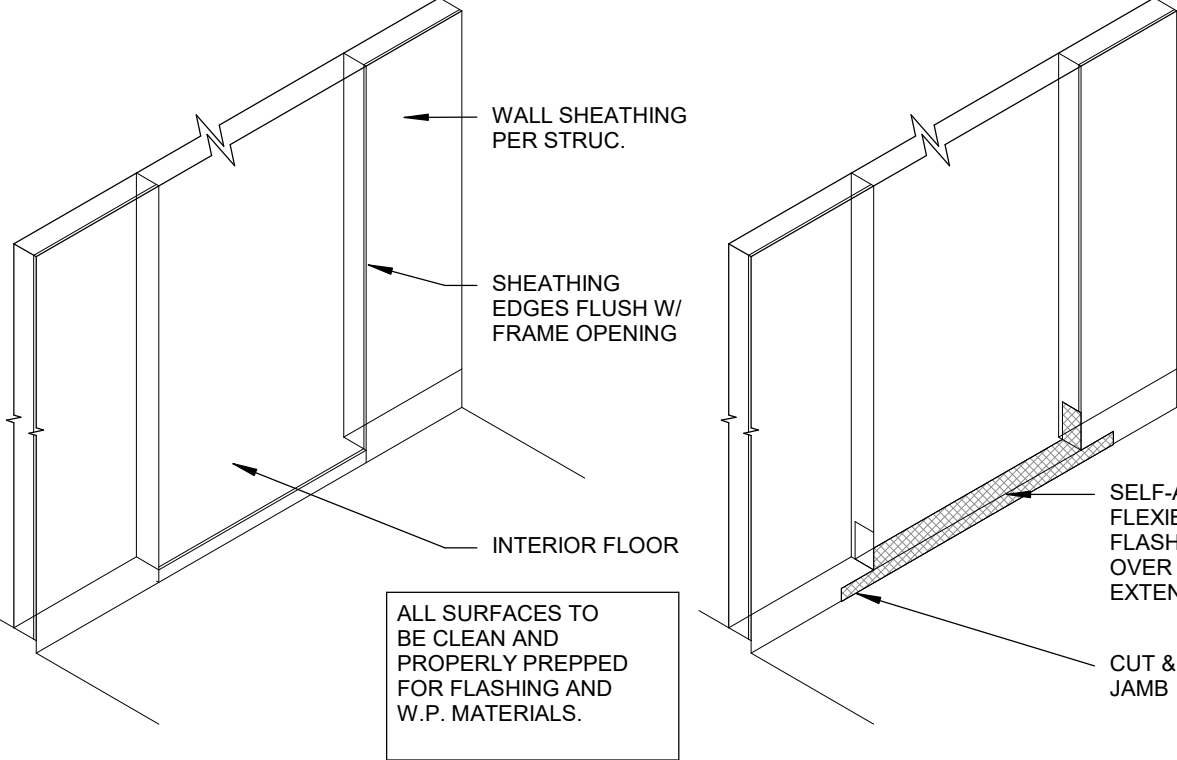
NOTE: CONTRACTOR SHALL FIELD VERIFY DIMENSION, GEOMETRY AND CONDITION PRIOR TO FABRICATION OF METAL HEAD FLASHING



20 INT CASING & BASE - PLAN VIEW
 3" = 1'-0"



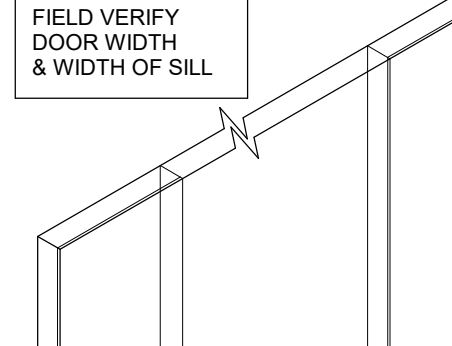
16 ATTIC ACCESS PANEL
 1 1/2" = 1'-0"



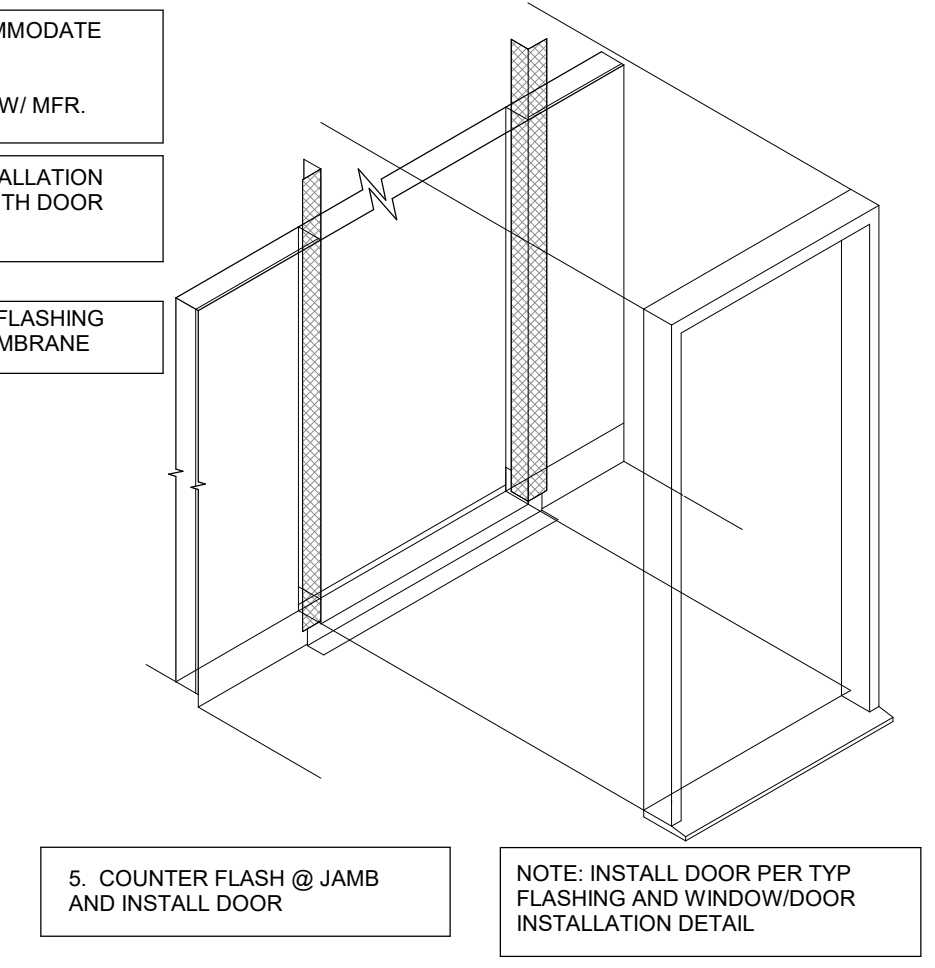
2 DOOR PAN
 1" = 1'-0"

ALL SURFACES TO BE CLEAN AND PROPERLY PREPPED FOR FLASHING AND W.P. MATERIALS.

JAMB MUST ACCOMMODATE THICKNESS OF ALL FLASHING MATERIAL- VERIFY W/ MFR.
 VERIFY DOOR INSTALLATION REQUIREMENTS WITH DOOR MANUFACTURER
 COORDINATE PAN FLASHING WITH EXT. W.P. MEMBRANE



4. ALUMINUM PAN FLASHING

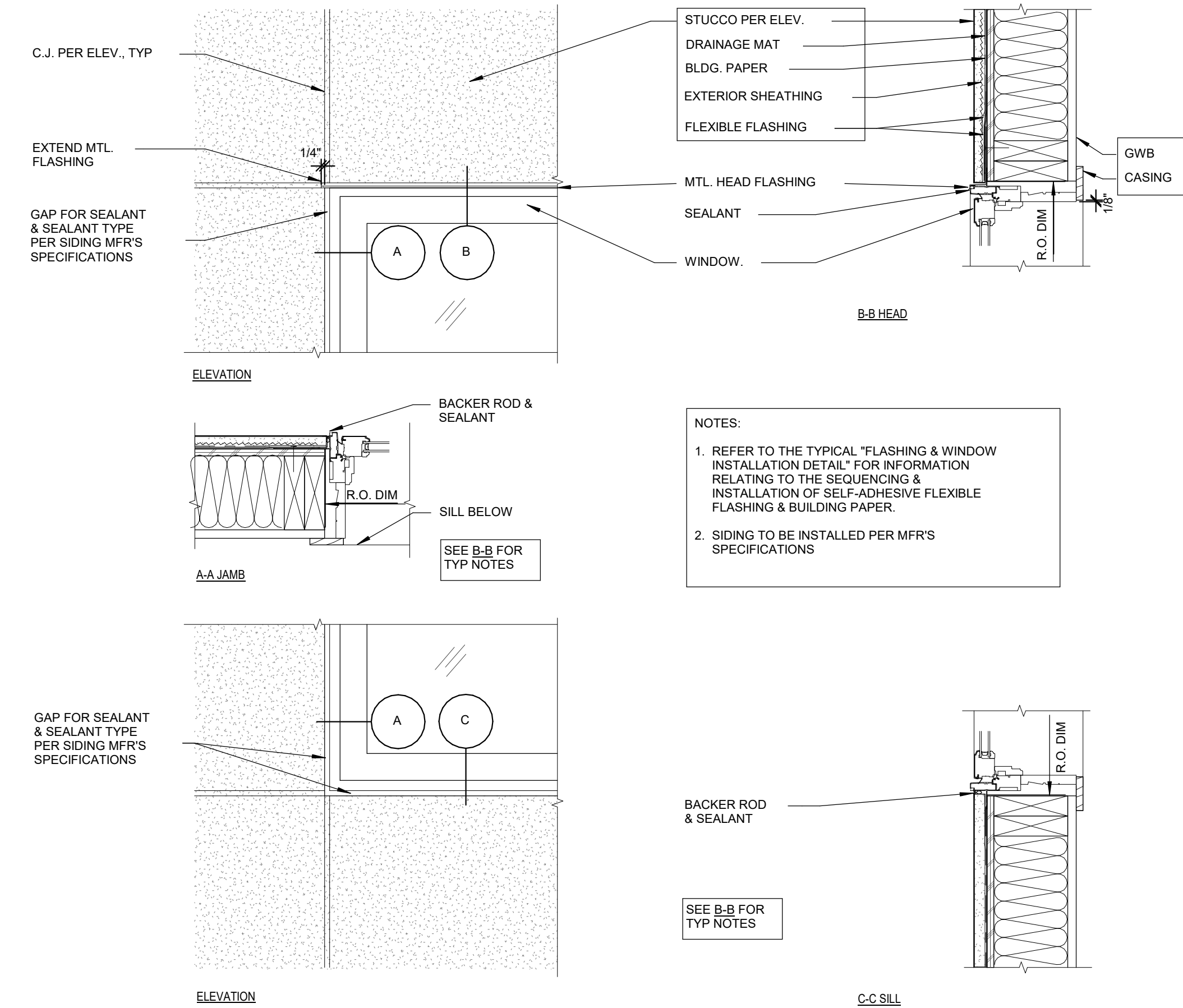


5. COUNTER FLASH @ JAMB AND INSTALL DOOR

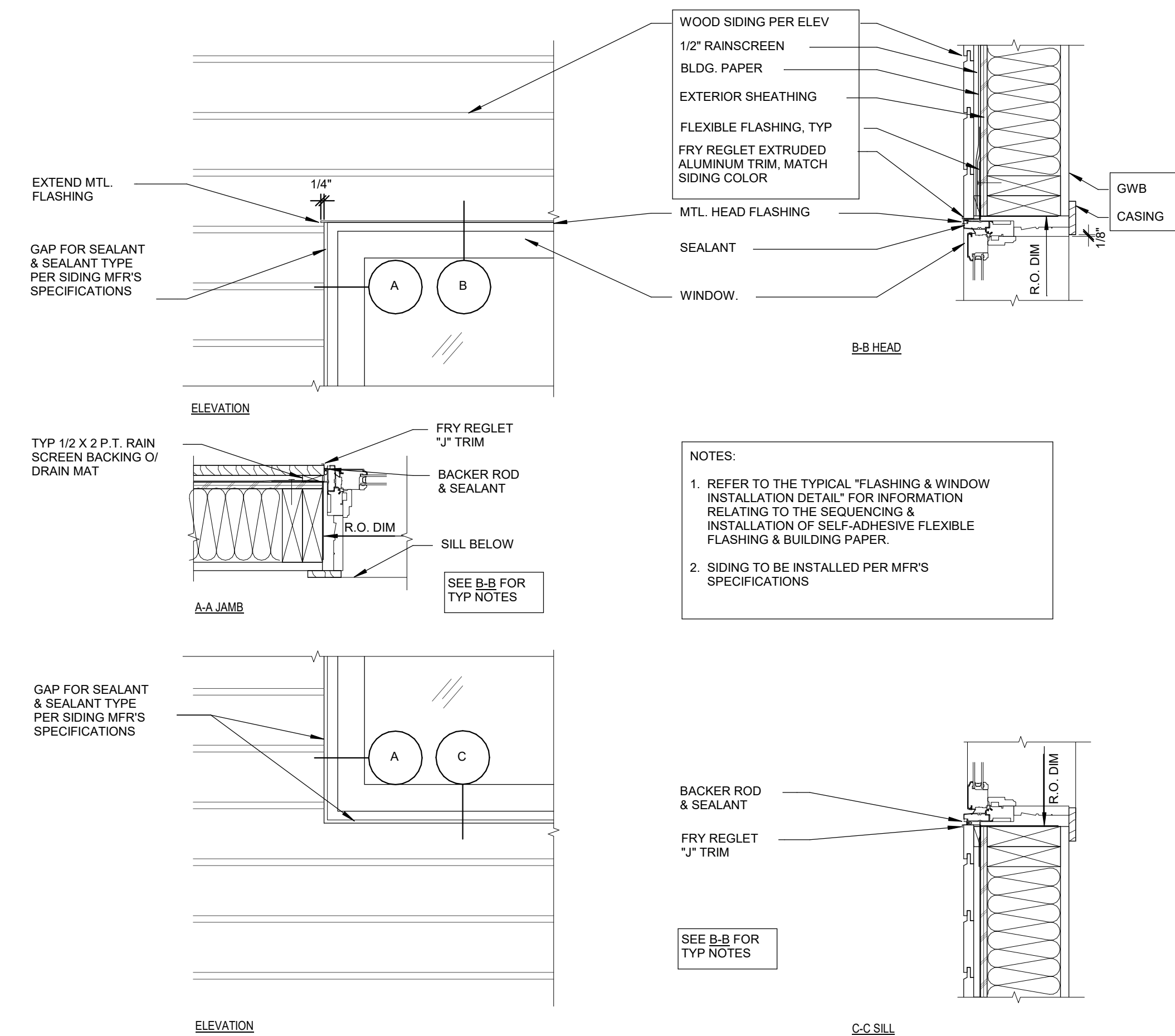
NOTE: INSTALL DOOR PER TYP FLASHING AND WINDOW/DOOR INSTALLATION DETAIL.

REVISIONS:

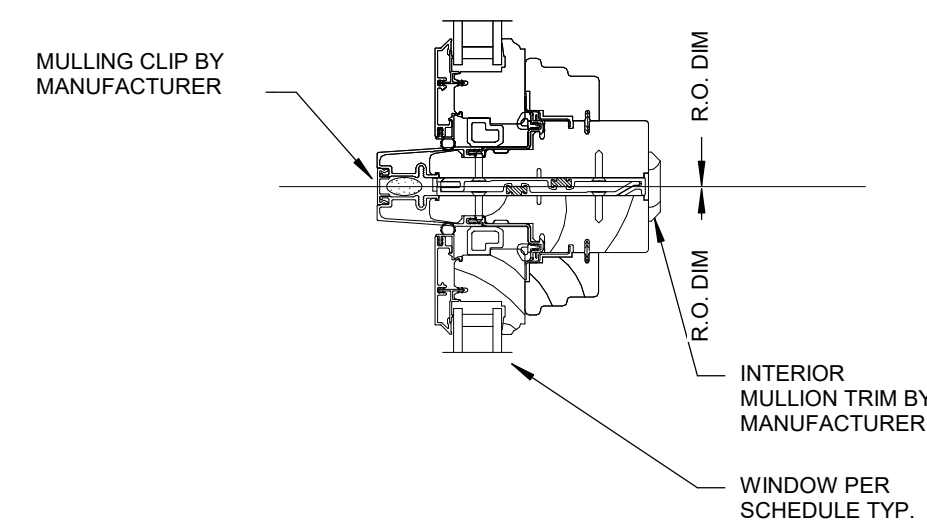
NO.	DESCRIPTION	DATE



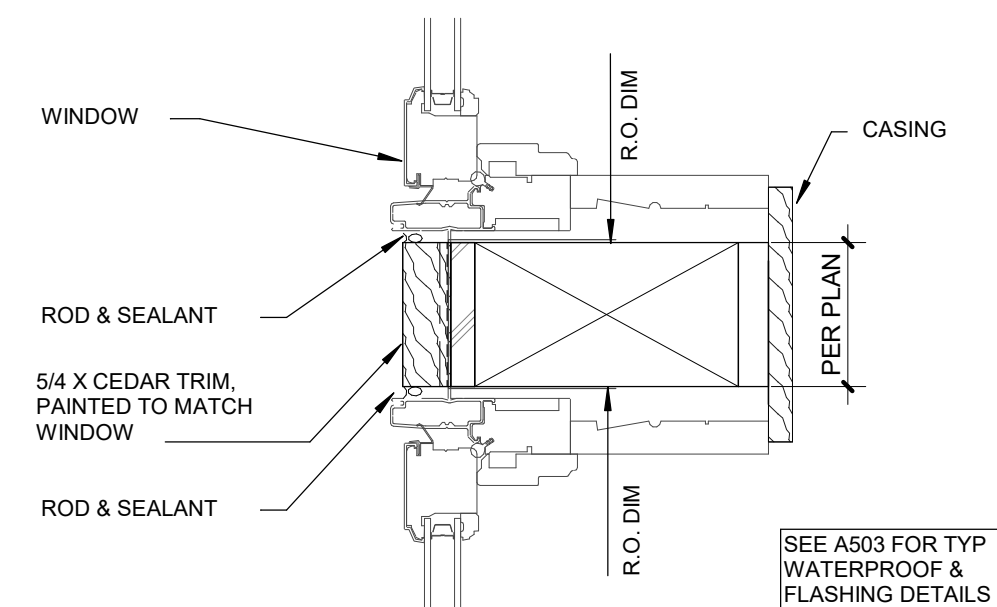
1 TYP FLASHING & SEALANT DETAILS @ NAILFLANGE WINDOWS - STUCCO
 1 1/2" = 1'-0"



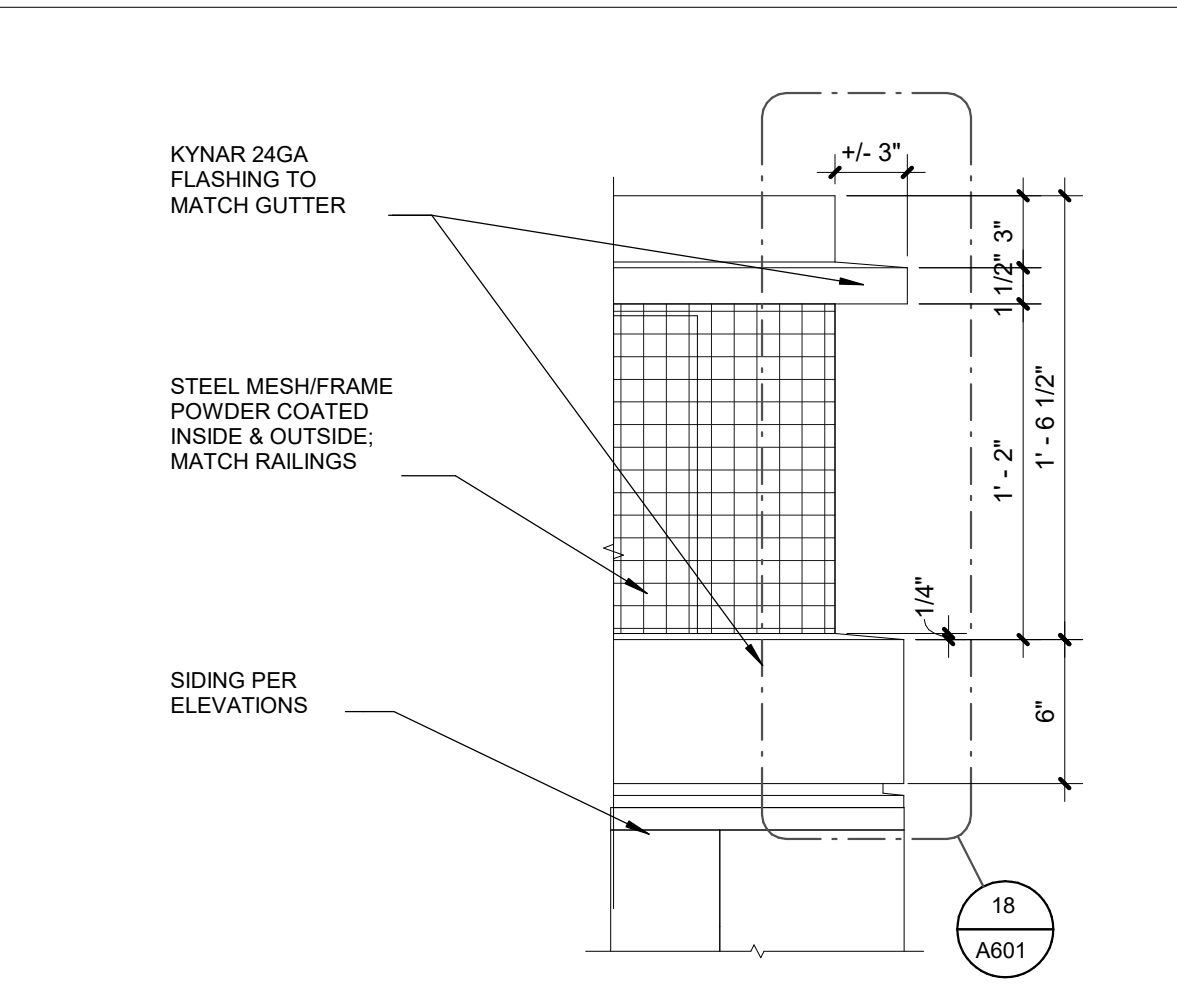
2 TYP FLASHING & SEALANT DETAILS @ NAILFLANGE WINDOWS - WOOD SIDING
 1 1/2" = 1'-0"



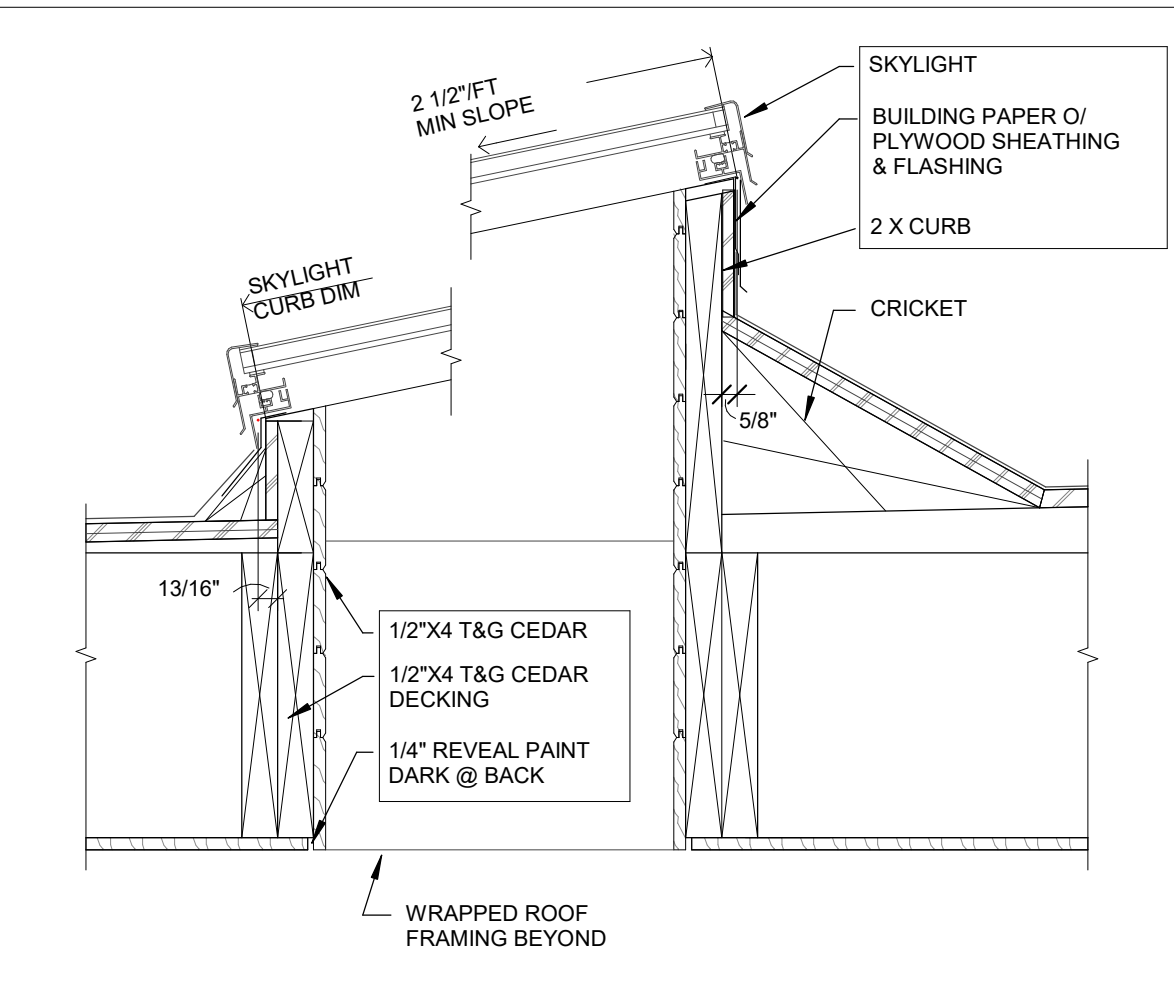
3 MULLED WINDOW DETAIL
 3" = 1'-0"



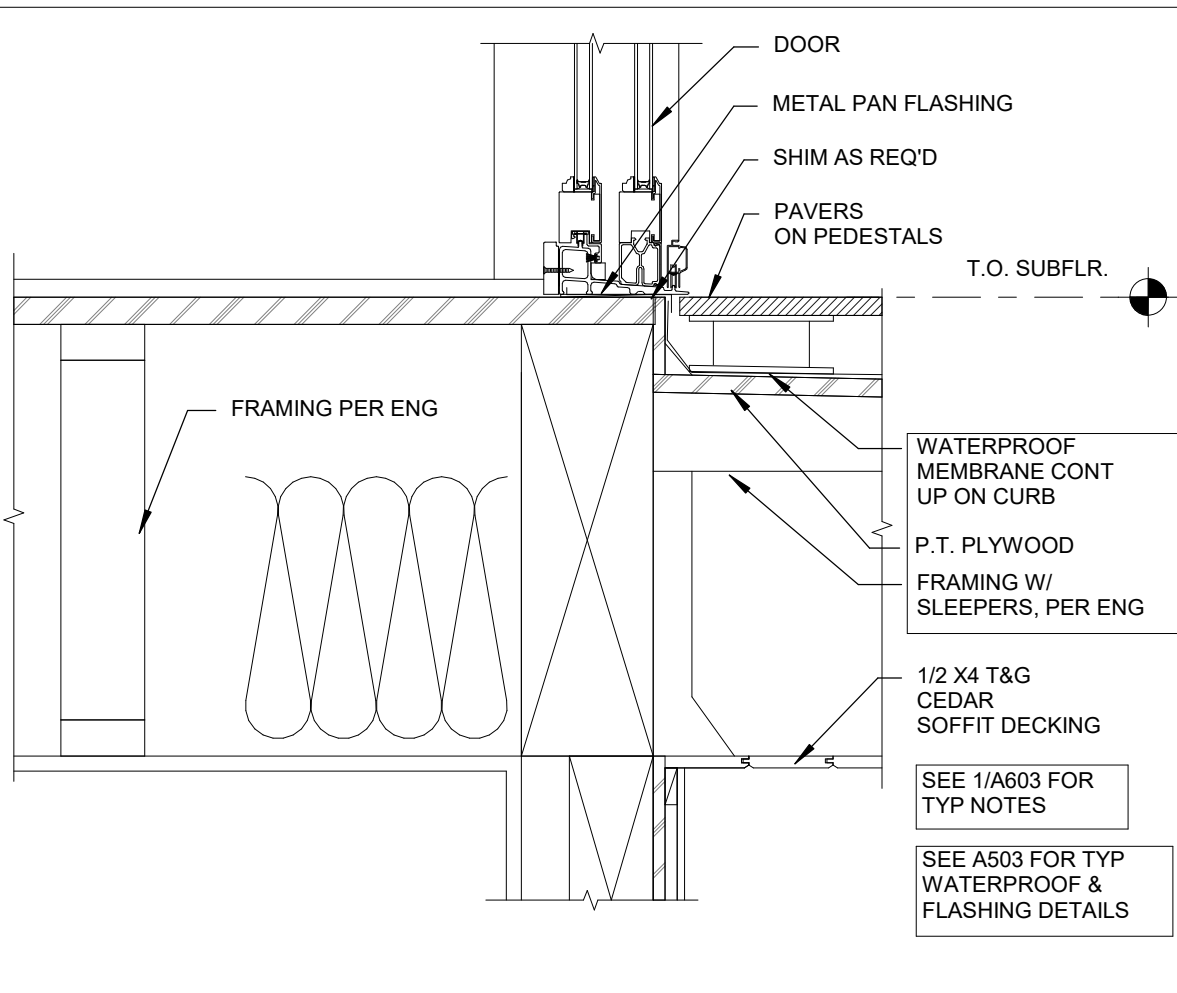
4 WINDOW JAMB BTW WINDOWS
 3" = 1'-0"



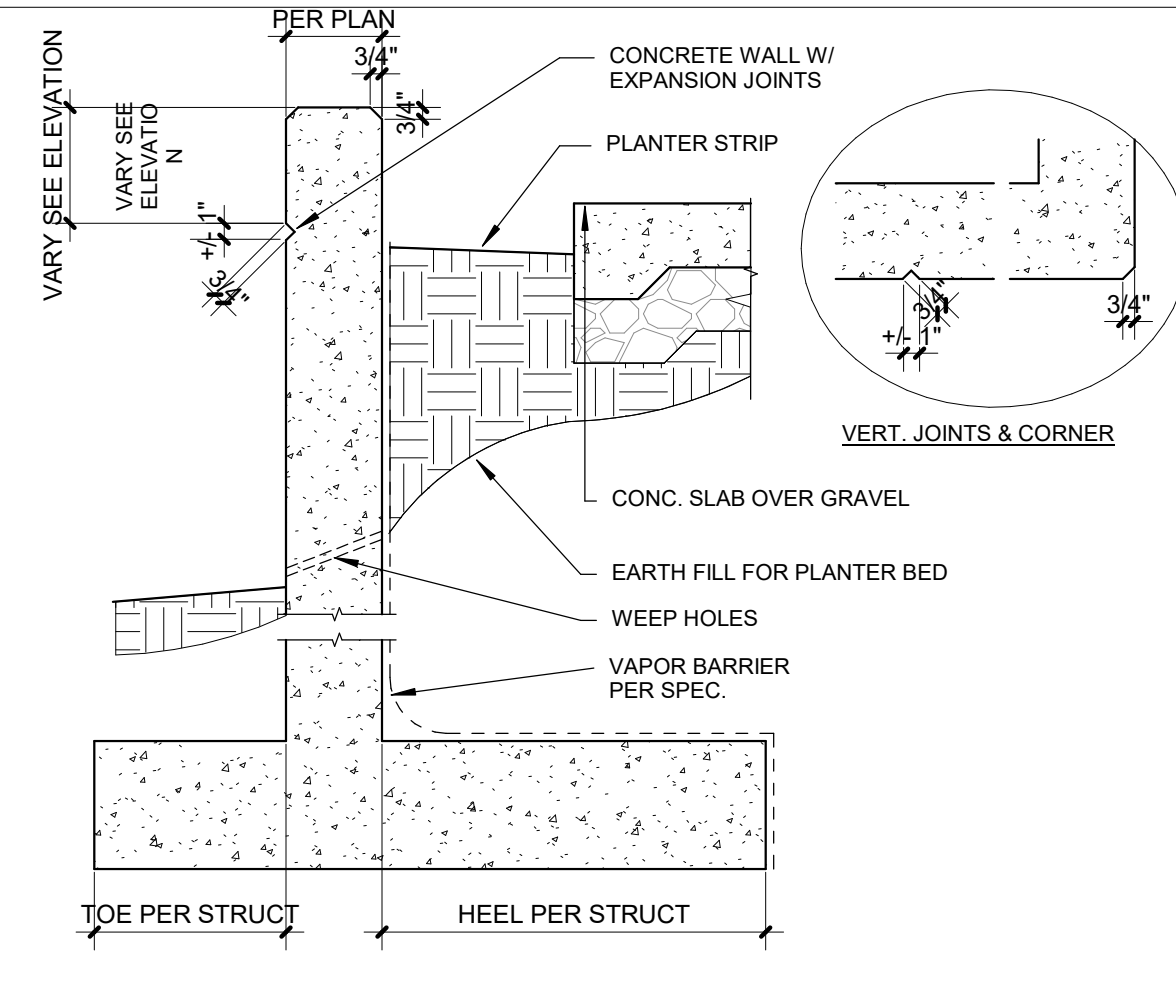
17 CHIMNEY CAP
1 1/2" = 1'-0" D7-3-4



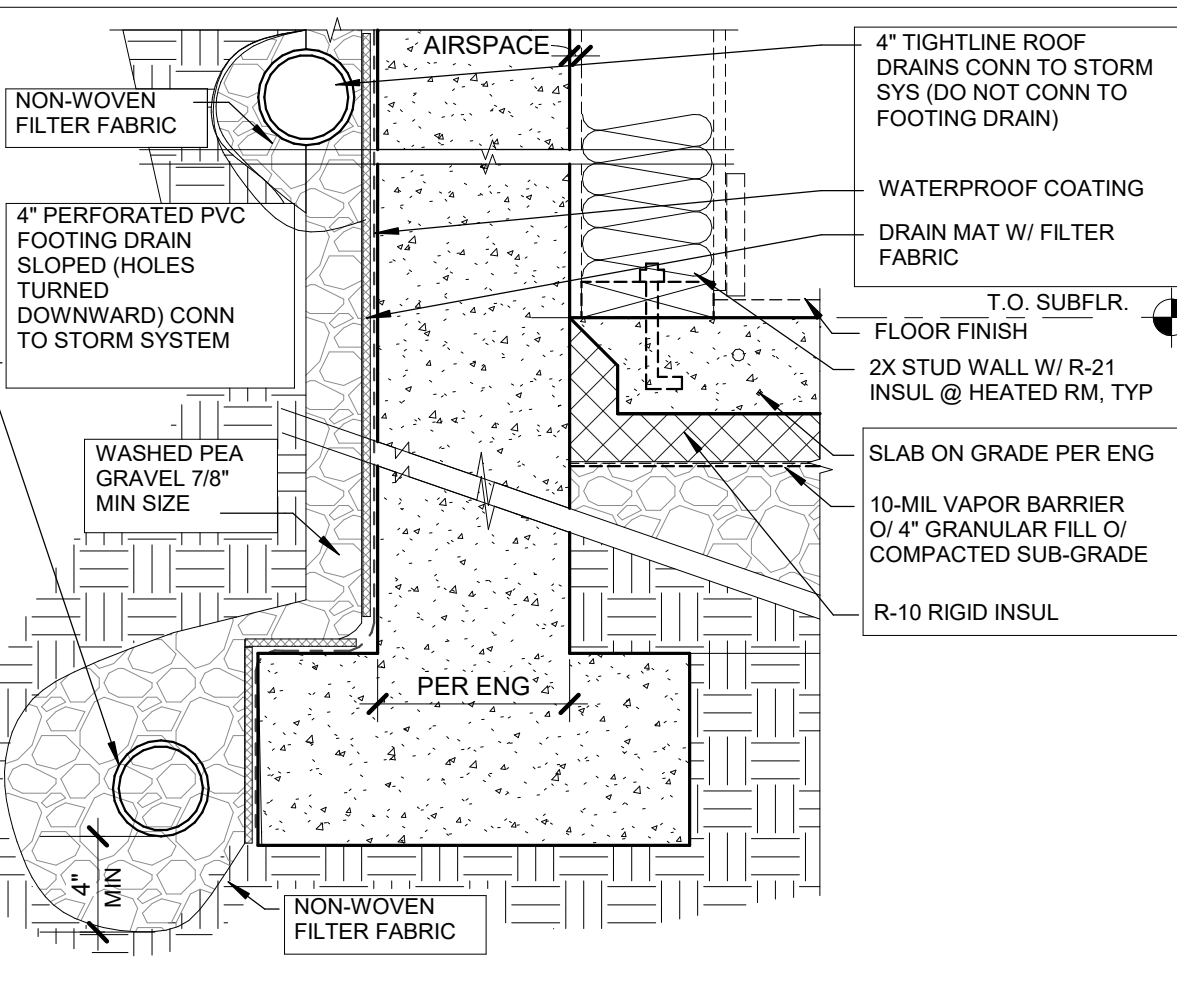
13 SKYLIGHT SILL & HEADER
1 1/2" = 1'-0"



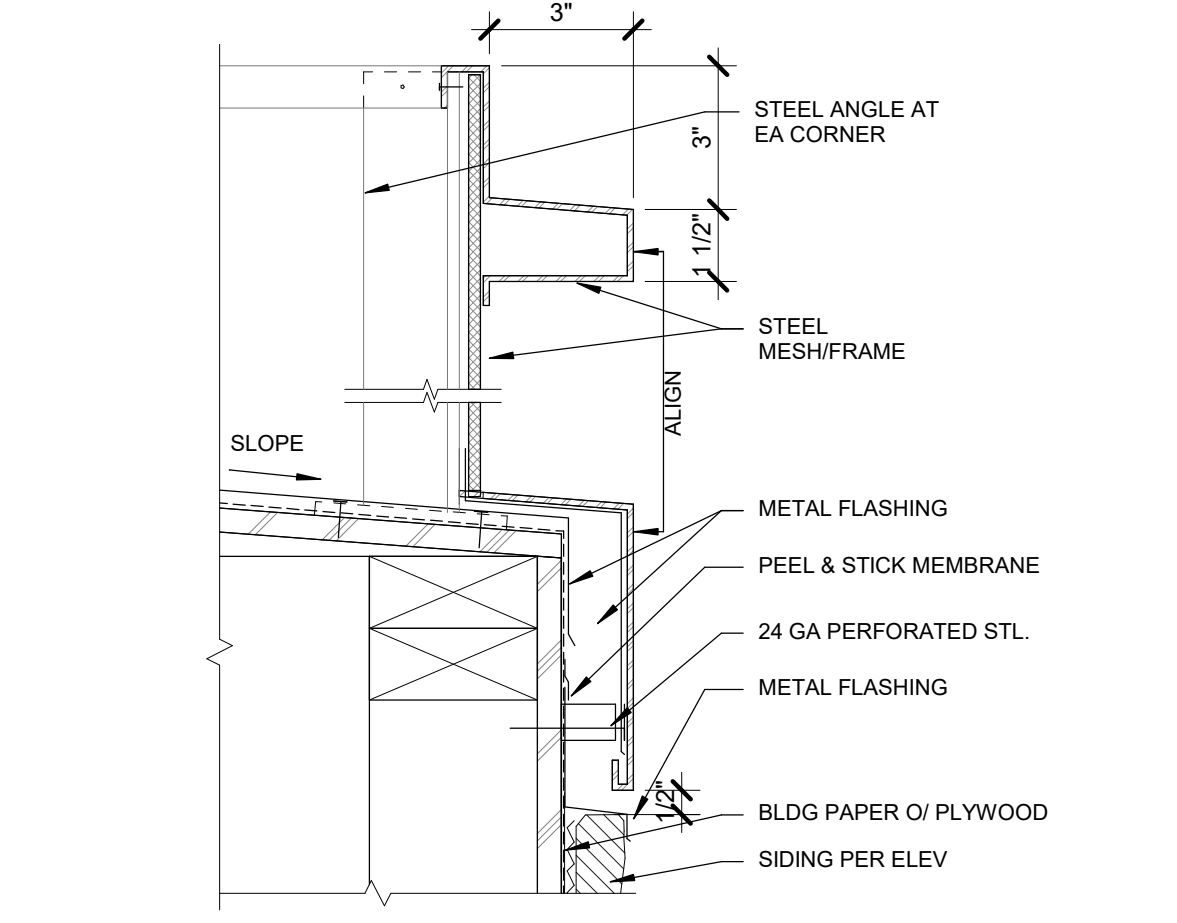
9 SLIDING DOOR @ DECK
1 1/2" = 1'-0"



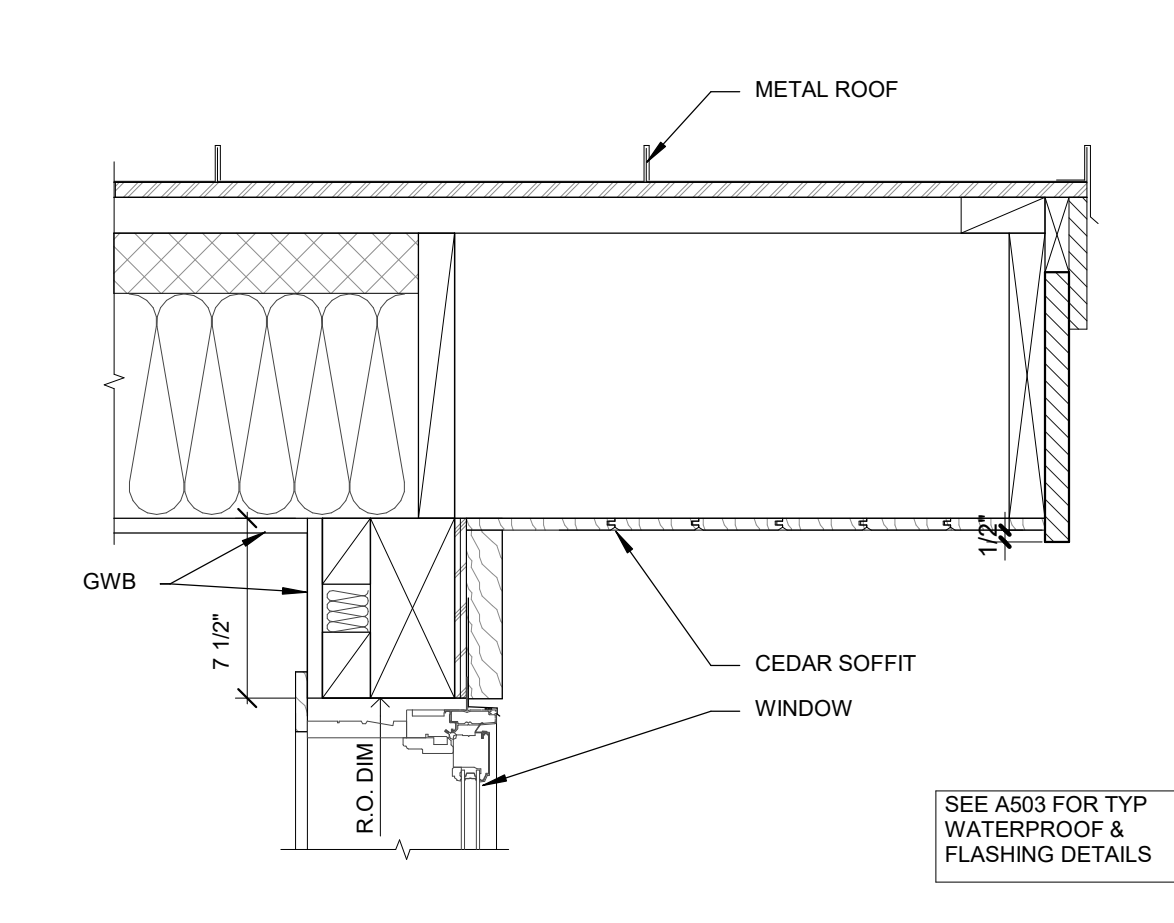
5 ARCHITECTURAL/PLANTER CONC WALL
1" = 1'-0"



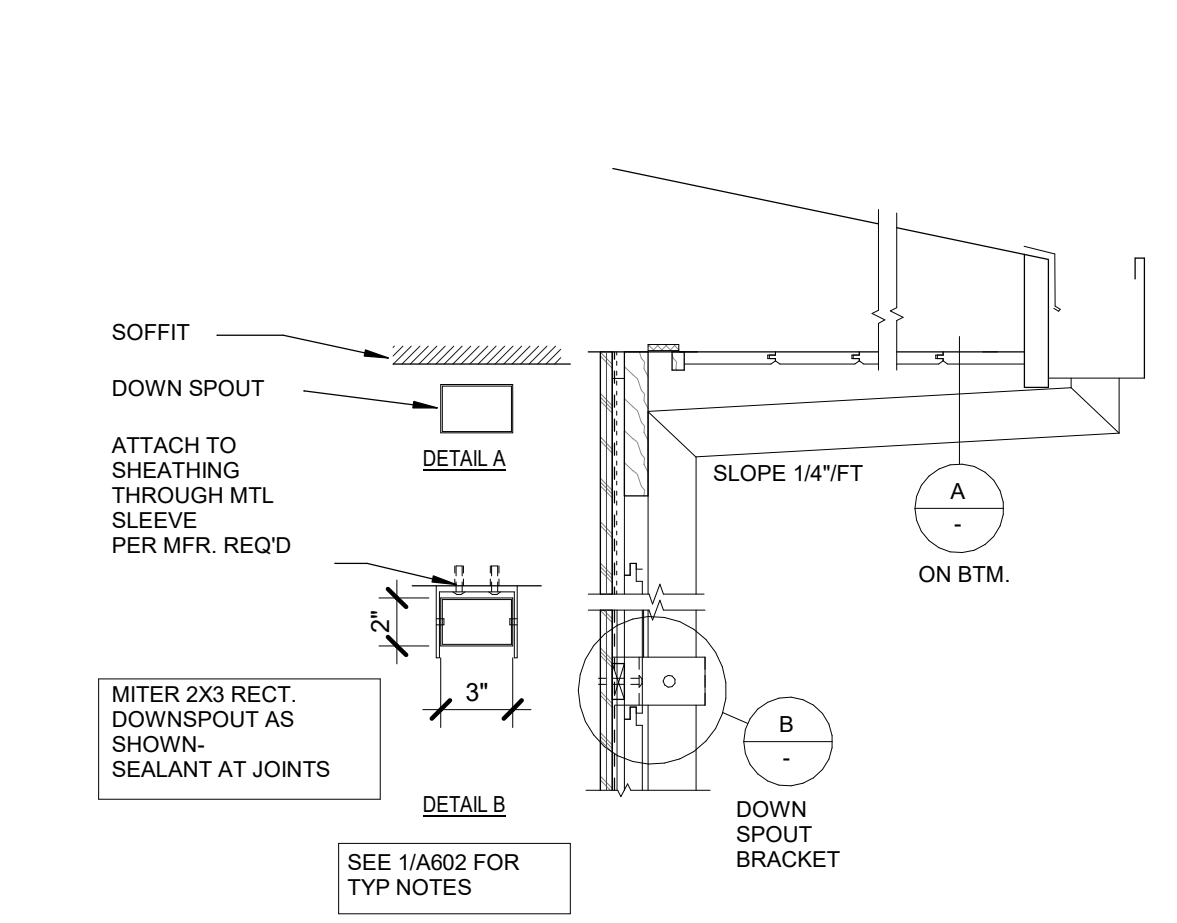
1 TYP. FNDTN. @ HEATED BSMT
1 1/2" = 1'-0"



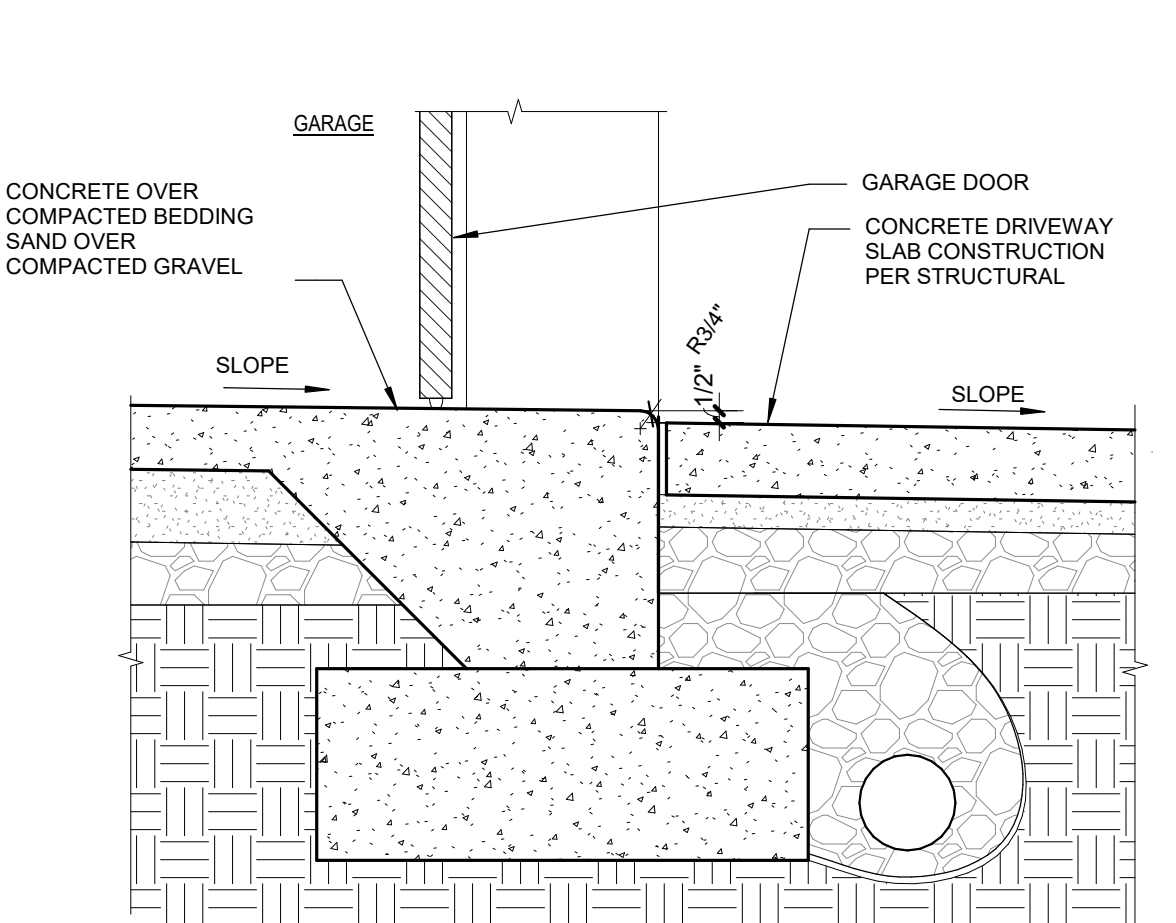
18 CHIMNEY CAP - METAL
3" = 1'-0" D7-3-8



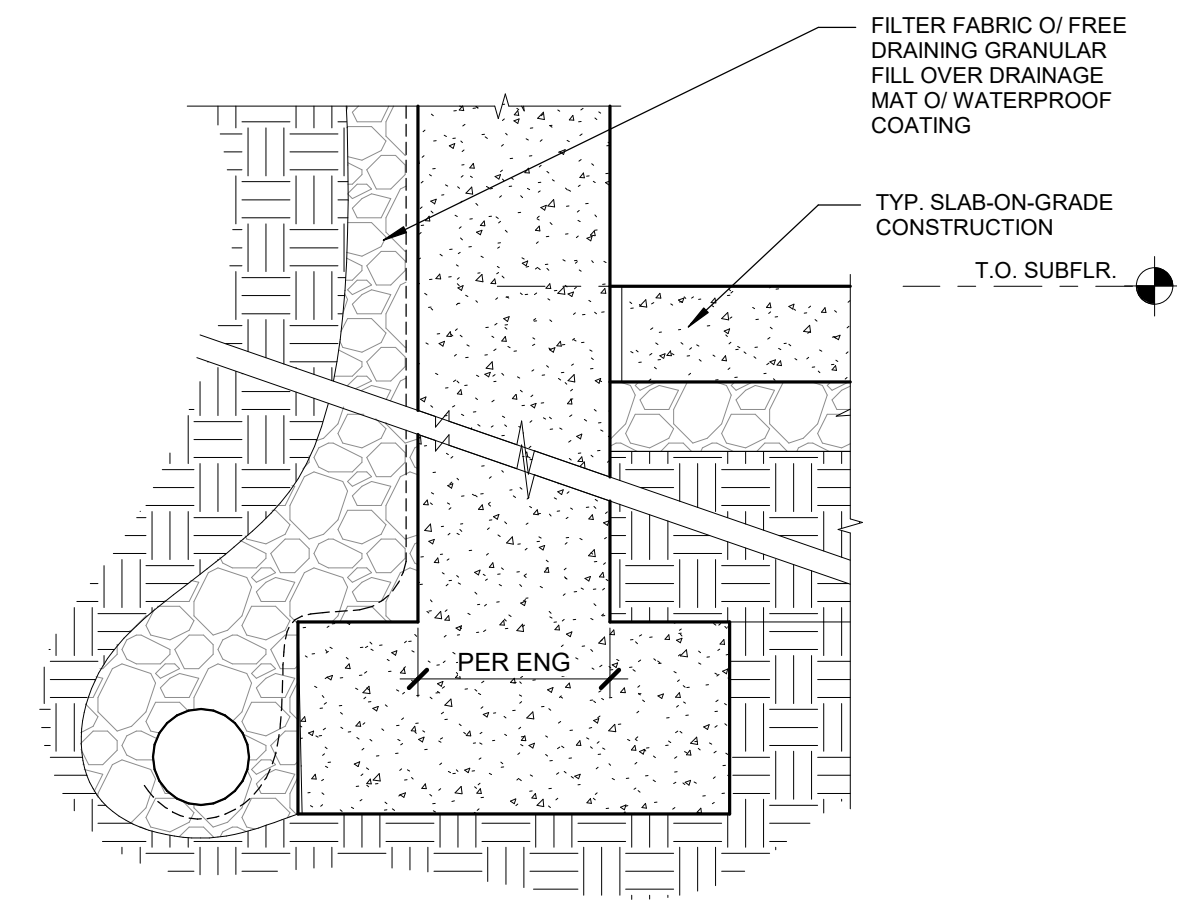
14 RAKE - ROOF W/ WOOD TRIM
1 1/2" = 1'-0"



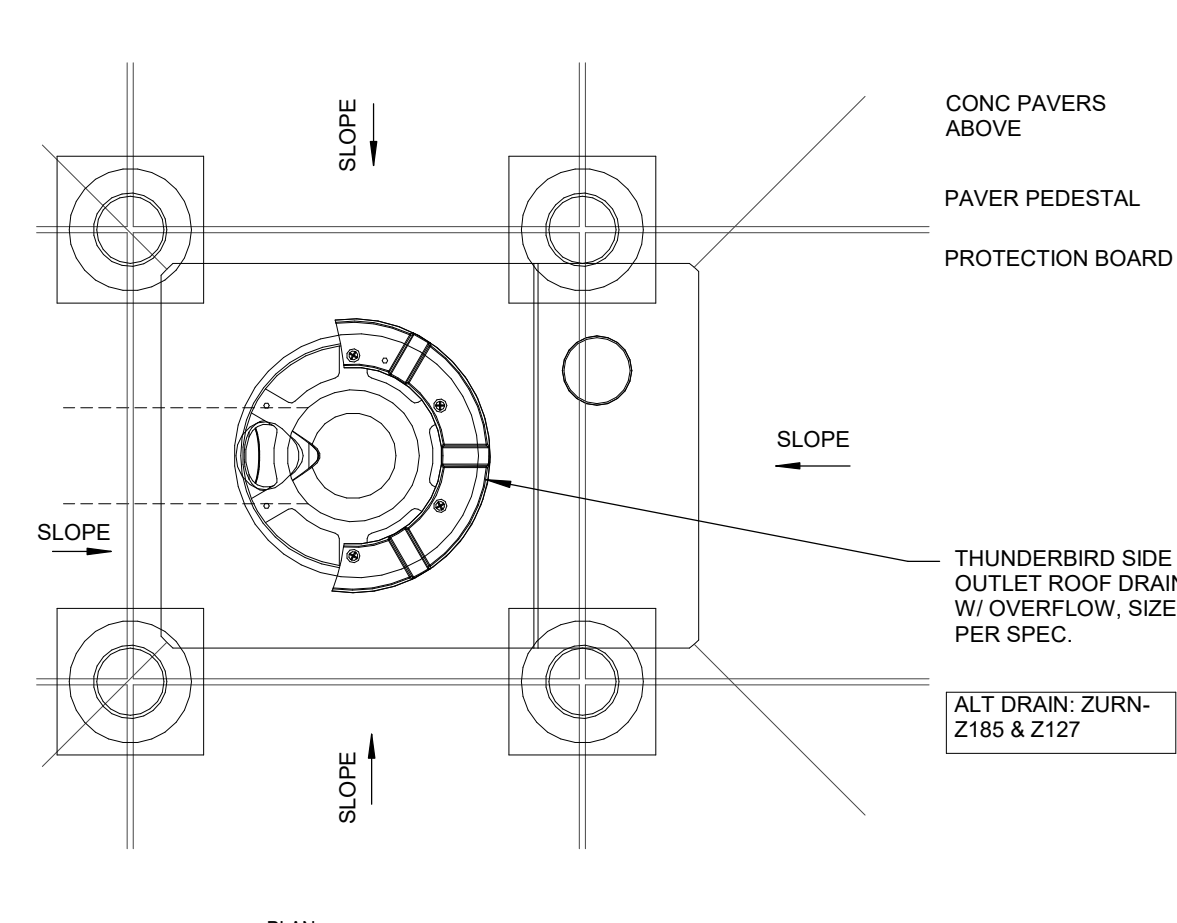
10 TYP OVERHANG & D.S. FLAT
1 1/2" = 1'-0"



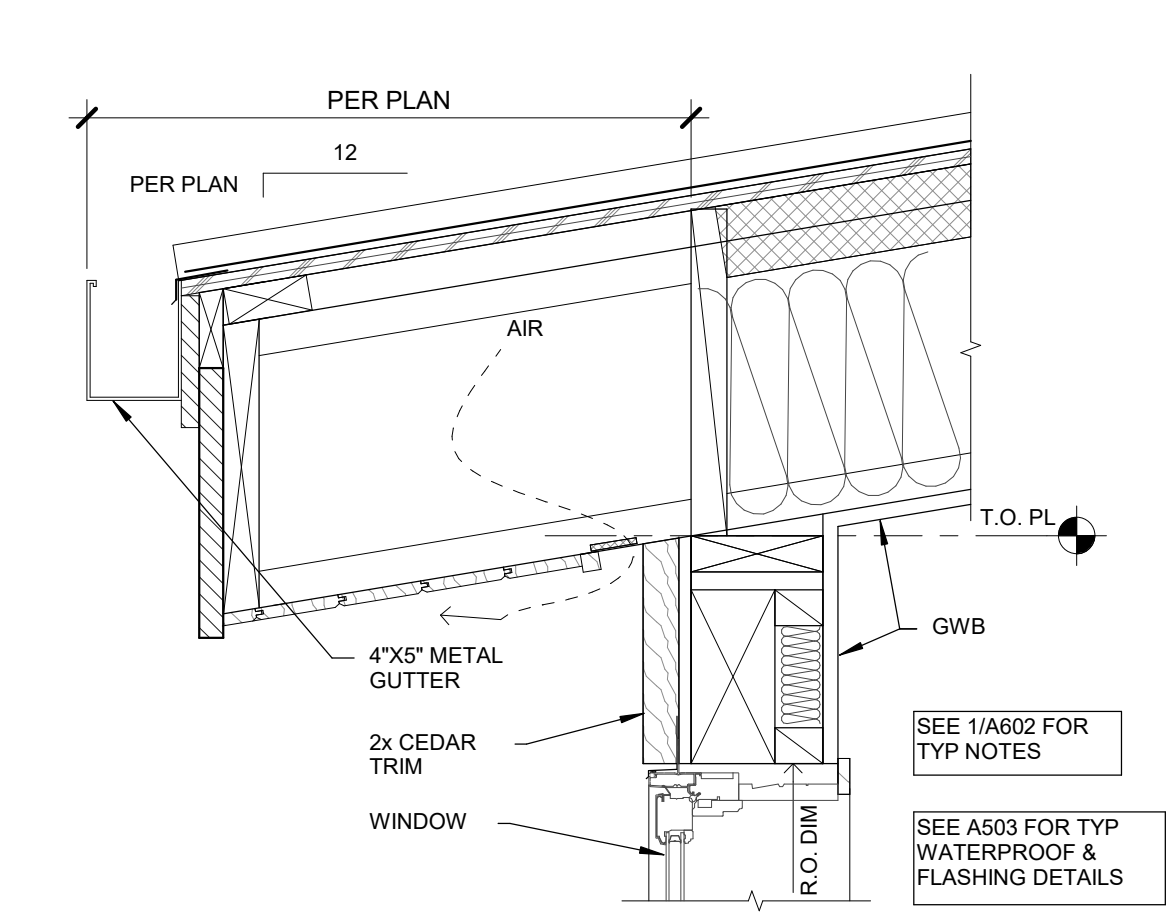
6 GARAGE DOOR THRESHOLD
1 1/2" = 1'-0"



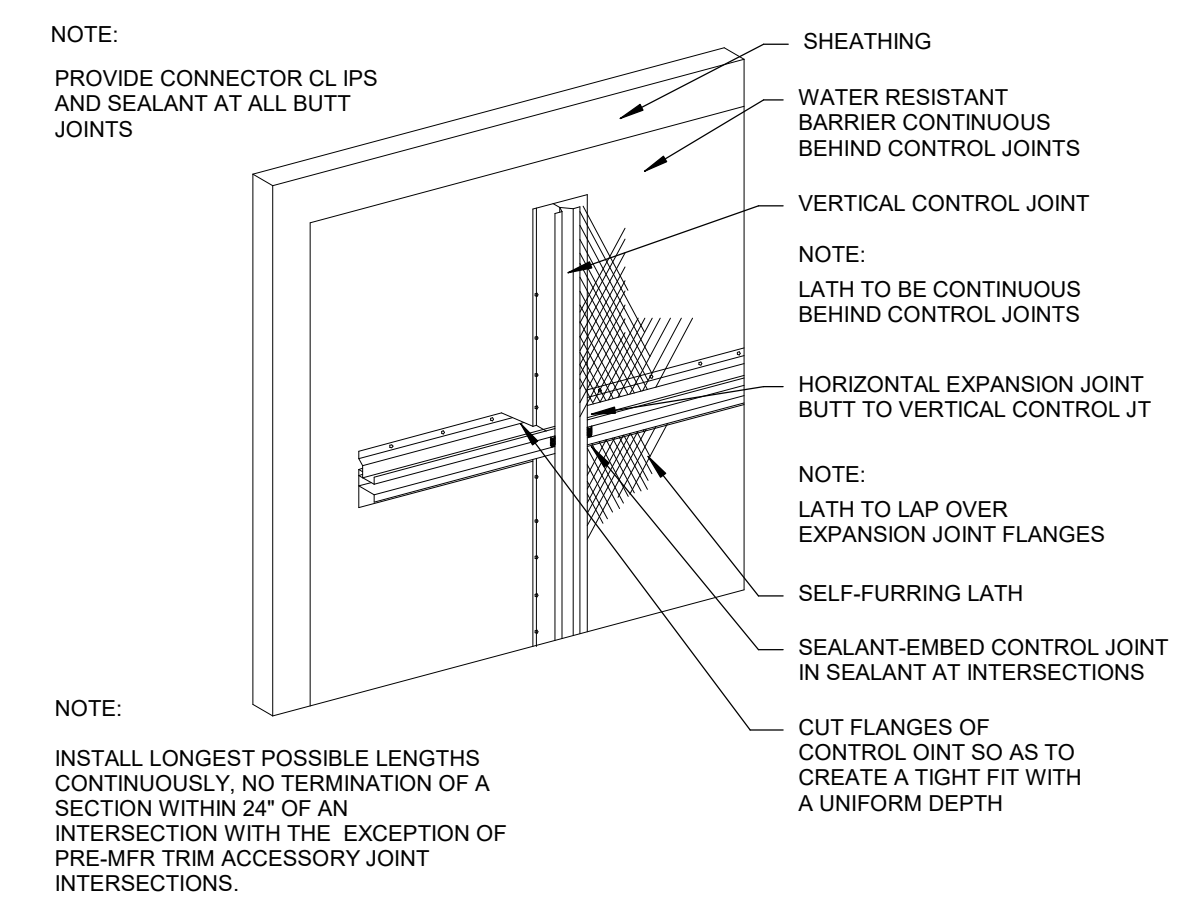
2 FDN @ BSMT W/O INSUL
1 1/2" = 1'-0"



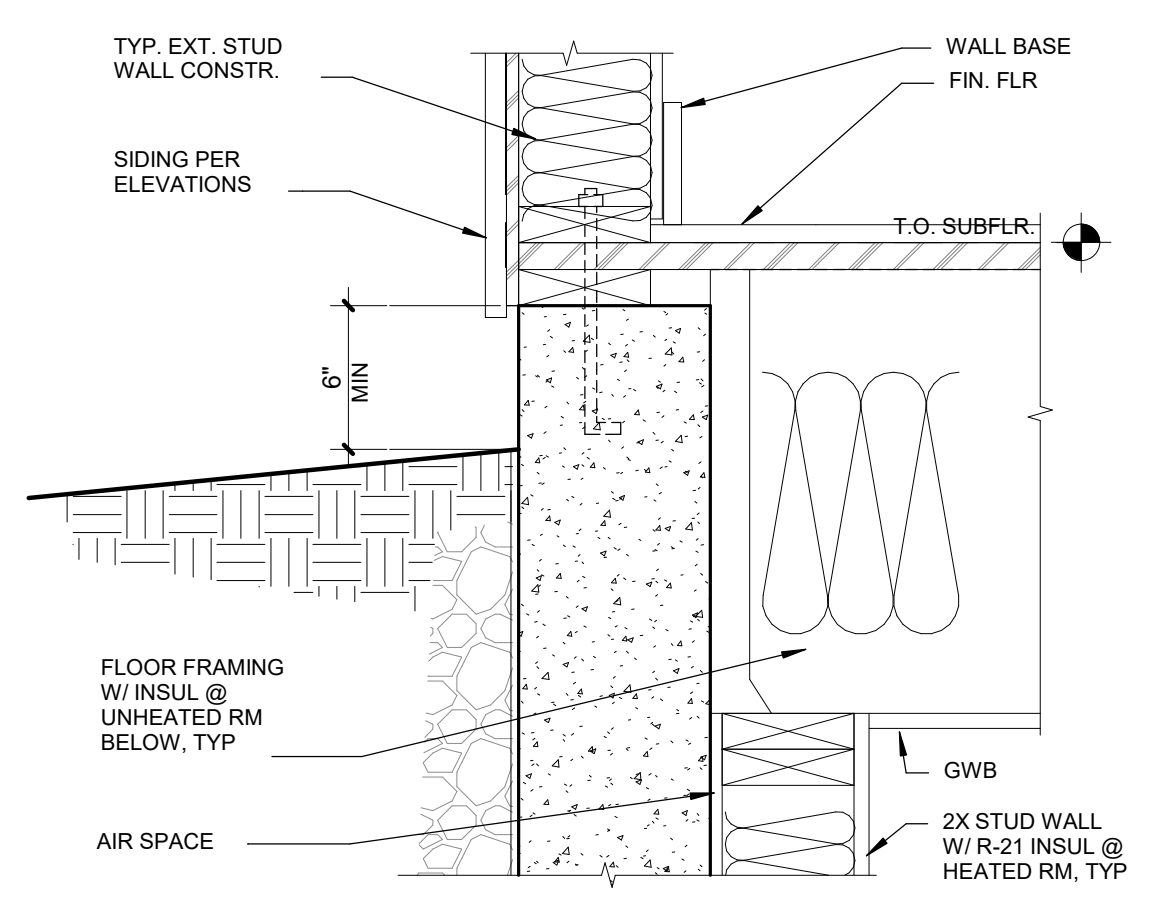
20 DECK DRAIN
1 1/2" = 1'-0"



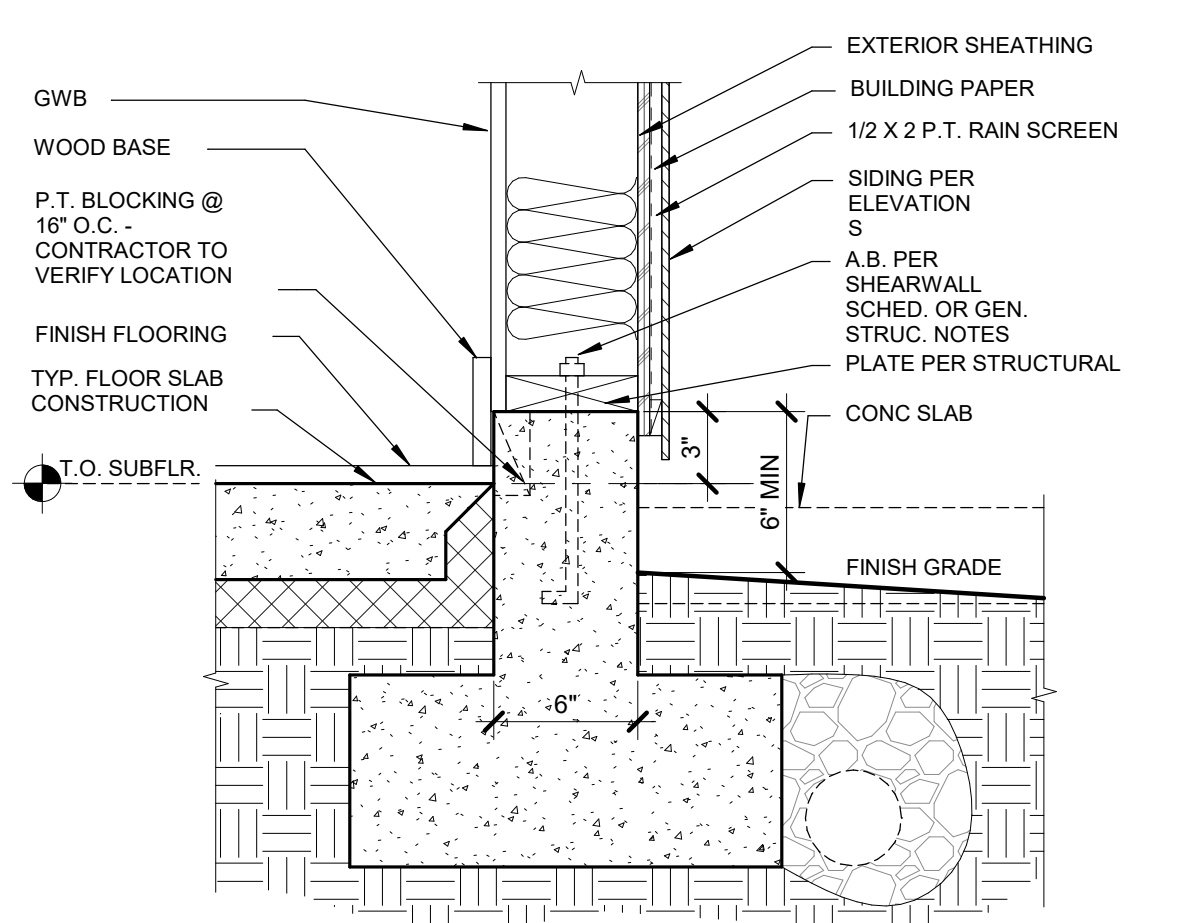
15 EAVE - ROOF W/ WOOD FASCIA
1 1/2" = 1'-0"



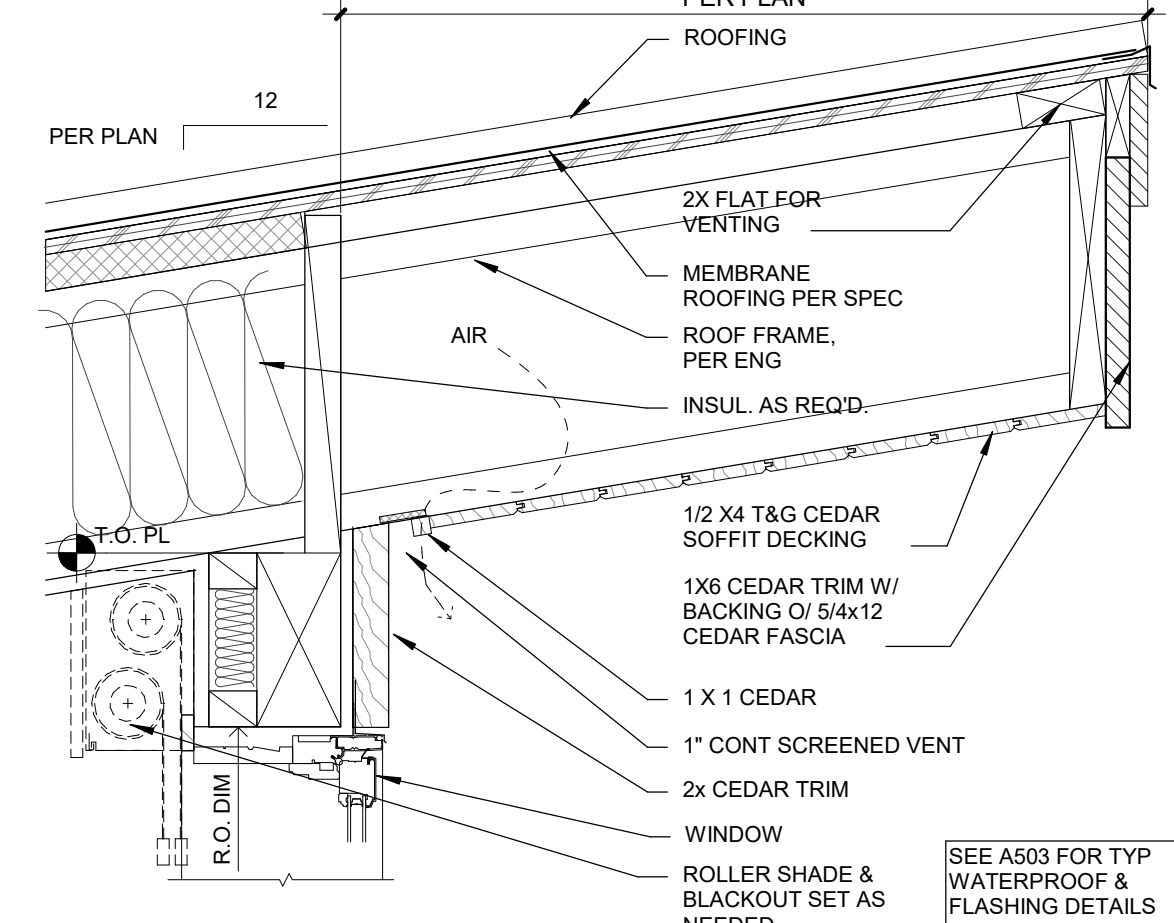
11 STUCCO EXP. C.J. INTERSECTION
3" = 1'-0"



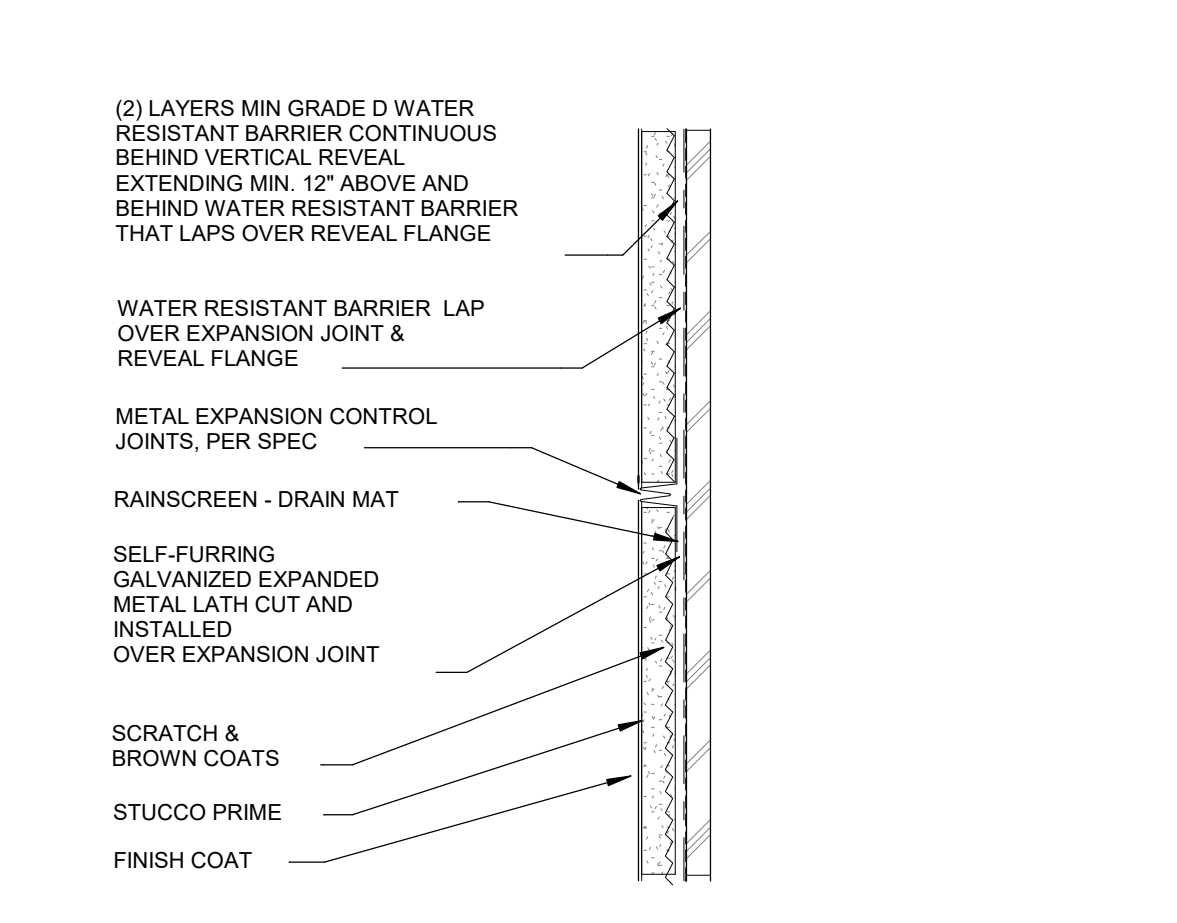
7 FNDTN @ BSMT FLOOR
1 1/2" = 1'-0"



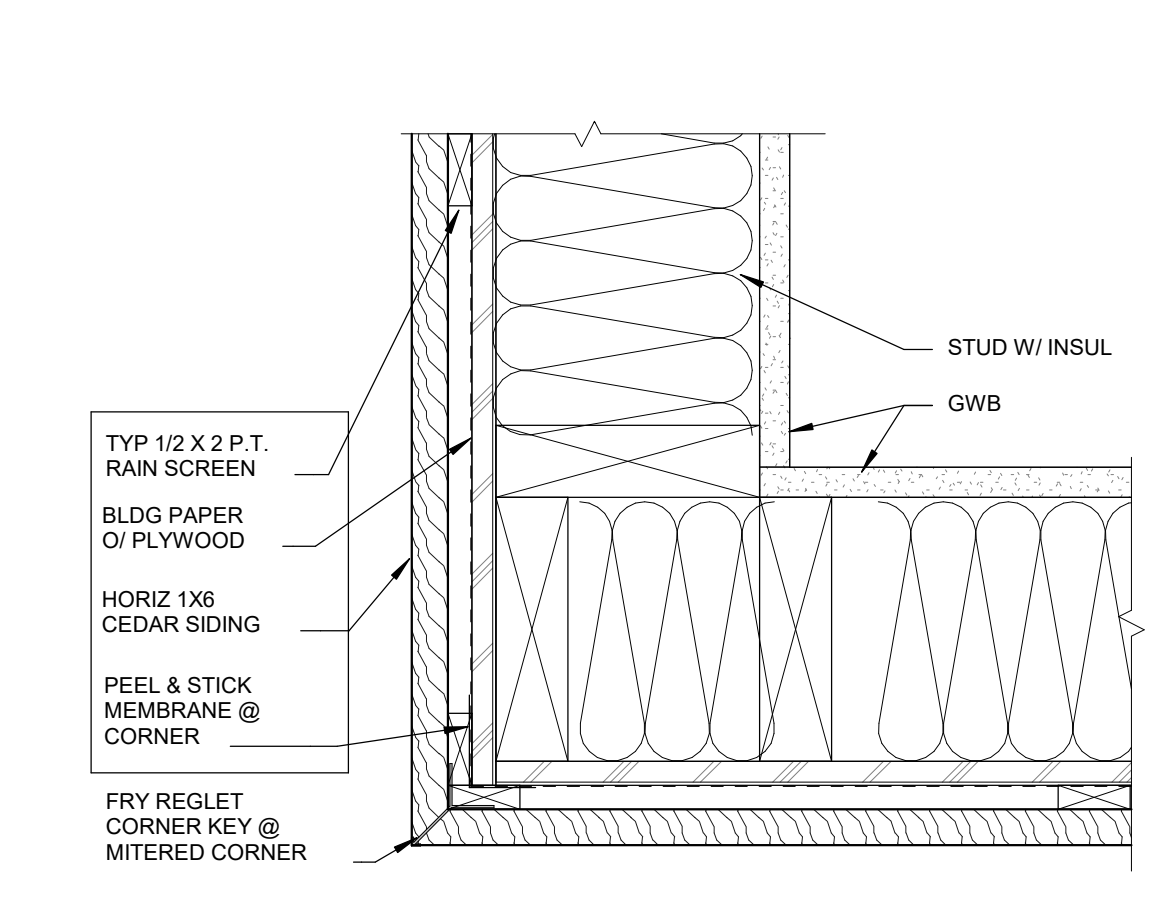
3 TYP FNDTN W/ SLAB ON GRADE
1 1/2" = 1'-0"



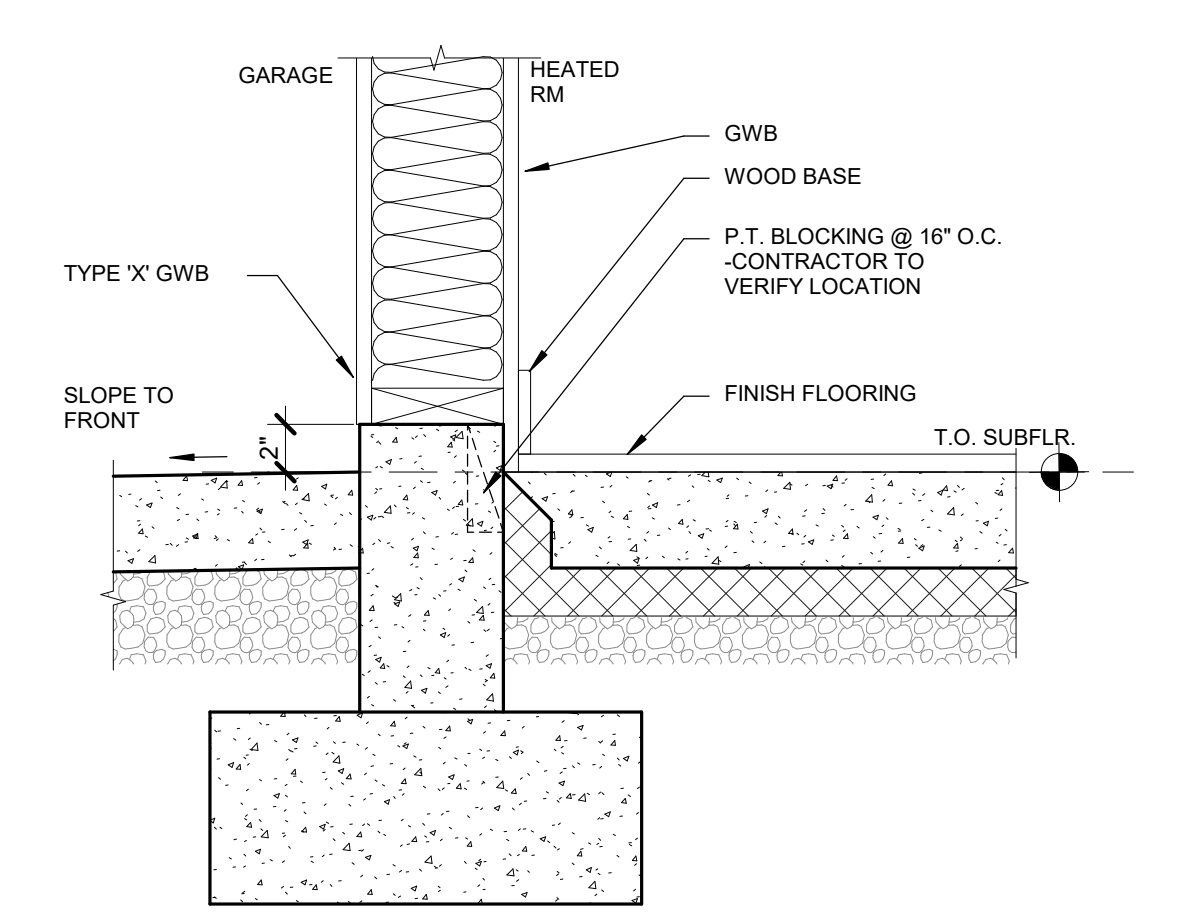
16 RIDGE - ROOF W/ WOOD FASCIA
1 1/2" = 1'-0"



12 STUCCO EXP. C.J. @ HORI. / VERT.
3" = 1'-0"



8 TYP WD SIDING @ CORNER - PLAN VIEW
3" = 1'-0"



4 FNDTN. BETWEEN GARAGE & HEATED RM
1 1/2" = 1'-0"

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Mercer Island, WA 98040

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03/11/2024

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DETAILS

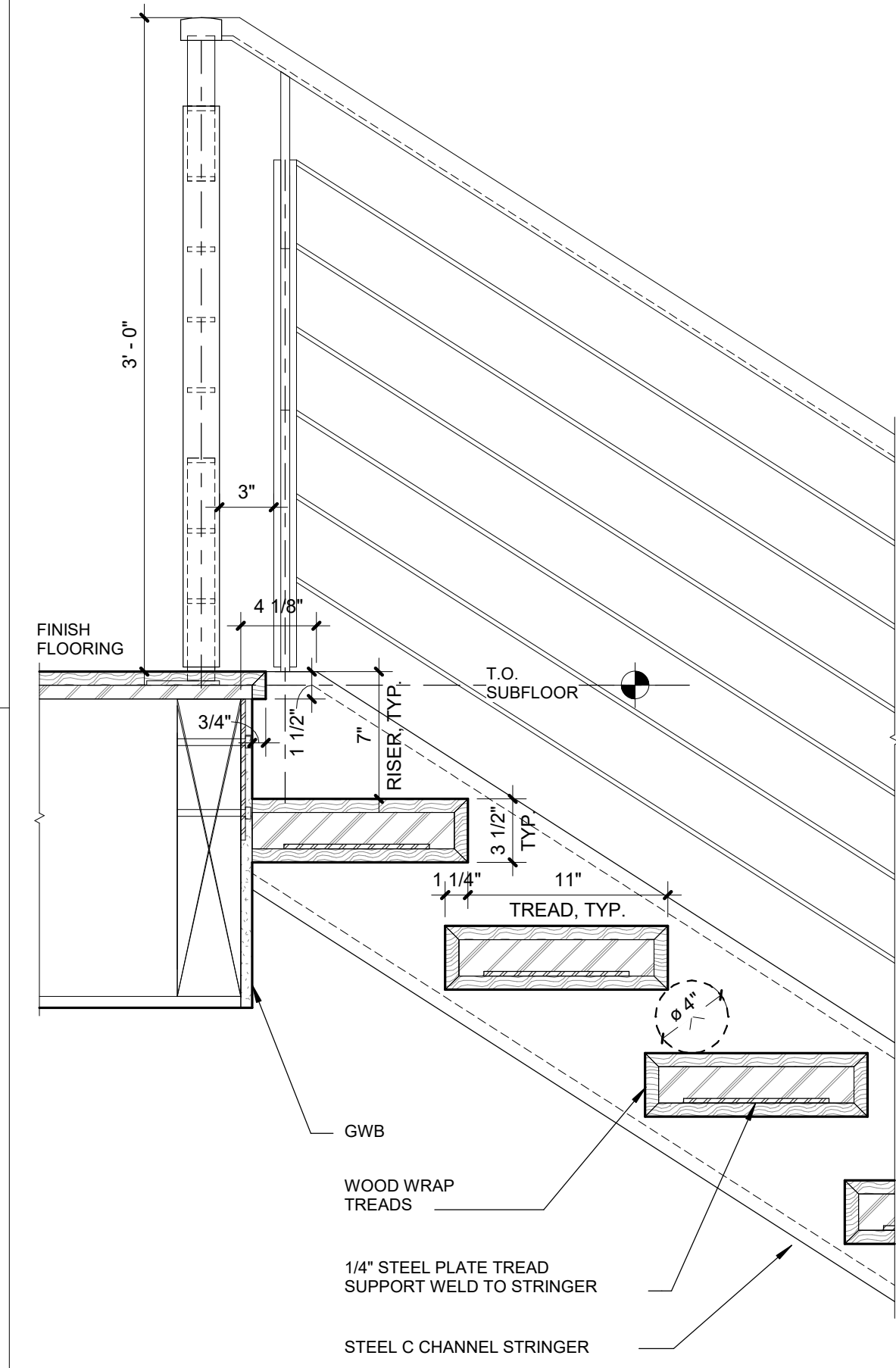
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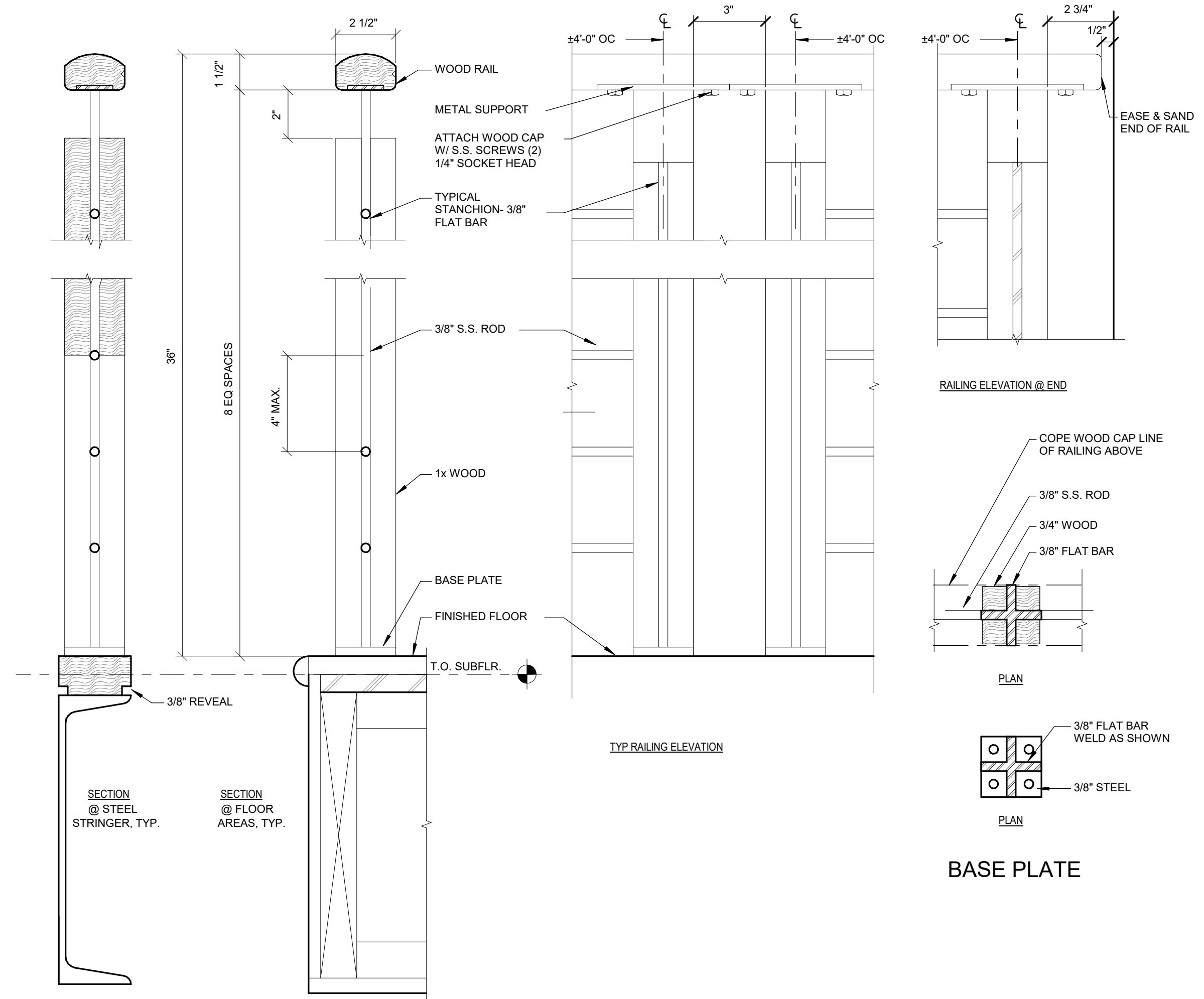
REVISIONS:

NO.	DESCRIPTION	DATE

DETAILS



2 RAILING & OPEN TREAD SECT - CHANNEL
 1 1/2" = 1'-0"



8 WOOD RAILING DETAILS
 3" = 1'-0"