



CITY OF MERCER ISLAND COMMUNITY PLANNING & DEVELOPMENT THIRD PARTY INSPECTIONS

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD EPERMIT.TECH@MERCERISLAND.GOV DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

Request inspections online via QR code or voicemail FIRE INSPECTION (206) 275-7979 ALL OTHER INSPECTION (206) 275-7730



REQUIRED SPECIAL INSPECTIONS

Indicate on the form below the required Special Inspections for this project. Special Inspections are regulated by IBC Section 1705. If the method of construction is included in project scope, the inspections are required.

REGISTERED DESIGN PROFESSIONAL

IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a Statement of Special Inspections. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: License Number: License Type: License Expiration:

Table with 2 columns: SPECIAL INSPECTION DESCRIPTION, APPROVALS (Special Inspector sign-off, City Inspector sign-off)

Table with 4 columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY

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TO BE COMPLETED BY RDP TO BE COMPLETED BY CITY

TO BE COMPLETED BY RDP TO BE COMPLETED BY CITY

TO BE COMPLETED BY RDP FIELD USE ONLY

MERCER ISLAND REQUIRED AGENCY INSPECTIONS: Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x.

Table with 4 columns: AGENCY INSPECTION DESCRIPTION, REFERENCES, AGENCY INSPECTION REQUIRED, FREQUENCY

Table with 4 columns: AGENCY INSPECTION DESCRIPTION, REFERENCES, AGENCY INSPECTION REQUIRED, FREQUENCY

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MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS: The following civil engineering inspections and documentation shall be performed by the indicated Design Professional.

Table with 4 columns: CIVIL ENGINEERING INSPECTIONS, REFERENCES, CIVIL ENGINEERING DOCUMENTATION, APPROVALS

SURVEY REQUIREMENTS (The following survey information must be submitted to planner when checked): Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection.

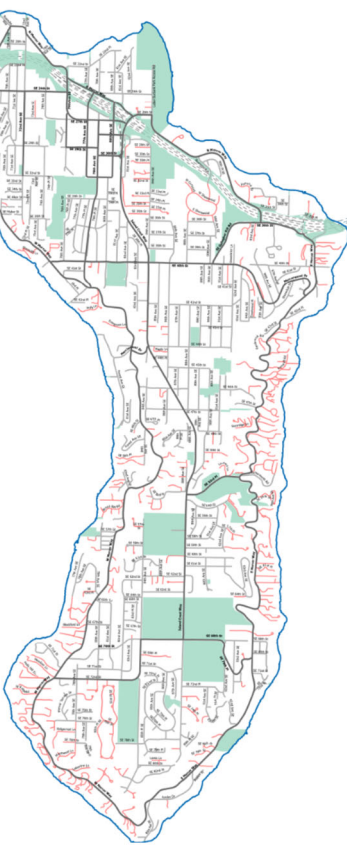
Form for Land Use Planning Contact and survey selection options.

SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS: Each inspector designated in the field to perform any of the above Special Inspections or City initiated Agency Inspections shall provide the following information:

Table with 5 columns: INSPECTOR NAME, INITIALS, COMPANY NAME, PHONE NUMBER, EMAIL ADDRESS

SF2 BUILDING PERMIT NUMBER

PROJECT NAME: PROJECT ADDRESS:



APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE Approved Date

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. COPYRIGHT 2024 BY CHESMORE/BUCK ARCHITECTURE. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

SOILS:

REFER TO TABLE R401.4.1 FOR MAXIMUM LOAD-BEARING VALUES OF FOUNDATION MATERIALS UNLESS ENGINEERING INFORMATION IS PROVIDED. ALL FOOTINGS AND SLABS SHALL BEAR ON UNYIELDING SOIL.

UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1,500 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 1,500 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

ENERGY:

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

COMPLY WITH SECTION R503 ALTERATIONS

WALLS: INSULATED WITH R-21 BATT

ROOF AND CEILING: INSULATED WITH R-49 BATT IN ATTICS. PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2X12 RAFTERS R-38 IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE).

SLAB ON GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION R-10; INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER.

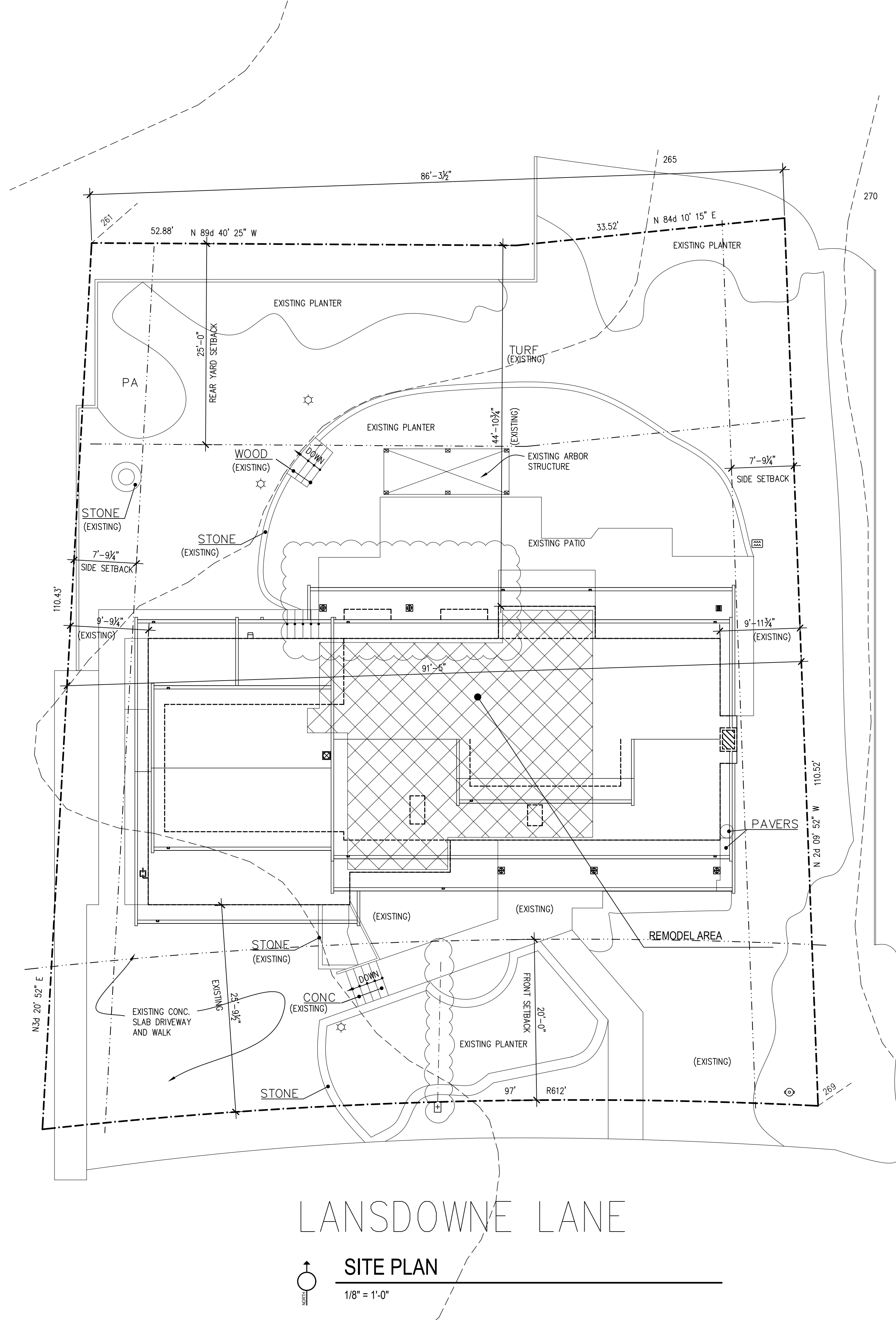
VAPOR BARRIERS: AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

NOTE:

Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 2x4 framed walls shall be insulated to a minimum of R-15 and 2x6 framed walls shall be insulated to a minimum of R-21.

FIRE ALARM:

A NFPA 72 - CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND CEM STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.



LANSDOWNE LANE

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

PROJECT NOTES

PROPOSED REMODEL AND PATIO ROOF ADDITION TO EXISTING RESIDENCE

OWNERS

PATRICK DUFF AND KAREN MCALEESE
5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

ZONING

R-9.6

PROPERTY TAX ACCT#

PROPERTY TAX ACCOUNT NUMBER: 418840-0270

LEGAL DESCRIPTION

LANSDOWNE LANE T&W UND INT IN PRIV RDS ADN WALKWAY

LOT COVERAGE

TOTAL LOT AREA: 9882 S.F.

LOT COVERAGE:	
HOUSE	2,849 S.F.
PATIO ROOF ADDITION	203 S.F.
STRUCTURAL TOTAL	2,849 S.F.
DRIVEWAY	695 S.F.
TOTAL	3,544 S.F. = 35.6%

40% ALLOWABLE LOT COVERAGE 3,953 S.F.

HARDSCAPE MAX. ALLOWED 9% OF 9882 S.F. = 889 S.F.	
WALKS AND PATIOS	816 S.F.

HARDSCAPE CALCULATION

HARDSCAPE MAX. ALLOWED 9% OF 9882 S.F. = 889 S.F.	
ALLOWED HARDSCAPE	889 S.F.
UNCOVERED PATIOS	60 S.F.
WALKWAYS	542 S.F.
TOTAL HARDSCAPE	602 S.F. = 6.1%

LOT SLOPE

HIGH POINT OF LOT	269'
LOW POINT OF LOT	261'
ELEVATION DIFFERENCE	8'
HORIZONTAL DISTANCE	140'
LOT SLOPE	8'/140'(100) = 5.7%

GROSS FLOOR AREA

NO NEW FLOOR AREA IS PROPOSED	
BASEMENT	0 S.F.
MAIN FLOOR	2,085 S.F.
UPPER FLOOR	1,528 S.F.
TOTAL	3,613 S.F.
ALLOWABLE GROSS FLOOR AREA	40% OF 9882 S.F. = 3,953 S.F.

SHEET INDEX

SF	MERCER ISLAND COVER SHEET
1.0	SITE PLAN
2.0	FOUNDATION PLAN
3.0	DEMOLITION PLANS AND SCHEDULES
3.1	MAIN FLOOR PLAN AND SCHEDULES
3.2	UPPER FLOOR FRAMING PLAN
3.3	UPPER FLOOR PLAN AND ROOF FRAMING
3.4	ROOF PLAN
3.5	ELECTRICAL PLAN
3.6	DETAILS
4.0	EXTERIOR ELEVATIONS
4.1	SECTIONS
5.0	INTERIOR ELEVATIONS
S1.0	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S3.0	STRUCTURAL DETAILS

CHESMORE/BUCK
architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
PHONE: 425-679-0807
FAX: 425-679-0804



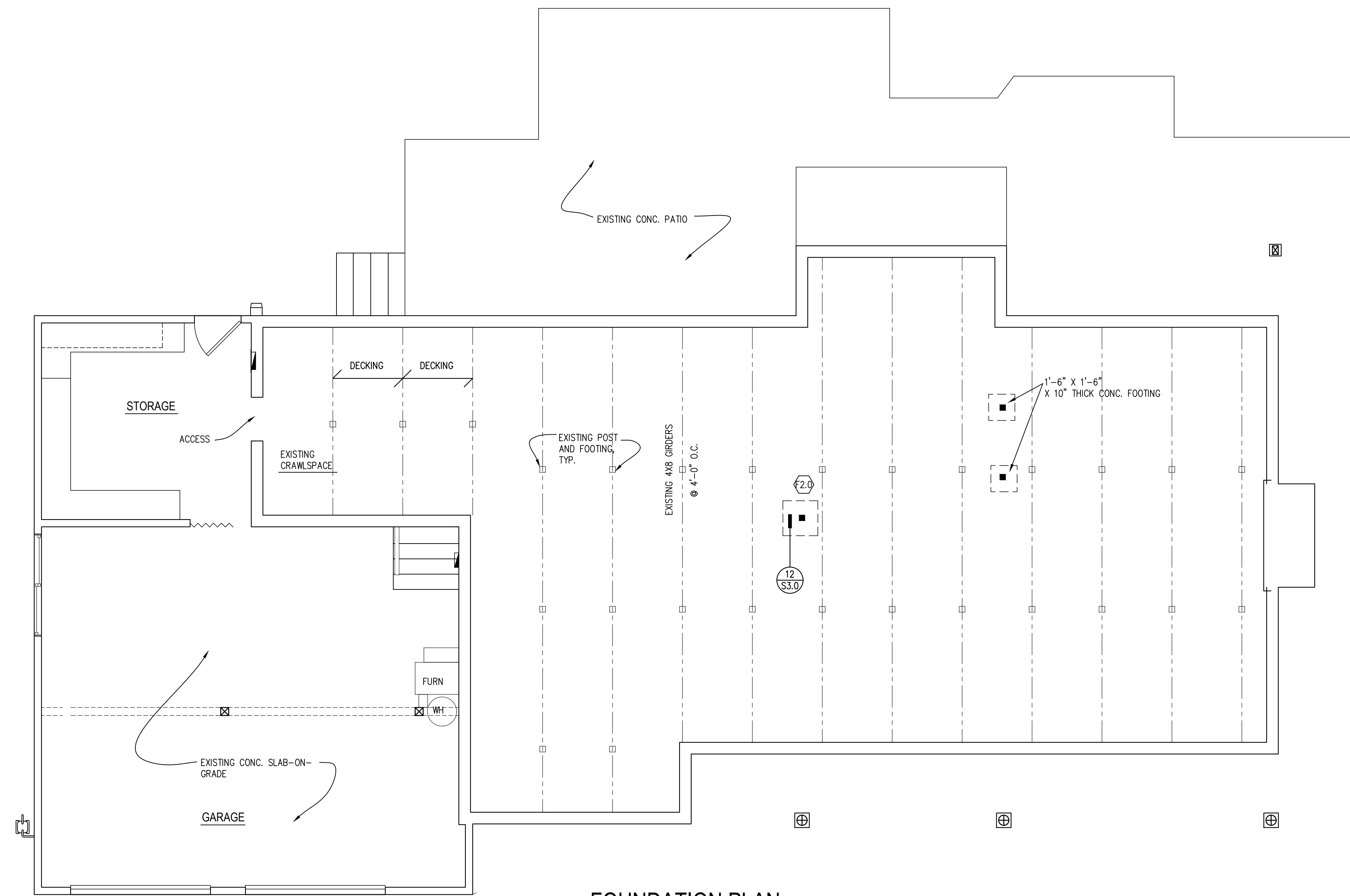
1/8/2025 UPDATE
12/19/2024 UPDATE
7/30/2024 UPDATE

No. Date Revision

DUFFY/MCALEESE REMODEL
5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

SITE PLAN

Sheet No. **1.0**
Project No. 2309
Date: 2/29/2024



FOUNDATION PLAN

1/4" = 1'-0"

GLAZING

TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY OR TEMPERED GLASS.

HAZARDOUS LOCATIONS ARE:

GLAZING IN SWINGING DOORS EXCEPT JALOUSIES

GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.

GLAZING IN STORM DOORS

GLAZING IN ALL UNFRAMED SWINGING DOORS

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA ON AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING

GLAZING IN RAILINGS REGARDLESS OF HEIGHT.

GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN UBC STANDARD NO. 24-2, PART II.

GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE
 THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE

GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

GLAZING ADJACENT TO STAIRWAYS, WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC SEC. R310.1



1/8/2025	REVISION	
12/19/2024	REVISION	
11/26/2024	REVISION	
10/21/2024	UPDATE	
7/30/2024	UPDATE	
No.	Date	Revision

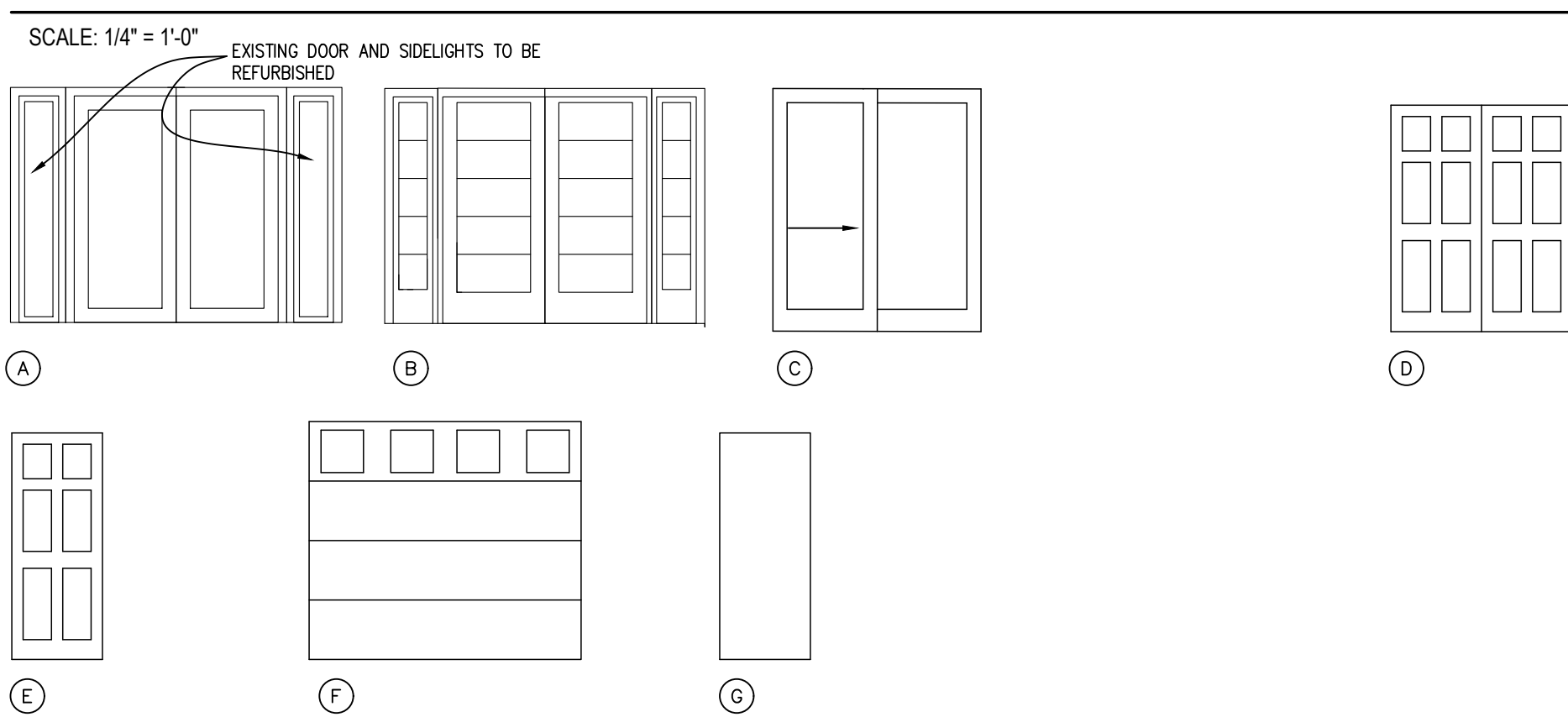
FOUNDATION

DOOR SCHEDULE

#	DOOR DIMENSION (NOTE: VERIFY DOOR HEIGHT)		ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS				LOCKSET	LATCHSET	DEARBOLT	PRIVATE	FLUSH BOLTS	KNOB/PULL	CLOS. LATCH	POCKET ROLLER	BUTTS	CLOSER	WEATHERST.	REMARKS
	WIDTH	HEIGHT				HEAD	JAMB	JAMB	SILL												
1	PR. 3'-0"	6'-8"	-	A	-	1/3.6	3/3.6	3/3.6	2/3.6	●	○	○	○	○	○	○	○	○	○	○	REPAIR AND REFRESH EXISTING DOORS AND SIDELIGHTS
2	PR. 3'-0"	6'-8"	-	B	-	1/3.6	3/3.6	3/3.6	2/3.6	○	○	○	○	○	○	○	○	○	○	○	MARVIN DOOR
3	6'-0"	6'-8"	-	C	-	4/3.6	6/3.6	7/3.6	5/3.6	○	○	○	○	○	○	○	○	○	○	○	MILGARD V300
4	EXISTING DOOR	-	-	B	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
5	EXISTING DOOR	-	-	B	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
6	PR. 2'-0"	6'-8"	-	D	-	8/3.6	8/3.6	8/3.6	-	○	○	○	○	○	○	○	○	○	○	○	MATCH EXISTING
7	EXISTING DOOR	-	-	D	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
8	EXISTING DOOR	-	-	E	-	8/3.6	8/3.6	8/3.6	-	○	○	○	○	○	○	○	○	○	○	○	MATCH EXISTING, IN EXISTING OPENING
9	2'-8"	6'-8"	-	E	-	8/3.6	8/3.6	8/3.6	-	○	○	○	○	○	○	○	○	○	○	○	MATCH EXISTING, IN EXISTING OPENING
10	2'-8"	6'-8"	-	G	-	8/3.6	8/3.6	8/3.6	-	○	○	○	○	○	○	○	○	○	○	○	SOLID CORE, IN EXISTING OPENING
11	EXISTING DOOR	-	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
12	NOT USED	-	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
13	8'-0"	7'-0"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	GARAGE DOOR*
14	8'-0"	7'-0"	-	-	-	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○	GARAGE DOOR*

DOOR HARDWARE - INTERIOR DOORS - BALDWIN PSSQCRR150 SATIN NICKEL-ROUND ROSE
 ENTRY DOOR #1 - BALDWIN 5452V-PVD SATIN BRASS, NEW FLUSH BOLTS AND WEATHERSTRIP
 *HORMAN THERMA ELITE D2035.

DOOR TYPES

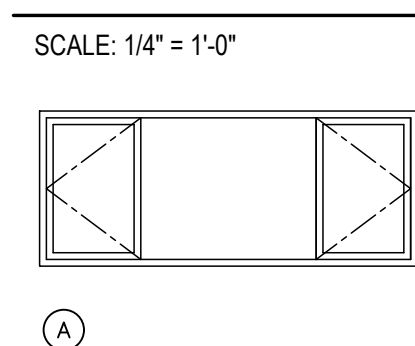


WINDOW SCHEDULE

#	ROUGH OPENING		ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS				REMARKS
	WIDTH	HEIGHT				HEAD	JAMB	JAMB	SILL	
1	not used	-	-	-	-	-	-	-	-	-
2	6'-10"	3'-8"	-	A	-	10/3.6	13/3.6	13/3.6	14/3.6	EXISTING WIDTH
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-

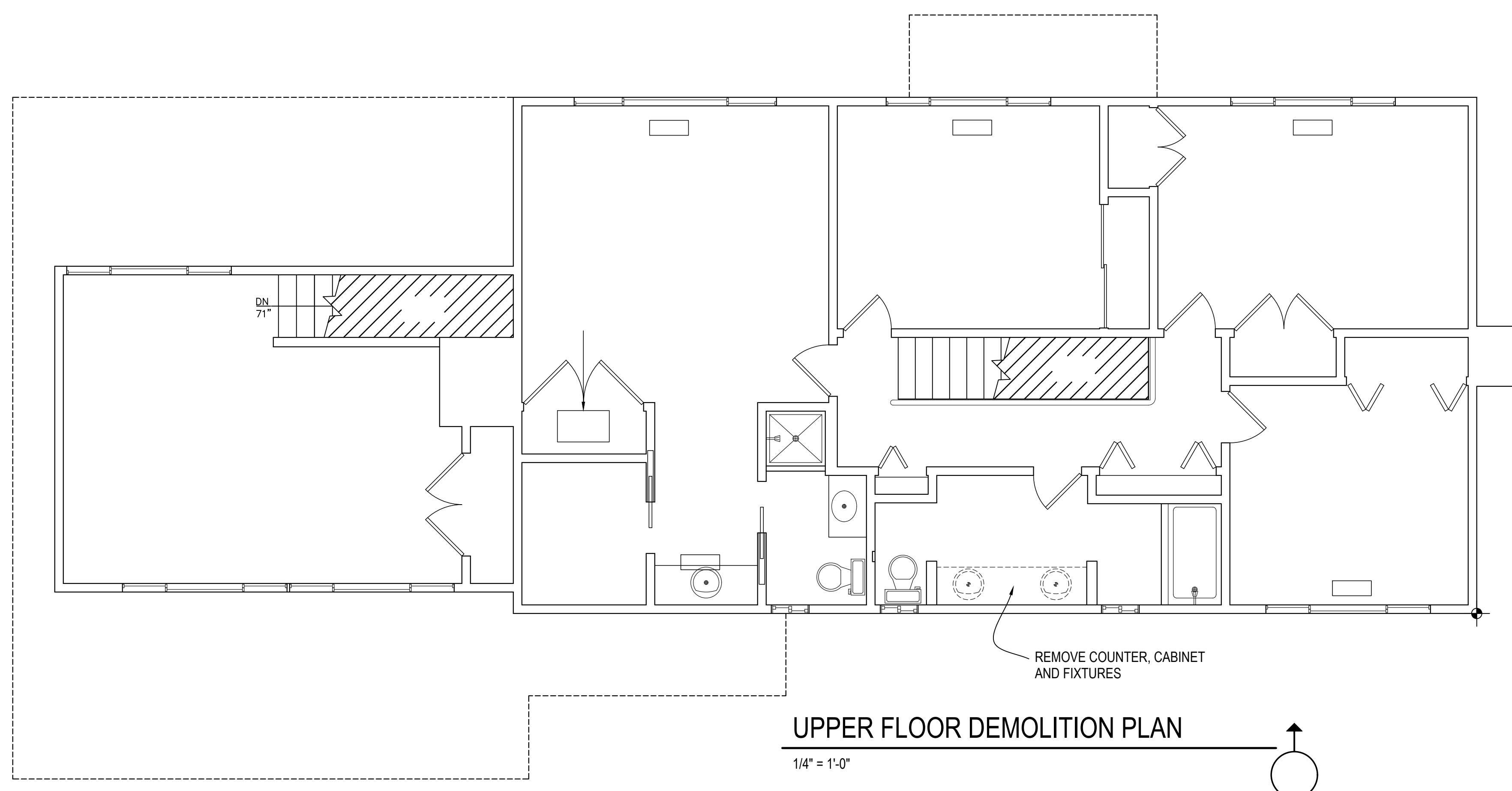
WINDOWS BY MILGARD V300 TRINISC LINE
 VINYL FRAMES, INSULATED HIGH PERFORMANCE GLAZING
 EXL FINISH: _____ INT. FINISH: _____
 HARDWARE: _____

WINDOW TYPES

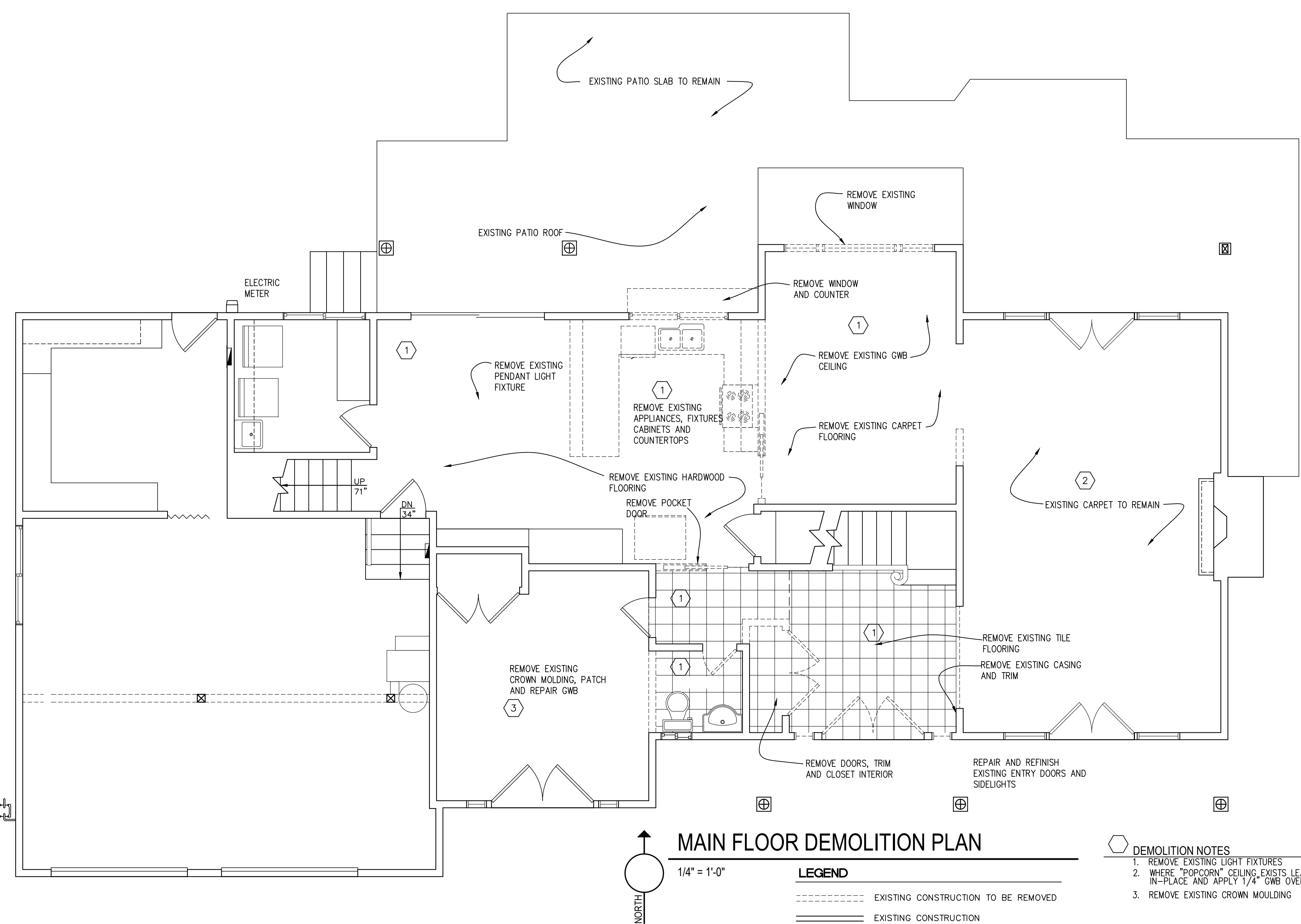


SPECIALTIES SCHEDULE

MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	SIZE	REMARKS
CP1	PULLS	TOP KNOB	EUROPA TAB	BSN	5"	-
TR1	TOWEL RING	KOHLER	K-27396-BN	VIBRANT BRUSHED NICKEL	9"	-
TB1	TOWEL BAR	KOHLER	K-21953-BN	VIBRANT BRUSHED NICKEL	24"	-
RH1	ROBE HOOK	KOHLER	K-21956-BN	VIBRANT BRUSHED NICKEL	-	-
TP1	TOILET PAPER DISP.	KOHLER	K-21954-BN	VIBRANT BRUSHED NICKEL	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-



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



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

DEMOLITION NOTES

- REMOVE EXISTING LIGHT FIXTURES
- WHERE "POPCORN" CEILING EXISTS LEAVE IN-PLACE AND APPLY 1/4" GWB OVER POPCORN
- REMOVE EXISTING CROWN MOULDING

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION

CHESMORE|BUCK
 architecture
 27 100TH AVENUE NE, SUITE 100
 BELLEVUE, WA 98004
 FAX: 425-679-0904
 PHONE: 425-679-0907

REGISTERED ARCHITECT
 DAVID N. BUCK
 STATE OF WASHINGTON

1/8/2025 REVISION
 12/19/2024 REVISION
 11/26/2024 REVISION
 10/21/2024 UPDATE
 7/30/2024 UPDATE
 No. Date Revision

DUFFY/MCALEESE REMODEL
 5330 LANSOWNE LANE
 MERCER ISLAND, WA 98040

DEMOLITION PLANS

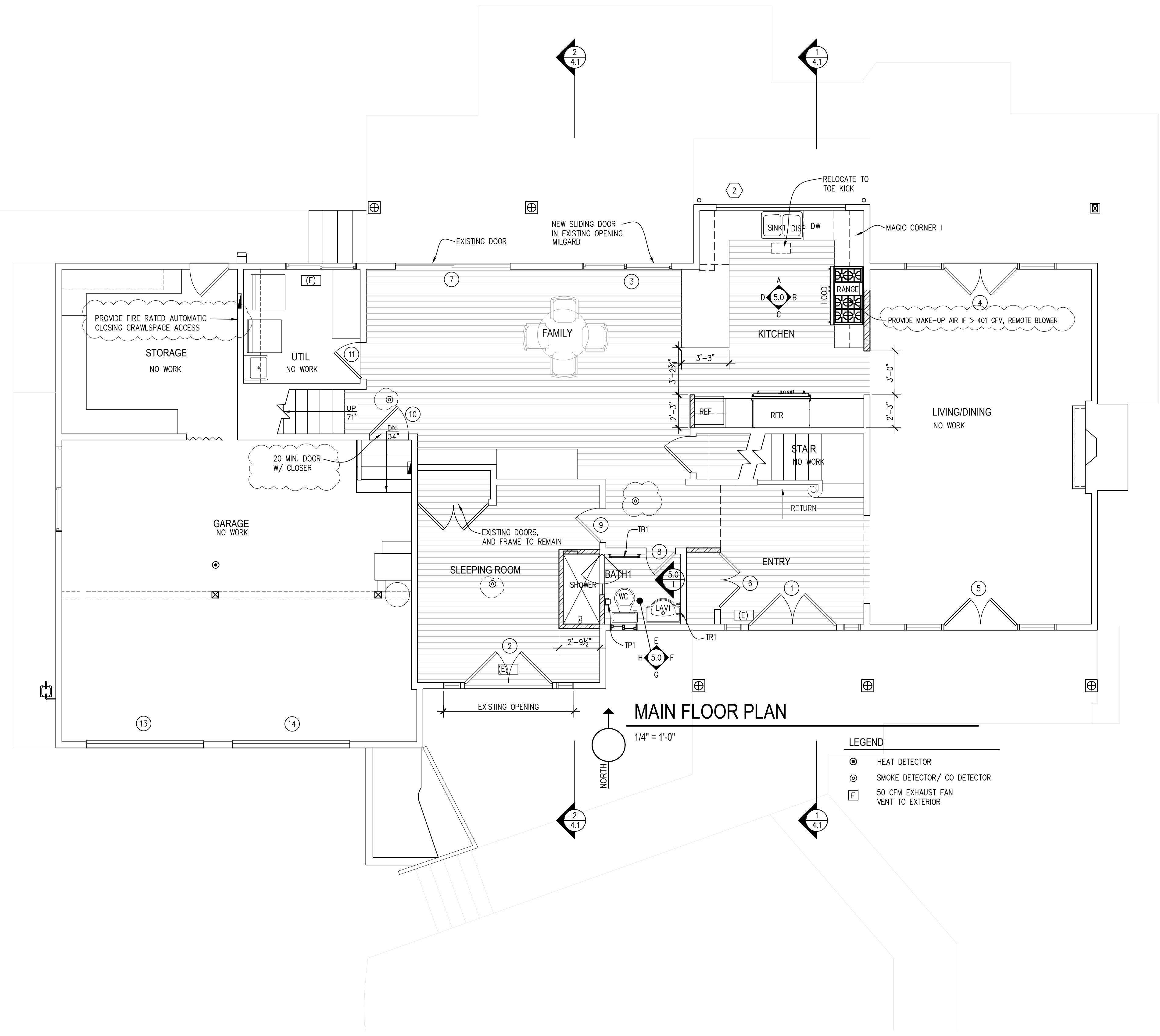
Sheet No. **3.0**
 Project No. 2309
 Date: 2/29/2024

ROOM NAME	MATERIAL												FINISH												REMARKS						
	BASE			CASING			WALLS			CEILING			FLOOR			BASE			CASING			WALLS				CEILING					
	LOC	MTL	DET./SHT.#	DR.	WN.	N	E	S	W	MTL	HEIGHT	FLOOR	BASE	DR.	WN.	N	E	S	W	MTL	HEIGHT	FLOOR	BASE	DR.		WN.	N	E	S	W	MTL
ENTRY	F2	BT	16/3/6	C1	-	W1	W1	W1	W2	C2	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-
COATS	F2	BT	16/3/6	C1	-	W2	W2	W2	W2	C2	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-
SLEEPING ROOM	F2	BT	16/3/6	C1	-	W2	W2	W1*	W1*	C2	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-
BATH	F2	-	-	C1	-	W1	W1	W1	W4	C2	-	X1	-	ST1	-	P2	P2	P2	P2	P2	-	X1	-	ST1	-	P2	P2	P2	P2	P2	-
UTIL	F2	BT	16/3/6	C1	-	W1	W1	W1	W1	C1	-	X1	-	ST1	-	P2	P2	P2	P2	P2	-	X1	-	ST1	-	P2	P2	P2	P2	P2	-
FAMILY	F2	BT	16/3/6	C1	-	W2	-	W2	W2	C2	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-
KITCHEN	F2	BT	16/3/6	-	-	W2	W2	W2	W2	C2	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-	X1	-	ST1	-	P1	P1	P1	P1	P1	-
LIVING/DINING	F1	-	-	-	-	W1	W1	W1	W1	C1	-	-	-	-	-	P1	P1	P1	P1	P1	-	-	-	-	-	-	-	-	-	-	-
STAIR	F1	-	-	-	-	W1	W1	W1	W1	C1	-	-	-	-	-	P1	P1	P1	P1	P1	-	-	-	-	-	-	-	-	-	-	-
SHOWER	F4	-	-	-	-	W4	W4	W4	W4	C1	-	X1	-	ST1	-	X1	X1	X1	X1	X1	-	X1	-	ST1	-	X1	X1	X1	X1	X1	-
LANDING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
M. BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CLOSET1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BATH2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BATH3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BED1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BED2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BED3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

FLOORING			WALLS			PAINT		
F1 - EXISTING CARPET	W1 - EXISTING GYPSUM WALLBOARD	P1 - PAINT						
F2 - HARDWOOD	W2 - 5/8" GYPSUM WALLBOARD	MFR: SHERWIN WILLIAMS						
MFR: MIRAGE	FINISH: LEVEL 4	COLOR: SHOU WHITE						
LINE: TRUBALANCE	W3 - TILE	SHEEN: EGG SHELL						
COLOR: Bubble Bath	MFR: ARIZONA TILE	P2 - PAINT						
PATTERN: SWEET MEMORIES	PATTERN: FRAGMENT	MFR: SHERWIN WILLIAMS						
WIDTH: 5"	COLOR: BLACK	COLOR: SHOU WHITE						
LENGTH: 72" OR LONGER	SIZE: 12X24	SHEEN: SEMI GLOSS						
FINISH: CHARACTER BRUSHED	W4 - TILE	P3 - PAINT						
DURA MATT	MFR: ARIZONA TILE	MFR: SHERWIN WILLIAMS						
	PATTERN: TRU MARMI VENATINO	COLOR: SHOU WHITE						
	COLOR: VENATINO	SHEEN: LOW SHEEN						
	SIZE: 12X24	ST1 - STAIN						
		MFR: TO BE SELECTED						
		COLOR: CLEAR SEMI GLOSS FINISH						
		DECORATIVE LAMINATE						
		CA1 - LAMINATE FINISH						
		MFR: FENIX BY FORMICA						
		FINISH: MATTE						
		COLOR: EBU SAHARA J0792						
		STYLE: FLAT PANEL						
		FINISH						
		X1 - FACTORY FINISH						

APPLIANCE SCHEDULE					
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	REMARKS
RFR	REFRIGERATOR	WOLF	PRO4850A	GLASS DOOR	-
RANGE	RANGE	WOLF	GR486G	-	-
DW	DISHWASHER	WOLF	DW2450	-	-
REF	WINE COOLER	WOLF	DE2450W/R	PANEL READY	-
HOOD	HOOD	WOLF	VC485	-	PROVIDE MAKE-UP AIR IF > 401 CFM, REMOTE BLOWER
DISP	DISPOSAL	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	REMARKS
LAV1	LAVATORY	KOHLER	MODERN LIFE K-7767-1	WHITE	K-7795B-4A	-
LAV3	LAVATORY	KOHLER	LADENA K-2214-D	WHITE	K-2202D-4-BN	-
LAV4	LAVATORY	KOHLER	LADENA K-2214-D	WHITE	K-2202D-4-BN	-
SINK1	SINK	KOHLER	K-28874-0	WHITE	GROUP 3228803 X11352-BN STOPPER K-2532-11 ORATE	INSINKERATOR BADGERSIPWC
SHOWER	SHOWER	KOHLER	K-1524617-4-BN TRM K-1504-K-M VALVE	-	K-7377-K-M DIV. K-22176-D-BN HAND K-22172-BN ELBOW, K-25307-BN ARM, K-13668-G-BN HEAD, 3/8" ROW 358151 DRAIN	-
WC1	TOILET	KOHLER	K-1381-D	WHITE	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-



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1/8/2025 REVISION
 12/19/2024 REVISION
 11/26/2024 REVISION
 10/21/2024 UPDATE
 7/30/2024 UPDATE

DUFFY/MCALEESE REMODEL
 5330 LANSOWNE LANE
 MERCER ISLAND, WA 98040

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data for solid surfacing materials, Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.
- B. Quality Standard: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards."
- C. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet-work is completed, and HVAC system is operating.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Hardboard: AHA A135.4.
- B. Particleboard: not allowed.
- C. Softwood Plywood: PS 1.
- D. Hardwood Plywood and Face Veneers: HPVA HP-1.
- E. High-Pressure Decorative Laminate: NEMA LD 3.
 - 1. <See Finish Schedule.>
- F. Solid Surfacing Material: Homogeneous solid sheets of filled plastic resin complying with material and performance requirements of ANSI Z124.3, Type 5 or Type 6, without a precast finish.
 - 1. <See Finish Schedule.>

2.2 CABINET HARDWARE AND ACCESSORY MATERIALS

- A. Hardware Standard: Comply with BHMA A156.9 for items indicated by reference to BHMA numbers or referenced to this standard.
- B. Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA code number indicated.
 - 1. Finish: Brushed Satin Nickel US 15.
- C. Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln dried to 15 percent moisture content.

2.3 INTERIOR WOODWORK

- A. Complete fabrication before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping and installing. Where necessary for fitting at Project site, provide for scribing and trimming.
- B. Interior Standing and Running Trim for Transparent Finish: Custom grade, made from red oak, rift sawn.
- C. Interior Standing and Running Trim for Opaque Finish: Custom grade, made from ponderosa pine, eastern white pine, sugar pine, or Idaho white pine.
- D. Wood Cabinets (Casework) for Decorative Laminate Finish: Custom grade.
 - 1. AWI Type of Cabinet Construction: Flush overlay.
 - 2. Semiexposed Surfaces Other Than Drawer Bodies: Birch plywood with clear finish.
 - 3. Drawer Sides and Backs: hardwood plywood clear finish.
 - 4. Drawer Bottoms: Hardwood plywood.
- E. Solid Surfacing Material Countertops: Custom grade.
 - 1. Fabricate tops in one piece with shop-applied backsplashes and edges.
 - 2. Solid Surfacing Material Thickness: 3 cm.

PART 3 - EXECUTION

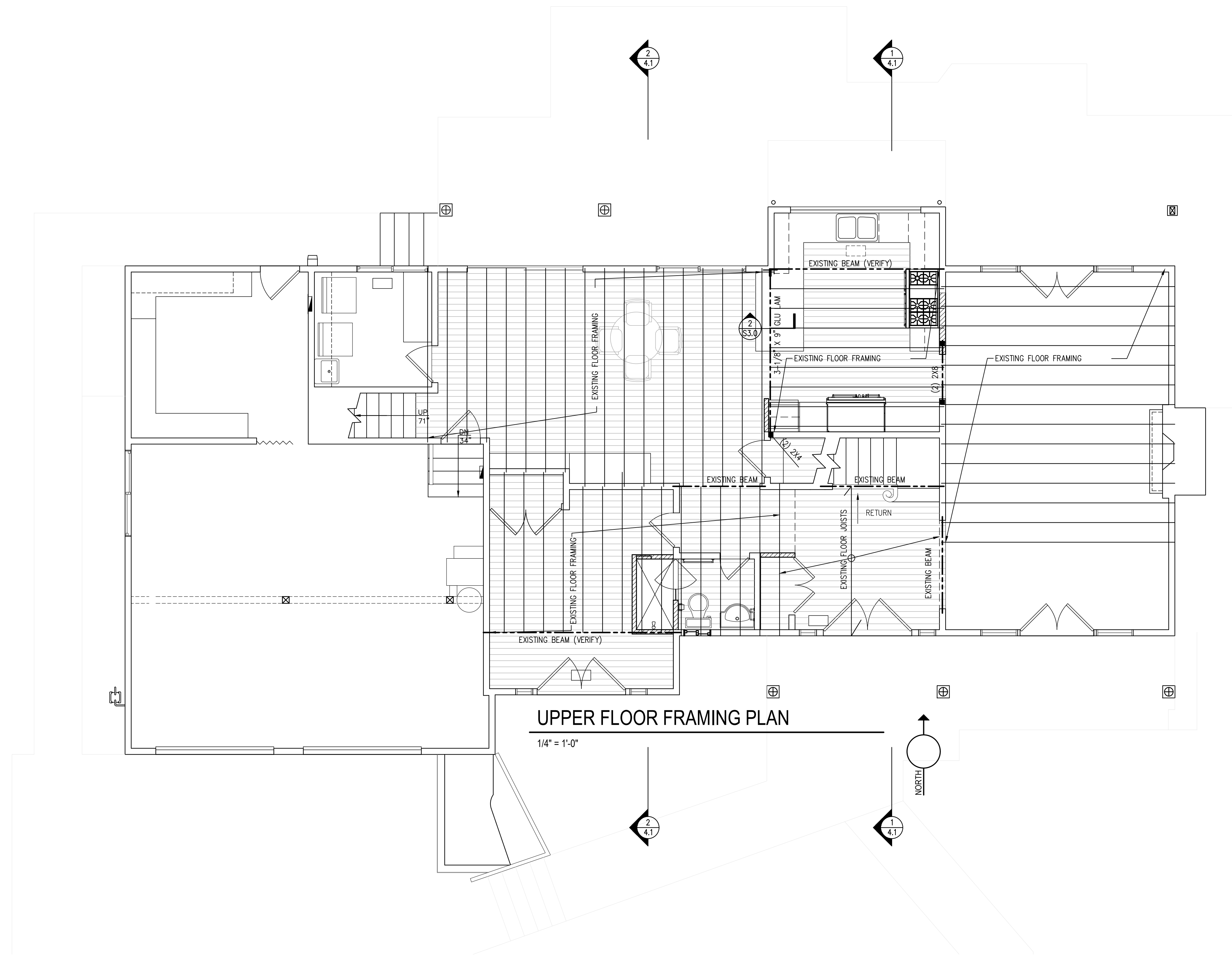
3.1 INSTALLATION

- A. Condition woodwork to prevailing conditions before installing.
- B. Install woodwork to comply with AWI Section 1700 for grade specified.
- C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches for level and plumb.
- D. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
- E. Install trim with minimum number of joints possible, using full-length pieces to the greatest extent possible. Stagger joints in adjacent and related members.
- F. Anchor countertops securely to base units. Seal space between backsplash and wall.
- G. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips, and similar associated trim and framing.
- H. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to risers, and glue and nail treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts.

3.2 CABINET HARDWARE AND ACCESSORY SCHEDULE

- A. Concealed (European-Type) Hinges: Blum Clip top Blumotion
- B. Adjustable Shelf Standards: B04071; with shelf rests, B04081.
- C. Drawer Slides: Blum Tandem full extension with Blumotion
 - 1. Box Drawer Slides: 75 lbf .
 - 2. File Drawer Slides: 150 lbf .
 - 3. Pencil Drawer Slides: 45 lbf .
- D. Grommets for cable passage through countertops: 1-inch (25-mm) OD brown, molded-plastic grommets with brown plastic cap.

END OF SECTION 06402

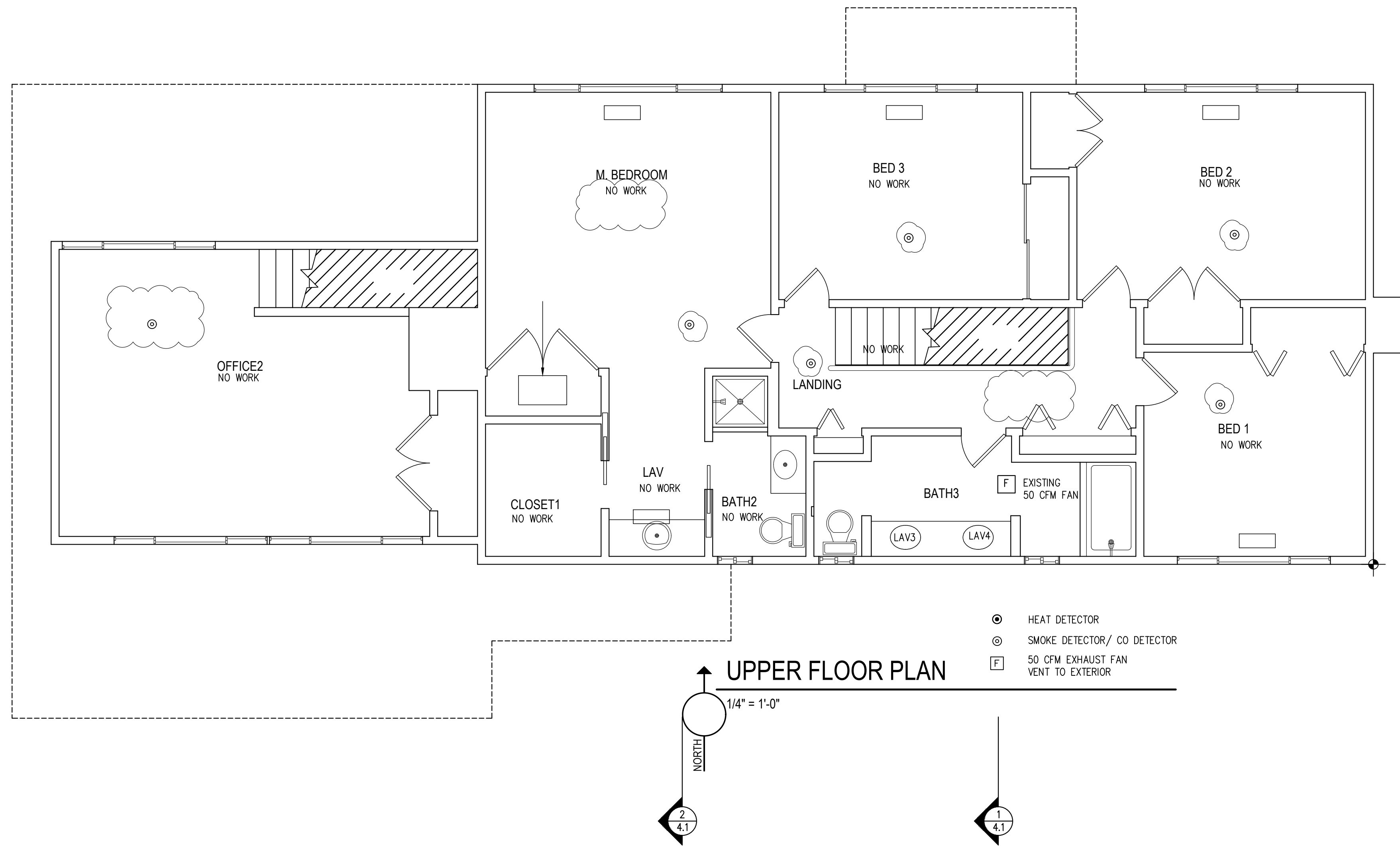


1/8/2025	REVISION
12/19/2024	REVISION
11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

No. Date Revision

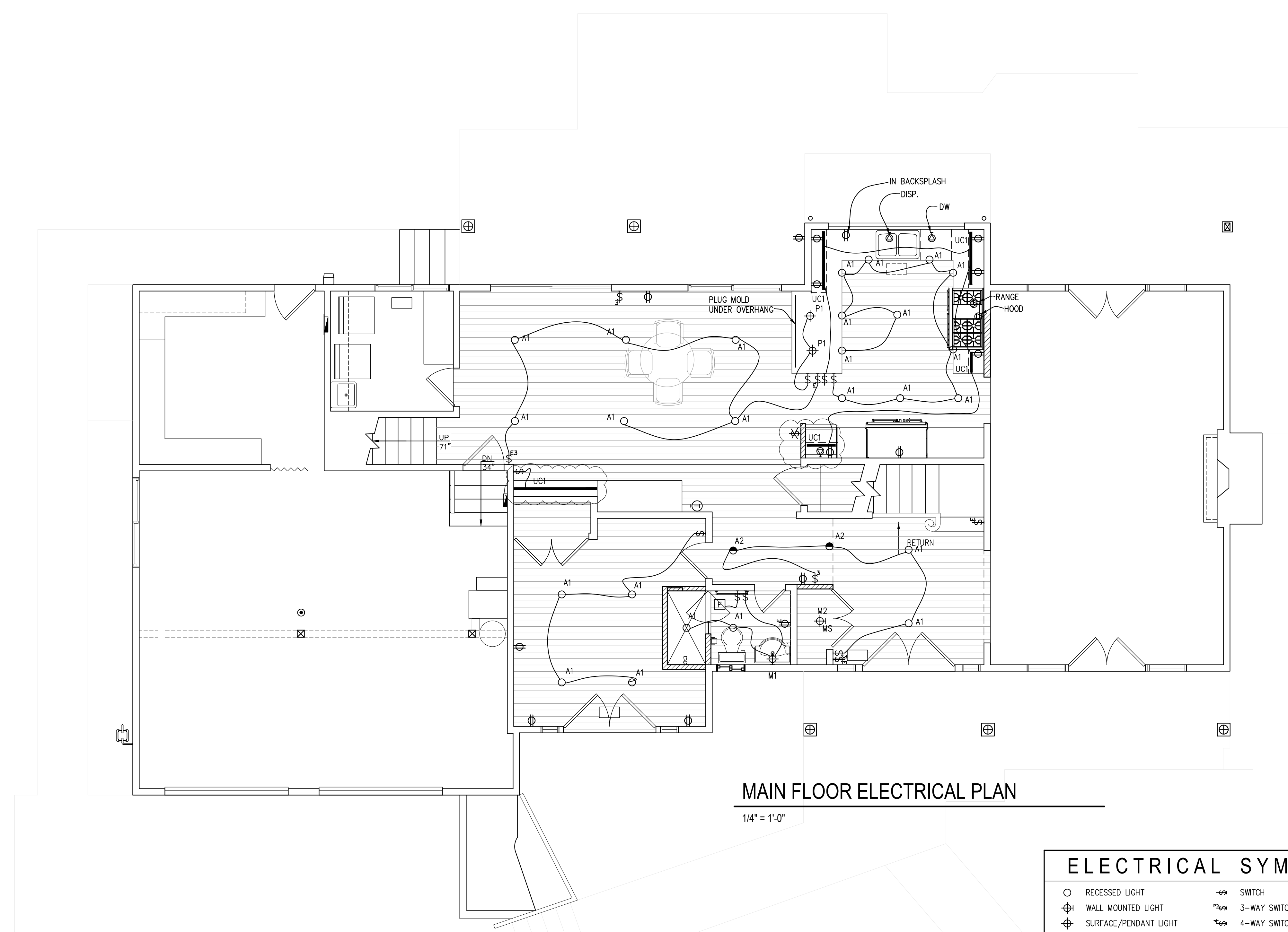
UPPER FLOOR FRAMING

Sheet No.	3.2
Project No.	2309
Date:	2/29/2024



1/8/2025	REVISION	
12/19/2024	REVISION	
11/26/2024	REVISION	
10/21/2024	UPDATE	
7/30/2024	UPDATE	
No.	Date	Revision

UPPER FLOOR
 ROOF FRAMING



MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS			
○	RECESSED LIGHT	⊕	110V SPECIAL PURPOSE
⊕	WALL MOUNTED LIGHT	⊕	220V SPECIAL PURPOSE
⊕	SURFACE/PENDANT LIGHT	●	MOTION SENSOR
●	WALLWASH LIGHT	☎	TELEPHONE
⚡	FLOOD LIGHT	⏰	TIMER SWITCH
—	STRIP LIGHT	⏏	DUPLX RECEPT.
—	STEP LIGHT	⏏	DUPLX RECEPT./HALF-SWITCHED
⊕	HEAT DETECTOR	⊕	FLOOR RECEPTICAL
⊕	SMOKE DETECTOR	⊕	CEILING/SOFFIT RECEPTICAL
⊕	CIRCUIT BREAKER PANEL	⊕	DOORBELL
⊕	METER	⊕	WALL PORT FOR CENTRAL VACUUM
⊕	SWITCH	⊕	3-WAY SWITCH
⊕	4-WAY SWITCH	⊕	DIMMING SWITCH
⊕	TELEVISION	⊕	TELEVISION/MULTI-FUNCTION CABLE
⊕	COMPUTER NETWORK	⊕	SOUND SPEAKER
⊕	EXHAUST FAN (VENT TO EXTERIOR)	⊕	EXHAUST FAN W/ LIGHT (VENT TO EXTERIOR)
⊕	RELOCATE EXISTING THERMOSTAT		

ELECTRICAL LEGEND					
MARK	DESCRIPTION	MANUF.	MODEL NO.	FINISH / TRIM	LAMP
M1	LIGHTED MIRROR	SIGNATURE HARDWARE	456080	-	LED
M2	SURFACE	NORA	NLOPAC2-R6509T2430W	WHITE	-
A1	RECESSED	NORA	NHIOCD-48-LE4	NIO-4RNDCCDX-HW	-
A2	WALL WASH	NORA	NHIOCD-48-LE4	NIO-4RW-MPW	-
F	FAN	PANASONIC	FV-0511VK3	-	-
P1	PENDANT	NORA	NYLM-30X-BB-DIM/12	BLACK	-
UC1	UNDER CABINET	NW LED	LINF12-C-F-MB-30K	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

NOTE:
 ALL SWITCHES AND OUTLETS TO BE LEVITON WHITE.
 ALL SWITCHES TO BE LEVITON ROCKER ARM TYPE AND DIMMERS TO HAVE SLIDE BAR CONTROL.

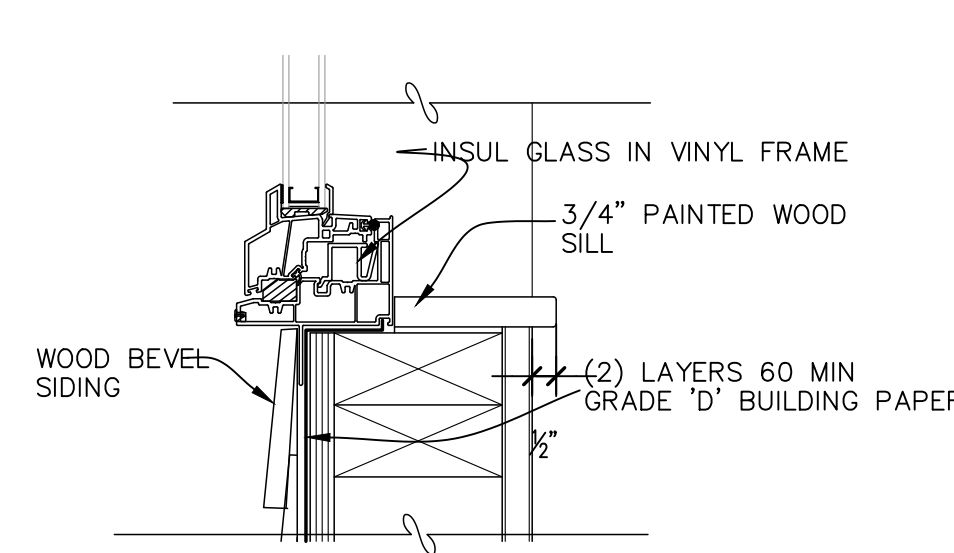


1/8/2025	REVISION
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11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

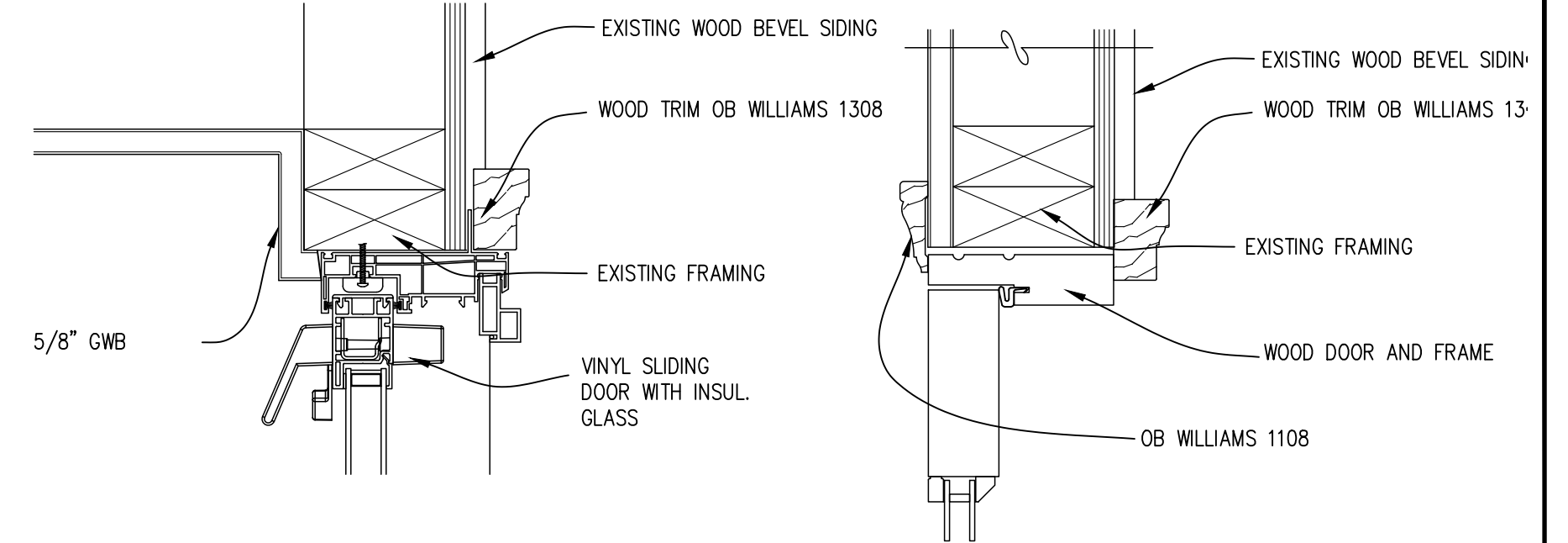
No. Date Revision

ELECTRICAL PLAN

Sheet No. **3.5**
 Project No. 2309
 Date: 2/29/2024

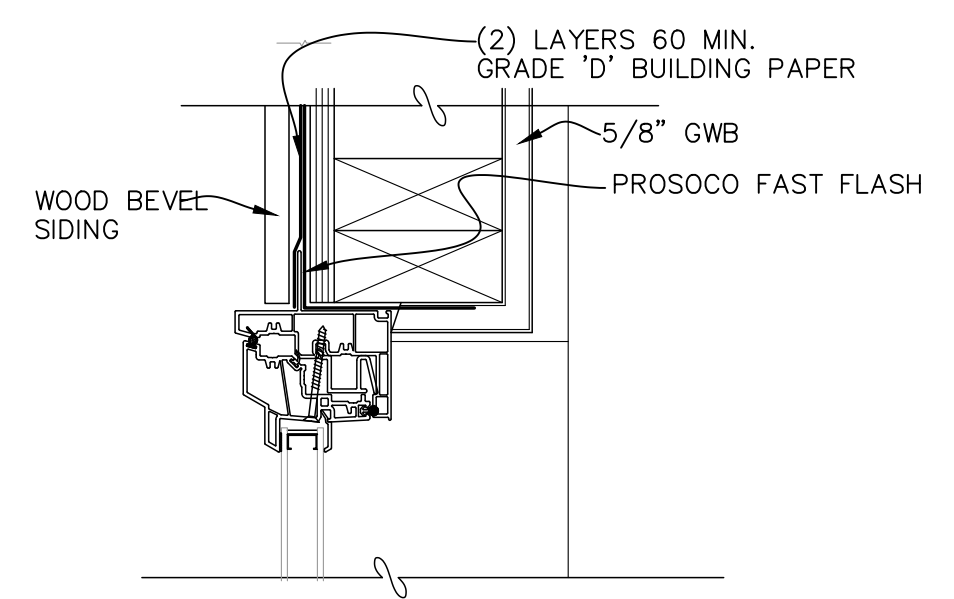


12 SILL
3" = 1'-0"

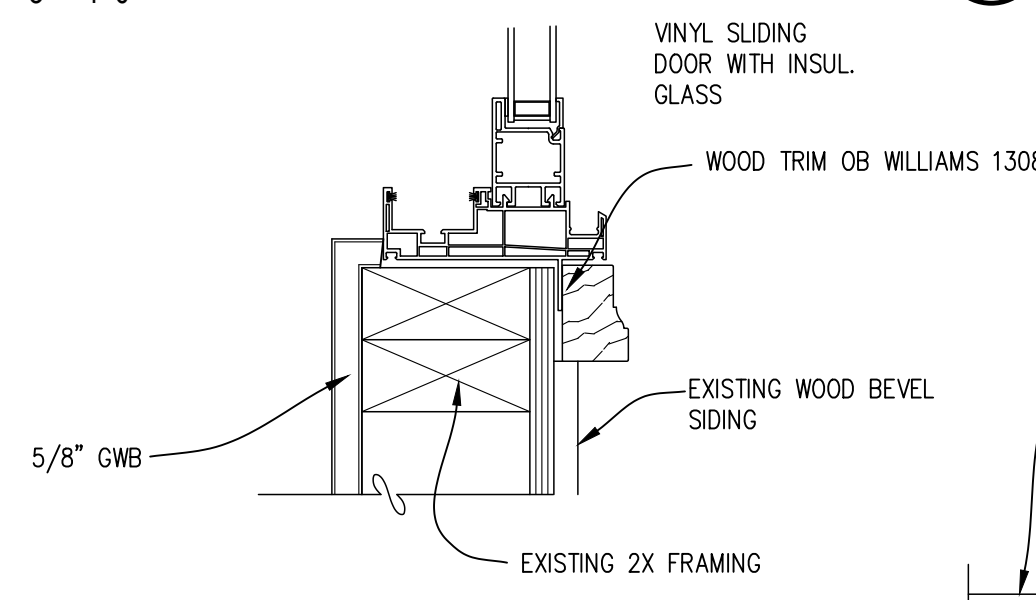


6 JAMB
3" = 1'-0"

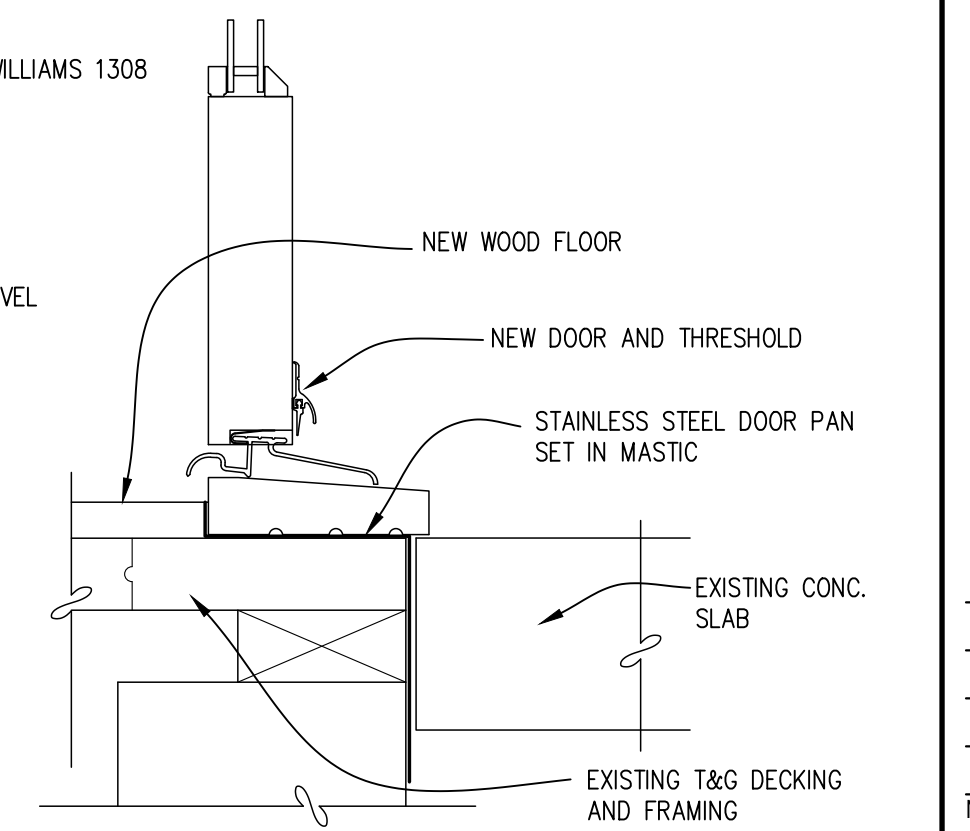
1 HEAD
3" = 1'-0"



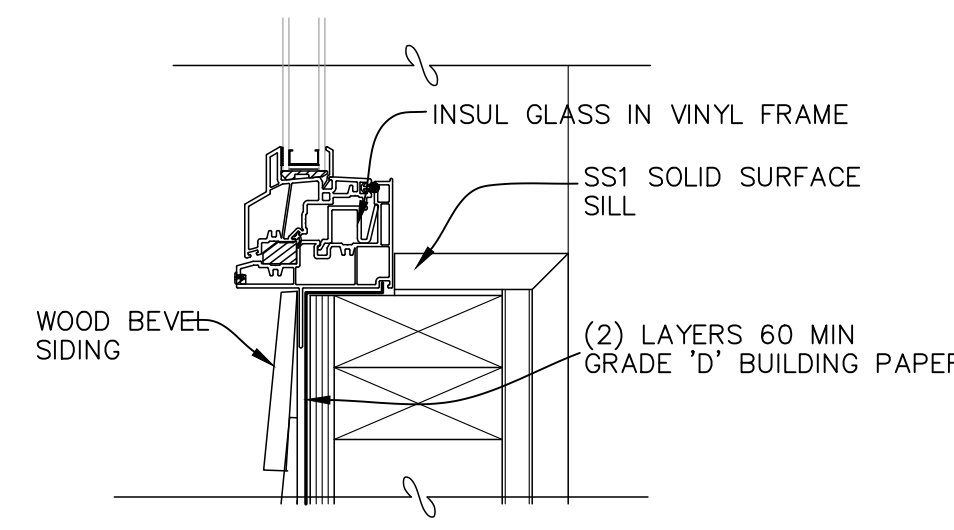
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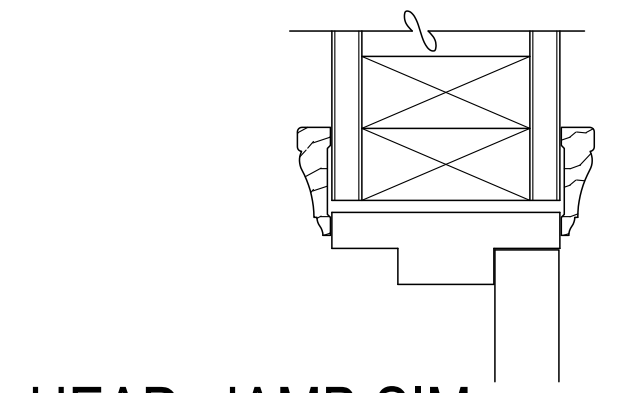
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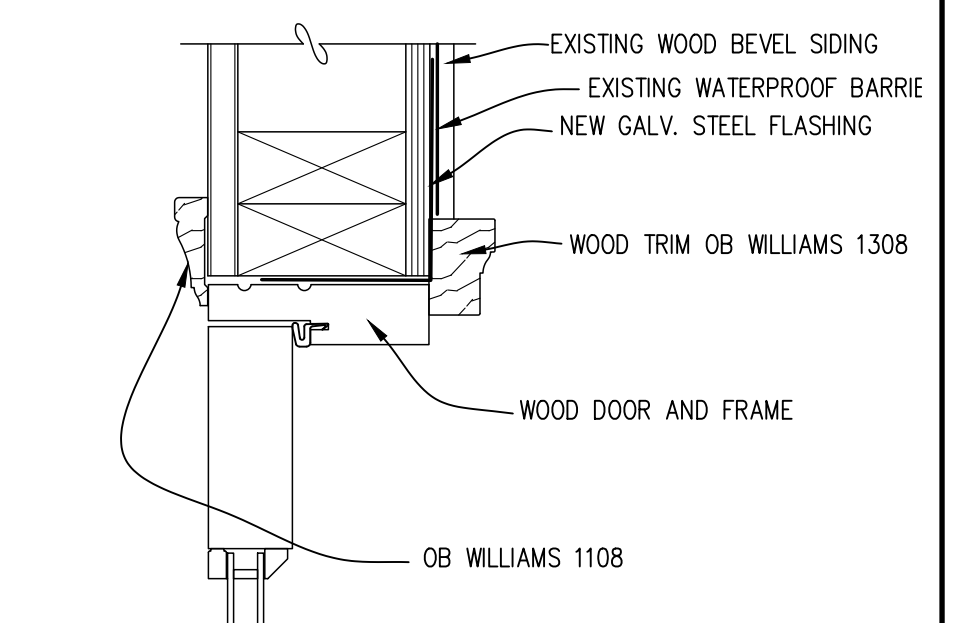
2 THRESHOLD
3" = 1'-0"



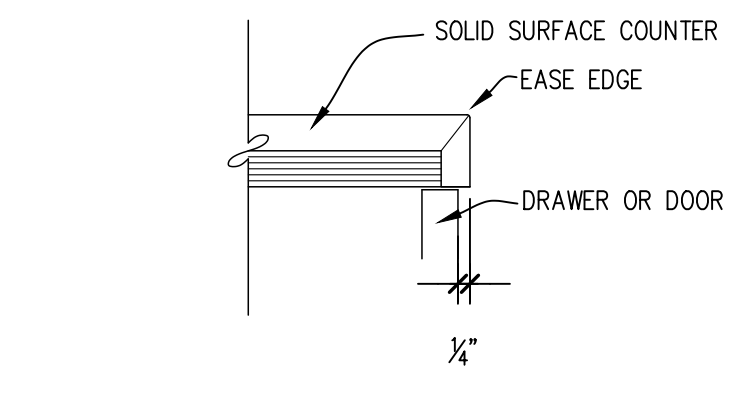
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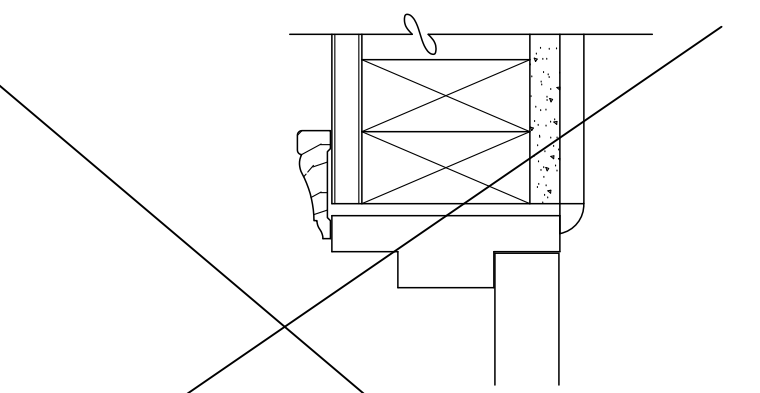
8 HEAD, JAMB SIM.
3" = 1'-0"



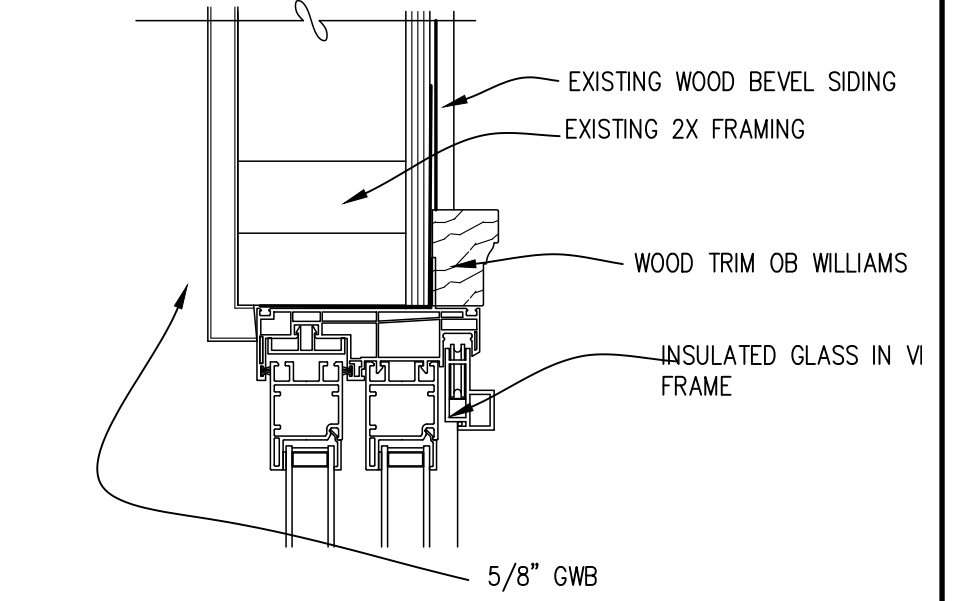
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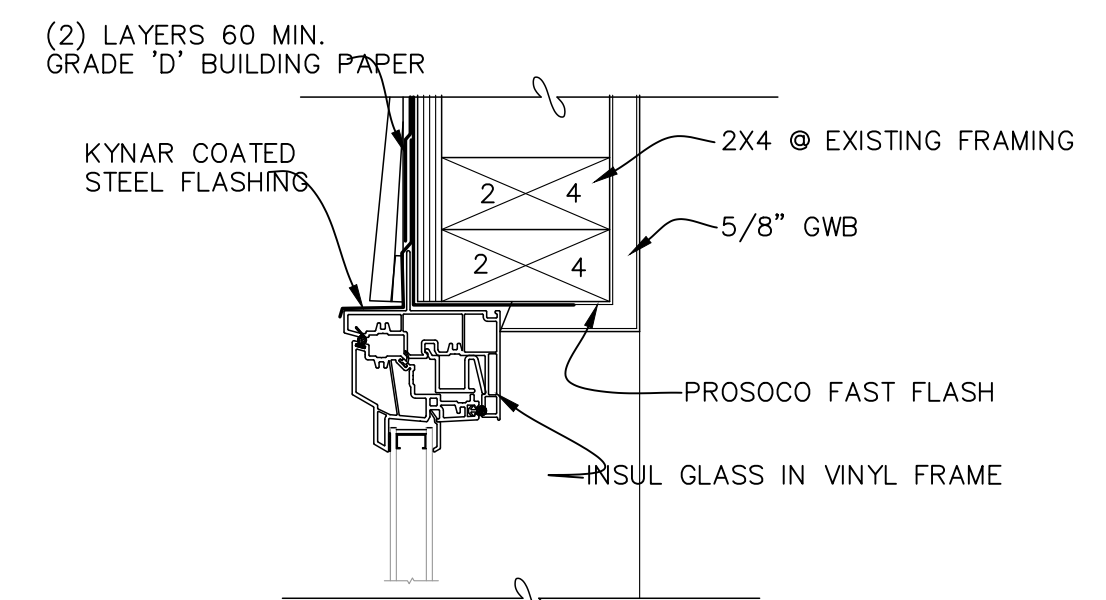
15 TOP
3" = 1'-0"



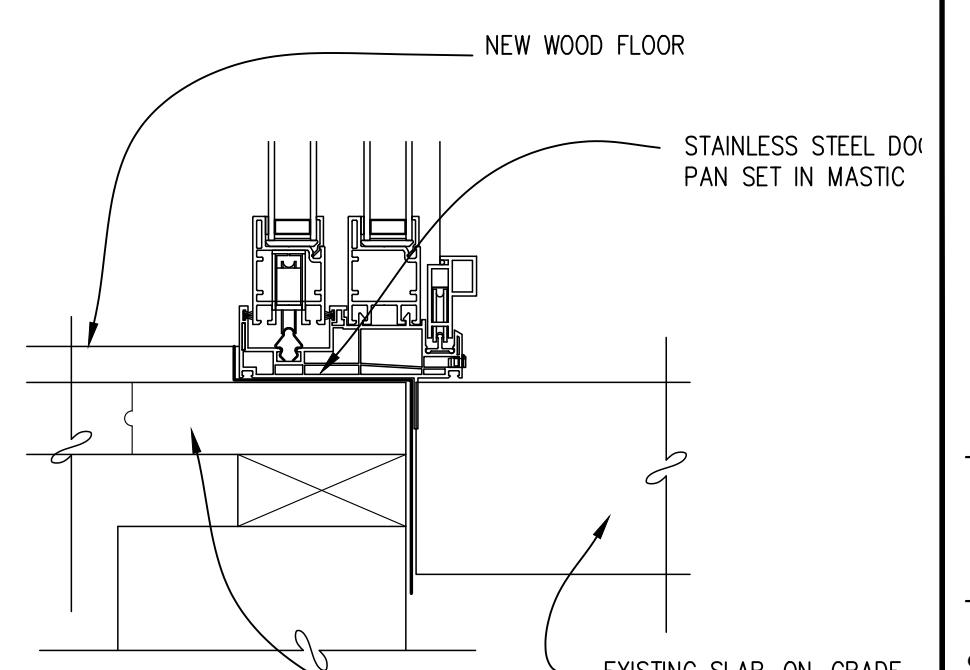
9 HEAD, JAMB SIM.
3" = 1'-0"



4 HEAD
3" = 1'-0"

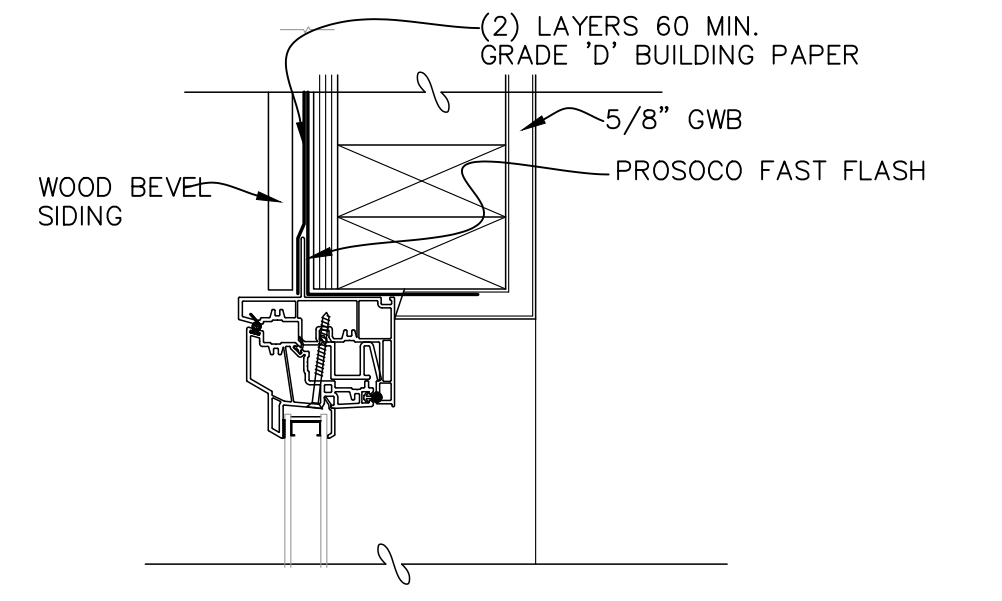


10 HEAD
3" = 1'-0"



5 THRESHOLD
3" = 1'-0"

16 BASE
3" = 1'-0"



11 JAMB
3" = 1'-0"

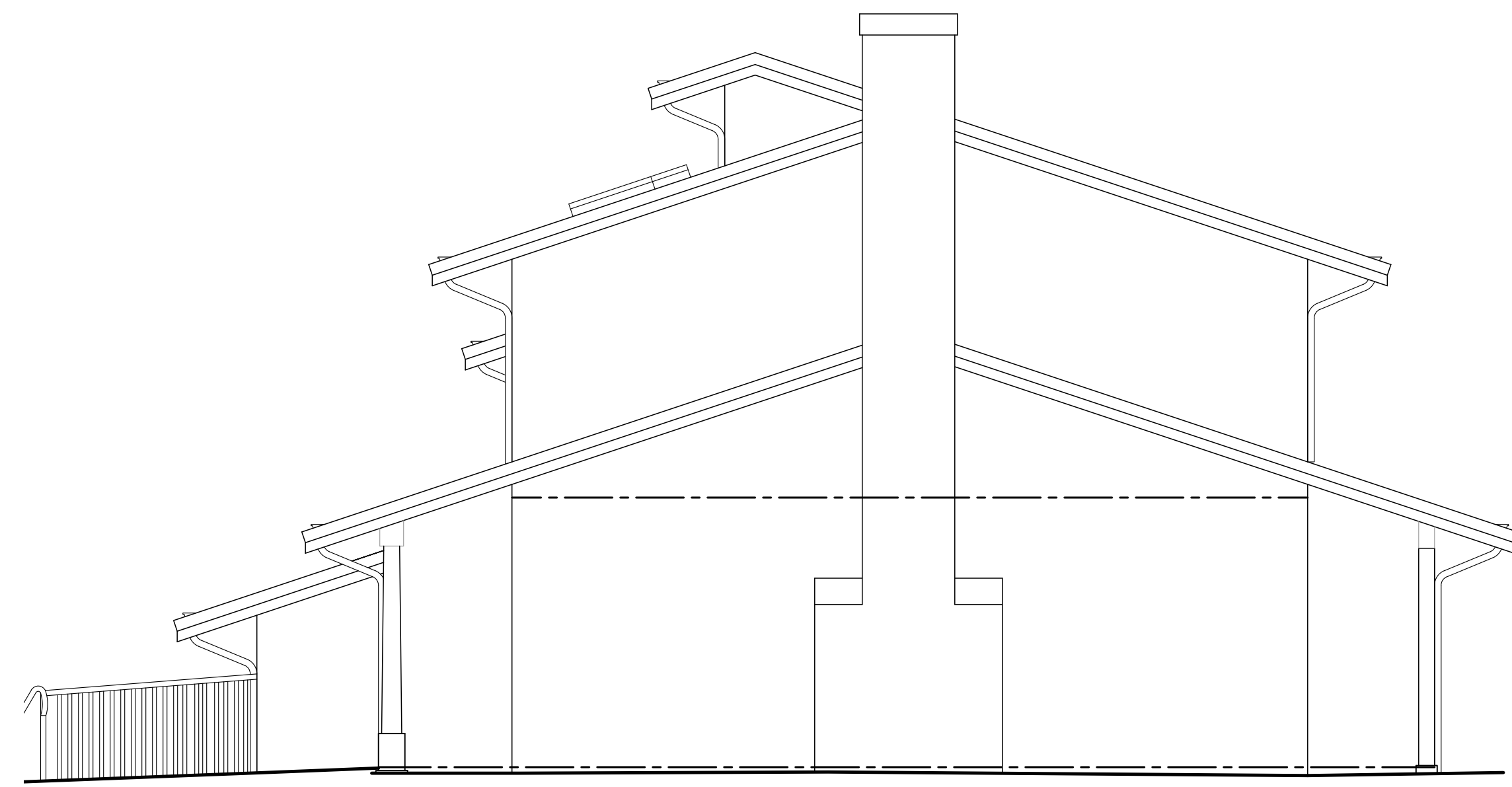


1/8/2025	REVISION
12/19/2024	REVISION
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No.	Date	Revision

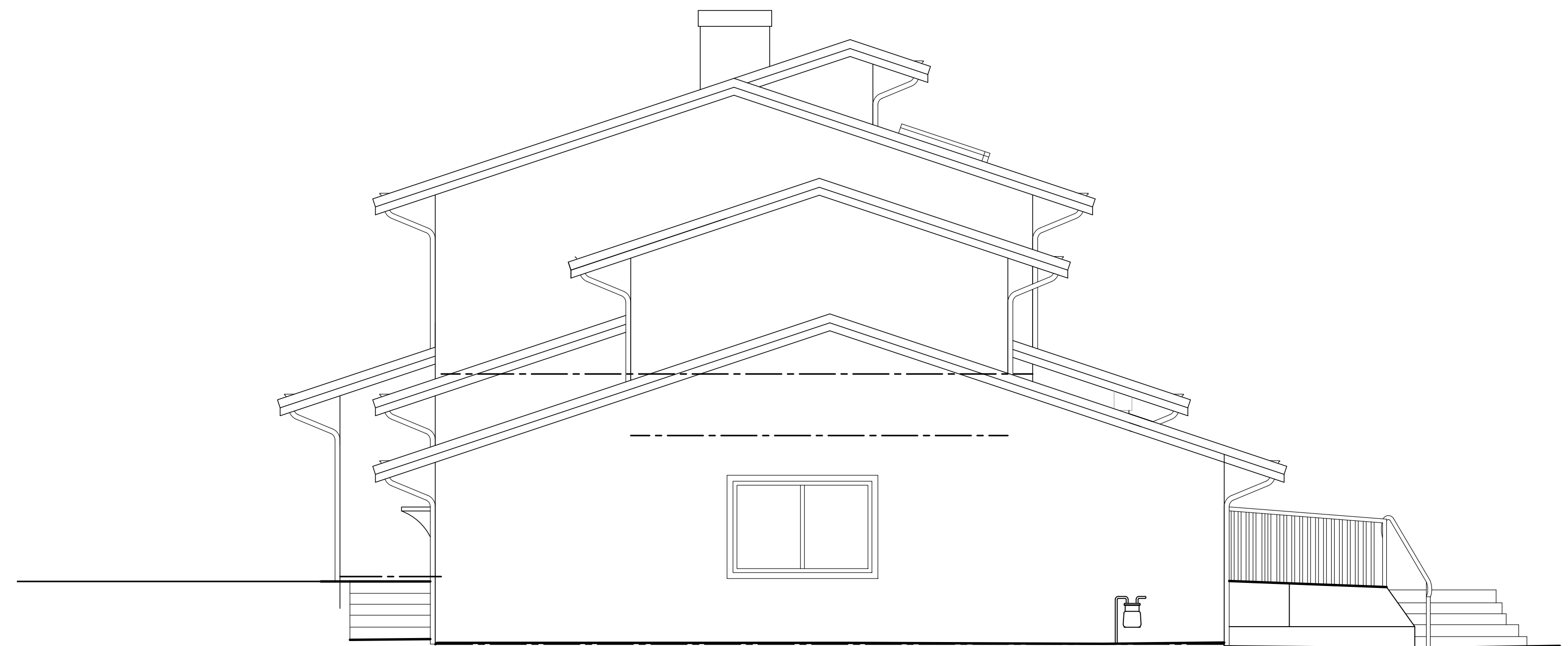
DETAILS

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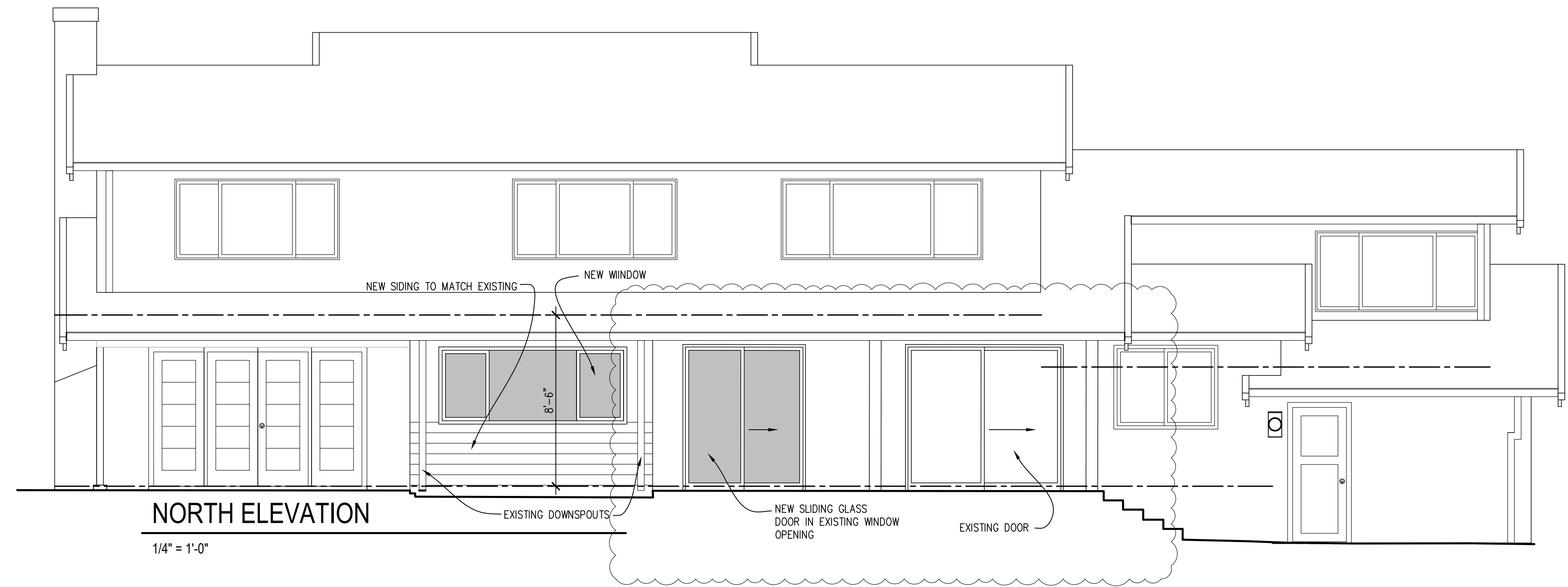
EAST ELEVATION

1/4" = 1'-0"



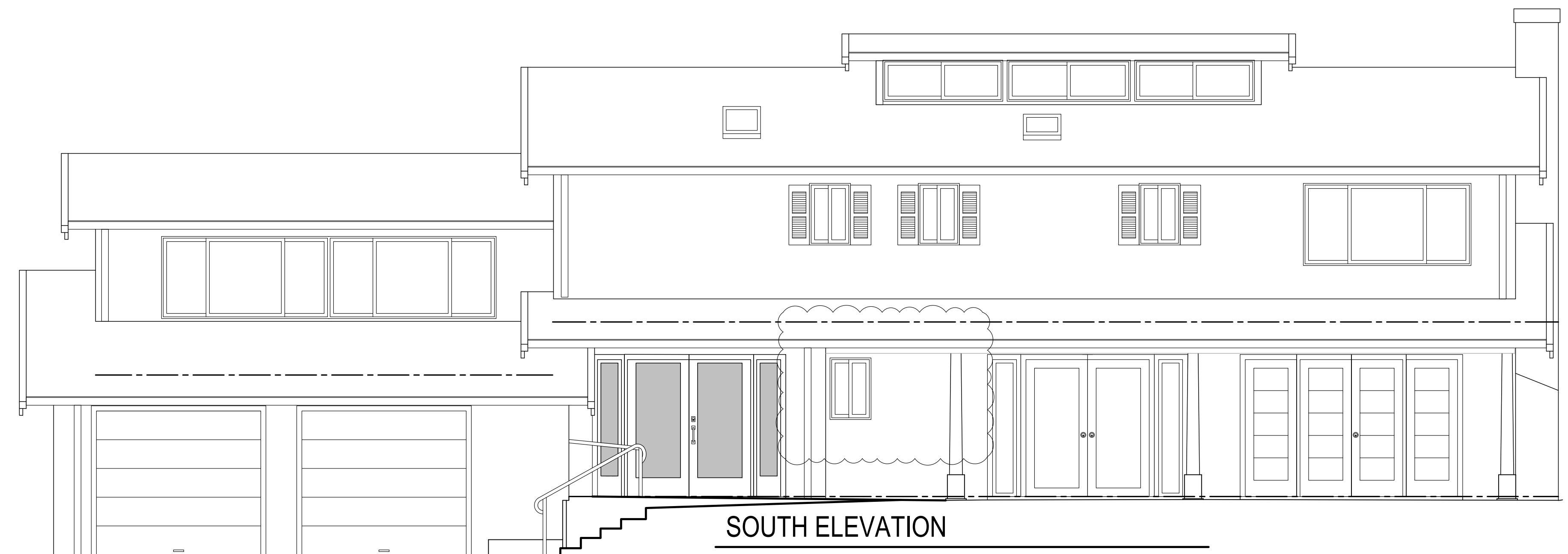
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



1/8/2025	REVISION
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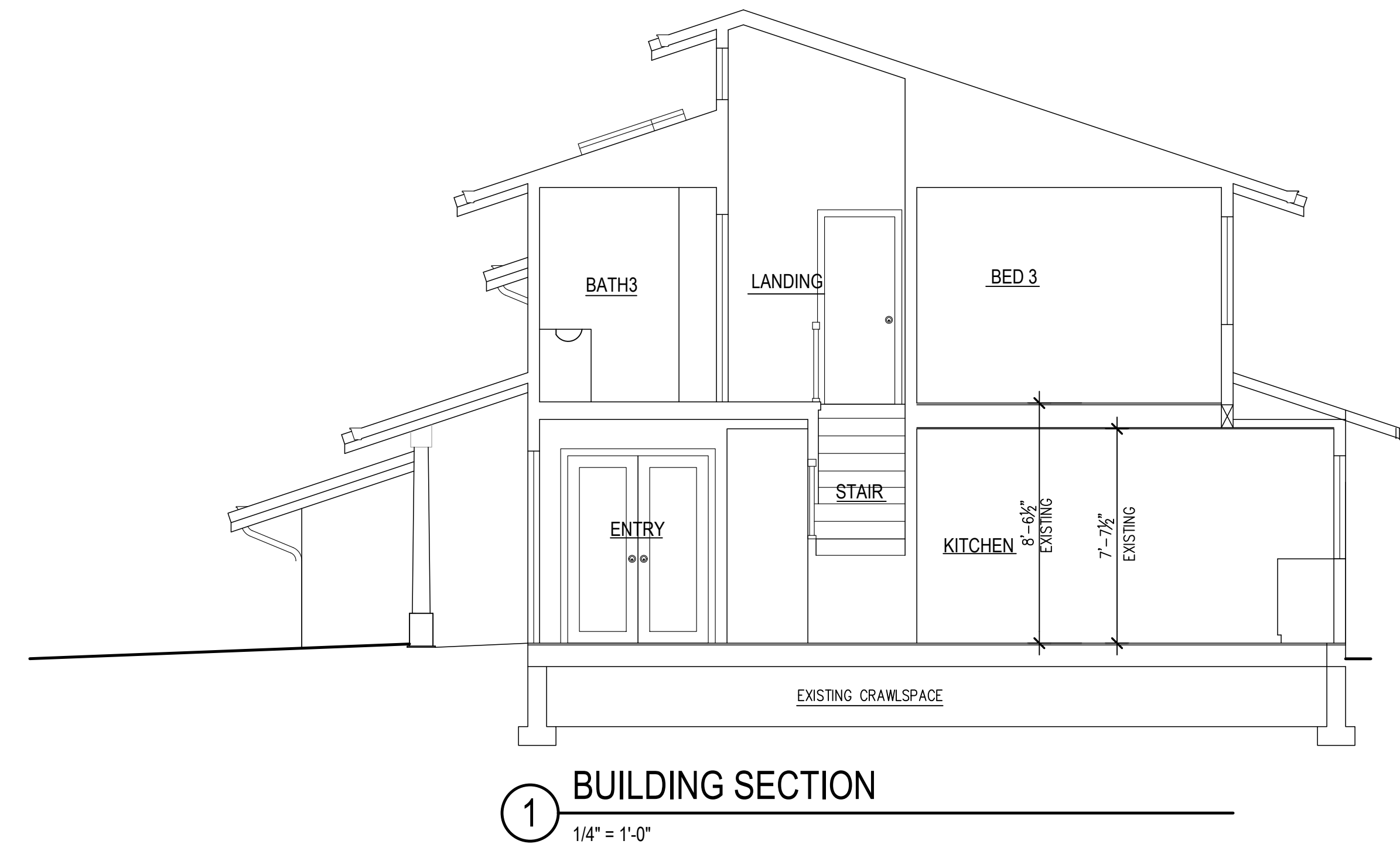
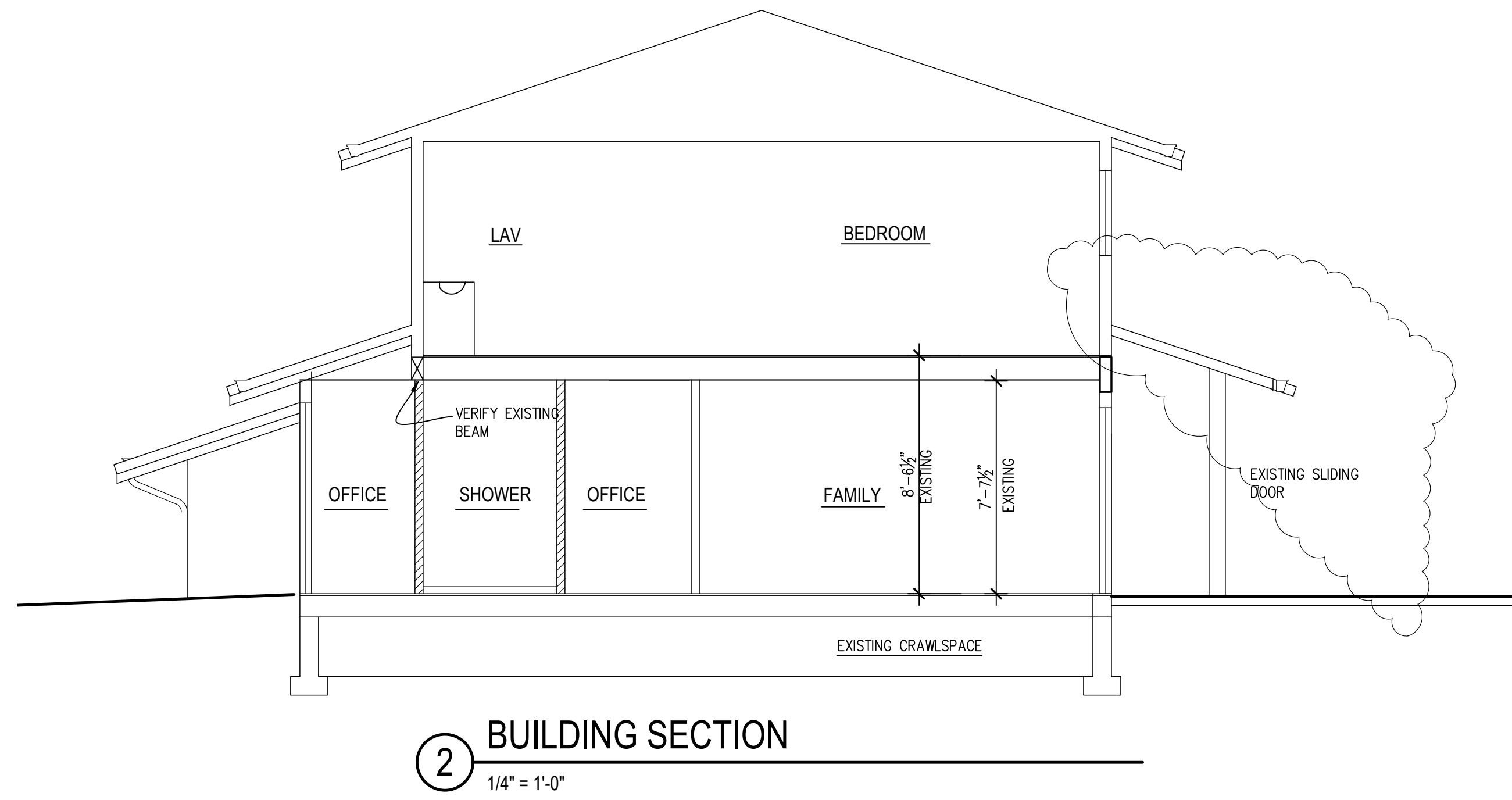
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DUFFY/MCALEESE REMODEL

5330 LANSOWNE LANE
MERCER ISLAND, WA 98040

ELEVATIONS

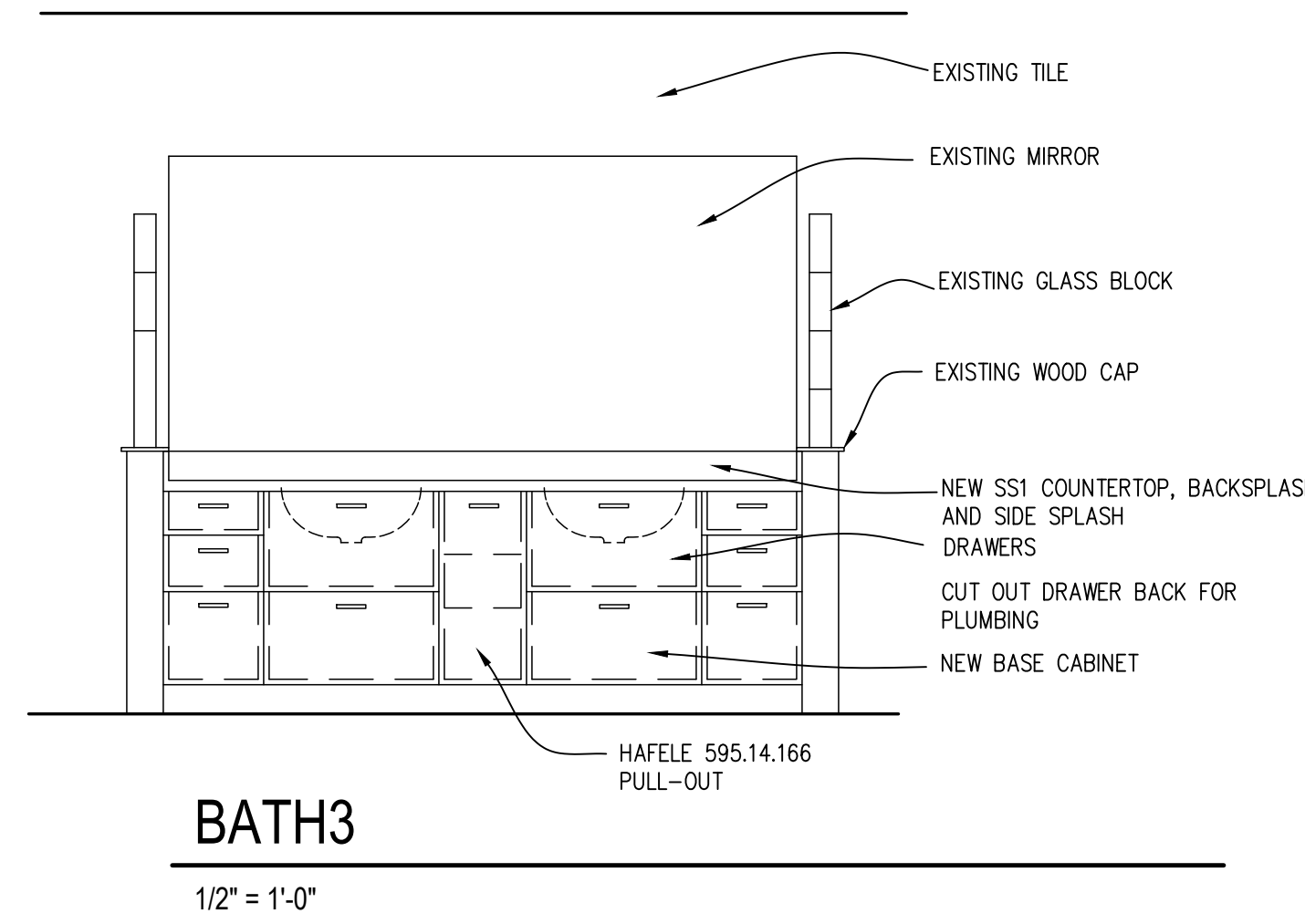
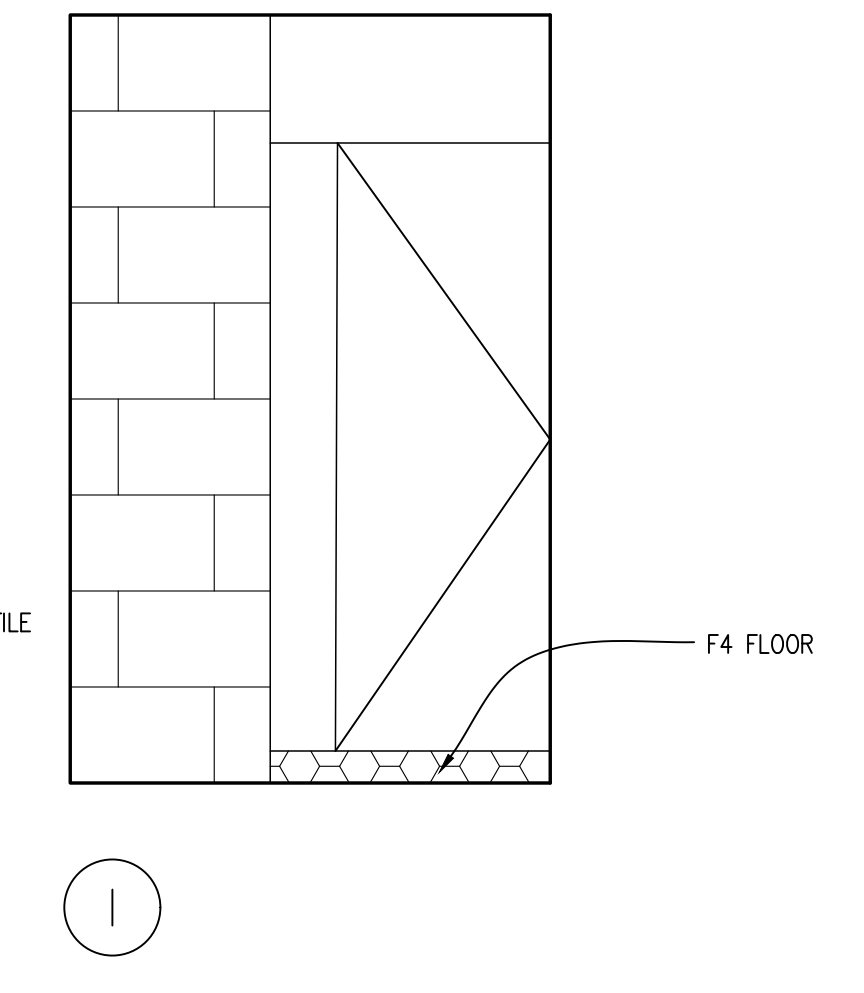
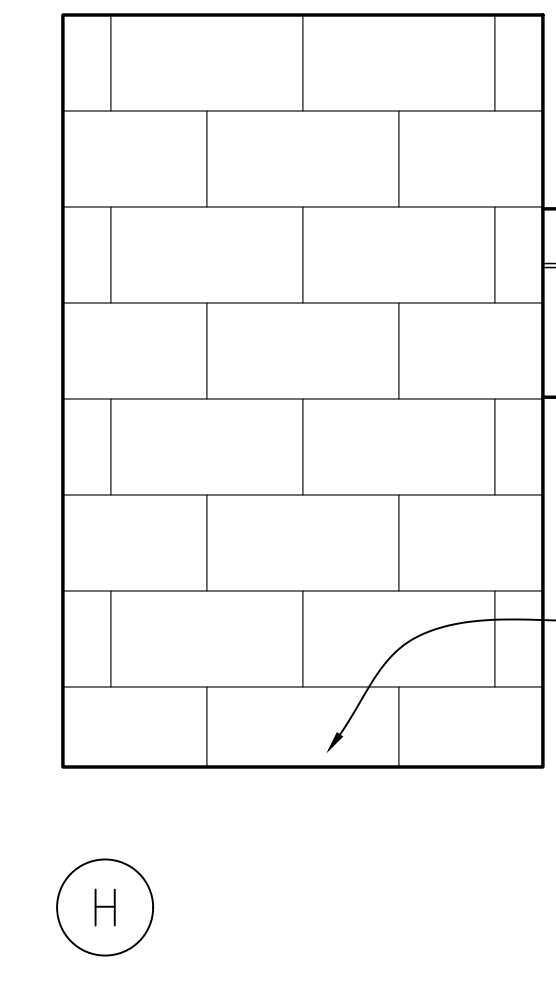
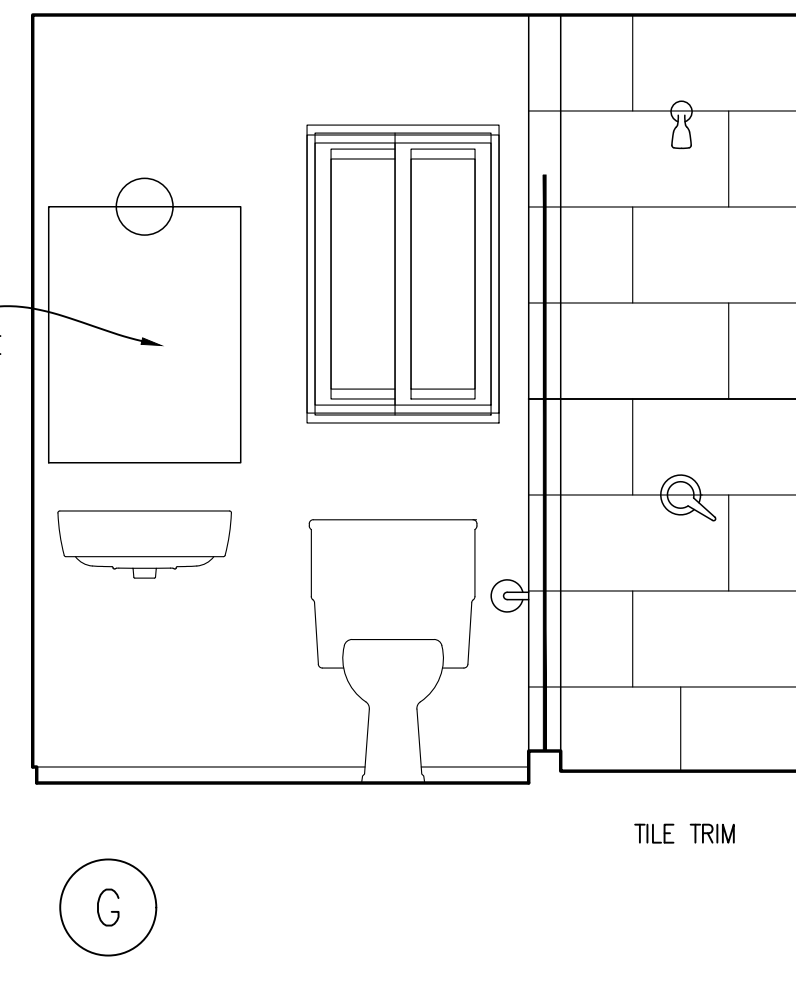
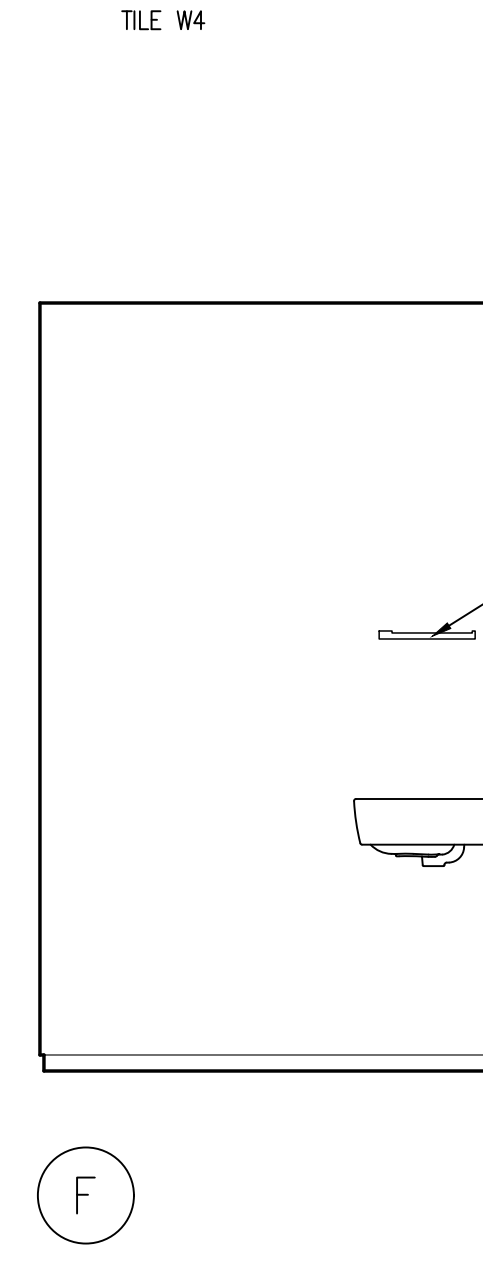
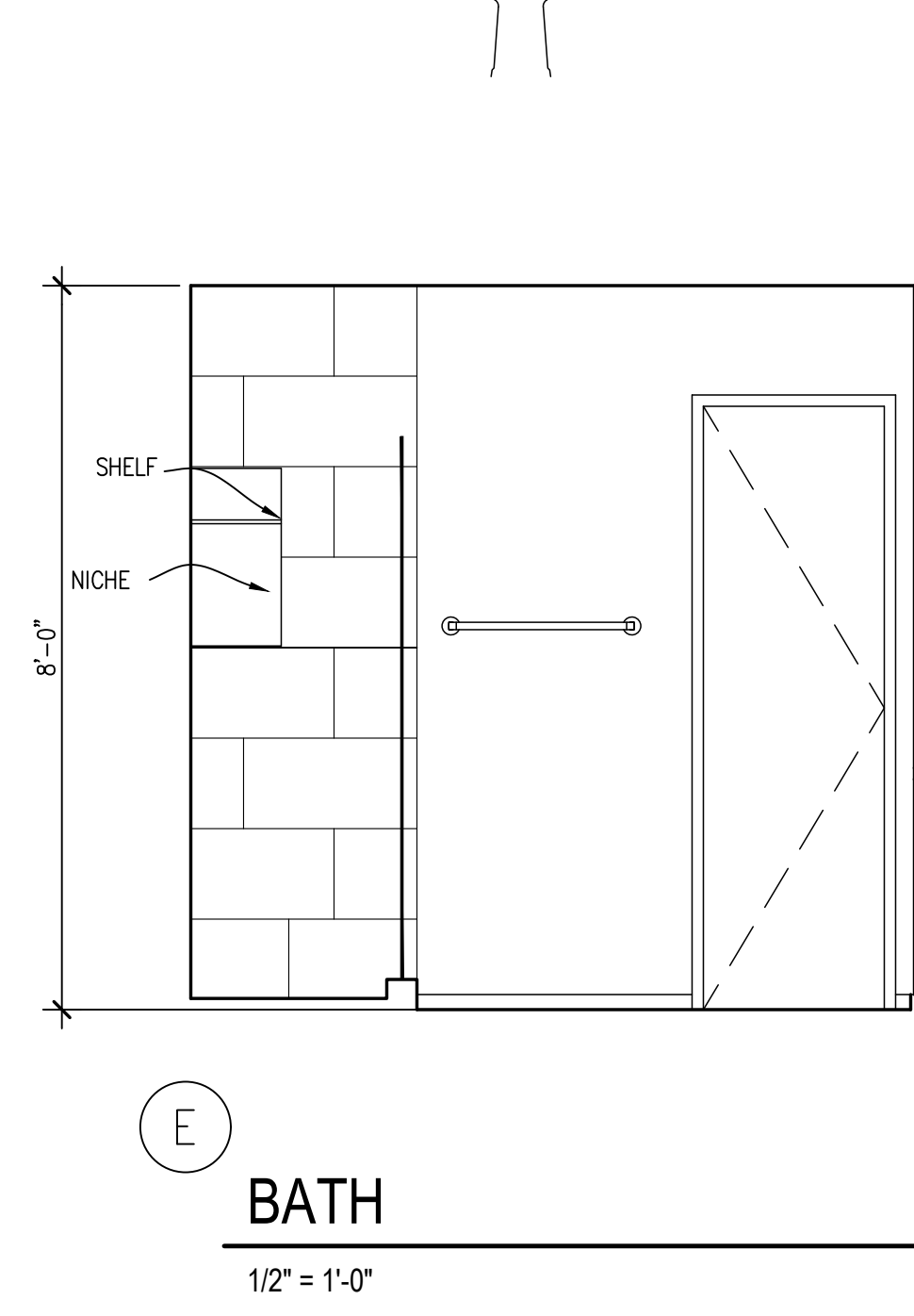
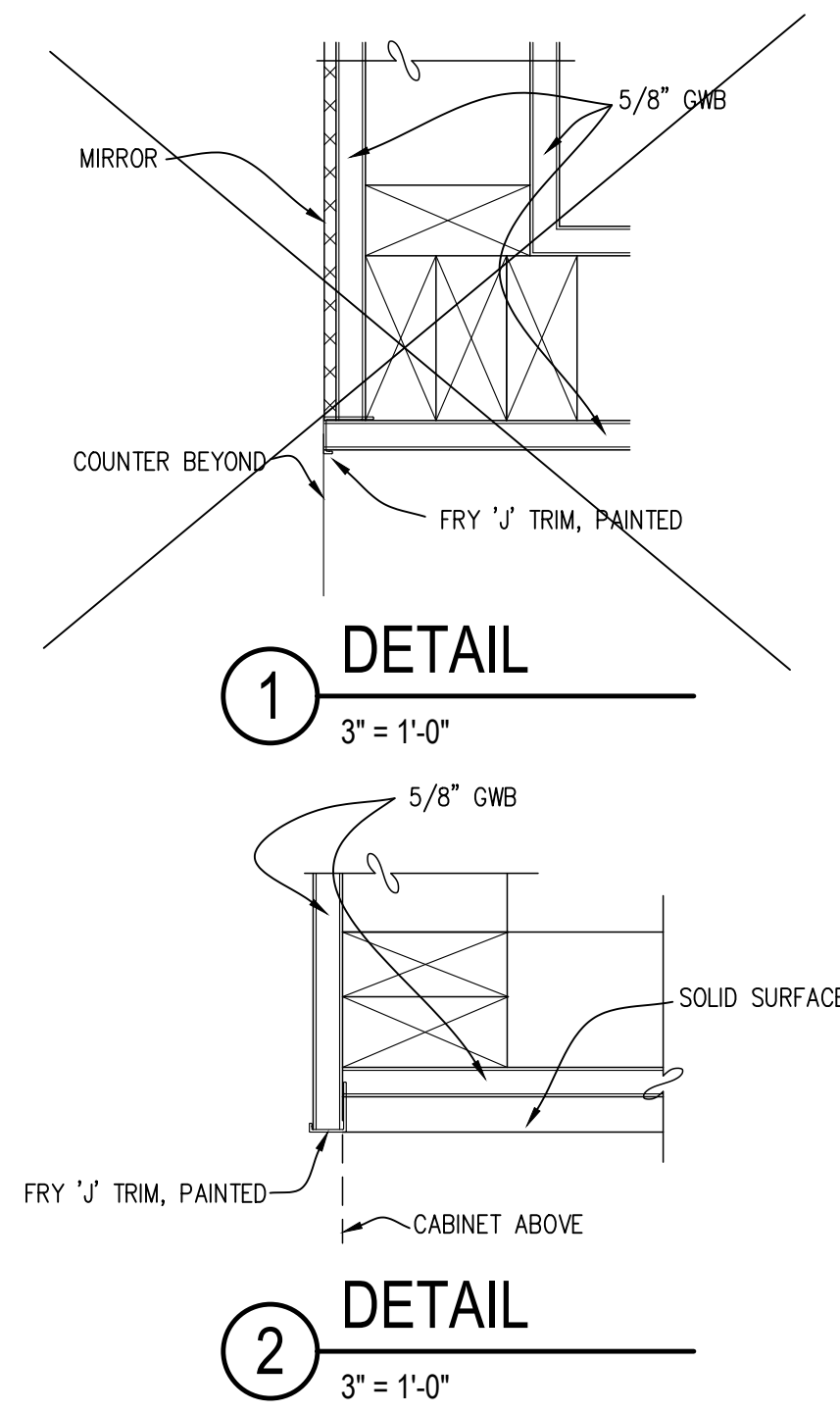
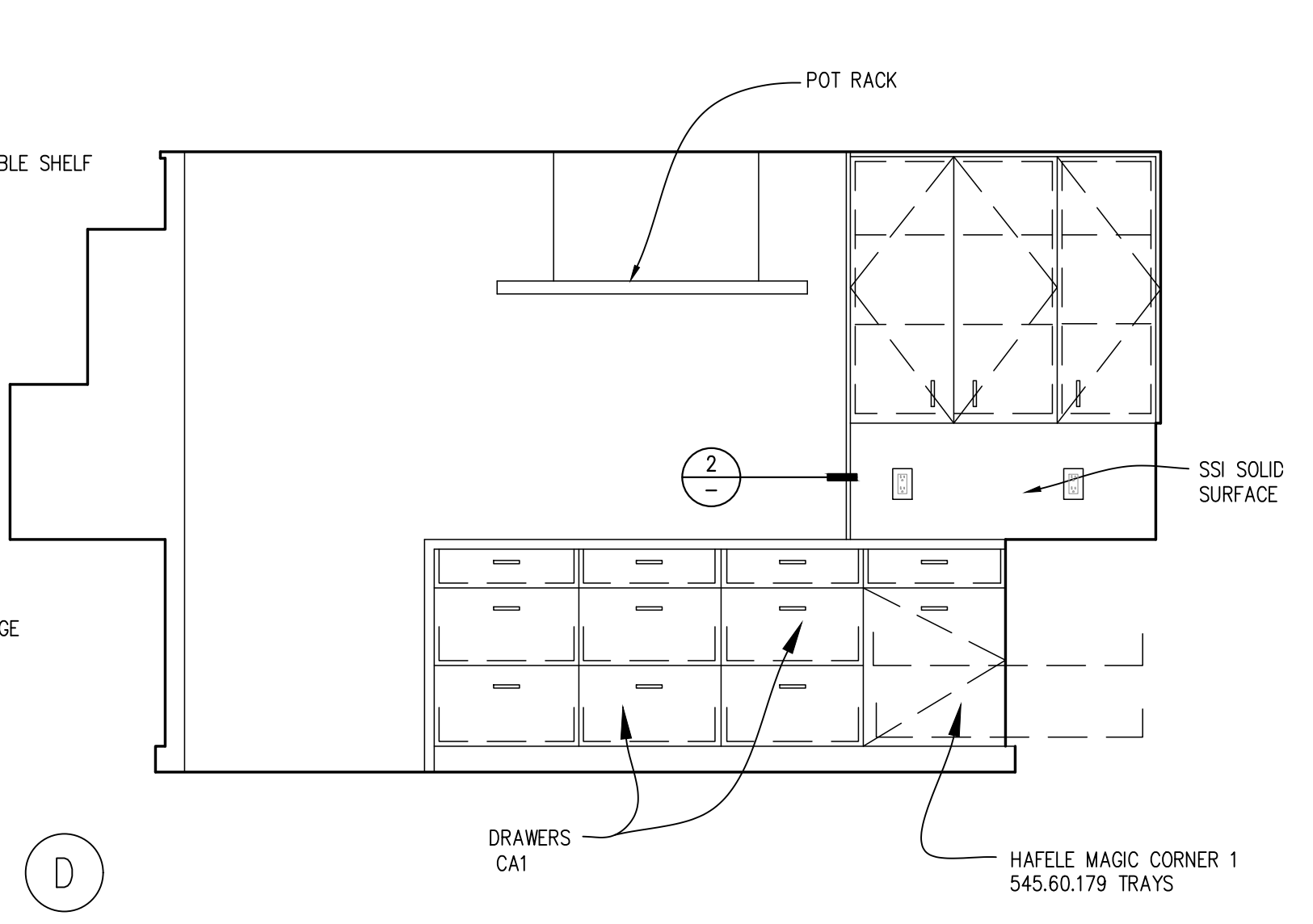
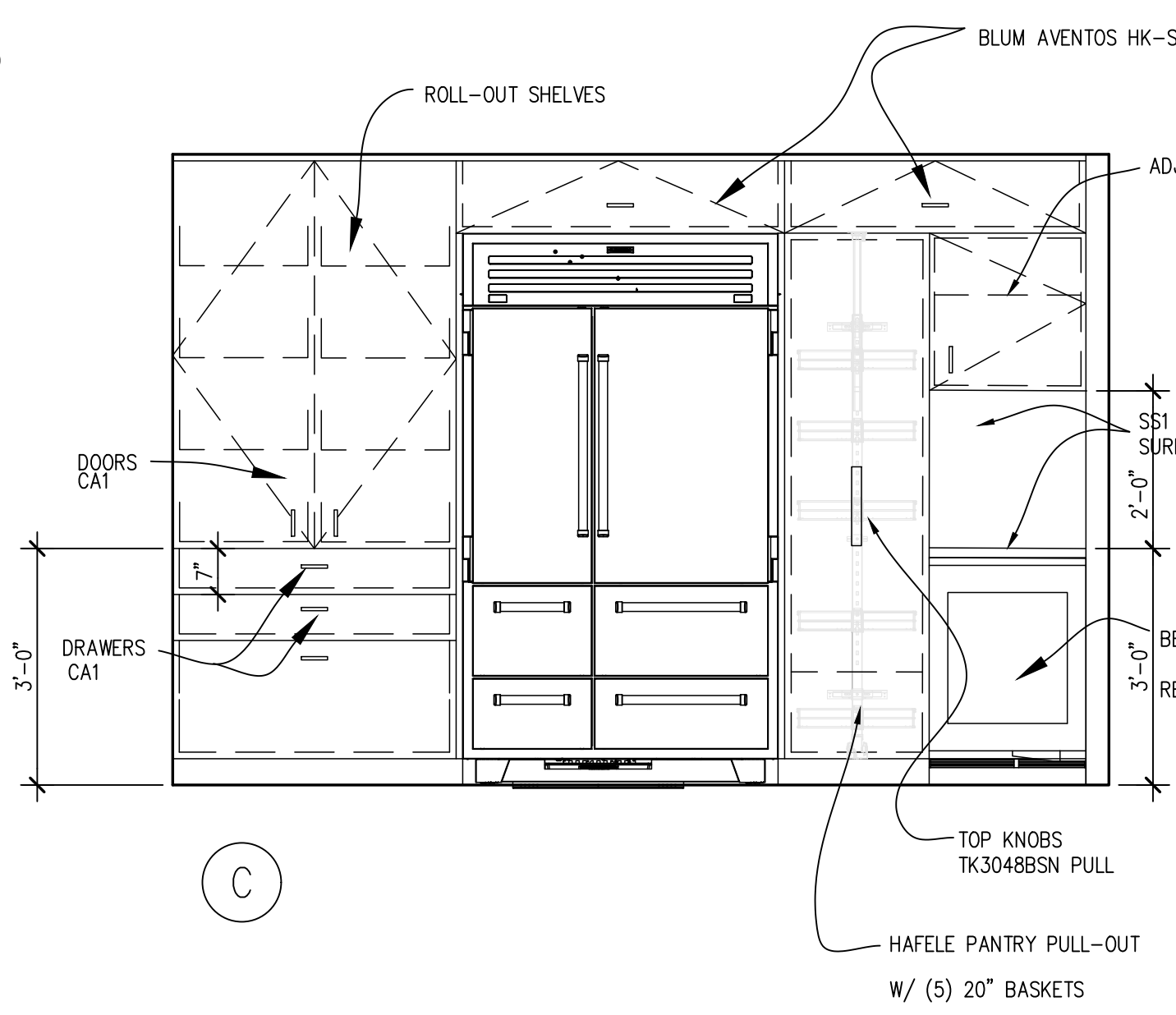
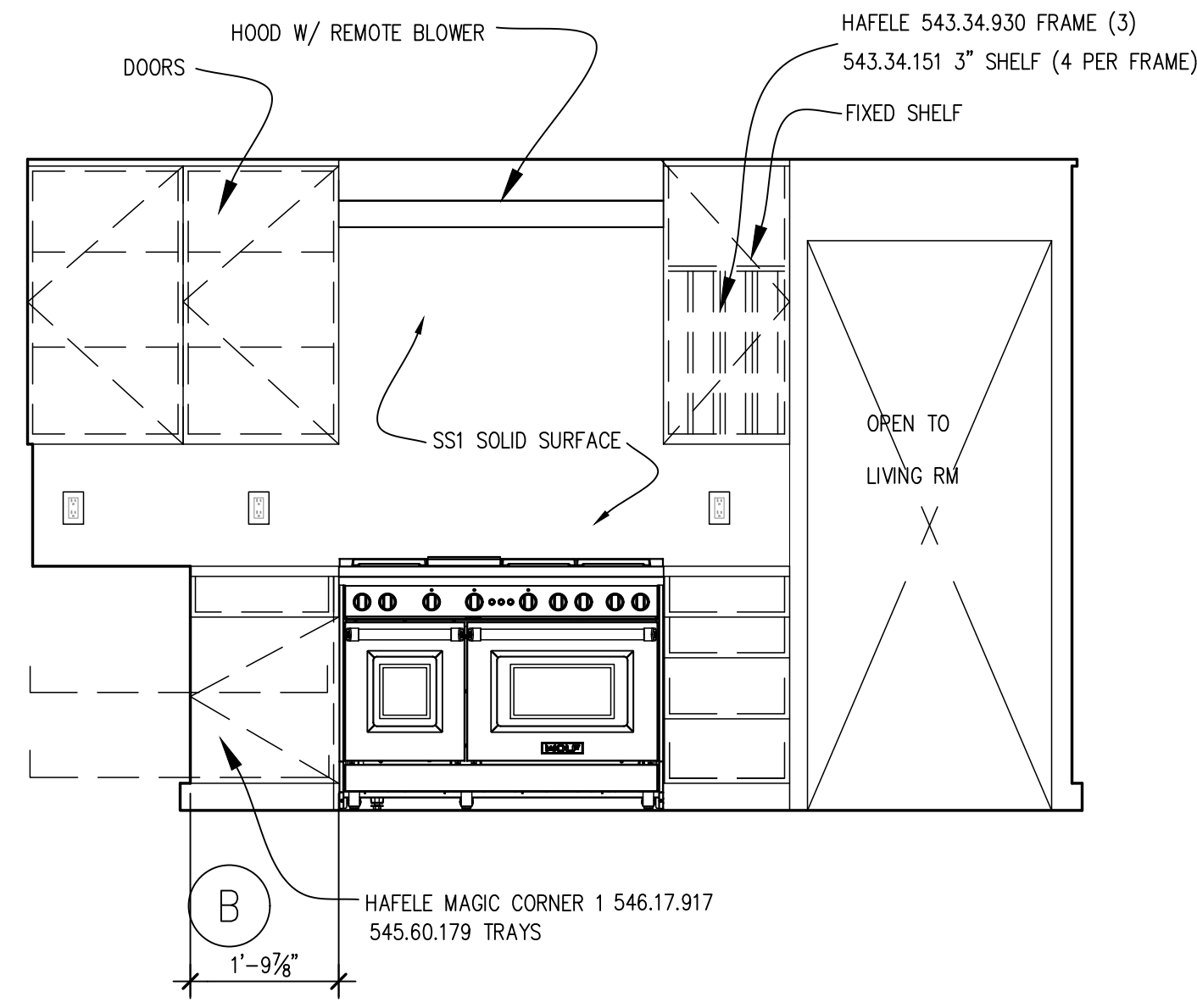
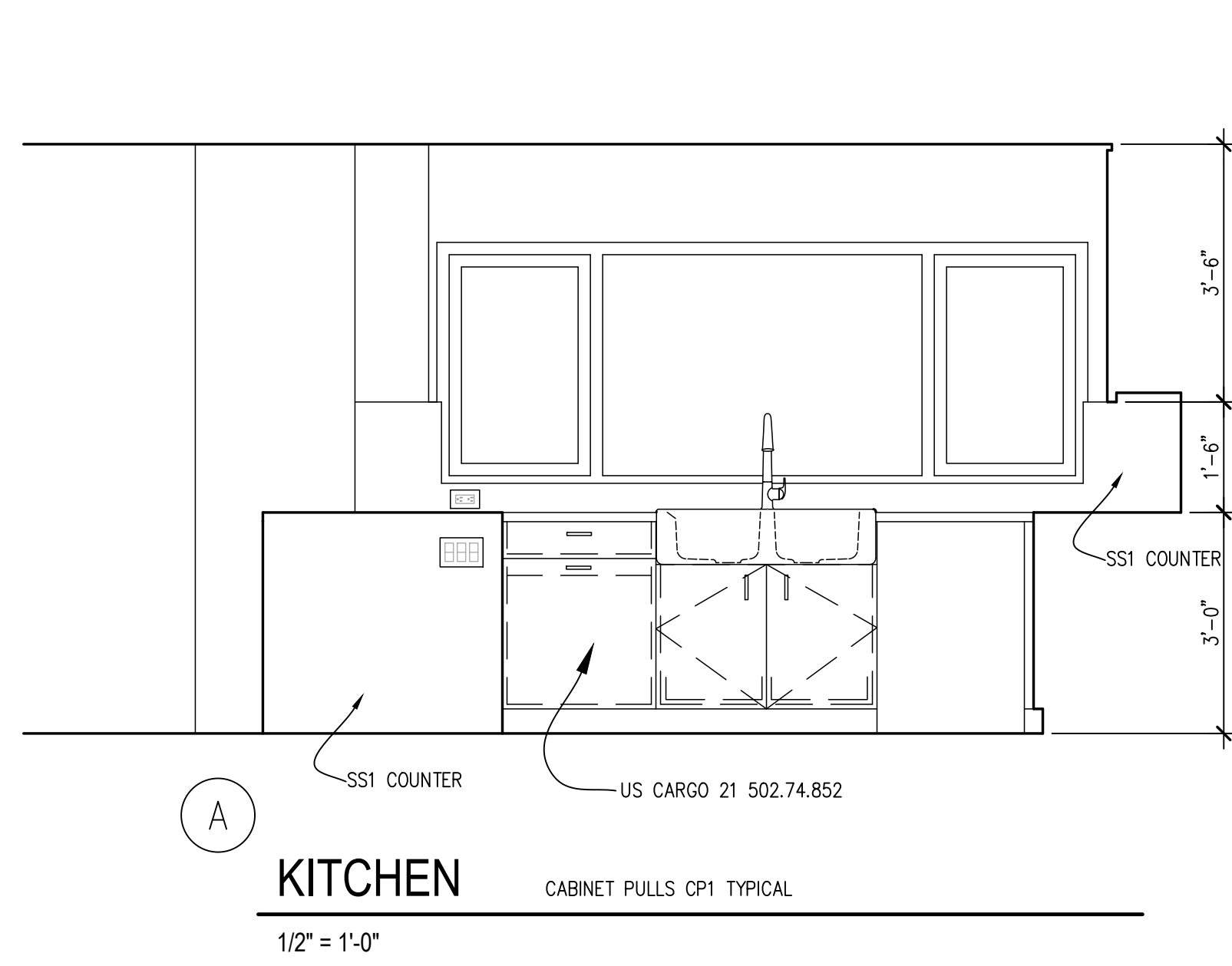
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Project No. 2309
Date: 2/29/2024



1/8/2025	REVISION
12/19/2024	REVISION
11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

No. Date Revision

SECTIONS



GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GNB AND 5/8" GNB WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CGQ/EGCQ CAPS AND PGS 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.

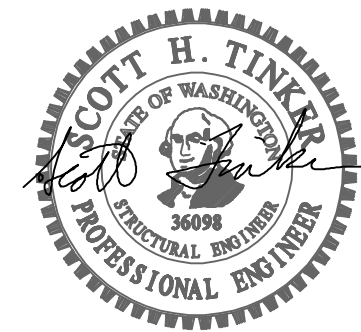
ABBREVIATIONS			
@	At	L	Angle
d	Penny (Nails)	LB.	Pound
Ø	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
...#	Founds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. MT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine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



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SEAL:



PROJECT:

**DUFFY/MCALEESE
REMODEL**

5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

APPROVAL:

PERMIT CORRECTIONS	2/27/24
PERMIT SET	1/17/24

NO.	DESCRIPTION	DATE	BY
ISSUES: ○	REVISIONS: △		

P.M. SHT

DRAWN BY: TA

P.E. BSD

SCALE: AS SHOWN

DATE: 1/17/24

JOB NO. 23488.01

SHEET TITLE:

**GENERAL
STRUCTURAL
NOTES**

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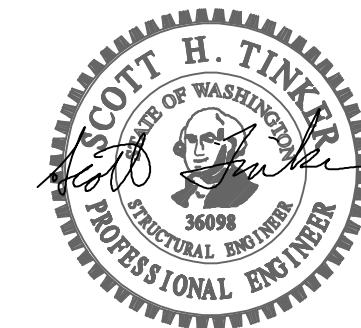
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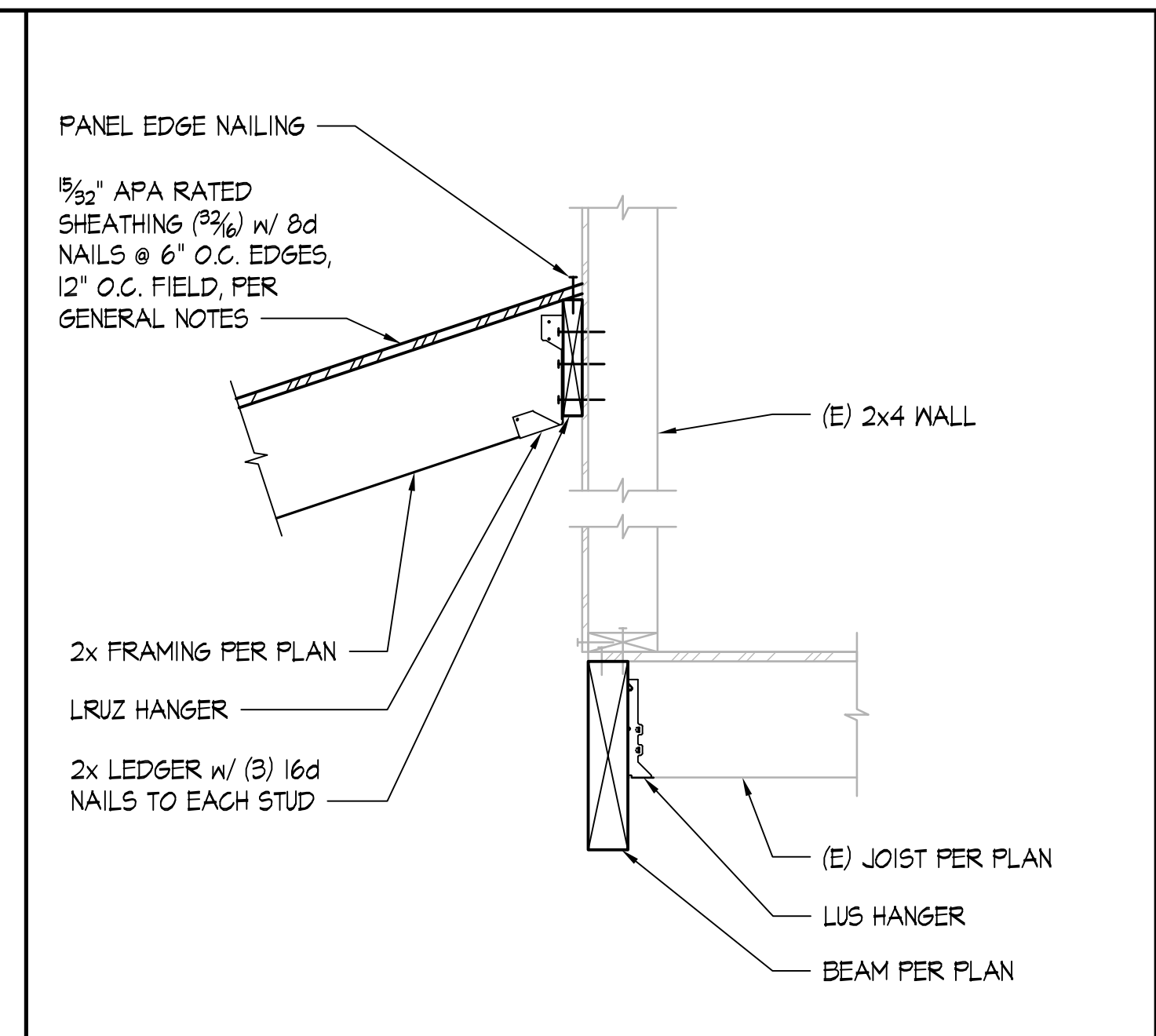
APPROVAL:

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P.E.	BSD		
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SCALE:	AS SHOWN		
DATE:	1/17/24		
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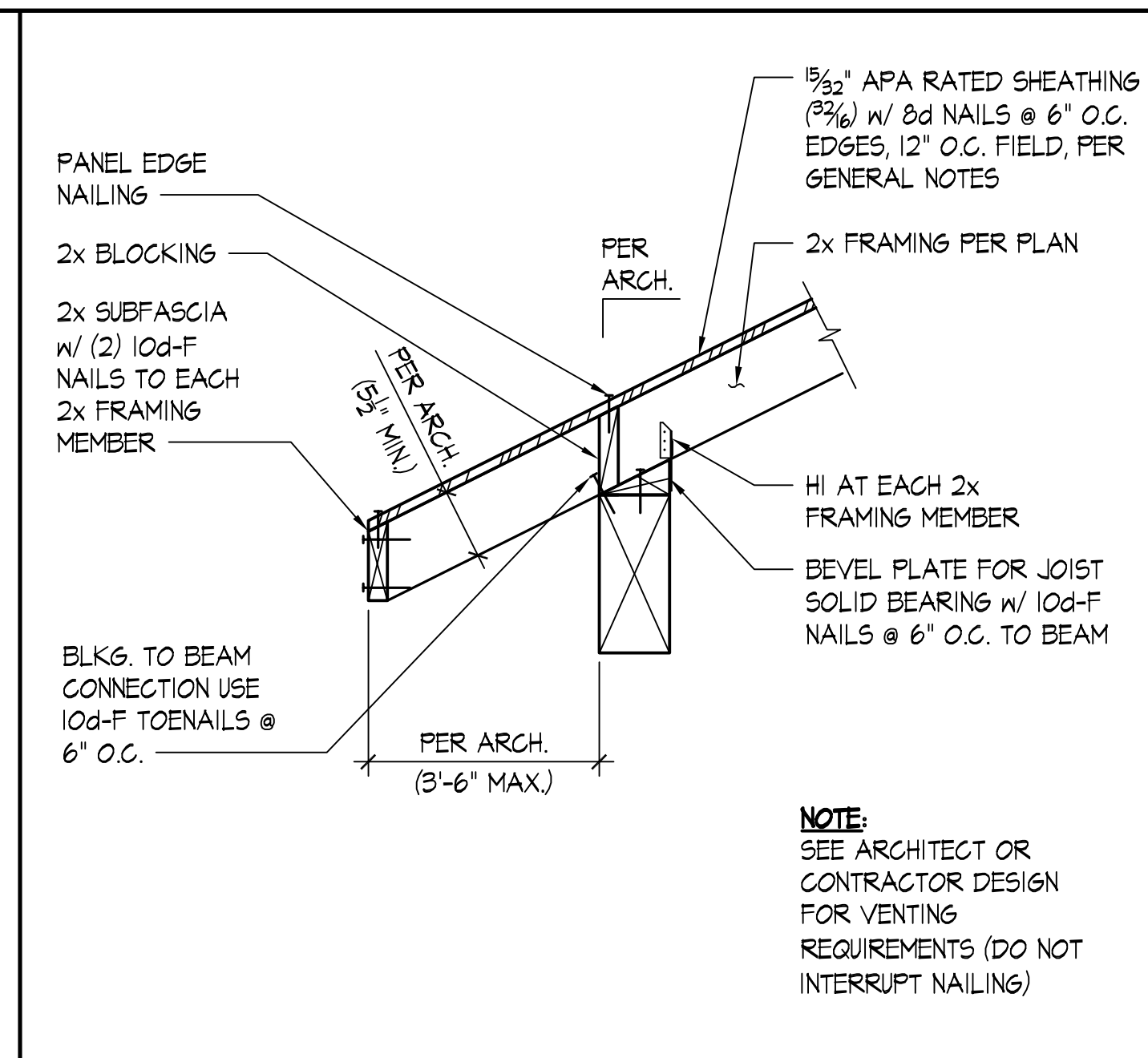
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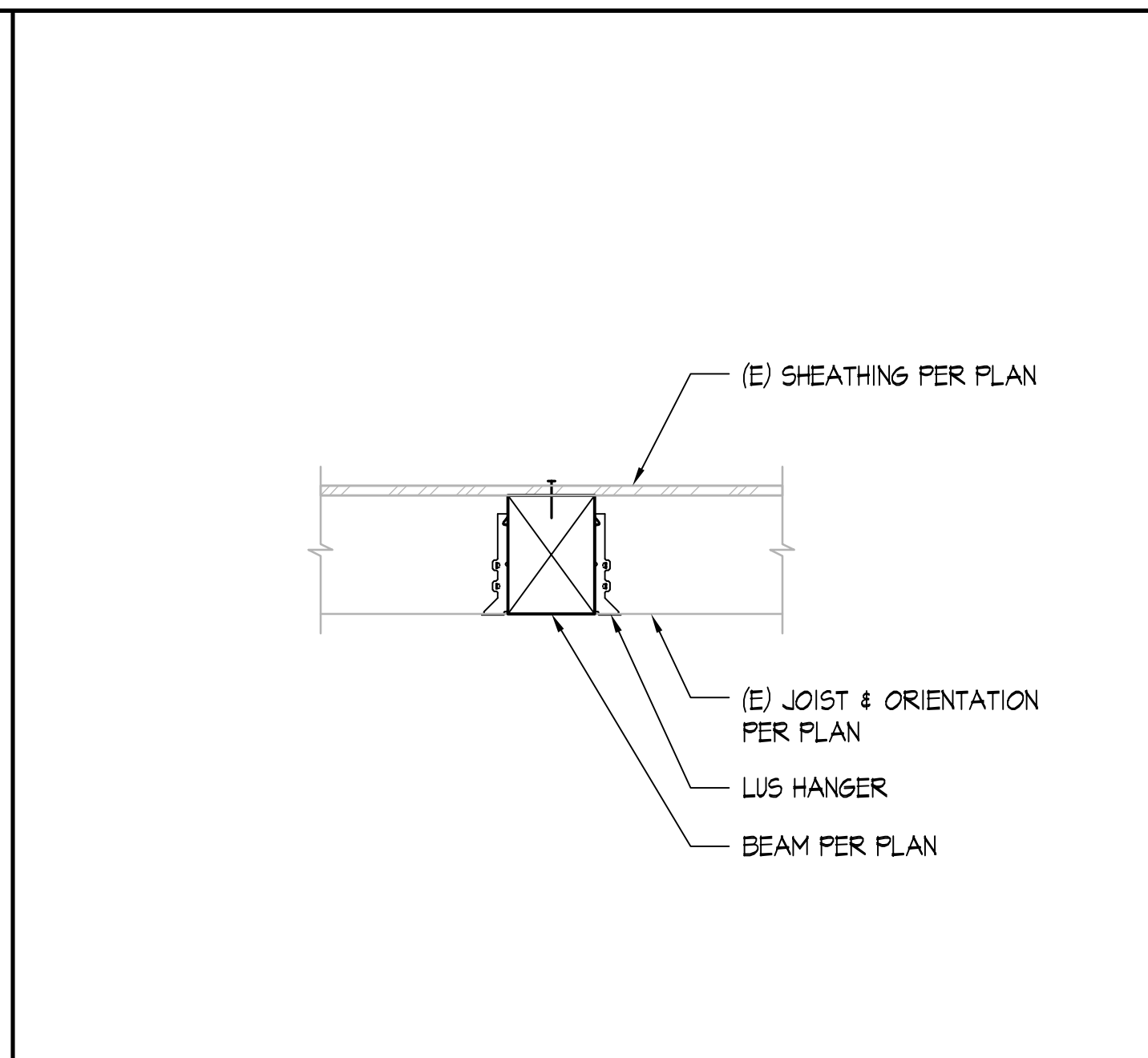
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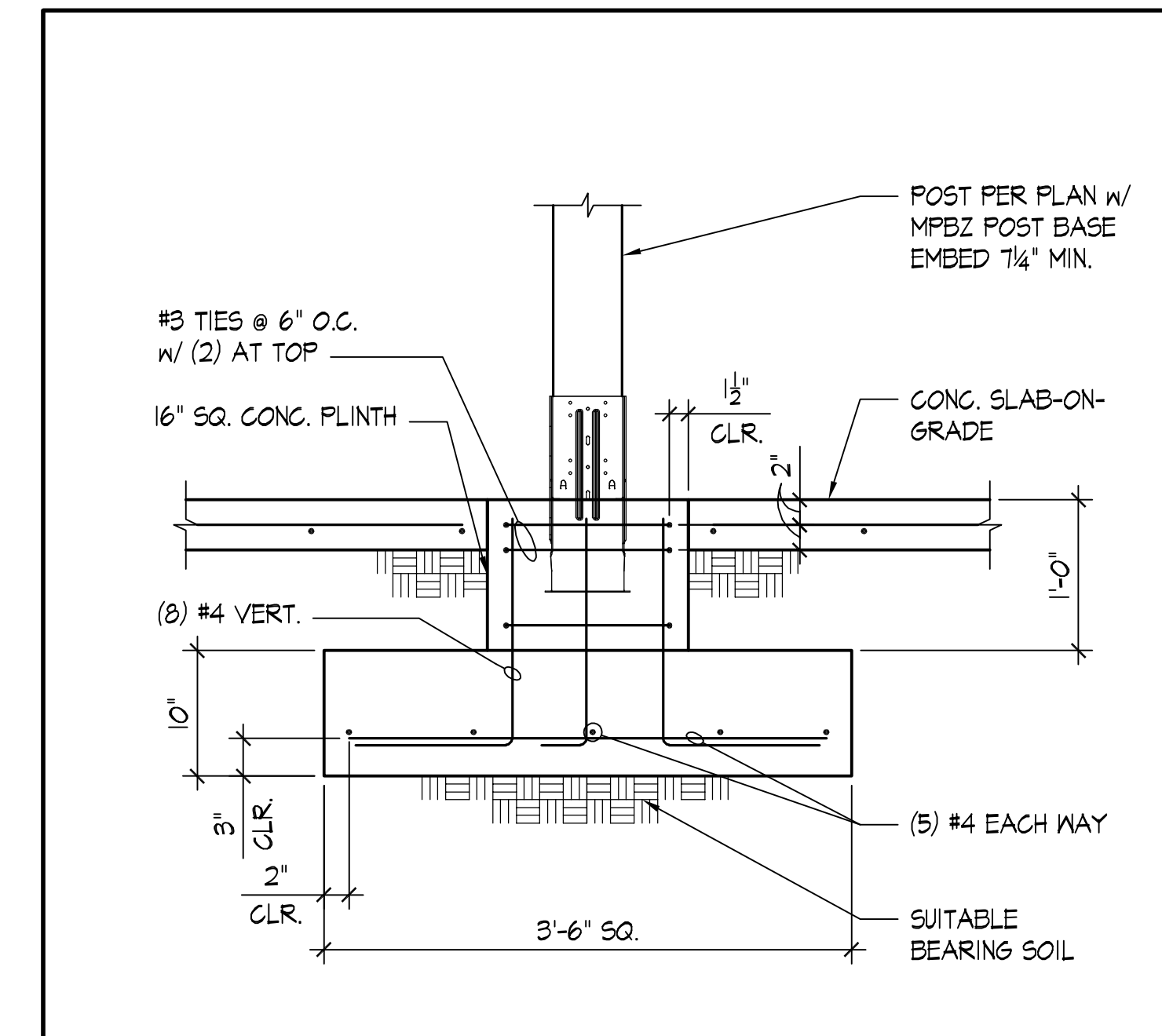
2x FRAMED LOW ROOF - (E) JOIST PERPENDICULAR TO BEAM SCALE: NONE 4



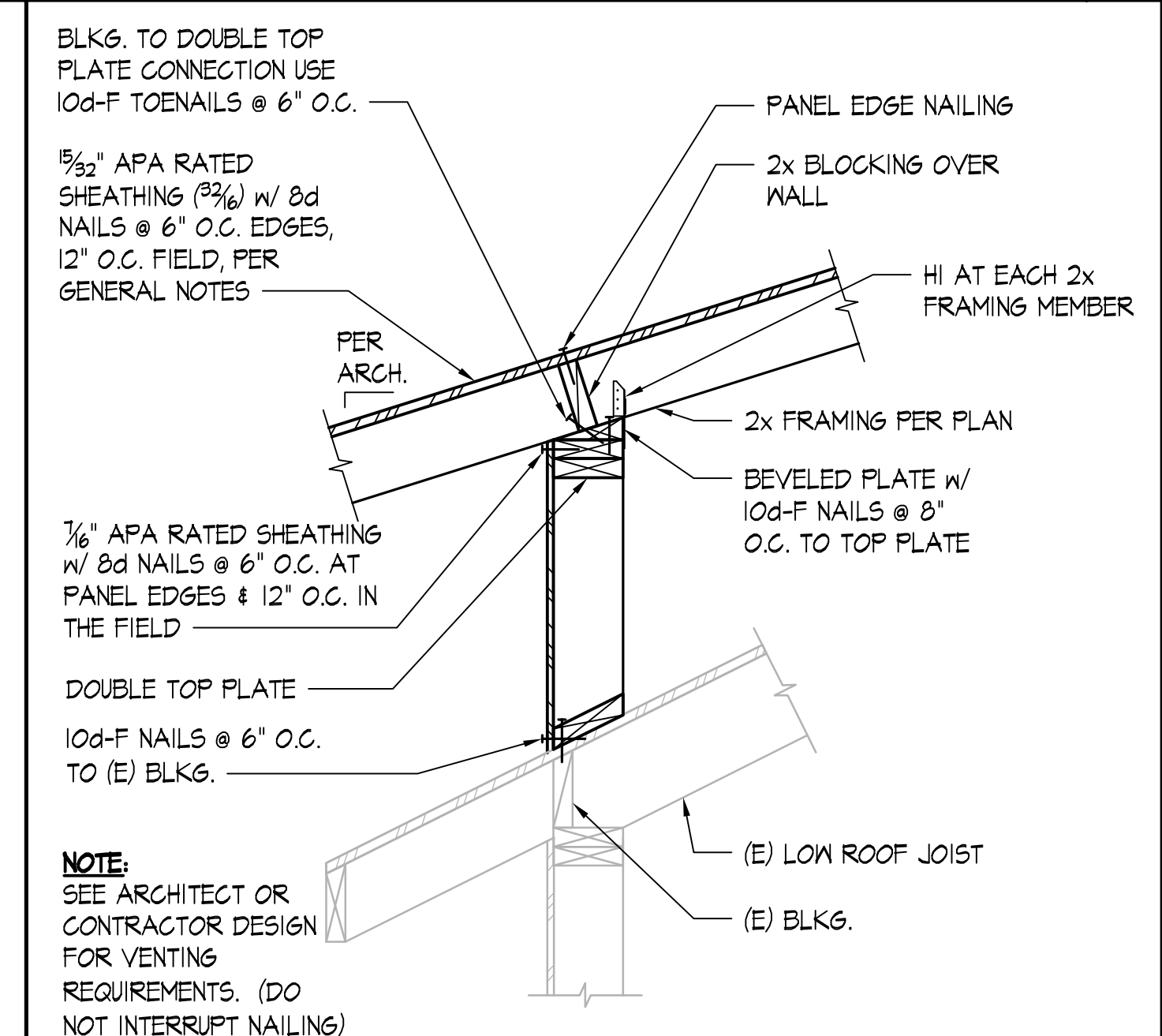
TYPICAL SLOPED ROOF FRAMING TO EXTERIOR WALL - 2x FRAMING PERPENDICULAR SCALE: NONE 3



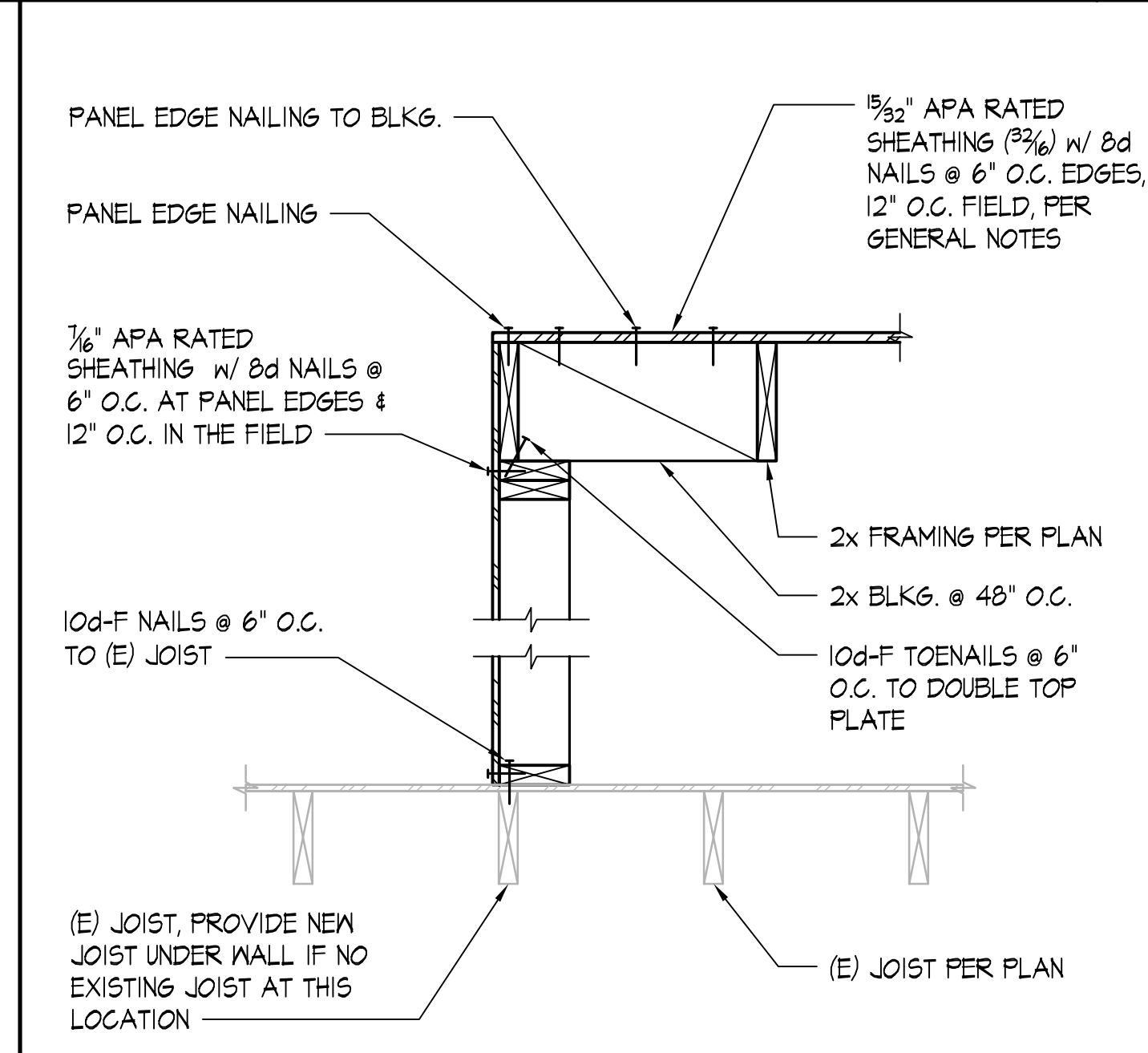
TYPICAL (E) JOIST TO FLUSH BEAM CONNECTION SCALE: NONE 2



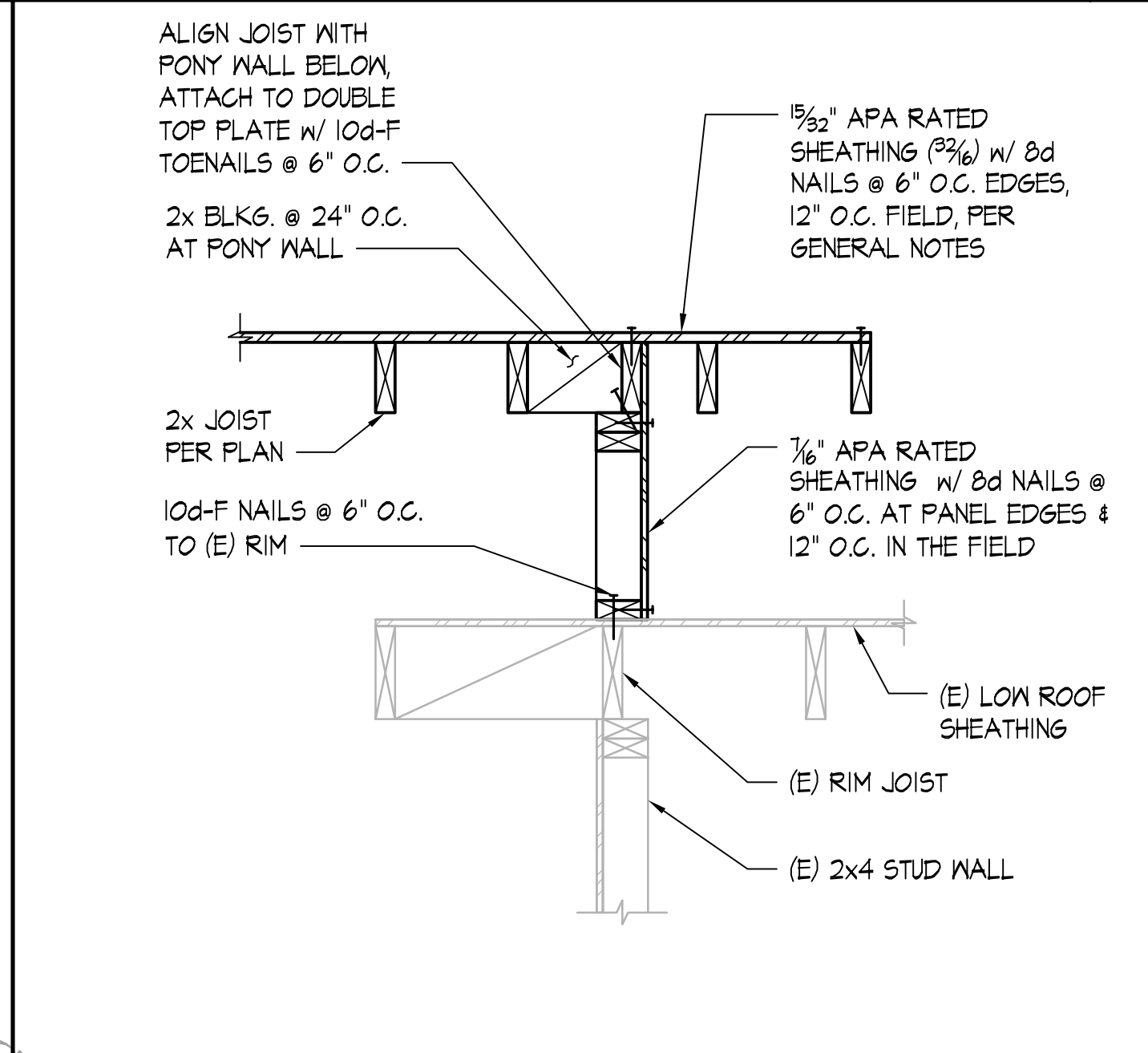
TYPICAL EXTERIOR POST FOOTING SCALE: NONE 1



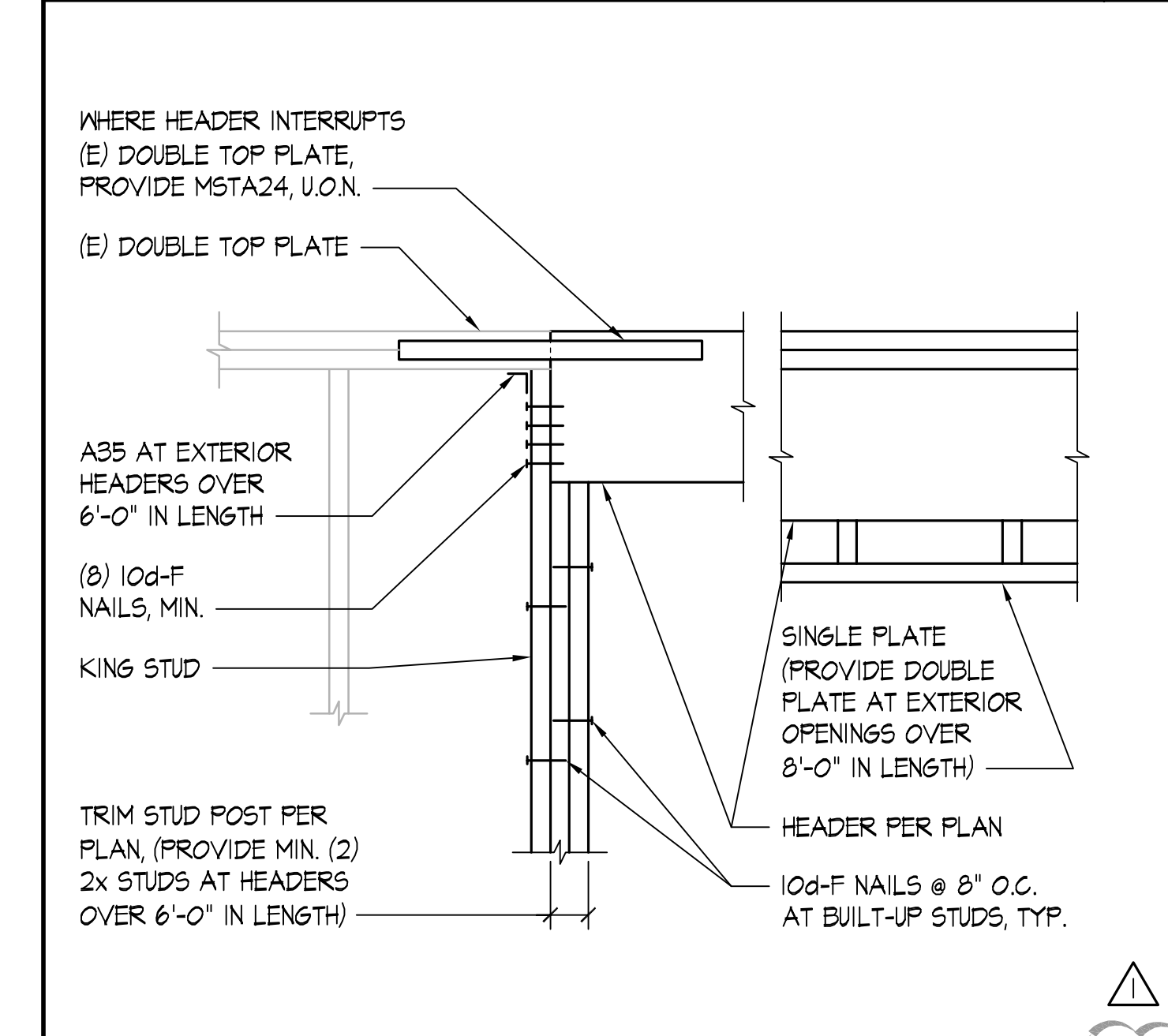
PONY WALL AT SLOPED ROOF - PATIO ROOF FRAMING PERPENDICULAR SCALE: NONE 8



2x FRAMED PATIO ROOF PARALLEL - (E) JOIST PARALLEL TO WALL SCALE: NONE 7



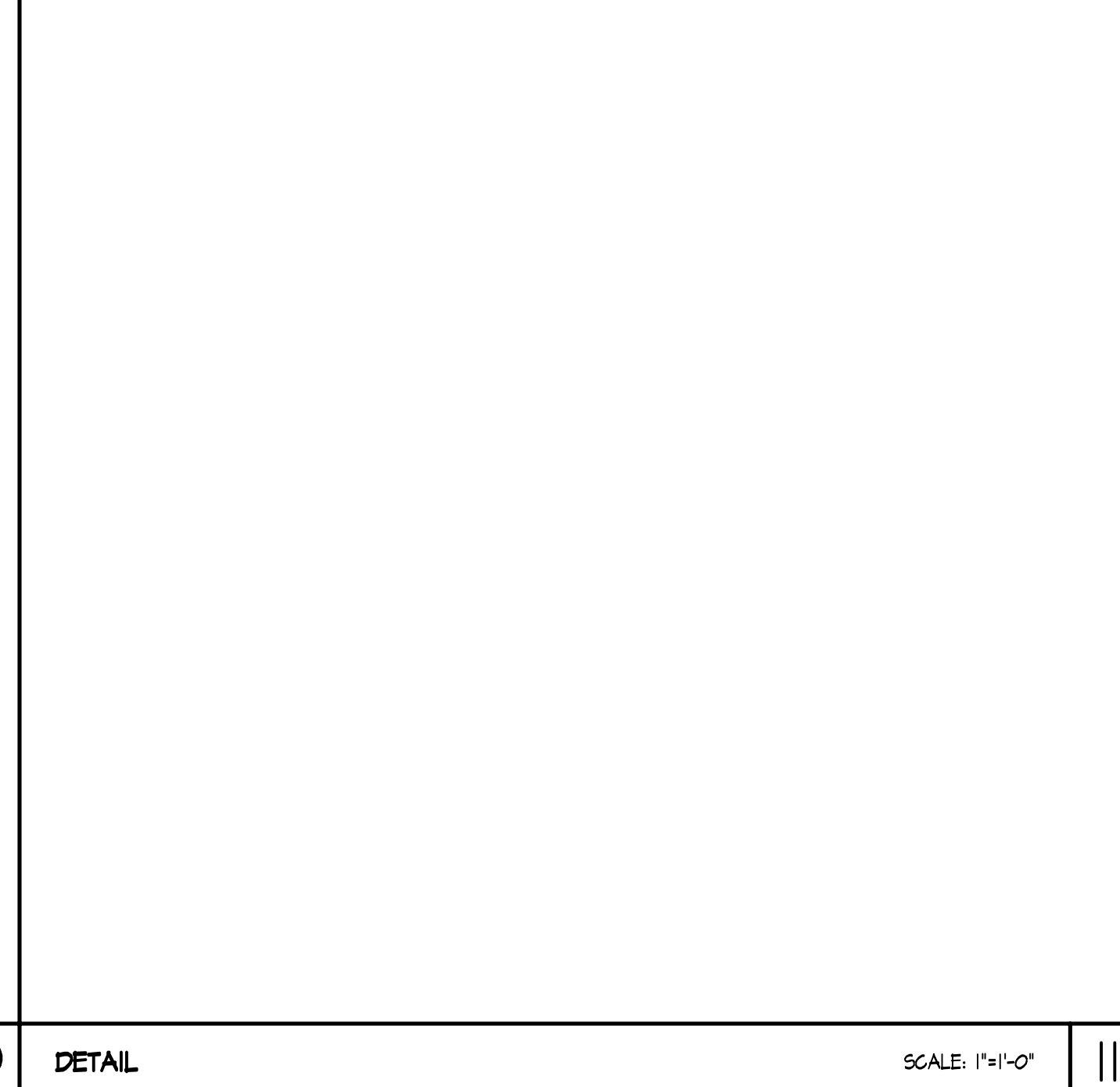
PATIO ROOF PONY WALL TO EXISTING KITCHEN BUMP-OUT SCALE: 1/4"=1'-0" 6



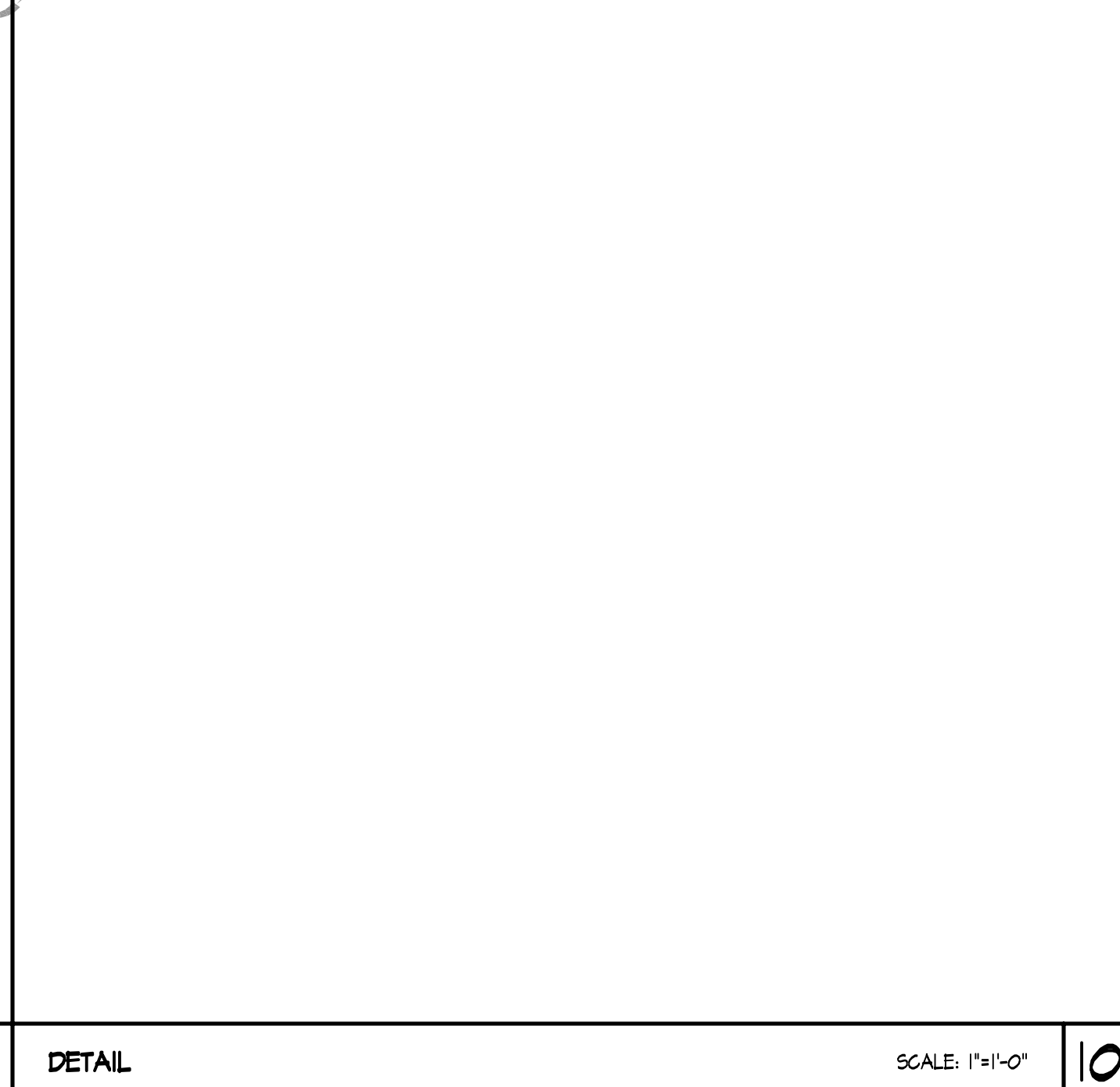
NEW BEAM TO (E) WALL SCALE: NONE 5

MARK	SIZE	DEPTH	REINFORCING	REMARKS
F2.0	2'-0" x 2'-0"	10"	(2) #4 EA. WAY	.
F3.0	3'-0" x 3'-0"	12"	(4) #4 EA. WAY	.

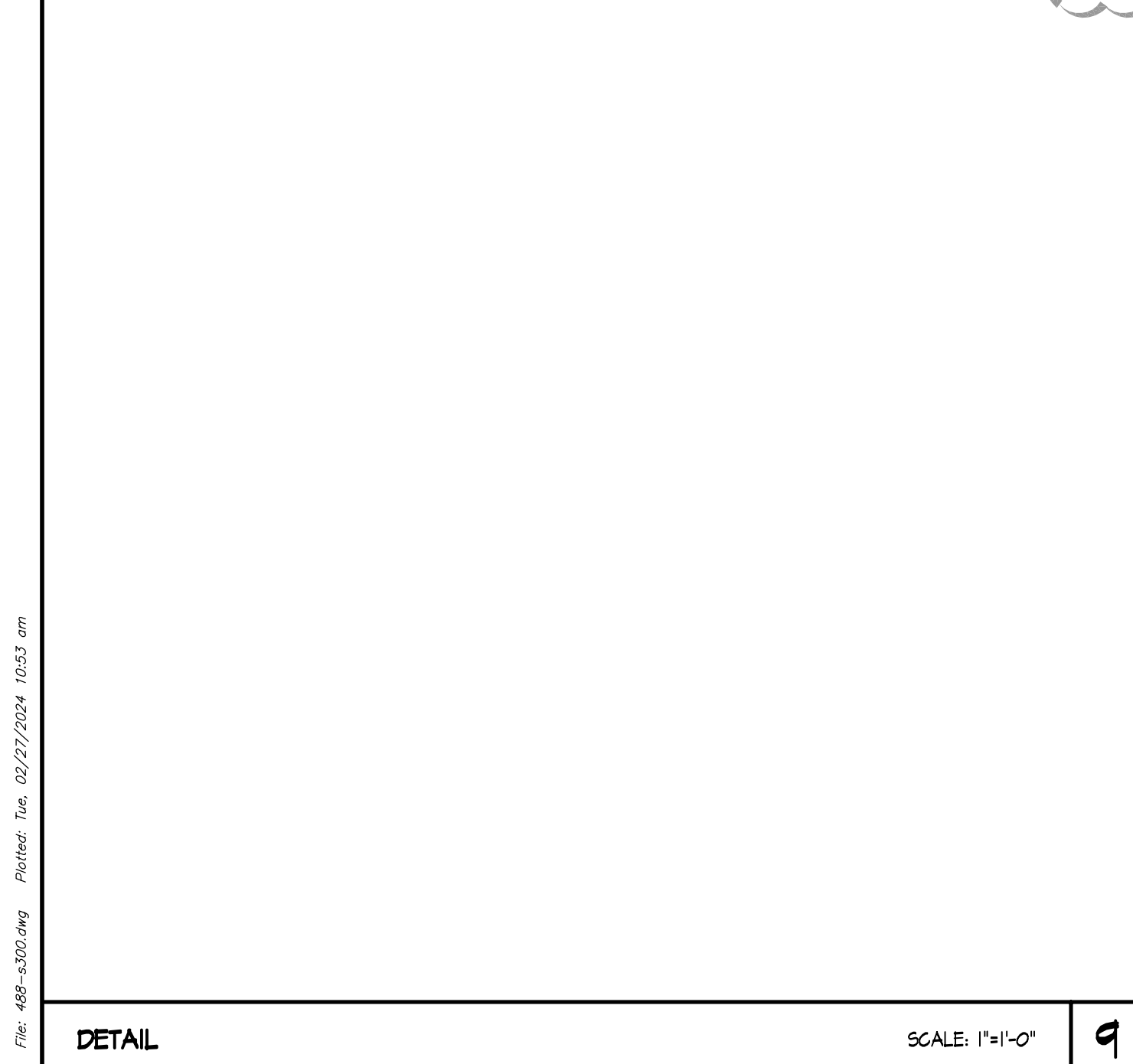
SPREAD FOOTING SCHEDULE SCALE: NONE 12



DETAIL SCALE: 1/4"=1'-0" 11



DETAIL SCALE: 1/4"=1'-0" 10



DETAIL SCALE: 1/4"=1'-0" 9

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