

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 SQUIRE 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 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 OURDOOR 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 STARWAYS, 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



11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

No. Date Revision

FOUNDATION

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.

2.4 SHOP FINISHING OF INTERIOR ARCHITECTURAL WOODWORK

- A. Finishes: Same grades as items to be finished.
- B. Finish architectural woodwork at the fabrication shop; defer only final touch up until after installation.

PART 3 - EXECUTION

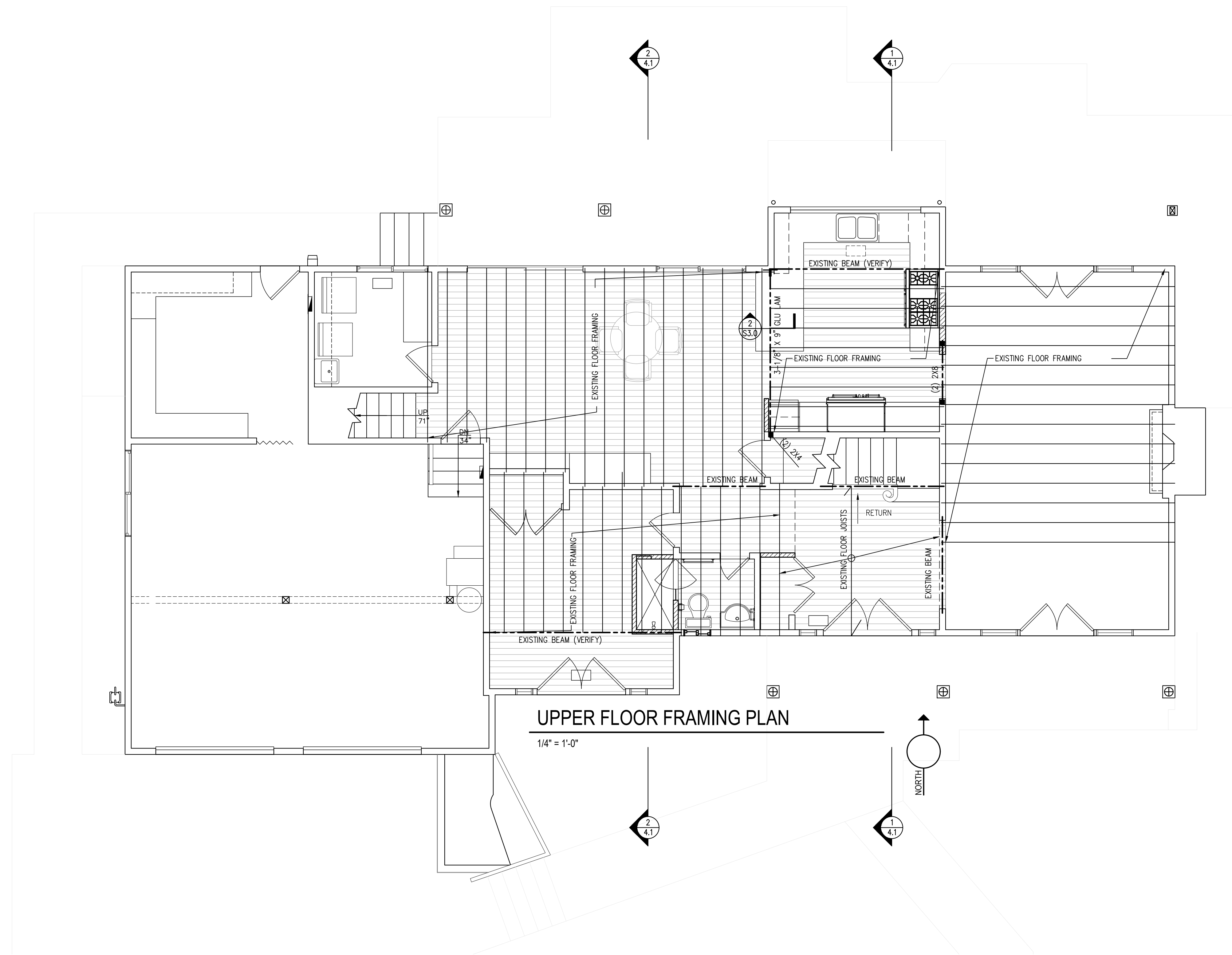
3.1 INSTALLATION

- 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

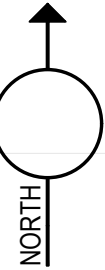
- A. Concealed (European-Type) Hinges: Blum Clip top Blumotion
- B. Adjustable Shelf Standards: B04071; with shelf rests, B04081.
- C. Drawer Slides: Blum Tandem full extension with Blumotion
 - 1. Box Drawer Slides: 75 lbf .
 - 2. File Drawer Slides: 150 lbf .
 - 3. Pencil Drawer Slides: 45 lbf .
-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

END OF SECTION 06402



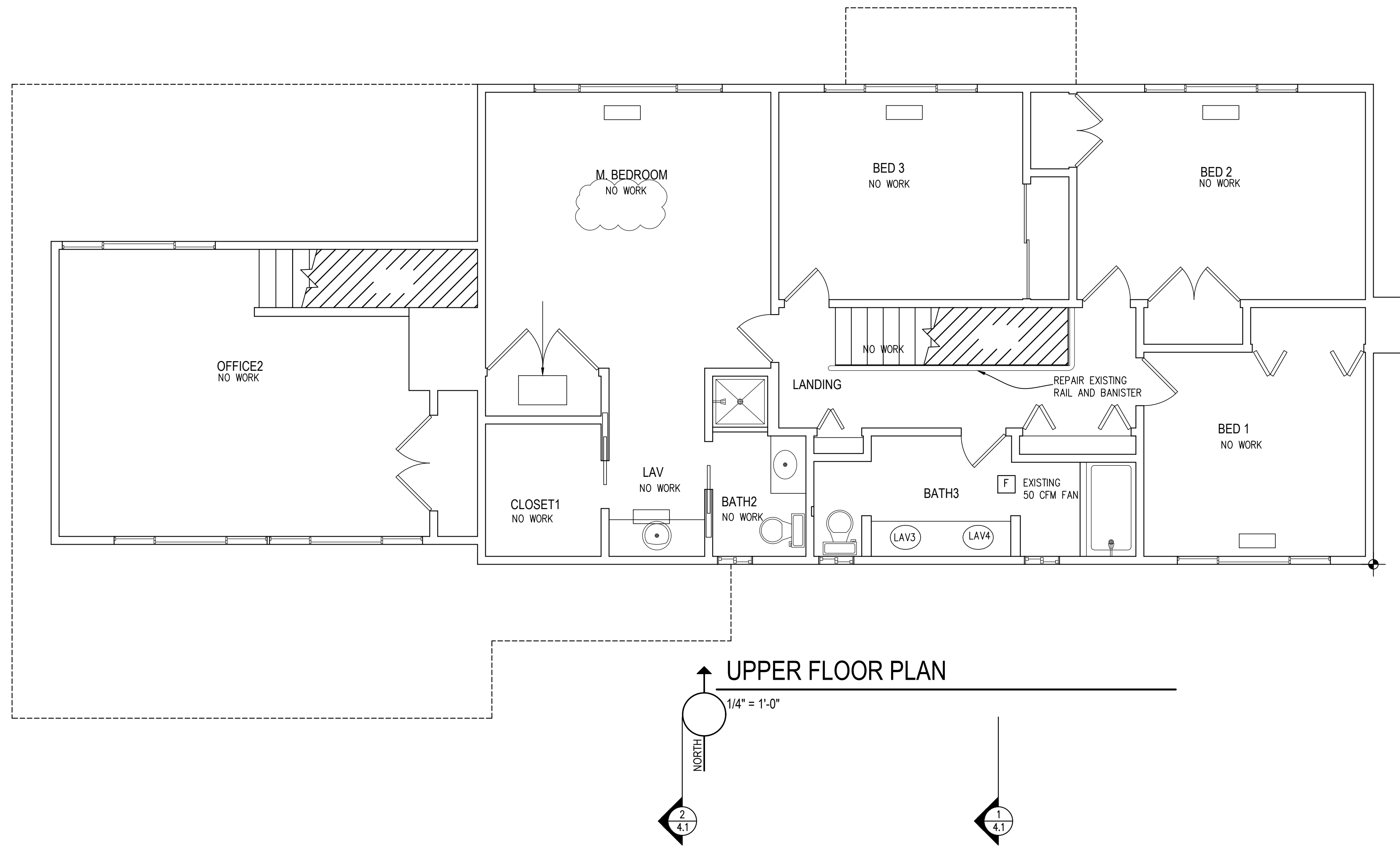
UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"



11/26/2024	REVISION	
10/21/2024	UPDATE	
7/30/2024	UPDATE	
No.	Date	Revision

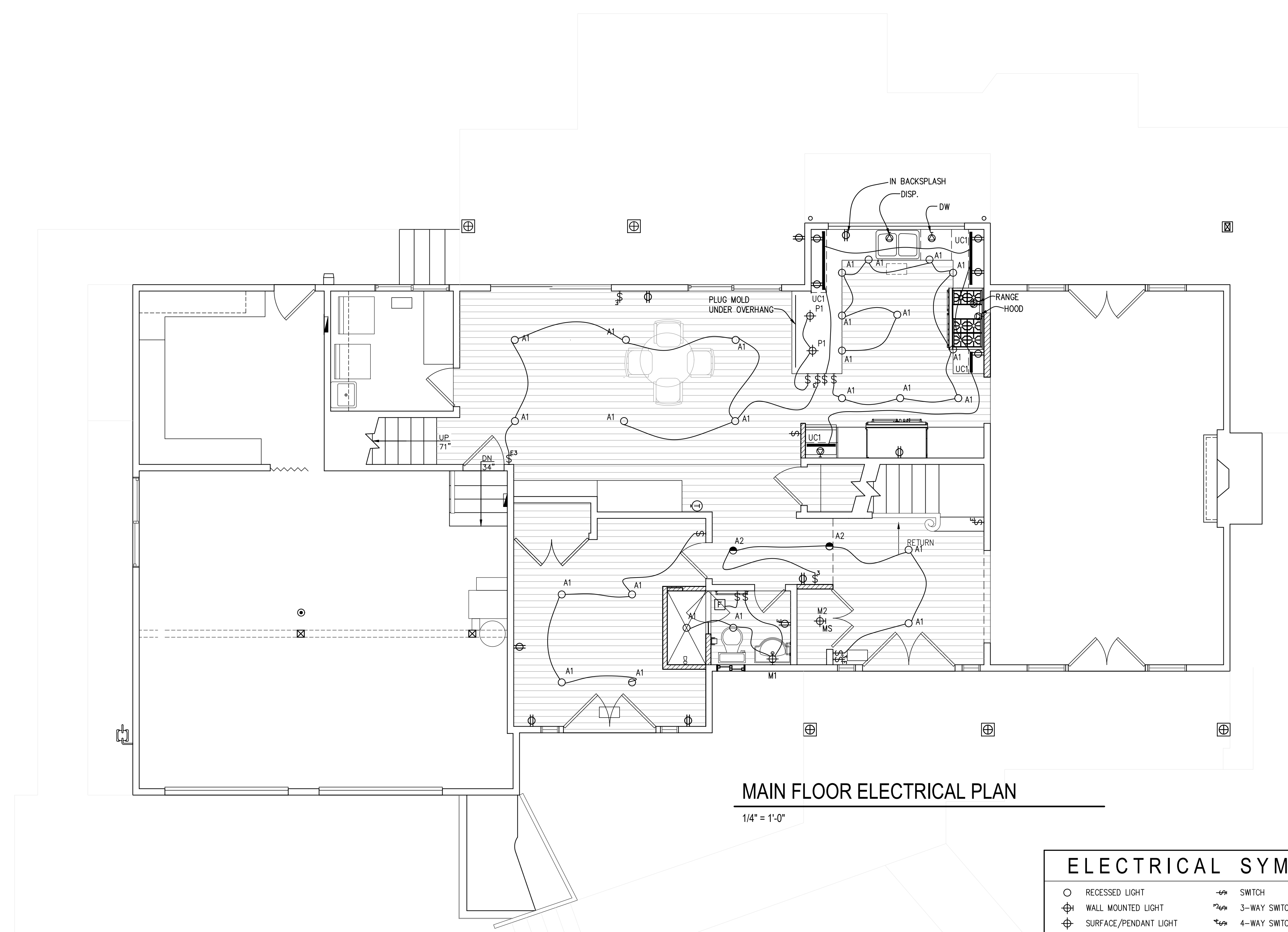
UPPER FLOOR FRAMING
Sheet No. 3.2
Project No. 2309
Date: 2/29/2024



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"

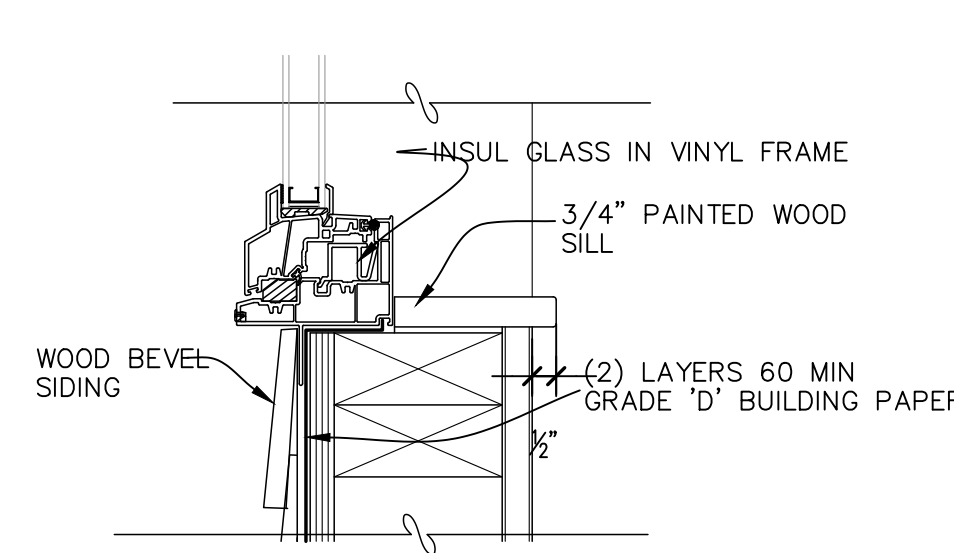
ELECTRICAL SYMBOLS			
○	RECESSED LIGHT	⊕	110V SPECIAL PURPOSE
⊕	WALL MOUNTED LIGHT	⊕	220V SPECIAL PURPOSE
⊕	SURFACE/PENDANT LIGHT	●	MOTION SENSOR
⊕	WALLWASH LIGHT	●	TELEPHONE
⊕	FLOOD LIGHT	▷	TELEVISION
⊕	STRIP LIGHT	▷	TELEVISION/MULTI-FUNCTION CABLE
⊕	STEP LIGHT	⊕	COMPUTER NETWORK
⊕	HEAT DETECTOR	⊕	SOUND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

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	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

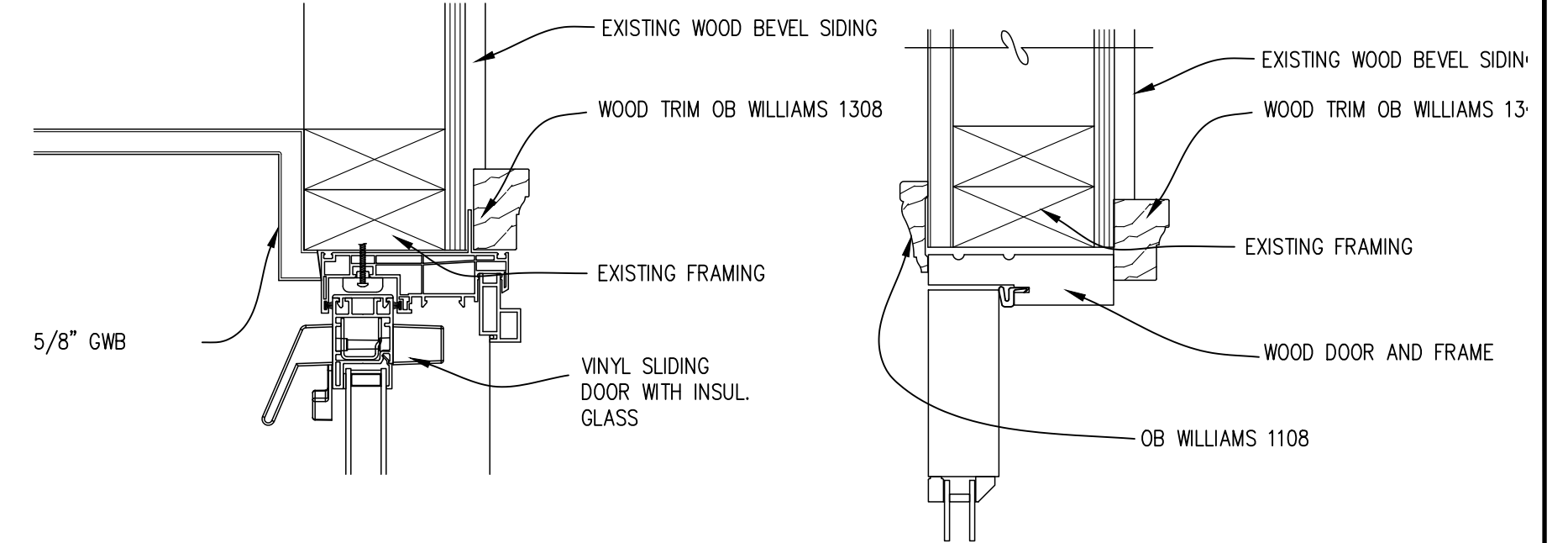
NOTE:
ALL SWITCHES AND OUTLETS TO BE LEVITON WHITE.
ALL SWITCHES TO BE LEVITON ROCKER ARM TYPE AND DIMMERS TO HAVE SLIDE BAR CONTROL.



No.	Date	Revision
11/26/2024		REVISION
10/21/2024		UPDATE
7/30/2024		UPDATE

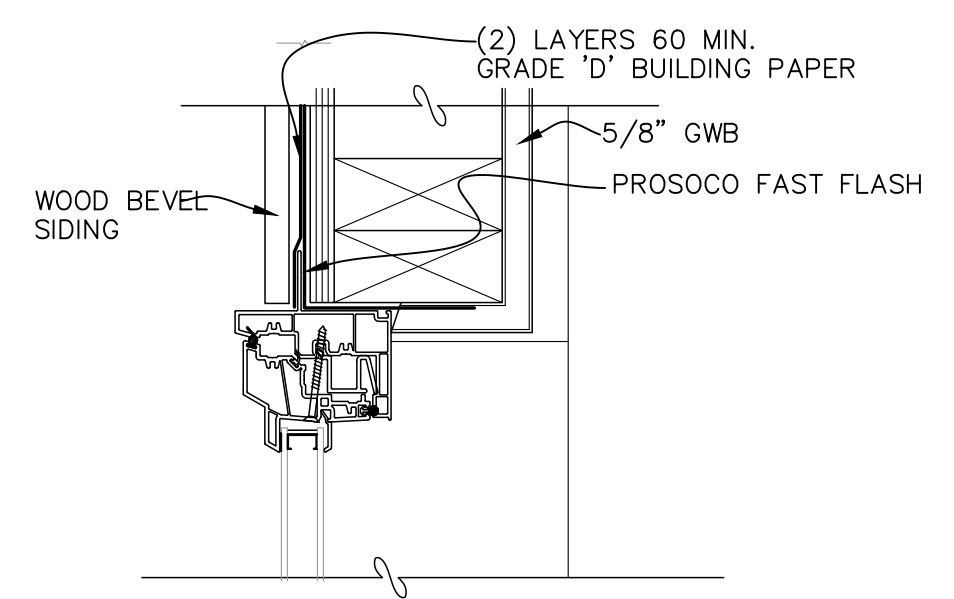


12 SILL
3" = 1'-0"

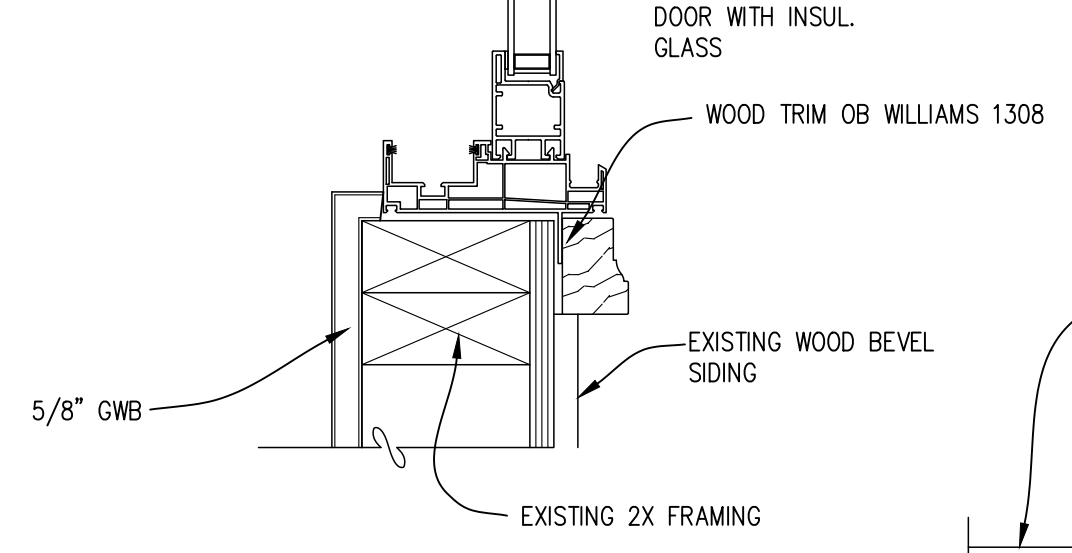


6 JAMB
3" = 1'-0"

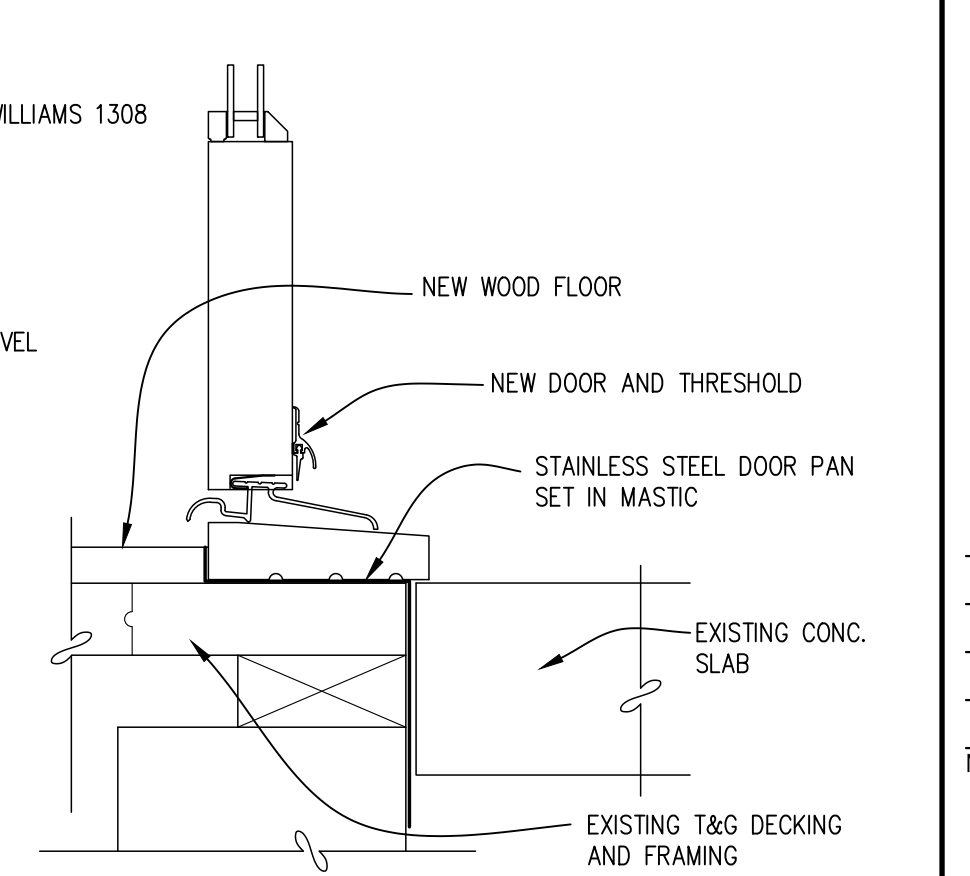
1 HEAD
3" = 1'-0"



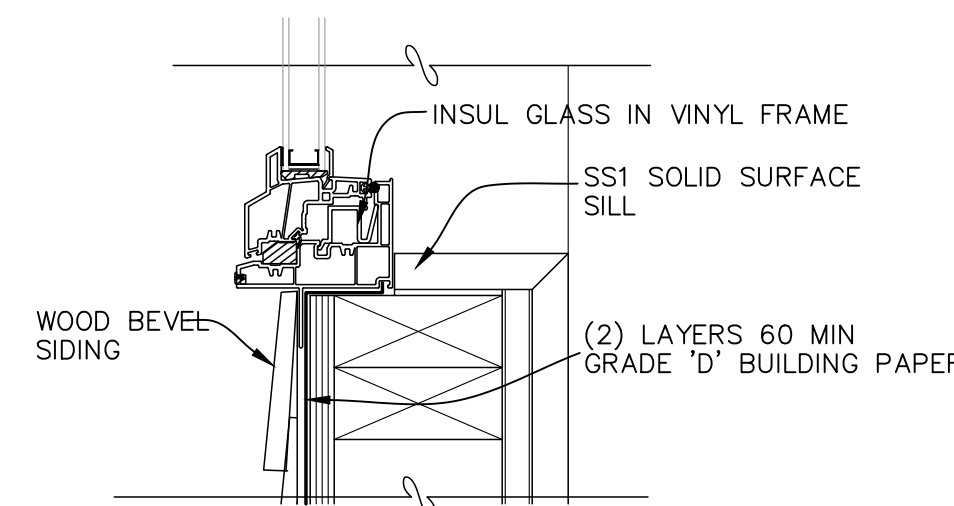
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3" = 1'-0"



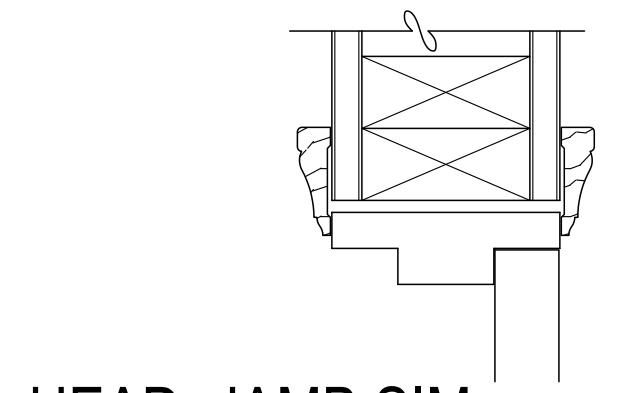
7 JAMB
3" = 1'-0"



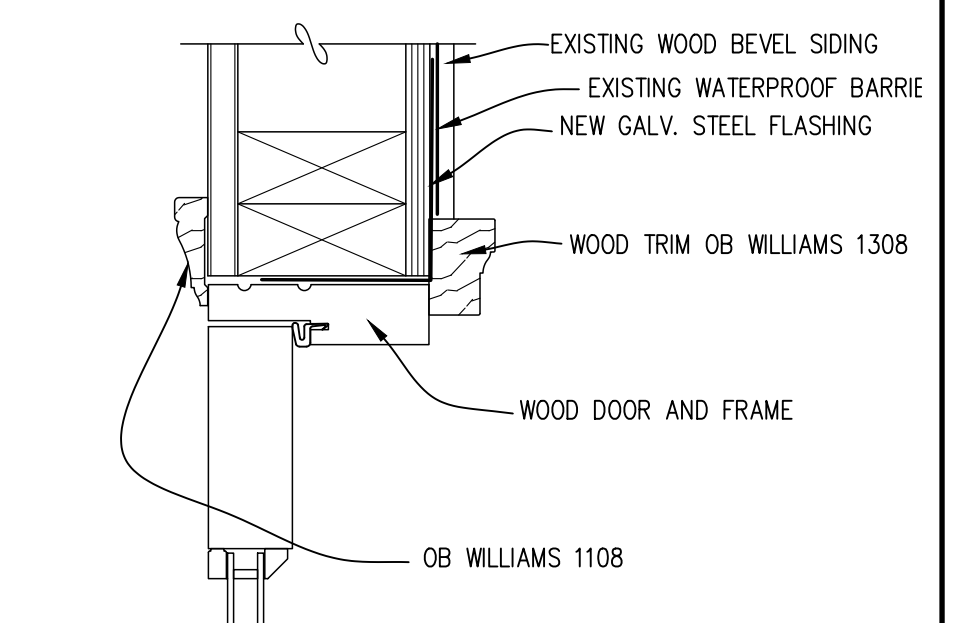
2 THRESHOLD
3" = 1'-0"



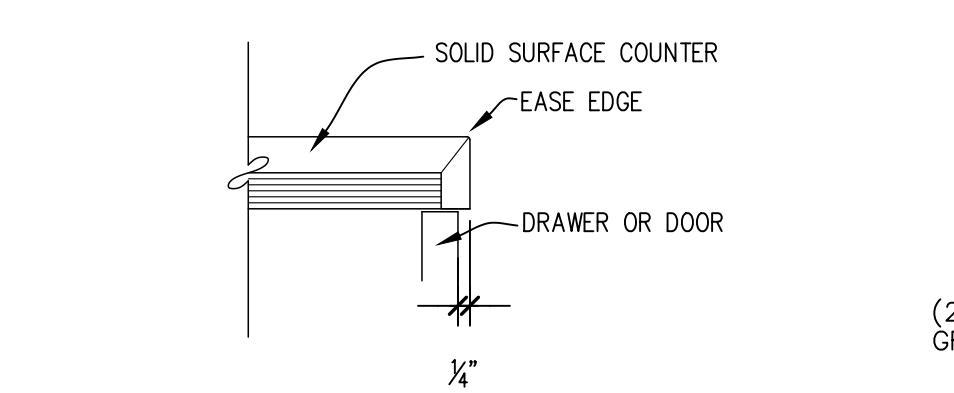
14 SILL
3" = 1'-0"



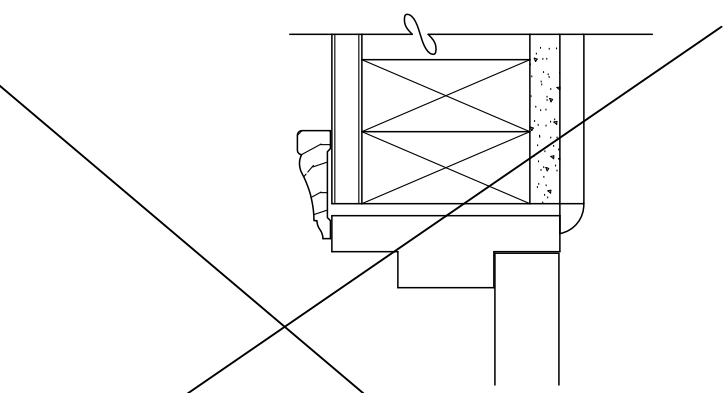
8 HEAD, JAMB SIM.
3" = 1'-0"



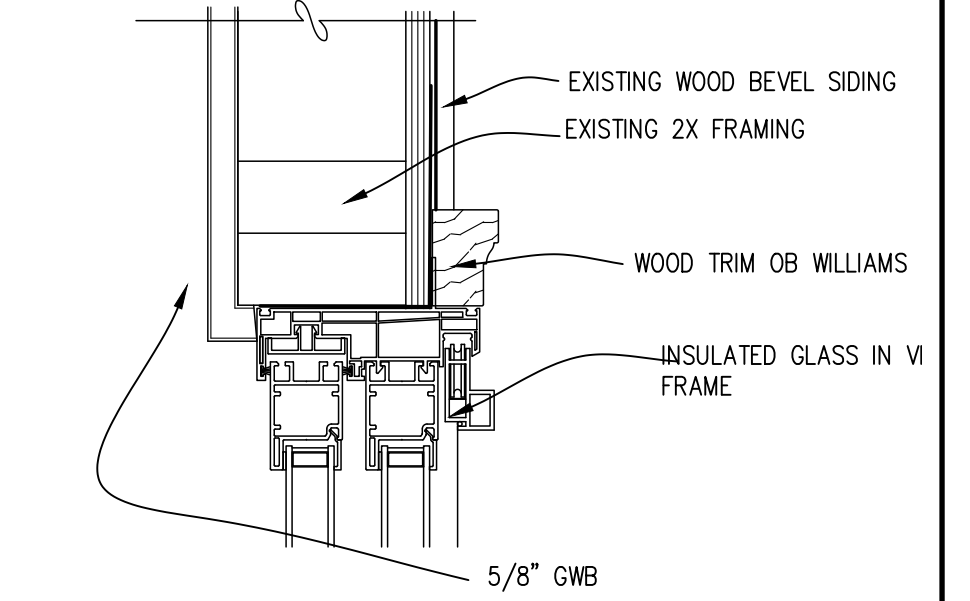
3 JAMB
3" = 1'-0"



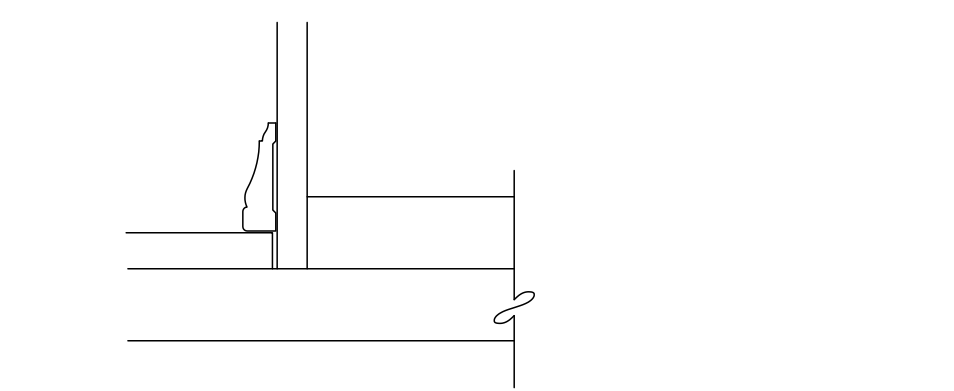
15 TOP
3" = 1'-0"



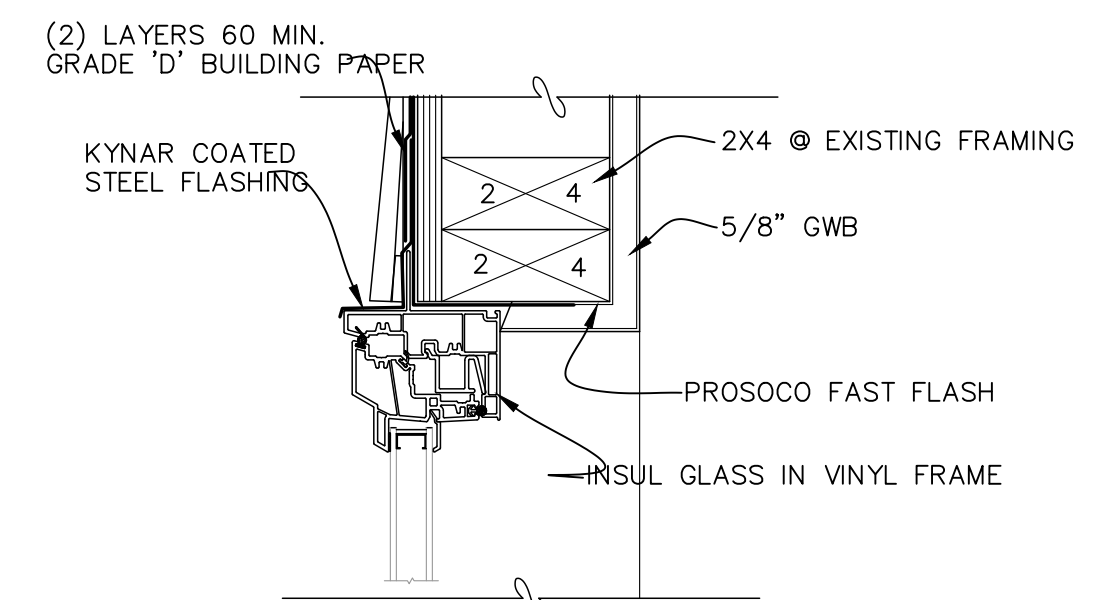
9 HEAD, JAMB SIM.
3" = 1'-0"



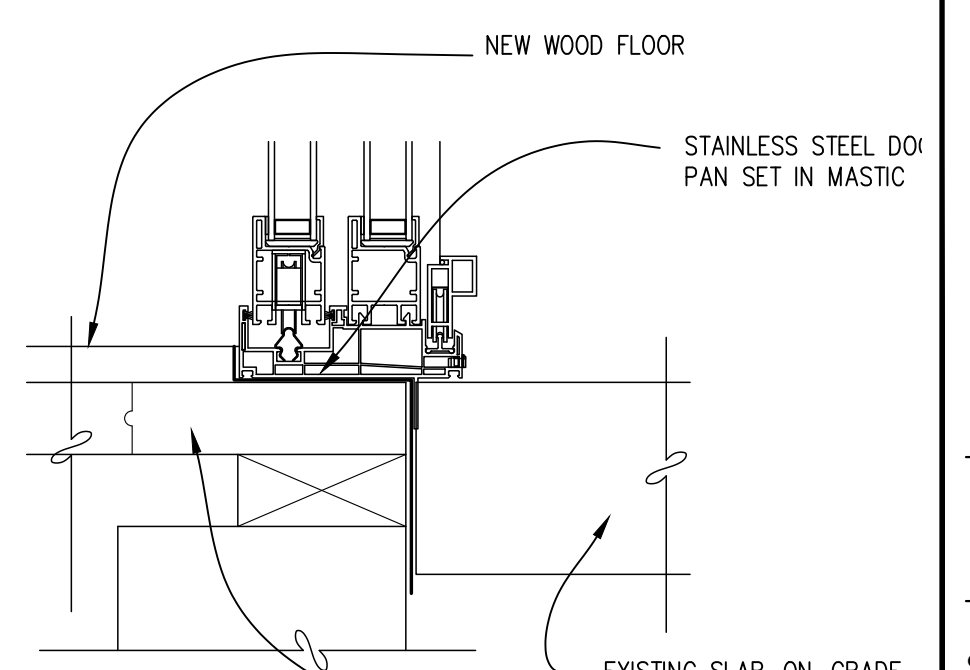
4 HEAD
3" = 1'-0"



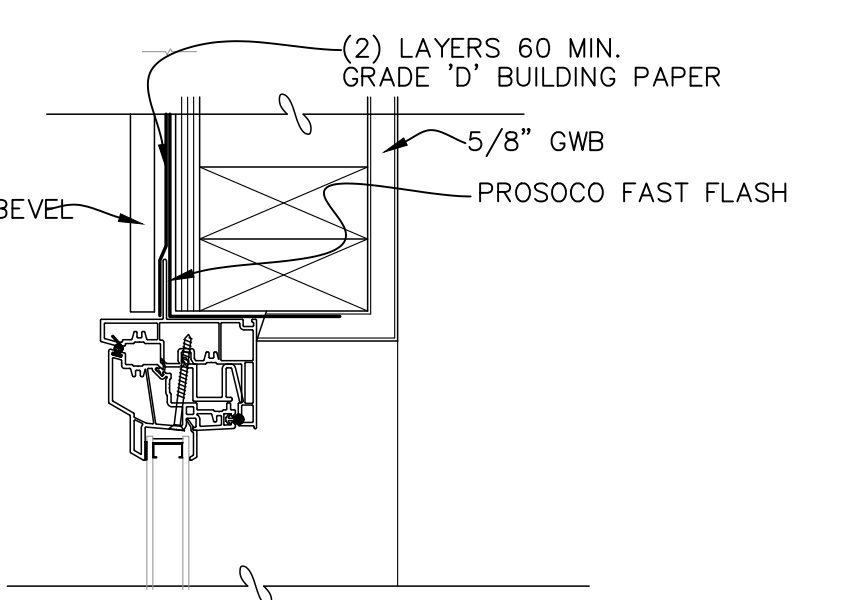
16 BASE
3" = 1'-0"



10 HEAD
3" = 1'-0"



5 THRESHOLD
3" = 1'-0"



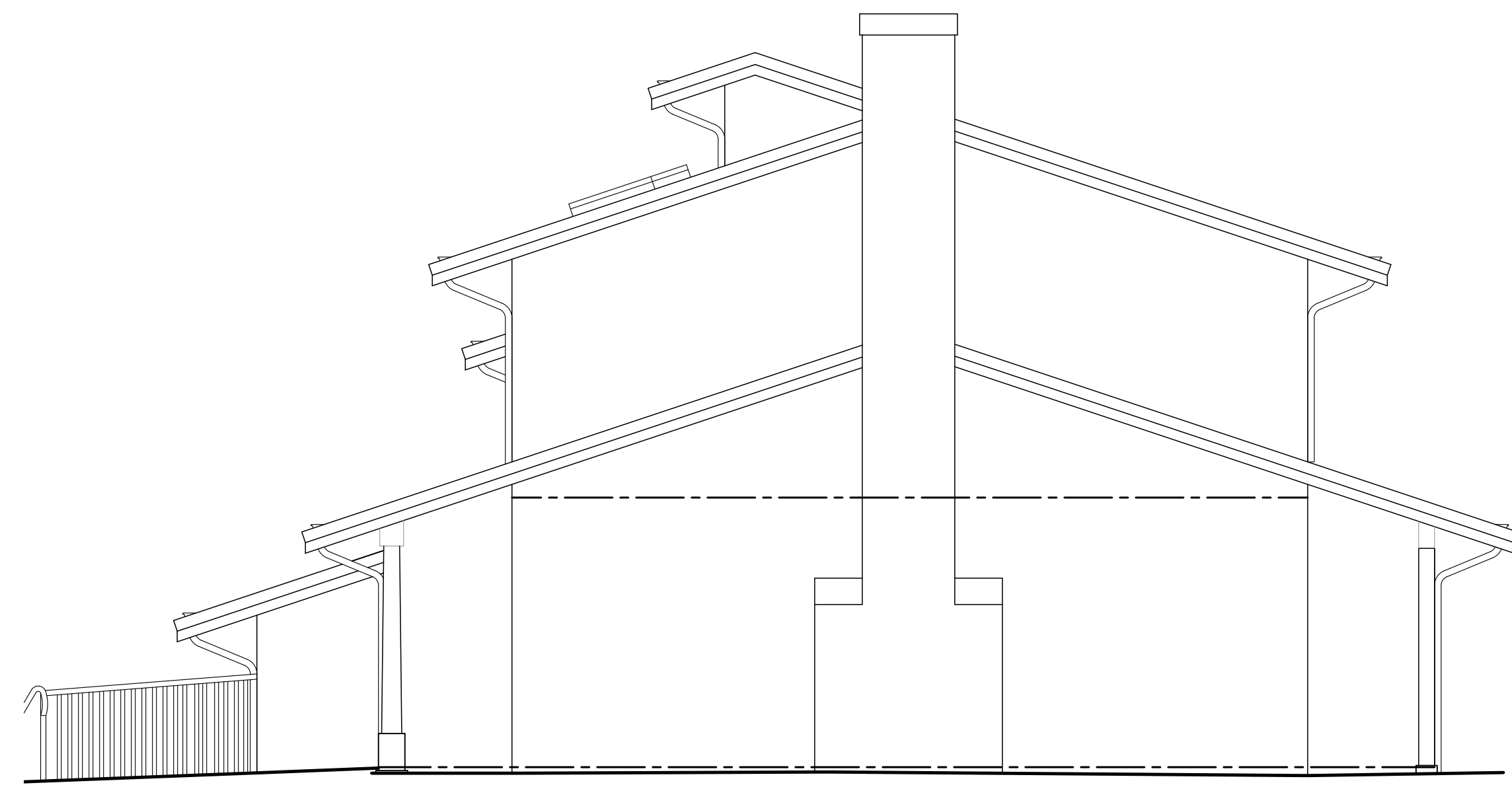
11 JAMB
3" = 1'-0"



11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

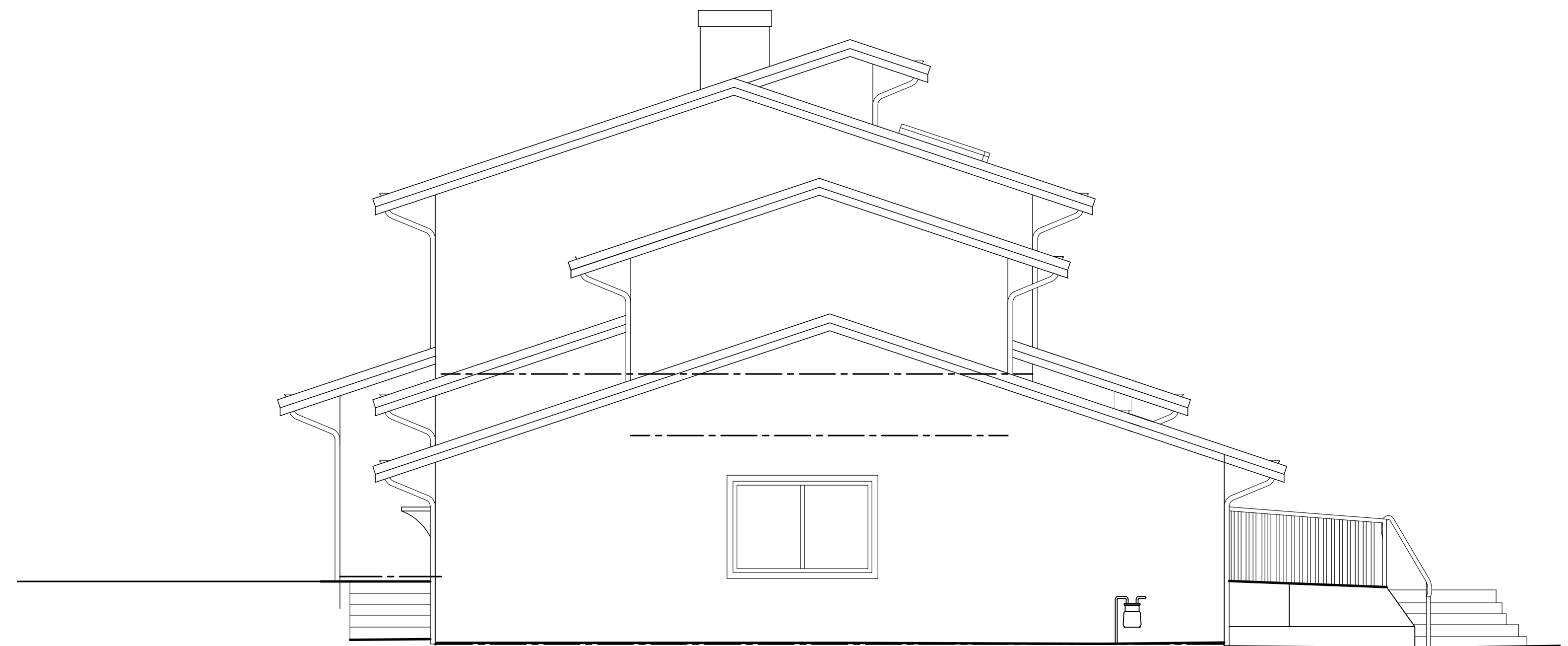
No. Date Revision

DETAILS



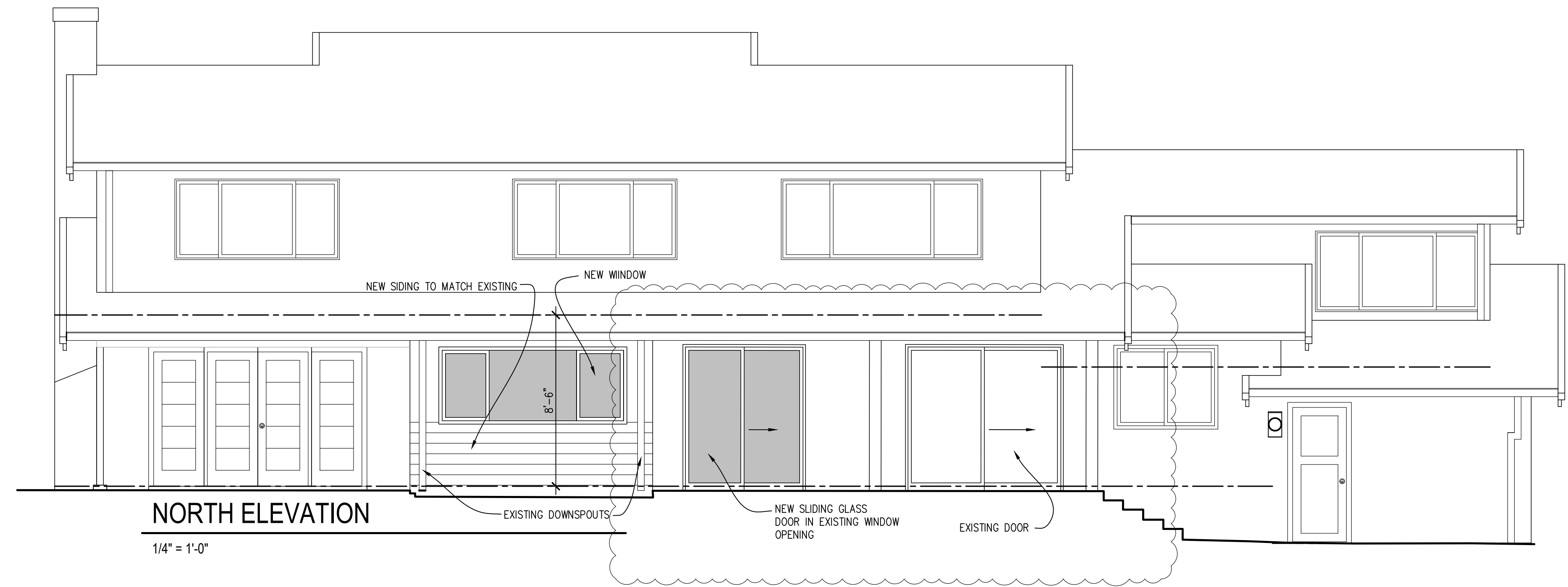
EAST ELEVATION

1/4" = 1'-0"



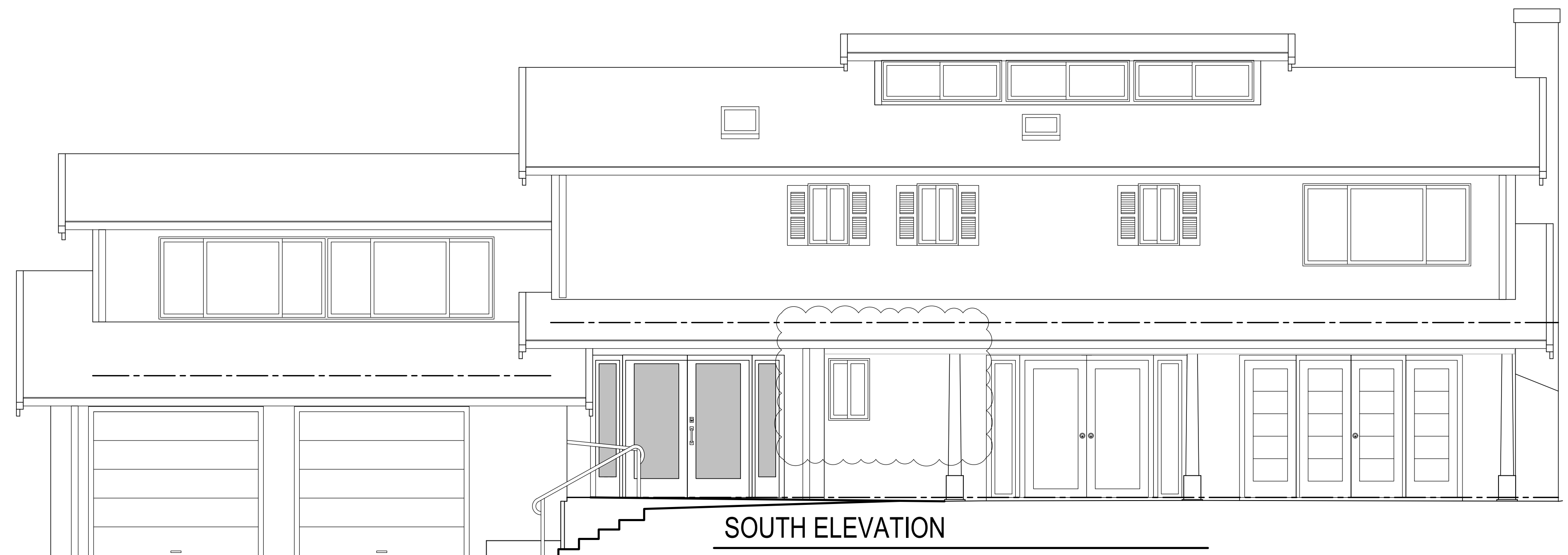
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

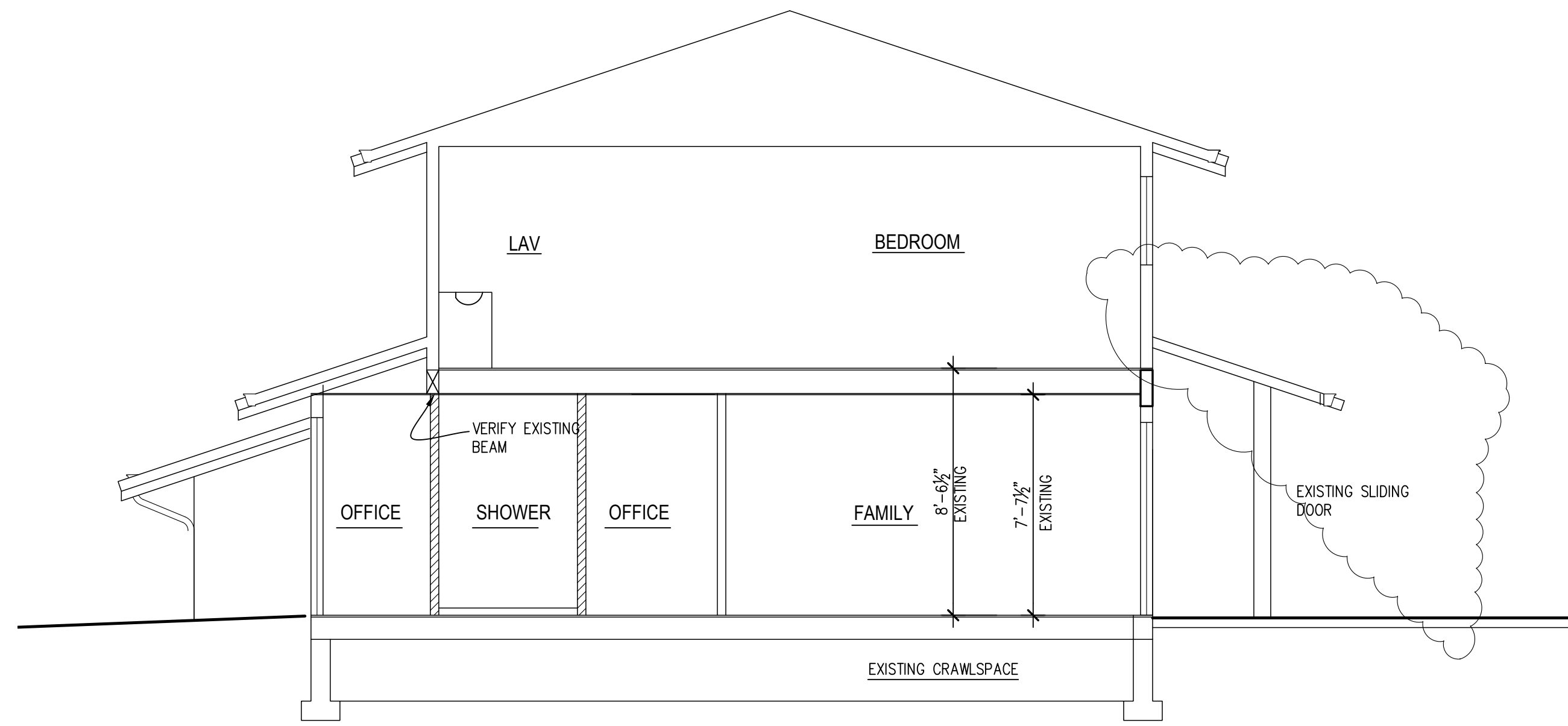
1/4" = 1'-0"



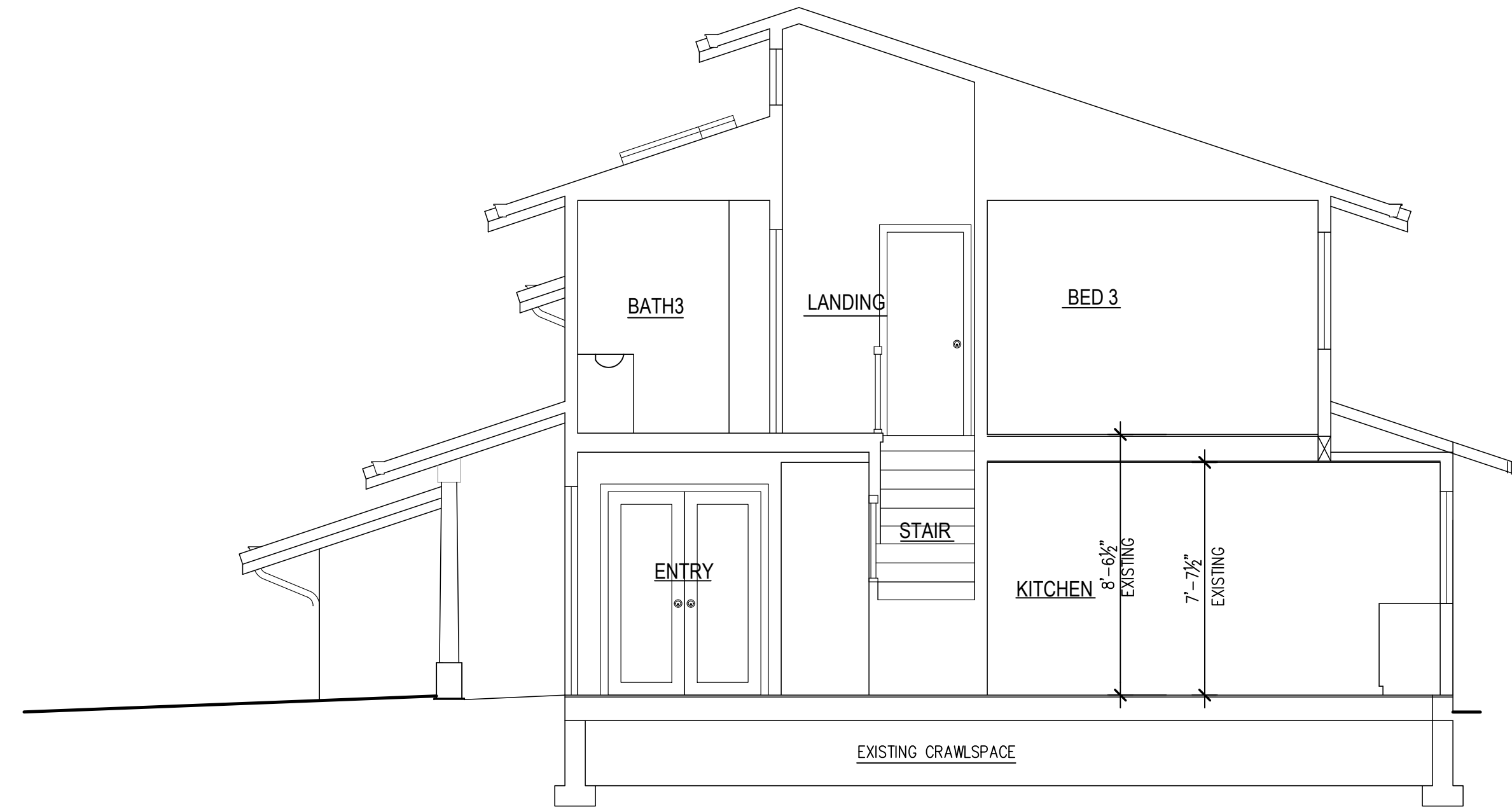
11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

No. Date Revision

ELEVATIONS



2 BUILDING SECTION
1/4" = 1'-0"



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



11/26/2024	REVISION
10/21/2024	UPDATE
7/30/2024	UPDATE

No. Date Revision

DUFFY/MCALEESE REMODEL

5330 LANSLOWNE LANE
MERCER ISLAND, WA 98040

SECTIONS

