CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
RESIDENTIAL CODE COVERSHEET

(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

SF1
BUILDING PERMIT NUMBER

PROJECT DESCRIPTION
This scope should match the Building Permit Application Form

Interior remodel of residence to include kitchen, baths and new patio cover

PROJECT CONTACT INFORMATION
The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Dave buck, Chesmore/Buck architecture	Email: dave@chesmorebuck.com	Phone: 425-679-0907
Construction Contact:	Email:	Phone:
Engineer: Scott Tinker, Quantum Engineering	Email: scotttinker@quantumce.com	Phone: 206-957-3916
Geotech:	Email:	Phone:

DEFERRED SUBMITTALS
The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

☒ No Deferred Submittals - all design included in these construction documents

☐ Connector plate wood roof trusses
☐ Metal joist / metal trusses
☐ Premanufactured structures (stairs, etc.)
☐ Exterior cladding
☐ Window wall / curtain wall construction
☐ Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-factors, insulation and moisture control *WSEC Table 402.1.2* Sheet:

Energy Credit Information- Include complete information on plan for options selected and equipment specified *WSEC Tables 406.2 and 406.3* Sheet:

☒ No Credits Required ☐ Small Dwelling Unit ☐ Medium Dwelling Unit ☐ Large Dwelling Unit ☐ < 500 sf addition

New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction

● Certificate of Energy Efficiency *WSEC R401.3* ● Duct Leakage Testing *WSEC R403.3.5* ● Air Leakage Testing *WSEC R402.4.1.2*
☐ Air Leakage test report not to exceed 5 changes per hour *WSRC 1505.4.1.2* ☐ Air Leakage per selected energy credits

Whole House Ventilation- Specify system type below and include all system requirements on sheet noted *WSRC Section M1505.4* Sheet:

☐ Exhaust fans *WSRC 1505.4.1.2* ☐ Supply fans *WSRC 1505.4.1.3* ☐ Balanced system *WSRC 1505.4.1.4* ☐ Other permitted system

REQUIRED SPECIAL INSPECTIONS
The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org **and** provided to the City Building Inspector at time of the City inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.
Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN
☐ This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IBC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK
☐ This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IBC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN
☒ This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercerisland.gov

Structural Observation for this project is required by the:
☐ Registered Design Professional ☐ Building Official *(City use only)*

GEOTECHNICAL INFORMATION
Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160 (B)(3) for statement of risk, and City GIS at https://www.mercerisland.gov/igs for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED
☒ No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL
☐ A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer:	Phone:	Project or report #:

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1
☐ An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.
☐ No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:
- Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.
- Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- Where liquifaction presents significant risk (at waterfront or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT
TO BE COMPLETED BY CITY

GENERAL REQUIREMENTS FOR ☐ NEW SINGLE FAMILY BUILD ☐ DEMOLITION/REBUILD ☐ ADDITION ☐ REMODEL ☐ REPAIR ☐ DOCK ☐ SITE IMPROVEMENTS ☐ SEISMIC RETRO
Construction of the project shall be from ***approved plans only***. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.
Approved plans must be kept on site and maintained in good condition.

☑ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Access Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.
☑ Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

☐ This project includes modification of legally nonconforming structures - MICC 19.01.050
☐ This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS
TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10
☐ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.
☐ Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.
For this project, _____ trees are authorized to be removed and replaced with _____ trees.
This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS
Separate Permits are required for ***ALL*** fire protection systems. Fire Inspections can be requested by calling (206) 275-7979 and require three (3) days advanced notice. Do not request fire inspections via MBP or on the general inspection line.

☐ Fire Sprinkler
☐ NFPA 13D
☐ Full Coverage
☐ NFPA 13R
☐ NFPA 13
☐ Approved Fire Code Alternatives (FCA):
☐ FCA1 _____
☐ FCA2 _____
☐ Monitored Household Fire Alarm per NFPA 72
☐ Monitored Sprinkler Water Flow Alarm
☐ Other: _____
☐ FCA3 _____
☐ FCA4 _____

WATER SERVICE REQUIREMENTS
☐ New or upsized water supply system required.
☐ Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit
☐ Applicant Installation.
☐ Minimum Service Line Size (main to meter): _____
☐ Minimum Supply Line Size (meter to house): _____
☐ Minimum Required Meter Size: _____
☐ Abandonment of existing service and meter required at main.
☐ City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

Additional water supply requirements:
- Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
- Pressure reducing valve required if water pressure exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercerisland.gov/backflow

For additional information about Water Service Inspection process: https://www.mercerisland.gov/cpd/page/water-service

STORMWATER MANAGEMENT
The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

☐ Dispersion / Infiltration system _____
☐ On-site detention system (MR #5) _____
☐ Direct discharge to lake _____
☐ Rain Garden / Bioretention / Permeable Pavement _____
☐ Flow control system (MR #7) _____
☐ Run-off treatment (MR #8) _____
☐ Connect / Extend public drainage system _____
☐ Full size storm drainage as-builts _____
☐ Drainage review not required _____
☐ Other: _____

SIDE SEWER REQUIREMENTS
☐ Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties
☐ Video tape of existing sewer required (see standard details)
☐ New connection ☐ Connect to existing ☐ Disconnect permit required ☐ Reconnect permit required
☐ Other: _____

APPROVED CODE ALTERNATIVES
Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

☐ CA1: _____
☐ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE
-RESERVED FOR FUTURE USE-

TO BE COMPLETED BY APPLICANT
TO BE COMPLETED BY CITY

REQUIRED CONSTRUCTION INSPECTIONS
It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.
INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	N/A	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
		☐	☐	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	☐	☐	☐
		☐	☐	Tree protection	[TREE PROTECTION]	☐	☐	☐
		☐	☐	Erosion control	[EROSION CNTROL]	☐	☐	☐
	*	☐	☐	Sewer disconnect and cap	[SIDE SEWER DISCONNEC]	☐	☐	☐
	*	☐	☐	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]	☐	☐	☐
	*	☐	☐	Land clearing, grading and demolition	[FINAL DEMO]	☐	☐	☐
		☐	☐	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	☐	☐	☐
		☐	☐	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	☐	☐	☐
		☐	☐	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	☐	☐	☐
	*	☐	☐	Roof and footing drains	[CONVEYANCE FACILITIE]	☐	☐	☐
		☐	☐	Foundation dampproofing	[FOUND DAMP PROOFING]	☐	☐	☐
	*	☐	☐	Storm drainage, including (but not limited to) ◦ Connections to storm main in ROW ◦ Area drains ◦ Det systems / Conveyance / Flow control ◦ Storm drain in ROW ◦ Infiltration systems / L.I.D. systems ◦ Pump systems ◦ Catch basins ◦ Retaining wall drainage	[CONVEYANCE FACILITIE]	☐	☐	☐
	*	☐	☐	Water Service	[3. WATER SERVICE TAP]	☐	☐	☐
		☐	☐	Water Supply	[WATER SUPPLY LINE]	☐	☐	☐
	*	☐	☐	Side sewer installation, including (but not limited to) ◦ Connections to side sewer main ◦ Back-flow valves ◦ Connections to existing side sewer ◦ Grinder pump systems	[SIDE SEWER INSTALLAT]	☐	☐	☐
	*	☐	☐	Driveway / Access road	[ROW OR UTILITY IMPRO]	☐	☐	☐
		☐	☐	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	☐	☐	☐
		☐	☐	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATIO]	☐	☐	☐
		☐	☐	Underfloor framing	[UNDER-FLOOR FRAMING]	☐	☐	☐
		☐	☐	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	☐	☐	☐
		☐	☐	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	☐	☐	☐
		☐	☐	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]	☐	☐	☐
		☐	☐	Rough electric installation	[ROUGH ELECTRIC]	☐	☐	☐
	*	☐	☐	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	☐	☐	☐
		☐	☐	Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]	☐	☐	☐
		☐	☐	Rough mechanical	[ROUGH MECHANICAL/HVA]	☐	☐	☐
		☐	☐	Electrical service	[ELECTRICAL SERVICE]	☐	☐	☐
		☐	☐	Gas Piping & Test	[GAS PIPING/TEST]	☐	☐	☐
	*	☐	☐	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	☐	☐	☐
		☐	☐	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	☐	☐	☐
		☐	☐	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	☐	☐	☐
		☐	☐	Insulation installation	[INSULATION]	☐	☐	☐
		☐	☐	Stucco (paper and lath)	[STUCCO]	☐	☐	☐
		☐	☐	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	☐	☐	☐
		☐	☐	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	☐	☐	☐
		☐	☐	Code Alternative CA1	[CODE ALT 1]	☐	☐	☐
		☐	☐	Code Alternative CA2	[CODE ALT 2]	☐	☐	☐

FINAL INSPECTIONS

Inspector	Date		
		☐	**Final Tree Inspection:** Tree Restoration [FINAL_TREE]
		☐	**Final Fire Inspection:** Fire protection [FINAL FIRE_ALL SYSTEMS/ACCESS] ◦ Sprinkler ◦ Fuel Tank Installation ◦ Access Road ◦ Fire Extinguishing System ◦ Fire Code Alternatives (see below) ◦ Fire Alarm System ☐ FCA1 ☐ FCA3: ☐ FCA2 ☐ FCA4:
		☐	**Final Civil Inspection:** Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL] Water supply protection/Backflow devices for: ◦ Waterfront property ◦ Well water on property ◦ Fire / lawn sprinkler ◦ Boiler
		☐	**Final Building Inspection:** [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors. **Final MEP Inspections:** ☐ Mech ☐ Electrical ☐ Plumbing
		☐	**Impact Fees Paid** (If applicable)

TCO APPROVALS

Inspector	Date	
		☐ [TCO_TREE]
		☐ [TCO_FIRE]
		☐ [TCO_CIVIL]
		☐ [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
Applicant option. Additional fees required. All TCO Approvals above must be complete.

_____ *Approved* _____ *Start Date* _____ *End Date*

ADDITIONAL REQUIRED CITY INSPECTIONS
Use the contact information below to arrange these additional inspections.

Required Inspection(s):	Contact:	Contact email:

IMPACT FEES
If required for the project but deferred beyond permit issuance.

☐ Impact fees apply and are due ***prior*** to Final Inspection or on _____ *Date*, whichever occurs first.

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

Building	*Planning*	*Engineering*	*Tree*	*Fire*
_____	_____	_____	_____	_____
Date	*Date*	*Date*	*Date*	*Date*

PROJECT NAME:
PROJECT ADDRESS:

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Date
Approved

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
Date
Approved

FILE NAME: *CPD CVR PG1 2023v1a.dwg Code Revision: 2021 WSRC*

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: David N. Buck | License Number: 5389 | License Type: Architect | License Expiration: 6/17/24

SPECIAL INSPECTION DESCRIPTION		APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
ALTERNATIVE MATERIALS AND SYSTEMS (IBC 1705.1)			
Construction materials and systems that are alternatives to materials and systems prescribed by the IBC.	Notes:		
Unusual design applications of materials described in the code.	Notes:		
Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC.	Notes:		

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
STEEL CONSTRUCTION (IBC 1705.2)					
Structural Steel: Special Inspections for structural steel shall be in accordance with the inspection requirements of AISC 360 Chapter N.	AISC 360 Chapter N	☐	Per Standard		
Quality Control: Procedures specified by the fabricator and erector to ensure that work is performed in accordance with AISC specification and the construction documents	AISC 360 Section N5 (1)	☐	Per Standard		
Quality Assurance: Review and inspection performed by an agency hired by the owner to ensure work is performed in accordance with the construction documents	AISC 360 Section N5 (2)	☐	Per Standard		
Cold Formed Steel Deck: Special Inspections and qualifications or welding special inspectors for cold form set floor and roof deck shall be in accordance with Steel Deck Institute QA/QC.	Steel Deck Institute QA/QC	☐	Per Standard		
Open-Web Steel Joists and Joist Girders: *End connections: welding or bolting.*	SJI Specification per IBC 2207.1	☐	Periodic		
Bridging: horizontal or diagonal.	SJI Specification per IBC 2207.1	☐	Periodic		
Standard Bridging.	SJI Specification per IBC 2207.1	☐	Periodic		
Bridging that differs from SJI Specifications listed in Section 2207.1.	SJI Specification per IBC 2207.1	☐	Periodic		
Temporary and permanent restraint / bracing of cold-formed trusses over 60 feet.	IBC 1705.2.4	☐	Periodic		
CONCRETE CONSTRUCTION (IBC 1705.3) [a.]					
Inspect reinforcement, including prestressing tendons, and verify placement	ACI 318 Ch 20, 25.2, 25.3, 26.5.1-26.5.3	☐	Periodic		
Reinforcing bar welding: *Verify weldability of reinforcing bars other than ASTM A706.*	AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect single-pass fillet welds, maximum 5/16 inches.	AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect all other welds.	AWS D1.4 ACI 318 Ch 26.6.4	☐	Continuous		
Inspect anchors cast in concrete.	ACI 318 Ch 17.8.2	☐	Periodic		
Anchors post-installed in hardened concrete members: *Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.*	ACI 318 Ch 17.8.2.4	☐	Continuous		
All other post-installed mechanical and adhesive anchors.	ACI 318 Ch 17.8.2	☐	Periodic		
Verify use of required design mix.	ACI 318 Ch 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3	☐	Periodic		
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	ASTM C 172, ASTM C31 ACI 318 Ch 26.5, 26.12	☐	Continuous		
Inspect concrete and shotcrete placement for proper application techniques.	ACI 318 Ch 26.5	☐	Continuous		
Verify maintenance of specified curing temperature and techniques.	ACI 318 Ch 26.5-26.5.5	☐	Periodic		
Prestressed concrete: *Application of prestressing forces.*	ACI 318 Ch. 26.10	☐	Continuous		
Grouting of bonded prestressing tendons.	ACI 318 Ch. 26.10	☐	Continuous		
Inspect erection of precast concrete members.	ACI 318 Ch. 26.9	☐	Periodic		
Precast concrete diaphragm connections	ACI 318 Ch. 26.13.1.3	☐	Periodic		
Precast diaphragm installation tolerances	ACI 550.5	☐	Continuous		
Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	ACI 318 Ch. 26.11.2	☐	Periodic		
Inspect formwork for shape, location and dimensions of the concrete member being formed	ACI 318 Ch. 26.11.2(b)	☐	Periodic		
MASONRY CONSTRUCTION (IBC 1705.4) [b.]					
Empirically designed masonry, glass unit masonry, or masonry veneer as part of a Risk Category IV structure requiring Level B Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
Vertical masonry foundation elements requiring Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
WOOD CONSTRUCTION (IBC 1705.5)					
High-Load diaphragms: *Panel thickness, framing member sizes, and nail or staple diameters and patterns (includes any diaphragms utilizing more than one row of fasteners at edges designed per IBC Section 2306.2/SDPWS 4.2.7.1.2);*	IBC 1705.5.1	☐	Periodic		
Metal-plate-connected wood trusses spanning 60 feet or greater: *Verify temporary and permanent individual truss member restraint / bracing are installed in accordance with approved truss submittal package.*	IBC 1705.5.2	☐	Periodic		
Mass timber construction per IBC Table 1705.5.3	IBC 1705.5.3	☐	Periodic		
Mass timber (upwardly inclined adhesive anchors)	IBC 1705.5.3	☐	Continuous		

a. Concrete special inspection not required where work meets the exceptions listed in IBC Section 1705.3

b. Masonry special inspection not required where work meets the exceptions listed in IBC Section 1705.4

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SOILS (IBC 1705.6)					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Geotechnical Report	☐	Periodic		
Verify excavations are extended to proper depth and have reached proper material.	Geotechnical Report	☐	Periodic		
Perform classification and testing of compacted fill materials.	Geotechnical Report	☐	Periodic		
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Geotechnical Report	☐	Continuous		
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Geotechnical Report	☐	Periodic		
DRIVEN DEEP FOUNDATIONS (IBC 1705.7)					
Verify element materials, sizes and lengths comply with the requirements noted in the drawings and geotechnical report.	Geotechnical Report, Construction Documents	☐	Continuous		
Determine capacities of test elements and conduct additional load tests, as required.	Geotechnical Report, Construction Documents	☐	Continuous		
Inspect driving operations and maintain complete and accurate records for each element.	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	Geotechnical Report, Construction Documents	☐	Continuous		
For steel elements, perform additional Special Inspections in accordance with Section 1705.2.	Geotechnical Report, Construction Documents	☐			
For concrete elements and concrete-filled elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
For specialty elements, perform additional Special Inspections as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐			
CAST-IN-PLACE DEEP DRIVEN FOUNDATIONS (IBC 1705.8)					
Inspect drilling operations and maintain complete and accurate records for each element	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable), and adequate end-bearing strata capacity. Record concrete or grout volumes.	Geotechnical Report, Construction Documents	☐	Continuous		
For concrete elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
HELICAL PILE FOUNDATIONS (IBC 1705.9)					
Record installation equipment used, pile dimension, tip elevations, final depth, final installation torque and other pertinent installation information as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐	Continuous		
SPECIAL INSPECTION FOR WIND RESISTANCE (IBC 1705.11) [c.]					
Structural wood wind resistance elements: *Field gluing of wood elements of the windforce-resisting system.*	IBC 1705.11.1, Construction Documents	☐	Continuous		
Nailing, bolting, anchoring and other fastening of wood elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs. [d.]	IBC 1705.11.1, Construction Documents	☐	Periodic		
Cold-formed steel light-frame wind resistance elements: *Welding operations of cold-formed steel light-frame elements of the main windforce-resisting system.*	IBC 1705.11.2, Construction Documents	☐	Periodic		
Screw attachment, bolting, anchoring, and other fastening of elements of cold-formed steel light-frame elements of the main windforce-resisting system, including shear walls, braces, diaphragms, drag struts and hold-downs. [d.]	IBC 1705.11.2, Construction Documents	☐	Periodic		
Fastening of the following systems and components: *Roof covering, roof deck and roof framing connections.*	IBC 1705.11.3 (1), Construction Documents	☐	Periodic		
Exterior wall covering and wall connections to roof and floor diaphragms and framing.	IBC 1705.11.3 (2), Construction Documents	☐	Periodic		

c. Special inspection required in wind Exposure Category C or D per IBC Section 1705.11 (2).
d. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12) [e.]					
Structural steel seismic force-resisting systems: *Special Inspections of MLFRS shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.*	IBC 1705.12.1.1, AISC 341 *Seismic Provisions for Structural Steel Buildings*	☐	Per Standard		
Special inspection of structural steel elements shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.	IBC 1705.12.1.2, AISC 341 *Seismic Provisions for Structural Steel Buildings*	☐	Per Standard		
Structural wood seismic force-resisting systems: *Special inspection during field gluing operations for elements of the seismic force-resisting system.*	IBC 1705.12.2 (1)	☐	Continuous		
Special inspection required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs. [f.]	IBC 1705.12.2 (2)	☐	Periodic		
Cold-formed steel light-frame seismic force-resisting systems: *Special inspection during welding operations for elements of the seismic force-resisting system.*	IBC 1705.12.3 (1)	☐	Periodic		
Special inspection required for screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including shear walls, drag struts, braces, diaphragms and hold-downs.	IBC 1705.12.3 (2)	☐	Periodic		

e. Required where any of the following conditions exist (refer ASCE 7 Section 12.3): *Torsional or extreme torsional irregularity* *Nonparallel systems irregularity* *Stiffness (soft story) or extreme stiffness (extreme soft story) irregularity* *Discontinuity in lateral strength (weak story irregularity)*
f. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)					
Special inspection and testing shall be per IBC Sections 1705.14.1 through 1705.14.6 as applicable.	IBC 1705.14	☐			
MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)					
Special inspection is required for fire-resistant coatings applied to structural elements and decks.	AWCI 12-B, Construction Documents	☐			
EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)					
Special inspection and testing shall be provided for all EIFS applications. [g. h.]		☐			
Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.	ASTM E 570	☐			

g. Special inspection not required for EIFS applications where installed over water-resistive barrier with a means of draining moisture to the exterior.
h. Special inspection is not required for EIFS applications installed over masonry or concrete walls.

TO BE COMPLETED BY RDP
TO BE COMPLETED BY CITY

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. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY	APPROVALS: Agency Inspector sign-off	APPROVALS: City Inspector sign-off
EXTERIOR PLASTER (IRC 703.7) [i.]					
Installation: *Lath and lath attachment.*	ASTM C 926, ASTM C 1063 IRC R703.7.1	☐	Periodic		
Portland Cement plaster mix, number of coats, thickness of coats.	IRC Tables R702.1(1), 702.1(3) IRC R703.7.2				
Weep screed material, attachment and location.	ASTM C 926, IRC R703.7.2.1				
Water resistive barrier installation, flashing installation, and drainage.	IRC R703.2, IRC R703.4, IRC R703.7.3				
Application of each coat and minimum curing.	ASTM C 926, IRC R703.7.4, IRC R703.7.5				
EXTERIOR INSULATION AND FINISH SYSTEM (IRC 703.7) [j.]					
Installation: *Installed in accordance with EIFS manufacturer's instructions.*	ASTM E 2568 IRC R703.9	☐	Periodic		
Drainage provided over all wall assemblies except substrates of masonry or concrete. Drainage shall have a 90 percent efficiency. EIFS and EIFS drainage shall terminate not less than 6 inches above finish grade.	ASTM 2273, ASTM E 2570, IRC R703.2				
Flashing shall be shall be provided per IRC R703.8. Decorative trim shall not be face-nailed through the EIFS.	IRC R703.8, IRC R703.4, IRC R703.7.3				
LATERAL RESISTING SYSTEM					
Installation: *Shearwall and diaphragm sheathing, panel edge and field nailing.*	Construction Documents	☐	Periodic		
Lateral load path continuity, i.e. roof and floor diaphragm to shearwall top plate below, shearwall to foundation.	Construction Documents				
Collector / drag strut nailing and connections. Holdown installation and location.	Construction Documents				
RESIDENTIAL WASHINGTON STATE ENERGY CODE					
Air Leakage Control: *Tested and verified as having an air leakage rate not exceeding 5 air changes per hour.*	WSEC R402.4.1.2	☐			
Tested and verified as having an air leakage rate not exceeding 3 air changes per hour as required by Energy Credit 2a.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 2 air changes per hour as required by Energy Credit 2b.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 1.5 air changes per hour as required by Energy Credit 2c.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Duct testing shall be provided in accordance with WSU RS-33 using the maximum duct leakage rates specified in WSEC R403.3.4. Written results shall be signed by the tester and provided to the code official.	WSEC R403.3.3, WSEC R403.3.4	☐			

i. Includes stucco installation.

j. Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry of concrete.

TO BE COMPLETED BY RDP
TO BE COMPLETED BY CITY

MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS:

The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

CIVIL ENGINEERING INSPECTIONS				APPROVALS: Agency Inspector sign-off	APPROVALS: City Inspector sign-off
Project Civil Engineer or Geotechnical Engineer shall inspect and certify that the lawn and landscape areas meet the specified post-construction soil quality and depth requirements.	Construction Documents BMP T5.13 (2017 DOE manual)	☐	Periodic		
Project Civil Engineer shall inspect and certify the construction of the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system and all LID systems for conformance to approved plans.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
Project Geotechnical Engineer shall observe and certify the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system, and all LID systems to verify suitablity of existing soil conditions.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
CIVIL ENGINEERING DOCUMENTATION					
The Declaration of Covenant for the inspection and maintenance of private stormwater facilities must be signed, recorded and received by the City prior to final inspection.		☐			
A Right-of-Way Encroachment Agreement must be recorded for all private improvements in the right-of-way prior to final inspection.		☐			
Other as Specified:		☐			

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. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Land Use Planning Contact: _____ email: _____

☐ Building height survey _____ ☐ Hardscape survey _____
☐ Building setback survey _____ ☐ Gross floor area survey _____
☐ Lot coverage survey _____

☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.

TO BE COMPLETED BY RDP
FIELD USE ONLY

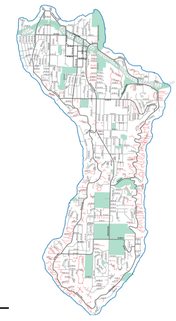
SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS:

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

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
Date
Approved

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 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 ARCHTECT 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 STUCTURAL 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 OMMISSIONS 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.

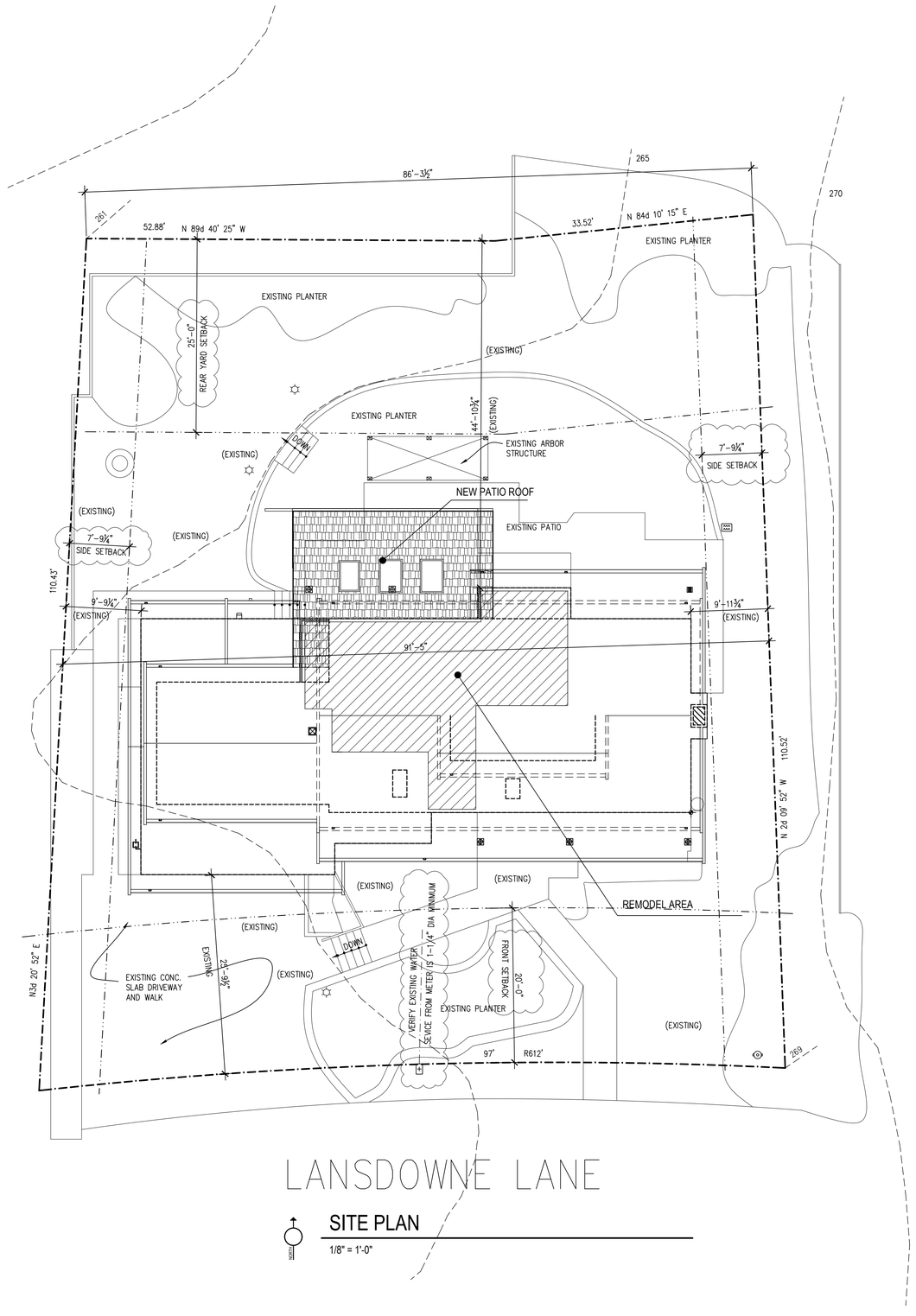
FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE).

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. 96).

FIRE ALARM:

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



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 TGW 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	3,052 S.F.
DRIVEWAY	695 S.F.
TOTAL	3,747 S.F. = 38%

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

ALLOWED HARDSCAPE	.....9% OF 9882 SF = 889 SF
UNCOVERED PATIOS	..... 60 SF
WALKWAYS	..... 542 SF
TOTAL HARDSCAPE	..... 602 SF = 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

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BELLEVUE, WA 98004
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FAX: 425-679-0807

REGISTERED ARCHITECT DAVID N. BUCK STATE OF WASHINGTON 5369

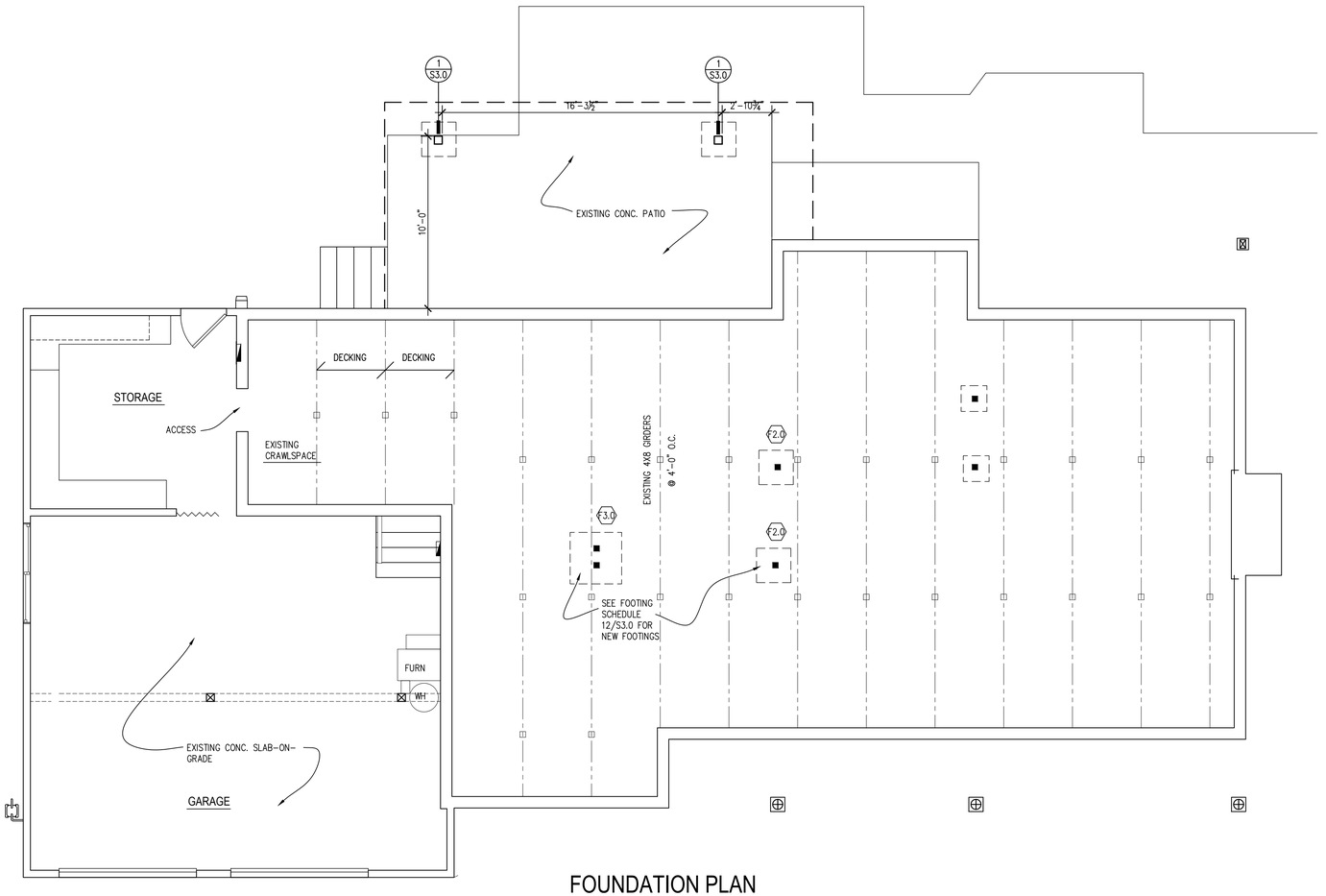
No.	Date	Revision

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, BATHTUBS, 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 SQURE 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

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FAX: 425-679-0907

REGISTERED ARCHITECT
DAVID N. BUCK
STATE OF WASHINGTON
5369

No.	Date	Revision

DUFFY/MCALEESE REMODEL

5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

FOUNDATION

Sheet No. 2.0
Project No. 2309
Date: 2/29/2024

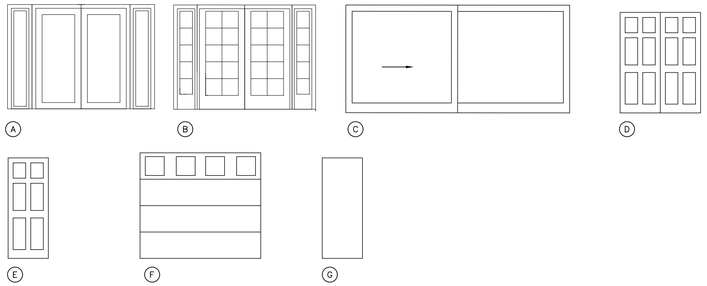
DOOR SCHEDULE

EXTERIOR DOORS BY:
ALUMINUM CLAD FRAMES; INSULATED HIGH PERFORMANCE GLAZING
EXT. FINISH=_____; INT. FINISH=_____;
HARDWARE=_____

#	DOOR DIMENSION (NOTE: VERIFY DOOR HEIGHT) WIDTH	HEIGHT	ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS HEAD DET#/SHT#	JAMB DET#/SHT#	JAMB DET#/SHT#	SILL DET#/SHT#	LOCKSET	LATCHSET	DEADBOLT	PRIVACY	FLUSH BOLTS	KNOB PULL	CLOS. LATCH	PCKT. ROLLER	BUTTS	CLOSER	WEATHERST.	REMARKS
1	PR. 3'-0"	6'-8"	–	A	–	–	–	–	–	●	○	○	●	○	○	○	○	●	○	●	–
2	PR. 3'-0"	6'-8"	–	B	–	–	–	–	–	●	○	●	○	○	○	○	○	●	○	●	–
3	14'-0"	6'-8"	–	C	–	–	–	–	–	●	○	○	○	○	○	○	○	○	○	●	LIFT-SLIDE
4	PR. 3'-0"	6'-8"	–	B	–	–	–	–	–	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
5	PR. 3'-0"	6'-8"	–	B	–	–	–	–	–	○	○	○	○	○	○	○	○	○	○	○	EXISTING DOOR
6	PR. 2'-8"	6'-8"	–	D	–	–	–	–	–	○	○	○	○	●	●	○	●	○	○	○	MATCH EXISTING
7	PR. 2'-8"	6'-8"		D	–	–	–	–	–	○	○	○	○	●	●	○	●	○	○	○	MATCH EXISTING
8	2'-6"	6'-8"	–	E	–	–	–	–	–	○	○	○	●	○	○	○	●	○	○	○	MATCH EXISTING
9	2'-6"	6'-8"	–	E	–	–	–	–	–	○	○	○	●	○	○	○	●	○	○	○	MATCH EXISTING
10	2'-8"	6'-8"	–	G	–	–	–	–	–	●	○	●	○	○	○	○	○	○	●	●	SOLID CORE
11	EXISTING	DOOR																			
12	2'-6"	6'-8"		E						○	○	○	●	○	○	○	○	●	○	○	
13	8'-0"	7'-0"								○	○	○	○	○	○	○	○	○	○	○	GARAGE DOOR
14	8'-0"	7'-0"								○	○	○	○	○	○	○	○	○	○	○	GARAGE DOOR

DOOR TYPES

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



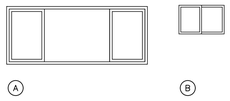
WINDOW SCHEDULE

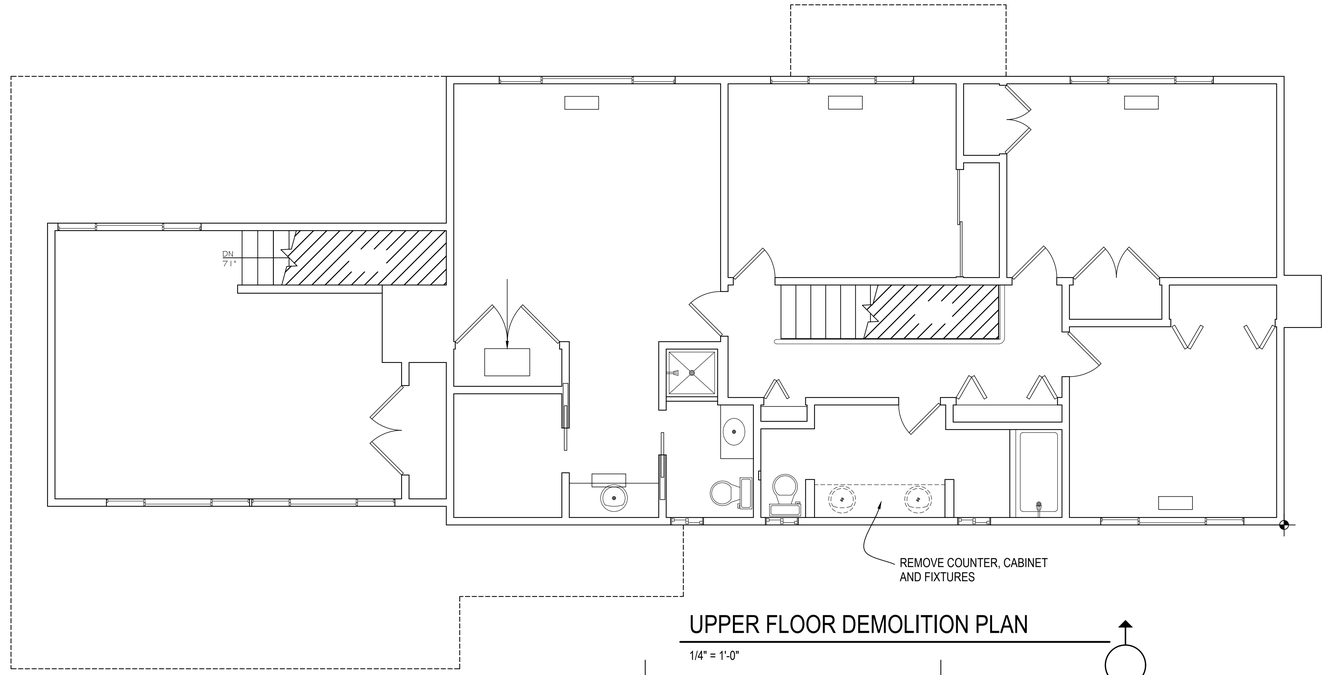
WINDOWS BY:
VINYL FRAMES; INSULATED HIGH PERFORMANCE GLAZING
EXT. FINISH=_____; INT. FINISH=_____;
HARDWARE=_____

#	ROUGH OPENING WIDTH	HEIGHT	ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS HEAD DET#/SHT#	JAMB DET#/SHT#	JAMB DET#/SHT#	SILL DET#/SHT#	REMARKS
1	3'-0"	1'-10"	–	B	–	–	–	–	–	–
2	8'-10"	3'-8"	–	A	–	–	–	–	–	EXISTING WIDTH
-	–	–	–	–	–	–	–	–	–	–
-	–	–	–	–	–	–	–	–	–	–
-	–	–	–	–	–	–	–	–	–	–

WINDOW TYPES

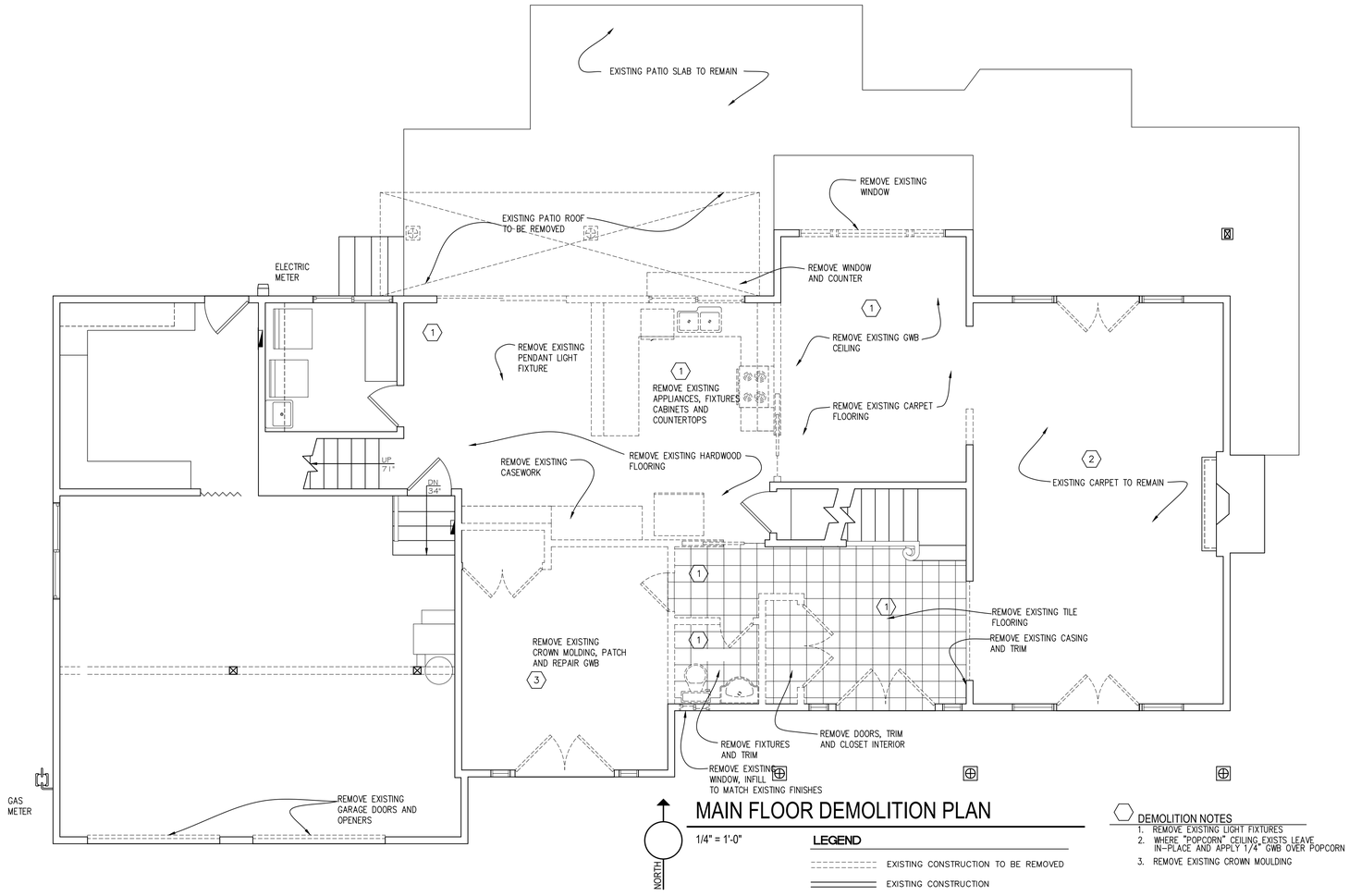
SCALE: 1/4" = 1'-0"





UPPER FLOOR DEMOLITION PLAN

1/4" = 1'-0"



MAIN FLOOR DEMOLITION PLAN

1/4" = 1'-0"

NORTH

LEGEND

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION

DEMOLITION NOTES

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

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DEMOLITION PLANS

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

ROOM FINISH SCHEDULE

ROOM NAME	MATERIAL FLOOR	BASE MTL.	BASE DET.#/SHT.#	CASING DR.	CASING WIN.	WALLS N	WALLS E	WALLS S	WALLS W	CEILING MTL.	CEILING HEIGHT	FINISH FLOOR	BASE	CASING DR.	CASING WIN.	WALLS N	WALLS E	WALLS S	WALLS W	CEILING	REMARKS
ENTRY	F2	–	–	–	–	W1	W1	W1	W2	–	–	–	–	–	–	–	–	–	–	–	–
COATS	F2	–	–	–	–	W2	W2	W2	W2	–	–	–	–	–	–	–	–	–	–	–	–
OFFICE	F2	–	–	–	–	W2	W2	W1*	W1*	–	–	–	–	–	–	–	–	–	–	–	*PATCH AND REPAIR
BATH1	F2	–	–	–	–	W2	W2	W2	W2	–	–	–	–	–	–	–	–	–	–	–	–
UTIL	F2	–	–	–	–	W1	W1	W1	W1	–	–	–	–	–	–	–	–	–	–	–	–
POWDER	F2	–	–	–	–	W2	W2	W2	W2	–	–	–	–	–	–	–	–	–	–	–	–
FAMILY	F2	–	–	–	–	W2	–	W2	W2	–	–	–	–	–	–	–	–	–	–	–	–
KITCHEN	F2	–	–	–	–	W2	W2	W2	W2	–	–	–	–	–	–	–	–	–	–	–	–
LIVING/DINING	F1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
STAIR	F1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
–																					
LANDING	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
M. BEDROOM	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
CLOSET1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
LAV	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
BATH2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
BATH3	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
BED1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
BED2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
BED3																					

LEGEND

FLOORING
F1 – EXISTING CARPET
F2 – HARDWOOD

WALLS
W1 – EXISTING GYPSUM WALLBOARD
W2 – 5/8" GYPSUM WALLBOARD

APPLIANCE SCHEDULE

O.P.C.I. = OWNER TO PROVIDE/CONTRACTOR TO INSTALL

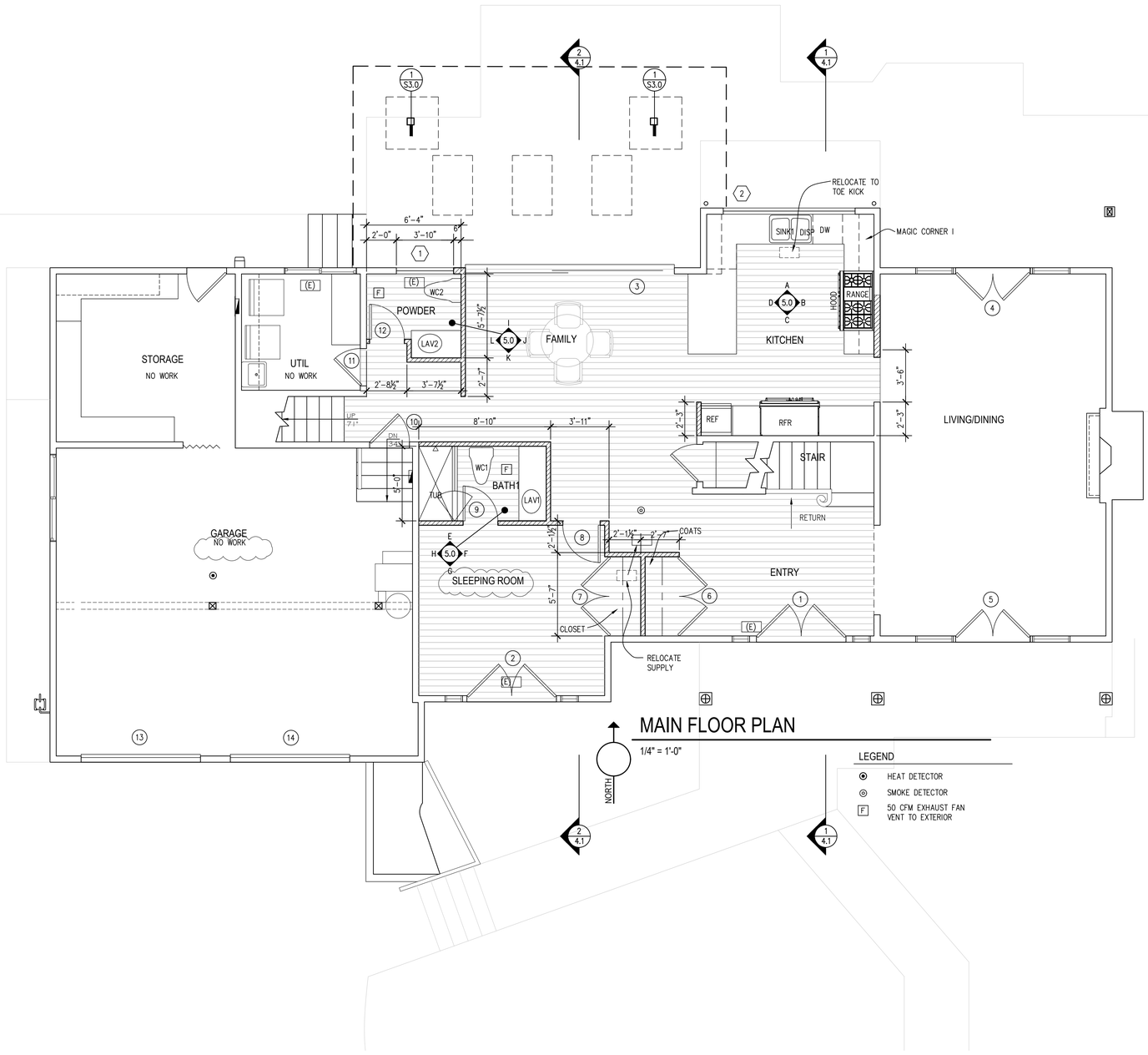
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
RFR	REFRIGERATOR	WOLF	PRO4850A	GLASS DOOR	–	–
RANGE	RANGE	WOLF	GR486G	–	–	–
DW	DISHWASHER	WOLF	DW2450	–	–	–
REF	WINE COOLER	WOLF	DD2450W/R	PANEL READY	–	–
HOOD	HOOD	WOLF	VC48S	–	–	PROVIDE MAKE-UP AIR IF > 401 CFM
DISP	DISPOSAL	–	–	–	–	
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	LOCATION	REMARKS
LAV1	–	–	–	–	–	–	–
LAV2	–	–	–	–	–	–	–
LAV3	–	–	–	–	–	–	–
LAV4	–	–	–	–	–	–	–
SINK1	–	–	–	–	–	–	–
SHOWER	–	–	–	–	–	–	–
WC1	–	–	–	–	–	–	–
WC2	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–

SPECIALTIES SCHEDULE

MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–
–	–	–	–	–	–	–



MAIN FLOOR PLAN

1/4" = 1'-0"

LEGEND

- HEAT DETECTOR
- SMOKE DETECTOR
- F — 50 CFM EXHAUST FAN VENT TO EXTERIOR

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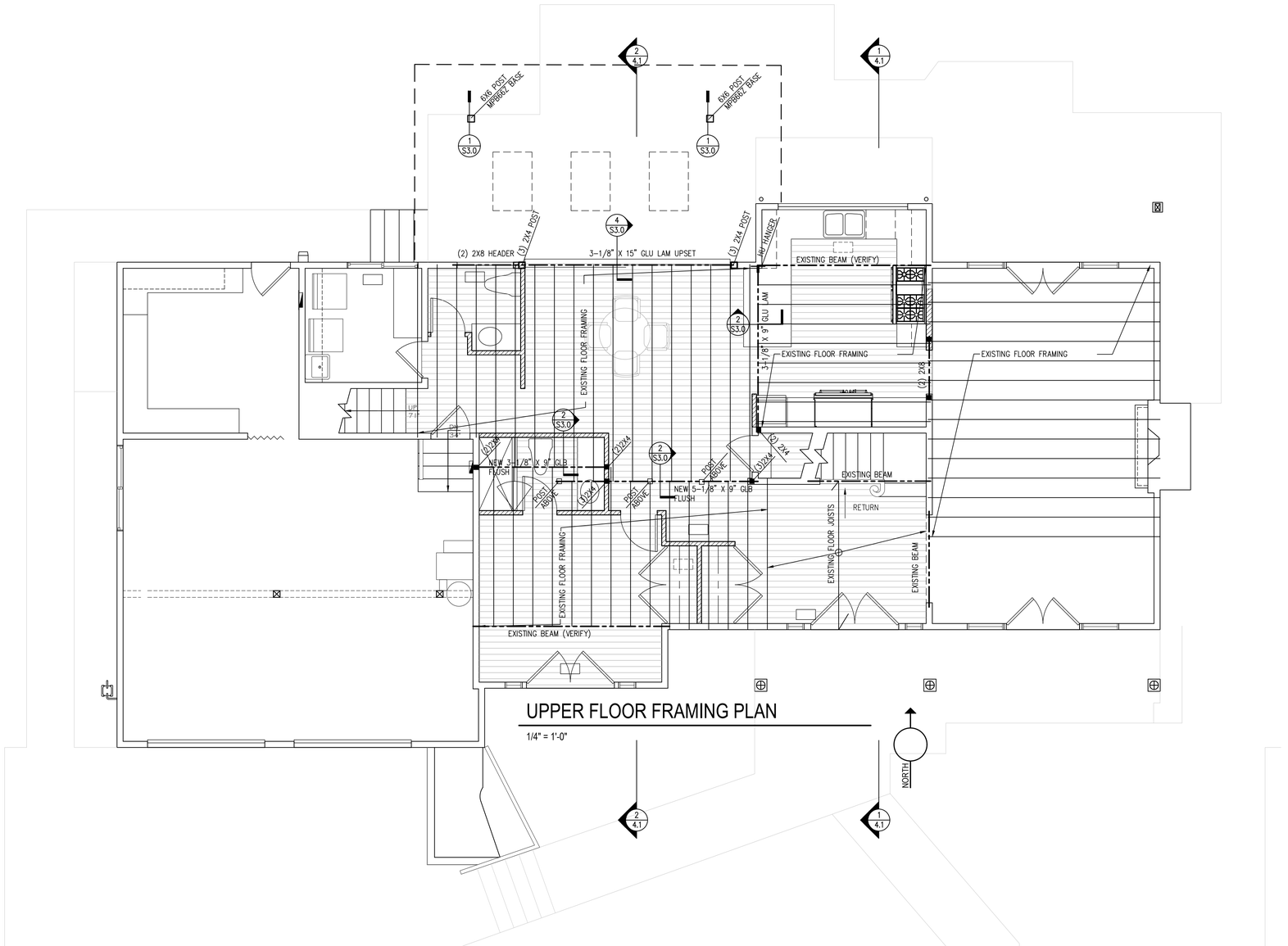
MAIN FLOOR PLAN

Sheet No. 3.1
Project No. 2309
Date: 2/29/2024



UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

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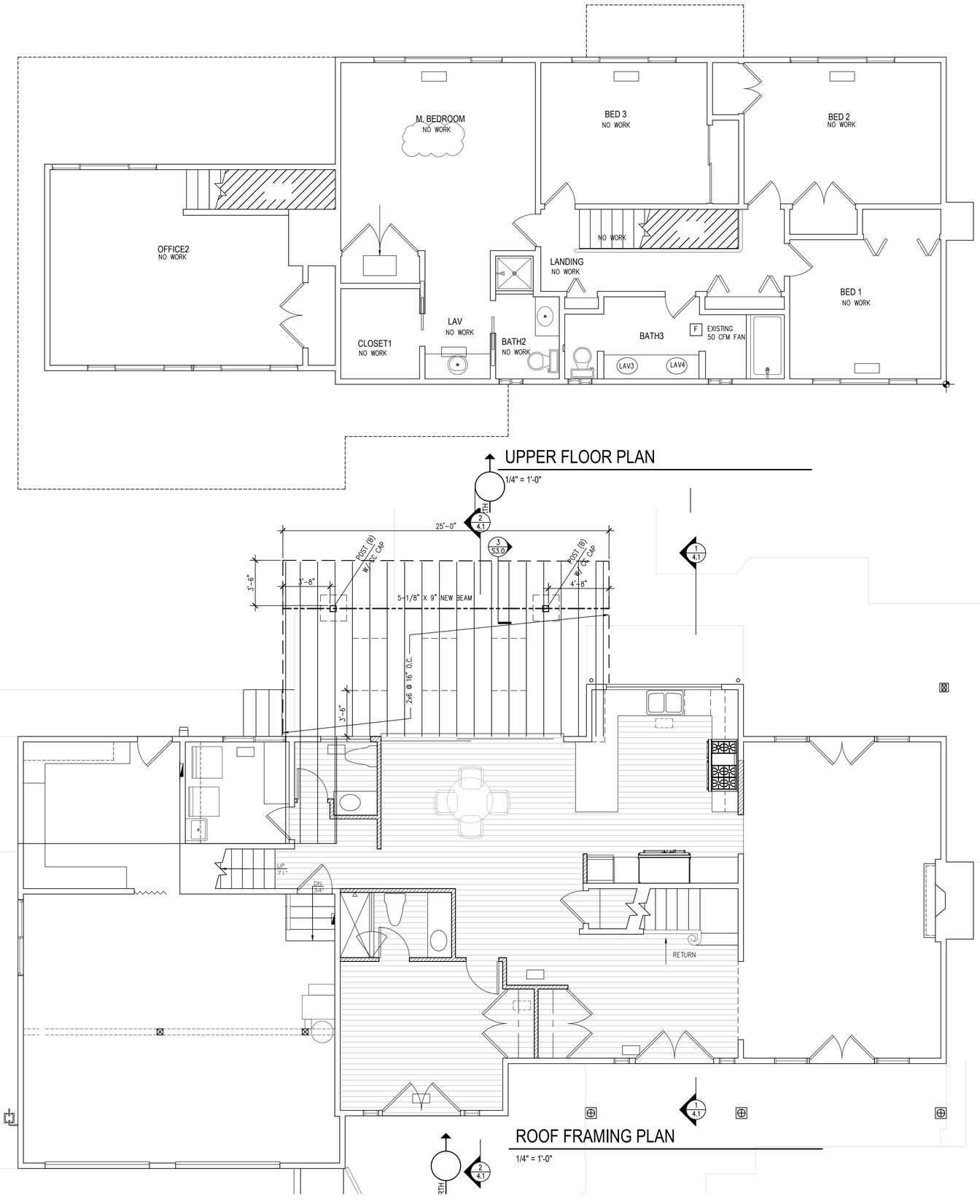
UPPER FLOOR FRAMING

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



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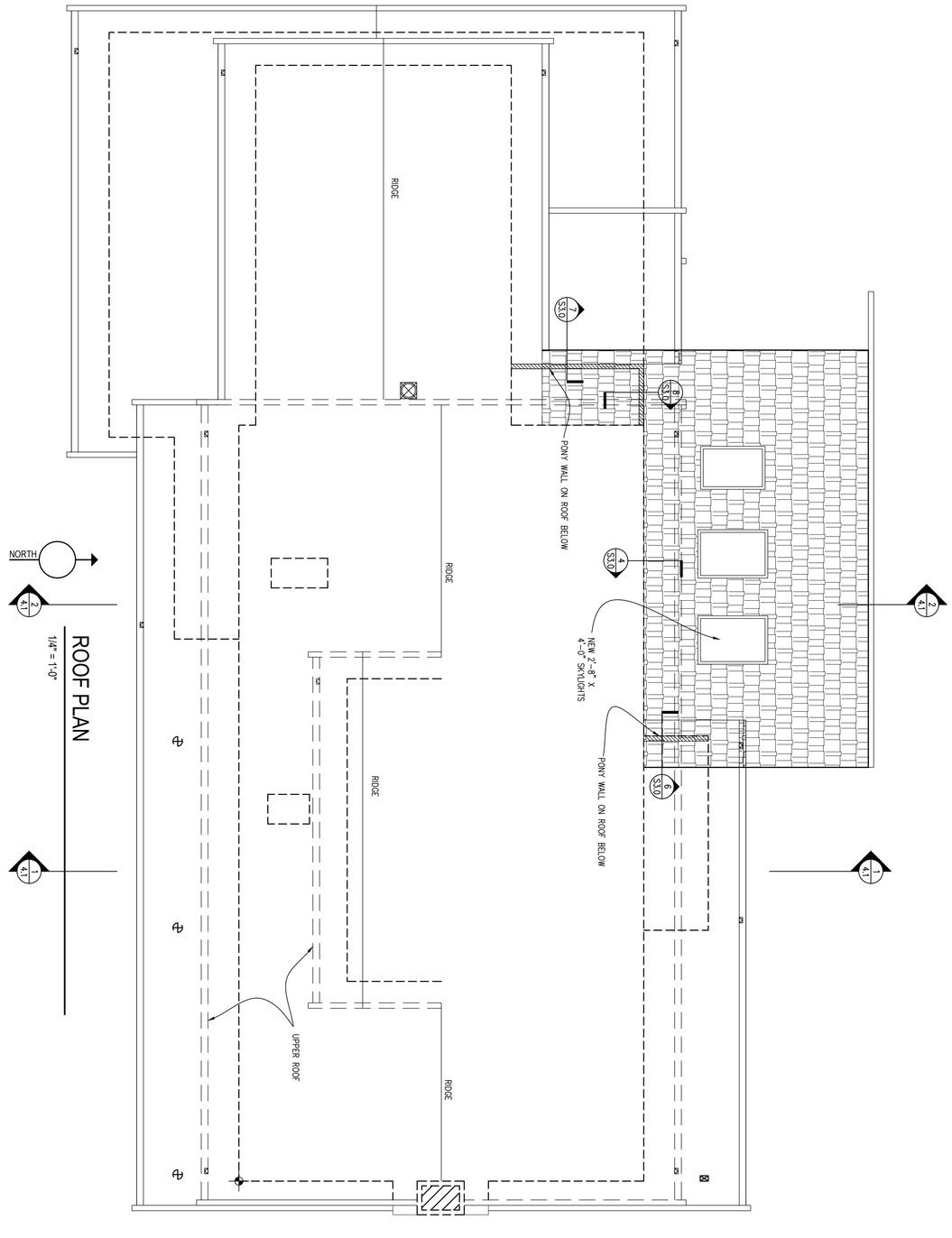
UPPER FLOOR
ROOF FRAMING

Sheet No.	3.3
Project No.	2309
Date:	2/29/2024



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ROOF PLAN

Sheet No. 3.4
Project No. 2309
Date 2/29/2024

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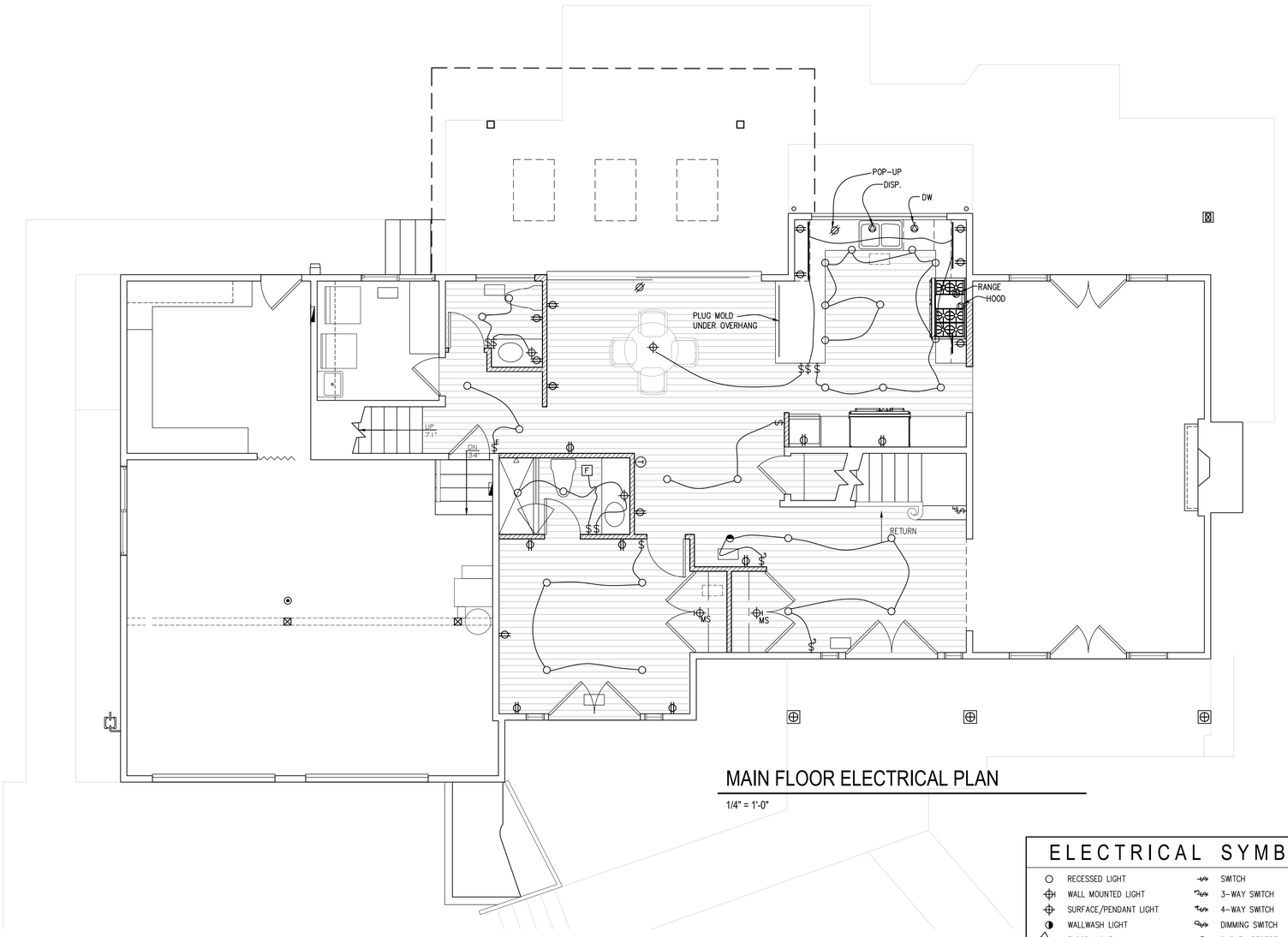

MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS

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

ELECTRICAL LEGEND

MARK	DESCRIPTION	MANUF.	MODEL NO.	FINISH / TRIM	LAMP
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–

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

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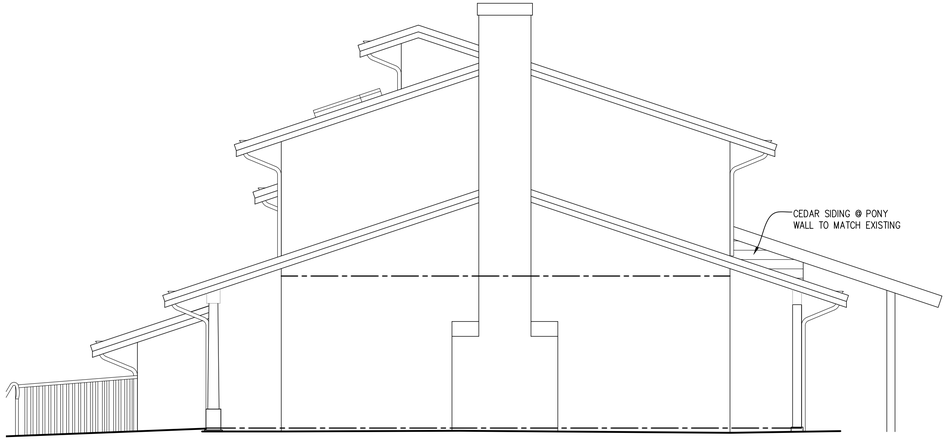
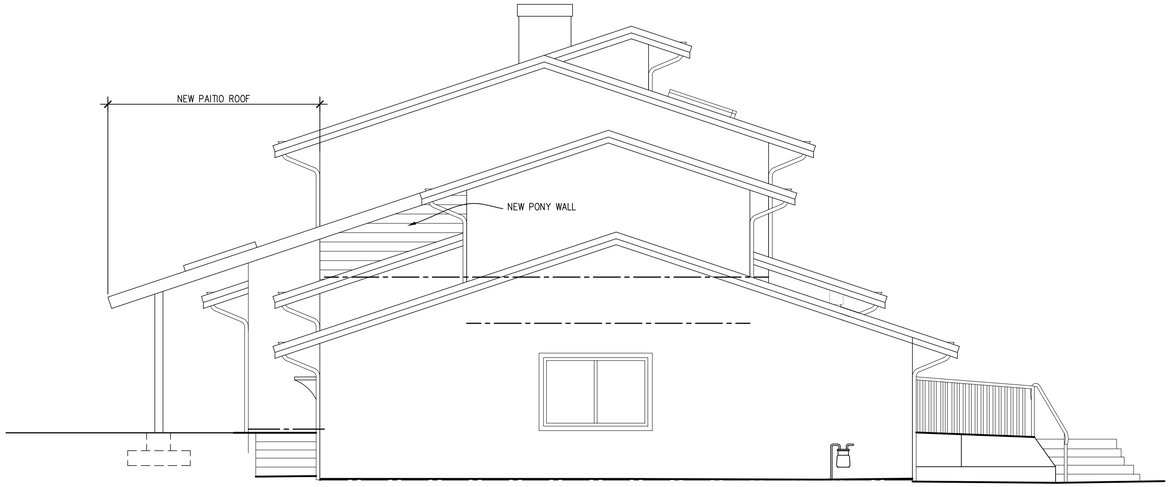
ELECTRICAL PLAN

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



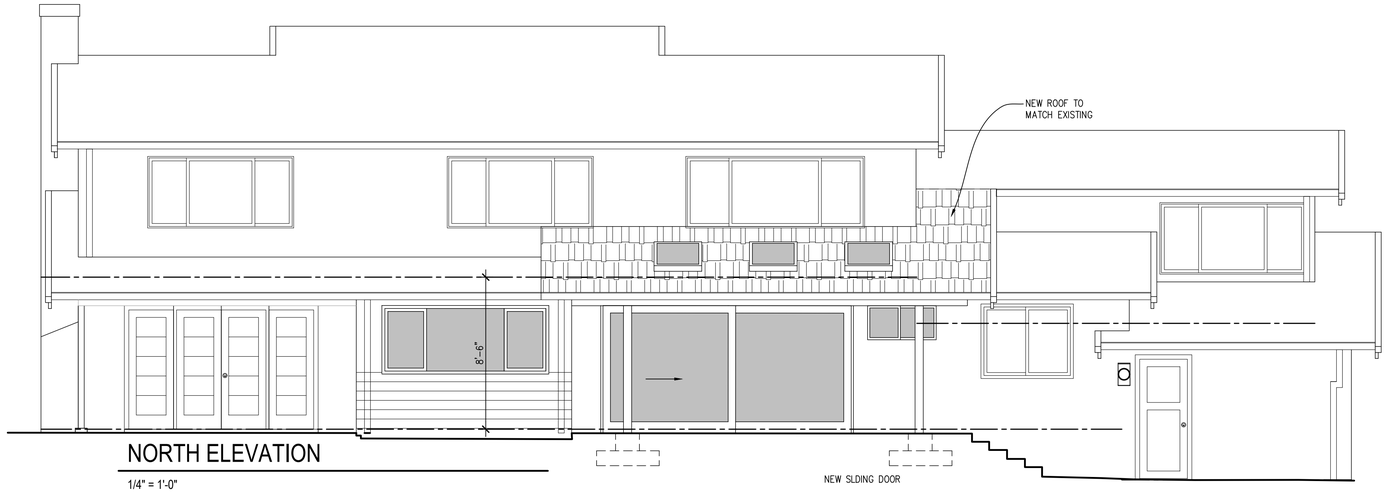
EAST ELEVATION

1/4" = 1'-0"



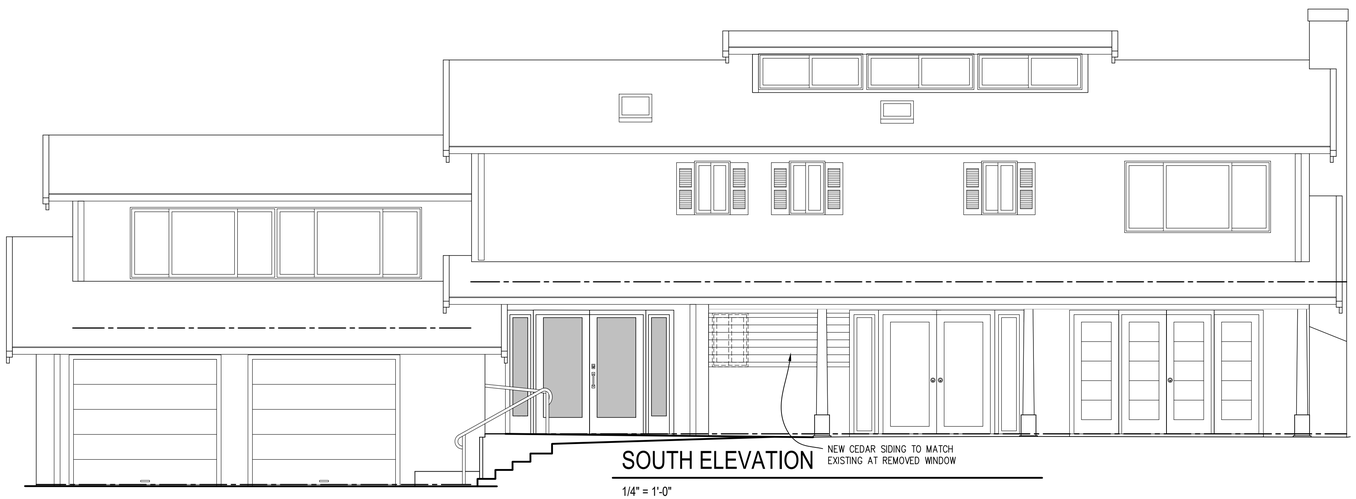
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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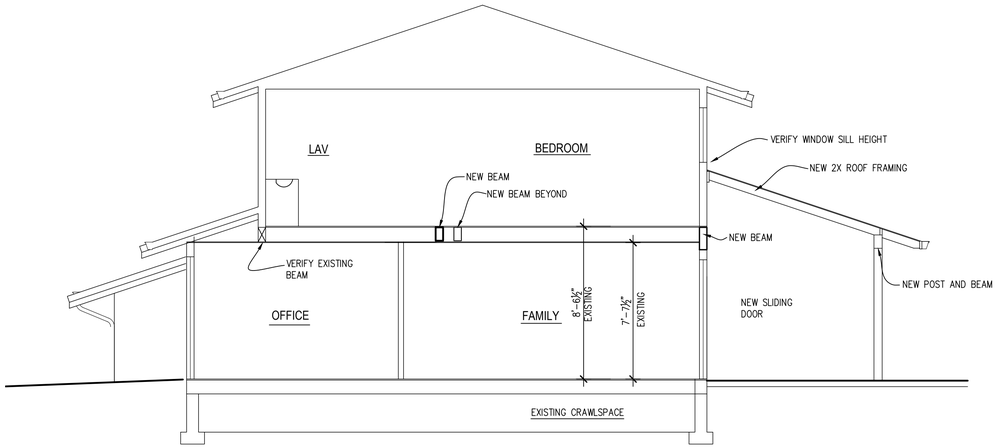
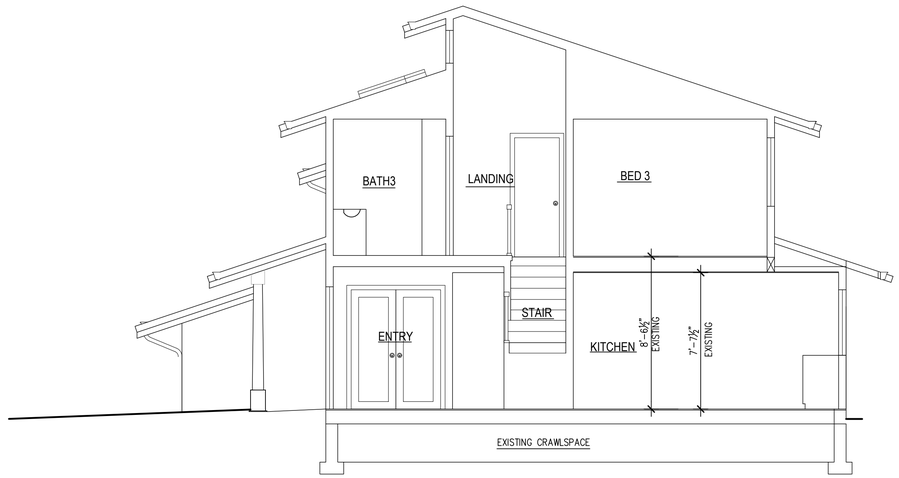
ELEVATIONS

Sheet No. 4.0
Project No. 2309
Date: 2/29/2024



2 BUILDING SECTION

1/4" = 1'-0"



1 BUILDING SECTION

1/4" = 1'-0"

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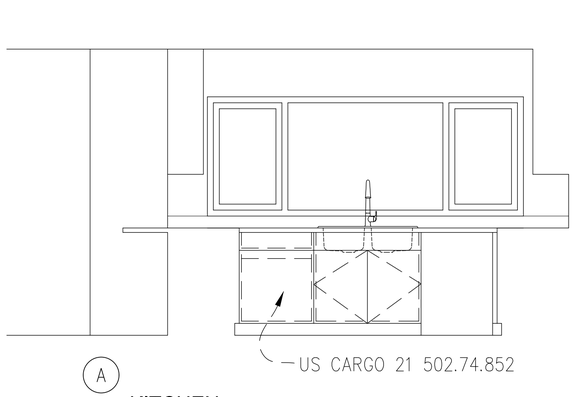
SECTIONS

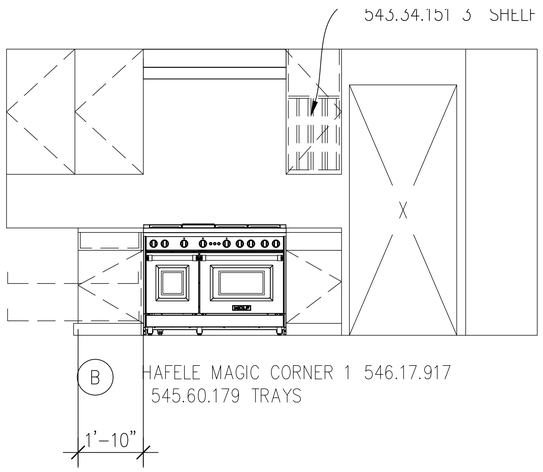
Sheet No. 4.1
Project No. 2309
Date: 2/29/2024



A

KITCHEN

1/2" = 1'-0"



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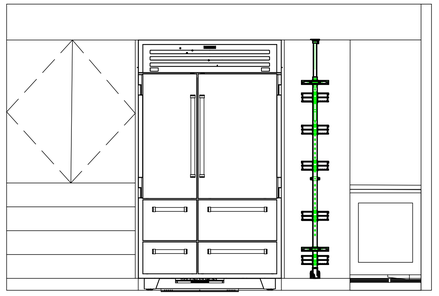

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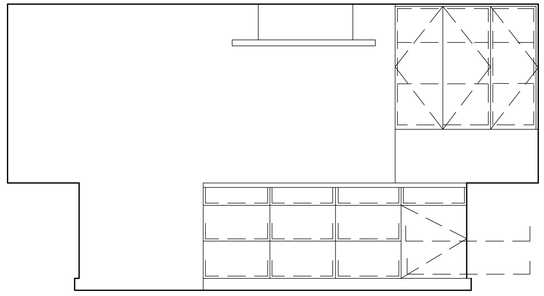

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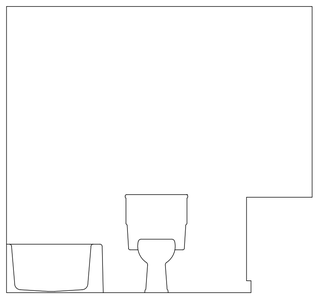

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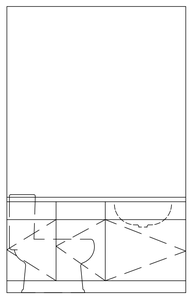

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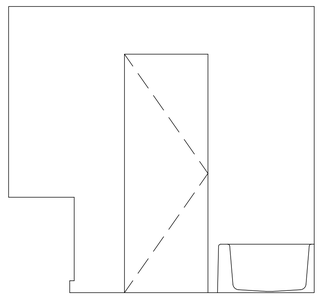

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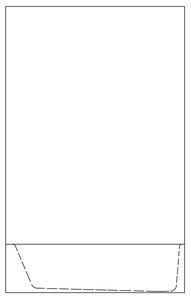
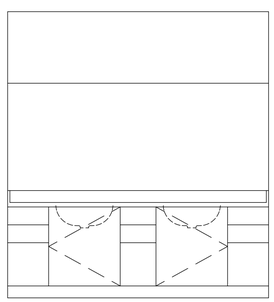


H

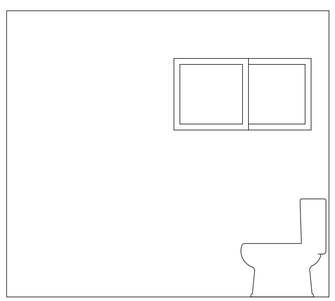
BATH

1/2" = 1'-0"



BATH3

1/2" = 1'-0"



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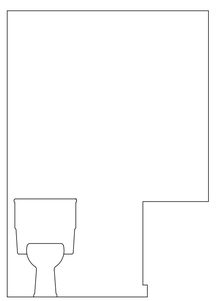

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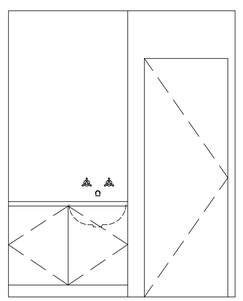

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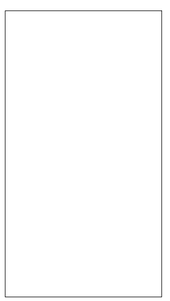

L

POWDER

1/2" = 1'-0"

CHESMORE|BUCK architecture
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REGISTERED ARCHITECT
5389
DAVID N. BUCK
STATE OF WASHINGTON

No.	Date	Revision

DUFFY/MCALEESE REMODEL

5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

INTERIOR ELEVATIONS

Sheet No. 5.0
Project No. 2309
Date: 2/29/2024

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. DESIGN LOADING CRITERIA

ROOF SNOW LOAD	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY II
97 MPH
EXPOSURE "B"
TOPOGRAPHIC FACTOR Kzt = 1.6

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.0
MAPPED MCE Ss = 1.45, S_1 = 0.50
DESIGN ACCELERATION Sds = 1.16; S_{d1} = 0.60
SEISMIC RESISTING SYSTEM:, TIMBER FRAME, R = 1.5
WOOD PANEL BEARING SHEAR WALL, R = 6.5
SEISMIC RESPONSE COEFFICIENT: Cs = 0.77 AT TIMBER FRAMES
Cs = 0.18 AT SHEAR WALLS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

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

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

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

10. SPECIAL INSPECTION: EXPANSION BOLTS, SCREW ANCHORS AND EPOXY GROUTED INSTALLATIONS SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY AND INSPECTOR SHALL BE REGISTERED WITH WABO AND SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

11. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED IN THE FIELD. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

    FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

    BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

    THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:

ALLOWABLE SOIL PRESSURE	1,500 PSF

RENOVATION

12. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

    A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
    B. VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
    C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
    D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, REBAR DOWELS EPOXIED INTO THE EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

13. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 2,500 PSI. ALL CONCRETE EXPOSED TO THE WEATHER SHALL ATTAIN A 28-DAY STRENGTH f'c OF 3,000 PSI IN ACCORDANCE WITH IBC SECTION 1904.1. AND ACI 318 TABLE 19.3.2.1 THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

    THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

15. REINFORCING STEEL SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

16. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	2"

ANCHORAGE

17. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

18. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

19. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-3G" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

WOOD

20. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X, 3X, AND 4X MEMBERS)	DOUGLAS FIR OR HEM-FIR NO. 2
BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1
POSTS AND TIMBERS	DOUGLAS FIR NO. 1
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS)	DOUGLAS FIR OR HEM-FIR NO. 2

21. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES.

22. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

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

23. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AWPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

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

25. WOOD FASTENERS:

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

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

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

    B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

    D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

26. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

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PROJECT:

DUFFY/MCALEESE REMODEL

5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

APPROVAL:

NO.	DESCRIPTION	DATE	BY
1	PERMIT CORRECTIONS	2/27/24	
	PERMIT SET	1/17/24	

ISSUES: ◯ REVISIONS: △

P.M.	SHT
P.E.	BSD
DRAWN BY:	TA
SCALE:	AS SHOWN
DATE:	1/17/24
JOB NO.	23488.01

SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

S1.0

File: 488-s100.dwg Plotted: Tue, 02/27/2024 10:53 am

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" GWB AND 5/8" GWB 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 CCQ/ECCQ CAPS AND PBS 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
...#	Pounds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
A.S.D.	Allowable Stress Design	MIN.	Minimum
		MISC.	Miscellaneous
(B)	Below	MK.	Mark
B/	Bottom of		
BF	Braced Frame	(N)	New
BLKG.	Blocking	N.	North
BLDG.	Building	N.S.	Near Side
BM.	Beam	NOM.	Nominal
BOT.	Bottom	NTS	Not to Scale
BRG.	Bearing		
BTWN.	Between	O.C.	On Center
		O.D.	Outside Diameter
CL or ℄	Centerline	O.F.	Outside Face
C	Camber	O.H.	Overhang
CIP	Cast In Place	OPNG.	Opening
C.J.	Construction Joint or Control Joint	OPP.	Opposite
CJP	Complete Joint Penetration		
CLG.	Ceiling	PAF	Powder Actuated Fastener
CLR.	Clear	PC	Precast
CMU	Concrete Masonry Unit	PERM.	Permanent
COL.	Column	PERP.	Perpendicular
CONC.	Concrete	PJP	Partial Joint Penetration
CONN.	Connections	PL or ℗	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
DIAPH.	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	SCH. 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	SPF	Spruce-Pine-Fir
EQ.	Equal	S.S.	Stainless Steel
E.W.	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	Glue Laminated	T.O.W.	Top of Wall
GWB	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
		WWF	Welded Wire Fabric
JT.	Joint		
		X SECT.	Cross Section
K	Kips	X-STR	Extra Strong
KSF	Kips per Square Foot	XX-STR	Double Extra Strong
KSI	Kips per Square Inch		

QUANTUM
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SEAL:

PROJECT:

DUFFY/MCALEESE REMODEL

5330 LANSDOWNE LANE
MERCER ISLAND, WA 98040

APPROVAL:

NO.	DESCRIPTION	DATE	BY
1	PERMIT CORRECTIONS	2/27/24	
	PERMIT SET	1/17/24	

ISSUES: ◯ REVISIONS: △

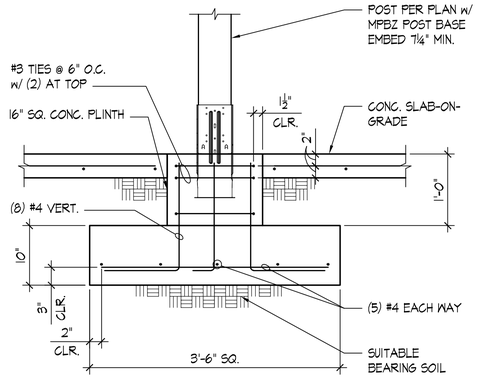
P.M.	SHT
P.E.	BSD
DRAWN BY:	TA
SCALE:	AS SHOWN
DATE:	1/17/24
JOB NO.	23488.01

SHEET TITLE:

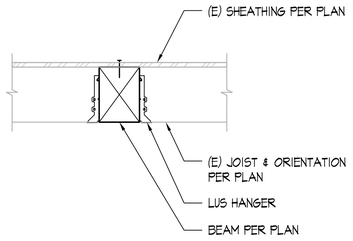
GENERAL STRUCTURAL NOTES

SHEET NO.

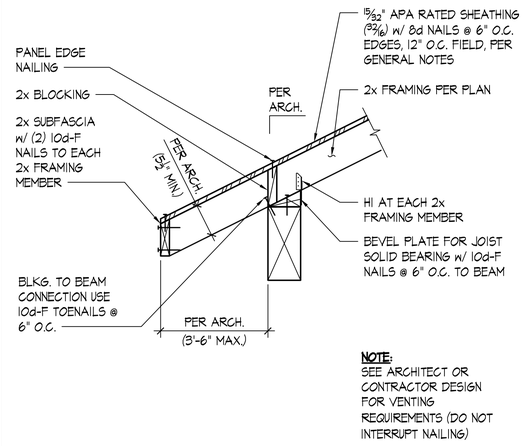
S1.1



TYPICAL EXTERIOR POST FOOTING — SCALE: NONE — 1

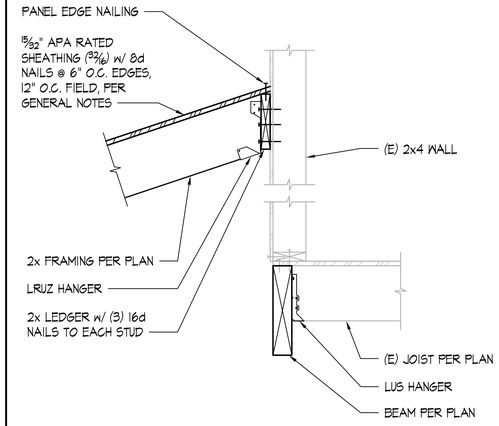


TYPICAL (E) JOIST TO FLUSH BEAM CONNECTION — SCALE: NONE — 2

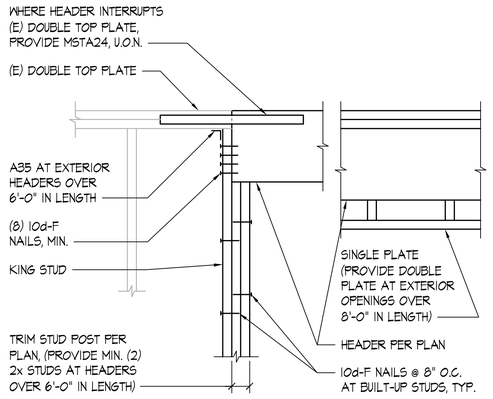


NOTE:
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

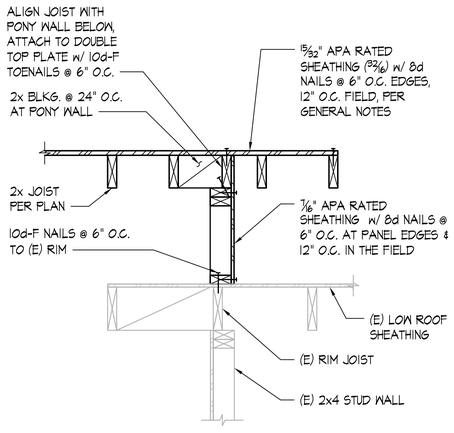
TYPICAL SLOPED ROOF FRAMING TO EXTERIOR WALL - 2x FRAMING PERPENDICULAR — SCALE: NONE — 3



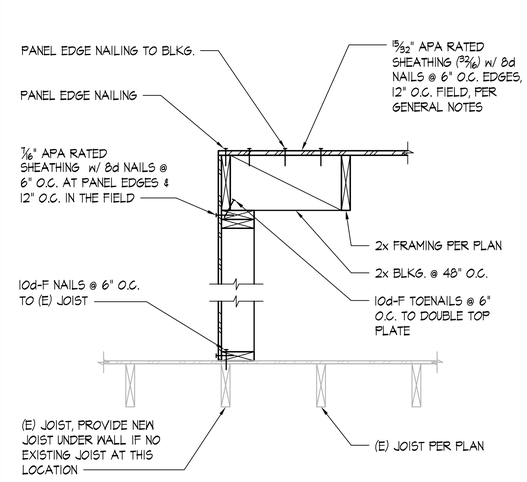
2x FRAMED LOW ROOF - (E) JOIST PERPENDICULAR TO BEAM — SCALE: NONE — 4



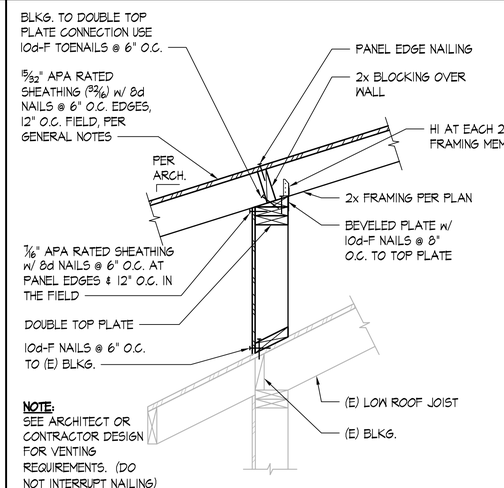
NEW BEAM TO (E) WALL — SCALE: NONE — 5



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



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



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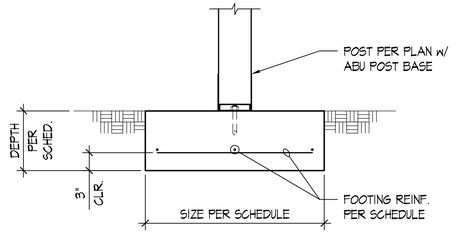
PONY WALL AT SLOPED ROOF - PATIO ROOF FRAMING PERPENDICULAR — SCALE: NONE — 8

DETAIL — SCALE: 1"=1'-0" — 9

DETAIL — SCALE: 1"=1'-0" — 10

DETAIL — SCALE: 1"=1'-0" — 11



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

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SHEET TITLE:

DETAILS

SHEET NO.

S3.0