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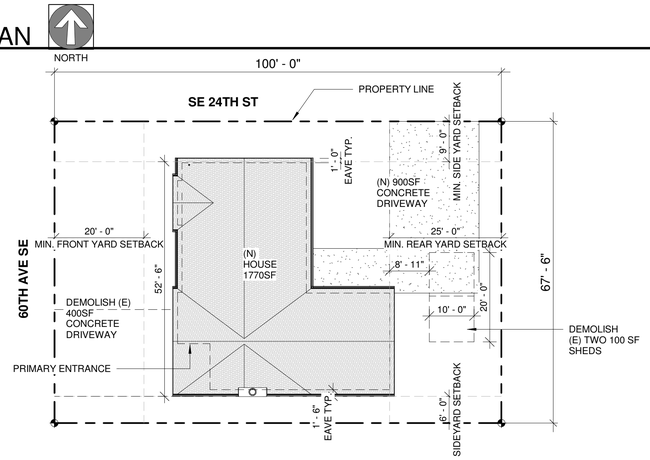
SITE PLAN



PROJECT SUMMARY

LEGAL DESCRIPTION:
LAKE VIEW PLACE EAST SEATTLE
PLat Block: 2
Plat Lot: 5-6

PARCEL: 409950-0150

DESCRIPTION: REMODEL MAIN FLOOR OF EXISTING SINGLE FAMILY RAMBLER

JURISDICTION: MERCER ISLAND

ZONING: R-8.4

AREA OF WORK:
MAIN FLOOR

LOT COVERAGE:

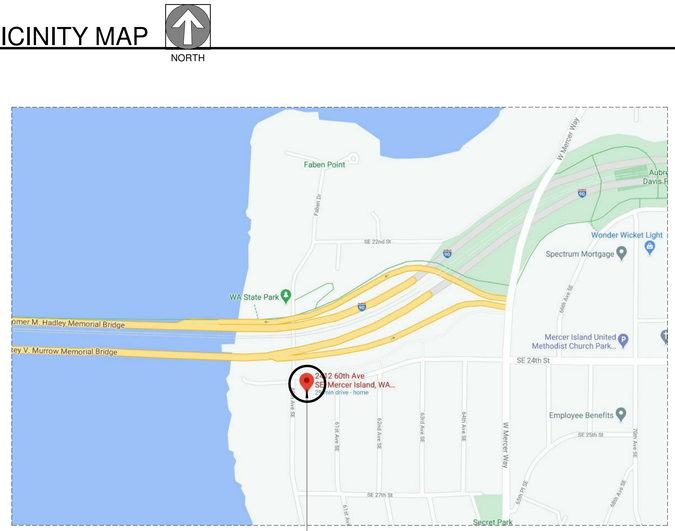
LOT AREA: 6,750SF X 40% (LESS THAN 15% SLOPE) = 2,700SF ALLOWED

(N) 1770SF HOUSE + (N) 900SF DRIVEWAY = 2,670SF

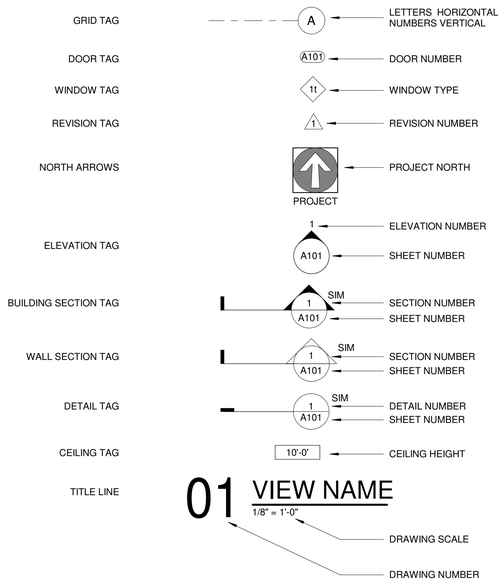
2,700SF ALLOWED > 2,670SF PROPOSED

TOTAL PROJECT VALUE: TBD
$318,600

VICINITY MAP



SYMBOLS LEGEND



THE LEVELLA REMODEL

2412 60TH AVE SE MERCER ISLAND, WA 98040

REVISED PERMIT SET
OCTOBER 26, 2020

DRAWING INDEX

PROJECT TEAM

OWNER

ALAYNE AND ROBERT SULKIN
2412 60TH AVE SE
MERCER ISLAND, WA 98040

ARCHITECT

CHAD KOONTZ
4218 SW ALASKA ST
SUITE 204H
SEATTLE, WA 98116
206-979-4948

ENGINEER

BRIAN LOSHBOUGH, P.E.
L2 ENGINEERS
17848 NE 198TH PLACE
WOODINVILLE, WA 98072
206-251-2346

CONTRACTOR

THE PAVILION COMPANY
4218 SW ALASKA ST
SUITE 204H
SEATTLE, WA 98116
206-900-6269

SUMMARY OF WORK

REMODEL MAIN FLOOR OF EXISTING SINGLE FAMILY RAMBLER

BY SEPARATE PERMIT

ELECTRICAL

PLUMBING

HVAC

THE LEVELLA
2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
2	2-16-2020	CORRECTIONS #2
3	10-26-2021	DESIGN CHANGE

COVER SHEET

PERMIT SET

DATE	REVISION
10/26/21	3
PROJECT NUMBER	SHEET NUMBER
SCALE: As indicated	G0.1

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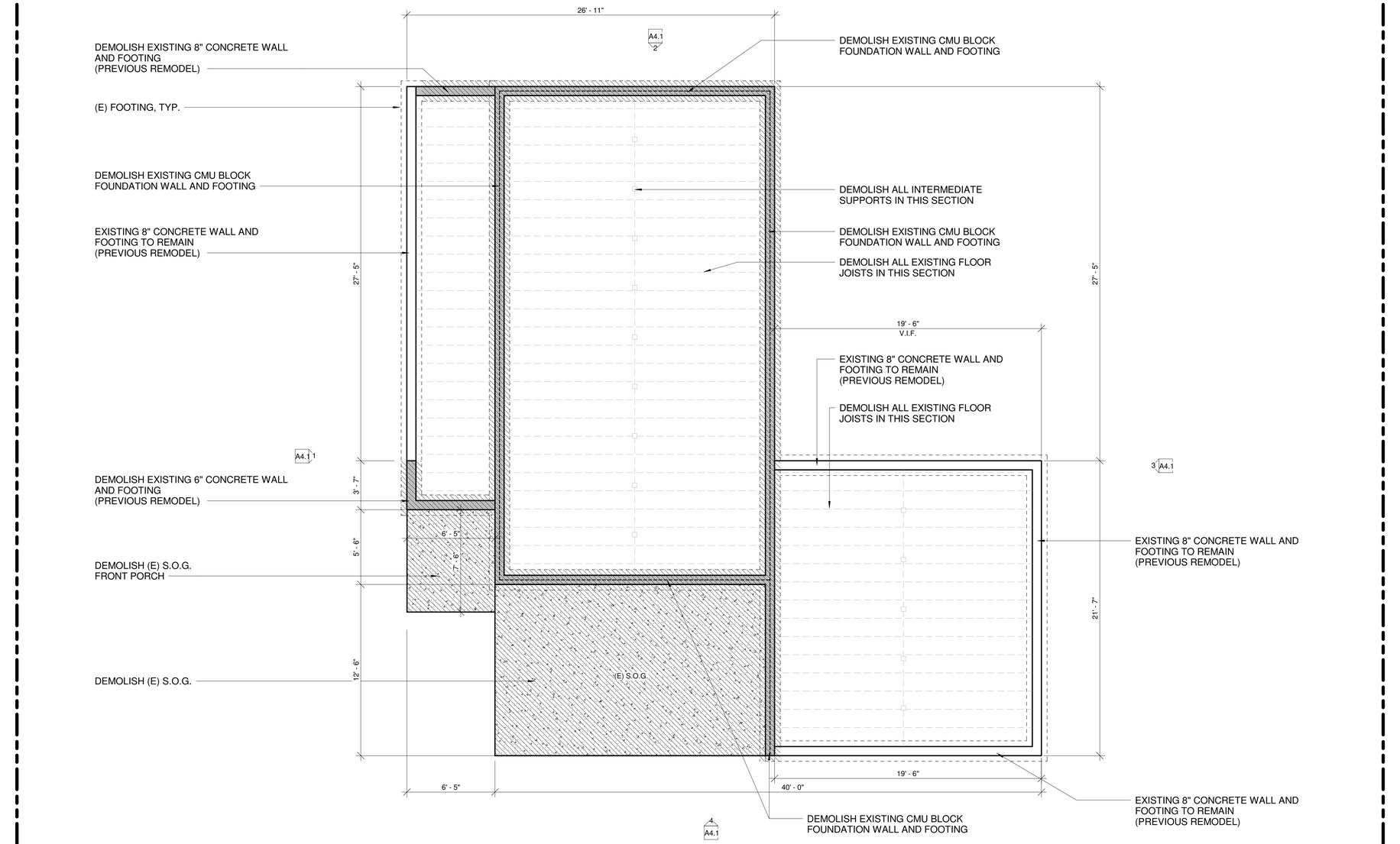
SE 24TH ST

60TH AVE SE



1 EXISTING FOUNDATION
1/4" = 1'-0"

N

HOUSE VENTILATION

2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.4 TABLE1507.3.3(1) & TABLE1507.3.3(2), PROVIDE CONTROLS PER 1503.2. COMPLY WITH WSEC R403.5.

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- DEMOLISH EXISTING CMU FOUNDATION WALL
- DEMOLISH EXISTING 8" POURED CONCRETE FOUNDATION WALL
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FLOOR PLAN NOTES

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THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

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EXISTING FOUNDATION PLAN

PERMIT SET

DATE	REVISION
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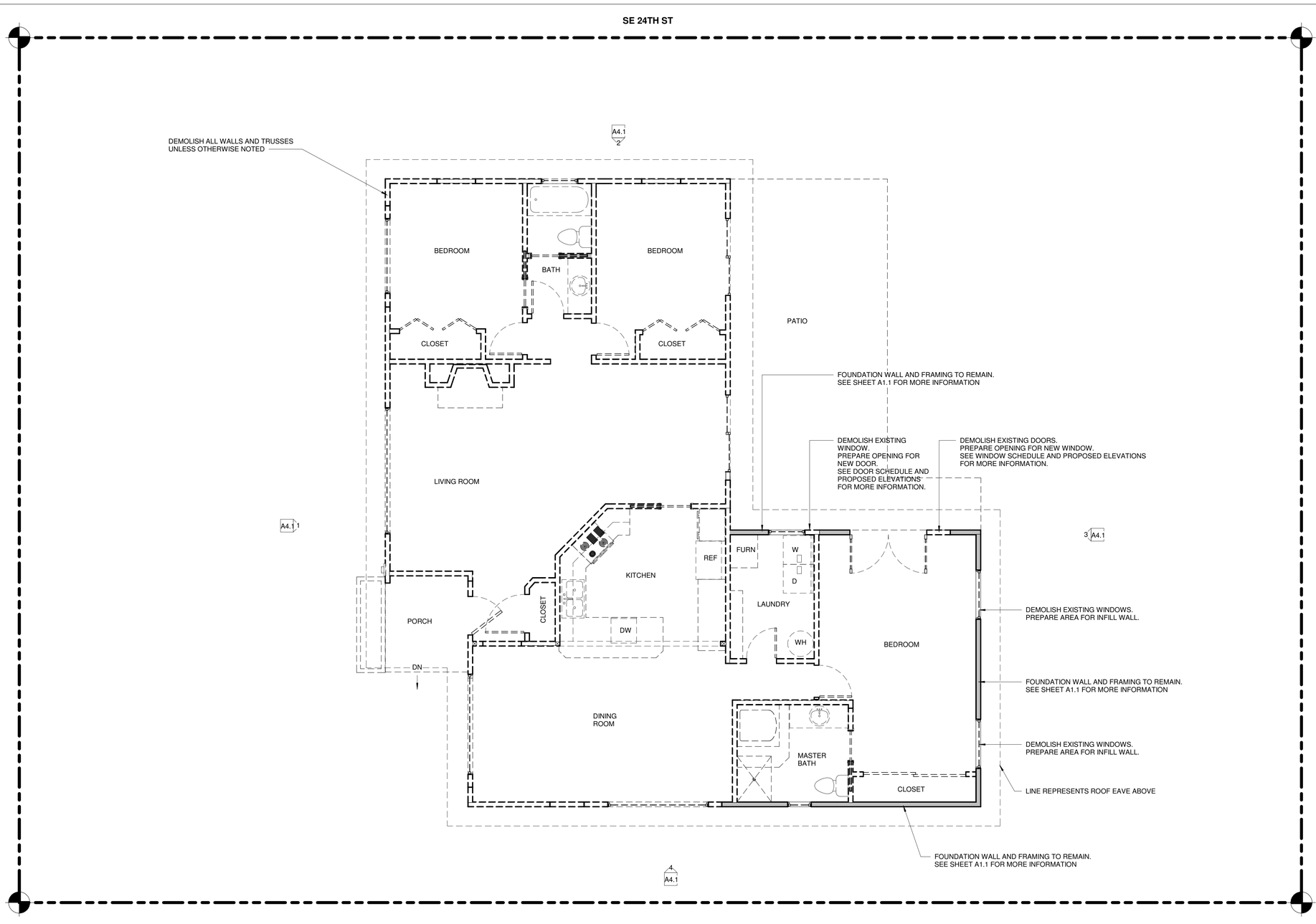

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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THE LEVELLA

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EXISTING FIRST FLOOR PLAN

PERMIT SET

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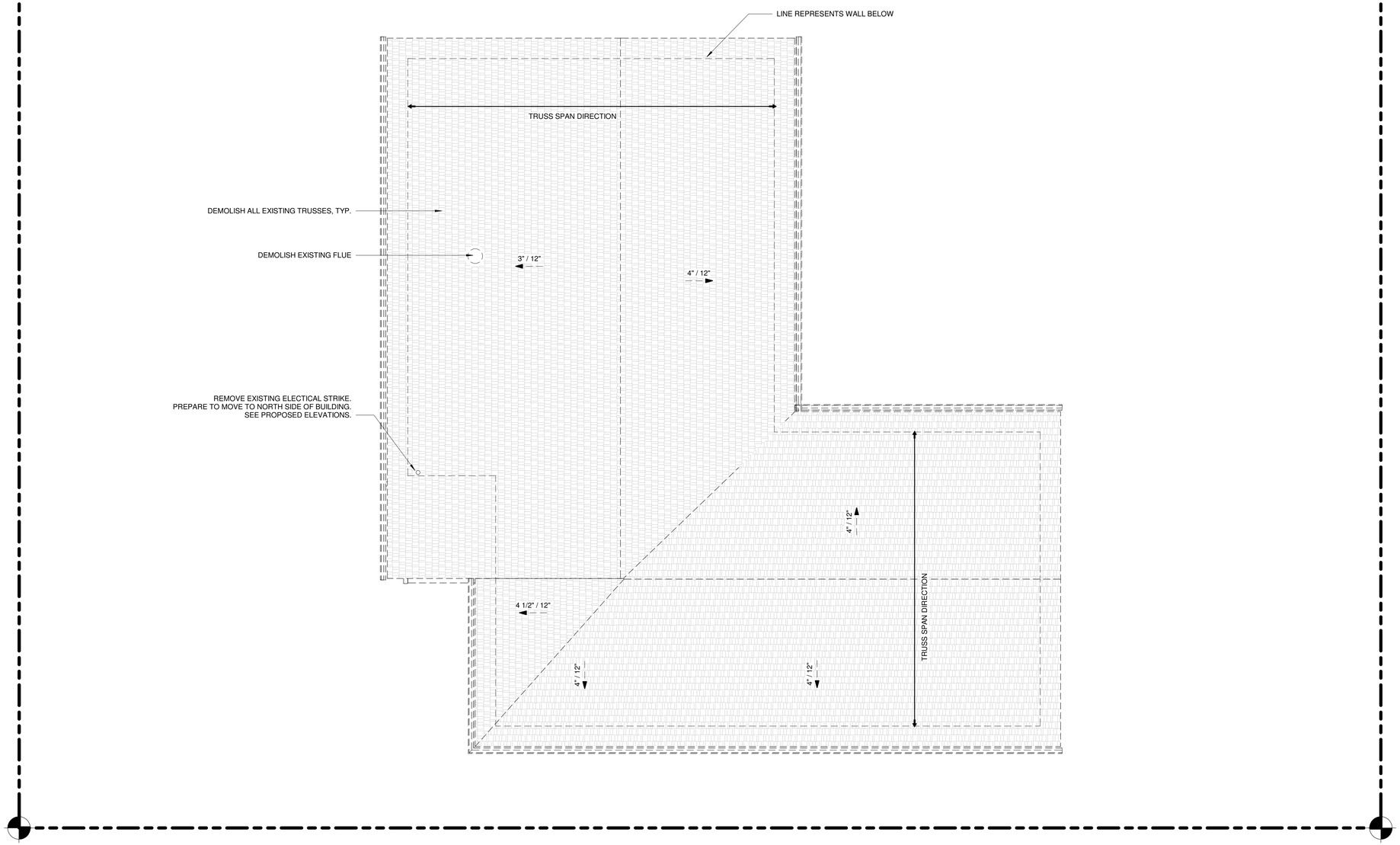
SE 24TH ST

60TH AVE SE



1 EXISTING ROOF PLAN
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EXISTING ROOF PLAN

PERMIT SET

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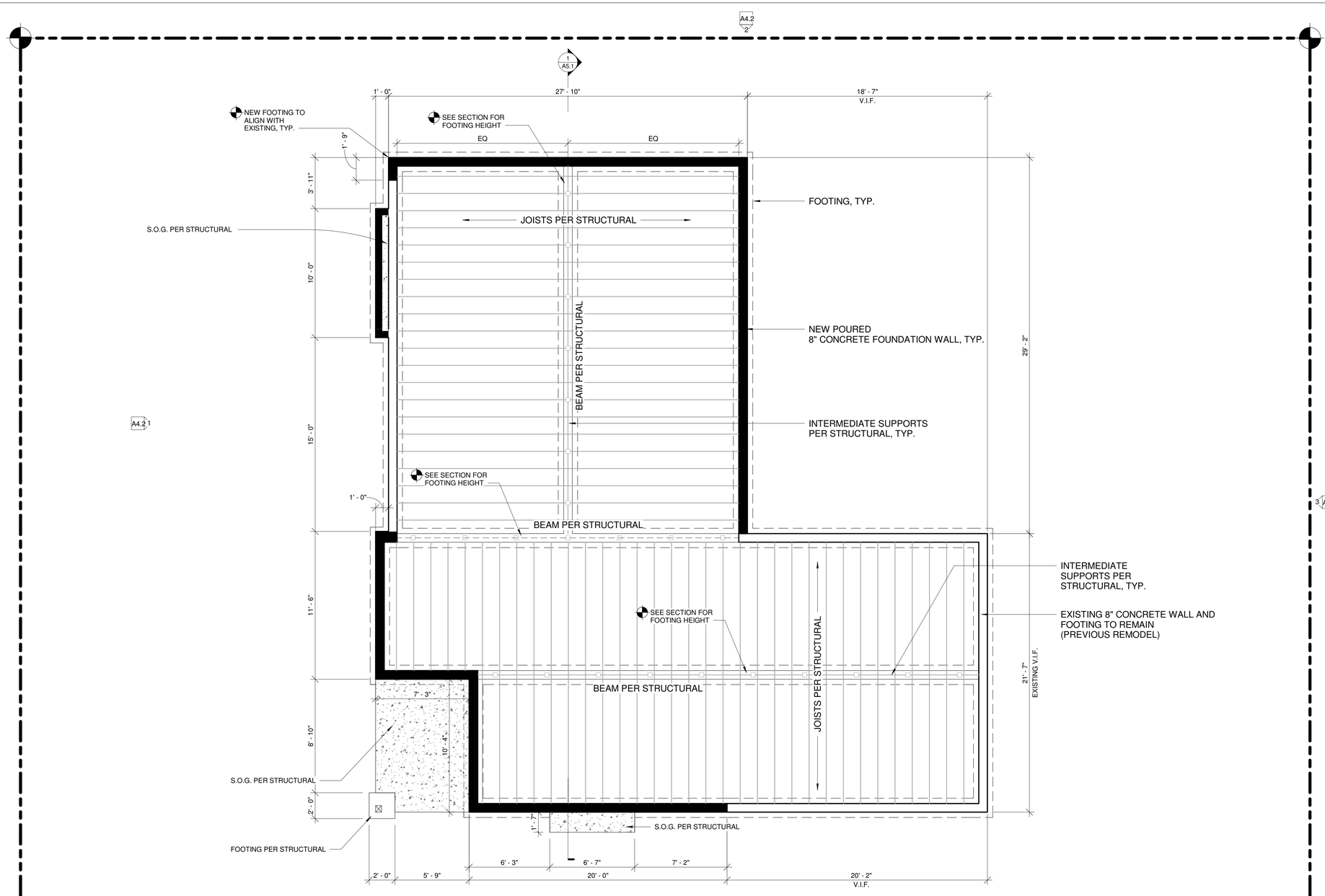

1 PROPOSED FOUNDATION PLAN
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PROPOSED FOUNDATION PLAN

PERMIT SET

DATE 10/26/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A2.1
SCALE 1/4" = 1'-0"	

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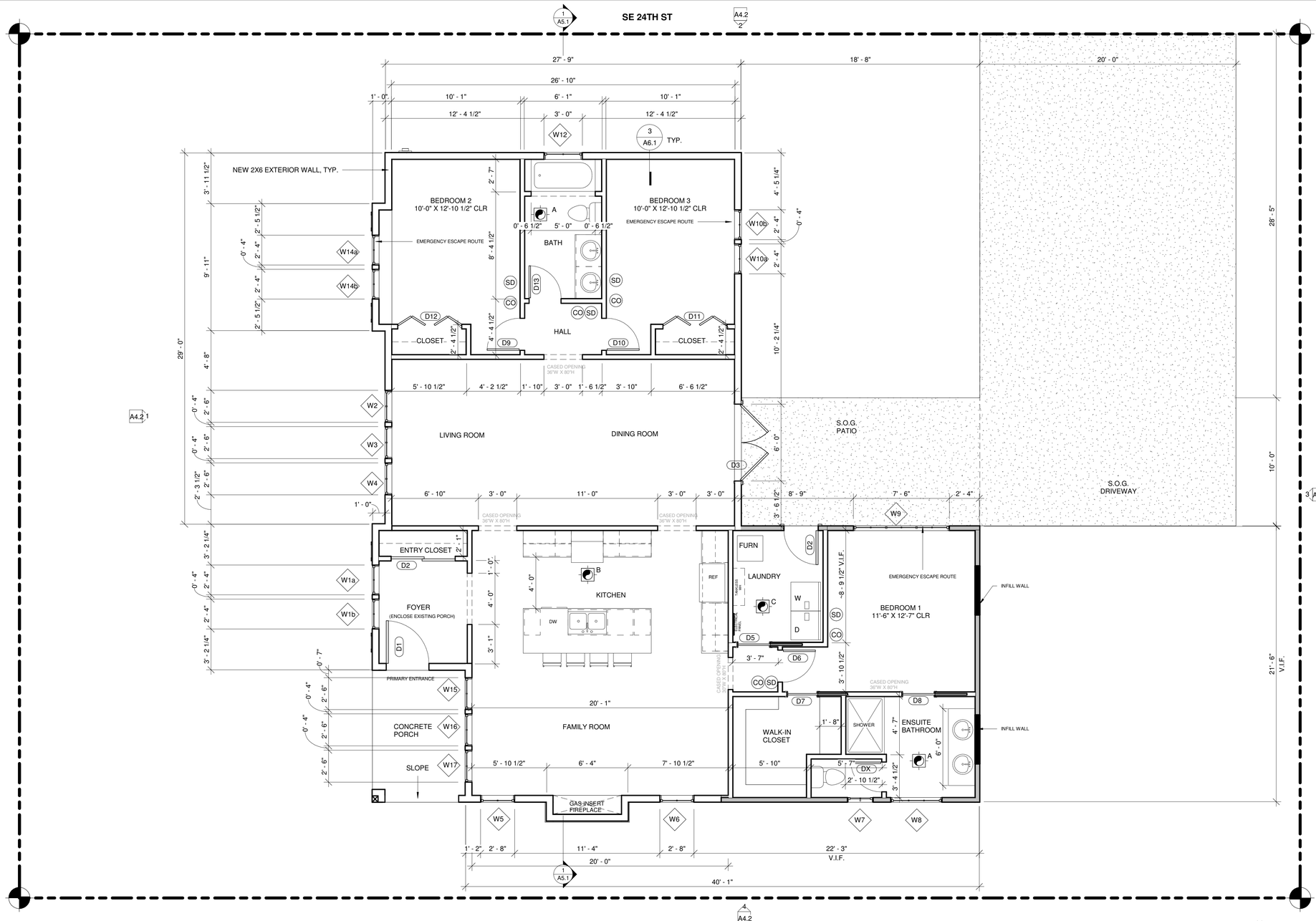

1 PROPOSED FIRST FLOOR FRAMING PLAN
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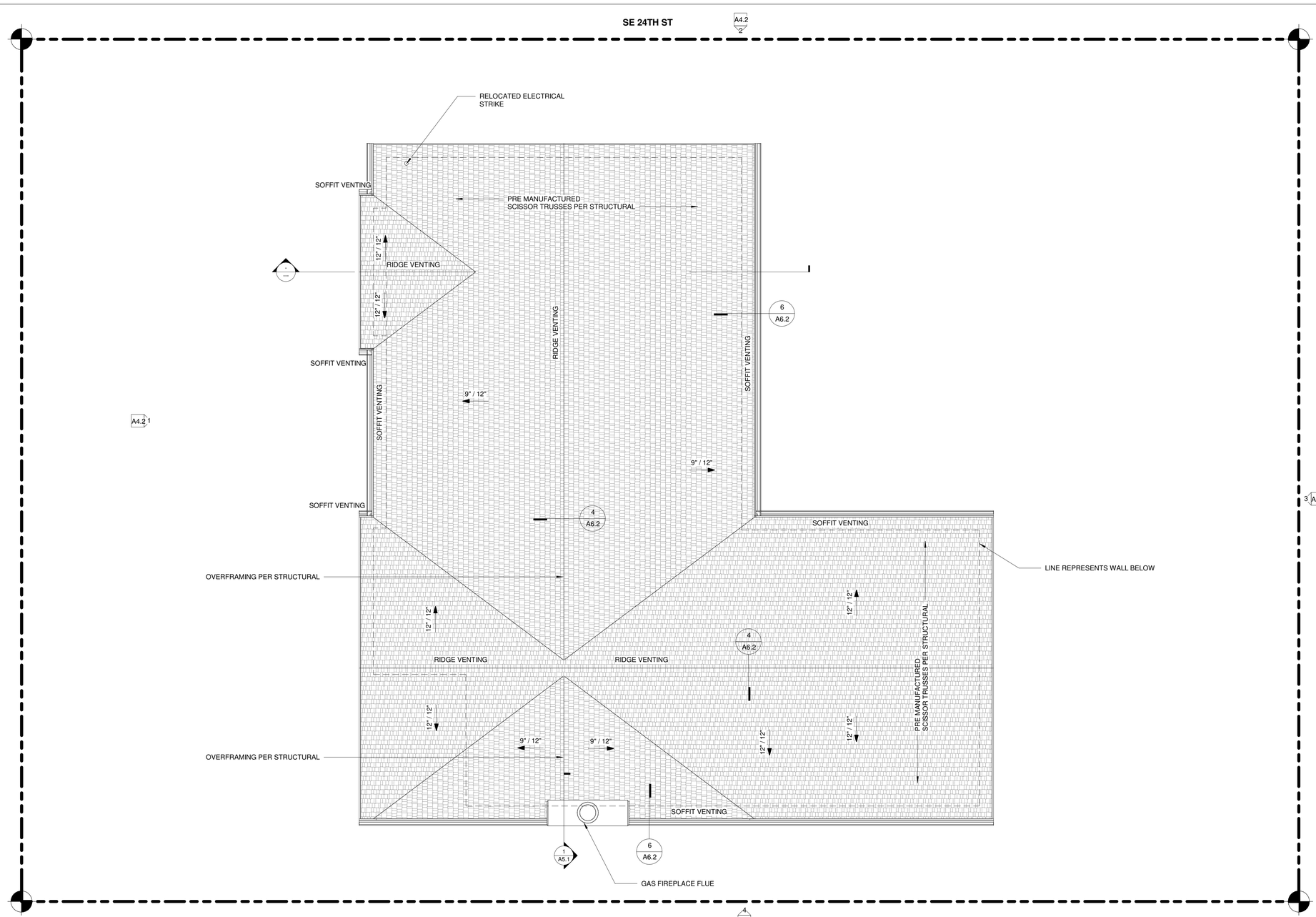

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	A2.3
SCALE	
1/4" = 1'-0"	

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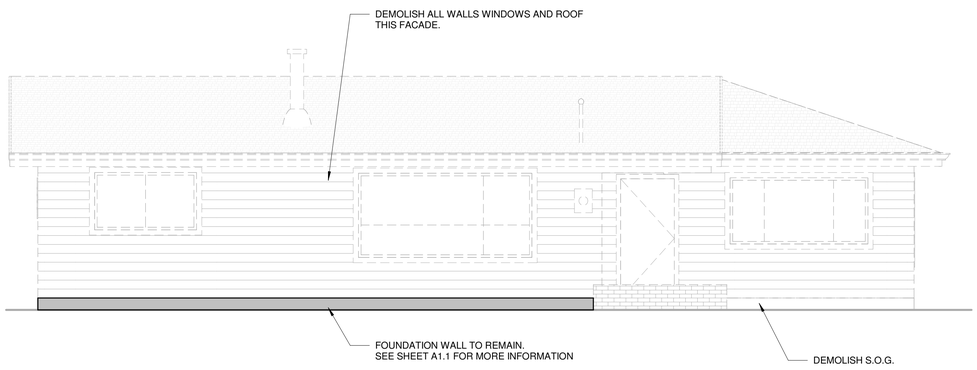
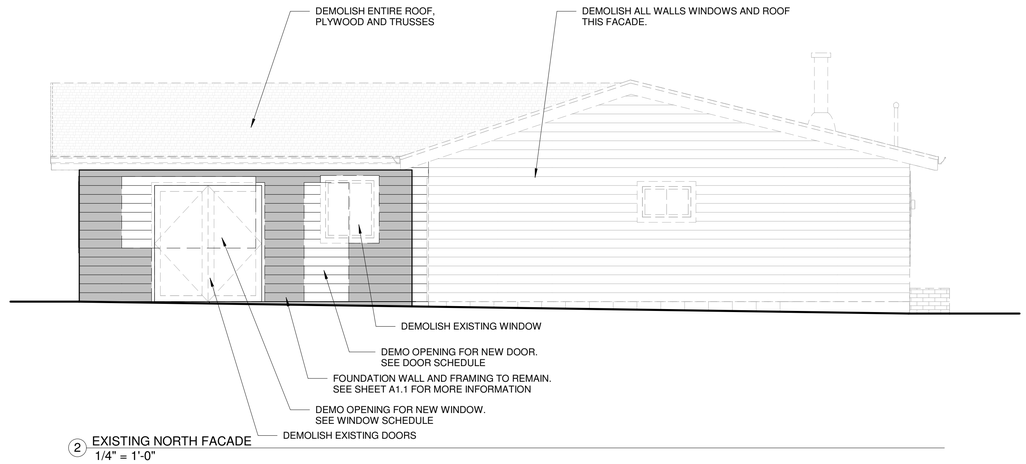
ELEVATION NOTES:

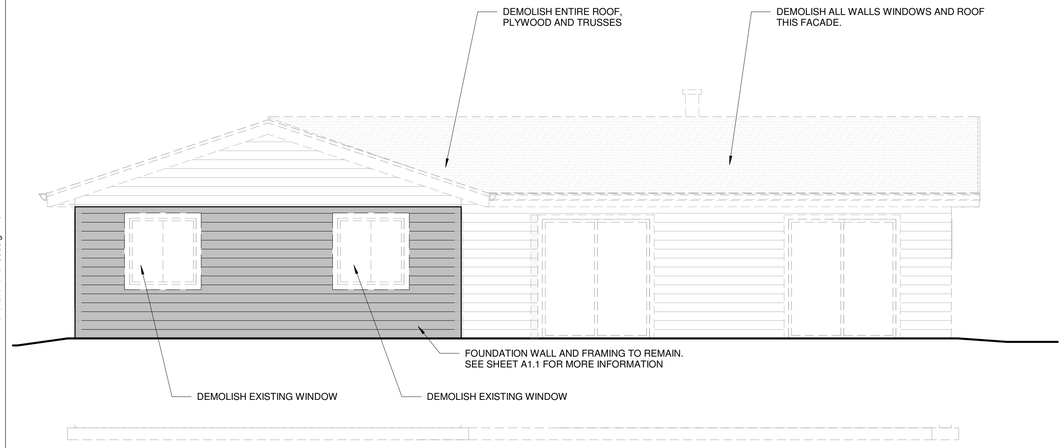
1. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
2. PROVIDE FLASHING AT ROOF PENETRATIONS
3. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
4. PROVIDE CONTINUOUS GUTTERS & DOWN SPOUTS @ ALL EAVES, TYP.
5. HARDIE PLANK TO BE INSTALLED AT SIDING. CAULK AND PAINT



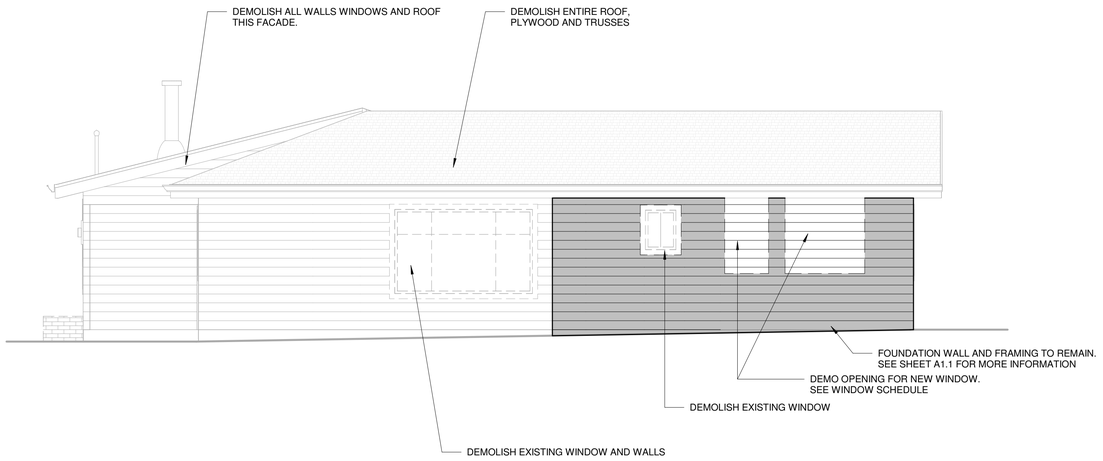
1 EXISTING WEST FACADE
1/4" = 1'-0"



2 EXISTING NORTH FACADE
1/4" = 1'-0"



3 EXISTING EAST FACADE
1/4" = 1'-0"



4 EXISTING SOUTH FACADE
1/4" = 1'-0"

THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
3	10-26-2021	DESIGN CHANGE

EXISTING ELEVATIONS

PERMIT SET

DATE	REVISION
10/26/21	3
PROJECT NUMBER	SHEET NUMBER
SCALE 1/4" = 1'-0"	A4.1

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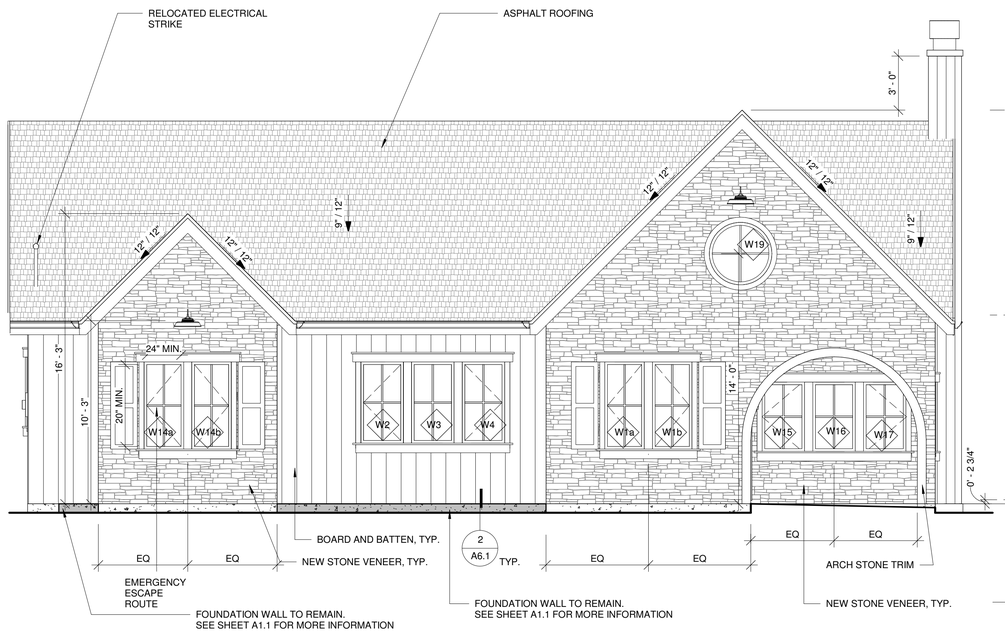
ELEVATION KEY:

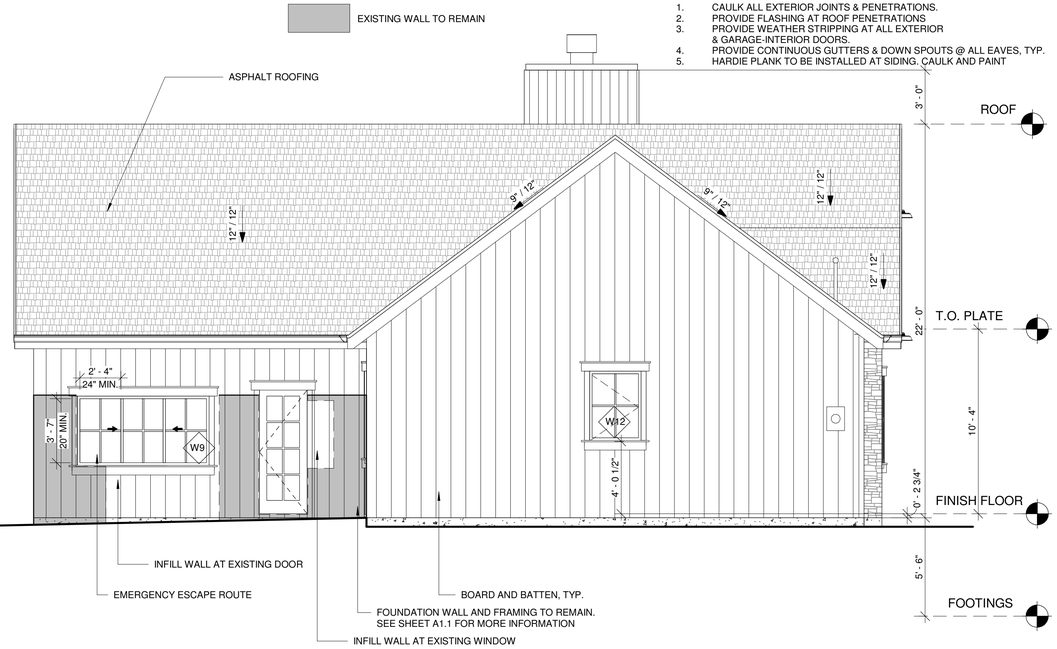
EXISTING WALL TO REMAIN

ELEVATION NOTES:

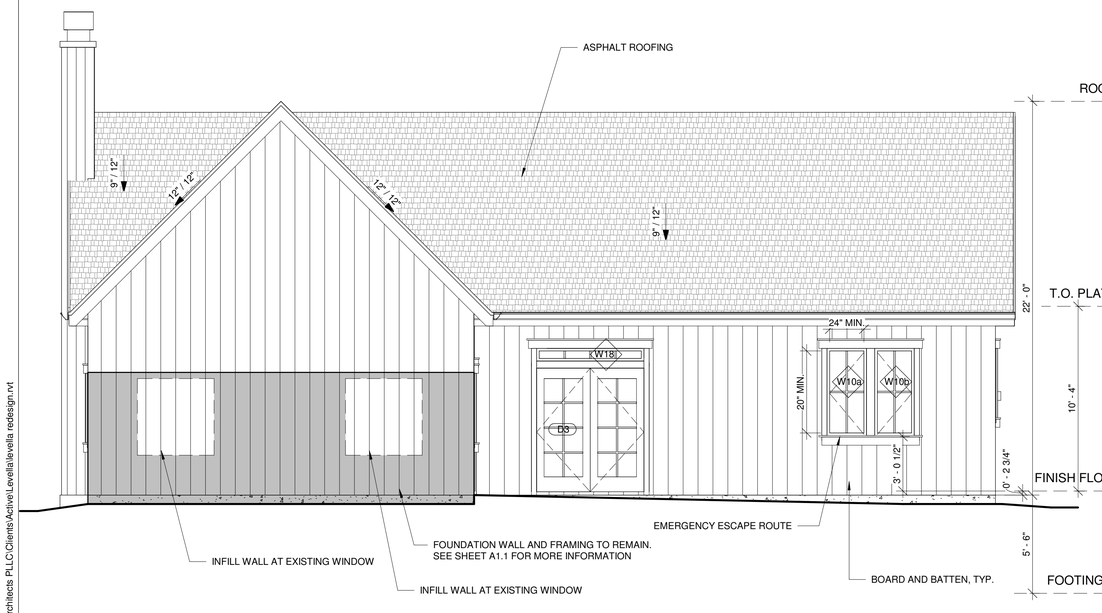
1. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
2. PROVIDE FLASHING AT ROOF PENETRATIONS
3. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
4. PROVIDE CONTINUOUS GUTTERS & DOWN SPOUTS @ ALL EAVES, TYP.
5. HARDIE PLANK TO BE INSTALLED AT SIDING. CAULK AND PAINT



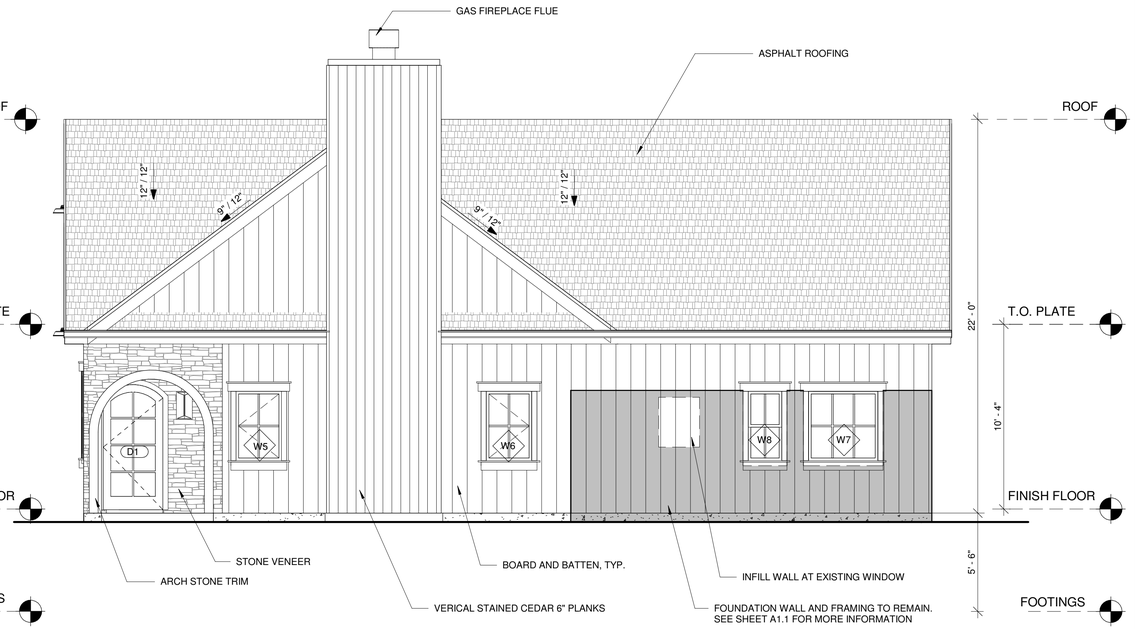
1 PROPOSED SOUTH FACADE
1/4" = 1'-0"



2 PROPOSED WEST FACADE
1/4" = 1'-0"



3 PROPOSED NORTH FACADE
1/4" = 1'-0"



4 PROPOSED EAST FACADE
1/4" = 1'-0"

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THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
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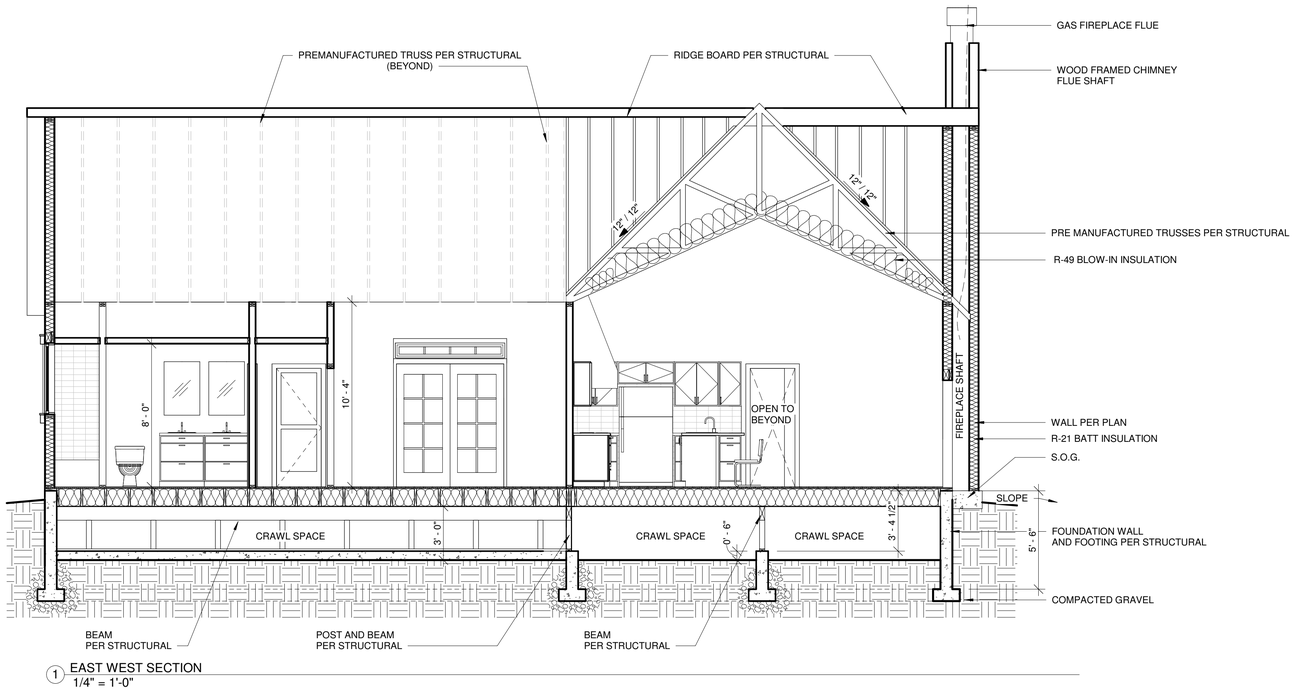
3	10-26-2021	DESIGN CHANGE

PROPOSED ELEVATIONS

PERMIT SET

DATE	REVISION
10/26/21	3
PROJECT NUMBER	SHEET NUMBER
SCALE: As indicated	A4.2



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

INFILL INSULATON REQUIREMENTS:

THERMAL INSULATION: (Prescriptive Option III of the WSEC)

Walls (below-grade, exterior):	R-10 rigid insulation
Walls (below-grade, interior):	R-21 batt or rigid insulation
Walls (above-grade):	R-21 batt or rigid insulation
Headers	R-10 rigid insulation
Ceilings (advanced framing):	R-38 batt
Ceilings (standard framing):	R-49 batt
Ceilings (vaulted):	Icynene with R value of 3.6 per inch
Floors:	R-30 batt or rigid insulation
Slab:	R-10 water-resistant rigid insulation 24" @ Perimeter
solid doors	U-value of .20 or better
Windows & doors with glazing	U-value of .30 or better
skylights	U-value of .50 or better

THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
2	2-16-2020	CORRECTIONS #2
3	10-26-2021	DESIGN CHANGE

BUILDING SECTIONS

PERMIT SET

DATE 10/26/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A5.1
SCALE 1/4" = 1'-0"	

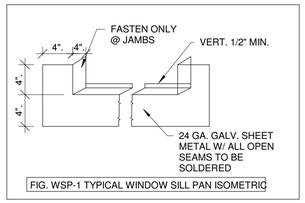
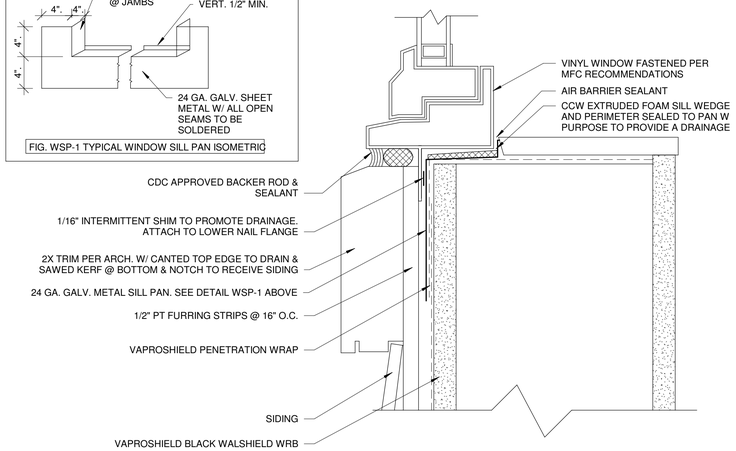
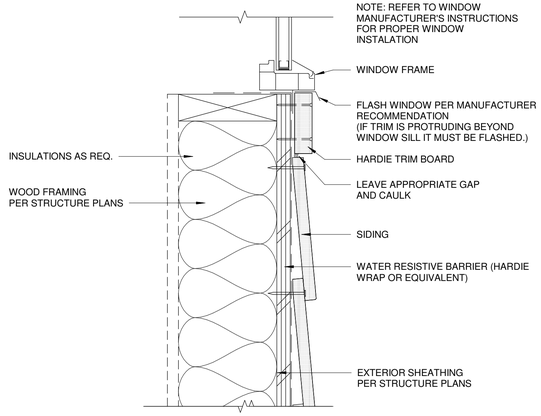


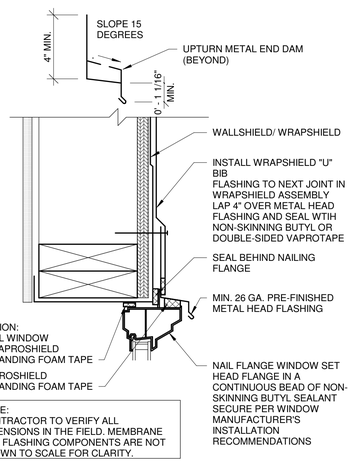
FIG. WSP-1 TYPICAL WINDOW SILL PAN ISOMETRIC



7 WINDOW SILL FLASHING DETAIL
6" = 1'-0"

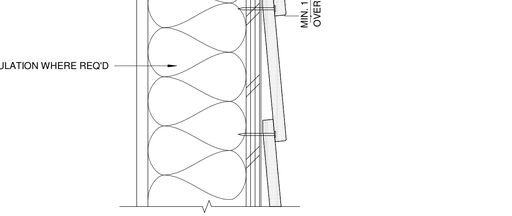


4 WINDOW SILL @ SIDING
3" = 1'-0"

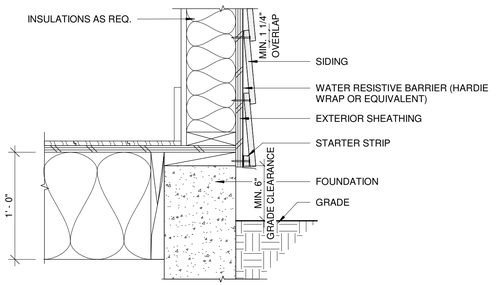


NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. MEMBRANE AND FLASHING COMPONENTS ARE NOT SHOWN TO SCALE FOR CLARITY.

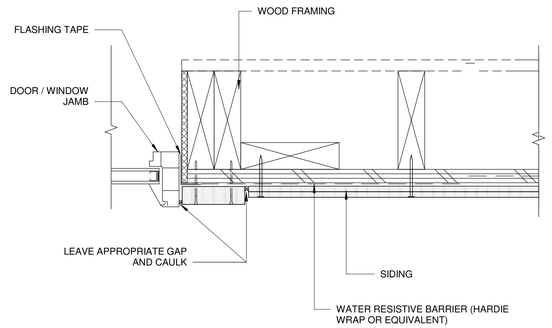
H WINDOW & DOOR HEADER FLASHING DETAIL
3" = 1'-0"



5 FIXTURE PENETRATION @ SIDING
3" = 1'-0"

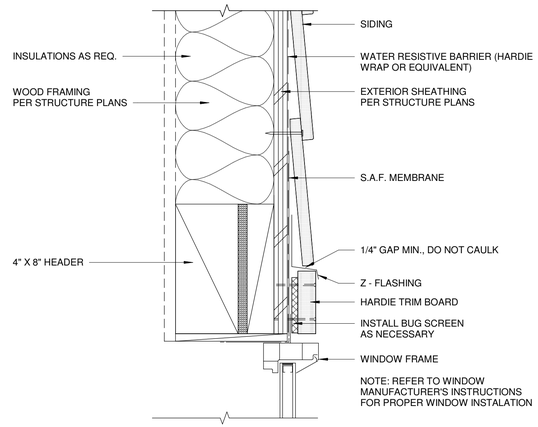


2 GRADE CLEARANCE DETAIL
1 1/2" = 1'-0"



G DOOR / WINDOW JAMB @ SIDING
3" = 1'-0"

6 TYP. LAP SIDING
3" = 1'-0"



3 WINDOW/ DOOR HEAD @ SIDING
3" = 1'-0"

THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
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3	10-26-2021	DESIGN CHANGE

DETAILS

PERMIT SET

DATE	REVISION
10/26/21	3
PROJECT NUMBER	SHEET NUMBER
SCALE: As indicated	A6.1

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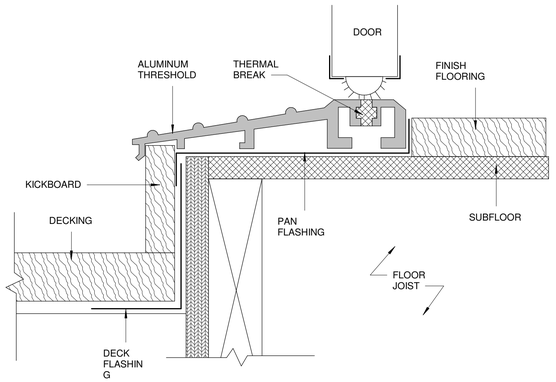
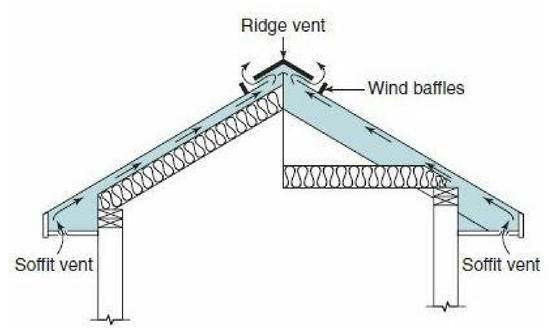


5 SILL WEATHERPROOF DETAIL
6" = 1'-0"



6 VENTING
1" = 100'-0"

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Breathable Membrane Systems for Roofs & Walls

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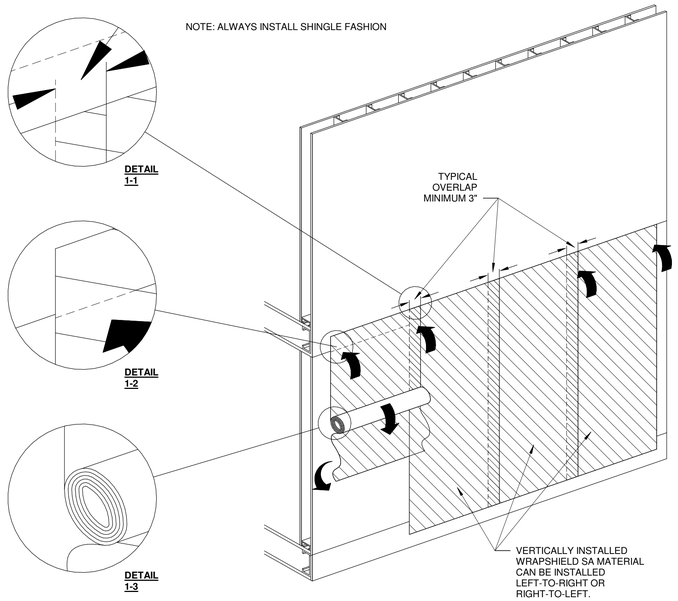
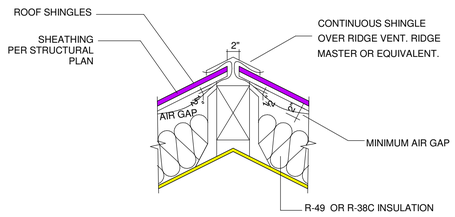
www.vaproshield.com



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4110-222.

3 WEATHER SHIELD DETAIL
1" = NTS



4 RIDGE VENTING DETAIL
1" = 1'-0"

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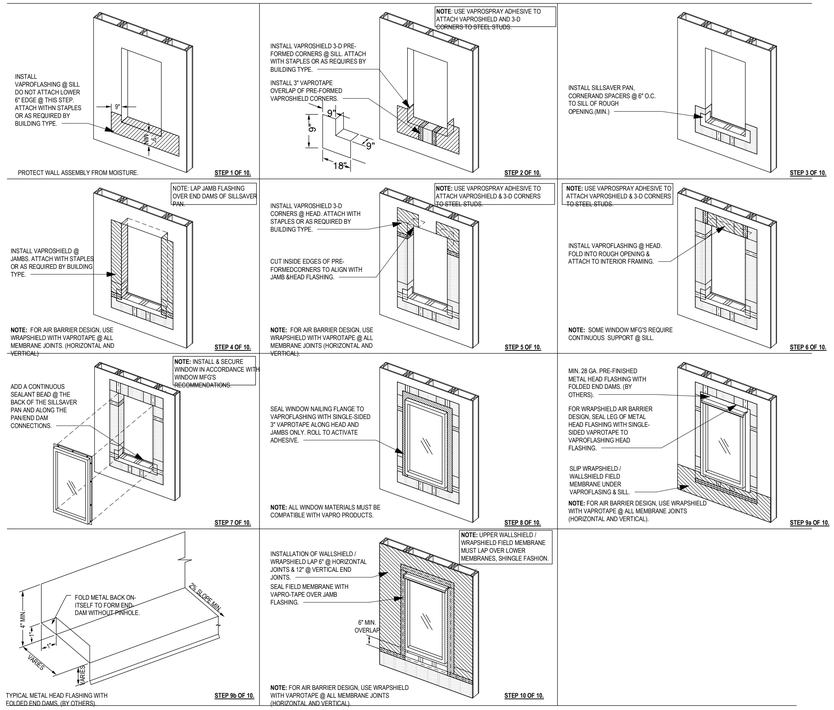
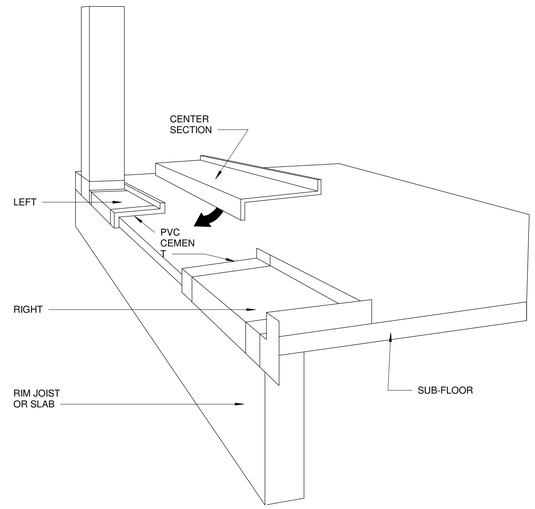


NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
   REFERENCE NUMBER 4110-200k.

1 WEATHER SHIELD @ WINDOW DETAIL
1" = NTS



2 SILL WEATHERPROOFING DETAIL
1" = NTS

THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

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3	10-26-2021	DESIGN CHANGE

DETAILS

PERMIT SET

3

DATE 10/26/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A6.2
SCALE As indicated	

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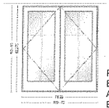
QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
PAVILION CO - THE LEVELLA	THE LEVELLA 3.30.2021	252341		
ORDER NOTES:				
DELIVERY NOTES:				



Item	Qty	Operation	Location
D3	1	Active Left-Passive Right	[D3] DINING OUTSWING DOORS

RO Size = 72" x 83" **Unit Size = 71 1/4" x 82 3/8"**

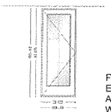
FWOD60611, Unit, A Series Patio Doors 2 Panel-FWO, 4 9/16" Frame Depth, Factory Assembled, White Exterior Frame, White Exterior Sash/Panel, Pine w/Birch Bark - Painted Interior Frame, Pine w/Birch Bark - Painted Interior Sash/Panel, Bronze Appearance, Active Left-Passive Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/Birch Bark - Painted, 7/8" Grille Bar, Tribeca, White, Exterior Keyed Lock, Lock Cylinder Keyed Alike

Trim Set 1: FWOD Active Left-Passive Right Tribeca White PN:2577556
Exterior Keyed Lock - Keyed Alike 1: FWOD LH Tribeca White PN:9056145
Sill Step: FWOD -1" 72 Maple Birch Bark - Painted

Unit #	U-Factor	SHGC
A1	0.31	0.21

Comments:

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
PAVILION CO - THE LEVELLA	THE LEVELLA 3.30.2021	252341		
ORDER NOTES:				
DELIVERY NOTES:				



Item	Qty	Operation	Location
D2	1	Right	LAUNDRY SINGLE OUTSWING

RO Size = 33" x 83" **Unit Size = 32 1/8" x 82 3/8"**

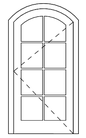
FWOD29611, Unit, A Series Patio Doors 1 Panel-FWO, 4 9/16" Frame Depth, Factory Assembled, White Exterior Frame, White Exterior Sash/Panel, Pine w/Birch Bark - Painted Interior Frame, Pine w/Birch Bark - Painted Interior Sash/Panel, Bronze Appearance, Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/Birch Bark - Painted, 7/8" Grille Bar, Tribeca, White, Exterior Keyed Lock, Lock Cylinder Keyed Alike

Trim Set 1: FWOD Right Tribeca White PN:2577555
Exterior Keyed Lock - Keyed Alike 1: FWOD RH Tribeca White PN:9056145
Sill Step: FWOD -1" 33 Maple Birch Bark - Painted

Unit #	U-Factor	SHGC
A1	0.31	0.21

Comments:

Item:	Qty:	Reuse existing door
D1	1	



THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
3	10-26-2021	DESIGN CHANGE

DOOR SCHEDULE

PERMIT SET

3

DATE	REVISION
10/26/21	3
PROJECT NUMBER	SHEET NUMBER
SCALE 1/4" = 1'-0"	A7.1

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Line: 1 **Location:** [W1a] FOYER W.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

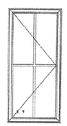
Model = Casement
Size = RO: 28" x 60"
Net Frame: 27 1/2" x 59 1/2"
Handing = Left
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 20 1/2" x H 55 3/16" Sq. Ft. 7.86, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 2 **Location:** [W1b] FOYER W. (TEMPERED)
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff



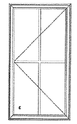
Model = Casement
Size = RO: 28" x 60"
Net Frame: 27 1/2" x 59 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 20 1/2" x H 55 3/16" Sq. Ft. 7.86, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 3 **Location:** [W3] ~~[W2]~~ living room w.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff



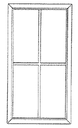
Model = Casement
Size = RO: 30" x 56"
Net Frame: 29 1/2" x 55 1/2"
Handing = Left
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 22 1/2" x H 51 3/16" Sq. Ft. 8, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 4 **Location:** [W3] ~~[W2]~~ living room w.
Quantity: 1 Trinsic V300, 2340, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .27, VT: .51

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff



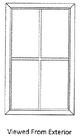
Model = Picture
Size = RO: 30" x 56"
Net Frame: 29 1/2" x 55 1/2"
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Ratings = STC: 27, OITC: 21, PG: LC40
Other Ratings = CPD: MIL-A-291-01543-00002

Viewed From Exterior

Customer Approval: _____

Line: 5 **Location:** [W4] ~~[W3]~~ living room w.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff



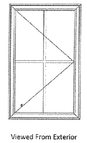
Model = Casement
Size = RO: 30" x 56"
Net Frame: 29 1/2" x 55 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 22 1/2" x H 51 3/16" Sq. Ft. 8, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 6 **Location:** [W5] FAMILY S.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff



Model = Casement
Size = RO: 32" x 48"
Net Frame: 31 1/2" x 47 1/2"
Handing = Left
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 24 1/2" x H 43 3/16" Sq. Ft. 7.35, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 7 **Location:** [W6] FAMILY S.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 32" x 48"
Net Frame: 31 1/2" x 47 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 24 1/2" x H 43 3/16" Sq. Ft. 7.35, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 8 **Location:** [W7] ENSUITE SHOWER S.
Quantity: 1 Trinsic V300, 2340, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .27, SHGC: .27, VT: .49

5/32" SunCoat (Low-E) Tempered over 1/4" Matelux (Obscure) Tempered
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 3W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Picture
Size = RO: 48" x 48"
Net Frame: 47 1/2" x 47 1/2"
Energy Package = Energy Star North-Central
Glass = 5/32" SunCoat (Low-E) Tempered over 1/4" Matelux (Obscure) Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 3W2H
Ratings = STC: 31, OITC: 26, PG: LC40
Other Ratings = CPD: MIL-A-291-02236-00002

Viewed From Exterior

Customer Approval: _____

Line: 9 **Location:** [W8] ENSUITE WC
Quantity: 1 Trinsic V300, 2210, SH, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .26, VT: .49

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Single Hung
Size = RO: 24" x 48"
Net Frame: 23 1/2" x 47 1/2"
Dimensions = Sash Height: One Half
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = SmartTouch Lock
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 23, PG: LC30
Clear Opening = W 21" x H 20 1/8" Sq. Ft. 2.93
Other Ratings = CPD: MIL-A-295-02290-00002

Viewed From Exterior

Customer Approval: _____

Line: 10 **Location:** [W9] BED1 N.
Quantity: 1 Trinsic V300, 2110, DV, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .26, VT: .49

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 6W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Double Vent
Size = RO: 90" x 48"
Net Frame: 89 1/2" x 47 1/2"
Dimensions = Sash Width: One Third
Handing = XOX
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 6W2H
Hardware = SmartTouch Lock
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: R15
Clear Opening = W 27 9/16" x H 45" Sq. Ft. 8.61, Egress: Yes
Other Ratings = CPD: MIL-A-294-02290-00002

Viewed From Exterior

Customer Approval: _____

Line: 11 **Location:** [W10a] BED3 E.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 28" x 60"
Net Frame: 27 1/2" x 59 1/2"
Handing = Left
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 20 1/2" x H 55 3/16" Sq. Ft. 7.86, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 12 **Location:** [W10b] BED3 E.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 28" x 60"
Net Frame: 27 1/2" x 59 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 20 1/2" x H 55 3/16" Sq. Ft. 7.86, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 13 **Location:** [W12] HALL BATH N.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) Tempered over 1/8" Matelux (Obscure) Tempered
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 36" x 48"
Net Frame: 35 1/2" x 47 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Matelux (Obscure) Tempered with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 28 1/2" x H 43 3/16" Sq. Ft. 8.55, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 14 **Location:** [W14a] BED2 W.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 28" x 60"
Net Frame: 27 1/2" x 59 1/2"
Handing = Left
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 20 1/2" x H 55 3/16" Sq. Ft. 7.86, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 15 **Location:** [W14b] BED2 W.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 28" x 60"
Net Frame: 27 1/2" x 59 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 20 1/2" x H 55 3/16" Sq. Ft. 7.86, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 16 **Location:** [W15] ~~[W14]~~ family room w.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 30" x 48"
Net Frame: 29 1/2" x 47 1/2"
Handing = Left
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 22 1/2" x H 51 3/16" Sq. Ft. 8.75, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 17 **Location:** [W16] ~~[W15]~~ family room w.
Quantity: 1 Trinsic V300, 2340, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .27, VT: .51

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Picture
Size = RO: 36" x 48"
Net Frame: 29 1/2" x 47 1/2"
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Ratings = STC: 27, OITC: 21, PG: LC40
Other Ratings = CPD: MIL-A-291-01543-00002

Viewed From Exterior

Customer Approval: _____

Line: 18 **Location:** [W17] ~~[W16]~~ family room w.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Casement
Size = RO: 30" x 48"
Net Frame: 29 1/2" x 47 1/2"
Handing = Right
Energy Package = Energy Star North-Central
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, 90 Degree Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 28, OITC: 22, PG: LC30
Clear Opening = W 22 1/2" x H 43 3/16" Sq. Ft. 6.75, Egress: Yes
Other Ratings = CPD: MIL-A-296-04159-00002

Viewed From Exterior

Customer Approval: _____

Line: 19 Location: [W18] Dining room E.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/ Int White, Colonial 3W1H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Fixed
Size - RO: 72" x 10"
Net Frame: 71 1/4" x 9 1/4"
Energy Package = Energy Star North Central
Glass: = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 3W1H
Ratings = STC: 31. OITC: 26, PG: LC40
Other Ratings = CPD: MIL-A-291-02236-00002

Line: 20 Location: [W19] Foyer W.
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45

1/8" SunCoat (Low-E) over 1/8" Clear
Simulated Divided Lite 7/8", Ext White/ Int White, Colonial 2W2H
Energy Star North-Central
Argon Gas Filled
Tariff

Model = Fixed
Size - RO: 36"
Net Frame: 35 1/4"
Energy Package = Energy Star North Central
Glass: = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Grids = Simulated Divided Lite 7/8", Ext White / Int White, Colonial 2W2H
Ratings = STC: 31. OITC: 26, PG: LC40
Other Ratings = CPD: MIL-A-291-02236-00002

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THE LEVELLA

2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
3	10-26-2021	DESIGN CHANGE

WINDOW SCHEDULE

PERMIT SET

DATE	REVISION
10/26/21	3
PROJECT NUMBER	SHEET NUMBER
SCALE 1/2" = 1'-0"	A7.2

THE LEVELLA

SHEET INDEX	
S100	SHEET INDEX & GENERAL STRUCTURAL NOTES
S101	GENERAL STRUCTURAL NOTES
S102	GENERAL STRUCTURAL NOTES
S200	FOUNDATION PLAN
S201	FIRST FLOOR FRAMING PLAN
S202	ROOF FRAMING PLAN
S300	DETAILS
S301	DETAILS

STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: THE "INTERNATIONAL BUILDING CODE" (IBC), CURRENT EDITION, AS ADOPTED AND MODIFIED BY THE CITY OF MERCER ISLAND, GOVERNS THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS NOTED BELOW. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

SCOPE OF STRUCTURAL WORK: STRUCTURAL DESIGN OF REMODEL TO A WOOD FRAMED BUILDING.

DEFINITIONS: THE FOLLOWING DEFINITIONS APPLY TO THESE GENERAL NOTES:

- "STRUCTURAL ENGINEER OF RECORD" (EOR) – THE STRUCTURAL ENGINEER WHO IS LEGALLY RESPONSIBLE FOR STAMPING & SIGNING THE STRUCTURAL DOCUMENTS FOR THE PROJECT. THE EOR IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.
- "SPECIALTY STRUCTURAL ENGINEER" (SSE) – A LICENSED PROFESSIONAL ENGINEER, NOT THE EOR, WHO PERFORMS SPECIALTY STRUCTURAL ENGINEERING SERVICES NECESSARY TO COMPLETE THE STRUCTURE, WHO HAS EXPERIENCE AND TRAINING IN THE SPECIFIC SPECIALTY. THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR SUPPLIER WHO IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION OF SPECIALTY-ENGINEERED ELEMENTS SHALL RETAIN THE SSE. SUBMITTALS SHALL BE STAMPED AND SIGNED BY THE SSE. DOCUMENTS STAMPED AND SIGNED BY THE SSE SHALL BE COMPLETED BY OR UNDER THE DIRECT SUPERVISION OF THE SSE WITH A PE OR SE LICENSE ISSUED BY THE STATE OF WASHINGTON.
- "DEFERRED SUBMITTALS – DEFERRED SUBMITTAL IS ENGINEERING WORK TO BE DESIGNED-BY-OTHERS OR BIDDER-DESIGNED.

NOTE PRIORITIES: NOTES ON THE INDIVIDUAL DRAWINGS SHALL GOVERN OVER THESE GENERAL NOTES.

SPECIFICATIONS: REFER TO THESE NOTES, STRUCTURAL DRAWINGS, AND ARCHITECTURAL DRAWINGS WHICH SERVE AS SPECIFICATIONS FOR THIS PROJECT.

STRUCTURAL DETAILS: THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF THE WORK.

ARCHITECTURAL DRAWINGS: REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, CURTAIN WALLS, STAIRS, ELEVATORS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

STRUCTURAL RESPONSIBILITIES: THE EOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND WSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

THE CONTRACTOR SHALL SUBMIT PLANS SHOWING THE LOCATION, WEIGHT, SIZE AND ANCHORAGE OF ALL HANGERS SUPPORTING ALL MECHANICAL, ELECTRICAL, PLUMBING OR SPRINKLER LOADS IN EXCESS OF 50 POUNDS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE INCLUDED ON THESE PLANS AND SHALL SHOW THE WEIGHTS, SIZES, MOUNTING/ATTACHMENT DETAILS, AND LOCATIONS. SUBMIT PLANS TO THE EOR FOR REVIEW PRIOR TO INSTALLATION.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE EOR SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.

ADJACENT UTILITIES: THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE DRAWINGS AND DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.

DESIGN CRITERIA

CONSTRUCTION LOADS: LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS OR THE CAPACITY OF THE PARTIALLY COMPLETED CONSTRUCTION.

SNOW LOAD:THE ROOF SNOW LOAD IS DETERMINED BY USING CHAPTER 7 OF ASCE 7-16 IN ACCORDANCE WITH IBC SECTION 1608 AND WITH THE FOLLOWING FACTORS:

MINIMUM ROOF DESIGN LOAD 25 PSF WITHOUT DRIFT
GROUND SNOW LOAD, PG = 25 PSF
IMPORTANCE FACTOR, IS = 1.0
FLAT ROOF SNOW LOAD, PF = 25 PSF
THERMAL FACTOR, CT = 1.0

WIND DESIGN: WIND LOAD IS DETERMINED USING CHAPTER 26 OF ASCE 7-16 IN ACCORDANCE WITH IBC SECTION 1609 WITH THE FOLLOWING FACTORS:

BASIC WIND SPEED (3-SECOND GUST)   V = 98 MPH
WIND IMPORTANCE FACTOR IW = 1.0   RISK-CATEGORY = II
EXPOSURE CATEGORY = C   GCPI = ±0.18   Kzt=1.0

SEISMIC DESIGN: EARTHQUAKE DESIGN IS DETERMINED USING CHAPTER 12 ASCE 7-16 IN ACCORDANCE WITH IBC CHAPTER 16 WITH THE FOLLOWING FACTORS:
IMPORTANCE FACTOR IE = 1.0
RISK CATEGORY= II
SS = 1.397 G   SDS = 1.118 G
S1 = 0.487 G   SD1 = 1.118 G
SITE CLASS = D   SEISMIC DESIGN CATEGORY = D

WOOD STRUCTURE (SUPER-STRUCTURE)

- BASIC SEISMIC FORCE RESISTING SYSTEM: A-15 (BEARING WALL SYSTEMS) LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
- ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE, PER ASCE 7-16, SECTION 12.8
- R = 6.5
- CS = 0.172
- CD = 4
- W = 2.5

DESIGN BASE SHEAR: DESIGN BASE WIND GOVERNED N/S V = 16.6K, E/W V = 17.4K.

DEFLECTIONS:

FLOOR TOTAL LOAD DEFLECTION LIMIT:	L/240
FLOOR LIVE LOAD DEFLECTION LIMIT:	L/360
ROOF TOTAL LOAD DEFLECTION LIMIT:	L/240
ROOF LIVE LOAD DEFLECTION LIMIT:	L/360

LIVE LOADS:

ROOF (LIVE)	20 PSF
ROOF (SNOW)	35 PSF
FLOOR (LIVE)	40 PSF
BALCONIES AND DECKS	60 PSF

DEFERRED SUBMITTAL LOADS: ALL PRE-ENGINEERED, PRE-FABRICATED, PRE-MANUFACTURED, OR OTHER PRODUCTS DESIGNED BY OTHERS SHALL BE DESIGNED FOR THE TRIBUTARY DEAD AND LIVE LOADS PLUS WIND, EARTHQUAKE, AND COMPONENT, AND CLADDING LOADS WHEN APPLICABLE. DESIGN SHALL CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS, REFERENCE STANDARDS, AND GOVERNING CODES.

SUBMITTALS

SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/EOR PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS AS NOTED BELOW. THE CONTRACTOR SHALL REVIEW AND PLACE A SHOP DRAWINGS STAMP ON THE SUBMITTAL BEFORE FORWARDING TO THE EOR. SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A MINIMUM OF ONE WEEK FOR REVIEW BY THE EOR. ADDITIONAL SUBMITTALS REQUIRED FOR THIS PROJECT ARE SPECIFIED IN THE SPECIFIC SECTIONS BELOW. REFERENCE THE INDIVIDUAL MATERIAL SECTION FOR SPECIFIC INFORMATION TO BE INCLUDED IN THE SUBMITTAL.

IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN.
EMBEDDED STEEL ITEMS
MILL CERTIFICATIONS FOR PRIMARY FRAMING ELEMENTS

ALTERNATES: PRODUCT OR MANUFACTURER COMPONENTS SPECIFIED IN THESE DRAWINGS ARE USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATES FOR SPECIFIED ITEMS MAY BE SUBMITTED TO THE EOR FOR REVIEW. HOWEVER, CONTRACTOR SHALL SUBMIT A CURRENT ICC-ESR/IAPMO-ER REPORT IDENTIFYING THAT AN ALTERNATIVE COMPONENT HAS THE SAME OR GREATER LOAD CAPACITY THAN THE SPECIFIED ITEM.

SHOP DRAWING REVIEW: REVIEW BY THE ARCHITECT/EOR IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE EOR, AND THEREFORE, MUST BE VERIFIED BY THE GENERAL CONTRACTOR. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SECURE MANNER. WHEN SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY THE RESPONSIBLE SSE. ALLOW ONE WEEK FOR EOR REVIEW TIME.

DEFERRED SUBMITTALS: PER IBC SECTION 107.3.4.1, DRAWINGS, CALCULATIONS, AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED-BY-OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER (SSE) WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT/EOR AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. ALLOW ONE WEEK FOR EOR REVIEW TIME.

THE SSE SHALL SUBMIT STAMPED AND SIGNED CALCULATIONS AND SHOP DRAWINGS TO THE EOR FOR REVIEW. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. SUBMITTED DRAWINGS SHALL INDICATE ALL REACTION FORCES IMPARTED TO THE PRIMARY STRUCTURE. THE DESIGN OF THE CONNECTION TO THE PRIMARY STRUCTURE IS THE RESPONSIBILITY OF THE SUPPLIER AND SSE. SUBMITTED CALCULATIONS ARE FOR CURSORY REVIEW ONLY AND WILL GENERALLY NOT BE RETURNED.

NON-STRUCTURAL COMPONENTS: DESIGN, DETAILING AND ANCHORAGE OF ALL NONSTRUCTURAL COMPONENTS SHALL BE IN ACCORDANCE WITH ASCE 7-10, CHAPTER 13 AND THE PROJECT SPECIFICATIONS. NONSTRUCTURAL COMPONENTS DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STEEL STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS TO ELIMINATE TORSIONAL FORCES. TORSIONAL BRACING SHALL BE DESIGNED BY THE NONSTRUCTURAL COMPONENT DESIGNER AND APPROVED BY THE EOR. ANCHORAGE TO THE PRIMARY STRUCTURE IS PER THE BIDDER-DESIGN CONTRACTOR OR SUPPLIER.

TESTS & INSPECTIONS

INSPECTIONS: ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 110. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ARCHITECT/EOR FOR REVIEW. THE BUILDING OFFICIAL MAY ACCEPT INSPECTION OF AND REPORTS BY APPROVED INSPECTION AGENCIES IN LIEU OF BUILDING OFFICIAL'S INSPECTIONS. THE CONTRACTOR SHALL OBTAIN APPROVAL OF BUILDING OFFICIAL TO USE THE THIRD-PARTY INSPECTION AGENCY AND CONTRACTOR SHALL ALERT THE ARCHITECT/EOR AS SUCH.

SPECIAL INSPECTIONS: IN ADDITION TO THE INSPECTIONS REQUIRED BY IBC SEC 110, A SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER AS AN INDEPENDENT THIRD-PARTY INSPECTOR TO PERFORM THE SPECIAL INSPECTIONS PER IBC CH. 17. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS OUTLINED IN THE SPECIAL INSPECTION SCHEDULE, THE CONTRACT DOCUMENTS, AND/OR THE PROJECT SPECIFICATION. SPECIAL INSPECTIONS SHALL MEET THE REQUIREMENTS OUTLINES IN THE SPECIFIC MATERIALS SECTIONS OF IBC SEC 1705. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE INSPECTIONS, PER THE CITY/BUILDING OFFICIAL.

SPECIAL INSPECTIONS SHALL BE PERFORMED PER THE STRUCTURAL INSPECTION SCHEDULE.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: CONFORM TO IBC CHAPTER 18 "SOILS AND FOUNDATIONS."

GEOTECHNICAL INSPECTION: SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS SHALL BE AS REQUIRED BY SECTION 1705.6 AND TABLE 1705.6 AND/OR AS REQUIRED IN THE GEOTECHNICAL REPORT.

DESIGN SOIL VALUES:
ALLOWABLE SOIL BEARING PRESSURE NEW & EXIST FOUNDATIONS
1500 PSF DL + LL

SLABS-ON-GRADE & FOUNDATIONS: ALL SLABS-ON-GRADE AND FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT OR AS NOTED IN THESE DOCUMENTS. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

FOUNDATION STEM WALLS: UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE MAXIMUM UNBALANCED SOIL CONDITION FOR ALL FOUNDATION STEM WALLS (DIFFERENCE IN ELEVATION BETWEEN INTERIOR AND EXTERIOR SOIL GRADES) SHALL BE 2'-6". MAINTAIN A MINIMUM 8" SEPARATION BETWEEN FINISH GRADE AND UNTREATED WOOD FRAMING.

BACKFILLING: BACKFILL BEHIND RETAINING AND FOUNDATION WALLS SHALL BE OF FREE-DRAINING MATERIAL PLACED IN MAXIMUM LOOSE LIFTS OF 12" OR AS DIRECTED BY THE GEOTECHNICAL REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB OR TEMPORARY BRACING. BACKFILL SHALL BE COMPACTED USING HAND-OPERATED EQUIPMENT ONLY. THE CONTRACTOR SHALL REFRAIN FROM OPERATING HEAVY EQUIPMENT BEHIND RETAINING AND FOUNDATION WALLS WITHIN A DISTANCE EQUAL TO OR GREATER THAN THE HEIGHT OF THE WALL, UNLESS OTHERWISE APPROVED BY THE EOR. ALL TOPSOIL ORGANICS AND LOOSE SURFACE SOIL SHALL BE REMOVED FROM BENEATH FILL SUPPORTING CONCRETE SLAB OR PAVING.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: CONFORMS TO THE LATEST EDITIONS OF THE FOLLOWING:
(1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY".
(2) IBC CHAPTER 19.

FIELD REFERENCE: THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 19 "CONCRETE: DESIGN AND DURABILITY REQUIREMENTS."

MATERIALS: CONFORM TO ACI 318 CHAPTERS 19 & 20.

SUBMITTALS: PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

TABLE OF MIX DESIGN REQUIREMENTS

MEMBER TYPE/LOCATION	STRENGTH (PSI)	TEST AGE (DAYS)	MAXIMUM AGGREGATE	EXPOSURE CLASSIFICATION	MAX W/C RATIO	MINIMUM AIR CONTENT
FDN – RESIDENTIAL FTG	3500	28	1"	F1, C0	0.45 (0.55 MAX)	4.5%

MIX DESIGN NOTES:
(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
(2) CEMENTITIOUS CONTENT:
  a. THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2 9B. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY EOR.
  b. FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SEC 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE EOR FOR REVIEW AND ACCEPTANCE.
(1) AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE EXPOSURE CATEGORY F0, S0, W0, AND C0 UNLESS NOTED OTHERWISE. TOLERANCE IS +/- 1.5%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
(2) EXPOSURE CLASSIFICATION: THE MIX DESIGN PROVIDED SHALL MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19, BASED ON THE EXPOSURE CLASSIFICATION INDICATED IN THE TABLE ABOVE.
(3) SLUMP: UNLESS OTHERWISE SPECIFIED OR PERMITTED, CONCRETE SHALL HAVE AT THE POINT OF DELIVERY, A SLUMP OF 4" +/- 1". FOR ADDITIONAL CRITERIA, REFERENCE ACI 301 SEC 4.2.2.2.
(4) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50F AT THE CONTRACTOR'S OPTION.

FORMWORK: CONFORM TO ACI 301 SEC 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC 2.3.2 EXCEPT STRENGTH INDICATED IN SEC 2.3.2.5 SHALL BE 0.75 F'C.

MEASURING, MIXING, AND DELIVERY: CONFORM TO ACI 301 SEC 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: CONFORM TO ACI 301 SEC 5.

EMBEDDED ITEMS: POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL DRAWINGS AND COORDINATE ALL OTHER EMBEDDED ITEMS.

GROUTED REBAR AND ANCHOR BOLTS: FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS: DRILL HOLES IN EXISTING CONCRETE TO DEPTH NOTED ON PLANS OR TO DEPTH AS NECESSARY TO DEVELOP THE STRENGTH OF THE REBAR LISTED IN THE MANUFACTURER'S ICC-ESR/IAPMO-ER REPORT. DRILL THE HOLE DIAMETER PER MANUFACTURER'S INSTRUCTIONS. ROUGHEN SIDES OF HOLES BY PERCUSSIVE DRILLING METHODS. HOLES SHALL BE BRUSHED AND BLOWN FREE OF DEBRIS AND SURFACE RESIDUE BEFORE GROUTING OPERATION. SPECIAL INSPECTION IS REQUIRED.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:
(1) ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."SEC 3" REINFORCEMENT, AND REINFORCEMENT SUPPORTS."
(2) IBC CHAPTER 19, CONCRETE.
(3) ACI 318 AND ACI 318R.
(4) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
(5) CRSI MSP-2 "MANUAL OF STANDARD PRACTICE."
(6) ANSI/AWS D1.4 "STRUCTURAL WELDING CODE – REINFORCING STEEL."

SUBMITTALS: CONFORM TO ACI 301 SEC 3.1.1 "SUBMITTALS, DATA, AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS:

REINFORCING BARS	ASTM A615, GRADE 60, DEFORMED BARS.
WELDABLE REINFORCING BARS	ASTM A706, GRADE 60, DEFORMED BARS.
SMOOTH WELDED WIRE FABRIC	ASTM A185
DEFORMED WELDED WIRE FABRIC	ASTM A497
BAR SUPPORTS	CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS."
TIE WIRE	16.5 GAGE OR HEAVIER, BLACK ANNEALED.

FABRICATION: CONFORM TO ACI 301, SEC 3.2.2 "FABRICATION," AND ACI SP-66 "ACI DETAILING MANUAL."

WELDING: BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301, SEC 3.2.2.2. "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

PLACING: CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3.

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER)	1-1/2"
CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & LARGER)	2"
BARS IN SLABS AND WALLS	3/4"

SPLICES & DEVELOPMENT LENGTH: CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO "LAP SPLICE & DEVELOPMENT SCHEDULE" ON PLANS FOR TYPICAL SPLICES. THE SPLICES AND DEVELOPMENT LENGTHS INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE. USE CLASS B SPLICES UNLESS OTHERWISE NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE EOR.

REINFORCING BAR CHART

BAR SIZE	TOP BARS	OTHER BARS	DEVELOPMENT LENGTH, Ld
#4	33"	25"	19"
#5	41"	31"	24"
#6	48"	37"	29"
#7	70"	54"	41"
#8	80"	62"	47"
#9	90"	70"	53"
#10	100"	78"	59"
#11	110"	85"	65"

SCHEDULE NOTES:
1. ALL LENGTHS ARE IN INCHES AND FOR f'c= 4,000 PSI.
2. "TOP BARS" ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONC IS CAST IN THE MEMBER BELOW THE BAR.
3. FOR f'c = 5,000 PSI USE 90% OF LENGTH.
4. FOR f'c = 3,000 PSI USE 115% OF LENGTH.

FIELD BENDING: CONFORM TO ACI 301 SEC 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

STRUCTURAL STEEL

DESIGN STANDARDS: STRUCTURAL STEEL FOR THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.

REFERENCE STANDARDS: CONFORM TO:
(1) AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES."
(2) RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."
(3) AWS D1.1 "STRUCTURAL WELDING CODE – STEEL."
(4) AWS D1.3 "STRUCTURAL WELDING CODE – SHEET STEEL."
(5) AWS D1.8 "STRUCTURAL WELDING CODE – SEISMIC SUPPLEMENT."
(6) AISC 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."
(7) ASCE 3 "STANDARD FOR THE STRUCTURAL DESIGN OF COMPOSITE SLABS."

MATERIALS:

OTHER STRUCTURAL SHAPES	ASTM A36, FY = 36 KSI
BARS & PLATES	ASTM A36, FY = 36 KSI
HSS STRUCTURAL TUBING	ASTM A500, GRADE B, FY = 46 KSI
ANCHOR BOLTS & BOLTS IN WOOD	ASTM A307
NUTS	ASTM A563 OR ASTM A194, GRADE 2H
WASHERS (FLAT OR BEVELED)	ASTM F436
ANCHOR RODS (HOOKED, HEADED, THREADED/NUTTED)	ASTM F1554, GRADE 36 [WELDABLE]
THREADED RODS	ASTM A36, FY = 36 KSI
WELDING ELECTRODES	E70XX, 70 KSI, LOW HYDROGEN, TYPICAL
CONCRETE SCREWS	SIMPSON TITEN HD

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO:
(1) IBC CHAPTER 23 "WOOD."
(2) NDS AND NDS SUPPLEMENT – "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
(3) ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."
(4) BCSI 2013 "BUILDING COMPONENT SAFETY INFORMATION."

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

MATERIALS:

SAWN LUMBER: CONFORM TO GRADING RULES OF WWPA, WCLIB, OR NLGA. FINGER JOINTED STUDS ACCEPTABLE AT INTERIOR NON-STRUCTURAL WALLS ONLY.

MEMBER USE	SIZE	SPECIES	GRADE
STUDS & PLATES	2X4,3X4,2X6,3X6	HF	NO. 2
POSTS	4X4, 4X6, 4X8	HF	NO. 2
JOISTS	2X6 -- 2X12	HF	NO. 2
BEAMS	4X8 -- 4X12	HF	NO. 2
P.T. BEAMS	6X8 -- 6X12	HF	NO. 2
P.T. POSTS	6X6	HF	NO. 2
P.T.	FRAMING	HF	NO. 2

WOOD STRUCTURAL SHEATHING (PLYWOOD): WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WAFERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1-95 AND PS-2-92 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA)

	MINIMUM APA RATING			
LOCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	EXPOSURE
ROOF	15/32"	24/16	C-D	1
FLOOR	23/32" T&G	24 OC	STURD-I-FLOOR	1
WALLS	15/32"	32/16	C-D	1

JOIST HANGERS AND CONNECTORS: SIMPSON STRONG-TIE COMPANY INC. AS SPECIFIED IN THEIR LATEST CATALOGS WAS USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ESR/IAPMO-ER APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE EOR PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

PERMIT SET

L2 ENGINEERS
DESIGN AND PLANNING
17848 NE 198TH PLACE
WOODINVILLE, WA 98072

REVISION	DATE

ELLEN LYNN LOSHBOUGH
48833
2021.10.21

THE LEVELLA
2412 60TH AVE SE, MERCER ISLAND, WA 98040

SHEET INDEX &
GENERAL STRUCTURAL NOTES

CHK BY: L2E	DRW BY: L2E

SCALE: AS SHOWN
BAR = 1"
FULL SIZE
DATE: 2021.10.21
JOB NO: 21-120
SHEET: 1 OF 7
DWG NO: S100

NAILS AND STAPLES: CONFORM TO IBC SEC 2303.6 "NAILS AND STAPLES." UNLESS NOTED ON PLANS, NAIL PER IBC TABLE 2304.10.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

COMMON NAILS

SIZE	LENGTH	DIAMETER
8D	2-1/2"	0.131"
10D	3"	0.148"
16D	3-1/2"	0.162"
16D SINKER	3-1/4'	0.148"

LAG BOLTS/BOLTS: CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

WOOD HOLDOWNS: HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY INC. ADDITIONAL FRAMING MEMBERS SHALL BE PROVIDED PER THE MANUFACTURER'S REQUIREMENTS. ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. DO NOT COUNTERSINK HOLDOWN BOLTS.

ENGINEERED WOOD PRODUCTS (EWP): THE FOLLOWING MATERIALS ARE BASED ON LUMBER MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER. TRUS-JOIST BY WEYERHAEUSER WAS USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ESR/IAPMO-ER APPROVAL FOR EQUIVALENT OR GREATER LOAD AND STIFFNESS PROPERTIES AND ARE REVIEWED AND APPROVED BY THE EOR. A HUD MATERIAL RELEASE FORM IS REQUIRED FOR ALL MANUFACTURED WOOD PRODUCTS LISTED BELOW.

B) PARALLEL STRAND LUMBER (PSL): CONFORM TO ICC ES REPORT NO. ESR-1387, CCMC REPORT NO. 11161-R, OR NES REPORT NO. NER-481. USE 2.2E UNLESS NOTED OTHERWISE.
C) LAMINATED STRAND LUMBER (LSL): CONFORM TO ICC ES REPORT NO. ESR-1387, CCMC REPORT NO. 12627-R, OR NES REPORT NO. NER-481.
D) I-JOISTS: CONFORM TO ICC ES REPORT NO. ER-1153. PRODUCTS SHALL BE TESTED AND EVALUATED IN ACCORDANCE WITH ASTM D5055. THE MANUFACTURER SHALL DESIGN THE JOISTS FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. JOISTS SHALL HAVE WOOD CHORDS AND SOLID WOOD WEBS.

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE DRAWINGS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION REQUIREMENTS."

(1) WALL FRAMING (UNLESS NOTED OTHERWISE ON PLANS AND DETAILS) ALL INTERIOR WALLS SHALL BE 2X4 @ 16"OC AND ALL EXTERIOR WALLS SHALL BE 2X6 @ 16"OC. PROVIDE (2) BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. ALL SOLID SAWN LUMBER BEAMS AND HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIM AND (1) KING STUD AND ALL GLULAM OR ENGINEERED WOOD BEAMS AND HEADERS BY (2) TRIM AND (2) KING STUDS. PROVIDE MINIMUM (2) 2X8 HEADERS AT ALL INTERIOR AND EXTERIOR WALL OPENINGS. STITCH-NAIL BUNDLED STUDS WITH (2) 10D @ 12"OC. PROVIDE SOLID BLOCKING THRU FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS. ATTACH BOTTOM PLATES OF STUD WALLS TO WOOD FRAMING BELOW WITH 16D @ 12"OC OR TO CONCRETE WITH 5/8"-DIA. ANCHOR BOLTS X 7" EMBEDMENT AT 48"OC. REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS. PROVIDE GYPSUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES.

(2) ROOF/FLOOR FRAMING: (UNLESS NOTED OTHERWISE ON PLANS AND DETAILS) PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS. MULTI-JOISTS/RAFTERS SHALL BE STITCH-NAILED TOGETHER WITH (2)10D @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE. REFER TO TESTING & INSPECTIONS FOR THE VERIFICATION OF THESE LIMITS. THE MAXIMUM MOISTURE CONTENT REQUIRED MAY BE LESS THAN 19% WHEN BASED ON A PARTICULAR CLADDING/INSULATION SYSTEM. REFER TO THE ARCHITECT'S DRAWINGS, AND PROJECT SPECIFICATIONS, OR WITH CLADDING INSTALLER FOR MAXIMUM RECOMMENDED MOISTURE CONTENT.

CLADDING COMPATIBILITY: THE ARCHITECT/OWNER SHALL REVIEW THE CLADDING AND INSULATION SYSTEMS PROPOSED FOR THE PROJECT WITH RESPECT TO THEIR PERFORMANCE OVER WOOD STUDS WITH MOISTURE CONTENTS GREATER THAN 19%. EIFS SYSTEMS SHOULD BE AVOIDED ON WOOD-FRAMED PROJECTS DUE TO PROBLEMS WITH MOISTURE-PROOFING.

PRESERVATIVE TREATMENT: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH IBC SEC 2304.12 "PROTECTION AGAINST DECAY AND TERMITES." CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES, AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK.

METAL CONNECTORS/PT WOOD: ALL METAL HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 316L. AT THE OWNER'S RISK AND DISCRETION, HOT-DIPPED GALVANIZED METAL HARDWARE AND FASTENERS MAY BE INVESTIGATED FOR USE IN LIEU OF STAINLESS STEEL PROVIDED THAT THE FINISH HAS A MINIMUM ZINC CONTENT OF AT LEAST 1.85 OZ./SF AND ITS USE IS COORDINATED BY THE CONTRACTOR AND WOOD SUPPLIER FOR THE EXPECTED ENVIRONMENT AND MOISTURE EXPOSURE FOR APPROPRIATE USE BASED ON THE METHOD OF PRESERVATIVE TREATMENT OF THE WOOD.

WOOD-FRAMED SHEAR WALL SCHEDULE

FOR HEM-FIR FRAMING W/ 8d COMMON NAILS

SW TYPE	WALL SHEATHING APA RATED	EDGE NAILING	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF) SEISMIC	ALLOWABLE SHEAR WALL CAPACITY (PLF) WIND
SW6	15/32"	8d @ 6" OC	16d SINKER @ 5" OC	LTP5 @ 18" OC	1 1/4"	2X	2X	5/8" DIA @ 48" OC	PT 2X	242	339
								5/8" DIA @ 60" OC	PT 3X		
SW4	15/32"	8d @ 4" OC	(2) ROWS 16d SINKER @ 6" OC, STAGGERED	LTP5 @ 12" OC	1 3/4"	2X	2X	5/8" DIA @ 32" OC	PT 2X	353	495
								5/8" DIA @ 40" OC	PT 3X		

SHEAR WALL SCHEDULE NOTES:

1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH EDGE NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND EDGE NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"Øx1½ NAILS WHERE "LTP" TYPE CLIPS ARE ATTACHED DIRECTLY TO FRAMING AS OPPOSED TO OVER SHEATHING. USE 0.131"Øx2½ NAILS WHERE "LTP" TYPE CLIPS ARE INSTALLED OVER SHEATHING. REFERENCE DETAIL 2/S102 FOR CLARIFICATION.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
9. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FORM THE ENDS OF THE PLATE, BUT NOT MORE THAN ½ THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: ⅝"ØX8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
10. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
11. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
12. STAGGER EDGE NAILING.
13. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
14. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.
15. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
16. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
17. PROVIDE PLATE WASHERS AT EACH ANCHOR BOLT THAT IS NOT LESS THAN 0.229" X 3" X 3".
18. FOR SW2, 3X FRAMING MEMBERS AND BLOCKING MUST BE PROVIDED AT ADJOINING PANEL EDGES, AND NAILS MUST BE STAGGERED AT PANEL EDGES.

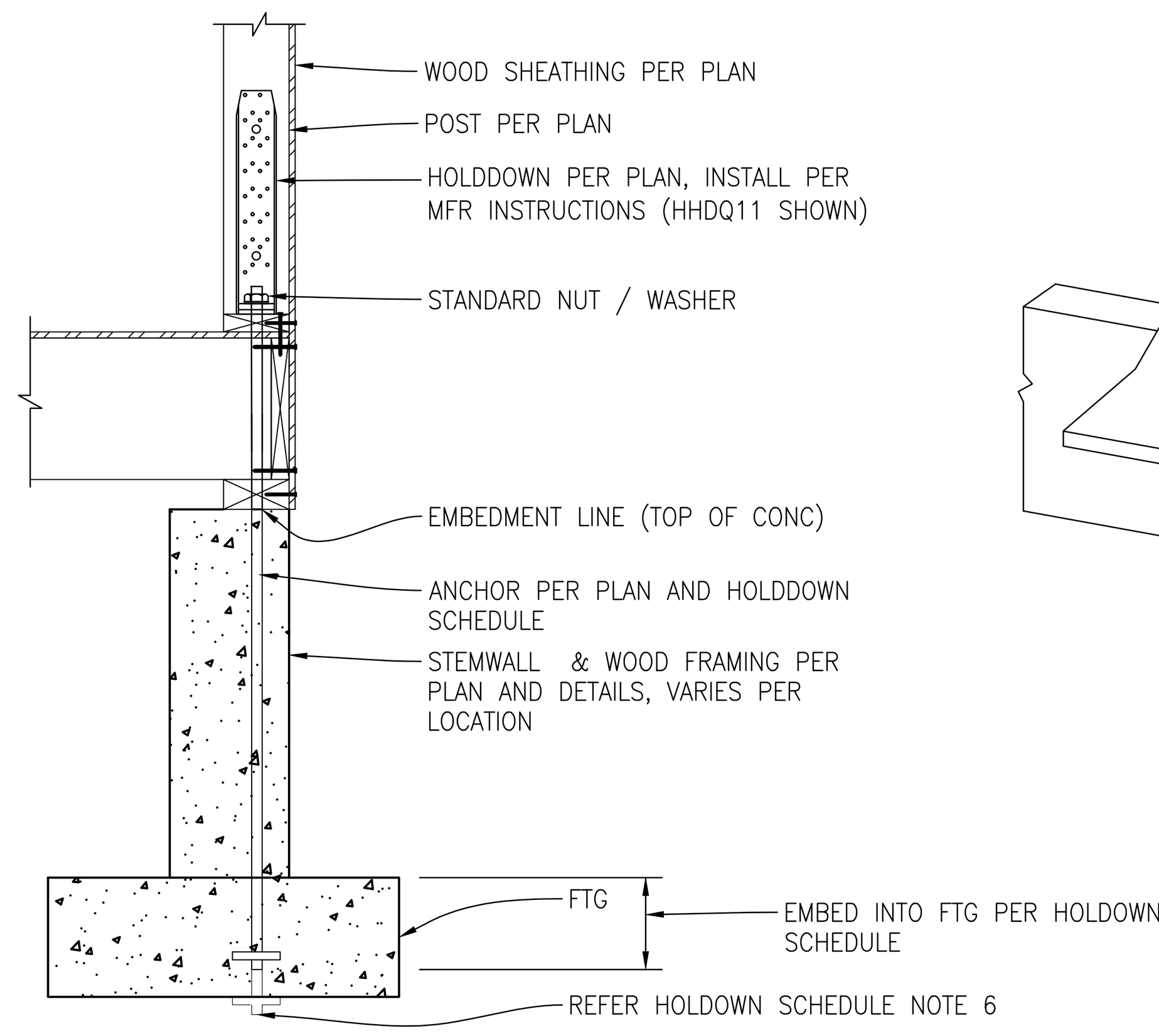
PERMIT SET

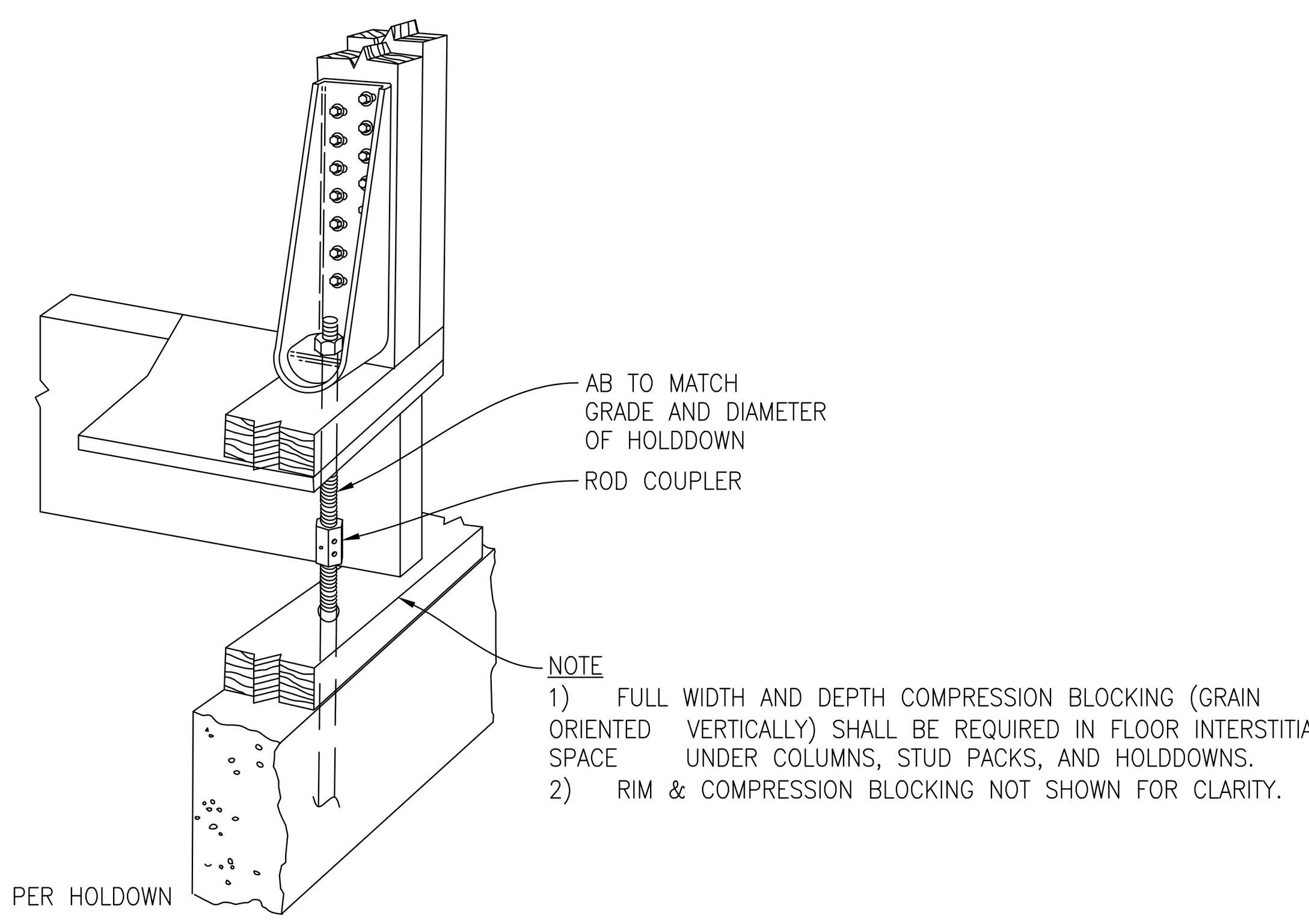
HOLDOWN SCHEDULE (HF)

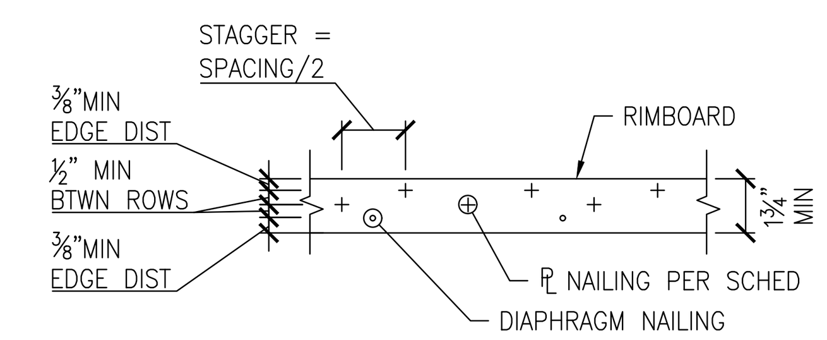
MARK	MODEL #	ALLOWABLE UPLIFT MID WALL	ALLOWABLE UPLIFT CORNER	ALLOWABLE UPLIFT END WALL	MIN END STUDS	STUD FASTENERS	CONCRETE ANCHOR
2	HDU2-SDS2.5	2,215			(2) 2X	(6) 1/4X2 1/2 SDS	PAB4
5	HDU5-SDS2.5	4,340			(2) 2X	(14) 1/4X2 1/2 SDS	PAB5
8	HDU8-SDS2.5	5,820			(2) 2X	(20) 1/4X2 1/2 SDS	PAB6

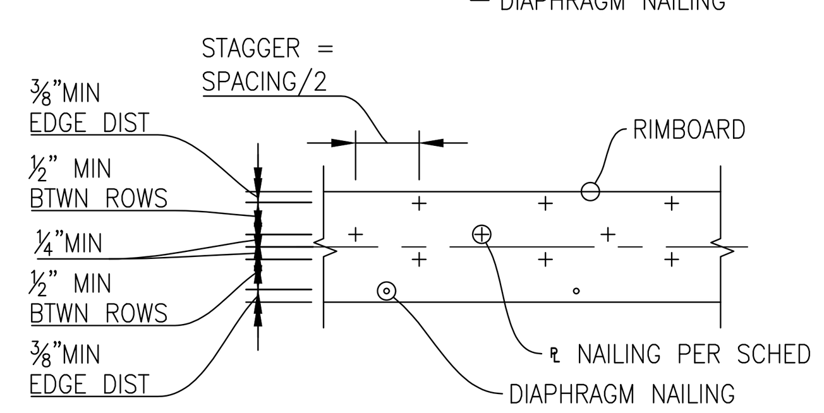
HOLDOWN SCHEDULE NOTES

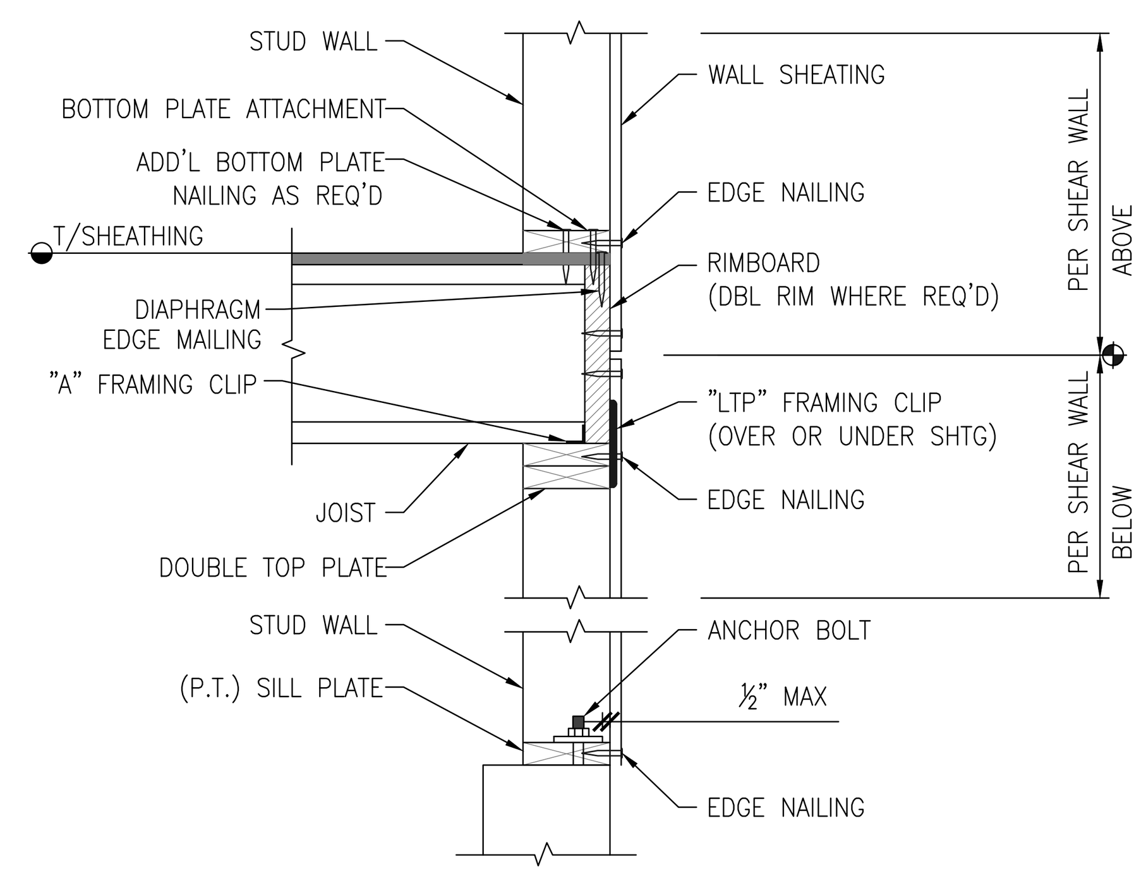
1. REFERENCE FOUNDATION PLAN NOTE 1 FOR HOLDDOWNS AT EXISTING FOUNDATION LOCATIONS
2. HOLDOWNS SPECIFIED ARE BY SIMPSON STRONGTIE
3. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCUR
4. PROVIDE 1/4" X 3" SQ PLATE WASHER BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER
5. INCREASE FOOTING DEPTH LOCALLY AS REQUIRED TO ACHIEVE REQUIRED EMBEDMENT DEPTH AS SPECIFIED BY HOLDDOWN MANUFACTURER
6. AT POST INSTALL HDU LOCATIONS, EPOXY SET F1554 GRADE 36 X 1" ø ALL THREAD ROD WITH SIMPSON SET XP. PROVIDE 1"X3" SQ PLATE WASHER @ BOTTOM OF FOOTING PER DETAIL THIS DWG.











STRUCTURAL INSPECTION SCHEDULE

ITEM	CI	PI	REFERENCE STANDARD	IBC REFERENCE	REMARKS
CONCRETE					
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		X	ACI 318 CH 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4	
2. INSPECT ANCHORS CAST IN CONCRETE.		X	ACI 318: 17.8.2		
3. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS					
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSIONS LOADS.	X		ACI 318:17.8.2.4		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.		X	ACI 318: 17.8.2		
4. VERIFY USE OF REQUIRED DESIGN MIX.		X	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3	
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C172, ASTM C31, ACI 318: 26.4, 26.12	1908.10	
6. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI 318: 26.5	1908.6, 1908.7, 1908.8	
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI: 26.5.3-26.5.5	1908.9	
8. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X	ACI 318: 26.11.1.2(B)		
SOILS					
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X			ADDITIONAL REQUIREMENTS AS REQUIRED BY THE BUILDING OFFICIAL
2. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X				
3. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X			
WOOD					
1. SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN LATERAL SYSTEM, INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS, AND HOLDOWNS.		X			
SCHEDULE NOTES:					
1. ITEMS MARKED WITH AN 'X' REQUIRE INSPECTION BY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICIAL.					
2. CI: CONTINUOUS INSPECTION DURING PROGRESS OF WORK BY SPECIAL INSPECTOR.					
3. PI: PERIODIC INSPECTION BY SPECIAL INSPECTOR AS REQUIRED FOR CONFORMANCE OF WORK.					
4. TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE OWNER, BUILDING OFFICIAL, AND CONTRACTOR.					

STRUCTURAL ABBREVIATIONS

&	AND	IF	INSIDE FACE
@	AT	IN	INCH
#	NUMBER	INT	INTERIOR
AB	ANCHOR BOLT	INV	INVERT
ABV	ABOVE	KIP, K	1,000 POUNDS
ADD'L	ADDITIONAL	KSI	KIPS PER SQUARE INCH
ADJ	ADJACENT	LB	POUND
ALT	ALTERNATE	Ld	DEVELOPMENT LENGTH
APPROX	APPROXIMATE(LY)	LL	LIVE LOAD
ARCH	ARCHITECT(URAL)	LLH	LONG LEG HORIZONTAL
ATR	ALL-THREADED ROD	LLV	LONG LEG VERTICAL
B/	BOTTOM OF	LONGIT	LONGITUDINAL
BN	BOUNDARY NAILING	Ls	LAP SPLICE LENGTH
BLDG	BUILDING	LSL	LAMINATED STRAND LUMBER
BLKG	BLOCKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	MAX	MAXIMUM
BOTT	BOTTOM OF	MECH	MECHANICAL
BR	BRACE	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
C	STANDARD CHANNEL	MTL	METAL
CC	CENTER TO CENTER	(N)	NEW
CDF	CONTROLLED DENSITY FILL	NIC	NOT IN CONTRACT
CIP	CAST IN PLACE	NOM	NOMINAL
CJ	CONSTRUCTION OR CONTROL JOINT	NTE	NOT TO EXCEED
CJP	COMPLETE JOINT PENETRATION	NTS	NOT TO SCALE
CL	CENTERLINE	OC	ON CENTER
CLR	CLEAR(ANCE)	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
CONN	CONNECTION	OWSJ	OPEN WEB STEEL JOIST
CONST	CONSTRUCTION	OWWJ	OPEN WEB WOOD JOIST
CONT	CONTINUOUS	PC	PRECAST
CTRD	CENTERED	PCF	POUNDS PER CUBIC FOOT
CTSK	COUNTERSINK	PL	PLATE
d	PENNY (NAILS)	PERP	PERPENDICULAR
DBL	DOUBLE	PLY	PLYWOOD
DEMO	DEMOLITION	PRE-MFR	PRE-MANUFACTURED
DET	DETAIL	PS	PRESTRESSED
DF	DOUGLAS FIR	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PSL	PARALLEL STRANDED LUMBER
DIAG	DIAGONAL	PT	PRESSURE TREATED
DL	DEAD LOAD	R	RADIUS
DN	DOWN	REF	REFERENCE
DP	DEPTH	REINF	REINFORCING
DWG(S)	DRAWING(S)	REQ'D	REQUIRED
DWL(S)	DOWEL(S)	RET	RETAINING
EA	EACH	RJ	ROOF JOIST
EF	EACH FACE	RT	ROOF TRUSS
EN	EDGE NAILING	REV	REVISION
EL	ELEVATION	SCHED	SCHEDULE
EMBED	EMBEDMENT	SECT	SECTION
ENGR	ENGINEER	SHTG	SHEATHING
EQ	EQUAL(LY)	SIM	SIMILAR
EW	EACH WAY	SOG	SLAB ON GRADE
EXIST, (E)	EXISTING	SPEC	SPECIFICATION
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
FB	FLAT BAR	STD	STANDARD
FD	FLOOR DRAIN	STIFF	STIFFENER
FIN	FINISH	STL	STEEL
FJ	FLOOR JOIST	STRUCT	STRUCTURAL
FLR	FLOOR	SW	SHEAR WALL
FDN	FOUNDATION	SYM	SYMMETRICAL
FT	FOOT, FEET	T/	TOP OF
FTG	FOOTING	T&B	TOP AND BOTTOM
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	THK	THICK
GB	GRADE BEAM	THRU	THROUGH
GEN	GENERAL	TJI	TRUSS JOIST
GEOTECH	GEOTECHNICAL	TOW	TOP OF WALL
GLB	GLUE LAMINATED BEAM	TRANSV	TRANSVERSE
GRTG	GRATING	TYP	TYPICAL
GT	GIRDER TRUSS	UNO	UNLESS NOTED OTHERWISE
HD	HOLDOWN	VERT	VERTICAL
HDR	HEADER	W	WIDE FLANGE, WIDE
HF	HEM FIR	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HSS	HOLLOW STRUCTURAL SECTION	WWF	WELDED WIRE FABRIC
HT	HEIGHT	X-STR	EXTRA STRONG
ID	INSIDE DIAMETER	XX-STR	DOUBLE EXTRA STRONG

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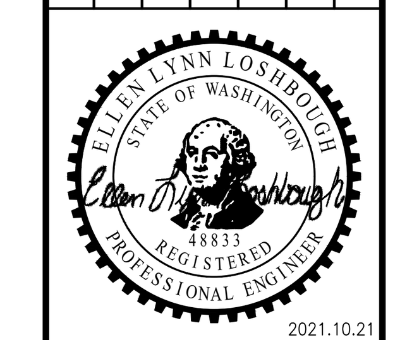


THE LEVELLA

2412 60TH AVE SE, MERCER ISLAND, WA 98040

GENERAL STRUCTURAL NOTES

CHK BY: L2E

DRW BY: L2E

SCALE: AS SHOWN

BAR = 1"

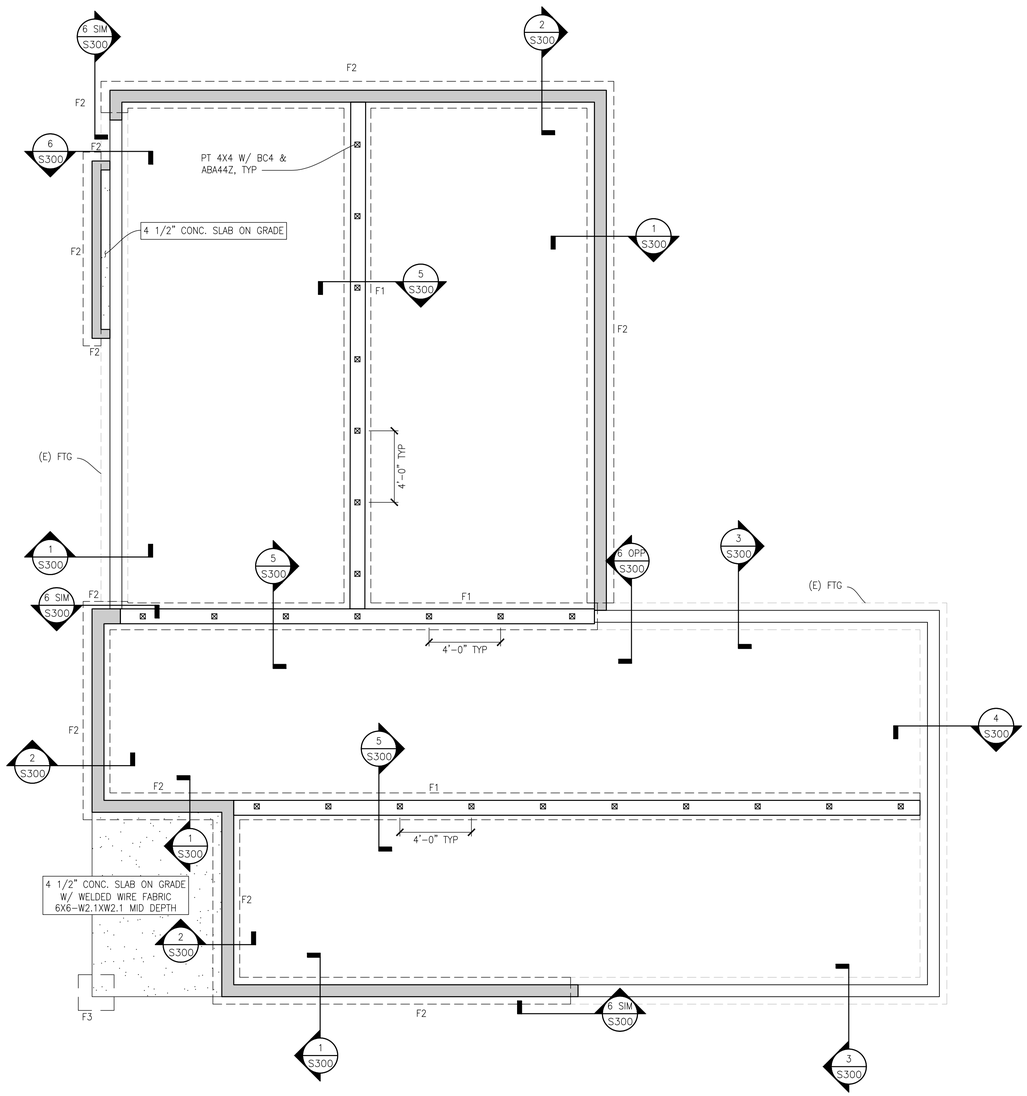
FULL SIZE

DATE: 2021.10.21

JOB NO: 21-120

SHEET: 2 OF 7

DWG NO: S101



FOUNDATION PLAN

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

LEGEND

- CONC SPREAD FTG
- CIP CONCRETE STEM WALL
- WALL
- INTERIOR BEARING WALL
- SW# — SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)
- HD — HOLDOWN MARK (REF HOLD DOWN SCHED)
- POST
- POST BELOW
- HANGER
- OVERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF

PLAN NOTES

1. REFERENCE S100 SERIES FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, ABBREVIATIONS, SPECIAL INSPECTION TABLES, ETC.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTRACTOR TO COORDINATE CURBS AND ELECTRICAL AND MECHANICAL FLOOR OPENINGS AND PENETRATIONS WITH ARCHITECTURAL DRAWINGS.
4. ALL WOOD IN CONTACT WITH WEATHER, EXPOSED CONCRETE, OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED
5. USE HOT DIPPED GALVANIZED FASTENERS AND ZMAX HARDWARE AT CONNECTIONS TO PRESSURE TREATED LUMBER.
3. AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS AND GENERAL NOTES.
4. ALL METAL HARDWARE FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL
5. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4X10 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN.

FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
F1	8" STEMWALL, 8"X18" CONT STRIP FTG	#4 @ 12" OC EW STEMWALL, (3) #4 CONT BOT & #4 @ 8" OC TRANS
F2	8" STEMWALL, 8"X16" CONT STRIP FTG	#4 @ 12" OC EW STEMWALL, (3) #4 CONT BOT & #4 @ 8" OC TRANS FTG
F3	2'-0"X2'-0"	(4) #4 BOT, EW

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2021.10.21

THE LEVELLA
2412 60TH AVE SE, MERCER ISLAND, WA 98040

FOUNDATION PLAN

CHK BY:	DRW BY:
L2E	L2E

SCALE: AS SHOWN
BAR = 1"
FULL SIZE

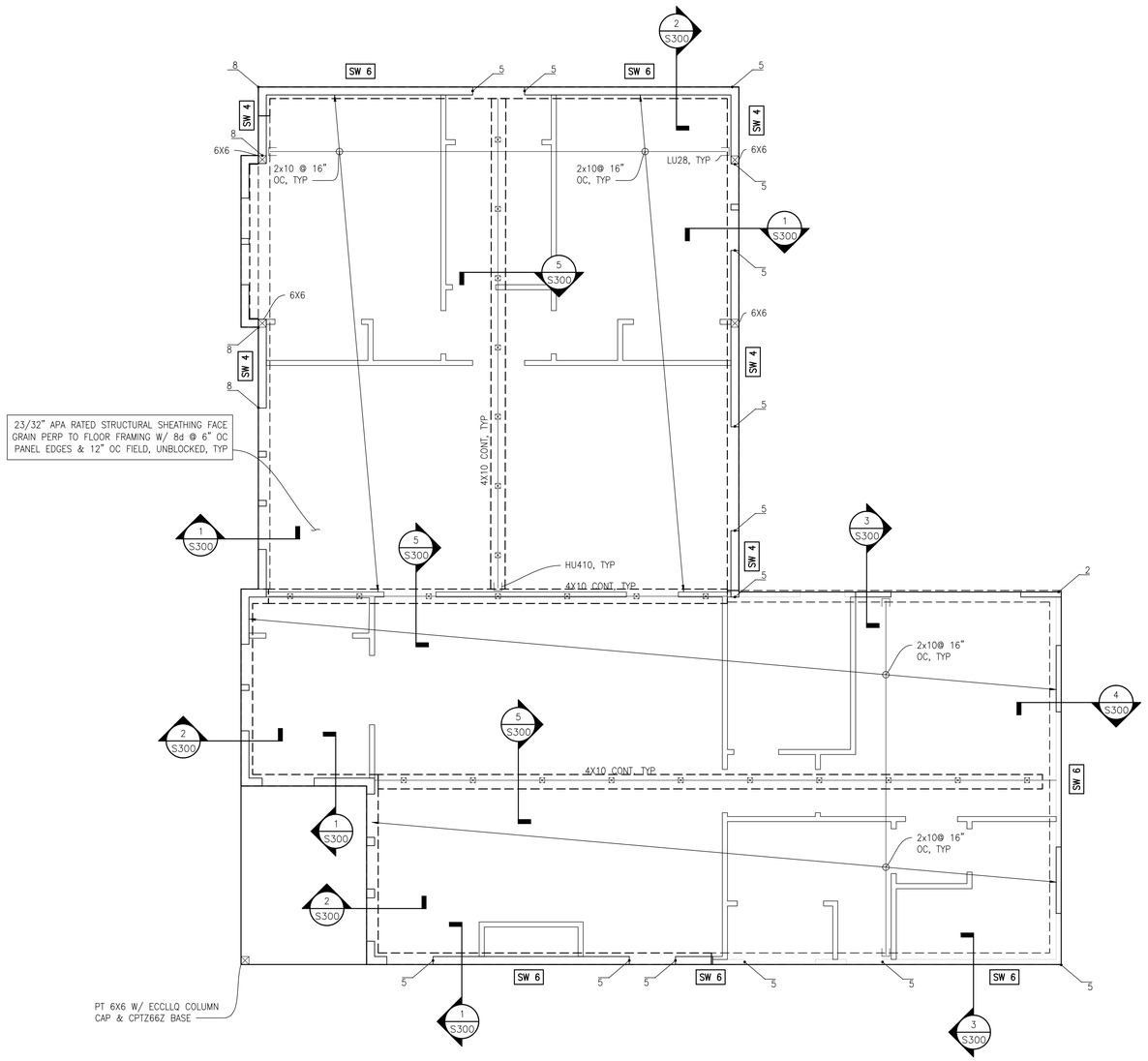
DATE: 2021.10.21

JOB NO: 21-120

SHEET: 3 OF 7

DWG NO: S200

PERMIT SET



FIRST FLOOR FRAMING PLAN

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

LEGEND

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- CIP CONCRETE STEM WALL
- WALL
- INTERIOR BEARING WALL
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THE LEVELLA
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FIRST FLOOR FRAMING PLAN

CHK BY:	DRW BY:
L2E	L2E

SCALE: AS SHOWN
BAR = 1"
FULL SIZE

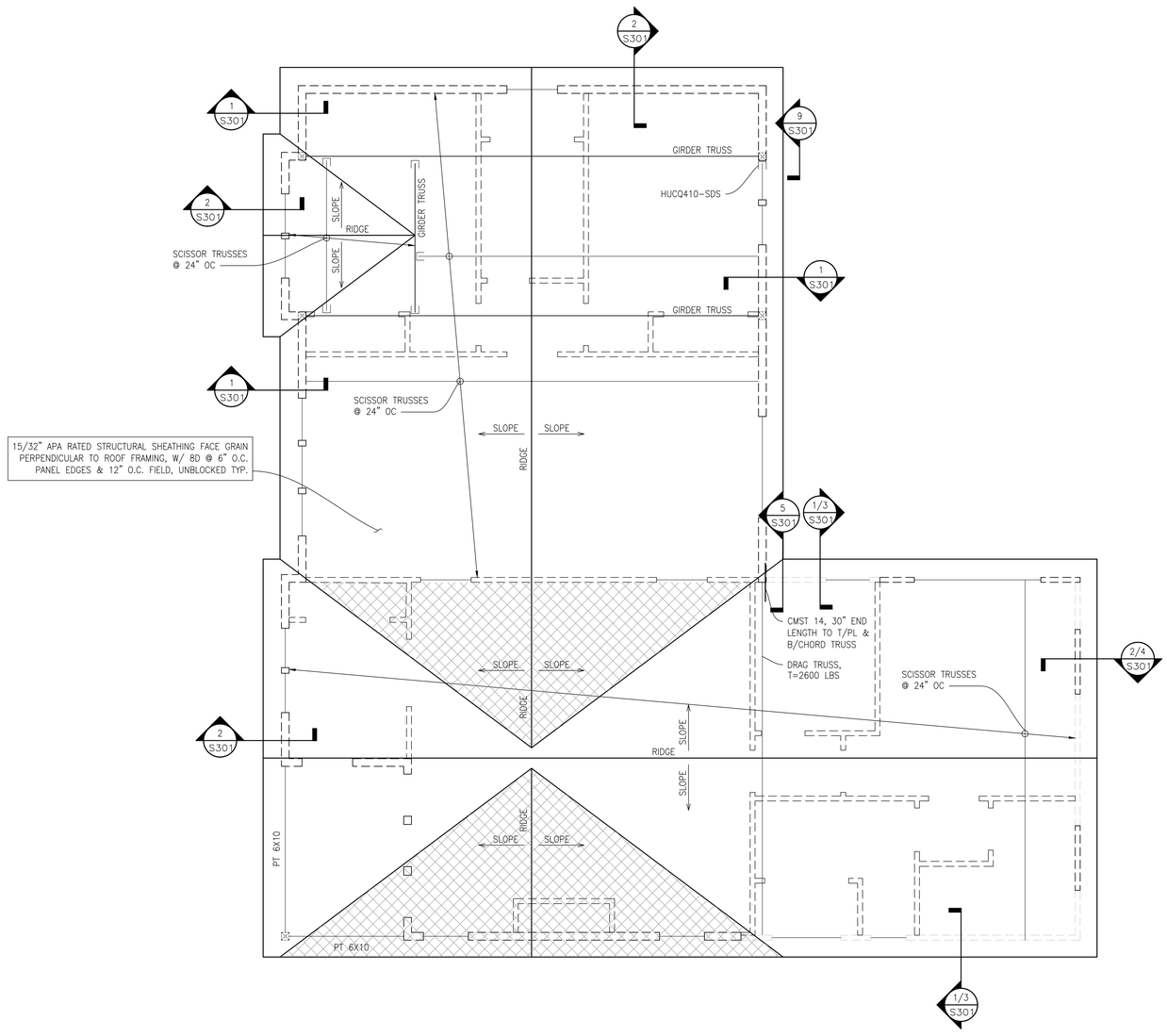
DATE: 2021.10.21

JOB NO: 21-120

SHEET: 4 OF 7

DWG NO: S201

PERMIT SET



ROOF FRAMING PLAN

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

LEGEND

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- CIP CONCRETE STEM WALL
- WALL
- INTERIOR BEARING WALL
- SW# — SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)
- HD — HOLDOWN MARK (REF HOLD DOWN SCHED)
- POST
- POST BELOW
- HANGER
- OVERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF

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ROOF FRAMING PLAN

CHK BY:	DRW BY:
L2E	L2E

SCALE: AS SHOWN
BAR = 1"
FULL SIZE

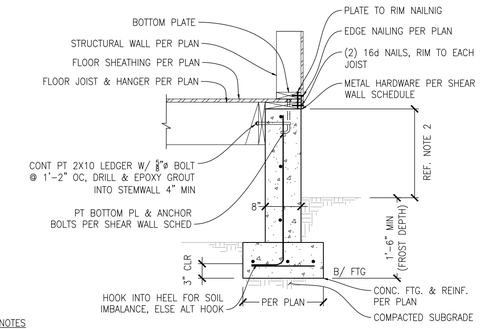
DATE: 2021.10.21

JOB NO: 21-120

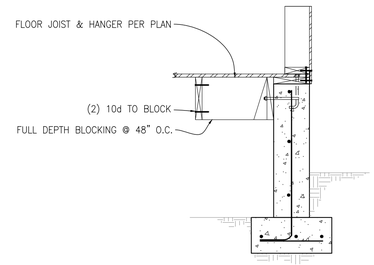
SHEET: 5 OF 7

DWG NO: S202

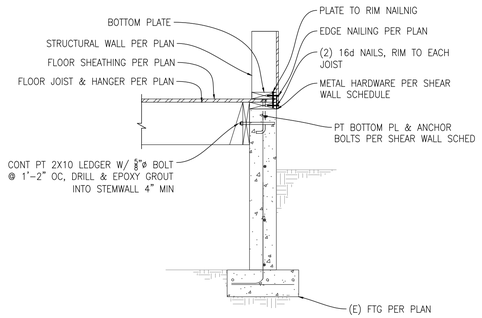
PERMIT SET

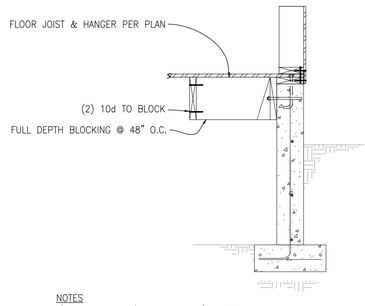


NOTES
1) UNDER FOOTING PREPARATION PER GEOTECHNICAL ENGINEER
2) FOOTING WIDTH AS NOTED ON PLAN CORRESPONDS TO 2'-6" MAX SOIL IMBALANCE
3) EXTEND HEEL ADDITIONAL 8" FOR FOR SOIL IMBALANCES BETWEEN 2'-6" & 4'-0" EXTEND HEEL REINFORCING A CORRESPONDING AMOUNT



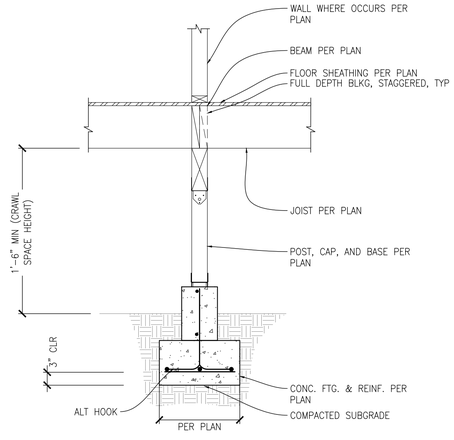
NOTES
1) REF DETAIL 1/S300 FOR ADD'L NOTES & CALLOUTS



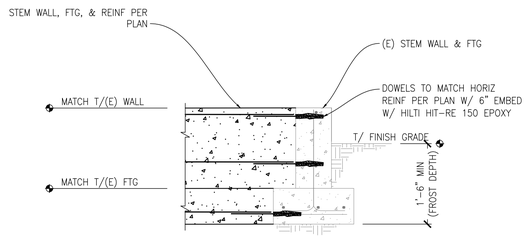


NOTES
1) REF DETAIL 3/S300 FOR ADD'L NOTES & CALLOUTS

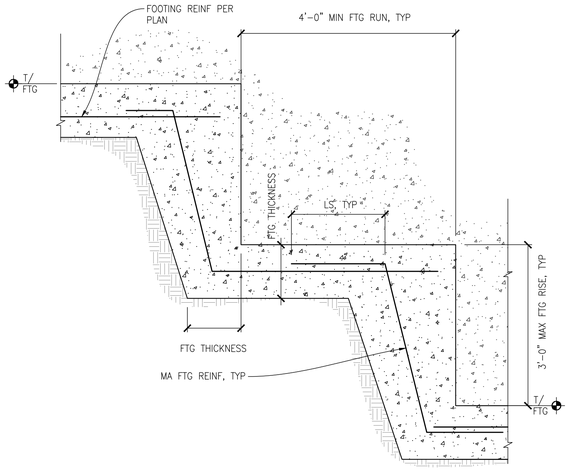
1 DETAIL
SCALE: 3/4"=1'-0"
JOIST PERP TO STEMWALL



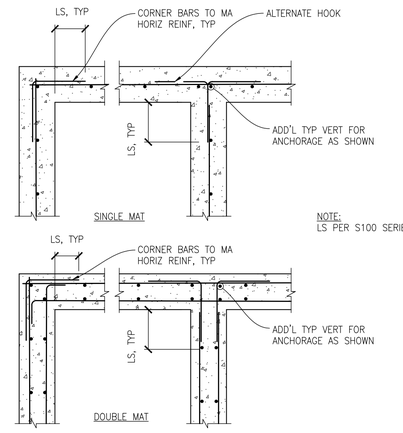
2 DETAIL
SCALE: 3/4"=1'-0"
JOIST PARALLEL TO STEMWALL



3 DETAIL
SCALE: 3/4"=1'-0"
JOIST PERP TO (E) STEMWALL



4 DETAIL
SCALE: 3/4"=1'-0"
JOIST PARALLEL TO (E) STEMWALL



NOTE:
LS PER S100 SERIES STRUCTURAL NOTES

5 DETAIL
SCALE: 3/4"=1'-0"
POST FTG

6 DETAIL
SCALE: 3/4"=1'-0"
FDN @ (E) FDN

7 DETAIL
SCALE: 3/4"=1'-0"
TYP FTG STEP

8 DETAIL
SCALE: 3/4"=1'-0"
TYP CORNER REINF

PERMIT SET

L2 ENGINEERS
DESIGN AND PLANNING
17848 NE 198TH PLACE
WOODINVILLE, WA 98072

REVISION
DATE

ELLEN LYNN LOSSIUS
STATE OF WASHINGTON
18833
REGISTERED
PROFESSIONAL ENGINEER
2021.10.21

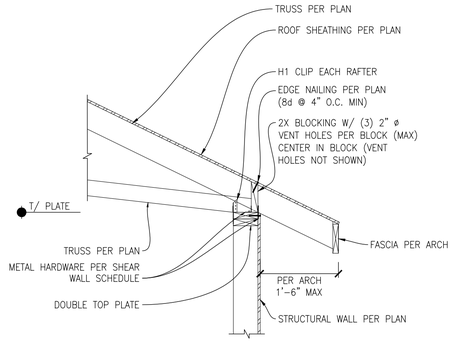
THE LEVELLA
2412 60TH AVE SE, MERCER ISLAND, WA 98040

DETAILS

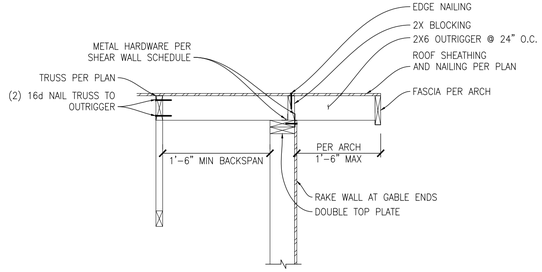
CHK BY: L2E
DRW BY: L2E

SCALE: AS SHOWN
BAR = 1"
FULL SIZE

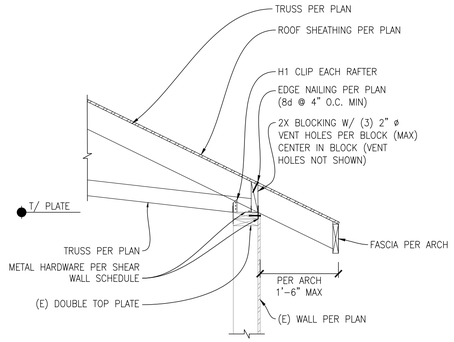
DATE: 2021.10.21
JOB NO: 21-120
SHEET: 6 OF 7
DWG NO: S300



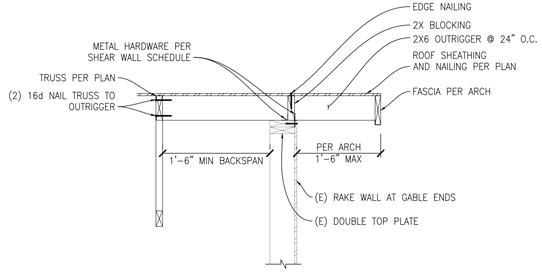
1 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PERP TO WALL



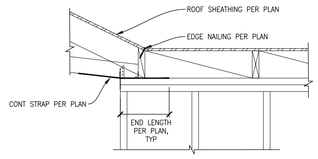
2 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PARALLEL TO WALL



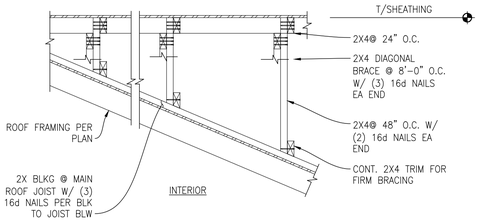
3 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PERP TO (E) WALL

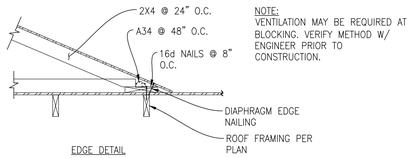


4 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PARALLEL TO (E) WALL



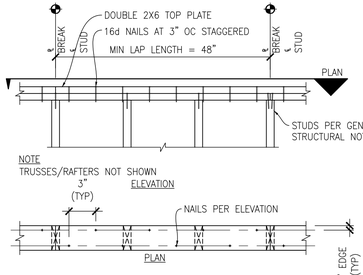
5 DETAIL
SCALE: 3/4"=1'-0"
DRAG TRUSS STRAP





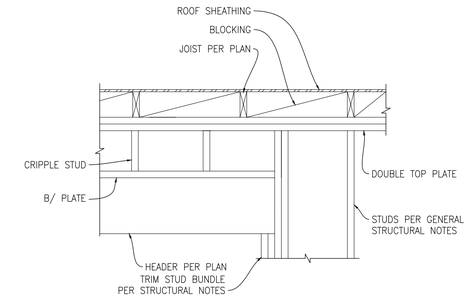
NOTE:
VENTILATION MAY BE REQUIRED AT BLOCKING. VERIFY METHOD W/ ENGINEER PRIOR TO CONSTRUCTION.

6 DETAIL
SCALE: 3/4"=1'-0"
TYP OVERFRAMING

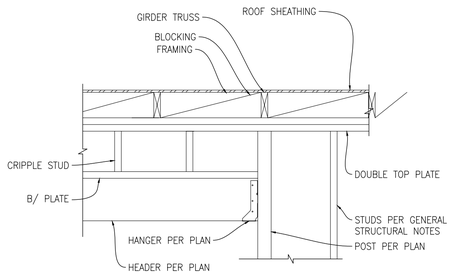


NOTE
TRUSSES/RAFTERS NOT SHOWN

7 DETAIL
SCALE: 3/4"=1'-0"
TYP TOP PL SPLICE



8 DETAIL
SCALE: 3/4"=1'-0"
TYP HEADER FRAMING



9 DETAIL
SCALE: 3/4"=1'-0"
POST & GIRDER TRUSS

PERMIT SET

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REVISION
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2021.10.21

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DETAILS

CHK BY: L2E	DRW BY: L2E
SCALE: AS SHOWN BAR = 1" FULL SIZE	
DATE: 2021.10.21	
JOB NO: 21-120	
SHEET: 7 OF 7	
DWG NO: S301	