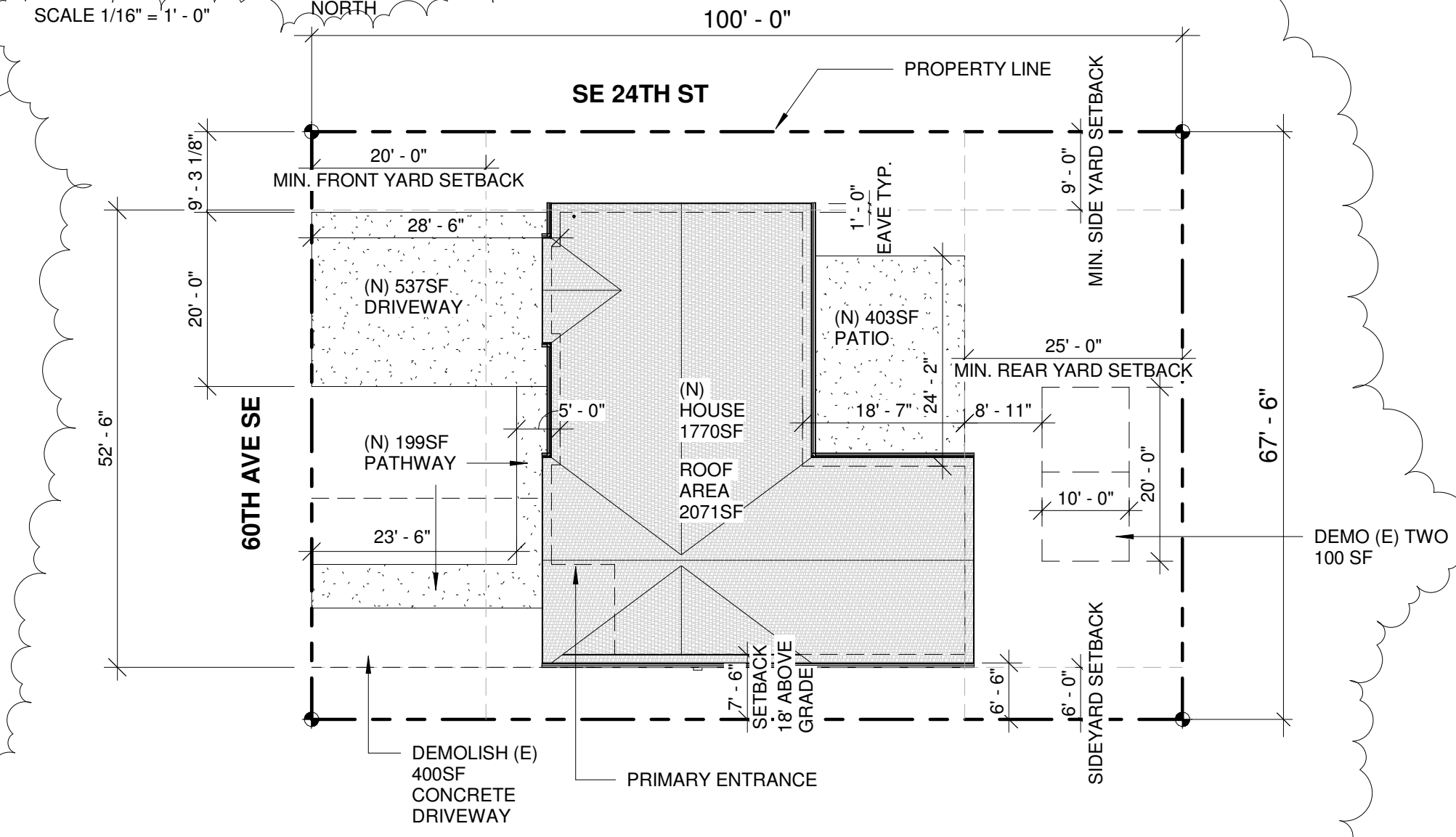
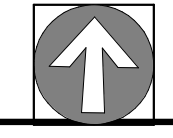
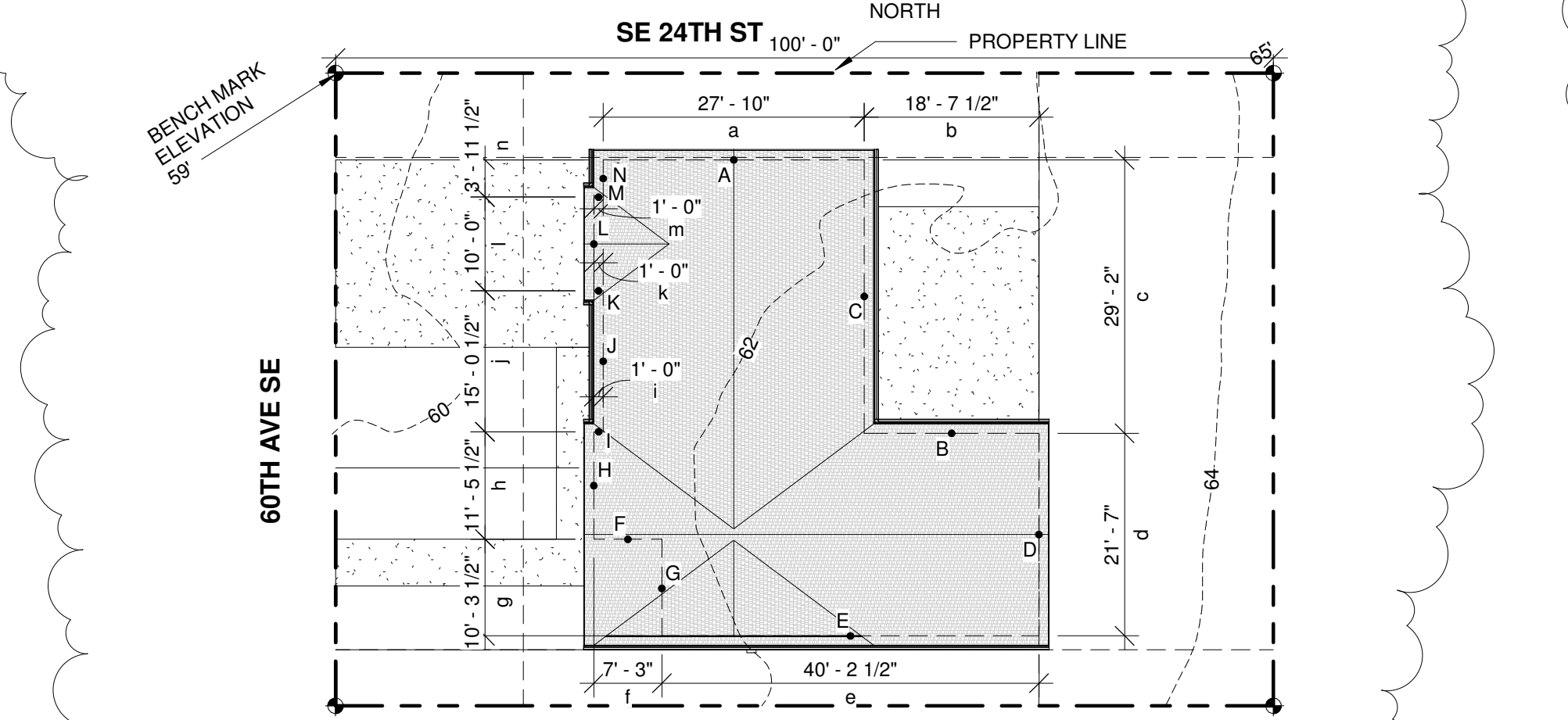
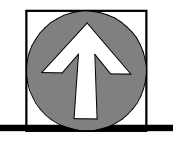


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SITE PLAN



AVERAGE BUILDING ELEVATION



$$\frac{(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)+(Fxf)+(Gxg)+(Hxh)+(Ixi)+(Jxj)+(Kxk)+(Lxl)+(Mxm)+(Nxn)}{a+b+c+d+e+f+g+h+i+j+k+l+m+n}$$

MIDPOINT ELEVATION	RECTANGLE SIDE LENGTH
A= 61.3'	a= 27.83'
B= 62.9'	b= 18.63'
C= 62.3'	c= 29.17'
D= 63.3'	d= 21.58'
E= 62.5'	e= 40.21'
F= 61.4'	f= 7.25'
G= 61.5'	g= 10.29'
H= 61.2'	h= 11.46'
I= 61.0'	i= 1.0'
J= 61.0'	j= 15.04'
K= 61.0'	k= 1.0'
L= 61.0'	l= 10.0'
M= 60.9'	m= 1.0'
N= 60.9'	n= 3.96'

$$\frac{(61.3 \times 27.83) + (62.9 \times 18.63) + (62.3 \times 29.17) + (63.3 \times 21.58) + (62.5 \times 40.21) + (61.4 \times 7.25) + (61.5 \times 10.29) + (61.2 \times 11.46) + (61.0 \times 1.0) + (61.0 \times 15.04) + (61.0 \times 1.0) + (60.9 \times 1.0) + (60.9 \times 3.96)}{27.83 + 18.63 + 29.17 + 21.58 + 40.21 + 7.25 + 10.29 + 11.46 + 1.0 + 15.04 + 1.0 + 10.0 + 1.0 + 3.96}$$

$$\frac{(1,705.98) + (1,171.83) + (1,817.29) + (1,366.01) + (2,513.13) + (445.15) + (632.84) + (701.35) + (61.0) + (917.44) + (61.0) + (610.0) + (60.9) + (241.16)}{198.42}$$

$$\frac{12,305.08}{198.42} = 62.02' \text{ AVERAGE BUILDING ELEVATION (ABE)}$$

SITE SLOPE:
 LOWEST ELEVATION = 59'
 HIGHEST ELEVATION = 65'
 ELEVATION DIFFERENCE = 6'
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS = 100'
 $\frac{6}{100} \times 100 = 6\% \text{ LOT SLOPE}$

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) 2071SF ROOF AREA + (N) 537SF DRIVEWAY = 2,608SF
2,700SF ALLOWED > 2,608SF PROPOSED 38.6%

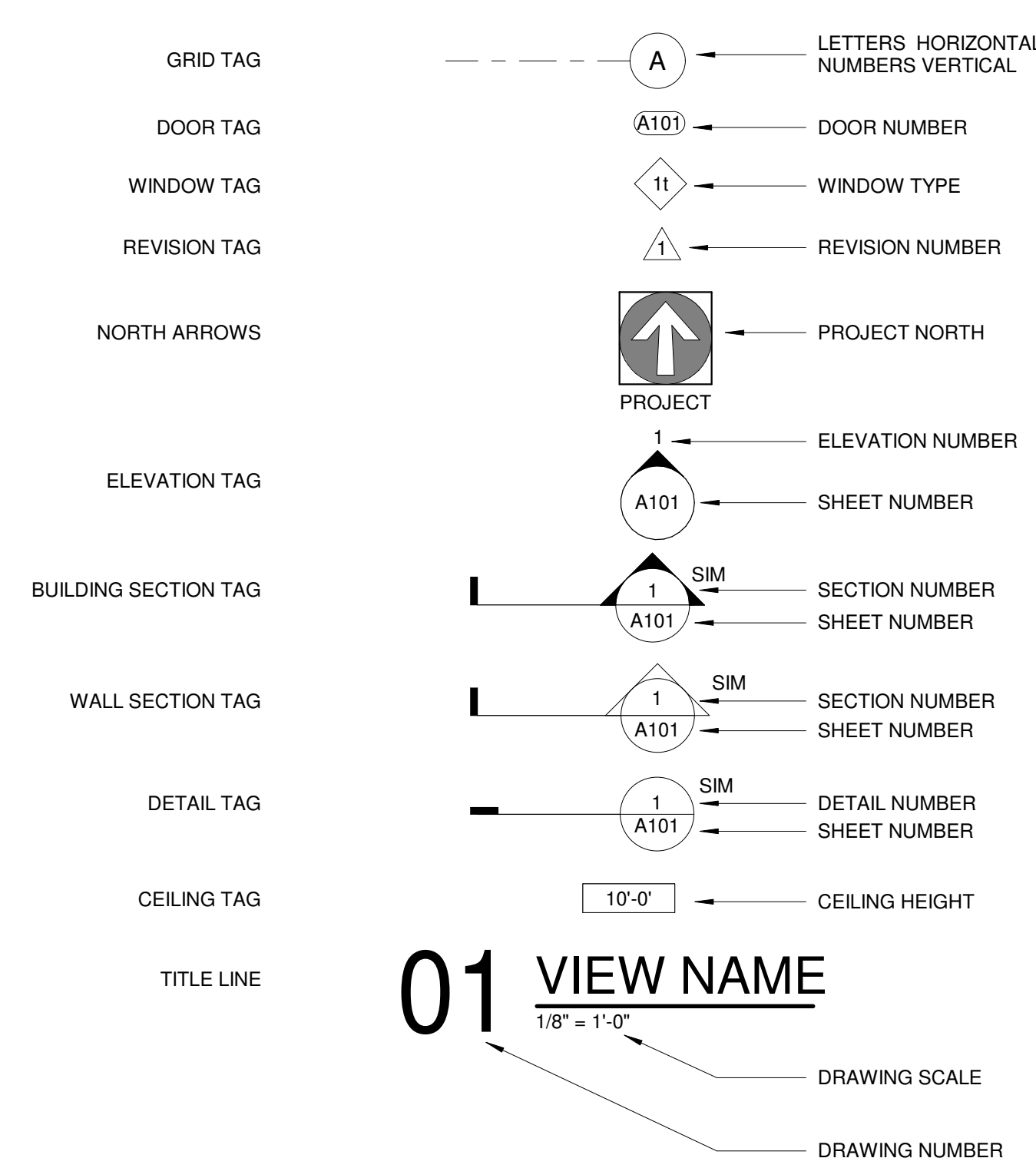
HARDSCAPE COVERAGE:
 LOT AREA: 6,750SF X 9% (ALLOWED HARDSCAPE AREA) = 607SF ALLOWED
 (N) 403SF + (N) 199SF PATHWAY = 602SF
607SF ALLOWED > 602SF PROPOSED 8.9%

ENERGY CREDITS:
 PER WSREC R406, PROVIDE OPTION 5a FOR 0.5 ENERGY CREDITS CLAIMED AS LISTED BELOW.

EFFICIENT WATER HEATING 5A:
 ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. C
 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS, AND OTHER LAVATORY FAUCETS.

TOTAL PROJECT VALUE: \$318,600

SYMBOLS LEGEND



SUMMARY OF WORK

REMODEL MAIN FLOOR OF EXISTING SINGLE FAMILY RAMBLER

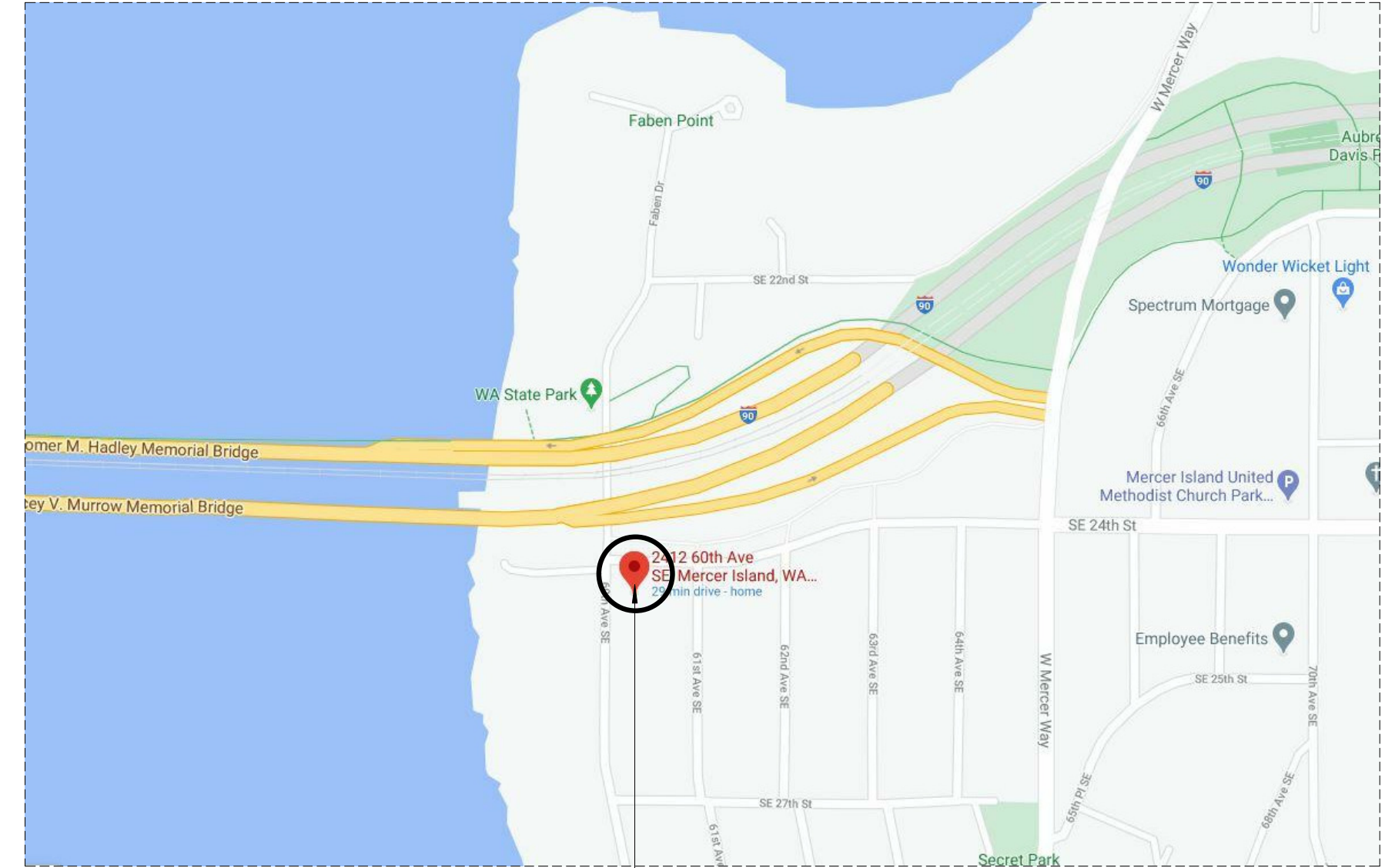
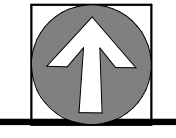
ELECTRICAL

PLUMBING

HVAC

SPRINKLER

VICINITY MAP



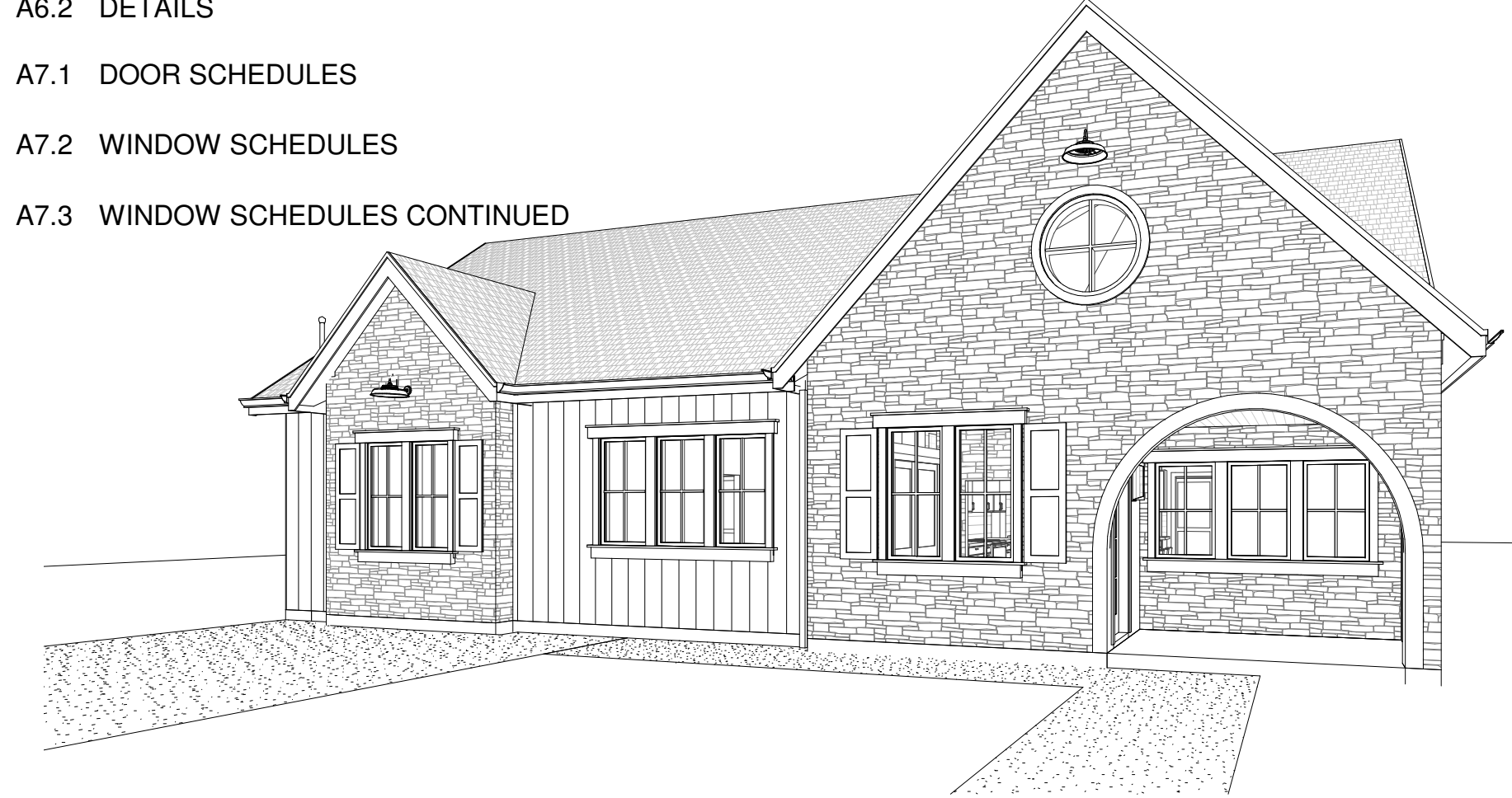
THE LEVELLA REMODEL

2412 60TH AVE SE MERCER ISLAND, WA 98040

REVISED PERMIT SET
 OCTOBER 26, 2020

DRAWING INDEX

ARCHITECTURAL	STRUCTURAL
G0.1 COVER SHEET	S100 SHEET INDEX & GENERAL STRUCTURAL NOTES
A1.1 EXISTING FOUNDATION PLAN	S101 GENERAL STRUCTURAL NOTES
A1.2 EXISTING FIRST FLOOR PLAN	S200 FOUNDATION NOTES
A1.3 EXISTING ROOF PLAN	S201 FIRST FLOOR FRAMING PLAN
A2.1 PROPOSED FOUNDATION PLAN	S202 ROOF FRAMING PLAN
A2.2 PROPOSED FIRST FLOOR PLAN	S300 DETAILS
A2.3 PROPOSED ROOF PLAN	S301 DETAILS
A2.4 PROPOSED DRAINAGE PLAN	
A2.5 PROPOSED CEILING PLAN	
A4.1 EXISTING ELEVATIONS	
A4.2 PROPOSED ELEVATIONS	
A5.1 BUILDING SECTIONS	
A6.1 DETAILS	
A6.2 DETAILS	
A7.1 DOOR SCHEDULES	
A7.2 WINDOW SCHEDULES	
A7.3 WINDOW SCHEDULES CONTINUED	



PROJECT TEAM

OWNER	ENGINEER	ARCHITECT	CONTRACTOR
ALAYNE AND ROBERT SULKIN 2412 60TH AVE SE MERCER ISLAND, WA 98040	BRIAN LOSBOUGH, P.E. L2 ENGINEERS 17848 NE 198TH PLACE WOODINVILLE, WA 98072 206-251-2346	CHAD KOONTZ 4218 SW ALASKA ST SUITE 204H SEATTLE, WA 98116 206-979-4948	THE PAVILION COMPANY 4218 SW ALASKA ST SUITE 204H SEATTLE, WA 98116 206-900-6269

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

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
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3	10-26-2021	DESIGN CHANGE
4	11-21-2021	CORRECTIONS #3

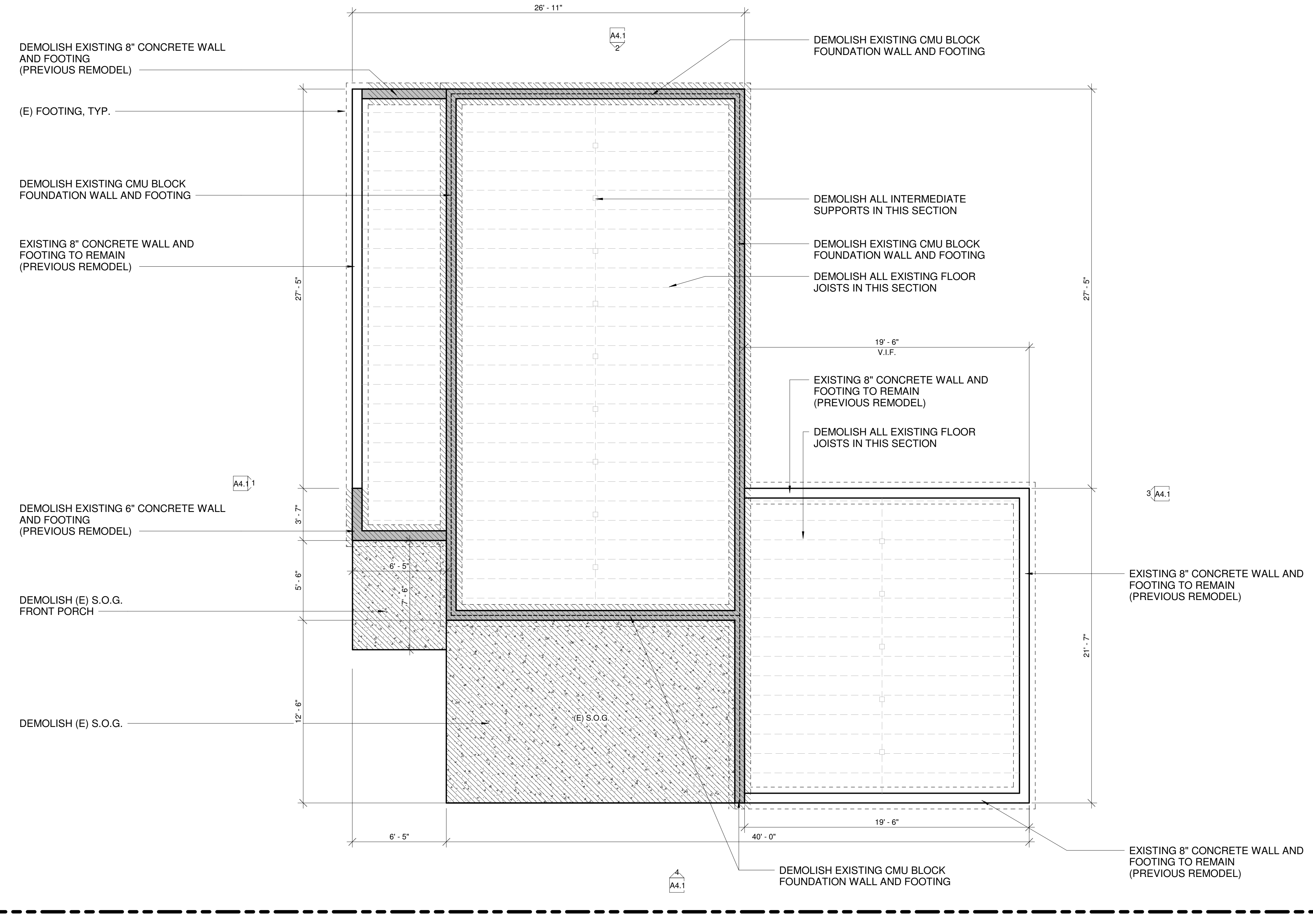
COVER SHEET

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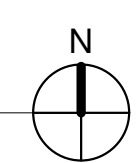
DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER G0.1
SCALE As indicated	

60TH AVE SE

SE 24TH ST



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



HOUSE VENTILATION		
2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.4 TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1503.2. COMPLY WITH WSEC R403.5.		
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	Laundry Room	Min. 180 cfm (INTERMITTENT) @ .025" WG - to function and be labeled as whole house fan (4-5 BEDROOMS 3001-4500 SF.) TO OPERATE 50% OF EVERY FOUR HOUR PERIOD
DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE		
*ALL FANS TO VENT TO OUTSIDE		

SYMBOL LEGEND	
	EXISTING FOUNDATION WALL
	DEMOLISH EXISTING CMU FOUNDATION WALL
	DEMOLISH EXISTING 8" POURED CONCRETE FOUNDATION WALL
	NEW CONCRETE FOOTING WITH 8" POURED CONCRETE FOUNDATION WALL
	DEMO EXISTING SLAB ON GRADE

- FLOOR PLAN NOTES**
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 - PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
 - WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES, NOT ROUGH OPENING DIMENSIONS.
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THE LEVELLA
2412 60TH AVE SE
MERCER ISLAND, WA 98040

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1	12-17-2020	CORRECTIONS #1
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EXISTING FOUNDATION PLAN

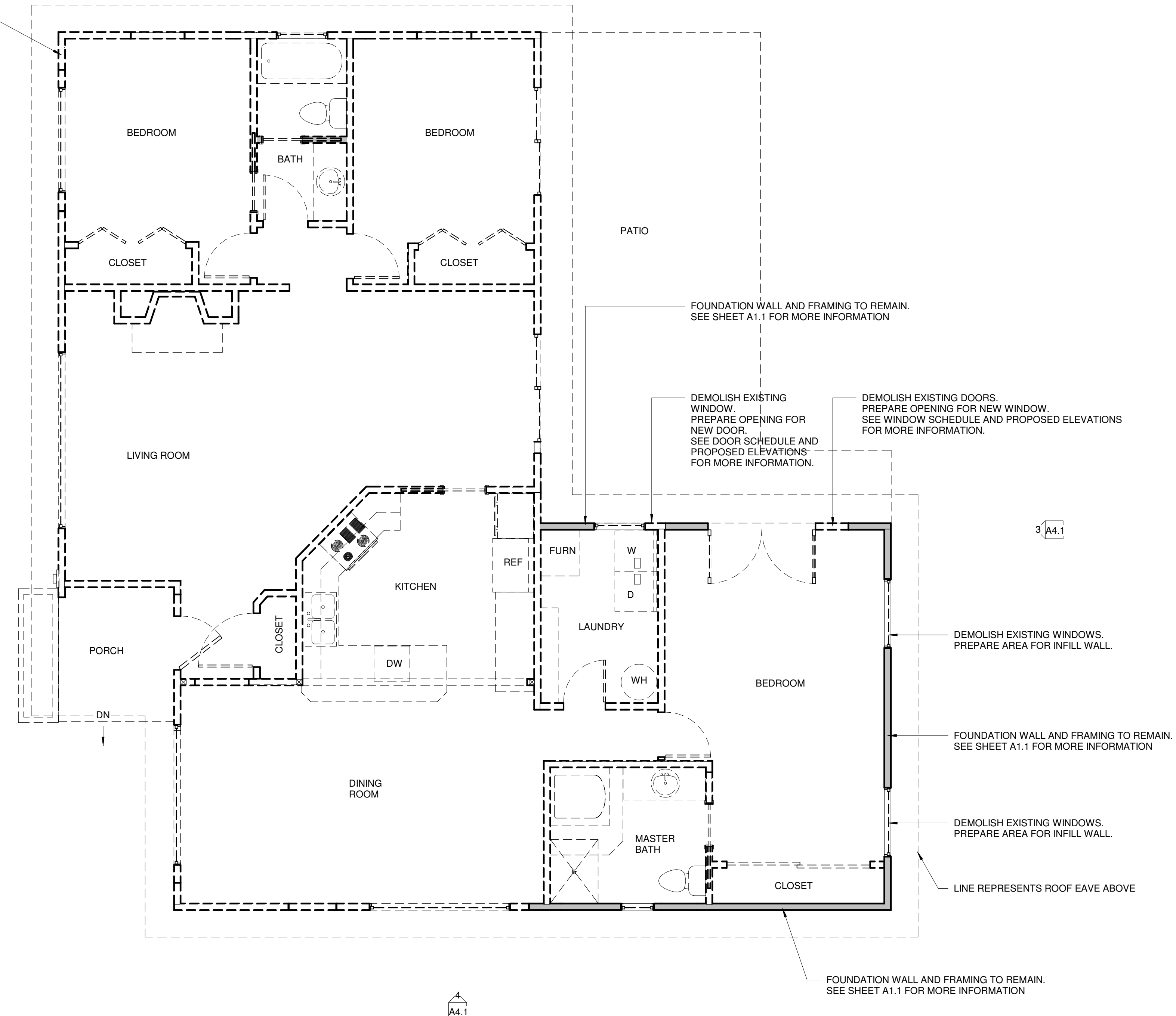
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DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A1.1
SCALE 1/4" = 1'-0"	

60TH AVE SE

SE 24TH ST

DEMOLISH ALL WALLS AND TRUSSES UNLESS OTHERWISE NOTED



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

HOUSE VENTILATION		
2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.4 TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1503.2. COMPLY WITH WSEC R403.5.		
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DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE		
*ALL FANS TO VENT TO OUTSIDE		

SYMBOL LEGEND	
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOORS
	WINDOWS
	EXISTING WALLS TO REMAIN
	DEMO WALLS
	NEW WALLS

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

REVISION	DATE	REASON FOR ISSUE
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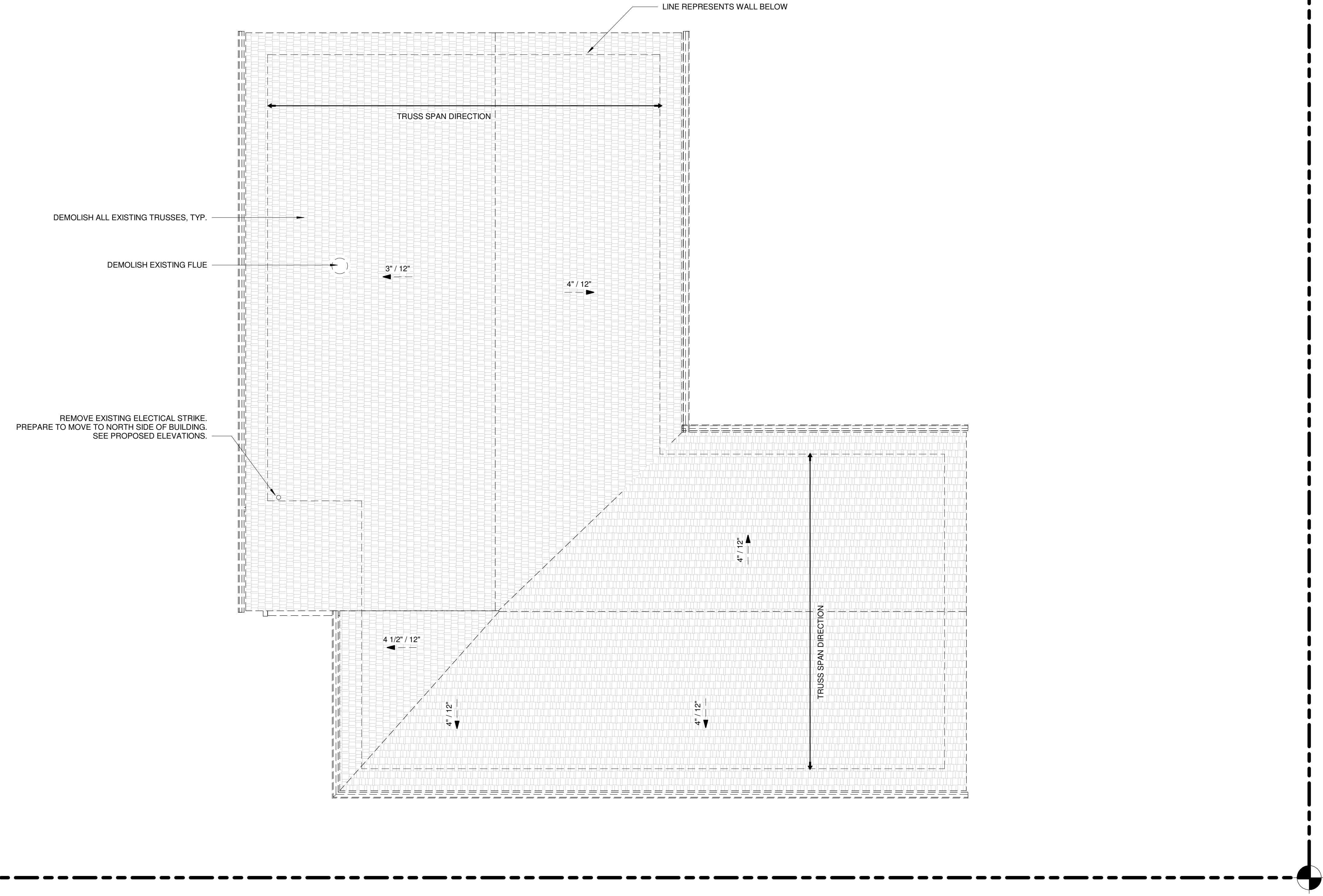
EXISTING FIRST FLOOR PLAN

PERMIT SET

DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A1.2
SCALE 1/4" = 1'-0"	

60TH AVE SE

SE 24TH ST



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

HOUSE VENTILATION		
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*ALL FANS TO VENT TO OUTSIDE		

SYMBOL LEGEND	
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOORS
	WINDOWS
	EXISTING WALLS TO REMAIN
	DEMO WALLS
	NEW WALLS

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MERCER ISLAND, WA 98040

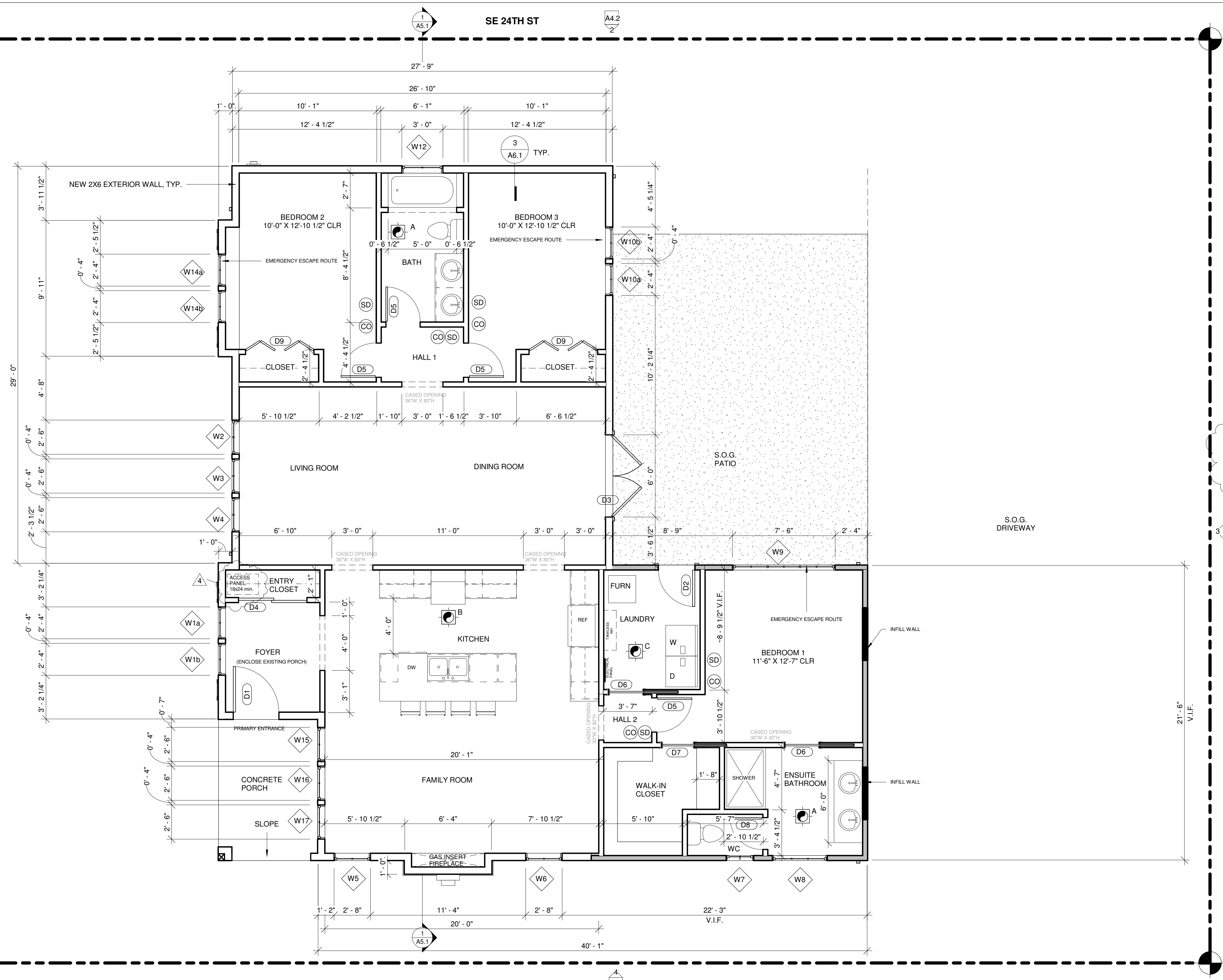
REVISION	DATE	REASON FOR ISSUE
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3	10-26-2021	DESIGN CHANGE

EXISTING ROOF PLAN

PERMIT SET

DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A1.3
SCALE 1/4" = 1'-0"	

60TH AVE SE



PROPOSED FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

INSULATION NOTE:
EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21

NOTE:
13D SPRINKLER SYSTEM PER CITY OF MERCER ISLAND FIRE MARSHALL TO BE INSTALLED.
1" METER WITH 1" LINE TO BE INSTALLED AT MINIMUM. RECOMMENDED 2" LINE TO BE INSTALLED. DEFERRED SUBMITTAL.

HOUSE VENTILATION		
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SYMBOL LEGEND	
(SD)	SMOKE DETECTOR
(CO)	CARBON MONOXIDE DETECTOR
(D1)	DOORS
(W1)	WINDOWS
---	EXISTING WALLS TO REMAIN
---	DEMO WALLS
---	NEW WALLS

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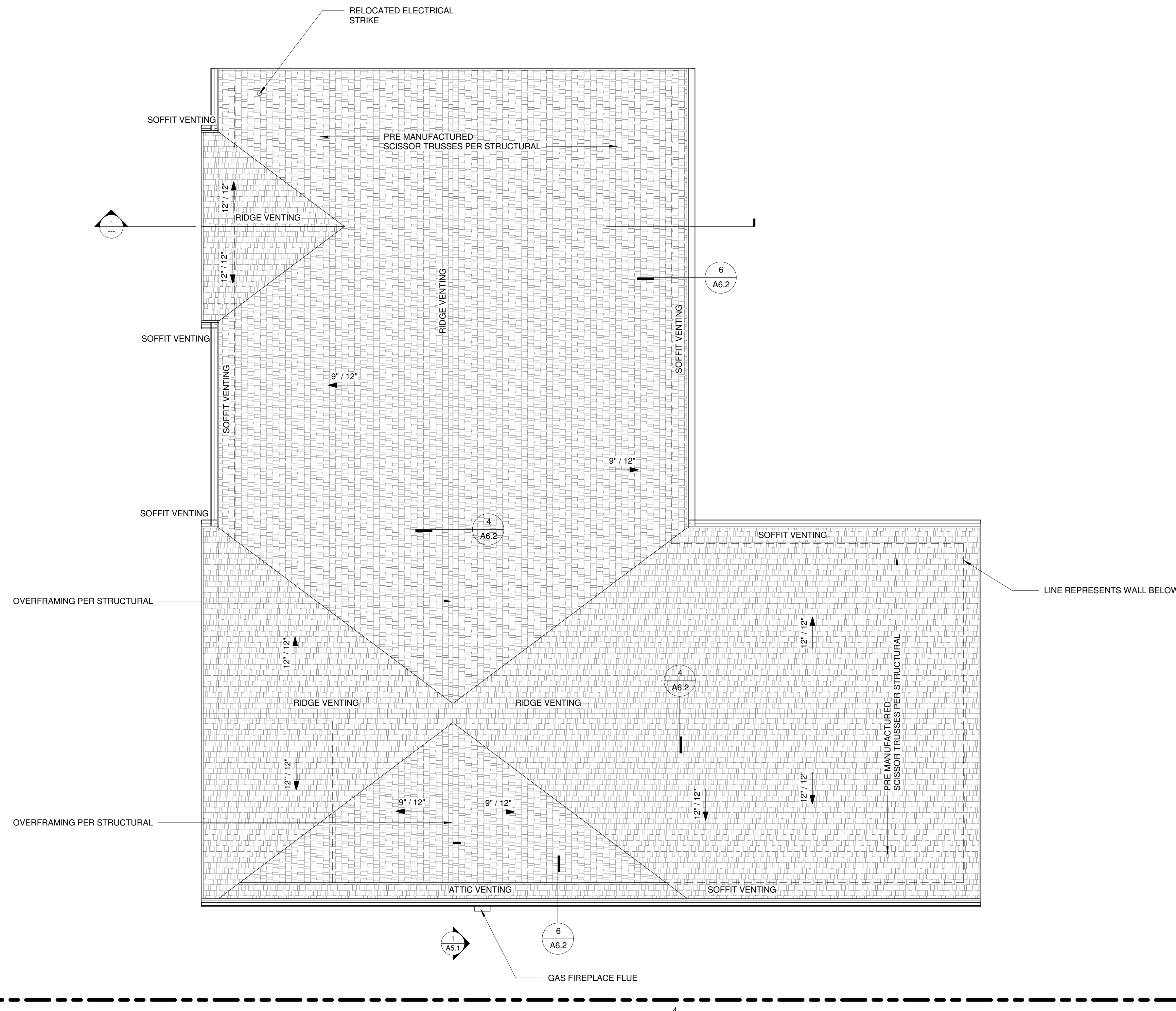
PROPOSED FIRST FLOOR PLAN

PERMIT SET

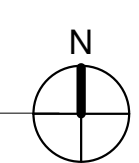
DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER A2.2
SCALE 1/4" = 1'-0"	

60TH AVE SE

SE 24TH ST



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



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SYMBOL LEGEND	
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	CARBON MONOXIDE DETECTOR
	DOORS
	WINDOWS
	EXISTING WALLS TO REMAIN
	DEMO WALLS
	NEW WALLS

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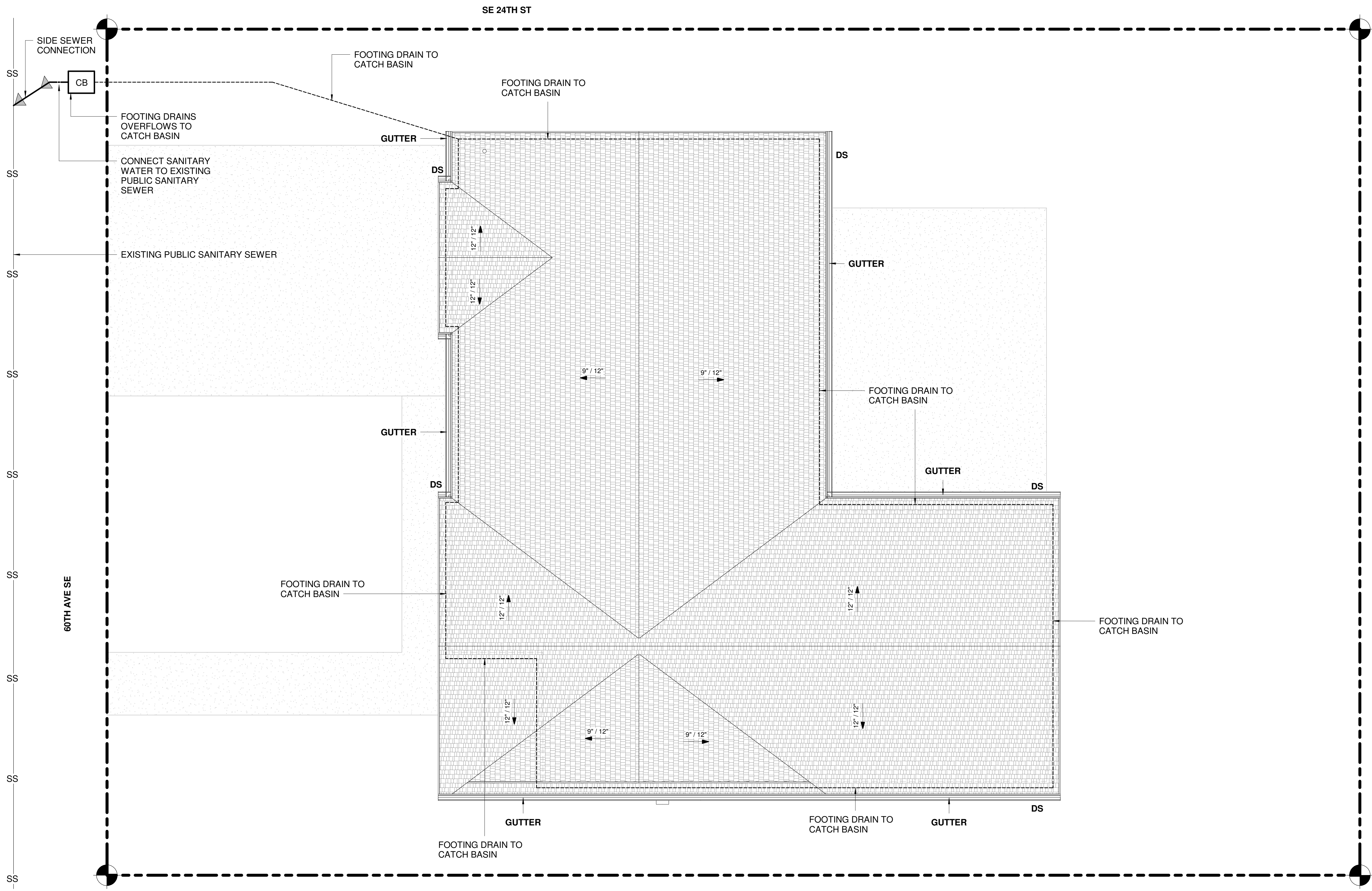
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PROPOSED ROOF PLAN

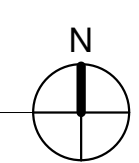
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DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A2.3
SCALE 1/4" = 1'-0"	

11/21/2021 5:09:31 PM



① DRAINAGE PLAN
1/4" = 1'-0"



HOUSE VENTILATION		
2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.4 TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1503.2. COMPLY WITH WSEC R403.5.		
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ .025" WG (TABLE M1507.4)
	Kitchen	Min. 100 cfm (INTERMITTENT) @ .025" WG (TABLE M1507.4) (Range hood or down draft exhaust fan rated at min. 100 cfm at 0.10" wg may be used for exhaust fan requirement.)
	Laundry Room	Min. 180 cfm (INTERMITTENT) @ .025" WG - to function and be labeled as whole house fan (4-5 BEDROOMS 3001- 4500 SF.) TO OPERATE 50% OF EVERY FOUR HOUR PERIOD
DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE		
*ALL FANS TO VENT TO OUTSIDE		

SYMBOL LEGEND	
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOORS
	WINDOWS
	EXISTING WALLS TO REMAIN
	DEMO WALLS
	NEW WALLS

- FLOOR PLAN NOTES**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 - PROVIDE SOLID BLOCKING OVER SUPPORTS.
 - PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
 - WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES, NOT ROUGH OPENING DIMENSIONS.
 - DOOR JAMB 4.5" U.N.G.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
 - SMOKE & CARBON MONOXIDE DETECTORS:
 *SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 *SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 *SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 *SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
 - ALL DOORS STANDARD DIMENSION 4 1/2" FROM HINGE JAMB TO ADJACENT FRAMING UNLESS OTHERWISE NOTED.

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

REVISION	DATE	REASON FOR ISSUE
4	11-21-2021	CORRECTIONS #3

PROPOSED DRAINAGE PLAN

PERMIT SET

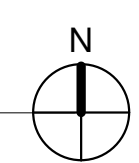
DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER A2.4
SCALE 1/4" = 1'-0"	

C:\Users\12099\Dropbox (Personal)\Kontz Architects PLLC\Clients\Active\Levella\levella_redesign.rvt



MICC 19.02.020(D)(2)(a)
 ALLOWED GFA:
 ALL ZONES: LOTS WITH A LOT AREA OF 7,500 SQUARE FEET OR LESS, THE LESSER OF 3,000SF OR 45% OF THE LOT.
 LOT AREA: 6,750SF X 45% = 3,038 SF
3,000SF GFA ALLOWED.
 BEDROOM 1 = 157SF
 BEDROOM 2 = 147SF
 BEDROOM 3 = 147SF
 DINING/LIVING = 348SF
 KITCHEN/ FAMILY = 414SF
 1,213SF TOTAL PROPOSED VAULTED CEILING BETWEEN 12'-16"
 1,213SF X 150% GFA MODIFIER = **1,820SF**
 LAUNDRY = 61SF
 ENSUITE BATHROOM = 69SF
 WC = 17SF
 WALK-IN CLOSET = 57SF
 FOYER = 55SF
 ENTRY CLOSET = 14SF
 CLOSET A = 12SF
 CLOSET B = 12SF
 BATH = 65SF
 HALL 1 = 24SF
 HALL 2 = 12SF
386SF TOTAL PROPOSED 9'-0" CEILINGS
 1,820SF X 398SF = **2,218SF GFA PROPOSED**
3,000SF ALLOWED > 2,218SF PROPOSED 32.9%

1 PROPOSED FIRST FLOOR CEILING PLAN
 1/4" = 1'-0"



HOUSE VENTILATION		
2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.4 TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1503.2. COMPLY WITH WSEC R403.5.		
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ .025" WG (TABLE M1507.4)
	Kitchen	Min. 100 cfm (INTERMITTENT) @ .025" WG (TABLE M1507.4) (Range hood or down draft exhaust fan rated at min. 100 cfm at 0.10" wg may be used for exhaust fan requirement.)
	Laundry Room	Min. 180 cfm (INTERMITTENT) @ .025" WG - to function and be labeled as whole house fan (4-5 BEDROOMS 3001- 4500 SF.) TO OPERATE 50% OF EVERY FOUR HOUR PERIOD
DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE		
*ALL FANS TO VENT TO OUTSIDE		

SYMBOL LEGEND

- SOFFIT/ DROP CEILING
- FULL HEIGHT INTERIOR WALL TO UNDERSIDE OF SCISSOR TRUSS
- 9'-0" INTERIOR WALL

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. PROVIDE SOLID BLOCKING OVER SUPPORTS.
3. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
4. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES, NOT ROUGH OPENING DIMENSIONS.
5. DOOR JAMB 4.5" U.N.O.
6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
7. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
8. SMOKE & CARBON MONOXIDE DETECTORS:
 *SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 *SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 *SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 *SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
9. ALL DOORS STANDARD DIMENSION 4 1/2" FROM HINGE JAMB TO ADJACENT FRAMING UNLESS OTHERWISE NOTED.

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

REVISION	DATE	REASON FOR ISSUE
4	11-21-2021	CORRECTIONS #3

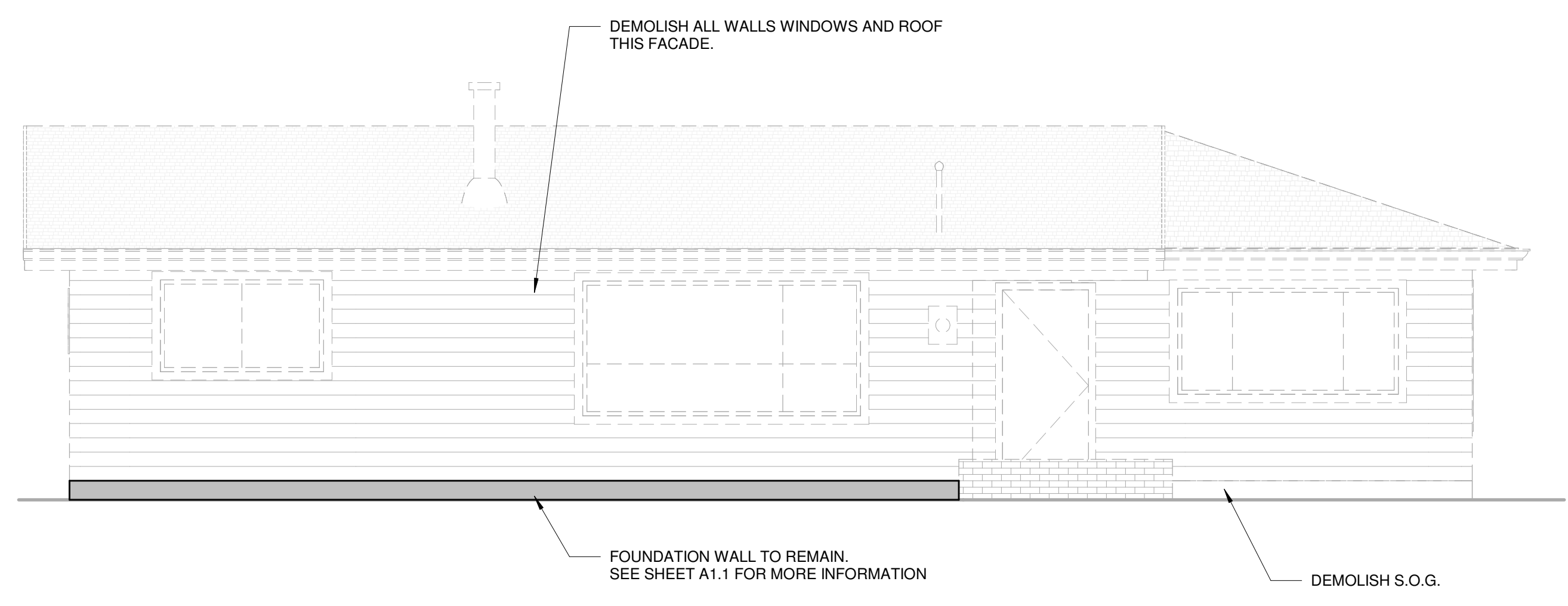
PROPOSED CEILING PLAN

PERMIT SET

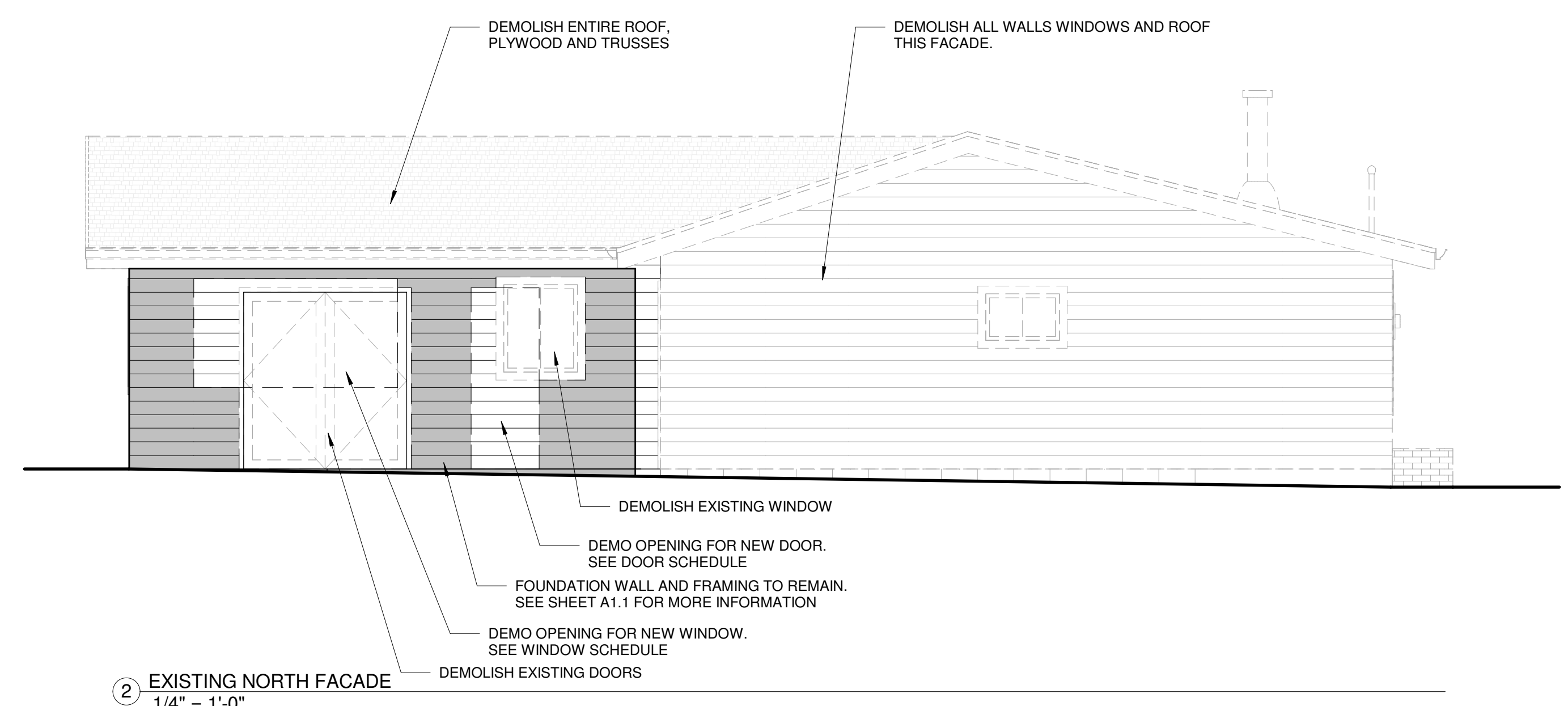
DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER A2.5
SCALE 1/4" = 1'-0"	

ELEVATION NOTES:

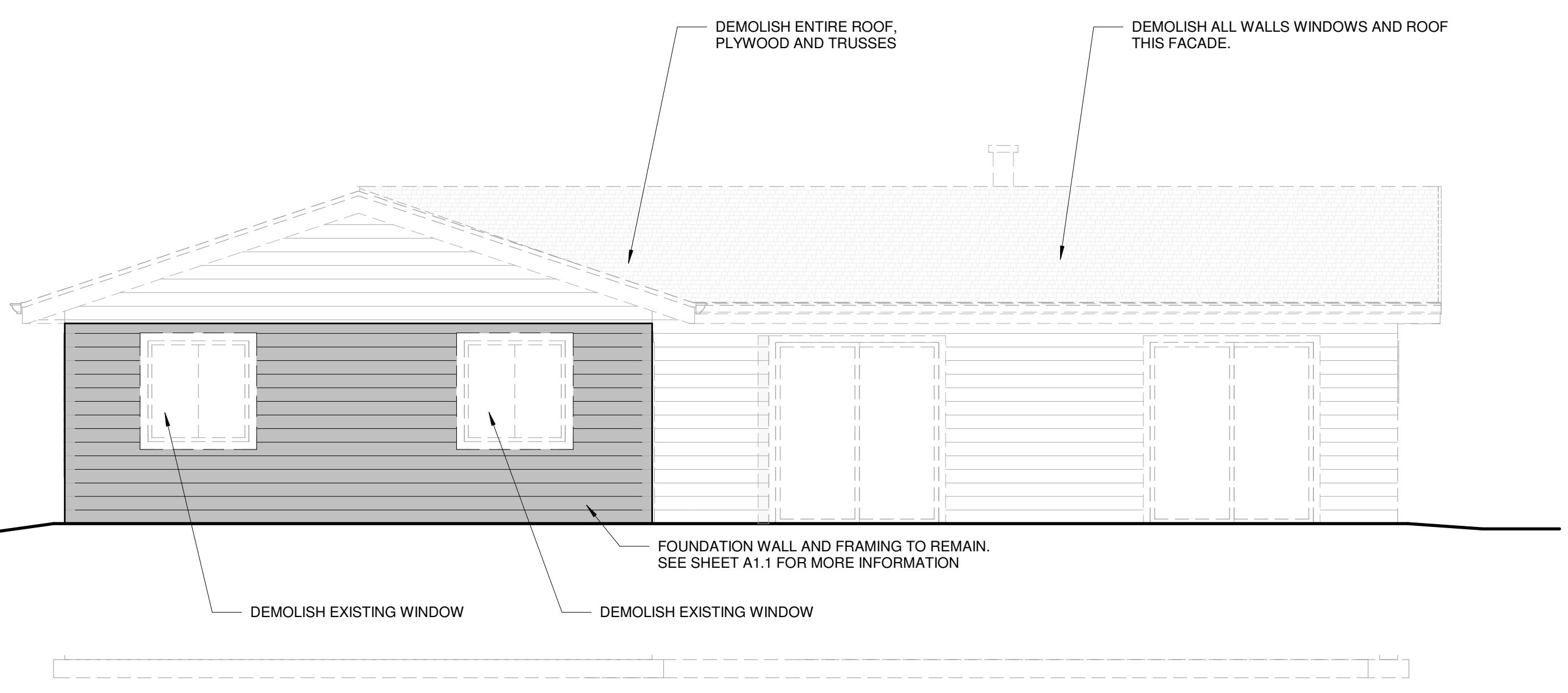
1. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
2. PROVIDE FLASHING AT ROOF PENETRATIONS
3. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
4. PROVIDE CONTINUOUS GUTTERS & DOWN SPOUTS @ ALL EAVES, TYP.
5. HARDIE PLANK TO BE INSTALLED AT SIDING. CAULK AND PAINT



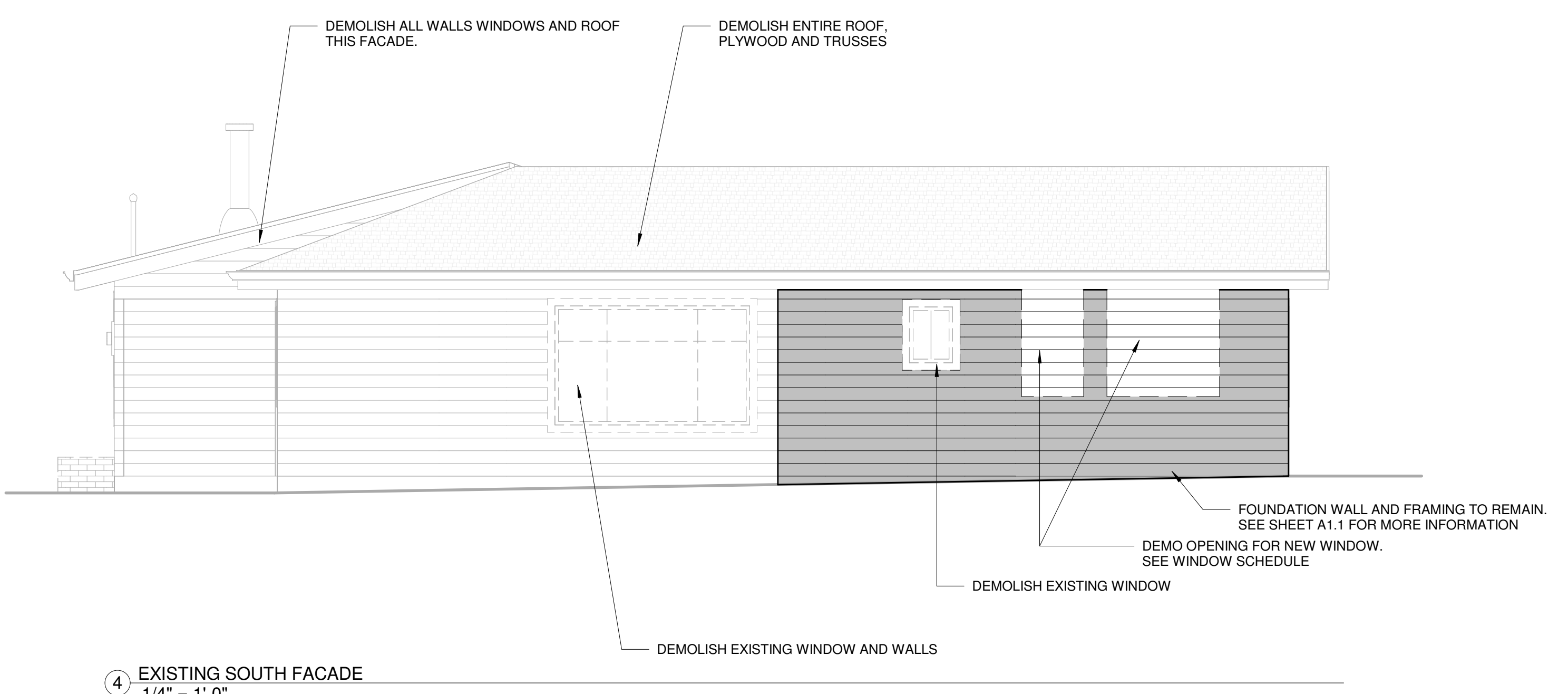
① EXISTING WEST FACADE
1/4" = 1'-0"



② EXISTING NORTH FACADE
1/4" = 1'-0"



③ EXISTING EAST FACADE
1/4" = 1'-0"



④ EXISTING SOUTH FACADE
1/4" = 1'-0"

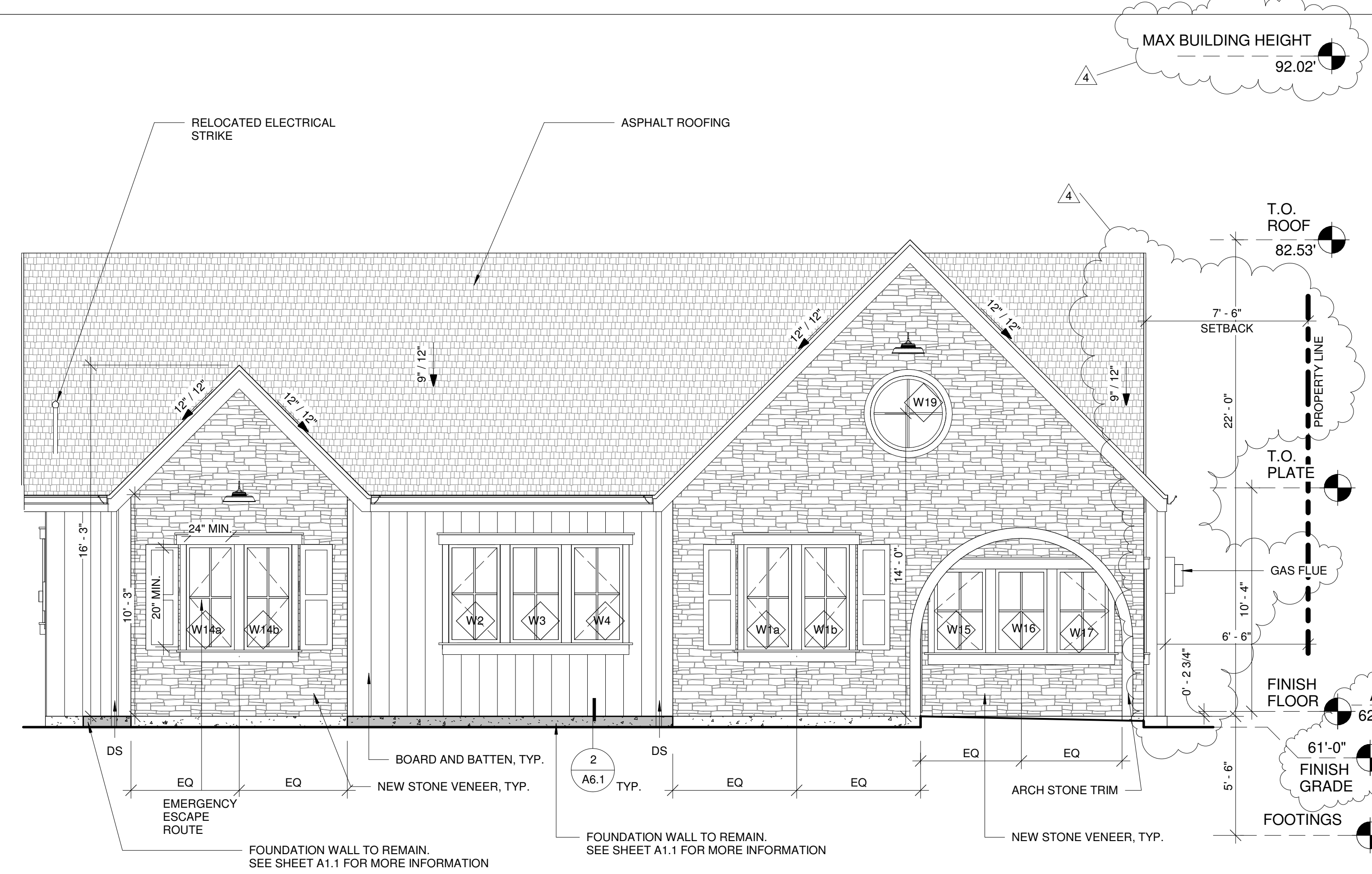
THE LEVELLA
 2412 60TH AVE SE
 MERCER ISLAND, WA 98040

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

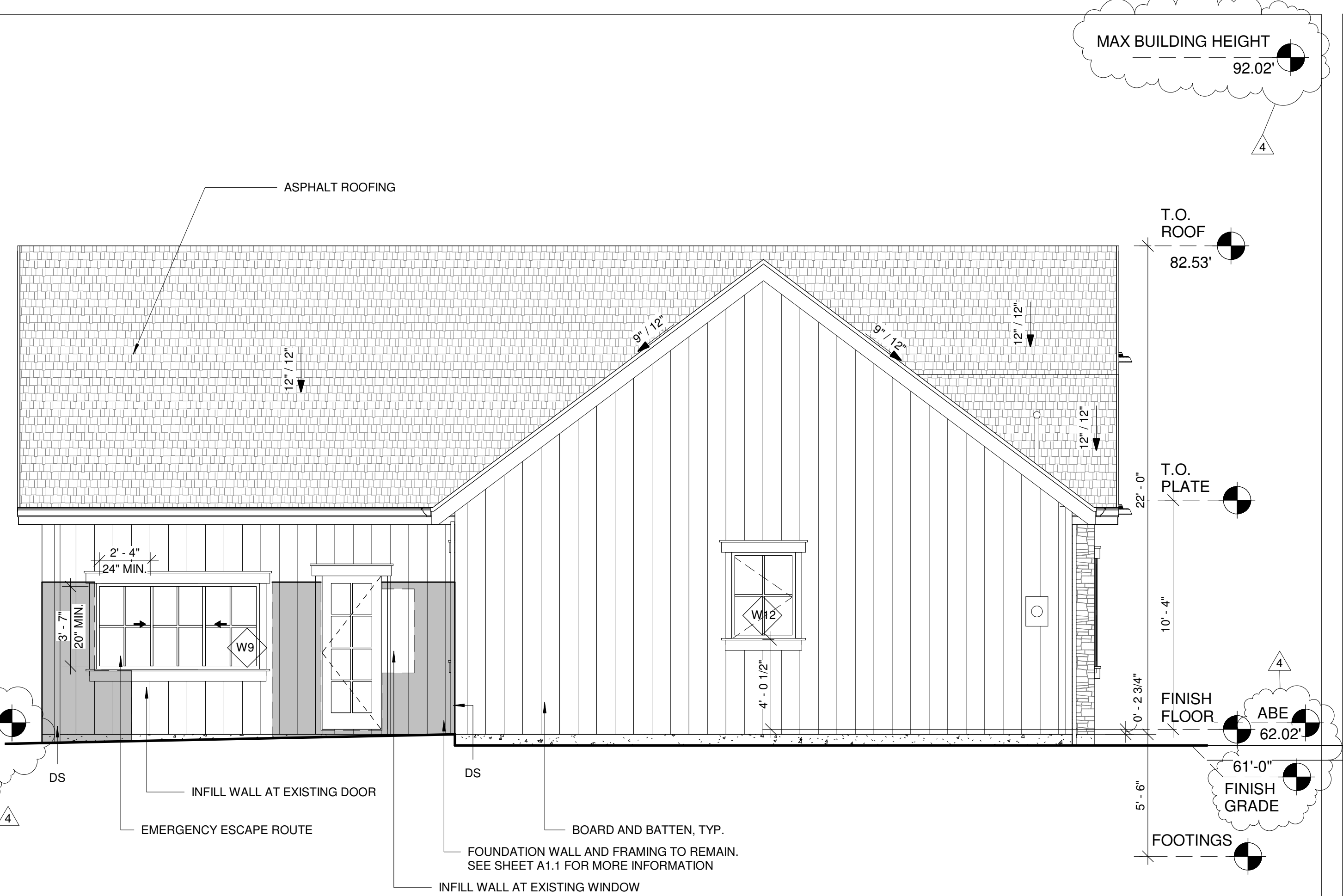
EXISTING ELEVATIONS

PERMIT SET

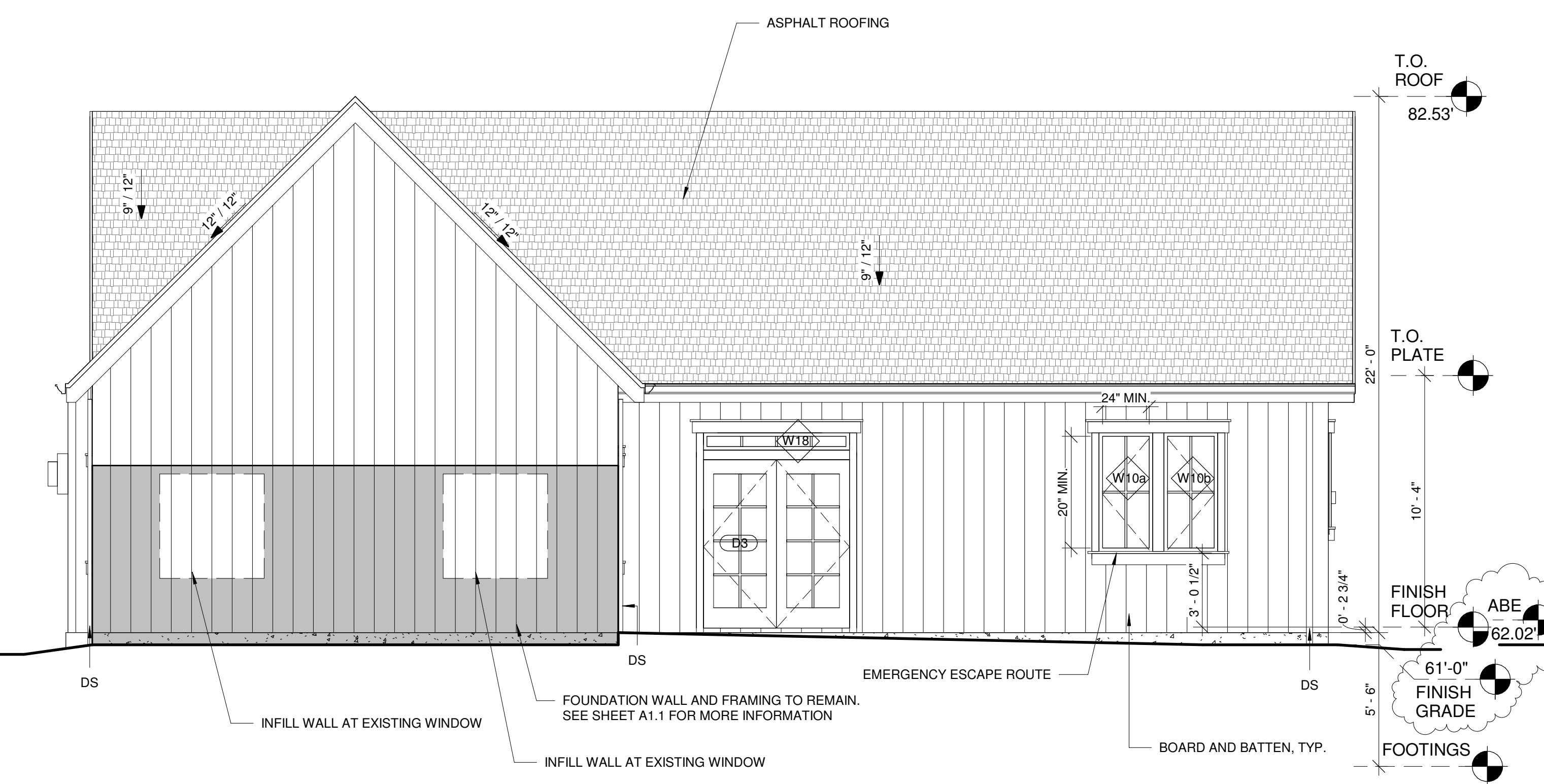
DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A4.1
SCALE 1/4" = 1'-0"	



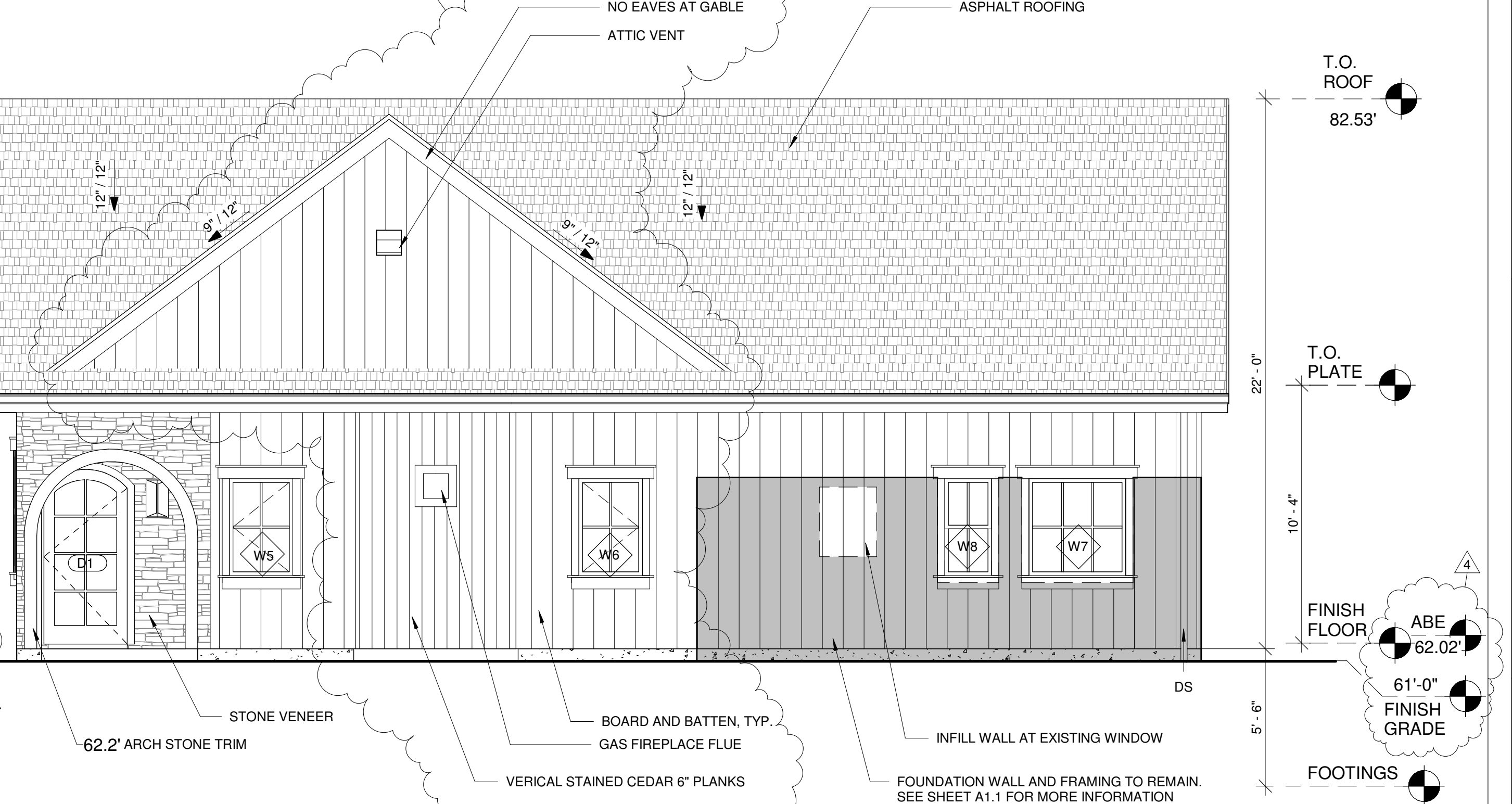
1 PROPOSED SOUTH FACADE
1/4" = 1'-0"



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



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



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

ELEVATION KEY:



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

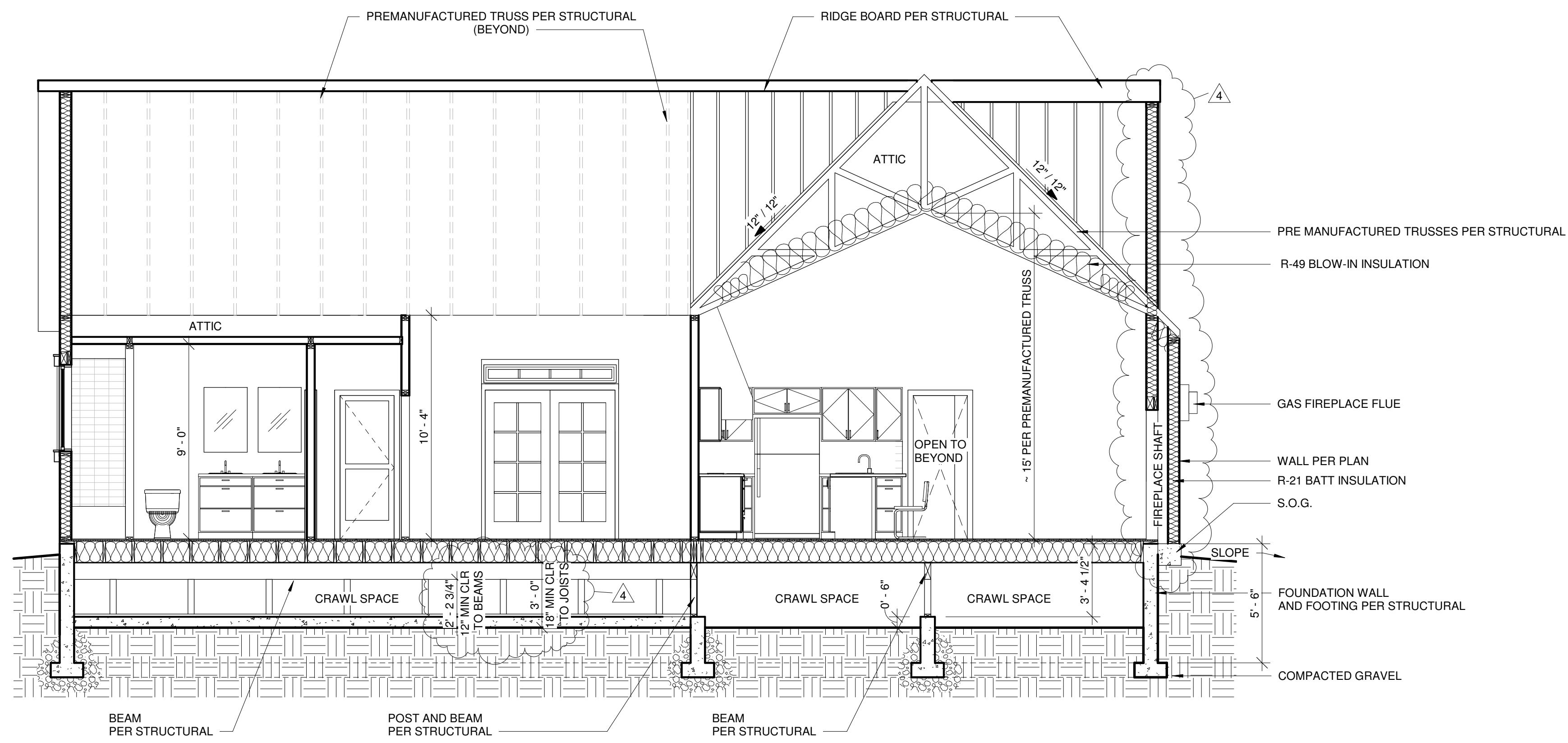
THE LEVELLA
2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
3	10-26-2021	DESIGN CHANGE
4	11-21-2021	CORRECTIONS #3

PROPOSED ELEVATIONS

PERMIT SET

DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER A4.2
SCALE As indicated	



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

INFILL INSULATION 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-38 batt
- Ceilings (advanced framing): R-10 rigid insulation
- Ceilings (standard framing): R-38 batt
- Ceilings (vaulted): R-49 batt
- Floors: Icynene with R value of 3.6 per inch
- Slab: R-30 batt or 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

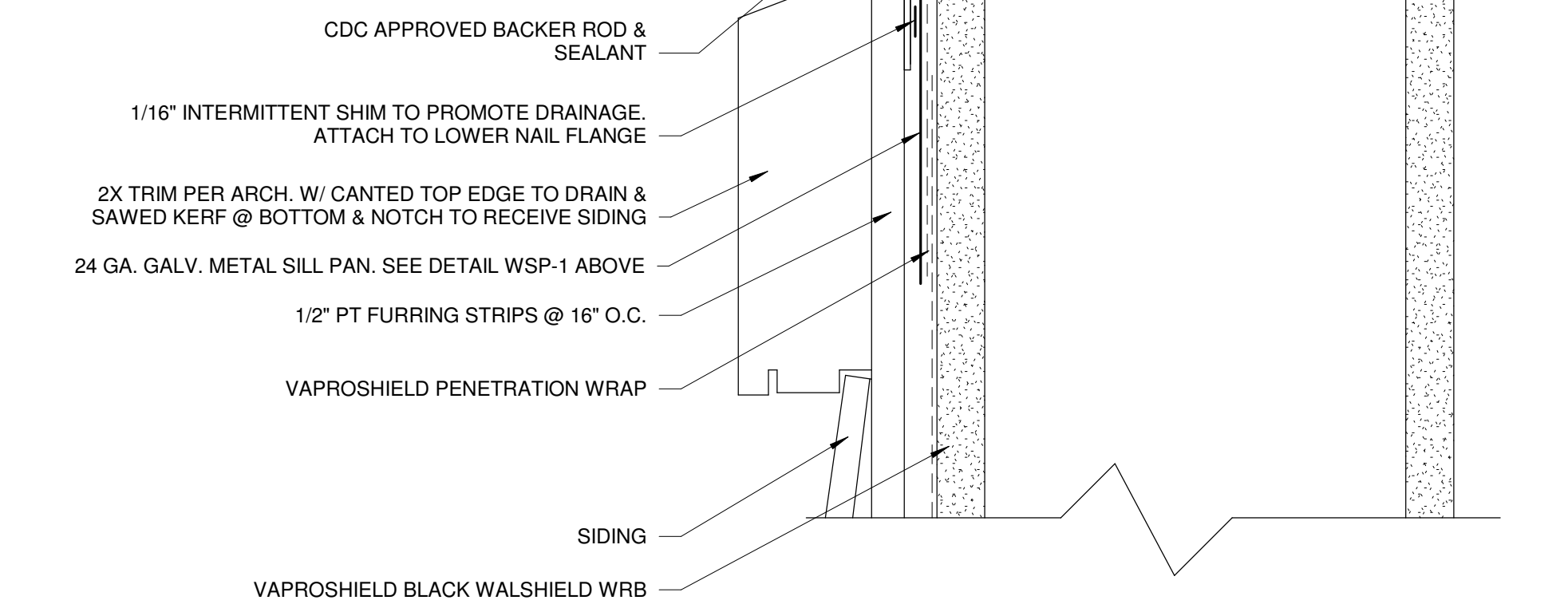
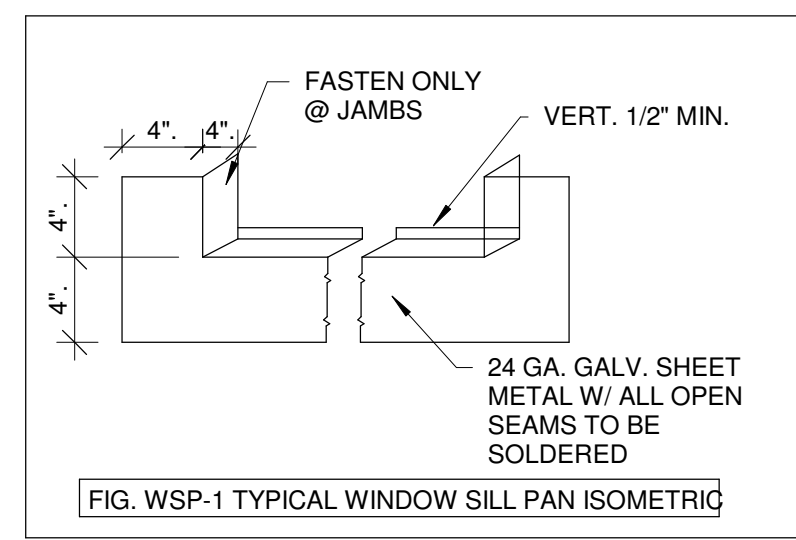
2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
2	2-16-2020	CORRECTIONS #2
3	10-26-2021	DESIGN CHANGE
4	11-21-2021	CORRECTIONS #3

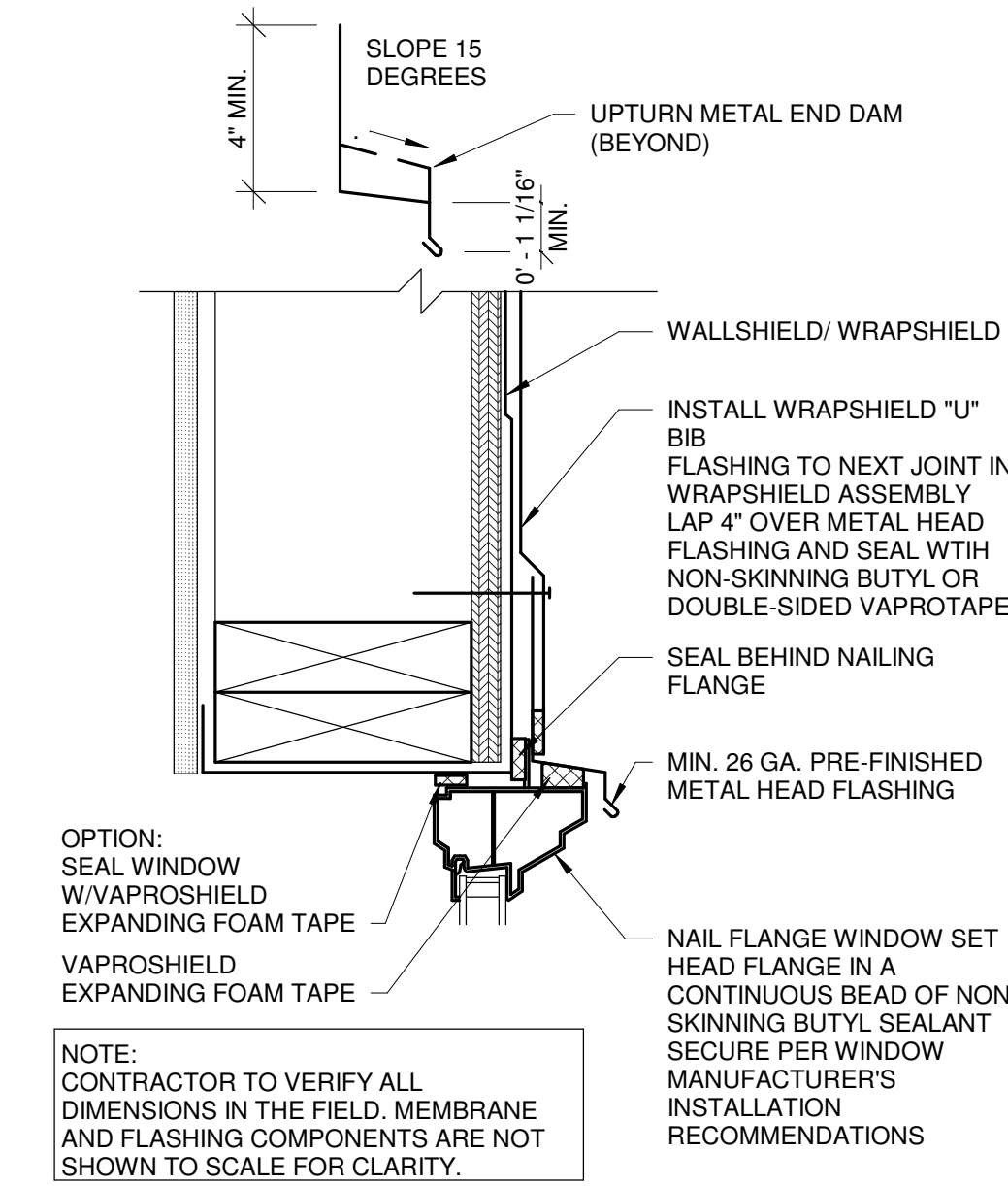
BUILDING SECTIONS

PERMIT SET

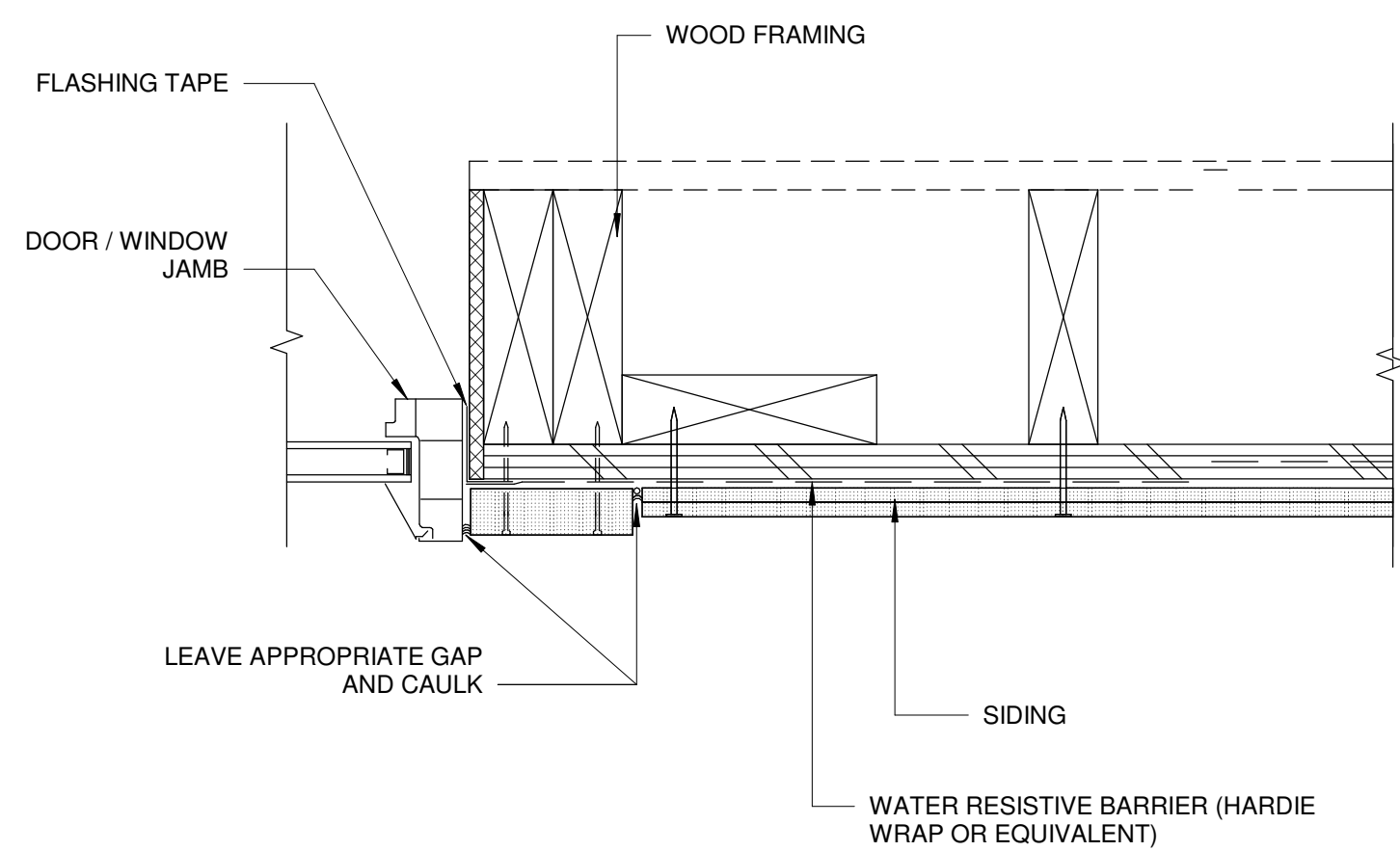
DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER A5.1
SCALE 1/4" = 1'-0"	



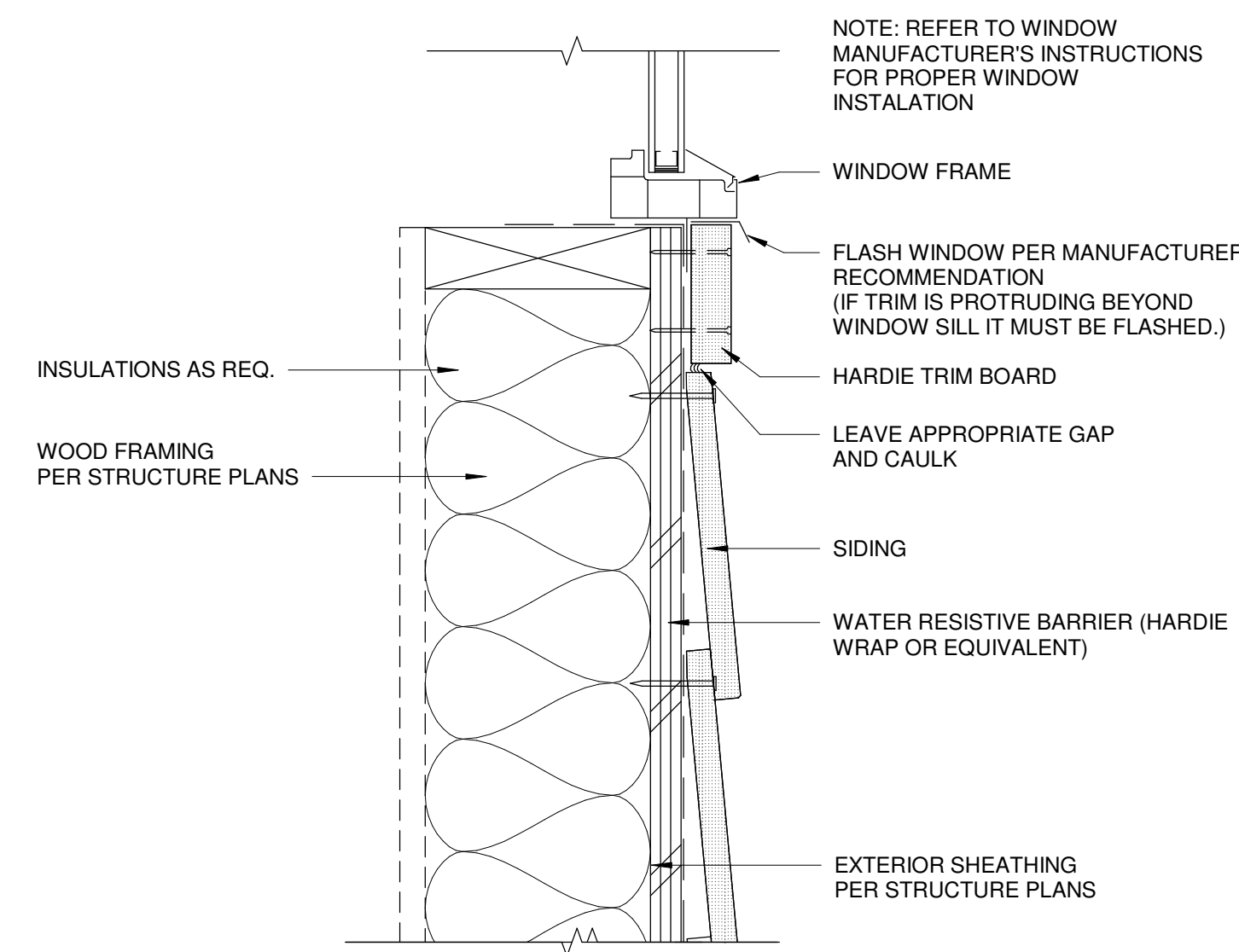
7 WINDOW SILL FLASHING DETAIL
6" = 1'-0"



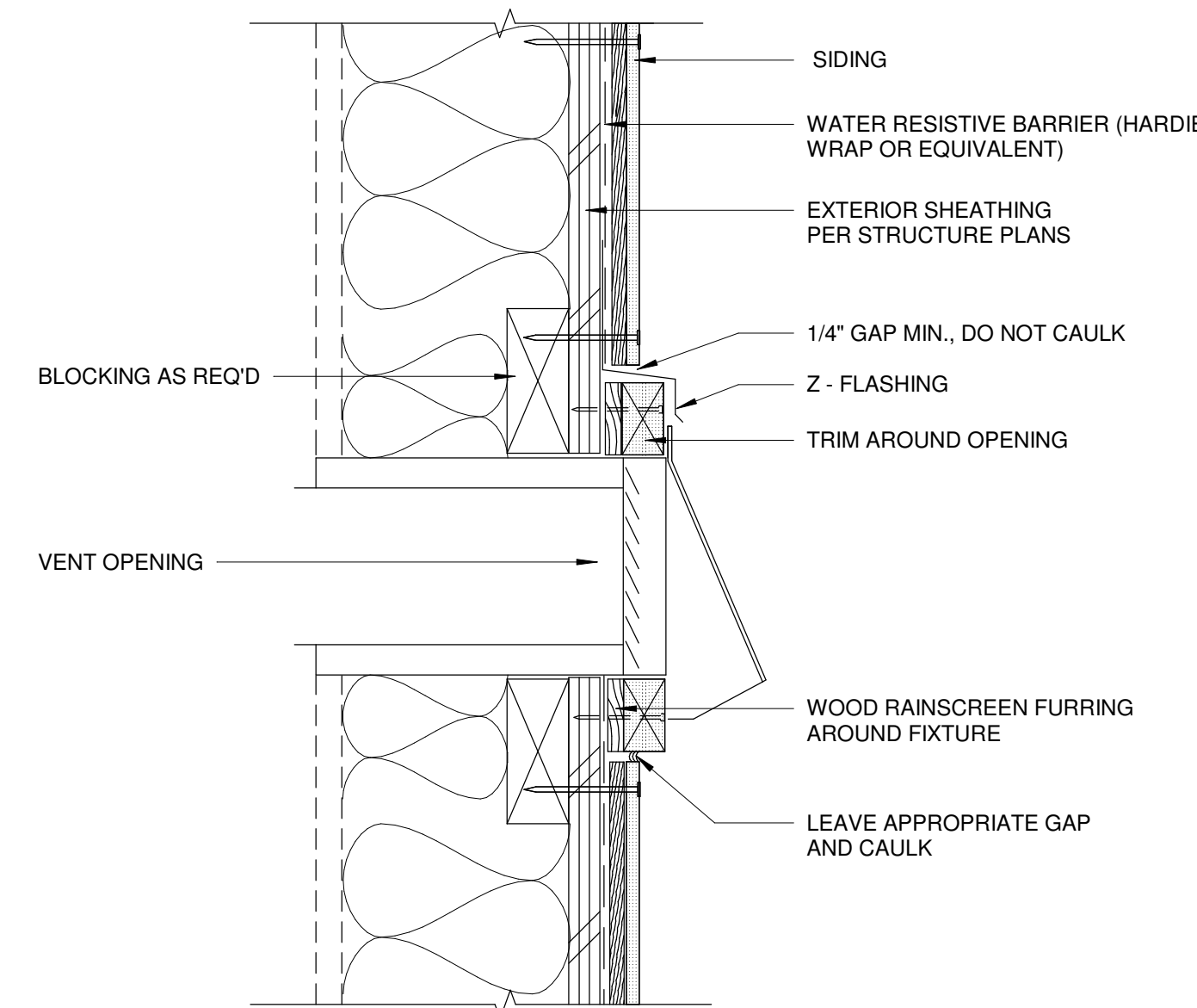
8 WINDOW & DOOR HEADER FLASHING DETAIL
3" = 1'-0"



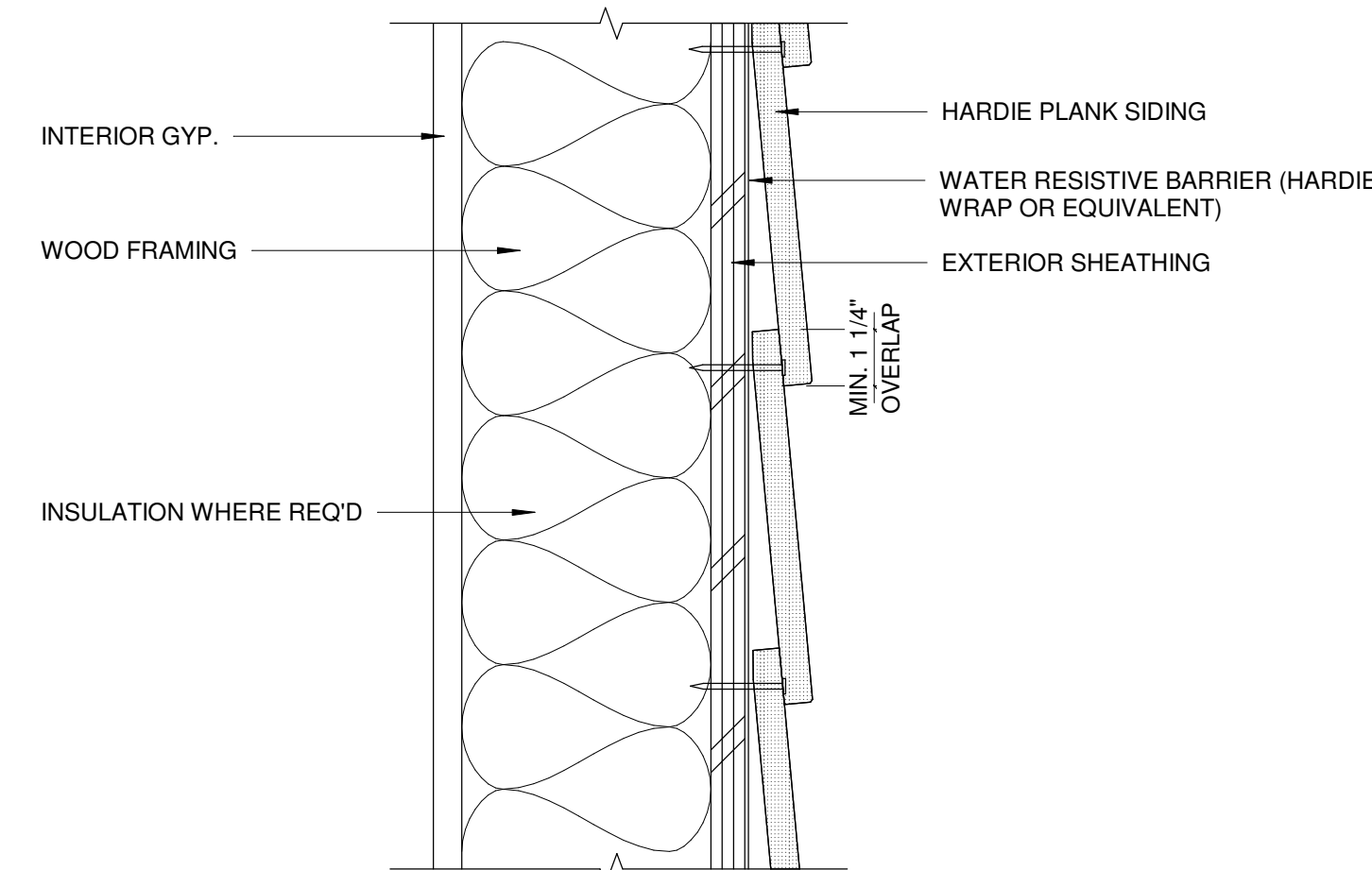
9 DOOR / WINDOW JAMB @ SIDING
3" = 1'-0"



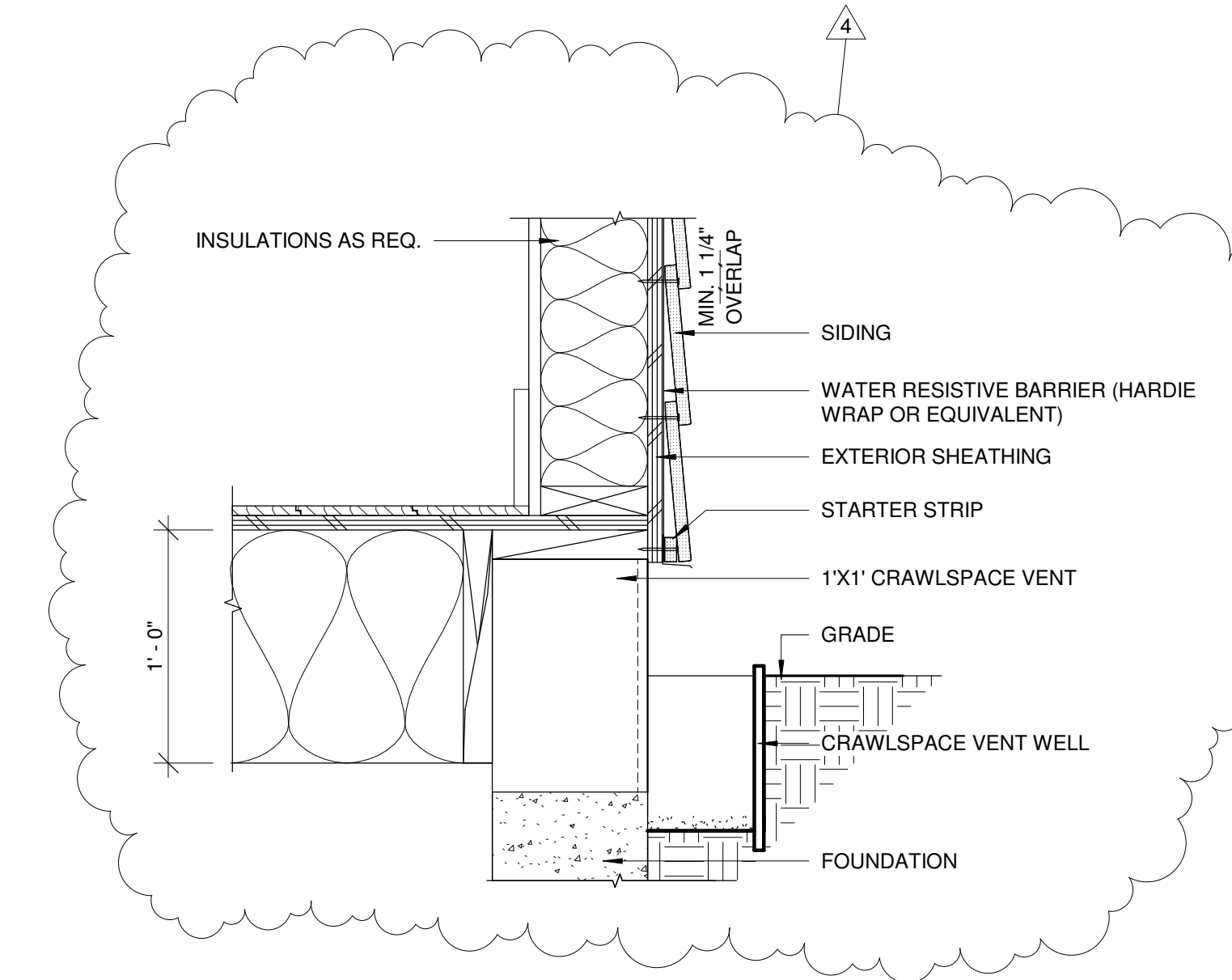
4 WINDOW SILL @ SIDING
3" = 1'-0"



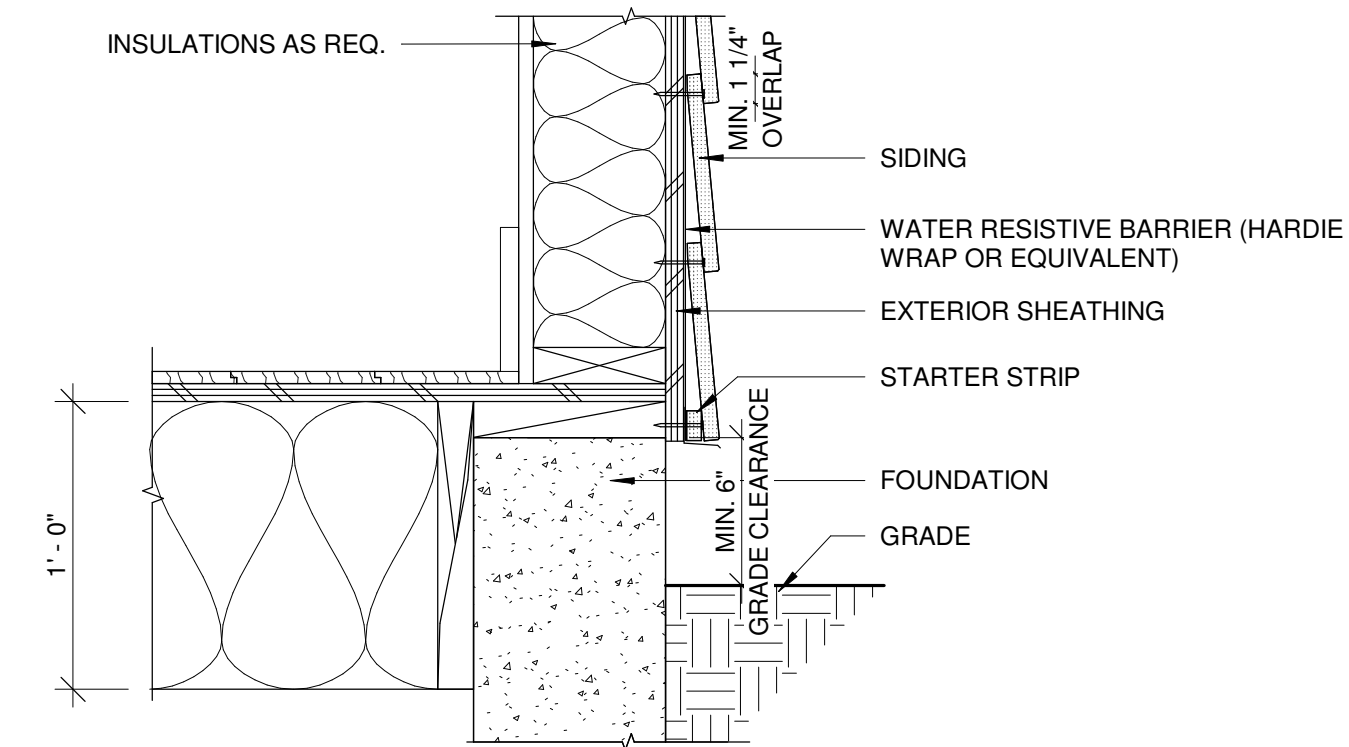
5 FIXTURE PENETRATION @ SIDING
3" = 1'-0"



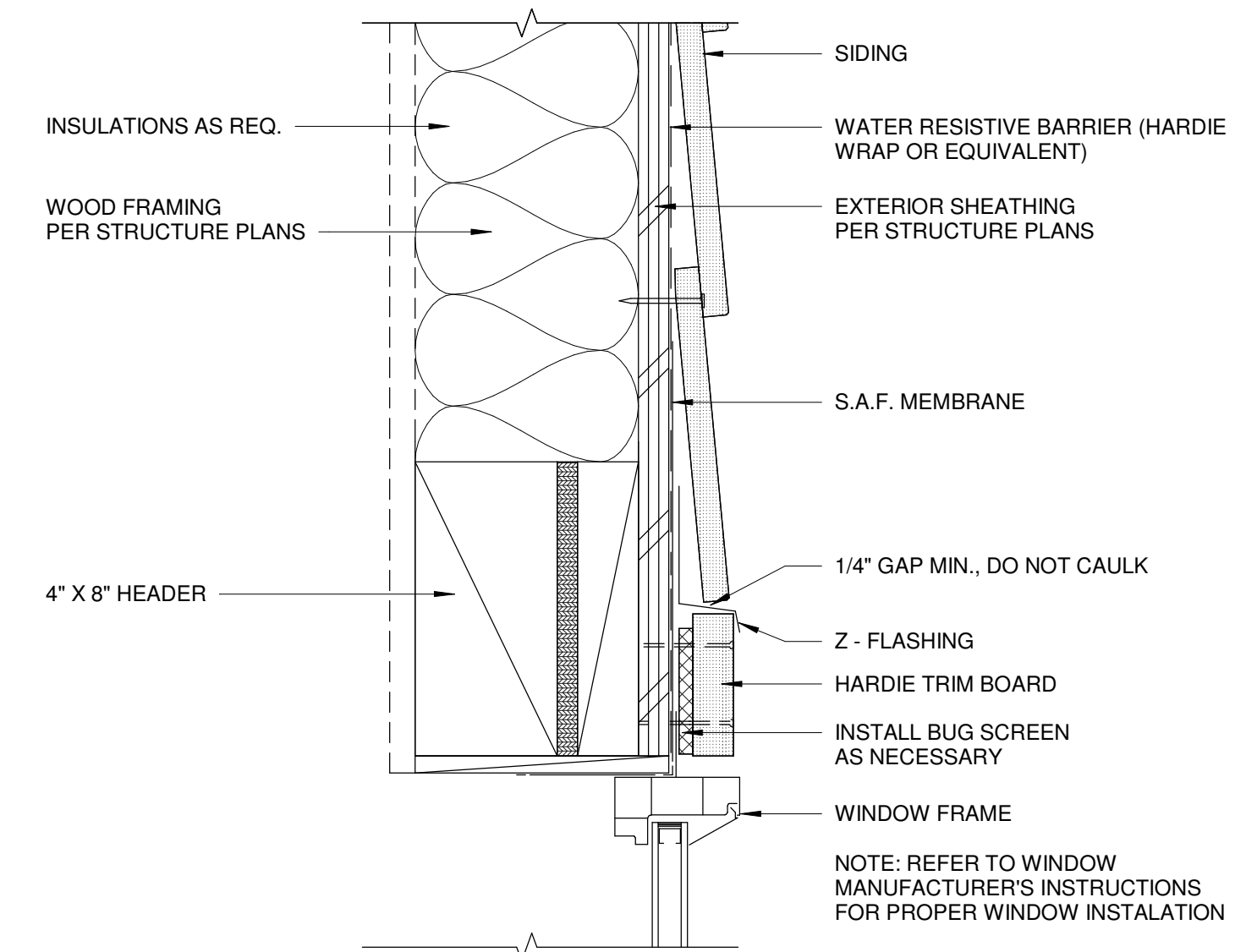
6 TYP. LAP SIDING
3" = 1'-0"



1 TYPICAL CRAWLSPACE VENT
1 1/2" = 1'-0"



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



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

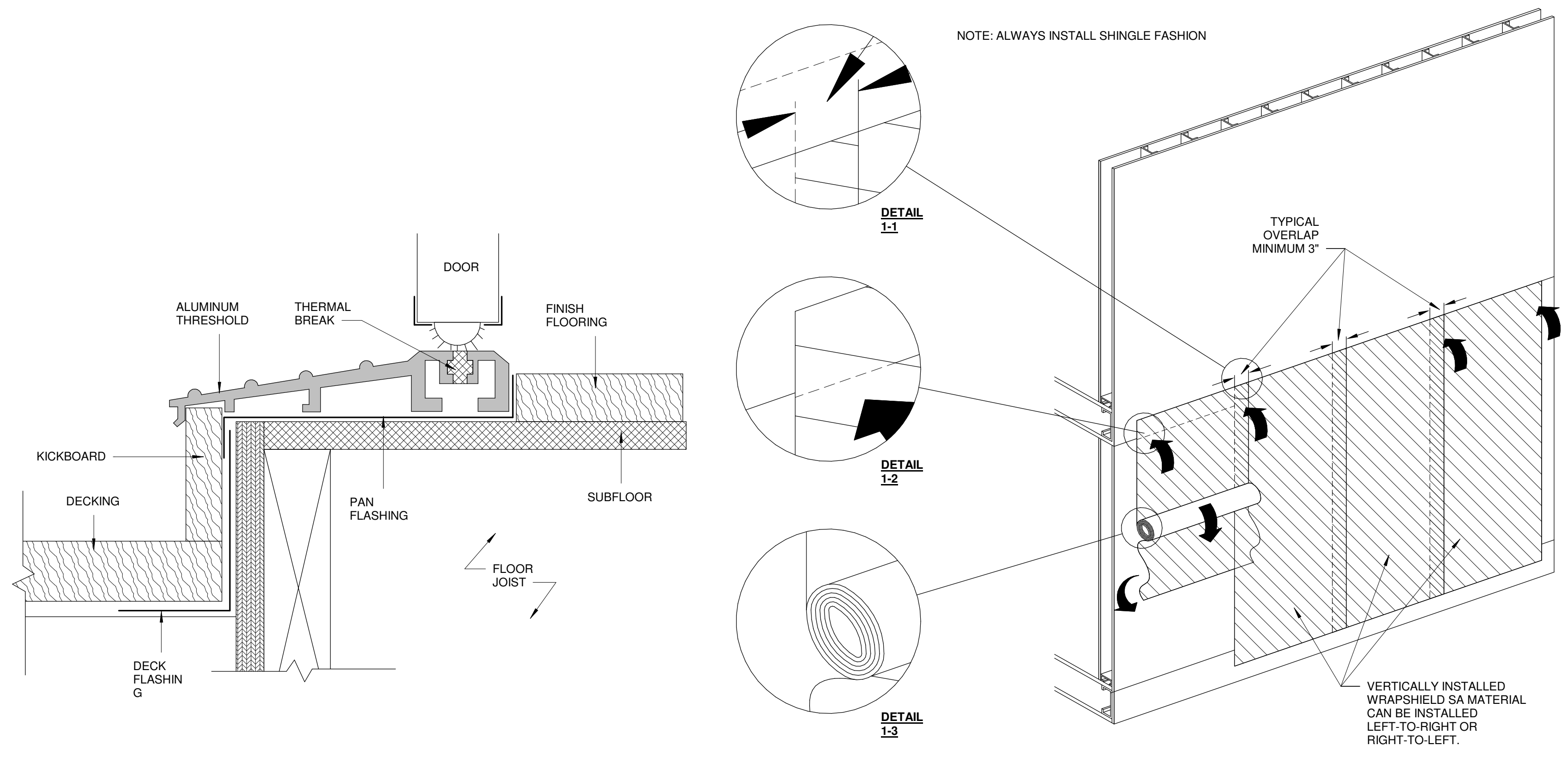
THE LEVELLA
2412 60TH AVE SE
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
2	2-16-2020	CORRECTIONS #2
3	10-26-2021	DESIGN CHANGE
4	11-21-2021	CORRECTIONS #3

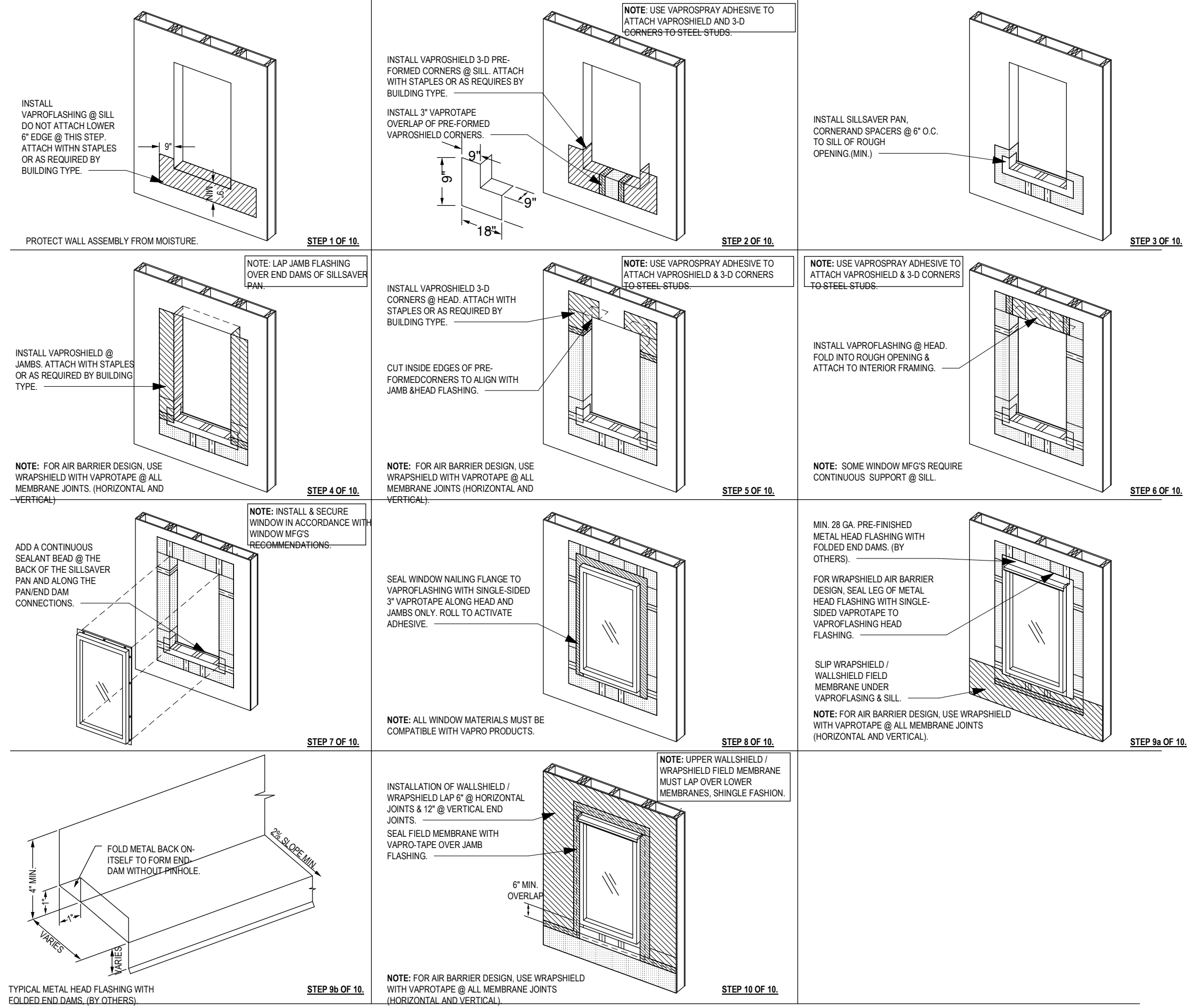
DETAILS

PERMIT SET

DATE 11/21/21	REVISION 4
PROJECT NUMBER	SHEET NUMBER
SCALE As indicated	A6.1



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.

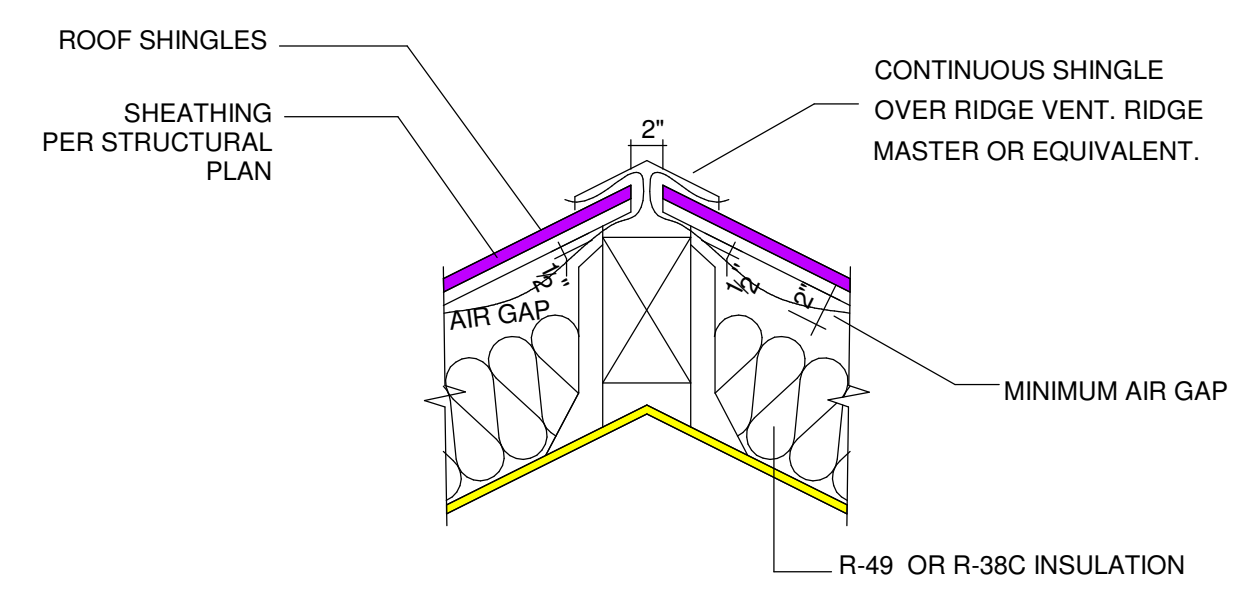
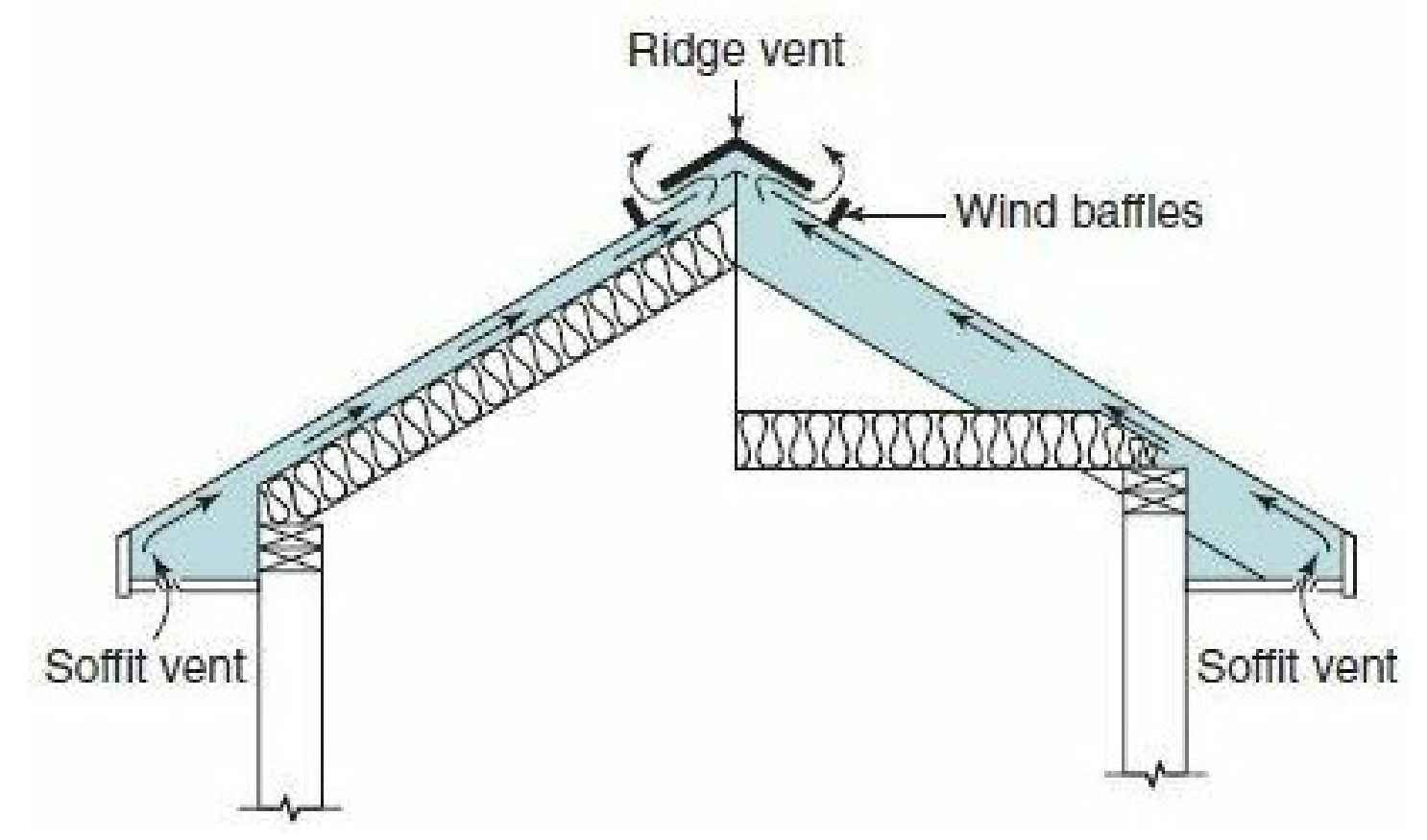


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4110-200k.

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

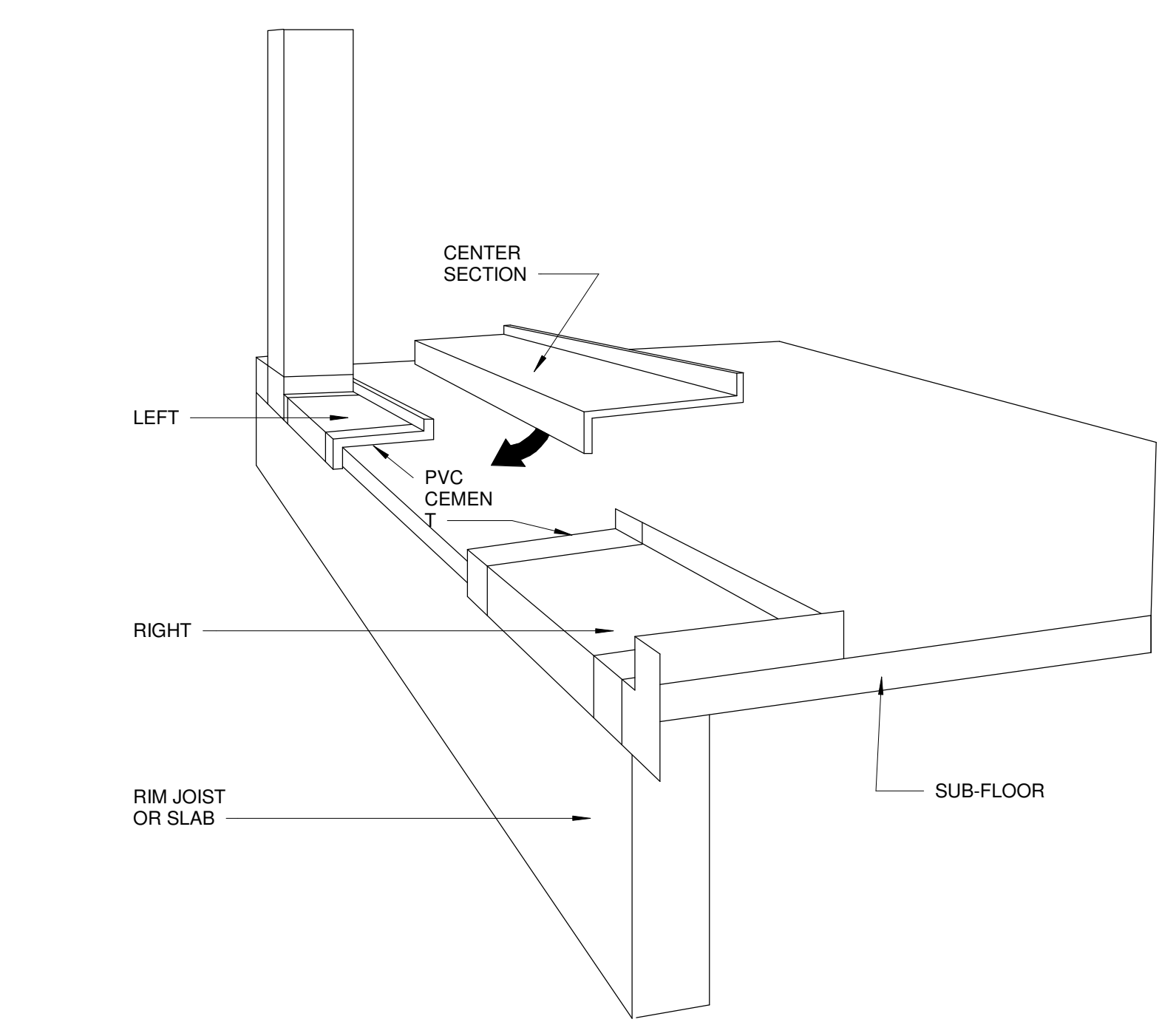
3 WEATHER SHIELD DETAIL
1" = NTS

1 WEATHER SHIELD @ WINDOW DETAIL
1" = NTS



6 VENTING
1" = 100'-0"

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



2 SILL WEATHERPROOFING DETAIL
1" = NTS

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

DETAILS

PERMIT SET

DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER
SCALE As indicated	A6.2

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"	

FWOD60811, 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	Comments:
A1	0.31	0.21	

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

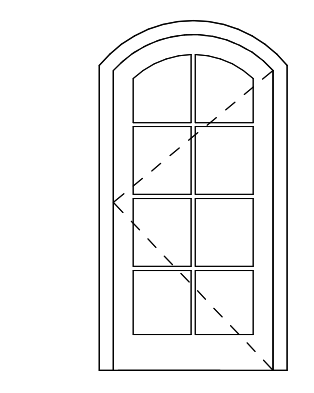
ORDER NOTES:
 DELIVERY NOTES:

Item	Qty	Operation	Location
D2	1	Right	LAUNDRY SINGLE OUTSWING
RO Size = 33" x 83"		Unit Size = 32 1/8" x 82 3/8"	

FWOD28611, 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	Comments:
A1	0.31	0.21	

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

DATE 11/21/21	REVISION 3
PROJECT NUMBER	SHEET NUMBER A7.1
SCALE 1/4" = 1'-0"	

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	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 HOLD-DOWNS: HOLD-DOWNS 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 HOLD-DOWN 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/APMO-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 G AT PANEL EDGES	BLOCKING G AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF)	
										SEISMIC	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
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		

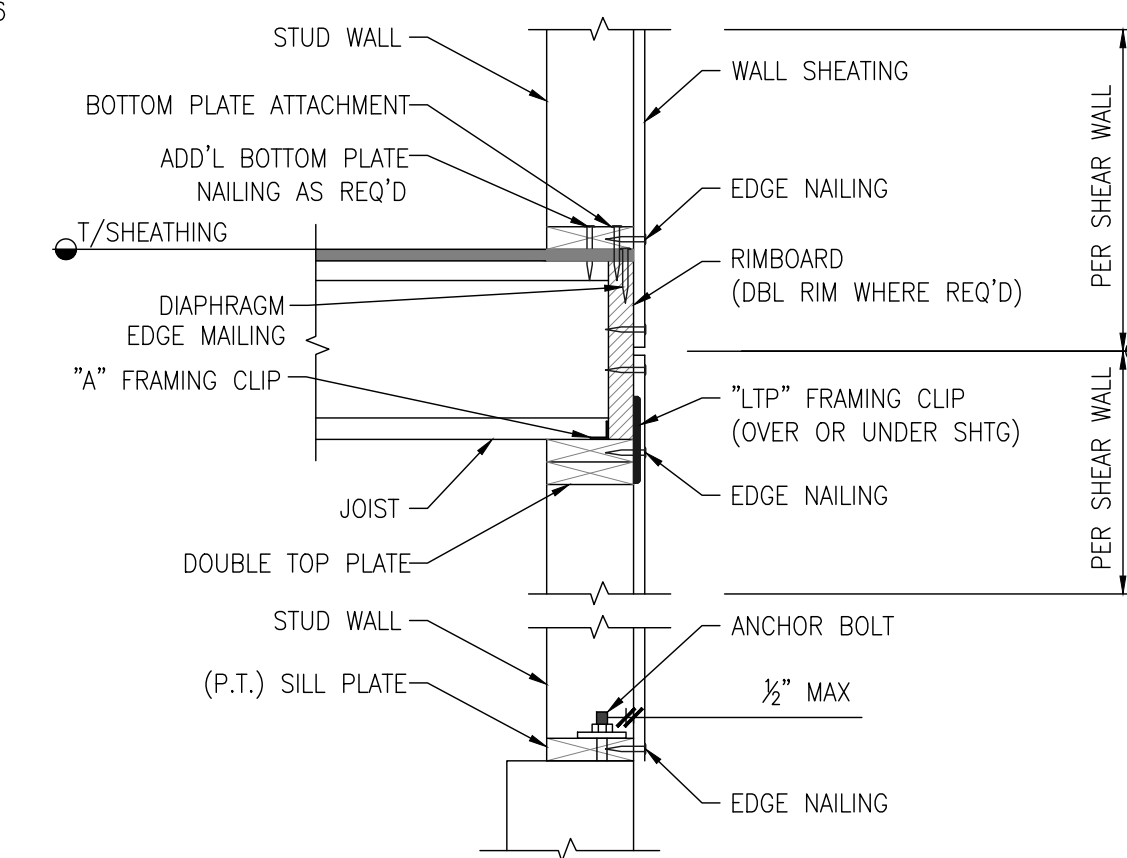
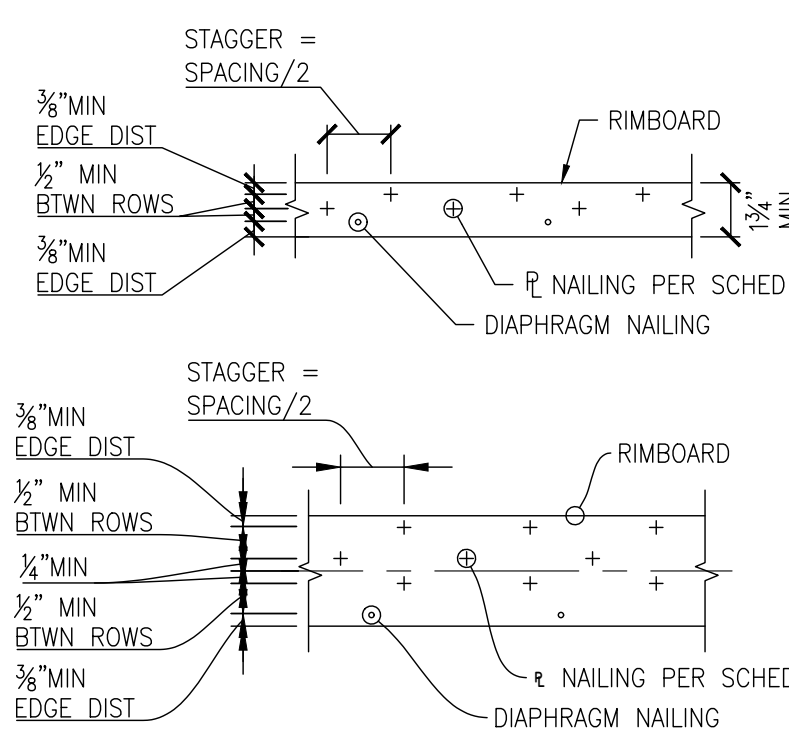
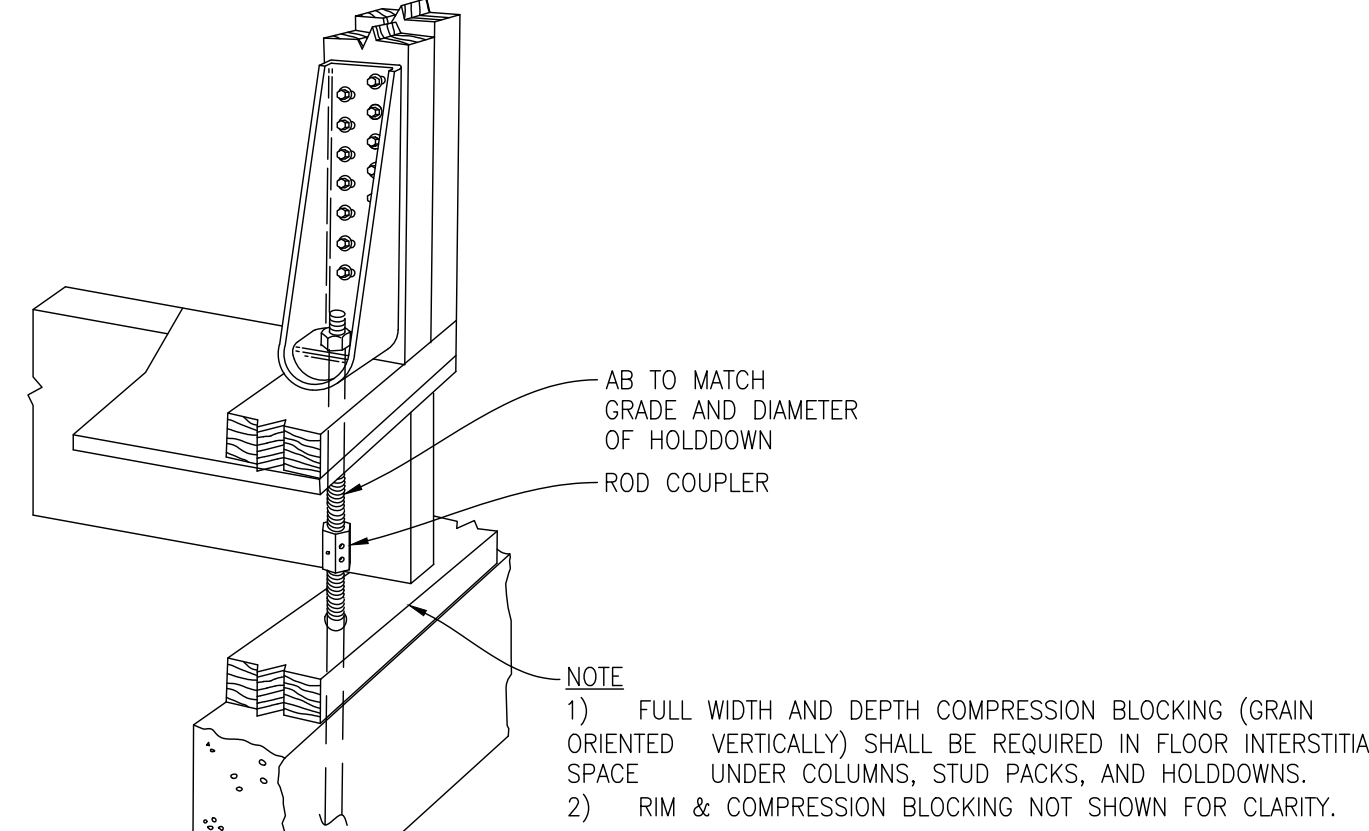
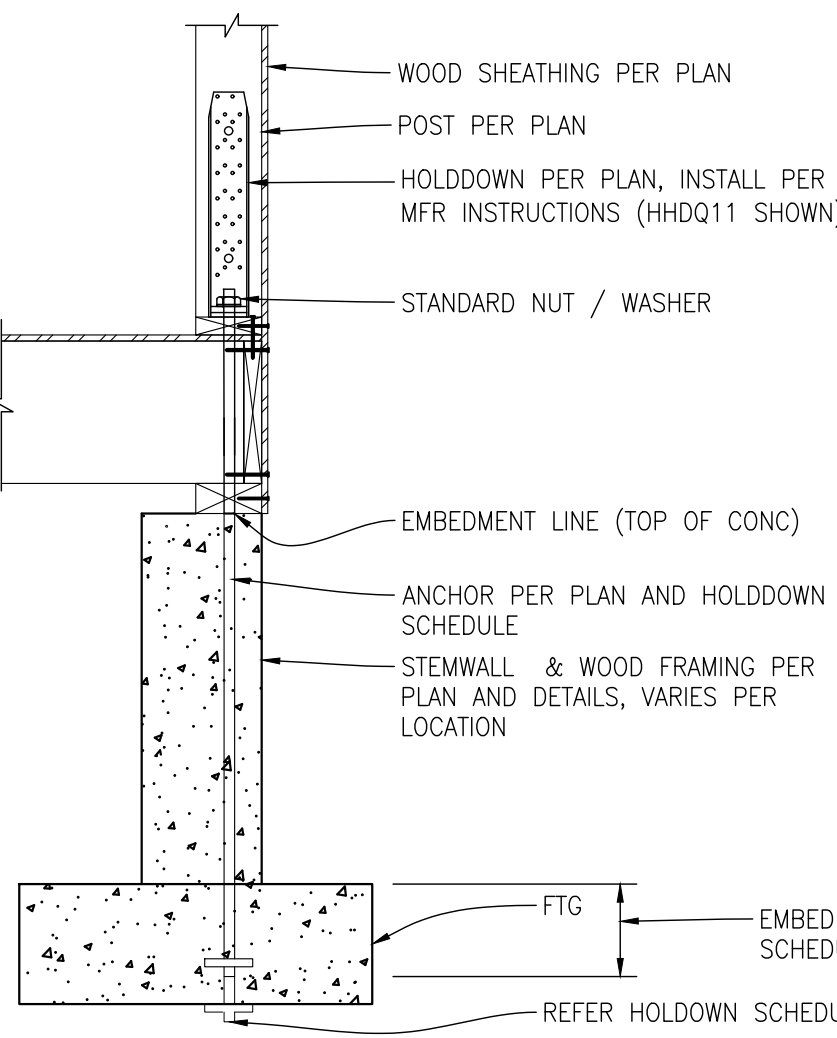
SHEAR WALL SCHEDULE NOTES:

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 HOLD-DOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. REFERENCE HOLD-DOWN 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"OC.
6. SIMPSON STRONG-TIE "A305" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"x2 1/2" NAILS WHERE "LTP5" TYPE CLIPS ARE ATTACHED DIRECTLY TO FRAMING AS OPPOSED TO 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 FROM THE ENDS OF THE PLATE, BUT NOT MORE THAN 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 3/8"x2 1/2" 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.

MARK	MODEL #	ALLOWABLE UPLIFT			MIN END STUDS	STUD FASTENERS	CONCRETE ANCHOR
		MID WALL	CORNER	END WALL			
2	HOU2-SDS2.5		2,215		(2) 2X	(6) 1/4X2 1/2 SDS	PAB4
5	HOU5-SDS2.5		4,340		(2) 2X	(14) 1/4X2 1/2 SDS	PAB5
8	HOU8-SDS2.5		5,820		(2) 2X	(20) 1/4X2 1/2 SDS	PAB6

HOLD-DOWN SCHEDULE NOTES

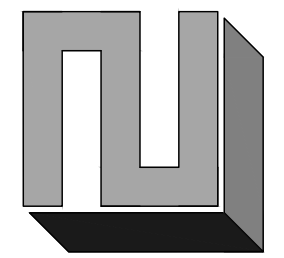
1. REFERENCE FOUNDATION PLAN NOTE 1 FOR HOLD-DOWNS AT EXISTING FOUNDATION LOCATIONS
2. HOLD-DOWNS SPECIFIED ARE BY SIMPSON STRONGTIE
3. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCUR
4. PROVIDE 1/4" X 3" SQ PLATE WASHER BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER
5. INCREASE FOOTING DEPTH LOCALLY AS REQUIRED TO ACHIEVE REQUIRED EMBEDMENT DEPTH AS SPECIFIED BY HOLD-DOWN MANUFACTURER
6. AT POST INSTALL HDU LOCATIONS, EPOXY SET F1554 GRADE 36 X 1" @ 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: 26.11.2(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 HOLD-DOWNS.		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 SPICE 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	TJ	TRUSS JOIST
GEOTECH	GEOTECHNICAL	TOW	TOP OF WALL
GLB	GLUE LAMINATED BEAM	TRANSV	TRANSVERSE
GRG	GRATING	TYPICAL	TYPICAL
GT	GRIDDER TRUSS	UNO	UNLESS NOTED OTHERWISE
HD	HOLD-DOWN	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

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



REVISION
2021.11.17
CITY CORRECTIONS NOTICE



THE LEVELLE
2412 60TH AVE SE, MERCER ISLAND, WA 98040
GENERAL STRUCTURAL NOTES

CHK BY: LZE
DRW BY: LZE

SCALE: AS SHOWN
BAR = 1" FULL SIZE

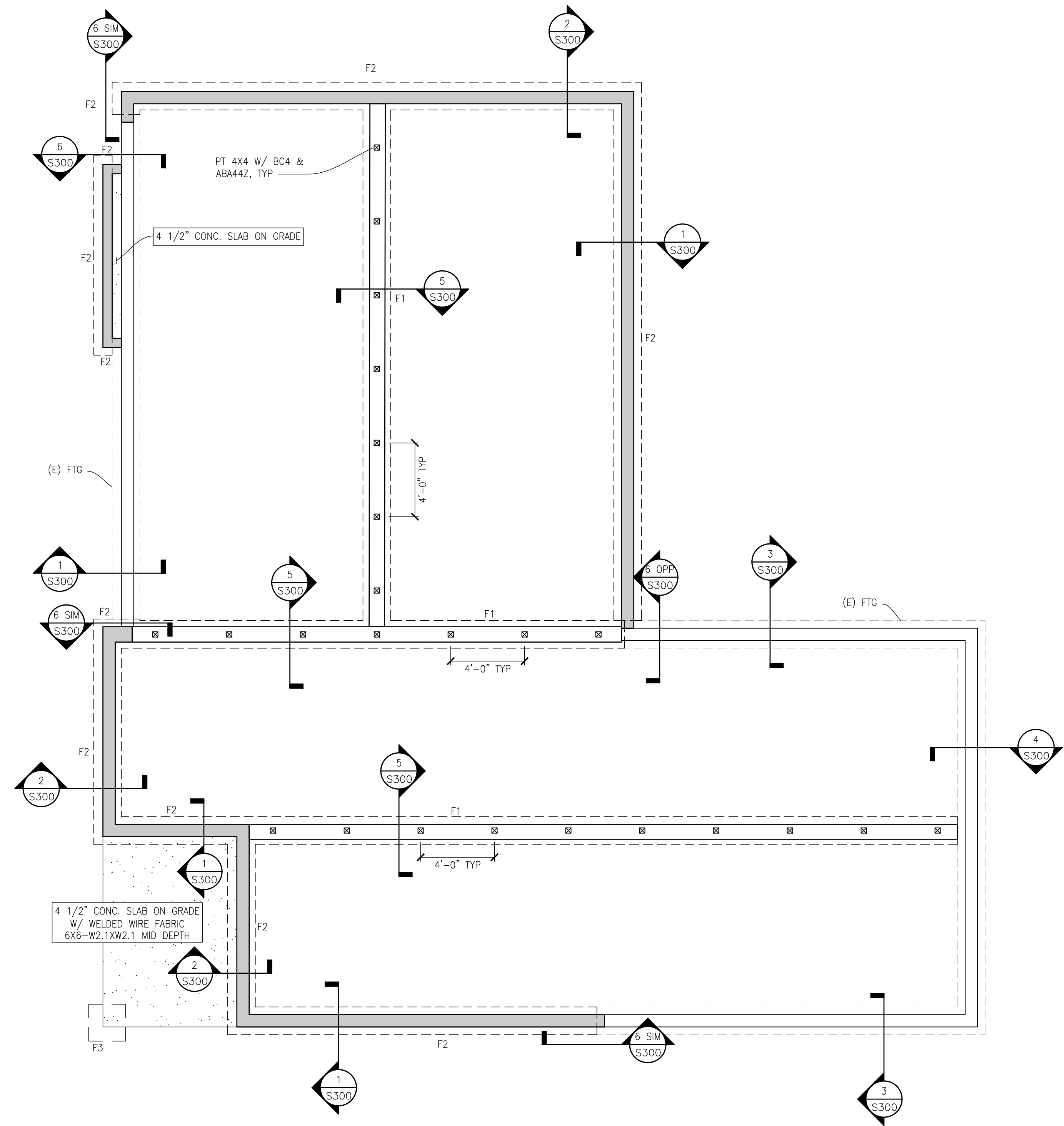
DATE: 2021.10.21

JOB NO: 21-120

SHEET: 2 OF 7

DWG NO: S101

PERMIT SET



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

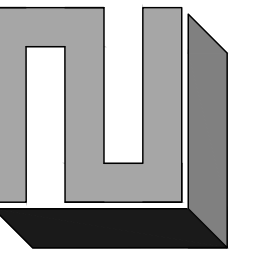
LEGEND

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

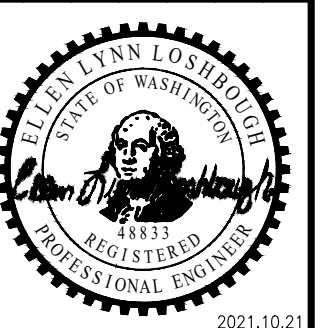
PLAN NOTES

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



REVISION	CITY CORRECTIONS NOTICE
2021.11.17	



CHK BY: L2E
DRW BY: L2E

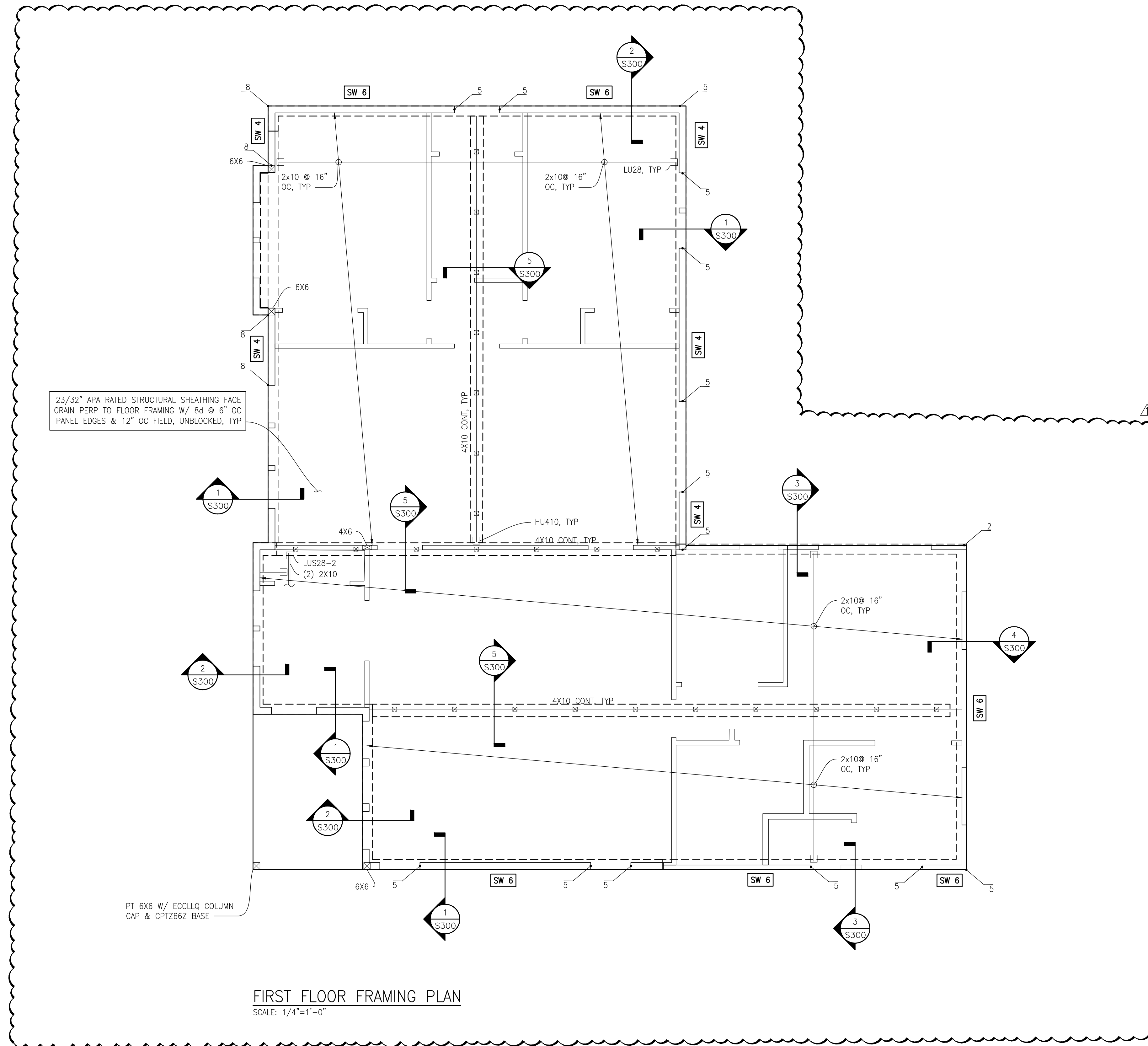
SCALE: AS SHOWN
BAR = 1"
FULL SIZE

DATE: 2021.10.21

JOB NO: 21-120

SHEET: 3 OF 7

DWG NO: S200

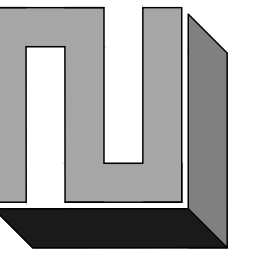


LEGEND

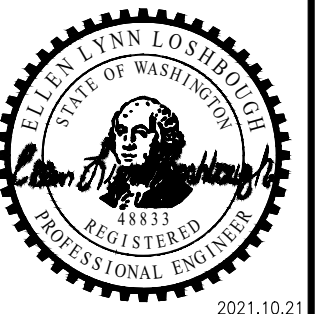
- CONC SPREAD FTG
- ▬ CIP CONCRETE STEM WALL
- ▬ WALL
- ▬ INTERIOR BEARING WALL
- SW# SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)
- HD HOLDDOWN MARK (REF HOLD DOWN SCHED)
- ⊠ POST
- ⊞ POST BELOW
- HANGER
- ▨ OVERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF

PLAN NOTES

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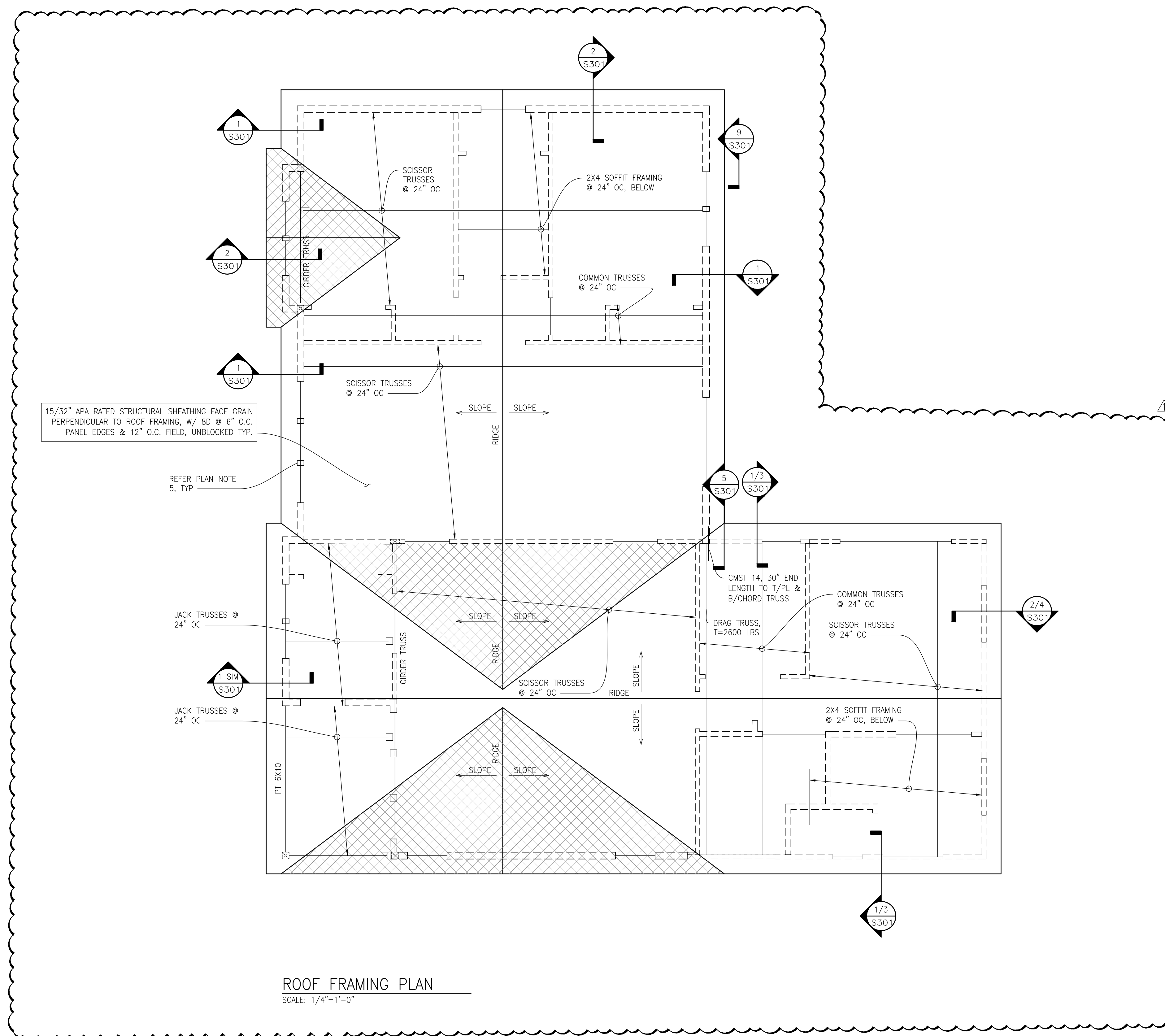


REVISION	DATE	CITY CORRECTIONS NOTICE
	2021.11.17	



THE LEVELLA
2412 60TH AVE SE, MERCER ISLAND, WA 98040
FIRST FLOOR FRAMING PLAN

CHK BY: LZE	DRW BY: LZE
SCALE: AS SHOWN BAR = 1" FULL SIZE	
DATE: 2021.10.21	
JOB NO: 21-120	
SHEET: 4 OF 7	
DWG NO: S201	



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

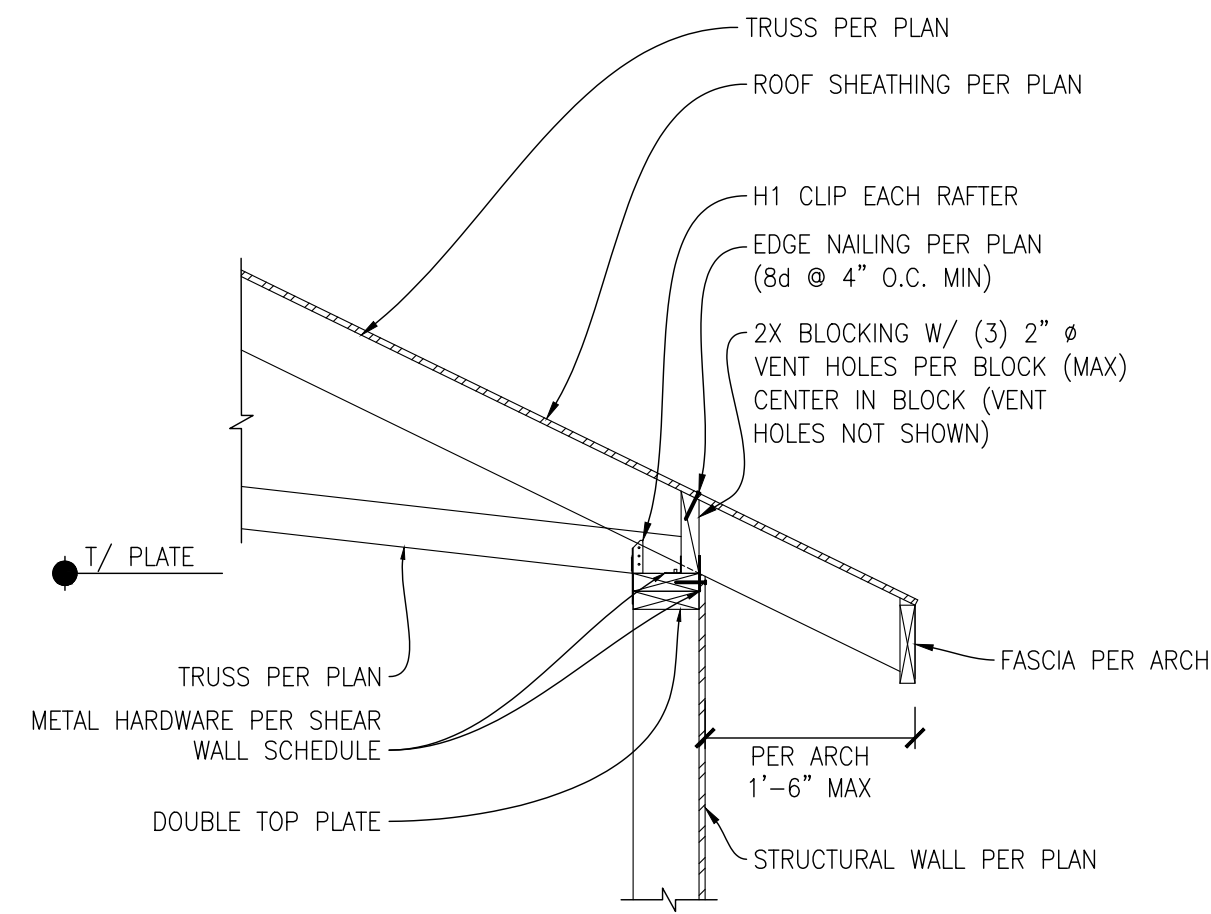
LEGEND

- 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

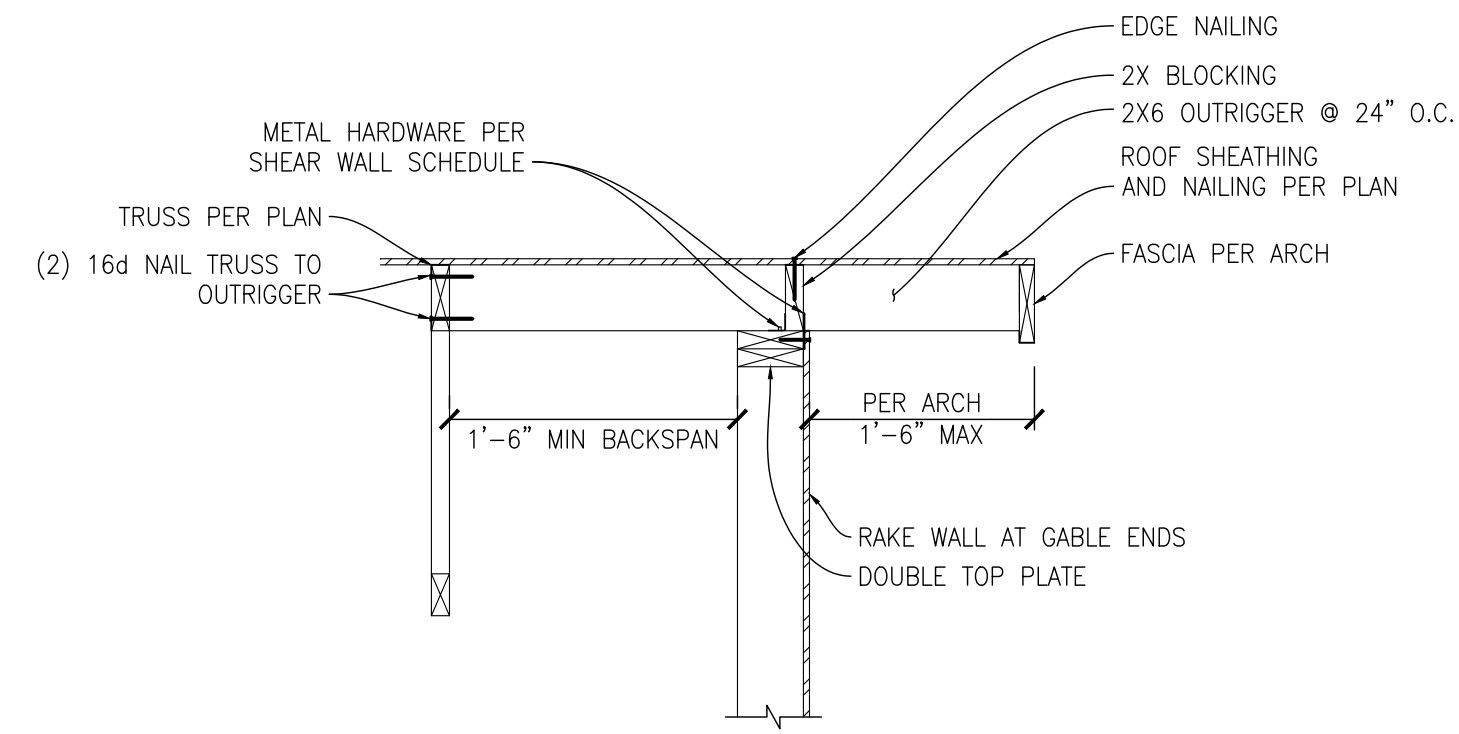
PLAN NOTES

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.

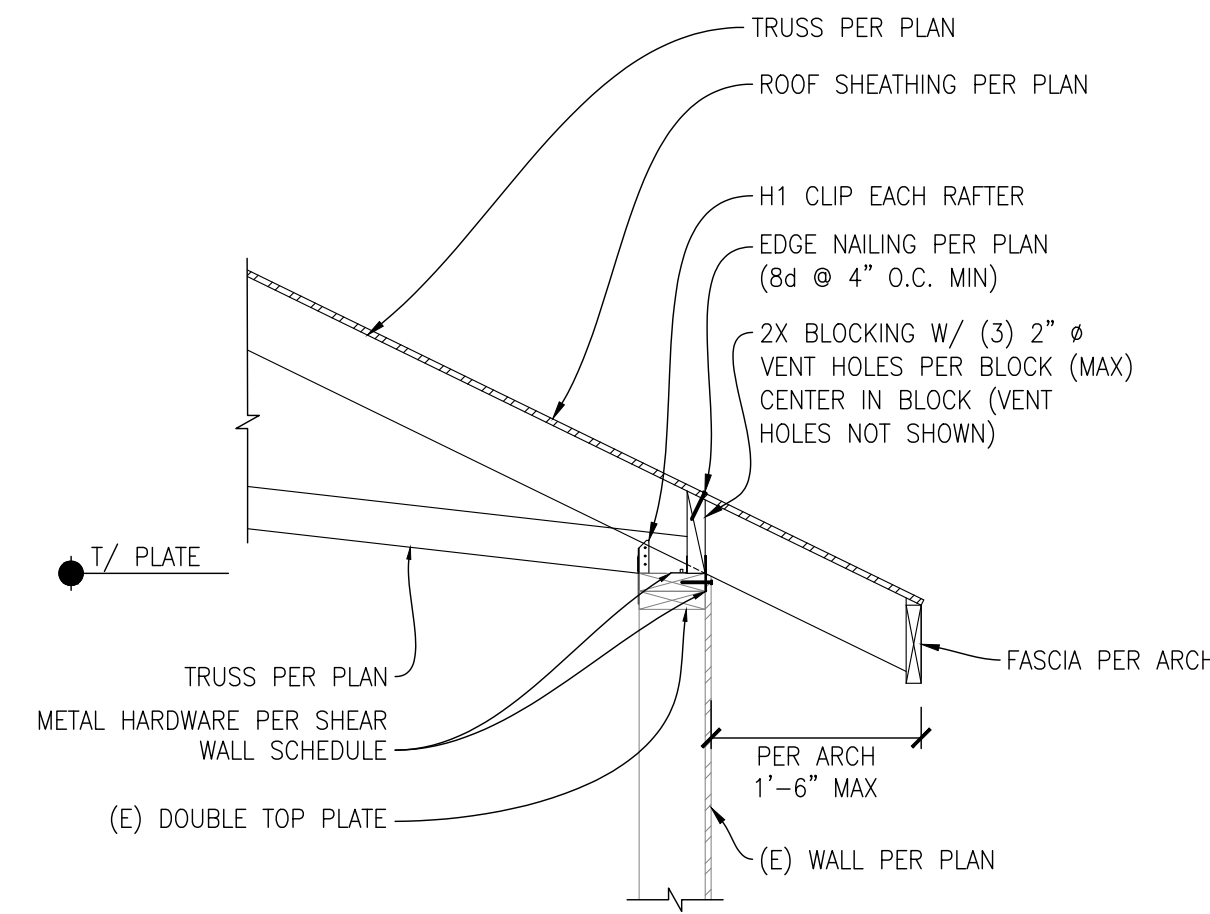
<p>L2 ENGINEERS DESIGN AND PLANNING 17848 NE 198TH PLACE WOODINVILLE, WA 98072</p>	
DATE	2021.11.17
REVISION	CITY CORRECTIONS NOTICE
<p>THE LEVELLA 2412 60TH AVE SE, MERCER ISLAND, WA 98040 ROOF FRAMING PLAN</p>	
CHK BY:	DRW BY:
L2E	L2E
SCALE: AS SHOWN BAR = 1" FULL SIZE	
DATE: 2021.10.21	
JOB NO: 21-120	
SHEET: 5 OF 7	
DWG NO: S202	



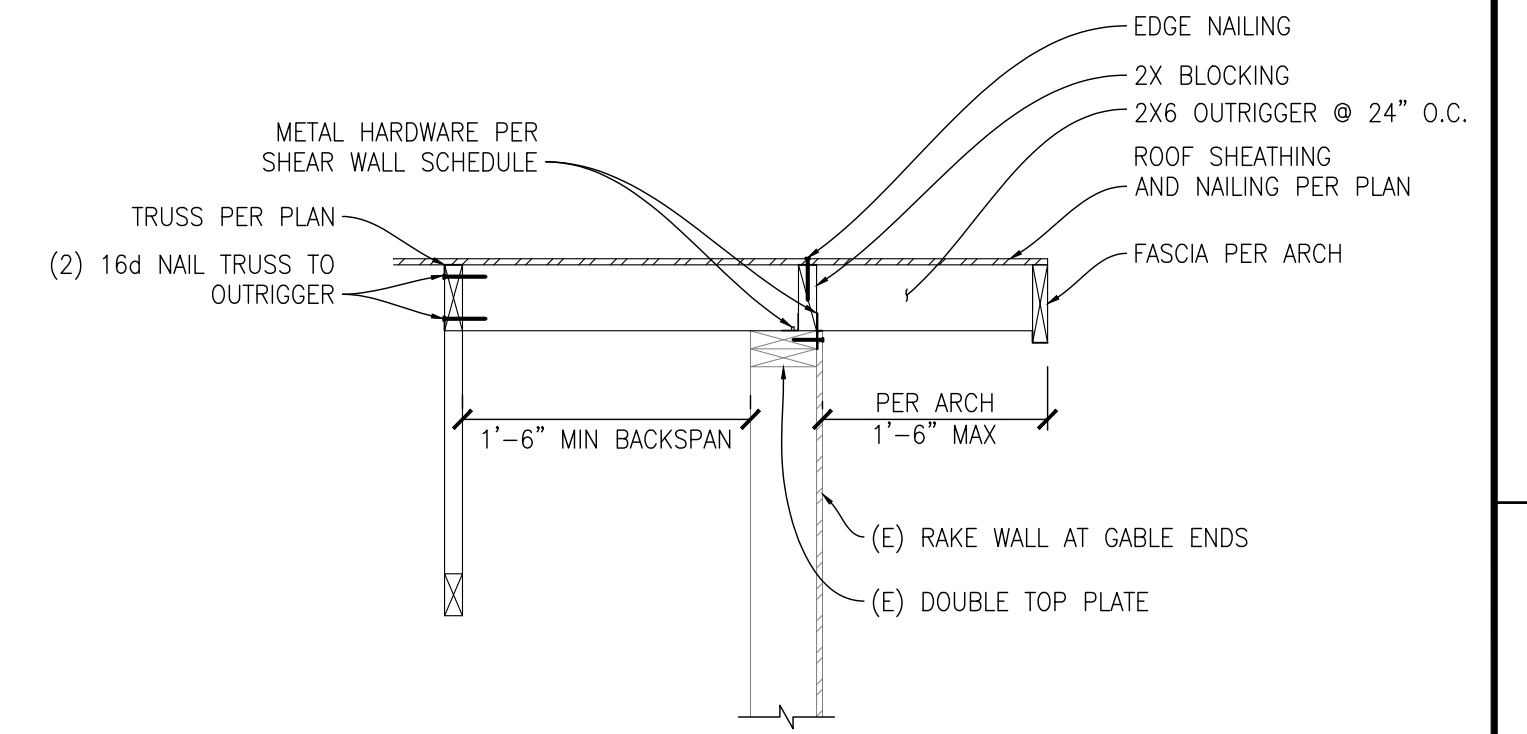
1 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PERP TO WALL



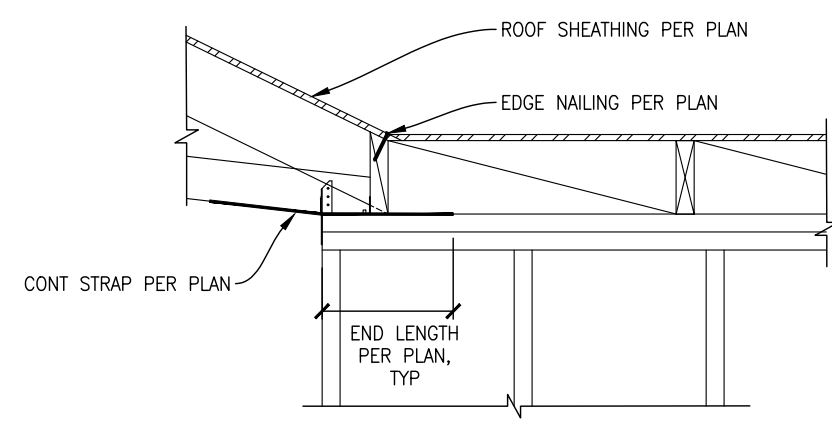
2 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PARALLEL TO WALL



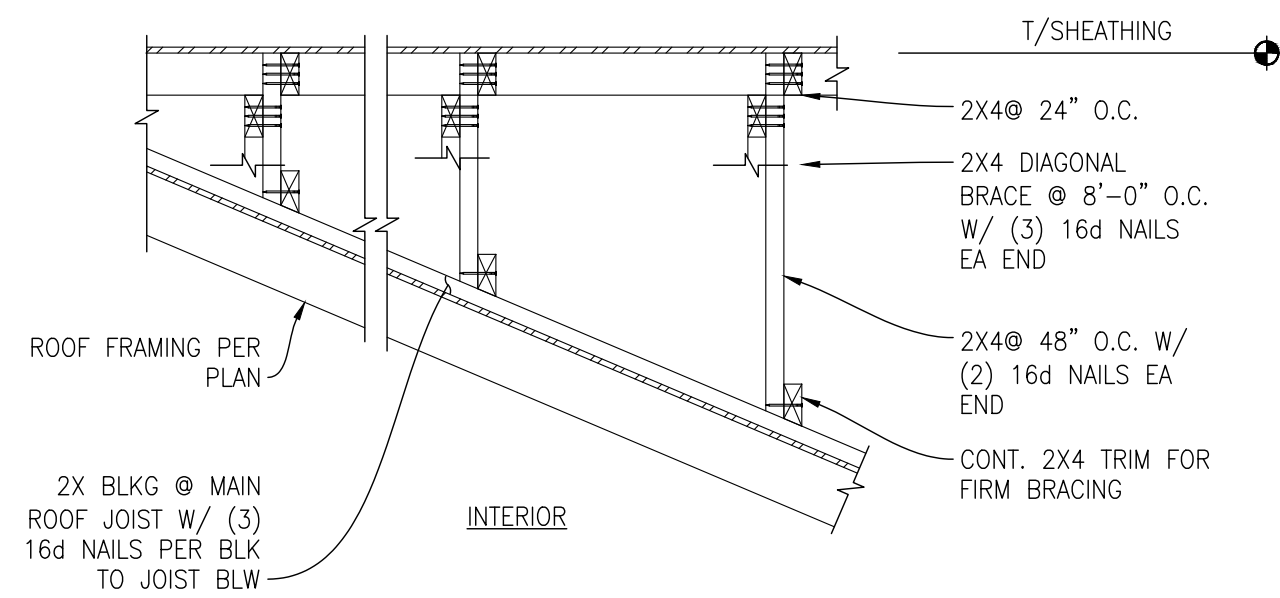
3 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PERP TO (E) WALL



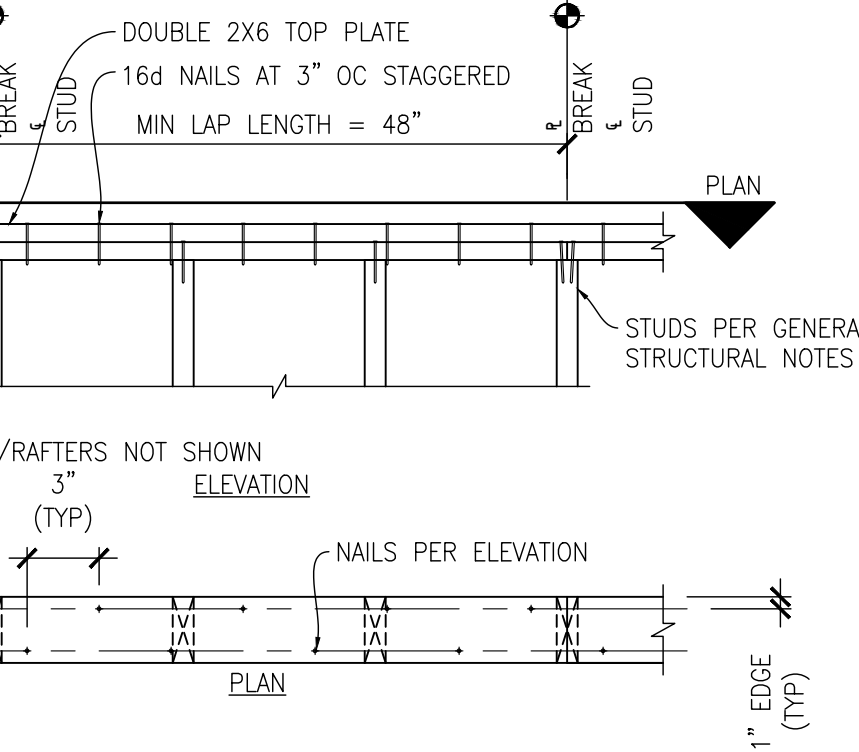
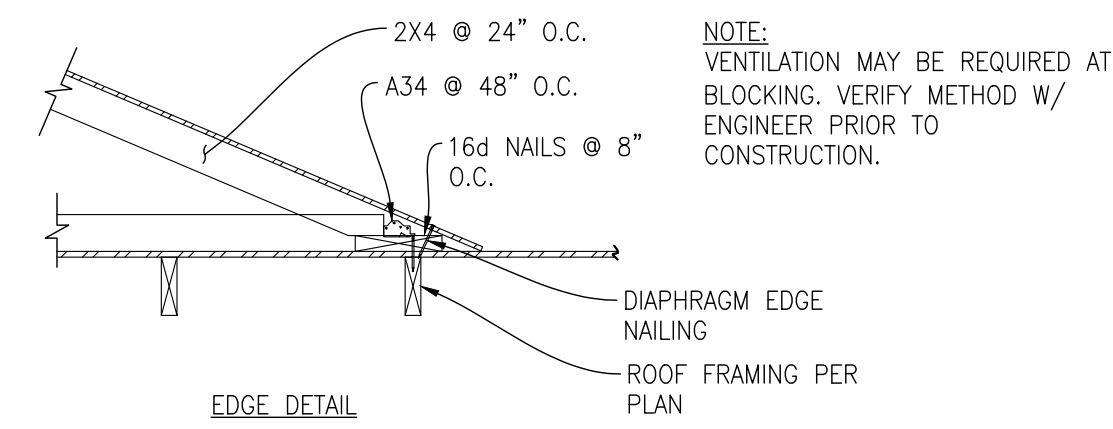
4 DETAIL
SCALE: 3/4"=1'-0"
TRUSS PARALLEL TO (E) WALL



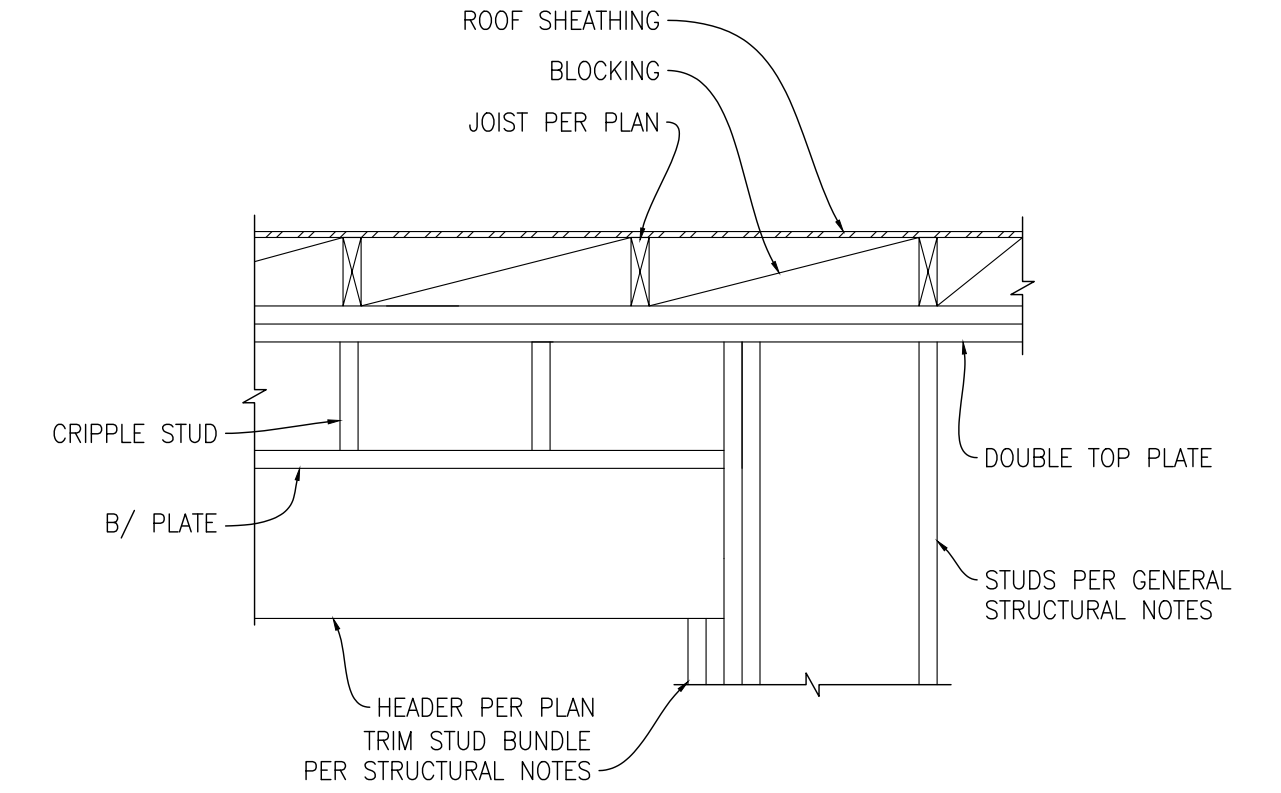
5 DETAIL
SCALE: 3/4"=1'-0"
DRAG TRUSS STRAP



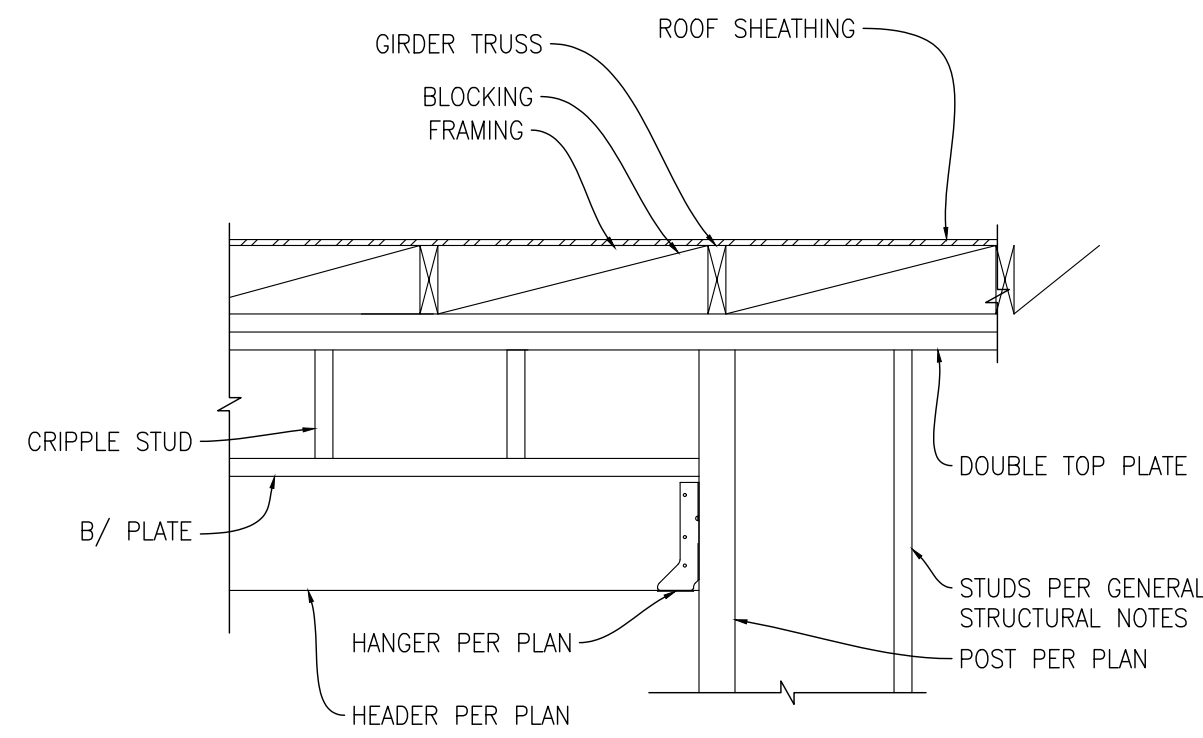
6 DETAIL
SCALE: 3/4"=1'-0"
TYP OVERFRAMING



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

REVISION	DATE	DESCRIPTION
1	2021.11.17	CITY CORRECTIONS NOTICE



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: 7 OF 7

DWG NO: S301