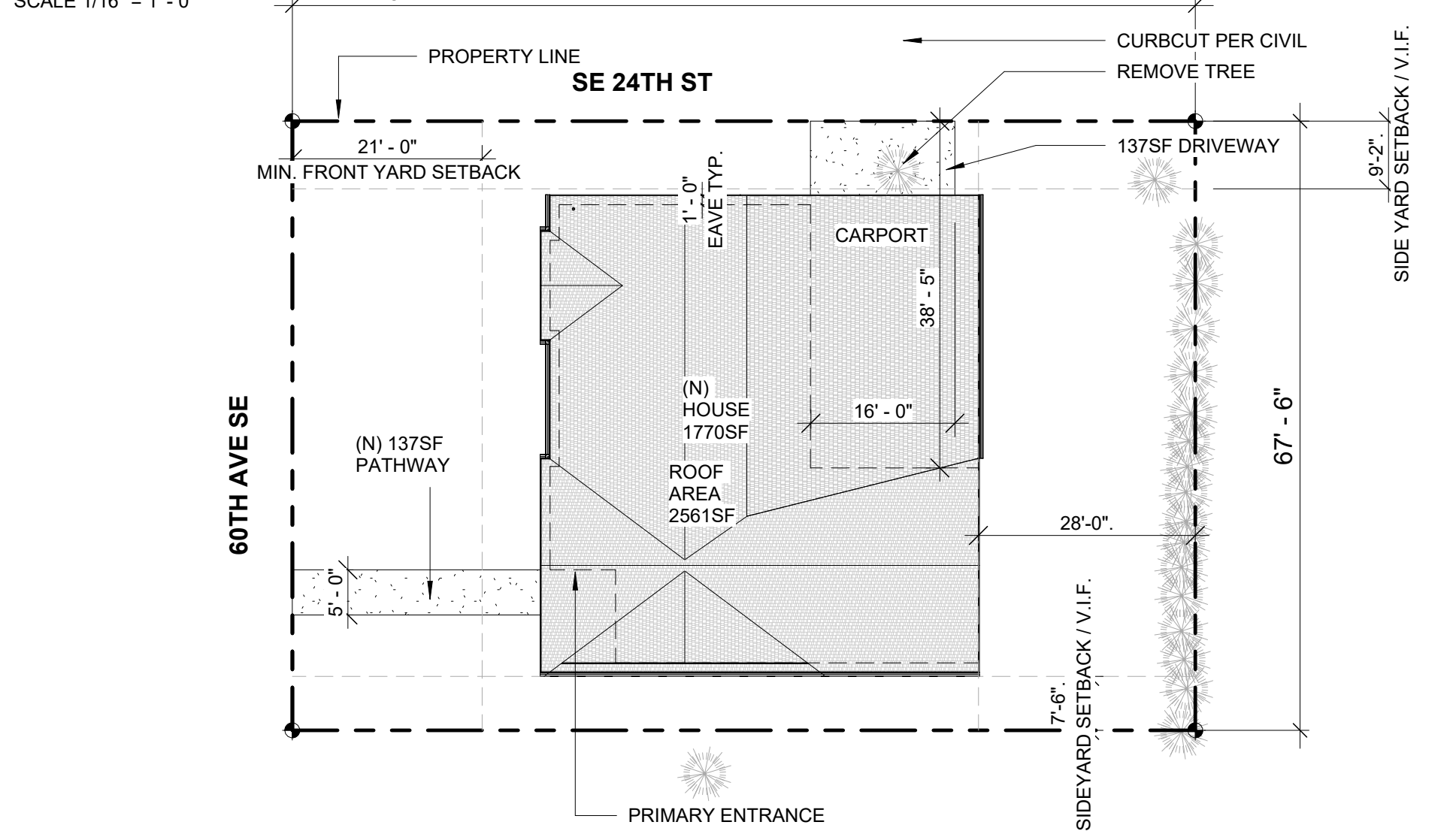
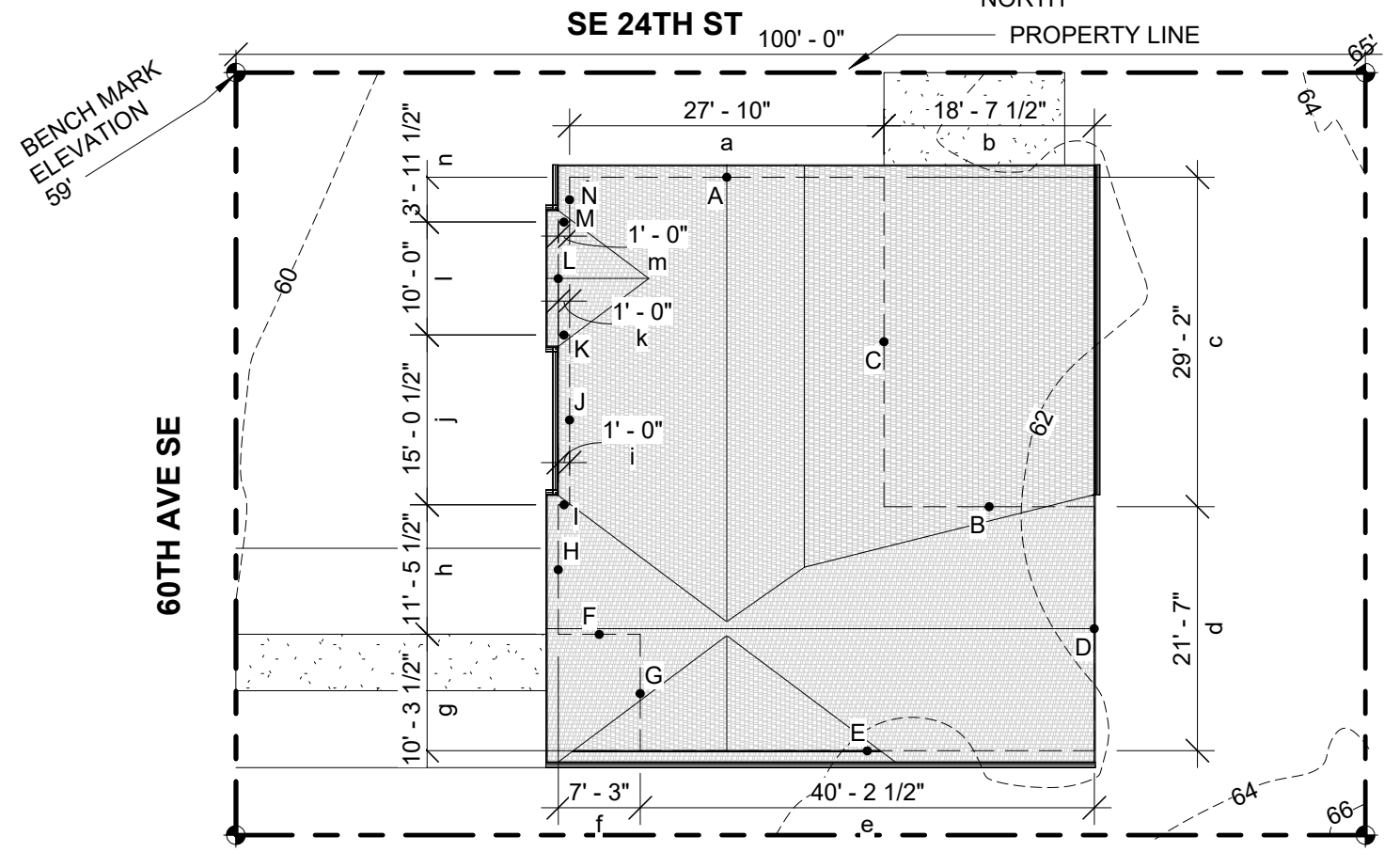


# SITE PLAN



# AVERAGE BUILDING ELEVATION



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

MIDPOINT ELEVATION	RECTANGLE SIDE LENGTH
A= 61.2' H= 61.2'	a= 27.83' h= 11.46'
B= 61.8' I= 61.0'	b= 18.63' i= 1.0'
C= 61.5' J= 60.8'	c= 29.17' j= 15.04'
D= 62.2' K= 60.7'	d= 21.58' k= 1.0'
E= 61.2' L= 60.6'	e= 40.21' l= 10.0'
F= 61.2' M= 60.6'	f= 7.25' m= 1.0'
G= 61.4' N= 60.5'	g= 10.29' n= 3.96'

$(61.2 \times 27.83) + (61.8 \times 18.63) + (61.5 \times 29.17) + (62.2 \times 21.58) + (61.2 \times 40.21) + (61.2 \times 7.25) + (61.4 \times 10.29) + (61.2 \times 11.46) + (61.0 \times 1.0) + (60.8 \times 15.04) + (60.7 \times 1.0) + (60.6 \times 10.0) + (60.6 \times 1.0) + (60.5 \times 3.96)$   
 $27.83 + 18.63 + 29.17 + 21.58 + 40.21 + 7.25 + 10.29 + 11.46 + 1.0 + 15.04 + 1.0 + 10.0 + 1.0 + 3.96$

$(1,703.20) + (1,151.33) + (1,793.96) + (1,342.28) + (2,501.06) + (443.70) + (631.81) + (701.35) + (61.0) + (929.47) + (60.7) + (606.0) + (60.6) + (239.58)$   
 198.42

$\frac{12,226.04}{198.42} = 61.62' \text{ AVERAGE BUILDING ELEVATION (ABE)}$

**SITE SLOPE:**  
 LOWEST ELEVATION = 59'  
 HIGHEST ELEVATION = 66'  
 ELEVATION DIFFERENCE = 7'  
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS = 100'  
 $\frac{7}{100} \times 100 = 7\% \text{ LOT SLOPE}$

## PROJECT TEAM

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

# PROJECT SUMMARY

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

**PARCEL:** 409950-0150

**DESCRIPTION:** RECONSTRUCT 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) 2561SF ROOF AREA + (N) 137SF DRIVEWAY = 2,698SF  
**2,700SF ALLOWED > 2,698SF PROPOSED 39.9%**

**HARDSCAPE COVERAGE:**  
 LOT AREA: 6,750SF X 9% (ALLOWED HARDSCAPE AREA) = 607SF ALLOWED  
 (N) 137SF PATHWAY  
**607SF ALLOWED > 137SF PROPOSED 2.0%**

**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

- GRID TAG: A
- DOOR TAG: A101
- WINDOW TAG: 1t
- REVISION TAG: 1
- NORTH ARROWS: PROJECT NORTH
- ELEVATION TAG: A101
- BUILDING SECTION TAG: 1 SIM
- WALL SECTION TAG: 1 SIM
- DETAIL TAG: 1 SIM
- CEILING TAG: 10'-0"
- TITLE LINE: 01 VIEW NAME

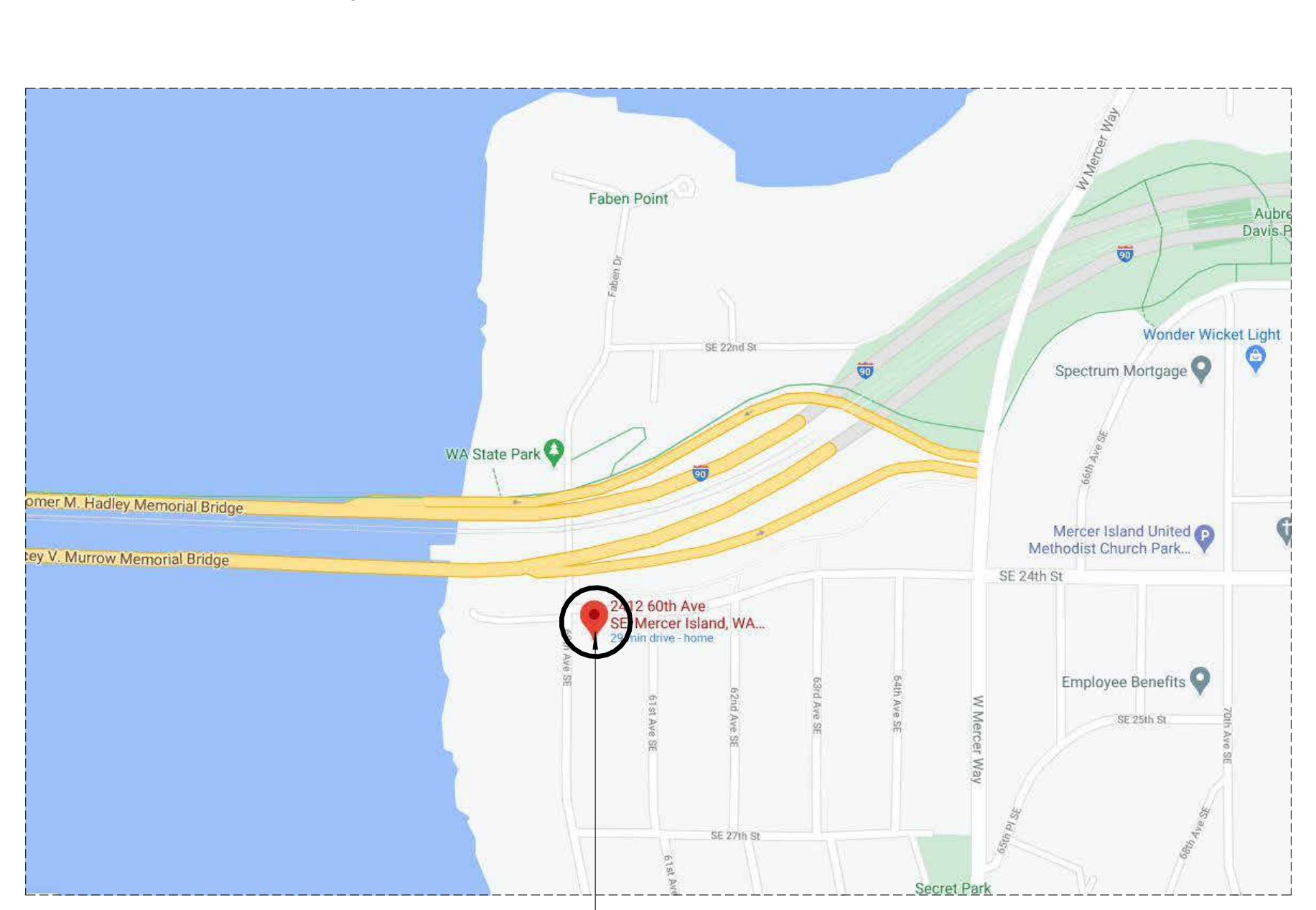
## SUMMARY OF WORK

RECONSTRUCT SINGLE FAMILY RAMBLER

## BY SEPARATE PERMIT

- ELECTRICAL
- PLUMBING
- HVAC
- SPRINKLER

# VICINITY MAP



**THE LEVELLA**

2412 60TH AVE SE MERCER ISLAND, WA 98040  
 REVISED PERMIT SET  
 FEBRUARY 14, 2022

## DRAWING INDEX

- |                                     |   |
|-------------------------------------|---|
| <b>ARCHITECTURAL</b>                | <b>STRUCTURAL</b>                           |
| G0.1 COVER SHEET                    | S100 SHEET INDEX & GENERAL STRUCTURAL NOTES |
| 1 OF 1 BOUNDARY & TOPOGRAPHY SURVEY | S101 GENERAL STRUCTURAL NOTES               |
| A1.1 EXISTING FOUNDATION PLAN       | S200 FOUNDATION PLAN                        |
| A1.2 EXISTING FIRST FLOOR PLAN      | S201 FIRST FLOOR FRAMING PLAN               |
| A1.3 EXISTING ROOF PLAN             | S202 ROOF FRAMING PLAN                      |
| A2.1 PROPOSED FOUNDATION PLAN       | S300 DETAILS                                |
| A2.2 PROPOSED FIRST FLOOR PLAN      | S301 DETAILS                                |
| A2.3 PROPOSED ROOF PLAN             |   |
| A2.4 PROPOSED CEILING PLAN          |   |
| A4.1 EXISTING ELEVATIONS            | <b>CIVIL</b>                                |
| A4.2 PROPOSED ELEVATIONS            | C1 OF C3 DRAINAGE AND GRADING PLAN          |
| A5.1 BUILDING SECTIONS              | C2 OF C3 TESC PLAN                          |
| A6.1 DETAILS                        | C3 OF C3 TESC DETAILS                       |
| A6.2 DETAILS                        |   |
| A7.1 DOOR SCHEDULES                 |   |
| A7.2 WINDOW SCHEDULES               |   |



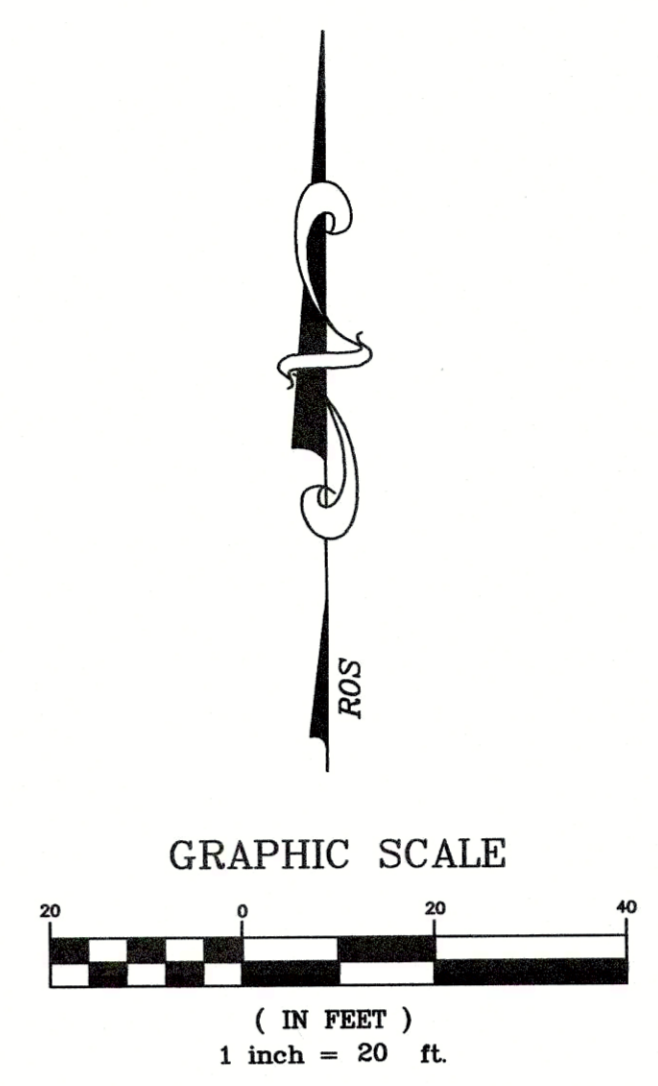
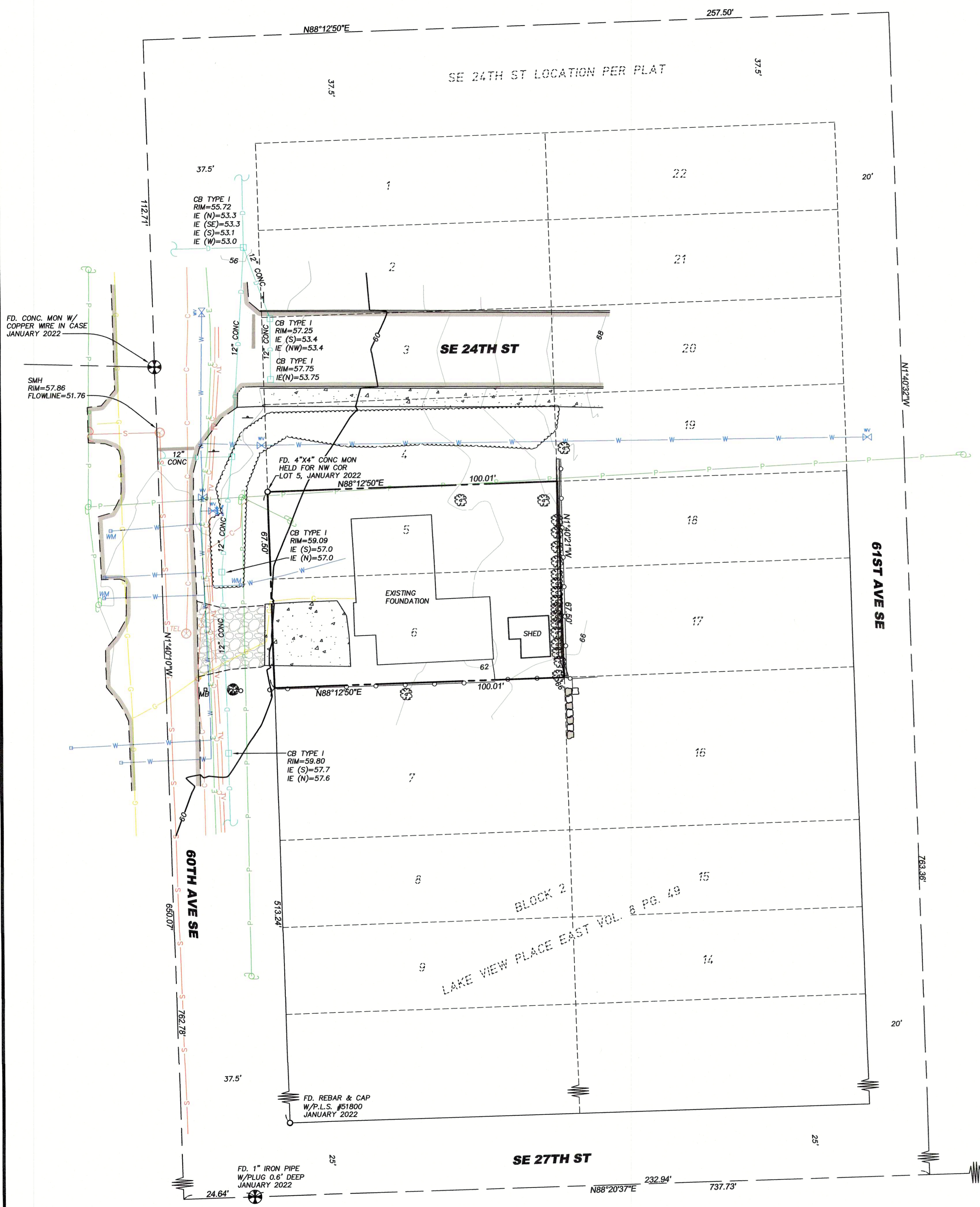
**THE LEVELLA**  
 2412 60TH AVE SE  
 MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
2	2-16-2020	CORRECTIONS #2
3	10-26-2021	DESIGN CHANGE
4	11-21-2021	CORRECTIONS #3
5	2-8-22	CORRECTIONS #4
6	3-23-22	CORRECTIONS #5

## COVER SHEET

## PERMIT SET

DATE 2/14/22	REVISION 6
PROJECT NUMBER	SHEET NUMBER G0.1
SCALE As indicated	



- LEGEND:**
- = FOUND MONUMENT AS DESCRIBED
  - = FOUND PROPERTY CORNER AS DESCRIBED
  - = POWER POLE
  - = OVERHEAD POWER
  - = FIRE HYDRANT
  - = WATER VALVE
  - = WATER METER
  - = WATER LINE (PAINTED LOCATION)
  - = TELEPHONE MANHOLE
  - = UNDERGROUND COMMUNICATION (PAINTED LOCATION)
  - = UNDERGROUND TELEVISION (PAINTED LOCATION)
  - = CATCH BASIN
  - = STORM DRAIN LINE/CULVERT
  - = GAS METER
  - = UNDERGROUND GAS LINE (PAINTED LOCATION)
  - = SEWER MANHOLE
  - = SEWER LINE
  - = MAIL BOX
  - = SIGN
  - = POST/BOLLARD
  - = EVERGREEN TREE
  - = DECIDUOUS TREE
  - = STUMP
  - = BUSH
  - = HEDGE
  - = ROCKERY
  - = RETAINING WALL
  - = CHAIN LINK FENCE LINE
  - = DITCH LINE
  - = EDGE OF PAVEMENT/CURB LINE
  - = CONCRETE
  - = GRAVEL

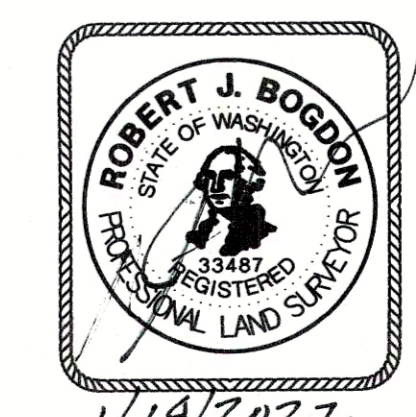
**TOPOGRAPHY SURVEY NOTES:**

LOTS 5 AND 6 IN BLOCK 2 OF LAKEVIEW PLACE EAST, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

- TOPOGRAPHY SURVEY NOTES:**
1. BASIS OF BEARINGS AND THE BREAKDOWN OF BLOCK 2 OF THE PLAT OF LAKE VIEW PLACE EAST IS BASED ON A RECORD OF SURVEY FILED UNDER RECORDING NUMBER 20160419900013.
  2. ELEVATION DATUM IS N.A. V.D. 1988 BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK.
  3. FIELD WORK WAS DONE IN JANUARY OF 2022 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
  4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR ARCHITECTURAL AND ENGINEERING DESIGN.
  5. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).
  6. PROPERTY LINES SHOWN ARE BASED ON A FIELD SURVEY.
  7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.

**Call Before You Dig  
811 OR 1-800-424-5555**



1/18/2022

INDEX LOCATION	
SEC. 11, T.24N., R.4E., W.M.	
11	

JOB NO. 22001
DATE 1/2022
SCALE 1"=20'
DESIGNED S.K.
DRAWN S.K.
CHECKED R.B.
APPROVED
SHEET 1 OF 1

**REVISIONS**

NO.	DESCRIPTION	BY	DATE

**PAVILION COMPANY & TOPOGRAPHY SURVEY**

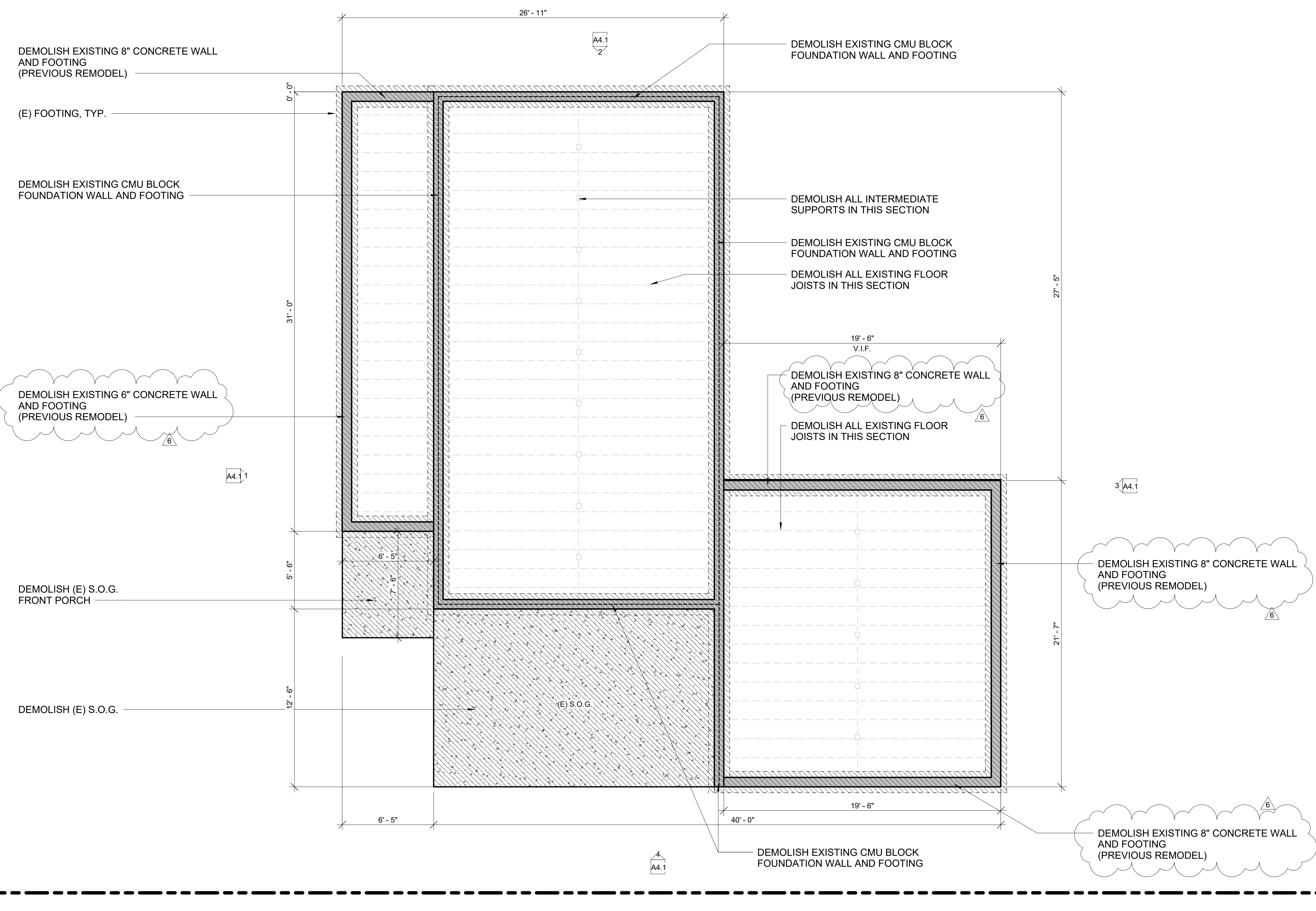
NE 1/4 NE 1/4 SEC. 11, T.24N., R.4E., W.M.  
MERCER ISLAND KING COUNTY WASHINGTON

**ENGINEERS - SURVEYORS  
EASTSIDE CONSULTANTS, INC.**

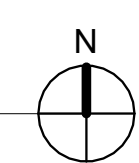
1320 N.W. MALL ST., SUITE 802  
PHILADELPHIA, PA 19102  
PH: (215) 382-4351 FAX: (215) 382-4579

60TH AVE SE

SE 24TH ST



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



HOUSE VENTILATION		
2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.4 TABLE 1505.4.3(1) & TABLE 1505.4.3(2), PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.5.		
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ .025" WG (TABLE M1505.4.4)
	Kitchen	Min. 100 cfm (INTERMITTENT) @ .025" WG (TABLE M1505.4.4) (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	
	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**
- 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.O.
  - 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
1	12-17-2020	CORRECTIONS #1
3	10-26-2021	DESIGN CHANGE
6	3-23-22	CORRECTIONS #5

EXISTING FOUNDATION PLAN

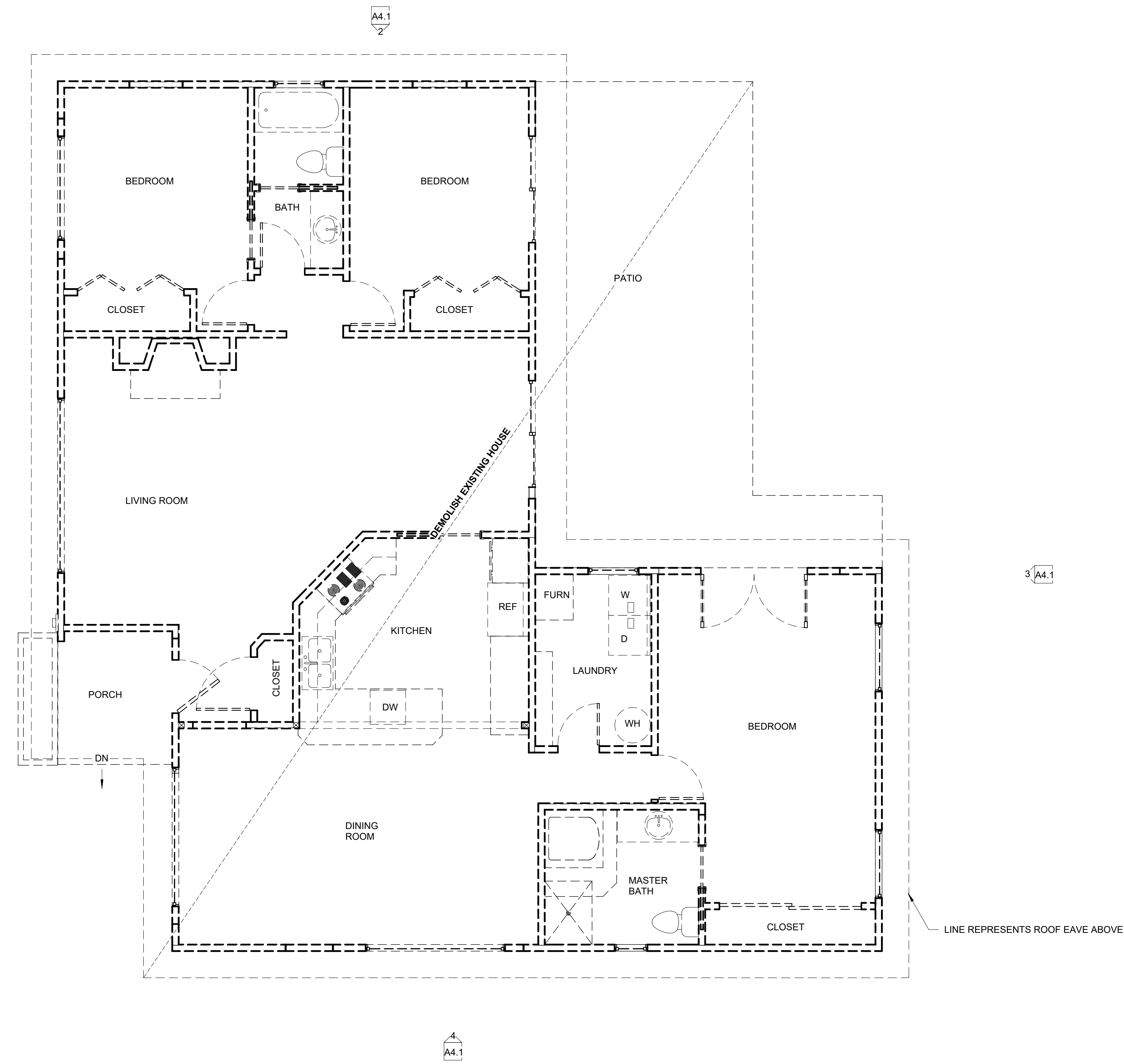
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DATE 2/14/22	REVISION 6
PROJECT NUMBER	SHEET NUMBER A1.1
SCALE 1/4" = 1'-0"	

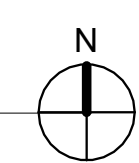
3/23/2022 10:22:09 AM C:\Users\pavilioncompany\Pavilion Company Dropbox\PAVILION COMPANY, LLC\PROJECTS\ACTIVE\LEVELLA (Arielle and Adam Atkins)\Design Phases\4 - Construction Drawings\FROM ARCHITECT\Thelevella 03.21.rvt

60TH AVE SE

SE 24TH ST



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



HOUSE VENTILATION		
2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.4 TABLE 1505.4.3(1) & TABLE 1505.4.3(2), PROVIDE CONTROLS PER 1505.4.2. 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

**FLOOR PLAN NOTES**

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**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

EXISTING FIRST FLOOR PLAN

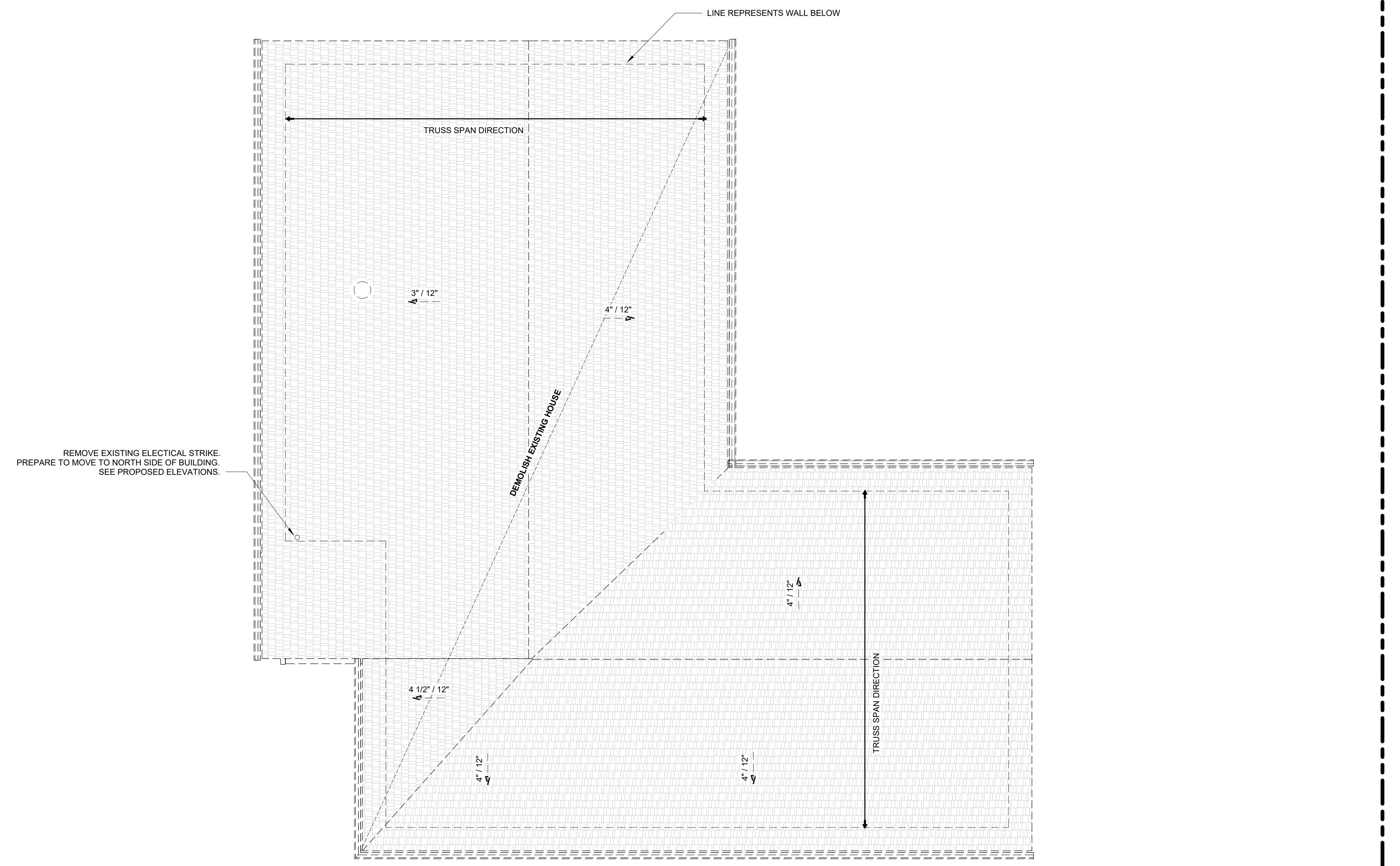
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DATE 2/14/22	REVISION 3
PROJECT NUMBER	SHEET NUMBER A1.2
SCALE 1/4" = 1'-0"	

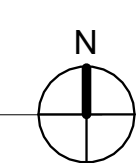
3/23/2022 10:22:04 AM C:\Users\thelevelle\company\Pavilion Company Dropbox\PAVILION COMPANY, LLC\PROJECTS\Active\LEVELLA (Arville and Adam Atkins)\Design Phases\4 - Construction Drawings\FROM ARCHITECT\Thelevelle 03.21.rvt

60TH AVE SE

SE 24TH ST



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



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	WINDOWS
	EXISTING WALLS TO REMAIN
	DEMO WALLS
	NEW WALLS

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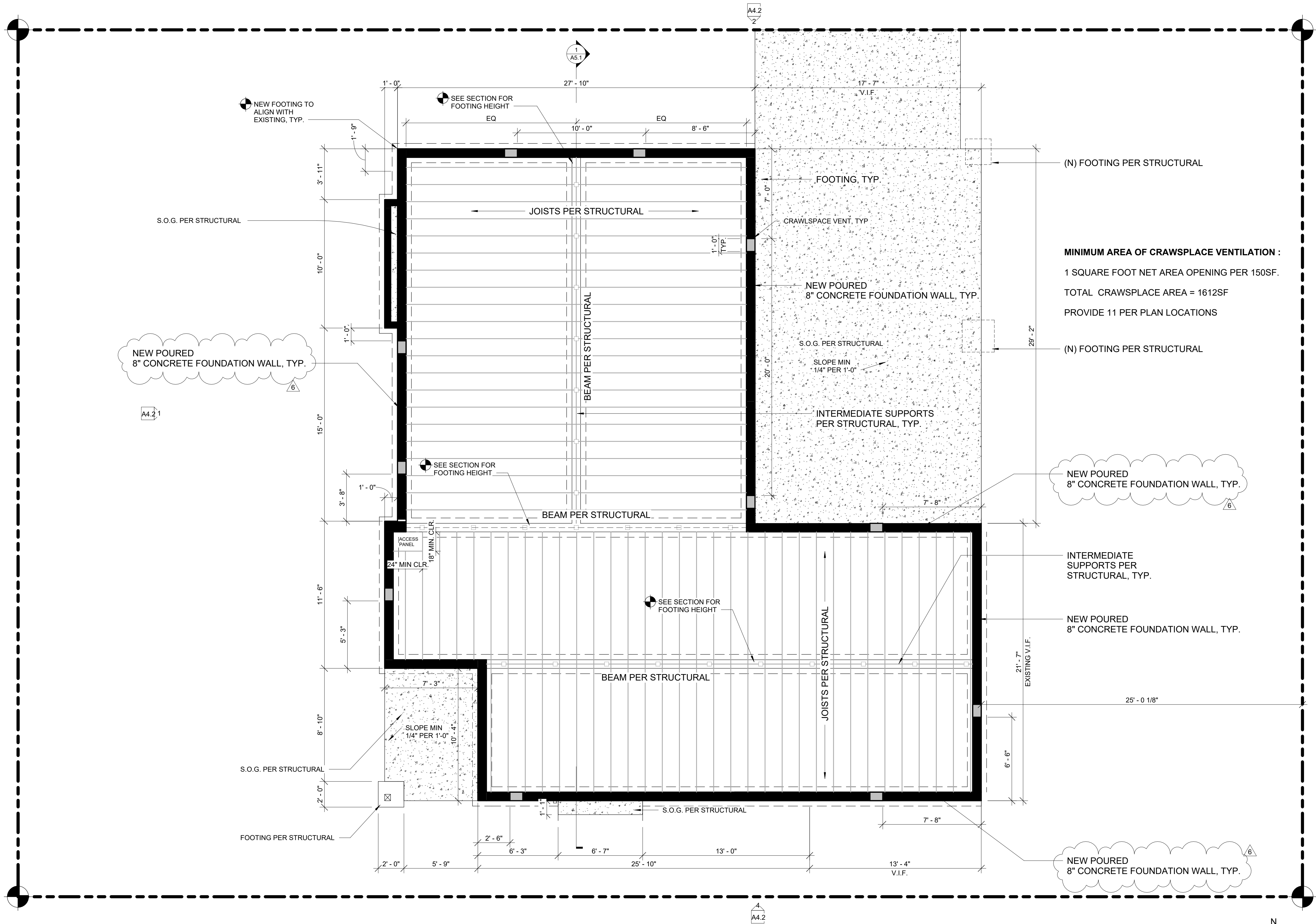
REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
3	10-26-2021	DESIGN CHANGE

EXISTING ROOF PLAN

PERMIT SET

DATE 2/14/22	REVISION 3
PROJECT NUMBER	SHEET NUMBER A1.3
SCALE 1/4" = 1'-0"	

3/23/2022 10:22:04 AM  
C:\Users\pavilioncompany\Pavilion Company Dropbox\PAVILION COMPANY, LLC\PROJECTS\Active\LEVELLA (Arielle and Adam Atkins)\Design Phases\4 - Construction Drawings\FROM ARCHITECT\Thelevella 03.21.rvt



**MINIMUM AREA OF CRAWSPACE VENTILATION :**  
1 SQUARE FOOT NET AREA OPENING PER 150SF.  
TOTAL CRAWSPACE AREA = 1612SF  
PROVIDE 11 PER PLAN LOCATIONS

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

HOUSE VENTILATION		
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*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

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\*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
2	2-16-2020	CORRECTIONS #2
3	10-26-2021	DESIGN CHANGE
4	11-21-2021	CORRECTIONS #3
5	2-8-22	CORRECTIONS #4
6	3-23-22	CORRECTIONS #5

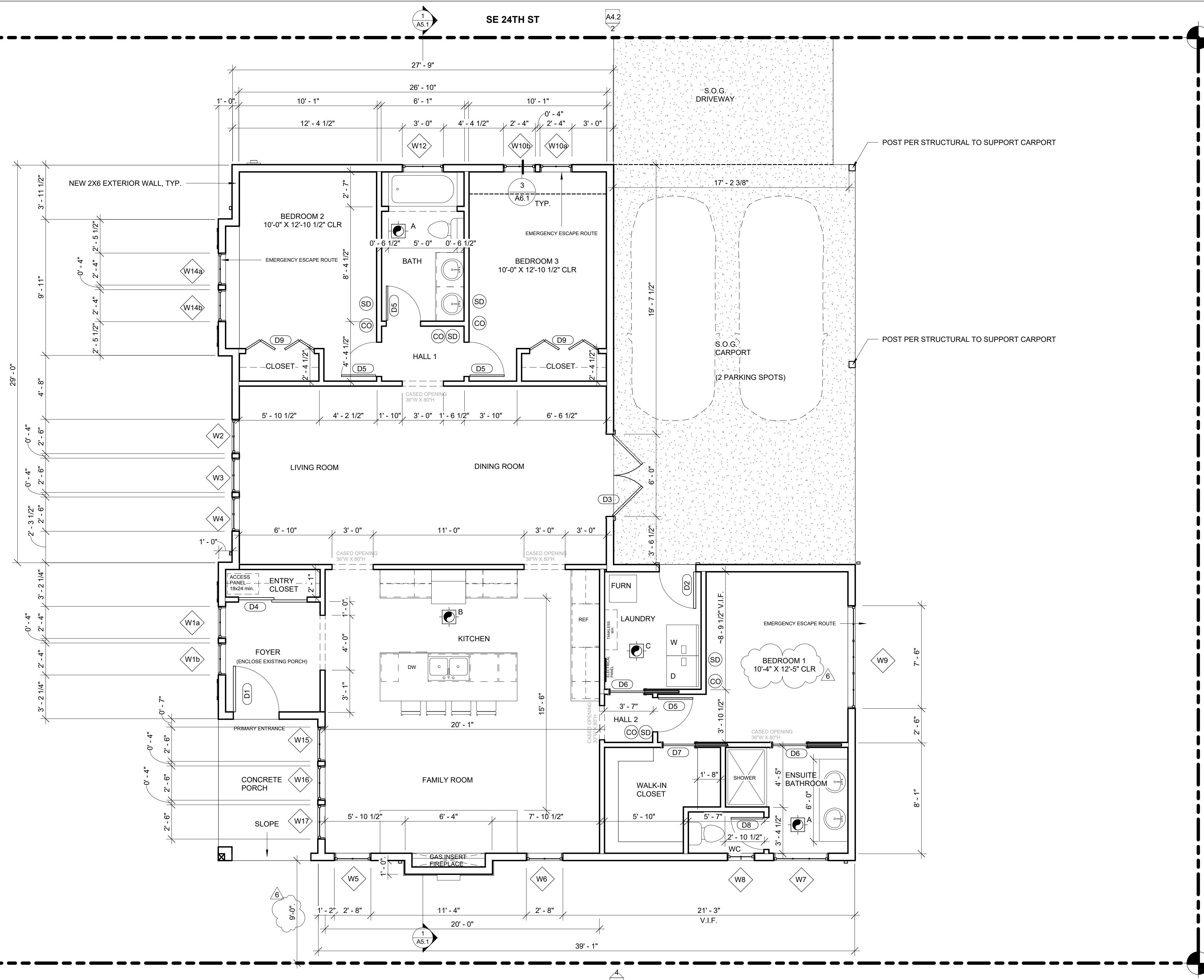
PROPOSED FOUNDATION PLAN

PERMIT SET

DATE 2/14/22	REVISION 6
PROJECT NUMBER	SHEET NUMBER A2.1
SCALE 1/4" = 1'-0"	

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60TH AVE SE



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

HOUSE VENTILATION		
2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.4 TABLE 1505.4.3(1) & TABLE 1505.4.3(2), PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.5.		
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ .025" WG (TABLE M1505.4.4)
	Kitchen	Min. 100 cfm (INTERMITTENT) @ .025" WG (TABLE M1505.4.4) (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.O.
  - 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:  
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\*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.

**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.

# THE LEVELLA

2412 60TH AVE SE  
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
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4	11-21-2021	CORRECTIONS #3
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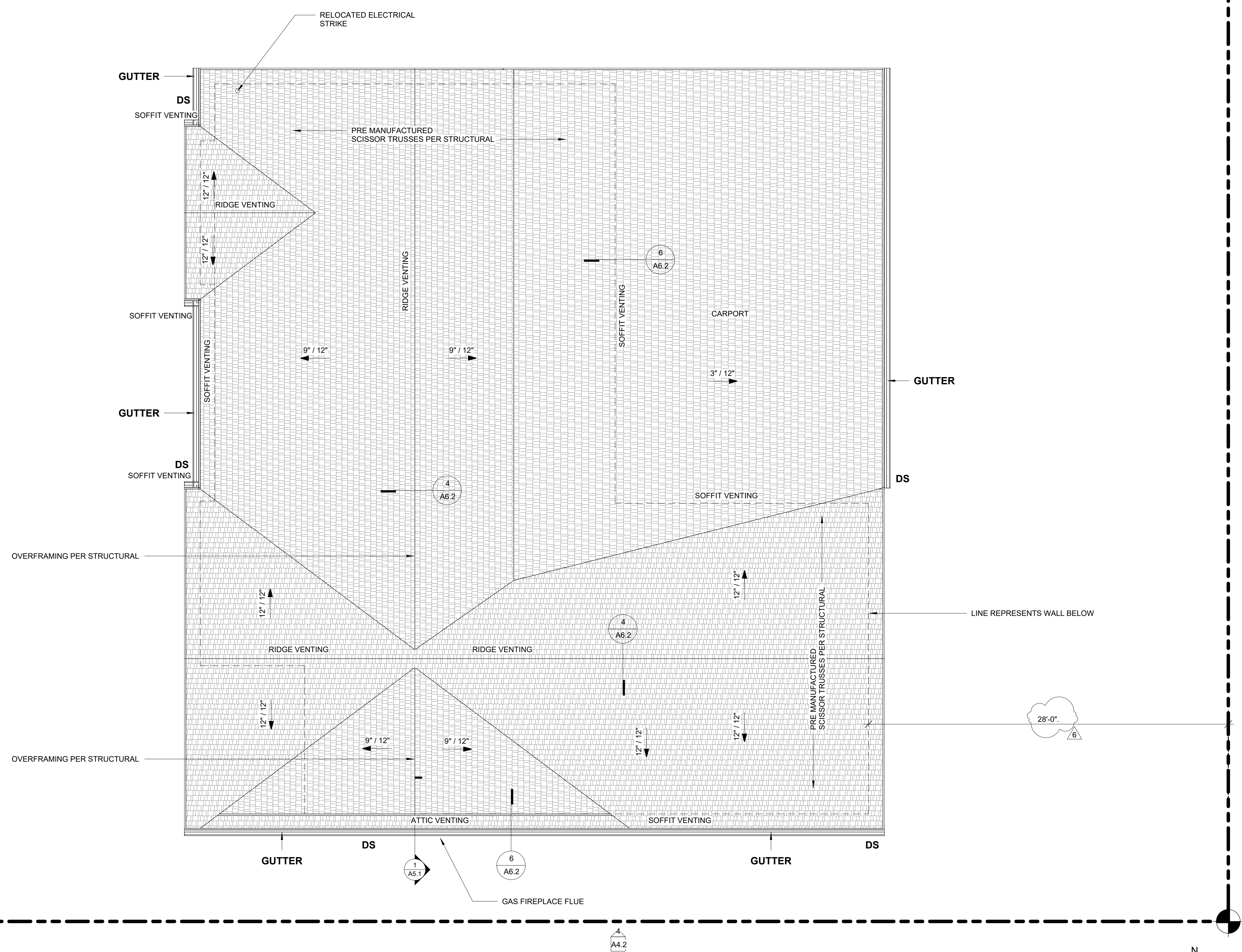
PROPOSED FIRST FLOOR PLAN

PERMIT SET

DATE 2/14/22	REVISION 6
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"

HOUSE VENTILATION		
2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.4 TABLE 1505.4.3(1) & TABLE 1505.4.3(2), PROVIDE CONTROLS PER 1505.4.2. 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

- FLOOR PLAN NOTES**
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**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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6	3-23-22	CORRECTIONS #5

PROPOSED ROOF PLAN

PERMIT SET

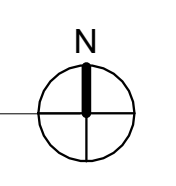
DATE 2/14/22	REVISION 6
PROJECT NUMBER	SHEET NUMBER A2.3
SCALE 1/4" = 1'-0"	





MICC 19.02.020(D)(3)(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 = 141SF  
 BEDROOM 2 = 147SF  
 BEDROOM 3 = 147SF  
 DINING/LIVING = 348SF  
 KITCHEN/ FAMILY = 414SF  
 1,197SF TOTAL PROPOSED VAULTED CEILING BETWEEN 12'-16"  
 1,197SF X 150% GFA MODIFIER = **1,796SF**  
 LAUNDRY = 60SF  
 ENSUITE BATHROOM = 58SF  
 WC = 17SF  
 WALK-IN CLOSET = 56SF  
 FOYER = 55SF  
 ENTRY CLOSET = 14SF  
 CLOSET A = 12SF  
 CLOSET B = 12SF  
 BATH = 65SF  
 HALL 1 = 24SF  
 HALL 2 = 12SF  
 CARPORT = 514SF  
**899SF TOTAL PROPOSED 9'-0" CEILINGS**  
**1,796SF + 899SF 2,695SF GFA PROPOSED**  
**3,000SF ALLOWED > 2,695SF PROPOSED 39.9%**

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



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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**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
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  - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
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  - SMOKE & CARBON MONOXIDE DETECTORS:  
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**THE LEVELLE**  
 2412 60TH AVE SE  
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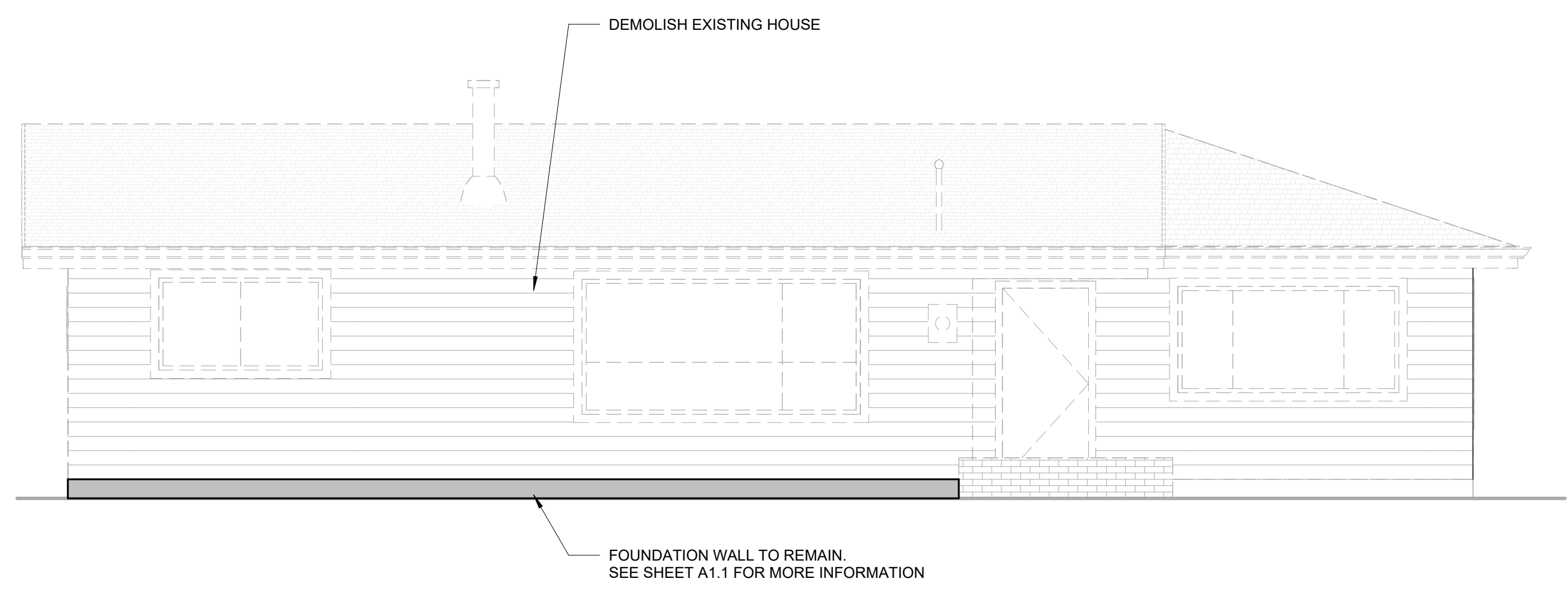
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4	11-21-2021	CORRECTIONS #3
6	3-23-22	CORRECTIONS #5

PROPOSED CEILING PLAN

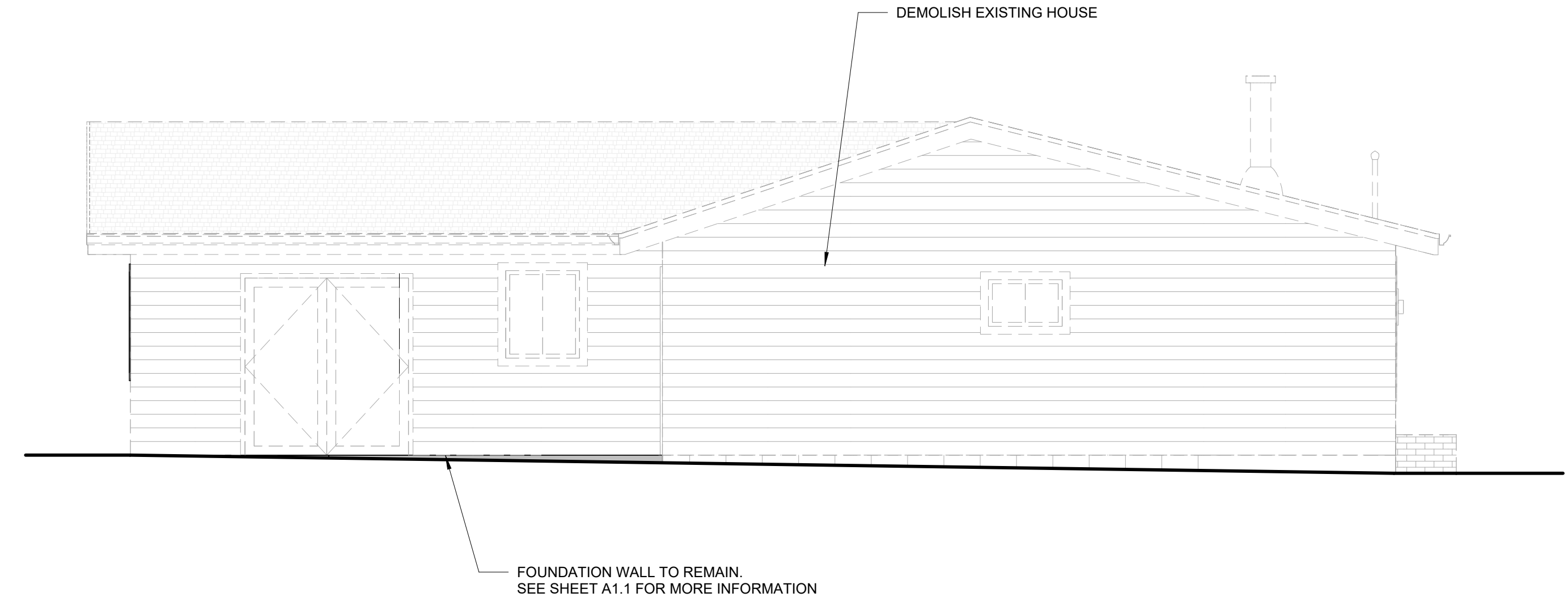
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DATE 2/14/22	REVISION 6
PROJECT NUMBER	SHEET NUMBER A2.4
SCALE 1/4" = 1'-0"	

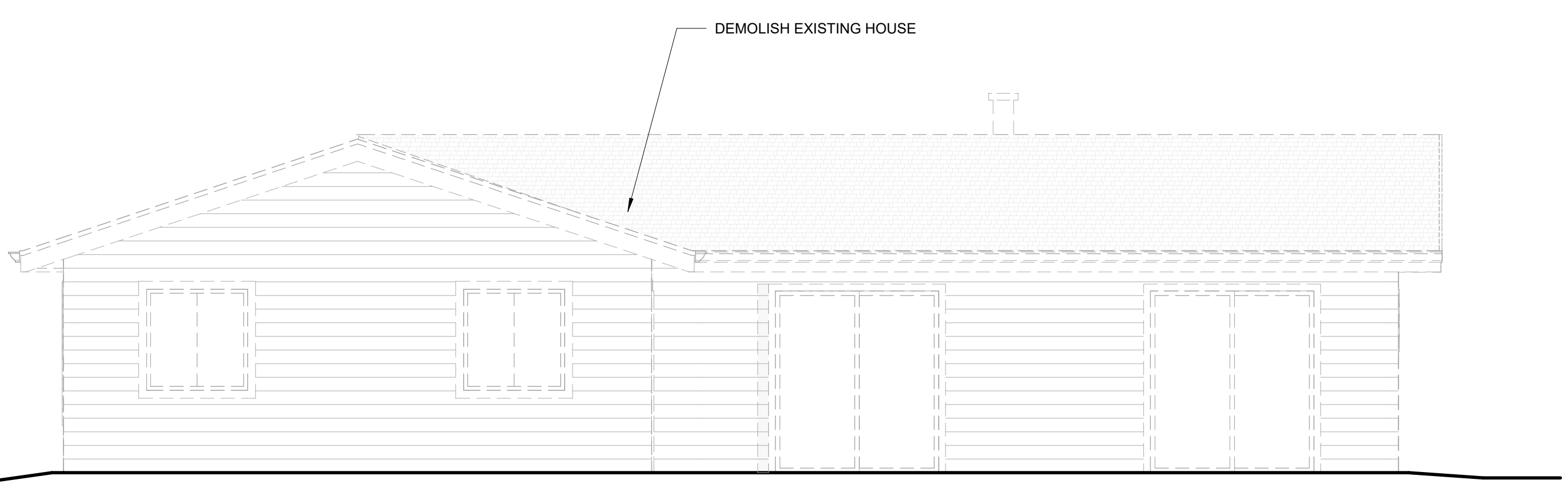
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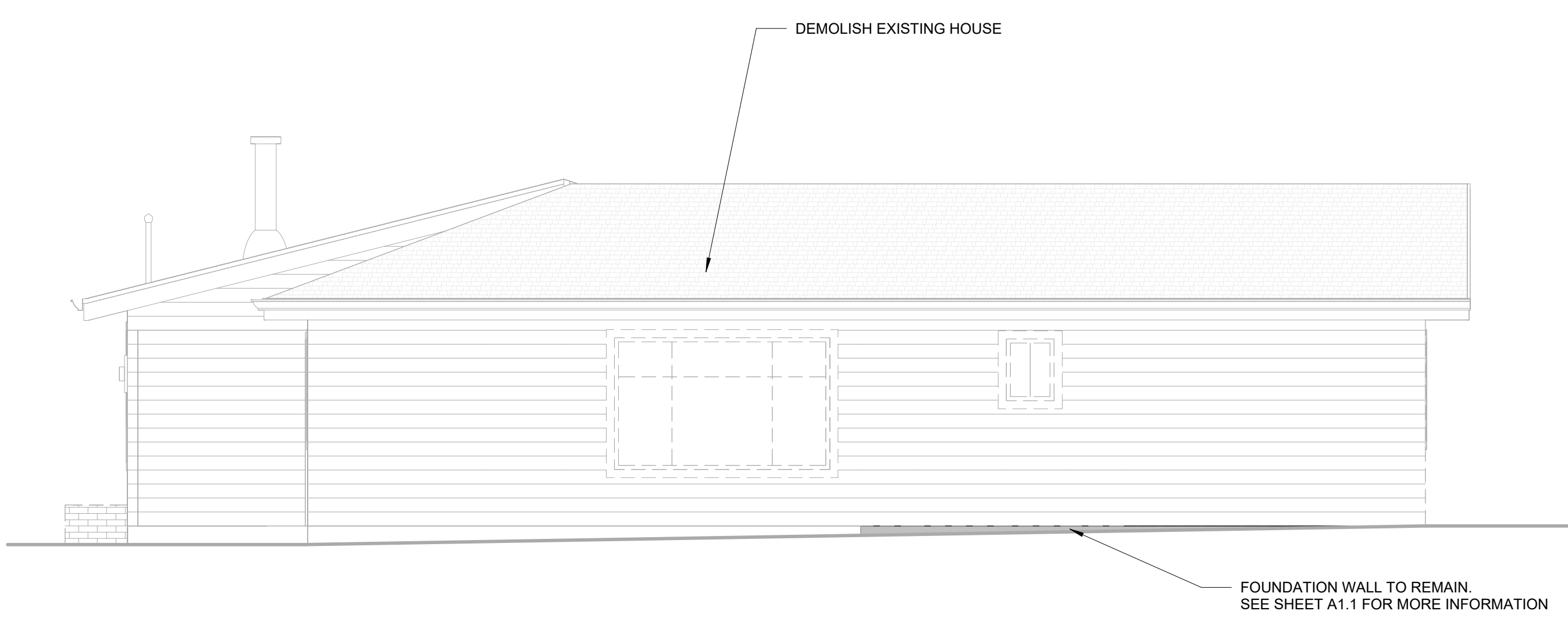
① EXISTING WEST FACADE  
1/4" = 1'-0"



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



③ EXISTING EAST FACADE  
1/4" = 1'-0"



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

**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 LEVELLE**  
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

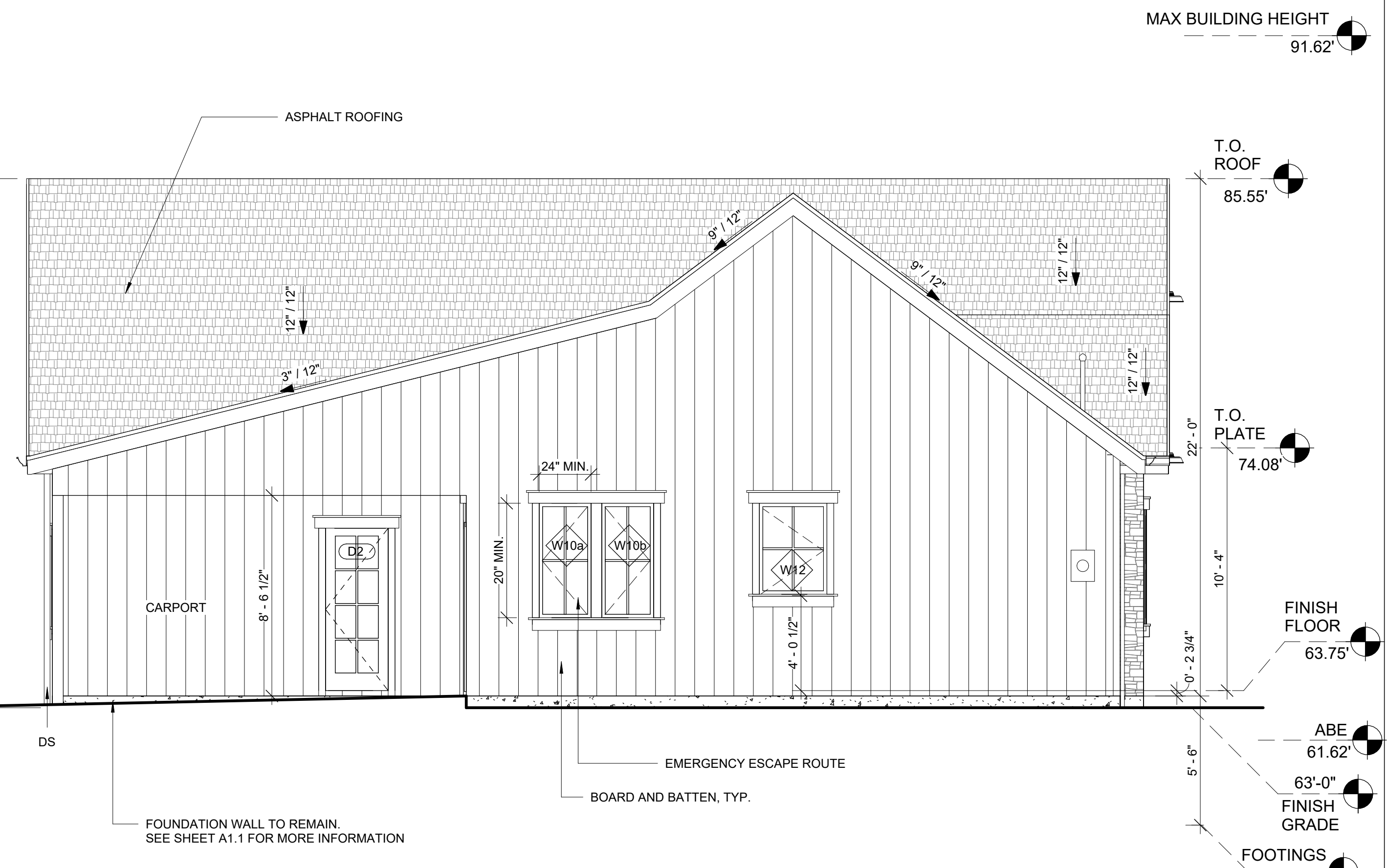
PERMIT SET

DATE 2/14/22	REVISION 3
PROJECT NUMBER	SHEET NUMBER A4.1
SCALE 1/4" = 1'-0"	

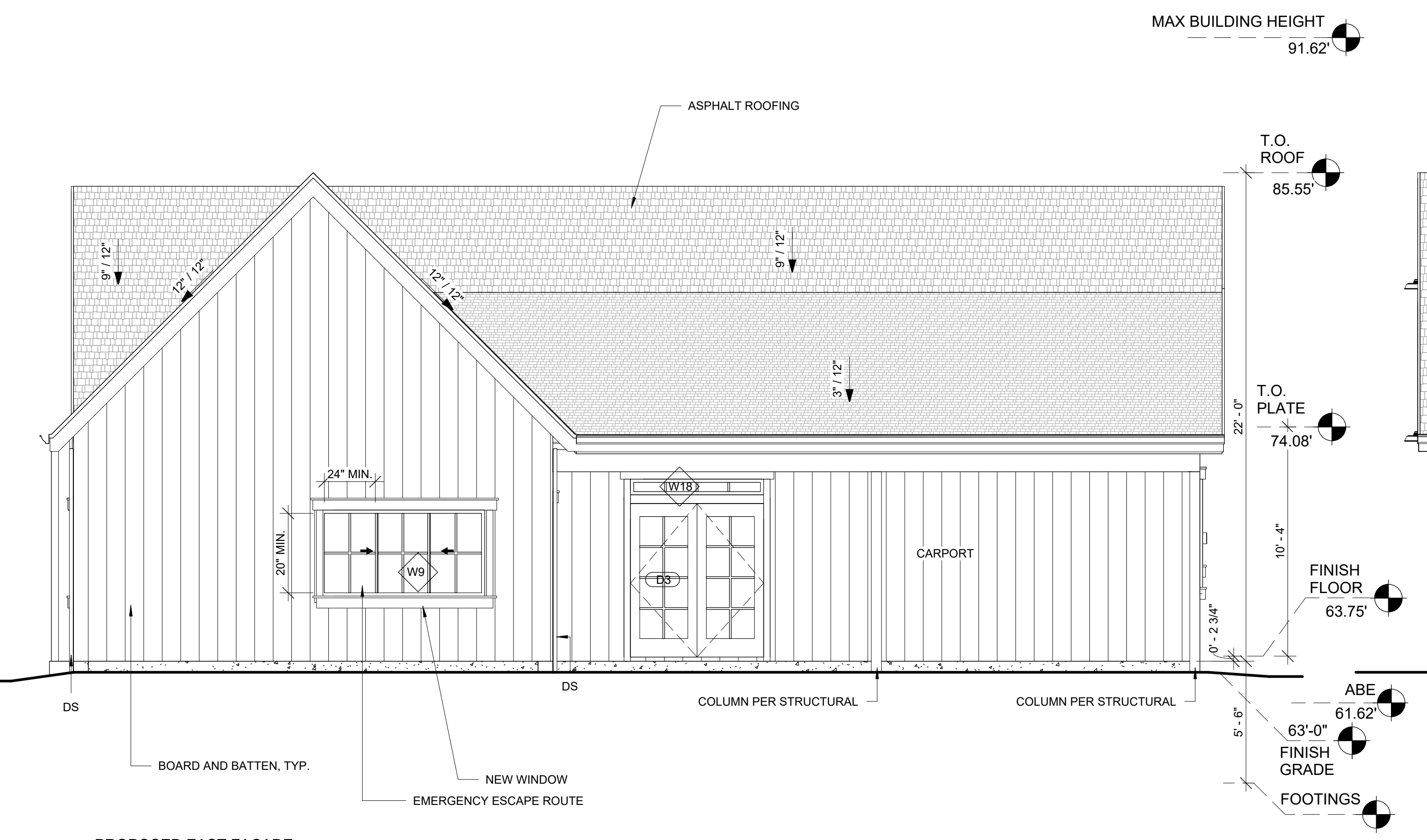
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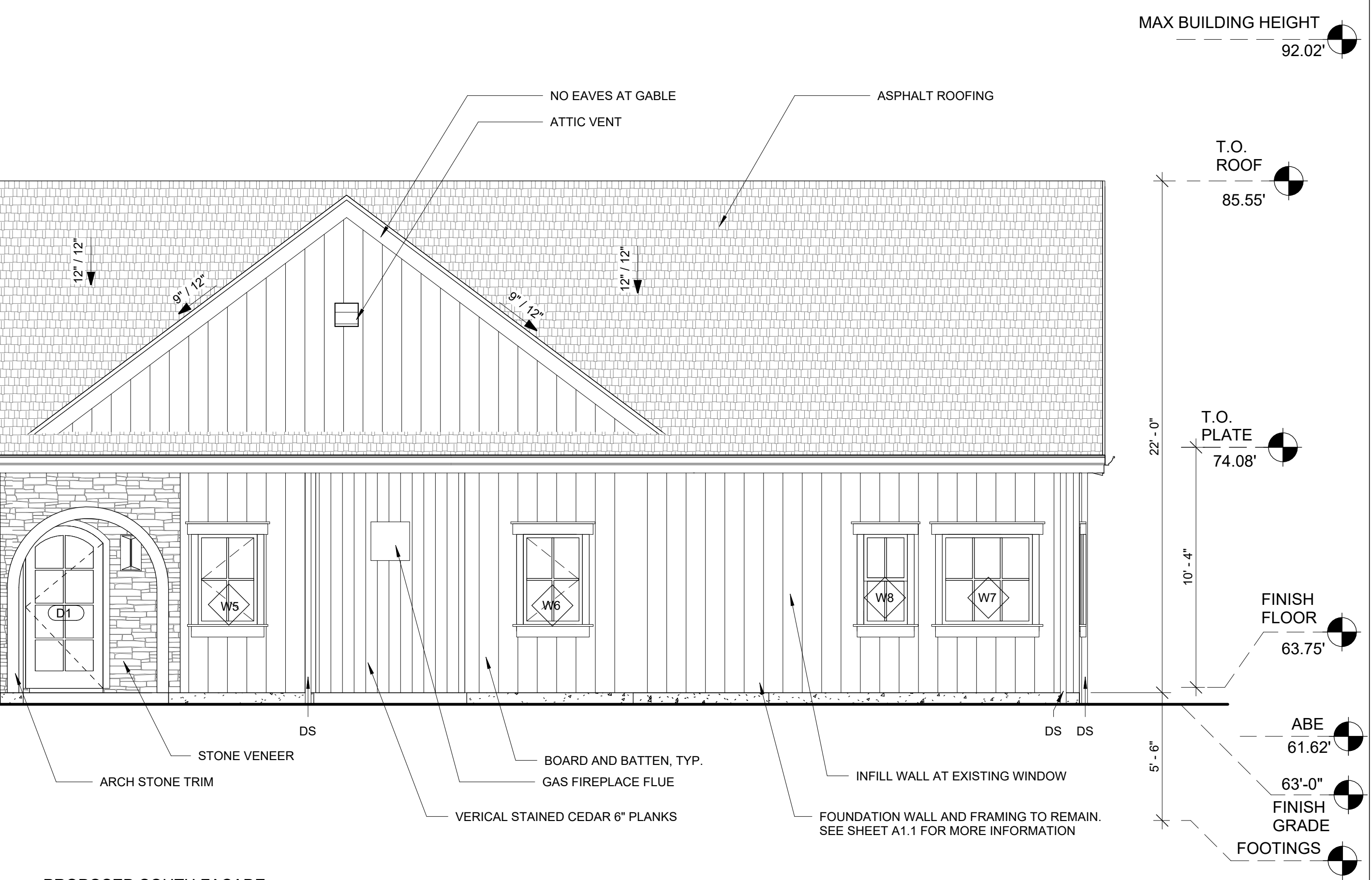
1 PROPOSED WEST FACADE  
1/4" = 1'-0"



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



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



4 PROPOSED SOUTH FACADE  
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. BOARD AND BATTEN TO BE INSTALLED AT SIDING. CAULK AND PAINT

# THE LEVELLA

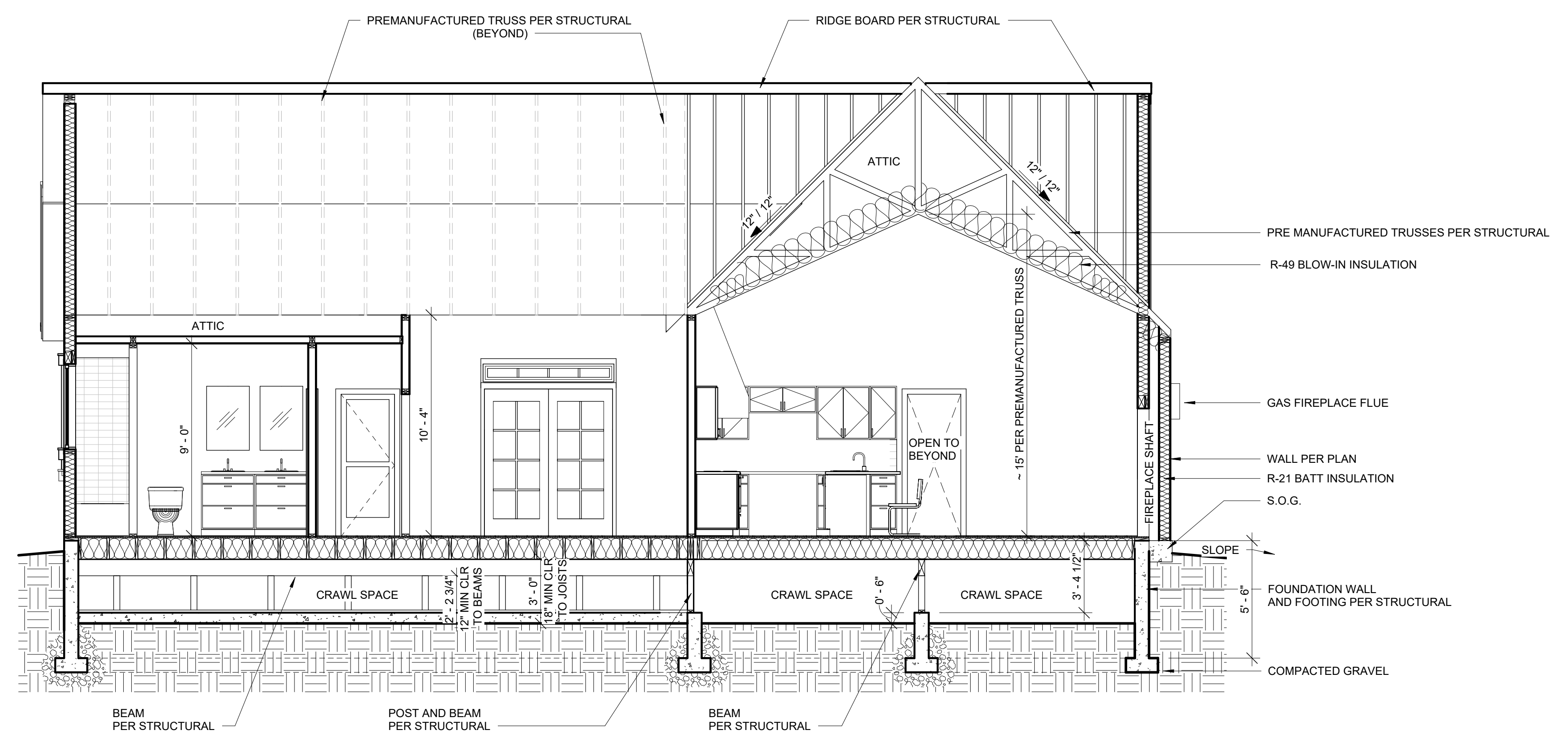
2412 60TH AVE SE  
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
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5	2-8-22	CORRECTIONS #4

PROPOSED ELEVATIONS

PERMIT SET

DATE 2/14/22	REVISION 5
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-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 skylights: U-value of .30 or better  
 skylights: U-value of .50 or better

# THE LEVELLA

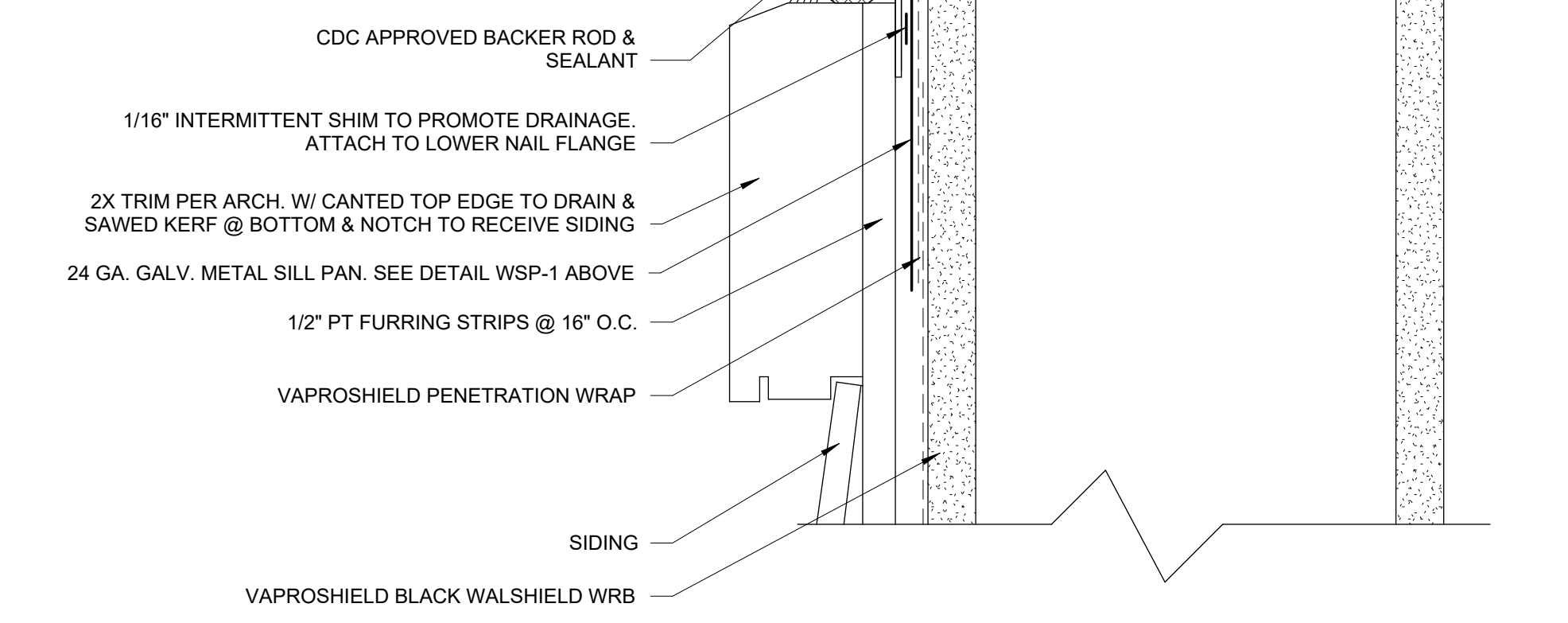
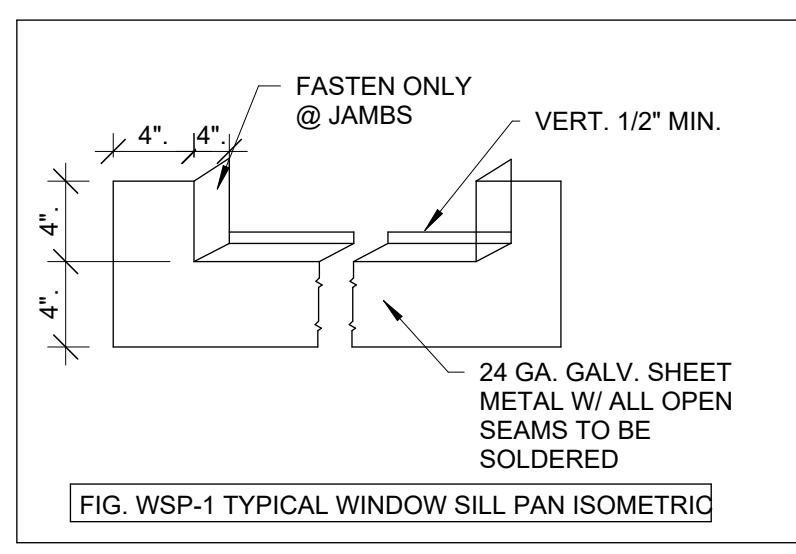
2412 60TH AVE SE  
MERCER ISLAND, WA 98040

REVISION	DATE	REASON FOR ISSUE
1	12-17-2020	CORRECTIONS #1
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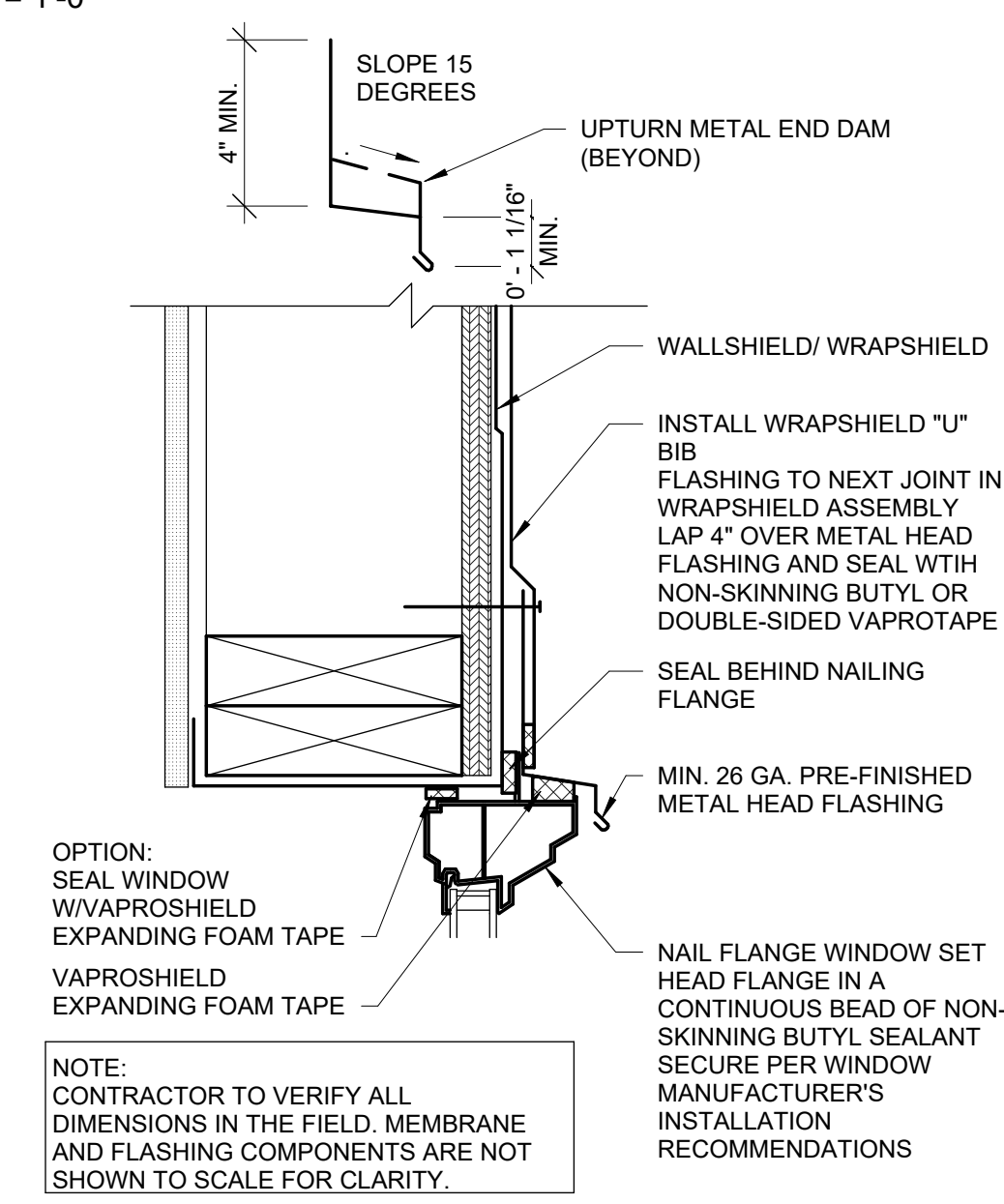
BUILDING SECTIONS

PERMIT SET

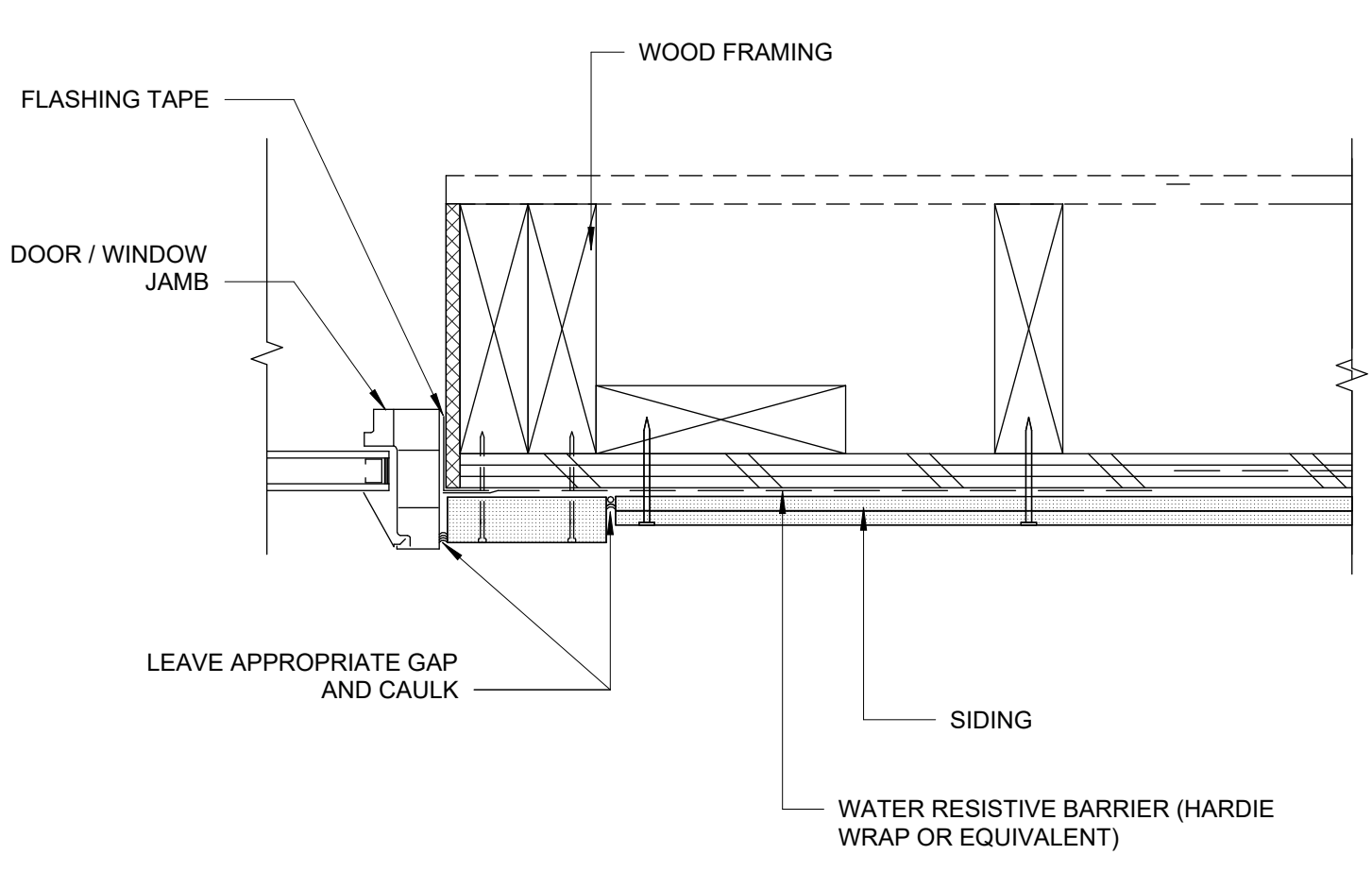
DATE 2/14/22	REVISION 4
PROJECT NUMBER	SHEET NUMBER A5.1
SCALE 1/4" = 1'-0"	



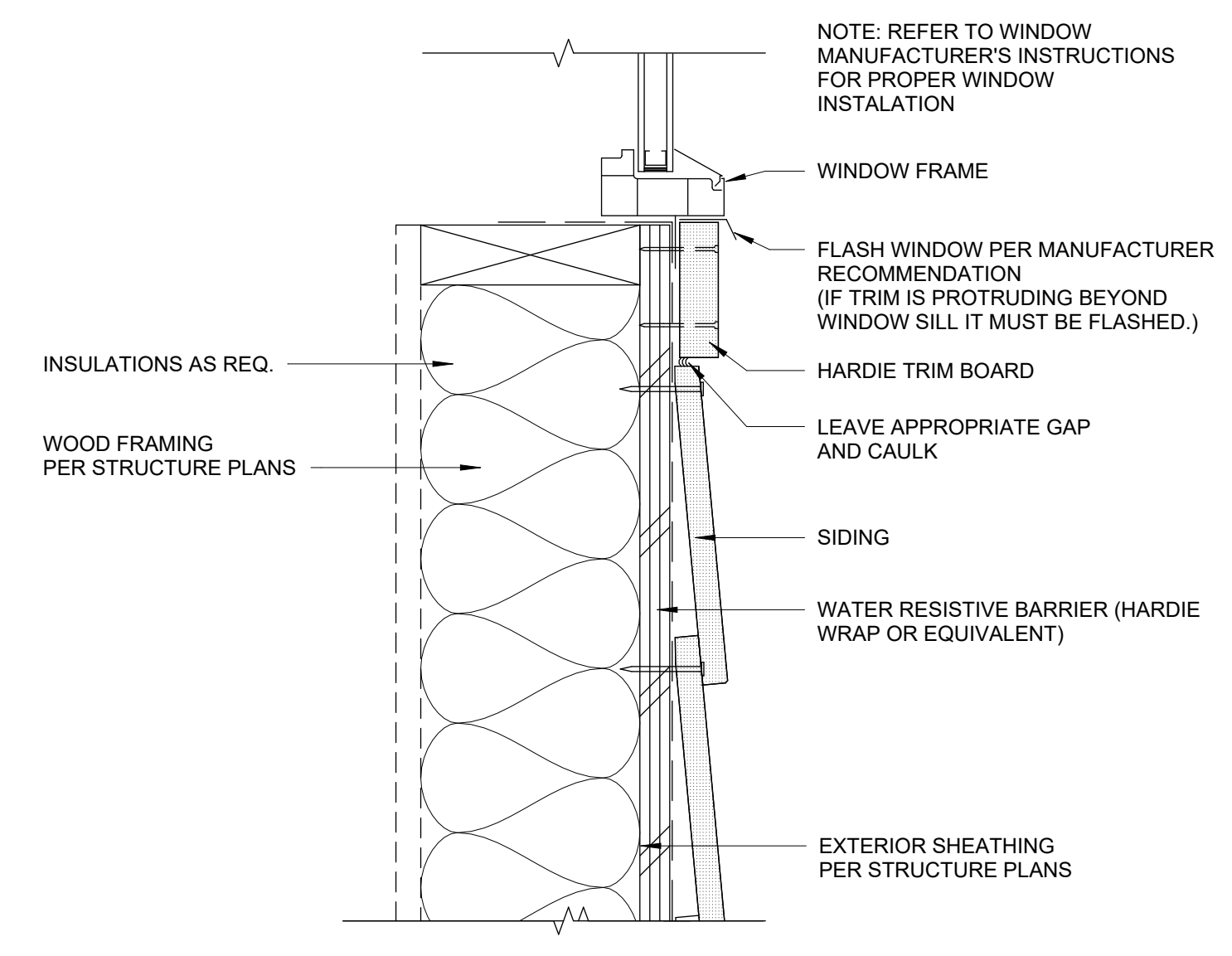
7 WINDOW SILL FLASHING DETAIL (METAL HEAD FLASHING BY OTHERS) 6" = 1'-0"



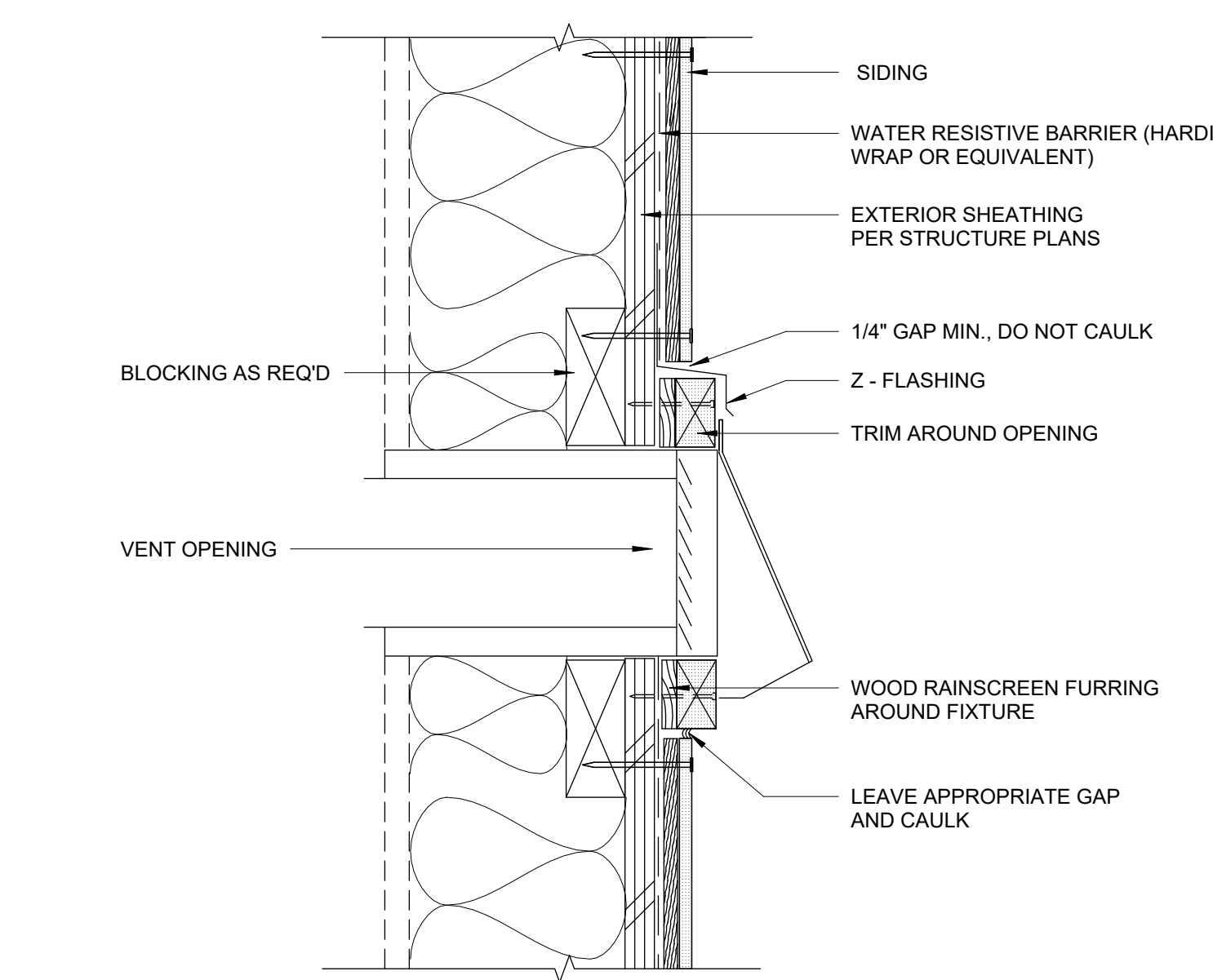
H WINDOW & DOOR HEADER FLASHING DETAIL 3" = 1'-0"



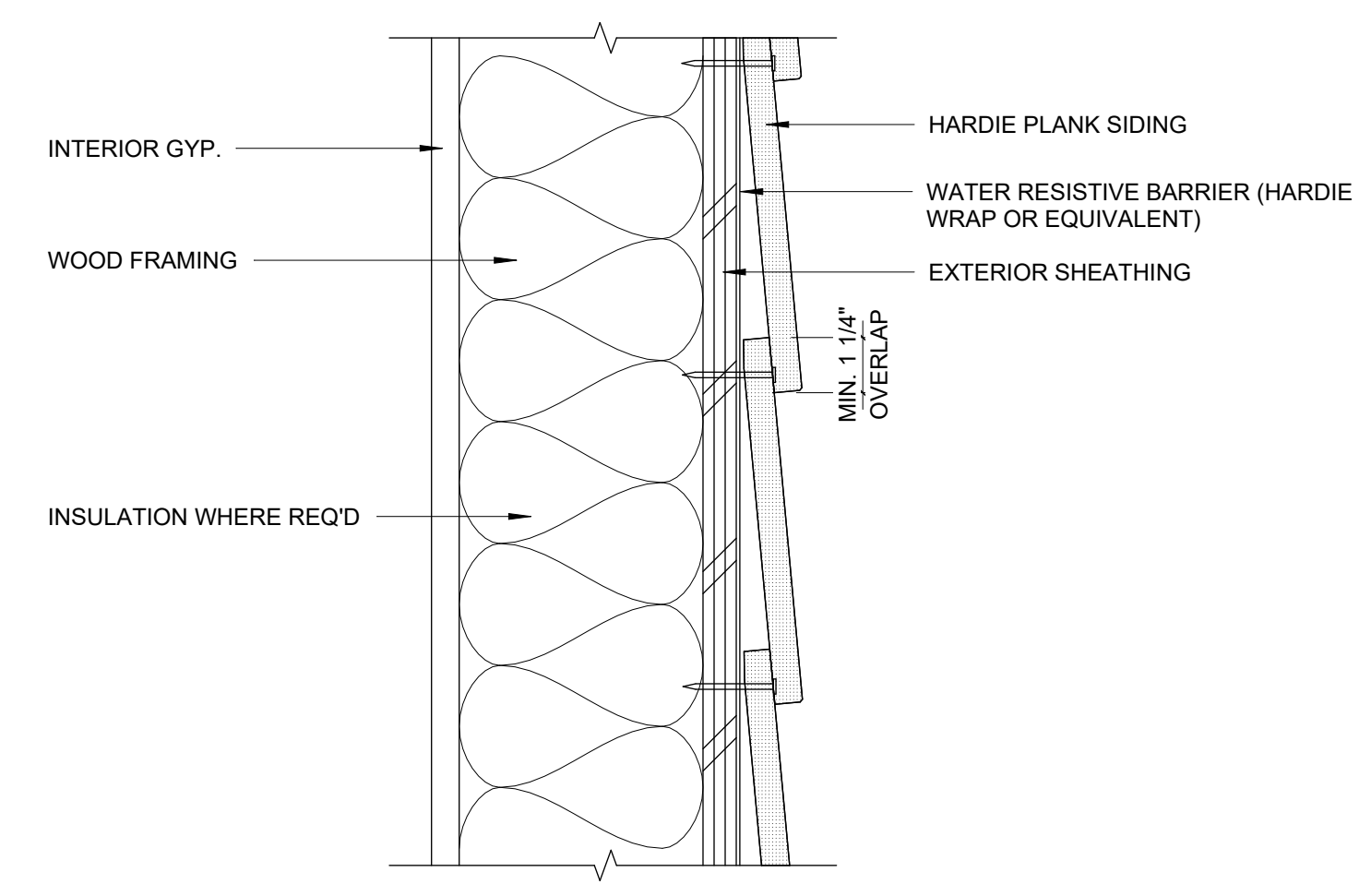
G DOOR / WINDOW JAMB @ SIDING 3" = 1'-0"



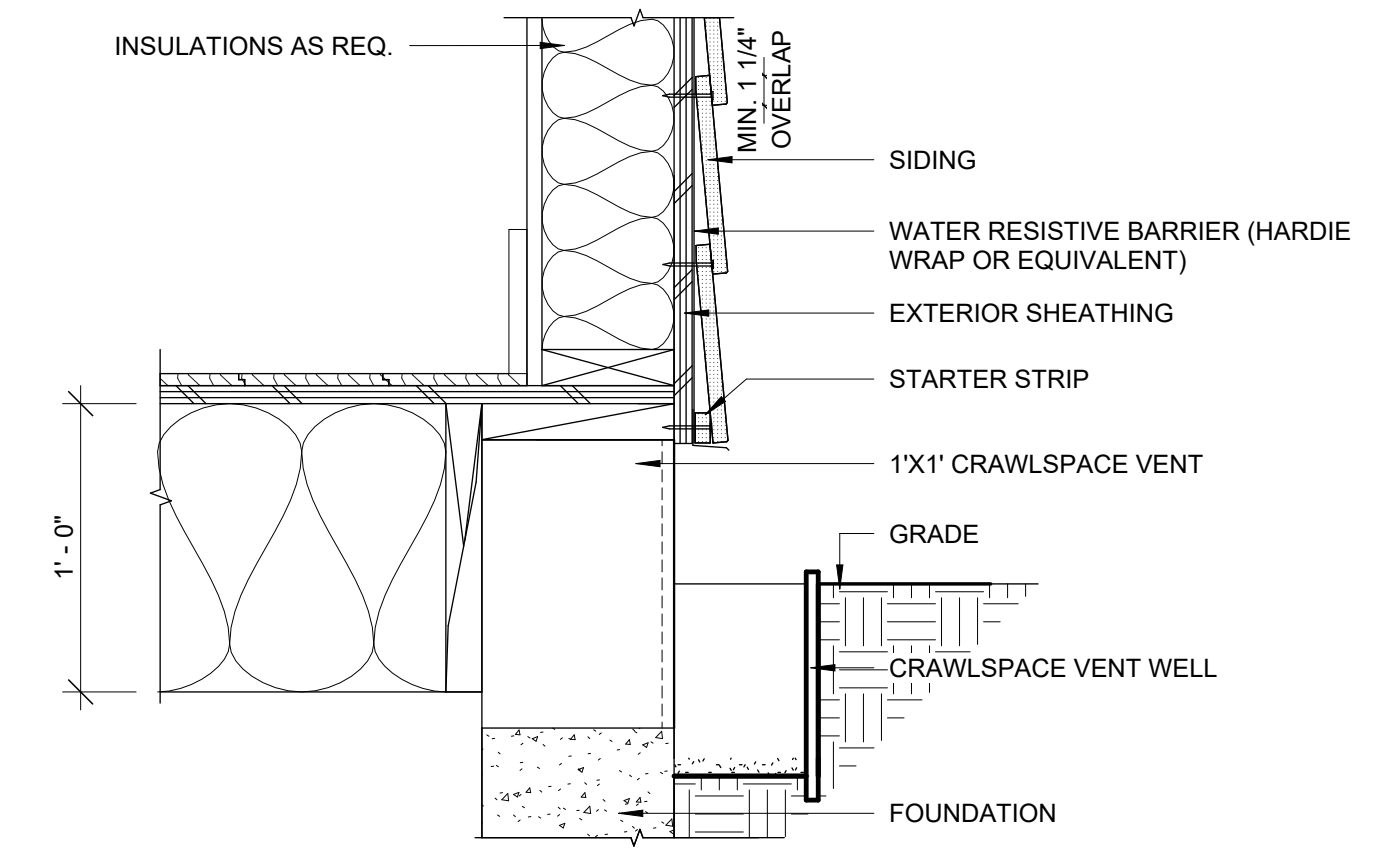
4 WINDOW SILL @ SIDING 3" = 1'-0"



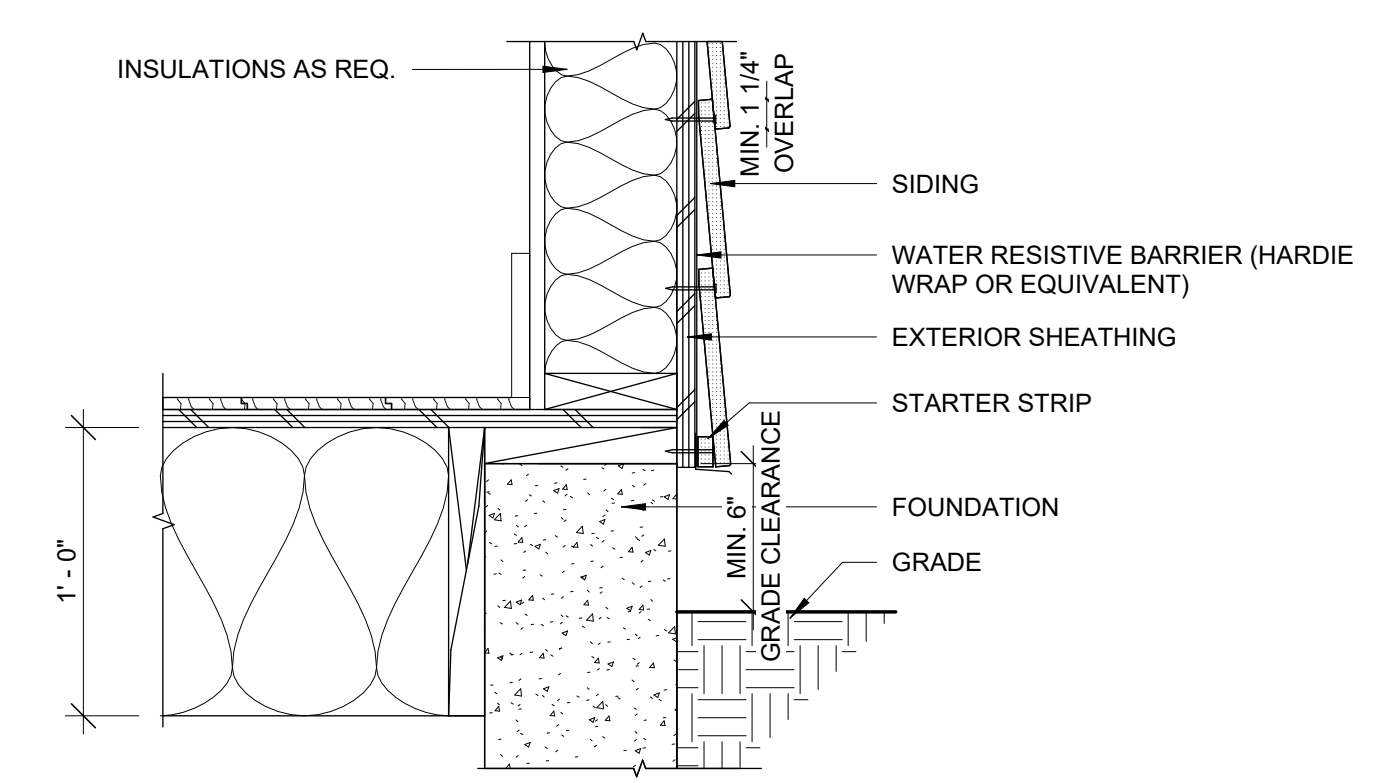
5 FIXTURE PENETRATION @ SIDING 3" = 1'-0"



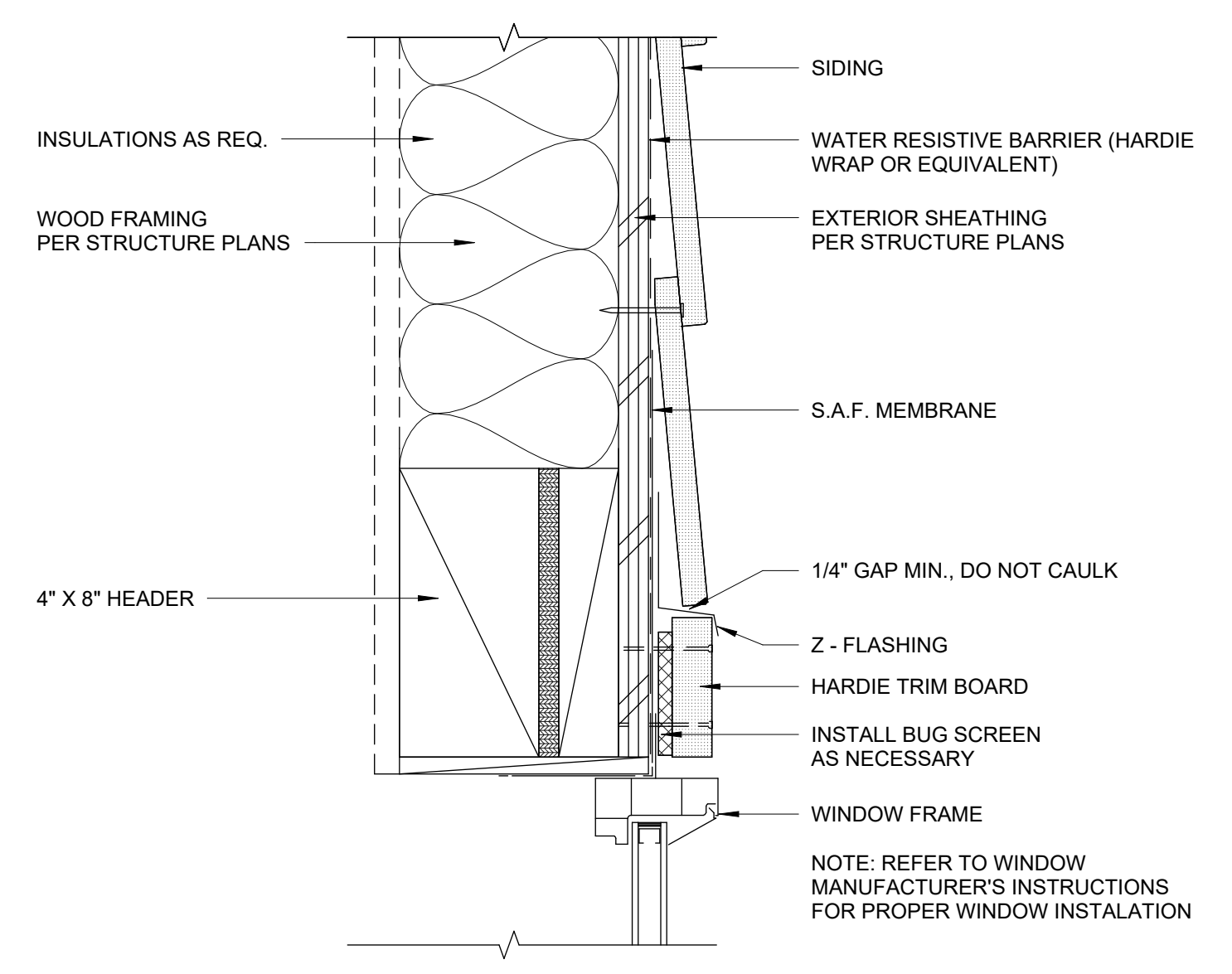
6 TYP. LAP SIDING 3" = 1'-0"



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**  
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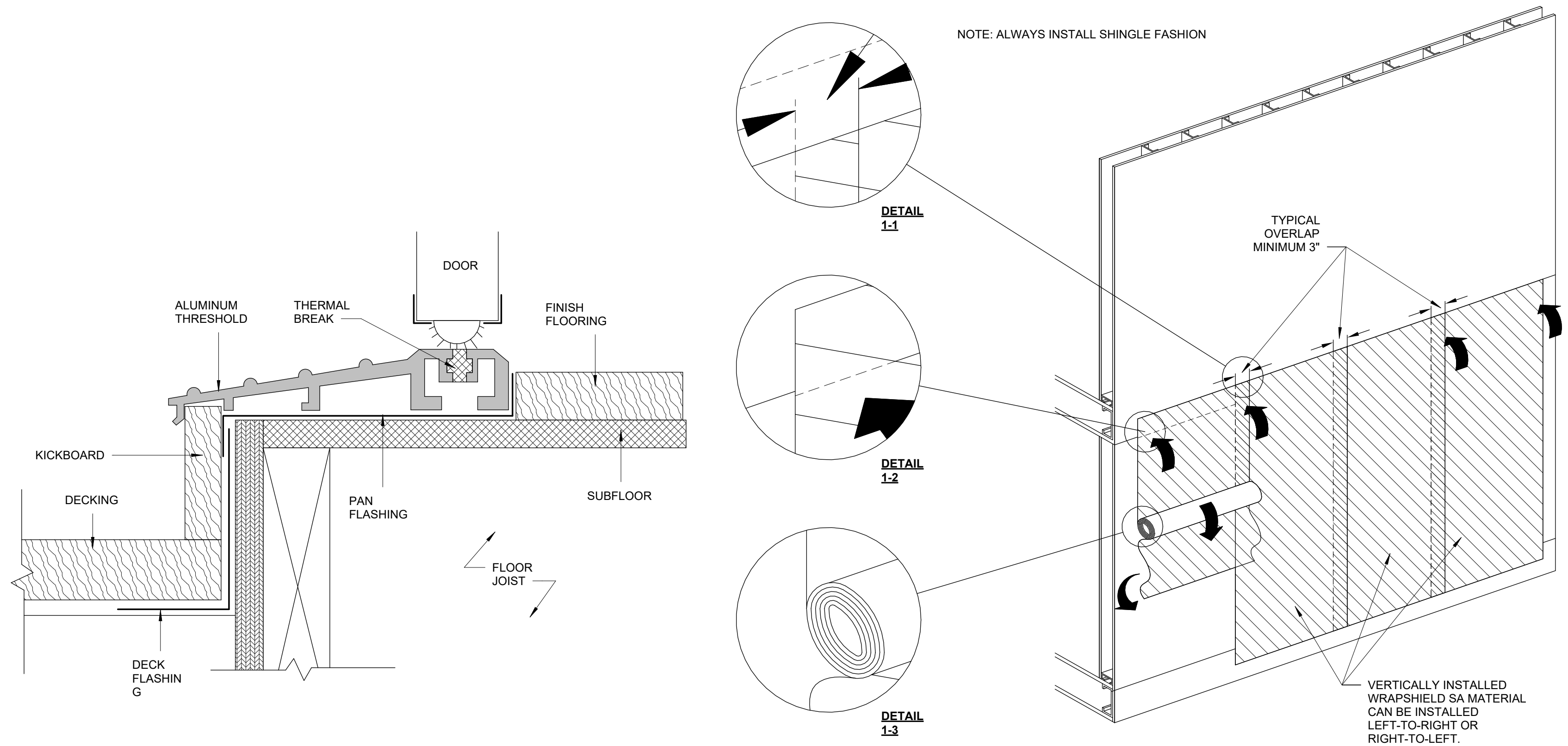
REVISION	DATE	REASON FOR ISSUE
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DETAILS

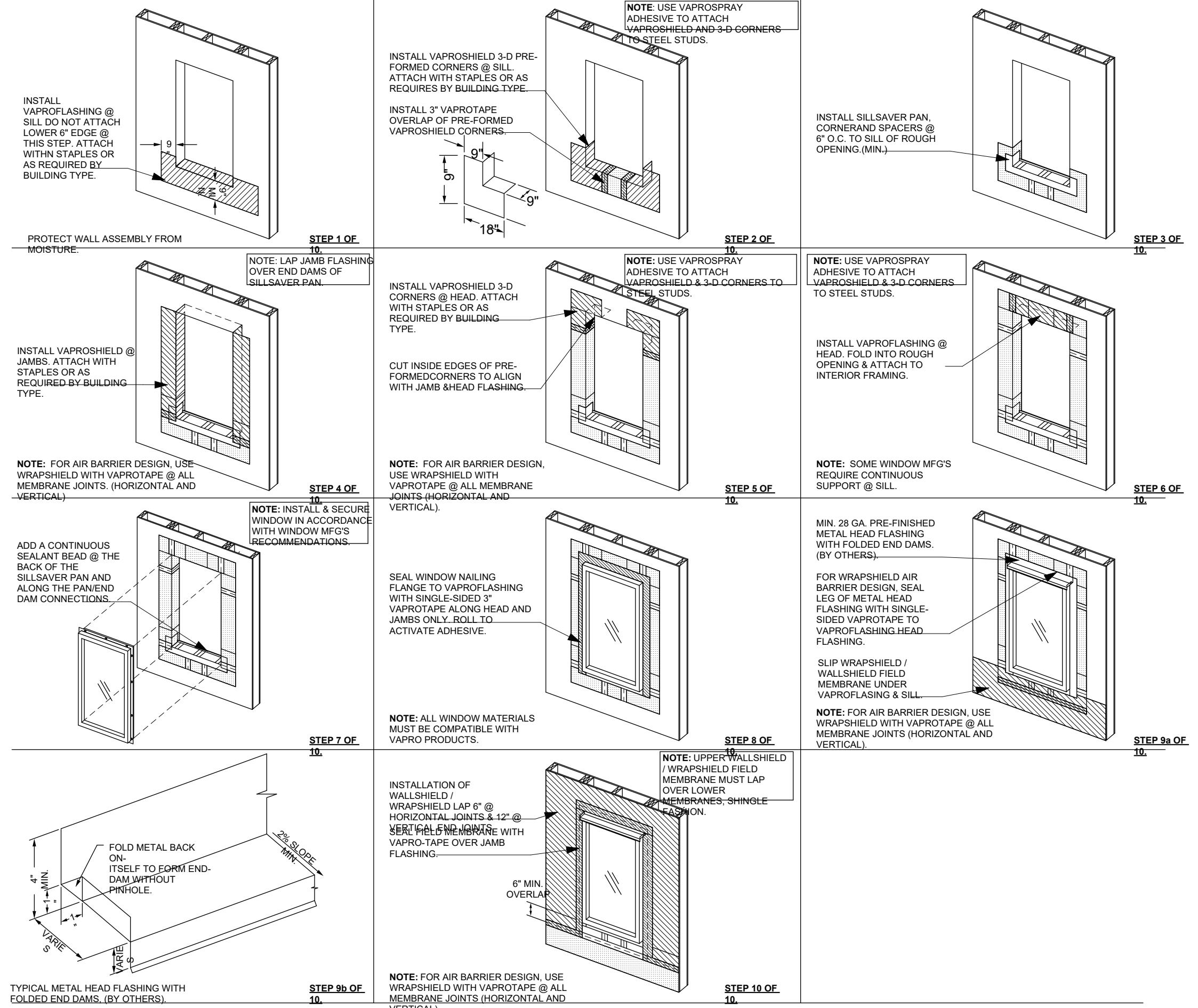
PERMIT SET

DATE 2/14/22	REVISION 4
PROJECT NUMBER	SHEET NUMBER A6.1
SCALE As indicated	

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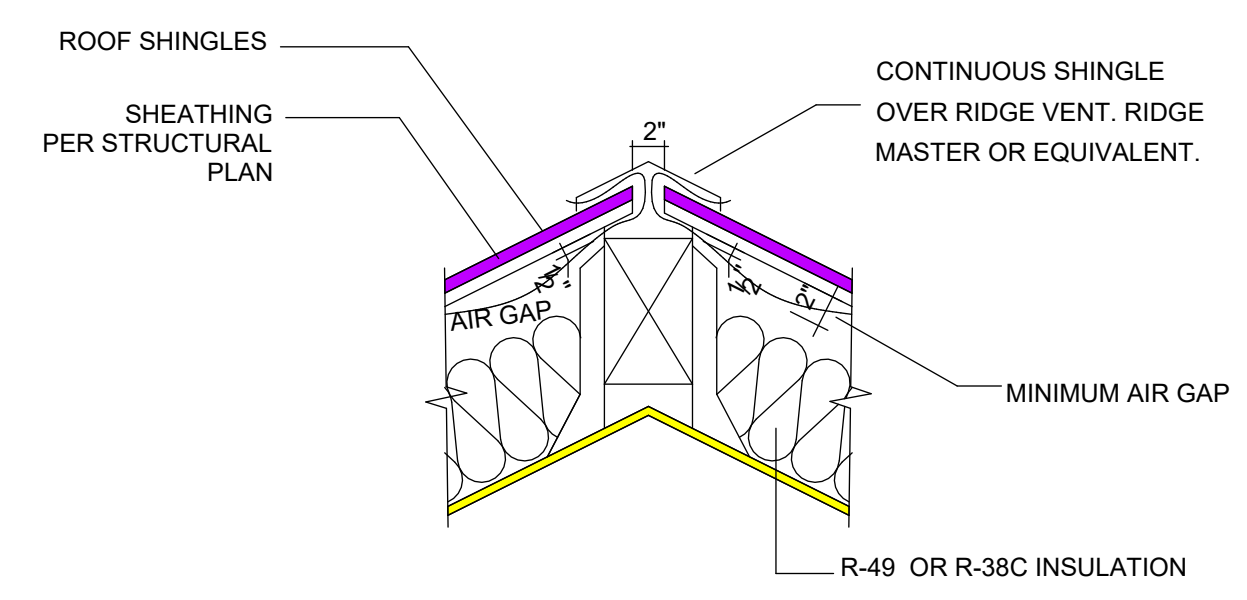
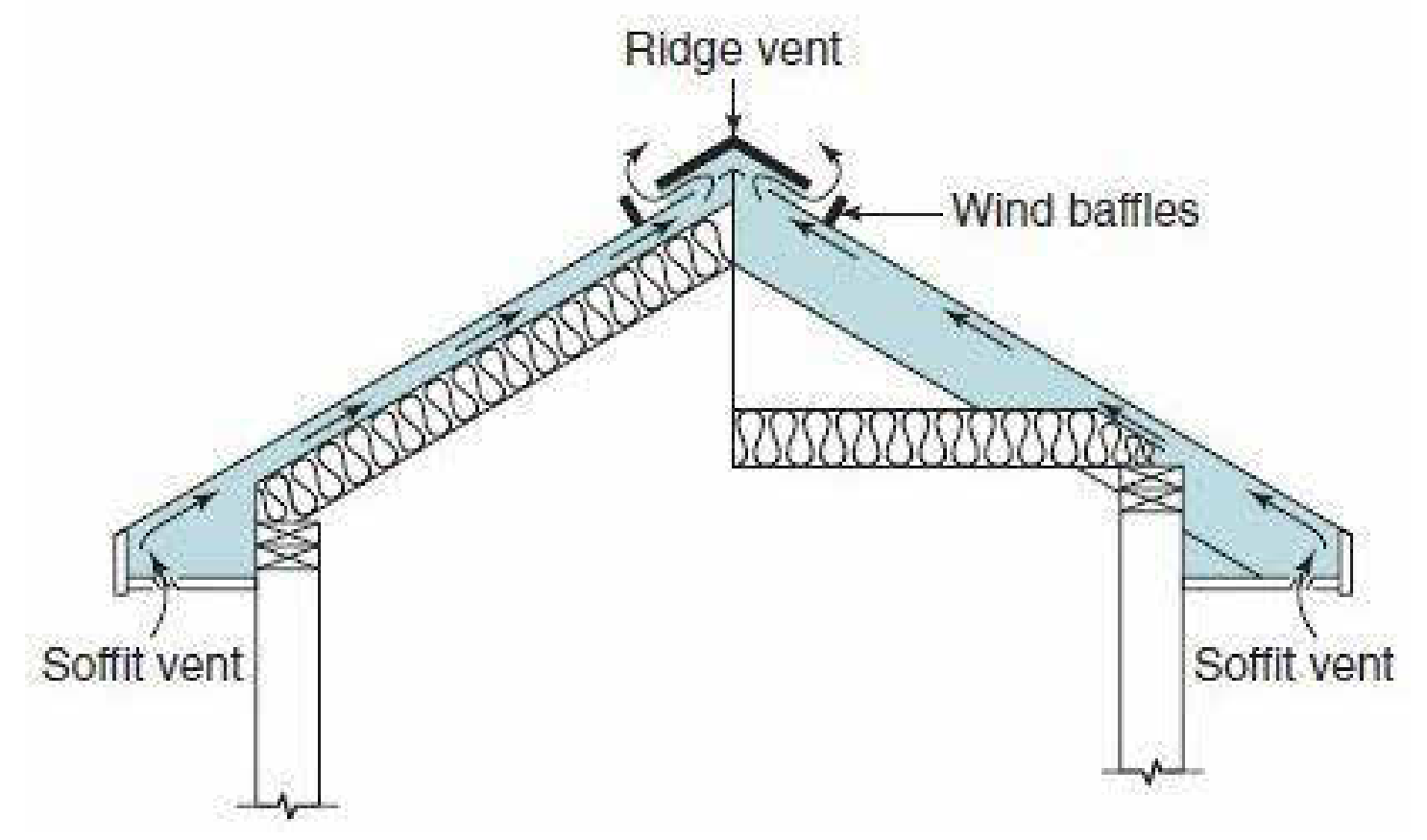
NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.  
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE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



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

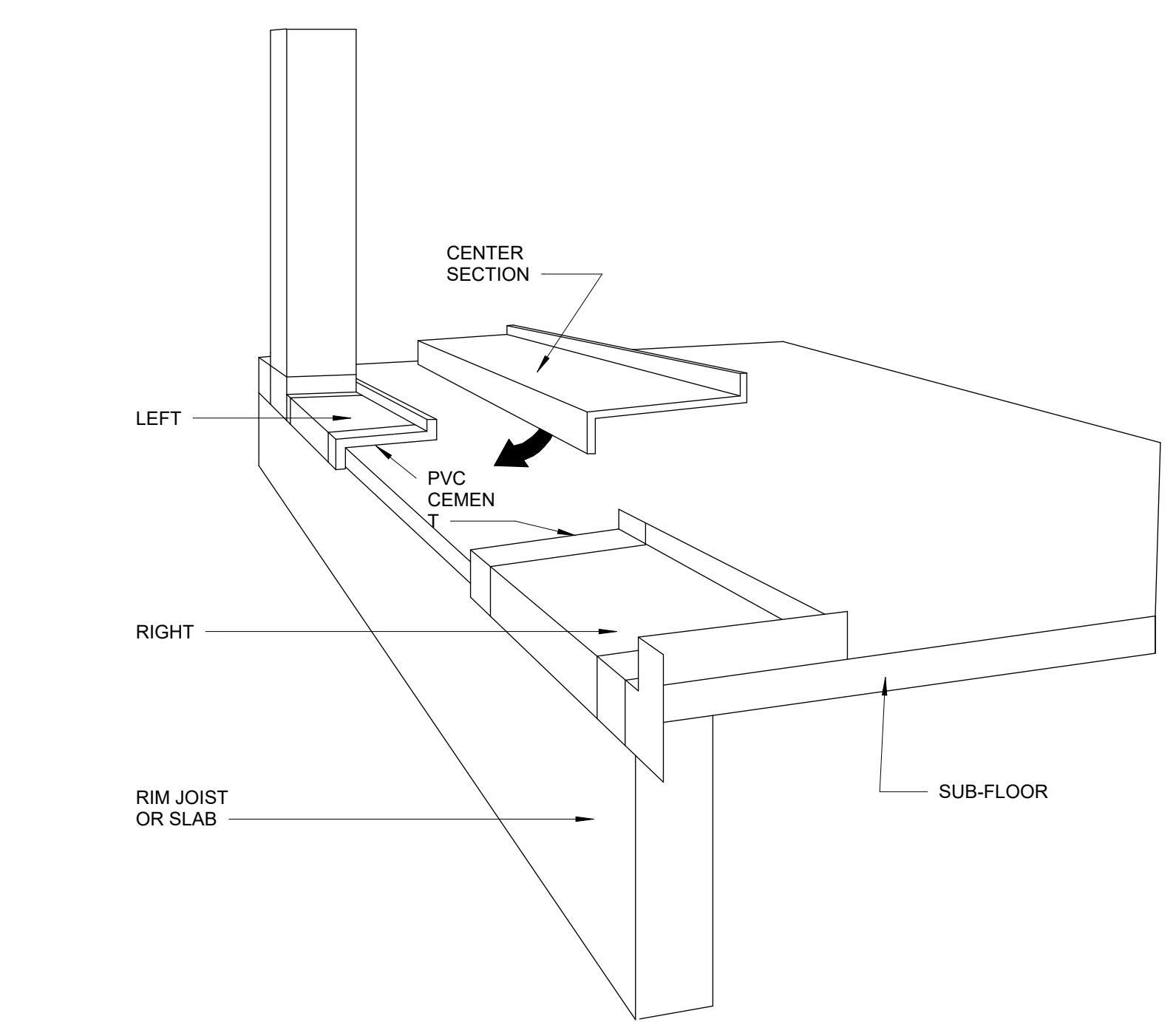
3 WEATHER SHIELD DETAIL  
1" = NTS

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

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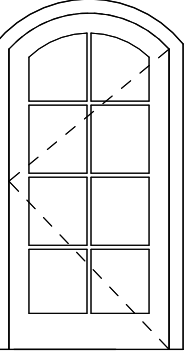
DETAILS

PERMIT SET

DATE 2/14/22	REVISION 3
PROJECT NUMBER	SHEET NUMBER A6.2
SCALE As indicated	

**EXTERIOR DOOR SCHEDULE**

Item: Qty: Reuse existing door  
 D1 1



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

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	Comments:
A1	0.31	0.21	

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

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	Comments:
A1	0.31	0.21	

**INTERIOR DOOR SCHEDULE**

NO.	QTY	WIDTH	HEIGHT	NOTES
D4	1	5'-0"	6'-8"	CLOSET SLIDER DOORS
D5	4	2'-6"	6'-8"	INTERIOR DOOR
D6	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
D7	1	2'-4"	6'-8"	INTERIOR POCKET DOOR
D8	1	2'-4"	6'-8"	INTERIOR DOOR
D9	2	5'-0"	6'-8"	CLOSET BI-FOLD DOORS

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

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

**DOOR SCHEDULES**

**PERMIT SET**

DATE 2/14/22	REVISION 3
PROJECT NUMBER	SHEET NUMBER A7.1
SCALE 1/4" = 1'-0"	

Line: 1 Location: [W1] FOYER W. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 28" x 60", Net Frame: 27 1/2" x 59 1/2".

Line: 2 Location: [W2] FOYER W. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 28" x 60", Net Frame: 27 1/2" x 59 1/2".

Line: 3 Location: [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. Model = Casement, Size = RD: 30" x 56", Net Frame: 29 1/2" x 55 1/2".

Line: 4 Location: [W3] living room w. Quantity: 1 Trinsic V300, 2340, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .27, VT: .51. Model = Picture, Size = RD: 30" x 56", Net Frame: 29 1/2" x 55 1/2".

Line: 5 Location: [W4] living room w. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 30" x 56", Net Frame: 29 1/2" x 55 1/2".

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. Model = Casement, Size = RD: 32" x 48", Net Frame: 31 1/2" x 47 1/2".

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. Model = Casement, Size = RD: 32" x 48", Net Frame: 31 1/2" x 47 1/2".

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. Model = Picture, Size = RD: 48" x 48", Net Frame: 47 1/2" x 47 1/2".

Line: 9 Location: [W8] ENSUITE WC Quantity: 1 Trinsic V300, 2310, SH, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .26, VT: .49. Model = Single Hung, Size = RD: 24" x 48", Net Frame: 23 1/2" x 47 1/2".

Line: 10 Location: [W9] BED # 1 Quantity: 1 Trinsic V300, 2310, DV, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .26, VT: .49. Model = Double Vent, Size = RD: 50" x 48", Net Frame: 49 1/2" x 47 1/2".

Line: 11 Location: [W10] BED # N Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 28" x 60", Net Frame: 27 1/2" x 59 1/2".

Line: 12 Location: [W10] BED # N Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 28" x 60", Net Frame: 27 1/2" x 59 1/2".

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. Model = Casement, Size = RD: 30" x 48", Net Frame: 29 1/2" x 47 1/2".

Line: 14 Location: [W14] BED2 W. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 28" x 60", Net Frame: 27 1/2" x 59 1/2".

Line: 15 Location: [W14i] BED2 W. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 28" x 60", Net Frame: 27 1/2" x 59 1/2".

Line: 16 Location: [W15] family room w. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 30" x 48", Net Frame: 29 1/2" x 47 1/2".

Line: 17 Location: [W16] family room w. Quantity: 1 Trinsic V300, 2340, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .27, VT: .51. Model = Picture, Size = RD: 30" x 48", Net Frame: 29 1/2" x 47 1/2".

Line: 18 Location: [W17] family room w. Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext White / Int White, U-Factor: .28, SHGC: .24, VT: .45. Model = Casement, Size = RD: 30" x 48", Net Frame: 29 1/2" x 47 1/2".

Line: 19 Location: DINING ROOM # [W18] Quantity: 1 Trinsic V300, 2340, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .27, VT: .51. Model = Picture, Size = RD: 30" x 48", Net Frame: 29 1/2" x 47 1/2".

Line: 20 Location: FIBERGLASS OPTION [W19] Foyer W. Quantity: 1 Ultra C650, 3710U, ATPW, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .27, SHGC: .30, VT: .55. Model = Arch Top, Size = RD: 36" x 48", Net Frame: 35 1/2" x 47 1/2".

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

Table with 3 columns: REVISION, DATE, REASON FOR ISSUE. Row 1: 3, 10-26-2021, DESIGN CHANGE.

WINDOW SCHEDULE

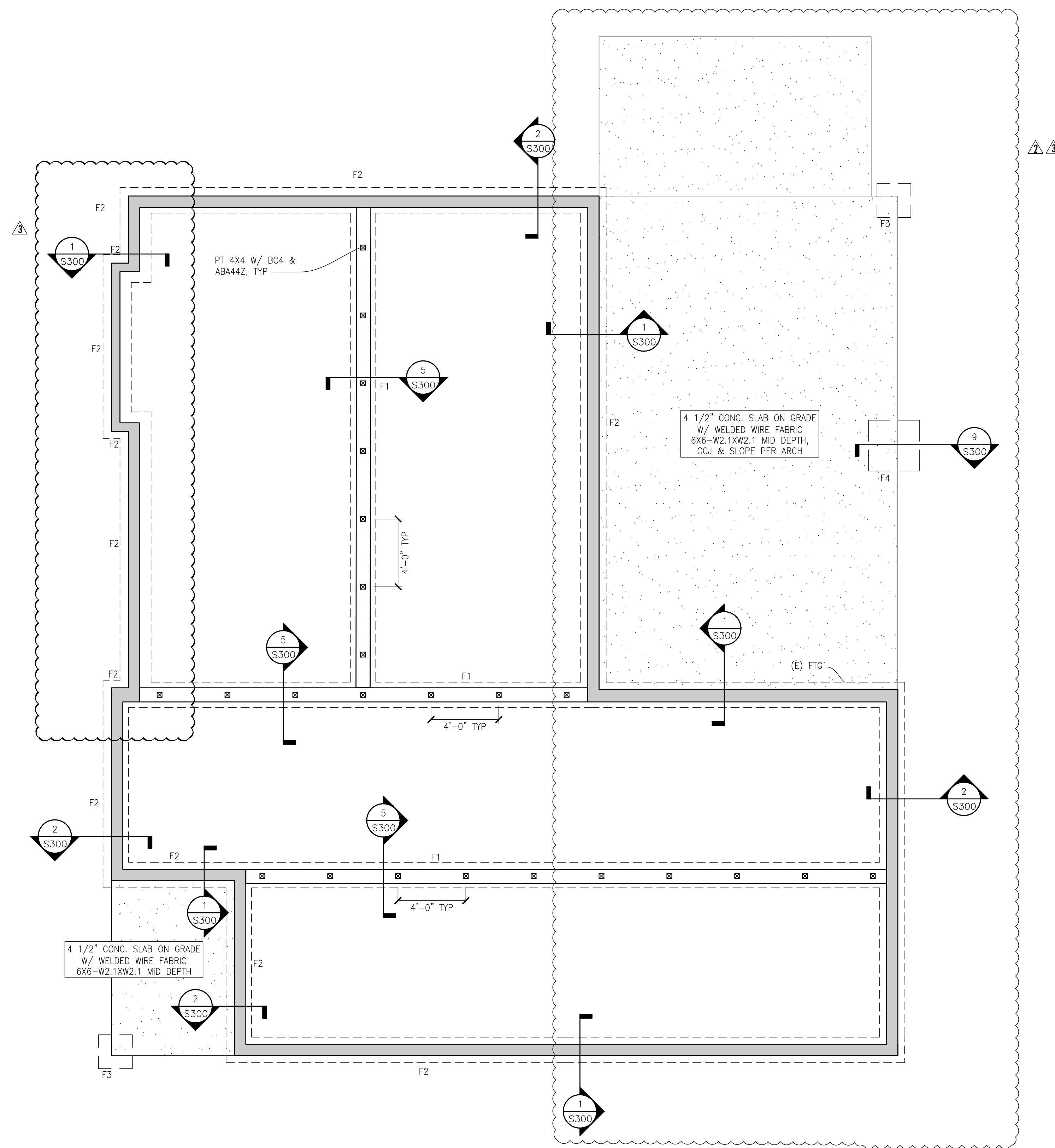
PERMIT SET

Table with 2 columns: DATE, REVISION and PROJECT NUMBER, SHEET NUMBER. Row 1: 2/14/22, 3 and 4, A7.2.









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

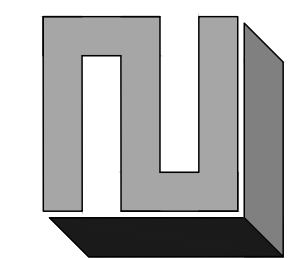
**LEGEND**

- CONC SPREAD FTG
- CIP CONCRETE STEM WALL
- WALL
- INTERIOR BEARING WALL
- SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)
- HD HOLDDOWN 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.
6. SLAB ON GRADE CRACK CONTROL JOINT (CCJ) PLACEMENT PER CONTRACTOR/ARCH. SLAB ON GRADE SLOPE PER ARCH.

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"x12"	(4) #4 BOT, EW
F4	2'-6"x2'-6"x12"	(5) #4 BOT, EW



DATE	REVISION
2021.11.17	CITY CORRECTIONS NOTICE
2022.02.07	CARPORIT ADDITION
2022.03.23	FOUNDATION MODIFICATION



CHK BY: L2E      DRW BY: L2E

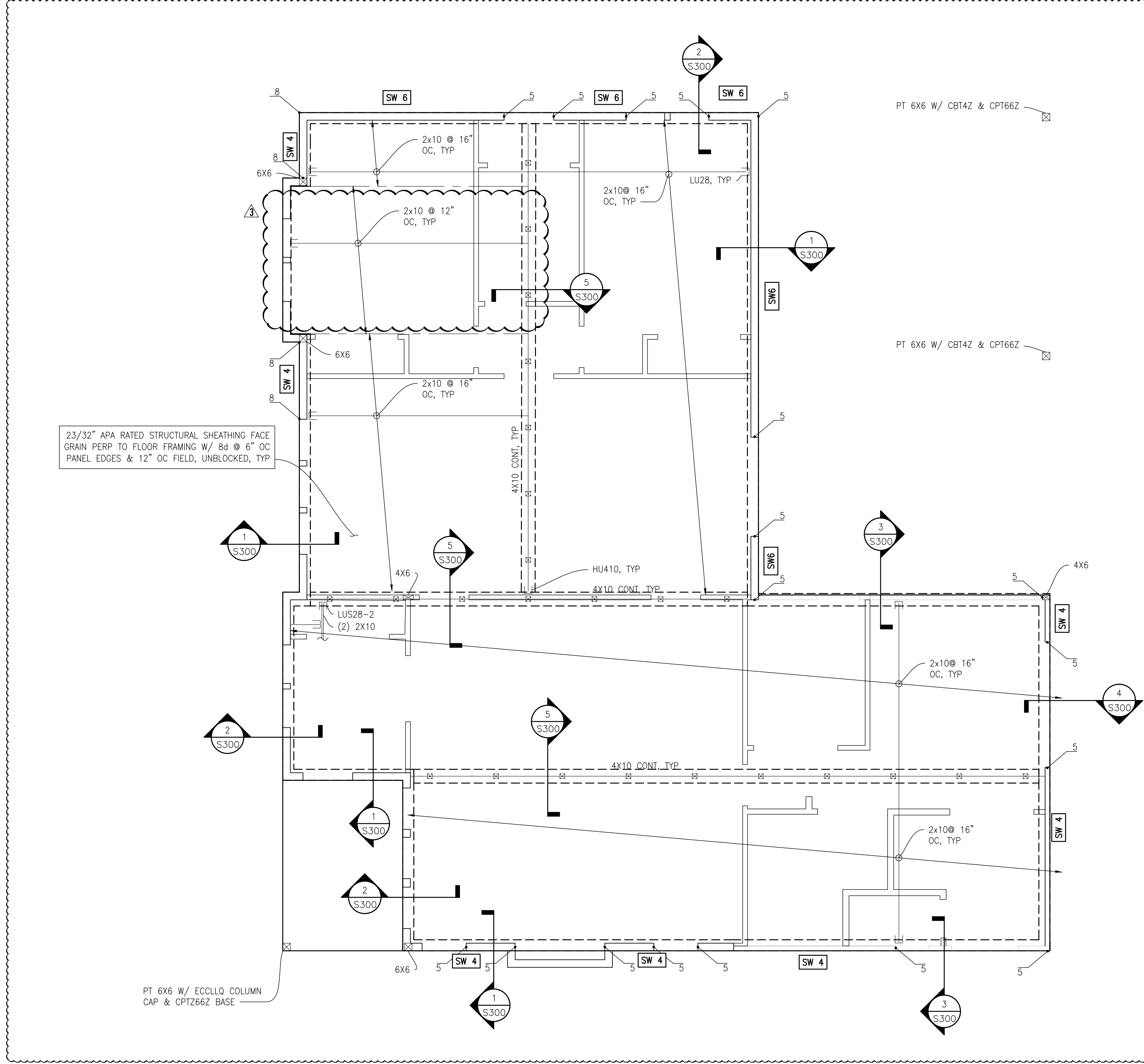
SCALE: AS SHOWN  
BAR = 1"  
FULL SIZE

DATE: 2021.10.21

JOB NO: 21-120

SHEET: 3 OF 7

DWG NO: S200



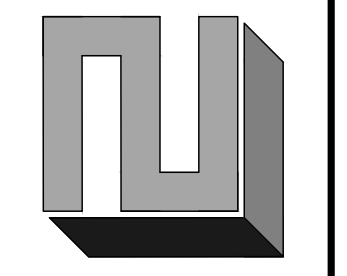
FIRST FLOOR FRAMING PLAN  
SCALE: 1/4"=1'-0"

**LEGEND**

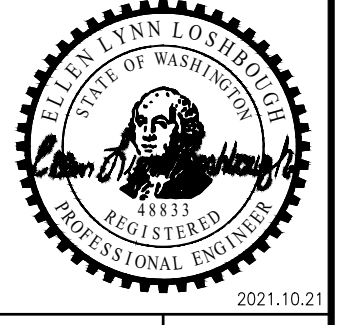
- CONC SPREAD FTG
- ▬ CIP CONCRETE STEM WALL
- ▬ WALL
- ▬ INTERIOR BEARING WALL
- SW# SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)
- HD HOLDOWN MARK (REF HOLD DOWN SCHED)
- ⊠ POST
- ⊠ POST BELOW
- HANGER
- ▨ OVERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF

- 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.

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



DATE	REVISION
2021.11.17	CITY CORRECTIONS NOTICE
2022.02.07	CARPORT ADDITION
2022.03.23	FOUNDATION MODIFICATION



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

CHK BY: LZE  
DRW BY: L2E

SCALE: AS SHOWN  
BAR = 1"  
FULL SIZE

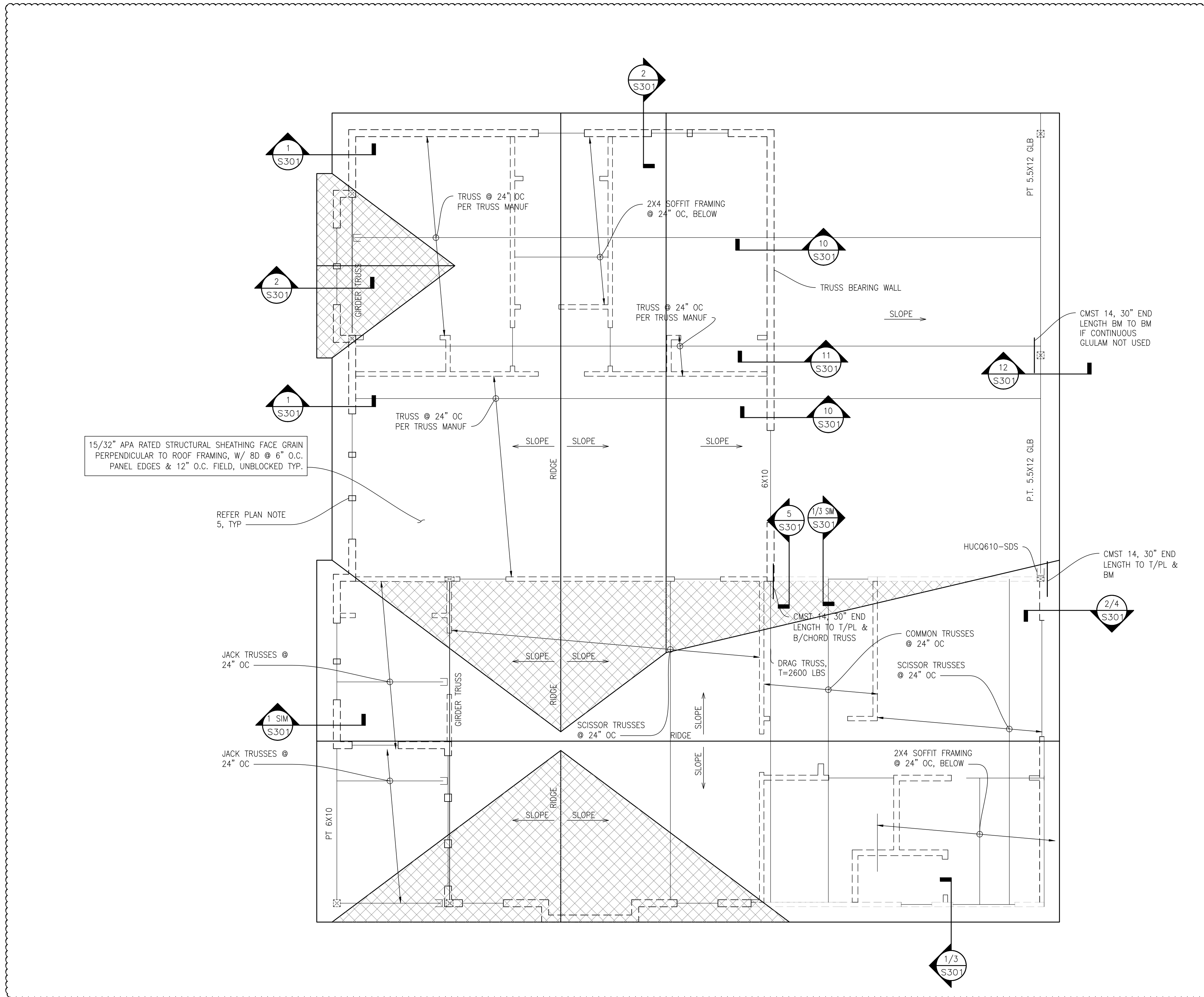
DATE: 2021.10.21

JOB NO: 21-120

SHEET: 4 OF 7

DWG NO: S201

PERMIT SET



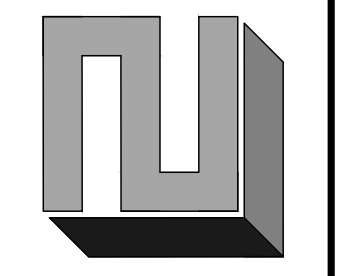
ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"

**LEGEND**

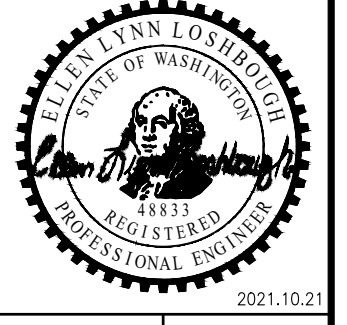
- CONC SPREAD FTG
- ▬ CIP CONCRETE STEM WALL
- ▬ WALL
- ▬ INTERIOR BEARING WALL
- SW# SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)
- HD HOLDOWN MARK (REF HOLD DOWN SCHED)
- ⊠ POST
- ⊞ POST BELOW
- HANGER
- ▨ OVERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF

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

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



DATE	REVISION
2021.11.17	CITY CORRECTIONS NOTICE
2022.02.07	CARPORIT ADDITION
2022.03.23	FOUNDATION MODIFICATION



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

CHK BY: L2E  
DRW BY: L2E

SCALE: AS SHOWN  
BAR = 1"  
FULL SIZE

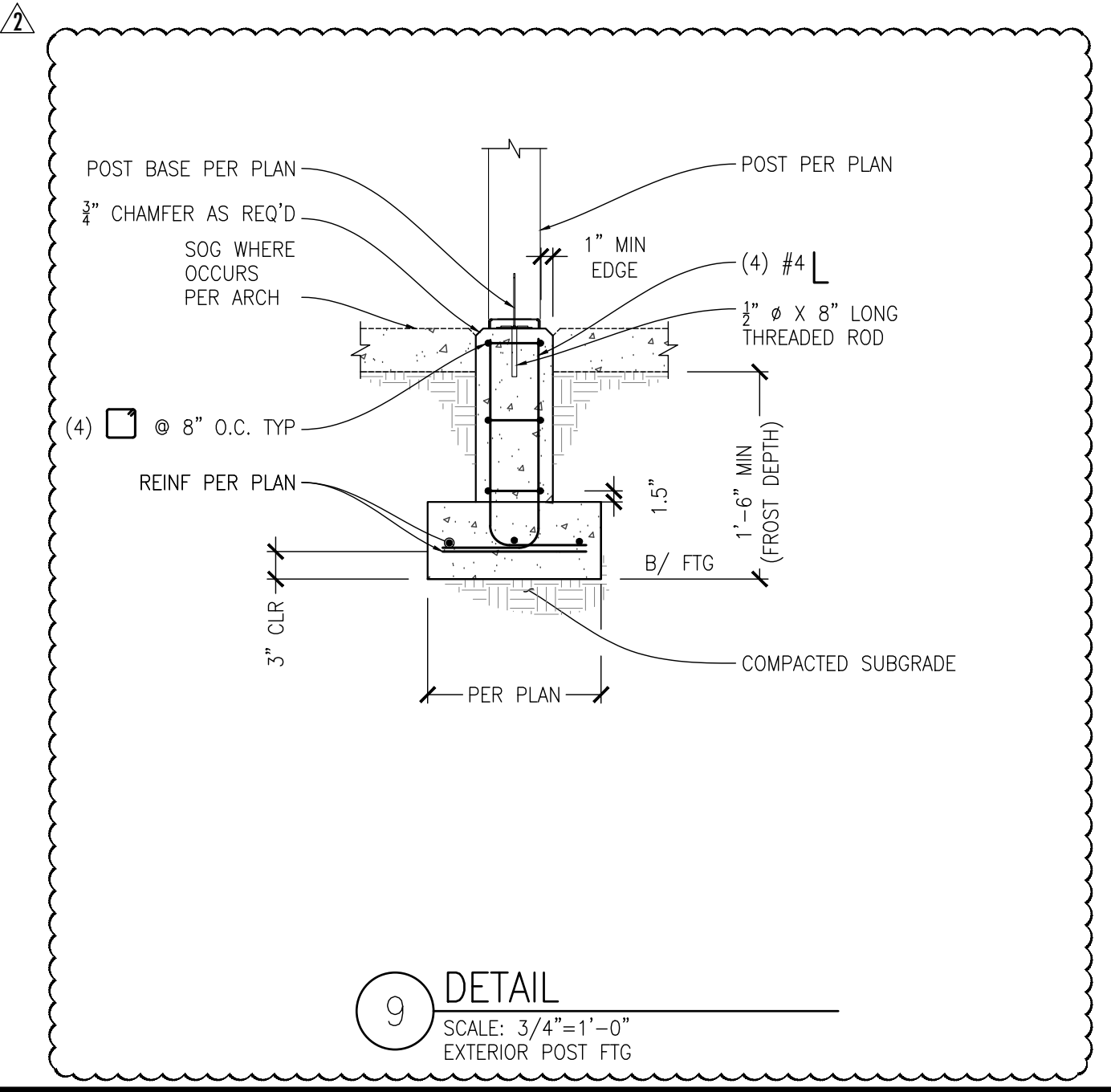
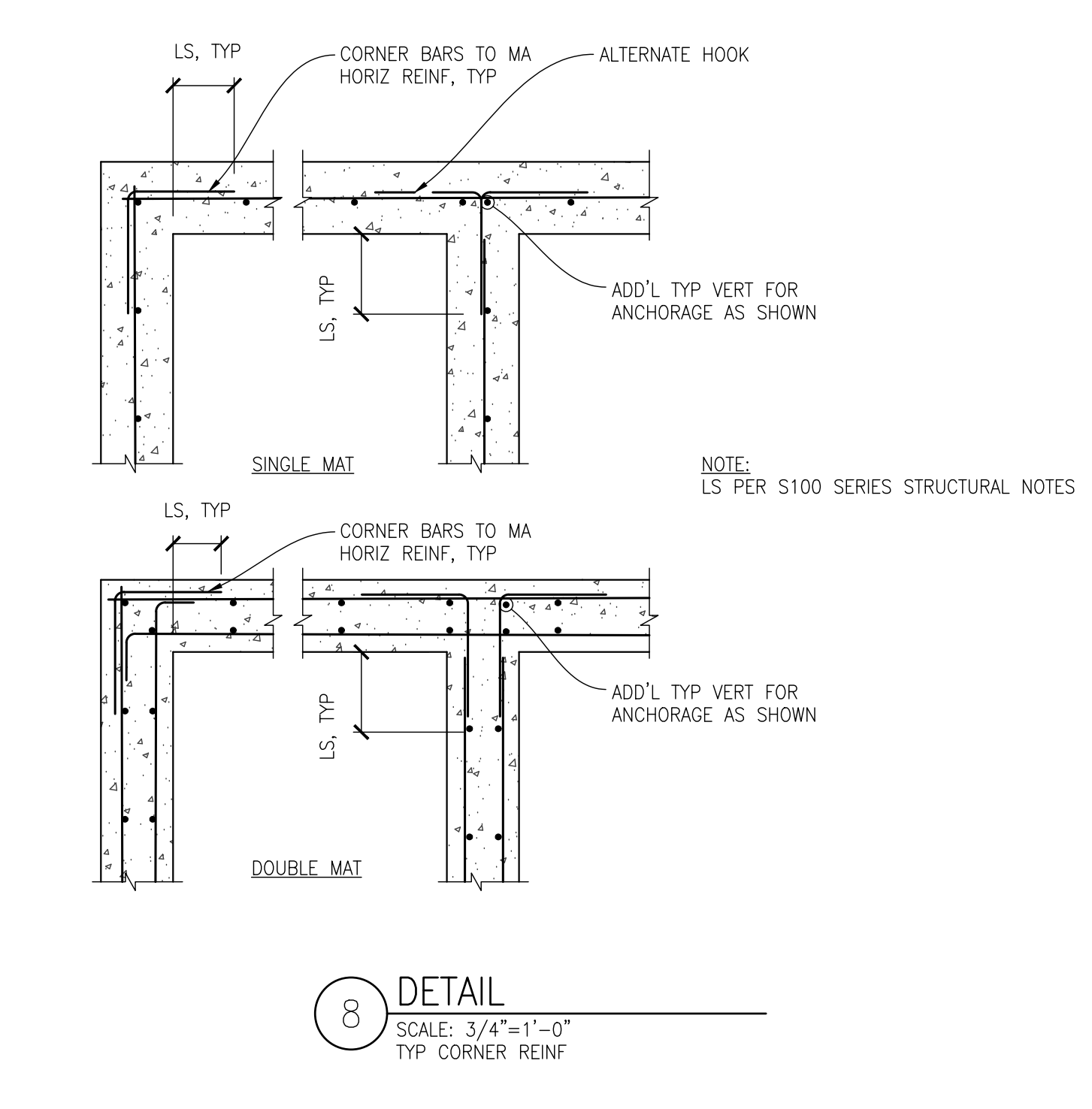
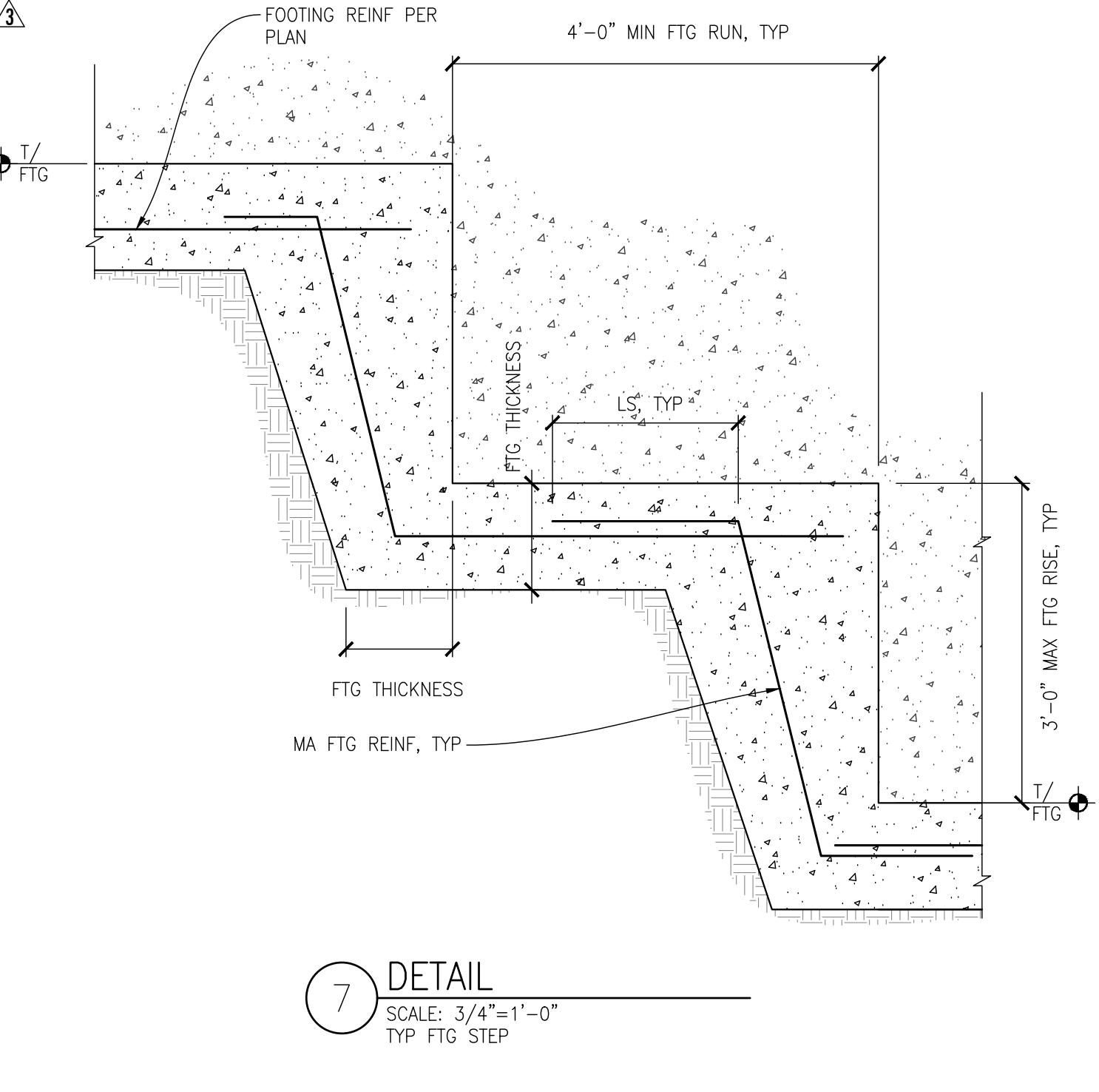
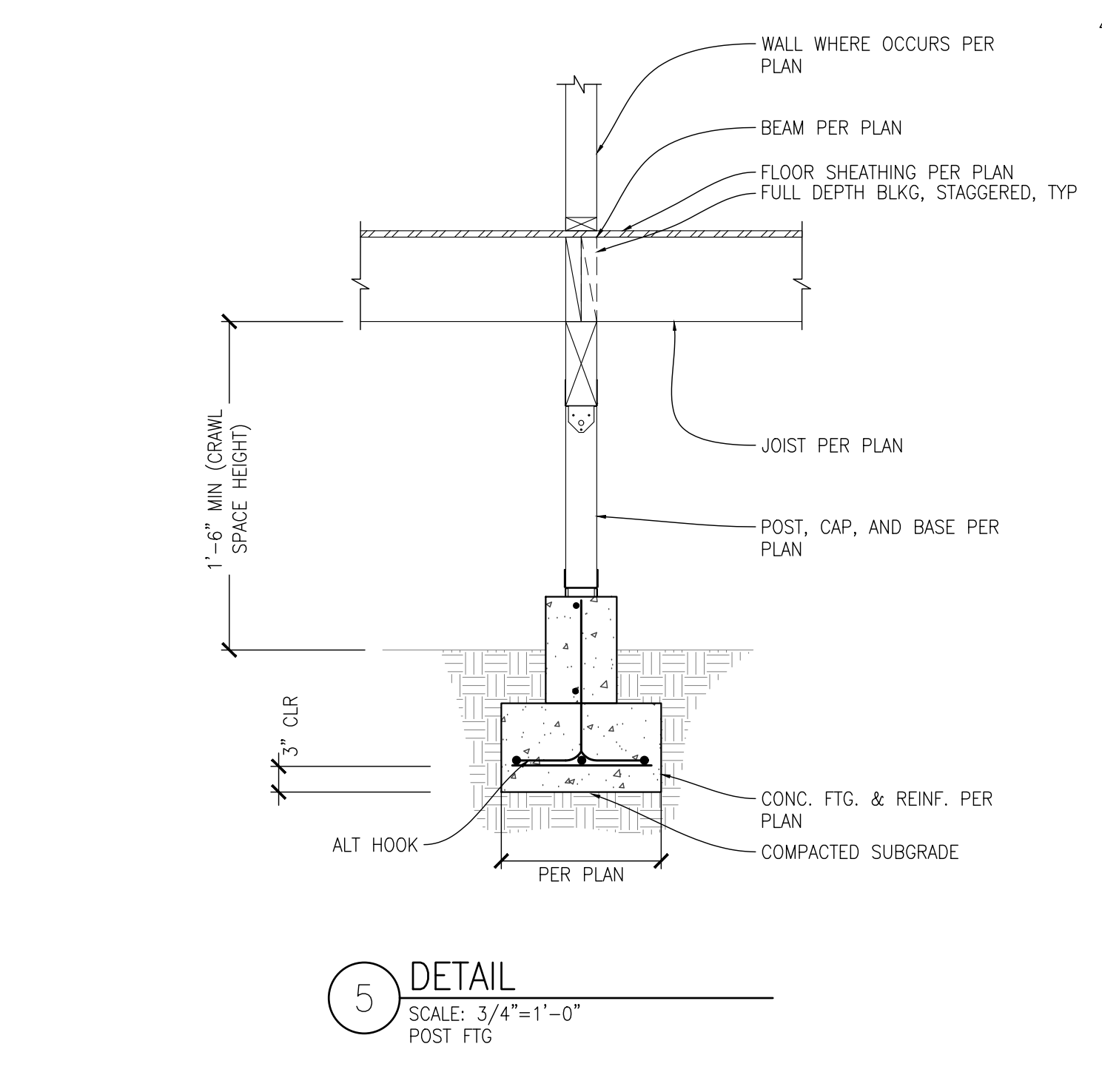
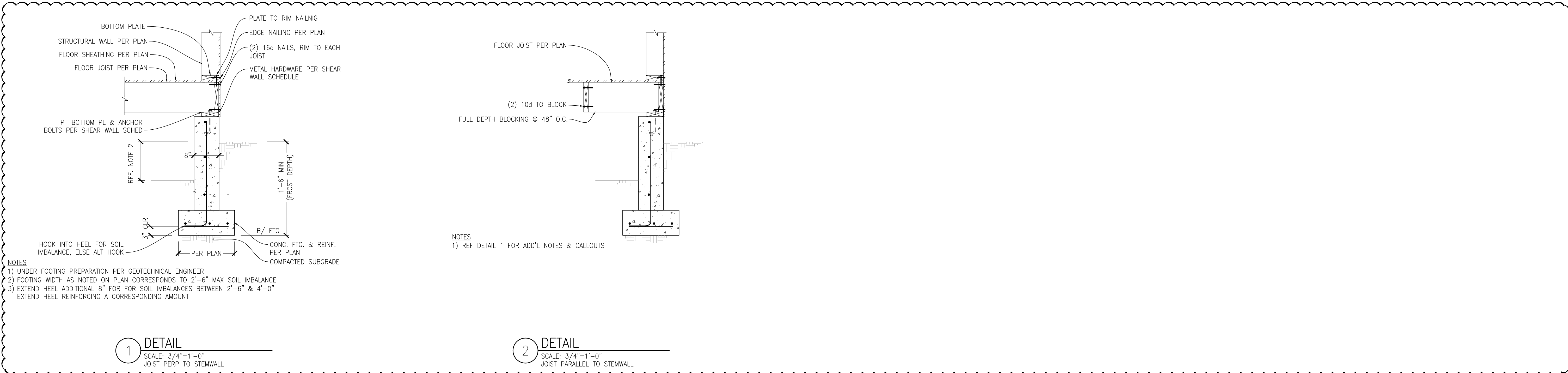
DATE: 2021.10.21

JOB NO: 21-120

SHEET: 5 OF 7

DWG NO: S202

PERMIT SET



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

DATE	REVISION
2021.11.17	CITY CORRECTIONS NOTICE
2022.02.07	CARPART ADDITION
2022.03.23	FOUNDATION MODIFICATION

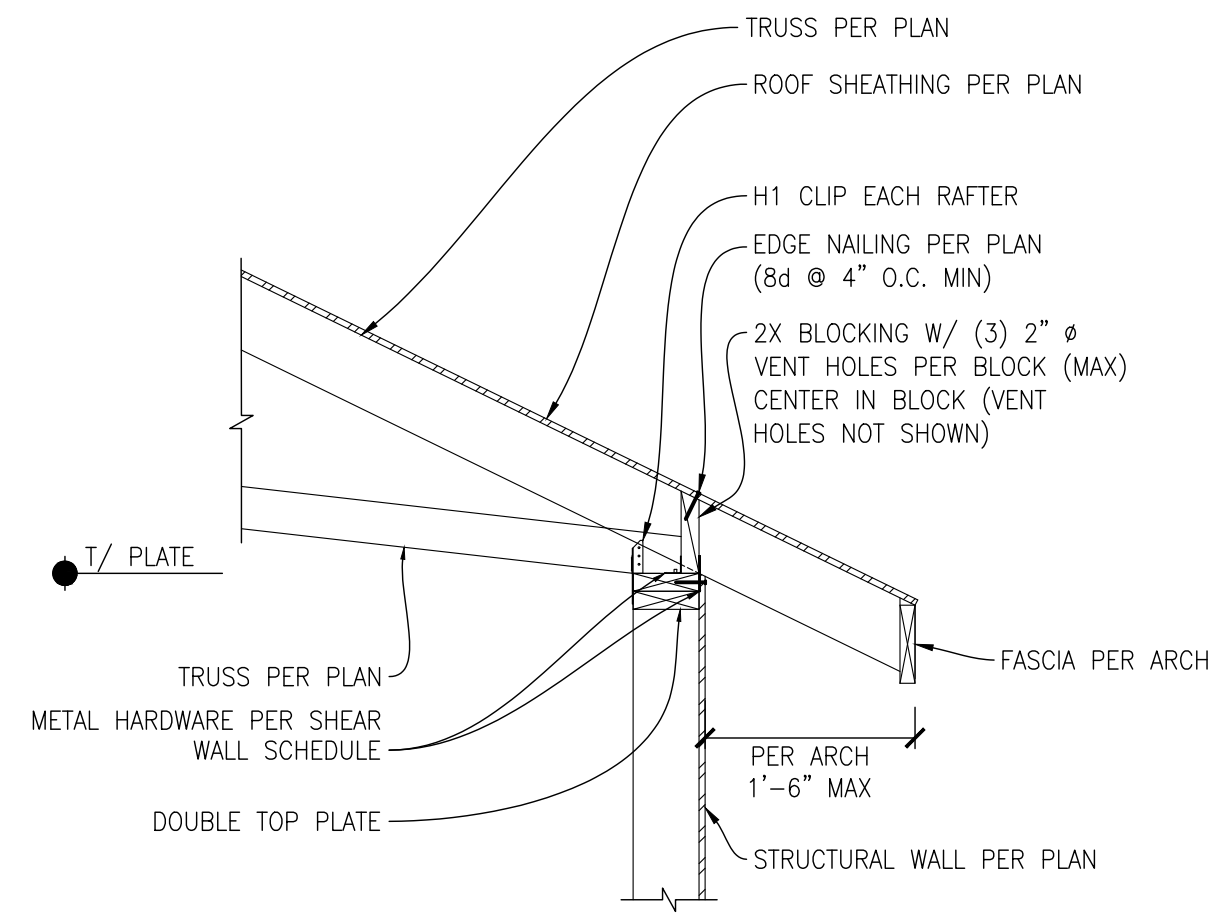
THE LEVELLA  
2412 60TH AVE SE, MERCER ISLAND, WA 98040  
DETAILS

CHK BY: L2E    DRW BY: L2E

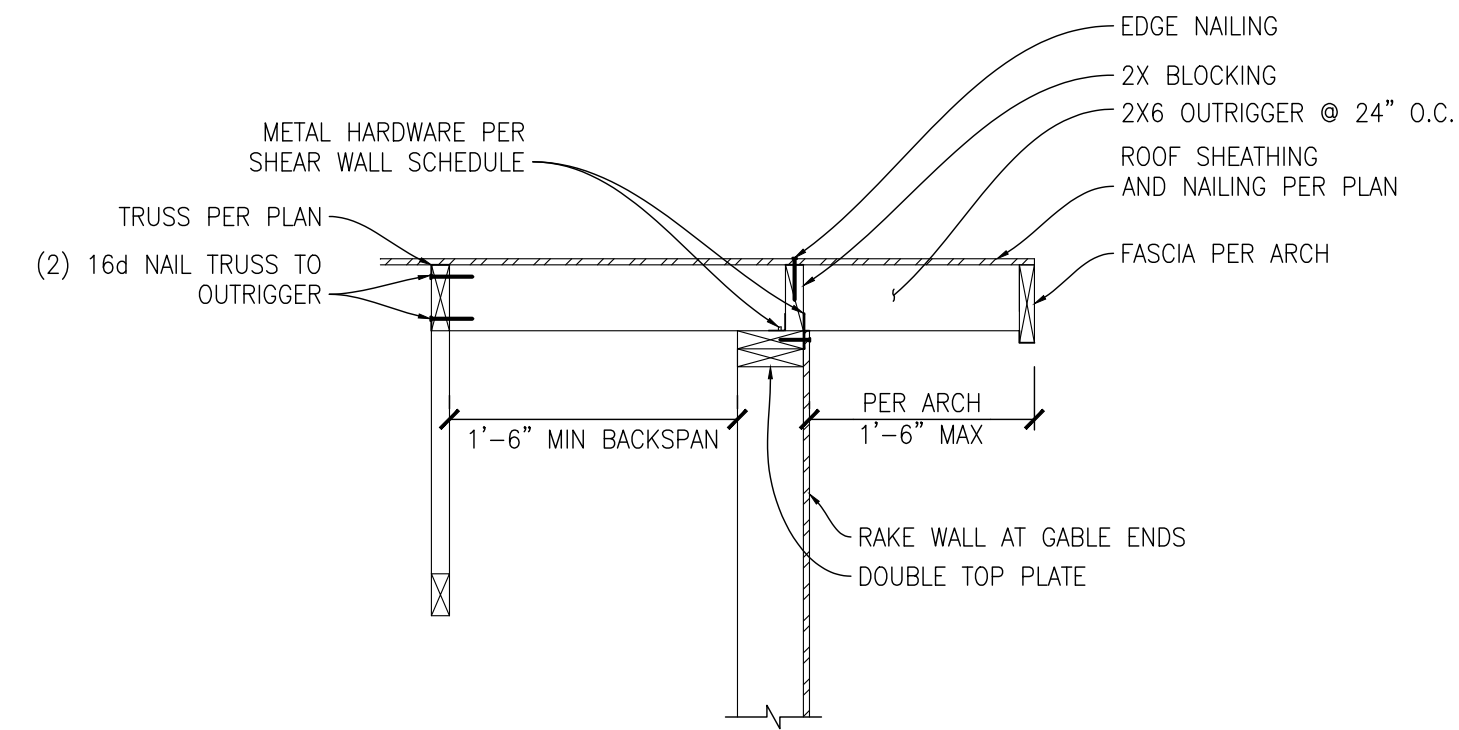
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DATE: 2021.10.21  
JOB NO: 21-120  
SHEET: 6 OF 7  
DWG NO: S300

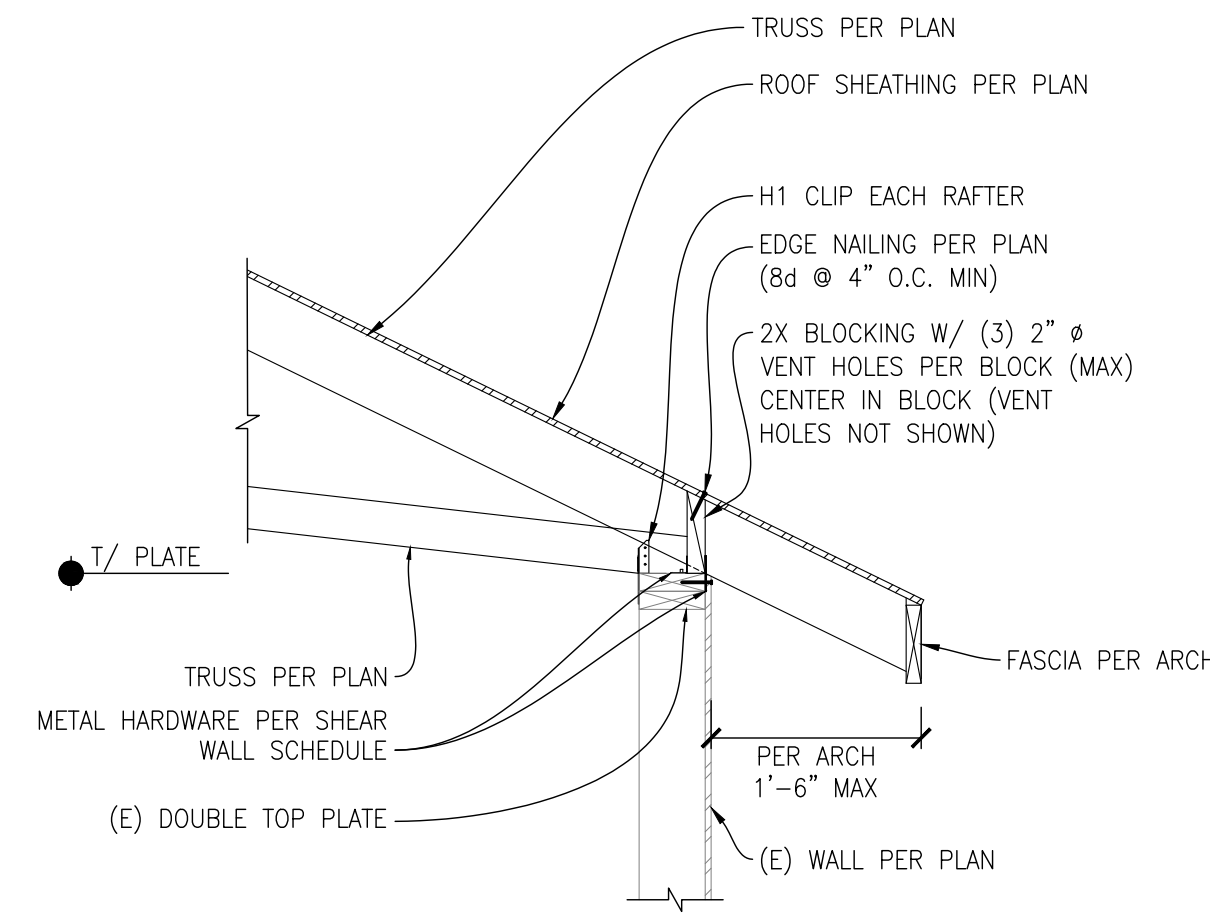
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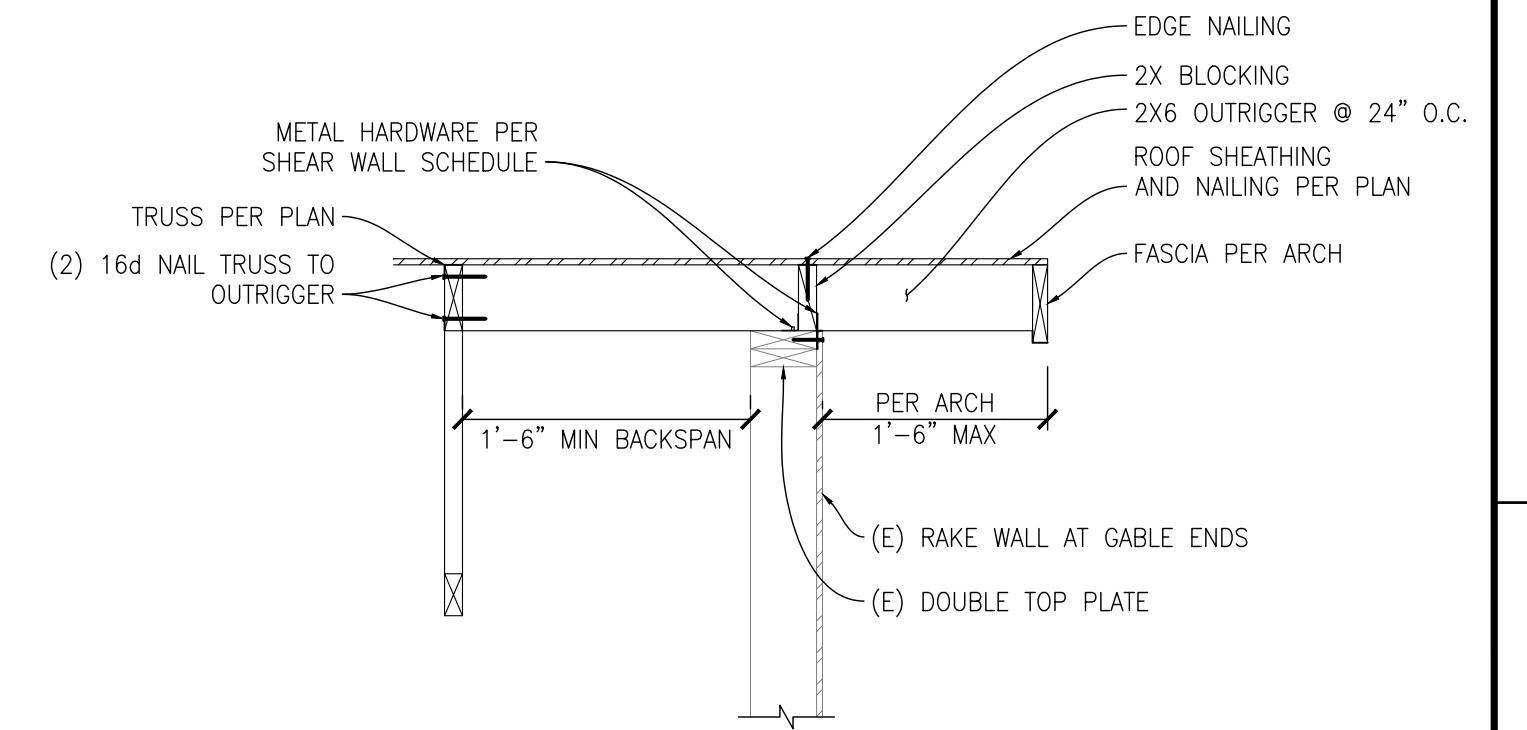
1 DETAIL  
SCALE: 3/4"=1'-0"  
TRUSS PERP TO WALL



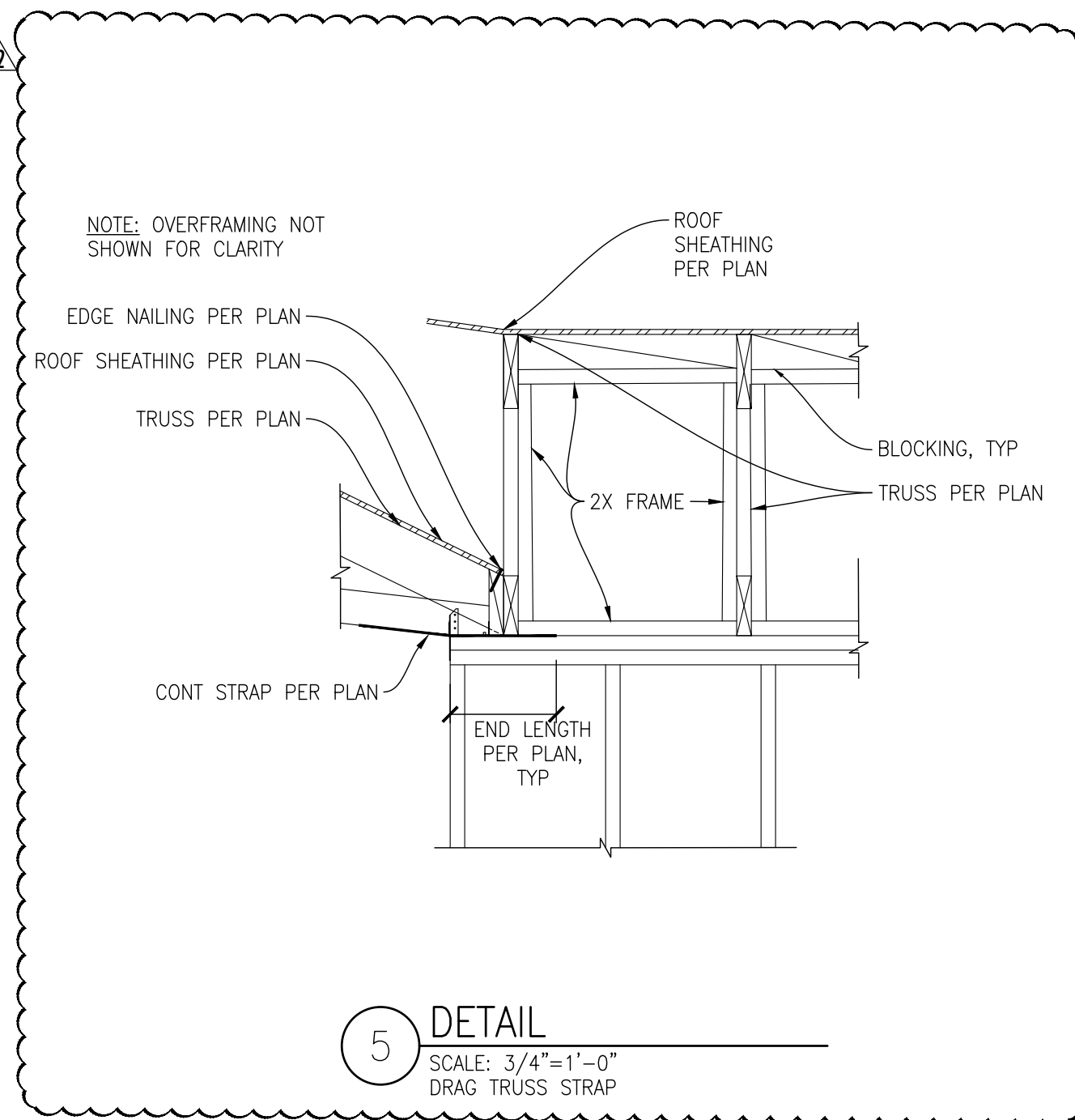
2 DETAIL  
SCALE: 3/4"=1'-0"  
TRUSS PARALLEL TO WALL



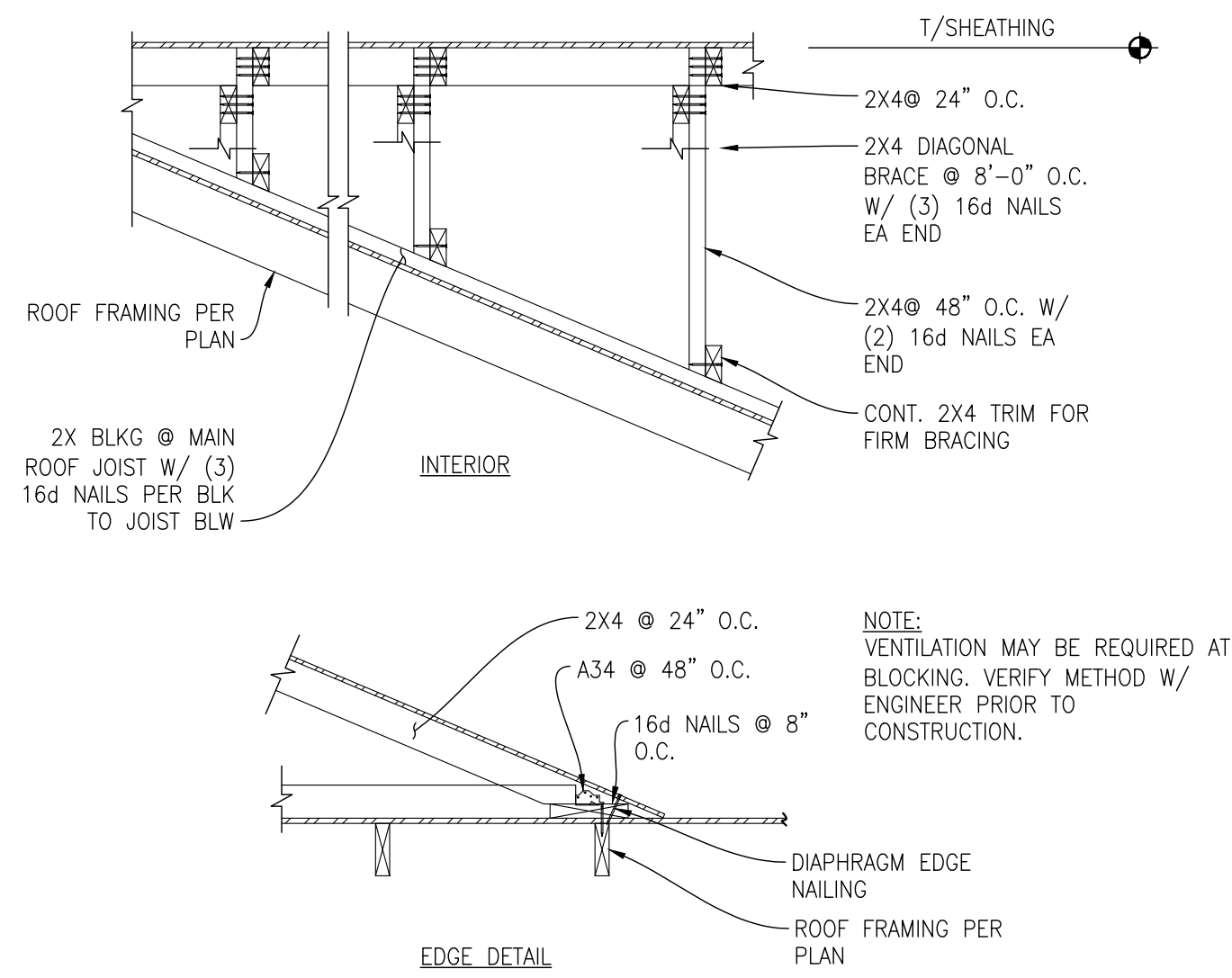
3 DETAIL  
SCALE: 3/4"=1'-0"  
TRUSS PERP TO (E) WALL



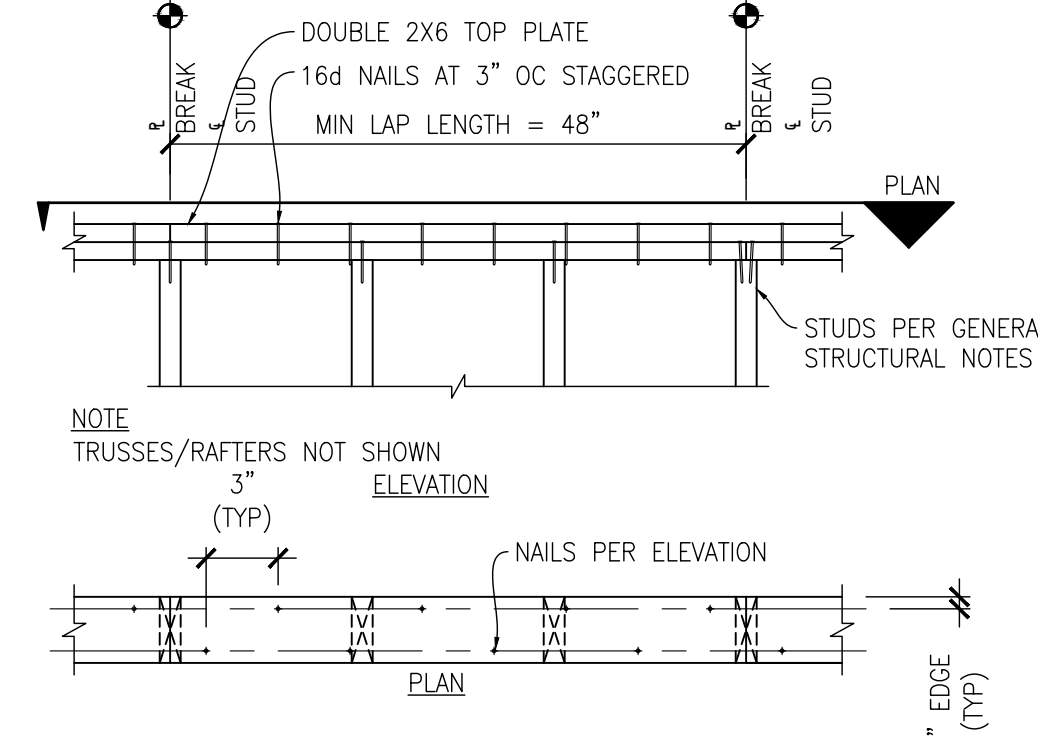
4 DETAIL  
SCALE: 3/4"=1'-0"  
TRUSS PARALLEL TO (E) WALL



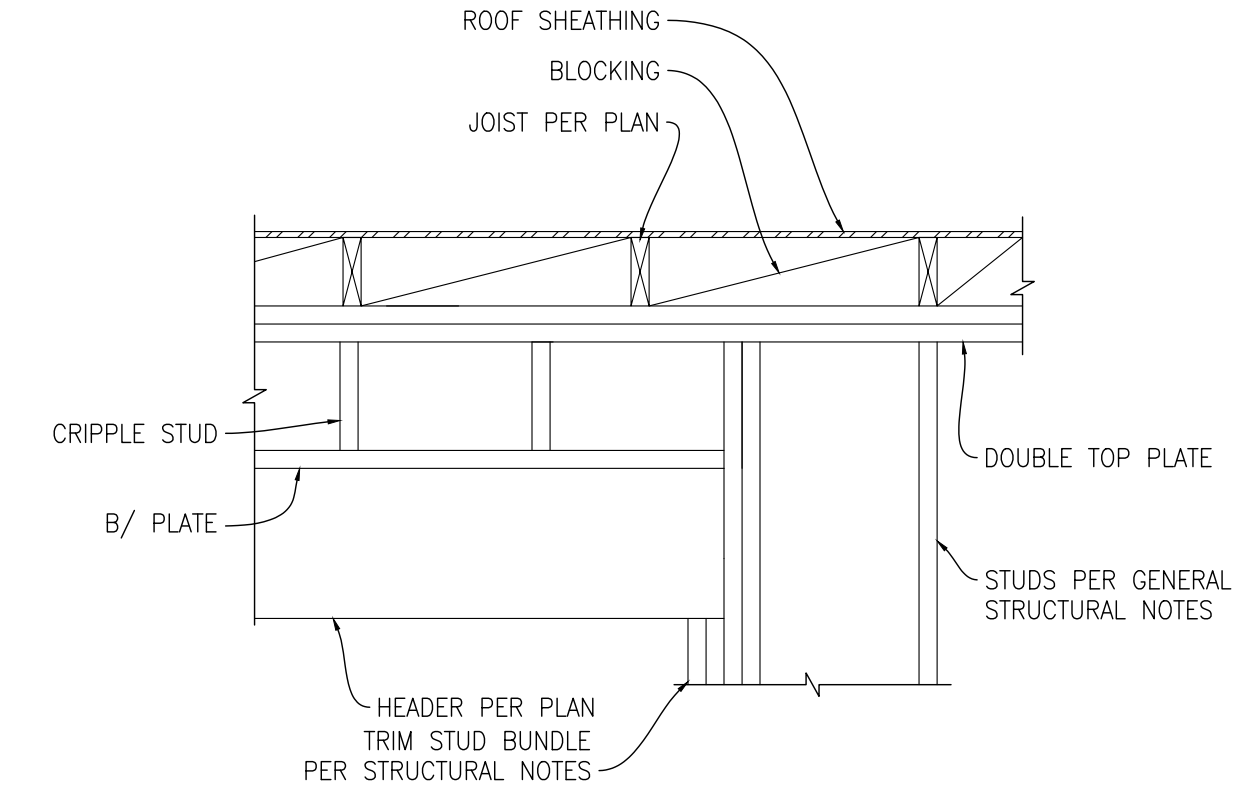
5 DETAIL  
SCALE: 3/4"=1'-0"  
DRAG TRUSS STRAP



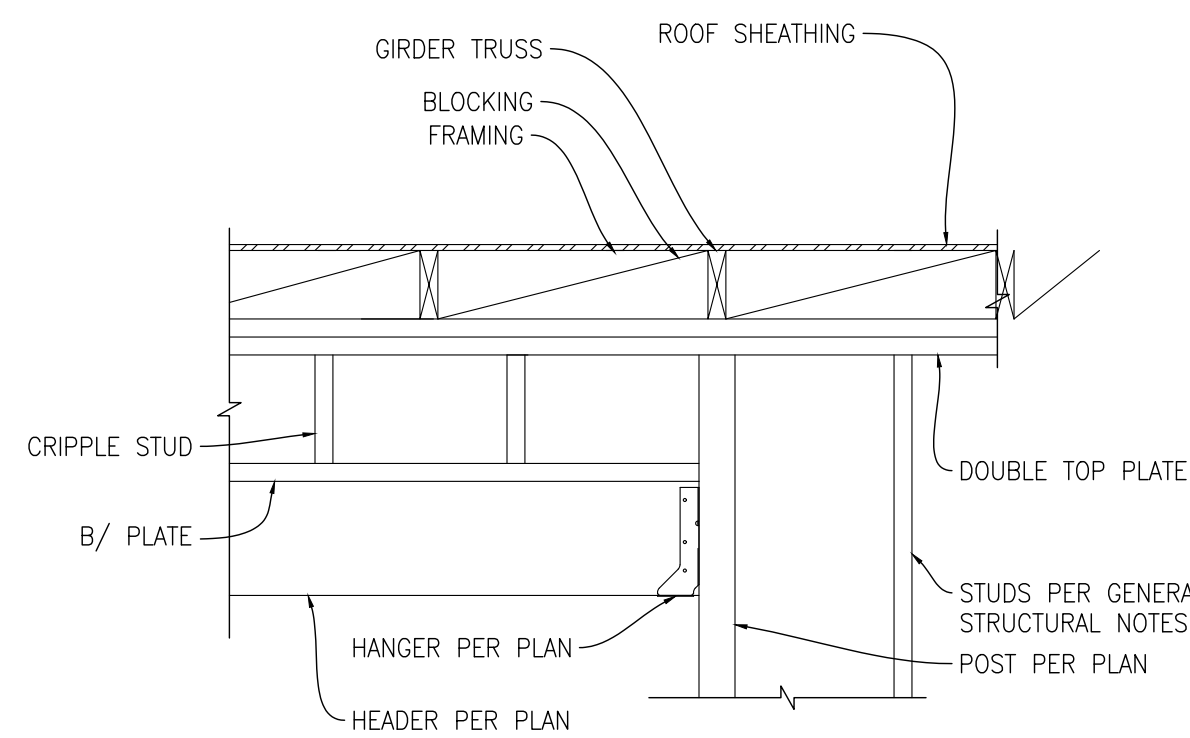
6 DETAIL  
SCALE: 3/4"=1'-0"  
TYP OVERFRAMING



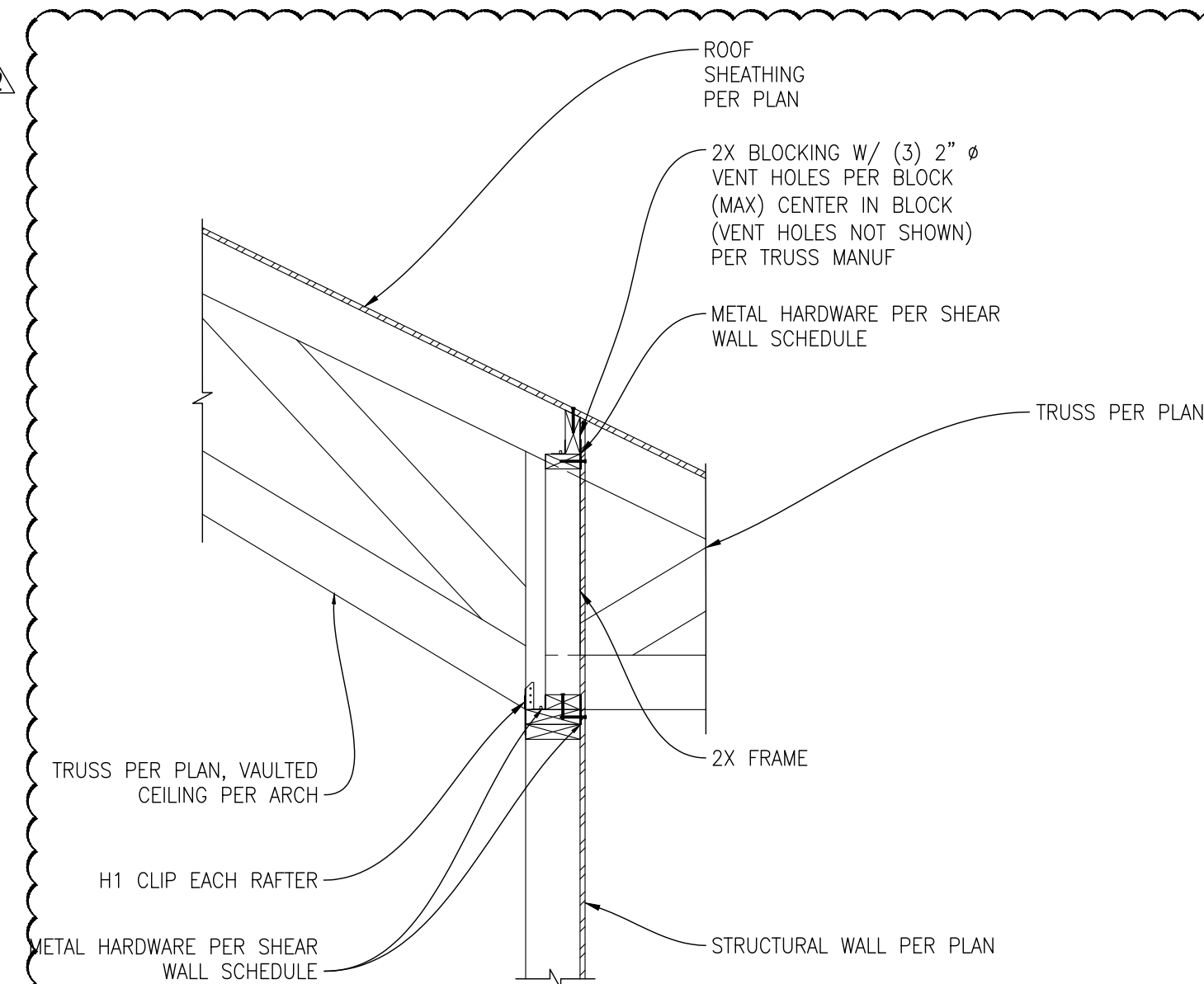
7 DETAIL  
SCALE: 3/4"=1'-0"  
TYP TOP PL SPLICE



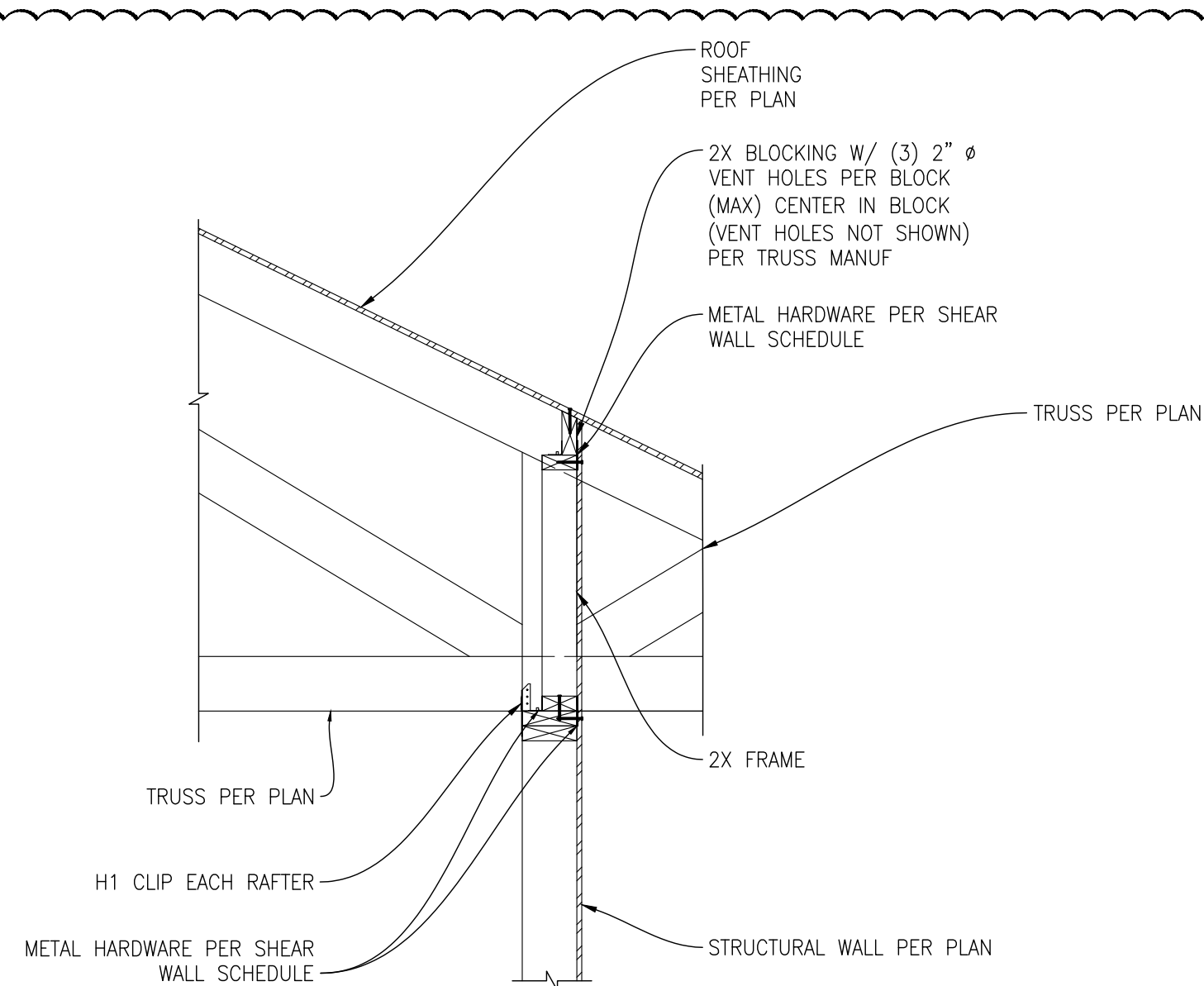
8 DETAIL  
SCALE: 3/4"=1'-0"  
TYP HEADER FRAMING



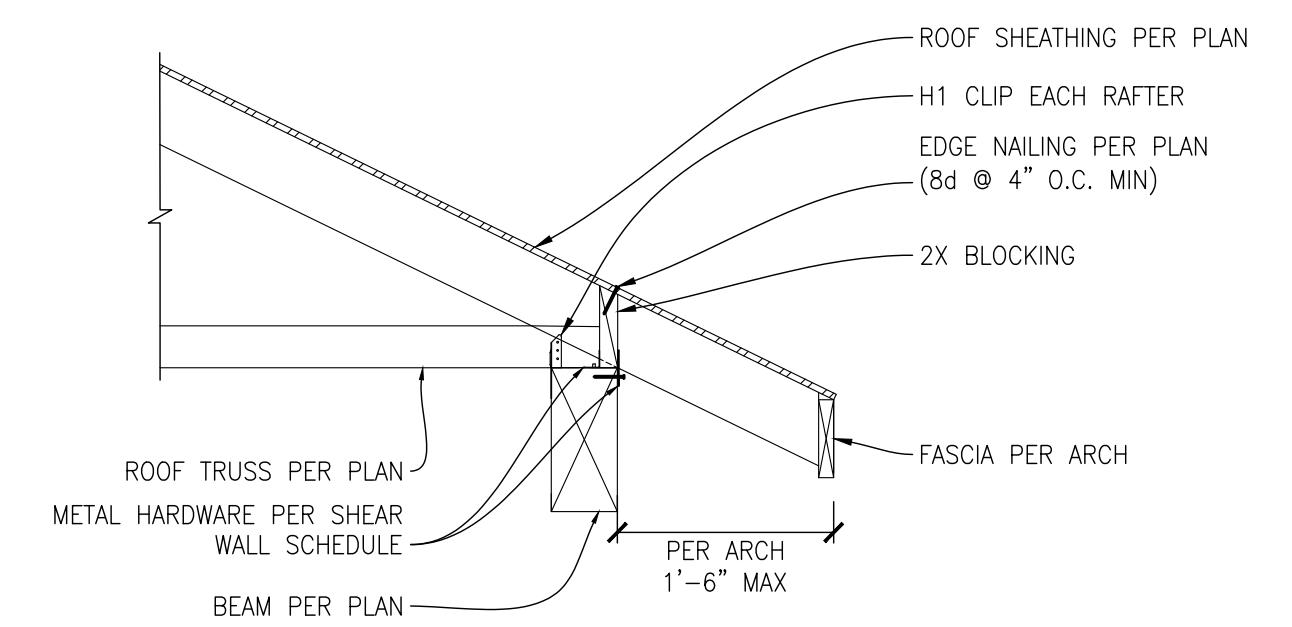
9 DETAIL  
SCALE: 3/4"=1'-0"  
POST & GIRDER TRUSS



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

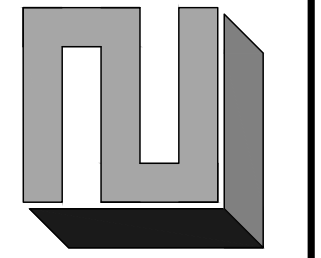


11 DETAIL  
SCALE: 3/4"=1'-0"  
TRUSS PERP TO EXTERIOR WALL @ CARPORT



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

PERMIT SET



REVISION	DATE	DESCRIPTION
1	2021.11.17	CITY CORRECTIONS NOTICE
2	2022.02.07	CARPORIT ADDITION
3	2022.03.23	FOUNDATION MODIFICATION



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

CHK BY: L2E  
DRW BY: L2E

SCALE: AS SHOWN  
BAR = 1" FULL SIZE

DATE: 2021.10.21

JOB NO: 21-120

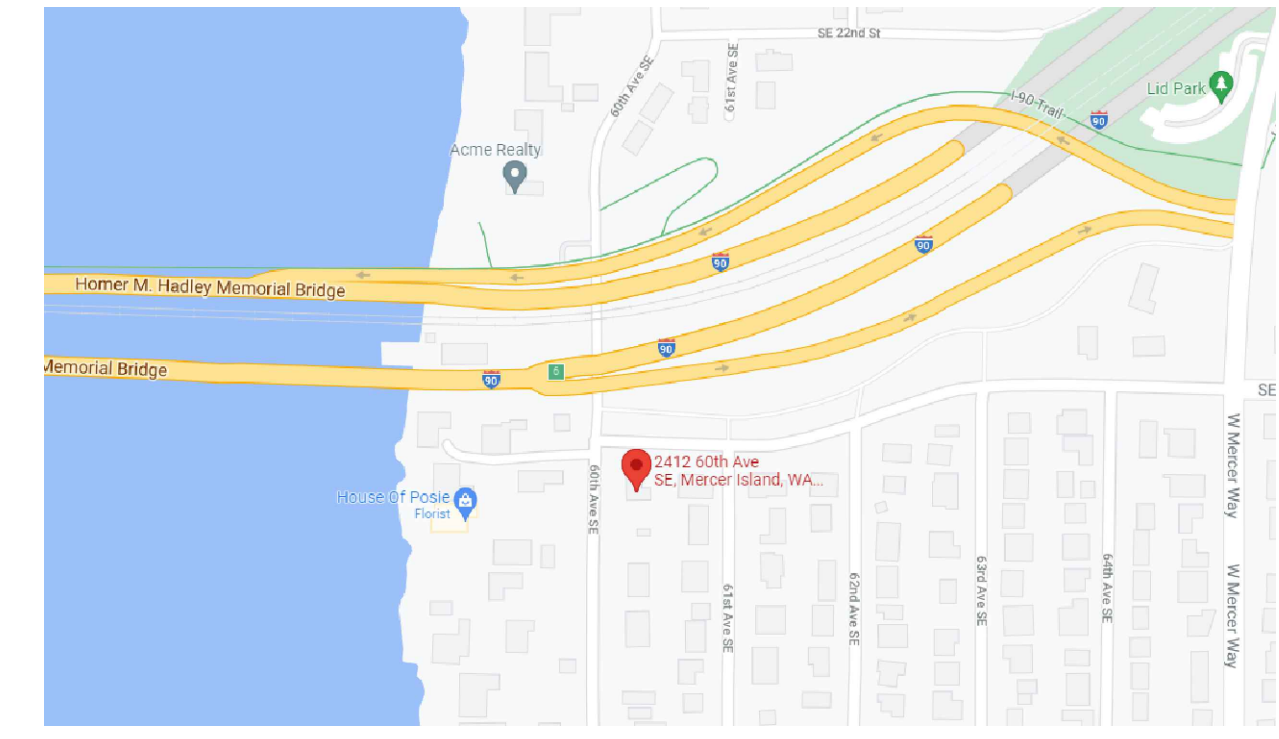
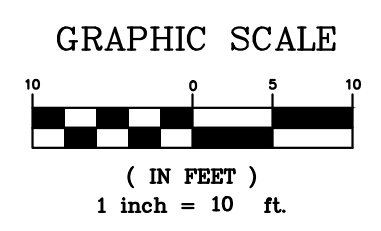
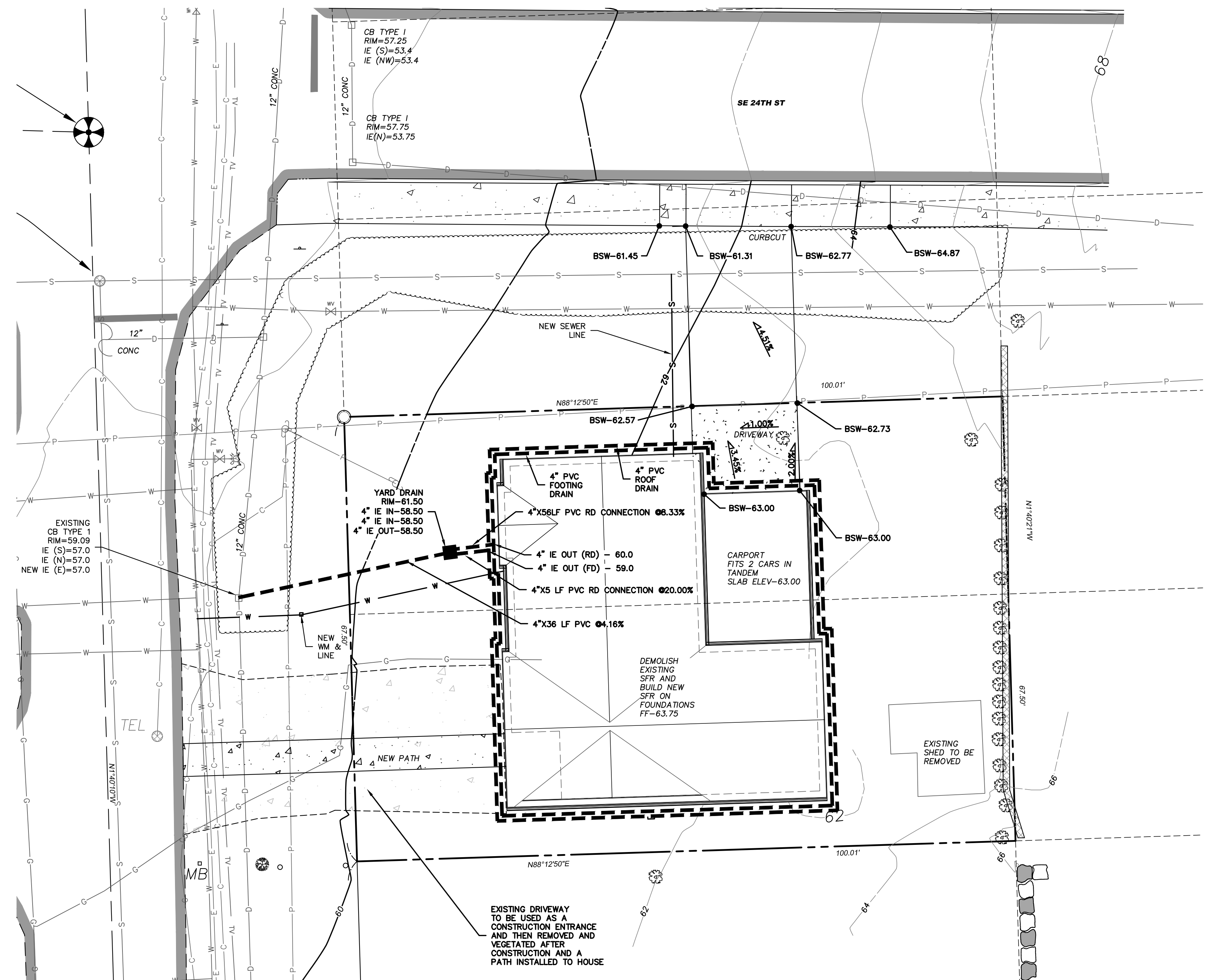
SHEET: 7 OF 7

DWG NO: S301

DETAILS

# LEVELLA RESIDENCE

## SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



**VICINITY MAP**  
N. T.S.

- LEGEND:**
- = FOUND MONUMENT AS DESCRIBED
  - = FOUND PROPERTY CORNER AS DESCRIBED
  - = POWER POLE
  - = OVERHEAD POWER
  - = FIRE HYDRANT
  - = WATER VALVE
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  - = WATER LINE (PAINTED LOCATION)
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  - = RETAINING WALL
  - = CHAIN LINK FENCE LINE
  - = DITCH LINE
  - = EDGE OF PAVEMENT/CURB LINE
  - = CONCRETE
  - = GRAVEL

**TOPOGRAPHY SURVEY NOTES:**

LOTS 5 AND 6 IN BLOCK 2 OF LAKEVIEW PLACE EAST, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**NOTE:**

The lawn and landscape areas are required to provide Post-Construction Soil Quality and Depth in accordance with BMP T5.13. The project civil engineer must provide a letter of certification to ensure that the lawn and landscape areas are meeting the Post-Construction Soil Quality and Depth Requirements specified on the approved plan set prior to final inspection of the project.

**SHEET INDEX**

- C1 DRAINAGE AND GRADING PLAN
- C2 TESC PLAN
- C3 TESC DETAILS

**GENERAL NOTES:**

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
2. Applicant is responsible for any damages to underground utilities caused from this construction.
3. Catch Basin filters should be provided for all storm drain catch basins/inlets down slope and within 500 feet of the construction area. Catch basin filters should be designed by the manufacturer for use at construction sites and approved by the city inspector. Catch basin filters should be inspected frequently, especially after storm events, if the filter becomes clogged, it should be cleaned or replaced.
4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIALS MUST BE IMPORTED
7. EROSION CONTROL:  
All "land disturbing activity" is subject to provisions of Mercer Island Ordinance 95C-118 "Storm Water Management." Specific items to be followed at your site:  
Protect adjacent properties from any increased runoff or sedimentation due to the construction project through the use of appropriate "Best Management Practices" (BMP)  
Examples include, but are not limited to one route. Stabilize entrance with quarry spalls to prevent sediment from leaving the site or entering the storm drains.  
Prevent sediment, construction debris, paint, solvents, etc., or other types of pollution from entering public storm drains. Keep all pollution on your site.  
All exposed soils shall remain denuded for no longer than seven (7) days and shall be stabilized with mulch, hay, or the appropriate ground cover. All exposed soils shall be covered immediately during any rain event.
8. Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in the public right-of-way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from the Senior Development Engineer.
9. Owner shall control discharge of surface drainage runoff from existing and new impervious areas in a reasonable manner. Construction of new gutters and downspouts, dry wells, level spreaders, or downstream conveyance pipe may be necessary to minimize drainage impact to your neighbors. Construction of minimum drainage improvements shown or called out on this plan does not imply relief from civil liabilities for your downstream drainage.
10. Pot holing the public utilities is required prior to any grading activities less than 6" over the public mains (water, sewer and storm systems). If there is a conflict, the applicant is required to submit a revision for approval prior to any grading activities over the public mains.
11. REMEMBER: Erosion control is your first inspection.
12. Roof drains must be connected to the storm drain system and inspected by the Public Works Department prior to any backfilling of pipe.
13. SILT FENCE: Clean and provide regular maintenance of the silt fence. The fence is to remain vertical and is to function properly through the terms of the project.
14. Work in public right of way requires a Right-of-Way Use Permit.
15. Refer to water service permit for actual location of new water meter and service line determined by Mercer Island water Department.

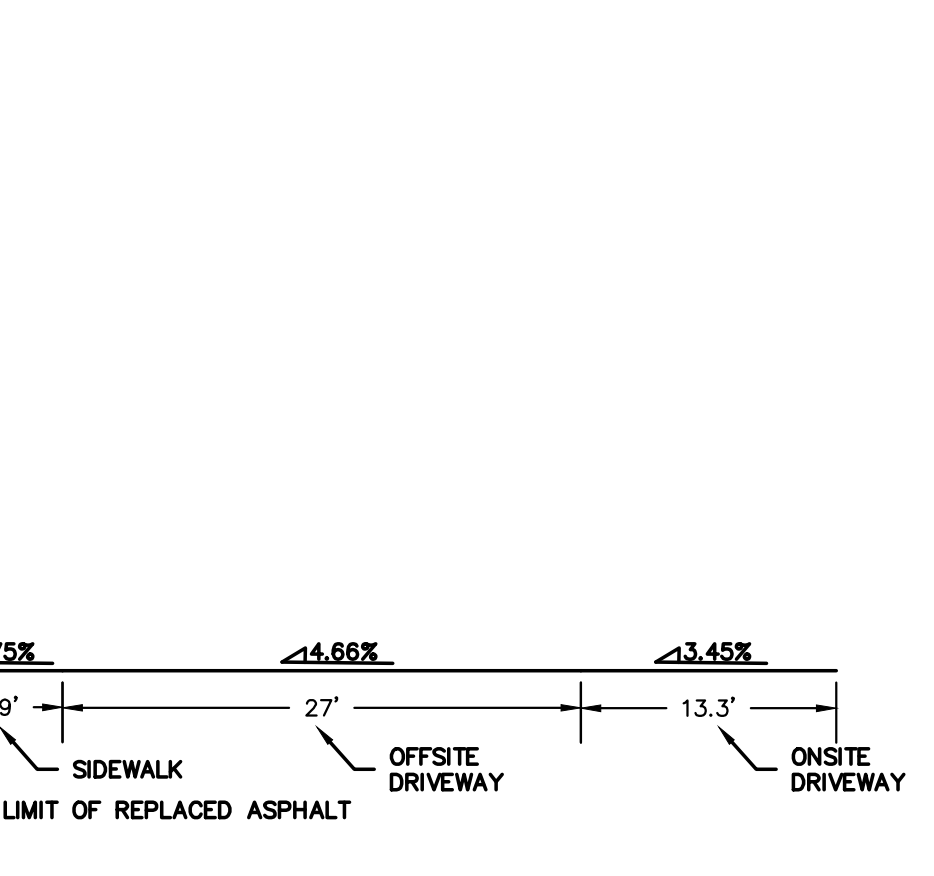
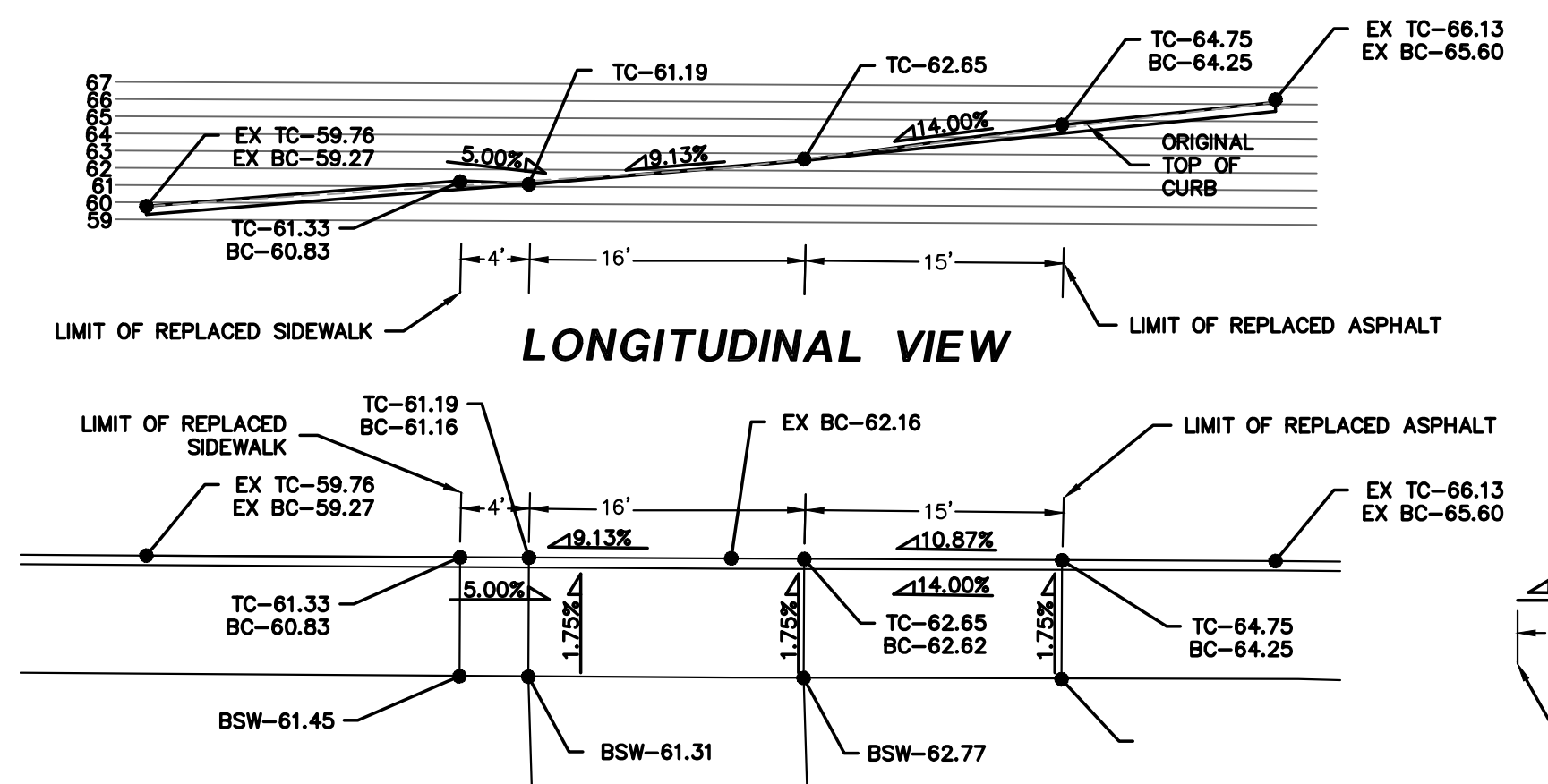
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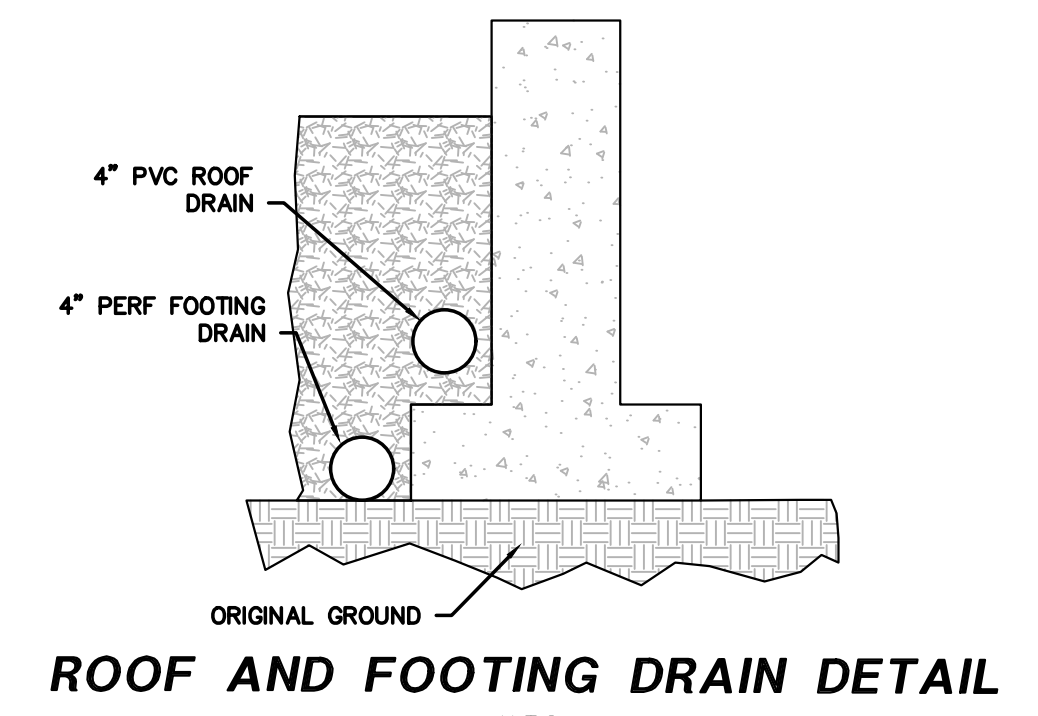
**Call Before You Dig  
1-800-424-5555**

**NOTE:**

EXISTING CATCH BASIN MAY BE REQUIRED TO BE REPLACED WITH A NEW TYPE 1 CB PER DIRECTION OF THE CITY INSPECTOR



**ADA CURBCUT SECTION**  
1"=10' SCALE



N. T.S.



3/22/2022

REVISIONS	BY	DATE

**PAVILION COMPANY & DRAINAGE & GRADING PLAN**

**PAVILION COMPANY**  
4218 SW ALASKA ST  
SUITE 204H  
SEATTLE, WA 98136

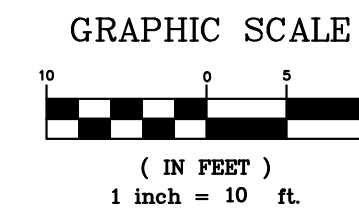
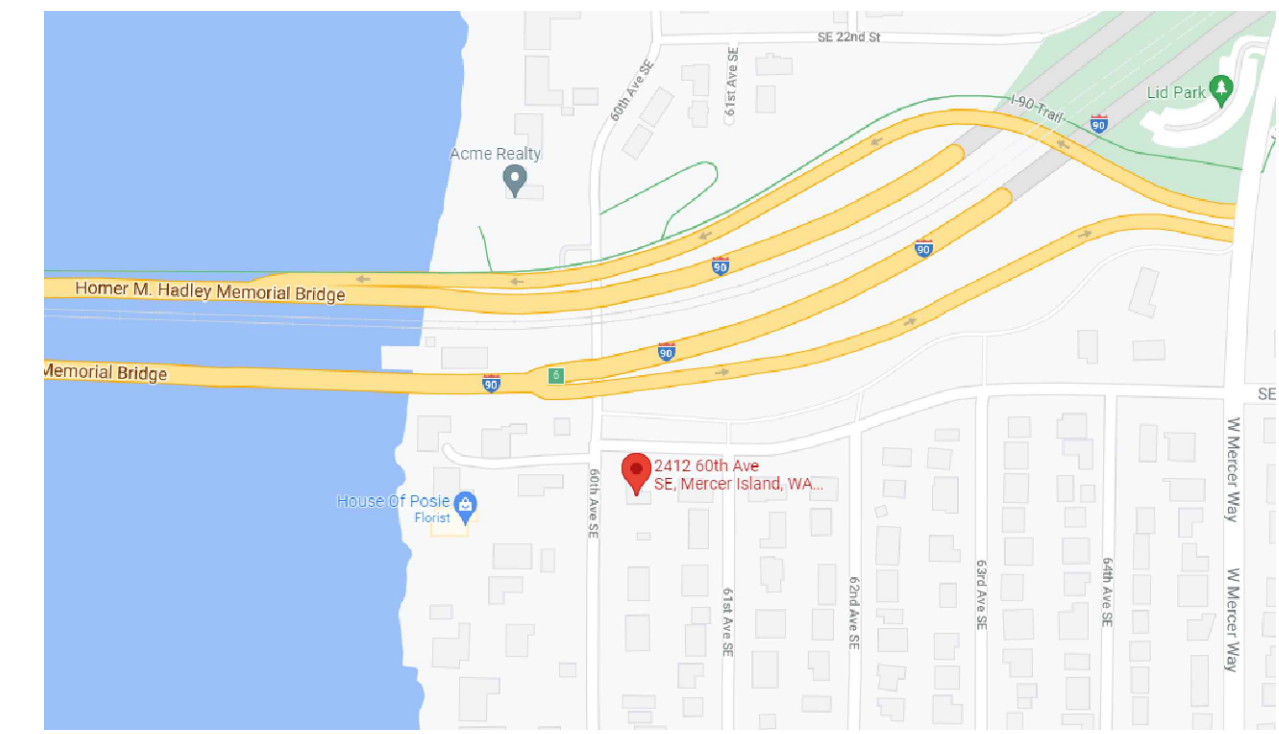
**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. WALL ST., SUITE B  
ISSACIAH, WASHINGTON 98027  
PH: (425)392-5351 FAX: 392-4676

JOB NO. 22001
DATE 2/22
SCALE 1"=10'
DESIGNED R.L.V.
DRAWN R.L.V.
CHECKED R.S.F.
APPROVED R.S.F.
SHEET C1 OF C3



# LEVELLA RESIDENCE

## SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



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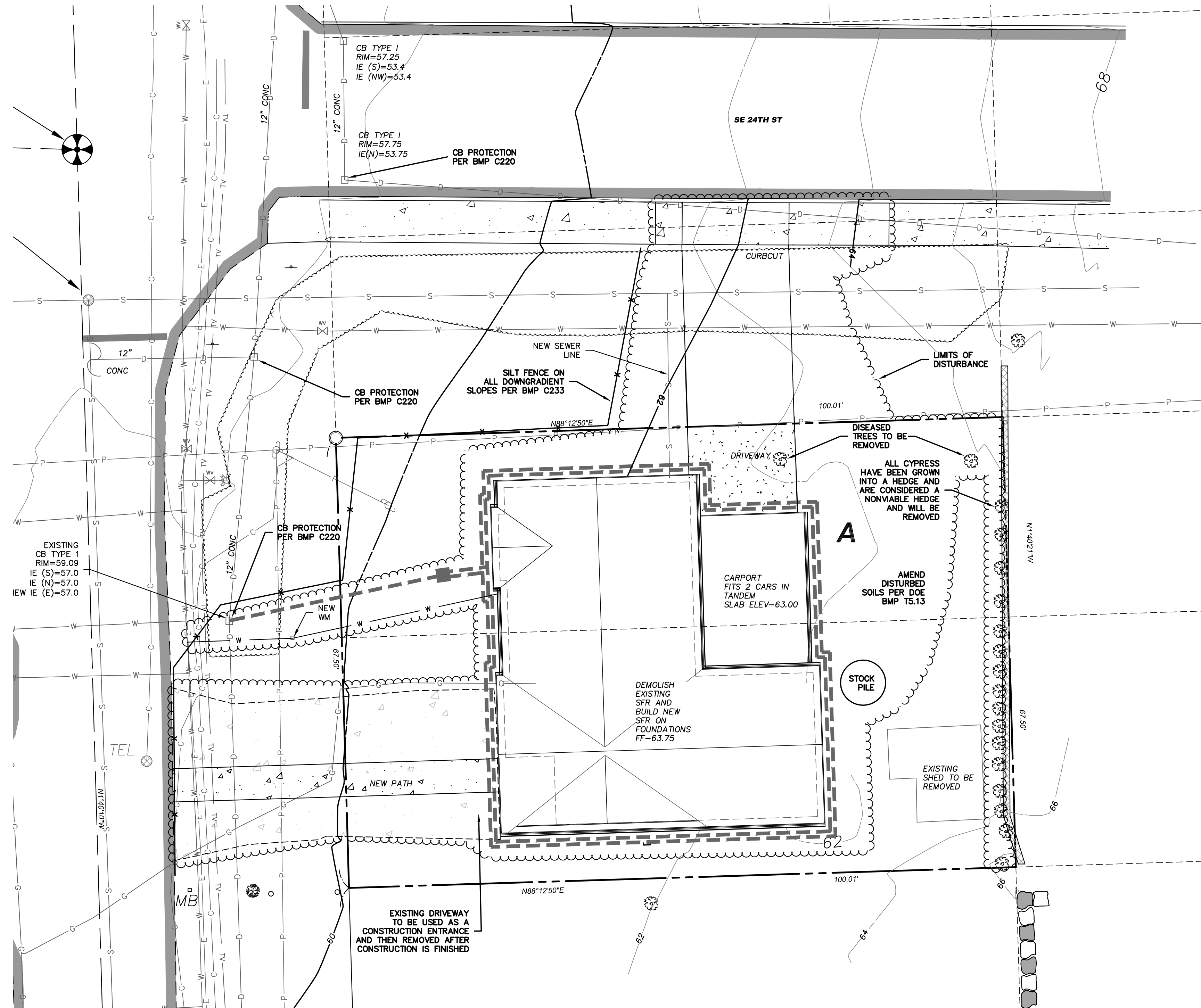
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**EROSION AND SEDIMENT CONTROL NOTES:**

- 1) FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS.
- 2) EXCAVATED FOOTING SOIL STOCKPILES SHALL BE COVERED UNTIL EITHER USED OR REMOVED.
- 3) REMOVE EXCESS SOILS FROM SITE AS SOON AS POSSIBLE.
- 4) ALL EXPOSED SOILS SHALL BE MULCHED, COVERED IN PLASTIC, SODDED, OR HYDROSEEDED AS SOON AS POSSIBLE.
- 5) ALL SEDIMENT AND DIRT SHALL BE REMOVED FROM ROADS BY SHOVELLING OR SWEEPING AND CAREFULLY REMOVED TO A SUITABLE DISPOSAL AREA.
- 6) ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED ON A REGULAR BASIS, ESPECIALLY AFTER A HEAVY STORM. ANY PROBLEMS FOUND SHALL BE FIXED IMMEDIATELY AND SEDIMENT REMOVED AND DISPOSED OF AT AN APPROPRIATE SITE IF FOUND TO BE AT HALF CAPACITY.



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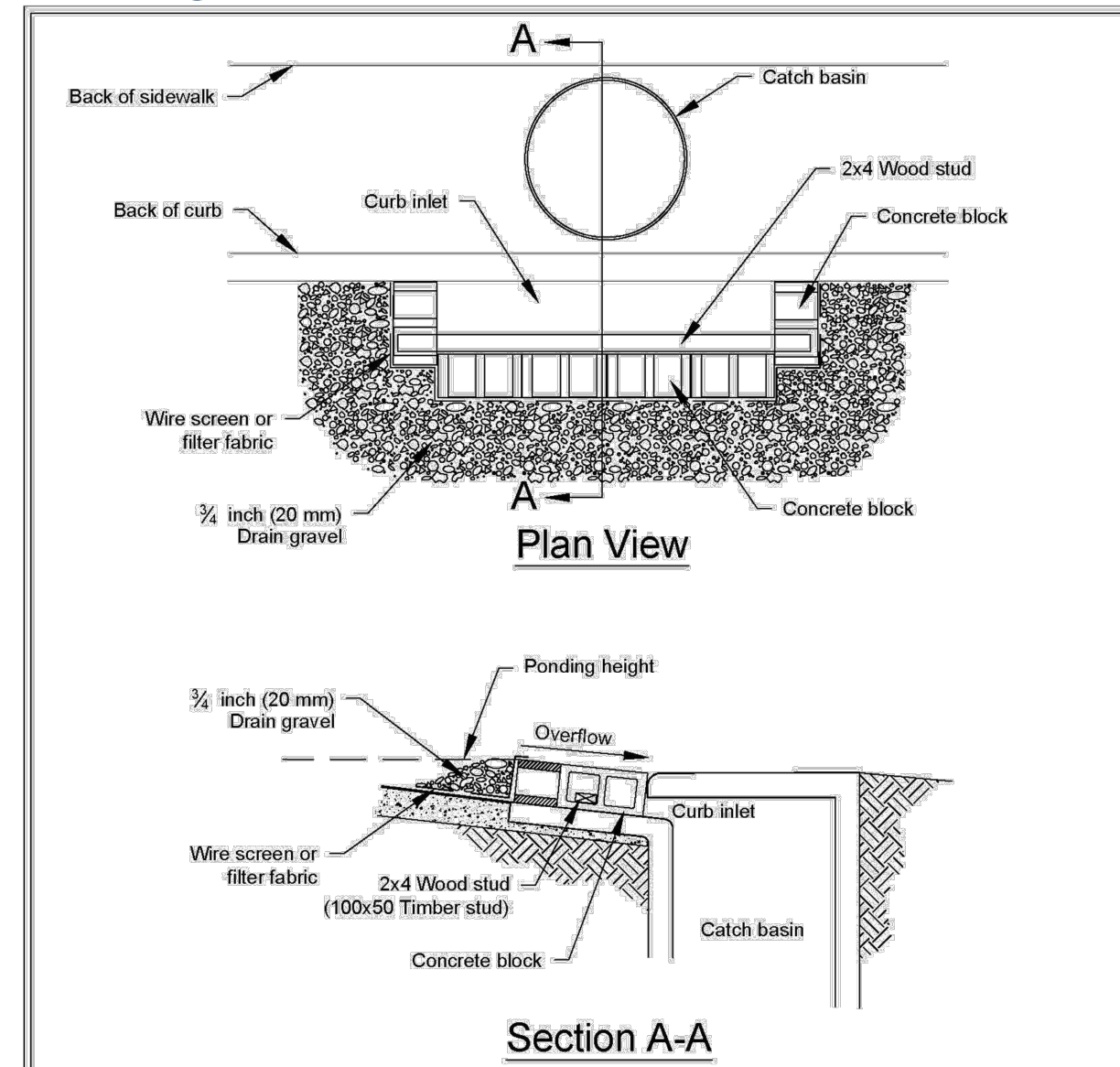
**Call Before You Dig**  
1-800-424-5555

<b>TESC PLAN</b>	<b>PAVILION COMPANY</b> 4218 SW ALASKA ST SUITE 204H SEATTLE, WA 98136												
<b>ENGINEERS - SURVEYORS</b>	<b>EASTSIDE CONSULTANTS, INC.</b> 1320 N.W. WALL ST., SUITE B ISSAQUAH, WASHINGTON 98027 PH: (425)392-5351 FAX: 392-4676												
	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
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<p><b>THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.</b></p>	<p><b>THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.</b></p>												
<p><b>JOB NO. 22001</b> <b>DATE 2/22</b> <b>SCALE 1"=10'</b> <b>DESIGNED R.L.V.</b> <b>DRAWN R.L.V.</b> <b>CHECKED R.S.F.</b> <b>APPROVED R.S.F.</b></p>	<p><b>3/22/2022</b></p>												
<p><b>SHEET C2 OF C3</b></p>	<p><b>SHEET C2 OF C3</b></p>												

# LEVELLA RESIDENCE

## SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

**Figure II-3.18: Block and Gravel Curb Inlet Protection**



- Notes:
1. Use block and gravel type sediment barrier when curb inlet is located in gently sloping street segment, where water can pond and allow sediment to separate from runoff.
  2. Barrier shall allow for overflow from severe storm event.
  3. Inspect barriers and remove sediment after each storm event. Sediment and gravel must be removed from the traveled way immediately.

NOT TO SCALE

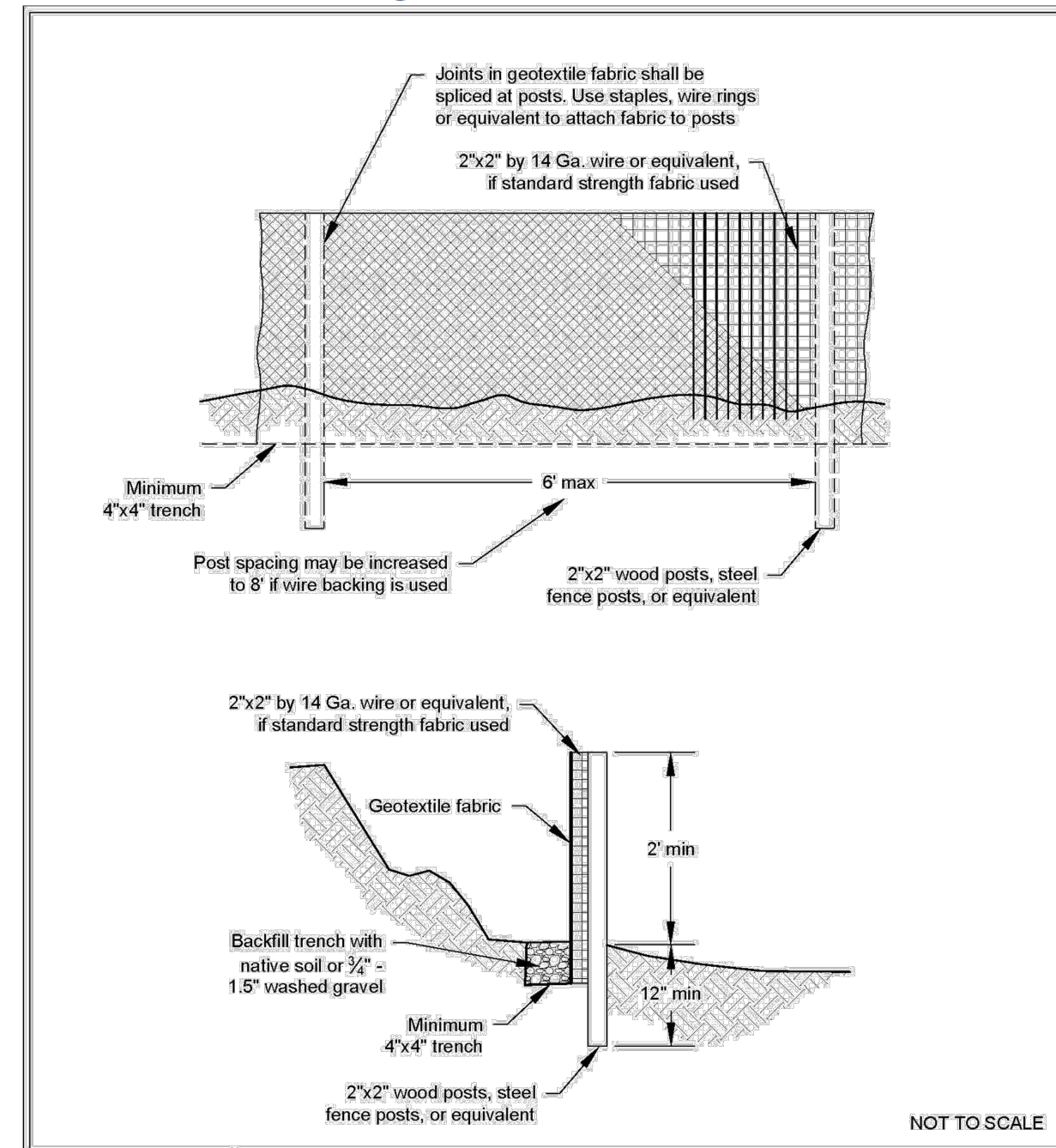
**Block and Gravel Curb Inlet Protection**  
Revised June 2016

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State of Washington

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Volume II - Chapter 3 - Page 362

**Figure II-3.22: Silt Fence**



NOT TO SCALE

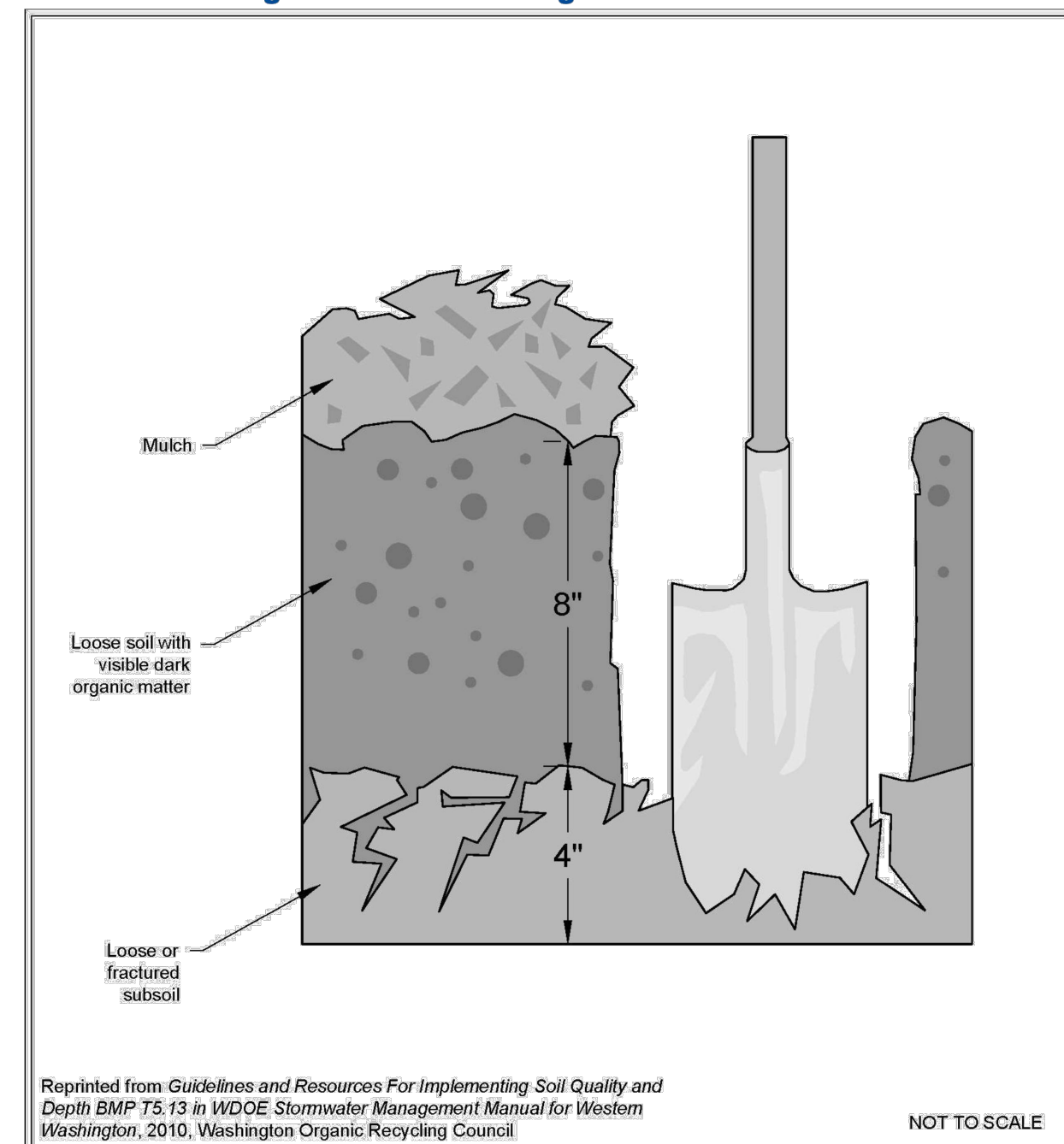
**Silt Fence**  
Revised July 2017

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Volume II - Chapter 3 - Page 371

**Figure V-11.1: Planting Bed Cross-Section**



NOT TO SCALE

**Planting Bed Cross-Section**  
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**TESC DETAILS**

**PAVILION COMPANY**  
4218 SW ALASKA ST  
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SHEET C3 OF C3



3/22/2022