

THESE GENERAL NOTES IN NO WAY RELIEVE THE GENERAL CONTRACTOR FROM THE RESPONSIBILITIES DOCUMENTED IN A201 GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS OR FORMATION CONTAINED WITHIN THE CONSTRUCTIONS DRAWINGS AND SPECIFICATIONS. 2. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS.

3. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIAL SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE CODE OR ORDINANCES, CODE OR ORDINANCES SHALL GOVERN. IF AND WHEN THIS OCCURS, NOTIFY THE ARCHITECT IMMEDIATELY. SUBSECTIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE BUT IN NO WAY RELEASES THE GENERAL CONTRACTOR FROM CONFORMING TO ALL APPLICABLE CODES AND ORDINANCES.

2021 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY
WASHINGTON STATE BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CODE: PRESCRIPTIVE COMPLIANCE,
OPTION 3, CLIMATE ZONE 1
2021 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY
CODE
2021 INTERNATIONAL FIRE CODE
2021 UNIFORM PLUMBING CODE
CITY OF SHORELINE DEVELOPMENT CODE

4. CONSULTANTS' DRAWINGS, INCLUDING BUT NOT LIMITED TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN ARE SUPPLEMENTARY TO THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES IDENTIFIED BETWEEN THE CONSULTANTS' DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION . WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT/CONSULTANT.

6. ALL INFORMATION RELATED TO ANY EXISTING CONDITIONS IS REPRESENTED TO THE BEST KNOWLEDGE OF THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT WOULD AFFECT THE CONSTRUCTION OF THE PROJECT PRIOR TO THE START OF WORK.

7. THE GENERAL CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES W/ THE INFO SHOWING IN THE DRAWINGS OR CONDITIONS WHICH AFFECT EXECUTION OF WORK.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE DRAWINGS AND SPECIFICATIONS, AND BY OTHERS,

9. CONTRACTOR SHALL PROVIDE ALL BLOCKING, BUCK-OUTS, BACKING AND JACKS AS REQUIRED.

10. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR INSPECTING THE WORKMANSHIP OF SUBCONTRACTORS PRECEDING. DISCREPANCIES IN WORK SHALL BE REPORTED TO THE GENERAL CONTRACTOR IMMEDIATELY. FAILURE TO DO SO IN A TIMELY MANNER SHALL BE CONSTRUED AS ACCEPTANCE OF THAT PRECEDING WORK.

11. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK CAUSED BY THE SUBCONTRACTOR, HIS AGENTS, OR EMPLOYEES. SUBCONTRACTOR SHALL REPAIR SAID DAMAGE AT THE SUBCONTRACTOR'S OWN EXPENSE.

12. AUTOMATIC SPRINKLERS CONFORMING TO NFPA 13D ARE TO BE INSTALLED IN ALL DWELLING UNITS PURSUANT TO 2021 SEATTLE RESIDENTIAL CODE SECTION R313.1.

13. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS. WHERE DISCREPANCIES ARE FOUND CLARIFY IMMEDIATELY WITH ARCHITECT BEFORE PROCEEDING WITH WORK.

14. DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF CONCRETE, GRID LINES, OR CENTERLINE OF COLUMNS, DOORS AND WINDOWS UNLESS NOTED OTHERWISE.

An architectural rendering of a modern, two-story residential building. The structure features a flat roof, large rectangular windows, and balconies with dark metal railings. The facade is composed of light-colored panels and brickwork. A set of stairs leads to the entrance on the right side. The building is shown from a low-angle perspective against a clear blue sky.

AVALON PARK ADD
PLAT BLOCK: 2
PLAT LOT: 15



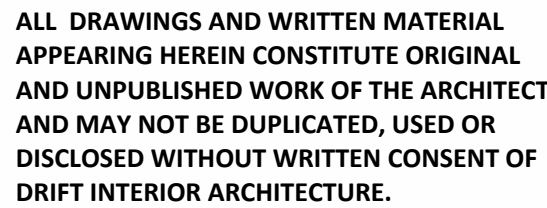
REMODEL OF MERCER ISLAND RESIDENCE. NO STRUCTURAL WALLS BEING REMOVED, SEE STRUCTURAL MEMO AND NOTES FOR CONFIRMATION. EXTERIOR WINDOWS BEING ADDED, SEE STRUCTURAL NOTES.

OTHER ADDRESS OTHER CONSULTANT

Sheet No.	Sheet Name	Revision Date
G001	COVER SHEET	•
G002	ABBREVIATIONS, SYMBOLS AND LEGENDS	•
G003	INTERNATIONAL RESIDENTIAL CODE	•
G004	ZONING CODE COMPLIANCE	•
G005	ENERGY CODE COMPLIANCE	•
Z000	SURVEY PLAN	
Z001	SITE PLAN & ZONING	
A000	BASEMENT DEMO	•
A001	FIRST FLOOR DEMO	•
A002	ROOF DEMO	•
A100	FLOOR PLAN	•
A101	FLOOR PLAN	•
A102	FLOOR PLAN	•
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A200	BUILDING ELEVATION	
A201	BUILDING ELEVATION	
A400	3D VIEWS	
A300	BUILDING SECTIONS	
A500	WALL,FLOOR,ROOF & FOUNDATION DETAILS	
A501	EXTERIOR ENVELOPE DETAILS	
A502	DETAILS	
A600	DOOR TYPES & SCHEDULE	
A601	WINDOW TYPES & SCHEDULE	

Sheet No.	Sheet Name	Revision Date
CIVIL1	GRADING AND SWPPP PL	
CIVIL 2	DRAINAGE PLAN	

Sheet No.	Sheet Name	Revision Date
S0.1	GENERAL NOTES	
S1.1	BASEMENT PLAN	
S1.2	FIRST FLOOR FRAMING PLAN	
S1.3	SECOND FLOOR FRAMING PLAN	
S1.4	ROOF FRAMING PLAN	
S2.1	FOUNDATION SECTIONS	
S2.2	FRAMING SECTIONS	
S2.3	FRAMING SECTIONS	
S2.4	FRAMING SECTIONS	
S2.5	FRAMING SECTIONS	



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Wishwas Koushik Remodel

BUILDER ADDRESS

PROJECT ADDRESS
8203 AVALON DR 98040

$$1/8'' = 1'-0''$$

ABBREVIATIONS

AB	- ANCHOR BOLT	FA	- FIRE ALARM
AC	- AIR CONDITIONING	FD	- FLOOR DRAIN
ACC	- ACCESSIBLE	FDC	- FIRE DEPARTMENT CONNECTION
ACOUS	- ACOUSTICAL	FND	- FOUNDATION
AD	- AREA DRAIN	FE	- FIRE EXTINGUISHER
ADJ	- ADJUSTABLE	FEC	- FIRE EXTINGUISHER CABINET
AFF	- ABOVE FINISH FLOOR	FF&E	- FURNITURE, FINISHES & EQUIPMENT
ALT	- ALTERNATE	FFEL	- FINISH FLOOR ELEVATION
ALUM	- ALUMINUM	FIN	- FINISH
ANCH	- ANCHOR	FIXT	- FIXTURE
ANOD	- ANODIZED	FL	- FLOOR
ACP	- ACOUSTICAL CEILING PANEL	FLASH	- FLASHING
APPD	- APPROVED	FO	- FACE OF
APPROX	- APPROXIMATE	FP	- FIRE PROTECTION
ARCH	- ARCHITECTURAL	FPG	- FIREPROOFING
AUTO	- AUTOMATIC	FR	- FRAME
AV	- AUDIO VISUAL	FT	- FEET
AVB	- AIR VAPOR BARRIER	FRT	- FIRE RETARDANT TREATED

BD	- BOARD		
BLDG	- BUILDING		
BM	- BEAM		
BOT	- BOTTOM		
BSMT	- BASEMENT		
BT	- BOLT		

CAB	- CABINET	GA	- GAUGE / GAGE
CAT	- CATEGORY	GALV	- GALVANIZED
CB	- CATCH BASIN	GB	- GRAB BAR
CBU	- CEMENTITIOUS BACKER UNIT	GC	- GENERAL CONTRACT(OR)
CER	- CERAMIC	GFRC	- GLASS FIBER REINFORCED CONCRETE
CG	- CORNER GUARD	GL	- GLASS
CH	- CHILLER	GR	- GRADE
CHAN	- CHANNEL	GRD	- GROUND
CI	- CAST IRON	GWB	- GYPSUM WALLBOARD

CIP	- CAST-IN-PLACE	H	- HIGH / HEIGHT
CJ	- CONTROL JOINT / CONSTRUCTION JOINT	HB	- HOSE BIB
CL	- CENTER LINE	HC	- HOLLOW CORE
CLG	- CEILING	HCP	- HANDICAPPED
CLR	- CLEAR	HDW	- HARDWARE
CNTR	- COUNTER	HS	- HEAT STRENGTHEND (GLASS)
CO	- CLEANOUT	HM	- HOLLOW METAL (STEEL FRAME)
COL	- COLUMN	HNDRL	- HANDRAIL
CONC	- CONCRETE	HO	- HOLD-OPEN
COND	- CONDITION	HORIZ	- HORIZONTAL
CONN	- CONNECTION	HT	- HEIGHT
CONT	- CONTINUOUS	HVAC	- HEATING, VENTILATION, AIR CONDITIONING
CONTR	- CONTRACTOR	HW	- HOT WATER
COORD	- COORDINATE	HYDR	- HYDRAULIC
CORR	- CORRIDOR		
CT	- CERAMIC TILE	ID	- INSIDE DIAMETER
CTR	- CENTER	IN	- INCH
CTSK	- COUNTER SUNK	INCL	- INCLUDED / INCLUDING
CW	- COLD WATER (PIPING)	INFO	- INFORMATION

D	- DEEP, DEPTH	JAN	- JANITOR
DBL	- DOUBLE	JC	- JANITOR'S CLOSET
DEG	- DEGREE	JST	- JOIST
DEMO	- DEMOLITION	JT	- JOINT
DEPT	- DEPARTMENT		
DET	- DETAIL	KIT	- KITCHEN
DF	- DRINKING FOUNTAIN	KO	- KNOCKOUT
DIA	- DIAMETER		
DIFF	- DIFFUSER	LDG	- LANDING
DIM	- DIMENSION	LAM	- LAMINATE / LAMINATION
DISP	- DISPENSER	LAV	- LAVATORY
DMPF	- DAMPPROOFING	LB	- POUND
DN	- DOWN	LF	- LINEAR FOOT
DO	- DOOR OPENING	LKR	- LOCKER
DR	- DOOR	LN	- LINE
DRN	- DRAIN	LT	- LIGHT
DW	- DISHWASHER		
DWG	- DRAWING	MACH	- MACHINE
DWR	- DRAWER	MAINT	- MAINTENANCE

(E)	- EXISTING	MATL	- MATERIAL
E	- EAST	MAX	- MAXIMUM
EA	- EACH	MB	- MACHINE BOLT
EJ	- EXPANSION JOINT	MDF	- MEDIUM DENSITY FIBERBOARD
EL	- ELEVATION	MEP	- MECHANICAL, ELECTRICAL, PLUMBING
ELEC	- ELECTRICAL	MDO	- MEDIUM DENSITY OVERLAY PLYWOOD
ELEV	- ELEVATOR	MECH	- MECHANICAL
EMERG	- EMERGENCY	MEMB	- MEMBRANE
EP	- ELECTRICAL PANELBOARD	MET	- METAL
EQ	- EQUAL	MEZZ	- MEZZANINE
EQUIP	- EQUIPMENT	MFR	- MANUFACTURER
EXH	- EXHAUST	MH	- MANHOLE
EXP	- EXPANSION	MIN	- MINIMUM
EXIST	- EXISTING	MISC	- MISCELLANEOUS
EXT	- EXTERIOR	MS	- MACHINE SCREW
		MTD	- MOUNTED

MTG	- MOUNTING	N	- NORTH
MTL	- METAL	NA	- NOT APPLICABLE
MULL	- MULLION	NC	- NOISE CRITERIA
		NIC	- NOT IN CONTRACT
		NO	- NUMBER
		NOM	- NOMINAL
		NTS	- NOT TO SCALE

OA	- OUTSIDE AIR	ORD	- OVERFLOW ROOF DRAIN
OC	- ON CENTER	OUTS	- OUTSIDE
OFCI	- OWNER FURNISHED, CONTRACTOR INSTALLED	OVHD	- OVERHEAD
OFOI	- OWNER FURNISHED, OWNER INSTALLED		
OFF	- OFFICE		
OH	- OVER HEAD		
OPH	- OPPOSITE HAND		
OPNG	- OPENING		
OPP	- OPPOSITE		
OPPHD	- OPPOSITE HAND		

P	- PAINT	PERF	- PERFORATED
PAV	- PAVING	PERIM	- PERIMETER
PARTN	- PARTITION	PERP	- PERPENDICULAR
PBD	- PARTICLEBOARD	PL	- PLATE
PDF	- POWER DRIVEN FASTENER	PLAM	- PLASTIC LAMINATE
PERF	- PERFORATED	PLBG	- PLUMBING
PERIM	- PERIMETER	PLYWD	- PLYWOOD
PERP	- PERPENDICULAR	PNL	- PANEL
PL	- PLATE	POL	- POLISHED
PLAM	- PLASTIC LAMINATE	PR	- PAIR
PLBG	- PLUMBING	PREFAB	- PREFABRICATED
PLYWD	- PLYWOOD	PROJ	- PROJECT
PNL	- PANEL	PSF	- POUNDS PER SQUARE FOOT
POL	- POLISHED	PT	- POINT / PRESSURE-TREATED
PR	- PAIR	PTD	- PAPER TOWEL DISPENSER / PAINTED
PREFAB	- PREFABRICATED	PTN	- PARTITION
PROJ	- PROJECT	PTR	- PAPER TOWEL RECEPTACLE

Q	- QUARRY TILE
QTY	- QUANTITY

(R)	- RELOCATED
R	- RADIUS OR RISER (PIPING)
RA	- RETURN AIR
RAD	- RADIUS
RB	- RESILIENT BASE
RCP	- REFLECTED CEILING PLAN
RD	- ROOF DRAIN
RECOM	- RECOMMENDED
RECPT	- RECEPTACLE
REC	- RECESSED
REF	- REFERENCE
REFL	- REFLECTED / REFLECTIVE / REFLECT
REFR	- REFRIGERATOR
REG	- REGISTER
REINF	- REINFORCED / REINFORCING
REL	- RELOCATE
REM	- REMOVABLE
REQ	- REQUIRE / REQUIRED
RESIL	- RESILIENT
REV	- REVISION / REVISED
RM	- ROOM
RO	- ROUGH OPENING
RTD	- RATED
RTG	- RATING
RWL	- RAIN WATER LEADER

S	- SOUTH
SA	- SUPPLY AIR
SAF	- SELF-ADHERED FLASHING
SAM	- SELF-ADHERED MEMBRANE
SAN	- SANITARY AIR
SC	- SOLID CORE
SCHED	- SCHEDULE
SD	- STORM DRAIN / SOAP DISPENSER
SECT	- SECTION
STS	- SELF TAP METAL SCREW
SF	- SQUARE FEET/FOOT
SH	- SPRINKLER HEAD

SHT	- SHEET	T&G	- TONGUE AND GROOVE
SHR	- SHOWER	T	- TREAD / THERMOSTAT
SIM	- SIMILAR	TB	- TOWEL BAR
SM	- SHEET METAL OR SQUARE METER (METRIC DOCS)	TC	- TOP OF CURB
SND	- SANITARY NAPKIN DISPENSER	TCONC	- TOP OF CONCRETE
SP	- STANDPIPE	TEL	- TELEPHONE OR TELECOM
SPEC	- SPECIFICATION	TEMP	- TEMPERATURE
SPR	- SPRINKLER	TER	- TERRAZZO
SPKR	- SPEAKER	TGB	- TOGGLE BOLT
SQ	- SQUARE	THK	- THICKNESS
SSE	- STRUCTURE SLAB ELEVATION	THRES	- THRESHOLD
SST	- STAINLESS STEEL	THRU	- THROUGH
SSK	- SERVICE SINK	TKBD	- TACKBOARD
STA	- STATION	TMPD	- TEMPERED
STD	- STANDARD	TO	- TOP OF (SEE OTHER WORD)
STL	- STEEL	TOS	- TOP OF SLAB, TOP OF STRUCT
STLUST	- STEEL JOIST	TOSTL	- TOP OF STEEL
STOR	- STORAGE	TP	- TOP OF PAVEMENT
STRG	- STRINGER	TPD	- TOILET PAPER DISPENSER
STRL	- STRUCTURAL	TRACT	- TRACTION
STRUCT	- STRUCTURAL	TV	- TELEVISION
SUBCAT	- SUBCATEGORY	TW	- TOP OF WALL
SUSP	- SUSPENDED	TYP	- TYPICAL
SYMM	- SYMMETRICAL		
SYS	- SYSTEM		

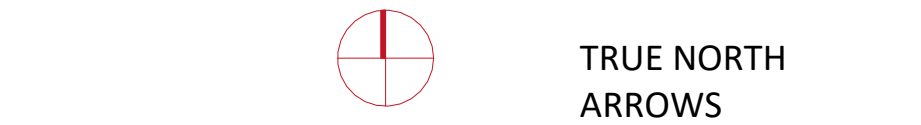
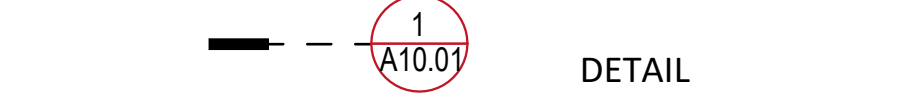
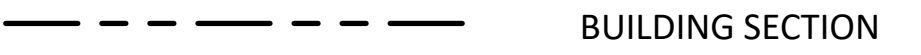
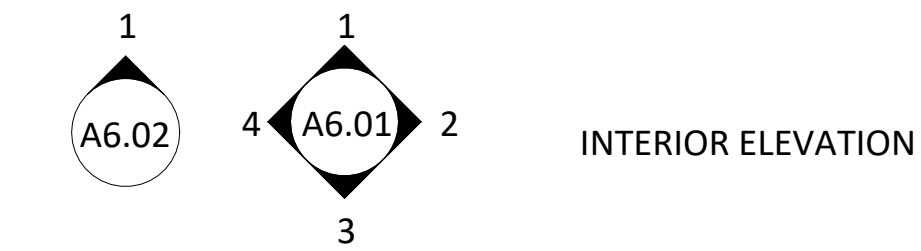
T&G	- TONGUE AND GROOVE	UNFIN	- UNFINISHED
T	- TREAD / THERMOSTAT	UON	- UNLESS OTHERWISE NOTED
TB	- TOWEL BAR	UR	- URINAL
TC	- TOP OF CURB		
TCONC	- TOP OF CONCRETE		
TEL	- TELEPHONE OR TELECOM		
TEMP	- TEMPERATURE		
TER	- TERRAZZO		
TGB	- TOGGLE BOLT		
THK	- THICKNESS		
THRES	- THRESHOLD		
THRU	- THROUGH		
TKBD	- TACKBOARD		
TMPD	- TEMPERED		
TO	- TOP OF (SEE OTHER WORD)		
TOS	- TOP OF SLAB, TOP OF STRUCT		
TOSTL	- TOP OF STEEL		
TP	- TOP OF PAVEMENT		
TPD	- TOILET PAPER DISPENSER		
TRACT	- TRACTION		
TV	- TELEVISION		
TW	- TOP OF WALL		
TYP	- TYPICAL		

VAC	- VENTILATION AND AIR CONDITIONING
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VEST	- VESTIBULE
VIF	- VERIFY IN FIELD
VR	- VAPOR RETARDER
VT	- VINYL TILE
VWC	- VINYL WALL COVERING

W/	- WITH
W	- WIDE, WIDTH/WEST
WC	- WATER CLOSET
WD	- WOOD
WDS	- WOOD SCREW
WDW	- WINDOW
W/O	- WITHOUT
WP	- WATERPROOFING
WPM	- WATERPROOF MEMBRANE
WPT	- WORK POINT
WR	- WATER RESISTANT/REPELLANT
WRB	- WEATHER RESISTANT BARRIER
WS	- WEATHERSTRIPPING
WSCT	- WAINSCOT
WT	- WEIGHT
WW	- WALL TO WALL

DRAWING SYMBOLS LEGEND

1	VIEW NAME	DRAWING NAME AND DESCRIPTION
1/8" = 1'-0"		



AREA NAME	150 SF	AREA NAME & SIZE
-----------	--------	------------------

ROOM NAME	100 150 SF	ROOM NAME & NUMBER WITH ROOM SIZE
-----------	------------	-----------------------------------

CEILING HEIGHT DESCRIPTION		CEILING HEIGHT AND MATERIAL DESCRIPTION
----------------------------	--	---

101B		DOOR NUMBER
------	--	-------------

FCP-1		MATERIAL TYPE MARK
-------	--	--------------------

F 1t		BUILDING ASSEMBLIES AND PARTITION TYPE MARK
W/P 1t		

059 9	SHEET DRAWING KEYNOTES MARK
-------	-----------------------------

S1	CURTAINWALL, STOREFRONT AND WINDOW TYPE MARK
----	--

AA	RELITE TYPE MARK
F 1t	FURNITURE TYPE MARK

1t	LIGHT FIXTURE TYPE MARK
----	-------------------------

EL.208'-0"	SPOT ELEVATION POINT
------------	----------------------

DIM PT	DIMENSION OR WORK POINT
--------	-------------------------

1	REVISION CLOUDS AND DELTA
---	---------------------------

1	FINISH / GRADE / SLAB HEIGHT CHANGE
---	-------------------------------------

1	LOT LINE
---	----------

1	SETBACK LINE
---	--------------

1	LIMIT OF WORK LINE
---	--------------------

1/A101	MATCHLINE WITH DRAWING / SHEET REFERENCE
--------	--

FD	FLOOR DRAIN
----	-------------

DS	DOWNSPOUT
----	-----------

	PLUMBING FIXTURES
--	-------------------

UR	URINAL
----	--------

FT	FLOOR MOUNTED TOILET
----	----------------------

BT	BATH TUB
----	----------

LS	LAVATORY SINK
----	---------------

MF	MOP FLOOR SINK
----	----------------

DF	DRINKING FOUNTAIN
----	-------------------

DS	KITCHEN SINK - DOUBLE & SINGLE
----	--------------------------------

DRIFT

INTERIOR ARCHITECTURE

103 91st Ave SE, Lake Stevens, WA 98258

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www.drift-ia.com

1997

REGISTERED ARCHITECT

JENNIWE TAMBILIN

STATE OF WASHINGTON

Registered Architect in WA State

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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME

Wishwas Mohan and Madhuri Koushik

PROJECT ADDRESS

8203 AV/ALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS:

PERMIT

DPS PERMIT NUMBER:

INA Project number:

XXXXXX

DRAWN BY:

SHEET NAME:

ABBREVIATIONS, SYMBOLS AND LEGENDS

SHEET NO:

G002

Scale

As indicated

FILE PATH:

Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi\LARGE (1-1).rvt

PLOT DATE:

11-06-2025 00:03:05

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

BUILDING HEIGHT CALCULATION

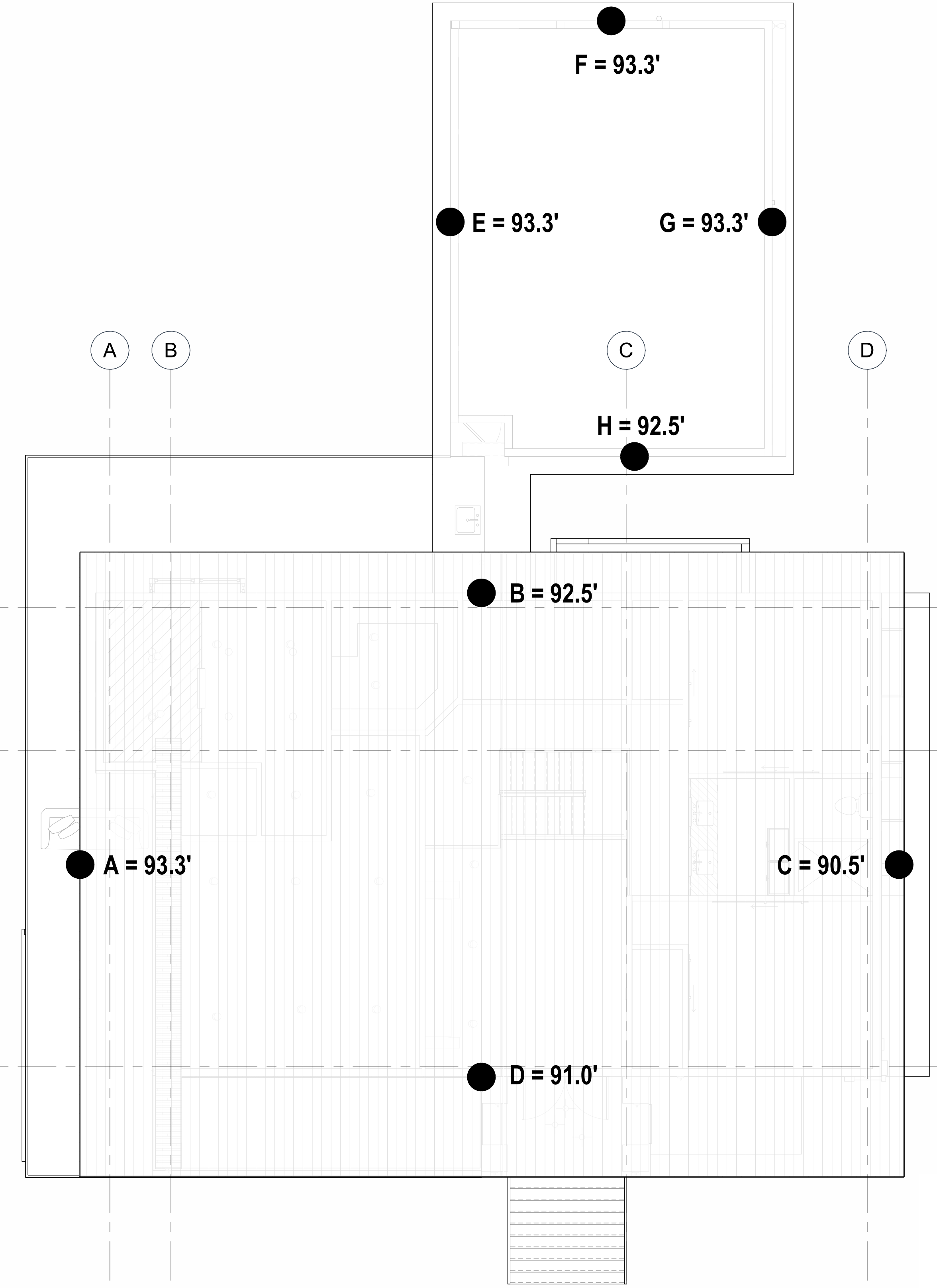
AREA (SF)	
AVERAGE BASE GRADE	(93.3 + 92.5 + 90.5 + 91) / 4
AVERAGE BASE GRADE	91.83'
MAX. ALLOWED BUILDING HEIGHT	91.83' + 30' = 121.83'
PROPOSED BUILDING HEIGHT	120.3'
BUILDING HEIGHT	OK

GARAGE HEIGHT CALCULATION

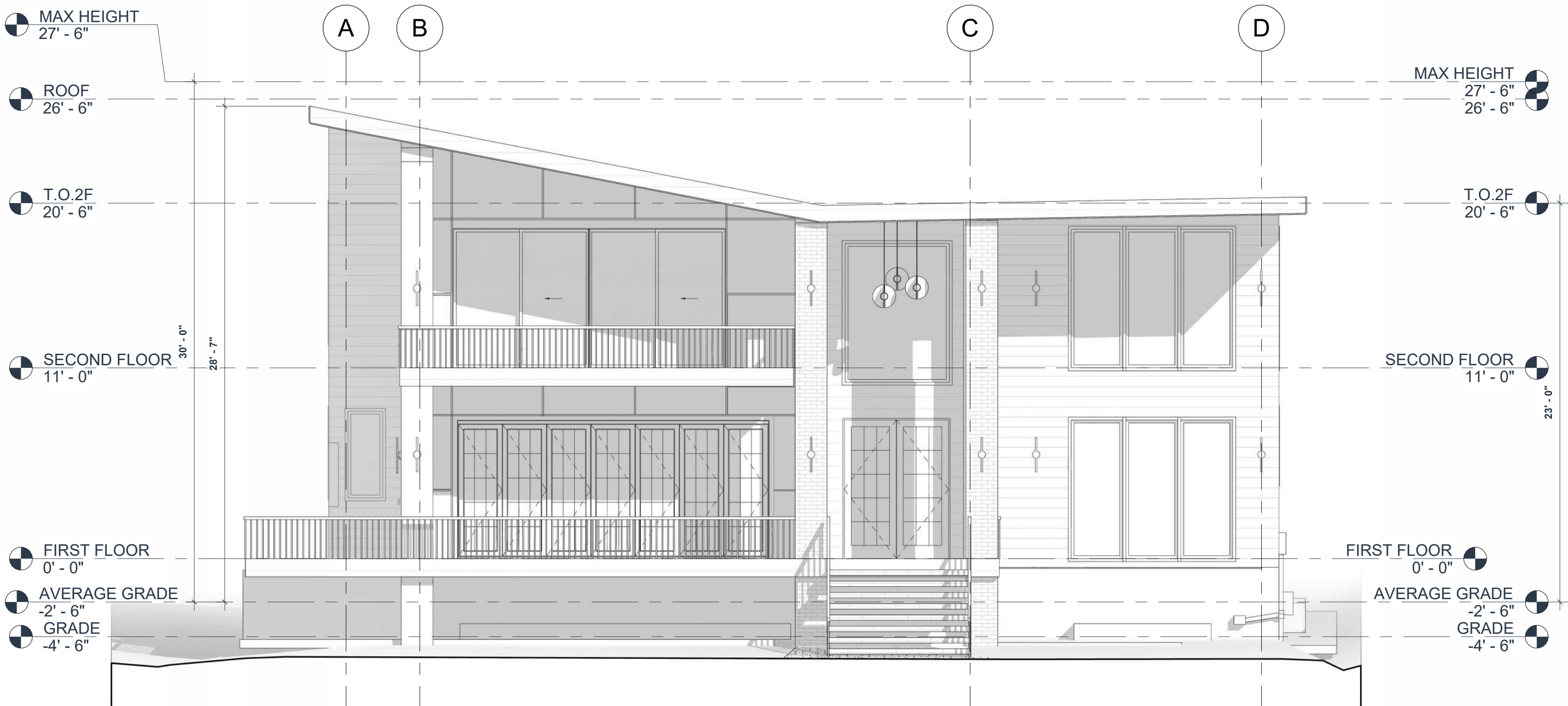
AREA (SF)	
AVERAGE BASE GRADE	(93.3 + 93.3 + 93.3 + 92.5) / 4
AVERAGE BASE GRADE	93.10'
MAX. ALLOWED BUILDING HEIGHT	91.83' + 30' = 123.10'
PROPOSED BUILDING HEIGHT	101.10'
BUILDING HEIGHT	OK

IMPERVIOUS CALCULATIONS

EXISTING	
EXISTING BUILDING	1700 SF
DETACHED GARAGE	660 SF
OPEN PORCH	110 SF
OUTDOOR DECK	200 SF
CONCRETE PAVERS	208 SF
DRIVEWAY	2684 SF
TOTAL	5562 SF
PROPOSED	
NEW CONSTRUCTION SECOND FLOOR	1375 SF
NEW DECK	853 SF
NEW STAIR	62 SF
DEMO OF EX. CONCRETE PORCH	-110 SF
DEMO OF EX. CONCRETE DECK	-200 SF
TOTAL	6167 SF
NET IMPERVIOUS INCREASE	605 SF
LOT AREA	18172 SF
IMPERVIOUS PERCENTAGE (TOTAL / LOT AREA *100)	33.9%



1. AVERAGE GRADE PLAN
3/16" = 1'-0"



2. AVERAGE GRADE ELEVATION
3/16" = 1'-0"

DRIFT

INTERIOR ARCHITECTURE

103 91st Ave SE, Lake Stevens, WA 98258

4254780327

www.drift-ia.com

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Wishwas Koushik Remodel

CLIENT NAME
Wishwas Mohan and Madhuri Koushik

PROJECT ADDRESS
8203 AV/ALON DR 98040

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY:

SHEET NAME: ZONING CODE COMPLIANCE

SHEET NO: G004

Scale: 3/16" = 1'-0"

ENERGY NOTES

1. ALL SLEEPING ROOMS AND EACH FLOOR SHALL BE PROVIDED WITH HEAT AND WALL-MOUNTED THERMOSTATIC CONTROLS. HEATED SPACE SHALL MAINTAIN A TEMPERATURE OF 70 DEGRESS FAHRENHEIT AT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
2. ALL CRACKS SHALL BE CAULKED TO PREVENT AIR INFILTRATION FROM EXTERIOR CLIMATE AND INTER-UNIT AIR EXCHANGE.
3. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE INLET THAT HAS A MINIMUM OF 4 SQ. INCHES OF NET FREE AREA PER SMC 403.8.6.1 .
4. A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SEC R404.1.

WINDOW & DOOR HEADER INSULATION

PER TABLE R402.1.1. PROVIDE MINIMUM OF R-10 INSULATION AT ALL WINDOW AND DOOR HEADERS

VENTILATION REQUIREMENTS

MINIMUM FAN CFM - M1505.4.4

KITCHEN	100 CFM INTERMITTENT
BATHROOM	50 CFM INTERMITTENT
TOILET	50 CFM INTERMITTENT

1. NEW CONSTRUCTION TO CONFROM TO THE REQUIREMENTS OF 2021 SRC & 2021 SEC.
2. EXHAUST DUCTS TO TERMINATE OUTSIDE THE BUILDING WITH BACKDRAFT DAMPERS.
VENT DUCTS SHOWN THROUGH CEILING OR SOFFIT.
3. ALL FANS TO BE SWITCHED INTERMITTENTLY.
4. ENVIRONMENTAL AIR EXHAUST VENTS ON BUILDING EXTERIOR TO COMPLY WITH
SMC 501.3.1 #3 CLEARANCE. SEE EXTERIOR ELEVATIONS WITH IDENTIFIED
CLEARANCES.

WHOLE HOUSE FAN

1. M1505.4.3 REQUIRES 60 CFM CONTINUOUS AIRFLOW RATE FOR A 3 BEDROOM HOME OF 2,501-3,000SF. THIS FAN SHALL BE CONNECTED TO A TIMER SET TO RUN THE FAN AT A FACTOR OF 50% OF EACH DAY IN 4-HOUR INCREMENTS THEREFORE REQUIRING A FAN OF 120 CFM.
2. WHOLE-HOUSE FANS NOT TO EXCEED MAXIMUM SONE RATING OF 1.0.

ENERGY CODE PATH

WSEC R406.2 PRESCRIPTIVE PER TABLE R406.2.
WSEC R406.3 ITEM 2 AND ACHIEVE 8.0 ENERGY CREDITS

ENERGY CREDITS

HEATING OPTIONS : HEAT PUMP 4C

5.6 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.
OR
FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY

RENEWABLE ELECTRIC ENERGY OPTION

6.1 FOR EACH 600 KWH OF ELECTRICAL GENERATION PER HOUSING UNIT PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 0.5 CREDIT SHALL BE ALLOWED, UP TO 4.5 CREDITS. GENERATION SHALL BE CALCULATED AS FOLLOWS:
FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY LABORATORY CALCULATOR PYWATTS OR APPROVED ALTERNATIVE BY THE CODE OFFICIAL.
DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS.
FOR WIND GENERATION PROJECTS DESIGNS SHALL DOCUMENT ANNUAL POWER GENERATION BASED ON THE FOLLOWING FACTORS:
THE WIND TURBINE POWER CURVE; AVERAGE ANNUAL WIND SPEED AT THE SITE;
FREQUENCY DISTRIBUTION OF THE WIND SPEED AT THE SITE AND HEIGHT OF THE TOWER.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE PHOTOVOLTAIC OR WIND TURBINE EQUIPMENT TYPE, PROVIDE DOCUMENTATION OF SOLAR AND WIND ACCESS, AND INCLUDE A CALCULATION OF THE MINIMUM ANNUAL ENERGY POWER PRODUCTION.

PRESCRIPTIVE COMPLAINTS

2021 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective March 15, 2024)

WASHINGTON STATE UNIVERSITY

Energy Program

Permit#	Address or Lot & Block
8203 AVALON DR	
City	MERCER ISLAND
Zip	98040

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditioned floor area of the structure, the number of required additional credits must be selected by the permit applicant.

Provide all information from the following tables in building permit drawings: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits

Authorized Representative

Signature

Date

	All Climate Zones Table 402.1.3	and Table R402.1.2
	R-Value *	U-Factor *
Fenestration U-Factor ^{b,1}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^a	60	0.024
Above-Grade Wall U-Factor ^{a,1}	20+5 or 13+10	0.056
Floor U-Factor	30	0.029
Below Grade Wall U-Factor ^{a,h}	10/15/21 Int + STB	0.035
Slab ^{a,g} On Grade F-Factor	10, 4 ft	0.54

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

^b The fenestration U-Factor column excludes skylights.

^c "10/15/21 + STB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 + STB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "STB" means R-5 thermal break between floor slab and basement wall.

^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

^e For single rafter- or joist-vented ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

^h Int. [intermediate framing] denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

ⁱ The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.

^j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level or in a windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024)

2021 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective March 15, 2024)

Each dwelling unit in a **residential building** shall comply with sufficient options from Table R406.2 (Energy Equalization credits) and Table 406.3 (energy credits) to achieve the minimum number of credits from the list below. To claim credits, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. Small Dwelling Unit:	5.0 credits
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.	
2. Medium Dwelling Unit:	8.0 credits
All dwelling units that are not included in #1, #3 or #4.	
3. Large Dwelling Unit:	9.0 credits
Dwelling units exceeding 5000 square feet of conditioned floor area.	
4. Dwelling units serving Group R-2 occupancies:	6.5 credits
Section R401.1 and Residential Building Section R202 for Group R-2.	
5. Additions 150 square feet to 500 square feet:	2.0 credits

The drawings included with the building permit application shall identify which options have been selected and the point value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project

Before selecting your credits on this Summary table, review the option descriptions in Table R406.3 (Single Family).

Table R406.2 ENERGY EQUALIZATION CREDITS		
System Type	Description of Primary Heating Source	Credits – select ONE system type
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(f) or C403.3.2(g)	0 ☐
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(f) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(f)(b) found in the 2021 WSEC- COMMERCIAL ENERGY CODE	1.5 ☐
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5 ☐
4 ^a	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(f) or C403.3.2(f)(a) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0 ☒
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2.0 ☐

a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.

b. The gas back-up power will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that “changeover” temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).

c. Additional points for the HVAC system are included in Table R406.3.

Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024)

Summary of Table R406.3				
Options	Energy Credit Option Descriptions	Credits – limited to one energy option from each category ^d	Comments:	
1.1	Efficient Building Envelope	0.5	☐	
1.2	Efficient Building Envelope	1.0	☐	
1.3	Efficient Building Envelope	1.5	☐	
1.4	Efficient Building Envelope	2.5	☐	
2.1	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.2	Air Leakage Control and Efficient Ventilation	1.5	☐	
2.3	Air Leakage Control and Efficient Ventilation	2.0	☐	
3.1 ^a	High Efficiency HVAC	1.0	☐	
3.2 ^a	High Efficiency HVAC	0.5	☐	
3.3 ^{a,c,d}	High Efficiency HVAC	0.5	☐	
3.4 ^{c,d}	High Efficiency HVAC	1.5	☐	
3.5 ^d	High Efficiency HVAC	1.5	☐	
3.6 ^a	High Efficiency HVAC	1.0	☐	
3.7 ^{a,d,e}	High Efficiency HVAC	2.0	☐	
3.8 ^{c,d}	High Efficiency HVAC	1.0	☐	
3.9	High Efficiency HVAC	1.5	☐	
3.10 ^f	High Efficiency HVAC	2.5	☐	
3.11 ^c	High Efficiency HVAC	0.5	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
5.1	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	0.5	☐	
5.4	Efficient Water Heating	1.0	☐	
5.5	Efficient Water Heating	1.5	☐	
5.6	Efficient Water Heating	2.0	☐	
5.7	Efficient Water Heating	2.5	☐	
5.8	Efficient Water Heating	2.5	☐	
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5	☐	
7.1	Appliance Package	0.5	☐	
Total Credits		8.0	Calculate Total	

a. An alternative heating source sized at a maximum of 0.5 Watts/Ht² (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling in unit.

b. See Section R402.1 and residential building in Section R202 for Group R-2 scope.

c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.

d. This option can only be claimed if serving System Type 4 from Table R406.2.

e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.

f. Option 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in ASHRAE 90.1-2019 Table 6.4.1.2. Equipment shall provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.

Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024)

3

Prescriptive Path – Single Family WSEC-R 2021 Edition (V12/12/2024)

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 and 2021 Washington State Energy Code (WSEC). This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 896-2042 for assistance.

This tool is for the permitting purposes only. A Manual J calculation is required to meet the requirement of the Washington State Energy Code.

Project Information

Contact Information

Heating System Type:

☐ All Other Systems
 ☒ Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature

Instructions

Mercer Island

Design Temperature

25

Design Temperature Difference (ΔT)

45

ΔT - Interior (°F degrees)

Outdoor Design Temp

Area of Building

Conditioned Floor Area

Instructions

Conditioned Floor Area (sq ft)

4,775

Average Ceiling Height

Instructions

Average Ceiling Height (ft)

8.5

Conditioned Volume

40,588

Glazing and Doors

Instructions

U-0.30

U-Factor

0.300

X

Area

1,180

=

UA

354.00

Skylights

Instructions

U-0.50

U-Factor

0.50

X

Area

0

=

UA

0.00

Insulation

Attic

Instructions

R-60

U-Factor

0.024

X

Area

2,515

=

UA

60.36

Single Rafter or Joist Vaulted Ceilings

Instructions

R-60

U-Factor

0.017

X

Area

2,515

=

UA

42.76

Above Grade Walls (see Figure 1)

Instructions

R-20 STD +R-6 ci

U-Factor

0.045

X

Area

2,486

=

UA

111.86

Floors

Instructions

R-30

U-Factor

0.029

X

Area

3,075

=

UA

89.18

Below Grade Walls and Slabs (see Figure 1)

Instructions

Wall & Slab R10 Foam Ext

Wall U-Factor

0.075

X

Area

1,700

=

UA

127.50

Depth 3.0' depth

Slab F-Factor

0.520

X

Length

174

=

UA

90.48

Slab on Grade (see Figure 1)

Instructions

R-10 4" Vertical

F-Factor

0.480

X

Length

174

=

UA

83.52

Location of Ducts

Instructions

No Ducts

Duct Leakage Coefficient

1.000

Sum of UA

959.65

Envelope Heat Load

Sum of UA x ΔT

43,184 Btu / Hour

Air Leakage Heat Load

Volume x (0.6 x ΔT x 0.018)

19,726 Btu / Hour

Building Design Heat Load

Air leakage + envelope heat loss

62,910 Btu / Hour

Building and Duct Heat Loss

Ducts in unconditioned space: sum of building heat loss x 1.10

Ducts in conditioned space: sum of building heat loss x 1

62,910 Btu / Hour

Maximum Heat Equipment Output

Building and duct heat loss x 1.40 for forced air furnace

78,637 Btu / Hour

Building and duct heat loss x 1.25 for heat pump

Figure 1

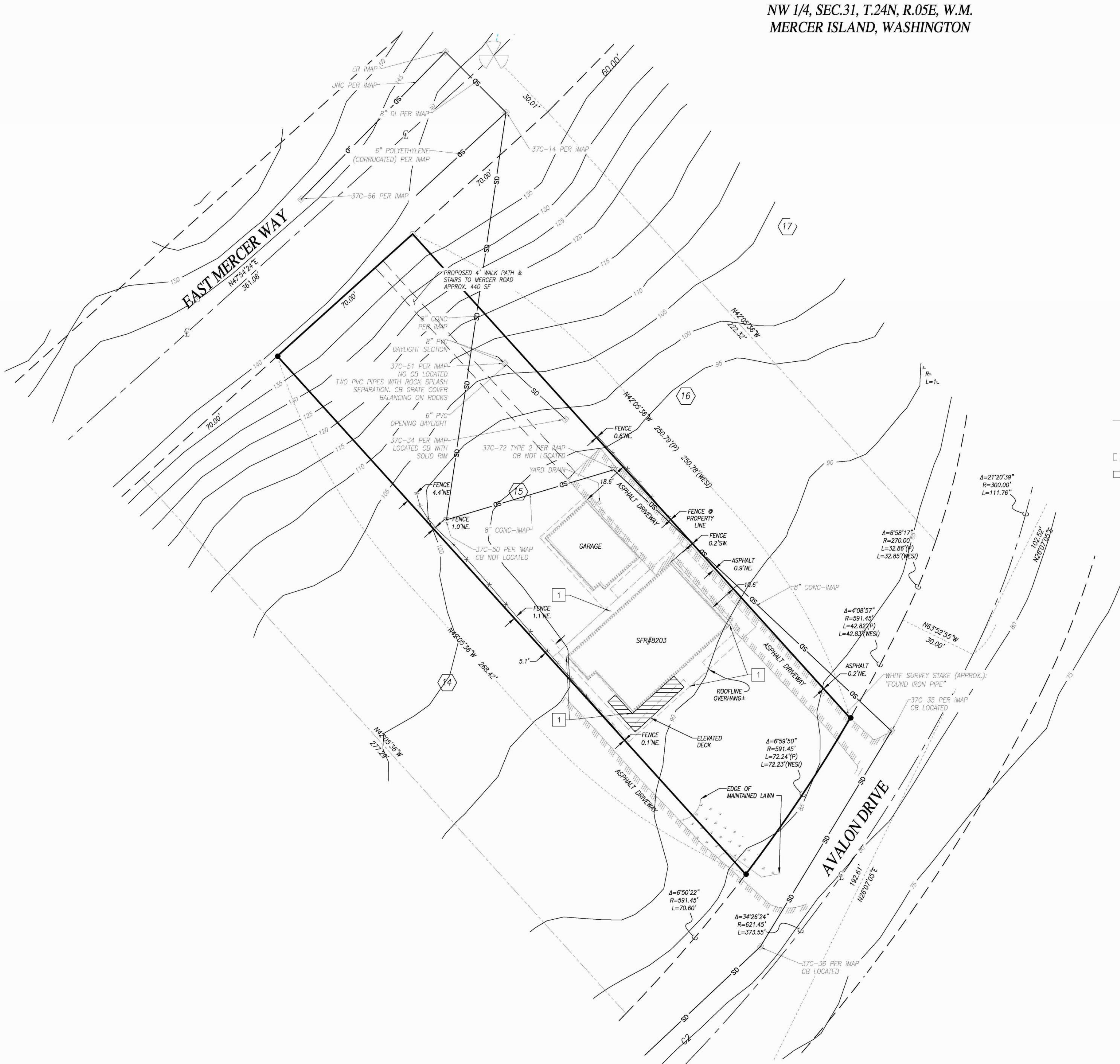
DRIFT INTERIOR ARCHITECTURE		
103 91st Ave SE, Lake Stevens, WA 98258		4254780327
www.drift-ia.com		
13073 REGISTERED ARCHITECT JENNIFER TAMLIN STATE OF WASHINGTON		
Registered Architect in WA State		
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Wishwas Koushik Remodel		
CLIENT NAME	Wishwas Mohan and Madhuri Koushik	
BUILDER NAME		
BUILDER CONTACT		
BUILDER ADDRESS		
PROJECT ADDRESS	8203 AVALON DR 98040	
REVISION LOG		
REV #	DATE	DESCRIPTION
STATUS:		PERMIT
DPS PERMIT NUMBER:		
BNA Project number:		XXXXXX
DRAWN BY:		
SHEET NAME		
ENERGY CODE COMPLIANCE		
SHEET NO.		
G005		
Scale		

Wishwas Koushik Remodel

PROJECT ADDRESS
8203 AVAILON DR 98040

STATUS:	PERMIT
DPS PERMIT NUMBER:	
BNA Project number:	XXXXXX
DRAWN BY:	Author
SHEET NAME	

Z000



LOT NO. PER BLOCK 2 OF AVALON PARK, AS PER
THE PLAT RECORDED IN VOLUME 49 OF PLATS ON
PAGE 64 AND 65, RECORDS OF KING COUNTY, WA

	EXISTING CATCH BASIN
	EXISTING YARD DRAIN
	EXISTING ROOF DRAIN
	EXISTING STORMDRAIN PIPE

[] PROPOSED ROOF

[] PROPOSED WALK PATH & STAIRS

1 RETROFIT NEW ROOF TO EXISTING DOWNSPOUTS.

1 OF 2 DRAINAGE SITE PLAN
2 OF 2 CSWPP PLAN

CONTOURS AND EXISTING CONDITIONS SHOWN
BASED ON KING COUNT IMAP.

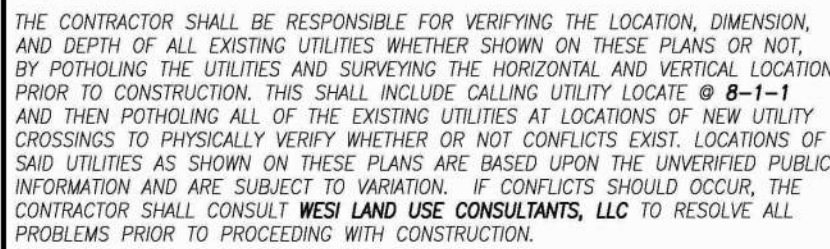
BOUNDARY LINES ARE SHOWN BASED ON
KING COUNTY IMAP.

NO TREES SHALL BE REMOVED WITHOUT A
TREE CUTTING PERMIT OR ADMINISTRATIVE
APPROVAL FROM PLANNING DIVISION.
REFER TO CSWPP PLAN FOR TREE
PROTECTION, REMOVAL AND REPLACEMENT
AREAS.

TOTAL SITE AREA	= 18,225 SF (0.42 ACRES)
<u>EXISTING IMPERVIOUS:</u>	
EX DRIVEWAY	= 1,690 SF
EX ROOF SFR (2,352SF) & GARAGE	= 3,201 SF
TOTAL	= 4,891 SF
<u>PROPOSED/DEVELOPED:</u>	
PP SFR - REPLACE EX SFR 2,352SF	= 2,872 SF
TOTAL	= 2,872 SF
TOTAL NET IMPERVIOUS AREA = 520 SF	
LOT COVERAGE: 5,411 SF / 18,225 SF = 29.7%	

PARCEL: 18,225 SF (0.42 AC)
ZONING: R-8.5
WATER: METER-AVALON RD
SEWER/SEPTIC: STUB-AVALON RD

**CALL 811 TWO (2)
BUSINESS DAYS
BEFORE YOU DIG**



VISIT OUR WEBSITE AT: WWW.WESI.CO

SURVEYING

DRAWN BY BME	DATE 01/27/2025	REV. BY -- --	DATE --/--/2025	PROJECT MANAGER T. SARKELA
DRAWING FILE NAME 241102A SITE.DWG		CHECKED BY TAS	F.B. NO. -	JOB NUMBER 24-1102-A

DRAWN BY BME	DATE 01/27/2025	REV. BY -- --	DATE --/--/2025	PROJECT MANAGER T. SARKELA
DRAWING FILE NAME 241102A SITE.DWG		CHECKED BY TAS	F.B. NO. -	JOB NUMBER 24-1102-A

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

TEMPORARY EROSION & SEDIMENT CONTROL (TESC)

THIS PLAN IS REQUIRED FOR ALL PROJECTS WTH GREATER THAN 500 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

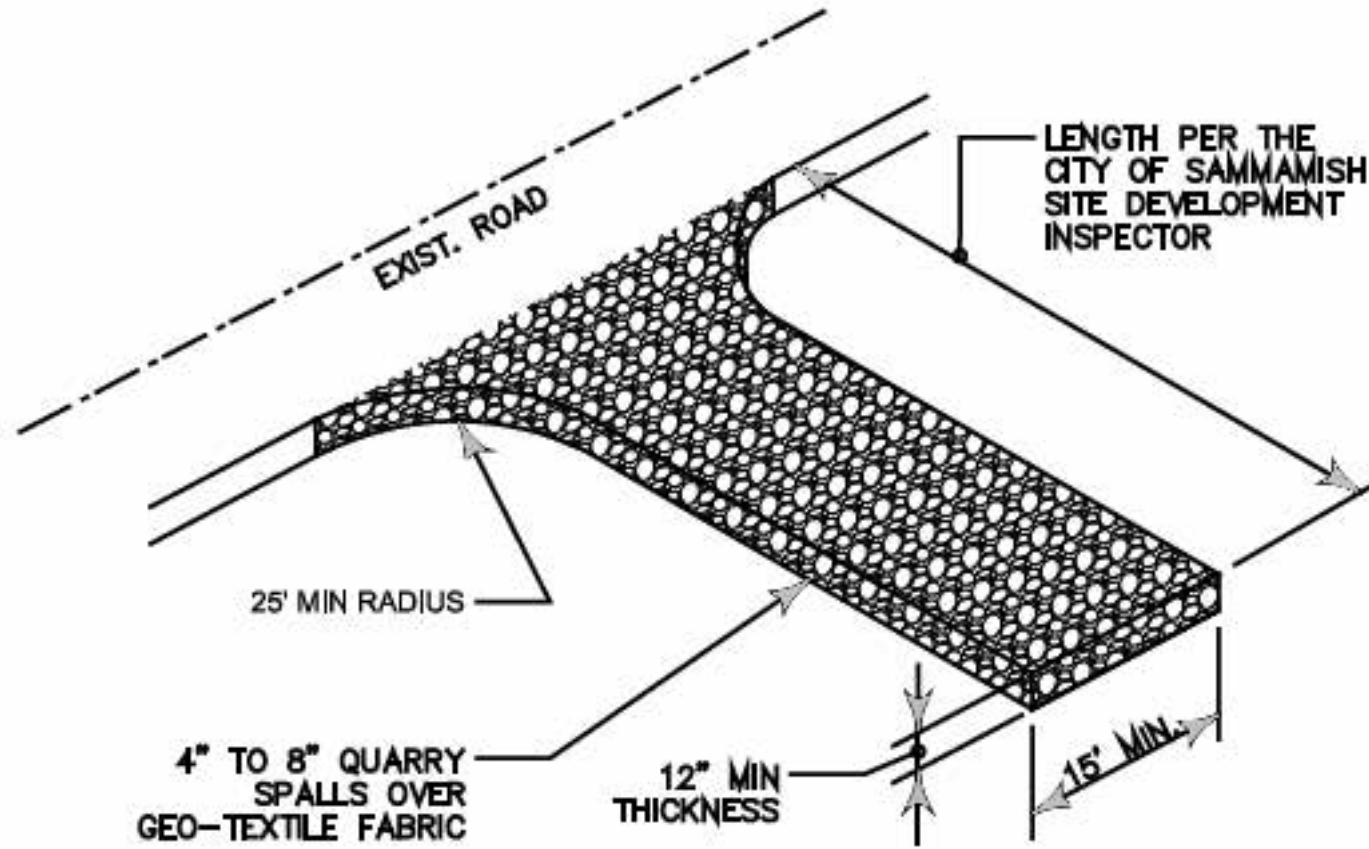
A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.

TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) SHALL BE USED TO ACCOMPLISH THE FOLLOWING MINIMUM REQUIREMENTS. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE/OPEN TRENCHES
- PHASE/THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES

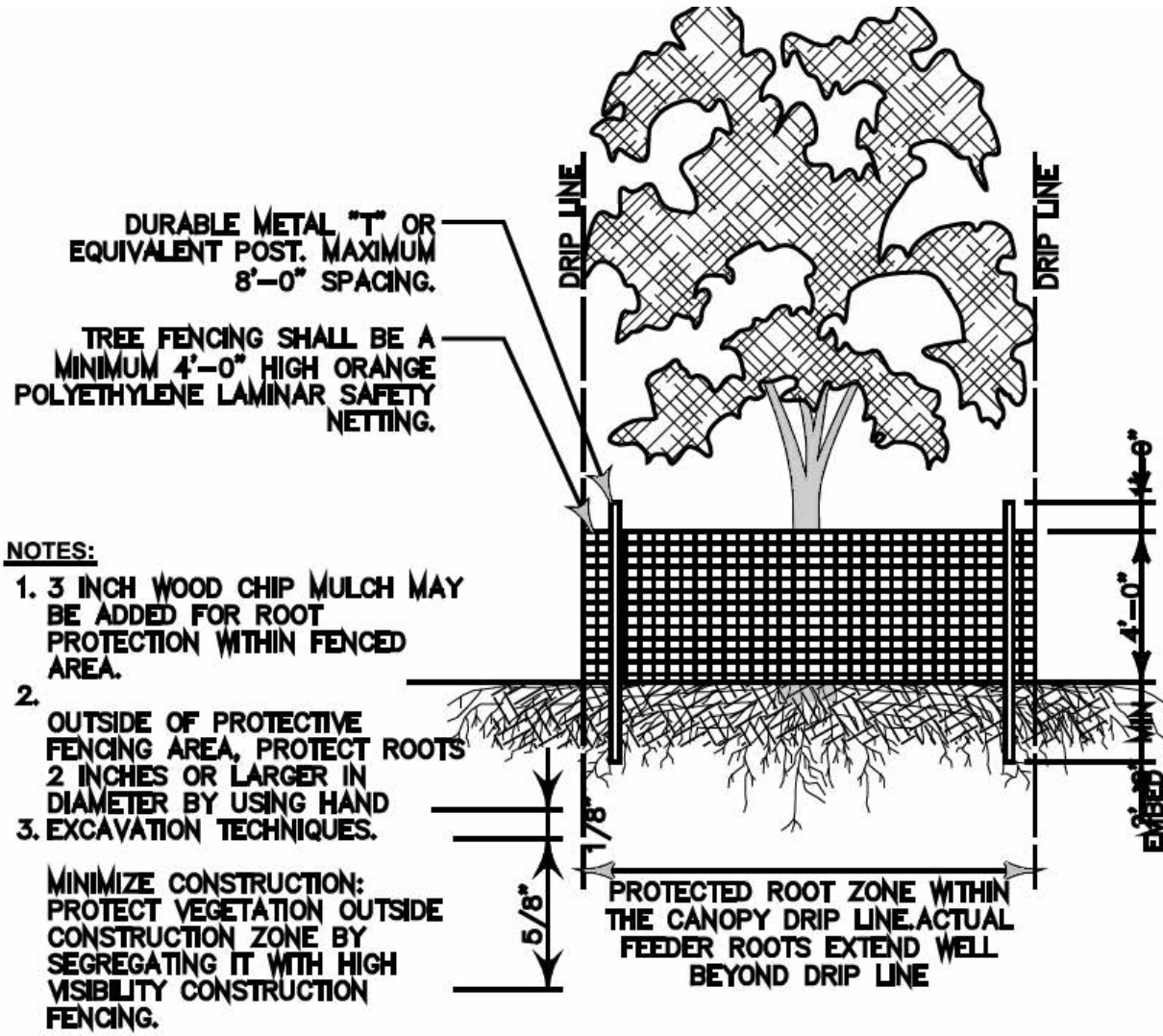
COMPLÉTE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE PROXIDED IN "KING COUNTY SURFACE WATER DESIGN MANUAL, APPENDIX C: SMALL PROJECT DRAINAGE REQUIREMENTS". BE USED TO ACHIEVE THE REQUIREMENTS ABOVE. SHOW ALL BMPs ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIRENTS ABOVE.

STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.

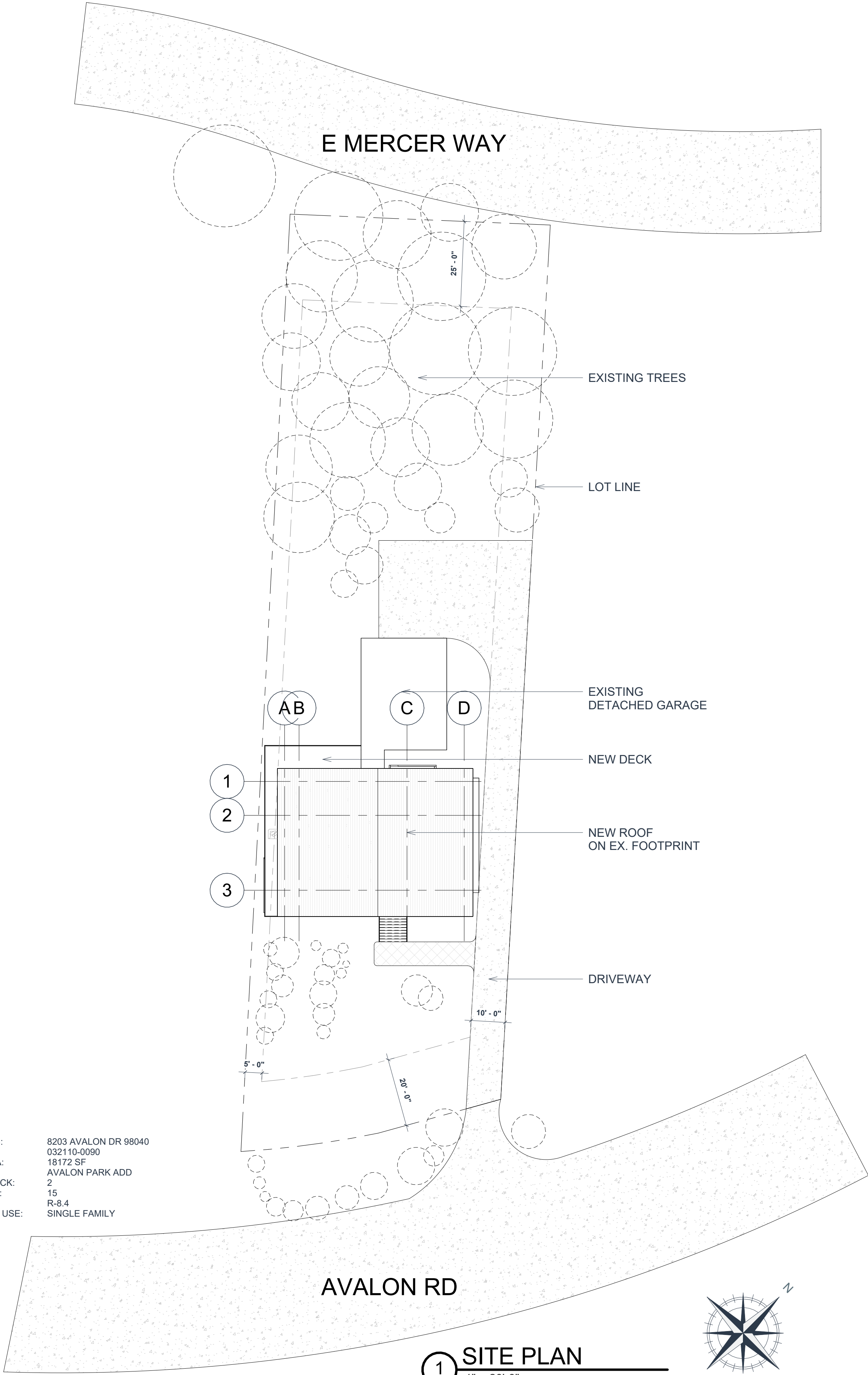
CLEARING LIMITS



SITE PLAN NOTES:

- THE NEW ROOF GUTTER SHALL BE CONNECTED TO EXISTING ROOF GUTTER LINES
- ALL CONSTRUCTION ACTIVITIES SHALL BE LOCTATED OUTSIDE OF THE DRIPLINE OF TREES IDENTIFIED FOR RETENTION. NO GRADING IS PERMITTED IN TREE DRIPLINES AND TREE PROTECTION BARRIERS SHALL BE INSTALLED 5 FEET BEYOND THE DRIIP LINE OF SIGNITICANT TREES TO BE PROTECTED PRIOR TO ANY LAND DISTURBANCE.

ADDRESS: 8203 AVALON DR 98040
PARCEL: 032110-0090
LOT AREA: 18172 SF
LEGAL: AVALON PARK ADD 2
PLAT BLOCK: 15
PLAT LOT: R-8.4
ZONING: SINGLE FAMILY
PRESENT USE:



IMPERVIOUS CALCULATIONS

EXISTING	
EXISTING BUILDING	1700 SF
DETACHED GARAGE	660 SF
OPEN PORCH	110 SF
OUTDOOR DECK	200 SF
CONCRETE PAVERS	208 SF
DRIVEWAY	2684 SF
TOTAL	5562 SF
PROPOSED	
NEW CONSTRUCTION SECOND FLOOR	1375 SF
NEW DECK	853 SF
NEW STAIR	62 SF
DEMO OF EX. CONCRETE PORCH	-110 SF
DEMO OF EX. CONCRETE DECK	-200 SF
TOTAL	6167 SF
NET IMPERVIOUS INCREASE	605 SF
LOT AREA	18172 SF
IMPERVIOUS PERCENTAGE (TOTAL / LOT AREA *100)	33.9%

LOT COVERAGE

- EXISTING LOT COVERAGE:**
 - MAIN STRUCTURE ROOF AREA: 2,327 SF
 - ACCESSORY BUILDING ROOF AREA: 883 SF
 - VEHICULAR USE (DRIVEWAY, PAVED ACCESS): 2,684 SF
 - COVERED PATIOS AND DECKS: 110 SF
 - TOTAL EXISTING LOT COVERAGE: 6,004 SF
 - PROPOSED LOT COVERAGE (NEW ADDITIONS):**
 - MAIN STRUCTURE ROOF AREA: 166 SF
 - ACCESSORY BUILDING ROOF AREA: 0 SF
 - VEHICULAR USE (DRIVEWAY, PAVED ACCESS): 62 SF
 - COVERED PATIOS AND DECKS: 0 SF
 - TOTAL PROPOSED NEW LOT COVERAGE: 228 SF
- TOTAL LOT COVERAGE (EXISTING + PROPOSED):**
- 6,004 SF + 228 SF = 6,232 SF
 - PERCENTAGE OF NET LOT AREA (18,172 SF): **34.29%**
 - ALLOWED LOT COVERAGE (35% OF NET LOT AREA): 6,360 SF

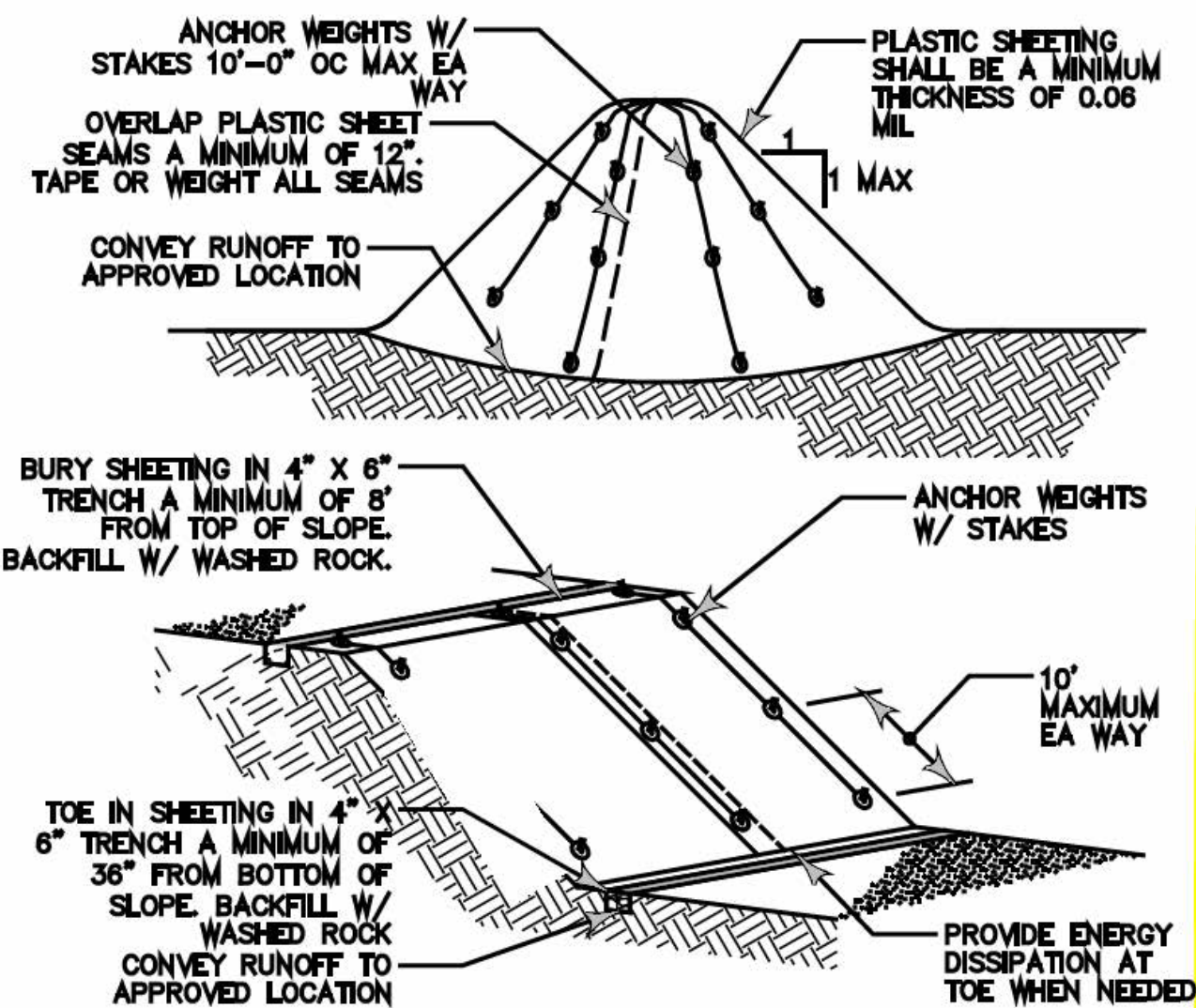
HARDSCAPE

- EXISTING HARDSCAPE:**
 - UNCOVERED DECKS: 200 SF
 - WALKWAYS: 208 SF
 - STAIRS: 62 SF
 - TOTAL EXISTING HARDSCAPE: 470 SF
 - PROPOSED HARDSCAPE (NEW ADDITIONS):**
 - UNCOVERED DECKS: 853 SF
 - STAIRS: 62 SF
 - TOTAL PROPOSED NEW HARDSCAPE: 915 SF
- TOTAL HARDSCAPE (EXISTING + PROPOSED):**
- 470 SF + 915 SF = 1,185 SF
 - PERCENTAGE OF NET LOT AREA (18,172 SF): 6.5%
 - ALLOWED HARDSCAPE (9% OF NET LOT AREA): 1,635 SF

GROSS FLOOR AREA (GFA)

- EXISTING FLOOR AREA:**
 - MAIN FLOOR: 1,700 SF
 - BASEMENT: 1,700 SF
 - GARAGE/CARPORT: 660 SF
 - TOTAL EXISTING GFA: 4060 SF
 - PROPOSED FLOOR AREA (NEW ADDITIONS):**
 - UPPER FLOOR: 1,375 SF
 - TOTAL PROPOSED GFA ADDITION: 1375 SF
- TOTAL GFA (EXISTING + PROPOSED):**
- 4060 SF + 1375 SF = 5,435 SF
 - PERCENTAGE OF LOT AREA (18,172 SF): 29.9%
 - ALLOWED GFA (40% OF LOT AREA): 7,269 SF

PLASTIC COVERED STOCKPILE C.3.4



DRIFT INTERIOR ARCHITECTURE

103 91st Ave SE, Lake Stevens, WA 98258 4254780327

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Wishwas Koushik Remodel

BUILDER NAME: Wishwas Mohan and Madhuri Koushik
BUILDER CONTACT: 8203 AVALON DR 98040
BUILDER ADDRESS: 8203 AVALON DR 98040

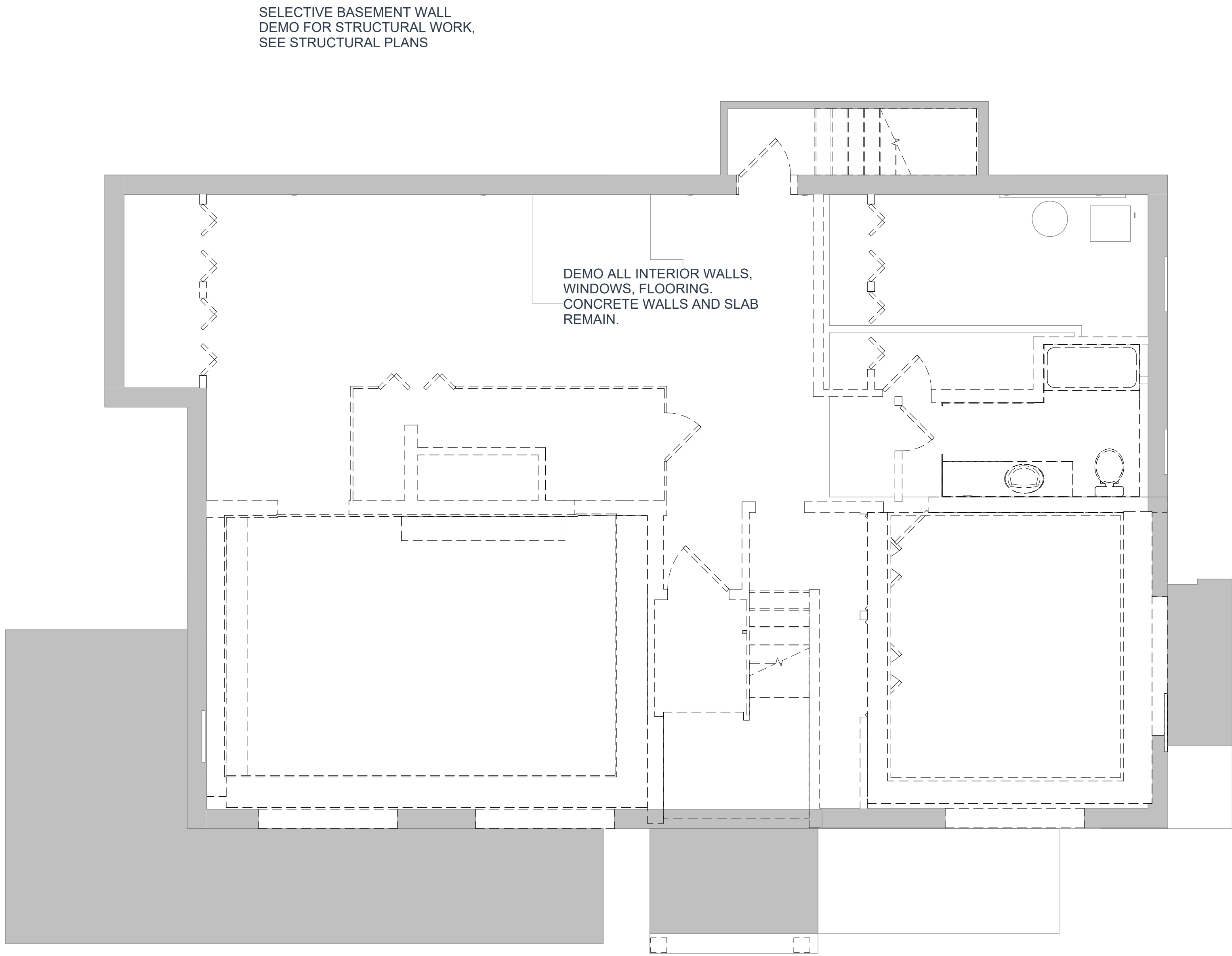
REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT
DPS PERMIT NUMBER:
BNA Project number: XXXXXX
DRAWN BY: Author
SHEET NAME:

SITE PLAN & ZONING

SHEET NO: 2001
Scale: 1" = 20'-0"



1 BASEMENT DEMO
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- A. EXISTING EXTERIOR AND FOUNDATION WALLS AND CONCRETE FOOTINGS TO REMAIN. EXISTING BASEMENT SLAB, TO REMAIN.
- B. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- C. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES NOT INDICATED ON DEMO/CONSTRUCTION PLANS THAT MAY INTERFERE WITH THE COMPLETION OF PROPOSED WORK.

--- TO BE REMOVED
--- EXISTING TO REMAIN

DEMOLITION KEYNOTES

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REGISTERED ARCHITECT

JENNIFER TAMBLIN

STATE OF WASHINGTON

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CLIENT NAME
Wishwas Mohan and Madhuri Koushik

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

PROJECT ADDRESS
8203 AV/ALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME: BASEMENT DEMO

SHEET NO: A000

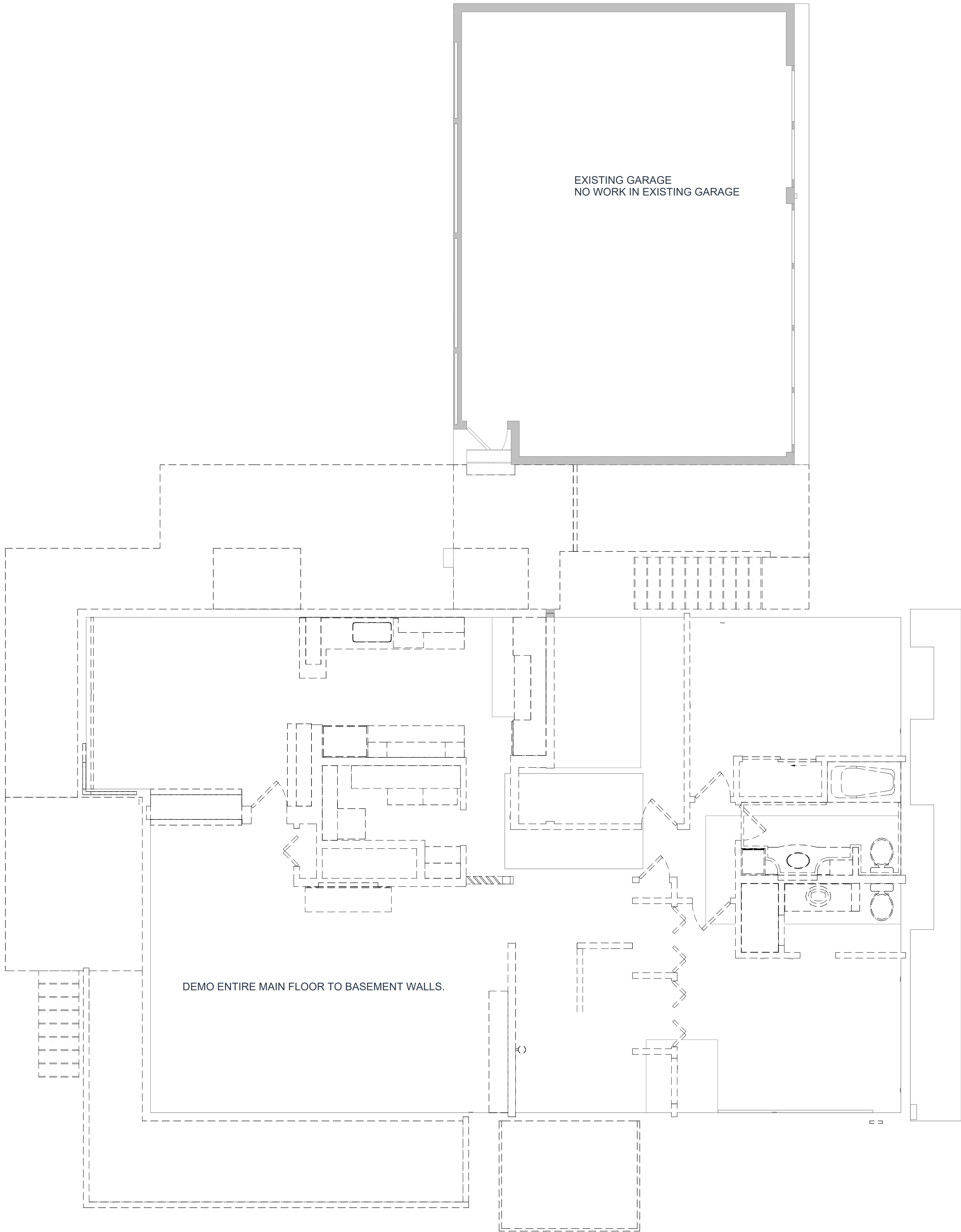
Scale: 1/4" = 1'-0"

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

1

FIRST FLOOR DEMO

1/4" = 1'-0"



DEMOLITION GENERAL NOTES

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--- TO BE REMOVED

█ EXISTING TO REMAIN

DEMOLITION KEYNOTES

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BUILDER CONTACT

BUILDER ADDRESS

PROJECT ADDRESS
8203 AV/ALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME:

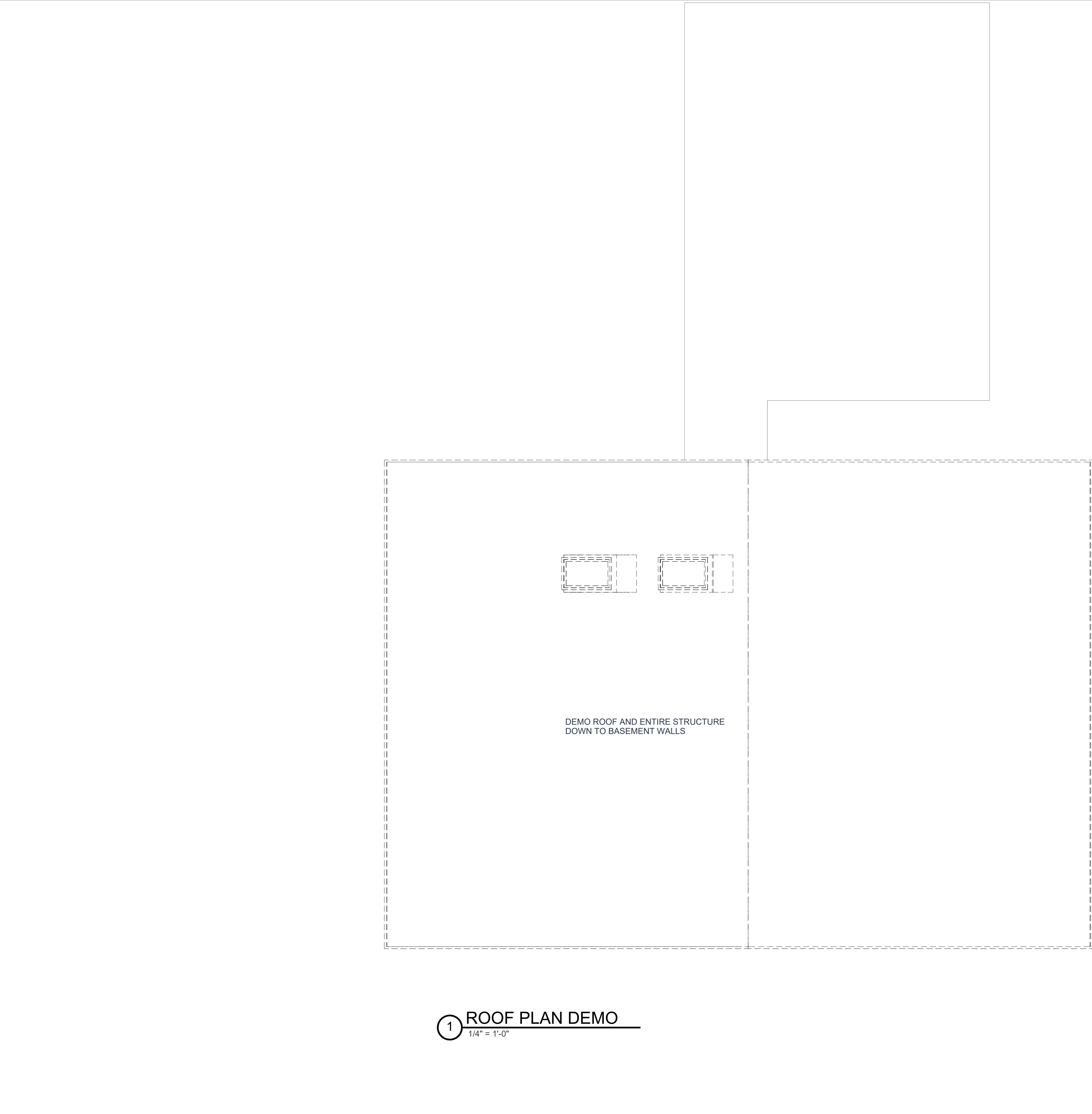
FIRST FLOOR DEMO

SHEET NO:

A001

Scale

1/4" = 1'-0"



DEMOLITION GENERAL NOTES

- A. EXISTING EXTERIOR AND FOUNDATION WALLS AND CONCRETE FOOTINGS TO REMAIN. EXISTING BASEMENT SLAB, TO REMAIN.
- B. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
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--- TO BE REMOVED
■ EXISTING TO REMAIN

DEMOLITION KEYNOTES

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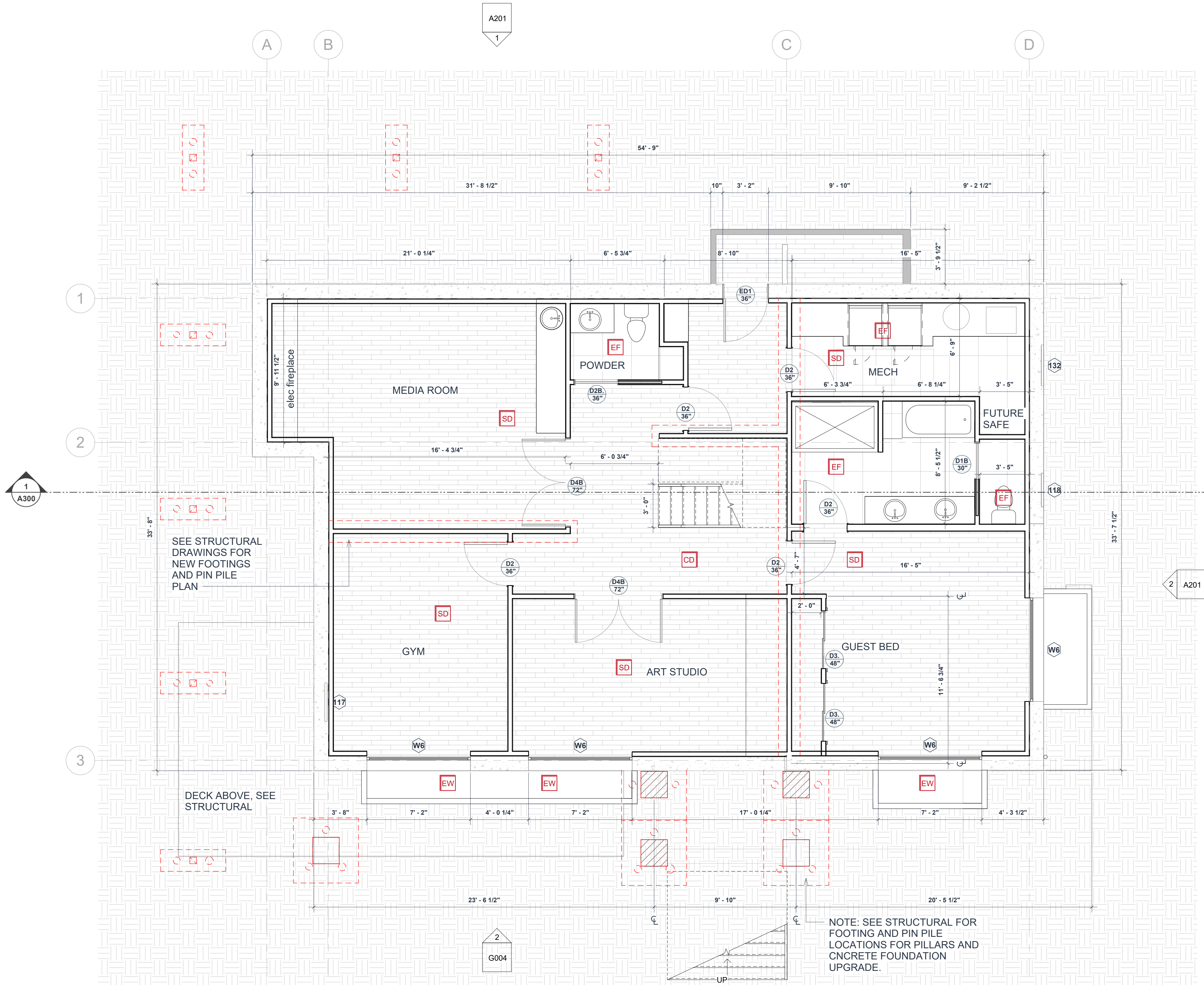
Wishwas Koushik Remodel

CLIENT NAME
Wishwas Mohan and Madhuri Koushik

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

PROJECT ADDRESS
8203 AV/ALON DR 98040

REVISION LOG		
REV #	DATE	DESCRIPTION
STATUS:		PERMIT
DPS PERMIT NUMBER:		
BNA Project number:		XXXXXX
DRAWN BY:		Author
SHEET NAME		
ROOF DEMO		
SHEET NO.		
A002		
Scale		1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS. USE 2x6 STUDS AT PLUMBING WALLS.
- 50 CFM EXHAUST FAN AT ALL NEW BATHROOMS
- CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATLY.
- WHOLE HOUSE FAN SHALL BE LOCATED/ASSOCIATED WITH THE MAIN FLOOR LAUNDRY FAN (CONTRACTOR TO VERIFY). THIS FAN TO BE EQUIPPED WITH CONTROLS CAPABLE OF MANUAL AND AUTOMATIC OPERATION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER SRC M1507.3.3
3.1 IN NEW MASTER BATH AND W.C ON MAIN FLOOR, INSTALL PANASONIC WHISPERQUIET FAN SIZED PER SPACE (75 CFM, 1.0 SONES OR BETTER) FANS SHALL TERMINATE HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.
3.2 NEW KITCHEN HOOD TO BE SELECTED- MIN 100 CFM, 1.5 SONES OR BETTER, FANS SHALL TERMINATE HORIZONTALLY OR VERTICALLY TO THE EXTERIOR OF THE HOUSE.
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- CONTRACTOR TO VERIFY TO INSPECTOR PRIOR TO FINAL DEMO INSPECTION, LOCATION, AND CONFIRMATION OF NON-STRUCTURAL DEMOED WALLS.
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- KITCHEN EXHAUST FAN TO BE A MINIMUM OF 100 CFM
- BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM

NEW CONSTRUCTION
EXISTING TO REMAIN

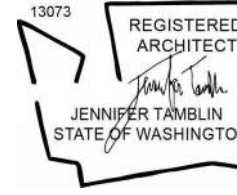
FLOOR PLAN KEYNOTES

CD CARBON MONOXIDE DETECTOR
ED EGRESS DOOR
EF EXHAUST FAN
EW EGRESS WINDOW
SD SMOKE DETECTOR
WH 60 CFM WHOLE HOUSE FAN

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Wishwas Koushik Remodel

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Wishwas Mohan and Madhuri Koushik
PROJECT ADDRESS
8203 AV/ALON DR 98040

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME:

FLOOR PLAN

SHEET NO:

A100

Scale

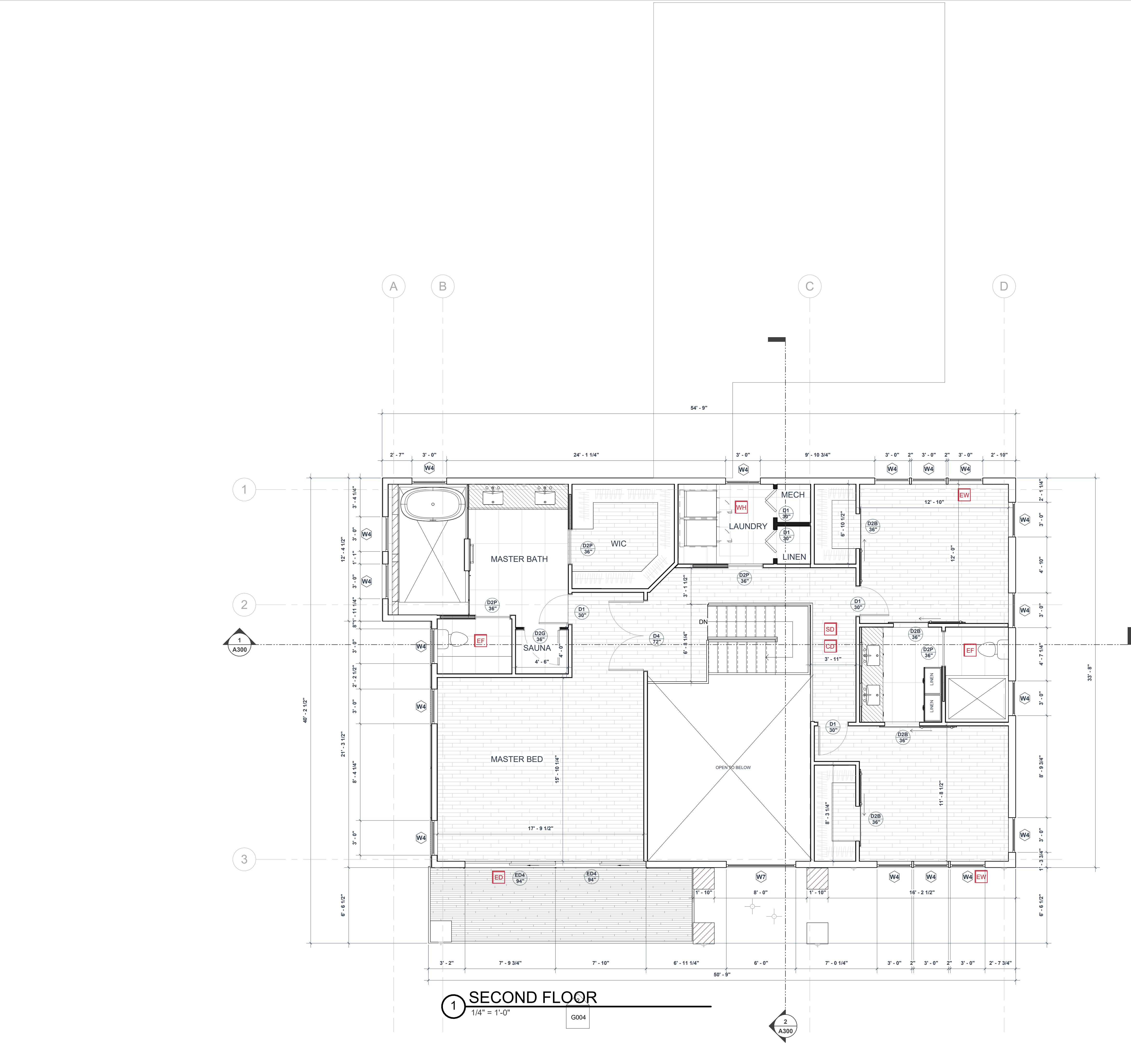
1/4" = 1'-0"



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9. KITCHEN EXHAUST FAN TO BE A MINIMUM OF 100 CFM
10. BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM

CD	CARBON MONOXIDE DETECTOR
ED	EGRESS DOOR
EF	EXHAUST FAN
EW	EGRESS WINDOW
SD	SMOKE DETECTOR
WH	60 CFM WHOLE HOUSE FAN

FLOOR PLAN	
SHEET NO.	A101
Scale	As indicated



FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS. USE 2x6 STUDS AT PLUMBING WALLS.
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- KITCHEN EXHAUST FAN TO BE A MINIMUM OF 100 CFM
- BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM

NEW CONSTRUCTION
EXISTING TO REMAIN

FLOOR PLAN KEYNOTES

- | | |
|----|--------------------------|
| CD | CARBON MONOXIDE DETECTOR |
| ED | EGRESS DOOR |
| EF | EXHAUST FAN |
| EW | EGRESS WINDOW |
| SD | SMOKE DETECTOR |
| WH | 60 CFM WHOLE HOUSE FAN |

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STATE OF WASHINGTON

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Wishwas Koushik Remodel

CLIENT NAME
Wishwas Mohan and Madhuri Koushik
PROJECT ADDRESS
8203 AV/ALON DR 98040

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

REVISION LOG

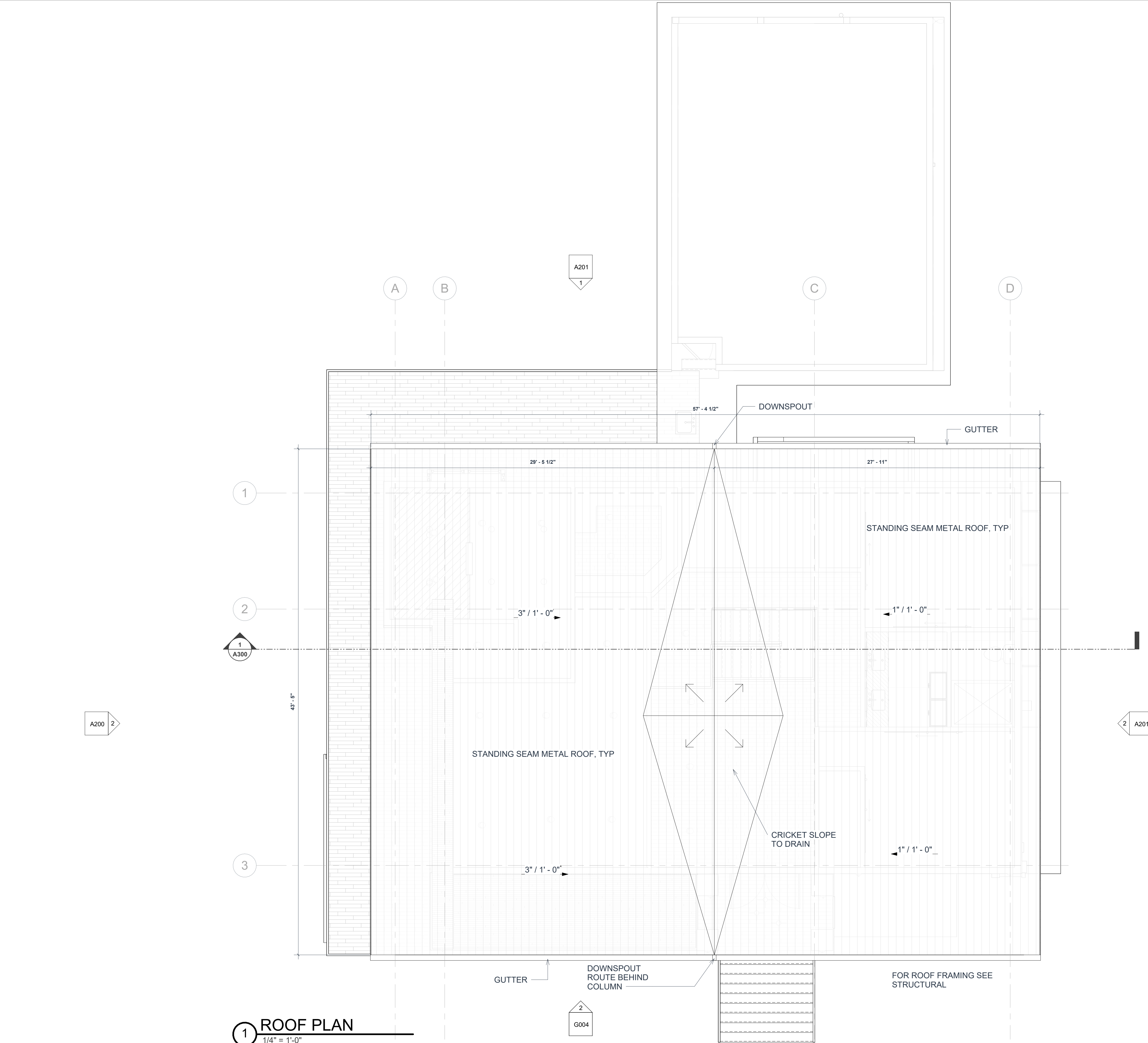
REV #	DATE	DESCRIPTION

STATUS:	PERMIT
DPS PERMIT NUMBER:	
BNA Project number:	XXXXXX
DRAWN BY:	Author
SHEET NAME:	FLOOR PLAN

SHEET NO.

A102

Scale 1/4" = 1'-0"



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

FLOOR PLAN GENERAL NOTES

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3.1 IN NEW MASTER BATH AND W.C ON MAIN FLOOR, INSTALL PANASONIC WHISPERQUIET FAN SIZED PER SPACE (75 CFM, 1.0 SONES OR BETTER) FANS SHALL TERMINATE HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.
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NEW CONSTRUCTION
EXISTING TO REMAIN

FLOOR PLAN KEYNOTES

CD	CARBON MONOXIDE DETECTOR
ED	EGRESS DOOR
EF	EXHAUST FAN
EW	EGRESS WINDOW
SD	SMOKE DETECTOR
WH	60 CFM WHOLE HOUSE FAN

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Wishwas Koushik Remodel

CLIENT NAME
Wishwas Mohan and Madhuri Koushik
PROJECT ADDRESS
8203 AV/ALON DR 98040

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME:

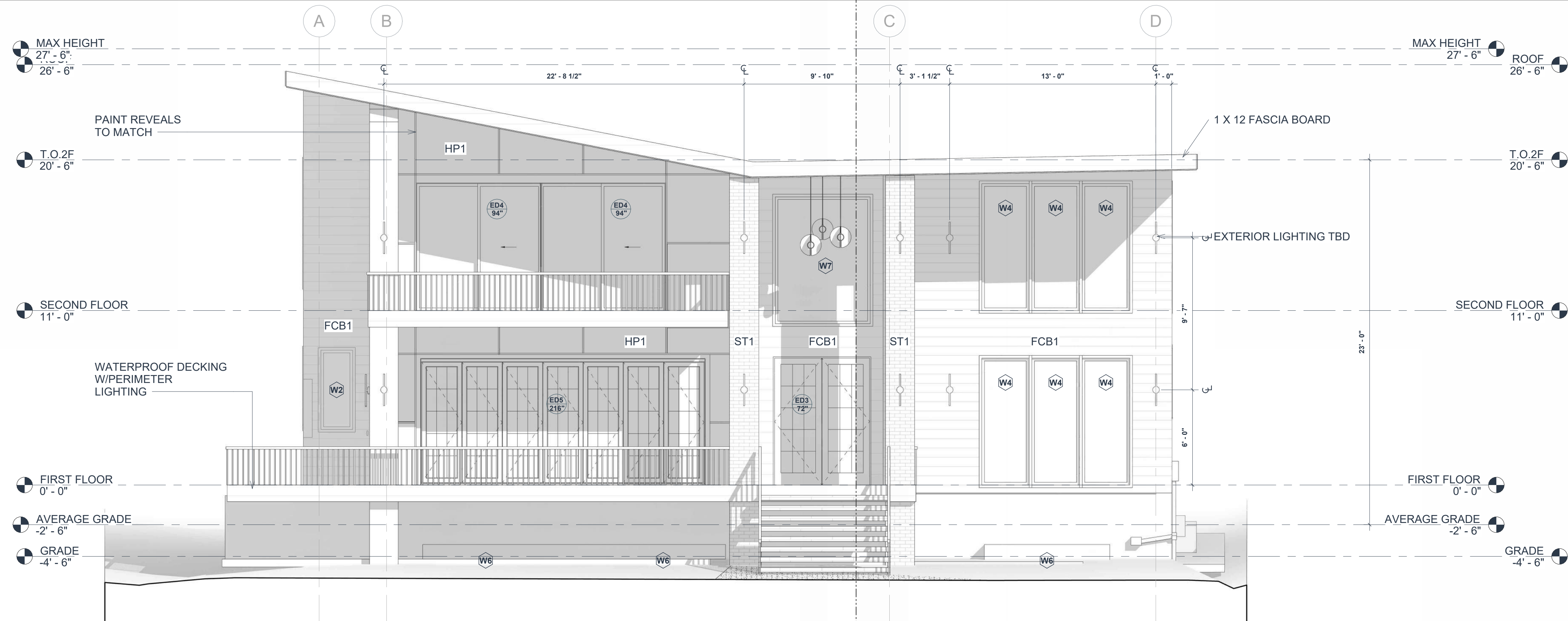
ROOF PLAN

SHEET NO:

A103

Scale

1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND:
HP1- HARDIPANEL
ST1- STONE VENEER
FCB1- HORIZONTAL FIBER CEMENT BOARD

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Wishwas Mohan and Madhuri Koushik

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

PROJECT ADDRESS
8203 AV/ALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

INA Project number:

XXXXXX

DRAWN BY:

Author

SHEET NAME:

BUILDING ELEVATION

SHEET NO:

A200

Scale

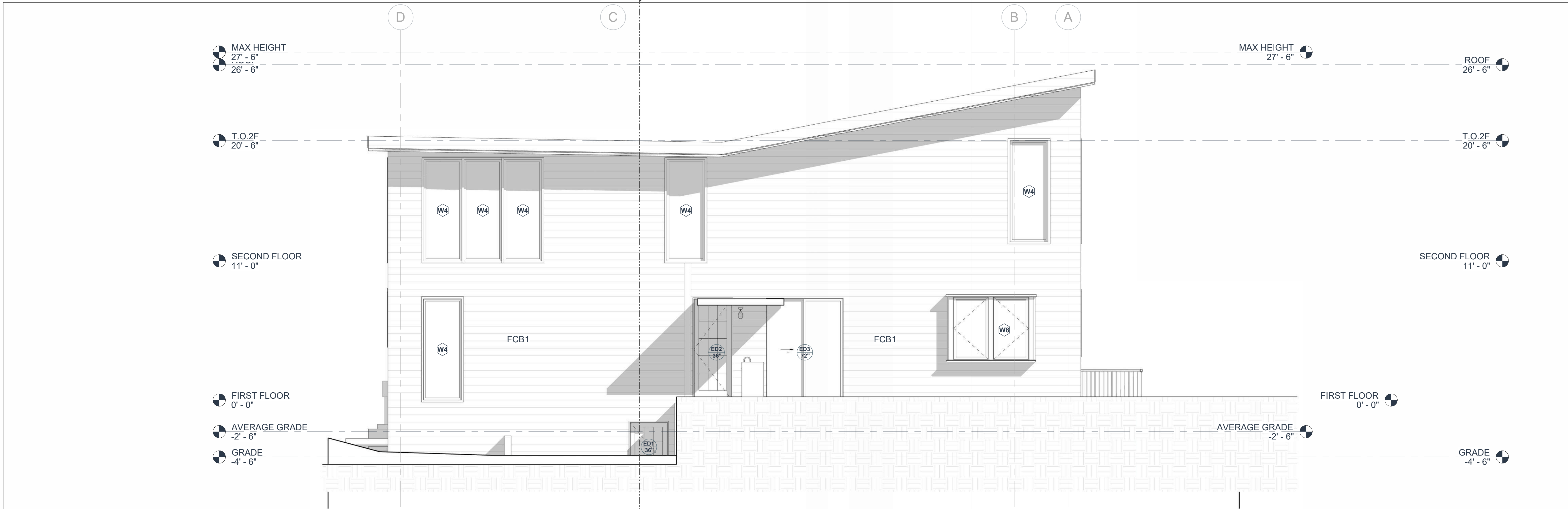
1/4" = 1'-0"

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

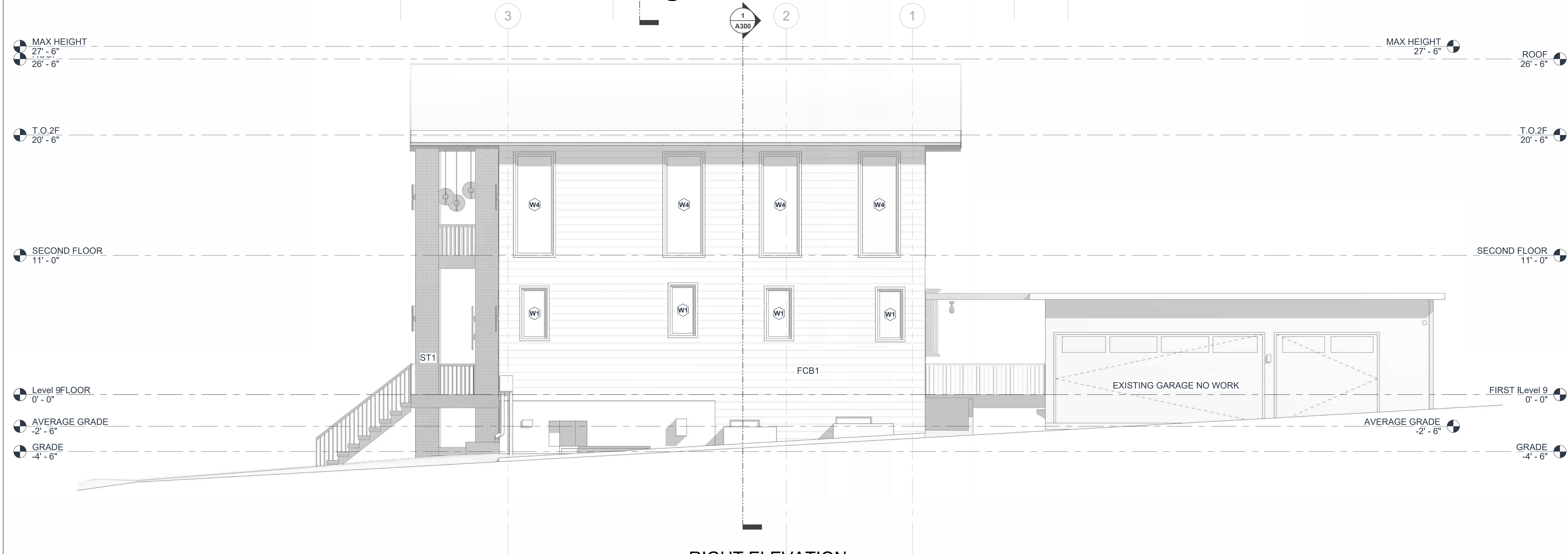
Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi LARGE (1-1).rvt

FILE PATH:

PLOT DATE: 11-06-2025 00:04:34



1 REAR ELEVATION
1/4" = 1'-0"



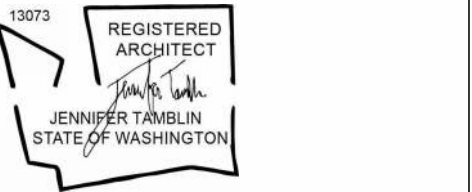
2 RIGHT ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND:
HP1- HARDIPANEL
ST1- STONE VENEER
FCB1- HORIZONTAL FIBER CEMENT BOARD

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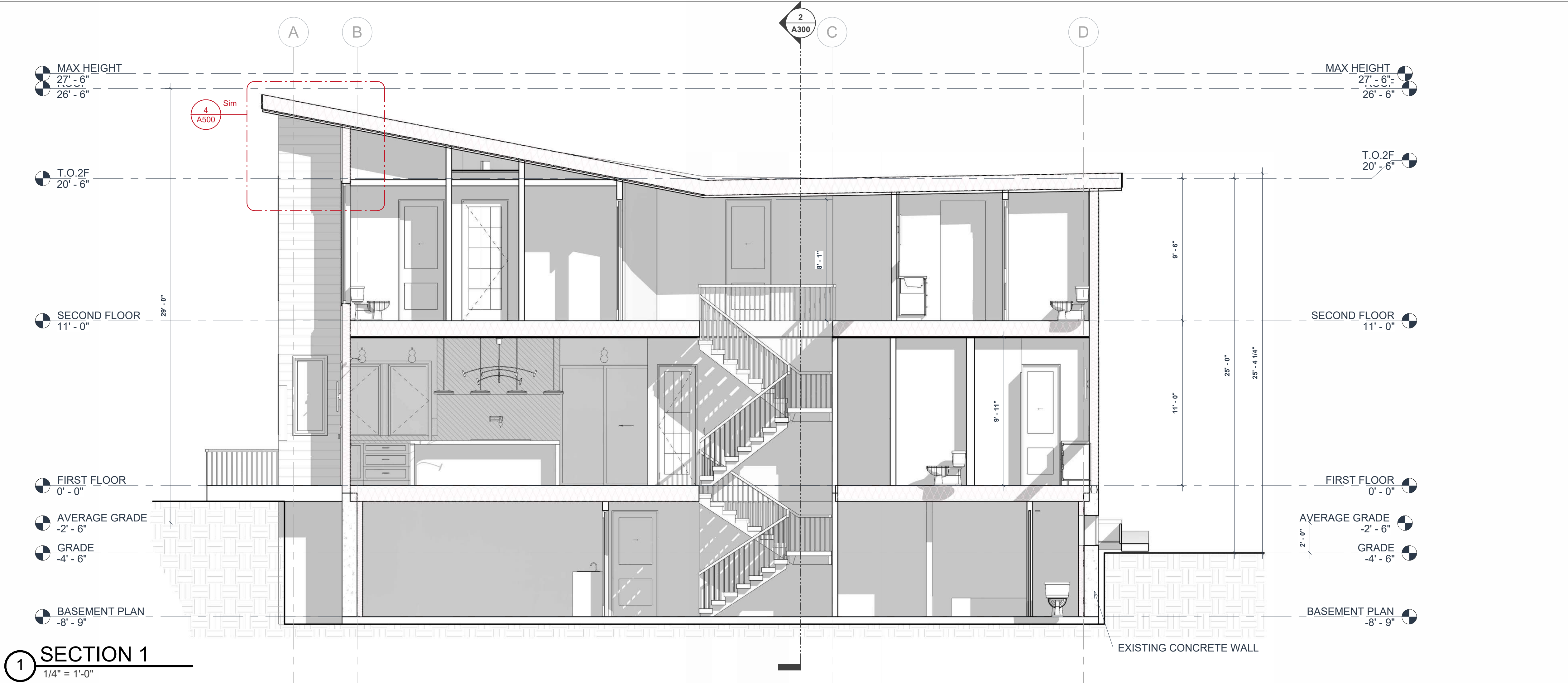
REVISION LOG		
REV #	DATE	DESCRIPTION

STATUS: PERMIT
DPS PERMIT NUMBER:
BNA Project number: XXXXXX
DRAWN BY: Author

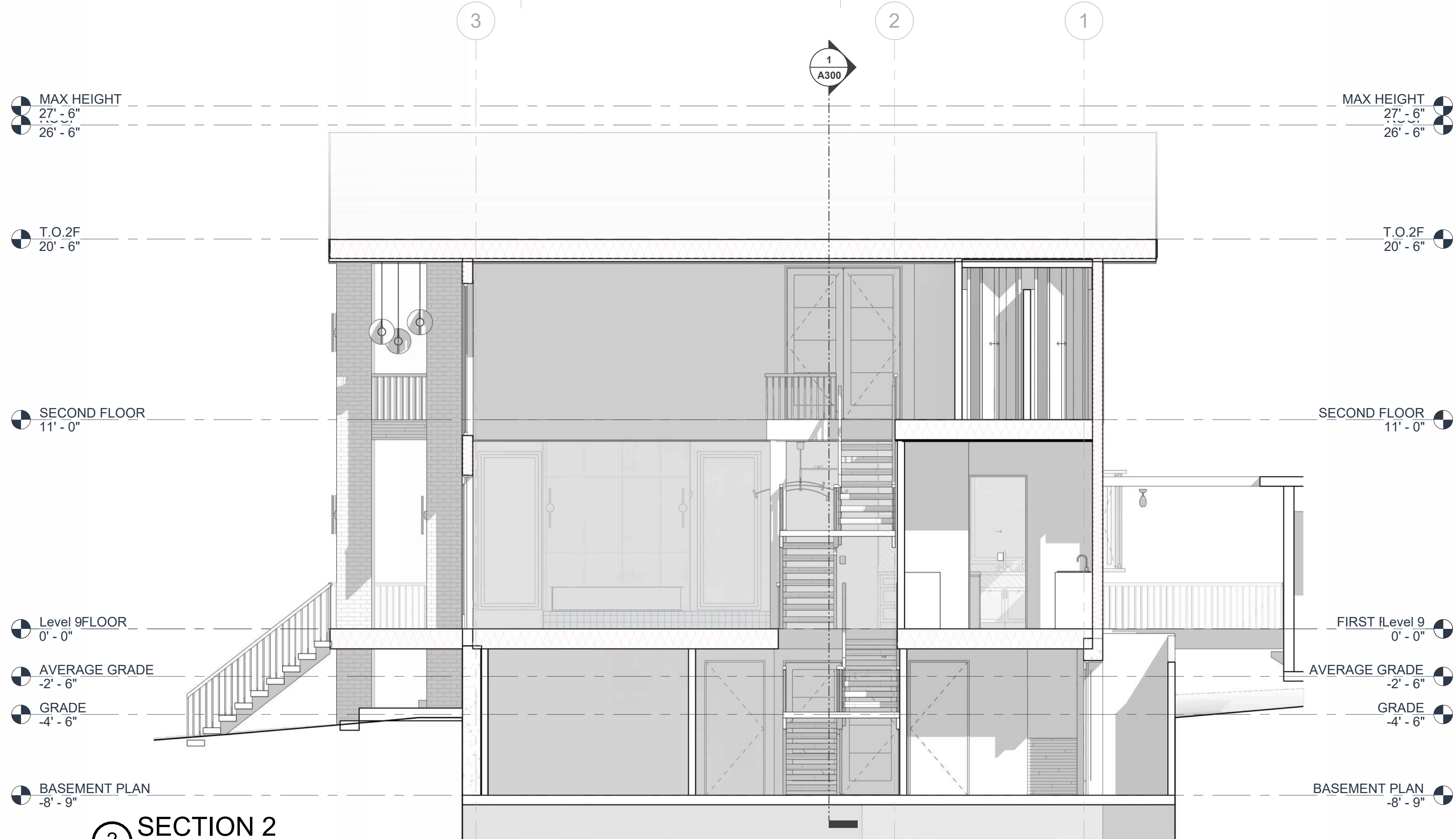
SHEET NAME
BUILDING ELEVATION

SHEET NO.
A201

Scale 1/4" = 1'-0"



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



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

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BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

PROJECT ADDRESS
8203 AVALON DR 98040

REV #	DATE	DESCRIPTION

STATUS:

PERMIT

DPS PERMIT NUMBER:

BNA Project number:

XXXXXX

DRAWN BY:

Author

SHEET NAME:

BUILDING SECTIONS

SHEET NO.:

A300

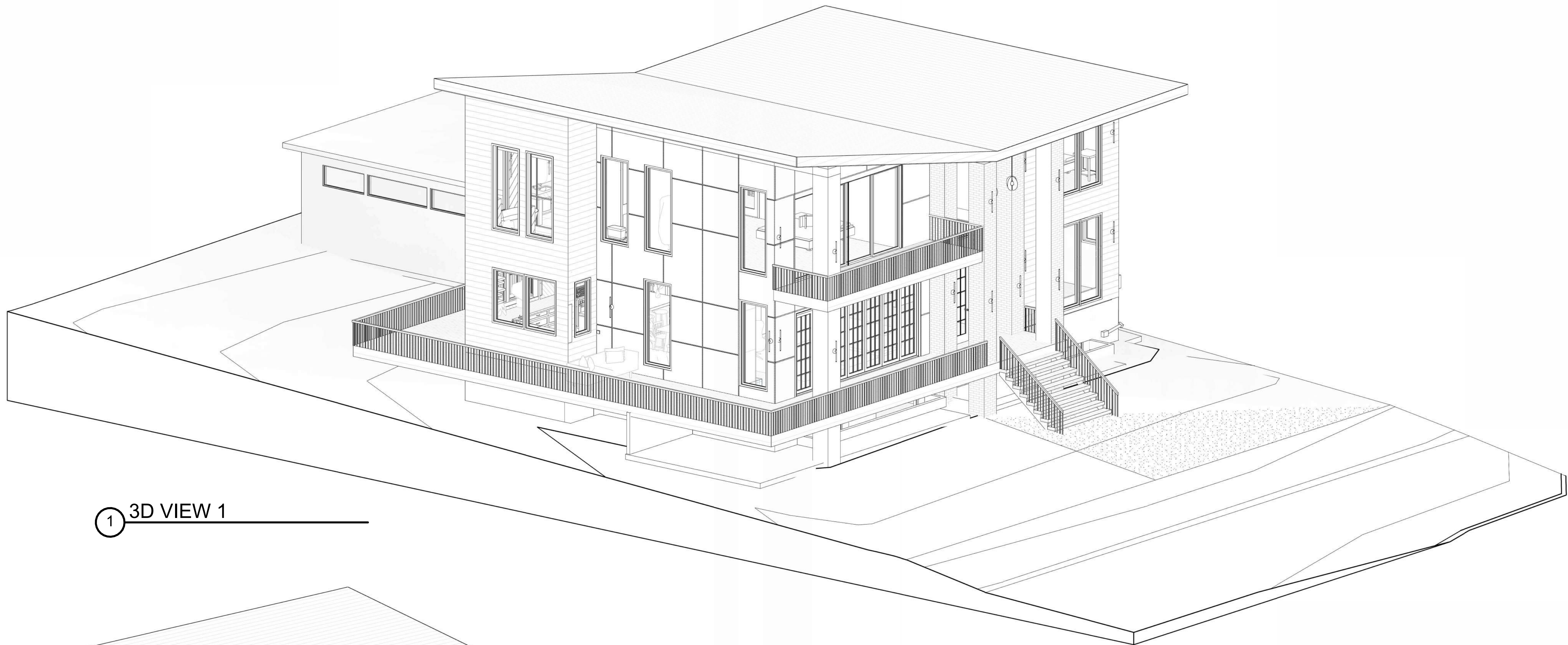
Scale

1/4" = 1'-0"

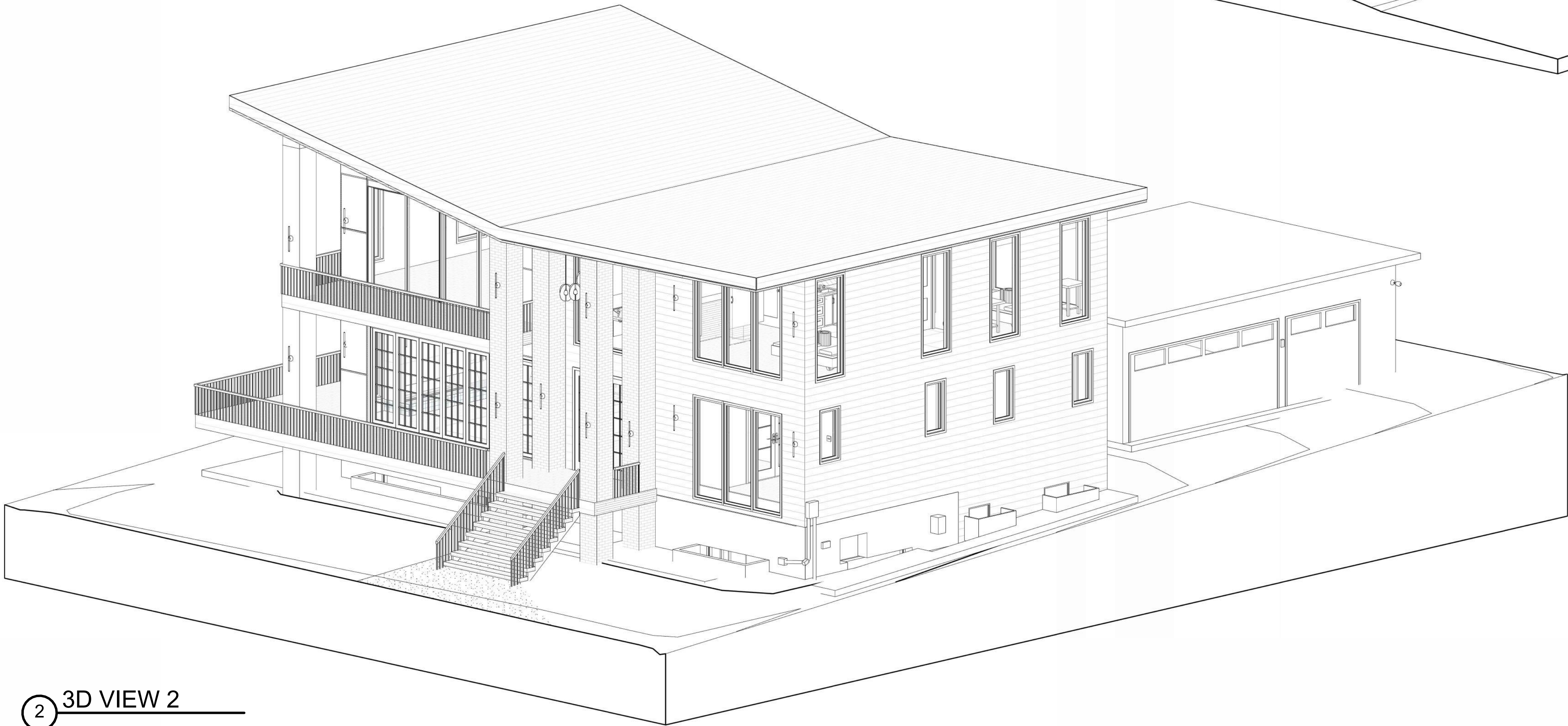
ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi\LARGE (1-1).rvt

PLOT DATE: 11-06-2025 00:05:39



1 3D VIEW 1



2 3D VIEW 2

DRIET

INTERIOR ARCHITECTURE

103 91st Ave SE, Lake Stevens, WA 98258

4254780327

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13073

REGISTERED ARCHITECT

JENNIFER TAMBILIN

STATE OF WASHINGTON

Registered Architect in WA State

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Wishwas Koushik Remodel

CLIENT NAME

Wishwas Mohan and Madhuri Koushik

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

PROJECT ADDRESS

8203 AVALON DR 98040

REVISION LOG		
REV #	DATE	DESCRIPTION
STATUS:		PERMIT
DPS PERMIT NUMBER:		
BNA Project number:		XXXXXX
DRAWN BY:		Author
SHEET NAME		
3D VIEWS		
SHEET NO.		
A400		
Scale		

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

DOOR SCHEDULE - EXTERIOR											
NUMBER	DOOR				FRAME		FIRE RATING	HARDWARE		GLAZING AREA	NOTES
	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		GROUP	CLOSER		
ED1	3' - 0"	7' - 0"								24 SF	SLIDING DOOR
ED2	3' - 0"	8' - 0"								24 SF	
ED3	6' - 0"	8' - 0"								48 SF	
ED4	7' - 10"	8' - 0"								66 SF	
ED5	18' - 0"	8' - 0"								140 SF	
Grand total: 7											

DOOR SCHEDULE - INTERIOR										
NUMBER	DOOR				FRAME		FIRE RATING	HARDWARE		NOTES
	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		GROUP	CLOSER	
D1	2' - 6"	8' - 0"								<varies>
D1B	2' - 6"	7' - 0"								POCKET DOOR
D1P	2' - 6"	8' - 0"								POCKET DOOR
D2	3' - 0"	7' - 0"								<varies>
D2B	3' - 0"	8' - 0"								BARN DOOR
D2B.	3' - 0"	7' - 0"								POCKET DOOR
D2G	3' - 0"	8' - 0"								SWING DOOR
D2P	3' - 0"	8' - 0"								POCKET DOOR
D3	4' - 0"	8' - 0"								SLIDING DOOR
D3.	4' - 0"	7' - 0"								SLIDING DOOR
D4	6' - 0"	8' - 0"								SWING DOOR
D4B	6' - 0"	7' - 0"								<varies>
Grand total: 34										

DOOR AND WINDOW GENERAL NOTES

- DOORS AND WINDOWS ARE TYPICALLY CENTERED IN WALL UNLESS DIMENSIONED OTHERWISE.
- DOOR HINGE JAMB TO BE 4 1/2" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- DOOR AND WINDOW SIZES ARE NOMINAL, CONFIRM R.O. WITH MANUFACTURER.
- ALL DOOR AND WINDOW HEADERS TO ALIGN AT HEADER LEVEL.
- PROVIDE SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY CODE (IRC R308.4)
- ALL EXTERIOR FENESTRATION TO MEET REQUIREMENTS OF CURRENT WASHINGTON STATE ENERGY CODE (W.S.E.C.) AS INDICATED IN ENERGY WORKSHEET.

DOOR SCHEDULE NOTES

1. PROVIDE LOCKS
2. PROVIDE KICK PLATE
3. PROVIDE HOLD OPEN
4. PROVIDE PULL AND PUSH PLATE
5. INSULATED DOOR

GLAZING TYPE SCHEDULE:

GL-1: TINTED
GL-2: TEMPERED/ INSULATED
GL-3: TEMPERED/FIRE RATED
GL-4: TEMPERED

<

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EXTERIOR GLAZING SCHEDULE									
TYPE MARK	COUNT	WIDTH	HEIGHT	U VALUE	WINDOW AREA	UA	OPERATION	FRAME MATERIAL	REMARKS
W1	4	2' - 0"	4' - 0"	0.25	32 SF	10 SF		FIBER GLASS	
W2	1	2' - 0"	5' - 0"	0.25	10 SF	3 SF		FIBER GLASS	
W4	23	3' - 0"	8' - 0"	0.25	552 SF	166 SF		FIBER GLASS	
W5	2	3' - 6"	5' - 0"	0.25	35 SF	11 SF		FIBER GLASS	
W6	4	7' - 2"	2' - 0"	0.25	57 SF	17 SF		FIBER GLASS	
W7	1	6' - 0"	8' - 0"	0.25	48 SF	14 SF		FIBER GLASS	
W8	1	6' - 0"	5' - 0"	0.25	30 SF	9 SF		FIBER GLASS	
TOTAL: 36	36				764 SF	229 SF			

NOTE: ALL WINDOWS TO BE MARVIN MODERN DIRECT GLAZE FIBERGLASS EXTERIOR WITH ALUMINUM INTERIOR, OR EQUIVALENT

TYPES OF WINDOWS THEY ARE, MOST WILL BE CASEMENT OR SLIDERS OR PICTURE. EVERY OPERABLE WINDOW IN BEDROOMS WILL BE CASEMENT WIDER WINDOWS WILL BE SLIDERS

GENERAL NOTES:

A.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ OWNER.

B.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.

C.) ALL OPERABLE WINDOWS TO HAVE SCREENS.

D.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED OR PROVIDE SAFETY GLASS. SEE EXTERIOR DOOR AND WINDOW TYPES FOR SAFETY GLASS LOCATION. SEE SCHEDULES FOR LOCATIONS OF EGRESS WINDOWS/DOORS.

E.) ALL FACTORY FINISH DOORS & FRAMES TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

F.) ALL INTERIOR & EXTERIOR DOORS ARE 1 3/4" THICK, UNLESS NOTED OTHERWISE

G.) EMERGENCY & ESCAPE OPENINGS (FROM IRC R310), WHERE EMERGENCY & ESCAPE OPENINGS ARE PROVIDED, THEY SHALL:

- HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

- HAVE A MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET.

- HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24 INCHES.

- HAVE A MIN. NET CLEAR OPENING WIDTH OF 20 INCHES.

- BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.

H.) WHOLE HOUSE VENTILATION TO INCLUDE OUTDOOR AIR INLETS (FROM IRC M1508.4.5): OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. PROVIDE NOT LESS THAN 4 SQUARE INCHES (0.003 m2) OF NET FREE AREA OF OPENING FOR EACH HABITABLE SPACE. ANY INLET OR COMBINATION OF INLETS WHICH PROVIDE 10 CFM AT 10 PASCALS AS DETERMINED BY THE HOME VENTILATING INSTITUTE AIR FLOW TEST STANDARD (HVI 901 NOVEMBER 1996) ARE DEEMED EQUIVALENT TO 4 SQUARE INCHES NET FREE AREA.

I.) ALL PRODUCTS SHALL BE NFRC CERTIFIED AND NFRC (CPD) NUMBERS PER R303.1.3 SHALL BE PROVIDED - FROM ENERGY CORRECTION COMMENT.

GLAZING SCHEDULE NOTES:

1. SEE EXTERIOR DOOR & WINDOW ELEVATIONS FOR OPERATION, LAYOUT, & DIMENSION.

2. EMERGENCY EGRESS OPENING.

3. SUITABLE TO INCLUDE OUTDOOR AIR INLET PER ITEM (H) IN DOOR & WINDOW NOTES.

Wishwas Koushik Remodel

CLIENT NAME

Wishwas Mohan and Madhuri Koushik

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

PROJECT ADDRESS

8203 AV/ALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS:

PERMIT

DPS PERMIT NUMBER:

BNA Project number:

XXXXXX

DRAWN BY:

Author

SHEET NAME:

WINDOW TYPES & SCHEDULE

SHEET NO:

A601

Scale

3" = 1'-0"

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

ROOF

SPRAY FOAM INFORMATION:

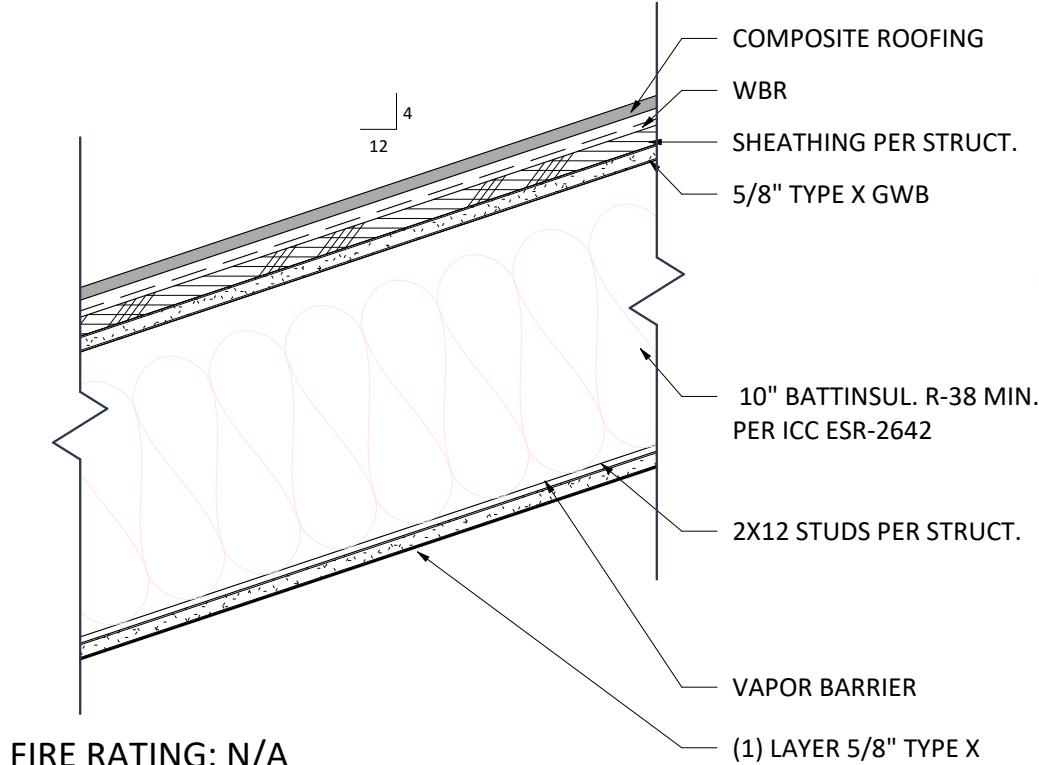
PRODUCT NAME: SPRAYTITE, 158, 178, 81205 AND 81206

MANUFACTURER: BASF CORPORATION

ICC-ES REPORT ISSUE: ESR-2642

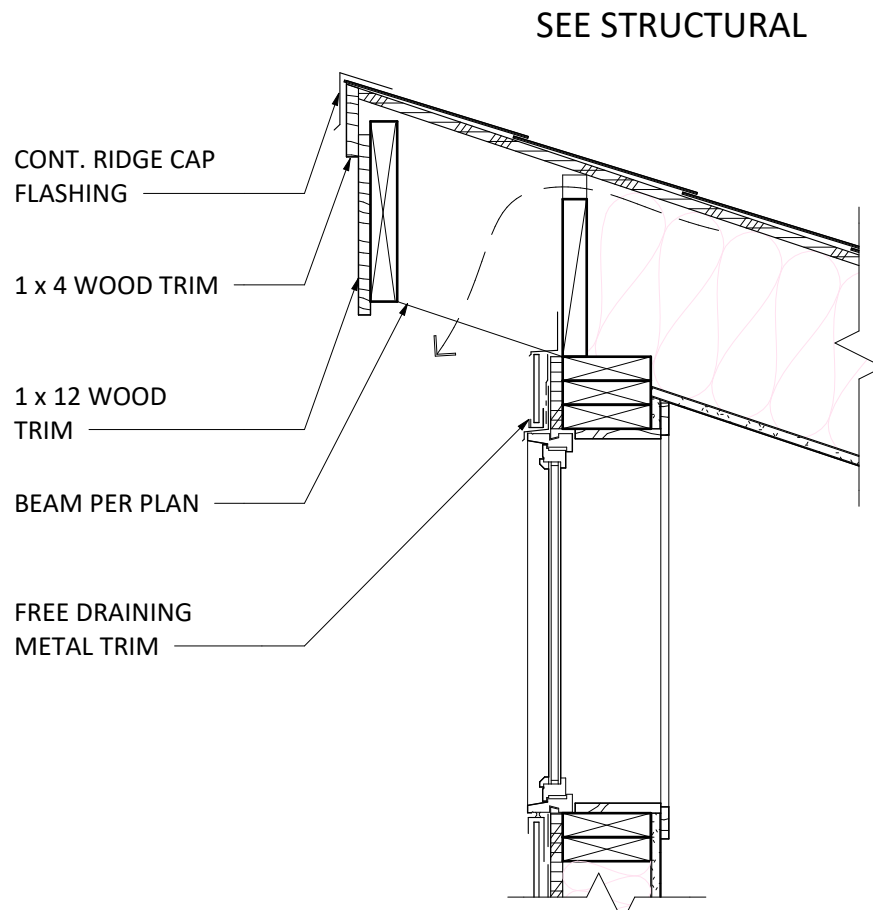
ADDITIONAL NOTES:

- CONFIRM THAT THE APPLICATION OF SPRAY FOAM IS CONSISTANT WITH THE "CONDITIONS OF USE" AND COMPLIES WITH IRC R806.5.5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSUALTION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
- A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
- THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.



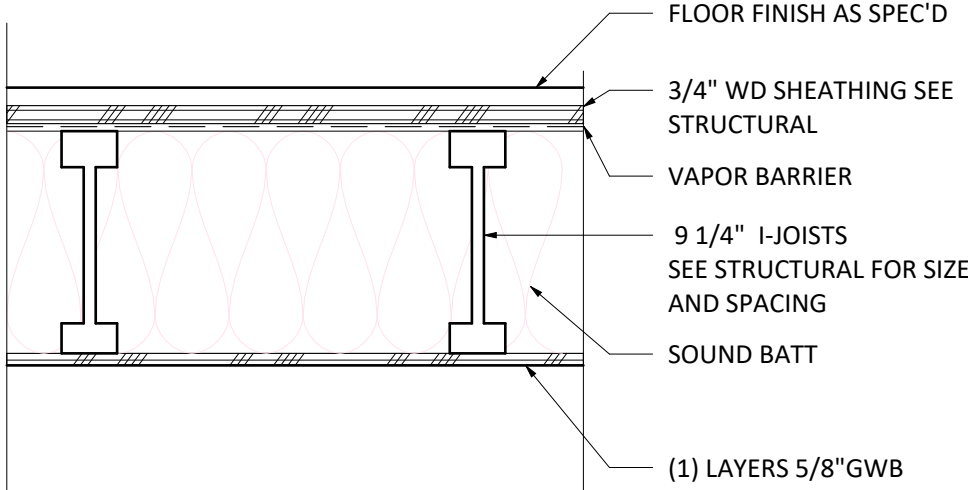
FIRE RATING: N/A
TESTED ASSEMBLY: N/A
INSUL.: R-51.7, COMPLIANT PER SBC 1203.3.4.1.1
STC: N/A

2 ROOF/CLG @ SLOPED ROOF1
1 1/2" = 1'-0"



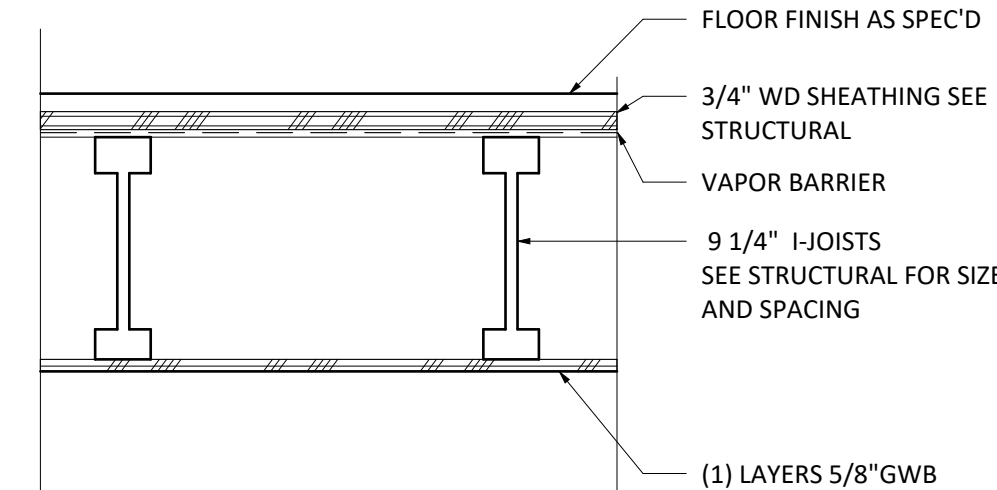
4 TYP. SHED EAVE
1" = 1'-0"

FLOOR



FIRE TEST: NA
TEST ASSEMBLY: 1 HR, SBC TABLE 721.1(3) #21-1.1
INSUL: R-38
STC: N/A

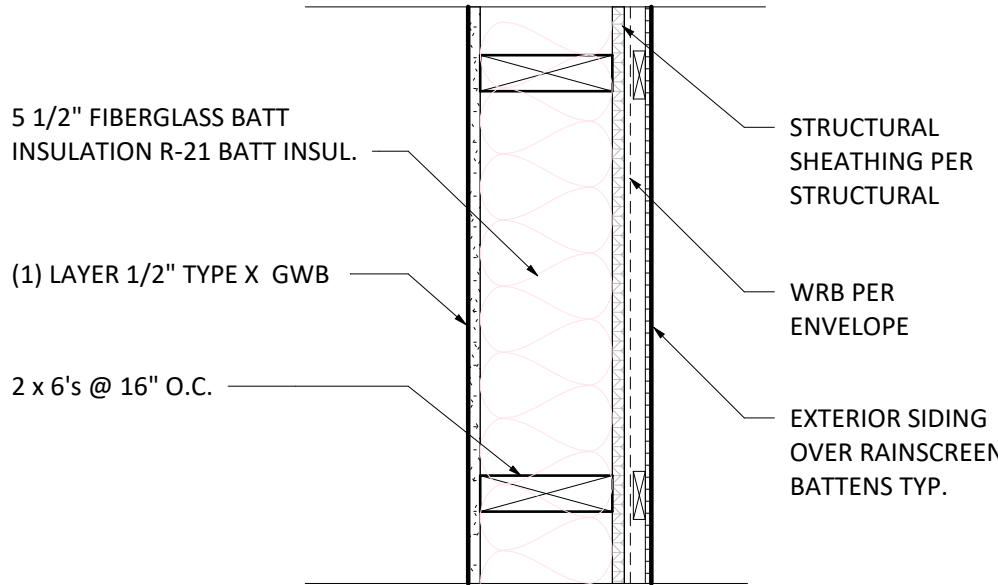
3 TYP FLOOR/CEILING (INSUL)
1 1/2" = 1'-0"



FIRE TEST: NA
TEST ASSEMBLY: 1 HR, SBC TABLE 721.1(3) #21-1.1
INSUL: N/A
STC: N/A

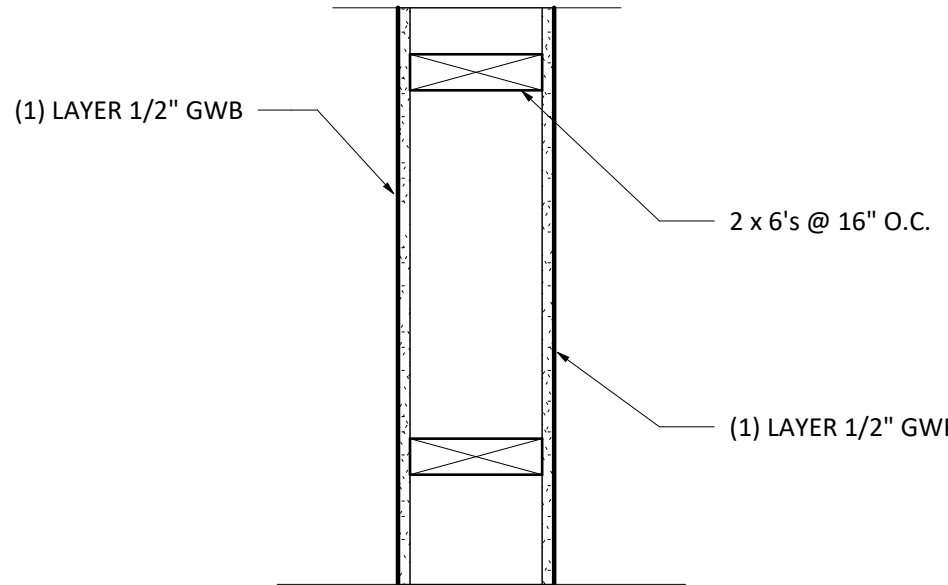
5 TYP FLOOR/CEILING
1 1/2" = 1'-0"

WALL



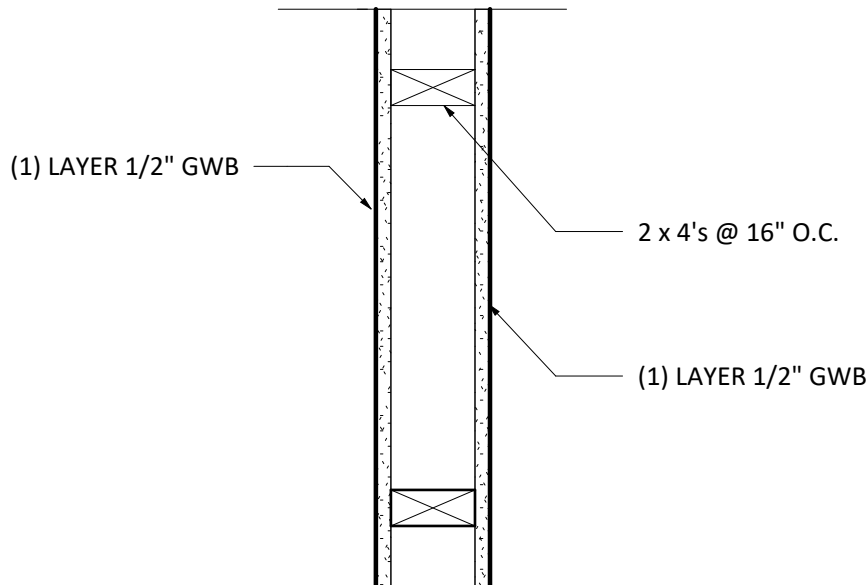
FIRE RATING: N/A
TESTED ASSEMBLY: CALC. PER SEC. 721.6
INSUL.: R-21, BATT INSUL.
STC: N/A

6 TYP. EXT. WALL @ 2X6
1 1/2" = 1'-0"



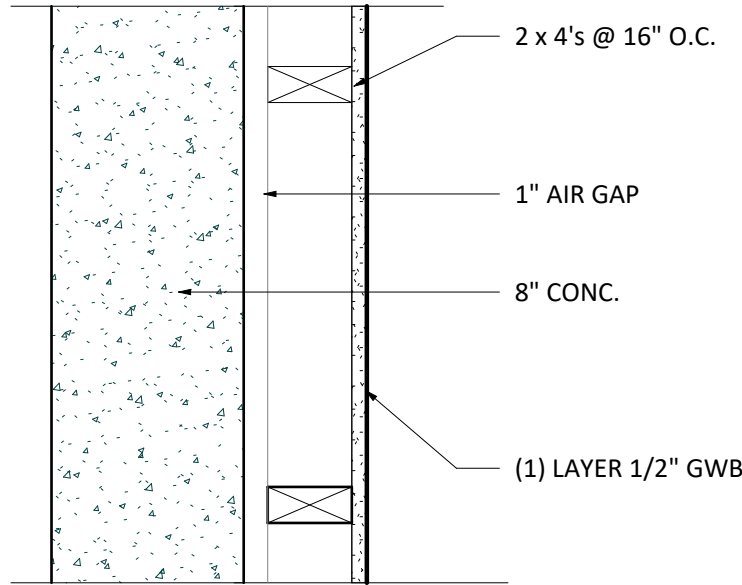
FIRE RATING: NA
TEST: NA
INSUL.: NA
STC: NA

7 TYP INTERIOR WALL @ 2X6
1 1/2" = 1'-0"



FIRE RATING: NA
TEST: NA
INSUL.: NA
STC: NA

8 TYP INTERIOR WALL @ 2X4
1 1/2" = 1'-0"



FIRE RATING: NA
TEST: NA
INSUL.: BATT INSUL., R-15 MIN.
STC: NA

9 TYP FURRING WALL @ 2X4
1 1/2" = 1'-0"

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Builder Name

Builder Contact

Builder Address

Client Name

Wishwas Mohan and Madhuri Koushik

Project Address

8203 AV/ALON DR 98040

Revision Log

REV #	DATE	DESCRIPTION

Status:

PERMIT

DPS Permit Number:

BNA Project number:

XXXXXX

Drawn By:

Author

Sheet Name

WALL,FLOOR,ROOF & FOUNDATION DETAILS

Sheet No.

A500

Scale

As indicated

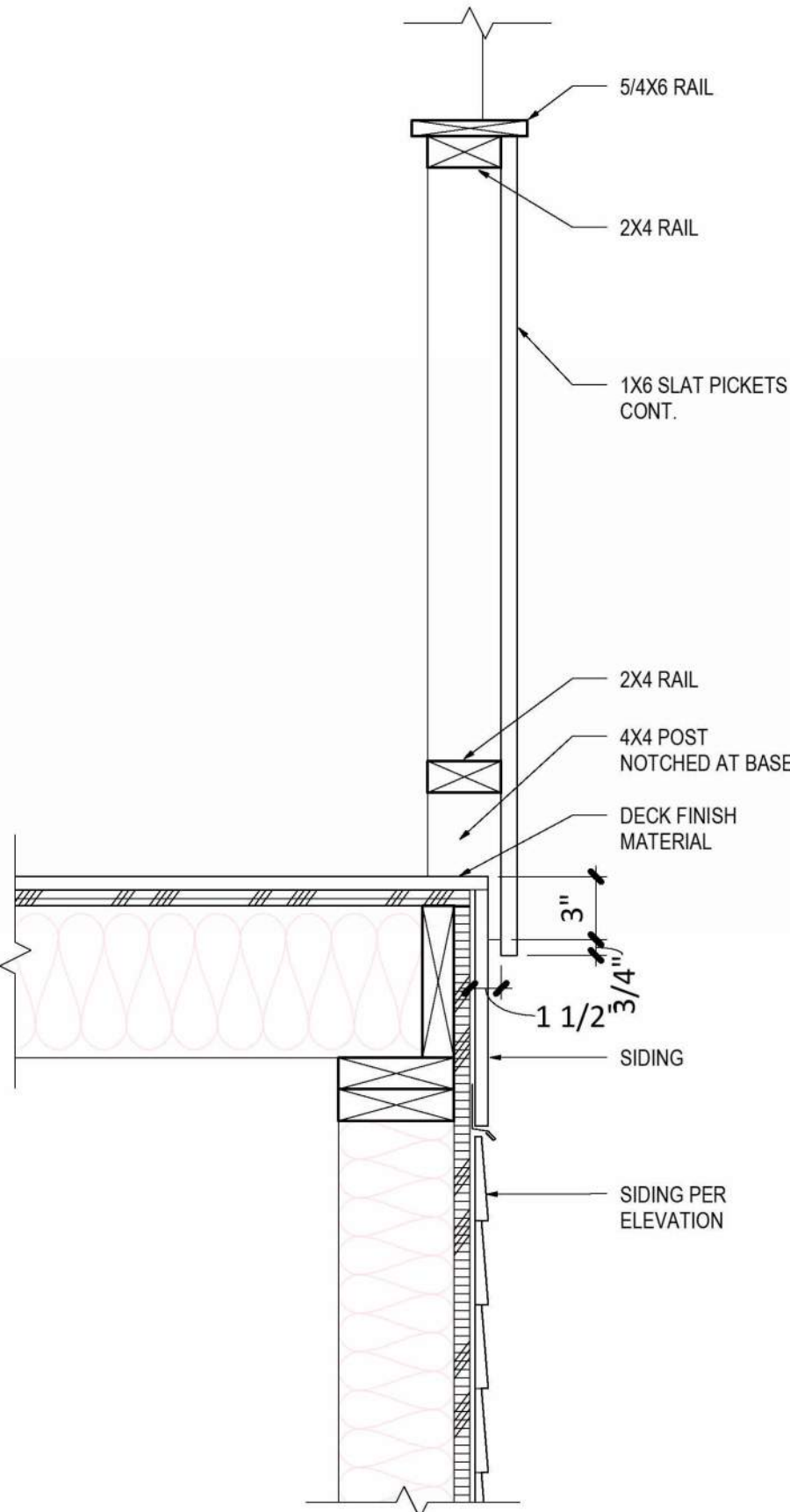
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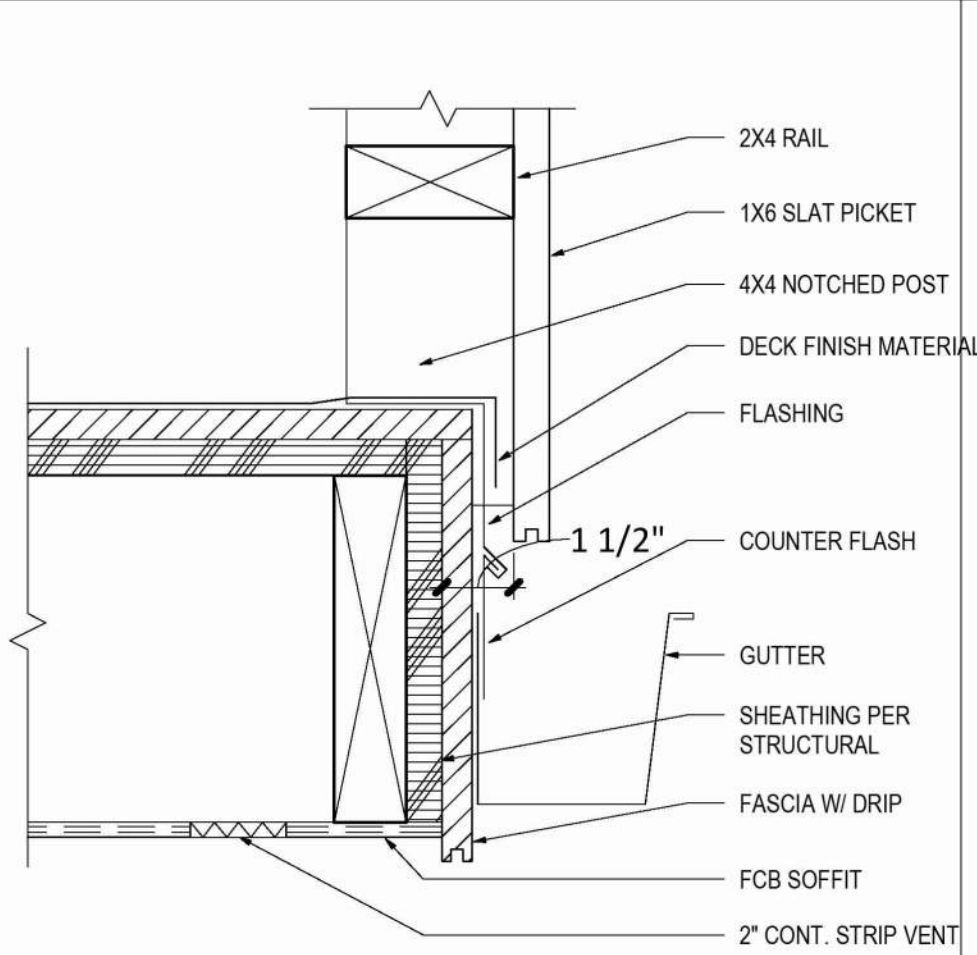
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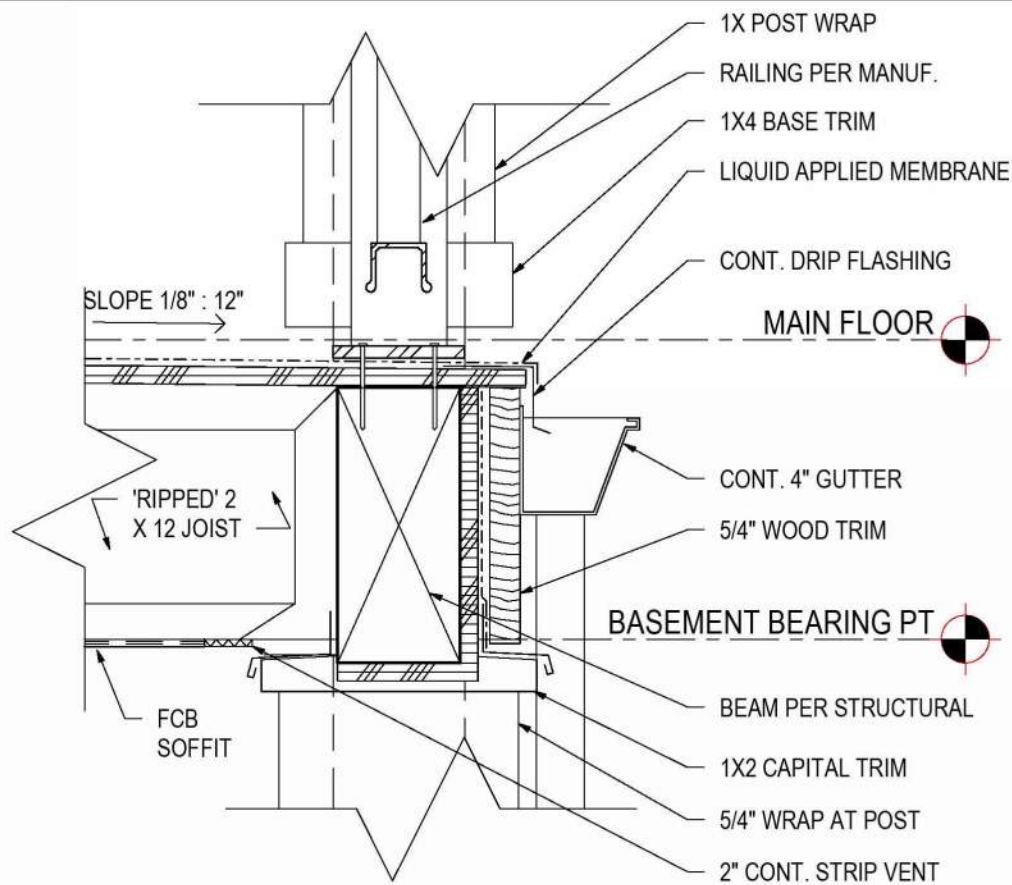
Original Drawing Size is 36" X 24" Do Not Scale Drawings for Measurements



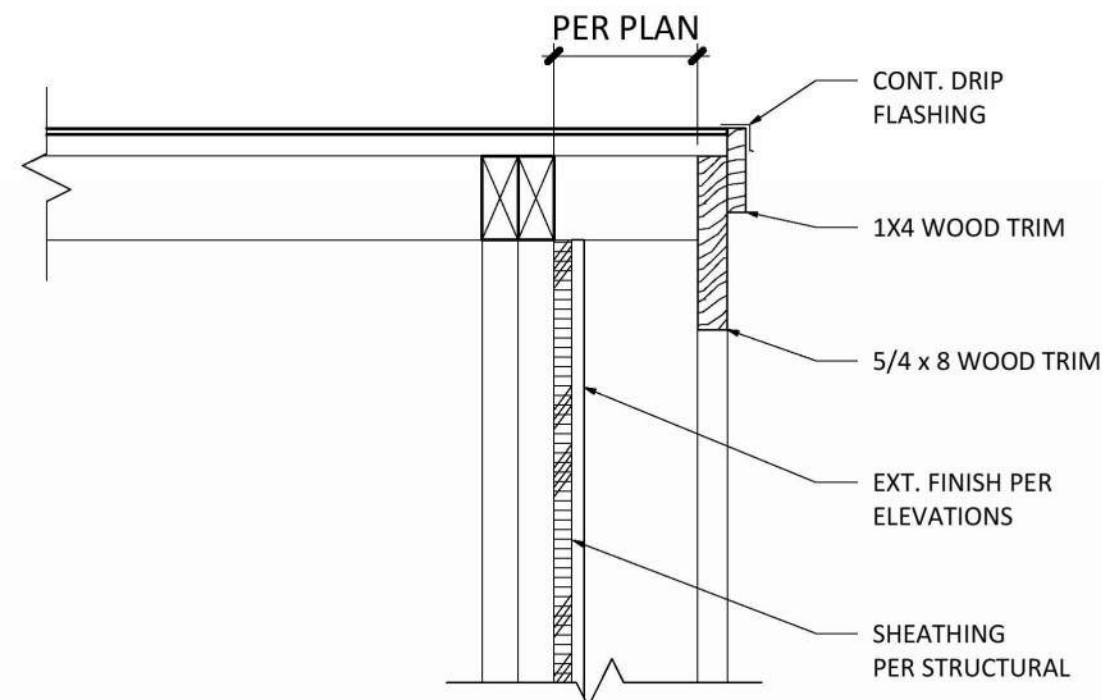
1 TYP. EXT. STAIR RAILING
1 1/2" = 1'-0"



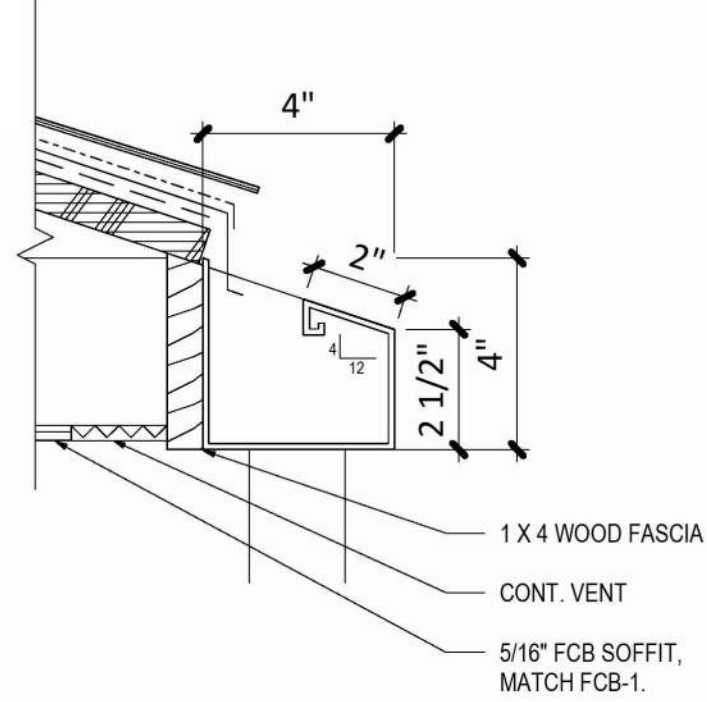
5 TYP. PICKET BASE
3" = 1'-0"



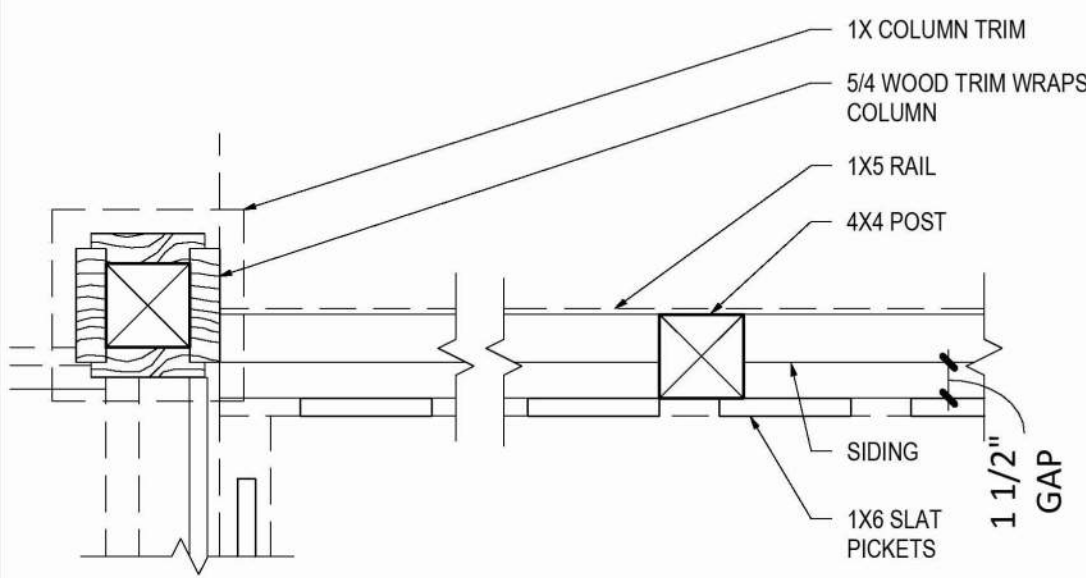
6 TYP. DECK RIM
1 1/2" = 1'-0"



13 TYP. RAKE
1 1/2" = 1'-0"



14 TYP. GUTTER
3" = 1'-0"



7 TYP. RAILING PLAN
1 1/2" = 1'-0"

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Wishwas Koushik Remodel

CLIENT NAME
Wishwas Mohan and Madhuri Koushik

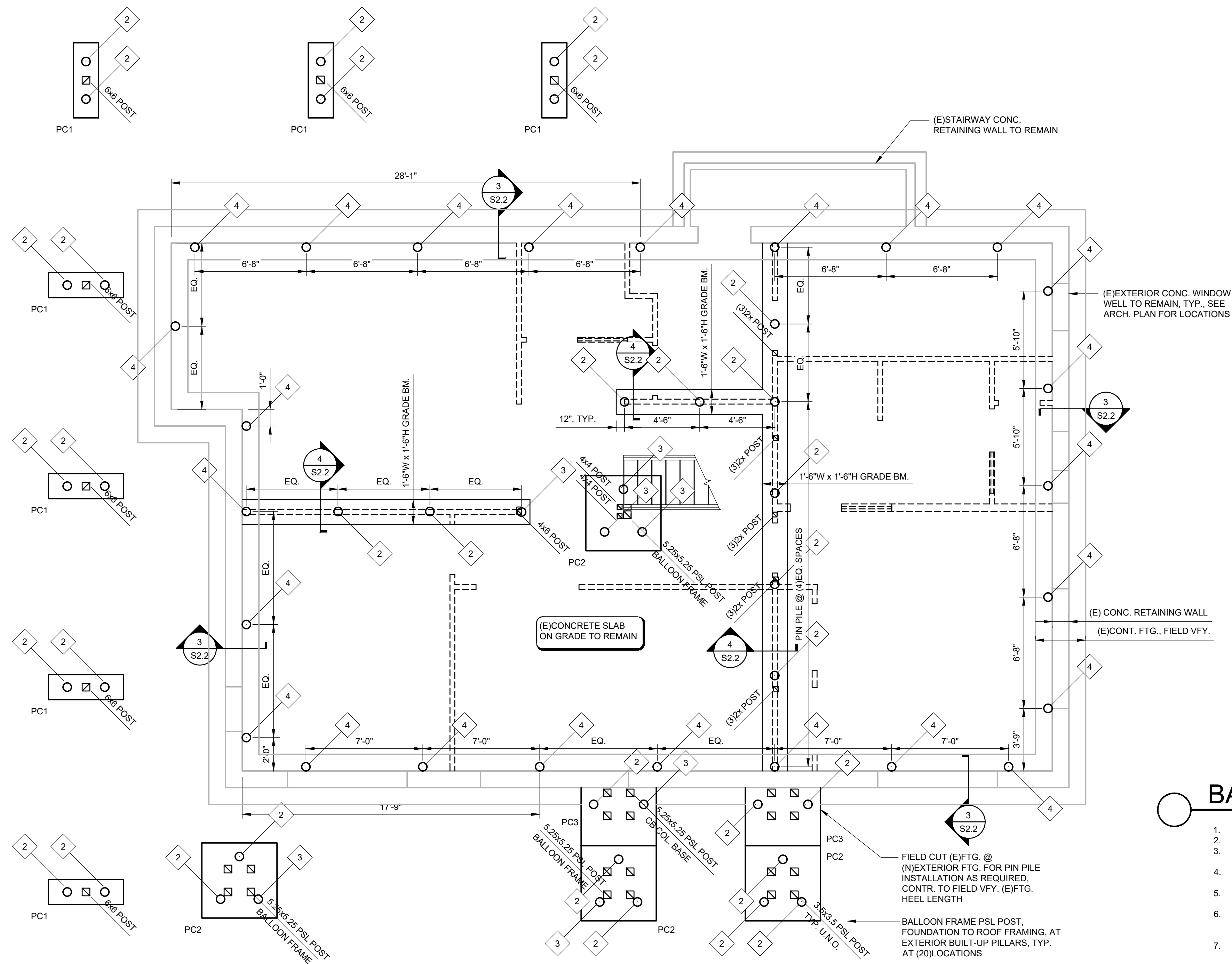
PROJECT ADDRESS
8203 AV/ALON DR 98040

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

REVISION LOG		
REV #	DATE	DESCRIPTION
STATUS:		PERMIT
DPS PERMIT NUMBER:		
BNA Project number:		XXXXXX
DRAWN BY:		Author
SHEET NAME		
DETAILS		
SHEET NO.		
A502		
Scale		1/2" = 1'-0"



PIN PILE SCHEDULE		
MARK	SIZE	TOTAL COUNT
2	2" DIAMETER PIPE PILE	33
3	3" DIAMETER PIPE PILE	7
4	4" DIAMETER PIPE PILE	25

NOTE:
1. SEE GENERAL NOTES FOR STEEL PIPE PILE SECTION.

BASEMENT PLAN

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
- PIPE PILES SHALL BE DRIVEN TO REFUSAL AND INSPECTED PER STRUCTURAL GENERAL NOTES.
- PILES SHALL BE CAPPED w/ MINIMUM 1/4" STEEL PLATE AND EMBED 3" MINIMUM TO 6" MAXIMUM IN CONCRETE FOUNDATION.
- EXTENT OF PIPE PILE SUPPORT IS APPROXIMATE AND SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER IN FIELD. IF ADDITIONAL OR LESS PILES ARE REQUIRED, NOTIFY E.O.R. IMMEDIATELY.
- SEE SHEET S2.1 FOR PC1, PC2 AND PC3 PILE CAP SIZE AND REINFORCEMENT

1/4" = 1'-0"



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Shoreline, WA 98133
(206) 779-6856

**VISH AND MADHURI
REMODEL**
8203 AVALON DRIVE,
MERCER ISLAND, WA 98040

BASEMENT PLAN

REVISIONS:

CADD FILE:

DATE: 04-12-25
PROJ#
CHECKED: C. BURT

S1.1



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Shoreline, WA 98133
(206) 779-6856

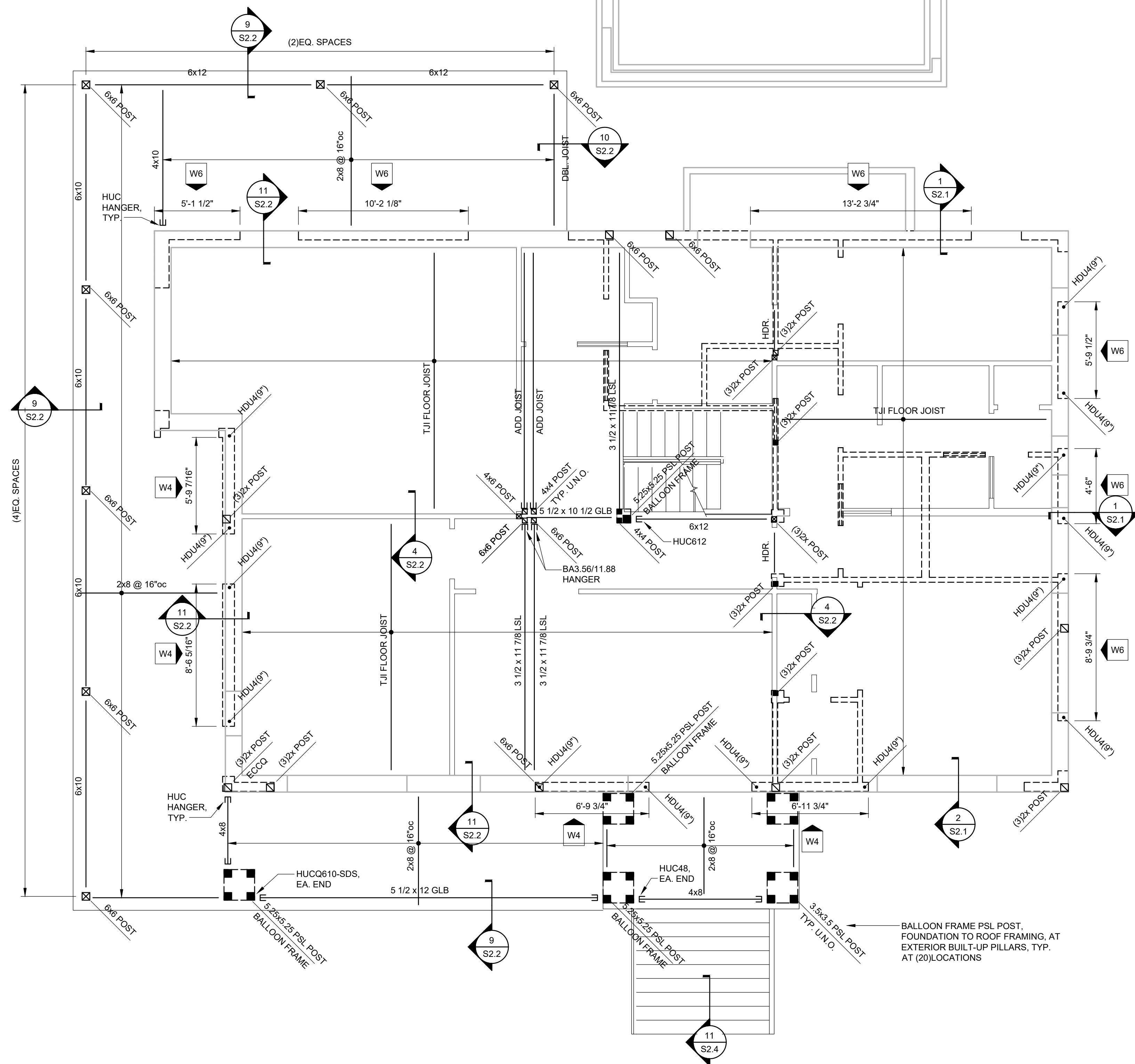
**VISH AND MADHURI
REMODEL**
8203 AVALON DRIVE,
MERCER ISLAND, WA 98040

**FIRST FLOOR FRAMING
PLAN**

REVISIONS:

CADD FILE:
DATE: 04-12-25
PROJ#:
CHECKED: C. BURT

S1.2

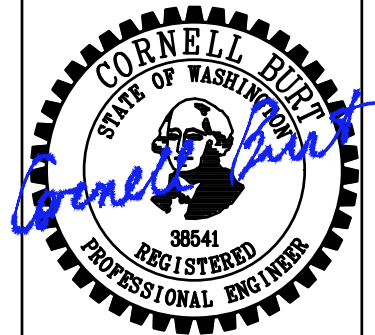


FLOOR JOIST SCHEDULE			
MAX LENGTH	SIZE AND SPACING	FACE MOUNT HANGER	TOP MOUNT HANGER
16'-9"	11 7/8" TJI 110 @ 16"oc	IUS 1.81/11.88	ITS 1.81/11.88
17'-6"	11 7/8" TJI 210 @ 16"oc	IUS 2.06/11.88	ITS 2.06/11.88
18'-0"	11 7/8" TJI 230 @ 16"oc	IUS 2.37/11.88	ITS 2.37/11.88
19'-0"	11 7/8" TJI 360 @ 16"oc	IUS 2.37/11.88	ITS 2.37/11.88
20'-6"	11 7/8" TJI 560 @ 16"oc	IUS 3.56/11.88	ITS 3.56/11.88
21'-0"	11 7/8" TJI 210 @ 12"oc	MIU 4.28/11	MIT 4.28/11.88
22'-6"	11 7/8" TJI 560 @ 12"oc	HU412-2	HWP7.12 H=11.875

NOTE:
1. DESIGN BASED ON DL=15PSF, LL=40PSF, LL DEFLECTION LIMITS= L/480, TJ-PRO RATING=40, NOTIFY E.O.R. IMMEDIATELY FOR ADDITIONAL FLOOR PERFORMANCE REQUIREMENT.
2. SHEETROCK CEILING APPLIED TO BOTTOM FACE OF FLOOR JOIST.
3. CANTILEVERED TJI FLOOR JOIST SIZE AND SPACING SHALL FOLLOW NOTES ON STRUCTURAL FRAMING PLAN.

FIRST FLOOR FRAMING PLAN

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
- TYPICAL FLOOR JOISTS SHALL BE 11 7/8" TJI 110 OR BETTER UNLESS OTHERWISE NOTED. REFER TO PLAN FOR JOIST SPACING (16"oc IF NOT NOTED). PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
- SEE SHEAR WALL FOUNDATION HOLDOWN SCHEDULE FOR MINIMUM HOLDOWN EMBEDMENT DEPTH AND MINIMUM FOOTING SIZE AROUND HOLDOWN ANCHOR REQUIREMENTS IN ADDITION TO FOOTING SIZE SPECIFIED ON THIS PLAN.
- ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSE TO THE WEATHER SHALL BE PRESSURE TREATED. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.



Burt Engineering, PLLC
18530 Meridian AVE North
Shoreline, WA 98133
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**VISH AND MADHURI
REMODEL**
8203 AVALON DRIVE,
MERCER ISLAND, WA 98040

**SECOND FLOOR FRAMING
PLAN**

REVISIONS:

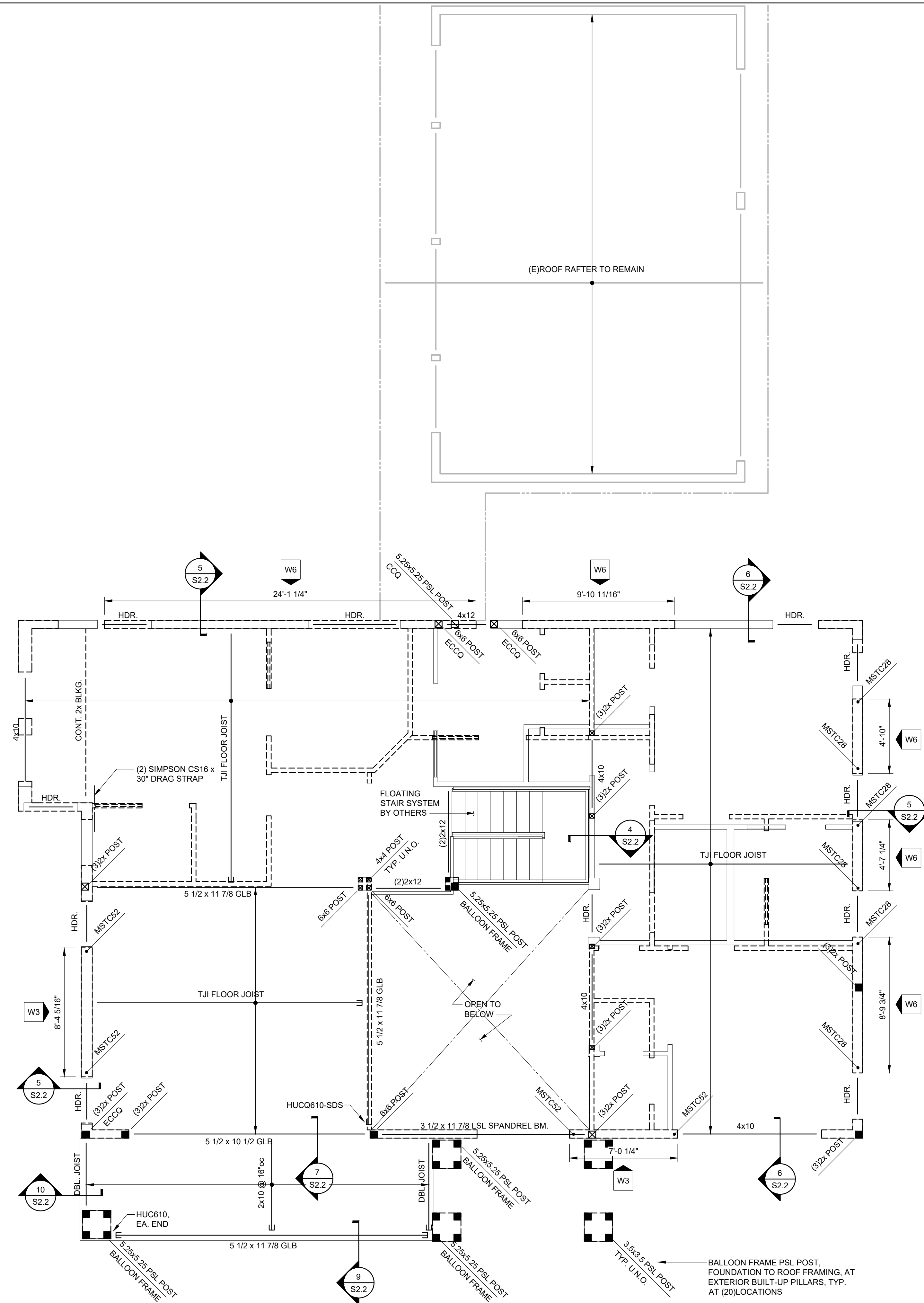
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DATE: 04-12-25

PROJ#

CHECKED: C. BURT

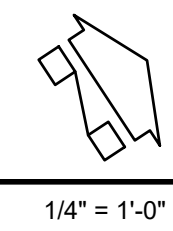
S1.3



FLOOR JOIST SCHEDULE			
MAX LENGTH	SIZE AND SPACING	FACE MOUNT HANGER	TOP MOUNT HANGER
16'-9"	11 7/8" TJI 110 @ 16"oc	IUS 1.81/11.88	ITS 1.81/11.88
17'-6"	11 7/8" TJI 210 @ 16"oc	IUS 2.06/11.88	ITS 2.06/11.88
18'-0"	11 7/8" TJI 230 @ 16"oc	IUS 2.37/11.88	ITS 2.37/11.88
19'-0"	11 7/8" TJI 360 @ 16"oc	IUS 2.37/11.88	ITS 2.37/11.88
20'-6"	11 7/8" TJI 560 @ 16"oc	IUS 3.56/11.88	ITS 3.56/11.88
21'-0"	11 7/8" TJI 210 @ 12"oc	MIU 4.28/11	MIT 4.28/11.88
22'-6"	11 7/8" TJI 560 @ 12"oc	HU412-2	HWP7.12 H=11.875

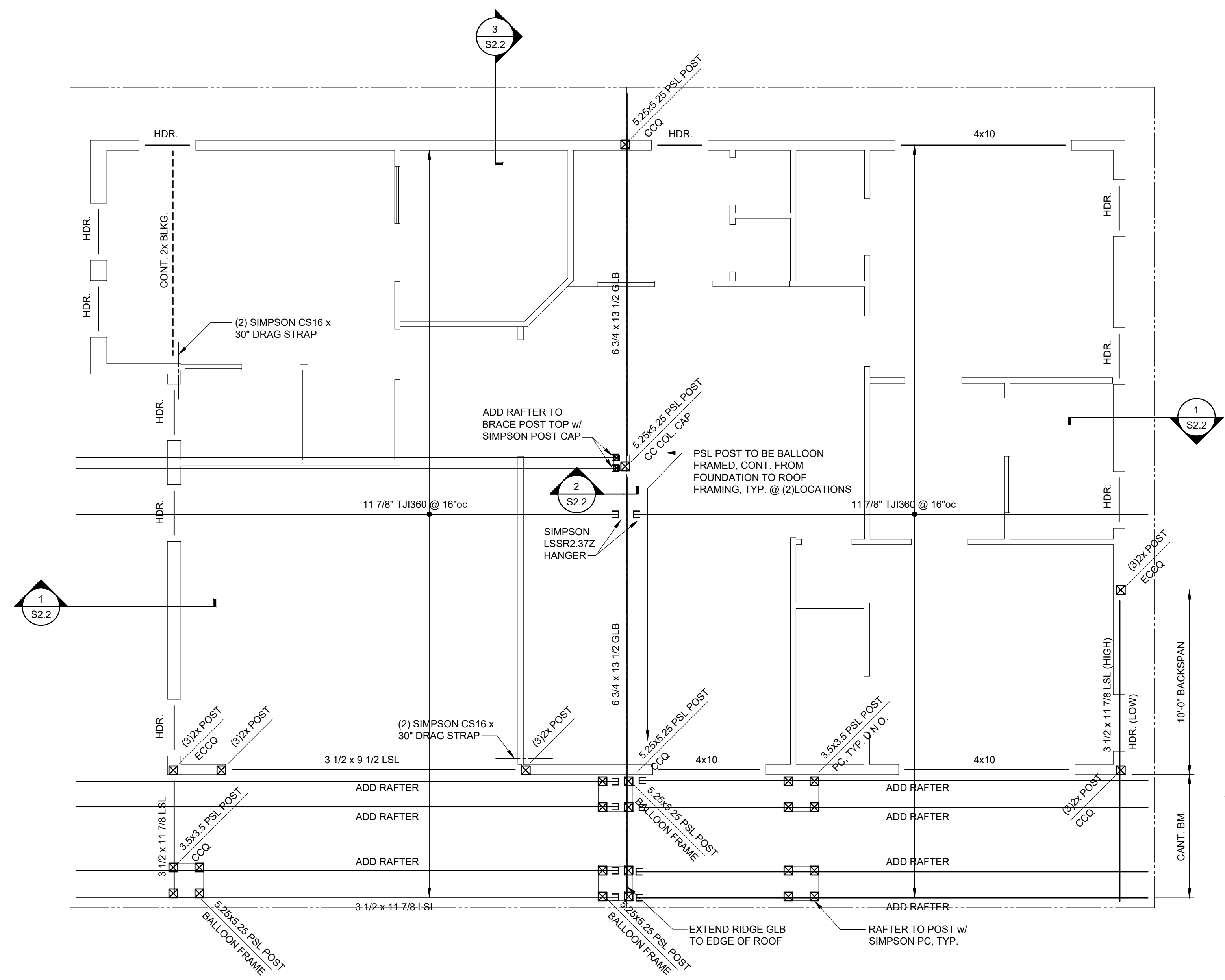
NOTE:
1. DESIGN BASED ON DL=15PSF, LL=40PSF, LL DEFLECTION LIMITS= L/480, TJI-PRO RATING=40, NOTIFY E.O.R. IMMEDIATELY FOR ADDITIONAL FLOOR PERFORMANCE REQUIREMENT.
2. SHEETROCK CEILING APPLIED TO BOTTOM FACE OF FLOOR JOIST.
3. CANTILEVERED TJI FLOOR JOIST SIZE AND SPACING SHALL FOLLOW NOTES ON STRUCTURAL FRAMING PLAN.

SECOND FLOOR FRAMING PLAN



1/4" = 1'-0"

- DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
- TYPICAL FLOOR JOISTS SHALL BE 11 7/8" TJI 110 OR BETTER UNLESS OTHERWISE NOTED. REFER TO PLAN FOR JOIST SPACING (16"oc IF NOT NOTED). PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PLIES OF 2x10 DF#2, TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PLIES OF 2x8 DF#2, U.N.O.
- ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
- ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.



ROOF FRAMING PLAN

1. DO NOT SCALE DRAWINGS

2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.

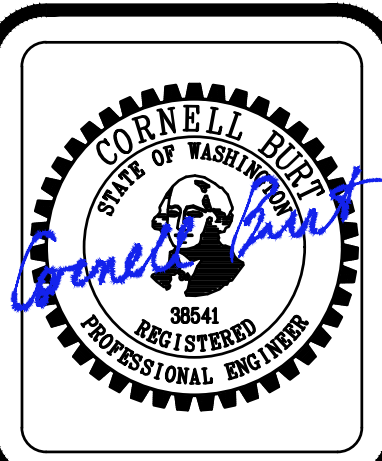
3. TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON RAFTERS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc

4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.

5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PLIES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PLIES OF 2x8 DF#2, U.N.O.

6. ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

1/4" = 1'-0"



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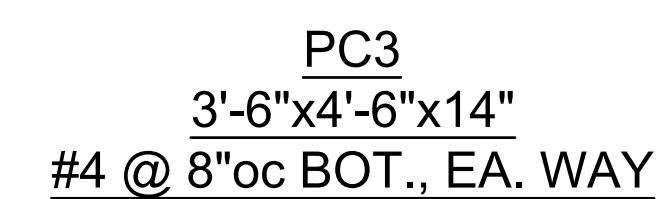
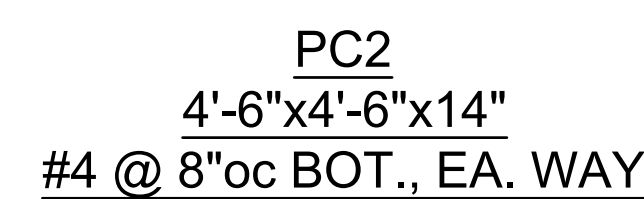
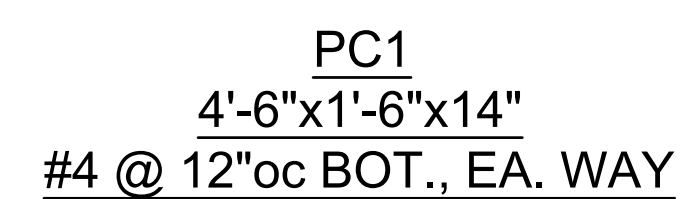
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REMODEL

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ROOF FRAMING PLAN

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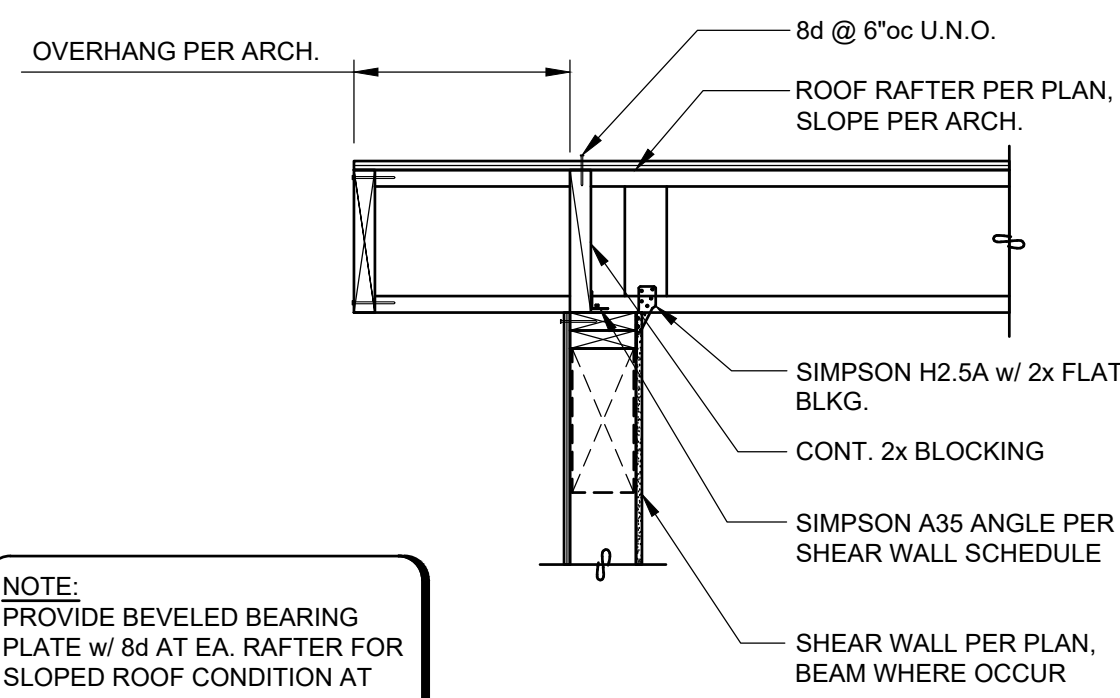
FOUNDATION SECTIONS

REVISIONS:

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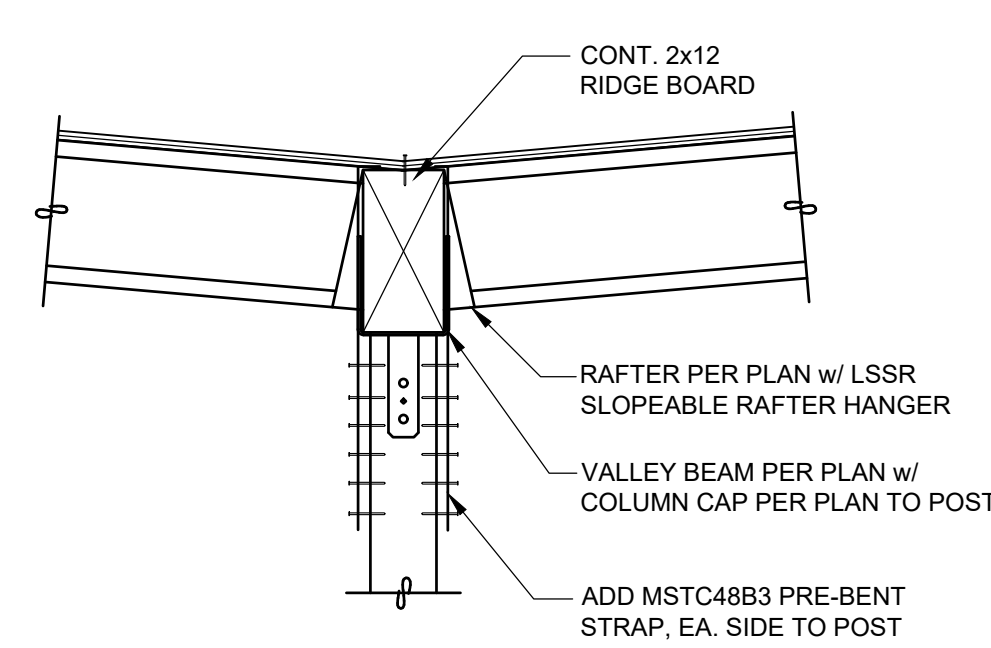
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S2.1



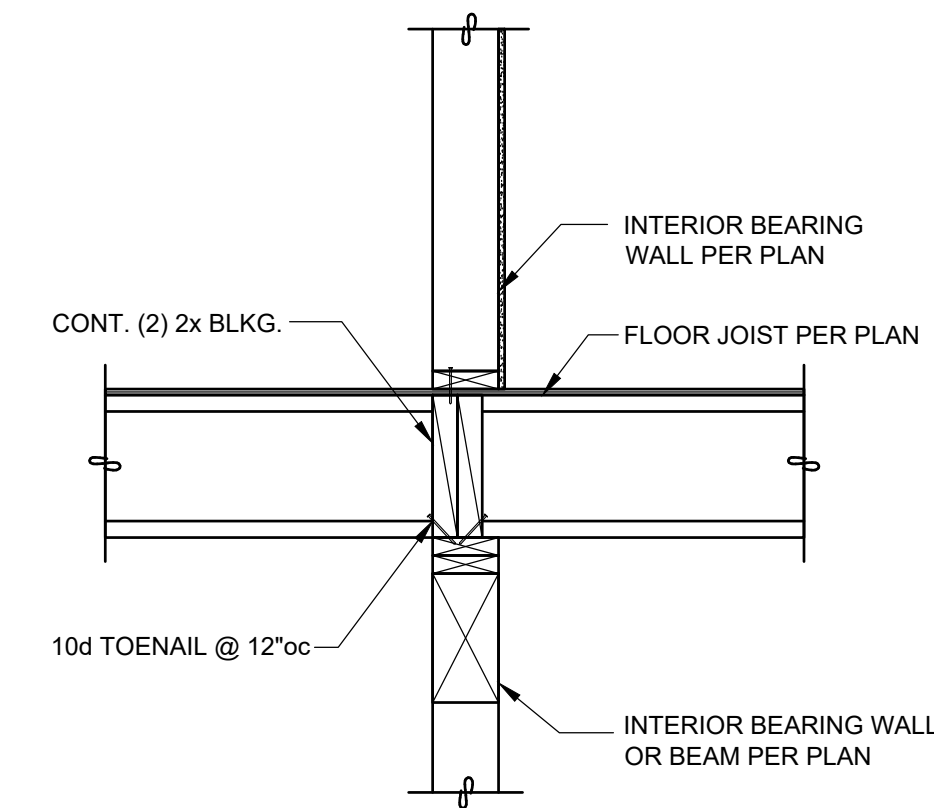
TYPICAL ROOF RAFTER

1 SECTION 3/4" = 1'-0"



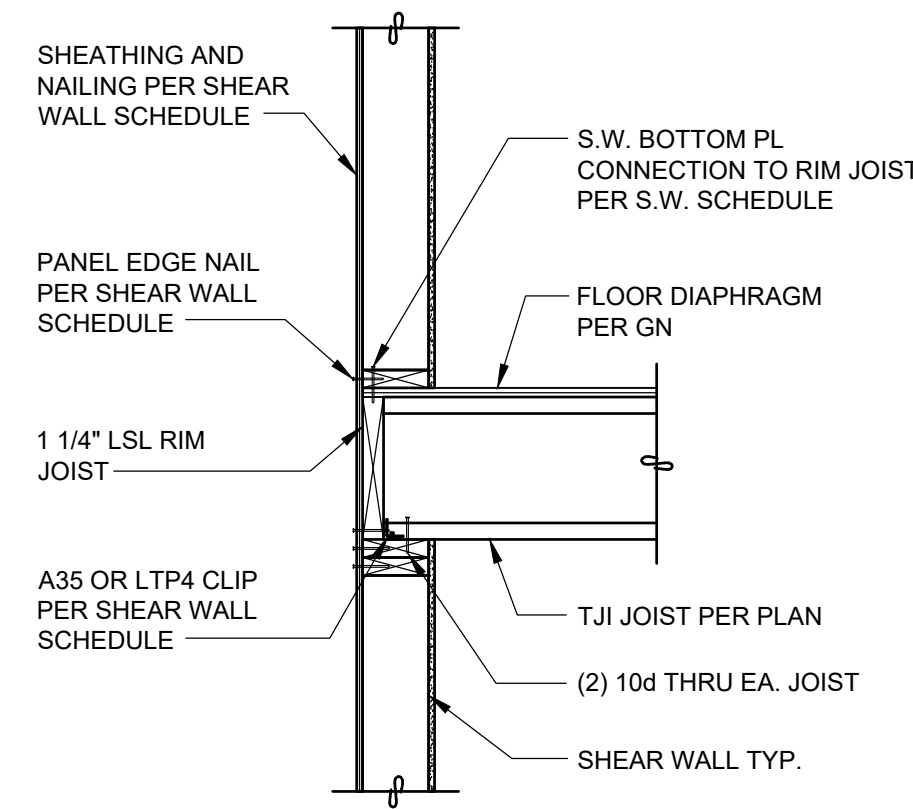
TYPICAL ROOF OVERHANG

3 SECTION 3/4" = 1'-0"



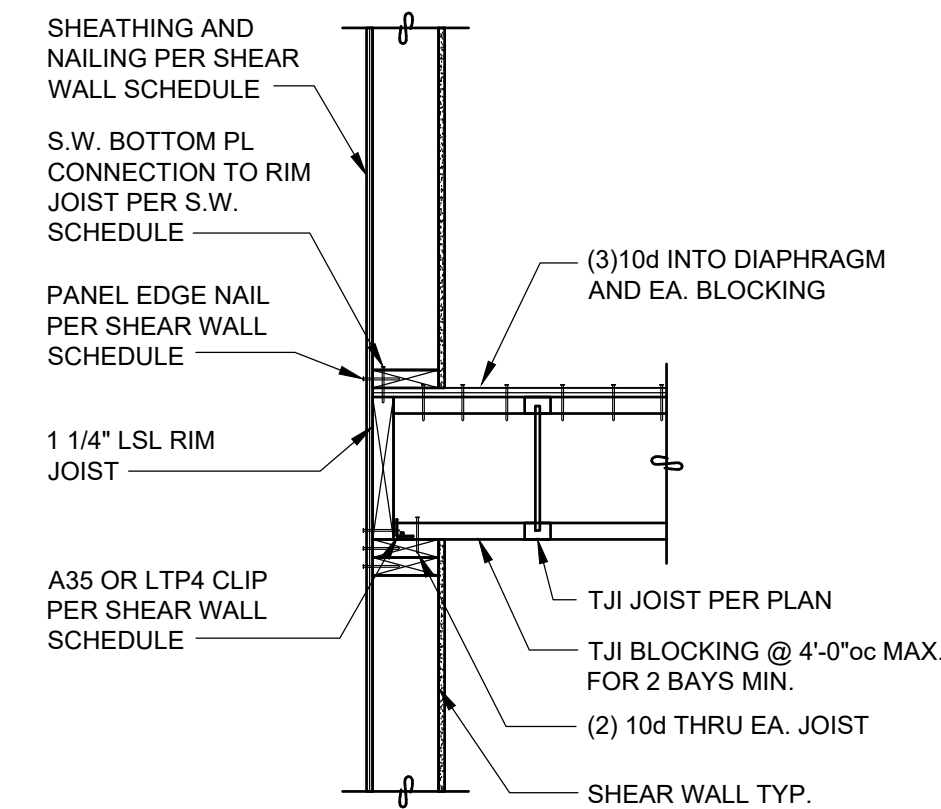
TYPICAL INTERIOR BEARING WALL SUPPORT

4 SECTION 3/4" = 1'-0"



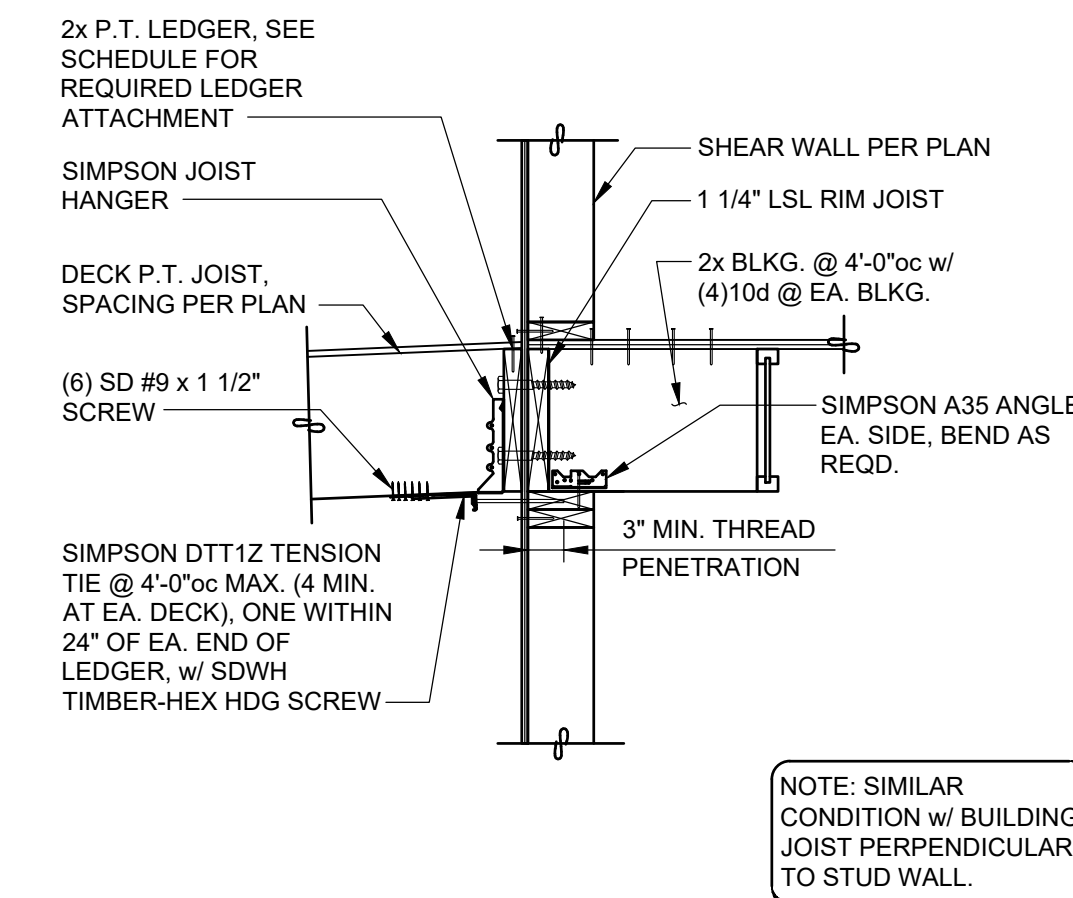
TYPICAL S.W. PERPENDICULAR FRAMING

5 SECTION 3/4" = 1'-0"



TYPICAL S.W. PARALLEL FRAMING

6 SECTION 3/4" = 1'-0"



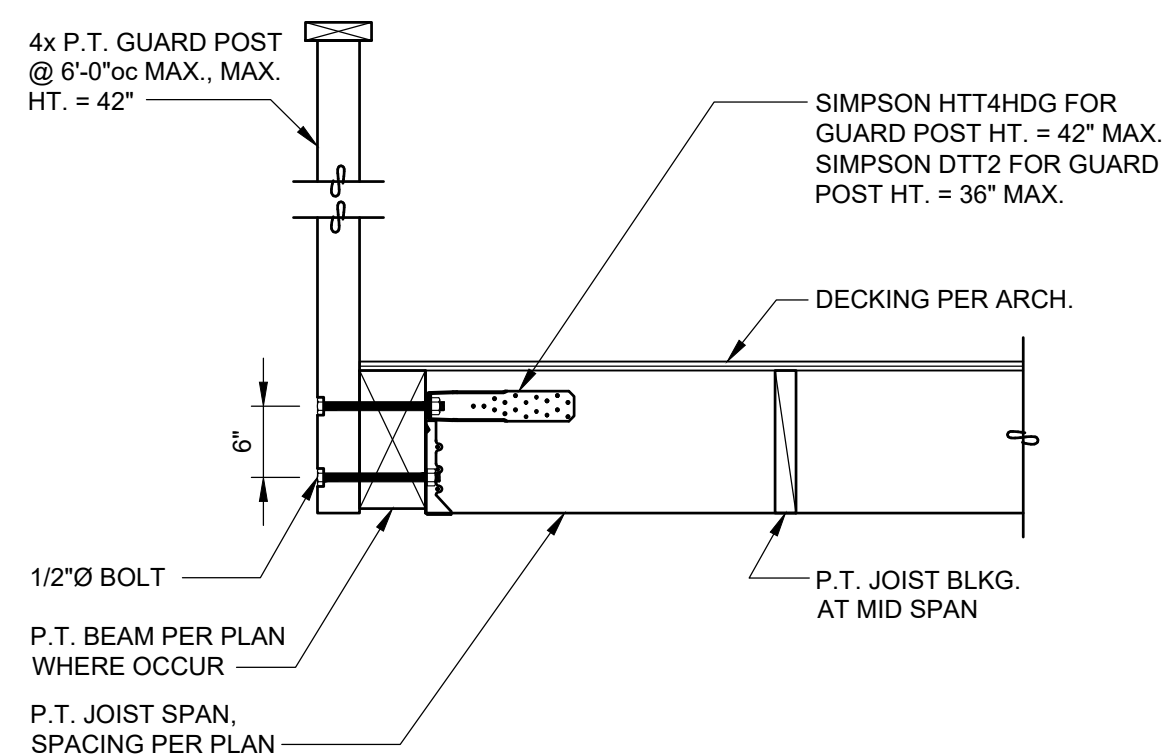
TYPICAL EXTERIOR DECK LEDGER ATTACHMENT

7 SECTION 3/4" = 1'-0"

LEDGER ATTACHMENT SCHEDULE

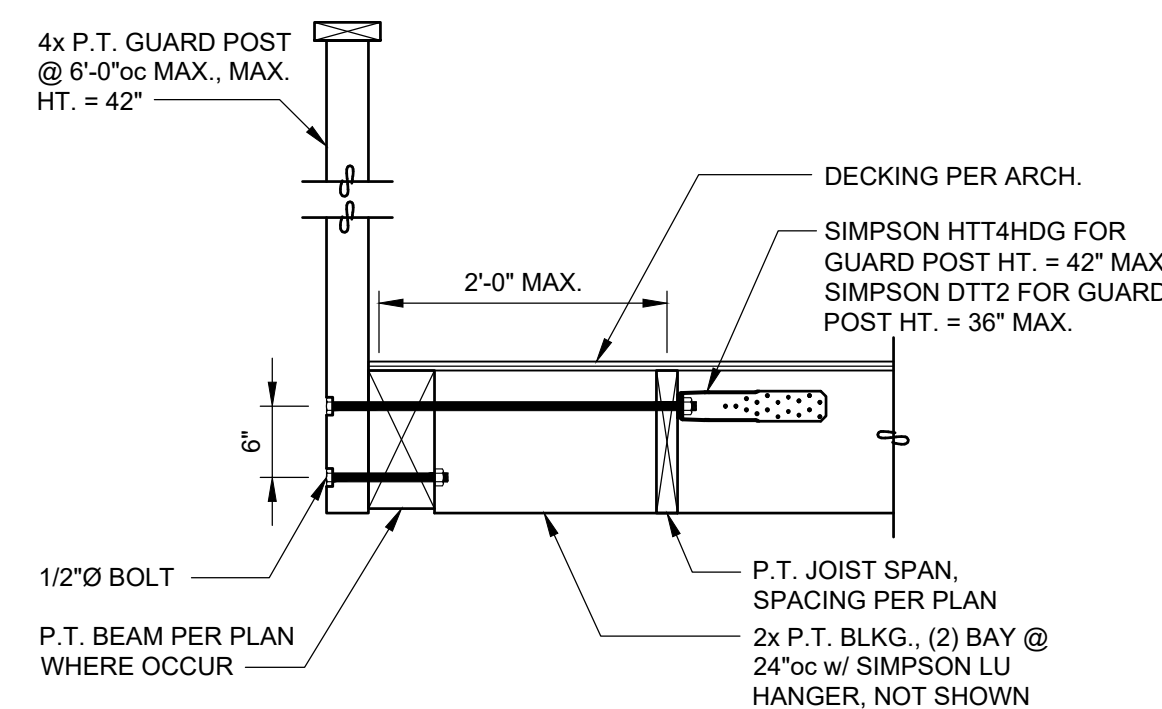
DECK JOIST CLEAR SPAN	3/4"Ø x 4" LAG SCREW MIN. ON-CENTER SPACING (STAGGERED)
6'-0"	14"
8'-0"	10 1/2"
10'-0"	8"
12'-0"	7"
14'-0"	6"
16'-0"	5"
18'-0"	4"

NOTE:
1. HOLD LAG SCREW 2" MIN. FROM ALL EDGES OF LEDGER AND RIM JOIST. STAGGER LAG SCREW ALONG LEDGER SPAN AND SPACE 2" MIN. AND 5" MAX. VERTICALLY. HORIZONTAL SPACING PER SCHEDULE.
2. ALL LAG SCREWS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.



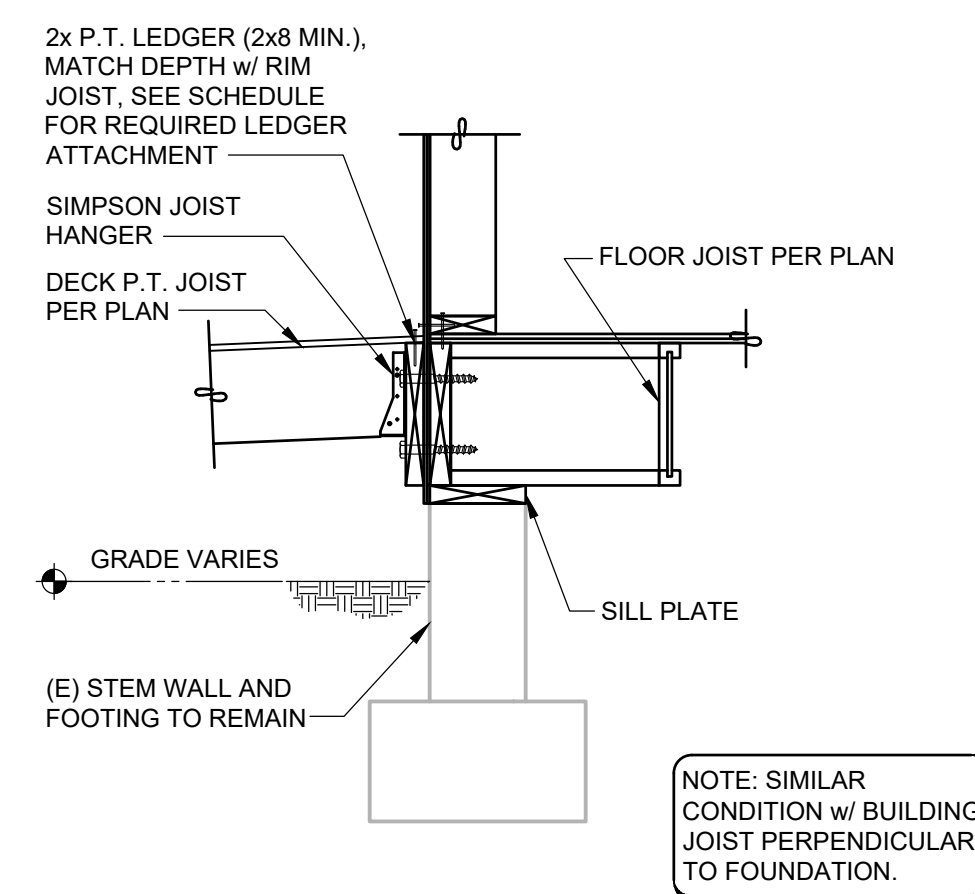
TYPICAL GUARD POST ATTACHMENT TO JOIST

9 SECTION 3/4" = 1'-0"



TYPICAL GUARD POST ATTACHMENT TO BLKG.

10 SECTION 3/4" = 1'-0"



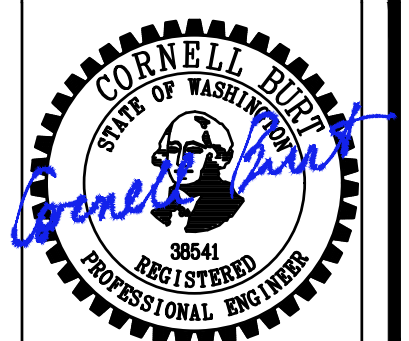
TYPICAL EXTERIOR DECK LEDGER ATTACHMENT

11 SECTION 3/4" = 1'-0"

LEDGER ATTACHMENT SCHEDULE

DECK JOIST CLEAR SPAN	3/4"Ø x 4" LAG SCREW MIN. ON-CENTER SPACING (STAGGERED)
6'-0"	14"
8'-0"	10 1/2"
10'-0"	8"
12'-0"	7"
14'-0"	6"
16'-0"	5"
18'-0"	4"

NOTE:
1. HOLD LAG SCREW 2" MIN. FROM ALL EDGES OF LEDGER AND RIM JOIST. STAGGER LAG SCREW ALONG LEDGER SPAN AND SPACE 2" MIN. AND 5" MAX. VERTICALLY. HORIZONTAL SPACING PER SCHEDULE.
2. ALL LAG SCREWS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.



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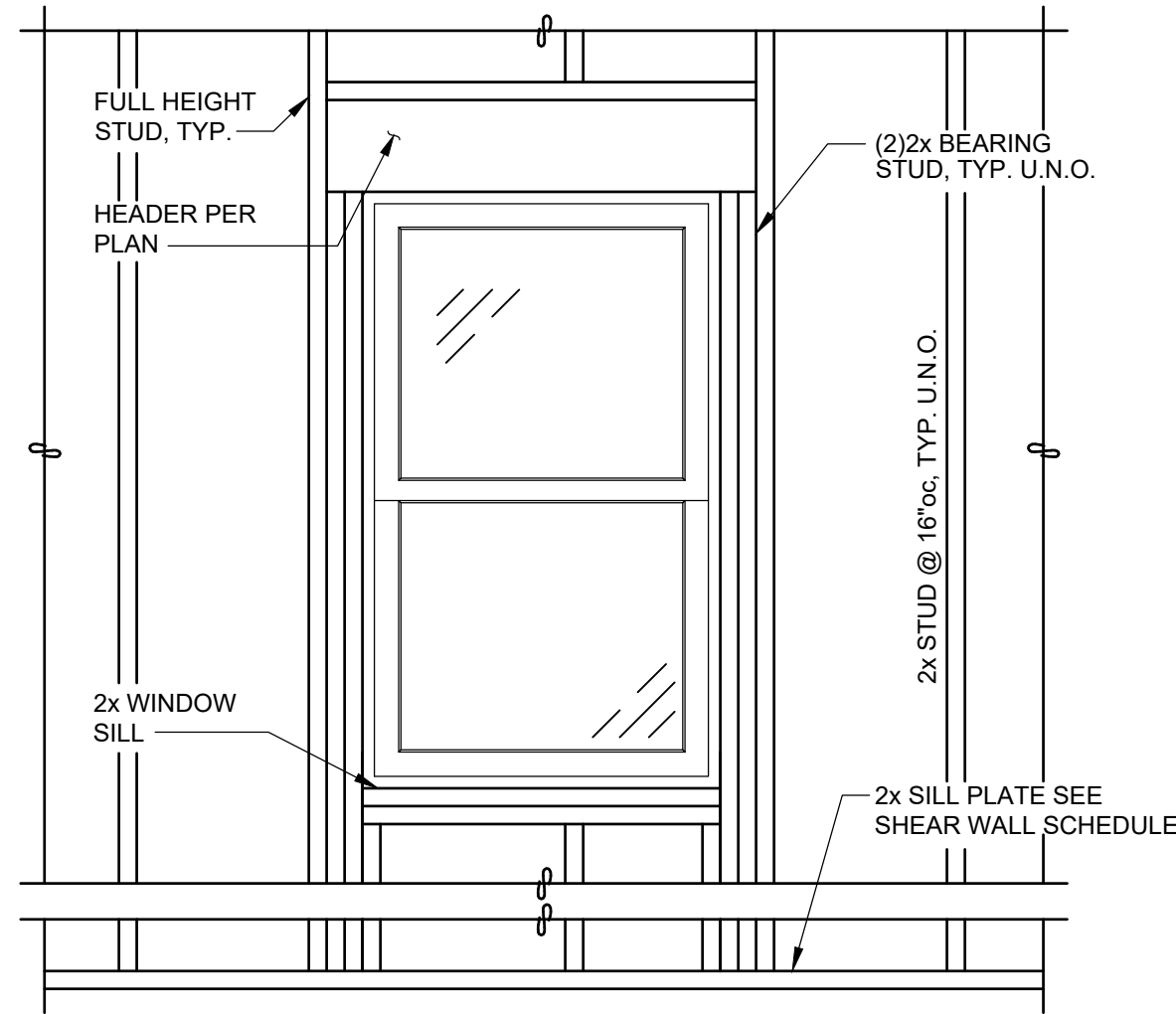
FRAMING SECTIONS

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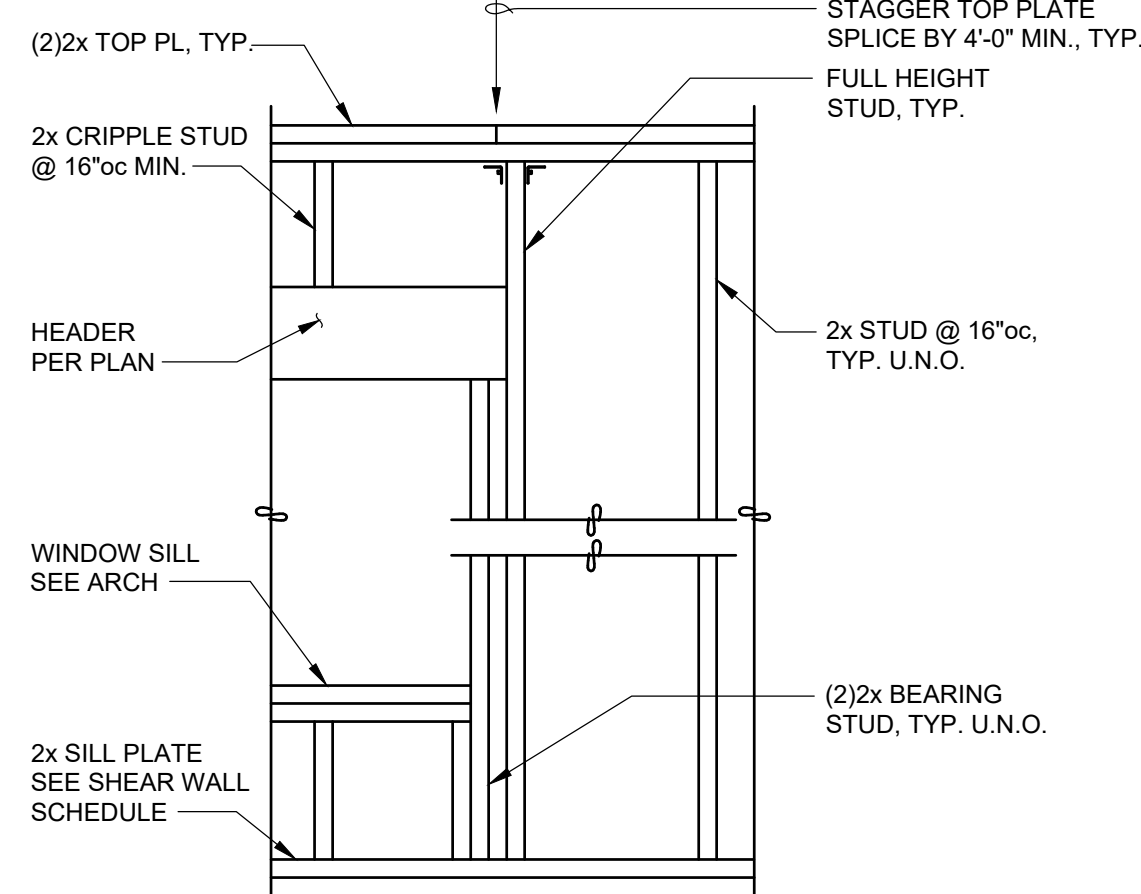
S2.2



TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

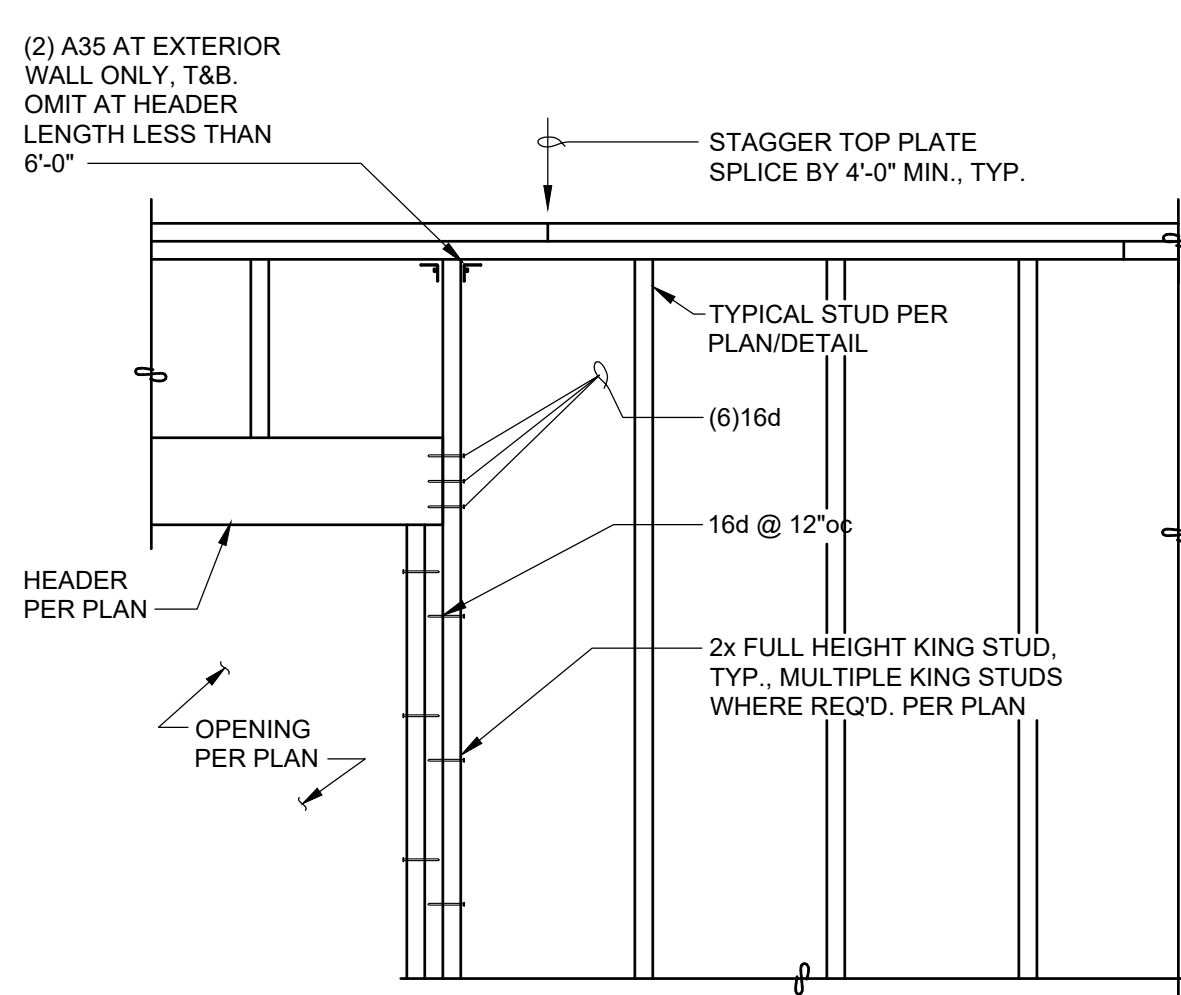
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

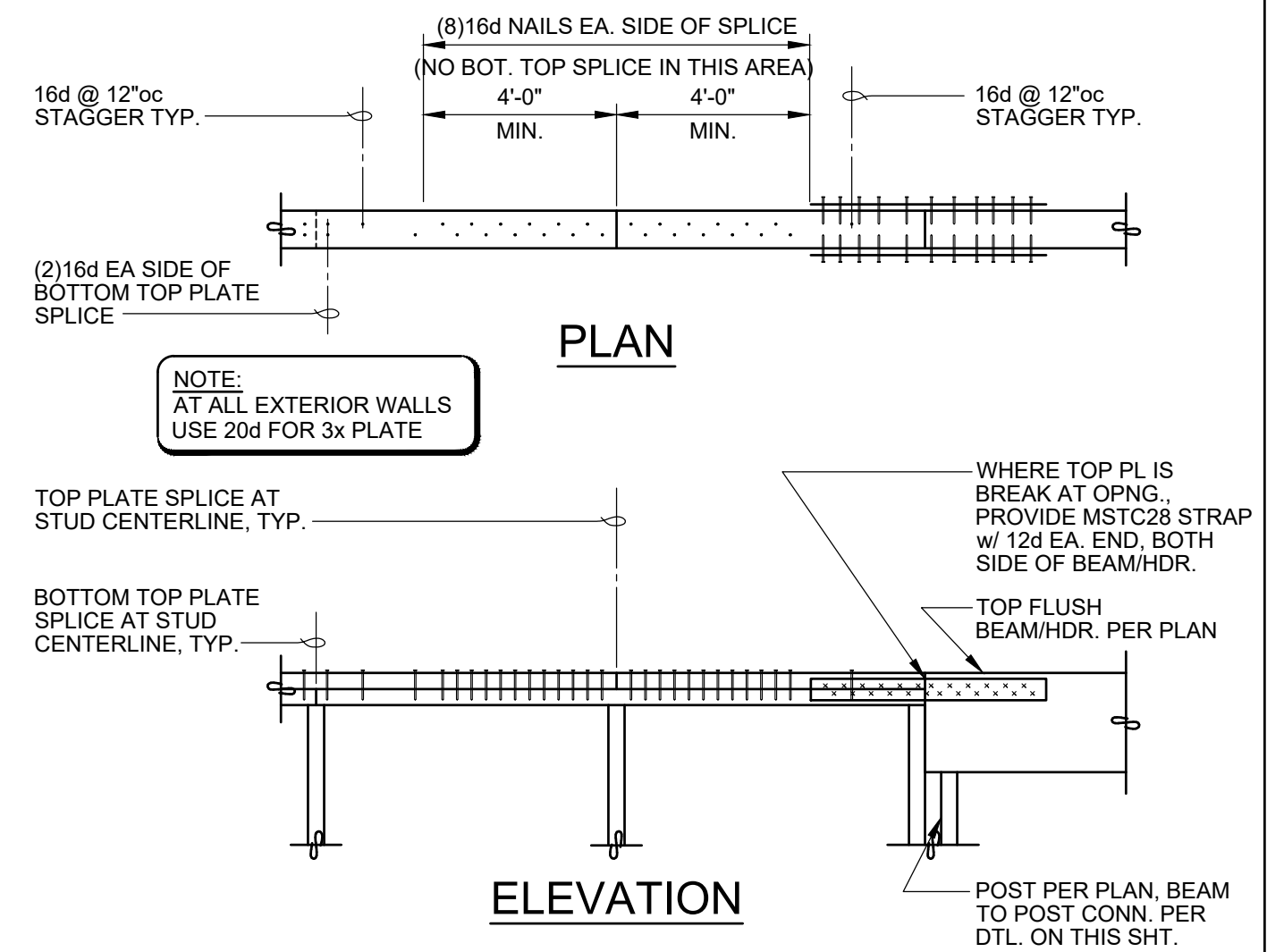
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

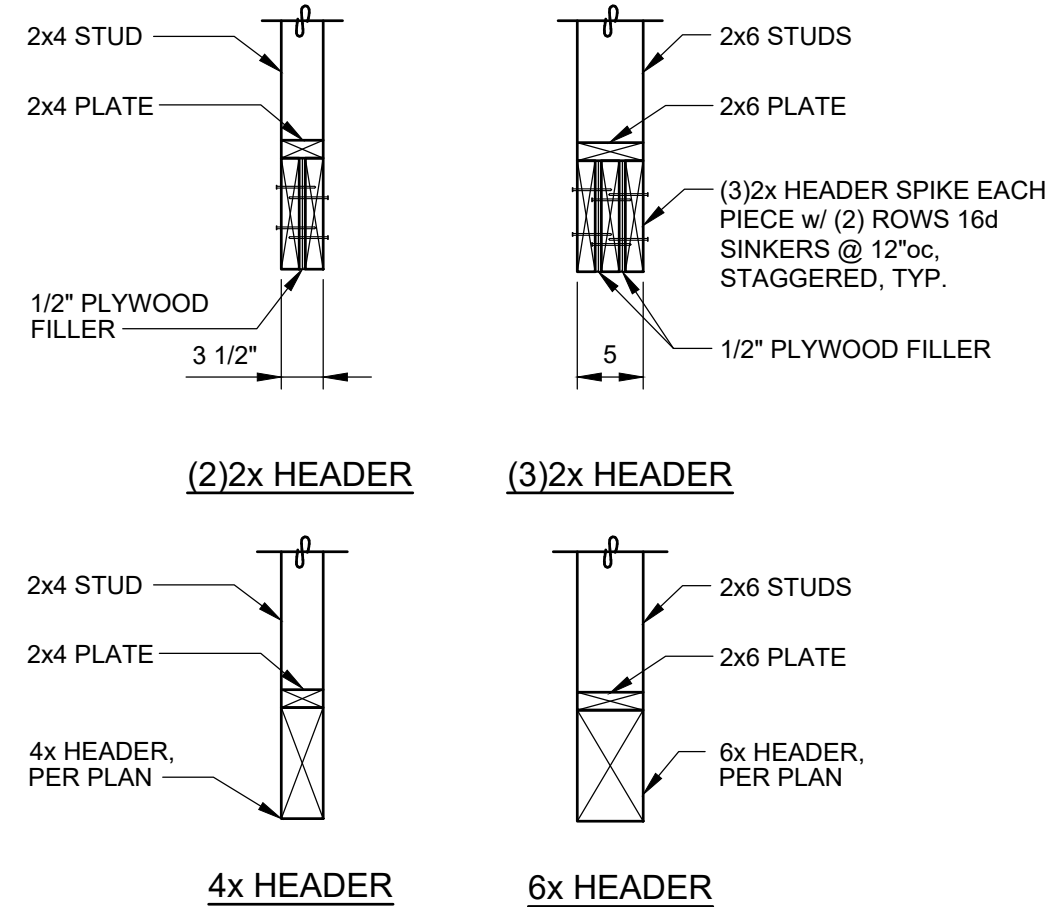
3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

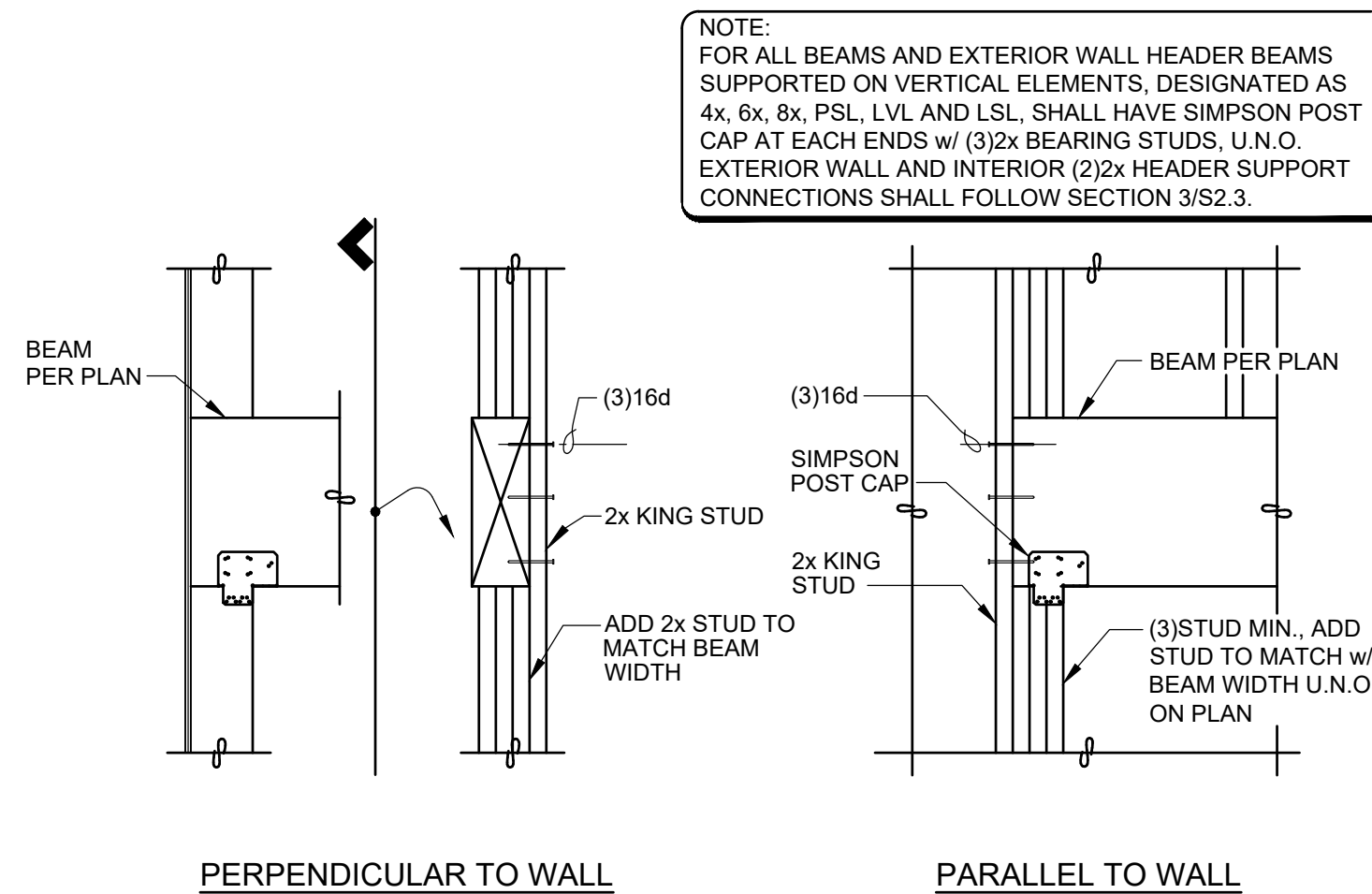
3/4" = 1'-0"



TYPICAL HEADER DETAIL

5 SECTION

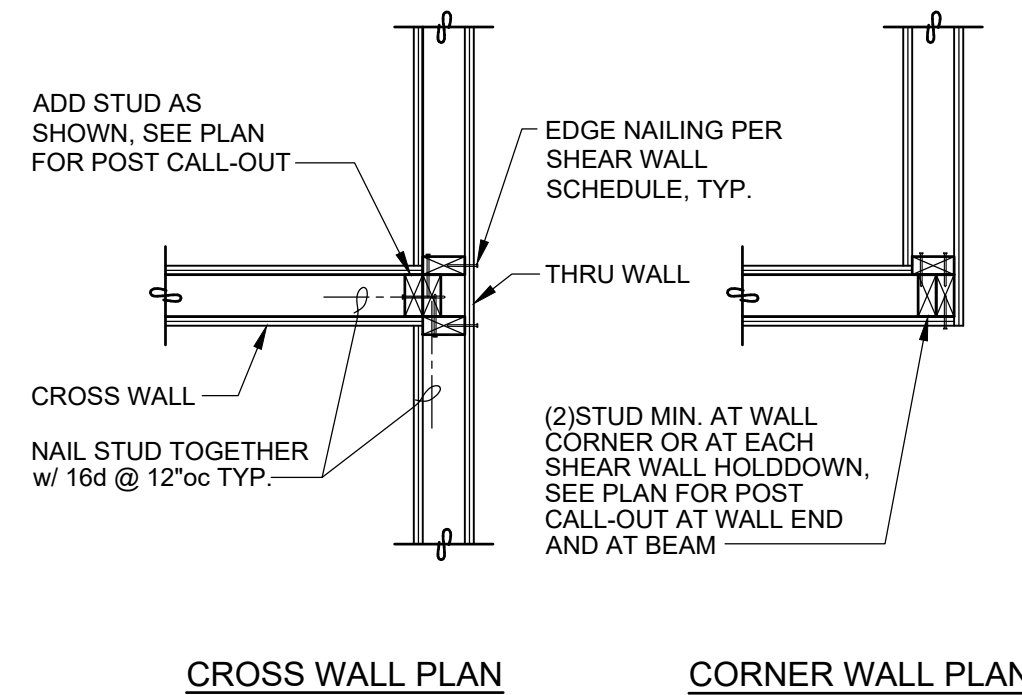
3/4" = 1'-0"



TYPICAL BEAM TO WALL POST CONNECTION

6 SECTION

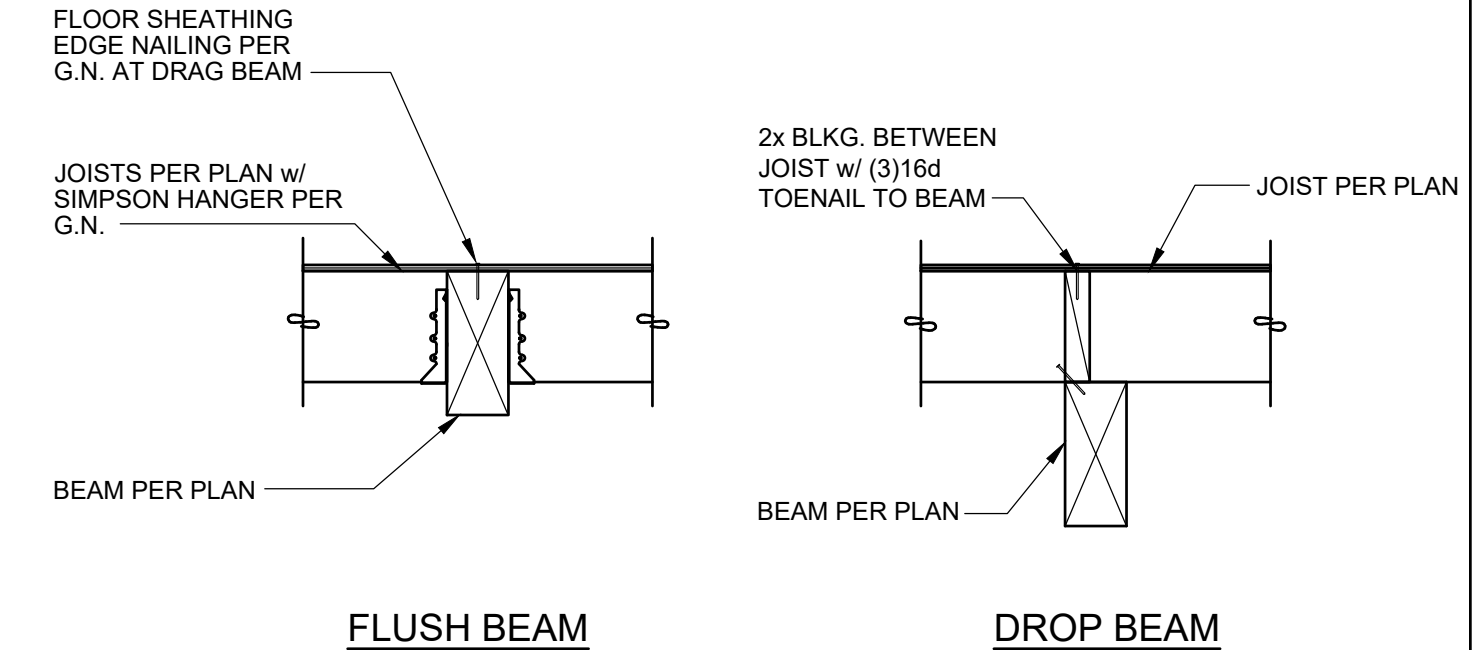
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

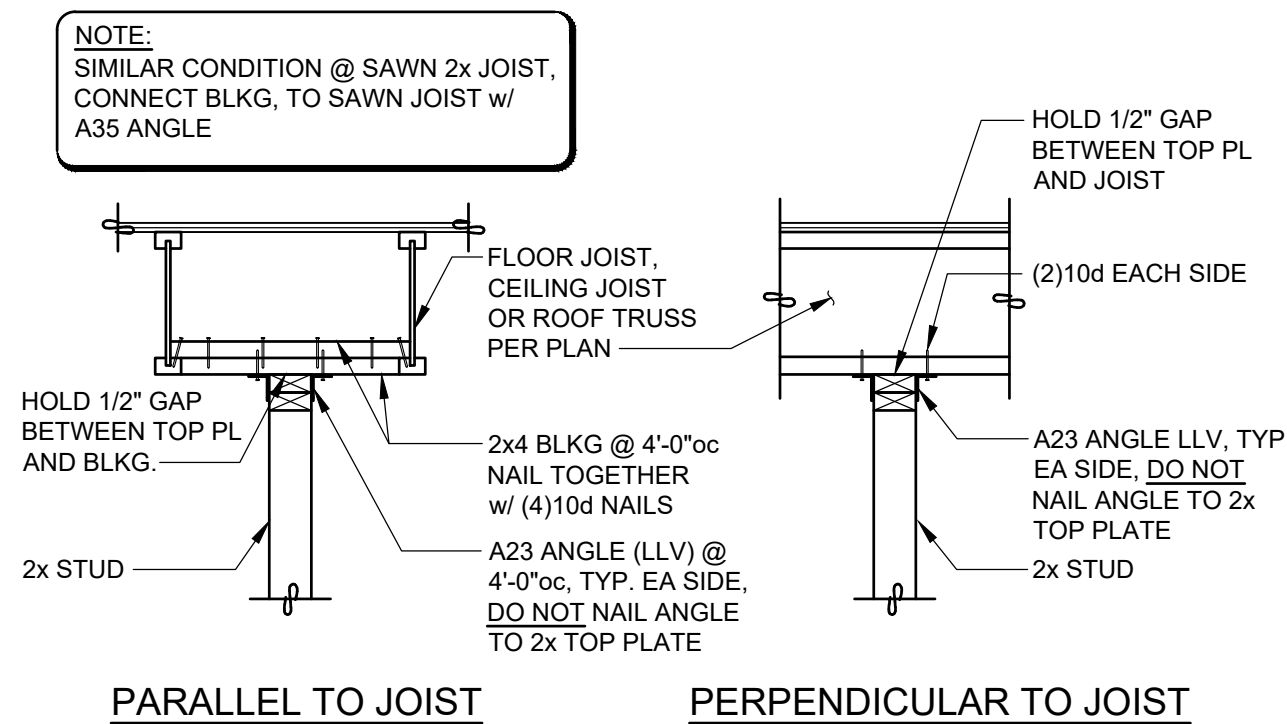
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

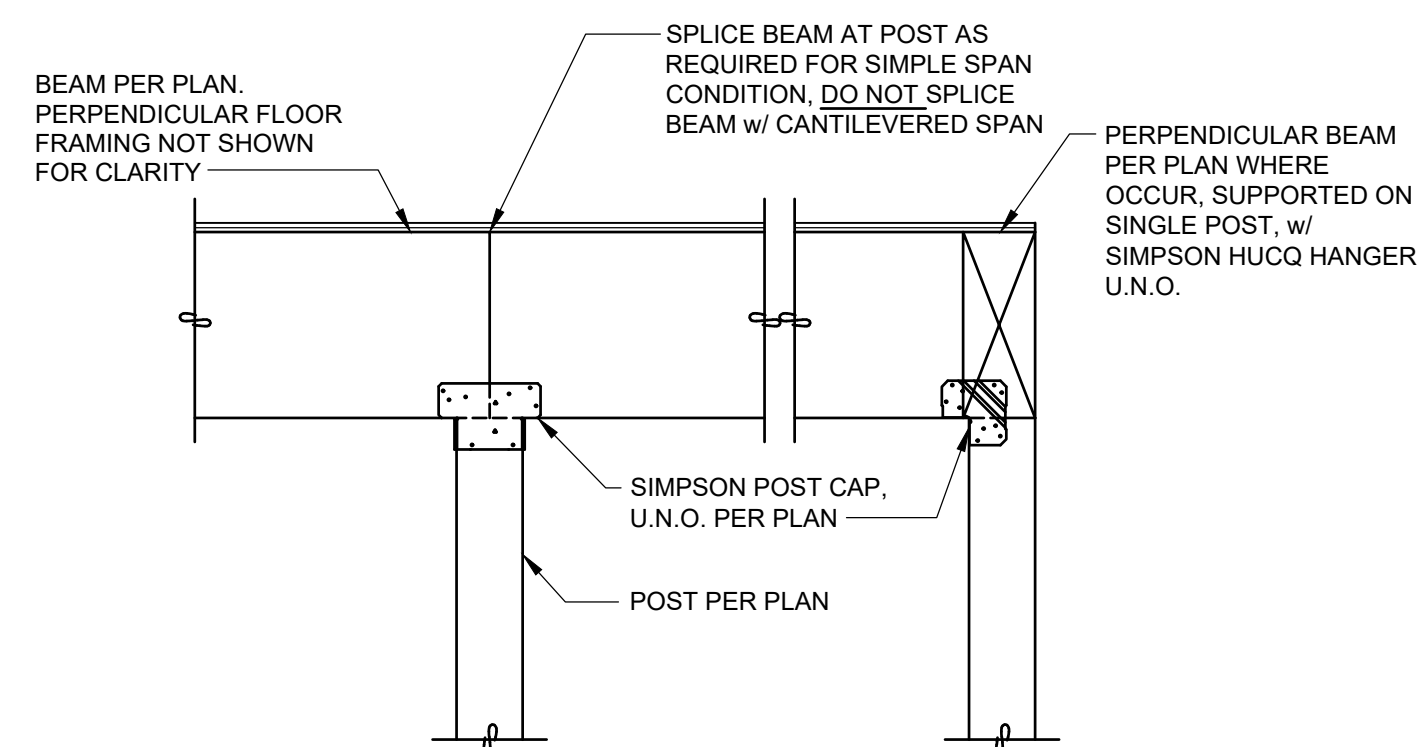
3/4" = 1'-0"



TYPICAL TOP OF NON-BEARING WALL ANCHORAGE

9 SECTION

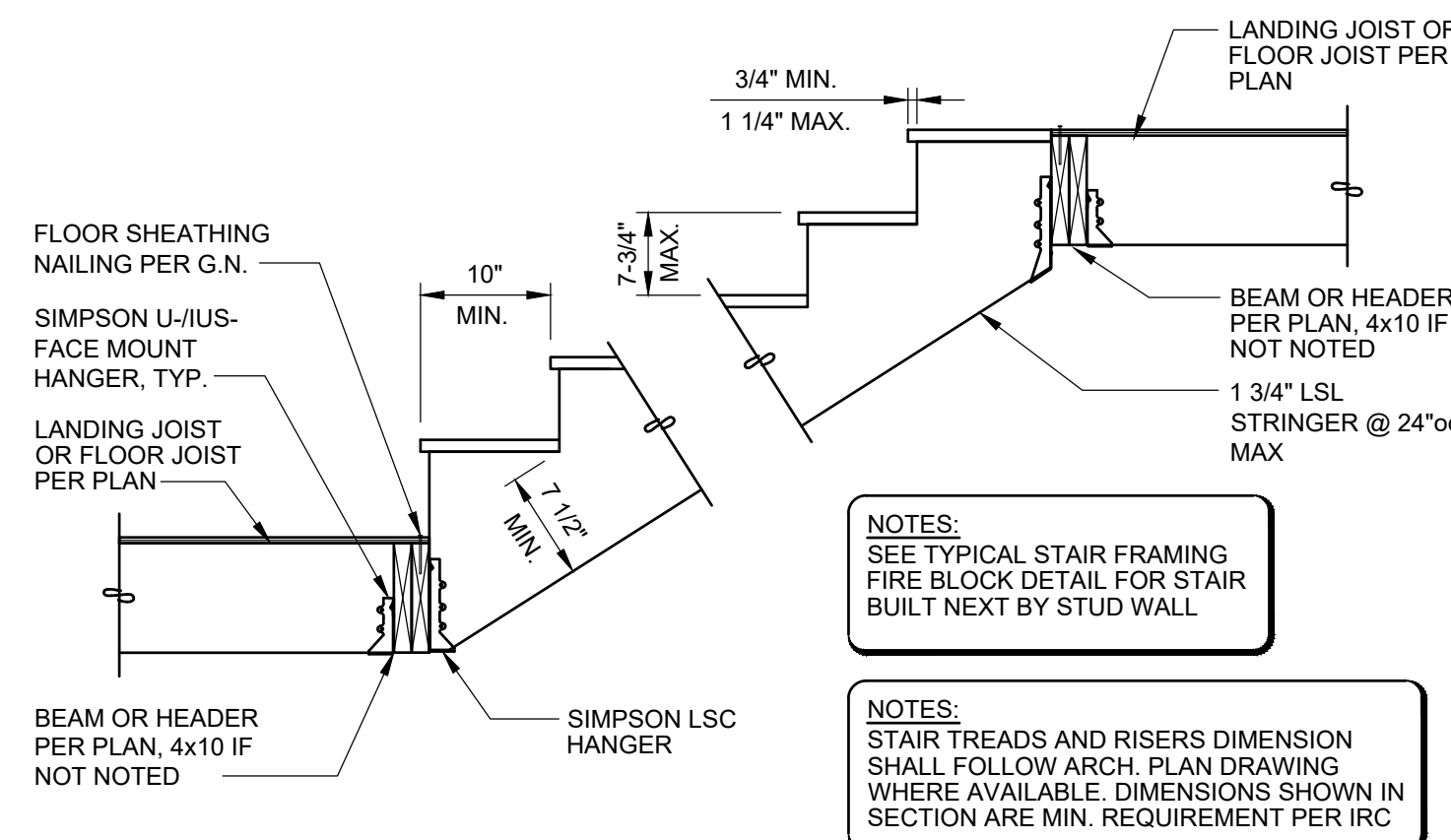
3/4" = 1'-0"



TYPICAL BEAM TO WOOD POST CONNECTION

10 SECTION

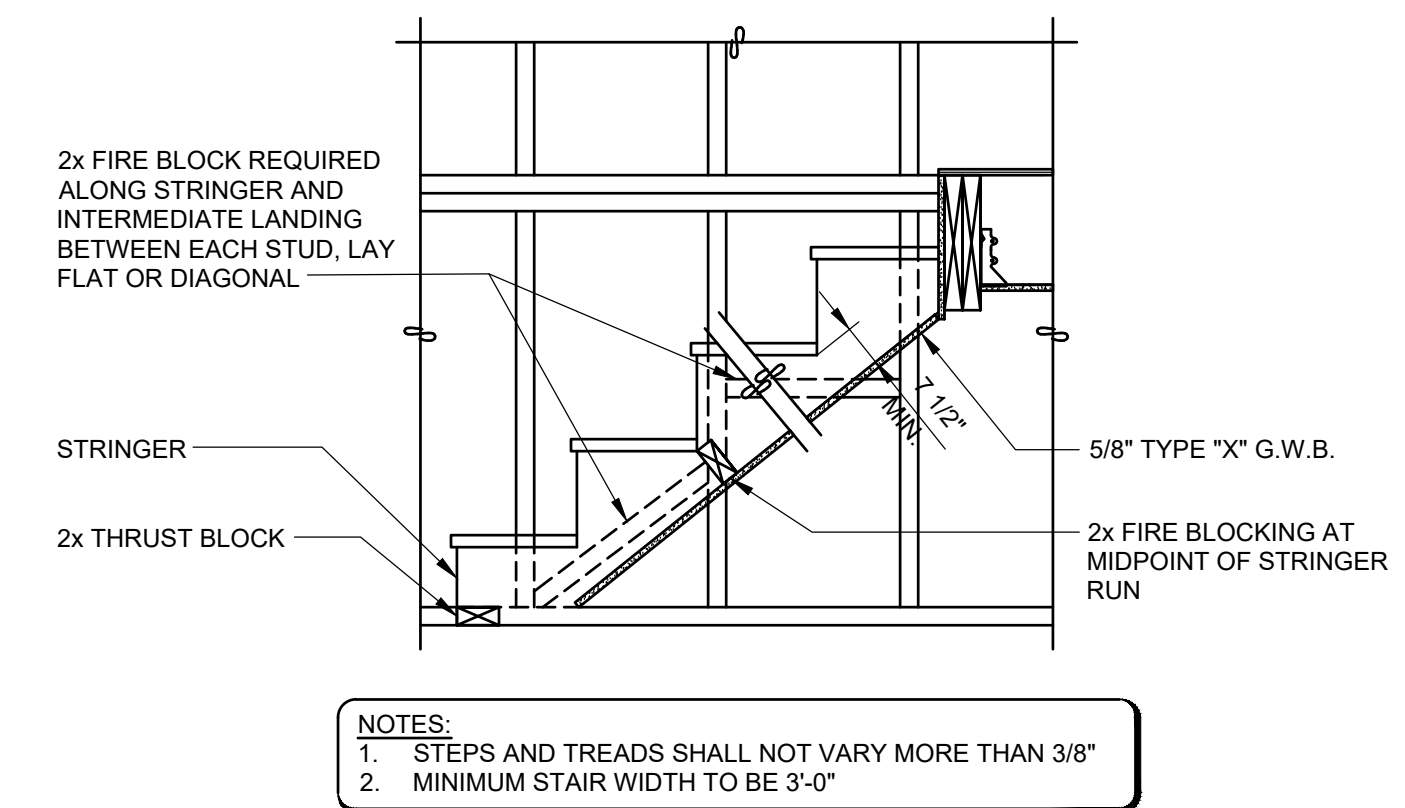
3/4" = 1'-0"



TYPICAL STAIR FRAMING

11 SECTION

3/4" = 1'-0"



TYPICAL STAIR FIRE BLOCK AT FULL HT. WALL

12 SECTION

3/4" = 1'-0"



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FRAMING SECTIONS

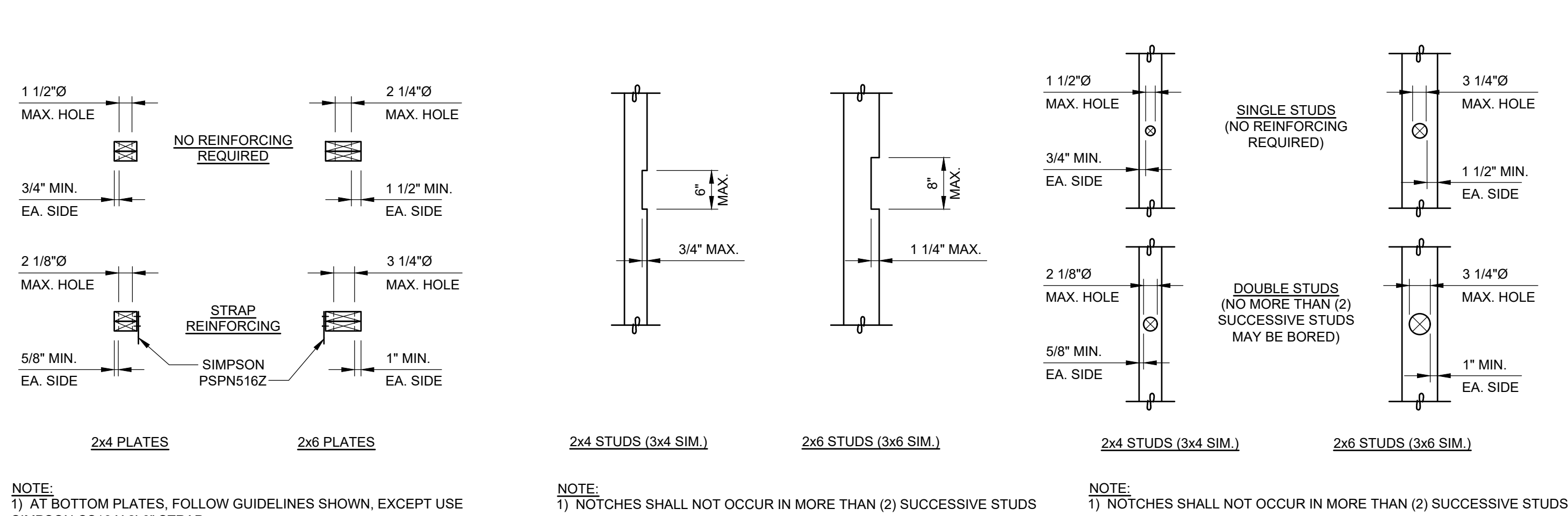
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ALLOWABLE HOLES THROUGH TOP PLATES

ALLOWABLE NOTCHES IN STUDS

ALLOWABLE HOLES THROUGH STUDS

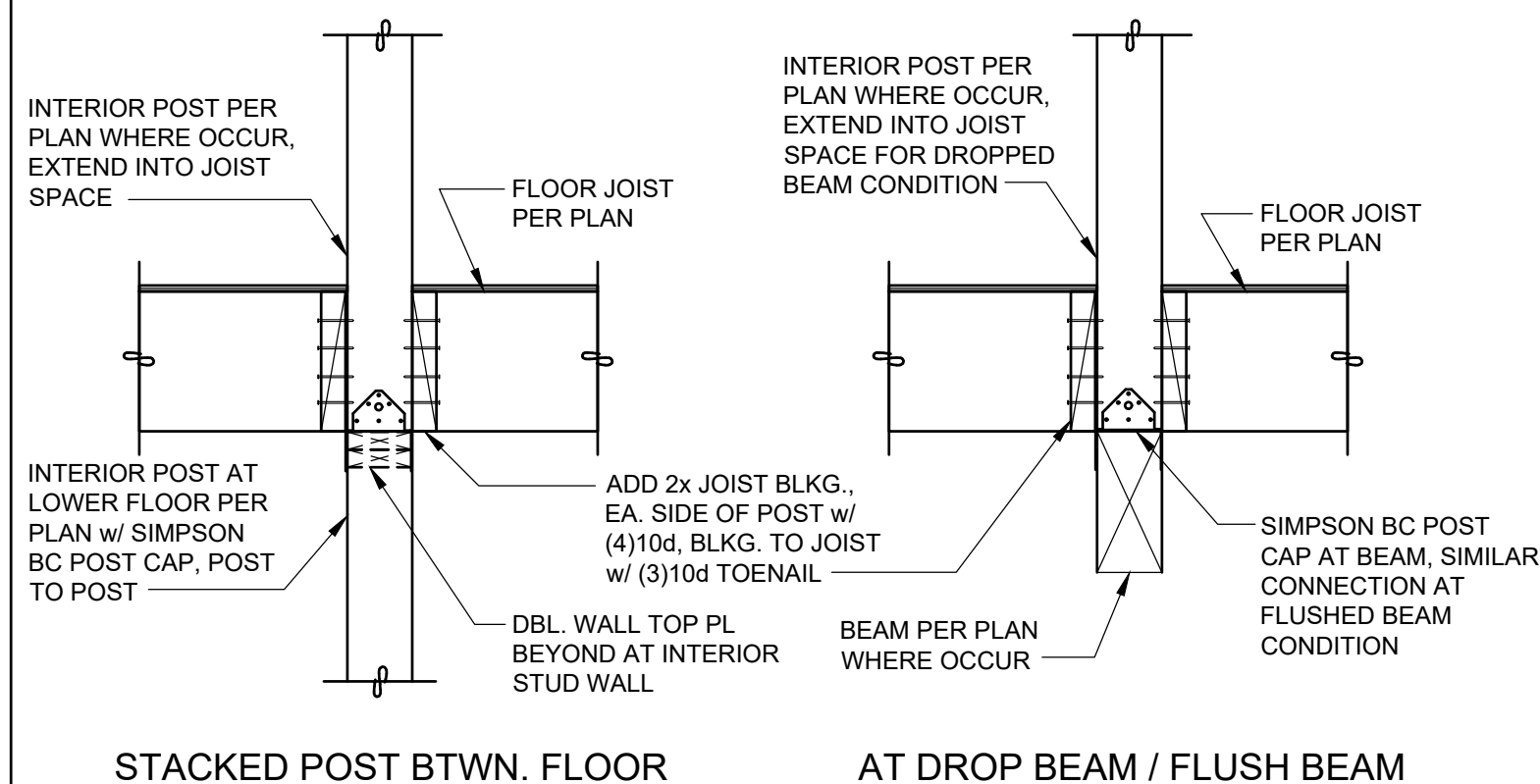
ALLOWABLE CUTTING IN LSL, LVL, PSL MEMBERS

ALLOWABLE CUTTING IN WEB JOIST MEMBERS

SECTION 1

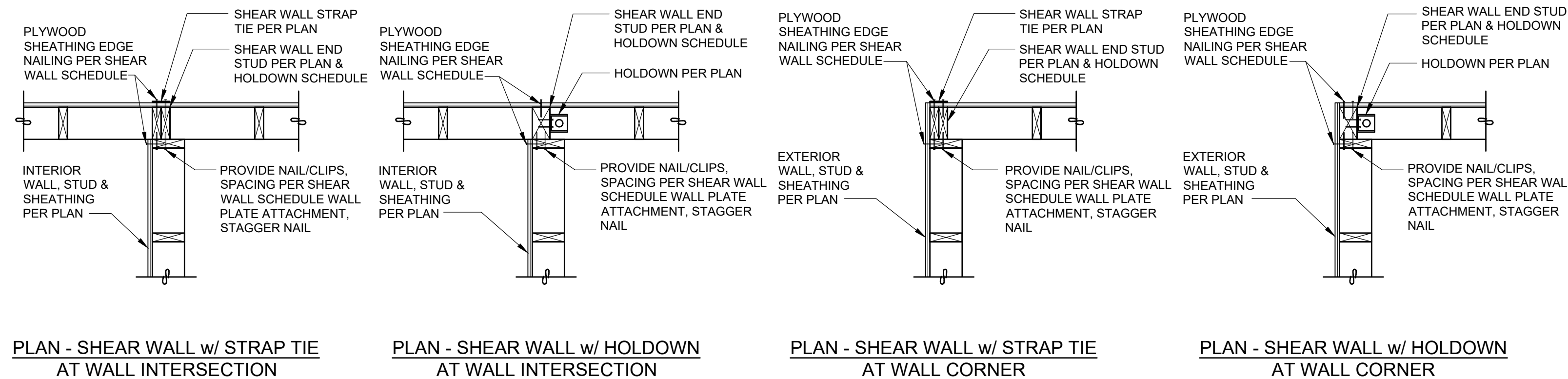
SECTION 3

SECTION 4



TYPICAL INTERIOR PLATFORM FRAMED POST

TYPICAL DISCONTINUED DBL. TOP PLATE (ADD STRAP)



PLAN - SHEAR WALL w/ STRAP TIE AT WALL INTERSECTION

PLAN - SHEAR WALL w/ HOLDOWN AT WALL INTERSECTION

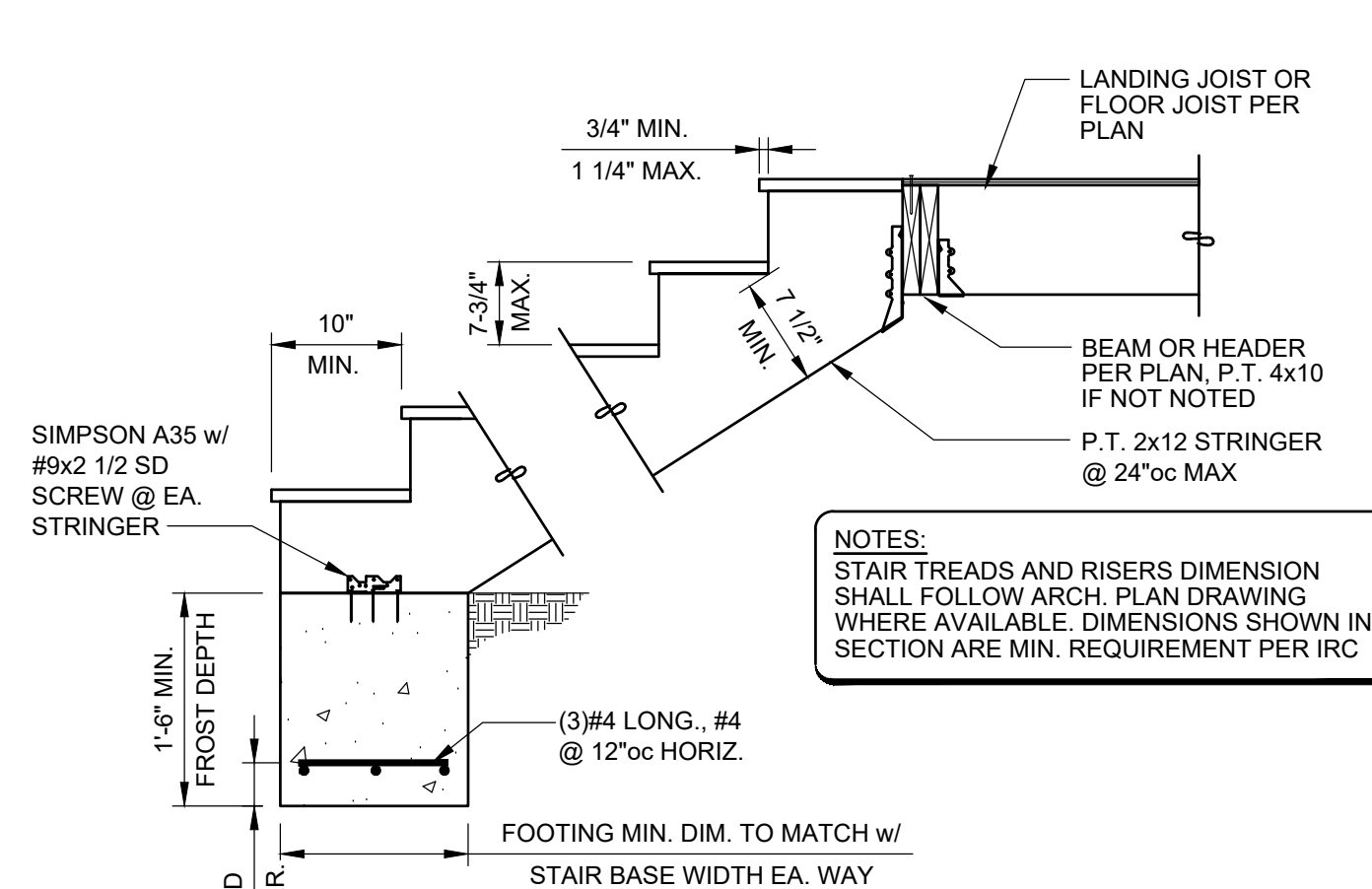
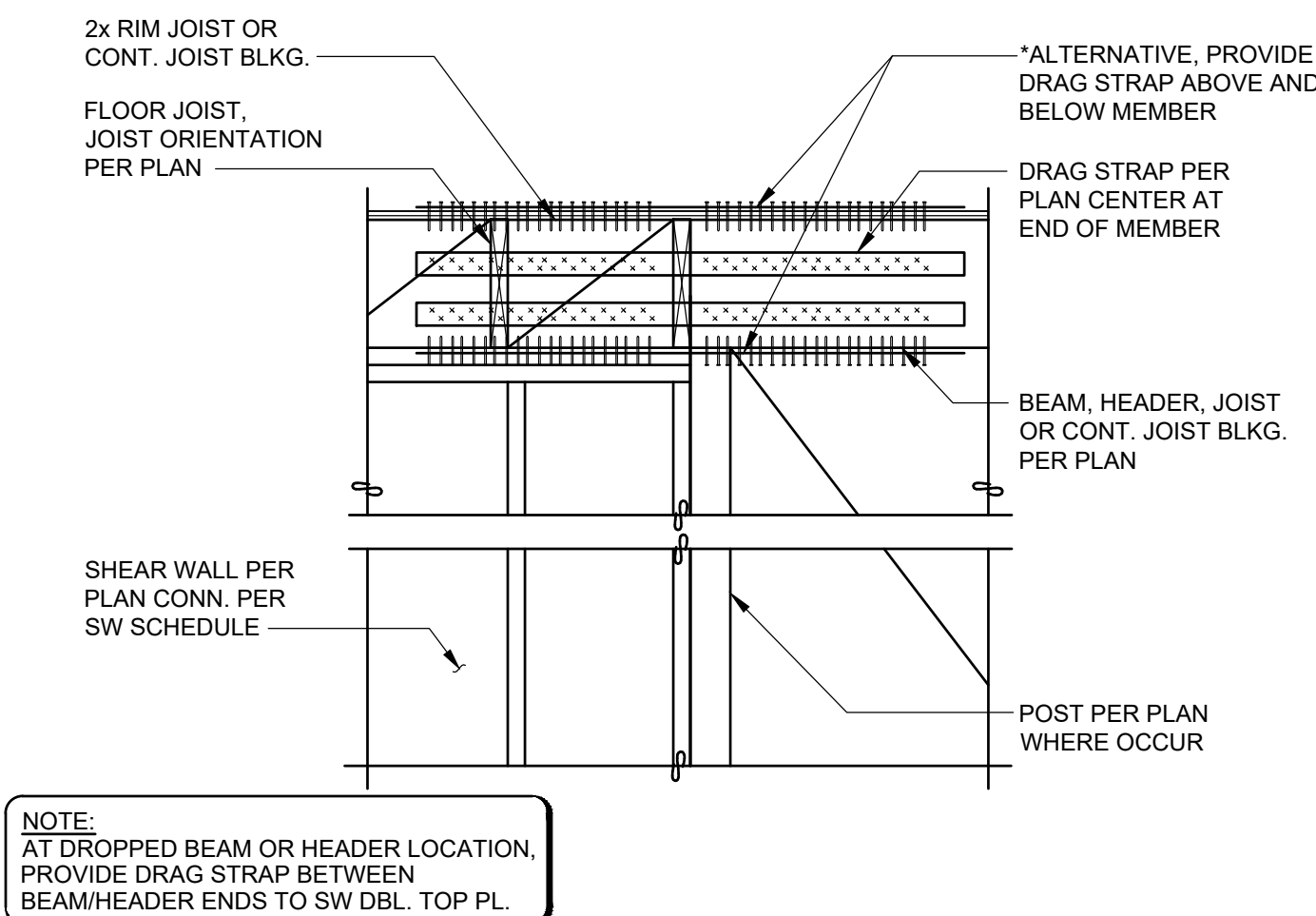
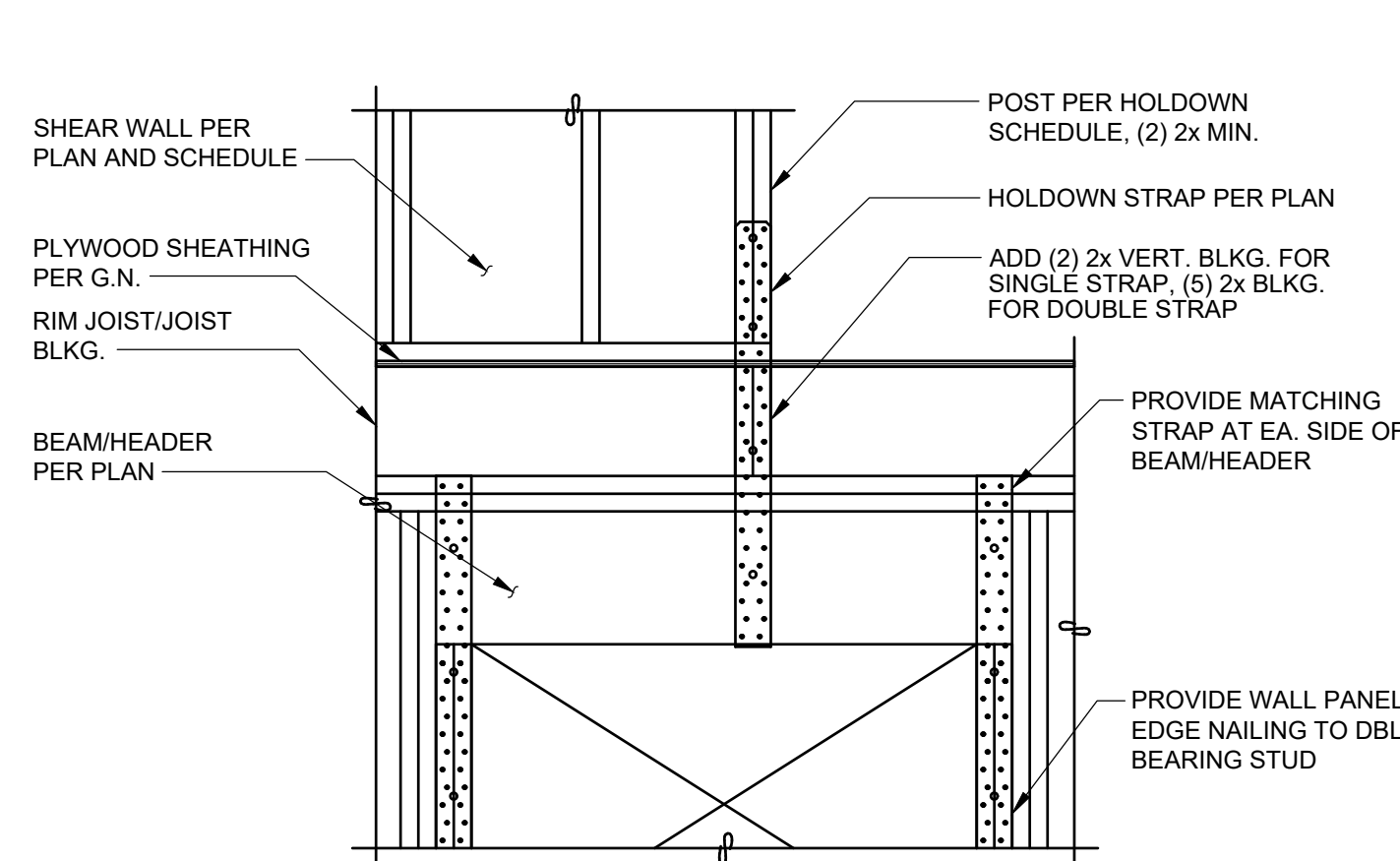
PLAN - SHEAR WALL w/ STRAP TIE AT WALL CORNER

PLAN - SHEAR WALL w/ HOLDOWN AT WALL CORNER

SECTION 5

SECTION 6

SECTION 7



TYPICAL SW HOLDOWN AT BEAM/HEADER

TYPICAL DRAG STRAP DETAIL

TYPICAL EXTERIOR DECK STRINGER FOOTING

SECTION 9

SECTION 10

SECTION 11



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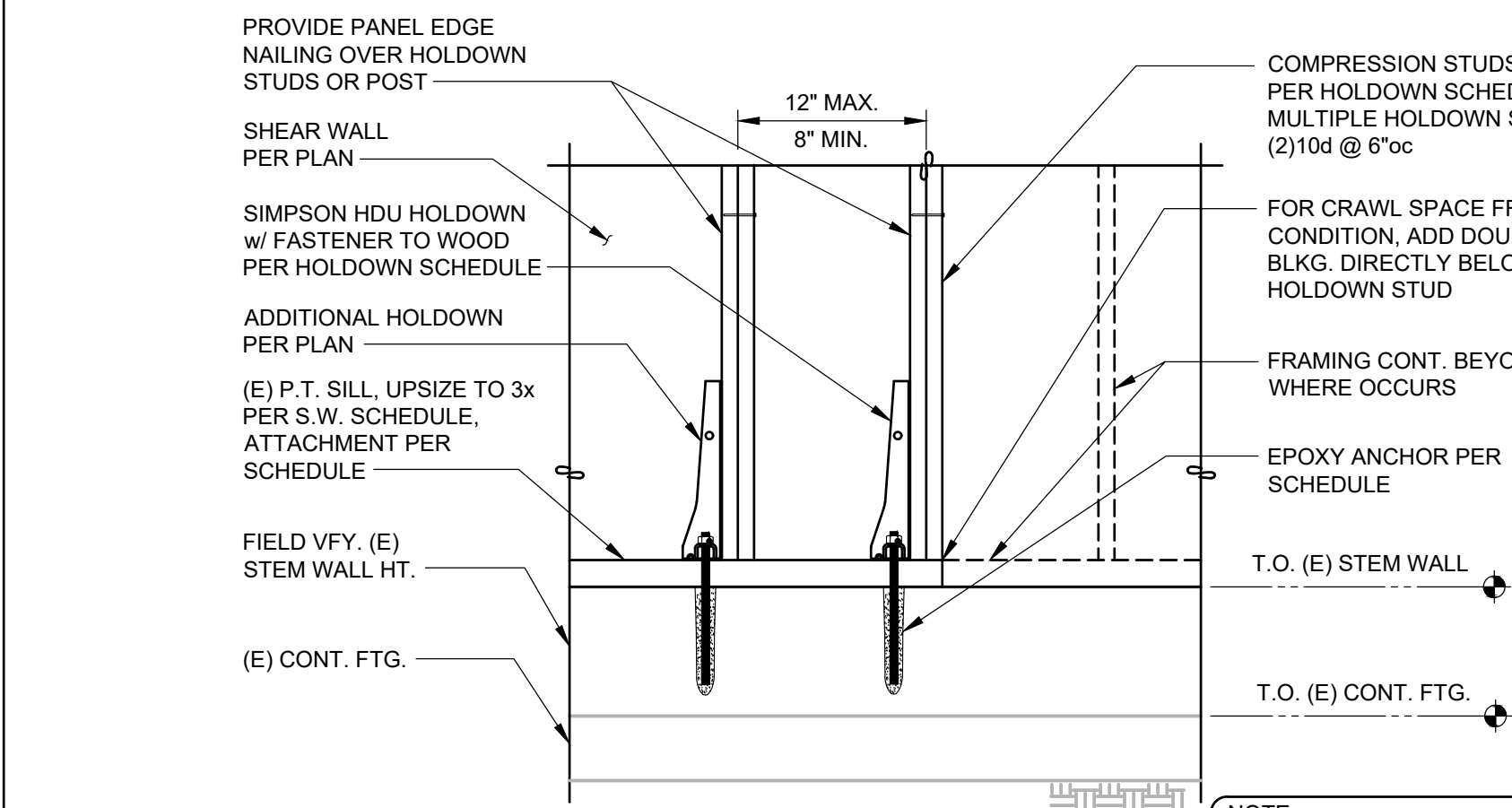
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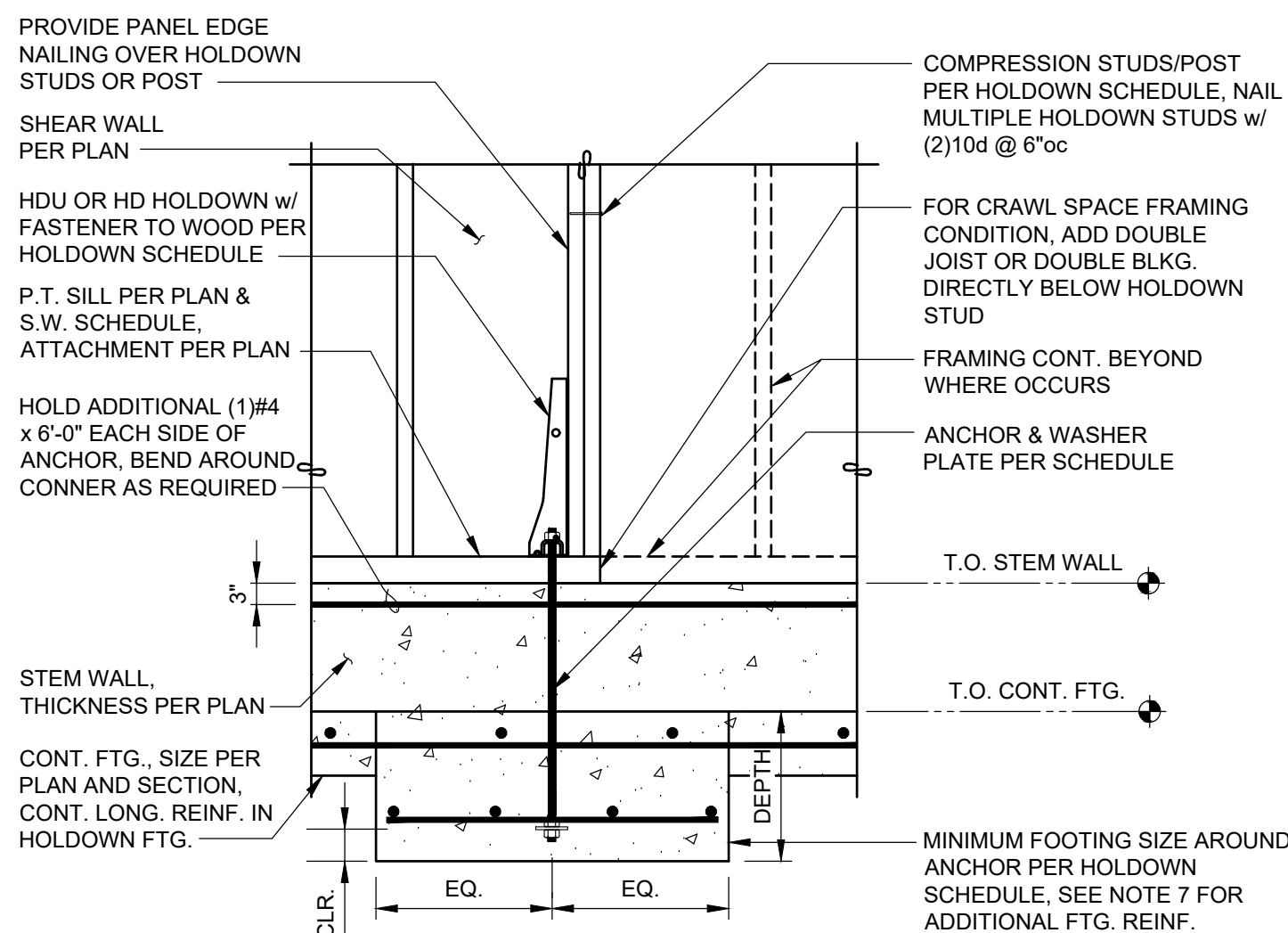
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S2.4



NOTE:
UPGRADE (E) STUD WALL FRAMING TO DOUBLE 2x STUD FOR SHEAR WALL WITH PANEL SHEATHING ON BOTH SIDE, SEE SHEAR WALL SCHEDULE, NAIL (N) 2x STUD TO (E) STUD w/ (2)10d @ 6"oc

SHEAR WALL HOLDOWN AT (E) FOUNDATION



NOTE:
FOR HOLDOWN ABOVE OPENING, WRAP STRAP AROUND BEAM/HEADER AND CONNECT w/ REQUIRED FASTENER. FOR HD HOLDOWN, PROVIDE THRU BOLT TO BEAM/HEADER w/ 3"x3"x1/4" SQ. WASHER

SHEAR WALL HOLDOWN AT (N) FOUNDATION

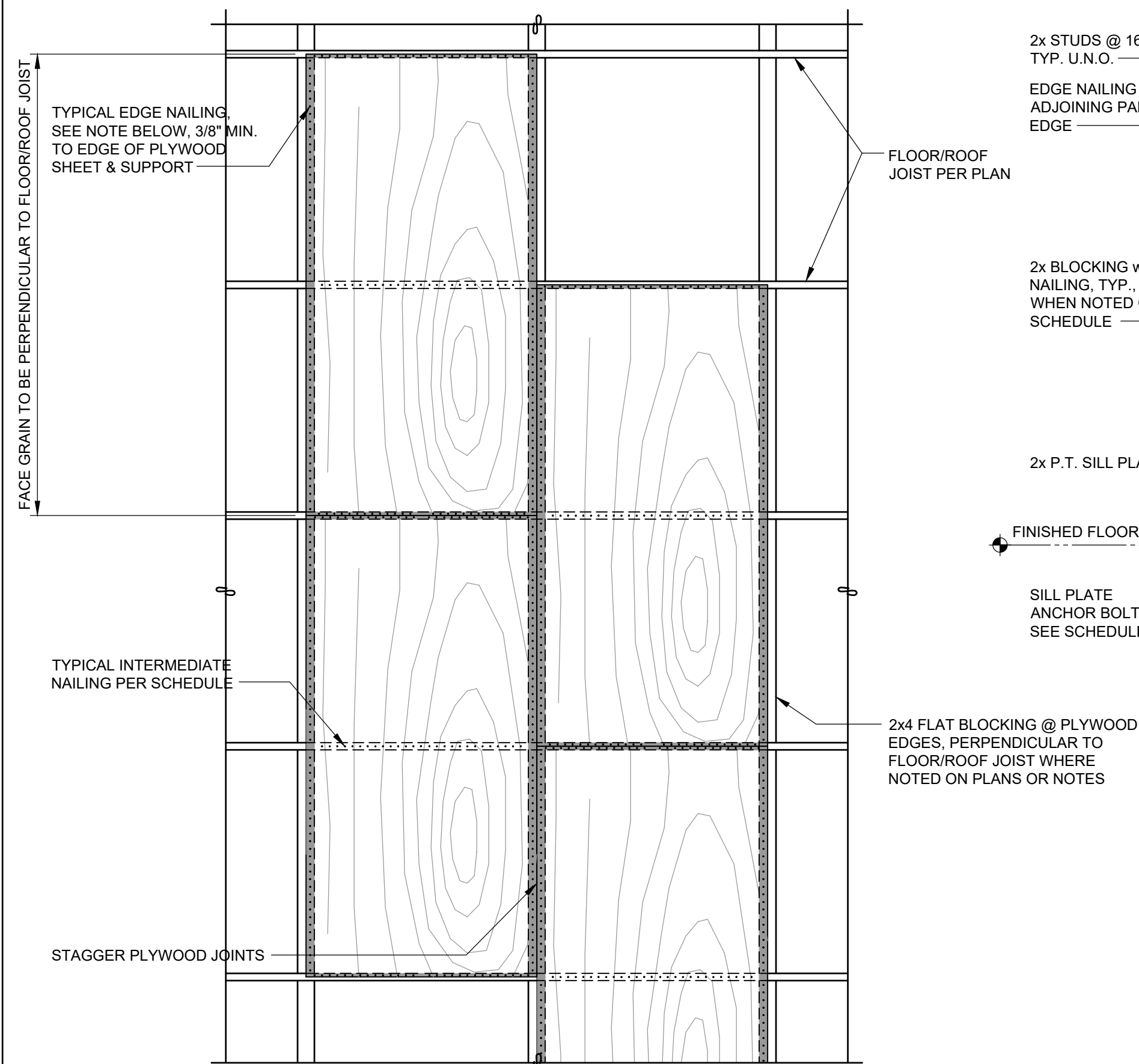
SHEAR WALL FRAMING HOLDOWN

SHEAR WALL FRAMING HOLDOWN SCHEDULE

MARK (NOTE 4)	FASTENERS TO WOOD (NOTE 1,3,5)		ANCHOR
	REQUIRED FASTENER TO WOOD	MINIMUM WOOD MEMBER SIZE	
MSTC28	(16) 16d SINKERS	(2)2x STUDS	-
MSTC40	(32) 16d SINKERS	(2)2x STUDS	-
MSTC52	(48) 16d SINKERS	(2)2x STUDS	-
MSTC66	(68) 16d SINKERS	(2)2x STUDS	-
MS172	(62) 16d	(2)2x STUDS	-
CMST12 x 84"	(74) 16d	(2)2x STUDS	-
HD12	(4) 1" DIA. A307 BOLTS	(3) 2x STUDS	1"ø A307 BOLT
HD12 (SPECL.)	(4) 1" DIA. A307 BOLTS	4x6 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1"ø A307 BOLT
HD19	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/8"ø A307 BOLT
HD19 (SPECL.)	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/4"ø A307 BOLT

SHEAR WALL FRAMING HOLDOWN NOTE:

- MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
- HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED. SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
- QUANTITY OF NAILS FOR STRAPS ARE EVENLY DIVIDED BETWEEN ENDS OF STRAPS ABOVE AND BELOW THE DEPTH OF THE FLOOR SYSTEM. USE 16d COMMON NAILS, U.N.O.
- FOR 2X STRAP CALL-OUT ON PLAN, USE DOUBLE STRAP TIES AND PROVIDE (5) 2x STUDS
- IF SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.



TYPICAL FLOOR/ROOF SHEATHING

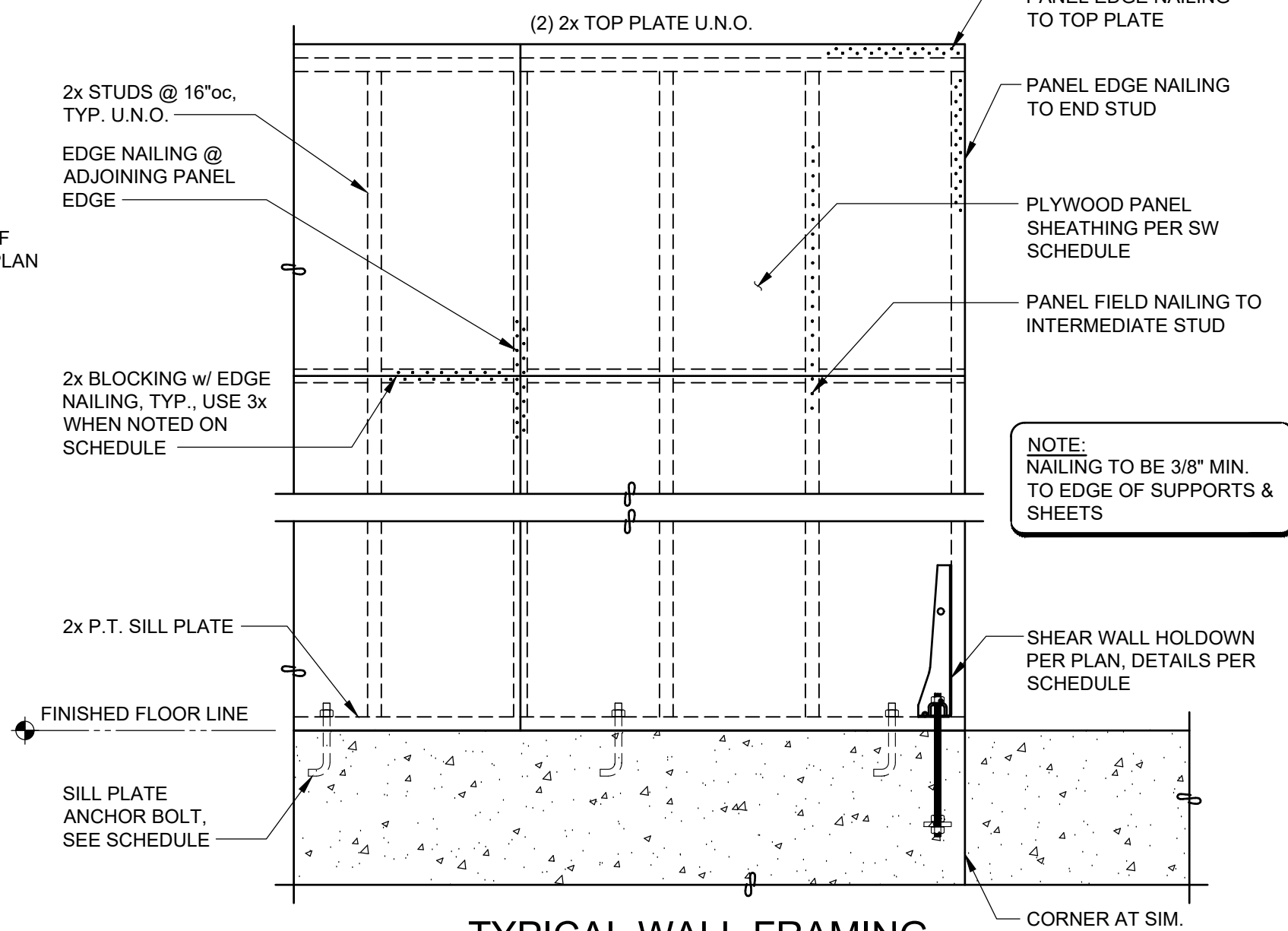
1 PLAN VIEW

DIAPHRAGM NAILING SCHEDULE

ZONE	NAIL SPACING @ CONTINUOUS EDGES	NAIL SPACING @ INTERMEDIATE SUPPORT	STIFFENERS
①	0.148"ø @ 6"oc AT SUPPORTED EDGES	0.131"ø @ 12"oc	SEE GENERAL NOTES
②	0.148"ø @ 4"oc AT SUPPORTED EDGES	0.131"ø @ 12"oc	BLOCKED, w/ 2x FLAT BLOCKS AT UNSUPPORTED PANEL EDGES
③	0.148"ø @ 2"oc AT SUPPORTED EDGES	0.131"ø @ 12"oc	BLOCKED, w/ 2x FLAT BLOCKS AT UNSUPPORTED PANEL EDGES

ROOF AND FLOOR DIAPHRAGM NAILING NOTE:

- ALL NAILS SHALL BE 10d COMMON (0.148"ø) w/ 1-1/2" MIN. PENETRATION INTO FRAMING.
- ALL NAILS TO BE FLUSH DRIVEN & SHALL NOT FRACTURE PLYWOOD SURFACE.
- PROVIDE 3/8" MIN. CLEARANCE BETWEEN NAIL CENTERLINE AND PANEL EDGE.
- PROVIDE 2 ROWS 10d @ 4"oc EA. ROW AT EXTERIOR DIAPHRAGM BOUNDARIES, (BLDG. PERIMETER) TYP. (U.N.O.)
- AT STEEL STRAP TIE LOCATIONS, NAIL ALL HOLES w/ 1-1/2" MIN. PENETRATION INTO SAWN LUMBER FRAMING. DO NOT USE 10d x 1-1/2" NAILS AS SPECIFIED IN SUPPLIER LITERATURE.



TYPICAL WALL FRAMING

2 SECTION

N.T.S.

SHEAR WALL SCHEDULE (DOUG FIR OR HEM FIR LUMBER PER GENERAL NOTES)

MARK	APA RATED SHEATHING (NOTE 1,2,4,12,13)		WALL STUD AND EDGE BLKG. (NOTE 3,6,14)	RIM JOIST OR BOARD CONNECTION TO WALL TOP PL OR SILL PL (NOTE 7,8)	WALL BOTTOM PLATE CONNECTION TO RIM BOARD, FLOOR BLKG. OR INTERIOR TRANSFER BEAM (NOTE 8,9)	SILL PLATE ATTACHMENT TO CONCRETE (PRESSURE-TREATED)		DOUG-FIR SHEAR CAPACITY (PLF)	HEM-FIR SHEAR CAPACITY (PLF)
	APPLICATION	PANEL EDGE 8d NAIL SPACING (NOTE 4,5)				5/8"ø x 7" ANCHOR BOLT SPACING (NOTE 10,15)	SILL PLATE SIZE (NOTE 11)		
W3	ONE SIDE	0.131" x 2 1/2" @ 3"oc	2x	CLIP @ 11"oc	0.148"x3 1/4" @ 3"oc	21"oc	2x	490	455
W4	ONE SIDE	0.131" x 2 1/2" @ 4"oc	2x	CLIP @ 14"oc	0.148"x3 1/4" @ 4"oc	28"oc	2x	380	353
W6	ONE SIDE	0.131" x 2 1/2" @ 6"oc	2x	CLIP @ 20"oc	0.148"x3 1/4" @ 6"oc	40"oc	2x	260	242
2W2	BOTH SIDE	0.131" x 2 1/2" @ 2"oc STAGGERED	3x	3- CLIPS @ 12"oc	3- CLIPS @ 12"oc	10"oc	3x	1280	1190
2W3	BOTH SIDE	0.131" x 2 1/2" @ 3"oc STAGGERED	3x	2- CLIPS @ 11"oc	2- CLIPS @ 11"oc	12"oc	3x	980	912
2W4	BOTH SIDE	0.131" x 2 1/2" @ 4"oc	3x	2- CLIPS @ 14"oc	2- CLIPS @ 14"oc	18"oc	3x	760	706
2W6	BOTH SIDE	0.131" x 2 1/2" @ 6"oc	3x	2- CLIPS @ 20"oc	2- CLIPS @ 20"oc	21"oc	3x	520	484

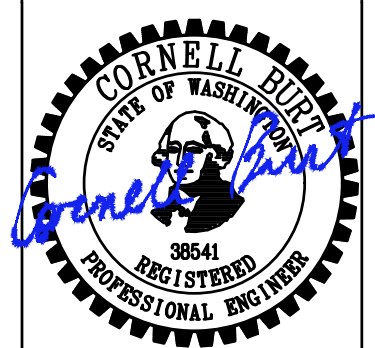
SHEAR WALL NOTES:

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS.
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS. ALTERNATE WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING ABOVE AND BELOW ALL OPENINGS.
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
- INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING SHALL BE AT 12"oc MAX.
- USE 0.131x1-1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x2-1/2" NAILS WHEN CLIPS ARE INSTALLED OVER SHEATHING.
- FRAMING CLIPS ARE EITHER A35 ANGLE OR LTPA (AT EXTERIOR FACE OF WALL SHEATHING), OR APPROVED EQUIVALENT.
- WHERE PLATE ATTACHMENT SPECIFIES 2- ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM, BLKG. OR EQUAL ATTACH PER DETAILS

- ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS. FOR ANCHOR IN EXISTING FOUNDATION, EMBED ANCHOR BOLT 7" INTO CONCRETE WITH SIMPSON SET-3G EPOXY; EMBED ANCHOR BOLT 7" INTO CMU WITH SIMPSON SET EPOXY. FIELD VERIFY CMU CELLS ARE SOLID GROUTED.
- PRESSURE PRESERVATIVE TREATED WOOD CAN CAUSE EXCESSIVE CORROSION AND DEGRADATION OF FASTENERS. PROVIDE HOT DIPPED GALVANIZED NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED FRAMING MEMBERS.
- DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.

ALTERNATE NOTES:

- 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED 16"oc AND ENGINEER OF RECORD HAS BEEN NOTIFIED IN WRITING AND APPROVES.
- WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.
- AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN LIEU OF A SINGLE 3x STUD. DOUBLE 2x STUDS MAY BE CONNECTED TOGETHER WITH 3" NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
- CONTACT ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. TYPICALLY SET ADHESIVE WILL BE ALLOWED AS AN ALTERNATE.
- ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x2"x1/4" PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN



Burt Engineering, PLLC

18530 Meridian AVE North
Shoreline, WA 98133
(206) 779-6856

**VISH AND MADHURI
REMODEL**

8203 AVALON DRIVE,
MERCER ISLAND, WA 98040

FRAMING SECTIONS

REVISIONS:

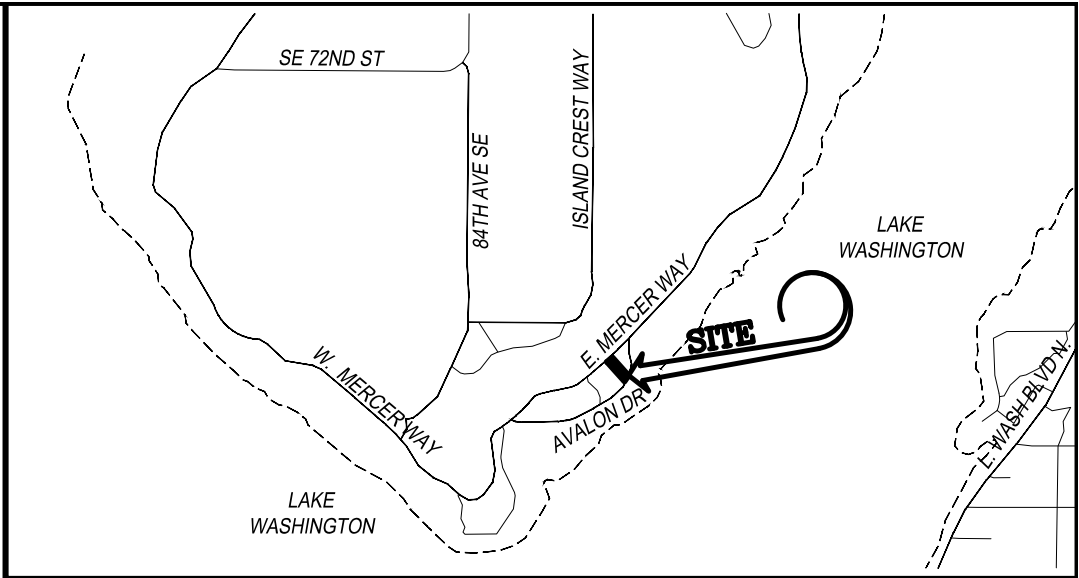
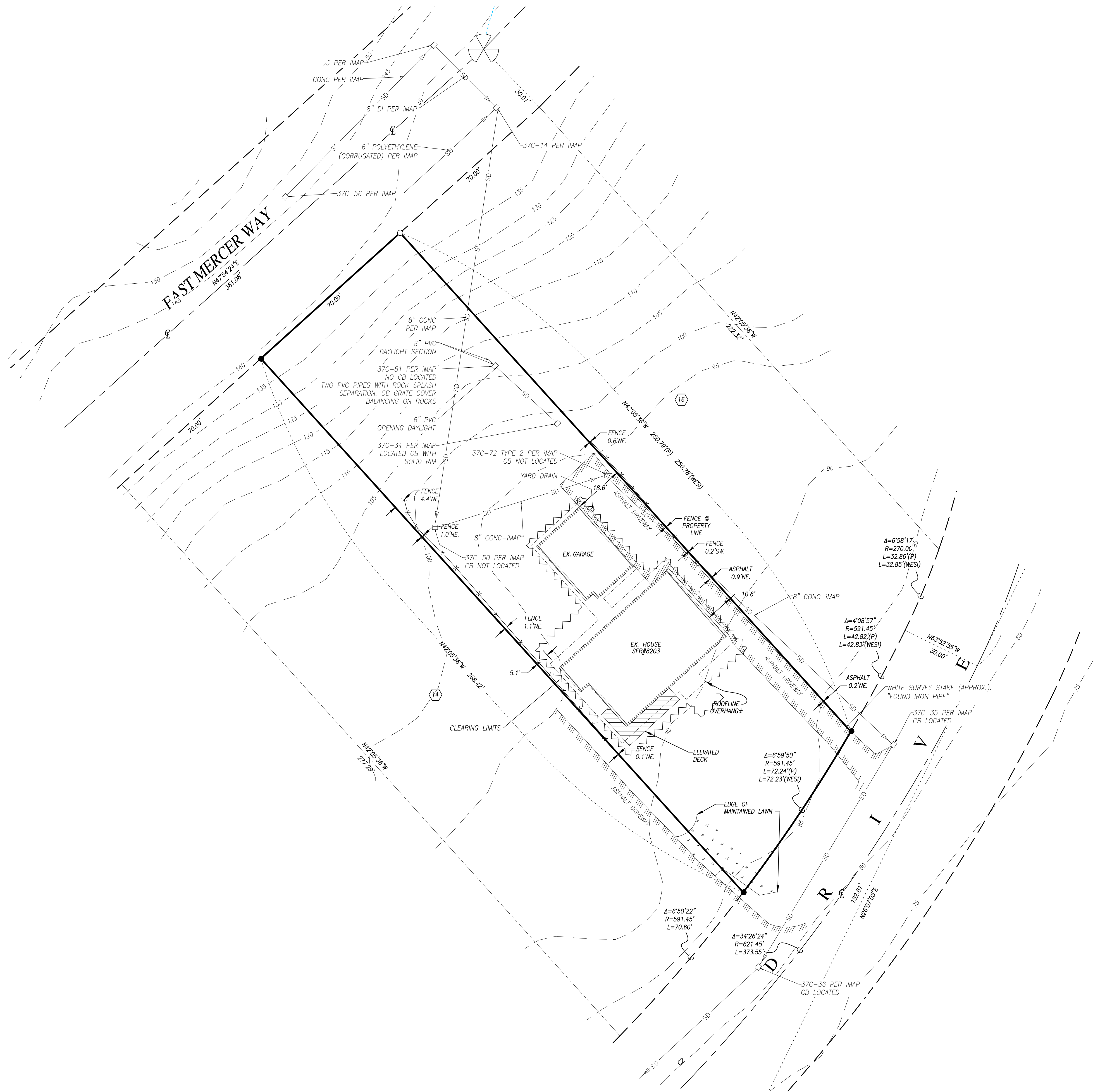
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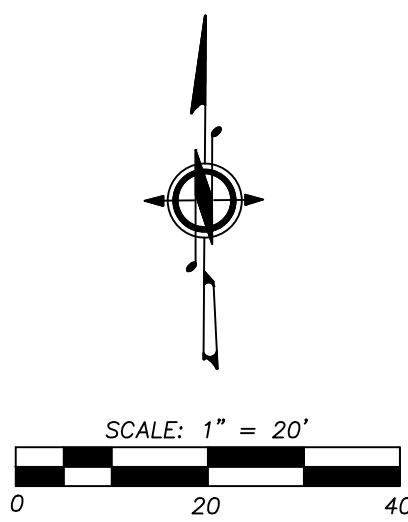
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S2.5



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING BUILDING
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STORM DRAIN LINE

EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY:

SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:

LEICA TCR11-1105 ELECTRONIC TOTAL STATION

PRECISION:

MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING:

THE CENTERLINE OF EAST MERCER WAY HAS THE BEARING OF N.47°54'24"E. PER THE PLAT OF AVALON PARK, AS PER THE PLAT RECORDED IN VOLUME 49 OF PLATS ON PAGE 64 AND 65, RECORDS OF KING COUNTY

LEGAL DESCRIPTION

AS PER STATUTORY WARRANTY DEED KING COUNTY INSTRUMENT NO. 20241028000600

LOT 15 IN BLOCK 2 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS ON PAGES 64 AND 65, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

ENGINEER/
SURVEYOR

WESI LAND USE CONSULTANTS, LLC
1000 CEDAR AVENUE
MARYSVILLE, WA 98270
PHONE: (425) 356-2700

DEVELOPER/
APPLICANT/
CONTACT

JENNIFER TAMBLIN
8203 AVALON DRIVE
MERCER ISLAND, WA 98040
PHONE: (425) 478-0327
EMAIL: JEN@DRIFT-IA.COM

TAX ACCOUNT NO.(S):
0321100090

SITE ADDRESS:
8203 AVALON DRIVE
MERCER ISLAND, WA

PERMIT #2505-004

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GRADING QUANTITIES

CUT: 5 CUBIC YARDS
FILL: 5 CUBIC YARDS

(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE)
EXCESS CUT MAY BE SPREAD ON SITE. ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A COUNTY APPROVED SITE.

VEGETATION BEFORE CLEARING & GRADING

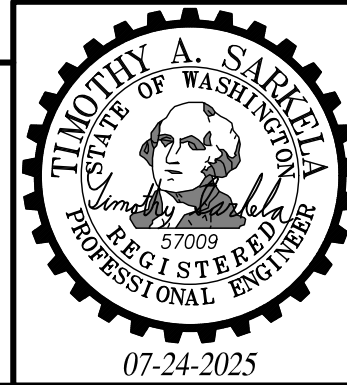
RESIDENTIAL LAWN AND LANDSCAPING

VEGETATION AFTER CLEARING & GRADING

RESIDENTIAL LAWN AND LANDSCAPING

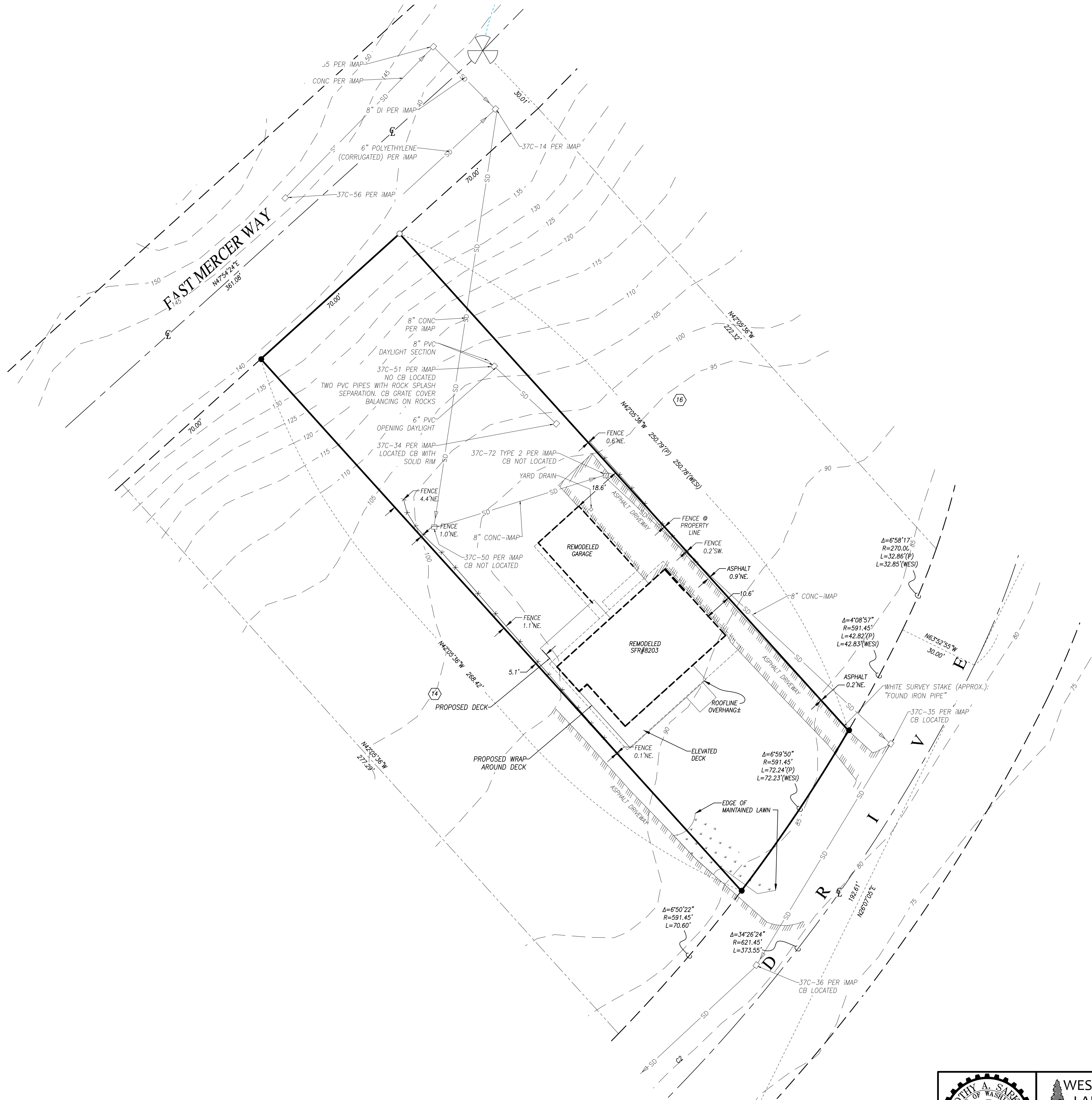
NRCS SOIL CLASSIFICATION

KITSAP SILT LOAM [KpD]



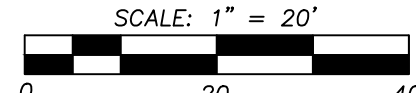
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DRAWING AND SWPPP PLAN FOR: WISHWAS SFR ADD NE 1/4, NW 1/4, SEC.31, T.24N, R.05E, W.M. MERCER ISLAND, WASHINGTON					
DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	06/04/25	01 TAS	07/24/25	T. SARKELA	1"=20'
DRAWING FILE NAME	CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.	
241102ABASE.DWG	TAS	-	24-1102-A	1 OF 2	





SCALE: 1" = 20'



LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- ▨ EXISTING BUILDING
- EXISTING PROPERTY BOUNDARY
- +— EXISTING CENTERLINE
- - - - - EXISTING CONTOUR (MAJOR)
- - - - - EXISTING CONTOUR (MINOR)
- - - - - EXISTING EDGE OF ASPHALT
- x - x - EXISTING FENCE
- - - - - EXISTING LOT LINE
- - - - - EXISTING RIGHT-OF-WAY
- SD - EXISTING STORM DRAIN LINE

HARDSCAPE AREA CALCULATION

TOTAL PROPERTY AREA: 18,225 SF (0.418 AC)

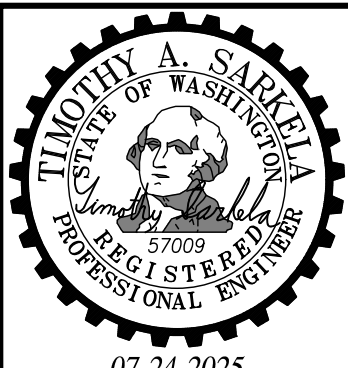
ON-SITE HARDSCAPE	
EXISTING DRIVEWAY	1,650 SF.
REMODELED SFR ROOF	2,500 SF.
REMODELED GARAGE ROOF	850 SF.
PROPOSED DECK ADDITION	200 SF.
TOTAL	5,200 SF.

TOTAL NEW/REPLACED HARDSCAPE: 385 SF.

**CALL 811 TWO (2)
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TAX ACCOUNT NO.(S): 0321100090	SITE ADDRESS: 8203 AVALON DRIVE MERCER ISLAND, WA
--	--

PERMIT #2505-004

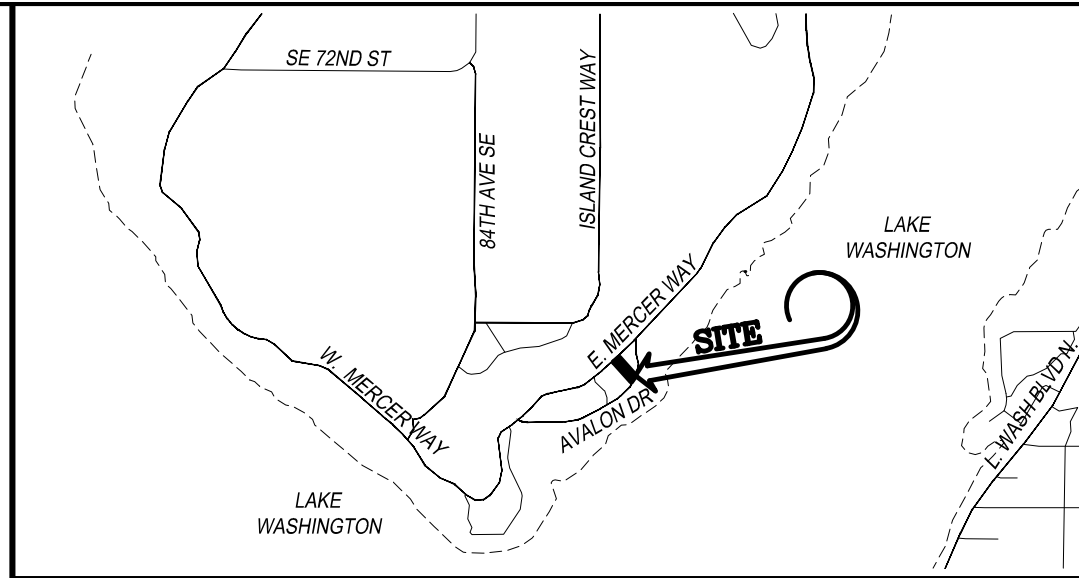
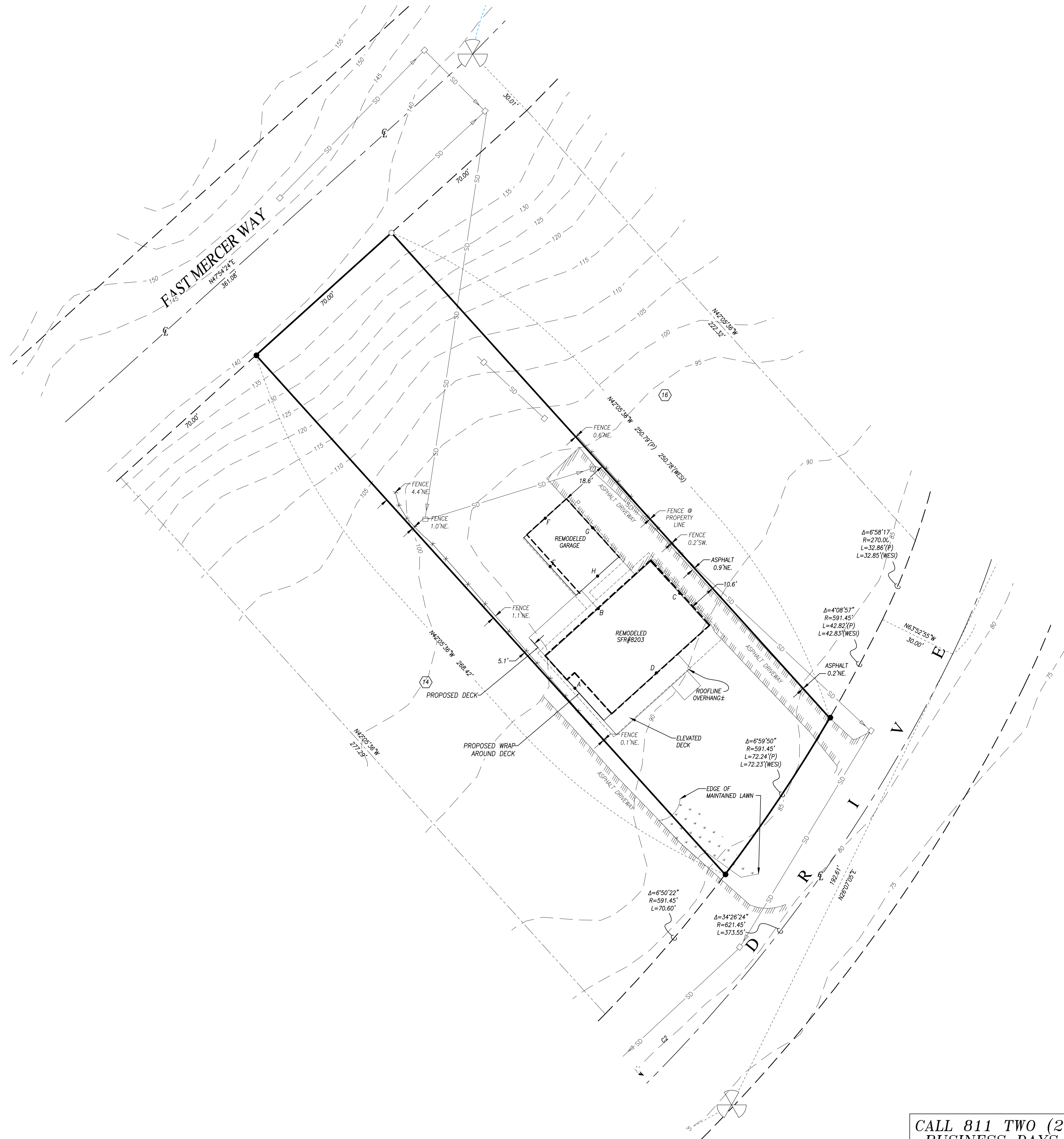


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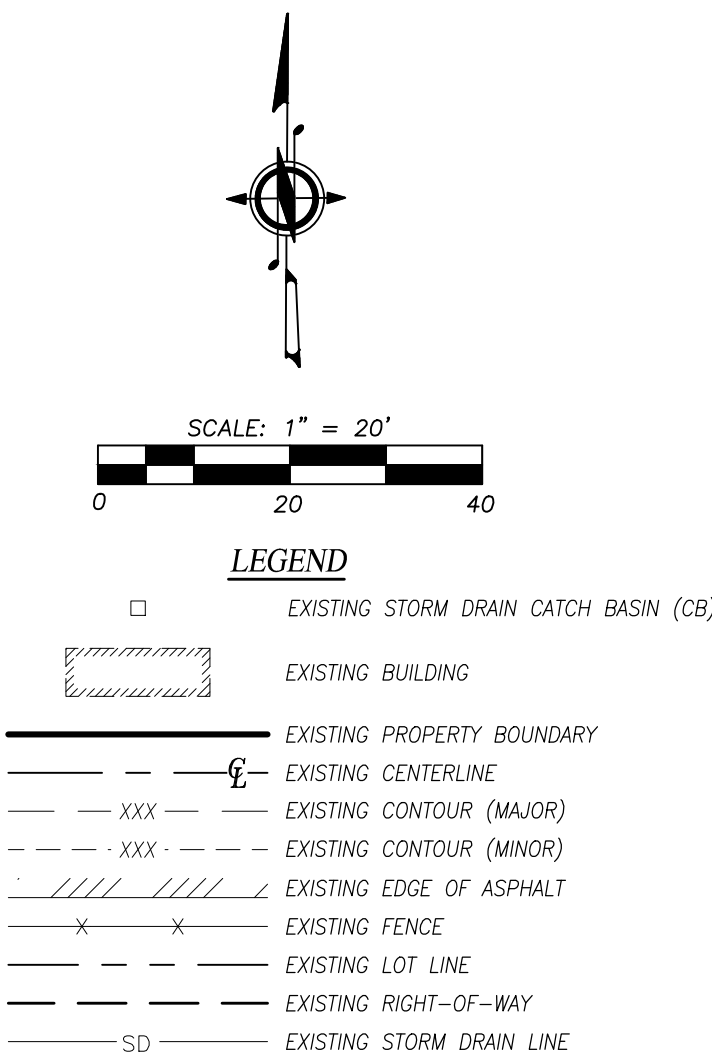
(425) 356-2700

**DRAINAGE PLAN FOR:
WISHWAS SFR ADD**
NE 1/4, NW 1/4, SEC.31, T.24N, R.05E, W.M.
MERCER ISLAND, WASHINGTON

DRAWN BY TAS	DATE 06/04/25	REV. 01	BY TAS	DATE 07/24/25	PROJECT MANAGER T. SARKELA	SCALE 1"=20'
DRAWING FILE NAME 241102ABASE.DWG	CHECKED BY TAS	F.B. NO. -	JOB NUMBER 24-1102-A	SHEET NO. 2 OF 2		



VICINITY MAP
SCALE: 1" = 2,000'



CONTOUR & FEATURES NOTE

CONTOURS AND EXISTING STRUCTURES SHOWN BASED ON KING COUNTY MAP.

TREE NOTE

NO TREES SHALL BE REMOVED WITHOUT A TREE CUTTING PERMIT OR ADMINISTRATIVE APPROVAL FROM PLANNING DIVISION. REFER TO CSWPP PLAN FOR TREE PROTECTION, REMOVAL AND REPLACEMENT AREAS.

HARDSCAPE AREA CALCULATION

TOTAL PROPERTY AREA: 18,225 SF (0.418 AC)

ON-SITE HARDSCAPE	
EXISTING DRIVEWAY	1,650 SF
REMODELED SFR ROOF	2,500 SF
REMODELED GARAGE ROOF	850 SF
PROPOSED DECK ADDITION	200 SF
TOTAL	5,200 SF

TOTAL NEW/REPLACED HARDSCAPE: 385 SF.

BUILDING HEIGHT CALCULATION

SFR #8203:

WEST (A)	~ 93.3'
NORTH (B)	~ 92.5'
EAST (C)	~ 90.5'
SOUTH (D)	~ 91.0'
TOTAL	367.3'

AVERAGE GRADE = 367.3'/4 = 91.83'

MAXIMUM BUILDING HEIGHT = 30' OR 121.83' ELEVATION

DESIGN HEIGHT = 91.83' + 26.5' = 118.33'

GARAGE:

WEST (E)	~ 93.3'
NORTH (F)	~ 93.3'
EAST (G)	~ 93.3'
SOUTH (H)	~ 92.5'
TOTAL	372.4'

AVERAGE GRADE = 372.4'/4 = 93.10'

MAXIMUM BUILDING HEIGHT = 30' OR 123.10' ELEVATION

DESIGN HEIGHT = 93.10' + 8' = 101.10'

EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY:

SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:

LEICA TCR1105 ELECTRONIC TOTAL STATION

PRECISION:

MEETS OR EXCEEDS STATE STANDARDS WAS 322-130-090

BASIS OF BEARING:

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PERMIT #2505-004

SITE PLAN FOR:
WISHWAS SFR ADD
NE 1/4, NW 1/4, SEC.31, T.24N, R.05E, W.M.
MERCER ISLAND, WASHINGTON

DRAWN BY	DATE	REV.	BY	DATE	PROJECT MANAGER	SCALE
TAS	06/04/25	01	TAS	07/22/25	T. SARKELA	1"=20'
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241102ABASE.DWG	TAS	-	24-1102-A	1 OF 1		



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