Wishwas Koushik Remodel

8203 AVALON DR 98040

BUILDING PERMIT SET

GENERAL NOTES

1. THESE GENERAL NOTES IN NO WAY RELIEVE THE GENERAL CONTRACTOR FROM THE RESPONSIBILITIES DOCUMENTED IN A201 GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS OR INFORMATION 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.

CODES:
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.

APPLICABLE CODES:
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 MERCER ISLAND DEVELOPMENT CODE

CONSULTANT DRAWINGS:
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.

CONSTRUCTION:
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 IBC RESIDENTIAL CODE SECTION.

DRAWING STANDARDS / DIMENSIONS:
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.

PROJECT CODE CONFORMANCE

BUILDING CODE:	IRC
BUILDING DATA:	
CONSTRUCTION TYPE	TYPE V-B
LAND USE DATA:	
LOT AREA	18,172 S.F.
ZONE	R-8.4
BUILDING HEIGHT:	
ALLOWED	30' ABOVE ABE
PROPOSED	SEE AVG. GRADE ELEVATION
SETBACKS:	
FRONT YARD	20'-0" MIN
REAR YARD	25'-0" MIN
SIDE YARD	15'-0" MIN

FOR BUILDING CODE CONFORMANCE SEE SHEET G003
FOR ZONE CODE CONFORMANCE SEE SHEET G004
FOR ENERGY CODE CONFORMANCE SEE SHEET G005

NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.
A SEPARATE FIRE PERMIT IS REQUIRED.

PROJECT AREA STATEMENT

PROPOSED BUILDING :		
BASEMENT	TOTAL:	1371 SF
MAIN FLOOR	TOTAL:	1700 SF
SECOND FLOOR	TOTAL:	1375 SF
SECOND FLOOR OPEN TO BELOW	TOTAL:	222 SF
TOTAL CONDITIONED		**4,668 SF**
EXISTING HOME TO BE REBUILT IN SAME FOOTPRINT		
BASEMENT FLOOR	TOTAL:	1700 SF
FIRST FLOOR	TOTAL:	1700 SF
TOTAL EXISTING CONDITIONED		**3400 SF**
DETACHED GARAGE - NO WORK		660 SF
TOTAL NON-CONDITIONED		**660 SF**
EX. OUTDOOR DECK	TOTAL:	200 SF
EX. FRONT PORCH	TOTAL:	110 SF

PROJECT DIRECTORY

WISHWAS KOUSHIK LIVING TRUST
8203 AVALON DR 98040 — CLIENT

DRIFT INTERIOR ARCHITECTURE
14526 107TH ST NE
LAKE STEVENS, WA
(E): JEN@DRIFT-IA.COM
(P): 425-478-0327
CONTACT: JEN TAMBLIN — ARCHITECT

BUILDER
BUILDER ADDRESS — BUILDER

ENGINEER
ENGINEER ADDRESS — ENGINEER

GEOTECH CONSULTANTS
MARC MCGINNIS
2401 – 10th Avenue East
Seattle, WA 98102
marcm@geotechnw.com — GEOTECH

PROPERTY DATA

ADDRESS:
8203 AVALON DR 98040

PARCEL NO:
032110-0090

JURISDICTION:
MERCER ISLAND

PROJECT SCOPE OF WORK

REBUILD OF MERCER ISLAND RESIDENCE. COMPLETE STRUCTURAL RENOVATION, EXISTING FOUNDATION TO REMAIN THE SAME AND EXTERIOR FOOTPRINT TO REMAIN THE SAME.

PROJECT LEGAL DESCRIPTION

AVALON PARK ADD
PLAT BLOCK: 2
PLAT LOT: 15

N

VICINITY PLAN

SITE

DRAWING INDEX

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	CIVIL SITE PLAN	
Z001	SITE PLAN & ZONING	
A000	BASEMENT DEMO	•
A001	FIRST FLOOR DEMO	•
A002	ROOF DEMO	•
A100	FLOOR PLAN	•
A101	FLOOR PLAN	•
A102	FLOOR PLAN	•
A103	ROOF PLAN	•
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	

CIVIL SHEET INDEX

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

STRUCTURAL SHEET INDEX

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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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 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION
1	Date 1	Revision 1

STATUS: PERMIT
DPS PERMIT NUMBER:
BNA Project number: XXXXXX
DRAWN BY:
SHEET NAME: COVER SHEET
SHEET NO.: G001
Scale: 1/8" = 1'-0"

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi PERMIT 2025_cleaned.rvt

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

ABBREVIATIONS

AB	- ANCHOR BOLT
AC	- AIR CONDITIONING
ACC	- ACCESSIBLE
ACOUS	- ACOUSTICAL
AD	- AREA DRAIN
ADJ	- ADJUSTABLE
AFF	- ABOVE FINISH FLOOR
ALT	- ALTERNATE
ALUM	- ALUMINUM
ANCH	- ANCHOR
ANOD	- ANODIZED
ACP	- ACOUSTICAL CEILING PANEL
APPD	- APPROVED
APPROX	- APPROXIMATE
ARCH	- ARCHITECTURAL
AUTO	- AUTOMATIC
AV	- AUDIO VISUAL
AVB	- AIR VAPOR BARRIER
BD	- BOARD
BLDG	- BUILDING
BM	- BEAM
BOT	- BOTTOM
BSMT	-BASEMENT
BT	- BOLT
CAB	- CABINET
CAT	- CATEGORY
CB	- CATCH BASIN
CBU	- CEMENTITIOUS BACKER UNIT
CER	- CERAMIC
CG	- CORNER GUARD
CH	- CHILLER
CHAN	- CHANNEL
CI	- CAST IRON
CIP	- CAST-IN-PLACE
CJ	- CONTROL JOINT / CONSTRUCTION JOINT
CL	- CENTER LINE
CLG	- CEILING
CLR	- CLEAR
CNTR	- COUNTER
CO	- CLEANOUT
COL	- COLUMN
CONC	- CONCRETE
COND	- CONDITION
CONN	- CONNECTION
CONT	- CONTINUOUS
CONTR	- CONTRACTOR
COORD	- COORDINATE
CORR	- CORRIDOR
CT	- CERAMIC TILE
CTR	- CENTER
CTSK	- COUNTER SUNK
CW	- COLD WATER (PIPING)
D	- DEEP, DEPTH
DBL	- DOUBLE
DEG	- DEGREE
DEMO	- DEMOLITION
DEPT	- DEPARTMENT
DET	- DETAIL
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIFF	- DIFFUSER
DIM	- DIMENSION
DISP	- DISPENSER
DMPF	- DAMPPROOFING
DN	- DOWN
DO	- DOOR OPENING
DR	- DOOR
DRN	- DRAIN
DW	- DISHWASHER
DWG	- DRAWING
DWR	- DRAWER
(E)	- EXISTING
E	- EAST
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRICAL
ELEV	- ELEVATOR
EMERG	- EMERGENCY
EP	- ELECTRICAL PANELBOARD
EQ	- EQUAL
EQUIP	- EQUIPMENT
EXH	- EXHAUST
EXP	- EXPANSION
EXIST	- EXISTING
EXT	- EXTERIOR
FA	- FIRE ALARM
FD	- FLOOR DRAIN
FDC	- FIRE DEPARTMENT CONNECTION
FND	- FOUNDATION
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FF&E	- FURNITURE, FINISHES & EQUIPMENT
FFEL	- FINISH FLOOR ELEVATION
FIN	- FINISH
FIXT	- FIXTURE
FL	- FLOOR
FLASH	- FLASHING
FO	- FACE OF
FP	- FIRE PROTECTION
FPG	- FIREPROOFING
FR	- FRAME
FT	- FEET
FRT	- FIRE RETARDANT TREATED
FTG	- FOOTING
FURN	- FURNITURE
GA	- GAUGE / GAGE
GALV	- GALVANIZED
GB	- GRAB BAR
GC	- GENERAL CONTRACT(OR)
GFRC	- GLASS FIBER REINFORCED CONCRETE
GL	- GLASS
GR	- GRADE
GRD	- GROUND
GWB	- GYPSUM WALLBOARD
H	- HIGH / HEIGHT
HB	- HOSE BIB
HC	- HOLLOW CORE
HCP	- HANDICAPPED
HDW	- HARDWARE
HS	- HEAT STRENGTHEND (GLASS)
HM	- HOLLOW METAL (STEEL FRAME)
HNDRL	- HANDRAIL
HO	- HOLD-OPEN
HORIZ	- HORIZONTAL
HT	- HEIGHT
HVAC	- HEATING, VENTILATION, AIR CONDITIONING
HW	- HOT WATER
HYDR	- HYDRAULIC
ID	- INSIDE DIAMETER
IN	- INCH
INCL	- INCLUDED / INCLUDING
INFO	- INFORMATION
INSUL	- INSULATION
INT	- INTERIOR
INV	- INVERT
IPS	- INTERNATIONAL PIPE STANDARD
JAN	- JANITOR
JC	- JANITOR'S CLOSET
JST	- JOIST
JT	- JOINT
KIT	- KITCHEN
KO	- KNOCKOUT
LDG	- LANDING
LAM	- LAMINATE / LAMINATION
LAV	- LAVATORY
LB	- POUND
LF	- LINEAR FOOT
LKR	- LOCKER
LN	- LINE
LT	- LIGHT
MACH	- MACHINE
MAINT	- MAINTENANCE
MATL	- MATERIAL
MAX	- MAXIMUM
MB	- MACHINE BOLT
MDF	- MEDIUM DENSITY FIBERBOARD
MEP	- MECHANICAL, ELECTRICAL, PLUMBING
MDO	- MEDIUM DENSITY OVERLAY PLYWOOD
MECH	- MECHANICAL
MEMB	- MEMBRANE
MET	- METAL
MEZZ	- MEZZANINE
MFR	- MANUFACTURER
MH	- MANHOLE
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MS	- MACHINE SCREW
MTD	- MOUNTED
MTG	- MOUNTING
MTL	- METAL
MULL	- MULLION
N	- NORTH
NA	- NOT APPLICABLE
NC	- NOISE CRITERIA
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OA	- OUTSIDE AIR
OC	- ON CENTER
OFCI	- OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	- OWNER FURNISHED, OWNER INSTALLED
OFF	- OFFICE
OH	- OVER HEAD
OPH	- OPPOSITE HAND
OPNG	- OPENING
OPP	- OPPOSITE
OPPHD	- OPPOSITE HAND
ORD	- OVERFLOW ROOF DRAIN
OUTS	- OUTSIDE
OVHD	- OVERHEAD
P	- PAINT
PAV	- PAVING
PARTN	- PARTITION
PBD	- PARTICLEBOARD
PDF	- POWER DRIVEN FASTENER
PERF	- PERFORATED
PERIM	- PERIMETER
PERP	- PERPENDICULAR
PL	- PLATE
PLAM	- PLASTIC LAMINATE
PLBG	- PLUMBING
PLYWD	- PLYWOOD
PNL	- PANEL
POL	- POLISHED
PR	- PAIR
PREFAB	- PREFABRICATED
PROJ	- PROJECT
PSF	- POUNDS PER SQUARE FOOT
PT	- POINT / PRESSURE-TREATED
PTD	- PAPER TOWEL DISPENSER / PAINTED
PTN	- PARTITION
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
SHR	- SHOWER
SIM	- SIMILAR
SM	- SHEET METAL OR SQUARE METER (METRIC DOCS)
SND	- SANITARY NAPKIN DISPENSER
SP	- STANDPIPE
SPEC	- SPECIFICATION
SPR	- SPRINKLER
SPKR	- SPEAKER
SQ	- SQUARE
SSE	- STRUCTURE SLAB ELEVATION
SST	- STAINLESS STEEL
SSK	- SERVICE SINK
STA	- STATION
STD	- STANDARD
STL	- STEEL
STLJST	- STEEL JOIST
STOR	- STORAGE
STRG	- STRINGER
STRL	- STRUCTURAL
STRUCT	- STRUCTURAL
SUBCAT	- SUBCATEGORY
SUSP	- SUSPENDED
SYMM	- SYMMETRICAL
SYS	- SYSTEM
T&G	- TONGUE AND GROOVE
T	- TREAD / THERMOSTAT
TB	- TOWEL BAR
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
UNFIN	- UNFINISHED
UON	- UNLESS OTHERWISE NOTED
UR	- URINAL
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
1/8" = 1'-0"
DRAWING NAME AND DESCRIPTION

10.8 / 10.8
GRID LINE AND BUBBLE

1 / A3.01
BUILDING ELEVATION

1 / A6.02 — 1 / 4 A6.01 2 / 3
INTERIOR ELEVATION

BUILDING SECTION

WALL SECTION

1 / A10.01
DETAIL

1 / A10.01
ENLARGED PLAN AND DETAIL CALLOUT

PROJECT NORTH ARROWS

TRUE NORTH ARROWS

0' 10' 20' 30' 10' 20' 20' 40' 40'
SCALE BAR

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
W/P
1i
BUILDING ASSEMBLIES AND PARTITION TYPE MARK

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

REVISION CLOUDS AND DELTA

FINISH / GRADE / SLAB HEIGHT CHANGE

LOT LINE

SETBACK LINE

LIMIT OF WORK LINE

1 / A101
MATCHLINE WITH DRAWING / SHEET REFERENCE

FD FD
FLOOR DRAIN

DS
DOWNSPOUT

PLUMBING FIXTURES

URINAL

FLOOR MOUNTED TOILET

BATH TUB

LAVATORY SINK

MOP FLOOR SINK

DRINKING FOUNTAIN

KITCHEN SINK - DOUBLE & SINGLE

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Wishwas Koushik Remodel

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik
PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT
DPS PERMIT NUMBER:
BNA 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 PERMIT 2025_cleaned.rvt
PLOT DATE: 1/27/2026 4:02:27 PM

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

PROJECT GENERAL AND CODE NOTES

GENERAL:

ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE STATE OF WASHINGTON AND BE IN ACCORDANCE WITH ALL WASHINGTON STATE LAWS, REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

DO NOT SCALE DRAWINGS OR DETAILS - USE DIMENSIONS SHOWN.
- DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF FRAMING OR CONCRETE, OR TO THE CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE PLANS.
- DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4½" FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS, UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

THE CONTRACTOR SHALL COORDINATE THE LOCATION OF MECHANICAL WORK, ELECTRICAL WORK, AND OTHER SUBCONTRACTOR WORK TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND ALL CODES. CONTACT THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE FRAMING LAYOUT WITH MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR INCONSISTENCIES WITH THE CODES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE ALL CHANGES WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

ALL STRUCTURAL SYSTEM SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

SOILS:

SEE THE SOILS REPORT PROVIDED BY THE GEOTECHNICAL CONSULTANT FOR ALL SOILS RELATED STRUCTURAL CRITERIA PERTAINING TO FOUNDATION DESIGN. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

CLEARING & GRADING (T.E.S.C.MEASURES):

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITH THESE PLANS HAVE BEEN REVIEWED TO THESE REQUIREMENTS. ANY VARIANCE FROM THE ADOPTED
EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD. THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE WORK.

FINAL SITE DRAINAGE MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING
STRUCTURES AT A MINIMUM SLOPE OF 6 INCHES WITHIN THE FIRST 10 FEET,

IRC R317.1.2. ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 8" OF SOILS
SHALL BE PRESSURE TREATED WOOD IN COMPLIANCE WITH IRC R317.

IRC R317.3. ALL METAL FRAMING CONNECTORS AND FASTENERS USED WITH PRESSURE TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE TREATED MATERIAL.

FIREPLACES:

IRC CHAPTER 10. MASONRY FIREPLACES, BARBECUES, SMOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE IN ACCORDANCE WITH **IRC CHAPTER 10.**

UL 127. IRC R1004. FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND TESTED IN ACCORDANCE WITH **UL 127. IRC R1004.**

IRC G2425 thru G2430. FACTORY-BUILT FIREPLACES SHALL BE VENTED IN ACCORDANCE WITH **IRC G2425 thru G2430.**

FACTORY-BUILT FIREPLACES OR WOOD STOVES SHALL BEAR THE STAMP OF THE TESTING LAB AND BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. MANUFACTURER'S INSTRUCTIONS SHALL BE ON SITE AT TIME OF INSPECTION.

CEILING HEIGHTS:

IRC R305. HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 50% OF REQUIRED FLOOR AREA OF A SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION LOWER THAN 5'-0", BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" OVER SHOWERHEAD AND A TUB OR SHOWER ENCLOUSER.

ROOFING:

IRC R905. APPLY ROOF COVERING IN ACCORDANCE WITH **IRC R905.**

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF ¼" PER 12" (2% SLOPE) FOR DRAINAGE.

ATTIC:

IRC R806. PROVIDE ATTIC VENTILATION USING CONTINUOUS RIDGE VENT AND VENTED BIRDBLOCKING. AT CLOSED SOFFITS PROVIDE CONTINUOUS 2¼" VENT SLOT. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVES OR CORNICE VENTS.

IRC R302.12. DRAFT STOPS, WHERE REQUIRED, SHALL BE INSTALLED PER **IRC R302.12.**

IRC R807.1.PROVIDE READILY ACCESSIBLE ATTIC ACCESS, MINIMUM 22" X 30" WITH MINIMUM 30" UNOBSTRUCTED HEADROOM IN ATTIC.
SEE INSULATION REQUIREMENTS FOR ROOFS AND CEILINGS IN THE **ENERGY** SECTION BELOW.

GLAZING:

IRC R308. ALL GLASS AND GLAZING IS TO BE IN COMPLIANCE WITH **IRC R308** AND THE WASHINGTON STATE SAFETY GLASS LAW.

IRC R308.4. GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS ON DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, OPENINGS WITHIN 60" VERTICAL AND 60" HORIZONTAL OF THE BOTTOM LANDING OF A STAIRWAY, STORM DOORS, RAILINGS, SHOWER DOORS, SLIDING GLASS DOORS AND TUB ENCLOSURES SHALL BE SAFETY GLAZING MATERIAL.

ALL EXTERIOR GLAZING SHALL COMPLY WITH THE LATEST EDITION OF THE WASHINGTON STATE ENERGY CODE.

IRC R308.6. SKYLIGHT SHALL BE HERMETICALLY SEALED, INSULATED, HEAT STRENGTHENED, OR FULLY TEMPERED GLASS. SKYLIGHTS SHALL MEET THE REQUIREMENTS OF **IRC R308.6.**

GLASS BLOCK SHALL BE 3" MINIMUM. THE MORTARED SURFACES SHALL BE TREATED FOR MORTAR BONDING. **IRC R610.**

EGRESS:

IRC R310. EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A CLEAR OPENING HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. ALL EMERGENCY ESCAPE OPENINGS SHALL FULLY COMPLY WITH **IRC R310.**

IRC R311. PROVIDE MEANS OF EGRESS IN ACCORDANCE WITH **IRC R311.**

IRC R311.3.1. EVERY EXTERIOR EXIT DOOR SHALL HAVE A LANDING ON EACH SIDE. MAXIMUM STEP AT THRESHOLD SHALL BE 1½".

FIRE PROTECTION:

IRC R314. PROVIDE SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A CENTRAL LOCATION IN CORRIDORS OR AREAS ACCESSING SLEEPING AREAS AS WELL AS ONE ON EACH STORY. SMOKE DETECTORS ARE TO RECEIVE PRIMARY POWER FROM BUILDING WIRING WITH A BATTERY BACKUP. SMOKE DETECTORS SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.

IRC R314. IRC R314.4. SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH **IRC R314.** ALL ALARM DEVICES SHALL BE INTERCONNECTED PER **IRC R314.4.**

IRC R315. PROVIDE CARBON MONOXIDE DETECTOR OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY AND WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTORS ARE TO RECEIVE PRIMARY POWER FROM BUILDING WIRING WITH A COMMERCIAL SOURCE AND WITH A BATTERY BACKUP. BATTERY OPERATED DETECTORS ARE PERMITTED IF COMMERCIAL POWER IS NOT AVAILABLE. CARBON MONOXIDE DETECTORS SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.

IRC R315. IRC R315.5. CARBON MONOXIDE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH **IRC R315.** ALL ALARM DEVICES SHALL BE INTERCONNECTED PER **IRC R315.5.**

IRC R302.11. INSTALL FIREBLOCKING PER **IRC R302.11**.

IRC R302.12. INSTALL DRAFTSTOPPING PER **IRC R302.12.**

BATHROOMS:

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STUDS.

HINGED SHOWER DOORS SHALL OPEN OUTWARD.
IRC R308.4. ALL GLAZING USED FOR DOORS OR ENCLOSURES IN BATHROOMS SHALL BE SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING.

IRC R307.2. SHOWER STALL WAINSCOT SHALL BE A MINIMUM OF 72 INCHES ABOVE THE FLOOR. RUN CEMENT BACKER BOARD TO CEILING, TYPICAL.

IRC R307.1. WATERCLOSETS SHALL HAVE MIN. 30" CLEAR WIDTH AND MIN. 21" FRONT CLEARANCE.

GAS APPLIANCES:

HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70° FEET ABOVE FLOOR IN HABITABLE ROOMS WHEN OUTSIDE TEMP. IS AS SHOWN IN **SECTION 302 WSEC.**

IRC G2407.6. FUEL BURNING EQUIPMENT LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN COMBUSTION AIR FROM OUTDOORS PER **IRC G2407.6.** *DO NOT USE CRAWL SPACE AIR!*

IRC G2407. EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM PER **IRC G2407.**

PROVIDE READILY ACCESSIBLE AUTOMATIC OR MANUAL SHUT-OFF SWITCH THERMOSTAT. PROVIDE AT LEAST ONE THERMOSTAT FOR REGULATING SPACE TEMPERATURES FOR EACH HEATING/COOLING UNIT.

IRC G2404 & IRC M1307.2. GAS APPLIANCES SHALL BE INSTALLED AND SECURELY FASTENED IN PLACE IN ACCORDANCE WITH **IRC G2404 & IRC M1307.2.**

IRC G2408.5. PROVIDE CLEARANCE FROM COMBUSTIBLE MATERIALS PER **IRC G2408.5.**

SEE **FIREPLACES** SECTION ABOVE FOR ADDITIONAL INFORMATION REGARDING GAS FIREPLACES.

EXTERIOR FINISHES:

IRC R703. IRC SECTION 703.8. IRC SECTION 703.2. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN (IRC) SECTION 703.4. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY (IRC) SECTION 703.2.

- UNDERLAYMENT: APPLY TWO (2) LAYERS OF 60 MIN. BUILDING PAPER OVER SHEATHING PRIOR TO INSTALLATION OF WINDOWS, WRAP INTO OPENINGS. AFTER INSTALLATION OF WINDOWS, APPLY SELF-ADHESIVE 'BLUESKIN' PER MANUFACTURER'S INSTRUCTIONS.

- ADHERED STONE VENEER: **USE PRESSURE-TREATED SHEATHING BEHIND ADHERED STONE VENEER, TYP.** APPLY ADHERED STONE VENEER OVER UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATION. **DO NOT BACKFILL OR POUR CONCRETE AGAINST STONE VENEER.**

IRC R703.5.
- WOOD SIDING: INSTALL OVER UNDERLAYMENT IN ACCORDANCE WITH **IRC R703.3.**

IRC R703.6.
- WOOD SHINGLES: INSTALL OVER UNDERLAYMENT IN ACCORDANCE WITH **IRC R703.5.**

IRC R703.10.
- FIBER CEMENT SIDING: INSTALL OVER UNDERLAYMENT IN ACCORDANCE WITH **IRC R703.10.**

IRC R703.4.
- FLASHING: INSTALL FLASHINGS IN ACCORDANCE WITH **IRC R703.4.** VERTICAL LEG OF FLASHING SHALL BE 4" MIN. 'KICK-OUT' FLASHING TO GUTTERS SHALL EXTEND 3" MIN. BEYOND WALL._

DECKS & EXTERIOR STAIRWAYS:

IRC R317. WOODEN STRUCTURAL SUPPORTS AND MEMBERS THAT ARE EXPOSED TO WEATHER WITHOUT PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE MEMBER SURFACE SHALL BE PRESSURE TREATED OR CEDAR LUMBER.

IRC 317.3. ALL METAL FRAMING CONNECTORS AND FASTENERS USED WITH PRESSURE TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE TREATED MATERIAL.

VENTILATION (VIAQ) & LIGHTING:

COMPLY WITH **2021 WASHINGTON ENERGY CODE (WSEC)** USING ***PRESCRIPTIVE METHOD*** FOR GROUP R OCCUPANCIES UNLESS OTHERWISE DETECTED.

INSTALL WHOLE HOUSE VENTILATION SYSTEM IN ACCORDANCE WITH **THE CURRENT WSEC WORKSHEET PREPARED FOR THIS PROJECT.**

IN HABITABLE ROOMS NOT PROVIDED WITH AN OPENABLE EXTERIOR OPENING OF AT LEAST 4% OF THE FLOOR AREA, A MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED THAT PROVIDES A MINIMUM OF .35 AIR CHANGES PER HOUR. **IRC R303.1.**

IRC R303.1. NATURAL LIGHTING IN ALL HABITABLE SPACES SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF EACH SPACE.

IRC M1505.4.4. LAUNDRY, BATH AND UTILITY ROOM FANS TO BE 50 CFM MIN. AND KITCHEN, RANGE/OVEN FANS TO BE 100 CFM MINIMUM. ALL VENTILATION DUCTS SHALL VENT TO THE OUTSIDE OF THE BUILDING AND TERMINATE A MINIMUM OF 3 FEET FROM ANY OPENINGS IN THE BUILDING. INSTALL BACK DRAFT DAMPERS IN SYSTEMS DESIGNED TO OPERATE INTERMITTENTLY. ALL DUCTWORK SHALL HAVE A SMOOTH NONCOMBUSTIBLE, NONABSORBENT SURFACE. EXHAUST DUCTS IN UNCONDITIONED SPACES & SUPPLY DUCTS IN CONDITIONED SPACES SHALL BE INSULATED TO R-4 MIN.

WSEC TABLE R402.4.1.1. PROVIDE TIGHT FITTING GLASS OR METAL DOORS ON SOLID FUEL BURNING APPLIANCES.

ENERGY:

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, CLIMATE ZONE - MARINE 4, TABLE R402.1.1.

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE **INTERNATIONAL RESIDENTIAL CODE (IRC)** AND THE **WASHINGTON STATE ENERGY CODE, LATEST EDITION.** VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL INSULATION MATERIALS, INCLUDING FACING AND VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.

(R-21)
- WALLS: INSULATED PER TABLE R402.1.1. **(R-21)** IN NEW 2X6 EXTERIOR WALLS, R-13 IN 2X4 FURRED WALLS.

(R-49) (R-38)
- ROOF & CEILING: INSULATED PER TABLE R402.1.1. PROVIDE INSULATION IN ROOF AND CEILING: ABOVE CEILING **(R-49)** WHERE POSSIBLE AND IN 2X12 RAFTERS **(R-38)** IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1½" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE. PROVIDE INSULATION BAFFLES EAVE VENTS AT CEILINGS/ATTICS TO MAINTAIN 2" MIN. OF VENTILATION ABOVE INSULATION. EXTEND BAFFLES 6" VERTICALLY ABOVE BATT INSULATION AND 12" VERTICALLY ABOVE LOOSE-FILL INSULATION. WEATHERSTRIP AND INSULATE ATTIC ACCESS DOORS AND PANELS TO THE R-VALUE OF THE SURROUNDING SURFACES.

R402.1.1. (R-30)
- FLOORS: INSULATE PER TABLE R402.1.1. PROVIDE INSULATION IN ROOF AND CEILING: ABOVE CEILING **(R-49)** WHERE POSSIBLE AND IN 2X12 RAFTERS **(R-38)** IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1½" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE. PROVIDE INSULATION BAFFLES EAVE VENTS AT CEILINGS/ATTICS TO MAINTAIN 2" MIN. OF VENTILATION ABOVE INSULATION. EXTEND BAFFLES 6" VERTICALLY ABOVE BATT INSULATION AND 12" VERTICALLY ABOVE LOOSE-FILL INSULATION. WEATHERSTRIP AND INSULATE ATTIC ACCESS DOORS AND PANELS TO THE R-VALUE OF THE SURROUNDING SURFACES.

R402.1.1. (R-10). WSEC 402.2.9 (OR 402.2.9.1 FOR HEATED FLOORS).
- SLAB ON GRADE: INSULATE PER TABLE R402.1.1. PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION **(R-10).** INSULATION MAY BE INSTALLED ON EITHER THE OUTSIDE FACE OR THE INSIDE FACE OF THE FOUNDATION WALL IN ACCORDANCE WITH **WSEC 402.2.9 (OR 402.2.9.1 FOR HEATED FLOORS).**

IRC R702.7 & R703.
- VAPOR BARRIERS: VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION. FLOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR KRAFT FACED MATERIAL. ROOF/CEILING ASSEMBLIES WHERE THE VENTILATION SPACE ABOVE THE INSULATION IS LESS THAN AN AVERAGE OF 12 INCHES SHALL BE PROVIDED WITH A VAPOR RETARDER. WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE A VAPOR RETARDER INSTALLED. FACED BATT INSULATION SHALL BE FACE STAPLED. A GROUND COVER OF MIN. 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES W/ JOINTS LAPPED MIN. 12".

IRC R702.7 & R703.
- CAULKING & SEALANTS: EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES; OPENINGS BETWEEN WALLS AND FOUNDATION; OPENINGS BETWEEN ROOF AND WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS & ROOFS; AND ALL OTHER OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED.

WSEC R303.
- WINDOWS AND DOORS: **ALL VERTICAL FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR OF .30. OVERHEAD GLAZING SHALL HAVE A MAXIMUM U-FACTOR OF .50.** GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED AND DISPLAYED IN ACCORDANCE WITH **WSEC R303.**

IRC N1103.2 & M1601.3.
- DUCTWORK: INSULATE HEATING DUCTS IN UNCONDITIONED SPACES TO R-8 MINIMUM. DUCTWORK SEAMS & JOINTS SHALL BE TAPED, SEALED, AND FASTENED WITH A MINIMUM NUMBER OF FASTENERS.

IRC P2603.
- PIPING: INSULATE NON-CIRCULATING HOT AND COLD WATER PIPES IN UNCONDITIONED SPACES TO R-3 MINIMUM.

WAC 51-56 SECTION 402.
- WATER FLOW: FLOW RATES FRO PLUMBING FIXTURES SHALL COMPLY WITH **WAC 51-56 SECTION 402.**: TOILETS @ 1.6 GALLONS PER FLUSH MAXIMUM; SHOWERS, TUBS AND LAVATORIES @ 2.5 GPM, MAXIMUM.

NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY:

SHEET NAME: INTERNATIONAL RESIDENTIAL CODE

SHEET NO.: G003

Scale: 3/32" = 1'-0"

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BUILDING HEIGHT CALCULATION

	AREA (SF)
AVERAGE BASE GRADE	(93'-3" + 92'-5" + 90'-5" + 91') / 4
AVERAGE BASE GRADE	91'-9"
MAX. ALLOWED BUILDING HEIGHT	91'-9" + 30' = 121'-9"
PROPOSED BUILDING HEIGHT	120'-9"
BUILDING HEIGHT	OK

EXISTING 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

LOT COVERAGE

1. EXISTING HARDSCAPE: SEE SURVEY
   - EXISTING DRIVEWAY: 1,690 SF
   - EXISTING ROOF SFR AND GARAGE: 3,201 SF
   - **TOTAL: 4,891 SF**
2. PROPOSED HARDSCAPE: SEE CIVIL SITE PLAN
   - EXISTING DRIVEWAY: 1,650 SF
   - NEW SFR ROOF: 2,500 SF
   - GARAGE ROOF: 850 SF
   - NEW DECK ADDITION: 200 SF
   - **TOTAL 5,200 SF**

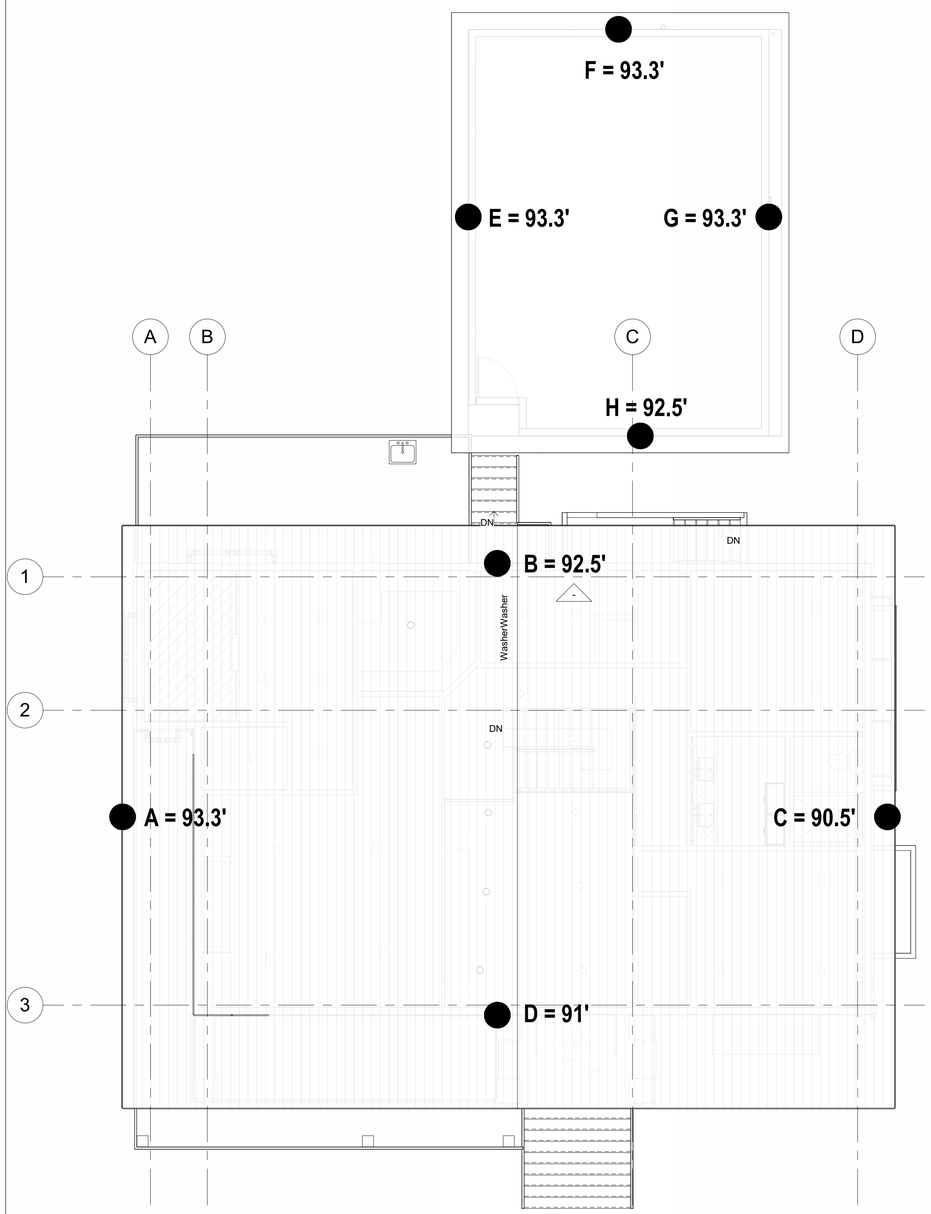
TOTAL IMPERVIOUS COVERAGE: **.28%, ALLOWED 35%**

TOTAL NEW/REPLACED HARD SURFACE: 385 SF

GROSS FLOOR AREA (GFA)

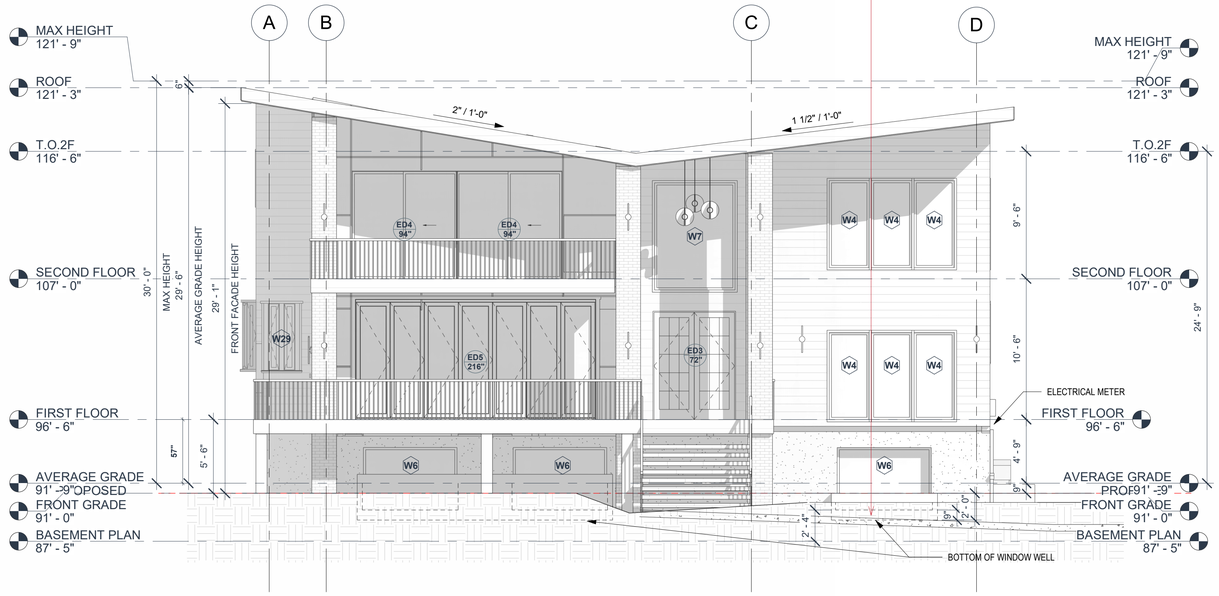
1. EXISTING FLOOR AREA: EXISTING FOOTPRINT TO REMAIN
   - MAIN FLOOR: 1,700 SF
   - BASEMENT: 1,700 SF
   - GARAGE/CARPORT: 660 SF
   - TOTAL EXISTING GFA: 4060 SF
2. PROPOSED FLOOR AREA
   - UPPER FLOOR: 1,375 SF
   - MAIN FLOOR: 1,700 SF
   - BASEMENT: 1,371 SF
   - SECOND STORY OPEN TO BELOW, 200% OF AREA DUE TO OVER 16' CEILING HEIGHT : 222 SF
   - TOTAL PROPOSED GFA ADDITION: 1,597 SF

TOTAL GFA (EXISTING + PROPOSED):
- HEATED: 1375+1700+1371+222= 4,668 SF
- TOTAL: 4,668+ 660 = 5,657 SF
- PERCENTAGE OF LOT AREA (18,172 SF): 29%
- ALLOWED GFA (40% OF LOT AREA): 7,269 SF- COMPLIES



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

FINAL GRADING AND STAIR ELEVATIONS TO BE COORDINATED WITH CIVIL ENGINEER AND VERIFIED ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO ADJUST PATH AND STAIR ELEVATION TRANSITIONS IN ACCORDANCE WITH FIELD CONDITIONS WHILE MAINTAINING CODE-COMPLIANT AND ACCESSIBLE PATH SLOPES AS APPLICABLE.



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

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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

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SHEET NAME: ZONING CODE COMPLIANCE

SHEET NO.: G004

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GENERAL 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 100% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

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	160 CFM INTERMITTENT ELECTRIC RANGE. 250 CFM COMBUSTION RANGE. IF DOWNDRAFT 300 CFM INTERMITTENT REQUIRED. PER M1505.4.4(1).
BATHROOM	50 CFM INTERMITTENT
TOILET	50 CFM INTERMITTENT

1. NEW CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF 2021 IRC and IBC.
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.
5. WHOLE HOUSE FAN REQUIRED IN LAUNDRY ROOM

ENERGY CODE PATH

WSU C3 COMPLIANCE METHOD- TOTAL UA ALTERNATIVE
PASS BY 1%
TRADE OFF METHOD

TRADE OFF METHOD

WSU Code Compliance Calculator

Project Information
4668 sq. f large Dweling Unit

Contact Information

Messages / Comments * **RESULT= PASS**

UA Reduction = 4.49, Proposed UA is better than baseline by 1%

Window area is 15% of floor area
-
Whole House Mechanical Ventilation Airflow Rate: 95 CFM with Run Time Percent of 100%, Balanced, Distributed
Maximum allowable total measured duct leakage: 373 CFM25

* Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

ANALYSIS SET UP

What code compliance pathway are you using?	Total UA Alternative, Whole Building Trade Off Analysis
Project Building Type?	New Construction
Occupancy Type?	R3 Single family dwellings and townhouses
Code Version?	WSEC 2021
Classification:	Medium Dwelling Unit -- 4668 sq. ft.
Baseline Description:	Code Baseline - Maximum baseline window area is 15% of floor area.
About Your Selection:	No exempt window or door areas
	-

RESULTS - Comparison of Baseline and Proposed Design **

Component Performance, R occupancies	Baseline Design U	Baseline Design Area	Baseline Design UA	Proposed Design U	Proposed Design Area	Proposed Design UA
Doors U =	0.300	400	120.0	0.300	400	120.0
Overhead Glazing U =	0.500	0	0.0	0	0	0.0
Vertical Glazing U =	0.300	695	208.5	0.280	695	194.6
Flat/Vaulted Ceilings U =	0.024	1,578	37.9	0.034	1,578	53.7
Wall (above grade) U =	0.056	3,186	178.4	0.054	3,186	172.0
Floors over Crawlspace U =	0.029	0	0.0		0	0.0
Slab on Grade F =	0.540	0	0.0		0	0.0
Below Grade Wall U =	0.035	1,360	47.6	0.035	1,360	47.6
Below Grade Slab F =	0.500	175	87.5	0.500	175	87.5

* Values from Table R402.1.2 (Oct 2023)

Baseline UA Total	679.8	Proposed UA Total	675.3
Required Credits	8.0	Proposed Credits	9.5 from Tables 406.2 and 406.3
		UA Percent Reduction	1%
		UA Reduction	4.5

** Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

Table R406.2 Energy Equalization Credits

System No.	Full Description	Select System Type	Fuel Normalization Credits (406.2)	Energy Credits (406.3)	Total Credits (406.2 & 406.3)
2	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards Listed in Table C403.3.2(5)b found in the 2021 WSEC - COMMERCIAL ENERGY CODE.	Heat Pump with Supplemental Heating	1.5	8.0	9.5

Table R406.3 Energy Credits

Option No.	Category	Select Options	Energy Credits	Brief Description of Selected Options*
1	Efficient Building Envelope	Not Selected	0.0	-
2	Air Leakage Control and Efficient Ventilation	Not Selected	0.0	0.00
3.1 -3.10	High Efficiency HVAC		0.0	
3.11	High Efficiency HVAC: Smart Thermostat	Option 3.11	0.5	Connected Energy Star Certified smart thermostat.
4	High Efficiency HVAC Distribution System	Option 4.1	0.5	Ducts/distribution system in conditioned space per R403.3.2 Electric resistance, hydronic, ductless and gas fired systems < 80% AFUE systems not permitted
5.1	Efficient Water Heating: Drain Heat Recovery	Not Selected	0.0	-
5.2	Efficient Water Heating: Compact Hot Water Distribution	Not Selected	0.0	-
5.3-5.8	Efficient Water Heating	Option 5.6	2.0	Electric heat pump water heater meeting NEEA Tier 3.
6	Renewable Electric Energy 6,000 kWh	Option 6.1	4.5	On-site wind or solar electric energy, 0.5 credit per 600 kWh of generation up to maximum of 4.5 credits
7	Appliance Package	Option 7.1	0.5	All of: Energy Star rated, most efficient dishwasher, refrigerator, washing/ing machine and dryer.
		Energy Credits	8.0	

***Refer to WSEC 2021 Table R406.3 for complete option descriptions and requirements** https://sbcc.wa.gov/state-codes-regulations-guidelines/state-building-code/energy-code

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WSU Code Compliance Calculator

THERMAL ENVELOPE DETAILS - Proposed Design

Conditioned Floor Area, Proposed Design	4,668	sq. ft
Classification	Medium Dwelling Unit	
Notes		

Exterior Doors

Plan ID	Component Description	Ref.	Door U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
ED1	Code Baseline, U=0.30	-	0.30	1	3	0	8	0	24	7.2
ED2	Code Baseline, U=0.30	-	0.30	1	3	0	8	0	24	7.2
ED3	Code Baseline, U=0.30	-	0.30	2	6	0	8	0	96	28.8
ED4	Code Baseline, U=0.30	-	0.30	2	7	0	8	0	112	33.6
ED5	Code Baseline, U=0.30	-	0.30	1	18	0	8	0	144	43.2
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
							Sum of Area and UA		400	120.0
							Exterior Doors Area Weighted U			0.300

Overhead Glazing

Plan ID	Component Description	Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
									-	
									-	
									-	
									-	
							Sum of Area and UA		0.0	0
							Overhead Glazing Area Weighted U			

Vertical Glazing Schedule Rows to Show: 16

	Plan ID	Component Description	Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
1	W1	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	4	2	0	4	0	32.0	8.96
2	W4	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	25	3	0	6.5	0	487.5	136.50
3	W6	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	4	7	7	2	0	57.3	16.05
4	W7	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	1	6	0	8	0	48.0	13.44
5	W8	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	3	3	0	4	0	36.0	10.08
6	W28	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	2	3	0	4	0	24.0	6.72
7	W29	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	1	2	0	5	0	10.0	2.80
8										-	-
9										-	-
10										-	-
11										-	-
12										-	-
13										-	-
14										-	-
15										-	-
16										-	-
							Sum of Area and UA		694.8	194.6
							Vertical Glazing Area Weighted U			0.280
							Vertical Glazing and Doors Area Weighted U			0.287

Flat/Vaulted Ceilings

Plan ID	Component Description	Ref.	Attic U	Area	UA
Flat	R30 batt Vault vented 2x12 16oc	10-7	0.034	1,578	53.7
				Sum of Area and UA	1,578 53.7
				Area Weighted U-Value	0.034

Walls (Above Grade)

Plan ID	Component Description	Ref.	Wall U	Net Area	UA
W1	R21 cavity+R0 foam INT 2X6W Lap (Code Baseline)	10-5	0.054	3,186	172

WSU Code Compliance Calculator

				Sum of Net Area and UA	3,186 172
				Gross Wall Area	4,281 ft²
				Area Weighted U-Value	0.054

WSU Code Compliance Calculator

Floor (over crawl or exterior)

Plan ID	Component Description	Ref.	Floor U	Area	UA
				Sum of Area and UA	0 0
				Area Weighted U-Value	

Slab on Grade (less than 2 feet below grade)

Plan ID	Component Description	Ref.	Slab F	Slab Perim	FP
				Sum of Perimeter and FP	0 0
				Area Weighted U-Value	

Below Grade Walls and Slabs

Plan ID	Component Description	Slab Depth	Ref.	Wall U	Wall Area	Wall UA	Slab F	Slab Perim	Slab UA
BASEMEN	R21 Batt w/TB	7' depth	WSU	0.035	1,360	47.6	0.500	175	88
							Sum of Area, Length and UA	1,360	88
							Weighted U- and F-values	0.035	0.500

Links to Download Forms, Checklists and Other Resources

		Link
Compliance Certificate		Compliance Certificate Instructions
Insulation Certificate for Residential New Construction		Insulation Certificate
Duct Testing Affadavits		
	Existing Construction	Affidavit, Existing
	New Construction	Affidavit, New
Prescriptive Checklist for 2018 WSEC		Prescriptive Checklist
Alterations (Remodel) Worksheet		Worksheet
EER SEER2 COP HSPF2 Converter		https://www.adicetengineering.com/eer-seer2-cop-hspf2-kwton-converter

Ventilation Requirements

Conditioned Floor Area	4,668	sq. ft.
Number of Bedrooms	5	
Run-Time Percent in Each 4-Hour Segment	100%	
Is the system Balanced?	Balanced	Verify system meets definition of 'Balanced Whole-House Ventilation'
Is the system Distributed?	Distributed	Verify system meets definition of 'Distributed Whole-House Ventilation'
Ventilation Code Section	IRC Chapter 15	
Whole House Mechanical Ventilation Airflow Rate	95	CFM

HVAC Thermal Distribution System Download RS-33 (2018) http://www.energy.wsu.edu/Documents/Duct%20Testing%20Standards%20_2018%20

Is this a hydronic heating system?	No
Location of Ducts	Conditioned Space
Location of Air Handler	Conditioned Space
Is Duct Testing Required?	Yes
Maximum Duct Leakage:	
Maximum total measured duct leakage per square foot	0.08 CFM25 per sq. ft.
Maximum allowable total measured duct leakage	373 CFM25

A maximum of 10 feet of return ducts and 5 feet of supply ducts are allowed to be located outside of the building thermal envelope, if insulated and sealed per R403.3.7.

Heating System Sizing - Proposed Design Try Out BetterBuiltNW's HVAC Sizing Tool: https://betterbuiltnw.com/resources/hvac-sizing-tool

Nearest Weather Station	Redmond	
Indoor Design Temperature	70 F	
Outdoor Design Temperature	17 F	
Design Temperature Difference (ΔT)	53 F	
Conditioned Floor Area, Proposed Design	4,668 ft2	
Conditioned Volume (Leave blank to use default of 8.5 ft. ceiling height)	42,012 ft3	Average ceiling height =9 ft. Volume = 42012 ft3
Average ceiling height	9.0 ft	
HVAC System Type	Heat Pump	
Location of HVAC Distribution System	Conditioned Space	
Sum of UA	675	

WSU Code Compliance Calculator

Envelope Heat Load	Sum of UA X 57	35,794	Btu / Hour
Air Leakage Heat Load	(Volume X .018) X (T-X .018)	24,048	Btu / Hour
Building Design Heat Load	Air Leakage + Envelope Heat Loss	59,841	Btu / Hour
Building and Duct Heat Load	For ducts located in unconditioned space: Sum of Building Heat Loss X 1.1 For ducts located in conditioned space or ductless: Sum of Building Heat Loss X 1	59,841	Btu / Hour
Maximum Heat Equipment Output	Building and Duct Heat Loss X 1.25 for heat pumps Building and Duct Heat Loss X 1.40 for all other systems	74,801 21.9	Btu / Hour kW

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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 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

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vathy\03 Revit\01 Work\Vathy and Madhi PERMIT 2025_cleaned.rvt
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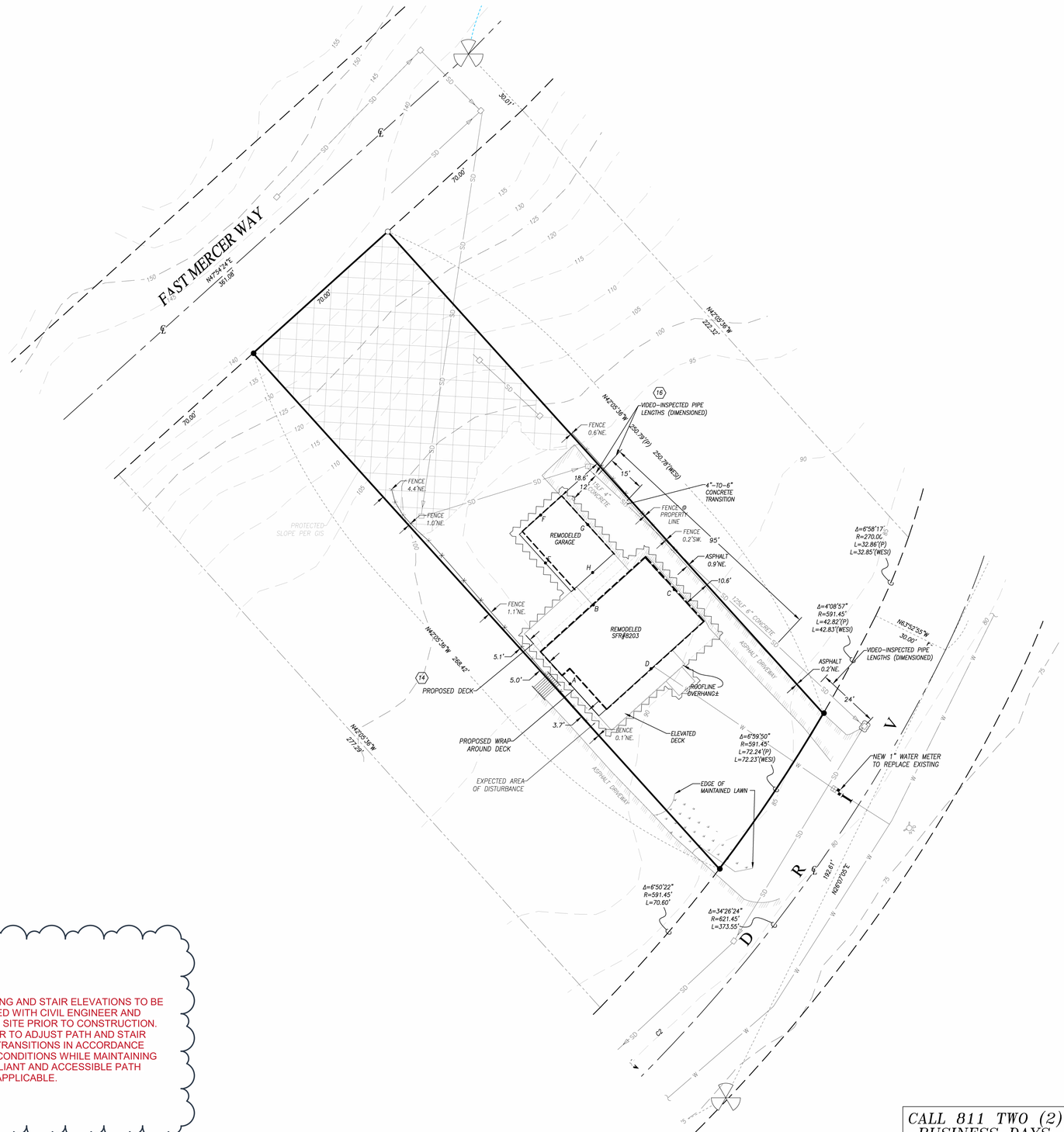
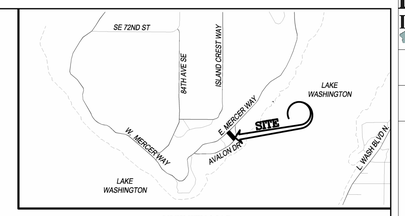
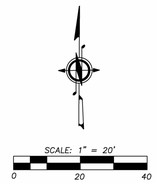




VICINITY MAP
SCALE: 1" = 2,000'



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
- CLEARING LIMITS/AREA OF DISTURBANCE
- CATCH BASIN SEDIMENT INSERT
- PROTECTED SLOPE OVERLAY

CONTOUR & FEATURES NOTE

CONTOURS AND EXISTING STRUCTURES SHOWN BASED ON KING COUNTY iMAP.

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'

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EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRM-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 STATUATORY 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

FINAL GRADING AND STAIR ELEVATIONS TO BE COORDINATED WITH CIVIL ENGINEER AND VERIFIED ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO ADJUST PATH AND STAIR ELEVATION TRANSITIONS IN ACCORDANCE WITH FIELD CONDITIONS WHILE MAINTAINING CODE-COMPLIANT AND ACCESSIBLE PATH SLOPES AS APPLICABLE.

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

WESI LAND USE CONSULTANTS (425) 356-2700
PLANNING • ENGINEERING • SURVEYING
** 1000 CEDAR AVENUE * SUITE 100 * MARYSVILLE * WA * 98270 **
VISIT OUR WEBSITE AT: WWW.WESI.CO

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	04	TAS	01/12/26	T. SARKELA	1"=20'
DRAWING FILE NAME		CHECKED BY		F.B. NO.	JOB NUMBER	SHEET NO.
241102ABASE.DWG		TAS		–	24-1102-A	1 OF 1

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Wishwas Koushik Remodel

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik
PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION
1	Date 1	Revision 1

STATUS: PERMIT
DPS PERMIT NUMBER:
BNA Project number: XXXXXX
DRAWN BY: Author
SHEET NAME: CIVIL SITE PLAN
SHEET NO.: Z000
Scale: 3/64" = 1'-0"

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Rev#01 Work\Vishy and Madhi PERMIT 2025_cleaned.rvt
PLOT DATE: 1/27/2026 4:02:33 PM

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.

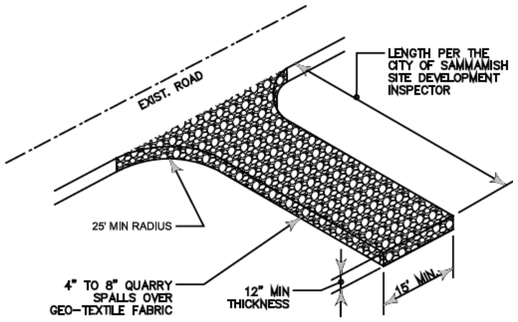
A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.

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

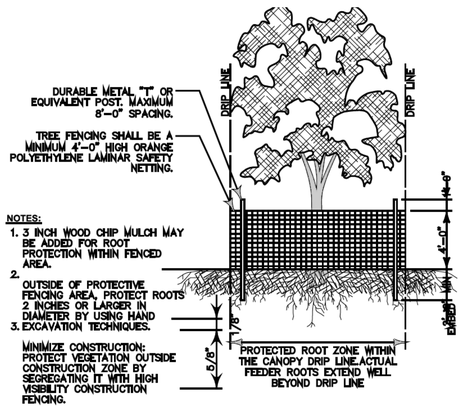
COMPLÈTE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE PROXIDED IN "KING COUNTY SURFACE WATER DESIGN MANUAL, APPENDIX C: SMALL PROJECT DRAINAGE REQUIREMENTS".
BE USED TO ACHIEVE THE REQUIREMENTS ABOVE.
SHOW ALL BMPS ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIRENTS ABOVE.

STABILIZED CONSTRUCTION ACCESS



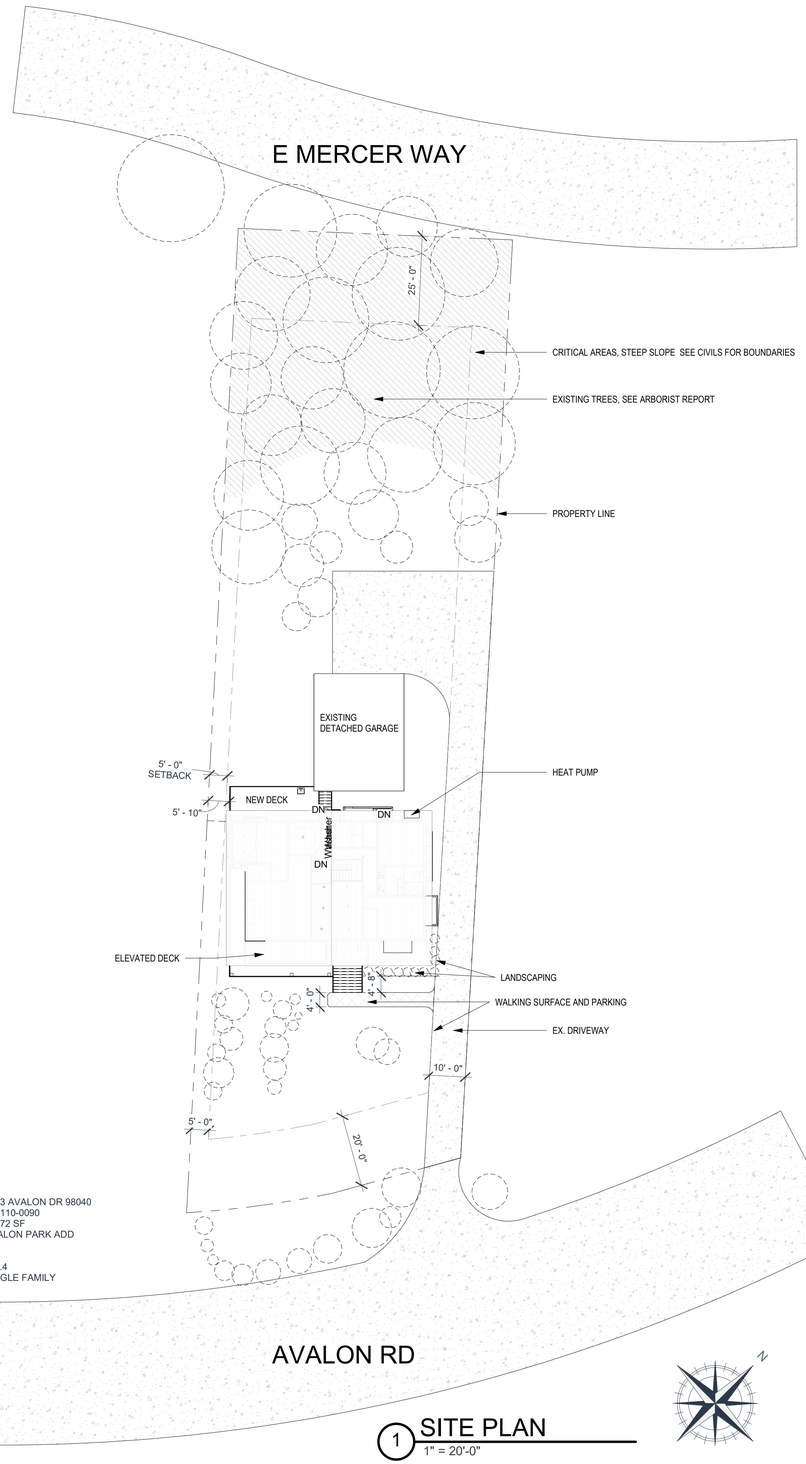
STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.

CLEARING LIMITS — CL



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.
- SLOPE GRADE AWAY FROM HOUSE WHERE POSSIBLE, TYP



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

1 SITE PLAN
1" = 20'-0"

LOT COVERAGE

1. EXISTING HARDSCAPE: SEE SURVEY
   - EXISTING DRIVEWAY: 1,690 SF
   - EXISTING ROOF SFR AND GARAGE: 3,201 SF
   - **TOTAL: 4,891 SF**
2. PROPOSED HARDSCAPE: SEE CIVIL SITE PLAN
   - EXISTING DRIVEWAY: 1,650 SF
   - NEW SFR ROOF: 2,500 SF
   - GARAGE ROOF: 850 SF
   - NEW DECK ADDITION: 200 SF
   - **TOTAL 5,200 SF**

TOTAL IMPERVIOUS COVERAGE: **.28%, ALLOWED 35%**

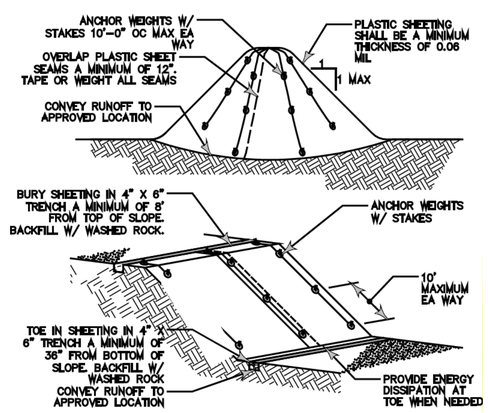
TOTAL NEW/REPLACED HARD SURFACE: 385 SF

GROSS FLOOR AREA (GFA)

1. EXISTING FLOOR AREA: EXISTING FOOTPRINT TO REMAIN
   - MAIN FLOOR: 1,700 SF
   - BASEMENT: 1,700 SF
   - GARAGE/CARPORT: 660 SF
   - TOTAL EXISTING GFA: 4060 SF
2. PROPOSED FLOOR AREA
   - UPPER FLOOR: 1,375 SF
   - MAIN FLOOR: 1,700 SF
   - BASEMENT: 1,371 SF
   - SECOND STORY OPEN TO BELOW, 200% OF AREA DUE TO OVER 16' CEILING HEIGHT : 222 SF
   - TOTAL PROPOSED GFA ADDITION: 1,597 SF

TOTAL GFA (EXISTING + PROPOSED):
- HEATED: 1375+1700+1371+222= 4,668 SF
- TOTAL: 4,668+ 660 = 5,657 SF
- PERCENTAGE OF LOT AREA (18,172 SF): 29%
- ALLOWED GFA (40% OF LOT AREA): 7,269 SF- COMPLIES

PLASTIC COVERED STOCKPILE C.3.4 — PC



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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION
1	Date 1	Revision 1

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME: SITE PLAN & ZONING

SHEET NO.: Z001

Scale: As indicated

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PLOT DATE: 1/27/2026 4:02:34 PM

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

DEMOLITION GENERAL NOTES

A. EXISTING EXTERIOR AND FOUNDATION WALLS AND CONCRETE FOOTINGS TO REMAIN. EXISTING BASEMENT SLAB, TO REMAIN.

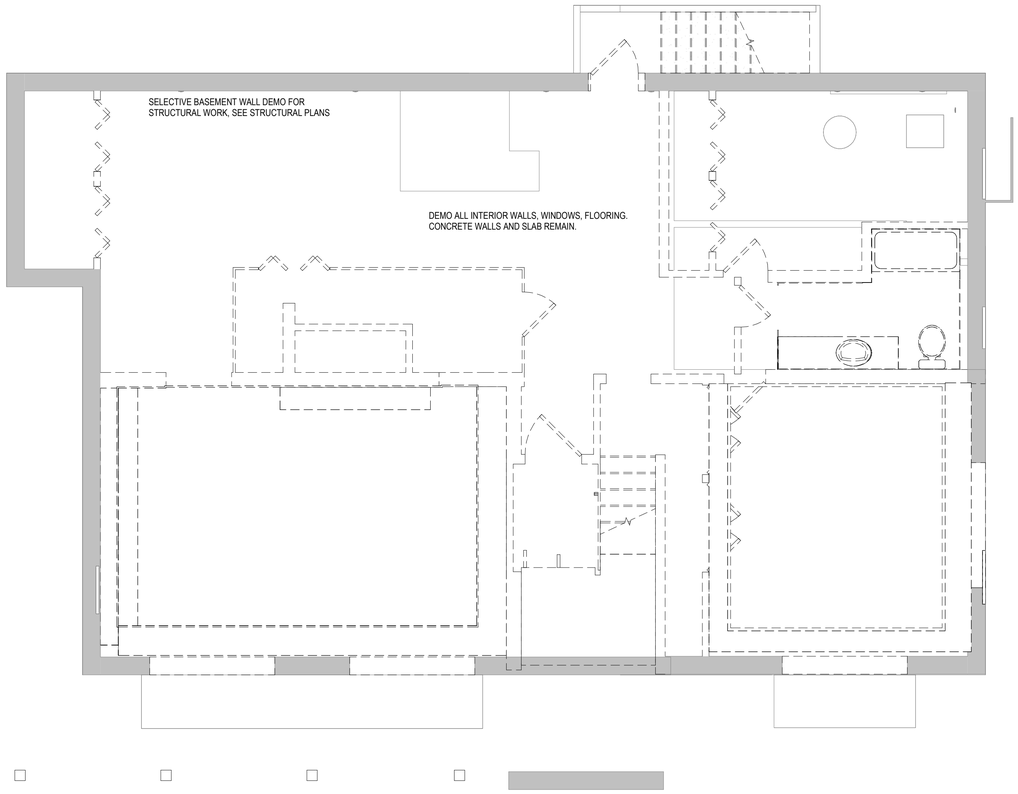
B. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.

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



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

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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"

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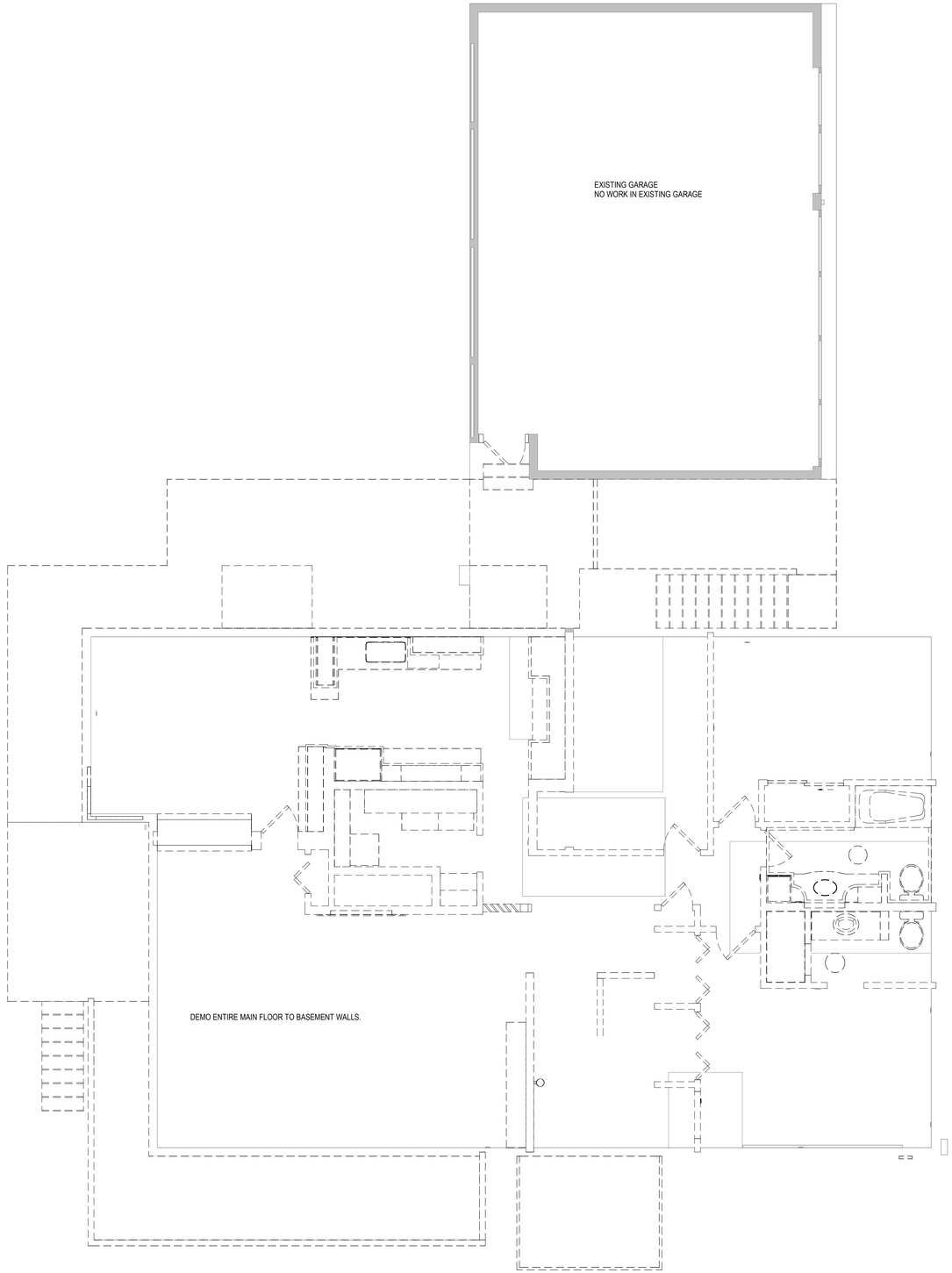

1 FIRST FLOOR DEMO
1/4" = 1'-0"

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BUILDER CONTACT

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DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME:
FIRST FLOOR DEMO

SHEET NO.
A001

Scale 1/4" = 1'-0"

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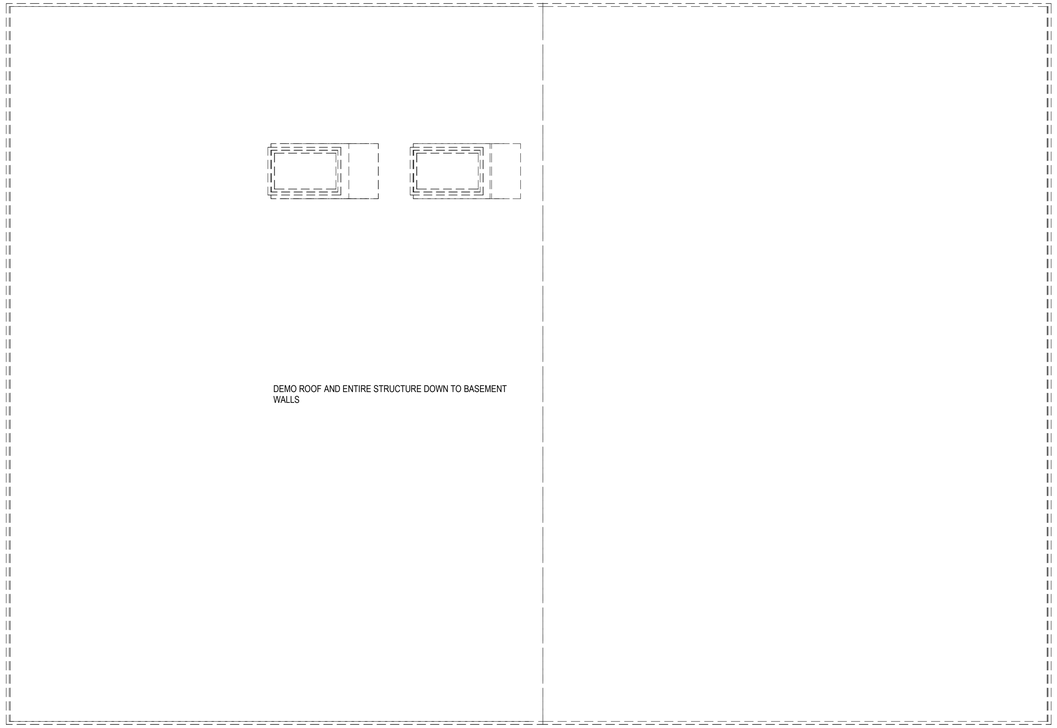

1 ROOF PLAN DEMO
1/4" = 1'-0"

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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: ROOF DEMO

SHEET NO.: A002

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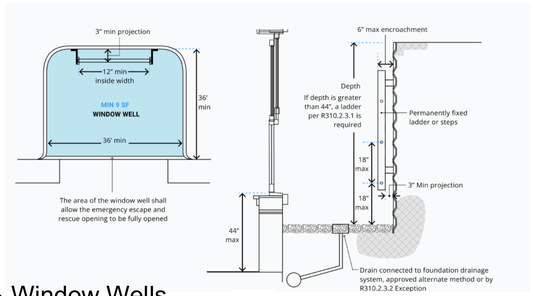
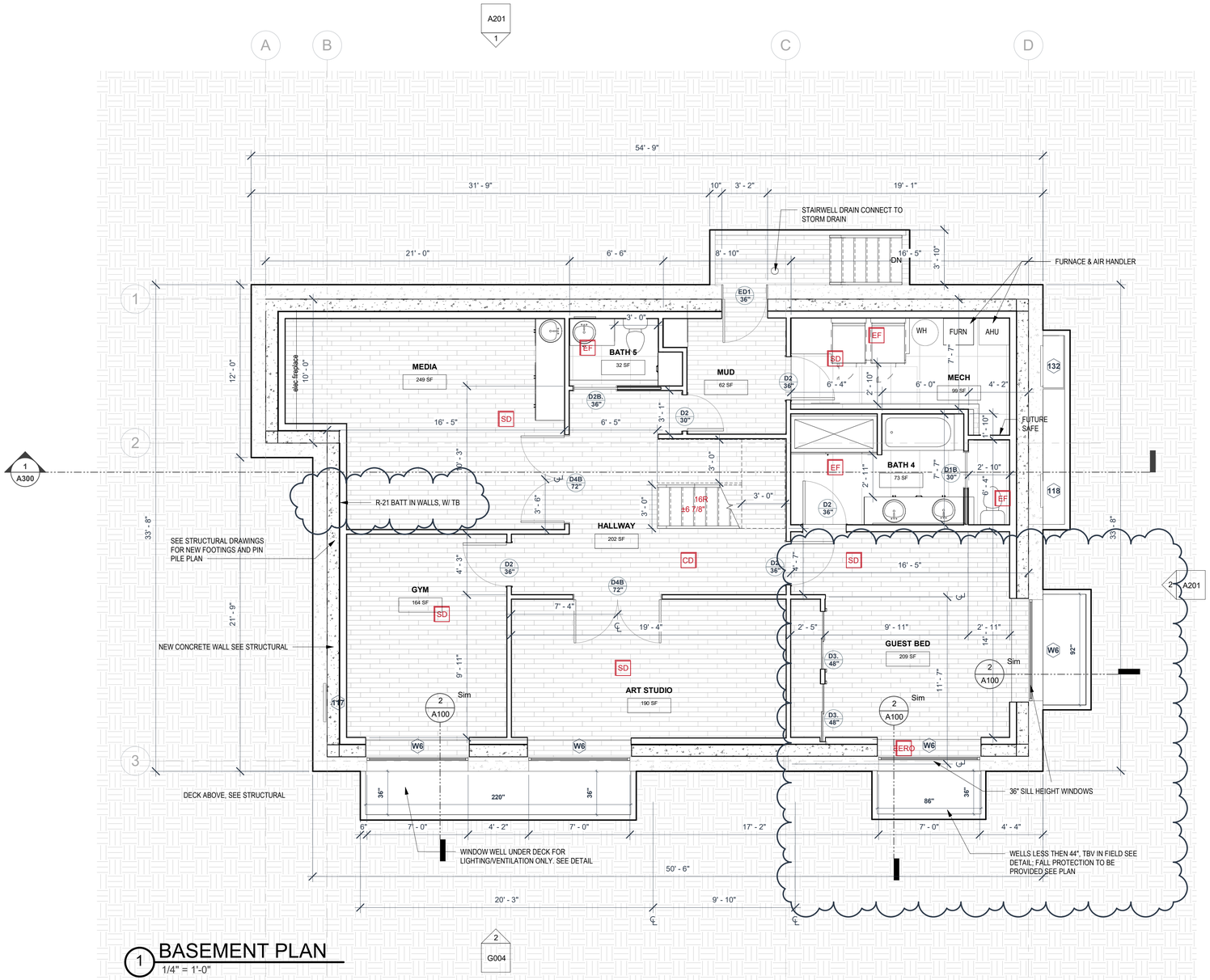


2 Window Wells
1/2" = 1'-0"

WINDOW WELLS (R310.2): ALL BASEMENT-LEVEL EMERGENCY ESCAPE AND RESCUE WINDOW WELLS SHALL COMPLY WITH IRC R310.2. MINIMUM CLEAR HORIZONTAL AREA SHALL BE ≥9 SQ. FT. WITH A MINIMUM PROJECTION OF ≥36 INCHES. WELLS DEEPER THAN 44 INCHES SHALL BE PROVIDED WITH A PERMANENTLY AFFIXED LADDER OR STEPS THAT DO NOT ENCROACH UPON THE REQUIRED WINDOW OPENING DIMENSIONS. ALL WELLS SHALL INCLUDE APPROVED DRAINAGE TO PREVENT WATER ACCUMULATION.

ALL WINDOW WELLS SHALL COMPLY WITH IRC R310.4. WHERE A WINDOW WELL PRESENTS A VERTICAL FALL GREATER THAN 30 INCHES WITHIN 36 INCHES OF AN ADJACENT WALKING SURFACE, ONE OF THE FOLLOWING SHALL BE PROVIDED:

1. A GUARD IN ACCORDANCE WITH IRC R312.1, OR
2. A COMPLIANT COVER PER IRC R310.4,



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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
2. 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.
3. 50 CFM EXHAUST FAN AT ALL NEW BATHROOMS
4. CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATLY.
5. 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 OPERTION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER IRC 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.
6. DOOR JAMBS SHALL BE 3 1/2" TYPICAL UNLESS OTHERWISE NOTES
7. CONTRACTOR TO VERIFY TO INSPECTOR PRIOR TO FINAL DEMO INSPECTION, LOCATION, AND CONFIRMATION OF NON-STRUCTURAL DEMOED WALLS.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED AND COMPLY WITH HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. CONTRACTOR TO PULL FIRE ALARM PERMIT FOR APPROPRIATE FIRE ALARM SYSTEM INSTALLER.
9. KITCHEN EXHAUST FAN 160 CFM INTERMITTENT ELECTRIC RANGE. 250 CFM COMBUSTION RANGE. IF DOWNDRAFT 300 CFM INTERMITTENT REQUIRED. PER M1505.4.4(1).
10. BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM
11. SAUNA REQUIREMENTS TO CONFORM WITH M1902 (1-4). COMPLY WITH M1902.4 CONTROLS: SAUNA HEATERS SHALL BE EQUIPPED WITH A THERMOSTAT THAT WILL LIMIT ROOM TEMPERATURE TO NOT GREATER THAN 194°F (90°C). WHERE THE THERMOSTAT IS NOT AN INTEGRAL PART OF THE HEATER, THE HEAT-SENSING ELEMENT SHALL BE LOCATED WITHIN 6 INCHES OF THE CEILING.
12: NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.
A SEPARATE FIRE PERMIT IS REQUIRED.

NEW CONSTRUCTION

EXISTING TO REMAIN

FLOOR PLAN KEYNOTES

CD	CARBON MONOXIDE DETECTOR
EERO	<varies>
EF	EXHAUST FAN
EV	EXHAUST VENT
SD	SMOKE DETECTOR
WH	60 CFM WHOLE HOUSE FAN

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Wishwas Koushik Remodel

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik
PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION
1	Date 1	Revision 1

STATUS: PERMIT
DPS PERMIT NUMBER:
BNA Project number: XXXXXX
DRAWN BY: Author
SHEET NAME: FLOOR PLAN
SHEET NO.: A100
Scale: As indicated

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi PERMIT 2025_cleaned.rvt
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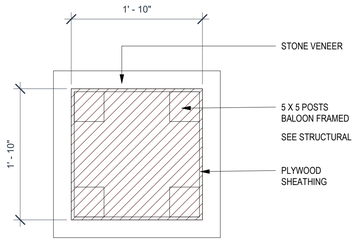
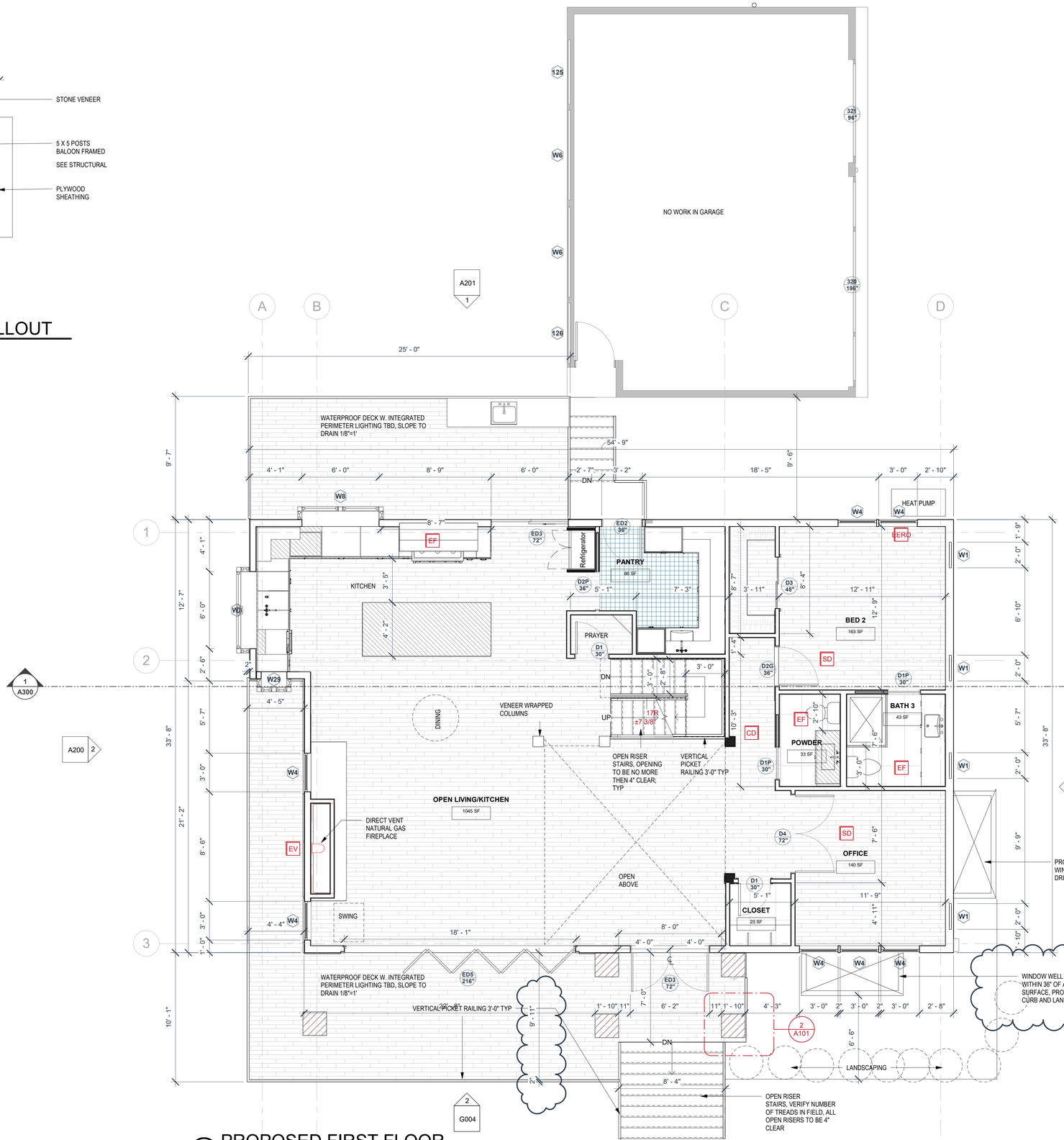


2 COLUMN CALLOUT
1" = 1'-0"



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

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EXISTING TO REMAIN

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PROJECT ADDRESS: 8203 AVALON DR 98040

REVISION LOG

REV #	DATE	DESCRIPTION
1	Date 1	Revision 1

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME: FLOOR PLAN

SHEET NO.: A101

Scale: As indicated

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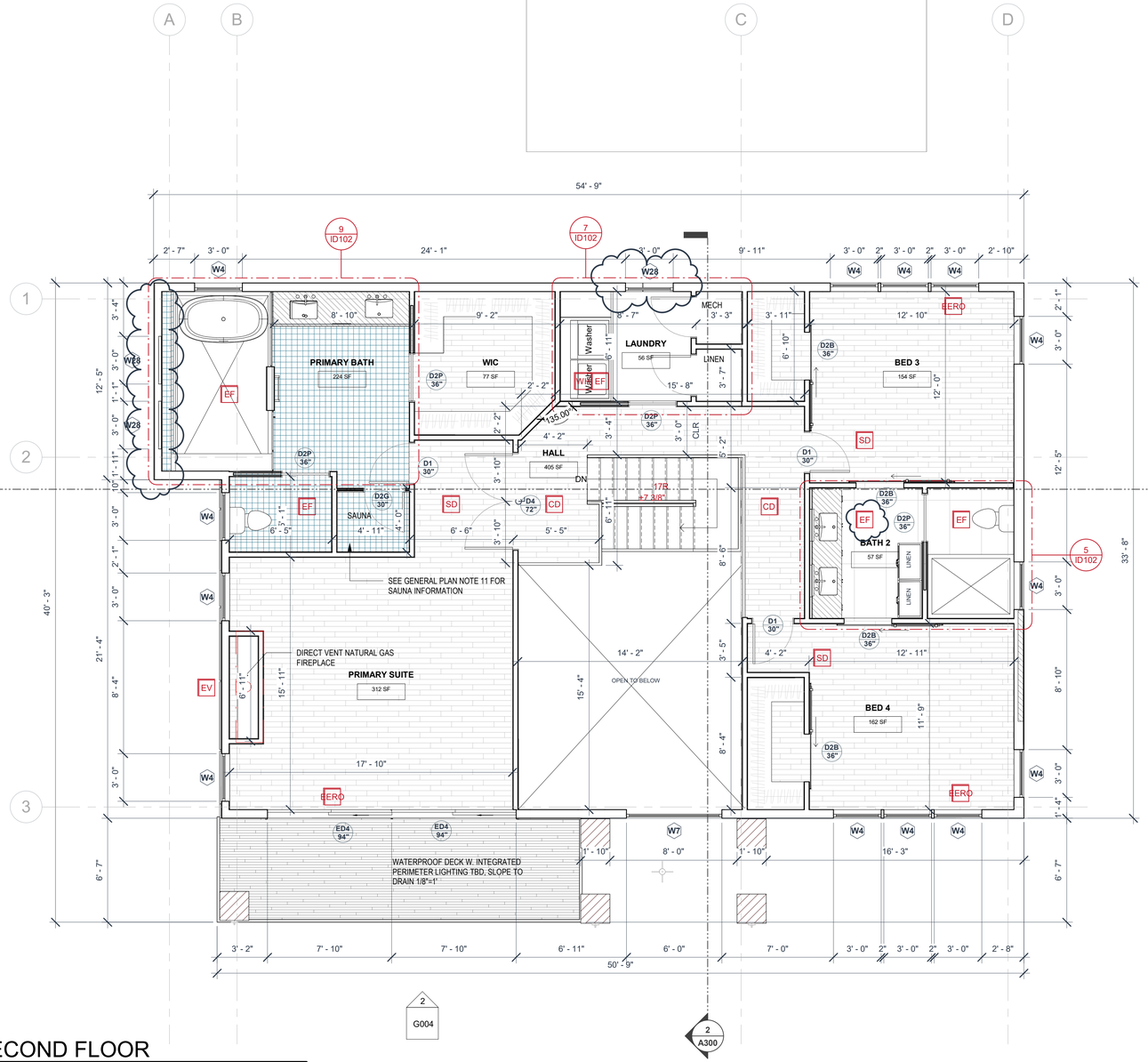

1 SECOND FLOOR
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STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME: FLOOR PLAN

SHEET NO.: A102

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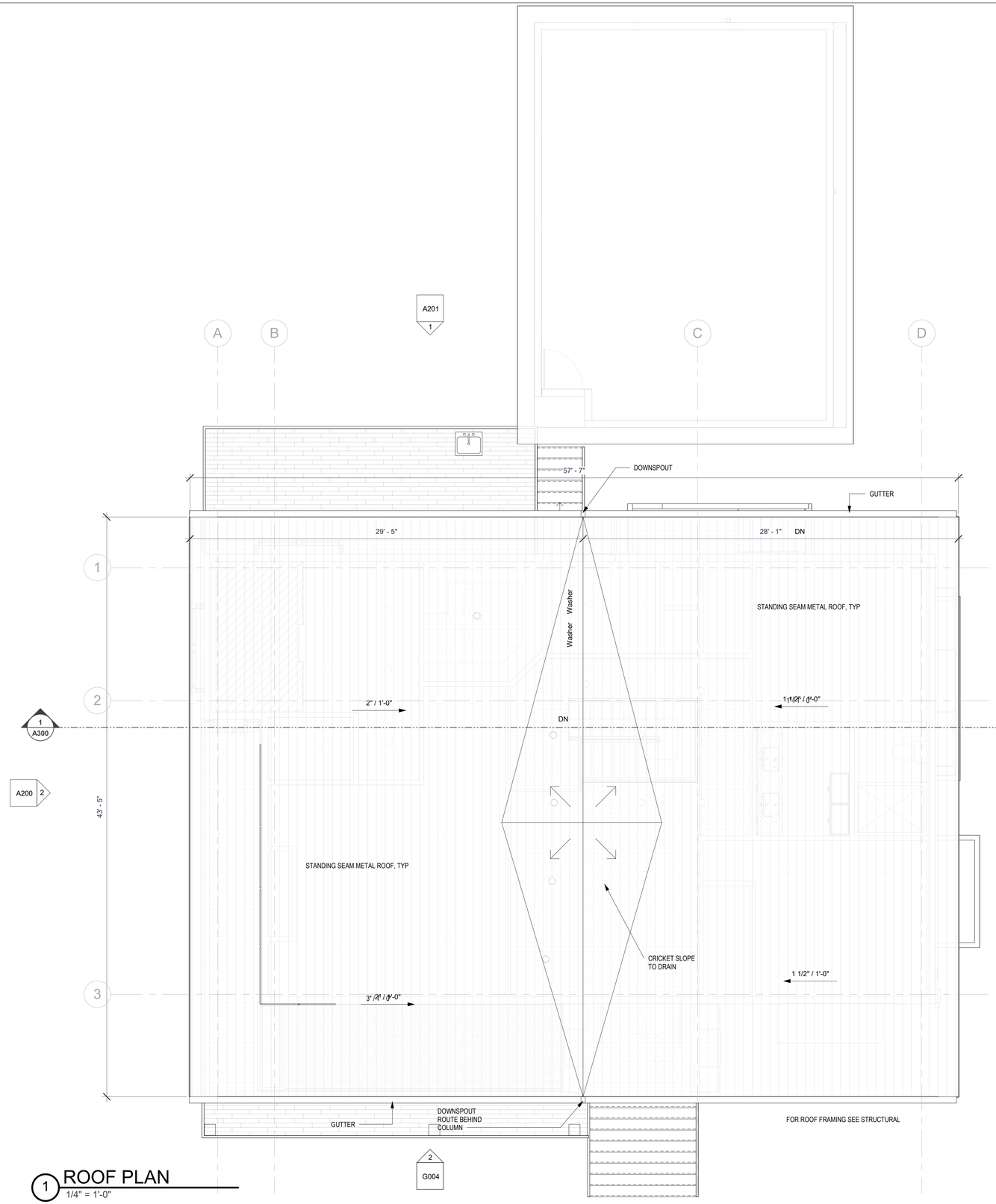
ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS



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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
2. 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.
3. 50 CFM EXHAUST FAN AT ALL NEW BATHROOMS
4. CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATLY.
5. 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 OPERTION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER IRC 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.
6. DOOR JAMBS SHALL BE 3 1/2" TYPICAL UNLESS OTHERWISE NOTES
7. CONTRACTOR TO VERIFY TO INSPECTOR PRIOR TO FINAL DEMO INSPECTION, LOCATION, AND CONFIRMATION OF NON-STRUCTURAL DEMOED WALLS.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED AND COMPLY WITH HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. CONTRACTOR TO PULL FIRE ALARM PERMIT FOR APPROPRIATE FIRE ALARM SYSTEM INSTALLER.
9. KITCHEN EXHAUST FAN 160 CFM INTERMITTENT ELECTRIC RANGE. 250 CFM COMBUSTION RANGE. IF DOWNDRAFT 300 CFM INTERMITTENT REQUIRED. PER M1505.4.4(1).
10. BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM
11. SAUNA REQUIREMENTS TO CONFORM WITH M1902 (1-4). COMPLY WITH M1902.4 CONTROLS: SAUNA HEATERS SHALL BE EQUIPPED WITH A THERMOSTAT THAT WILL LIMIT ROOM TEMPERATURE TO NOT GREATER THAN 194°F (90°C). WHERE THE THERMOSTAT IS NOT AN INTEGRAL PART OF THE HEATER, THE HEAT-SENSING ELEMENT SHALL BE LOCATED WITHIN 6 INCHES OF THE CEILING.
12: NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.
A SEPARATE FIRE PERMIT IS REQUIRED.

NEW CONSTRUCTION

EXISTING TO REMAIN

FLOOR PLAN KEYNOTES

CD	CARBON MONOXIDE DETECTOR
EERO	<varies>
EF	EXHAUST FAN
EV	EXHAUST VENT
SD	SMOKE DETECTOR
WH	60 CFM WHOLE HOUSE FAN

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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

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: ROOF PLAN

SHEET NO.: A103

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

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi PERMIT 2025_cleaned.rvt

PLOT DATE: 1/27/2026 4:02:37 PM

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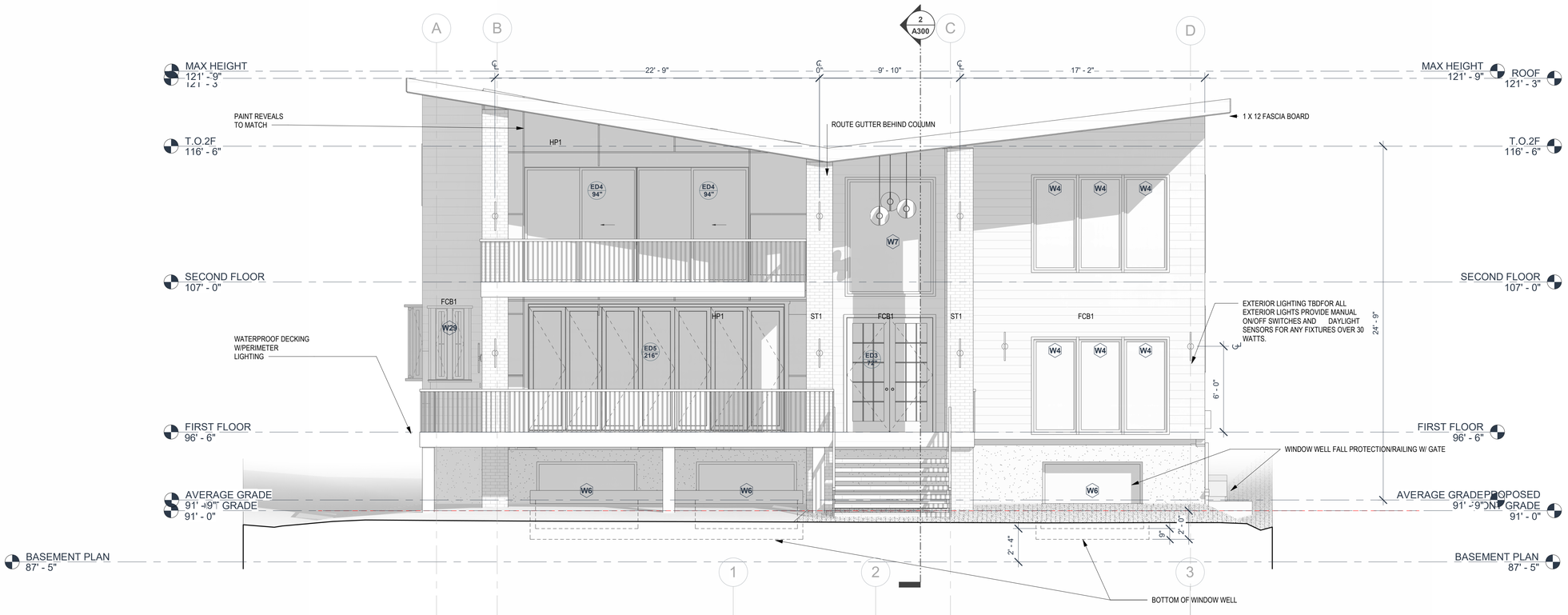
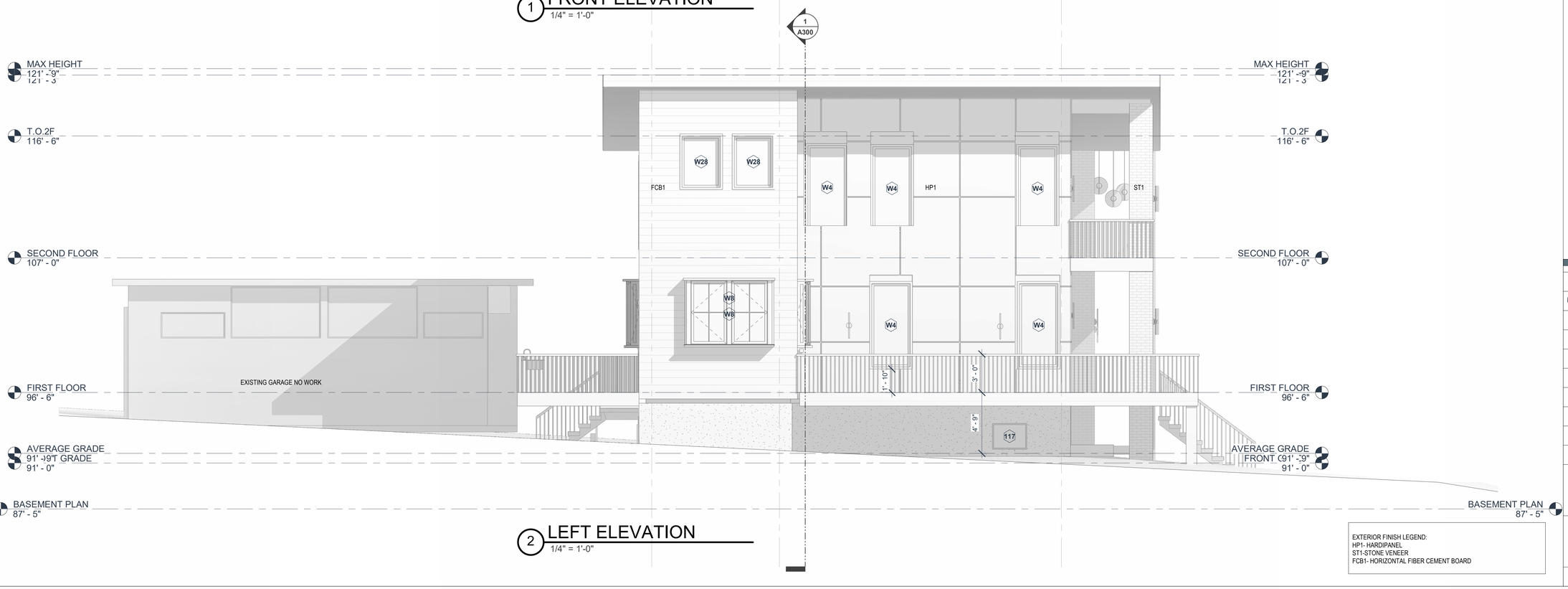


1 FRONT ELEVATION
1/4" = 1'-0"



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

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

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BUILDER ADDRESS

CLIENT NAME
Wishwas Mohan and Madhuri Koushik

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
BUILDING ELEVATION

SHEET NO.
A200

Scale 1/4" = 1'-0"

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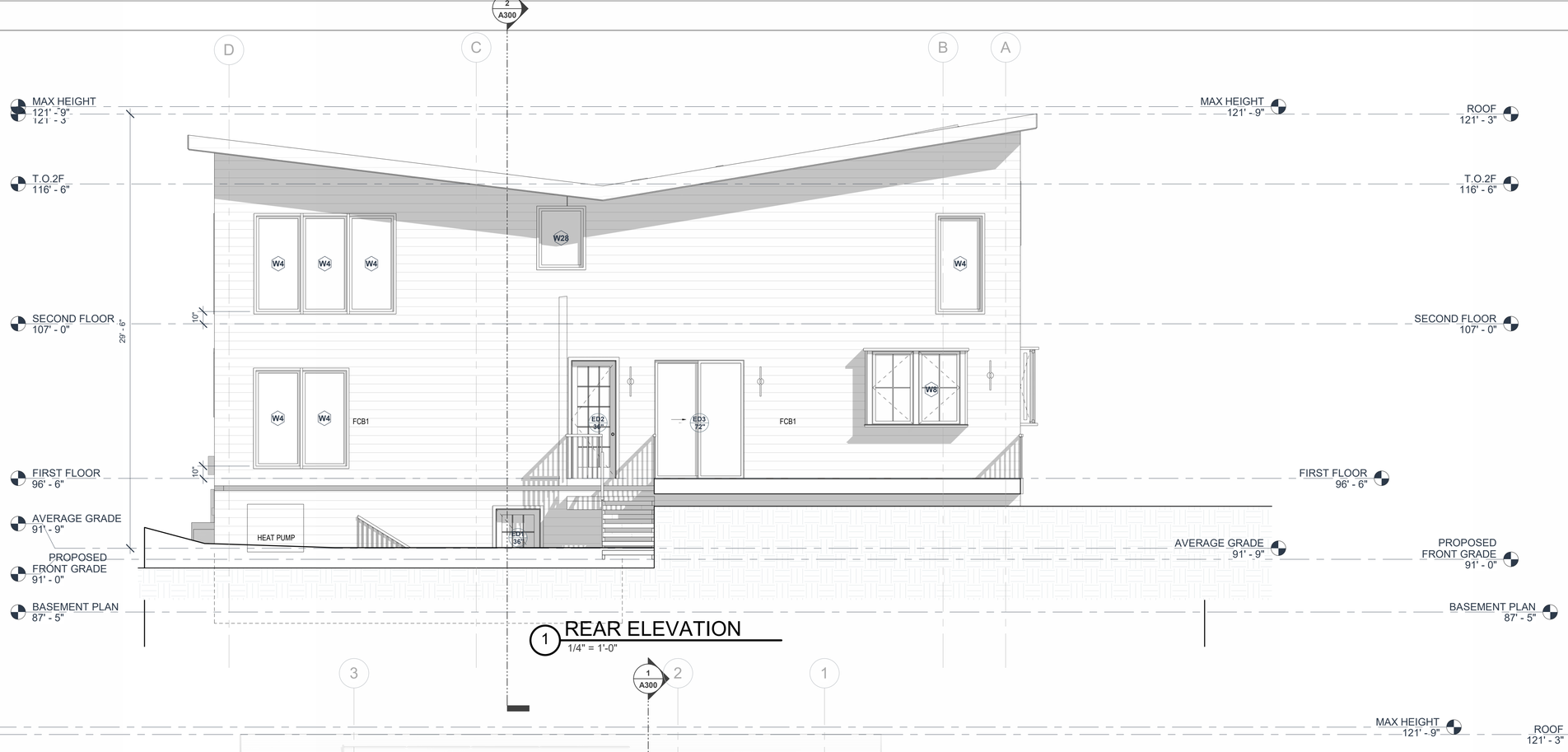
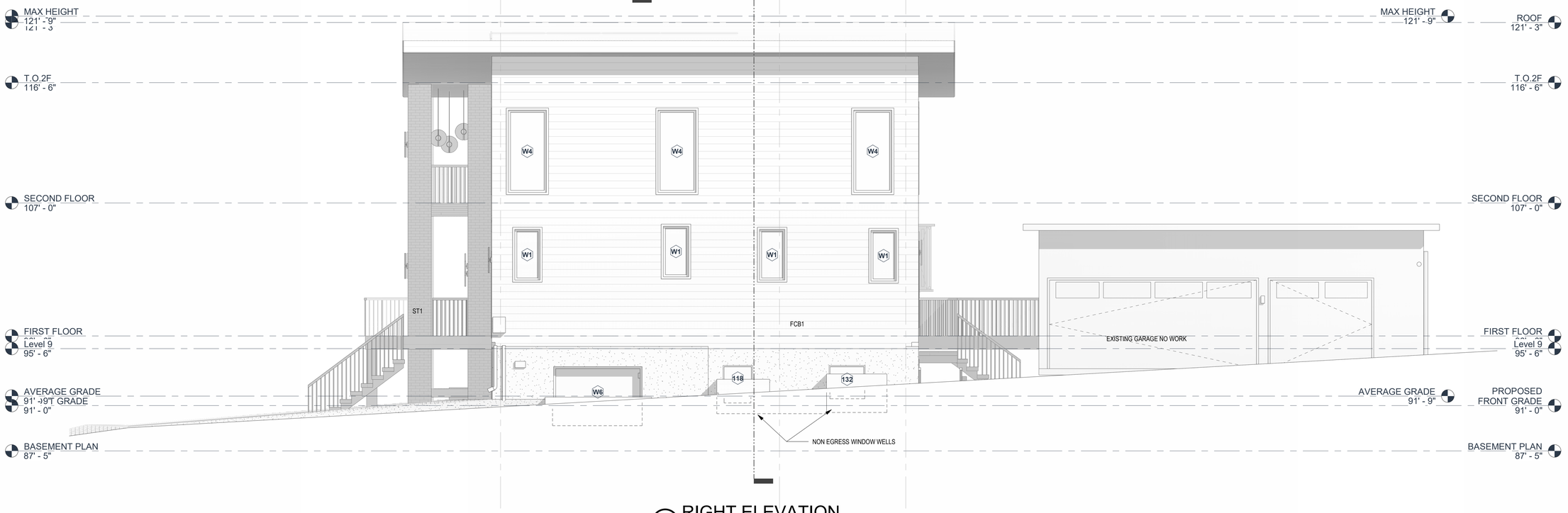


1 REAR ELEVATION
1/4" = 1'-0"



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

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

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BUILDER ADDRESS

CLIENT NAME
Wishwas Mohan and Madhuri Koushik

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
BUILDING ELEVATION

SHEET NO.
A201

Scale 1/4" = 1'-0"

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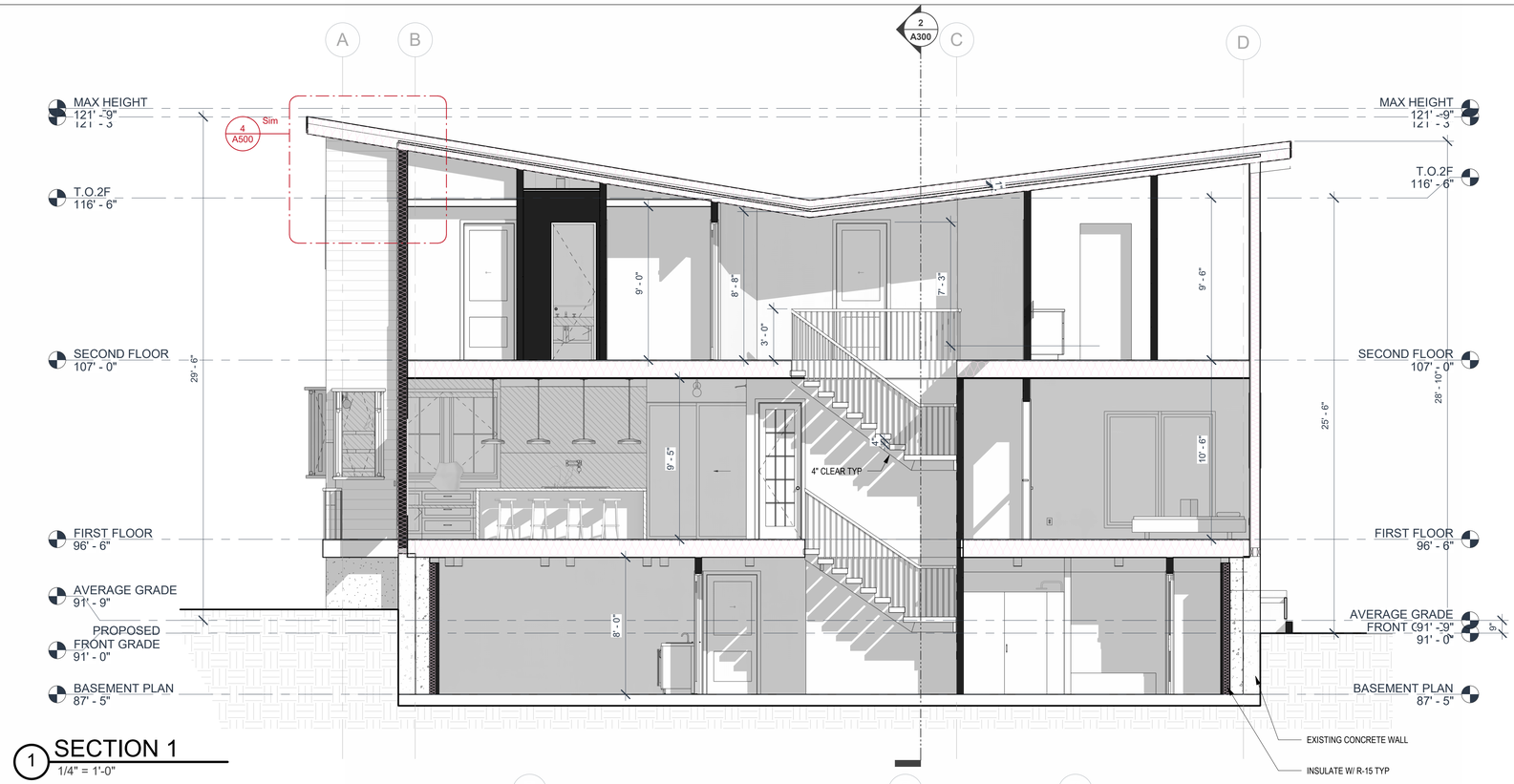
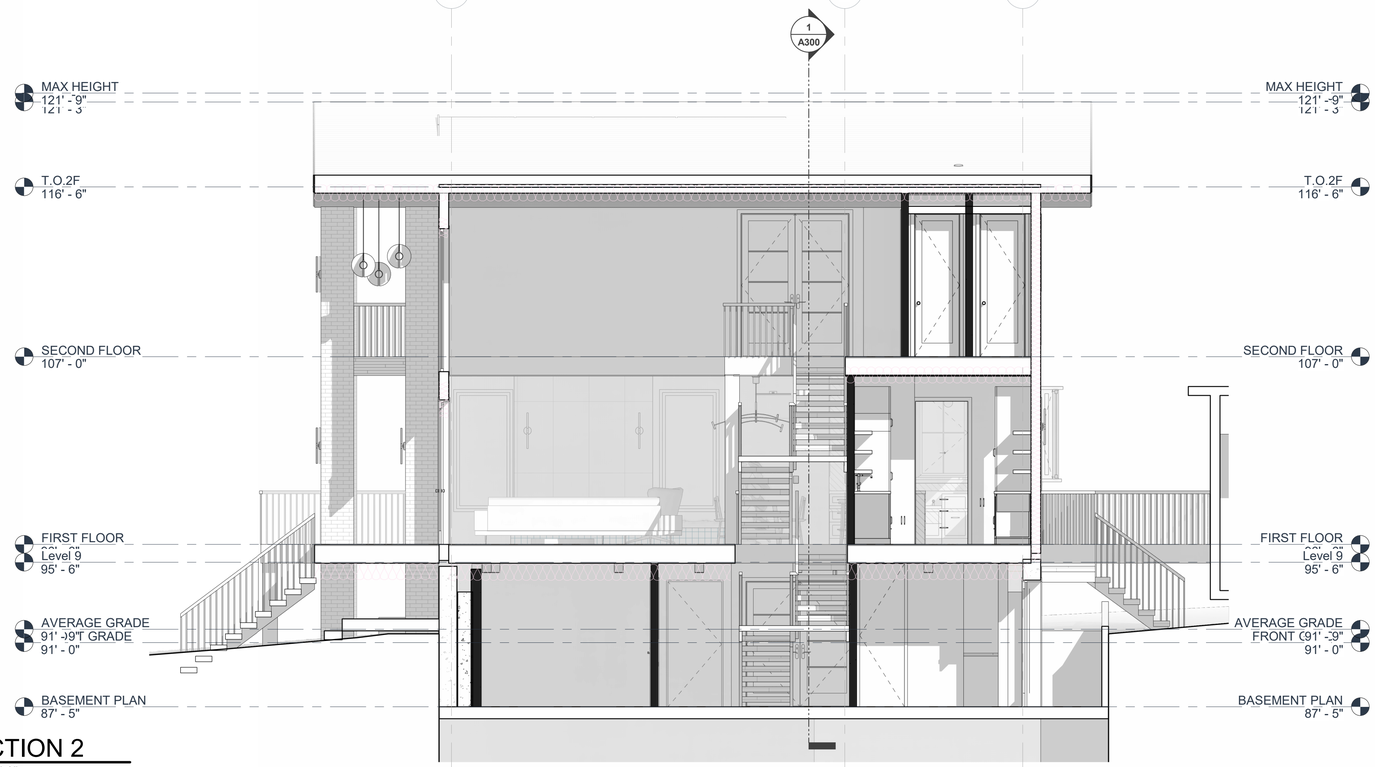


1 SECTION 1
1/4" = 1'-0"



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

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BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME
Wishwas Mohan and Madhuri Koushik

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
BUILDING SECTIONS

SHEET NO.
A300

Scale 1/4" = 1'-0"

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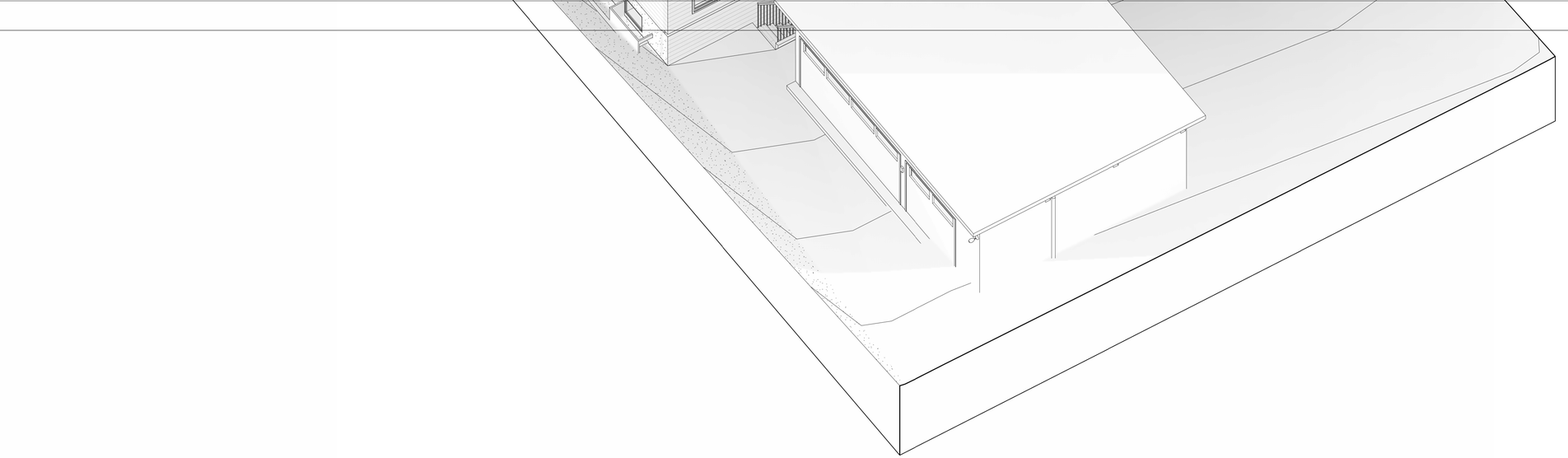

1 3D VIEW 1

2 3D VIEW 2

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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

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DOOR SCHEDULE - EXTERIOR

NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE GROUP	HARDWARE CLOSER	GLAZING AREA	NOTES
ED1	3' - 0"	7' - 0"								24 SF	
ED2	3' - 0"	8' - 0"								24 SF	
ED3	6' - 0"	8' - 0"								48 SF	
ED4	7' - 10"	8' - 0"								66 SF	SLIDING DOOR
ED5	18' - 0"	9' - 0"								140 SF	
Grand total: 7											

DOOR SCHEDULE - INTERIOR

NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE GROUP	HARDWARE CLOSER	NOTES
D1	2' - 6"	8' - 0"								<varies>
D1B	2' - 6"	7' - 0"								POCKET DOOR
D1P	2' - 6"	8' - 0"								POCKET DOOR
D2	<varies>	<varies>								<varies>
D2B	3' - 0"	8' - 0"								BARN DOOR
D2B.	3' - 0"	7' - 0"								POCKET DOOR
D2G	<varies>	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>
D6	3' - 0"	8' - 0"								
D7	2' - 6"	8' - 0"								
D8	2' - 6"	8' - 0"								
Grand total: 35										

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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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

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: DOOR TYPES & SCHEDULE

SHEET NO.: A600

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

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EXTERIOR GLAZING SCHEDULE

TYPE MARK	WIDTH	HEIGHT	U VALUE	WINDOW AREA	UA	OPERATION	FRAME MATERIAL	REMARKS
W1	2' - 0"	4' - 0"	0.28	32 SF	10 SF		FIBER GLASS	
W4	3' - 0"	6' - 6"	0.28	390 SF	117 SF	CASEMENT	FIBER GLASS	EERO WINDOWS NOTED IN PLAN, ALL GLAZING W/IN 18" OF FLOOR TO BE TEMPERED
W6	7' - 0"	4' - 0"	0.28	112 SF	34 SF		FIBER GLASS	
W7	6' - 0"	8' - 0"	0.28	48 SF	14 SF	PICTURE	FIBER GLASS	
W8	6' - 0"	5' - 0"	0.28	60 SF	18 SF		FIBER GLASS	
W28	3' - 0"	4' - 0"	0.28	36 SF	11 SF		FIBER GLASS	EERO WINDOWS NOTED IN PLAN, ALL GLAZING W/IN 18" OF FLOOR TO BE TEMPERED
W29	2' - 0"	5' - 0"	0.28	10 SF	3 SF		FIBER GLASS	
TOTAL: 35				688 SF	206 SF			

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

TYPES OF WINDOWS, 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 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.

J.) ALL GLAZING WITHIN 18" OF FLOOR LEVEL TO BE TEMPERED

GLAZING SCHEDULE NOTES:

1. SEE EXTERIOR DOOR & WINDOW ELEVATIONS FOR OPERATION, LAYOUT, & DIMENSION.
2. EMERGENCY EGRESS OPENING NOTED IN PLAN- EERO
3. SUITABLE TO INCLUDE OUTDOOR AIR INLET PER ITEM (H) IN DOOR & WINDOW NOTES.

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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

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: WINDOW TYPES & SCHEDULE

SHEET NO.: A601

Scale: 3" = 1'-0"

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vathy\03 Revit\01 Work\Vathy and Madhi PERMIT 2025_cleaned.rvt

PLOT DATE: 1/27/2026 4:03:13 PM

ROOF

SPRAY FOAM INFORMATION:

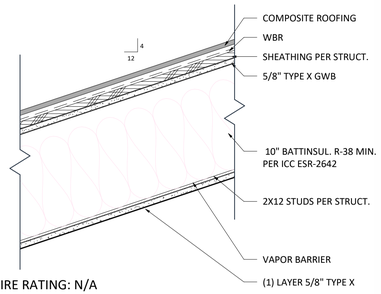
PRODUCT NAME: SPRAYTITE, 158, 178, 81205 AND 81206

MANUFACTURER: BASF CORPORATION

ICC-ES REPORT ISSUE: ESR-2642

ADDITIONAL NOTES:

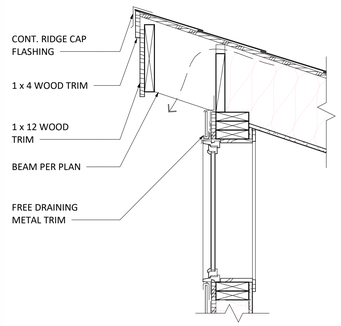
1. CONFIRM THAT THE APPLICATION OF SPRAY FOAM IS CONSISTANT WITH THE "CONDITIONS OF USE" AND COMPLIES WITH IRC R806.5.5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSUALTION 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.
2. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
3. 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 IBC 1203.3.4.1.1
STC: N/A

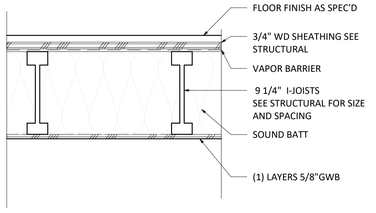
2 ROOF/CLG @ SLOPED ROOF1
1 1/2" = 1'-0"

SEE STRUCTURAL



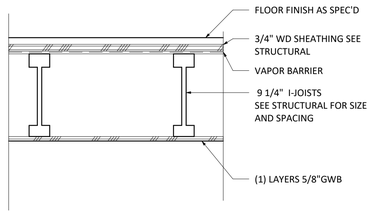
4 TYP. SHED EAVE
1" = 1'-0"

FLOOR



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

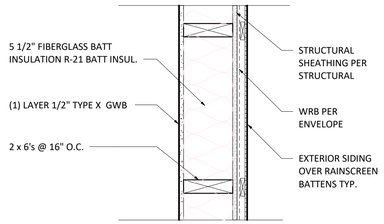
3 TYP FLOOR/CEILING (INSUL)
1 1/2" = 1'-0"



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

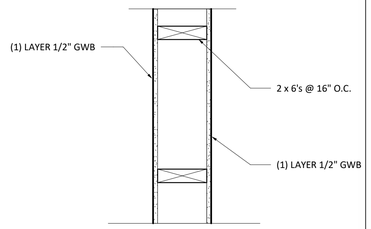
5 TYP FLOOR/CEILING
1 1/2" = 1'-0"

WALL



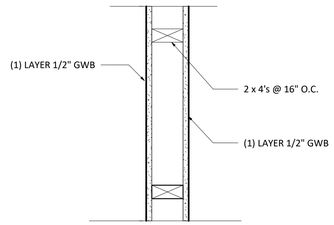
FIRE RATING: N/A
TESTED ASSEMBLY: CALC. PER SEC. 721.6
INSUL.: R-21, BATT INSUL.
STC: N/A

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



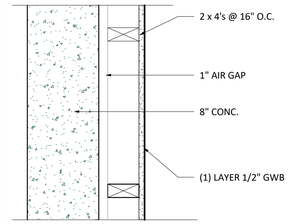
FIRE RATING: NA
TEST: NA
INSUL.: NA
STC: NA

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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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

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: WALL,FLOOR,ROOF & FOUNDATION DETAILS

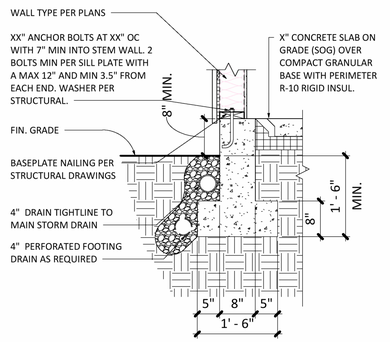
SHEET NO.: A500

Scale: As indicated

FILE PATH: Z:\Shared\RESIDENTIAL\Maddy and Vishy\03 Revit\01 Work\Vishy and Madhi PERMIT 2025_cleaned.rvt

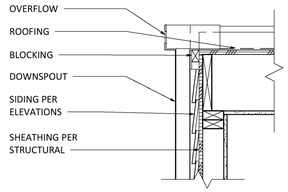
PLOT DATE: 1/27/2026 4:03:14 PM

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



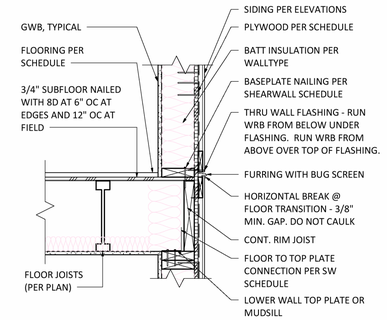
2 FOUNDTN @ SLAB ON GD

3/4" = 1'-0"



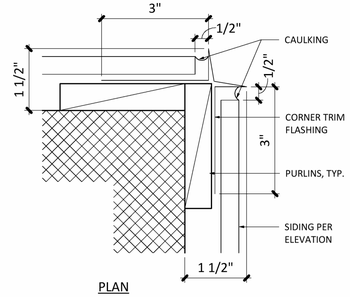
3 TYP. SCUPPER

1" = 1'-0"



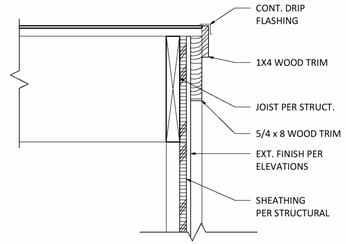
4 TYP. FLOOR LEVEL

1" = 1'-0"



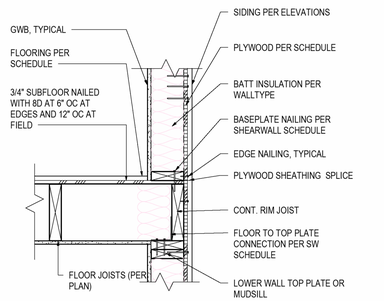
5 FLASHING @ EXT CORNER

6" = 1'-0"



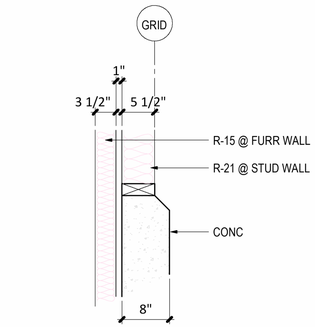
7 TYP. FLAT RAKE

1 1/2" = 1'-0"



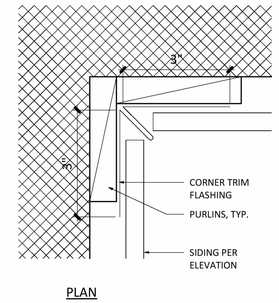
8 TYP. PERP. JOIST TO WALL

1" = 1'-0"



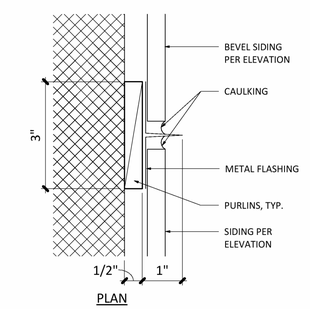
9 FOUNDATION WALL DTL.

1" = 1'-0"



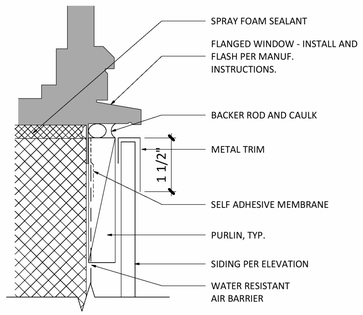
10 FLASHING @ INT CORNER

6" = 1'-0"



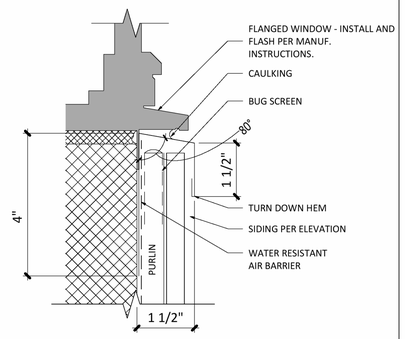
11 FLASHING @ SDG TRANSITION

6" = 1'-0"



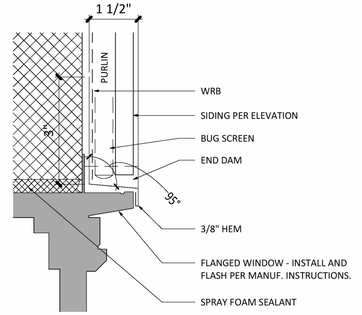
12 FLASHING @ WINDOW JAMB

6" = 1'-0"



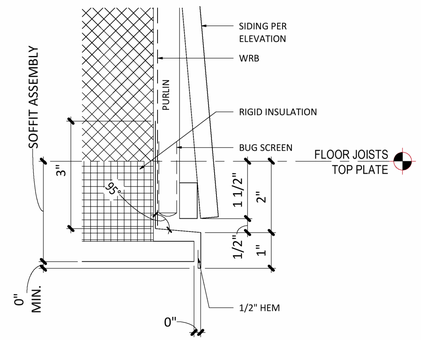
13 FLASHING @ WINDOW SILL

6" = 1'-0"



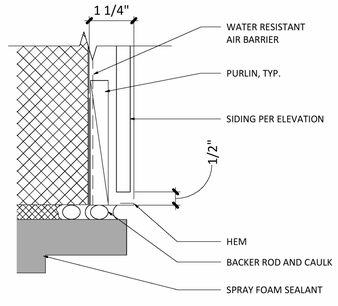
14 FLASHING @ WINDOW HEAD

6" = 1'-0"



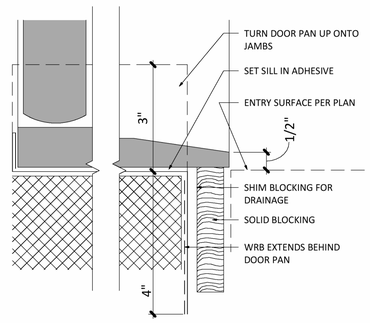
15 FLASHING @ SOFFIT

6" = 1'-0"



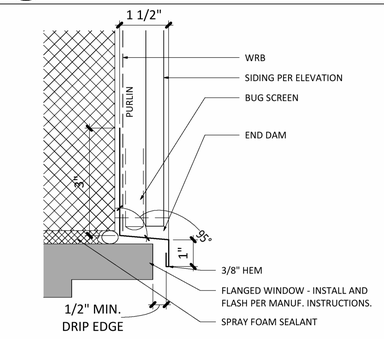
16 FLASHING @ DOOR JAMB

6" = 1'-0"



17 FLASHING @ DOOR SILL

6" = 1'-0"



18 FLASHING @ DOOR HEAD

6" = 1'-0"

EMERGENCY ESCAPE AND RESCUE:

ONE WINDOW (OR DOOR) IN THE BASEMENT, A HABITABLE ATTIC, AND IN EACH BEDROOM, MUST MEET THESE REQUIREMENTS (SRC R310):

THE MINIMUM NET CLEAR OPEN AREA IS 5.7 SQUARE FEET (HOWEVER, OPENINGS AT GRADE FLOOR MAY BE A MINIMUM OF 5 SQUARE FEET)

THE MINIMUM CLEAR OPEN WIDTH IS 20"

THE MINIMUM CLEAR OPEN HEIGHT IS 24"

THE MAXIMUM ALLOWED SILL HEIGHT IS 44"

THE INSIDE OF THE WINDOW WELLS MUST BE A MINIMUM OF 9 SQUARE FEET IN AREA, WITH A MINIMUM 3' WIDTH, AND MUST ALLOW THE WINDOW TO OPEN ALL THE WAY. A LADDER IS REQUIRED IF THE BOTTOM OF THE WINDOW WELL IS MORE THAN 44" BELOW THE ADJACENT GROUND.

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Wishwas Koushik Remodel

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

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: EXTERIOR ENVELOPE DETAILS

SHEET NO.: A501

Scale: 1/2" = 1'-0"

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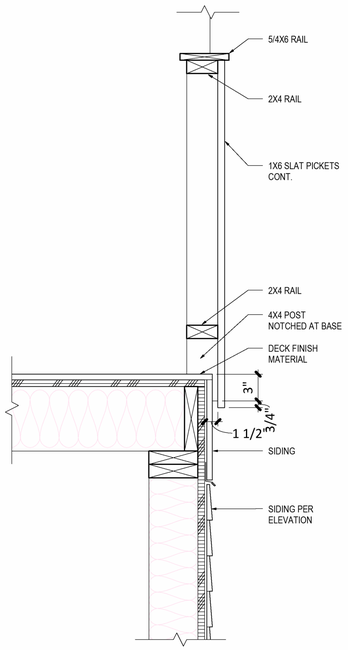
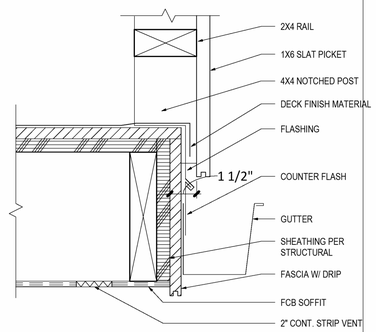
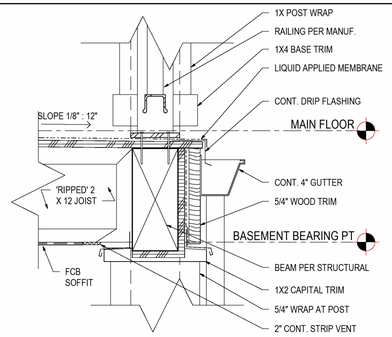


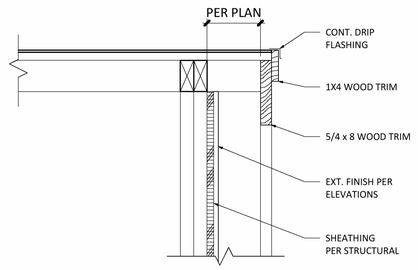
1 TYP. EXT. STAIR RAILING
1 1/2" = 1'-0"



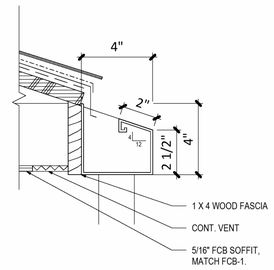
5 TYP. PICKET BASE
3" = 1'-0"



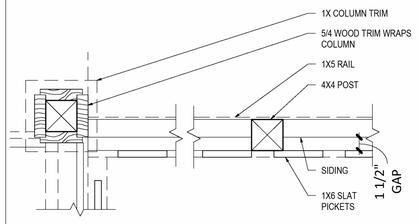
6 TYP. DECK RIM
1 1/2" = 1'-0"



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

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

CLIENT NAME: Wishwas Mohan and Madhuri Koushik

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: DETAILS

SHEET NO.: A502

Scale: 1/2" = 1'-0"

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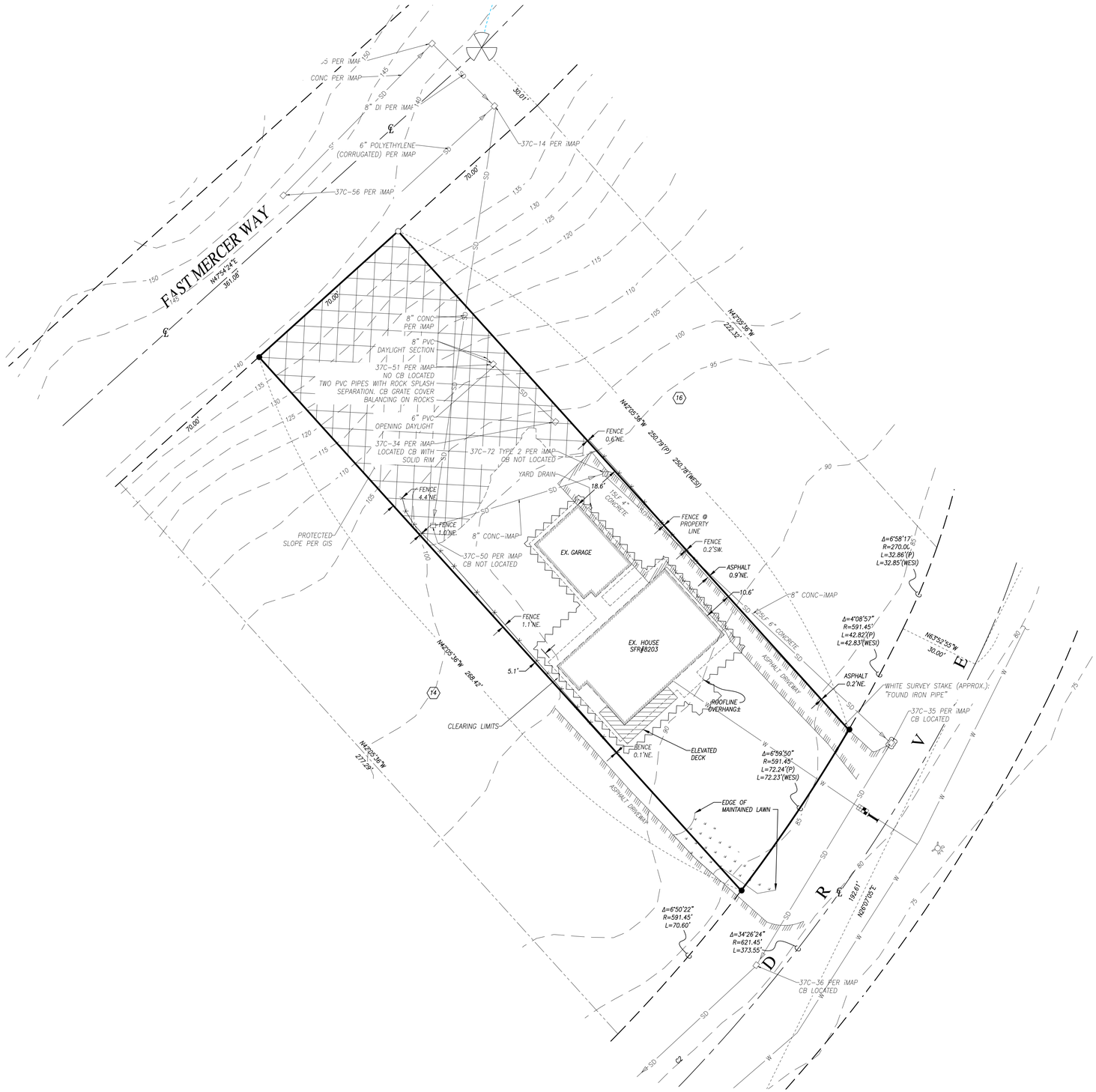
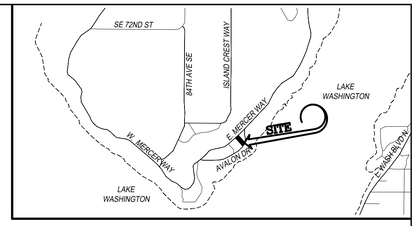
ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS





VICINITY MAP
SCALE: 1" = 2,000'

SCALE: 1" = 20'
0 20 40

LEGEND

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

EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRM-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 STATUATORY 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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CUT: 5 CUBIC YARDS
FILL: 5 CUBIC YARDS

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VEGETATION BEFORE CLEARING & GRADING
RESIDENTIAL LAWN AND LANDSCAPING

VEGETATION AFTER CLEARING & GRADING
RESIDENTIAL LAWN AND LANDSCAPING

NRCS SOIL CLASSIFICATION
KITSAP SILT LOAM [KpD]

TIMOTHY A. SARKELA — STATE OF WASHINGTON — 57009 — REGISTERED PROFESSIONAL ENGINEER
01-12-2026

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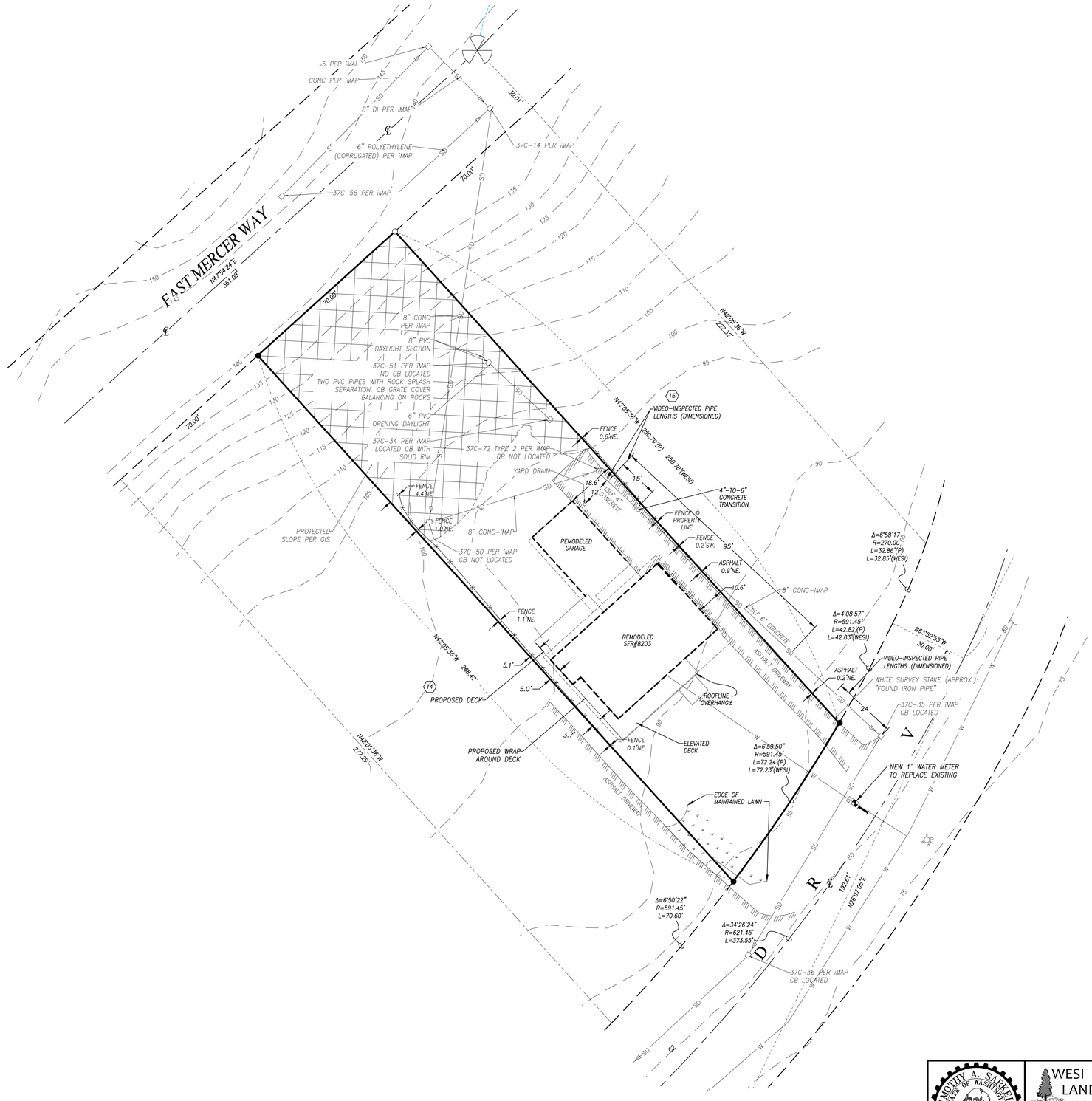
PLANNING • ENGINEERING • SURVEYING
* 1000 CEDAR AVENUE * SUITE 100 * MARYSVILLE * WA * 98270 *
VISIT OUR WEBSITE AT: WWW.WESI.CO

GRADING 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	03. TAS	11/26/25	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



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

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.

DRAINAGE NOTE

REMODELED ROOF AREAS WILL BE TIED INTO ROOF DRAIN LINES ALREADY IN PLACE. THE EXISTING DOWNSLOPE DRAIN LINES HAVE BEEN TV INSPECTED AND VERIFIED BY THE ENGINEER OF RECORD.

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

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TAX ACCOUNT NO.(S): 0321100090

SITE ADDRESS: 8203 AVALON DRIVE MERCER ISLAND, WA

PERMIT #2505-004

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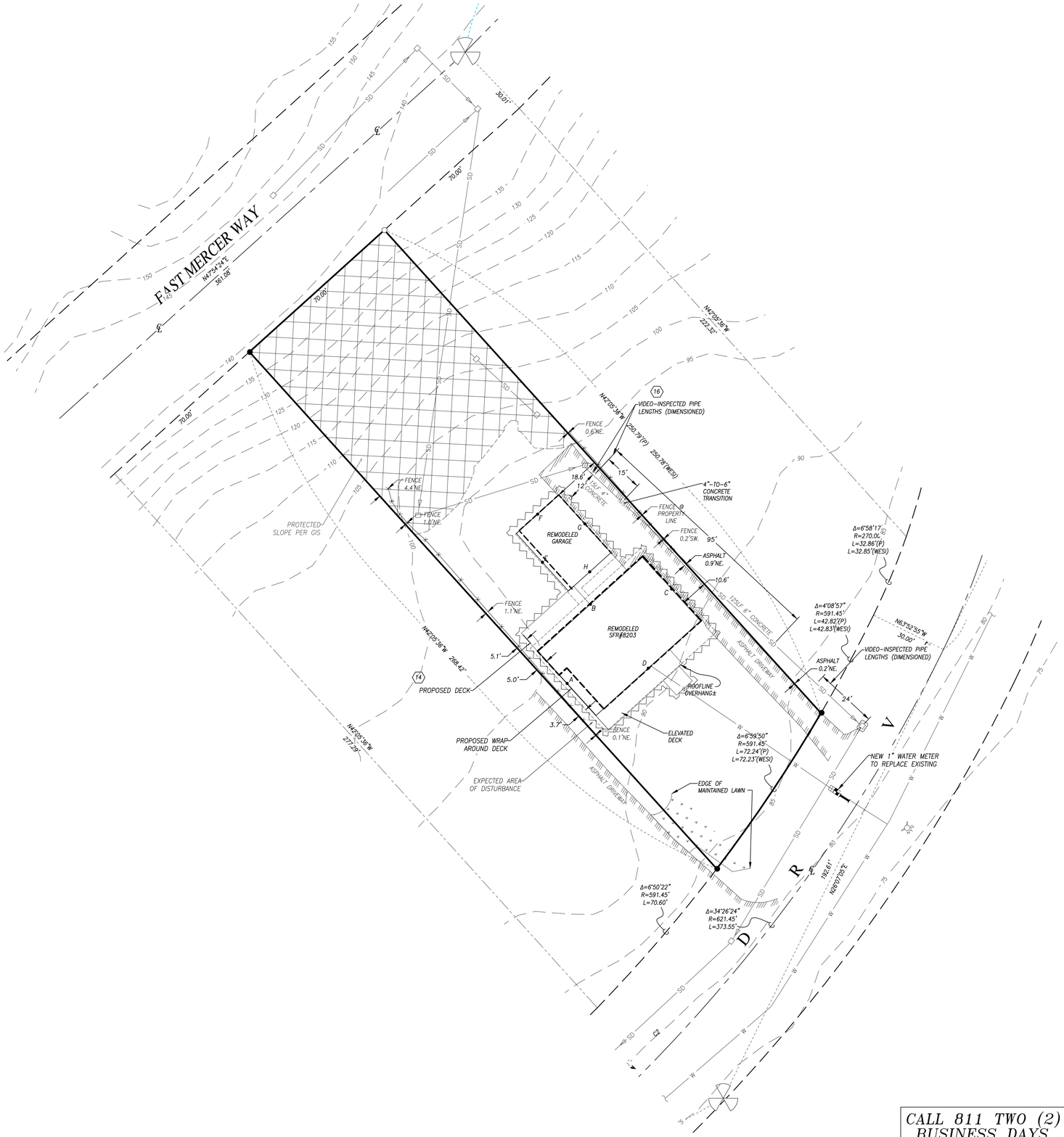
01-12-2026

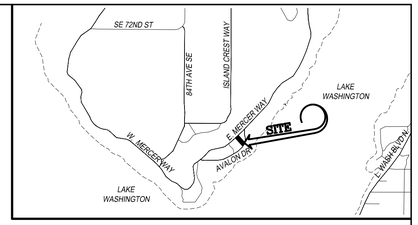
WESI LAND USE CONSULTANTS (425) 356-2700
PLANNING ❖ ENGINEERING ❖ SURVEYING
* 1000 CEDAR AVENUE * SUITE 100 * MARYSVILLE * WA * 98270 *
VISIT OUR WEBSITE AT: WWW.WESI.CO

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	DATE	REV.	BY	DATE	PROJECT MANAGER	SCALE
TAS	06/04/25	04	TAS	01/12/26	T. SARKELA	1"=20'
DRAWING FILE NAME		CHECKED BY		F.B. NO.	JOB NUMBER	SHEET NO.
241102ABASE.DWG		TAS		–	24-1102-A	2 OF 2





VICINITY MAP
SCALE: 1" = 2,000'

SCALE: 1" = 20'
0 20 40

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
- CLEARING LIMITS/AREA OF DISTURBANCE
- CATCH BASIN SEDIMENT INSERT
- PROTECTED SLOPE OVERLAY

CONTOUR & FEATURES NOTE

CONTOURS AND EXISTING STRUCTURES SHOWN BASED ON KING COUNTY iMAP.

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 TCRM-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 STATUATORY 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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241102ABASE.DWG		TAS		–	24-1102-A	1 OF 1

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.)

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION, AS AMENDED BY LOCAL JURISDICTION.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED. WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE, THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY, REMOVE SUCH TEMPORARY WORK AS REQUIRED.

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

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

6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FRAMING INFORMATION SHOWN ON STRUCTURAL DRAWING ARE MATCHING WITH THE EXISTING CONDITION, INFORMATION INCLUDING FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING SHALL BE VERIFIED AND REPORTED TO THE E.O.R. FOR ANY DISCREPANCY. DURING THE STAGE OF DEMOLITION, CONTRACTOR SHALL INFORM THE E.O.R. FOR ANY EXISTING FRAMING MEMBER, INCLUDING ROOF JOISTS, ROOF BRACING, ROOF TRUSSES, CEILING JOISTS, FLOOR JOISTS, FLOOR TRUSSES AND BEAMS, ARE CONTINUOUS AND SIMPLE SUPPORTED ON BEARING ELEMENTS, NOTIFY THE E.O.R. IMMEDIATELY FOR ANY MISSING SUPPORT.

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

8. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION 109.3.

9. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE, NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AS NOTED PREVIOUSLY.

B. DESIGN CRITERIA

1. DESIGN LOADS

- ROOF SNOW LOAD	25 PSF
- RESIDENTIAL FLOOR LIVE LOAD	40 PSF
- BEDROOM FLOOR LIVE LOAD	30 PSF
- EXTERIOR BALCONY & DECK LIVE LOAD	60 PSF
- WIND (IBC)	110 MPH (LRFD) EXPOSURE C, Kzt = 1.0
- EARTHQUAKE (ASCE7)	SITE CLASS E - PER SOILS REPORT SEISMIC USE GROUP 1 (Ie = 1.0) SEISMIC DESIGN CATEGORY D Ss = 1.460 g, S1 = 0.500 g Sds = 0.974g EQUIVALENT LATERAL FORCE PROCEDURE

ALLOWABLE 4" DIAMETER DRIVEN PIPE PILE CAPACITY = 10 TONS, 20 KIPS (COMPRESSION)
PILE EMBEDMENT = 35 FT MINIMUM BELOW CURRENT SOIL GRADE, 30 FT MINIMUM AT BASEMENT

4" DIAMETER PIN PILES SHALL BE 4 INCH DIAMETER SCHEDULE 40 EXTRA STRONG BLACK PIPE. PILES ARE TO BE DRIVEN TO REFUSAL WITH A 1100 OR 2000 POUND HYDRAULIC JACKHAMMER, WITH REFUSAL DEFINED AS LESS THAN ONE INCH OF MOVEMENT IN 10 OR 4 SECONDS OF DRIVING REPRESENTATIVELY.

A MINIMUM OF THREE (3) PERCENT AND NOT LESS THAN (2) PILES SHALL BE LOAD TESTED TO 200% OF CAPACITY. PILE INSTALLATION SHALL BE SUPERVISED BY THE PROJECT GEOTECHNICAL ENGINEER.

SOILS REPORT REFERENCE:
GEOTECH CONSULTANTS, INC. REPORT NO. JN 25340, DATED 11, 2025
GEOTECH CONSULTANTS, INC. UPDATED GEOTECHNICAL ENGINEERING STUDY, DATED NOVEMBER 18, 2025

2. LATERAL FORCE RESISTANCE SYSTEM
LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R = 6.5

C. FOUNDATION

1. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.

2. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL TO BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

3. FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

4. ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

6. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

7. BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED PIPE DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

D. CONCRETE

1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14

2. CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28- DAY STRENGTH OF f'c = 2500 PSI, SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD, AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A 28-DAY STRENGTH OF f'c = 3000 psi. THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATES, WATER AND ADMIXTURES AS WELL AS THE WATER- CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. CONTRACTOR MAINTAINS RESPONSIBILITY FOR SPECIFIED PERFORMANCE OF CONCRETE PRODUCTS. ALL CONCRETE EXPOSED TO FREEZING TEMPERATURES WHILE CURING AND ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. NO ADMIXTURES, OTHER THAN AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC: ASTM A82 AND ASTM A185, SPLICE WITH AT LEAST ONE FULL MESH. PLACE AT MID-DEPTH, OR SLIGHTLY ABOVE, OF SLAB. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-18. LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.5. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.5. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

5. REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE, ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318. REINFORCING SHALL NOT BE TACK WELDED:

- DEVELOPMENT LENGTH	48 BAR DIAM.
- DEVELOPMENT LENGTH, top bar*	64 BAR DIAM.
- LAP SPLICE LENGTH	64 BAR DIAM.
- LAP SPLICE LENGTH, top bar*	80 BAR DIAM.

*TOP BARS ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

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

- FOOTING AND OTHER UNFORMED SURFACE, EARTH FACE	3"
- FORMED SURFACE EXPOSED TO EARTH (i.e. WALL BELOW GROUND) OR WEATHER	2"
- SLAB AND WALL (INTERIOR FACE)	1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR EARTH	3/4"
- PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRALS	1-1/2"

7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

- 6" WALLS #4 @ 16" HORIZ. #4 @ 18" VERTICAL 1 CURTAIN @ CENTER
- 8" WALLS #5 @ 18" HORIZ. #5 @ 18" VERTICAL 1 CURTAIN @ CENTER

8. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE BY SIMPSON STRONG TIE, PER ESR-2508, FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

MEMBER	SIZE	SPECIES GRADE	MIN. BASIC DESIGN STRESS
- JOISTS AND RAFTERS	2x, 3x	DF#2	Fb = 875 PSI
- BEAMS AND STRINGERS	4x	DF#1	Fb = 1000 PSI
	6x/LARGER	DF#1	Fb = 1350 PSI
- POSTS AND TIMBERS	4x	DF#2	Fc = 1000 PSI
	6x/LARGER	DF#1	Fc = 1350 PSI
- TOP AND BOTTOM PLATE @ SHEAR AND BEARING WALLS	2x, 3x	DF#1	Fb = 1000 PSI
- STUDS, PLATES & MISC. LIGHT FRAMING	ALL SIZES	DF#2	Fb = 875 PSI

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

3. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC-ES EVALUATION REPORT EQUIVALENT TO ESR-1387 FOR PARALLEL STRAND LUMBER (PSL), LAMINATED STRAND LUMBER (LSL), AND LAMINATED VENEER LUMBER (LVL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:

- PSL BEAM (2.0E)	Fb = 2,900 PSI; Fv = 290 PSI; E = 2,000,000 PSI
- LVL BEAM (2.0E)	Fb = 2,600 PSI; Fv = 285 PSI; E = 2,000,000 PSI
- LSL BEAM (1.55E)	Fb = 2,325 PSI; Fv = 310 PSI; E = 1,550,000 PSI
- PSL COLUMN (1.8E)	Fc,perp = 545 PSI; Fc,para = 2,500 PSI; E = 1,800,000 PSI
- LSL COLUMN (1.3E)	Fc,perp = 710 PSI; Fc,para = 1,835 PSI; E = 1,300,000 PSI

4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE. PLYWOOD PANELS SHALL BE GRADE C-D AND ALSO CONFORM TO DOC PS-1 OR PS-2. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. PANEL RATING TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- ROOF (PITCH < 2:12)	5/8" OR 19/32" THICK, SPAN RATING 32/16
- ROOF (PITCH ≥ 2:12)	7/16" OR 1/2" THICK, SPAN RATING 32/16
- WATERPROOF DECK	3/4" THICK, TONGUE & GROOVE, SPAN RATING 48/24
- FLOOR	3/4" THICK, TONGUE & GROOVE, SPAN RATING 48/24
- WALL	7/16" OR 1/2" THICK, SPAN RATING 24/0

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6"oc TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12"oc (10"oc AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED SHEATHING EDGE CLIPS @ 16"oc AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE ON THE PLANS, WALL SHEATHING MAY BE LAID UP HORIZONTALLY OR VERTICALLY, UNSUPPORTED EDGES SHALL BE BLOCKED AND ALL EDGES SHALL BE NAILED WITH 8d @ 6"oc, NAIL WITH 8d @ 12"oc AT INTERMEDIATE SUPPORTS. NAIL SHEAR WALL SHEATHING TO ALL HOLDOWN STUDS USING EDGE NAIL SPACING WHEN HOLDOWN STUD DOES NOT OCCUR AT PANEL EDGES.

SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

5. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY. ALL METAL CONNECTORS TO PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED, INCLUDING WASHERS, NAILS, SCREWS, AND SIMPSON STRONG-TIE HANGERS, STRAPS, AND PLATES, AND BOLTS LESS THAN 1/2" DIAMETER. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

6. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. WOOD FOR ABOVE GROUND USE EXPOSED TO ALL WEATHER CYCLES SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD EMBEDED IN PERMANENT CONCRETE FOUNDATION SHALL BE TREATED TO AWPA UC4B.

7. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICC REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICC APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

ALL STRUCTURAL CONNECTORS TO BE BY SIMPSON STRONG TIE OR EQUAL. USE ZMAX/HDG HOT DIPPED GALVANIZED OR STAINLESS-STEEL CONNECTORS AS A MINIMUM. USE FASTENERS GALVANIZED PER ASTM A153. ALL PRESSURE TREATED LUMBER USED SHALL BE COMPATIBLE WITH ZMAX GALV. CONNECTORS, RE: SIMPSON STRONG-TIE CORROSION INFORMATION.

9. WOOD TRUSSES

TRUSSES ARE TO BE METAL PLATED CONNECTED WOOD TRUSSES FABRICATED IN ACCORDANCE WITH THE IBC. TRUSS FABRICATOR TO PROVIDE ALL REQUIRED BRIDGING AND BLOCKING, BOTH FOR ERECTION AND PERMANENT LOADING. SHOP DRAWINGS STAMPED BY A WASHINGTON STATE LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA SHALL MEET OF EXCEED THE FOLLOWING:

- ROOF TRUSSES	TOP CHORD = 25 PSF LIVE LOAD, 10 PSF DEAD LOAD, 5 PSF WIND UPLIFT BOTTOM CHORD = 10 PSF LIVE LOAD, 5 PSF DEAD LOAD (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD) TOTAL LOAD = 40 PSF
- DEFLECTION LIMIT	TOTAL LOAD L/240, LIVE LOAD L/360
- OTHER LOADS SPECIFIED ON DRAWINGS	

TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES, SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW. THE DESIGN LOADS LISTED ABOVE SHALL BE APPLIED SIMULTANEOUSLY.

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

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"oc AT INTERIOR WALLS AND 2x6 STUDS @ 16"oc AT EXTERIOR WALLS. 2x6 STUDS @ 12"oc AT EXTERIOR BALLOON FRAMED WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS AND UNDER THE ENDS OF ALL BEAMS. UNLESS NOTED OTHERWISE A (2) 2x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS IN 2x4 STUD WALLS AND A (2) 2x10 HEADER OVER ALL OPENINGS IN 2x6 WALLS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORT BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8' IN HEIGHT. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc, EMBEDED 7", UNO REFER TO THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8'-0"oc AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. TOENAIL JOISTS TO BEARING SUPPORTS WITH 16d NAILS. UNLESS NOTED OTHERWISE.

JOIST, BEAM AND HEADER SHALL BE CONNECTED TO FLUSH MEMBER WITH THE FOLLOWING SIMPSON SERIES HANGER, U.N.O. ON PLAN, SKEW AND SLOPE ALL CONNECTORS AS REQUIRED:
- 2x JOIST, "LUS" SERIES; DOUBLE 2x JOIST/HEADER, "HU"/"HUS" SERIES
- TJI JOIST, "ITS" SERIES; DOUBLE TJI JOIST, "MIT" SERIES
- 4x MEMBER, "HU" SERIES; 6x MEMBER, "HWP"/"HWPH" SERIES
- 3-1/2"GLB, "HB" SERIES; 5-1/2"GLB, "HWPH" SERIES, 6-3/4"GLB, "HGLTV" SERIES
- 1-3/4"SCL, "IUS" SERIES; 3-1/2"SCL, "HB" SERIES, 5-1/4"SCL, "HWPH" SERIES, 7"SCL, "HGLTV" SERIES

*NOTIFY STRUCTURAL ENGINEER IMMEDIATELY SHOULD ANY BEAM, JOIST OR HEADER HANGER IS MISSING IN PLAN DRAWING AND REQUIRED FOR INSTALLATION.

FACE-NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d SPIKES @ 24"oc STAGGERED.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:

PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED
- 8d 0.131" DIAMETER x 2-1/2" MINIMUM LENGTH
- 10d 0.148" DIAMETER x 3" MINIMUM LENGTH
- 12d 0.148" DIAMETER x 3-1/4" MINIMUM LENGTH
- 16d 0.135" DIAMETER x 3-1/2" MINIMUM LENGTH

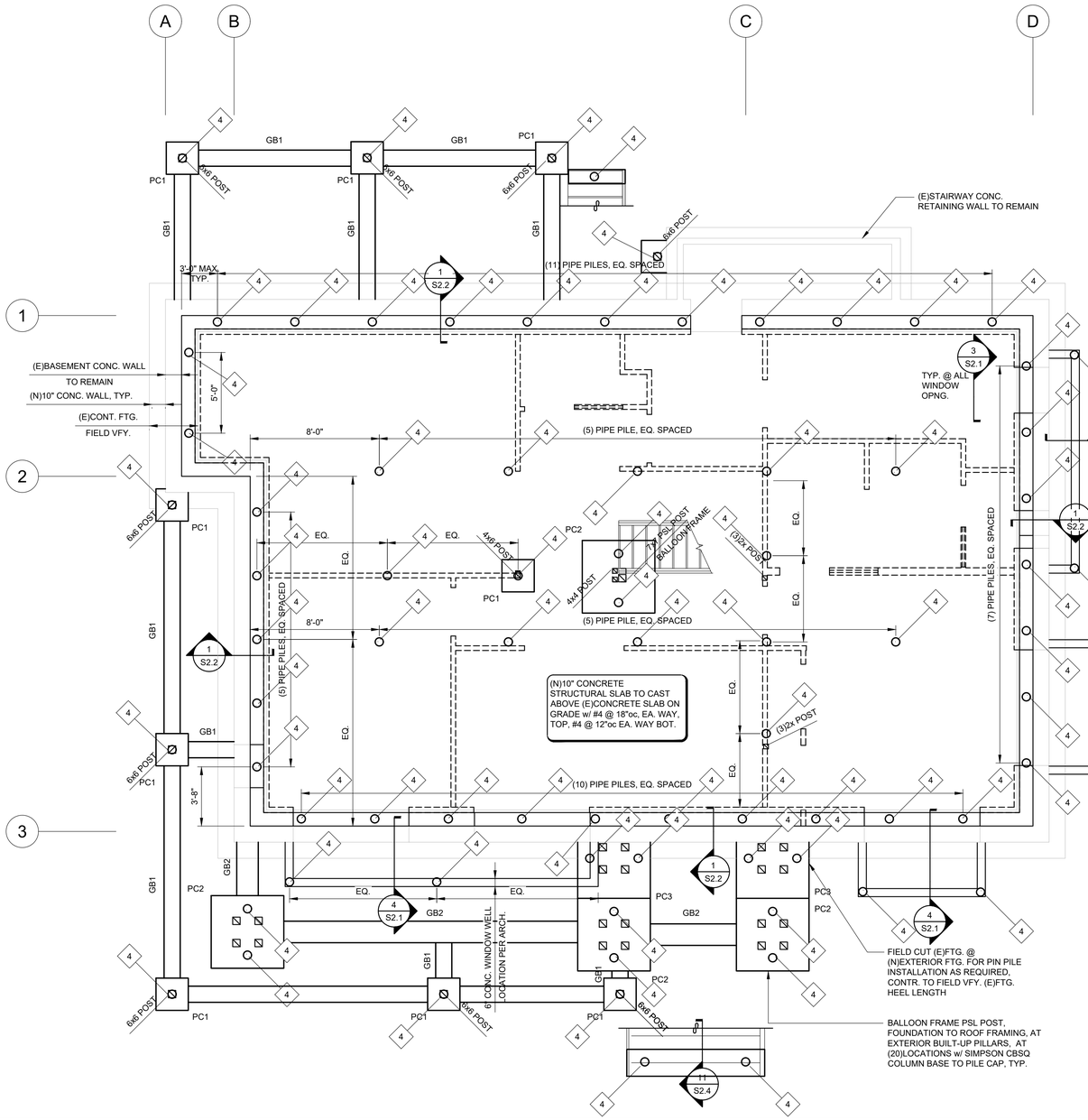
F. SPECIAL CONDITIONS

CONTRACTOR TO COORDINATE ALL TRADES AND VERIFY DIMENSIONS IN THE FIELD. OBTAIN OWNERS APPROVAL PRIOR TO ALL FIELD CHANGES. SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR AND WALL OPENING DIMENSIONS AND LOCATIONS, FLOOR AND WALL FINISHES, ETC.

*DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND CONFIRM ALL POST CAPS AND POST BEARING CONNECTIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL DRAWING. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 6' CANTILEVER MAY DEFLECT 3/4"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

AB	ANCHOR BOLT	CL	CENTERLINE	(E)	EXISTING	GL	GLUE-LAMINATED	LOC	LOCATION	OPP	OPPOSITE	STL	STEEL
ACI	AMERICAN CONCRETE INSTITUTE	CLR	CLEAR	EA	EACH	GWB	GYPSUM WALL BOARD	LONGIT	LONGITUDINAL	OSB	ORIENTED STRAND BOARD	STRUCT	STRUCTURAL
ADDL	ADDITIONAL	CMU	CONCRETE MASONRY UNIT	EF	EACH FACE	GYP	GYPSUM	LSL	LONG SLOTTED HOLE			SYM	SYMMETRICAL
ADJ	ADJACENT	COL	COLUMN	EL	ELEVATION			LVL	LAMINATED VENEER LUMBER	PAR	PARALLEL		
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	ELEC	ELECTRICAL	HDR	HEADER	LWC	LIGHT WEIGHT CONCRETE	PERP	PERPENDICULAR	T	TOP
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CONN	CONNECTION, CONNECT	ELEV	ELEVATOR	HNG	HANGER			PL	PLATE	T&B	TOP AND BOTTOM
ALT	ALTERNATE	CONSTR	CONSTRUCTION	EMB	EMBED, EMBEDDED, EMBEDMENT	HORIZ	HORIZONTAL	M	MISC SHAPE	PLWD	PLYWOOD	T&G	TONGUE AND GROOVE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	CONT	CONTINUOUS	ENGR	ENGINEER	HP	HP SHAPE	MAS	MASONRY	PREFAB	PREFABRICATED	TEMP	TEMPERATURE
APA	AMERICAN PLYWOOD ASSOCIATION	CONTR	CONTRACTOR	EQ	EQUAL	HS	HIGH STRENGTH	MATL	MATERIAL	PROP	PROPERTY	THK	THICKNESS
APPROX	APPROXIMATE; APPROXIMATELY	COORD	COORDINATE	EQUIP	EQUIPMENT	HT	HEIGHT	MAX	MAXIMUM	PSF	POUNDS PER SQUARE FOOT	THRU	THROUGH
ARCH	ARCHITECT; ARCHITECTURAL	CP	COMPLETE PENETRATION	ES	EACH SIDE			MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	TOB	TOP OF BEAM
ASSY		CSK	COUNTERSINK; COUNTERSUNK	EW	EACH WAY	ID	INSIDE DIAMETER	MFR	MANUFACTURER	PSL	PARALLEL STRAND LUMBER	TOC	TOP OF CONCRETE; TOP OF CURB
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CTR	CENTER	EXP	EXPANSION; EXPOSED	IF	INSIDE FACE	MIN	MINIMUM; MINUTE	PT	POST TENSION	TOF	TOP OF FOOTING
AWS	AMERICAN WELDING SOCIETY	CU FT	CUBIC FOOT	EXP JT	EXPANSION JOINT	IN	INCH	MISC	MISCELLANEOUS			TOL	TOP OF LEDGER
		CU IN	CUBIC INCH	EXT	EXTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	MO	MASONRY OPENING	RD	ROOF DRAIN	TOM	TOP OF MASONRY
BD		CY	CUBIC YARD



STRUCTURAL ENGINEERING STATEMENT ON THE PROPOSED DESIGN SCOPE:

AS THE ENGINEER OF RECORD, I HAVE REVIEWED THE ESTIMATED POST-LIQUEFACTION VERTICAL SETTLEMENTS AND LATERAL DISPLACEMENTS PROVIDED IN THE GEOTECHNICAL ENGINEERING STUDY AND ITS SUBSEQUENT ADDENDUM AS LISTED BELOW:

-THEORETICAL LATERAL SPREADING: ESTIMATED AT 10 TO 30 FEET OF LATERAL GROUND MOVEMENT.

-DIFFERENTIAL SETTLEMENT (TILTING): ASSUMED TO BE UP TO 10-PERCENT TILTING, RESULTING IN A DIFFERENTIAL DROP OF APPROXIMATELY 3.3 FEET ACROSS THE EAST-WEST DIMENSION (33 FEET) OF THE HOUSE FOUNDATION. THE GEOTECHNICAL ENGINEERING STUDY STATED THAT THIS IS A LOWER BOUND-VALUE AS A PRACTICAL DESIGN APPROACH, ACTUAL DIFFERENTIAL SETTLEMENT IS UNPROVEN AND MAY BE SIGNIFICANTLY HIGHER.

THE STRUCTURAL DESIGN SPECIFICALLY ACCOUNTS FOR THE SITE'S SUSCEPTIBILITY TO LIQUEFACTION AND LATERAL SPREADING BY UTILIZING A PILE-SUPPORTED FOUNDATION WITH HIGH-RIGIDITY INTERCONNECTIONS. BY UTILIZING REINFORCED GRADE BEAMS AND A STRUCTURAL SLAB AND BASEMENT WALL SYSTEM, THE BUILDING IS DESIGNED TO MOVE AS A SINGLE UNIT DURING A LATERAL SPREADING EVENT WHEN PIPE PILES ARE FAILED BY SHEAR ACTION. IT IS MY PROFESSIONAL OPINION THAT THE PROPOSED STRUCTURAL DESIGN IS CAPABLE OF ACCOMMODATING THE ESTIMATED POST-LIQUEFACTION SETTLEMENT AND LATERAL DISPLACEMENTS. WHILE SUCH MOVEMENTS MAY RESULT IN SIGNIFICANT NON-STRUCTURAL DAMAGE AND TILTING OF THE RESIDENCE, THE SYSTEM IS DESIGNED TO MAINTAIN STRUCTURAL INTEGRITY AND PREVENT IMMEDIATE STRUCTURAL COLLAPSE. HOWEVER, IT MUST BE NOTED THAT THE STRUCTURAL DESIGN IS INTENDED TO PROVIDE STRUCTURAL STABILITY ONLY FOR A SHORT PERIOD OF TIME IMMEDIATELY FOLLOWING A LATERAL SPREADING EVENT TO ALLOW FOR THE SAFE EVACUATION OF OCCUPANTS. THE BUILDING IS NOT DESIGNED OR INTENDED TO REMAIN STRUCTURALLY SOUND FOR CONTINUED OCCUPANCY OR LONG-TERM STABILITY ONCE THE ESTIMATED LATERAL SPREADING OR TILTING HAS OCCURRED. FURTHERMORE, THE ENGINEER OF RECORD SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES—INCLUDING STRUCTURAL FAILURE, COLLAPSE, OR LOSS OF PROPERTY—RESULTING FROM SOIL SETTLEMENTS, LATERAL SPREADING, OR SLOPE DEFLECTIONS THAT EXCEED THE ESTIMATED VALUES STATED IN THE REFERENCED GEOTECHNICAL REPORTS. THE ENGINEER OF RECORD SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY STRUCTURAL DAMAGES CAUSES BY SOIL-RELATED ISSUES, INSTABILITIES, OR SUBSURFACE CONDITIONS THAT WERE NOT EXPLICITLY IDENTIFIED AND DOCUMENTED WITHIN THE REFERENCED GEOTECHNICAL ENGINEERING STUDY AND ADDENDUM PROVIDED BY GEOTECH CONSULTANTS, INC.

THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THIS STRUCTURAL ENGINEERING STATEMENT AND THE CORRESPONDING STRUCTURAL CONSTRUCTION DOCUMENTS TO VERIFY THAT ALL INFORMATION, DESIGN ASSUMPTIONS, AND DEFORMATION ESTIMATES PRESENTED HEREIN ARE MATCHING AND CONSISTENT WITH THEIR GEOTECHNICAL DESIGN AND RECOMMENDATIONS. NOTIFY ENGINEER OF RECORD IMMEDIATELY FOR ANY DISCREPANCY OR MISSING INFORMATION.

NOTE TO CONTRACTOR:

PRIOR REMOVAL OF ANY EXISTING MAIN FLOOR FRAMING ABOVE BASEMENT WALL, EXISTING EXTERIOR SOIL TOP OF GRADE SHALL BE LOWERED BY A MINIMUM OF 4'-0" TO AVOID FULL HEIGHT SOIL PRESSURE AND OTHER SURCHARGE LOADING ONTO EXISTING BASEMENT RETAINING WALL UNDER TOP-UNBRACED CONDITION.

PIN PILE SCHEDULE

MARK	SIZE	TOTAL COUNT
4	4" DIAMETER PIPE PILE	81

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

BASEMENT PLAN

1 1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
4. PIPE PILES SHALL BE DRIVEN TO REFUSAL AND INSPECTED PER STRUCTURAL GENERAL NOTES.
5. PILES SHALL BE CAPPED w/ MINIMUM 3/8" STEEL PLATE AND EMBED 4" MINIMUM TO 6" MAXIMUM IN CONCRETE FOUNDATION.
6. 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.
7. INTERIOR NON-BEARING STUD WALL SILL PLATE TO SLAB w/ 1/2"ØX5" SIMPSON TITEN HD SCREW ANCHOR @ 5'-0"OC, MIN., U.N.O.
8. SEE SHEET S2.1 FOR PC1, PC2 AND PC3 PILE CAP SIZE AND REINFORCEMENT
9. SEE SHEET S2.1 FOR GB1 AND GB2 ON-GRADE TIE BEAM SIZE AND REINFORCEMENT

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BASEMENT PLAN

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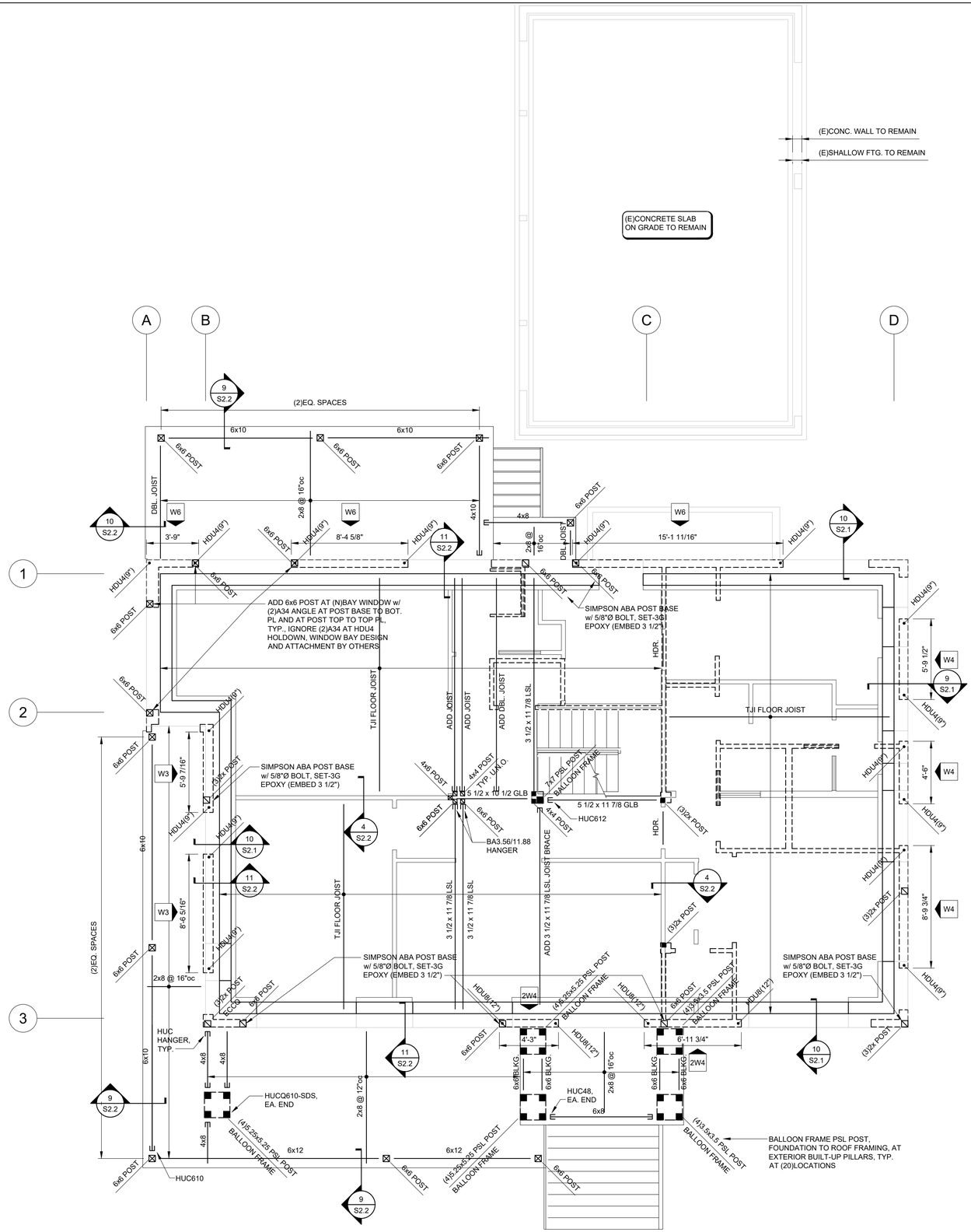

FLOOR JOIST SCHEDULE

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

1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. 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.
4. 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.
5. 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.
6. ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
7. 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.
8. ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSE TO THE WEATHER SHALL BE PRESSURE TREATED. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.

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FIRST FLOOR FRAMING PLAN

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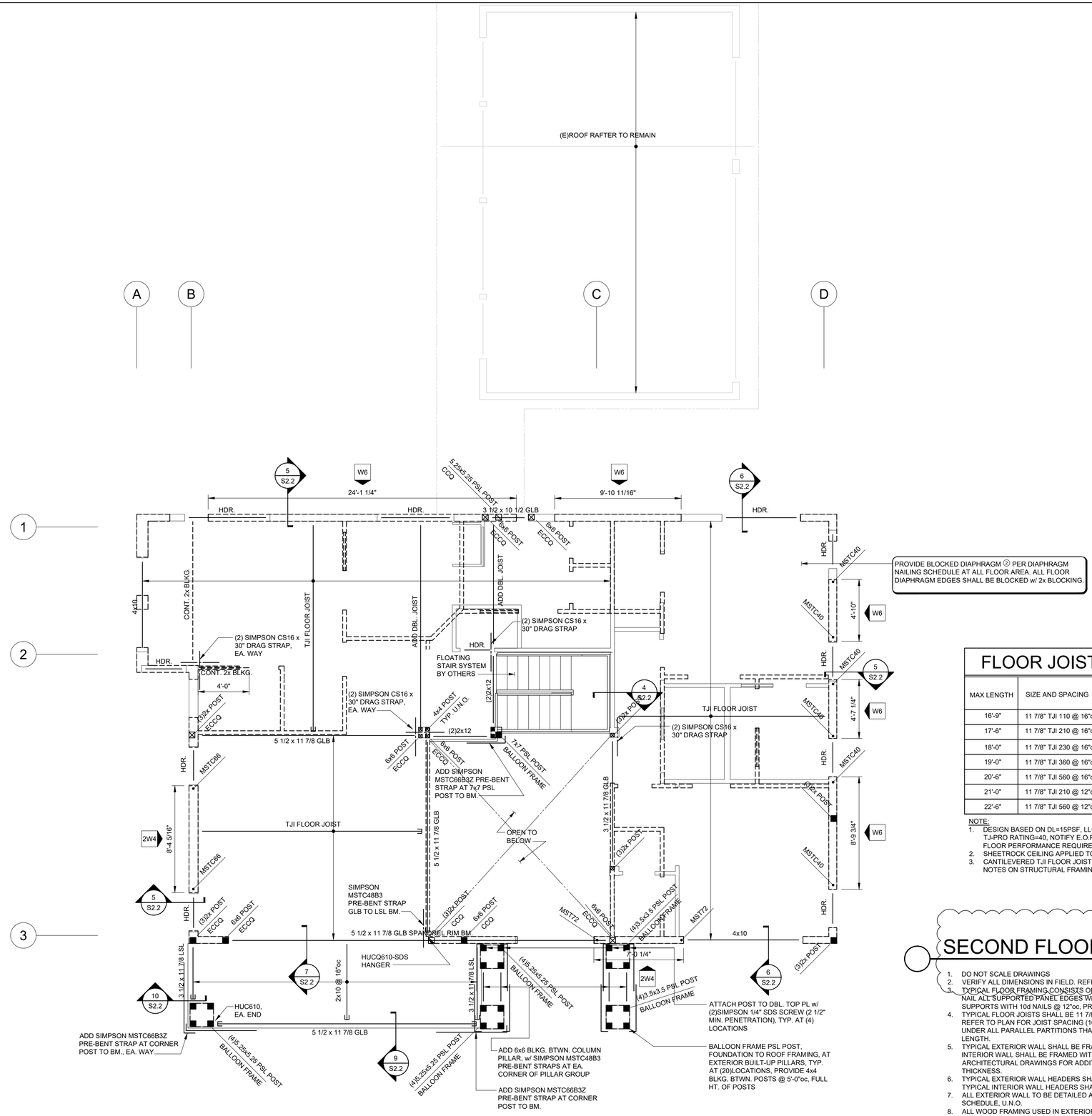

FLOOR JOIST SCHEDULE

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.

SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
8. ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSE TO THE WEATHER SHALL BE PRESSURE TREATED. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.

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SECOND FLOOR FRAMING PLAN

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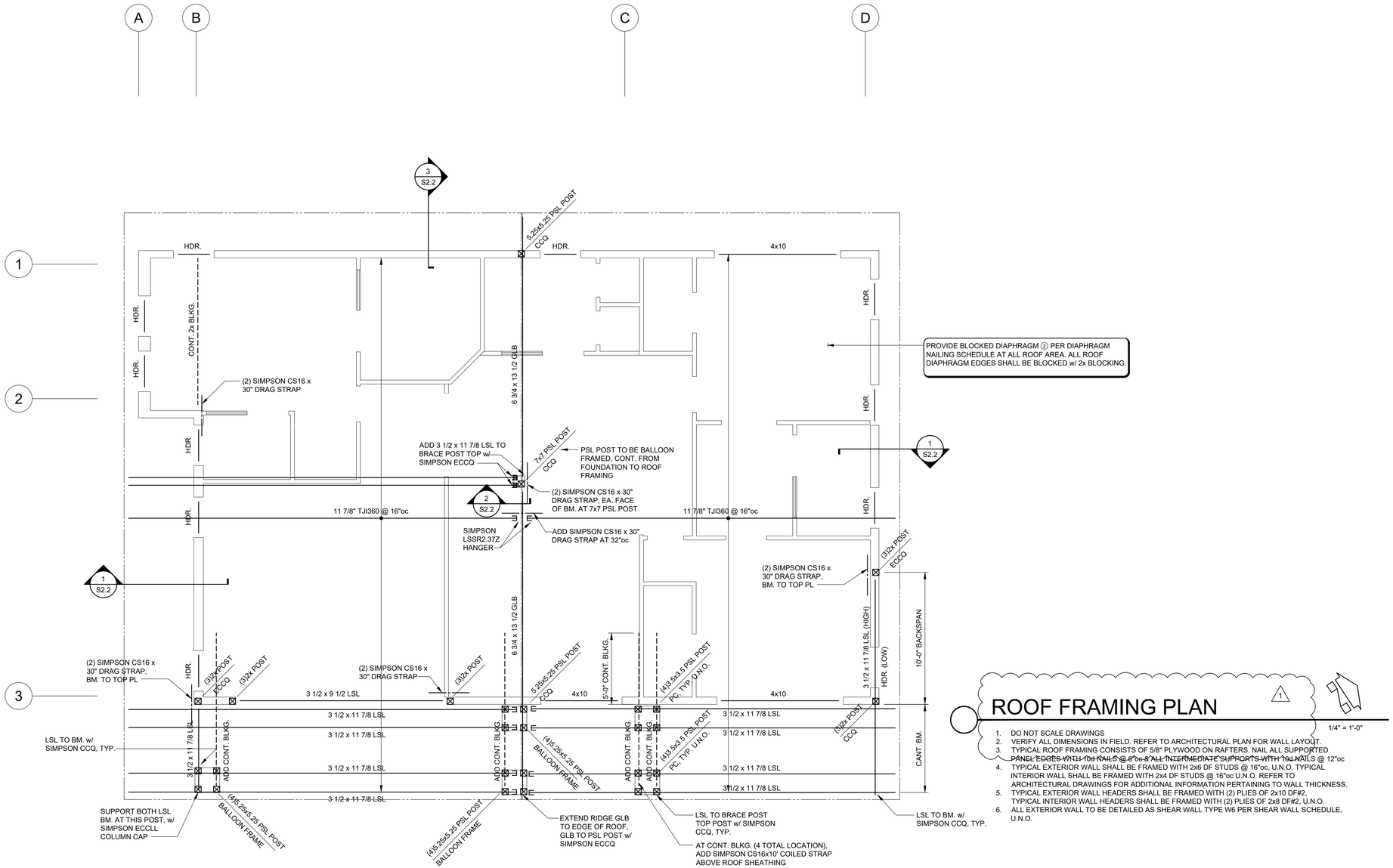

ROOF FRAMING PLAN

1/4" = 1'-0"

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.

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ROOF FRAMING PLAN

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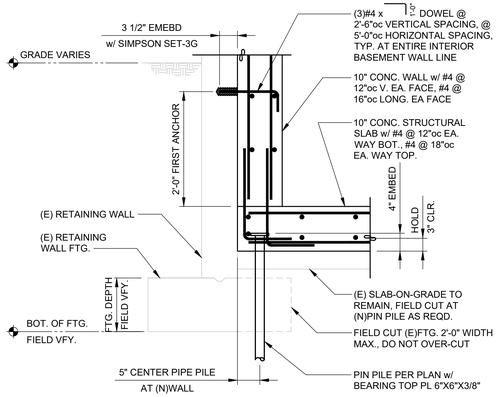
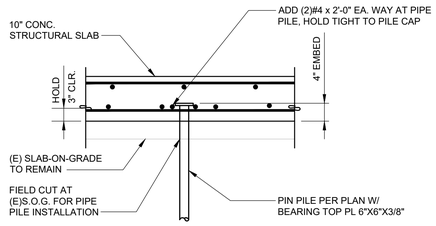


1 SECTION

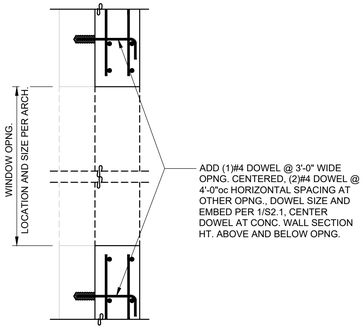
3/4" = 1'-0"



TYPICAL PIPE CAP AT INTERIOR STRUCTURAL SLAB

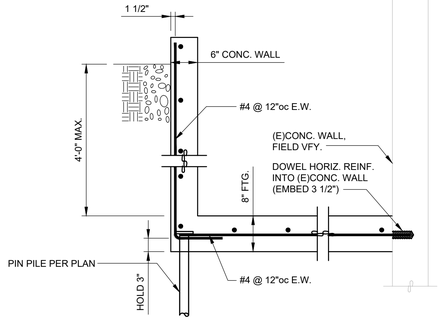
2 SECTION

3/4" = 1'-0"



3 SECTION

3/4" = 1'-0"



EXTERIOR WINDOW WELL TO (E)CONC. WALL

4 SECTION

3/4" = 1'-0"

TYPICAL INTERIOR PILE CAP w/ (E)S.O.G.

5 SECTION

3/4" = 1'-0"

TYPICAL EXTERIOR PILE CAP

6 SECTION

3/4" = 1'-0"

PC1
2'-0"x2'-0"x14"
#4 @ 8"oc BOT., EA. WAY

PC2
4'-6"x4'-6"x14"
#4 @ 8"oc BOT., EA. WAY

PC3
3'-6"x4'-6"x14"
#4 @ 8"oc BOT., EA. WAY

9 SECTION

3/4" = 1'-0"

10 SECTION

3/4" = 1'-0"

ON -GRADE TIE BEAM SCHEDULE

BEAM NO.	WIDTH	DEPTH	REINFORCING (1) CL OF PILE SUPPORT (END)		CL OF PILE SUPPORT (END) (2)
GB1	12"	14"	(2) #4T	(2) #4T (2) #4B	(2) #4T 10" MIN. TYP.
GB2	16"	14"	(2) #4T	(2) #4T (3) #4B	(2) #4T 12" MIN. TYP.

GRADE BEAM SCHEDULE NOTE:

1. PROVIDE CLOSED-LOOP STIRRUP #3 @ 12"oc AT GRADE BEAM, TYPICAL U.N.O. IN PLAN OR DETAIL.
2. EMBED TOP AND BOT. REINF. INTO (E)CONC. WALL AT BEAM END w/ SIMPSON SET-3G EPOXY (EMBED 3 1/2")

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WISHWAS AND MADHURI
REMODEL
8203 AVALON DRIVE,
MERCER ISLAND, WA 98040

FOUNDATION SECTIONS

REVISIONS:
1 01-20-2026

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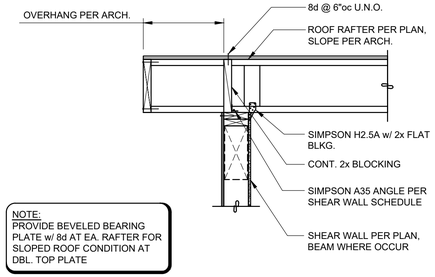
DATE: 04-12-25
PROJ#
CHECKED: C. BURT

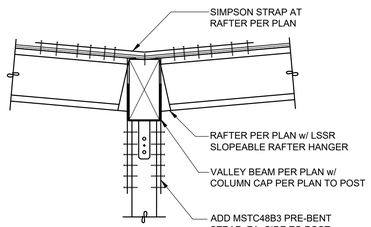
S2.1



TYPICAL ROOF RAFTER

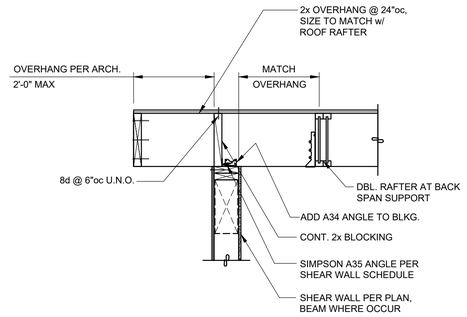
1 SECTION

3/4" = 1'-0"



2 SECTION

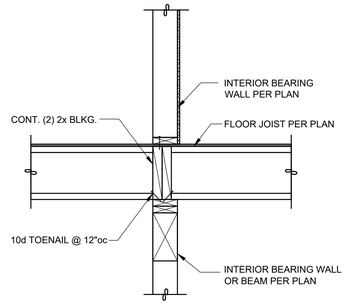
3/4" = 1'-0"



TYPICAL ROOF OVERHANG

3 SECTION

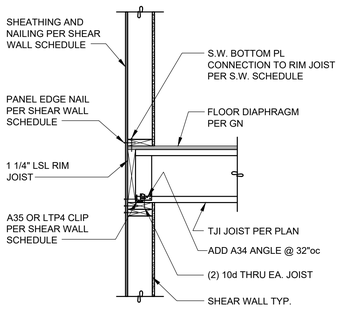
3/4" = 1'-0"



TYPICAL INTERIOR BEARING WALL SUPPORT

4 SECTION

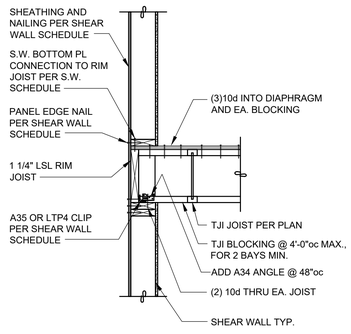
3/4" = 1'-0"



TYPICAL S.W. PERPENDICULAR FRAMING

5 SECTION

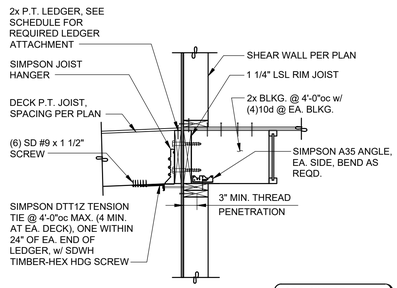
3/4" = 1'-0"



TYPICAL S.W. PARALLEL FRAMING

6 SECTION

3/4" = 1'-0"



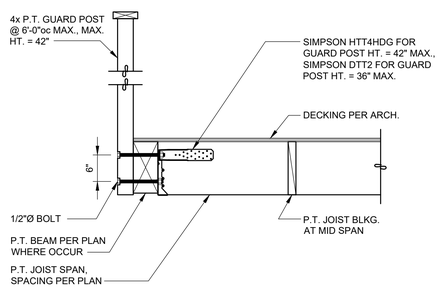
TYPICAL EXTERIOR DECK LEDGER ATTACHMENT

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"

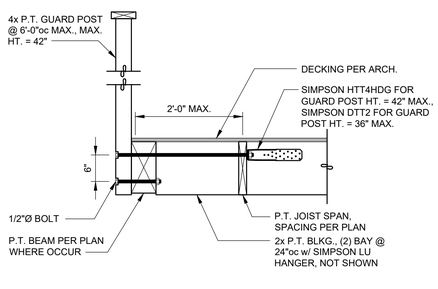
NOTE:
1. HOLD LAG SCREW 2" MIN. FROM ALL EDGES OF LEDGER AND RIM JOIST. STAGGER LAG SCREW ALONG LEDGER SPAN AND SPACE 2" MIN. AND 5" MAX. VERTICALLY. HORIZONTAL SPACING PER SCHEDULE.
2. ALL LAG SCREWS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.



TYPICAL GUARD POST ATTACHMENT TO JOIST

9 SECTION

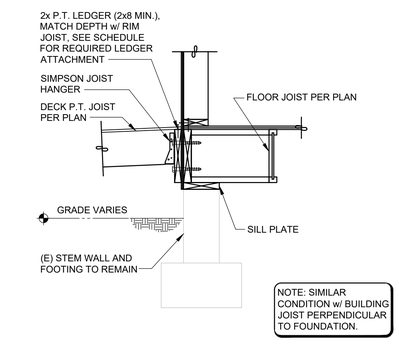
3/4" = 1'-0"



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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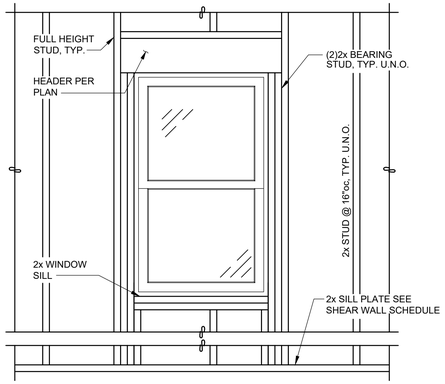
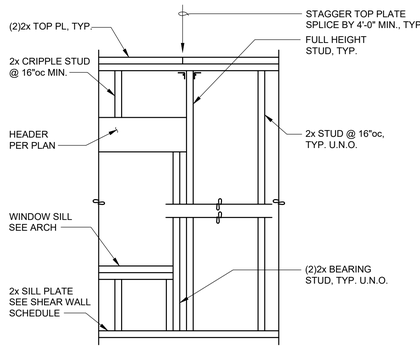
S2.2



TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

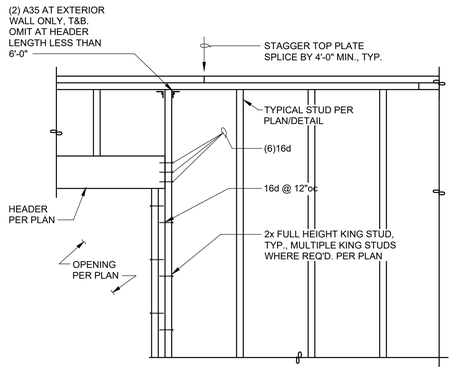
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

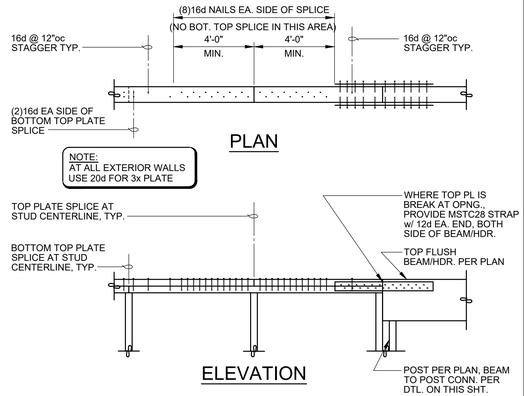
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

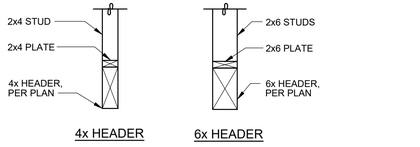
3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

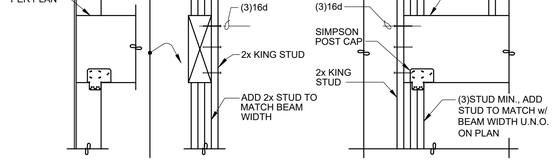
3/4" = 1'-0"



TYPICAL HEADER DETAIL

5 SECTION

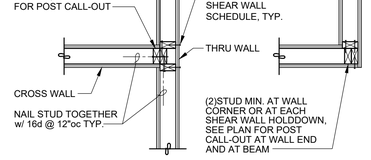
3/4" = 1'-0"



TYPICAL BEAM TO WALL POST CONNECTION

6 SECTION

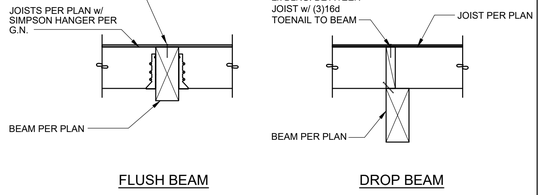
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

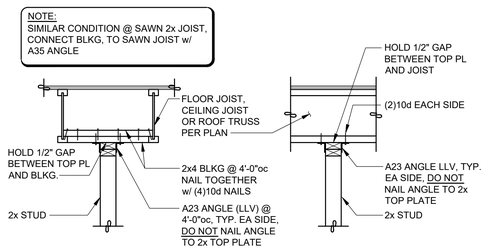
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

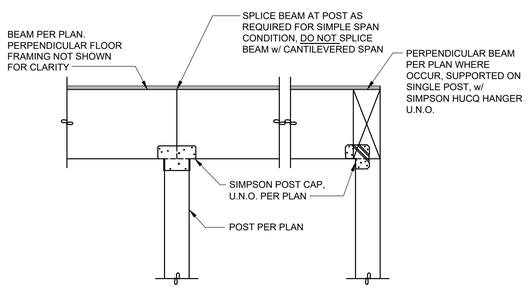
3/4" = 1'-0"



TYPICAL TOP OF NON-BEARING WALL ANCHORAGE

9 SECTION

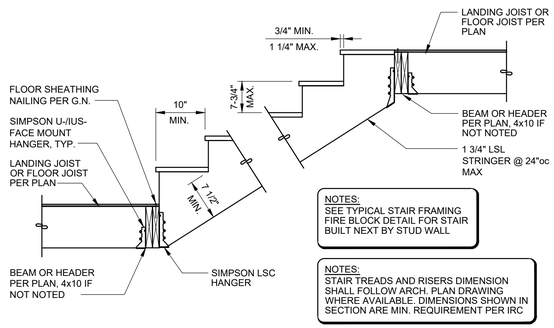
3/4" = 1'-0"



TYPICAL BEAM TO WOOD POST CONNECTION

10 SECTION

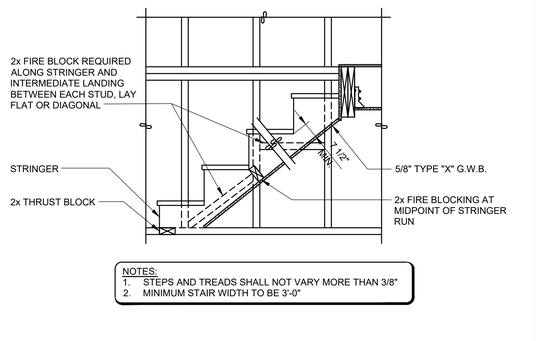
3/4" = 1'-0"



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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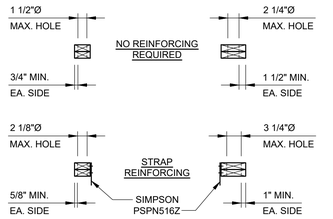
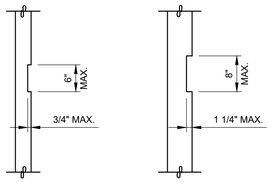
S2.3



2x4 PLATES 2x6 PLATES

NOTE:
1) AT BOTTOM PLATES, FOLLOW GUIDELINES SHOWN, EXCEPT USE SIMPSON CS16 X 2'-0" STRAP

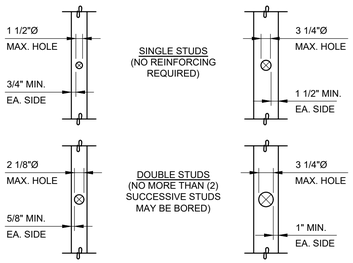
ALLOWABLE HOLES THROUGH TOP PLATES



2x4 STUDS (3x4 SIM.) 2x6 STUDS (3x6 SIM.)

NOTE:
1) NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS

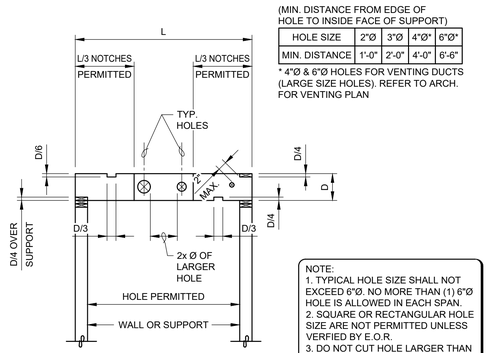
ALLOWABLE NOTCHES IN STUDS



2x4 STUDS (3x4 SIM.) 2x6 STUDS (3x6 SIM.)

NOTE:
1) NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS

ALLOWABLE HOLES THROUGH STUDS



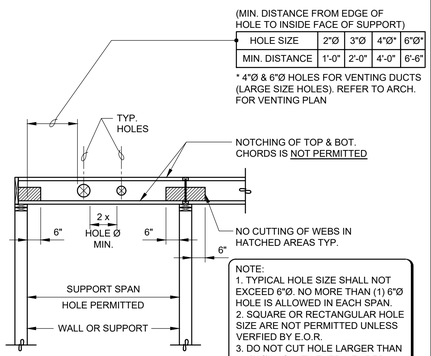
(MIN. DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF SUPPORT)

HOLE SIZE	2"Ø	3"Ø	4"Ø*	6"Ø*
MIN. DISTANCE	1'-0"	2'-0"	4'-0"	6'-6"

* 4"Ø & 6"Ø HOLES FOR VENTING DUCTS (LARGE SIZE HOLES). REFER TO ARCH. FOR VENTING PLAN

NOTE:
1. TYPICAL HOLE SIZE SHALL NOT EXCEED 6"Ø. NO MORE THAN (1) 6"Ø HOLE IS ALLOWED IN EACH SPAN.
2. SQUARE OR RECTANGULAR HOLE SIZE ARE NOT PERMITTED UNLESS VERIFIED BY E.O.R.
3. DO NOT CUT HOLE LARGER THAN 1-1/2"Ø IN CANTILEVER MEMBER

ALLOWABLE CUTTING IN LSL, LVL, PSL MEMBERS



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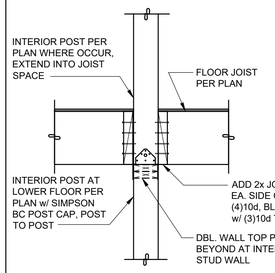
2. SQUARE OR RECTANGULAR HOLE SIZE ARE NOT PERMITTED UNLESS VERIFIED BY E.O.R.
3. DO NOT CUT HOLE LARGER THAN 1-1/2"Ø IN CANTILEVER MEMBER

ALLOWABLE CUTTING IN WEB JOIST MEMBERS

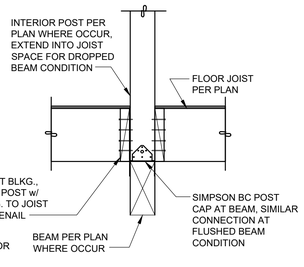
1 SECTION 3/4" = 1'-0"

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

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

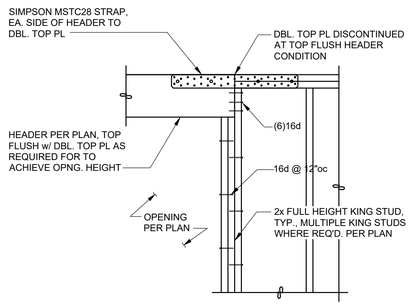


STACKED POST BTWN. FLOOR

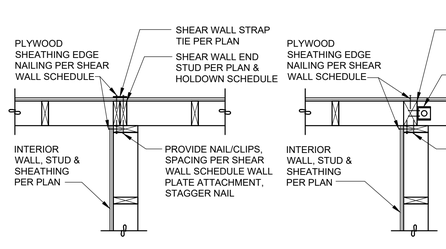


AT DROP BEAM / FLUSH BEAM

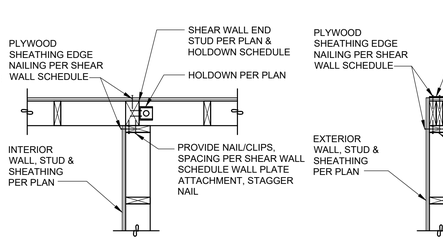
TYPICAL INTERIOR PLATFORM FRAMED POST



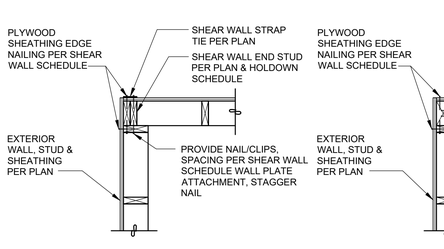
TYPICAL DISCONTINUED DBL. TOP PLATE (ADD STRAP)



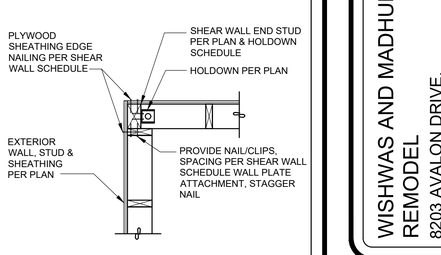
PLAN - SHEAR WALL w/ STRAP TIE AT WALL INTERSECTION



PLAN - SHEAR WALL w/ HOLDOWN AT WALL INTERSECTION



PLAN - SHEAR WALL w/ STRAP TIE AT WALL CORNER



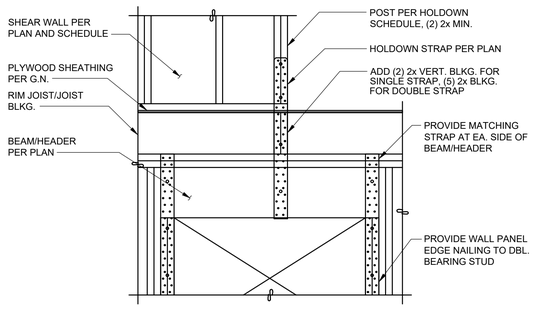
PLAN - SHEAR WALL w/ HOLDOWN AT WALL CORNER

TYPICAL SHEAR WALL END STUD AT WALL INTERSECTION & CORNER

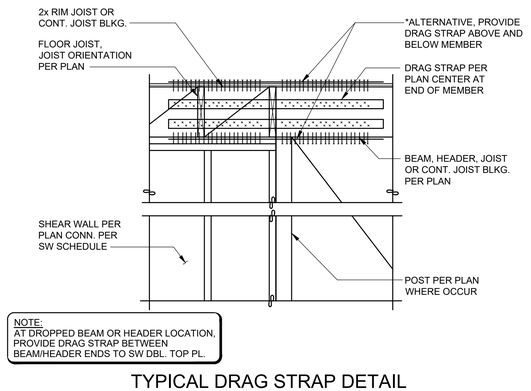
5 SECTION 3/4" = 1'-0"

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

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

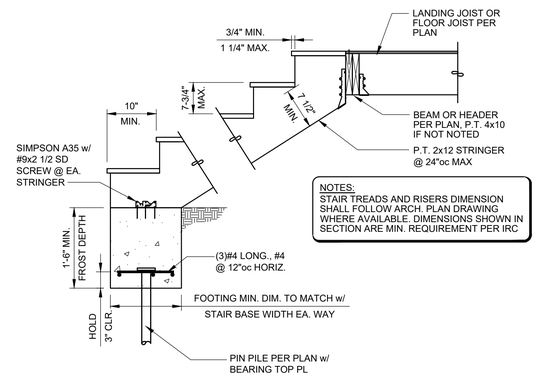


TYPICAL SW HOLDOWN AT BEAM/HEADER



NOTE:
AT DROPPED BEAM OR HEADER LOCATION, PROVIDE DRAG STRAP BETWEEN BEAM/HEADER ENDS TO SW DBL. TOP PL.

TYPICAL DRAG STRAP DETAIL



NOTES:
STAIR TREADS AND RISERS DIMENSION SHALL FOLLOW ARCH. PLAN DRAWING WHERE AVAILABLE. DIMENSIONS SHOWN IN SECTION ARE MIN. REQUIREMENT PER IRC

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

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

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

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FRAMING SECTIONS

REVISIONS:
1 01-20-2026

CADD FILE:

DATE: 04-12-25
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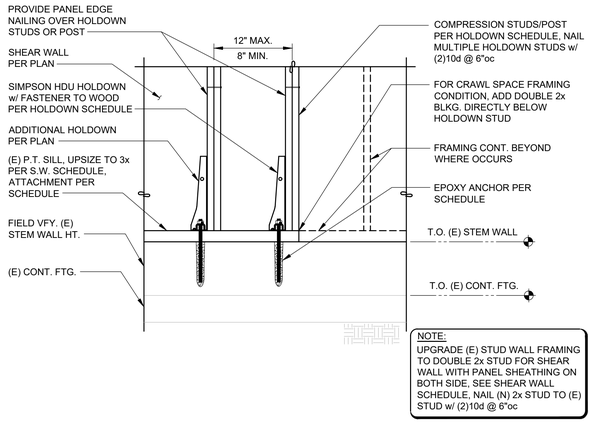
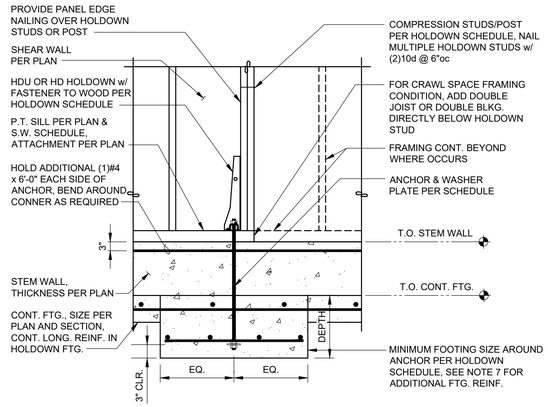
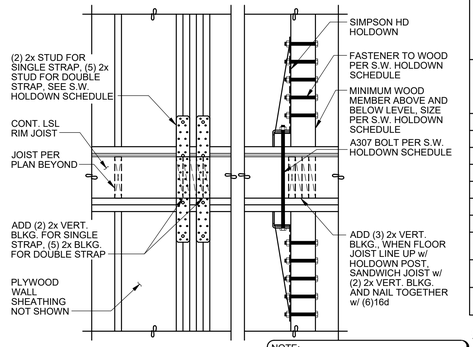
S2.4



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





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

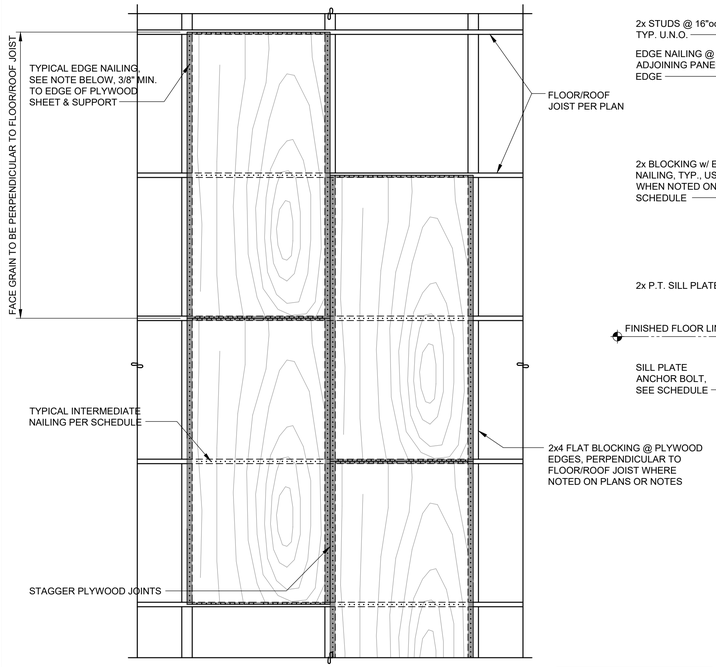
SHEAR WALL FRAMING HOLDOWN SCHEDULE

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	-
MST72	(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:

1. MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
2. 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.
3. 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.
4. FOR 2X STRAP CALL-OUT ON PLAN, USE DOUBLE STRAP TIES AND PROVIDE (5) 2x STUDS
5. IF SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.

SHEAR WALL HOLDOWN AT (E) FOUNDATION



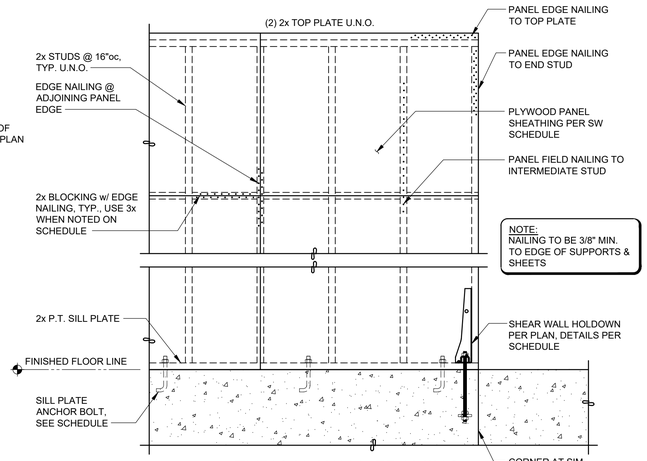
TYPICAL FLOOR/ROOF SHEATHING

NOTE:
ALL ENDS OF PLYWOOD SHEETS TO SPLICE OVER CENTERLINE JOISTS OR SUPPORTING MEMBERS. BLOCK ALL PANELS LESS THAN 12" IN WIDTH

1 PLAN VIEW

N.T.S.

SHEAR WALL HOLDOWN AT (N) FOUNDATION



NOTE:
NAILING TO BE 3/8" MIN. TO EDGE OF SUPPORTS & SHEETS

TYPICAL WALL FRAMING

2 SECTION

N.T.S.

SHEAR WALL FRAMING HOLDOWN

SHEAR WALL (NEW/EXIST.) FOUNDATION HOLDOWN SCHEDULE

MARK REQUIRED HD. (NOTE8)	ANCHOR TO CONCRETE				HOLDOWN TO WOOD POST (NOTE 2,4)		
	REQUIRED ANCHOR (NOTE 1)	A307 BOTTOM DBL. NUT PLATE WASHER	MINIMUM EMBEDMENT DEPTH (NOTE 5)	MINIMUM (N) FOOTING SIZE AROUND ANCHOR (NOTE 6,7)	FASTENER TO POST	POST (2x4 WALL)	POST (2x6 WALL)
STHD10/RJ*	-	-	10" FROM T.O. STEM WALL/SOG	-	(18)16d	(2)2x4 STUDS	(2)2x6 STUDS
STHD14/RJ*	-	-	14" FROM T.O. STEM WALL/SOG	-	(22)16d	(2)2x4 STUDS	(2)2x6 STUDS
HDU4	SB 5/8x24 OR 5/8"ø A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL/SOG 9" FROM T.O. (E) STEM WALL*	-	(10)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU5	SB 5/8x24 OR 5/8"ø A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL/SOG 10" FROM T.O. (E) STEM WALL*	-	(14)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU8	SB 7/8x24 OR 7/8"ø A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL/SOG 12" FROM T.O. (E) STEM WALL*	-	(20)1/4"x2-1/2" SDS	4x4 POST	(3) 2x6 STUDS
HDU11	PAB8 OR 1"ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33" x 14" DEEP	(30)1/4"x2-1/2" SDS	4x6 POST	6x6 POST
HDU14	PAB8 OR 1"ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33" x 14" DEEP	(36)1/4"x2-1/2" SDS	4x6 POST	4x6 POST
HD12	PAB8 OR 1"ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33" x 14" DEEP	(4) 1"DIA. A307 BOLTS	(3)2x4 STUDS	(3)2x6 STUDS
HDU14 (SPECL.)	PAB8 OR 1"ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	38" x 38" x 14" DEEP	(36)1/4"x2-1/2" SDS	4x8 POST	6x6 POST
HD12 (SPECL.)	PAB9 OR 1-1/8"ø A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38" x 16" DEEP	(4) 1"DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19	PAB9 OR 1-1/8"ø A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38" x 16" DEEP	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19 (SPECL.)	PAB9 OR 1-1/8"ø A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38" x 16" DEEP	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST

SHEAR WALL FOUNDATION HOLDOWN NOTE:

1. SIMPSON SB AND PAB CAN BE SUBSTITUTED WITH ASTM A307 HEADED ANCHOR BOLT w/ BOTTOM DOUBLE NUT AND PLATE WASHER PER SCHEDULE
2. MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. ACCEPTABLE TO SUBSTITUTE 2x BUILT-UP POST THAT MATCHES REQUIRED POST DEPTH. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
3. 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.
4. FOR SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.
5. FOR ANCHORS CONNECTING TO EXISTING CONCRETE, DENOTED WITH MINIMUM EMBED DEPTH (*), (x") IN PLAN DRAWING, PROVIDE SIMPSON SET-XP EPOXY. EMBED DEPTH AND NUMBER OF REQUIRED HOLDOWN PER PLAN.
6. CAST ENLARGED FOOTING AROUND ANCHOR MONOLITHICALLY WITH CONT. FOOTING, MINIMUM FOOTING SIZE AROUND ANCHOR PER FOUNDATION HOLDOWN SCHEDULE, THICKEN FOOTING DEPTH TO ACHIEVE MINIMUM EMBEDMENT DEPTH PER SCHEDULE, SEE DETAIL ON THIS SHEET.
7. PROVIDE #4 @ 6"oc EA. WAY BOTTOM FOR FOOTING AROUND HOLDOWN ANCHOR.
8. FOR SIMPSON STHD STRAP-TIE HOLDOWN WITH RIM JOIST ON CONCRETE FOUNDATION WALL APPLICATION, PROVIDE STHDRJ10 OR STHDRJ14 RIM JOIST STRAP TIE HOLDOWN.

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:

1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS.
2. 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.
3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
4. 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.
5. 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.
6. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING SHALL BE AT 12"oc MAX.
7. 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.
8. FRAMING CLIPS ARE EITHER A35 ANGLE OR LTP4 (AT EXTERIOR FACE OF WALL SHEATHING), OR APPROVED EQUIVALENT.
9. WHERE PLATE ATTACHMENT SPECIFIES 2- ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM, BLKG. OR EQUAL. ATTACH PER DETAILS
10. 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.
11. 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.
12. DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.

ALTERNATE NOTES:

13. 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.
14. WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.
15. 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.
16. 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.
17. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN

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:

1. ALL NAILS SHALL BE 10d COMMON (0.148"ø) w/ 1-1/2" MIN. PENETRATION INTO FRAMING.
2. ALL NAILS TO BE FLUSH DRIVEN & SHALL NOT FRACTURE PLYWOOD SURFACE.
3. PROVIDE 3/8" MIN. CLEARANCE BETWEEN NAIL CENTERLINE AND PANEL EDGE.
4. PROVIDE 2 ROWS 10d @ 4"oc EA. ROW AT EXTERIOR DIAPHRAGM BOUNDARIES, (BLDG. PERIMETER) TYP. (U.N.O.)
5. 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.

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