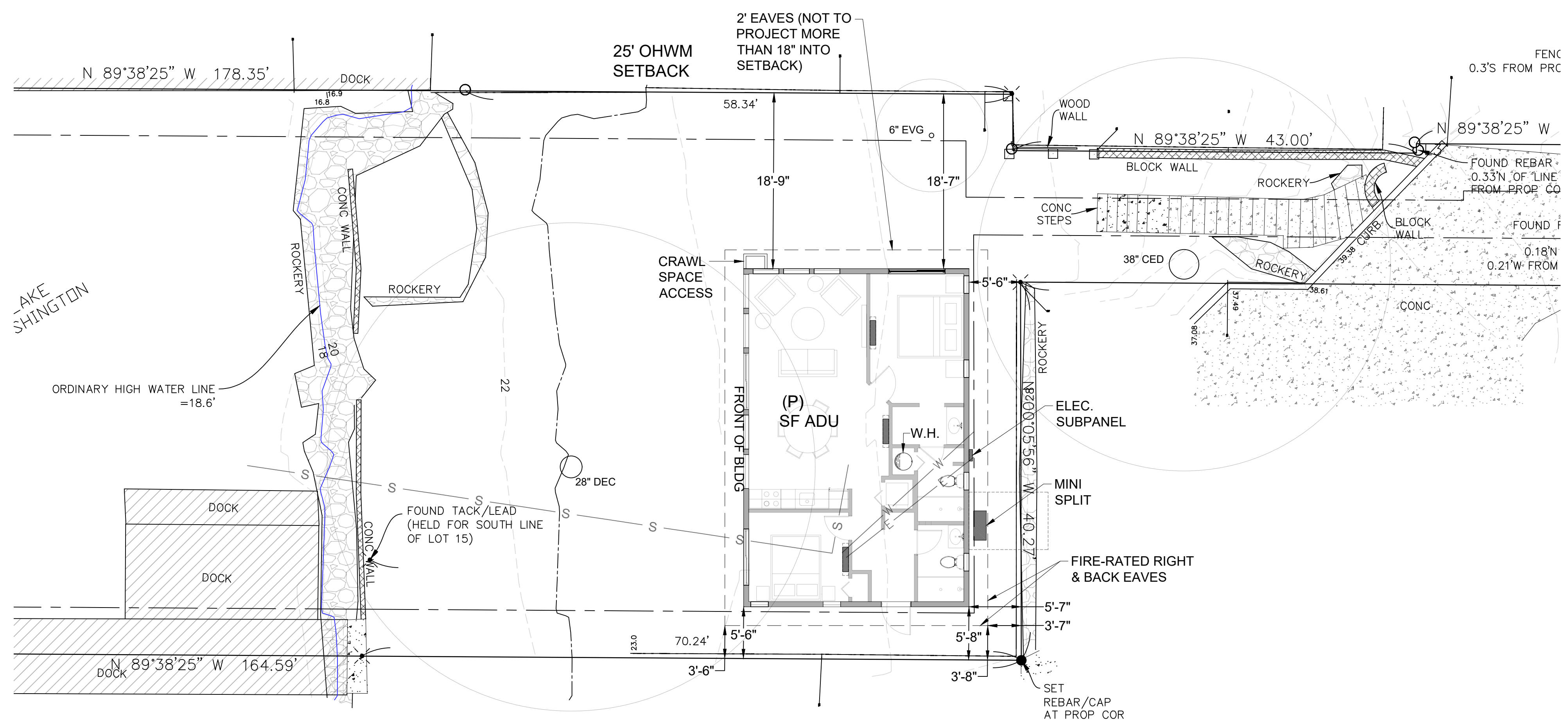


SEQUENCE OF SHEETS	
SHEET #	SHEET NAME
A-000	COVER PAGE
A-001	GENERAL NOTES
A-100	FLOOR PLAN
A-101	ARCHITECTURAL ROOF PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
A-300	SECTIONS
E-100	ELECTRICAL PLAN
S-001	STRUCTURAL GENERAL NOTES
S-002	STRUCTURAL GENERAL NOTES
S-100A	FOUNDATION PLAN
S-100B	FOUNDATION PLAN
S-101	FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-200	FRAMING ELEVATIONS
S-300	STRUCTURAL SECTIONS

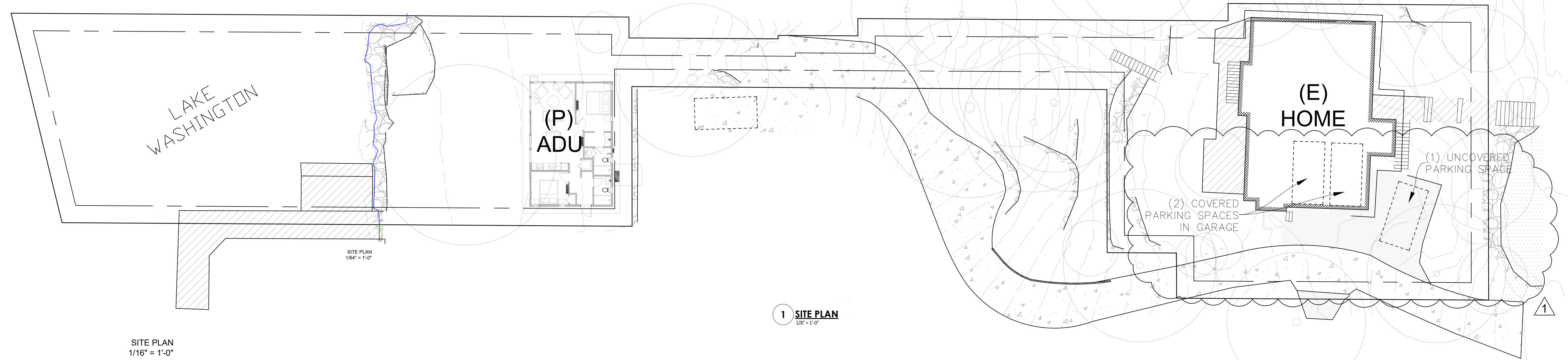
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DETAILS AND DIMENSIONS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS. ALL DIMENSIONS ARE TO ROUGH FRAME OF STUDS OR TO THE OUTSIDE OF MASONRY. FINAL CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER. ALL FOOTINGS TO BE BELOW FROST LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. ALL PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH STATE AND LOCAL CODES.

PROJECT DESCRIPTION:
 864 SQ FT OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)
 24'-0" x 36'-0" ACCESSORY BUILDING (ACCESSORY DWELLING UNIT)
 OCCUPANCY GROUP: R3
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLERS: NO
 EXISTING RESIDENCE FIRE SPRINKLERS: NO
 ALL CONSTRUCTION AND WORKMANSHIP ON THIS PROJECT SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING THE LATEST ADOPTED VERSION OF BUILDING CODE STANDARDS: 2021 INTERNATIONAL BUILDING CODE, 2021 IRC, 2021 UPC, 2021 UMP, AND 2020 NEC.

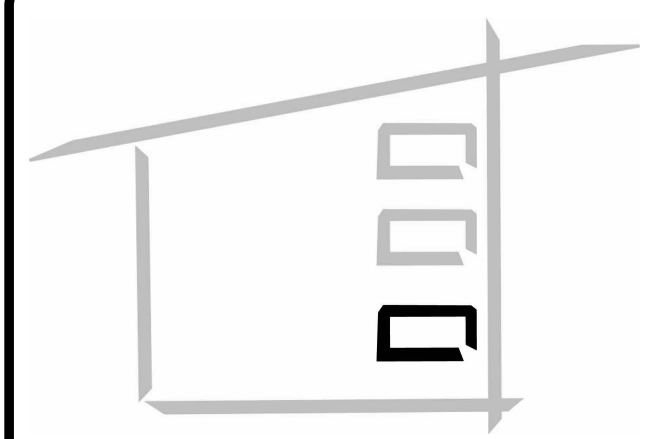
PROPERTY INFORMATION:
 OWNER: DAVID DO
 ADDRESS: 4649 FOREST AVE SE MERCER ISLAND, WA 98040
 PHONE: 206-617-3952
 APN: 404500-0080
 ZONING: R-15
 LOT SIZE: 22,237 SF
 (E) HOUSE: 2,077 SF
 (P) ACCESSORY DWELLING UNIT: 864 SF
 (E) TOTAL COVERAGE: 2,077 SF
 (P) TOTAL COVERAGE: 2,941 SF
 (E) LOT COVERAGE: 9%
 (P) LOT COVERAGE: 13%



SITE PLAN DETAIL
 1/8" = 1'-0"



SITE PLAN
 1/16" = 1'-0"



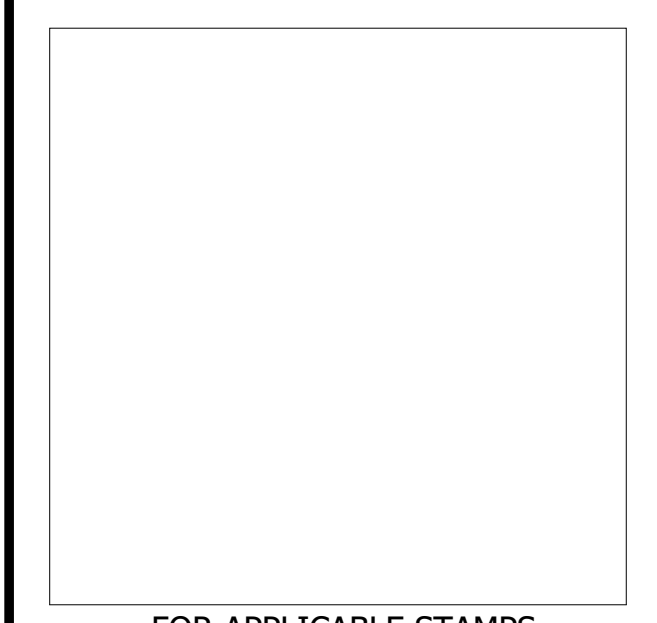
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 MERCER ISLAND, WA 98040

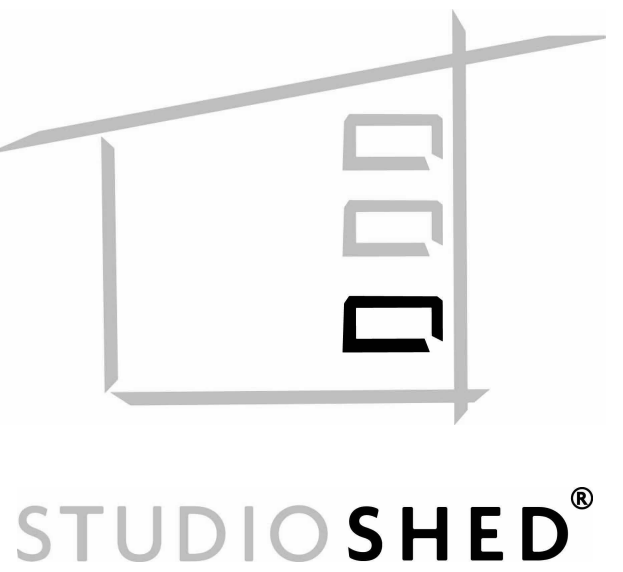
PREPARER OF PLANS
 EJ BECKER
EJ Becker
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FOR APPLICABLE STAMPS
 24x36
 SHEET SIZE
A-000
 COVER PAGE

WINDOW SCHEDULE								
#	TYPE	R.O. WIDTH	R.O. HEIGHT	FRAME	LOCATION	DESCRIPTION	U-FACTOR	SHGC
1	22.5"x42"	1'- 10 1/2"	3'- 6"	FIBERGLASS	BACK ELEVATION	OPERABLE, SINGLE HUNG, DOUBLE PANE, LOW-E	0.2500 BTU/(h-ft ² -°F)	0.22
2	22.5"x42"	1'- 10 1/2"	3'- 6"	FIBERGLASS	BACK ELEVATION	OPERABLE, SINGLE HUNG, DOUBLE PANE, LOW-E	0.2500 BTU/(h-ft ² -°F)	0.22
3	22.5"x22.5"	1'- 10 1/2"	1'- 10 1/2"	FIBERGLASS	BACK ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E, TEMPERED	0.2600 BTU/(h-ft ² -°F)	0.19
4	22.5"x22.5"	1'- 10 1/2"	1'- 10 1/2"	FIBERGLASS	BACK ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E, TEMPERED	0.2600 BTU/(h-ft ² -°F)	0.19
5	22.5"x42"	1'- 10 1/2"	3'- 6"	FIBERGLASS	LEFT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	0.2500 BTU/(h-ft ² -°F)	0.22
6	22.5"x42"	1'- 10 1/2"	3'- 6"	FIBERGLASS	LEFT ELEVATION	OPERABLE, SINGLE HUNG, DOUBLE PANE, LOW-E	0.2500 BTU/(h-ft ² -°F)	0.22
7	FL3	3'- 8 1/2"	2'- 8 3/4"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
8	FL2	3'- 8 1/2"	3'- 5 1/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
9	FL1	2'- 9"	3'- 11 5/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
10	FL1	2'- 9"	3'- 11 5/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
11	FL2	3'- 8 1/2"	3'- 5 1/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
12	FL3	3'- 8 1/2"	2'- 8 3/4"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
13	W1	3'- 8 1/2"	6'- 1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24
14	W1	3'- 8 1/2"	6'- 1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24
15	W1	3'- 8 1/2"	6'- 1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24
16	W1	3'- 8 1/2"	6'- 1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24
17	SL1	2'- 9"	2'- 1 1/4"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
18	SL1	2'- 9"	2'- 1 1/4"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
19	SL1	2'- 9"	2'- 1 1/4"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2300 BTU/(h-ft ² -°F)	0.24
20	W3	2'- 9"	6'- 1"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24
21	W3	2'- 9"	6'- 1"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24
22	W3	2'- 9"	6'- 1"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h-ft ² -°F)	0.24

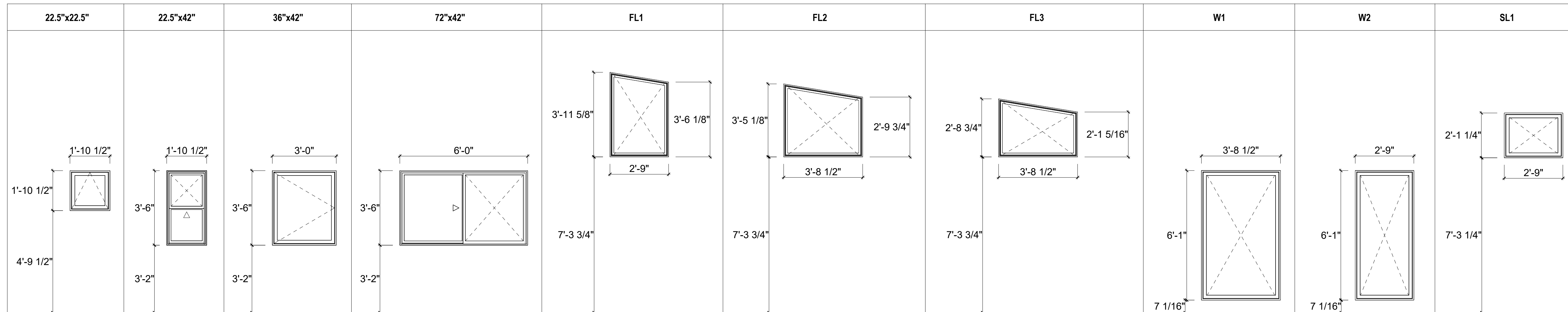
DOOR SCHEDULE									
#	TYPE	R.O. WIDTH	R.O. HEIGHT	FRAME	LOCATION	DESCRIPTION	U-FACTOR	SHGC	
101	36" DOOR	3'- 2 1/4"	6'- 9 1/2"	FIBERGLASS	LEFT ELEVATION	36 IN EXTERIOR OUTSWING, LHO, DOUBLE PANE, LOW-E, TEMPERED	0.2700 BTU/(h-ft ² -°F)	0.16	
102	72" SLIDING DOOR	6'- 0"	6'- 8"	FIBERGLASS	FRONT ELEVATION	72" EXTERIOR SLIDING, DOUBLE PANE, LOW-E, TEMPERED	0.2600 BTU/(h-ft ² -°F)	0.15	
103	72" SLIDING DOOR	6'- 0"	6'- 8"	FIBERGLASS	FRONT ELEVATION	72" EXTERIOR SLIDING, DOUBLE PANE, LOW-E, TEMPERED	0.2600 BTU/(h-ft ² -°F)	0.15	
104	72" SLIDING DOOR	6'- 0"	6'- 8"	FIBERGLASS	RIGHT ELEVATION	72" EXTERIOR SLIDING, DOUBLE PANE, LOW-E, TEMPERED	0.2600 BTU/(h-ft ² -°F)	0.15	
105	32" DOOR	2'- 10"	6'- 10 3/4"	-	INTERIOR	SINGLE SWING INTERIOR DOOR			
106	32" DOOR	2'- 10"	6'- 10 3/4"	-	INTERIOR	SINGLE SWING INTERIOR DOOR			
107	24" BI-FOLD	2'- 1"	6'- 9"	-	INTERIOR	2-PANEL BI-FOLD INTERIOR DOOR	0.6700 BTU/(h-ft ² -°F)	0	
108	32" DOOR	2'- 10"	6'- 10 3/4"	-	INTERIOR	SINGLE SWING INTERIOR DOOR			
109	ROUGH OPENING	2'- 10"	6'- 9 1/2"	-	INTERIOR	WALL OPENING			
110	30" BI-FOLD	2'- 7"	6'- 9"	-	INTERIOR	2-PANEL BI-FOLD INTERIOR DOOR	0.6700 BTU/(h-ft ² -°F)	0	
111	24" BI-FOLD	2'- 1"	6'- 9"	-	INTERIOR	2-PANEL BI-FOLD INTERIOR DOOR	0.6700 BTU/(h-ft ² -°F)	0	
112	32" DOOR	2'- 10"	6'- 10 3/4"	-	INTERIOR	SINGLE SWING INTERIOR DOOR			



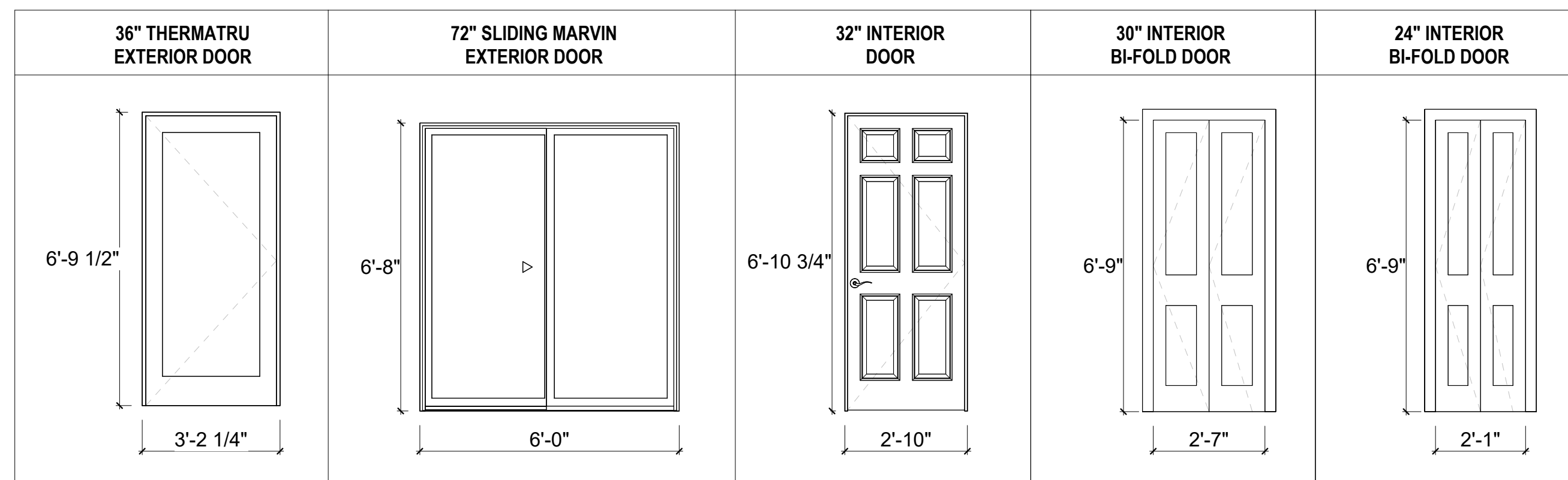
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WINDOW LEGEND



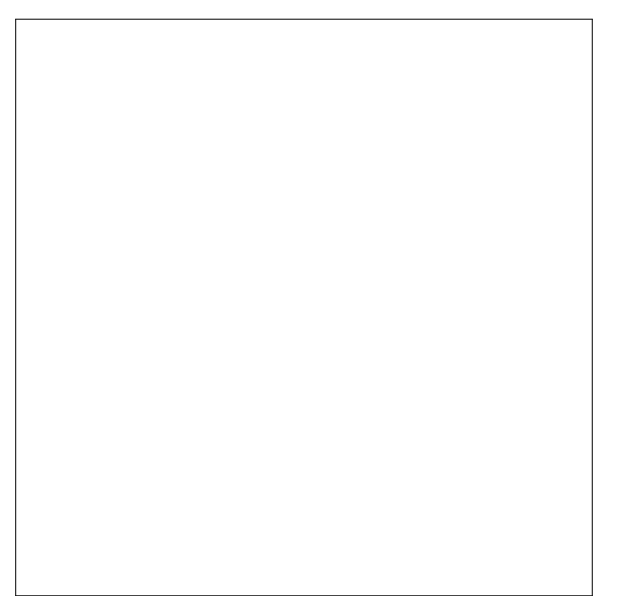
DOOR LEGEND

ROOM SCHEDULE		
ROOM	AREA	FLOOR FINISH
BATHROOM	41 SF	VINYL PLANK FLOORING
CLOSET	5 SF	VINYL PLANK FLOORING
GUEST BEDROOM	102 SF	VINYL PLANK FLOORING
CLOSET	11 SF	VINYL PLANK FLOORING
LAUNDRY	10 SF	VINYL PLANK FLOORING
WH CLOSET	7 SF	VINYL PLANK FLOORING
PRIMARY BATH	39 SF	VINYL PLANK FLOORING
DRESSING ROOM	21 SF	VINYL PLANK FLOORING
ENTRY HALL	57 SF	VINYL PLANK FLOORING
LIVING AREA	345 SF	VINYL PLANK FLOORING
PRIMARY BEDROOM	137 SF	VINYL PLANK FLOORING

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PREPARER OF PLANS
EJ BECKER
EJ Becker

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FOR APPLICABLE STAMPS

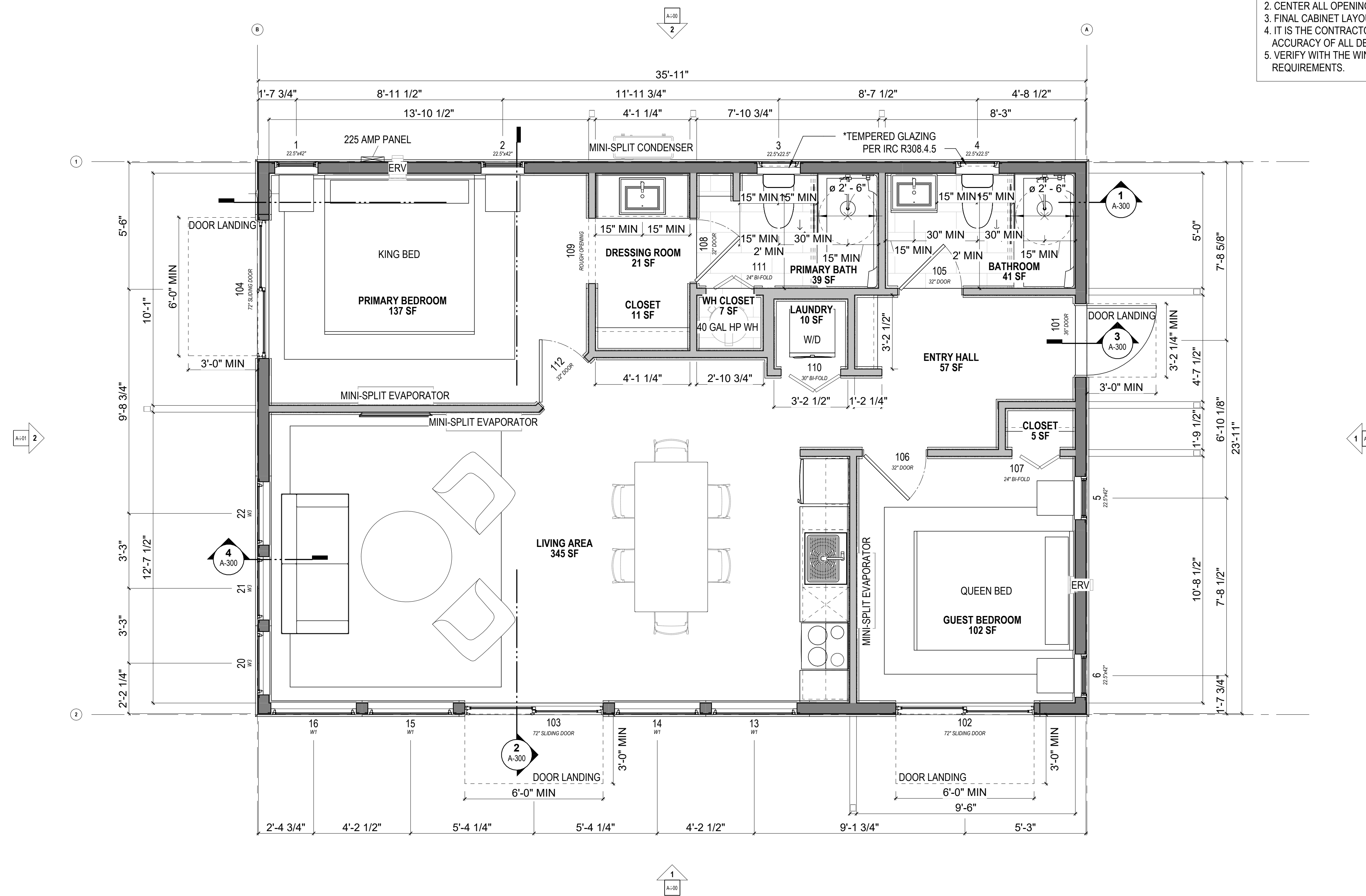
24x36
SHEET SIZE

A-001
GENERAL NOTES

SEE A-001 FOR WINDOW AND DOOR SCHEDULE

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE ROUGH FRAME OF STUDS.
2. CENTER ALL OPENINGS UNLESS OTHERWISE NOTED.
3. FINAL CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
5. VERIFY WITH THE WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQUIREMENTS.



1 1ST FLOOR PLAN
3/8" = 1'-0"

LANDING PER IRC R311.3 MINIMUM DIMENSIONS SHOWN. SLOPE WILL NOT EXCEED 2%. MAX STEP HEIGHT FROM EXTERIOR LANDING OR FINISHED FLOOR TO TOP OF THRESHOLD SHALL NOT EXCEED 1.5 INCHES (NOT MORE THAN 7.75 INCHES IF THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR).

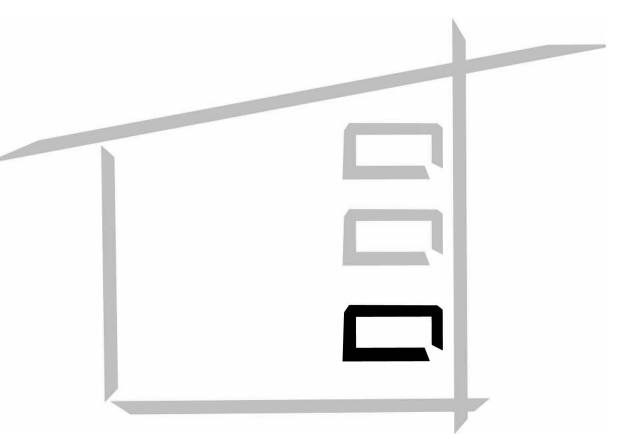


GENERAL ADU FLOOR PLAN NOTES:

BUILDINGS SHALL BE PROVIDED WITH APPROVED IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD IN FRONT THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [IRC R319.1]

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [IRC R307.2]

NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. [IRC R311.2]



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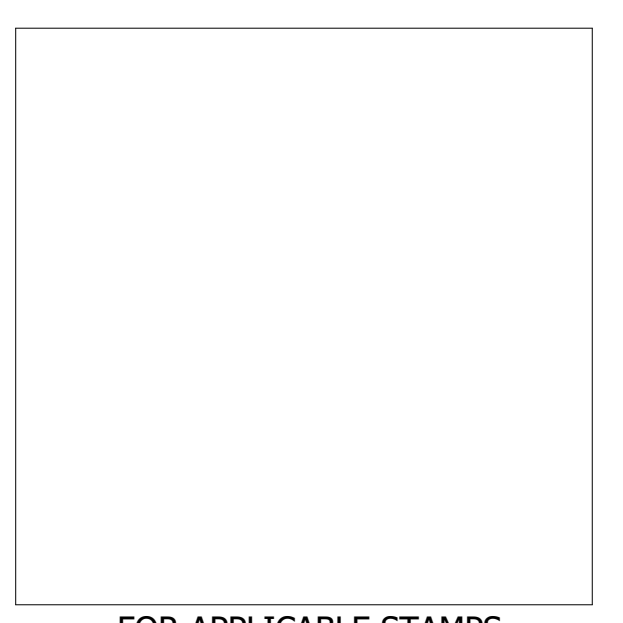
NAME
DO RESIDENCE

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4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS
EJ BECKER

EJ Becker

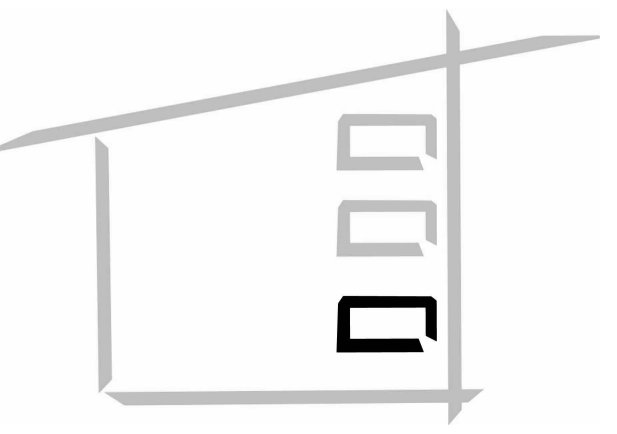
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FOR APPLICABLE STAMPS

24x36
SHEET SIZE

A-100
FLOOR PLAN



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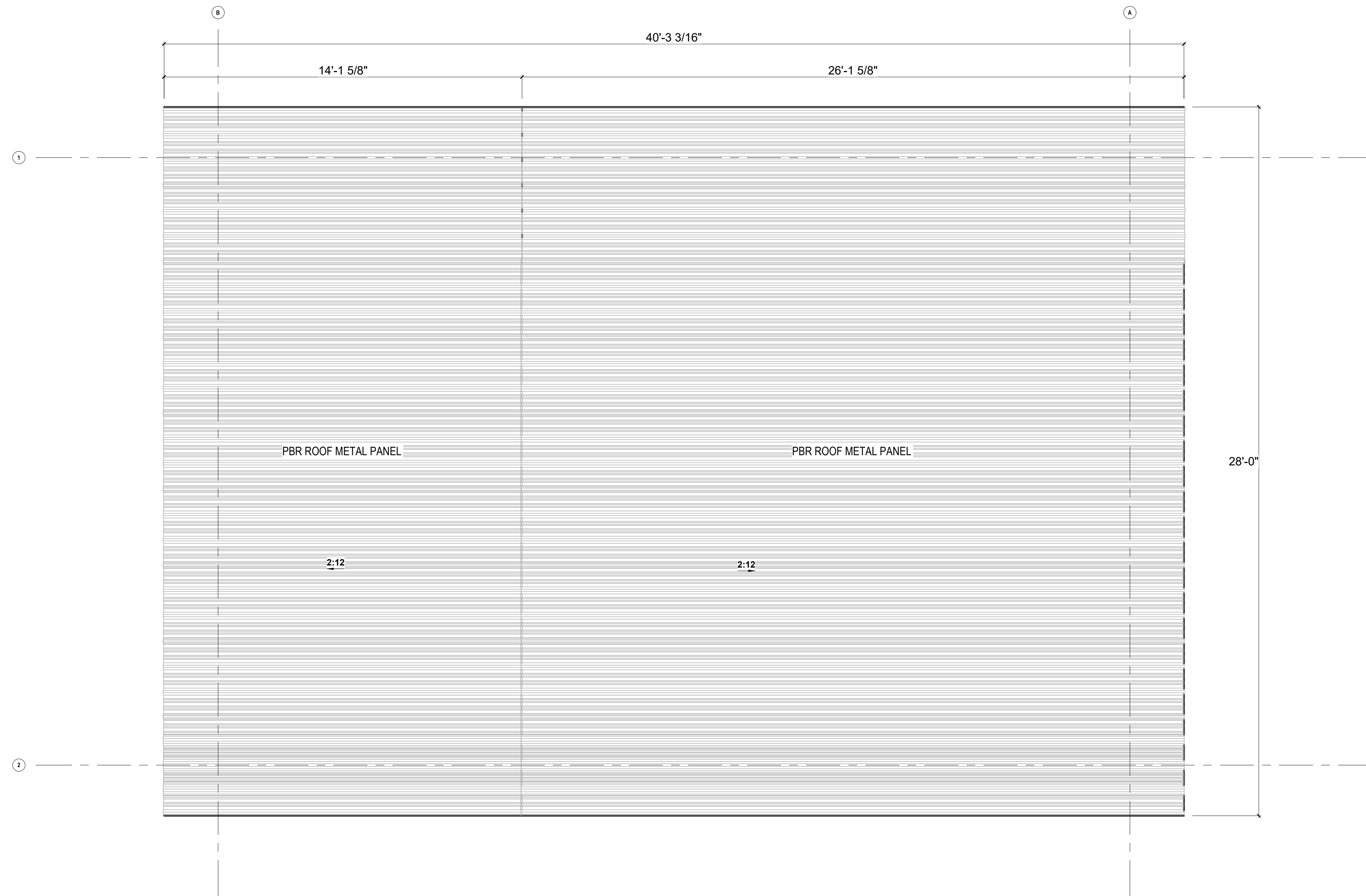
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EJ Becker

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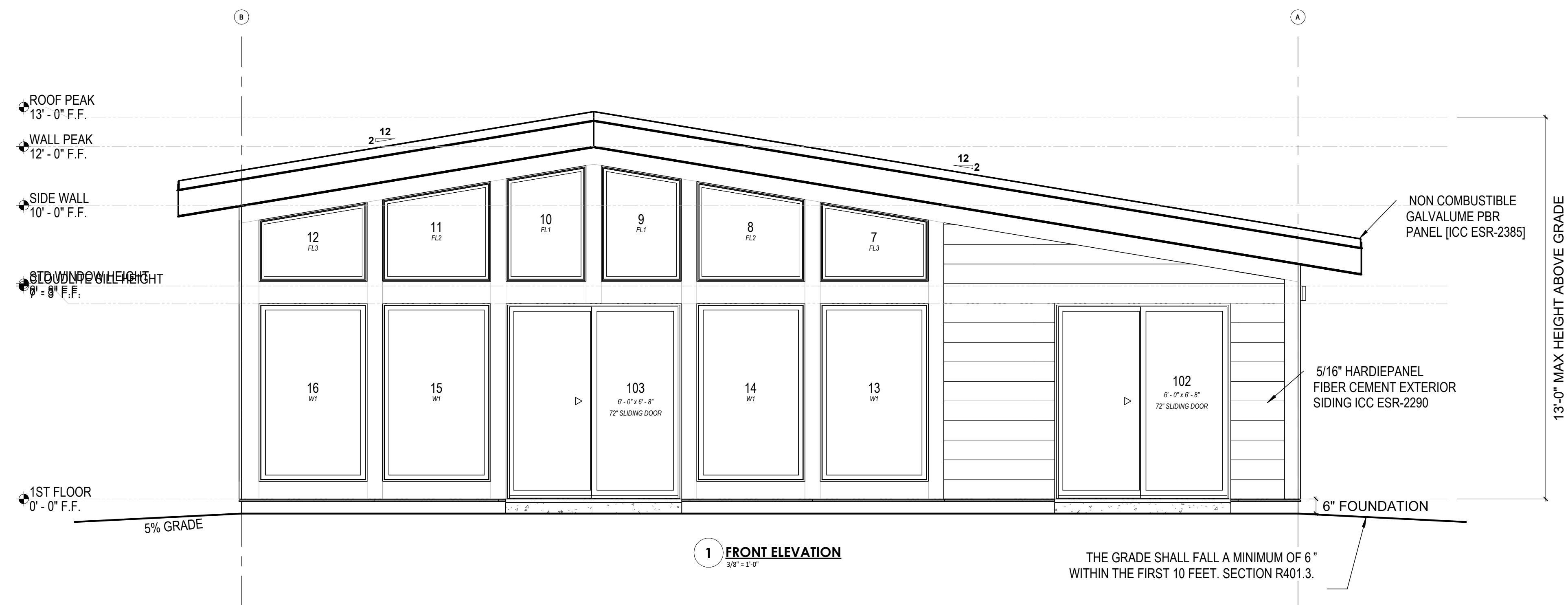
FOR APPLICABLE STAMPS

24x36

SHEET SIZE

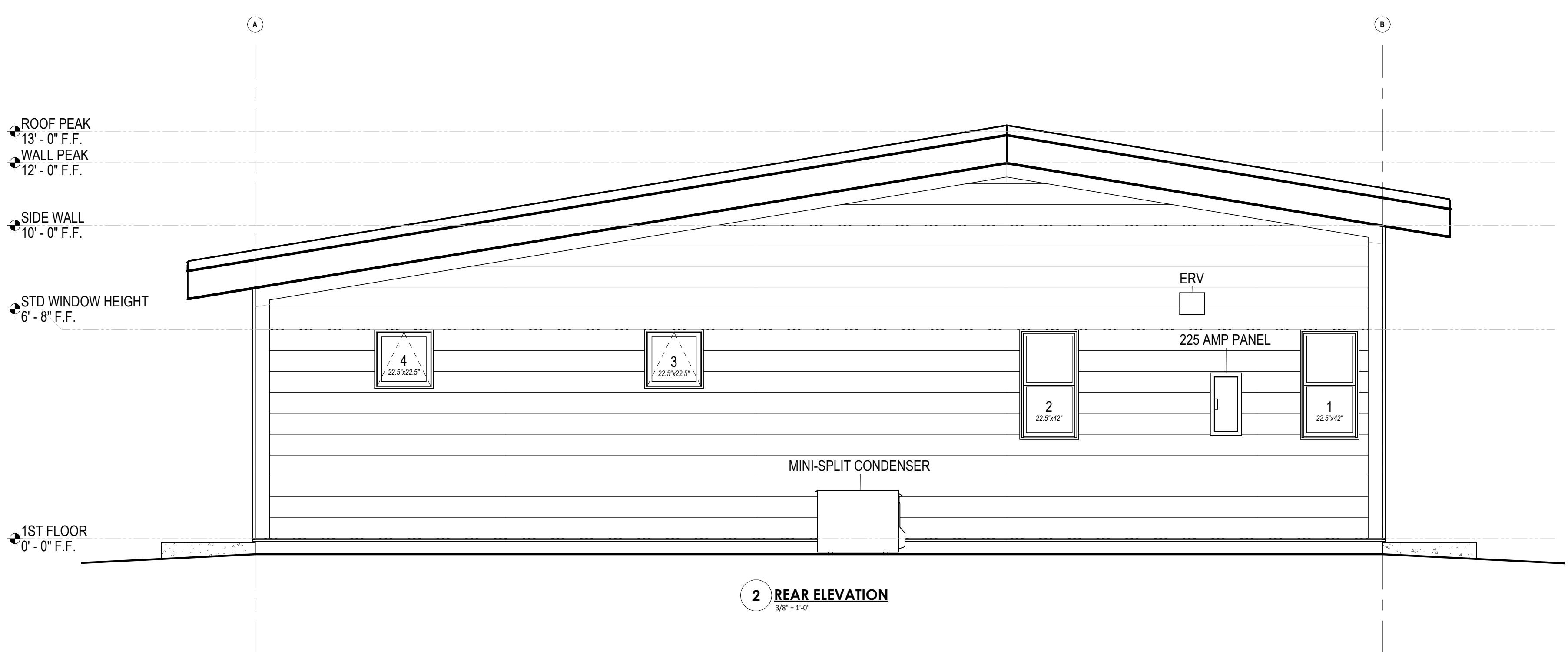
A-101

ARCHITECTURAL ROOF PLAN



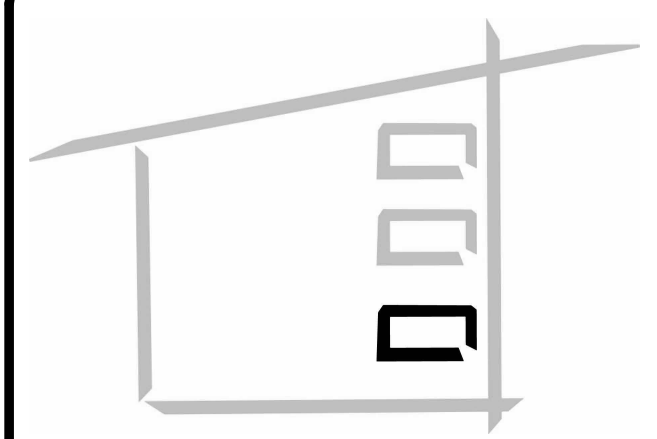
1 FRONT ELEVATION
3/8" = 1'-0"

THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. SECTION R401.3.



2 REAR ELEVATION
3/8" = 1'-0"

ELEVATION NOTES:
 GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 FOUNDATION - GRADE SHALL BE A MINIMUM OF 6" ABOVE GRADE, PLEASE SEE PAGES S-100A/B FOR FOUNDATION DESIGN.
 DRAINAGE - GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET UNLESS PHYSICAL BARRIERS ARE PRESENT [R401.3]
 SIDING FINISH - 5/16" HARDIEPANEL FIBER CEMENT [ICC ESR-2290]
 ROOFING - NON COMBUSTIBLE GALVALUME PBR PANEL [ICC ESR-2385]
 TRIM - 1" HARDIEPANEL FIBER CEMENT [ICC ESR-2290]



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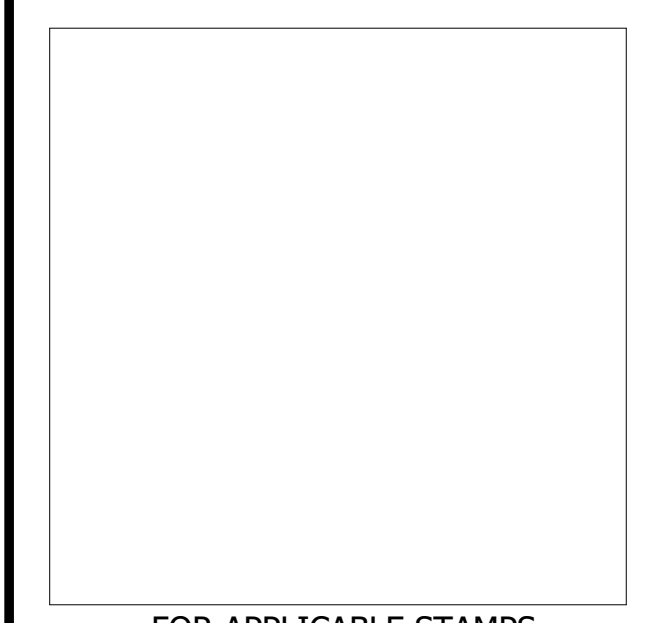
REVISION SCHEDULE

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PREPARER OF PLANS
 EJ BECKER
EJ Becker

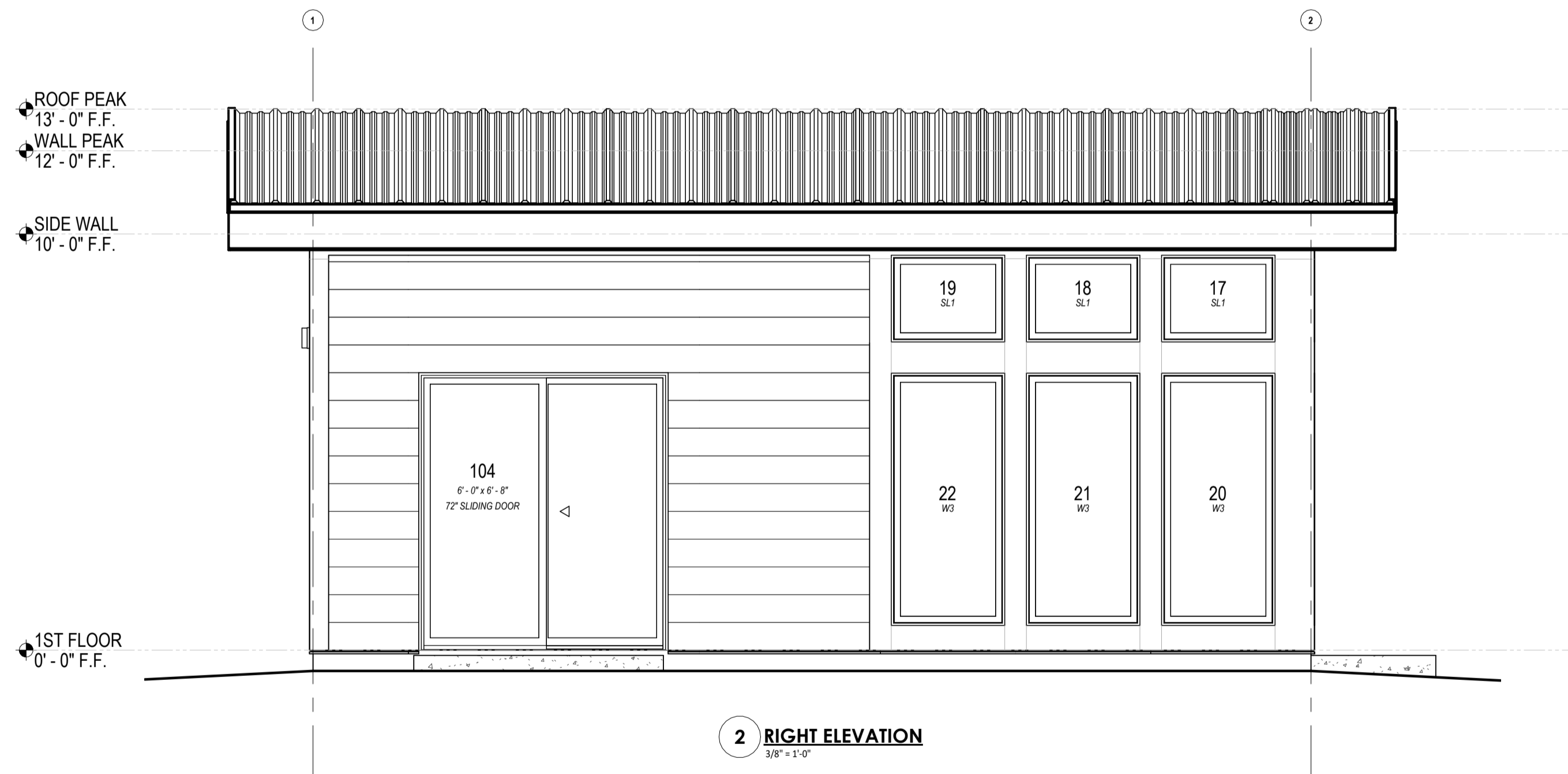
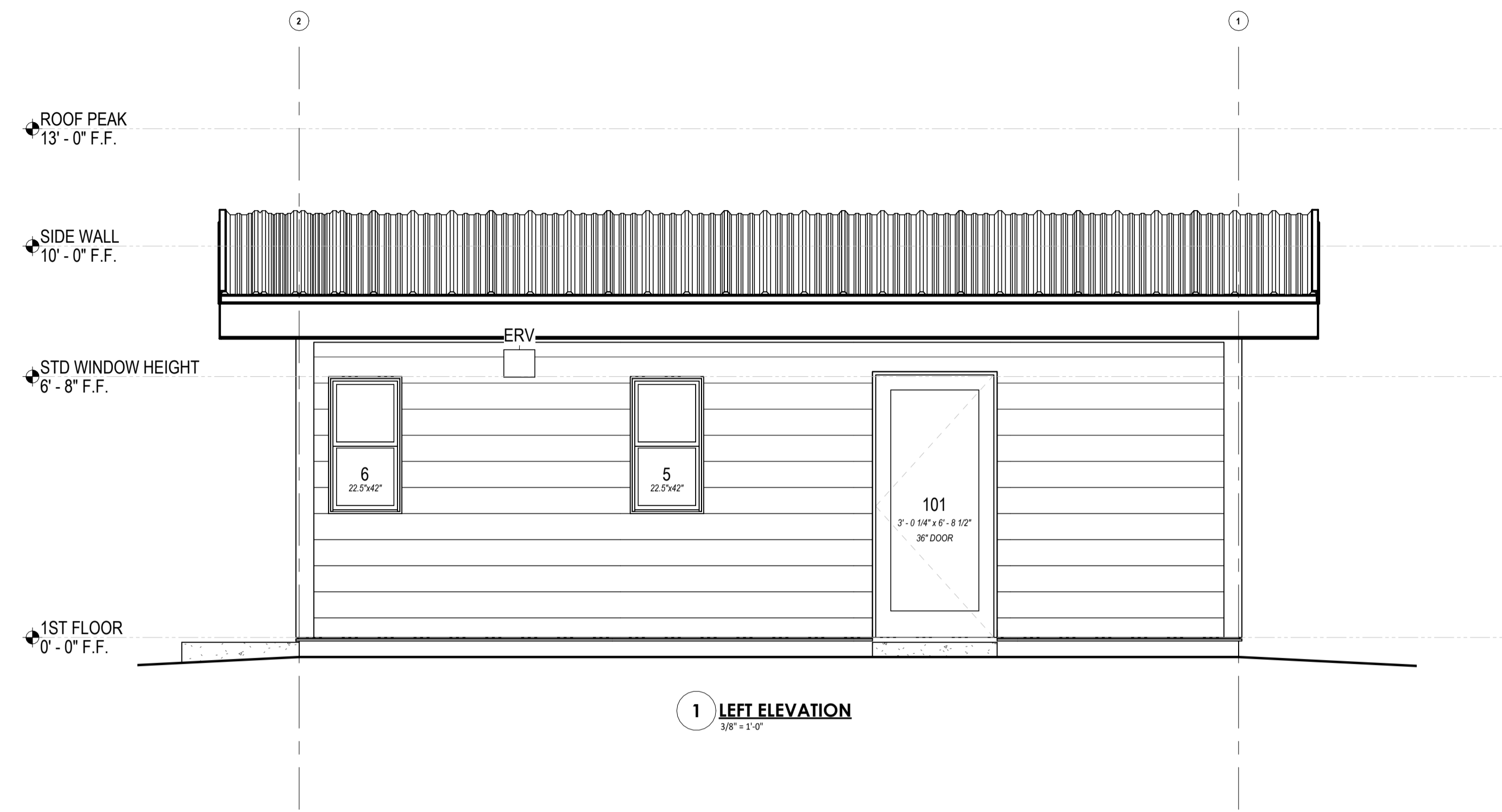
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FOR APPLICABLE STAMPS

24x36
 SHEET SIZE

A-200
 ELEVATIONS



ELEVATION NOTES:

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

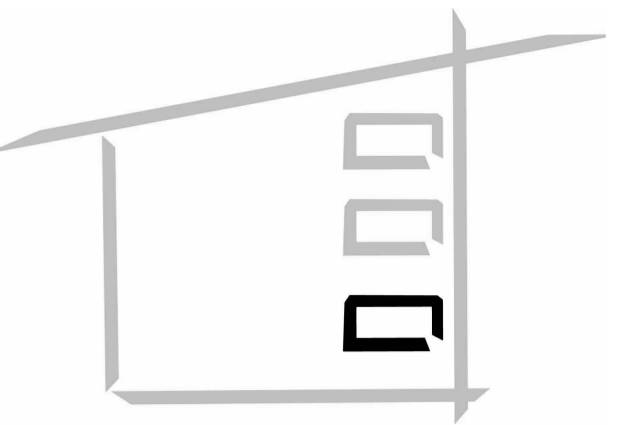
FOUNDATION - GRADE SHALL BE A MINIMUM OF 6" ABOVE GRADE. PLEASE SEE PAGES S-100A/B FOR FOUNDATION DESIGN.

DRAINAGE - GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET UNLESS PHYSICAL BARRIERS ARE PRESENT [R401.3]

SIDING FINISH - 5/16" HARDIPANEL FIBER CEMENT [ICC ESR-2290]

ROOFING - NON COMBUSTIBLE GALVALUME PBR PANEL [ICC ESR-2385]

TRIM - 1" HARDIPANEL FIBER CEMENT [ICC ESR-2290]



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NAME

DO RESIDENCE

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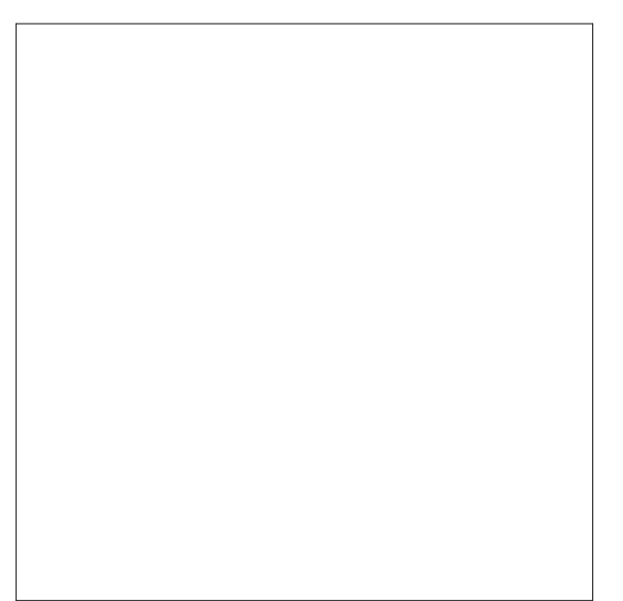
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MERCER ISLAND, WA 98040

PREPARER OF PLANS

EJ BECKER

EJ Becker

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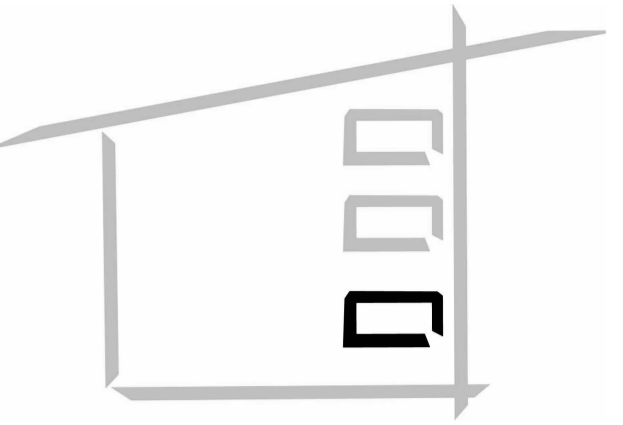
FOR APPLICABLE STAMPS

24x36

SHEET SIZE

A-201

ELEVATIONS



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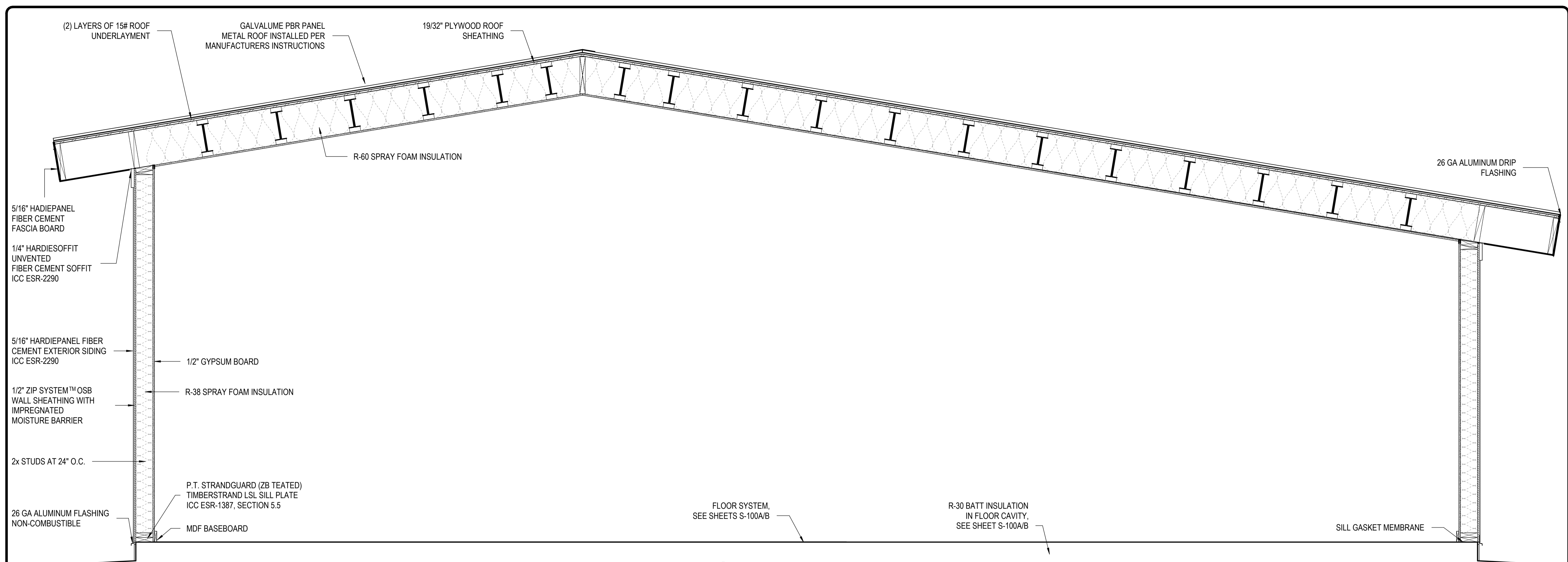
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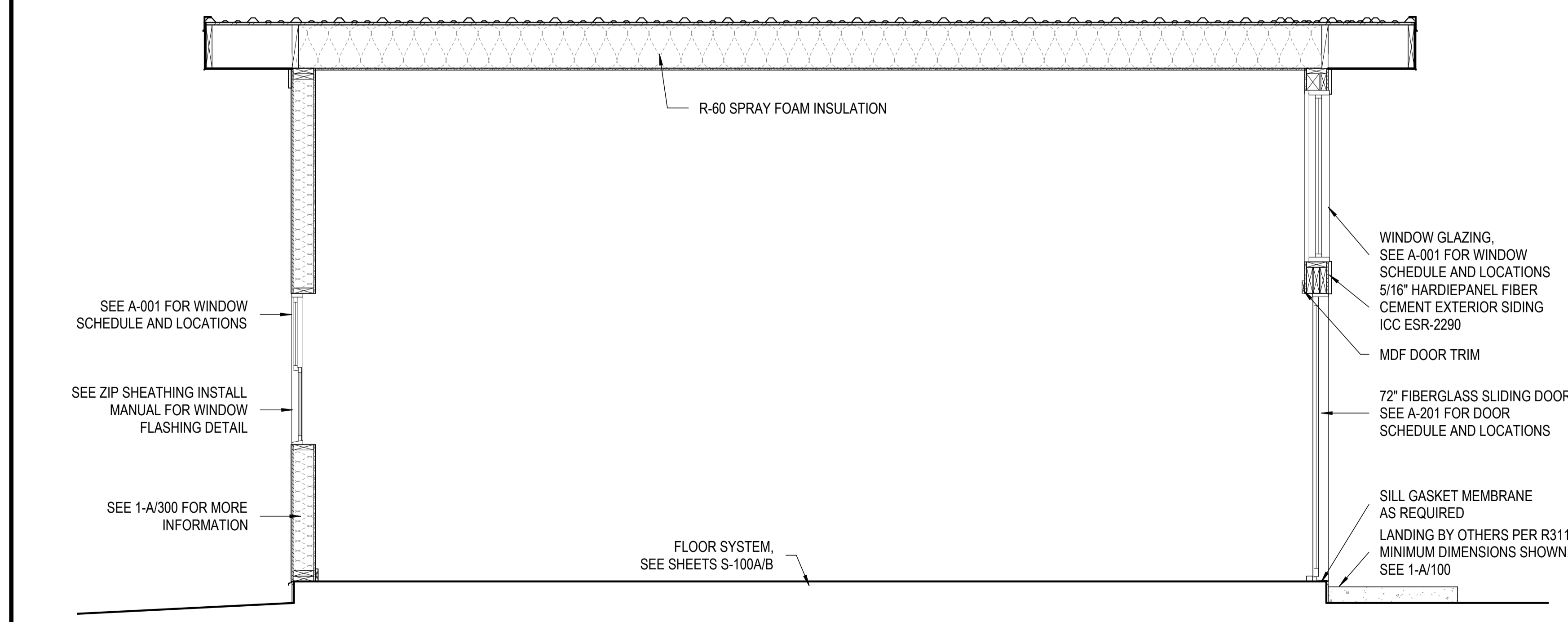
PREPARER OF PLANS
EJ BECKER

EJ Becker

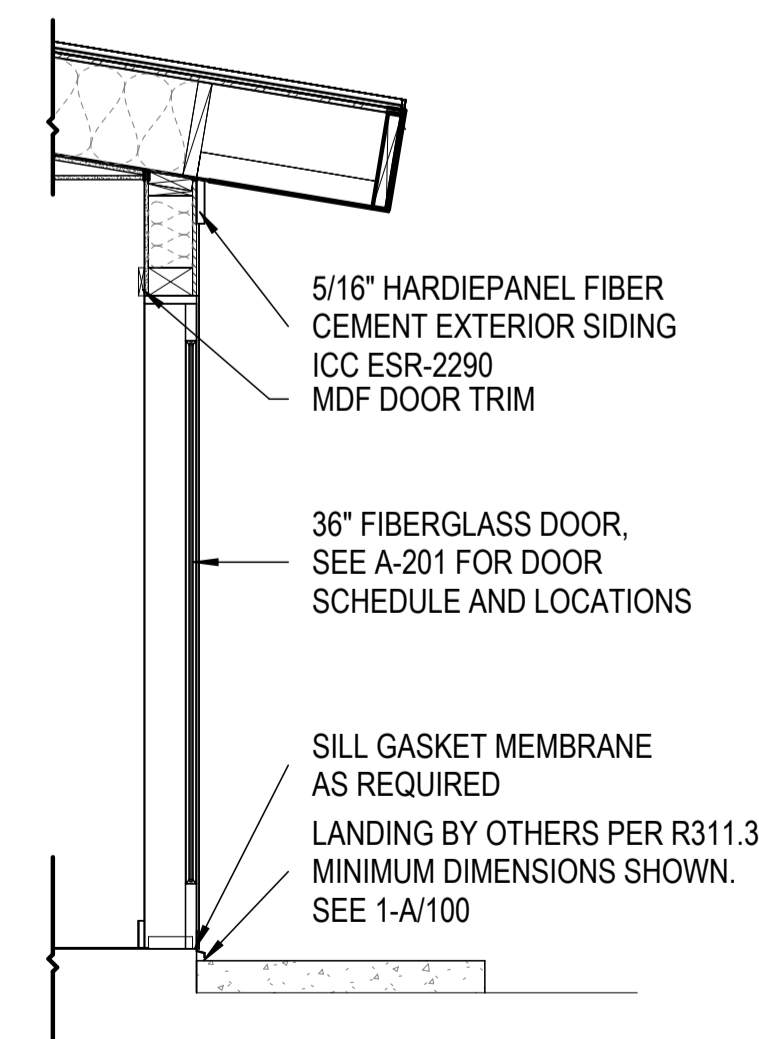
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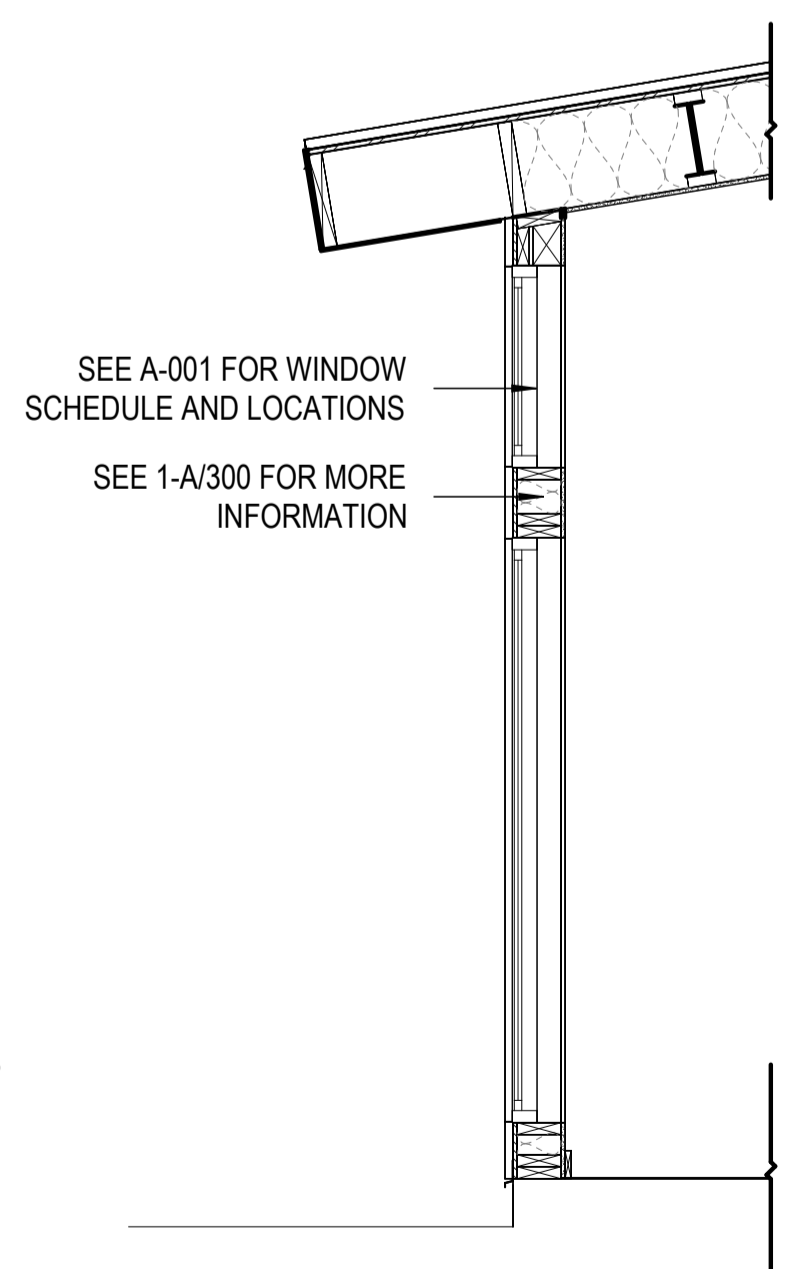
1 TRANSVERSE SECTION
3/4" = 1'-0"



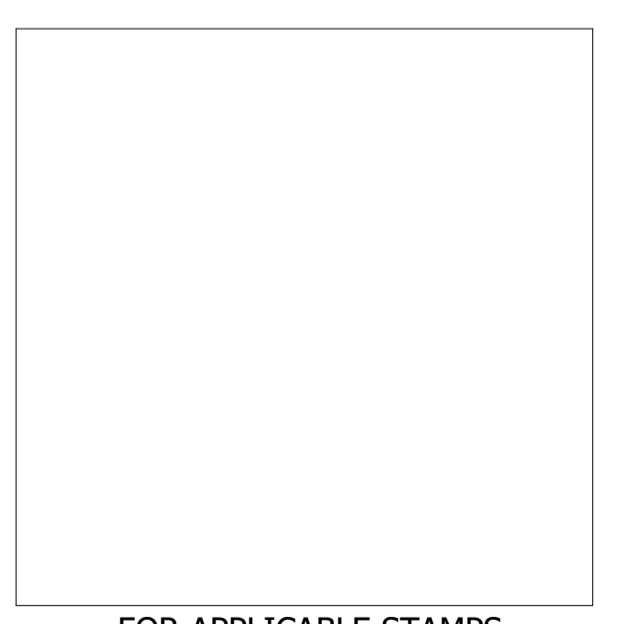
2 LONGITUDINAL SECTION
1/2" = 1'-0"



3 TYP. SECTION AT DOOR
1/2" = 1'-0"



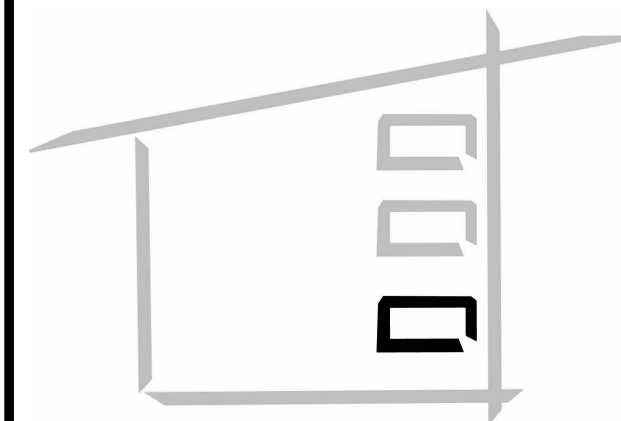
4 SIDE WALL WITH FIXED WINDOWS
3/2" = 1'-0"



FOR APPLICABLE STAMPS

24x36
SHEET SIZE

A-300
SECTIONS

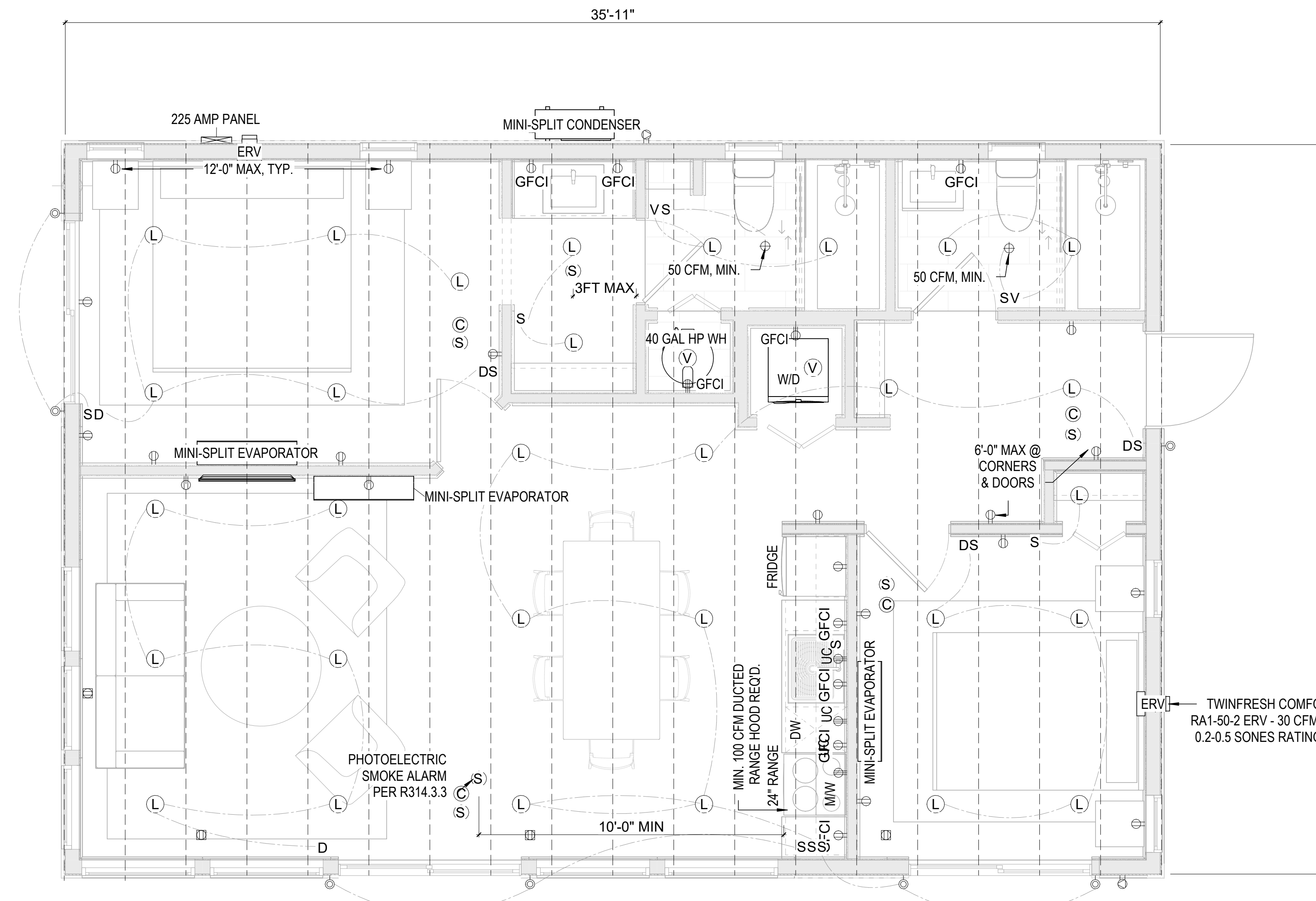


STUDIO SHED®

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REVISION SCHEDULE

DESCRIPTION DATE



1 1ST FLOOR ELECTRICAL PLAN

GENERAL DWELLING UNIT ELECTRICAL NOTES:

ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS FOR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. [NEC210.12(A)]

IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 1.8M (6 FT) FROM A RECEPTACLE OUTLET. A WALL SPACE SHALL INCLUDE THE FOLLOWING: (1) ANY SPACE 2 FT OR MORE IN WIDTH AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, (2) THE SPACE OCCUPIED BY FIXED PANELS IN WALLS, AND (3) THE SPACE AFFORDED BY FIXED ROOM DIVIDERS. RECEPTACLES IN OR ON FLOOR SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 18 IN OF THE WALL. [NEC210.52(A)(1)(2) & (3)]

FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6-1/2 FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [NEC210.52(E)(1)]

BALCONIES, DECKS, AND PORCHES THAT ARE ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE BALCONY, DECK, OR PORCH, THE RECEPTACLE OUTLET SHALL NOT BE LOCATED MORE THAN 6-1/2 FT ABOVE THE BALCONY, DECK, OR PORCH WALKING SURFACE. [NEC210.52(E)(3)]

A 125-VOLT, SINGLE-PHASE, 15- OR 20- AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF AIR-CONDITIONING EQUIPMENT, THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FT OF THE AIR-CONDITIONING EQUIPMENT. [NEC210.63]

IN DWELLING UNITS, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN, AND BATHROOM. FOR UNDERFLOOR SPACES AND UTILITY ROOMS, AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING. [NEC210.70(A)(3)]

RECEPTACLES OF 15- AND 20- AMPERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS. [NEC406.9(A)(B)]

AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS MORE THAN ONE STORY. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS, WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

BATHROOM ELECTRICAL NOTES:

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FT OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. [NEC210.52(D)]

LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". [NEC410.10(A)]

AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM(S) RECEPTACLE(S), WHERE THE 20-AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH 210.23(A)(1) AND (A)(2). [NEC210.11(C)(3)]

KITCHEN ELECTRICAL NOTES:

RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE SAME KITCHEN. ADDITIONAL SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN. NO SMALL-APPLIANCE BRANCH CIRCUIT SHALL SERVE MORE THAN ONE KITCHEN. [NEC210.52(B)(3)]

RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 IN OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK. [NEC210.52(C)(1)]

ELECTRICAL LEGEND table with symbols for Switch, Vacancy Switch, Dimmer Switch, Smoke Alarm, Carbon Monoxide Alarm, 4" Wafer LED, 6" Vacancy LED, 120V Duplex Receptacle, 240V Duplex Receptacle, 120V In-Floor Receptacle, Ext Rated GFCI Receptacle, Ext Light Fixture, 50 CFM Bath Fan.

ELECTRICAL GENERAL NOTES:

- 1. WIRING INSTALLED BY (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE.
2. SUBPANEL INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. SILL PLATE.
3. RECEPTACLES INSTALLED 12" A.F.F. TO BOTTOM OF BOX.
4. EXTERIOR LIGHTS INSTALLED 6'-4" A.F.F. TO MOUNTING HOLE.
5. DUPLEX RECEPTACLES ARE CONNECTED TO 20 AMP GFCI CIRCUIT BREAKER.
6. MINIMUM OF 20' OF #4GA. COPPER WIRE MUST BE INSTALLED IN THE LOWEST PORTION OF THE FOOTING. SUFFICIENT WIRE MUST PROTRUDE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE.
7. IN-FLOOR RECEPTACLE MUST BE WITHIN 18" OF THE WALL PER NEC 210.52.

FOR APPLICABLE STAMPS

24x36

SHEET SIZE

E-100

ELECTRICAL PLAN

PROJECT DESCRIPTION

864 SQ FT OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)
24'-0" x 36'-0" ACCESSORY DWELLING UNIT

STRUCTURAL GENERAL NOTES:

DESIGN LOADS: 2021 IBC/IRC (INCLUDES 2018) WITH LOCAL AUTHORITY HAVING JURISDICTION'S AMENDMENTS
ASCE 7-16
RISK CATEGORY
II STANDARD

ROOFS:
ROOF DEAD LOAD 15 PSF
ROOF LIVE LOAD 20 PSF
ROOF SNOW LOAD 16 PSF

WALLS:
EXT WALL DEAD LOAD 10 PSF

FLOORS:
FLOOR DEAD LOAD 15 PSF
FLOOR LIVE LOAD 40 PSF

WIND:
ULTIMATE DESIGN WIND SPEED, VULT, (3-SECOND GUST) = 100 MPH
INTERNAL PRESSURE COEFFICIENT = 0.18 (ENCLOSED)
WIND EXPOSURE = C

COMPONENTS AND CLADDING DESIGN WIND PRESSURES (ULTIMATE)

WALLS:
WITHIN 3 FEET OF CORNERS +21.8 PSF -29.2 PSF
AWAY FROM CORNERS +21.8 PSF -23.6 PSF
ROOFS:
ZONE 1 +16.0 PSF -19.9 PSF
ZONE 2 +16.0 PSF -34.7 PSF
ZONE 3 +16.0 PSF -51.4 PSF

OVERHANGS:
ZONE 2 -46.2 PSF
ZONE 3 -62.8 PSF
PRESSURES MAY BE REDUCED FOR EFFECTIVE WIND AREAS LARGER THAN 10 SQUARE FEET, BUT NOT BELOW 16 PSF.

SEISMIC:
SPECTRAL RESPONSE ACCELERATION PARAMETERS
SHORT PERIOD **SS** 1.439G **SDS** 1.151G
ONE SECOND **S1** 0.500G **SD1** 0.600G

SOILS SITE CLASS D
SEISMIC IMPORTANCE FACTOR 1.0
SEISMIC DESIGN CATEGORY D
BASIC SEISMIC-FORCE-RESISTING SYSTEM(S)
LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR

RESISTANCE
DESIGN BASED SHEAR(S) 6.150 KIPS (ULTIMATE)
SEISMIC RESPONSE COEFFICIENT(S), CS 0.177
RESPONSE MODIFICATION COEFFICIENT(S), R 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

FOUNDATION DESIGN:

FOUNDATIONS DESIGNED PER SOILS REPORT BY GARY A. FLOWERS, PLLC GEOLOGICAL & GEOTECHNICAL CONSULTING, REPORT # 23-017, DATED SEPTEMBER 12, 2025 & REVISED DECEMBER 31, 2025. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO COMPLETE A GEOTECHNICAL SPECIAL INSPECTION OF THE 2-INCH DIAMETER PIPE PILES.

PIPE PILES AND GRADE BEAM OVER 16" WIDE FOOTING

DESIGN OF THE PIPE PILES AND GRADE BEAM IS BASED ON MAXIMUM ALLOWABLE PILE CAPACITY OF 6000#
DESIGN OF FOOTING IS BASED ON SPANNING BETWEEN PILES.

REINFORCED CONCRETE:

DESIGN IS BASED ON ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 332 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION." CONCRETE WORK SHALL CONFORM TO ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."

STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

	MAX F'c, PSI	W/C	SLUMP, MAXIMUM	ENTRAINED INCHES	AIR, PERCENT	CEMENT AD MIXTURES,
INTENDED USE	28 DAY	RATIO	AGGREGATE	(+/- 1")	(+/- 1.5%)	TYPE
SLAB ON GRADE	3000	0.45	3/4" STONE	4	3	V

DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT TIES OR BARS SHOWN TO BE FIELD-BENT, WHICH SHALL BE GRADE 60.
BARS TO BE WELDED SHALL CONFORM TO ASTM 706.
AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE MATCHING CORNER BARS FOR EACH LAYER OF REINFORCEMENT.

UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, LAP BARS 50 DIAMETERS (MINIMUM)
EXPECT AS NOTED ON THE DRAWINGS, CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	3/4"
BEAMS AND COLUMNS:	
PRIMARY REINFORCEMENT	1-1/2"
STIRRUPS, TIES, SPIRALS	1-1/2"

STRUCTURAL WOOD & TIMBER:

DESIGN IS BASED ON ANSIAF&PA NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION" AND ANSIAF&FA SDPIWS "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC"
2X FRAMING SHALL BE S4S SPF#2 OR BETTER UNLESS NOTED OTHERWISE.
ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE.
STUDS SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
TOP AND BOTTOM PLATES SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
FASTENERS FOR USE WITH TREATED WOOD SHALL COMPLY WITH IRC SECTION R317.3.
WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE.
PRESERVATIVE TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA U1 AND ACPA M4.
CONVENTIONAL LIGHT FRAMING SHALL COMPLY WITH IRC SECTIONS R502, R602, AND R802.
MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN IBC TABLE 2304.10.1 "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS."
METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR E QUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OR NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY.
NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MAY NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.
LEAD HOLES FOR LAG SCREWS SHALL BE 40%-70% OF THE SHANK DIAMETER AND THE THREADED SECTION AND EQUAL TO THE SHANK DIAMETER AT THE UNTHREADED SECTION PER NDS SECTION 12.1.4.2(b).
CONNECTOR BOLTS AND LAG SCREWS SHALL CONFORM TO ANSIA/ASME B18.2.1 AND ASTM SAE J429 GRADE 1.
NAILS AND SPIKES SHALL CONFORM TO ASTM F1667.
WOOD SCREWS SHALL CONFORM TO ANSIA/ASME B18.6.1.

WOOD FRAMING NOTES:

ALL BEAMS SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF OPENINGS EQUAL TO ONE-HALF OR GREATER THE NUMBER OF STUDS INTERRUPTED BY OPENING UNLESS NOTED OTHERWISE.
ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS.
SOLE PLATE AT ALL PERIMETER WALLS AND AT DESIGNATED SHEAR WALLS SHALL BE NAILED WITH (3) 10D BOX NAILS (COATED OR DEFORMED SHANK) AT 16".
ALL ROOF RAFTERS, JOISTS, BEAMS SHALL BE ANCHORED TO SUPPORTS WITH METAL FRAMING ANCHORS.

WOOD SHEATHING:

PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR AND ROOF SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING APA TRADEMARK AND PANEL SPAN RATING.
MINIMUM ROOF SHEATHING: 19/32" OSB OR CDX PLYWOOD, APA 32/16, NAILED.
MINIMUM WALL SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.
MINIMUM FLOOR SHEATHING: 23/32" OSB OR CDX PLYWOOD, APA 24/48, NAILED.
NAIL SHEATHING WITH MINIMUM 8D COMMON OR 10D BOX AT 6" AT PANEL EDGES, AND 12" AT INTERMEDIATE FRAMING EXCEPT AS NOTED. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. MINIMUM (3) 8D NAILS PER STUD TO PLATES. NAIL ALL PLATES USING EDGE NAIL SPACING INDICATED.
SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.
SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN 'L' AND 'T' SHAPES AROUND OPENINGS.

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING:

MEMBERS NOTED AS LSL (LAMINATED STRAND LUMBER) ON PLAN SHALL BE PLANT-FABRICATED AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=1700 PSI Fv=400 PSI Fcpar=1400 PSI Fcperp=680 PSI E=1300 KSI

MEMBERS NOTED AS LVL STUDS (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-1/2" WIDE x DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=2400 PSI Fv=285 PSI Fcpar=3000 PSI E=1700 KSI

MEMBERS NOTED AS LVL RAFTERS (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-3/4" WIDE x DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
Fb=2600 PSI Fv=285 PSI Fcpar=2460 PSI Fcperp=750 PSI E=1900 KSI

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

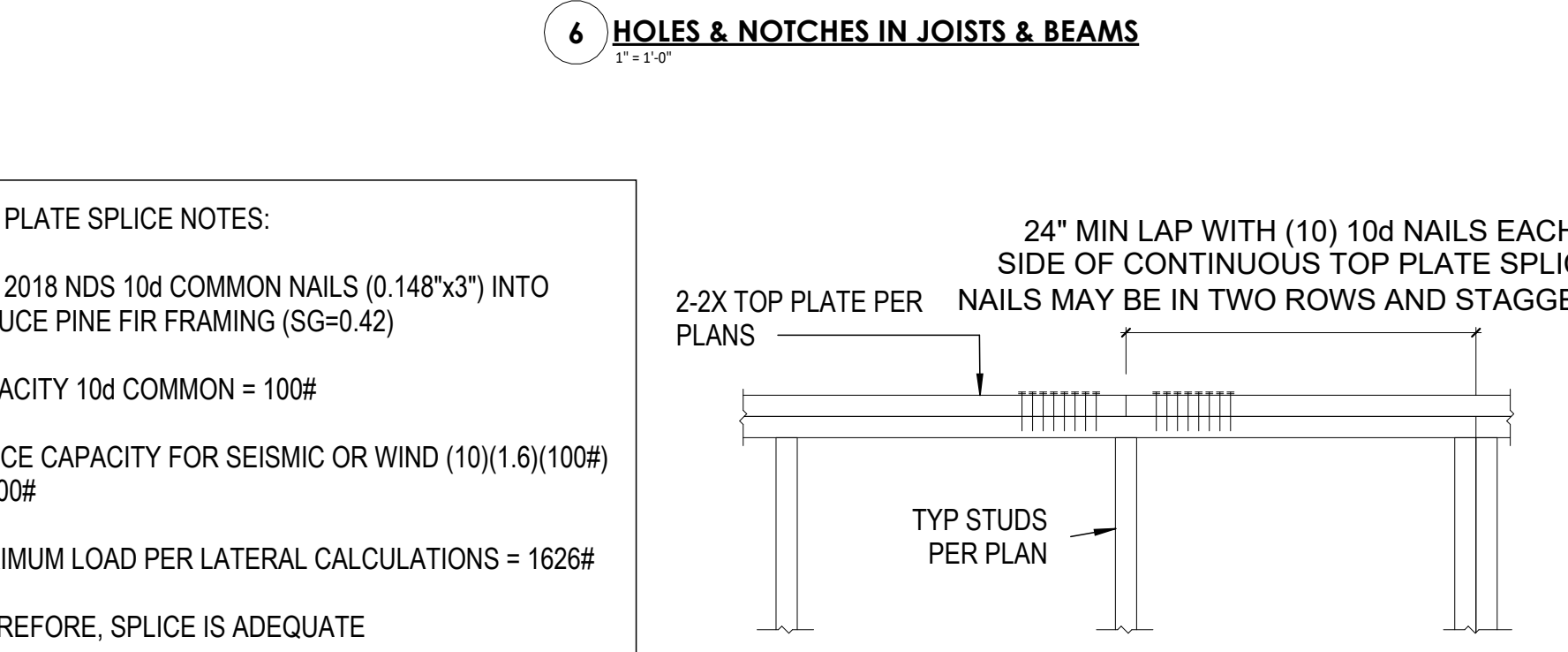
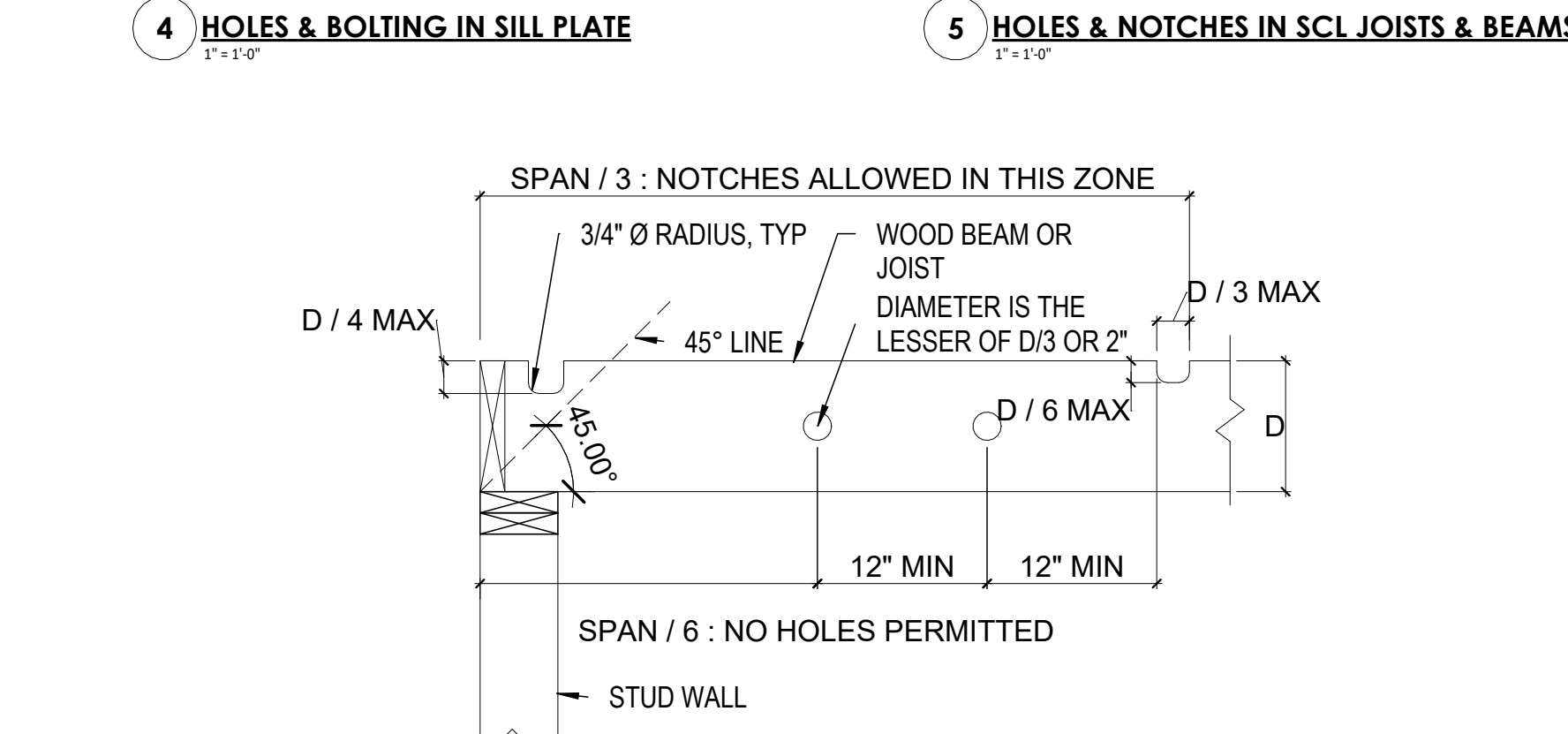
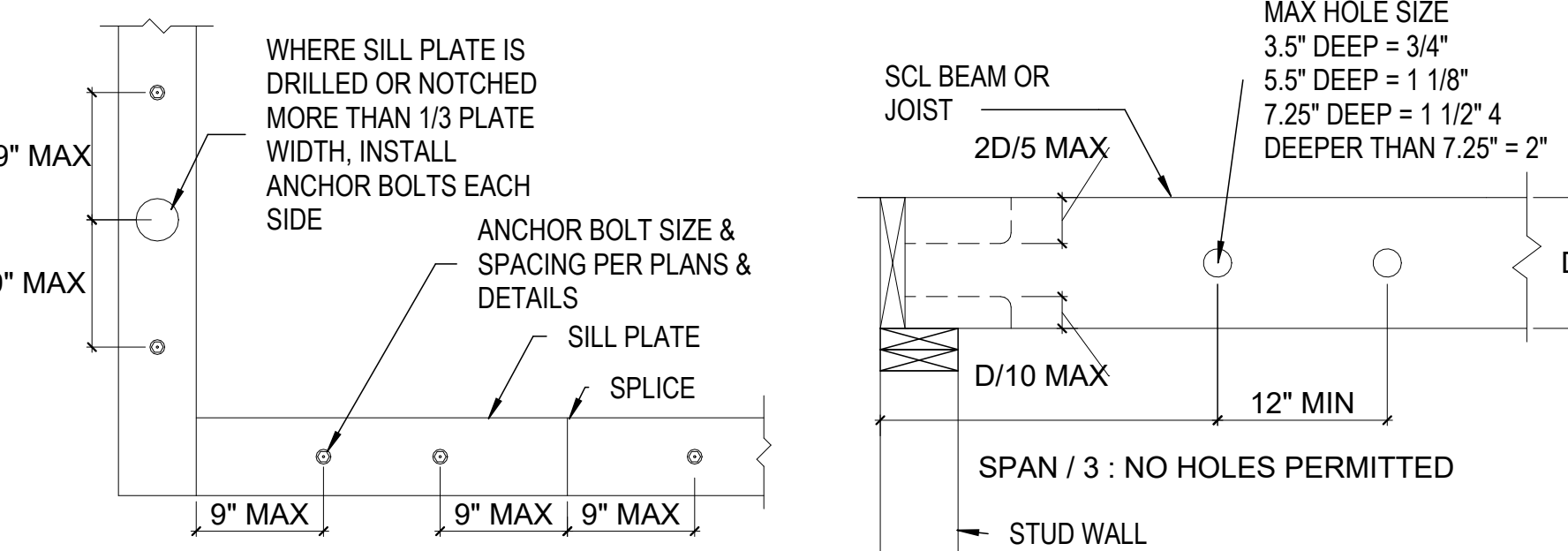
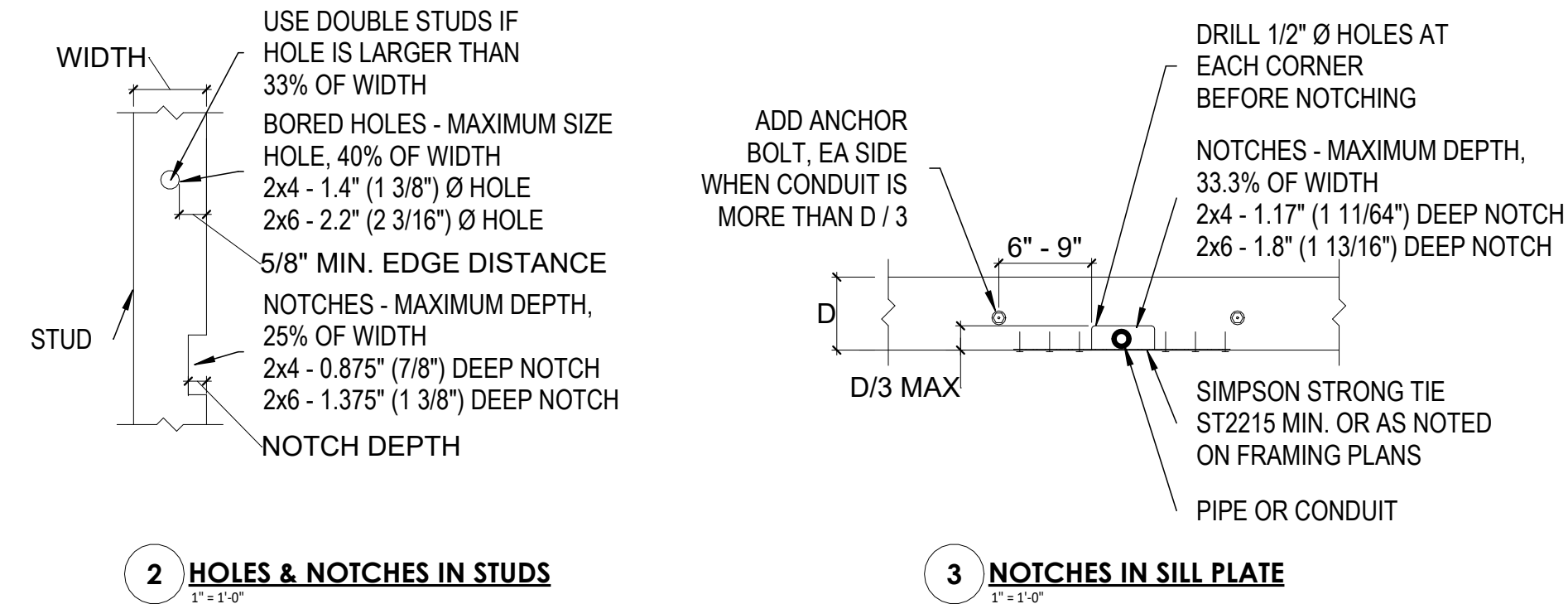
THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED, AND/OR BRACED.
THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED AND NOT EVERY EXCEPTIONAL CONDITION IS ADDRESSED.
ALL PROPRIETARY CONNECTIONS AND ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL ORDINANCES.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSION DISCOVERED IN THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION. CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND ANY OTHER SUPPORTING ELEMENTS ARE IN PLACE.
THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE. PLANS SHALL NOT BE USED FOR CONSTRUCTION AT ANY OTHER BUILDING SITE WITHOUT SPECIFIC REVIEW BY THE ENGINEER LICENSED IN THAT JURISDICTION.

SPECIAL INSPECTIONS:

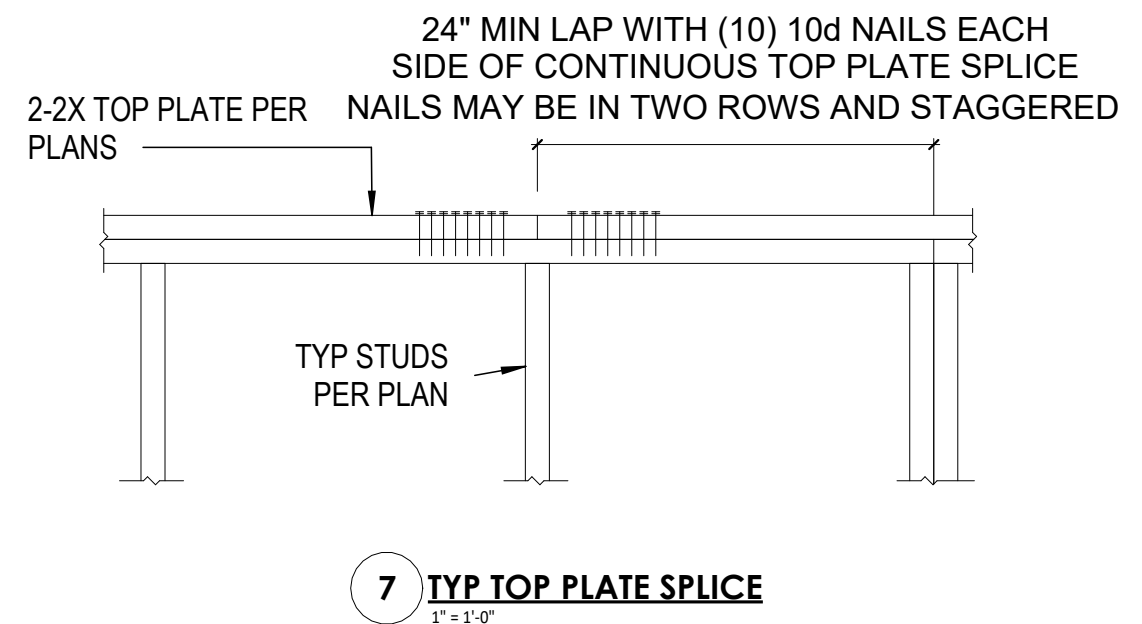
PER THE IBC:
1705.3 - SPECIAL INSPECTION SHALL BE REQUIRED WHEN THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH PER THE APPROVED PLANS IS GREATER THAN 2500 PSI AND WHEN THE FOOTINGS OR TURNDOWNS SUPPORTING WALLS ARE NOT CONTINUOUS.
1705.4 - NO SPECIAL INSPECTION WILL BE REQUIRED BECAUSE WE DO NOT SHOW MASONRY CONSTRUCTION.
1705.5 - WE ARE NOT USING UNBLOCKED ROOF DIAPHRAGMS PER THE SDPIWS. THIS IS NOT CONSIDERED HIGH LOAD AND DOES NOT REQUIRE SPECIAL INSPECTION.
1705.12.1 - PERIODIC SPECIAL INSPECTIONS ARE NOT REQUIRED FOR SHEAR WALLS WITH 6 INCH ON CENTER PANEL EDGE NAILING. WHEN THE SHORT PERIOD ACCELERATION, S_{DS}, IS GREATER THAN 0.5 OR THE BUILDING HEIGHT IS GREATER THAN 35 FEET, PERIODIC INSPECTIONS ARE REQUIRED FOR SHEAR WALLS WITH 4 INCH ON CENTER EDGE NAILING OR LESS.

NAIL SIZES							
PENNYWEIGHT	TYPE	DIAMETER	LENGTH	PENNYWEIGHT	TYPE	DIAMETER	LENGTH
8d	COMMON	0.131"	2 1/2"	12d	COMMON	0.148"	3 1/4"
8d	BOX	0.113"	2 1/2"	12d	BOX	0.128"	3 1/4"
8d	SINKER	0.113"	2 3/8"	12d	SINKER	0.135"	3 1/8"
8d	GUN	0.113"	2 3/8"	12d	GUN	0.131"	3 1/4"
10d	COMMON	0.148"	3"	16d	COMMON	0.162"	3 1/2"
10d	BOX	0.128"	3"	16d	BOX	0.135"	3 1/2"
10d	SINKER	0.120"	2 7/8"	16d	SINKER	0.148"	3 1/4"
10d	GUN	0.131"	3"				

ALL NAILS TO BE GUN NAILS, UNLESS NOTED OTHERWISE



TOP PLATE SPLICE NOTES:
PER 2018 NDS 10d COMMON NAILS (0.148"x3") INTO SPRUCE PINE FIR FRAMING (SG=0.42)
CAPACITY 10d COMMON = 100#
SPLICE CAPACITY FOR SEISMIC OR WIND (10)(1.6)(100#) = 1600#
MAXIMUM LOAD PER LATERAL CALCULATIONS = 1626#
THEREFORE, SPLICE IS ADEQUATE



REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	FOUNDATION CHANGE	01/14/2026

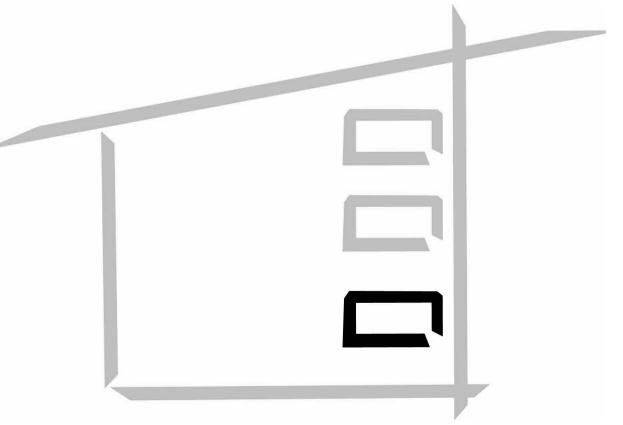
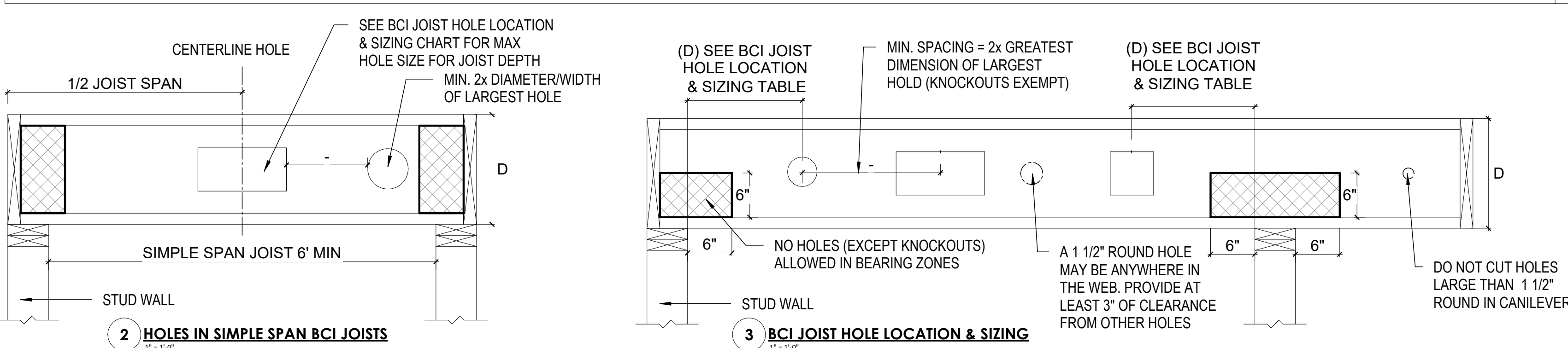
NAME
DO RESIDENCE
ADDRESS
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS
EJ BECKER
EJ Becker
2/3/2026 12:27:12 PM



FOR APPLICABLE STAMPS
24x36
SHEET SIZE
S-001
STRUCTURAL GENERAL NOTES

FASTENING SCHEDULE INTERNATIONAL BUILDING CODE TABLE 2304.10.2									
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
ROOF									
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	EACH END, TOENAIL	11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128")	TOENAIL	27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAUGE STAPLES	EACH END, TOENAIL	12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAUGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL		10d BOX (2 1/2" x 0.128") 3" x 0.131" NAILS 3" 14 GAUGE STAPLES, 7/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES	END NAIL	13. TOP PLATE TO TOP PLATE, AT END JOISTS	8-16d COMMON (3 1/2" x 0.162") 12-10d BOX (3" x 0.128) 12-3" x 0.131" NAILS 12-3" 14 GAUGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)		2-20d COMMON (4" x 0.192") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL	
2. CEILING JOIST TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL	14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3" 14 GAUGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL	28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL	
3. CEILING JOIST NOT ATTACHED TOP PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	FACENAIL	15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	END NAIL	
4. CEILING JOIST NOT ATTACHED TOP PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACENAIL	16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	TOENAIL	30. BRIDGING OR BLOCKING JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAUGE STAPLES, 7/16" CROWN	EACH END, TOENAIL	
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	FACENAIL	17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	END NAIL	WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.3.1)	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	TOENAIL	18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS.	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	FACENAIL	EDGES INTERMEDIATE SUPPORTS			
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	EACH END	19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAUGE STAPLES, 7/16" CROWN	FACE NAIL	31. 3/8" - 1/2"	16d COMMON OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6"	12"
	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	TOENAIL	20. 1" x 6" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL		8d BOX OR DEFORMED (2 1/2" x 0.113") (ROOF)	6"	12"
	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAUGE STAPLES, 7/16" CROWN	TOENAIL	21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128")	FACE NAIL		2 3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6"	12"
WALL									
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL 16" O.C. FACE NAIL	22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	TOENAIL	32. 19/32" - 3/4"	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6"	12"
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL	23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	8d COMMON (2 1/2" x 0.131") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAUGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL		2 3/8" x 0.113" NAIL (ROOF)	4"	8"
10. BUILT-UP HEADERS (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135")	16" O.C. EACH EDGE, FACE NAIL 12" O.C. EACH EDGE, FACE NAIL	24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128")	FACE NAIL	33. 7/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
FLOOR									
			25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL	OTHER EXTERIOR WALL SHEATHING			
			26. 2" PLANKS (PLANK AND BEAM-FLOOR & ROOF)	2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL	34. 1/2" FIBERBOARD SHEATHING ^b	1 1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) 1 1/4" 16 GAUGE STAPLE WITH 7/16" CROWN OR 1" CROWN	3"	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING									
						35. 25/32" FIBERBOARD SHEATHING ^b	1 3/4" GALVANIZED ROOFING NAIL (7/16") HEAD DIAMETER 1 1/2" 16 GAUGE STAPLE WITH 7/16" CROWN OR 1" CROWN	3"	6"
						36. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.112")	6"	12"
						37. 7/8" - 1"	8d COMMON (2 1/2" x 0.131") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
						38. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
PANEL SIDING TO FRAMING									
						39. 1/2" AND LESS	6d CORROSION-RESISTANT SIDING (1 7/8" x 0.106") 6d CORROSION-RESISTANT CASING (2" x 0.099")	6"	12"
						40.	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128") 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6"	12"
PANEL SIDING TO FRAMING									
						41.	4d CASING (1 1/2" x 0.080") 4d FINISH (1 1/2" x 0.072")	6"	12"
						42.	6d CASING (2" x 0.099") 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6"	12"



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REVISION SCHEDULE

#	DESCRIPTION	DATE
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NAME
DO RESIDENCE

ADDRESS
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS
EJ BECKER

EJ Becker

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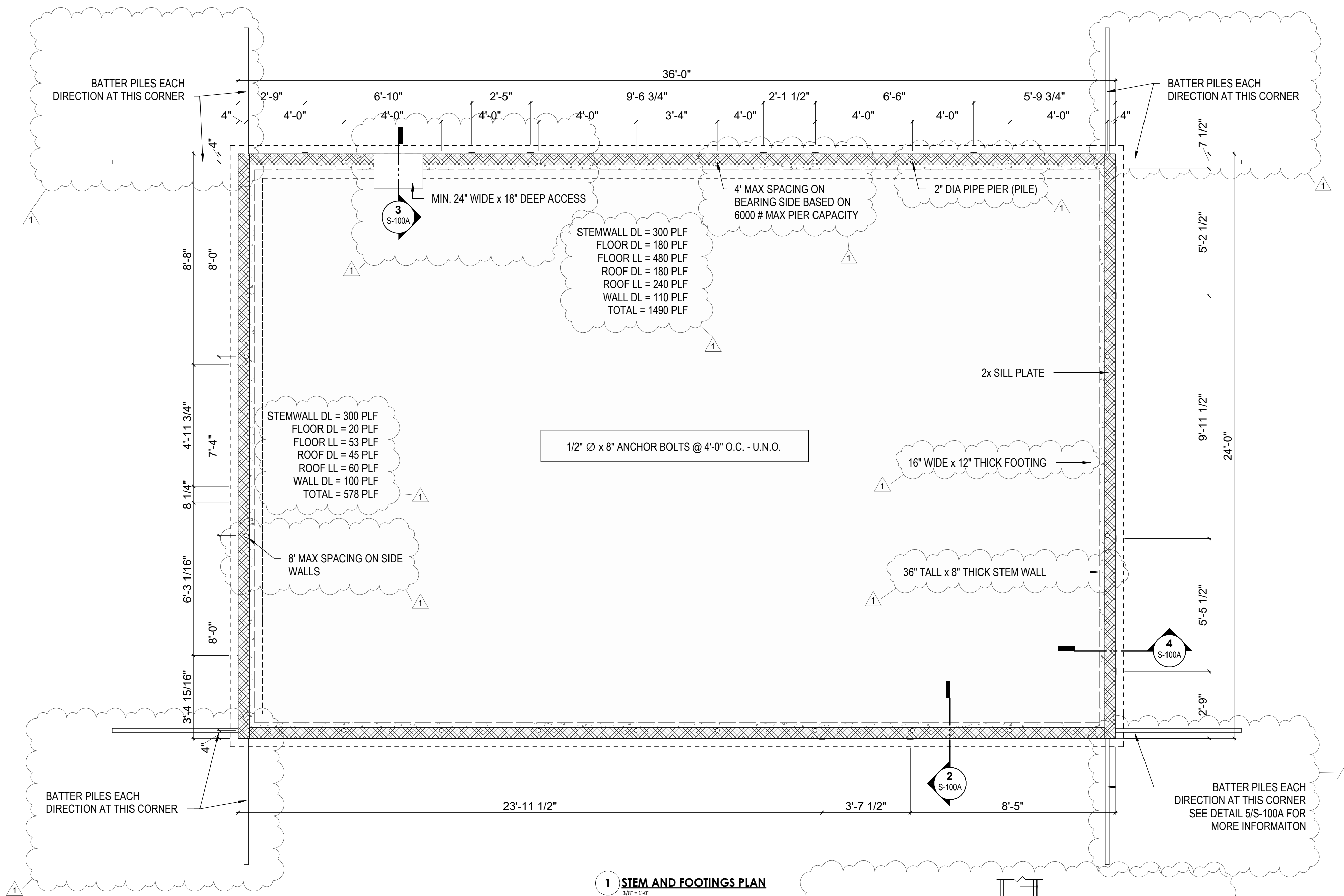


FOR APPLICABLE STAMPS

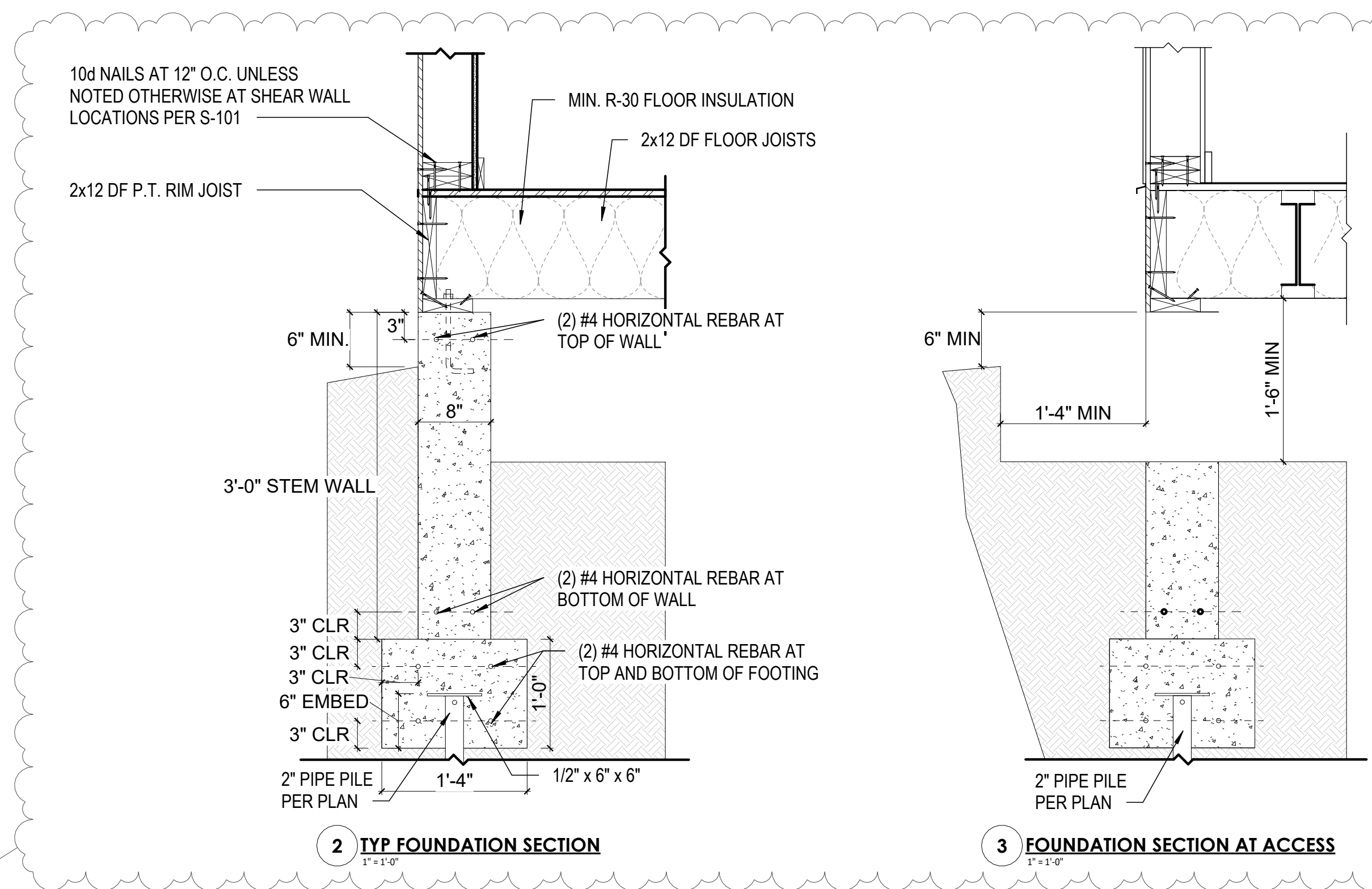
24x36
SHEET SIZE

S-002

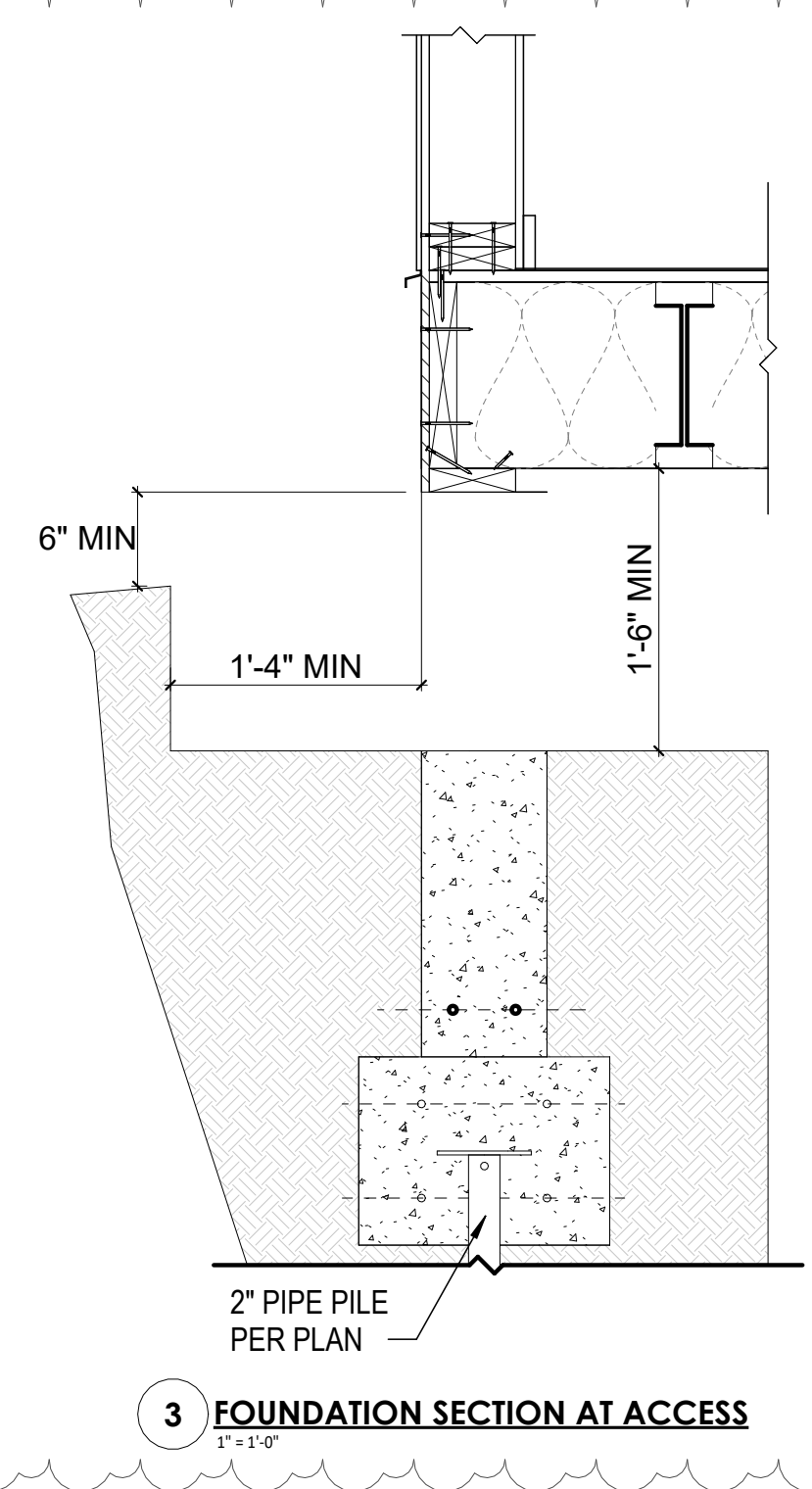
STRUCTURAL GENERAL NOTES



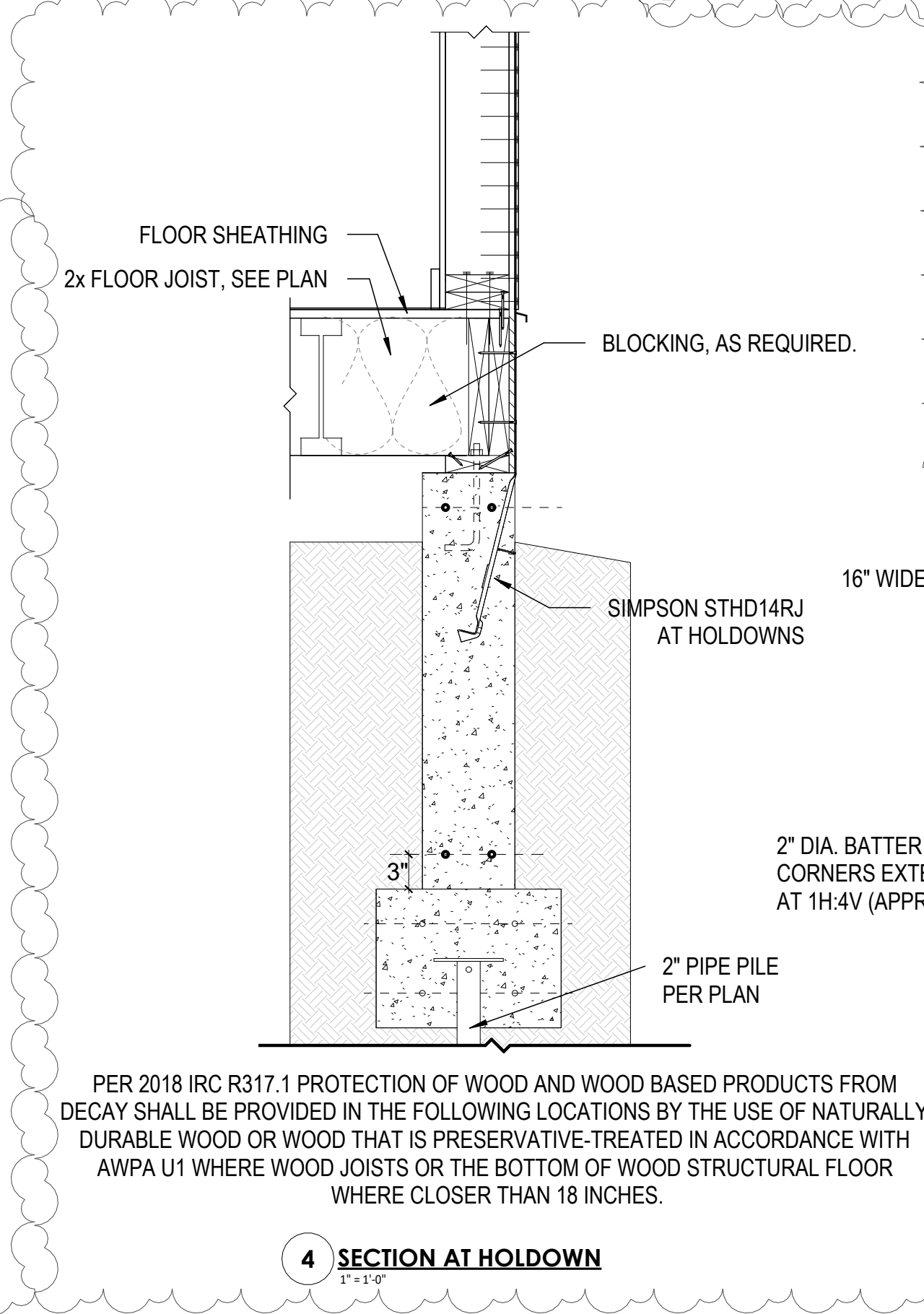
1 STEM AND FOOTINGS PLAN
3/8" = 1'-0"



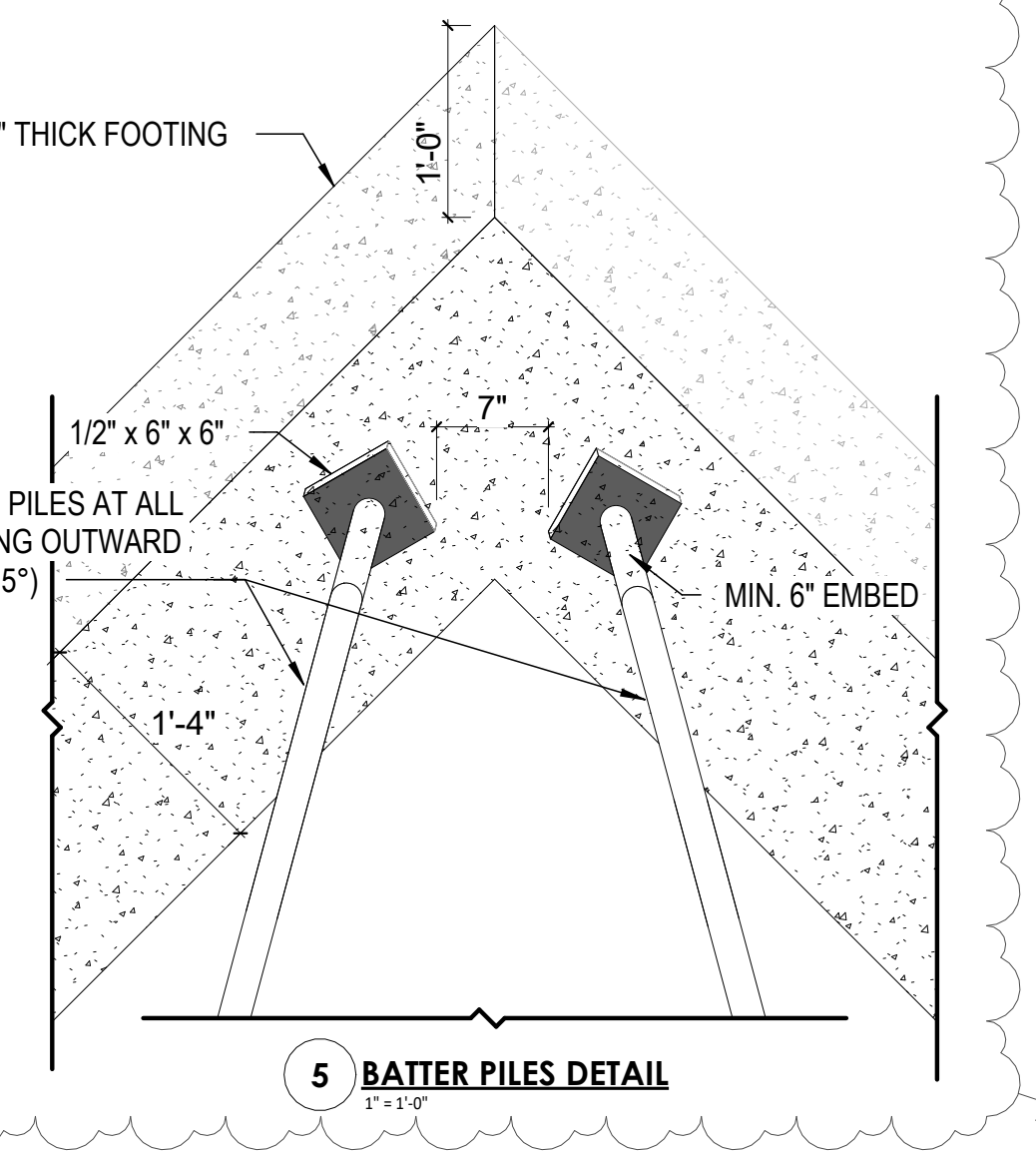
2 TYP FOUNDATION SECTION
1" = 1'-0"



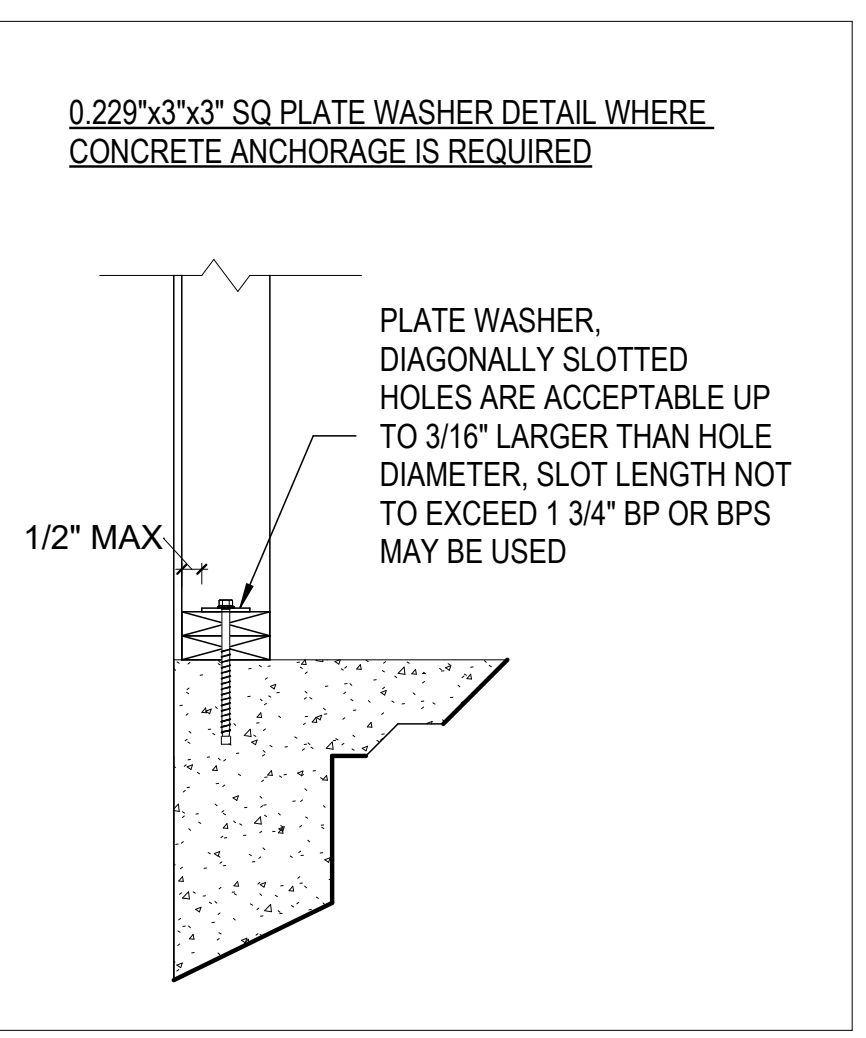
3 FOUNDATION SECTION AT ACCESS
1" = 1'-0"



4 SECTION AT HOLDDOWN
1" = 1'-0"



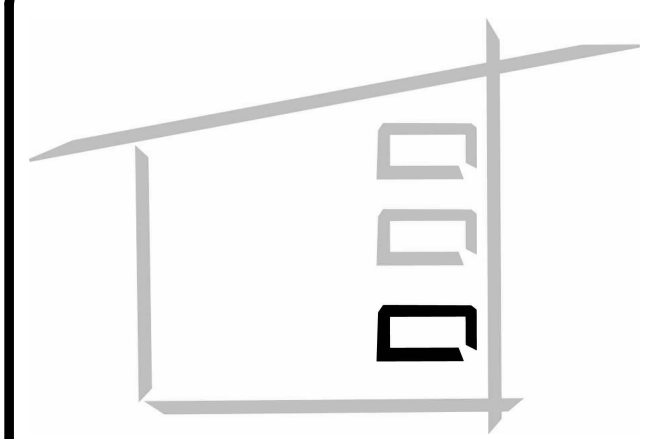
5 BATTER PILES DETAIL
1" = 1'-0"



PLAN NOTES

ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED (12.1.3.2 NDS)

HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION



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REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	FOUNDATION CHANGE	01/14/2026

NAME
DO RESIDENCE

ADDRESS
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS
EJ BECKER

EJ Becker

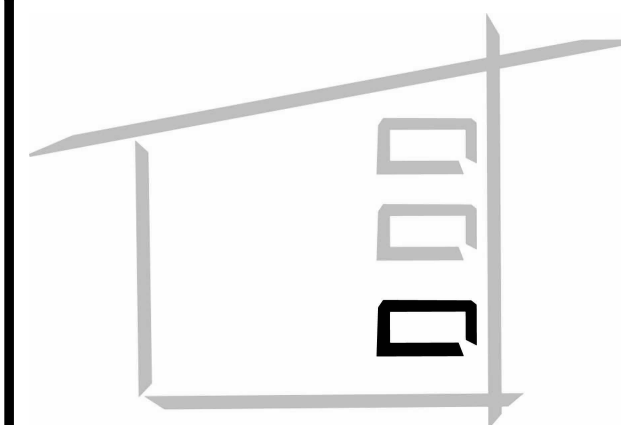
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FOR APPLICABLE STAMPS

24x36
SHEET SIZE

S-100A
FOUNDATION PLAN



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#	DESCRIPTION	DATE
1	FOUNDATION CHANGE	01/14/2026

NAME

DO RESIDENCE

ADDRESS

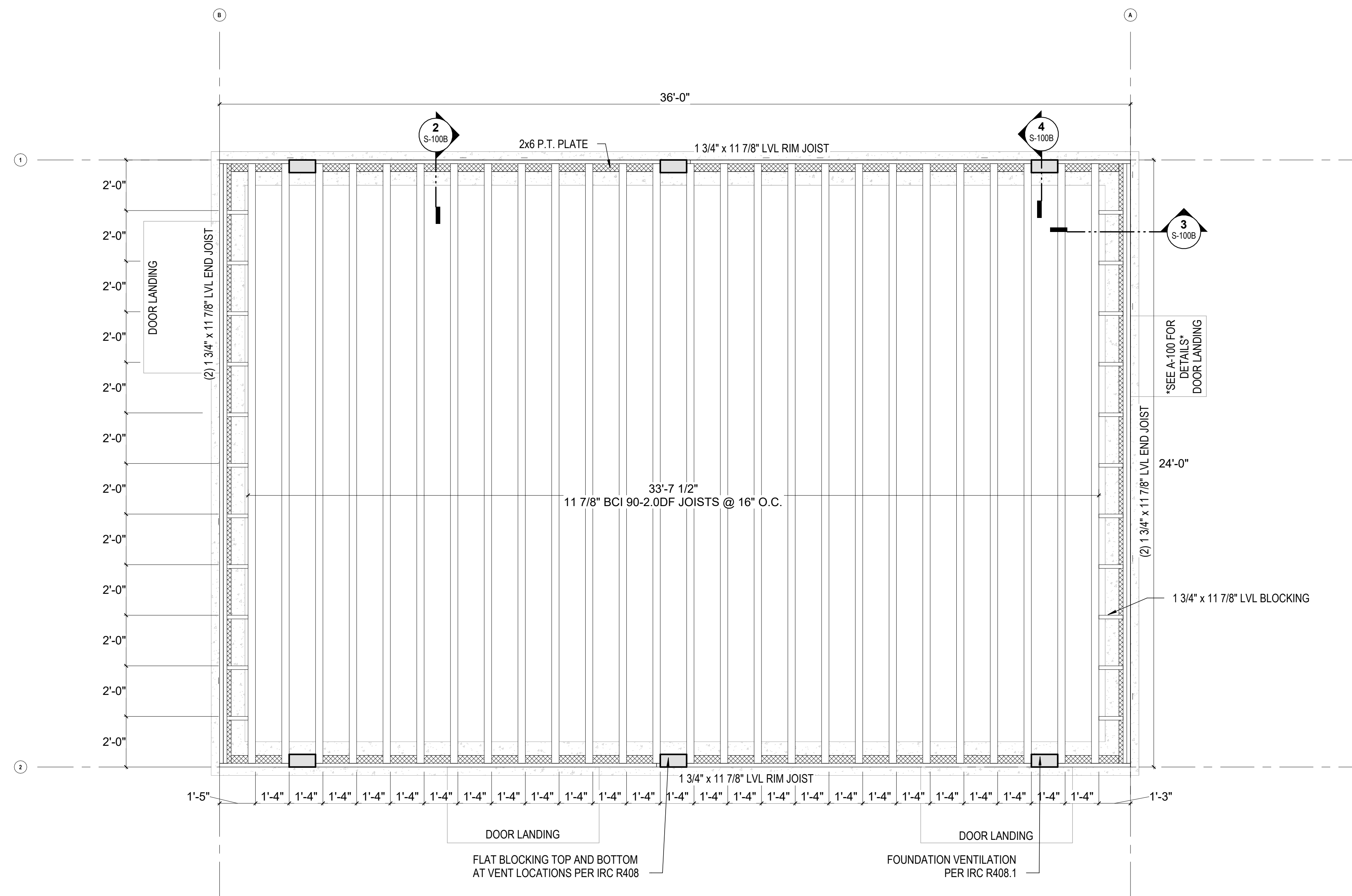
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS

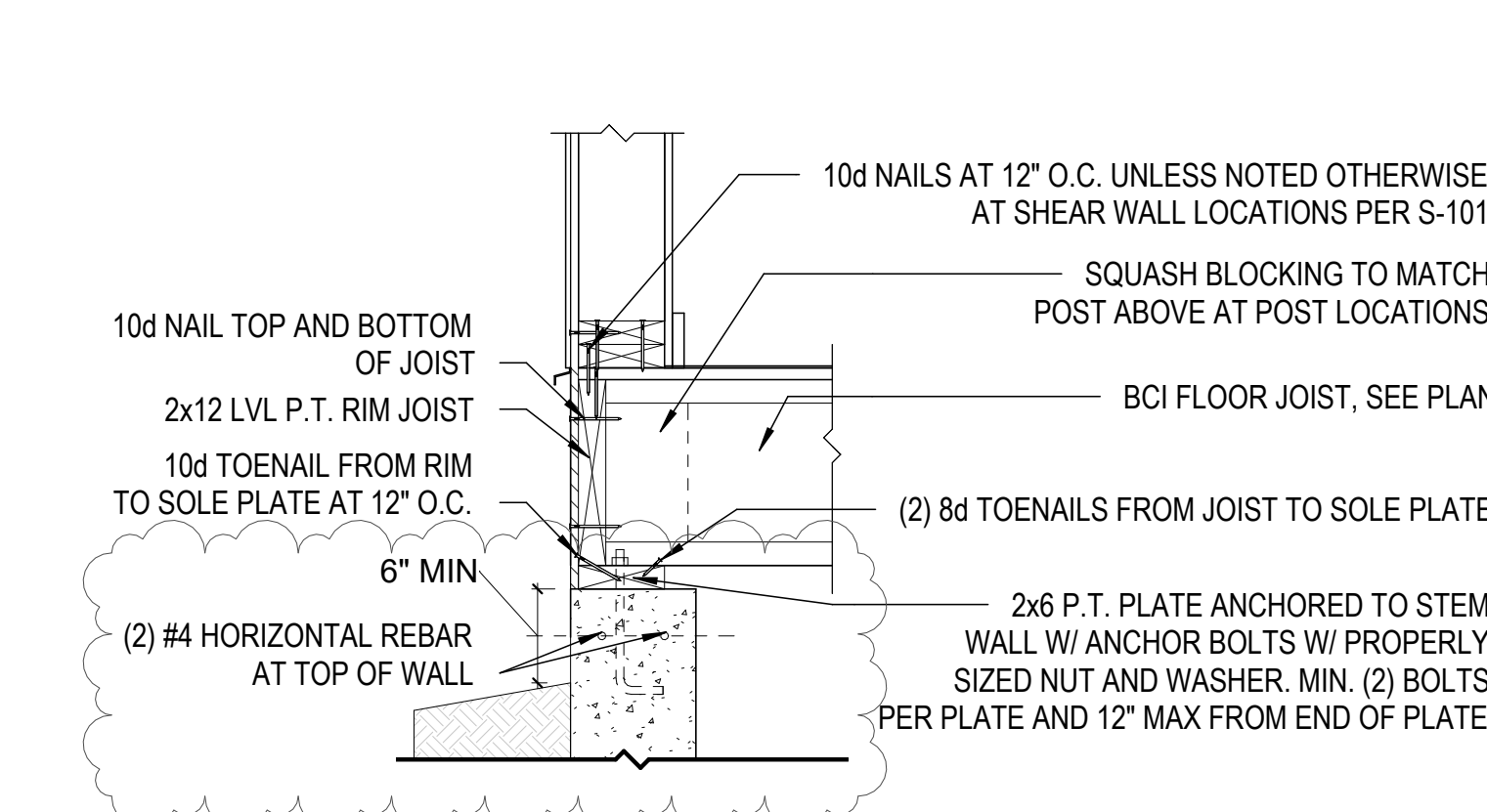
EJ BECKER

EJ Becker

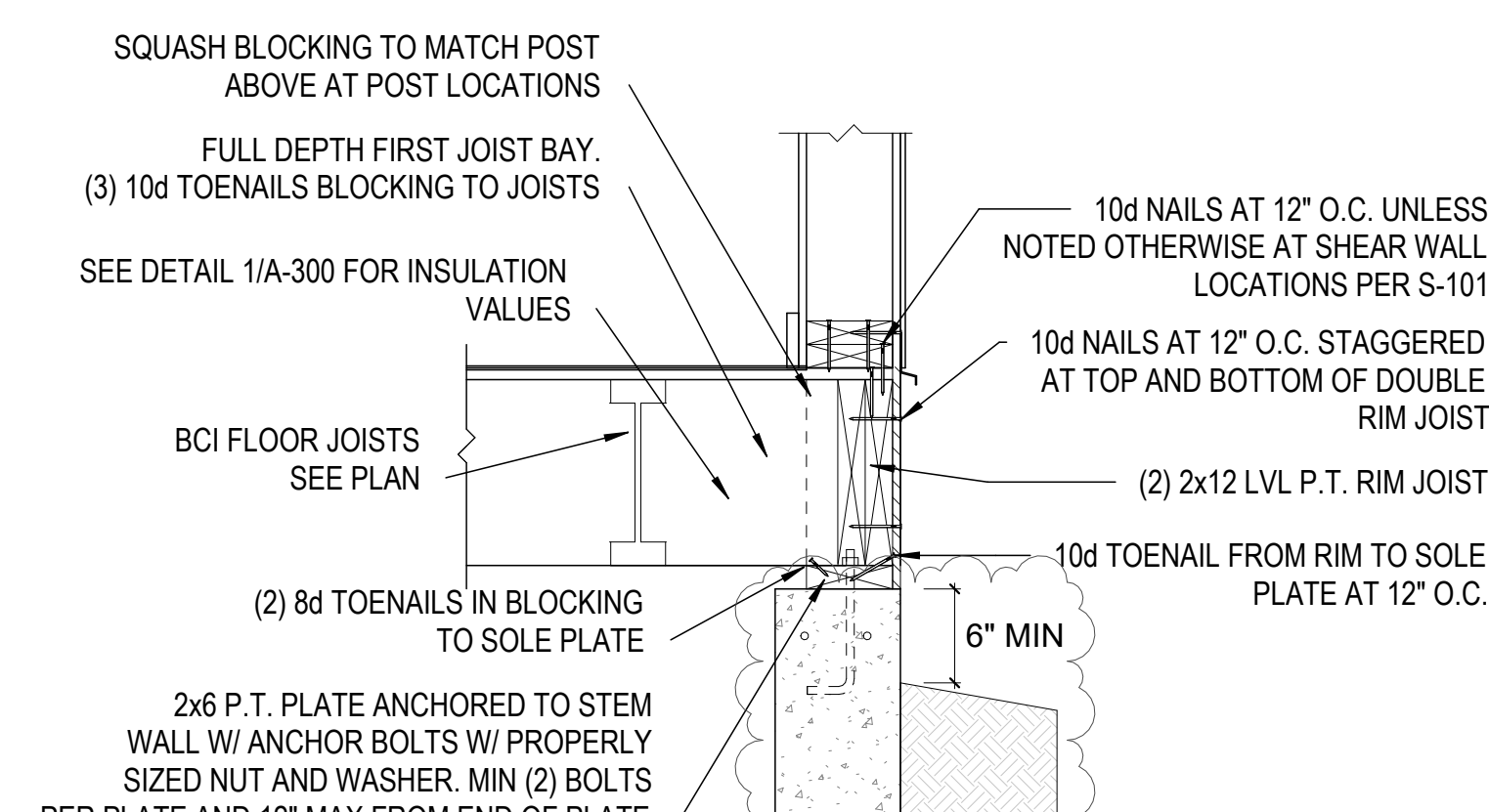
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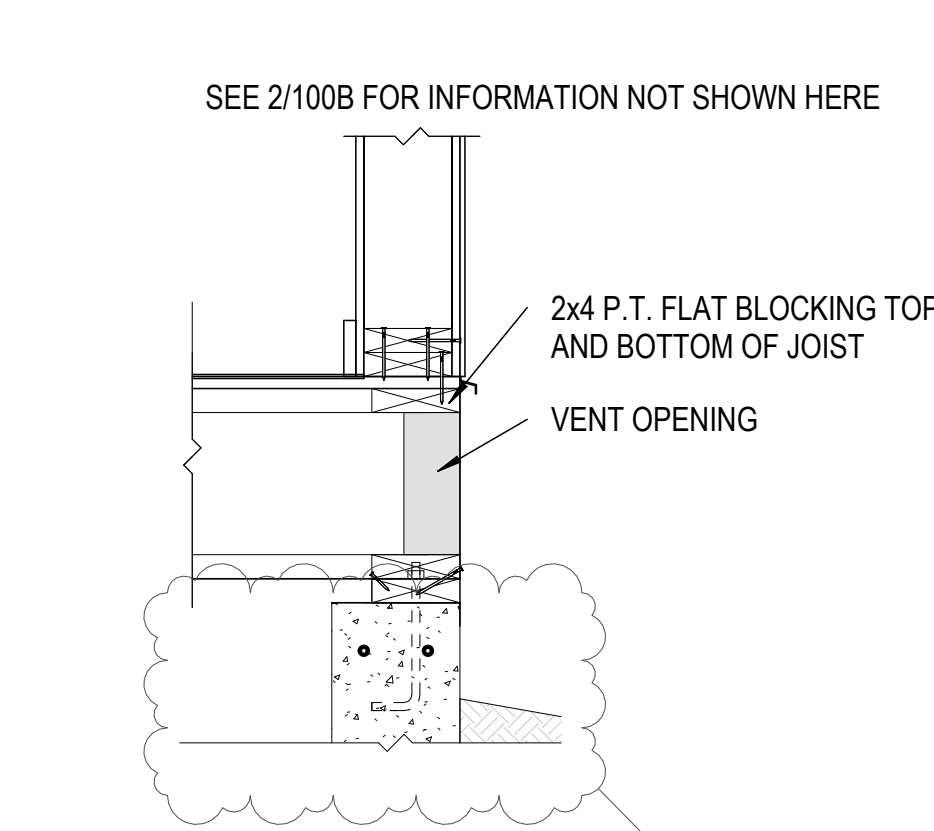
1 1ST FLOOR FOUNDATION FRAMING PLAN
3/8" = 1'-0"



2 FLOOR SECTION AT PERPENDICULAR JOIST
1" = 1'-0"



3 FLOOR SECTION AT PARALLEL JOIST
1" = 1'-0"



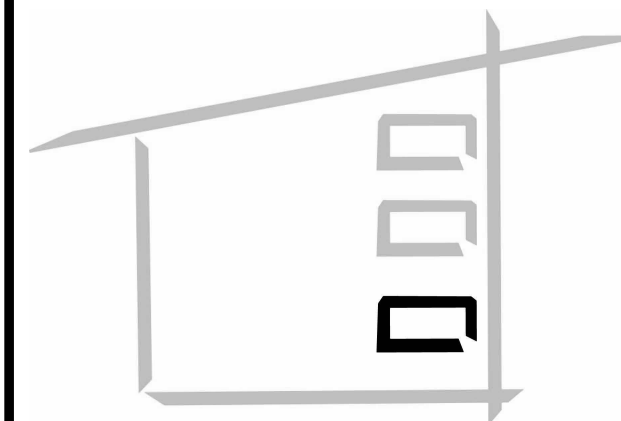
4 FLOOR SECTION AT UNDER FLOOR VENT
1" = 1'-0"

PLAN NOTES:
FOUNDATION WILL HAVE MINIMUM (6) 16"x8" VENTILATION OPENINGS
SEE FOUNDATION PLAN FOR LOCATIONS.
BASED ON 864 SF UNDER-FLOOR AREA / 150 SF = 5.76
[PER IRC R408.1]
R-19 CAVITY INSULATION TO BE INSTALLED PER IECC TABLE R402.1.2

FOR APPLICABLE STAMPS

24x36
SHEET SIZE

S-100B
FOUNDATION PLAN



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#	DESCRIPTION	DATE
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#	DESCRIPTION	DATE

NAME

DO RESIDENCE

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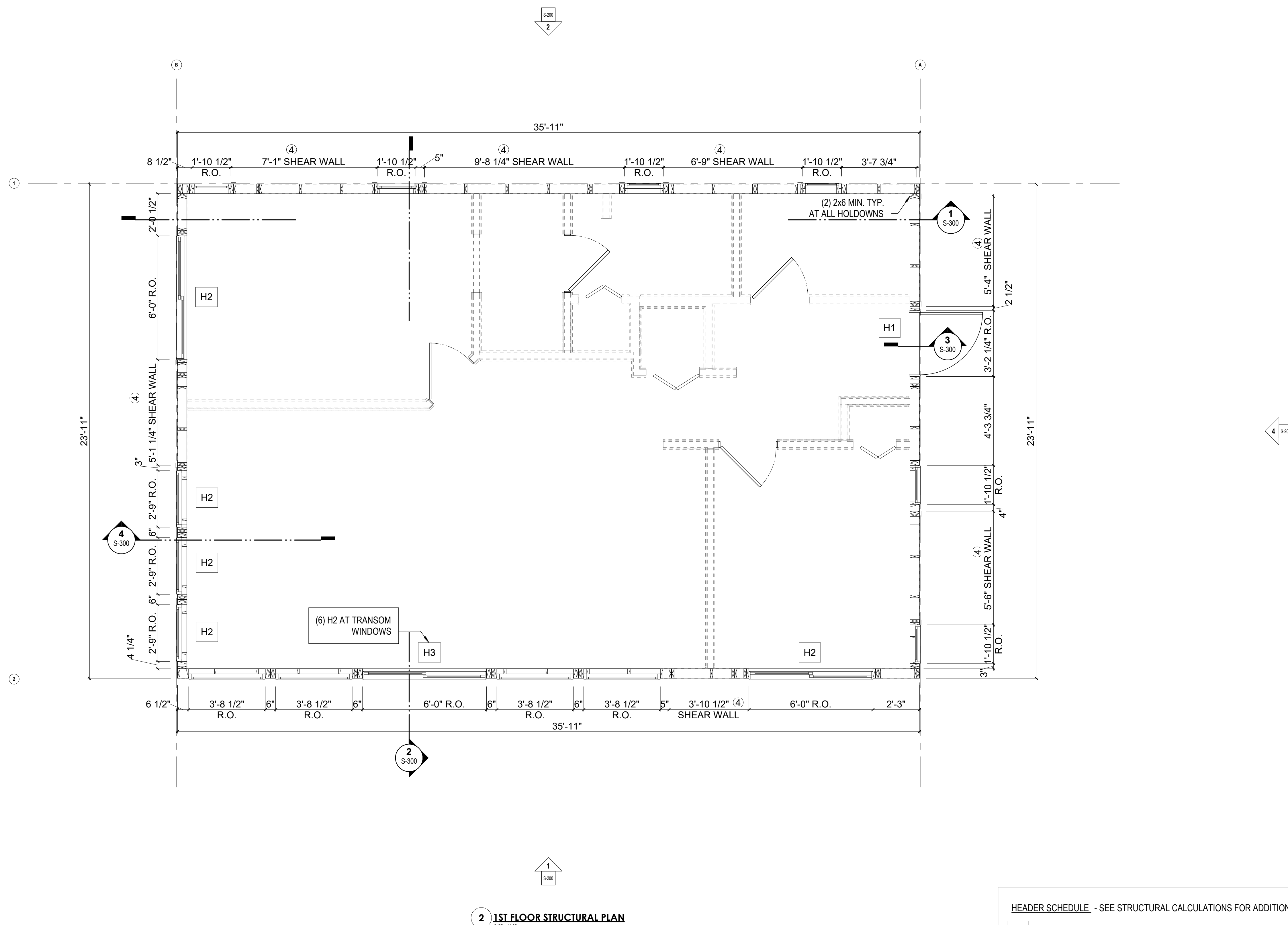
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS

EJ BECKER

EJ Becker

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2 1ST FLOOR STRUCTURAL PLAN
3/8" = 1'-0"

HEADER SCHEDULE - SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION

H1	ROT. 3 1/2" x 5 1/2" LVL HEADER
H2	BUILT-UP HEADER - (1) 3 1/2" x 5 1/2" LVL, 1/2" FILLER, (1) 1 1/2" x 5 1/2"
H3	(3) 1 3/4" x 7 1/4" LVL HEADER

WALL SCHEDULE										
MARK	STUDS	SHEATHING	NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	ANCHOR	WASHERS	SEISMIC CAPACITY	WIND CAPACITY	A23
OTHER WALLS	2x6 SPF #2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	6"	12"	10d NAILS AT 12" O.C.	SEE 2/S-100	-	-	-
SHEAR WALLS (4)	2x6 SPF #2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	4"	6"	10d NAILS AT 6" O.C.	SEE 2/S-100	322 PLF	451 PLF	LINES A/B: 11/4 LINE 1/2: 11/2

TYPICAL FOR ALL SHEAR WALL NAILING:
PER IBC / AWC SDPWS, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANEL NAILING NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NAIL GUNS USED FOR FASTENING ARE SET AT THE PROPER DEPTH AND/OR AIR PRESSURE TO ACHIEVE THE REQUIRED PENETRATION.

- GENERAL FRAMING PLAN NOTES:**
- 3" SCREWS OR 10d NAILS @ 12" O.C. INTO STUDS BETWEEN WALL PANEL JOINTS
 - 3" SCREWS OR 10d NAILS INTO STUDS BETWEEN SHEAR WALL PANEL JOINTS, MATCH SHEAR WALL PANEL EDGE NAIL SPACING
 - OSB (P.W.) (ZIP) SHEATHING MUST CONTINUE TO THE DOUBLE TOP PLATE
 - ONE TRIM STUD AND ONE KING STUD TYPICAL AT ALL HEADERS, UNO
 - SEE SHEET 1/S-101 FOR HOLDOWN TYPE AND LOCATION
 - NUMBER OF STUDS AT EACH END OF SHEAR WALLS IS CALLED OUT ON PLAN, UNO
 - NO PENETRATIONS GREATER THAN 12"x12" IN SHEAR WALLS, BLOCK AND NAIL ALL EDGES. CUT SHEATHING INTO "L" AND "T" SHAPES AROUND OPENINGS IN NON-SHEAR WALLS.
 - ALL EDGES IN SHEAR WALLS TO BE BLOCKED WITH 2x MEMEBERS
 - ALL WALLS HAVE (2) 2x TOP PLATES AND (2) 2x BOTTOM PLATES EQUAL TO WIDTH OF STUD SIZE, TYP UNO
 - SEE DETAILS ON S-300 FOR ATTACHMENT OF DIAPHRAGMS TO SHEAR WALL PLATES, TYPICAL
 - NAIL WALL SHEATHING WITH MINIMUM 8D COMMON, 10D GUN, OR 10D BOX AS INDICATED IN THE WALL SCHEDULE
 - MINIMUM (3) 8D NAILS PER STUD
 - SHEATHE ALL EXTERIOR WALLS. SHEATHE INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS
 - ALL WOOD FRAMING MEMBERS THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS MUST BE A MINIMUM OF 8" ABOVE EXPOSED GROUND -OR- BE PRESERVATIVE-TREATED. R317.1, SECTION 2304.12.1.2.

FOR APPLICABLE STAMPS

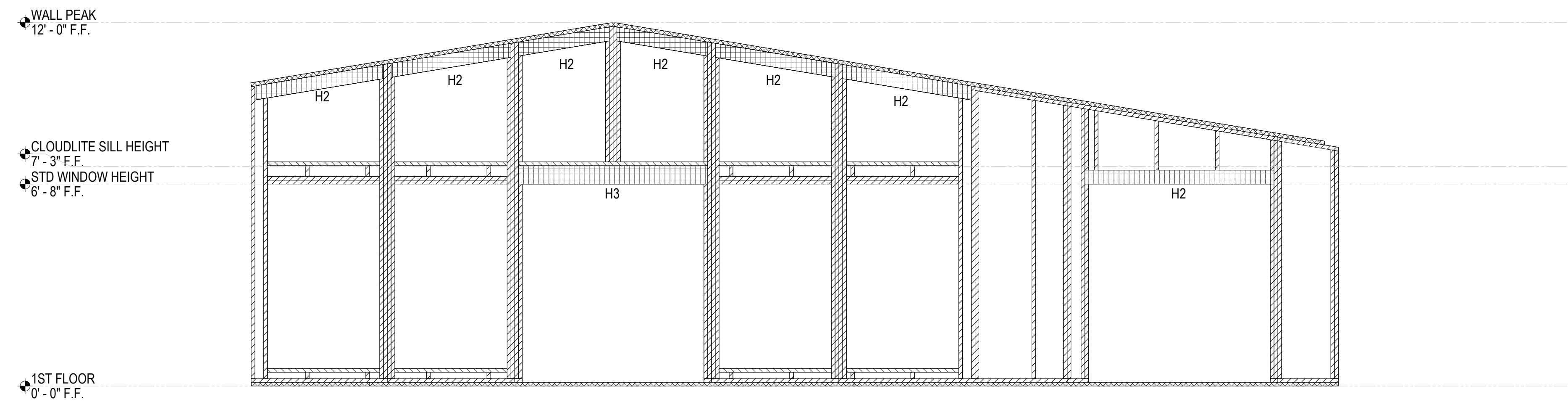
24x36
SHEET SIZE

S-101
FRAMING PLAN

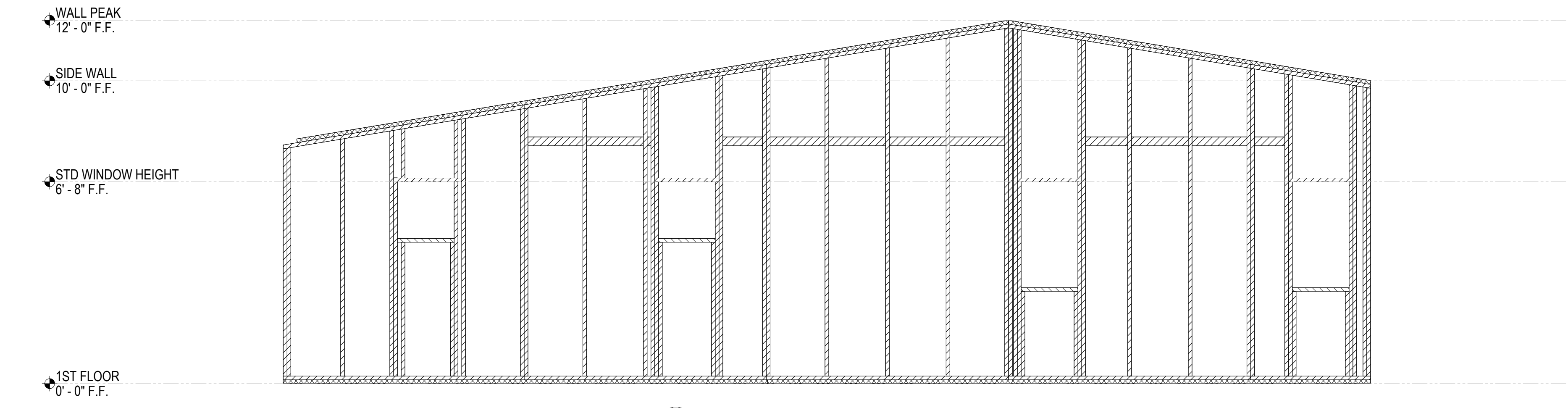
HEADER SCHEDULE - SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION

- H1 ROT. 3 1/2" x 5 1/2" LVL HEADER
- H2 BUILT-UP HEADER - (1) 3 1/2" x 5 1/2" LVL, 1/2" FILLER, (1) 1 1/2" x 5 1/2"
- H3 (3) 1 3/4" x 7 1/4" LVL HEADER

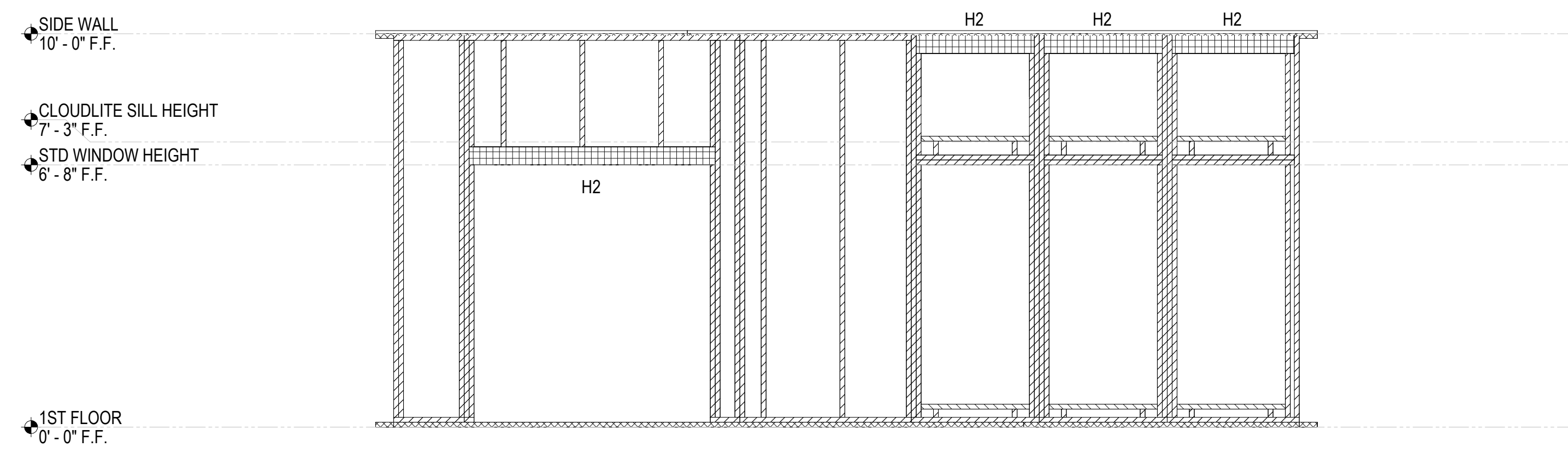
FRAMING HATCH LEGEND	
	STANDARD STUD
	TOP / BOTTOM PLATE
	SILL PLATE
	LARGE HEADER
	STANDARD HEADER



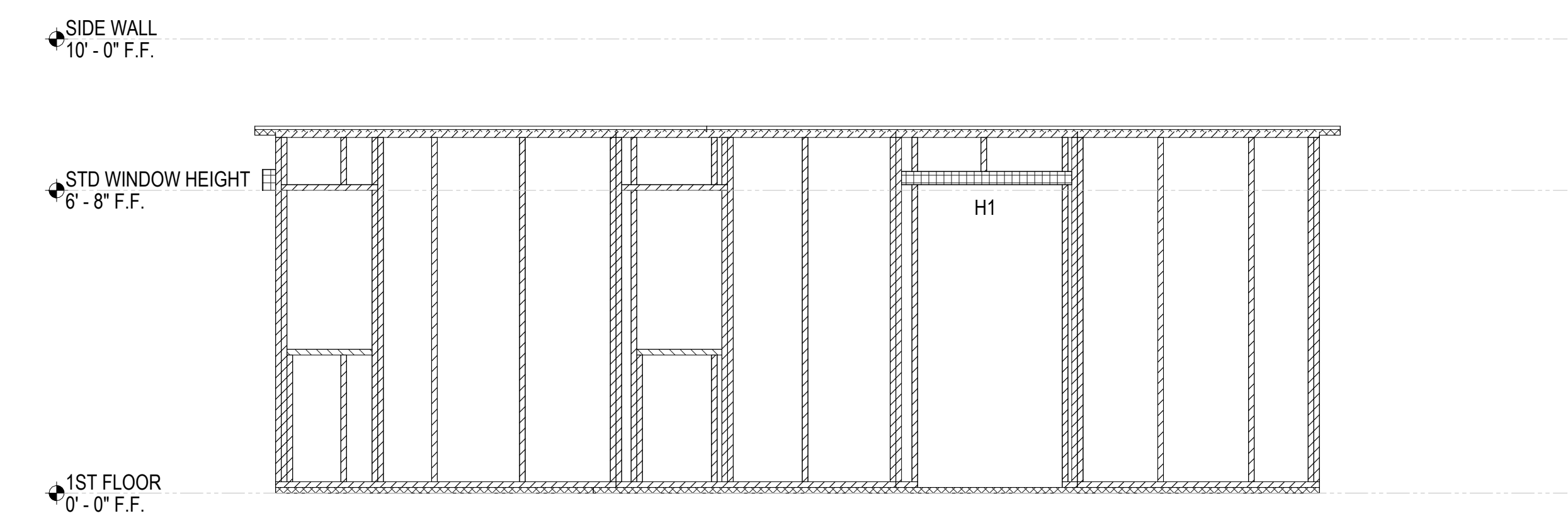
1 FRONT FRAMING ELEVATION
3/8" = 1'-0"



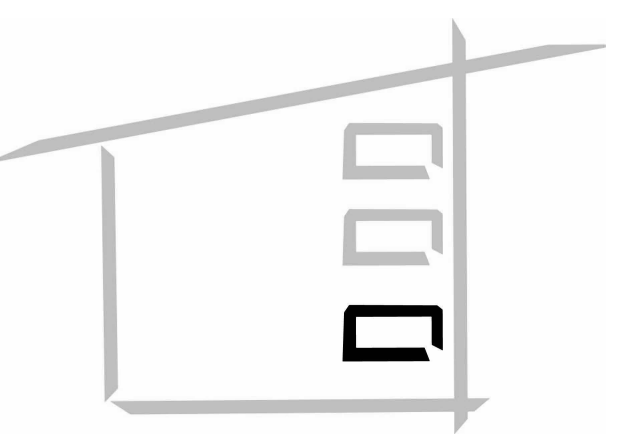
2 REAR FRAMING ELEVATION
3/8" = 1'-0"



3 RIGHT FRAMING ELEVATION
3/8" = 1'-0"



4 LEFT FRAMING ELEVATION
3/8" = 1'-0"



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REVISION SCHEDULE

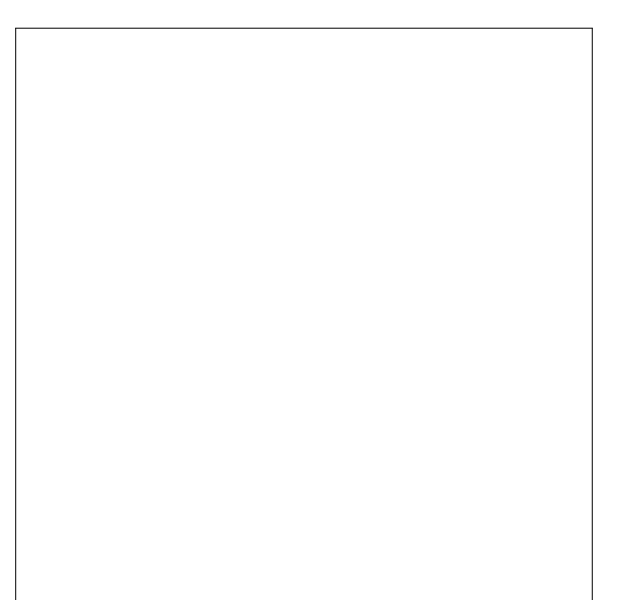
#	DESCRIPTION	DATE
---	-------------	------

NAME
DO RESIDENCE

ADDRESS
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

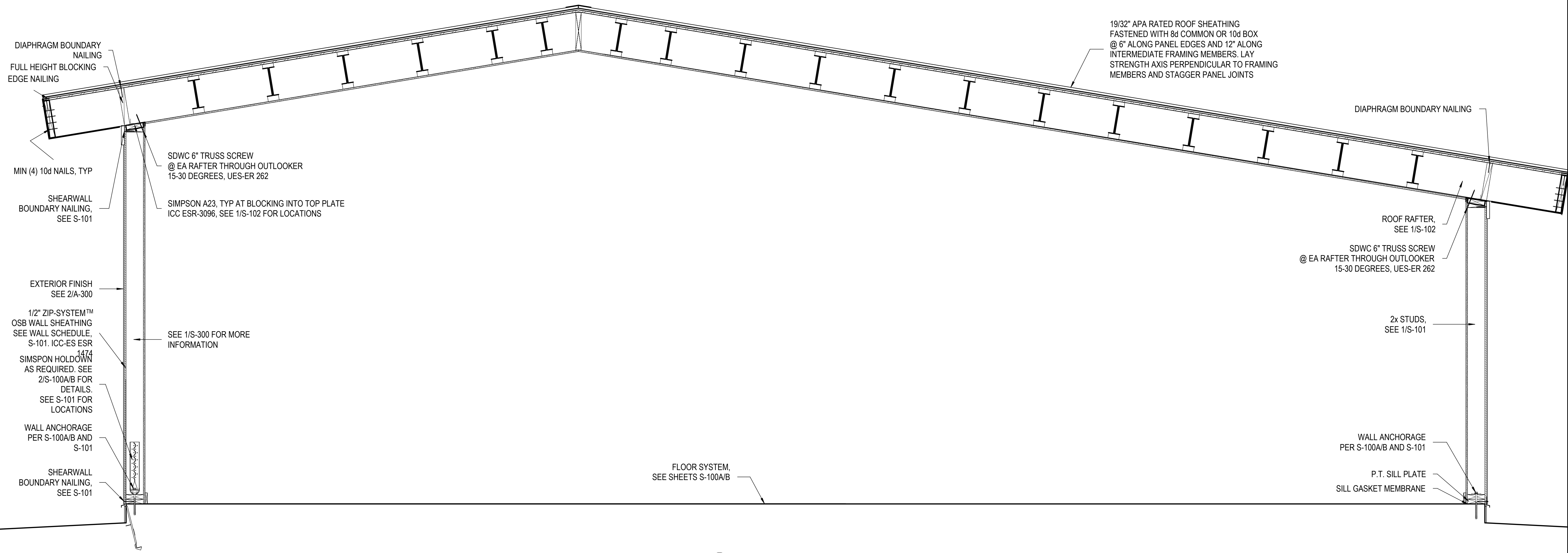
PREPARER OF PLANS
EJ BECKER

EJ Becker
2/3/2026 12:27:20 PM



FOR APPLICABLE STAMPS
24x36
SHEET SIZE

S-200
FRAMING ELEVATIONS



1 TRANSVERSE SECTION
3/8" = 1'-0"

19/32" APA RATED ROOF SHEATHING
FASTENED WITH 8d COMMON OR 10d BOX
@ 6" ALONG PANEL EDGES AND 12" ALONG
INTERMEDIATE FRAMING MEMBERS. LAY
STRENGTH AXIS PERPENDICULAR TO FRAMING
MEMBERS AND STAGGER PANEL JOINTS

DIAPHRAGM BOUNDARY
NAILING
FULL HEIGHT BLOCKING
EDGE NAILING

MIN (4) 10d NAILS, TYP

SHEARWALL
BOUNDARY NAILING,
SEE S-101

EXTERIOR FINISH
SEE 2/A-300

1/2" ZIP-SYSTEM™
OSB WALL SHEATHING
SEE WALL SCHEDULE,
S-101. ICC-ES ESR
1474
SIMSPON HOLDDOWN
AS REQUIRED. SEE
2/S-100A/B FOR
DETAILS.
SEE S-101 FOR
LOCATIONS

WALL ANCHORAGE
PER S-100A/B AND
S-101

SHEARWALL
BOUNDARY NAILING,
SEE S-101

SDWC 6" TRUSS SCREW
@ EA RAFTER THROUGH OUTLOOKER
15-30 DEGREES, UES-ER 262

SIMPSON A23, TYP AT BLOCKING INTO TOP PLATE
ICC ESR-3096, SEE 1/S-102 FOR LOCATIONS

SEE 1/S-300 FOR MORE
INFORMATION

DIAPHRAGM BOUNDARY NAILING

ROOF RAFTER,
SEE 1/S-102

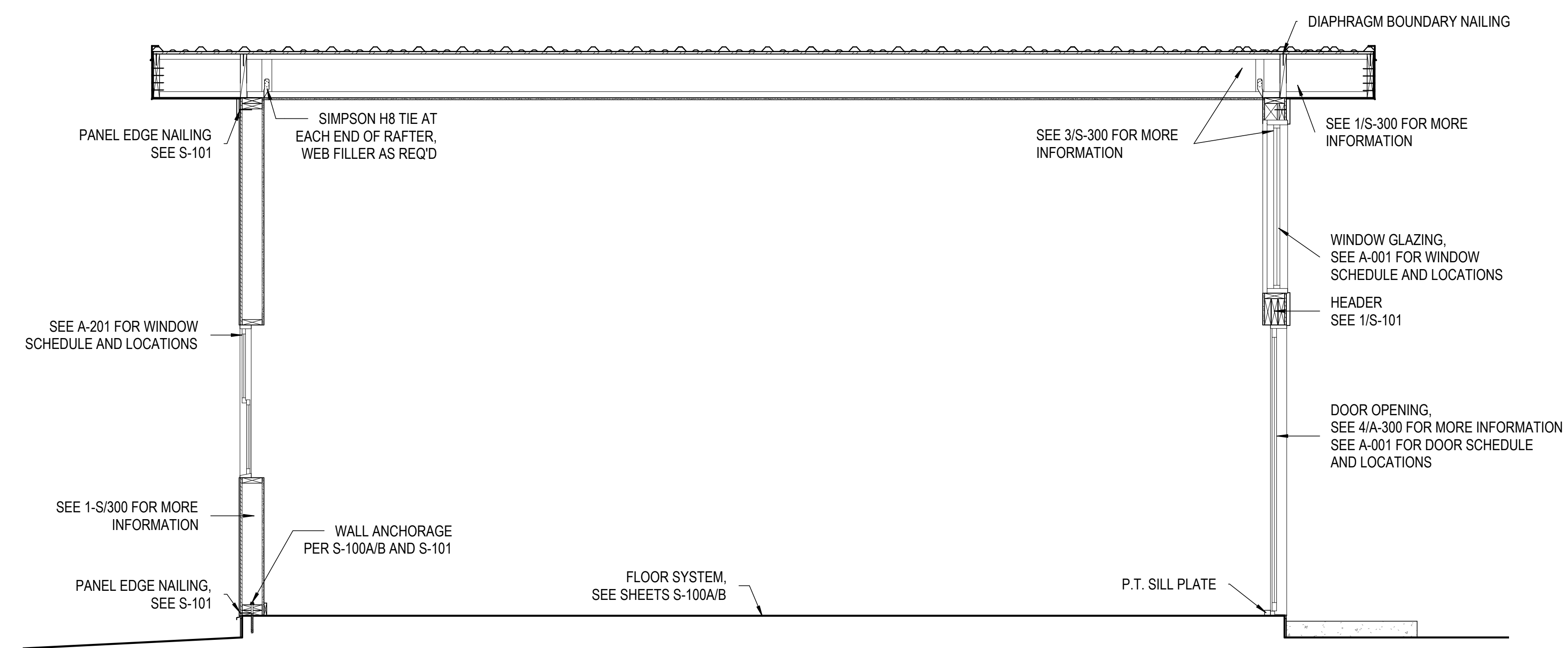
SDWC 6" TRUSS SCREW
@ EA RAFTER THROUGH OUTLOOKER
15-30 DEGREES, UES-ER 262

2x STUDS,
SEE 1/S-101

WALL ANCHORAGE
PER S-100A/B AND S-101

P.T. SILL PLATE
SILL GASKET MEMBRANE

FLOOR SYSTEM,
SEE SHEETS S-100A/B



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

PANEL EDGE NAILING
SEE S-101

SIMPSON H8 TIE AT
EACH END OF RAFTER,
WEB FILLER AS REQ'D

SEE 3/S-300 FOR MORE
INFORMATION

SEE 1/S-300 FOR MORE
INFORMATION

WINDOW GLAZING,
SEE A-001 FOR WINDOW
SCHEDULE AND LOCATIONS

HEADER
SEE 1/S-101

DOOR OPENING,
SEE 4/A-300 FOR MORE INFORMATION
SEE A-001 FOR DOOR SCHEDULE
AND LOCATIONS

P.T. SILL PLATE

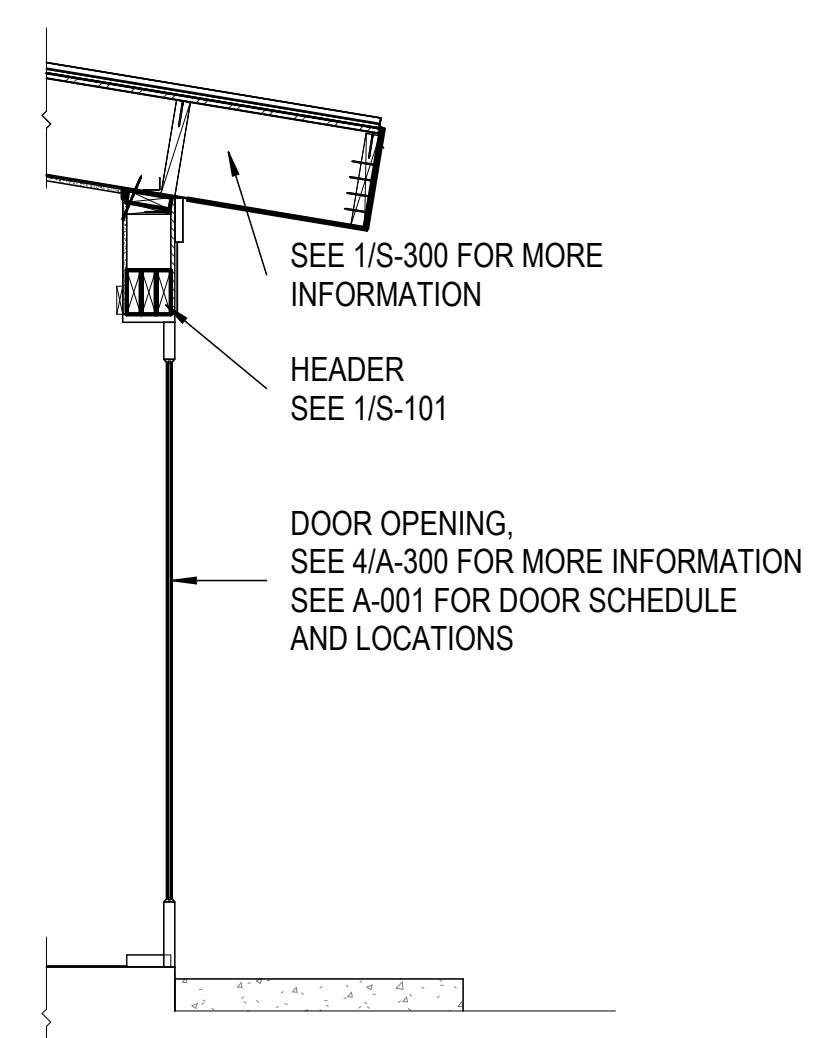
SEE A-201 FOR WINDOW
SCHEDULE AND LOCATIONS

SEE 1/S-300 FOR MORE
INFORMATION

WALL ANCHORAGE
PER S-100A/B AND S-101

FLOOR SYSTEM,
SEE SHEETS S-100A/B

DIAPHRAGM BOUNDARY NAILING

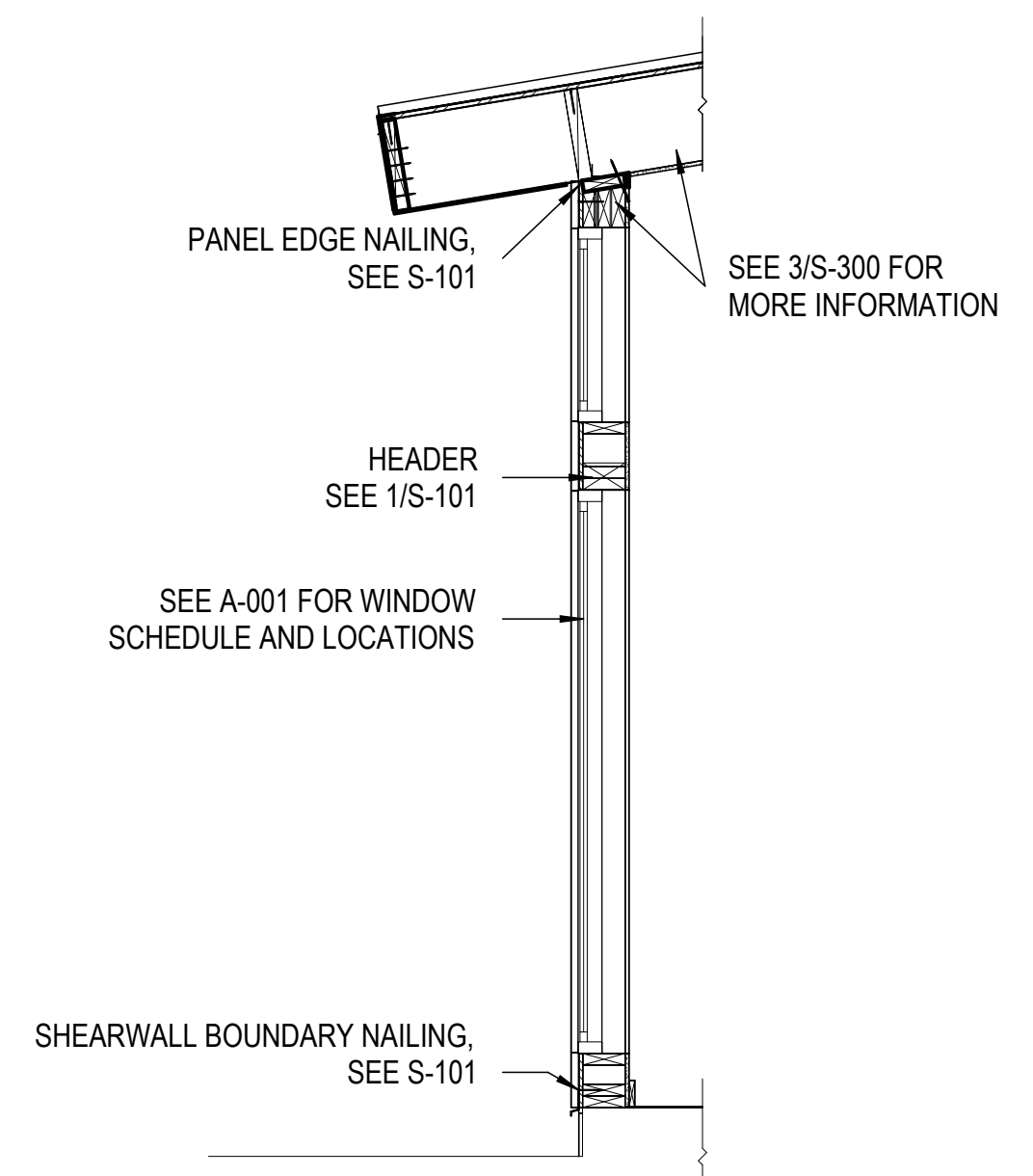


3 TYP. SECTION AT DOOR
1/2" = 1'-0"

SEE 1/S-300 FOR MORE
INFORMATION

HEADER
SEE 1/S-101

DOOR OPENING,
SEE 4/A-300 FOR MORE INFORMATION
SEE A-001 FOR DOOR SCHEDULE
AND LOCATIONS



4 SIDE WALL WITH FIXED WINDOWS
1/2" = 1'-0"

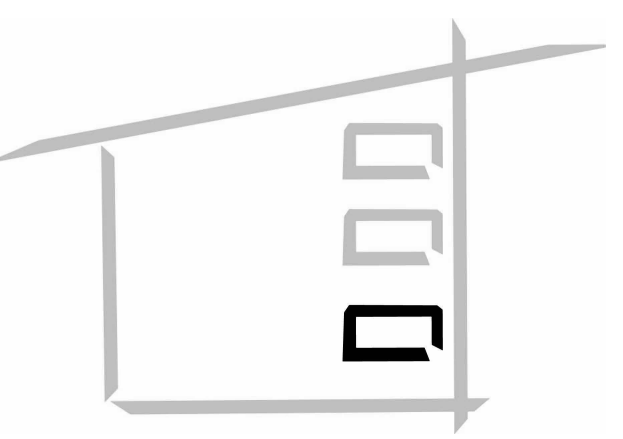
PANEL EDGE NAILING,
SEE S-101

SEE 3/S-300 FOR
MORE INFORMATION

HEADER
SEE 1/S-101

SEE A-001 FOR WINDOW
SCHEDULE AND LOCATIONS

SHEARWALL BOUNDARY NAILING,
SEE S-101



STUDIOSHED®

1500 CHERRY ST, SUITE
A LOUISVILLE, CO 80027
P: 888.900.3933
WWW.STUDIOSHED.COM

REVISION SCHEDULE

#	DESCRIPTION	DATE
---	-------------	------

NAME
DO RESIDENCE

ADDRESS
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

PREPARER OF PLANS
EJ BECKER

EJ Becker

2/3/2026 12:27:21 PM



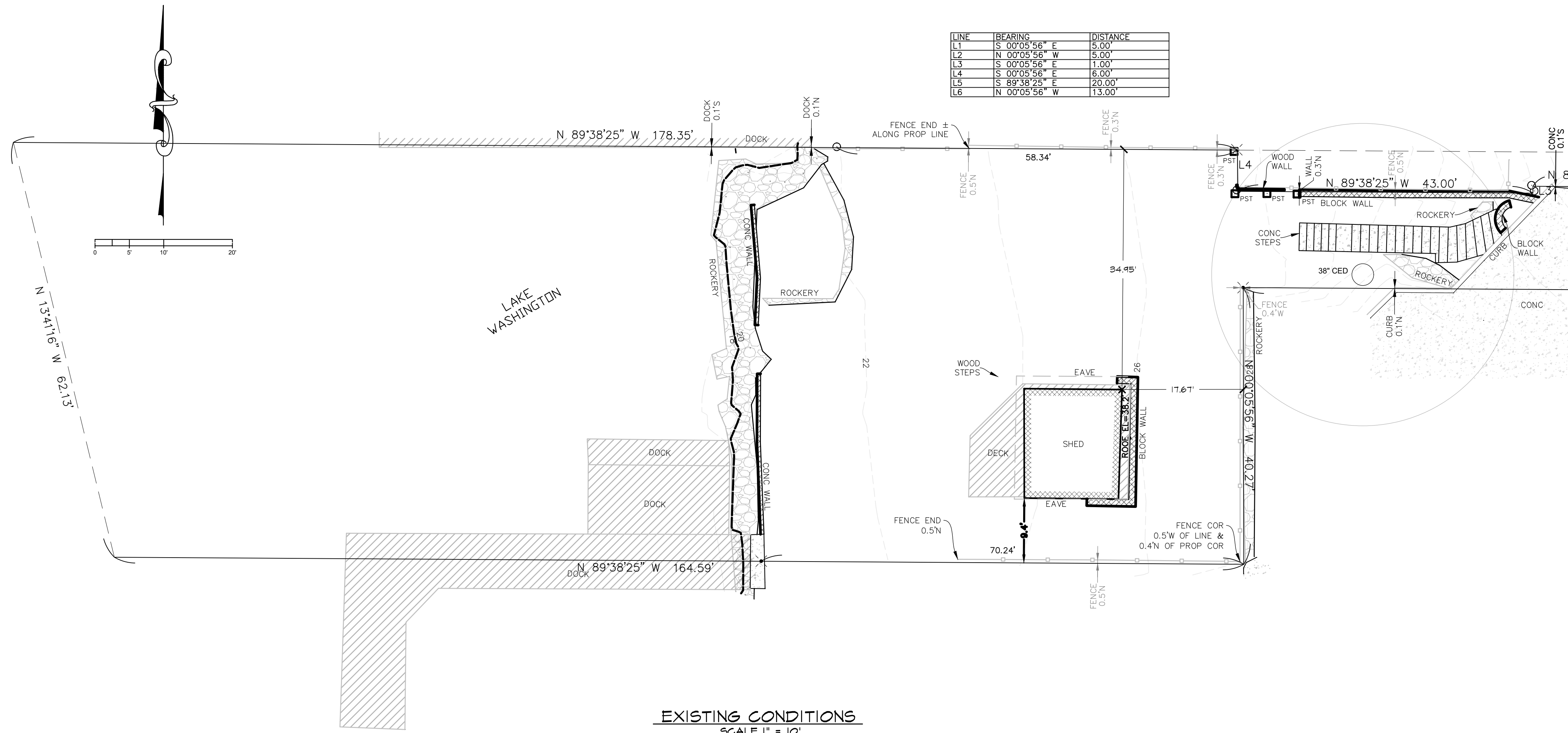
FOR APPLICABLE STAMPS

24x36
SHEET SIZE

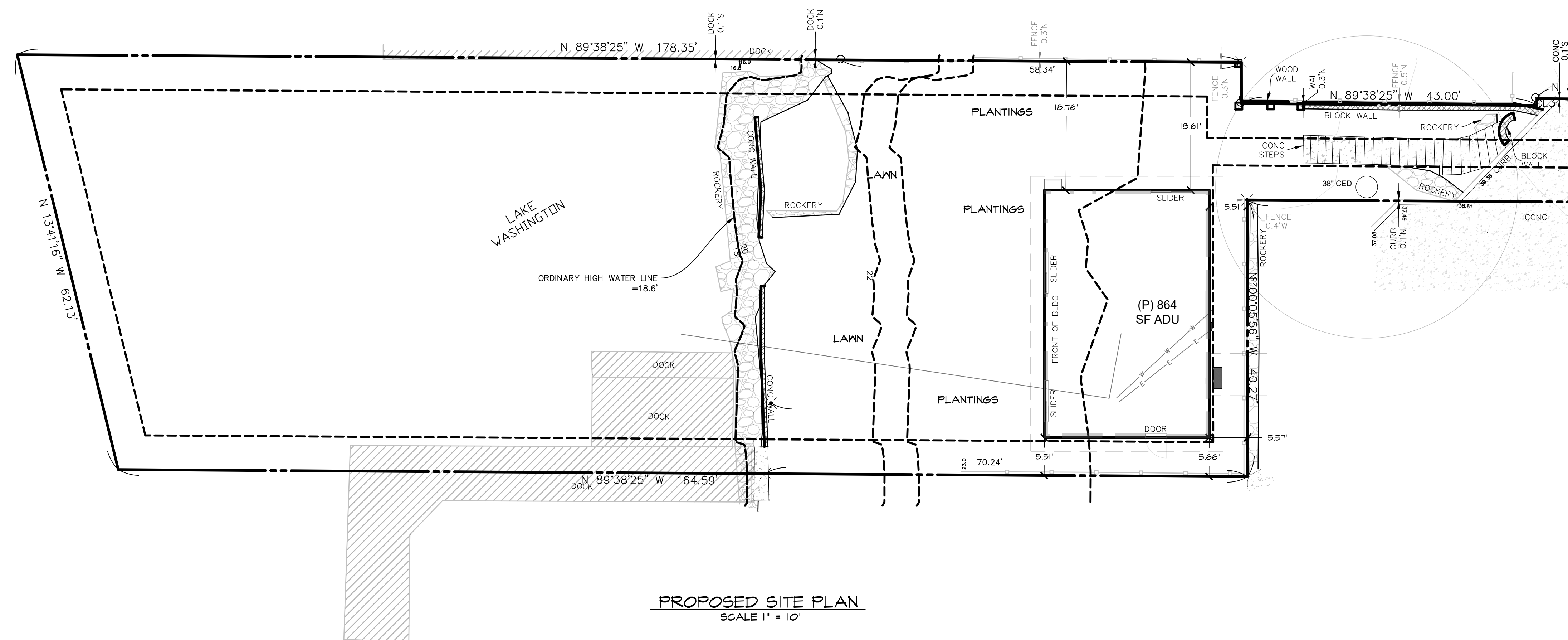
S-300
STRUCTURAL SECTIONS

SE 1/4, SEC 13, T 24 N, R 4 E, W.M.

LINE	BEARING	DISTANCE
L1	S 00°05'56" E	5.00'
L2	N 00°05'56" W	43.00'
L3	S 00°05'56" E	1.00'
L4	S 00°05'56" E	6.00'
L5	S 89°38'25" E	20.00'
L6	N 00°05'56" W	13.00'



EXISTING CONDITIONS
SCALE 1" = 10'



PROPOSED SITE PLAN
SCALE 1" = 10'



VICINITY MAP
NO SCALE

OWNER
DAVID DO & KIM THIEN NGUYEN
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

LANDSCAPE ARCHITECT
JOHN RUBENKONIG, ASLA
RUBENKONIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW, EDMONDS, WA 98026
206.491.9621
RUBENKONIGPLA@MSN.COM

SITE DATA
4649 FOREST AVE SE, MERCER ISLAND, WA 98040
TAX ID # 404500-0080

LEGAL DESCRIPTION
THAT PORTION OF LOTS 15 AND 16, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 85, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 15 WHICH POINT IS 20 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 40 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 15 FEET;
THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 20 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 41 FEET;
THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 137 FEET;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 16 AND 15, A DISTANCE OF 40.27 FEET;
THENCE WESTERLY PARALLEL TO SAID SOUTH LINE A DISTANCE OF 70.30 FEET TO A POINT AT THE EASTERLY END OF THE CENTERLINE OF AN 8 FOOT WIDE EXISTING DOCK;
THENCE CONTINUING WESTERLY PARALLEL TO SAID SOUTH LINE TO THE WESTERLY BOUNDARY OF SAID LOT 15 AND THE TERMINUS OF SAID LINE;
EXCEPT THE WEST 23.00 FEET OF THE EAST 204.80 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 6.00 FEET OF SAID LOT 16;

TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 75.00 FEET AS MEASURED ALONG THE SOUTH LINE OF LOT 17 OF SAID PLAT OF LAKE ISLE;

TOGETHER WITH SECOND CLASS SHORELANDS, IF ANY, ADJOINING;
TOGETHER WITH AS EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTHERLY 15 FEET OF THE SOUTHERLY 20 FEET OF THE EASTERLY 20 FEET OF SAID LOT 15;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PERMIT NUMBERS
SHL24-022
CA024-030

SHEET INDEX
L1 - PROPOSED SITE PLAN
L2 - LANDSCAPE PLANTING PLAN
L3 - LANDSCAPE NOTES & DETAILS
L4 - TESC PLAN & DETAILS

NO.	DATE	REVISION
1	1/17/25	REVISION PER CITY REVIEW

DESIGN GROUP	DESIGNED	CADD	CHECKED	DATE	FILE NAME
JOHN E. RUBENKONIG, ASLA	JOHN E. RUBENKONIG, ASLA	JOHN E. RUBENKONIG, ASLA	JOHN E. RUBENKONIG, ASLA	02/08/2025	D0510100.LSDWG

PROPOSED SITE PLAN

DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA

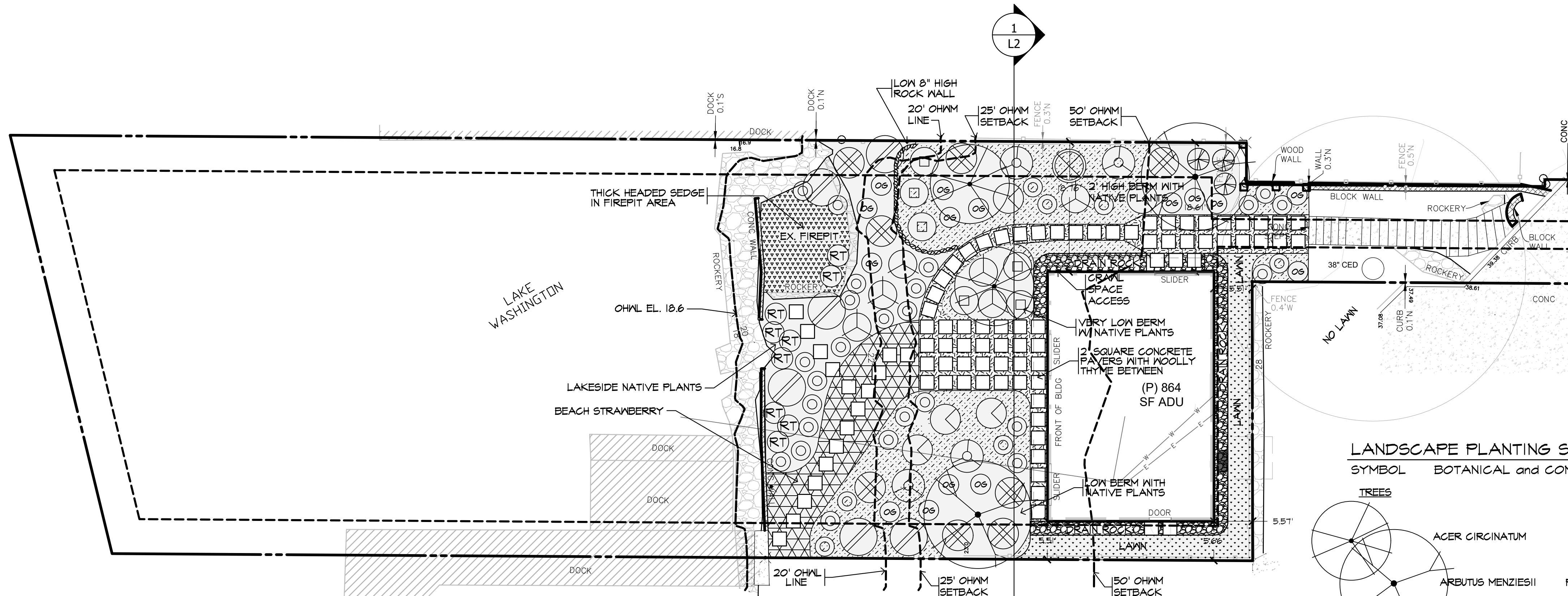
WASHINGTON

KING COUNTY



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MAY 15, 2025



NOTE:
THE THREE BERMS SHOWN ARE INTENDED TO ACCOMMODATE EXCESS SOIL FROM BUILDING FOUNDATION EXCAVATION.

LANDSCAPE PLANTING PLAN
SCALE 1" = 10'

LANDSCAPE PLANTING SCHEDULE

SYMBOL BOTANICAL and COMMON NAME SIZE QUANTITY SPACING EVER / DECID / NATIVE

TREES

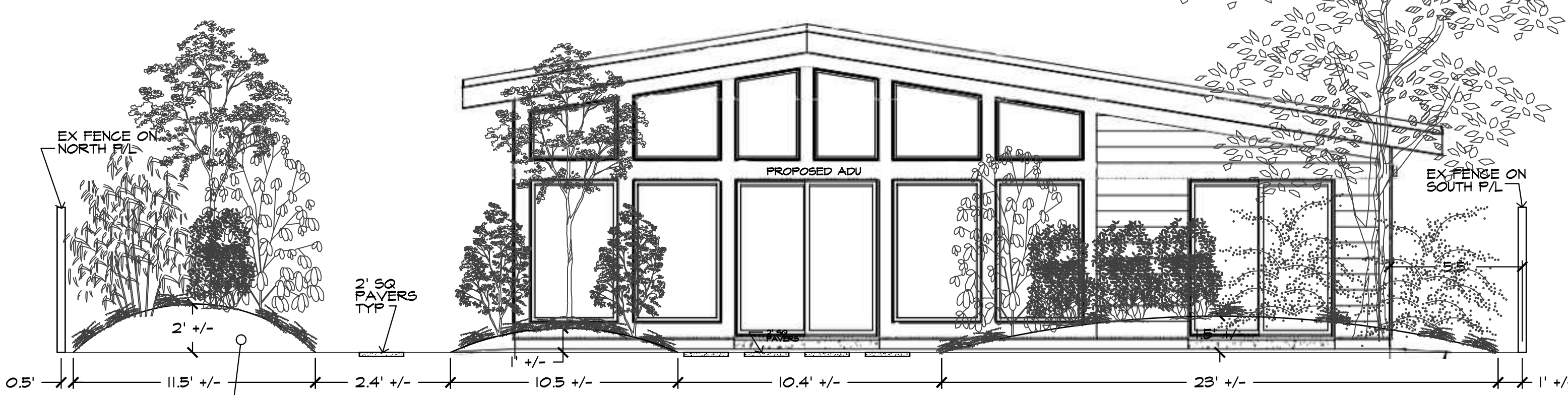
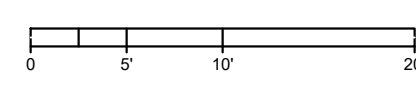
SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Tree symbol)	ACER CIRCINATUM VINE MAPLE	5 STEM MIN SUM OF STEMS TO EQUAL 3" MINIMUM	2	AS SHOWN	DECIDUOUS / NATIVE
(Tree symbol)	ARBUTUS MENZIESII PACIFIC MADRONE	2" MIN. AT 6" ABOVE GRADE	2	AS SHOWN	EVERGREEN / NATIVE

SHRUBS

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Shrub symbol)	CEANOTHUS CALIFORNIA LILAC	5 GAL	5	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	CORNUS SERICEA RED TWIG DOGWOOD	3 GAL	1	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	CORYLUS CORNUTA BEAKED HAZELNUT	3 GAL	1	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	GALThERIA SHALLON SALAL	2 GAL	32	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	HOLODISCUS DISCOLOR OCEAN SPRAY	3 GAL	6	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	MAHONIA AGUIFOLIUM TALL OREGON GRAPE	3 GAL	15	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	PHILADELPHUS LEWISII WILD MOCK ORANGE	5 GAL	3	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 18"	6	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	SAMBUCUS RACEMOSA RED ELDERBERRY	5 GAL	4	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	SYMPHORICARPOS SNOWBERRY	3 GAL	3	AS SHOWN	EVERGREEN
(Shrub symbol)	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GAL	6	AS SHOWN	EVERGREEN / NATIVE

GROUND COVER

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Ground cover symbol)	ARCTOSTAPHYLOS KINNIKINNICK	6" POT	955	18" O.C.	
(Ground cover symbol)	FRAGARIA CHILOENSIS BEACH STRAWBERRY	6" POT	245	12" O.C.	
(Ground cover symbol)	THYMUS PSEUDOLANUGINOSUS WOOLLY THYME	4" POT	180	12" O.C.	
(Ground cover symbol)	GRASS LAWN				ABOUT 260 SQUARE FEET
(Ground cover symbol)	CAREX PACHYSTACHYA THICK HEADED SEDGE	4" POT	180	12" O.C.	



HIGH BERM @ NORTH P/L LOW BERM @ NW CORNER OF ADU LOW BERM @ SW CORNER OF ADU

ELEVATION LOOKING EAST
NOT TO SCALE

NATIVE PLANT AREAS / HARDSCAPE AREAS										
LOCATION	AREA	LAWN	PLANTS	TOTAL	REQ.	FAVERS	ROOF/EAVES	TOTAL	PROPOSED	ALLOWED
0-20 FT OHWM	1,204 SF	0 SF	821 SF	68%	50%	56 SF	0 SF	56 SF	5%	10%
0-25 FT OHWM	1,505 SF	0 SF	1,109 SF	74%		68 SF	0 SF	68 SF	5%	10%
25-50 FT OHWM	1,505 SF	34 SF	912 SF	61%		136 SF	289 SF	425 SF	28%	30%
0-50 FT TOTAL	3,010 SF	34 SF	2,021 SF	67%		212 SF	289 SF	501 SF	17%	

NO.	DATE	REVISION	BY	CHK
1	3/17/25	REVISION PER CITY REVIEW	SRK	ASL

DESIGN GROUP	PROJECT MANAGER	DESIGNED	SRK	CAAD	CHECKED	DATE	FILE NAME
JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	02/08/2025	D0STUDIO.LS.DWG

LANDSCAPE PLANTING PLAN

DAVID DO & KIM NGUYEN
 4649 FOREST AVENUE SE
 MERCER ISLAND, WA

 KING COUNTY

 WASHINGTON

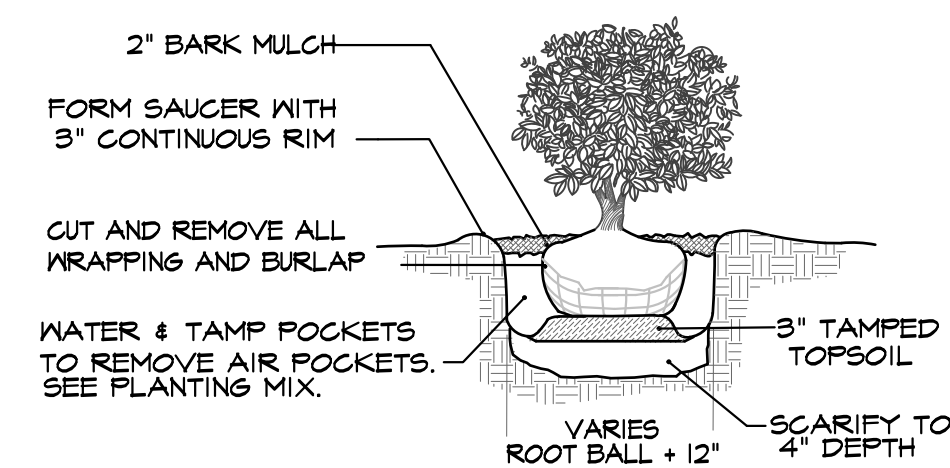
RUBENKOWIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
 8218 210TH PLACE SW
 EDMONDS, WA 98026
 PH: (206) 497-9621

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 David Do
 STAMP NOT VALID UNLESS SIGNED AND DATED
 JOB NUMBER **D0**
 SHEET NUMBER **L2 OF 4**

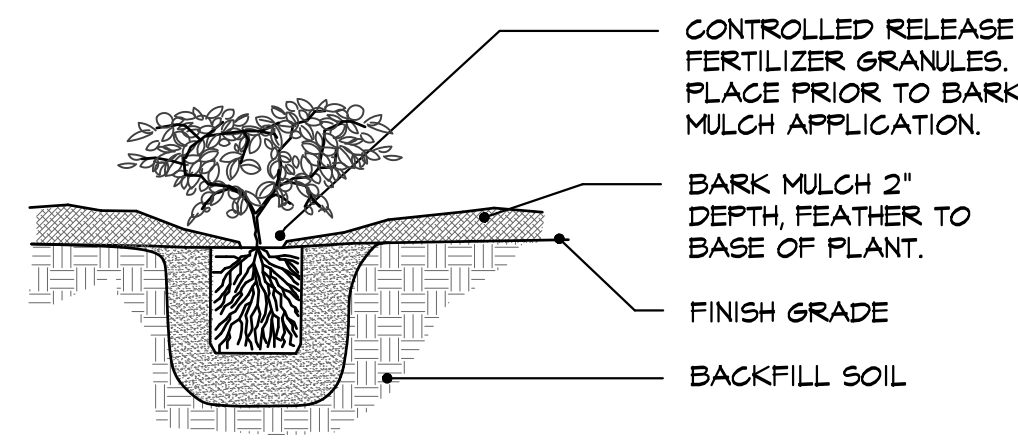
MAY 15, 2025

LANDSCAPE NOTES

1. ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY OF MERCER ISLAND.
2. COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
4. DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
5. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
6. VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
7. EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AUGMENT WHERE NECESSARY WITH "STERCO" PACIFIC TOPSOILS WINTERMIX OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS FOR A MINIMUM DEPTH OF 6 INCHES. REMOVE ROCKS AND DEBRIS LARGER THAN 1 INCH. SEE SOIL AMENDMENT NOTE BELOW.
8. COVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS WITH A 3-INCH MINIMUM THICKNESS OF MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, WEEDING AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
10. ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
11. DIG, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM INJURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
12. INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
13. STAKE ALL TREES AS SHOWN IN DETAIL.
14. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATIONAL.

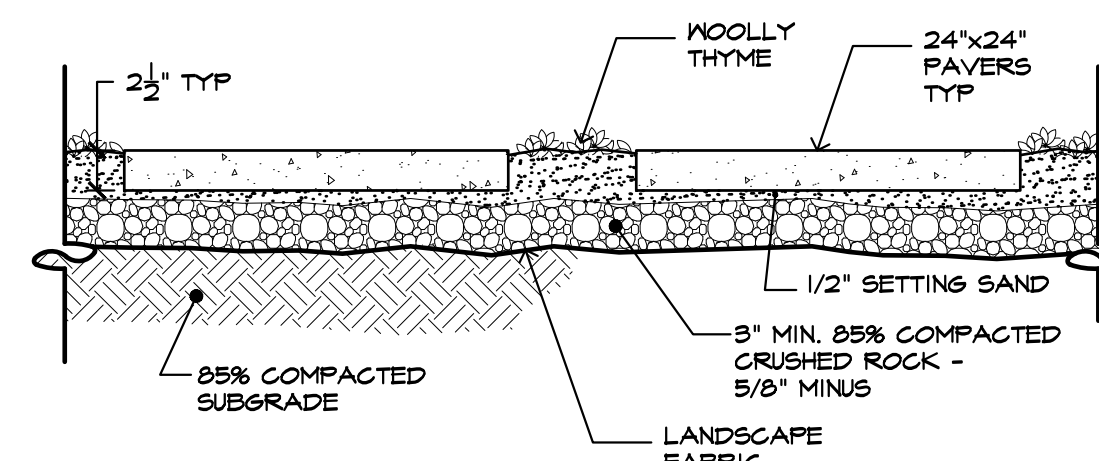


SHRUB PLANTING
NO SCALE



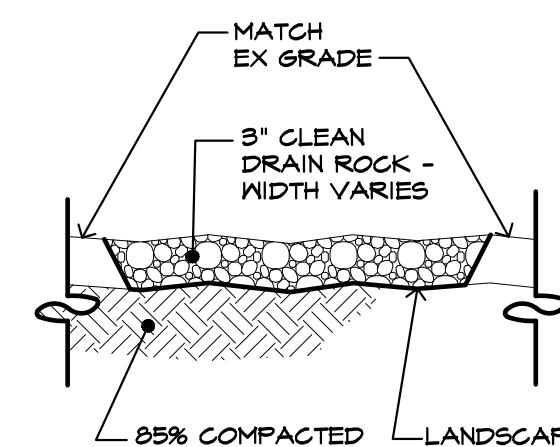
NOTE: SEE PLANTING PATTERN

GROUND COVER PLANTING
NO SCALE

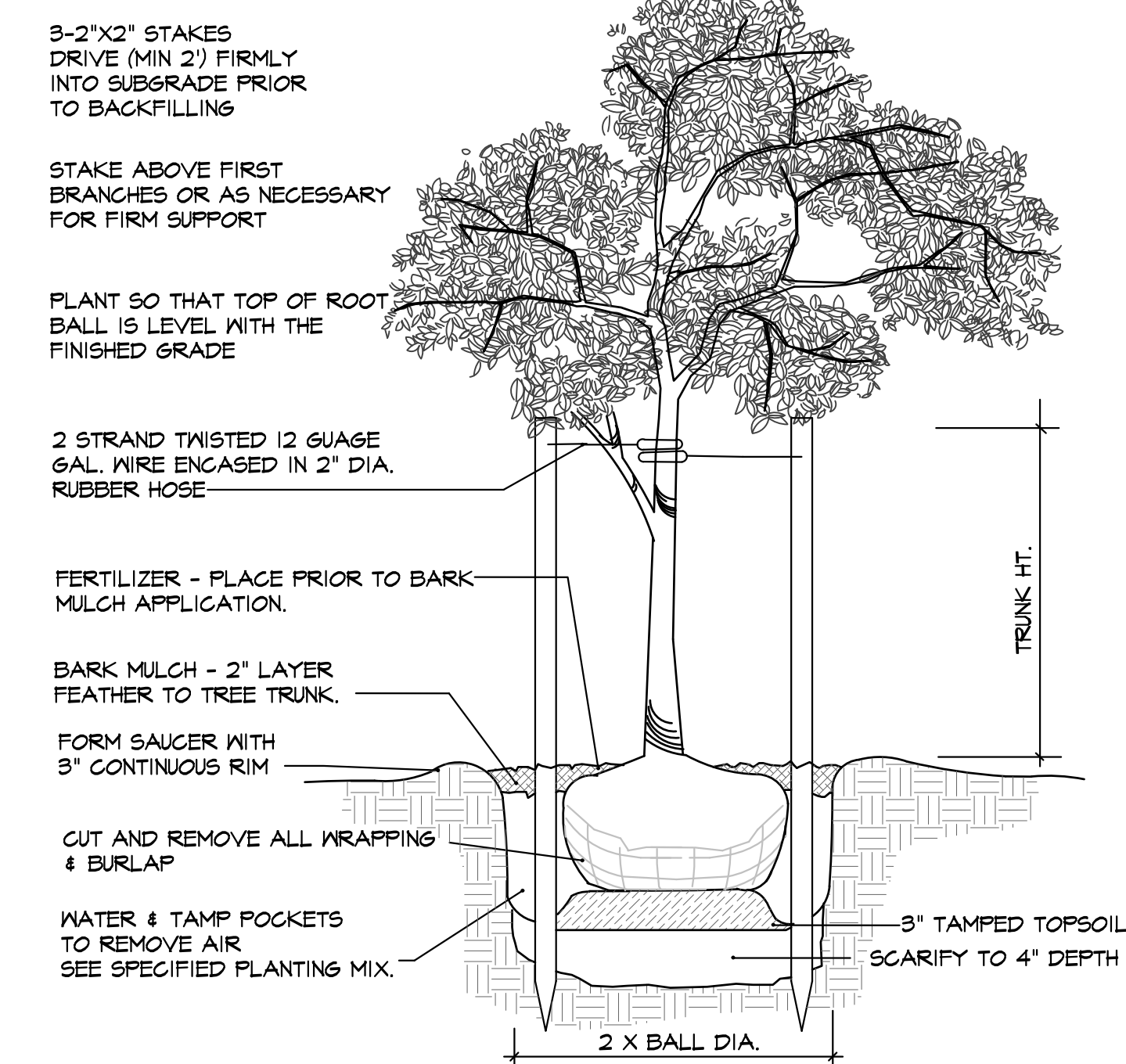


NOTE: IT IS RECOMMENDED THAT AN EDGE (PLASTIC, STEEL OR P.T. WOOD) BE INSTALLED ADJACENT TO THE PAVERS TO CONTAIN PLANTS AND CRUSHED ROCK IN THEIR PROPER LOCATIONS.

PAVER DETAIL
SCALE 1" = 1"



DRAIN ROCK DETAIL
NO SCALE



DECIDUOUS TREE STAKING DETAIL
NO SCALE

BY	CK
DATE	02/08/2025
REVISION	REVISION
NO.	1
DESIGN GROUP	JOHN E. RUBENKOWIG, ASLA
PROJECT MANAGER	JOHN E. RUBENKOWIG, ASLA
DESIGNED	JOHN E. RUBENKOWIG, ASLA
CHECKED	JOHN E. RUBENKOWIG, ASLA
DATE	02/08/2025
FILE NAME	D0STUDIO.LSDWG

LANDSCAPE NOTES & DETAILS

DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA

WASHINGTON

KING COUNTY

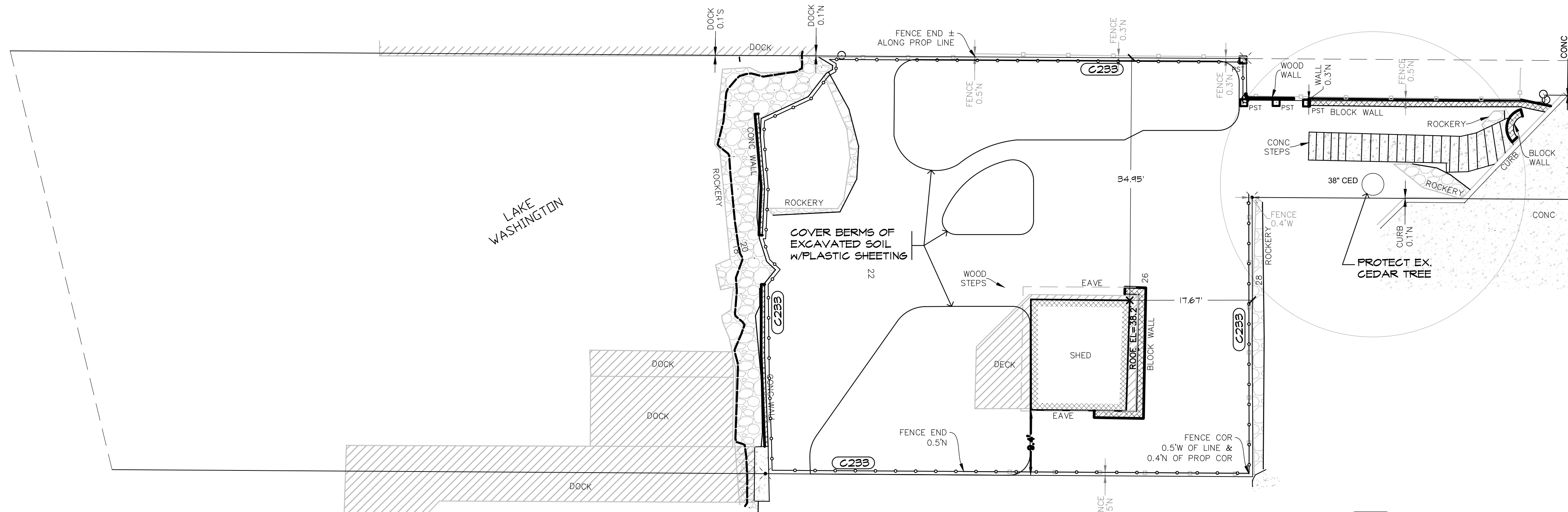
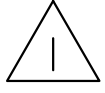


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JOB NUMBER DO

SHEET NUMBER L3 OF 4

MAY 15, 2025

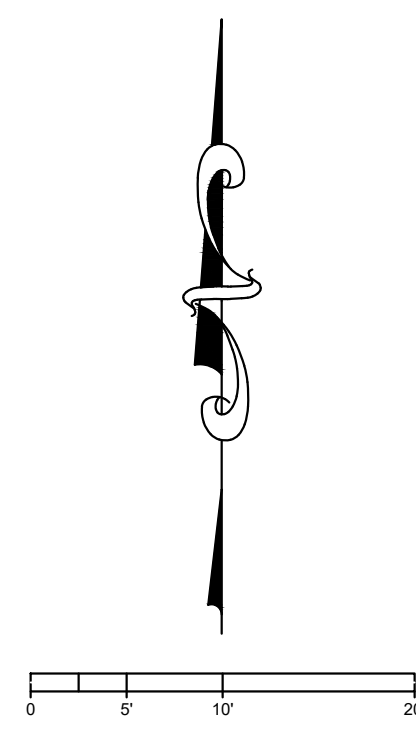


TESC PLAN
SCALE 1" = 10'

TESC NOTES

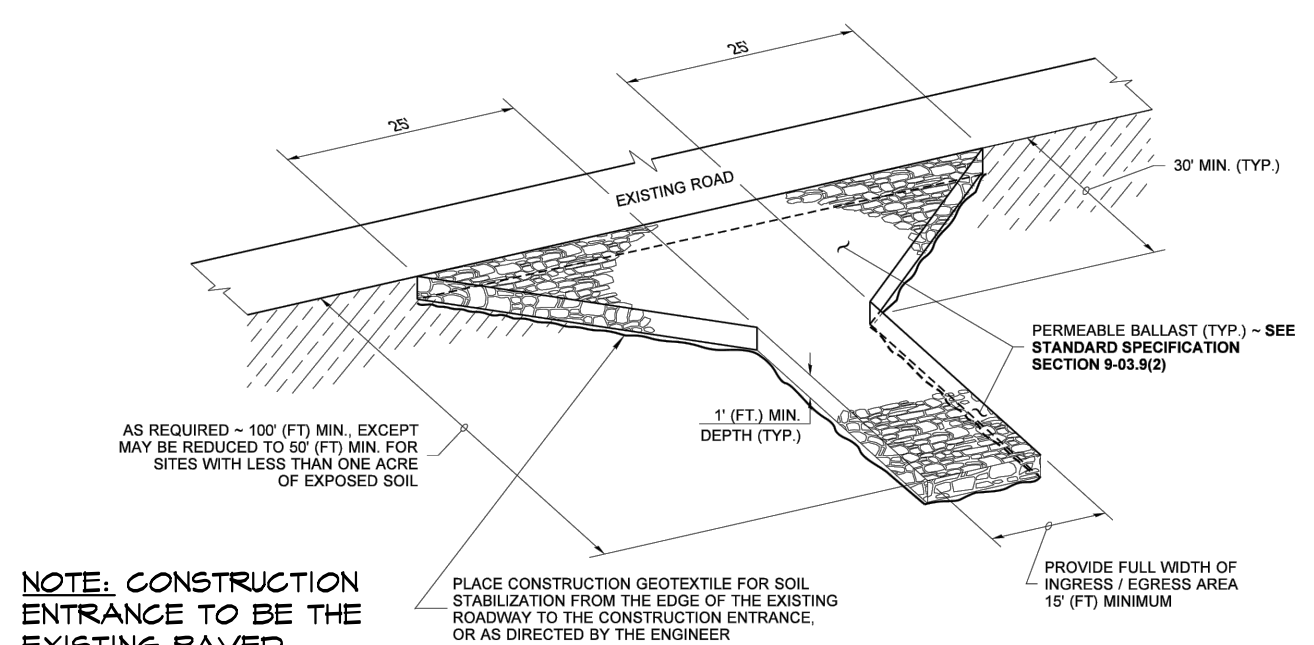
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES. CATCH BASINS ARE TO BE INSPECTED DAILY. IF SEDIMENT IS DETECTED (SIX INCHES OR MORE) THEY ARE TO BE CLEANED.
- ALL WORK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS.
- ALL TESC FACILITIES ARE TO BE INSPECTED DAILY DURING NON-RAINFALL DAYS AND HOURLY DURING AND AFTER RAINFALL EVENTS. TESC FACILITIES ARE TO BE IMMEDIATELY REPAIRED AFTERWARDS AS NEEDED.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING, 2"-4" ROCK/30%-40% PASSING, AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE. DO NOT FLUSH CONCRETE BY PRODUCTS WHERE THEY COULD POSSIBLY ENTER THE PUBLIC DRAINAGE SYSTEM.
- THE CITY INSPECTOR MAY REQUIRE ADDITIONAL MEASURES AS CONDITIONS WARRANT.

C153
MATERIAL STOCKPILE
TO BE AT
4649 FOREST AVE



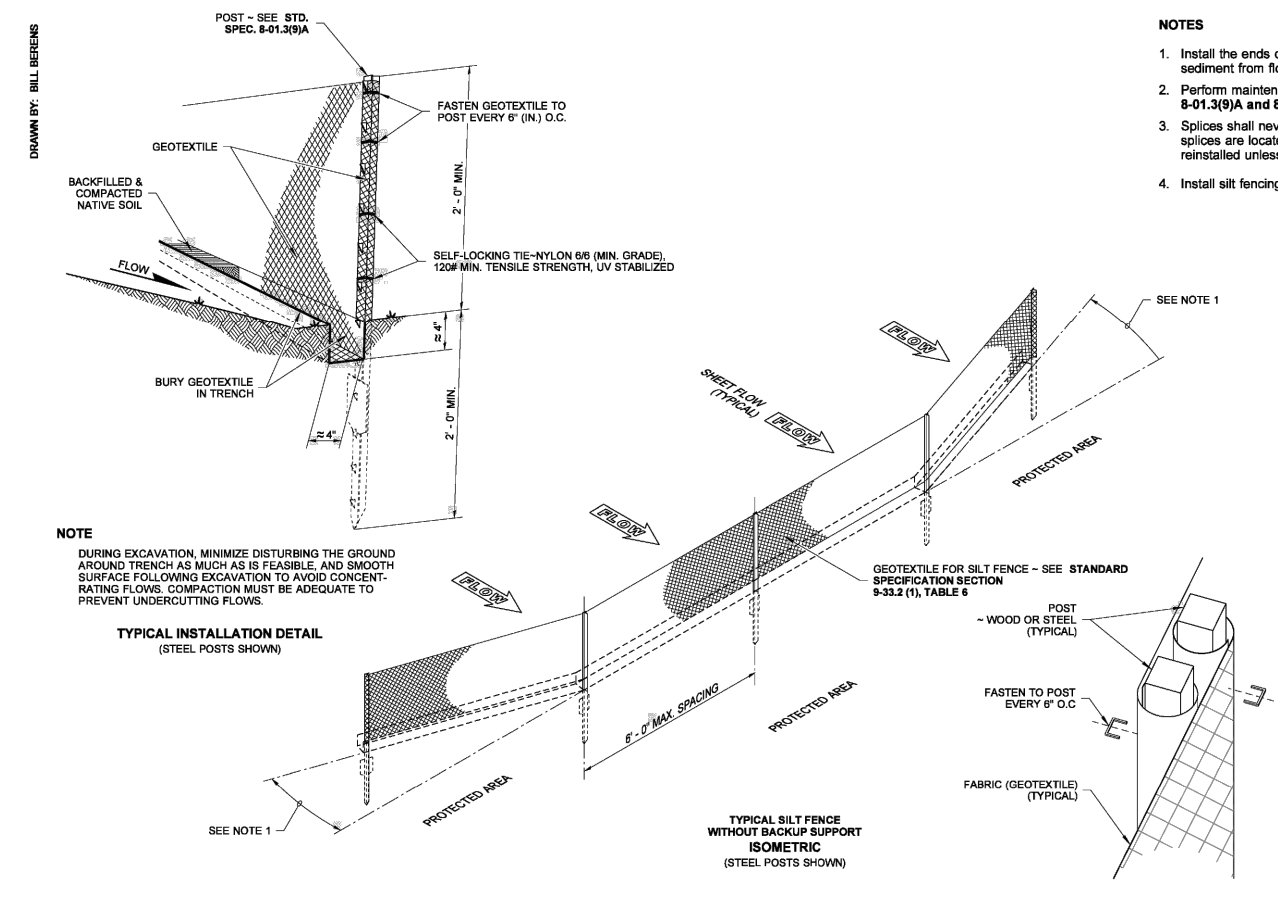
TESC BMP LEGEND

- C101 PRESERVE VEGETATION
- C103 CLEARING LIMITS
- C233 SILT FENCE
- C105 STABILIZED CONSTRUCTION ENTRANCE
- C204 OUTLET PROTECTION
- C235 WATTLES
- C120 TEMPORARY / PERMANENT SEEDING
- C121 MULCHING
- C220 INLET PROTECTION
- C152 NOT TO BE USED
- C153 MATERIAL DELIVERY / STORAGE
- C150 MATERIALS ON HAND



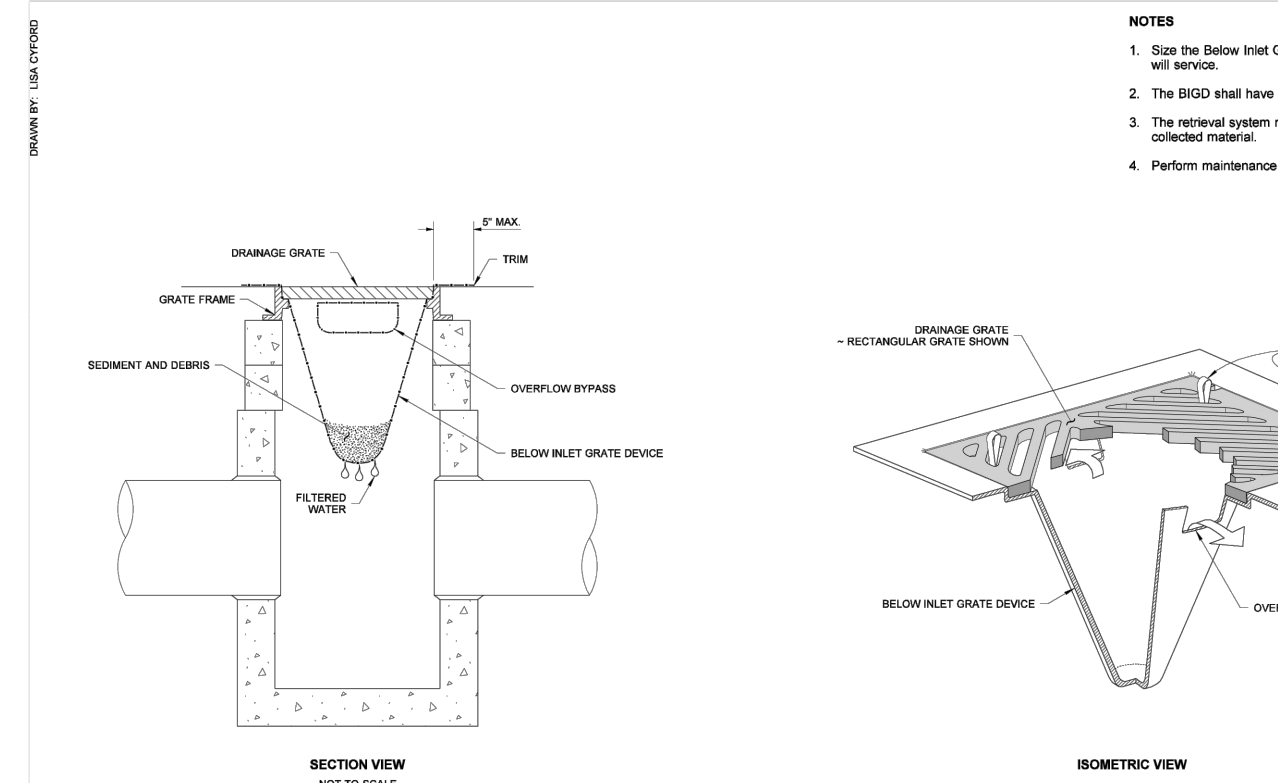
NOTE: CONSTRUCTION ENTRANCE TO BE THE EXISTING PAVED DRIVEWAY AT 4649 FOREST AVE

C105 ISOMETRIC VIEW
STABILIZED CONSTRUCTION ENTRANCE
STABILIZED CONSTRUCTION ENTRANCE SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 8-01.37.



C233
NOTES
1. Install the ends of the silt fence to permit slight upturn to prevent sediment from flowing around the ends of the fence.
2. Perform maintenance in accordance with Standard Specifications 8-01.39(A) and 8-01.39(B).
3. Splices shall never be placed in low spots or bump locations. If splices are located in low or bump areas, the fence may need to be reinstalled unless the Project Engineer approves the exception.
4. Install all fencing parallel to mapped contour lines.

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
Paco Babalich # 32213
STANDARD PLAN 1-30.15-02
SILT FENCE
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
DATE 09-20-21



NOTES
1. Use the Storm Inlet Grate Device (SIGD) for the storm water structure & inlet device.
2. The SIGD shall have a built-in high-flow relief system (overflow bypass).
3. The relief system must allow removal of the SIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.31(5).

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
Paco Babalich # 32213
STANDARD PLAN 1-40.20-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
DATE 09-20-21

NO.	DATE	REVISION	BY	CHK
1	3/15/25	CREATED PER CITY REVIEW	SRK	LEP

DESIGN GROUP
JOHN E. RUBENKOWIG, ASLA
PROJECT MANAGER
JOHN E. RUBENKOWIG, ASLA
DESIGNED
SRK
CADD
JOHN E. RUBENKOWIG, ASLA
CHECKED
03/15/2025
DATE
DOSTUDIO.LS.DWG
FILE NAME

TESC PLAN & DETAILS

DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA

WASHINGTON

KING COUNTY

RUBENKOWIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW
EDMONDS, WA 98026
PH: (206) 497-9621

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
John E. Rubenkwig

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER DO

SHEET NUMBER L4 OF 4

MAY 15, 2025

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, REC. NO. 20210709001105)

THAT PORTION OF LOTS 15 AND 16, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 15 WHICH POINT IS 20 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF;
 THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 90 FEET;
 THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 13 FEET;
 THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 20 FEET;
 THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 47 FEET;
 THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 137 FEET;
 THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 16 AND 15, A DISTANCE OF 40.27 FEET;
 THENCE WESTERLY PARALLEL TO SAID SOUTH LINE A DISTANCE OF 70.30 FEET TO A POINT AT THE EASTERLY END OF THE CENTERLINE OF AN 8 FOOT WIDE EXISTING DOCK;
 THENCE CONTINUING WESTERLY PARALLEL TO SAID SOUTH LINE TO THE WESTERLY BOUNDARY OF SAID LOT 15 AND THE TERMINUS OF SAID LINE;
 EXCEPT THE WEST 23.00 FEET OF THE EAST 204.80 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 5.00 FEET OF SAID LOT 16;
 AND EXCEPT THE WEST 43.00 FEET OF THE EAST 247.80 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 6.00 FEET OF SAID LOT 16;
 TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 75.00 FEET AS MEASURED ALONG THE SOUTH LINE OF LOT 17 OF SAID PLAT OF LAKE ISLE;
 TOGETHER WITH SECOND CLASS SHORELANDS, IF ANY, ADJOINING;
 TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTHERLY 15 FEET OF THE SOUTHERLY 20 FEET OF THE EASTERLY 80 FEET OF SAID LOT 15;
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 00°05'56" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF FOREST AVE SE, PER REFERENCE NO. 1.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 189, PG. 027, RECORDS OF KING COUNTY, WASHINGTON.
- R2. LAKE ISLE, RECORDED IN VOL. 19 OF PLATS, PG. 35, RECORDS OF KING COUNTY, WASHINGTON.
- R3. UNRECORDED SURVEY BY JONES, BASSI & ASSOCIATES, JOB# 2697-A, DATED 9/05/75.
- R4. SHORT PLAT REC. NO. 7506130761.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

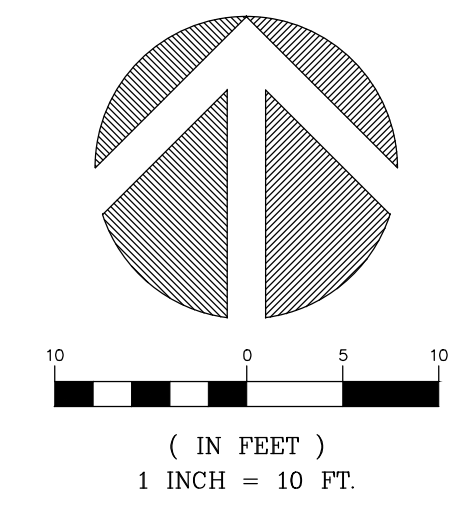
SITE TEMP. BENCHMARK DESCRIPTION: SET PK NAIL W/ RED WASHER IN ASPHALT LOCATION: EAST SIDE OF FOREST AVE SE, ACROSS FROM SITE ELEVATION: 108.82'

SURVEYOR'S NOTES

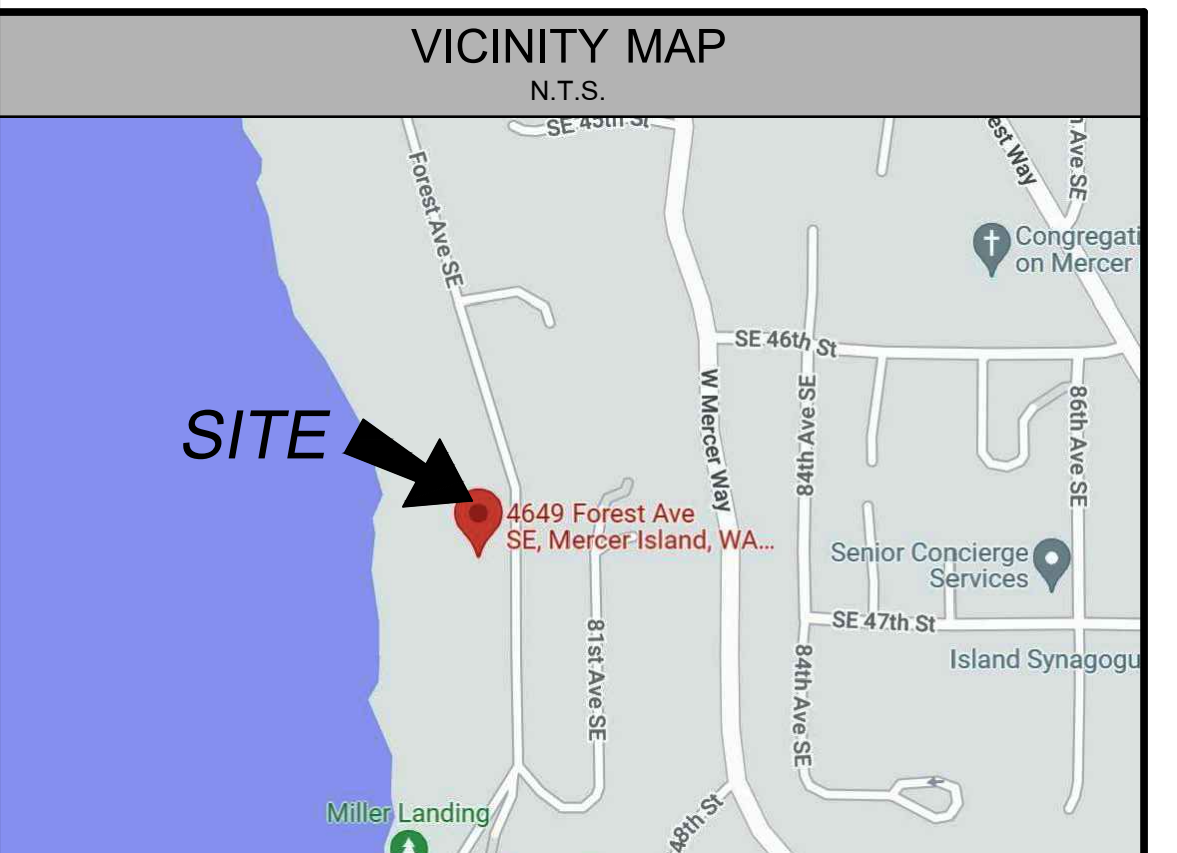
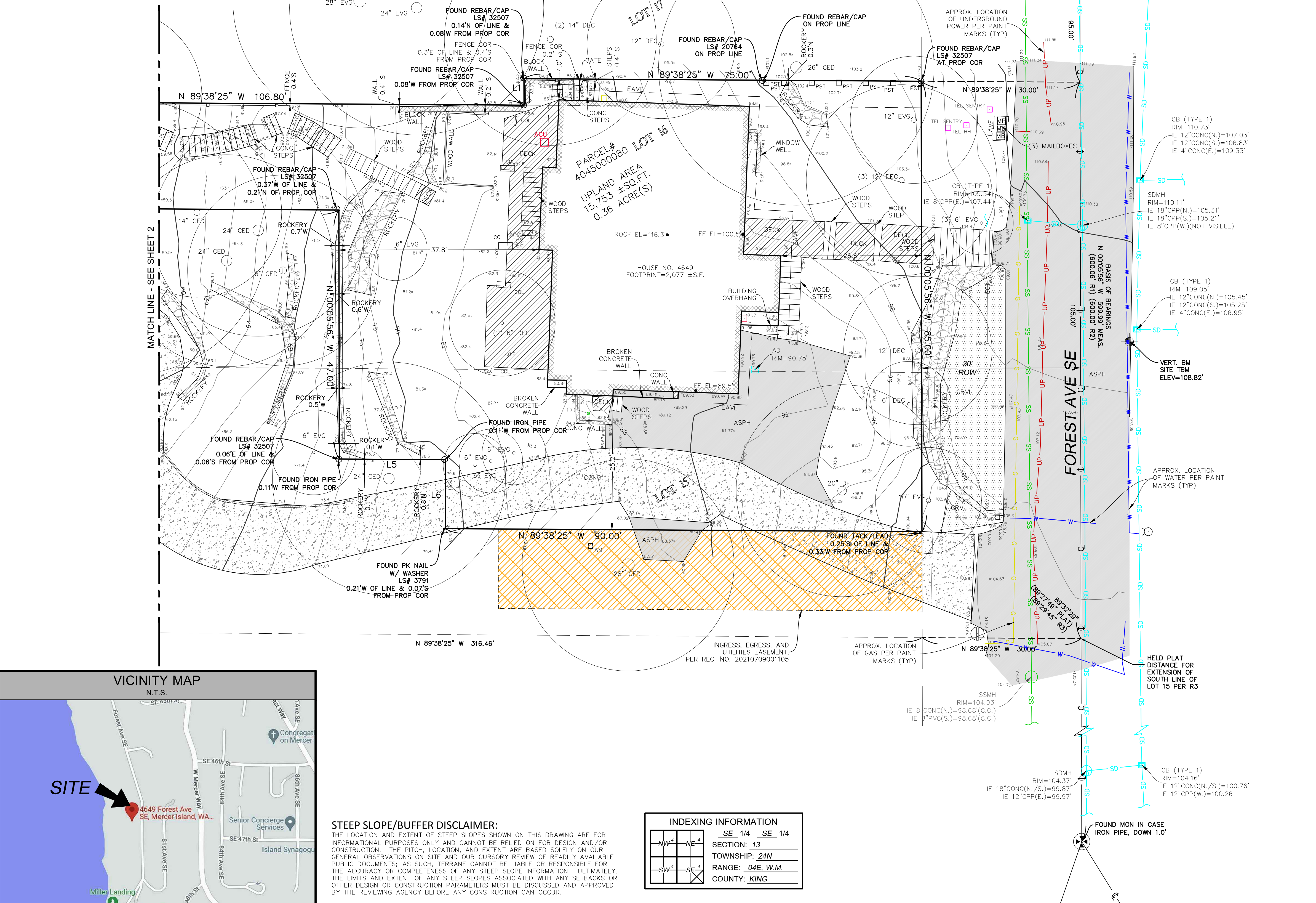
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 404500-0080.
5. SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 15,753 ±S.F. (0.36 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	AC UNIT		NAIL AS NOTED
	AREA DRAIN		POST
	ASPHALT SURFACE		POWER METER
	BENCHMARK		REBAR & CAP (SET)
	BUILDING		REBAR AS NOTED (FOUND)
	CENTERLINE ROW		RETAINING WALL
	CLEANOUT		ROCKERY
	CONCRETE SURFACE		SEWER LINE
	COLUMN		SEWER MANHOLE
	DECK		STORM DRAIN LINE
	FENCE LINE (WOOD)		STORM MANHOLE
	FIRE HYDRANT		TELEPHONE HAND HOLE
	GAS LINE		TELEPHONE SENTRY
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER LINE
	INLET (TYPE 1)		WATER GATE VALVE
	MAILBOX (RESIDENTIAL)		WATER METER
	POWER (UNDERGROUND)		EASEMENT
	MONUMENT (IN CASE, FOUND)		



LINE	BEARING	DISTANCE
L1	S 00°05'56" E	5.00'
L2	N 00°05'56" W	5.00'
L3	S 00°05'56" E	1.00'
L4	S 00°05'56" E	6.00'
L5	S 89°38'25" E	20.00'
L6	N 00°05'56" W	13.00'



STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

SE 1/4	SE 1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

TERRANE

10801 Main Street, Suite 102
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 4045000080
DO RESIDENCE
 4649 FOREST AVE SE
 MERCER ISLAND, WA 98040

JOB NUMBER: 222295
 DATE: 02/08/23
 DRAFTED BY: IDV/GKD
 CHECKED BY: JGM/DRT
 SCALE: 1" = 10'
 REVISION HISTORY
 SHEET NUMBER
 1 OF 2

We are the measure | terrane.net

