

SEQUENCE OF SHEETS	
A-000	COVER PAGE
A-001	GENERAL NOTES
A-100	FLOOR 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

**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: YES, DEFERRED PERMIT**

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: 2018 INTERNATIONAL BUILDING CODE, 2018 IRC, 2018 UPC, 2018 UMP, AND 2017 NEC.

**PROPERTY INFORMATION:**

OWNER: DAVID DO

ADDRESS: 4649 FOREST AVE SE  
MERCER ISLAND, WA 98040

PHONE: 206-617-3952

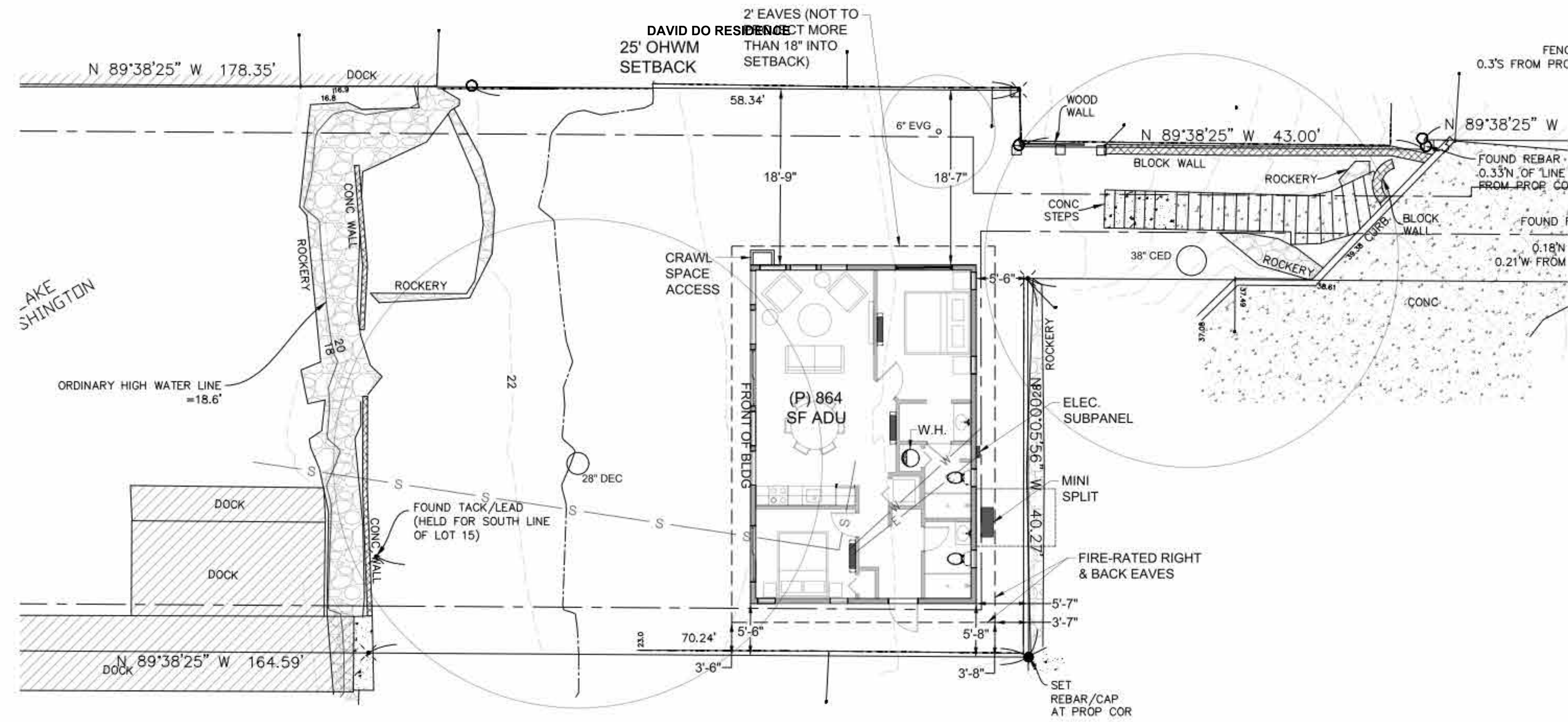
APN: 404500-0080

ZONING: R-15

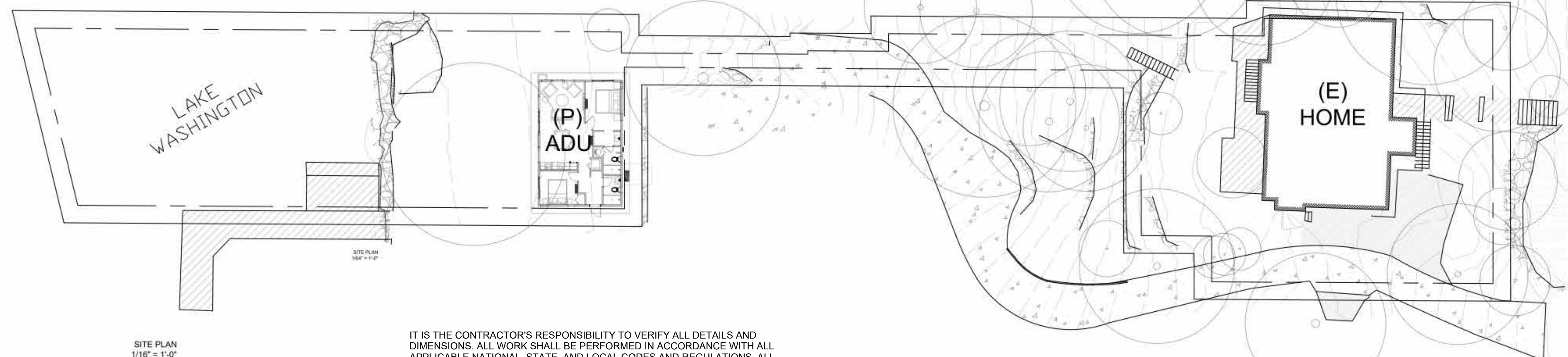
LOT SIZE: 22,237 SF  
(E) HOUSE: 2,077 SF  
(P) ACCESSORY DWELLING UNIT: 864 SF

(E) TOTAL COVERAGE: 2,077 SF  
(P) TOTAL COVERAGE: 2,941 SF

(E) LOT COVERAGE: 2,077 / 22,237 = 9%  
(P) LOT COVERAGE: 2,941 / 22,237 = 13%

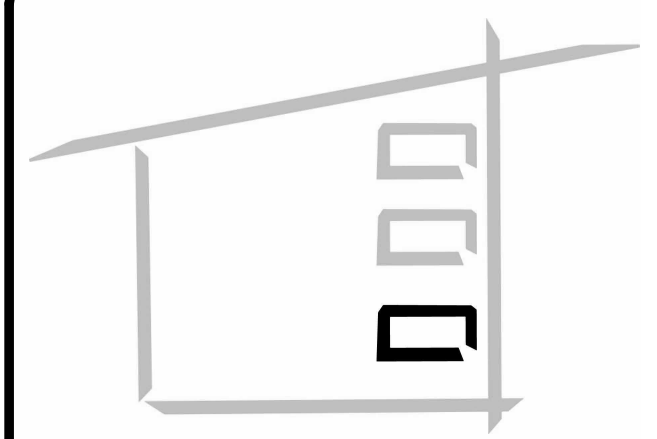


SITE PLAN DETAIL  
1/8" = 1'-0"



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

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.



**STUDIOSHED®**

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

**REVISION SCHEDULE**

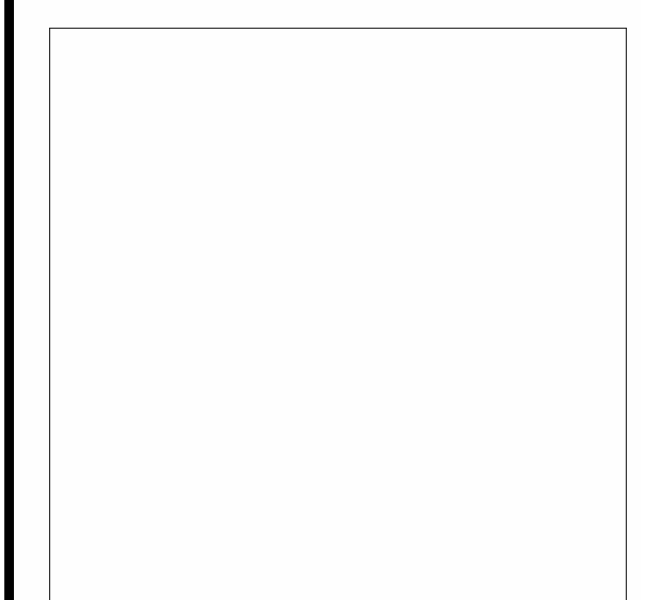
#	DESCRIPTION	DATE

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

*Shey Ellerbruch*  
8/20/2024 3:52:05 PM



FOR CITY STAMPS

22x34  
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	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2500 BTU/(h·ft²·°F)	0.22
2	22.5"x42"	1'-10 1/2"	3'-6"	FIBERGLASS	BACK ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2500 BTU/(h·ft²·°F)	0.22
3	22.5"x22.5"	1'-10 1/2"	1'-10 1/2"	FIBERGLASS	BACK ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2600 BTU/(h·ft²·°F)	0.19
4	22.5"x22.5"	1'-10 1/2"	1'-10 1/2"	FIBERGLASS	BACK ELEVATION	FIXED, DOUBLE PANE, LOW-E	0.2600 BTU/(h·ft²·°F)	0.19
5	22.5"x42"	1'-10 1/2"	3'-6"	FIBERGLASS	LEFT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2500 BTU/(h·ft²·°F)	0.22
6	22.5"x42"	1'-10 1/2"	3'-6"	FIBERGLASS	LEFT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2500 BTU/(h·ft²·°F)	0.22
7	FL3	3'-8 1/2"	2'-8 3/4"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
8	FL2	3'-8 1/2"	3'-5 1/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
9	FL1	2'-9"	3'-11 5/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
10	FL1	2'-9"	3'-11 5/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
11	FL2	3'-8 1/2"	3'-5 1/8"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
12	FL3	3'-8 1/2"	2'-8 3/4"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
13	W1	3'-8 1/2"	6'-1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
14	W1	3'-8 1/2"	6'-1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
15	W1	3'-8 1/2"	6'-1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
16	W1	3'-8 1/2"	6'-1"	FIBERGLASS	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
17	SL1	2'-9"	2'-1 1/4"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
18	SL1	2'-9"	2'-1 1/4"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
19	SL1	2'-9"	2'-1 1/4"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
20	W3	2'-9"	6'-1"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
21	W3	2'-9"	6'-1"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°F)	0.24
22	W3	2'-9"	6'-1"	FIBERGLASS	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	0.2300 BTU/(h·ft²·°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·ft²·°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·ft²·°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·ft²·°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·ft²·°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·ft²·°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·ft²·°F)	0
111	24" BI-FOLD	2'-1"	6'-9"	-	INTERIOR	2-PANEL BI-FOLD INTERIOR DOOR	0.6700 BTU/(h·ft²·°F)	0
112	32" DOOR	2'-10"	6'-10 3/4"	-	INTERIOR	SINGLE SWING INTERIOR DOOR		

**REVISION SCHEDULE**

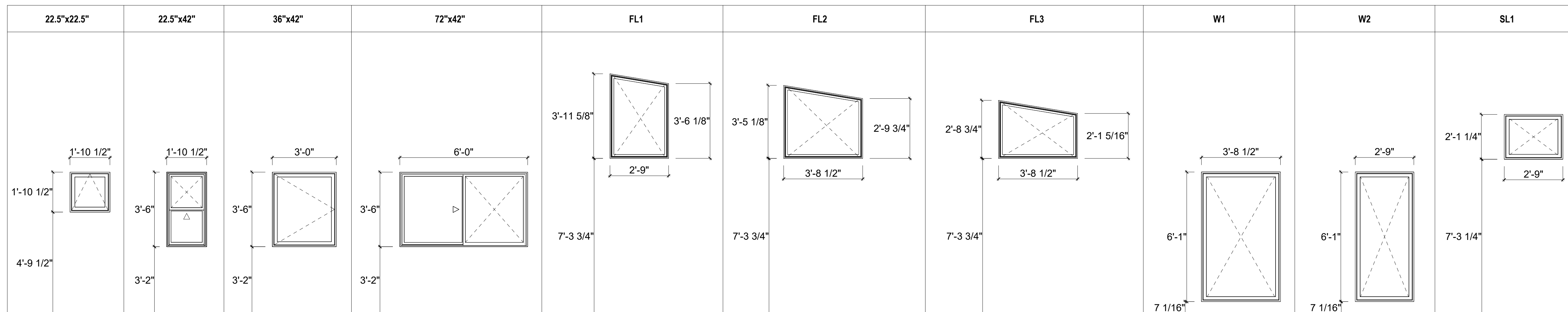
#	DESCRIPTION	DATE

**NAME**  
DAVID DO RESIDENCE

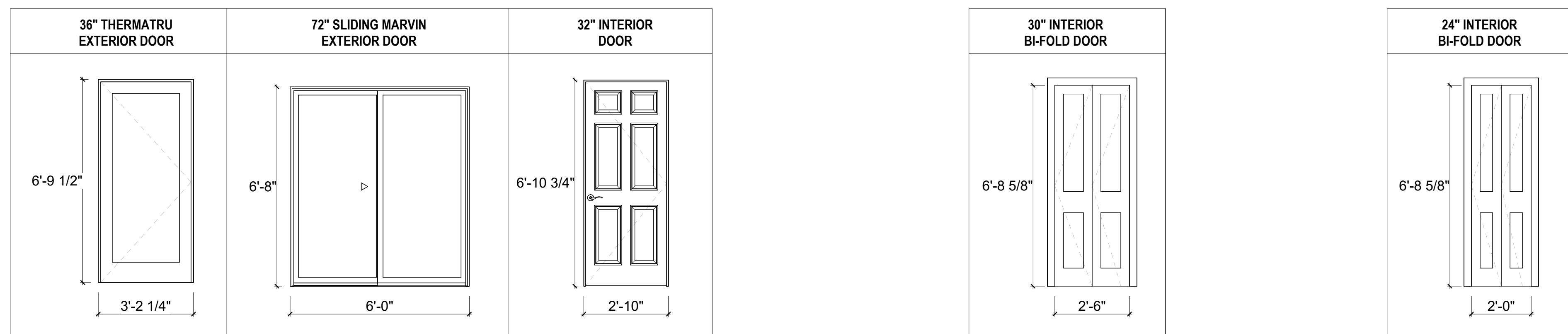
**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

*Shey Ellerbruch*  
8/20/2024 3:52:06 PM



**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

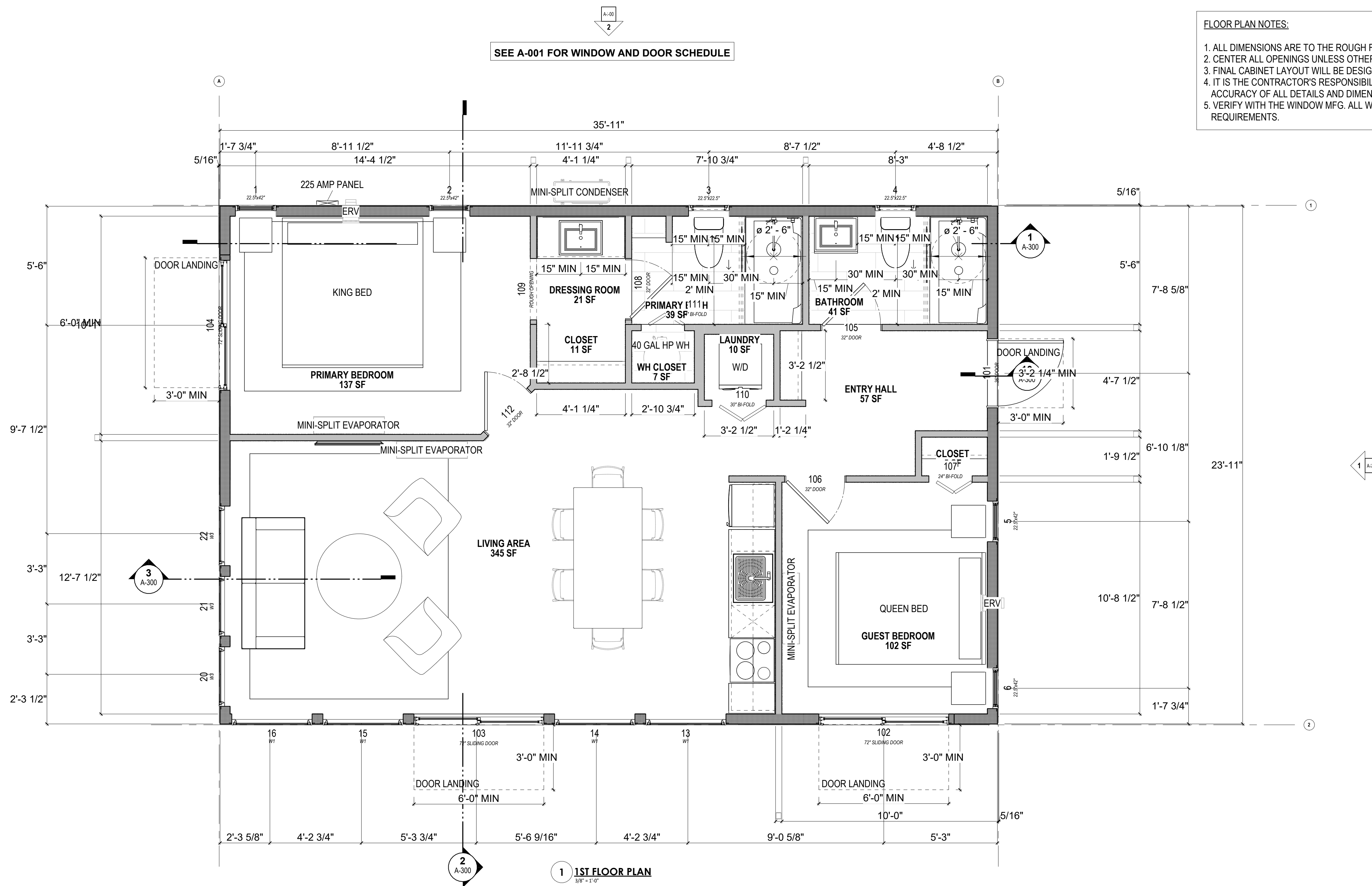
FOR CITY STAMPS

22x34  
SHEET SIZE

**A-001**  
GENERAL NOTES

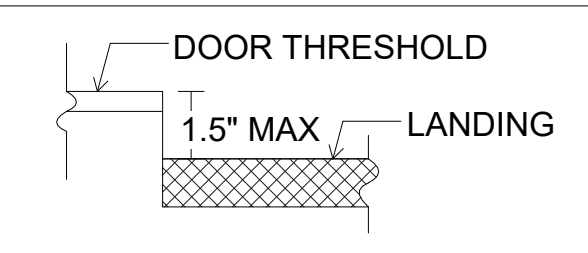
SEE A-001 FOR WINDOW AND DOOR SCHEDULE

- 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).

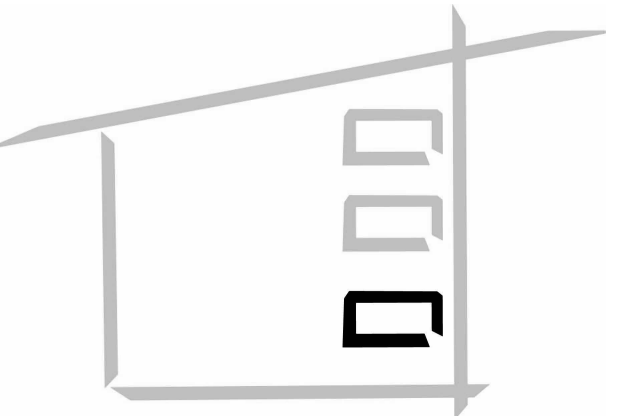


**GENERAL ADU FLOOR PLAN NOTES:**

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]



**STUDIOSHED**

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

**REVISION SCHEDULE**

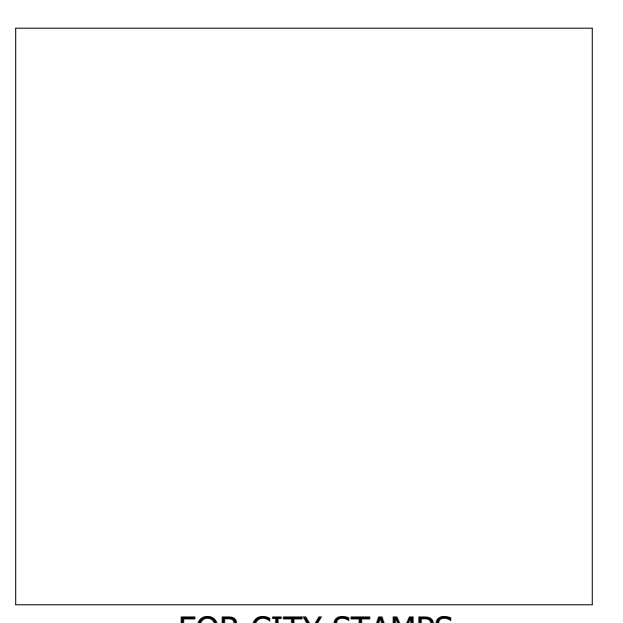
#	DESCRIPTION	DATE
---	-------------	------

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

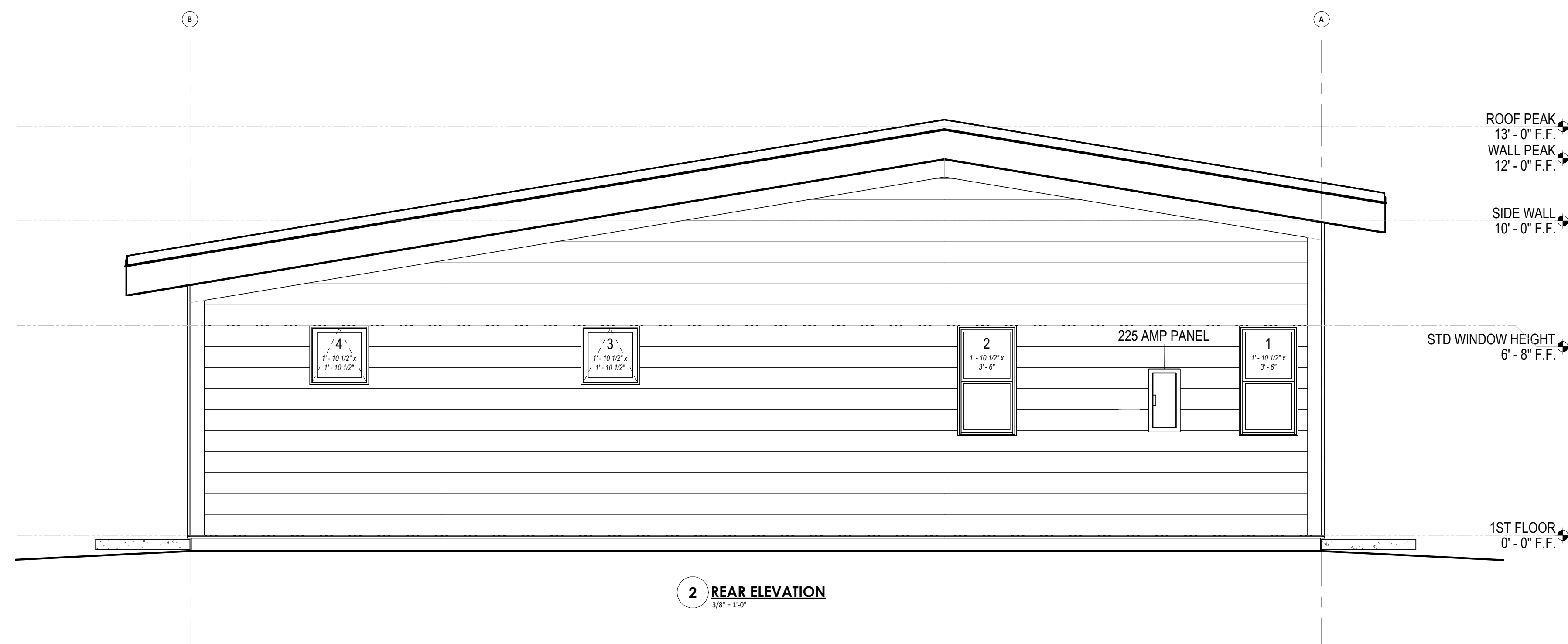
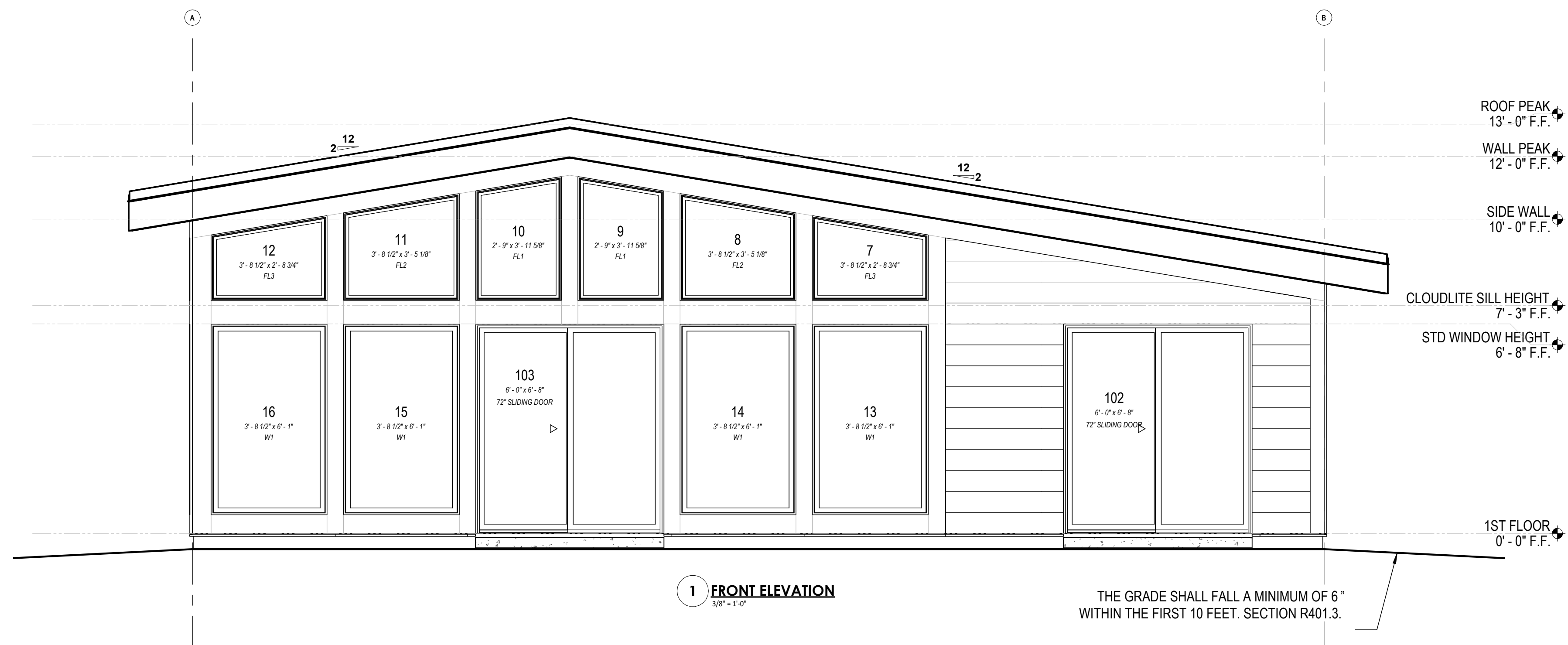
*Shey Ellerbruch*  
8/20/2024 3:52:08 PM



FOR CITY STAMPS

22x34  
SHEET SIZE

**A-100**  
FLOOR PLAN



**ELEVATION NOTES:**

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

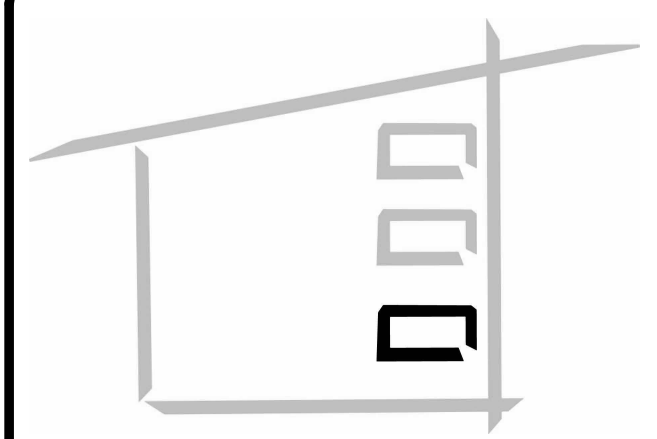
FOUNDATION - GRADE SHALL BE A MINIMUM OF 6" ABOVE GRADE. PLEASE SEE PAGES S-100A/B FOR FOUNDATION DESIGN.

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 GAL VALUME PBR PANEL [ICC ESR-2385]

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



**STUDIOSHED®**

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

**REVISION SCHEDULE**

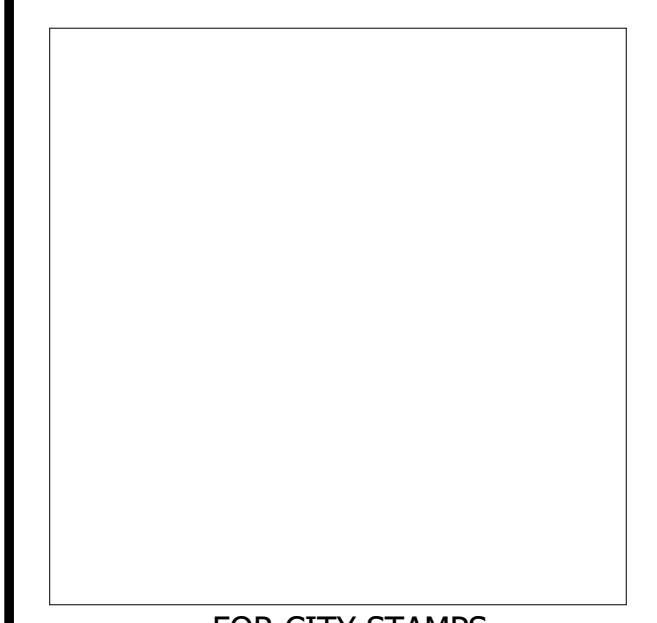
#	DESCRIPTION	DATE

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

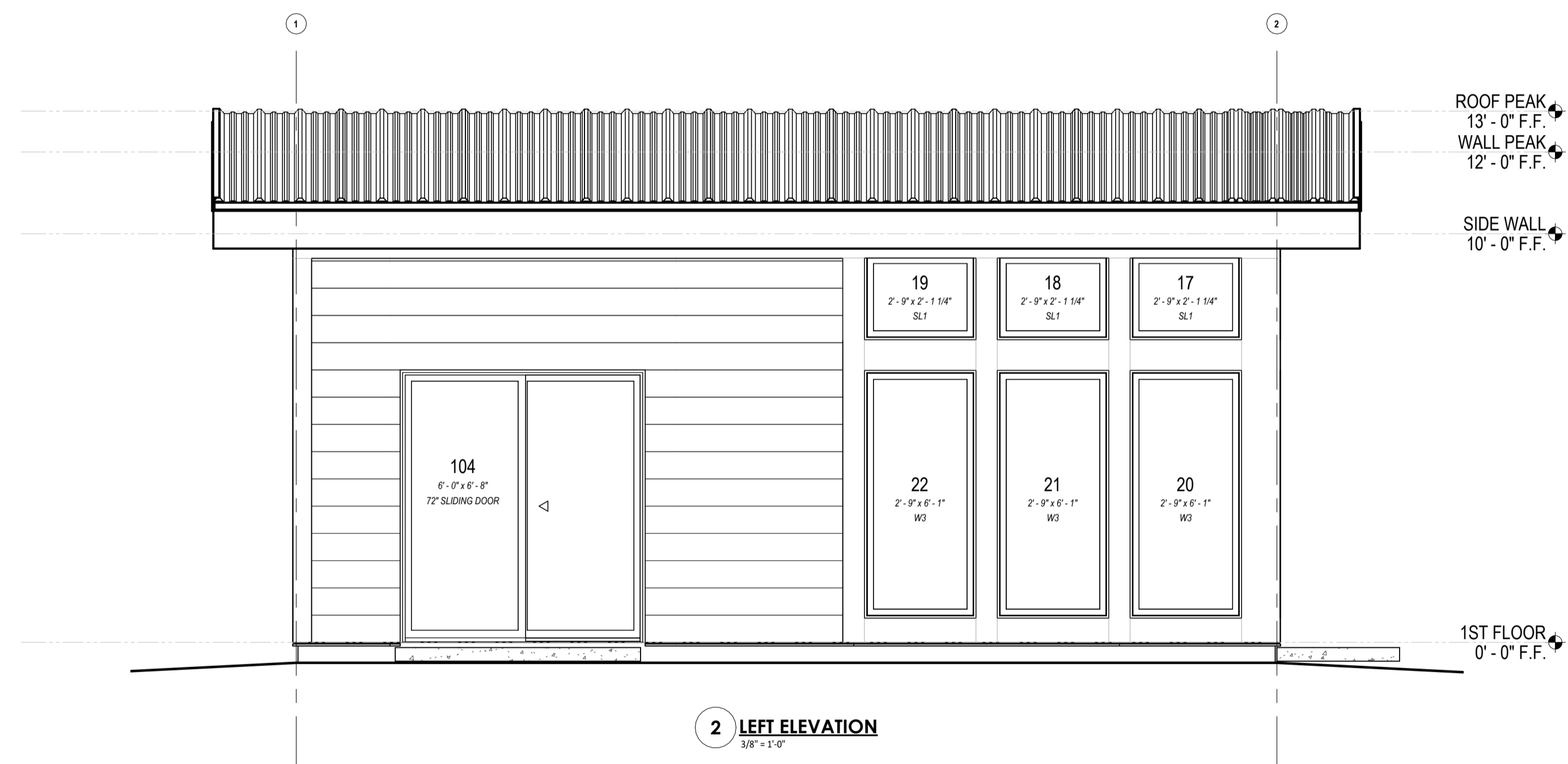
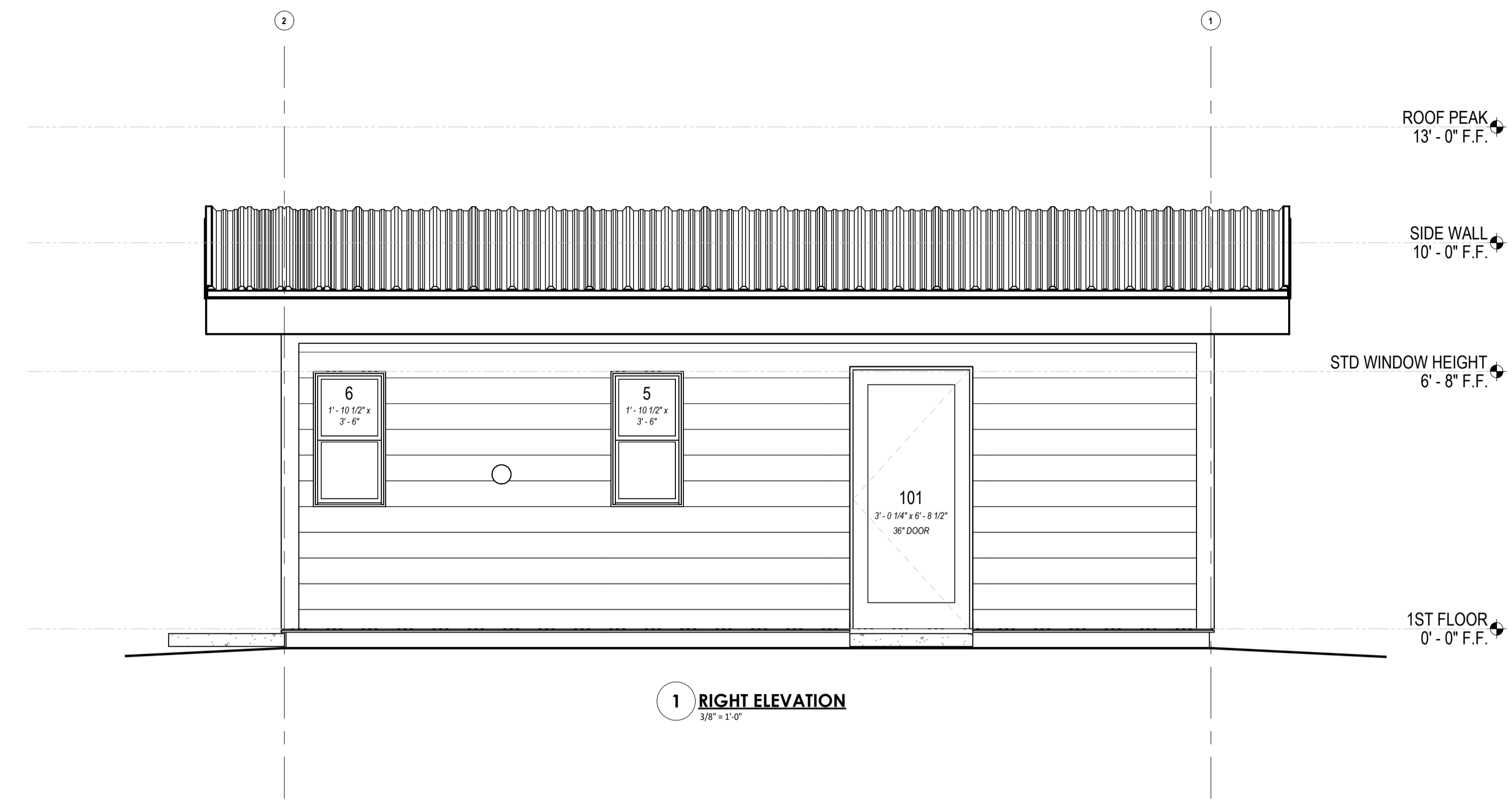
*Shey Ellerbruch*  
8/20/2024 3:52:09 PM



FOR CITY STAMPS

22x34  
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.

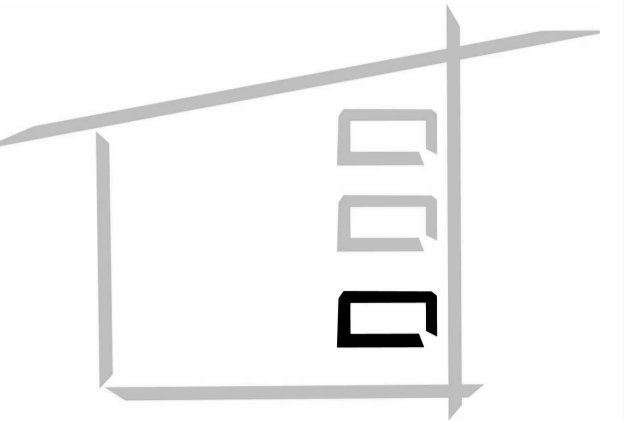
FOUNDATION - GRADE SHALL BE A MINIMUM OF 6" ABOVE GRADE. PLEASE SEE PAGES S-100A/B FOR FOUNDATION DESIGN.

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]



**STUDIOSHED®**

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

**REVISION SCHEDULE**

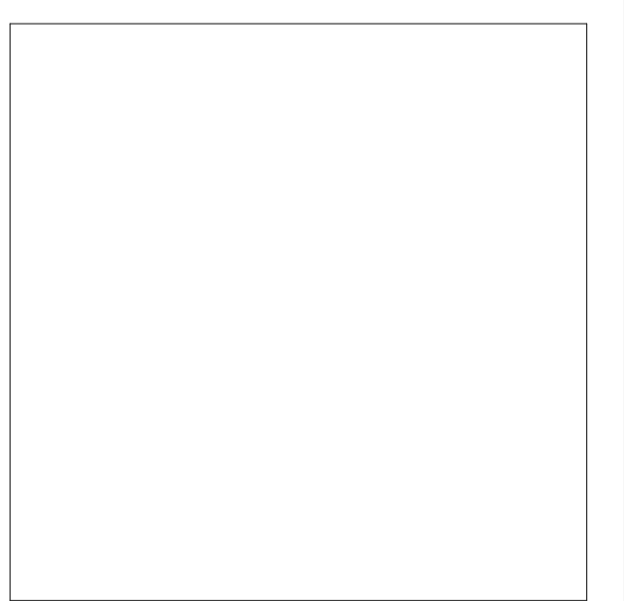
#	DESCRIPTION	DATE
---	-------------	------

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

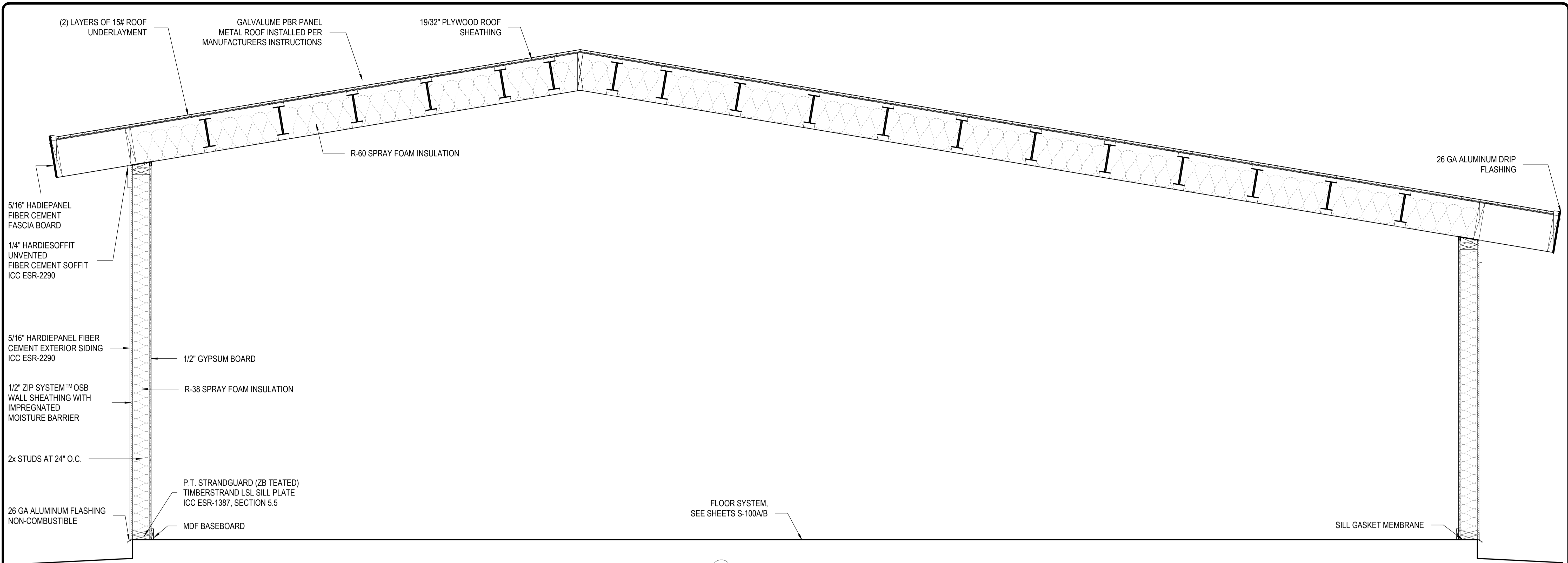
*Shey Ellerbruch*  
8/20/2024 3:52:10 PM



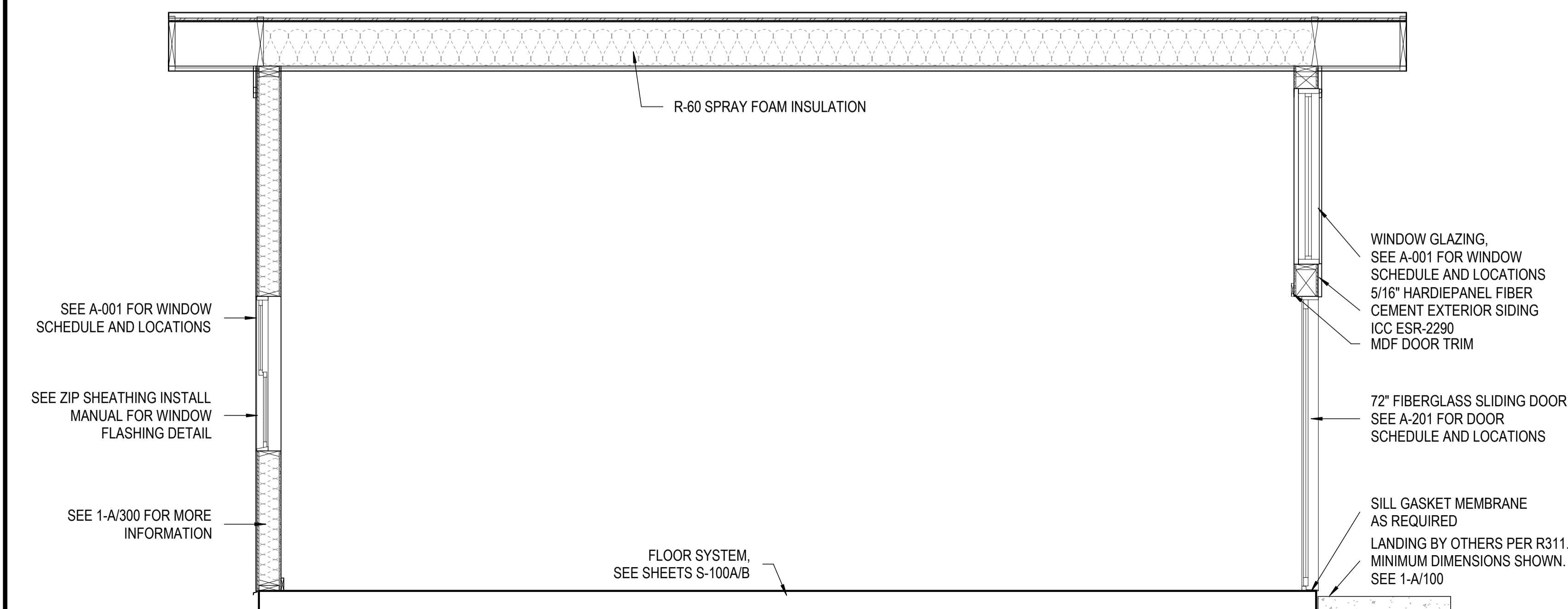
FOR CITY STAMPS

22x34  
SHEET SIZE

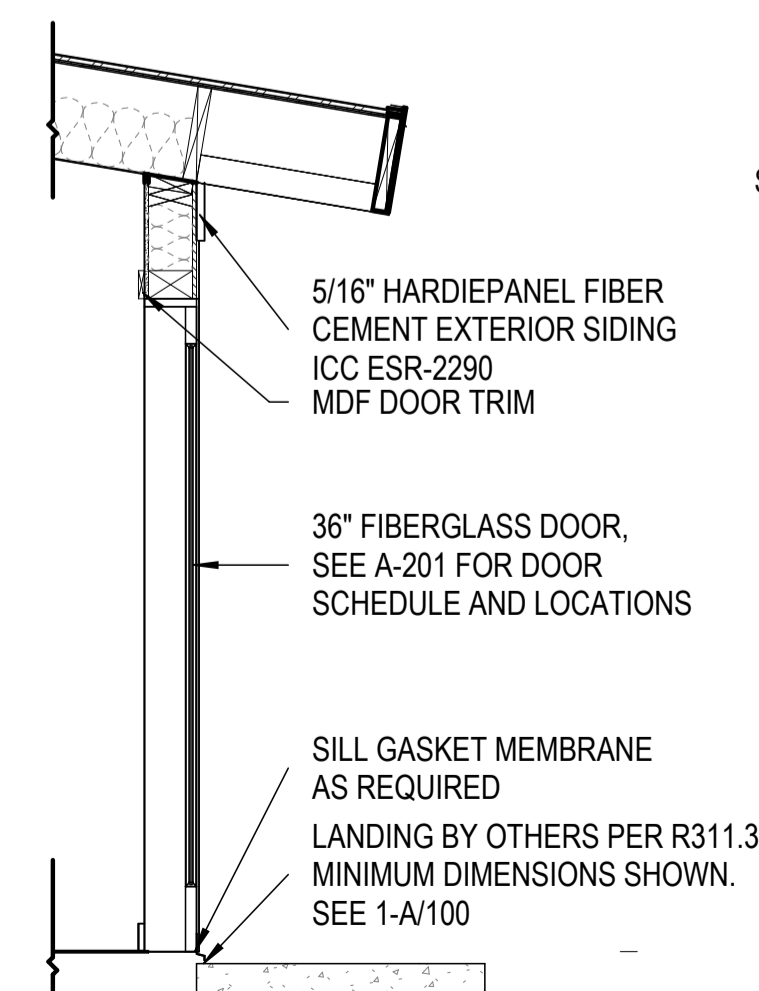
**A-201**  
ELEVATIONS



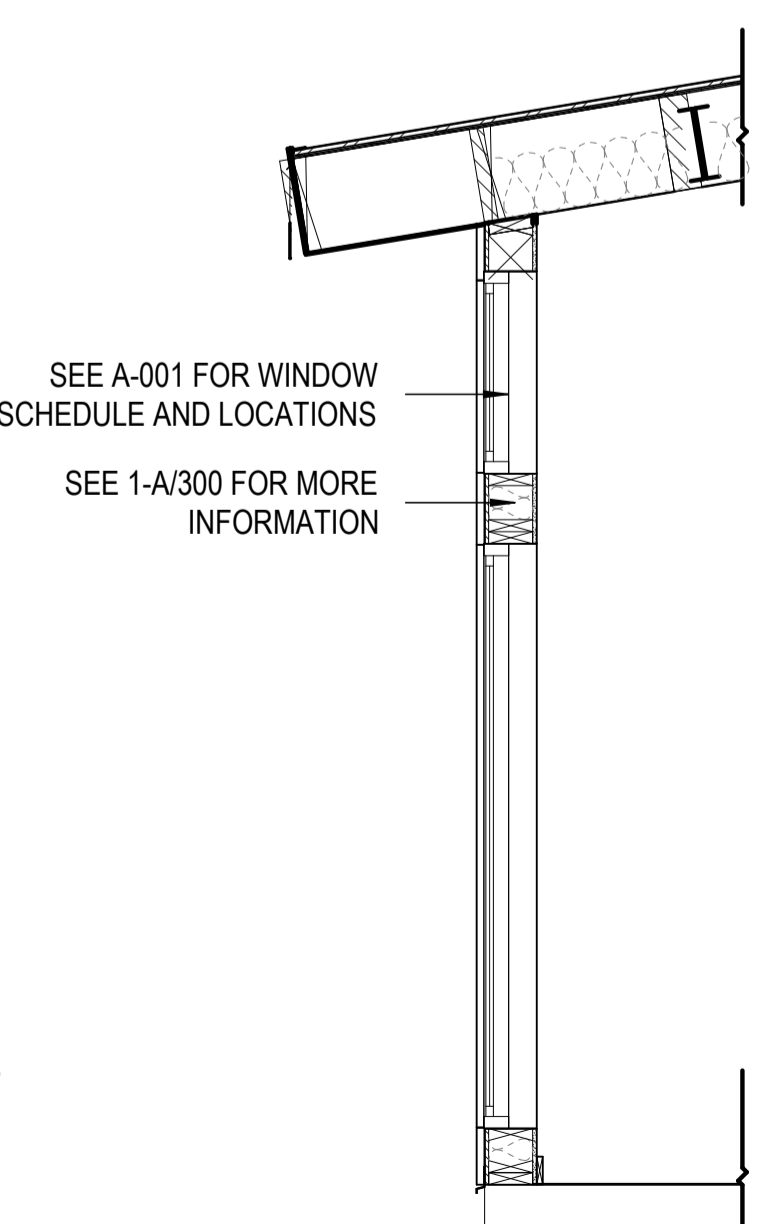
1 TRANSVERSE SECTION  
3/4" = 1'-0"



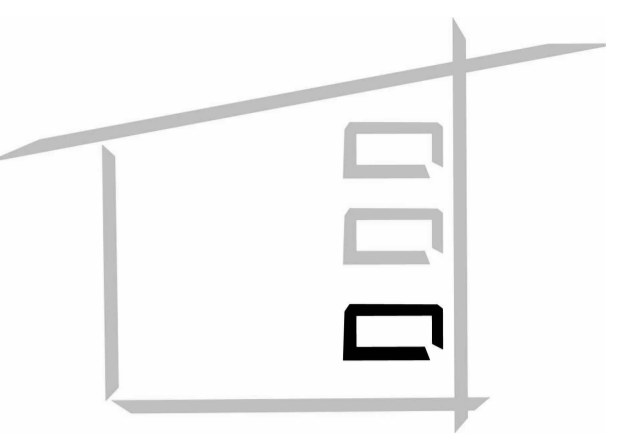
2 LONGITUDINAL SECTION  
1/2" = 1'-0"



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



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



**STUDIOSHED**<sup>®</sup>

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

**REVISION SCHEDULE**

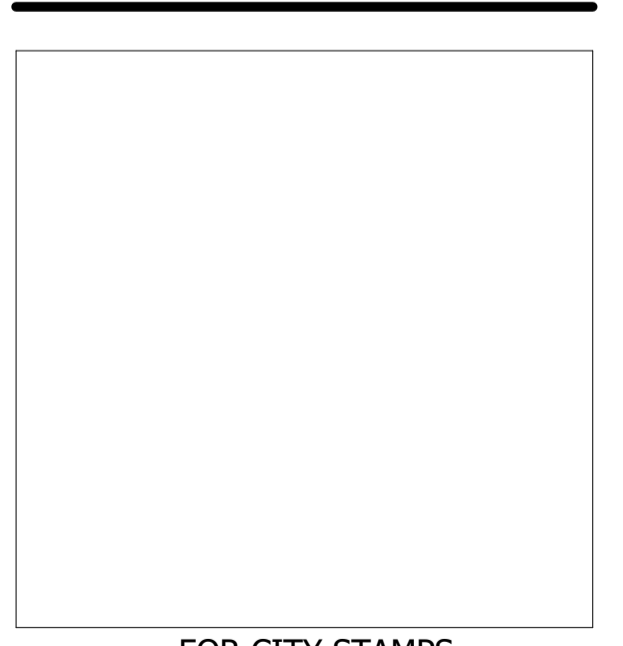
#	DESCRIPTION	DATE
---	-------------	------

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

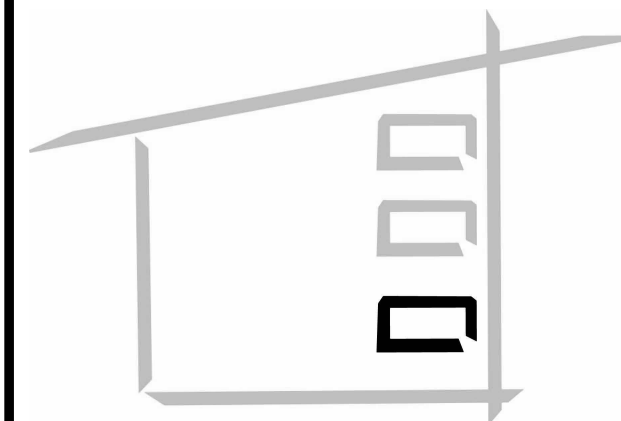
*Shey Ellerbruch*  
8/20/2024 3:52:11 PM



FOR CITY STAMPS

22x34  
SHEET SIZE

**A-300**  
SECTIONS



STUDIO SHED®

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

REVISION SCHEDULE

# DESCRIPTION DATE

Table with 3 columns: #, DESCRIPTION, DATE. No revisions listed.

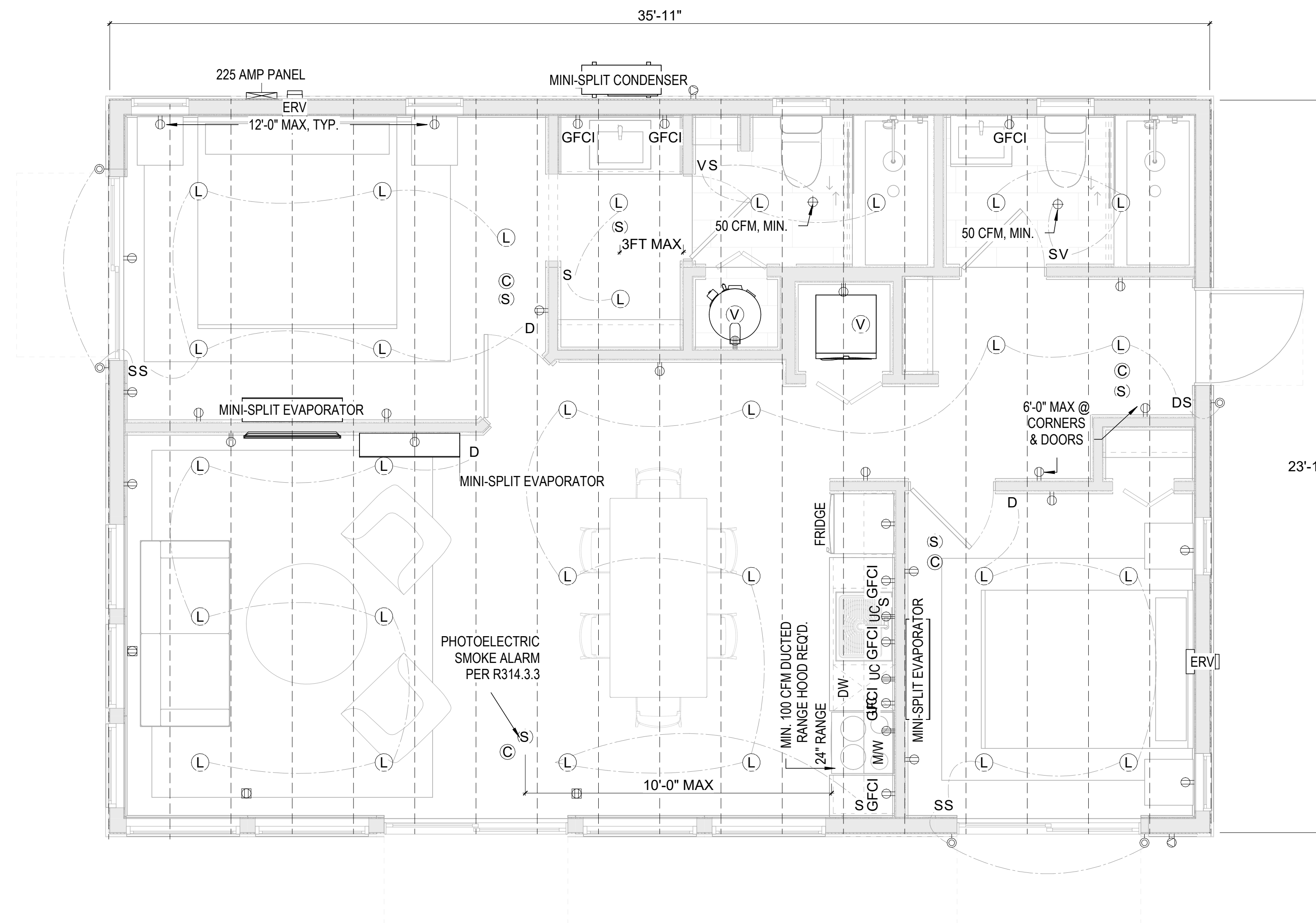
NAME  
DAVID DO RESIDENCE

ADDRESS  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

PREPARER OF PLANS  
SHEY ELLERBRUCH

*Shey Ellerbruch*

8/20/2024 3:52:12 PM



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 and descriptions: S SWITCH, V VACANCY SWITCH, D DIMMER SWITCH, (S) SMOKE ALARM, (C) CARBON MONOXIDE ALARM, (L) 4" WAFER LED, (V) 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 #14 GA. 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 CITY STAMPS

22x34 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:** 2018 IBC/IRC WITH CITY OF MERCER ISLAND LOCAL 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 ARE DESIGNED WITH A SOILS REPORT INVESTIGATION PREPARED BY GARY A. FLOWERS, PLLC. DATED JANUARY 30, 2024.

**STEM AND FOOTINGS**

DESIGN OF THE STEM AND FOOTINGS WITH TURNDOWN EDGES IS BASED ON MAXIMUM ALLOWABLE BEARING PRESSURES 1500 PSF BEARING ON THE UNDERLYING STIFF OR BETTER SILT SEDIMENTS PER THE PROJECT SOILS REPORT.

**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	ADMIXTURES,
INTENDED USE	28 DAY	RATIO	AGGREGATE	(+/- 1")	(+/- 1.5%)	TYPE	COMMENTS
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 ANSIA/F&PA NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION" AND ANSIA/F&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 FLOOR SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.  
 MINIMUM WALL 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.  
 SHEATHE ALL EXTERIOR WALLS. SHEATHE 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:**

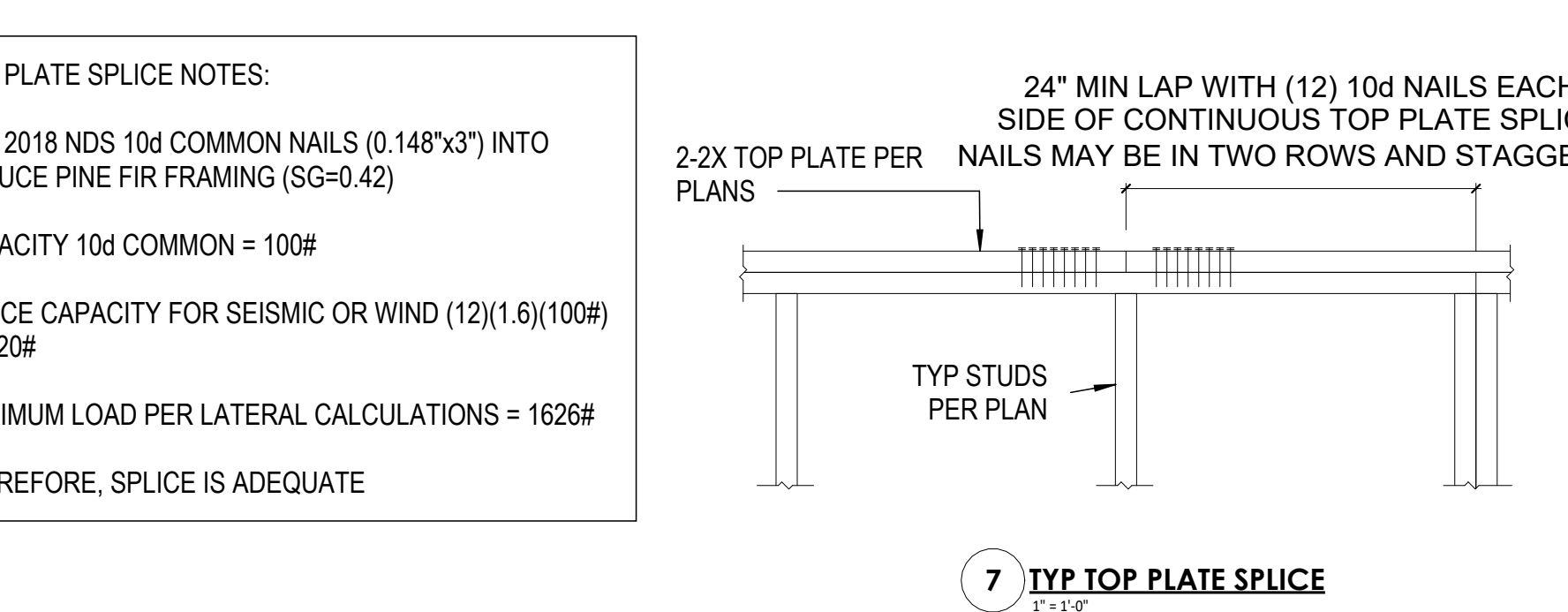
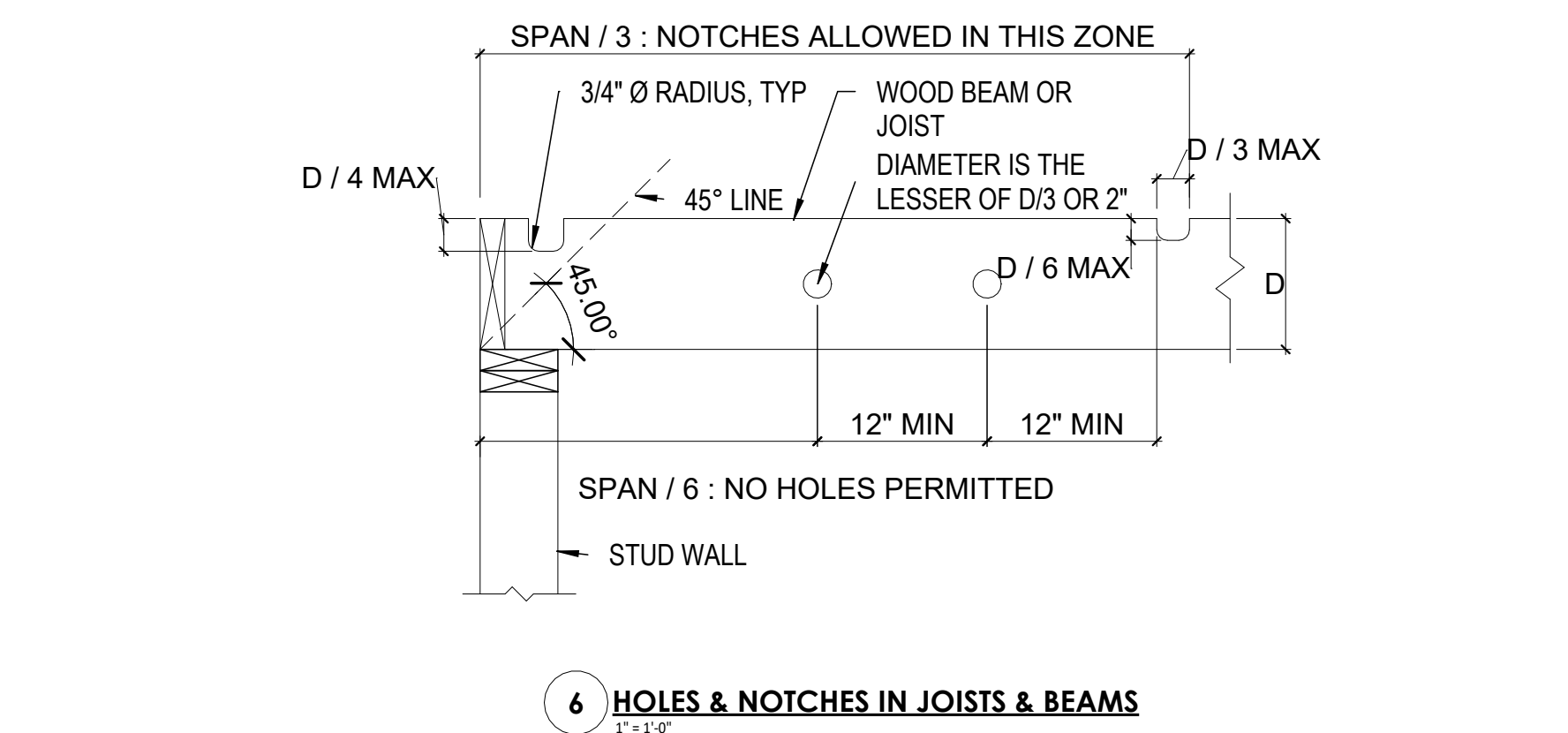
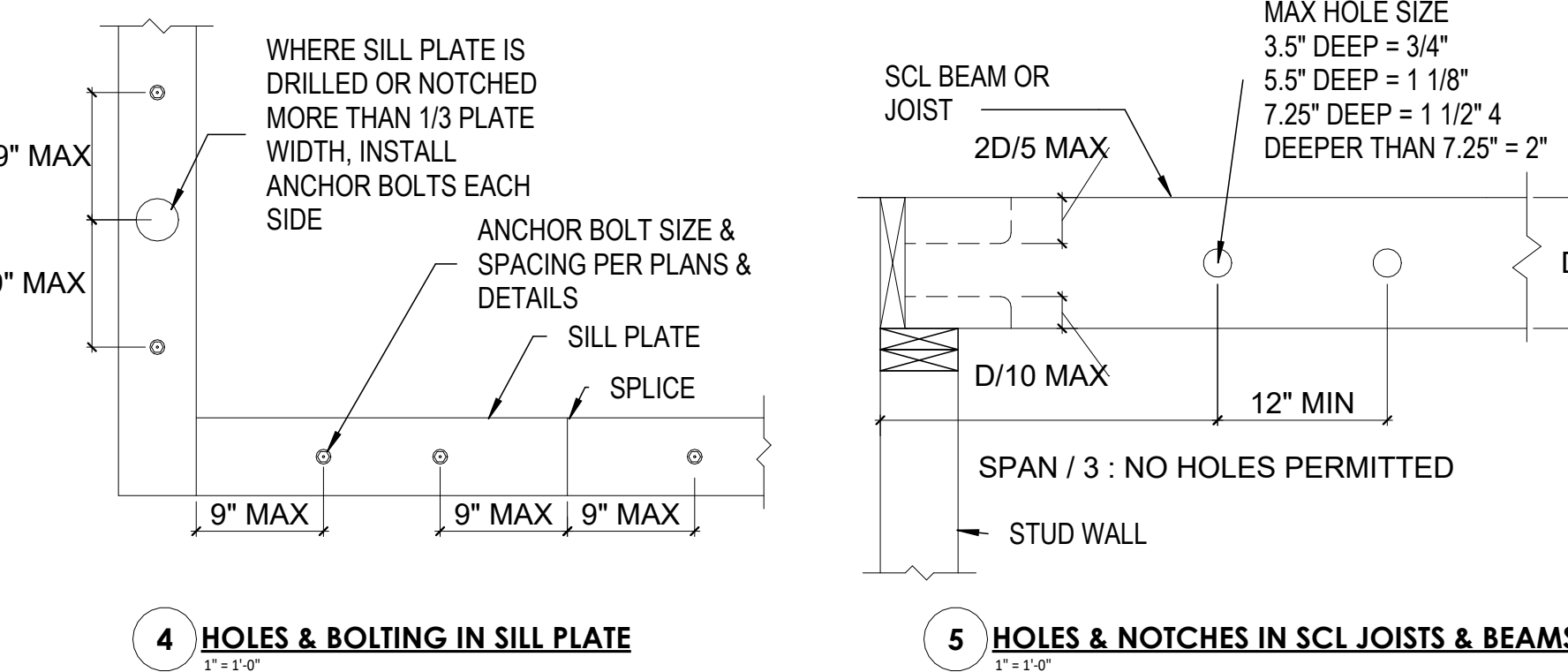
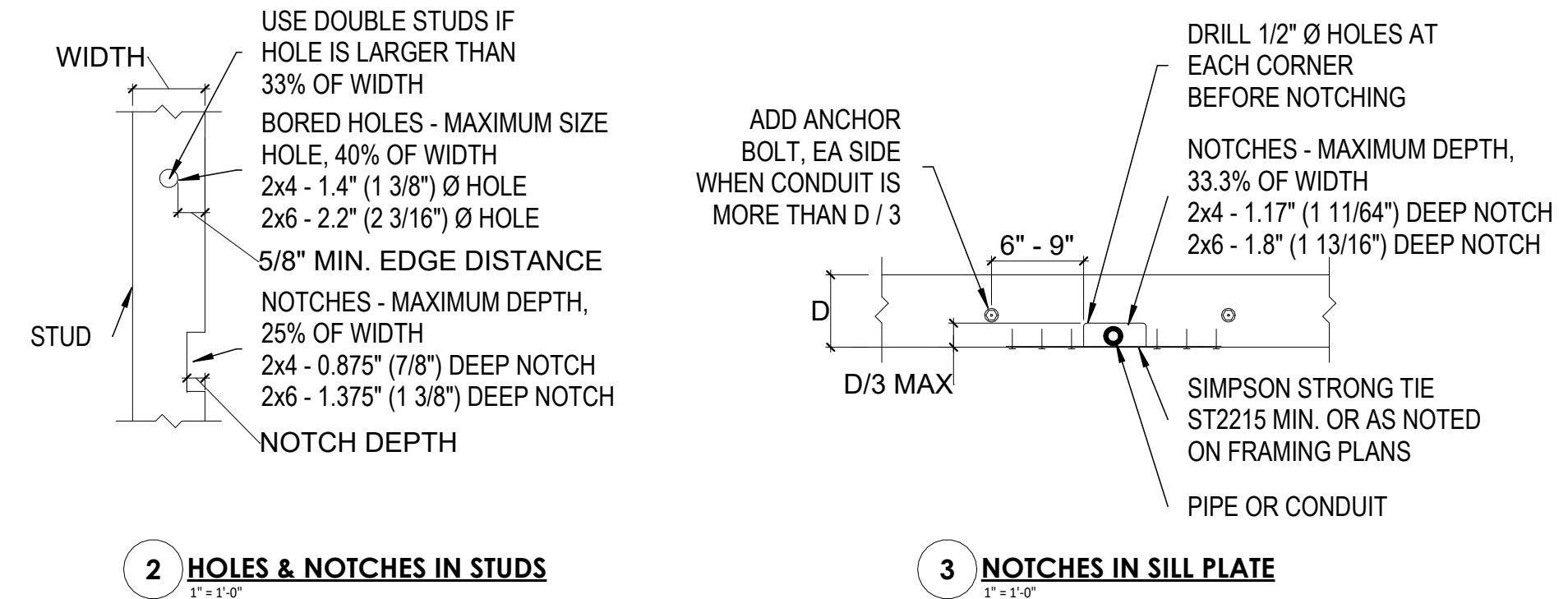
THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED, AND/OR BRACED.  
 THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS 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:**

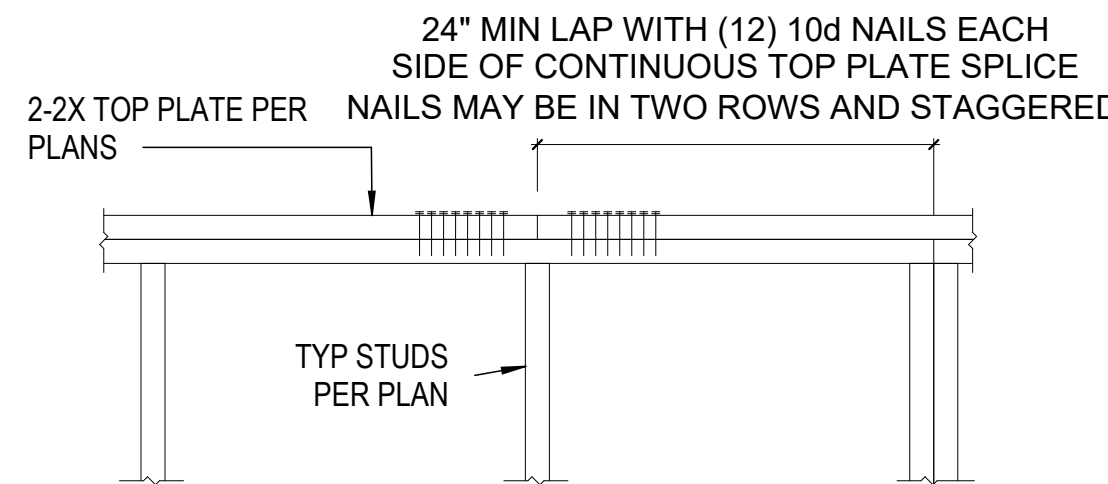
PER THE IBC:  
 1705.3 - SPECIAL INSPECTION SHALL BE REQUIRED WHEN THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH PER THE APPROVED PLANS IS GREATER THAN 2500 PSI AND WHEN THE FOOTINGS OR TURNDOWNS SUPPORTING WALLS ARE NOT CONTINUOUS.  
 1705.4 - NO SPECIAL INSPECTION WILL BE REQUIRED BECAUSE WE DO NOT SHOW 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.  
 1705.12.2 - PERIODIC SPECIAL INSPECTIONS ARE NOT REQUIRED FOR SHEAR WALLS WITH 6 INCH ON CENTER PANEL EDGE NAILING. WHEN THE SHORT PERIOD ACCELERATION, S<sub>DS</sub>, 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 (12)(1.6)(100#) = 1920#  
 MAXIMUM LOAD PER LATERAL CALCULATIONS = 1626#  
 THEREFORE, SPLICE IS ADEQUATE



**REVISION SCHEDULE**

#	DESCRIPTION	DATE

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

**PREPARER OF PLANS**  
 SHEY ELLERBRUCH  
  
 8/20/2024 3:52:12 PM

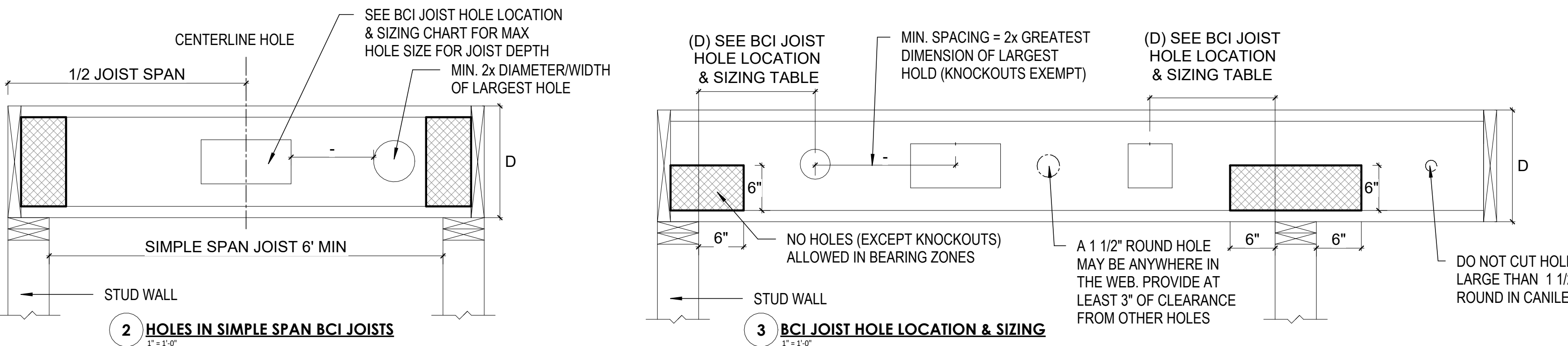


FOR CITY STAMPS

22x34  
 SHEET SIZE  
**S-001**  
 STRUCTURAL GENERAL NOTES

FASTENING SCHEDULE INTERNATIONAL BUILDING CODE TABLE 2304.10.2

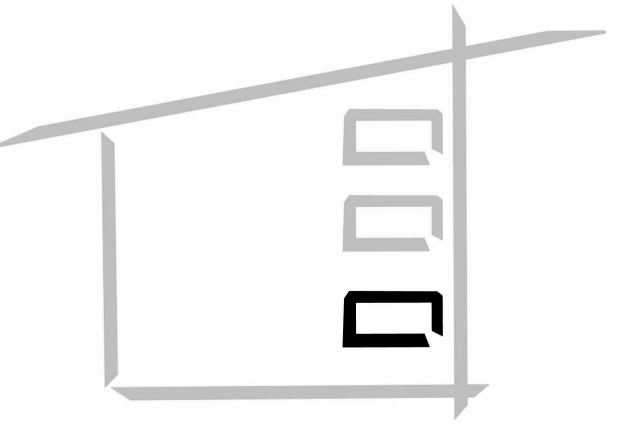
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
<b>ROOF</b>									
1. BLOCKING BETWEEN CEILING JOISTS, 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 AT 6" O.C.	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") 4-10d 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" 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	<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			
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	<b>EDGES INTERMEDIATE SUPPORTS</b>			
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"
			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"
			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"
<b>WALL</b>			<b>FLOOR</b>				1 3/4" 16 GAUGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4"	8"
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	24" 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" GAUGE STAPLES, 7/16" CROWN	TOENAIL		2 3/8" x 0.113" NAIL (ROOF)	4"	8"
	10d BOX (3" x 0.128") 3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	16" 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		1 3/4" 16 GAUGE STAPLE, 7/16" CROWN	3"	6"
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. 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	32. 19/32" - 3/4"	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6"	12"
	16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3-3" 14 GAUGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL	25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL		2 3/8" x 0.113" NAIL 2" 16 GAUGE STAPLE, 7/16" CROWN	4"	8"
10. BUILT-UP HEADERS (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162")	16" O.C. EACH EDGE, FACE NAIL	26. 2" PLANKS (PLANK AND BEAM-FLOOR & ROOF)	2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL	33. 7/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
	16d BOX (3 1/2" x 0.135")	12" O.C. EACH EDGE, FACE NAIL				<b>OTHER EXTERIOR WALL SHEATHING</b>			
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			34. 1/2" FIBERBOARD SHEATHING <sup>b</sup>	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"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			35. 25/32" FIBERBOARD SHEATHING <sup>b</sup>	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"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			36. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.112")	6"	12"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			37. 7/8" - 1"	8d COMMON (2 1/2" x 0.131") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			38. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			<b>PANEL SIDING TO FRAMING</b>			
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			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"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			40.	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128") 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6"	12"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			<b>PANEL SIDING TO FRAMING</b>			
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			41.	4d CASING (1 1/2" x 0.080") 4d FINISH (1 1/2" x 0.072")	6"	12"
<b>WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			42.	6d CASING (2" x 0.099") 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6"	12"



a. NAIL SPACING AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OR WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES. (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.



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

**REVISION SCHEDULE**

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

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**

SHEY ELLERBRUCH

*Shey Ellerbruch*

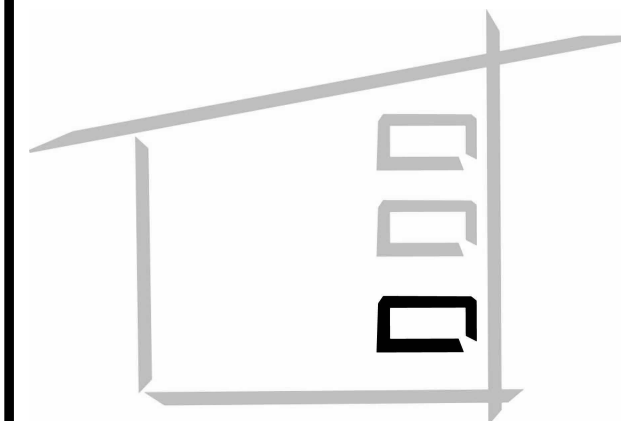
8/20/2024 3:52:14 PM



FOR CITY STAMPS

22x34  
SHEET SIZE

**S-002**  
STRUCTURAL GENERAL NOTES



**STUDIOSHED**

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

**REVISION SCHEDULE**

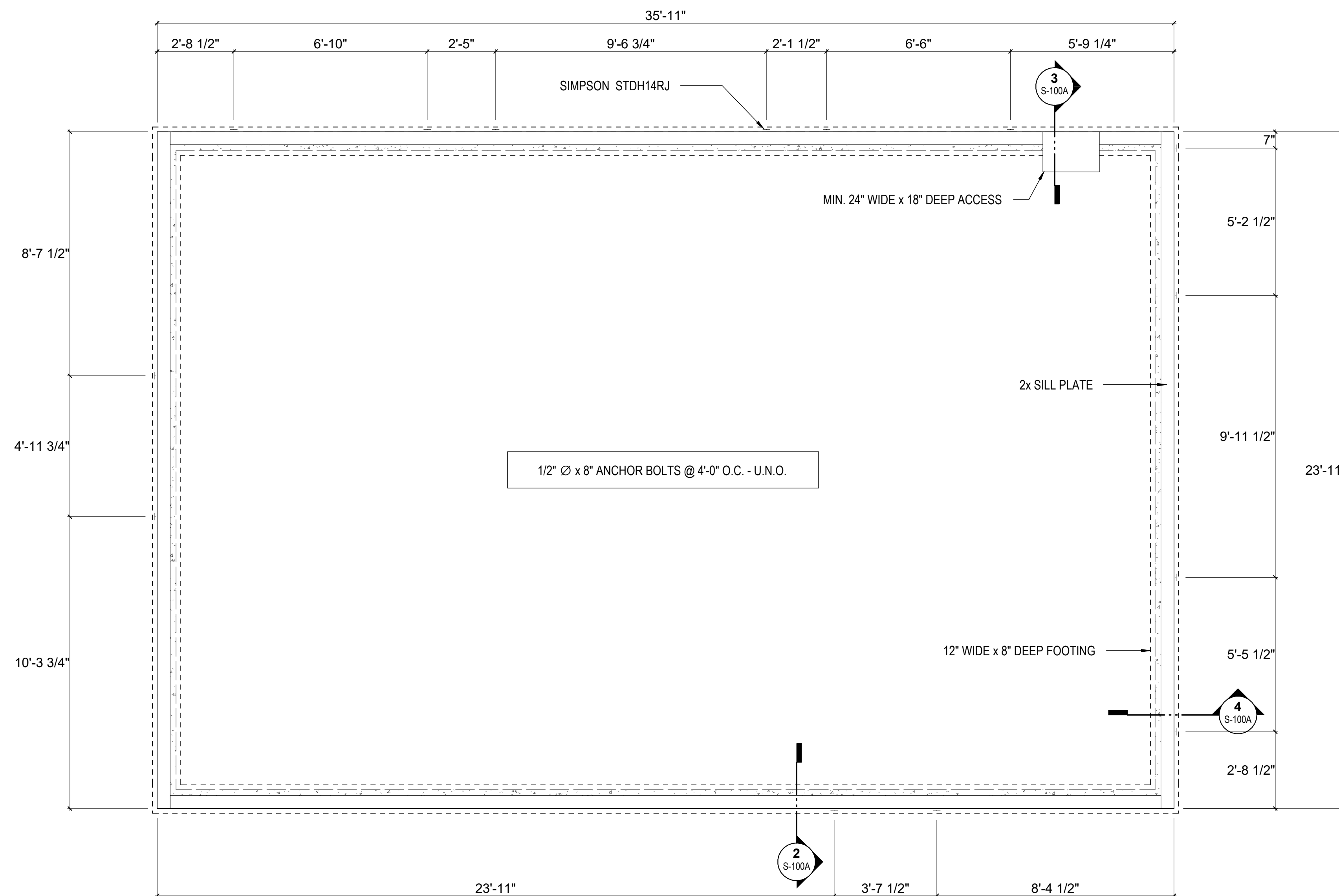
#	DESCRIPTION	DATE
---	-------------	------

**NAME**  
DAVID DO RESIDENCE

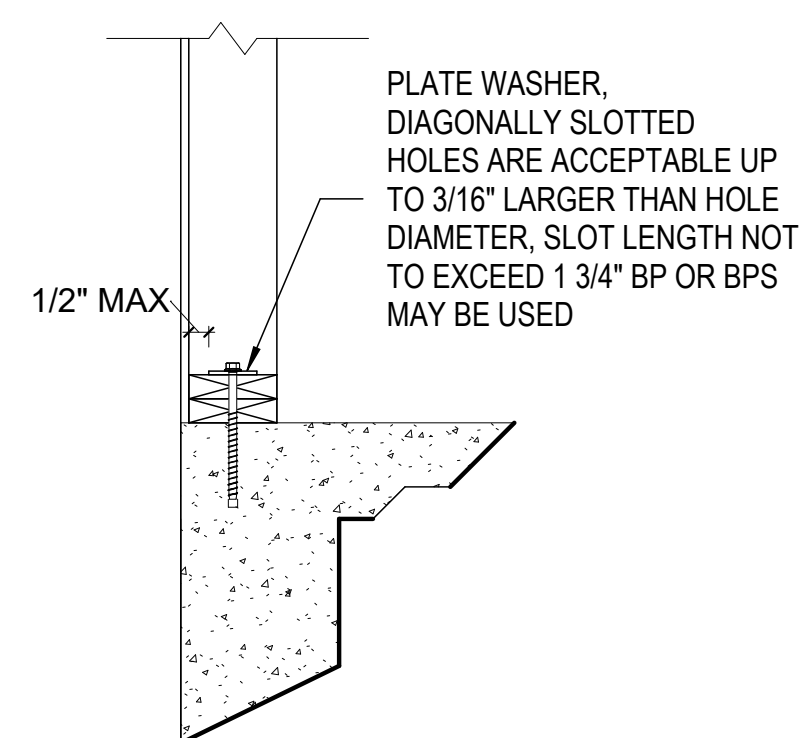
**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

*Shey Ellerbruch*  
8/20/2024 3:52:14 PM



0.229"x3"x3" SQ PLATE WASHER DETAIL WHERE CONCRETE ANCHORAGE IS REQUIRED

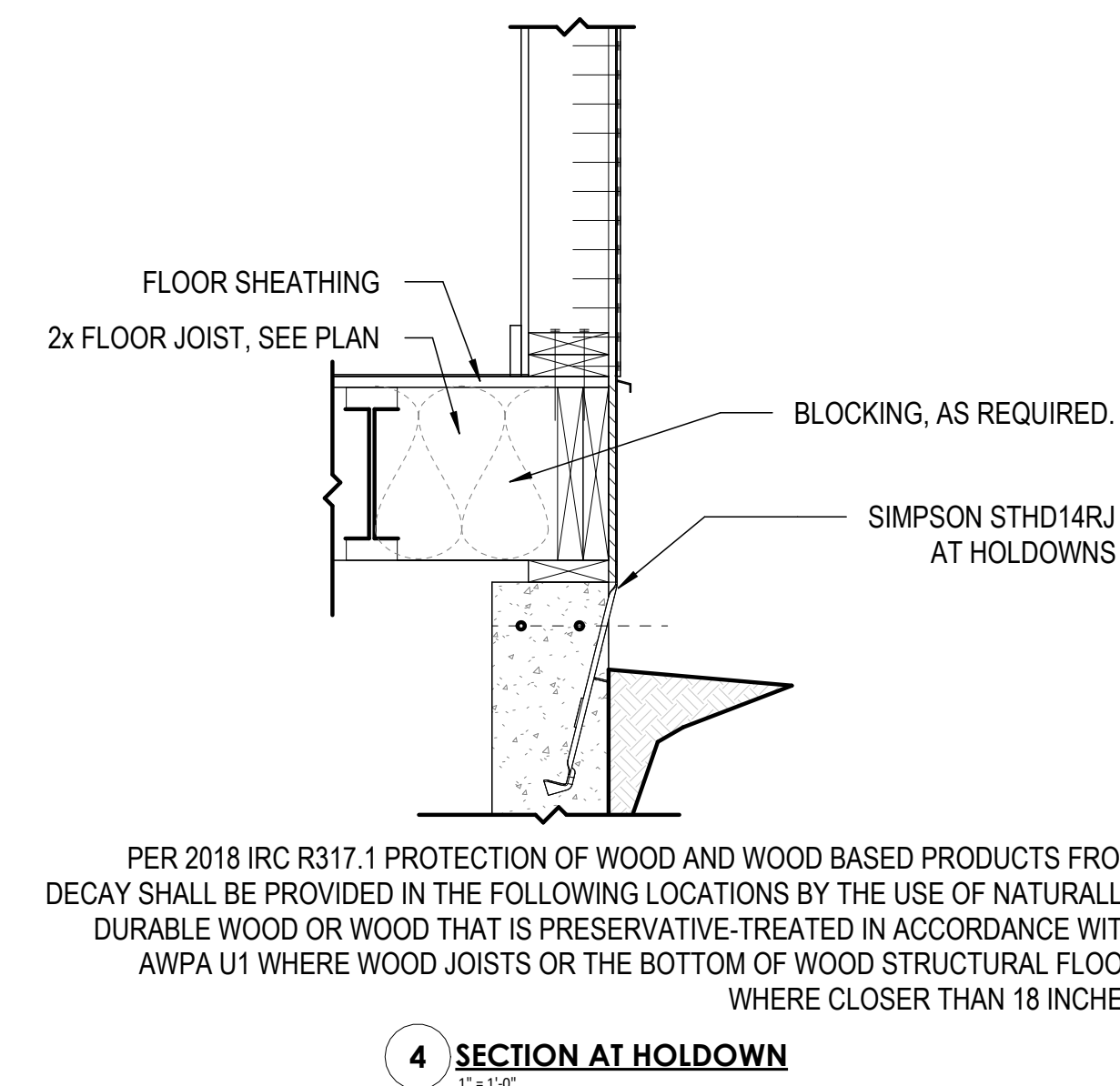
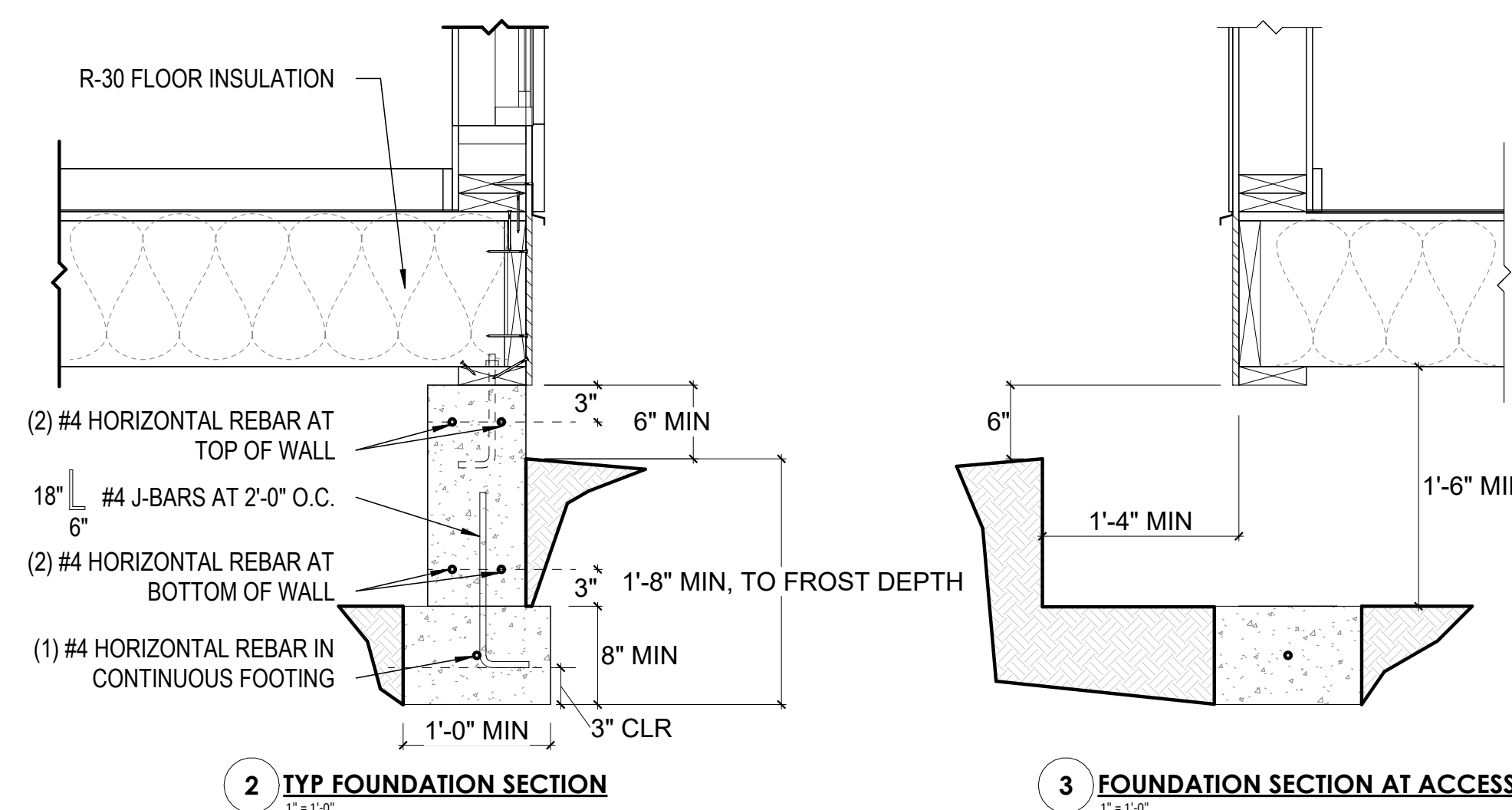


**PLAN NOTES**

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

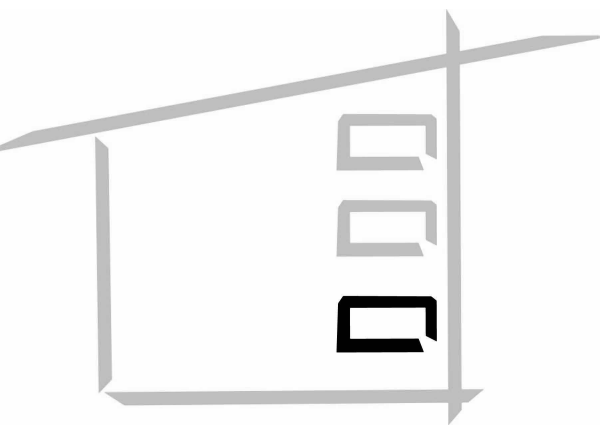
**1 STEM AND FOOTINGS PLAN**  
3/8"=1'-0"



FOR CITY STAMPS

22x34  
SHEET SIZE

**S-100A**  
FOUNDATION PLAN



**STUDIOSHED®**

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

**REVISION SCHEDULE**

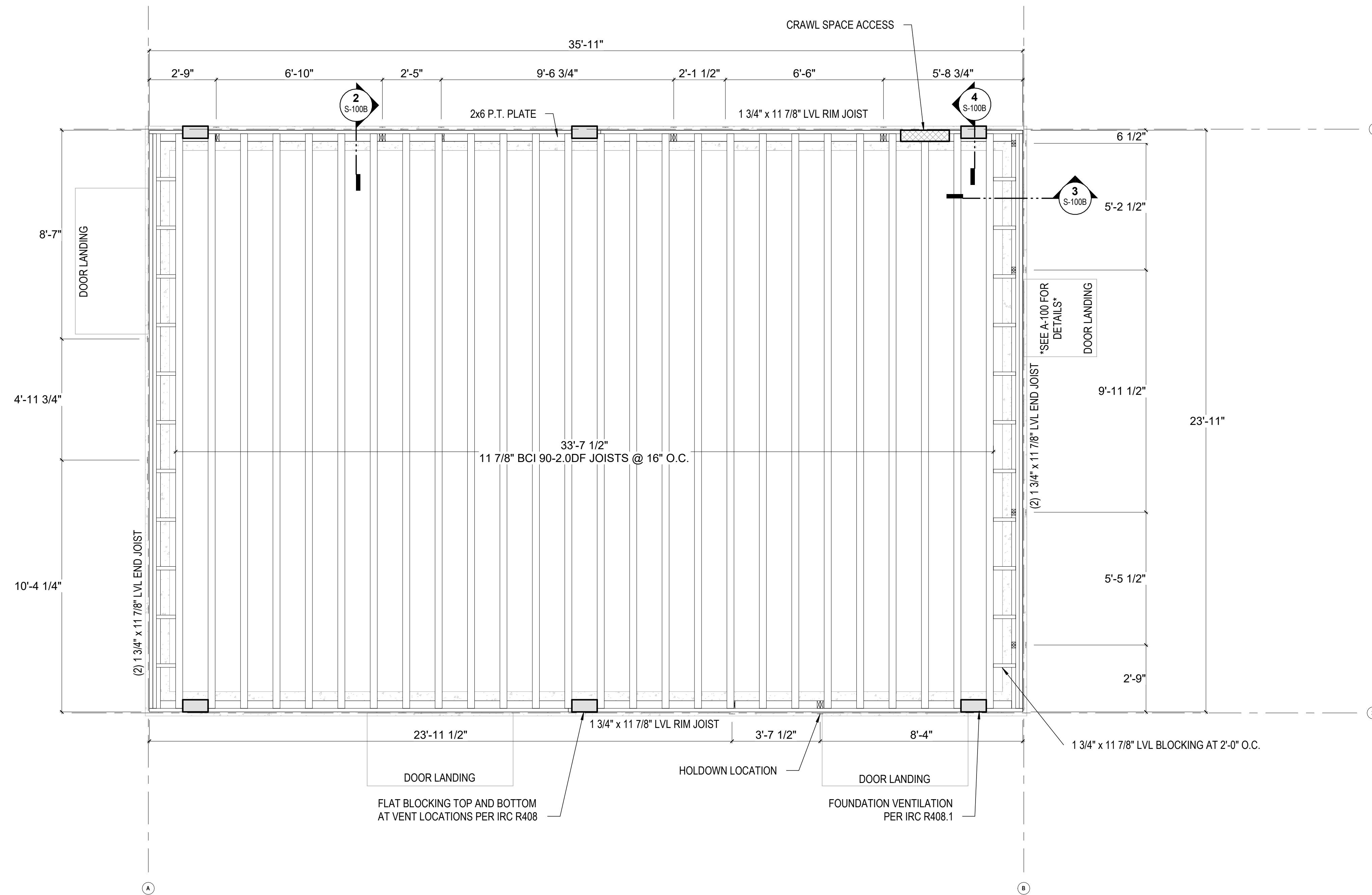
#	DESCRIPTION	DATE
---	-------------	------

**NAME**  
DAVID DO RESIDENCE

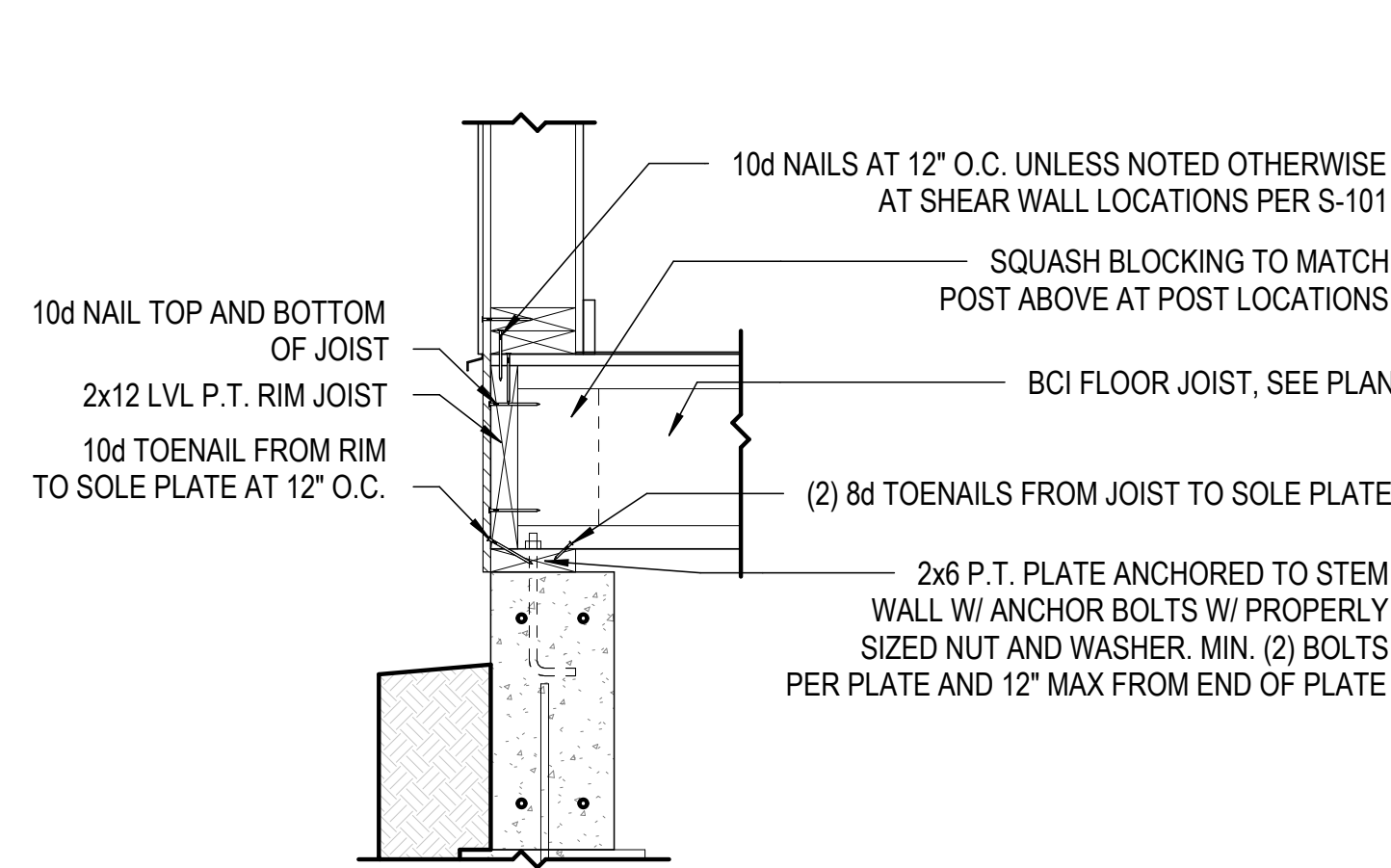
**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

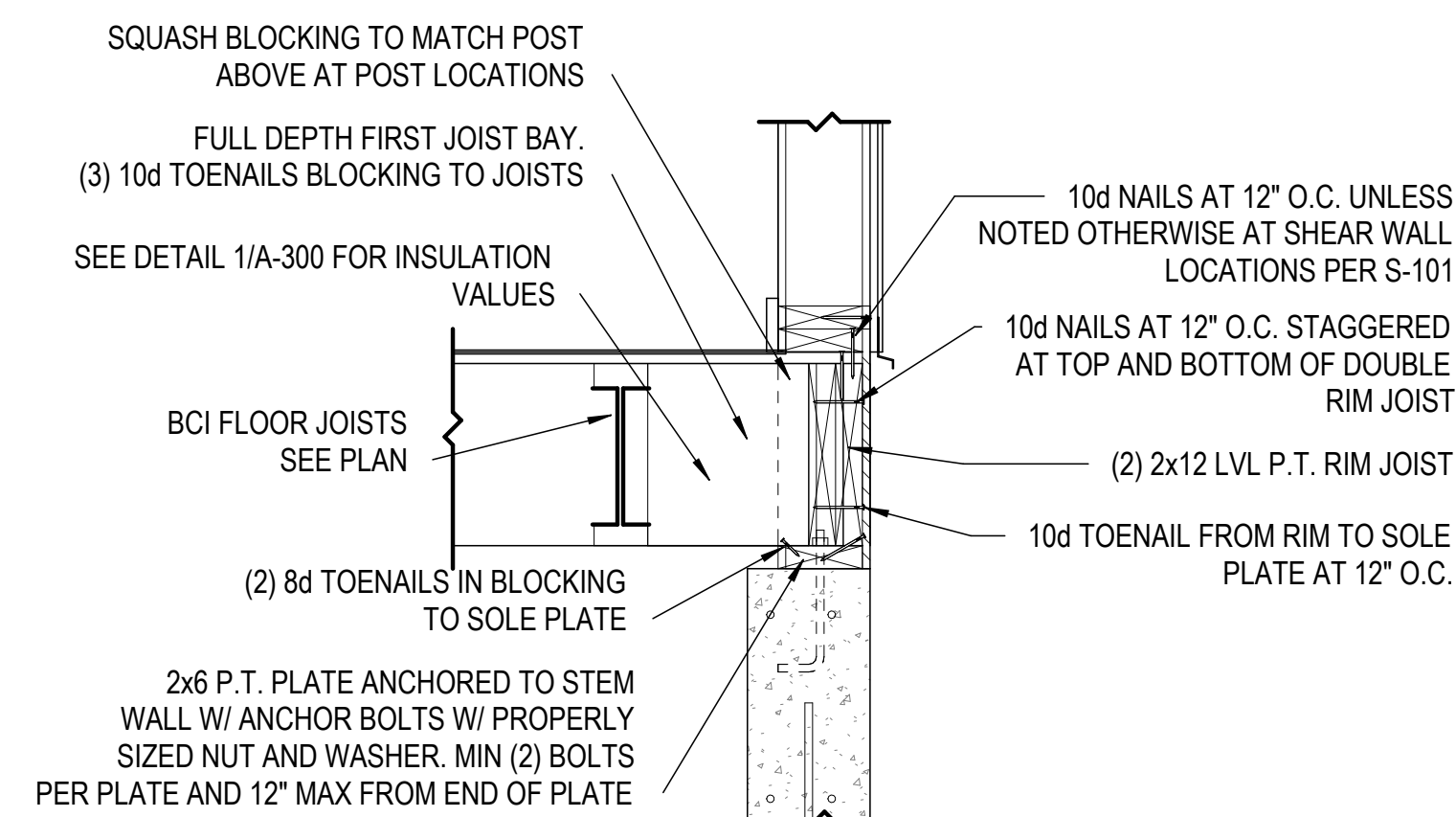
*Shey Ellerbruch*  
8/20/2024 3:52:15 PM



**1 1ST FLOOR FOUNDATION FRAMING PLAN**  
3/8\"/>

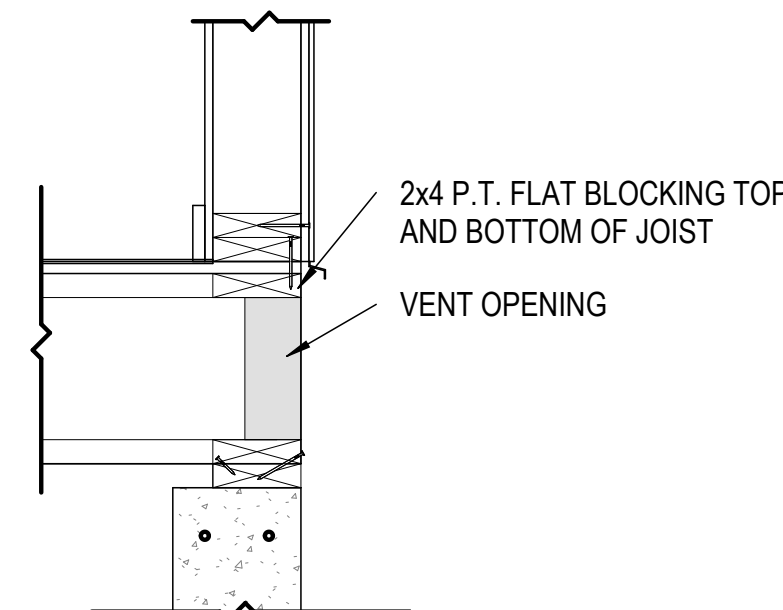


**2 FLOOR SECTION AT PERPENDICULAR JOIST**  
1\"/>



**3 FLOOR SECTION AT PARALLEL JOIST**  
1\"/>

SEE 2/100B FOR INFORMATION NOT SHOWN HERE



**4 FLOOR SECTION AT UNDER FLOOR VENT**  
1\"/>

**PLAN NOTES:**

**FOUNDATION WILL HAVE MINIMUM (6) 16\"/>

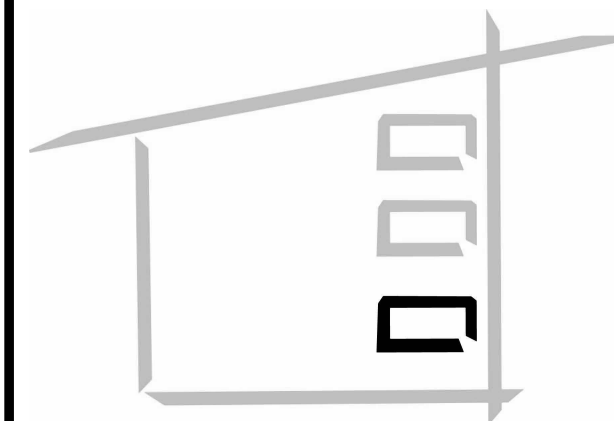
**BASED ON 864 SF UNDER-FLOOR AREA / 150 SF = 5.76**  
[PER IRC R408.1]

**R-19 CAVITY INSULATION TO BE INSTALLED PER IECC TABLE R402.1.2****

FOR CITY STAMPS

22x34  
SHEET SIZE

**S-100B**  
FOUNDATION PLAN



**STUDIOSHED®**

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

**REVISION SCHEDULE**

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

--	--	--

**NAME**

DAVID DO RESIDENCE

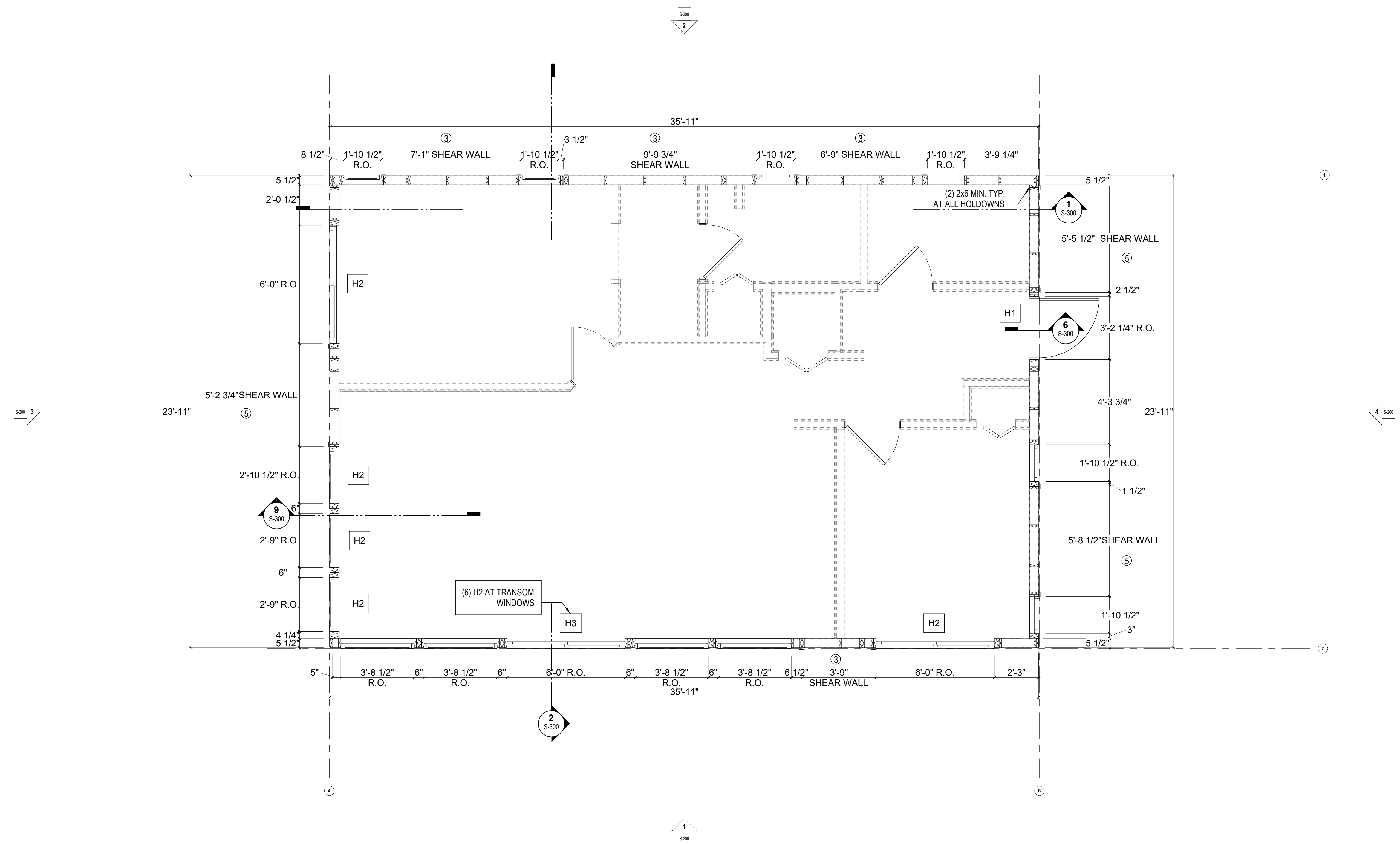
**ADDRESS**

4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**

SHEY ELLERBRUCH

8/20/2024 3:52:15 PM



**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	(3) 1 3/4" x 5 1/2" LVL HEADER
H3	(3) 1 3/4" x 7 1/4" LVL HEADER

**WALL SCHEDULE**

MARK	STUDS	SHEATHING	NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	ANCHORS	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 (3)	2x6 SPF#2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	6"	6"	10d NAILS AT 6" O.C.	SEE 2/S-100	220 PLF	308 PLF	A/B: 10 TOTAL 1/2: 18 TOTAL
SHEAR WALLS (5)	2x6 SPF#2 @ 24" O.C. MAX	7/16" APA (24/16) EXTERIOR	8d COMMON NAILS (0.131"x2 1/2")	3"	6"	10d NAILS AT 2" O.C.	SEE 2/S-100	414 PLF	580 PLF	A/B: 10 TOTAL 1/2: 18 TOTAL

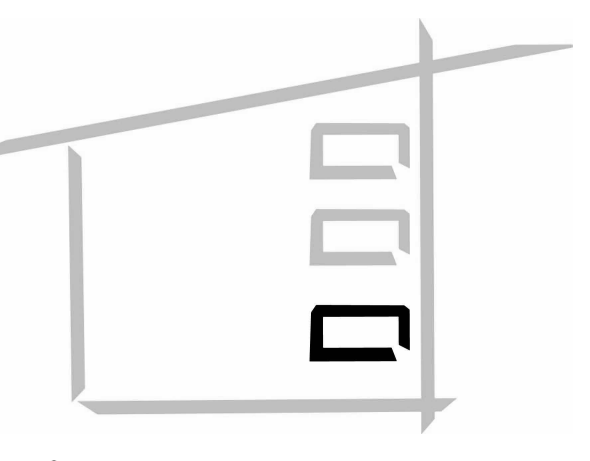
**TYPICAL FOR ALL SHEAR WALL NAILING:**  
PER IBC / AWC SDPWS, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANEL NAILING NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY 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 HOLDDOWN 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 CITY STAMPS

22x34  
SHEET SIZE

**S-101**  
FRAMING PLAN



**STUDIOSHED**

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

**REVISION SCHEDULE**

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

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

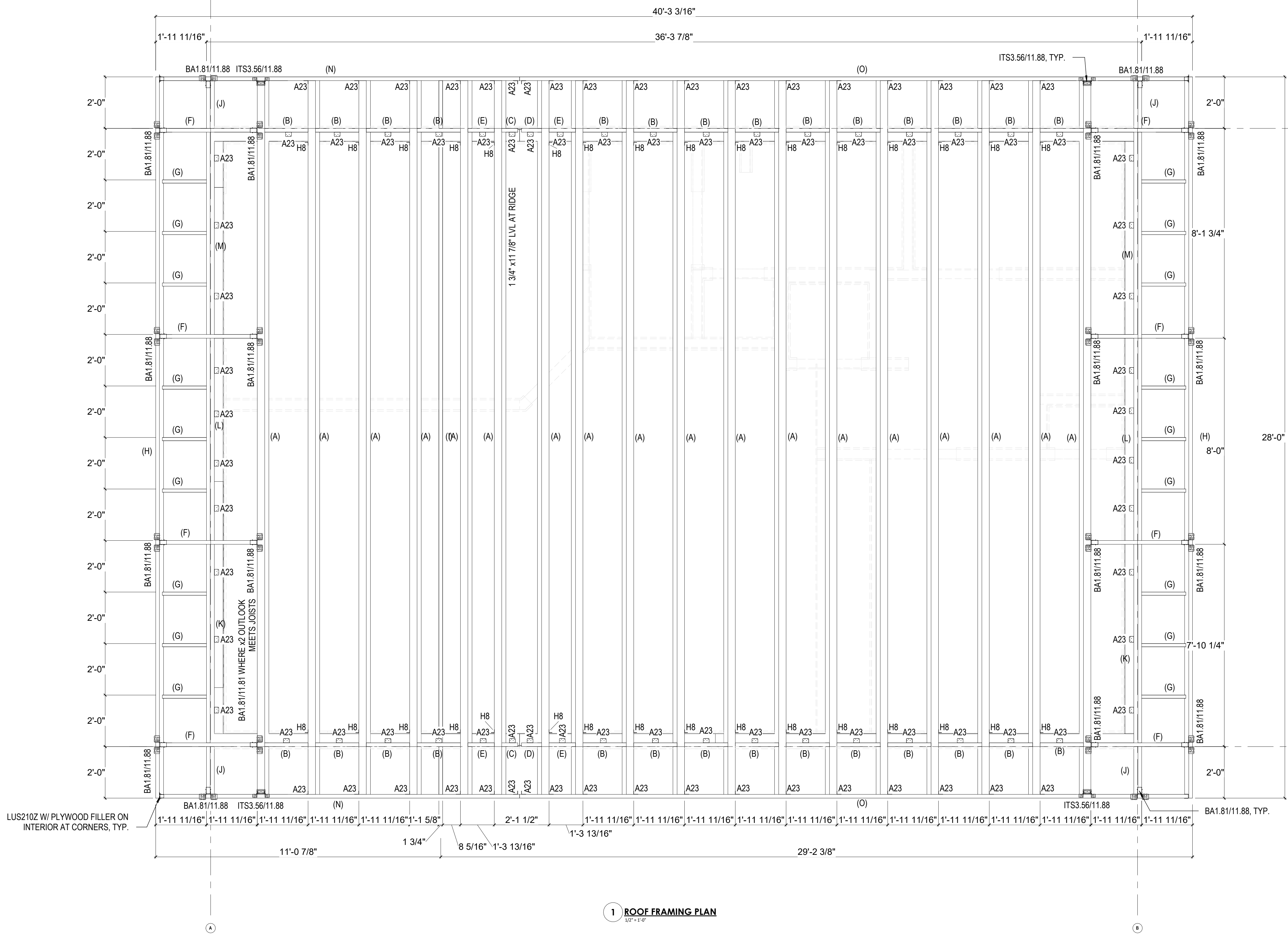
*Shey Ellerbruch*  
8/20/2024 3:52:16 PM



FOR CITY STAMPS

22x34  
SHEET SIZE

**S-102**  
ROOF FRAMING PLAN



**1 ROOF FRAMING PLAN**  
1/2" = 1'-0"

ROOF FRAMING SCHEDULE				
ITEM #	FRAMING MEMBER	MATERIAL & SIZE	QTY	LENGTH
(A)	JOIST	3 1/2" x 11 7/8" BCI	18	27' - 10 1/4"
(B)	BLOCKING	1 3/4" x 11 7/8" LVL	28	1' - 8 1/2"
(C)	BLOCKING	1 3/4" x 11 7/8" LVL	2	0' - 6 5/8"
(D)	BLOCKING	1 3/4" x 11 7/8" LVL	2	0' - 8 9/16"
(E)	BLOCKING	1 3/4" x 11 7/8" LVL	4	1' - 0 1/2"
(F)	OUTRIGGER	1 3/4" x 11 7/8" LVL	8	3' - 10 1/4"
(G)	SOFFIT NAILER	FIR 2x4	18	1' - 10 1/4"
(H)	EDGE JOIST	1 3/4" x 11 7/8" LVL	2	27' - 10 1/4"
(I)	RAFTER AT RIDGE	1 3/4" x 11 7/8" LVL	1	27' - 10 1/4"
(J)	RAFTER BLOCKING	1 3/4" x 11 7/8" LVL	4	<varies>
(K)	RAFTER BLOCKING	1 3/4" x 11 7/8" LVL	2	<varies>
(L)	RAFTER BLOCKING	1 3/4" x 11 7/8" LVL	2	<varies>
(M)	RAFTER BLOCKING	1 3/4" x 11 7/8" LVL	2	<varies>
(N)	SUB-FASCIA	1 3/4" x 11 7/8" LVL	2	14' - 0 5/16"
(O)	SUB-FASCIA	1 3/4" x 11 7/8" LVL	2	26' - 2 5/16"

	SEISMIC	WIND
(STRONG)	CASE 1	240 PLF 335 PLF
(WEAK)	CASE 3	180 PLF 253 PLF

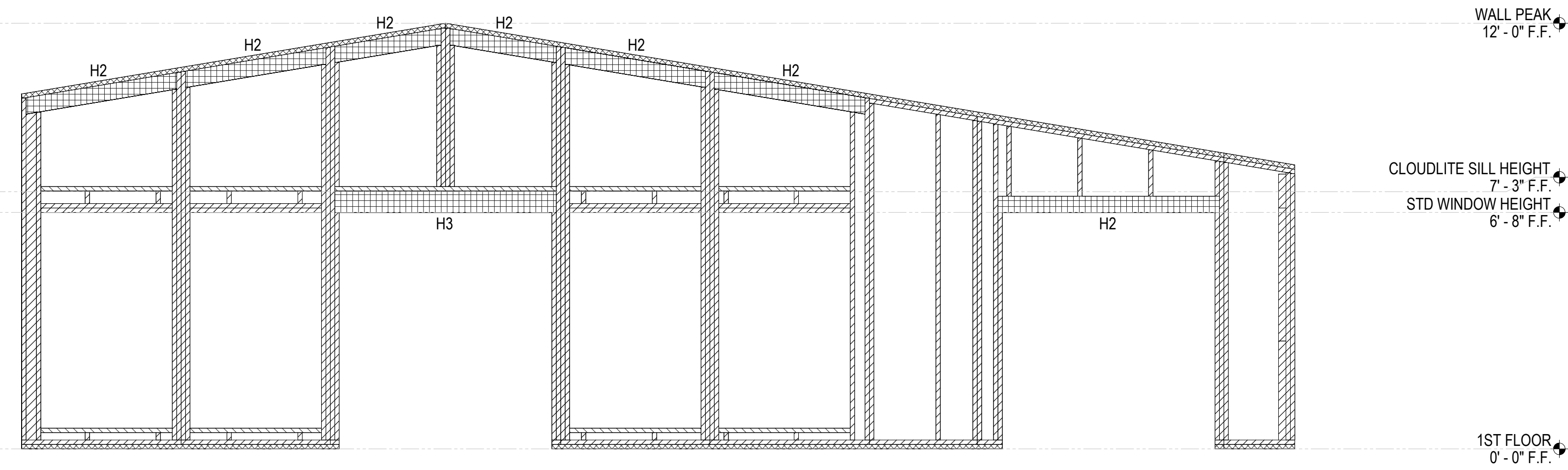
**PLAN NOTES:**  
ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX NAILS. SEE GENERAL NOTES AND WALL SCHEDULE FOR ATTACHMENT. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

**ROOF DIAPHRAGM:**  
TABLE 4.2C (UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS)  
19/32" SHEATHING AND SINGLE-FLOOR W/ 8d COMMON (0.131x2.5) OVER 2x FRAMING MEMBERS OF SG=0.5 (DOUG FIR OR LVL)

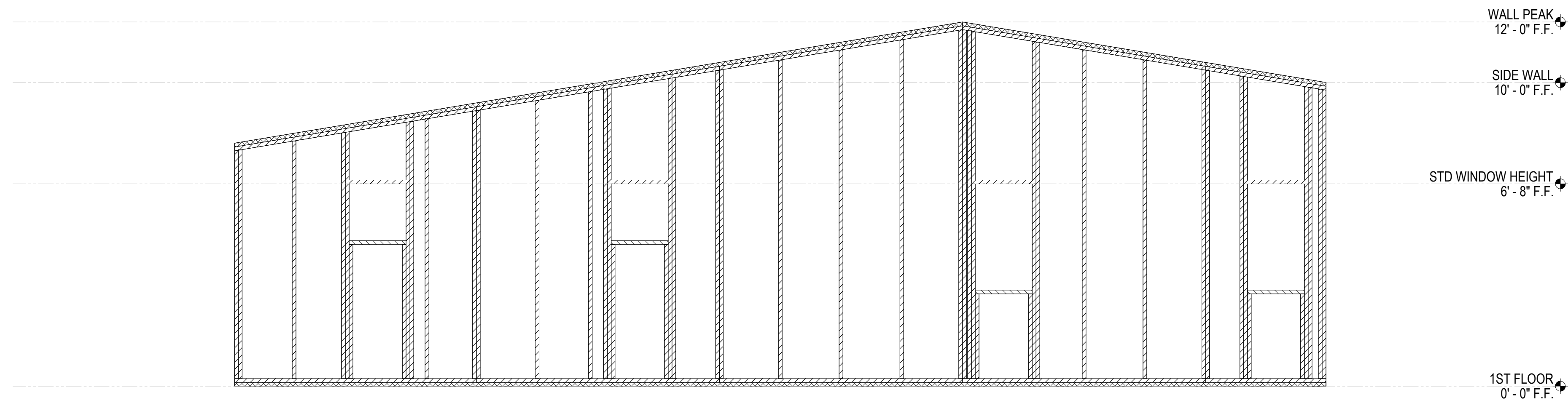
HEADER SCHEDULE - SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL INFORMATION

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

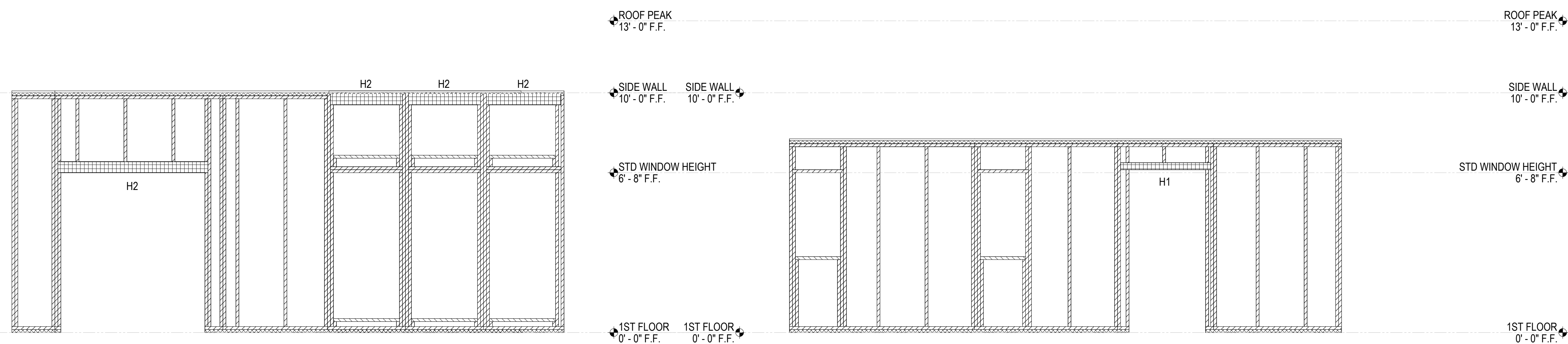
FRAMING HATCH LEGEND	
	STANDARD STUD
	TOP / BOTTOM PLATE
	SILL PLATE
	LARGE HEADER
	STANDARD HEADER



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

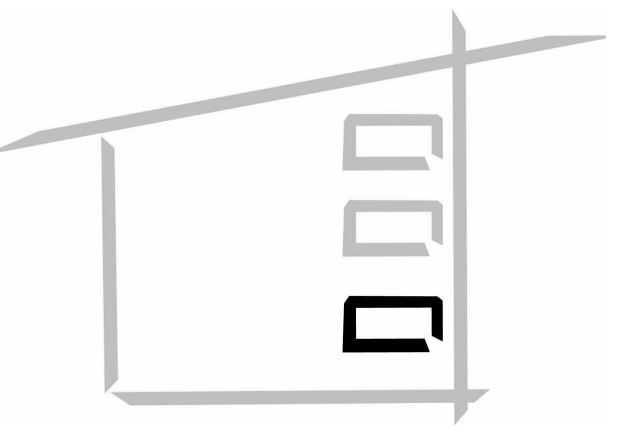


2 REAR FRAMING ELEVATION  
3/8" = 1'-0"



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

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



STUDIOSHED®

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

REVISION SCHEDULE

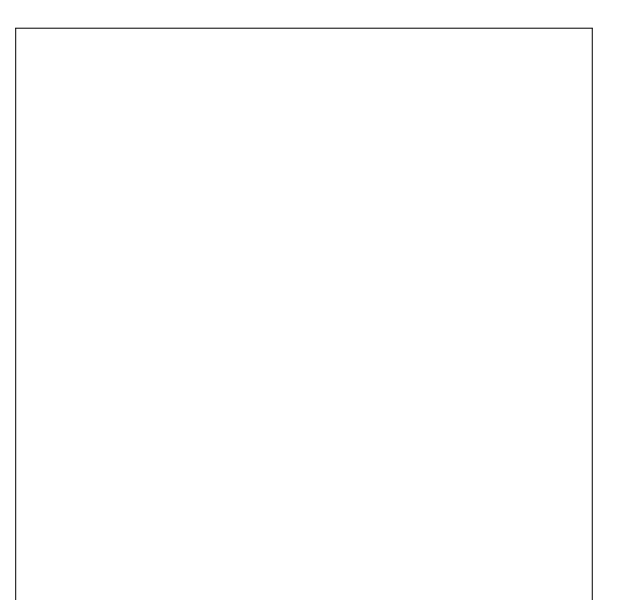
#	DESCRIPTION	DATE
---	-------------	------

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

*Shey Ellerbruch*  
8/20/2024 3:52:17 PM

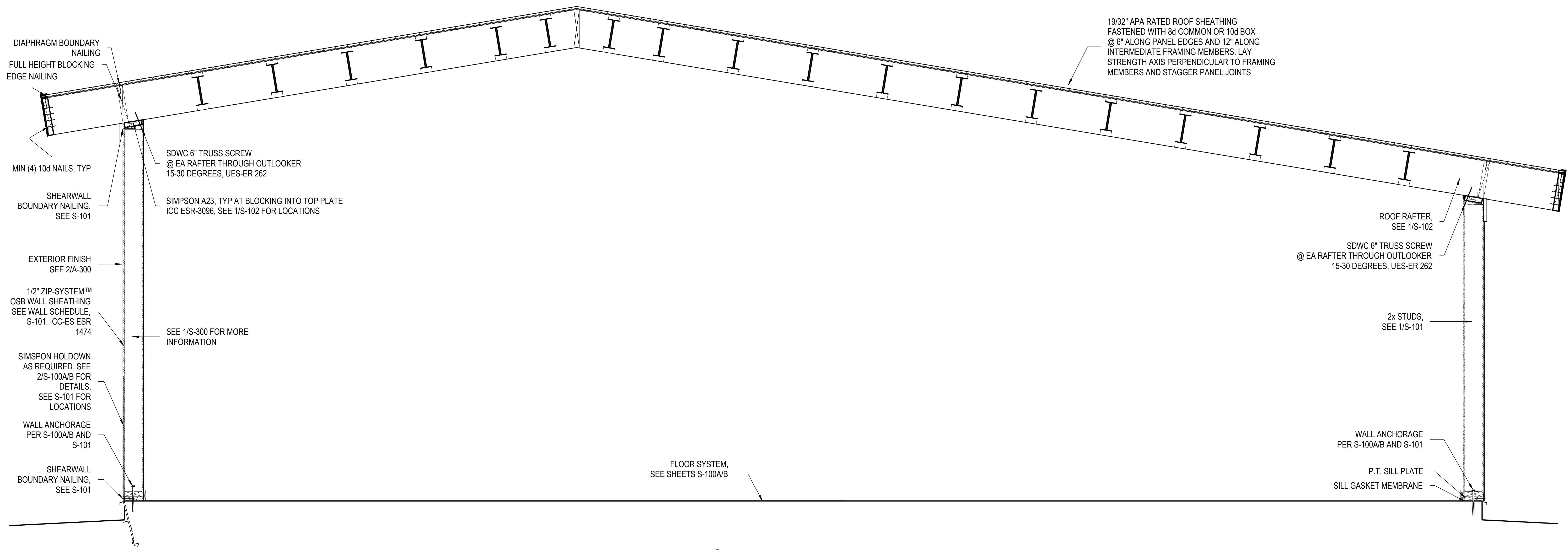


FOR CITY STAMPS

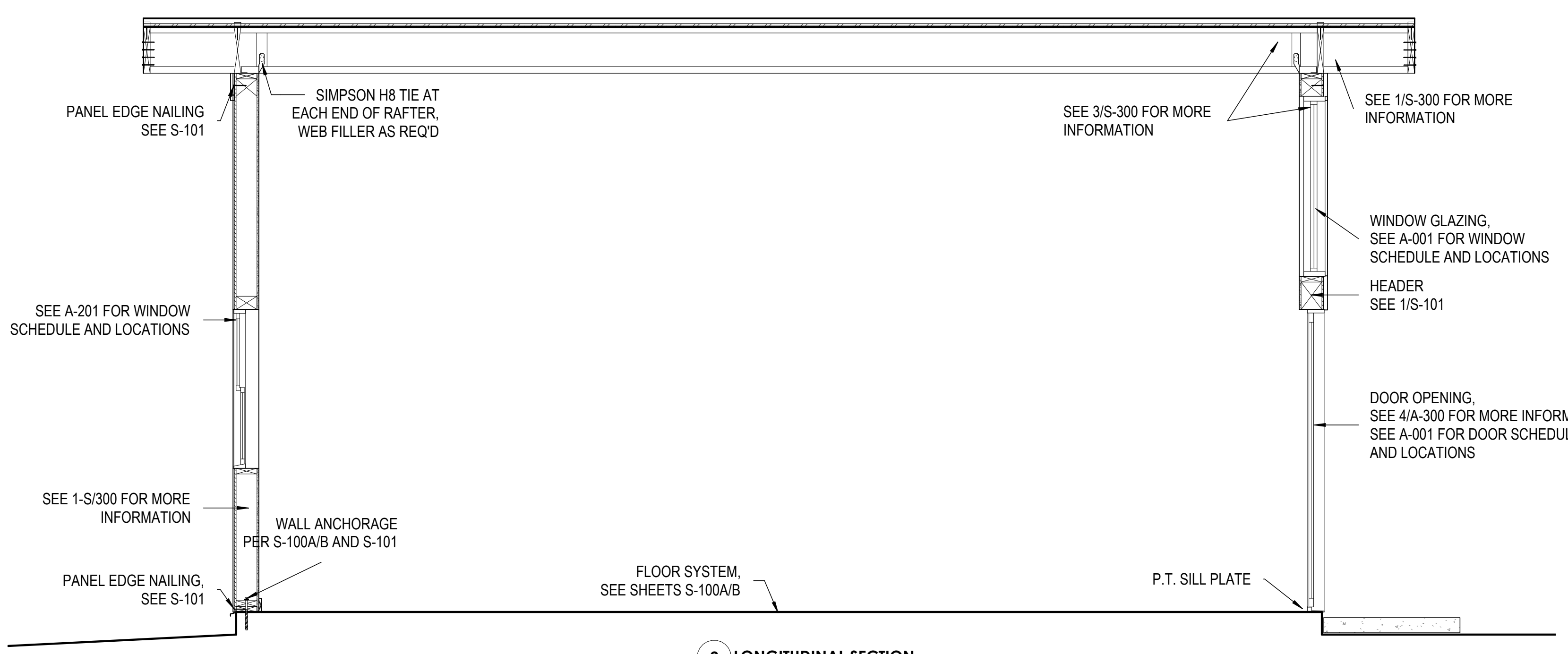
22x34

SHEET SIZE

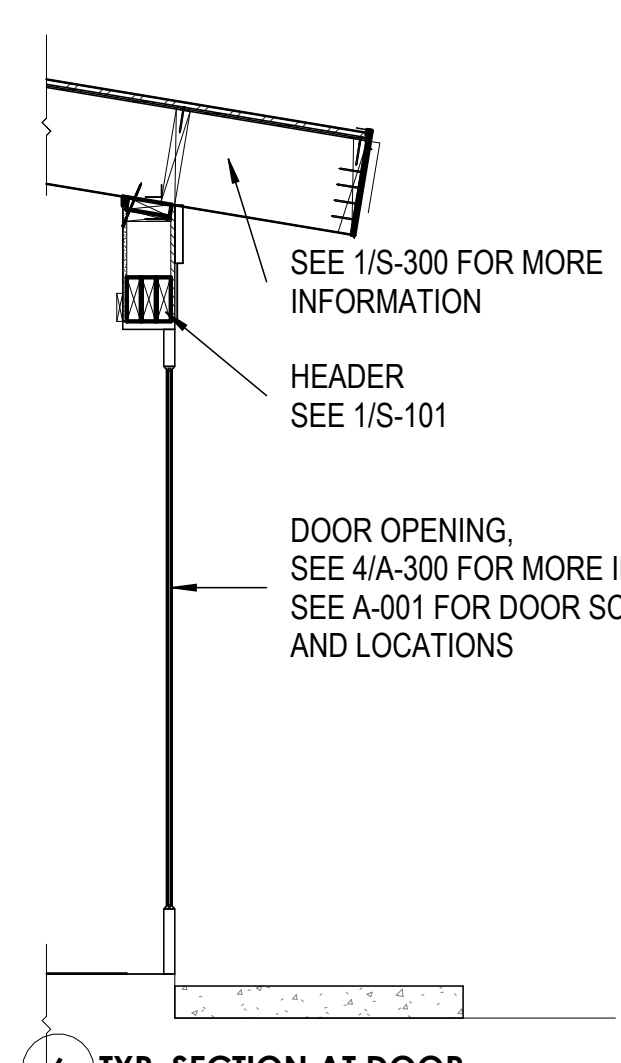
**S-200**  
FRAMING ELEVATIONS



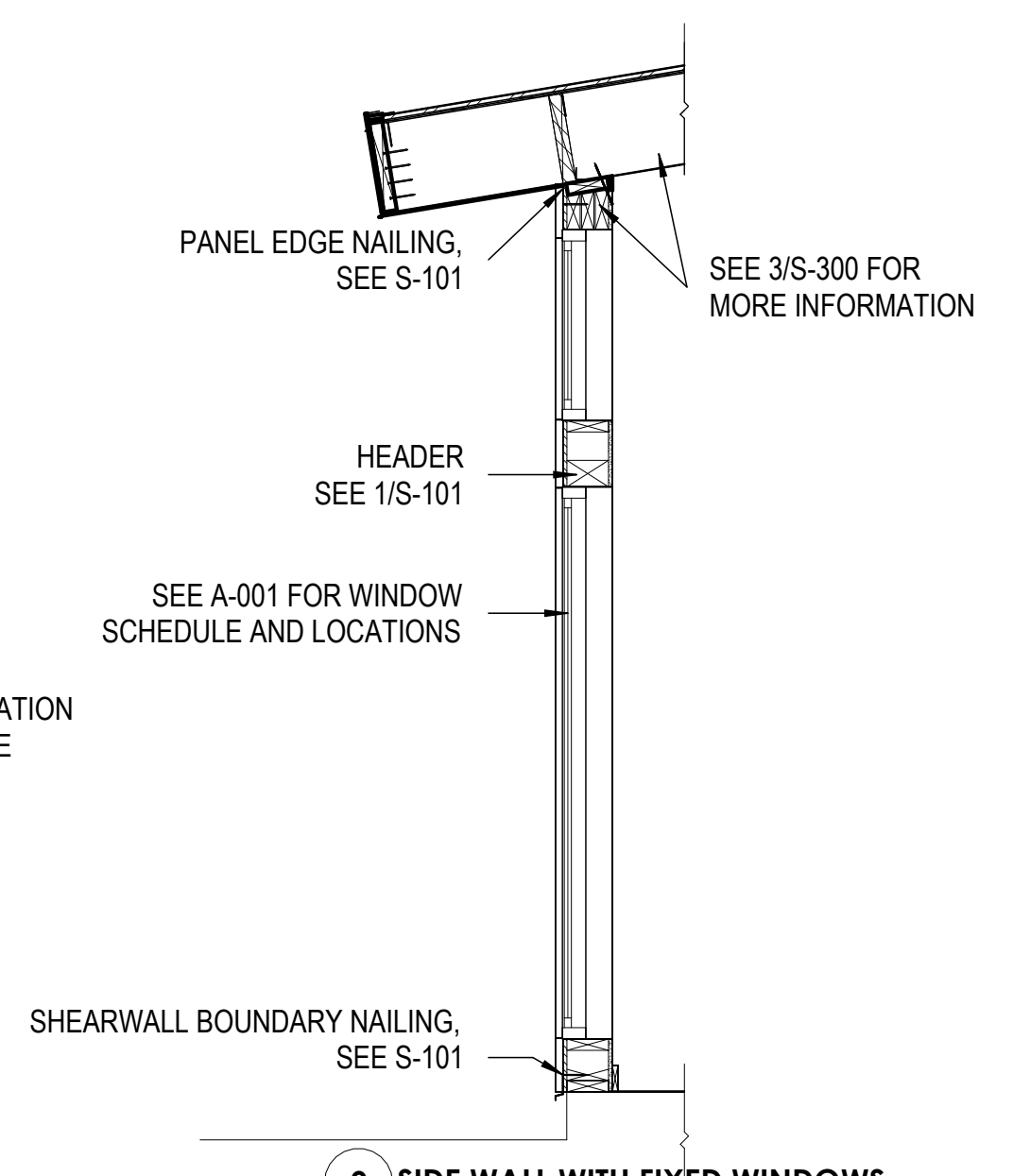
1 TRANSVERSE SECTION  
3/4" = 1'-0"



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

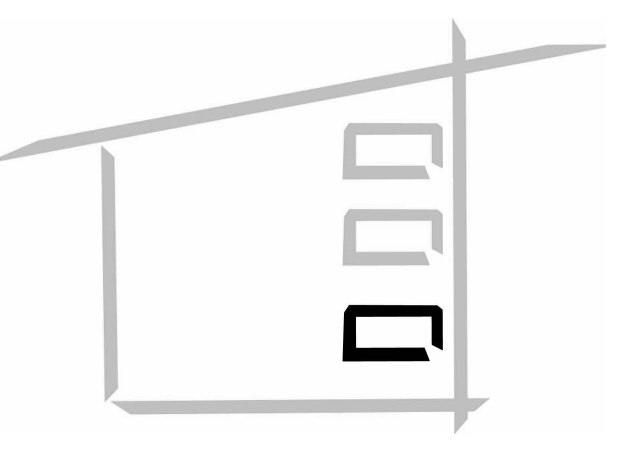


6 TYP. SECTION AT DOOR  
1/2" = 1'-0"



9 SIDE WALL WITH FIXED WINDOWS  
1/2" = 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



STUDIOSHED®

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

REVISION SCHEDULE

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

**NAME**  
DAVID DO RESIDENCE

**ADDRESS**  
4649 FOREST AVE SE  
MERCER ISLAND, WA  
98040

**PREPARER OF PLANS**  
SHEY ELLERBRUCH

*Shey Ellerbruch*

8/20/2024 3:52:18 PM



FOR CITY STAMPS

22x34  
SHEET SIZE

**S-300**  
STRUCTURAL SECTIONS