

STRUCTURAL NOTES

General Notes:

These structural notes supplement the drawings. Any discrepancy found among the drawings, these notes, and the site conditions shall be reported to the Engineer, who shall correct such discrepancy in writing. Any work done by the Contractor after discovery of such discrepancy shall be done at the Contractor's risk. **The Contractor shall verify and coordinate the dimensions among all drawings prior to proceeding with any work or fabrication.** The Contractor is responsible for all bracing and shoring during construction.

All construction shall conform to the applicable portions of the latest edition of the International Building Code except where noted.

Design Criteria:

1. Live Load	=	25 PSF (Snow)
	=	40 PSF (Floor)
	=	60 PSF (Deck)
2. Dead Load	=	20 PSF (Roof, Includes 5 PSF Solar)
	=	15 PSF (Floor)
	=	12 PSF (Wall)
3. Wind	=	150 PCF (Concrete)
	=	2021 IBC Exposure B @ 100 mph (LRFD), 80 MPH (ASD), 3 second gust
4. Earthquake	=	2021 IBC, Site Class D
	=	Se = 1.403
	=	SL = 0.521
	=	IE = 1.0
	=	Seismic Design Category D
	=	SDS = 1.122
	=	Light Frame Wood Shearwalls
	=	R = 6.5
	=	r = 1.3 Non-Redundant Structure
	=	Cs = SDS I/R
	=	V = r Cs W
	=	V = 0.224W for Load Factor Design
	=	Cs = SDS I (1.4R)
	=	V = r Cs W
	=	V = 0.157W for Allowable Stress Design
5. Soil	=	1500 PSF, Assumed Bearing Capacity
	=	45 PCF, Active Pressure
	=	250 PCF, Passive Pressure
	=	0.35 Coefficient of Friction

Concrete & Reinforcing Steel:

- All concrete work shall be per the 2021 IBC Chapter 19 and ACI 318-19. Concrete quality, mixing and placement shall be per ACI 318-19. Mixing and placement shall be per ACI 318-19 and inspections shall be per 2021 IBC, Chapter 19, sections 03 and 04.
- All reinforcing shall be ASTM A615 Grade 60 except as shown on the plans.
- Concrete shall be in accordance with ASTM 150.
 - Fc = 2500 PSI @ 28 day
 - slump = 4" maximum, 6% Air entrained, except @ slabs.

Carpentry:

- Structural framing shall be #2 Douglas Fir.
- 6X columns shall be #1 Douglas Fir unless noted otherwise.
- 2X joists/r rafters shall be kiln dried and stored in a dry area prior to installation.
- Truss manufacturers are responsible for all bracing of the trusses including end wall bracing and all other bracing between the building and the trusses unless specifically shown otherwise on the drawings.
- Glue laminated beams shall be 24I-V4 unless noted otherwise.
 - (Fb = 2,400 PSI)
 - (Fv = 265 PSI)
 - (E = 1,800,000 PSI)
 - (FCL = 650 PSI)
- Laminated Veneer Lumber Beams (LVL) shall have the following properties:
 - (Fb = 2600 PSI)
 - (Fv = 285 PSI)
 - (E = 1,900,000 PSI)
 - (FCL = 750 PSI)
- Laminated Strand Lumber Beams (LSL) shall have the following properties:
 - (Fb = 2325 PSI)
 - (Fv = 310 PSI)
 - (E = 1,550,000 PSI)
 - (FCL = 800 PSI)
- Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.

Hardware:

All connection hardware shall be Simpson "Strong Tie", unless noted otherwise.

Connection hardware exposed to weather or in contact with the ground or pressure treated wood shall be galvanized per ASTM A-123 with 1.25 oz. of zinc spelter per square foot of contact area.

CAUTION
PLACE TRUSSES PER MANUFACTURER'S RECOMMENDATIONS. BRACE PER RECOMMENDATIONS.

CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND ALL ELEVATIONS.



01/29/26

STRUCTURAL ONLY

TYPICAL SHEAR WALL NOTES

Use 1/2" dia. by 10" Anchor Bolts (AB's) with single plates or 1/2" dia. by 12" AB's with 3X or double plates spaced as shown on the drawings. AB's shall have 7" of embedment into footing, shall be centered in the stud wall, and shall project through the bottom plate of the wall. All anchor bolts shall be placed within 12" from corners, and 12" from the ends of both plates at splices. All anchor bolts shall have a 3" square, 1/4" thick plate washers between the top of the sill plate and the nut. (If using Simpson Titan HD as substitutes for anchor bolts, embed a minimum of 3-1/2" into concrete.)

All wall sheathing shall be 1/2" CDX plywood, 5/8" T1-11 siding, or 7/16" OSB with exterior exposure glue and span rated "SR 24/16" or better. All free sheathing edges shall be blocked with 2x4 or 2x6 flat blocking except where noted on the drawings or below.

All nails shall be 8d or 10d common (8d common nails must be 0.131 inch diameter, Senco KC27 Nails are equivalent. If 10d common nails are called for the diameter must be 0.148 inches, Senco MD23 Nails are equivalent when used with 1/2" plywood). Nail size and spacing at all sheathing edges shall be as required below or as in the drawings. Nail spacings shall be 12" o.c. for all field nailing except as noted.

Hold downs are Simpson "Strong Tie" and shall be installed per the manufacturer's recommendation. Equivalent holdowns by United Steel Products Company "Kant-Sag" that have ICC approval can be substituted in place of Simpson holdowns.

The nailing of the sole plate to the floor shall be 16d common nails to match the spacing of the shear wall edge nailing.

Wall framing shall be #2 Doug-Fir or better. 3X, 4X, or 6X studs can be made from multiple 2X studs glued and nailed together with (2) rows of 10d's at 8" on center each row.

3x sill plates can be a combination of (1) pressure treated 2X sill directly in contact with concrete and another non-treated 2X sill plate nailed to the lower plate with (2) rows of 10d common nails at 6" on center each row.

All fasteners in pressure treated wood shall be hot dipped galvanized or stainless steel. Anchor bolts are required to be galvanized.

ROOF DIAPHRAGM

1/2" plywood or 7/16" OSB, span rated 24/16 or better, nail with 8d common nails at 6" on center edges and 12" on center field. Sheathing shall lay perpendicular to framing.

3/4" plywood or OSB sheathing span rated 48/24 or better, nail with 10d common nails at 6" on center edges and 12" on center field. Sheathing shall lay perpendicular to framing.

FLOOR DIAPHRAGM

3/4" tongue and groove plywood or OSB sheathing span rated 48/24 or better. Glue and nail with 10d commons at 6" on center edges, and 12" on center field. Sheathing shall lay perpendicular to framing.

SHEAR WALL SCHEDULE

- sheathing nailed with 8d's at 6" on center all edges. (Capacity= 260 pfl)
- sheathing nailed with 8d's at 4" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 380 pfl)
- sheathing nailed with 8d's at 3" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 490 pfl)
- sheathing nailed with 8d's at 2" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 640 pfl)
- sheathing nailed with (2) rows 10d's at 2" on center all edges with 4X studs at adjoining panel edges. (Capacity= 1479 pfl)

HHQ11 HHQ11 attaches to foundation with 1" diameter anchor bolt with 24" minimum embedment into 8" concrete stem wall for cast in place construction. HHQ11 attaches to 6X stud minimum with (24) Simpson SDS1/4X3 screws. (Cap = 11810)

HDU2 HDU2 attaches to foundation with a 5/8" diameter anchor bolt with 14" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 7" deep and epoxy with Simpson SET-3G if installed after concrete has been cast. HDU2 attaches to double studs with (6) Simpson SDS1/4X3 screws. (Cap = 3075)

HDU4 HDU4 attaches to foundation with a 5/8" diameter anchor bolt with 14" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 9" deep and epoxy with Simpson SET-3G if installed after concrete has been cast. HDU4 attaches to double studs with (10) Simpson SDS1/4X3 screws. (Cap = 4565)

HDQ8 HDQ8 attaches to foundation with 7/8" diameter anchor bolt with 18" minimum embedment into 8" concrete stem wall for cast in place construction. SSTB 28 can be used as an alternative to anchor bolt. HDQ8 attaches to 4X studs minimum with (20) Simpson SDS1/4X3 screws. (Cap = 7630)

PROJECT NOTES

Project Description

This project is a new home and attached ADU project in the South Capitol neighborhood in Olympia, WA. The primary dwelling and ADU both have two bedrooms, two bathrooms, and two floors. A front and back covered patio, a rooftop deck, and a small carport are also proposed.

General Notes

- Code Approval Path: Prescriptive (2021 IRC), engineered structural
- This project shall be constructed in accordance with the following codes as modified by Washington State Building Code:
 - A. 2021 International Building Code (IBC)
 - B. 2021 International Residential Code (IRC)
 - C. 2021 International Mechanical Code (IMC)
 - D. 2021 International Plumbing Code (IPC)
 - E. 2021 International Fire Code
 - F. 2021 Washington State Energy Code (WSEC)
- This project shall additionally be constructed in accordance with all applicable federal, state, and local ordinances.
- Contractor shall verify all existing conditions, site elevations, and dimensions prior to beginning work.
- Contractor shall verify window and door sizes prior to ordering.
- Automatic Fire Sprinklers: Design & submittal by other
- Mechanical Documents: Deferred
- Plumbing Documents: Deferred
- Electrical Documents: Deferred

General Building Data

Zoning:	R 6-12
Codes:	2021 IRC
Construction Type:	VB
Fire Alarm:	No
Fire Sprinkler:	NFPA 13D
Occupancy:	R3
Occupancy Load:	N/A
Gross Building Area:	4035sf

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Energy Code

2021 Washington State Energy Code

Proposed Efficiency Specifications:	Energy Credits:	8.0 Credits Req.
Roof = R-49 attic, R30 vault	Fuel Normalization System #4 = 3.0	
Wall = R-21 cavity	3.7 (Heat Source) = 2.0	
Floor = R-38	3.11 (Thermostat) = 0.5	
Fenestration = U-.25	5.6 (Water Heating) = 2.0	
Ventilation = Whole house exhaust fans	7.1 (Appliances) = 0.5	
Water Heater = HP (NEAA Tier III)		
Heat Source = Ductless Splits (HSPF 10+)	Total Credits = 8.0	

Notes:

- Smart thermostat is required for mini-split operation.
- Appliances shall be Energy Star rated: dishwasher, clothes washer, clothes dryer, refrigerator

Air Barrier Notes

Per 2021 WSEC Section R402.4 This building shall have a continuous air barrier along the entire envelope. A variety of air sealing products and techniques are available to create the air barrier. Some examples include: air barrier membrane, airtight drywall, caulking & sealing framing, "Zip" brand sheathing, AeroBarrier technology, etc. The specific products & techniques used to achieve the required rate of air leakage are the contractors decision. See WSEC R402.4.1.1 for additional details.

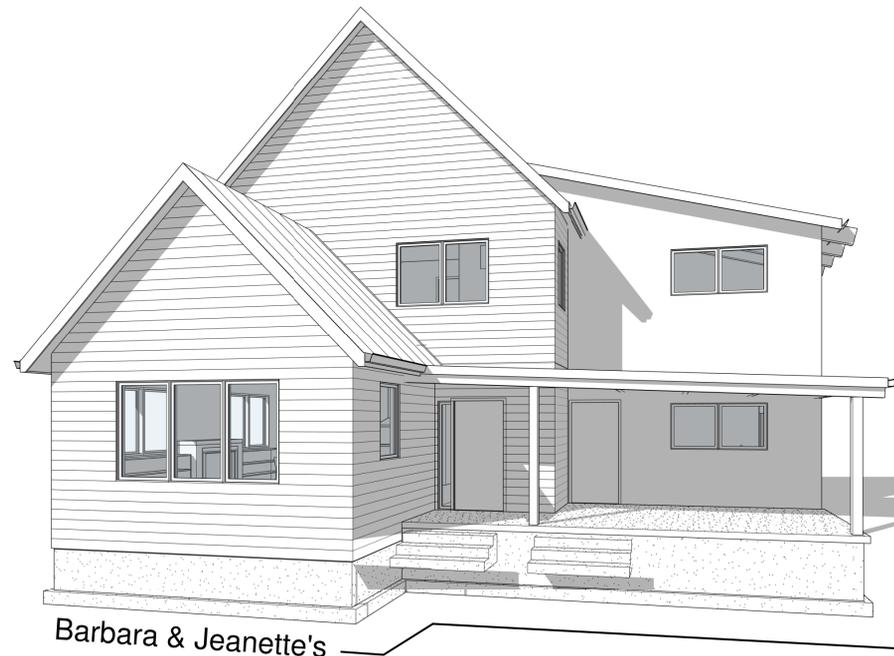
Requirements:

- Building shall have a maximum air leakage rate of 4.0 ACH/50.
- Air leakage test IS required for this project.
- Air barrier shall NOT be a vapor barrier unless specifically noted in these plans.

Air Sealing Strategy: _____

Proposed Areas

Main House:	= 1731 sf
- 1st floor & Laundry:	= 995
- 2nd Floor:	= 736
ADU:	= 995 sf
- 1st Floor:	= 564
- 2nd Floor:	= 431
Total:	= 2726 sf
Covered Patios:	= 541 sf
Rooftop Deck:	= 336 sf
Carport:	= 432 sf
Footprint Area (excl. patios)	= 1559 sf
Gross Floor Area	= 2726 sf
Conditioned Floor Area	= 2726 sf
Envelope Area (excl. fenestration)	= 2875 sf
Fenestration Area	= 507 sf
Conditioned Volume	= 22716 cf



G100

Scale 1/4" = 1'-0"

Cover Page

Project number: 25-014
Date: 1/29/2026 9:48:50 AM
Design by: CK
Drawn by: CK

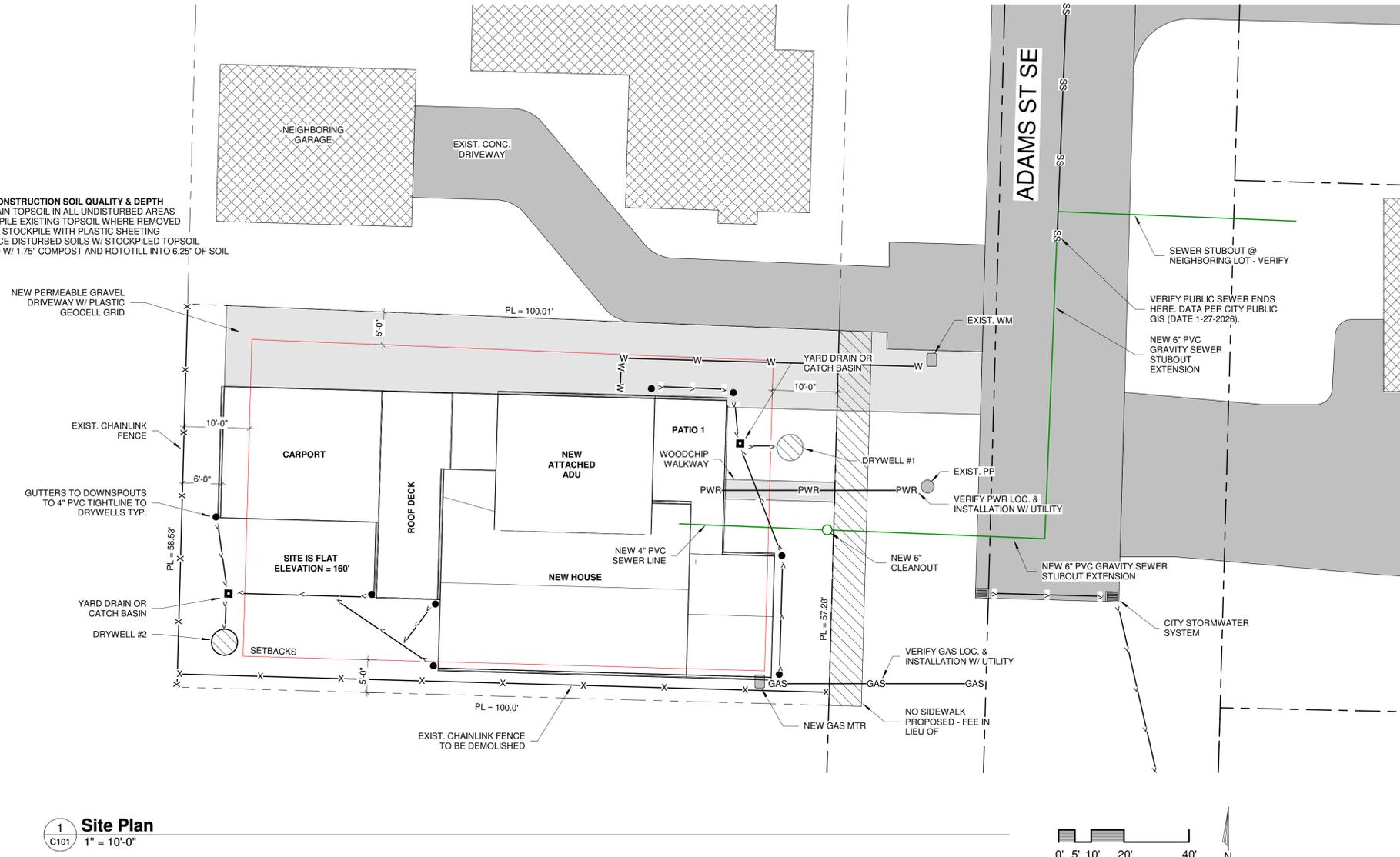
No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
Project: Home
Parcel: 43300100602
Project Address: 2121 Adams St SE
Olympia, WA 98501

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1/29/2026 9:48:50 AM

POST-CONSTRUCTION SOIL QUALITY & DEPTH
 - MAINTAIN TOPSOIL IN ALL UNDISTURBED AREAS
 - STOCKPILE EXISTING TOPSOIL WHERE REMOVED
 - COVER STOCKPILE WITH PLASTIC SHEETING
 - REPLACE DISTURBED SOILS W/ STOCKPILED TOPSOIL
 - AMEND W/ 1.75" COMPOST AND ROTOTILL INTO 6.25" OF SOIL



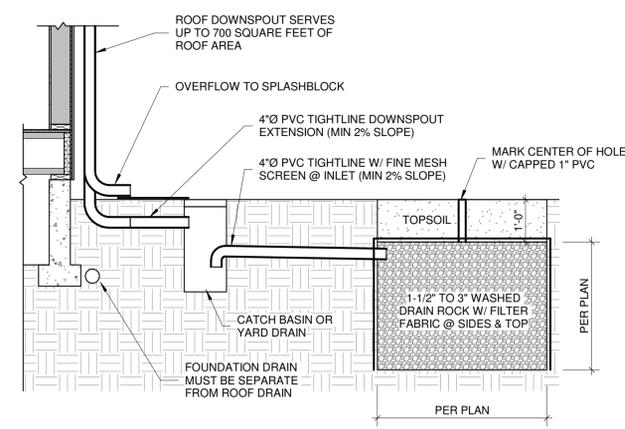
1 Site Plan
 C101 1" = 10'-0"

Site Areas

Existing Areas:	
Hard Surface Coverage	= 0 sf
Impervious Surface Coverage	= 0 sf
New Areas:	
Hard Surface Coverage	= 3923 sf
Driveway (permeable)	= 1126
Walkway (permeable)	= 51
Impervious Surface Coverage:	= 2746
Main House + ADU:	= 1732
Roof Deck:	= 318
Covered Patio 1:	= 213
Carport:	= 483
Ratios:	
Hard Surface Coverage:	= 67.7%
Impervious Coverage:	= 47.4%

Drainage

Primary Soil Series:	= Indianola loamy sand, 0 to 3% slopes
Soil Hydrologic Group:	= A
Soil Infiltration Factor:	= .125
Total Roof Area:	= 2746 sf
Total Driveway Area:	= 1126 sf
(BMP T5.10A) Infiltration Drywell	
Drywell #1:	= 4'-0"Ø x 3'-3" deep
Roof Area:	= 1228 sf
Required volume:	= 154 cf
Proposed volume:	= 163 cf
CONSTRUCTION PER FIGURE 3.1.4 OF CITY OF OLYMPIA DDECM VOLUME III	
(BMP T5.10A) Infiltration Drywell	
Drywell #2:	= 4'-0"Ø x 4'-0" deep
Roof Area:	= 1519 sf
Required volume:	= 190 cf
Proposed volume:	= 201 cf
CONSTRUCTION PER FIGURE 3.1.4 OF CITY OF OLYMPIA DDECM VOLUME III	
(BMP T5.15) Permeable Paving	
Driveway Area:	= 1126
Material:	= Plastic grid filled w/ 5/8" clean gravel over filter fabric



3 Drainage - Downspout w/ Extension to Drywell
 C101 1/2" = 1'-0"

Site Data

Parcel: 43300100602
 Address: 2121 Adams St SE Olympia, WA 98501
 Zoning: R 6-12
 Lot Size: .13 Acres (5790sf)
 Legal: CROSBYS C DONATION CLAIM
 BLA032054OL TR B Document 3591808
 Maximum Impervious Coverage: 55%
 Maximum Development Coverage: 75%

Note: Information shown here has been gathered from a combination of public sources, site observations, and 3rd parties. This is not a survey. All information shown here is subject to verification. Design For People assumes no responsibility for surveying the location, orientation, and/or size of features shown here. Property lines, features, and structures shall be established by owner prior to construction.

Site Plan	
Project number:	25-014
Date:	2/5/2026 12:57:00 PM
Design by:	CK
Drawn by:	CK
C101	
Scale As indicated	

No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
 Project: Home
 Parcel: 43300100602
 Project Address: 2121 Adams St SE
 Olympia, WA 98501

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CONTRACTOR RESPONSIBLE FOR UTILITY LOCATES. CALL BEFORE YOU DIG: DIAL 811

2/5/2026 12:57:00 PM

Window Schedule								
Type Mark	Type	Comments	Width	Height	Unit Width	Unit Height	Count	Level
1	3030 CS		3' - 0"	3' - 0"			2	F.L. Main
4	1068 SDLT		1' - 0"	6' - 9"			1	F.L. Main
5	1826 CUSTOM	Stained Glass	1' - 8"	2' - 6"			1	F.L. Main
6	3040 SH		3' - 0"	4' - 0"			8	F.L. Main
7	3050 SH		3' - 0"	5' - 0"			2	F.L. Main
8	3050 FX		3' - 0"	5' - 0"			1	F.L. Main
10	3040 FX		3' - 0"	4' - 0"			4	F.L. Main
11	1826 FX		1' - 8"	2' - 6"			1	F.L. Main

- Note:
- Windows to be U-25 or better.
 - Sizes shown are R.O.
 - See structural notes for minimum header sizes.

Door Schedule								
Type Mark	Type	Width	Height	Comments	Count	Level		
1	3068 PASS	3' - 2"	6' - 9"	Exterior	2	F.L. Main		
2	2868 PASS	2' - 10"	6' - 9"		6	F.L. Main		
2	2868 PASS	2' - 10"	6' - 9"	Exterior	1	F.L. Main		
4	2068 PASS	2' - 2"	6' - 9"	Closet	3	F.L. Main		
5	4068 SLD	4' - 2"	6' - 9"	Closet	1	F.L. Main		
6	6068 SLD	6' - 2"	6' - 9"	Shed	2	F.L. Main		
7	8068 SLD	8' - 2"	6' - 9"	Closet	1	F.L. Main		
8	3068 OPEN	0' - 0"	0' - 0"		1	F.L. Main		
9	36710 OPEN	0' - 0"	0' - 0"		3	F.L. Main		
10	46710 OPEN	0' - 0"	0' - 0"		1	F.L. Main		
12	2868 CUSTOM	2' - 10"	6' - 9"	Angled Top, Cab	4	F.L. Main		

- Note:
- Exterior doors to be U-30 or better
 - Door width & height shown above are for Rough Opening (Nominal size width +2" & height +1"). Verify R.O. size w/ manufacturer.
 - Standard door returns are 3" U.N.O.
 - See structural notes for minimum header sizes.

Floor Plan Notes

- Fans to operate at 30cfm continuously. Vent to exterior. Recommended: Panasonic WhisperComfort ERV
- Kitchen exhaust hood to be 250cfm intermittent. Vent to exterior.
- Mini-split head unit. Verify location with HVAC technician.
- 30"x60" Fiberglass shower pan w/ tile walls & glass door. Verify w/ client
- 30"x60" Fiberglass tub + surround. Verify w/ client
- Install client provided stained glass window. Requires modification. Verify size, operation, & waterproofing.
- Heat pump water heater w/ vent to exterior. Recommended Rheem Hybrid 80 gallon. Verify.
- Direct vent gas fireplace w/ tile hearth & surround, wood mantle. Verify size, clearances, and installation with mfr & client
- Electrical Panel. Verify loc. w/ electrician & client

Ventilation

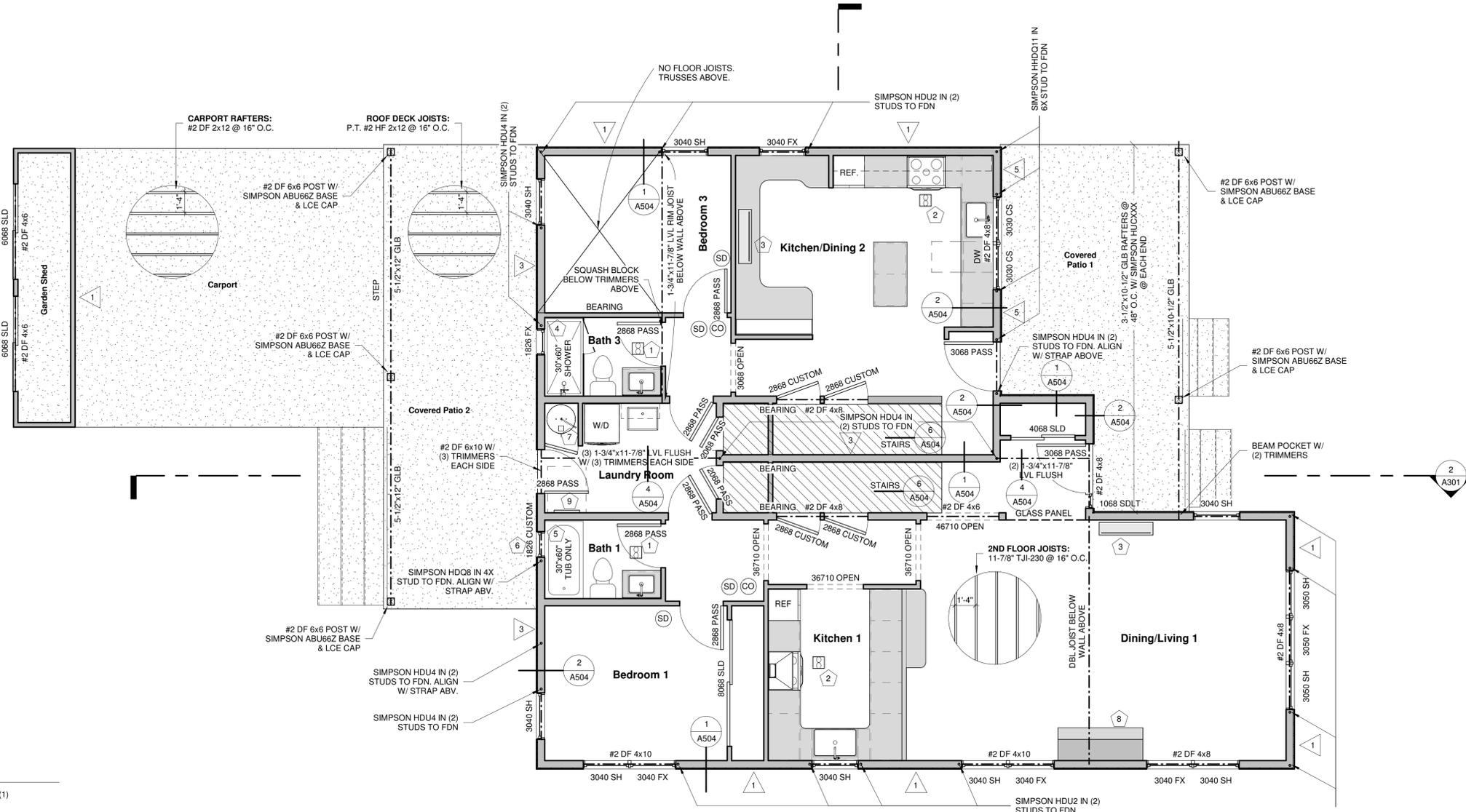
Required whole house ventilation rate: 90 CFM Continuous
 Proposed whole house ventilation rate: 120CFM = (4) 30cfm continuous local exhaust fans in bathrooms.

Recommended: Panasonic WhisperComfort ERV.

Wall Legend

- 2x6 Stud Wall
- 2x4 Stud Wall
- Sheathing & Siding

Note: GWB not shown. All dimensions to face of framing U.N.O.



Structural Notes

- ALL HEADERS TO BE (2) #2 DF 2x6 W/ (1) TRIMMER & (1) KING STUDS U.N.O.
- ALL EXTERIOR BEARING WALLS TO BE #2 D.F. 2x6's @ 16" O.C. U.N.O.
- ALL HOLDDOWNS IN (2) STUDS TO FOUNDATION UNLESS NOTED OTHERWISE.
- SEE HOLD-DOWN SCHEDULE FOR EPOXY OPTIONS & REQUIREMENTS

TYPICAL SHEAR WALL CALLOUT
 SEE SHEARWALL ELEVATION (5/A504)
 SEE SHEARWALL SCHEDULE FOR NAILING

HOLD DOWN WITH SIMPSON
 REFERENCE NUMBER
 INTO 2 STUDS TO FOUNDATION U.N.O.

1 1st Floor Plan
 A101 1/4" = 1'-0"



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Floor Plan - 1st Floor

Project number: 25-014
 Date: 1/29/2026 9:48:51 AM
 Design by: CK
 Drawn by: CK

A101
 Scale 1/4" = 1'-0"

No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
 Project: Home
 Parcel: 43300100602
 Project Address: 2121 Adams St SE
 Olympia, WA 98501

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Window Schedule								
Type Mark	Type	Comments	Width	Height	Unit Width	Unit Height	Count	Level
1	3030 CS		3' - 0"	3' - 0"			2	F.L. 2nd
2	2920 AWN		2' - 9"	2' - 0"			3	F.L. 2nd
3	3020 SLD		3' - 0"	2' - 0"			1	F.L. 2nd
6	3040 SH		3' - 0"	4' - 0"			6	F.L. 2nd
9	3030 FX		3' - 0"	3' - 0"			3	F.L. 2nd
10	3040 FX		3' - 0"	4' - 0"			3	F.L. 2nd

Note:
 1. Windows to be U=.25 or better.
 2. Sizes shown are R.O.
 3. See structural notes for minimum header sizes.

Door Schedule						
Type Mark	Type	Width	Height	Comments	Count	Level
2	2868 PASS	2' - 10"	6' - 9"		2	F.L. 2nd
3	2668 PASS	2' - 8"	6' - 9"		2	F.L. 2nd
3	2668 PASS	2' - 8"	6' - 9"	Closet	1	F.L. 2nd
11	5068 DBL	5' - 2"	6' - 9"	Exterior	2	F.L. 2nd
13	2866 CUSTOM	2' - 10"	6' - 6"	Client Provided	1	F.L. 2nd

Note:
 1. Exterior doors to be U=.30 or better
 2. Door width & height shown above are for Rough Opening (Nominal size width +2" & height +1"). Verify R.O. size w/ manufacturer.
 3. Standard door returns are 3" U.N.O.
 4. See structural notes for minimum header sizes.

Floor Plan Notes

- 1 Fans to operate at 30cfm continuously. **Recommended: Panasonic WhisperComfort ERV**
- 2 Attic access to be 22-1/2"x54" w/ pull down ladder. Verify size w/ ladder mfr.
- 3 Mini-split head unit. Verify location with HVAC technician.
- 4 30"x60" Freestanding bathtub. Verify size in field
- 5 48"x36" tile-ready shower pan w/ tile walls & glass door. Verify w/ client
- 6 36"x60" Fiberglass shower pan w/ tile walls & glass door. Verify w/ client

Ventilation

Required whole house ventilation rate: 90 CFM Continuous
 Proposed whole house ventilation rate: 120CFM = (4) 30cfm continuous local exhaust fans in bathrooms.
Recommended: Panasonic WhisperComfort ERV.

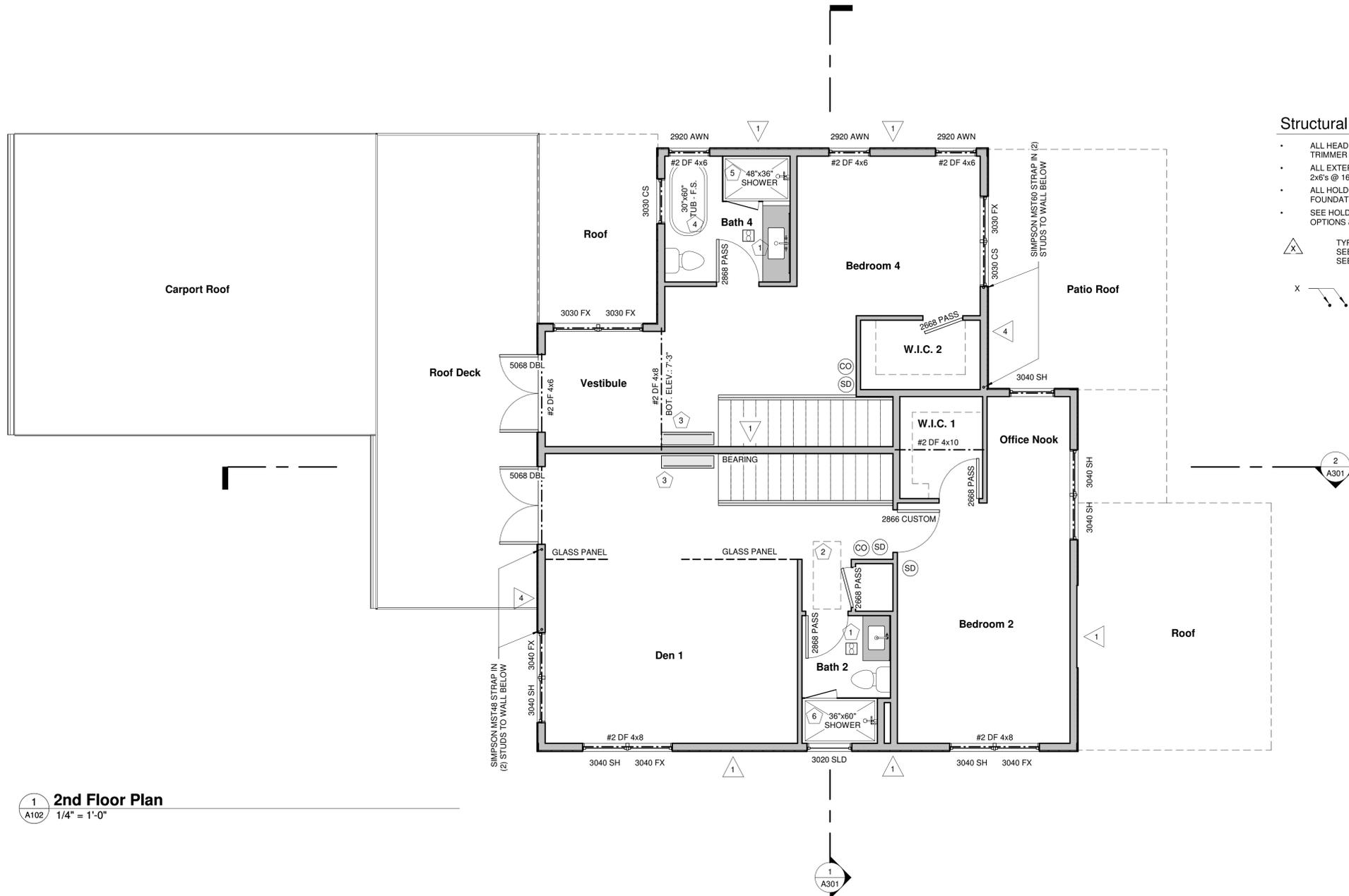
Wall Legend

- 2x6 Stud Wall - [Symbol]
- 2x4 Stud Wall - [Symbol]
- Sheathing & Siding - [Symbol]

Note: GWB not shown. All dimensions to face of framing U.N.O.

Structural Notes

- ALL HEADERS TO BE (2) #2 DF 2x6 W/ (1) TRIMMER & (1) KING STUDS U.N.O.
 - ALL EXTERIOR BEARING WALLS TO BE #2 D.F. 2x6's @ 16" O.C. U.N.O.
 - ALL HOLDDOWNS IN (2) STUDS TO FOUNDATION UNLESS NOTED OTHERWISE.
 - SEE HOLDDOWN SCHEDULE FOR EPOXY OPTIONS & REQUIREMENTS
- TYPICAL SHEAR WALL CALLOUT
 SEE SHEARWALL ELEVATION (5/A504)
 SEE SHEARWALL SCHEDULE FOR NAILING
- HOLD DOWN WITH SIMPSON REFERENCE NUMBER INTO 2 STUDS TO FOUNDATION U.N.O.



1 **2nd Floor Plan**
 A102 1/4" = 1'-0"

Floor Plan - 2nd Floor

Project number	25-014
Date	1/29/2026 9:48:51 AM
Design by	CK
Drawn by	CK

A102

Scale 1/4" = 1'-0"

No.	Description	Date

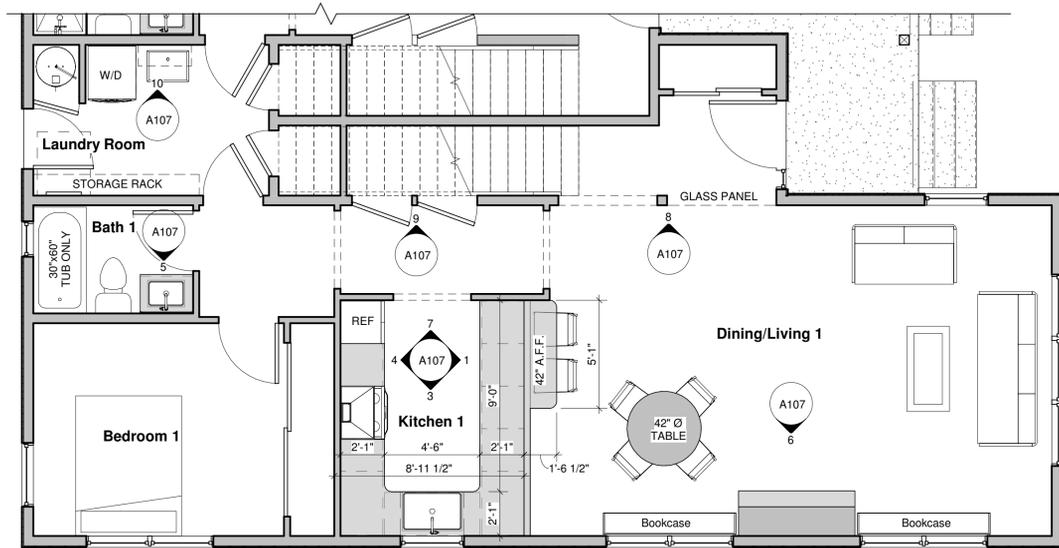
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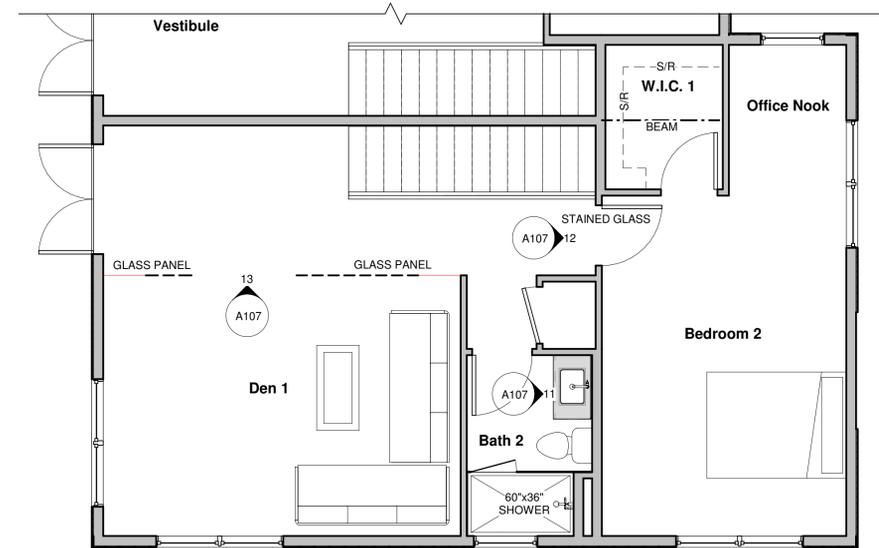
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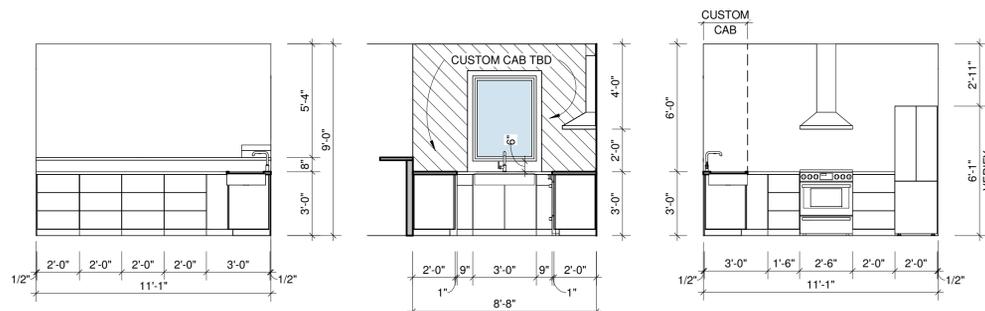
14 Key Plan - House - 1st Floor

A107 1/4" = 1'-0"



15 Key Plan - House - 2nd Floor

A107 1/4" = 1'-0"



1 Kitchen 1

A107 1/4" = 1'-0"

3 Kitchen 2

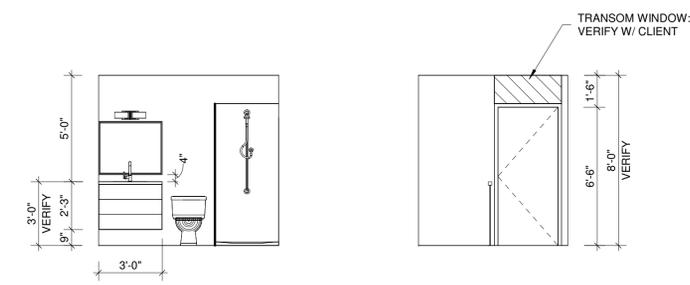
A107 1/4" = 1'-0"

4 Kitchen 3

A107 1/4" = 1'-0"

Room Schedule - 1st Floor			
Name	Area	Unit	Notes
Laundry Room	101 SF	House	
Bedroom 1	142 SF	House	
Dining/Living 1	372 SF	House	
Bath 1	38 SF	House	
Kitchen 1	96 SF	House	
Hall	75 SF	House	
Entry	53 SF	House	

Room Schedule - 2nd Floor			
Name	Area	Unit	Notes
Bedroom 2	185 SF	House	
Den 1	207 SF	House	
Bath 2	32 SF	House	
W.I.C. 1	38 SF	House	
Office Nook	38 SF	House	
Hall	146 SF	House	



11 Bath 2

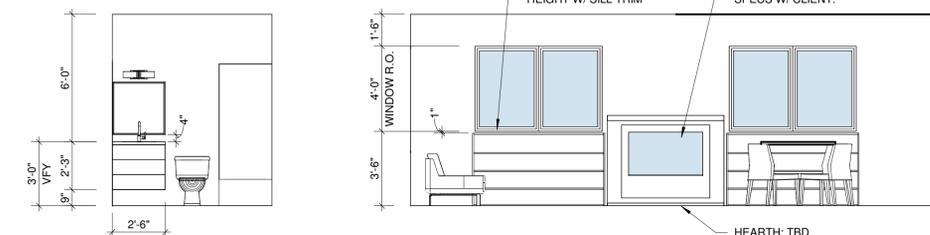
A107 1/4" = 1'-0"

12 Stained Glass Door

A107 1/4" = 1'-0"

Interior Notes - House

- Flooring: Engineered hardwood, Marmoleum
- Wall Finish: GWB, light orange peel
- Title: Verify material, style & location w/ client
- Cabinets: Layout shown for planning purposes. Verify drawer, door, material, style, etc. w/ client
- Countertops: Paperstone, verify w/ client
- Plumbing Fixtures: Verify w/ client
- Lighting: Verify w/ client
- Millwork: Stained Doug-Fir window & door trim. Mahogany @ glass panels (verify)
- Appliances: Verify w/ client. See energy code notes for additional requirements
- Other: Tongue & Groove ceiling in kitchen - stained Doug-Fir

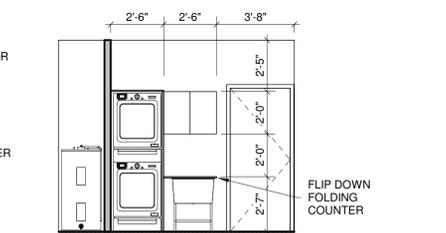


5 Bath 1

A107 1/4" = 1'-0"

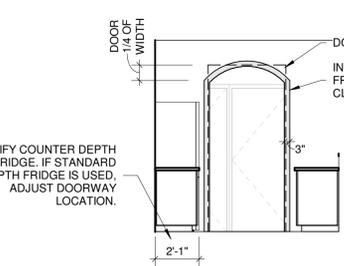
6 Living Room

A107 1/4" = 1'-0"



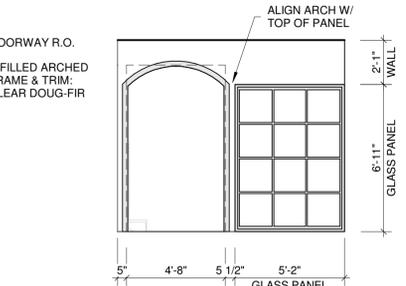
10 Laundry

A107 1/4" = 1'-0"



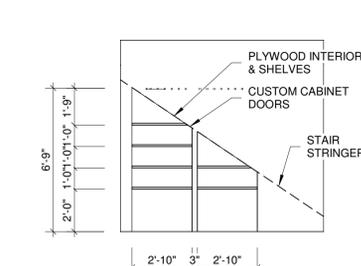
7 Archway 1

A107 1/4" = 1'-0"



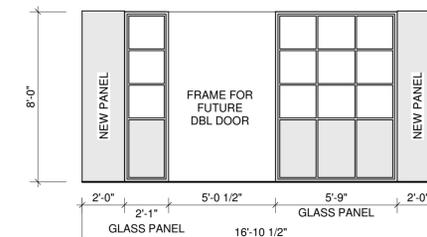
8 Archway 2 & Glass Panel 1

A107 1/4" = 1'-0"



9 Pantry

A107 1/4" = 1'-0"



13 Glass Panel 2 & 3

A107 1/4" = 1'-0"

GWB NOT SHOWN. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING CABINETS

Interior Plan - House

Project number: 25-014
 Date: 2/2/2026 10:09:49 AM
 Design by: CK
 Drawn by: CK

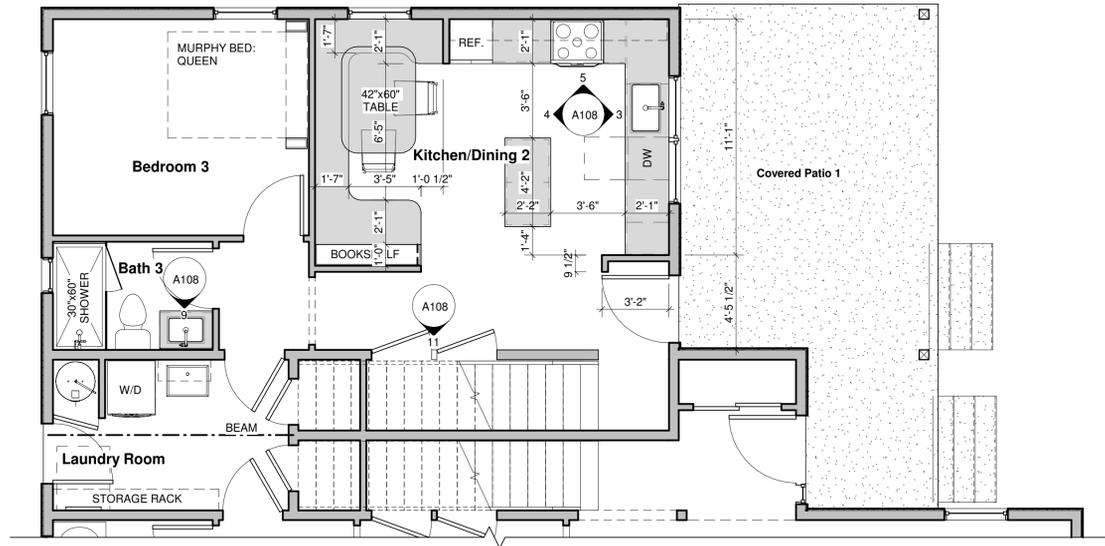
A107

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

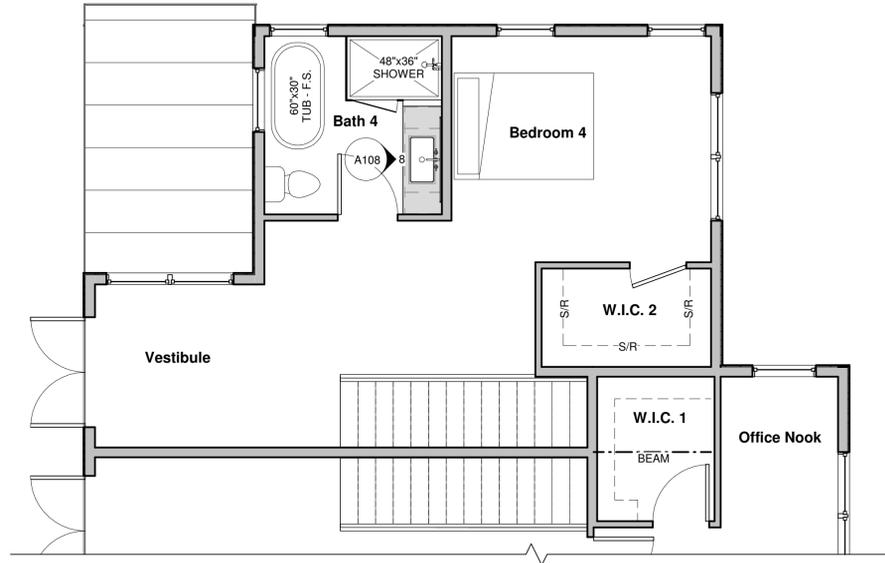
No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
 Project: Home
 Parcel: 43300100602
 Project Address: 2121 Adams St SE
 Olympia, WA 98501

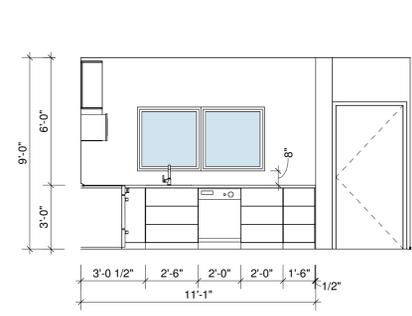
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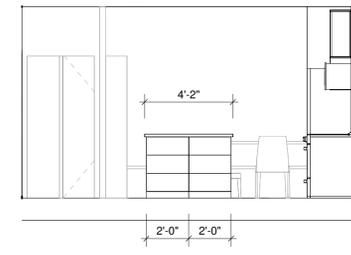
1 Key Plan - ADU - 1st Floor
A108 1/4" = 1'-0"



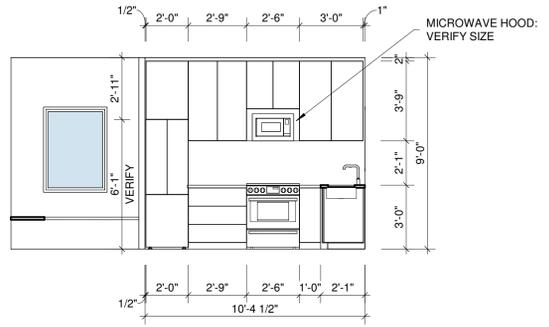
2 Key Plan - ADU - 2nd Floor
A108 1/4" = 1'-0"



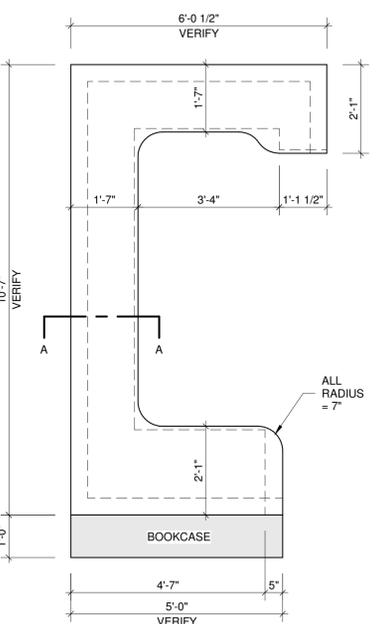
3 ADU - Kitchen 1
A108 1/4" = 1'-0"



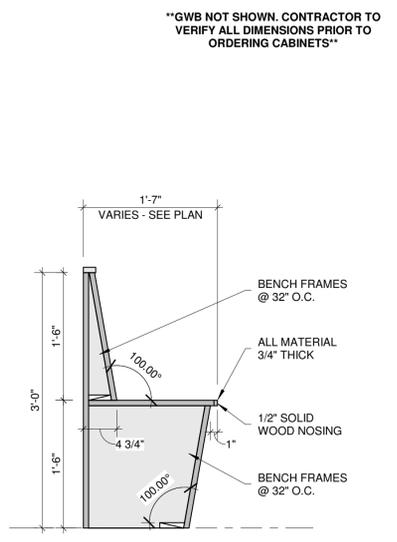
4 ADU - Kitchen 2
A108 1/4" = 1'-0"



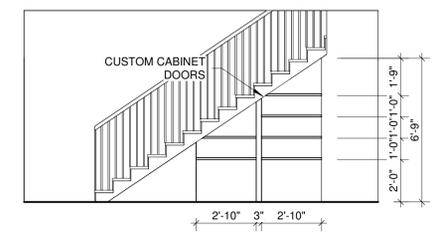
5 ADU - Kitchen 3
A108 1/4" = 1'-0"



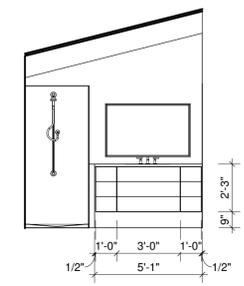
6 Built in Bench
A108 1/2" = 1'-0"



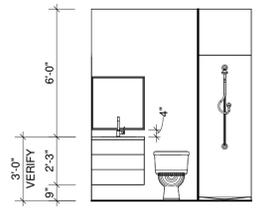
7 Bench - Section AA
A108 1" = 1'-0"



11 ADU - Pantry
A108 1/4" = 1'-0"



8 ADU - Bath 2
A108 1/4" = 1'-0"



9 ADU - Bathroom 1
A108 1/4" = 1'-0"

Interior Notes - House

- Flooring: LVP
- Wall Finish: GWB, light orange peel
- Tile: Verify material, style & location w/ client
- Cabinets: Layout shown for planning purposes. Verify drawer, door, material, style, etc. w/ client
- Countertops: Quartz, verify w/ client
- Plumbing Fixtures: Verify w/ client
- Lighting: Verify w/ client
- Millwork: Paint Grade, 3 side GWB windows w/ wood sill
- Appliances: Verify w/ client. See energy code notes for additional requirements
- Electrical: Low voltage & wiring for Smart Home accessories. Verify w/ client.

Room Schedule - 1st Floor ADU

Name	Area	Notes
Kitchen/Dining 2	193 SF	
Bedroom 3	123 SF	
Bath 3	26 SF	
Hall	99 SF	

Room Schedule - 2nd Floor ADU

Name	Area	Notes
Bedroom 4	229 SF	
W.I.C. 2	37 SF	
Bath 4	70 SF	
Vestibule	61 SF	

Interior Plan - ADU

Project number: 25-014
Date: 2/2/2026 10:09:49 AM
Design by: CK
Drawn by: CK

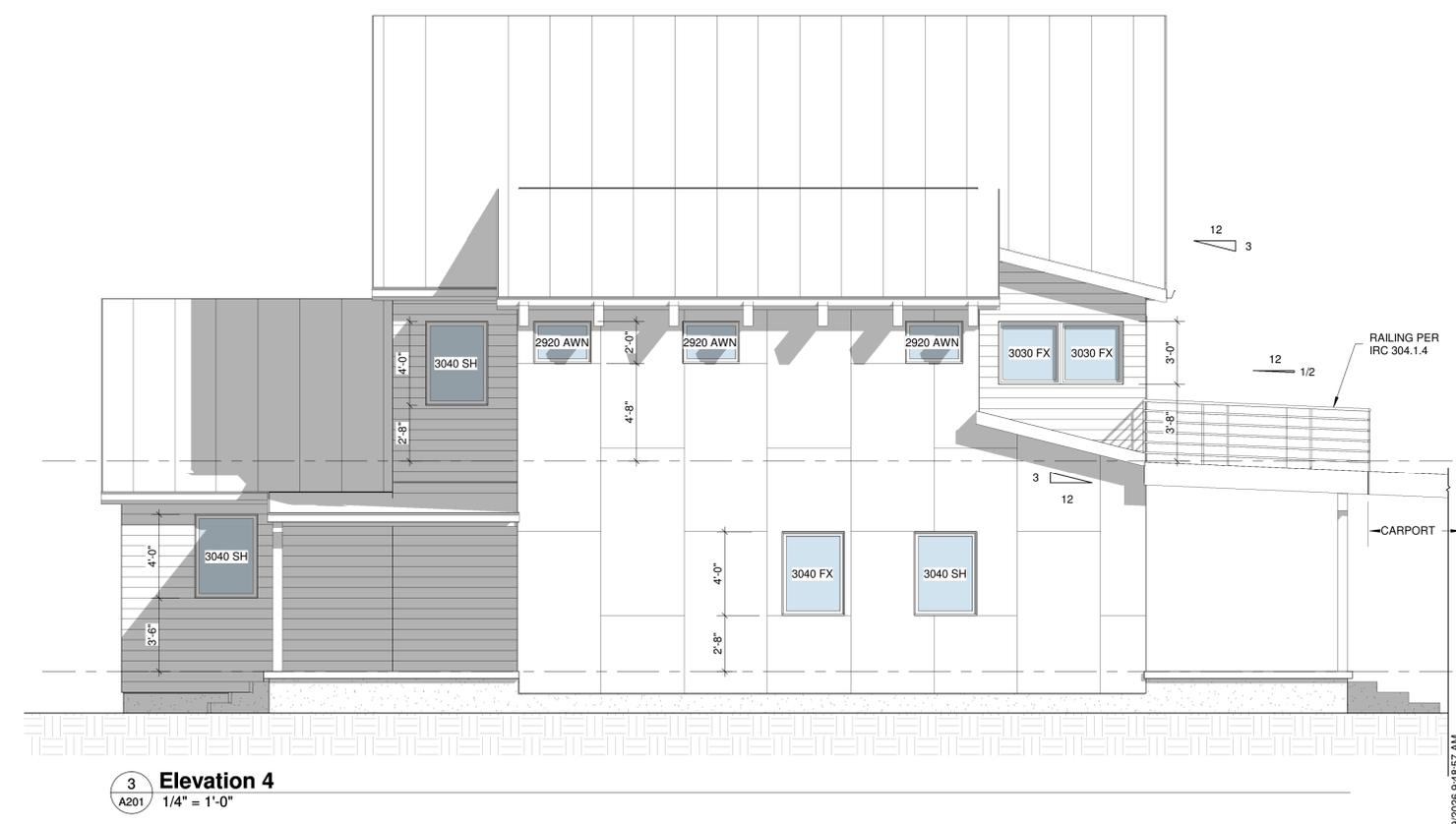
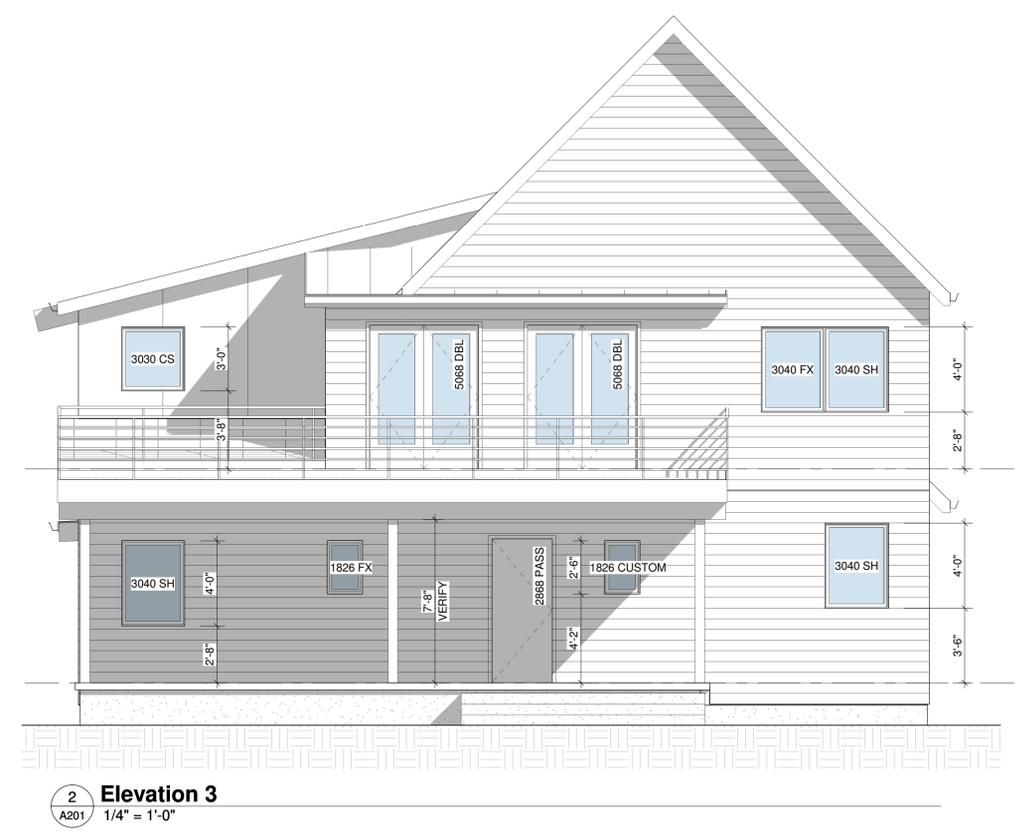
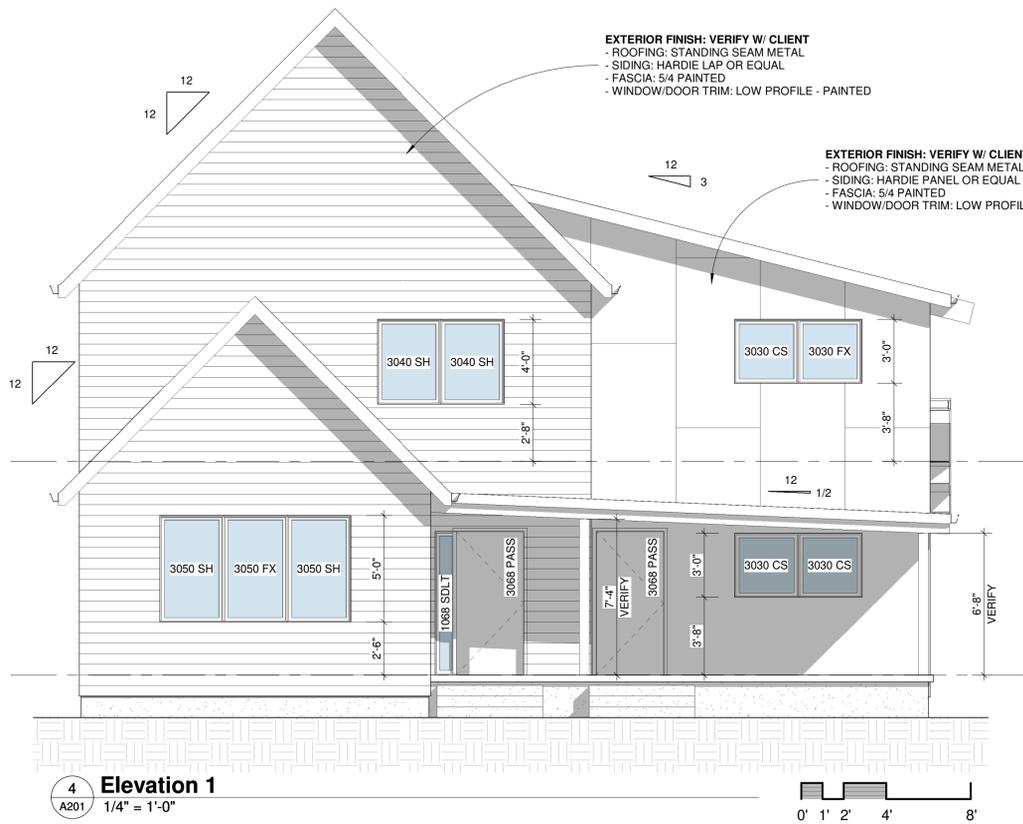
A108

Scale As indicated

No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
Project: Home
Parcel: 43300100602
Project Address: 2121 Adams St SE
Olympia, WA 98501

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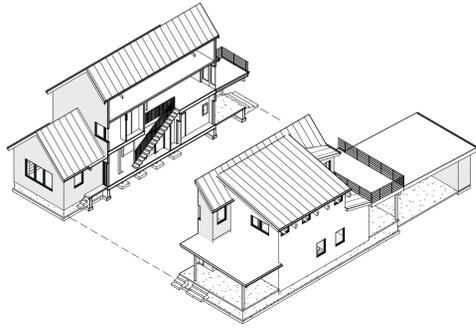
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		Date	1/29/2026 9:48:57 AM		
		Design by	CK		
		Drawn by	CK		

No.	Description	Date

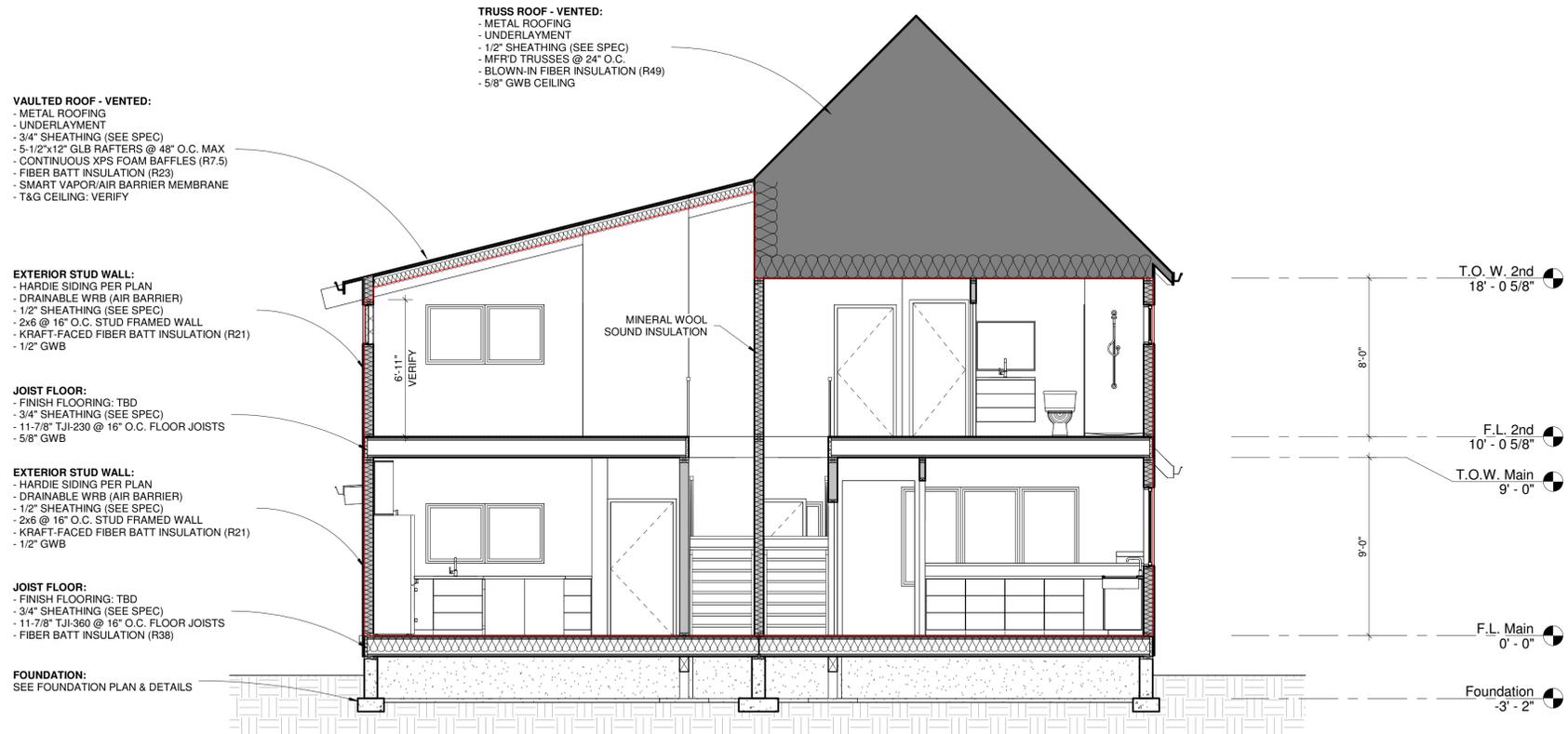
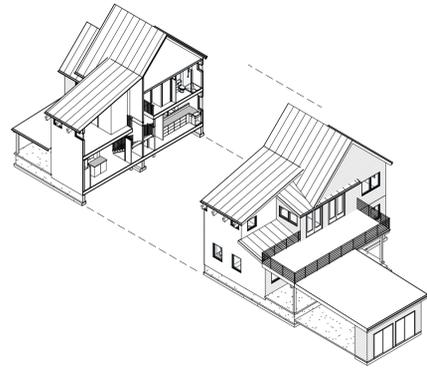
Name: Barbara Baker & Jeanette Laffoon
 Project: Home
 Parcel: 43300100602
 Project Address: 2121 Adams St SE
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1/29/2026 9:48:57 AM



2 Section 3
A301 1/4" = 1'-0"



1 Section 5
A301 1/4" = 1'-0"

VAULTED ROOF - VENTED:
 - METAL ROOFING
 - UNDERLAYMENT
 - 3/4" SHEATHING (SEE SPEC)
 - 5-1/2"x12" GLB RAFTERS @ 48" O.C. MAX
 - CONTINUOUS XPS FOAM BAFFLES (R7.5)
 - FIBER BATT INSULATION (R23)
 - SMART VAPOR/AIR BARRIER MEMBRANE
 - T&G CEILING: VERIFY

TRUSS ROOF - VENTED:
 - METAL ROOFING
 - UNDERLAYMENT
 - 1/2" SHEATHING (SEE SPEC)
 - MFR'D TRUSSES @ 24" O.C.
 - BLOWN-IN FIBER INSULATION (R49)
 - 5/8" GWB CEILING

EXTERIOR STUD WALL:
 - HARDIE SIDING PER PLAN
 - DRAINABLE WRB (AIR BARRIER)
 - 1/2" SHEATHING (SEE SPEC)
 - 2x6 @ 16" O.C. STUD FRAMED WALL
 - KRAFT-FACED FIBER BATT INSULATION (R21)
 - 1/2" GWB

JOIST FLOOR:
 - FINISH FLOORING: TBD
 - 3/4" SHEATHING (SEE SPEC)
 - 11-7/8" TJI-230 @ 16" O.C. FLOOR JOISTS
 - 5/8" GWB

EXTERIOR STUD WALL:
 - HARDIE SIDING PER PLAN
 - DRAINABLE WRB (AIR BARRIER)
 - 1/2" SHEATHING (SEE SPEC)
 - 2x6 @ 16" O.C. STUD FRAMED WALL
 - KRAFT-FACED FIBER BATT INSULATION (R21)
 - 1/2" GWB

JOIST FLOOR:
 - FINISH FLOORING: TBD
 - 3/4" SHEATHING (SEE SPEC)
 - 11-7/8" TJI-360 @ 16" O.C. FLOOR JOISTS
 - FIBER BATT INSULATION (R38)

FOUNDATION:
 SEE FOUNDATION PLAN & DETAILS

Building Sections

Project number	25-014	A301		Scale	1/4" = 1'-0"
Date	1/29/2026 9:46:59 AM	Design by	CK	Drawn by	CK

No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
 Project: Home
 Parcel: 43300100602
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