

SYMBOL LEGEND

COLUMN GRID INDICATORS

NORTH INDICATOR

BUILDING ELEVATION INDICATOR

INTERIOR ELEVATION INDICATOR

BUILDING SECTION INDICATOR

DETAIL INDICATOR

SPOT ELEVATION

LEVEL DATUM

INSULATED STUD WALL

UNINSULATED STUD WALL

CONCRETE WALL

NEW WALL

DEMOLISHED WALL

ROOM NAME

ROOM IDENTIFIER

DOOR IDENTIFIER

WINDOW IDENTIFIER

EGRESS INDICATOR

SAFETY GLASS INDICATOR

WALL TYPE IDENTIFIER

REVISION INDICATOR CLOUD

DOWNSPOUT

SMOKE DETECTOR

COMBINATION SMOKE & CARBON MONOXIDE DETECTOR

EXHAUST FAN

HARDSCAPE CALCS

GROSS LOT AREA: 14,455 SF
 ALLOWED HARDSCAPE AREA (9%): 1,301 SF

UNCOVERED DECK AREA: 834.5 SF
 EXTERIOR STAIRS AREA: 80.5 SF
 TOTAL EXIST. HARDSCAPE AREA: 915 SF

REMOVED HARDSCAPE AREA: 834.5 SF
 NEW DECK AREA: 834.5 SF

TOTAL PROJECT HARDSCAPE AREA: 915 SF
 TOTAL PROJ. HARDSCAPE PERCENTAGE: 6.33%

LOT SLOPE CALCS

HIGHEST ELEVATION POINT: +83'
 LOWEST ELEVATION POINT: +19'
 ELEVATION DIFFERENCE: 64'
 HORIZONTAL DIST. BETWEEN POINTS: 264.28'
 LOT SLOPE: 24.22%

LOT COVERAGE

LOT AREA: 14,455 SF
 ALLOWED LOT COVERAGE: 35%
 ALLOWED LOT COVERAGE AREA: 5,059.25 SF

MAIN STRUCT. ROOF AREA: 1,968 SF
 ADU/GARAGE ROOF AREA: 858 SF
 DRIVEWAY AREA: 1,005 SF
 EXIST. % LOT COVERAGE: 26.5%

ENERGY CODE NOTES

BUILDING ENVELOPE REQUIREMENTS PER TABLE R402.1.1

FENESTRATION U-FACTOR: 0.30
 SKYLIGHT U-FACTOR: 0.50
 CEILING R-VALUE: R-49
 VAULTED CEILING R-VALUE: R-38
 WOOD FRAME WALL R-VALUE: R-21
 FLOOR R-VALUE (OVER UNHEATED): R-30
 BELOW GRADE R-VALUE: R-10 CONT. EXT./R-15 CONT. INT./R-21+TB
 SLAB R-VALUE: R-10, 24" PERIMETER MIN.

PER WSEC 2018 R503, COMPLIANCE SHALL NOT BE REQUIRED OF UNALTERED PORTIONS OF THE BUILDING. EXISTING CEILINGS, WALLS OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE INSULATED TO FULL DEPTH; A MINIMUM OF R-15 FOR 2x4 FRAMED WALLS, R-21 FOR 2x6 FRAMED WALLS.

- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.
- WHERE 500SF OR MORE OF CONDITIONED AREA IS CREATED, BUILDING AIR LEAKAGE TESTING SHALL BE PERFORMED, DEMONSTRATING THE AIR LEAKAGE RATE DOES NOT EXCEED 5 AIR CHANGES PER HOUR IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (WSEC R402.4.1.2).
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.
- MINIMUM 90% OF ALL LUMINARIES SHALL BE HIGH EFFICACY LUMINARIES.

CODE SUMMARY

BUILDING CODE: 2018 INT'L RESIDENTIAL CODE
ENERGY CODE: 2018 WA STATE ENERGY CODE
LAND USE CODE: MICC, TITLE 19
ZONING: R-15
OVERLAYS: N/A
ENV. CRITICAL AREAS: MAPPED POTENTIAL SLIDE, EROSION
HEIGHT LIMIT: 30' ABOVE AVERAGE BLDG ELEVATION
FRONT YARD SETBACK: 20' MIN
REAR YARD SETBACK: 25' MIN
SIDE YARD SETBACKS: 15' TOTAL, 5' MIN
PARKING REQUIREMENTS: 2 PARKING SPACES REQ.
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-3

KING CO. PARCEL NUMBER

936570-0344

GENERAL NOTES

- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE 2018 INT'L RESIDENTIAL CODE, 2018 WA ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT FOR THE GENERAL BUILDING PERMIT.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
- REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS.
- DO NOT SCALE THE DRAWINGS.

LEGAL DESCRIPTION

THAT PORTION OF TRACT 23 OF HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 150 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 23 WITH THE SOUTHWESTERLY LINE OF 80TH AVENUE SOUTHEAST (FORMERLY FOREST AVENUE) AS ESTABLISHED BY KING COUNTY SUPERIOR COURT CAUSE NO. 260678; THENCE NORTH 25°44'10" WEST ALONG SAID SOUTHWESTERLY LINE 172.95 FEET TO THE SOUTHERLY LINE OF SOUTHEAST 43RD PLACE AS ESTABLISHED BY SAID SUPERIOR COURT CAUSE NO. 260678; THENCE NORTH 83d13'1" WEST ALONG SAID SOUTHERLY LINE 59.62 FEET; THENCE SOUTH 09d50'20" EAST 139.70 FEET TO A POINT ON A LINE 175 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 23; THENCE NORTH 89d54'07" WEST ALONG SAID PARALLEL LINE, 161.94 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO A POINT ON A LINE WHICH IS 150 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 23; THENCE SOUTH 89d54'07" EAST ALONG SAID PARALLEL LINE 264.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING; EXCEPT THAT PORTION THEREOF AWARDED TO MARVIN E. BURKE, ET UX BY JUDGMENT FILED OCTOBER 1, 1986 AND JULY 22, 1987 UNDER KING COUNTY SUPERIOR COURT CAUSE NO. B1-2-00149-1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TREE NOTES & INVENTORY

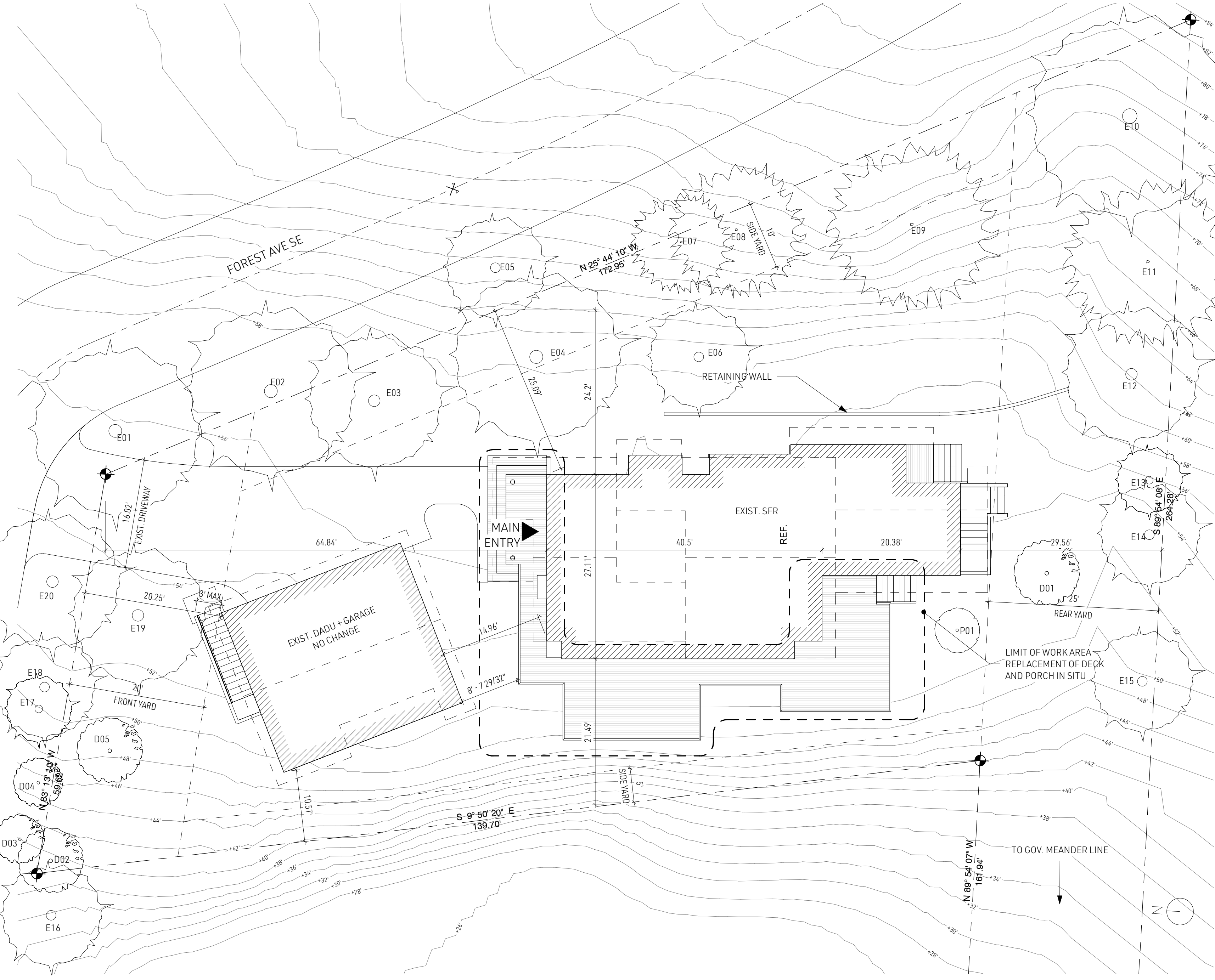
TREE PROTECTION NOTES

- CHAIN LINK, WIRE, MESH OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD): MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE.
- KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
- NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA; MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING.
- MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SD/CI PLANNER ONLY.
- IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST.
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.

TREE NUMBER	SPECIES	DIAMETER
E01	WESTERN RED CEDAR (THUJA PLICATA)	28"
E02	WESTERN RED CEDAR (THUJA PLICATA)	22"
E03	WESTERN RED CEDAR (THUJA PLICATA)	24"
E04	WESTERN RED CEDAR (THUJA PLICATA)	30"
E05	WESTERN RED CEDAR (THUJA PLICATA)	8"
E06	WESTERN RED CEDAR (THUJA PLICATA)	15"
E07	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	10"
E08	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	16"
E09	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	16"
E10	WESTERN RED CEDAR (THUJA PLICATA)	30"
E11	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	16"
E12	WESTERN RED CEDAR (THUJA PLICATA)	36"
E13	WESTERN RED CEDAR (THUJA PLICATA)	12"
E14	WESTERN RED CEDAR (THUJA PLICATA)	18"
E15	WESTERN RED CEDAR (THUJA PLICATA)	16"
E16	WESTERN RED CEDAR (THUJA PLICATA)	24"
E17	WESTERN RED CEDAR (THUJA PLICATA)	15"
E18	WESTERN RED CEDAR (THUJA PLICATA)	20"
E19	WESTERN RED CEDAR (THUJA PLICATA)	38"
E20	WESTERN RED CEDAR (THUJA PLICATA)	30"
D01	CREPE MYRTLE (LAGERSTROEMIA)	10"
D02	BIG LEAF MAPLE (ACER MACROPHYLLUM)	16"
D03	BIG LEAF MAPLE (ACER MACROPHYLLUM)	16"
D04	BIG LEAF MAPLE (ACER MACROPHYLLUM)	14"
D05	BIG LEAF MAPLE (ACER MACROPHYLLUM)	14"
P01	PALM (TRACHYCARPUS FORTUNEI)	8"

SITE NOTES

- SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, TOPOGRAPHIC ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON CITY OF MERCER ISLAND DATA, AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
- NO SEDIMENT SHALL BE TRACKED ONTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES THE SEDIMENT FROM THE PAVEMENT.
- ALL EARTH SURFACES EXPOSED BY WORK PERFORMED SHALL BE LANDSCAPED WITH SUITABLE VEGETATION TO PREVENT EROSION FOR THE PERMANENT CONDITION.
- ALL TEMPORARY CUTS MUST BE NO STEEPER THAN 1-1/2H TO 1V IN FILL AND MEDIUM STIFF COLLUVIUM AND NO STEEPER THAN 1H:1V IN UNDERLYING STIFF TO HARD GLACIAL DEPOSITS.
- NO ENCRoACHMENT IS ALLOWED ON ADJACENT PROPERTY, INCLUDING WORK FOR TEMPORARY EXCAVATIONS, LANDSCAPING, OR RETAINING WALL CONSTRUCTION.



SITE PLAN
1" = 10'-0"

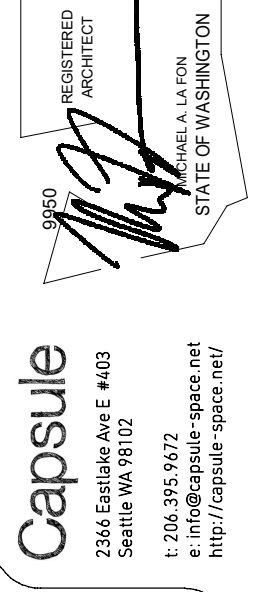
CONTACTS

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 HARRIOTT VALENTINE ENGINEERS
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CONTRACTOR:
 VNP CONSTRUCTION
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PERMIT SUBMITTAL

PROJECT STATUS: DRAWN CHECKED

DATE: 9.22.2023

a deck replacement for the
Garcia Residence
 4327 Forest Ave SE Mercer Island WA 98040

SITE PLAN
 PROJECT INFO
 GEN NOTES

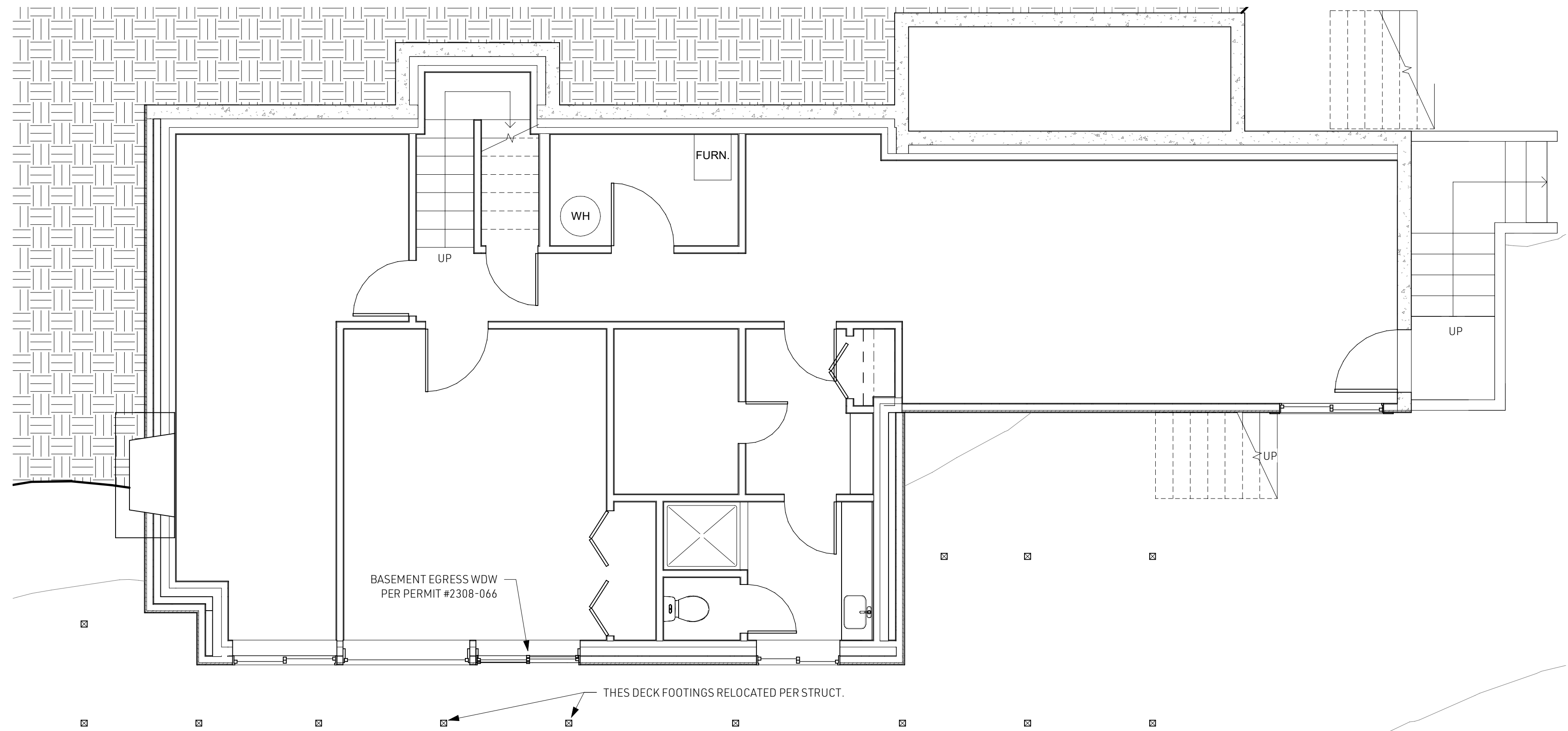
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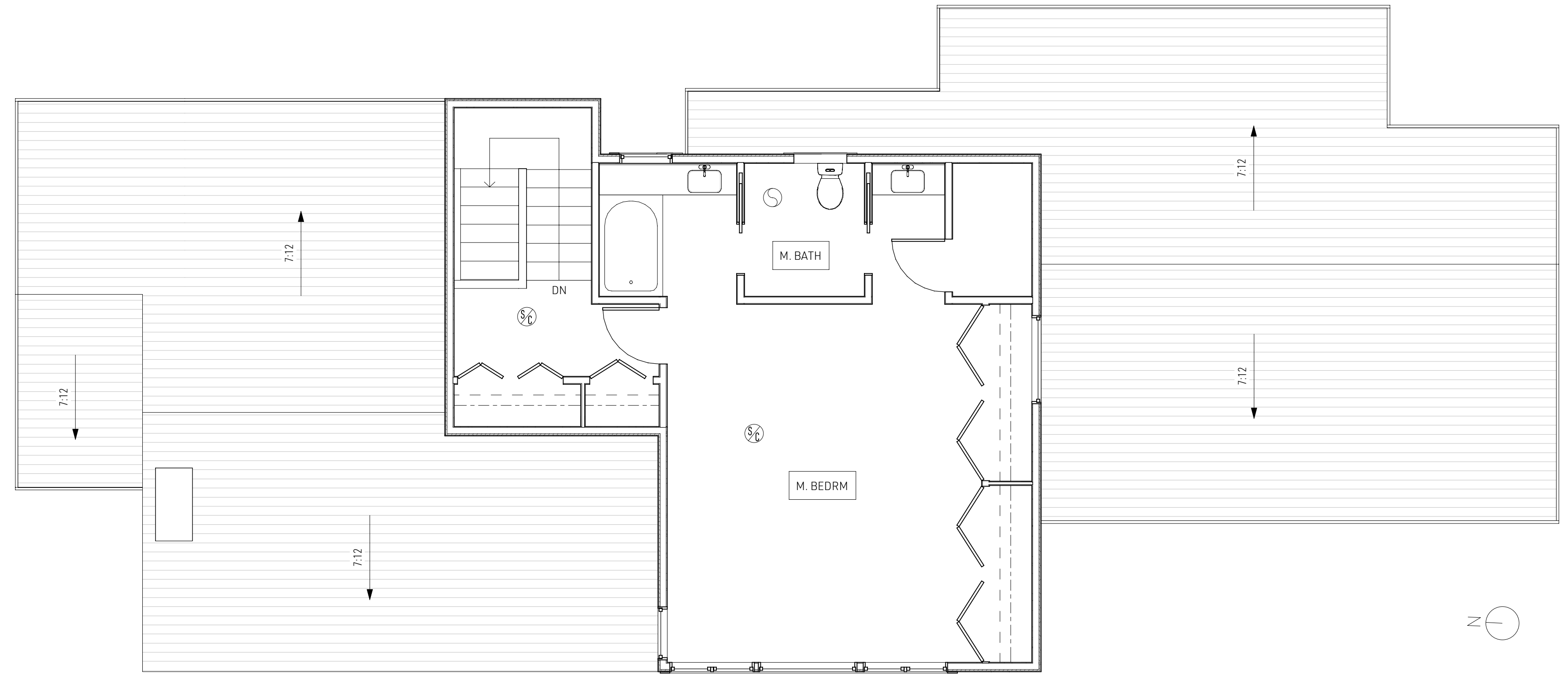
PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. INTERIOR DOORS AND CASIED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF ROUGH OPENING FOUR (4) INCHES FROM THE ADJACENT WALL UNLESS OTHERWISE NOTED.
4. EXTERIOR DOORS AND CASIED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF ROUGH OPENING SIX (6) INCHES FROM THE ADJACENT WALL UNLESS OTHERWISE NOTED.
5. ALL OTHER DOORS AND CASIED OPENINGS SHALL BE CENTERED BETWEEN WALLS UNLESS OTHERWISE NOTED.

2 EXISTING BASEMENT PLAN - NO CHANGE
1/4" = 1'-0"



1 EXISTING UPPER FLOOR PLAN - NO CHANGE
1/4" = 1'-0"



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EXIST BASEMENT PLAN
EXIST UPPER FLR PLAN

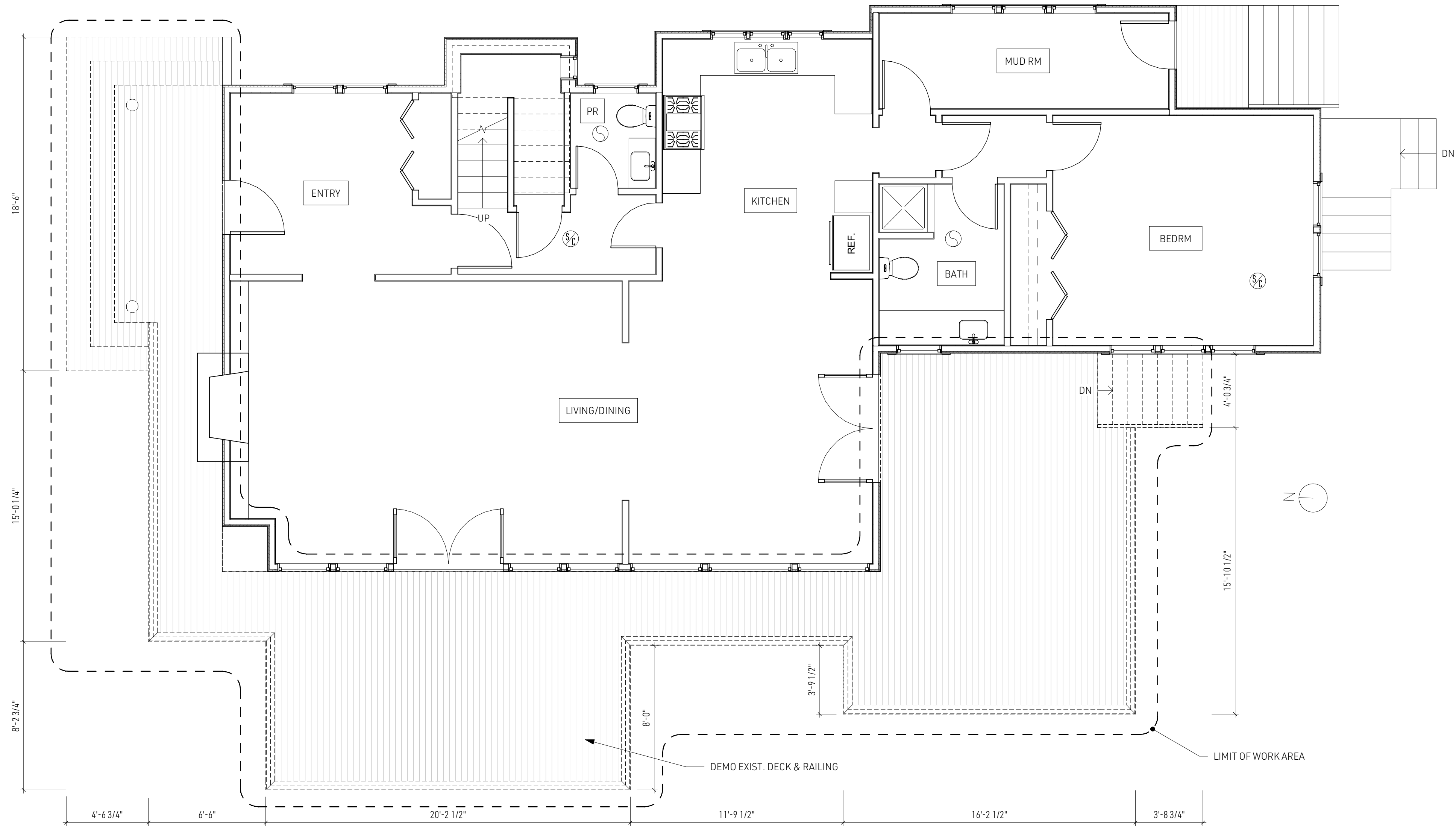
a deck replacement for the
Garcia Residence
4327 Forest Ave SE Mercer Island WA 98040

PERMIT SUBMITTAL .PROJECT STATUS
mal .DRAWN
mal .CHECKED
2306 .JOB NUMBER
9.22.2023 .DATE

Capsule
2346 Eastlake Ave E #409
Seattle WA 98102
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http://capsule-space.net/

REGISTERED ARCHITECT
MICHAEL LU
STATE OF WASHINGTON

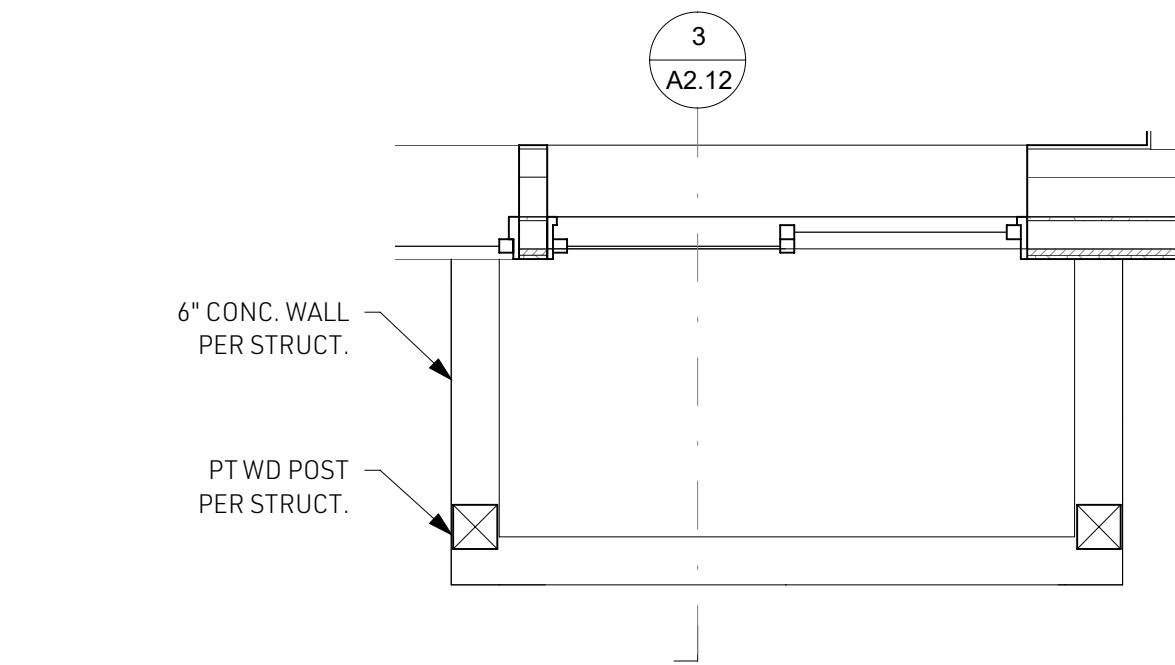
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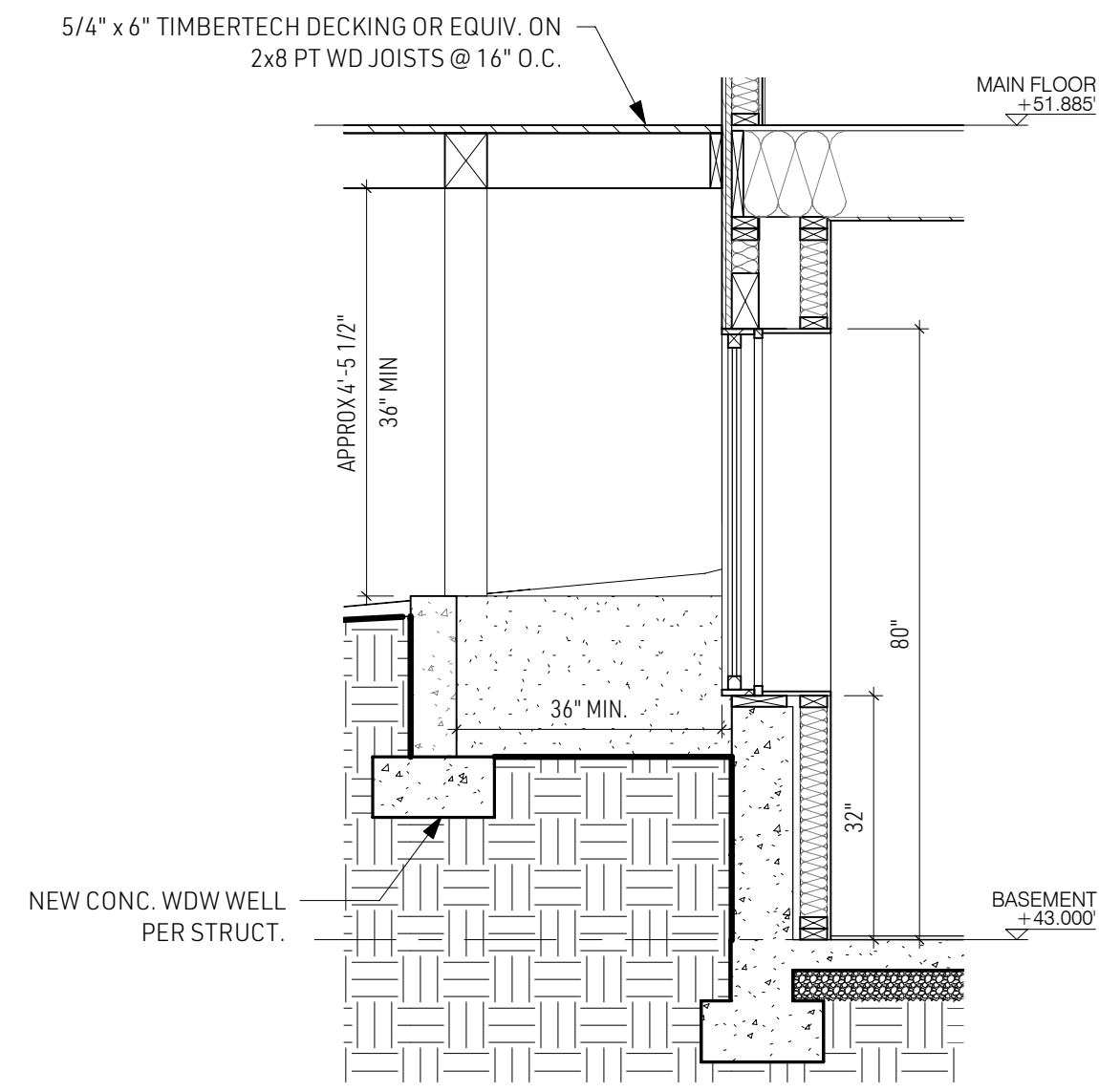
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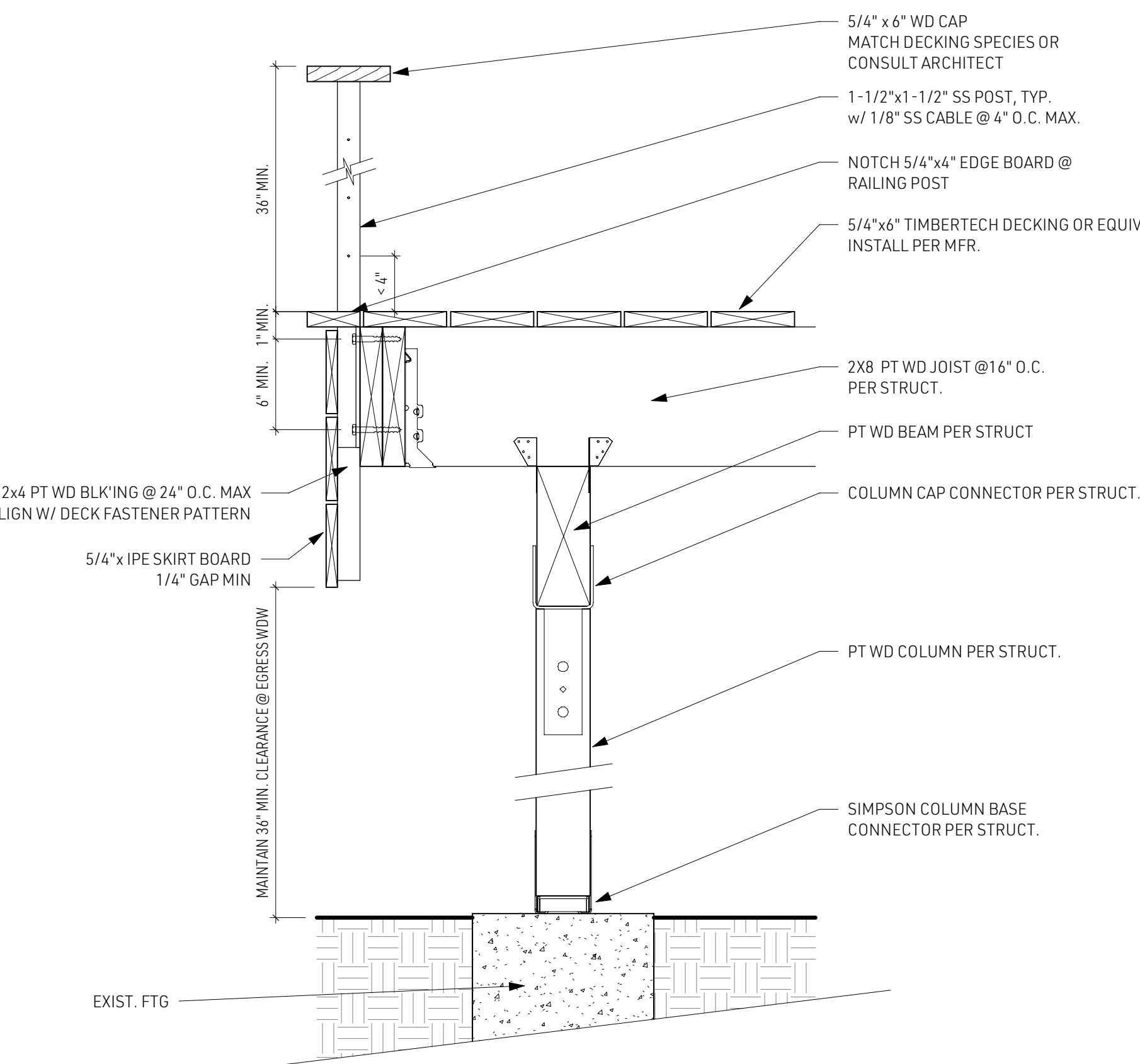
2 EXISTING DECK PLAN @ MAIN FLOOR + DEMO
1/4" = 1'-0"



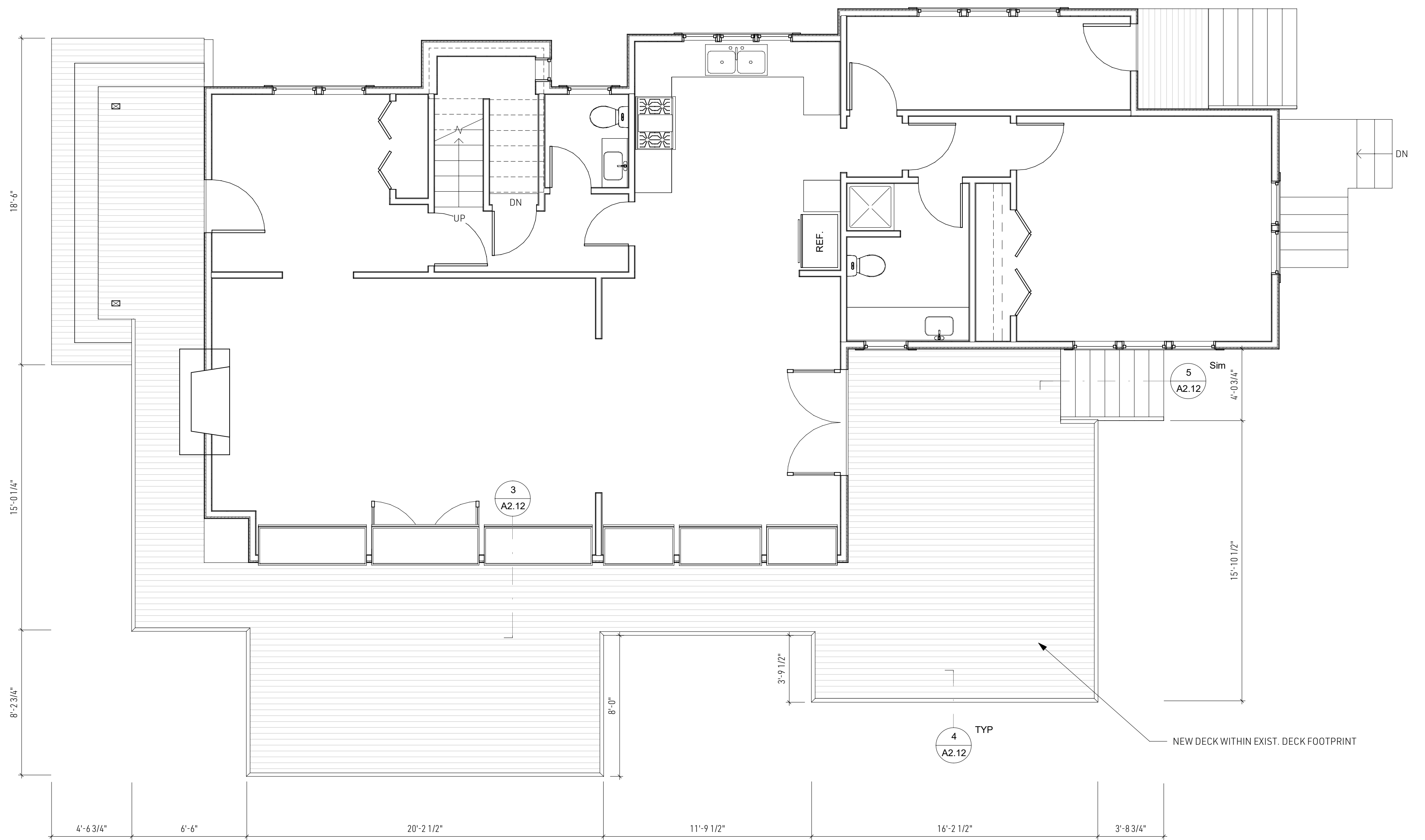
2 BASEMENT WINDOW WELL PLAN
1/2" = 1'-0"



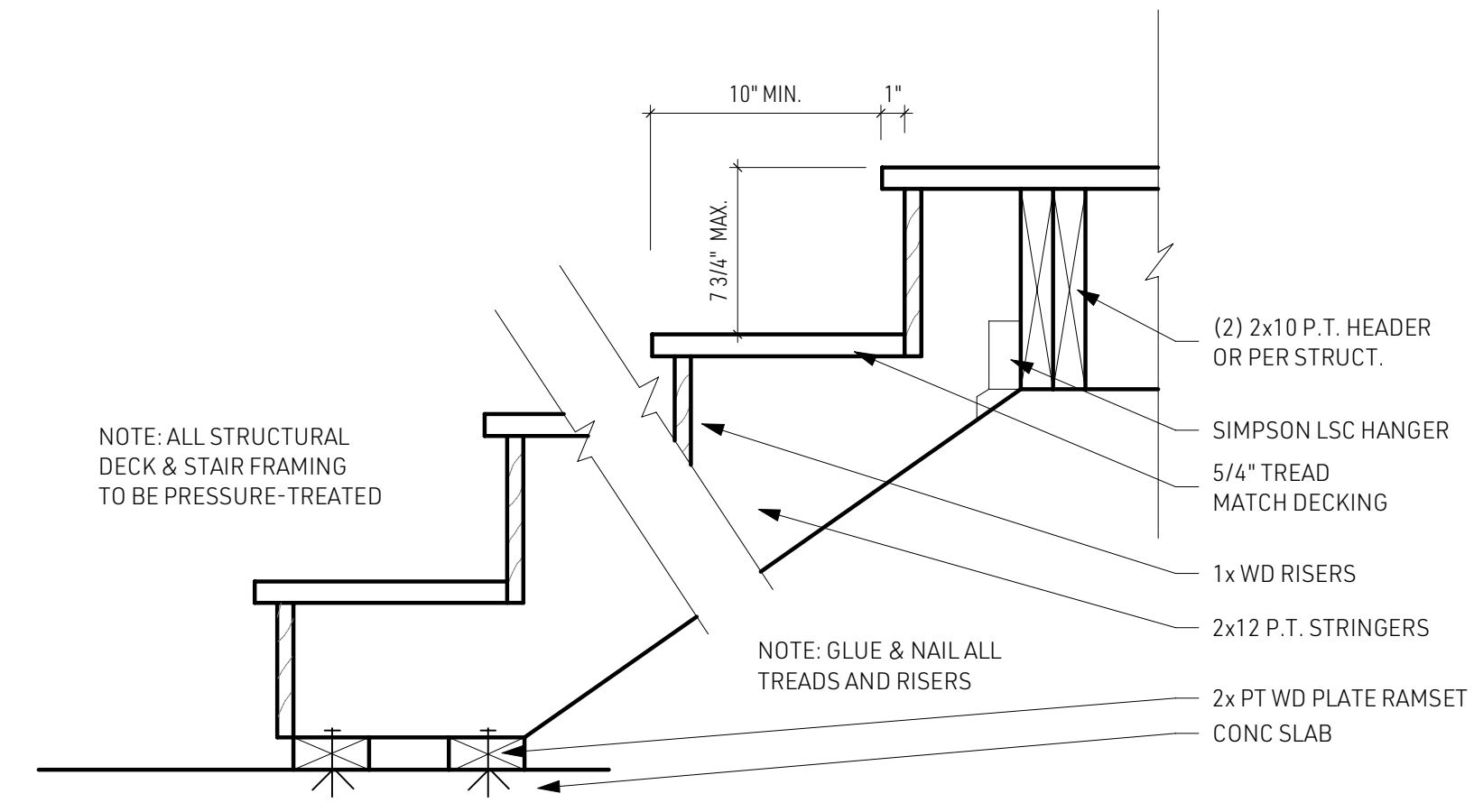
3 SECTION DETAIL @ EGRESS WINDOW
1/2" = 1'-0"



4 DECK RAILING DETAIL
1 1/2" = 1'-0"



1 PROPOSED DECK PLAN @ MAIN FLOOR
1/4" = 1'-0"



5 DECK STAIRS DETAIL
1 1/2" = 1'-0"

STAIR & RAILING NOTES

- HANDRAIL 1-1/4" MIN. - 2" MAX. DIMENSIONS.
- MOUNT HANDRAILS 34"-38" ABOVE STAIR NOSINGS.
- EXTEND HANDRAILS FROM TOP RISER TO BOTTOM RISER, TERMINATE AT WALLS OR POSTS.
- WHERE FUNCTIONING AS GUARD RAIL, RAILING SHALL BE 36" MIN HIGH & OPENINGS SHALL BE <4".
- STAIRS SHALL BE 36" MIN. CLR WIDTH.
- MAINTAIN 6'-8" CLEAR HEADROOM.
- 7-3/4" MAX. RISE.
- 10" MIN. RUN.
- MIN. 3'-0" LANDING.
- MAX. 12'-0" VERTICAL RISE PER STAIR RUN.
- WHERE RISERS ARE OPEN, OPENINGS BETWEEN RISERS SHALL BE <4" MAX.
- RAILING SHALL BE DESIGNED TO RESIST A 200 LB POINT LOAD AT ANY POINT ALONG TOP RAIL AND 50 PSF ON ALL GUARD RAIL INFILL COMPONENTS.

WINDOW WELL NOTES

- MIN. HORIZONTAL AREA OF WINDOW WELLS SHALL BE 9 SF.
- MIN WIDTH & DEPTH SHALL BE 3'-0".
- AREA OF WINDOW WELL SHALL ALLOW OPENING TO BE FULLY OPENED.
- WDW WELLS DEEPER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER.
- A PATH NOT LESS THAN 36" IN HEIGHT SHALL BE PROVIDED TO A YARD OR COURT.
- WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO FTG DRAINS.

PLAN NOTES

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- EXTERIOR DOORS AND CASING INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF ROUGH OPENING SIX (6) INCHES FROM THE ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL OTHER DOORS AND CASING INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE CENTERED BETWEEN WALLS UNLESS OTHERWISE NOTED.

GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2018 EDITION), & LOCAL BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
ROOF SNOW LOAD (Pf)	25 PSF
BALCONIES AND DECKS	60 PSF

WIND:

BASIC WIND SPEED (3-SECOND GUST)	97 MPH
WIND IMPORTANCE FACTOR (Iw)	1.0
WIND EXPOSURE	B

EARTHQUAKE:

LAT. / LONG.	47.568 / -122.233
SEISMIC IMPORTANCE FACTOR (Ie)	1.0
SEISMIC USE GROUP	I
MAPPED SPECTRAL RESPONSE (Ss/S1)	1.43g/0.50g
SPECTRAL RESPONSE COEF. (SDS/SD1)	1.14g/0.60g
SEISMIC FORCE RESISTING SYSTEM	KNEE BRACES
DESIGN BASE SHEAR	5.27k
SEISMIC RESPONSE COEFFICIENT (Cs)	0.762
SEISMIC DESIGN CATEGORY	D
RESPONSE MODIFICATION FACTOR (R)	1.5
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

REFERENCE: SEAOC, OSHPD

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL UNDERGROUND ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDamaged WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	2,000 PSF
LATERAL EARTH PRESSURE	35 PCF

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'c = 2,500 PSI. THE CONCRETE MIX SHALL CONTAIN A MAXIMUM OF 330 POUNDS OF CEMENT PER CUBIC YARD AND SHALL HAVE A HIGH (30 PERCENT OR MORE) SCM (SUPPLEMENTARY CEMENTITIOUS MATERIALS, SUCH AS FLYASH OR SLAG) CONTENT. CEMENT SHALL BE A BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595.

A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, SUPPLEMENTARY CEMENTITIOUS MATERIALS, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD & SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ARTICLE 4.2.3 OF ACI 301. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"
B. ALL OTHER SURFACES 1 1/2"

WOOD

- FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI
(3X & 4X MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1000 PSI

STRUCTURAL LIGHT FRAMING: (INCL. 3X AND 4X POSTS)	DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, FB = 900 PSI
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BEAMS AND STRINGERS: (INCL. 6X AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1350 PSI
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POSTS AND TIMBERS: (6X6 AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FC = 1000 PSI
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STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR OR HEM-FIR STANDARD GRADE
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2X6 STUDS AND PLATES:	HEM-FIR NO. 3/ STUD GRADE
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2X AND 3X T & G DECKING	HEM-FIR COMMERCIAL DEX, MINIMUM BASE VALUE, FB = 1350 PSI
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- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.

- NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

- WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

- FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.



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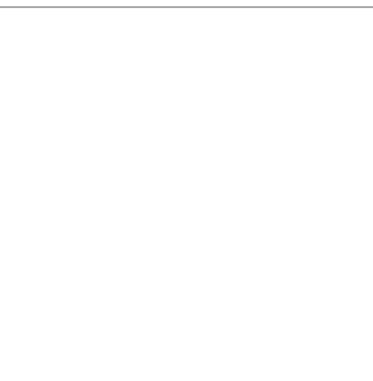
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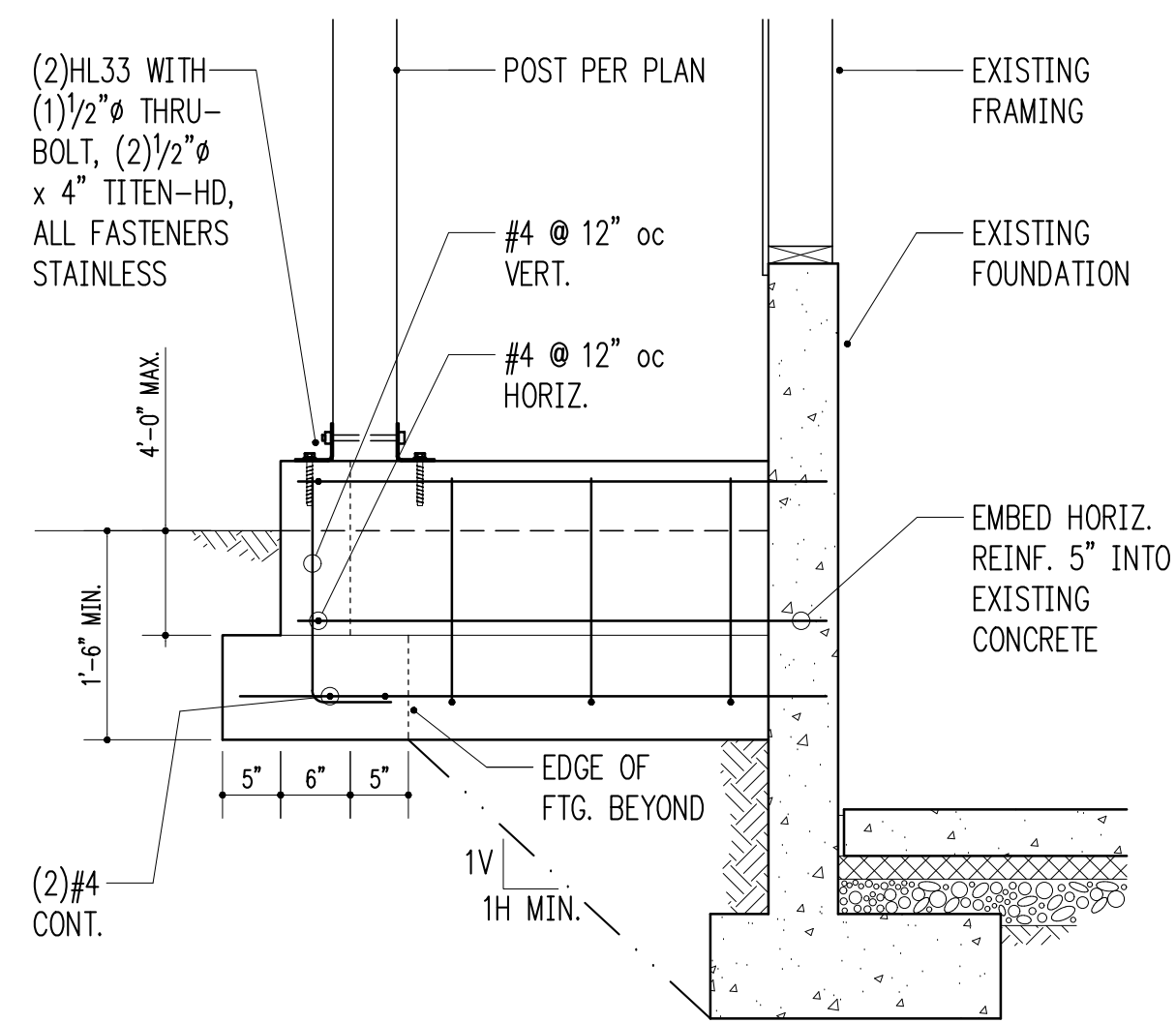


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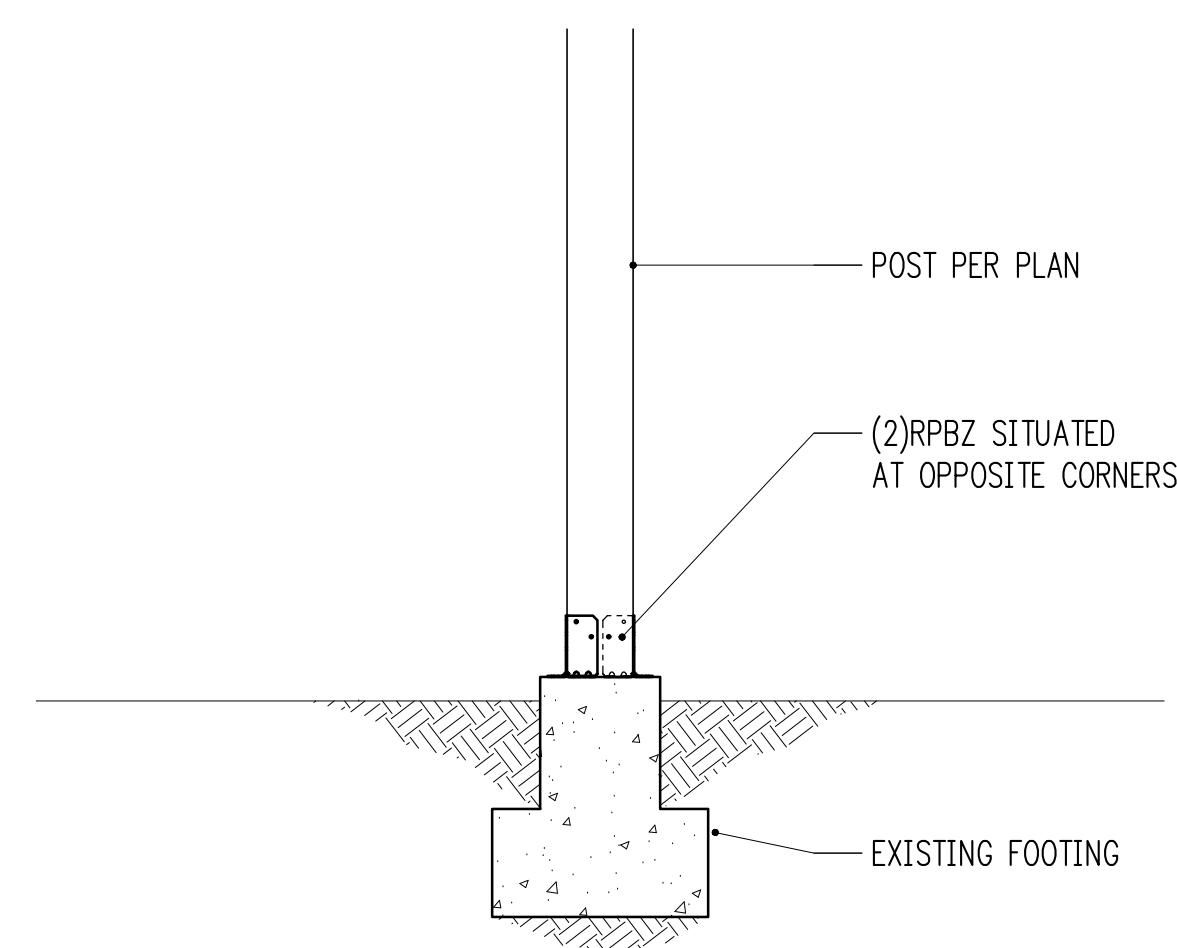
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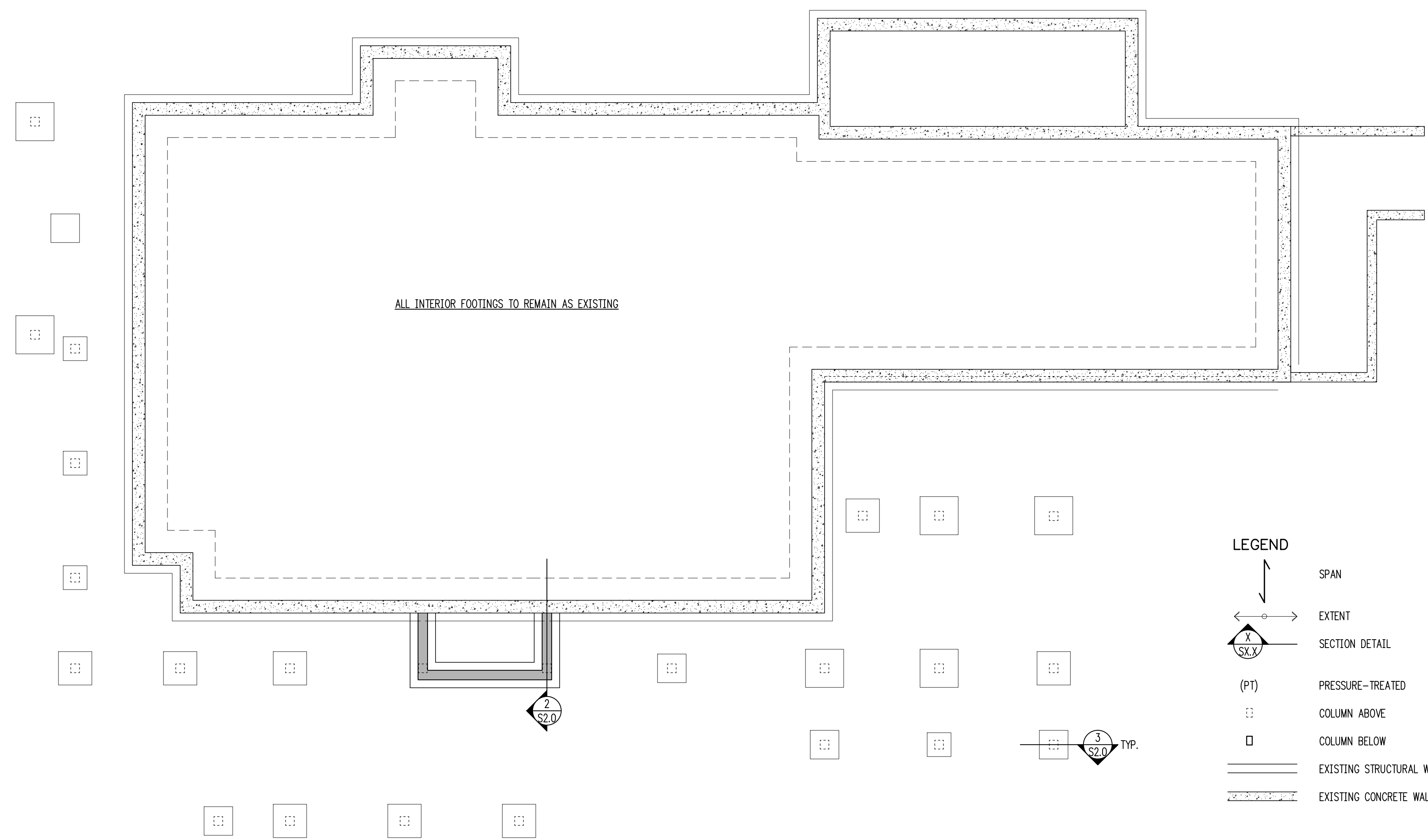
GARCIA RESIDENCE



3/4" = 1'-0" 2



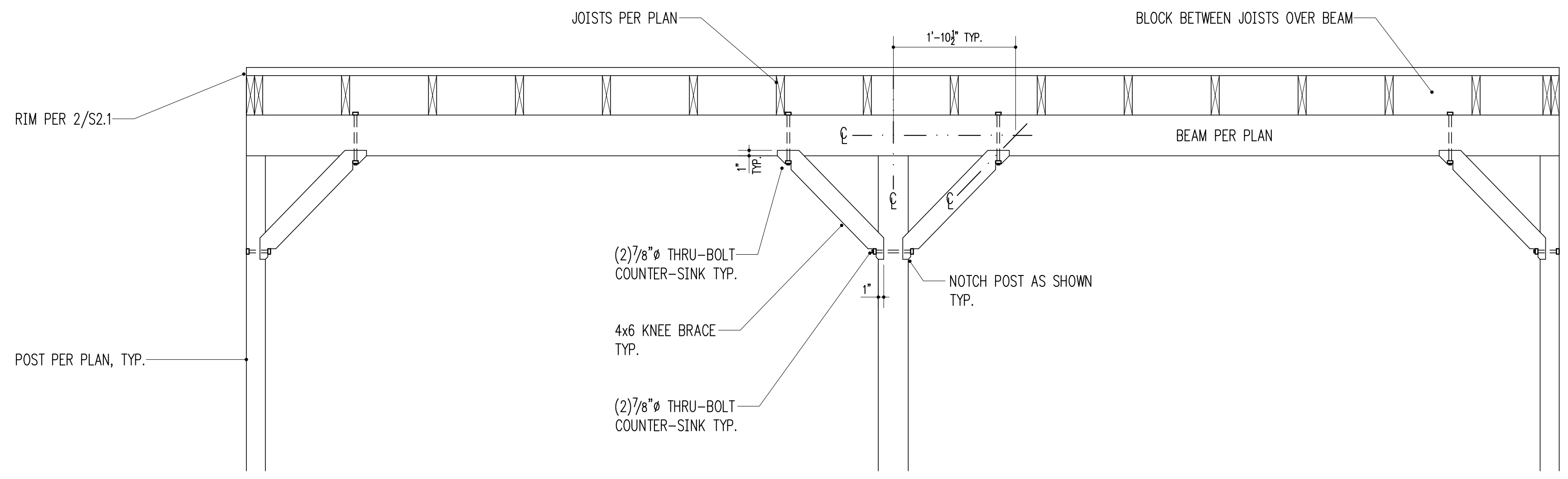
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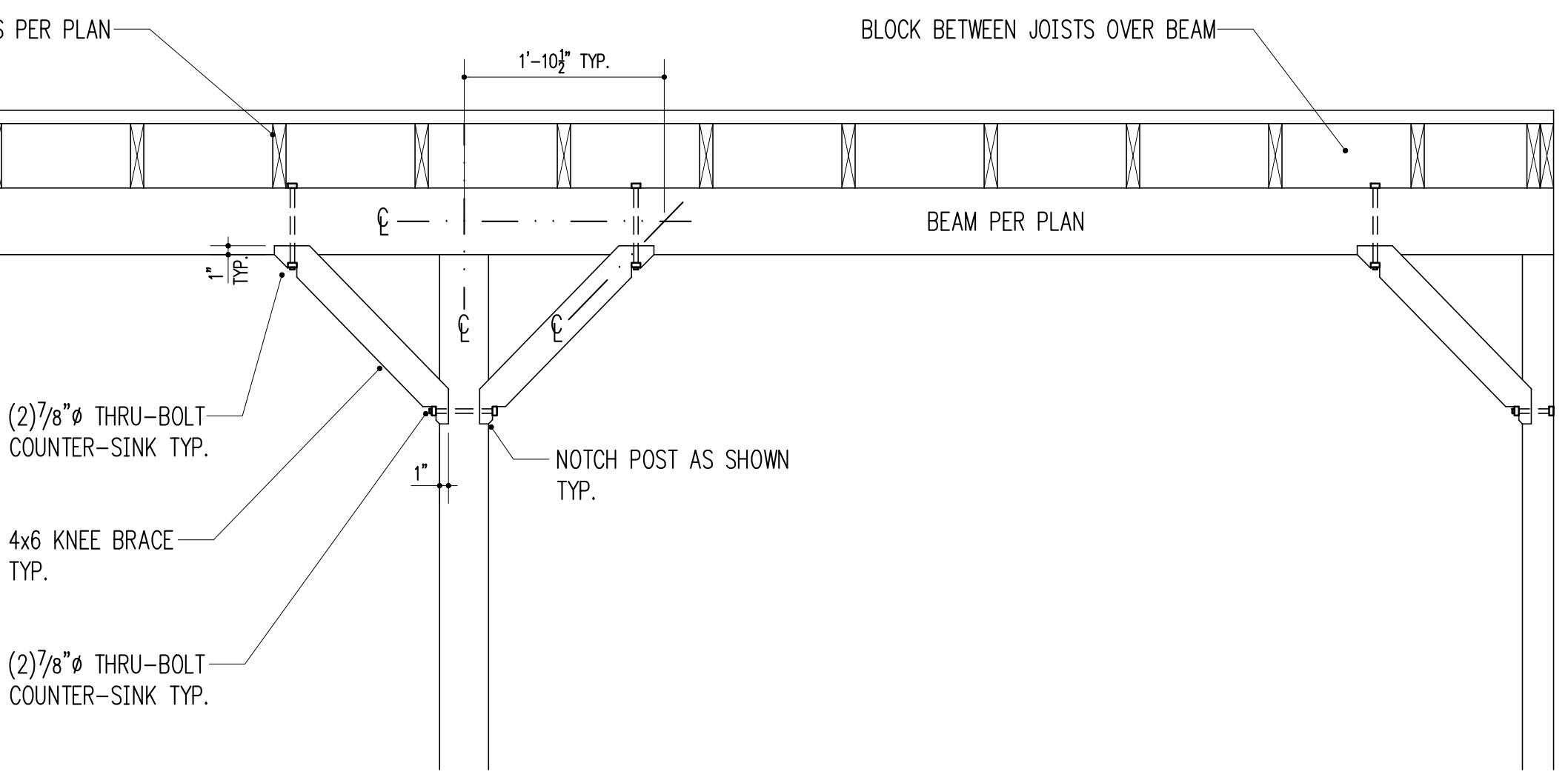
1 FOUNDATION PLAN
scale: 1/4" = 1'-0"

- LEGEND**
- SPAN
 - EXTENT
 - SECTION DETAIL
 - (PT) PRESSURE-TREATED
 - COLUMN ABOVE
 - COLUMN BELOW
 - EXISTING STRUCTURAL WALL
 - EXISTING CONCRETE WALL

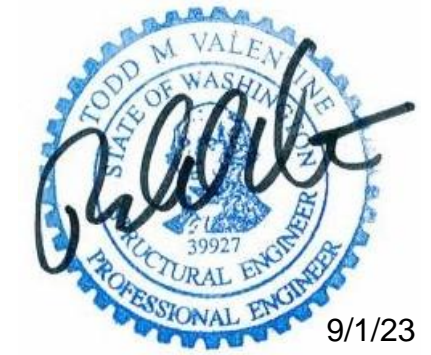
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3/4" = 1'-0" 4



3/4" = 1'-0" 5



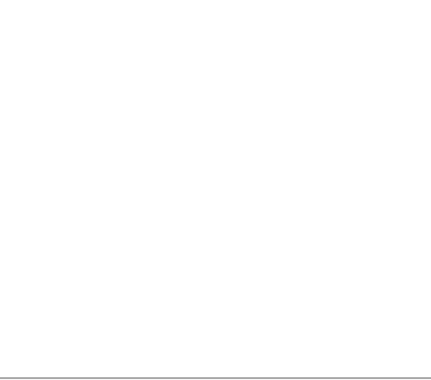
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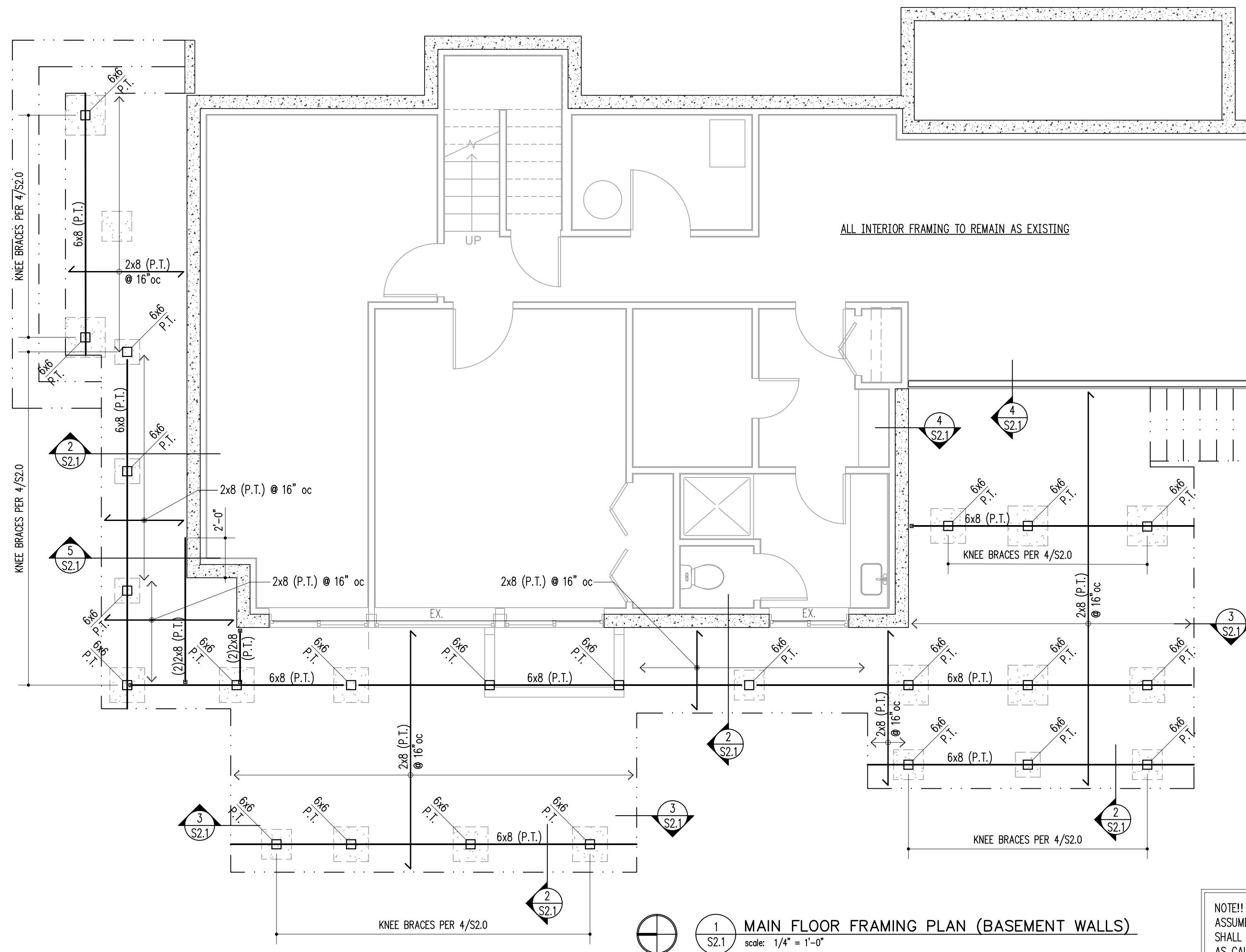
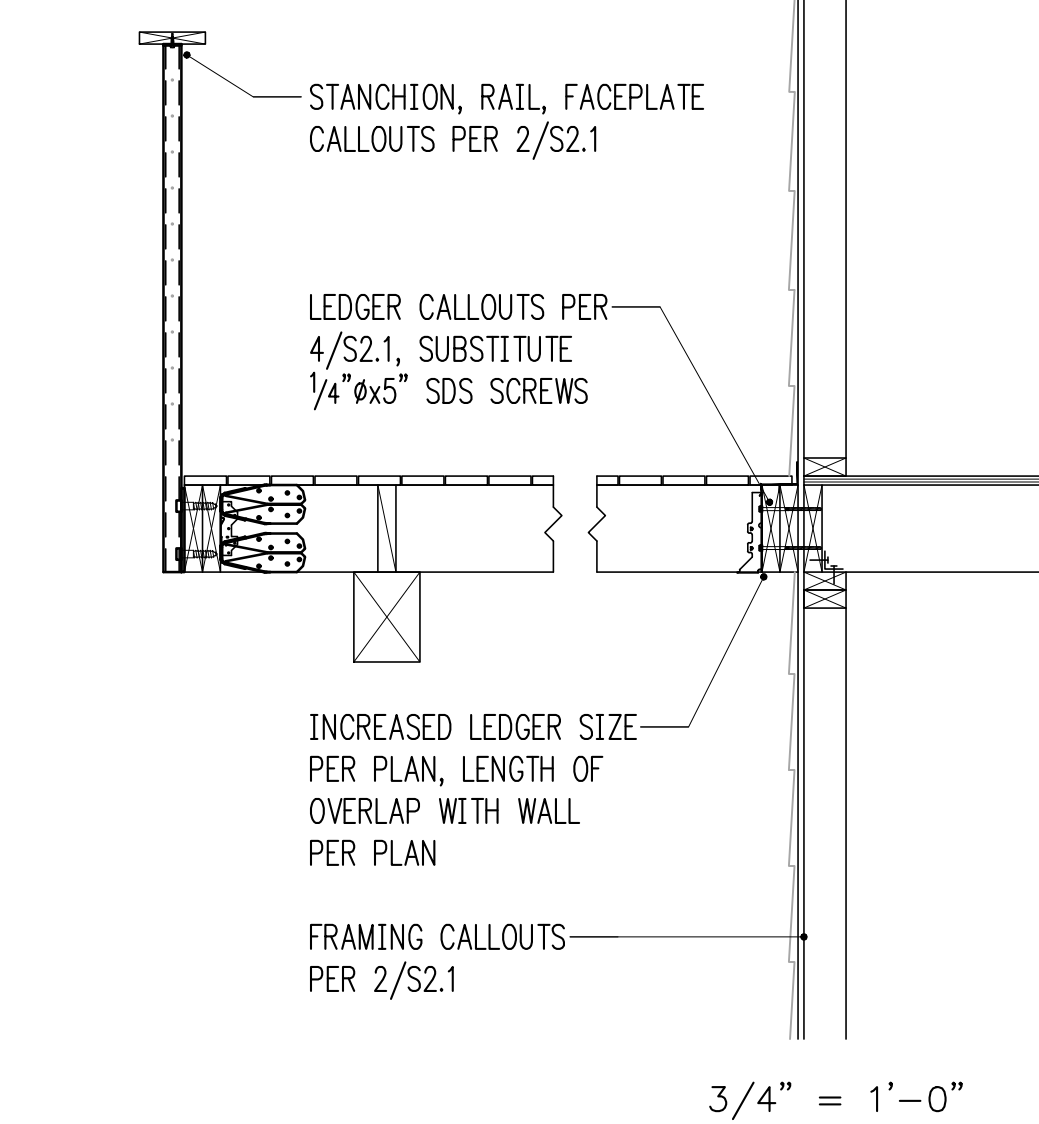
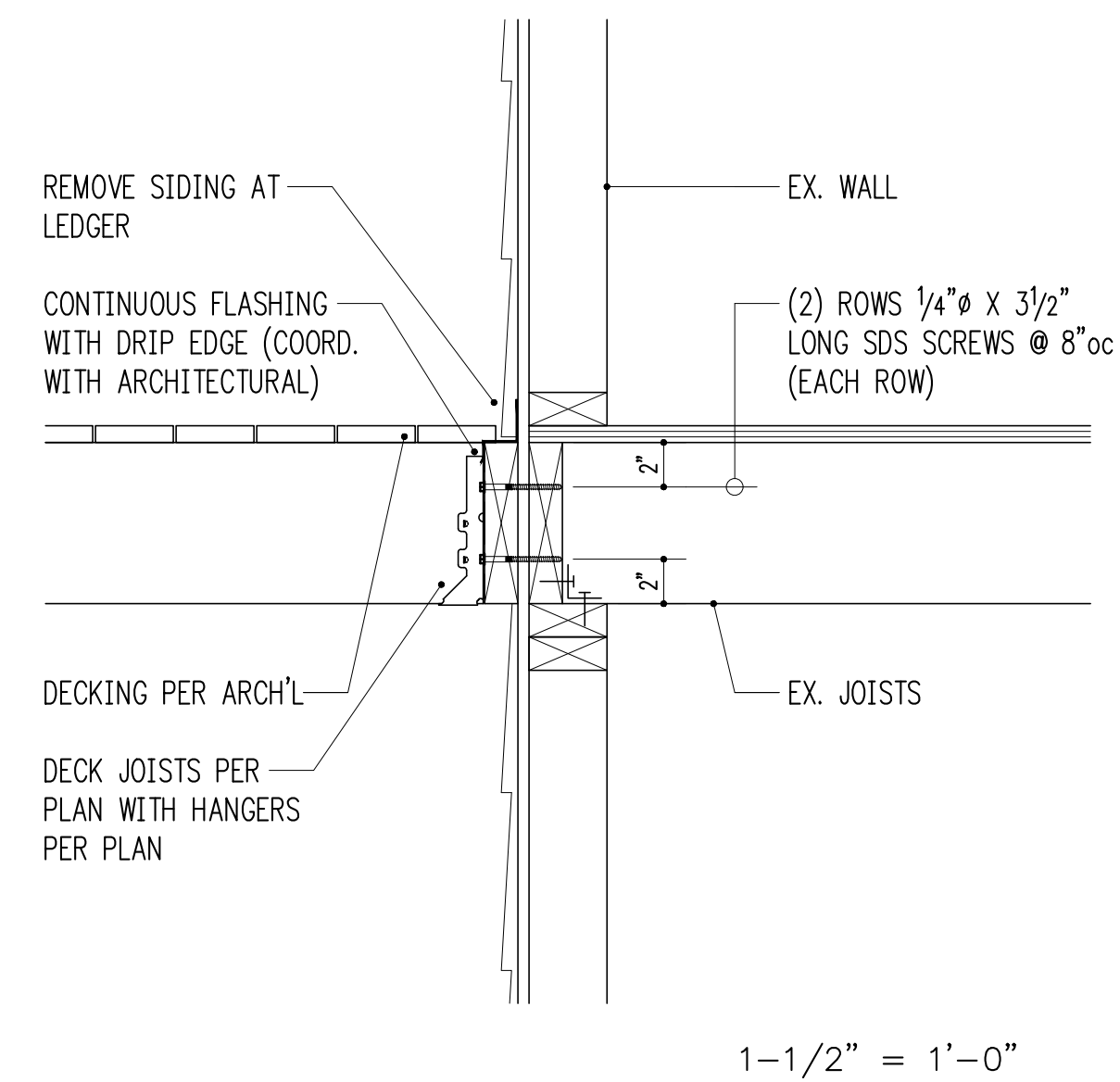
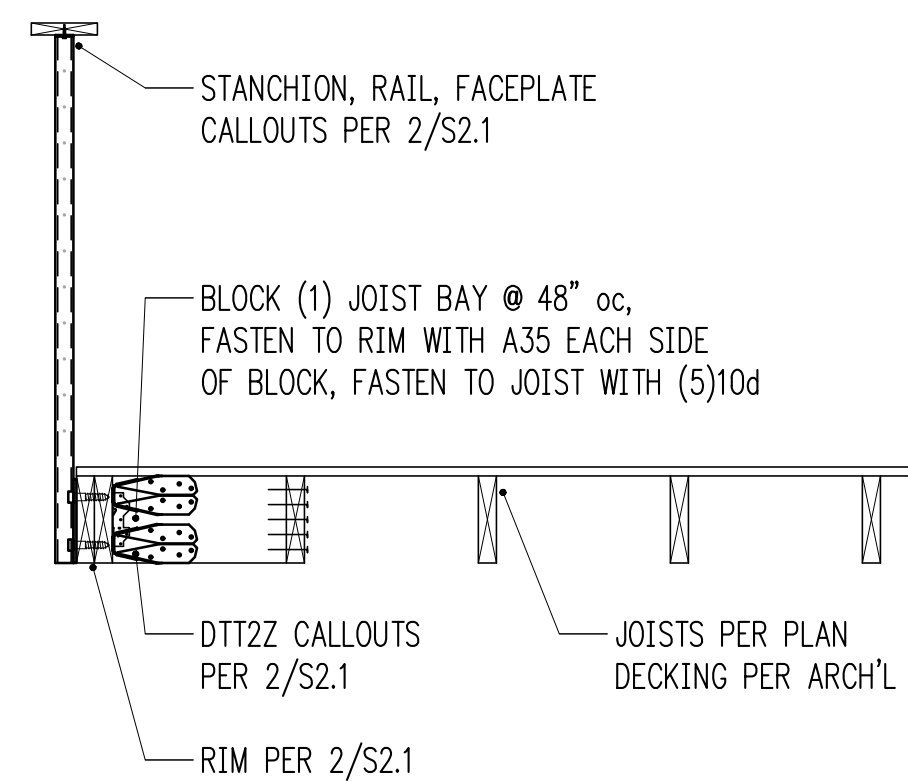
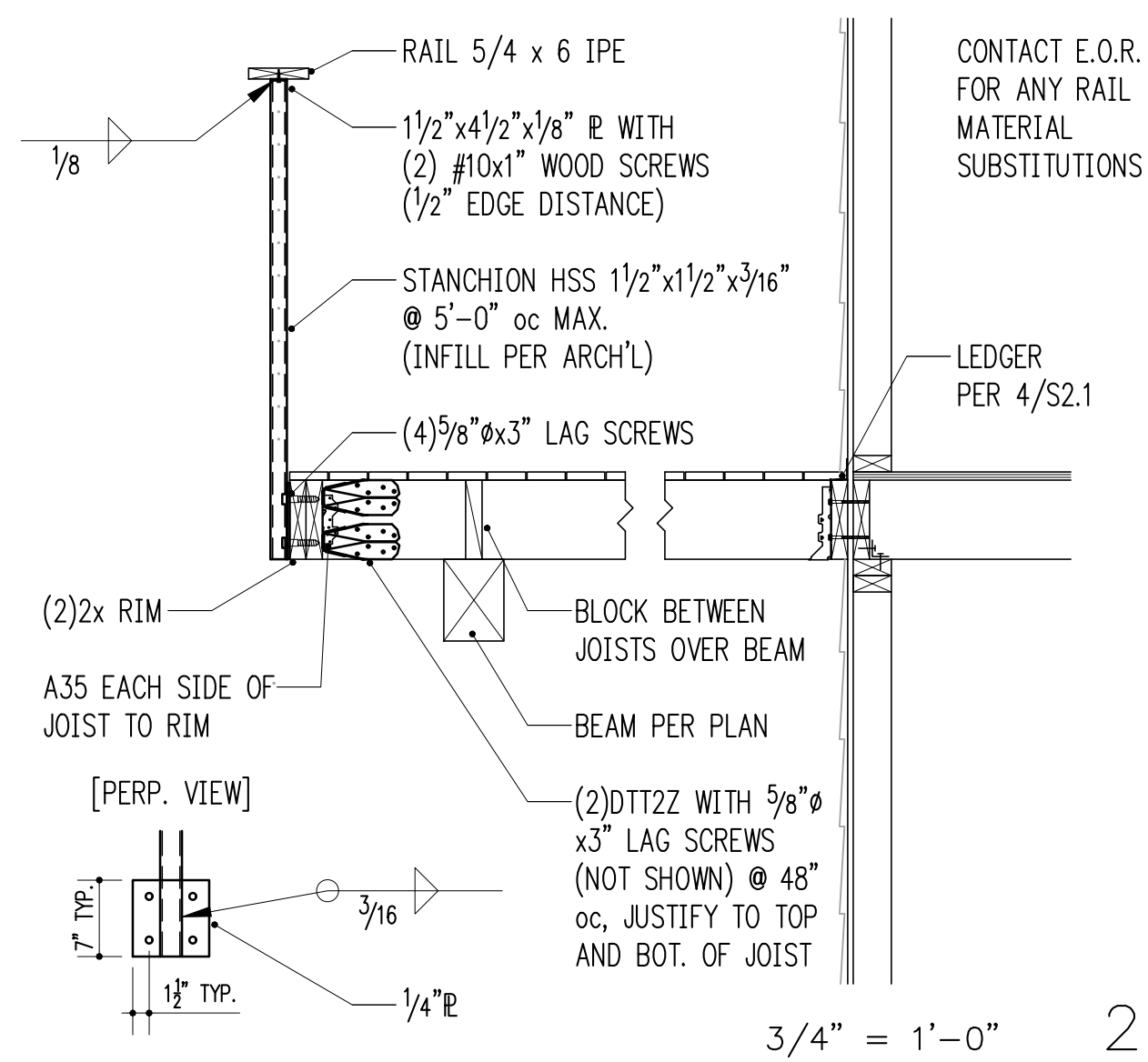
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Drawing Title
FOUNDATION PLAN

Drawing Number
S2.0



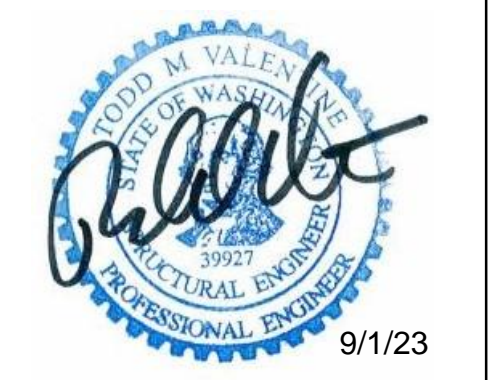
- LEGEND**
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HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x8	LUS28	10d COMMON	945 lb
(2)2x8	LUS28-2	16d COMMON	1,130 lb
6x8	HU68	16d COMMON	1,280 lb

MEMBER (CONCEALED)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x8	LUC26Z	16d COMMON	610 lb
(2)2x8	HUC28-2	16d COMMON	1,280 lb
6x8	HUC68	16d COMMON	1,280 lb



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MAIN FLOOR FRAMING PLAN

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S2.1

GARCIA RESIDENCE