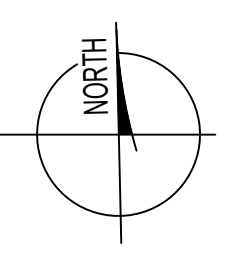


**A. SITE PLAN**

- 1" = 10'-0"
- = EAVE LINE
- FLAT LOT <1% - ELEV = 308
- = TREE FENCING, CHAIN LINK
- = GROUND PROTECTION AREA - (9" OF WOOD CHIPS)
- SEE ARBORIST'S REPORT FOR FULL TREE PROTECTION NOTES
- ⊕ = TREE NUMBER PER ARBORIST'S REPORT
- ⊕ = EXCEPTIONAL TREE
- = TREE LIMIT OF DISTURBANCE
- RT = REPLACEMENT TREE PER ARBORIST'S REPORT



**Owner's Name**

MILLAD VIII LLC  
7683 SE 27TH ST, #178. MI

**Structural Engineer**

Arnold Forsman  
Forsman Engineering  
30014 2nd Court South  
Federal Way, WA 98003  
(253) 815-9182

**Parcel Number/Legal**

Parcel # 5315100726

**Legal Description:**

MC GILVRAS ISLAND ADD LESS W 110 FT & LESS E 125.25 FT

Lots sf (per survey) = 11080 sf

Existing sf per K.C. Records = 1750 + garage

ZONING = R9.6

**F. A. R. calc**

MAIN FLOOR (inc. gar.) = 2533.1 + 532.5 = 3065.6  
SURCHARGE FOR CLGS ABOVE 12' = 175.2  
TOTAL FAR = 3240.8 sf  
ALLOWABLE FAR = 11080\*.40 = 4432 sf

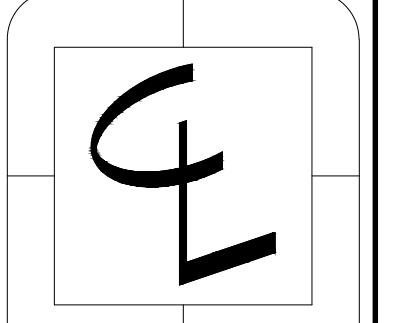
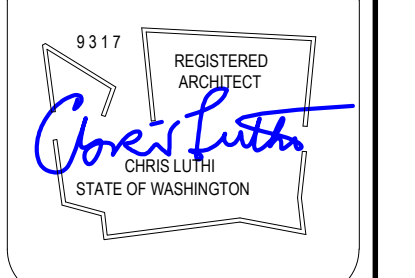
**Architect**

CHRIS LUTHI  
CENTERLINE DESIGN  
4737 37th AVE SW  
SEATTLE WA 98126  
206.932.8706

**Project Description**

Demolition of existing and construction of new single family residence.

*All Japanese knotweed (Polygonum cuspidatum) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.*



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**CONTENTS**

Site Plan

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**DATE**

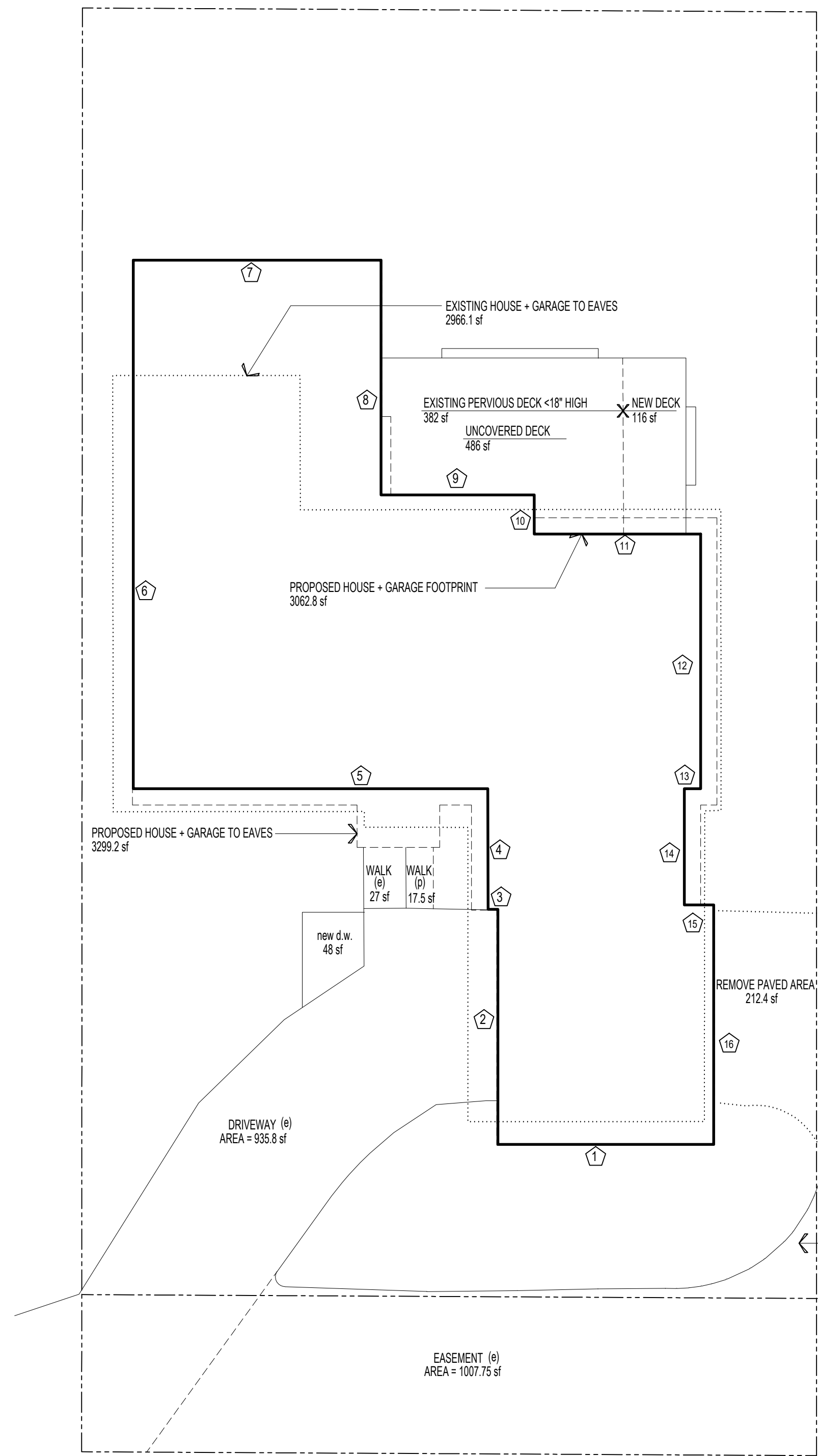
6.19.20  
12.3.20

1a



	EL @ MIDPOINT	segment	avg el	wtd sgmnt
1		22.08	309.00	6822.72
2		24	309.00	7416.00
3		1	309.00	309.00
4		12.35	309.00	3816.15
5		36.26	309.00	11204.34
6		54.04	308.50	16671.34
7		23.34	308.00	7188.72
8		24.01	308.00	7395.08
9		15.67	308.00	4826.36
10		4	308.00	1232.00
11		17.01	308.50	5247.59
12		26	309.00	8034.00
13		1.66	309.00	512.94
14		11.85	309.00	3661.65
15		3	309.00	927.00
16		24.49	309.00	7567.41
			300.76	92832.30

AVG. EL = **308.659**

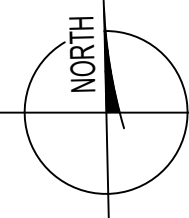


LOT COVERAGE CALC.  
 NET LOT AREA = 11080 - 1007.75 = 10072.75 sf  
 ALLOW LOT COVERAGE = 45 x 10072.75 = 4532.74 ALLOW  
 PROPOSED HOUSE = 3299.2 + 935.8 + 86.14 + 48 = 4321.14  
 HARDSCAPE CALC.  
 NET LOT AREA = 11080 - 1007.75 = 10072.75 sf  
 ALLOW HARDSCAPE = 39 x 10072.75 = 906.55 ALLOW  
 PROPOSED COVERAGE = 498 + 44.5 = 542.5

### B. SUPPLEMENTAL SITE PLAN

1" = 10'-0"

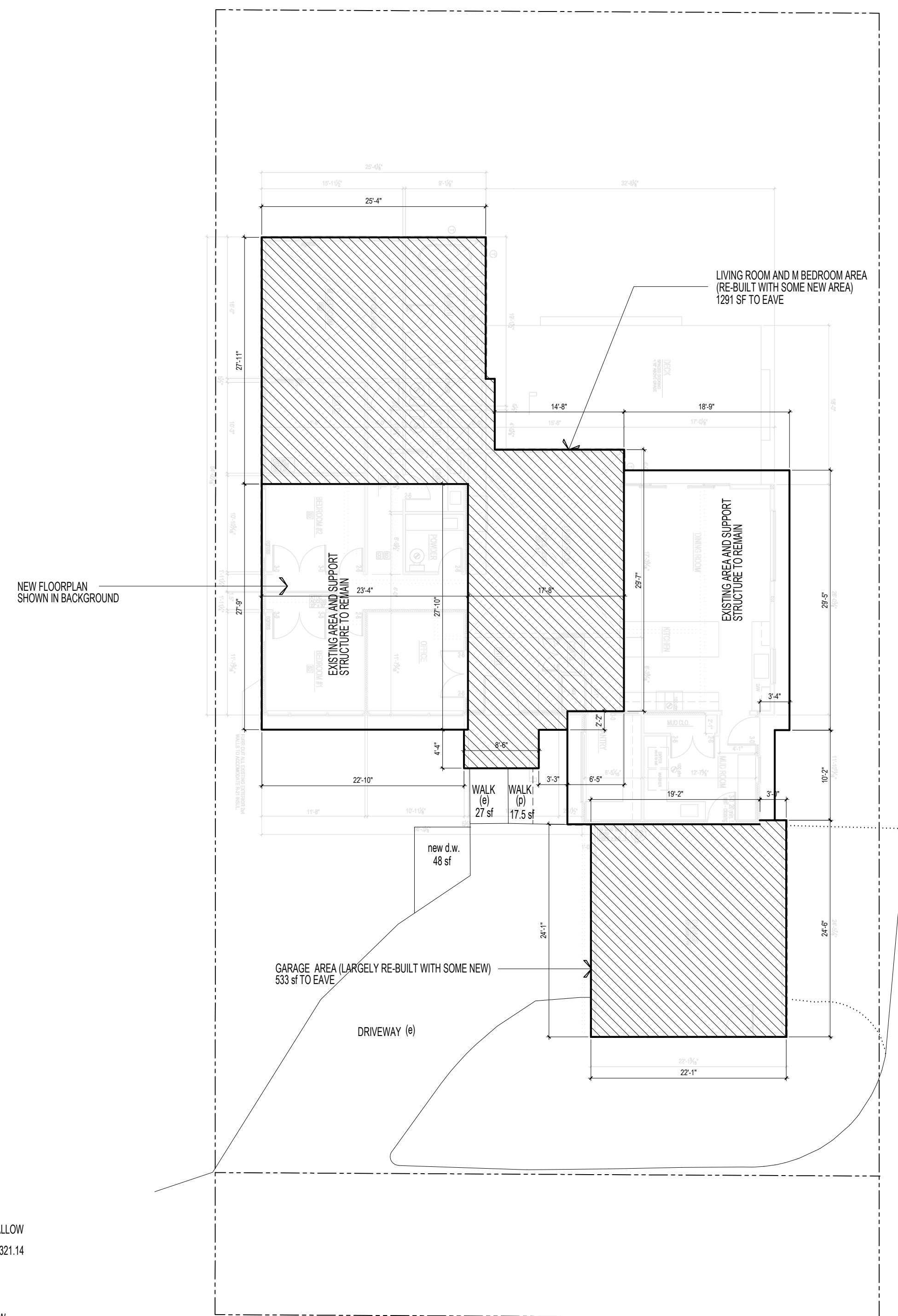
Ⓢ = WALL SEGMENT TAG FOR BASEMENT EXCEPTION



### IMPERVIOUS SURFACE CALCS

EXISTING BLDG TO EAVES = 2966.1 sf  
 EXISTING DRIVEWAY = 935.8 + 212.4 + 86.14 + 1007.75 = 2,242.09 sf  
 EXISTING WALKS = 27 sf  
 TOTAL EXISTING = 5202.19 sf  
 PROPOSED BLDG TO EAVES = 3062.8 sf  
 PROPOSED DRIVEWAY = 935.8 + 86.14 + 1007.75 + 48 = 2077.69 sf (212.4 sf removed)  
 PROPOSED WALKS = 44.5 sf  
 TOTAL PROPOSED = 5185 sf  
 PROPOSED - EXISTING = (-17.2 sf) - net reduction from existing

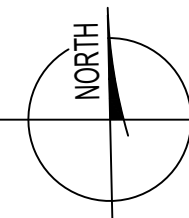
**DRAINAGE EXEMPT**



### A. IMPERVIOUS SITE PLAN

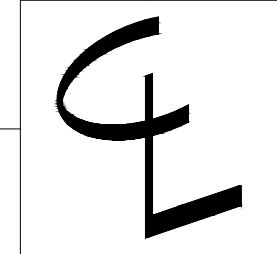
1" = 10'-0"

----- = EAVE LINE  
 FLAT LOT <1% - ELEV = 308



TOTAL NEW/REPLACED IMPERV. CALC. (to eaves)

NEW / REPLACED AREA AT GARAGE = 533 sf  
 NEW / REPLACED AREA AT L.R. & M.B. = 1291 sf  
 NEW DRIVEWALK AREA = 85.9 sf  
 1889.5 sf



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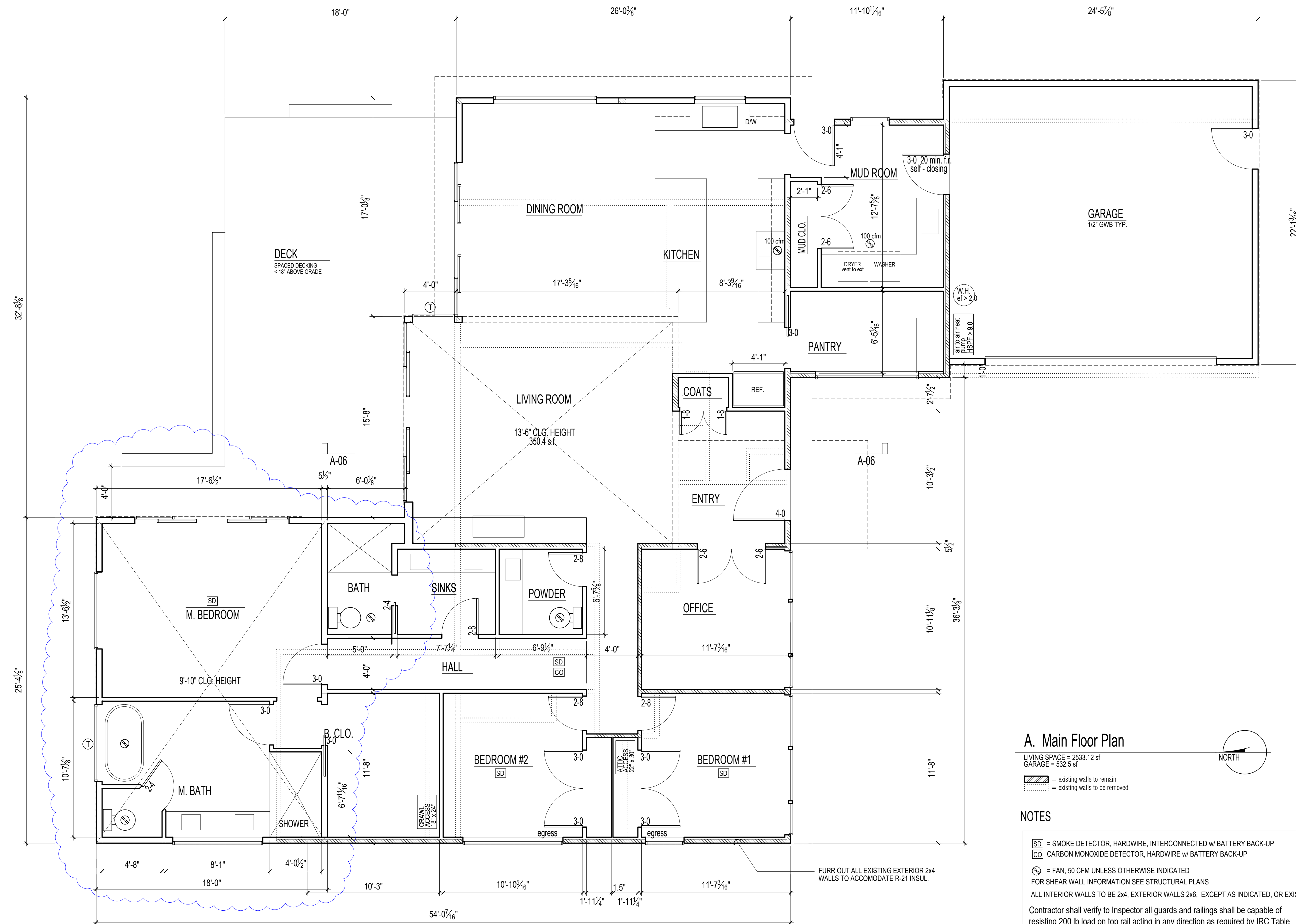
### CONTENTS

Site Plan

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1b



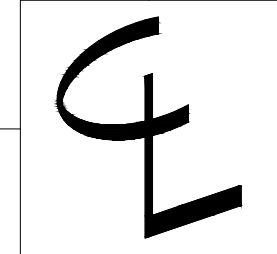
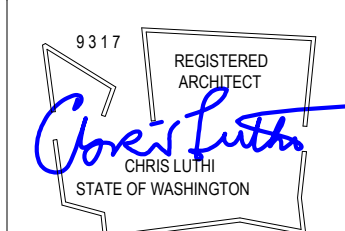
**A. Main Floor Plan**

LIVING SPACE = 2533.12 sf  
GARAGE = 532.5 sf

▨ = existing walls to remain  
⋯ = existing walls to be removed

**NOTES**

- SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- FAN = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- T = TEMPER/SAFETY GLAZE WINDOWS  
all doors with glass to be tempered/safety glazed



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Main Floor Plan

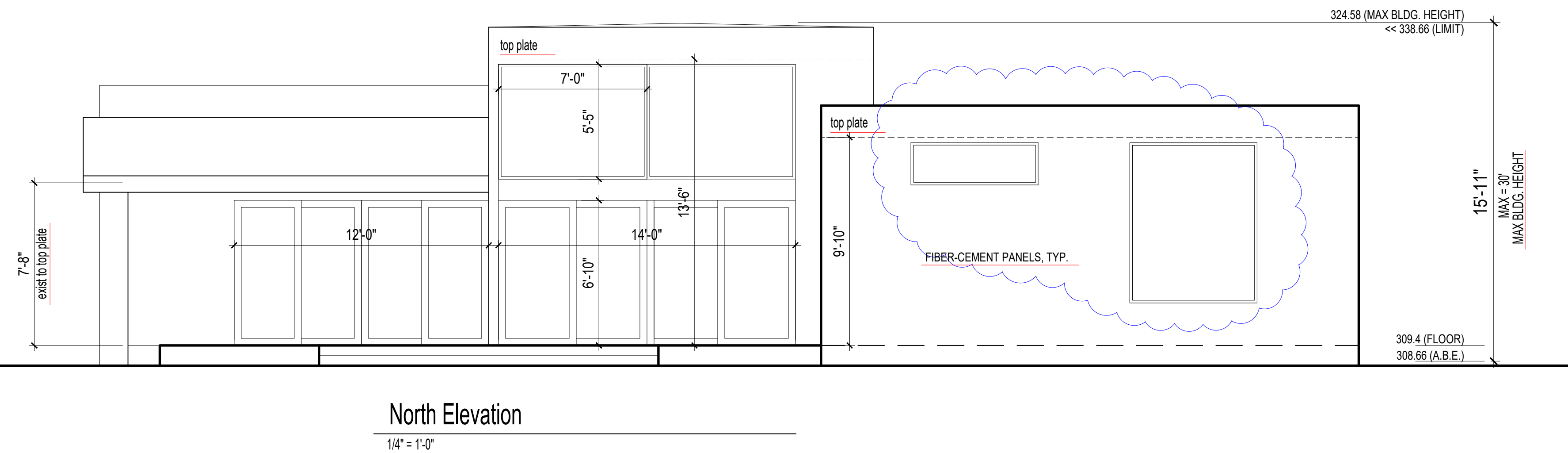
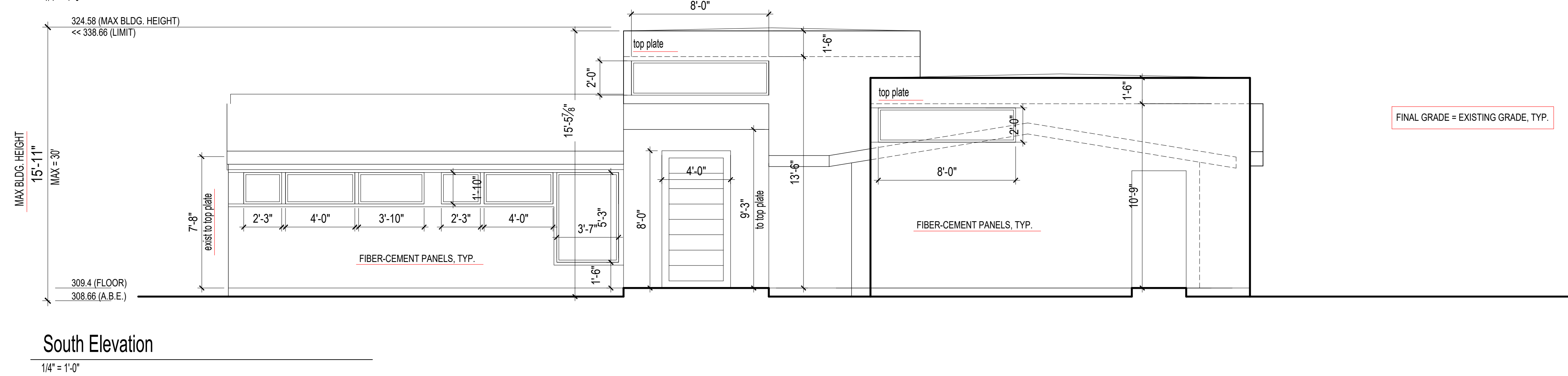
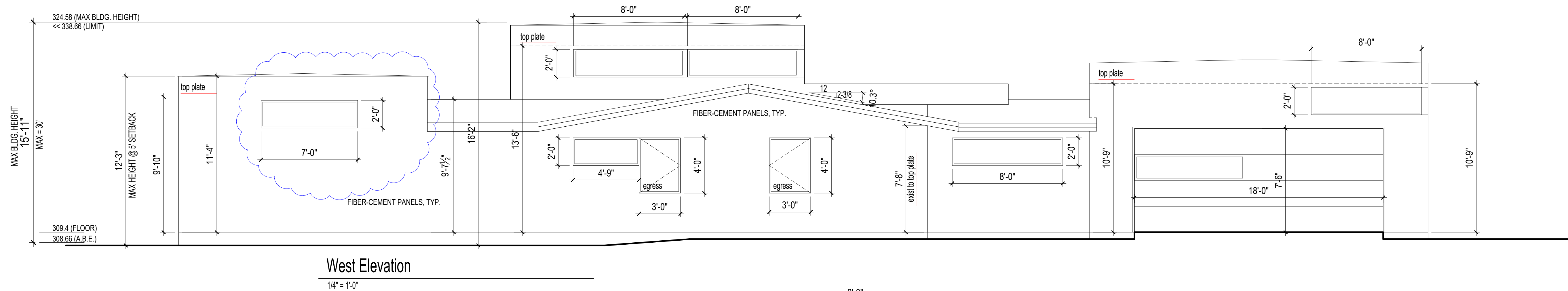
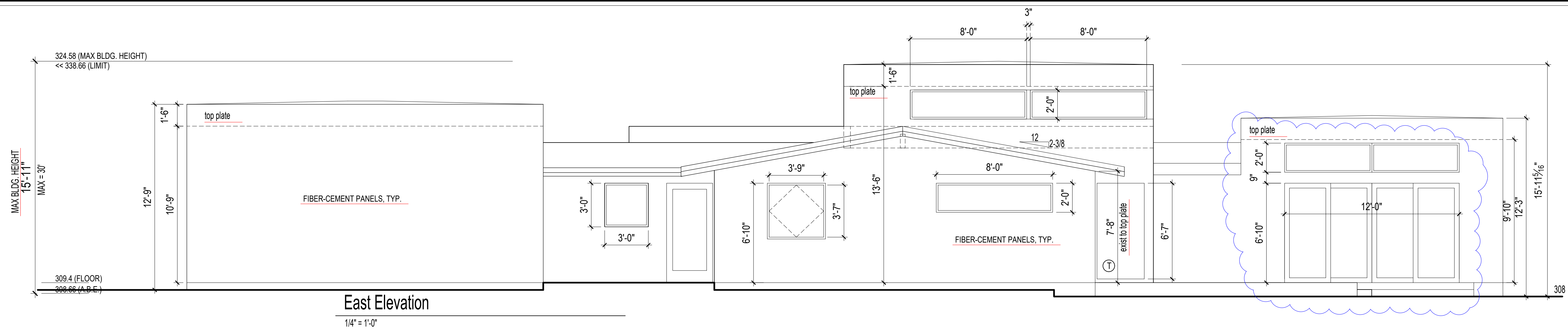
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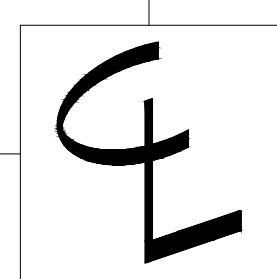
**2928 72nd Ave SE Remodel**  
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Elevations

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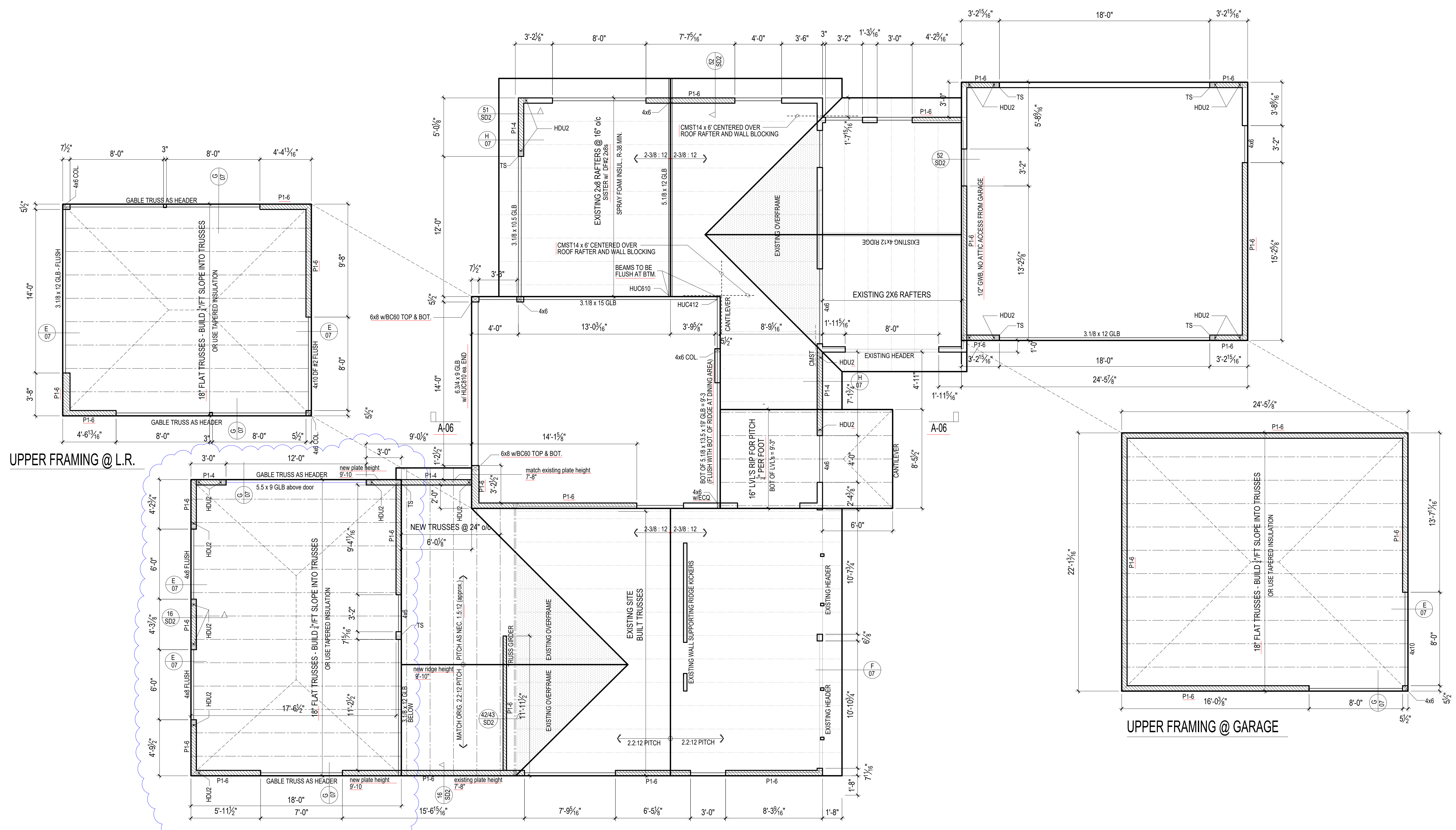
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 10.4.20  
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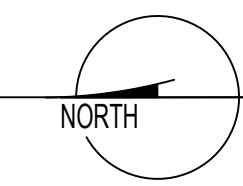
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CONTENTS  
 Roof Framing

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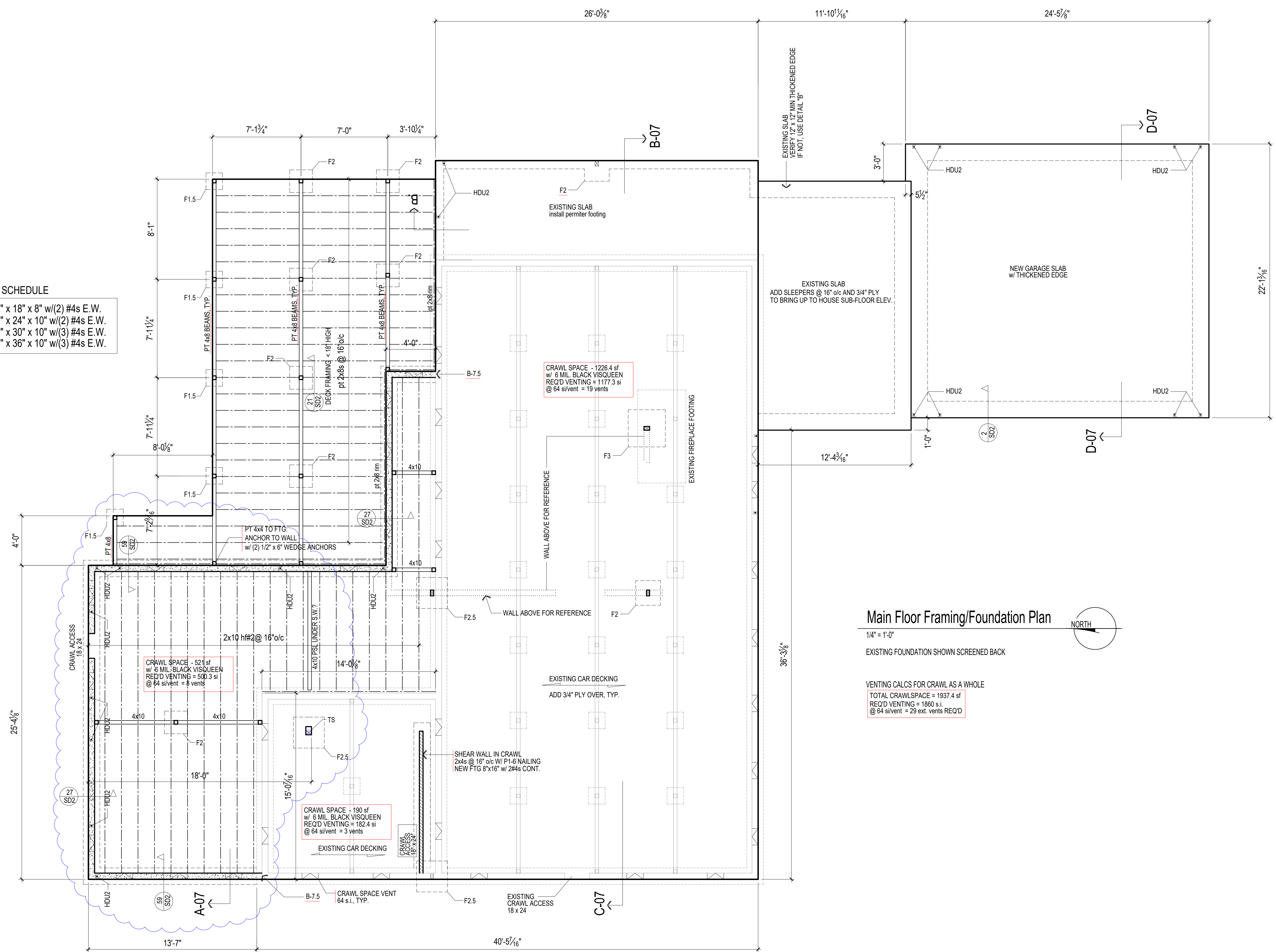
Roof Framing Plan AND MAIN FLOOR SHEAR WALLS  
 1/4" = 1'-0"  
 TS = TRIPLE STUD  
 MIN HEADER = 4x8





**FOOTING SCHEDULE**

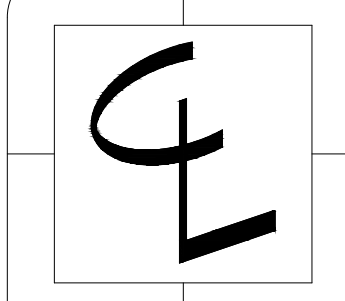
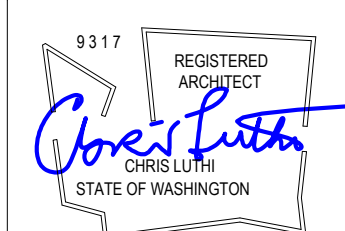
- F1.5 = 18" x 18" x 8" w/(2) #4s E.W.
- F2.0 = 24" x 24" x 10" w/(2) #4s E.W.
- F2.5 = 30" x 30" x 10" w/(3) #4s E.W.
- F2.5 = 36" x 36" x 10" w/(3) #4s E.W.



**Main Floor Framing/Foundation Plan**

1/4" = 1'-0"  
EXISTING FOUNDATION SHOWN SCREENED BACK

VENTING CALCS FOR CRAWL AS A WHOLE  
TOTAL CRAWLSPACE = 1937.4 sf  
REQ'D VENTING = 1860 s.f.  
@ 64 silvent = 29 ext. vents REQ'D



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Foundation

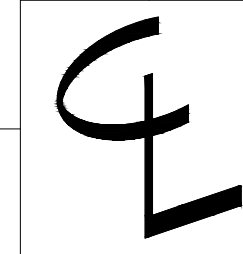
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05



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 Mercer Island WA

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Bldg. Section

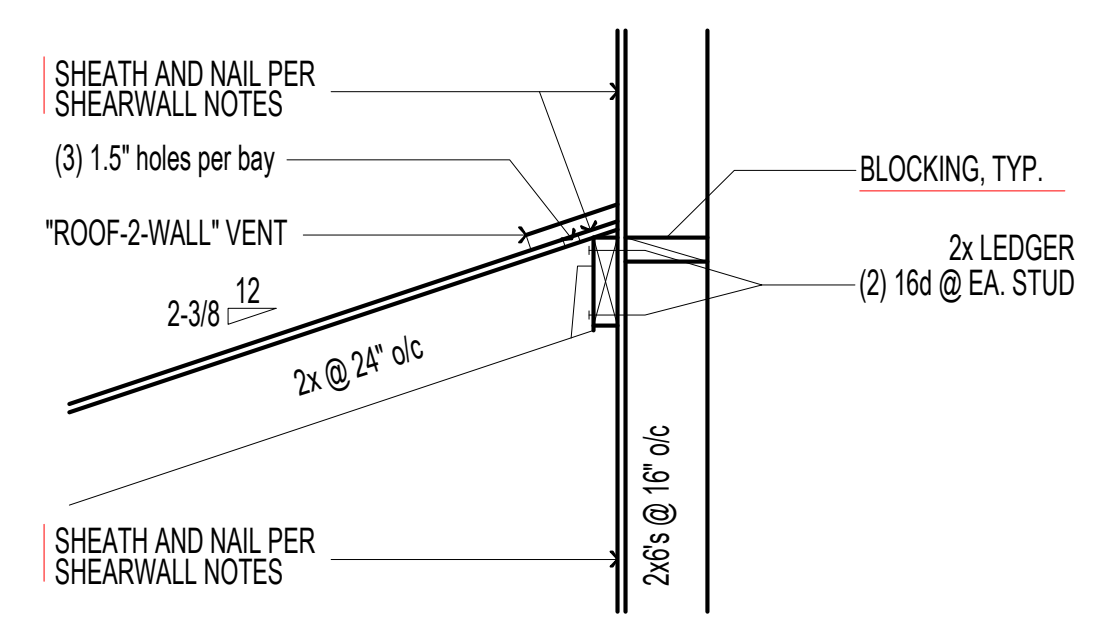
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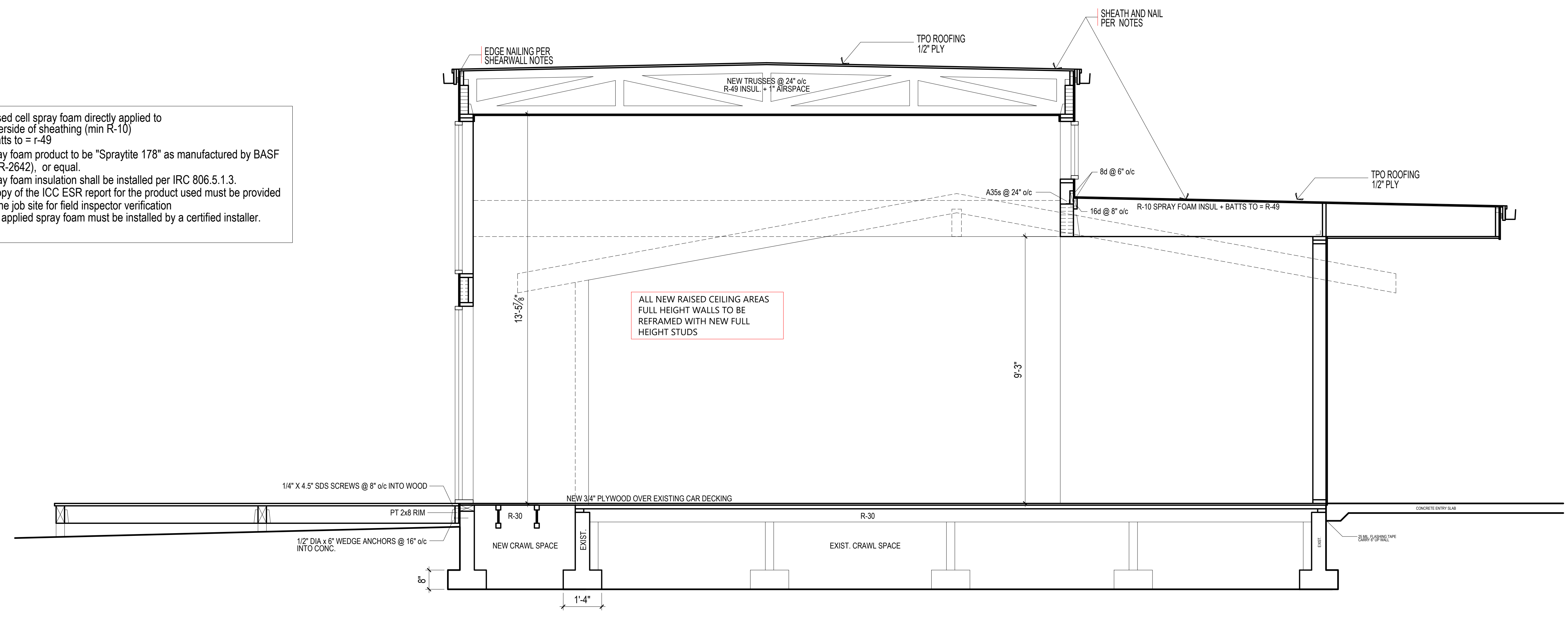
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B. TYP. ROOF TO WALL CONNECTION  
 1" = 1'-0"

Closed cell spray foam directly applied to underside of sheathing (min R-10) + batts to = R-49  
 Spray foam product to be "Spraytite 178" as manufactured by BASF (ESR-2642), or equal.  
 Spray foam insulation shall be installed per IRC 806.5.1.3.  
 A copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification.  
 The applied spray foam must be installed by a certified installer.



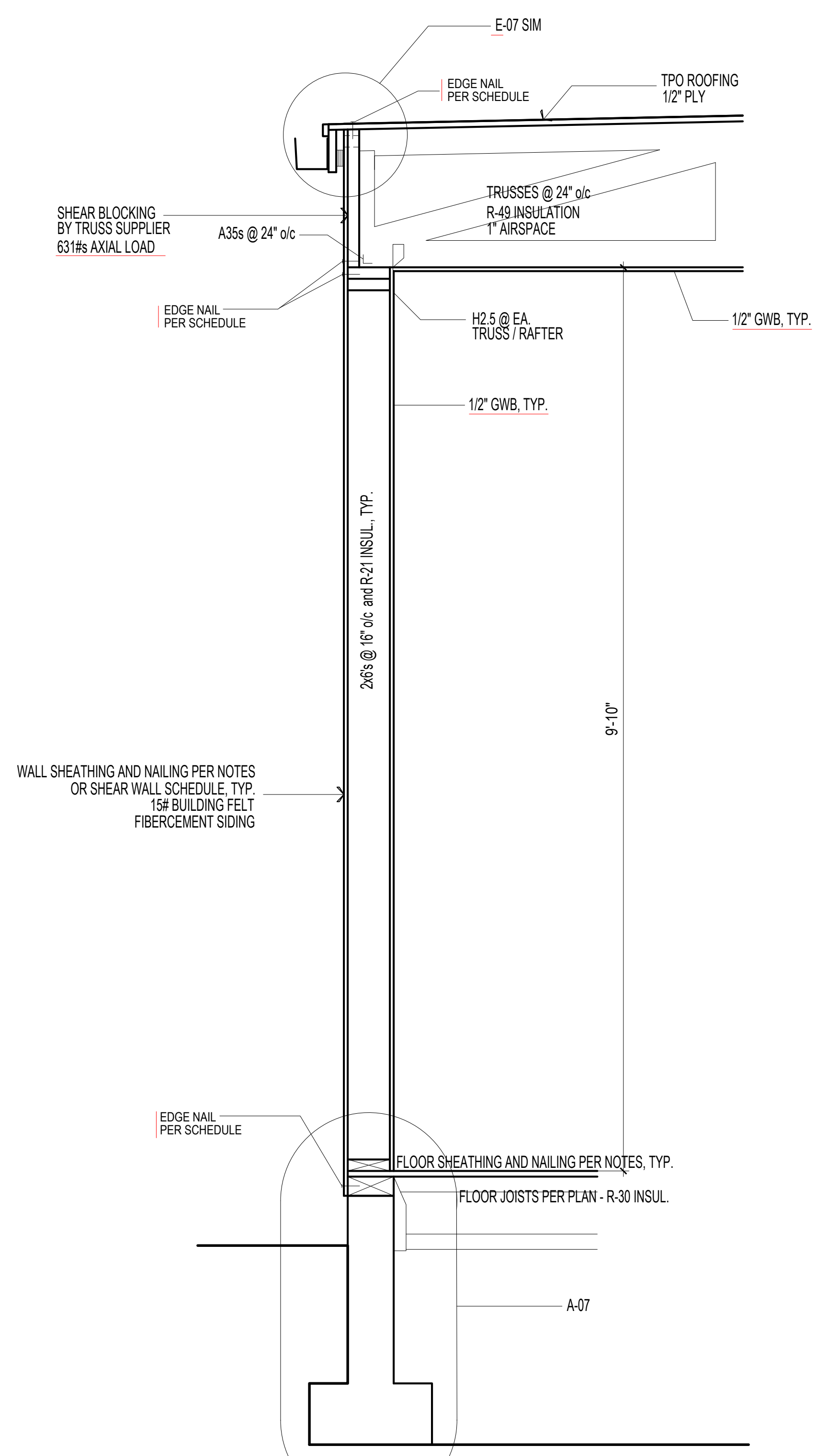
A. BUILDING SECTION  
 1" = 1'-0"

CONTENTS

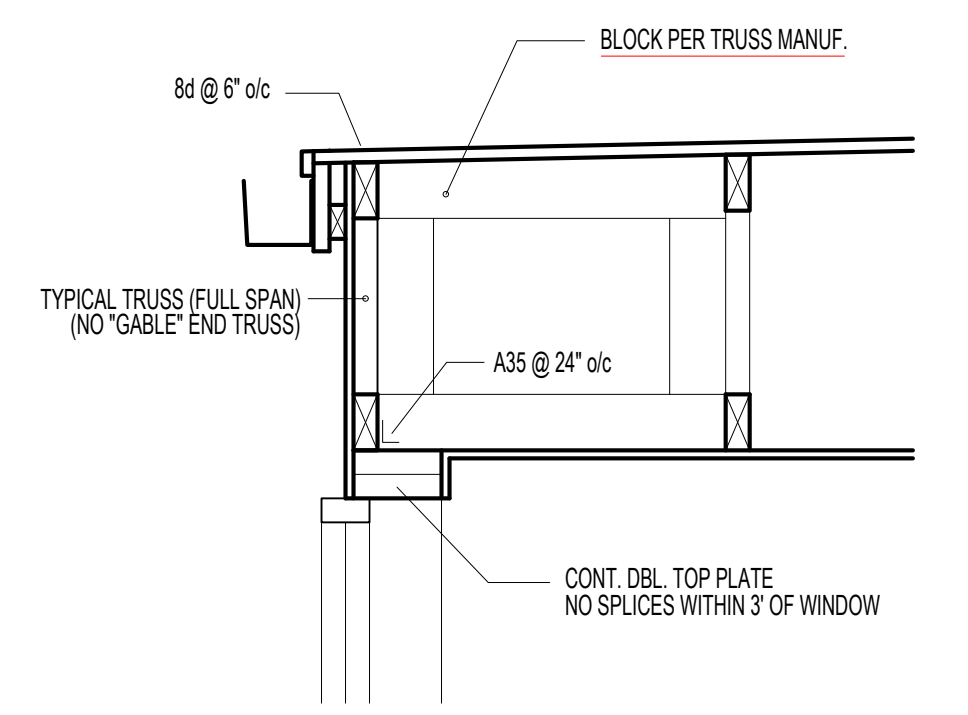
Typ Sections  
 Details

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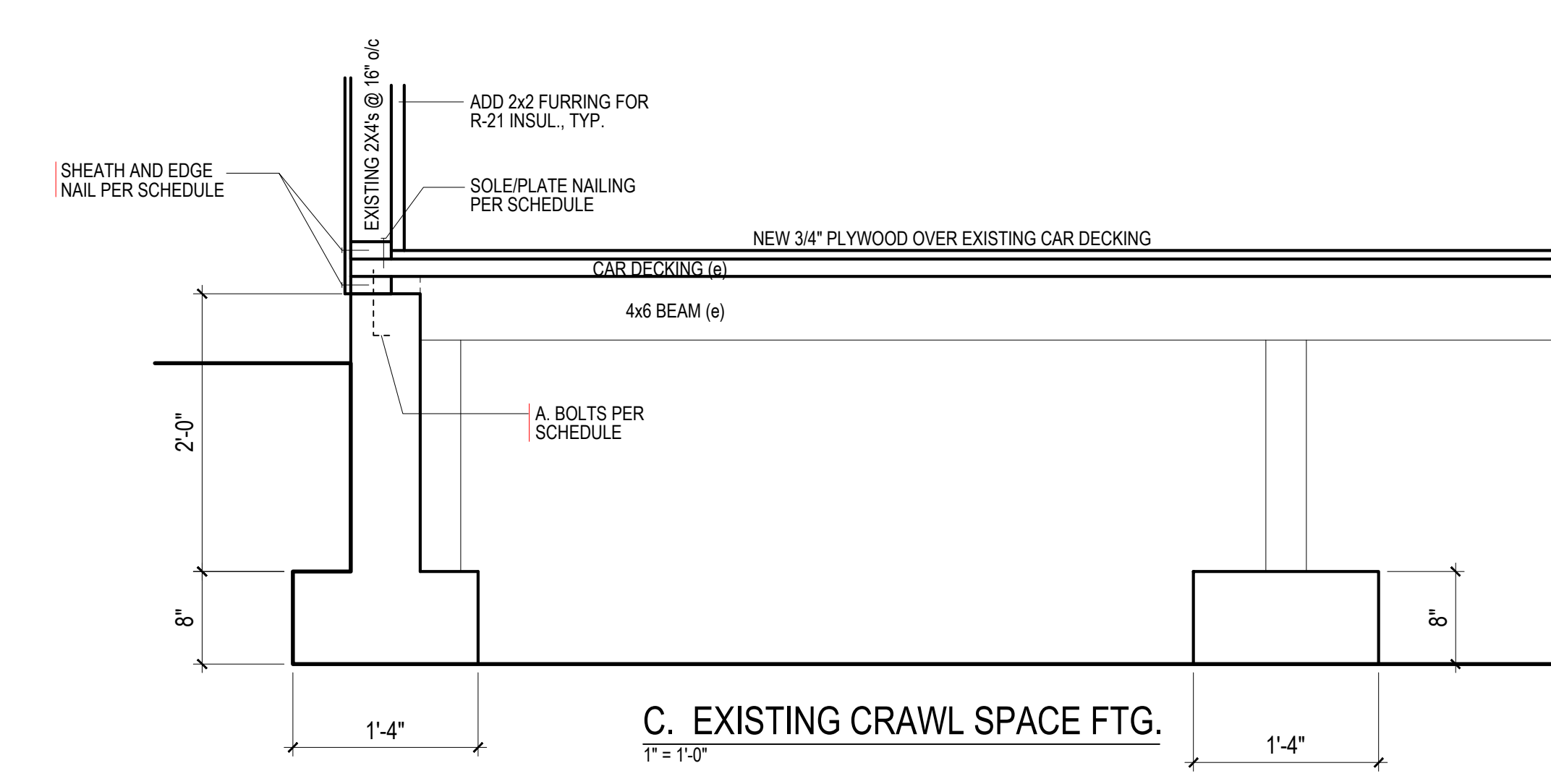
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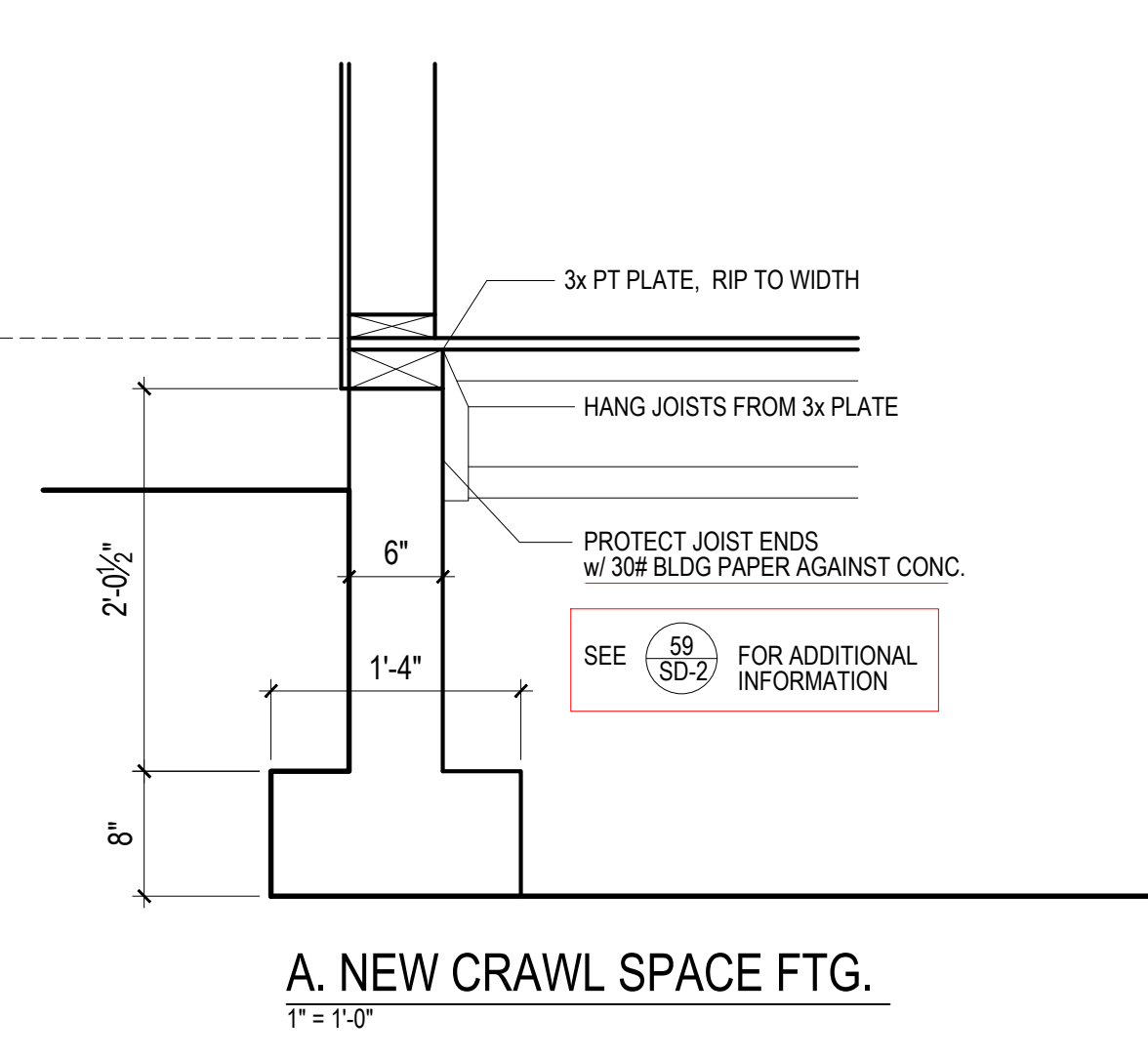
A. TYP. SECTION AT NEW CONSTRUCTION  
 1" = 1'-0"



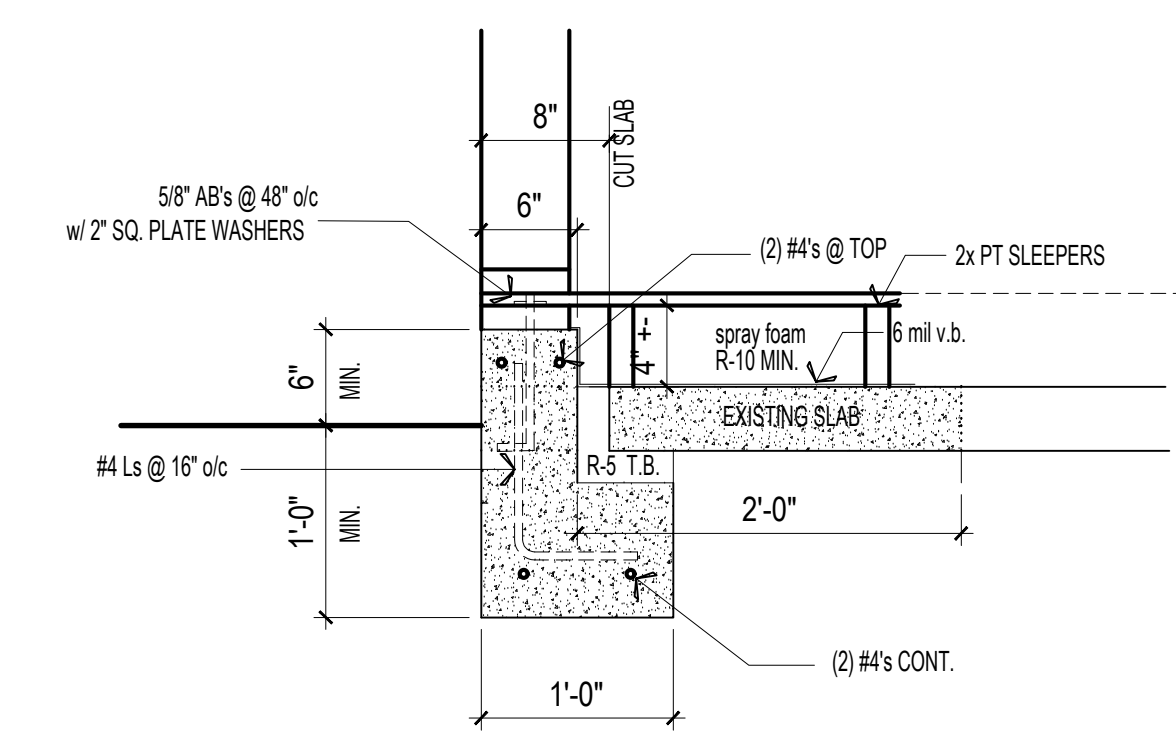
G. WINDOW PARALLEL TO TRUSSES  
 1" = 1'-0"



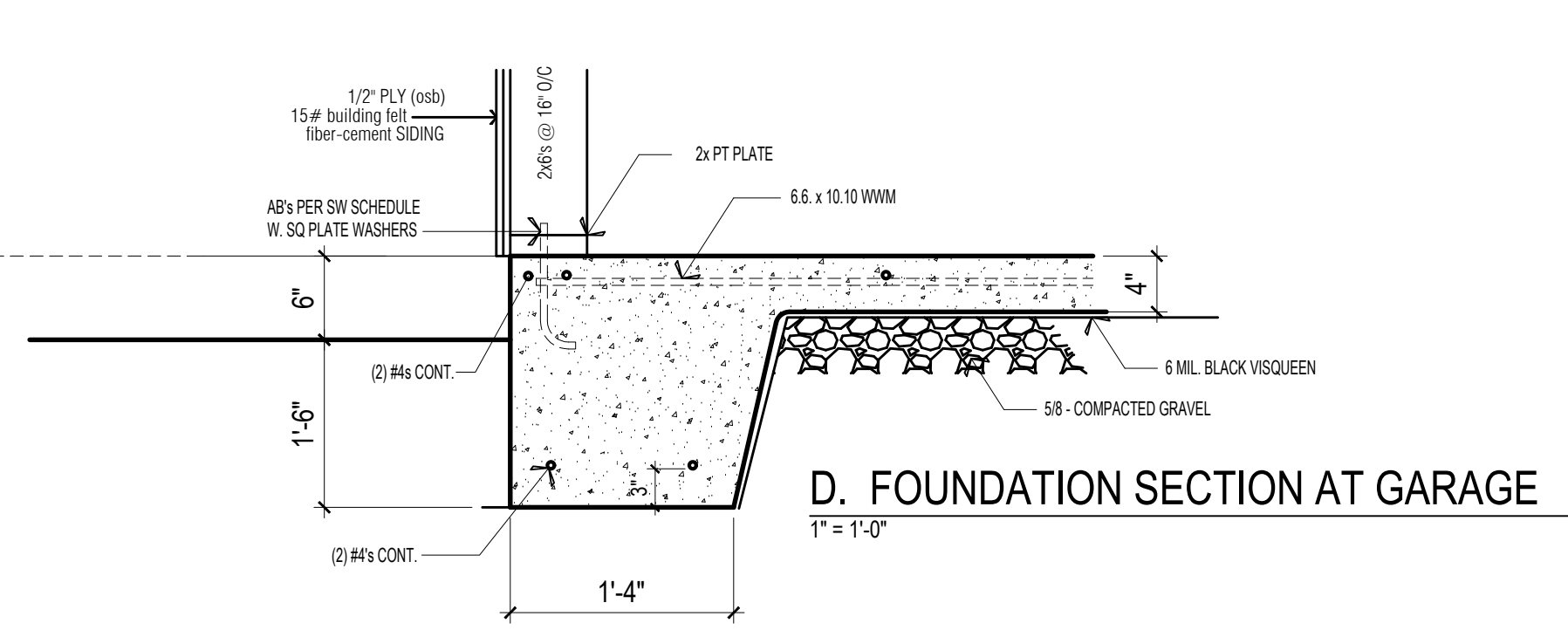
C. EXISTING CRAWL SPACE FTG.  
 1" = 1'-0"



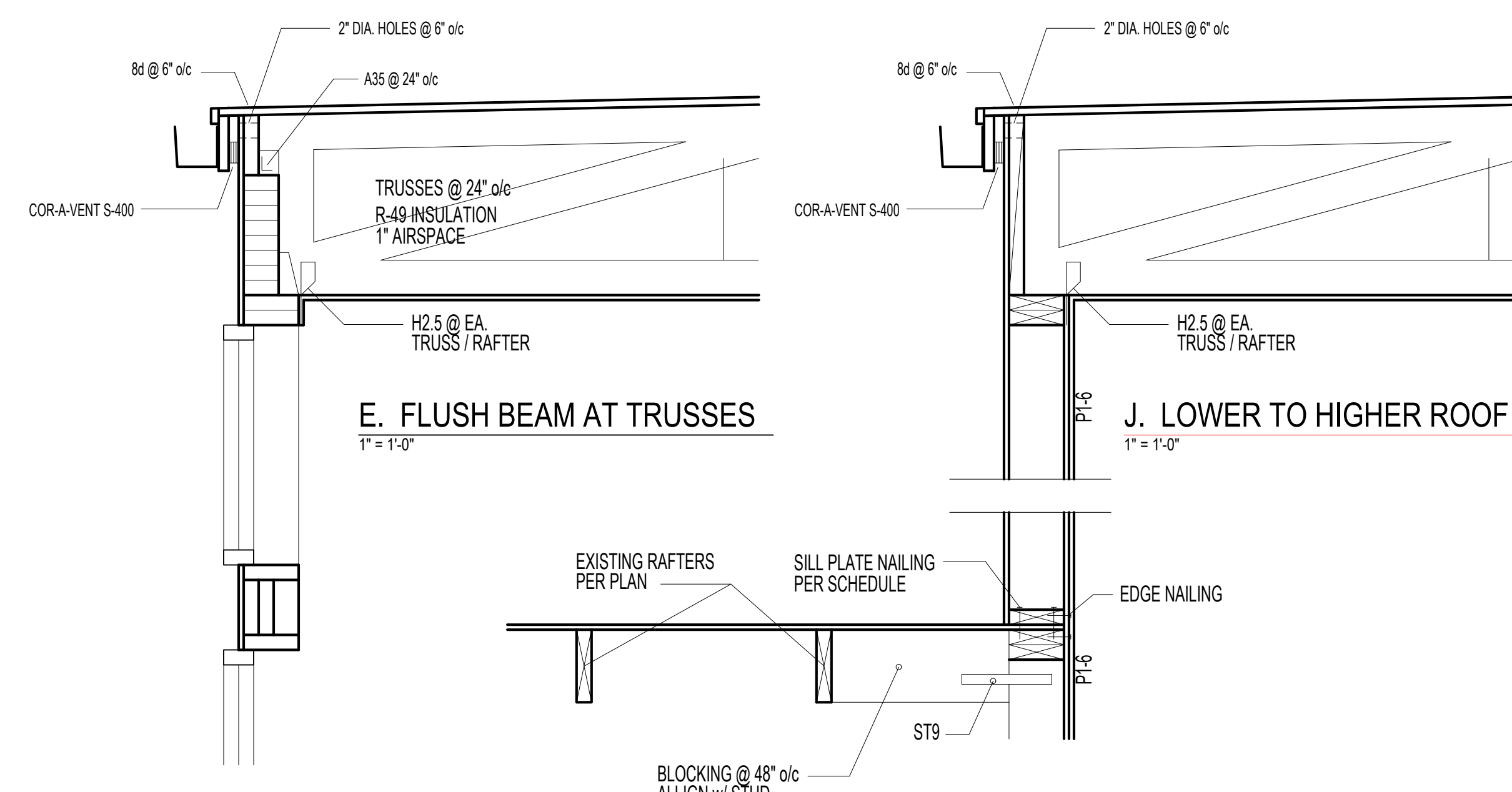
A. NEW CRAWL SPACE FTG.  
 1" = 1'-0"



B. FOUND @ EXISTING SLAB  
 1" = 1'-0"

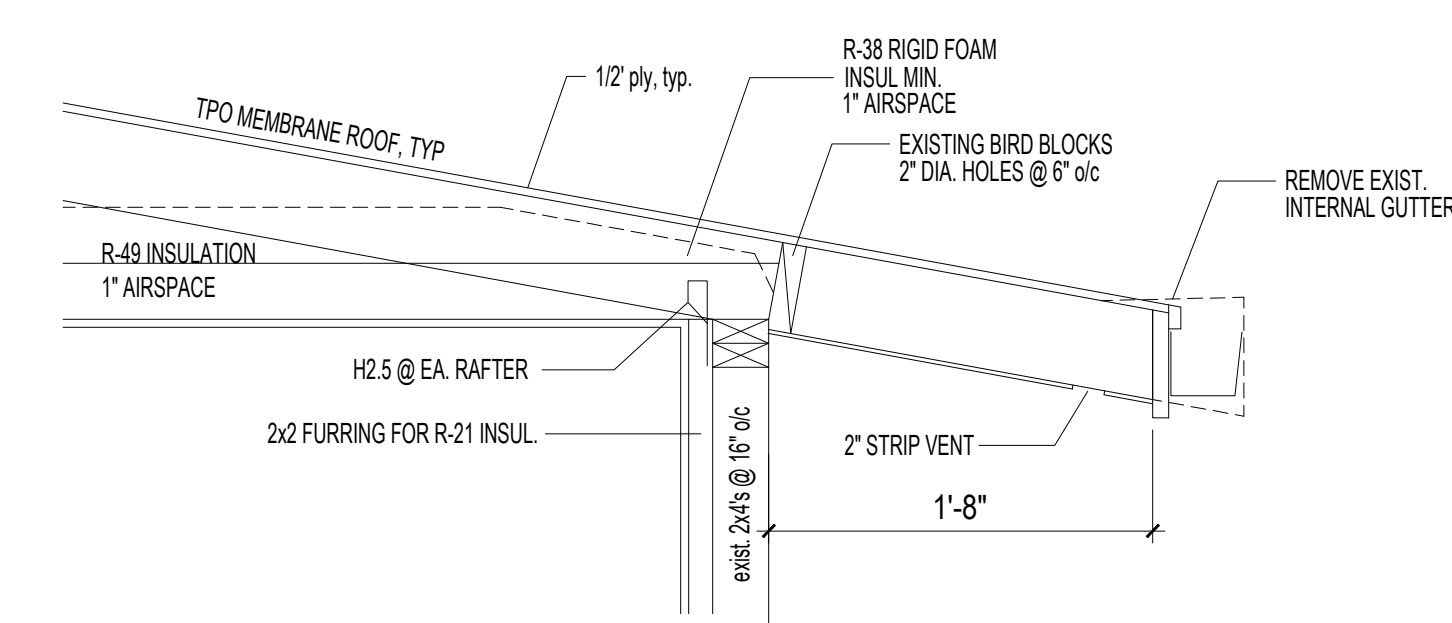


D. FOUNDATION SECTION AT GARAGE  
 1" = 1'-0"

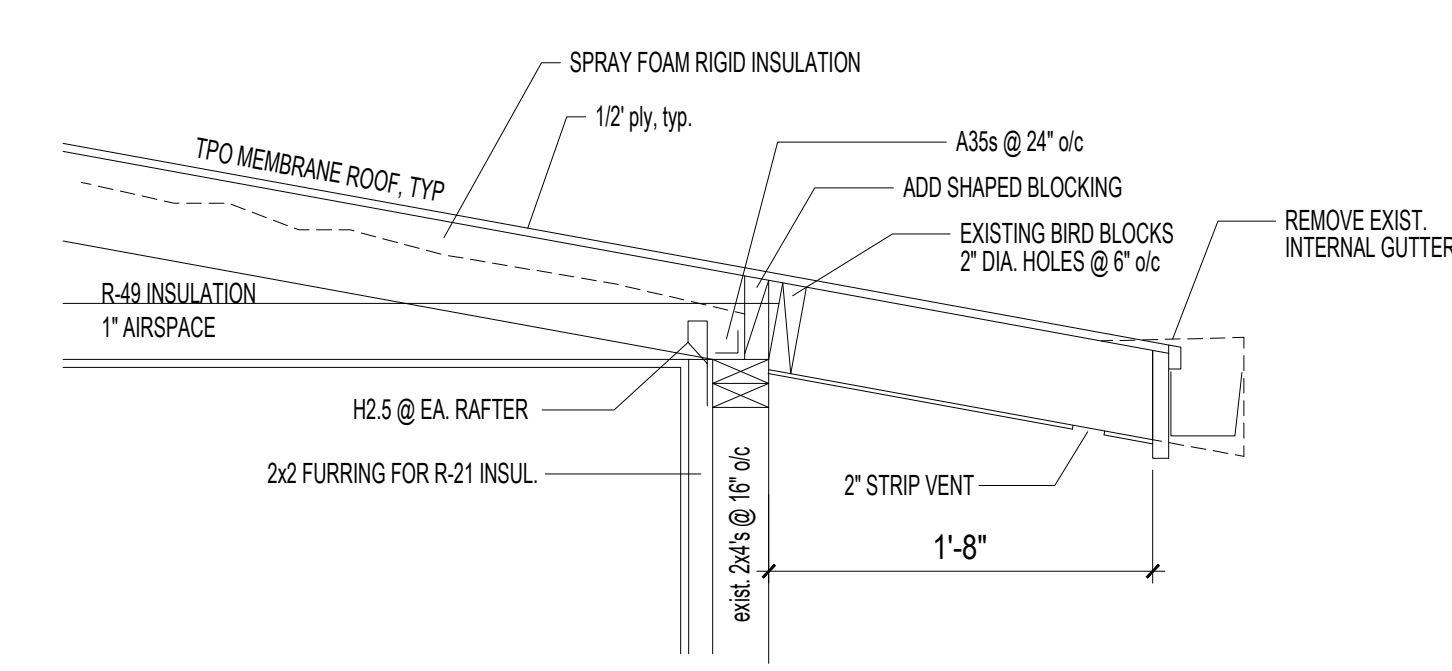


E. FLUSH BEAM AT TRUSSES  
 1" = 1'-0"

J. LOWER TO HIGHER ROOF  
 1" = 1'-0"

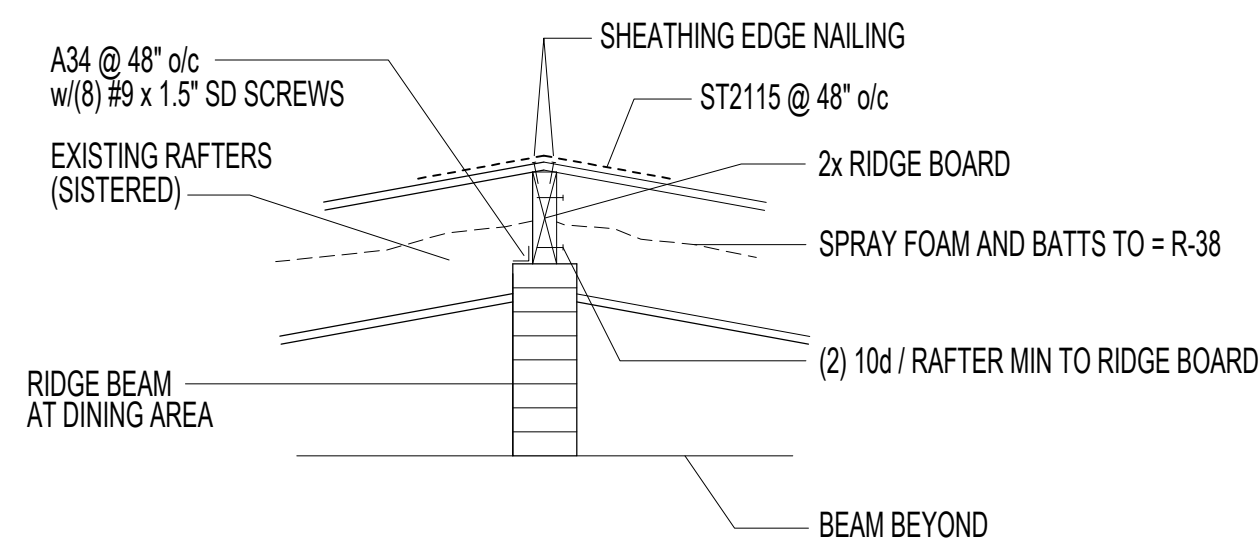


F. EXISTING EAVE  
 1" = 1'-0"

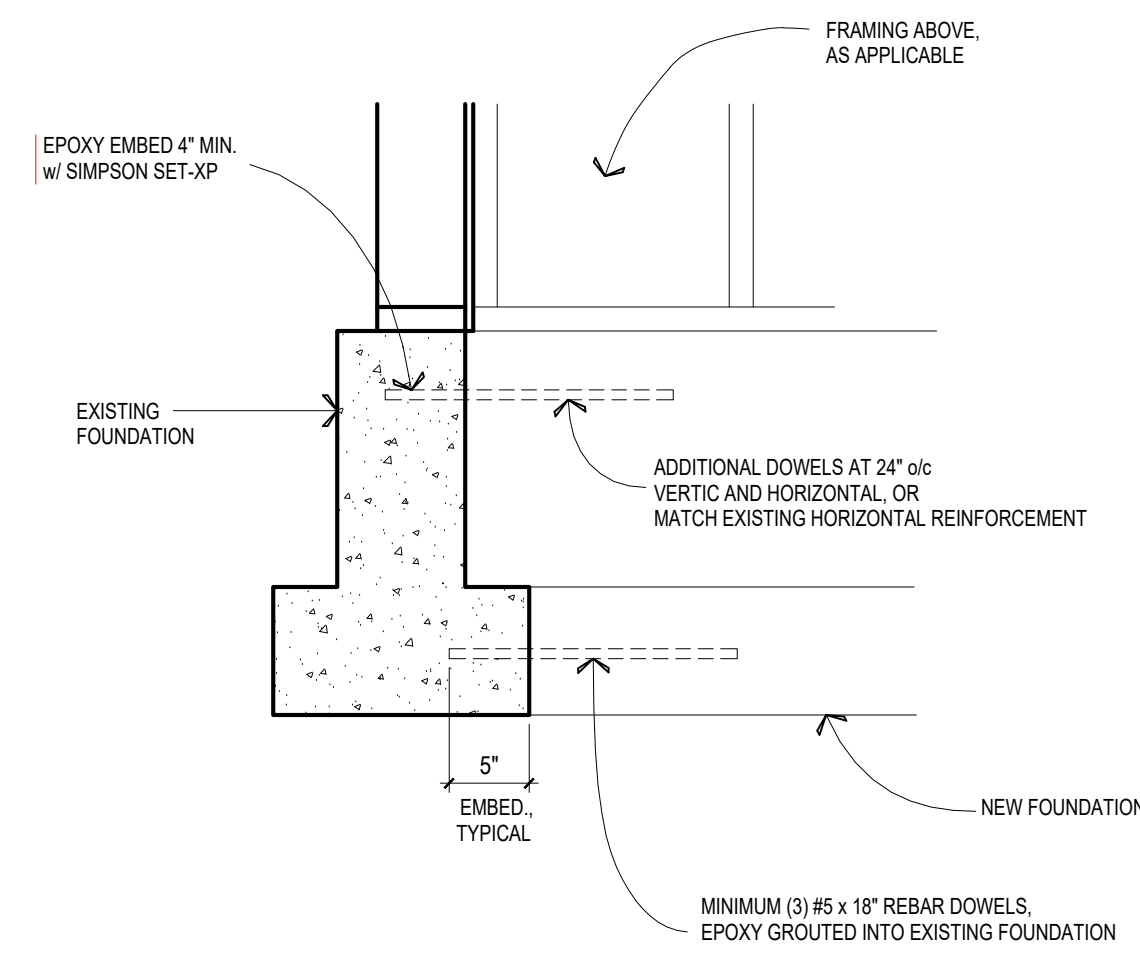


H. EXISTING EAVE @ SHEAR WALL  
 1" = 1'-0"

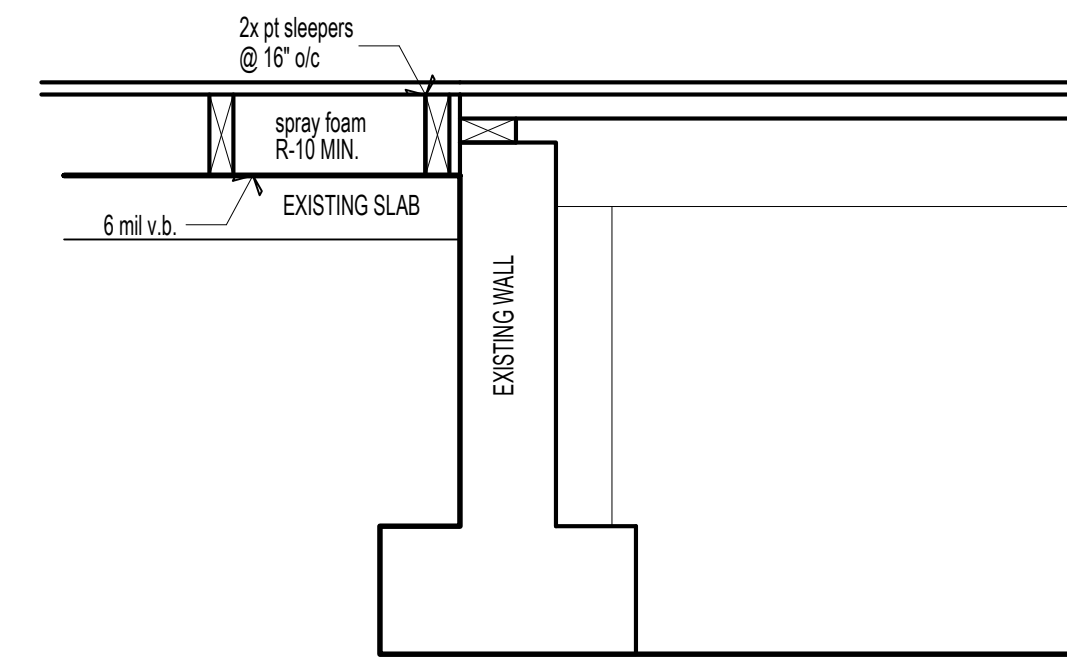




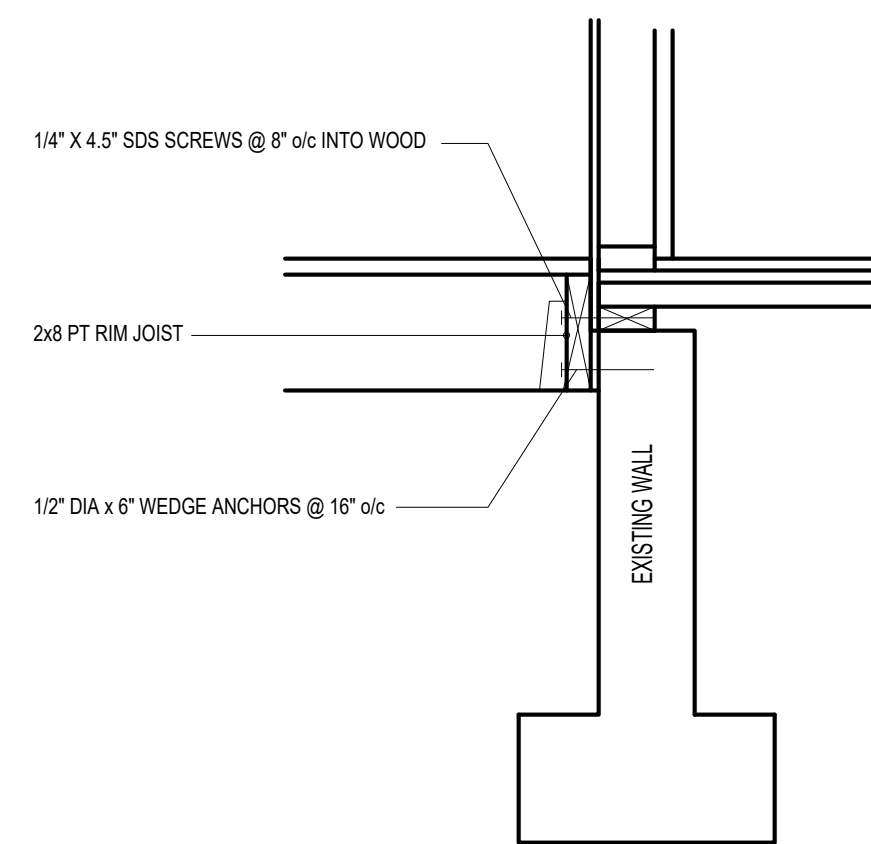
**A. RIDGE AT DINING ROOM**  
1" = 1'-0"



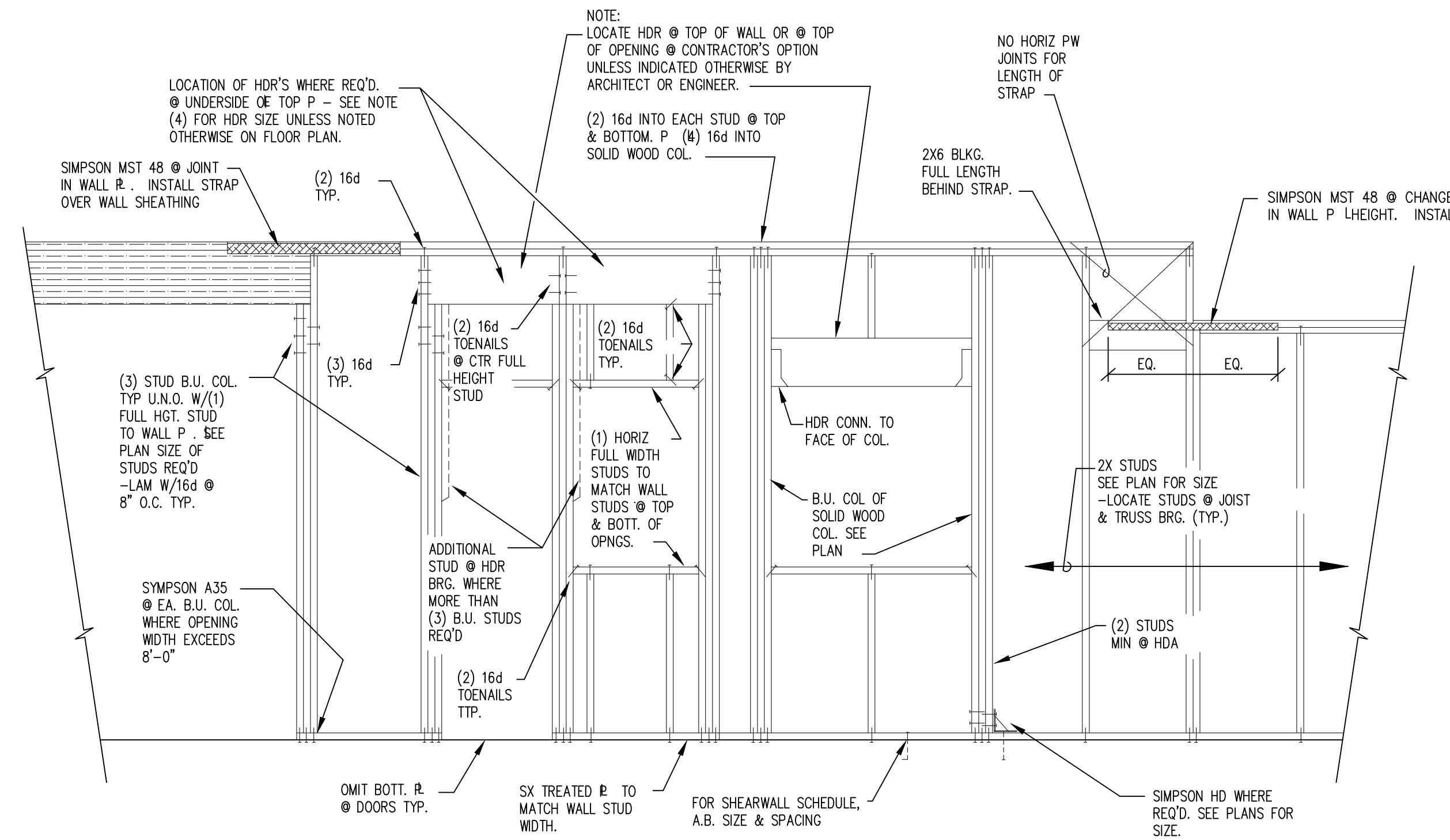
**B. FOUNDATION ATTACHMENT DETAIL**  
1" = 1'-0"



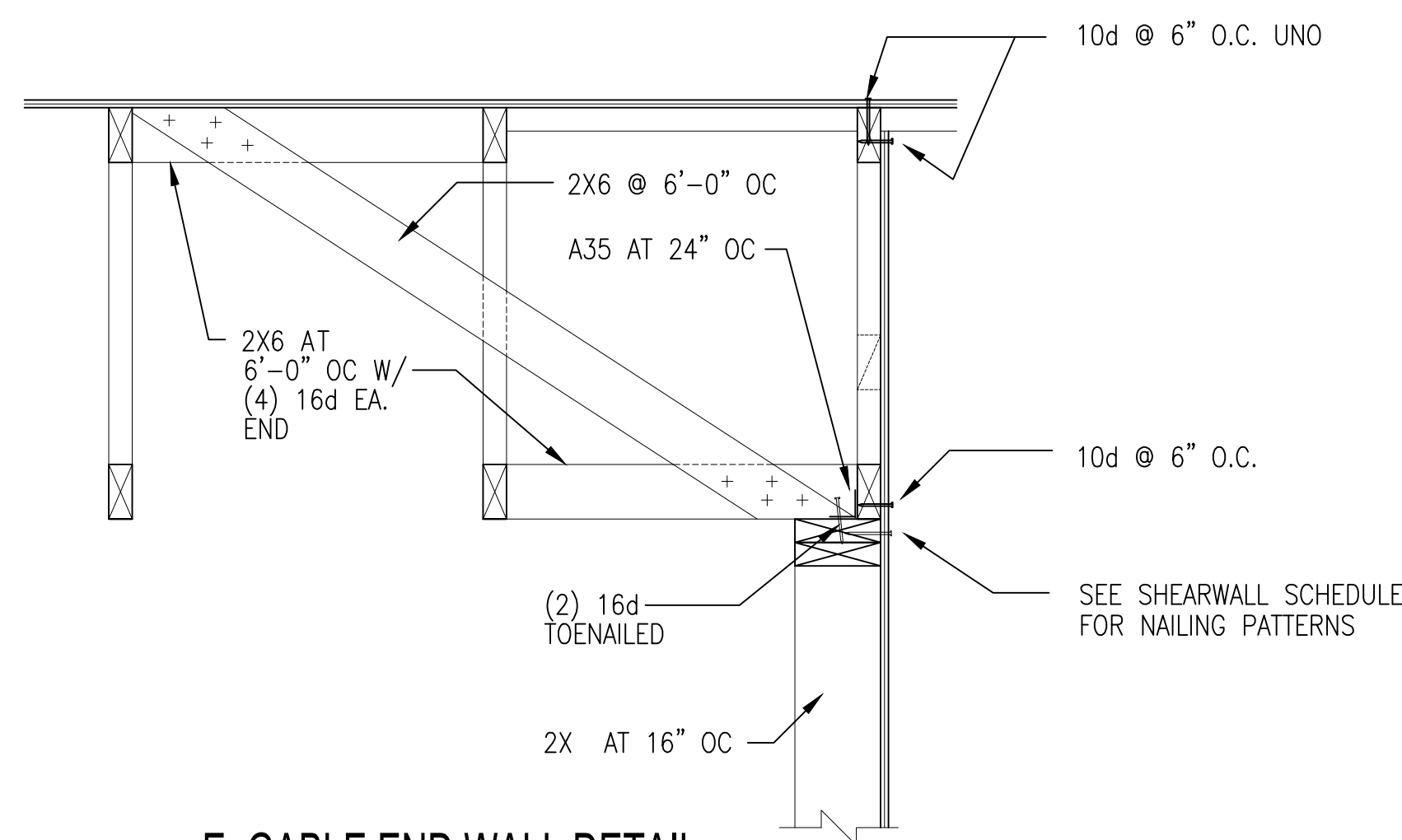
**C. EXIST. FOUND AT SLAB**  
1" = 1'-0"



**D. DECK @ EXTERIOR WALL**  
1" = 1'-0"



**F. TYPICAL EXTERIOR & INTERIOR BEARING WALL FRAMING ELEVATION**  
NTS

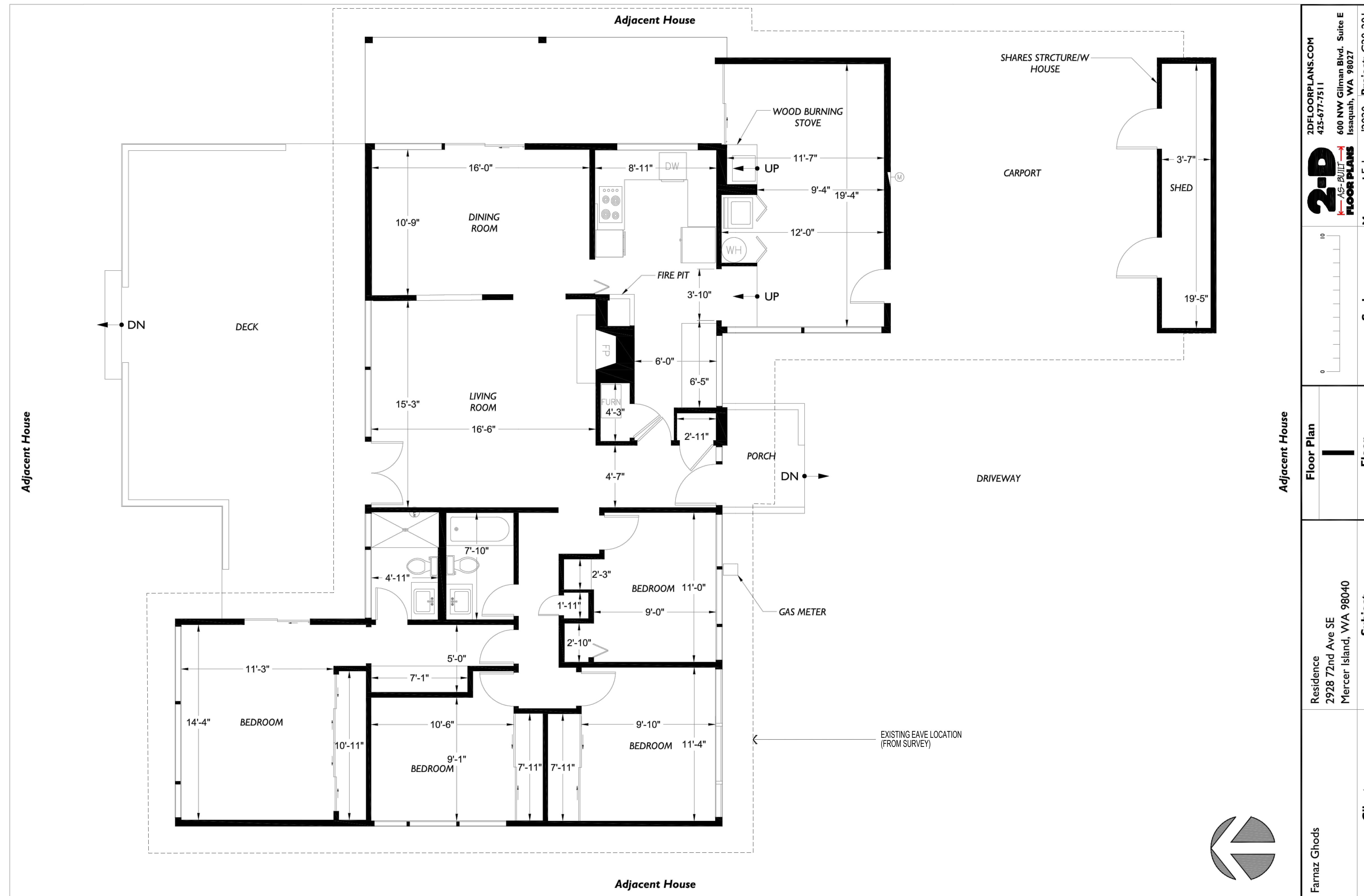


**E. GABLE END WALL DETAIL**  
NTS



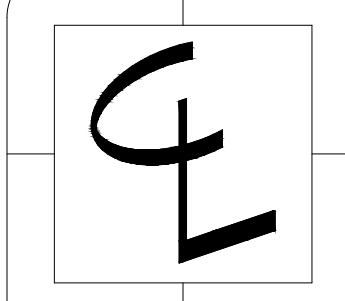
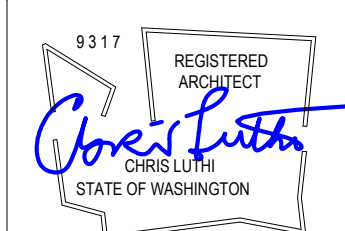
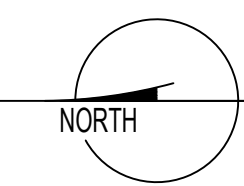






Farnaz Ghods	Client	Residence 2928 72nd Ave SE Mercer Island, WA 98040	Subject	Adjacent House	
				Floor Plan	Floor
2DFLOORPLANS.COM 425-477-7511 <b>2-D</b> AS-BUILT FLOOR PLANS Measured: February 2020 Project: C20-201				Scale 	

A. Existing Floor Plan



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Existing

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STRUCTURAL NOTES:

GENERAL

CODE: all materials, methods, and workmanship shall conform to the International Building Code, 2015 edition (IBC).

LOADS: dead load actual; roof load 25 psf snow; floor load 40 psf residential 60 psf residential deck; wind load simplified method 110 mph wind speed, Kzt = 1.9 exposure 'B', I = 1.0; seismic category D, Simplified Method, I=1.0, Sds=0.924

SOILS REPORT:

FOUNDATION SOIL: All values assumed. No geotechnical report prepared.

Assumed allowable bearing: 1500 psf; Assumed lateral pressure: 35 psf/ft; Assumed passive resistance: 350 psf/ft; Assumed sliding resistance: 0.35 friction factor

APPROVALS: 'Approved' materials or methods shall be approved in writing by the engineer of record, prior to ordering, fabrication, and/or proceeding with specified work.

SUBMITTALS (Shop Drawings, Certifications, Test Reports, Calculations): the contractor shall submit to the engineer of record for review prior to fabrication, for the following items:

- Preconstruction meeting with a Simpson Strongtie Representative and contractor required for Simpson Strongtie Shearwall panels. structural steel. metal plate wood trusses

INSPECTION AND TESTING: an independent qualified testing laboratory, employed by the owner, shall perform inspection and testing in accordance with IBC Section 1701 for the following items:

compaction; moisture content: 2 daily, ASTM D-2216. field density: 2 daily, ASTM-D-1556.

gravel borrow and structural fill:

gradation: 1 each material type, ASTM D-1140 and ASTM D-546. sand equivalent: 1 each material type, ASTM D-2419. moisture density relationship: 1 each material type, ASTM D-1557.

Concrete compressive strength when over 2500 psi: four compressive strength specimens shall be made for each 100 cubic yards, or each day concrete is poured, whichever is greater. Test one specimen at 7 days, one at 14 days and two at 28 days. The samples for strength test shall be taken in accordance with ASTM C- 172. Specimens shall be moulded and cured in accordance with ASTM C-31, and tested in accordance with ASTM C-39 for compressive strength.

The inspection agency shall submit inspection and test reports to the owner and the engineer of record.

SITWORK

FOUNDATION: footings shall bear on firm undisturbed earth or compacted structural fill.

EXCAVATION: excavate and dispose of topsoil, organic material, loose native material, and other deleterious material within 5 feet of the building area.

STRUCTURAL FILL: gravel borrow, or approved well graded bankrun gravel (maximum rock size 4", no frozen soil, organic material, or other deleterious material), or lean concrete (f'c = 2000 psi). gravel shall be placed in 16 inch maximum lifts and compacted to 95% relative density per ASTM D-1557.

ROCKERY ROCK: All rocks shall be hard and free of seams, cracks and holes, with a minimum density of 155 pounds per cubic foot. Rocks shall be generally rectangular in shape and individually placed for good fit. Rocks shall bear on flat faces of at least two other rocks, wherever possible. Rocks shall be placed to prevent continuous joint planes vertically or horizontally. Horizontal joint planes shall slope away from the wall face. Use Five Man Rock (48" to 54" maximum dimension, 4,000 lb. to 6,000 lb.)

FILTER FABRIC: AMOCO 4545 or Exxon P0511

CAST-IN-PLACE CONCRETE

CONCRETE: mix, deliver, and place in accordance with ASTM C-94, ACI 304, ACI 305, ACI 306, and ACI 318. No aluminum (conduit, or other miscellaneous items) shall be embedded in concrete.

FOOTINGS & FOUNDATION WALLS: f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability. Type I or Type II Portland Cement, 5-1/2 Sack Min. 0.51 Max. Water/Cement Ratio 1-1/2 inch Max. Aggregate Size 3-5 ½ Entrained Air

SLAB ON GRADE: f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability. Type I or Type II Portland Cement, 6 Sack Min. 0.45 Max. Water/Cement Ratio 1 inch Max. Aggregate Size 5-7 ½ Entrained Air

FLOOR TOPPING: f'c = 1,250 psi @ 28 days

LEAN CONCRETE: f'c = 2,000 psi @ 28 days.

CONTROLLED DENSITY FILL: f'c = 300 psi @ 28 days 7/8 inch Max. Aggregate Size

WATER: Clean and potable.

AGGREGATES: ASTM C-33.

REINFORCING: Deformed bar ASTM A-615, Grade 40 for bars #4 and smaller; Grade 60 for bars #5 and larger; welded wire fabric ASTM A-185, Grade 75.

REINFORCING MECHANICAL SPLICE: ERICO QUICK WEDGE or approved alternate. Alternate shall be ICC approved to develop 125% of specified yield tension for the grade of reinforcing specified. Install in accordance with manufacturer's instructions.

ADMIXTURES: Conform to ASTM C-260 or ASTM C-494 as applicable. Calcium chloride shall not be added to the concrete mix.

FINISHING: As noted, in accordance with ACI-301.

CURING: Protect all freshly placed concrete from premature drying and excessive hot or cold temperature, for seven days after pouring.

JOINT SEALER: Poured two part polyurethane resilient sealant

NONSHRINK GROUT: Master Builders Set Grout. Install in accordance with the manufacturer's instructions.

BONDED ANCHORS: Simpson Set-xp, epoxy to meet ASTM C-881 Specification for type I, and IV, grade 3, class C epoxy. Install in accordance with manufacturer's instructions. Embed to minimum depth recommended by manufacturer but not less than:

- 1/2" Dia. --- Embed 3" Min. 5/8" Dia. --- Embed 4" Min. 3/4" Dia. --- Embed 4" Min.

EXPANSION ANCHORS: Simpson Strong Bolt Wedge Anchors. Install in accordance with manufacturer's instructions. Embed to minimum depth recommended by manufacturer but not less than:

- 1/2" Dia. --- Embed 3" Min. 5/8" Dia. --- Embed 4" Min. 3/4" Dia. --- Embed 5" Min.

MASONRY

INSPECTION: Special inspection per IBC Sections 1701 and 2105 is not required for all masonry.

CMU WALLS: f'm = 1350 psi (1500 psi fully grouted).

BLOCK: ASTM C-90, Grade N-1 [Type S-1 (interior exposure only)] 50/50, f'c = 1000 psi @ 28 days, linear shrinkage 0.045 to 0.065% max.

BRICK VENEER: Brick ASTM C-216, install 22 Ga. x 1" galvanized tie every 2.0 square feet with #9 wire continuous in horizontal mortar joint at ties.

MORTAR: ASTM C-270, Type S, f'c = 1800 psi @ 28 days.

GROUT: ASTM C-476, f'c = 2000 psi @ 28 days.

REINFORCING FOR MASONRY: BAR, ASTM A-615, Grade 40; wire joint reinforcing, IBC Standard 21-10, ASTM A-82 Wire, Galvanized, use prefabricated corners and tees.

STRUCTURAL STEEL

GENERAL: All fabrication and erection shall conform to the AISC Steel Construction Manual, 14th Edition., and the AISI Specification for the Design of Cold-formed Members, 2010 Edition.

HOT ROLLED SHAPES AND PLATE: ASTM A-36, Fy = 36 ksi.

STRUCTURAL PIPE: ASTM A-53 GRADE B, Fy = 35 ksi.

STEEL PIPE PILES: ASTM A-272 GRADE 2, Fy = 35 ksi.

STRUCTURAL TUBING: ASTM A-500 GRADE B, Fy = 46 ksi.

LIGHT GAGE STUDS AND JOISTS: ASTM A-446. provide all accessories including but not limited to: tracks, clips, web stiffeners, anchors, fastening devices, resilient clips, and other accessories required for complete and proper installation as recommended by the manufacturer of the members. Use USD or KNORR as indicated or approved alternate with equal or greater load capacity. All studs joists and accessories shall be produced by a single manufacturer except as noted on the drawings or as approved by the engineer of record. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance or through a test program conforming to IBC STANDARD 25.1737.

WELDING: Conform to AWS D1.1. All welding shall be by WABO certified welders. E70XX electrodes.

CARPENTRY

FRAMING LUMBER: Provide S4S, S-Dry. All lumber in contact with concrete or masonry shall be pressure preservative treated. Nail in conformance with IBC Table 23-04.9.1 or as indicated on the drawings. Use full height studs at exterior walls. Double joists are required under parallel bearing walls. Use multiple studs to achieve full bearing under beam ends or posts in wall from above, unless noted otherwise.

PLATES: Hem-Fir No. 2 Ft = 500 psi, Fc brag = 405 psi Douglas Fir No. 2 Ft = 575 psi, Fc brag = 625 psi

STUDS: Hem-Fir No. 2 FBI = 850 psi, Fc// = 1,350 psi, E = 1,300 ksi Douglas Fir No. 2 FBI = 900 psi, Fc// = 1,500 psi, E = 1,600 ksi

JOISTS: Hem-Fir No. 2 FBI = 850 psi, Fv = 150 psi, E = 1,300 ksi Douglas Fir No. 2 FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi

BEAMS: Douglas Fir No. 2 2x--: FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi 4x--: FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi 6x--: FBI = 875 psi, Fv = 170 psi, E = 1,300 ksi

POSTS: Douglas Fir No. 1 4x--: Fc// = 1,500 psi, E = 1,600 ksi 6x--: Fc// = 1,000 psi, E = 1,300 ksi

DECKING: Hem-Fir Commercial Dex 2x6: FBI = 850 psi, Fbr = 1,000 psi, E = 1,300 ksi 4x8: FBI = 850 psi, Fbr = 1,000 psi, E = 1,300 ksi 4x12: Fbr = 850 psi, E = 1,000 ksi

MISC.: Douglas Fir No. 2 OR Hem-Fir No. 2 FBI = 850 psi, E = 1,300 ksi

GLU-LAMINATED TIMBER: Shall conform to AITC 117-84 and ANSI 190.1.; Industrial Appearance Grade in conformance with AITC 110-84 (except as noted on the drawings). Handle, store and erect in accordance with AITC 111-79.

BEAMS: AITC Combination 24f-V4 for single spans and 24f-V8 for continuous multiple spans; manufacturer's standard camber

COLUMNS: AITC Combination 3 Grade L2D.

LAMINATED VENEER LUMBER (LVL): Weyerhaeuser MICRO=LAM as indicated on drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICBO or NER acceptance. Minimum allowable design stresses shall be as follows:

1.8E DF MICRO=LAM LVL FBI = 2,600 psi, Fv = 285 psi Fc// = 2,460 psi, Fc brag = 750 psi, E = 1,800 ksi.

PARALLEL STRAND LUMBER (PSL): Weyerhaeuser Parallam as indicated on the drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICBO or NER acceptance. Minimum allowable design stresses shall be as follows:

2.0E DF PARALLAM PSL FBI = 2,900 psi, Fv = 290 psi Fc// = 2,900 psi, Fc brag = 750 psi, E = 2,000 ksi.

2.1E DF PARALLAM PSL FBI = 3,100 psi, Fv = 290 psi Fc// = 2,900 psi, Fc brag = 750 psi, E = 2,100 ksi.

STRUCTURAL WOOD PANELS: A.P.A. rated sheathing as noted. Install panels with the long dimension across supports, and continuous across two or more spans. Space panels 1/8" at joint.

PLYWOOD WEB JOISTS: Weyerhaeuser as indicated on drawings or approved alternate. The plywood web joists shall be factory manufactured with A.P.A. structural plywood, machine stress rated or MICRO=LAM lumber flanges, and waterproof glues. Joist manufacturer shall provide drawings showing all critical dimensions for determining fit and placement in the building, temporary and permanent bracing and bridging, materials used, and load capacity or design load. Drawings shall be stamped by a structural engineer licensed in the State of Washington. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance.

METAL PLATE WOOD TRUSSES: Trusses shall be designed and factory manufactured in conformance with TPI-85. Metal plate connectors shall be ICC approved. Top chords shall be douglas-fir larch. Design trusses for the following minimum loading:

Table with 2 columns: Load Description, Value. top chord live load 25 psf; top chord dead load 10 psf (20 psf for tile roof); bottom chord dead load 10 psf; total load 45 psf (55 psf for tile roof)

Truss manufacturer shall provide drawings and calculations, including plating plans and stress diagrams, for review by the engineer, prior to fabrication. Provide for shapes, hips and valleys, bearing points, bearing stress, girder truss connections, mechanical and other special loads, temporary and permanent lateral bracing, and erection. Girder trusses shall be located as shown on the plans, other special framing for hips, valleys, etc. Shall be determined by the manufacturer. Submitted documents shall be stamped, signed, and dated by a structural engineer licensed in the State of Washington. All noted truss documents to be on job site available for inspector.

FASTENERS

NAILS AND SPIKES: Common, except as noted on the drawings.

LAG SCREWS: ANSI B18.2.1.

BOLTS, NUTS AND WASHERS: ASTM A-307 GRADE A or B, ANSI B18.2.1; ASTM A-563 GRADE A, ANSI B18.2.2; ASTM F-844.

FRAMING CONNECTORS: Simpson as noted. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance. When used with pressure treated or fire retardant wood, fasteners must be ZMAX Hot Dipped Galvanized (G185), stainless steel, or meet ASTM-153 requirements. For D.F. treated or retentions of ACQ or CBA higher than 0.40, or CAB over 0.20, stainless steel required.

PRESSURE PRESERVATIVE TREATMENT: all treated lumber shall be marked with the AWPB quality mark. Handle and repair field cuts or penetrations in accordance with AWPB M-4. After treatment air or kiln dry to a maximum moisture content of 19%.

LUMBER (DOUGLAS FIR-LARCH):

TREATMENT: AWPB U1 PRESERVATIVE: AWPB P-5, ACZA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

LUMBER (HEM-FIR):

TREATMENT: AWPB U1 PRESERVATIVE: AWPB P-5, CCA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

PLYWOOD:

TREATMENT: AWPB U1 PRESERVATIVE: AWPB P-5, CCA OR ACZA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

GLU-LAMINATED TIMBERS:

TREATMENT: AWPB U1 PRESERVATIVE: AWPB P-8, Pentachlorophenol RETENTION: 0.40 [0.50 Ground Contact] pounds per cubic foot QUALITY MARK:

Table with columns: Shear Wall Designation, Nail Size, Edges, Field, Top Plate Nailing, Top Plate LTP4 Spacing, Blocking Required, Plate Anchors, Min. Plate Size, Sole Plate Nailing, Hem-Fir #2 #/Ft., Doug-Fir #2 #/Ft.

Shear Wall Notes:

- 1. P1 - 1/2" Plywood or A.P.A. rated sheathing one side. P2 - 1/2" Plywood or A.P.A. rated sheathing two sides. 2. When allowable wall shear values exceeds 350 plf, 3X minimum wall studs required at adjoining panel edges. (i.e. P1-4 designation or below). 3. Nails shall be 10d common, unless noted otherwise. 4. Where plywood is 2 sides of wall, joints shall fall on separate studs each side. 5. All panel edges backed with 2-inch nominal or wider framing unless noted otherwise. Install panels either horizontally or vertically for A.P.A. rated sheathing, gypsum shear walls shall be installed with the sheets running horizontally. Space nails @ 12 inches on center at intermediate supports. 6. Typical exterior - unless noted - 15/32" A.P.A. rated space nails at edges 6" O.C., 12" O.C. field. Block all edges. 7. Typical interior- 1/2" gypsum wall board. Nail with 5d cooler nails at 7" O.C. all studs and plates. Block all shear wall edges. 8. 5/8" gypsum wall board. Nail with 6d cooler nails at 7" O.C. all studs and plates. 9. Typical anchor bolts. 5/8" dia. Hot Dipped Galvanized 72" O.C. unless otherwise noted. All bolts must have 3"x3"x0.229" square washers installed - 7" minimum embedment. 10. MASAT Mudsil Anchor may be substituted for anchor bolt. Use spacing provided for anchor bolts. 11. Do not overdrive nails into sheathing.

Roof & floor sheathing: Roof sheathing: 15/32" A.P.A. rated sheathing (24\0). Nailing shall be 8d (common) @ 6" O.C. at panel edges, and 12" O.C. at intermediate supports.

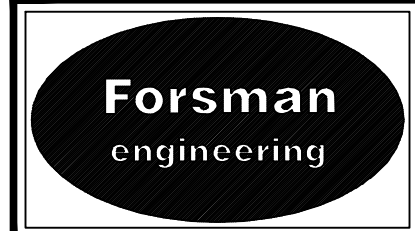
Floor sheathing: 3/4" A.P.A. rated sheathing (48/24) nailed and glued. Adhesives shall conform to A.P.A. specification A.F.G. 01. Provided T&G edges at long panel edges. Nailing shall be 8d (common) at 6" O.C. at panel edges and 10" O.C. at intermediate supports.

Plywood shall be laid with face grain perpendicular to supports and end joints staggered 4'-0".

Holdowns: Provide holdowns to foundation at ends of walls where shown on plans.

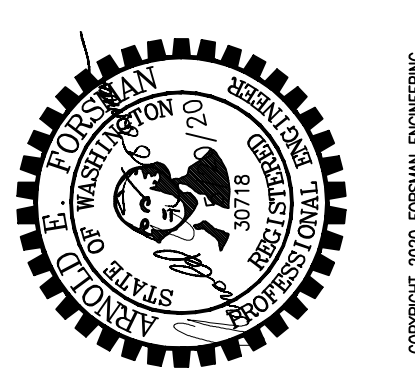
Installation instruction of Simpson Steel StrongWall and Wood StrongWall come attached to the wall assemblies. Please read and understand the design drawings and product information before installing the anchoring elements of the walls. If installation instructions are not present refer to Simpson Strong-Tie Catalog C-SW07 or www.strongtie.com.

Simpson strong-Tie will provide, upon request, training and field review before the installation of the anchoring elements of the Steel and/or Wood wall assemblies. To request such training, please call (800) 999-5099 Ext. 1082 and provide name, project address and contact information. You may also e-mail requests to kbourn@strongtie.com. Please allow 24 hours notice for scheduling.



FORSMAN ENGINEERING 30014 2nd Court S Federal Way, WA 98003 (253) 815-9182 forsmangenineering@comcast.net

Table with columns: REVISIONS, BY, DATE

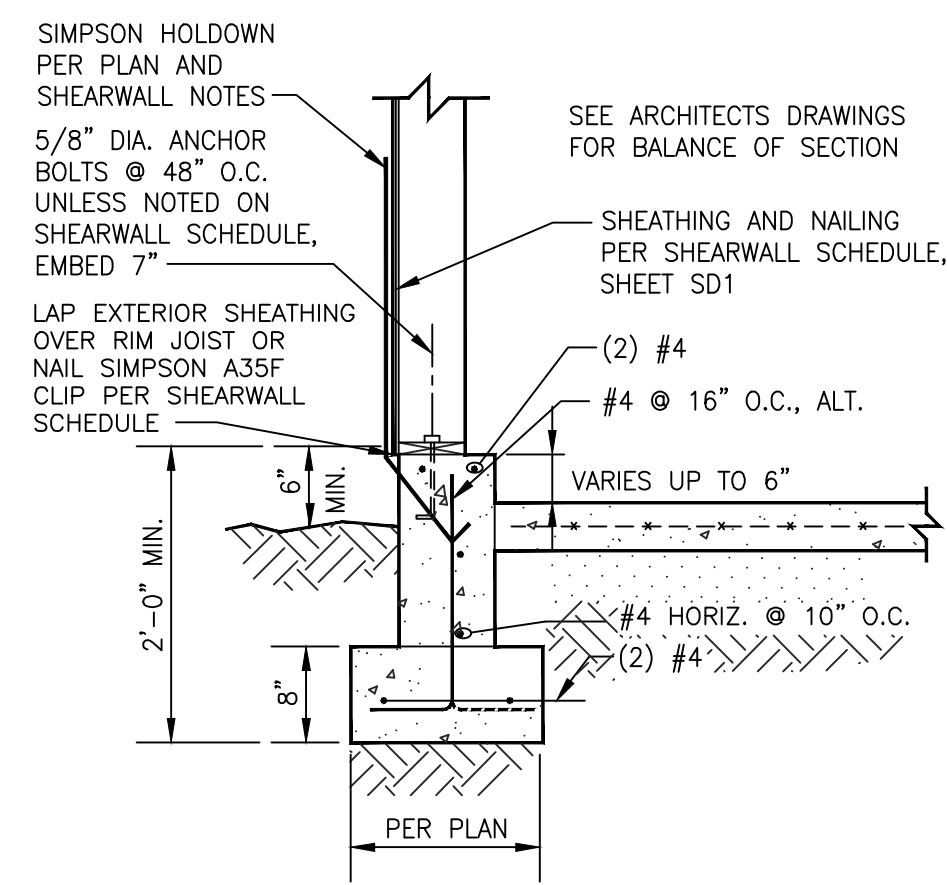


Farzad Ghazvinian & Farnaz Ghods House 2929 72nd Ave SE Washington Mercer Island Standard Structural Notes 98040

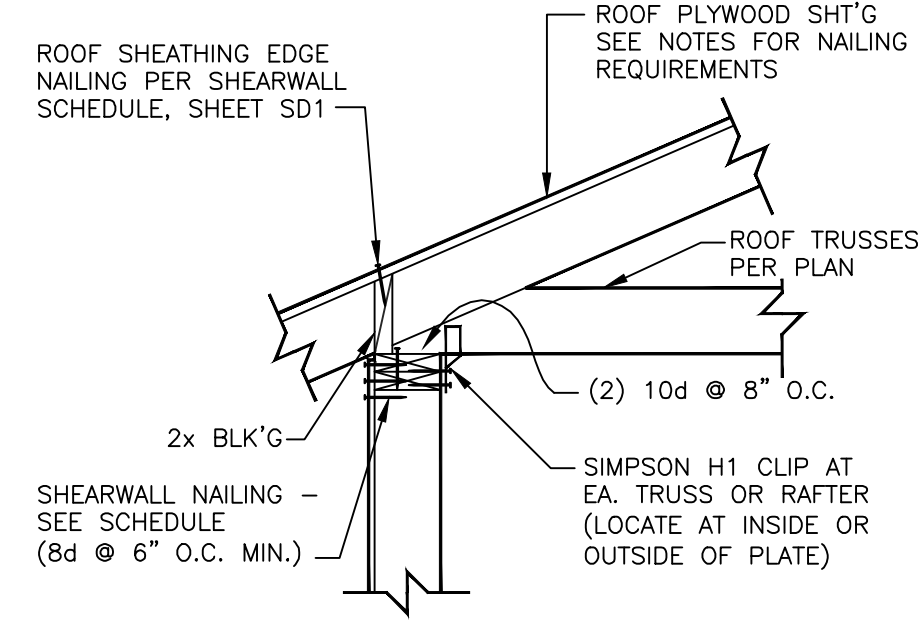
Table with columns: DESIGNED AEF, DRAWN RLJ, CHECKED AEF, DATE 05/20/2020, PROJECT 20017, FILENAME 20017-SD1.DWG, PLOT AT 1 = 16, SCALE NONE

SD1

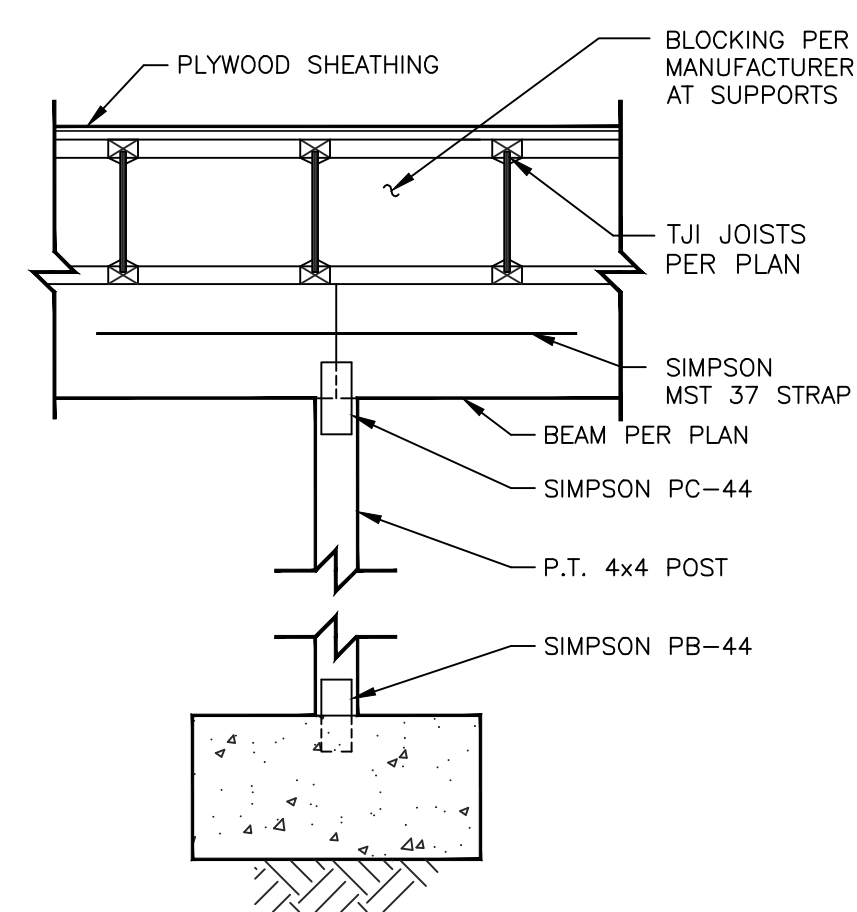




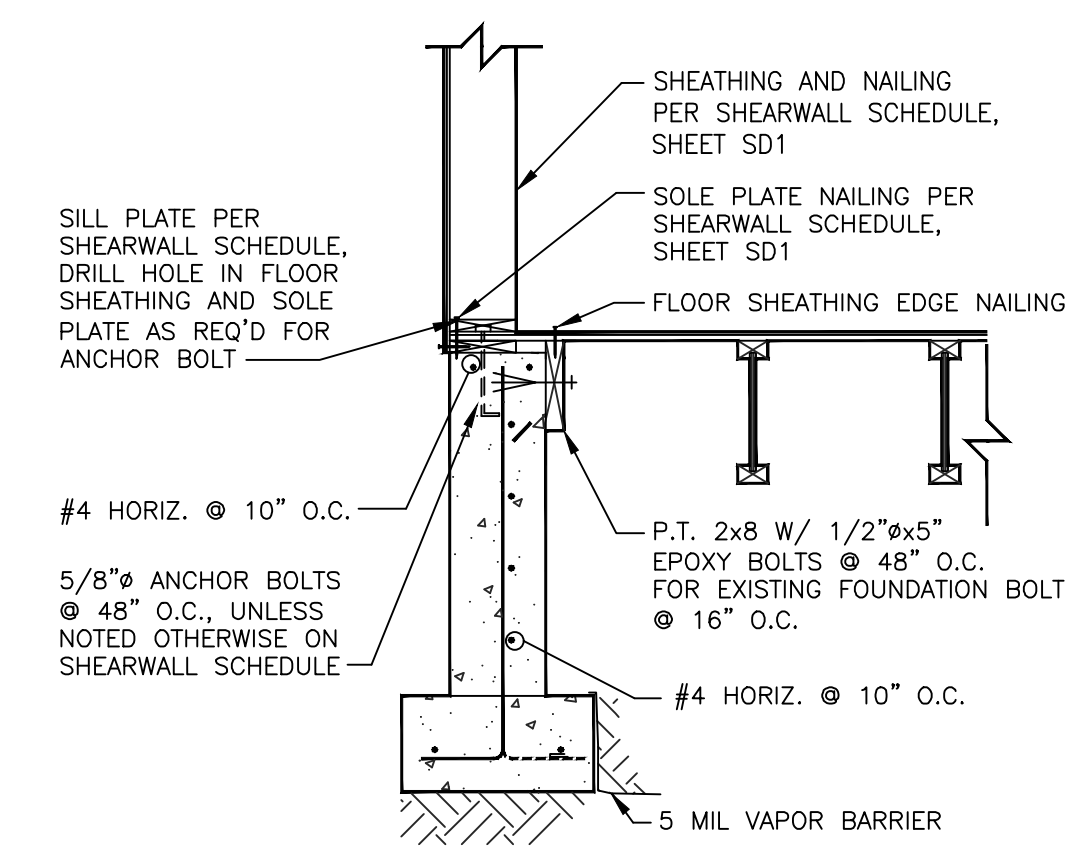
SECTION - TYP. FDN. STRAP (2) SD2  
3/4" = 1'-0"



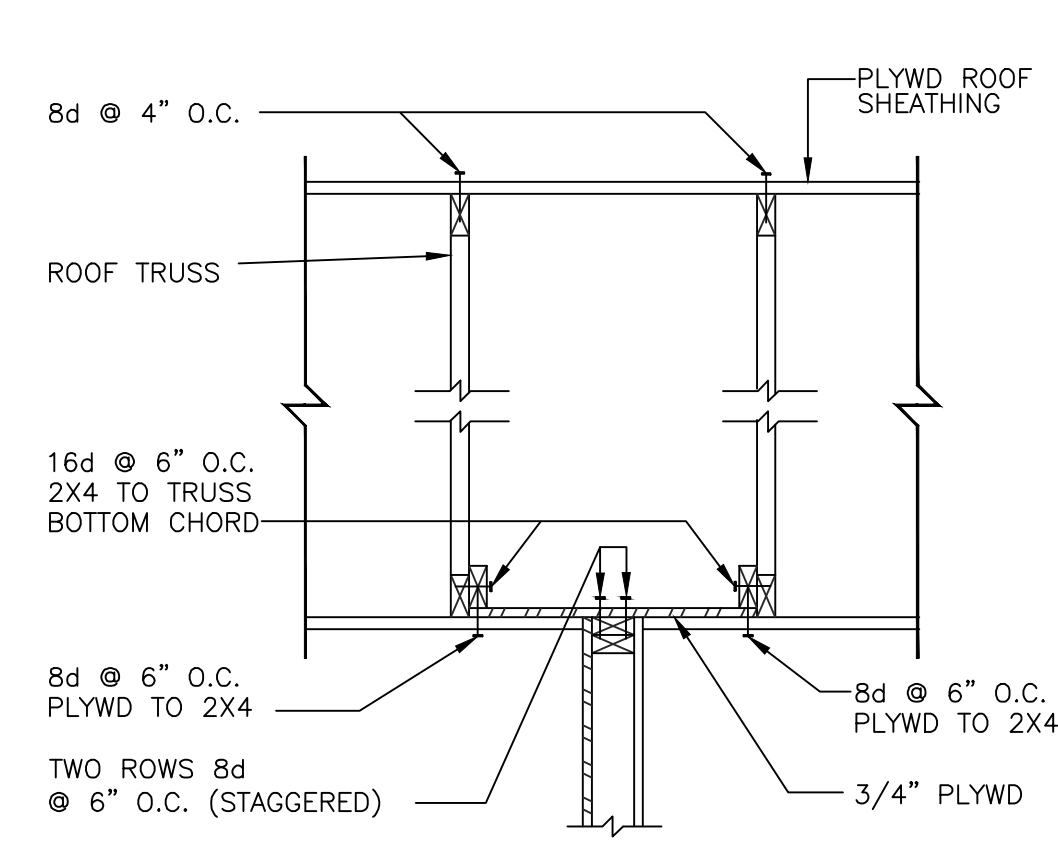
SECTION - ROOF TRUSS PERPENDICULAR (16) SD2  
3/4" = 1'-0"



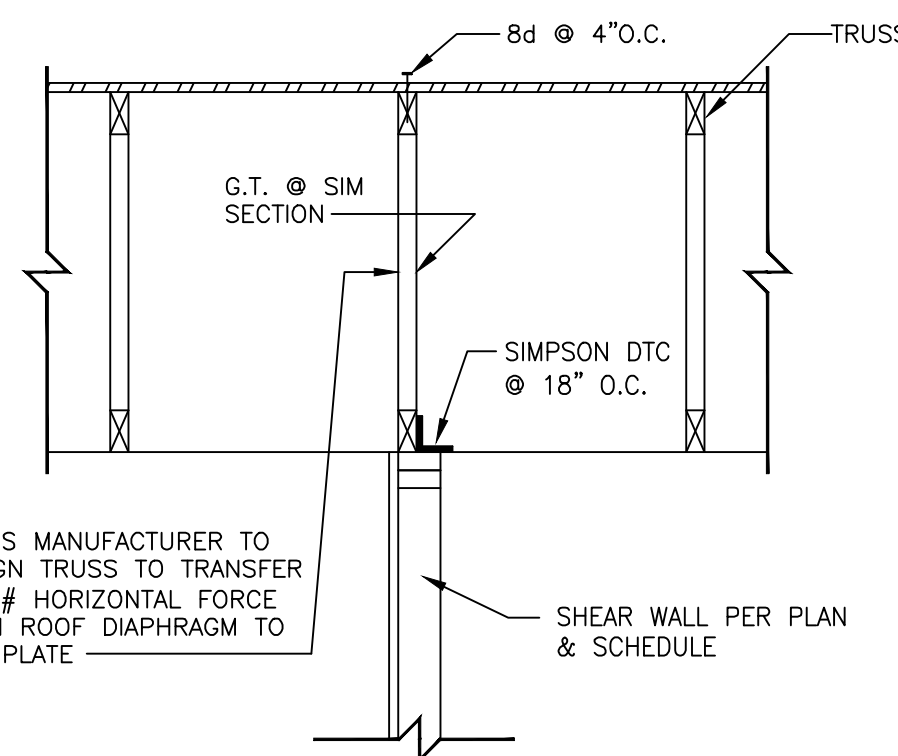
TYP. POST CONNECTION (21) SD2  
3/4" = 1'-0"



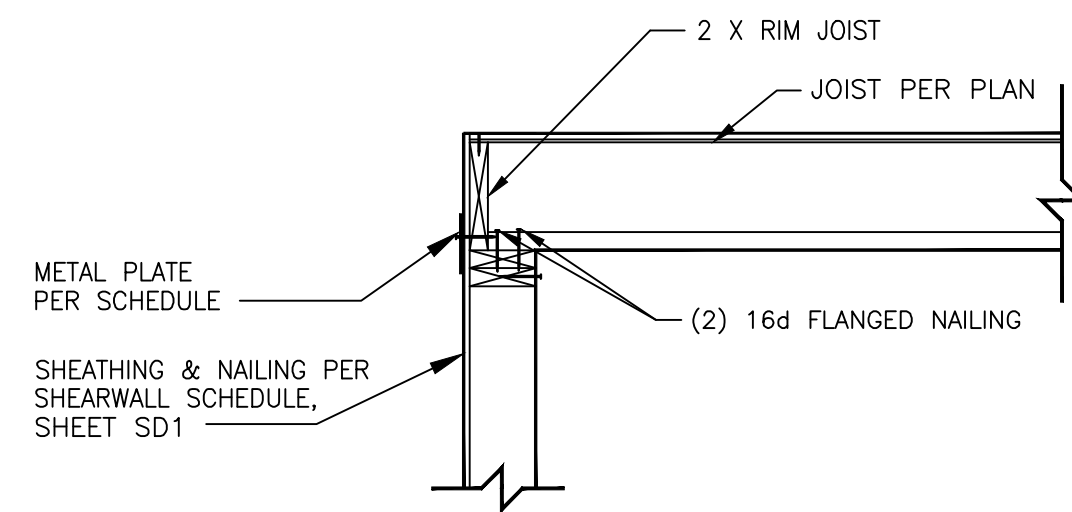
SHEARWALL AT FDN. WALL (27) SD2  
3/4" = 1'-0"



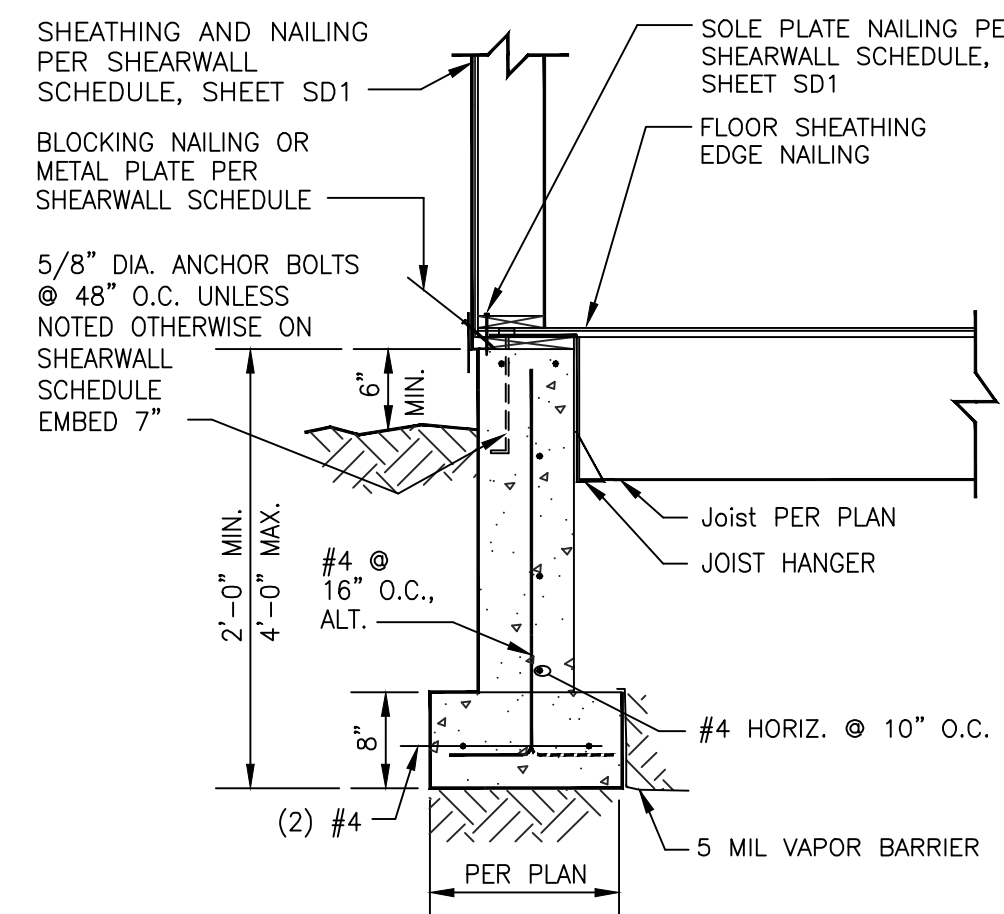
OFFSET TRUSS TRANSFER (42) SD2  
3/4" = 1'-0"



PARALLEL TRUSS TRANSFER (43) SD2  
3/4" = 1'-0"



TYPICAL ROOF SHEARWALL NAILING (51) SD2  
3/4" = 1'-0"

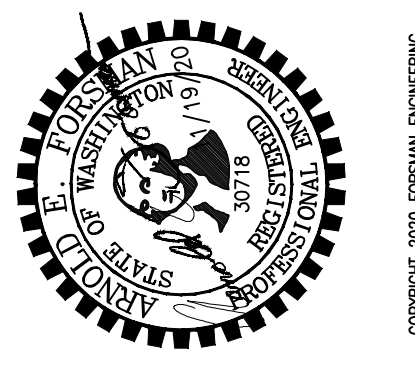


TYPICAL SHEARWALL NAILING (59) SD2  
(SEE SCHEDULE) 3/4" = 1'-0"

**Forsman engineering**

**FORSMAN ENGINEERING**  
30014 2nd Court S.  
Federal Way, WA 98003  
(206) 815-9182  
forsmanengineering.com

REVISIONS	DATE
1	
2	
3	
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5	
6	
7	

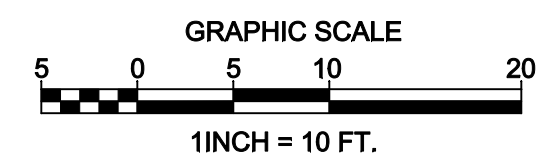
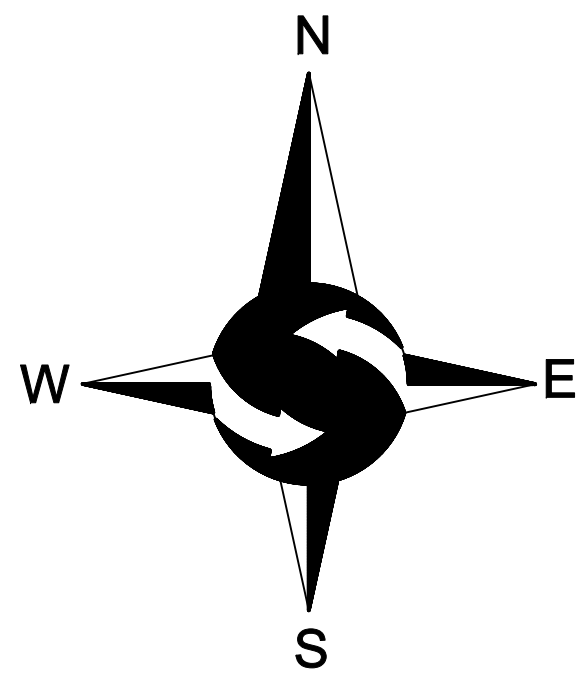


Farhad Ghazvinian &  
Farhad Ghods House  
2929 72nd Ave SE  
Washington  
Mercer Island 98040

Standard Structural Details

DESIGNED	AEF
DRAWN	SRL
CHECKED	RLJ
DATE	11/19/2020
PROJECT	20017
FILENAME	20017-SD2.DWG
PLOT AT	1 = 16
SCALE	AS NOTED

SD2



**LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>○ FOUND MONUMENT AS DESCRIBED</li> <li>○ FOUND REBAR AS DESCRIBED</li> <li>○ TACK IN LEAD FOUND</li> <li>● SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP</li> <li>⊠ POWER METER</li> <li>⊠ UTILITY POLE</li> <li>⊠ GAS METER</li> <li>⊠ SANITARY SEWER CLEANOUT</li> <li>⊠ SANITARY SEWER MANHOLE</li> <li>⊠ WATER VALVE</li> <li>⊠ FIRE HYDRANT</li> <li>⊠ WATER METER</li> <li>⊠ SIGN</li> <li>— SS — APPROXIMATE LOCATION SANITARY SEWER LINE</li> <li>— SD — APPROXIMATE LOCATION STORM DRAIN LINE</li> </ul> | <ul style="list-style-type: none"> <li>— OHP — OVERHEAD POWER</li> <li>— OHU — OVERHEAD UTILITIES</li> <li>— X — CHAINLINK FENCE</li> <li>— □ — WOOD FENCE</li> <li>▨ CONCRETE WALL</li> <li>▨ ROCKERY</li> <li>▨ ASPHALT SURFACE</li> <li>▨ CONCRETE SURFACE</li> <li>▨ GRAVEL SURFACE</li> <li>CE CEDAR</li> <li>DS DECIDUOUS</li> <li>HE HEMLOCK</li> <li>PI PINE</li> <li>* INDICATES MULTI-TRUNK</li> </ul> |
|--|--|

**LEGAL DESCRIPTION**

LOT 2, BLOCK 9, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 358, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE WEST 110 FEET; AND EXCEPT THE EAST 125.25 FEET; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 16 FEET OF THE WEST 110 FEET OF SAID LOT 2.

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

**BASIS OF BEARINGS**

THE MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 358, RECORDS OF KING COUNTY, WASHINGTON.

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAKIMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** FARZAD GHAZVINIAN  
7683 SE 27TH STREET  
MERCER ISLAND, WA 98040

**TAX PARCEL NUMBER:** 531510-0726

**PROJECT ADDRESS:** 2928 72ND AVENUE SE  
MERCER ISLAND, WA 98040

**ZONING:** R-9.6

**JURISDICTION:** CITY OF MERCER ISLAND

**PARCEL ACREAGE:** 11,080 SF (± 0.254 ACRES)  
AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

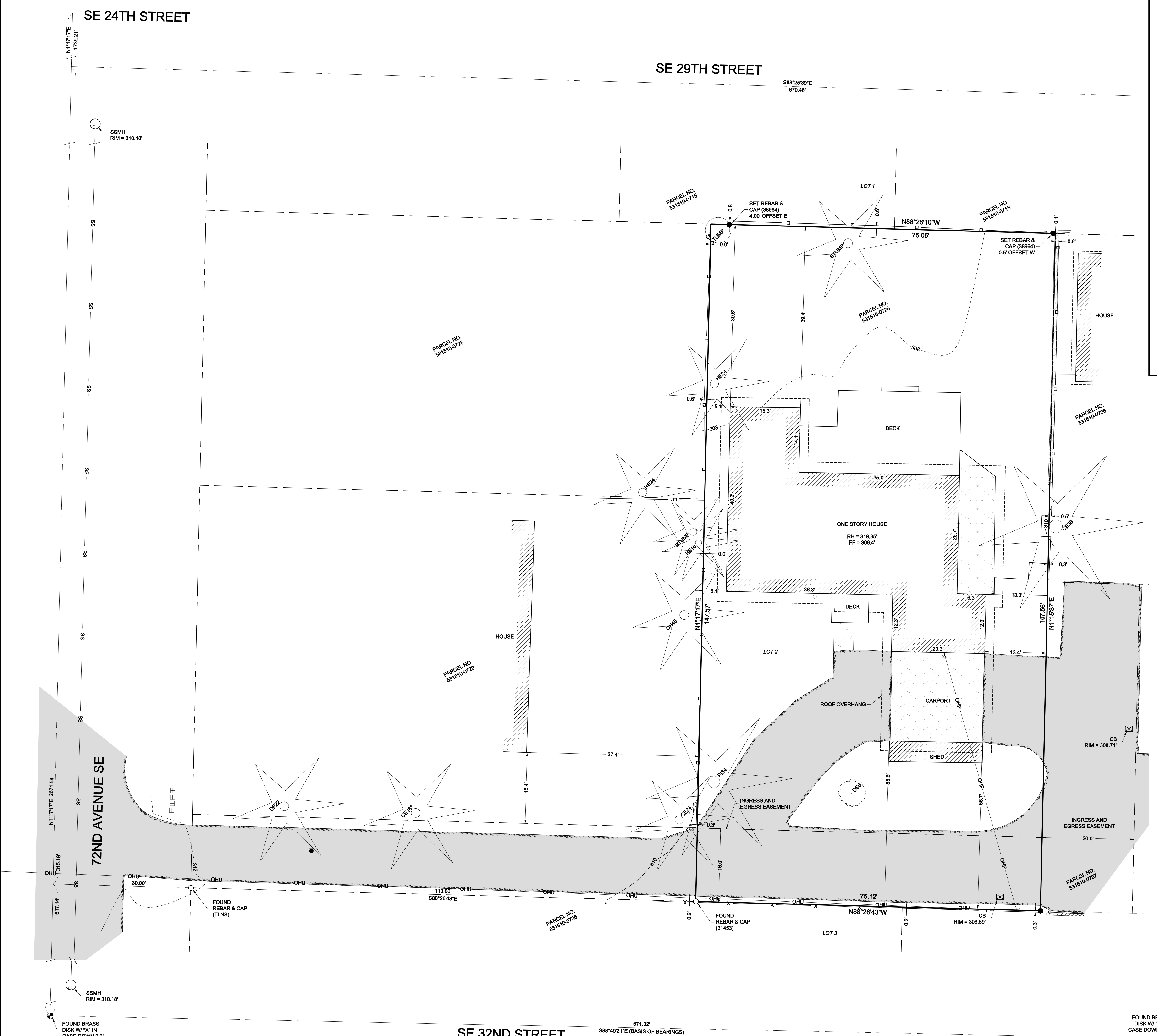
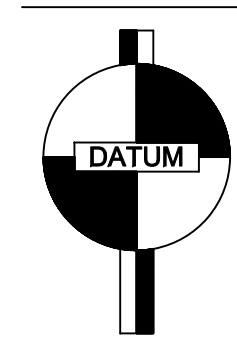
**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A BRASS CAP IN CONCRETE MONUMENT CASE AT THE INTERSECTION OF SE 32ND AVENUE AND 72ND AVENUE SE.

POINT ID NO. CASC13;  
ELEVATION: 310.1 FEET (94.531 METERS) NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



SE 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



**TOPOGRAPHIC SURVEY**  
FARZAD GHAZVINIAN  
2928 72ND AVENUE SE  
MERCER ISLAND, WA 98040

DATE	REVISION	DRN

PROJECT NO. 20-121  
DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 3/13/2020  
SHEET 1 OF 1