

CENTERLINE DESIGN
4737 37th AVE SW
SEATTLE
206.935.4654
www.Centerline-Design.com

2928 72nd Ave SE Remodel
Mercer Island WA

CONTENTS

Site Plan

DRAWN BY

CRL

DATE

6.19.20

1a

Owner's Name

Masoud Yeganeh & Farhad Imani
PO BOX 655, Mercer Island, WA 98040

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

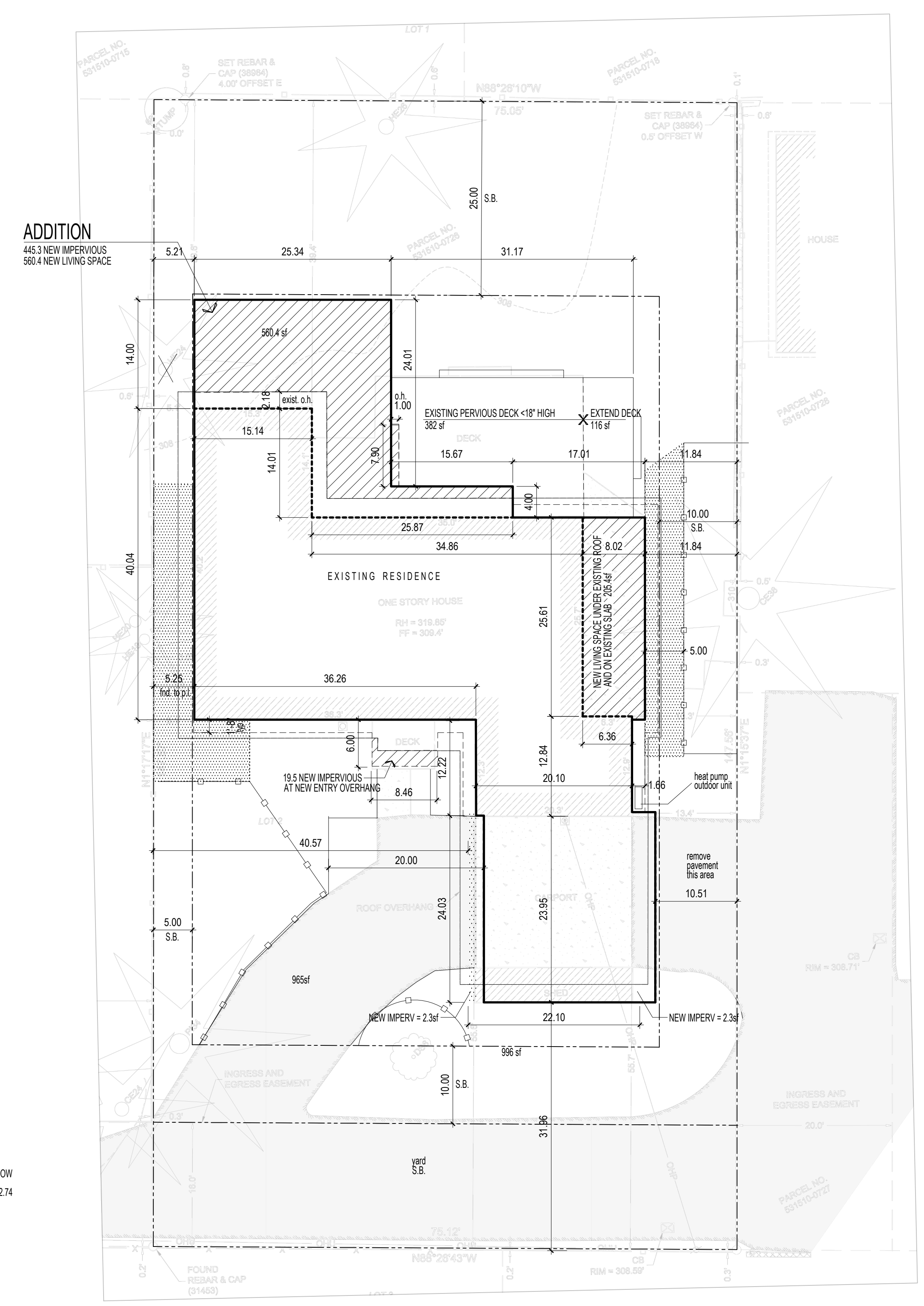
Architect

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

Project Description

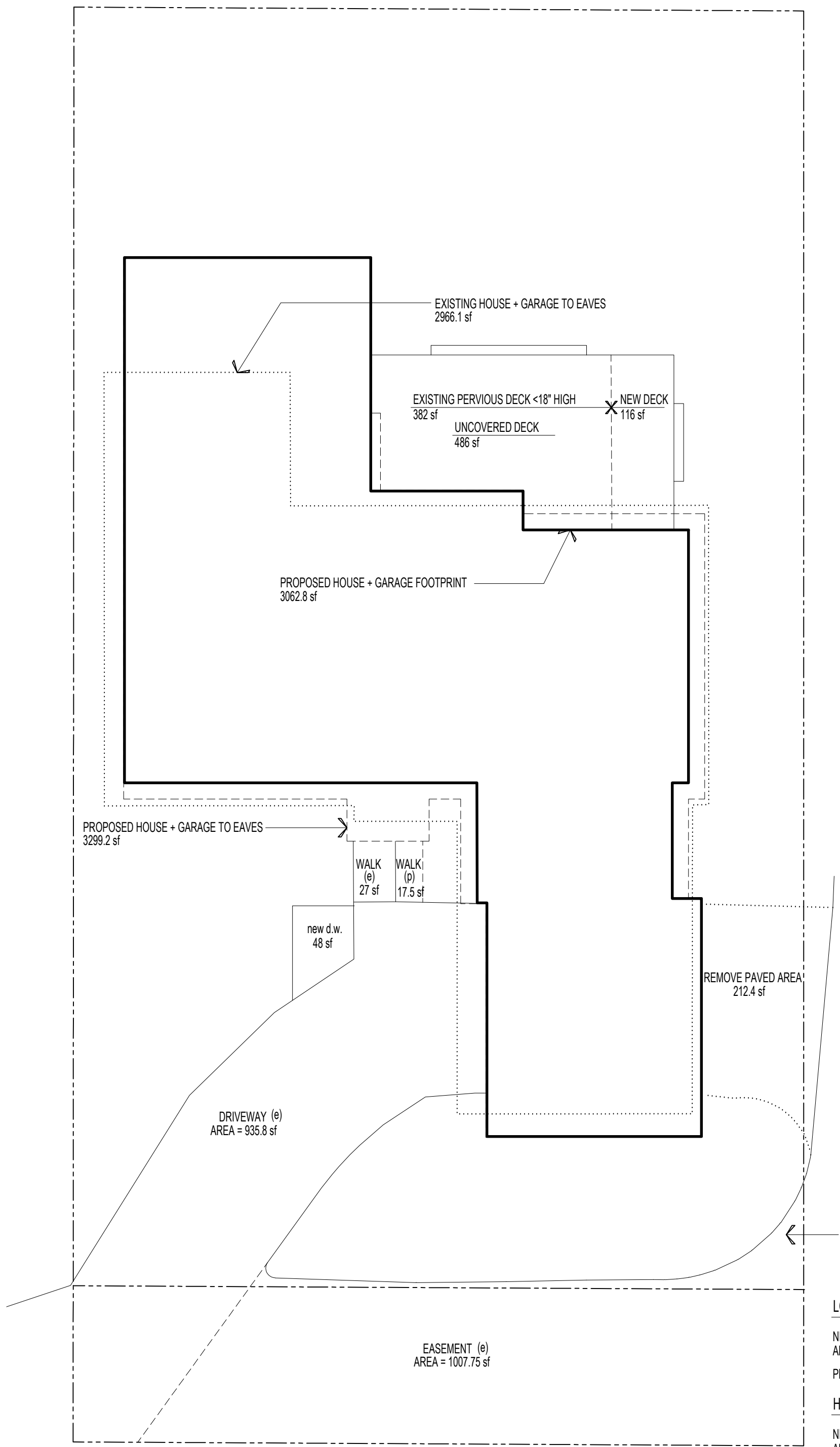
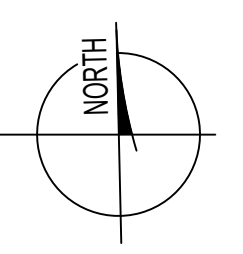
Demolition of existing and construction of new single family residence.

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.



A. SITE PLAN

- 1" = 10'-0"
- = EAVE LINE
- FLAT LOT <1% - ELEV = 308
- = TREE FENCING
- ▨ = GROUND PROTECTION AREA - (9" OF WOOD CHIPS)
- SEE ARBORISTS REPORT FOR FULL TREE PROTECTION NOTES



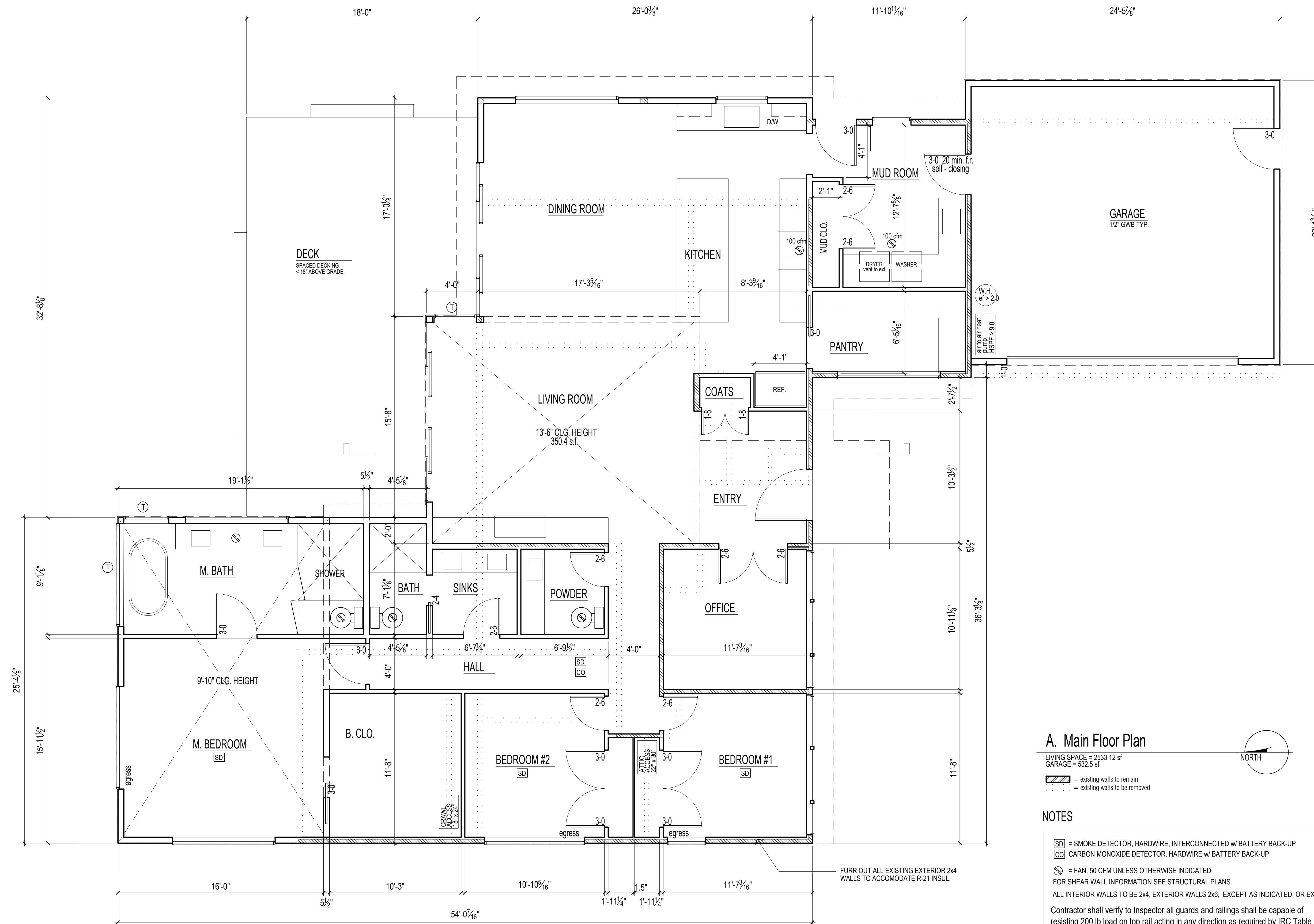
IMPERVIOUS SURFACE CALCCS

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

LOT COVERAGE CALC.
NET LOT AREA = 11080 - 1007.75 = 10072.75 sf
ALLOW LOT COVERAGE = 45 x 10072.75 = 4532.74 ALLOW
PROPOSED HOUSE = 3062.8 + 935.8 + 86.14 + 48 = 4132.74
HARDSCAPE CALC.
NET LOT AREA = 11080 - 1007.75 = 10072.75 sf
ALLOW HARDSCAPE = .09 x 10072.75 = 906.55 ALLOW
PROPOSED COVERAGE = 498 + 44.5 = 542.5



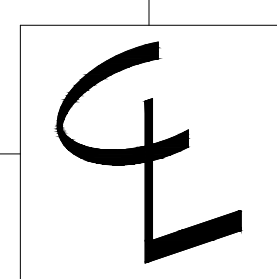
A. Main Floor Plan

LIVING SPACE = 2533.12 sf
GARAGE = 532.5 sf

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

NOTES

- ☑ = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- ☑☑ = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- ☑ = 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
- Ⓢ = TEMPER/SAFETY GLAZE WINDOWS
all doors with glass to be tempered/safety glazed



CONTENTS

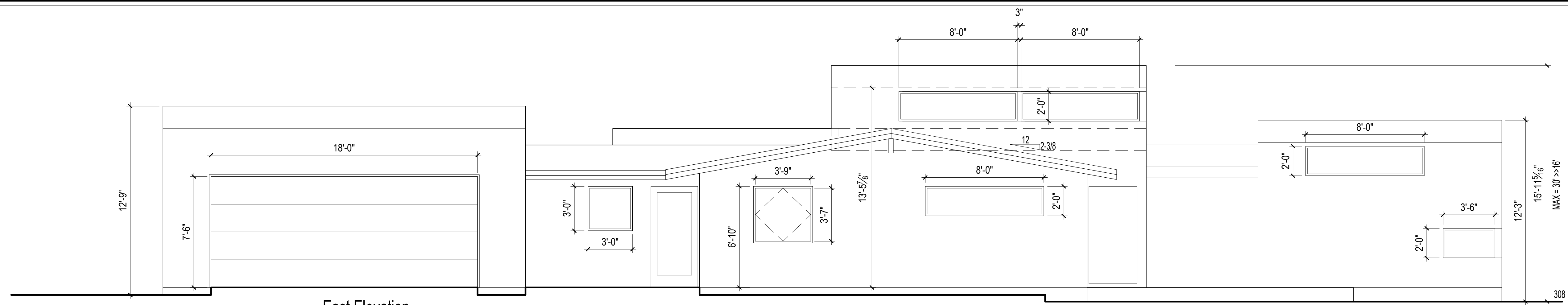
Main Floor Plan

DRAWN BY

CRL

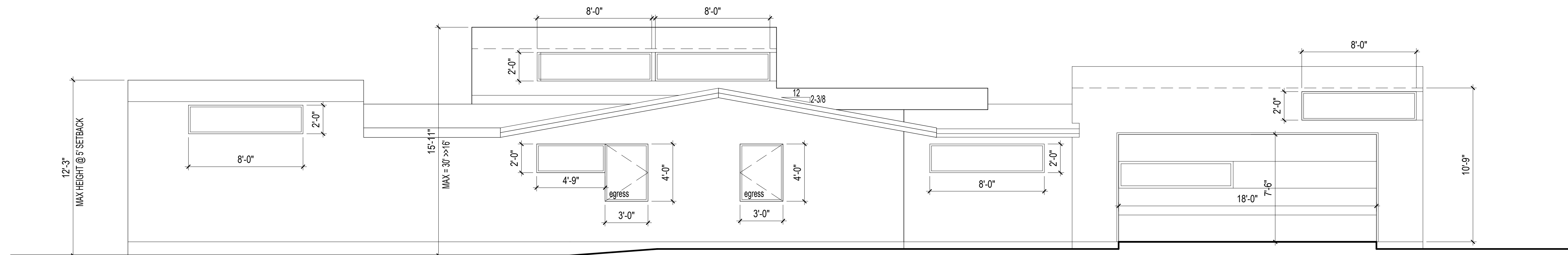
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6.19.20



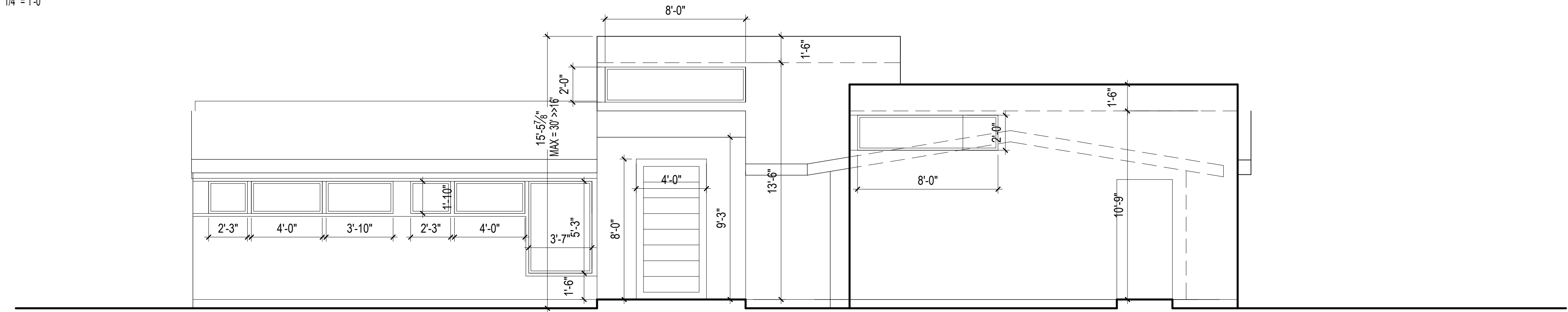
East Elevation

1/4" = 1'-0"



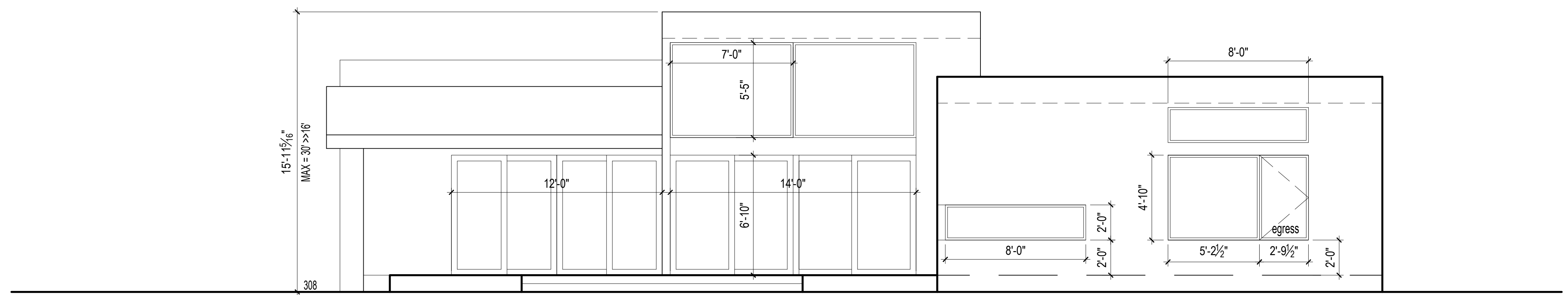
West Elevation

1/4" = 1'-0"



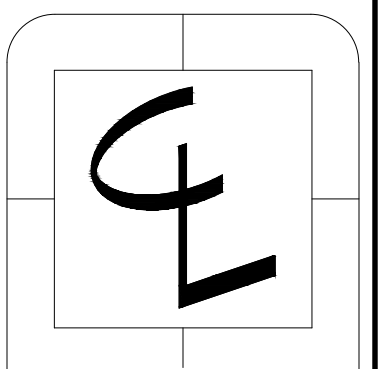
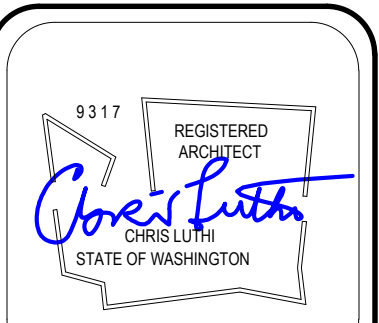
South Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



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Elevations

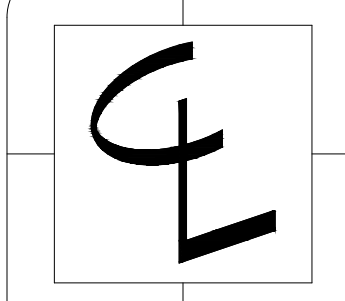
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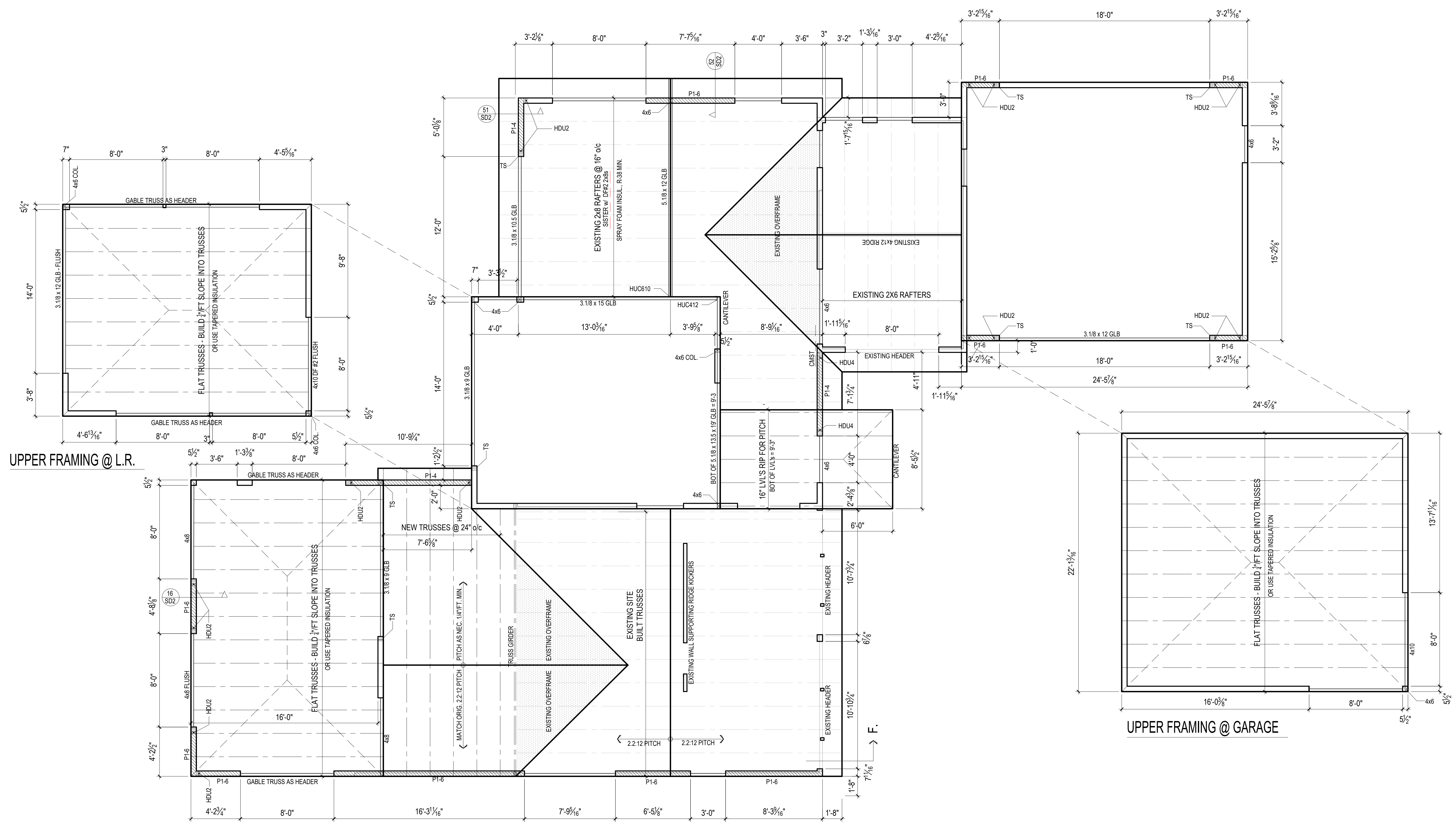
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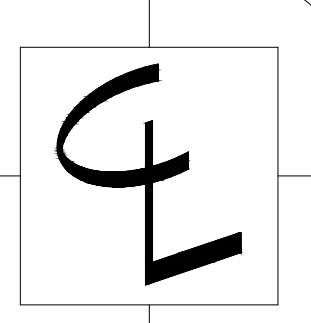


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 Mercer Island WA

CONTENTS
 Roof Framing

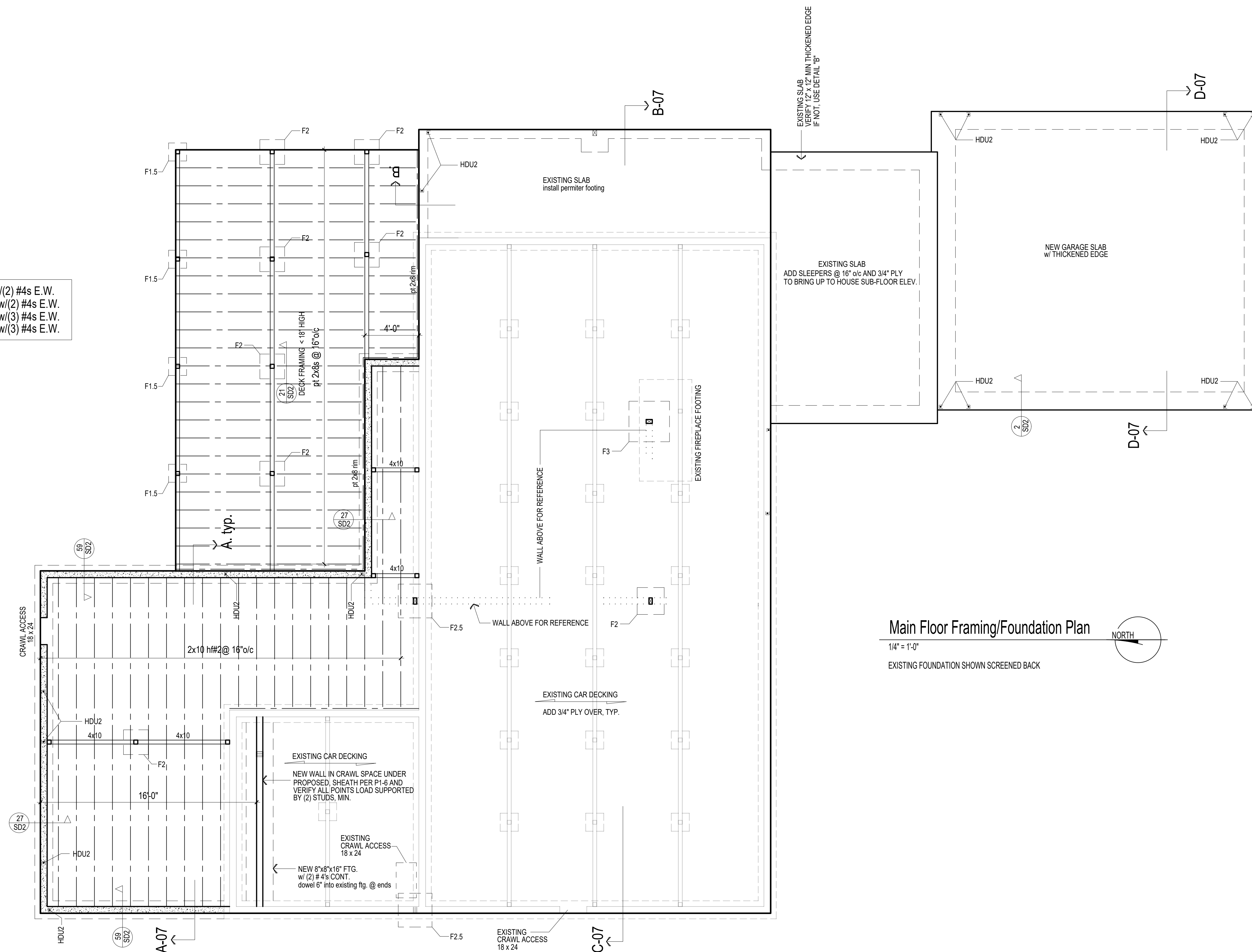
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 DATE
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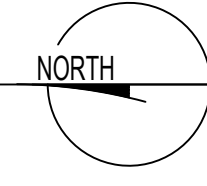


FOOTING SCHEDULE

- 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

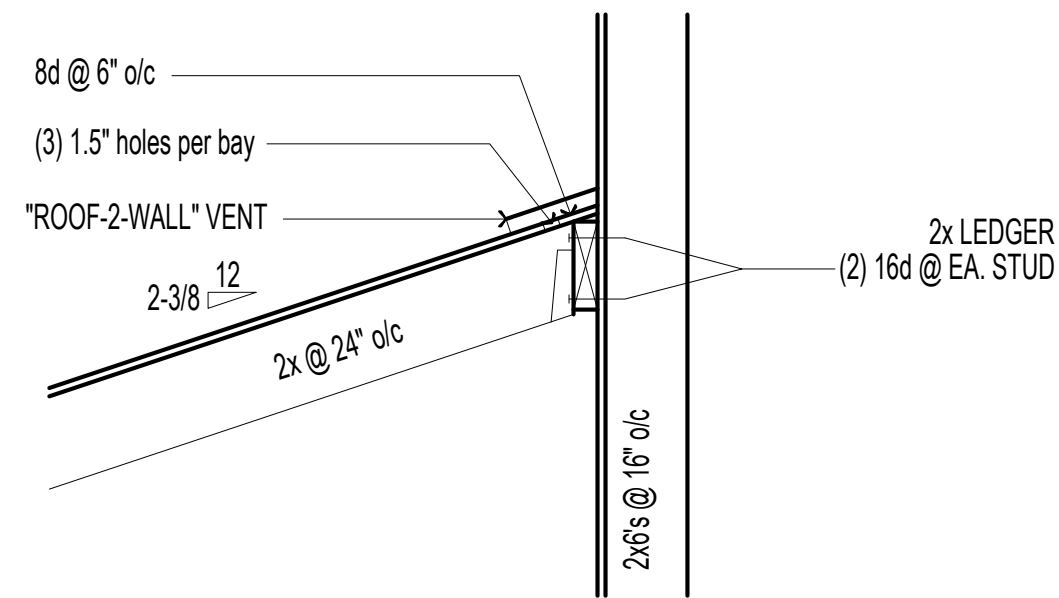


CONTENTS

Foundation

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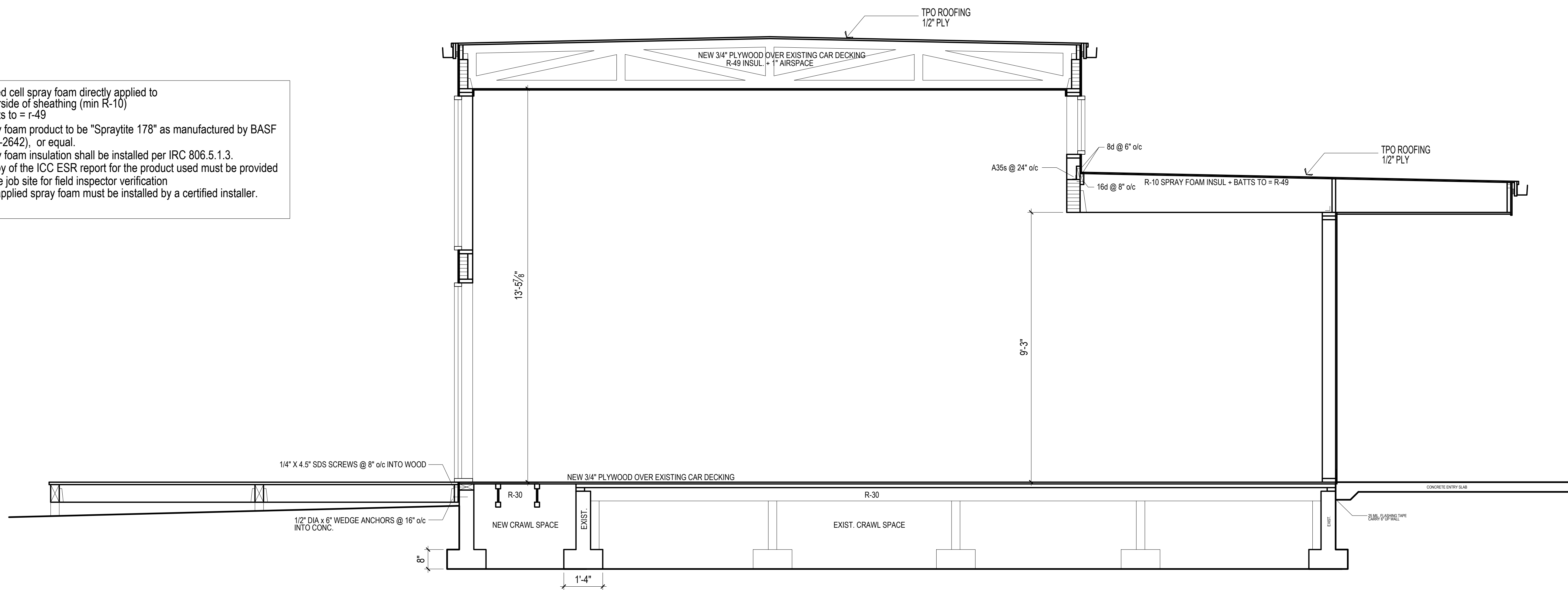
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B. TYP. ROOF TO WALL CONNECTION

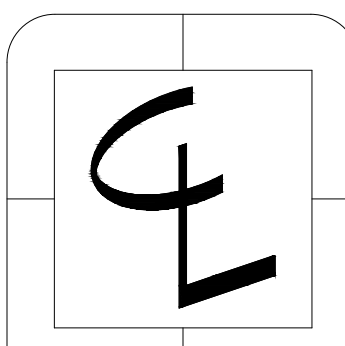
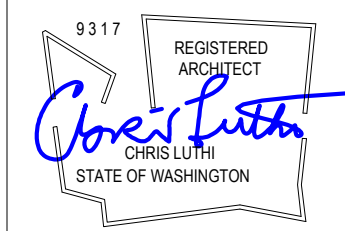
1" = 1'-0"

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"



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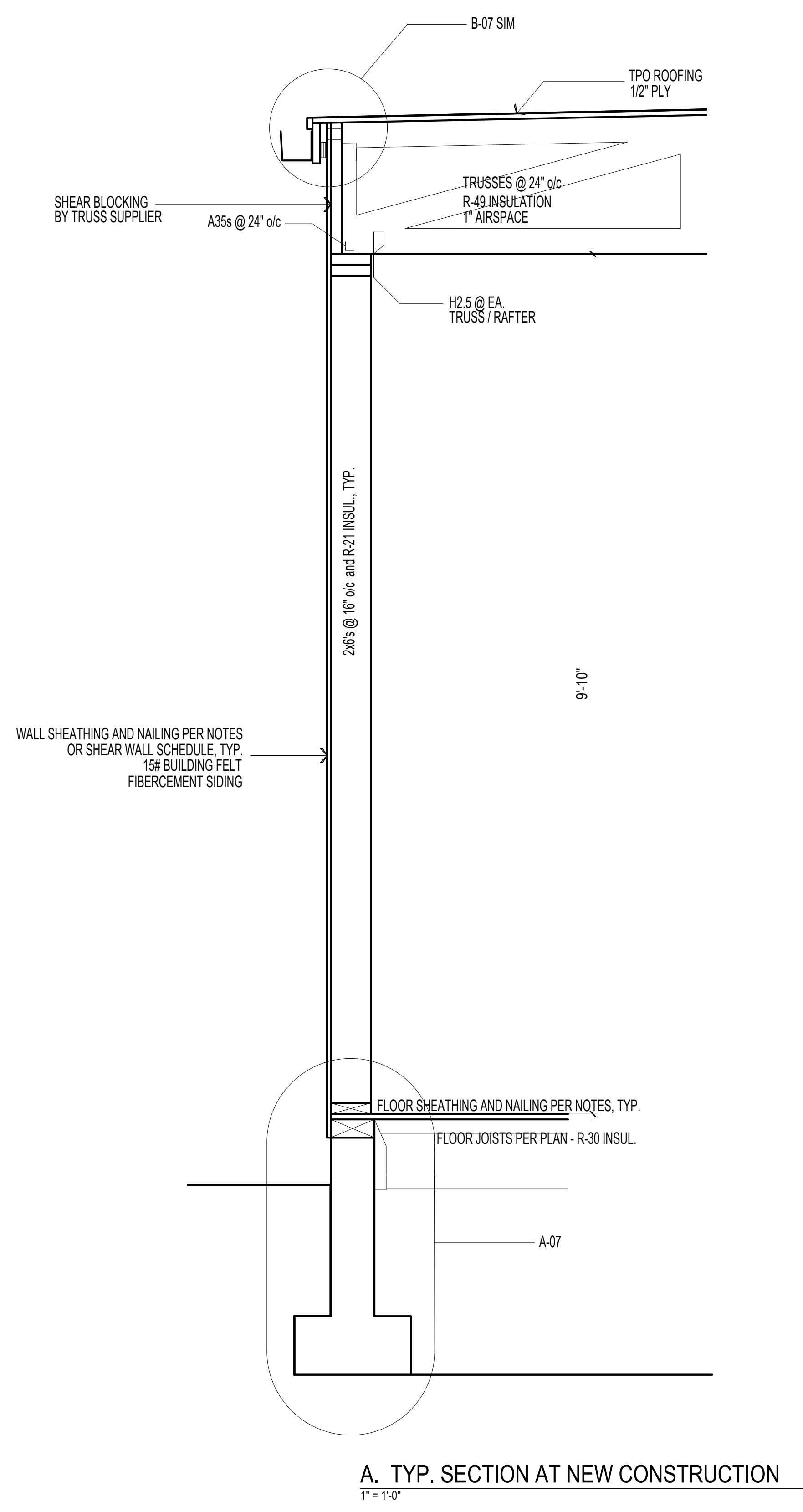
Bldg. Section

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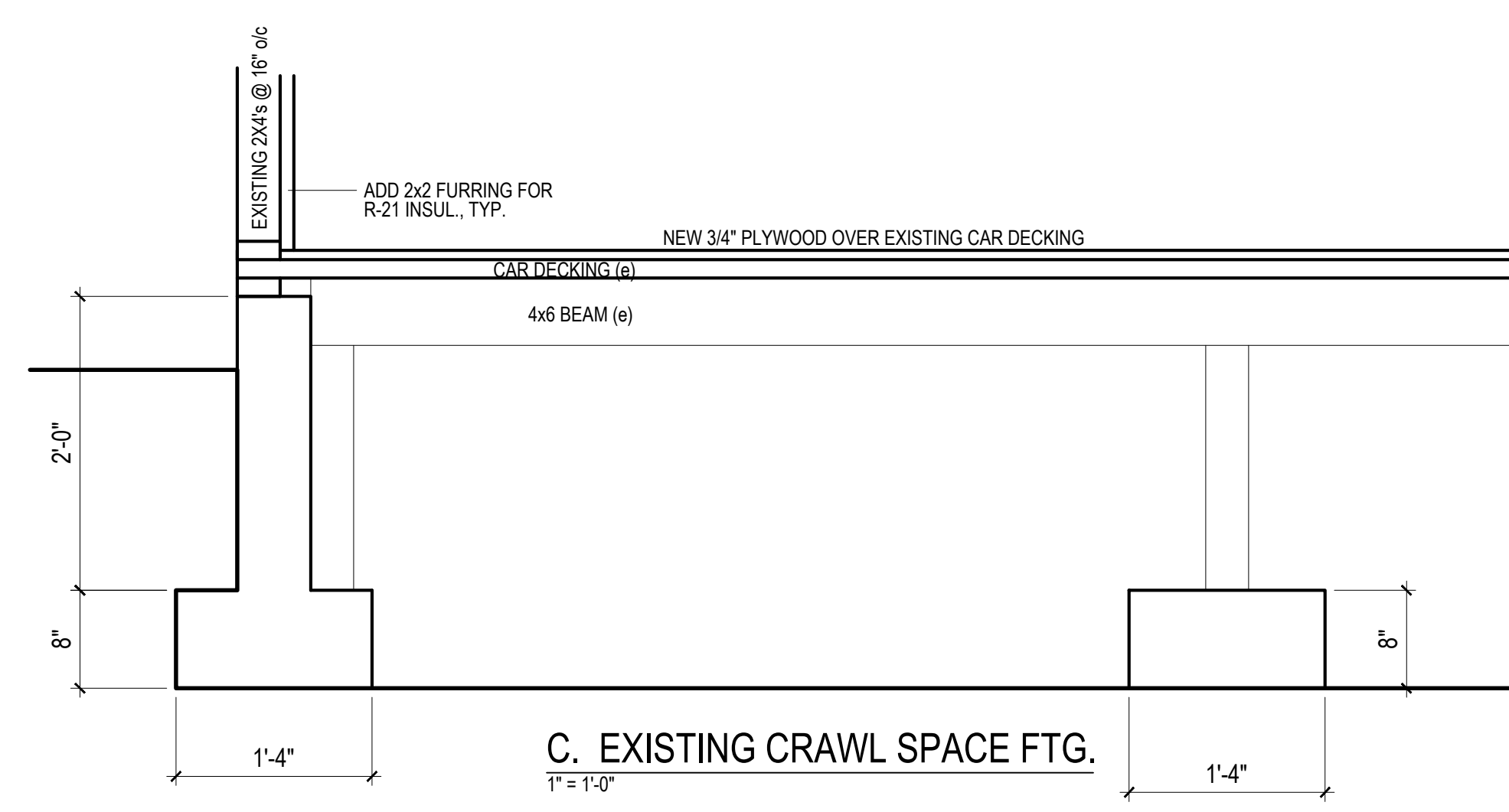
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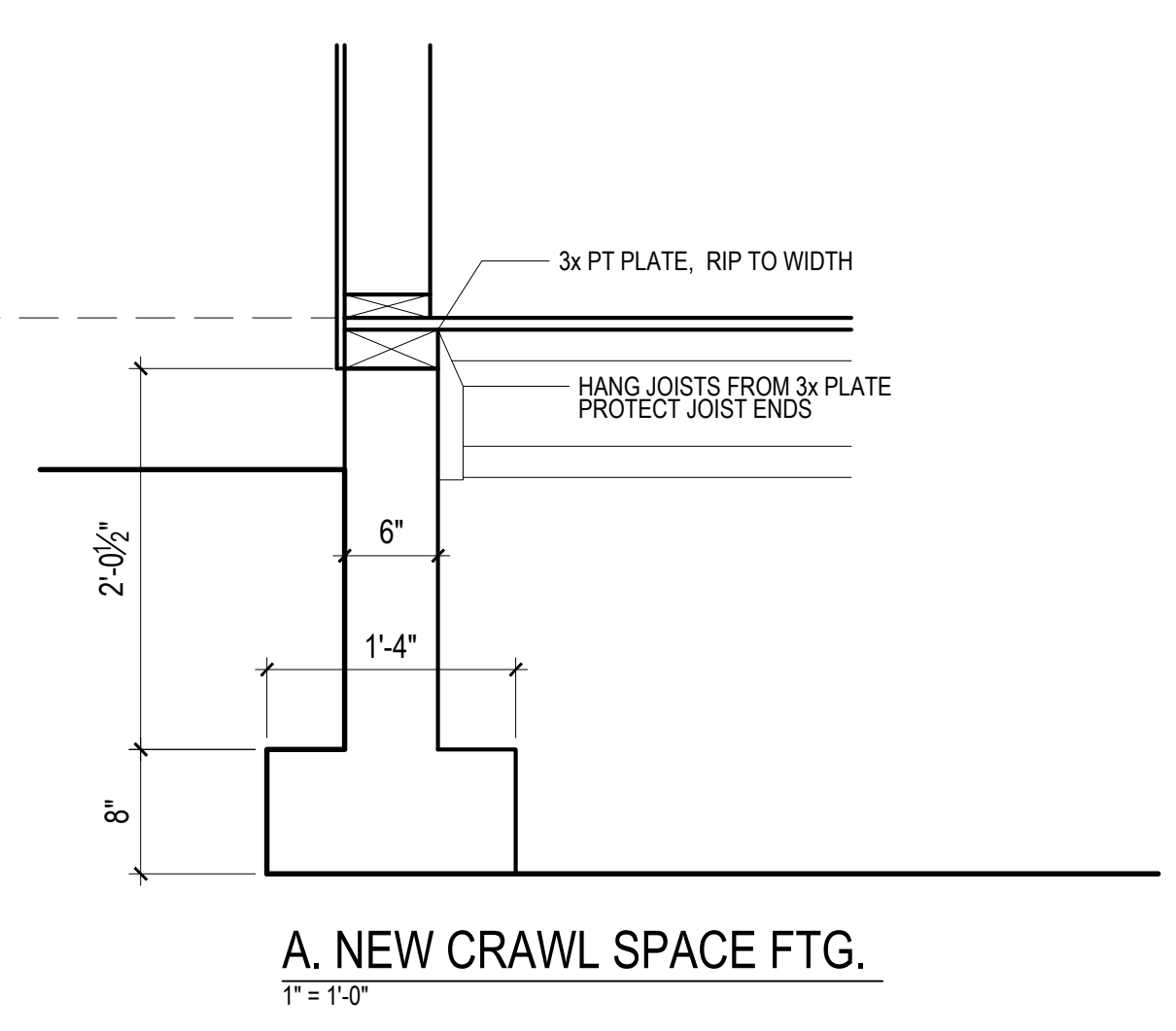
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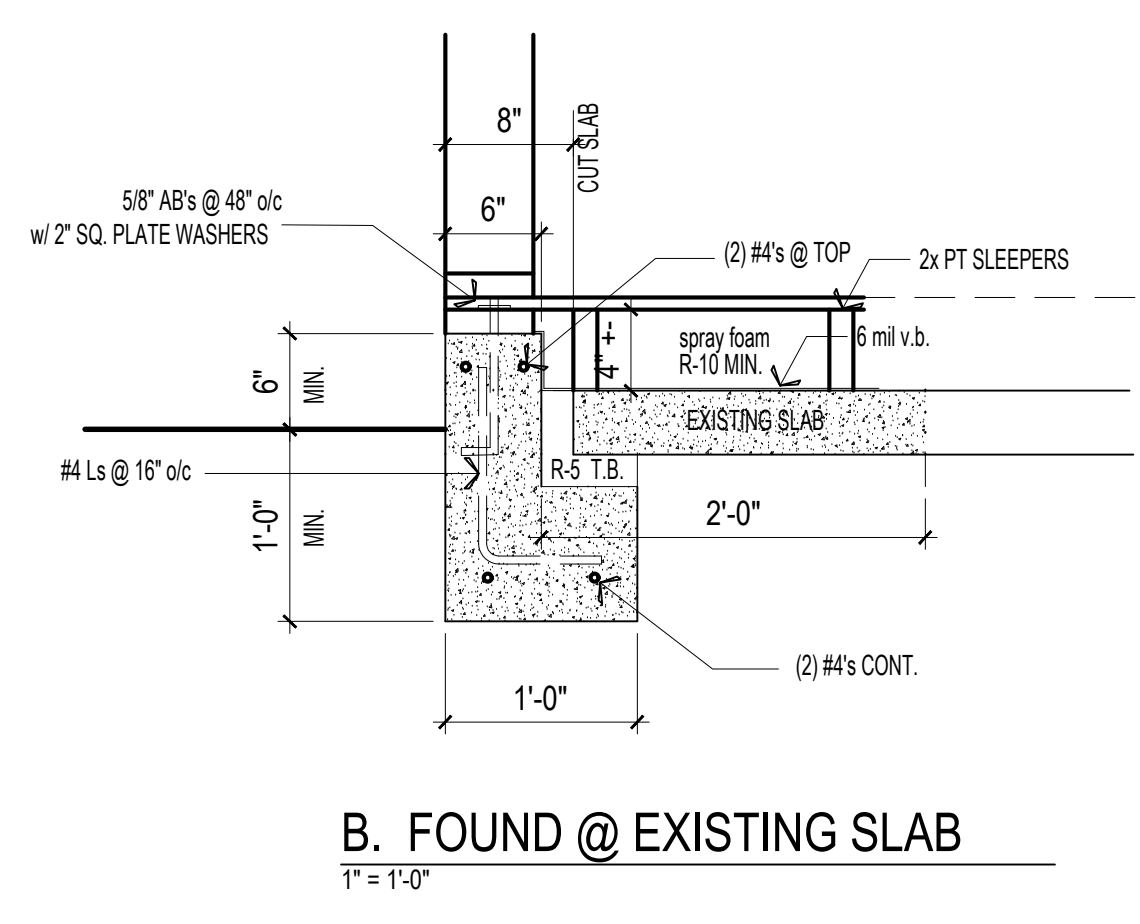
A. TYP. SECTION AT NEW CONSTRUCTION
 1" = 1'-0"



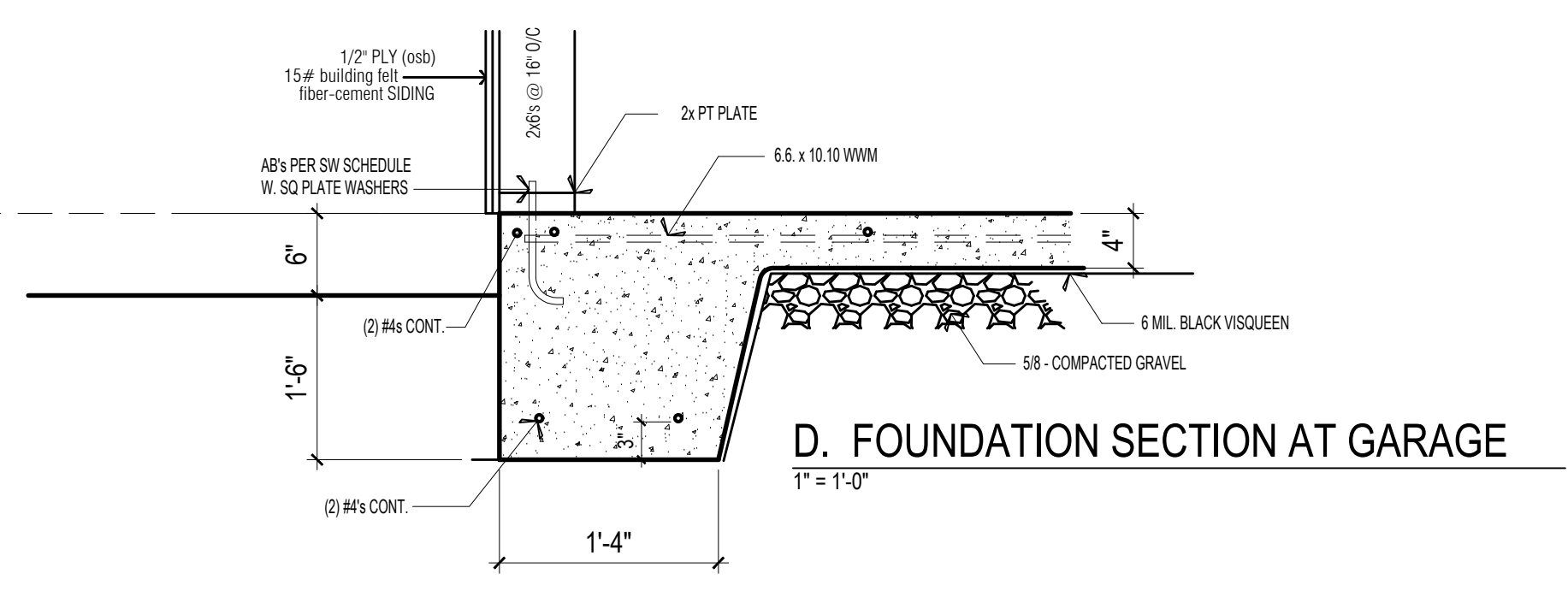
C. EXISTING CRAWL SPACE FTG.
 1" = 1'-0"



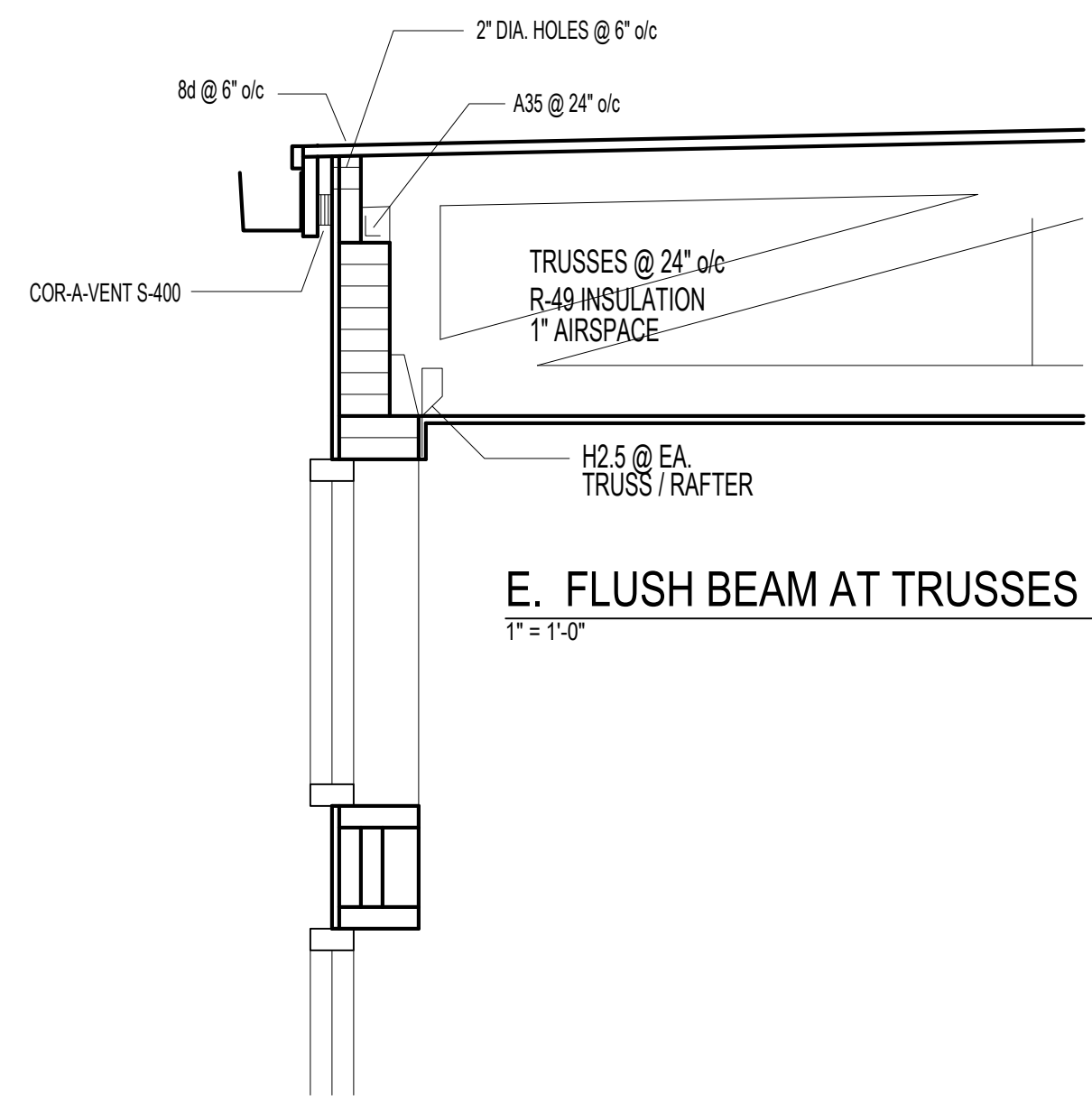
A. NEW CRAWL SPACE FTG.
 1" = 1'-0"



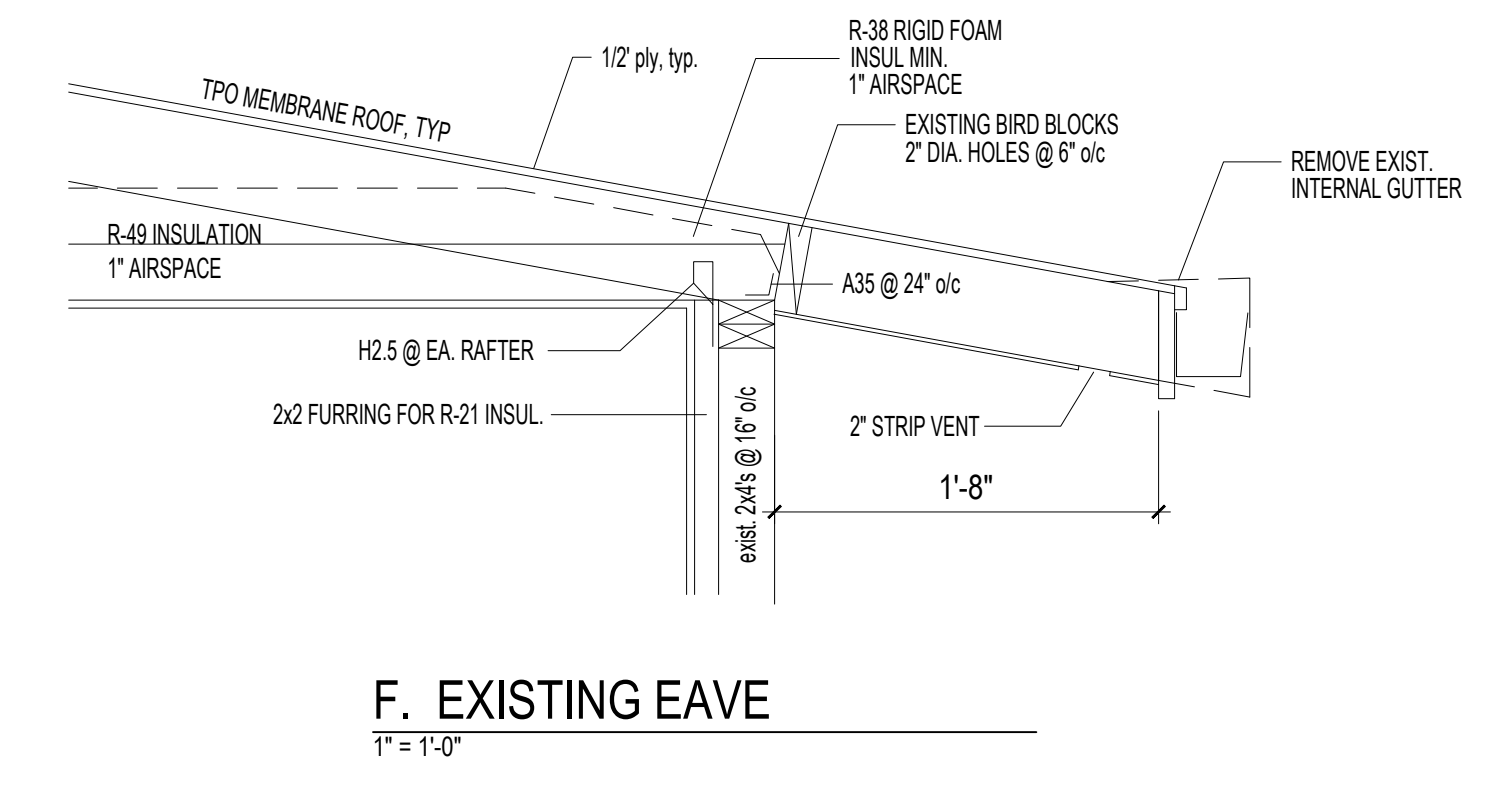
B. FOUND @ EXISTING SLAB
 1" = 1'-0"



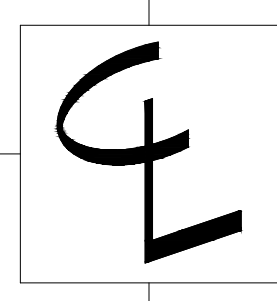
D. FOUNDATION SECTION AT GARAGE
 1" = 1'-0"



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



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



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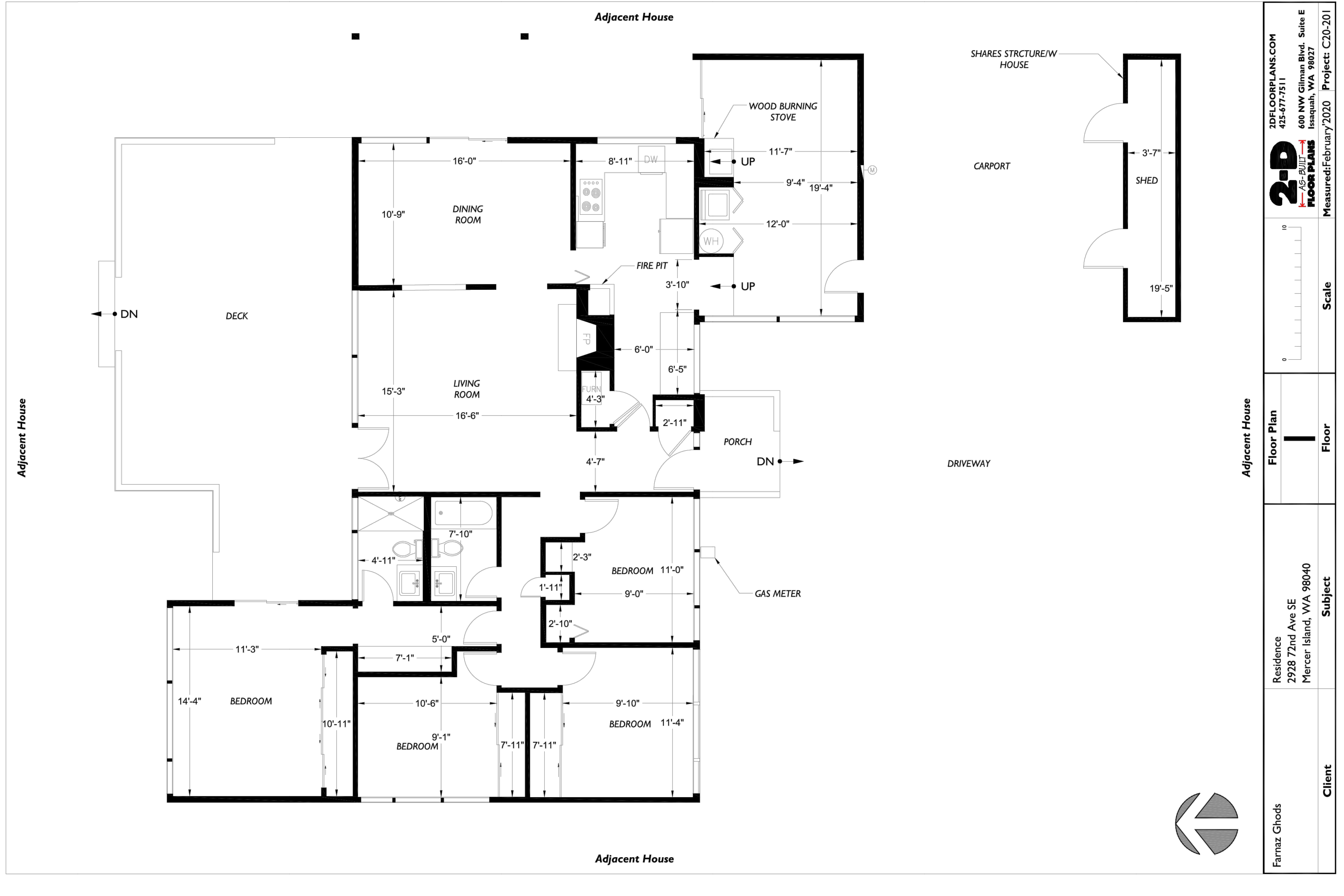
Existing

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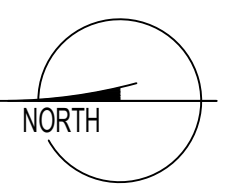
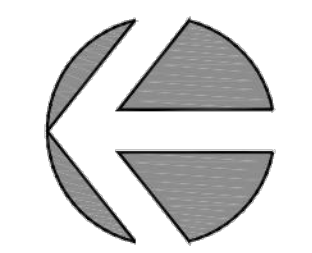
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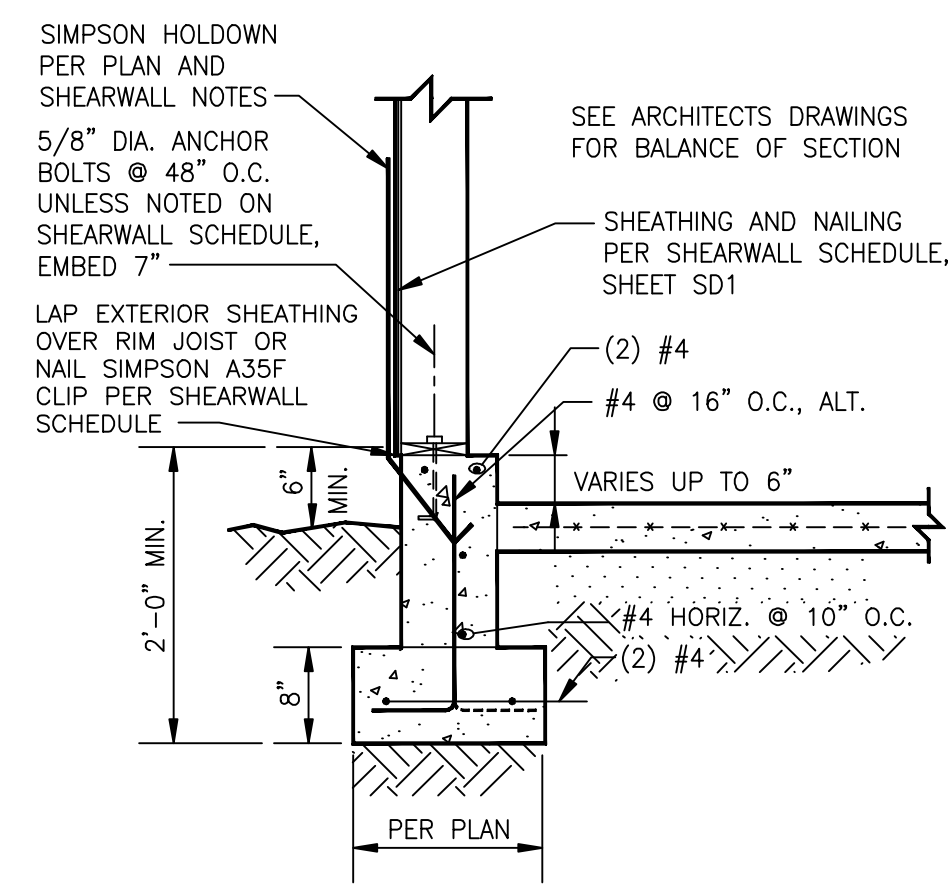
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6.19.20

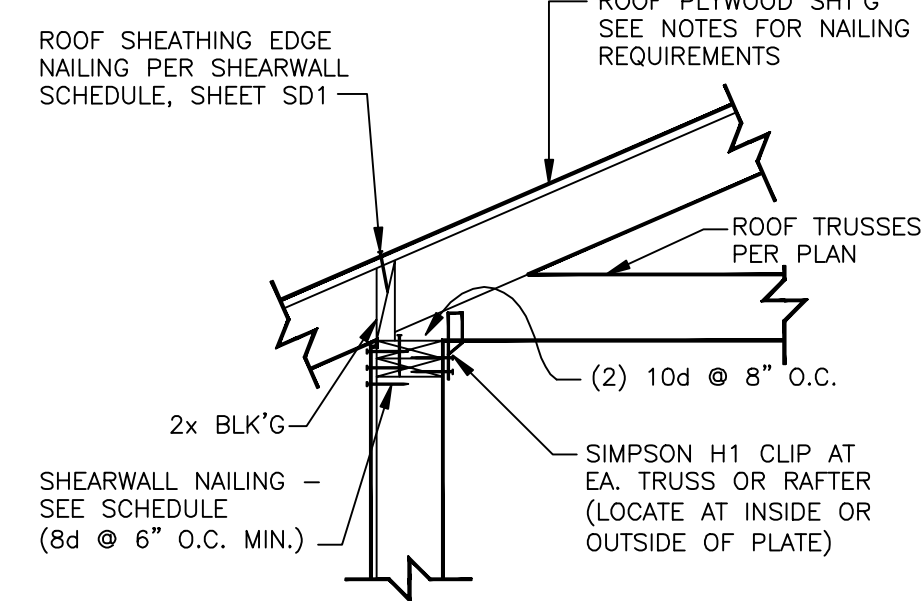


A. Existing Floor Plan

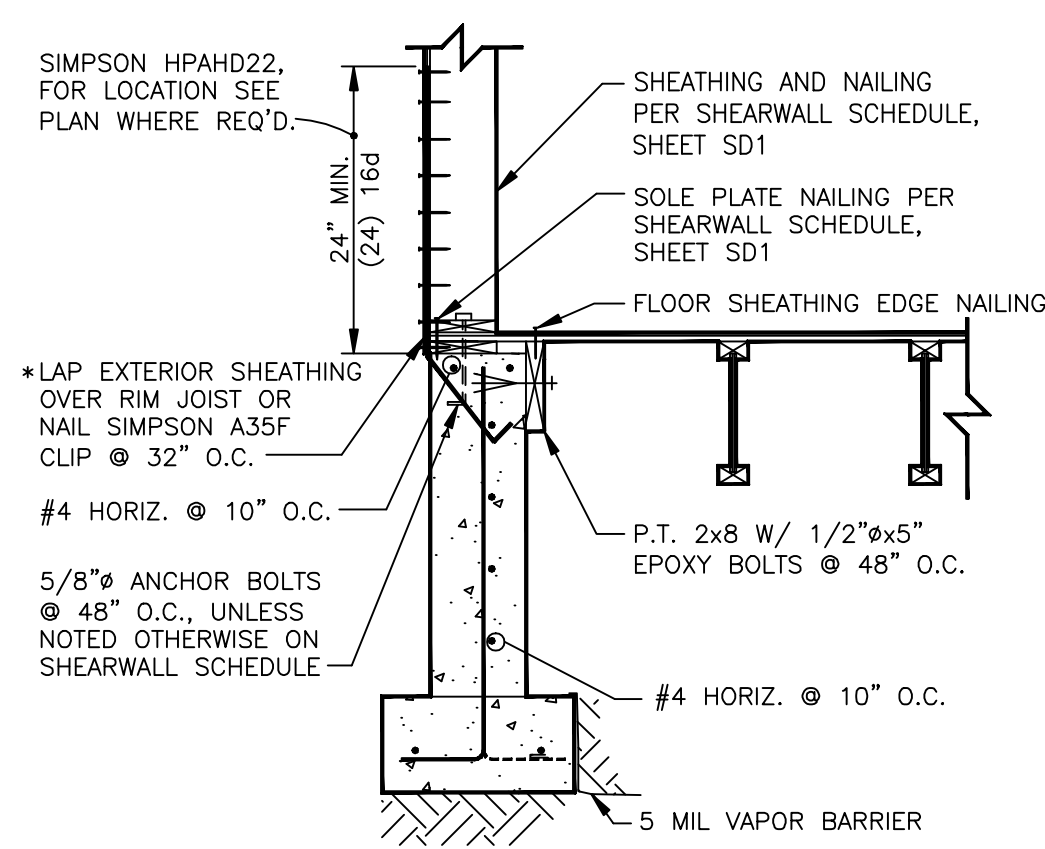




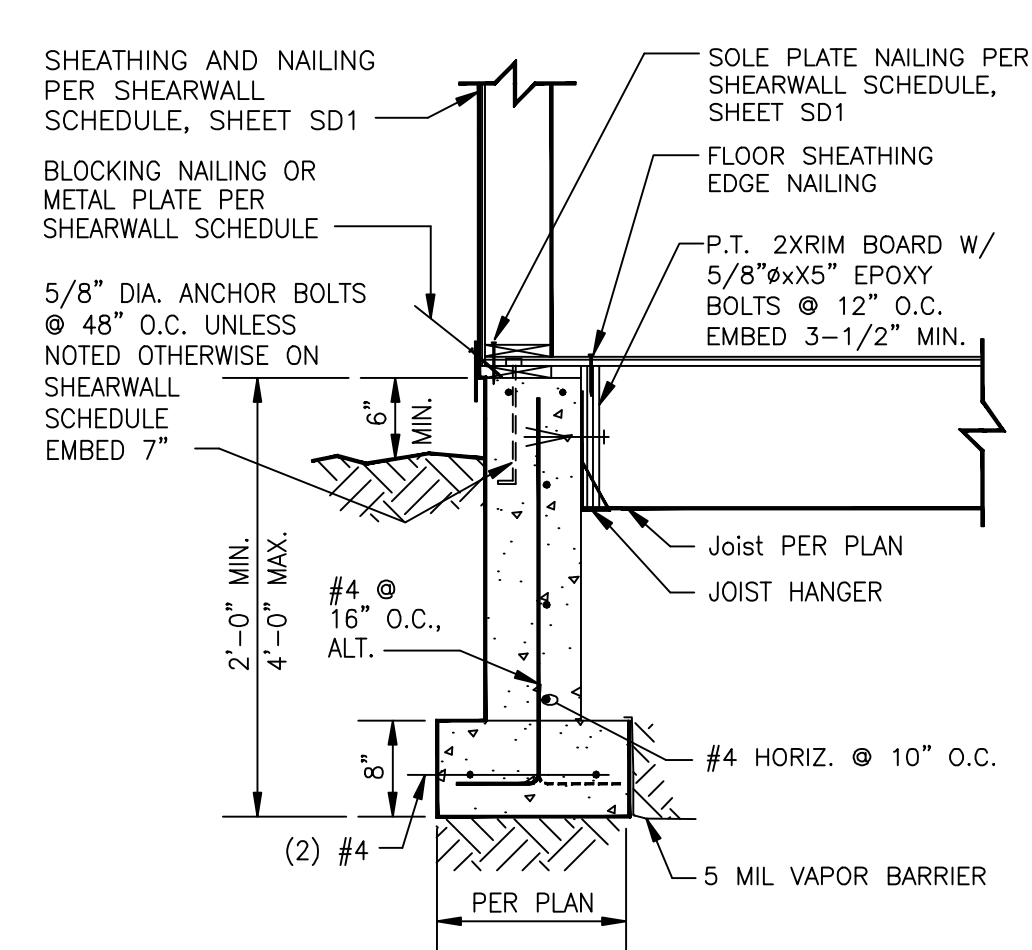
SECTION - TYP. FDN. STRAP (2) SD2
3/4" = 1'-0"



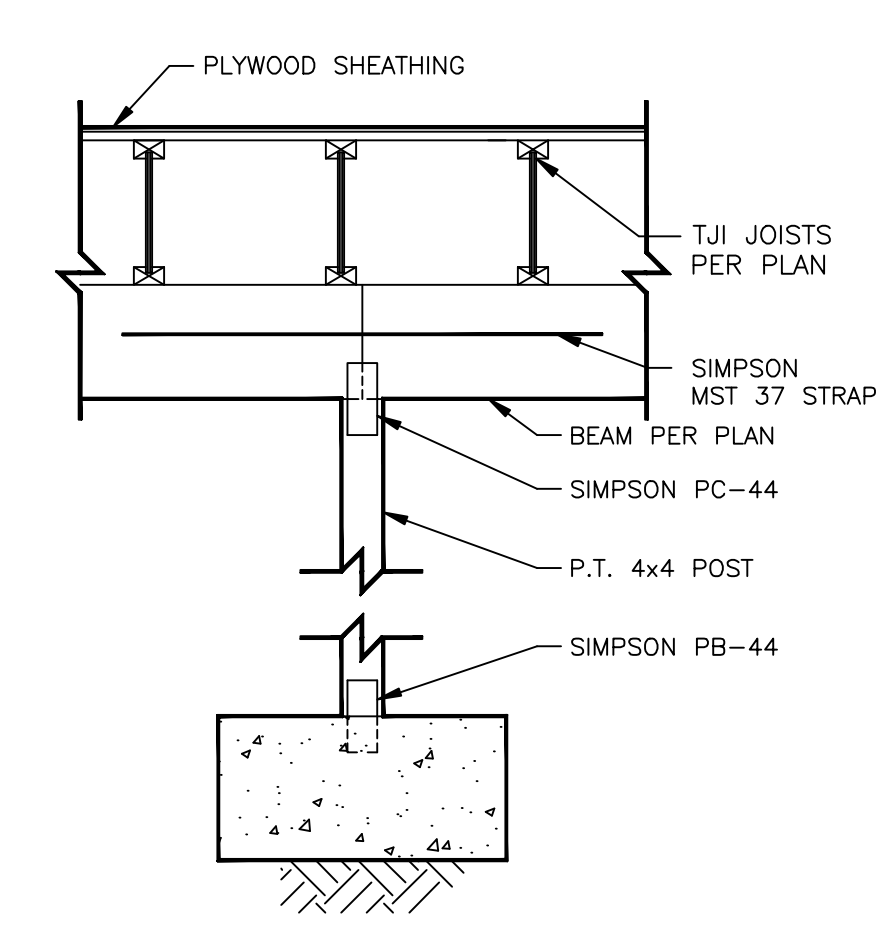
SECTION - ROOF TRUSS PERPENDICULAR (16) SD2
3/4" = 1'-0"



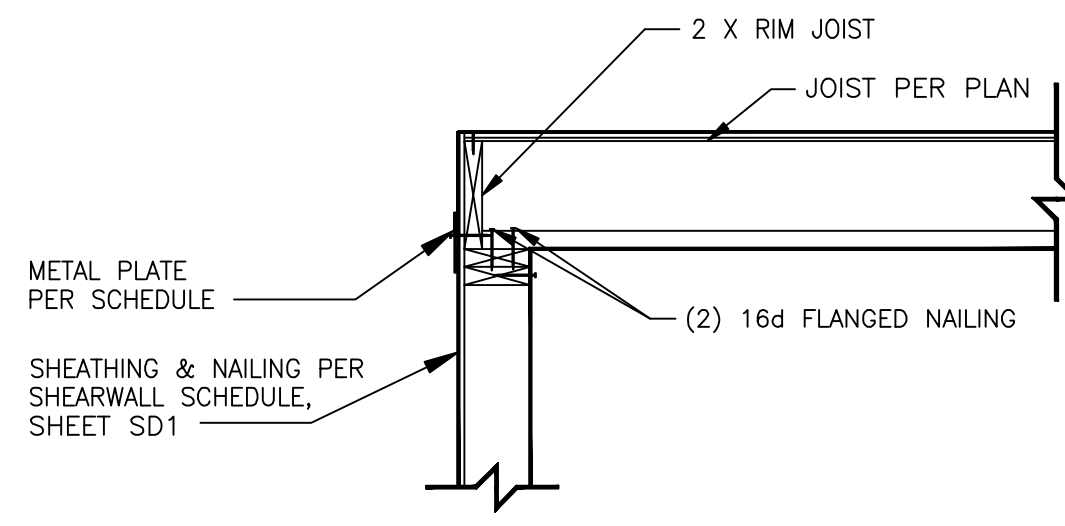
SHEARWALL AT FDN. WALL (27) SD2
3/4" = 1'-0"



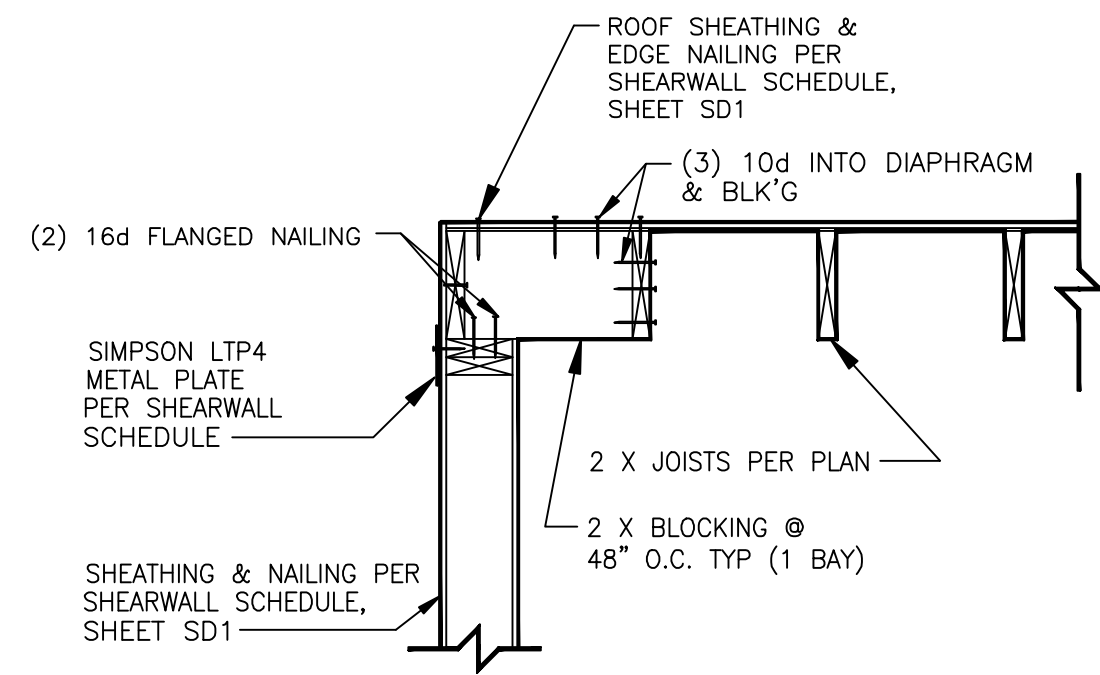
TYPICAL SHEARWALL NAILING (59) SD2
(SEE SCHEDULE) 3/4" = 1'-0"



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

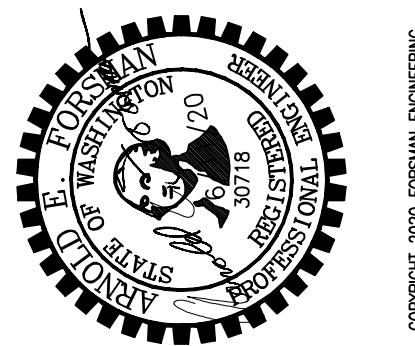


TYPICAL ROOF SHEARWALL NAILING (51) SD2
3/4" = 1'-0"



TYPICAL ROOF SHEARWALL NAILING (52) SD2
3/4" = 1'-0"

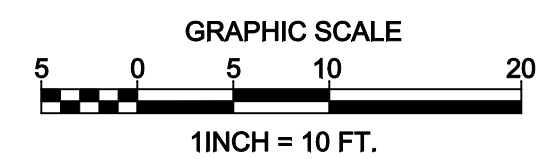
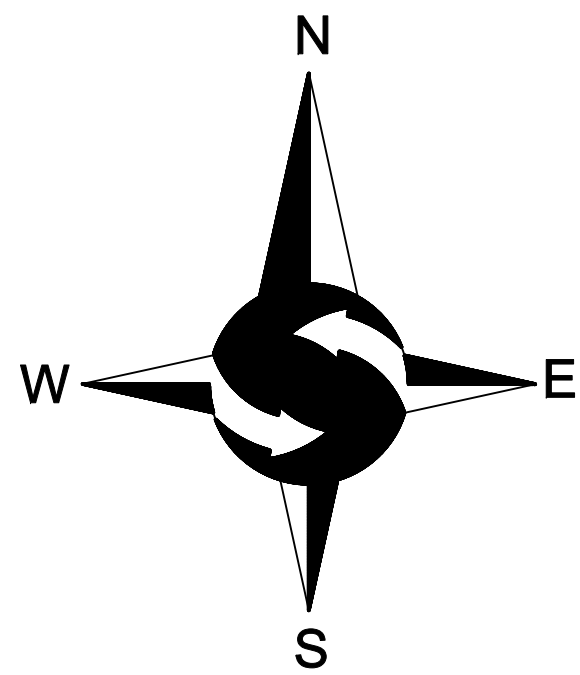
REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		



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

DESIGNED	AEF
DRAWN	RLJ
CHECKED	AEF
DATE	06/11/2020
PROJECT	20017
FILENAME	20017-SD2.DWG
PLOT AT	1 = 16
SCALE	AS NOTED

SD2



LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊘ UTILITY POLE
- ⊙ GAS METER
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ SIGN
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- □ — WOOD FENCE
- ▨ CONCRETE WALL
- ⊠ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- HE HEMLOCK
- PI PINE
- * INDICATES MULTI-TRUNK

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

1. 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.
2. 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.
3. 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.
4. 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.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

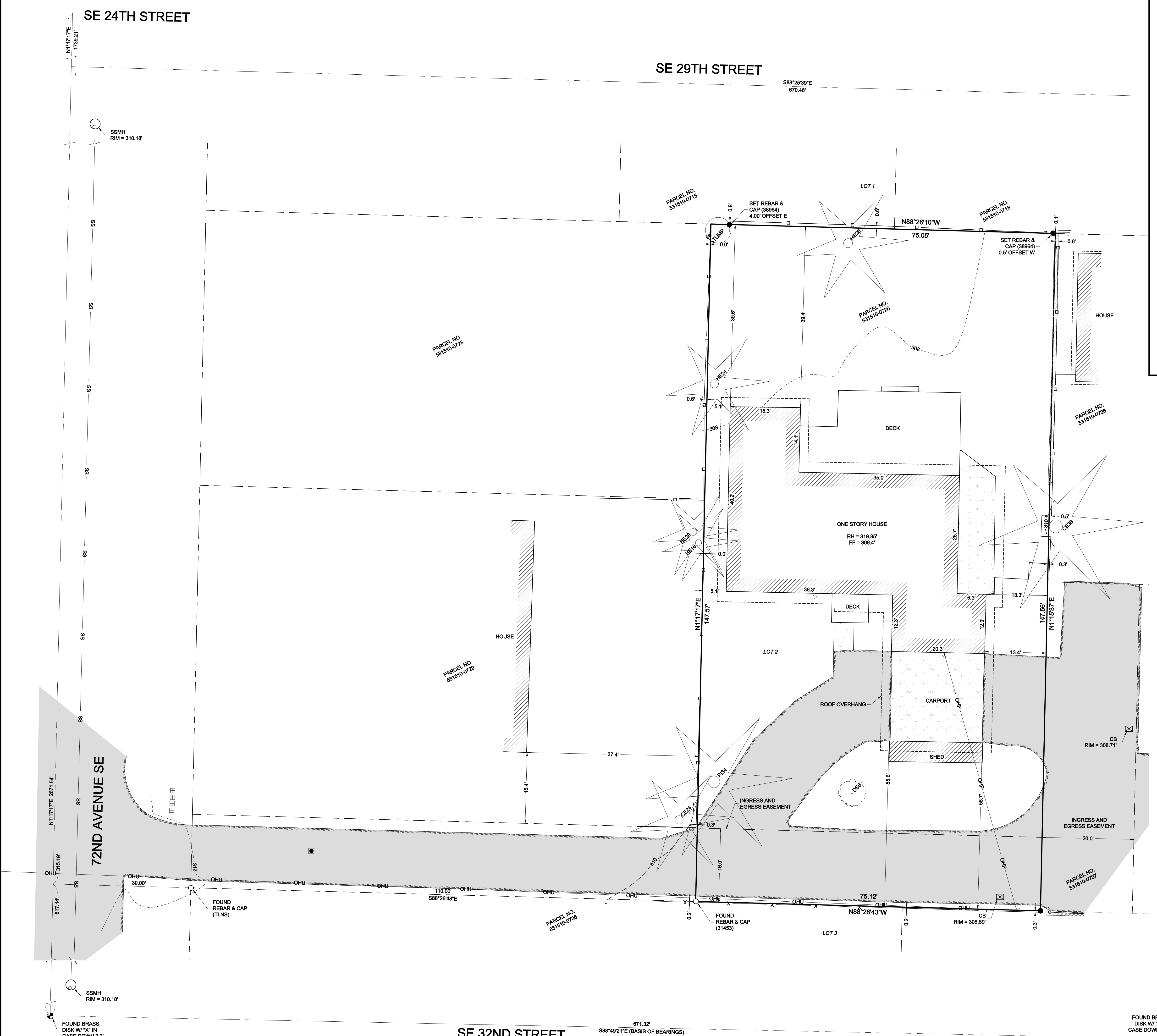
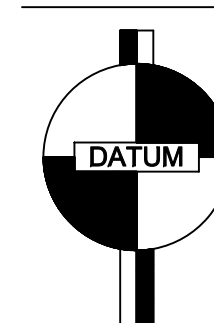
VERTICAL DATUM & CONTOUR INTERVAL

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