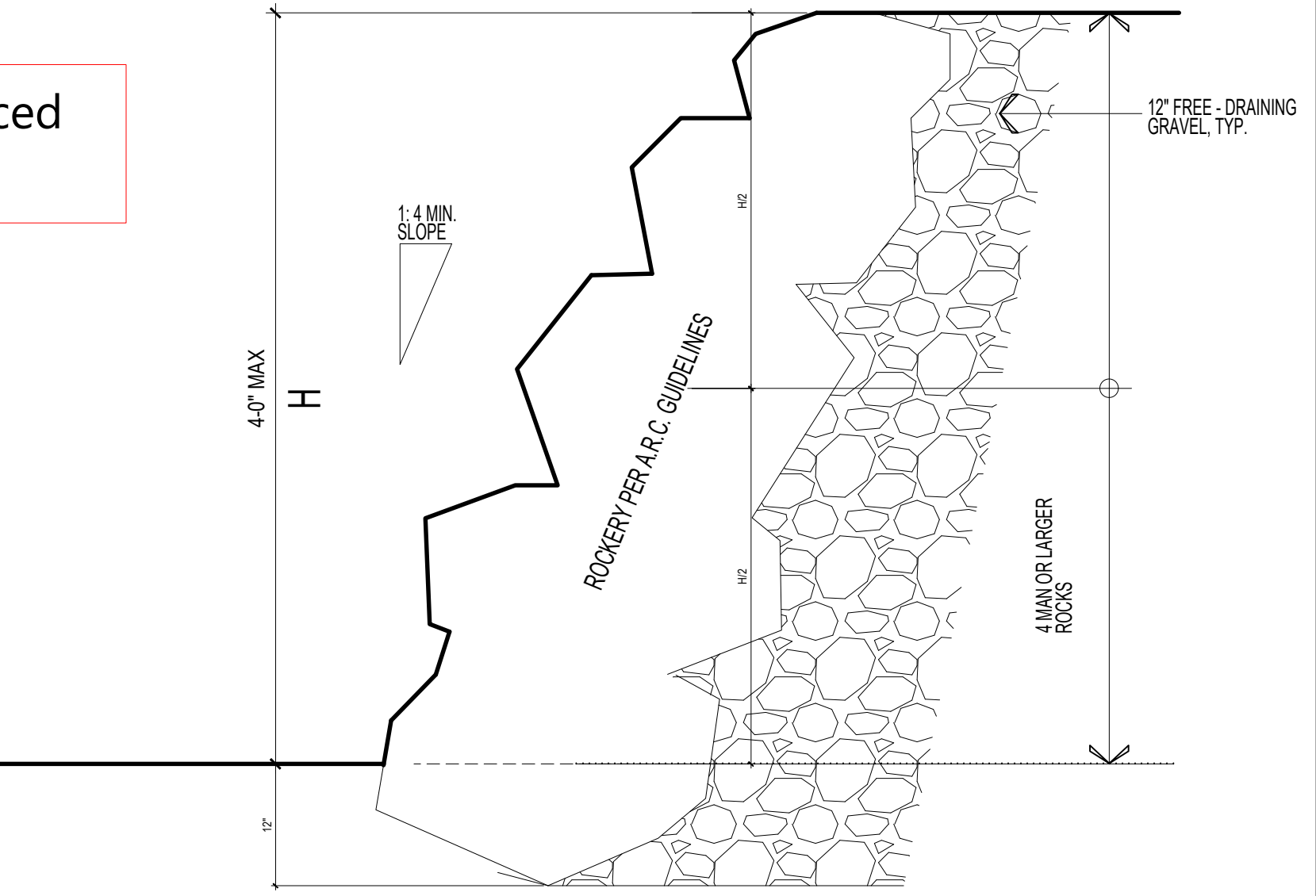


No excavated soil shall be placed on existing slopes.



A. SITE PLAN
1/10" = 1'-0"
 [A] = WALL SEGMENT TAG FOR HEIGHT CALCULATION & REMODEL CALC.
 [B] = WALL SEGMENT TAG FOR BASEMENT FAR EXCEPTION
 [C] = EAVE/ROOF LINE
 [D] = REVISED TOPO (FINISHED GRADES)
 [E] = EXISTING TOPOGRAPHY (SURVEY SHOWN IN BACKGROUND)

- = TREE FENCING, CHAIN LINK
- ▨ = GROUND PROTECTION AREA - (9" OF WOOD CHIPS)
- SEE ARBORISTS REPORT FOR FULL TREE PROTECTION NOTES
- [F] = TREE NUMBER PER ARBORISTS REPORT
- [G] = EXCEPTIONAL TREE
- ⋯ = TREE LIMIT OF DISTURBANCE

Parcel Number/Legal

Parcel # 2577300010

FLOODS ACRE GARDENS ADD POR 5-6-7-8 BEG AT PT 208.25 FT S OF NE COR OF SEC 24-24-4 TH W 627 FT TH N 111.41 FT TH E 289 FT TH N 4 FT TH E 338 FT TH S TO BEG LESS CO RD LESS W 269 FT THOF LESS E 178 FT THOF

ZONING = R-15
LOT sf = 16,963

Owner

KAM DERAKSHANI
Site Address 8151 SE 48TH ST 98040

Structural Engineer

Javid Abdi, PE, SE Atlas Consulting Structural Engineers
6810 NE 149th St Kenmore WA 98028
Phone: (206) 427-7233

Contractor

Farhad (Frank) Imani
SILVER BASIN CONSTRUCTION LLC
16223 SE 31ST ST BELLEVUE, WA 98008
Lic # SILVERBS1449
206-910-7959

Project Description

Remodel of existing single family residence. New garage (in new basement - 908.5 sf) and new living area at main floor (329.2sf) with new covered porch (308sf)

DRAINAGE EXEMPT
SEE SHEET 1C

CONTINUOUS GEOTECHNICAL INSPECTION IS REQUIRED DURING EXCAVATION.

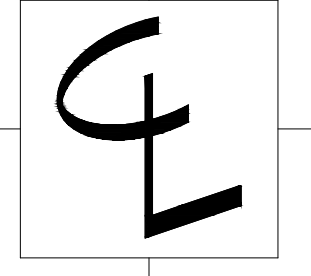
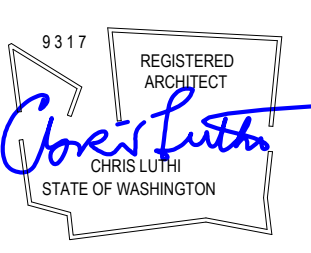
All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

development proposals for a new single-family home shall remove 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, from required landscaping areas established pursuant to subsection 19.02.020(f)(3)(a). new landscaping associated with new single-family home shall not incorporate any weeds identified on the king county noxious weed list, as amended, provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

ABE CALCULATION

	EL @ MIDPOINT	segment	wtd sgmnt
A	168.00	20.81	3496.08
B	169.00	25.30	4275.70
C	169.00	21.40	3616.60
D	169.00	2.40	405.60
E	169.00	24.70	4174.30
F	169.00	2.40	405.60
G	168.00	20.00	3360.00
H	167.50	13.90	2328.25
I	162.50	23.20	3770.00
J	159.00	12.25	1947.75
K	159.00	4.70	747.30
L	159.00	20.94	3329.46
M	159.00	4.70	747.30
N	159.60	15.06	2403.58
O	159.60	23.30	3718.68
P	160.00	9.00	1440.00
Q	168.00	19.63	3297.84
R	168.00	12.81	2152.08
S	159.80	25.70	4106.86
T	167.50	12.81	2145.68
			315.01 51868.65

AVG. EL = **164.6572**
BOLD = NEW EL LOWER THAN EXIST



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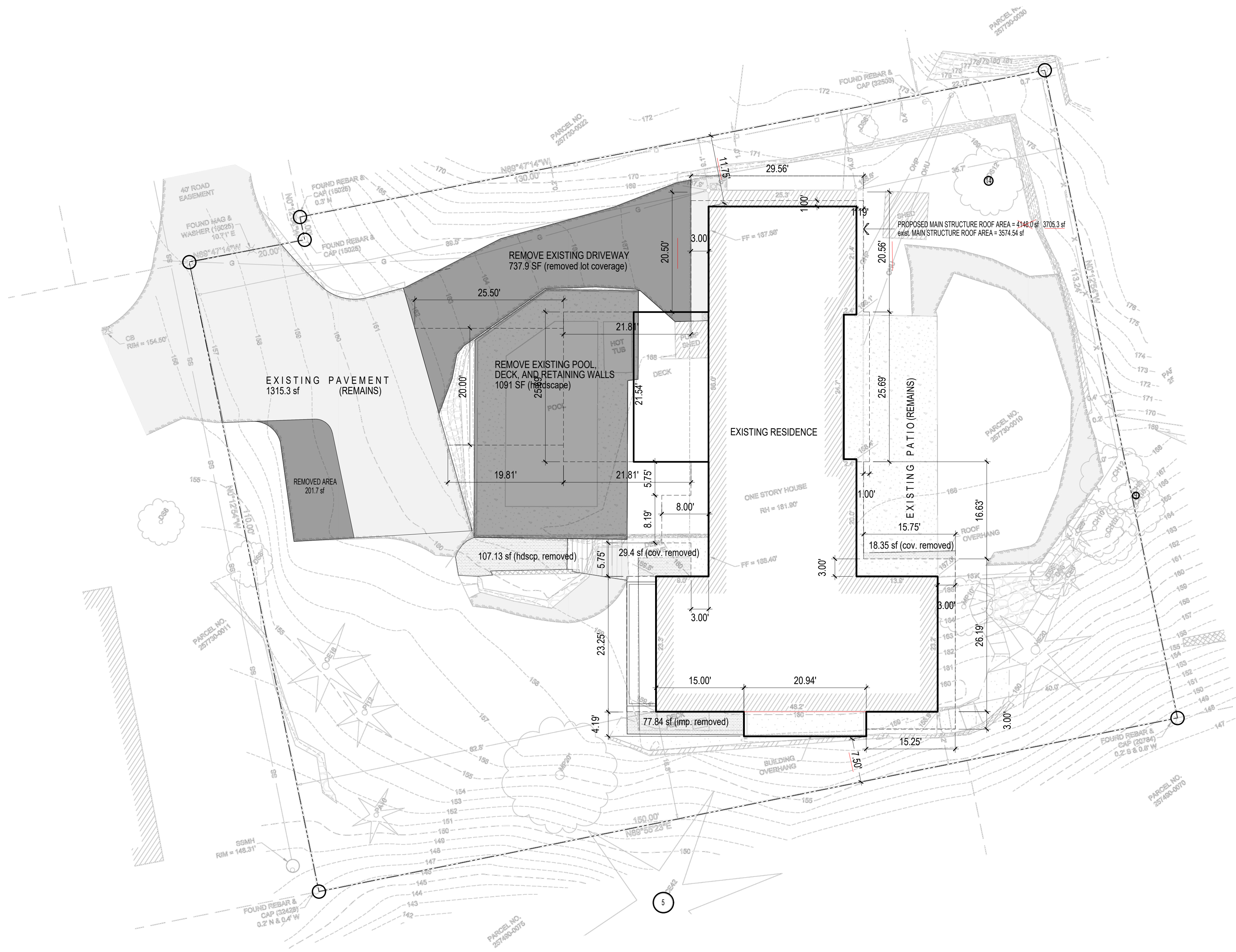
Derakshani Remodel

8151 SE 48th St. Mercer Island WA

CONTENTS

Site Plan

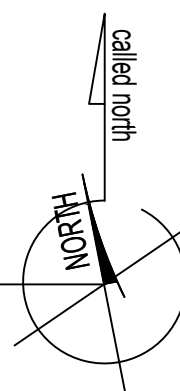
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CRL
DATE
4.1.21
10.7.21



**SUPPLEMENTAL
A. SITE PLAN**

1/10" = 1'-0"

- △ = WALL SEGMENT TAG FOR HEIGHT CALCULATION
- - - = EAVE/ROOF LINE
- = REVISED TOPO (FINISHED GRADES)
- - - = EXISTING TOPOGRAPHY (SURVEY SHOWN IN BACKGROUND)



- = TREE FENCING, CHAIN LINK
- ▨ = GROUND PROTECTION AREA - (9" OF WOOD CHIPS)
- SEE ARBORISTS REPORT FOR FULL TREE PROTECTION NOTES
- ⊕ = TREE NUMBER PER ARBORISTS REPORT
- ⊙ = EXCEPTIONAL TREE
- ⋯ = TREE LIMIT OF DISTURBANCE

TOTAL REMOVED LOT COVERAGE

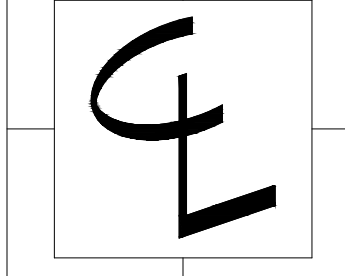
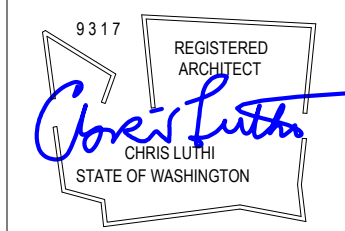
DRIVE = 939.6 sf
MISC. roof = 232.68 sf
PROJECT TOTAL = 1172.28 sf

TOTAL F.A.R. CALC.

MAIN FLOOR L.A. PROPOSED = 3086.4 sf
LOWER FLOOR L.A. PROPOSED = 1831.9 sf (w/o below grade exception)
LOWER FLOOR GARAGE PROPOSED = 908.48 sf (w/o below grade exception)
F.A.R. PROJECT TOTAL = 5826.8 sf
allow. = 16963 sf x .4 = 6785.2 MAX

TOTAL HARDSCAPE CALC

REMAINING HARDSCAPE	PROPOSED NEW HARDSCAPE	PROJECT TOTAL
patios = 500 sf	decks = 57.6 sf	REMAINING + NEW
walks = 450 sf	walks = 71.6 sf	
stairs = 115 sf	stairs = 64.74 sf	
rockeries = 182.5 sf	rockeries = 31.5 sf	
TOTAL remaining = 1257.5 sf	TOTAL new = 225.44 sf	1257.5 + 225.44 = 1482.94
TOTAL ALLOWABLE = 16963 sf x .09 = 1526.67 sf		



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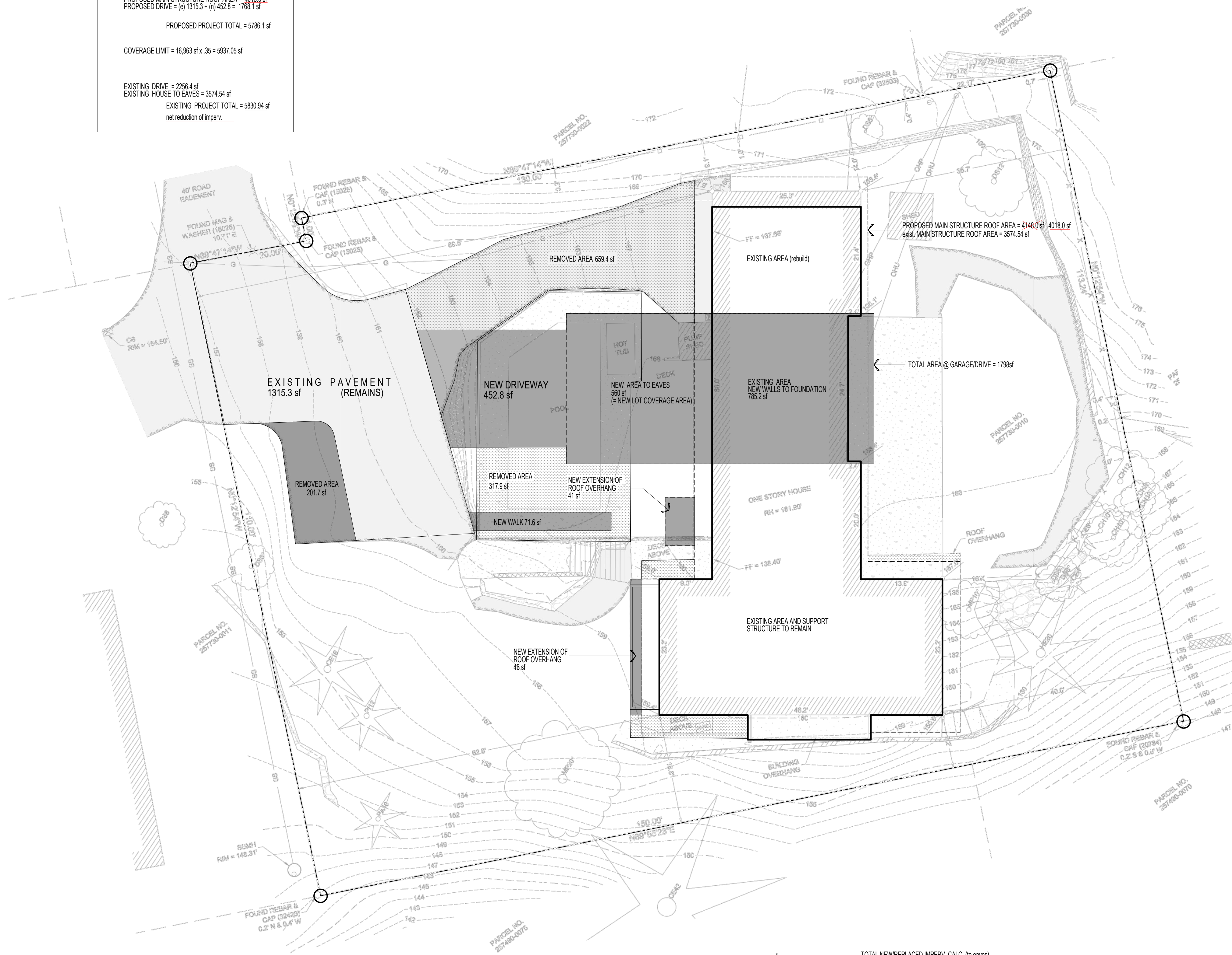
DATE

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10.7.21

1B

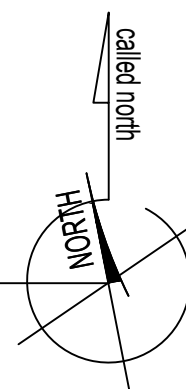
LOT COVERAGE CALC.

PROPOSED MAIN STRUCTURE ROOF AREA = 4018.0 sf
 PROPOSED DRIVE = (a) 1315.3 + (b) 452.8 = 1768.1 sf
 PROPOSED PROJECT TOTAL = 5786.1 sf
 COVERAGE LIMIT = 16,963 sf x .35 = 5937.05 sf
 EXISTING DRIVE = 226.4 sf
 EXISTING HOUSE TO EAVES = 3574.54 sf
 EXISTING PROJECT TOTAL = 5800.94 sf
 net reduction of imperv.



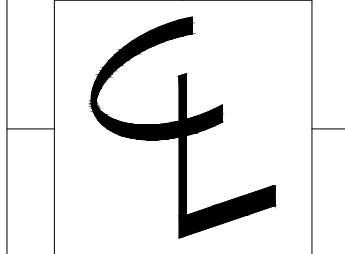
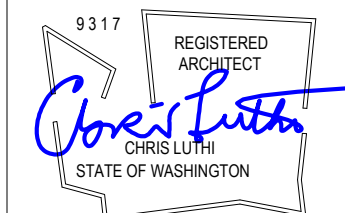
A. IMPERVIOUS SITE PLAN

1/10" = 1'-0"
 [Solid Grey Box] = NEW/RE-BUILT IMPERVIOUS AREA
 [Hatched Box] = EXISTING IMPERVIOUS AREA REMOVED
 [Dashed Line] = EXISTING TOPOGRAPHY + SURVEY SHOWN IN BACKGROUND



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

NEW / REPLACED AREA AT GARAGE / DRIVEWAY = 1798 sf
 ADDITIONAL EAVES = 87 sf
 NEW WALK = 71.6 sf
 PROJECT TOTAL = 1956.6 sf



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Site Plan

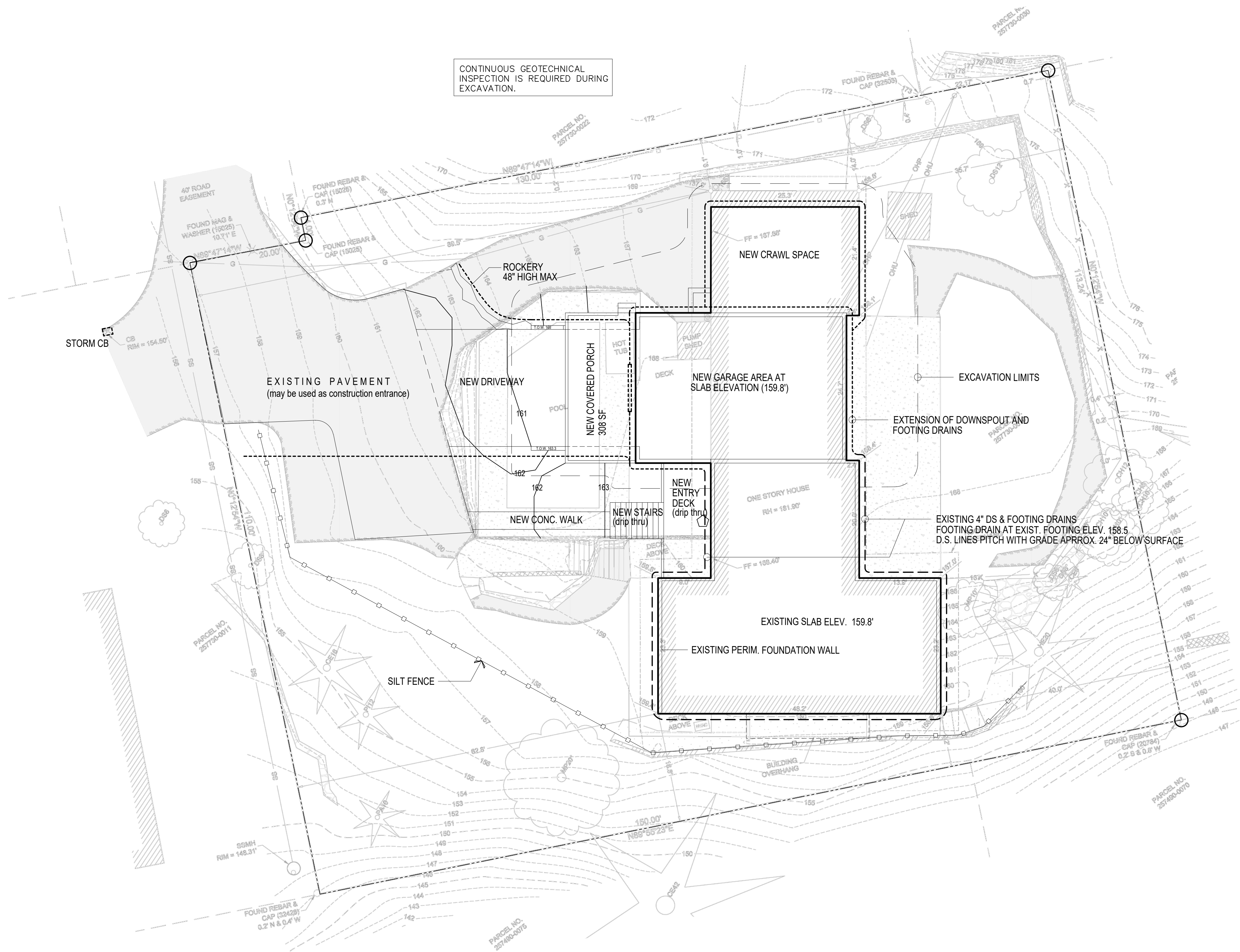
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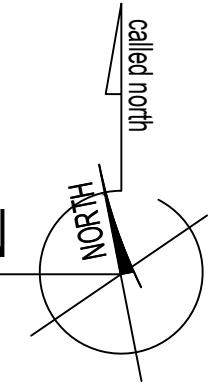
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 10.7.21

1C



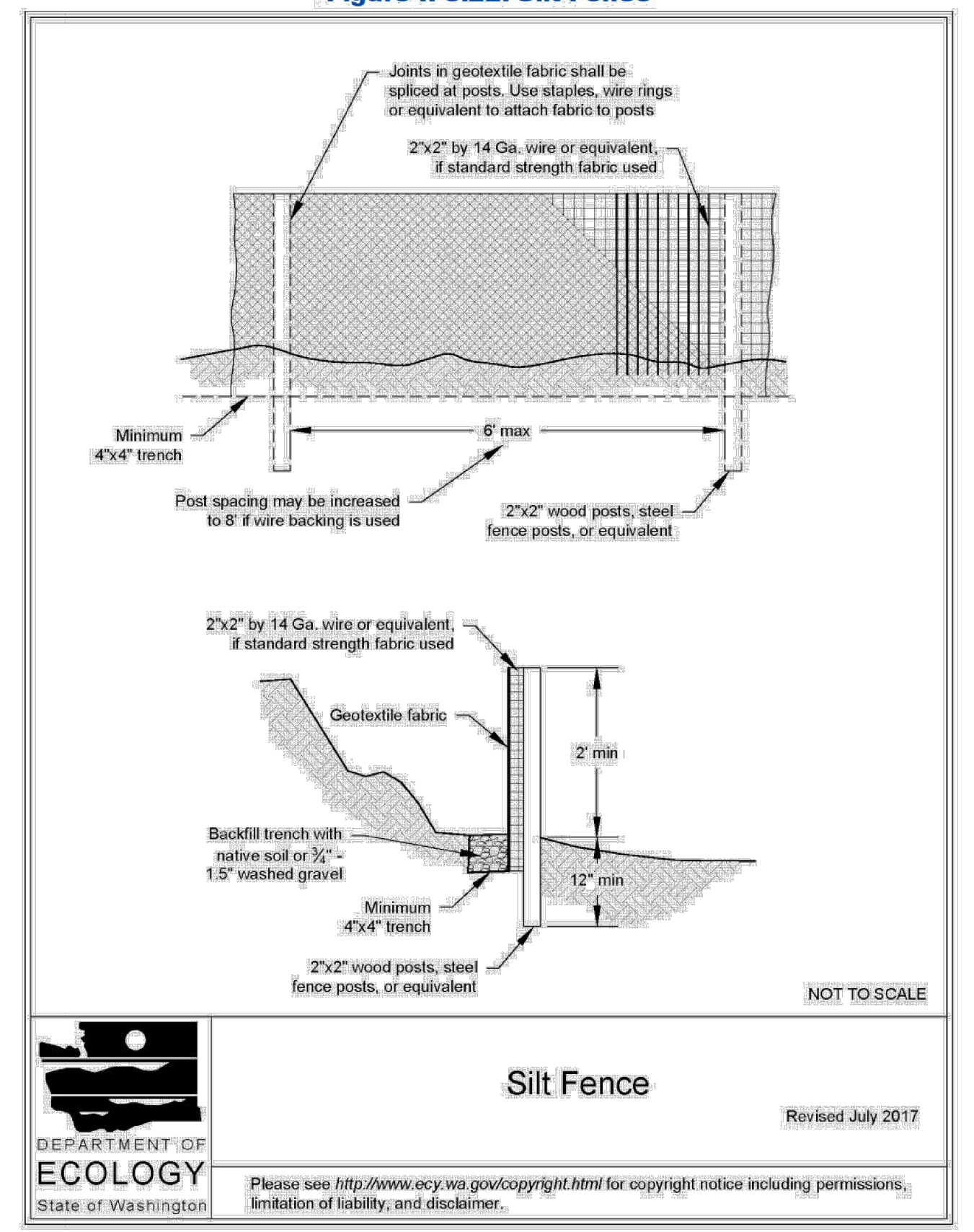
CONTINUOUS GEOTECHNICAL INSPECTION IS REQUIRED DURING EXCAVATION.

A. DRAINAGE AND TEMP. EROSION CONTROL PLAN
1/10" = 1'-0"



SILT FENCE DETAIL DOE

Figure II-3.22: Silt Fence

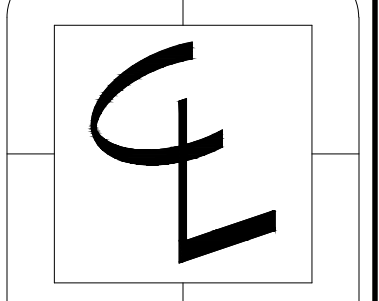
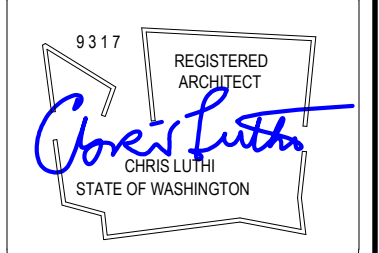


DEPARTMENT OF
ECOLOGY
State of Washington

Revised July 2017

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2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 371



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CONTENTS
Drainage and TESC Plan

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1d

NOTES

- SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
 ☉ = 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

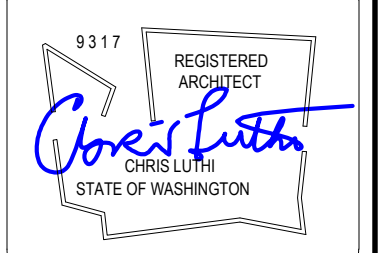
E = EGRESS WINDOWS

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 GAS F.P. TO BE APPROVED DIRECT VENT

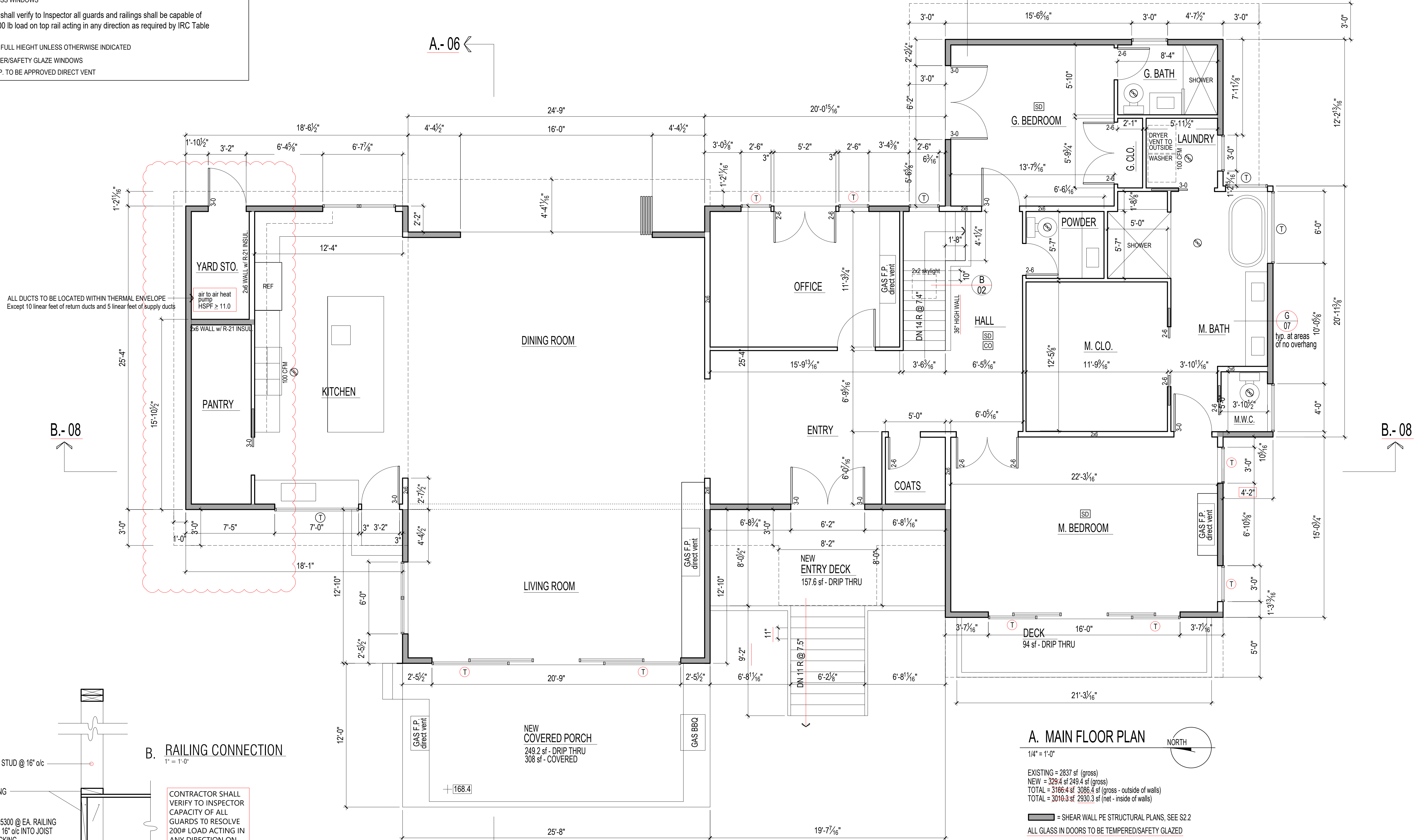


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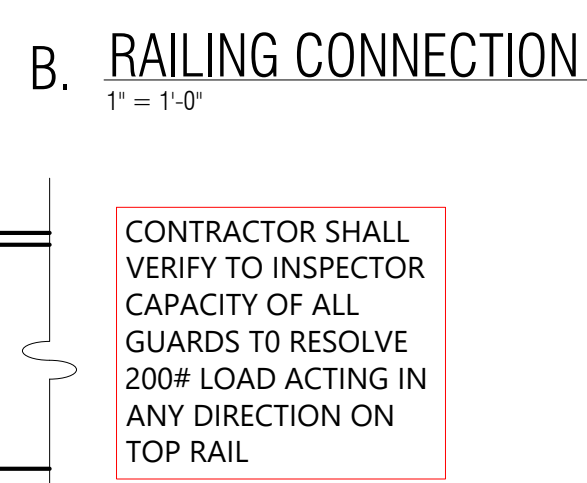
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 Mercer Island WA

CONTENTS
 Main Floor Plan

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 10.7.21



A. MAIN FLOOR PLAN
 1/4" = 1'-0"
 NORTH
 EXISTING = 2837 sf (gross)
 NEW = 329.4 sf (249.4 sf (gross))
 TOTAL = 3166.4 sf (3086.4 sf (gross - outside of walls))
 TOTAL = 3010.3 sf (2930.3 sf (net - inside of walls))
 ——— = SHEAR WALL PER STRUCTURAL PLANS, SEE S2.2
 ALL GLASS IN DOORS TO BE TEMPERED/SAFETY GLAZED



RAILING STUD @ 16" o/c
 BLOCKING
 (4) SDS25300 @ EA. RAILING STUD @ 16" o/c INTO JOIST OR BLOCKING

ALL DUCTS TO BE LOCATED WITHIN THERMAL ENVELOPE
 Except 10 linear feet of return ducts and 5 linear feet of supply ducts

air to air heat pump
 HSPF ≥ 11.0

2x6 WALL w/ R-21 INSUL

2x6 WALL w/ R-21 INSUL

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

100 CFM

NOTES

- SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
 Ⓢ = 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

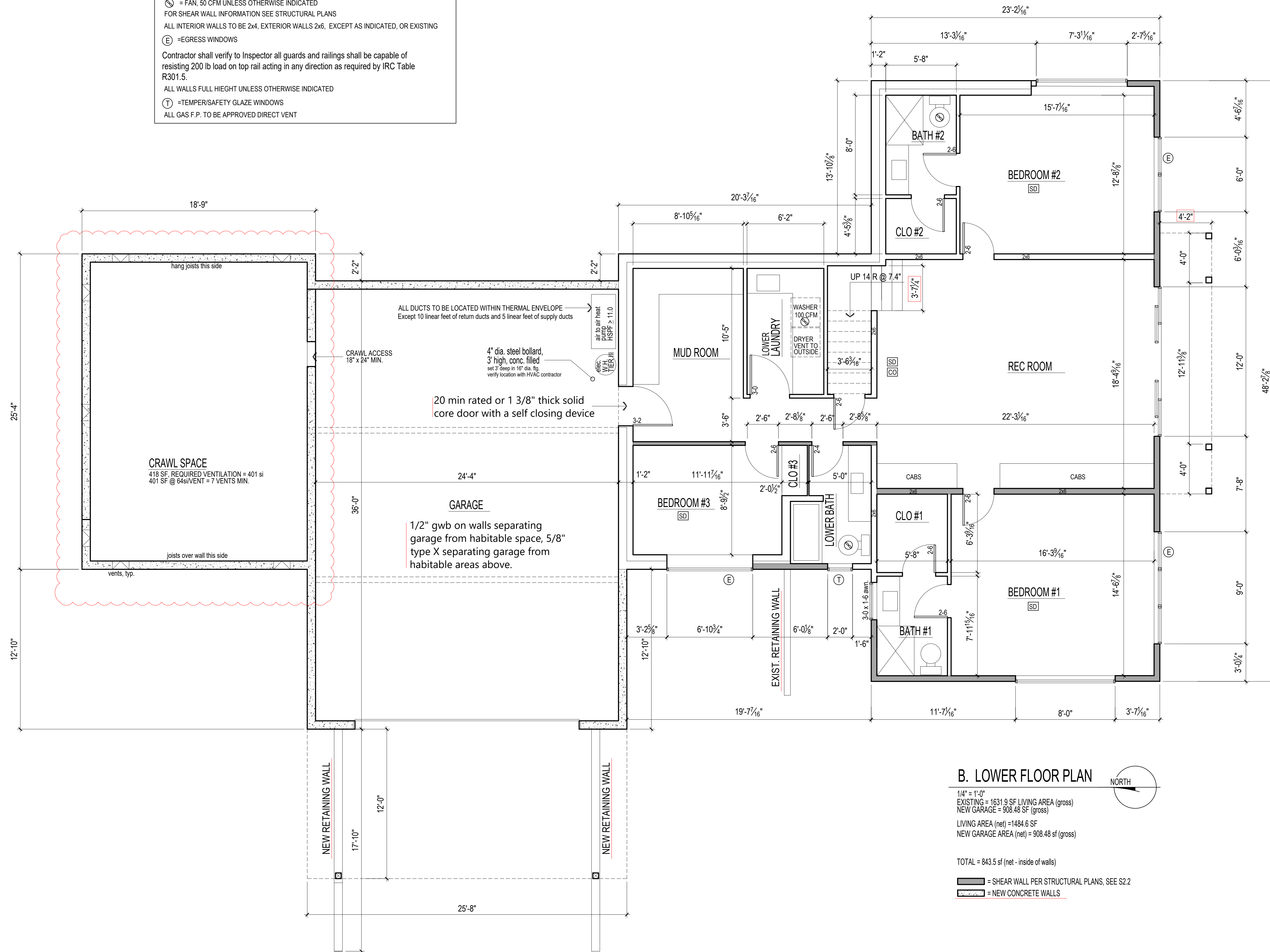
E = EGRESS WINDOWS

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

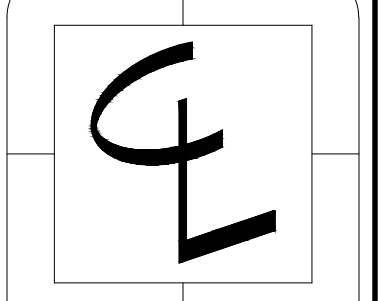
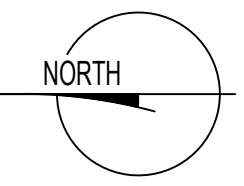
ALL GAS F.P. TO BE APPROVED DIRECT VENT



B. LOWER FLOOR PLAN

1/4" = 1'-0"
 EXISTING = 1631.9 SF LIVING AREA (gross)
 NEW GARAGE = 908.48 SF (gross)
 LIVING AREA (net) = 1484.6 SF
 NEW GARAGE AREA (net) = 908.48 sf (gross)

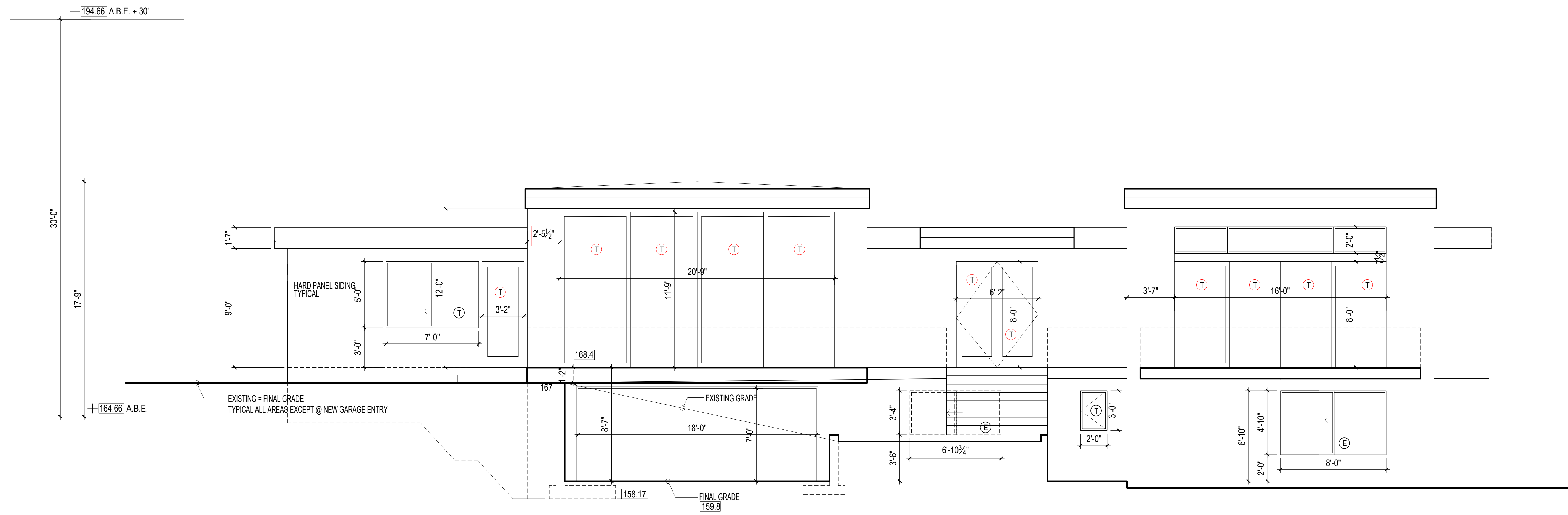
TOTAL = 843.5 sf (net - inside of walls)
 = SHEAR WALL PER STRUCTURAL PLANS, SEE S2.2
 = NEW CONCRETE WALLS



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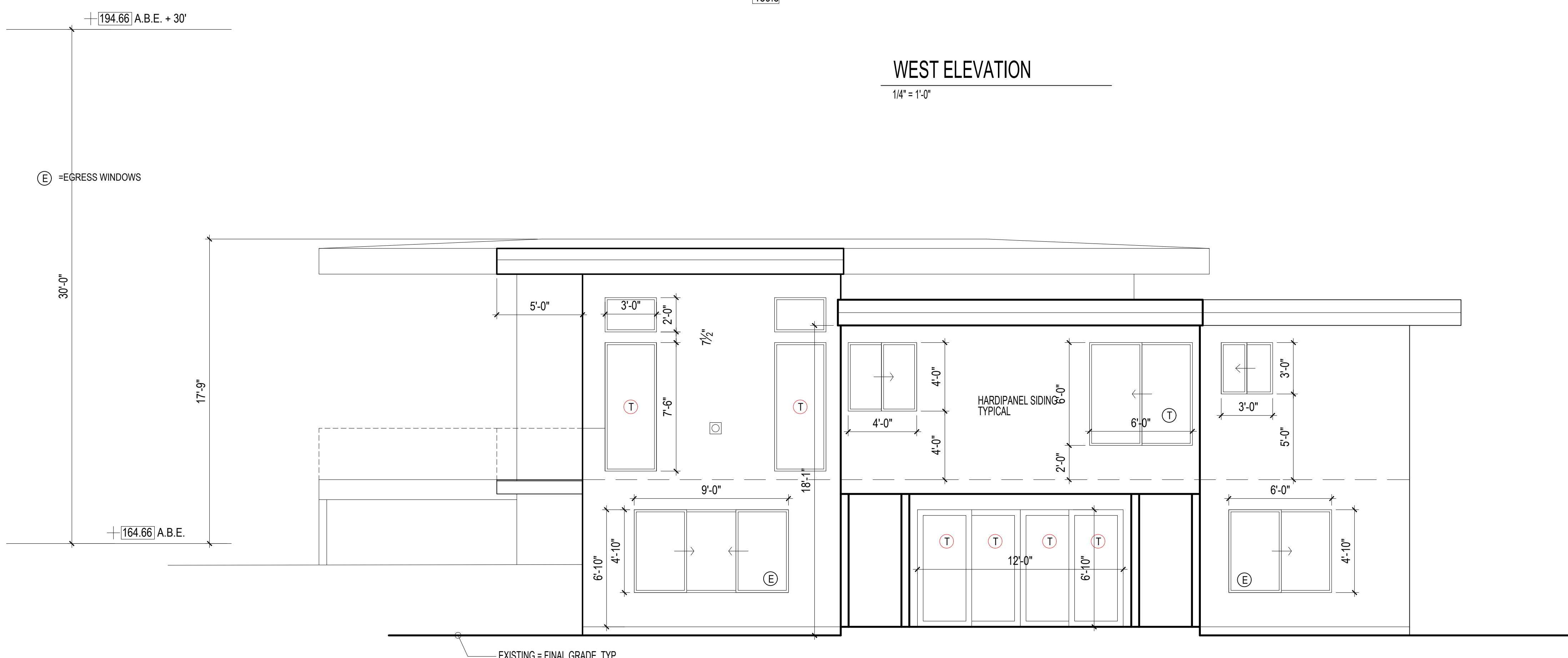
CONTENTS
 Lower Floor Plan

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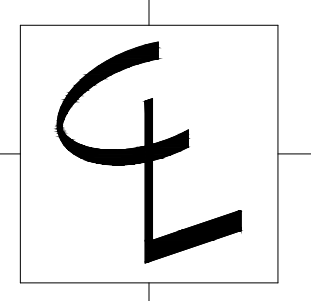
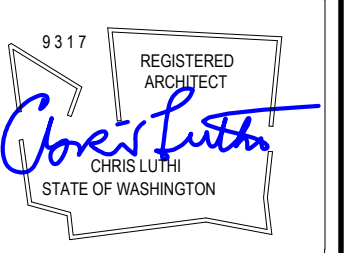
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



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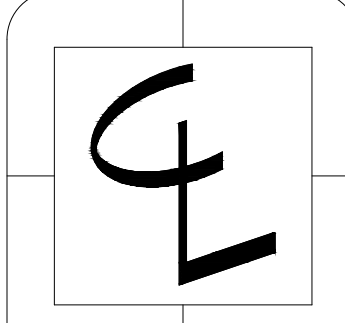
S and W Elevations

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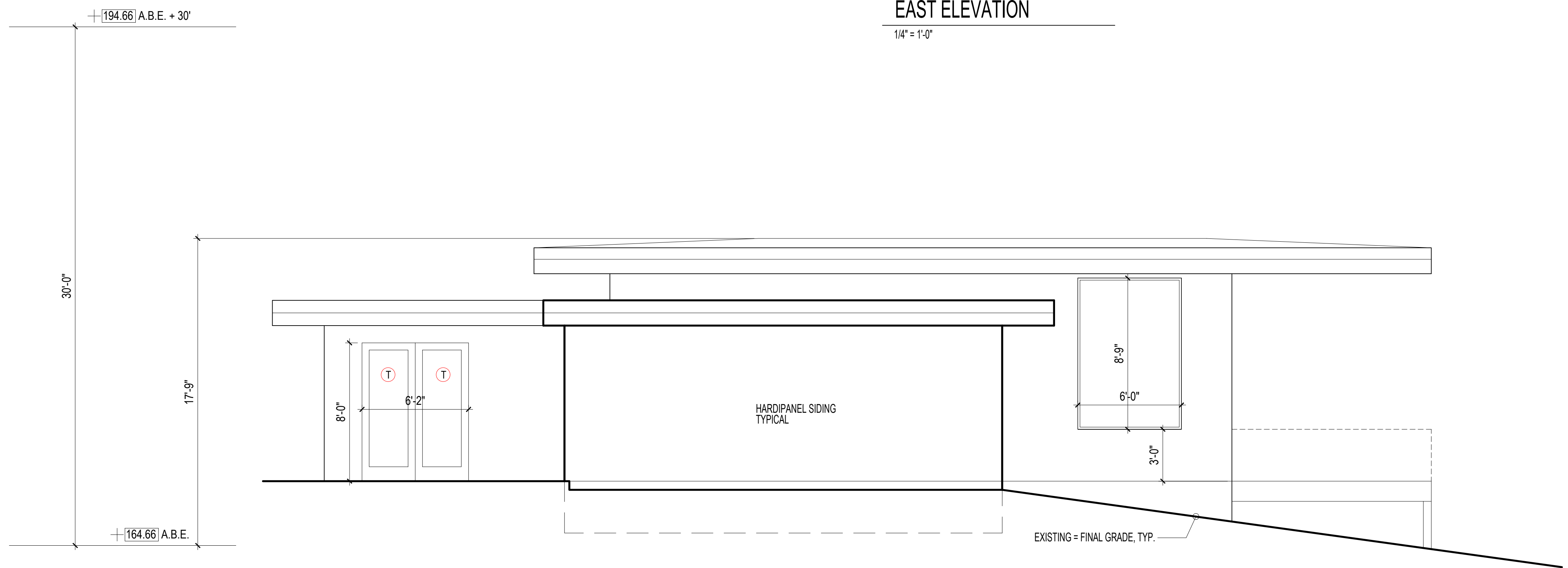
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CONTENTS
 N and E Elevations

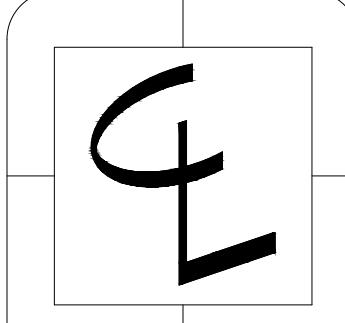
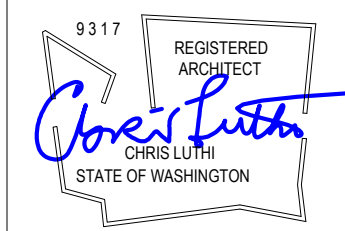
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EAST ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"



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LR Section

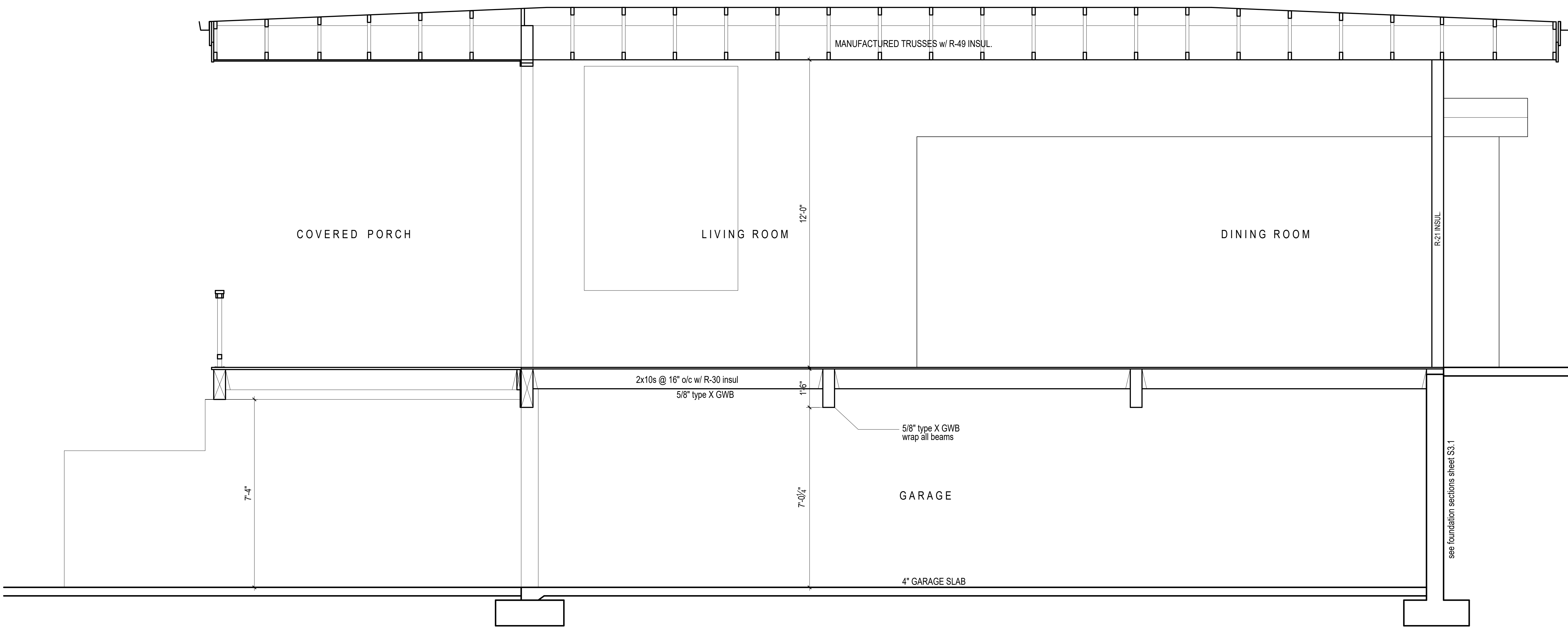
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SECTION @ GARAGE/LIVING ROOM
1/2" = 1'-0"

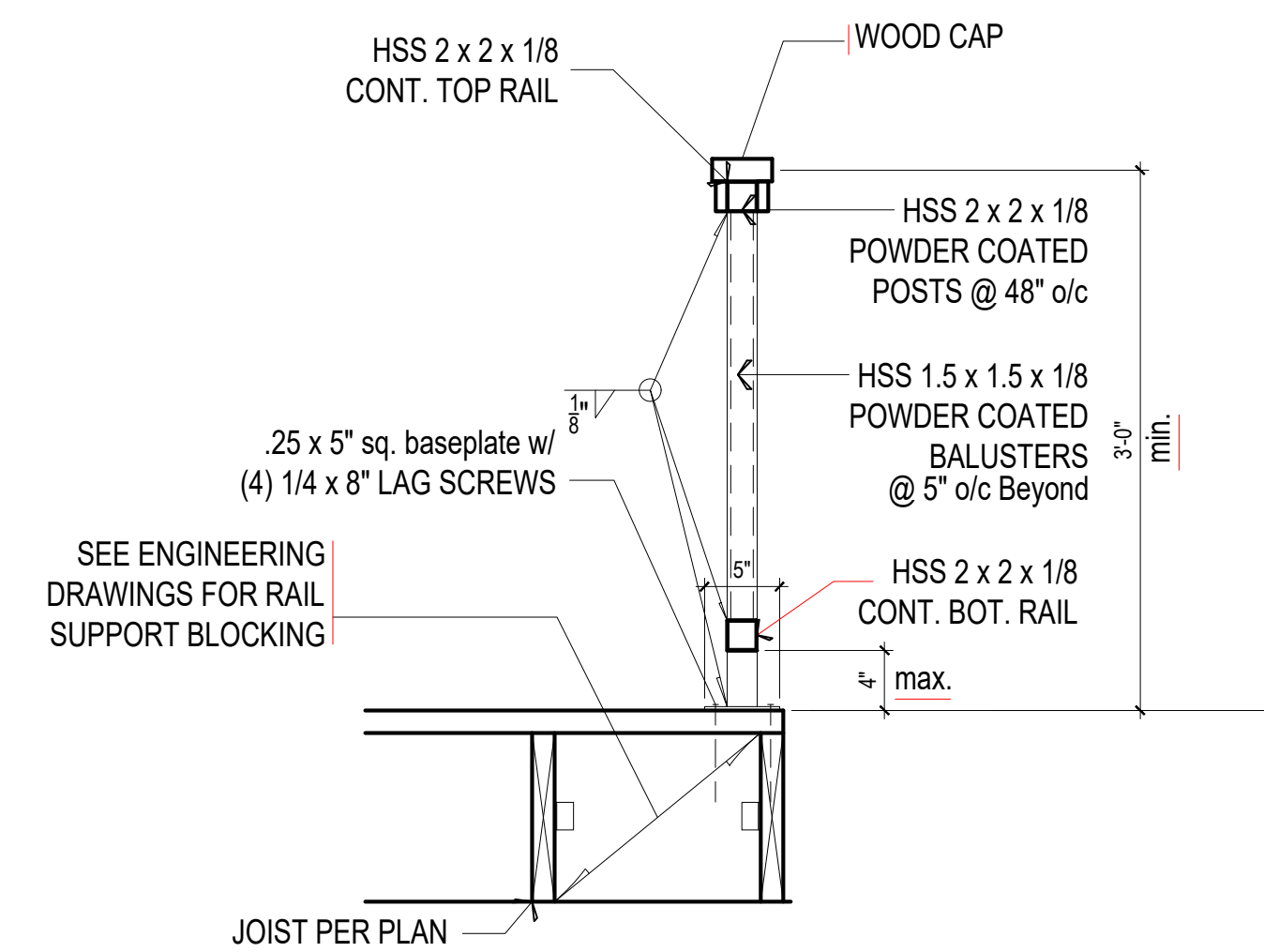
MIN. STAIRWAY WIDTH = 3'-0" CLEAR
 STAIR RISE, RUN AND NOSING CANNOT VARY BY MORE THAN 3/8"
 HANDRAIL TERMINATIONS MUST RETURN TO WALL

MIN. STAIRWAY WIDTH = 3'-0" CLEAR
 STAIR RISE, RUN AND NOSING CANNOT VARY BY MORE THAN 3/8"
 HANDRAIL TERMINATIONS MUST RETURN TO WALL

C. STAIR SECTION

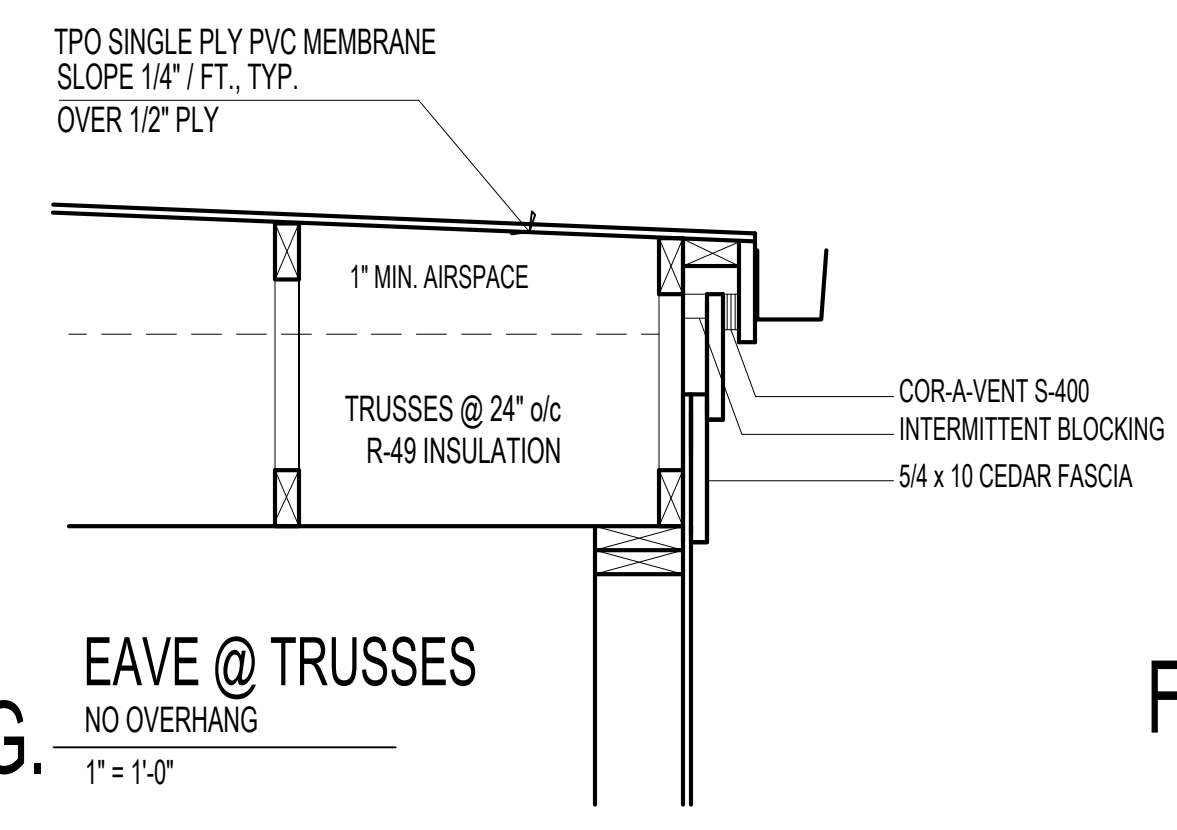
1" = 1'-0"

Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.



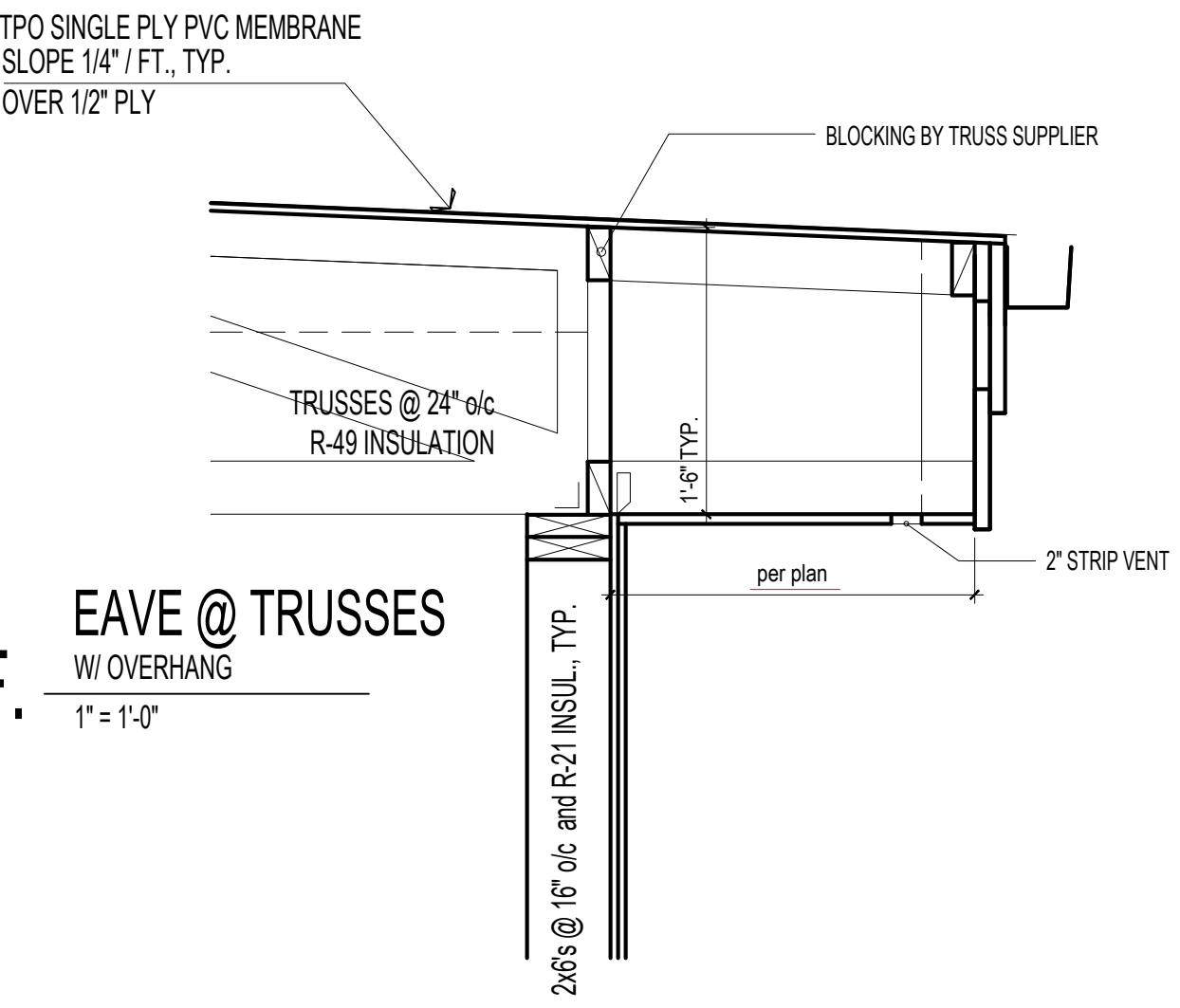
D. RAILING DETAIL

NO OVERHANG, perp to jsts.
 1" = 1'-0"



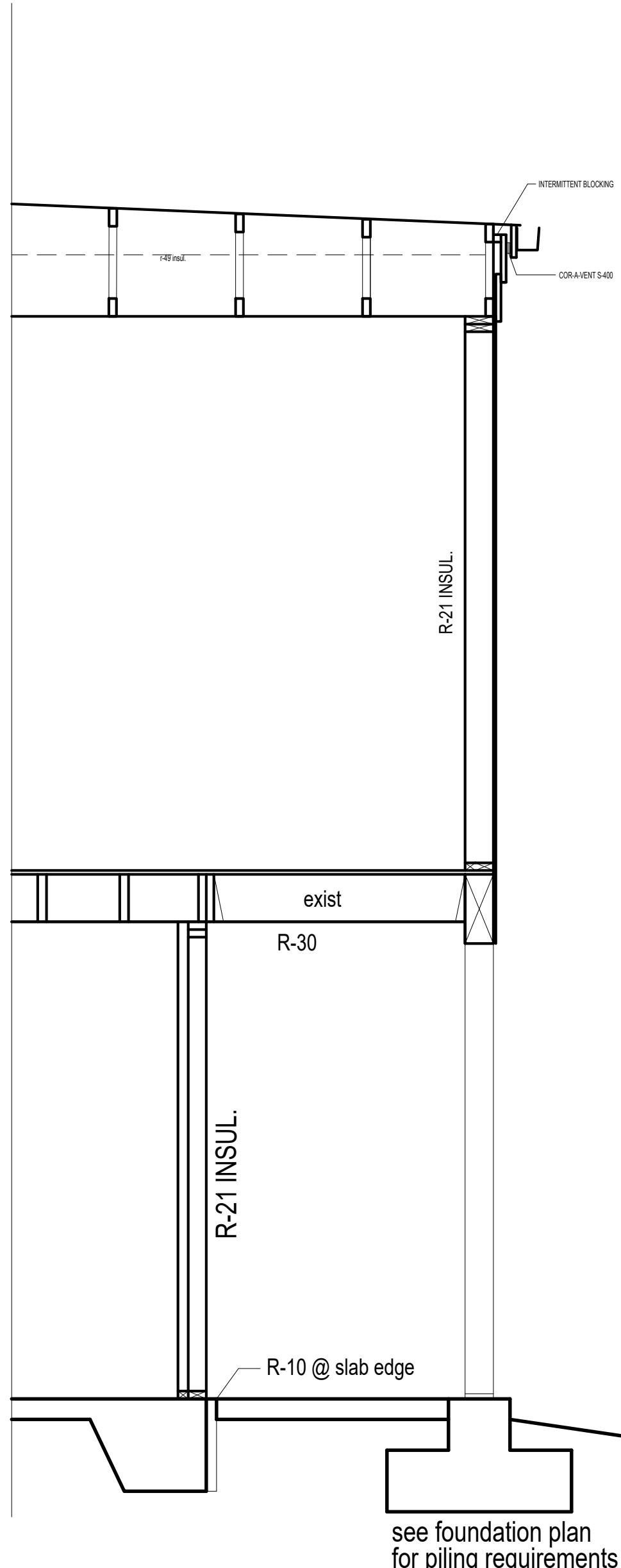
G. EAVE @ TRUSSES

NO OVERHANG
 1" = 1'-0"



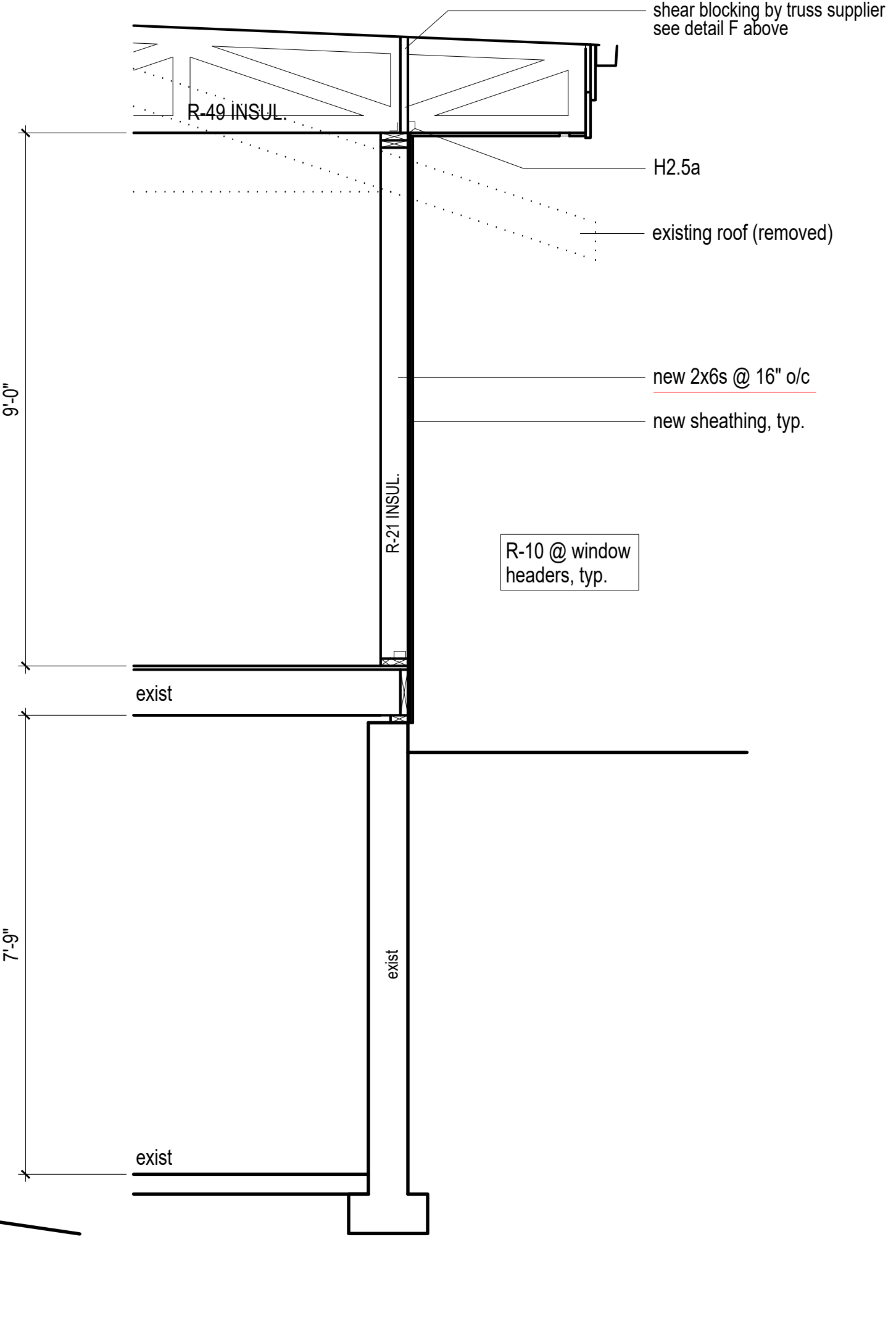
F. EAVE @ TRUSSES

W/ OVERHANG
 1" = 1'-0"



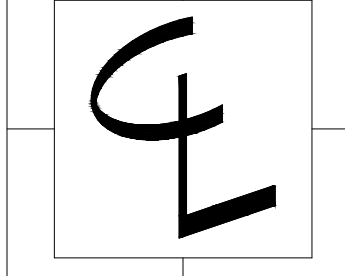
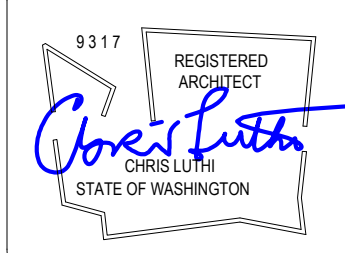
SECTION @ SOUTH BUMP-OUT

1/2" = 1'-0"



TYPICAL SECTION

1/2" = 1'-0"



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07

Energy Code Info

2018 WA STATE PRESCRIPTIVE PATH FOR ALL CLIMATE ZONES
 ENERGY CREDIT OPTIONS =
 1.7(.5),2(1),2.1(.5),3.6(2),5.5(2) = 6 CREDITS
 Vertical fenestration U = 0.30
 Floor R-30

PRIMARY RESIDENCE HVAC NOTES

DUCTED HEAT PUMP (HSPF>9.0) INT. AIR HANDLER
 INTEGRATED VENTILATION
 REQUIRED VENTILATION = CONTINUOUS 120CFM
 SET TO OPERATE AT 240 CFM FOR 2 HOURS IN EA. 4 HR PERIOD (50%)
 PROVIDED BY VARIABLE SPEED HIGH EFF. FAN (MAX .35 WATTS/CFM)
 CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION MODE ONLY.

design professional or builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.

A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

Maximum flow rates for shower heads and kitchen sink - 1.75 GPM or less. All other lavatory faucets - 1.0 GPM or less.

Air leakage shall not exceed 3 air changes/ hour and shall be tested as such. A written report of the test results, shall be signed by the testing party and provided to the building inspector, prior to call for final inspection.

Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage to 3.0 air changes per hour maximum. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

All Climate Zones (Table R402.1.1)		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,e}	n/a	n/a
Ceiling ^e	49	0.026
Wood Frame Wall ^{g,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{c,h}	10/15/21 int + TB	0.042
Slab ^{d,f} R-Value & Depth	10, 2 ft	n/a

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights.

^c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

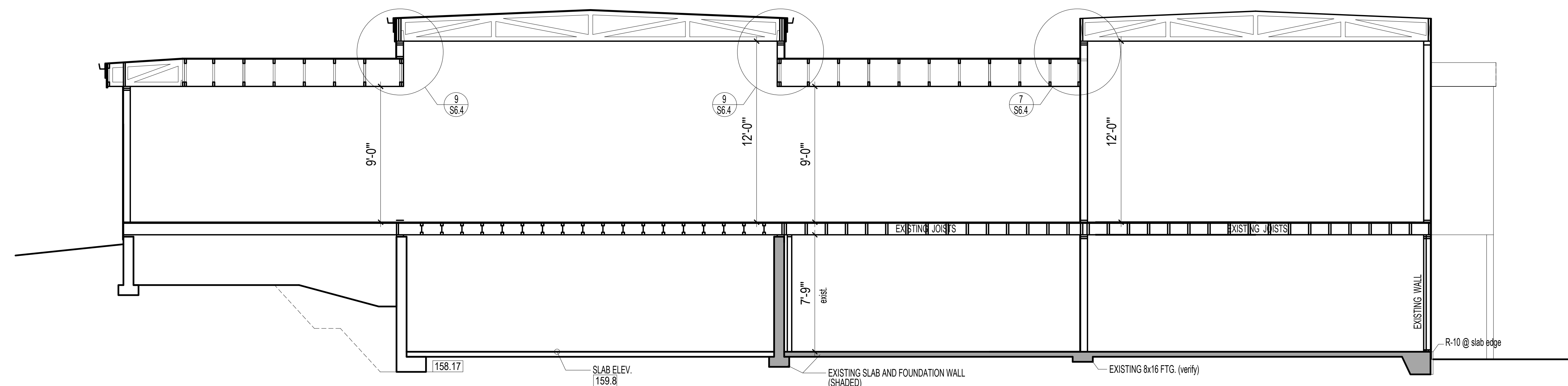
^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

^e For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

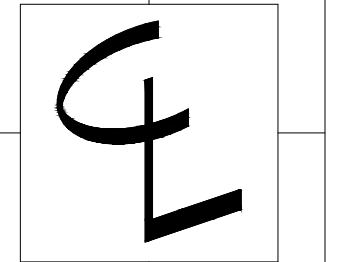
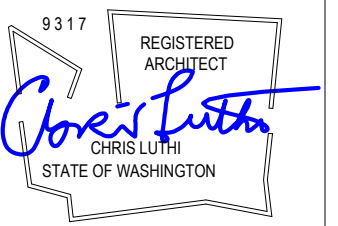
^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone 5* of ICC 400.

^h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.



B. LONGITUDINAL SECTION B
 1/4" = 1'-0"



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CONTENTS

Shoring Layouts

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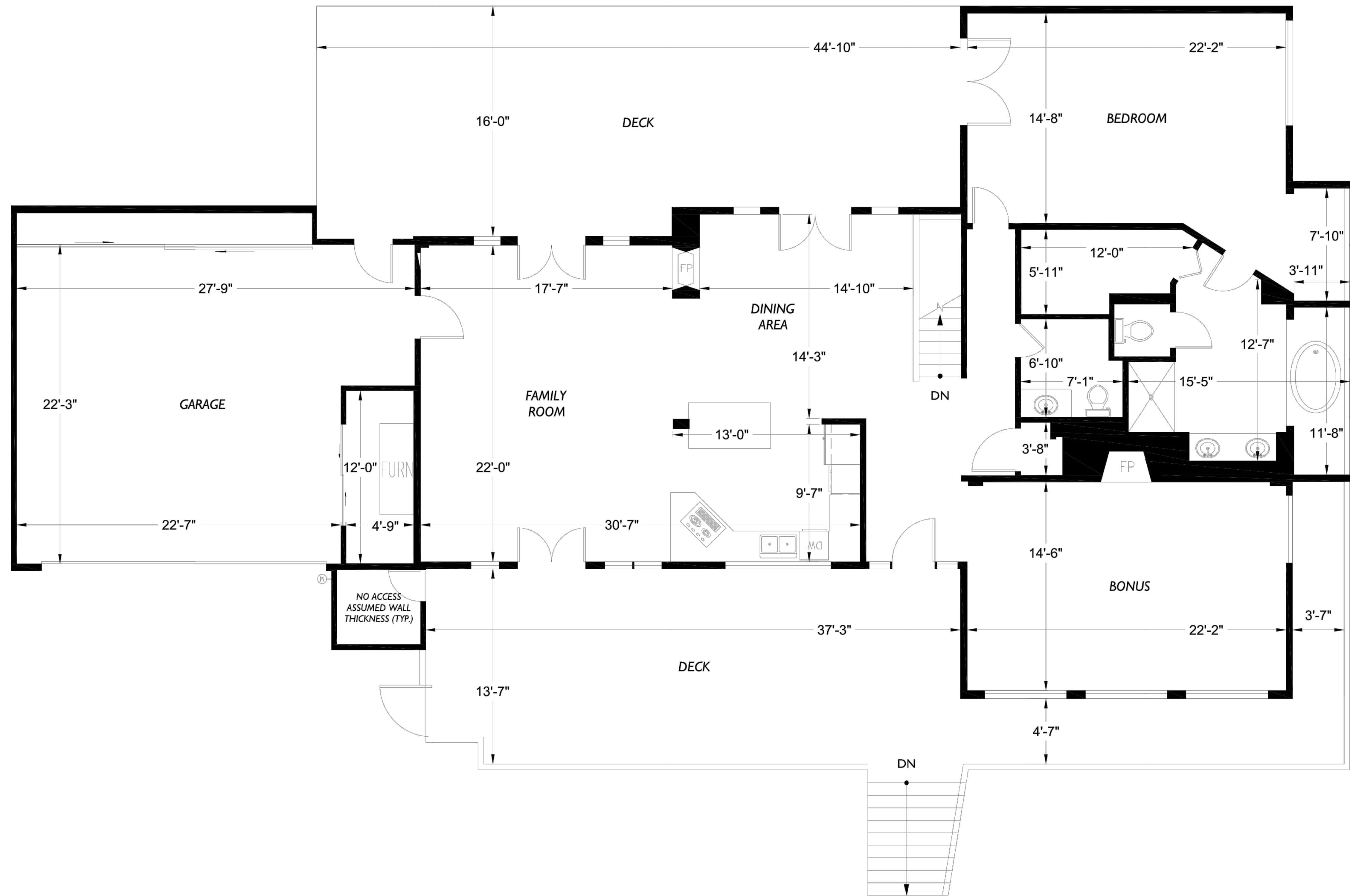
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DATE

4.1.21

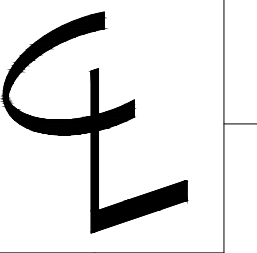
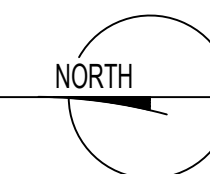
10.7.21

08



A. EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"



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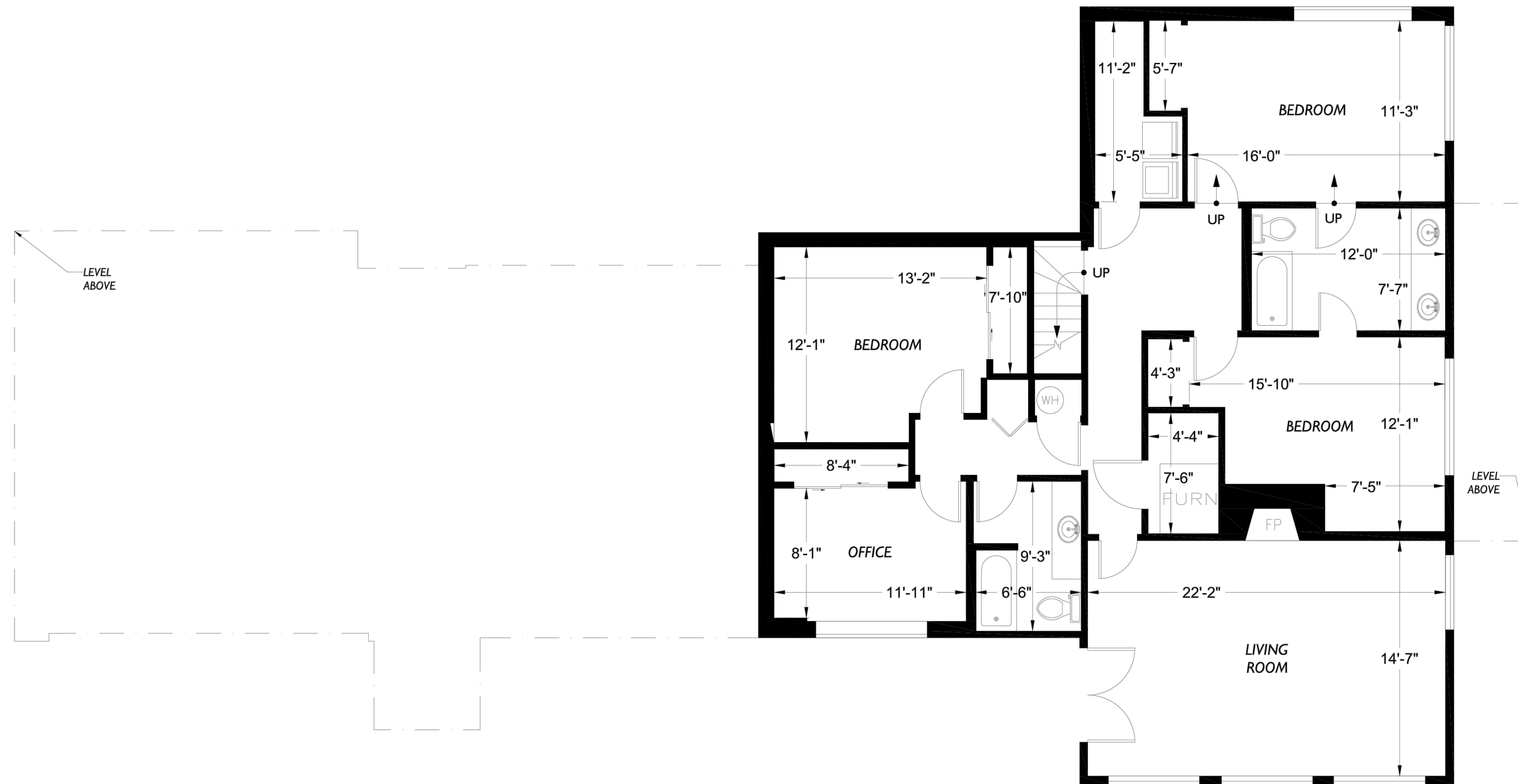
Existing
Main Floor Plan

DRAWN BY

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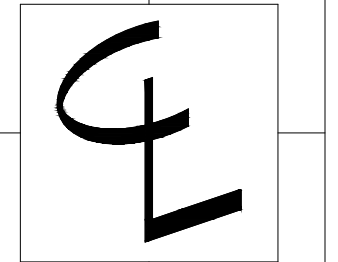
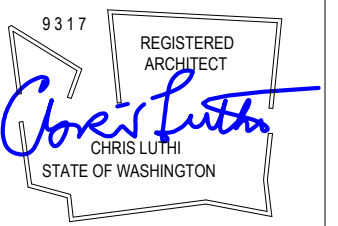
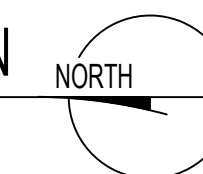
DATE

10.7.21



A. EXISTING LOWER FLOOR PLAN

1/4" = 1'-0"



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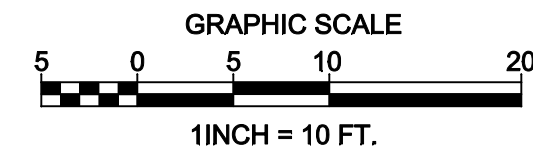
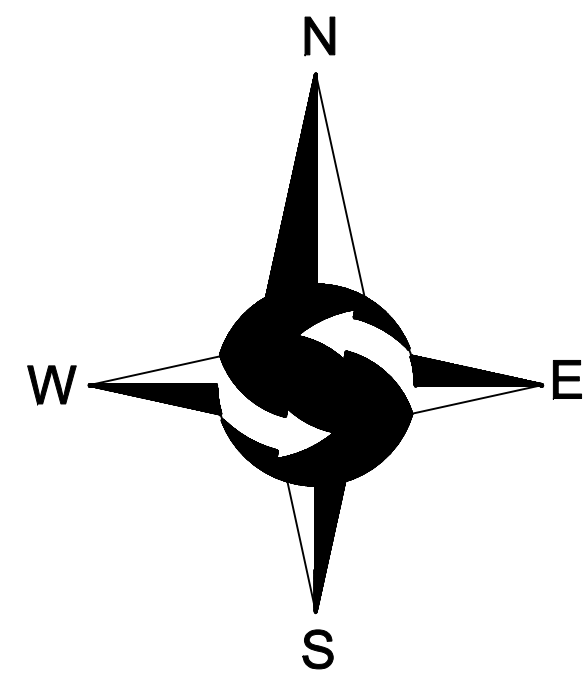
Existing
Lower Floor Plan

DRAWN BY

CRL

DATE

10.7.21



LEGEND

	FOUND MONUMENT AS DESCRIBED		OHP - OVERHEAD POWER
	FOUND REBAR AS DESCRIBED		OHU - OVERHEAD UTILITIES
	FOUND MAG & WASHER		CHAINLINK FENCE
	SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP		WOOD FENCE
	SET MAG NAIL AS DESCRIBED		CONCRETE WALL
	GUY WIRE		ROCKERY
	POWER METER		ASPHALT SURFACE
	UTILITY POLE		CONCRETE SURFACE
	GAS METER		GRAVEL SURFACE
	SANITARY SEWER MANHOLE		CE CEDAR
	CATCH BASIN		CH CHERRY
	APPROXIMATE LOCATION UNDERGROUND GAS LINE		DS DECIDUOUS
	APPROXIMATE LOCATION SANITARY SEWER LINE		HE HEMLOCK
	APPROXIMATE LOCATION STORM DRAIN LINE		MP MAPLE
	TIMBER WALL		PA PALM
			PI PINE
		* INDICATES MULTI-TRUNK	

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 7, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 7 IN SAID SECTION 24, THENCE SOUTH 0°00'35" WEST ALONG THE EAST LINE THEREOF, 98 FEET; THENCE NORTH 89°33'45" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 208 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°33'45" WEST 130 FEET; THENCE SOUTH 0°00'35" WEST 4 FEET; THENCE NORTH 89°33'45" WEST 20 FEET; THENCE SOUTH 0°00'35" WEST 110.05 FEET TO A POINT BEARING NORTH 89°51'58" WEST FROM A POINT ON THE EAST LINE TO SAID SECTION 208.4 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°51'08" EAST TO A POINT BEARING SOUTH 0°00'35" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0°00'35" EAST 113.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE WEST 40 FEET OF THE EAST 378 FEET OF THE NORTH 106 FEET OF SAID SECTION 24.

BASIS OF BEARINGS

RECORD OF SURVEY FOR HELEN SCHWEDENBERG BY NORTH POINTE SURVEYING AS RECORDED UNDER RECORDING NUMBER 20111108900002, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

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

PROPERTY OWNER: KAM DERAKSHANI
8151 SE 48TH STREET
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 257730-0010

PROJECT ADDRESS: 8151 SE 48TH STREET
MERCER ISLAND, WA 98040

ZONING: R-15

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 16,963 S.F. (0.389 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 38 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 AUGUST 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.

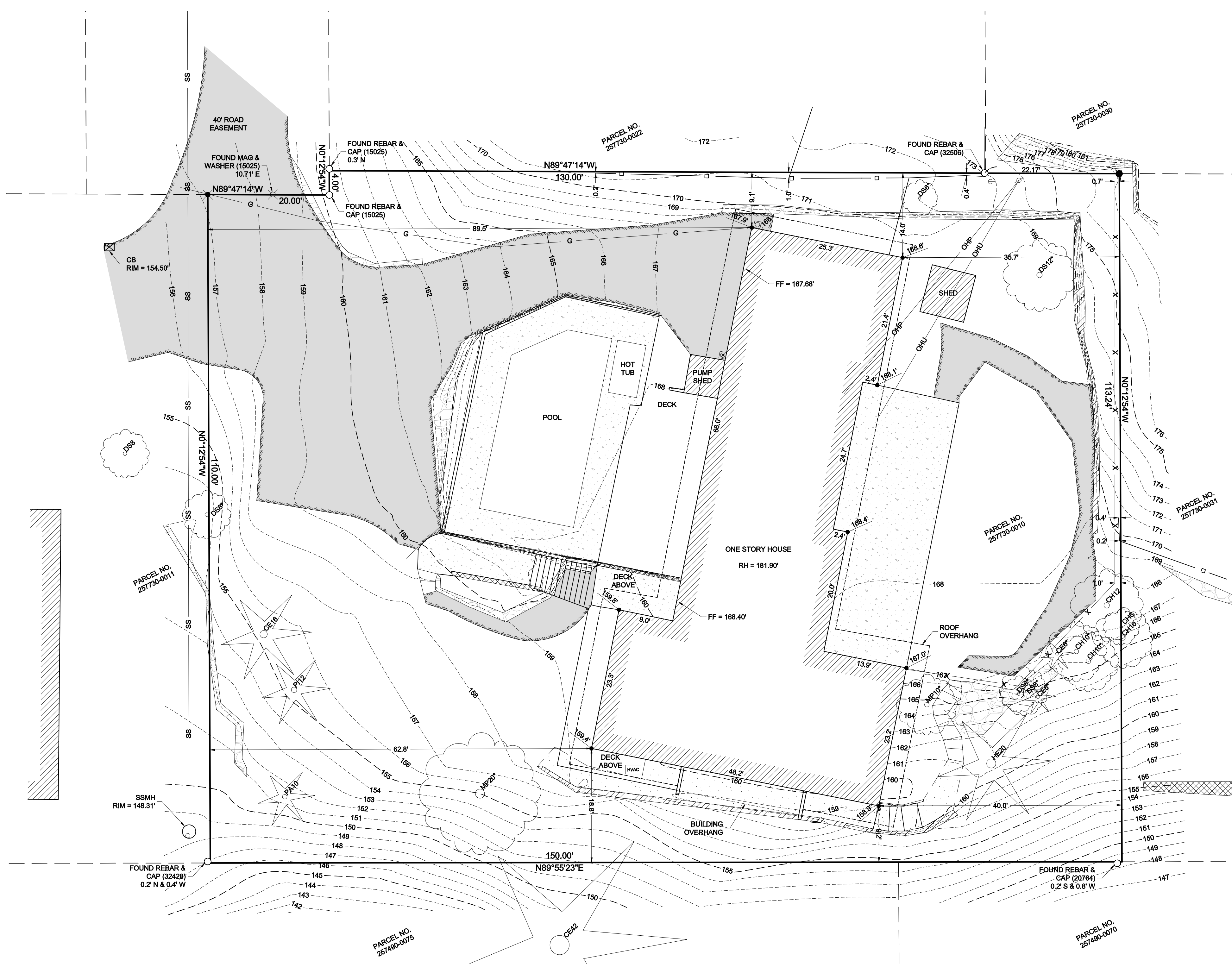
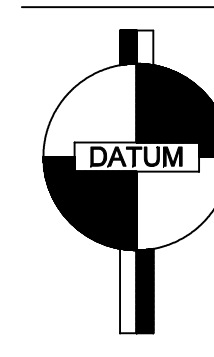
VERTICAL DATUM & CONTOUR INTERVAL

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

THE MARK IS A MONUMENT IN CASE AT THE NE CORNER OF SECTION 24.

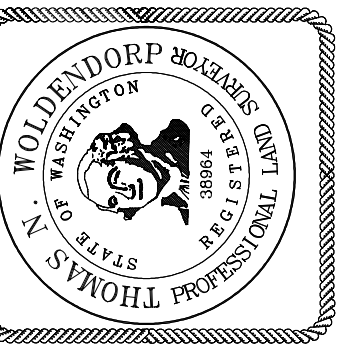
POINT ID NO. 8;
ELEVATION: 202.49 FEET NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



VICINITY MAP
NTS

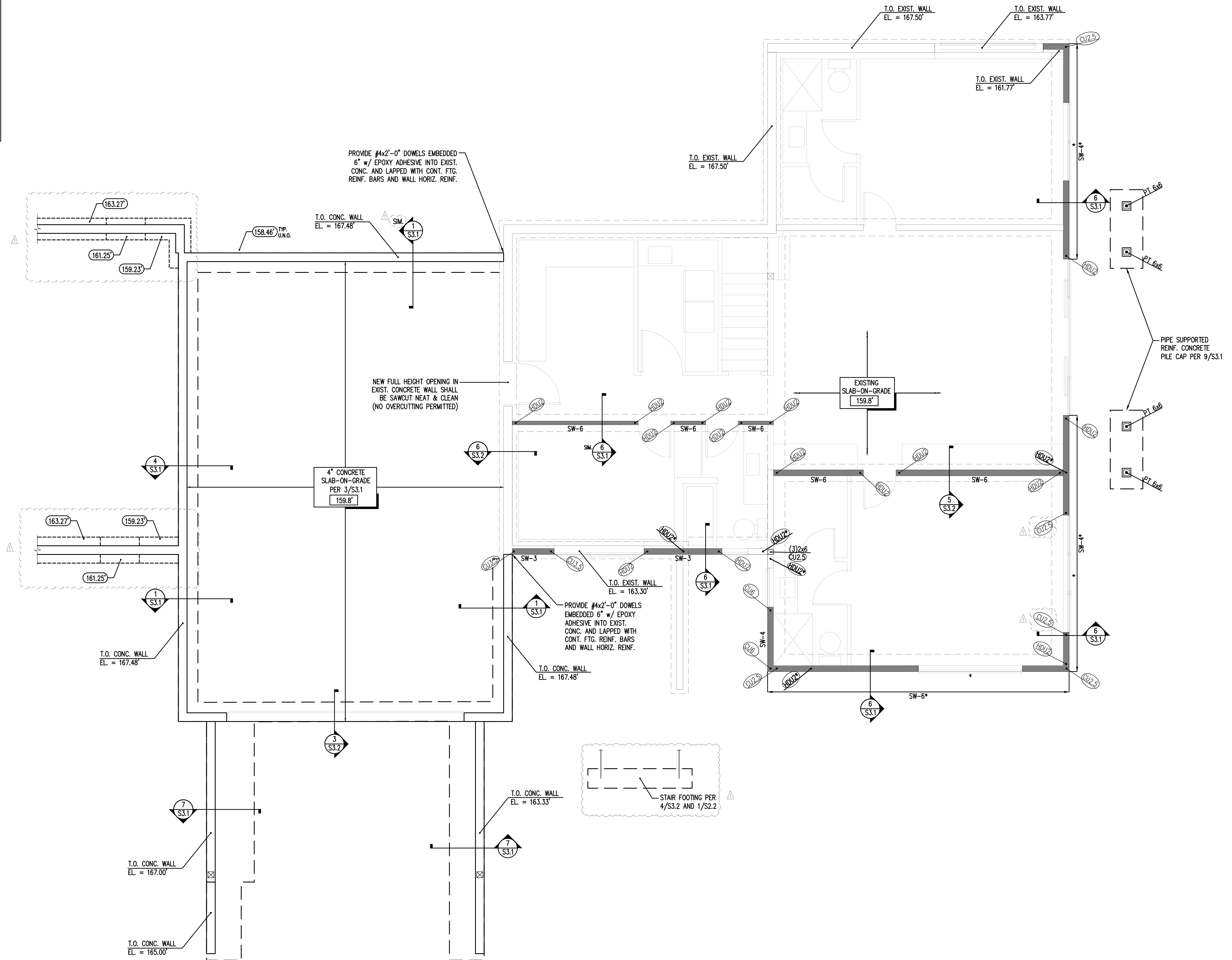
NE 1/4, NE 1/4, SEC 24, TWP 24N, RNG 4E, W.M.



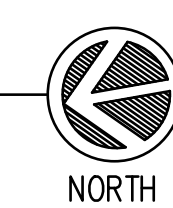
TOPOGRAPHIC SURVEY
FRANK IMANI
8151 SE 48TH STREET
MERCER ISLAND, WA 98040

PROJECT NO. 20-346
DRAWN BY: MTS
CHECKED BY: TNW
DATE: 8/18/2020
SHEET 1 OF 1

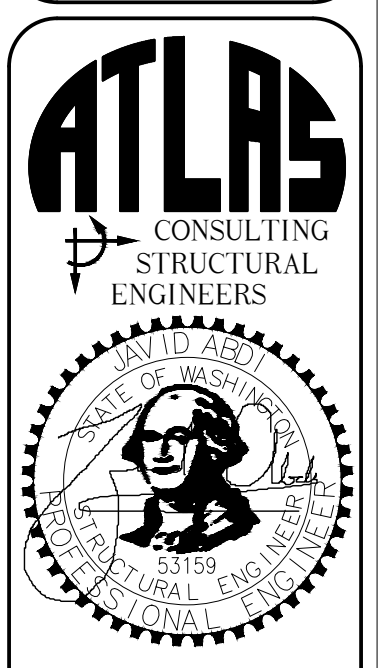
LEGEND	
	REINFORCED CONCRETE WALL
	REINFORCED CONCRETE FOOTING
	EXISTING CONCRETE FOOTING
	STRUCTURAL WOOD STUDWALL ABOVE
	EXISTING STRUCTURAL WOOD STUDWALL ABOVE
	POST ABOVE
	EXISTING POST ABOVE
	DENOTES EXTENT OF SHEARWALL TYPE SW-# PER 1/S6.5
	DENOTES STRAPPED SHEARWALL PER 7/S6.5, WITH * DENOTING LOCATION OF STRAP ABOVE & BELOW OPENING
	DENOTES SHEARWALL TENSION TIE PER 4/S6.5
	* - DENOTES TRANSFER TIE FROM TIE ABOVE ^ - DENOTES TIE ATOP FRAMING MEMBER @ - DENOTES TIE AT EXIST. CONC. w/ EPOXY
	DENOTES CUSTOM TENSION TIE INTO EXIST. CONC. w/ EPOXY PER 7/S6.5
	DENOTES BOTTOM OF FOOTING ELEVATION



1 FOUNDATION AND BASEMENT FLOOR PLAN
S2.1 1/4" = 1'-0"



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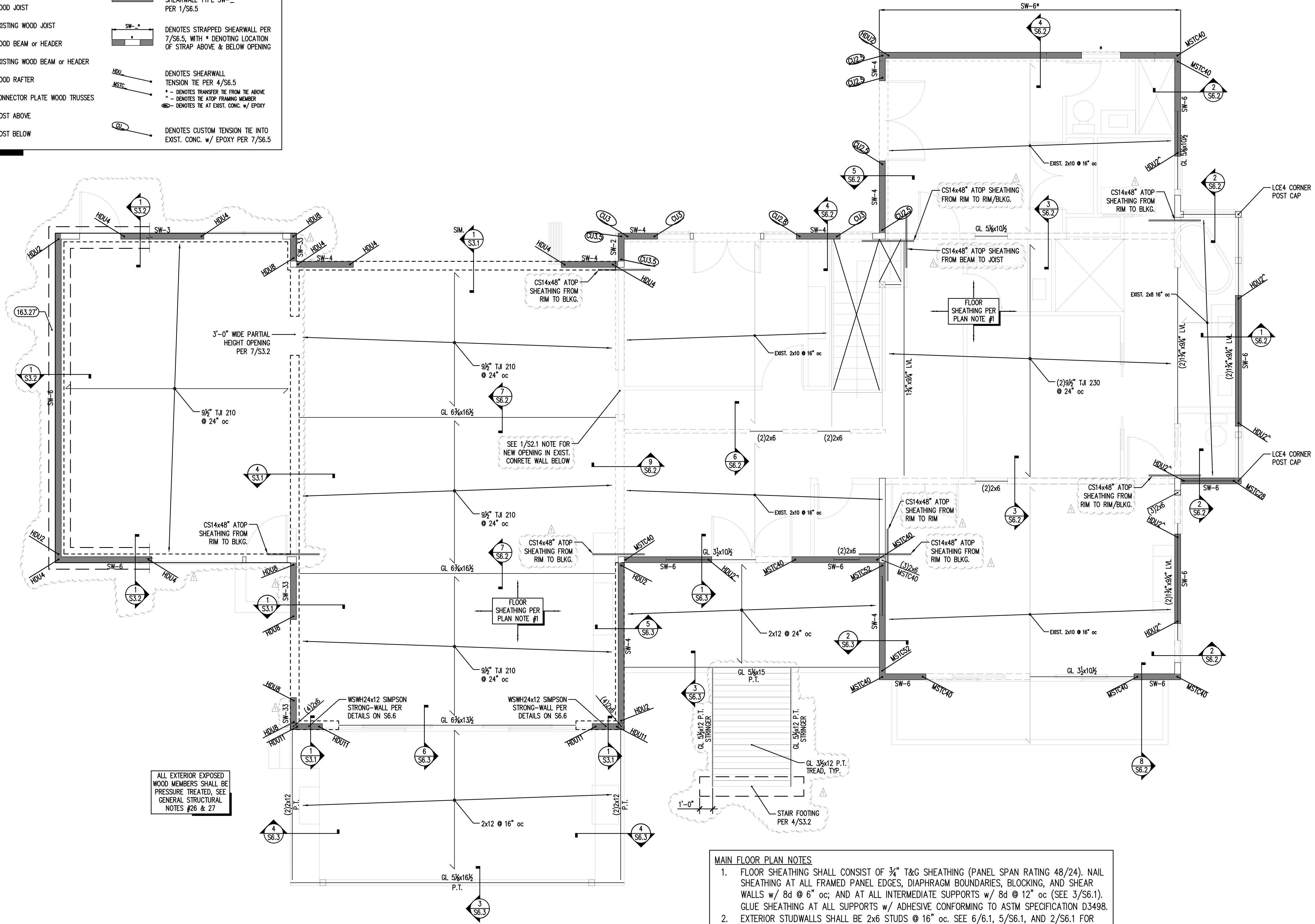
Derakshani Residence
8151 SE 48th St
Mercer Island, WA - 98040

CONTENTS	
Foundation Plan	
DRAWN BY	JDA
DATE	04.01.21 09.29.21

S2.1

LEGEND

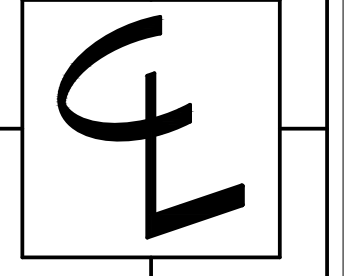
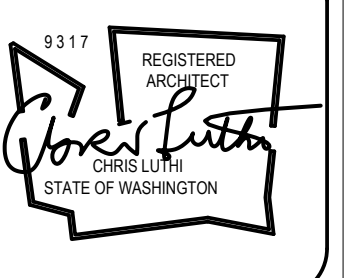
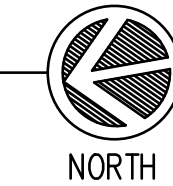
	REINFORCED CONCRETE WALL		EXISTING CONCRETE FOOTING		STRAP x LENGTH DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
	REINFORCED CONCRETE WALL BELOW		WOOD JOIST		DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.5
	EXISTING CONCRETE WALL BELOW		EXISTING WOOD JOIST		DENOTES STRAPPED SHEARWALL PER 7/S6.5, WITH * DENOTING LOCATION OF STRAP ABOVE & BELOW OPENING
	STRUCTURAL WOOD STUDWALL ABOVE		WOOD BEAM or HEADER		DENOTES SHEARWALL TENSION TIE PER 4/S6.5
	STRUCTURAL WOOD STUDWALL BELOW		EXISTING WOOD BEAM or HEADER		* - DENOTES TRANSFER TIE FROM TIE ABOVE
	EXISTING STRUCTURAL WOOD STUDWALL BELOW		WOOD RAFTER		^ - DENOTES TIE AT ATOP FRAMING MEMBER
			CONNECTOR PLATE WOOD TRUSSES		⊕ - DENOTES TIE AT EXIST. CONC. w/ EPOXY
			POST ABOVE		⊕ - DENOTES CUSTOM TENSION TIE INTO EXIST. CONC. w/ EPOXY PER 7/S6.5
			POST BELOW		



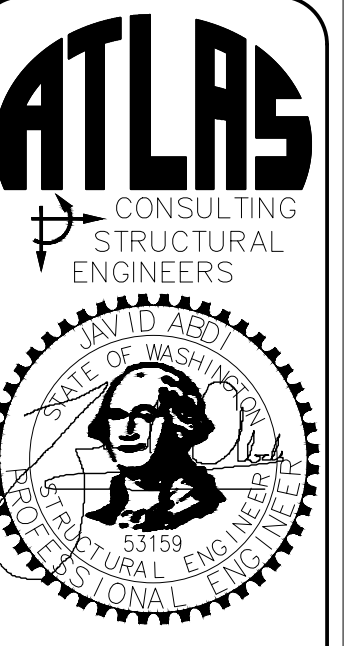
ALL EXTERIOR EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED, SEE GENERAL STRUCTURAL NOTES #26 & 27

- MAIN FLOOR PLAN NOTES**
- FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 8d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 8d @ 12" oc (SEE 3/S6.1). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
 - EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc. SEE 6/6.1, 5/S6.1, AND 2/S6.1 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
 - SEE 8/S6.1 FOR CONNECTION DETAILS OF INTERIOR NON-STRUCTURAL PARTITION WALLS.
 - SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING (i.e. FROM MAIN FLOOR LEVEL TO UPPER FLOOR/ROOF LEVEL). DASHED WALLS SHOWN IN PLAN ARE LOAD-BEARING ELEMENTS BELOW FRAMING (i.e. FROM FOUNDATION/LOWER FLOOR TO MAIN FLOOR). JOISTS AND BEAMS SHOWN IN PLAN ARE AT MAIN FLOOR ELEVATION.
 - SEE GENERAL STRUCTURAL NOTE #20 ON S1.0 FOR ENGINEERED LUMBER REQUIREMENTS.
 - ALL HEADERS/BEAMS SHALL HAVE A MINIMUM OF (2)2x POSTS AND (1)FULL HEIGHT TRIMMER STUD, U.N.O. IN PLAN (STUD DEPTH SHALL MATCH DEPTH OF THE WALL)

1 MAIN FLOOR FRAMING PLAN
S2.2 1/4" = 1'-0"



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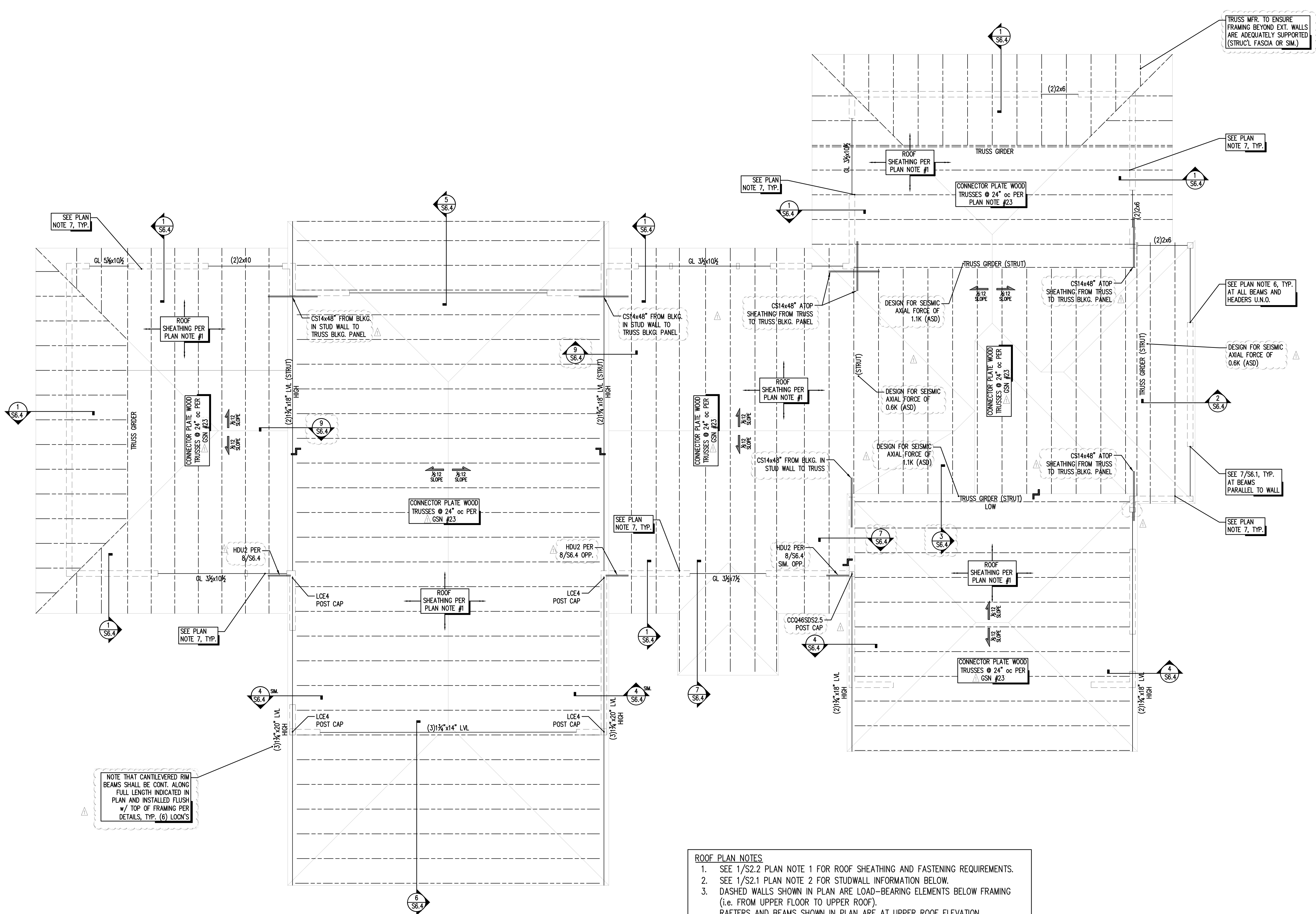
CONTENTS
Main Floor Framing Plan

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DATE
04.01.21
09.29.21

S2.2

LEGEND

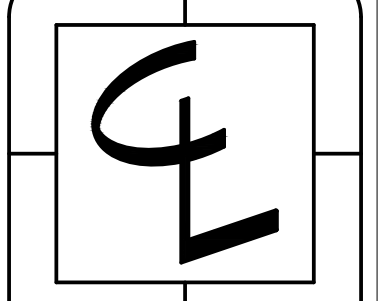
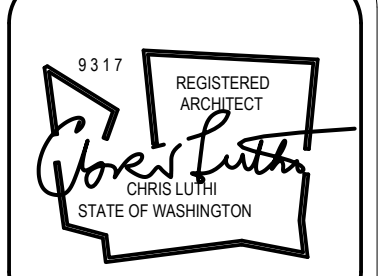
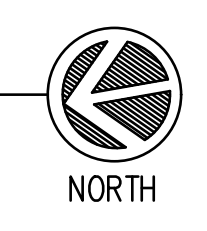
- STRUCTURAL WOOD STUDWALL BELOW
- WOOD JOIST
- WOOD BEAM or HEADER
- WOOD RAFTER
- CONNECTOR PLATE WOOD TRUSSES
- POST BELOW
- DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
- STRAP x LENGTH



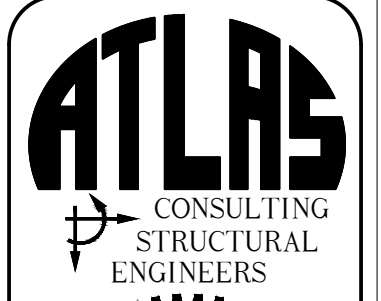
NOTE THAT CANTILEVERED RIM BEAMS SHALL BE CONT. ALONG FULL LENGTH INDICATED IN PLAN AND INSTALLED FLUSH w/ TOP OF FRAMING PER DETAILS, TYP. (6) LOCKS

- ROOF PLAN NOTES**
- SEE 1/S2.2 PLAN NOTE 1 FOR ROOF SHEATHING AND FASTENING REQUIREMENTS.
 - SEE 1/S2.1 PLAN NOTE 2 FOR STUDWALL INFORMATION BELOW.
 - DASHED WALLS SHOWN IN PLAN ARE LOAD-BEARING ELEMENTS BELOW FRAMING (i.e. FROM UPPER FLOOR TO UPPER ROOF). RAFTERS AND BEAMS SHOWN IN PLAN ARE AT UPPER ROOF ELEVATION.
 - SEE GENERAL STRUCTURAL NOTE #20 ON S1.0 FOR ENGINEERED LUMBER REQUIREMENTS.
 - PROVIDE H2.5A HURRICANE TIES AT END OF ALL RAFTERS AND TRUSSES. NOTE THAT H2.5A HURRICANE TIES MUST BE OBSERVABLE BY CITY INSPECTOR PRIOR TO INSPECTION APPROVAL.
 - ALL HEADERS SHALL HAVE A MINIMUM OF (2)2x POSTS AND (1) FULL HEIGHT TRIMMER STUD, U.N.O. IN PLAN (STUD DEPTH SHALL MATCH DEPTH OF THE WALL)

1 ROOF FRAMING PLAN
S2.3 1/4" = 1'-0"



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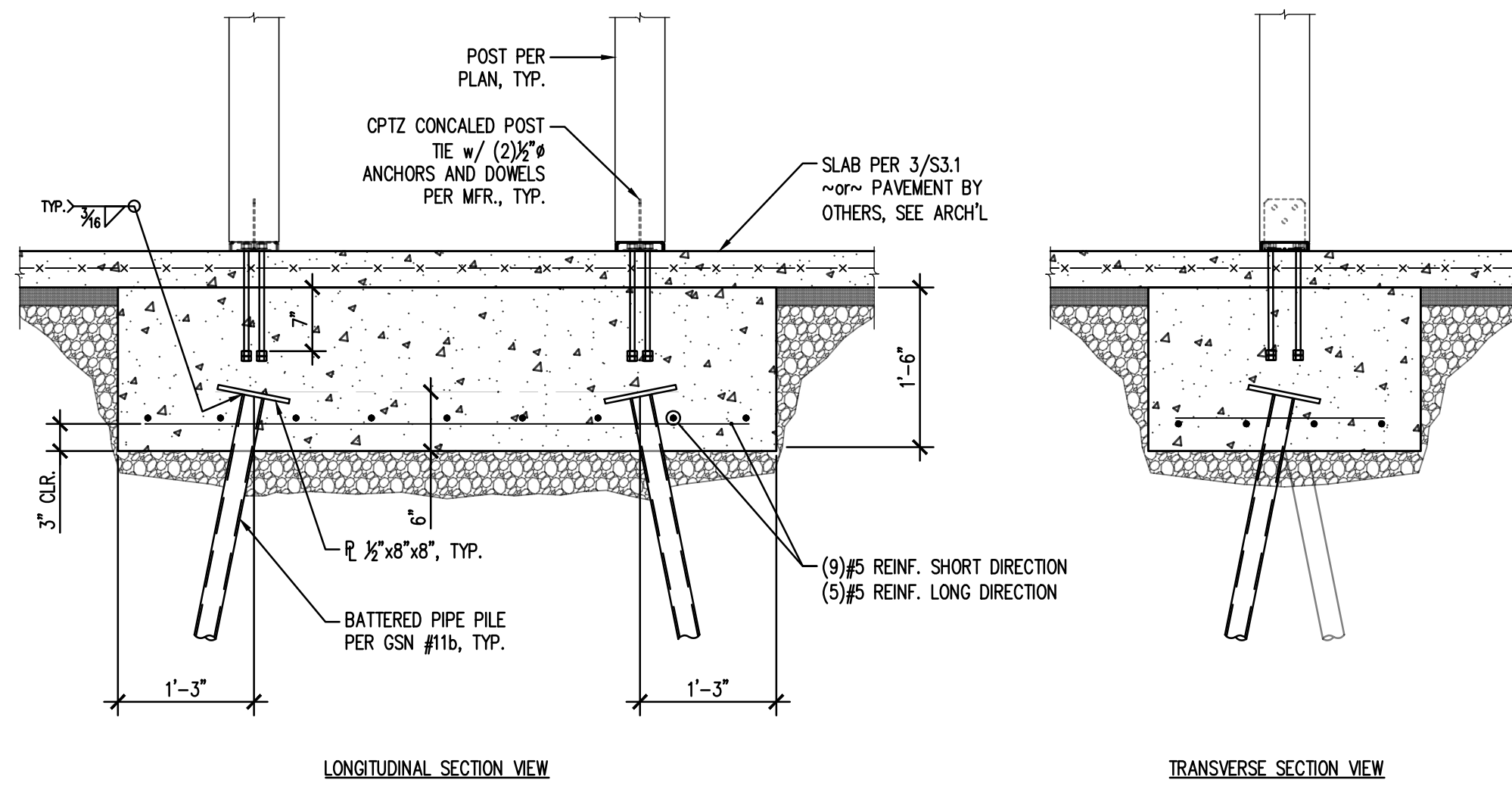


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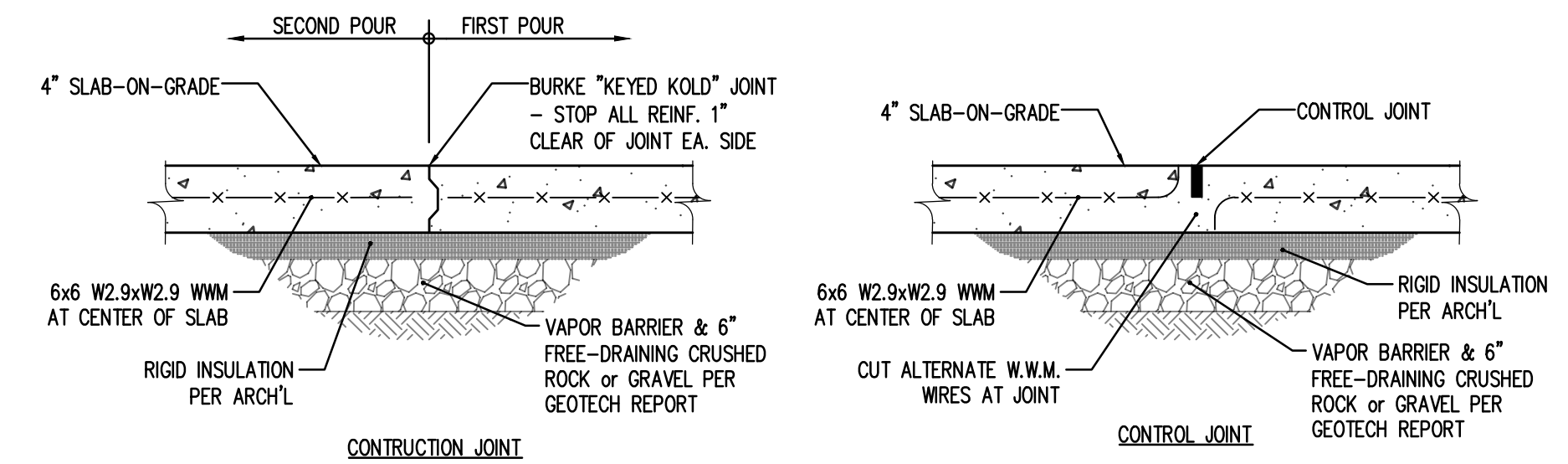
CONTENTS
Roof Framing Plan

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09.29.21

S2.3



9 PIPE SUPPORTED PILE CAP
S3.1 3/4" = 1'-0"



3 TYPICAL SLAB-ON-GRADE JOINTING
S3.1 1" = 1'-0"

Hsoil	TOE	WIDTH	HEEL	DEPTH	STEM REINF.		FTG. REINF.		KEY DEPTH
					VERT.	HORIZ.	LONG.	BOT.	
$H_{soil} \leq 4'-6"$	2'-0"	8"	-	10"	#4 @ 16" oc	#4 @ 12" oc	(3) #4	#4 @ 12" oc	0'-6"
$4'-6" < H_{soil} \leq 5'-6"$	3'-3"	8"	-	10"	#4 @ 10" oc	#4 @ 12" oc	(5) #4	#4 @ 12" oc	1'-0"
$5'-6" < H_{soil} \leq 6'-6"$	4'-3"	8"	-	10"	#5 @ 10" oc	#4 @ 12" oc	(5) #5	#5 @ 16" oc	1'-6"
$6'-6" < H_{soil} \leq 7'-6"$	5'-6"	8"	-	10"	#5 @ 8" oc	#4 @ 12" oc	(5) #5	#5 @ 10" oc	1'-6"
$H_{soil} \leq 8'-6"$	6'-6"	8"	-	12"	#5 @ 6" oc	#4 @ 12" oc	(5) #5	#5 @ 8" oc	2'-0"

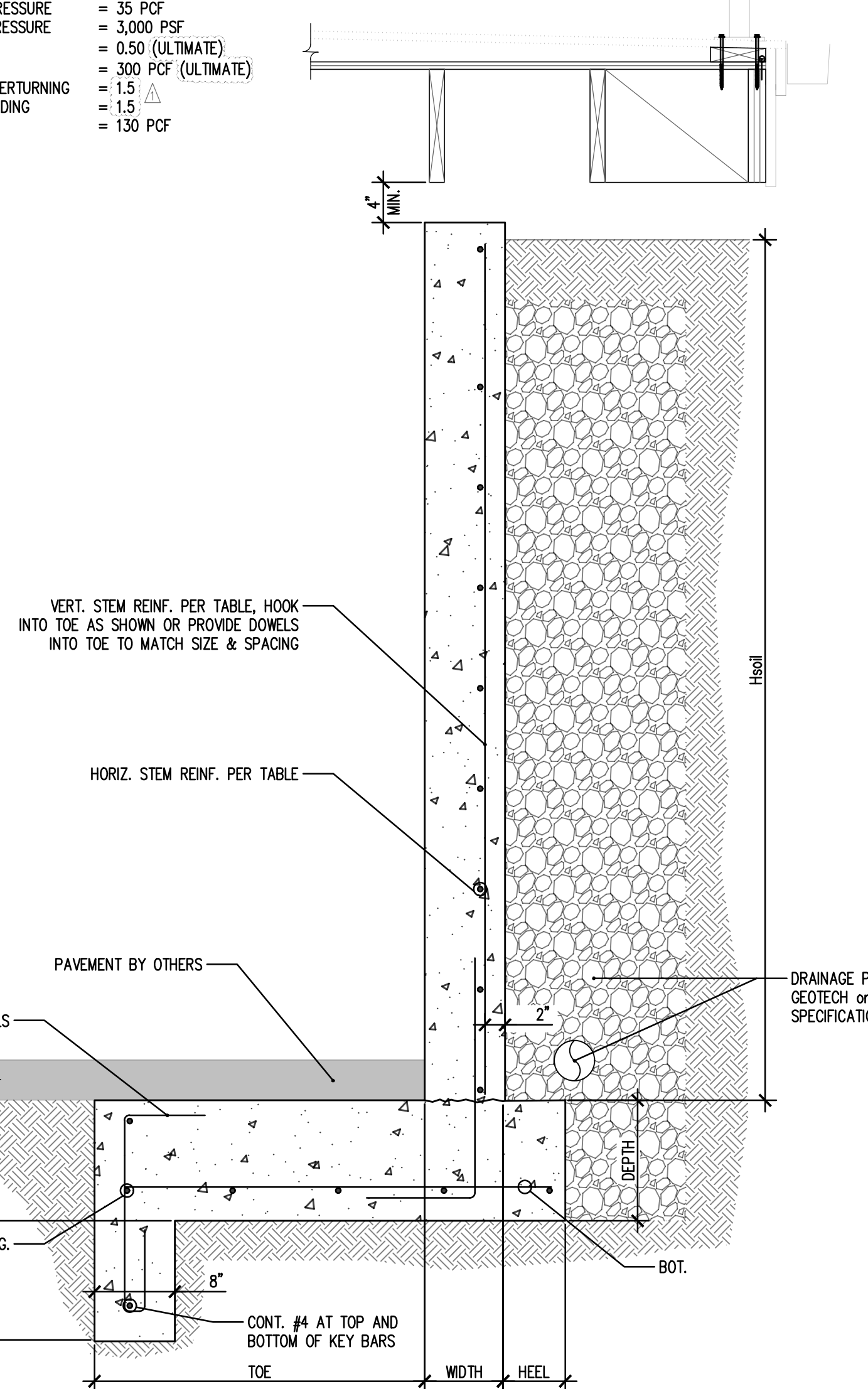
NOTE:
 MAXIMUM HORIZONTAL DESIGN PRESSURE = 35 PCF
 MINIMUM ALLOWABLE BEARING PRESSURE = 3,000 PSF
 COEFFICIENT OF FRICTION = 0.50 (ULTIMATE)
 PASSIVE RESISTANCE = 300 PCF (ULTIMATE)
 MINIMUM FACTOR OF SAFETY, OVERTURNING = 1.5
 MINIMUM FACTOR OF SAFETY, SLIDING = 1.5
 SOIL UNIT WEIGHT = 130 PCF

SEE 9/S3.2 FOR REINFORCING SPLICE & DEVELOPMENT LENGTH TABLE

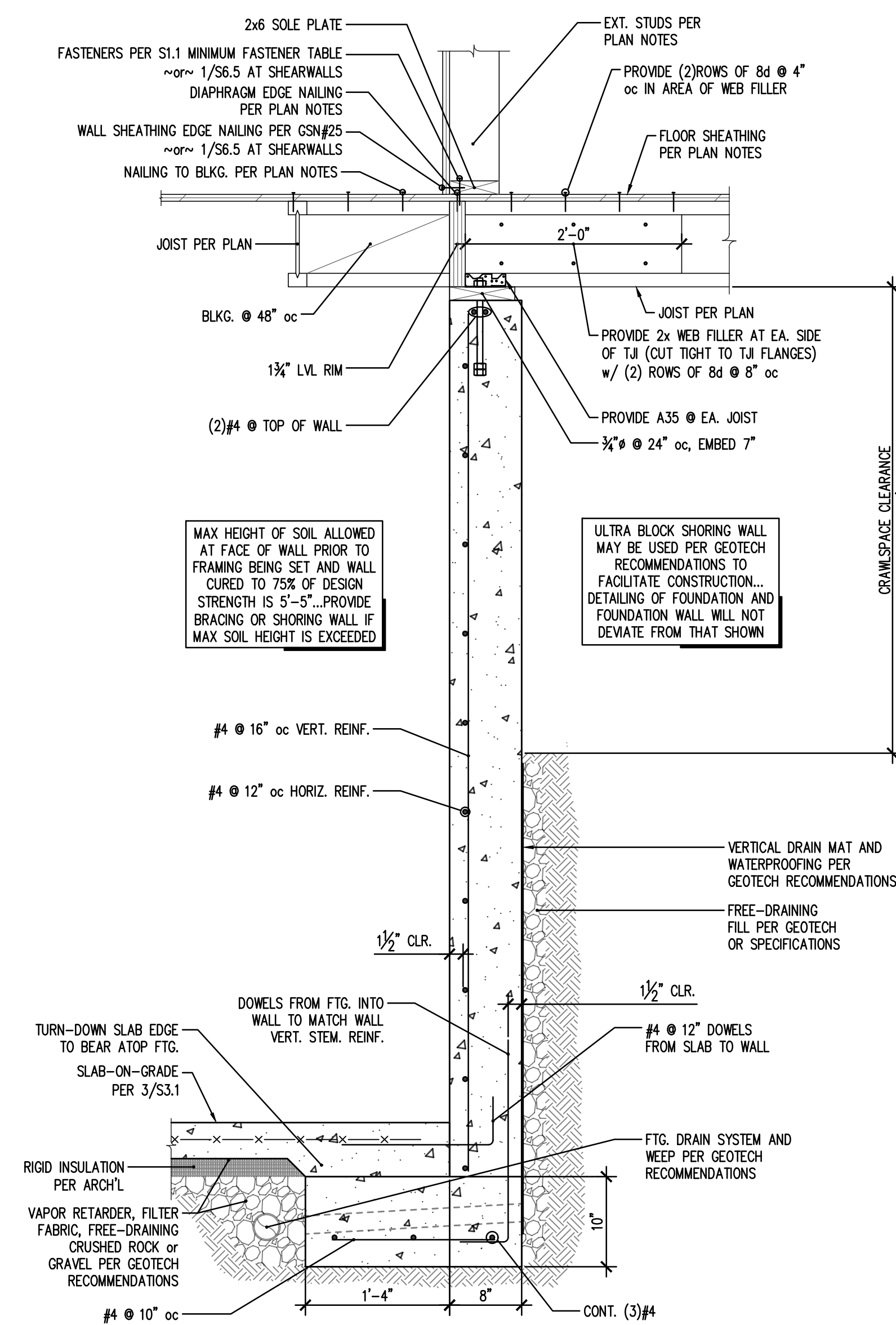
SEE DETAIL 4/S6.3 FOR DECK FRAMING AND RAILING DETAIL

SEE 9/S3.2 FOR REINFORCING SPLICE & DEVELOPMENT LENGTH TABLE

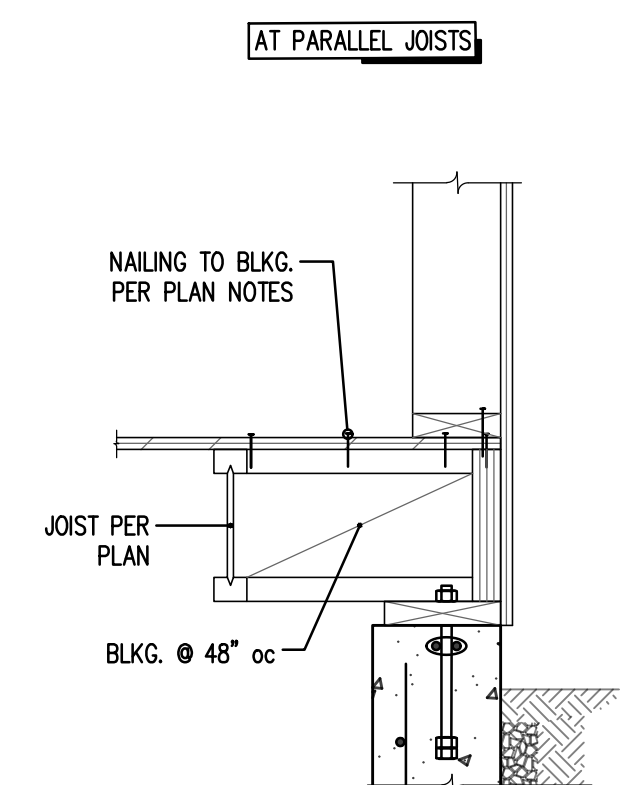
SEE 9/S3.2 FOR REINFORCING SPLICE & DEVELOPMENT LENGTH TABLE



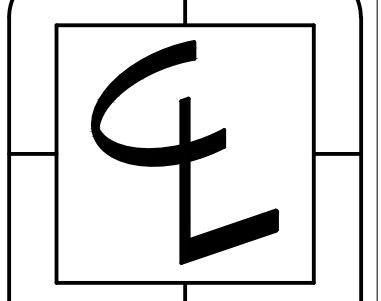
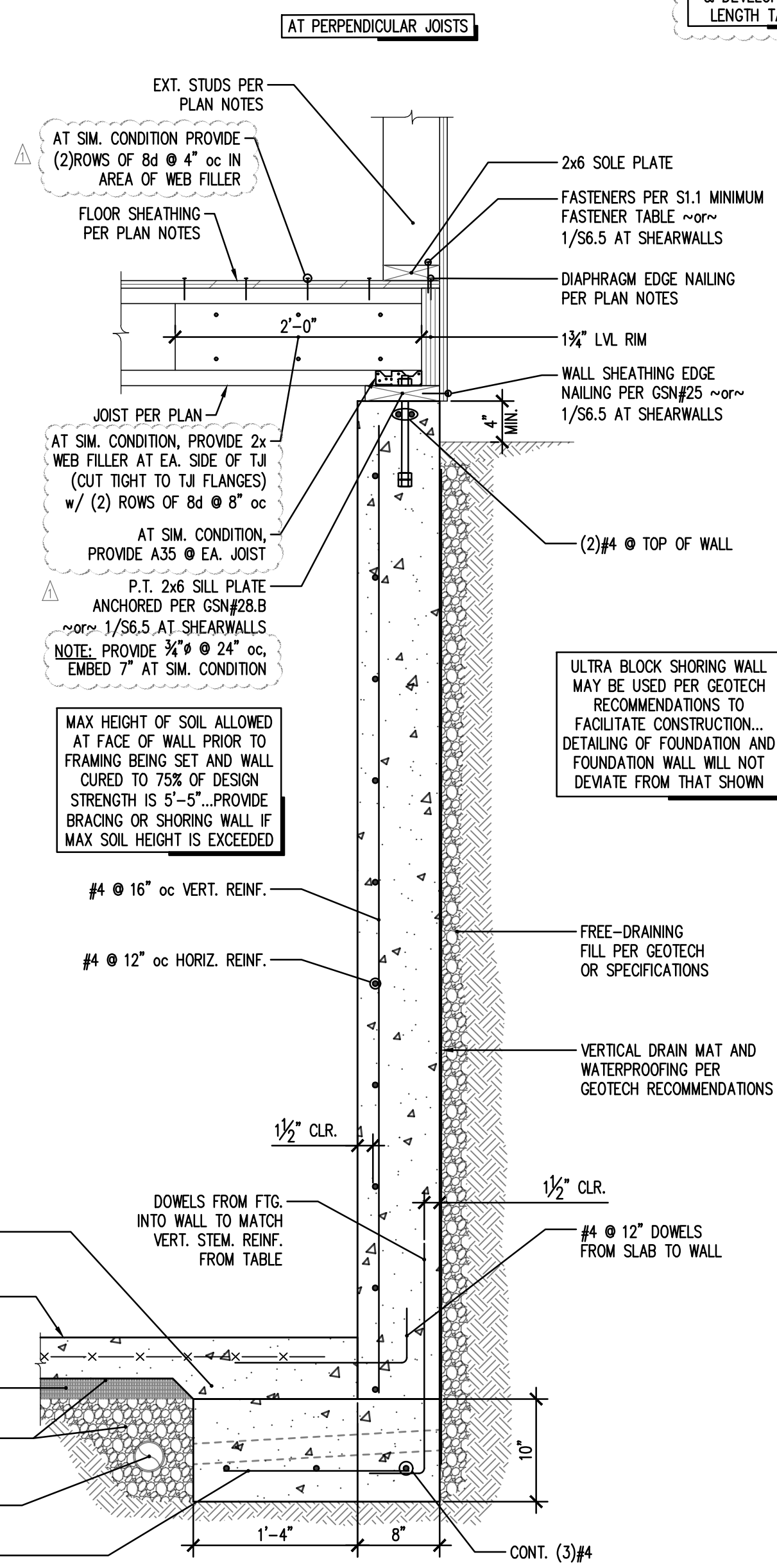
7 RETAINING WALL
S3.1 1" = 1'-0"



4 SECTION THROUGH FOUNDATION WALL AT BASEMENT SLAB, CRAWLSPACE AND MAIN FLOOR JOISTS
S3.1 1" = 1'-0"



1 SECTION THROUGH FOUNDATION WALL AT BASEMENT SLAB AND MAIN FLOOR JOISTS
S3.1 1" = 1'-0"



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09.29.21

S3.1

MIN. STRAIGHT DEVELOPMENT LENGTH			MIN. LAP SPLICE LENGTH (CLASS B)		
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#4	25"	19"	#4	33"	25"
#5	31"	24"	#5	41"	31"

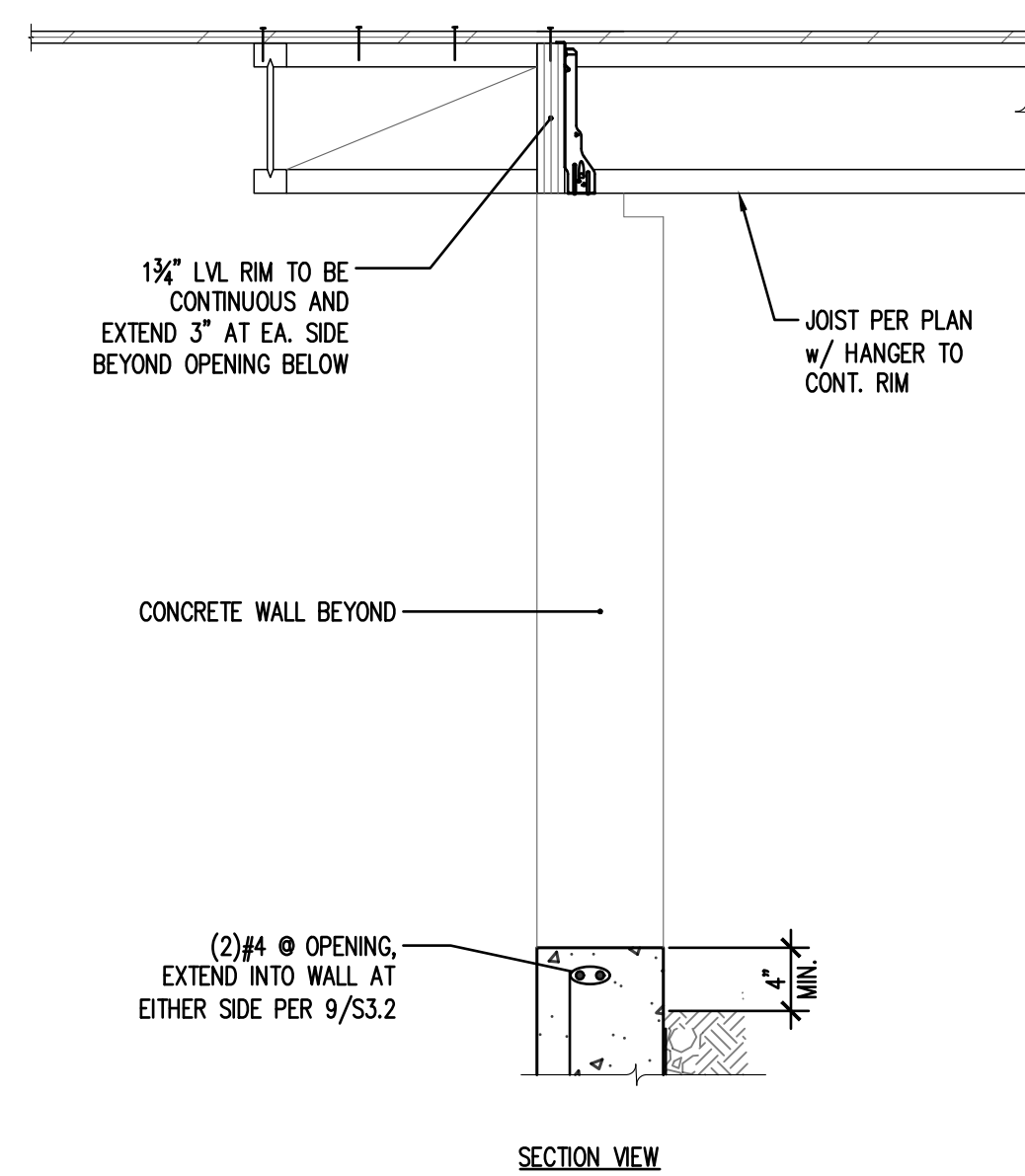
*TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%

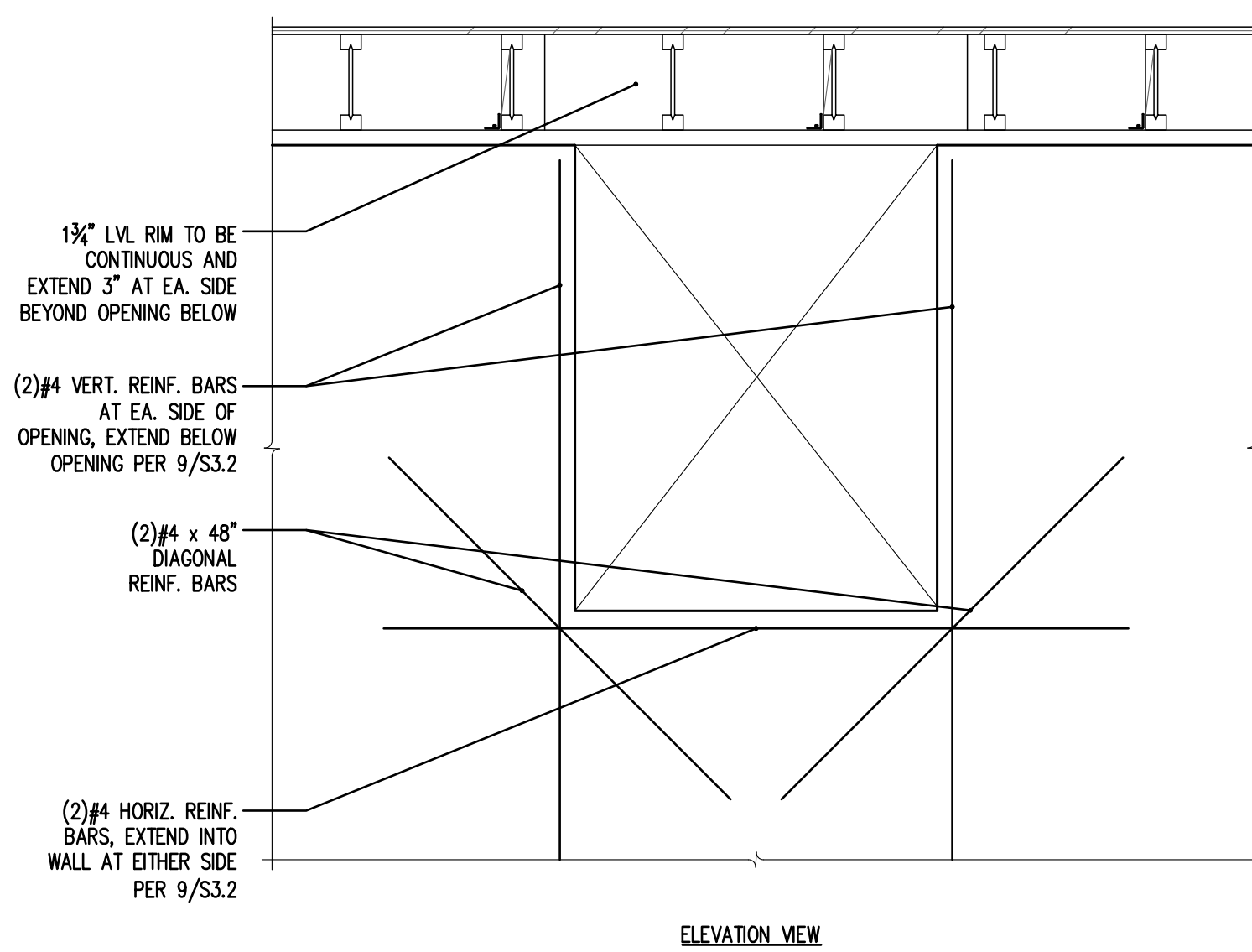
MIN. EMBEDMENT LENGTH FOR STANDARD END HOOKS	
BAR SIZE	LENGTH
#4	7"
#5	9"

- SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2"
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

9 CONCRETE REINFORCING DEVELOPMENT AND SPLICE LENGTH TABLES
S3.2 N/A

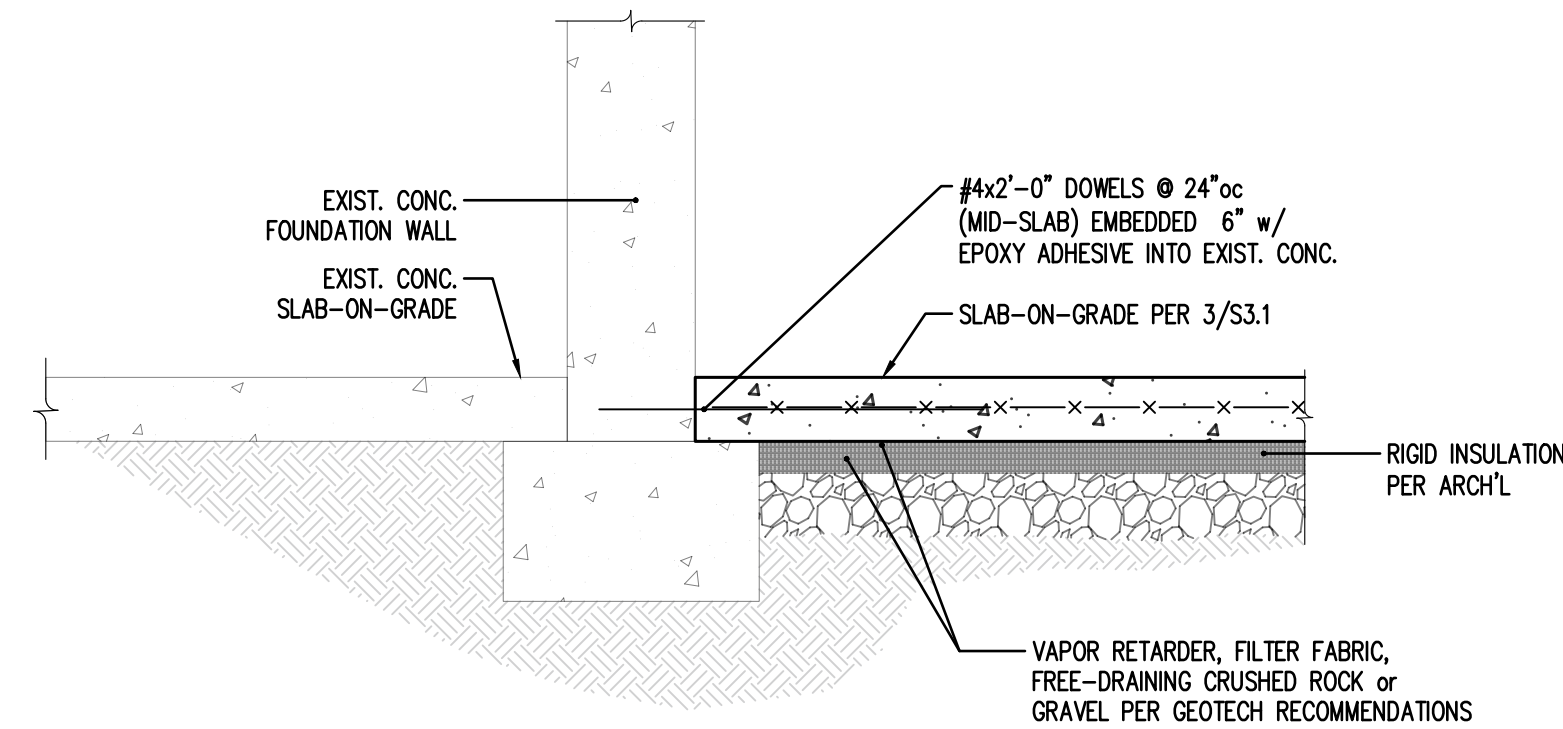


SECTION VIEW

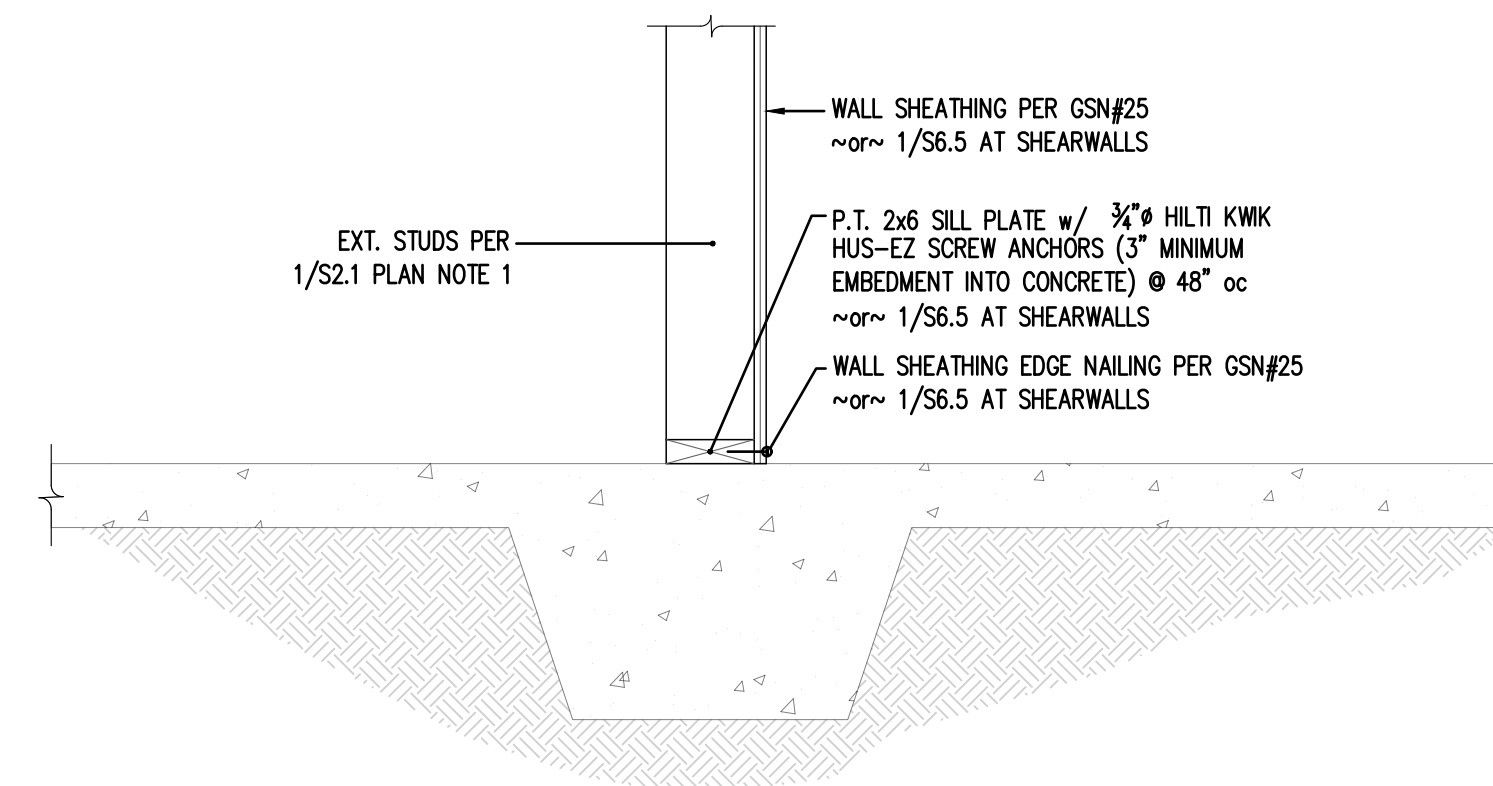


ELEVATION VIEW

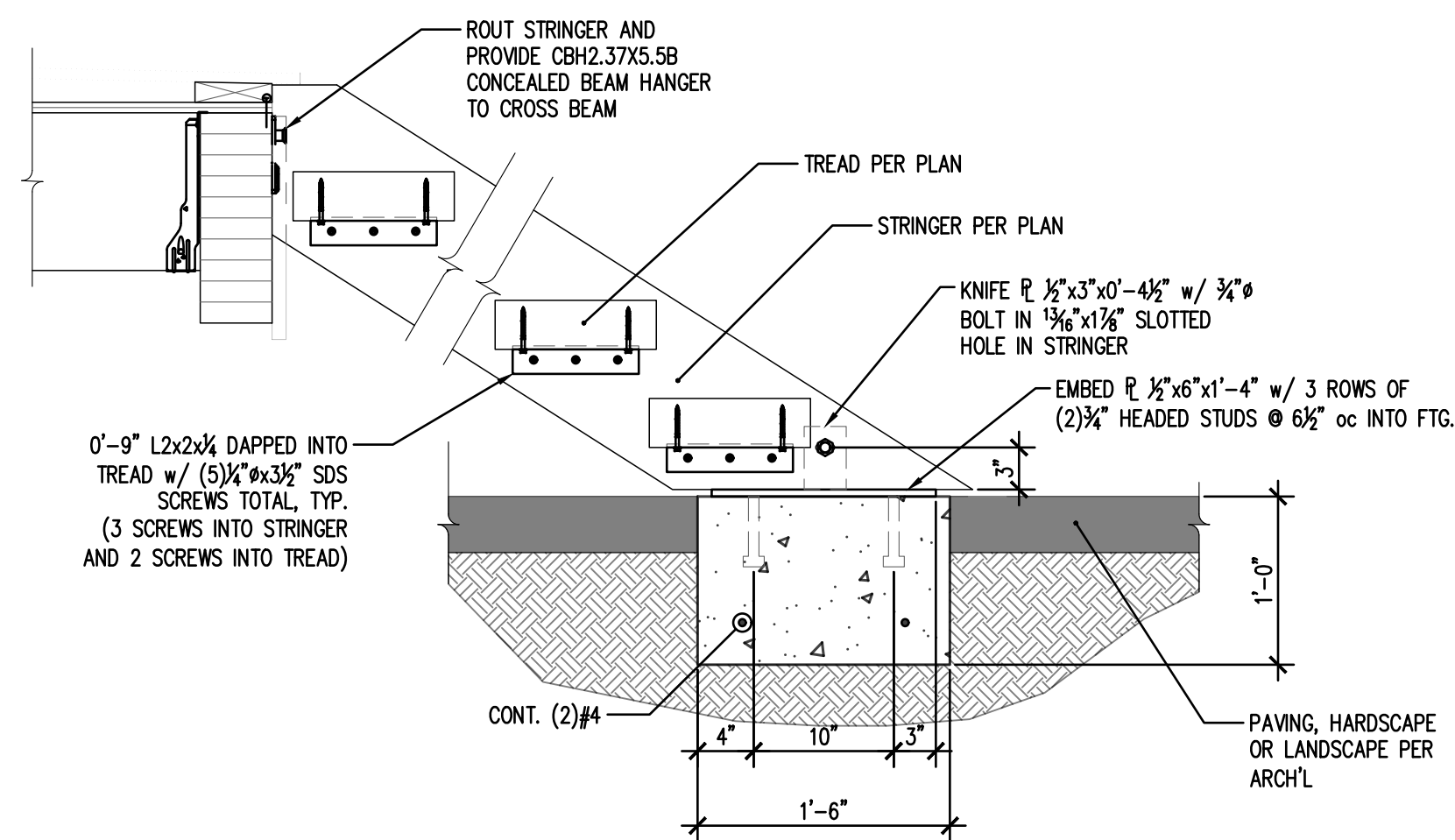
7 PARTIAL HEIGHT OPENING IN NEW FOUNDATION WALL
S3.2 N.T.S.



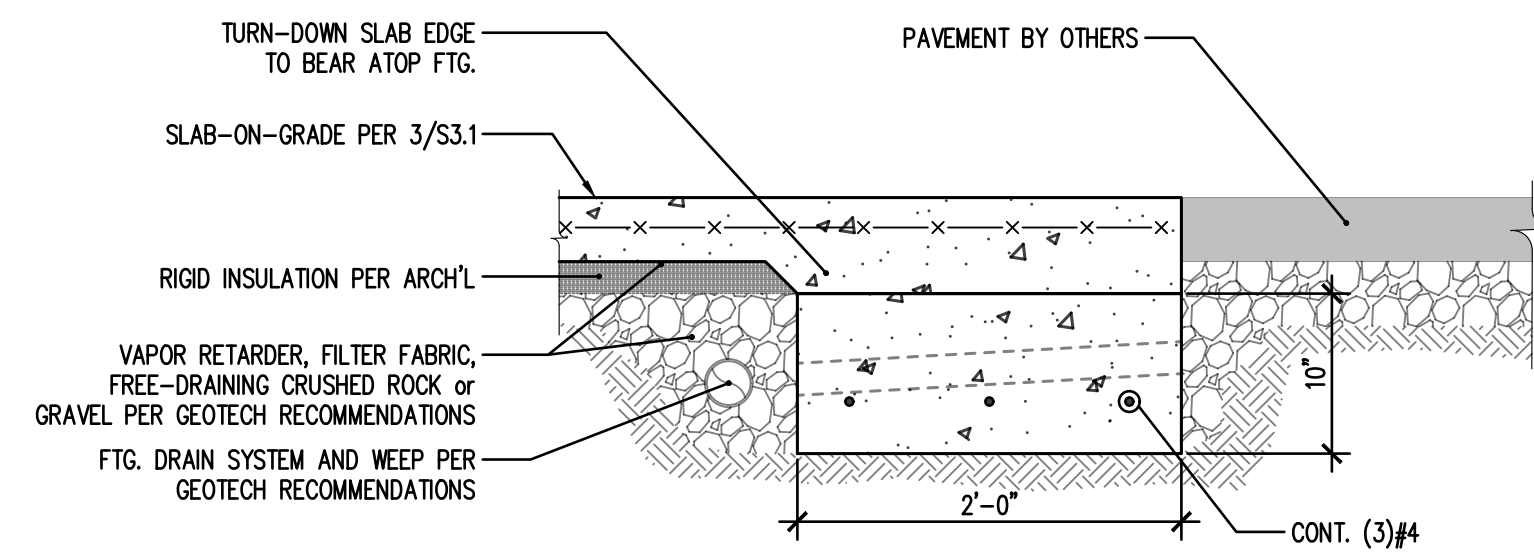
6 SECTION AT NEW SLAB AND EXISTING FOUNDATION WALL
S3.2 1" = 1'-0"



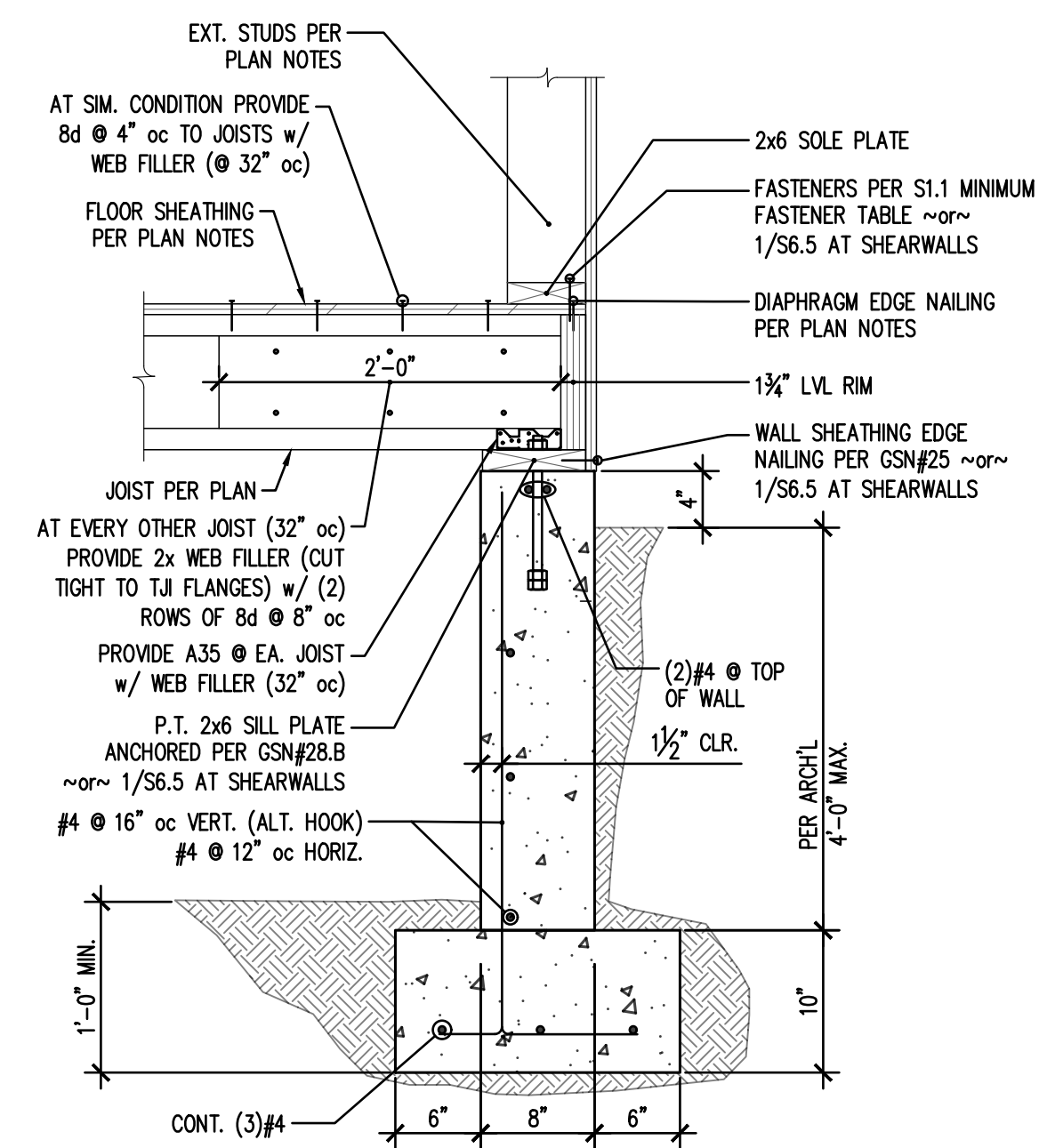
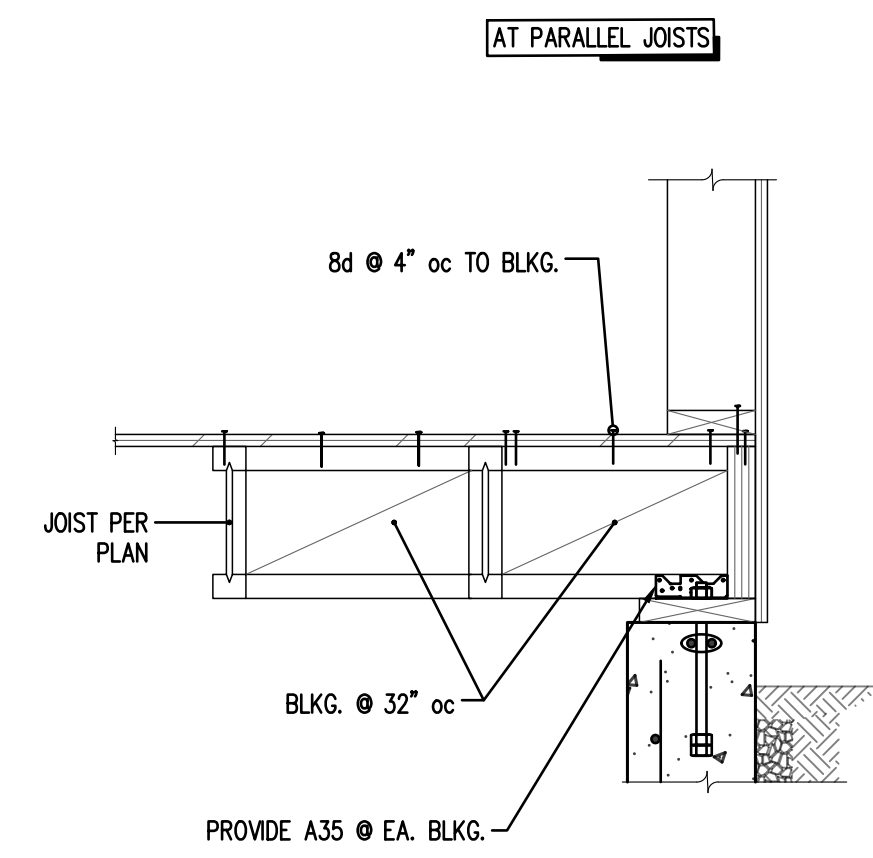
5 NEW SHEAR/BEARING STUD WALL AT EXISTING THICKENED SLAB
S3.2 1" = 1'-0"



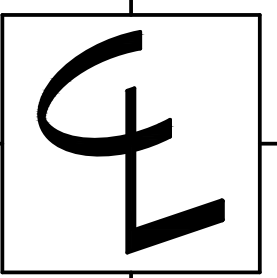
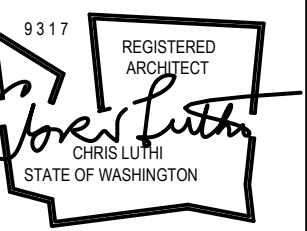
4 SECTION THROUGH FOUNDATION AT STAIR STRINGER
S3.2 N.T.S.



3 SECTION AT GARAGE ENTRANCE
S3.2 1" = 1'-0"

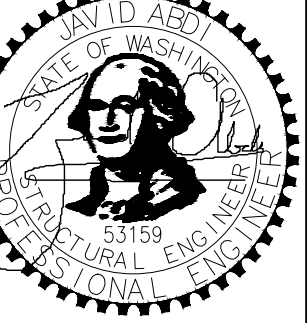
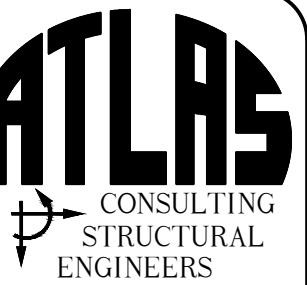


1 SECTION THROUGH FOUNDATION WALL AT CRAWLSPACE
S3.2 1" = 1'-0"



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S3.2

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Wood Typical Details

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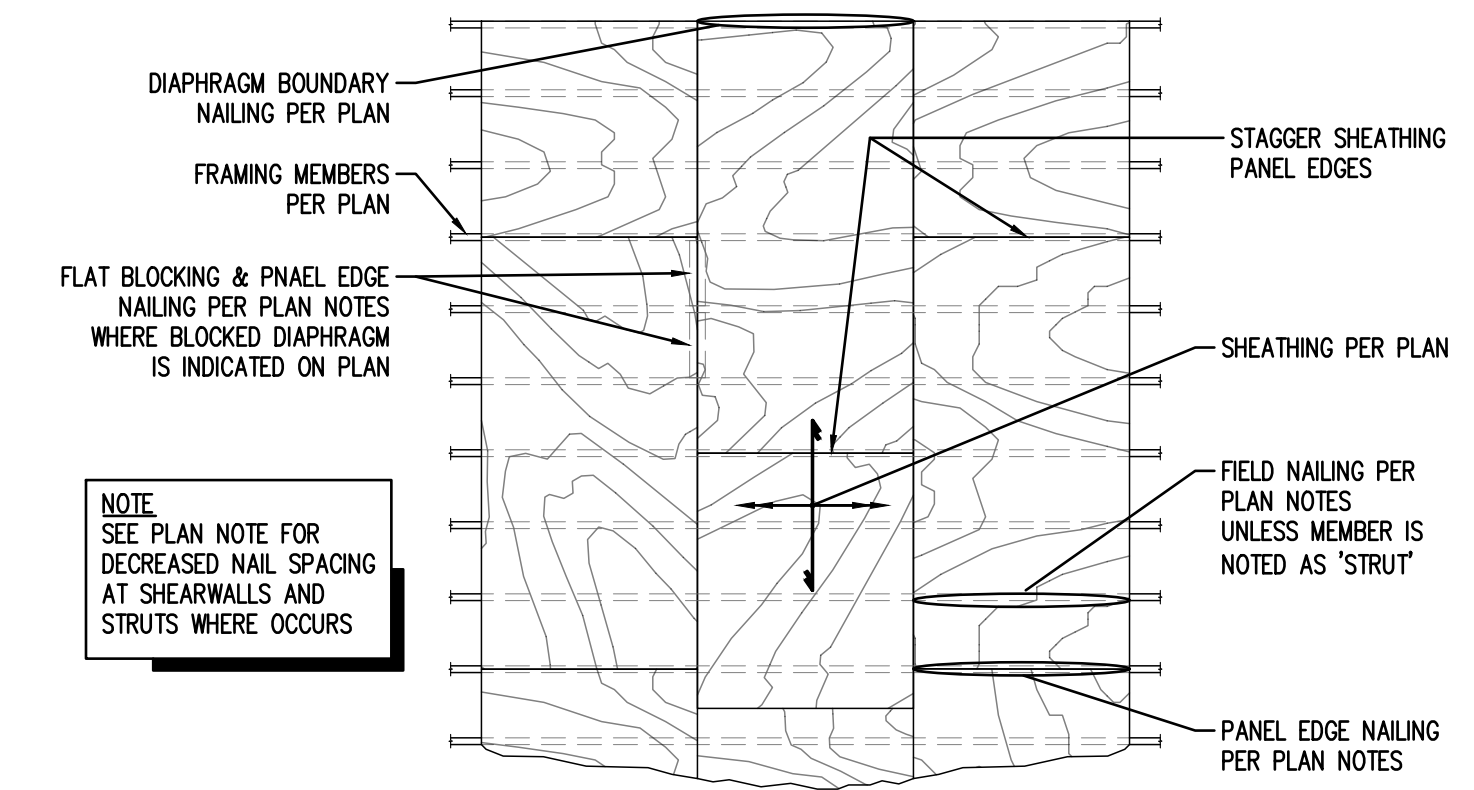
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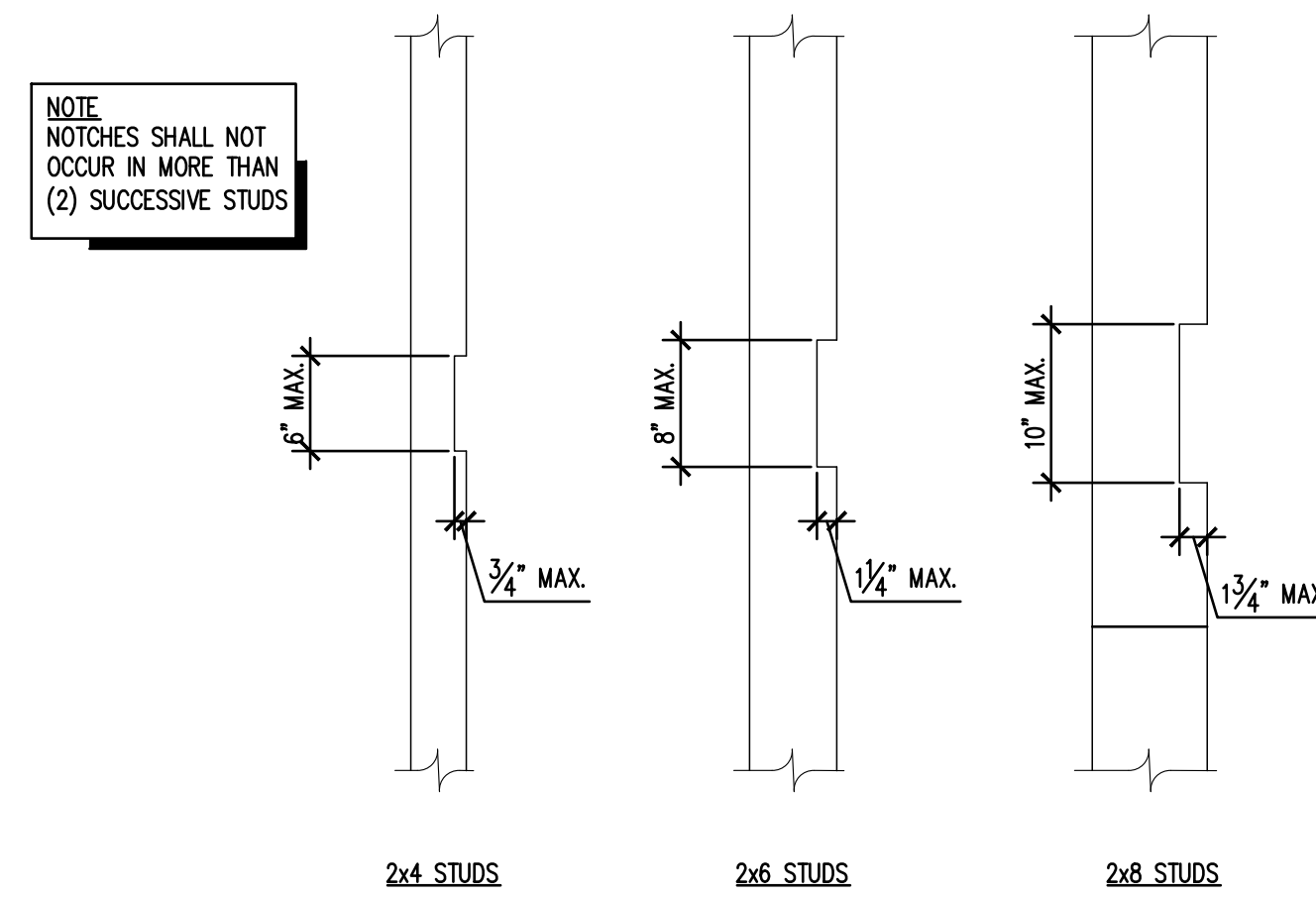
04.01.21

09.29.21

S6.1



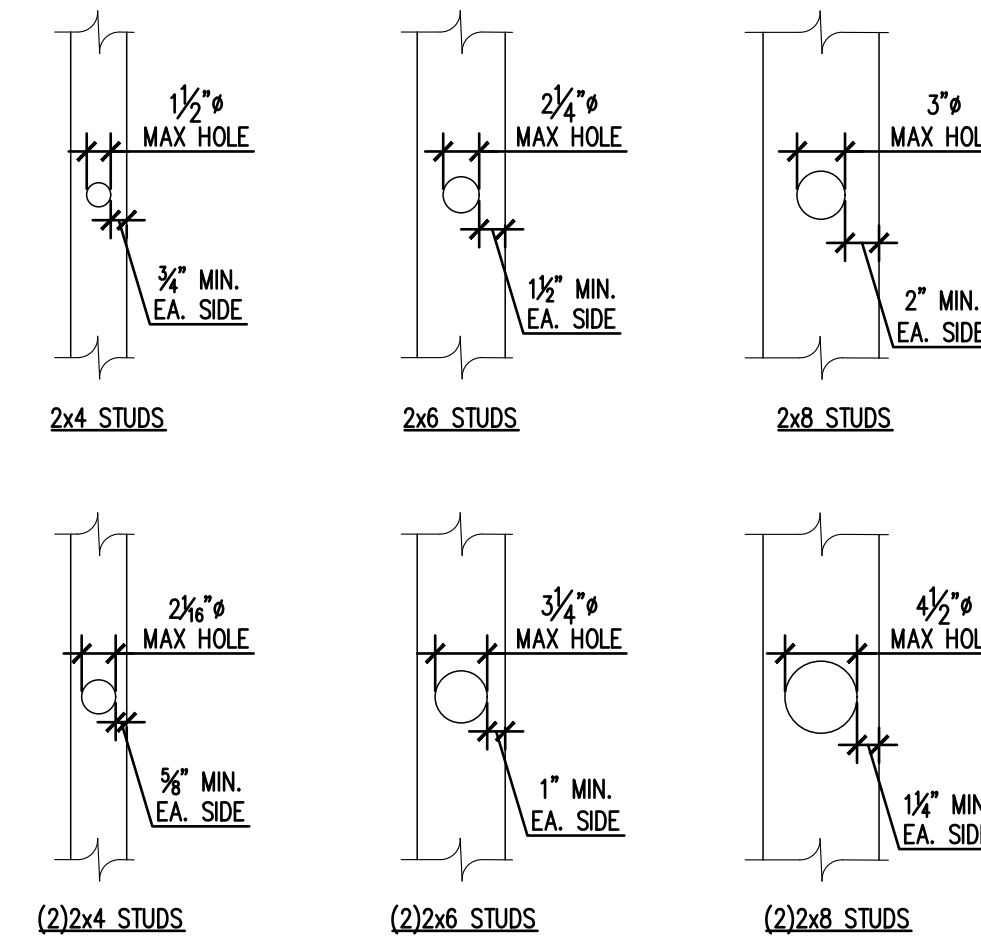
3 TYPICAL DIAPHRAGM NAILING
 S6.1 NTS



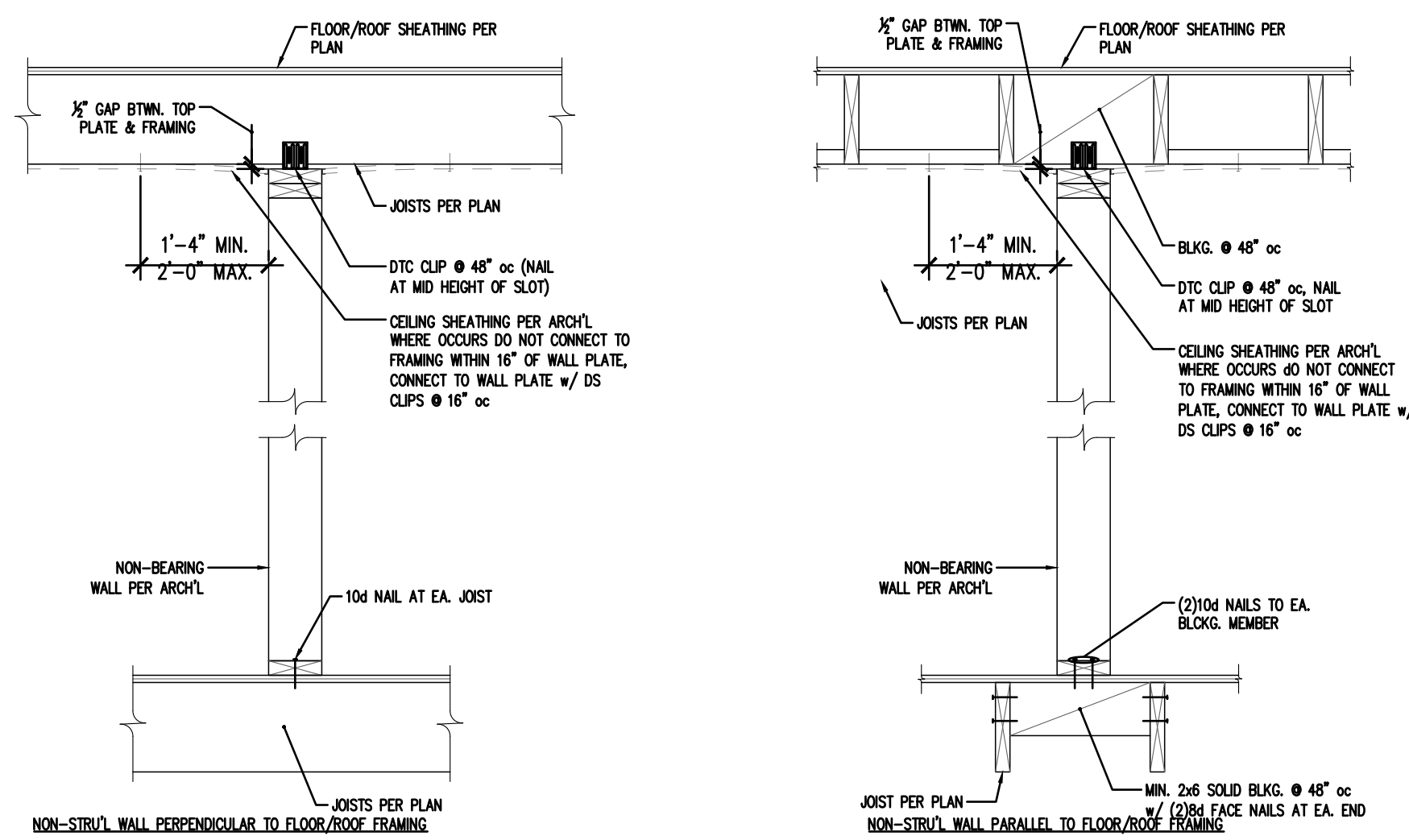
6 ALLOWABLE HOLES IN STUDWALL STUDS
 S6.1 NTS

	NO REINF. REQUIRED	STRAP REINF. REQUIRED
2x4 PLATES	1 1/2" MAX. HOLE 3/8" MIN. EA. SIDE	2 5/8" MAX. HOLE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES) 3/8" MIN. EA. SIDE
2x6 PLATES	2 1/4" MAX. HOLE 1 1/2" MIN. EA. SIDE	3 3/4" MAX. HOLE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES) 3/8" MIN. EA. SIDE
2x8 PLATES	3 1/4" MAX. HOLE 2" MIN. EA. SIDE	5" MAX. HOLE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES) 1 1/2" MIN. EA. SIDE

2 ALLOWABLE HOLES THROUGH TOP PLATES
 S6.1 NTS



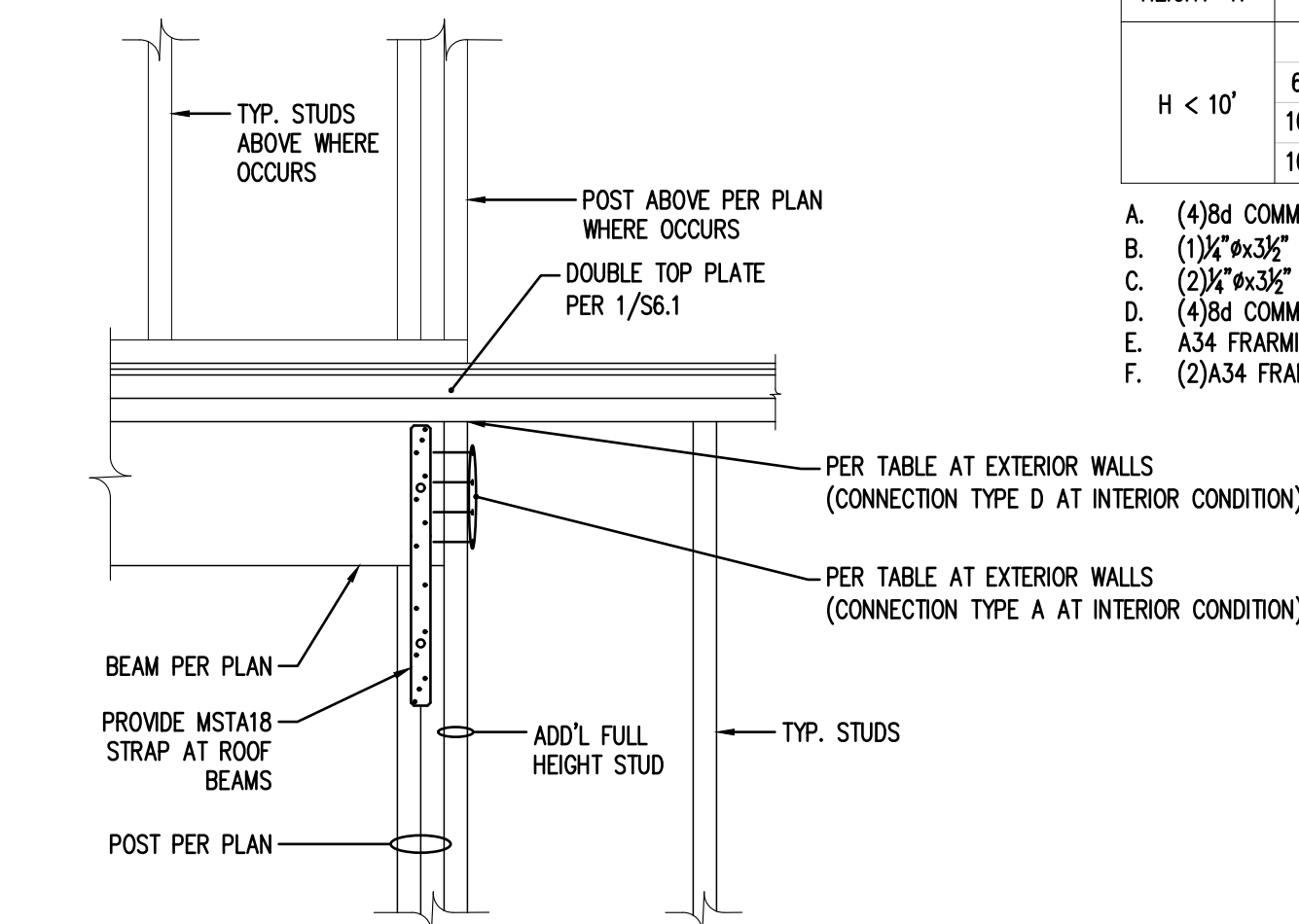
5 ALLOWABLE HOLES IN STUDWALL STUDS
 S6.1 NTS



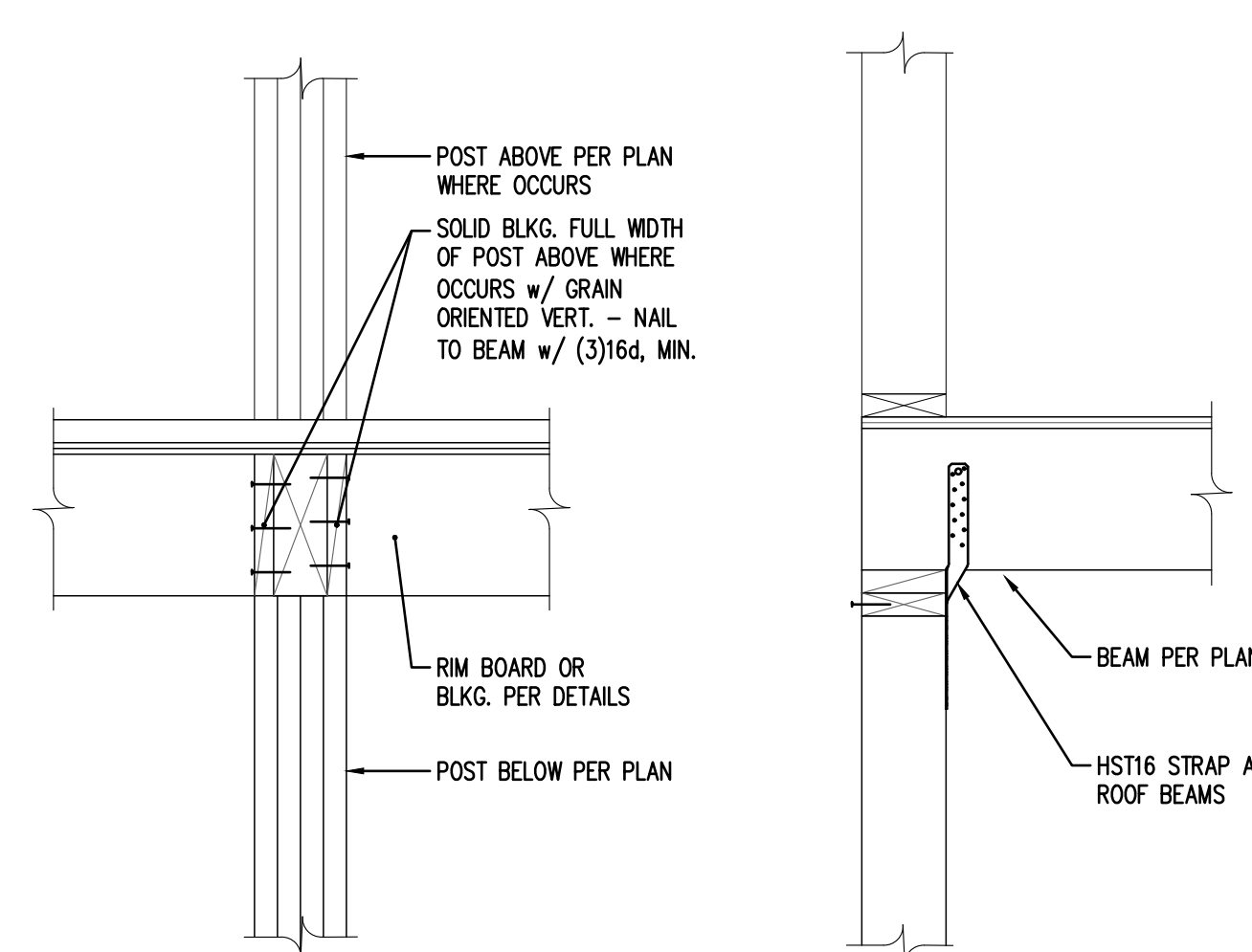
8 CONNECTION OF NON-STRUC'L PARTITION WALL TO STRUCTURE
 S6.1 NTS

TYPICAL EXTERIOR WALL OPENING FRAMING SCHEDULE			
CLEAR HEIGHT "H"	OPENING WIDTH "L"	FULL HEIGHT STUD TO BEAM CONNECTION	FULL HEIGHT STUD TO TOP PLATE CONNECTION
H < 10'	L ≤ 6'-0"	A	D
	6' < L ≤ 10'	A + B	E
	10' ≤ L ≤ 15'	A + B	D + E
	10' ≤ L ≤ 21'	A + C	D + F

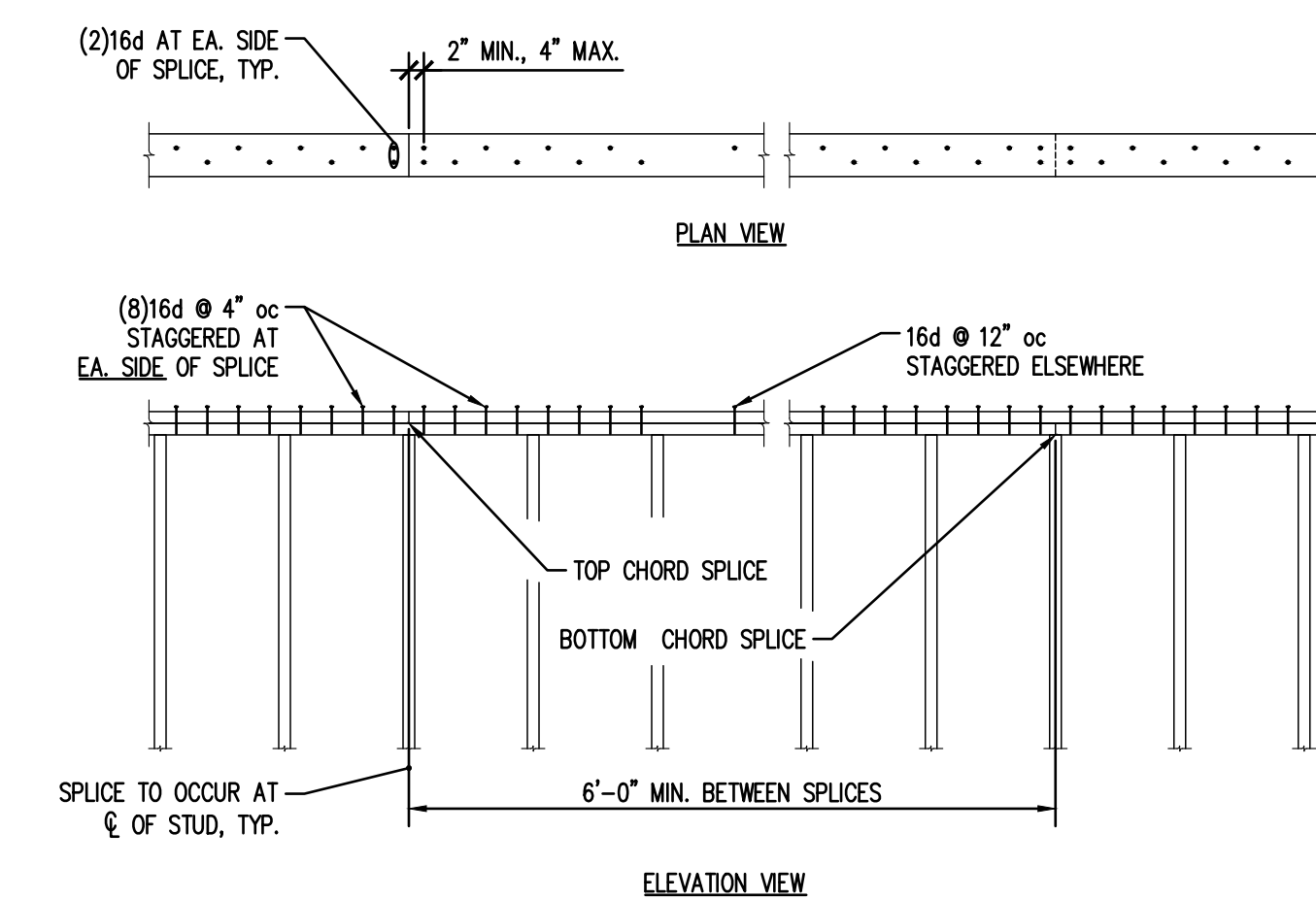
- A. (4)8d COMMON or (4)10d BOX
- B. (1)1/2"x3/8" SDS SCREW
- C. (2)1/2"x3/8" SDS SCREWS
- D. (4)8d COMMON or (4)10d BOX (TOENAILED)
- E. A34 FRAMING ANGLES
- F. (2)A34 FRAMING ANGLES



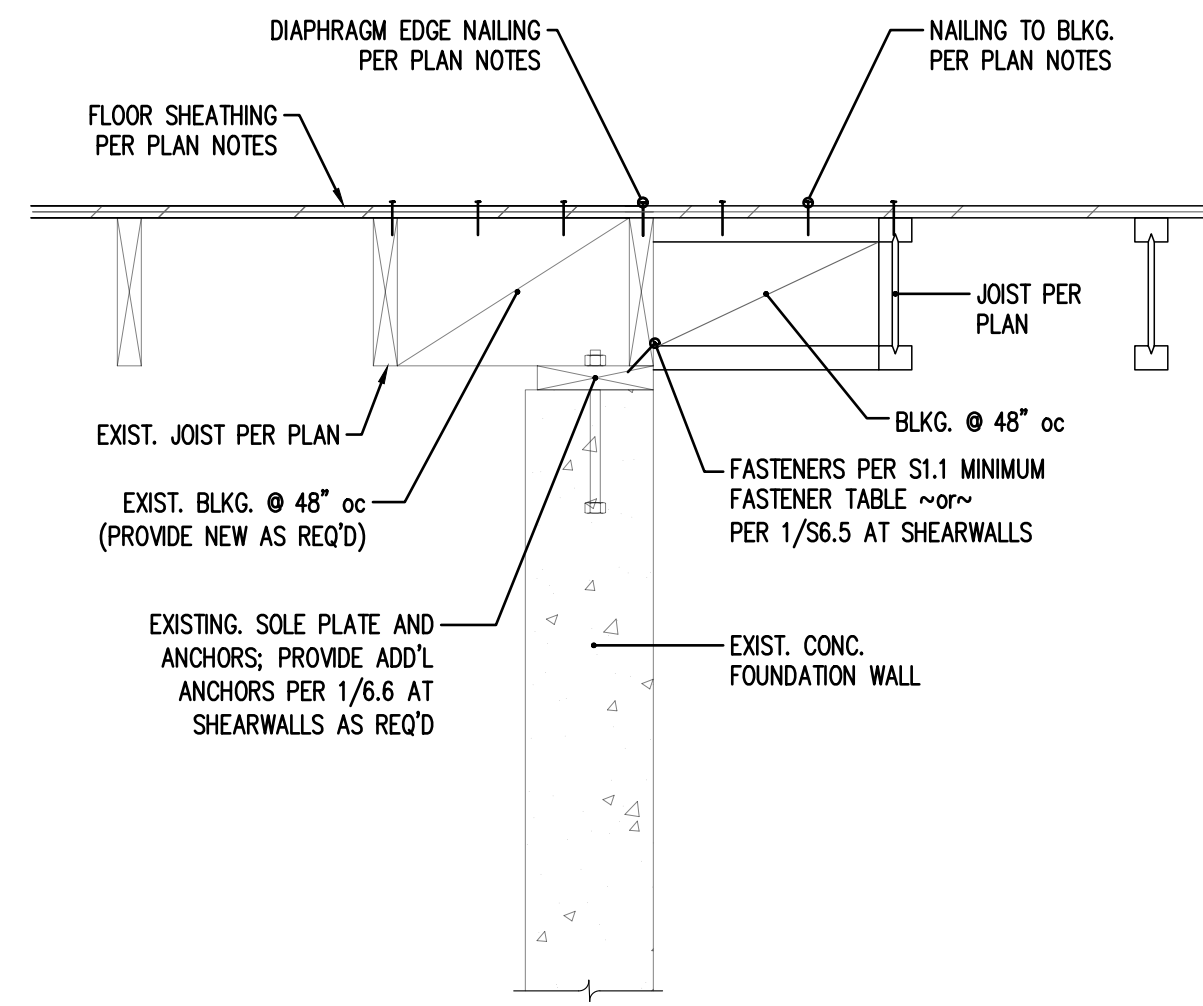
7 TYPICAL BEAM PARALLEL TO WALL
 S6.1 NTS



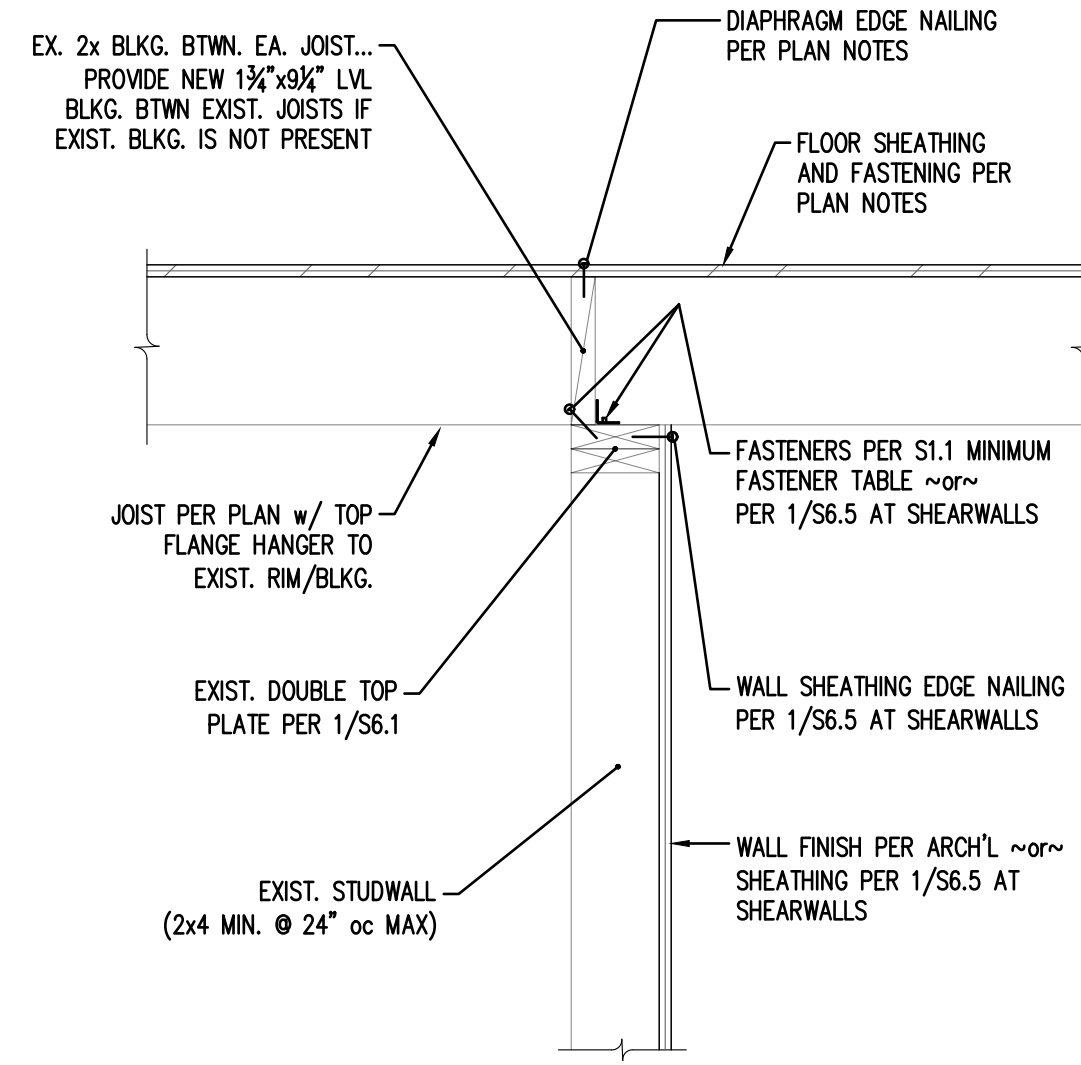
4 TYPICAL BEAM PERPENDICULAR TO WALL
 S6.1 NTS



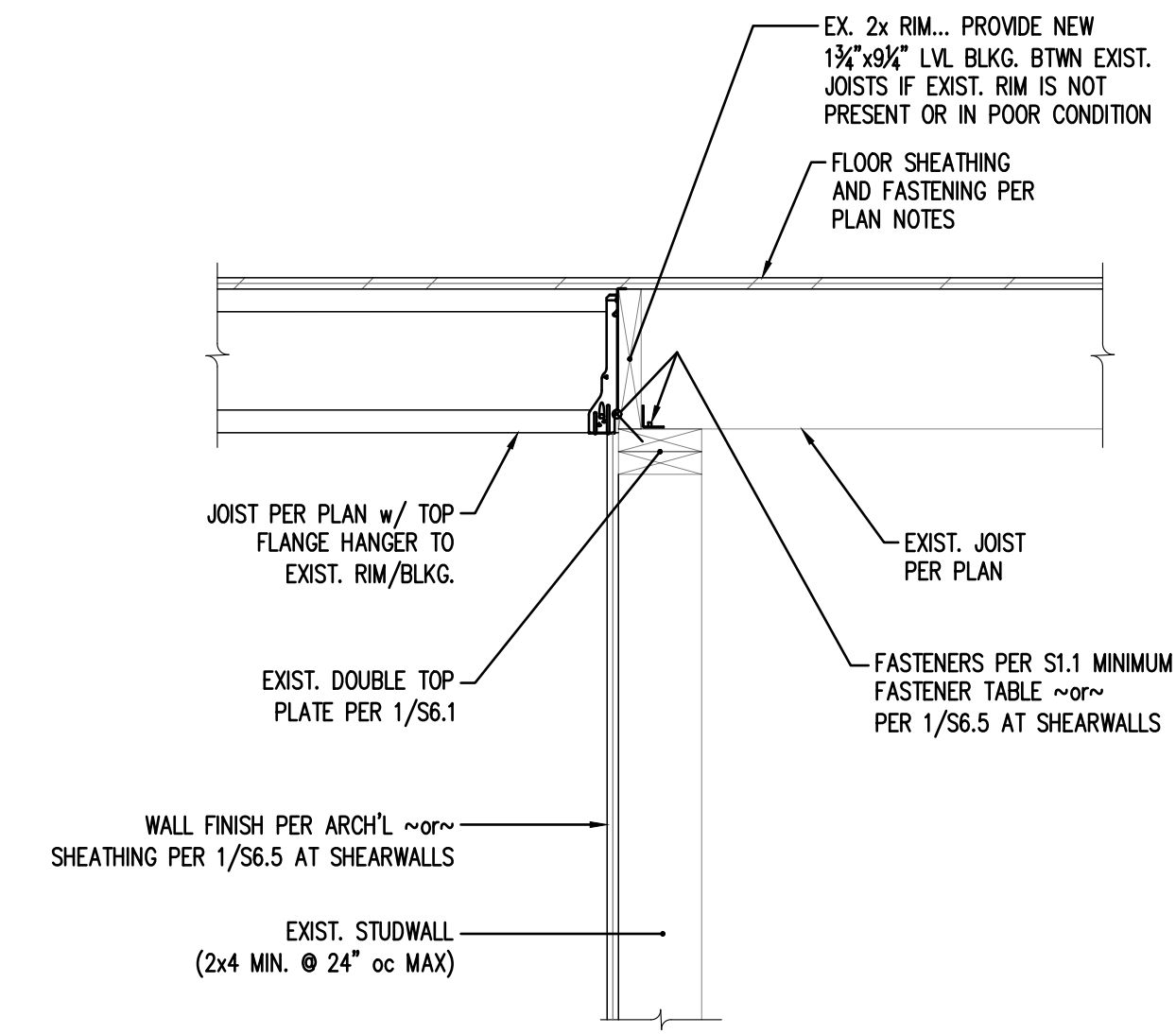
1 TOP PLATE SPLICE
 S6.1 NTS



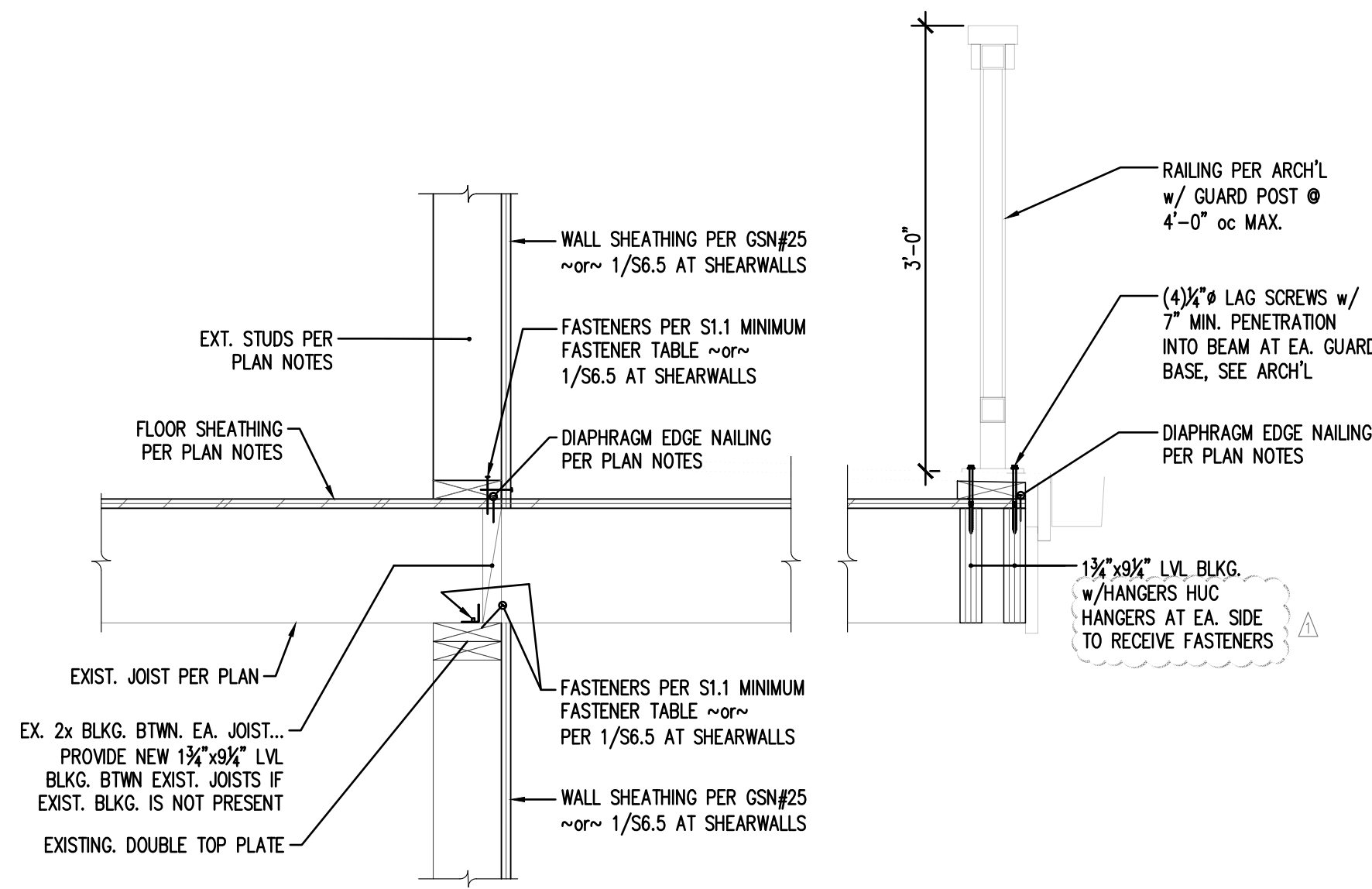
9 SECTION THROUGH INTERIOR SHEAR WALL w/ PERPENDICULAR JOISTS AT EA. SIDE
S6.2 1" = 1'-0"



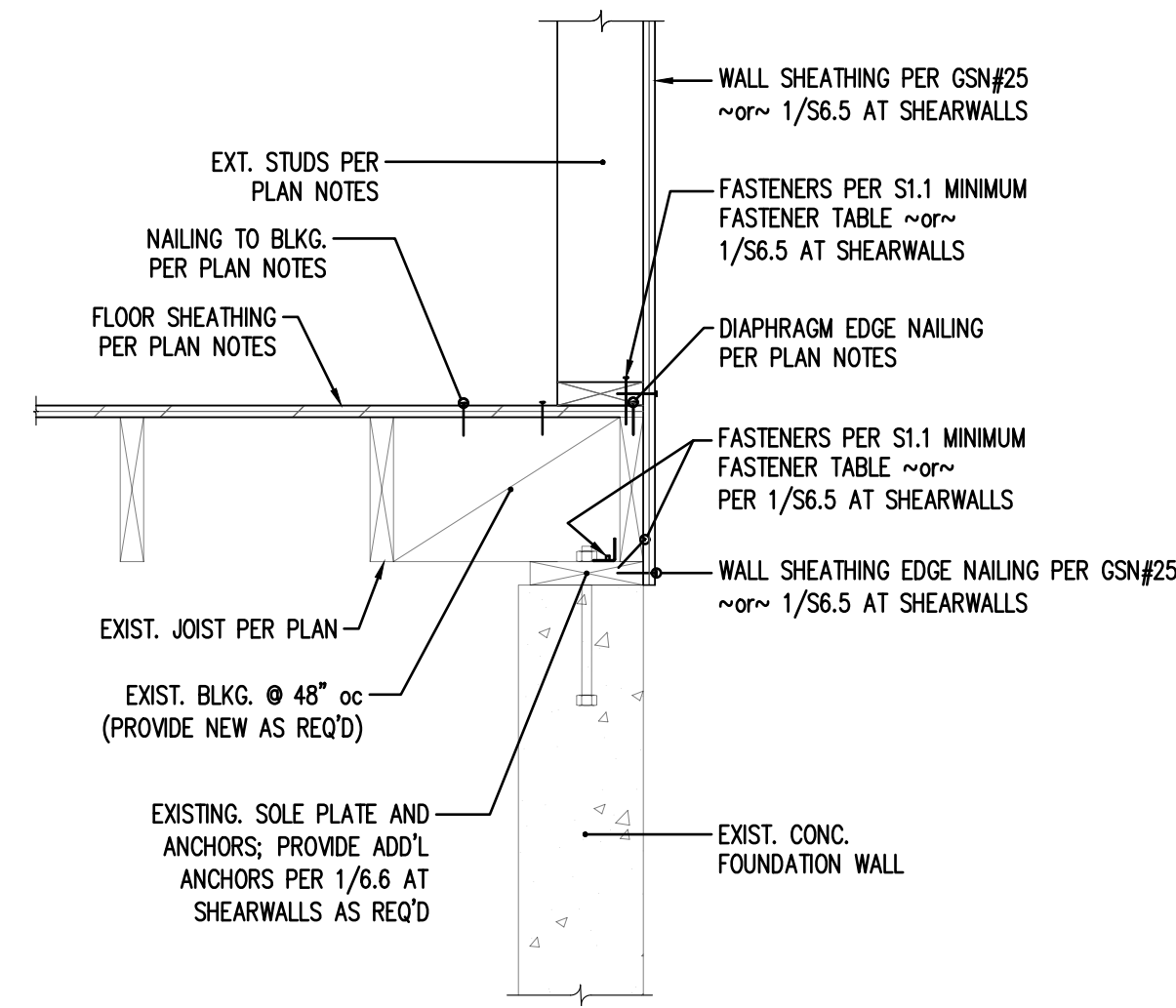
6 SECTION THROUGH INTERIOR SHEAR WALL w/ PERPENDICULAR JOISTS AT EA. SIDE
S6.2 1" = 1'-0"



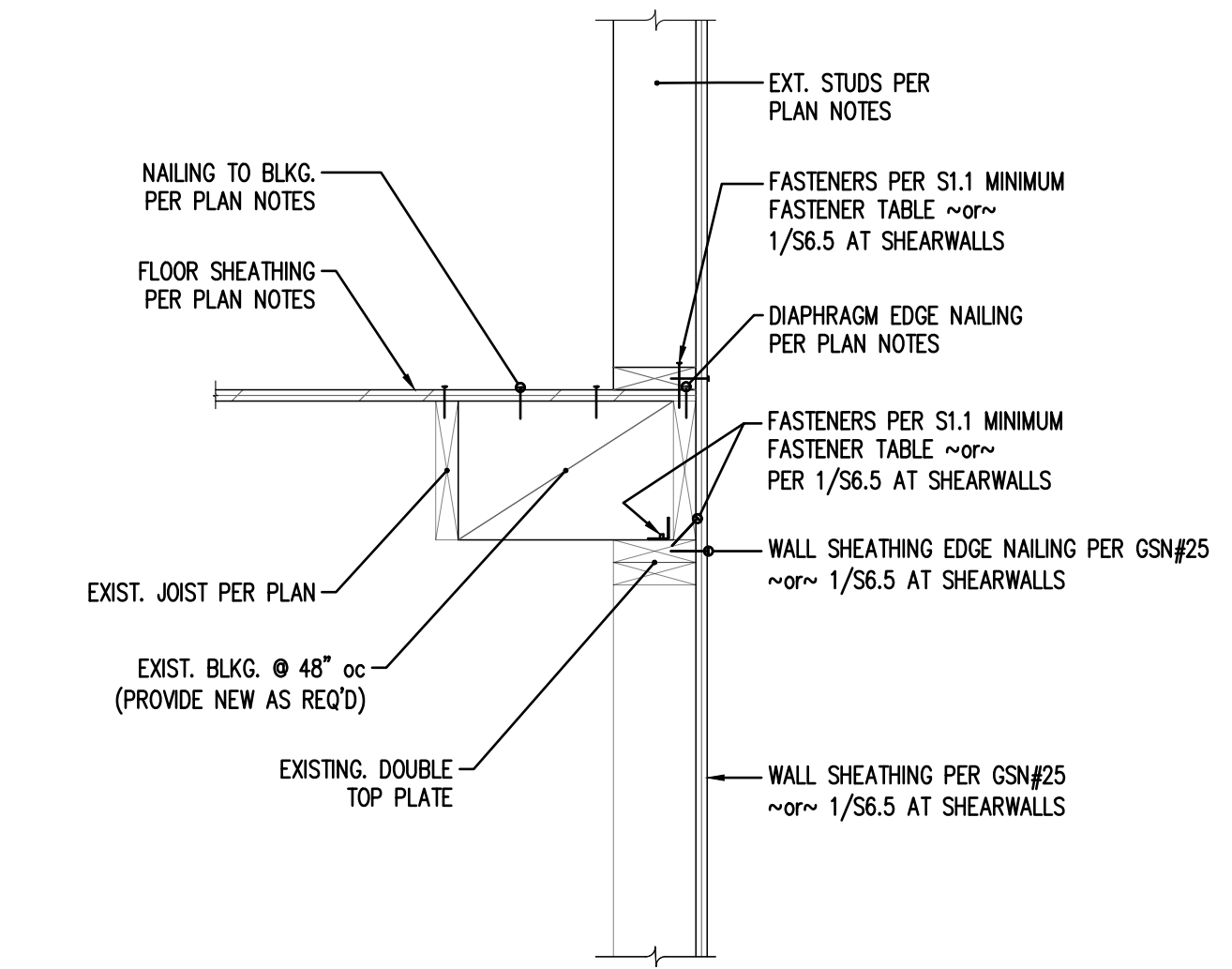
3 SECTION THROUGH INTERIOR BEARING WALL w/ PERPENDICULAR JOISTS AT EA. SIDE
S6.2 1" = 1'-0"



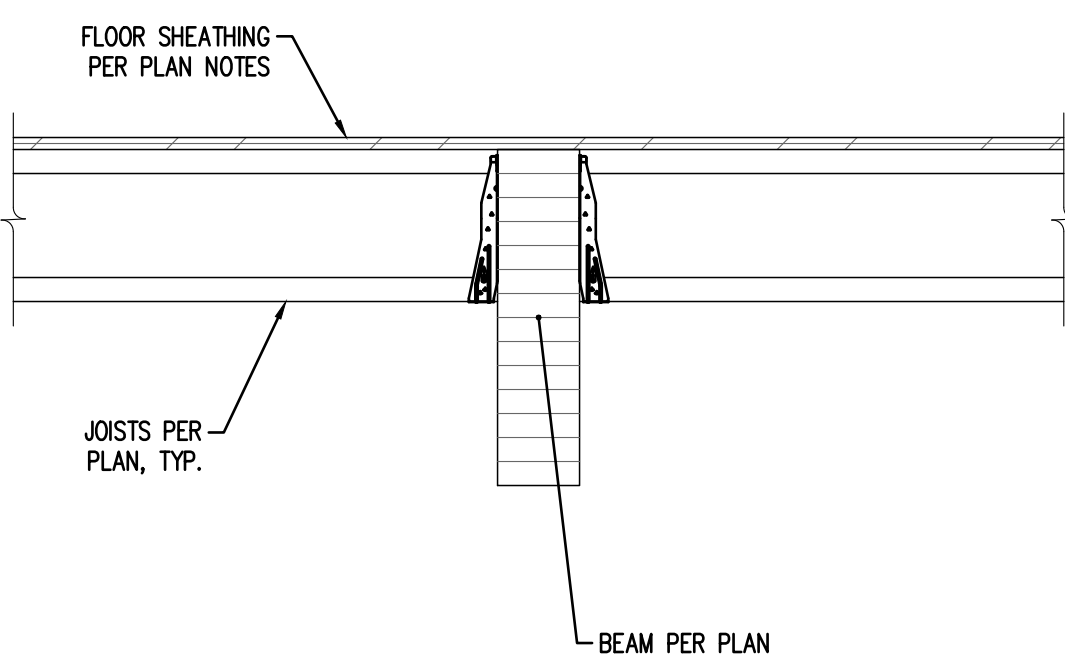
8 SECTION THROUGH BEAM SUPPORTING SHEARWALL ABOVE
S6.2 1" = 1'-0"



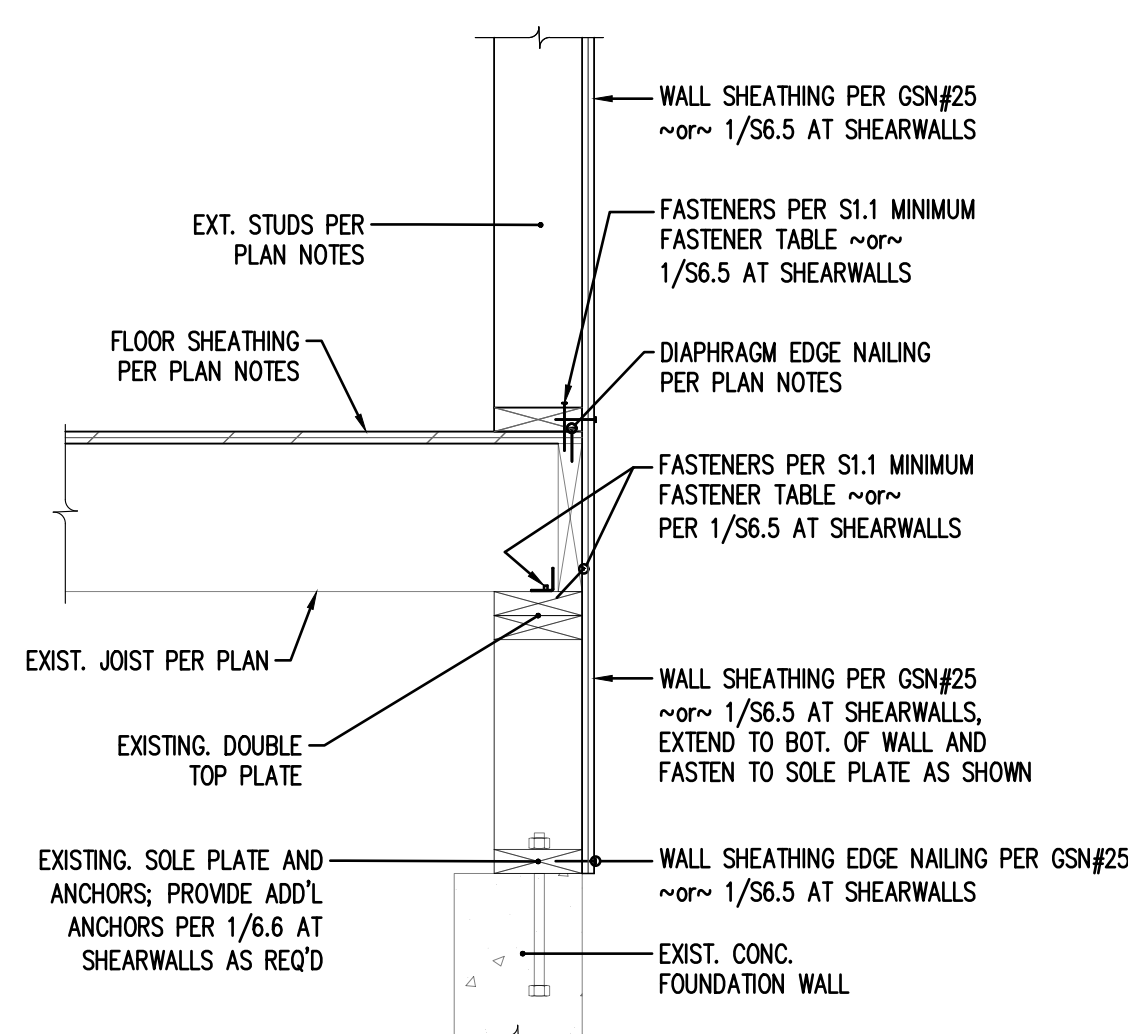
5 SECTION THROUGH EXTERIOR FOUNDATION WALL AT EXISTING PARALLEL JOISTS
S6.2 1" = 1'-0"



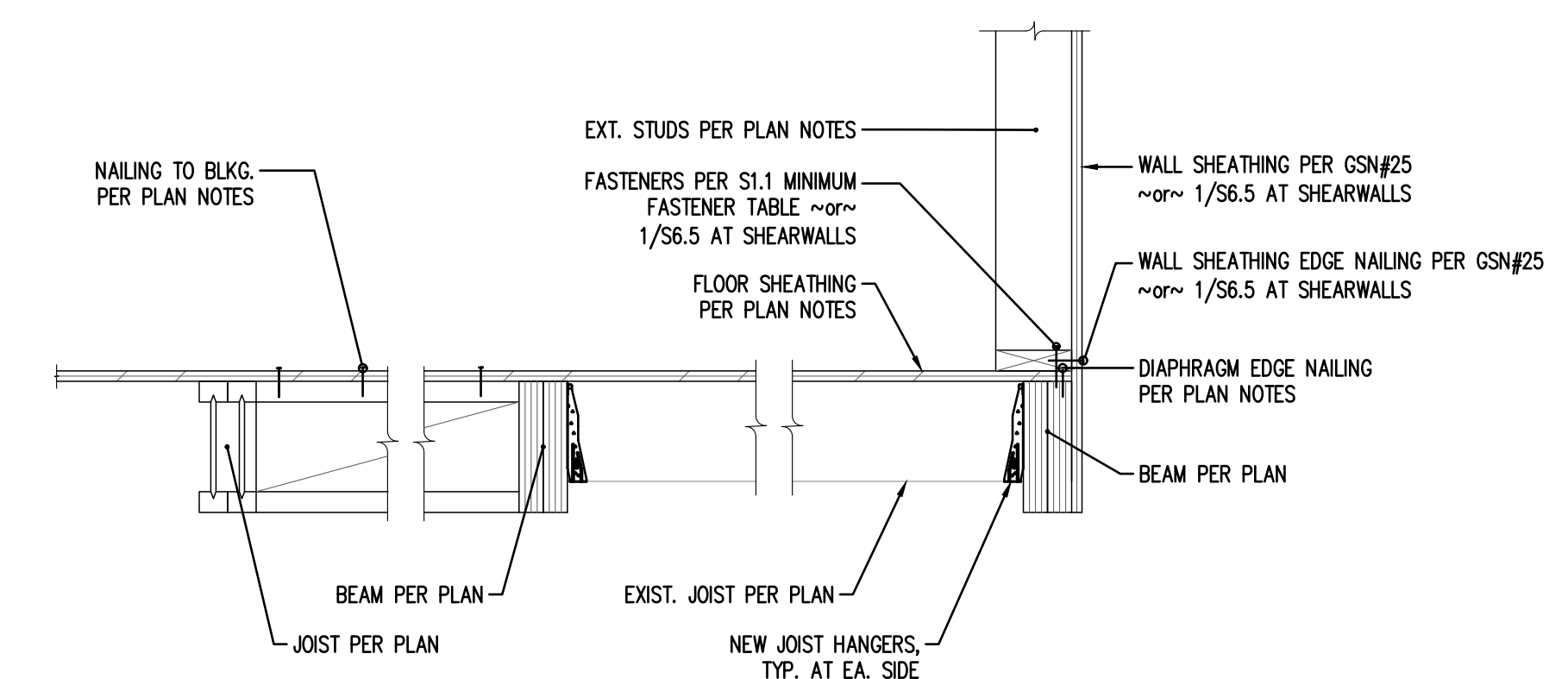
2 SECTION THROUGH EXTERIOR WALL AT EXISTING PARALLEL JOISTS
S6.2 1" = 1'-0"



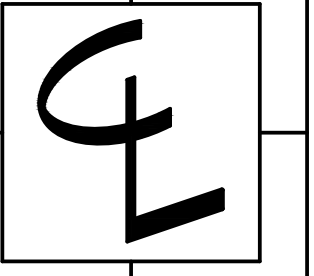
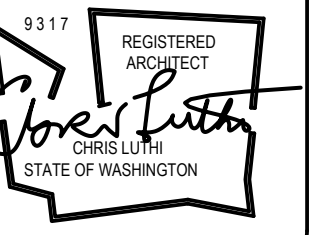
7 SECTION THROUGH BEAM SUPPORTING JOISTS
S6.2 1" = 1'-0"



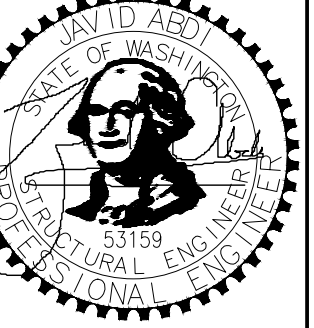
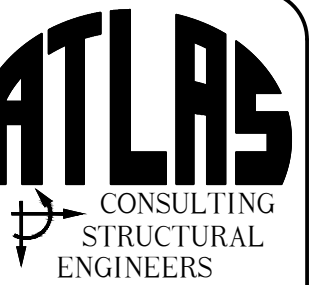
4 SECTION THROUGH EXTERIOR FOUNDATION WALL AT EXISTING PERPENDICULAR JOISTS
S6.2 1" = 1'-0"



1 SECTION THROUGH EXTERIOR WALL AT EXISTING PERPENDICULAR JOISTS
S6.2 1" = 1'-0"



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Wood Floor Framing Details

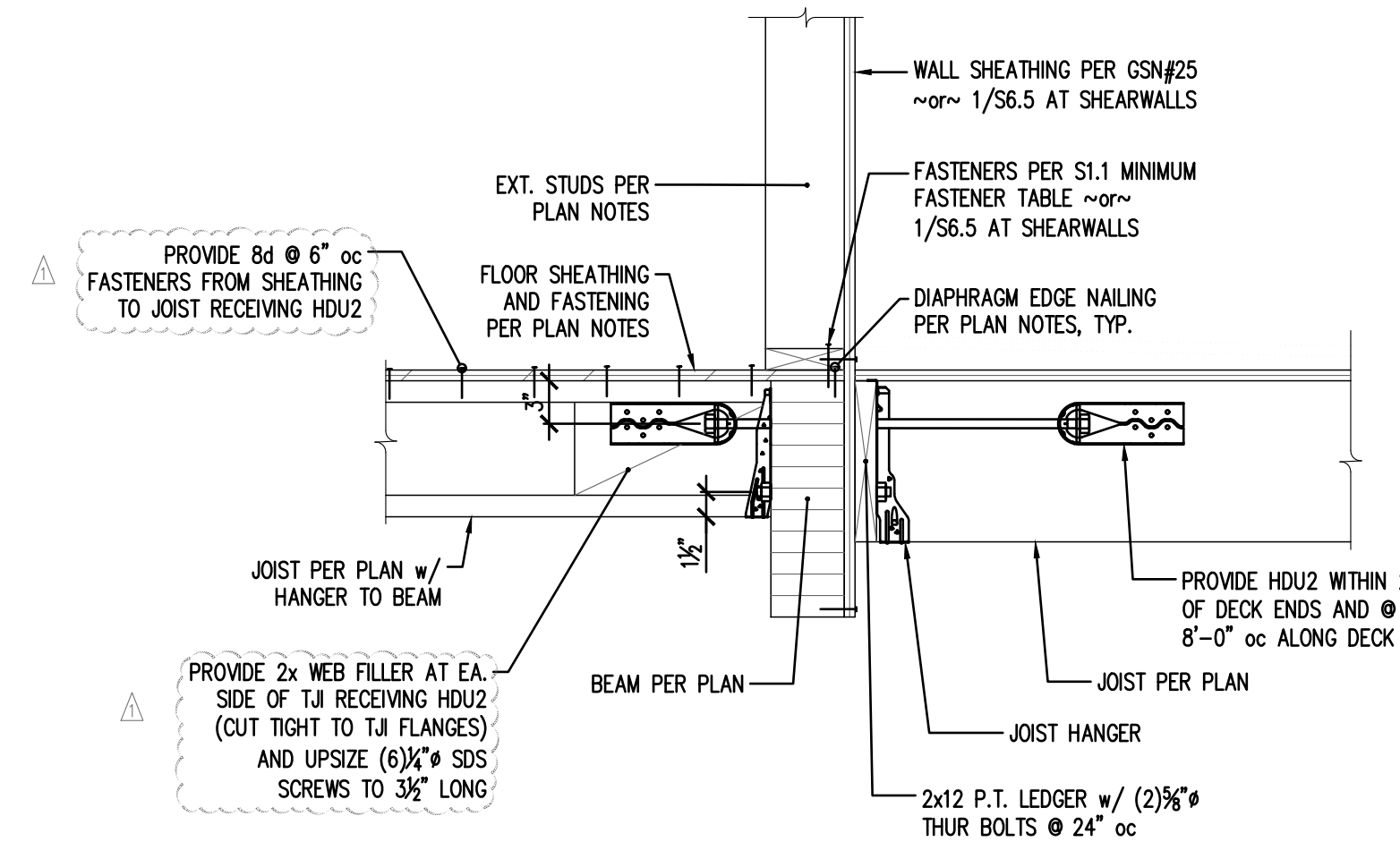
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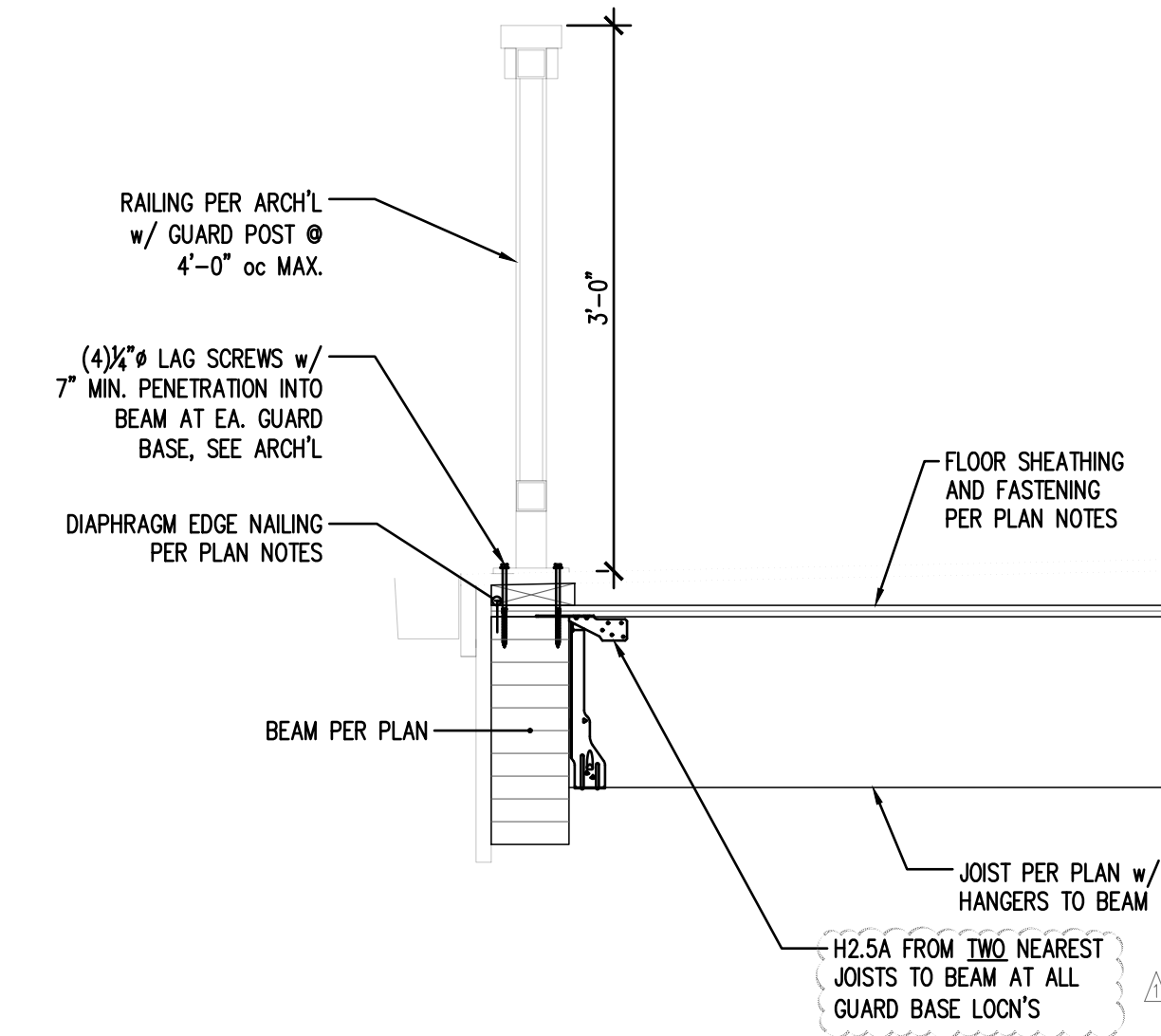
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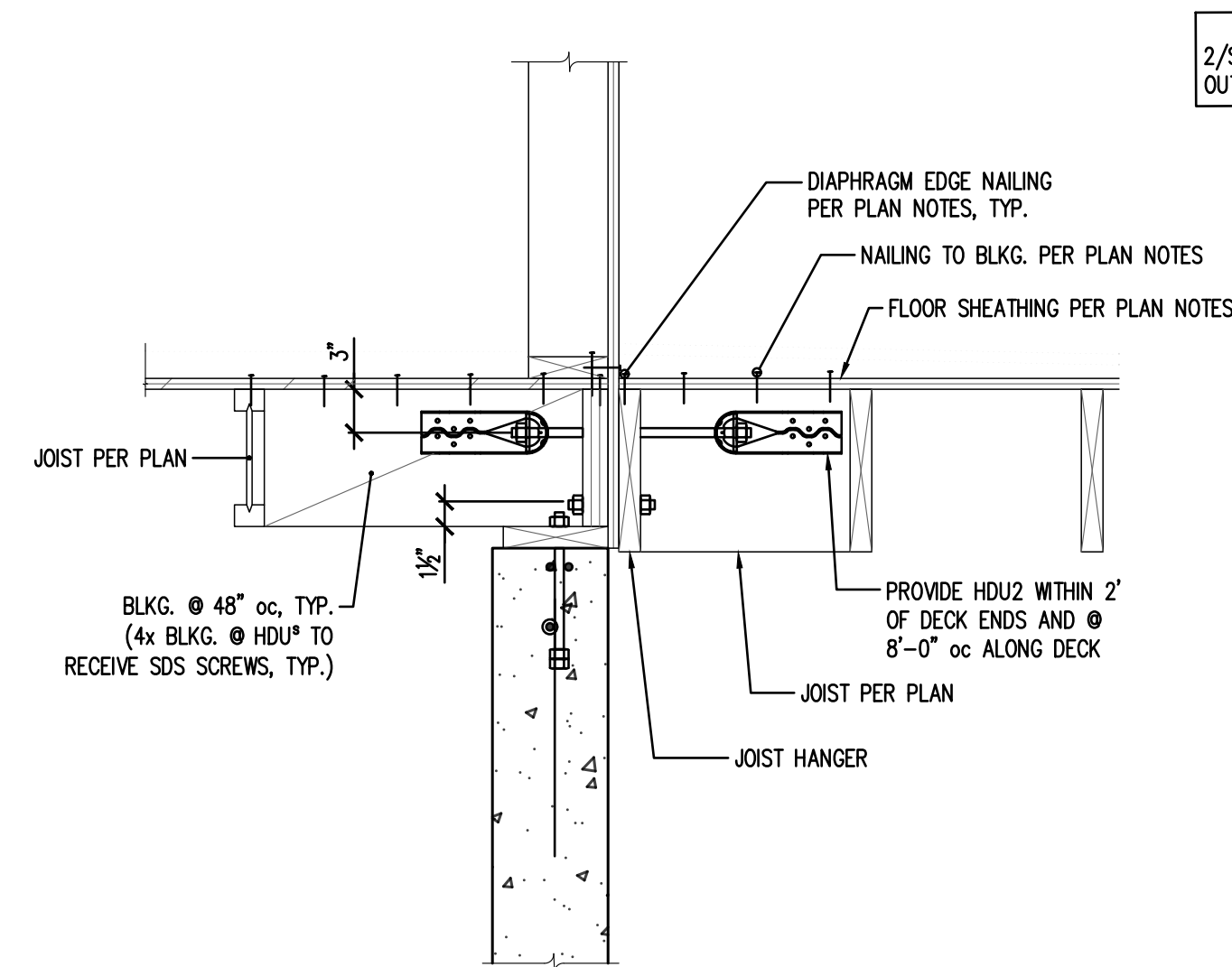
S6.2



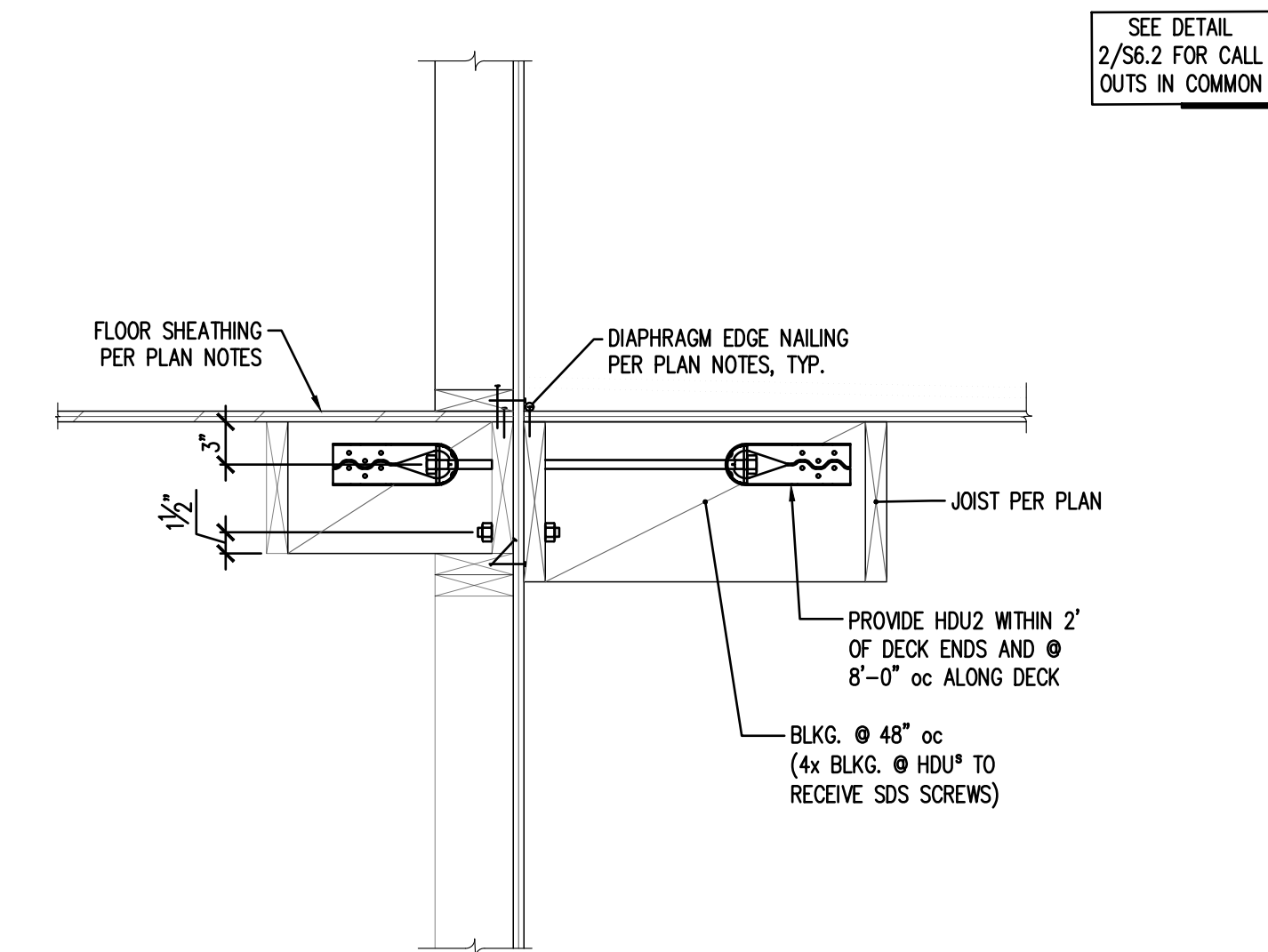
6 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR JOISTS AND PERPENDICULAR DECK JOISTS
S6.3 1" = 1'-0"



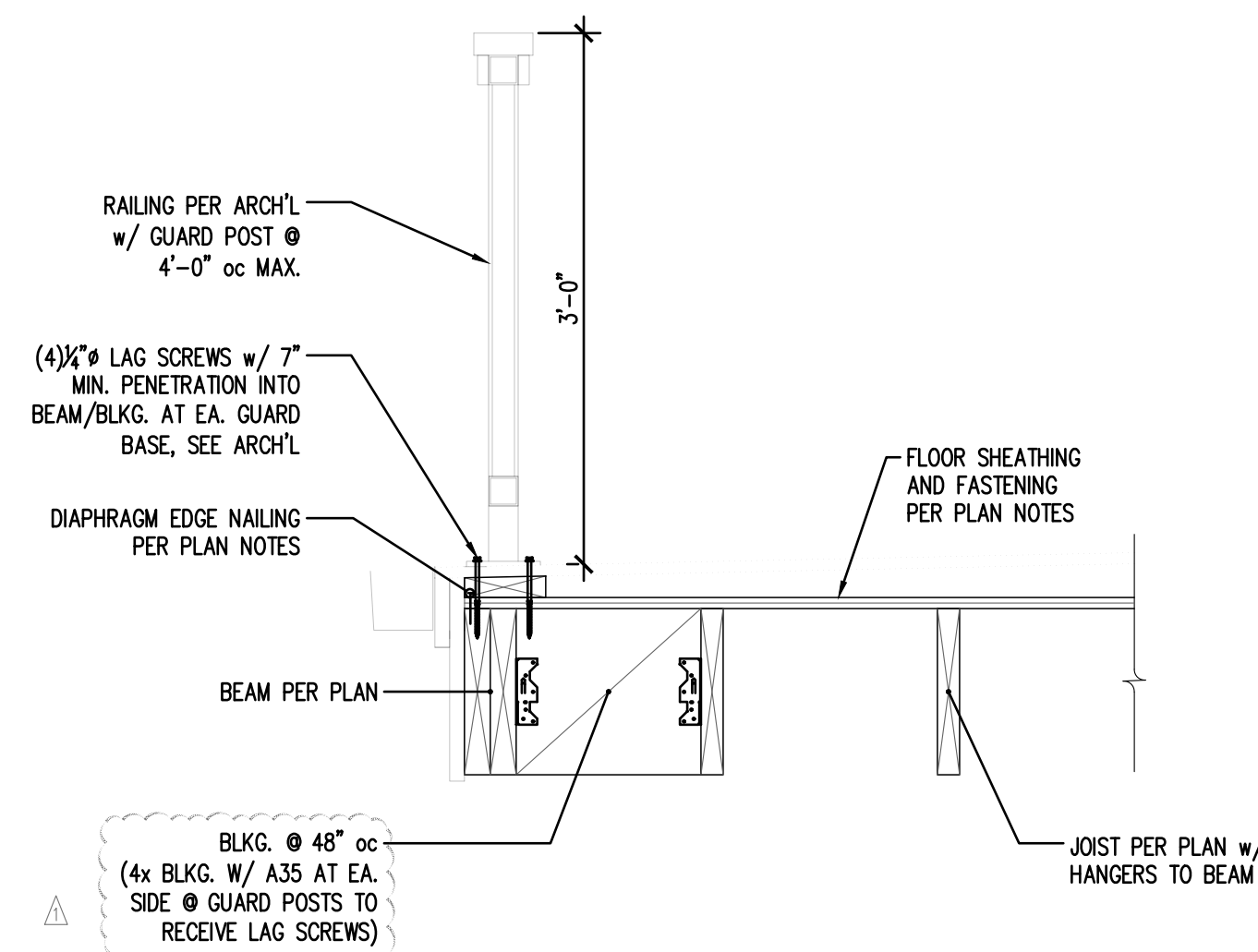
3 SECTION THROUGH DECK EDGE AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"



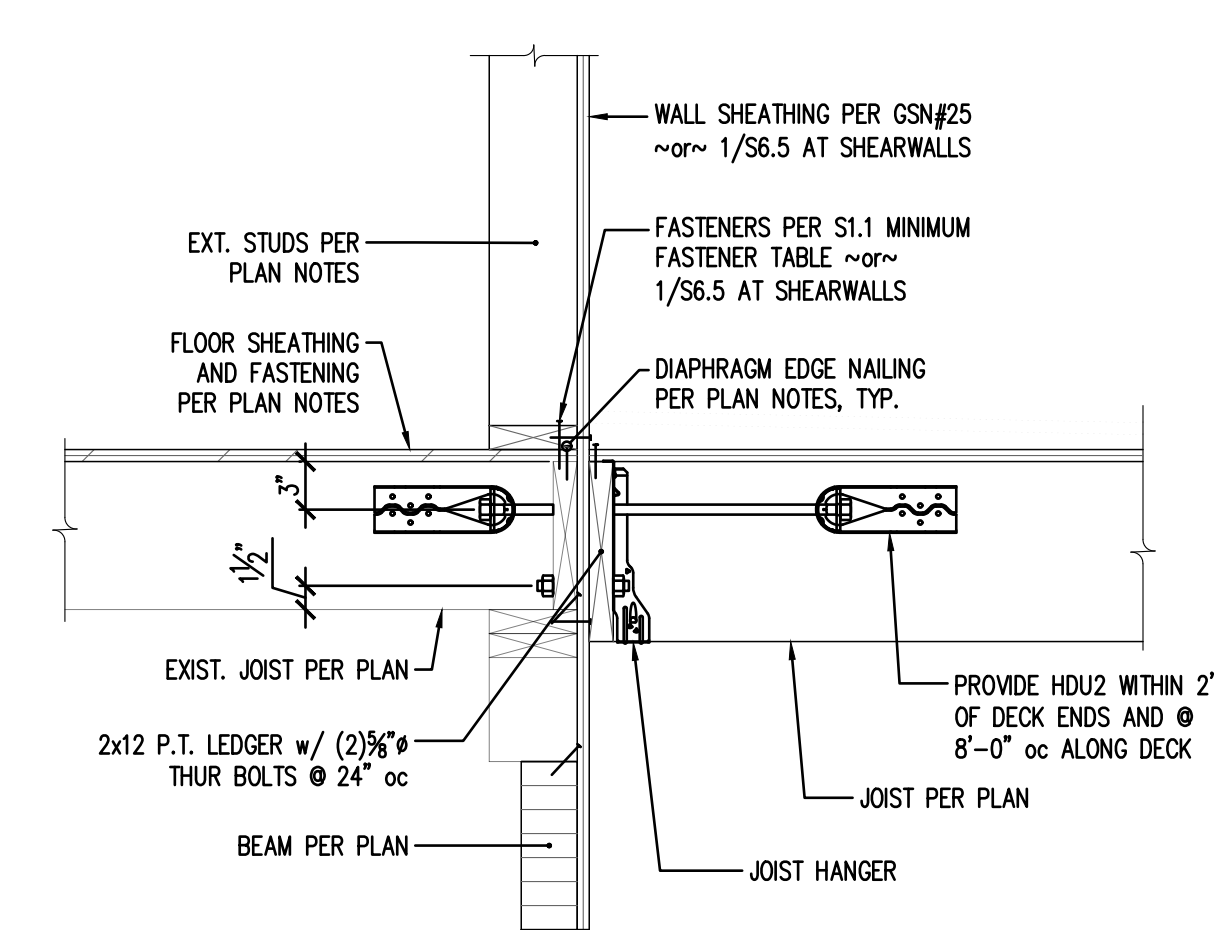
5 SECTION THROUGH EXTERIOR FOUNDATION WALL AT PARALLEL JOISTS AND PARALLEL DECK JOISTS
S6.3 1" = 1'-0"



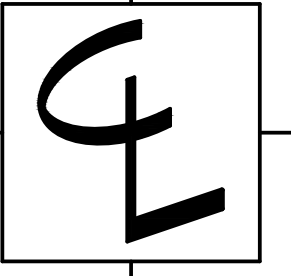
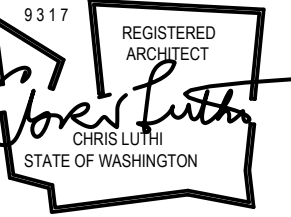
2 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS AND PARALLEL DECK JOISTS
S6.3 1" = 1'-0"



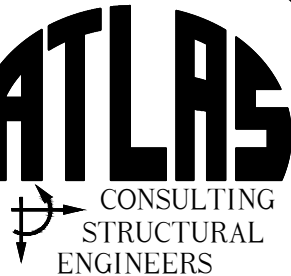
4 SECTION THROUGH DECK EDGE AT PARALLEL JOISTS
S6.3 1" = 1'-0"



1 SECTION THROUGH EXTERIOR WALL AT PERP. EXIST. JOISTS AND PERP. DECK JOISTS
S6.3 1" = 1'-0"



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Wood Floor
Framing Details

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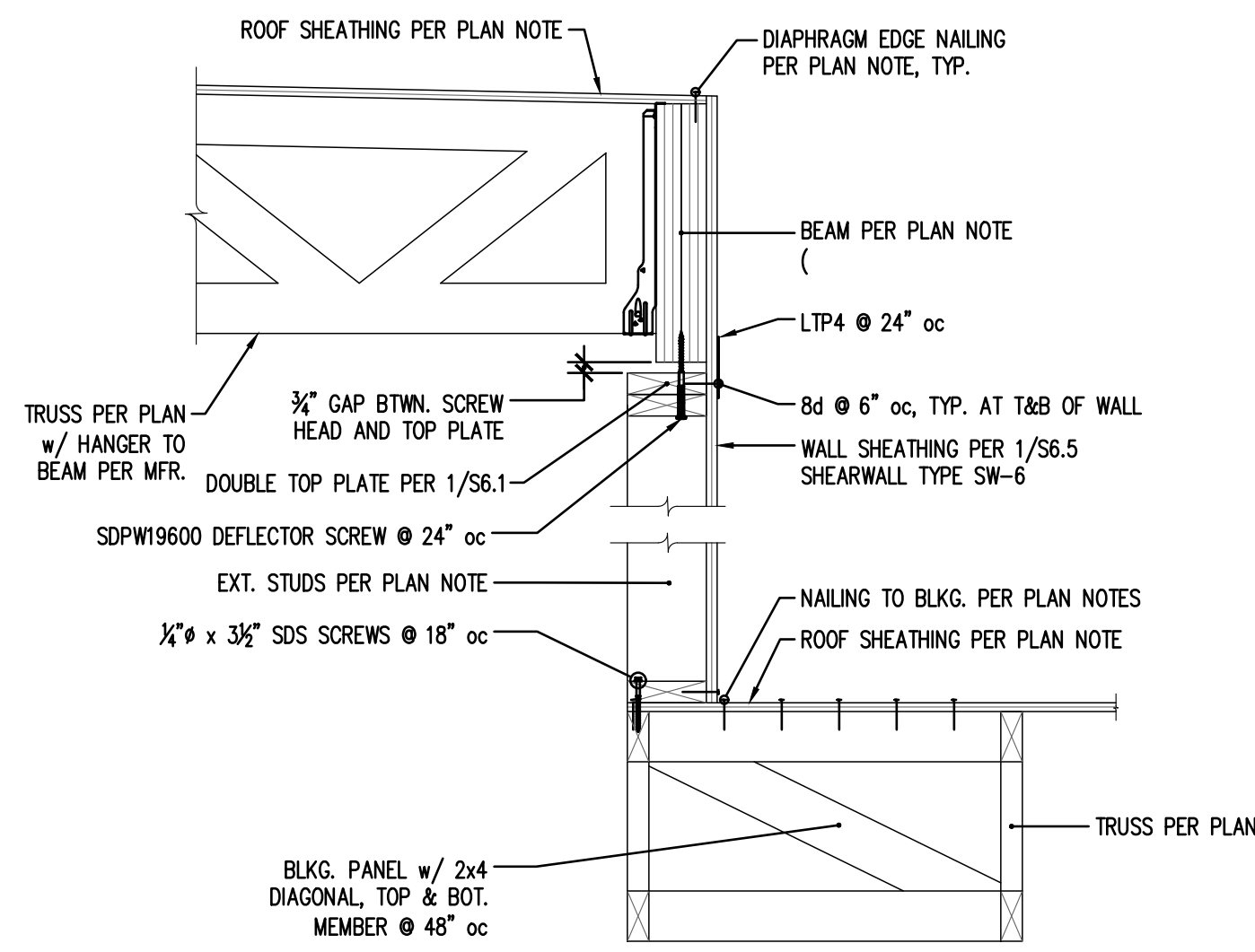
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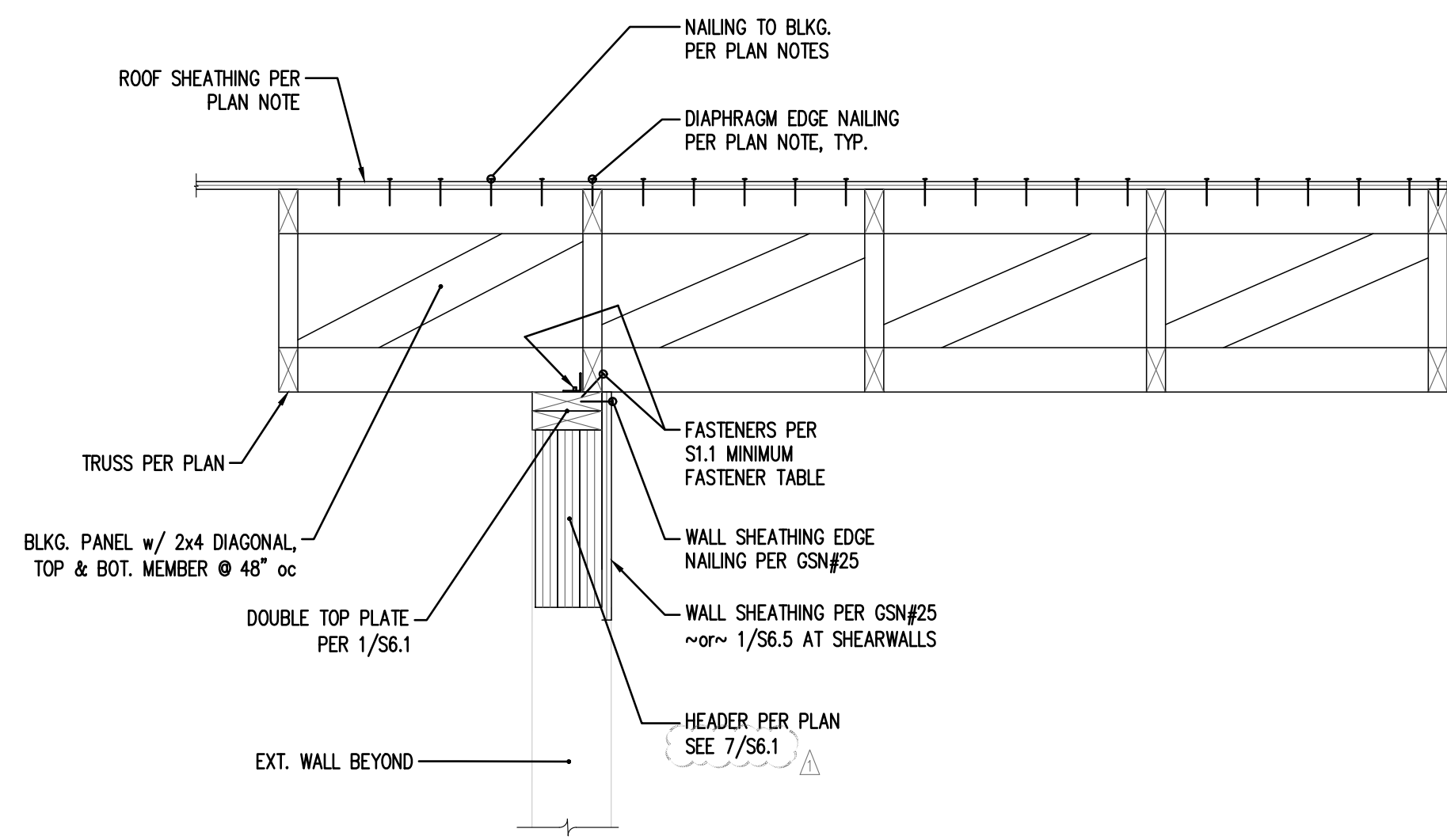
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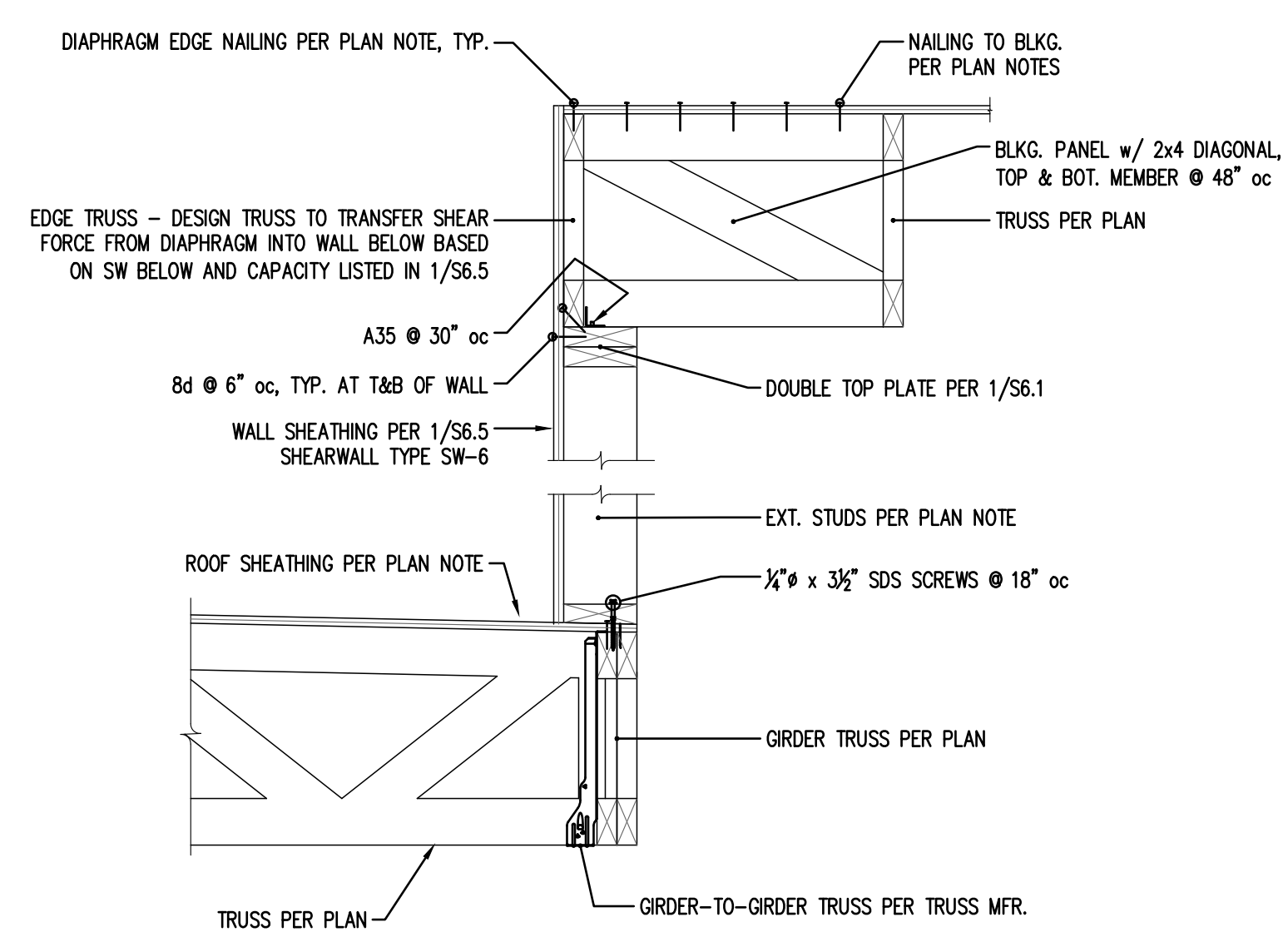
S6.3



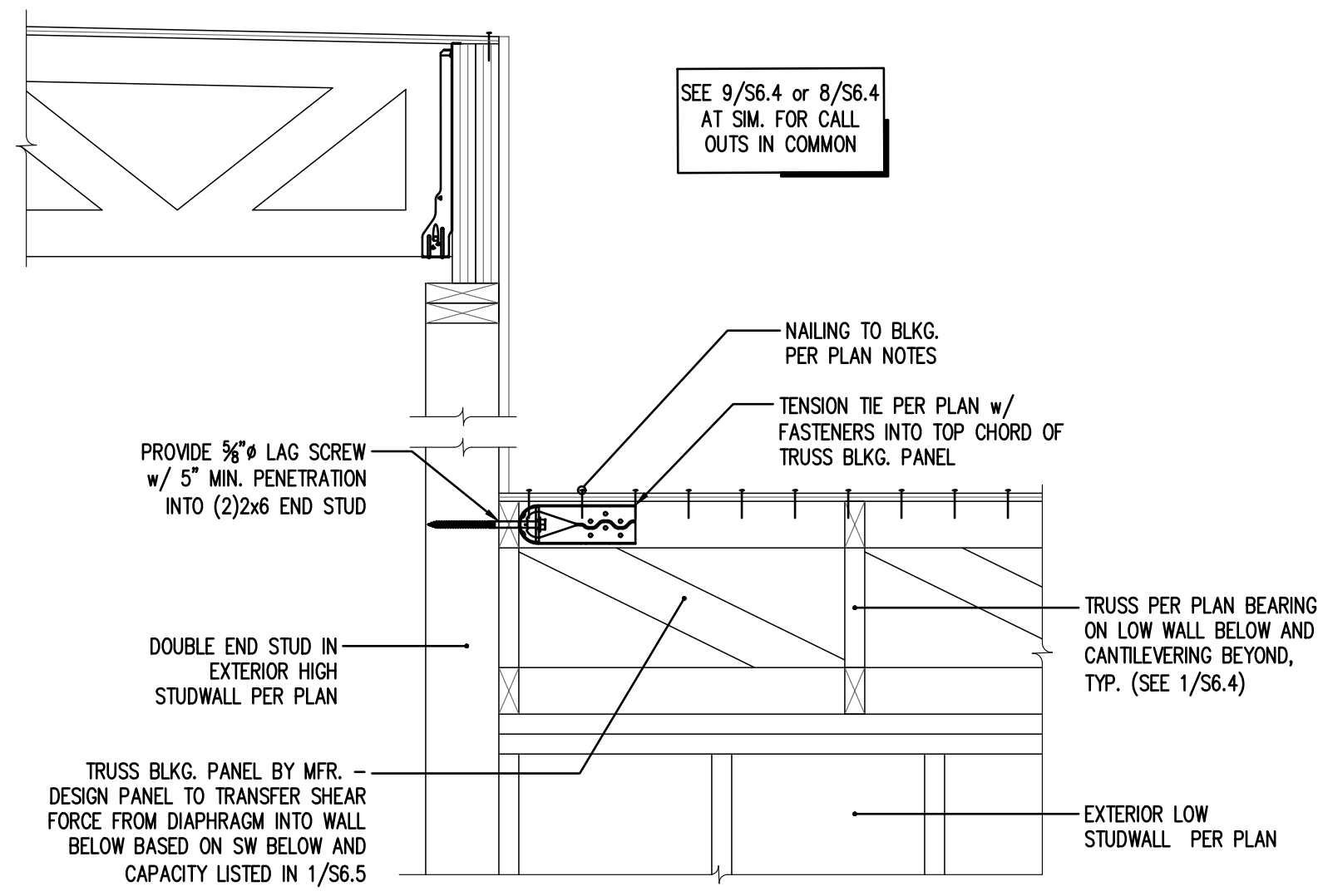
9 SECTION AT LOW-TO-HIGH ROOF TRANSITION
S6.4 1" = 1'-0"



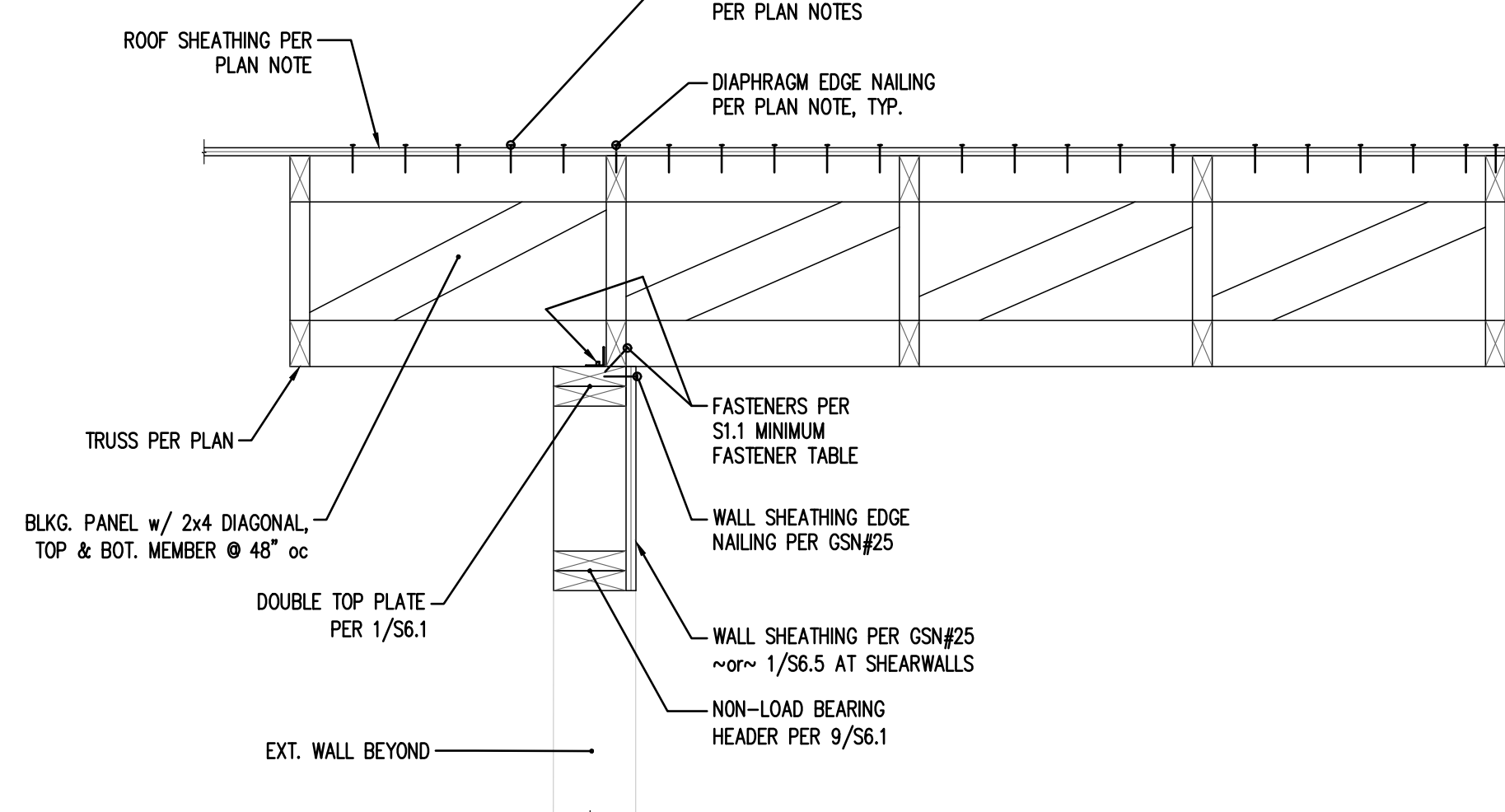
6 SECTION THROUGH EXTERIOR WALL AT EXTENDED ROOF OVERHANG AND GARAGE HEADER
S6.4 1" = 1'-0"



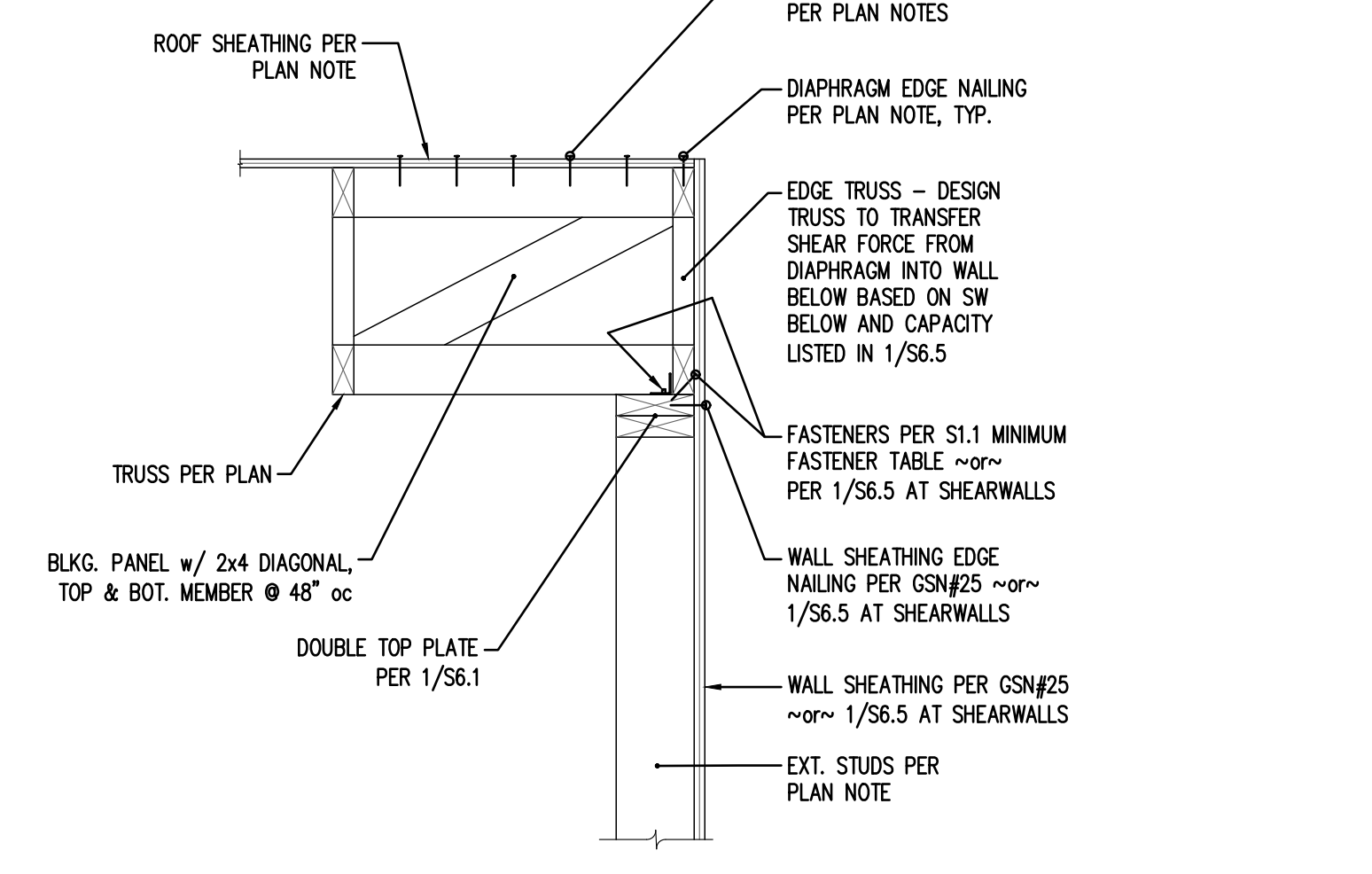
3 SECTION AT LOW-TO-HIGH ROOF TRANSITION
S6.4 1" = 1'-0"



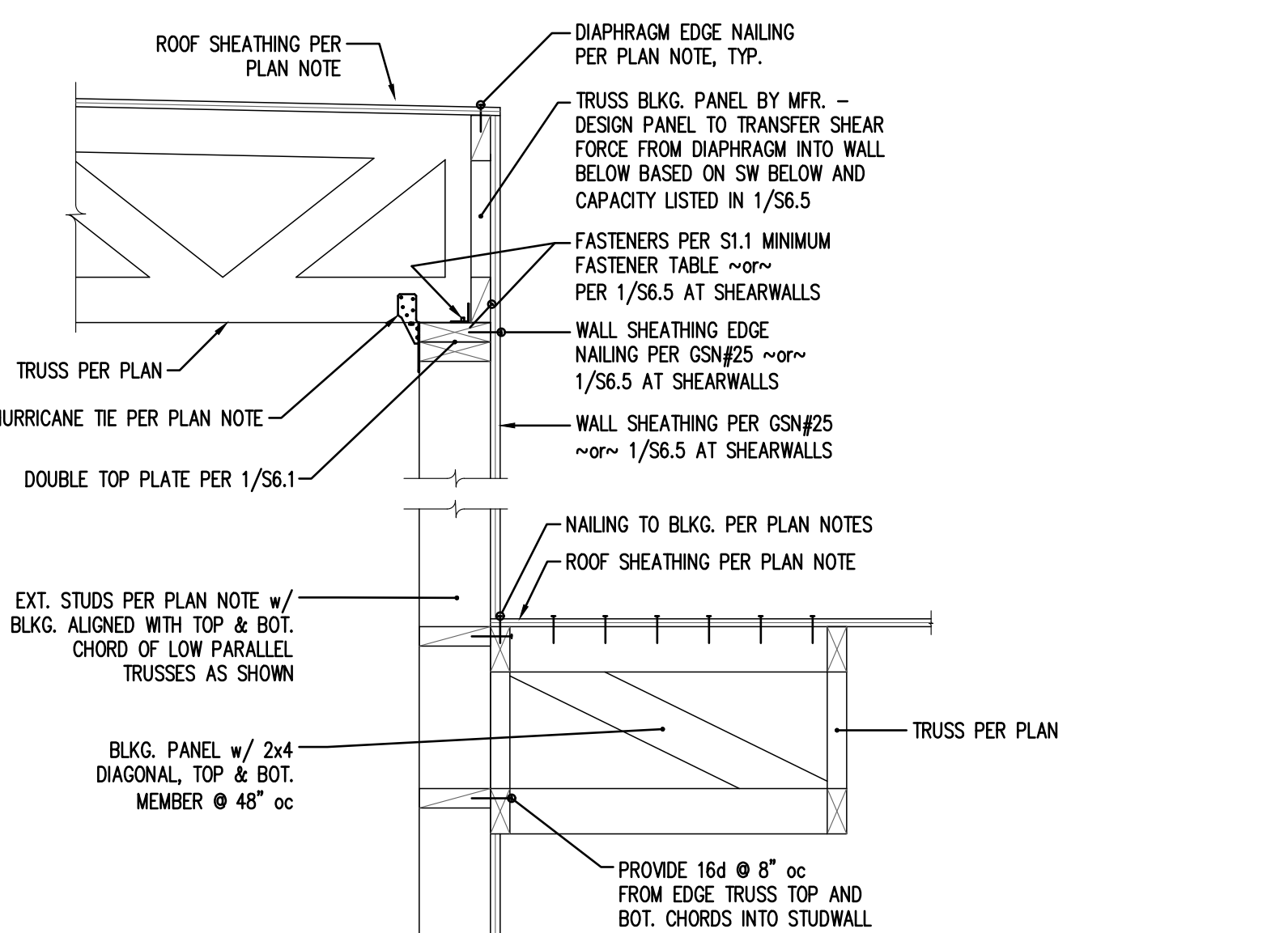
8 CHORD TENSION TIE AT LOW-TO-HIGH ROOF BREAK
S6.4 1" = 1'-0"



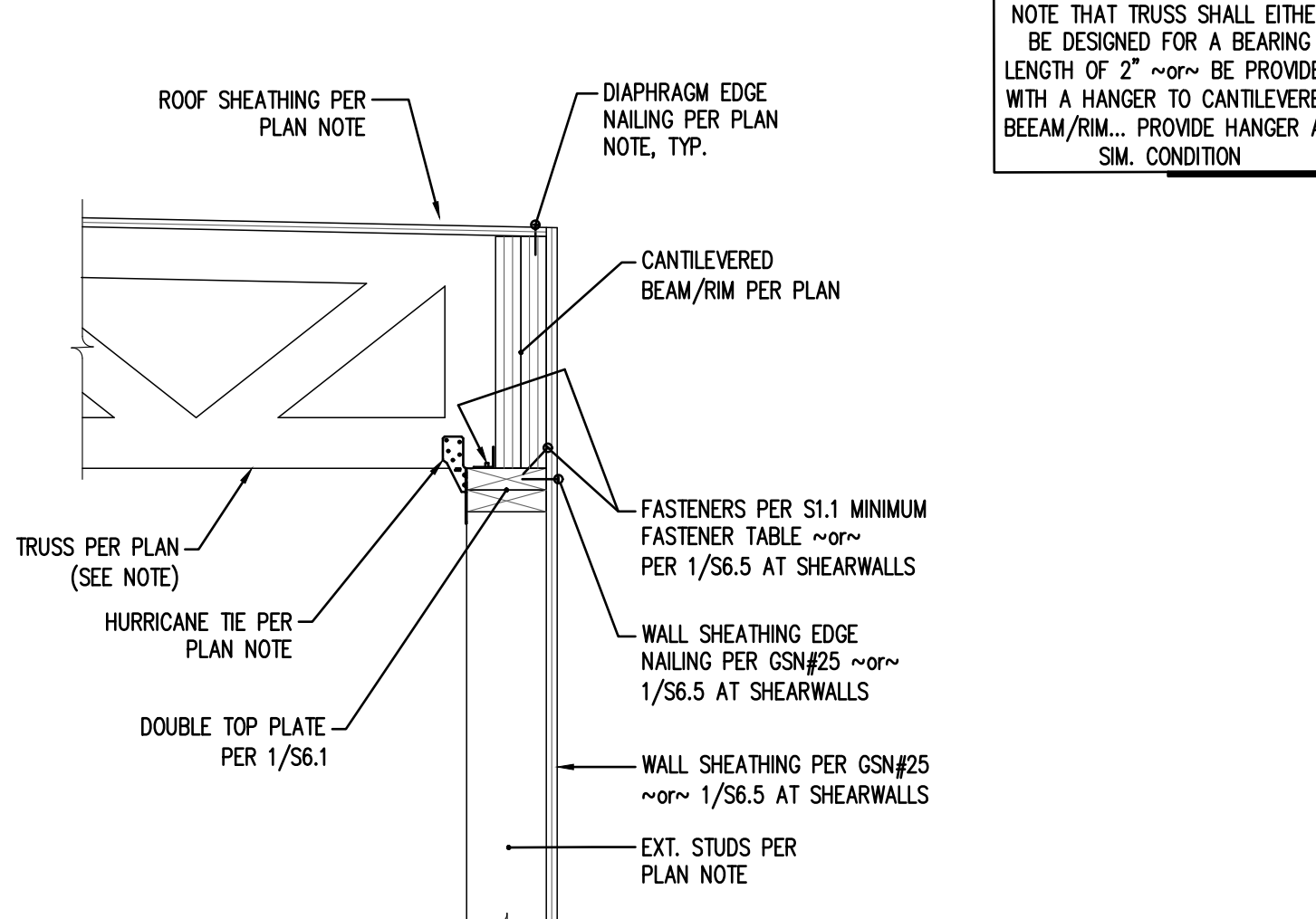
5 SECTION THROUGH EXTERIOR WALL AT EXTENDED ROOF OVERHANG
S6.4 1" = 1'-0"



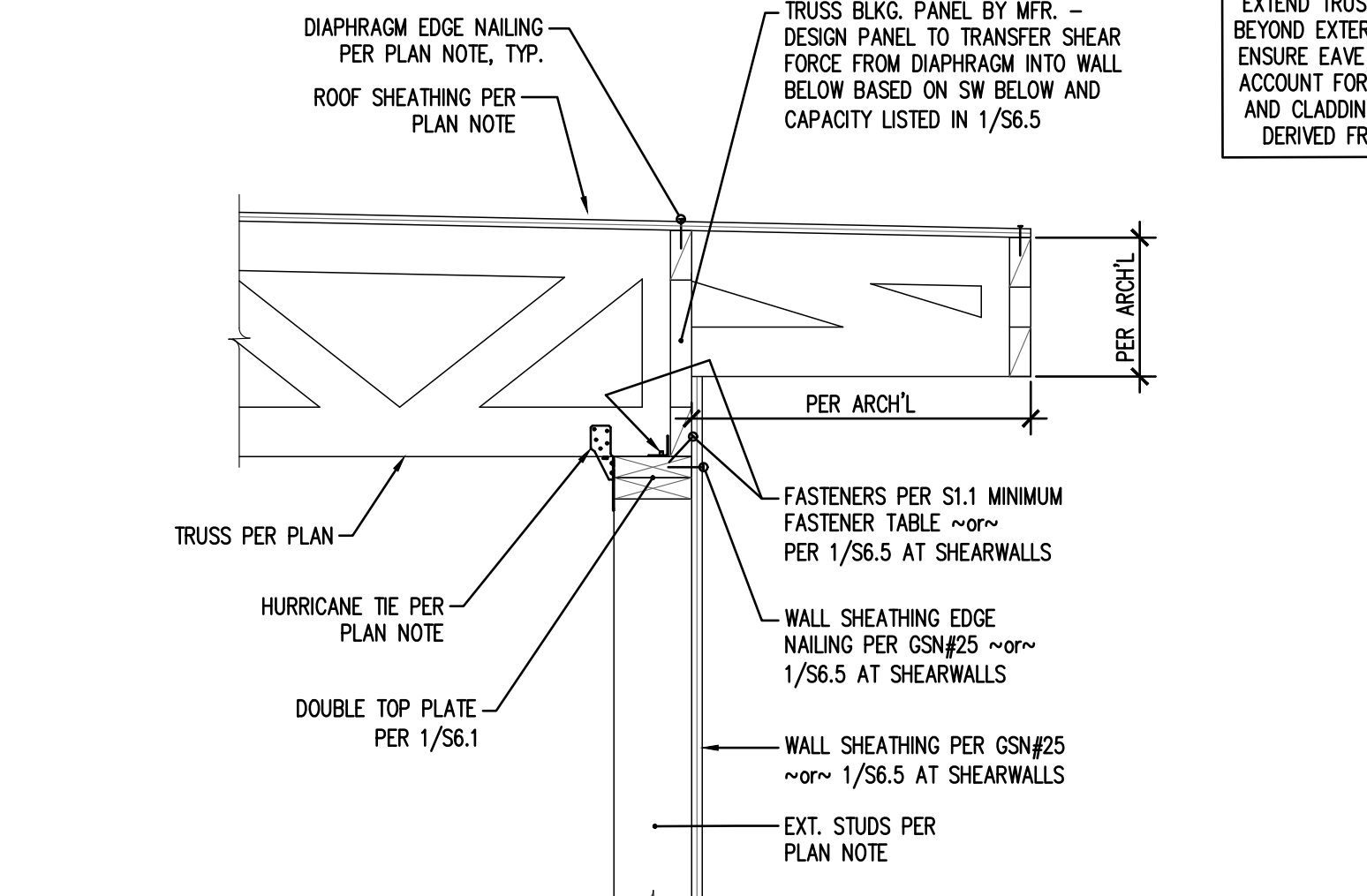
2 SECTION THROUGH EXTERIOR WALL AT PARALLEL TRUSSES
S6.4 1" = 1'-0"



7 SECTION AT LOW-TO-HIGH ROOF TRANSITION
S6.4 1" = 1'-0"



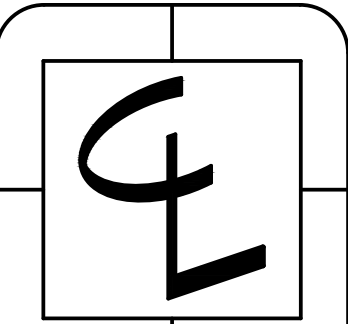
4 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR TRUSSES AND CANTILEVERED BEAM/RIM
S6.4 1" = 1'-0"



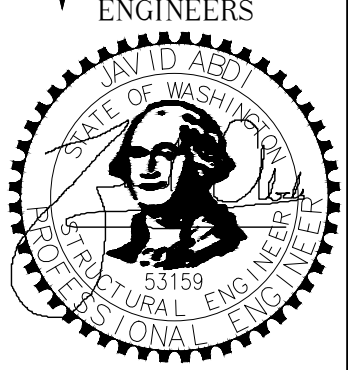
1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR TRUSSES
S6.4 1" = 1'-0"

NOTE THAT TRUSS SHALL EITHER BE DESIGNED FOR A BEARING LENGTH OF 2' OR BE PROVIDED WITH A HANGER TO CANTILEVERED BEAM/RIM. PROVIDE HANGER AT SIM. CONDITION

EXTEND TRUSS TOP CHORD BEYOND EXTERIOR WALL AND ENSURE EAVE CONNECTIONS ACCOUNT FOR COMPONENTS AND CLADDING PRESSURES DERIVED FROM GSN #2



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Wood Roof Framing Details

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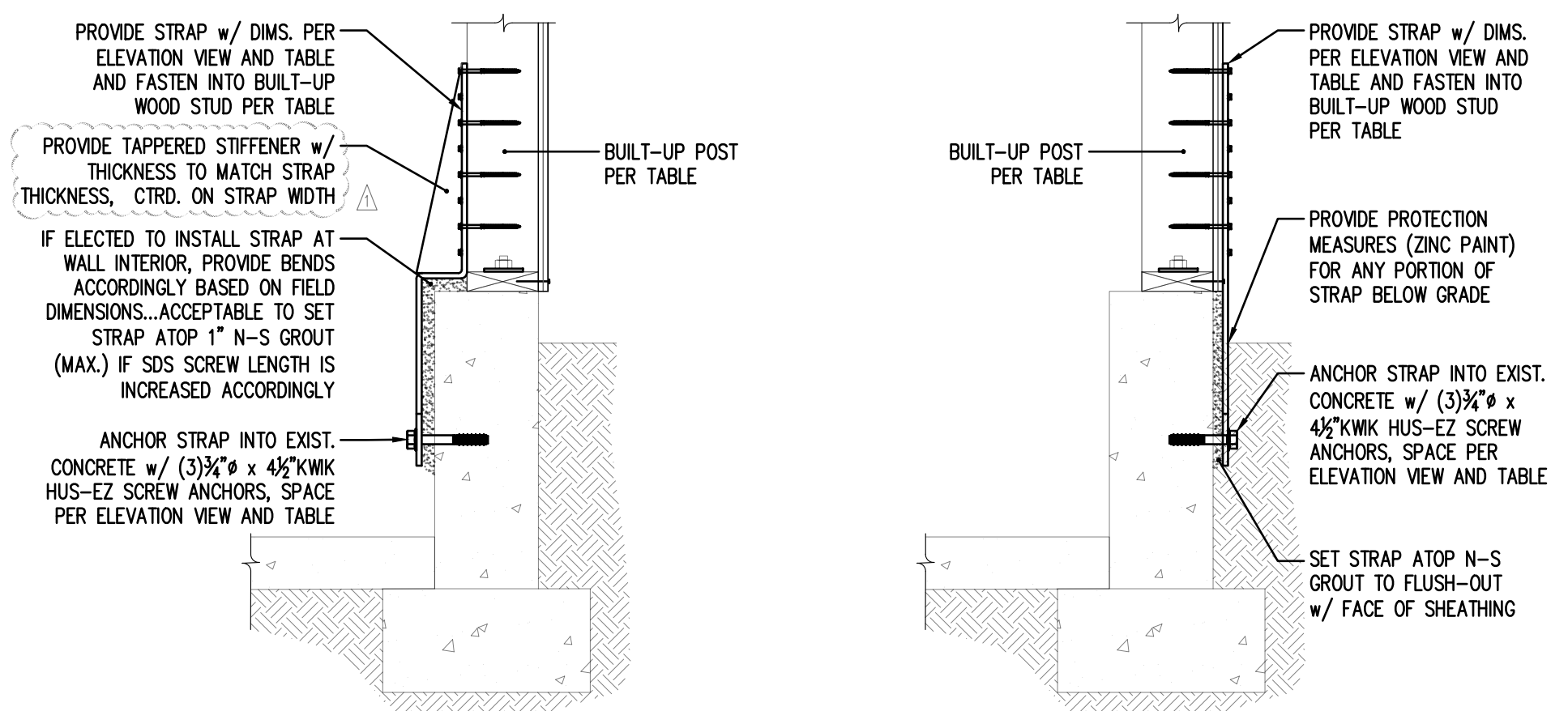
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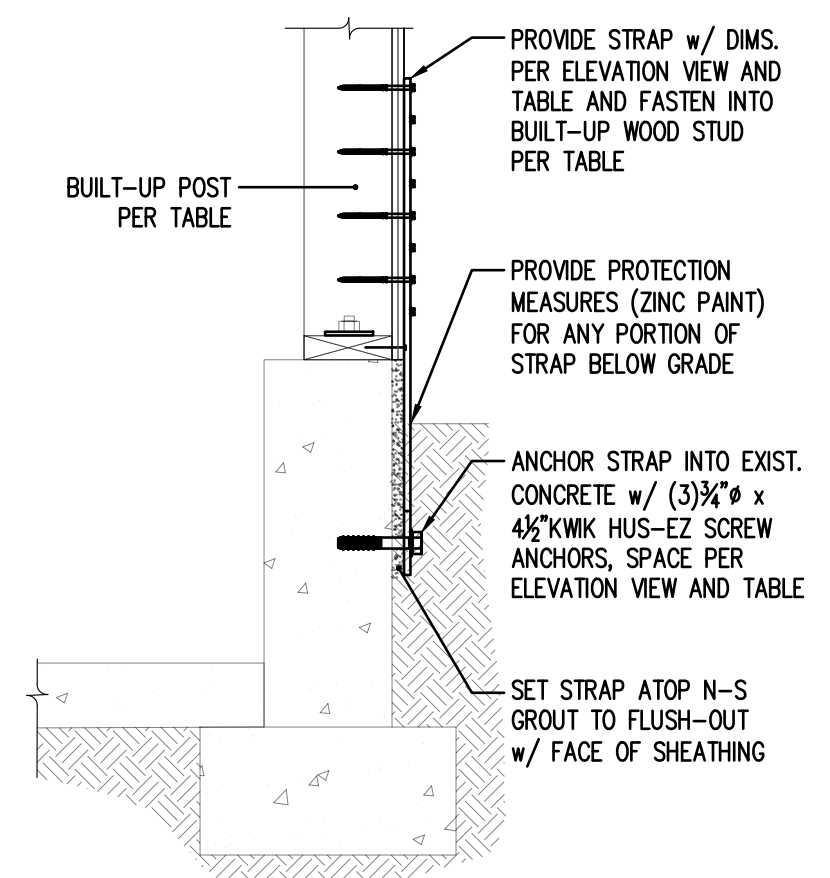
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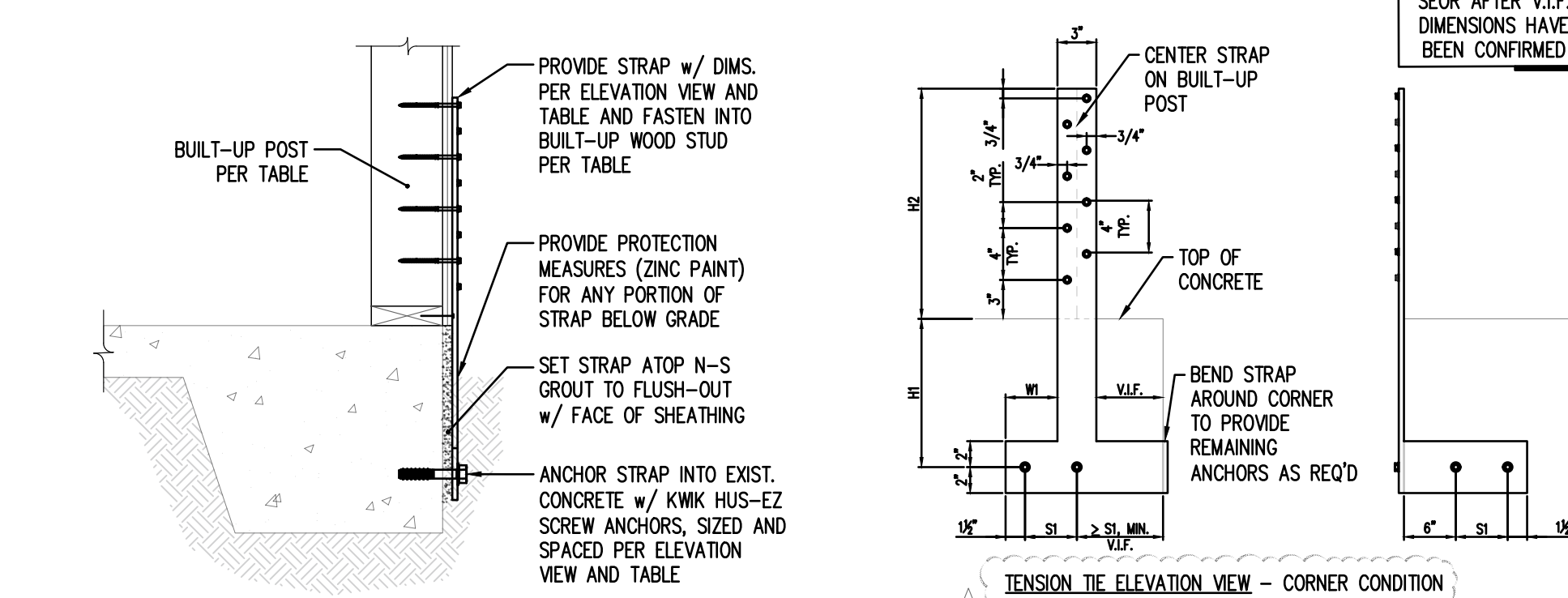
S6.4



SECTION A - STRAP SET AT WALL INTERIOR



SECTION B - STRAP SET AT WALL EXTERIOR



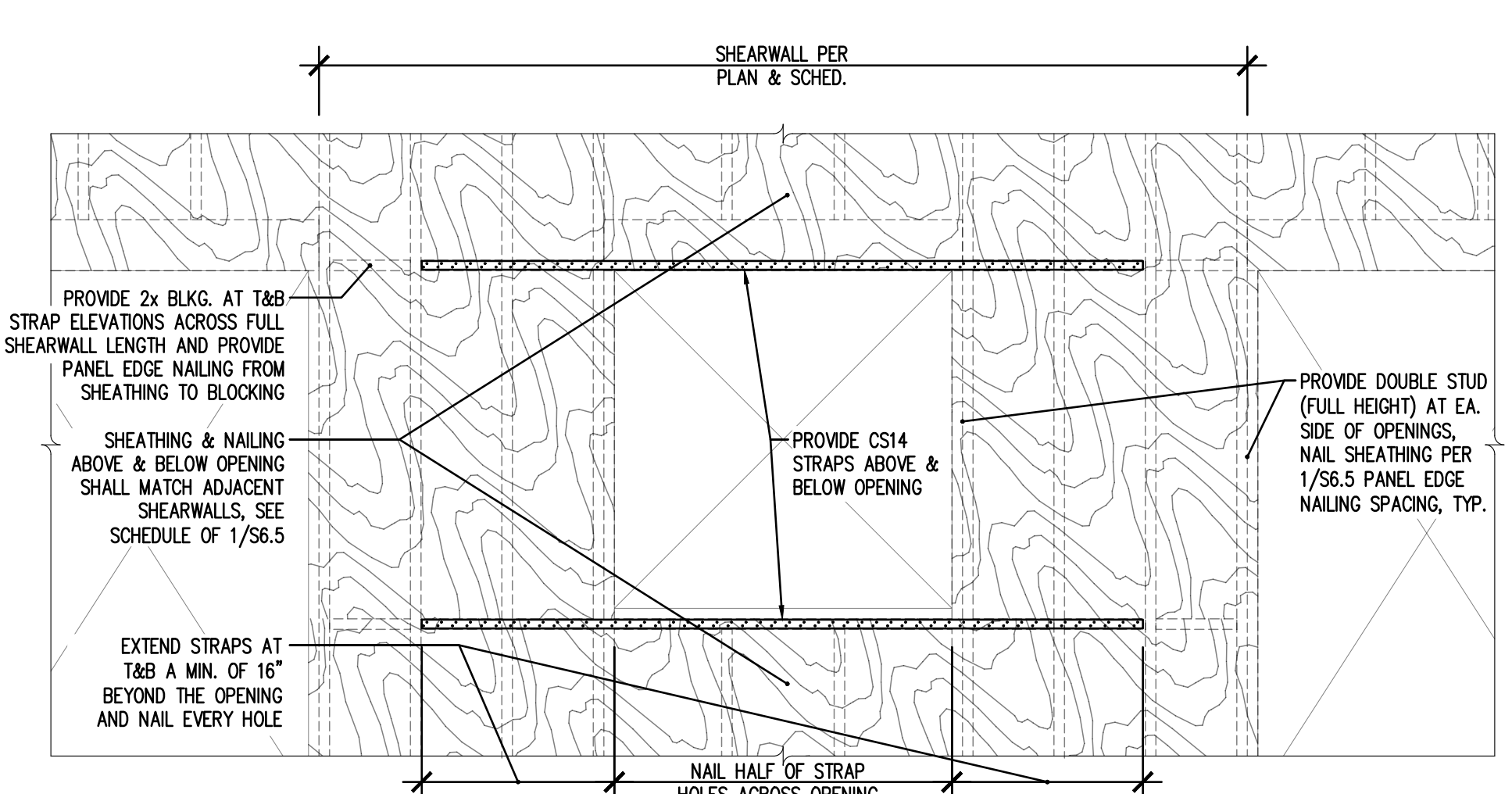
SECTION C - STRAP AT EXISTING THICKENED SLAB EDGE

CUSTOM TENSION TIE SCHEDULE

TIE MARK	MIN. NO. OF STUDS	STRAP DIMENSIONS	No. OF KWK HUS-EZ SDS SCREWS	No. OF ANCHORS	ASD CAPACITY
CU1.5	(2)2x	12 ga. 4" x 11 3/4" x 2 1/2"	(5)	(2) 3/8" x 5 1/2"	1,500#
CU2.5	(2)2x	12 ga. 5" x 15 3/4" x 4"	(7)	(3) 3/8" x 5 1/2"	2,500#
CU3	(2)2x	10 ga. 6" x 17 3/4" x 4"	(8)	(3) 3/8" x 4 1/2"	3,000#
CU3.5	(2)2x	10 ga. 8" x 19 3/4" x 5"	(9)	(3) 3/8" x 4 1/2"	3,500#
CU5	(3)2x	10 ga. 8 1/2" x 29 3/4" x 6 3/4" x 4 1/2"	(14)	(4) 3/8" x 4 1/2"	5,000#
CU6	(4)2x	8 ga. 11 1/2" x 33 3/4" x 9"	(16)	(5) 3/8" x 4 1/2"	6,000#

① NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
 ② STRAPS SHALL BE ASTM A653 OR A1003, GRADE 33 WHERE STRAP THICKNESS IS LESS THAN 12 ga., AND GRADE 50 WHERE STRAP IS 10 ga. AND 8 ga.

8 HOLD DOWN DETAIL
 S6.5 1" = 1'-0"

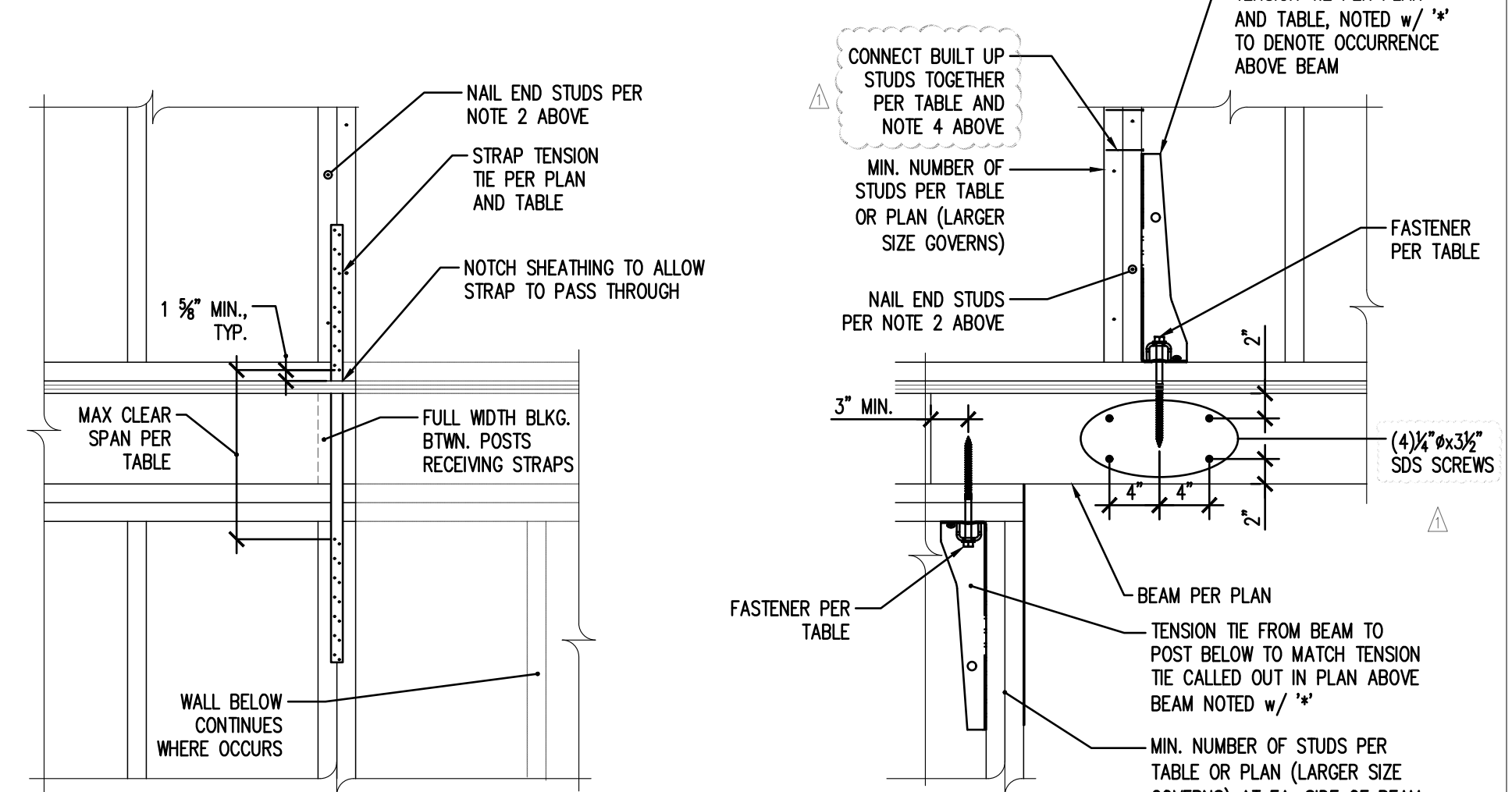


7 STRAPPED SHEARWALL DETAIL
 S6.5 N.T.S.

STRAP TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	CLEAR SPAN - TOTAL FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
HU2	(2)2x	(6) 1/4" x 2 1/2" SDS SCREWS	1,500#	10d @ 6" oc
MSTC28	(2)2x	16" - (16) 0.148" x 3 1/4"	1,330#	10d @ 6" oc
MSTC40	(3)2x	16" - (32) 0.148" x 3 1/4"	2,655#	(5) 1/4" x 4 1/2" SDS
MSTC52	(3)2x	16" - (48) 0.148" x 3 1/4"	3,985#	(8) 1/4" x 4 1/2" SDS
MSTC66	(4)2x	16" - (68) 0.148" x 3 1/4"	5,850#	(11) 1/4" x 6" SDS

① TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
 ② NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
 ③ FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD.
 ④ SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.
 DENOTES TENSION TIE THAT OCCURS ATOP OF A FRAMING MEMBER BELOW. FOR HU2, PROVIDE A 3/8" LAG SCREW WITH 3" MINIMUM PENETRATION INTO THE BEAM

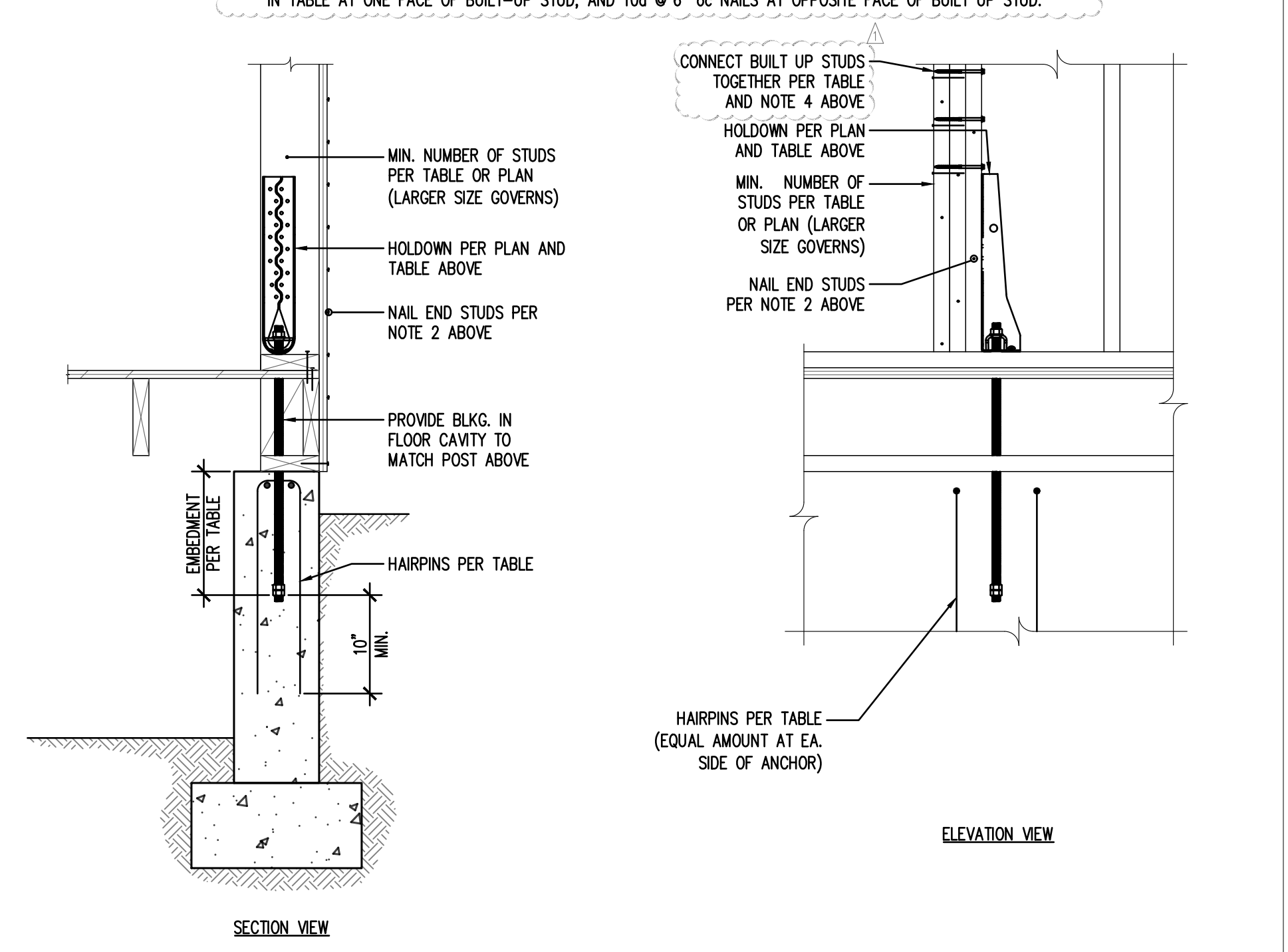


ELEVATION VIEW - TYPICAL CONDITION and ELEVATION VIEW - TENSION TIE ABOVE BEAM

HOLDOWN TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	ANCHOR (Ø x EMBEDMENT) and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
HU2	(2)2x	3/8" x 20" - (2) #4 HAIRPIN	(6) 1/4" x 2 1/2" SDS SCREWS	3,075#	10d @ 6" oc
HU4	(3)2x	3/8" x 20" - (2) #4 HAIRPIN	(10) 1/4" x 2 1/2" SDS SCREWS	4,565#	(9) 1/4" x 4 1/2" SDS
HU8	(4)2x	3/8" x 20" - (4) #4 HAIRPIN	(20) 1/4" x 2 1/2" SDS SCREWS	7,870#	(15) 1/4" x 6" SDS
HU11	(5)2x	1" x 20" - (4) #4 HAIRPIN	(30) 1/4" x 2 1/2" SDS SCREWS	11,175#	(21) 1/4" x 8" SDS

① TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
 ② NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
 ③ ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR 3/8" ANCHOR; ASTM F 1554 Gr. 105 FOR 1" ANCHOR; ASTM F 1554 Gr. 55 FOR 1 1/2" ANCHOR.
 ④ SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.

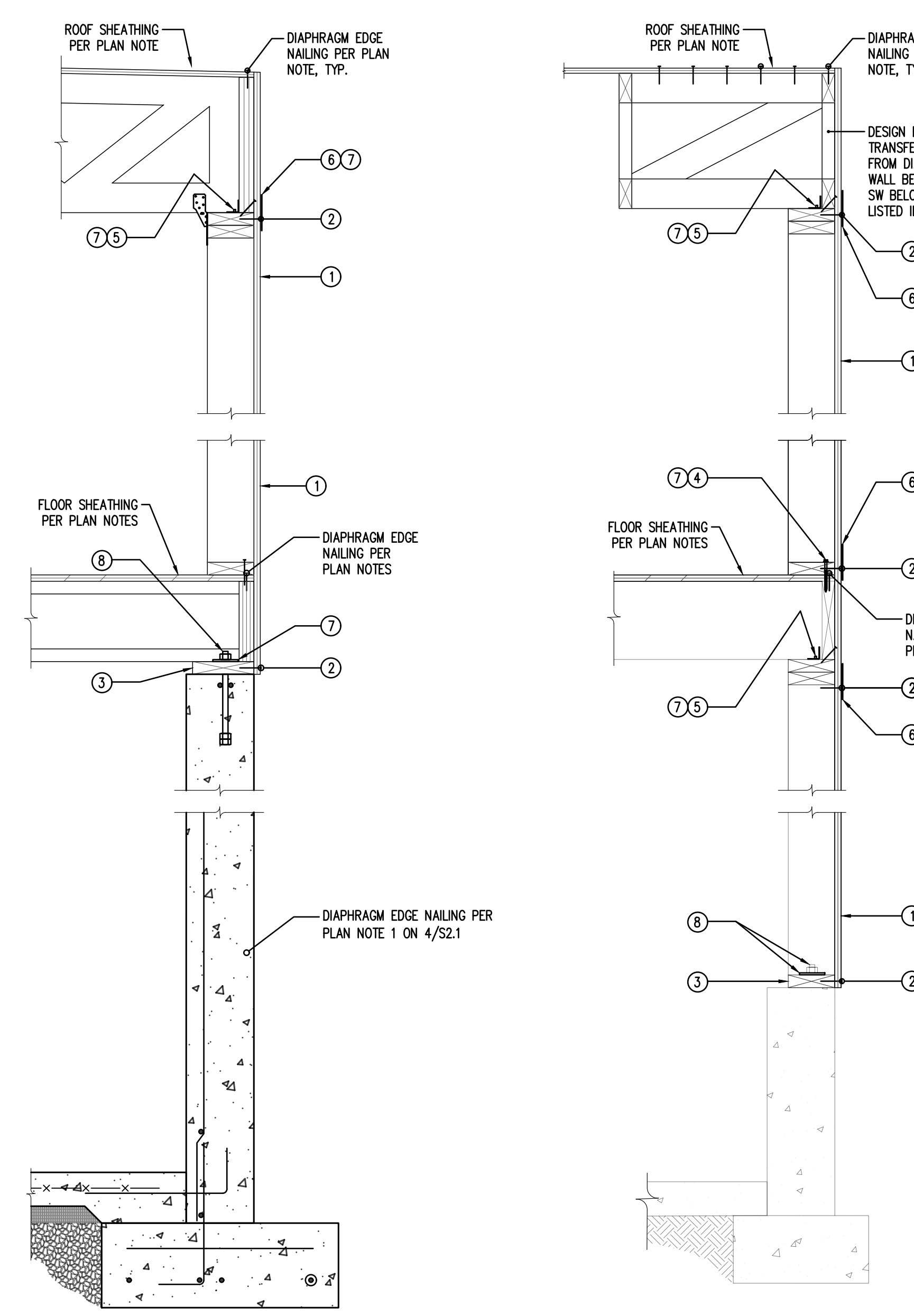


4 HOLDDOWN DETAIL AND SCHEDULE
 S6.5 1" = 1'-0"

CONNECTION SCHEDULE

SHEARWALL PANEL TYPE	① SHEATHING THICKNESS	② 0.131" x 2 1/2" PANEL NAILING	③ STUD/BLKG. AT ABUTTING PANEL EDGES & SILL PLATE THICKNESS	④ 1/2" x 3 1/2" SDS SCREWS	⑤ A35 CLIPS	⑥ LTP4 PLATES	⑦ CONN. OF BLKG. OR FRAMING TO TOP PLATE, AND SOLE PLATE TO SILL PLATE	⑧ ANCHOR BOLTS TO CONC.	⑨ ASD CAPACITY, PLF
SW-6	1/2"	6" oc	2x	18" oc	30" oc	28" oc	48" oc	48" oc	260
SW-4	1/2"	4" oc	3x	12" oc	20" oc	19" oc	46" oc	48" oc	380
SW-3	1/2"	3" oc	3x	9" oc	15" oc	14" oc	36" oc	48" oc	490
SW-2	1/2"	2" oc	3x	7" oc	12" oc	11" oc	27" oc	38" oc	640
SW-33	1/2"	3" oc EA. SIDE	3x	4" oc	7" oc	7" oc	18" oc	24" oc	980

① SHEATHING SHALL CONSIST OF 1/2" PLYWOOD AND HAVE A MINIMUM SPAN RATING OF 2 3/8" PERMISSIBLE TO RE-USE EXISTING SHEATHING AT EXISTING STUDWALLS IF THICKNESS & SPAN RATING CAN BE VERIFIED AND STUDS & SHEATHING ARE IN SUITABLE CONDITION.
 ② PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. IF RE-USING EXISTING SHEATHING PER NOTE 1 ABOVE, PROVIDE ADDITIONAL FASTENERS AS REQUIRED TO MEET SPACING REQUIREMENTS. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO EXISTING INTERMEDIATE FRAMING WITH PANEL NAILS AT 12" oc.
 ③ DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 8d FACE: @ 5" oc FOR SW-6, @ 3 1/2" oc FOR SW-4, @ 2 1/2" oc FOR SW-3, AND @ 2" oc FOR SW-2 (116#/NAIL)
 ④ ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST 1/2" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 3/8" (400#/SCREW)
 ⑤ A35 CLIPS SHALL BE INSTALLED w/ (12) 0.131 x 1 1/2" NAILS (650#/CLIP)
 ⑥ LTP4 LATERAL TIE PLATES MAY BE INSTALLED OVER SHEATHING w/ (12) 0.131 x 2 1/2" NAILS (625#/CLIP)
 ⑦ CONTRACTOR SHALL USE A35 OR LTP4 CLIPS TO CONNECT ROOF TO DOUBLE TOP PLATE AND SDS SCRS OR LTP4 CLIPS TO CONNECT SOLE PLATE TO RIM BOARD AT MAIN FLOOR. EXTEND SHEATHING TO BOTTOM OF SOLE PLATE AT MAIN FLOOR FOUNDATION WALL AND PROVIDE EDGE FASTENING AS NOTED IN TABLE.
 ⑧ PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
 ⑨ CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. INSTALL ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/S6.1. AT EXISTING STUD WALLS, A COMBINATION OF EXISTING AND NEW ANCHOR BOLTS CAN BE COUNTED TOWARDS THE SPACING REQUIREMENTS NOTE IN THE TABLE PROVIDED THEY ADHERE TO NOTE #8 ABOVE. NEW ANCHOR BOLTS SHALL BE 3/4" HLT KWK HUS-EZ SCREW ANCHORS WITH 3" MINIMUM EMBEDMENT INTO CONCRETE. AS AN ALTERNATIVE TO NEW ANCHOR BOLTS, SIMPSON FRP RETROFIT FOUNDATION PLATES WITH (5) 3/8" SDS SCREWS THAT PENETRATE THE SILL PLATE 2 1/2" MAY BE USED (#18/PLATE) IF SPACED ACCORDINGLY: @ 72" oc FOR SW-6, @ 56" oc FOR SW-4, @ 42" oc FOR SW-3, @ 32" oc FOR SW-2, AND @ 20" oc FOR SW-33



1 SHEARWALL SECTION AND SCHEDULE
 S6.5 1" = 1'-0"

9317 REGISTERED ARCHITECT
Jones Latta
 CONSULTING ARCHITECTS
 STATE OF WASHINGTON

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 4737 37th AVE SW
 SEATTLE
 206.932.8706
 www.Centerline-Design.com

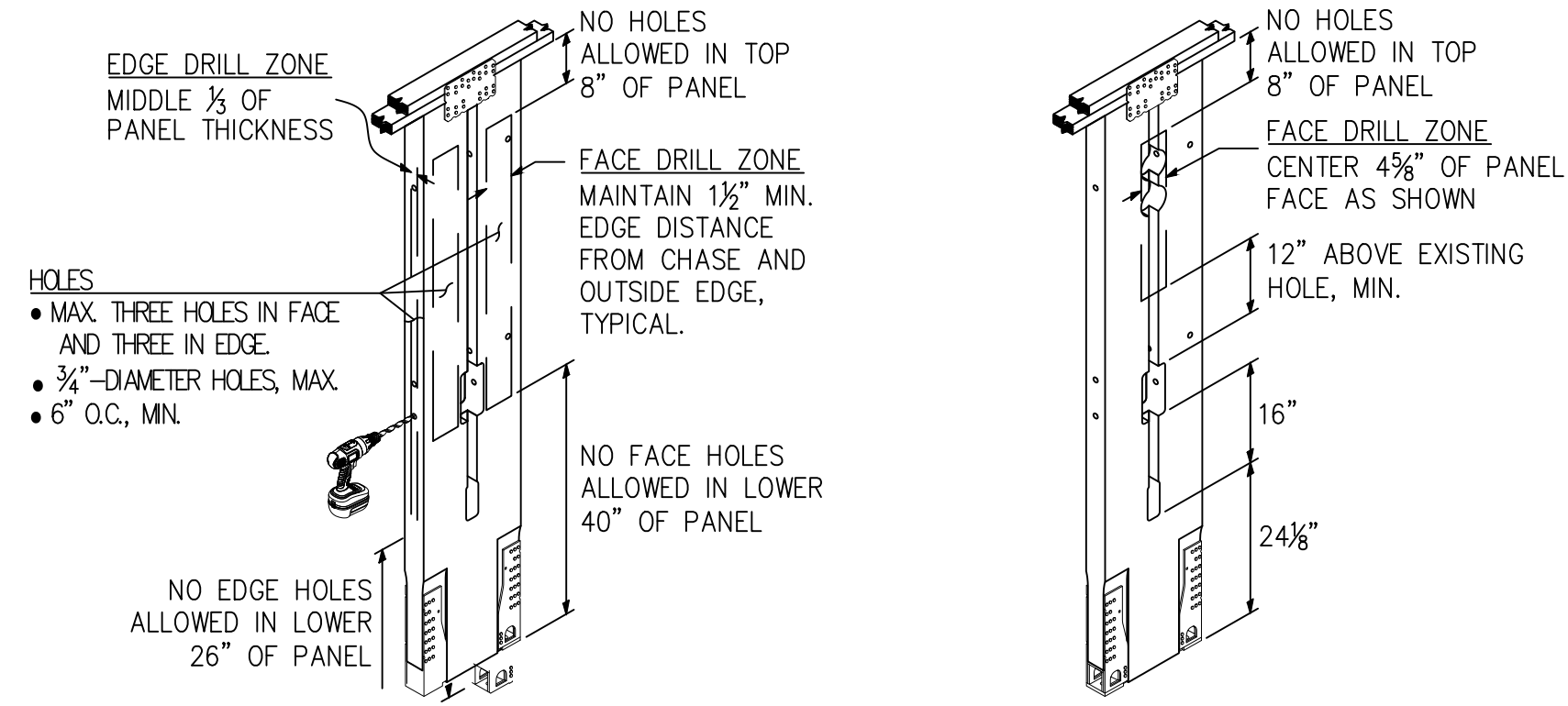
ATLAS
 CONSULTING STRUCTURAL ENGINEERS
 STATE OF WASHINGTON
 LICENSE NO. 35159
 CIVIL ENGINEER

Derakshani Residence
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CONTENTS
 Lateral Details

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 04.01.21
 09.29.21

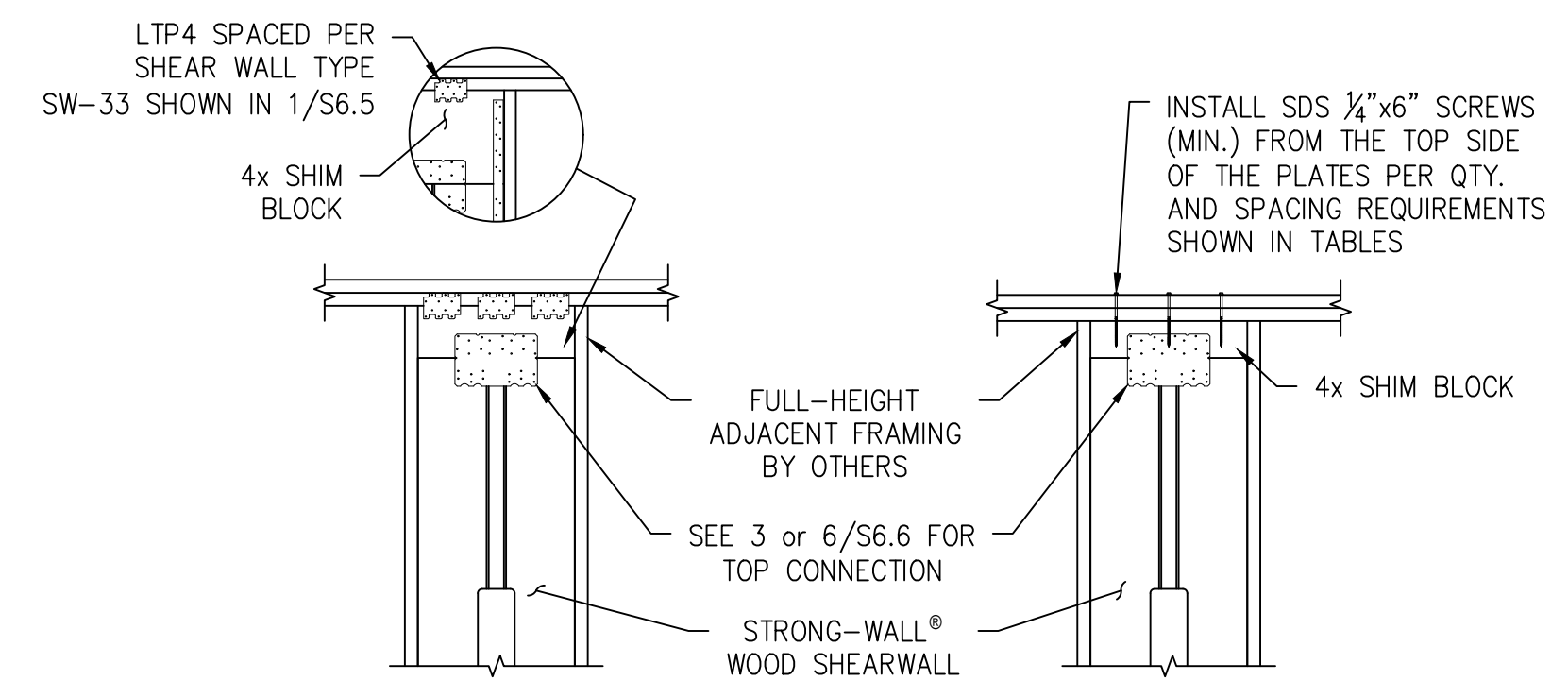
S6.5



- ALLOWABLE SMALL HOLES (FACE & EDGE DRILL ZONES)**
- 4/8" DIA. HOLES, MAX.
 - MAX. OF TWO 4/8" DIA. HOLES OR ONE 4/4"x12" HOLE.
 - NO MINIMUM ON-CENTER SPACING REQUIRED.

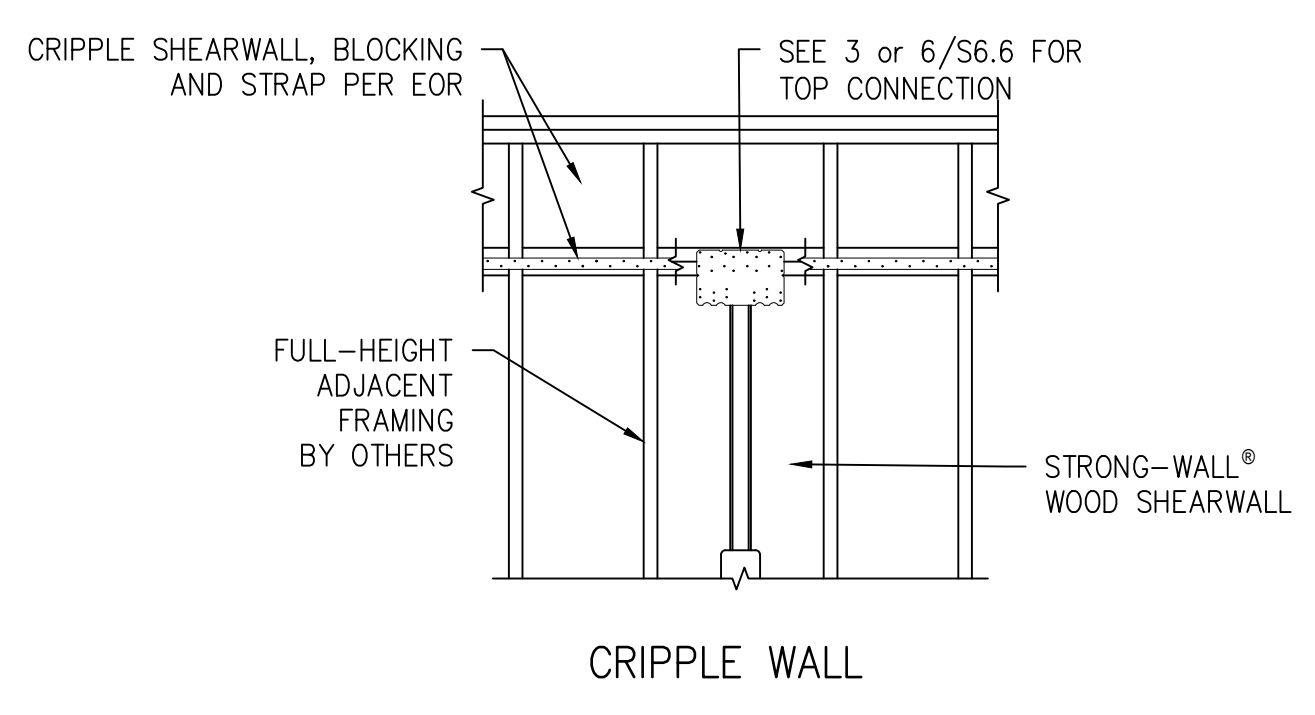
1 TRIM ZONE AND ALLOWABLE HOLES
S6.6 1" = 1'-0"

QTY. OF SDS 1/2"x6" SCREWS REQ'D.		EDGE DISTANCE FOR SCREWS		
		SLOPE	A (in.)	B (in.)
WSW12	4	0:12-4:12	2	3
WSW18	8	5:12-8:12	1 1/2	4 1/2
WSW24	12	9:12-12:12	1 1/2	5 1/2

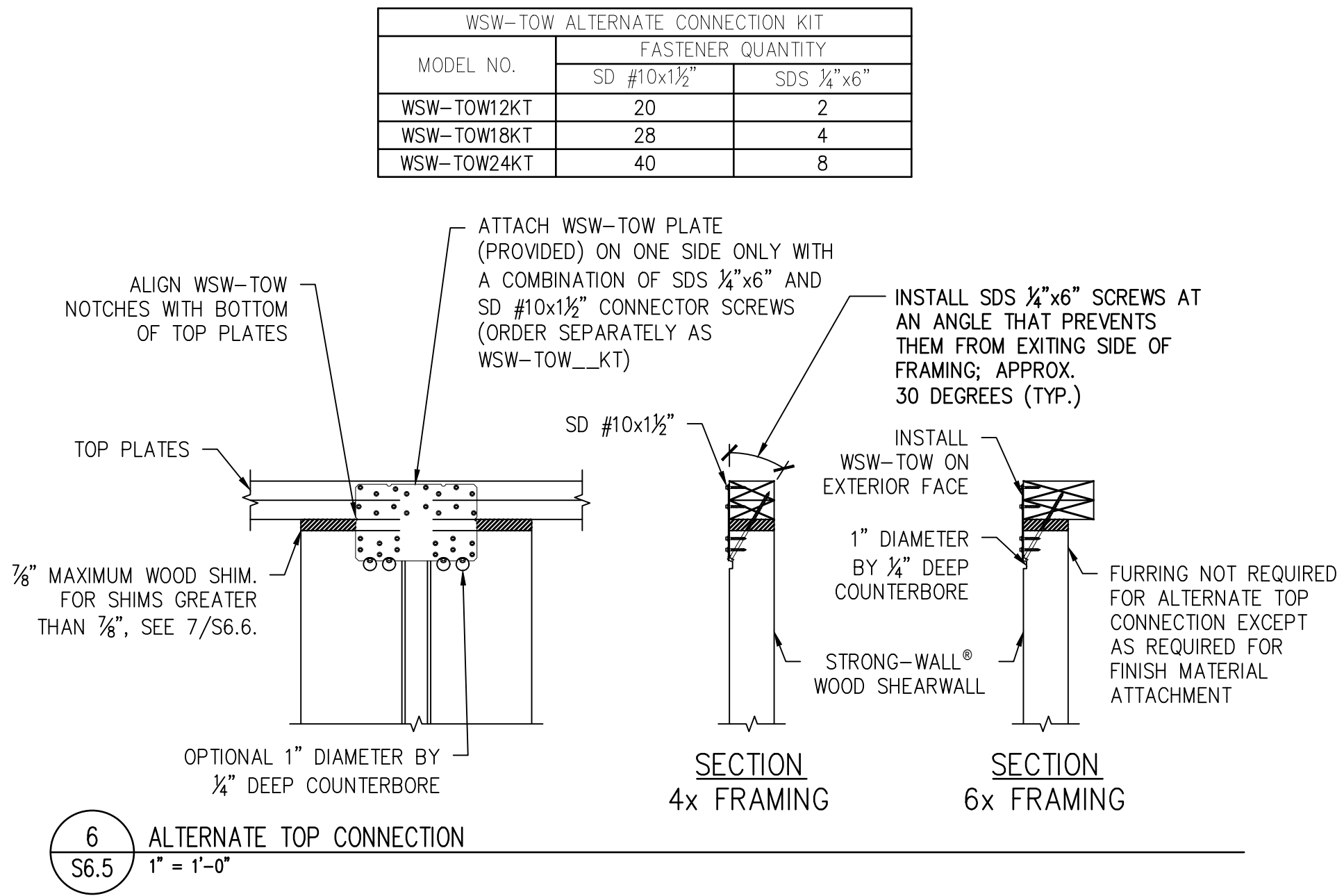


2 ALTERNATE TOP CONNECTION
S6.6 1" = 1'-0"

- 4 1/8" TO 12" SHIM BLOCK**
- FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSW PANEL (EACH SIDE) USING 10d x 1 1/2" NAILS
- SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":**
- 8 NAILS INTO BLOCK
 - 8 NAILS INTO WSW PANEL
- SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":**
- 10 NAILS INTO BLOCK
 - 10 NAILS INTO WSW PANEL



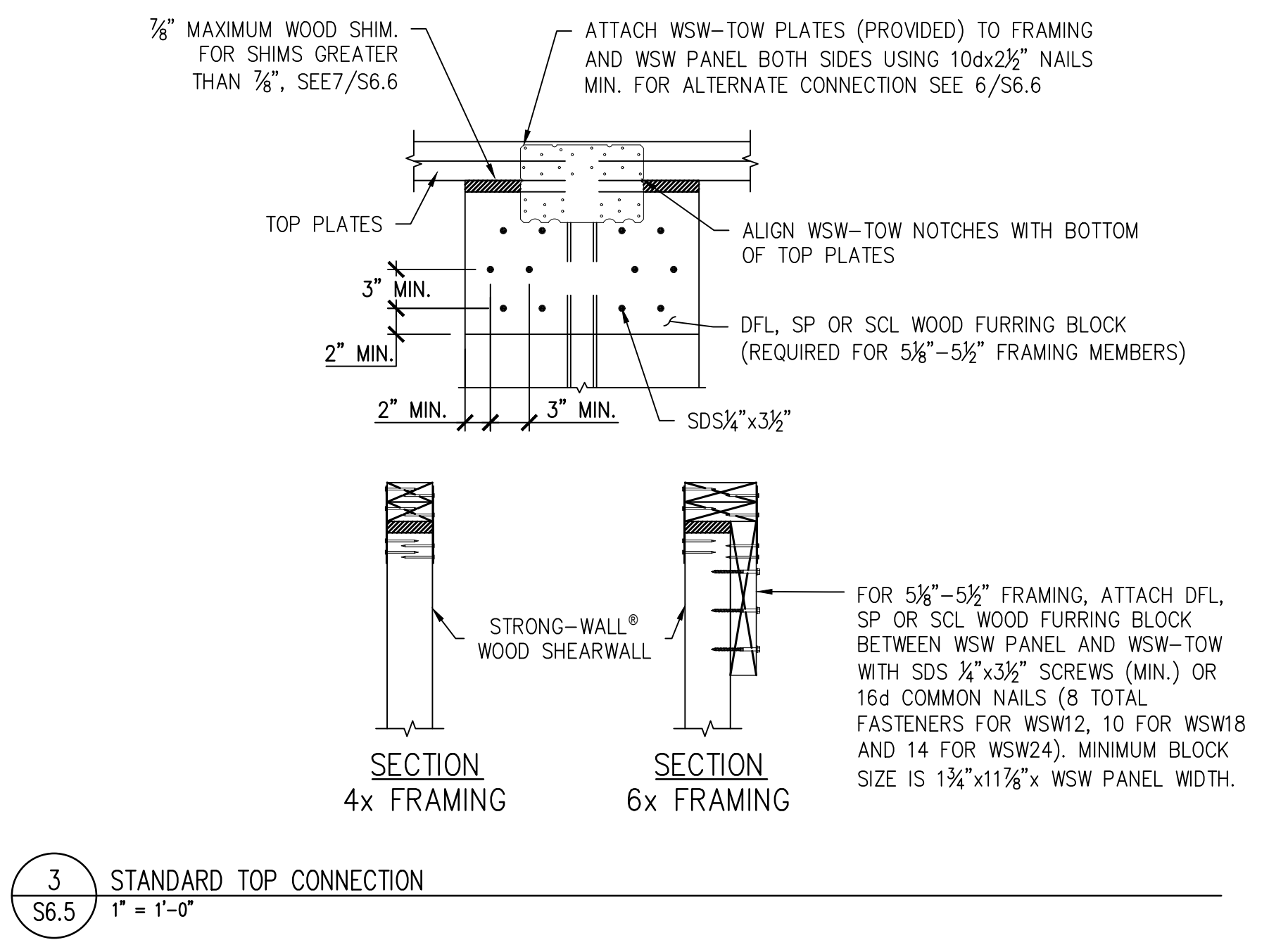
3 STANDARD TOP CONNECTION
S6.6 1" = 1'-0"



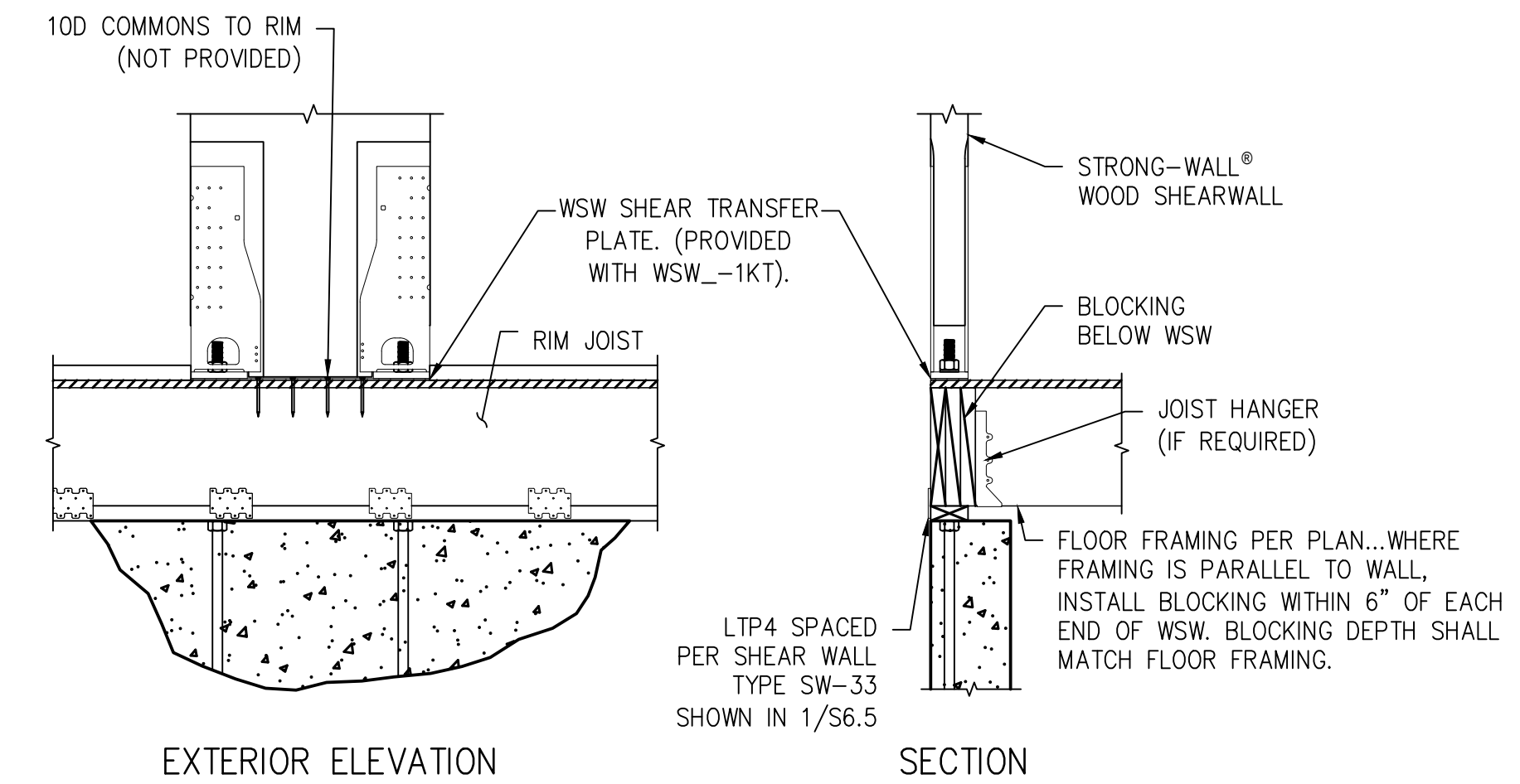
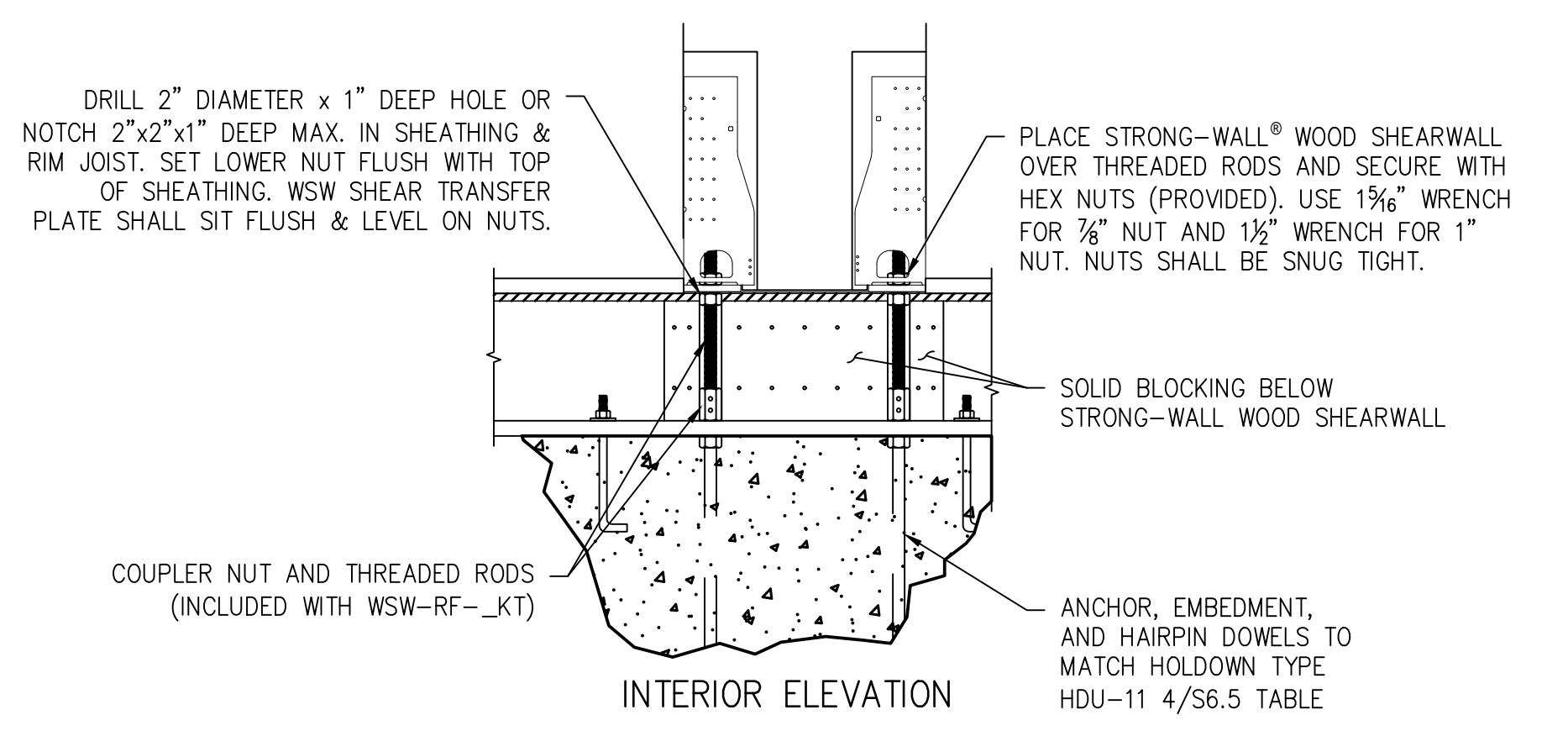
4 STANDARD INSTALLATION AT BASE OF STRONG-WALL
S6.6 1" = 1'-0"

MODEL NO.	FASTENER QUANTITY	
	SD #10x1 1/2"	SDS 1/2"x6"
WSW-TOW12KT	20	2
WSW-TOW18KT	28	4
WSW-TOW24KT	40	8

4 STANDARD INSTALLATION AT BASE OF STRONG-WALL
S6.6 1" = 1'-0"



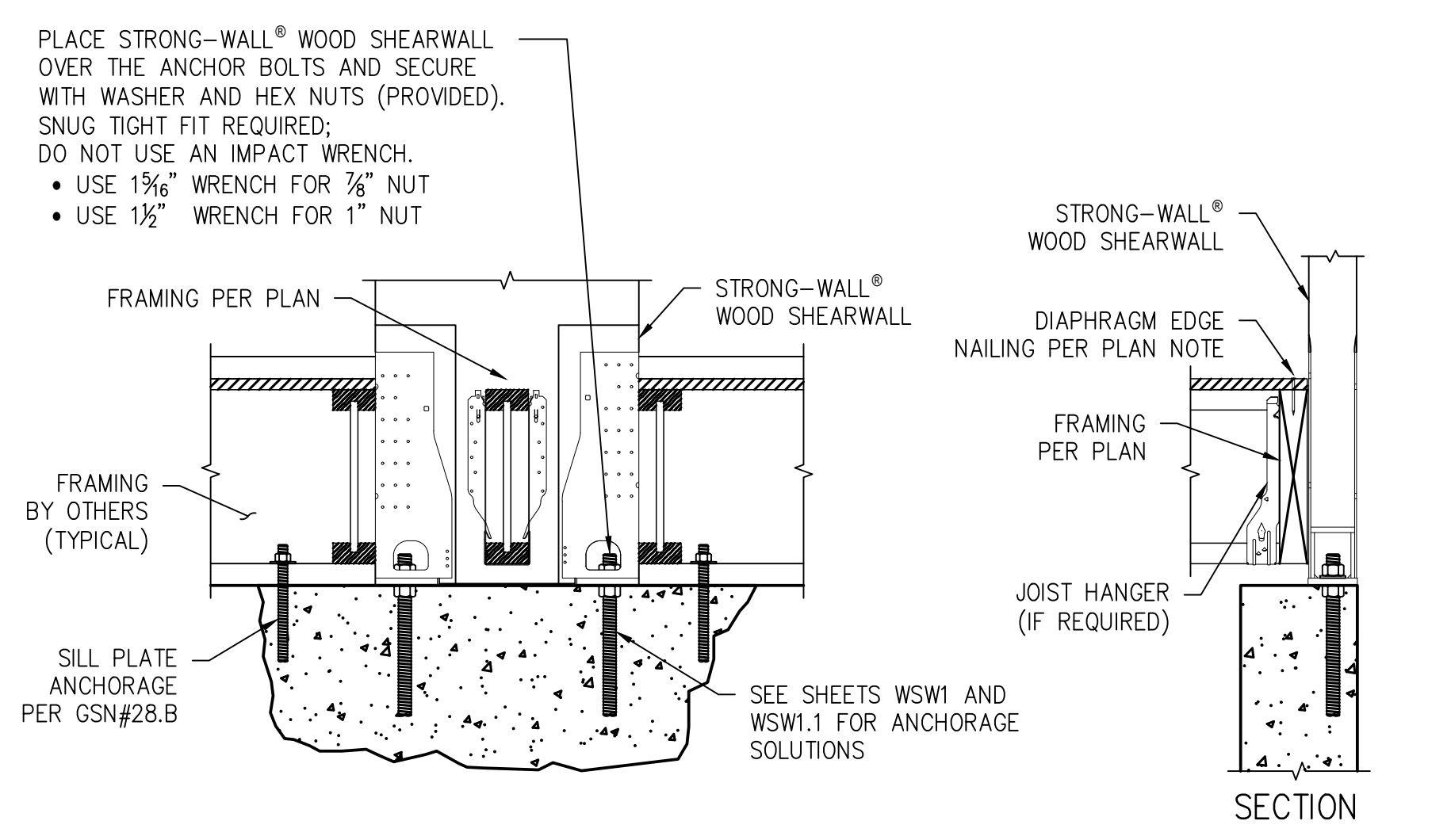
3 STANDARD TOP CONNECTION
S6.5 1" = 1'-0"



WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSW-RF-12KT	EACH KIT CONTAINS (1) SHEAR TRANSFER PLATE (2) 7/8" x 18" OR 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	WSW-RF-18KT	
24	WSW-RF-24KT	

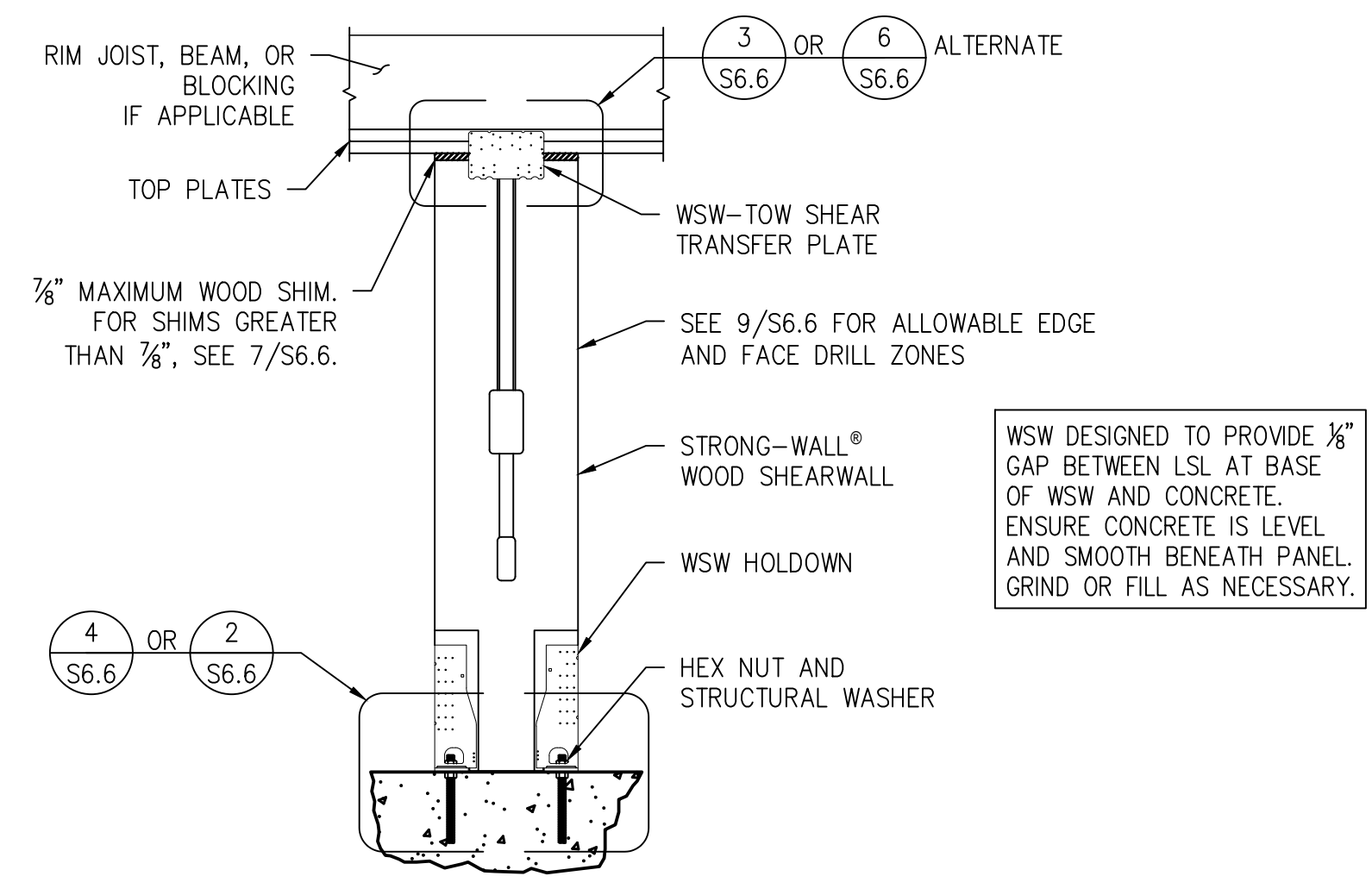
ORDER FIRST FLOOR CONNECTION KIT SEPARATELY. MODEL WSW-RF-__KT. EXAMPLE WSW-RF-18KT

4 STANDARD INSTALLATION AT BASE OF STRONG-WALL
S6.6 1" = 1'-0"

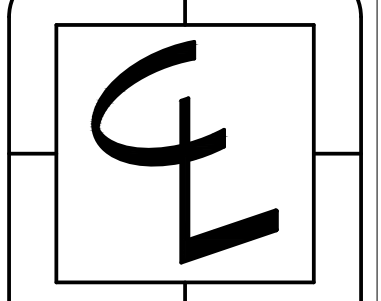


STRONG-WALL® WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

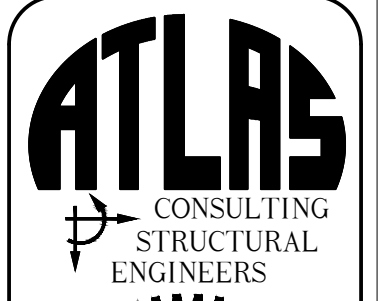
2 ALTERNATE INSTALLATION AT BASE OF STRONG-WALL
S6.6 1" = 1'-0"



1 SINGLE STORY WSW ON CONCRETE
S6.6 1" = 1'-0"



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CONTENTS

Simpson Strong-Wall Details

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S6.6