



KAHN RESIDENCE

4205 85TH AVE SE, MERCER ISLAND, WA 98040

KAHN RESIDENCE

KAHN MICHAEL A

4205 85th AVE SE,
MERCER ISLAND, WA
98040

LOWER FLOOR PLAN

- A1. CODE NOTES
- A1.1. SITE PLAN
- A2. (E) LOWER FLOOR PLAN
- A3. (E) MAIN FLOOR PLAN
- A4. (P) LOWER FLOOR PLAN
- A5. (P) MAIN FLOOR PLAN
- A6. (P) ARCH. ROOF PLAN
- A7. (E) ELEVATIONS
- A8. (P) ELEVATIONS
- A8.1 (P) ELEVATIONS
- A9. (P) SECTION
- D1. STANDARD DETAILS

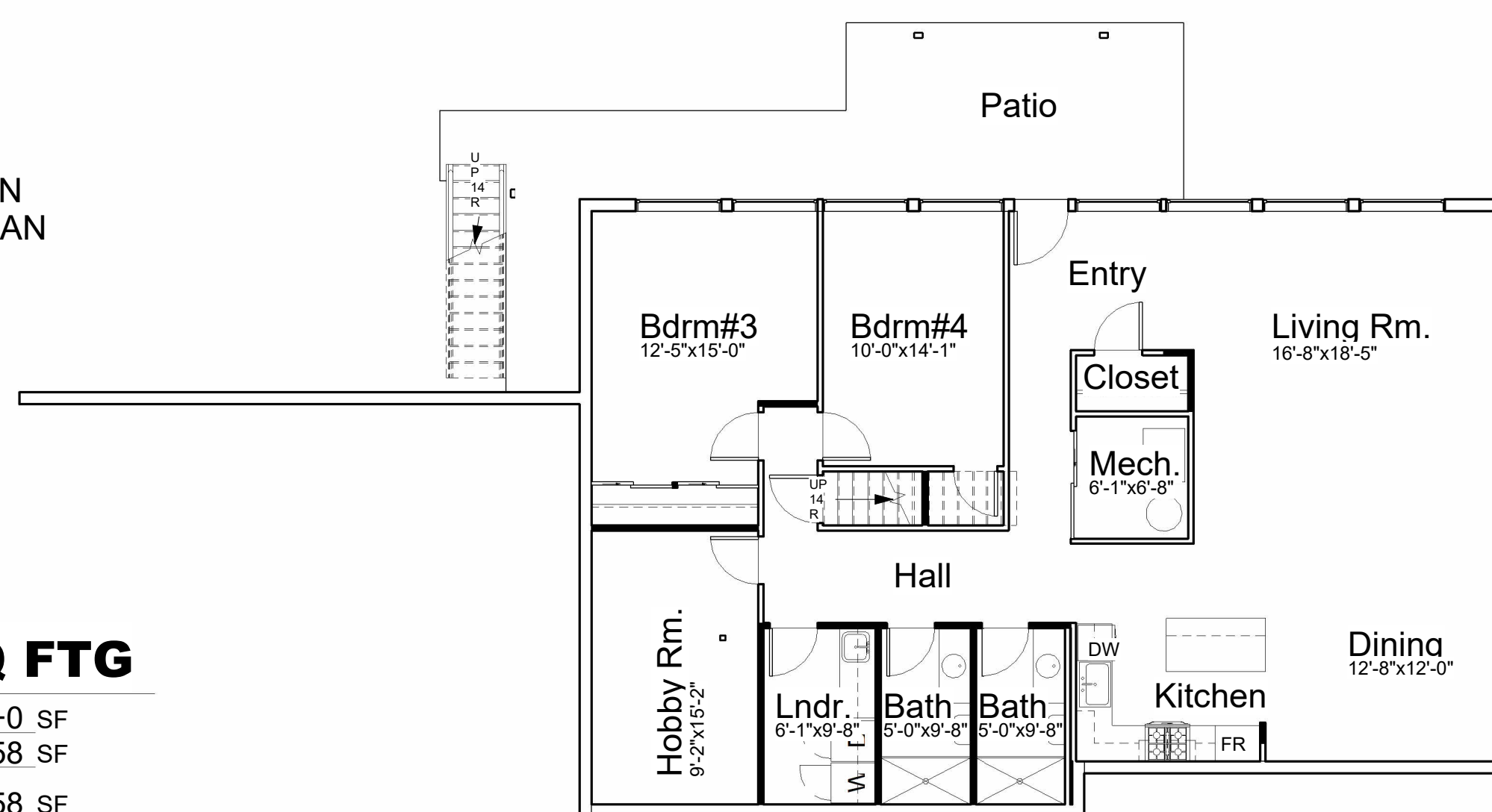
- S1.1. STRUCTURAL NOTES
- S1.2. FOUNDATION PLAN
- S1.3. LOWER FLOOR WALL PLAN
- S1.4. MAIN FLOOR FRAMING PLAN
- S1.5. MAIN FLOOR WALL PLAN
- S1.6. ROOF FRAMING PLAN
- S2.1. STRUCTURAL DETAILS
- S2.2. STRUCTURAL DETAILS
- S3.1. STRUCTURAL DETAILS
- S3.2. STRUCTURAL DETAILS
- S3.3. STRUCTURAL DETAILS
- S3.4. STRUCTURAL DETAILS

SQUARE FOOTAGE

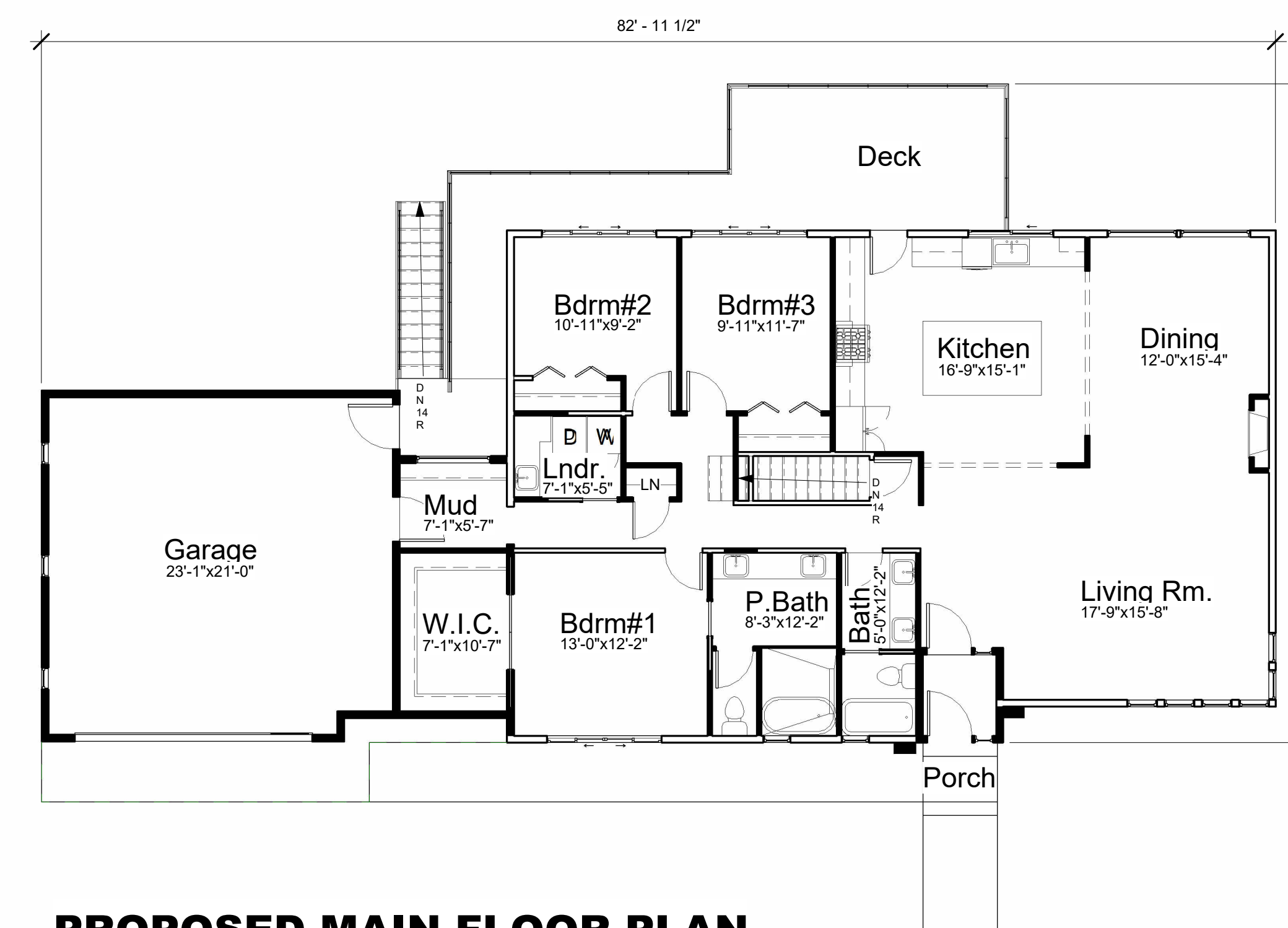
LOWER FLOOR	1,722 SF
MAIN FLOOR	1,862 SF
TOTAL	3,584 SF
CARPORT	562 SF
PORCH	24 SF
PATIO	324 SF
DECK	299 SF

ADDITIONAL SQ FTG

LOWER FLOOR	+0 SF
MAIN FLOOR	+158 SF
TOTAL	+158 SF
(N) ATTACHED GARAGE	+562 SF



PROPOSED LOWER FLOOR PLAN



PROPOSED MAIN FLOOR PLAN

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△ DATE DESCRIPTION

#22001

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COVER SHEET

1CS

F

Division 1
GENERAL REQUIREMENTS

01000 GENERAL

1. This cover sheet has been prepared in a generic outline form following the standards set by the Construction Standards Institute (CSI). It is for the convenience of the Contractor/Owner. This outline is intended to work with a material selection list following the (CSI) format. Not all items are necessarily required to complete this specific project. Coordinate with Contractor/Owner for complete listing of specifications. Within this cover sheet it will state, "Coordinate with materials finish selection schedule".

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6. Due to the nature of construction and the building process there will be bidder design and Contractor/Owner selection of the building products, components, and assemblies. This set of working drawings is considered a "builder set" and does not include specifications or building materials list. Therefore it is the Contractor/Owners responsibility to provide and coordinate specifications, including product selection and installation or assembly. GO DESIGN assumes no liability or responsibility for discrepancies or conflicts which occur through Contractor/Owner specified materials and their respective installation. GO DESIGN assumes no liability or responsibility for any items, which may be called out or referred to by manufacturer as brand name. Items called out are done so for convenience only.

7. Do not scale these drawings for critical dimensions. Verify all dimensions and datum's before commencing work and be responsible for their accuracy. Report discrepancies and/or omissions to the architect immediately.

8. The Contractor/Owner is responsible for coordinating work with all trades to ensure proper and adequate interface of all trade works. The contractor shall be responsible for all required safety precautions and procedures required to do this work.

9. Except as specifically defined otherwise, interpretation for all definitions, abbreviations, and supplemental definitions shall follow accepted referenced standards.

10. All work within this contract shall represent that of industry standards for the respective trades in the location in which the project is built.

All references to I.R.C. I.B.C. and W.S.E.C are references to the 2018 code updates & WA state Amendments.

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS

- Provide crawl space access, minimum 18" x 24" unobstructed access through the floor, 18" x 24" through perimeter walls and below grade access, per I.C. section R403.4. Install air wash-strip per W.S.E.C R402.2.4. Allow 18" minimum space under wood joists and 12" minimum space under wood siders.
- Provide attic access, minimum 22" x 30" with 30" minimum headroom, at unobstructed readily accessible opening, per I.R.C. section R307.1. Install air wash-strips per WSEC R402.2.4. requirements.
- Provide ventilation per I.R.C. as follows:
 - Crawl space ventilation: Minimum net area shall be not less than 1 sq. ft. per 300 s.f. of floor area. Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings per section R408.2.
 - Attic ventilation: Minimum net area shall be not less than 1 sq. ft. per 150 s.f. of attic area or 1 sq. ft. per 300 s.f. of attic area if at least 60 percent, and not more than 50 percent, of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated, and is no more than 3 feet below the ridge or highest point of the space. The balance of required ventilation to be provided by eave or cornice vents per I.R.C. section R806.2 and W.S.E.C. requirements.
 - Stair at decks, walks, driveways, exterior door landings, and patios away from buildings. Minimum 14" per foot.
 - Provide approved vents or addresses in such a position so as to be plainly visible and legible from the street or road fronting the property per I.R.C. section R319.1.
- Garage/hoor separation:
 - Garage ceilings separating attic spaces shall be protected with 1/2" G.W.B. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type "X" GWB on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" G.W.B. per I.R.C. table R302.6.
 - Door between garage and house shall be a self-closing solid wood core, honeycomb core steel, or 20-minute fire rated door having a minimum thickness of 1-3/8" per I.R.C. section R302.5.1.
 - Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage steel sheet or other approved material and shall not vent openings into the garage per I.R.C. R302.5.2.
 - Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
- Stair assembly:
 - Minimum headroom height 6'-8" per I.R.C. section R311.7.2.
 - Minimum stair tread depth 10" with a 3/8" minimum width, measured above handrail height. Maximum riser height 7/8" per I.R.C. sections R311.7.5.
 - Top of handrail shall be 34" minimum and 38" maximum above tread nosing and not less than 1-1/2" from the wall.
- Return rail ends to wall per I.R.C. section R311.7.8.
- Install fire blocking between stringers at the top and bottom of each run per I.R.C. section R302.11.
- Cover usable space under stairs with 1/2" GWB per I.R.C. section R302.7.
- Laundry Chutes & Dumbwaiter Shafts - provide 5/8" type "X" GWB or 26 gage sheet metal with lock joints on all openings to shaft surfaces shall be self-closing solid core door 1-3/8".
- Install fire blocking between stringers at the top and bottom of each run per I.R.C. section R302.11.
- Freelocking of corners of a two-family dwelling is required in the following locations:
 - In enclosed spaces of stair walls and partitions, including turned spaces and parallel runs of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet.
 - At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
 - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, and with approved material to resist the free passage of flame and products of combustion.
- For the freelocking of chimneys and fireplaces, see Section R1003.19.
- Freelocking of corners of a two-family dwelling is required at the line of sheeling unit separation.
 - Freelocking shall consist of the following materials per I.R.C. R302.11.1:
 - Minimum lumber:
 - Two thickness of 1" nominal lumber with broken lap joints.
 - One thickness of 2" wood structural panels with joints backed by 7/8" 1/2" wood structural panels.
 - One thickness of 1/2" particleboard with joints backed by 1/2" particleboard.
 - One 1" gypsum board.
 - One 1/4" cement-based millboard.
 - Girts or battens of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
- Structural design criteria: These notes are provided for convenience only and do not imply that complete structural analysis has been done on this structure.
 - Traffic Loading: (U.N.O.)
 - Top chord live load: 25psf
 - Top chord dead load: 7psf
 - Bottom chord live load: (15 psf if tie)
 - Bottom chord live load: 10psf without storage 20psf if limited storage 30psf if sleeping room
 - Wind: 40 psf (U.N.O.) or 52psf
 - Roof live load: 25 psf (U.N.O.)
 - Floor live load: 40 psf (U.N.O.) Deck Live Load 60 psf U.N.O.
 - Stair and corridor live load: 40 psf
 - Mechanical units: weights provided by manufacturer
 - Wind: 110 mph (U.N.O.)
 - Seismic Design Category: (D)(I) (U.N.O.)
 - Allowable soil pressure: Unless a soils report by a qualified engineer is provided, all footings and foundations shall be on assumed 1,500 psf bearing capacity unless otherwise noted on drawing.
 - Equivalent fluid pressure: 50 psf (U.N.O.)
 - All footings to be located below the frost line depth: 18" (U.N.O.)

- 01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS (cont.)
- Division 2
SITE WORK
- 02000 EARTHWORK
- Part 2 - Execution
- Rough grading 4" below finish grading unless otherwise specified.
 - Finish grading Landscaping division 02900.
 - Excavation, backfilling, and compacting for structures as needed.
 - Excavation, backfilling, and compacting for pavement as needed.
 - Hauling and disposal of excavated material as needed.
 - Importing of material as needed.
 - Rock removal as needed.
- 02500 PAVING AND SURFACING
- Part 2 - Product
- Walk, road, and parking paving:
 - Asphalt 2" class B over 3" crushed rock or 2" ATB.
 - Crushed rock 5/8" minus.
 - Concrete per Division 3.
 - Finish and color.
 - Unit Pavers: 1. Coordinate with materials finish selection schedule.
 - Pavement Marking: 1. Coordinate with materials finish selection schedule.
- 02700 SEWAGE AND DRAINAGE
- Part 2 - Product
- Subdrainage systems:
 - Foundation drainage 4" SDR 35 or sized 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
 - Storm sewage systems:
 - Exterior catch basins, grates, and frames:
 - Coordinate with materials finish selection schedule.
 - Couverts:
 - Coordinate with materials finish selection schedule.
 - Drain pipe: 4" ADS non-perforated light line.
 - Sewer sewage systems:
 - Sewage collection lines 8" PVC unless cast iron is noted.
 - Septic system: Per drawings of bidder design.
 - Subdrainage system:
 - Slope to drain and surround in well draining material per details.
 - Surface drainage per I.R.C. section R401.3.
- 02800 SITE IMPROVEMENTS
- Part 2 - Product
- Irrigation system: Bidder design
 - Coordinate with materials finish selection schedule.
 - Fences and gates:
 - Coordinate with materials finish selection schedule.
- 02900 LANDSCAPING
- Part 2 - Product
Bidder Design
- END DIVISION 2
- Division 3
CONCRETE
- 03100 CONCRETE FORMWORK
- Part 3 - Execution
- Formwork and bracing for structural cast-in-place concrete shall be by subcontractor and meet the requirements of the drawing and industry standards.
 - All formwork shall be placed in such a manner as to allow cast-in-place concrete to be placed on solid substrate and to allow structural support members to be below the frost line.
- 03200 CONCRETE REINFORCING
- Part 2 - Product
- Reinforcing steel: Deformed bar sizes and locations per plans and details. Grade 60, Fy 60ksi per I.R.C. section R404.1.3.3.7.1. Unless otherwise noted per Engineer.
 - Welded wire fabric: at locations per plans and details: 6x6, W1 x41 4WFF.
- Part 3 - Execution
- Minimum lap: 1. A minimum lap for all bars shall be 40 diameters taken from the smallest bar. Provide corner bars to match horizontal reinforcement. Minimum coverage per details and I.R.C. section R404.1.3.3.7.4.
- 03250 CONCRETE ACCESSORIES
- Part 2 - Product
- Anchor bolts: 1/2"-triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors), with a minimum 7" embedment, per I.R.C. section R403.1.6, unless otherwise noted per Engineer.
 - Washers: 3"x2"x1/4" sq. triple zinc ZMAX (G185 per ASTM A653) hot dipped galv. steel (ASTM 153 for Anchors), plate washers per I.R.C. section R602.11.1. Unless otherwise noted per Engineer.
- Part 3 - Execution
- Anchor bolts at 6'-0" o.c. max. for one story & 4'-0" o.c. for buildings over two stories in height, 12" from corners and joints, with a minimum embedment of 7". Provide a minimum of (2) bolts per plate section per I.R.C. section R403.1.6.
- 03300 CAST-IN-PLACE CONCRETE
- Part 2 - Product
- Structural concrete: Design Fc = 2500 psi min 5-1/2 sacks of cement per cubic yard of concrete and a maximum of 6.0 gallons of water per 94lb sack of cement at 28 days. Max slump is 4". Segregation of materials to be prevented. Use Fc = 3000 psi concrete at 28 days with an entrainment only for concrete exposed to weather, in accordance with I.R.C. Table R402.2. Special inspection not required unless noted otherwise per Engineer.
 - Architectural concrete: for exposed aggregate finish (washers), Fc = 2000 psi max, with 3/8" round aggregate.
- 03300 CAST-IN-PLACE CONCRETE (cont.)
- Admixtures:
 - All concrete shall have water reducing admixtures except for footings.
 - An entrainment shall be 57% in all concrete exposed to weather, I.R.C. Table R402.2
 - Coloring agent:
 - Coordinate with materials finish selection schedule.
- Part 3 - Execution
- END DIVISION 3

B

Division 4
MASONRY

04100 MORTAR

Part 2 - Product

- Type "M" or "S" mortar with integral waterproofing agent per I.R.C. section R806.2.7
- Execution:
 - Per I.R.C. section R806.2

04150 MASONRY ACCESSORIES

Part 2 - Product

- Anchors and Ties: To be corrosion-resistant metal ties per I.R.C. section R703.8.4
- Concrete cover: Standard steel nos. 9 U.S. gage wire per I.R.C. section R703.8

Part 3 - Execution

- Per I.R.C. Chapter 7.

04200 UNIT MASONRY

Part 2 - Product

- Brick masonry:
 - Exterior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).
 - Interior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).
 - Pavers/planters: name/ing:
 - Coordinate with materials finish selection schedule (by others).
- Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings.
 - Special units:
 - Coordinate with materials finish selection schedule (by others).
- Glass masonry units (glass block) per I.R.C. section R807.

Part 3 - Execution

- Coordinate with materials finish selection schedule (by others).
- Interior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).

Part 1 Execution

- Brick and Veneer:
 - Brick veneer shall be supported on footings, foundation, or other non-combustible supports. It shall have 15# felt backing and No. 9 gage, non corrosion ties at 1 per each 2 s.f. of veneer. Provide 1" minimum air space between veneer and backing. Provide approved footing of base of veneer with 3/16" min. round weepholes at 33" o.c. max., located immediately above the flashing, extending from the air space to the exterior. Veneer shall support no load other than its own weight and the vertical dead load of veneer above. Provide angle iron support at doors, windows, and other openings per R606.10.
 - Concrete masonry unit (CMU):
 - Concrete masonry unit wall shall be constructed to ASTM C90. It shall be laid up, reinforced, and anchored as shown on drawings.

04400 STONE

Part 2 - Product

- As shown on drawings.
 - Exterior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).
 - Interior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).

04400 STONE (cont.)

Part 3 - Execution

- As shown on drawings.
 - Exterior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).
 - Interior locations: name/ing:
 - Coordinate with materials finish selection schedule (by others).

04500 METAL FABRICATION

Part 2 - Product

- Handrails and grabrails: Provide in sizes and locations as shown per dg.

END DIVISION 4

Division 5
METALS

05050 METAL FASTENINGS

Part 2 - Product

- Both: Use sizes and shapes per dggs. or as needed for intended purposes. Both: nuts and out washers in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors).

05500 METAL FABRICATION

Part 2 - Product

- Handrails and grabrails: Provide in sizes and locations as shown per dg.

END DIVISION 5

Division 6
WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Part 2 - Product

- Framing Lumber: Framing Lumber shall be marked in conformance with the United States Dept. of Commerce, Standard Reference No. PS 20 (DOC PS 20) standards. All Kiln dried minimum 19%.
- Joist and rafters: (2x6 and larger) Hem-Fir #2 or better.
- Beams and stringers: (4x and larger) Doug-Fir #2 or better.
- Post and timbers: Doug-Fir #1.
- Studs, plates, and misc. light framing: Hem-Fir #2 or better.
- E 1" joists and engineered beams: Per manufacturer.
- Glue laminated timber:
 - Simple span 24F V4 DF/NDF
 - Continuous or cantilever: 24F V8 DF/F
- All other lumber: Hem-Fir Standard or better.
- Plywood/oriented strand board (OSB): APA grades.
- Wall sheathing: see "TYPICAL BUILDING MATERIALS LIST" on the dgs.
- Floor sheathing: see "TYPICAL BUILDING MATERIALS LIST" on the dgs.
- Other: As noted on drawings.
- All wood members in contact with exposed concrete to be pressure treated members.

Part 3 - Execution

- Underlayment:
 - Floors: 5/8" (U.N.O.)
 - Sheet vinyl: 1/4" (U.N.O.) see division 9
 - Cabinet surfaces: 3/4" (U.N.O.)
- Trusses:
 - Prefabricated connector plate wood roof trusses shall be designed and stamped by the manufacturer in accordance with the "design specification for metal plate connected wood trusses". Design drawings and details to be available upon request.

06200 WOOD DOORS (Lower Level, Main Level, Upper Level)

Part 2 - Product

- Panel wood doors: A. Coordinate with materials finish selection schedule (by others).
- Flush wood doors: A. Coordinate with materials finish selection schedule (by others).
- Slit and railstone door: A. Coordinate with materials finish selection schedule (by others).
- Floor sheathing: see "TYPICAL BUILDING MATERIALS LIST" on the dgs.
- Other: A. Coordinate with materials finish selection schedule (by others).

06300 SPECIALTY DOORS

Part 2 - Product

- Sliding glass door:
 - Coordinate with materials finish selection schedule (by others).
- Garage door: (materiality) (see division 14.50)
 - Coordinate with materials finish selection schedule (by others).

06800 WOOD/VINYL WINDOWS

Part 2 - Product

- Note: Egress -
 - Every sleeping room shall have at least one operable window with a net clear opening of 5.7 ft. The net clear opening height shall be a minimum of 24" with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per I.R.C. section R310.
 - Safety glass door: A. Coordinate with materials finish selection schedule (by others).
 - See data for egress and ejection.
- Manufactured by:
 - Color: 1. Coordinate with materials finish selection schedule (by others).
 - Style: 1. Coordinate with materials finish selection schedule (by others).

06900 HARDWARE

Part 2 - Product

- The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the I.R.C. All framing shall conform to the requirements of Chapters 5.6, and 8 of the I.R.C. Minimum nailing shall conform to table R602.3(1) of the I.R.C. Height and spacing of studs shall conform to table R602.3(5) of the I.R.C.
- Type: A. Coordinate with materials finish selection schedule (by others).
- Weather Stripping: A. Coordinate with materials finish selection schedule (by others).
- Thresholds: A. Coordinate with materials finish selection schedule (by others).

08000 GLAZING

Part 2 - Product

- Glass thickness to be determined by size and wind loading per I.R.C. section R308.
- Safety glaze per I.R.C. section R308.
- Mirrors to be silvered 1/4" float plate glass.

END DIVISION 6

Division 8
DOORS AND WINDOWS

08200 WOOD DOORS (Lower Level, Main Level, Upper Level)

Part 2 - Product

- Panel wood doors: A. Coordinate with materials finish selection schedule (by others).
- Flush wood doors: A. Coordinate with materials finish selection schedule (by others).
- Slit and railstone door: A. Coordinate with materials finish selection schedule (by others).
- Floor sheathing: see "TYPICAL BUILDING MATERIALS LIST" on the dgs.
- Other: A. Coordinate with materials finish selection schedule (by others).

08300 SPECIALTY DOORS

Part 2 - Product

- Sliding glass door:
 - Coordinate with materials finish selection schedule (by others).
- Garage door: (materiality) (see division 14.50)
 - Coordinate with materials finish selection schedule (by others).

08800 WOOD/VINYL WINDOWS

Part 2 - Product

- Note: Egress -
 - Every sleeping room shall have at least one operable window with a net clear opening of 5.7 ft. The net clear opening height shall be a minimum of 24" with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per I.R.C. section R310.
 - Safety glass door: A. Coordinate with materials finish selection schedule (by others).
 - See data for egress and ejection.
- Manufactured by:
 - Color: 1. Coordinate with materials finish selection schedule (by others).
 - Style: 1. Coordinate with materials finish selection schedule (by others).

08900 HARDWARE

Part 2 - Product

- The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the I.R.C. All framing shall conform to the requirements of Chapters 5.6, and 8 of the I.R.C. Minimum nailing shall conform to table R602.3(1) of the I.R.C. Height and spacing of studs shall conform to table R602.3(5) of the I.R.C.
- Type: A. Coordinate with materials finish selection schedule (by others).
- Weather Stripping: A. Coordinate with materials finish selection schedule (by others).
- Thresholds: A. Coordinate with materials finish selection schedule (by others).

08000 GLAZING

Part 2 - Product

- Glass thickness to be determined by size and wind loading per I.R.C. section R308.
- Safety glaze per I.R.C. section R308.
- Mirrors to be silvered 1/4" float plate glass.

END DIVISION 8

A

Division 9
FINISHES

09250 GYPSUM WALLBOARD

Part 2 - Product

- Walls: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
- Finish: Coordinate with Contractor/Owner material selection.
- Wall and ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index of not greater than 450 per I.R.C. R302.9.
- Code required areas:
 - Type "X" GWB as required.
 - See division 01002 misc. assembly requirements.
 - Waterproof GWB as req'd at wet or damp locations per I.R.C. section R702.4.2.
 - Water resistant or stain at tile locations (U.N.O.)
- Metal corner bead profile:
 - Coordinate with materials finish selection schedule.

Part 3 - Execution

- Apply as required in I.R.C. Chapter 7 and Table R702 (3). Nail or screw in place per table.

09300 TILE

Part 2 - Product

- Ceramic, quarry, and marble tiles:
 - Coordinate with materials finish selection schedule (by others).

Part 3 - Execution

- See division 17 energy requirements.
- Provide insulation markers for blown-in or sprayed insulation every 300 sq ft. Markers shall face the attic access per IECC Sec. 303.1.1.1
- Crawl Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor insulation.

09300 TILE (cont.)

Part 2 - Product

- Ceramic, quarry, and marble tiles:
 - Coordinate with materials finish selection schedule (by others).

Part 3 - Execution

- Refer to manufacturer's recommendations.

09550 WOOD FLOORING

Part 2 - Products 1. Type

- Coordinate with materials finish selection schedule (by others).

09650 RESILIENT FLOORING

Part 2 - Products 1. Type

- Coordinate with materials finish selection schedule (by others).

09800 CARPETING

Part 2 - Products 1. Carpet and Pad:

- Coordinate with materials finish selection schedule (by others).

09900 PAINTING

Part 2 - Products 1. Type

- Painting over prepared surface per manufacturer's recommendations
- Coordinate with materials finish selection schedule (by others).

09950 WALL COVERINGS

Part 2 - Products

- Type: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 9

Division 10
SPECIALTIES

10200 LOUVERS AND VENTS

Part 2 - Products

- Install per Chapter 7 and 9 of the I.R.C.
 - Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" wide and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that draws water away from the wall and onto the roof and/or gutter. Per I.R.C. R302.1.1

10300 PREFABRICATED FIREPLACES

Part 2 - Products

- Location/Model/Accessories:
 - Coordinate with materials finish selection schedule (by others).
- Vents:
 - Ridge vent manufactured by:
 - Coordinate with materials finish selection schedule (by others).
 - Machroom vent manufactured by:
 - Coordinate with materials finish selection schedule (by others).

10400 IDENTIFYING DEVICES

Part 2 - Products

- Building numbers:
 - Coordinate with materials finish selection schedule (by others).
- Style: K profile
- Color: Match fascia

Part 3 - Execution

- Install in location per jurisdictional requirements.

10800 TOILET AND BATH ACCESSORIES

Part 2 - Products

- Toilets and bath accessories:
 - Coordinate with materials finish selection schedule (by others).

10900 WARDROBE AND CLOSET SPECIALTIES

Part 2 - Products

- Storage Closets:
 - Coordinate with materials finish selection schedule (by others).
- Ironing board cabinet (or drawer):
 - Coordinate with materials finish selection schedule (by others).
- Platry:

END DIVISION 10

Division 11
EQUIPMENT

11010 MAINTENANCE EQUIPMENT

Part 2 - Products

- Vacuum cleaning system:
 - Coordinate with materials finish selection schedule (by others).

11450 RESIDENTIAL EQUIPMENT

Part 2 - Products

- Garage door opener(s):
 - Coordinate with materials finish selection schedule (by others).
 - Ironing board cabinet (or drawer):
 - Coordinate with materials finish selection schedule (by others).
 - Platry:

END DIVISION 11

Division 12
FURNISHINGS

12500 WINDOW TREATMENT

Part 2 - Product

- Window treatment: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 12

Division 13
SPECIAL CONSTRUCTION

13150 POOLS

Part 2 - Products 1. Bidder design

13156 HOT TUB

Part 2 - Products

- Sp:
 - Coordinate with materials finish selection schedule (by others).

END DIVISION 13

Division 14
DUMBWAITER

Part 2 - Products

- Dumbwaiter: A. Manufacturer/model number:
 - Coordinate with materials finish selection schedule (by others).

END DIVISION 14

Division 15
MECHANICAL

15000 GENERAL

Part 1 - General

- Mechanical system to be bidder design.
- Regulatory requirements:
 - Refer to Division 1 General Requirements.
 - See plans for total maximum Btu.
 - Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodology. Per M1801.3
 - Contractor work out plumbing and HVAC diagram layout.
 - Coordinate with other trades.

15400 PLUMBING

Part 2 - Product

- Pipes and Fittings:
 - Waste & soil ABS plastic of sizes req'd for the intended purpose.
 - Provide cast iron with compression response joints per locations shown on the drawings.
 - Provide clean-outs at bends.
- Vents: ABS
- Gas: Per code, verify location of appliances.
 - Provide an approved earthquake shutoff valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be accessible.
- Water Line:
 - Water/Gas: 1 1/4" type K without solder

Part 3 - Execution

- Plumbing equipment:
 - Hot water heater: (Dual in tandem)
 - Size per U.P.C. 501 and Table 501.1 and jurisdictional amendments.
 - Coordinate with owner's material selection (by others).
 - Hose bib, frost proof type: Manifold units
 - Main shut-off valve in garage.
 - Drinking fountains: 1. Coordinate with owners material selection (by others).
- Irrigation: (bidder design)
 - Provide "T" connection in main line in garage by main shut-off valve with separate shut-off and drain valve.

15400 PLUMBING (cont.)

- Automatic Sprinkler System: (bidder design)

Part 3 - Execution

- The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements.

15600 HVAC

Part 2 - Product

- Furnace system:
 - Coordinate with materials finish selection schedule (by others).
 - Duct work and insulation:
 - Coordinate with materials finish selection schedule (by others).
 - Air cleaner:
 - Coordinate with materials finish selection schedule (by others).
 - Controls:
 - Coordinate with materials finish selection schedule (by others).
 - Registers with adjustable supply.
 - Coordinate with materials finish selection schedule (by others).
 - Flange freestopping at 8' vent location per I.R.C. sections R302.11.
 - Fans: see division 17 energy requirements.
 - See floor plans for Whole House Ventilation requirements.
- Vents:
 - Coordinate with materials finish selection schedule (by others).
- Exhaust Ducts:
 - Terminate outside building and equip with backdraft dampers per I.R.C. section M1507.3.3.
- Dryer Ducts:
 - Galva Dwyer shall be exhausted in accordance with manufactures instructions & I.R.C. M1502.
 - Protective shield plates shall be placed per I.R.C. M1502.5.

Part 3 - Execution

- The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements.

END DIVISION 15

Division 16
ELECTRICAL

16000 GENERAL

Part 1 - General

- Electrical systems to be bidder designed.
- Electrical requirements: Refer to Division 1 - General Requirements.
- Contractor to provide electrical diagramming layouts, design circuitry, follow lighting plan if provided.
 - Coordinate with other trades.

16200 POWER

Part 2 - Product

- Wires and Boxes:
 - Volt: 120V (B) Wire
 - GFI & GFCI Locations
 - Low voltage: standard type
 - Panel(s): Circuit breaker ton fully labeled
- Capacity: Bidder Design
- Circuitry: Bidder Design
- Grounding:
 - Provide (1) 12" schedule 80 PVC conduit at concrete stem wall for electrical service and (1) 5/8" diameter x 80" long galvanized rod (& Ufer ground) for electrical grounding
- Smoke Detectors:
 - Provide and install per I.R.C. section R314.
- Fire Alarm:
 - Provide and install per N.E.C. and as required by governing fire marshal.

Part 3 - Execution

- The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements and I.R.C.

16200 COMMUNICATIONS

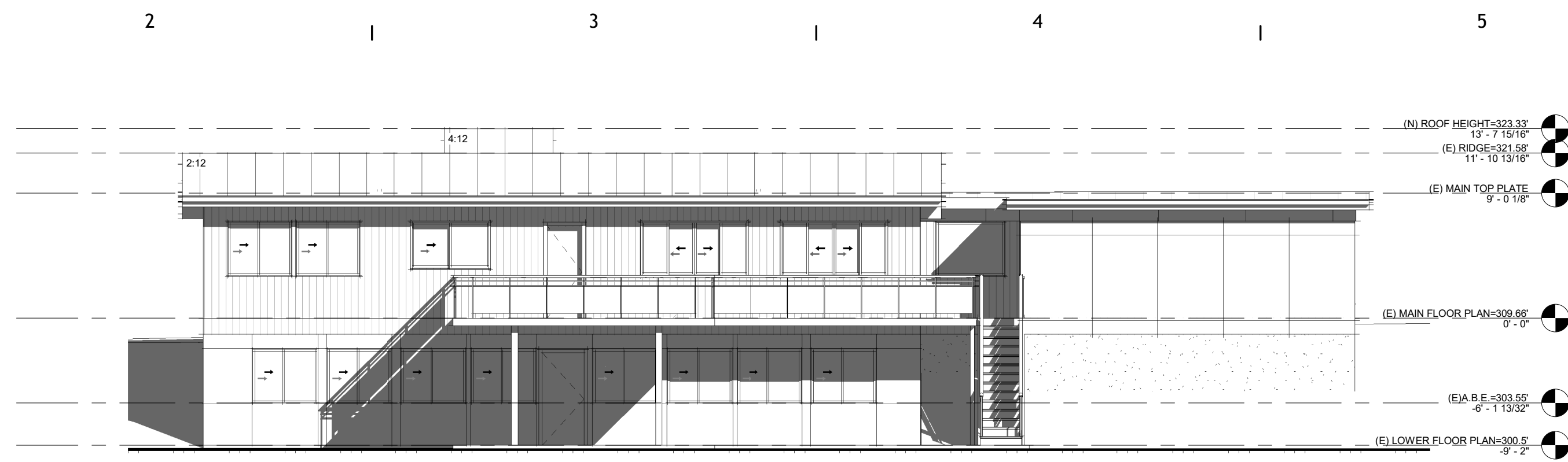
Part 2 - Product

- Intrusion alarm and security detection systems:
 - Coordinate with materials finish selection schedule (by others).
- Phone system:
 - Coordinate with materials finish selection schedule (by others).
- Intercommunication systems:
 - Coordinate with materials finish selection schedule (by others).
- Steno system:
 - Coordinate with materials finish selection schedule (by others).

16300 LIGHTING

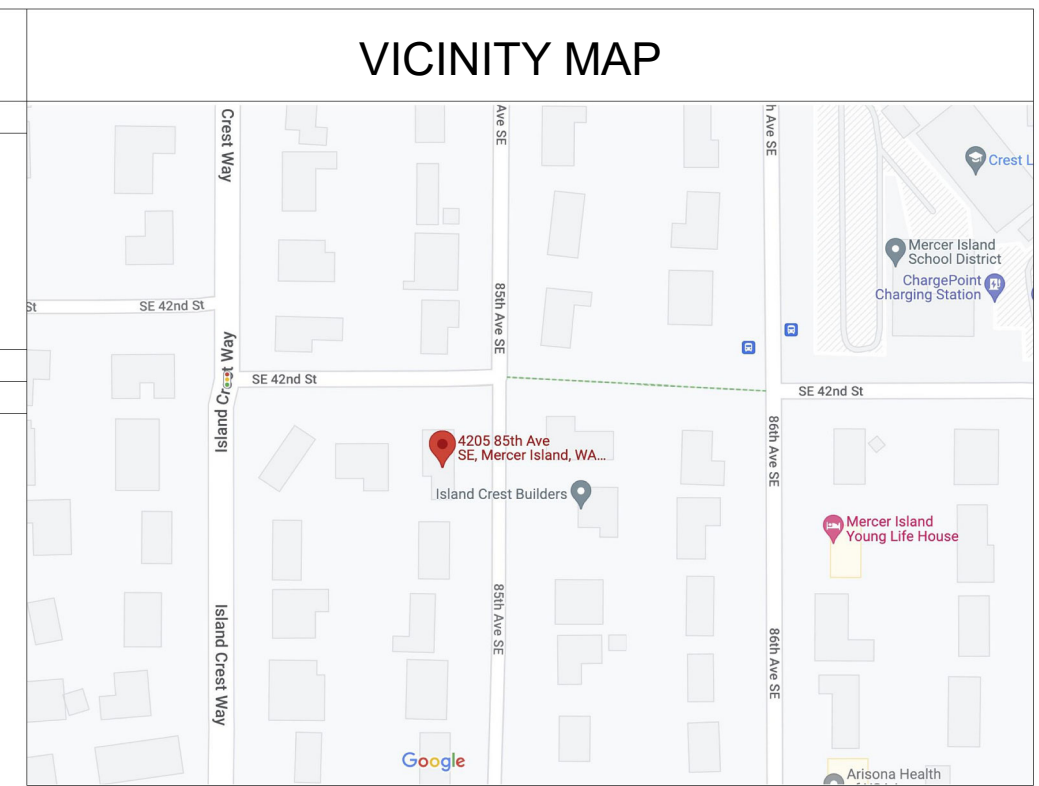
Part 2 - Product

- Fixtures:



City of Mercer Island Avg. Grade Calculations

Midpoint Datum Elevation	F or E	Wall Segment Length	Avg						
A	=	303.75	F	a	=	28.00	A'a	=	7.897.50
B	=	302.27	F	b	=	28.00	B'b	=	7.859.02
C	=	303.00	F	c	=	4.75	C'c	=	1.438.25
D	=	301.50	E	d	=	11.83	D'd	=	3.566.74
E	=	300.50	E	e	=	54.68	E'e	=	16.425.33
F	=	300.00	E	f	=	35.79	F'f	=	10.844.37
G	=	306.00	E	g	=	19.00	G'g	=	5.814.00
H	=	306.50	E	h	=	35.66	H'h	=	10.929.79
I	=	306.50	F	i	=	8.5	I'i	=	2.605.25
K	=	306.50	F	k	=	22.37	K'k	=	6.856.40
		3,039.52		244.56		74,237.65			
Address		4205 85th Ave SE Mercer Island		303.55	AVG. GRADE				



SITE INFO

STREET ADDRESSES:
4205 85th AVE SE, MERCER ISLAND, WA 98040

PARCEL NUMBER:
261790-0005

LEGAL DESCRIPTION:
FOWLER ESTATES ADD

ZONING

ZONING: R-9.6

SINGLE FAMILY RESIDENTIAL SETBACKS:
FRONT YARD - 20.0'
REAR YARD - 25.0'
SIDE YARD - 15.0' COMBINED

LOT COVERAGE
40% - LOT SLOPE IS LESS THAN 15%

REQUIRED LANDSCAPE AREA
60% - LOT SLOPE IS LESS THAN 15%

HARDSCAPE COVERAGE
9%

ALLOWED GFA
40%

ALLOWABLE BUILDING HEIGHT
30' ABOVE AVERAGE BUILDING ELEVATION TO TOP OF STRUCTURE
30' ABOVE LOWEST GRADE TO TOP OF WALL

SITE CALCULATIONS

LOT AREA
11,851 SF GROSS LOT AREA

COVERAGE CALCULATION
11,851 SF LOT AREA
x 40%
4,740.4 SF ALLOWABLE IMPERVIOUS COVERAGE

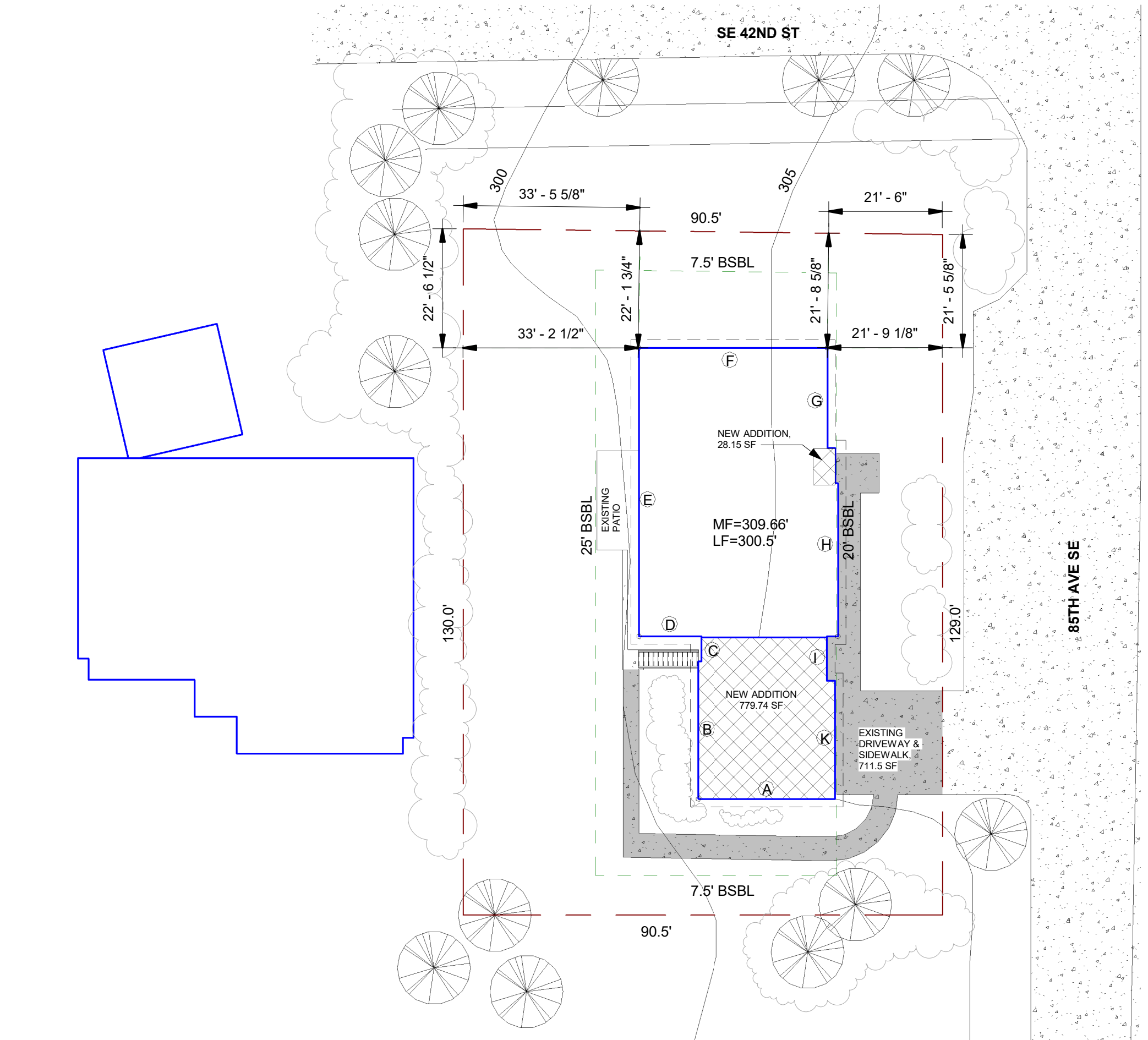
2,810 SF HOUSE ROOF (includes gutters)
289.7 SF COVERED PATIO
864.2 SF DRIVEWAY & SIDEWALK (excludes area under eaves)
4,083.9 SF / 34.4% TOTAL COVERAGE

HARDSCAPE COVERAGE CALCULATION
11,851 SF LOT AREA
x 9%
1,066.6 SF ALLOWABLE HARDSCAPE COVERAGE

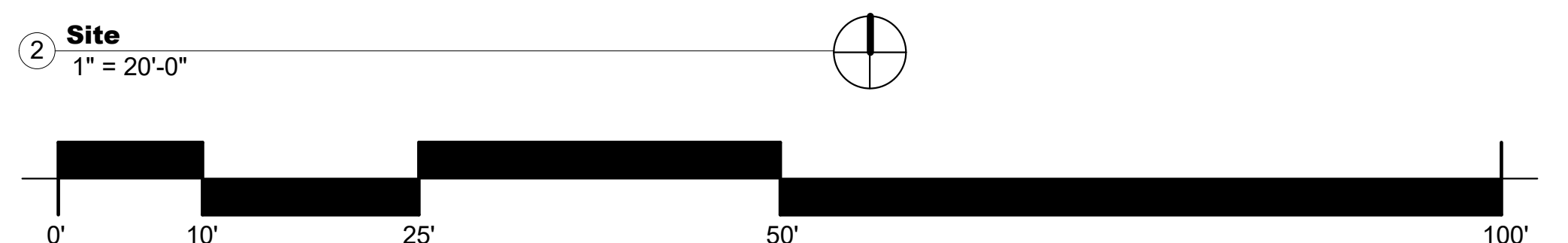
711.5 SF (E) FRONT WALK (excludes portion of eaves)
779.74 SF RE-ROOFING AREA FOR THE NEW ADDITION, SAME FOOTPRINT AS (E) ROOF
711.5 SF / 0.06% TOTAL HARD SURFACE COVERAGE

ALL TREES WILL BE RETAIN

SPRINKLER SYSTEM:
REQUIRED FIRE SAFETY SYSTEM



- ### LEGENDS:
- PROPERTY LINE
 - SETBACK
 - SIDEWALKS
 - EXISTING BUILDING
 - EXISTING PORCH / DECK
 - PROPOSED ADDITION
 - EXISTING TREES WILL REMAIN
 - BUSHES



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KAHN RESIDENCE

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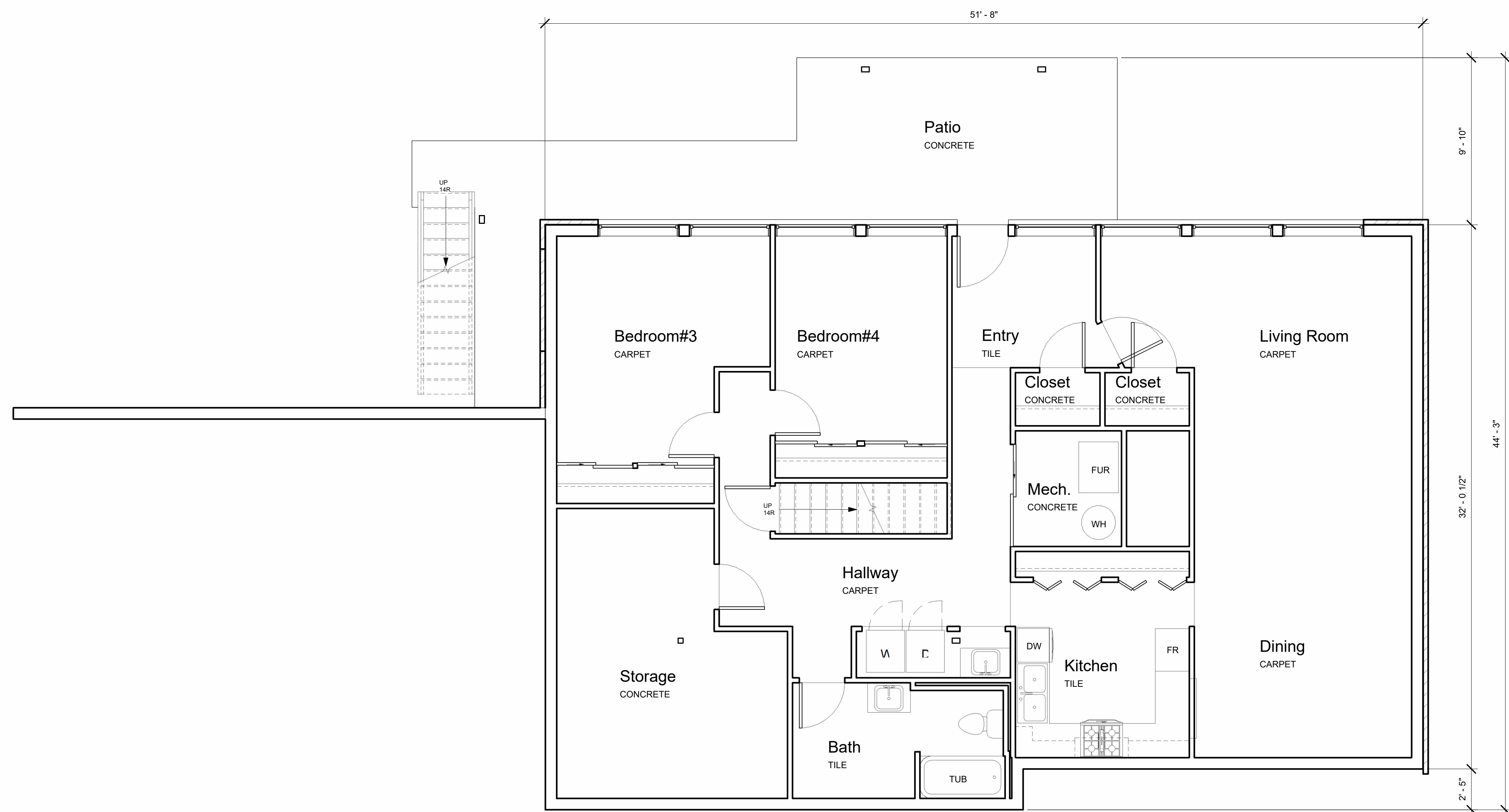
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1	Date 1	Revision 1

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SITE PLAN

A1.1



① (E) LOWER FLOOR PLAN
 1/4" = 1'-0"

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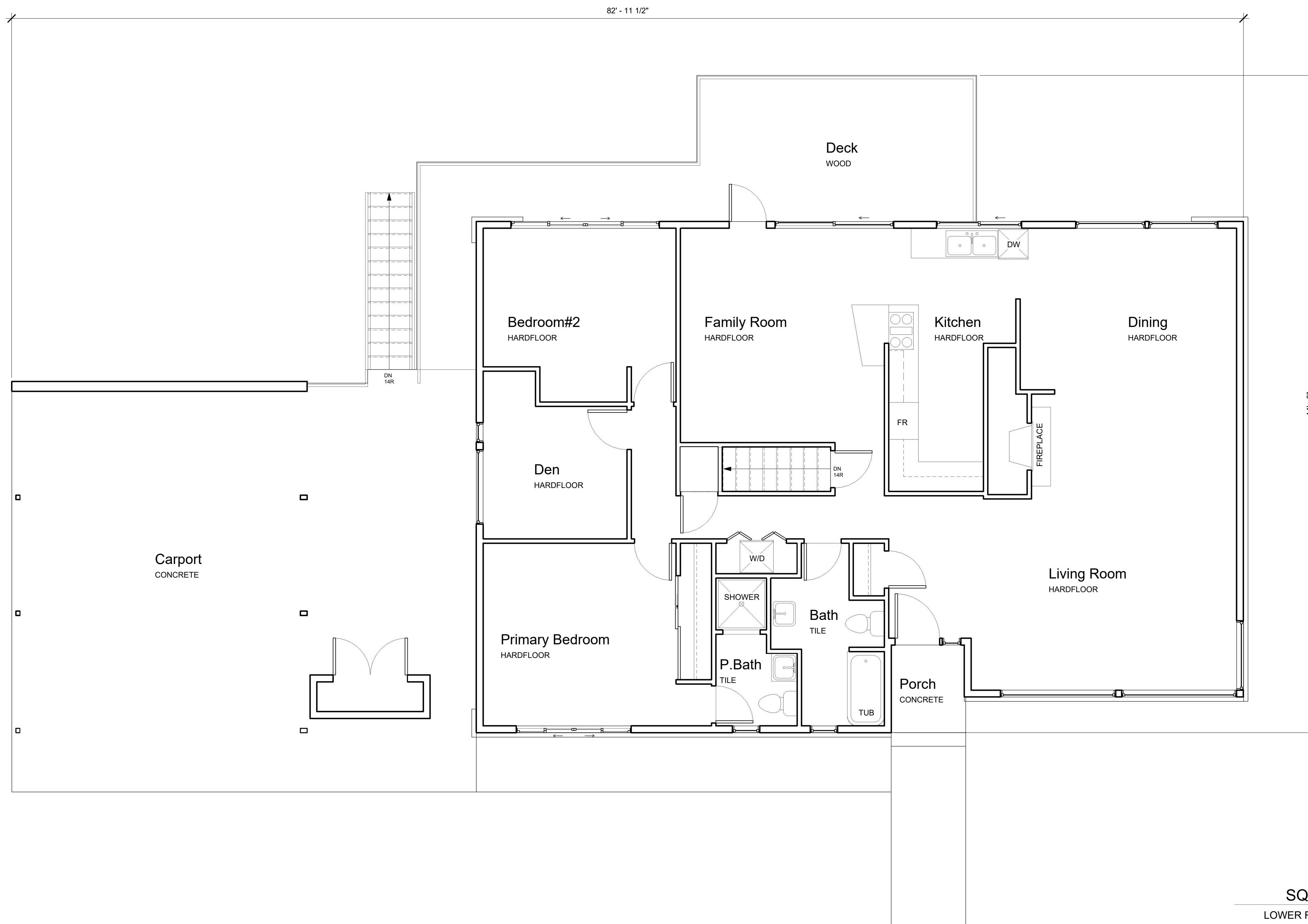
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(E) LOWER FLOOR PLAN



① (E) MAIN FLOOR PLAN
 1/4" = 1'-0"

SQUARE FOOTAGE

LOWER FLOOR	1,722 SF
MAIN FLOOR	1,704 SF
TOTAL	3,426 SF
CARPORT	740 SF
PORCH	34 SF
PATIO	324 SF
DECK	299 SF

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(E) MAIN FLOOR PLAN



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(P) MAIN FLOOR PLAN

GENERAL PLAN NOTES

- SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
- ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
- SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
- SEE TYP. MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

- P-1** OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1" G.W.B. TO GARAGE SIDE OF RESIDENCE ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 7" TYPE W G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01002.6.A SHEET A-1.
- P-2** 1" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01002.6.B SHEET A-1
- P-3** STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ 1" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.7.
SEE DIV. 01002.7 SHEET A-1.
- P-4** SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08800 SHEET A-1
- P-5** EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 08800 SHEET A-1
- P-6** IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7** COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1
- P-8** (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9** 7" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.1 SHEET A-1
- P-10** 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
- P-11** 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
- P-12** FLOOR MATERIAL BREAK LINE
- P-13** WALL LINE ABOVE
- P-14** WALL LINE BELOW
- P-15** FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS.
SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01002.11 CONFORM TO I.R.C. REQUIREMENT
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING
SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
P-16 3" DIAMETER STEEL POST
P-17 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
P-18 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C.
P-19 SECTION R302.11. SEE DIV. 15 SHEET A-1 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLINGS IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.
P-20
P-21 2x6 STUDS W/ R-21 INSULATION MIN.

SYMBOLS AND LEGEND

F FAN-DIRECT VENT TO OUTSIDE -BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM.
IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

WH WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON BALANCED NON DISTRIBUTED SYSTEM.
FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.
FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

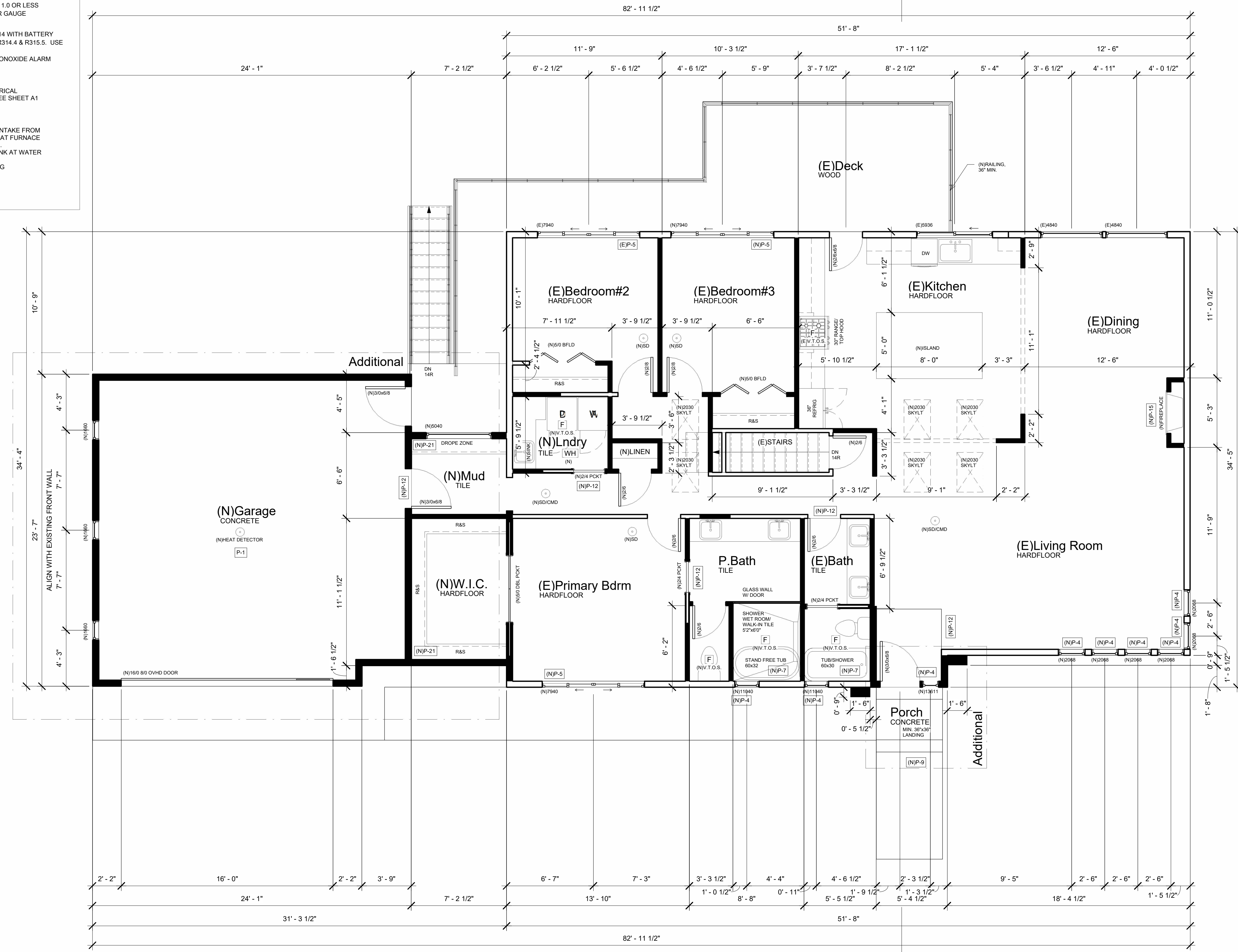
110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15, 16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

SQUARE FOOTAGE		ADDITIONAL SQ FTG	
LOWER FLOOR	1,722 SF	LOWER FLOOR	0 SF
MAIN FLOOR	1,862 SF	MAIN FLOOR	158 SF
TOTAL	3,584 SF	TOTAL	158 SF
GARAGE	562 SF	GARAGE	562 SF
PORCH	24 SF		
PATIO	324 SF		
DECK	299 SF		



(P) MAIN FLOOR PLAN
1/4" = 1'-0"

KAHN RESIDENCE

KAHN MICHAEL A

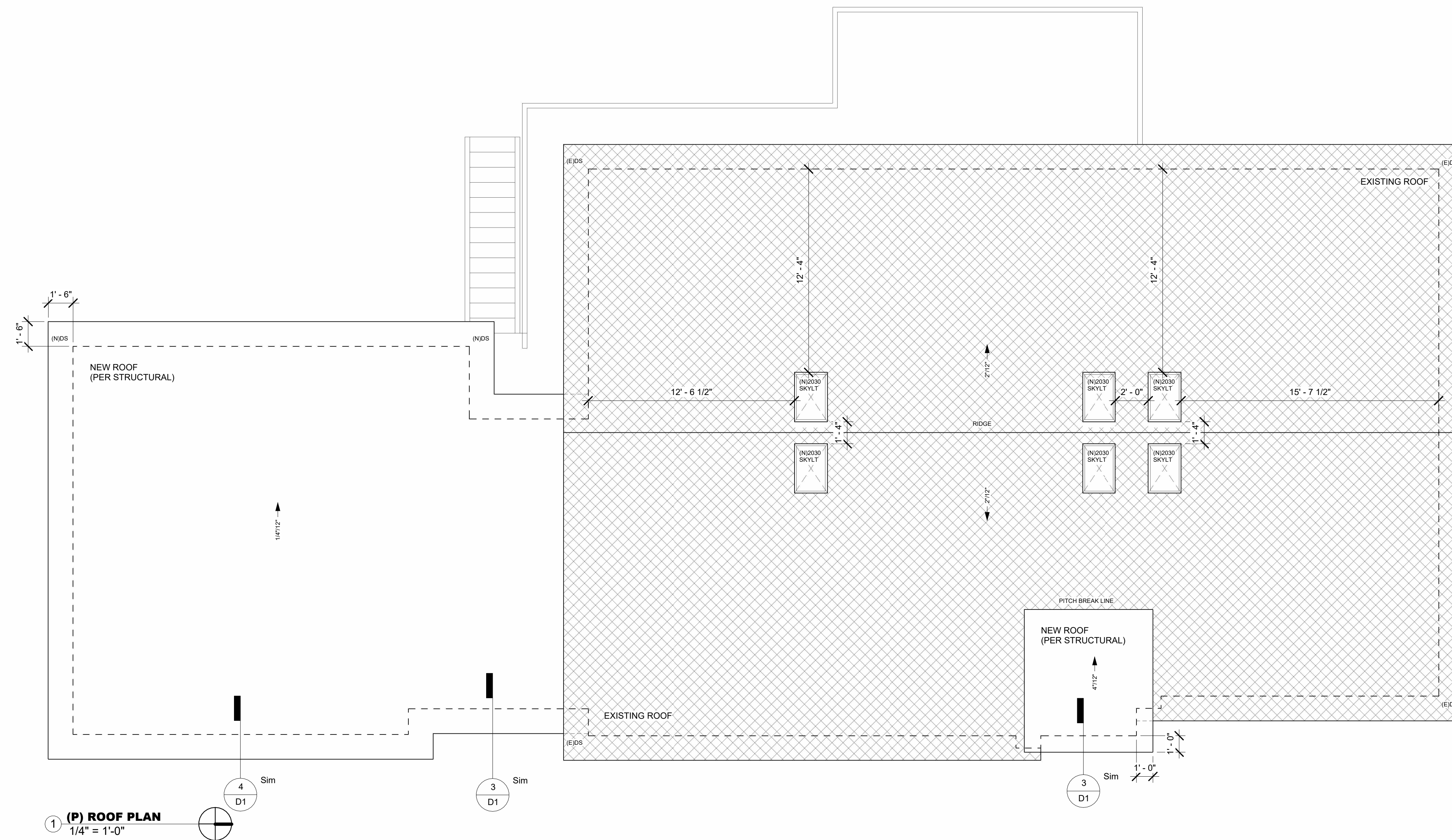
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(P) ROOF PLAN



F
E
D
C
B
A

1 | 2 | 3 | 4 | 5 | 6 | 7

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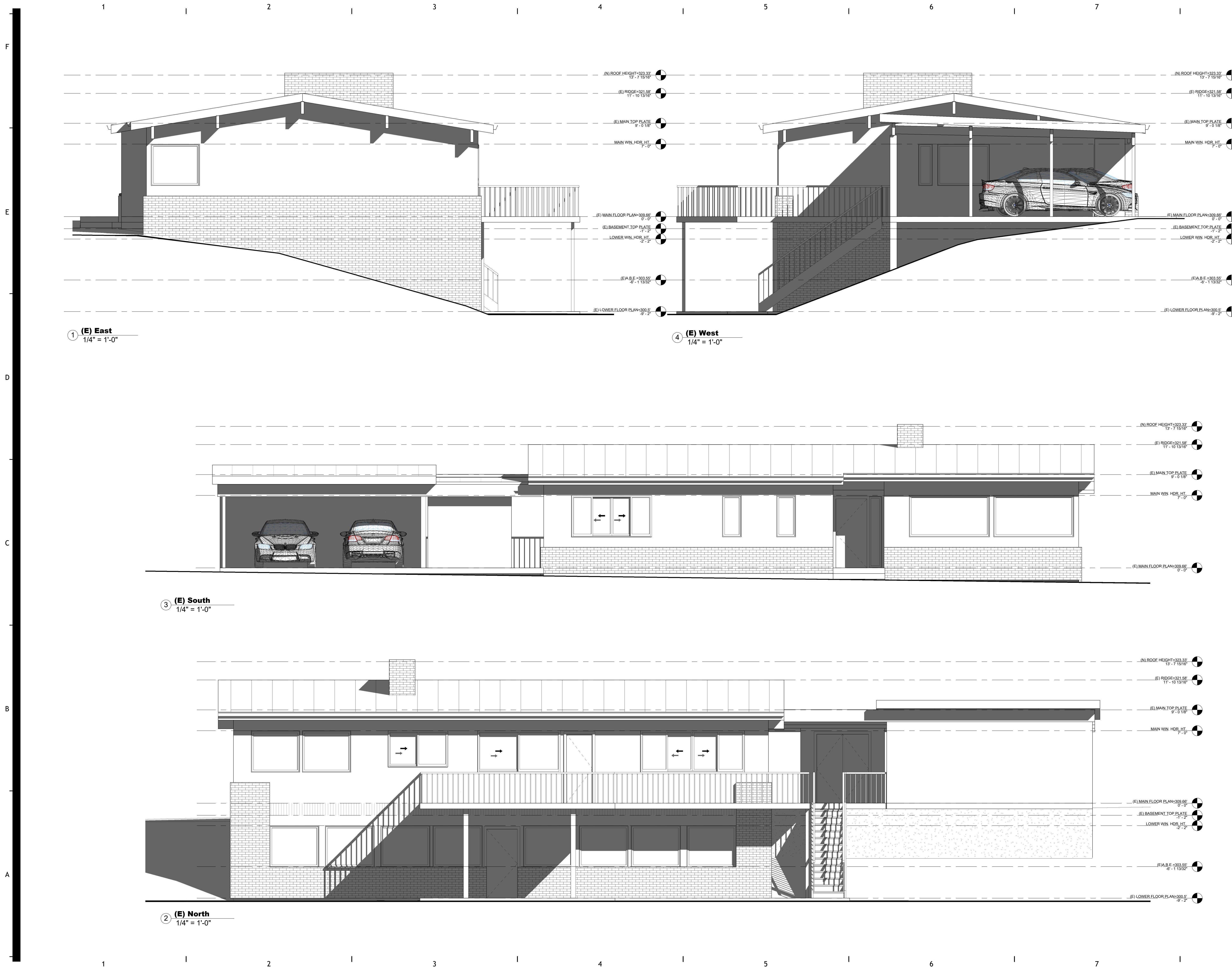
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(E) ELEVATIONS

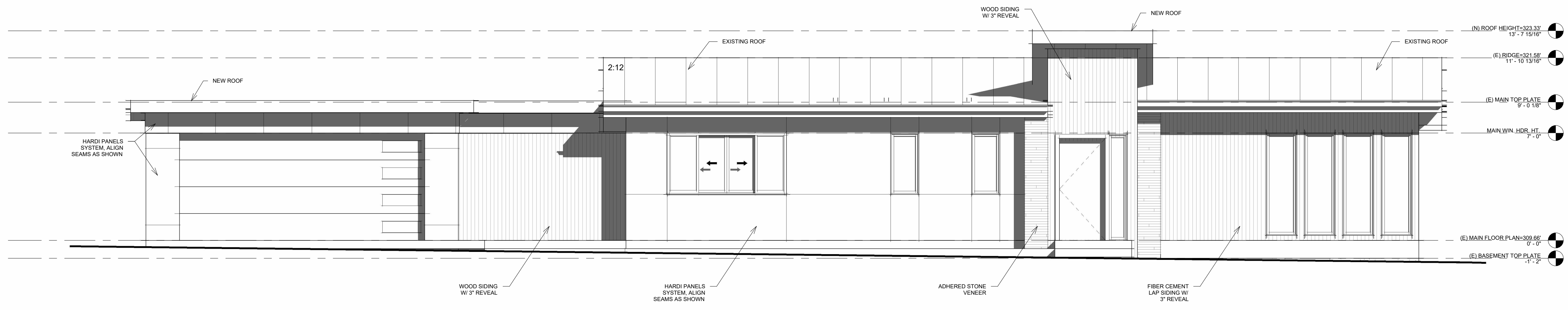


① (E) East
 1/4" = 1'-0"

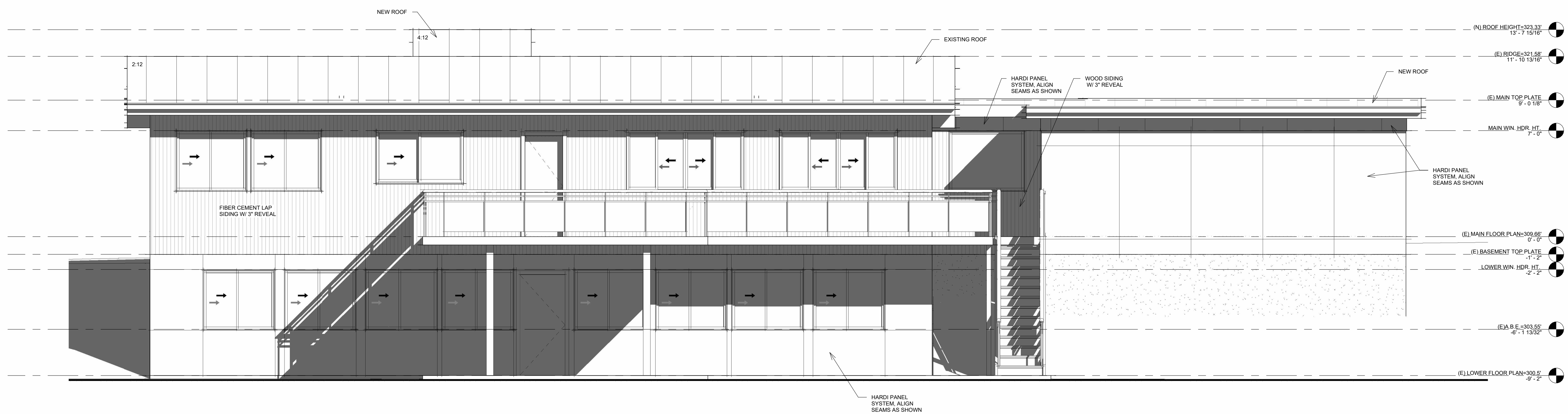
④ (E) West
 1/4" = 1'-0"

③ (E) South
 1/4" = 1'-0"

② (E) North
 1/4" = 1'-0"



① (P) South
 1/4" = 1'-0"



② (P) North
 1/4" = 1'-0"

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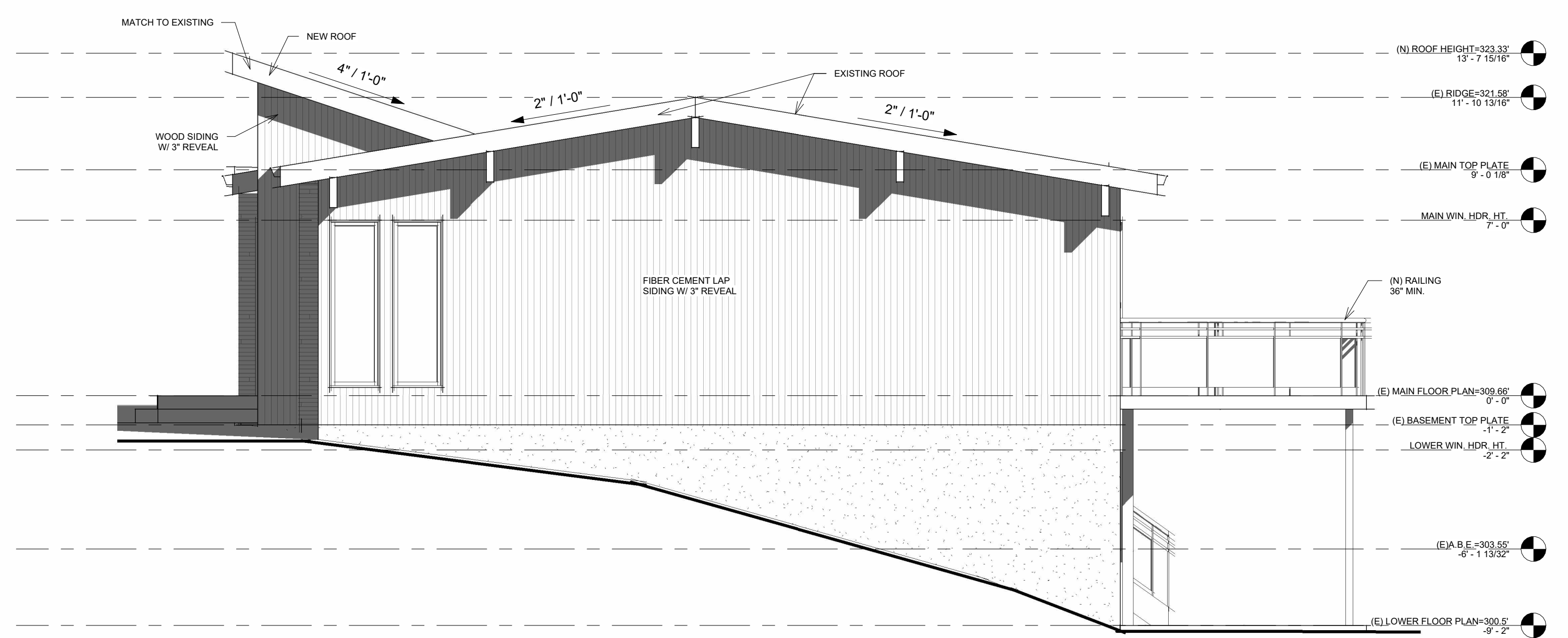
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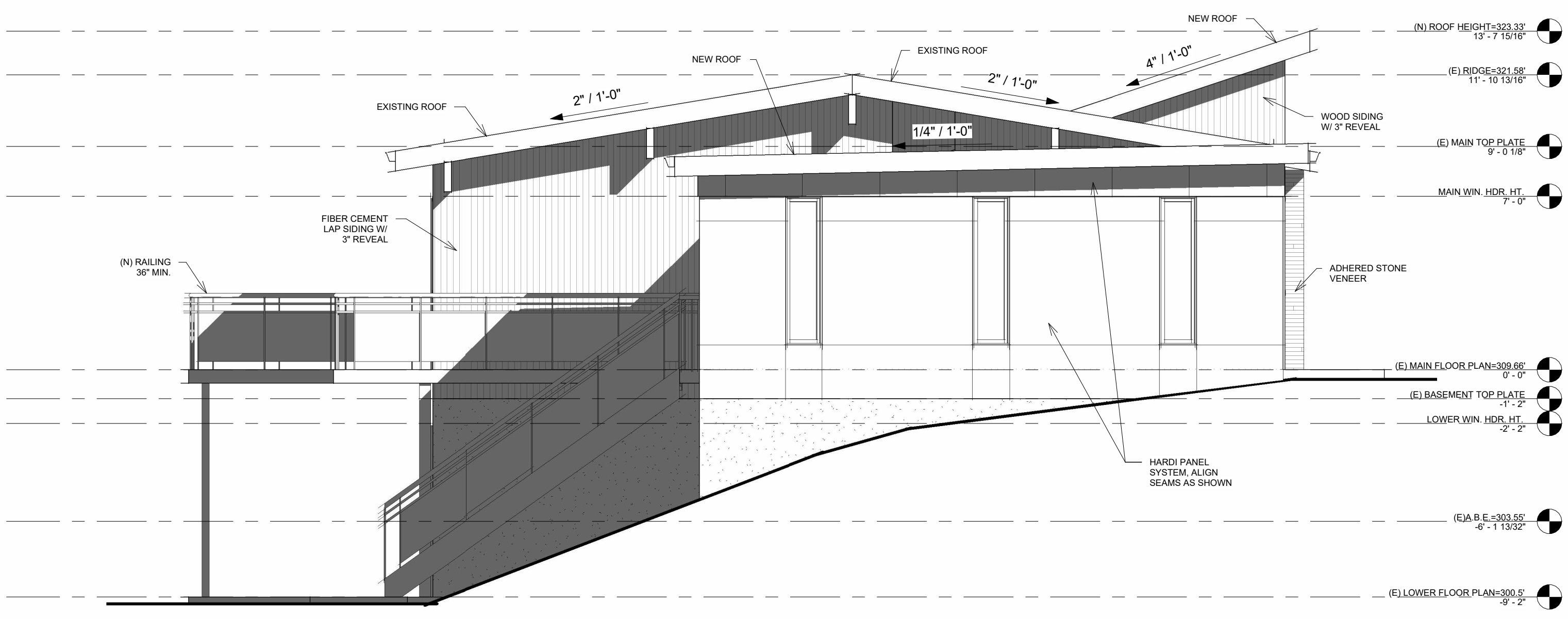
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① (P) East
1/4" = 1'-0"



② (P) West
1/4" = 1'-0"

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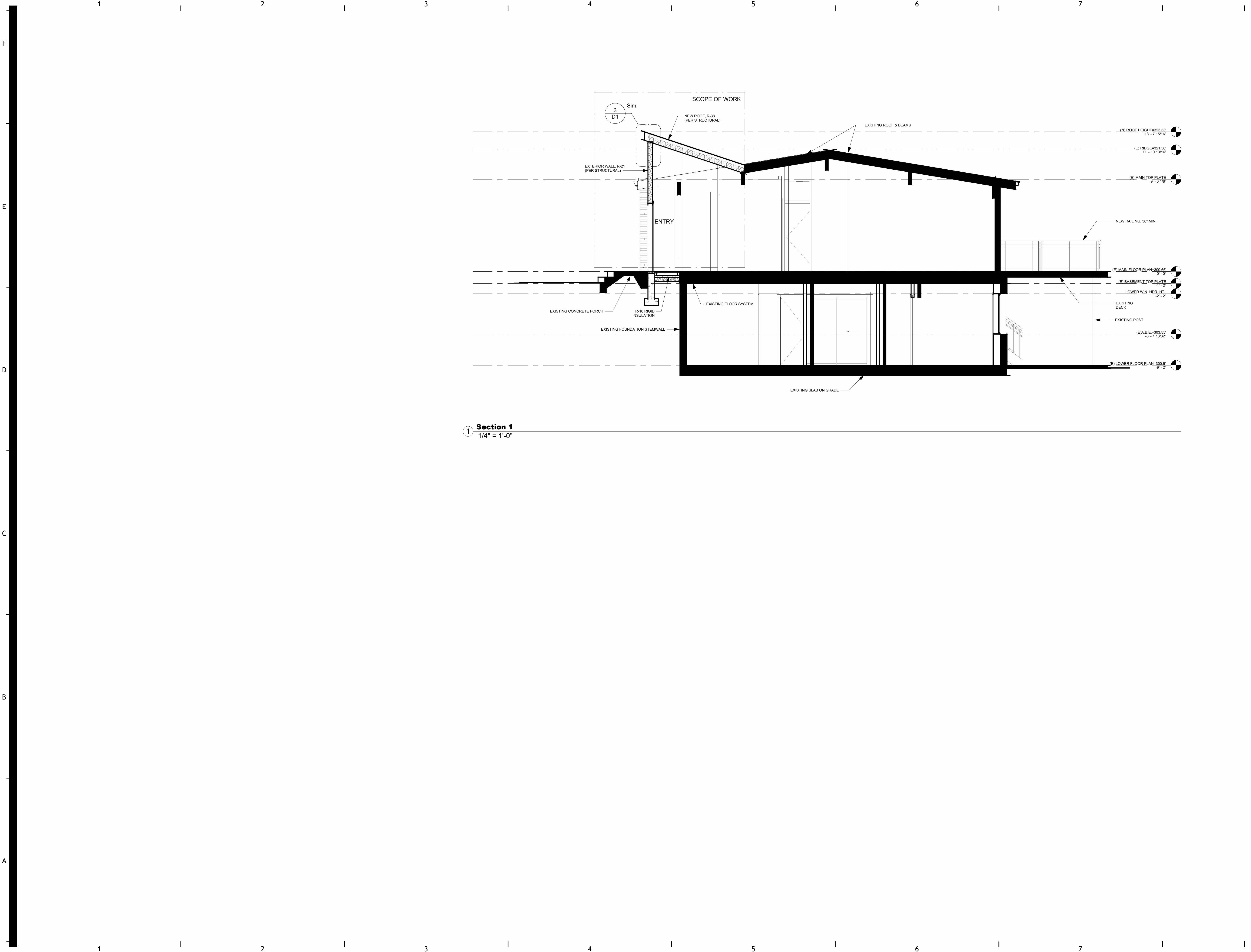
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(P) ELEVATIONS

A8.1

1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | |



① **Section 1**
1/4" = 1'-0"



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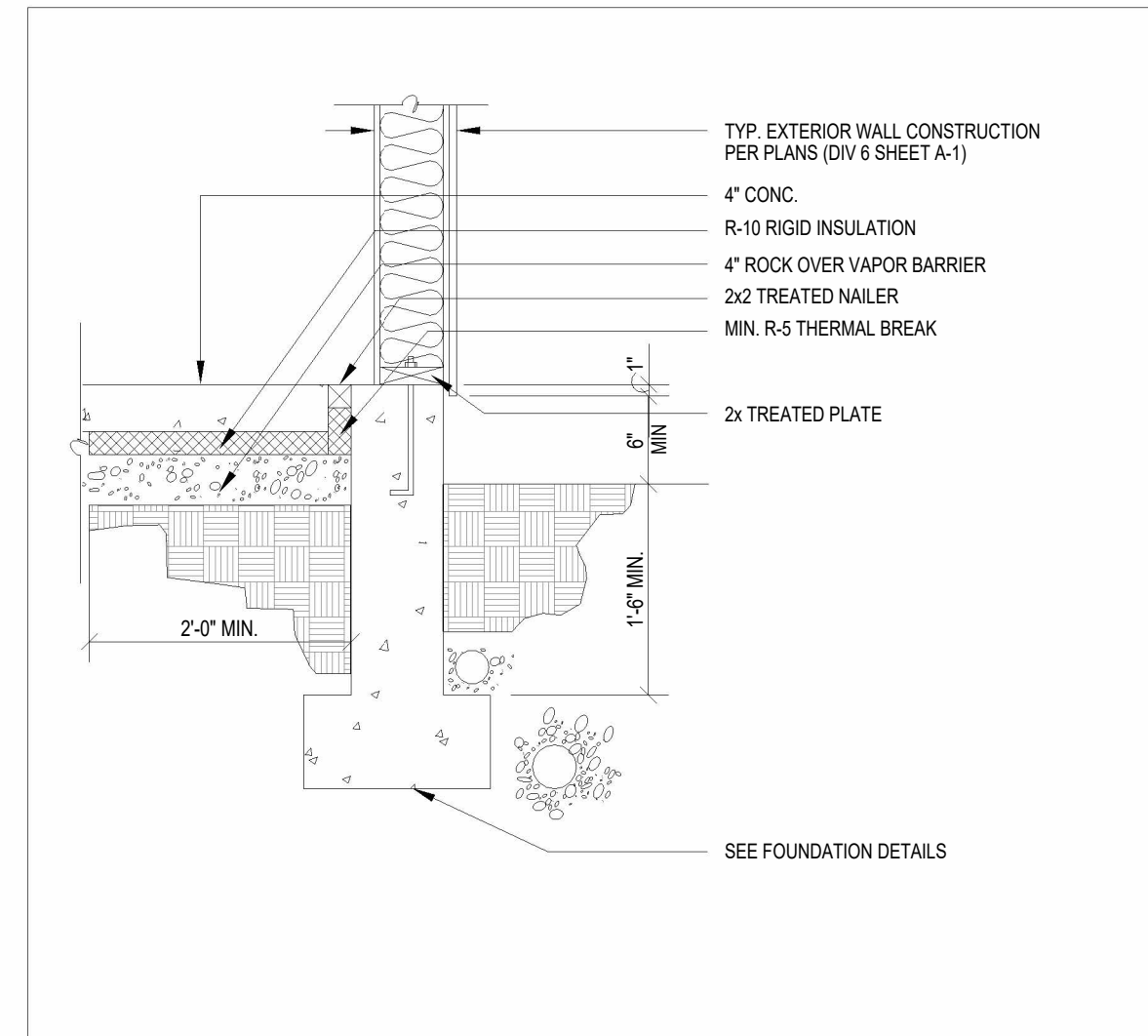
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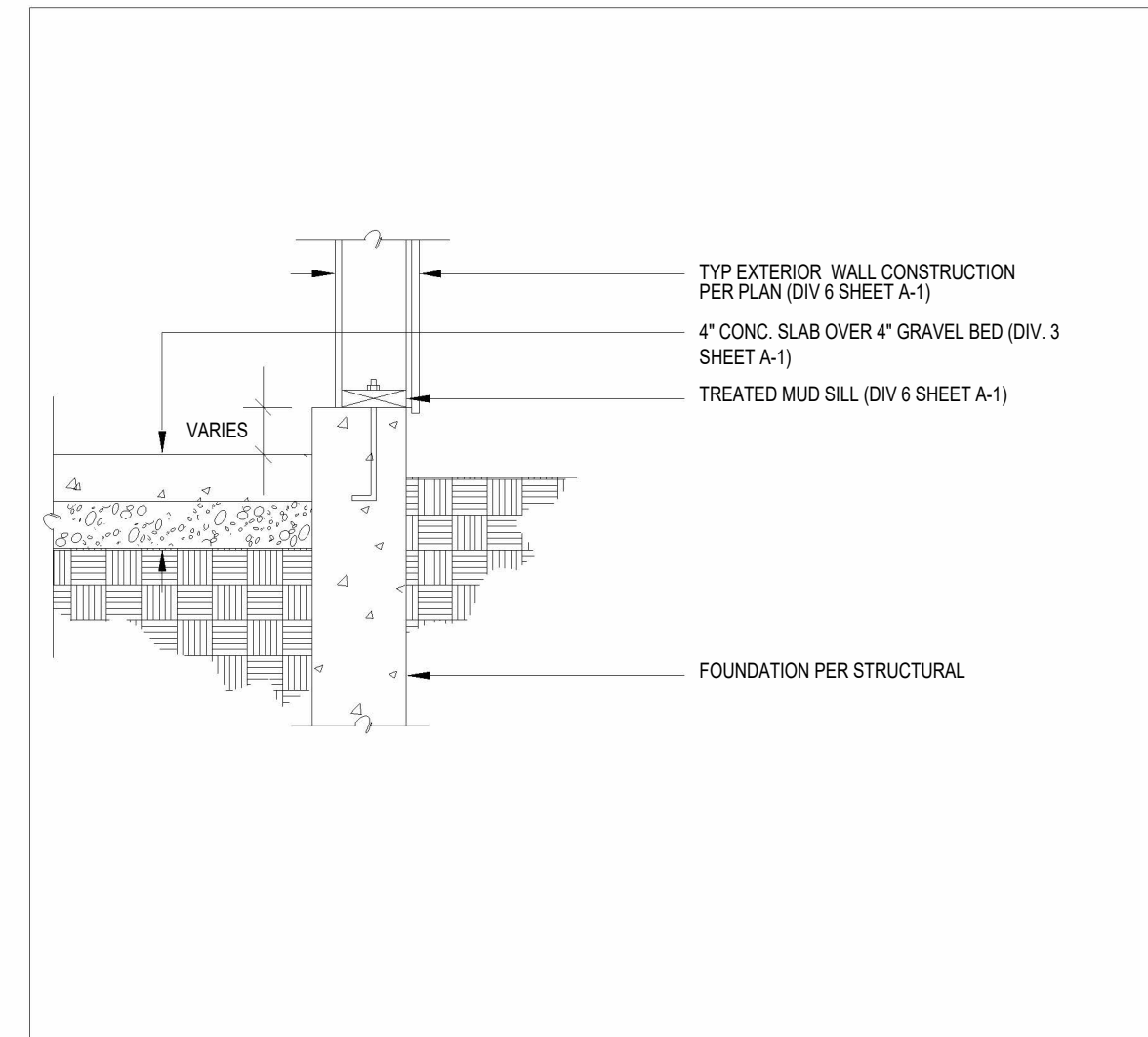
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(P) BUILDING SECTION

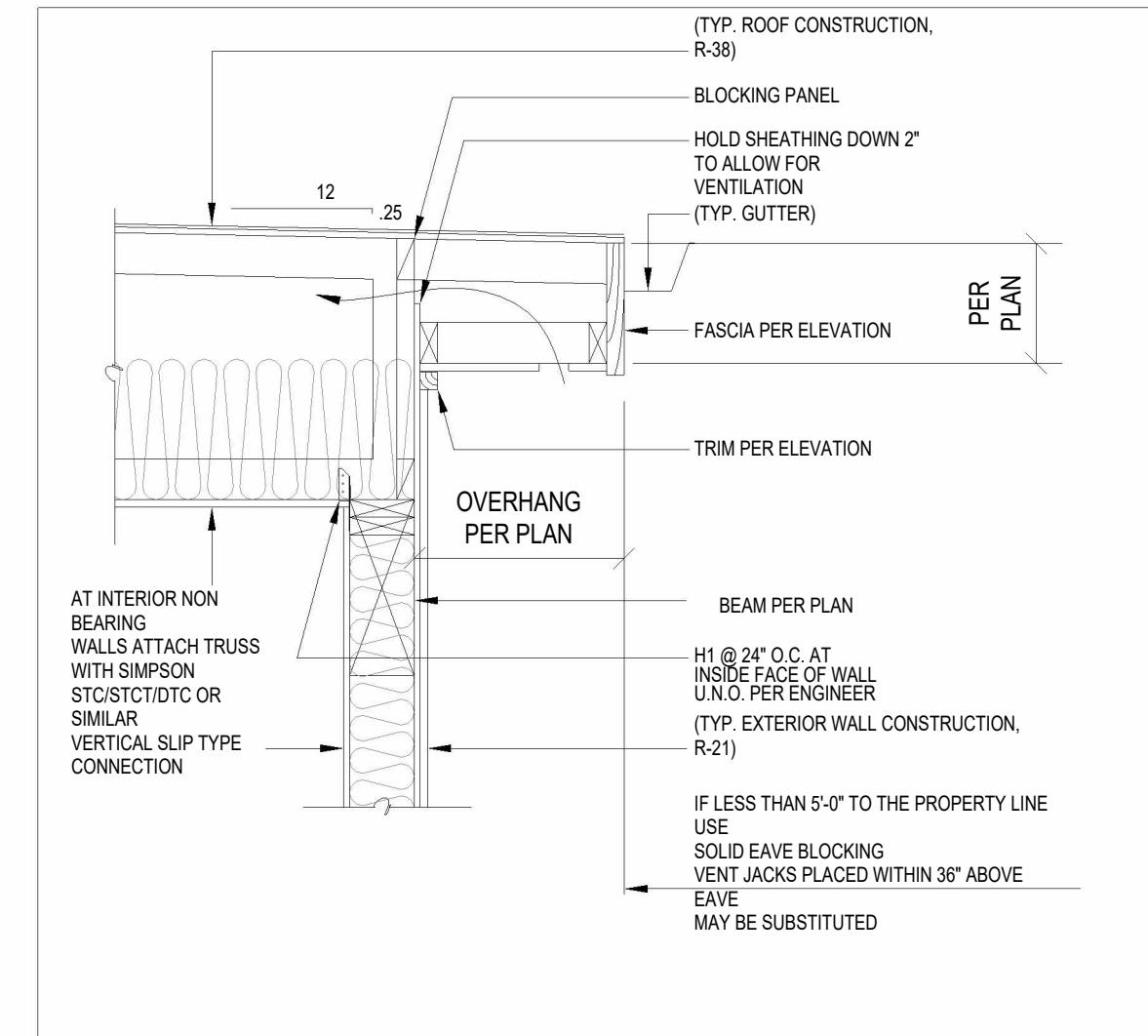
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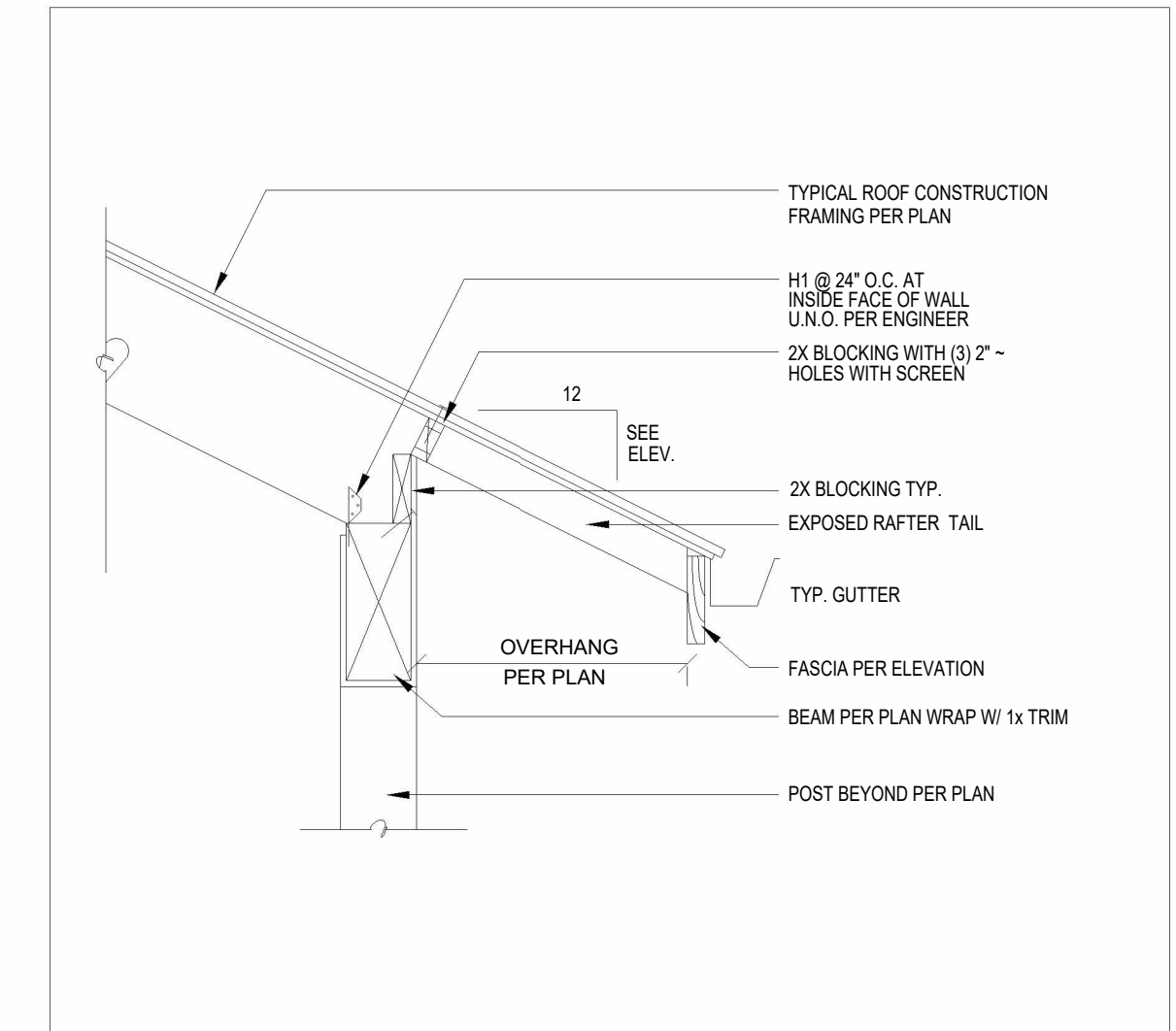
① **FOUNDATION DETAIL (INSULATED)**
 3/4" = 1'-0"



② **SLAB @ STEM WALL**
 3/4" = 1'-0"



③ **EAVE DETAIL**
 3/4" = 1'-0"



④ **TYPICAL EAVE DETAIL**
 3/4" = 1'-0"



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△	DATE	DESCRIPTION

#22001
 DRAWN BY: GO DESIGN

STANDARD DETAILS

STRUCTURAL NOTES

GENERAL

ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED BY THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES IN EFFECT. WHERE THERE IS A CONFLICT BETWEEN THE CONSTRUCTION DRAWINGS AND THE REFERENCED CODES AND STANDARDS SHALL APPLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY THE DESIGNER AND OR THE ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO THE START OF ANY CONSTRUCTION. WORKING DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO THE REVIEW AND APPROVAL BY THE DESIGNER AND THE ENGINEER OF THE RECORD. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING NECESSARY FOR THE CONSTRUCTION OF THE STRUCTURE AND ITS COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. ALL CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE DESIGNER OR THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

APPLICABLE CODES AND STANDARDS

THE STRUCTURAL DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
AMERICAN CONCRETE INSTITUTE ACI 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ACI-308-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE-SP 66-04 CONCRETE DETAILING MANUAL
AMERICAN INSTITUTE OF STEEL CONSTRUCTION - ANSI/AISC 360 SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL
AMERICAN WELDING SOCIETY - AWS STRUCTURAL WELDING CODE
STEEL STRUCTURE PAINTING CODE - SSPC STRUCTURE PAINTING MANUAL
U.S. PRODUCT STANDARDS - PS - 1 - 74
INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION + 2018 IRC
NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2018 EDITION NDS FOR WOOD CONSTR. W/ 2018 SUPPLEMENT
SP 201-2012 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC
WESTERN WOOD PRODUCTS ASSOCIATION - WMPA GRADING RULES FOR LUMBER AND PLYWOOD
AMERICAN SOCIETY OF CIVIL ENGINEERS/ASCE/7 10-10 MIN. DESIGN LOADS FOR BLDGS + OTHER STRUCTURES.

DESIGN CRITERIA

IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED IN THE PREPARATION OF THIS DESIGN AS REQUIRED BY CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE.

LIVE LOADS

ROOF	72 PSF
CEILING	10 PSF
FLOOR	40 PSF
DECKS	60 PSF
EXTERIOR BALCONY	60 PSF
STAIR + CORRIDOR	60 PSF

SOIL PRESSURE

SOIL BEARING	1500 PSF (ASSUMED)
ACTIVE PRESSURE/CANTILEVER	PCF (ASSUMED)
ACTIVE PRESSURE/BASEMENTS	PCF (ASSUMED)
EQUIV PASSIVE	300 PCF (ASSUMED)
BASE FRICTION COEFF.	0.40 PCF (ASSUMED)

ROOF SNOW LOAD

GROUND SNOW LOAD, pg	80 PSF
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1. ROOF SNOW LOAD, P1
2. SNOW EXPOSURE FACTOR
3. SNOW SURFACE RESISTANCE FACTOR
4. THERMAL FACTOR

WIND DESIGN DATA:

(ANSI/AF+PA WFCM-2018)

EARTHQUAKE DESIGN DATA:

1. RISK CATEGORY	2	1. ULTIMATE WIND SPEED (3 SECOND GUST)	VULT -110 MPH
2. SEISMIC IMPORTANCE FACTOR	Ie +1.0	2. RISK CATEGORY	2
3. MAPPED SPECTRAL ACCELERATION, SHORT PERIOD	SS-1458g	3. WIND EXPOSURE	B
4. MAPPED SPECTRAL ACCELERATION, 1 SECOND PERIOD	SD-0.559g	4. INTERNAL PRESSURE COEFFICIENT	N/A
5. SITE CLASS	SDS-0.972g	5. COMPONENTS AND CLADDING	REFER TO DRAWINGS
6. SEISMIC RESPONSE COEFFICIENT, SHORT PERIOD	SD1-0.559g	6. TOPOGRAPHICAL FACTOR	KZT-115
7. SEISMIC RESPONSE COEFFICIENT, 1-SECOND PERIOD	D		
8. BASIC SEISMIC FORCE RESISTANCE	PLYWOOD SHEAR PANELS		
9. DESIGN BASE SHEAR	V=SEE CALCS		
10. SEISMIC RESPONSE COEFFICIENT	CS=1.5		
11. RESPONSE MODIFICATION FACTOR	R=6.5		
12. ANALYSIS PROCEDURE USED	E=LATERAL FORCE (ASCE7-10,12.8)		

FOUNDATIONS

ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED FIRM NATURAL EARTH OR COMPACTED SOIL, AT LEAST 18" BELOW FINISHED GRADE AND FREE OF ORGANIC MATERIALS. FOOTING AND FOUNDATION EXCAVATION SHALL BE FREE OF LOOSE SOILS, SLUDGES, DEBRIS, AND FREE WATER AT ALL TIMES. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE FINISHED GRADE. FOUNDATION WALL BACKFILL SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES OF WALL. PROVIDE 4" PERFORATED PIPE (AS REQUIRED) FOR SURFACE DRAINAGE. FOOTING SIZE SHALL BE AS INDICATED ON DRAWINGS OR MINIMUM AS PER IBC SECTION 1806. WHERE THE SURFACE IS SLOPED MORE THAN ONE (1) FOOT IN TEN (10) FEET THE FOUNDATION SHALL BE LEVEL OR BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL PER IBC. WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WATER SPLASH ABOVE A CONCRETE SURFACE OR TO THE WEATHER, PROVIDE A MINIMUM PLINTH OF 1" ABOVE THE CONCRETE SURFACE, OR 6" ABOVE THE EXPOSED EARTH PER UBC. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION OR THE FOUNDATION WALL WITH A STEEL ANCHOR BOLT HAVING A MINIMUM NOMINAL DIAMETER OF 5/8". BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7" BOLT DIAMETERS FROM EACH END OF THE PIECE. ANCHOR BOLTS SHALL BE A STANDARD "J-BOLT" WITH A 4d RETURN, OR A STANDARD "L-BOLT" WITH 1d2 EXTENSION. ANCHOR BOLTS SHALL BE A36 STEEL, OR BETTER. ALL ANCHOR BOLTS AT FOUNDATION SILL PLATES SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS PER SHEAR WALL SCHEDULE AT SHEAR WALLS AND OTHER STANDARD WALLS DEFAULTING TO P1-6. SEE SHEARWALL SCHEDULE ON THIS SHEET FOR SPECIFIC ANCHOR BOLT REQUIREMENTS AT ALL SHEARWALL LOCATIONS.

CONCRETE

CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF 17c ? AS INDICATED BELOW. CONCRETE SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING. AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC STANDARDS SHALL BE ADDED TO ALL CONCRETE EXPOSED TO EARTH OR WEATHER. PROVIDE 5% ± 15% ENTRAINED AIR MAXIMUM MAXIMUM SLUMP SHALL BE 4" AT TIME OF PLACING. COMPRESSIVE STRENGTH OF 3,000 PSI IS REQUIRED FOR ALL EXTERIOR AND EXPOSED CONDITIONS PER PER IBC AND/OR IRC GOVERNING CODES.

MIN. SACKS OF PORTLAND CEMENT PER CY OF CONC.	SPECIAL INSP. REQUIRED	USE
2500 psi	5	NO SLABS ON GRADE FOUNDATIONS + FOOTINGS

GROUT FOR POST BEARING PLATES SHALL BE NON-SHRINK TYPE WITH MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

REINFORCING STEEL

NEW, CLEAN AND FREE FROM DIRT, CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM -A615-76A, GRADE 40 (77y-40,000 PSI) FOR # 4 BARS AND SMALLER GRADE 60 (77y-60,000 PSI) FOR # 5 BARS AND LARGER. UNIFORMED SURFACES EXPOSED TO EARTH OR WEATHER. REINFORCING BARS SHALL BE CONTINUOUS WITH ALL SPLICES STAGGERED. ALL STEEL SHALL BE ACCURATELY LOCATED IN THE FORMS AND SECURED BY FORM TIES TO PREVENT DISPLACEMENT DURING CONSTRUCTION. PROVIDE ALL HORIZONTAL BARS WITH 2'-6" x 2'-6" CORNER BARS OF THE SAME SIZE AT ALL CORNERS AND WALL INTERSECTIONS. WHERE CONCRETE WALLS INTERSECT WITH ANOTHER WALL, HOOK HORIZONTAL BARS 90 DEGREES AND PROVIDE AN EXTENSION OF 6 BAR DIAMETERS. AT CONCRETE WALLS LAP VERTICAL REINFORCEMENT A MINIMUM OF 48 BAR DIAMETERS TO FOOTING DOWELS. LAP ALL REINFORCING BARS 48 BAR DIAMETERS. REINFORCING STEEL SHALL BE DETAILED INCLUDING HOOK AND BENDS IN ACCORDANCE WITH ACI 318 AND 318 - (LATEST EDITION).

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	1 1/2"
#5 BARS OR SMALLER	1 1/2"
#6 BARS OR LARGER	3/4"
SLABS AND WALLS (INTERIOR FACE)	3/4"

WELDED WIRE FABRIC SHALL CONFORM TO ASTM-B65. LAP FABRIC 1'-0" MINIMUM AT SPLICES. LAP ADJACENT MATS OF WELDED WIRE MESH ONE FULL MESH AT SIDES AND ENDS.

STRUCTURAL STEEL

STRUCTURAL STEEL STANDARD SHAPES AND PLATES SHALL CONFORM TO ASTM A36 STEEL (77y? = 36,000 PSI) STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B (77y? = 48,000 PSI) ALL MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A 307. USE E70XX ELECTRODES FOR WELDING. ALL FILLET WELDS SHALL BE MINIMUM 3/16" OR EQUAL TO MINIMUM THICKNESS OF MEMBER BEING WELDED, WHICHEVER IS LESS, UNLESS OTHERWISE SHOWN. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS AND ALL STEEL ITEMS SHALL HAVE ONE COAT OF RED LEAD CONFORMING TO TT-P-06153 TYPE 1, 2-3 MILL COATING.

METAL WOOD TO WOOD CONNECTORS

METAL WOOD TO WOOD CONNECTORS REFERENCED BY LETTERS AND NUMBERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AS SPECIFIED IN THEIR FULL LINE CATALOG, CURRENT EDITION. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

SOLID SAWN LUMBER

ALL FRAMING LUMBER SHALL KILN DRIED OR MC-19 AND BE GRADED AND MARKED IN CONFORMANCE WITH GLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17 OR WPA WESTERN LUMBER GRADING RULES MOST CURRENT EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

1. 4" X 6" STUDS (2x AND 3x MEMBERS): DESIGN VALUES F _b = 150 psi F _v = 150 psi	HEM FIR OR SPF STUD GRADE F _b 425 psi F _v 675 psi	E = 1,200,000
2. 4" X 6" RAFTERS AND MISCELLANEOUS (2x AND 3x MEMBERS): DESIGN VALUES F _b = 850 psi F _v = 150 psi	HEM-FIR NO. 2 F _b 405 psi F _v 1250 psi	E = 1,300,000
3. JOISTS AND RAFTERS (2x AND 3x MEMBERS): DESIGN VALUES F _b = 900 psi F _v = 150 psi	HEM-FIR NO. 2 F _b 405 psi F _v 1250 psi	E = 1,300,000
4. 4x BEAMS: DESIGN VALUES F _b = 950 psi F _v = 180 psi	DOUGLAS FIR-LARCH NO. 2 F _b 625 psi F _v 1300 psi	E = 1,600,000
5. 4x 12x POSTS: DESIGN VALUES F _b = 875 psi F _v = 180 psi	DOUGLAS FIR-LARCH NO. 2 F _b 625 psi F _v 1300 psi	E = 1,600,000
6. TIMBER BEAMS (RECTANGULAR 6x AND LARGER): DESIGN VALUES F _b = 875 psi F _v = 170 psi	DOUGLAS FIR-LARCH NO. 2 F _b 625 psi F _v = 600 psi	E = 1,300,000
7. TIMBER POSTS (SQUARE 6x AND LARGER): DESIGN VALUES F _b = 700 psi F _v = 180 psi	DOUGLAS FIR-LARCH NO. 2 F _b 625 psi F _v = 475 psi	E = 1,300,000

STRUCTURAL GLUED LAMINATED TIMBERS

STRUCTURAL GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC STANDARD A1901 AND ASTM D 3737. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION (24F-V4/DF OR 24F-V8/DF, AS INDICATED) WITH A STANDARD CAMBER (3500 FT. RADIUS), UNLESS OTHERWISE NOTED ON PLANS. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLUE LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.

DESIGN VALUES F _b ten = 2400 psi F _b comp = 1850 psi F _v = 240 psi F _c = 650 psi F _c = 1800 psi E = 1,800,000	24F-V4/DF 24F-V8/DF
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STRUCTURAL COMPOSITE LUMBER

ENGINEERED WOOD SHOWN ON THE DRAWINGS IS BASED ON PRODUCT MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC REPORT NO. ES ESR-1387. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE ICC REPORT NUMBER AND THE QUALITY CONTROL AGENCY, AND SHALL BE FURNISHED TO THE FOLLOWING MINIMUM STANDARDS:

13 E LEVEL TRUS JOIST: TIMBERSTRAND LSL (BEAM / COLUMN) DESIGN VALUES F _b = 1700 psi F _v = 400 psi F _c = 680 psi F _c = 1400 psi E = 1,300,000	155 E LEVEL TRUS JOIST: TIMBERSTRAND LSL (BEAM) DESIGN VALUES F _b = 2325 psi F _v = 310 psi F _c = 800 psi F _c = 2050 psi E = 1,550,000	19 E LEVEL TRUS JOIST: MICRO LAM LVL (BEAM) DESIGN VALUES F _b = 2800 psi F _v = 285 psi F _c = 750 psi F _c = 2510 psi E = 1,900,000	18 E LEVEL TRUS JOIST: PARALLAM PSL (COLUMN) DESIGN VALUES F _b = 2400 psi F _v = NA F _c = 2500 psi F _c = 1800,000	2.0 E LEVEL TRUS JOIST: PARALLAM PSL (BEAM) DESIGN VALUES F _b = 2900 psi F _v = 290 psi F _c = 750 psi F _c = 2900 psi E = 2,000,000
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PRE-MANUFACTURED WOOD FLOOR JOISTS

ALL WOOD JOISTS SHALL BE TJI SERIES JOISTS MANUFACTURED BY WEYERHAEUSER.

ALL WOOD OPENING JOISTS SHALL BE T.J.L.X. SERIES JOISTS MANUFACTURED BY WEYERHAEUSER. PRE-MANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE, SPACING AND PROFILE SHOWN ON THE DRAWINGS. THE JOISTS SHALL BE COMPATIBLE WITH THE LOAD, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT. INSTALLATION SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS, LAYOUT AND CONSTRUCTION DETAILING DRAWINGS PREPARED AND FURNISHED BY MANUFACTURERS AUTHORIZED REPRESENTATIVE. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS.

PRE-MANUFACTURED ROOF TRUSSES

ROOF TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION GUIDELINES OF ALL ROOF TRUSSES. ROOF TRUSSES SHALL BE COMPATIBLE WITH THE LOAD, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT. ROOF TRUSS LAYOUT AND SPACING SHALL CONFORM TO THE LOCATIONS AND SPACING SHOWN ON THE ROOF FRAMING PLAN DESCRIBED HEREIN. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH TP-2007 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON EXPERIENCED WITH THE DESIGN OF WOOD ROOF TRUSSES. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (MITK, ITW, OR APPROVED TRUSS PLATE MANUFACTURER). TRUSSES SHALL BE SUPPLIED WITH THE NECESSARY BRACING TO PROVIDE LATERAL STABILITY OF ALL TRUSS MEMBERS AND TE-DOWN CONNECTIONS FROM TRUSS MEMBERS TO THE TOP OF WALLS AND BEAMS TO FORM AN INTEGRAL PART OF THE WHOLE.

STRUCTURAL WOOD PANEL SHEATHING

ALL STRUCTURAL WOOD PANEL SHEATHING (ROOF, FLOOR, AND WALL SHEATHING) SHALL BE APA RATED, EXTERIOR OR WITH EXPANDED FIRE RESISTANCE CLASSIFICATION. EACH PANEL SHALL BEAR THE GRADE TRADEMARK OF APA AND SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS DOC PS-1, DOC PS-2 OR APA FRP-108. PERFORMANCE STANDARDS AND POLICES FOR STRUCTURAL WOOD PANELS. WALL SHEATHING SHALL BE 7/16" (OR THICKNESS OF 2/4) FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH AN APA SPAN RATING OF 48/24. ALL FLOOR SHEATHING SHALL BE NAILED AND GROUTED. ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG 01. WALL SHEATHING SHALL BE 7/16" PLYWOOD (OR OSB) WITH AN APA SPAN RATING OF 24/0. INSTALL WITH A MINIMUM GAP OF 1/8" CLEAR SPACE BETWEEN PANEL JOINTS TO ALLOW FOR EXPANSION. NAILS SHALL BE DRIVEN FLUSH BUT NOT FRACTURE THE SURFACE OF THE SHEATHING. REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

WOOD FRAMING

THE FOLLOWING SHALL APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.
ALL WOOD FRAMING COMPONENTS NOT SPECIFICALLY ENGINEERED AND DETAILED ON PLANS SHALL BE CONSTRUCTED TO COMPLY WITH IBC CHAPTER 23. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS, UNLESS OTHERWISE NOTED, SHALL COMPLY WITH TABLE 2304.91 OF THE INTERNATIONAL BLDG. CODE. ALL NAILS SHALL BE COMMON, UNLESS OTHERWISE INDICATED. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD SURFACES SHALL BE PROVIDED WITH STANDARD FLAT CUT WASHERS. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL SHIMS SHALL BE SEASONED AND DRIED AND OF THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

WALL FRAMING

ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS + 16" o.c. AT INTERIOR WALLS AND 2x6 STUDS + 16" o.c. AT EXTERIOR WALLS AND WALLS SEPARATING HEATED AND UNHEATED SPACES. A MINIMUM OF THREE STUDS SHALL BE PROVIDED AT THE CORNERS AND INTERSECTIONS OF ALL WALLS AND A MINIMUM OF ONE TRIMMER STUD PLUS A SINGLE KING STUD SHALL BE PROVIDED AT EACH SIDE OF ALL OPENINGS NOT OTHERWISE NOTED ON PLANS.

TRIMMERS AT WINDOW AND DOOR OPENING INDICATED ON PLANS ARE AS FOLLOWS:

- (1) 2x - ONE TRIMMER STUD PLUS A SINGLE KING STUD.
- (2) 2x - TWO TRIMMER STUDS PLUS A SINGLE KING STUD.
- (3) 2x - THREE TRIMMER STUDS PLUS A SINGLE KING STUD.

THE TRIMMER/KING STUD ASSEMBLY SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH TABLE 2304.91 AS DOUBLE STUDS. A SINGLE 4x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL UNSHEATHED STUD WALLS OVER 8'-0" IN HEIGHT. ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. OR PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNHEATED WOOD AND CONCRETE. END NAIL TOP PLATE TO EACH STUD AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE IN ACCORDANCE WITH TABLE 2304.91. FACE NAIL DOUBLE TOP PLATES IN ACCORDANCE WITH TABLE 2304.91. END JOINTS AT DOUBLE TOP PLATE SPLICES SHALL BE OFFSET A MINIMUM OF 48" AND NAILED PER TABLE 2304.91. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW PER TABLE 2304.91 OR BOLTED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) + 4'-0" O.C. UNLESS INDICATED OTHERWISE. ALL POSTS WITHIN THE WALL FRAME ASSEMBLY NOT OTHERWISE NOTED ON PLANS SHALL BE SPIKE LAMINATED COLUMNS, CONSISTING OF DOUBLED STUDS. INDIVIDUAL MEMBERS OF DOUBLE STUDS SHALL BE 2x4 OR 2x6. REFER TO THE PLANS AND SHEARWALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING WHEN NOT OTHERWISE NOTED. PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING WITH NAILS + 7" o.c. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 7/16" (NOMINAL) APA RATED SHEATHING SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UN-SUPPORTED EDGES), AND TOP AND BOTTOM PLATES WITH 8d + 6" o.c. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d + 12" o.c. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH APPROVED FASTENERS TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

FLOOR AND ROOF FRAMING

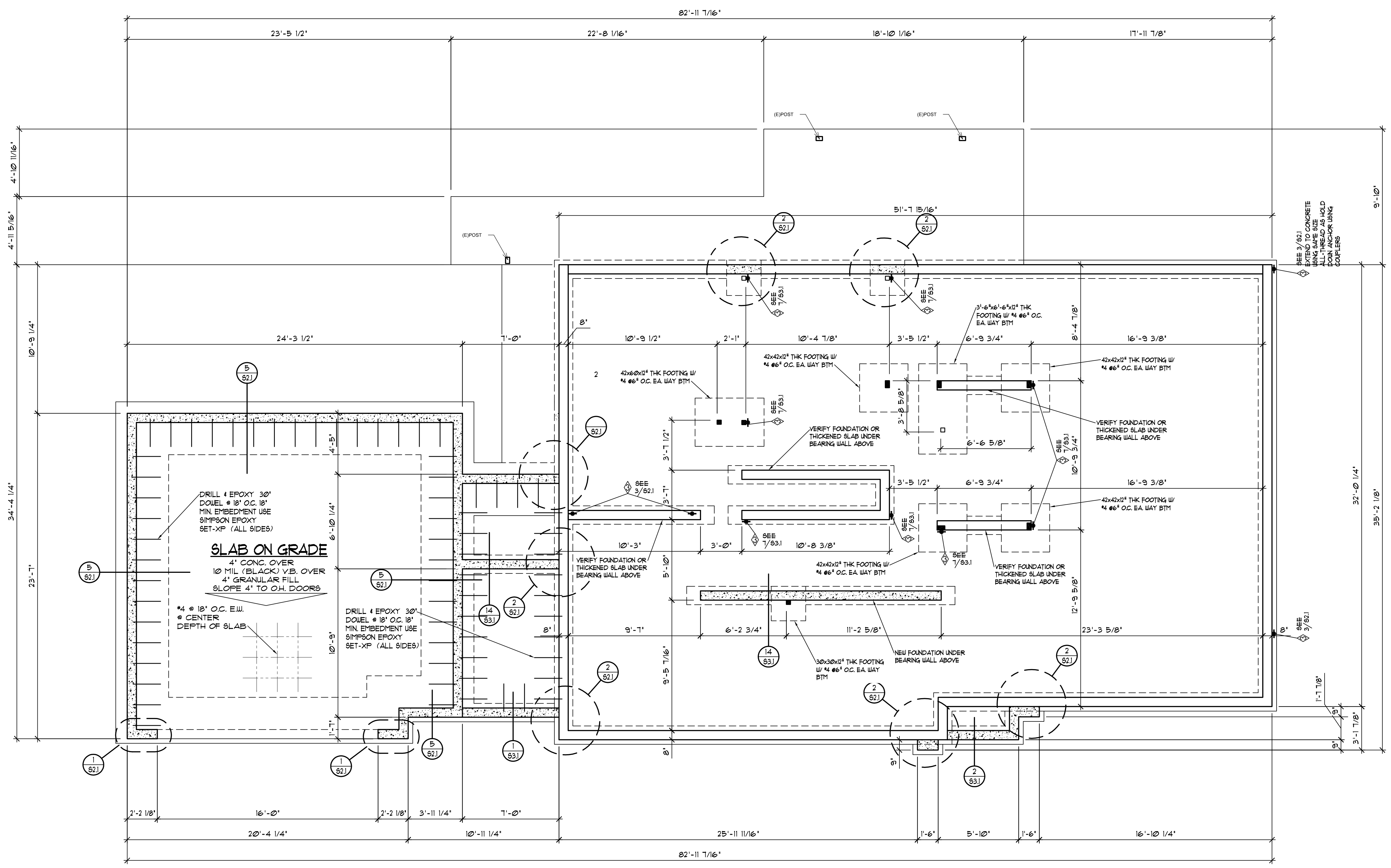
REFER TO FRAMING PLANS FOR ALL JOIST, RAFTER AND BEAM LAYOUTS. DIRECTION, SPACING, TYPE AND SIZE SHALL BE AS INDICATED ON PLANS. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS THAT EXTEND OVER MORE THAN HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS IN ACCORDANCE WITH TABLE 2304.91. ATTACH WOOD JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER IN ACCORDANCE WITH TABLE 2304.91. UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP W/ FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0". ALL PLYWOOD SHALL BE INSTALLED PER APA STANDARDS. SHEATHING SHALL BE FASTENED IN ACCORDANCE WITH TABLE 2304.91. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN RAFTERS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS IN ACCORDANCE WITH TABLE 2304.91. PROVIDE SOLID BLOCKING TO SUPPORTS IN ACCORDANCE WITH TABLE 2304.91. PROVIDE SOLID BLOCKING TO SUPPORTS IN ACCORDANCE WITH TABLE 2304.91. UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP W/ FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0". ALL PLYWOOD SHALL BE INSTALLED PER APA STANDARDS. SHEATHING SHALL BE FASTENED IN ACCORDANCE WITH TABLE 2304.91. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN RAFTERS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. 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SAZEI DESIGN GROUP, LLC
 6608 110TH AVE. N.E.
 KIRKLAND, WA. 98033
 TEL. (425) 214-2280
 FAX. (425) 889-6887

KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040

FOUNDATION PLAN



STRUCTURAL LEGEND

- DENOTES LOCATION AND EXTENT OF SHEAR WALLS
- DENOTES TYPE OF SHEAR WALLS SEE SHEAR WALL SCHEDULE
- 2 DENOTES HOLD-DOWN LOCATION SEE HOLD-DOWN SCHEDULE LOCATE HOLD-DOWNS MIN. 9" FROM FOUNDATION VENTS

- FOUNDATION NOTES:**
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
 - ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE
 - STEP FOUNDATIONS PER SITE CONDITIONS
 - ALL POSTS SHALL BE TREATED 4x4 (4x6 @ BM SPLICE) ON TYPE-30 FELT ON CONCRETE FOOTING AS INDICATED PER PLAN.
 - ALL GIRDERS SHALL BE #2 DOUG/FIR (SIZE AS INDICATED PER PLAN).
 - GROUND COVER SHALL BE 6 mil. (0.006") POLYETHYLENE FILM WITH AT LEAST A 12" LAP AT ALL BEAMS AND EXTENDED UP THE FOUNDATION WALL TO AT LEAST THE OUTSIDE FINISHED GRADE LINE.
 - ALL WOOD IN CONTACT WITH EARTH, MASONRY OR CONCRETE SHALL BE TREATED OR BE OF WOOD WITH A NATURAL RESISTANCE TO DECAY.

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

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

REMODEL LEGEND

- NEW FOUNDATION
- EXISTING FOUNDATION TO REMAIN
- EXISTING FOUNDATION TO BE REMOVED

Revisions

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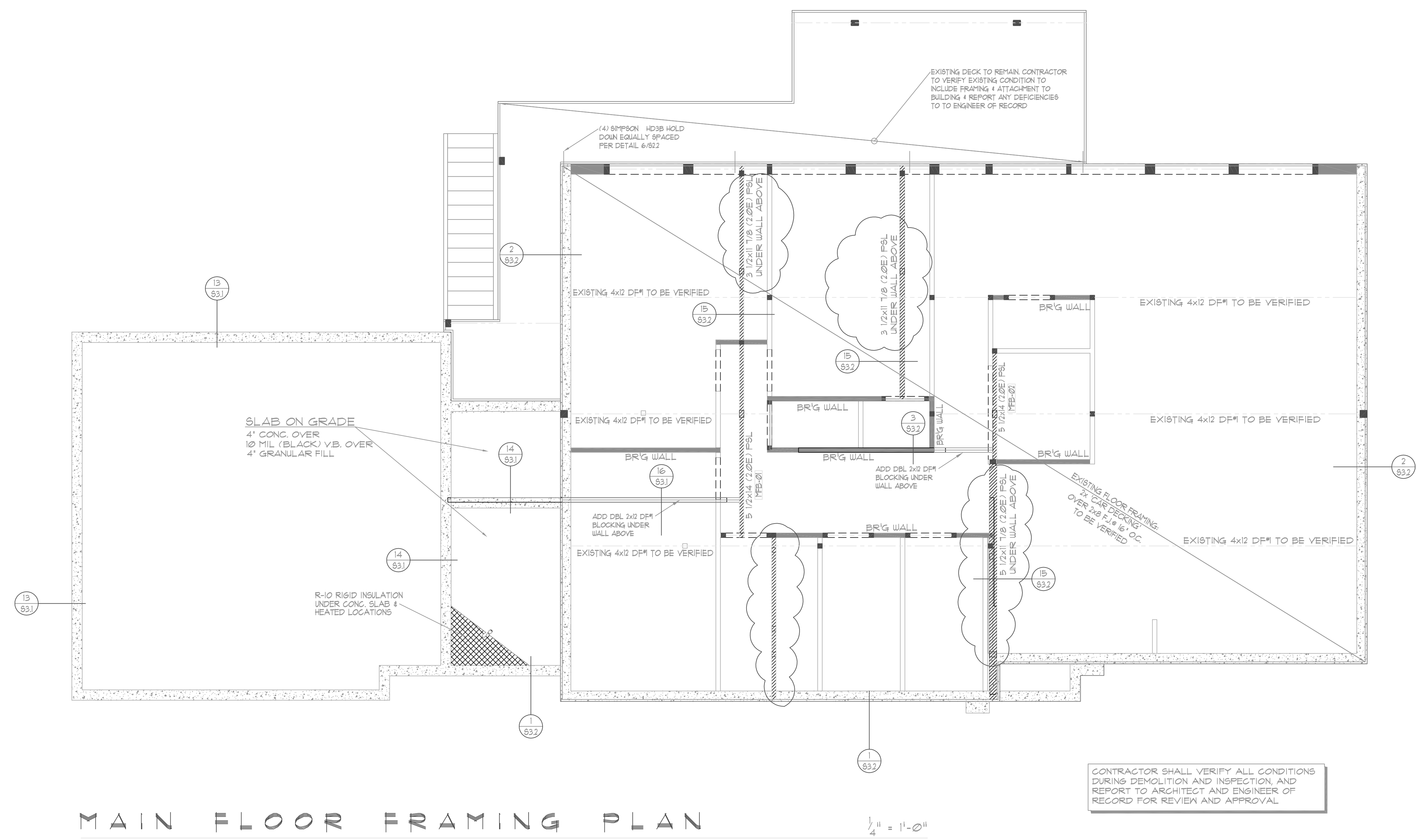
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 Sheet: **S1.2**
 Scale: 1/4" = 1'-0" Job: _____



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MAIN FLOOR FRAMING PLAN
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040

- MAIN LEVEL FRAMING NOTES:**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 - ALL FLOOR JOISTS @ THIS LEVEL SHALL BE 14" TJI 230 F.J. @ 16" O.C. UNLESS OTHERWISE INDICATED PER PLAN.
 - ALL EXTERIOR RIMS TO BE 1 3/4x14" (195E) LBL UNO.
 - ALL HEADERS @ WINDOW AND DOOR OPENINGS SUPPORTING THIS LEVEL SHALL BE 4x12 DOUG/FIR UNLESS OTHERWISE INDICATED PER PLAN.
 - PROVIDE SOLID BLOCKING OVER SUPPORTS.
 - PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
 - BEARING WALLS ARE SHADED.
 - PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
 - INDICATES POINT LOAD SUPPORTED BY (2) STUDS, UNO.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED.
 - ALL METAL JOIST HANGERS SHALL BE "SIMPSON STRONG-TIE" U-SERIES JOIST HANGERS OR APPROVED EQUAL UNLESS NOTED OTHERWISE.

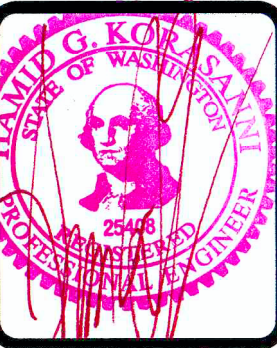


MAIN FLOOR FRAMING PLAN 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

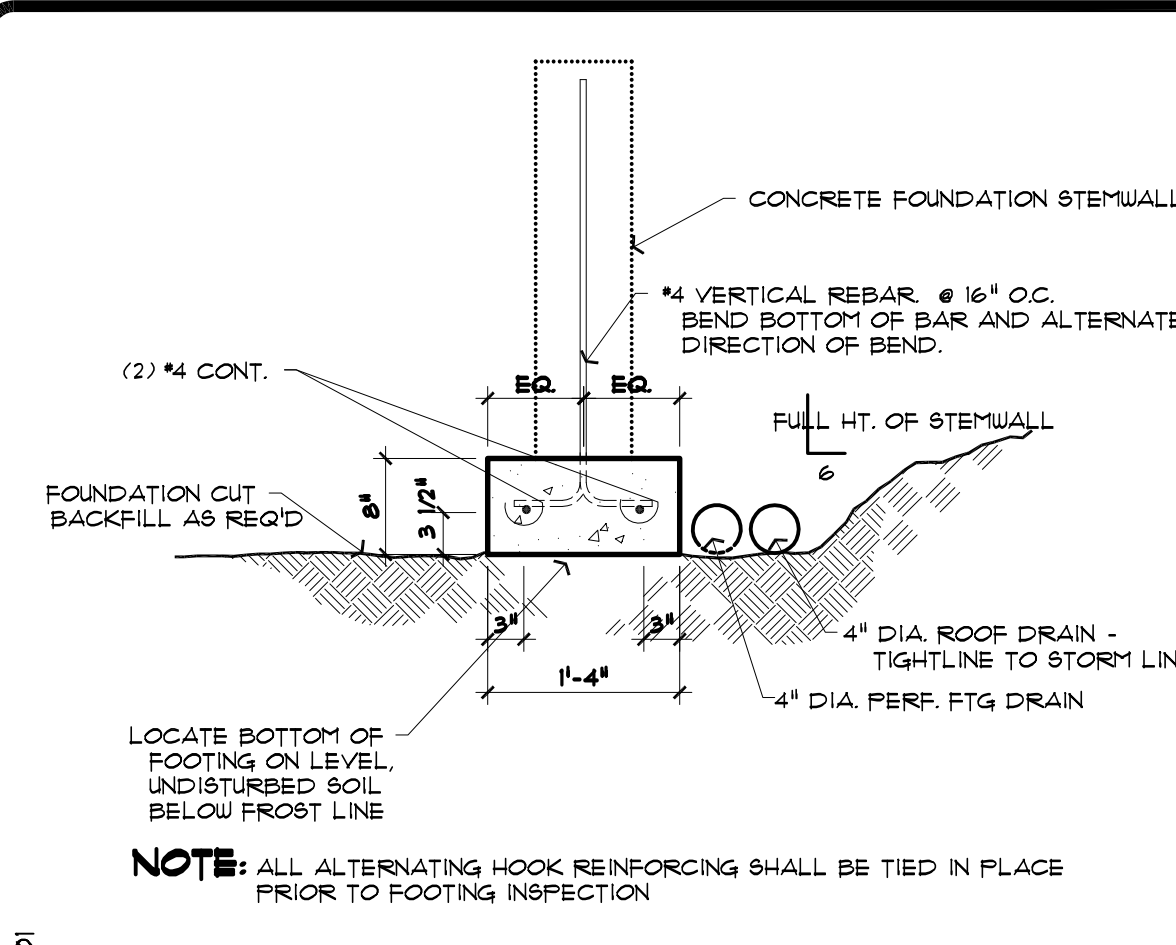
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Scale	1/4" = 1'-0"	Job	

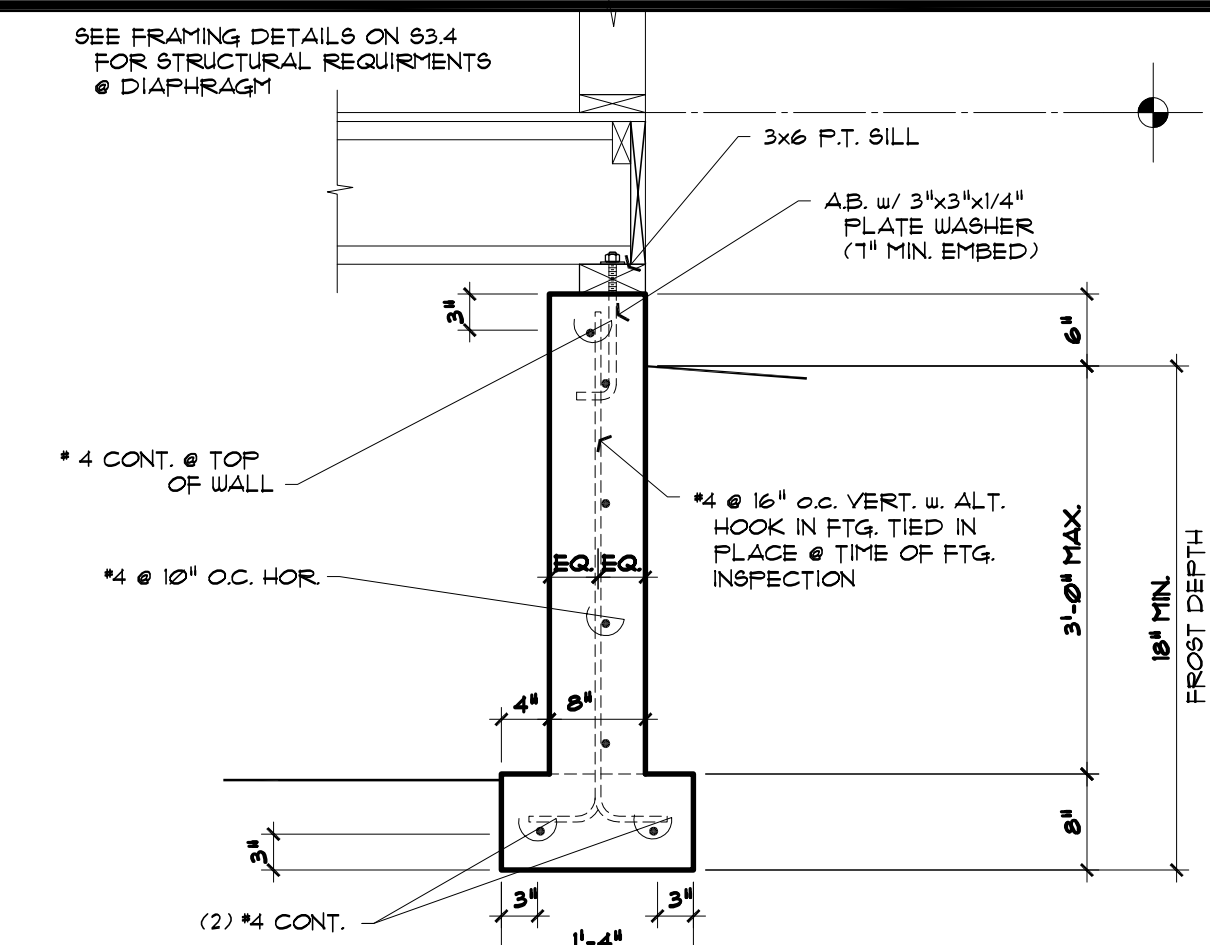


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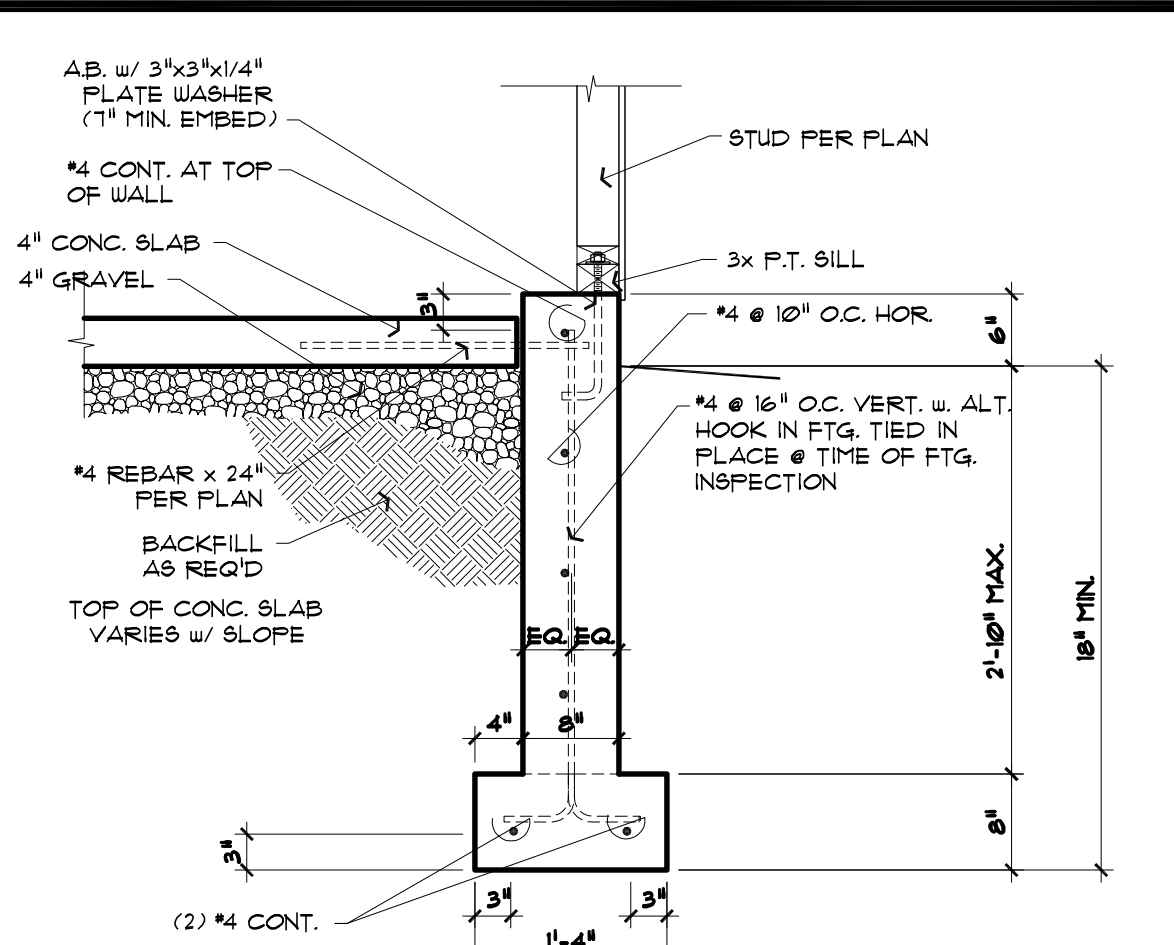
STRUCTURAL DETAILS
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040



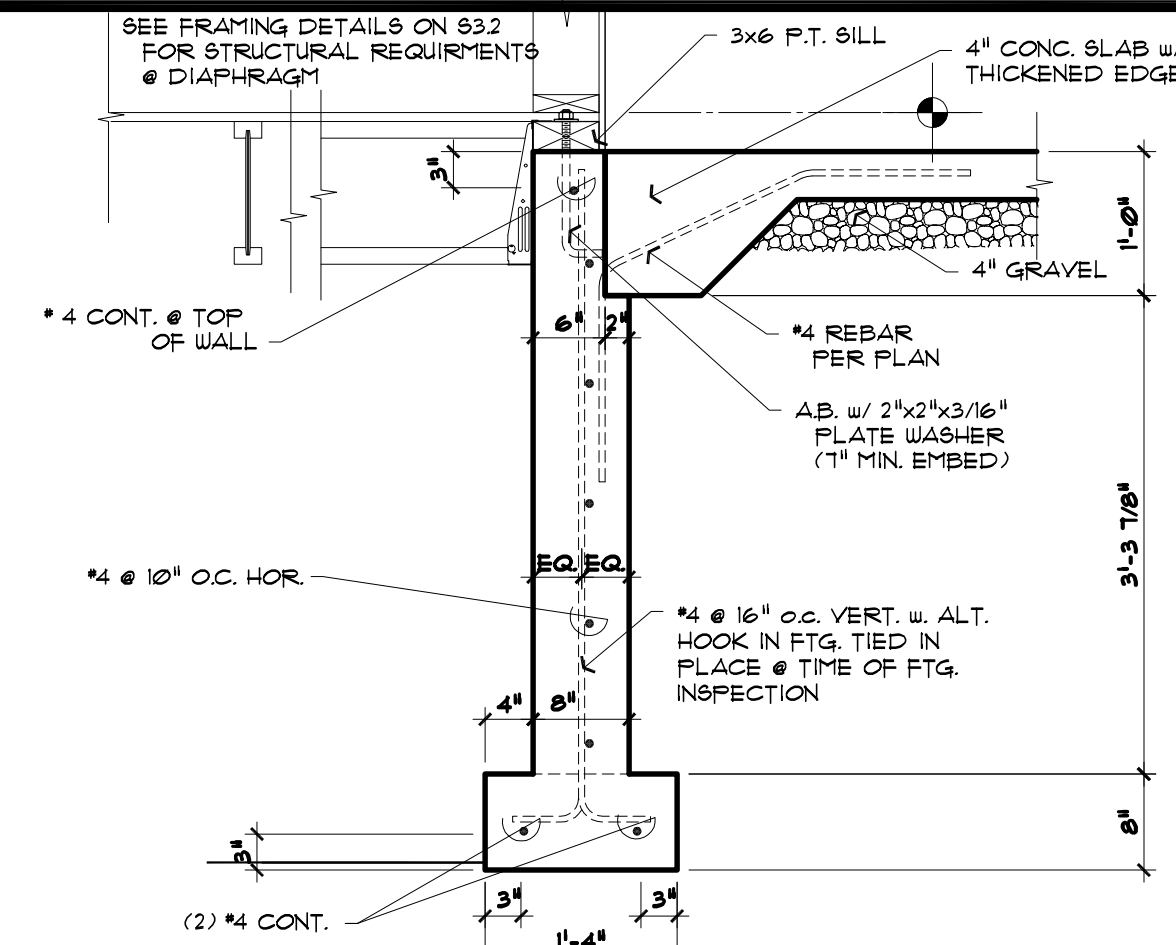
1 TYPICAL FORMED FOOTING
 SEE FRAMING DETAILS ON S3.4 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



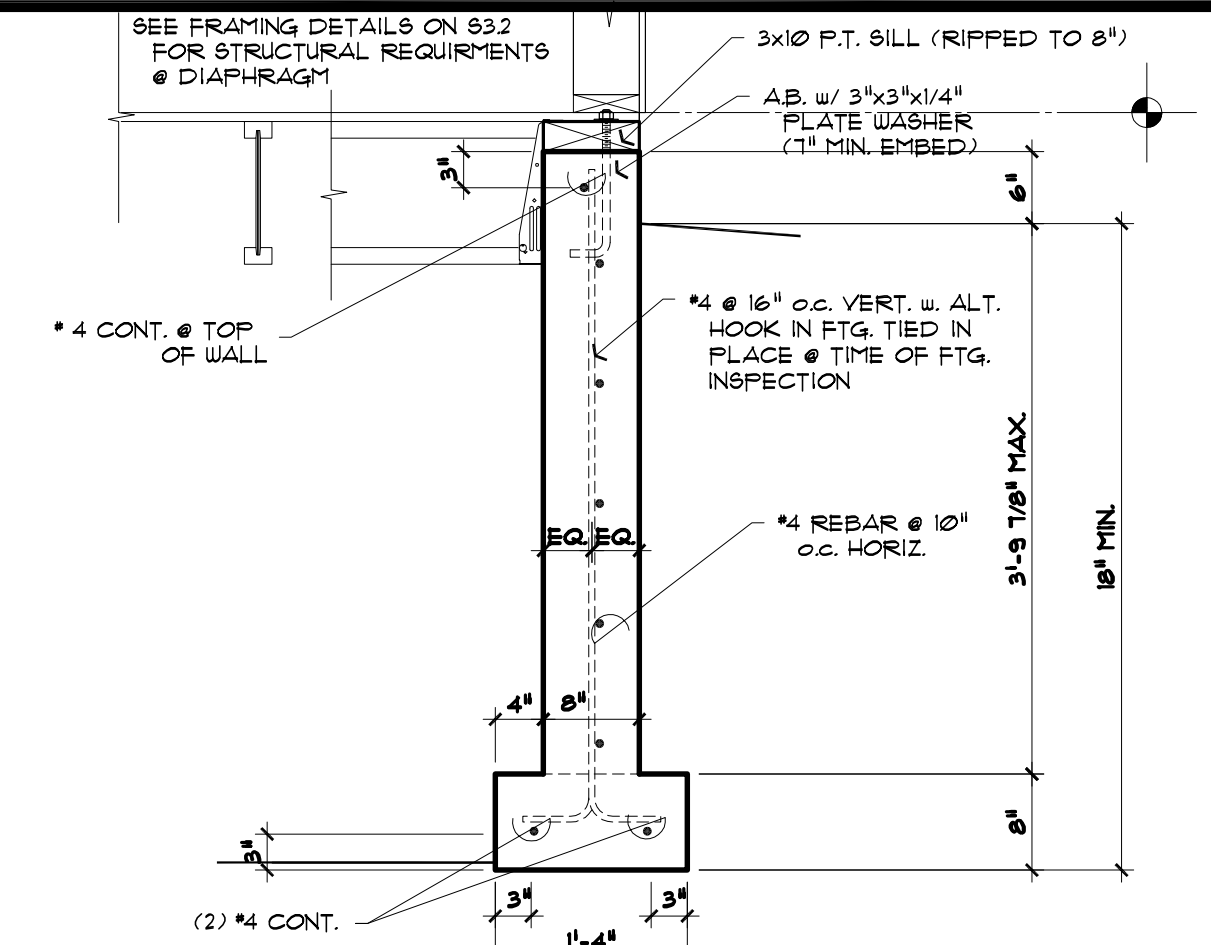
2 FOUNDATION STEMWALL @ EXT. WALL
 TYPICAL w/ DIAPHRAGM ON TOP OF WALL
 3/4" = 1'-0"



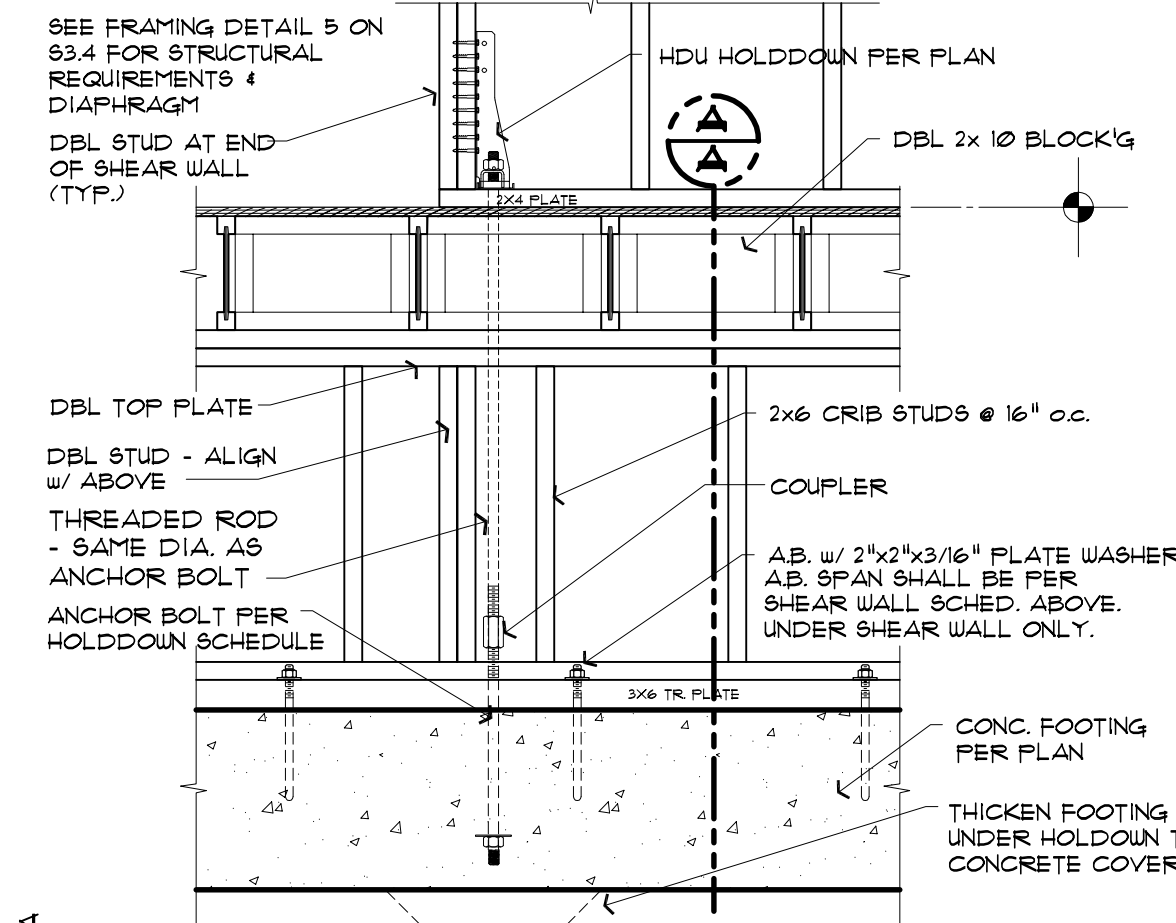
3 EXT. FND WALL @ GARAGE SLAB
 3/4" = 1'-0"



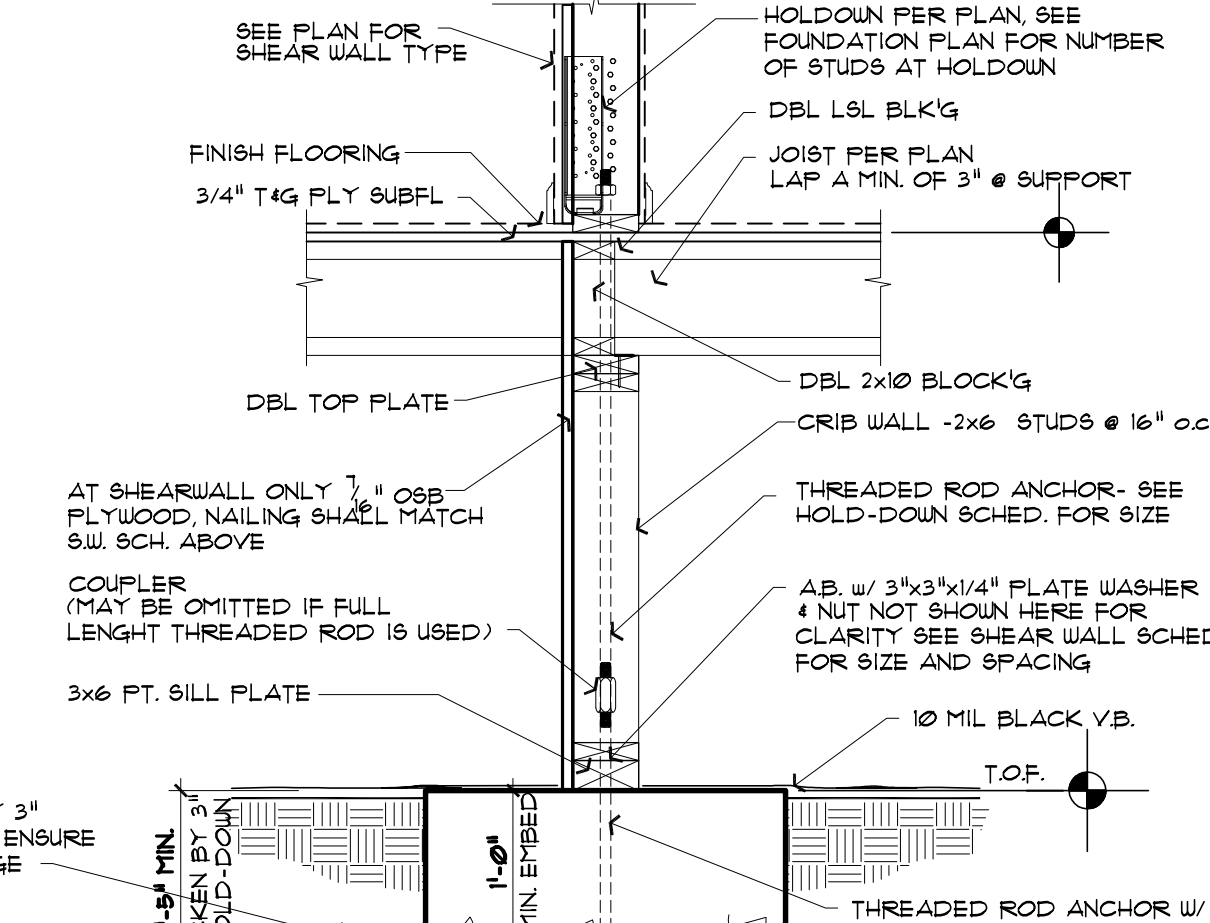
4 FOUND. STEMWALL @ GARAGE SLAB
 w/ DIAPHRAGM INSIDE
 3/4" = 1'-0"



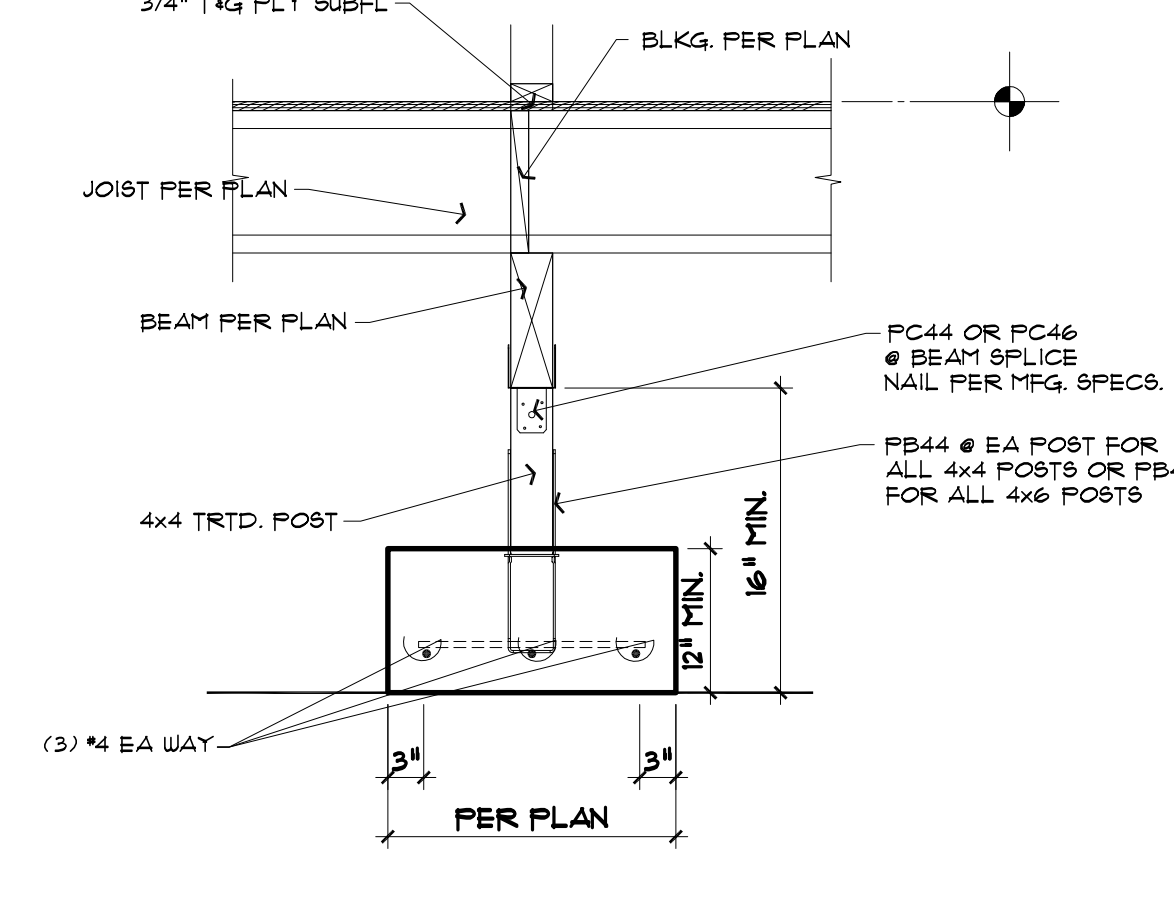
5 FOUNDATION STEMWALL @ EXT. WALL
 TYPICAL w/ DIAPHRAGM INSIDE OF WALL
 3/4" = 1'-0"



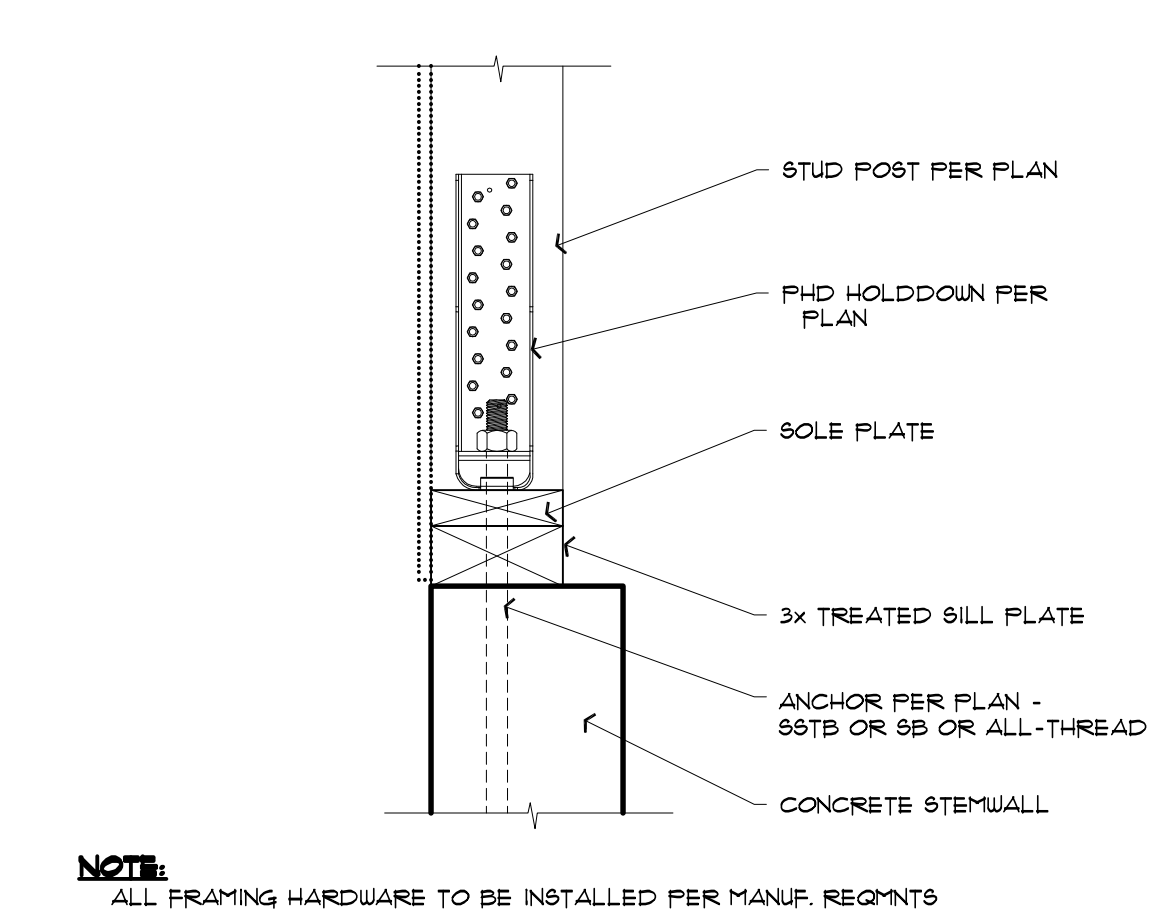
6 HDU HOLDDOWN @ CRIBWALL
 JOISTS PERP. TO WALL - SHEAR WALL ABOVE
 3/4" = 1'-0"



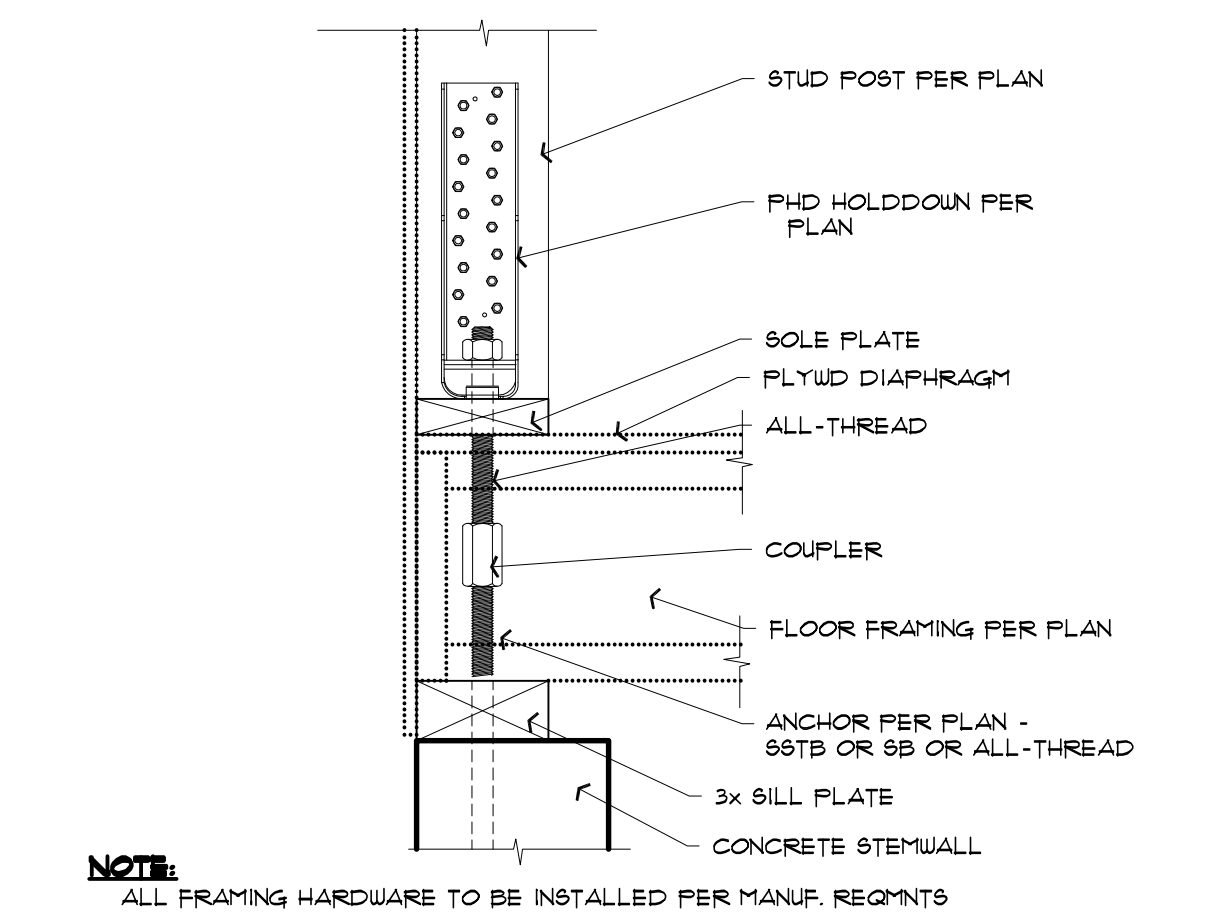
7 TYPICAL POST & BEAM
 POSITIVE CONNECTION TO CONCRETE
 3/4" = 1'-0"



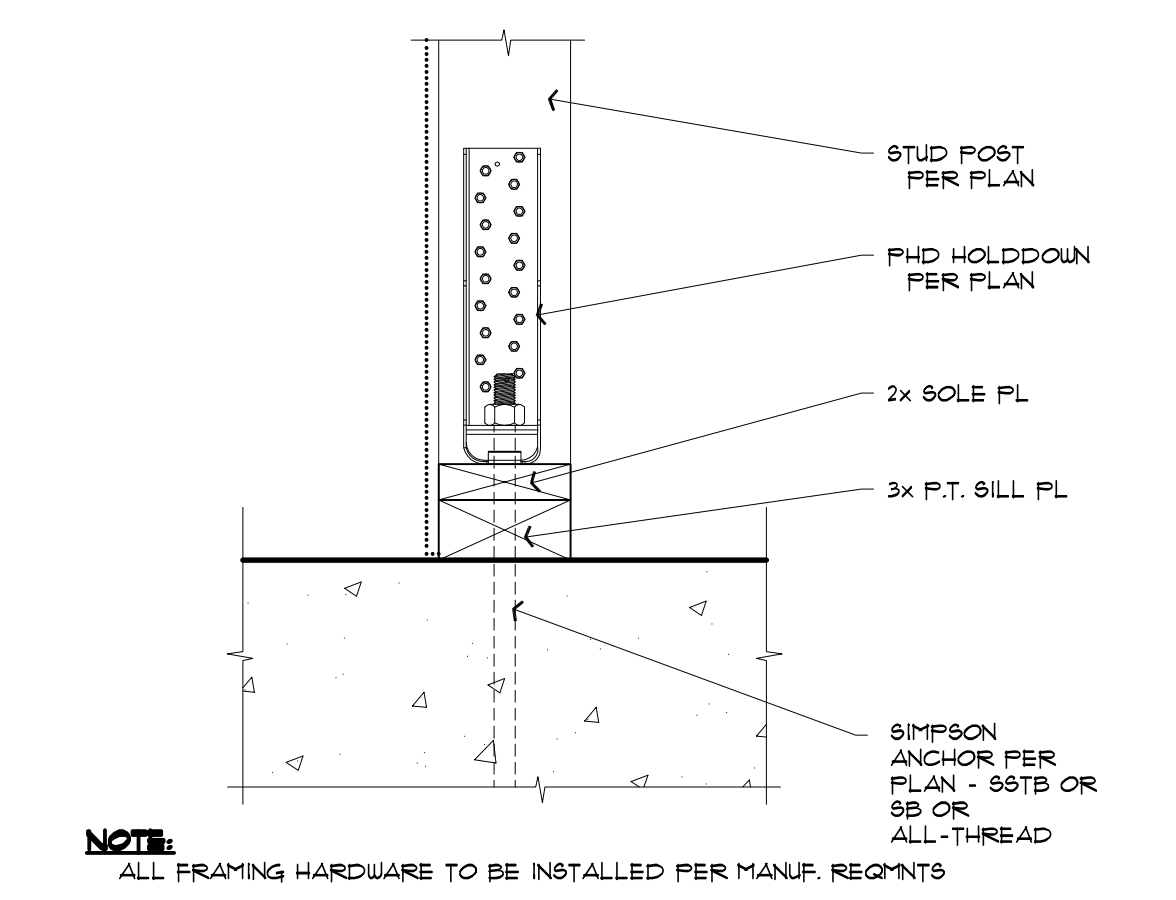
8 PHD HOLDDOWN @ EXT. FOOTING
 SHEARWALL AT GARAGE SLAB
 1 1/2" = 1'-0"



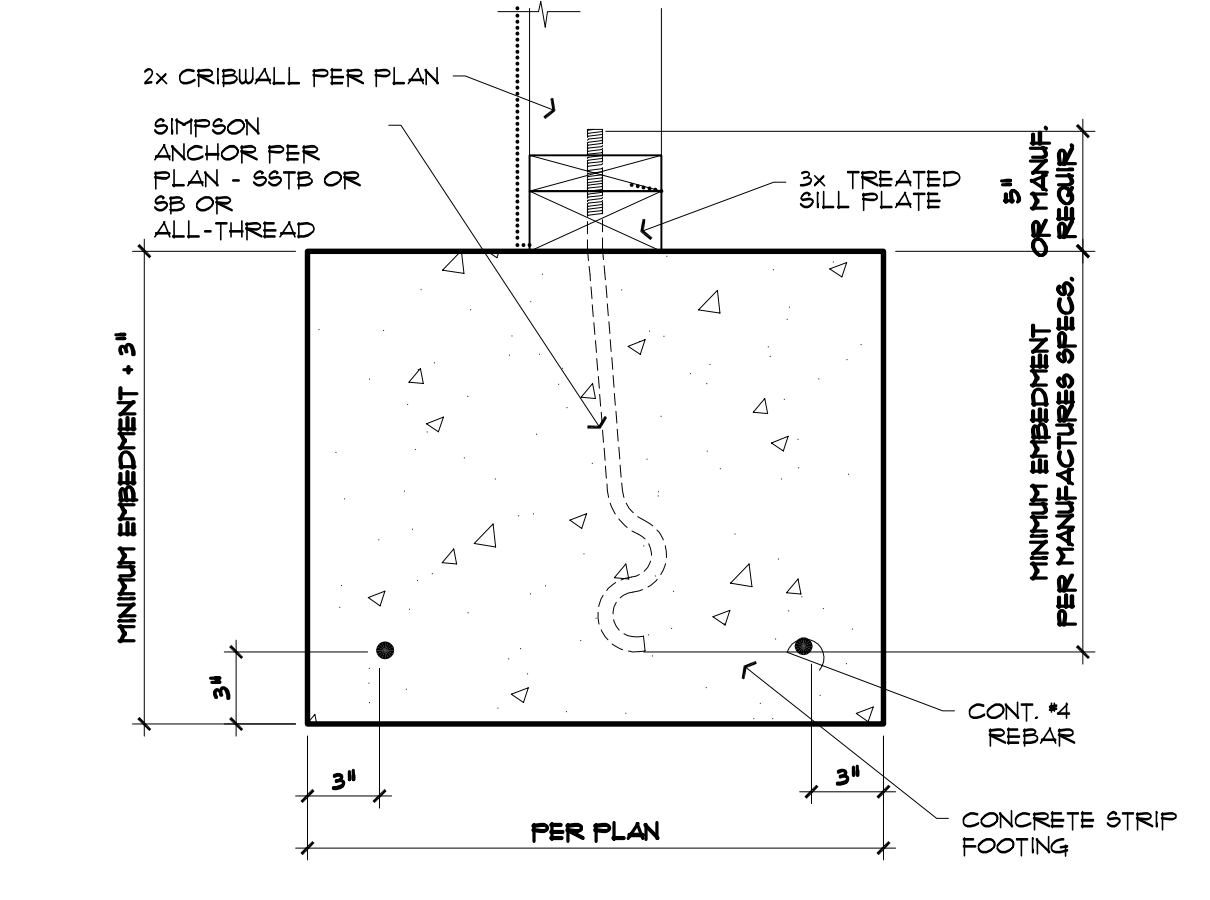
9 PHD HOLDDOWN @ EXT. FOOTING
 SHEARWALL AT FLOOR DIAPHRAGM
 1 1/2" = 1'-0"



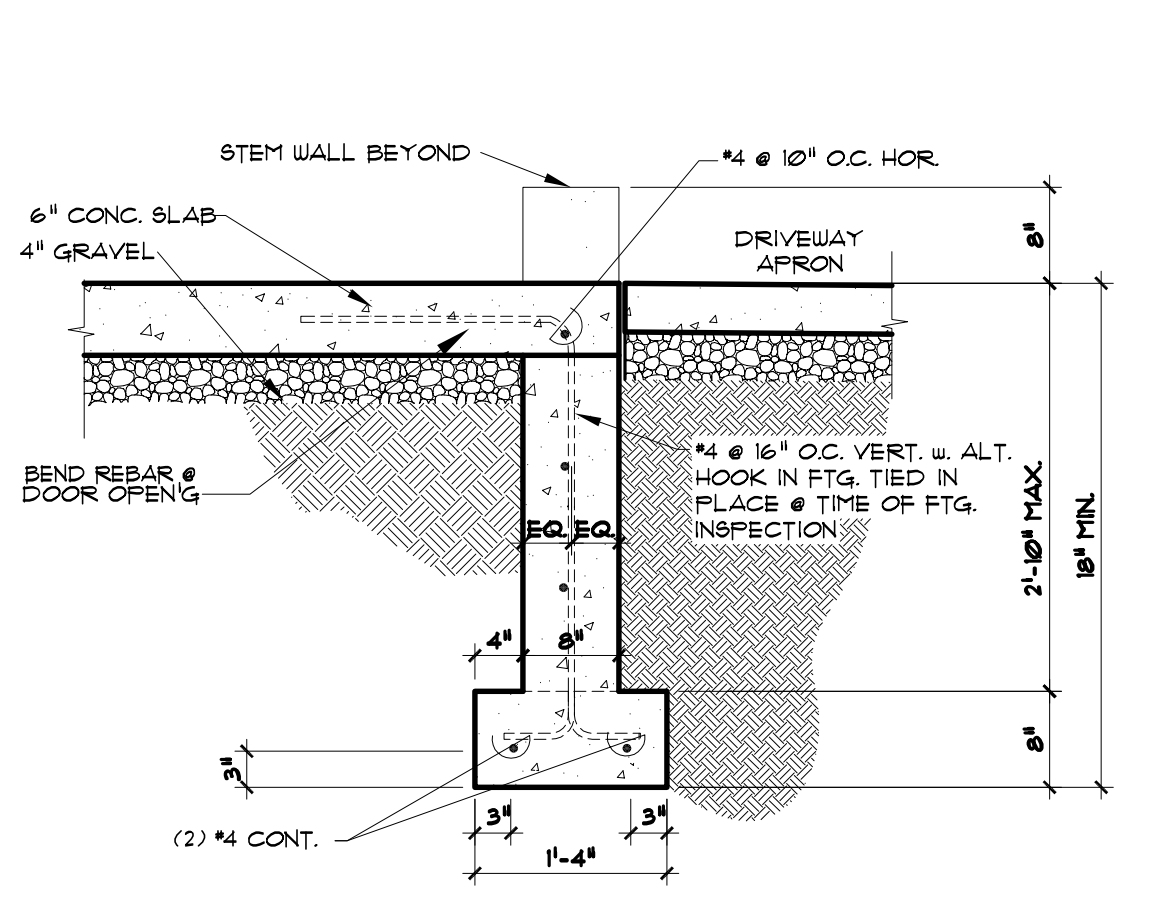
10 HOLDDOWN ANCHOR @ INT. FOOTING
 SIMPSON ANCHOR OR OTHER
 1 1/2" = 1'-0"



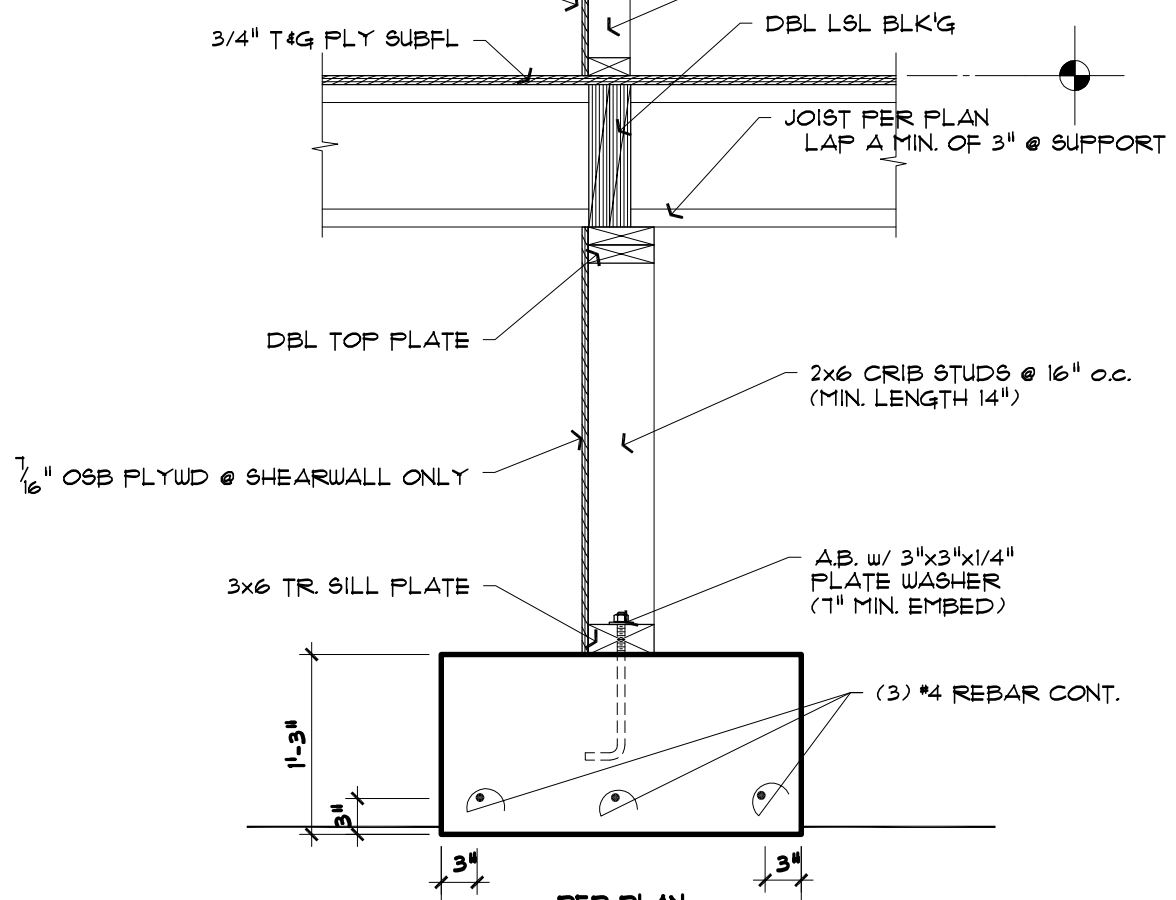
11 PHD HOLDDOWN @ INT. FOOTING
 SHEARWALL AT CRIBWALL
 1 1/2" = 1'-0"



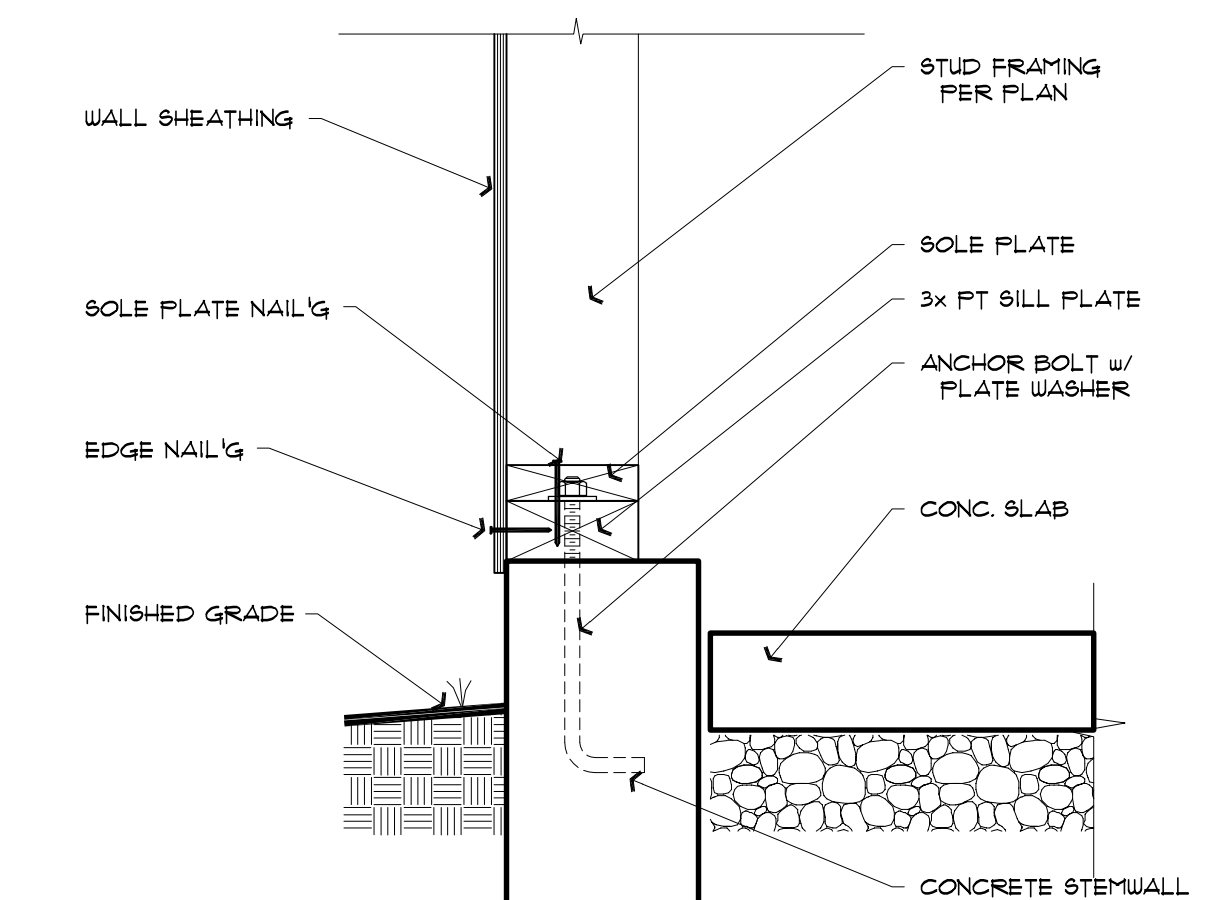
12 EXT. FND WALL @ O.H. DOOR
 3/4" = 1'-0"



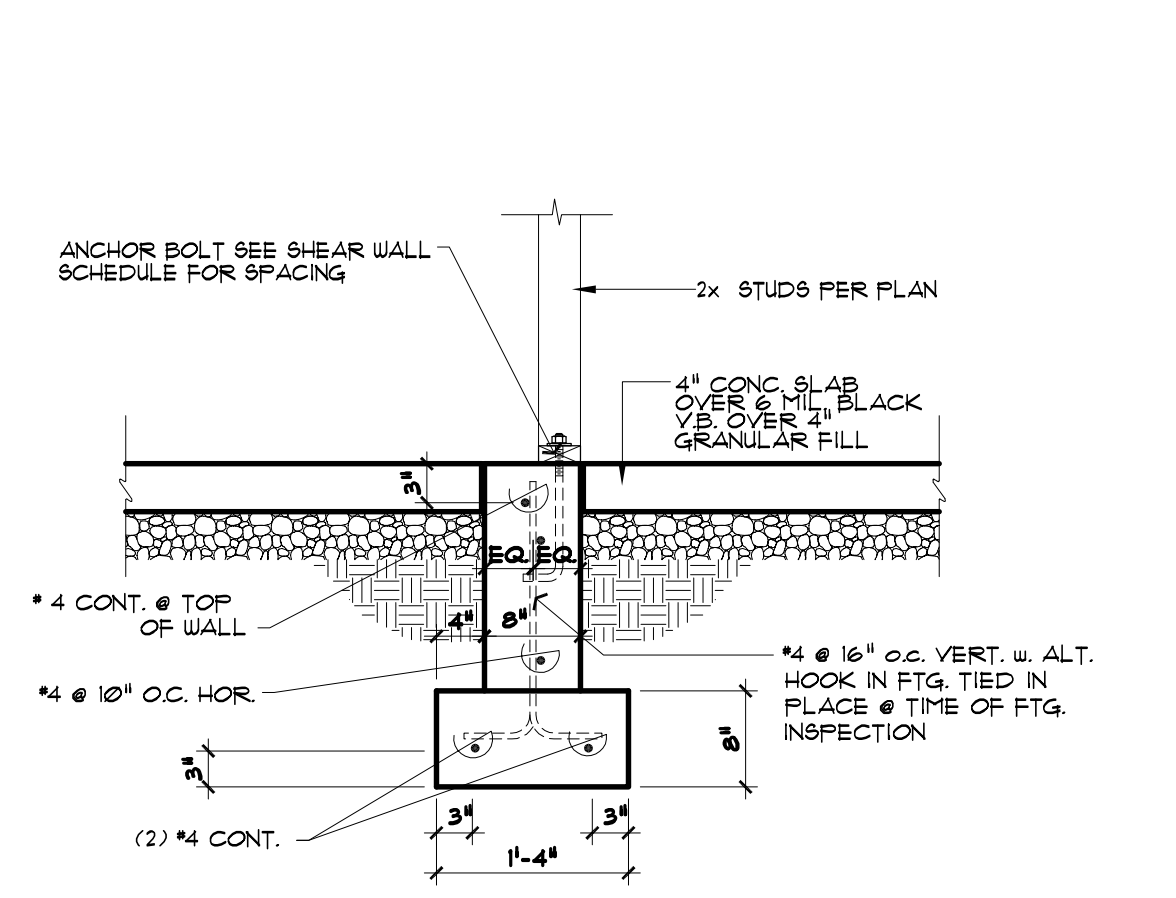
13 2x6 CRIBWALL ON CONT. SPREAD FTG.
 JOISTS PERP. TO WALL - BRG WALL ABOVE
 3/4" = 1'-0"



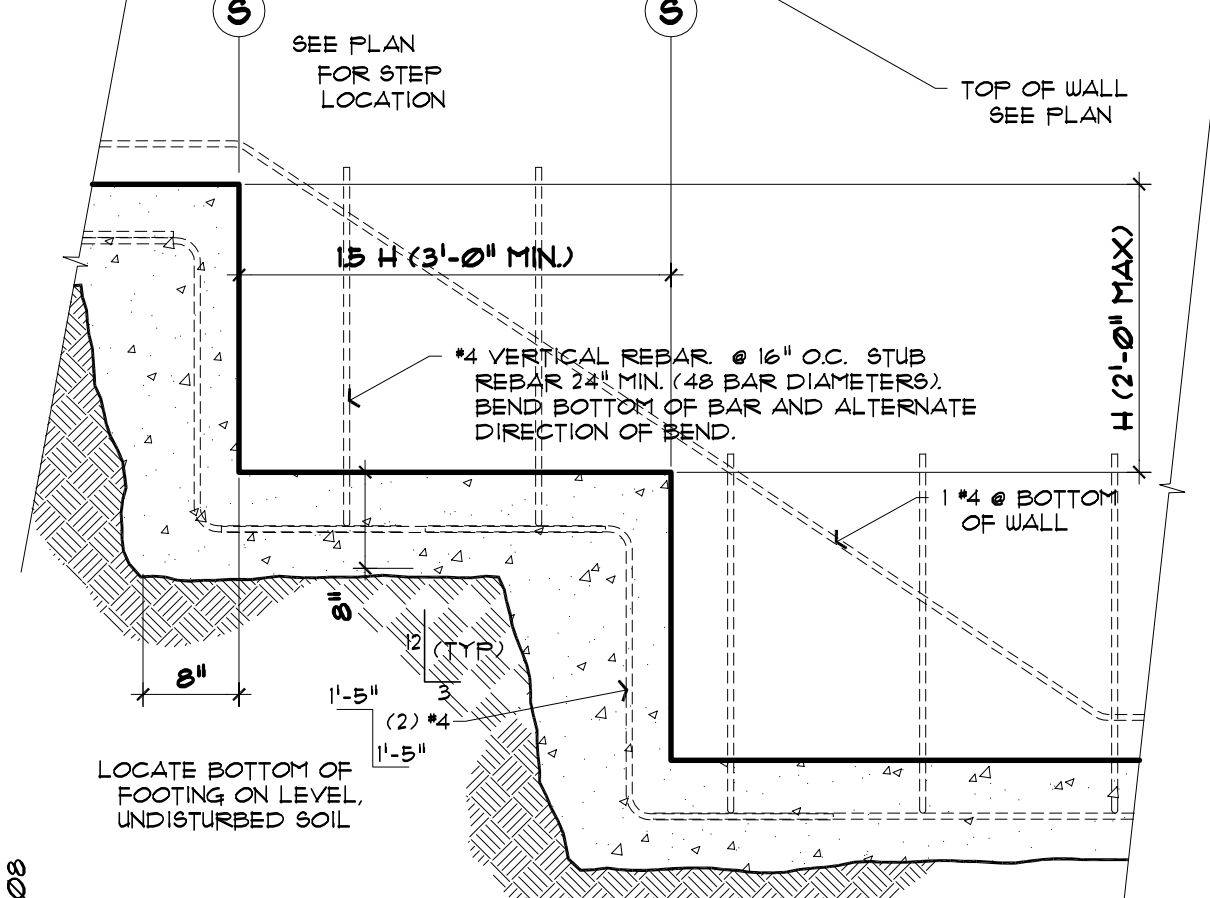
14 SHEARWALL TO STEMWALL NAIL'G
 SHEARWALL ON EXT STEMWALL @ GARAGE SLAB
 1 1/2" = 1'-0"



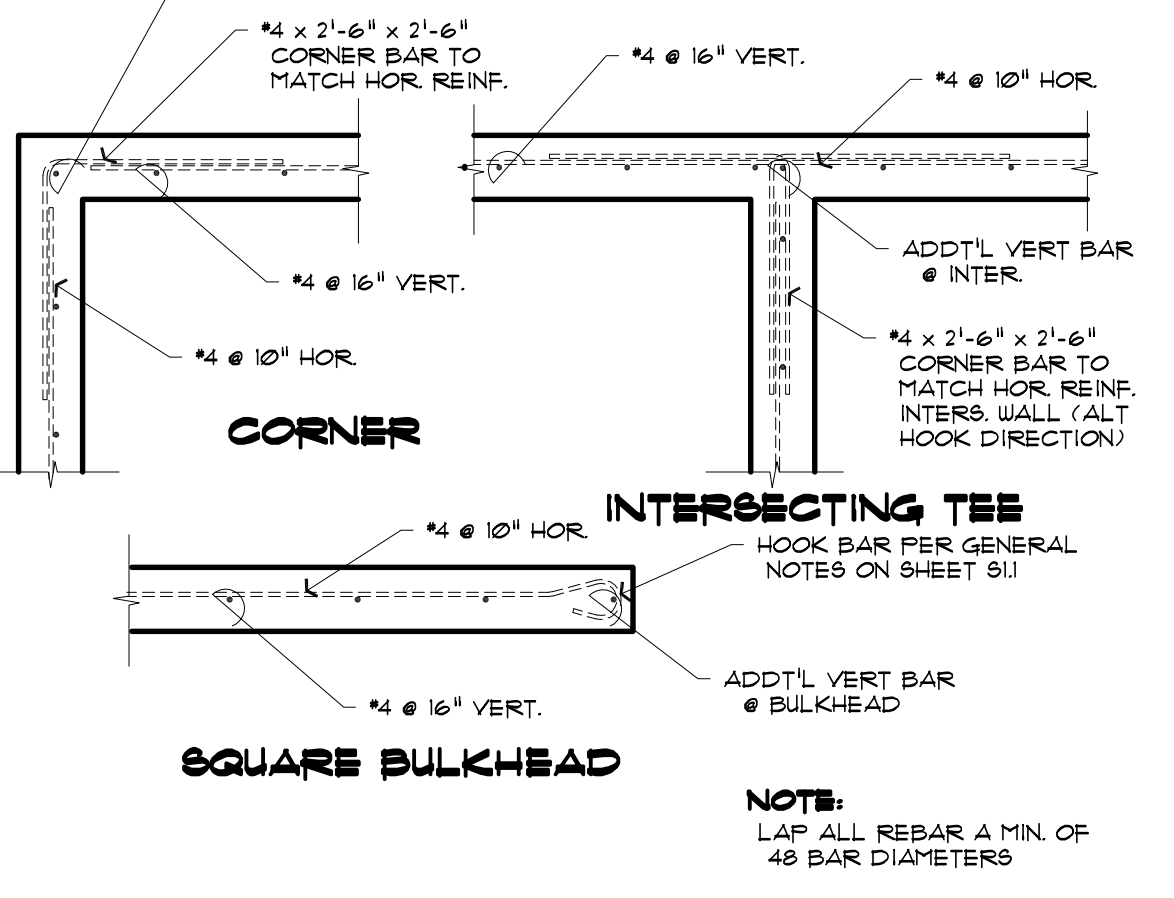
15 CORNER
 INTERSECTING TEE



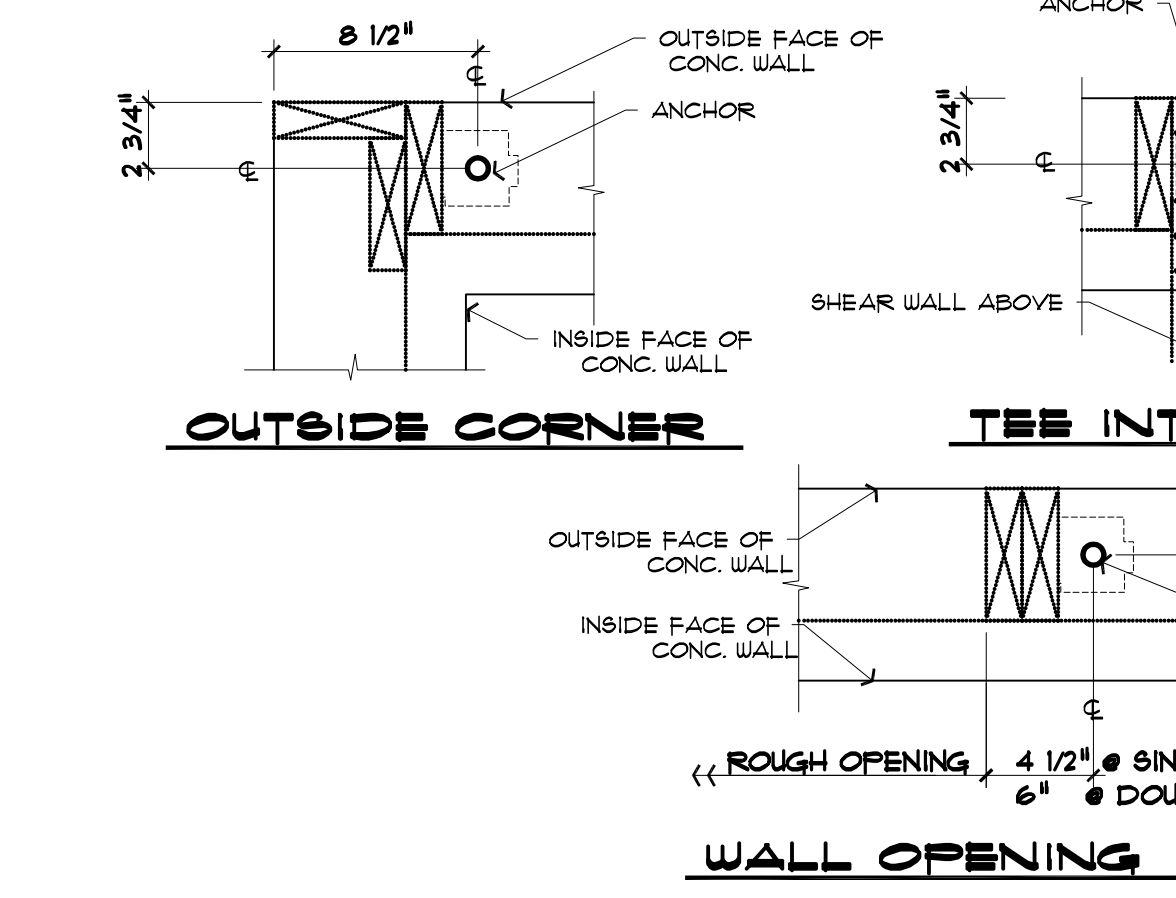
16 INTERIOR STEM WALL
 SHEARWALL OVER INTERIOR STEM WALL
 3/4" = 1'-0"



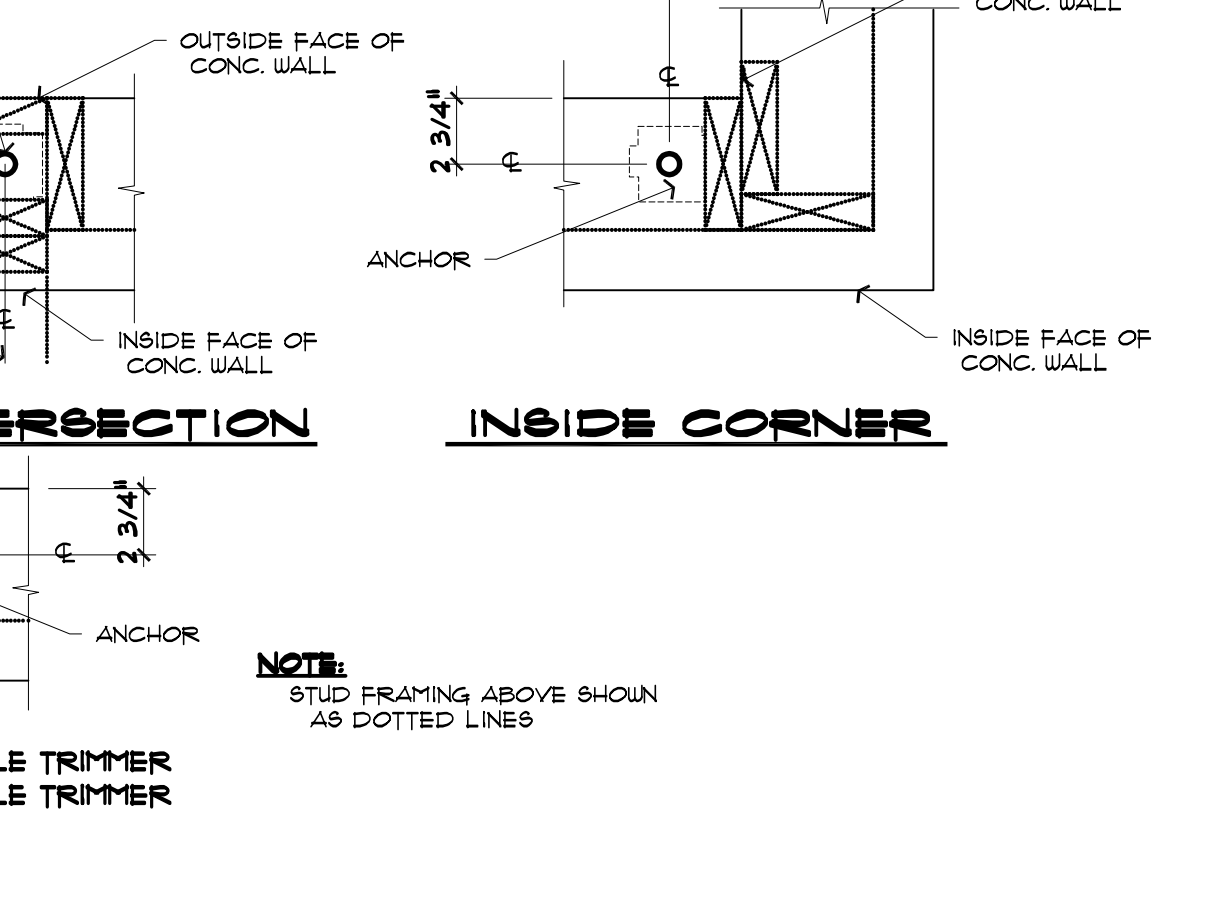
17 TYP MULTI-STEPPED FOOTING
 3/4" = 1'-0"



18 TYPICAL REINFORCEMENT DETAILS
 1/2" = 1'-0"

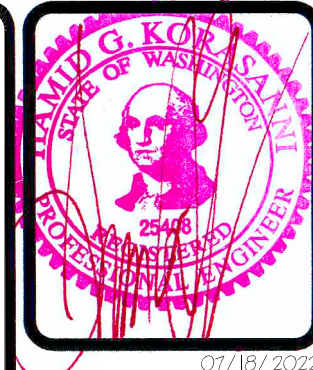


19 ALL-THREAD ANCHOR PLACEMENT @ TYPICAL LOCATIONS
 1 1/2" = 1'-0"



20 TYPICAL REINFORCEMENT DETAILS
 1 1/2" = 1'-0"

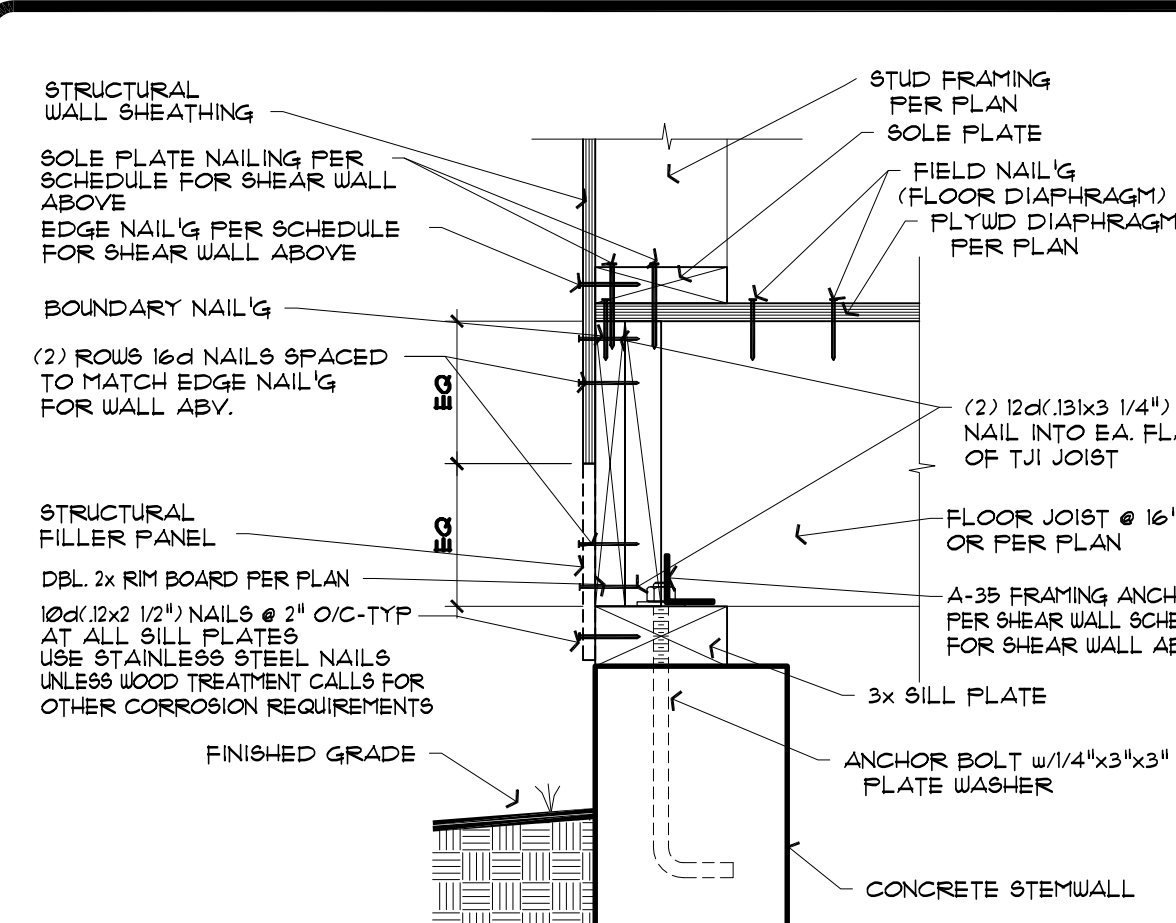
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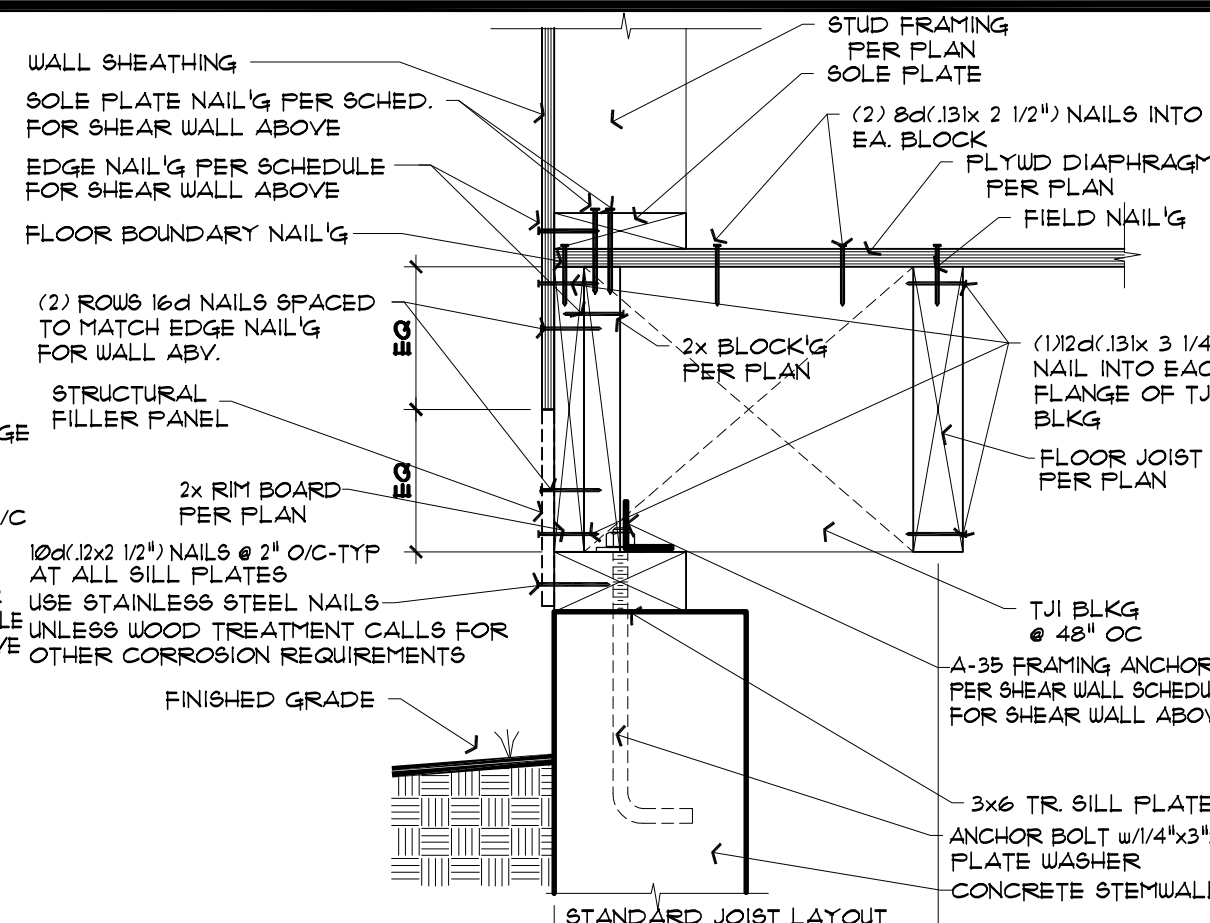
SAZEI DESIGN GROUP, LLC
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Structural Details
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040

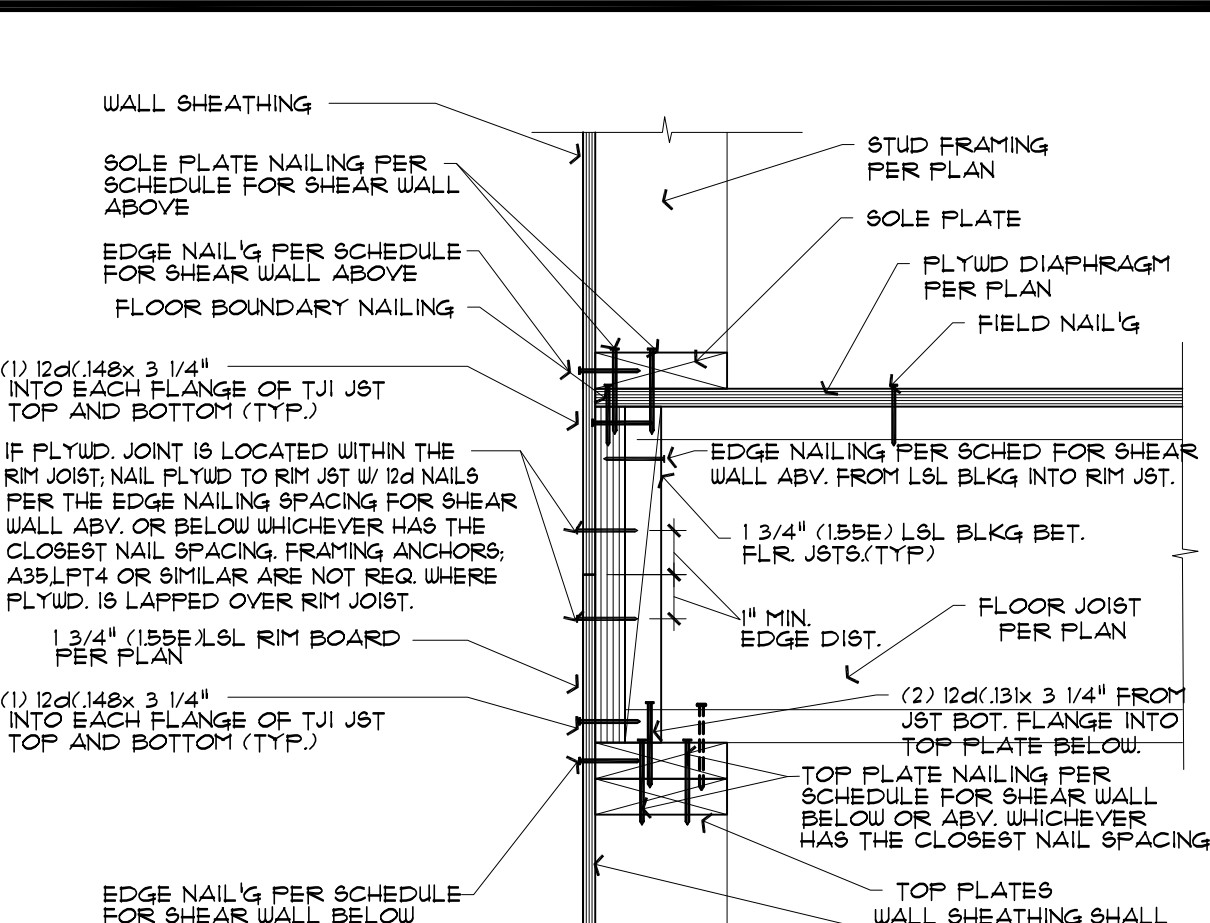
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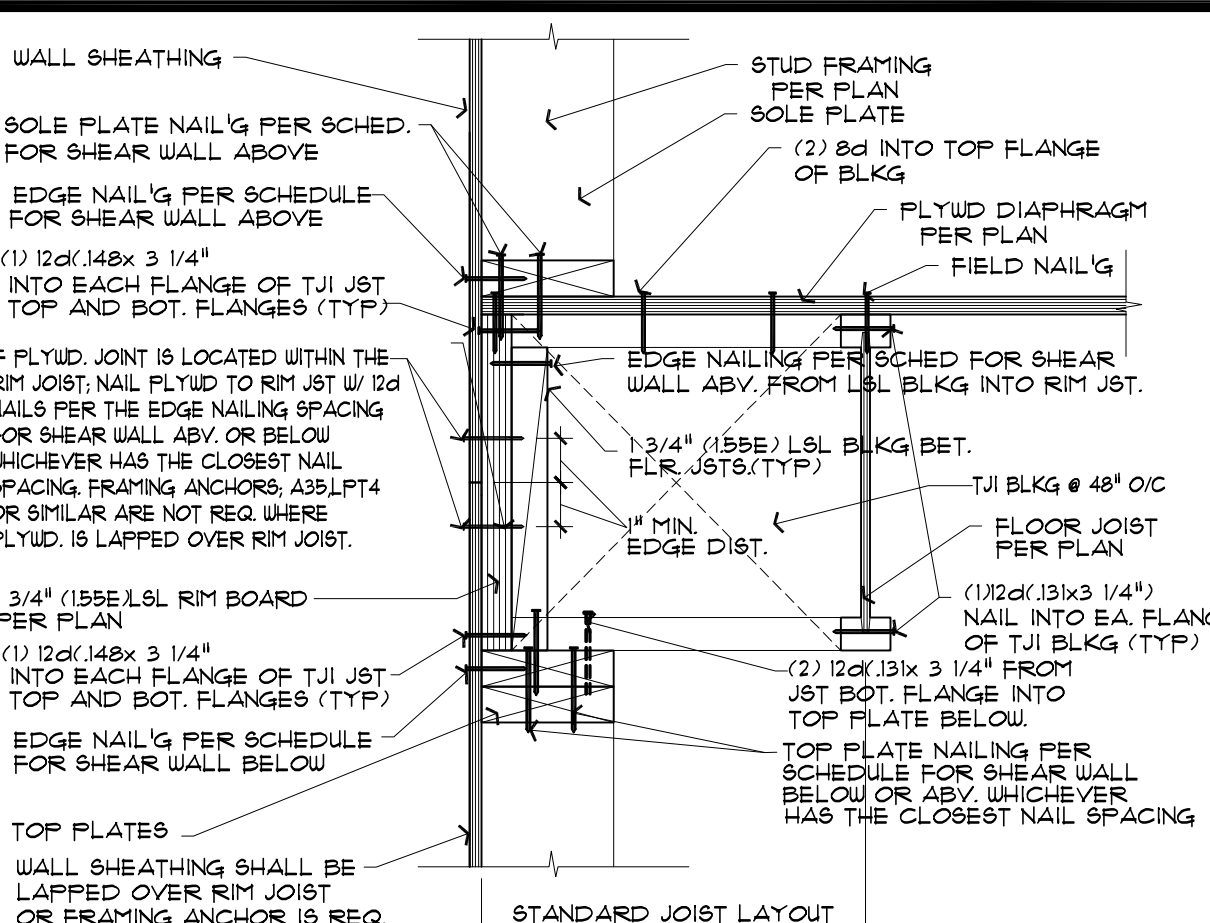
1 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



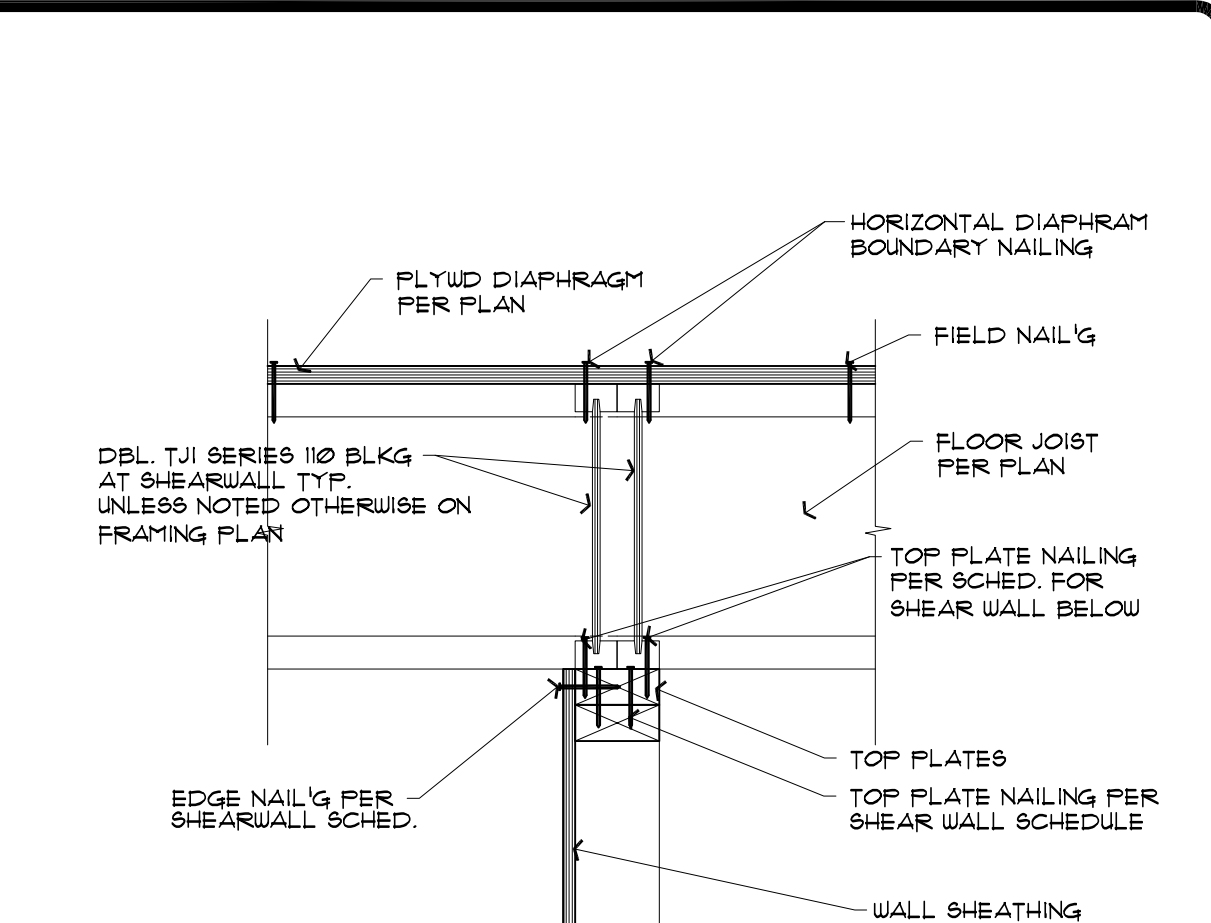
2 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



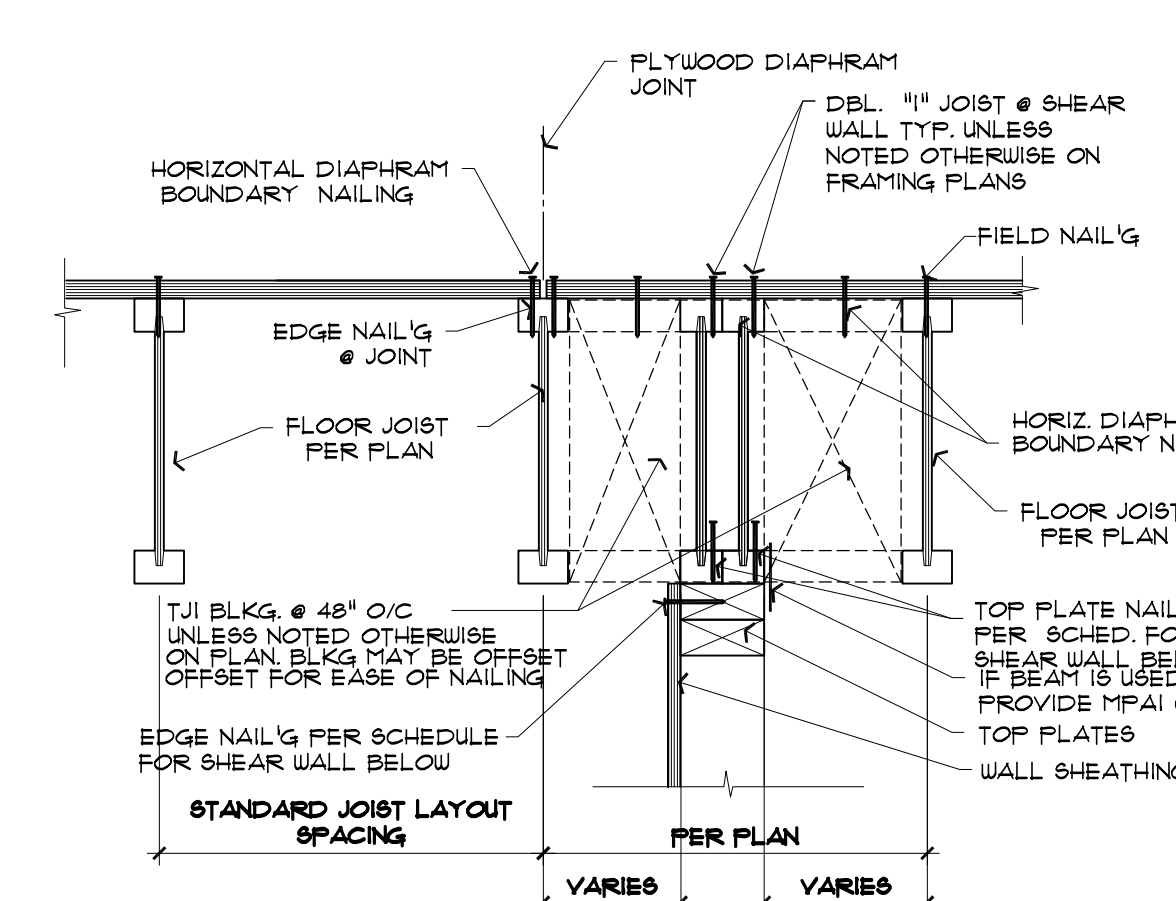
3 DIAPHRAGM @ EXTERIOR SHEARWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



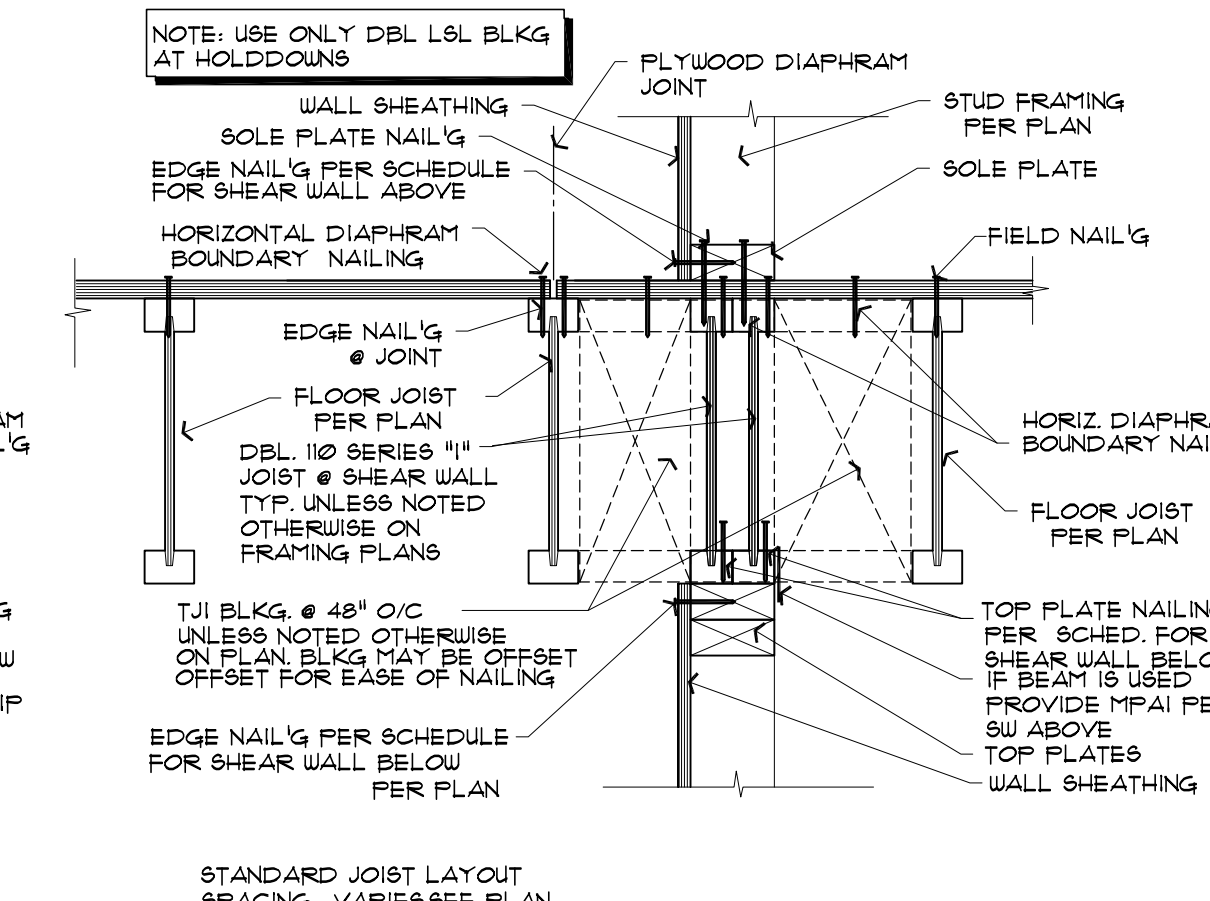
4 DIAPHRAGM @ EXTERIOR SHEARWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



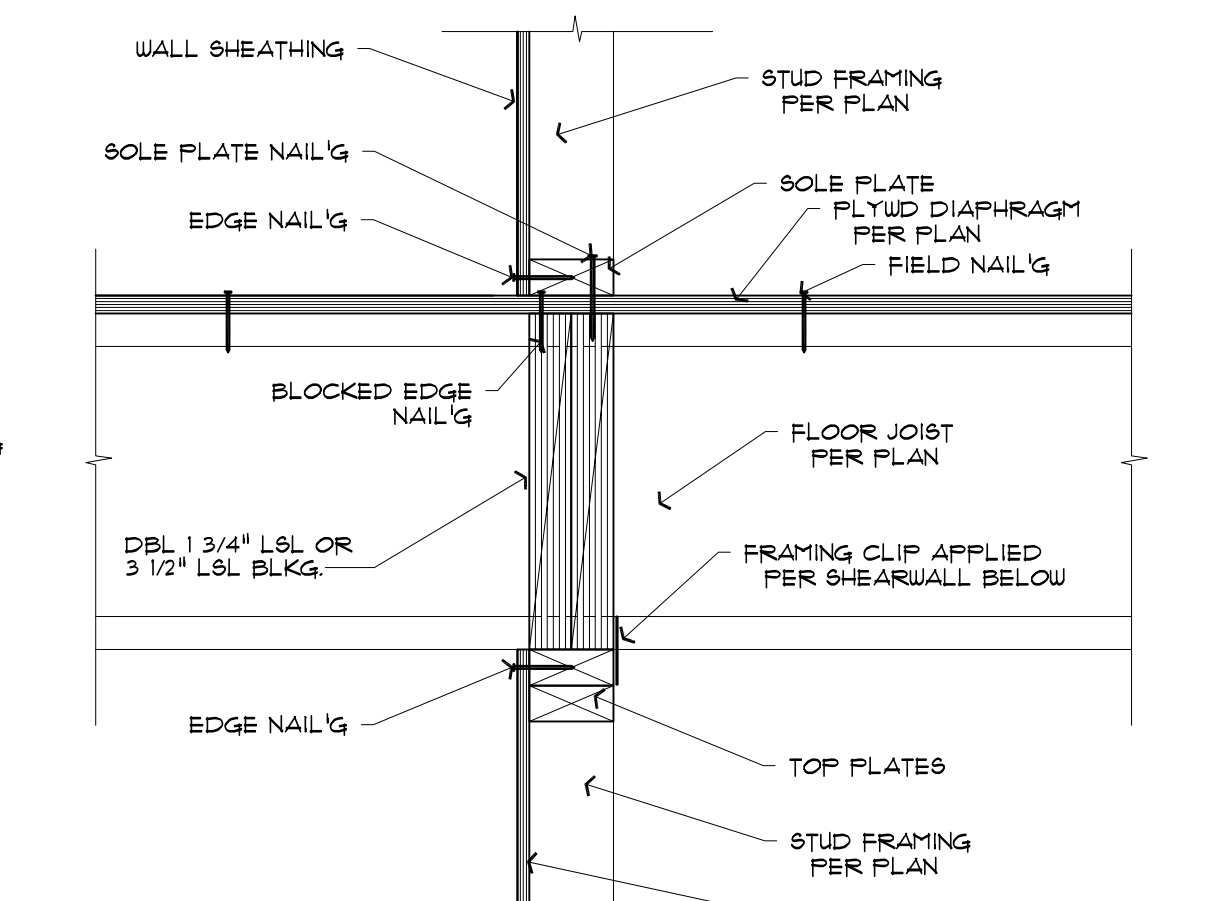
5 DIAPHRAGM @ INT. SHEARWALL BELOW
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



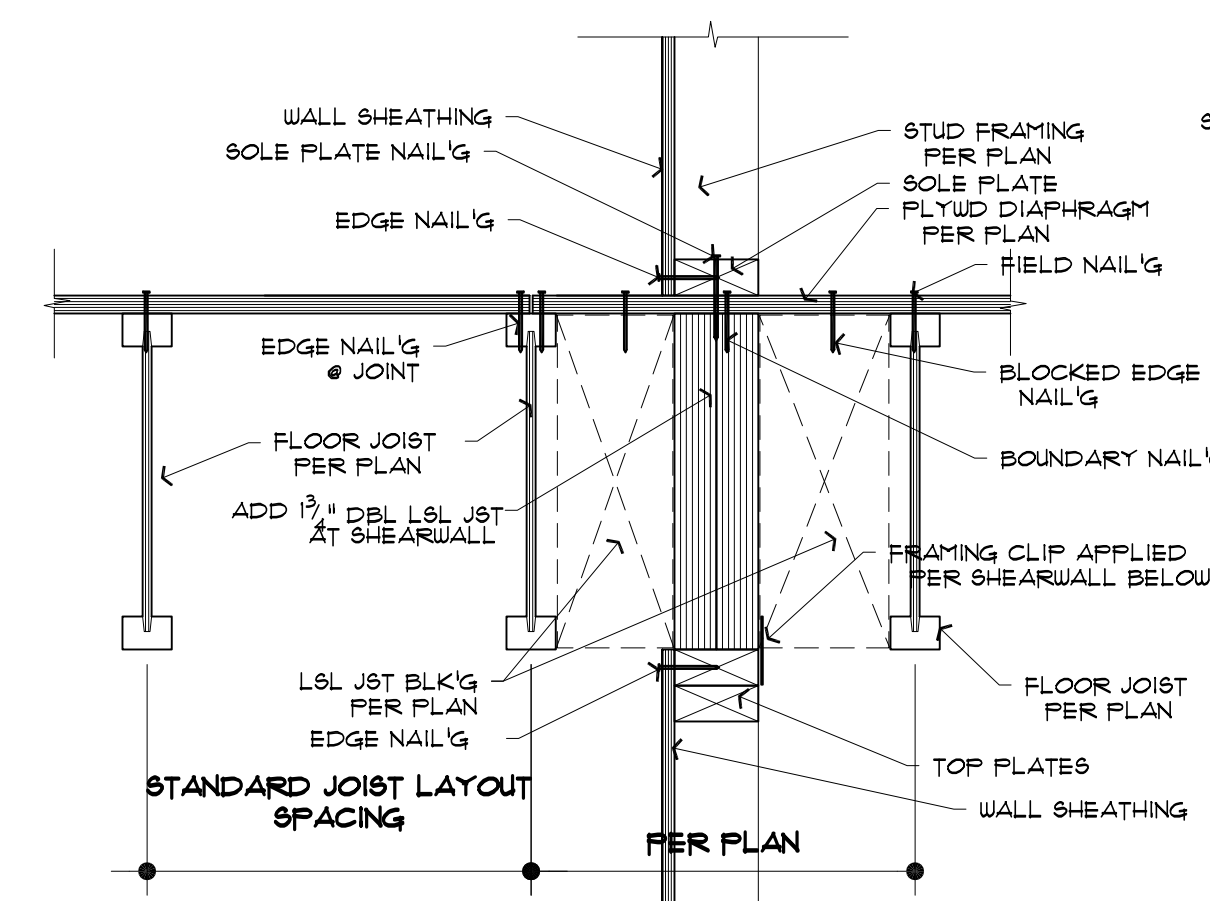
6 DIAPHRAGM @ INT. SHEARWALL BELOW
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



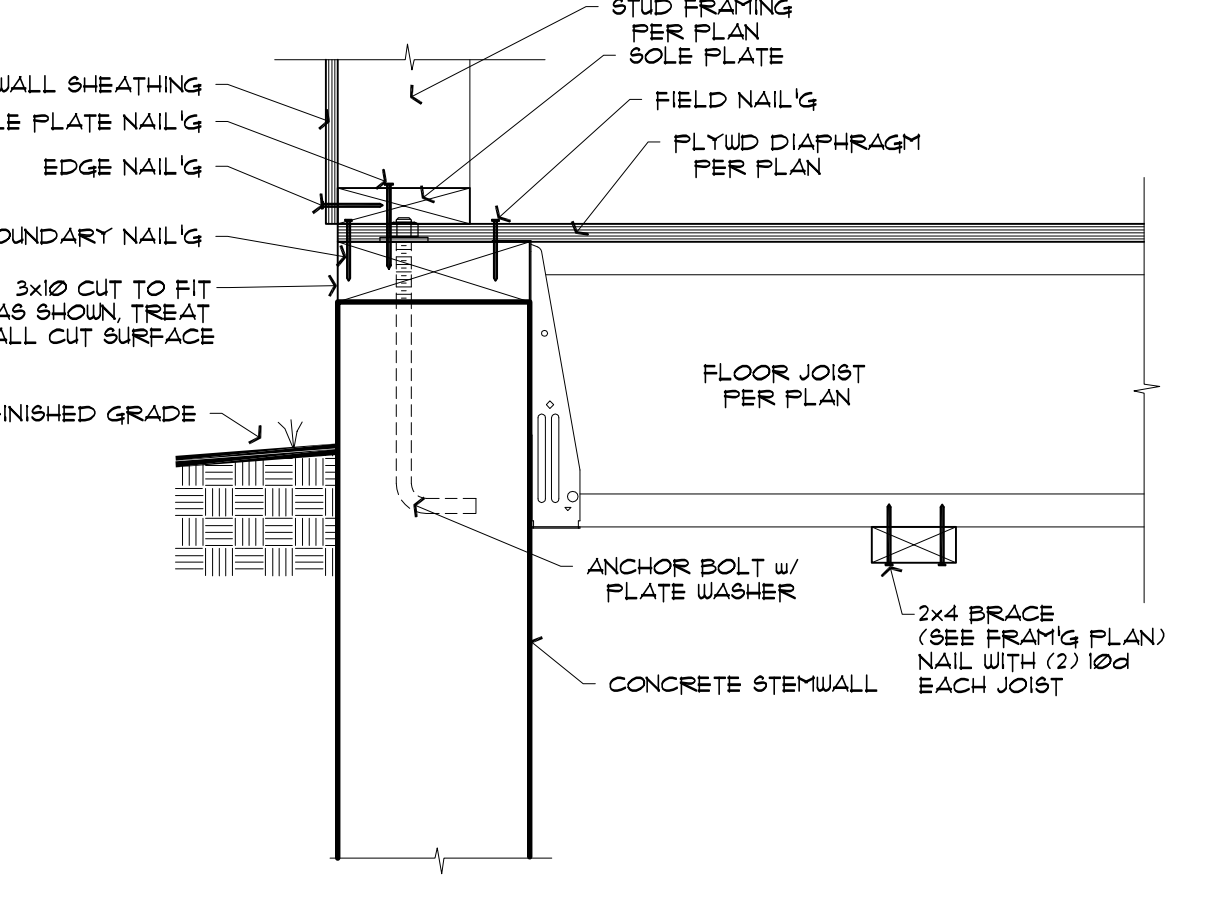
7 DIA. @ INT. SHEARWALL ABV. & BEL.
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



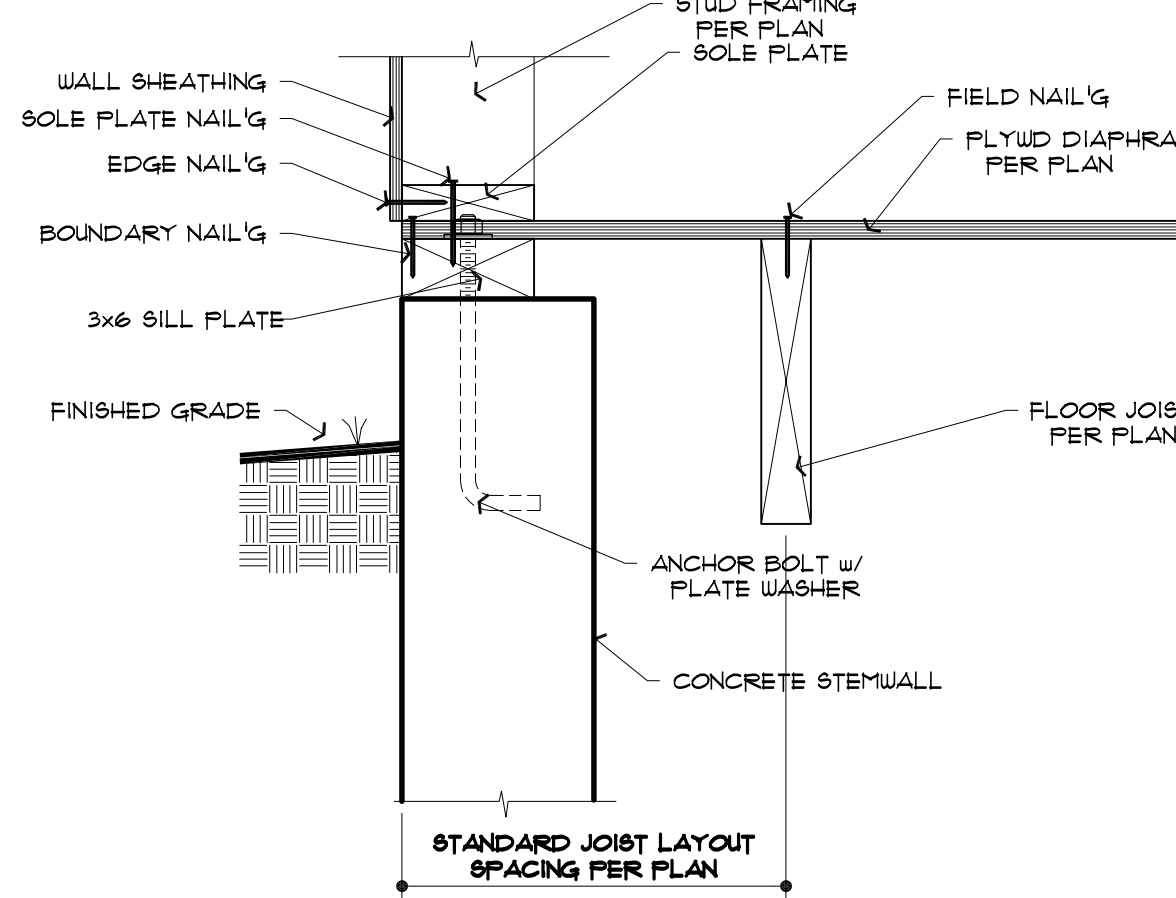
8 DIAPHRAGM @ INTERIOR SHEARWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



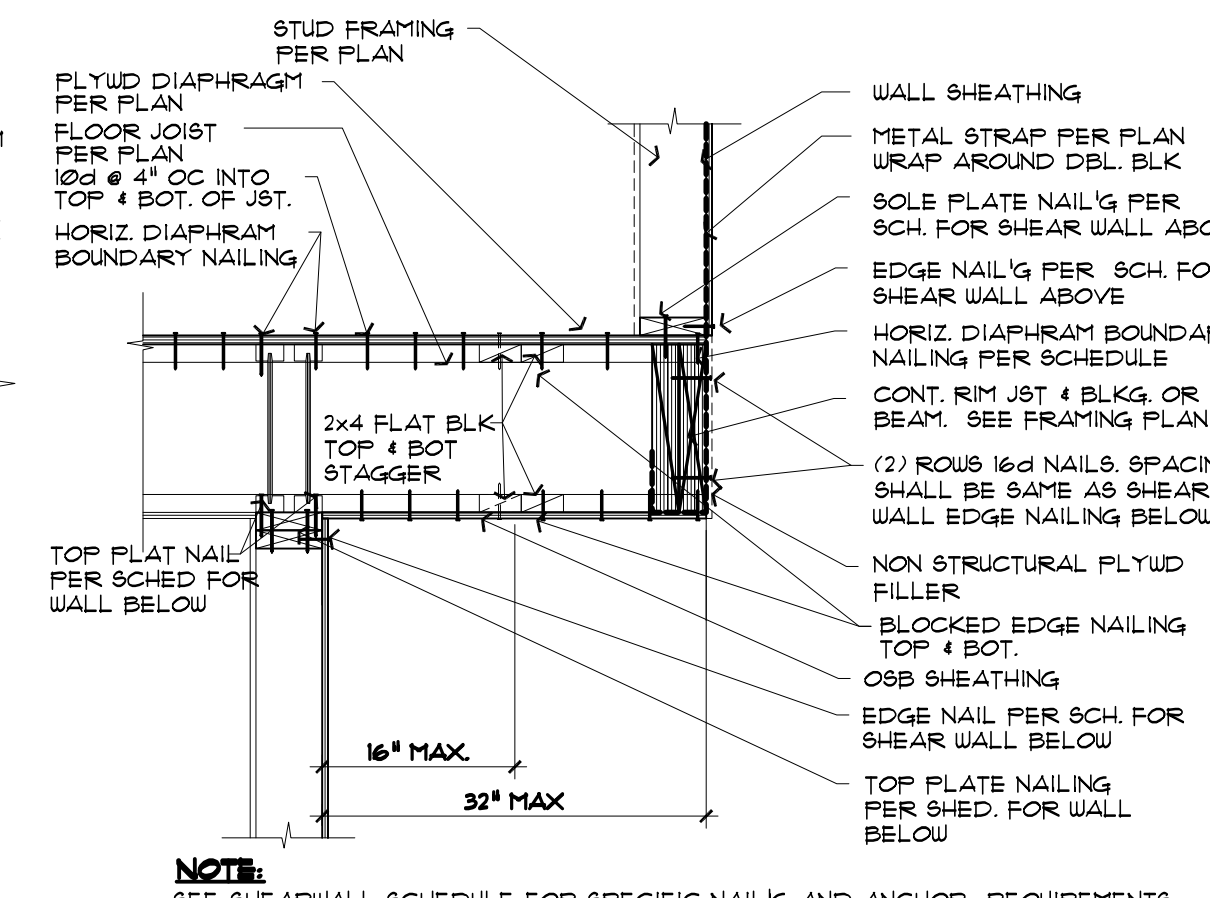
9 DIAPHRAGM @ INTERIOR SHEARWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



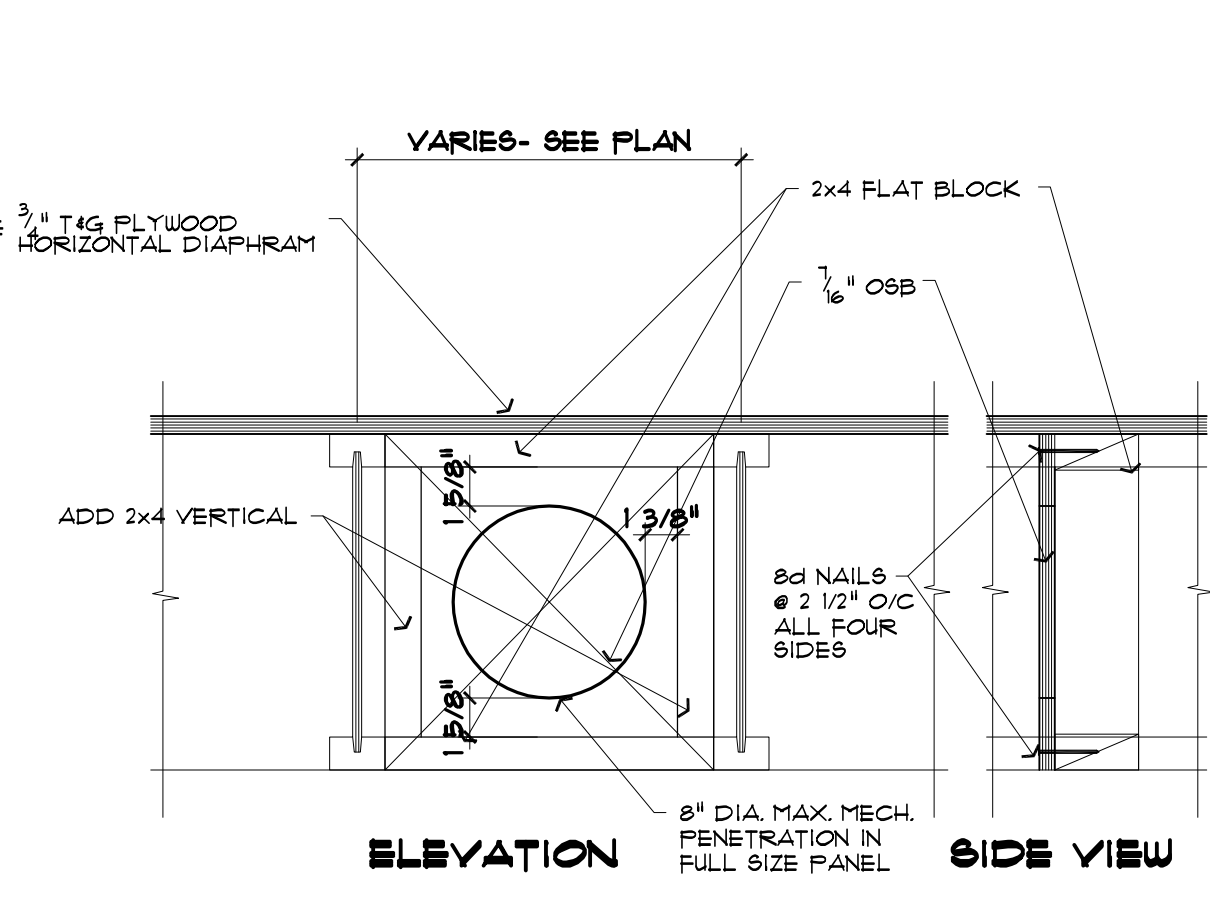
10 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



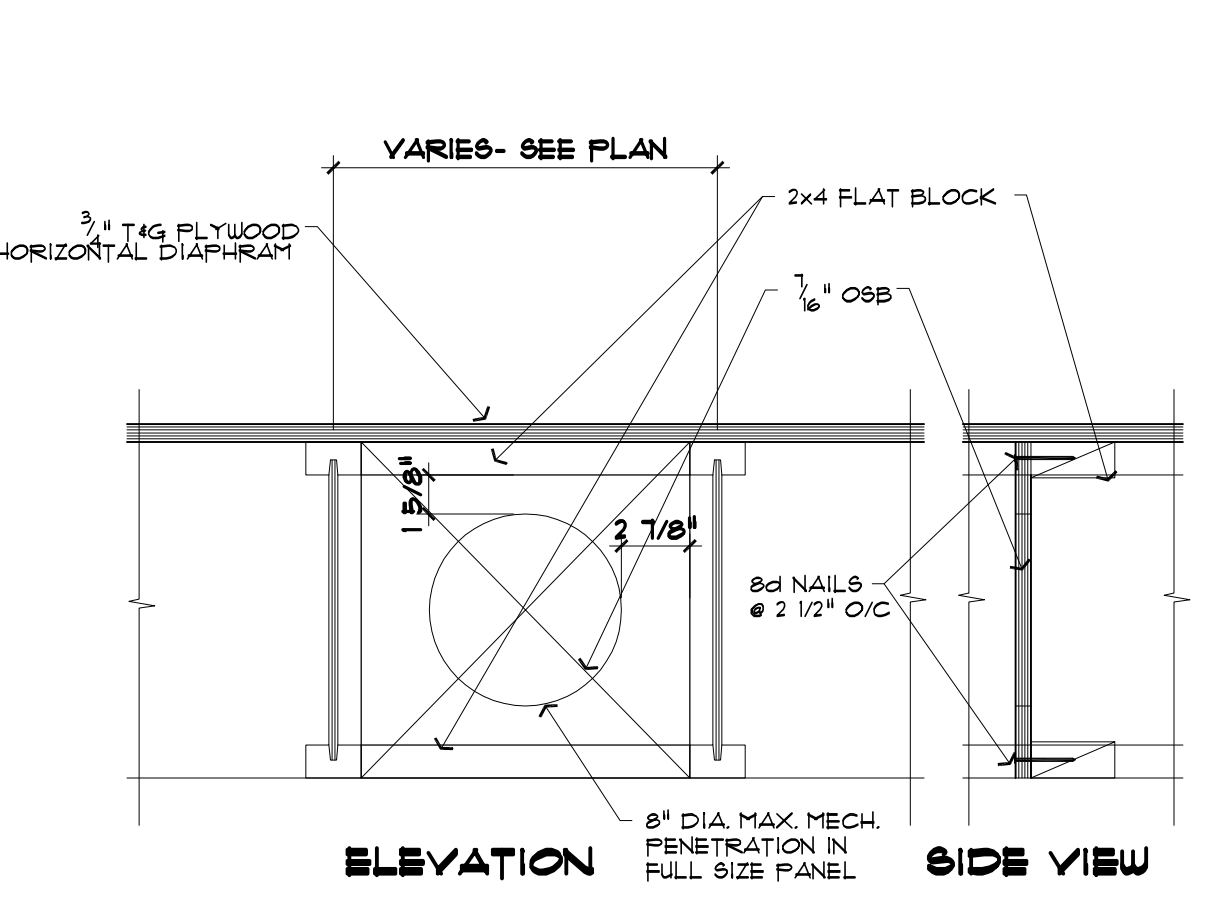
11 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



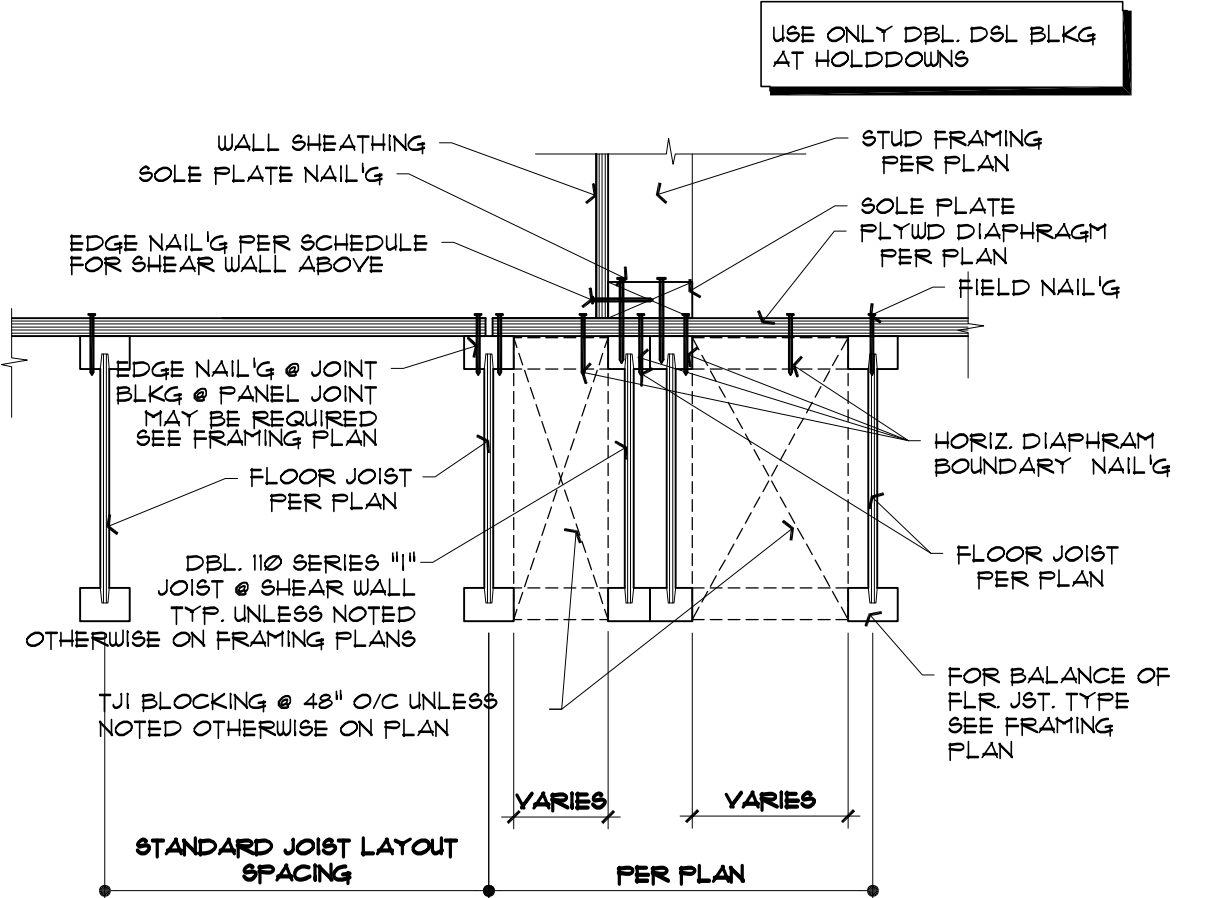
12 DIAPHRAGM @ OVERHANG SHEARWALL
 632 JOISTS PERPENDICULAR TO SHEARWALL 3/4" = 1'-0"



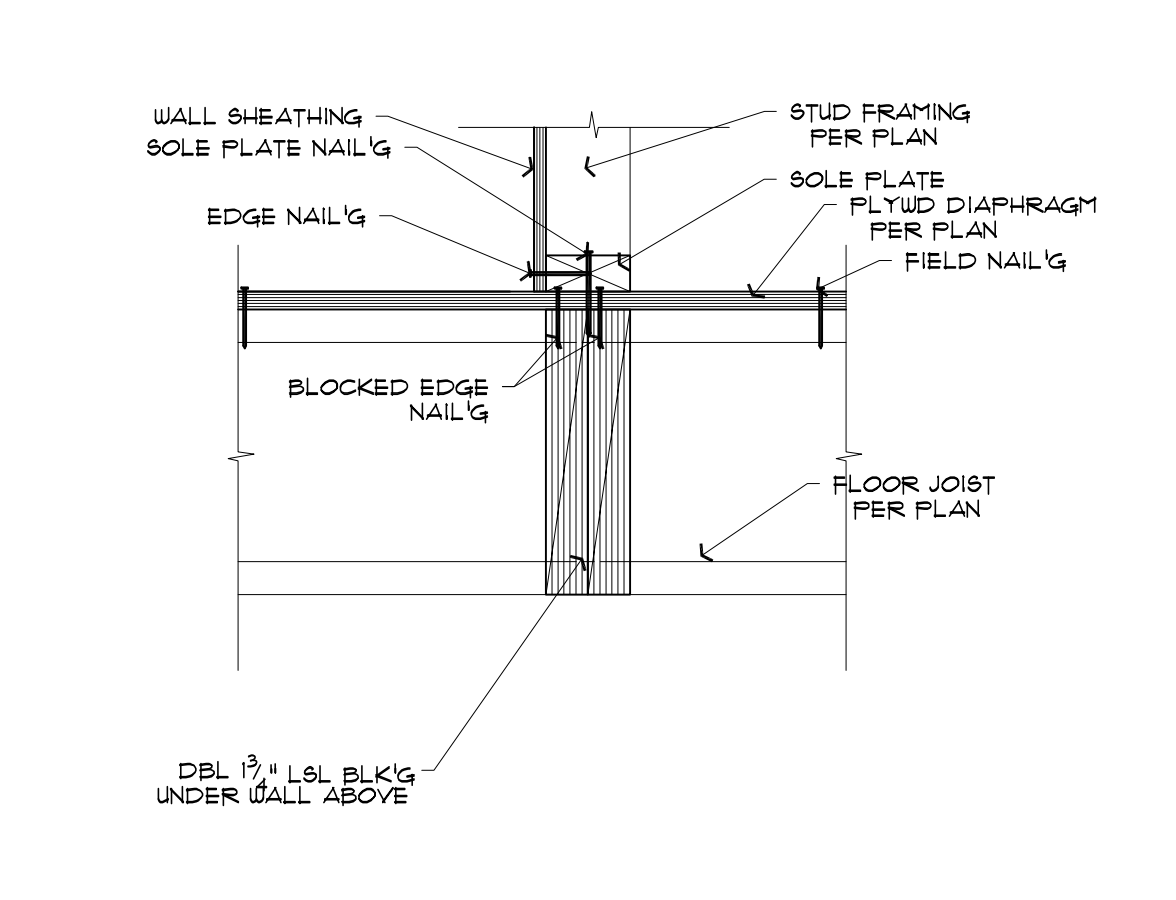
13 PRE-FAB BLOCKING PANEL A
 632 AT SHEAR OR BEARING WALL LOCATION 1 1/2" = 1'-0"



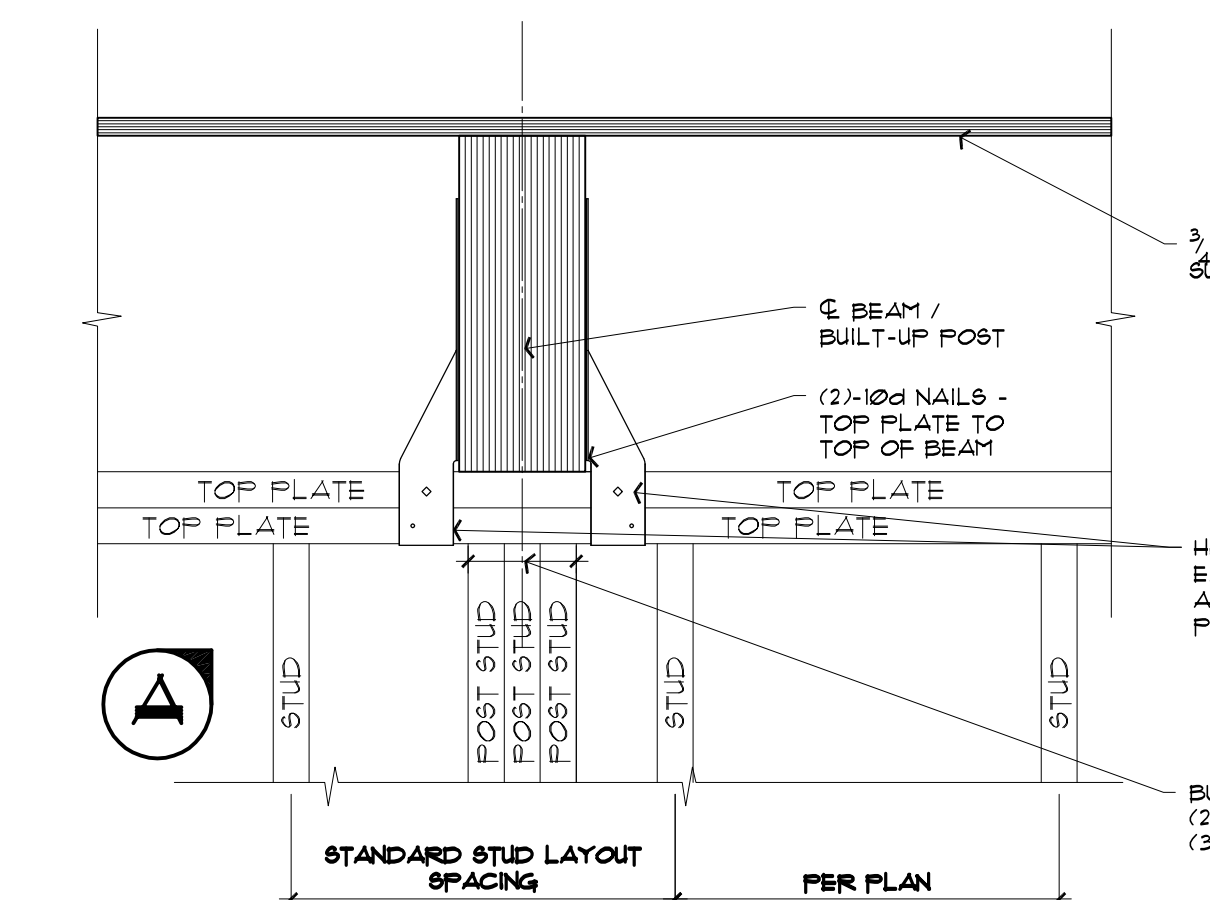
14 PRE-FAB BLOCKING PANEL B
 632 1 1/2" = 1'-0"



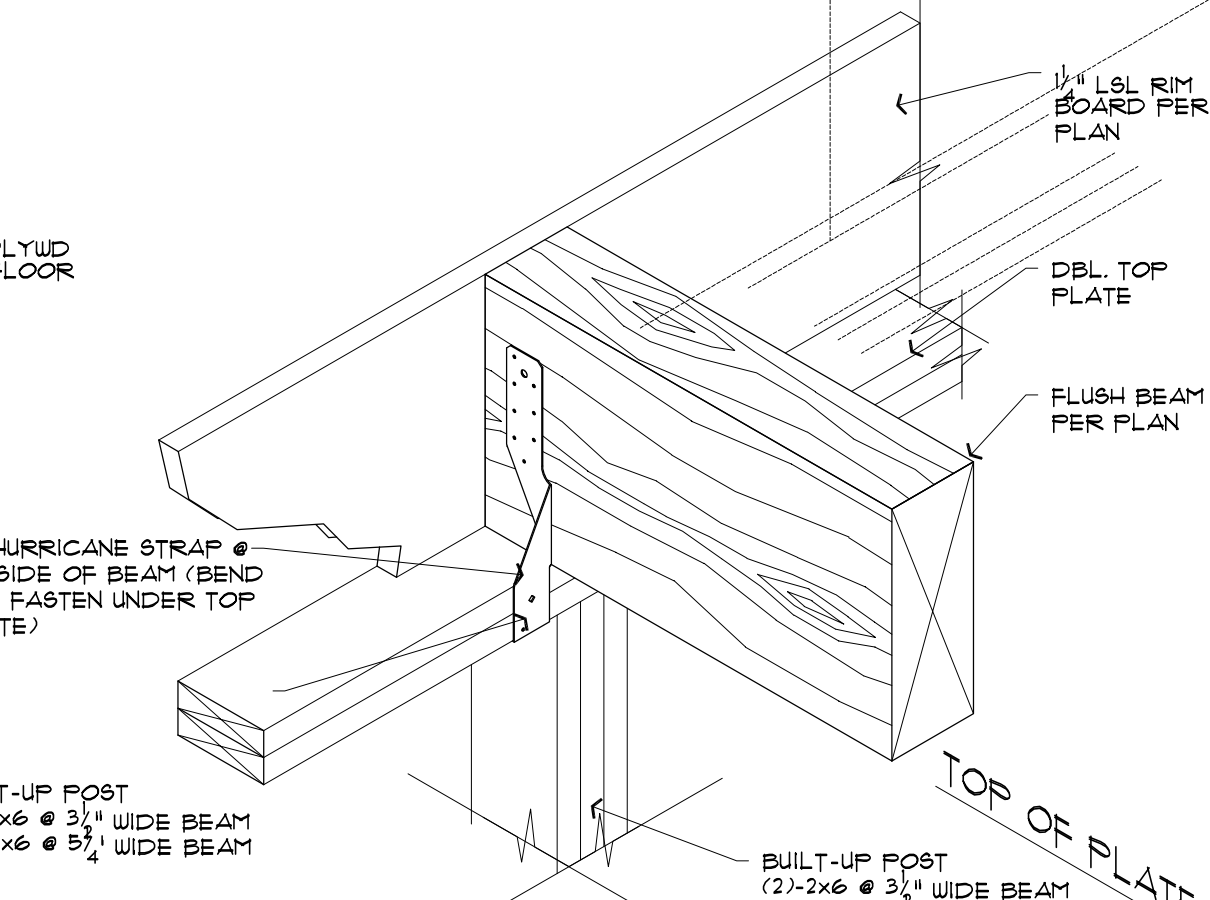
15 DIAPHRAGM @ INT. SHEARWALL ABOVE
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



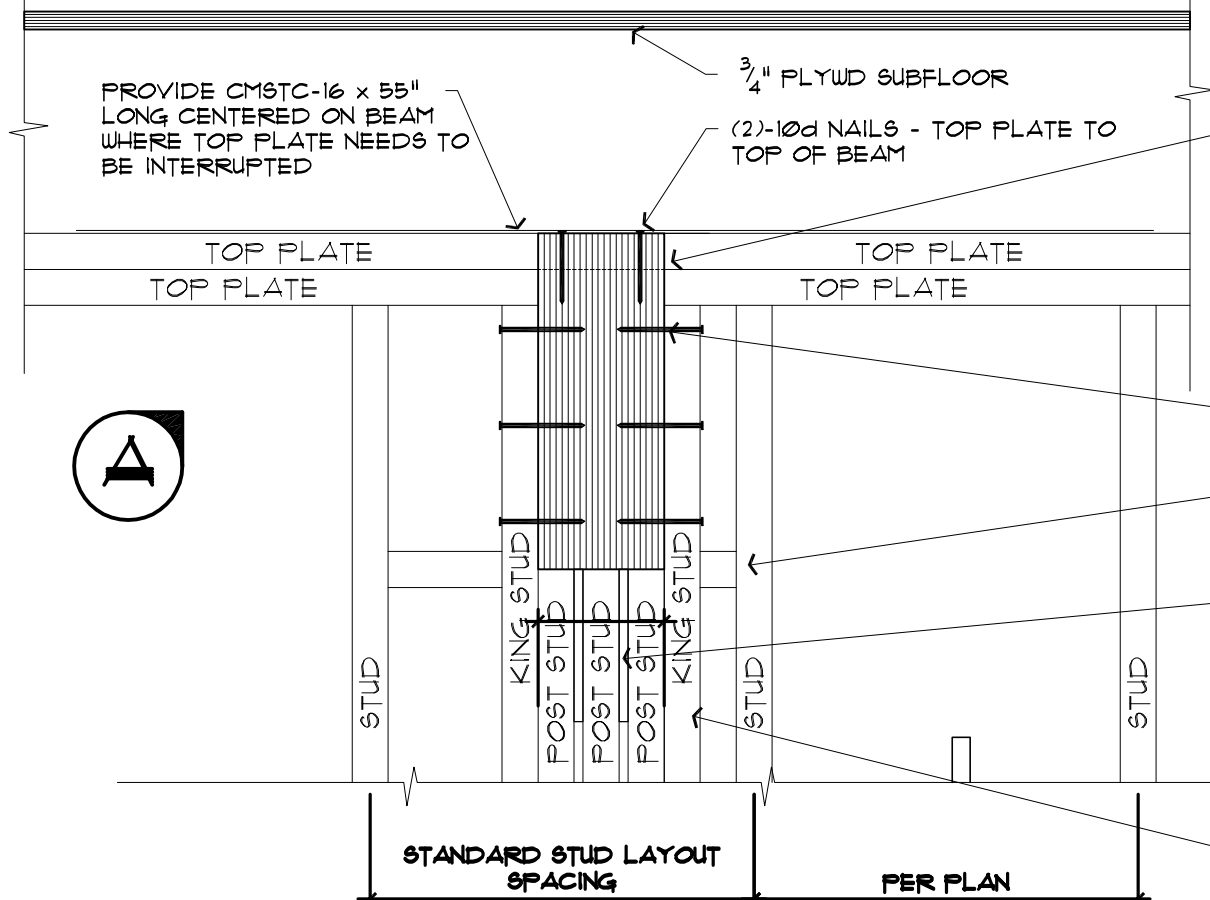
16 DIAPHRAGM @ INT. SHEARWALL ABOVE
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



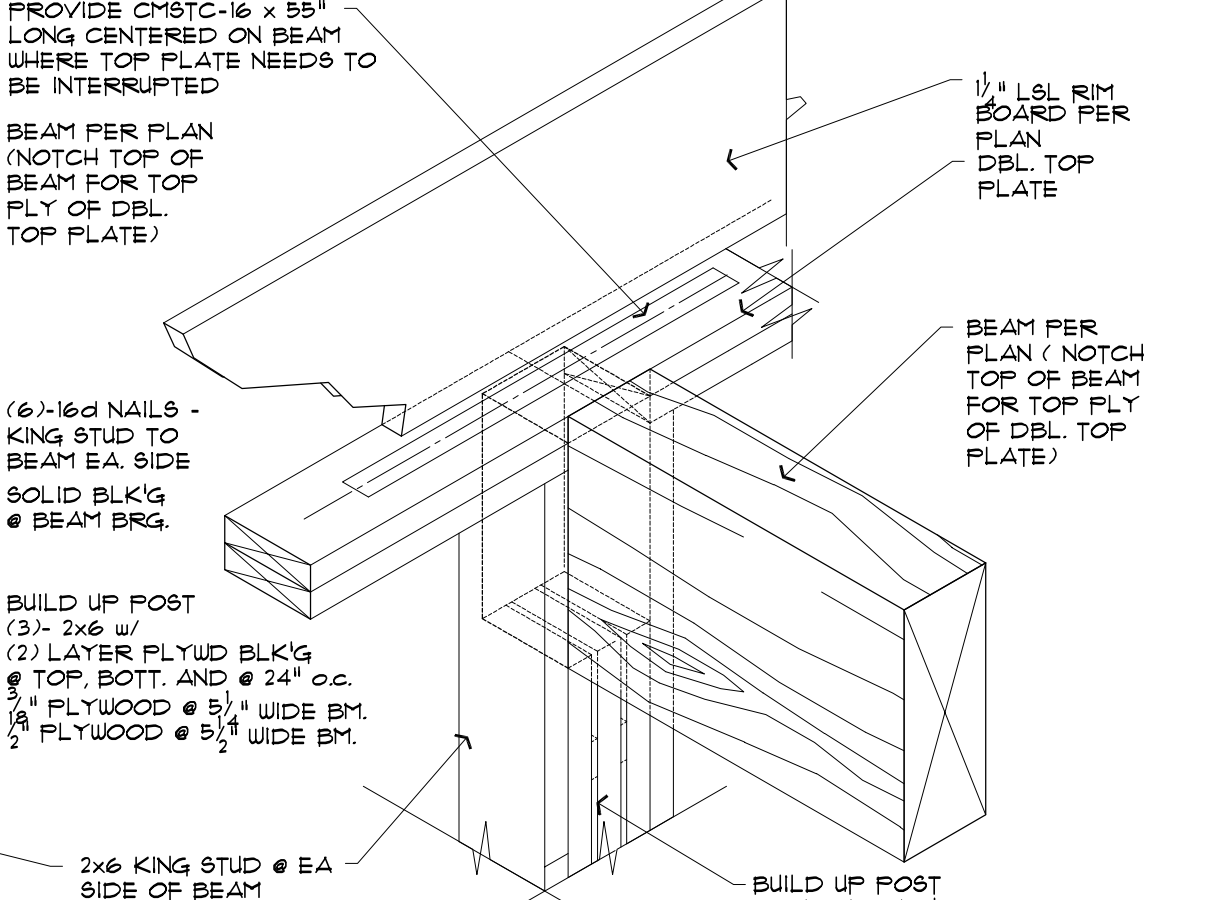
17 BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.
 632 TOP OF BEAM FLUSH w/ TOP OF JOIST-BEAM BEARING ON TOP OF PLATE 1 1/2" = 1'-0"



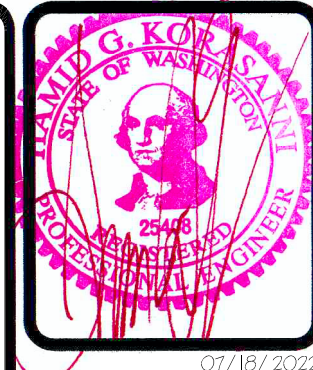
18 ISOMETRIC
 632 1 1/2" = 1'-0"



19 BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.
 632 TOP OF BEAM FLUSH w/ TOP OF PLATE 1 1/2" = 1'-0"

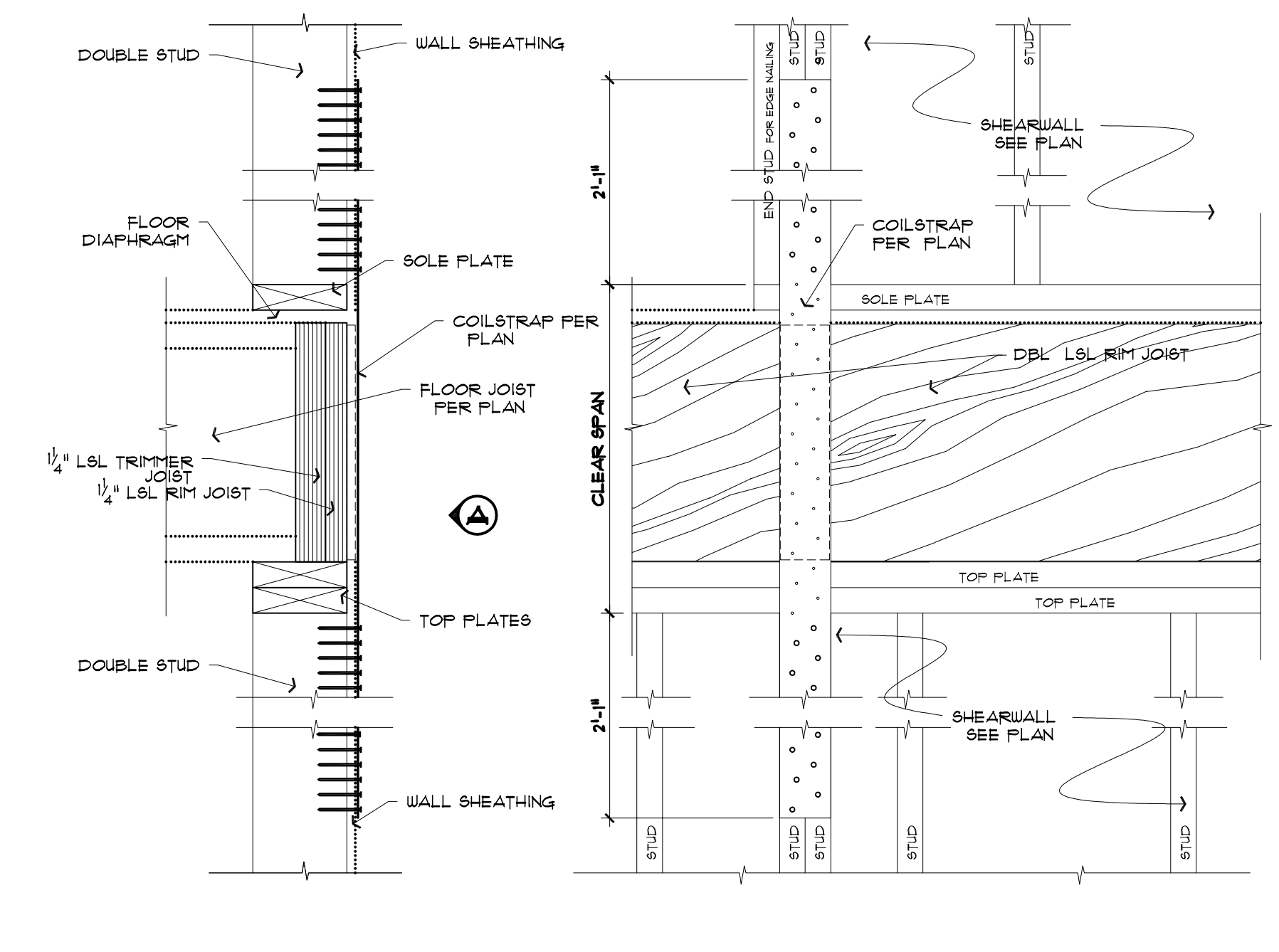
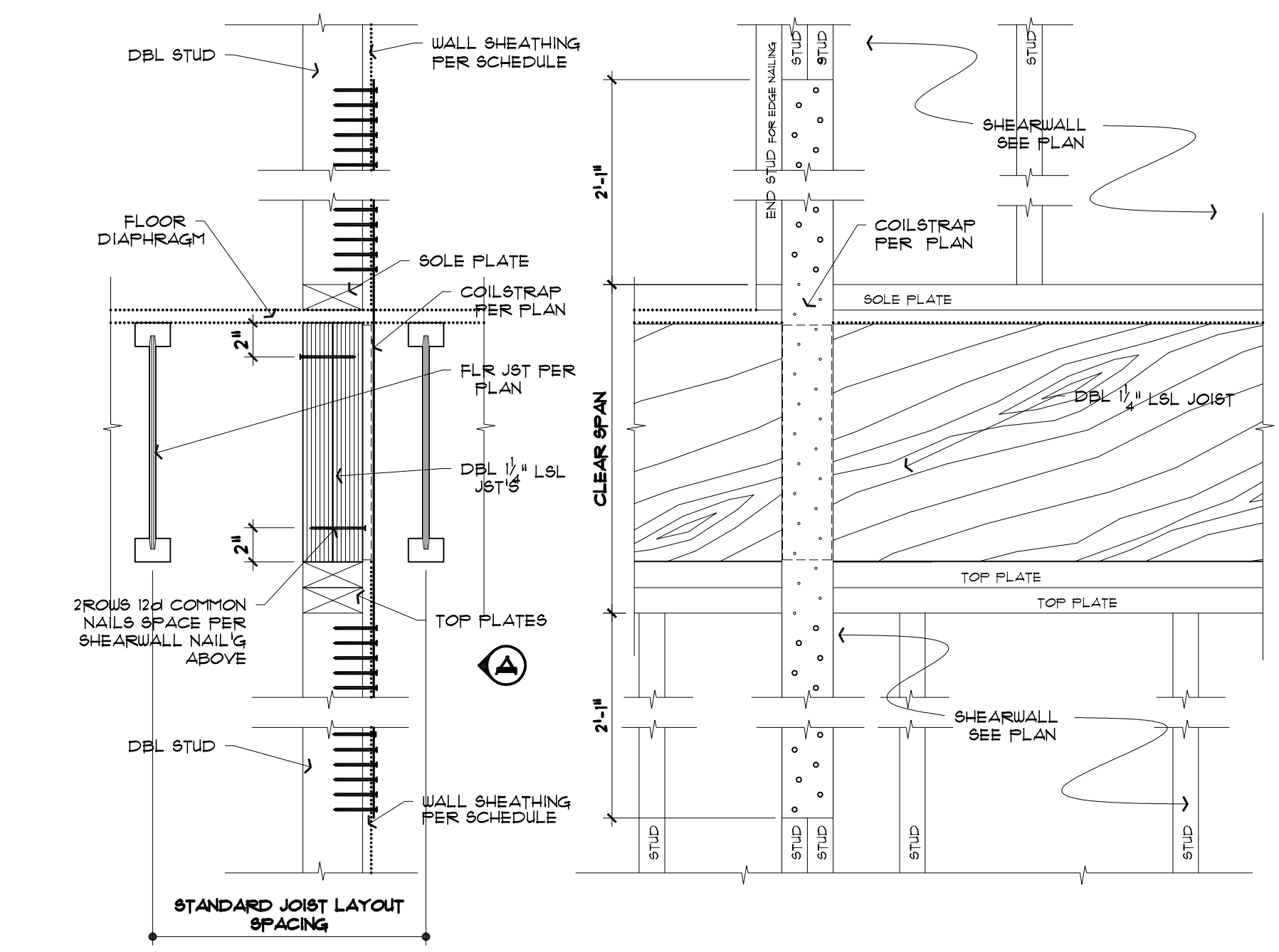
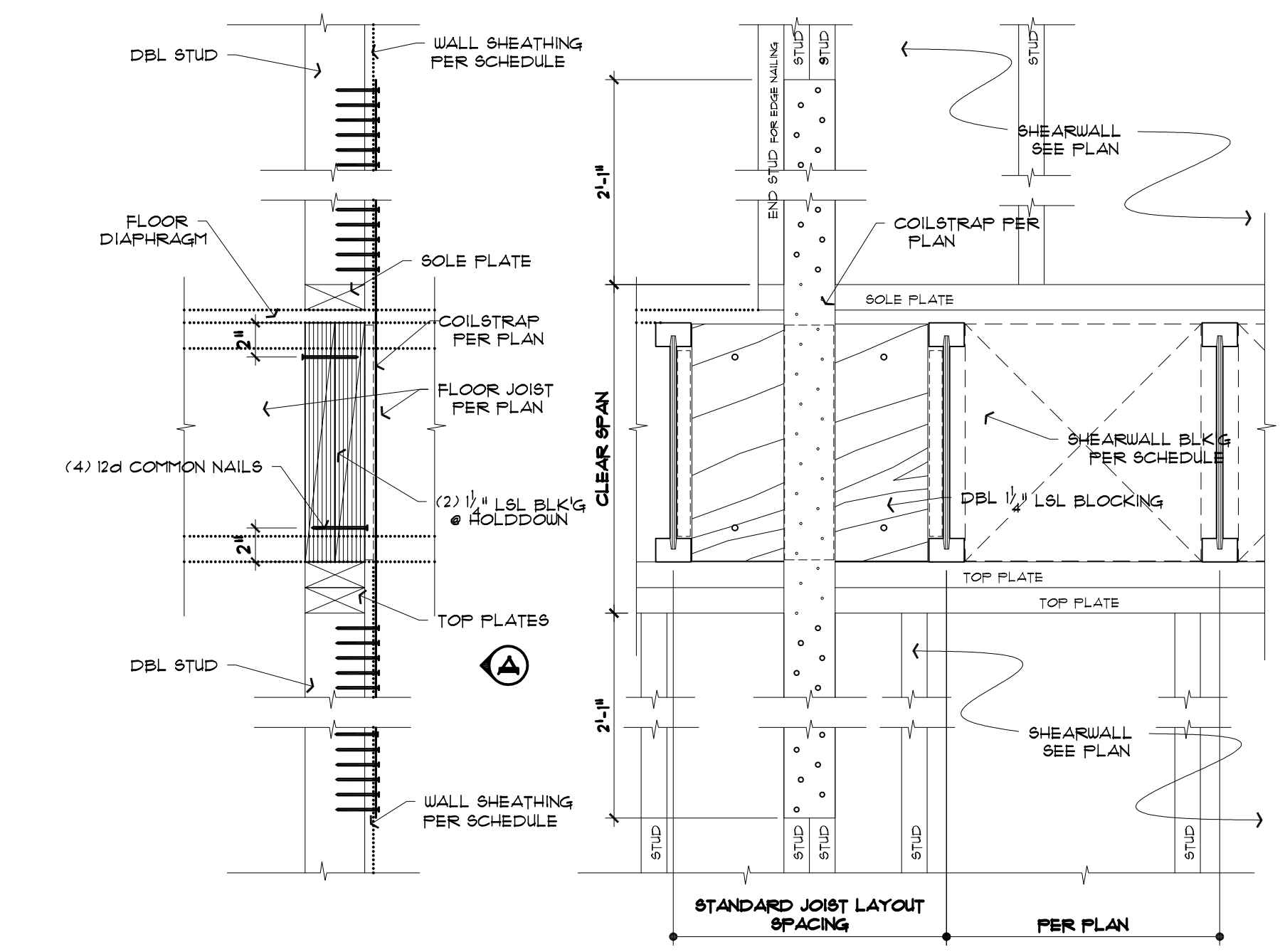


20 ISOMETRIC
 632 1 1/2" = 1'-0"



SAZEI DESIGN GROUP, LLC
 6608 110TH AVE. N.E.
 KIRKLAND, WA. 98033
 TEL. (425) 214-2280
 FAX. (425) 889-8887

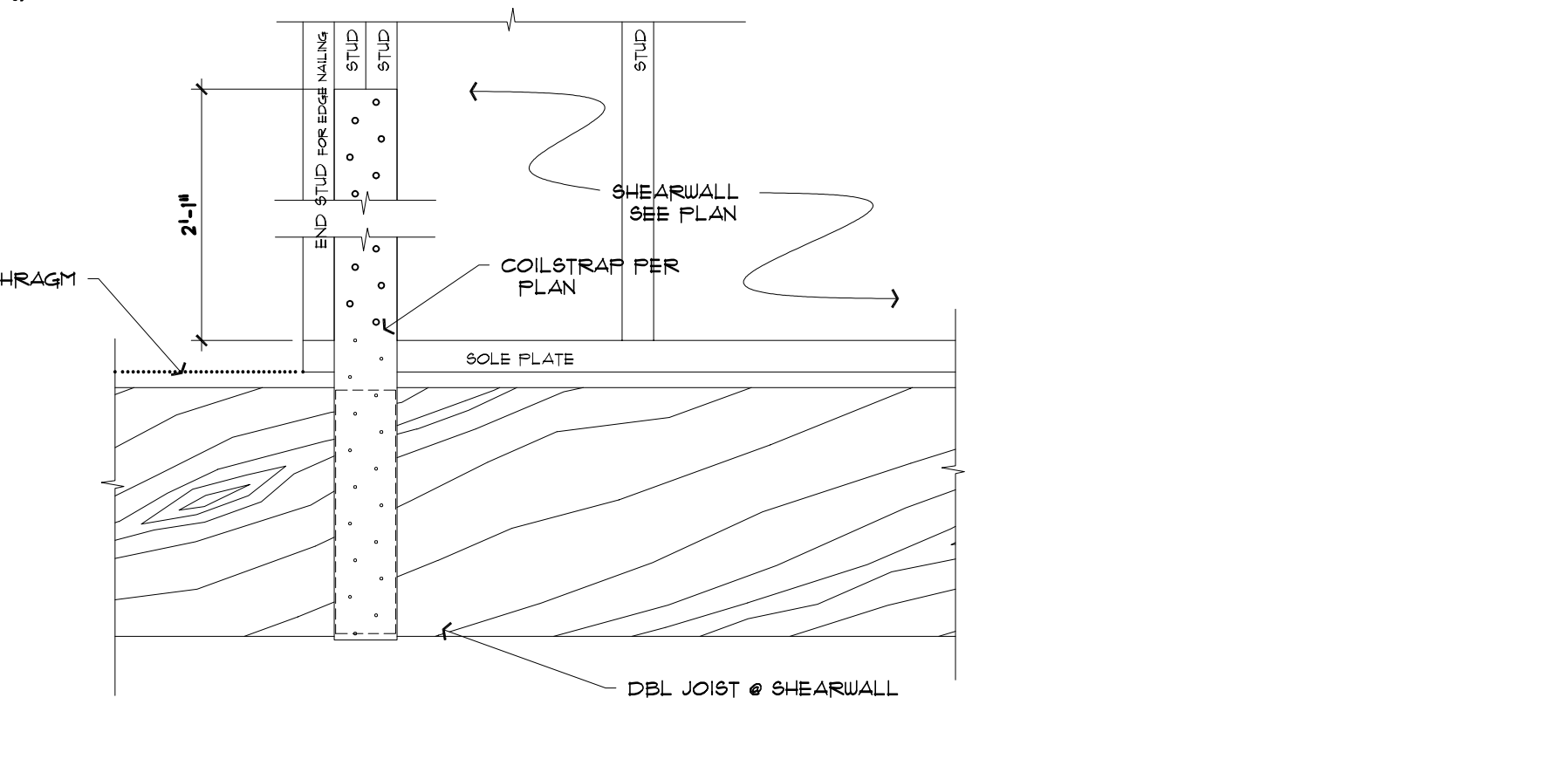
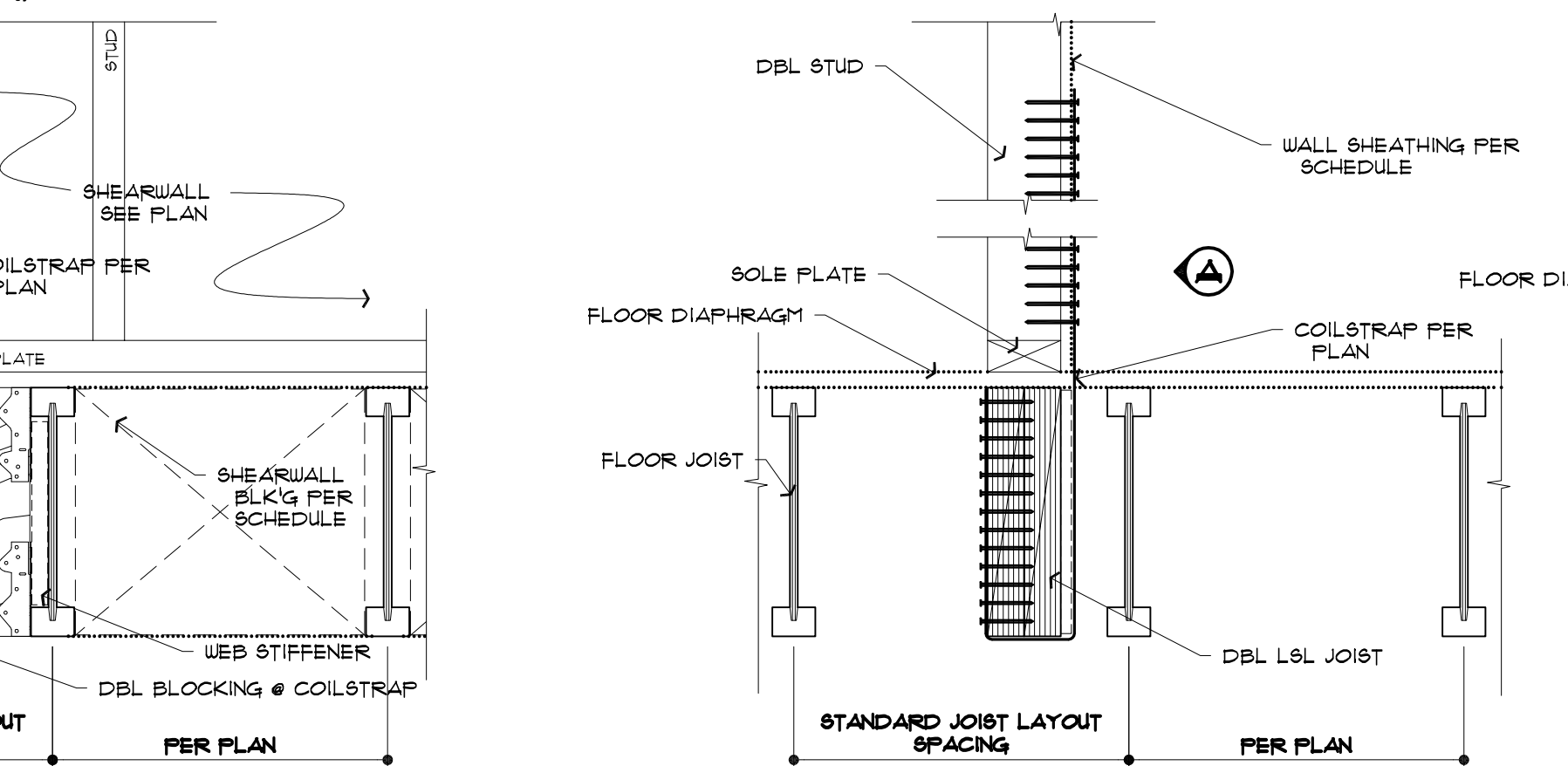
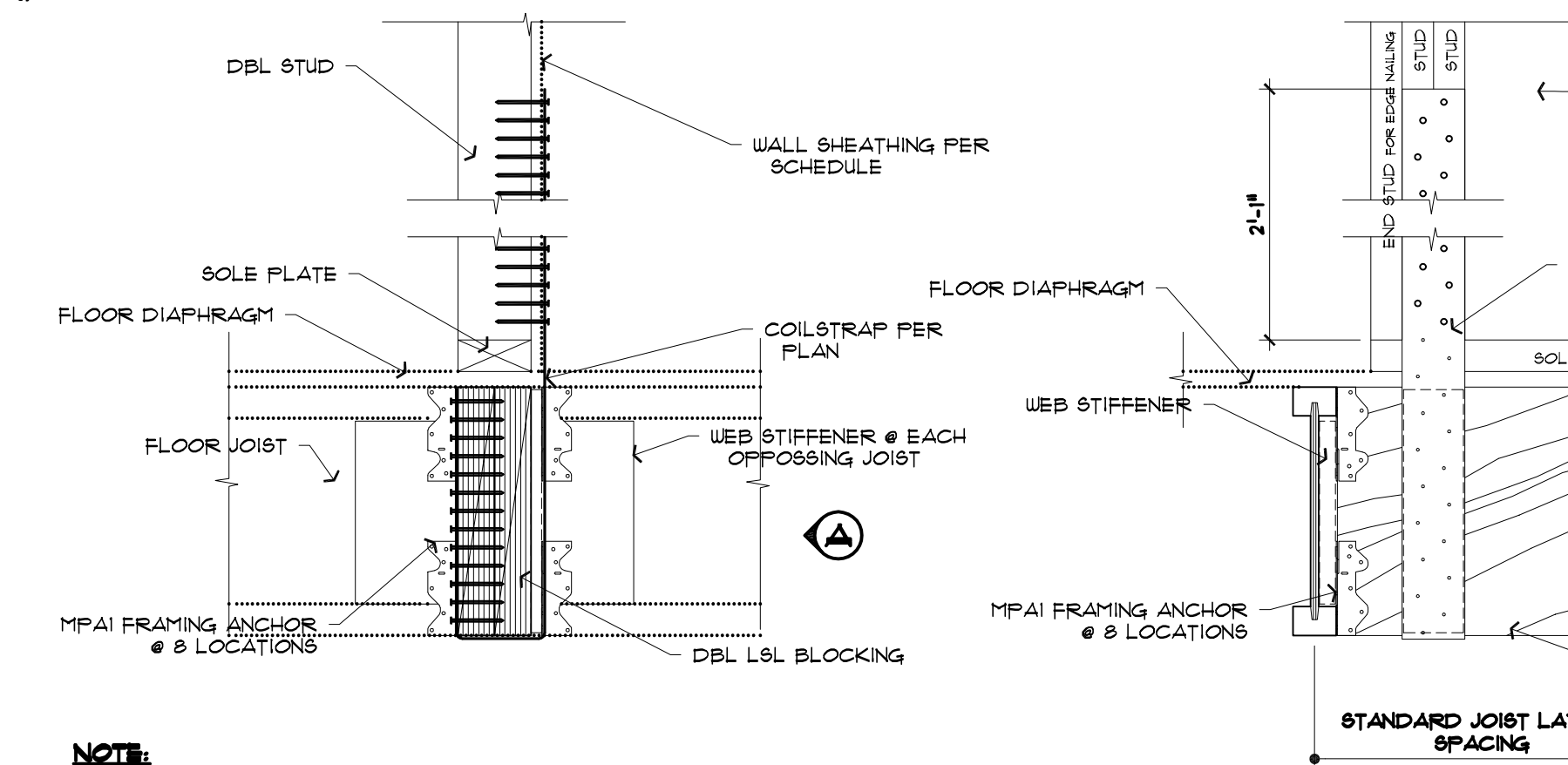
STRUCTURAL DETAILS
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040



NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
 CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
 CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-1 1/4"
1 3" COILSTRAP @ INTERIOR SHEAR WALL
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS (L&L BLOCKING) 1 1/2" = 1'-0"

NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
 CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
 CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-1 1/4"
2 3" COILSTRAP @ INTERIOR SHEAR WALL
 SHEARWALL PARALLEL TO FLOOR JOISTS (DOUBLE L&L JOISTS UNDER SHEAR WALL) 1 1/2" = 1'-0"

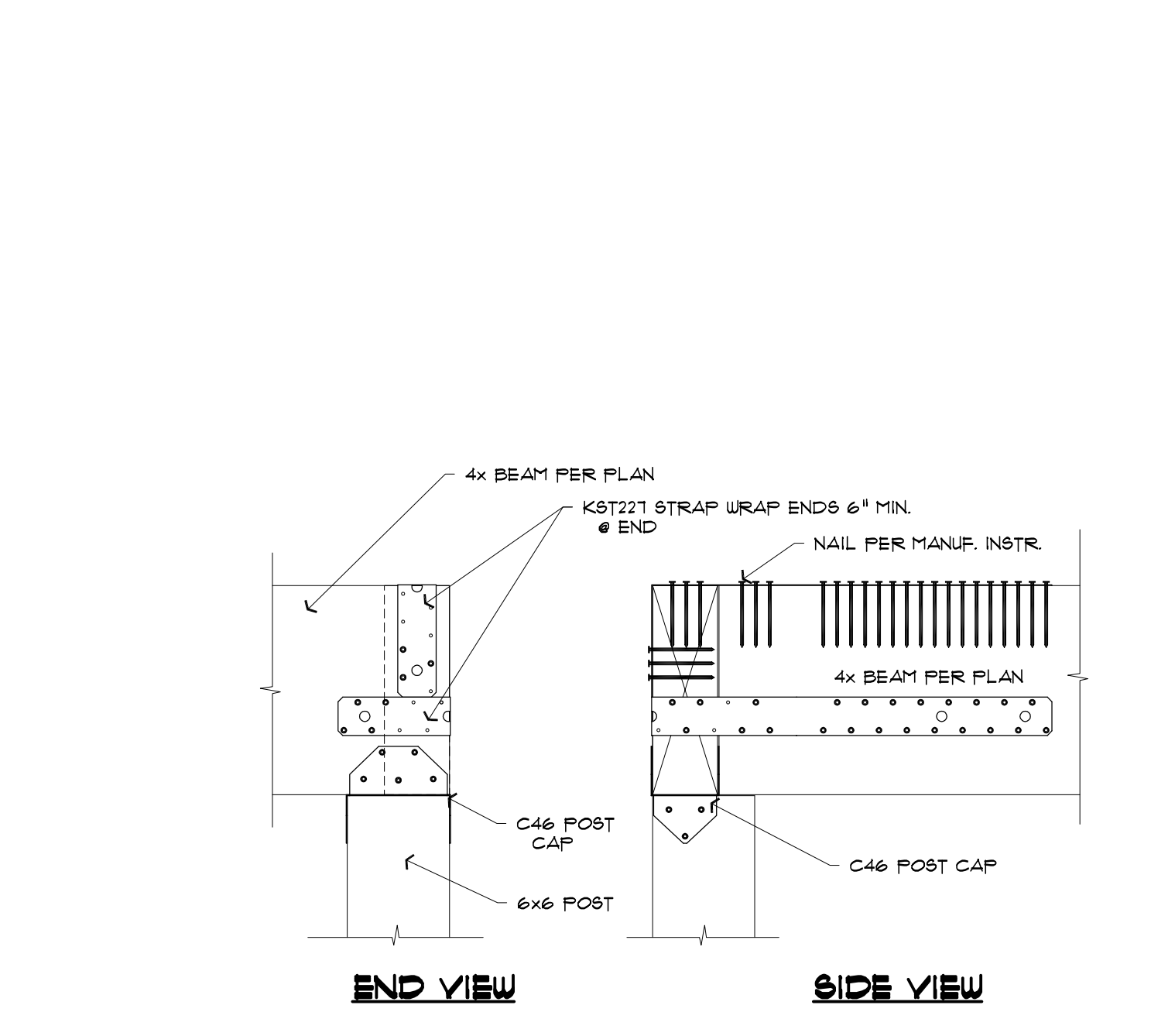
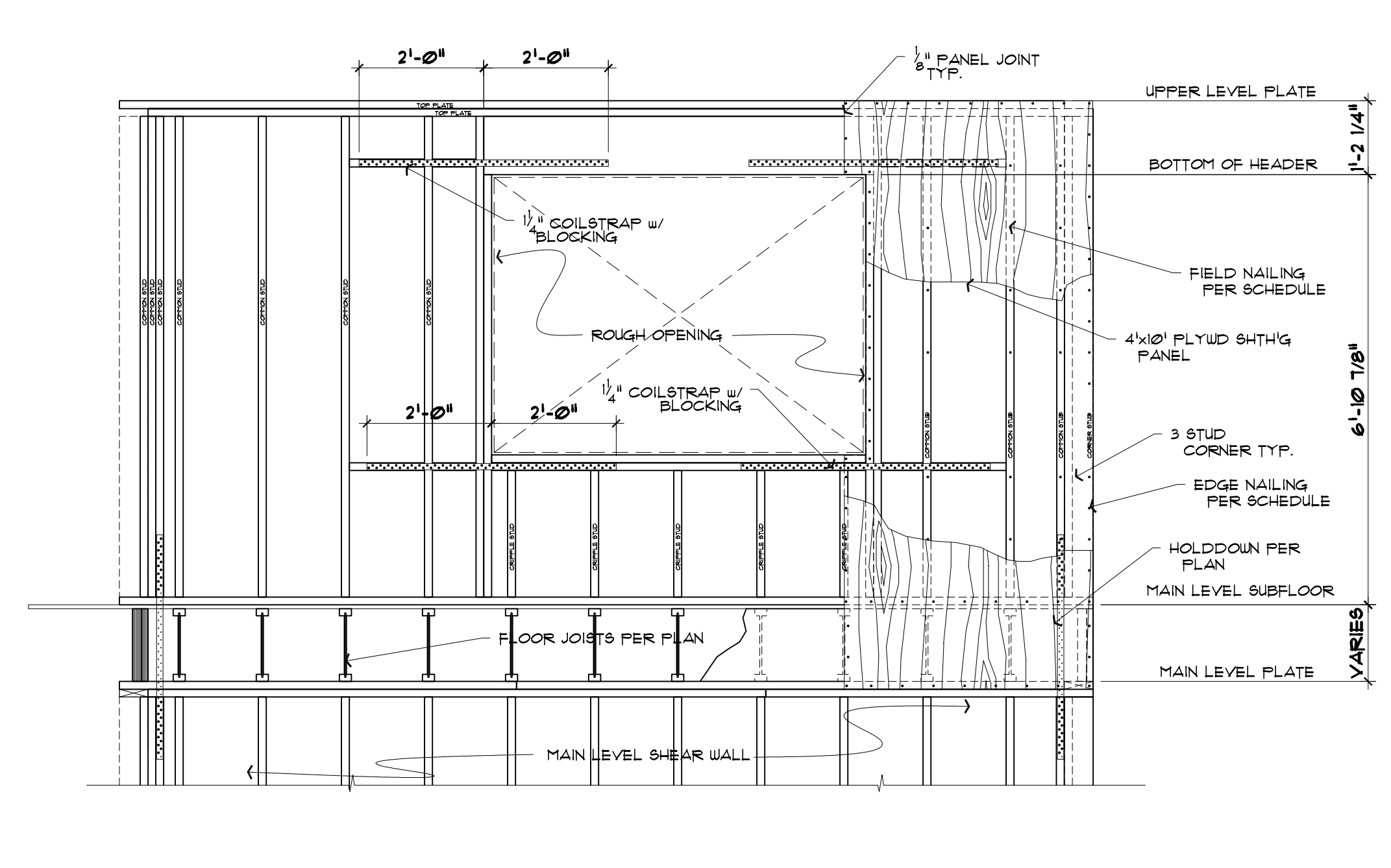
NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
 CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
 CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-1 1/4"
3 3" COILSTRAP @ EXTERIOR SHEAR WALL
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"



NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
4 3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"

NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
5 3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM
 SHEARWALL PARALLEL TO FLOOR JOISTS 1 1/2" = 1'-0"

NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
6 TYPICAL SHEARWALL FRAMING ELEVATION @ LOWER LEVEL
 SHEAR FORCE TRANSFER AT CORNERS 1/2" = 1'-0"



NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
 THIS DETAIL SHOWS CONCEPTUAL INFORMATION ONLY SEE PLAN FOR ACTUAL CONDITIONS
7 TYPICAL SHEARWALL FRAMING ELEVATION @ UPPER LEVEL
 SHEAR FORCE TRANSFER AT CORNERS 1/2" = 1'-0"

NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
8 TYPICAL CORNER BEAM TO POST CONN.
 1 1/2" = 1'-0"

Revisions	Drawn	Checked
△	DSF	
△		
△		
Date	JULY 18, 2022	
Sheet	S3.3	
Score	1/4" = 1'-0"	

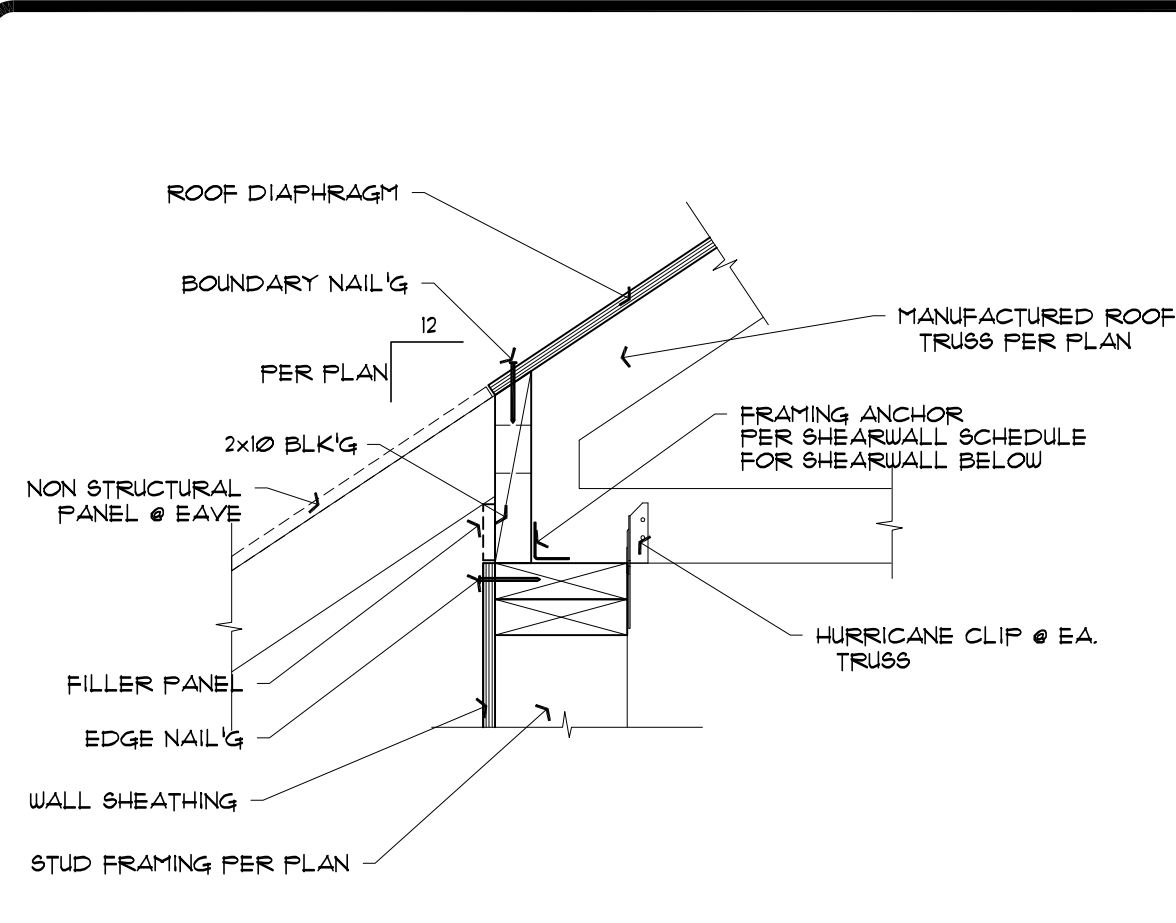


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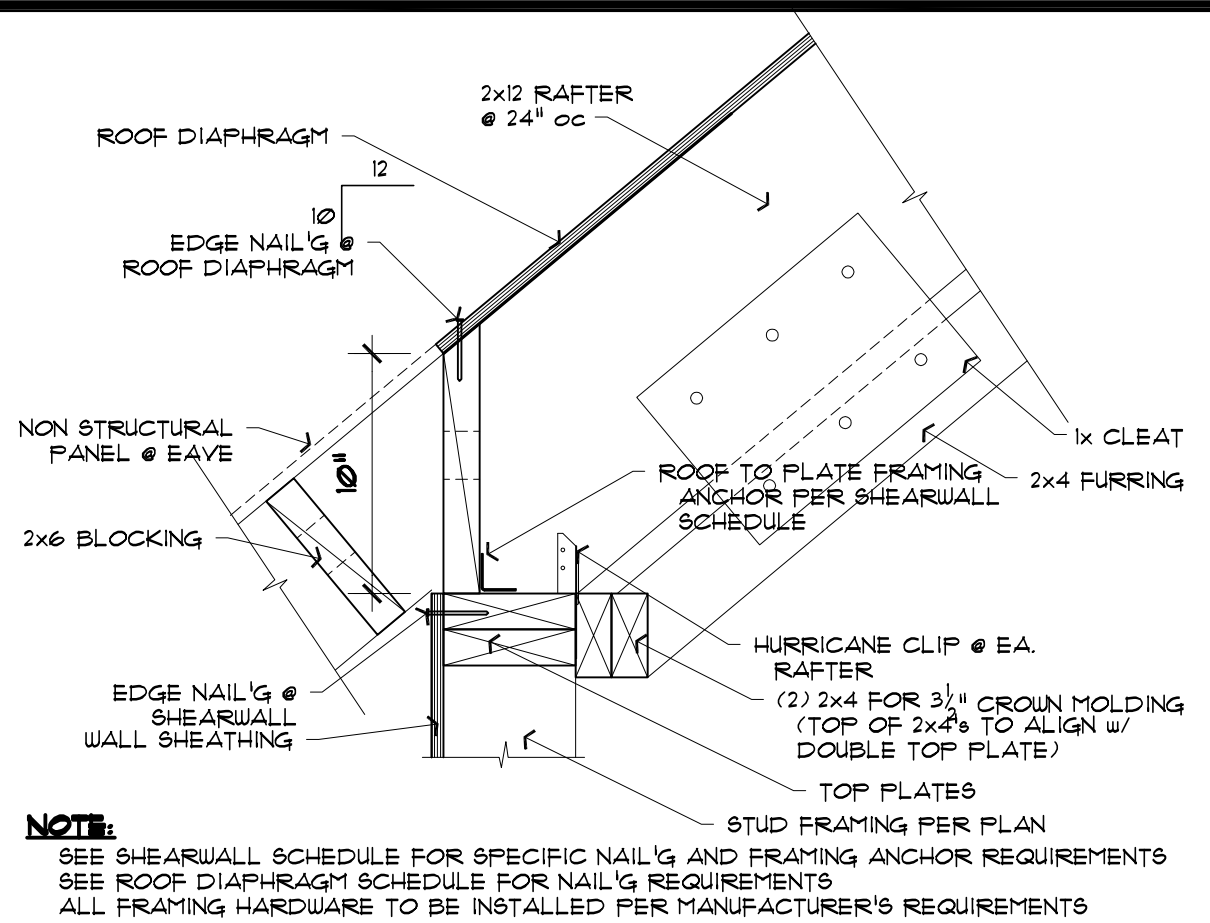
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040

Structural Details

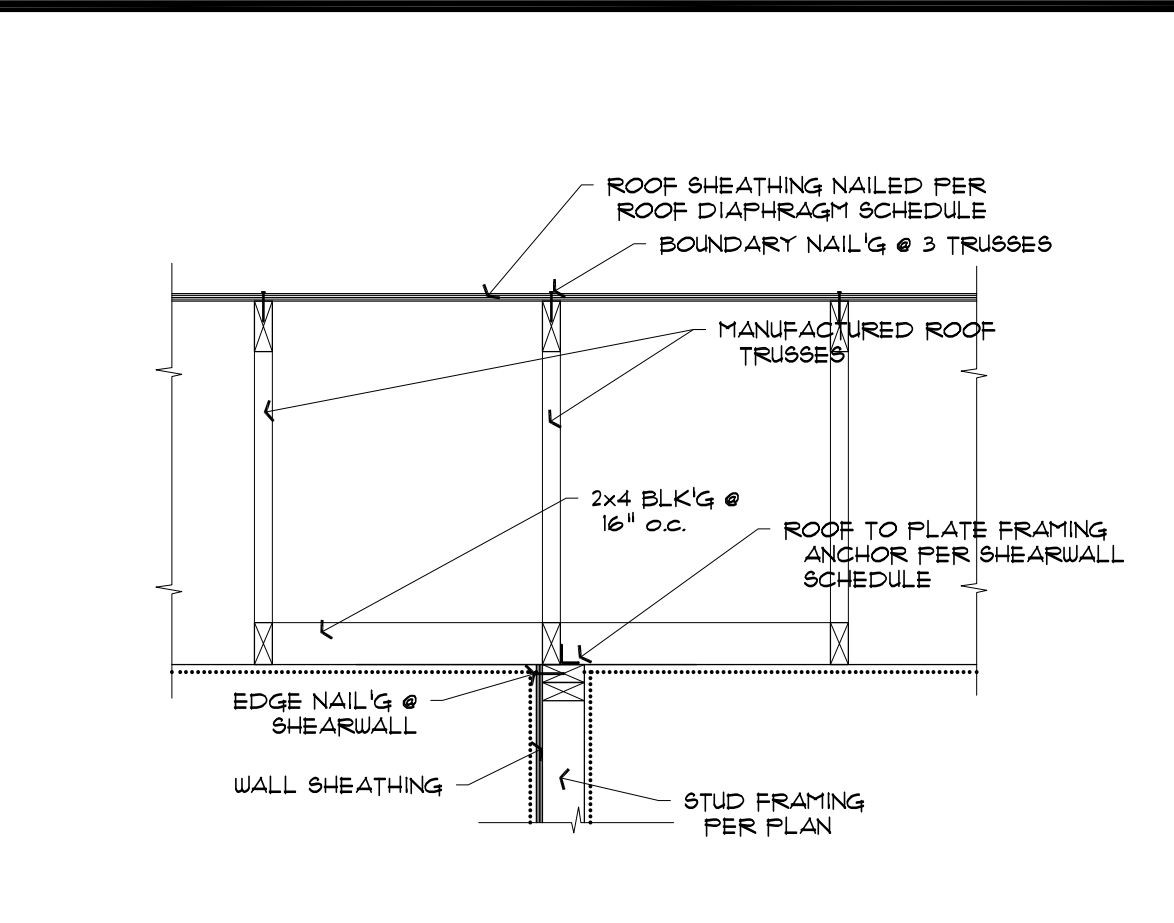
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Sheet	S3.4	
Scale	1/4" = 1'-0"	



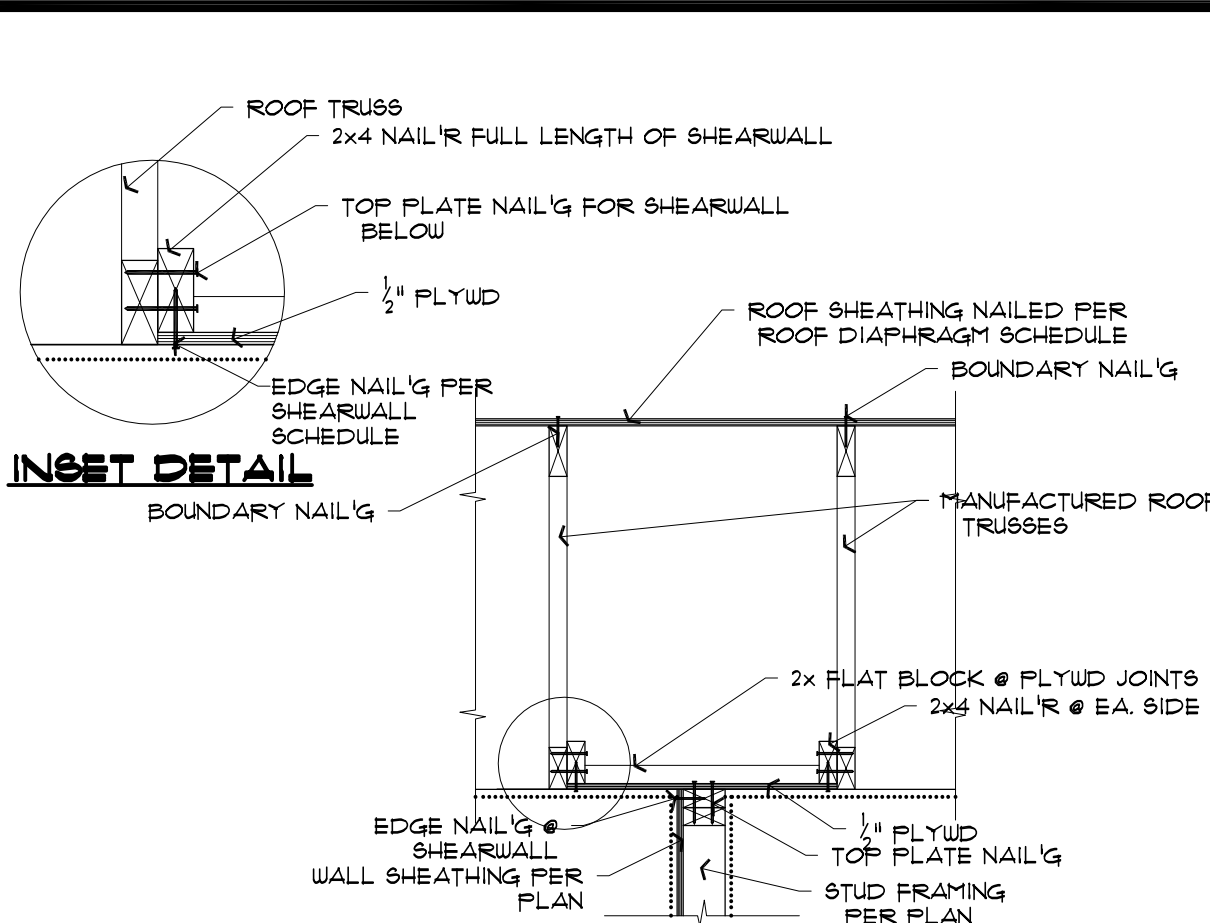
1 SHEARWALL @ ROOF TRUSS ASSEMBLY
 63.4 ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



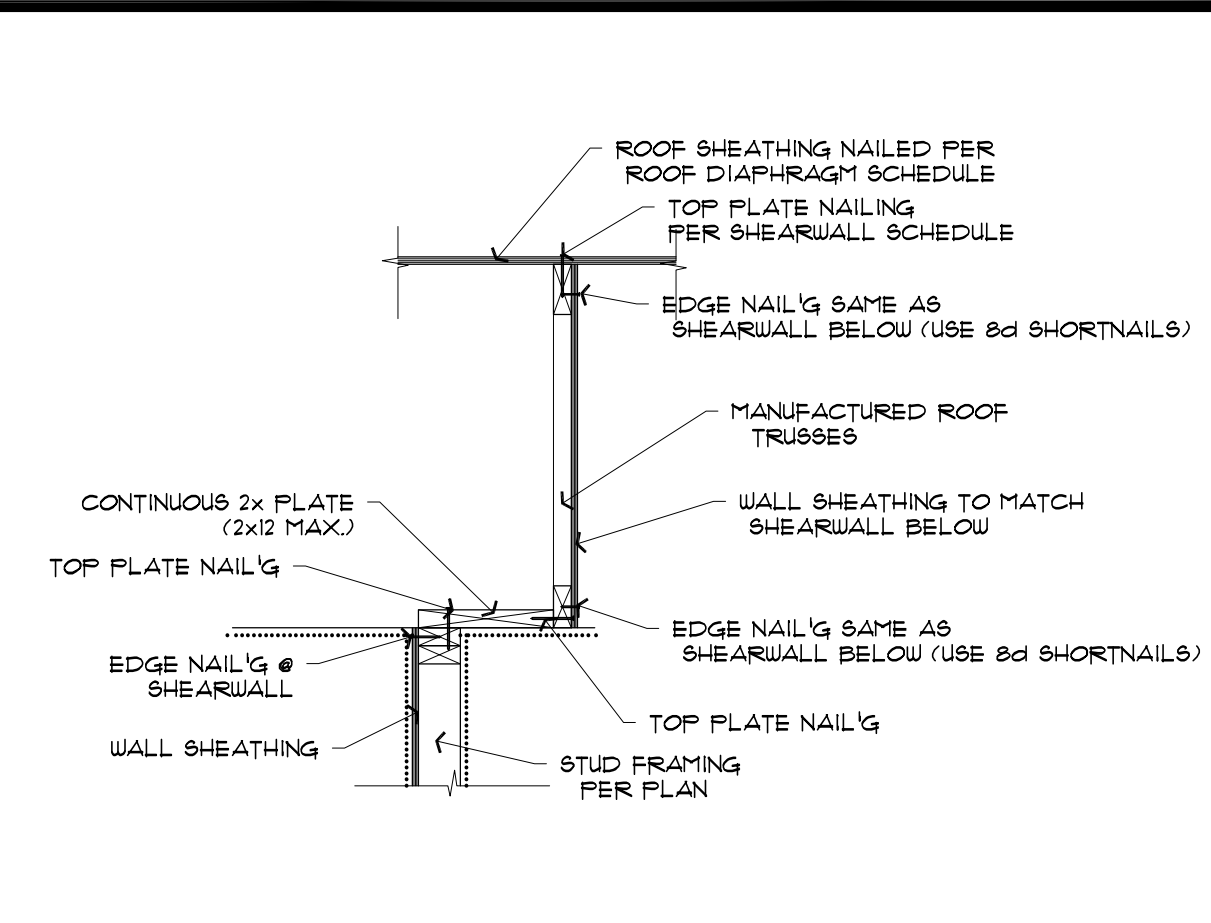
2 SHEARWALL @ RAFTER ASSEMBLY
 63.4 RAFTER PERPENDICULAR TO WALL 1 1/2" = 1'-0"



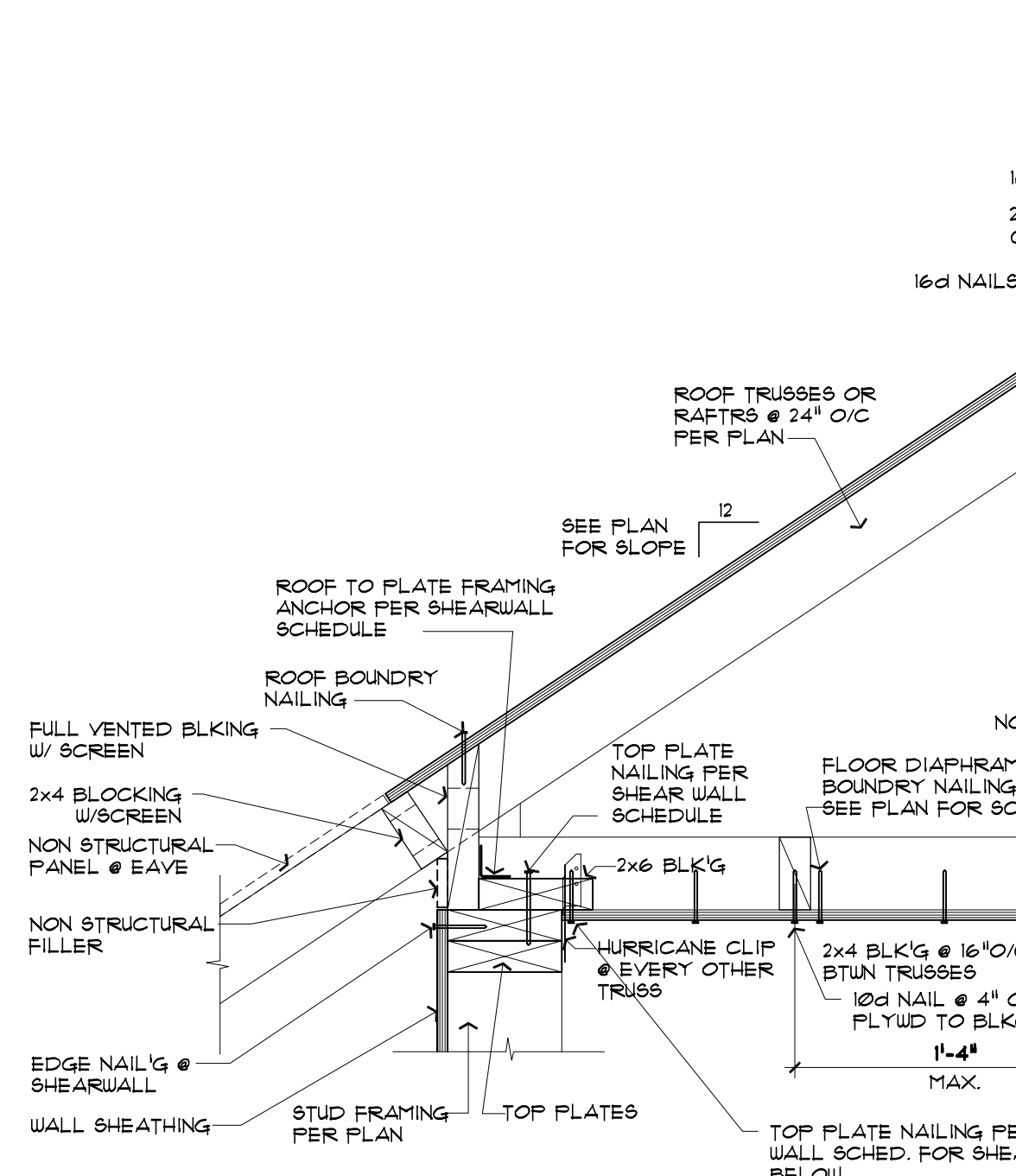
3 SHEARWALL TO TRUSS CONNECTION
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



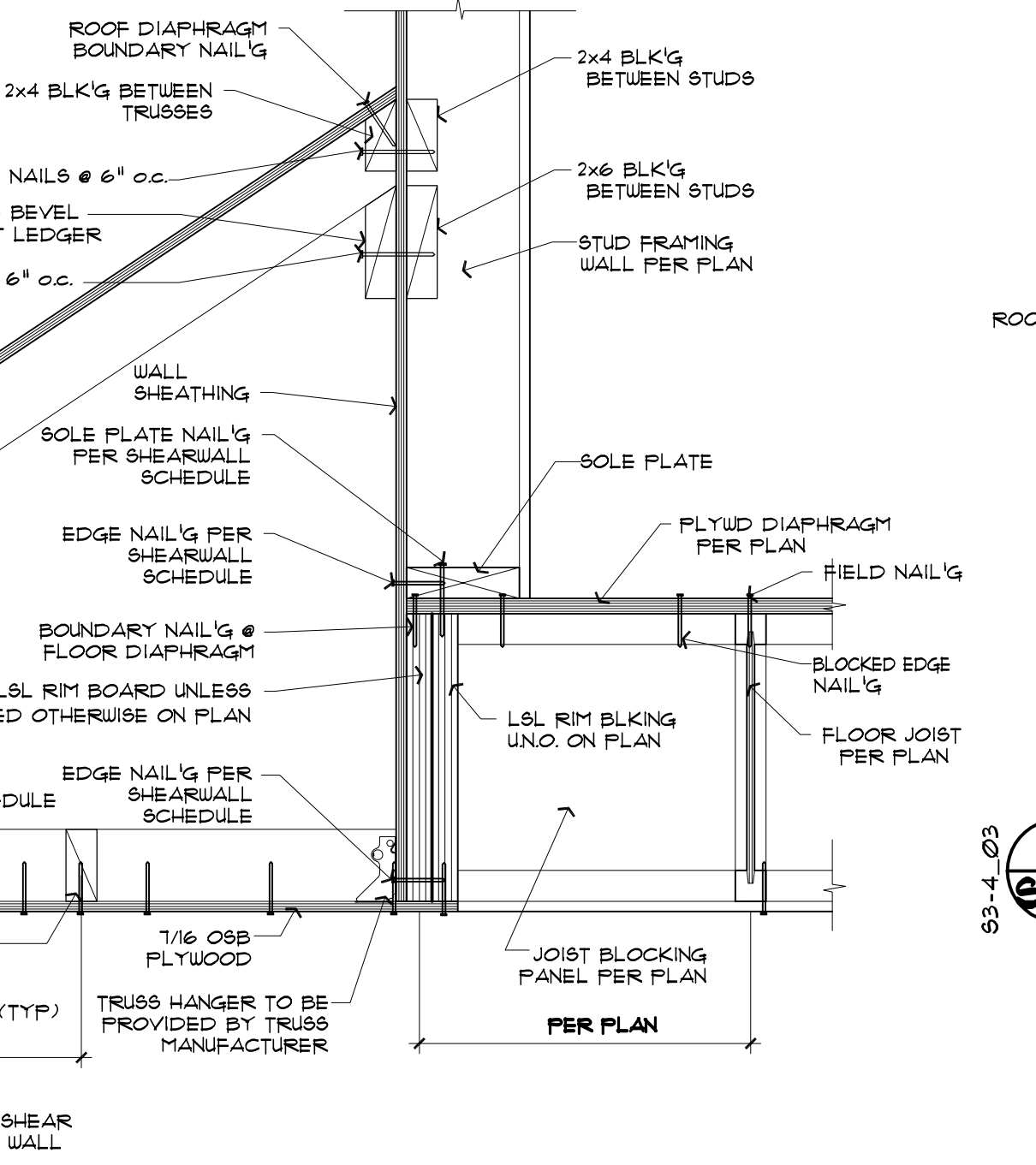
4 SHEARWALL @ OPEN TRUSS BAY
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



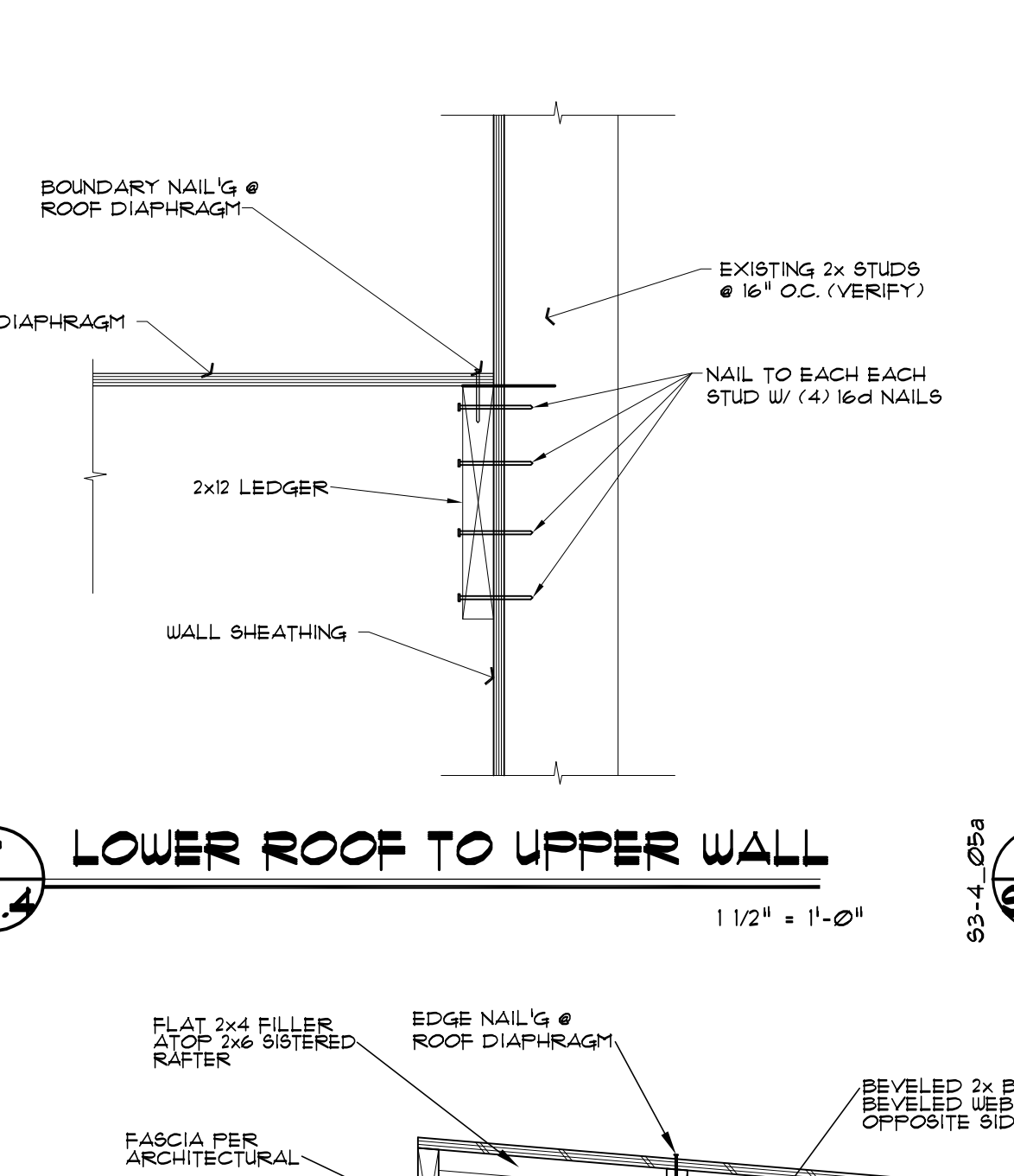
5 SHEARWALL @ OFFSET TRUSS
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



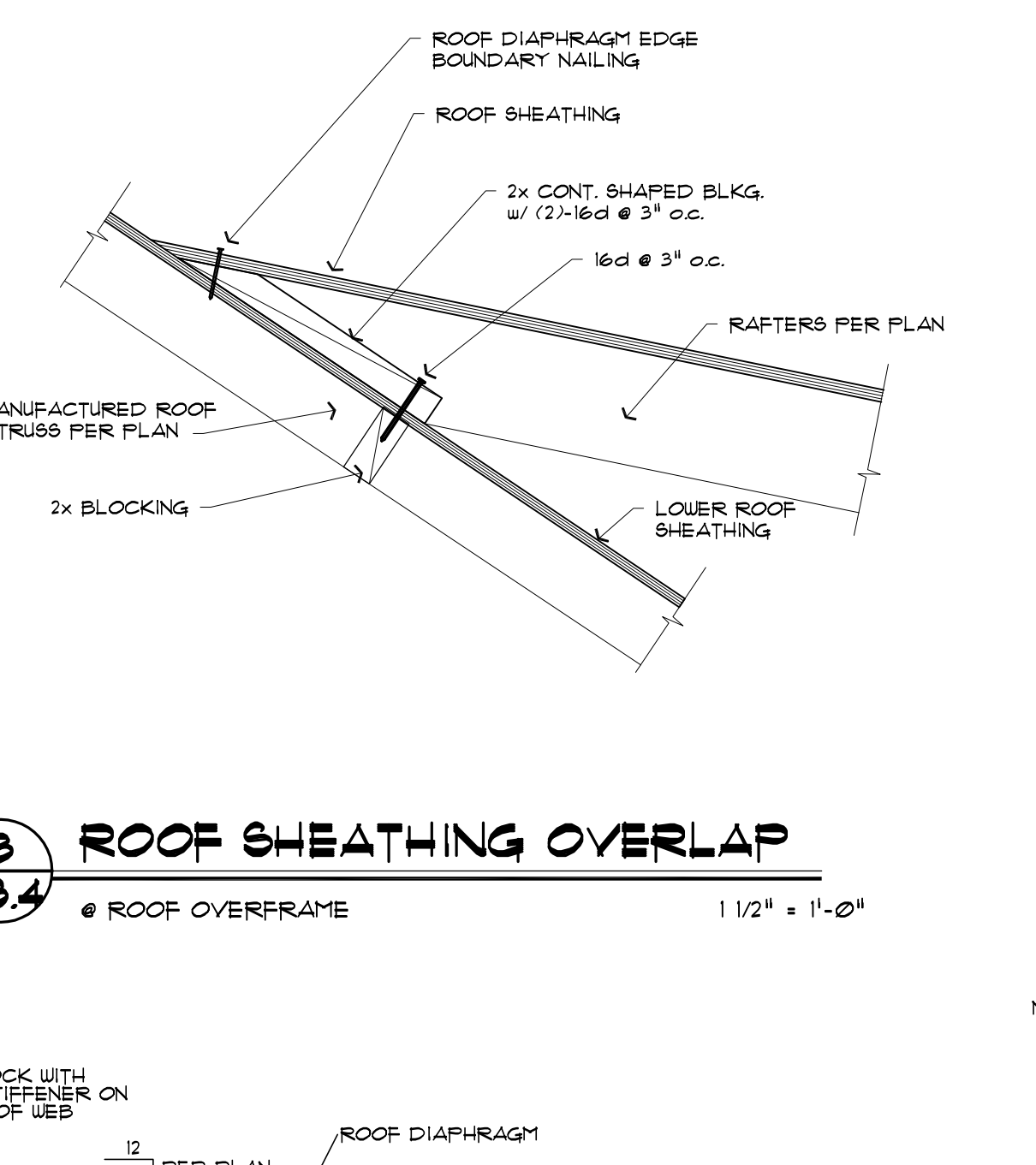
6 SHEARWALL @ LOWER ROOF TO UPPER WALL
 63.4 SHEARWALL PERPENDICULAR TO ROOF FRAMING 1 1/2" = 1'-0"



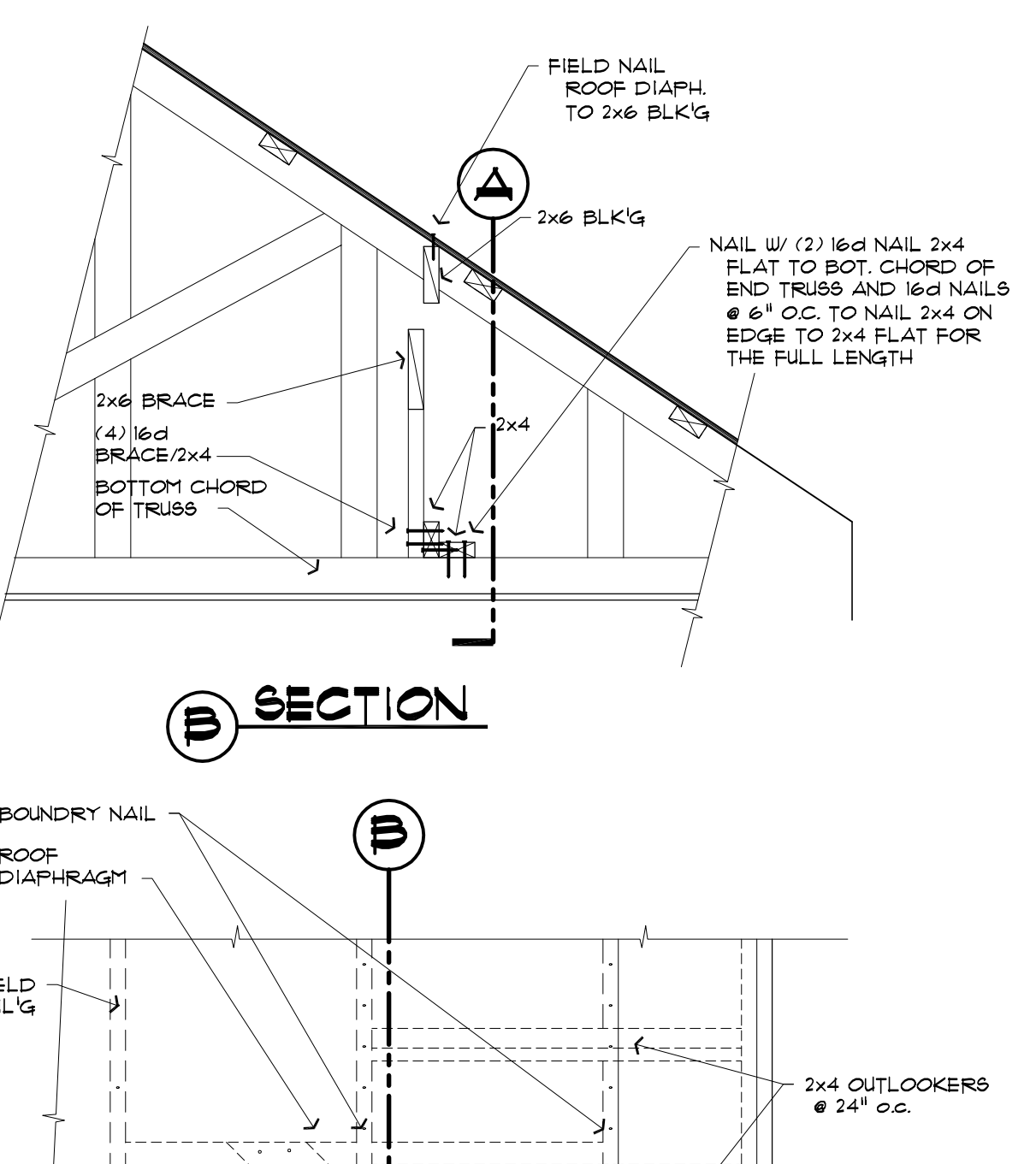
7 LOWER ROOF TO UPPER WALL
 63.4 1 1/2" = 1'-0"



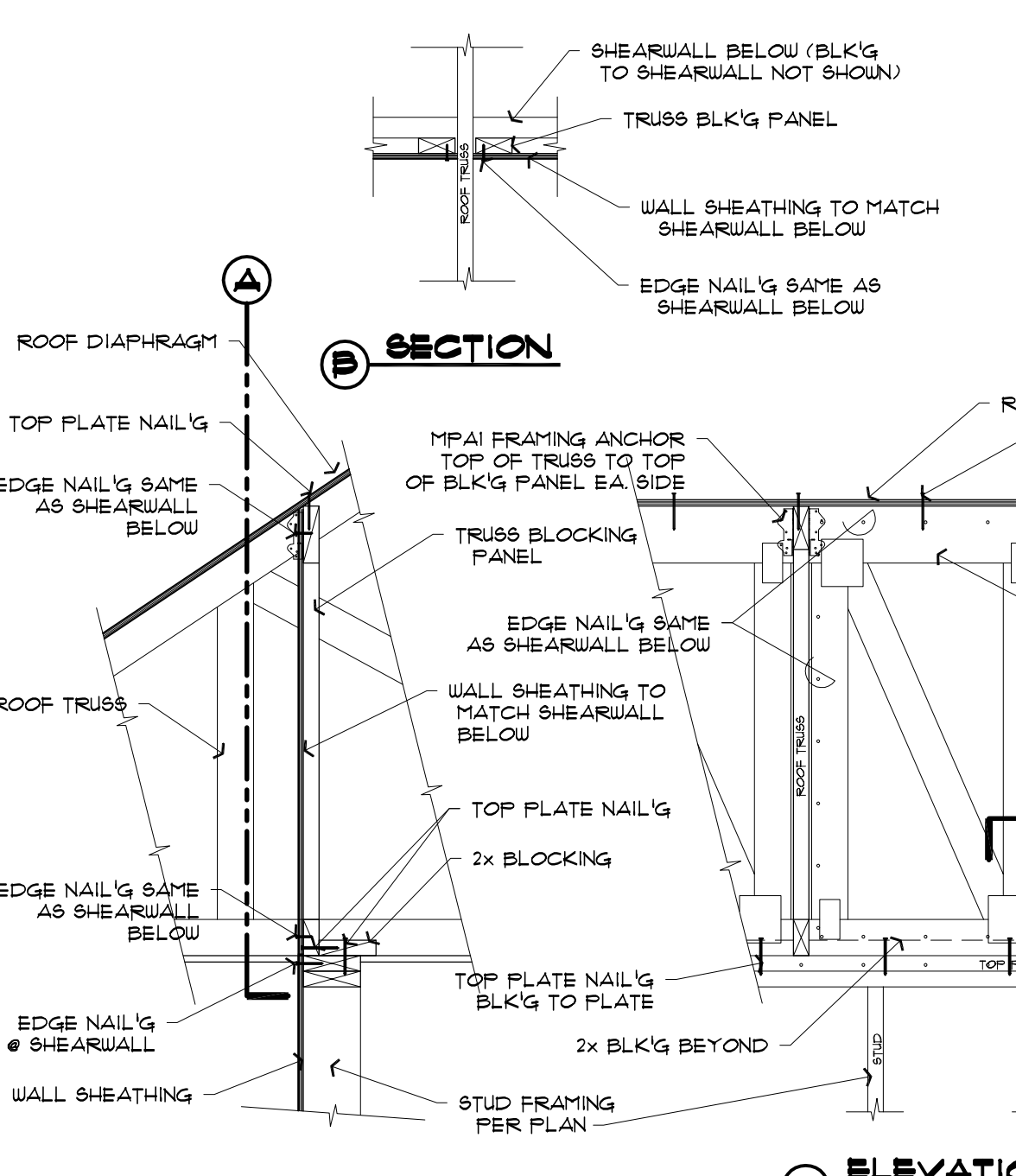
8 ROOF SHEATHING OVERLAP
 63.4 @ ROOF OVERFRAME 1 1/2" = 1'-0"



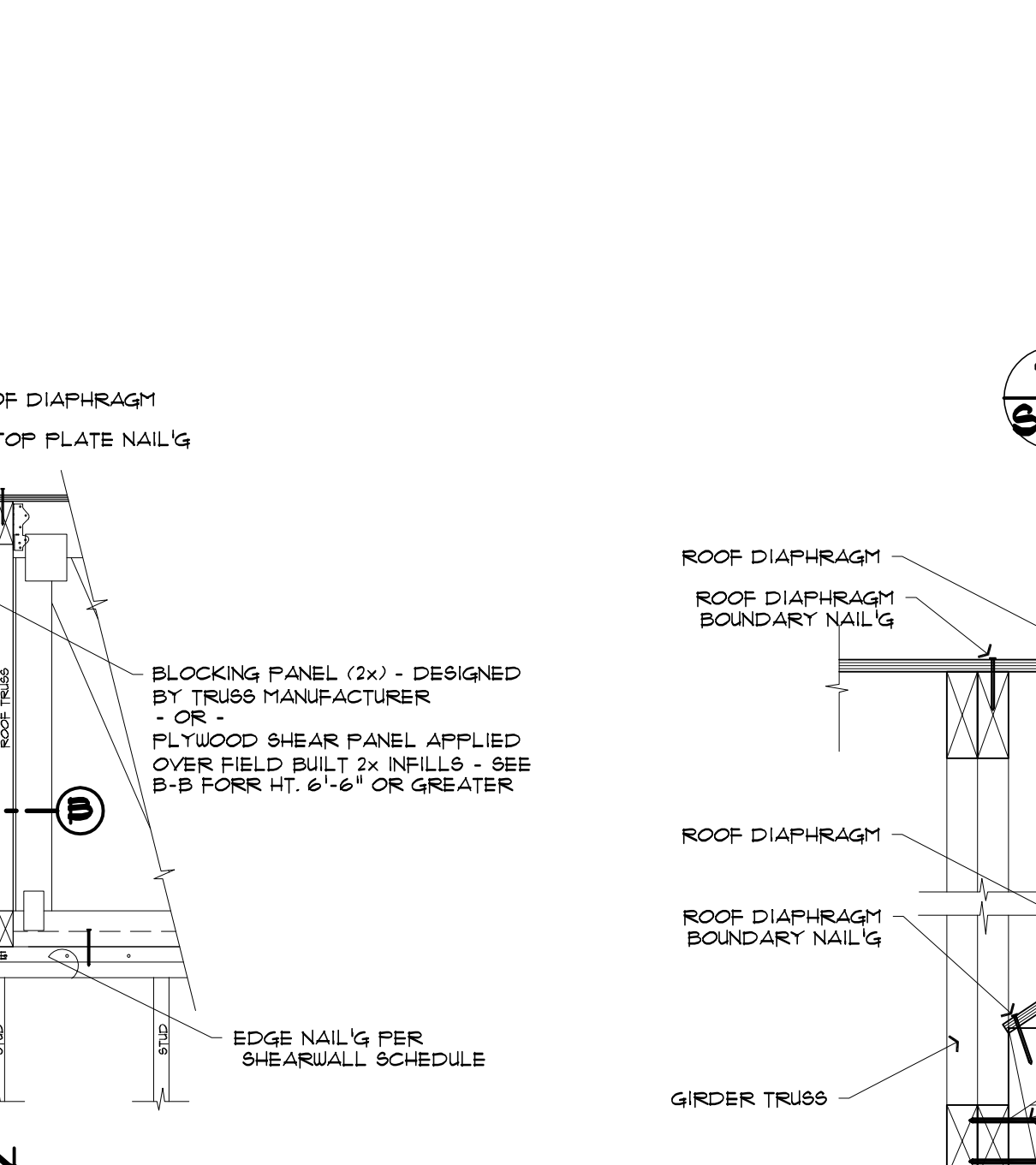
9 SHEARWALL @ ROOF TRUSS ASSEMBLY
 63.4 TRUSS FRAMING PERPENDICULAR TO WALL 3/4" = 1'-0"



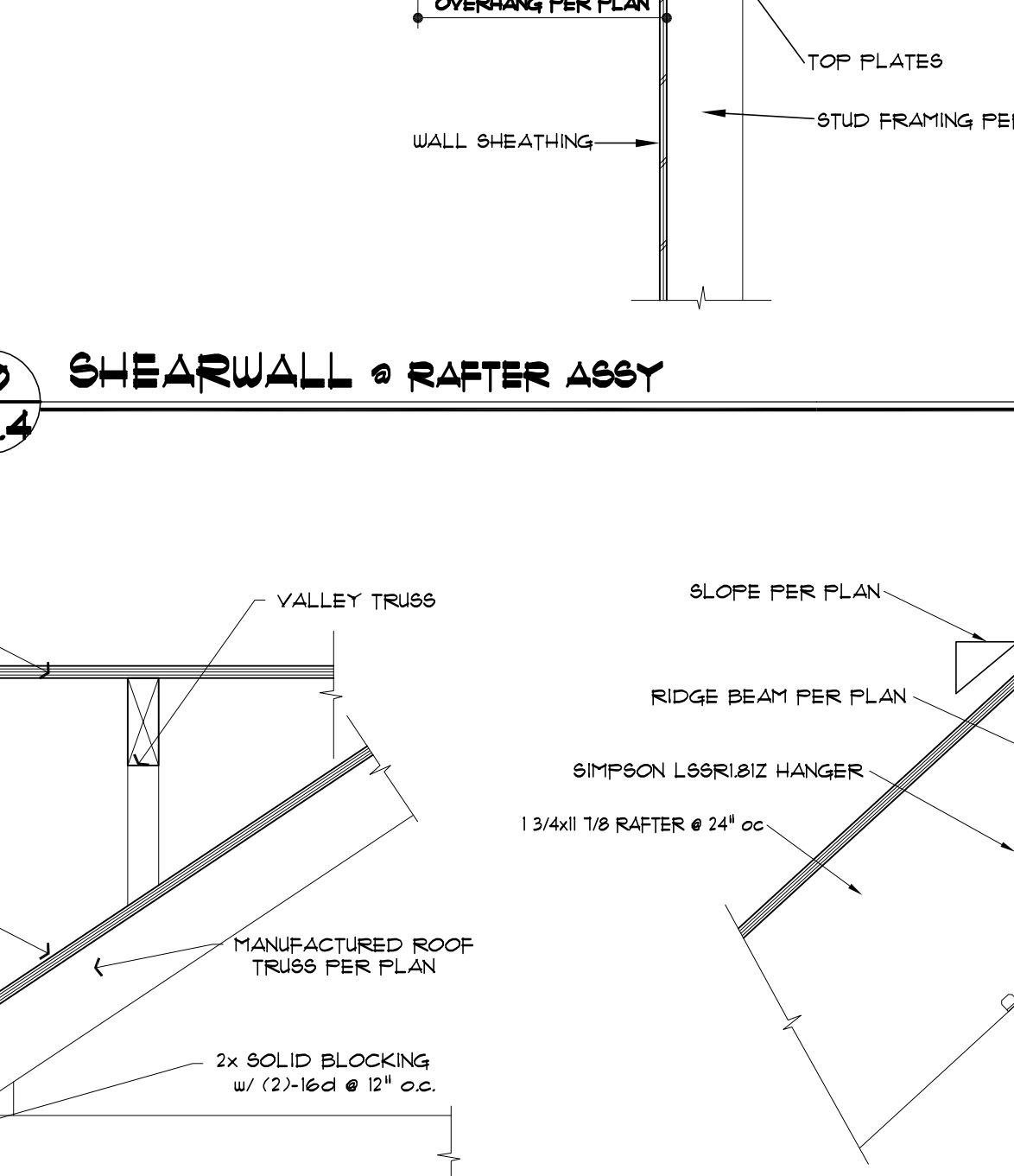
10 SHEARWALL @ RAFTER ASSEMBLY
 63.4 1" = 1'-0"



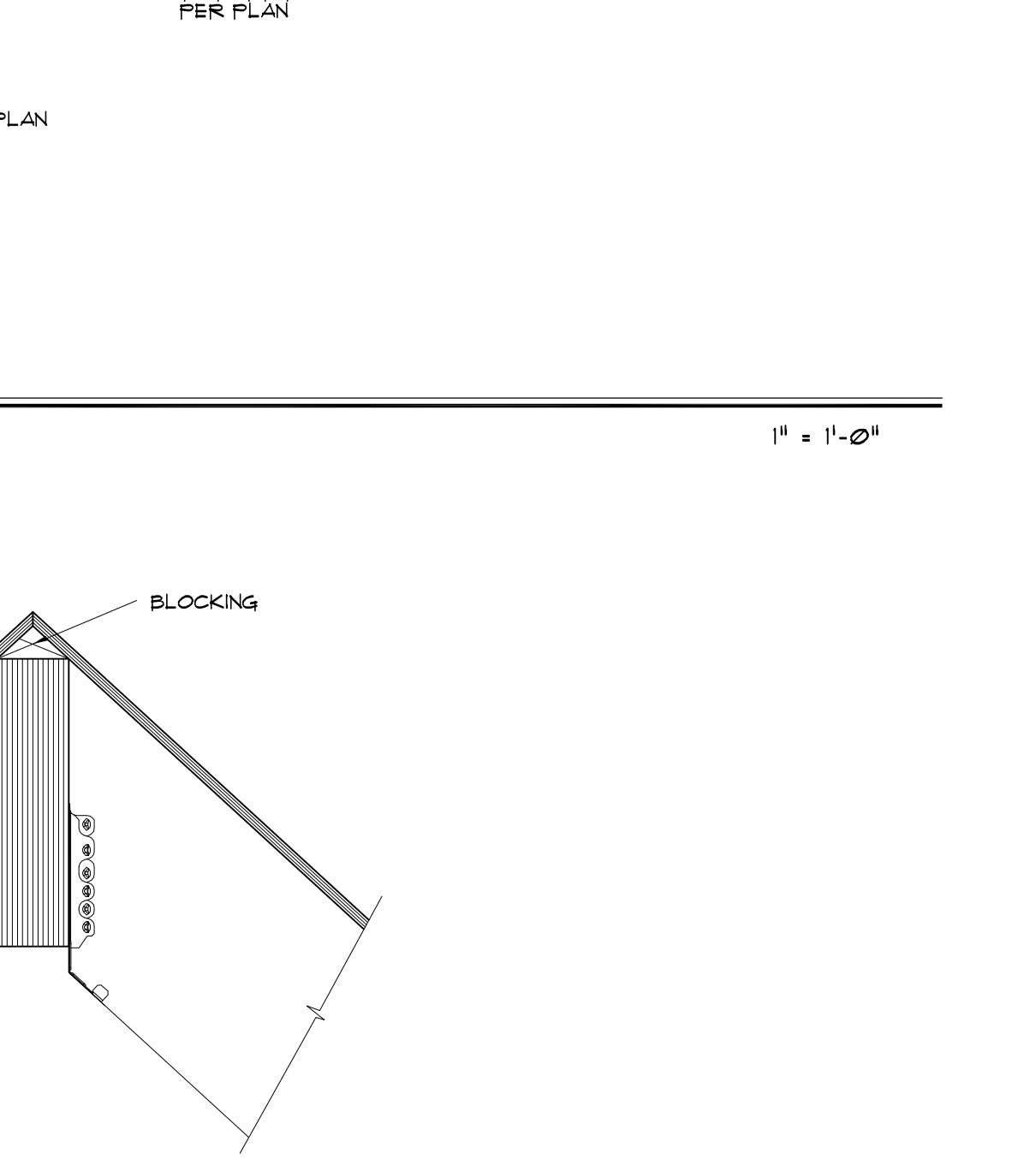
11 SHEARWALL @ GABLE END WALL
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



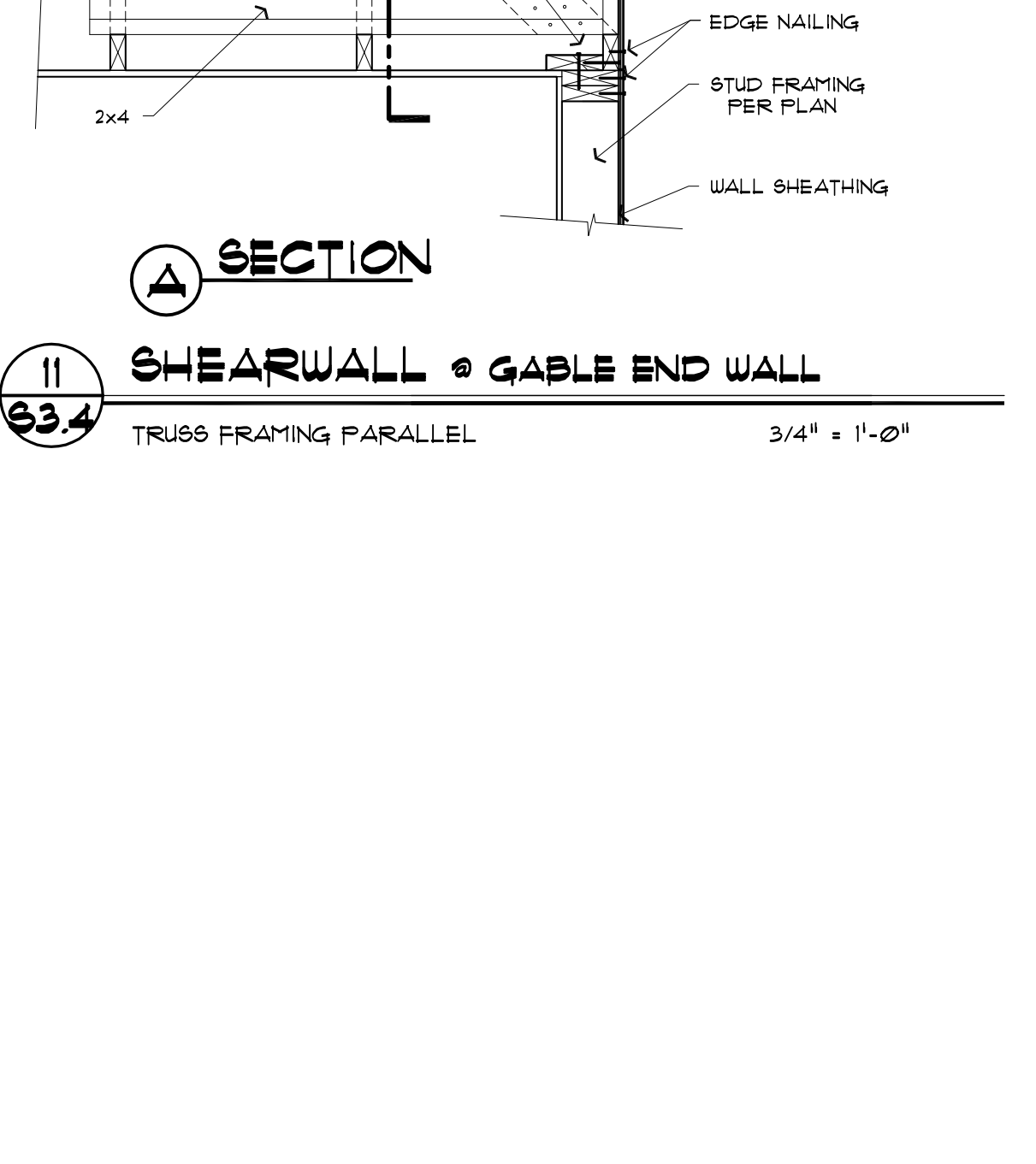
12 TRUSS TO GIRDER CONNECTION
 63.4 @ ROOF OVERFRAME 1 1/2" = 1'-0"



13 RAFTER ASSEMBLY AT RIDGE
 63.4 1 1/2" = 1'-0"



14 RAFTER ASSEMBLY AT RIDGE
 63.4 1 1/2" = 1'-0"



15 SHEARWALL @ ROOF TRUSS ASSEMBLY
 63.4 TRUSS FRAMING PERPENDICULAR TO WALL 3/4" = 1'-0"

NOTE:
 SEE SHEARWALL SCHEDULE FOR SPECIFIC NAILING REQUIREMENTS
 SEE ROOF DIAPHRAGM SCHEDULE FOR NAILING REQUIREMENTS

NOTE:
 SEE SHEARWALL SCHEDULE FOR SPECIFIC NAILING AND FRAMING ANCHOR REQUIREMENTS
 SEE ROOF DIAPHRAGM SCHEDULE FOR NAILING REQUIREMENTS
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

NOTE:
 SEE SHEARWALL SCHEDULE FOR SPECIFIC NAILING AND FRAMING ANCHOR REQUIREMENTS
 SEE ROOF DIAPHRAGM SCHEDULE FOR NAILING REQUIREMENTS
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

NOTE:
 SEE SHEARWALL SCHEDULE FOR SPECIFIC NAILING AND FRAMING ANCHOR REQUIREMENTS
 SEE ROOF DIAPHRAGM SCHEDULE FOR NAILING REQUIREMENTS
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

NOTE:
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