



# KAHN RESIDENCE

4205 85TH AVE SE, MERCER ISLAND, WA 98040

KAHN RESIDENCE

KAHN MICHAEL A

4205 85th AVE SE,  
MERCER ISLAND, WA  
98040

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DATE	DESCRIPTION

#22001  
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COVER SHEET

**1CS**

## 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

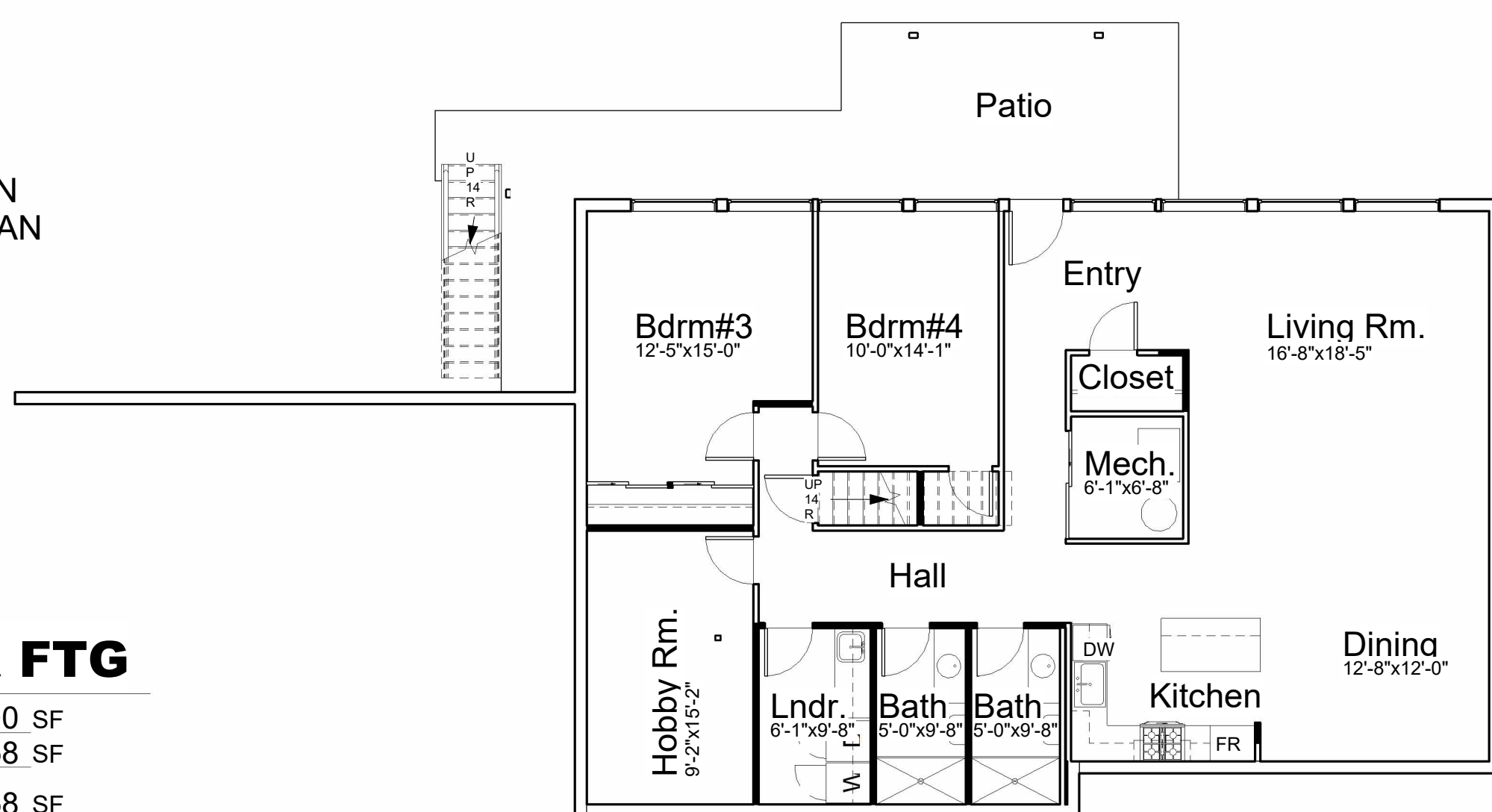
- S1.1. STRUCTURAL NOTES  
S1.2. FOUNDATION PLAN  
S1.3. LOWER FLOOR WALL PLAN  
S1.4. MAIN FLOOR FRAMING PLAN  
S1.5. MAIN FLOOR WALL PLAN  
S1.6. ROOF FRAMING PLAN  
S2.1. STRUCTURAL DETAILS  
S2.2. STRUCTURAL DETAILS  
S3.1. STRUCTURAL DETAILS  
S3.2. STRUCTURAL DETAILS  
S3.3. STRUCTURAL DETAILS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

### SQUARE FOOTAGE

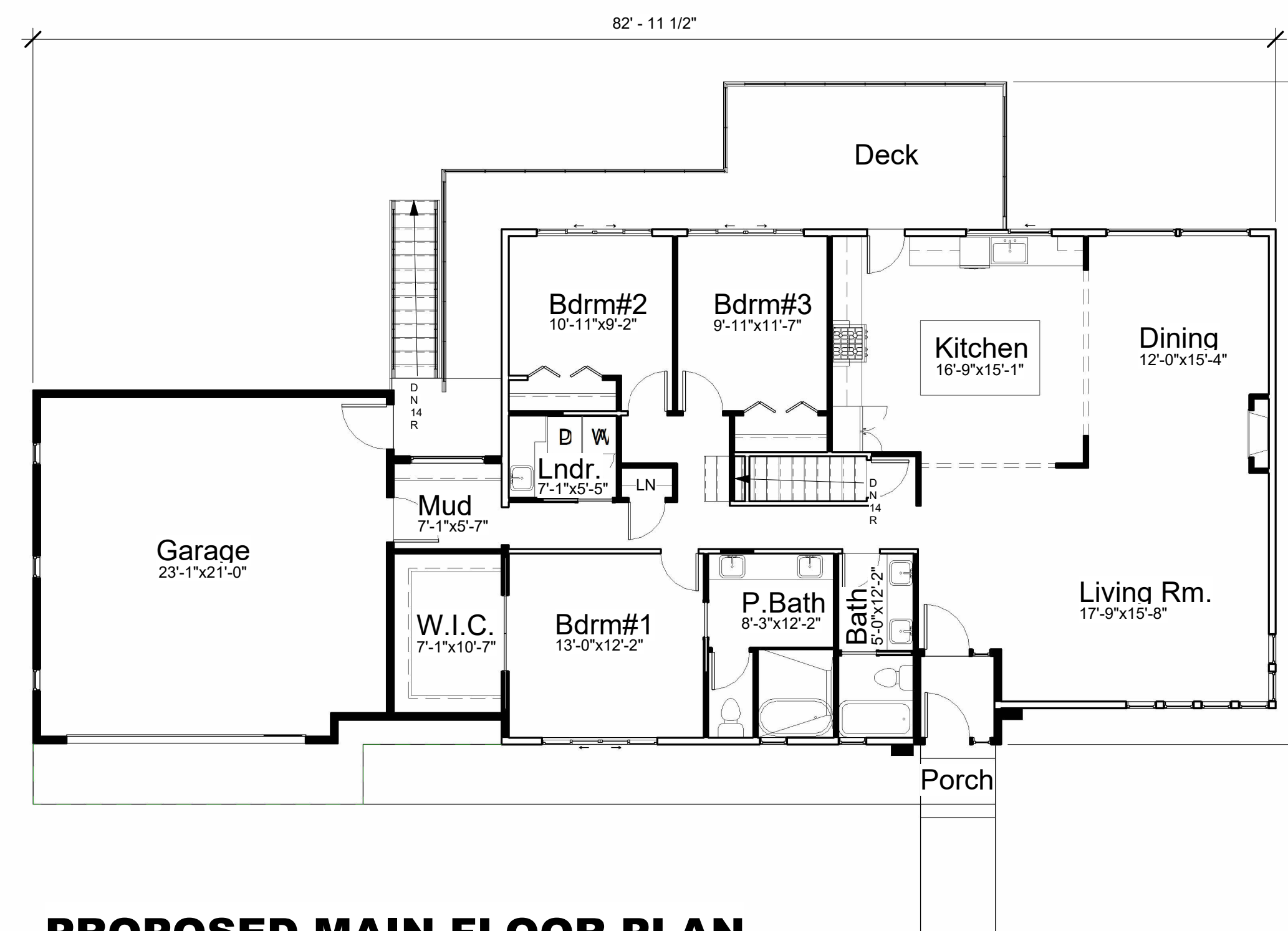
LOWER FLOOR	1,722 SF
MAIN FLOOR	1,862 SF
TOTAL	3,584 SF
CARPORT	562 SF
PORCH	24 SF
PATIO	324 SF
DECK	299 SF

### ADDITIONAL SQ FTG

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

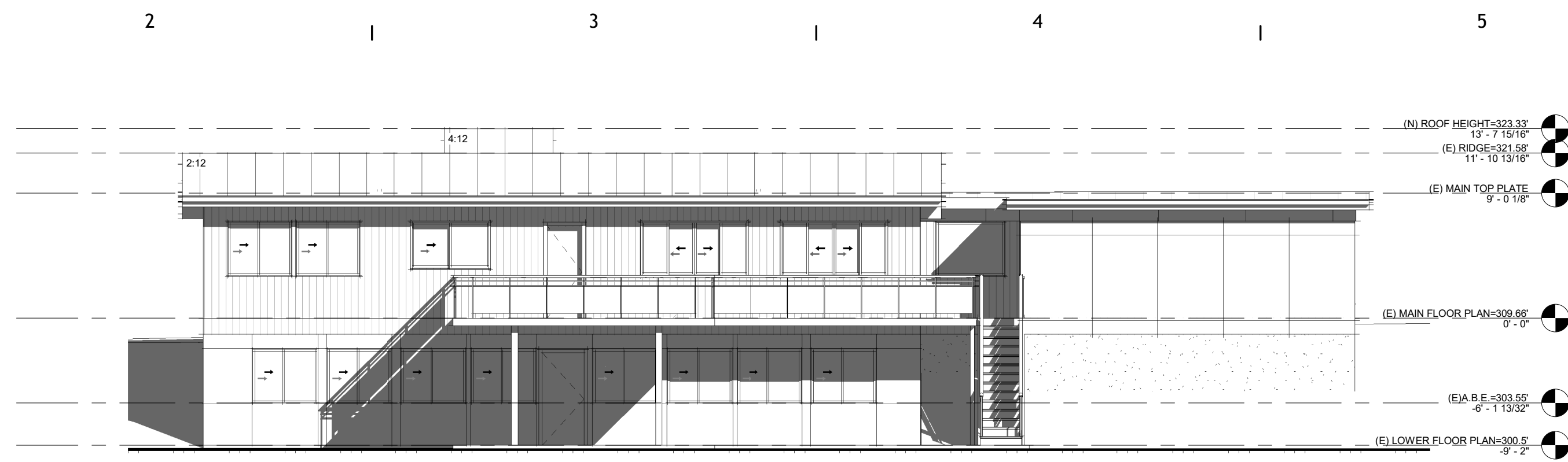


PROPOSED LOWER FLOOR PLAN



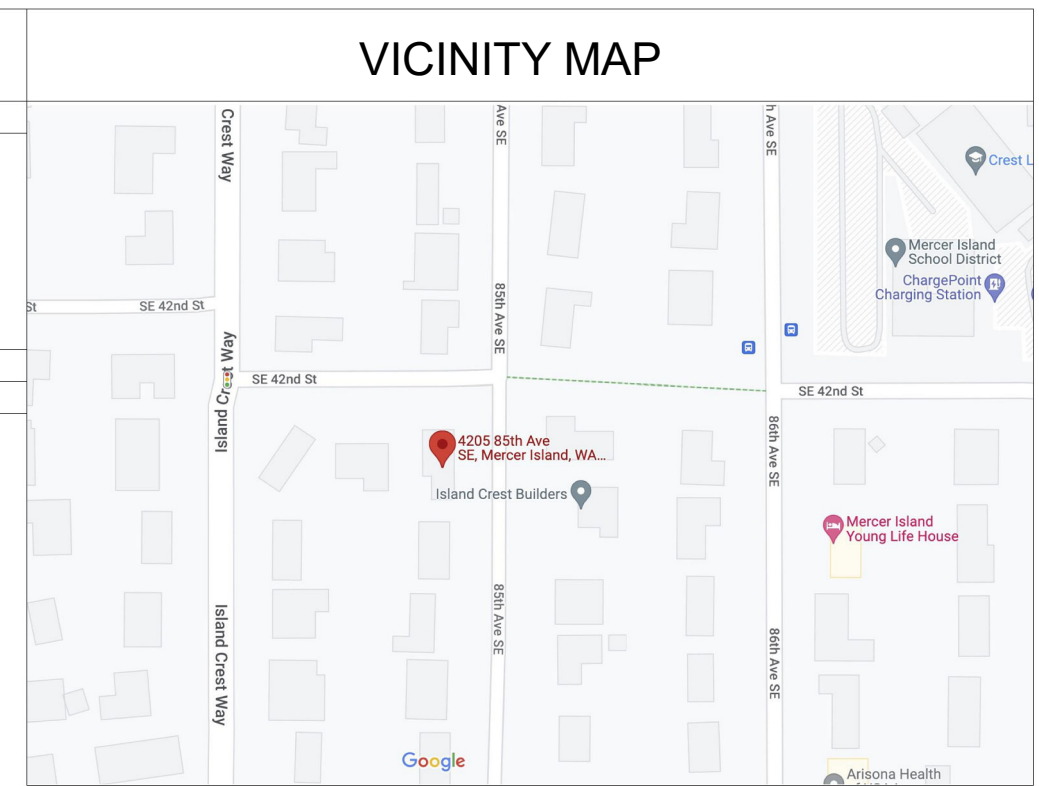
PROPOSED MAIN FLOOR PLAN





### City of Mercer Island Avg. Grade Calculations

Midpoint Datum Elevation	F or E	Wall Segment Length	Avg
A	a	28.00	7.897.50
B	b	28.00	7.859.02
C	c	4.75	1.438.25
D	d	11.83	3.596.74
E	e	54.68	16.425.33
F	f	35.79	10.844.37
G	g	19.00	5.814.00
H	h	35.66	10.929.79
I	i	8.5	2.605.25
J	j	22.37	6.856.40
K	k		
<b>3,039.52</b>		<b>244.56</b>	<b>74,237.65</b>
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:  
281790-0005

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

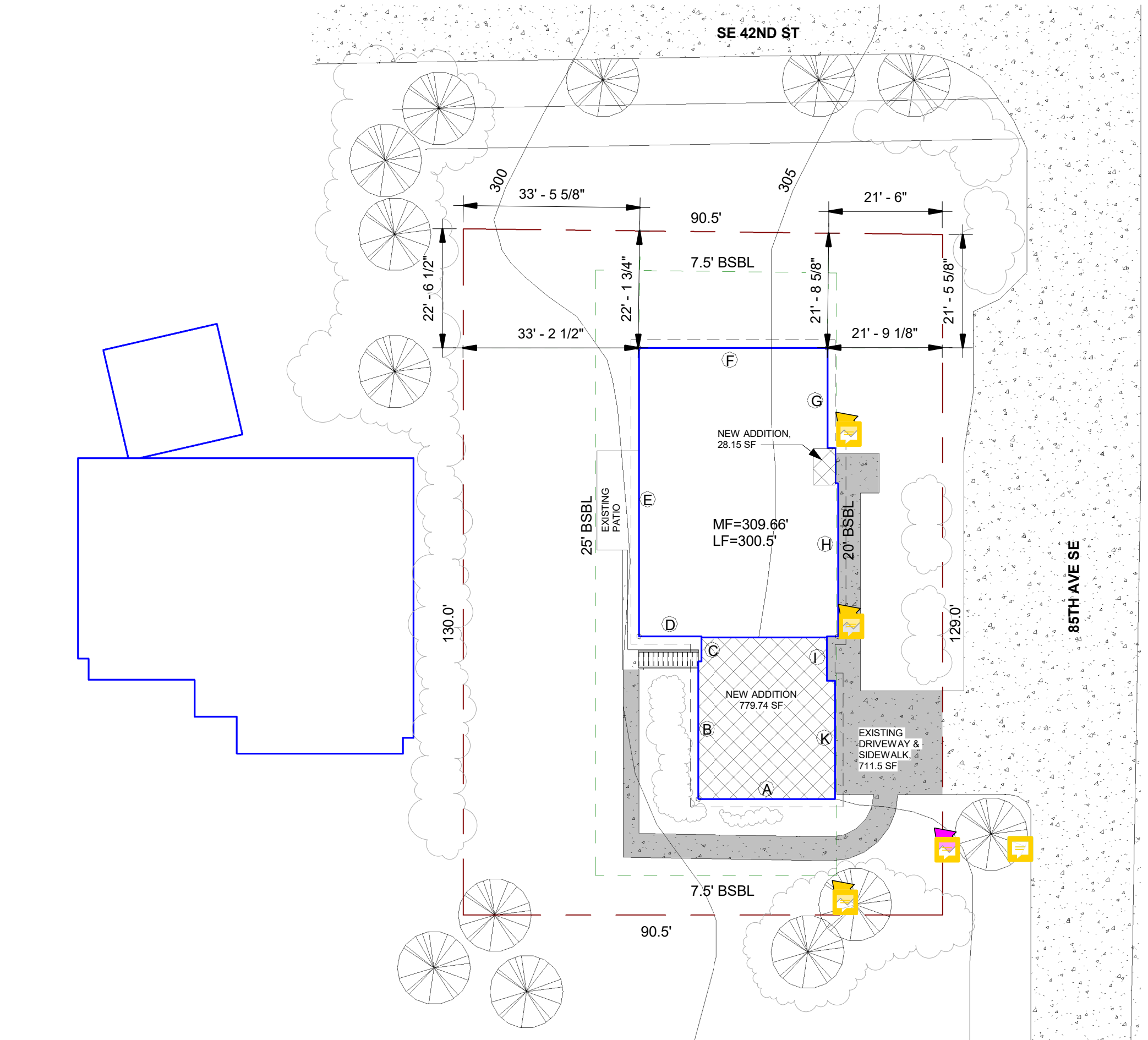
LOT AREA  
11,851 SF GROSS LOT AREA

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

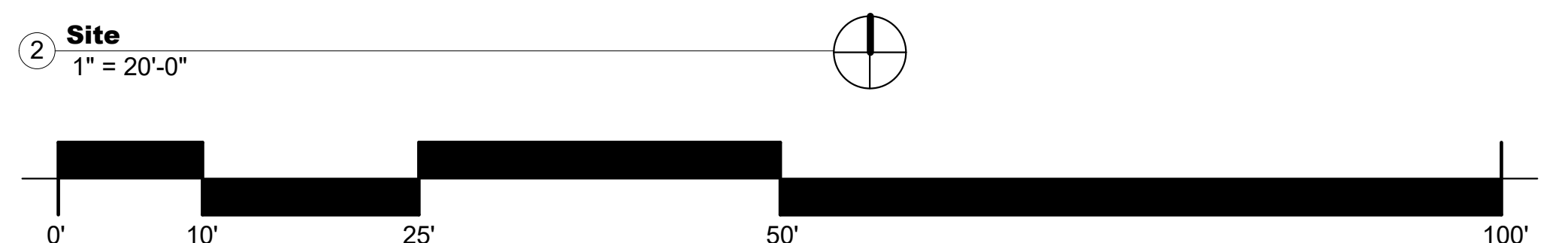
2,810 SF HOUSE ROOF (includes gutters)  
289.7 SF COVERED PATIO  
884.2 SF DRIVEWAY & SIDEWALK (excludes area under eaves)  
4,083.9 SF / 34.4% TOTAL COVERAGE

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



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



ALL TREES WILL BE RETAIN

SPRINKLER SYSTEM:  
REQUIRED FIRE SAFETY SYSTEM



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CONTACT@GODESIGN.STUDIO  
WWW.GODESIGN.STUDIO  
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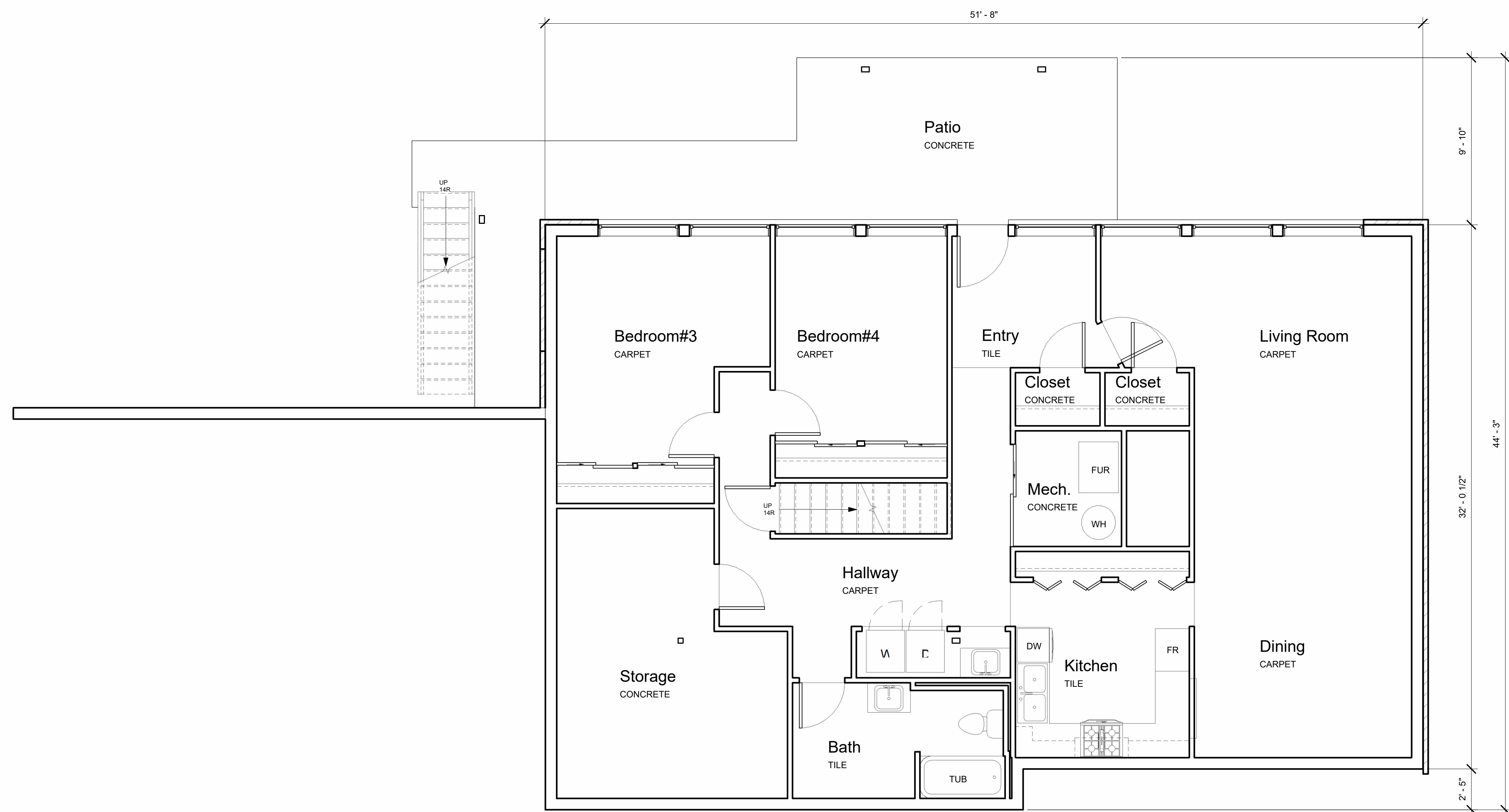
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1	Date 1	Revision 1

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## SITE PLAN

# A1.1



① (E) LOWER FLOOR PLAN  
 1/4" = 1'-0"

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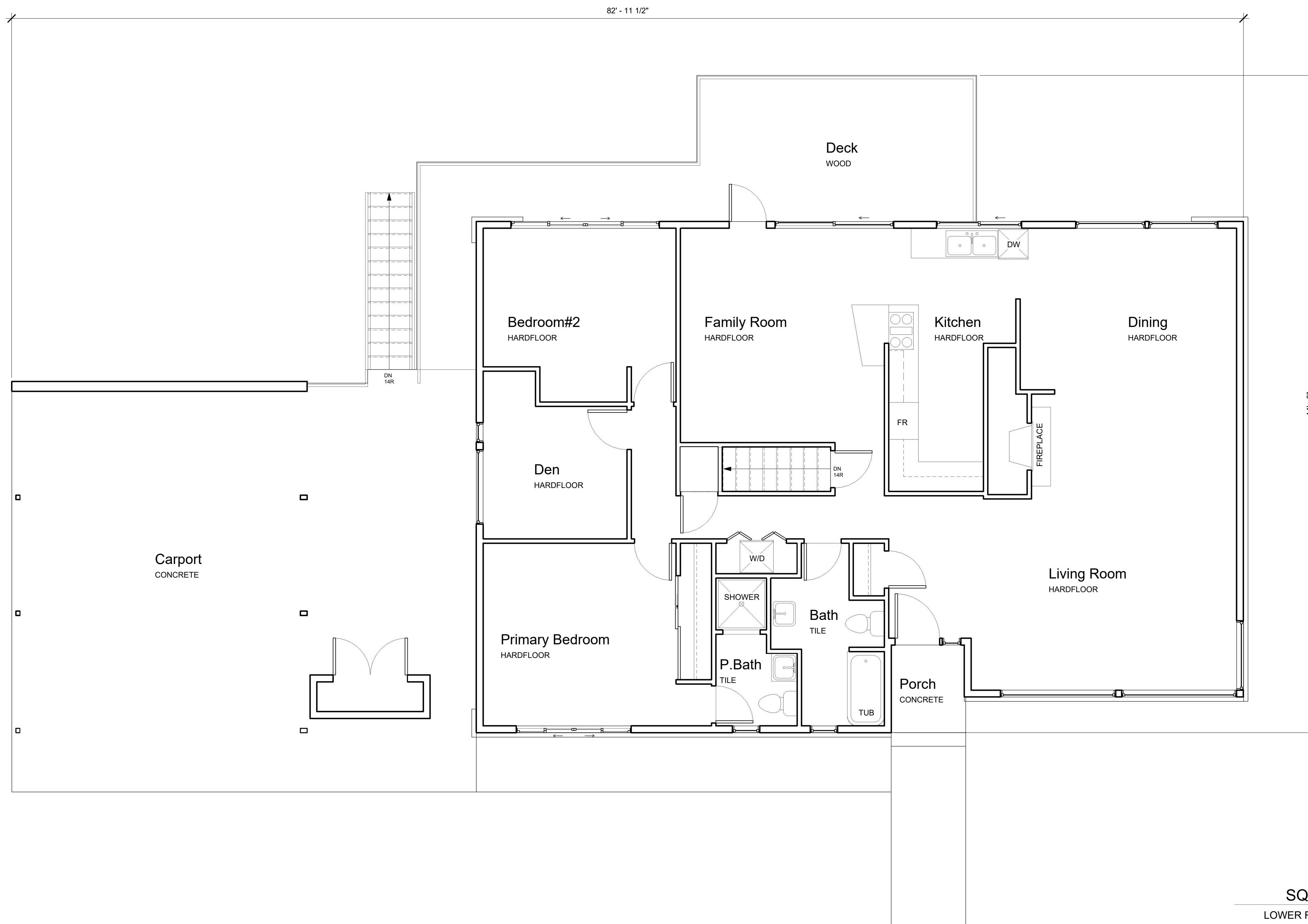
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**(E) LOWER FLOOR PLAN**



① (E) MAIN FLOOR PLAN  
 1/4" = 1'-0"

**SQUARE FOOTAGE**

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

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**(E) MAIN FLOOR PLAN**





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 CONTACT@GODESIGN.STUDIO  
 WWW.GODESIGN.STUDIO  
 TEL.: (425) 595-0691

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## (P) MAIN FLOOR PLAN

# A5

### 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 1" TYPE X 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-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

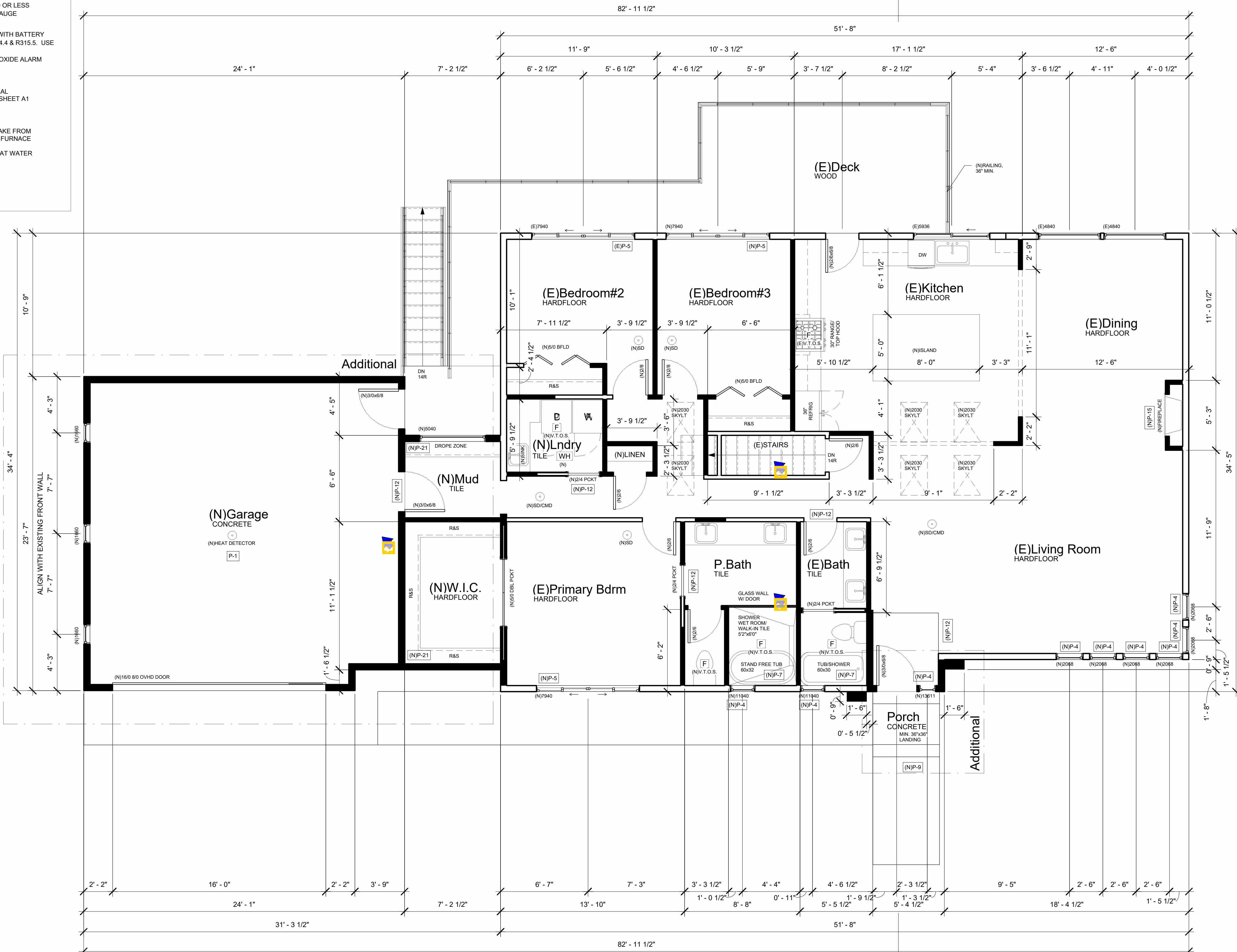
**110v** SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

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

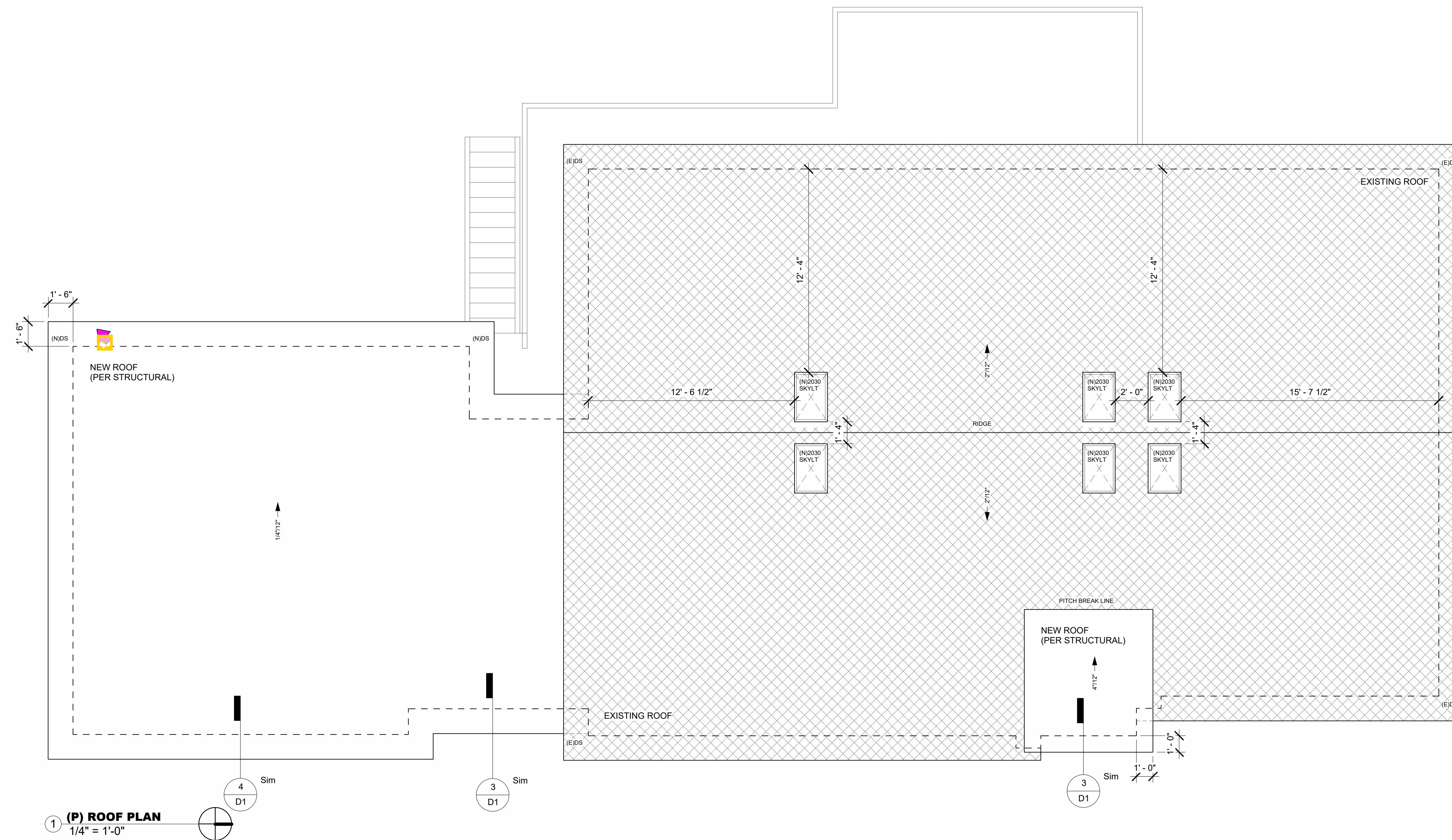
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**(P) ROOF PLAN**



**(P) ROOF PLAN**  
 1/4" = 1'-0"

F  
E  
D  
C  
B  
A

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

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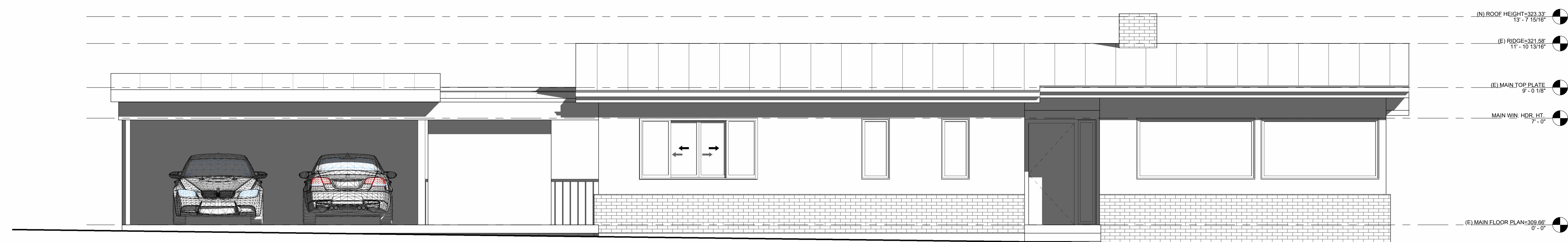
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**(E) ELEVATIONS**

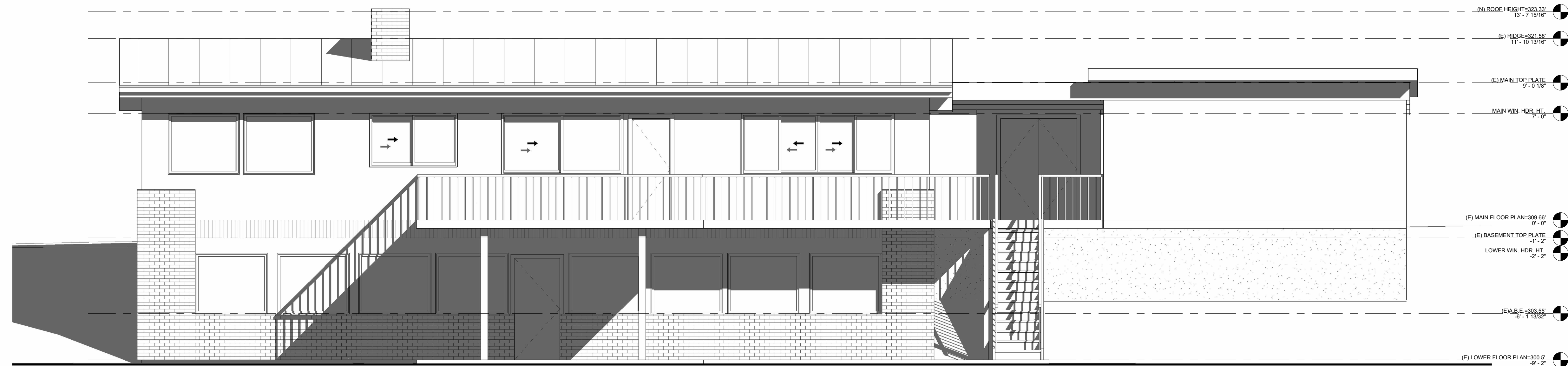


① (E) East  
 1/4" = 1'-0"

④ (E) West  
 1/4" = 1'-0"



③ (E) South  
 1/4" = 1'-0"



② (E) North  
 1/4" = 1'-0"

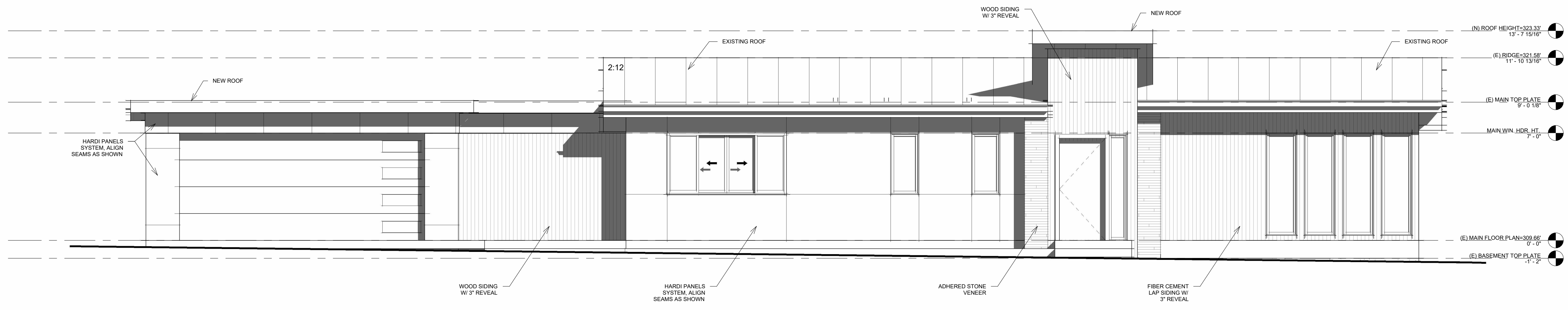
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A

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

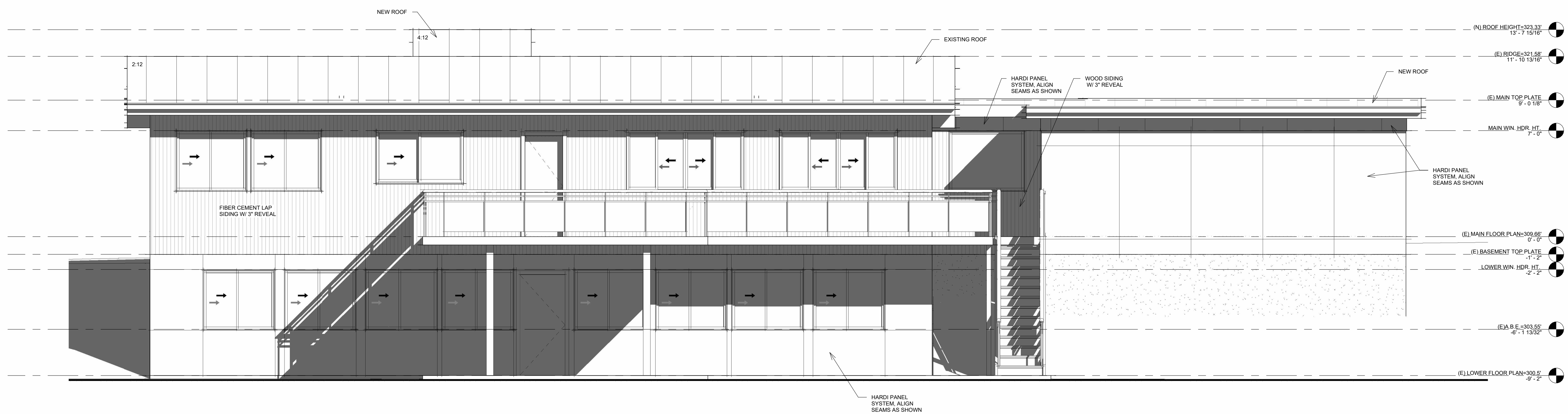
1 | 2 | 3 | 4 | 5 | 6 | 7



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① (P) South  
 1/4" = 1'-0"



② (P) North  
 1/4" = 1'-0"

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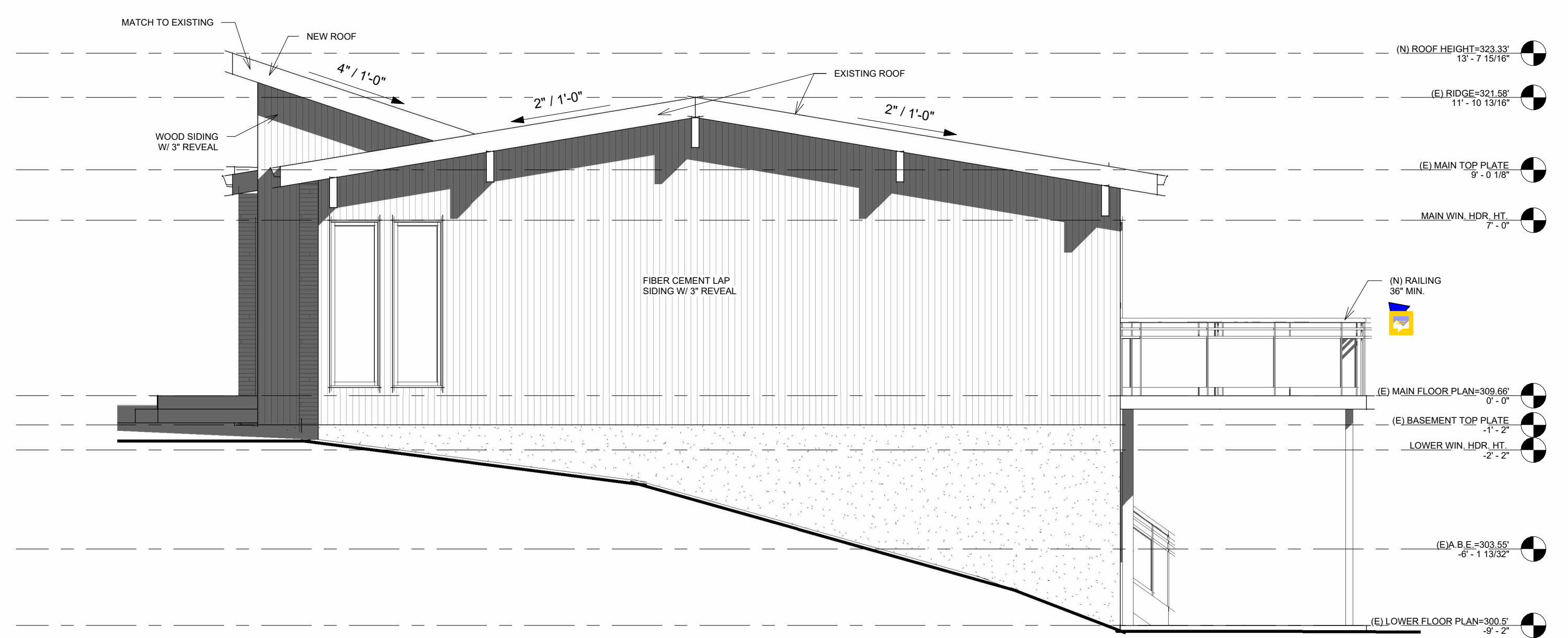
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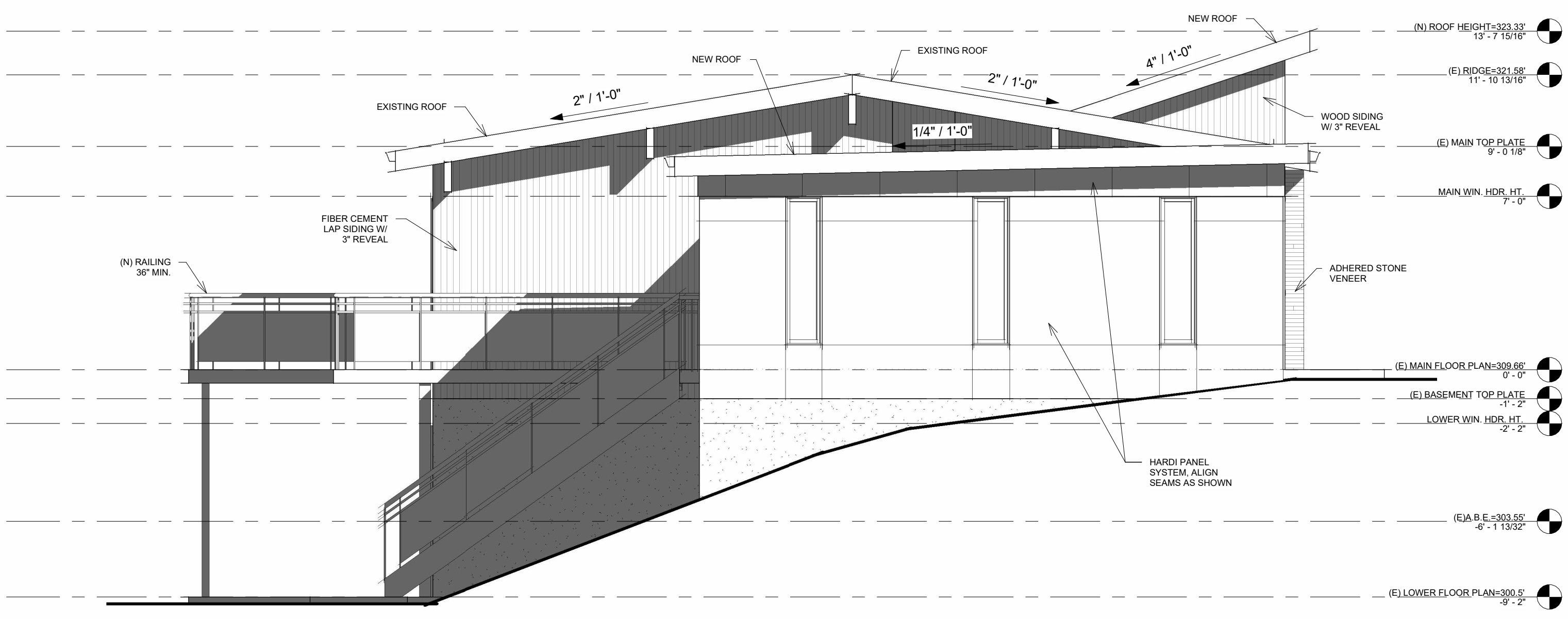
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**(P) ELEVATIONS**

F  
E  
D  
C  
B  
A



① (P) East  
1/4" = 1'-0"



② (P) West  
1/4" = 1'-0"

**KAHN RESIDENCE**

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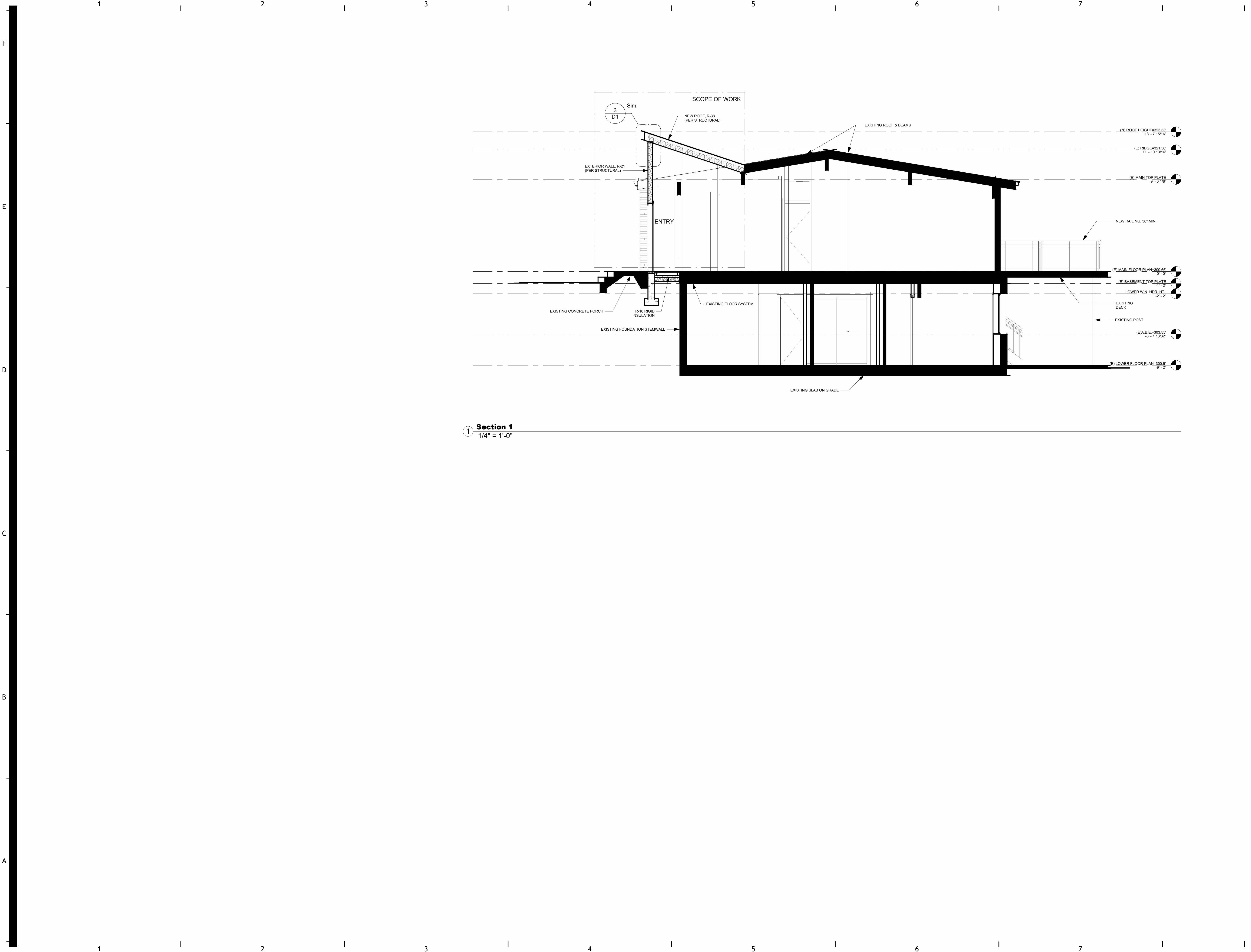
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**(P) ELEVATIONS**



① **Section 1**  
1/4" = 1'-0"



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WWW.GODESIGN.STUDIO  
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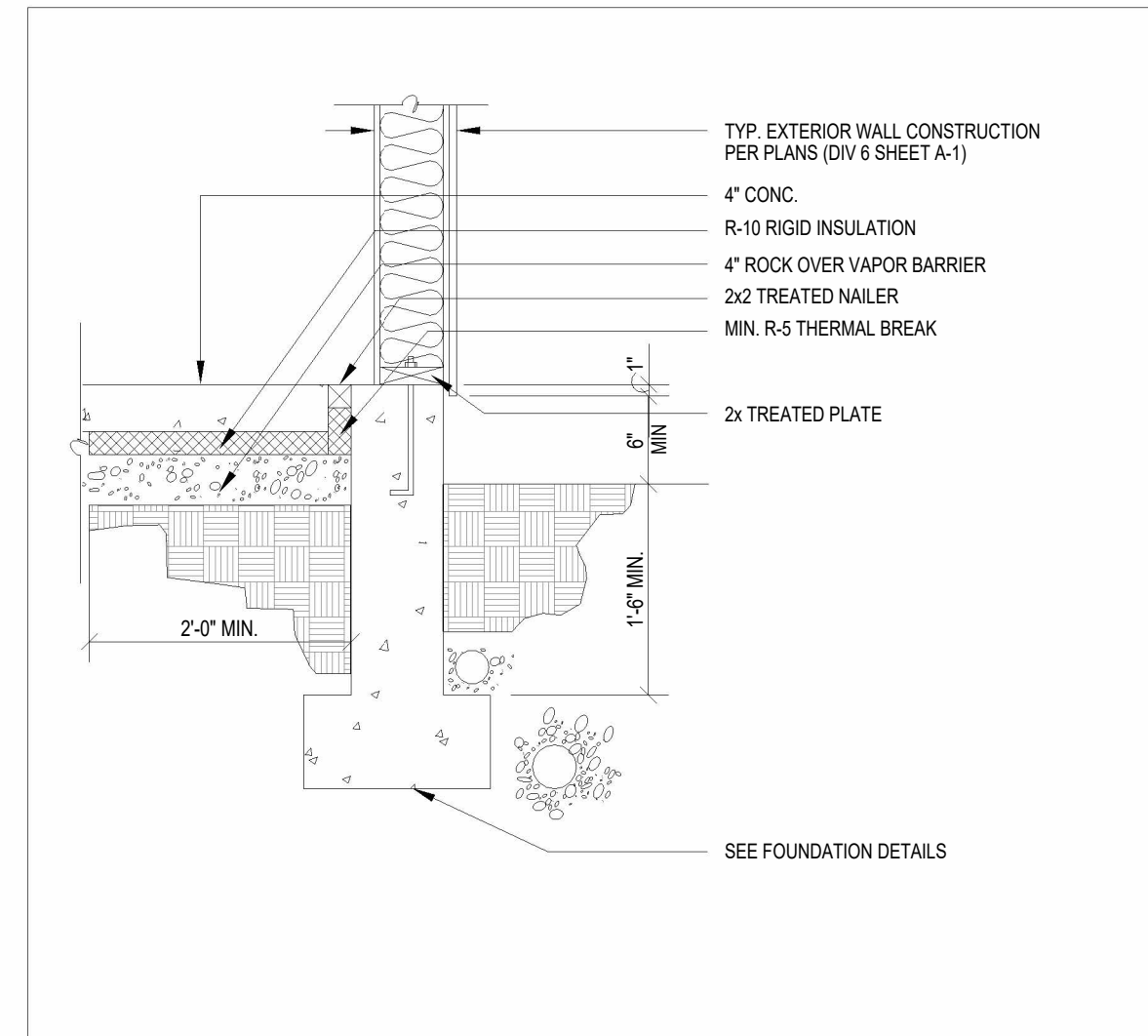
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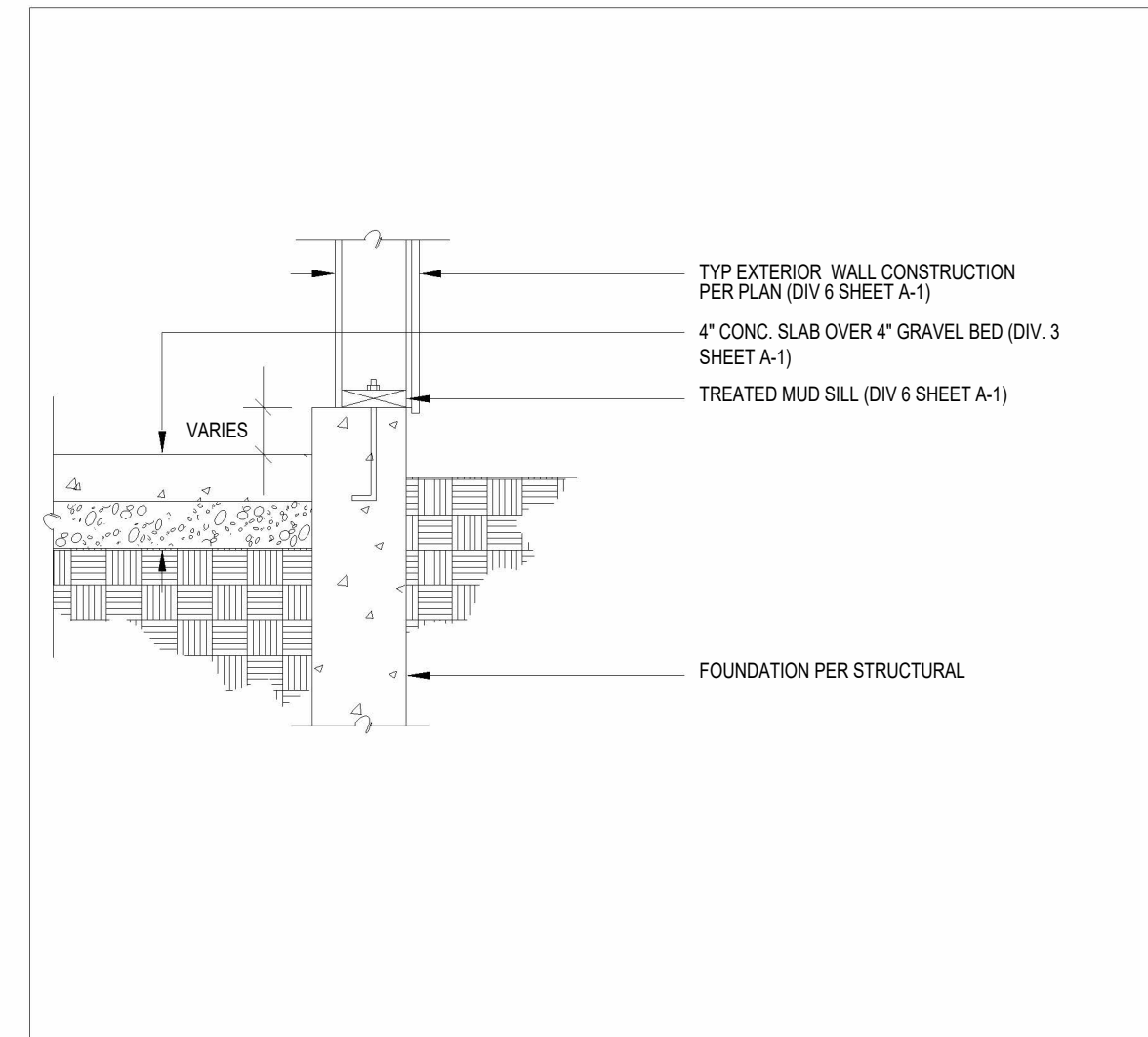
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**(P) BUILDING SECTION**

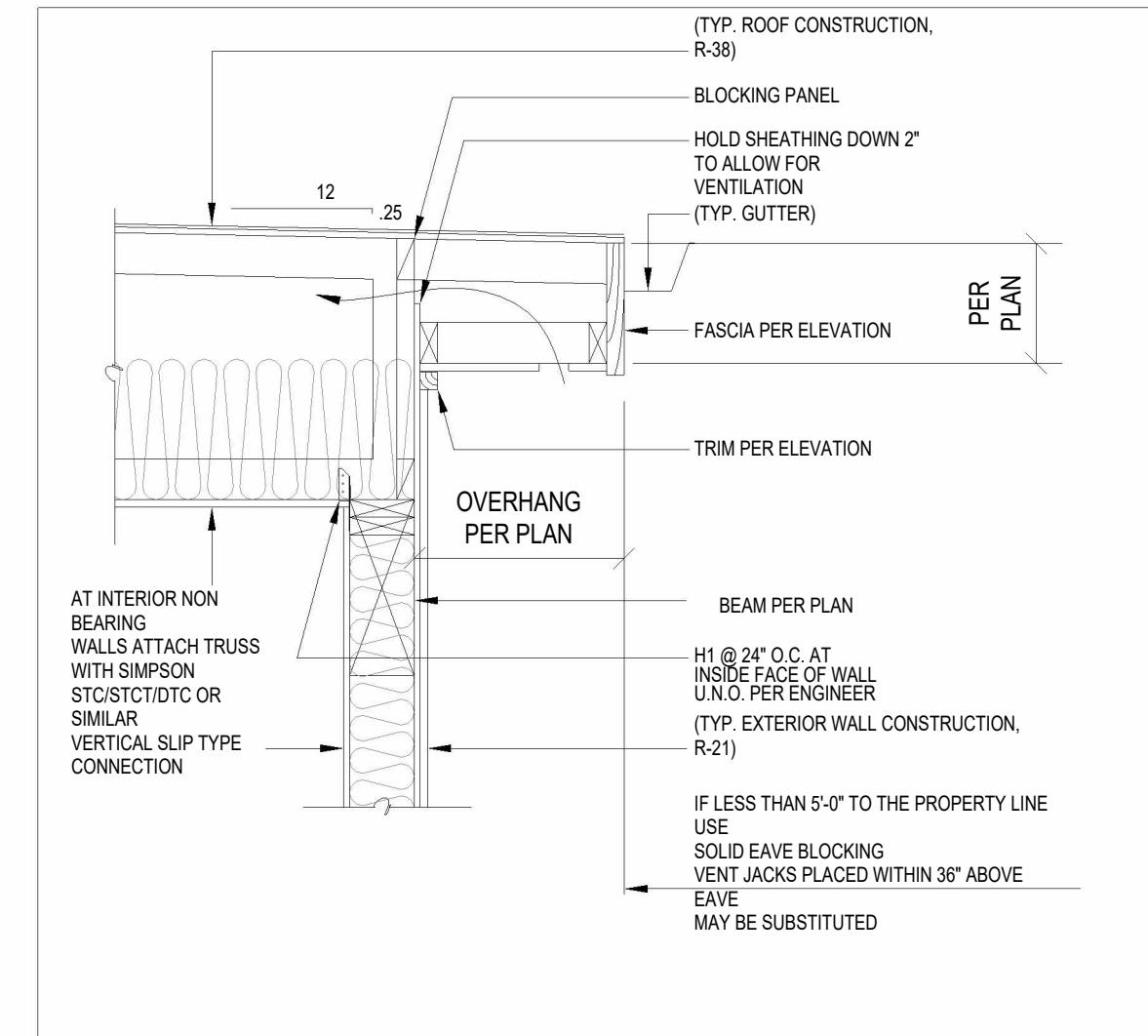
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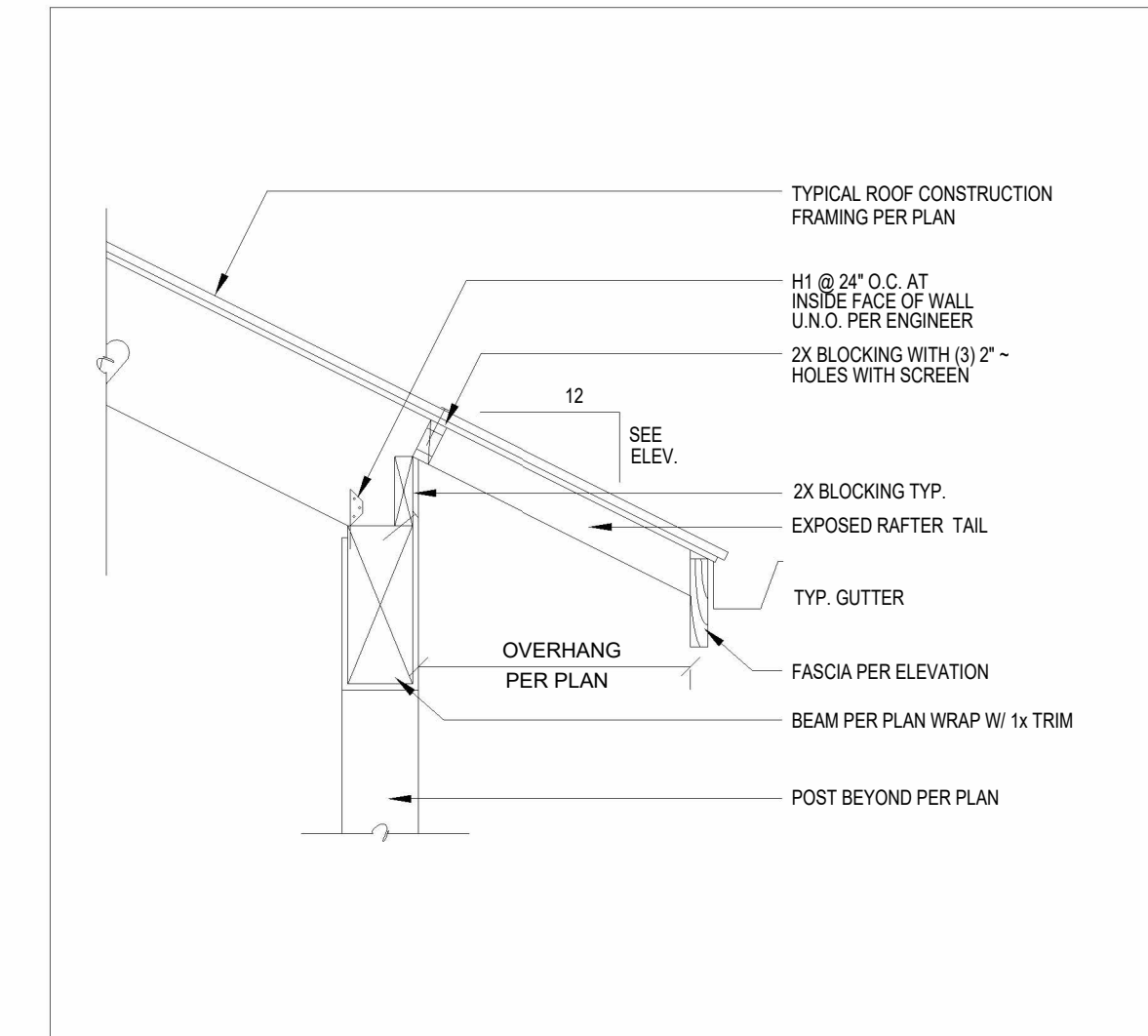
① **FOUNDATION DETAIL (INSULATED)**  
 3/4" = 1'-0"



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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 SW, SEATTLE  
 TEL. (206) 778-1032  
 WWW.2SDESIGNBUILD.COM



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 CONTACT@GODESIGN.STUDIO  
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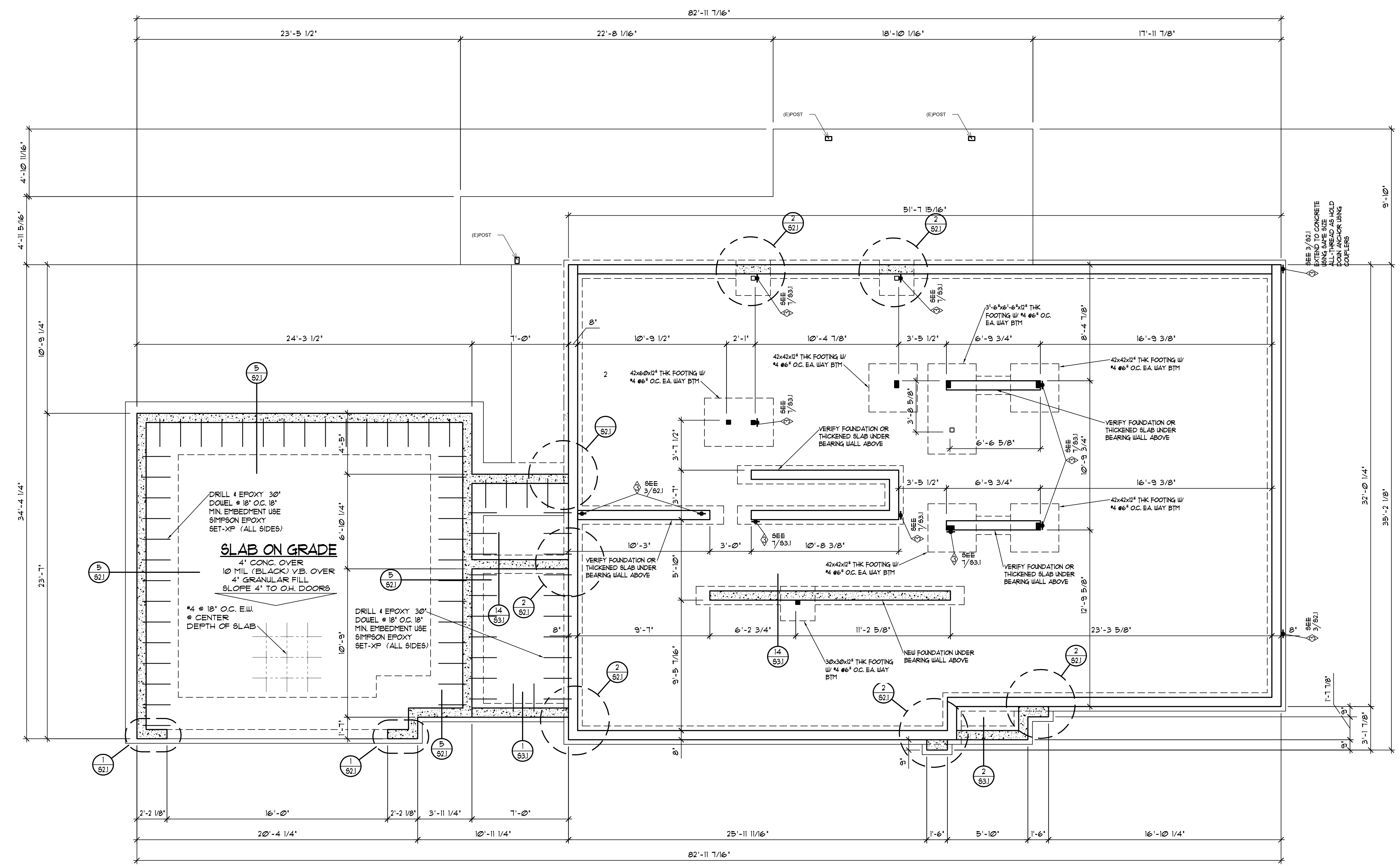




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 6608 110TH AVE. N.E.  
 KIRKLAND, WA, 98033  
 TEL. (425) 214-2280  
 FAX. (425) 889-6887

**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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Drawn: **DFP** Checked: \_\_\_\_\_  
 Date: **JULY 16, 2022**  
 Sheet: **S1.2**  
 Scale: 1/4" = 1'-0" Job: \_\_\_\_\_



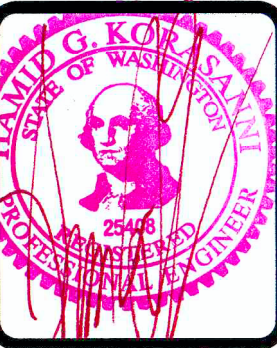






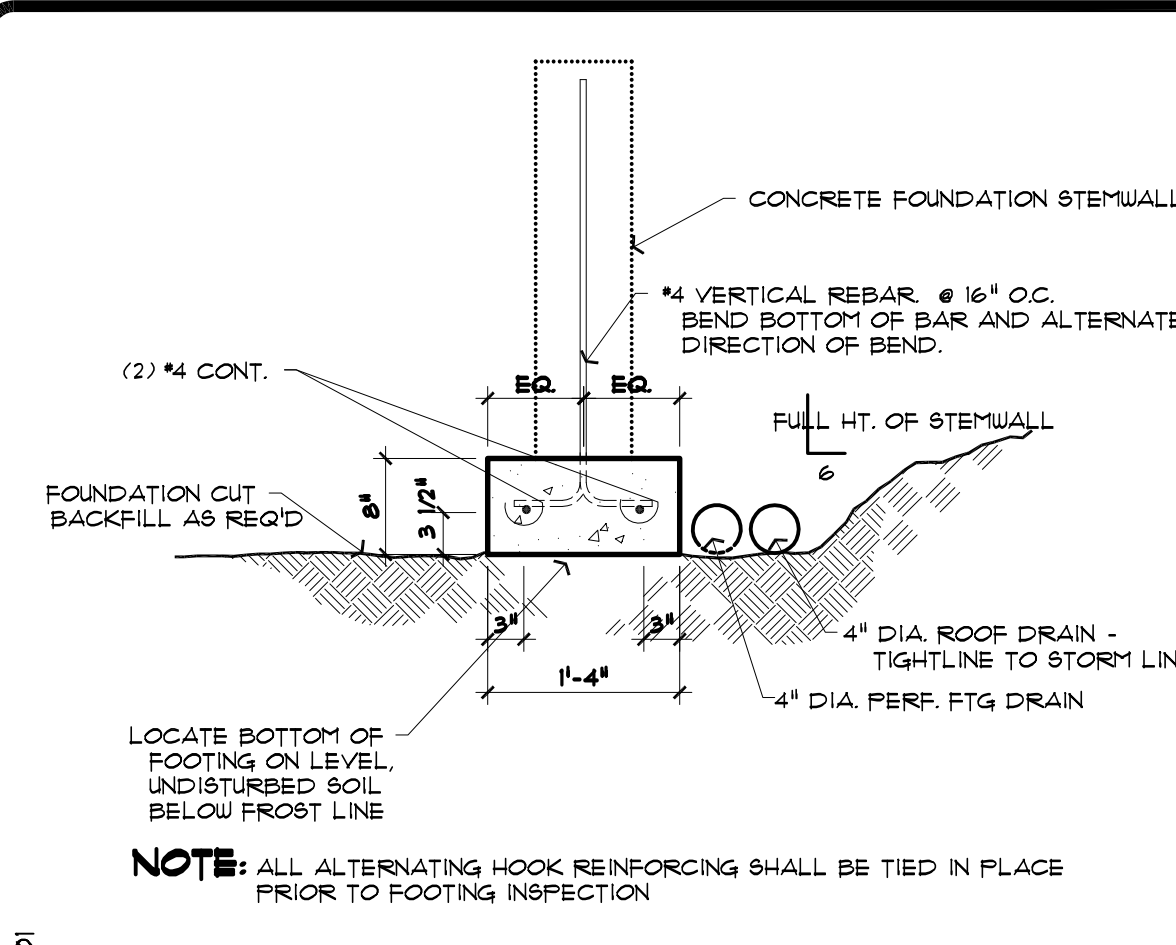




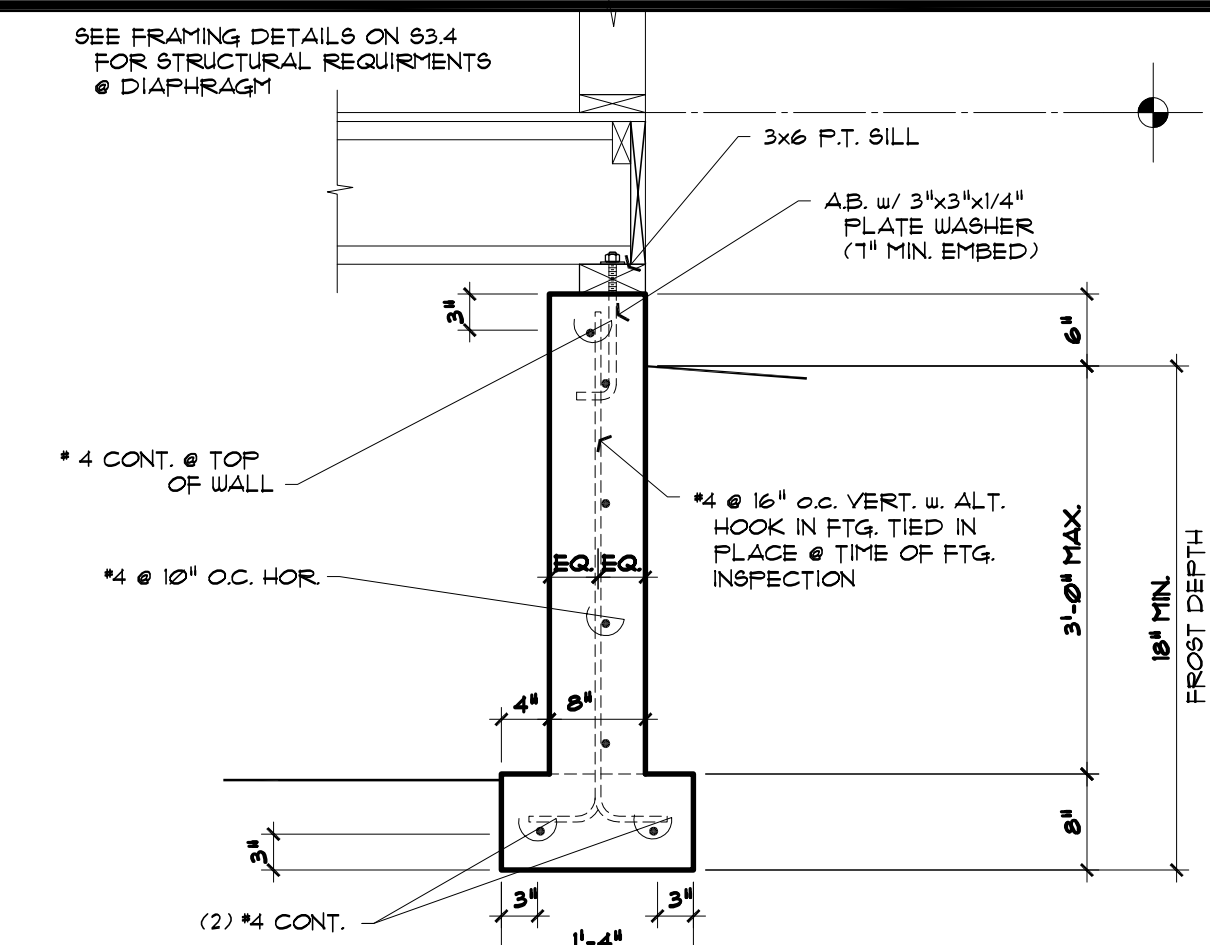


**SAZEI DESIGN GROUP, LLC**  
 6608 110TH AVE. N.E.  
 KIRKLAND, WA, 98033  
 TEL. (425) 214-2280  
 FAX. (425) 889-8687

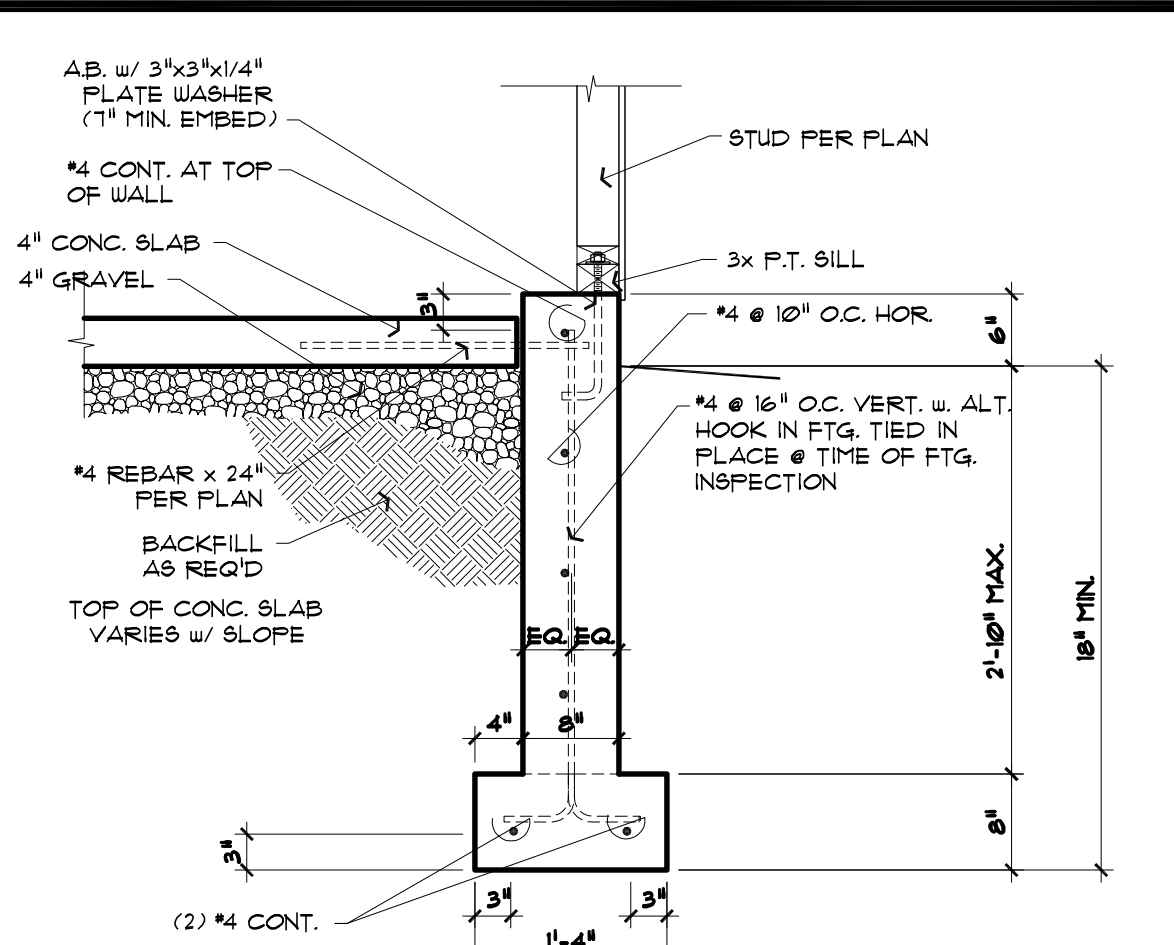
**STRUCTURAL DETAILS**  
**KAHN RESIDENCE**  
 4205 85TH AVE SE, MERCER ISLAND, WA 98040



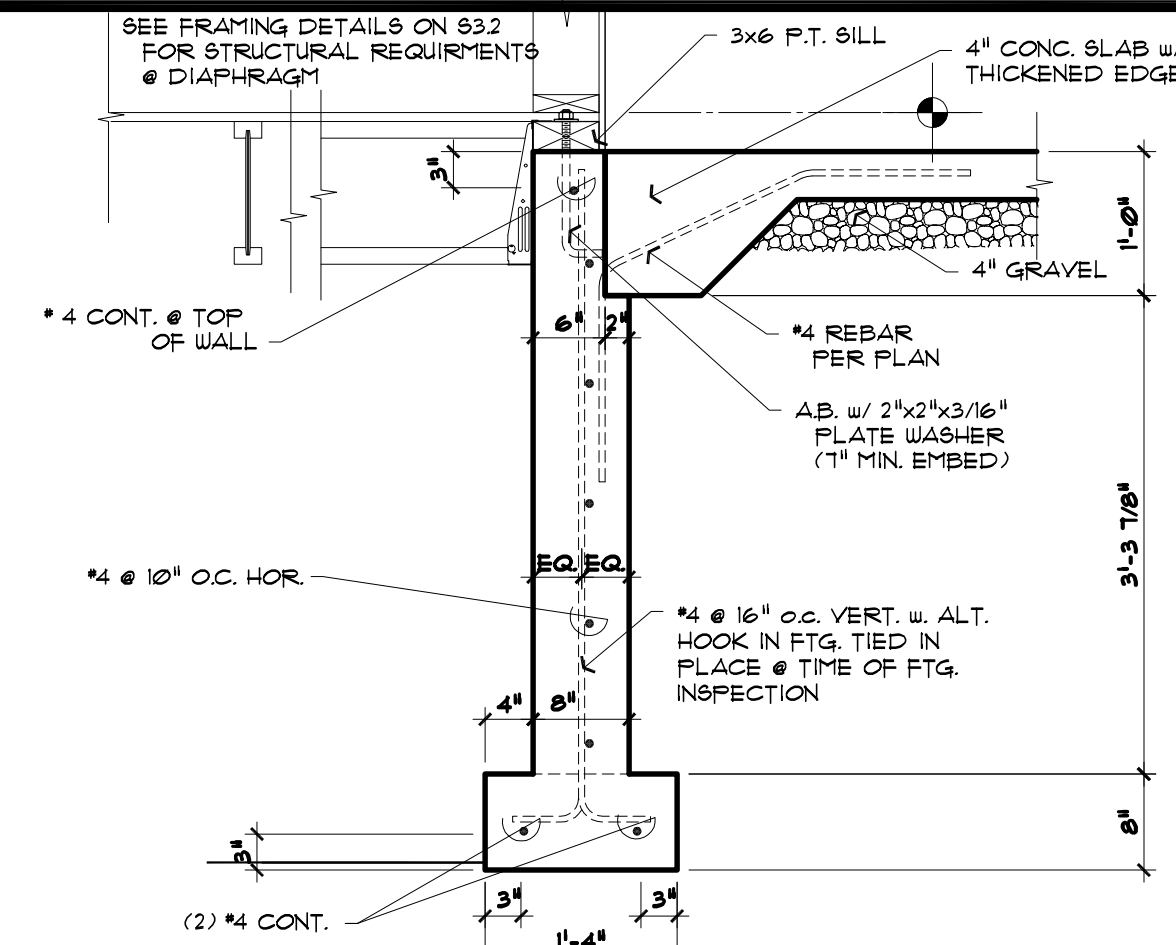
**1 TYPICAL FORMED FOOTING**  
 3/4" = 1'-0"



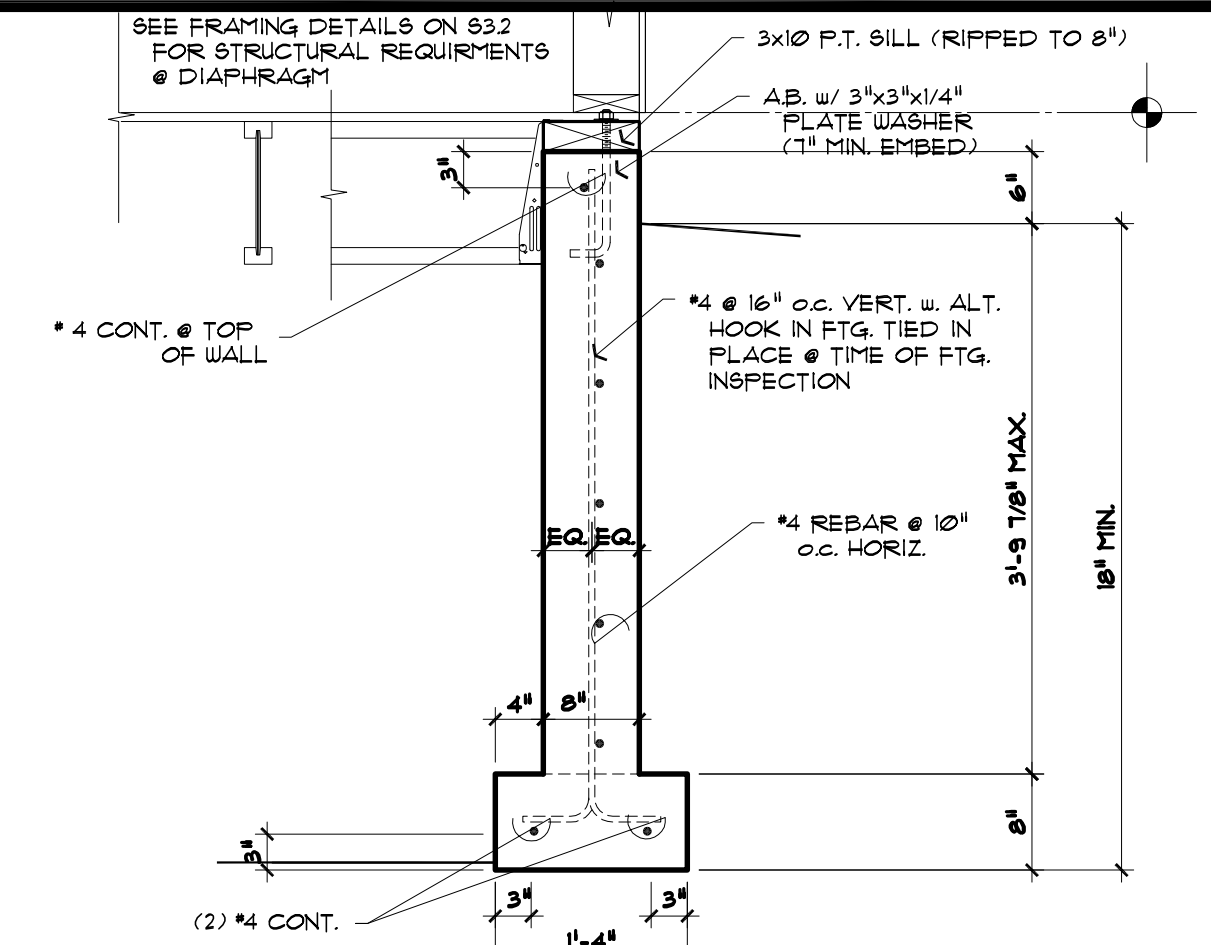
**2 FOUNDATION STEMWALL @ EXT. WALL**  
 3/4" = 1'-0"



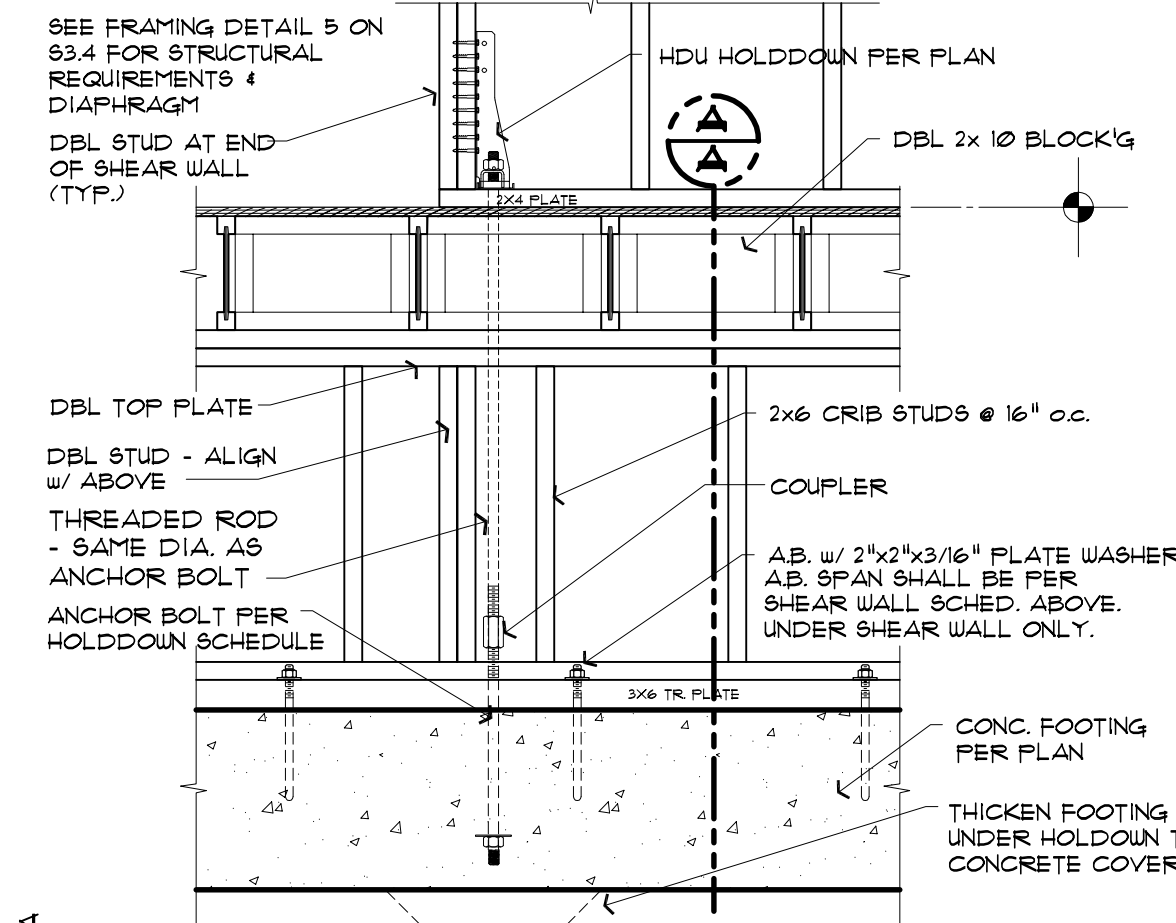
**3 EXT. FND WALL @ GARAGE SLAB**  
 3/4" = 1'-0"



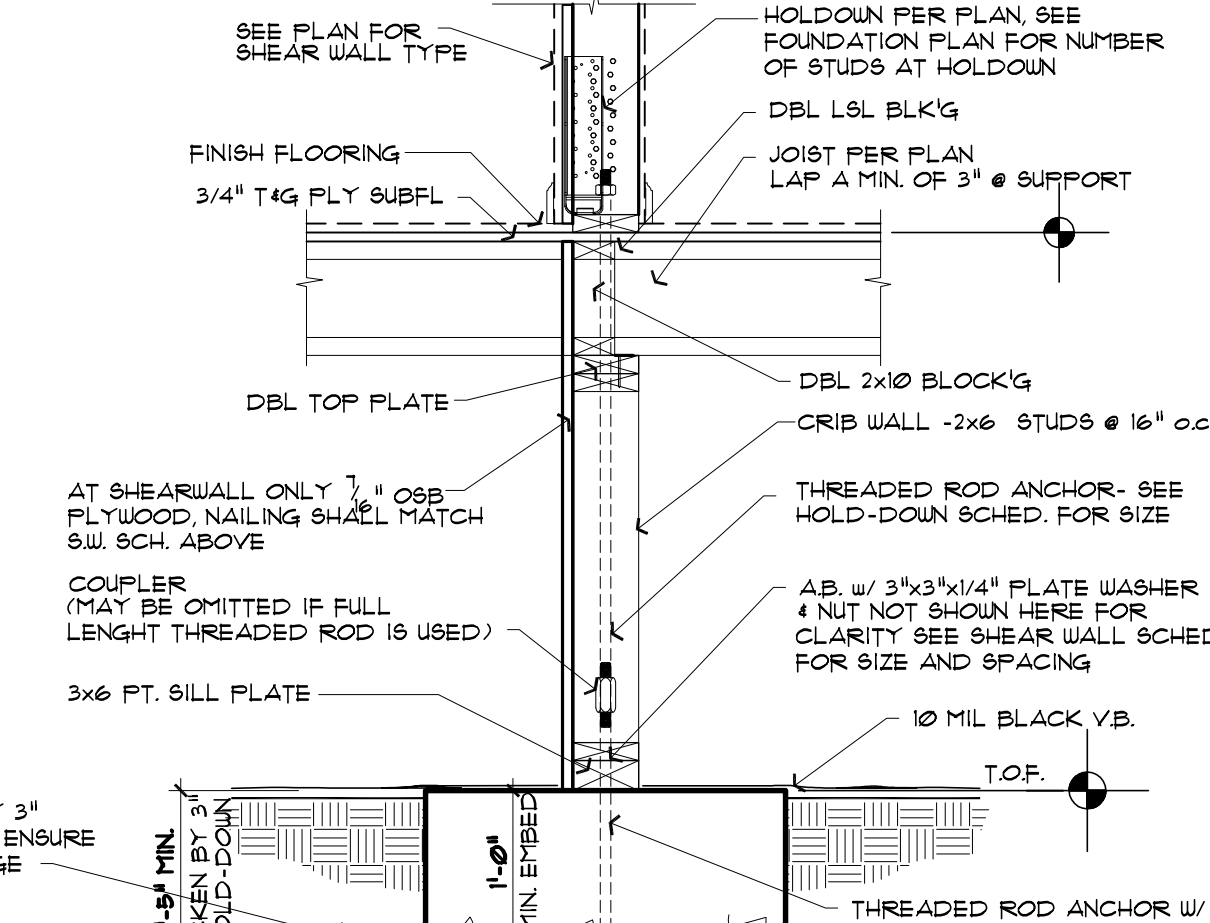
**4 FOUND. STEMWALL @ GARAGE SLAB**  
 w/ DIAPHRAGM INSIDE  
 3/4" = 1'-0"



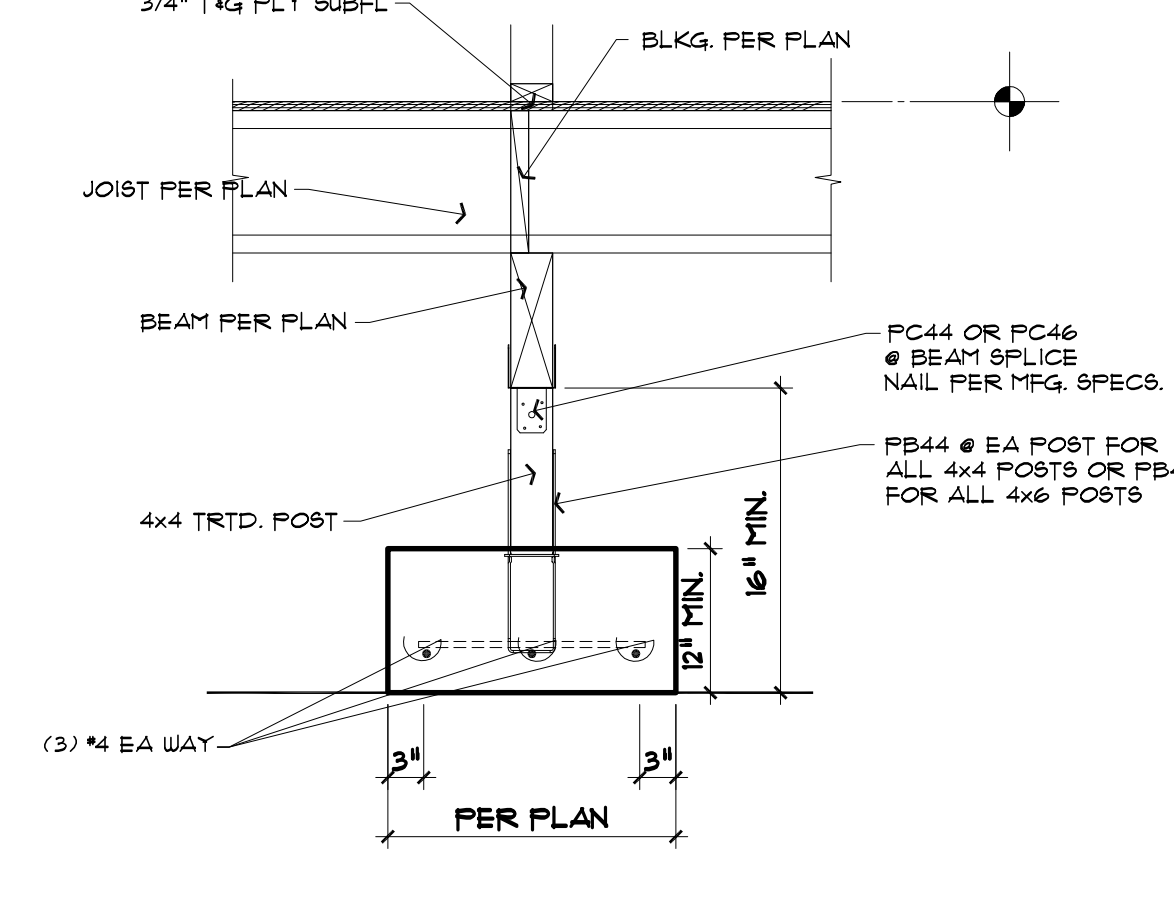
**5 FOUNDATION STEMWALL @ EXT. WALL**  
 TYPICAL w/ DIAPHRAGM INSIDE OF WALL  
 3/4" = 1'-0"



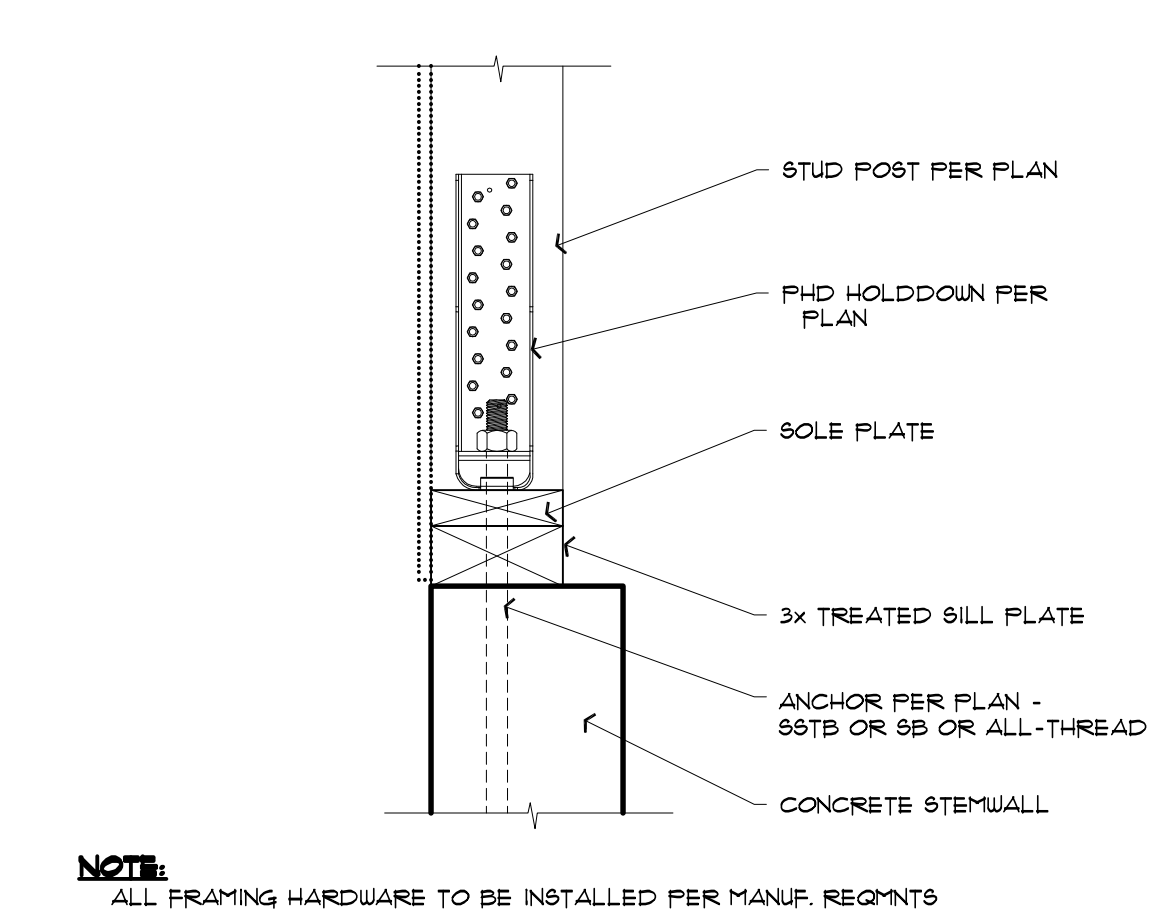
**6 HDU HOLDDOWN @ CRIBWALL**  
 JOISTS PERP. TO WALL - SHEAR WALL ABOVE  
 3/4" = 1'-0"



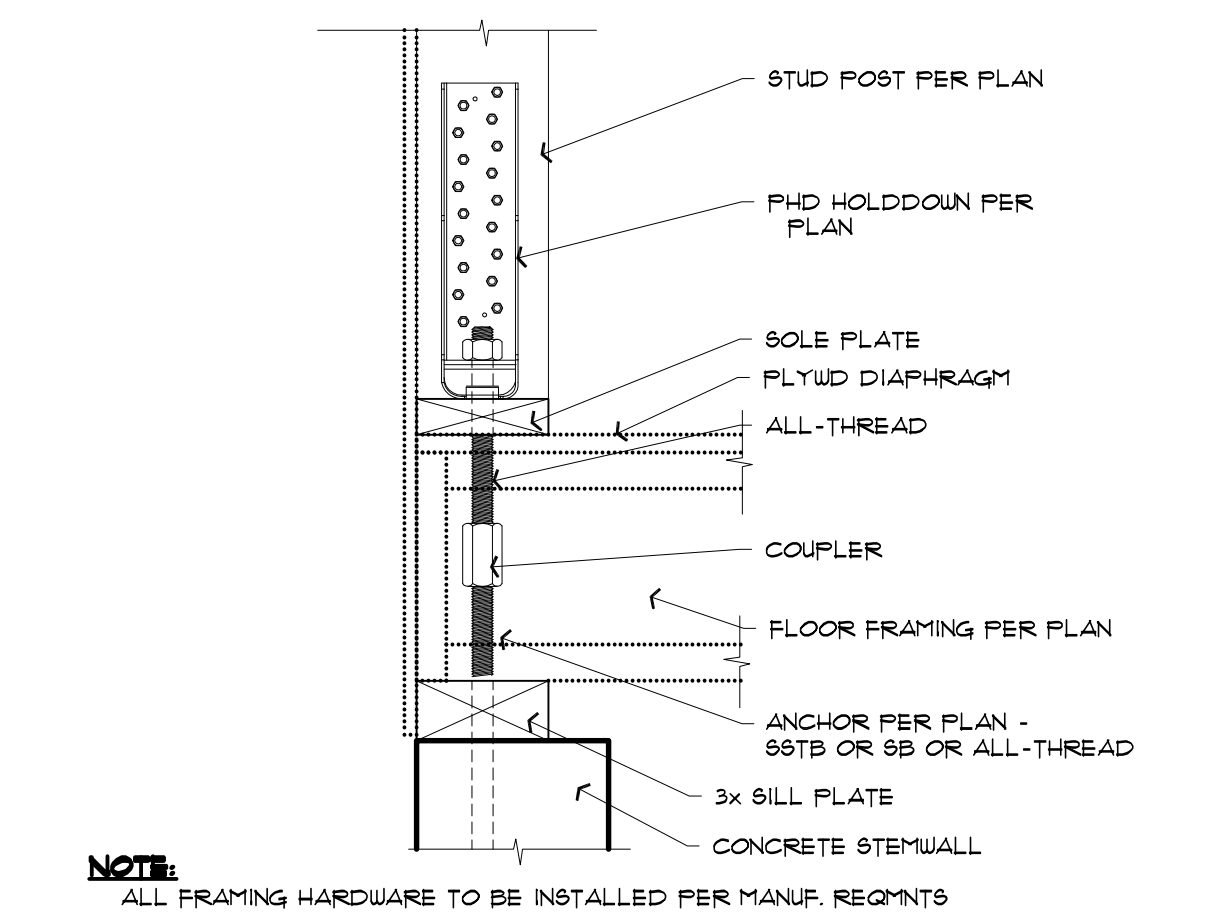
**7 TYPICAL POST & BEAM**  
 POSITIVE CONNECTION TO CONCRETE  
 3/4" = 1'-0"



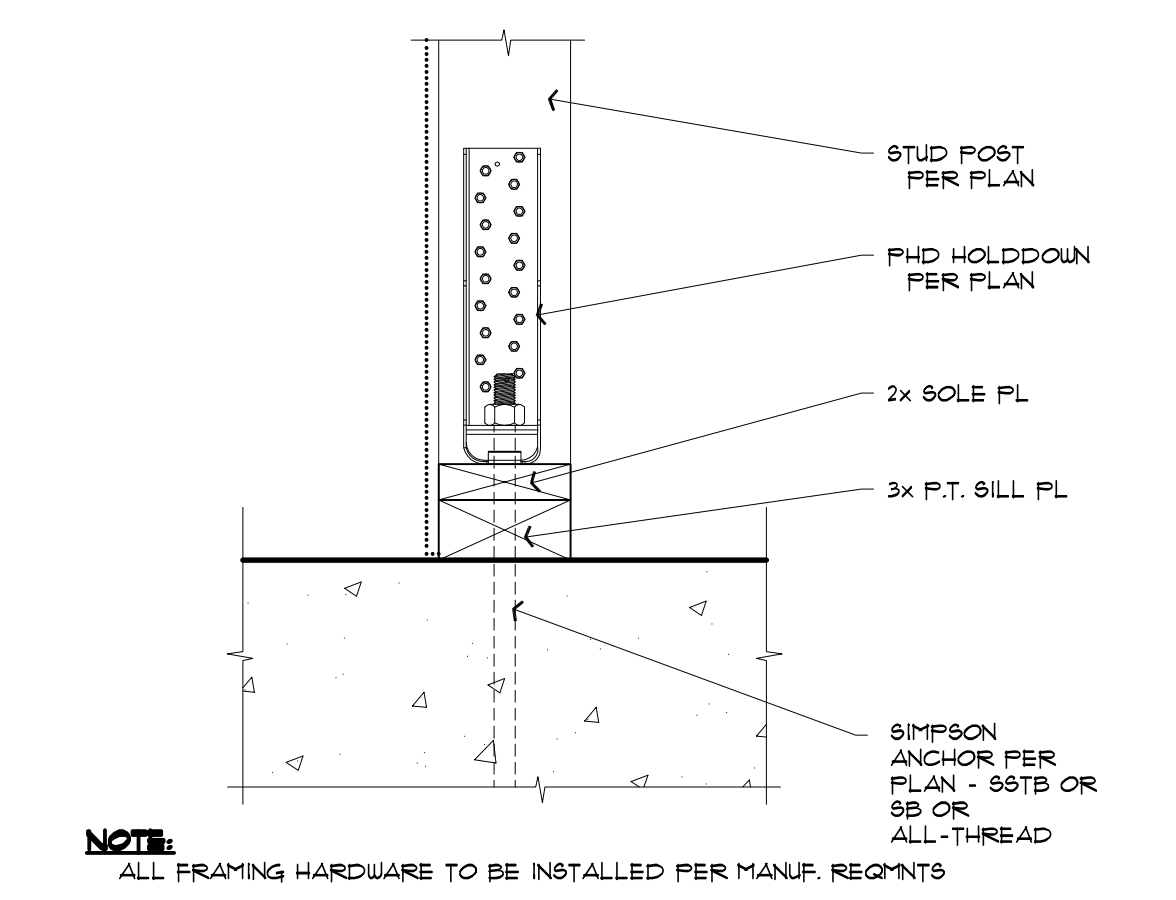
**8 PHD HOLDDOWN @ EXT. FOOTING**  
 SHEARWALL AT GARAGE SLAB  
 1 1/2" = 1'-0"



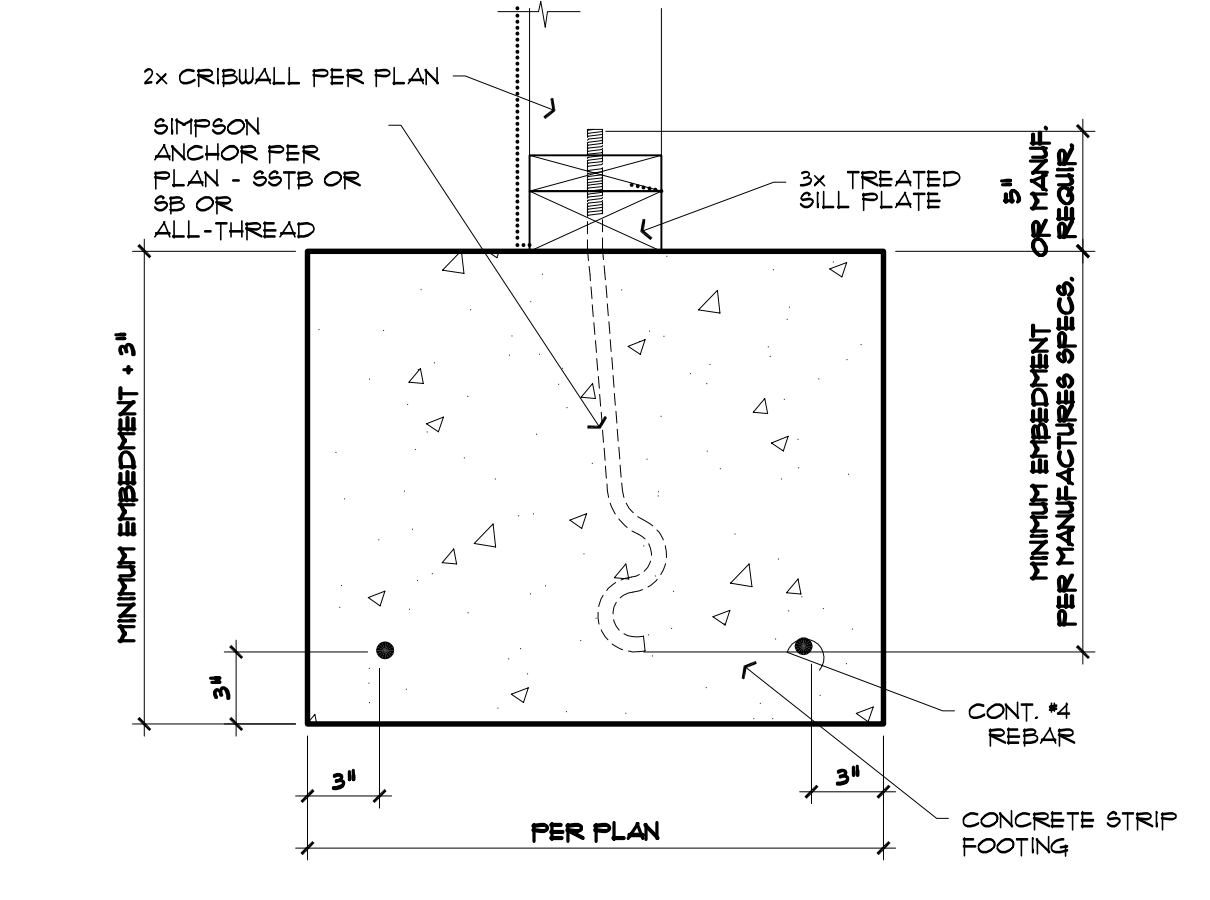
**9 PHD HOLDDOWN @ EXT. FOOTING**  
 SHEARWALL AT FLOOR DIAPHRAGM  
 1 1/2" = 1'-0"



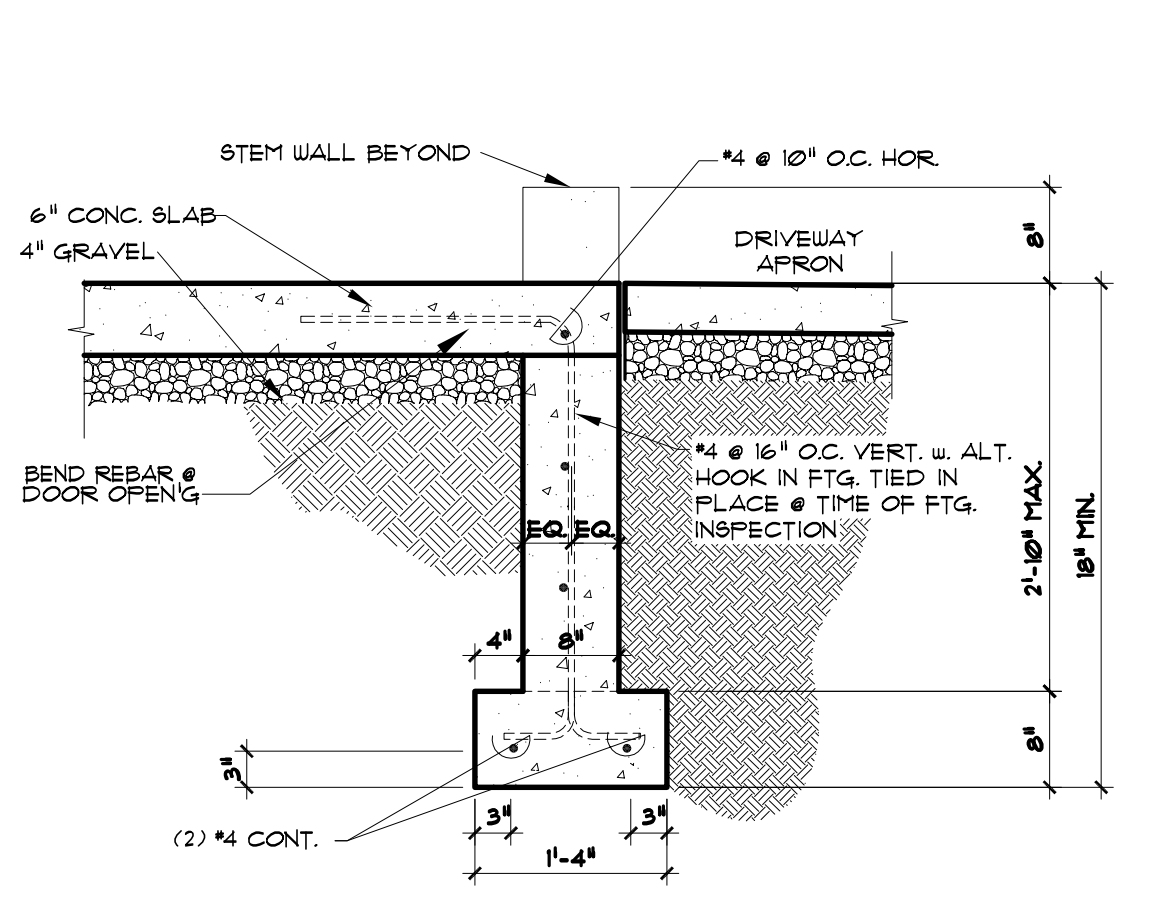
**10 HOLDOWN ANCHOR @ INT. FOOTING**  
 SHEARWALL AT CRIBWALL  
 1 1/2" = 1'-0"



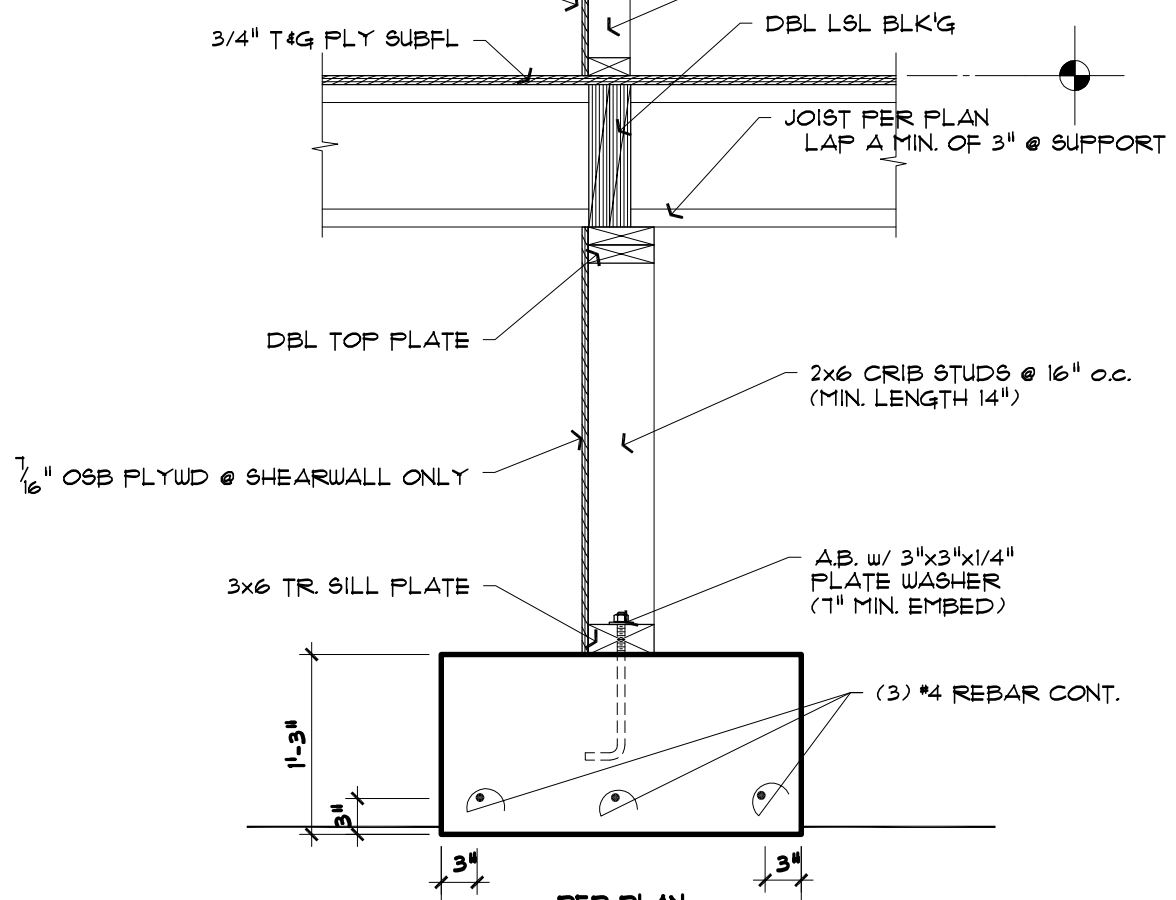
**11 PHD HOLDDOWN @ INT. FOOTING**  
 SHEARWALL AT CRIBWALL  
 1 1/2" = 1'-0"



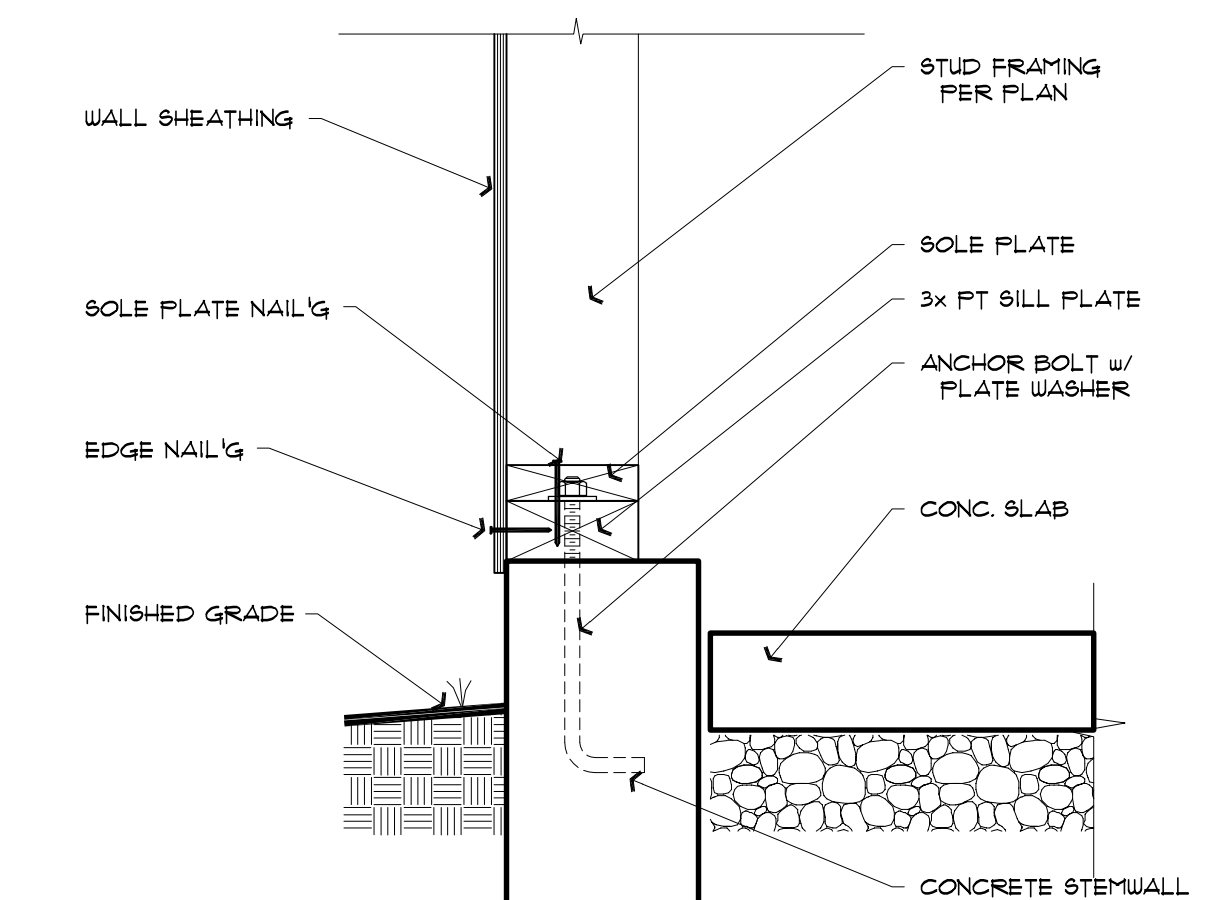
**12 TYPICAL REINFORCEMENT DETAILS**  
 1/2" = 1'-0"



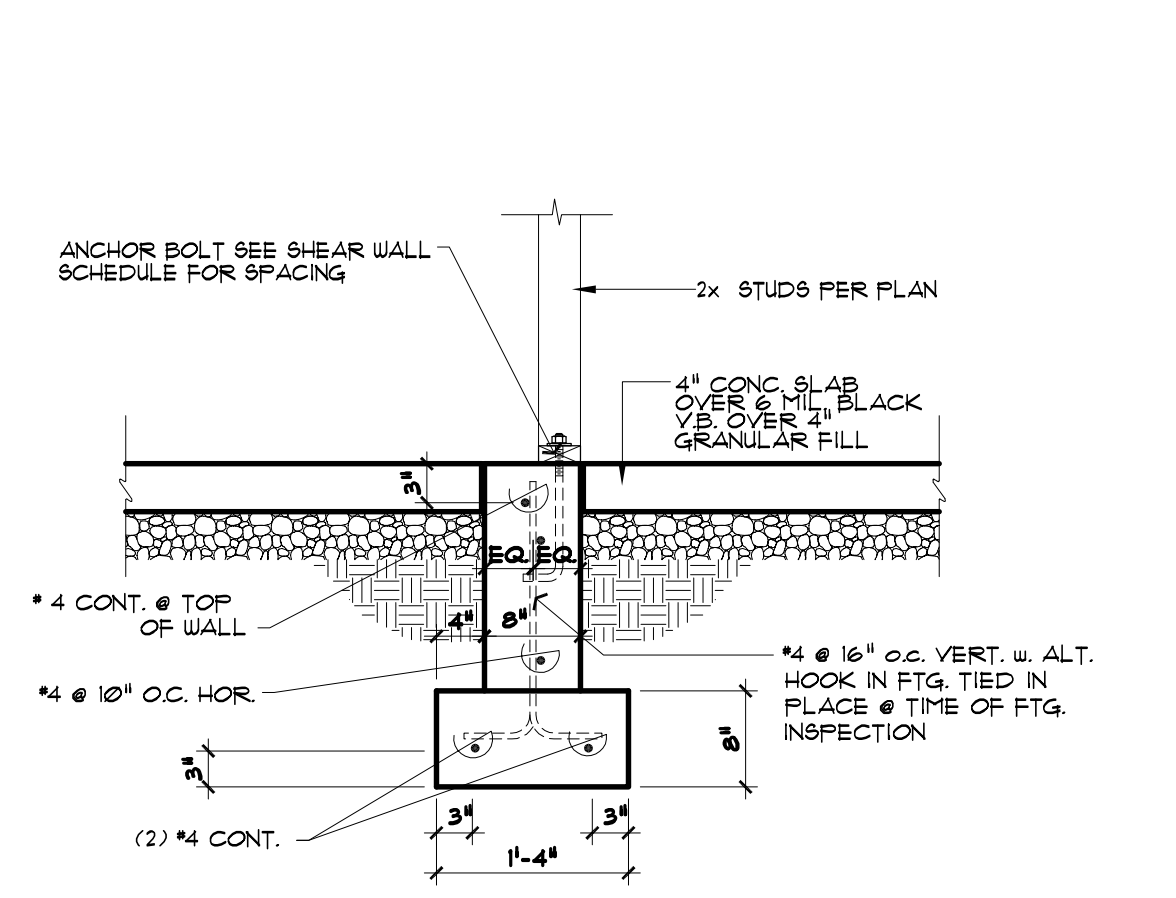
**13 ALL-THREAD ANCHOR PLACEMENT @ TYPICAL LOCATIONS**  
 1 1/2" = 1'-0"



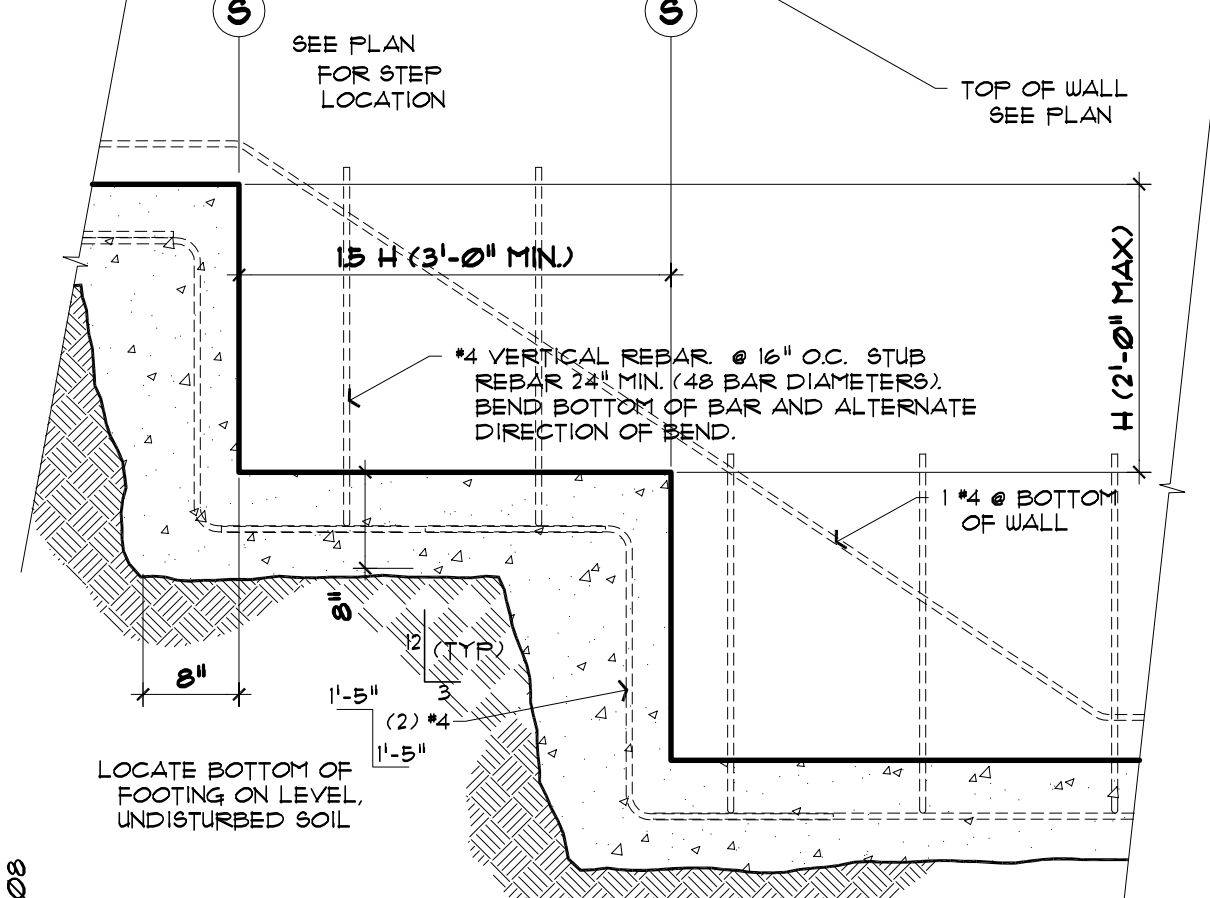
**14 INTERIOR STEM WALL**  
 SHEARWALL OVER INTERIOR STEM WALL  
 3/4" = 1'-0"



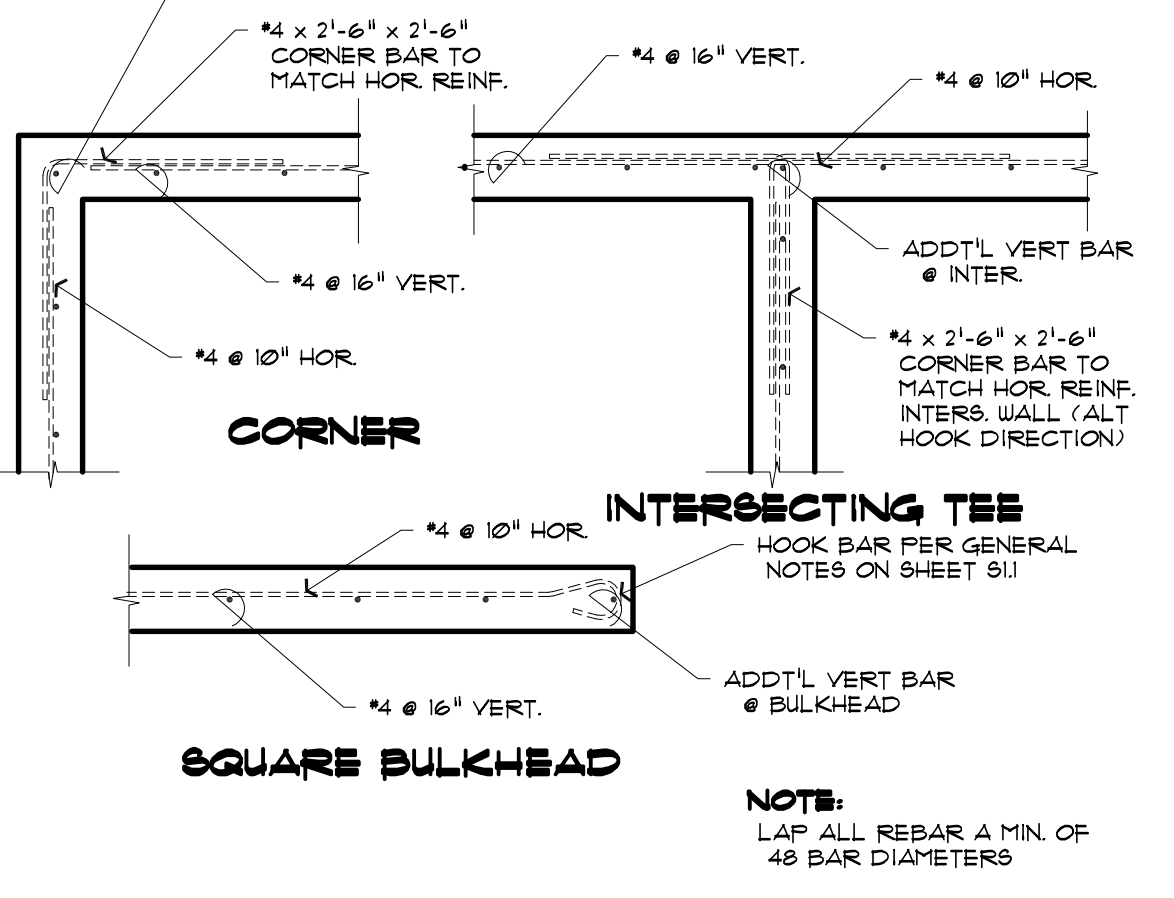
**15 TYP MULTI-STEPPED FOOTING**  
 3/4" = 1'-0"



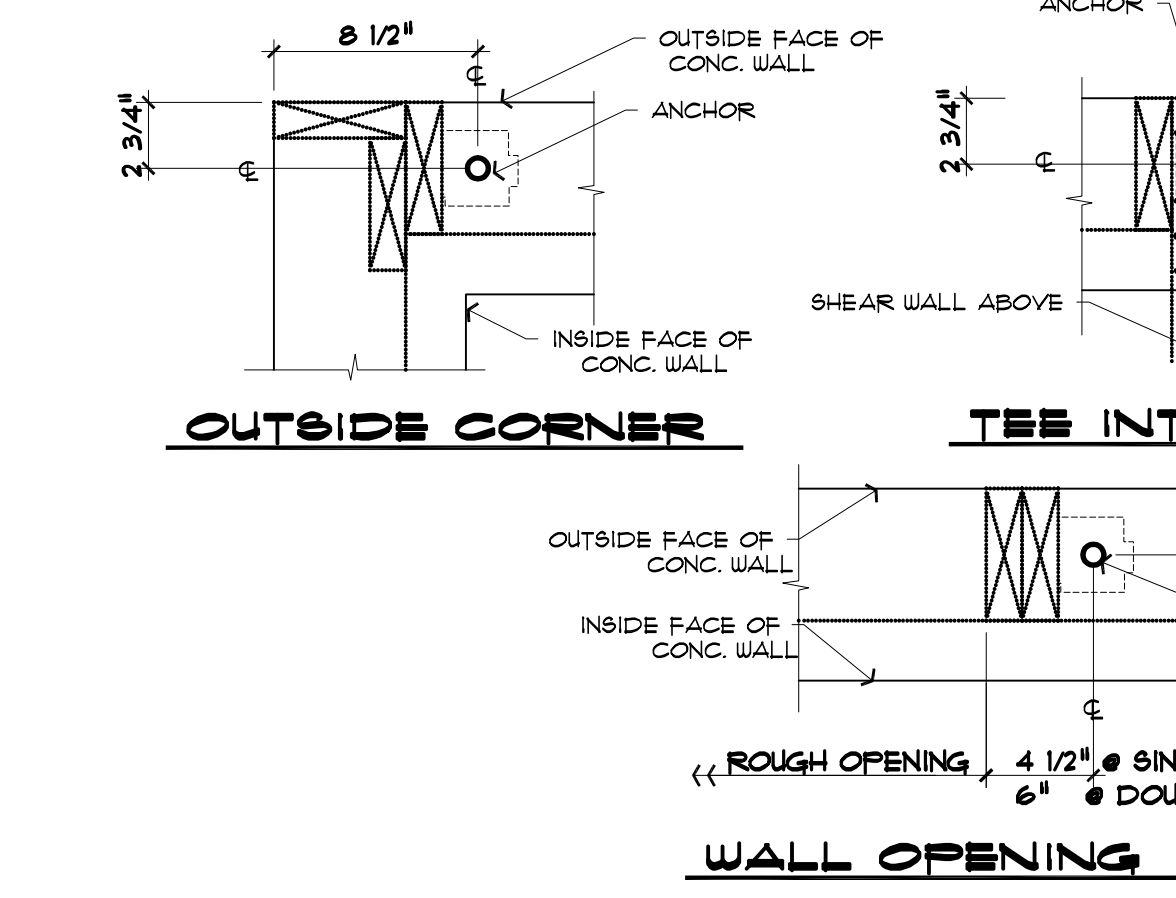
**16 CORNER**  
 1/2" = 1'-0"



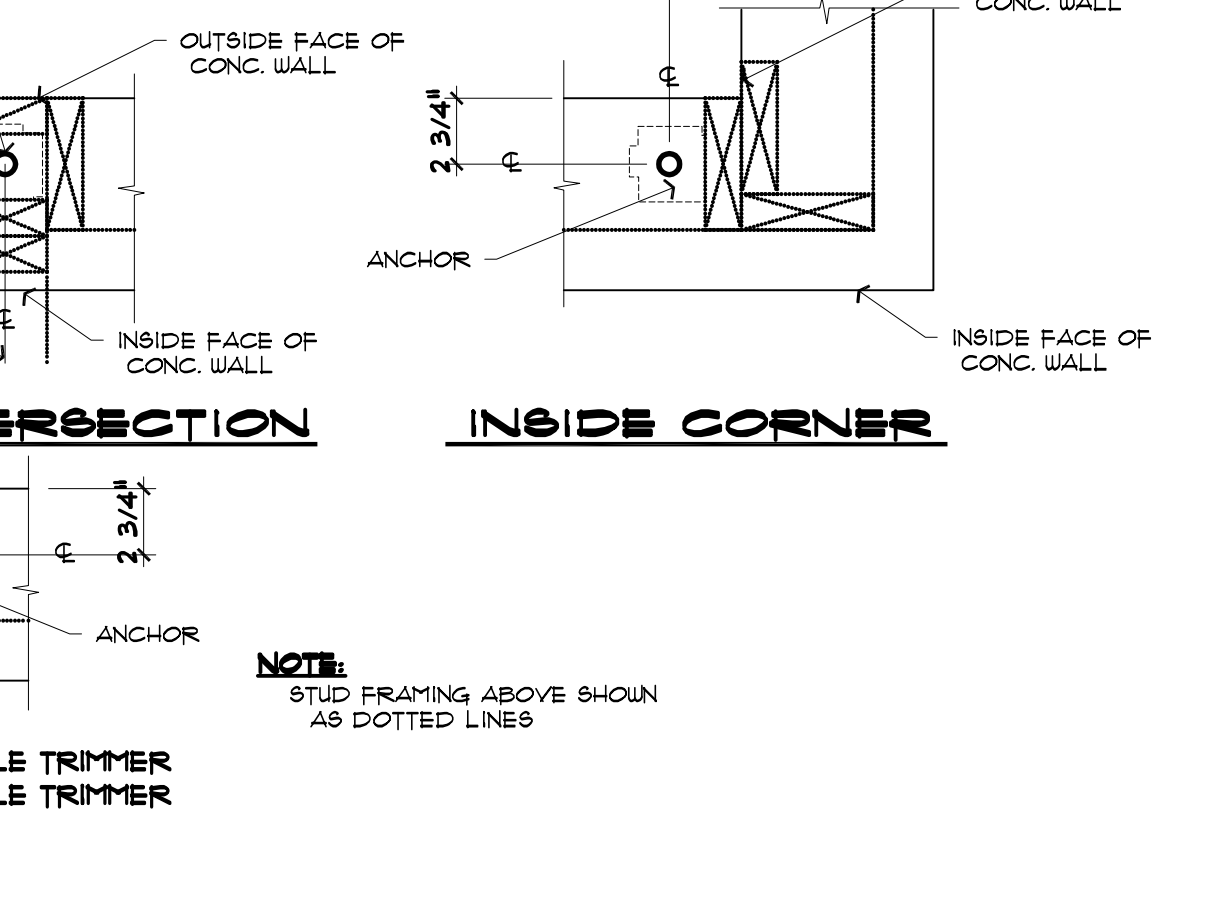
**17 INTERSECTING TEE**  
 1/2" = 1'-0"



**18 SQUARE BULKHEAD**  
 1/2" = 1'-0"

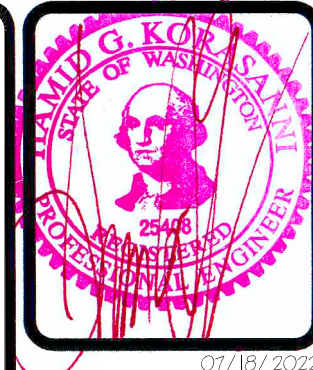


**19 WALL OPENING**  
 1 1/2" = 1'-0"



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

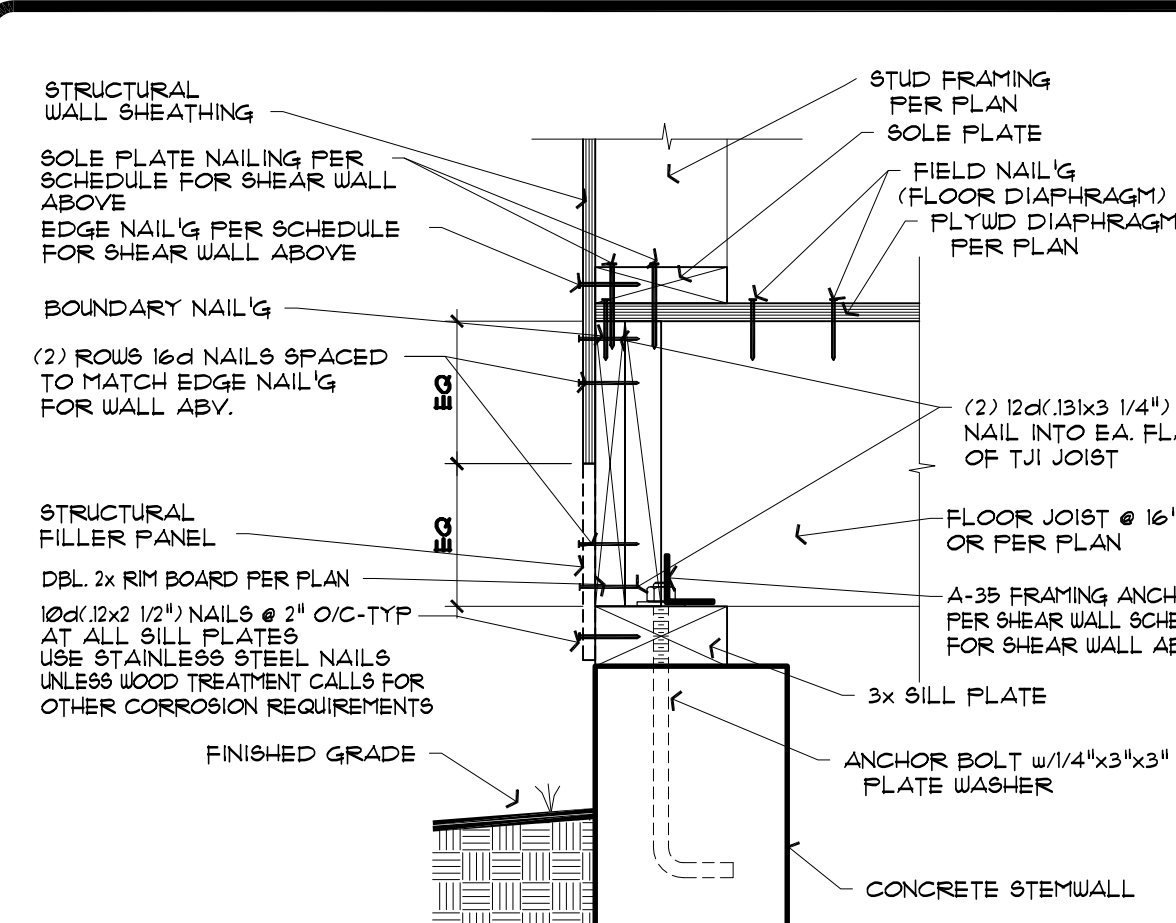
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Date	JULY 18, 2022	
Sheet	<b>S3.1</b>	
Scale	1/4" = 1'-0"	Job



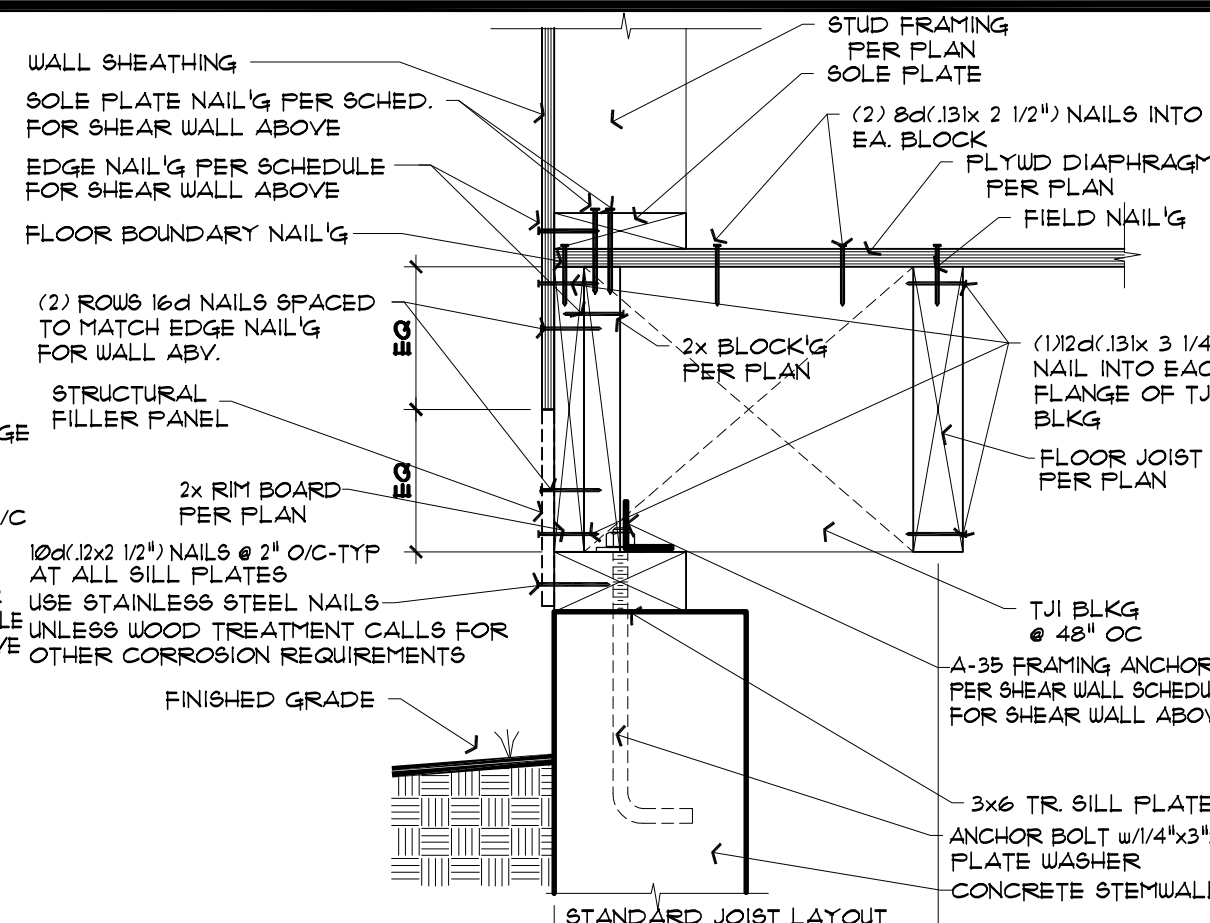
SAZEI DESIGN GROUP, LLC  
 6008 110TH AVE. N.E.  
 KIRKLAND, WA, 98033  
 TEL. (425) 214-2280  
 FAX. (425) 889-6887

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

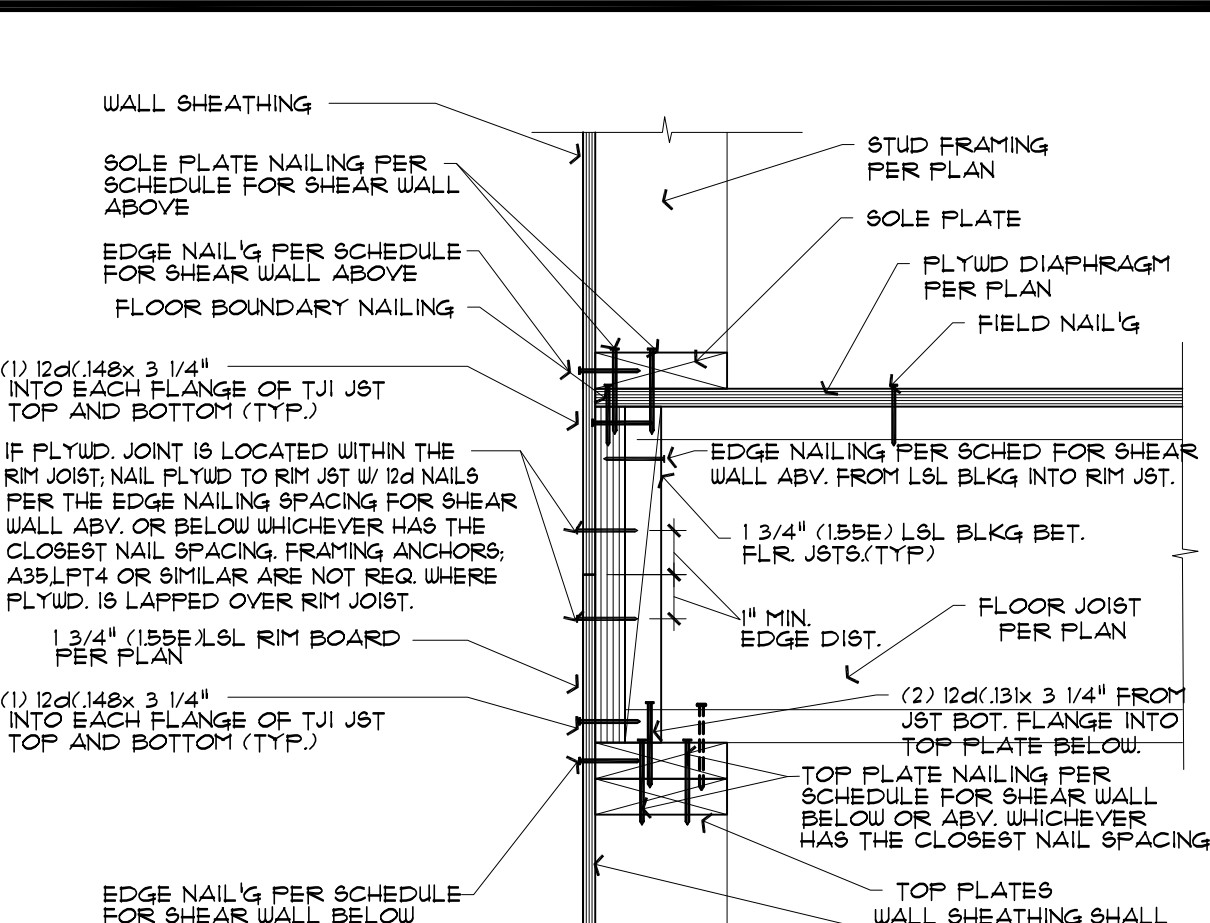
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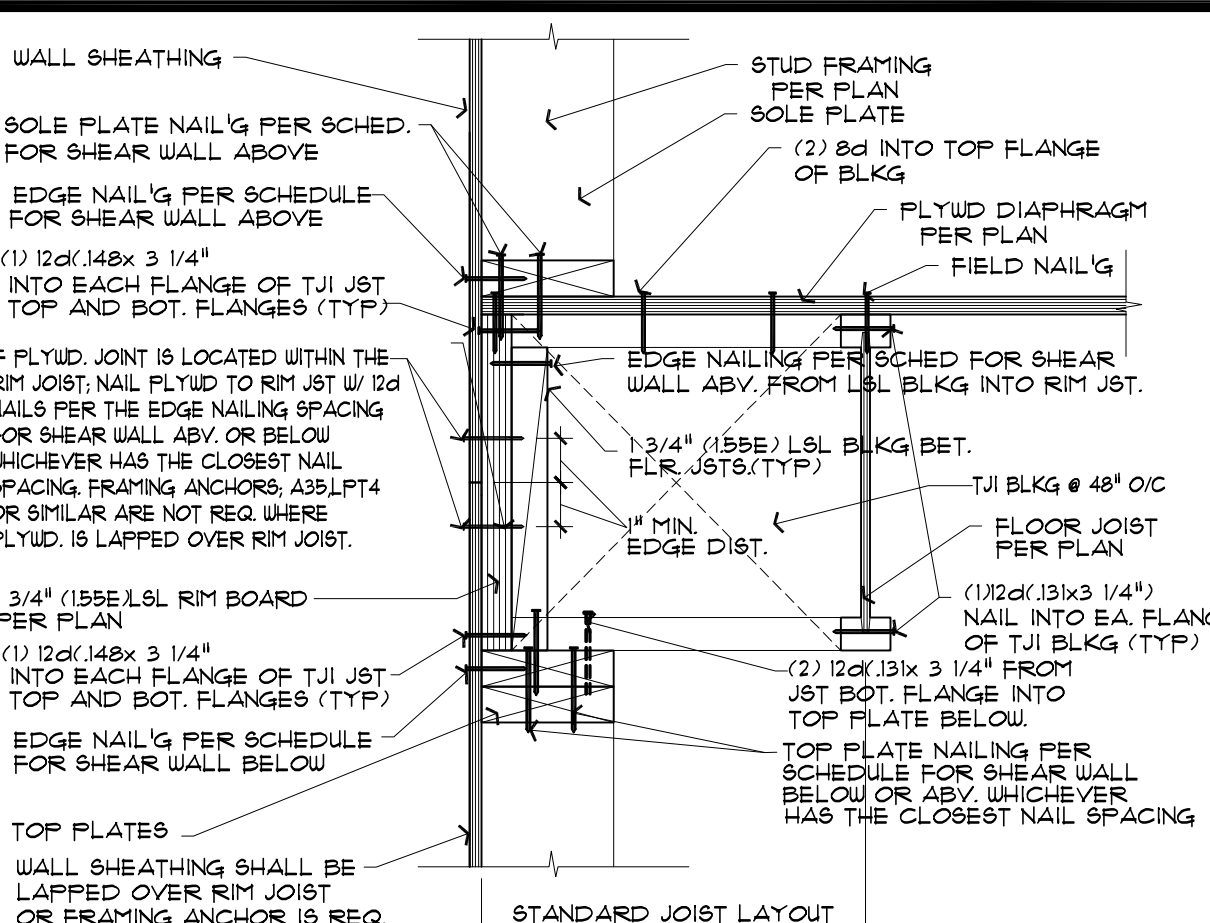
**1** DIAPHRAGM @ EXTERIOR STEMWALL  
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



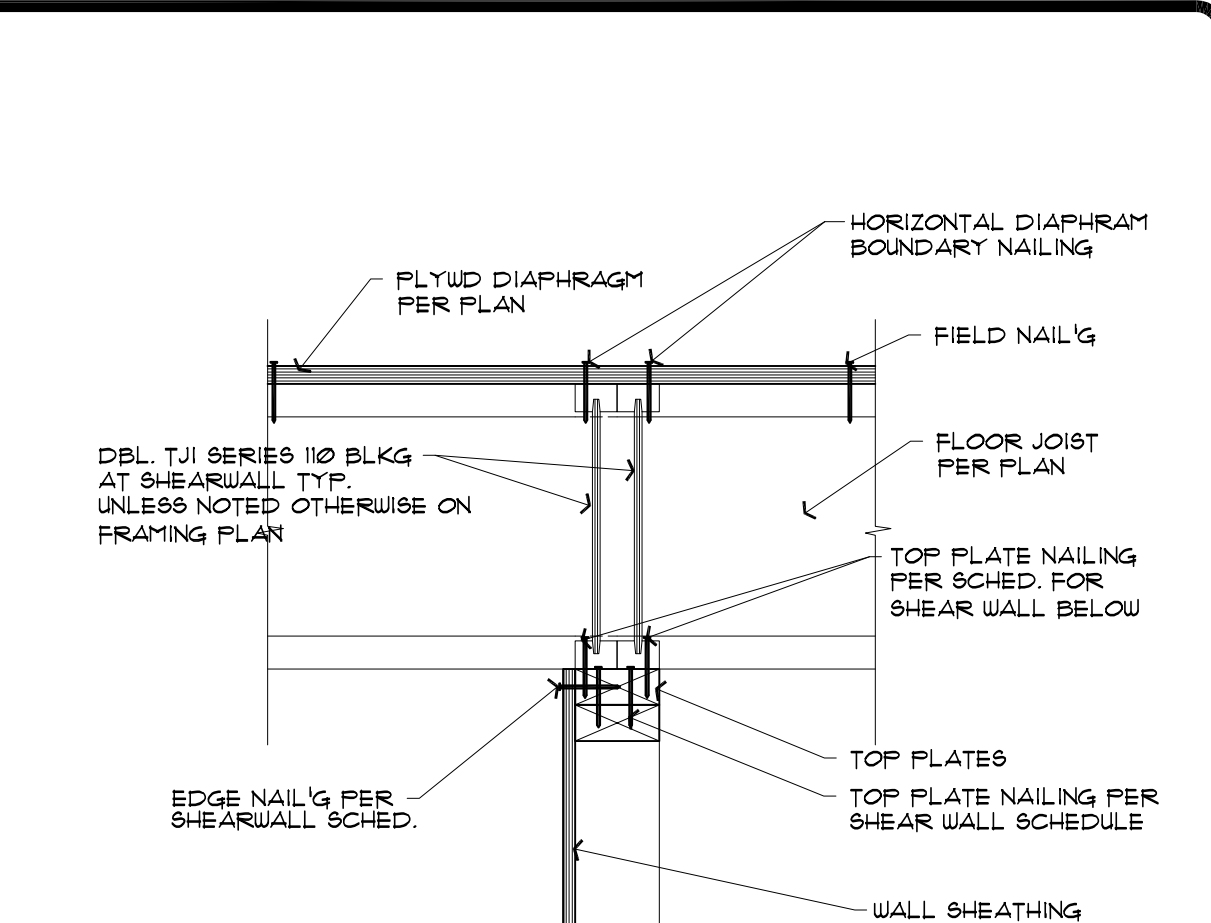
**2** DIAPHRAGM @ EXTERIOR STEMWALL  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



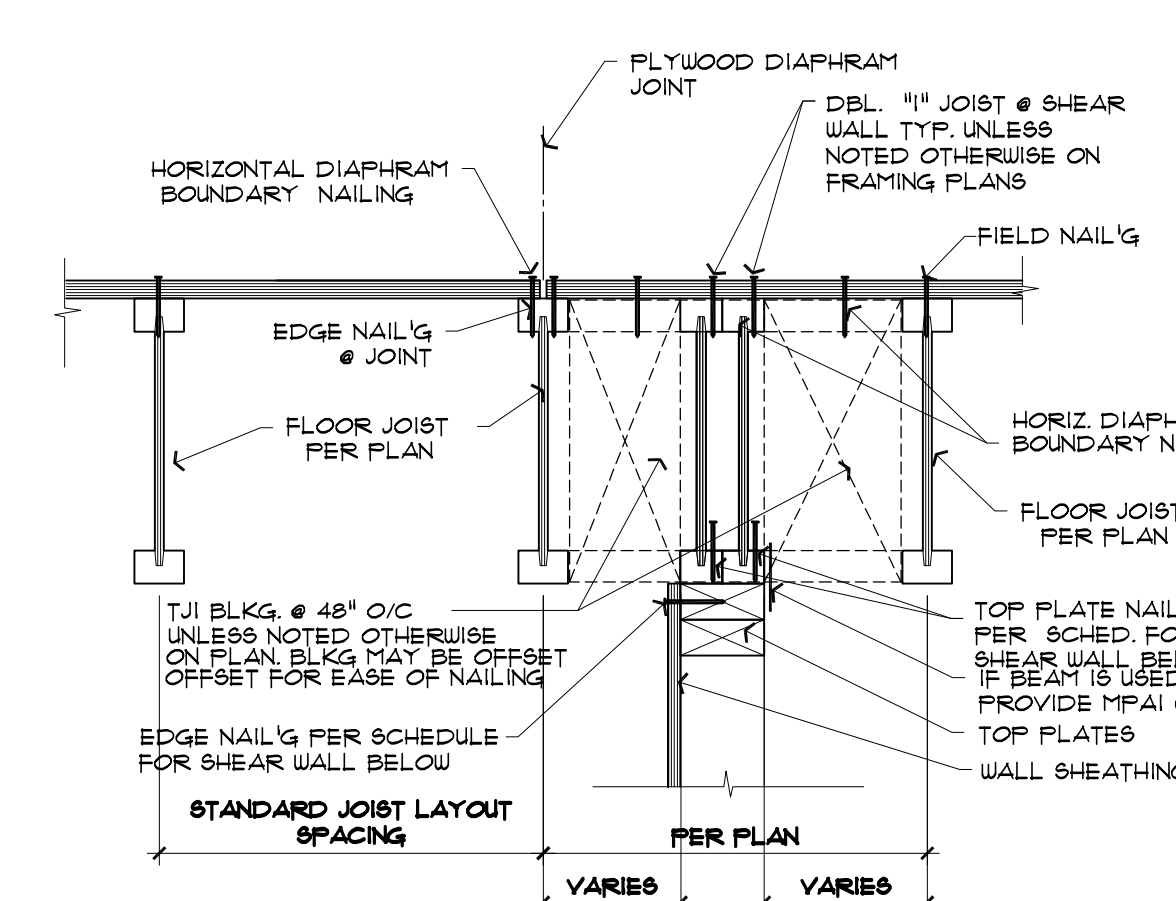
**3** DIAPHRAGM @ EXTERIOR SHEARWALL  
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



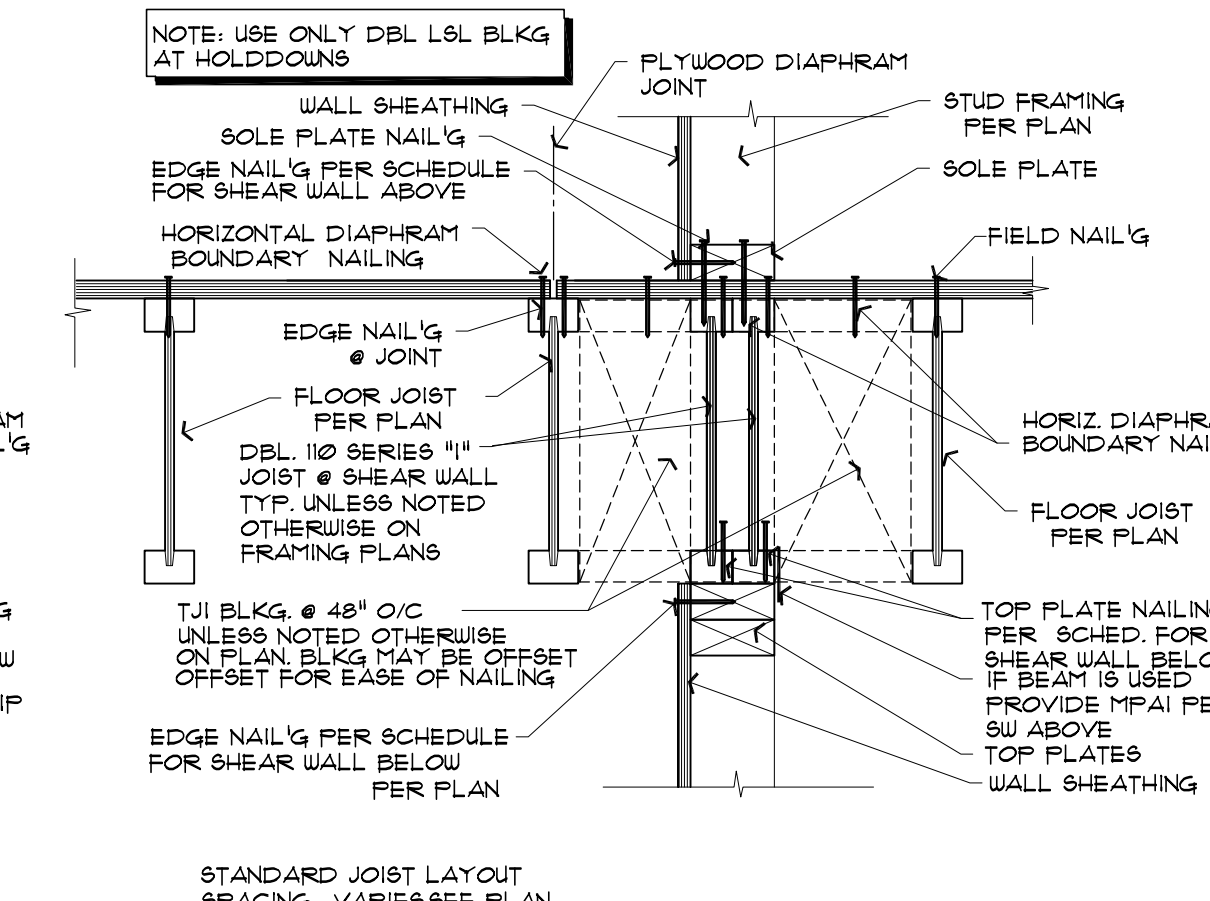
**4** DIAPHRAGM @ EXTERIOR SHEARWALL  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



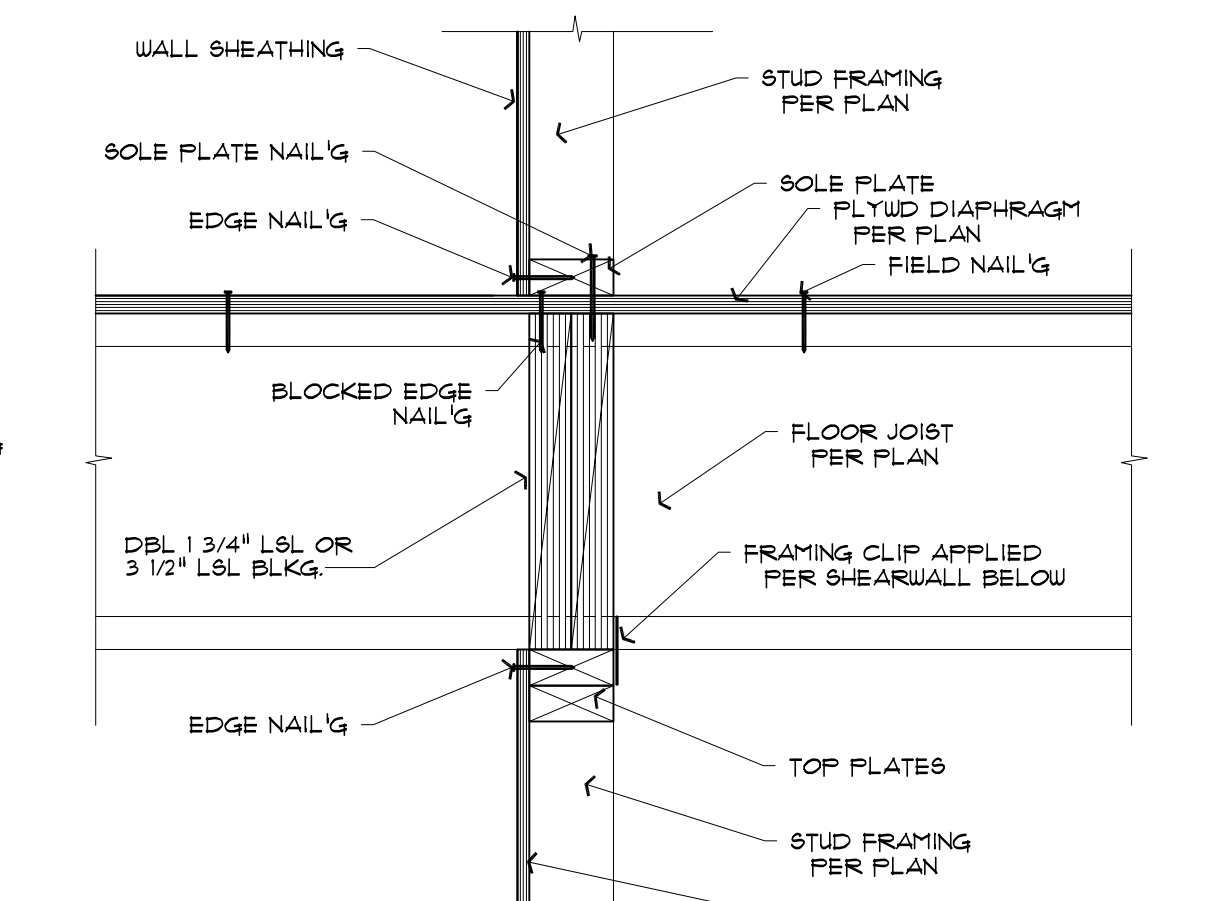
**5** DIAPHRAGM @ INT. SHEARWALL BELOW  
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



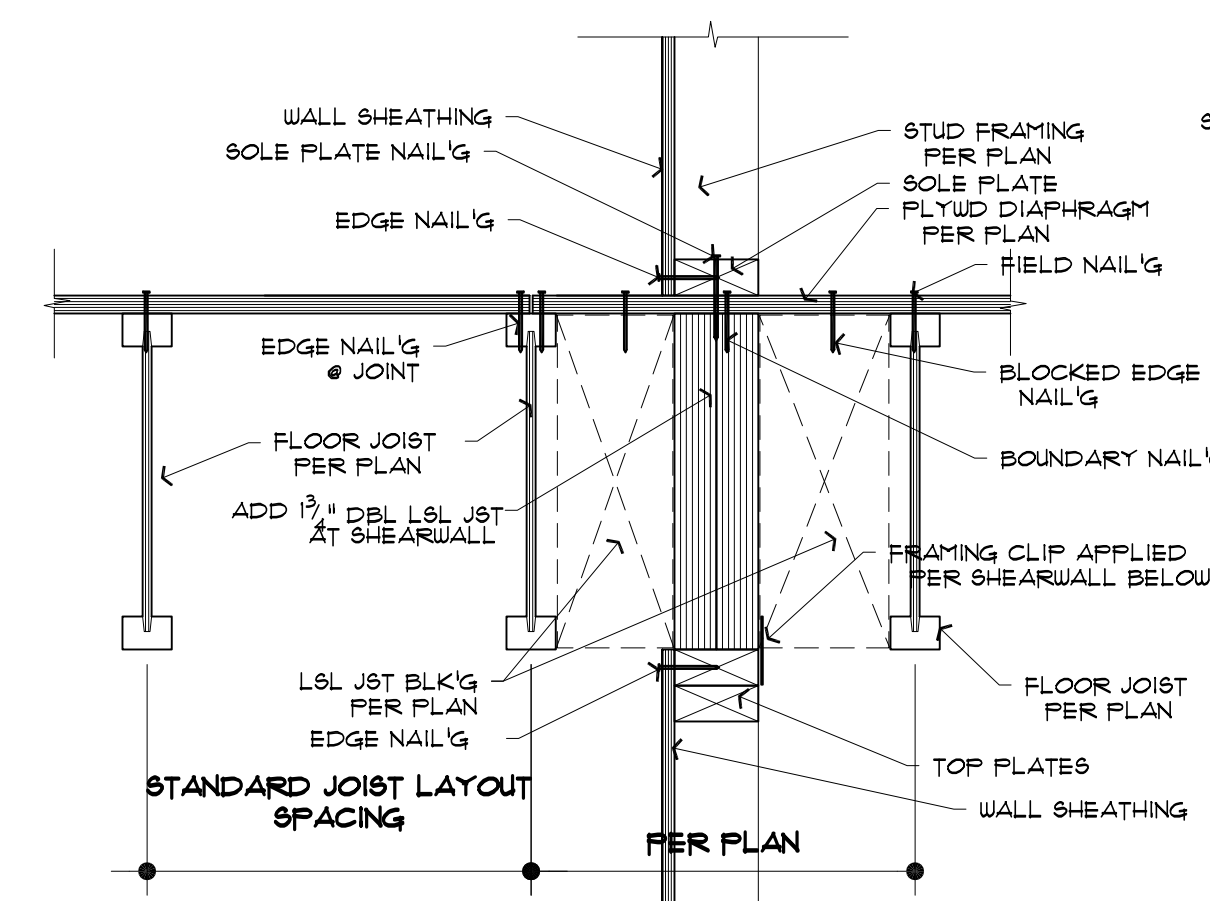
**6** DIAPHRAGM @ INT. SHEARWALL BELOW  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



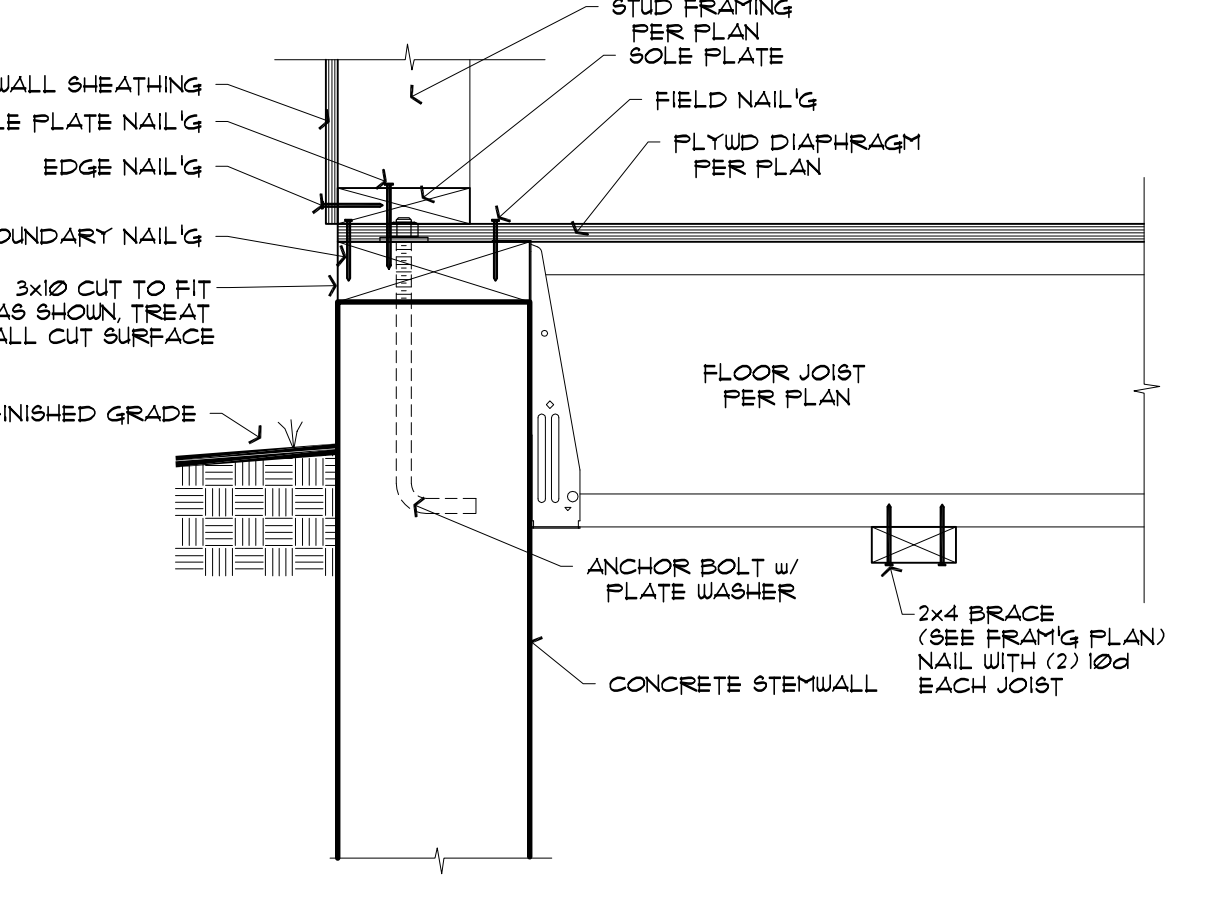
**7** DIA. @ INT. SHEARWALL ABV. & BEL.  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



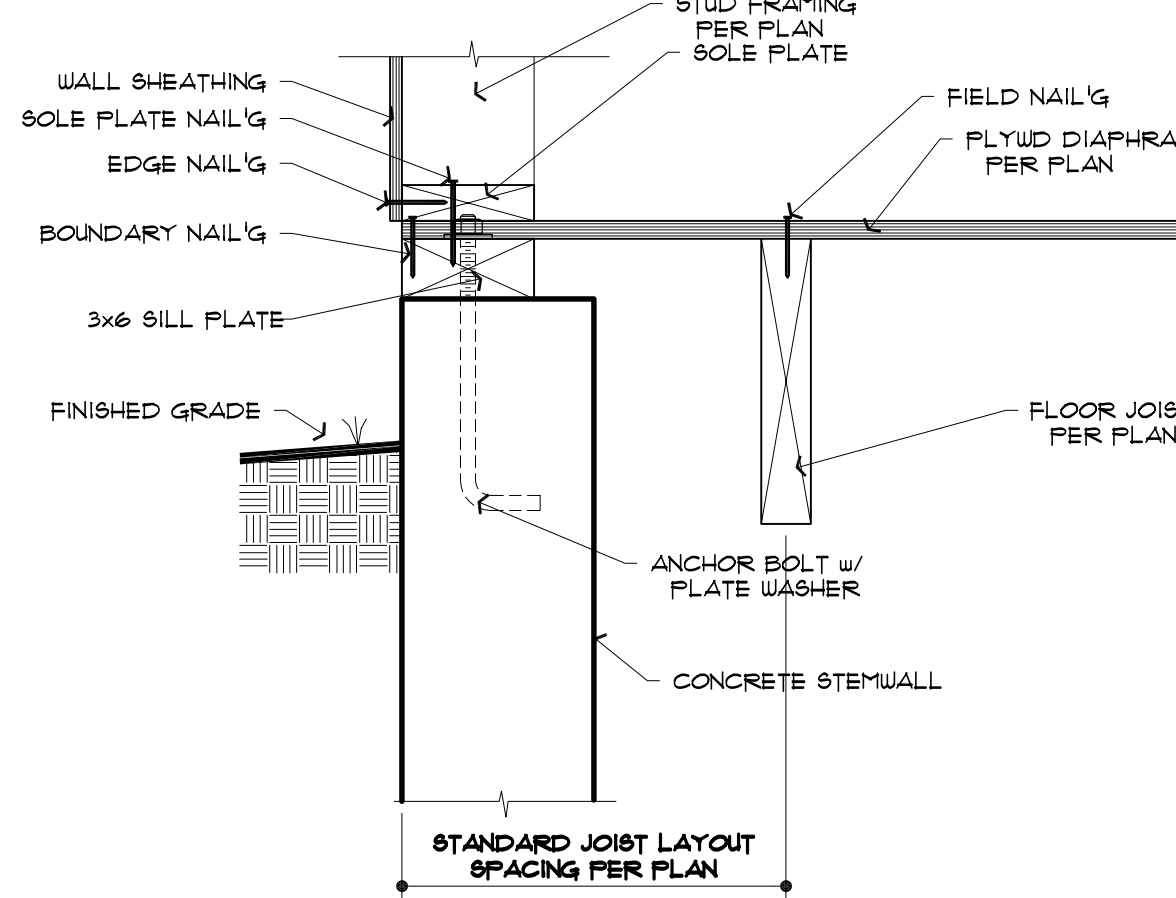
**8** DIAPHRAGM @ INTERIOR SHEARWALL  
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



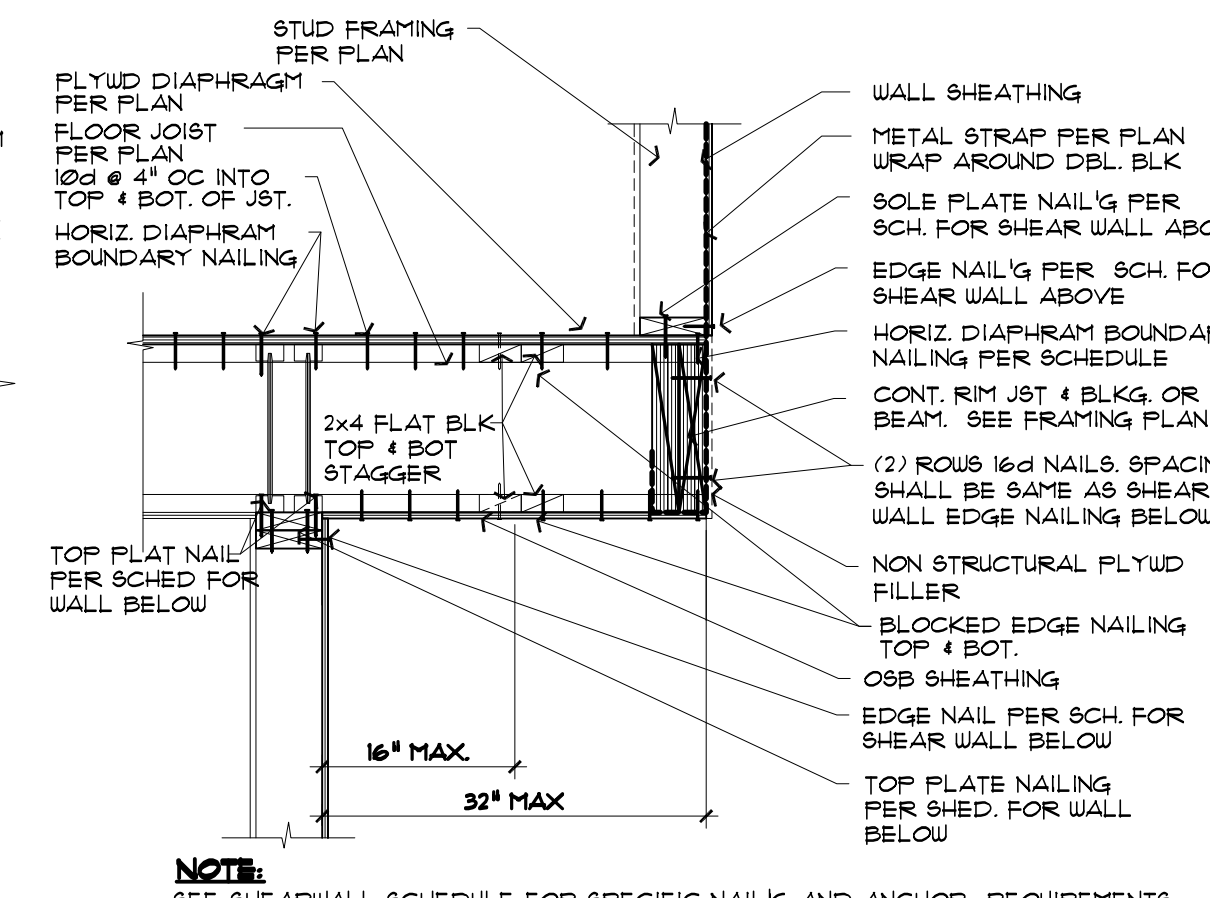
**9** DIAPHRAGM @ INTERIOR SHEARWALL  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



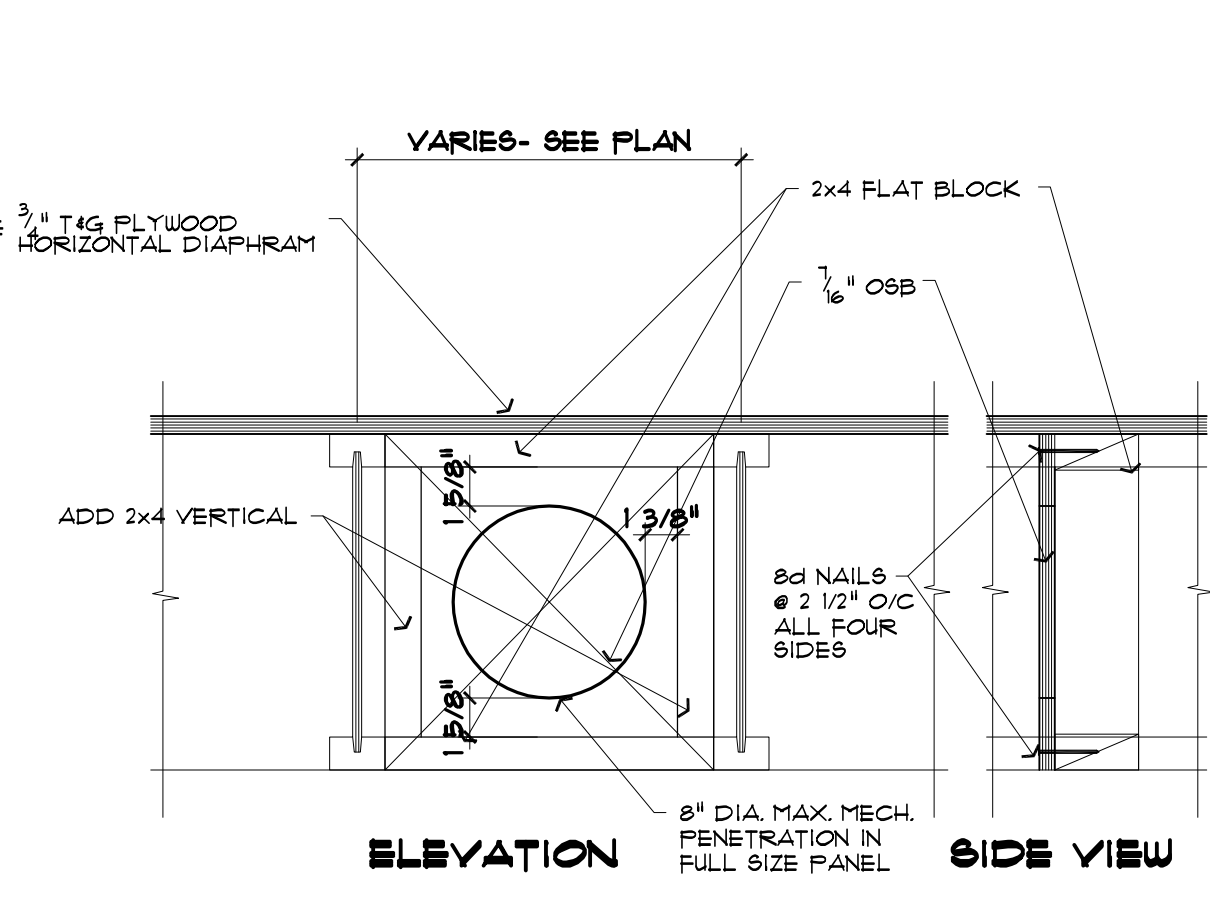
**10** DIAPHRAGM @ EXTERIOR STEMWALL  
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



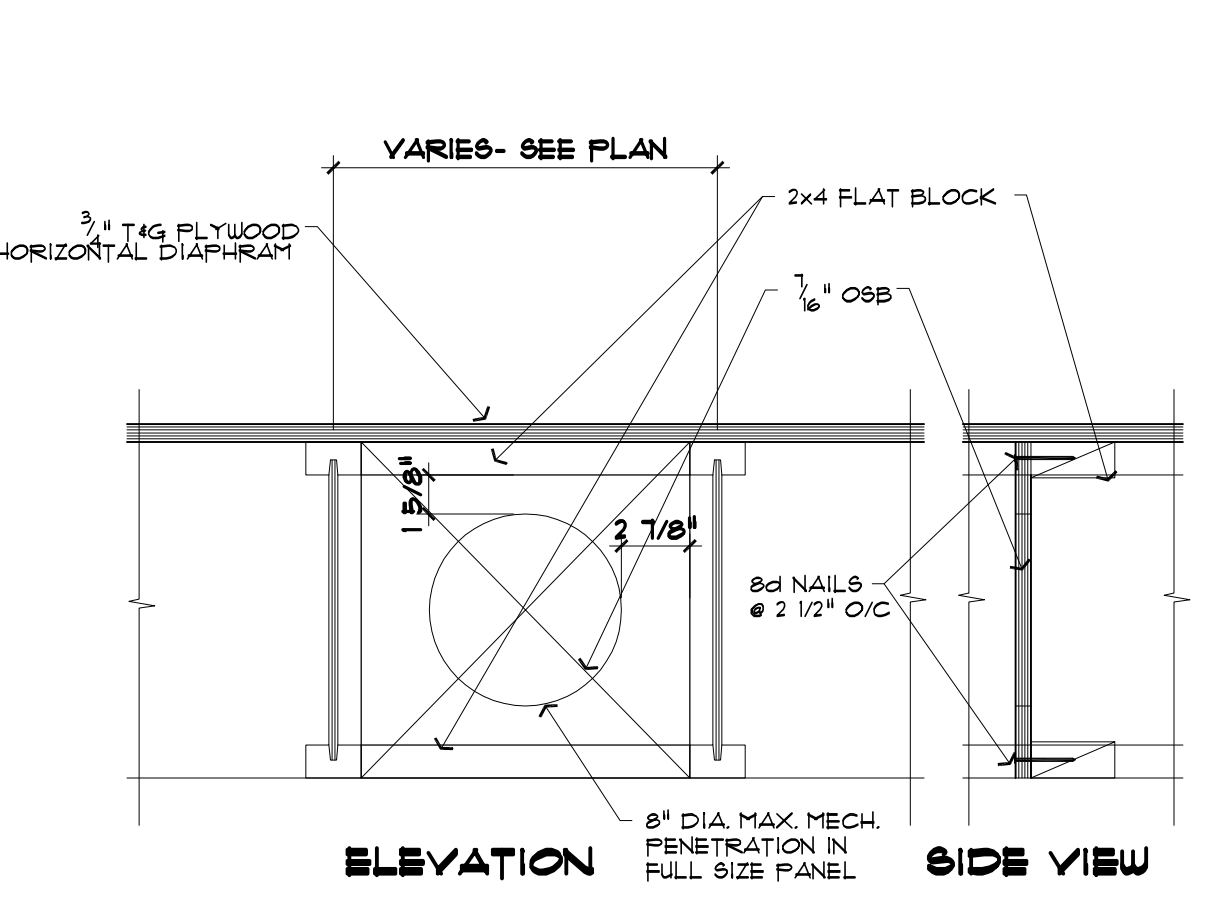
**11** DIAPHRAGM @ EXTERIOR STEMWALL  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



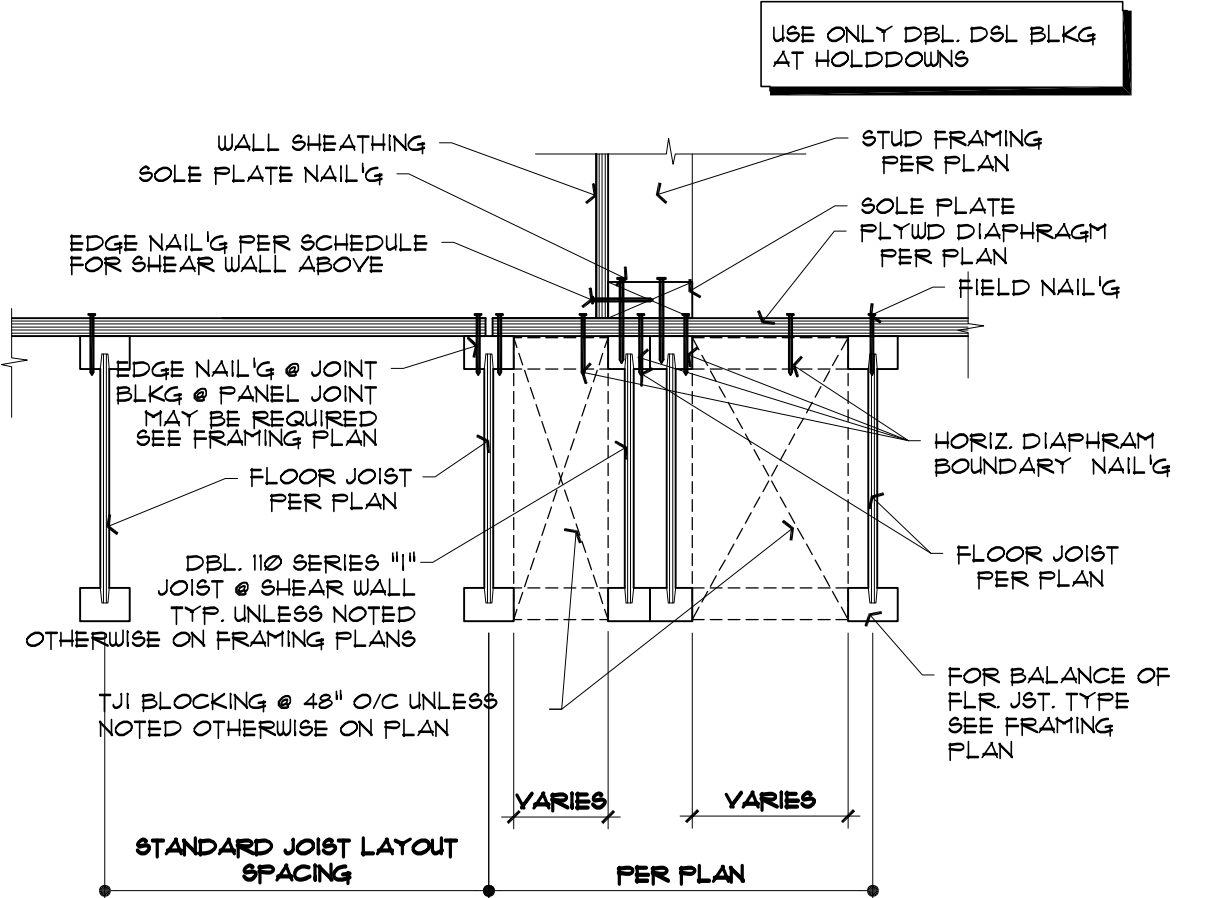
**12** DIAPHRAGM @ OVERHANG SHEARWALL  
 632 JOISTS PERPENDICULAR TO SHEARWALL 3/4" = 1'-0"



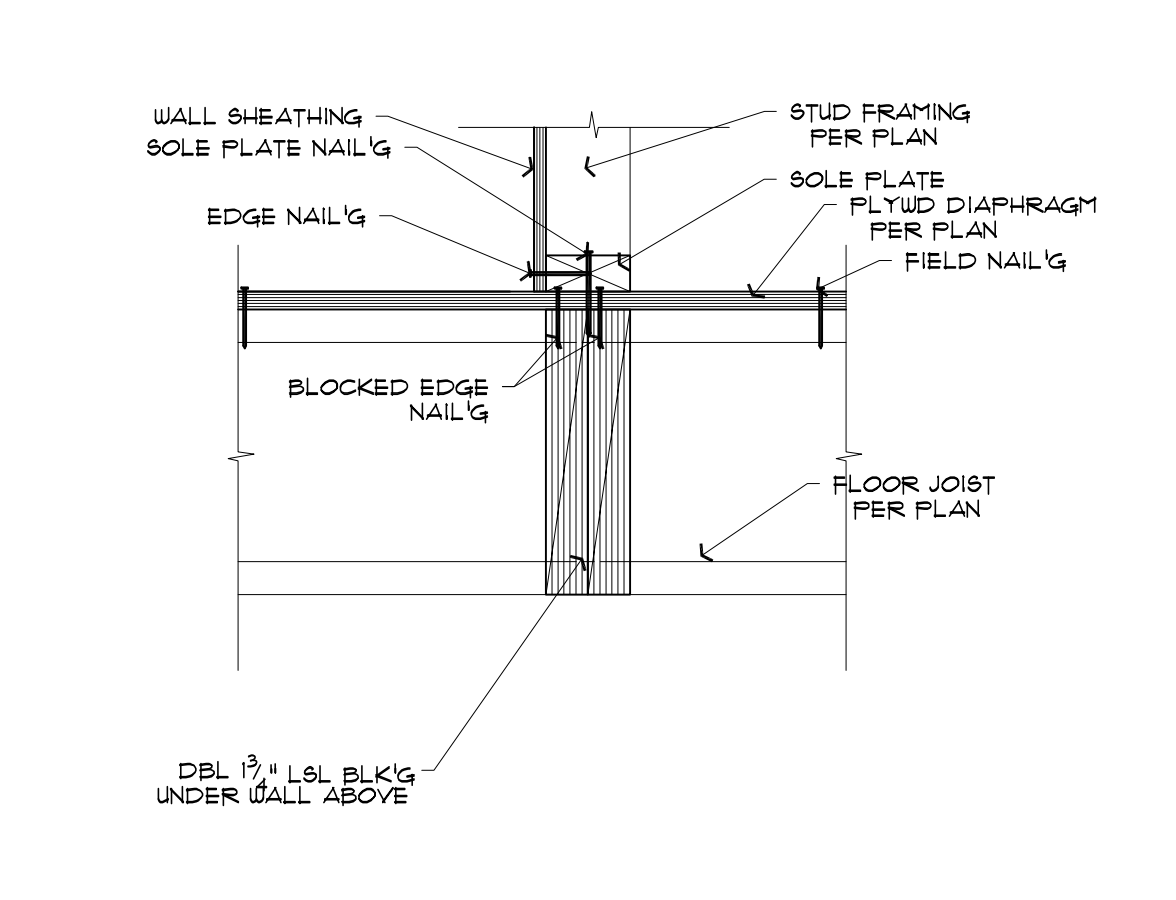
**13** PRE-FAB BLOCKING PANEL A  
 632 AT SHEAR OR BEARING WALL LOCATION 1 1/2" = 1'-0"



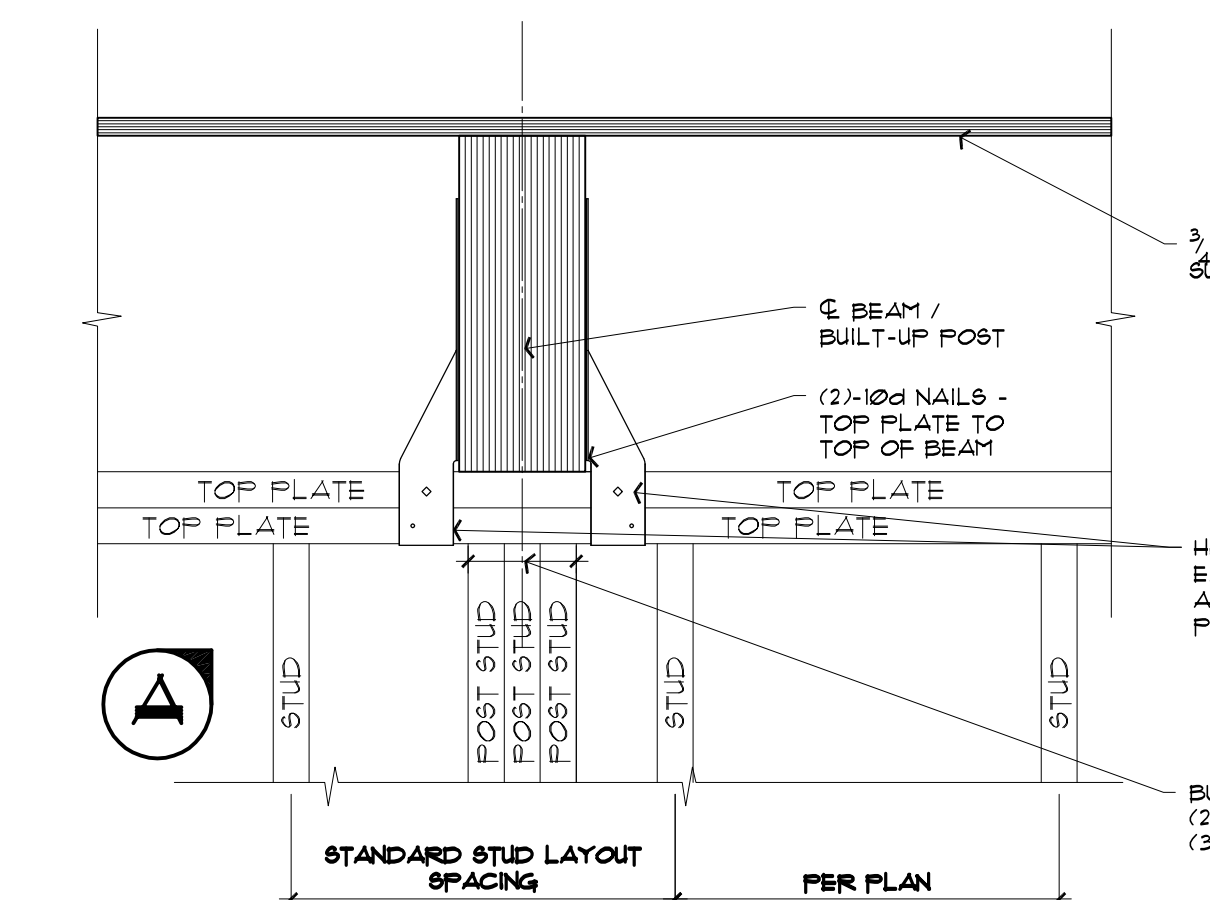
**14** PRE-FAB BLOCKING PANEL B  
 632 1 1/2" = 1'-0"



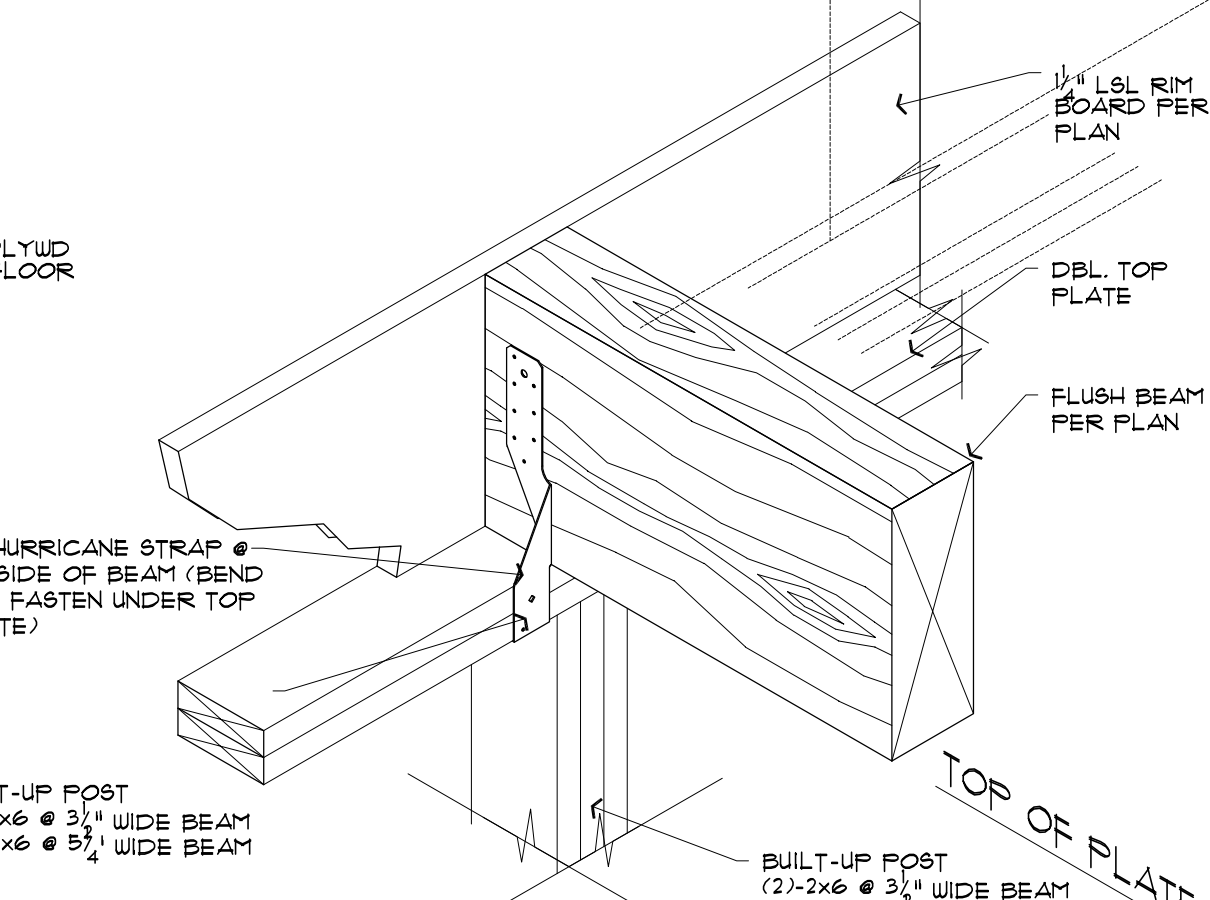
**15** DIAPHRAGM @ INT. SHEARWALL ABOVE  
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



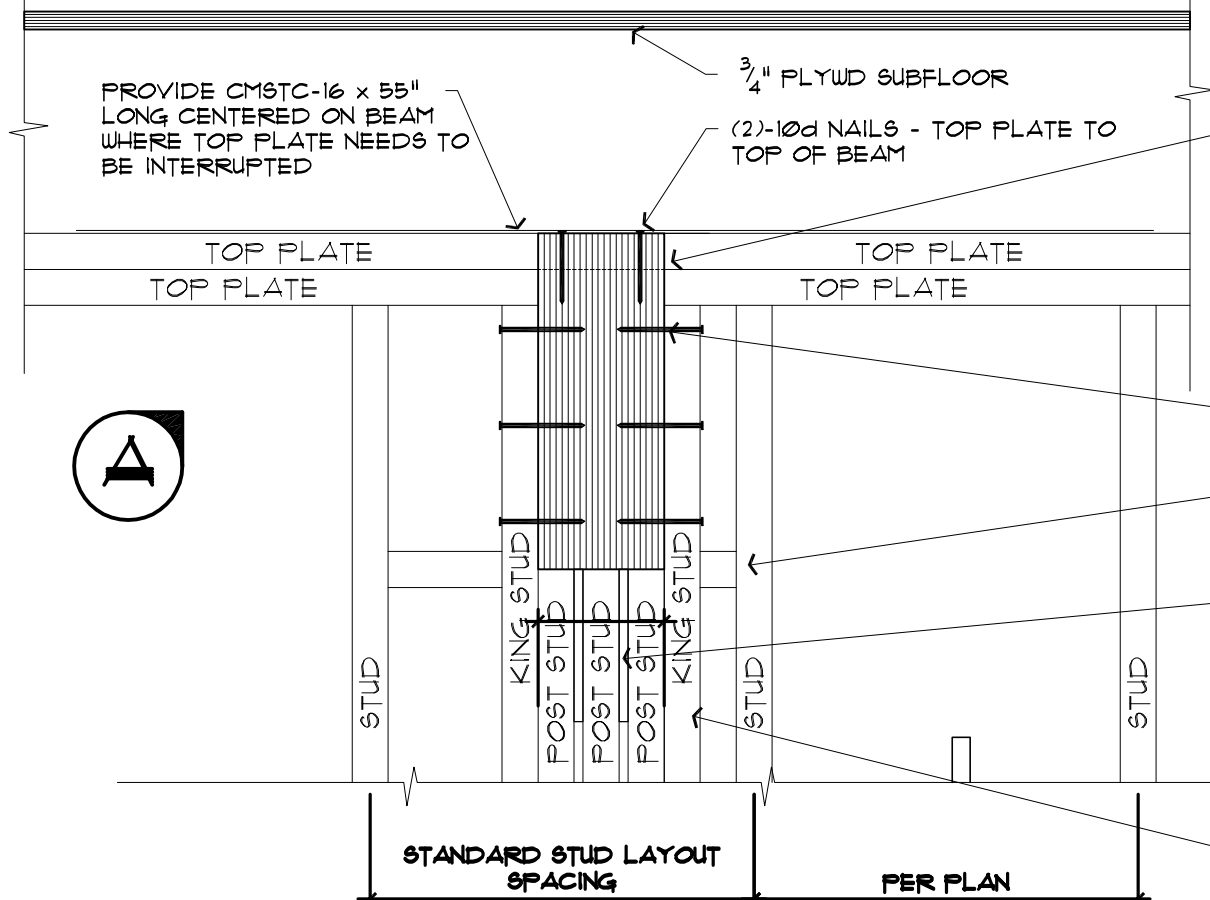
**16** DIAPHRAGM @ INT. SHEARWALL ABOVE  
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



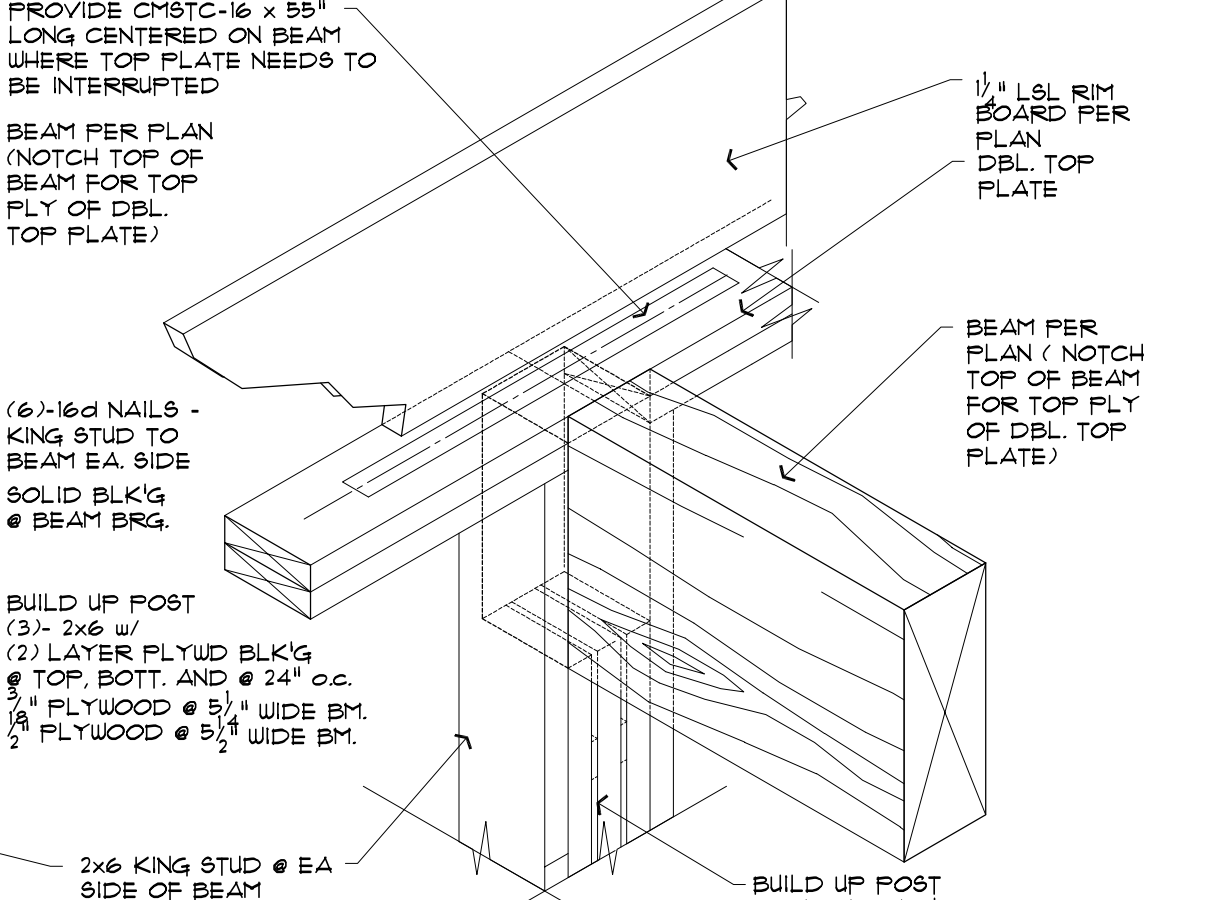
**17** BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.  
 632 TOP OF BEAM FLUSH w/ TOP OF JOIST-BEAM BEARING ON TOP OF PLATE 1 1/2" = 1'-0"



**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"

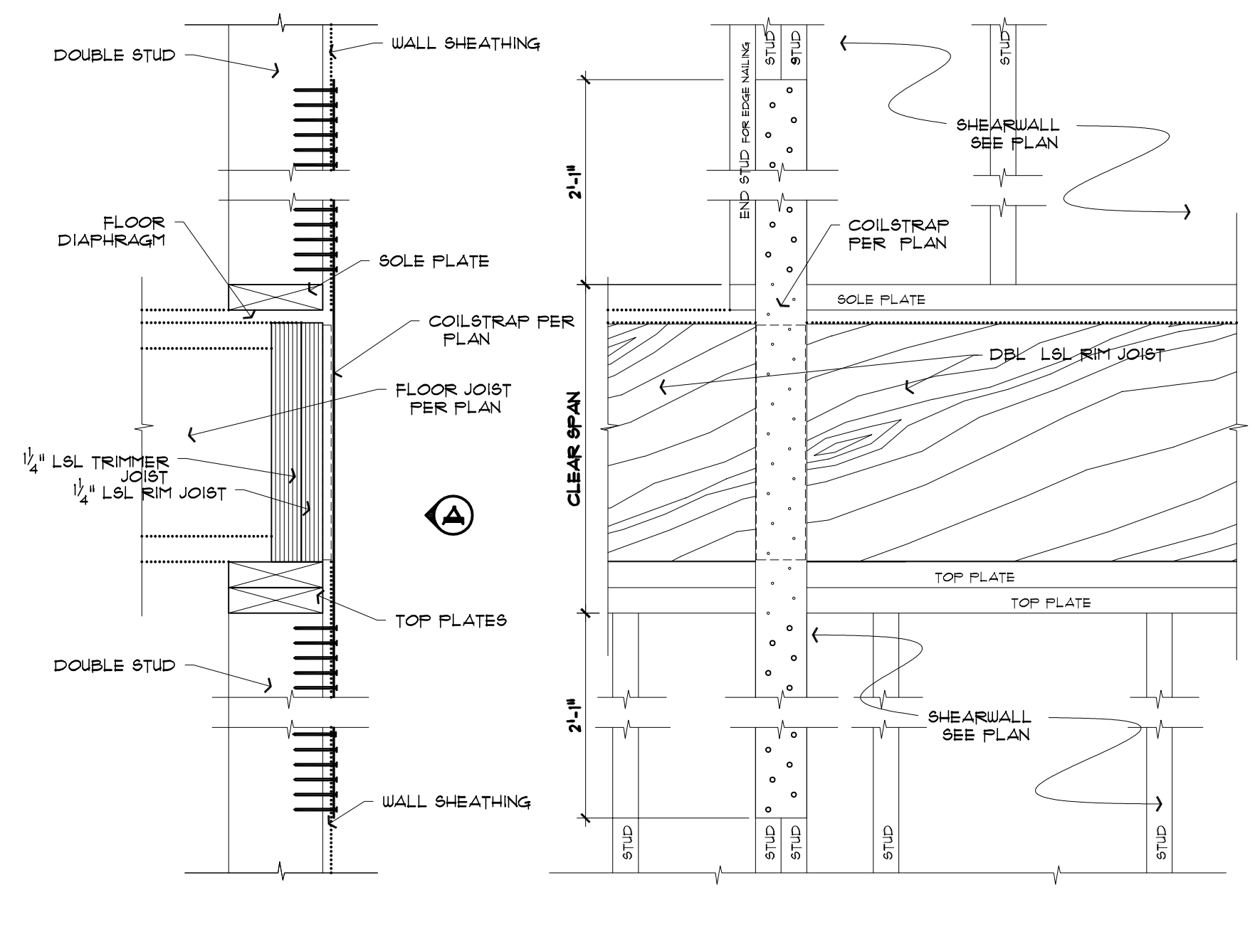
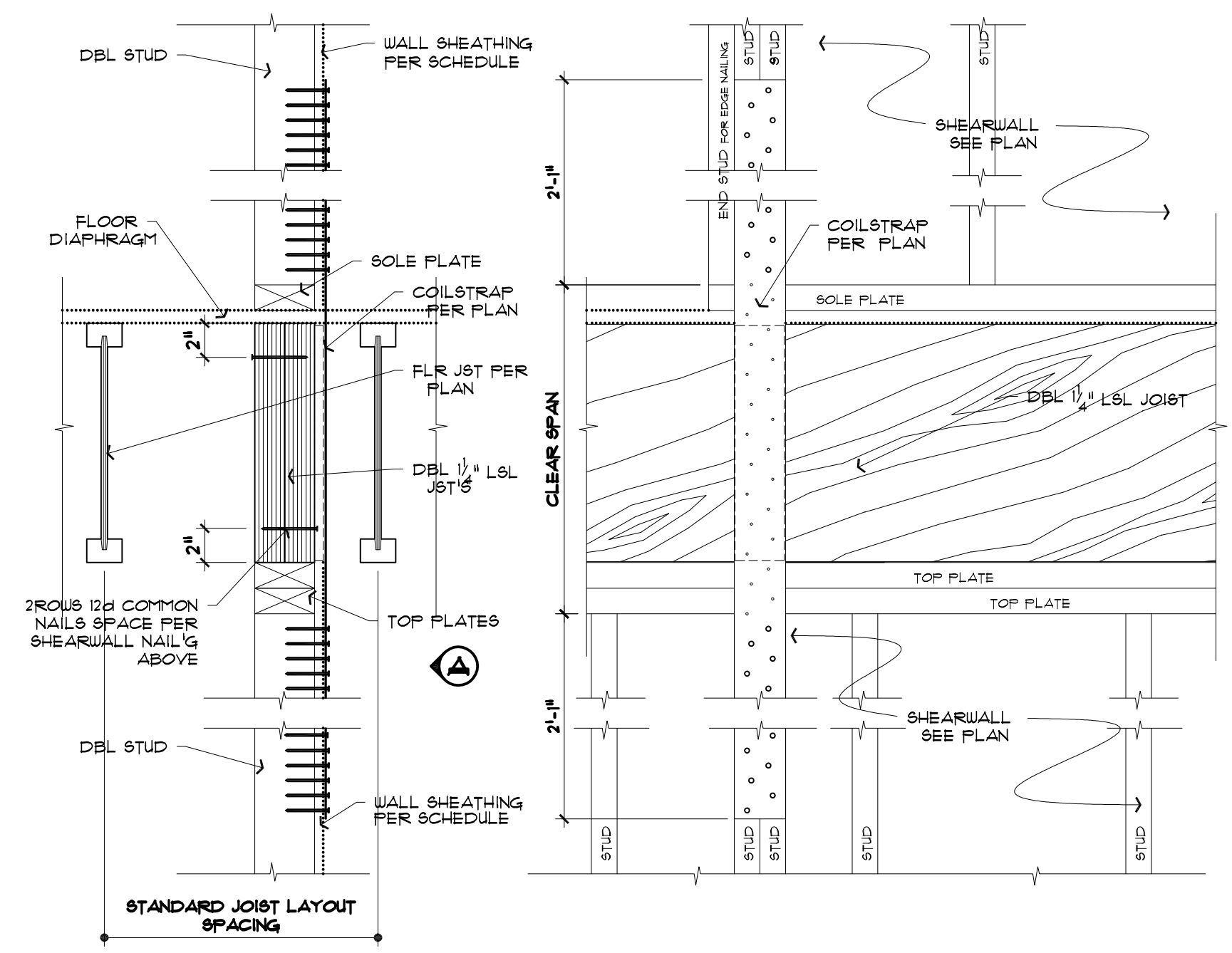
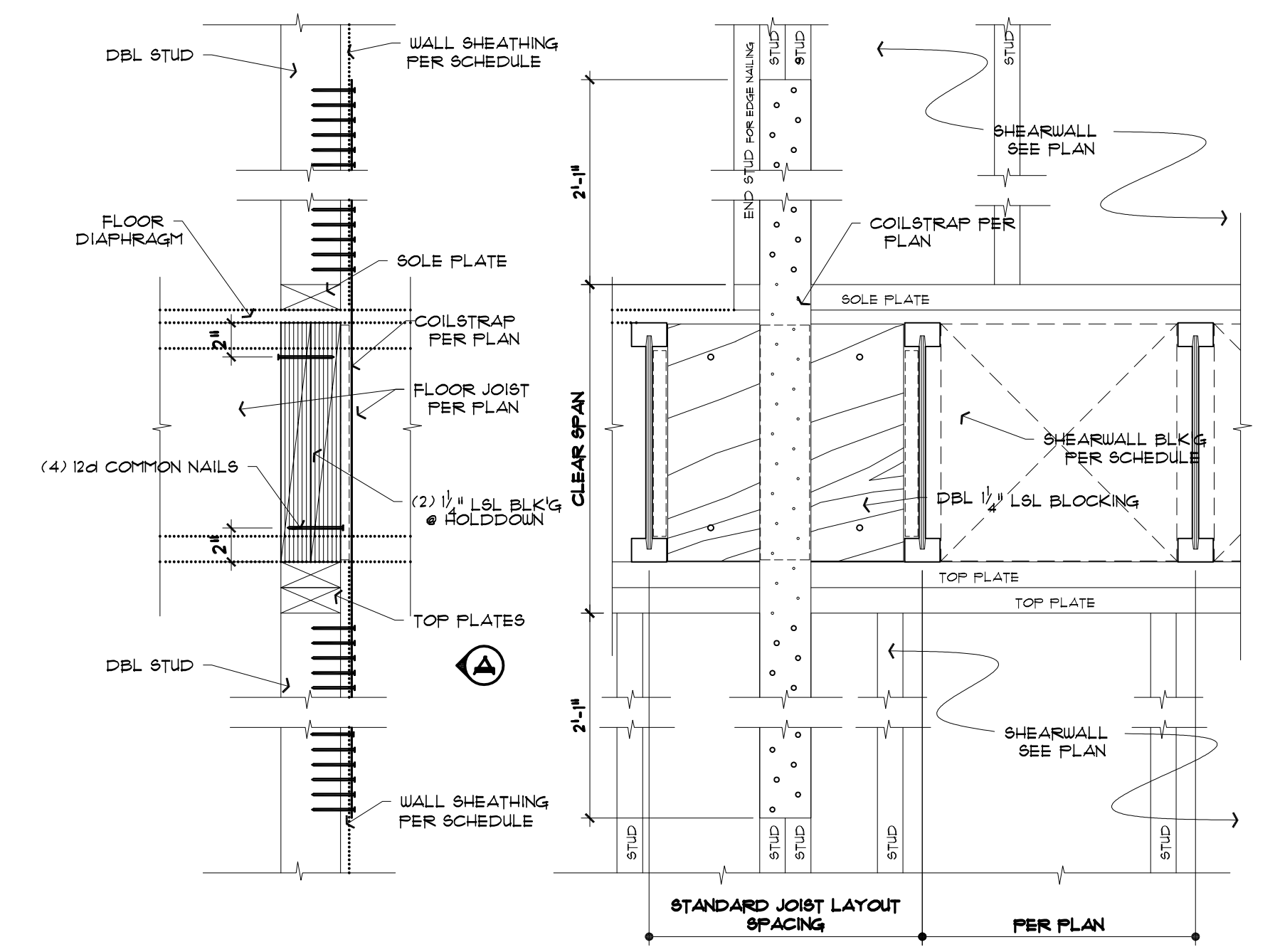


**20** ISOMETRIC  
 632 1 1/2" = 1'-0"



**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'NTS  
 CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"  
 CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-1 1/4"

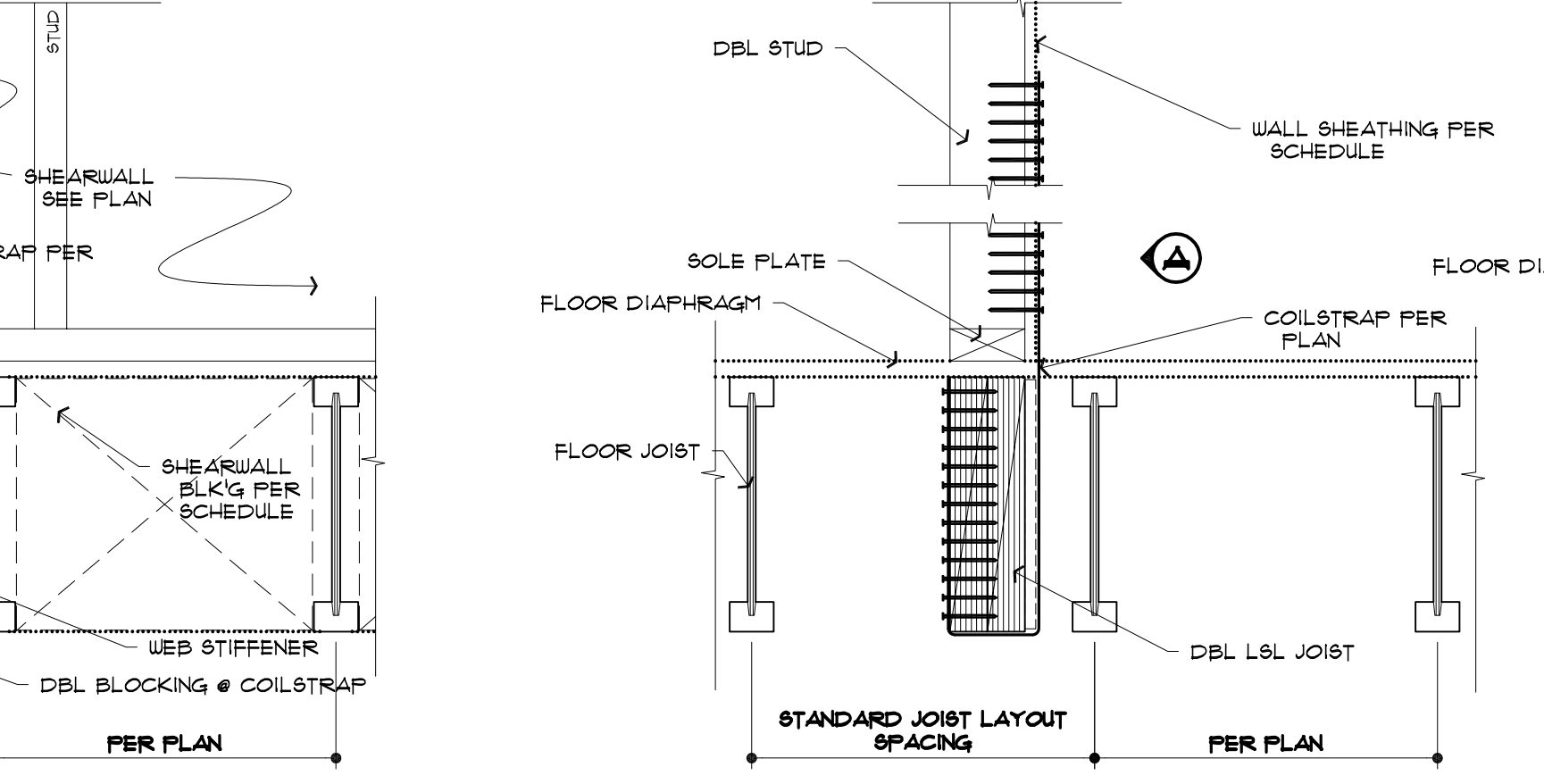
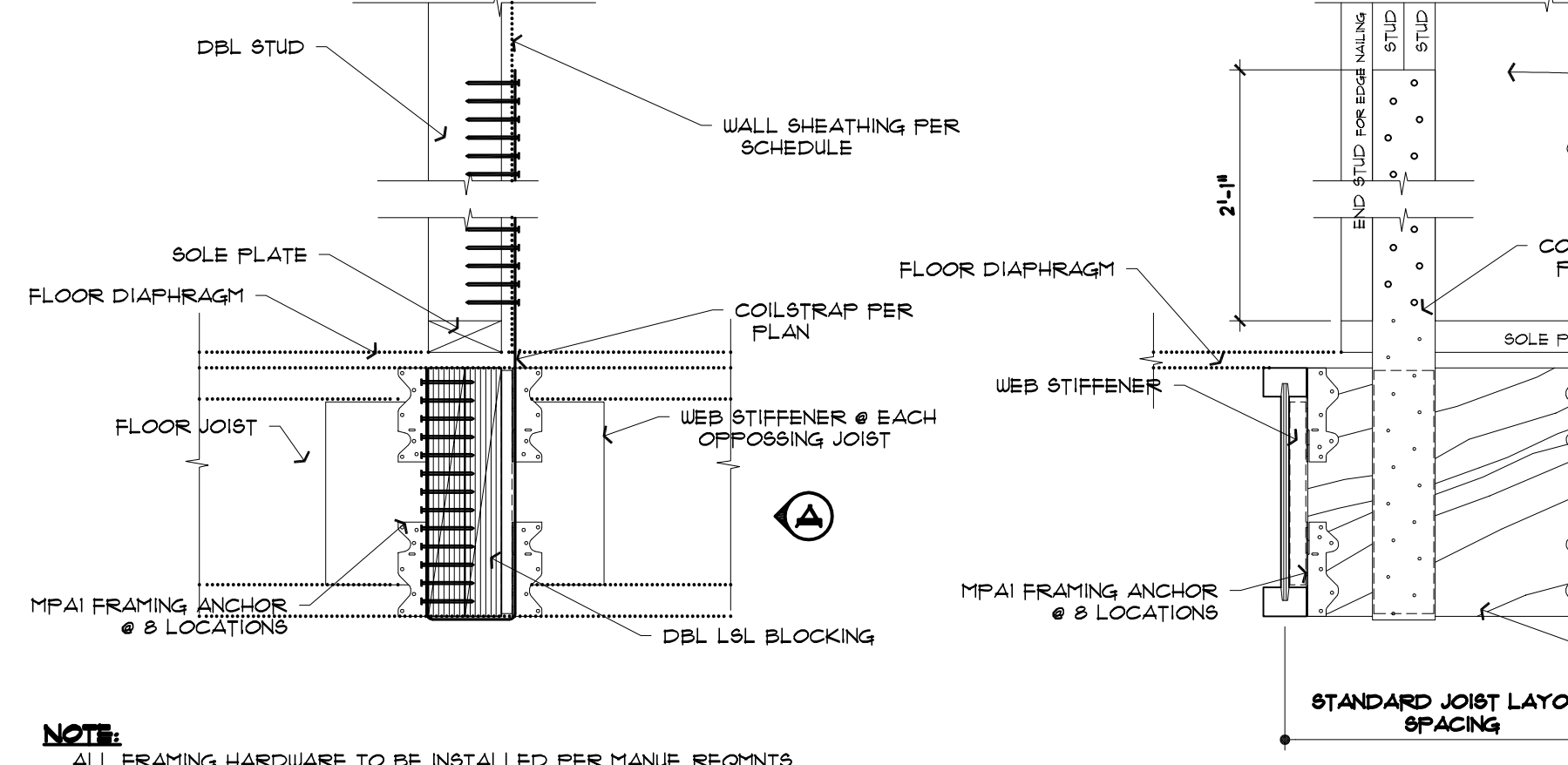
**1** **3" COILSTRAP @ INTERIOR SHEAR WALL**  
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS (LSL BLOCKING) 1 1/2" = 1'-0"

**NOTE:**  
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS  
 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 LSL JOISTS UNDER SHEAR WALL) 1 1/2" = 1'-0"

**NOTE:**  
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS  
 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"

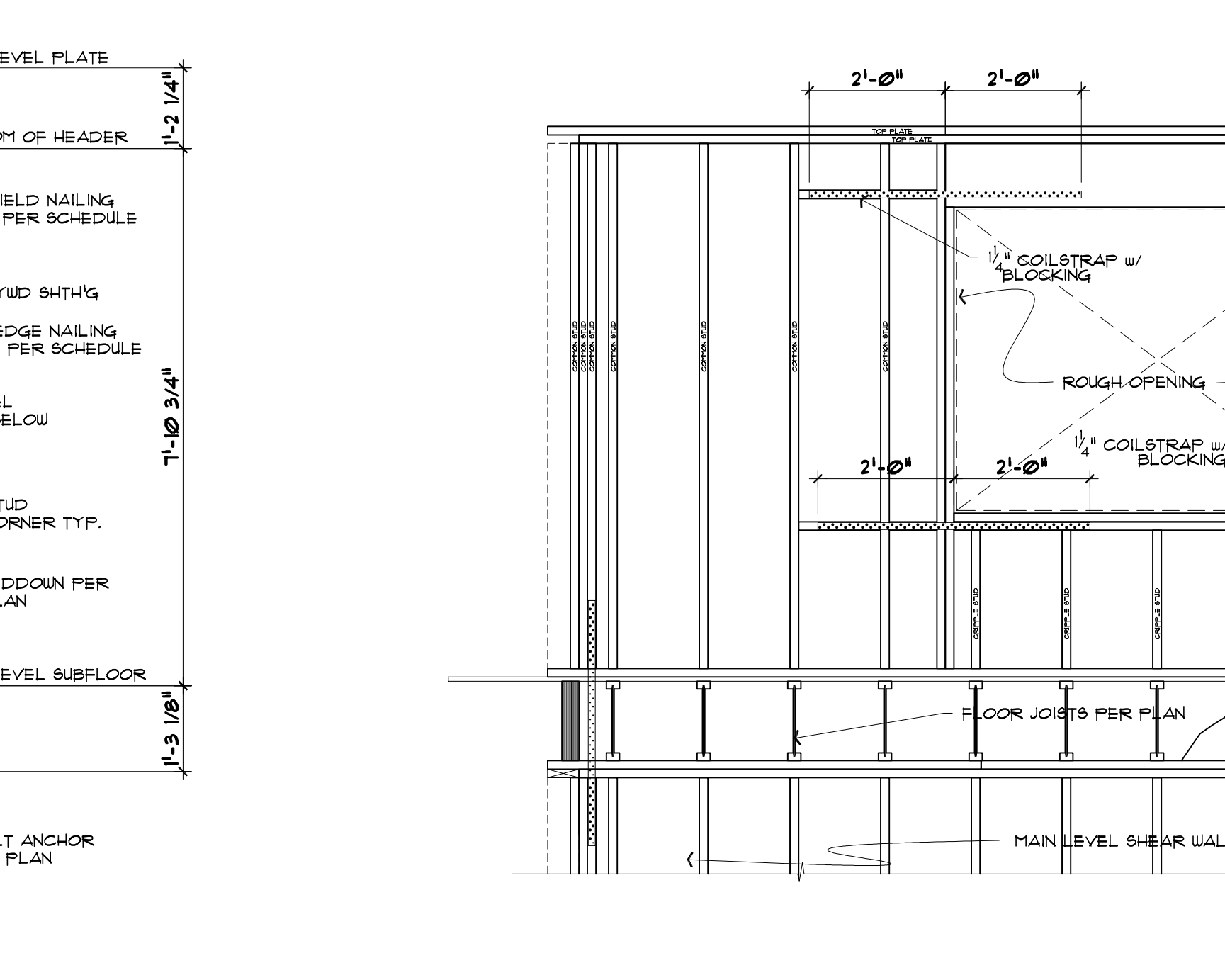
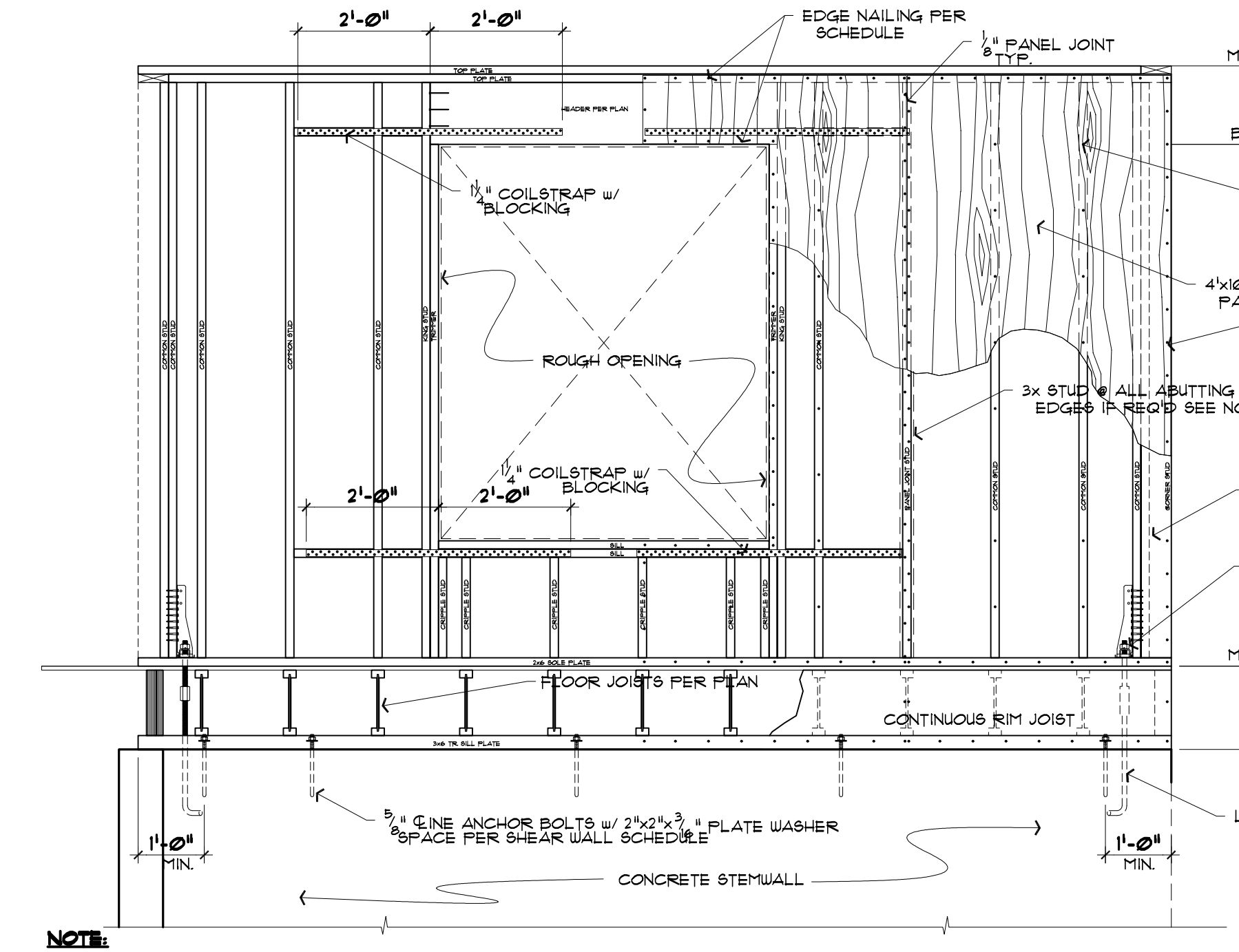


**NOTE:**  
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS

**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'NTS

**5** **3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM**  
 SHEARWALL PARALLEL TO FLOOR JOISTS 1 1/2" = 1'-0"

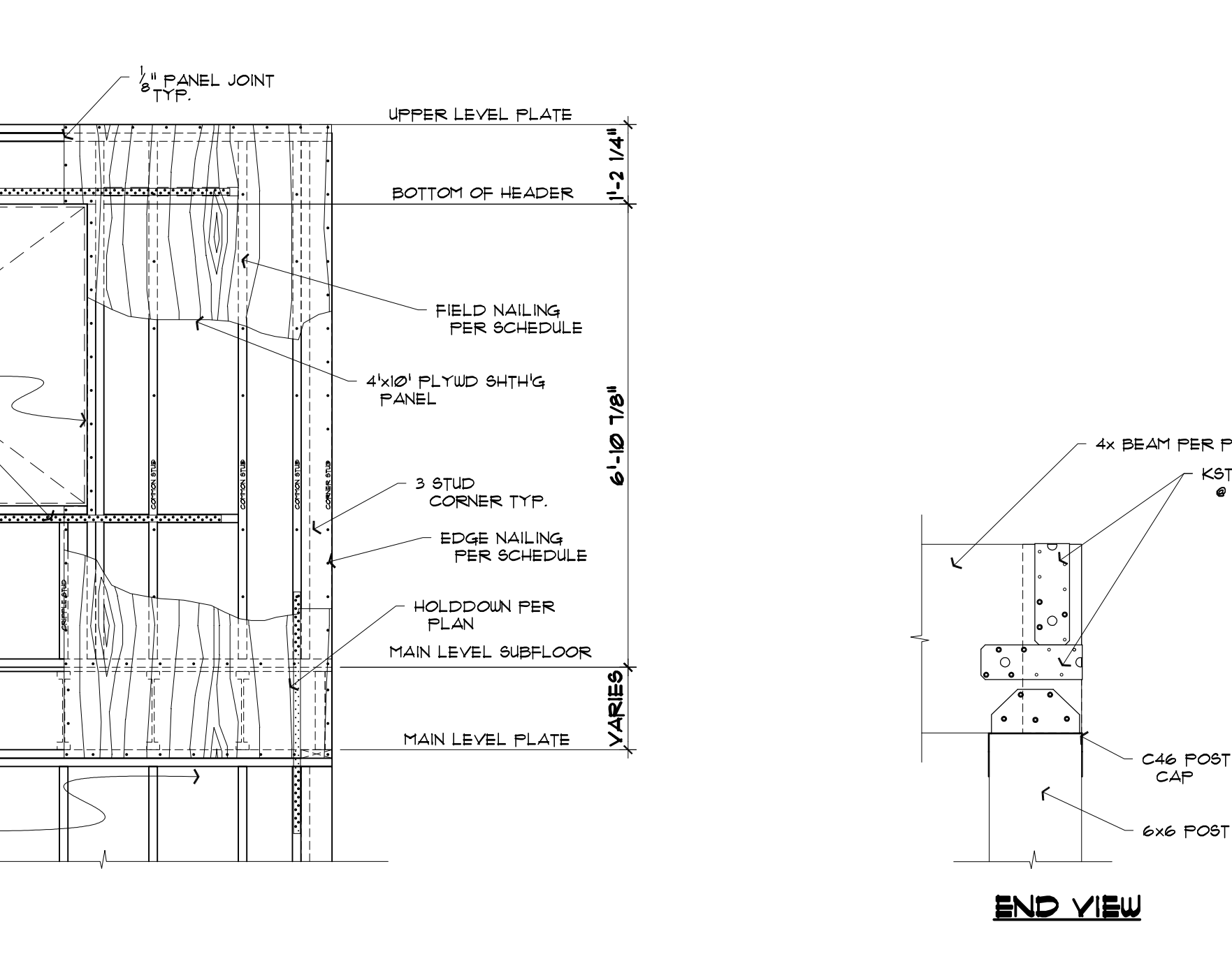


**NOTE:**  
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS  
 USE A SINGLE 3x STUD OR DOUBLE 2x STUDS @ ALL ABUTTING PANEL EDGES FOR SHEARWALLS DESIGNATED AS P1-3, P1-2, P2-3 OR P2-2  
 THIS DETAIL SHOWS CONCEPTUAL INFORMATION ONLY SEE PLAN FOR ACTUAL CONDITIONS

**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'NTS  
 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"



**8** **CORNER BEAM TO POST CONN.**  
 1 1/2" = 1'-0"

Revisions

1	ADD	
2	ADD	
3	ADD	
4	ADD	

Drawn: DSF Checked: [ ]  
 Date: JULY 18, 2022  
 Sheet: **S3.3**  
 Scale: 1/4" = 1'-0"

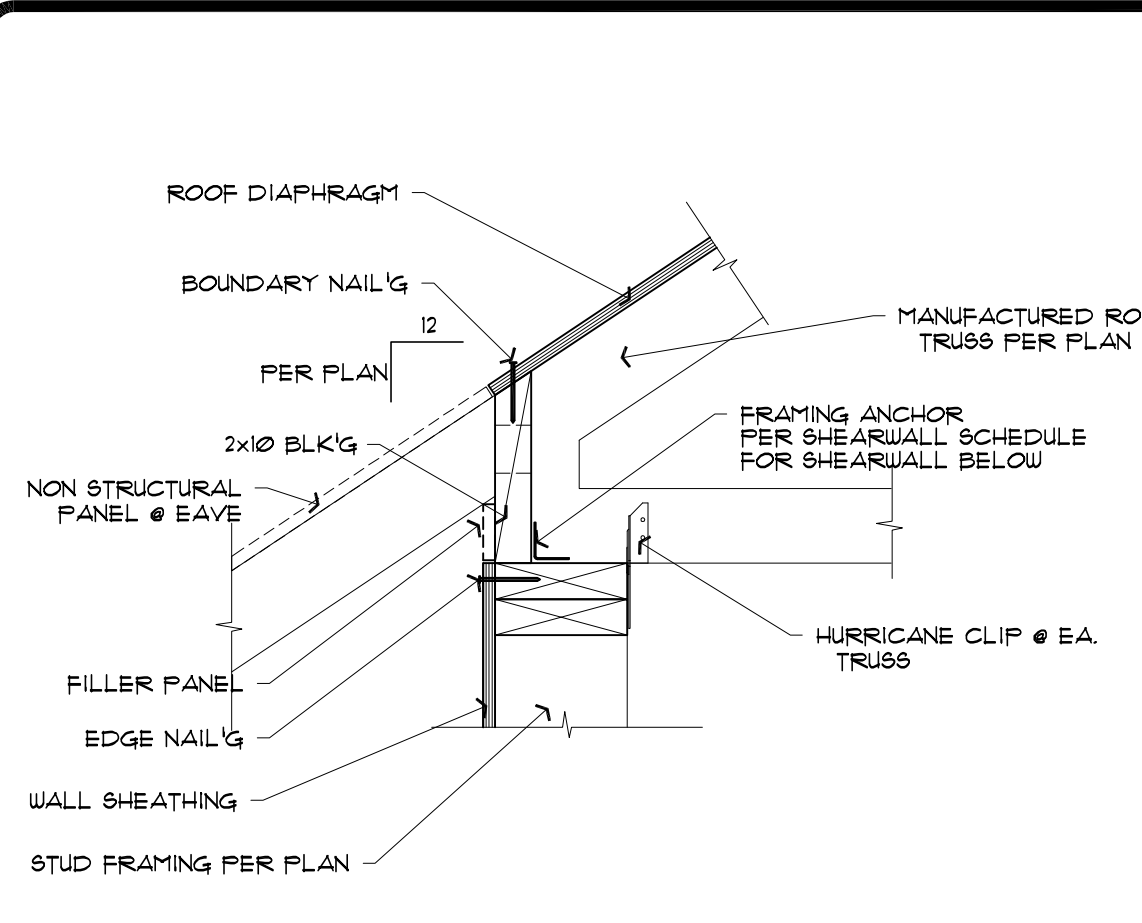


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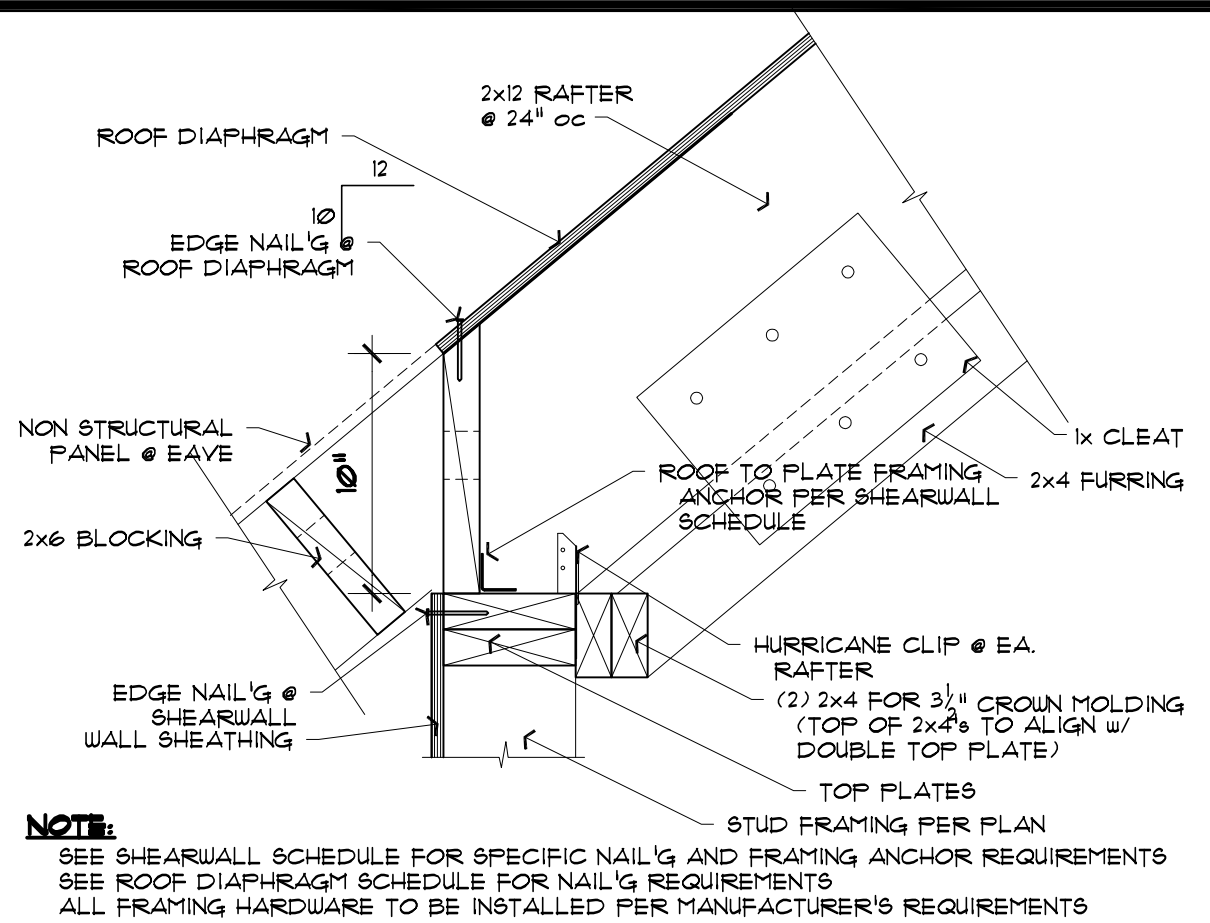
**KAHN RESIDENCE**  
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Structural Details

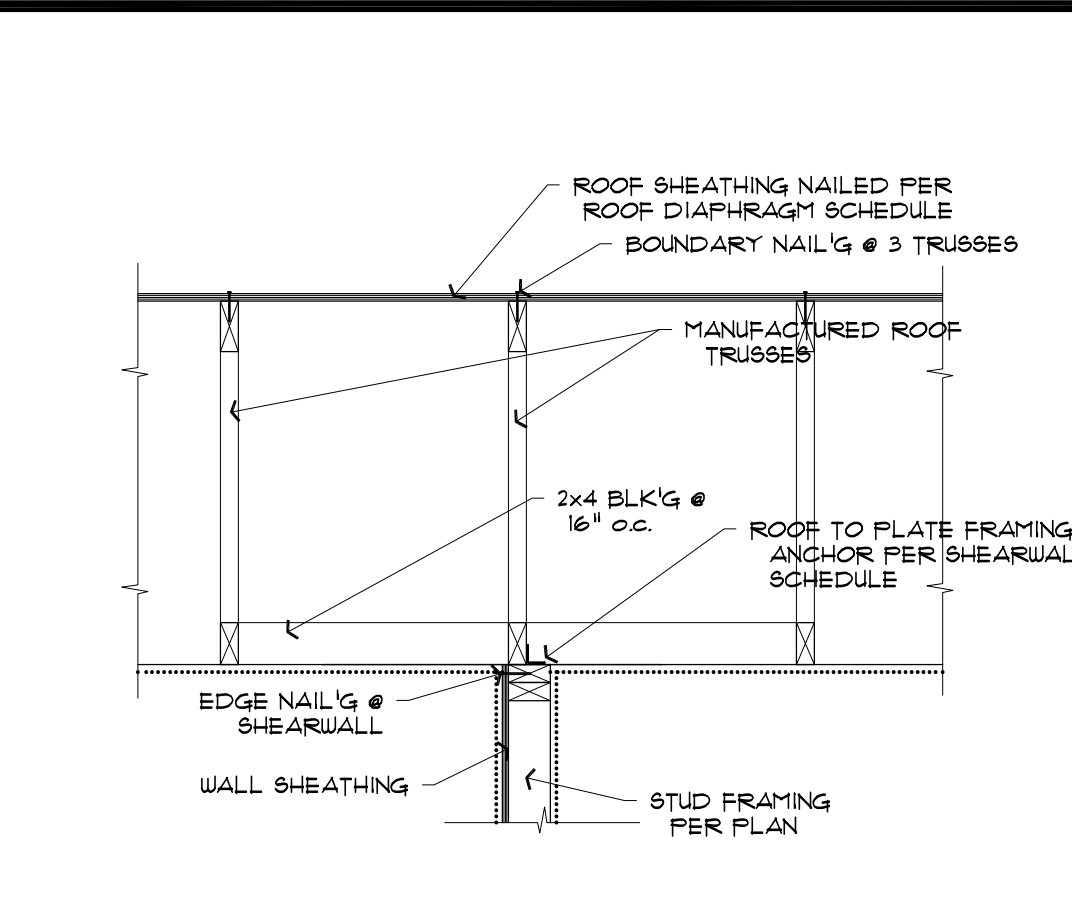
Revisions	Drawn	Checked
▲	DSF	
▲		
▲		
▲		
Date	JULY 18, 2022	
Sheet	<b>S3.4</b>	
Score	Job	
	1/4" = 1'-0"	



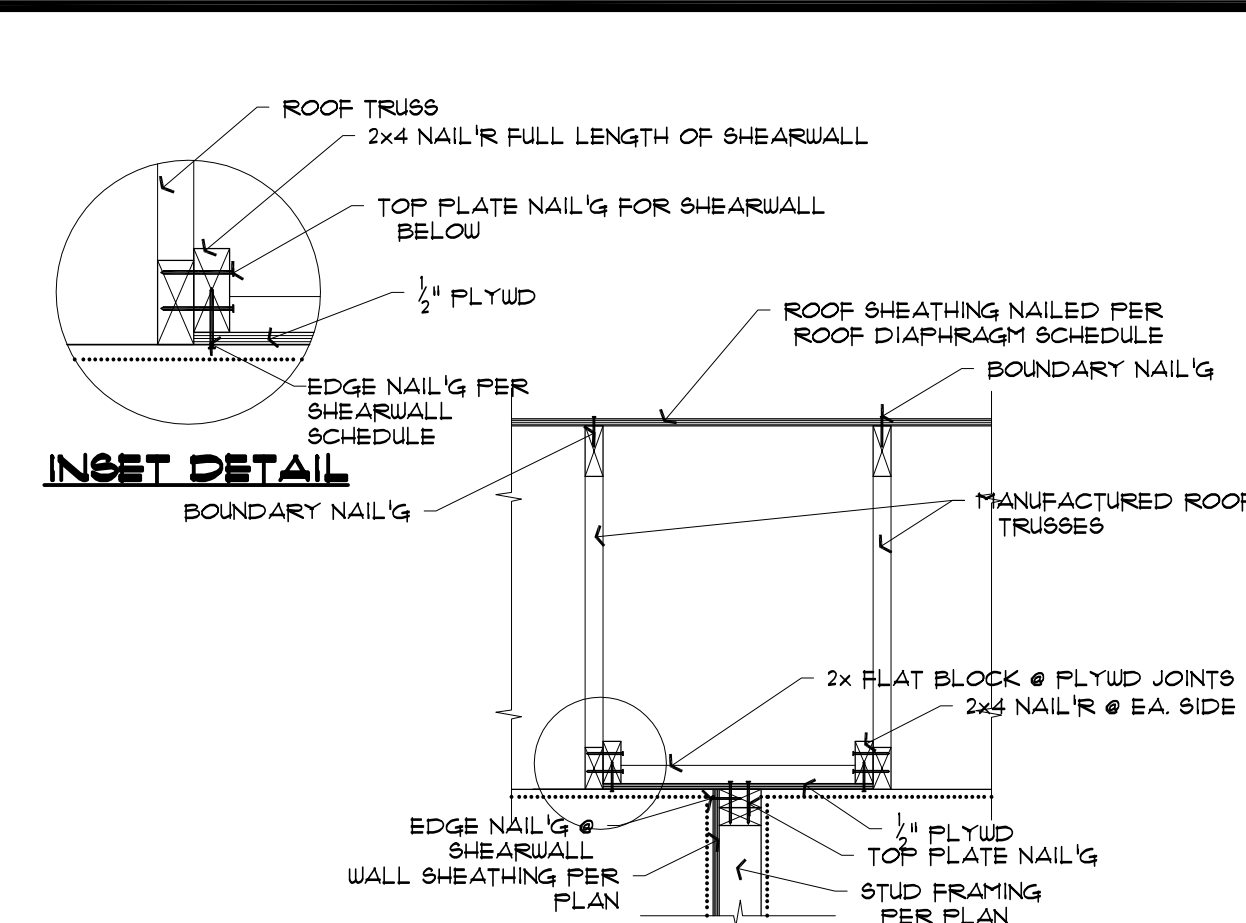
**1** SHEARWALL @ ROOF TRUSS ASSY  
 63.4 ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



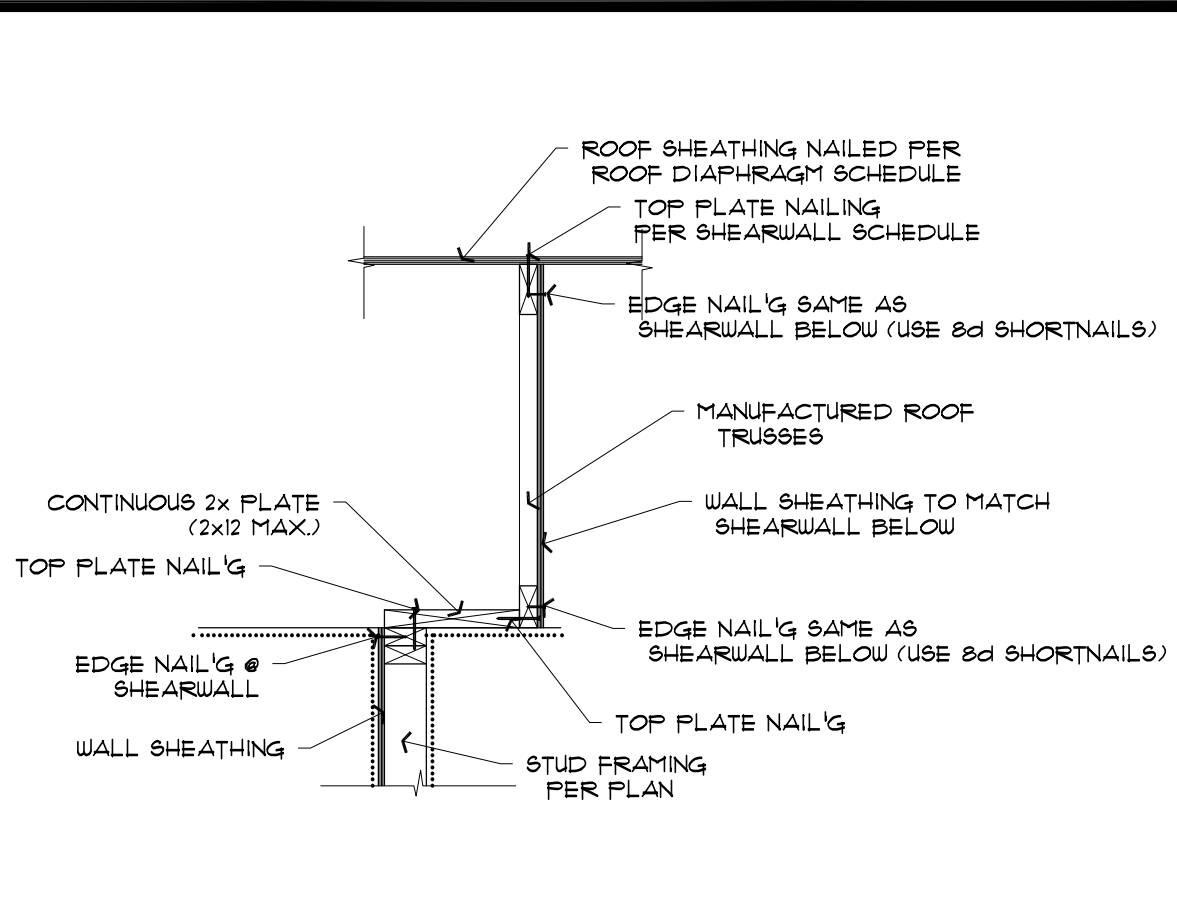
**2** SHEARWALL @ RAFTER ASSY  
 63.4 RAFTER PERPENDICULAR TO WALL 1 1/2" = 1'-0"



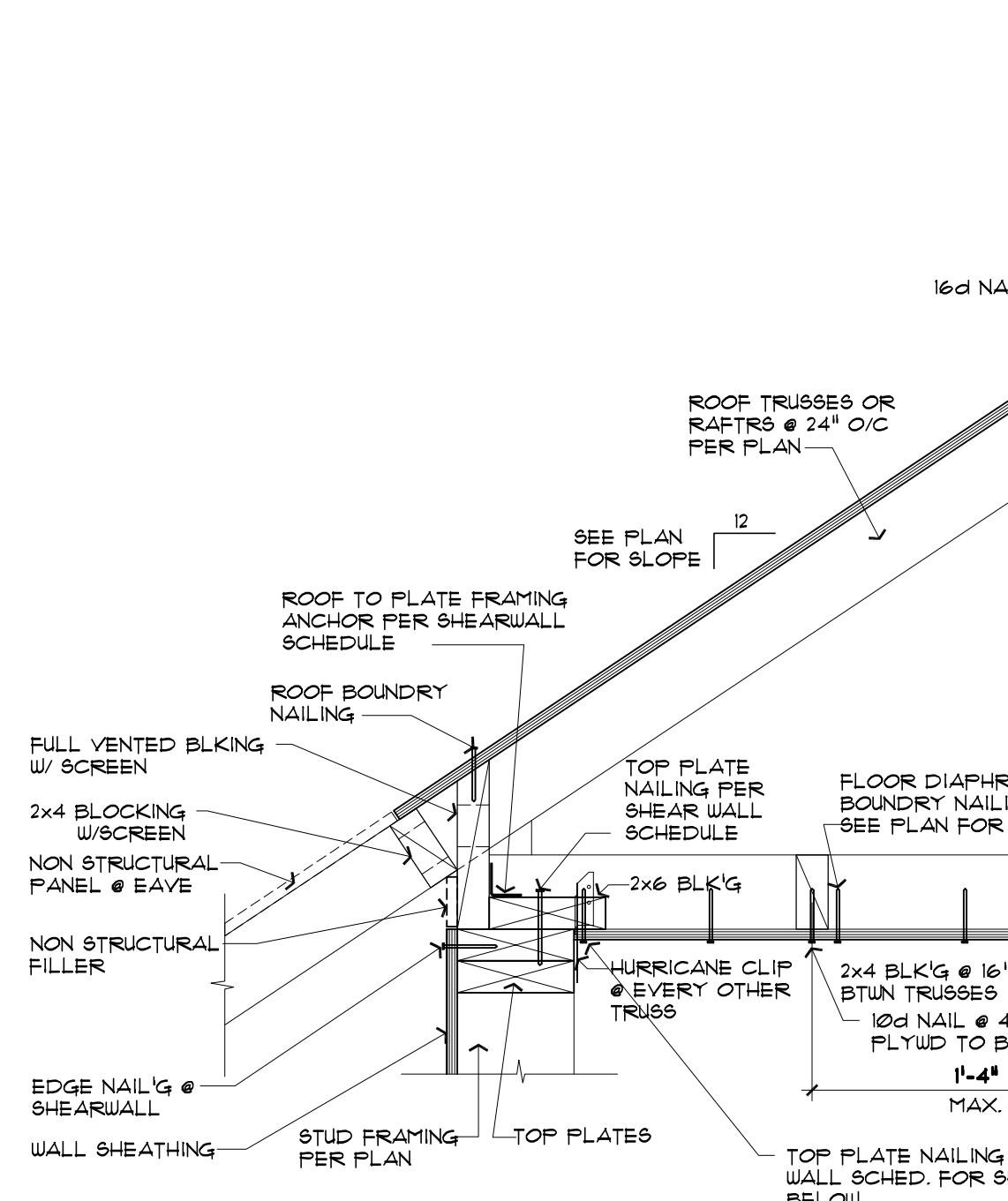
**3** SHEARWALL TO TRUSS CONNECTION  
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



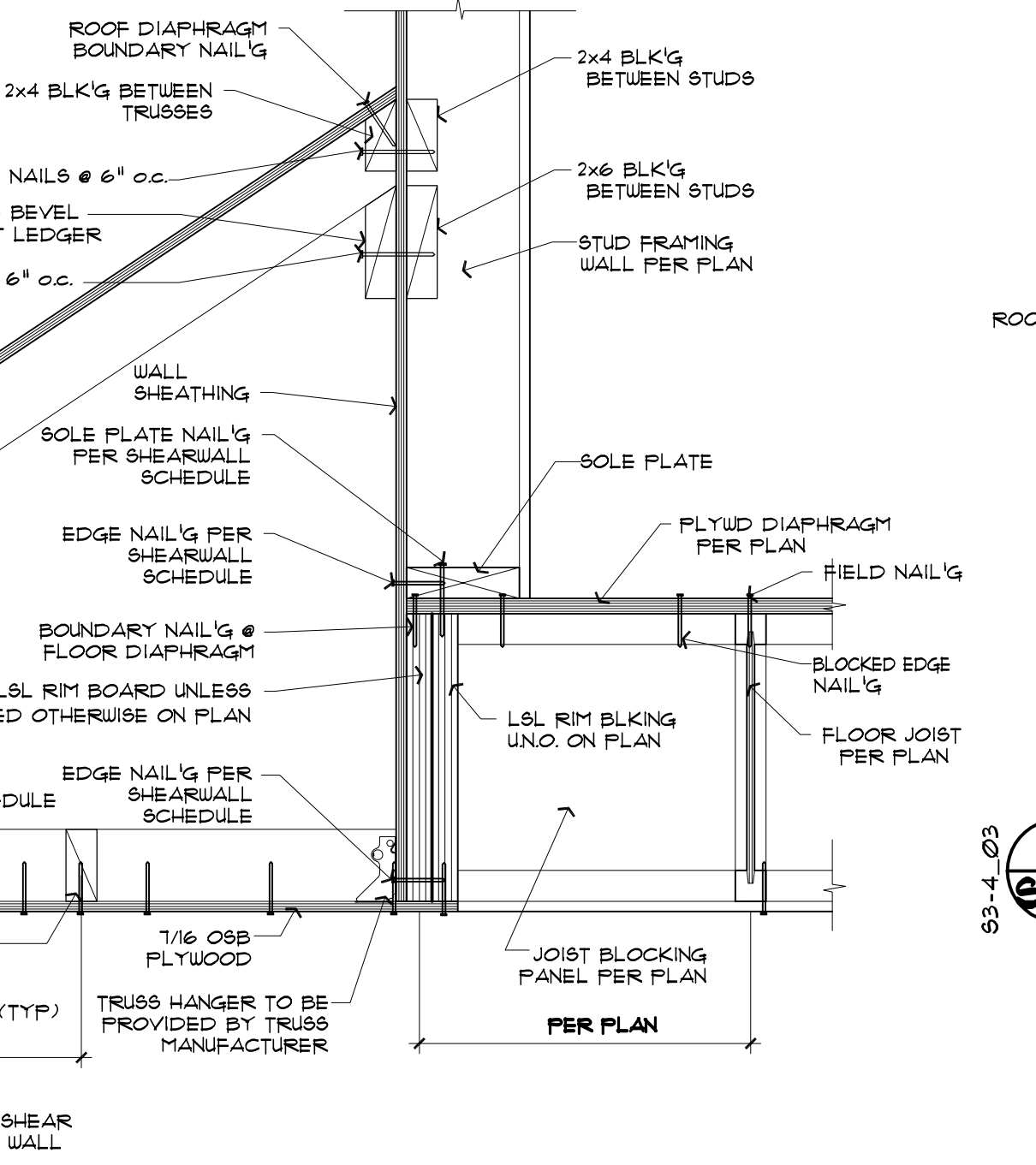
**4** SHEARWALL @ OPEN TRUSS BAY  
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



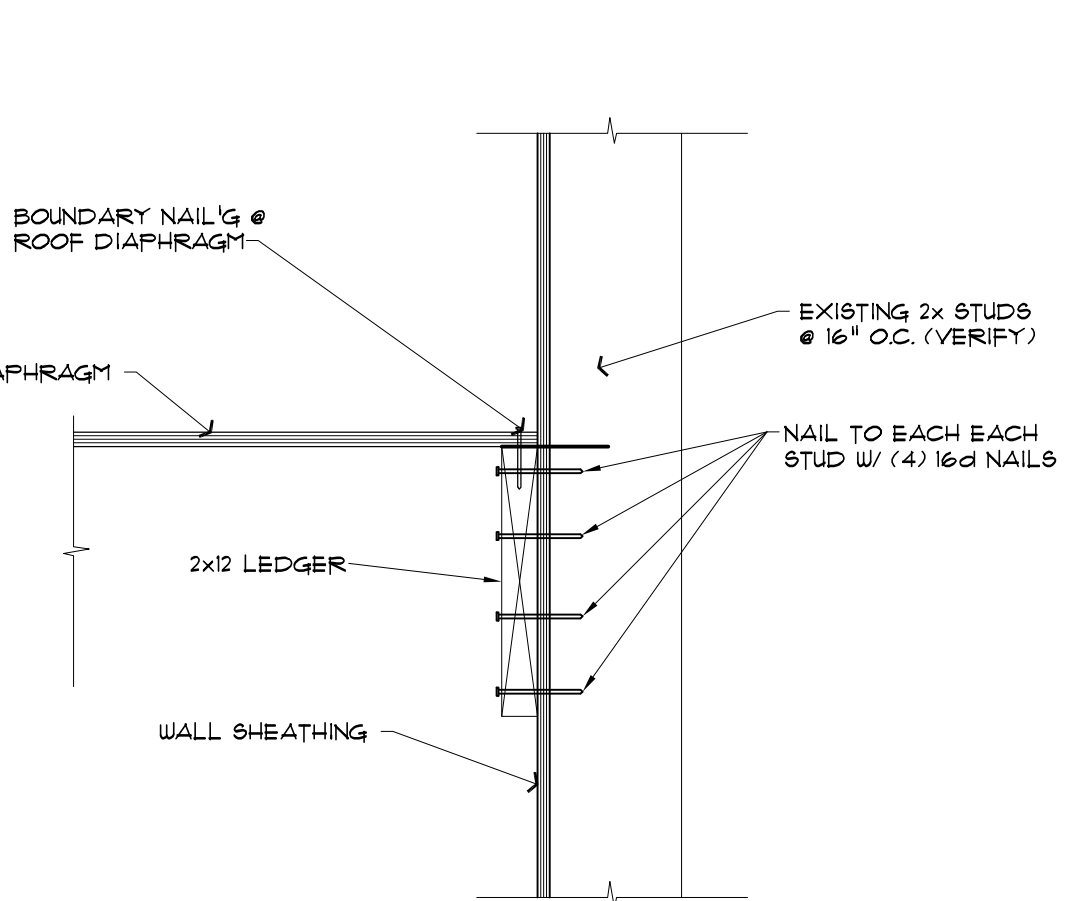
**5** SHEARWALL @ OFFSET TRUSS  
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



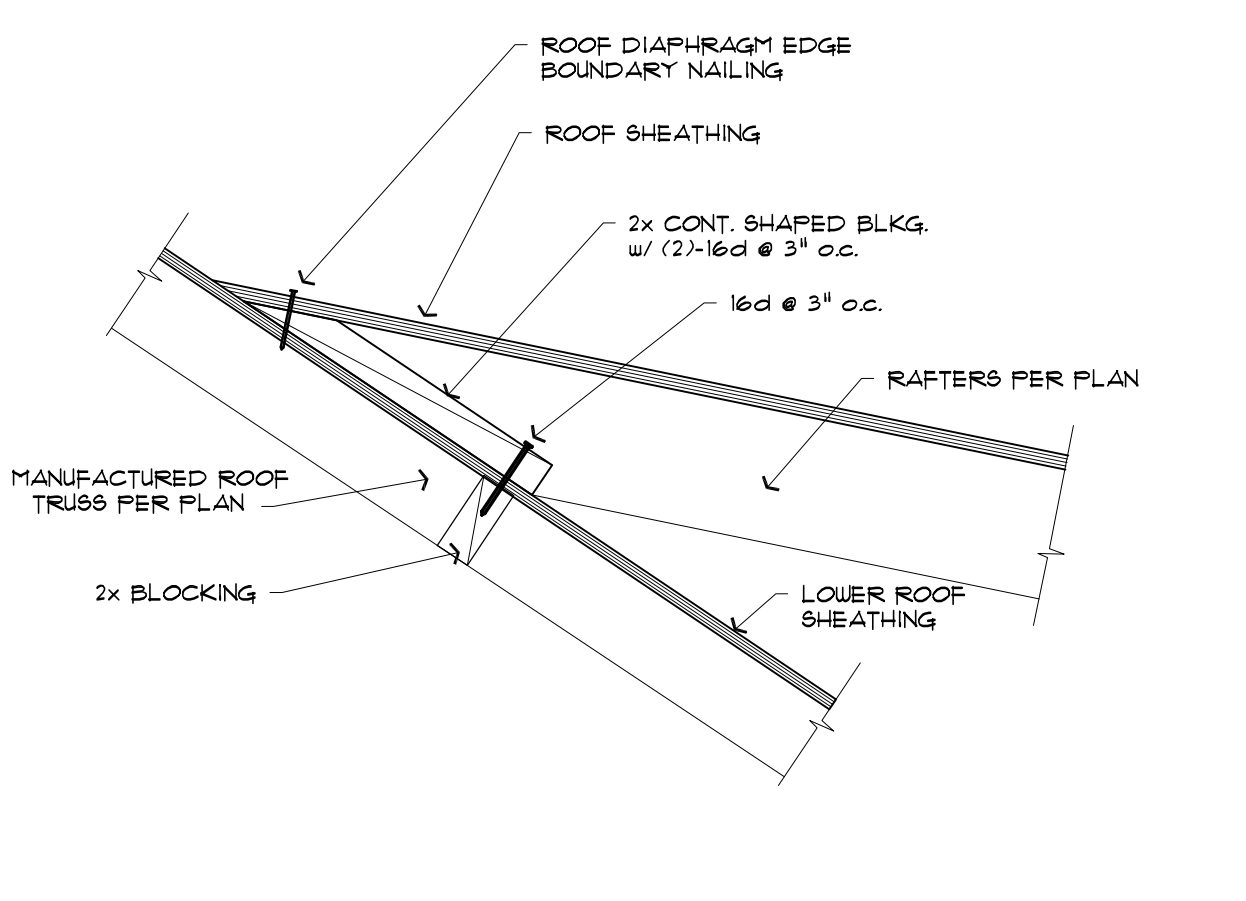
**6** SHEARWALL @ LOWER ROOF TO UPPER WALL  
 63.4 SHEARWALL PERPENDICULAR TO ROOF FRAMING 1 1/2" = 1'-0"



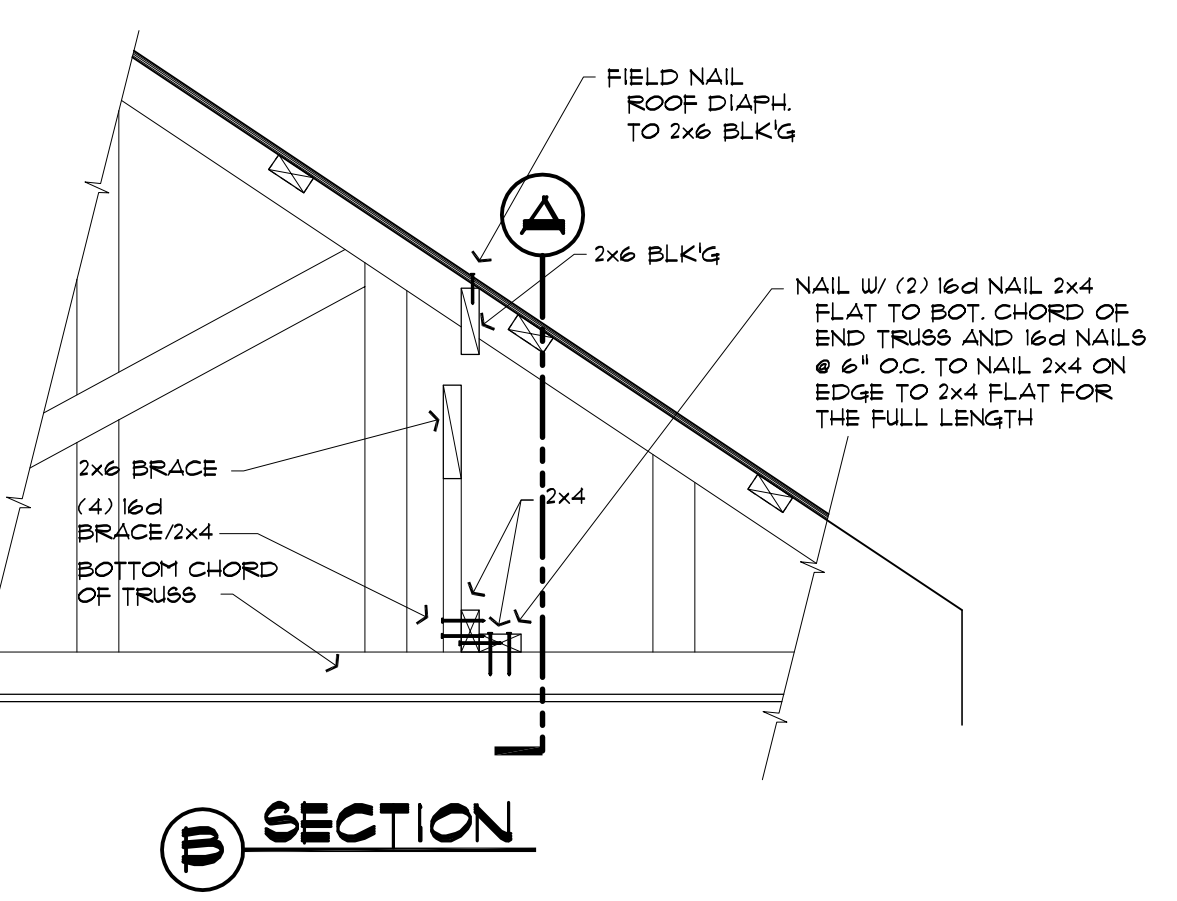
**7** LOWER ROOF TO UPPER WALL  
 63.4 1 1/2" = 1'-0"



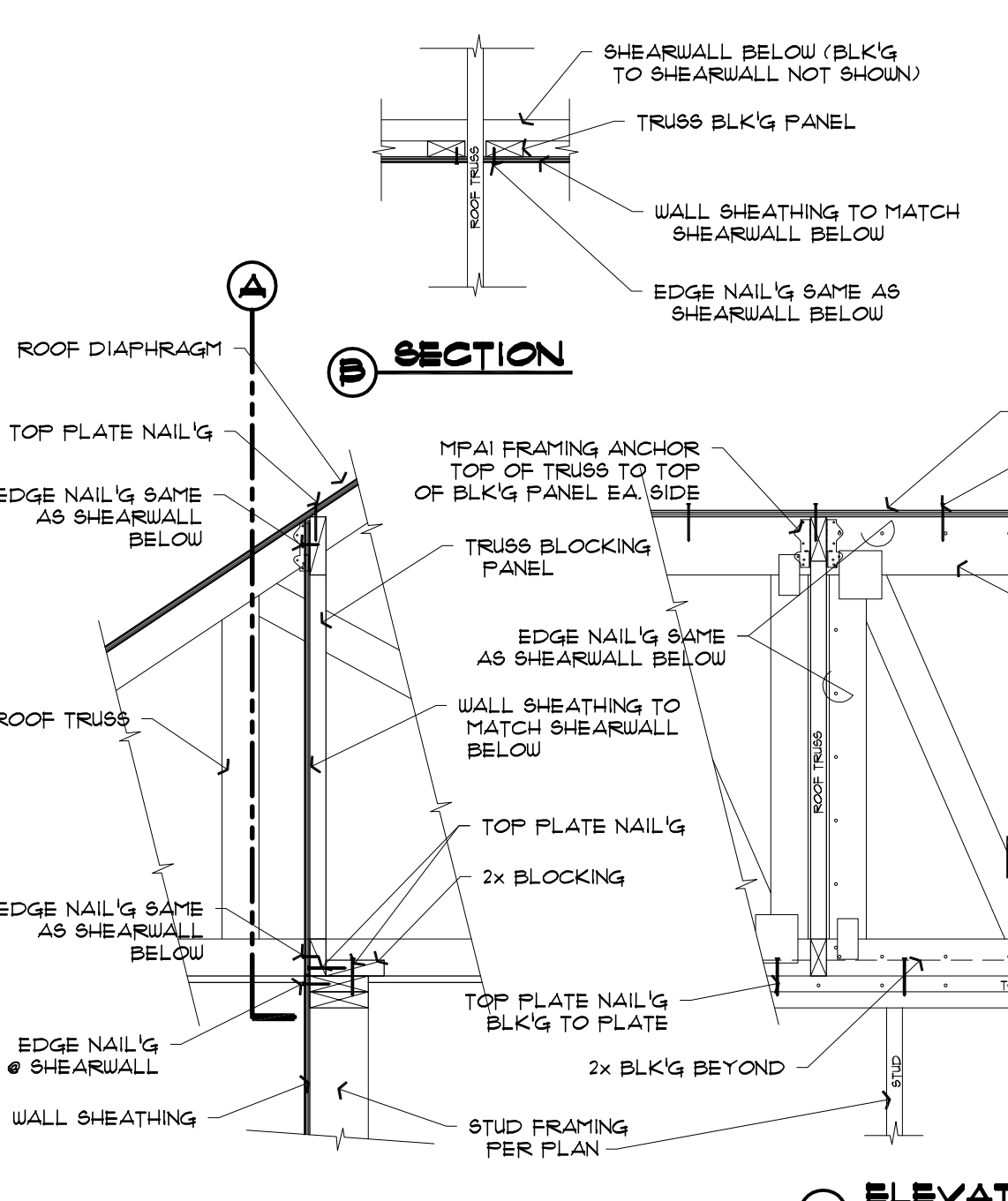
**8** ROOF SHEATHING OVERLAP  
 63.4 @ ROOF OVERFRAME 1 1/2" = 1'-0"



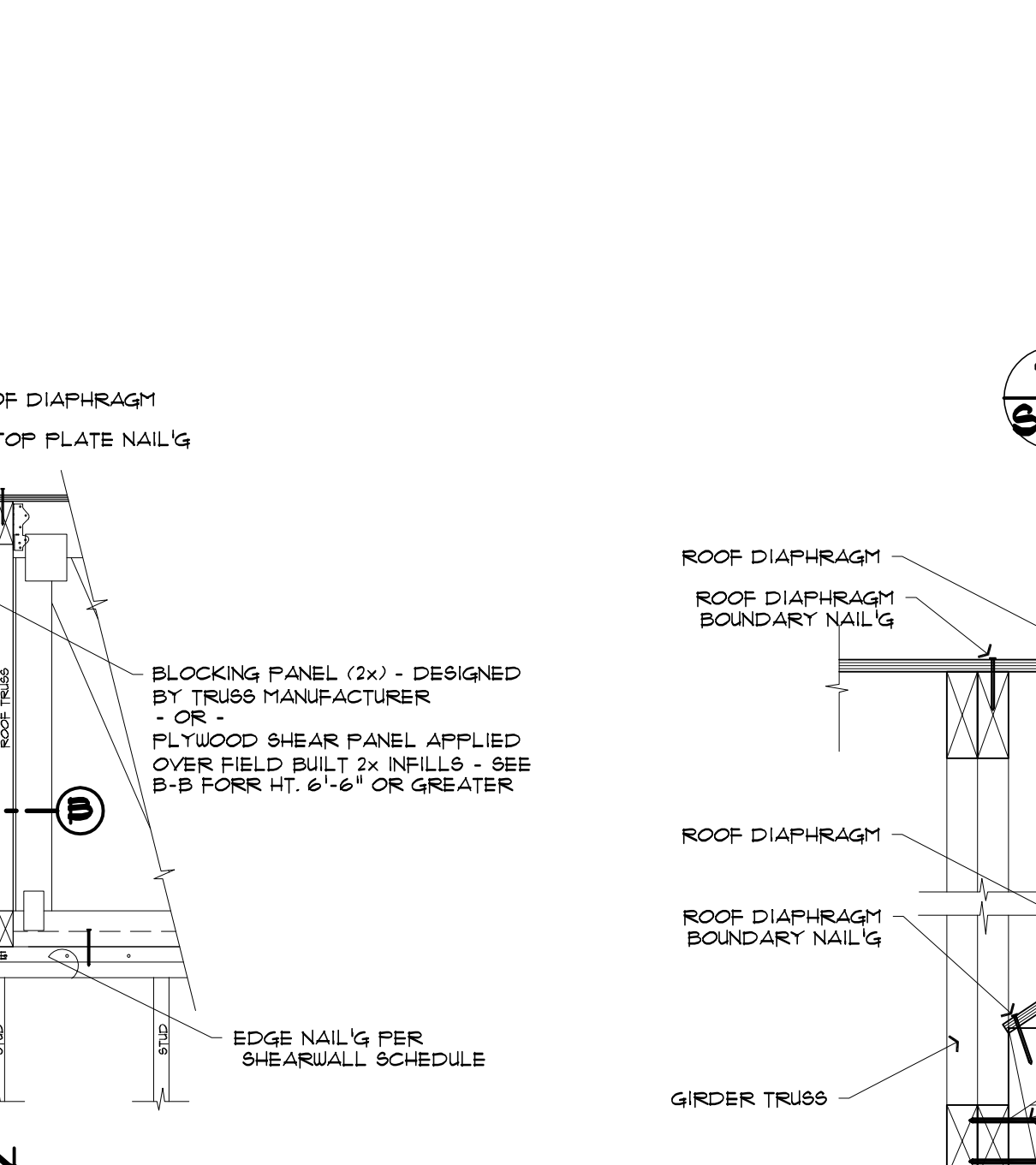
**9** SHEARWALL @ RAFTER ASSY  
 63.4 1" = 1'-0"



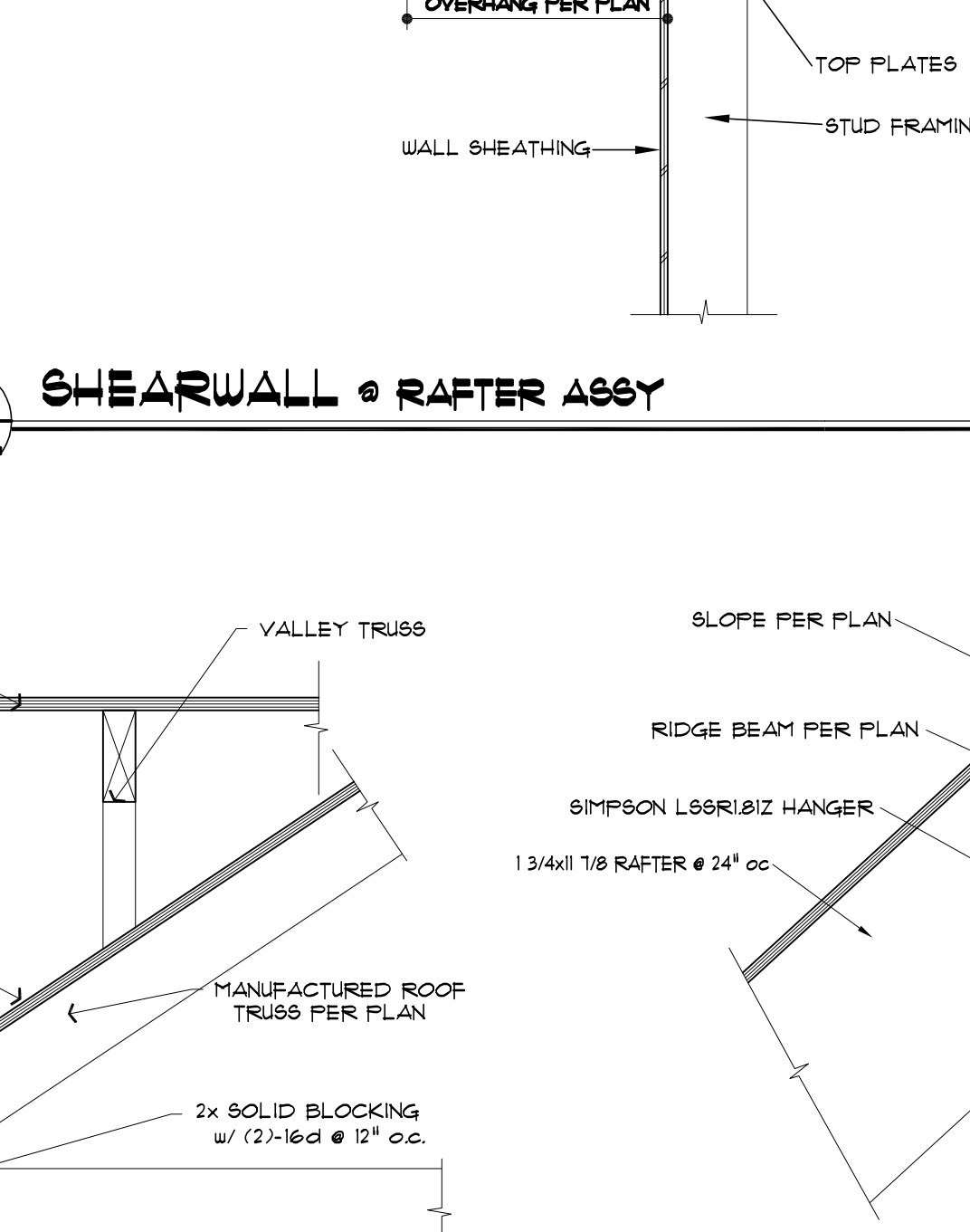
**10** SHEARWALL @ RAFTER ASSY  
 63.4 1" = 1'-0"



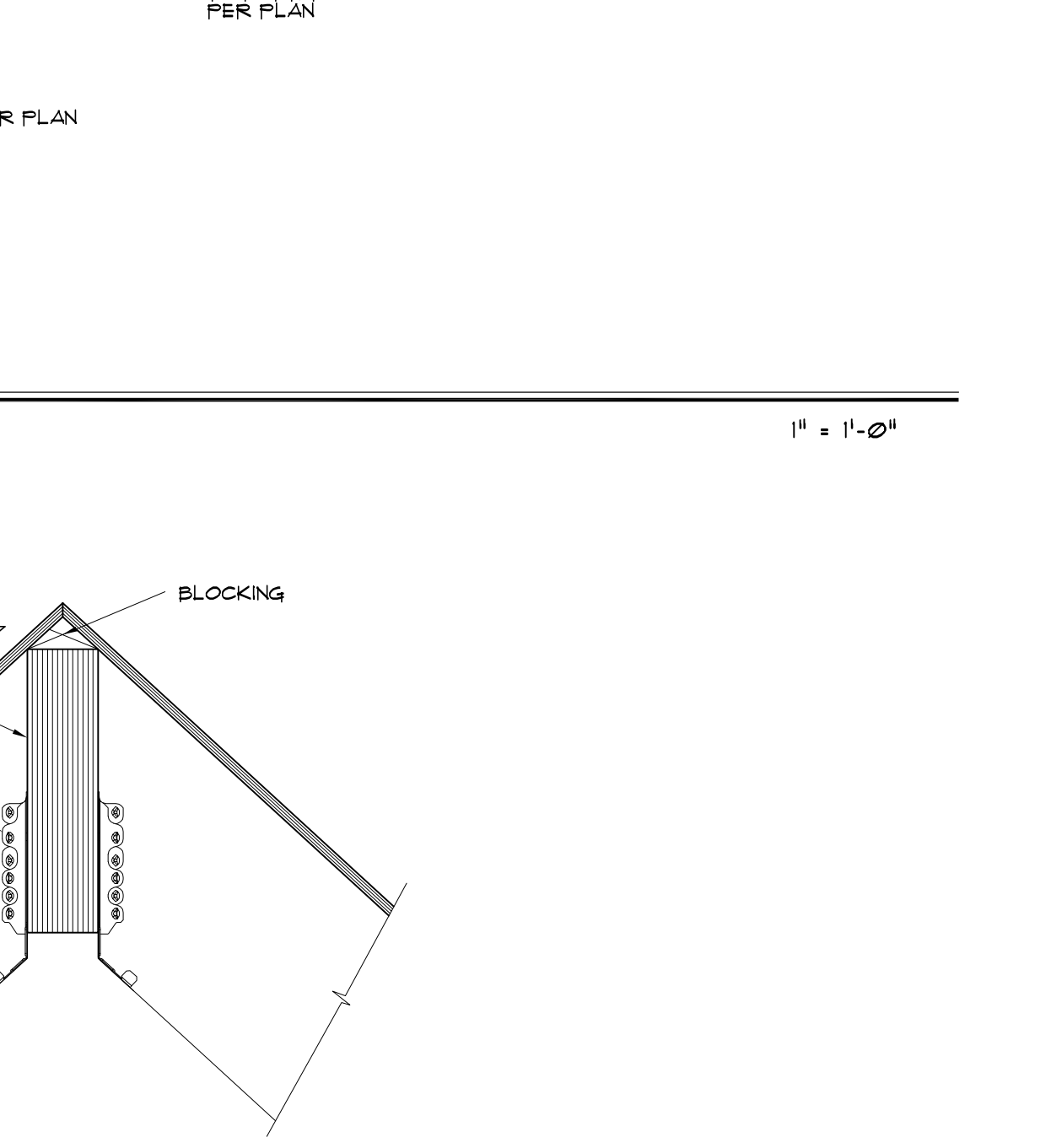
**11** SHEARWALL @ GABLE END WALL  
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 1'-0"



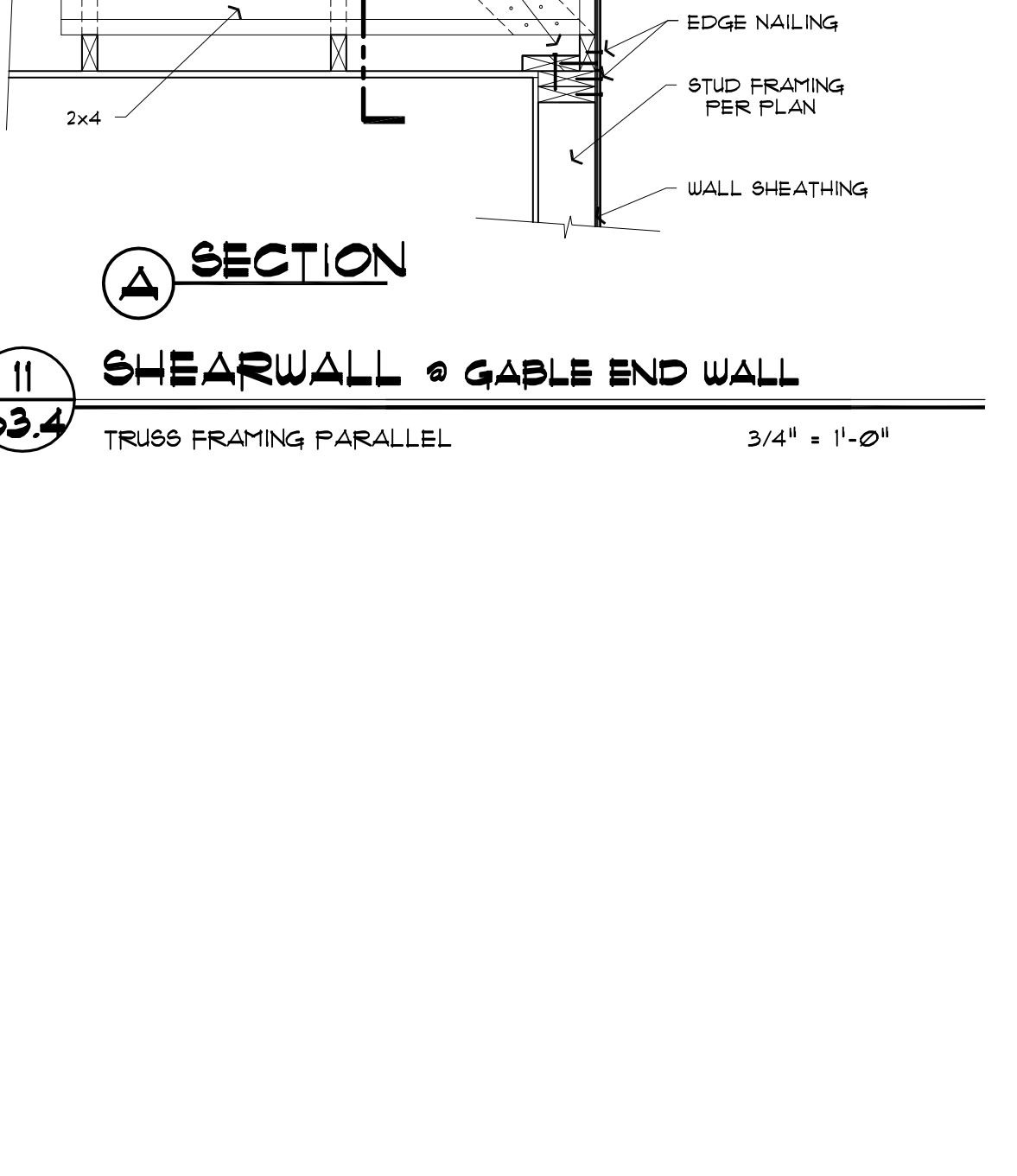
**12** TRUSS TO GIRDER CONNECTION  
 63.4 @ ROOF OVERFRAME 1 1/2" = 1'-0"



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



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



**15** TRUSS TO GIRDER CONNECTION  
 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"

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

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

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

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

**NOTE:** SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL/G AND FRAMING ANCHOR REQUIREMENTS  
 SEE ROOF AND FLOOR DIAPHRAGM SCHEDULES FOR SPECIFIC NAIL/G REQUIREMENTS  
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

**NOTE:** SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL/G REQUIREMENTS  
 SEE ROOF DIAPHRAGM SCHEDULE FOR NAIL/G REQUIREMENTS

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