

KAHN RESIDENCE

KAHN MICHAEL A

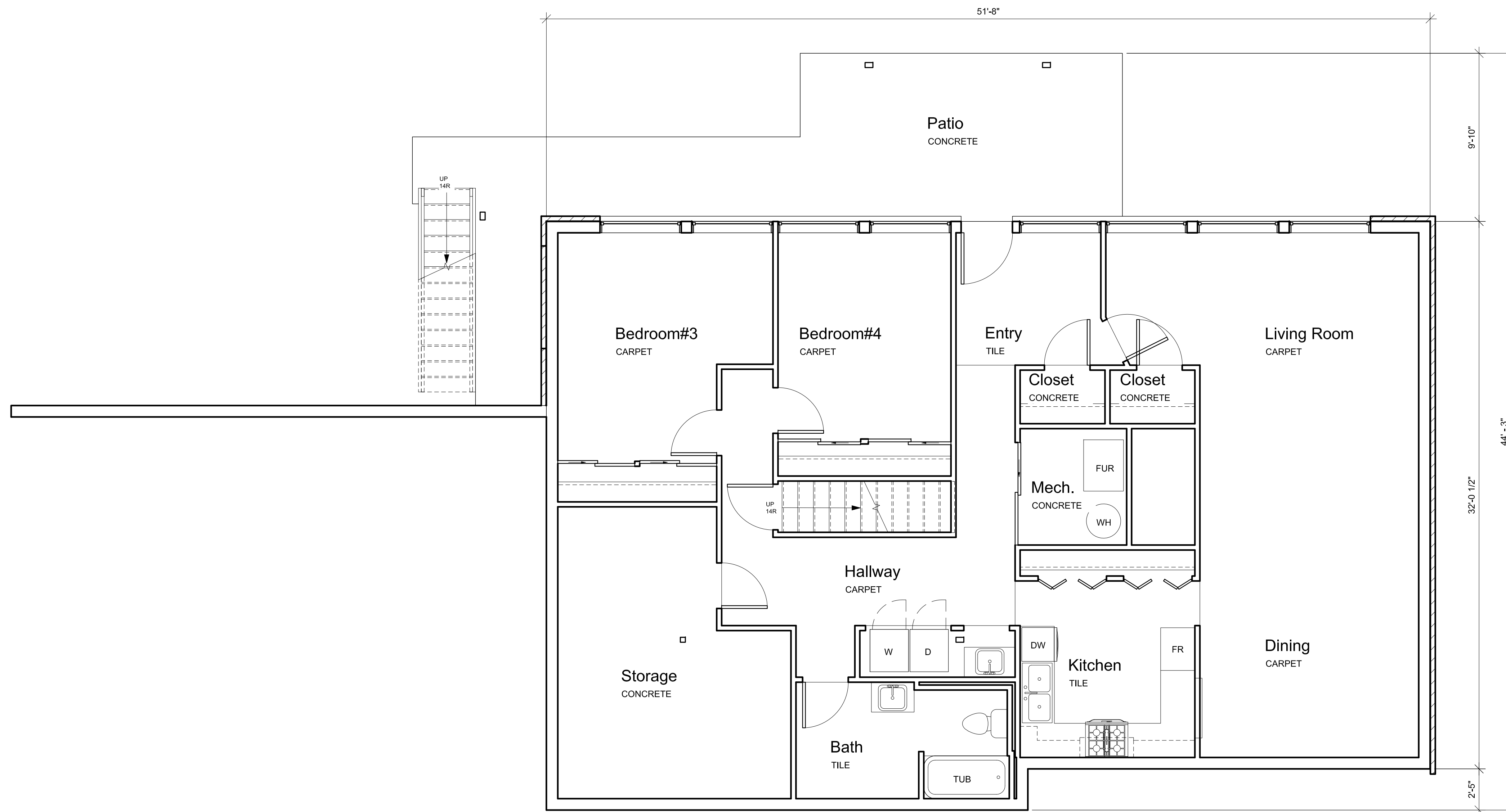
4205 85th AVE SE,
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 98040

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△	DATE	DESCRIPTION

#22001
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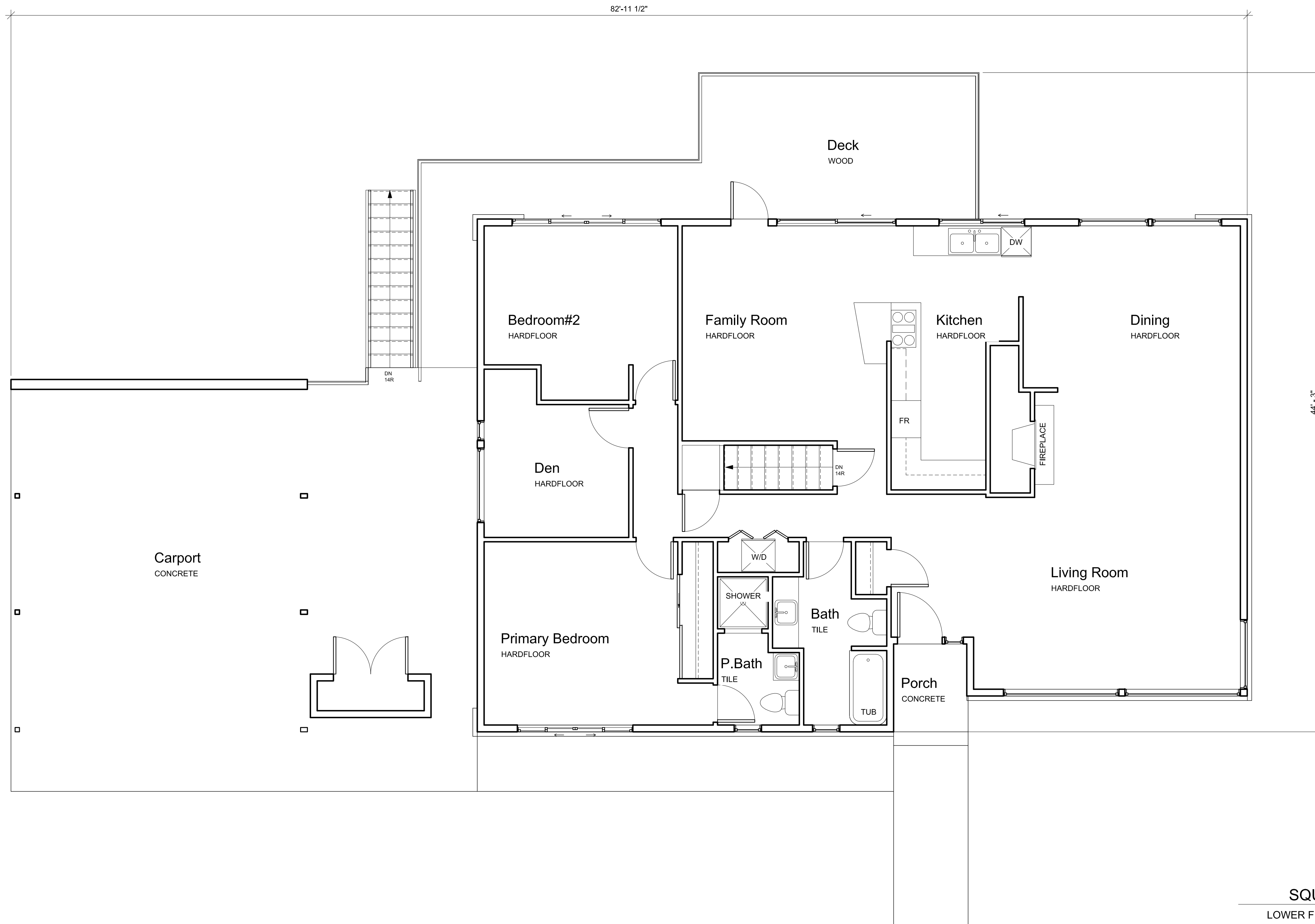
(E) LOWER FLOOR PLAN



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

F
E
D
C
B
A

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



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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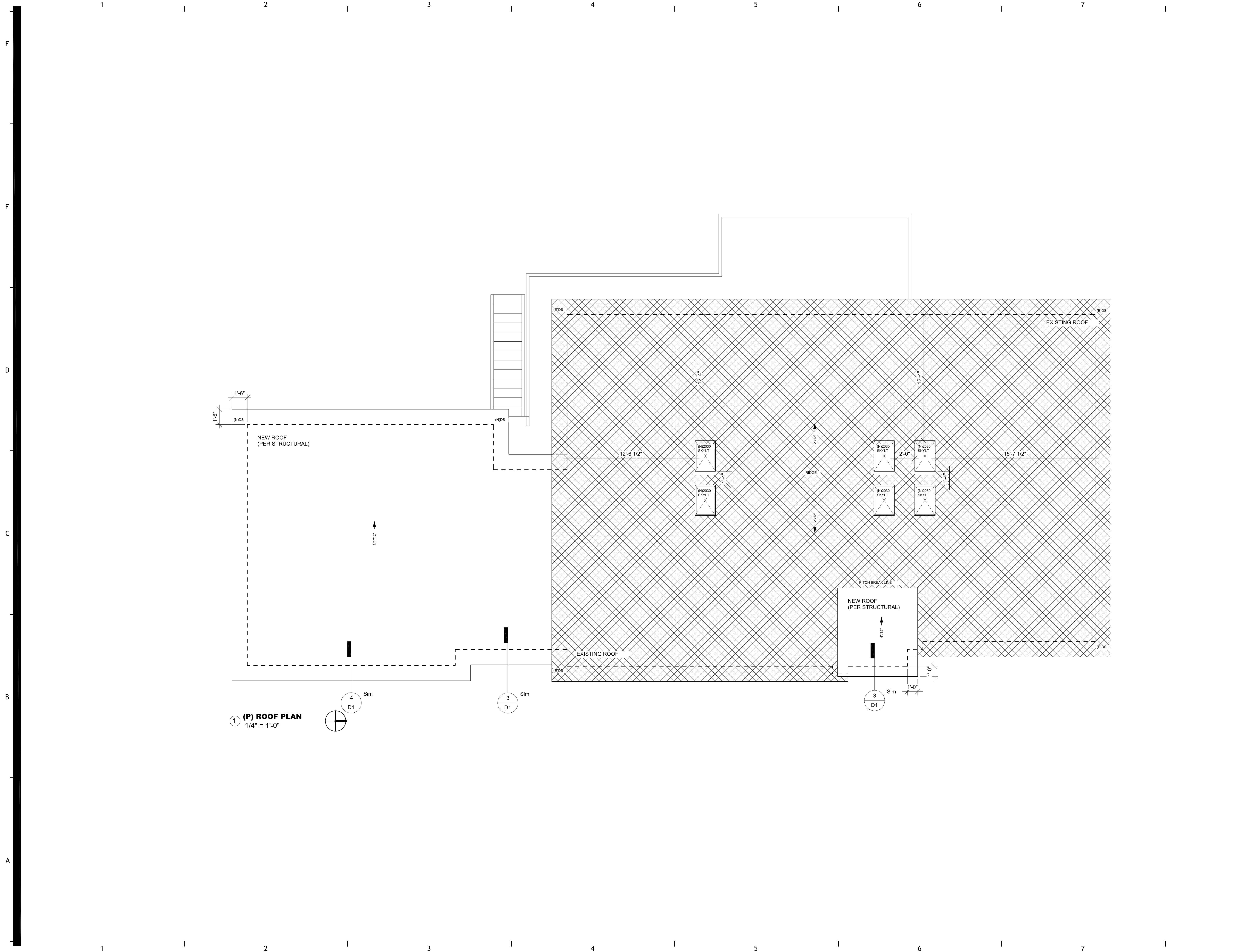
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(E) MAIN FLOOR PLAN



① (P) ROOF PLAN
1/4" = 1'-0"



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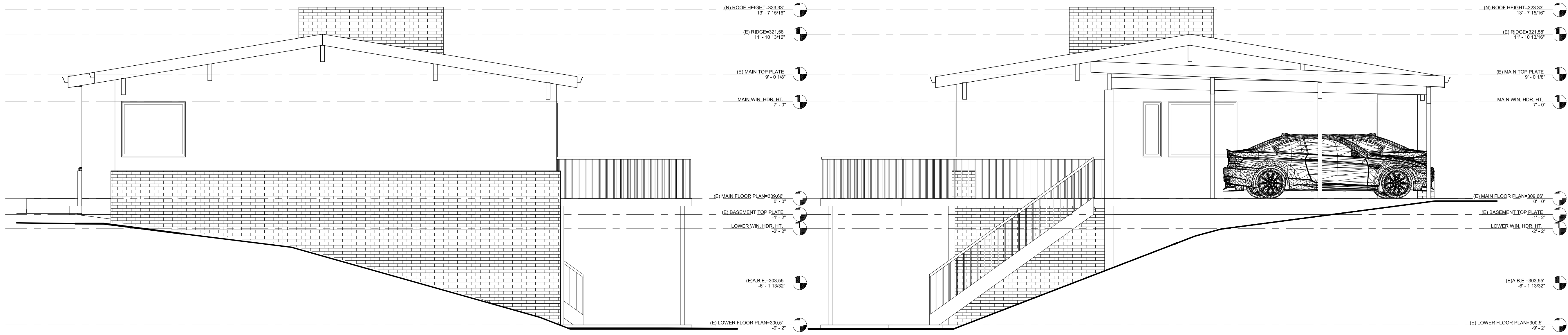
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(P) ROOF PLAN

A6

F
E
D
C
B
A

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



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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(E) ELEVATIONS

F
E
D
C
B
A

MAX ALLOWABLE HEIGHT=333.55'



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① (P) South
1/4" = 1'-0"

MAX ALLOWABLE HEIGHT=333.55'

② (P) North
1/4" = 1'-0"

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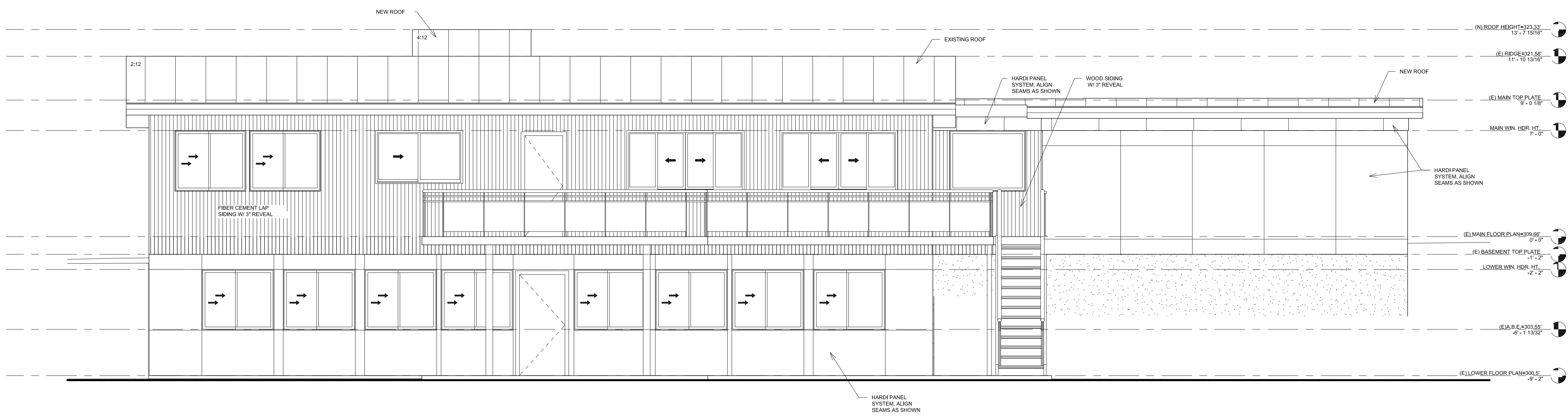
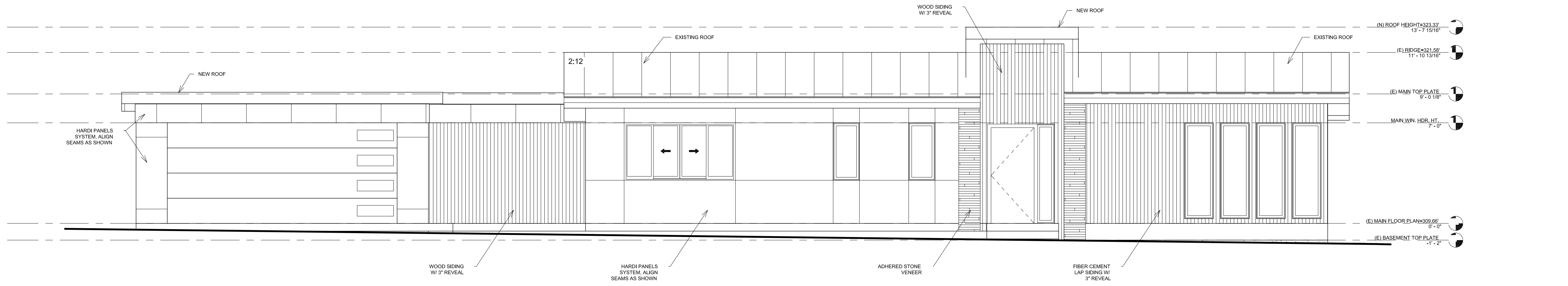
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(P) ELEVATIONS



F
E
D
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B
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1 | 2 | 3 | 4 | 5 | 6 | 7

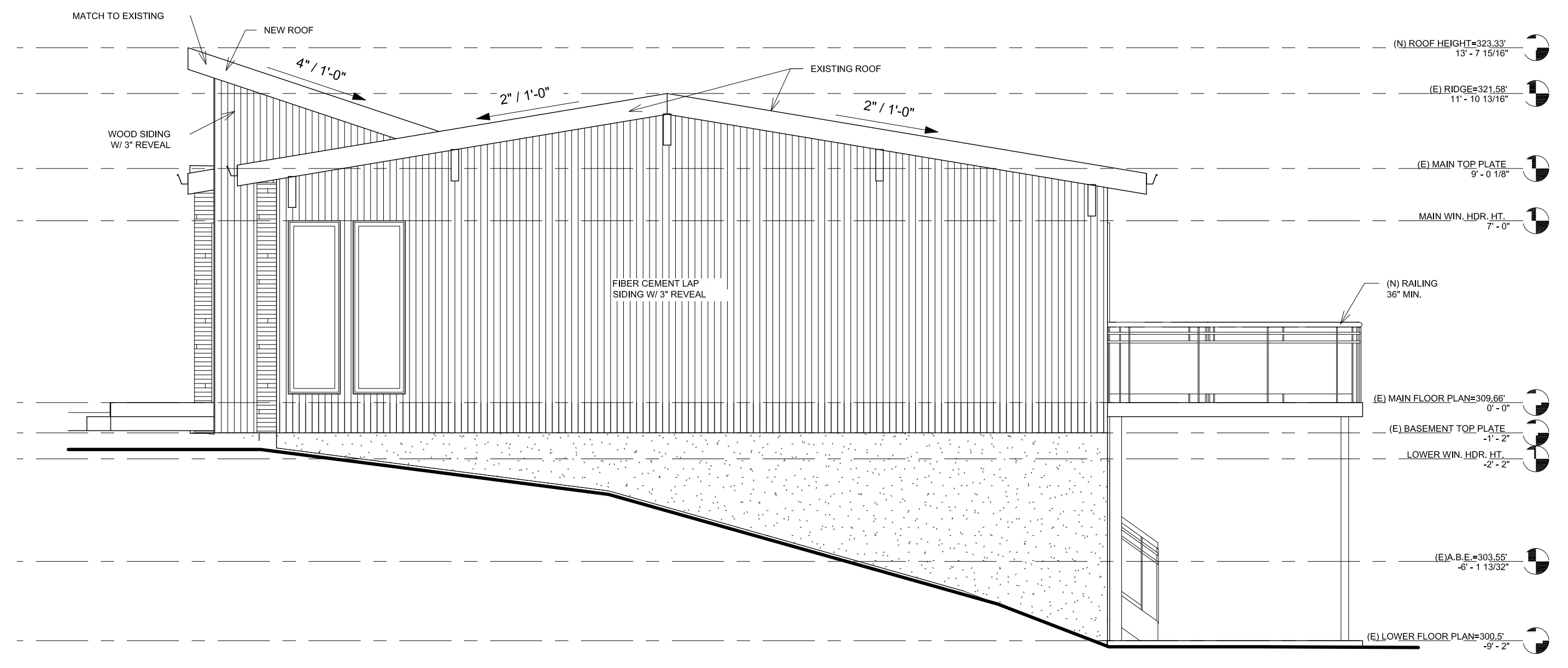
MAX ALLOWABLE HEIGHT=333.55'



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① (P) East
1/4" = 1'-0"

MAX ALLOWABLE HEIGHT=333.55'

KAHN RESIDENCE

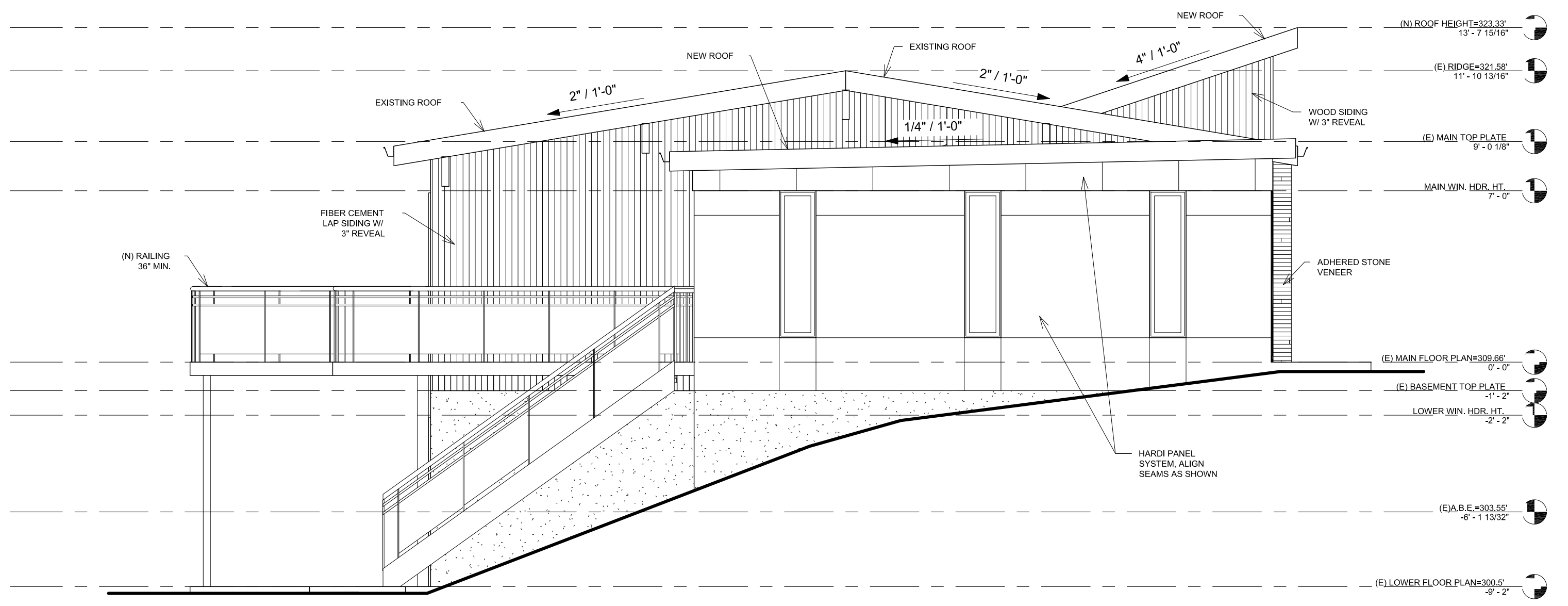
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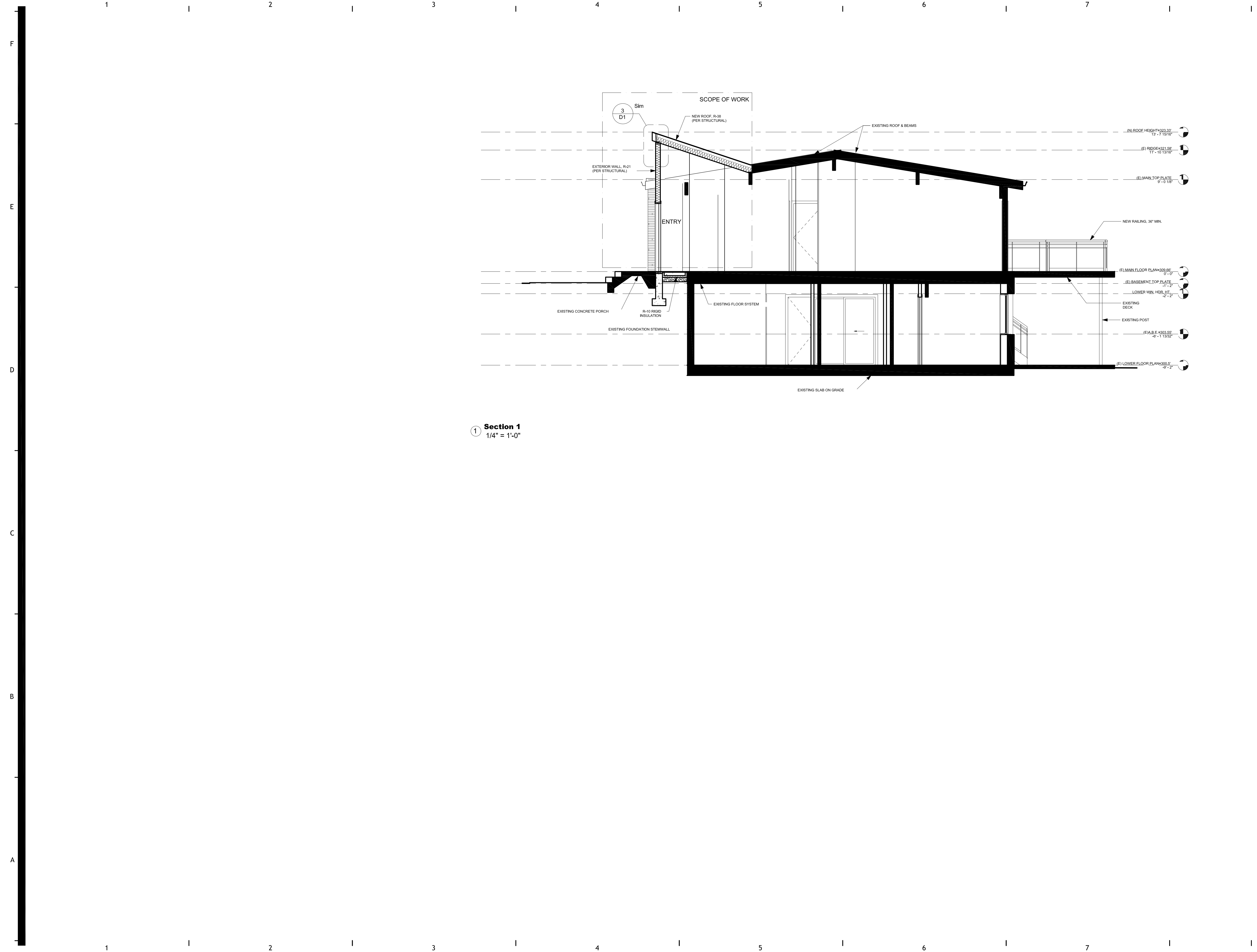
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② (P) West
1/4" = 1'-0"

(P) ELEVATIONS

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



① Section 1
1/4" = 1'-0"



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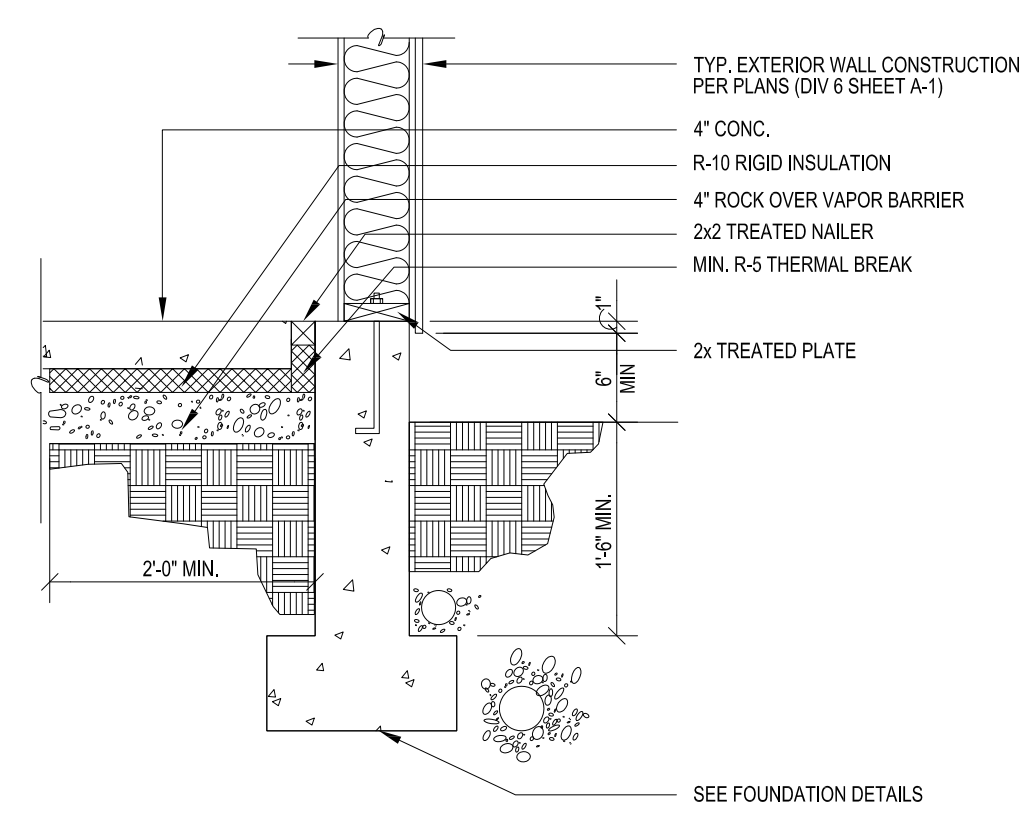
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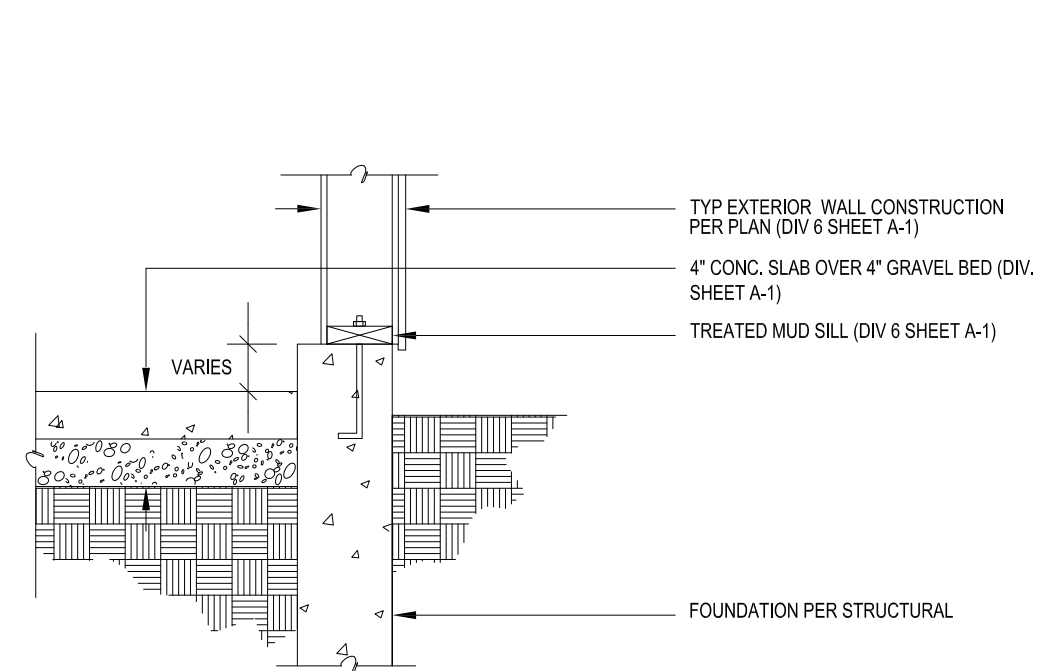
(P) BUILDING SECTION

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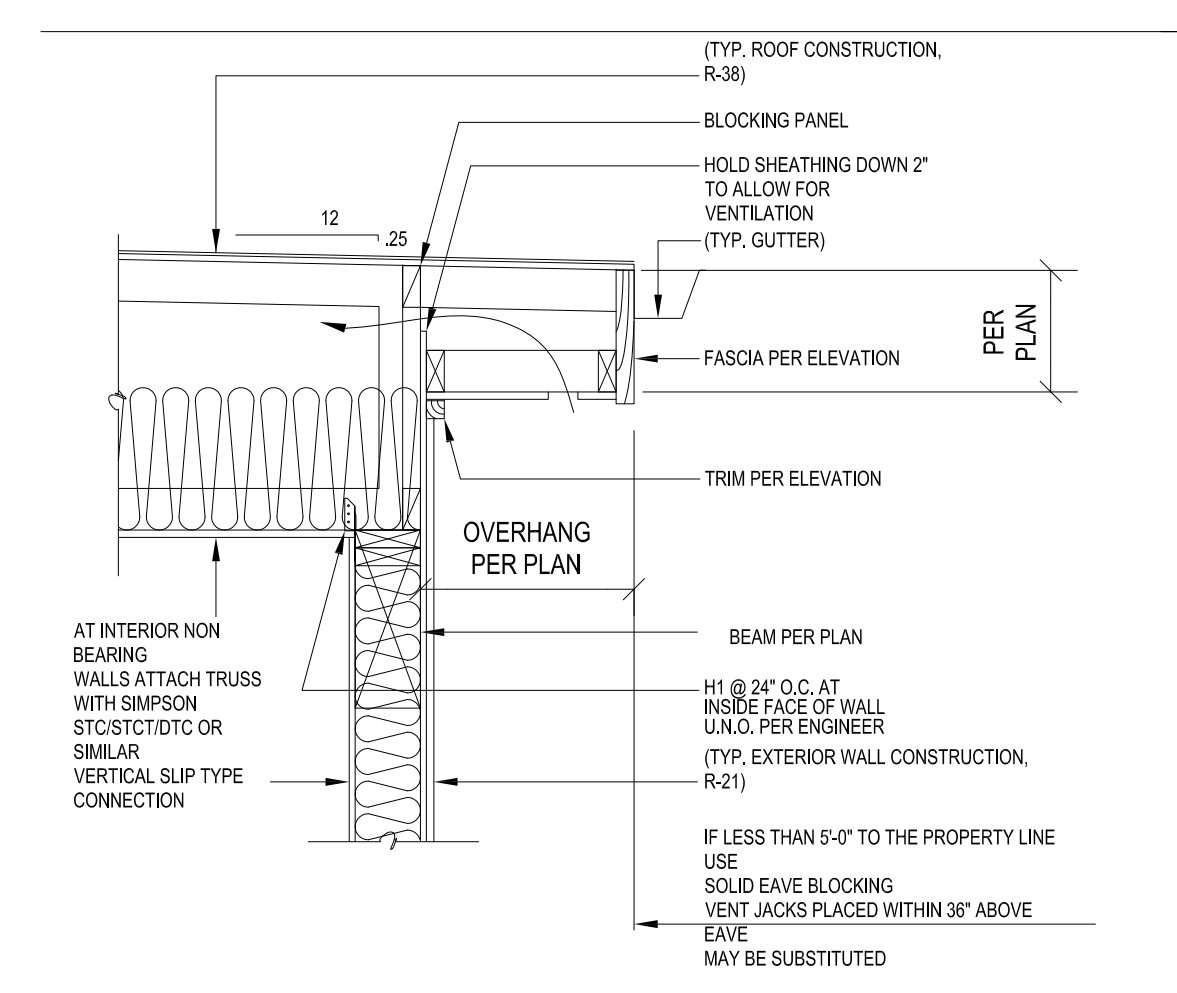
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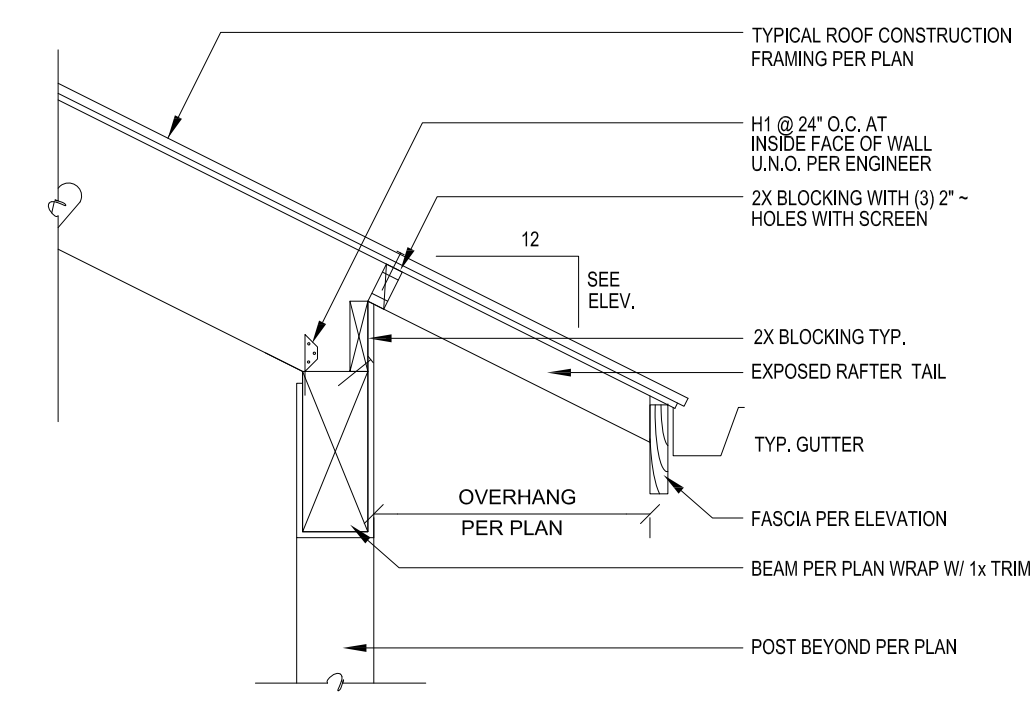
① FOUNDATION DETAIL (INSULATED)
3/4" = 1'-0"



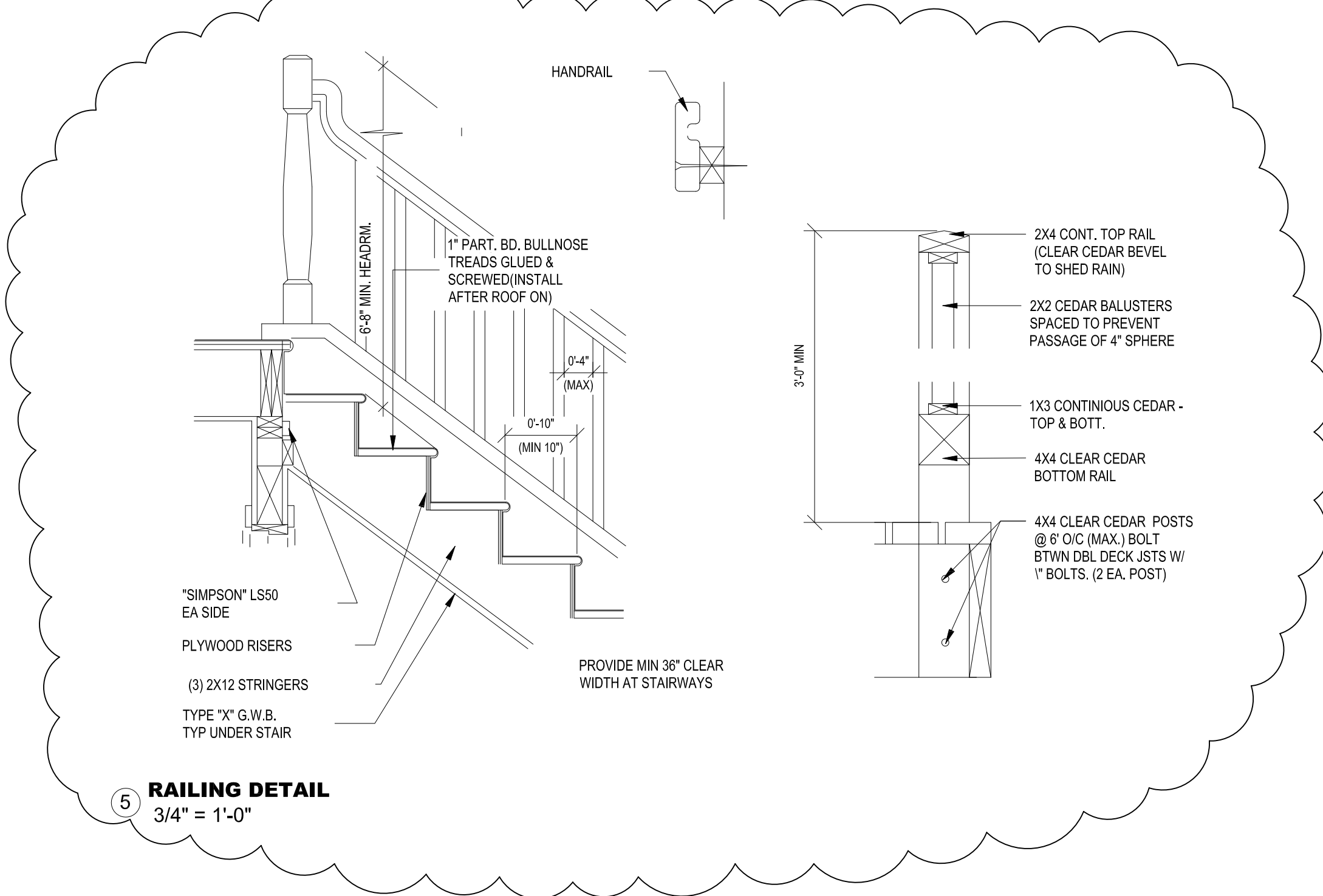
② SLAB @ STEM WALL
3/4" = 1'-0"



③ EAVE DETAIL
3/4" = 1'-0"



④ TYPICAL EAVE DETAIL
3/4" = 1'-0"



⑤ RAILING DETAIL
3/4" = 1'-0"

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



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STANDARD DETAILS

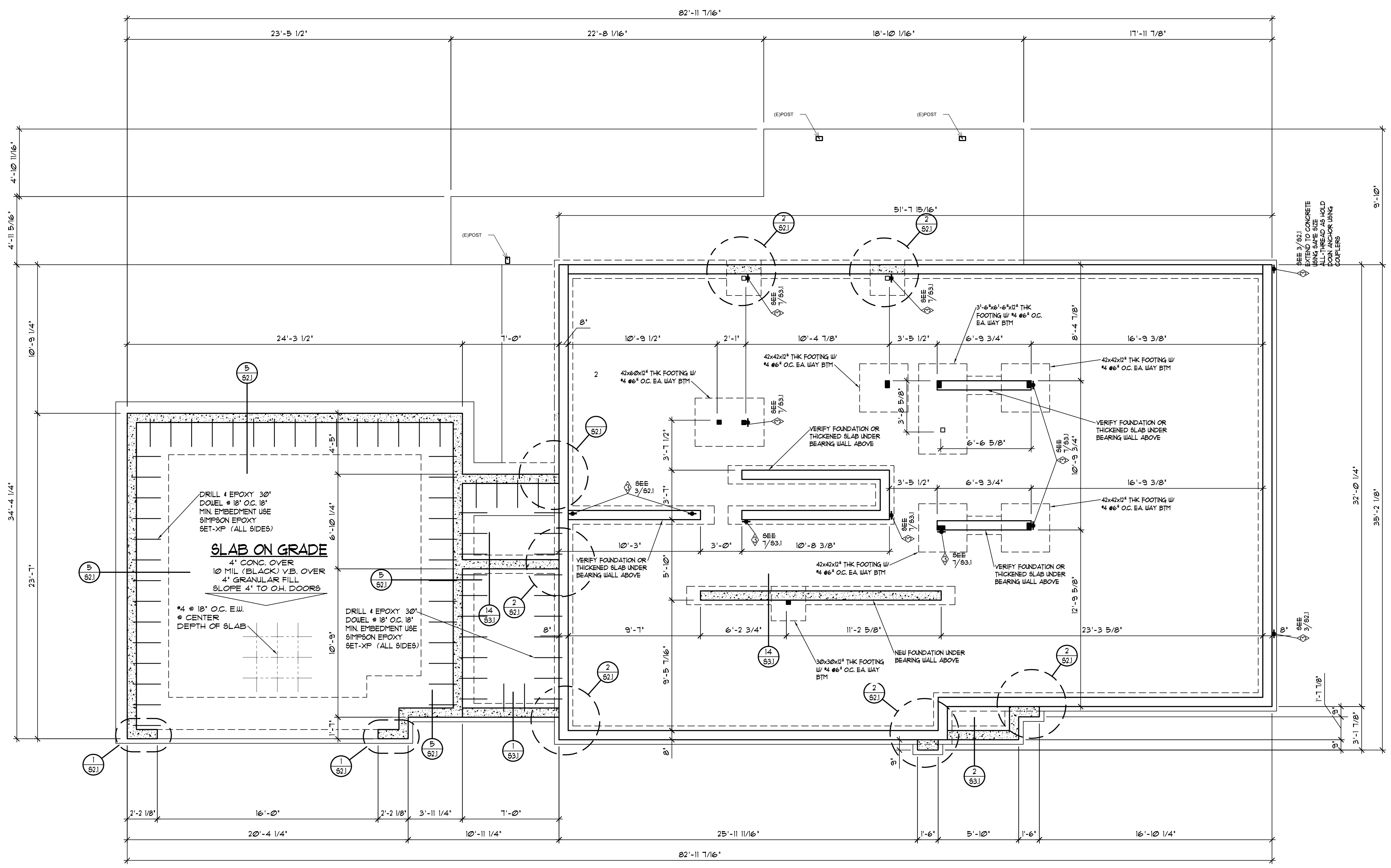
D1



SAZEI DESIGN GROUP, LLC
 6608 110TH AVE. N.E.
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Revisions
 Drawn: **DFP** Checked:
 Date: **JULY 16, 2022**
 Sheet: **S1.2**
 Scale: 1/4" = 1'-0"



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:

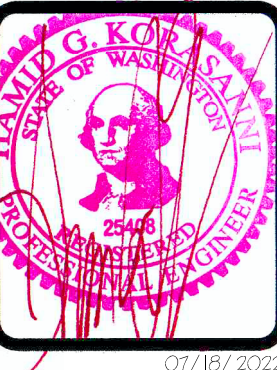
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE
- STEP FOUNDATIONS PER SITE CONDITIONS
- ALL POSTS SHALL BE TREATED 4x4 (4x6 @ BM SPLICE) ON TYPE-30 FELT ON CONCRETE FOOTING AS INDICATED PER PLAN.
- ALL GIRDERS SHALL BE # 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

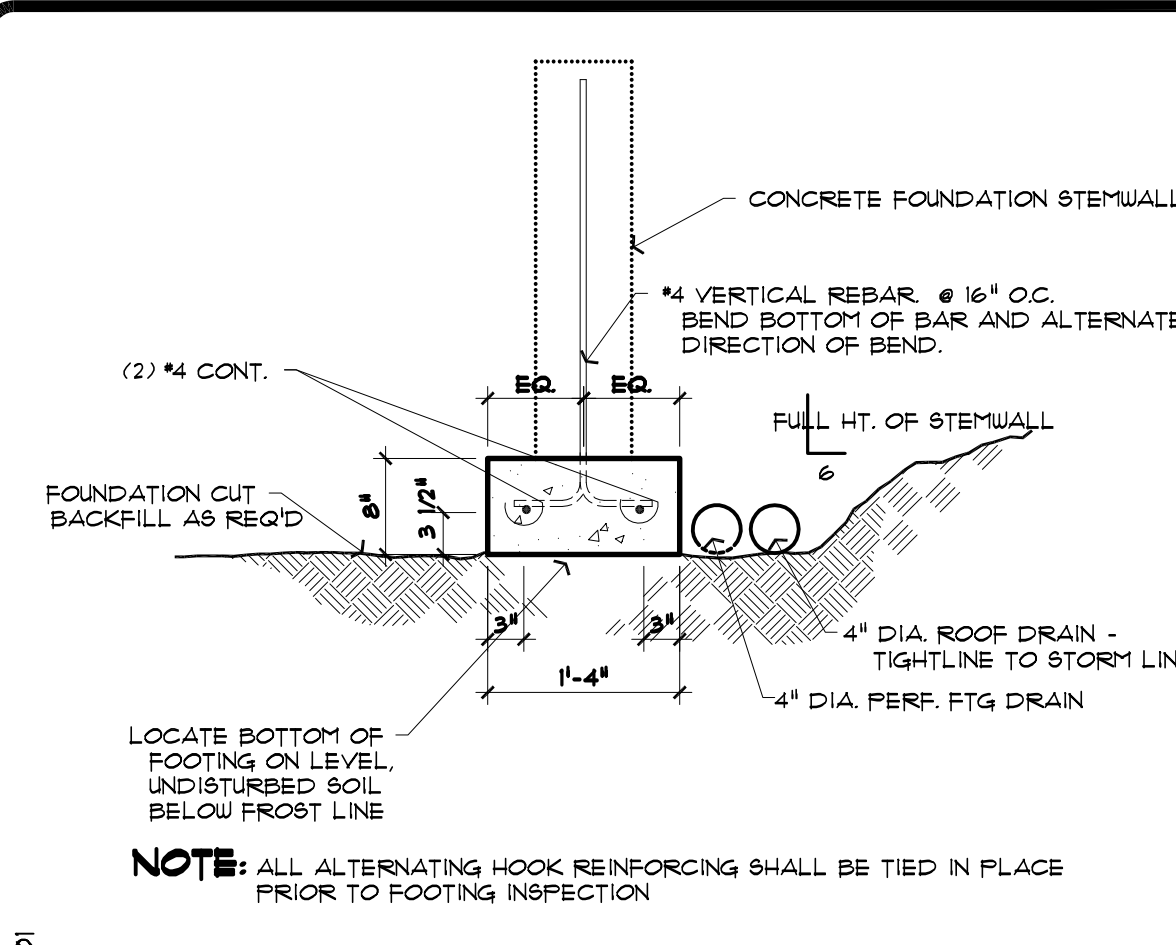
REMODEL LEGEND

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

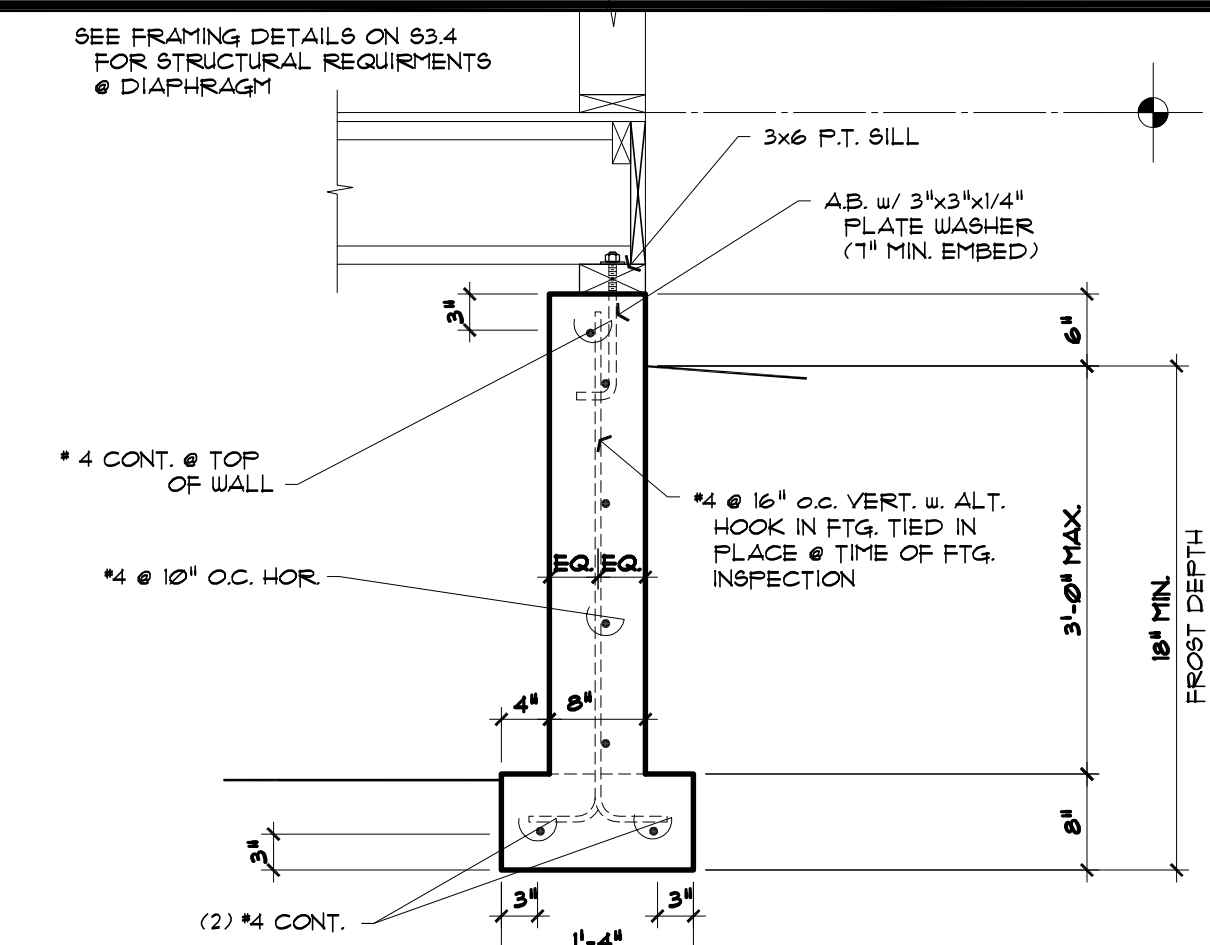


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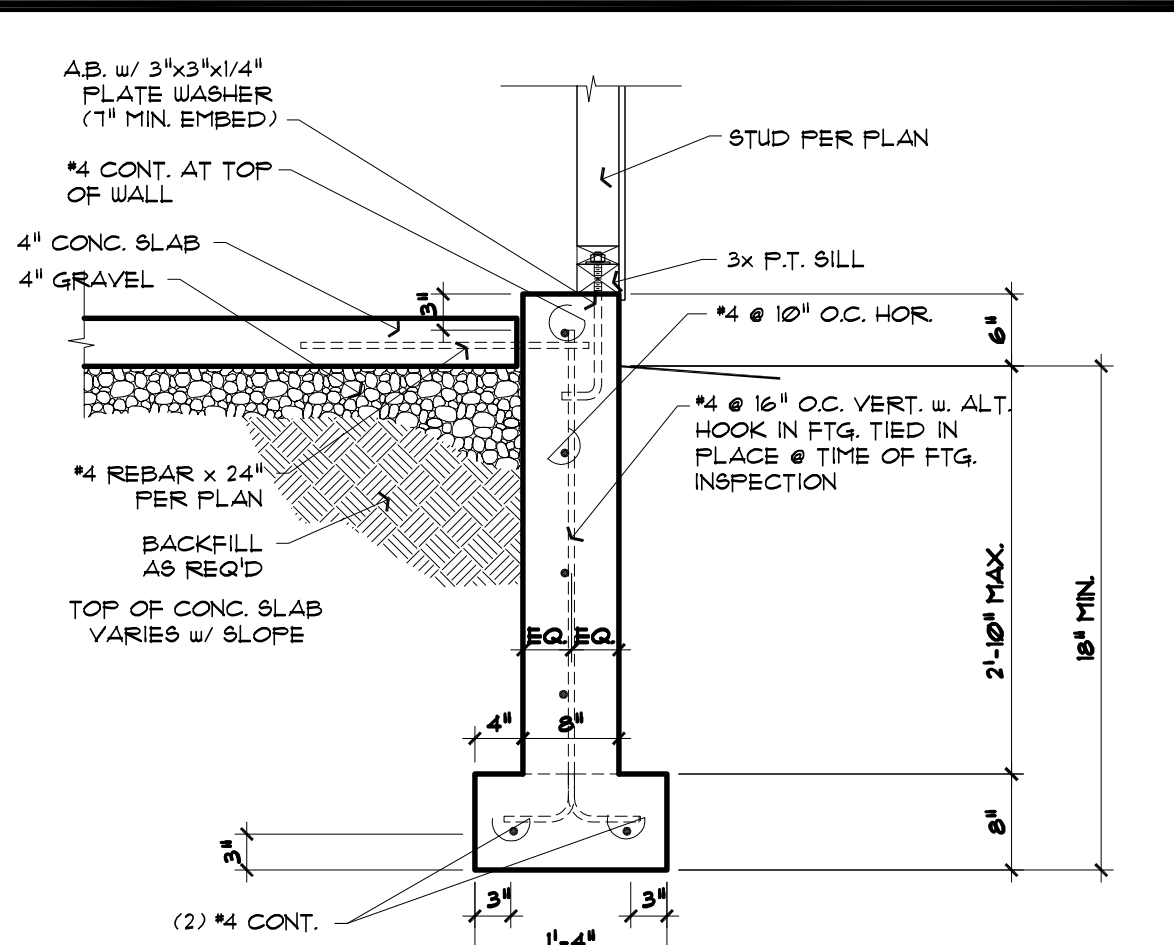
STRUCTURAL DETAILS
KAHN RESIDENCE
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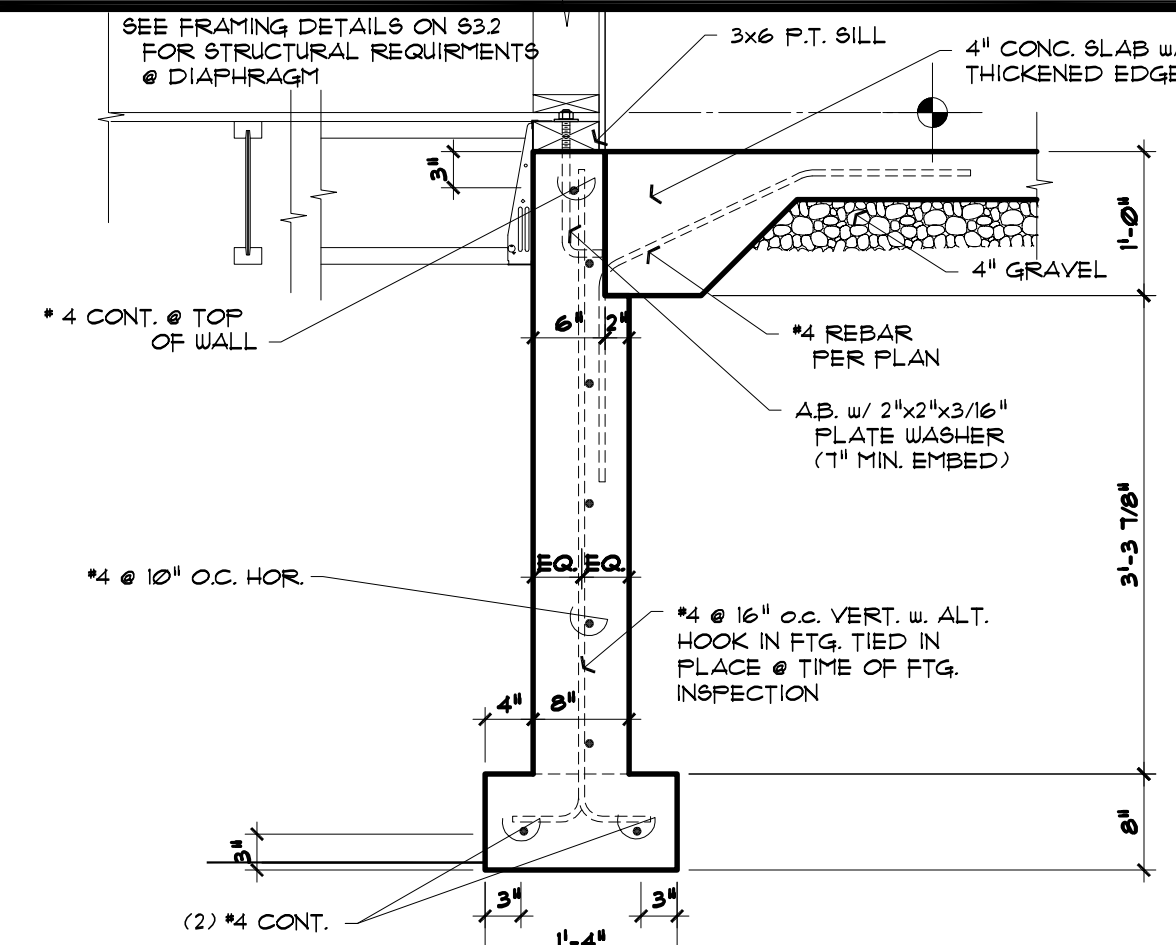
1 TYPICAL FORMED FOOTING
 3/4" = 1'-0"



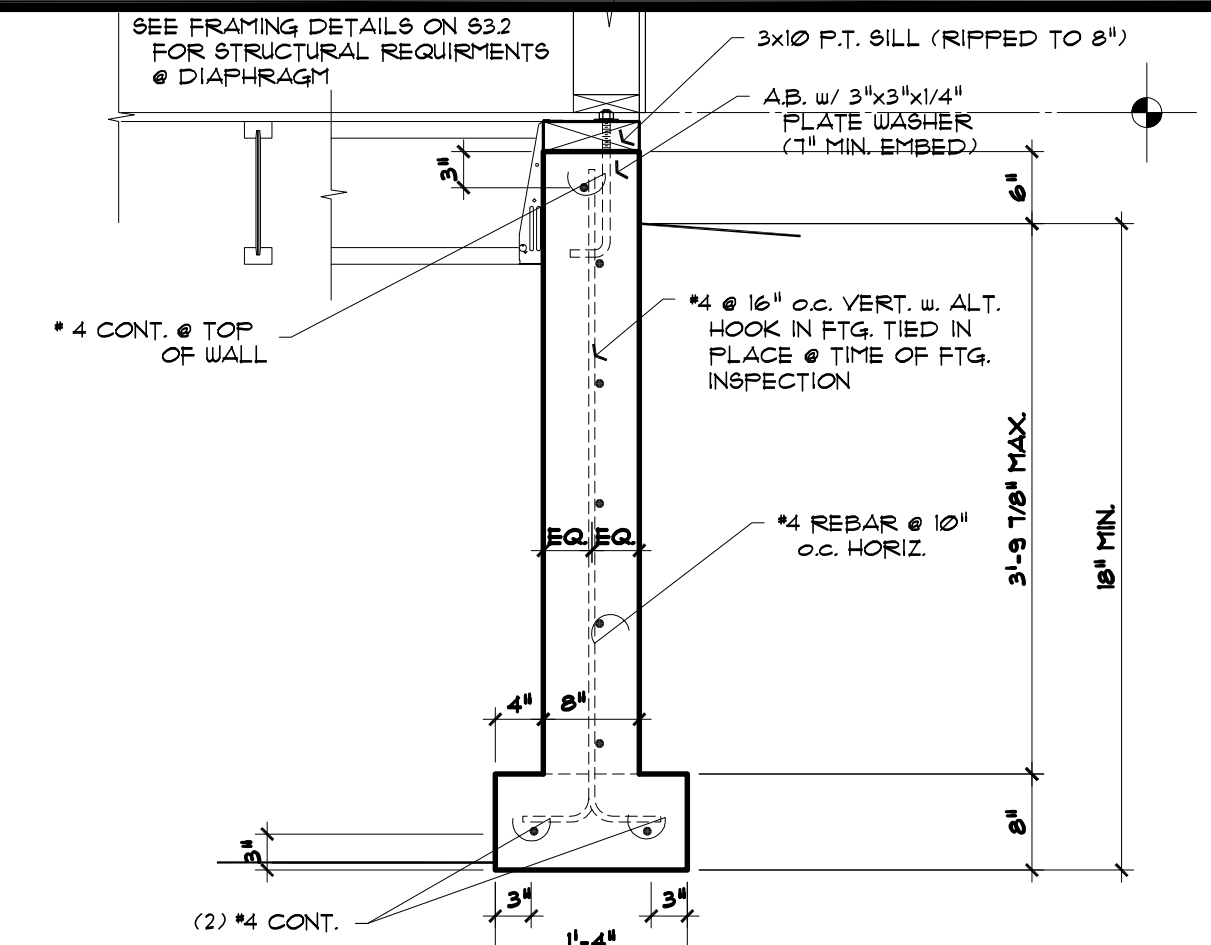
2 FOUNDATION STEMWALL @ EXT. WALL
 3/4" = 1'-0"



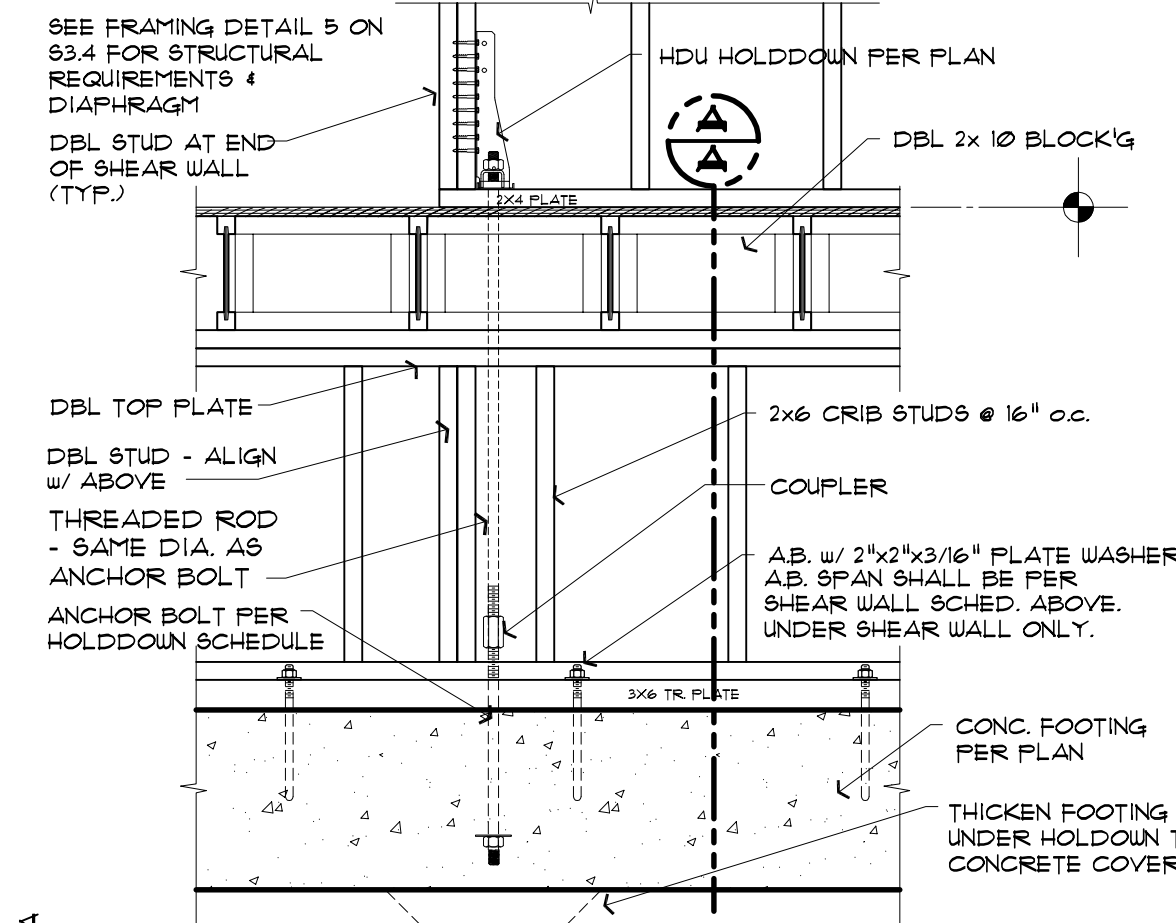
3 EXT. FND WALL @ GARAGE SLAB
 3/4" = 1'-0"



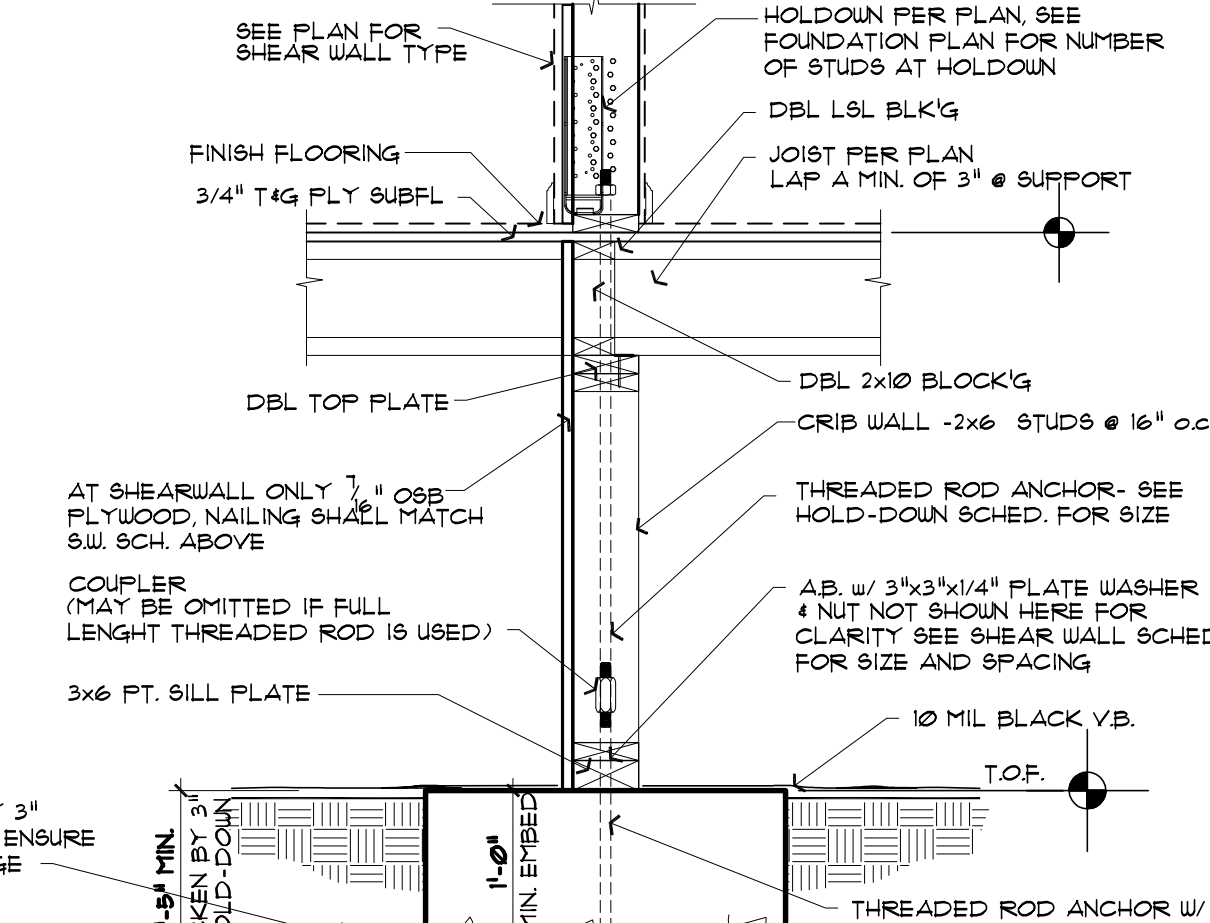
4 FOUND. STEMWALL @ GARAGE SLAB
 3/4" = 1'-0"



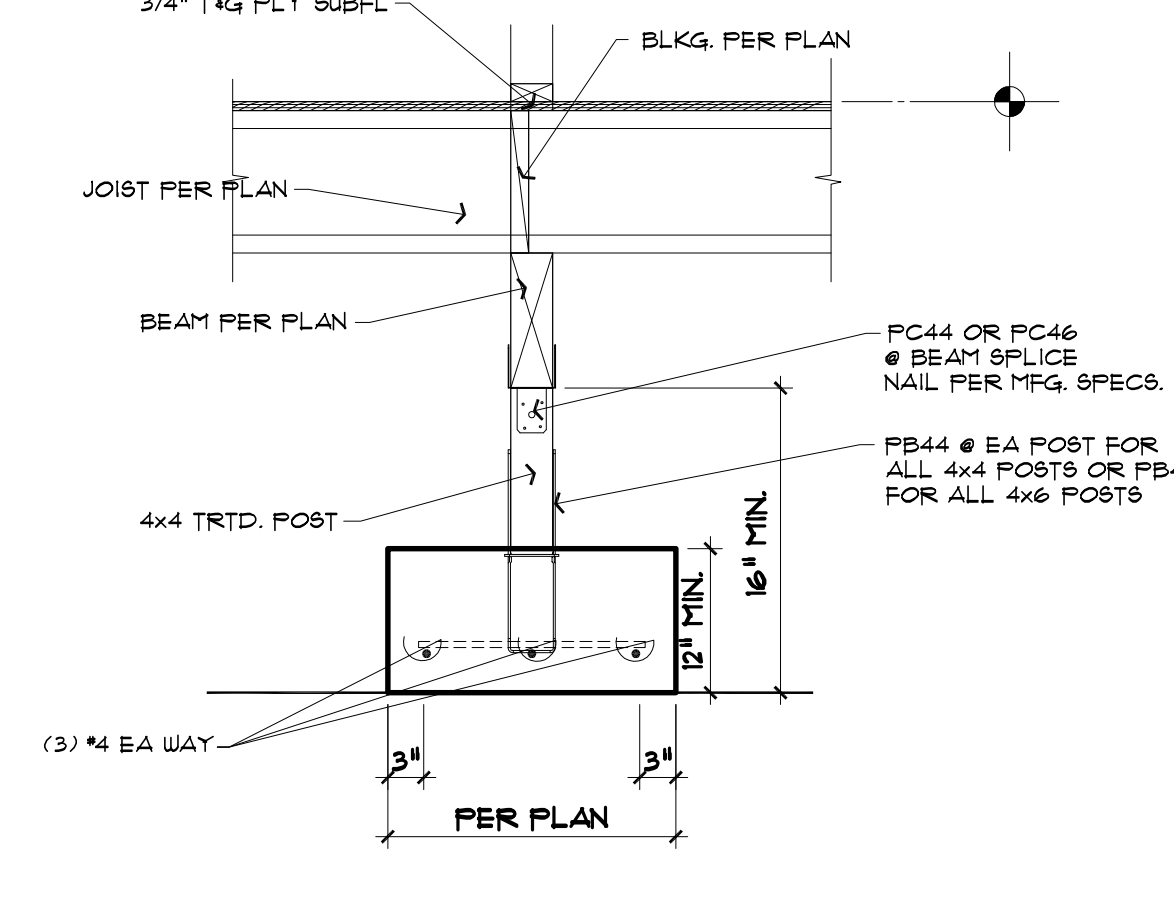
5 FOUNDATION STEMWALL @ EXT. WALL
 3/4" = 1'-0"



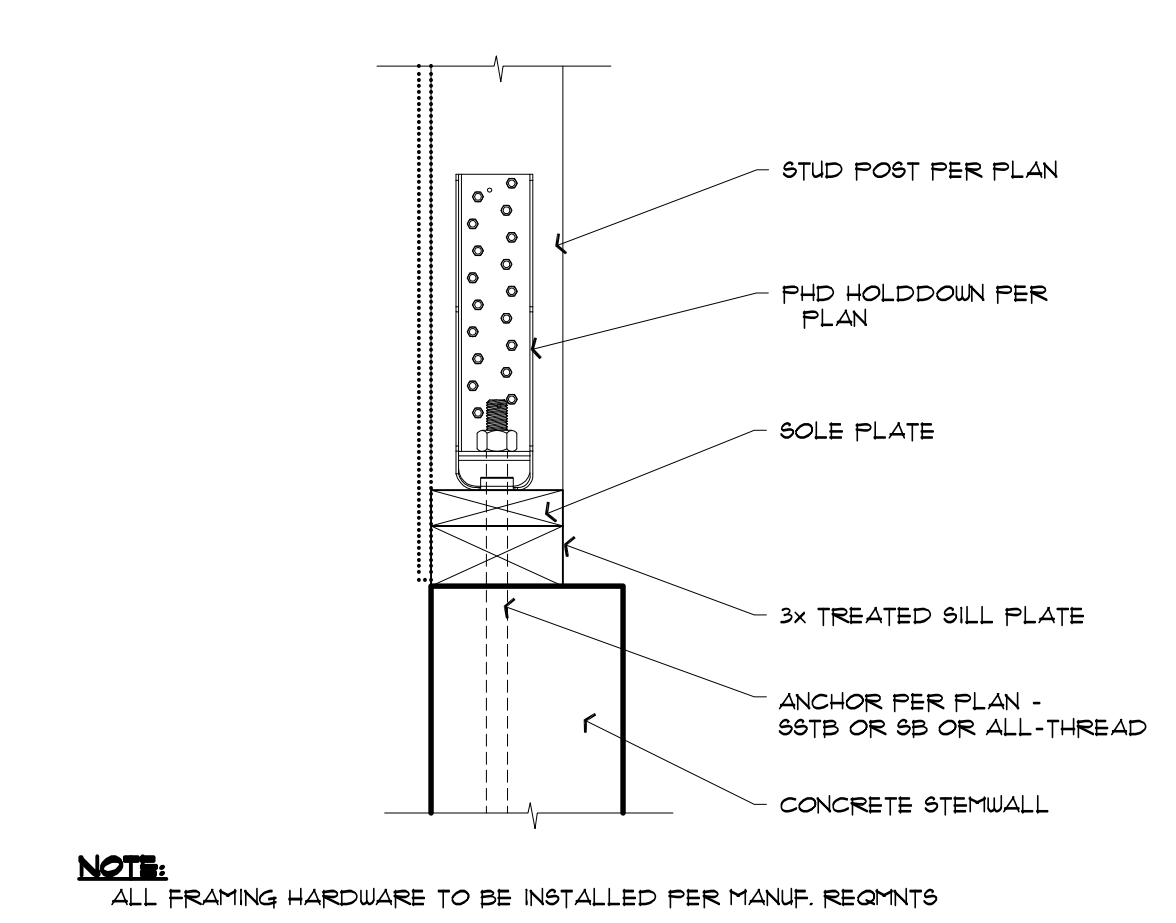
6 HDU HOLDDOWN @ CRIBWALL
 3/4" = 1'-0"



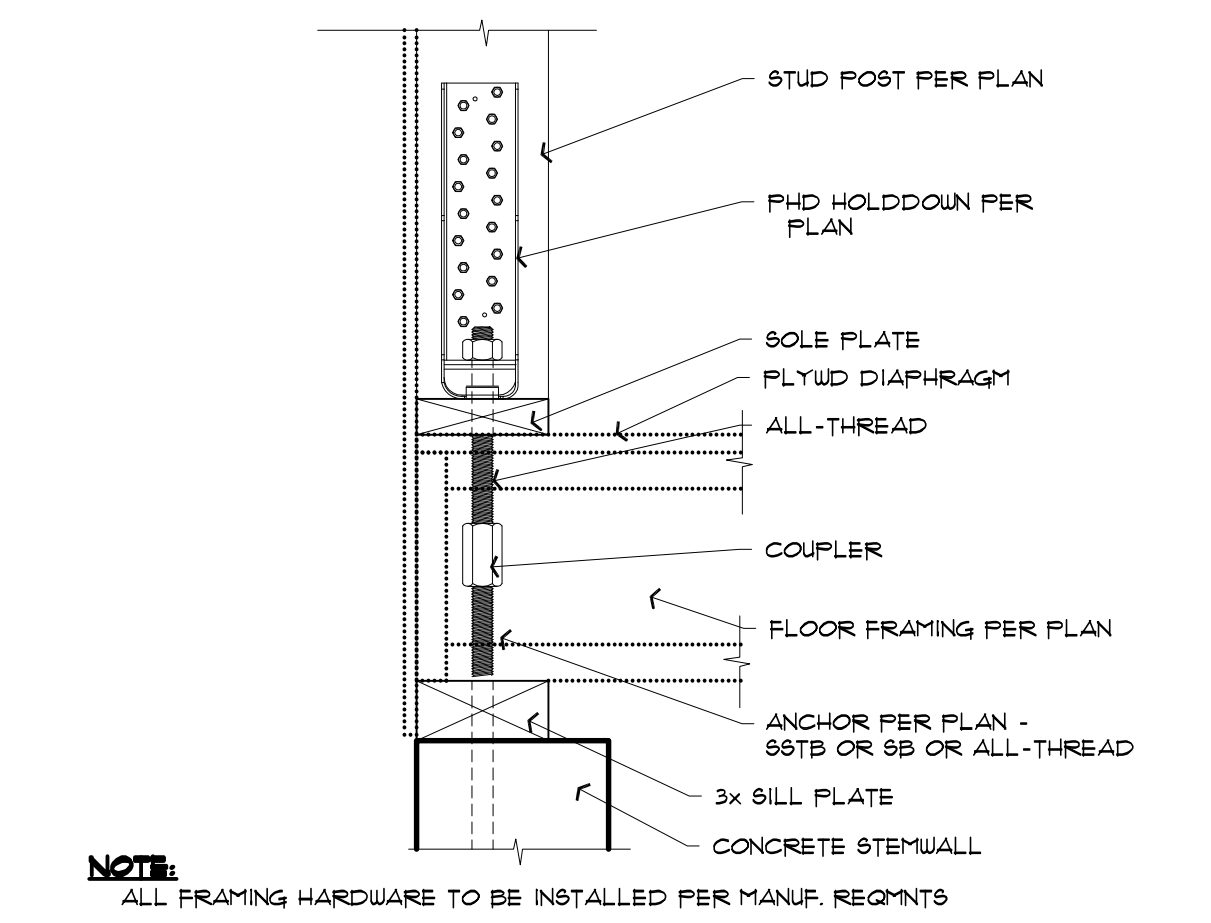
7 TYPICAL POST & BEAM
 3/4" = 1'-0"



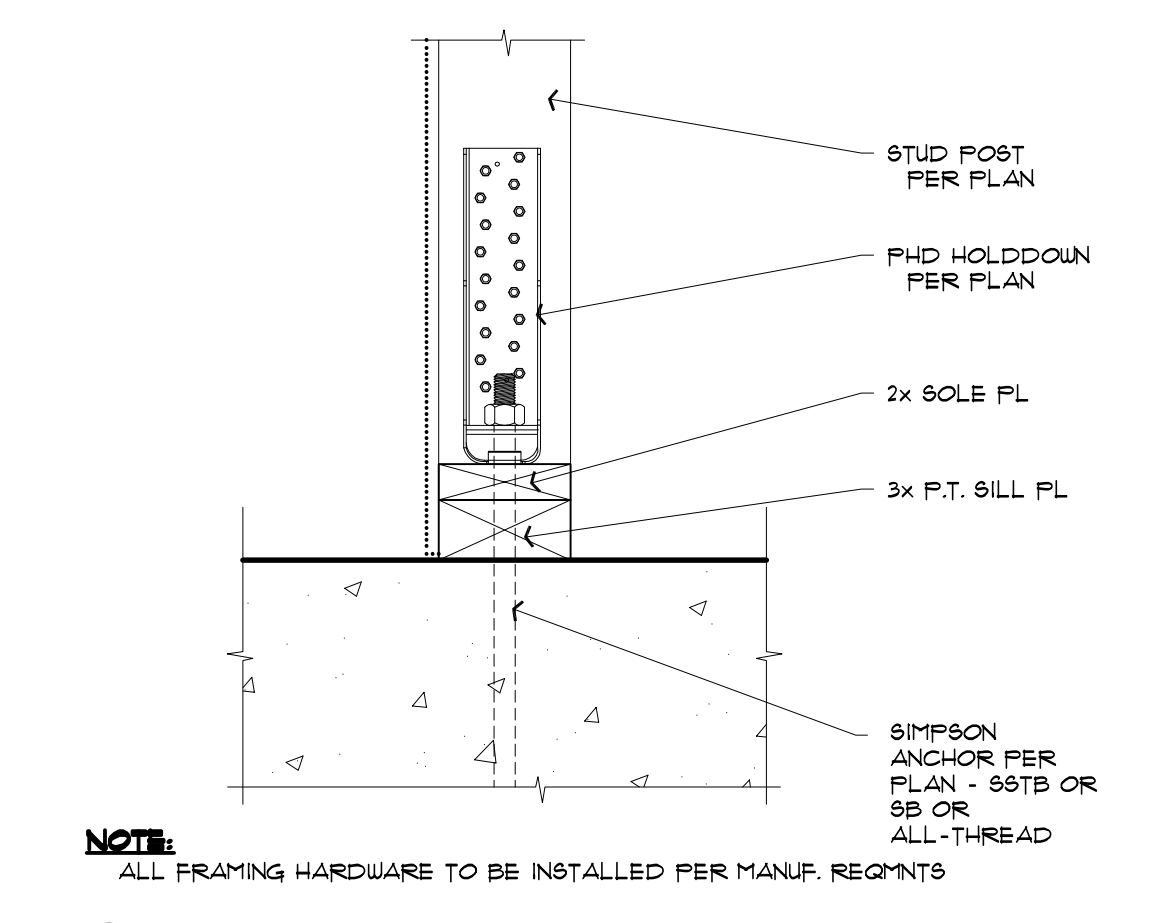
8 PHD HOLDDOWN @ EXT. FOOTING
 1 1/2" = 1'-0"



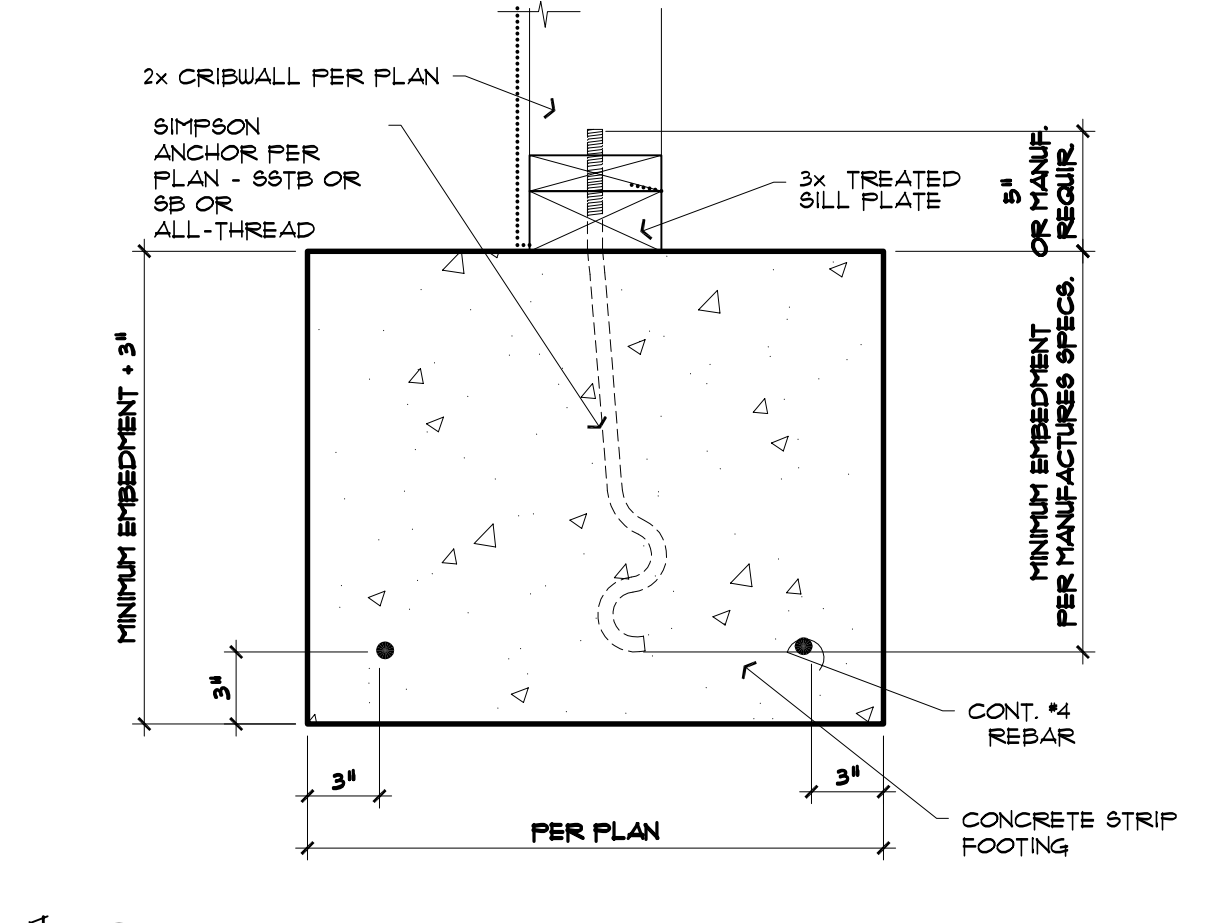
9 PHD HOLDDOWN @ INT. FOOTING
 1 1/2" = 1'-0"



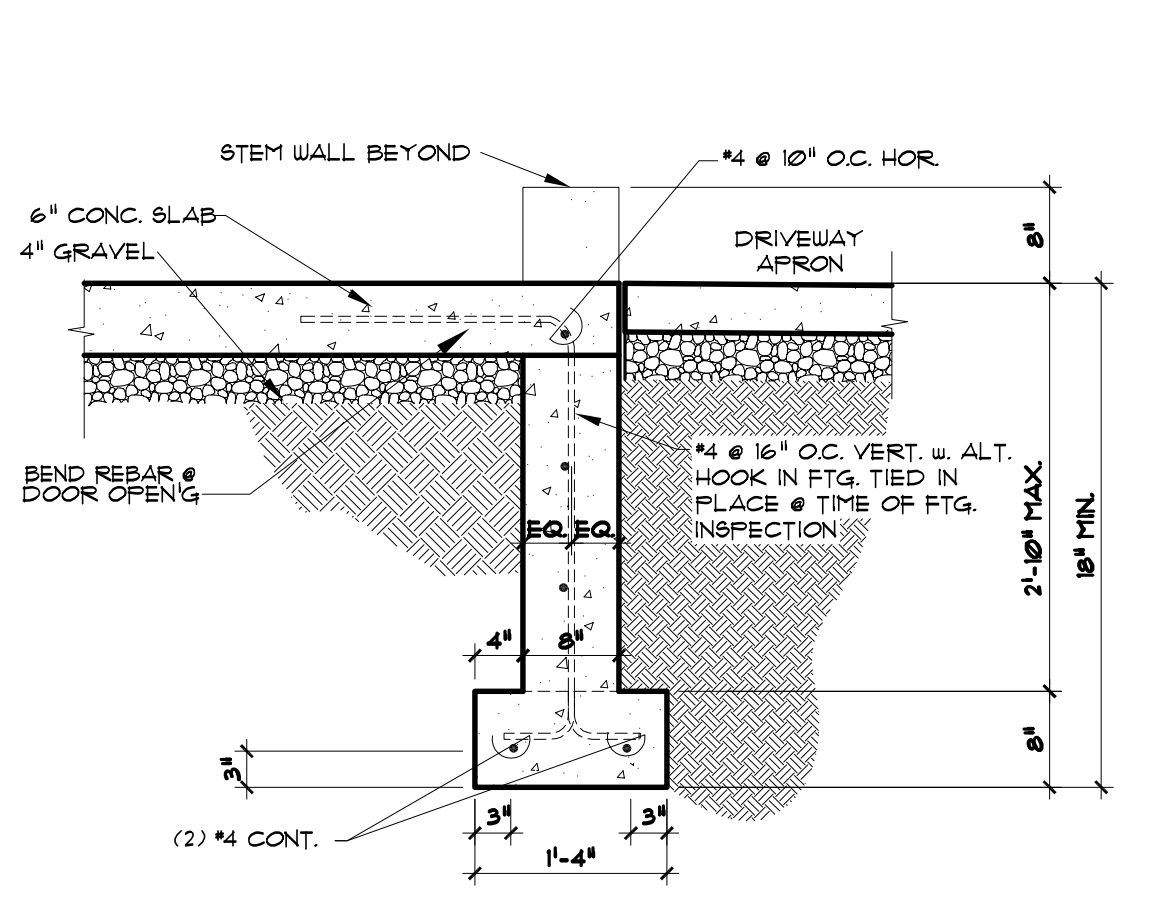
10 HOLDDOWN ANCHOR @ INT. FOOTING
 1 1/2" = 1'-0"



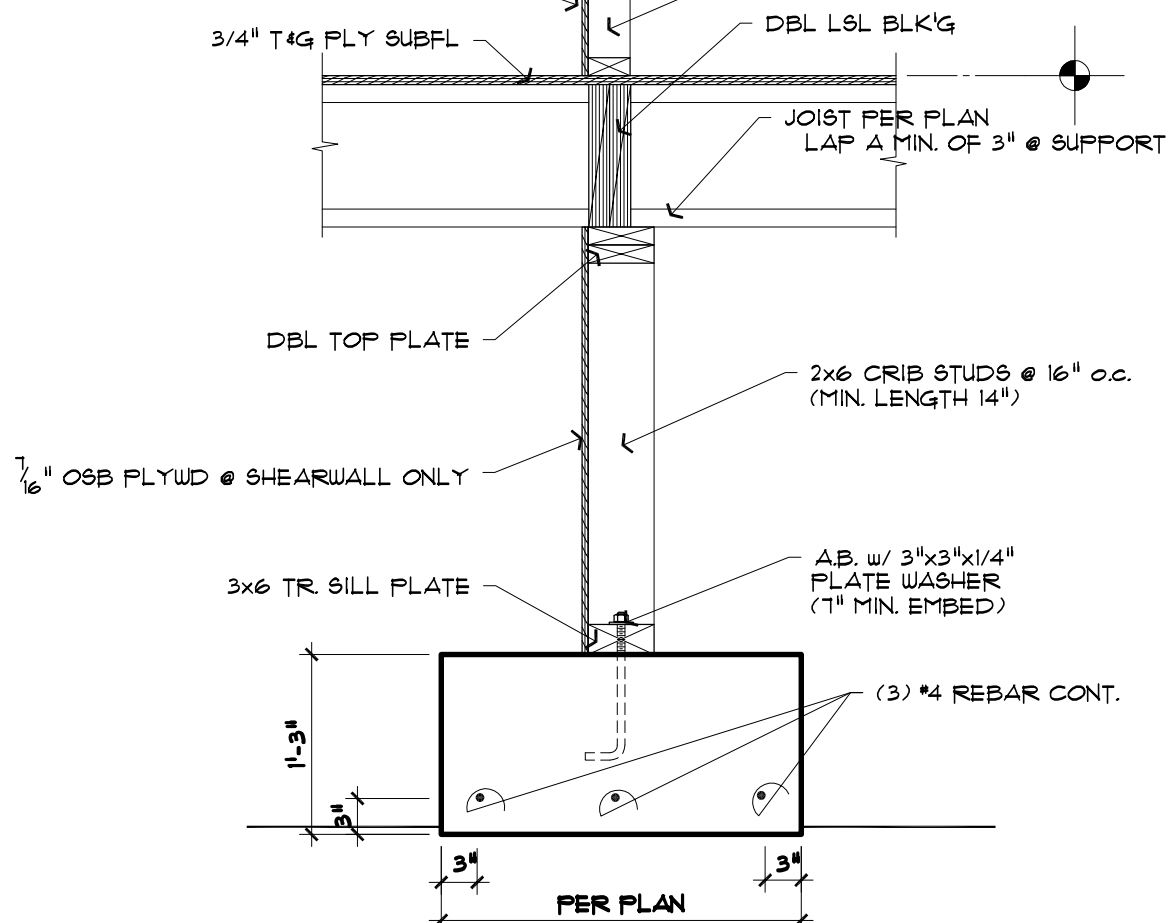
11 EXT. FND WALL @ O.H. DOOR
 3/4" = 1'-0"



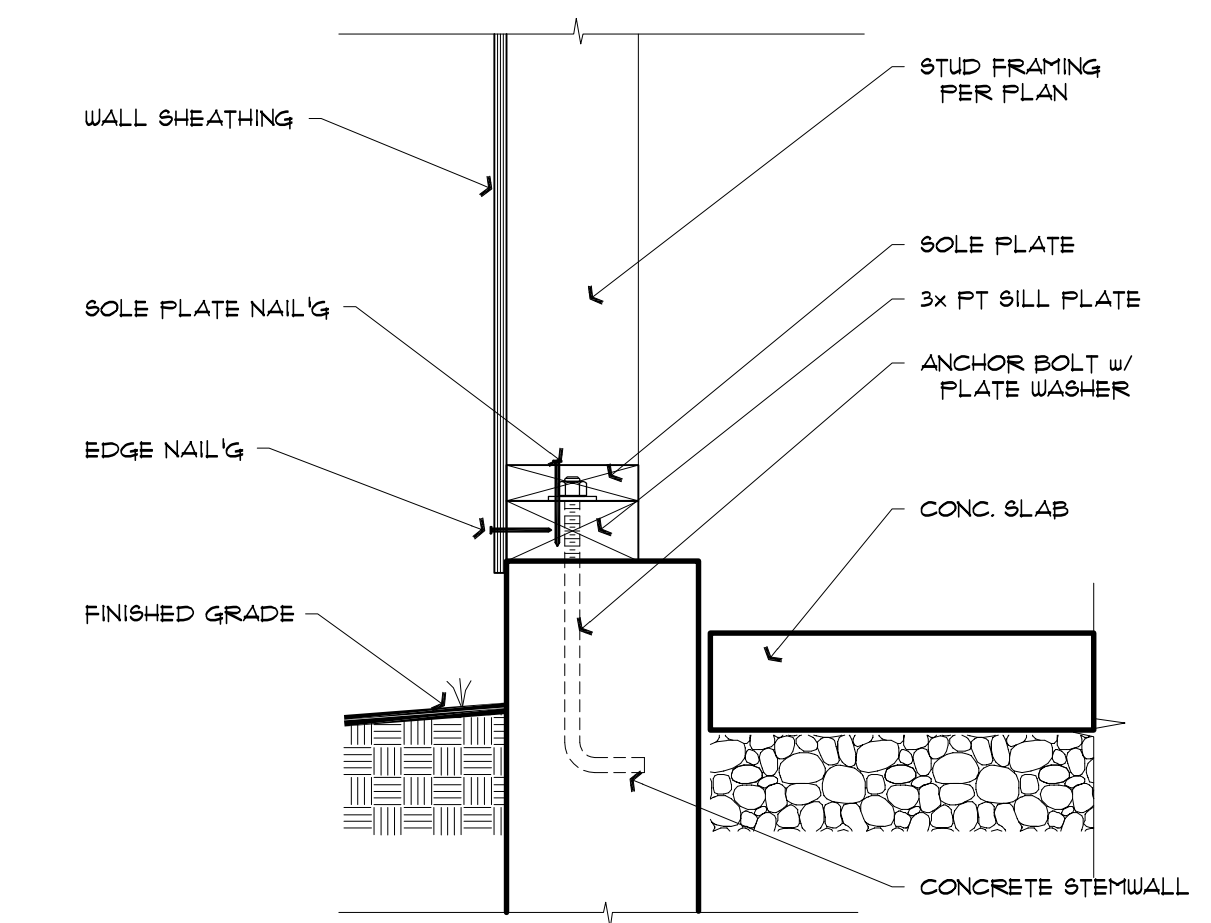
12 2x6 CRIBWALL ON CONT. SPREAD FTG.
 3/4" = 1'-0"



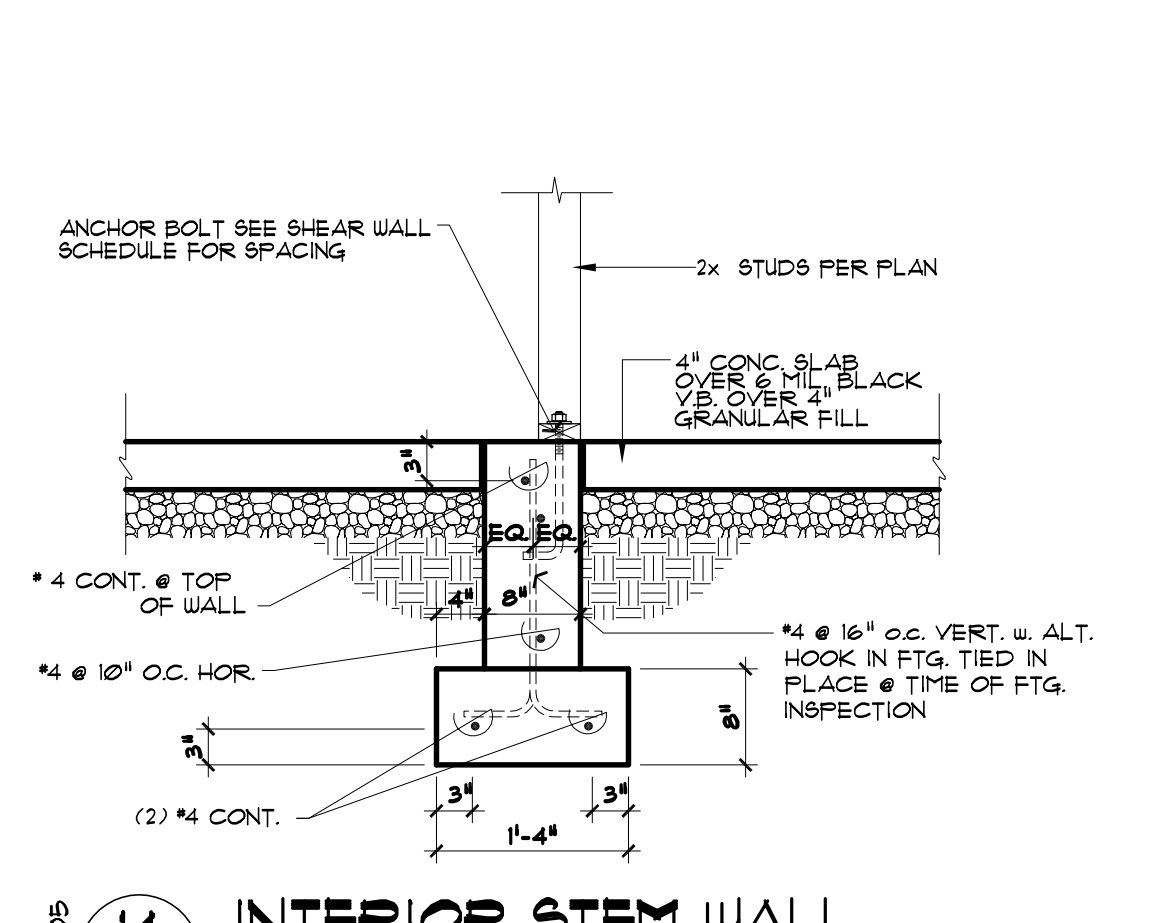
13 SHEARWALL TO STEMWALL NAIL'G
 1 1/2" = 1'-0"



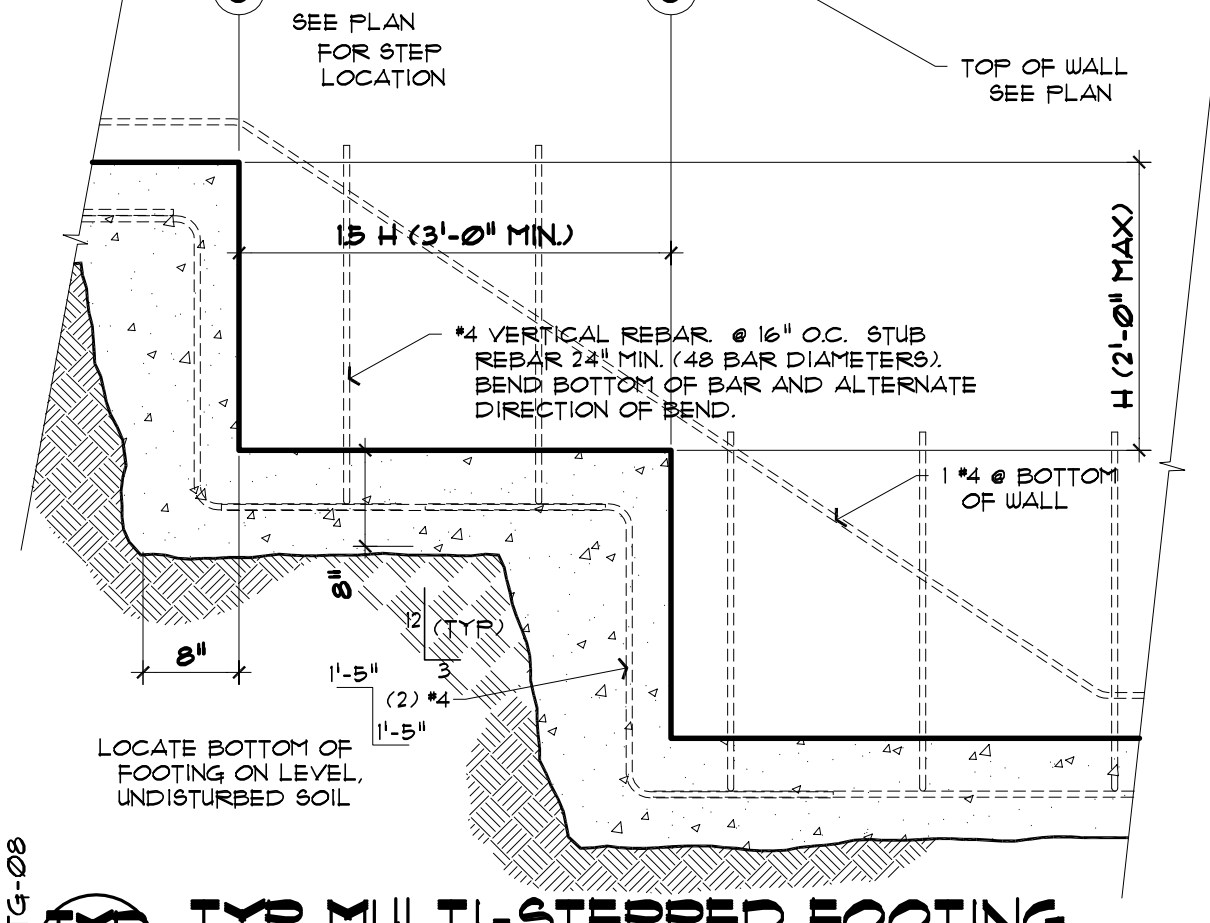
14 INTERIOR STEM WALL
 3/4" = 1'-0"



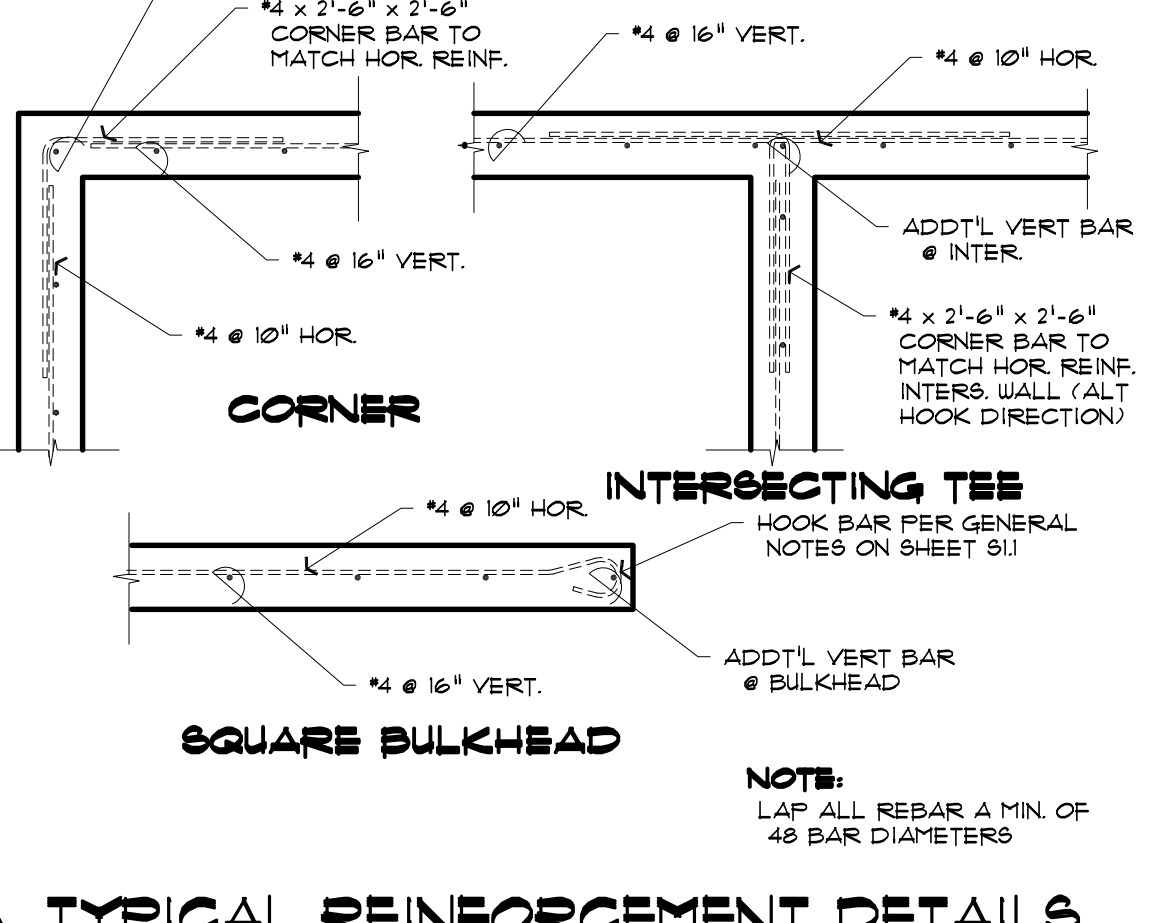
15 TYP MULTI-STEPPED FOOTING
 3/4" = 1'-0"



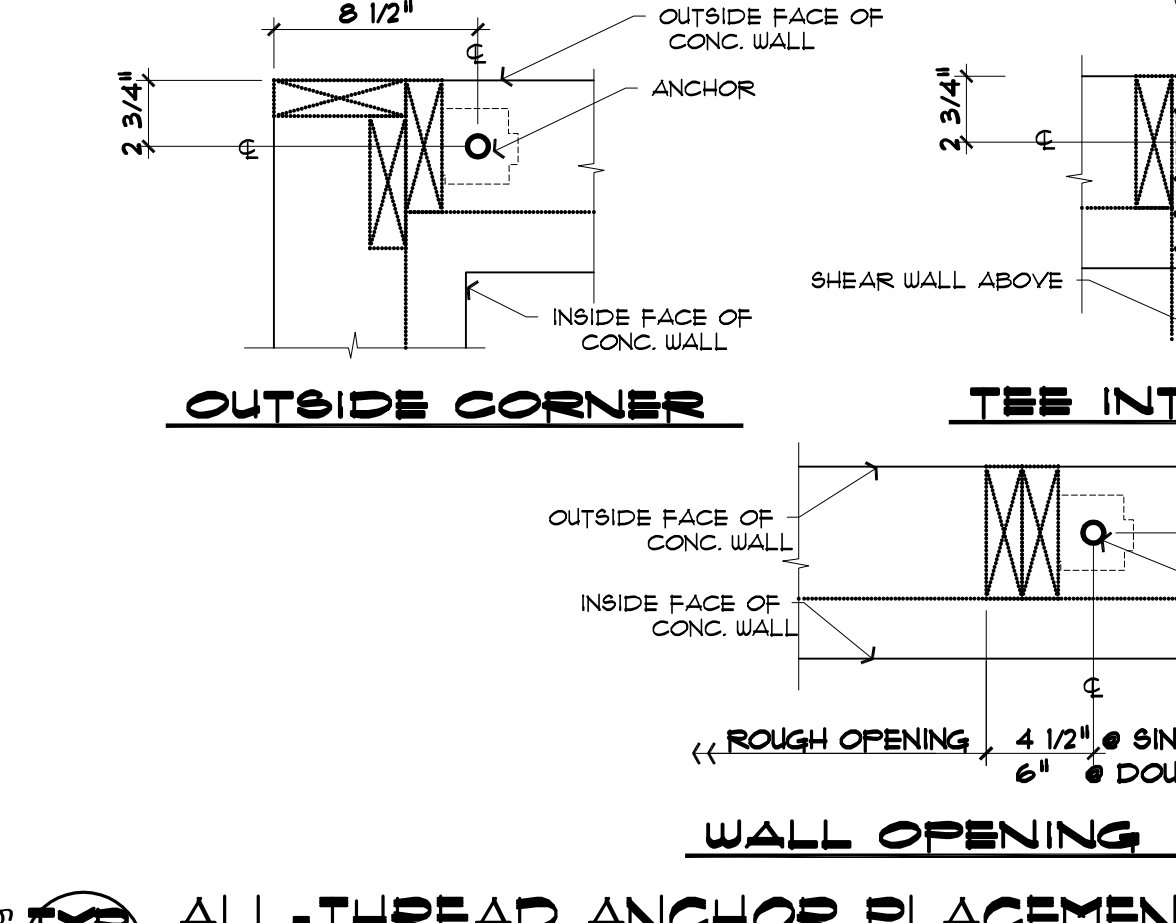
16 TYPICAL REINFORCEMENT DETAILS
 1/2" = 1'-0"



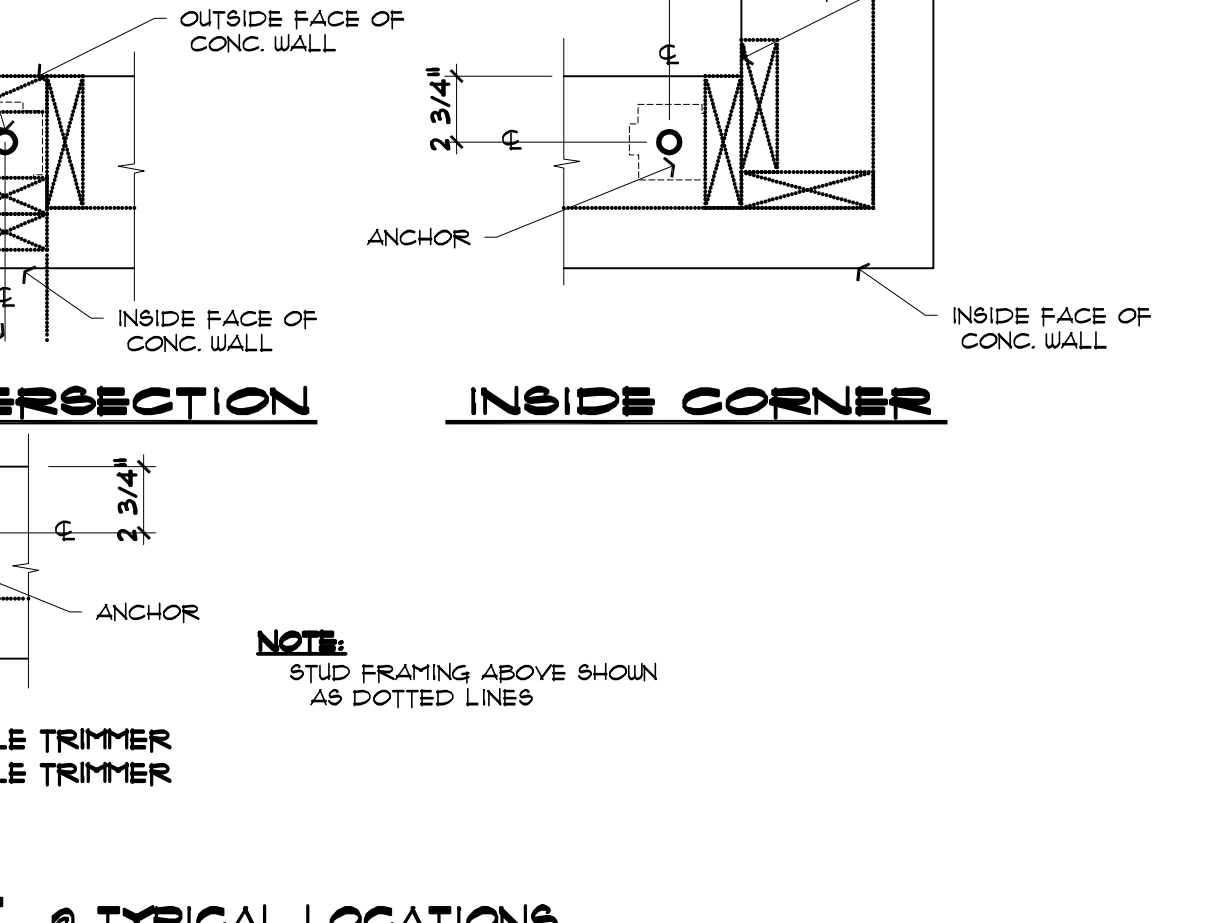
17 ALL-THREAD ANCHOR PLACEMENT @ TYPICAL LOCATIONS
 1 1/2" = 1'-0"



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

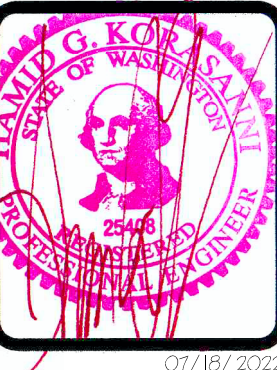


19 ALL-THREAD ANCHOR PLACEMENT @ TYPICAL LOCATIONS
 1 1/2" = 1'-0"



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

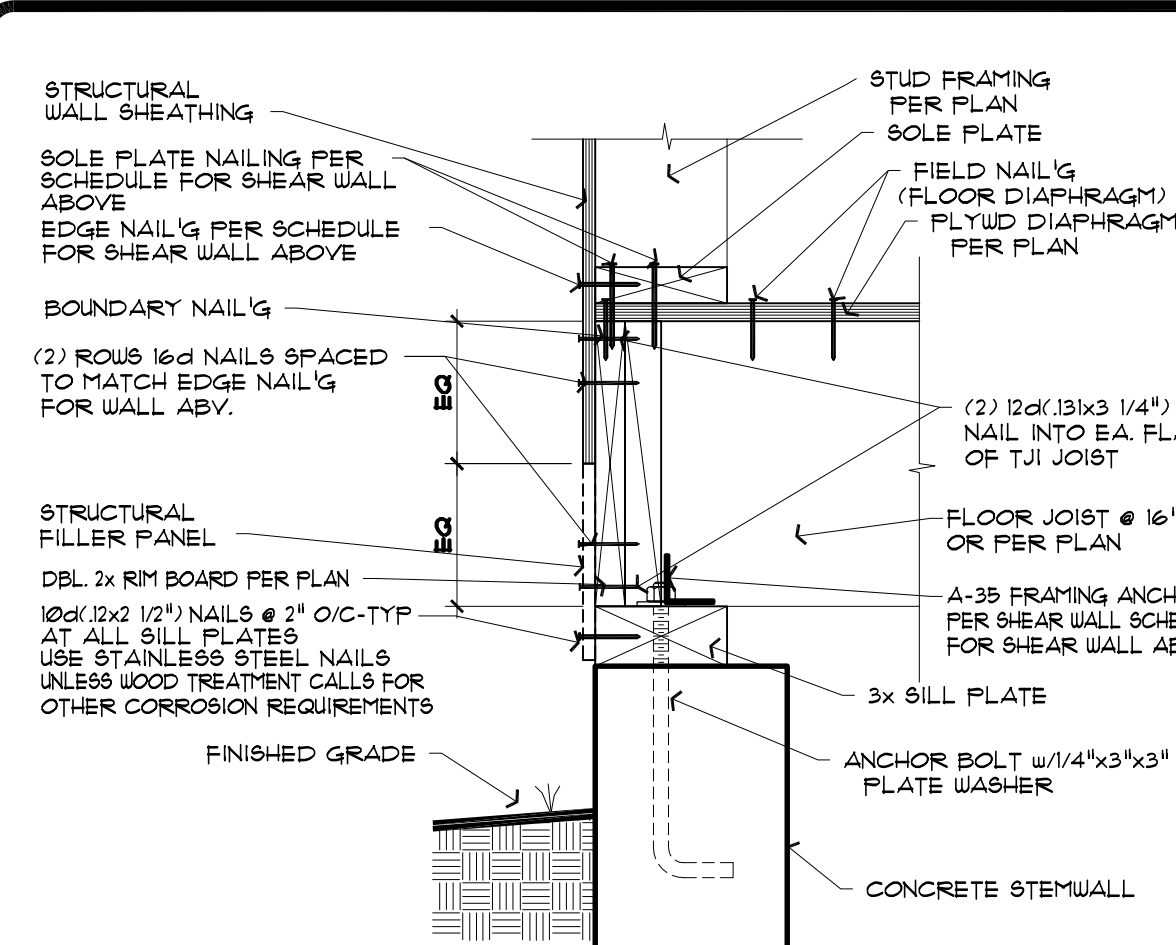
Revisions
 Draw: []
 Date: JULY 18, 2022
 Sheet: **S3.1**
 Score: [] Job: []



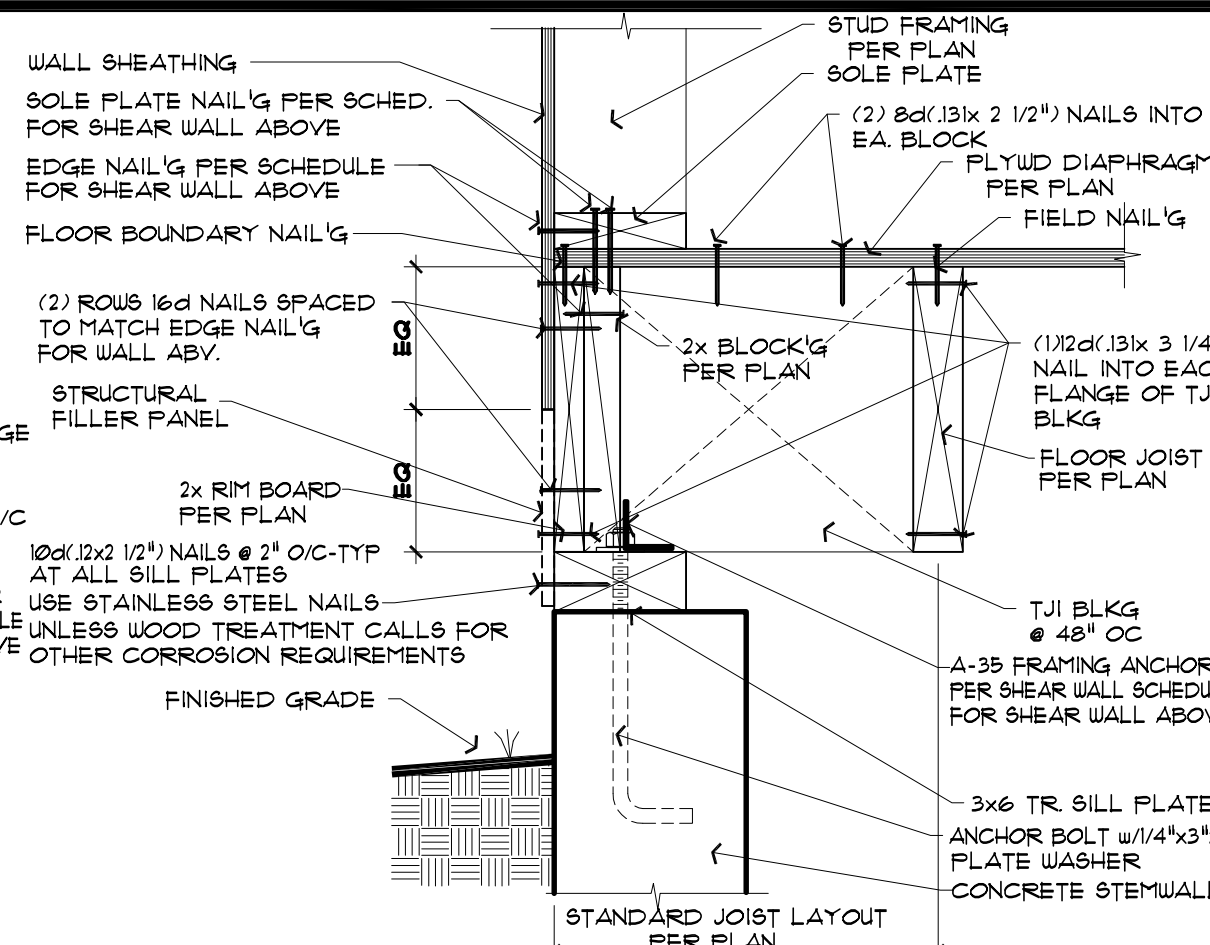
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Structural Details
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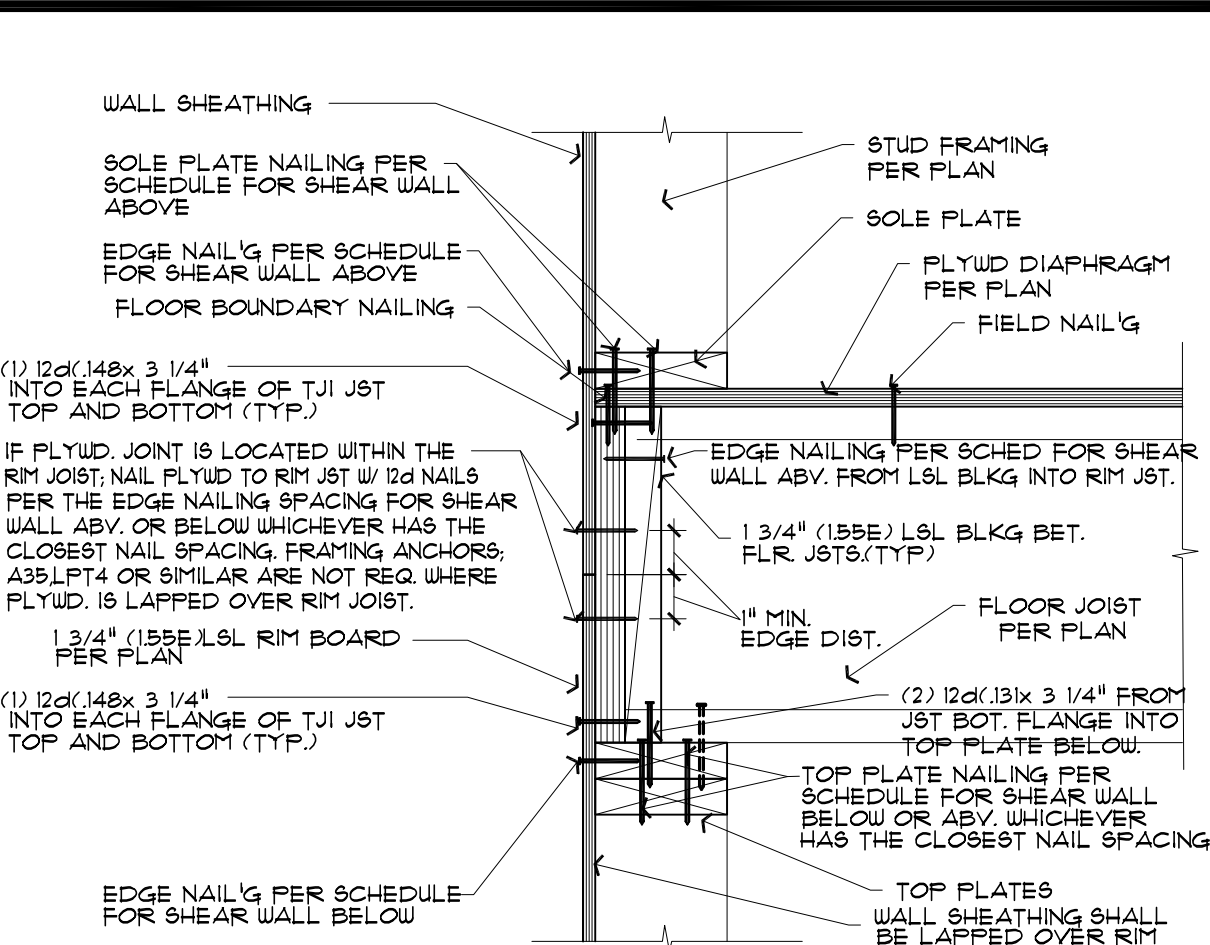
Revisions	Drawn	Checked
▲	DFP	
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Date	JULY 10, 2022	
Sheet	S3.2	
Scale	1/4" = 1'-0"	



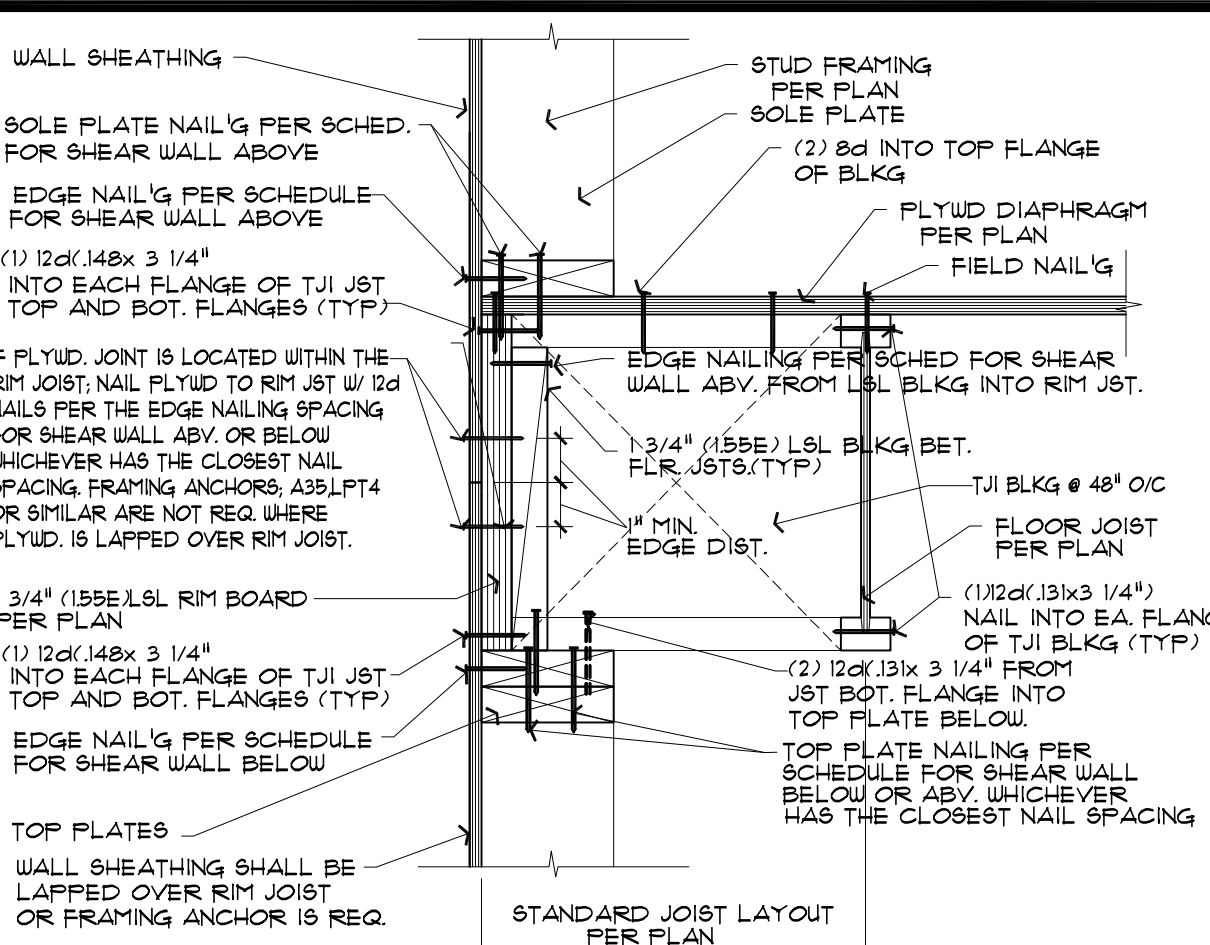
1 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



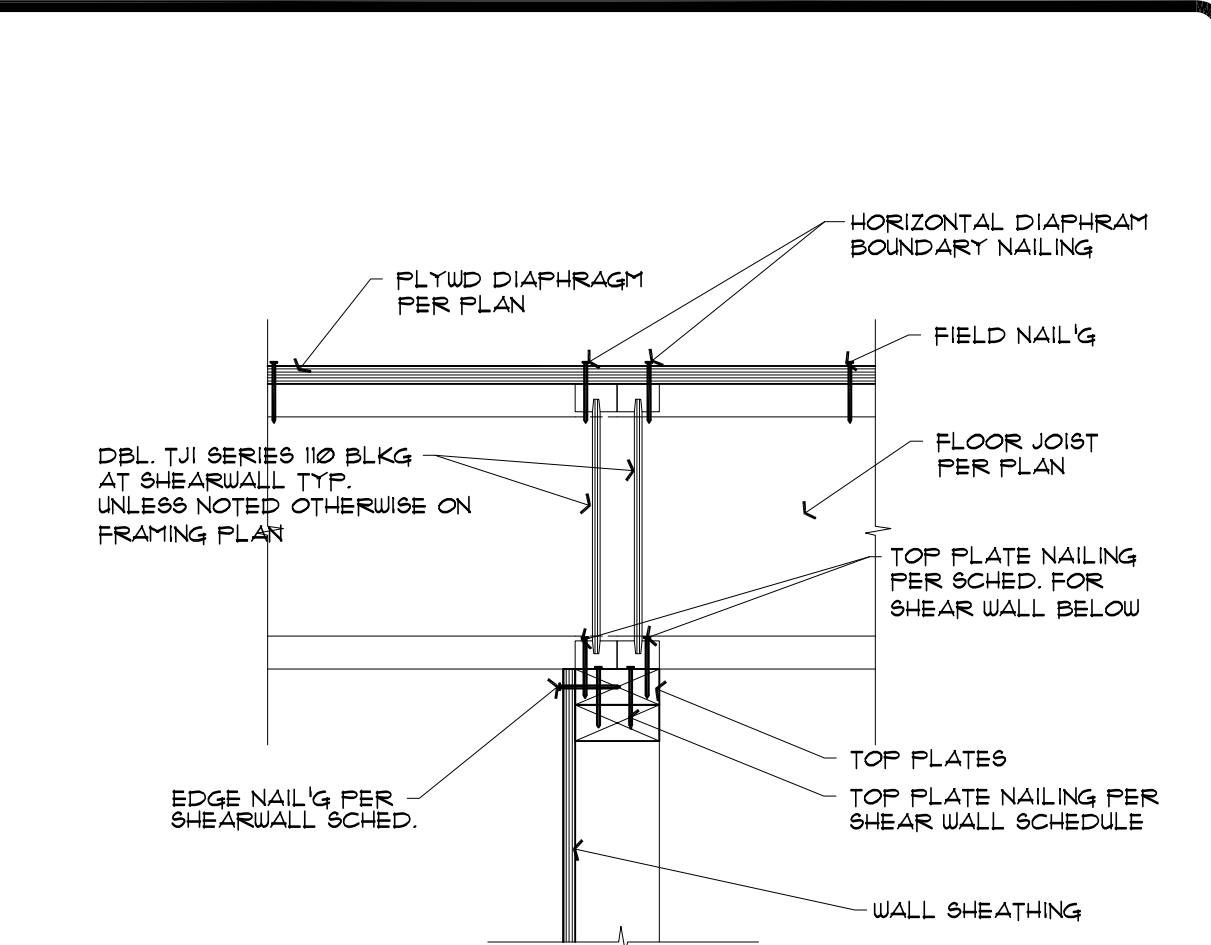
2 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



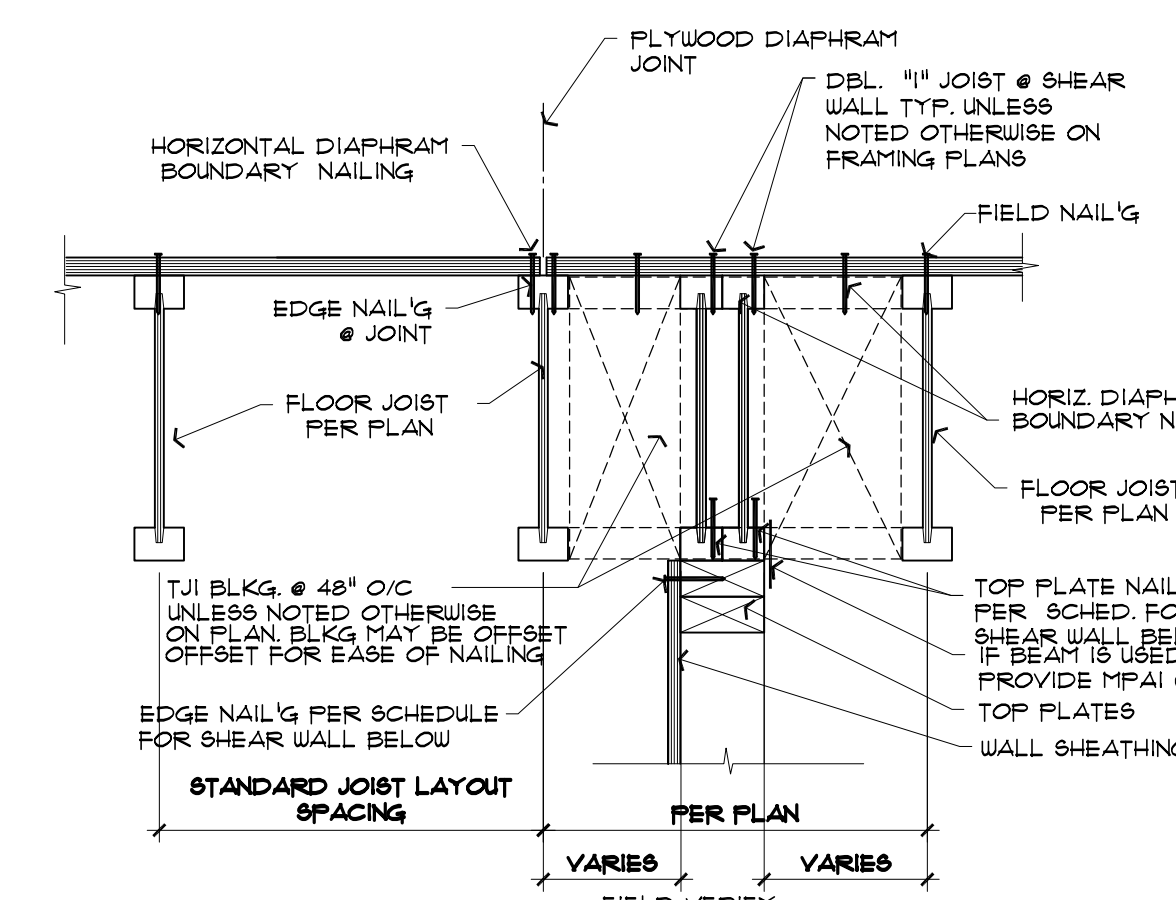
3 DIAPHRAGM @ EXTERIOR SHEARWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



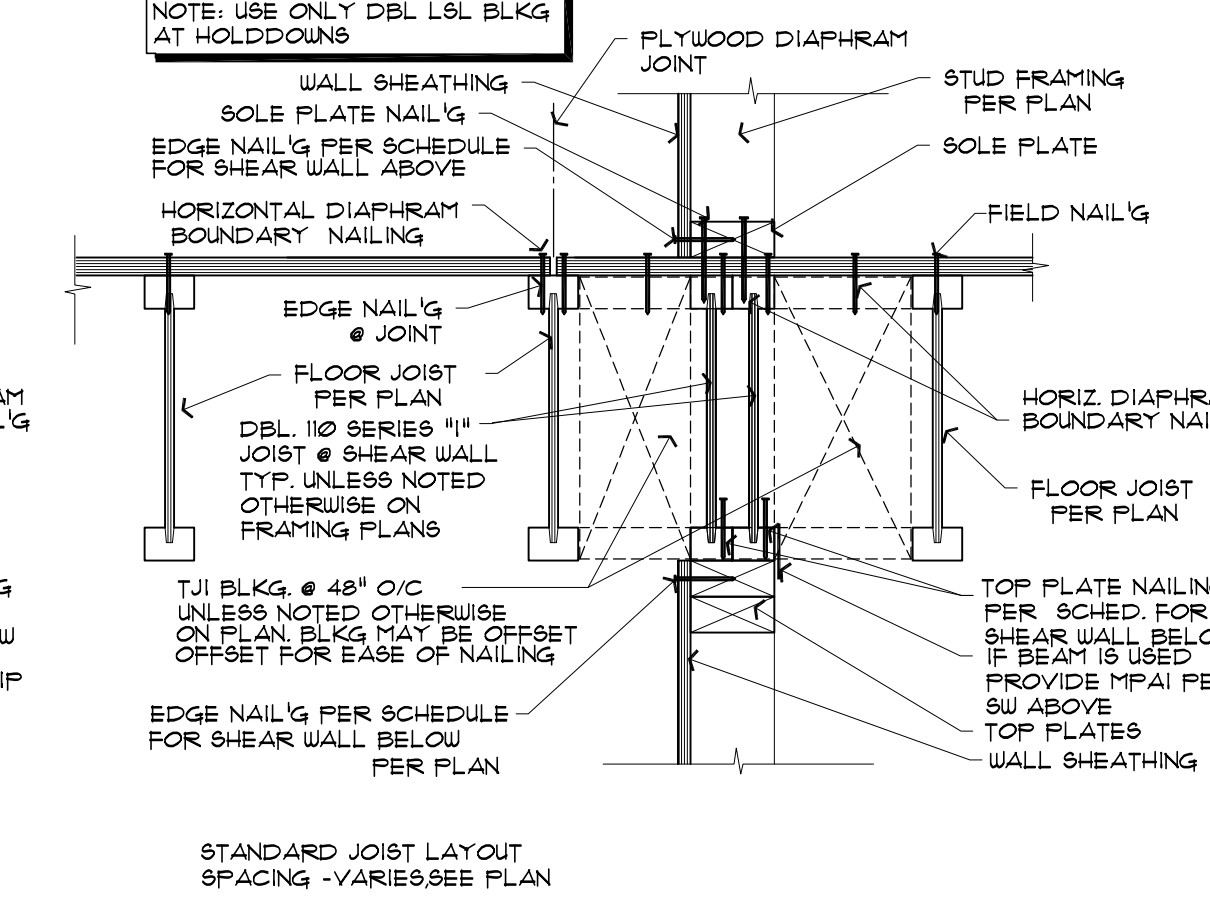
4 DIAPHRAGM @ EXTERIOR SHEARWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



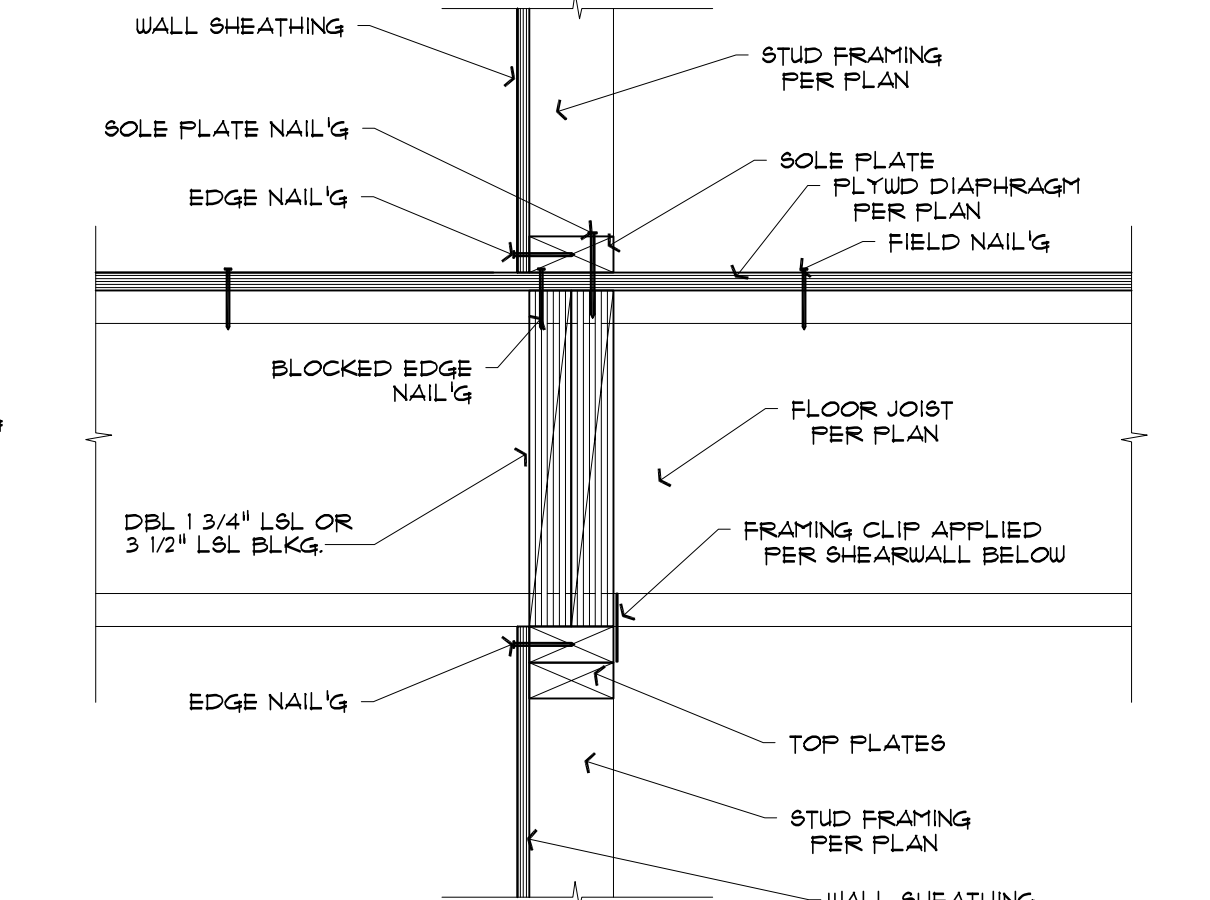
5 DIAPHRAGM @ INT. SHEARWALL BELOW
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



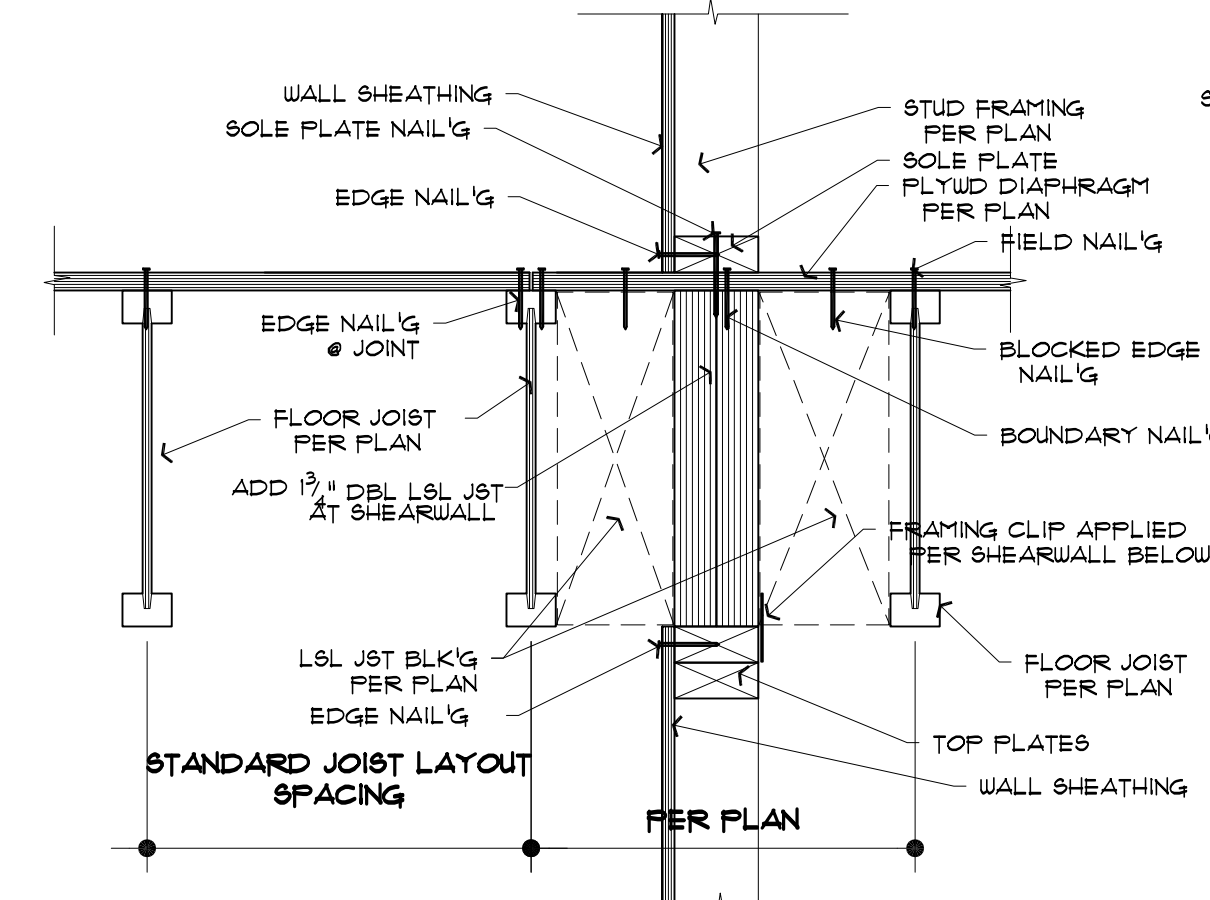
6 DIAPHRAGM @ INT. SHEARWALL BELOW
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



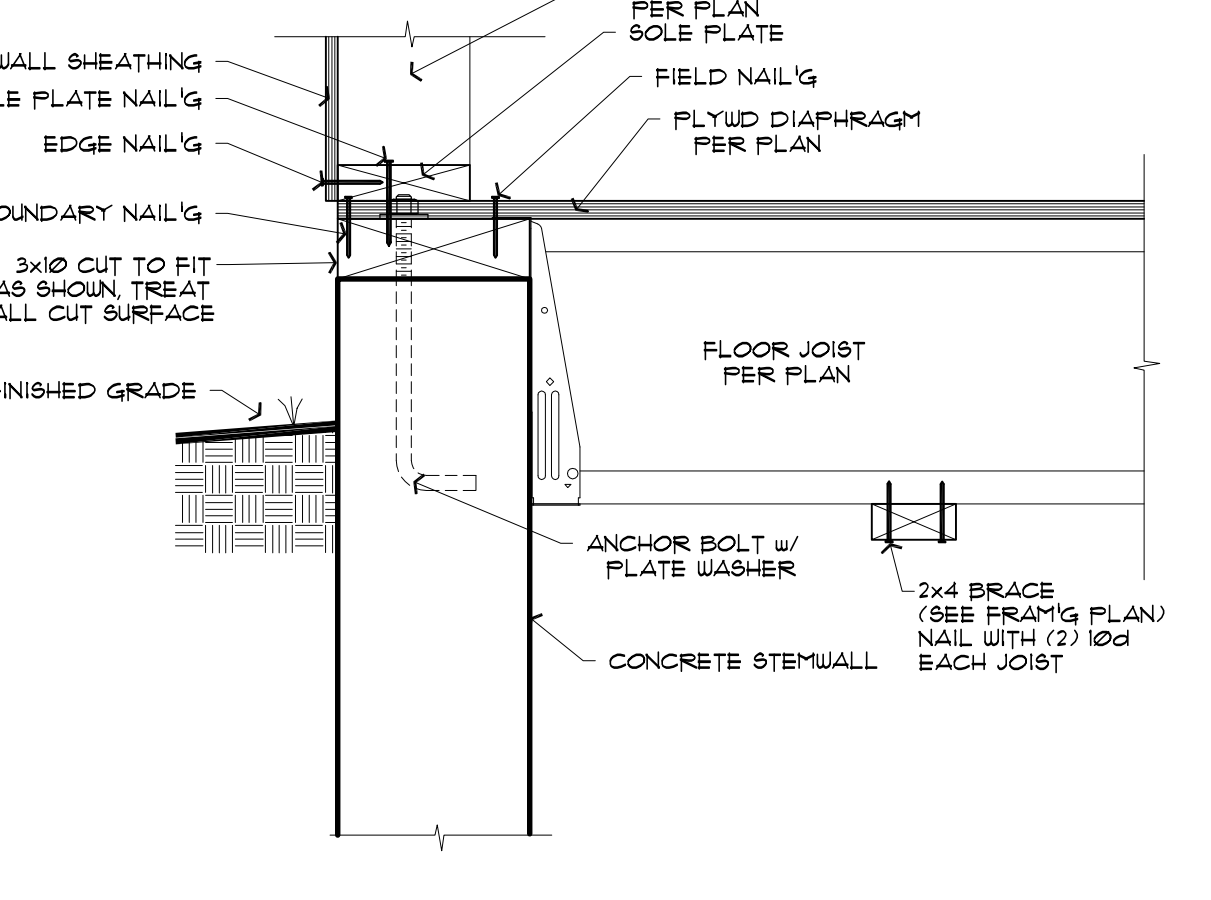
7 DIA. @ INT. SHEARWALL ABV. & BEL.
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



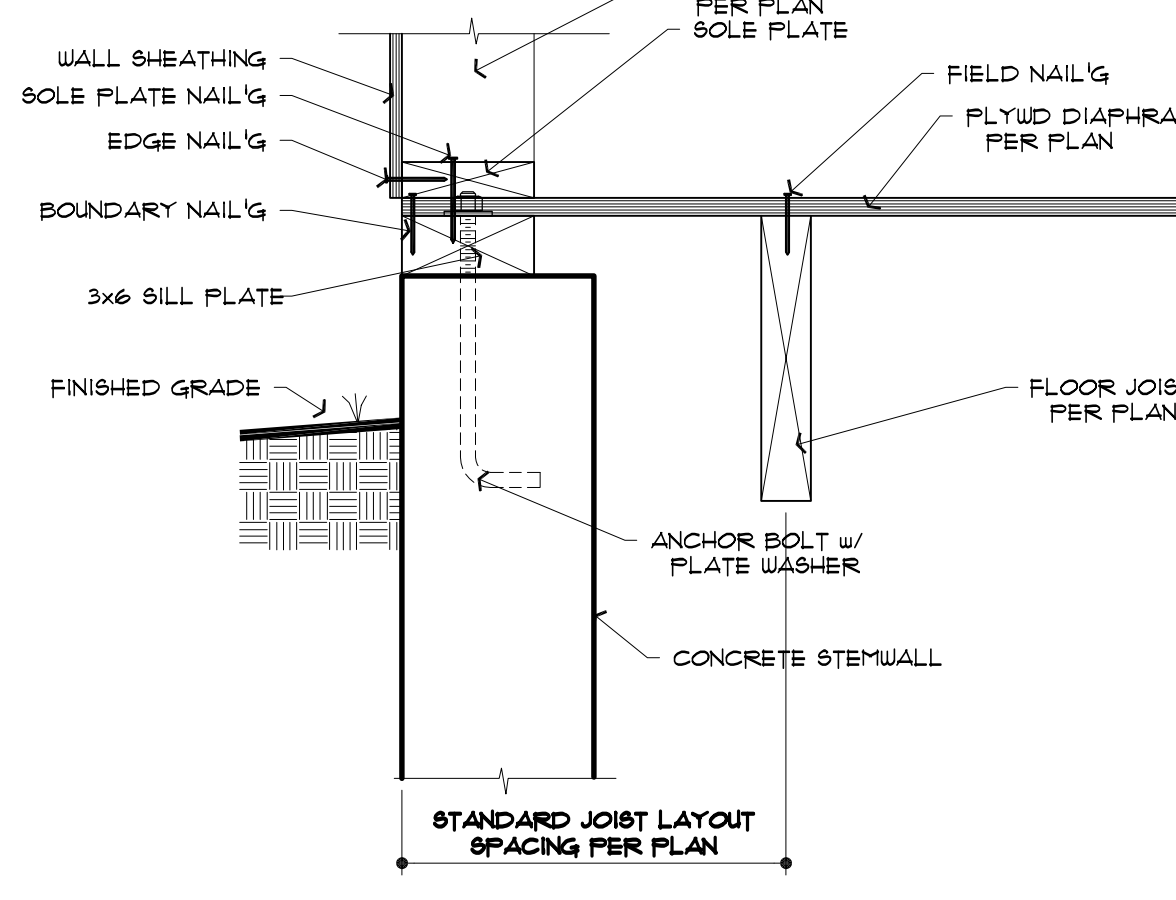
8 DIAPHRAGM @ INTERIOR SHEARWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



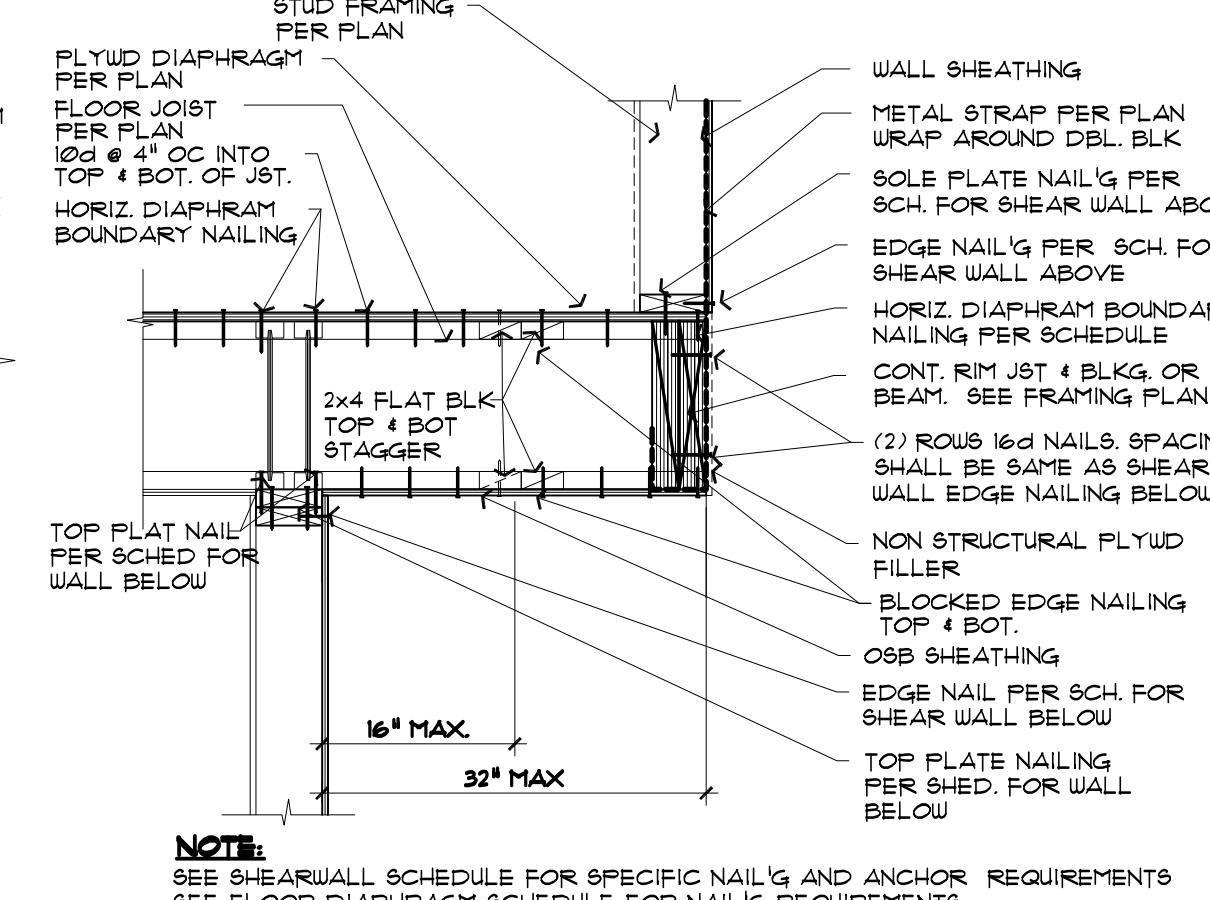
9 DIAPHRAGM @ INTERIOR SHEARWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



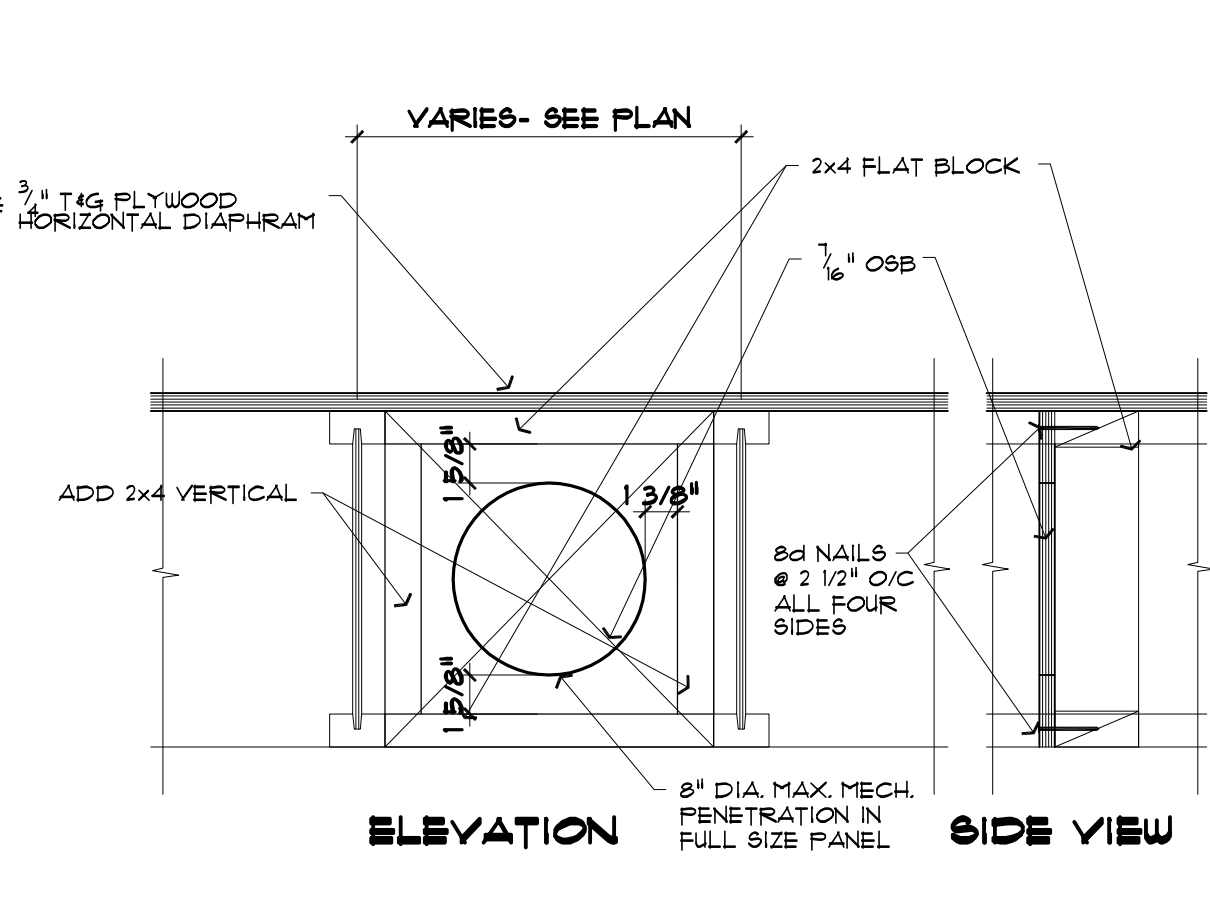
10 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



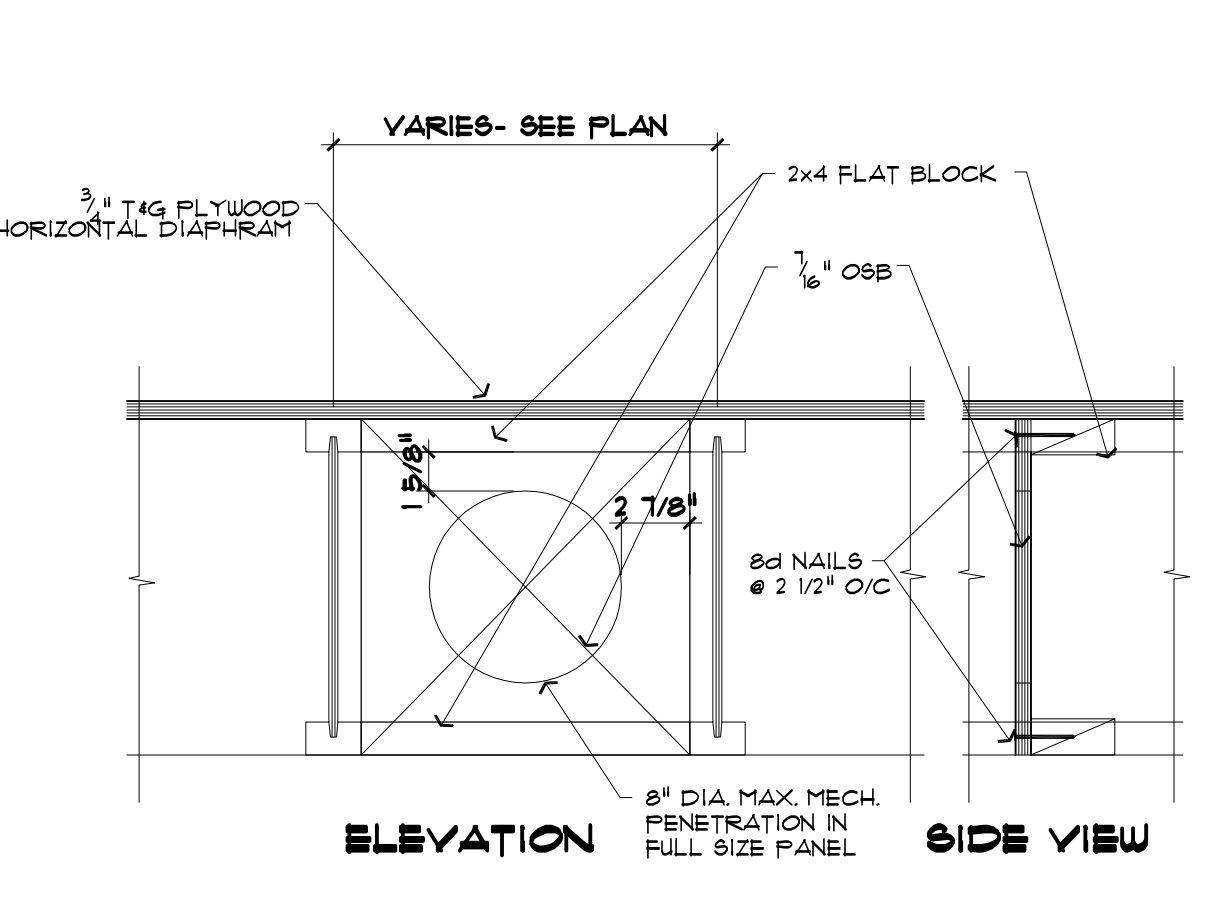
11 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



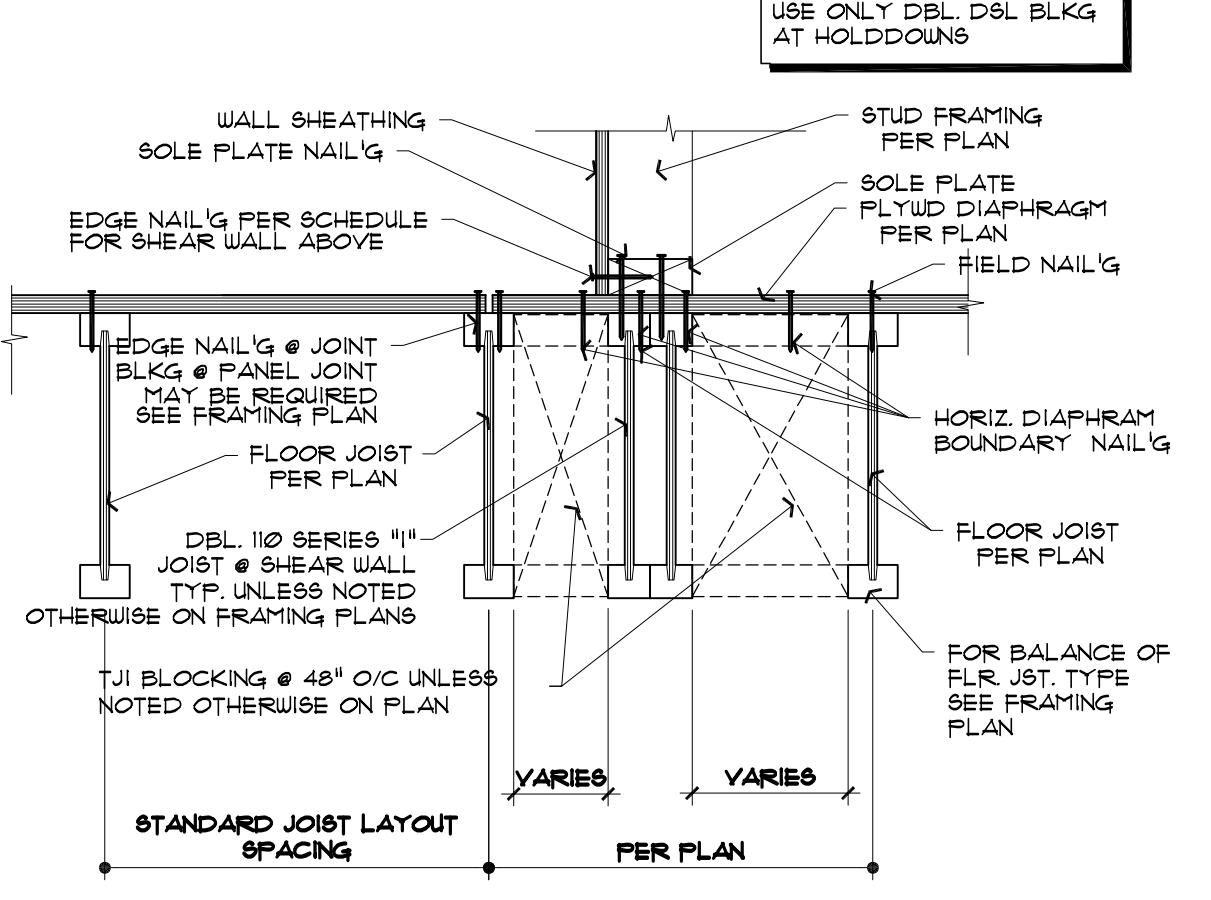
12 DIAPHRAGM @ OVERHANG SHEARWALL
 632 JOISTS PERPENDICULAR TO SHEARWALL 3/4" = 1'-0"



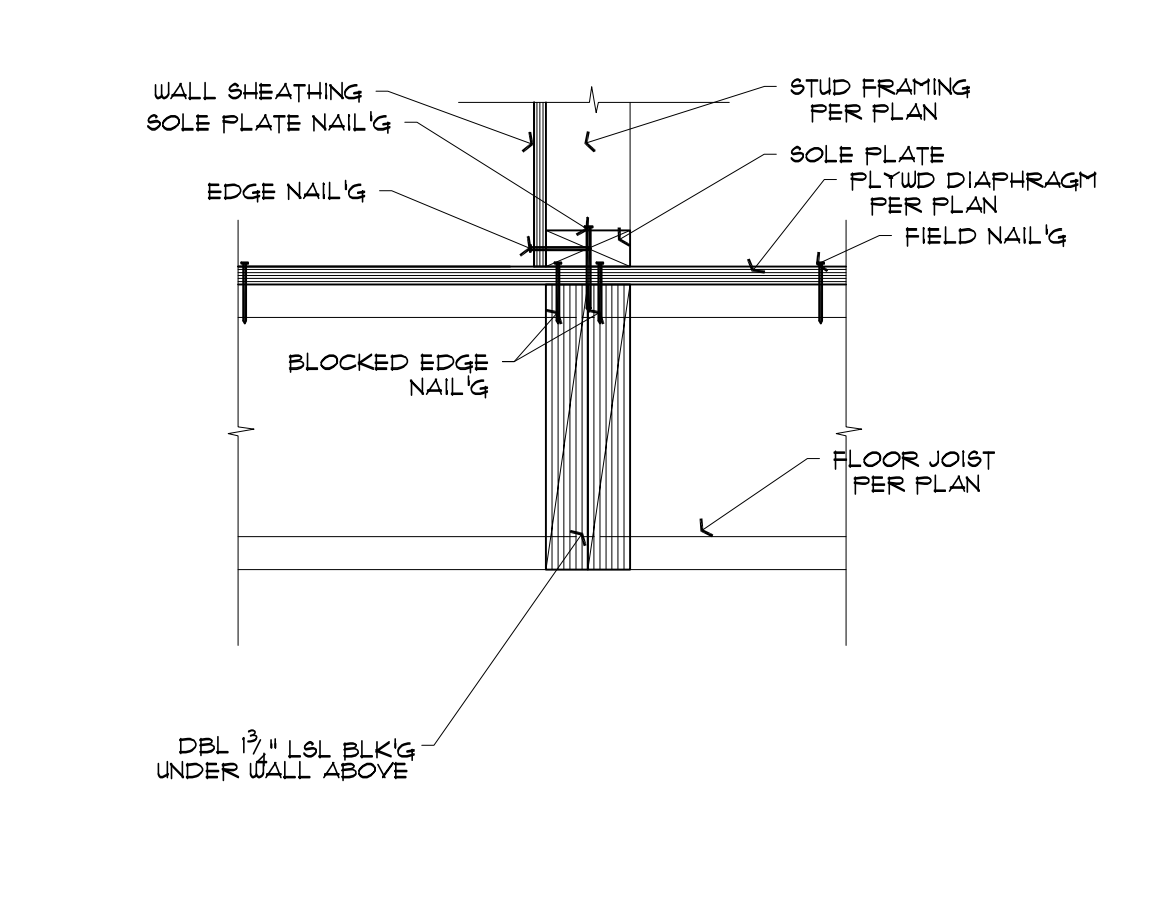
13 PRE-FAB BLOCKING PANEL A
 632 AT SHEAR OR BEARING WALL LOCATION 1 1/2" = 1'-0"



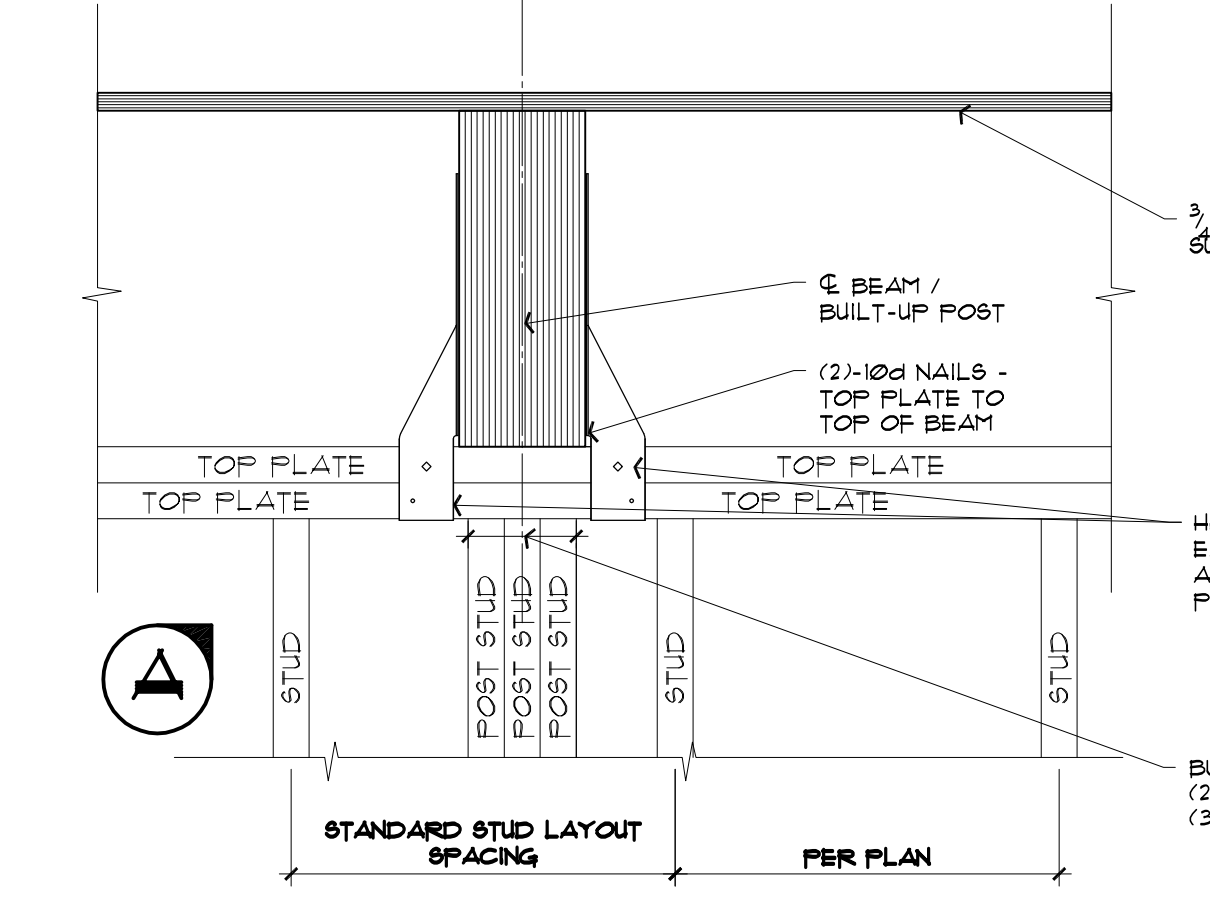
14 PRE-FAB BLOCKING PANEL B
 632 1 1/2" = 1'-0"



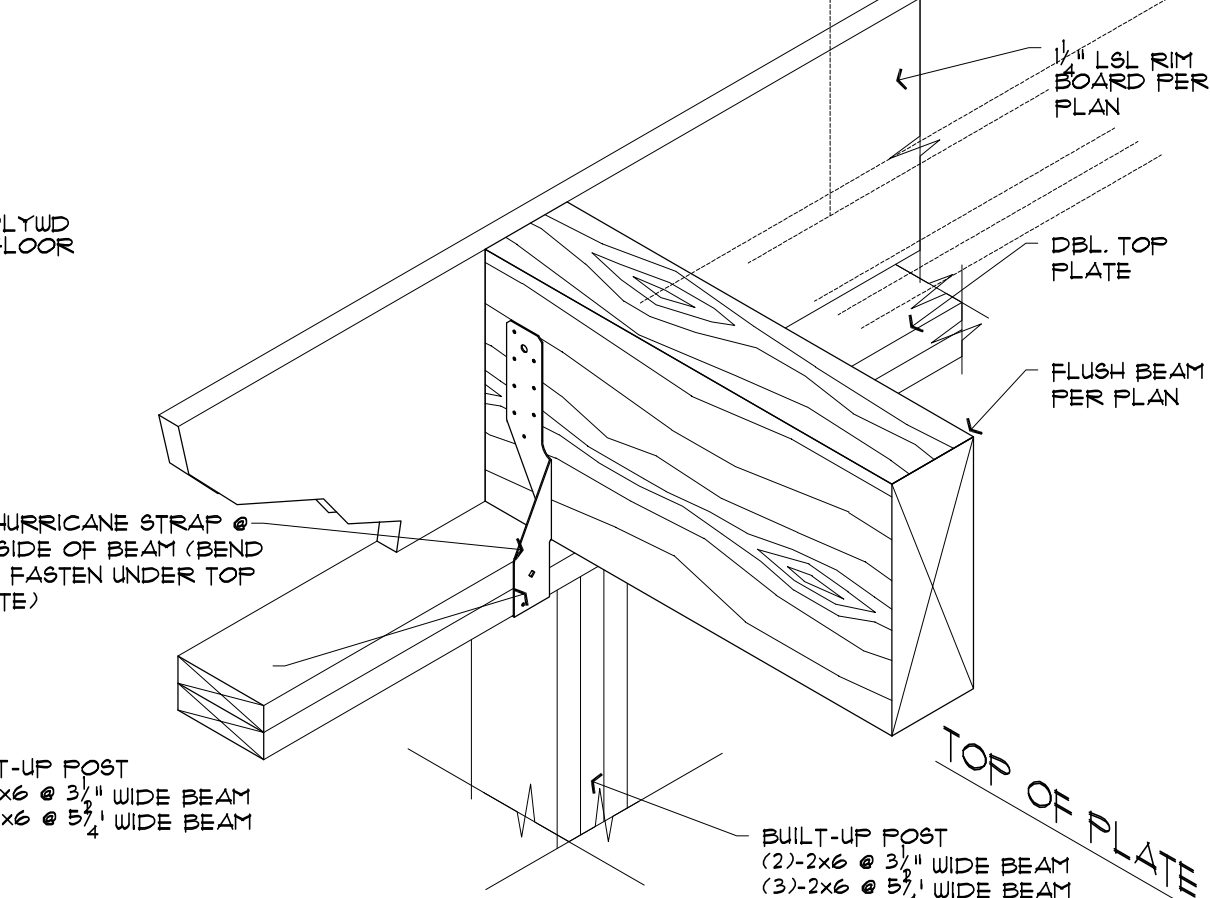
15 DIAPHRAGM @ INT. SHEARWALL ABOVE
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



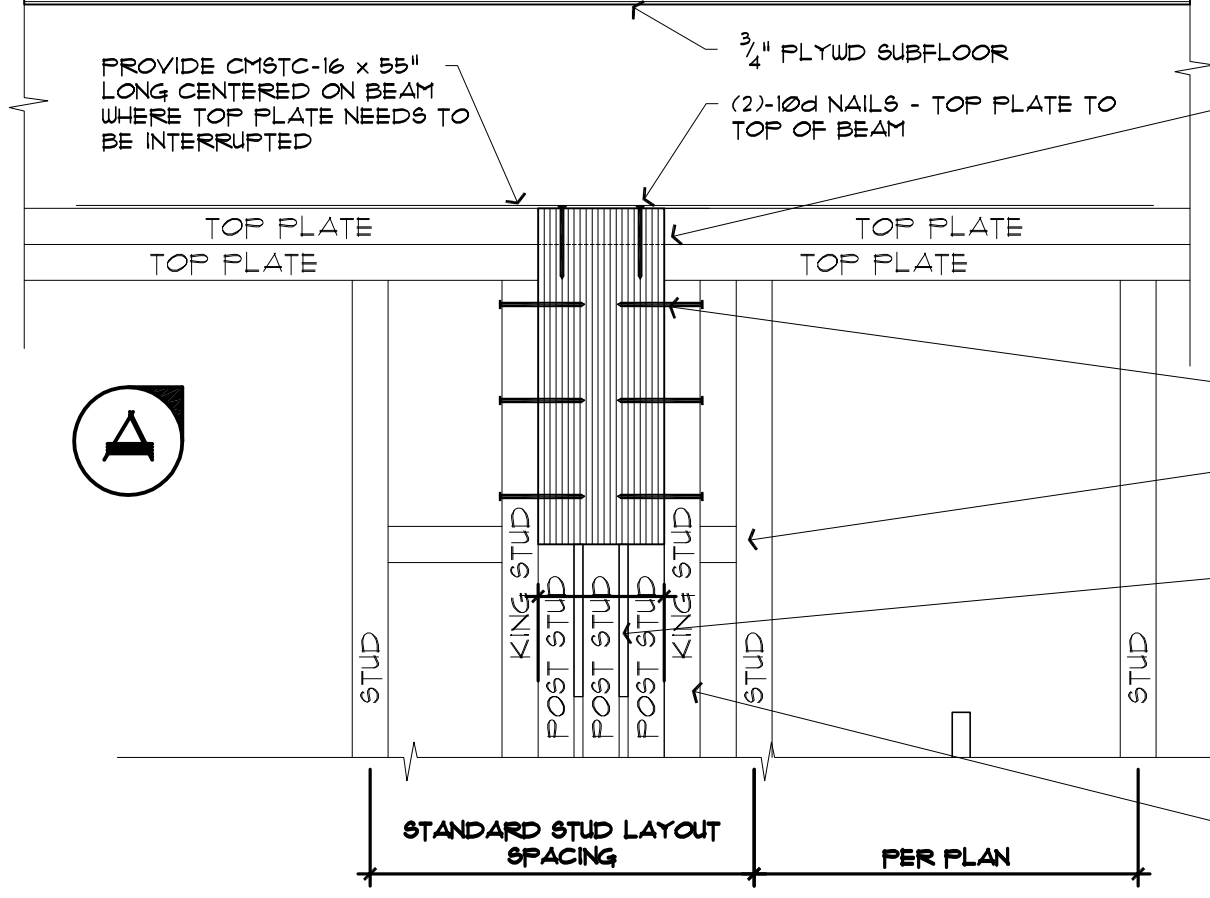
16 DIAPHRAGM @ INT. SHEARWALL ABOVE
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



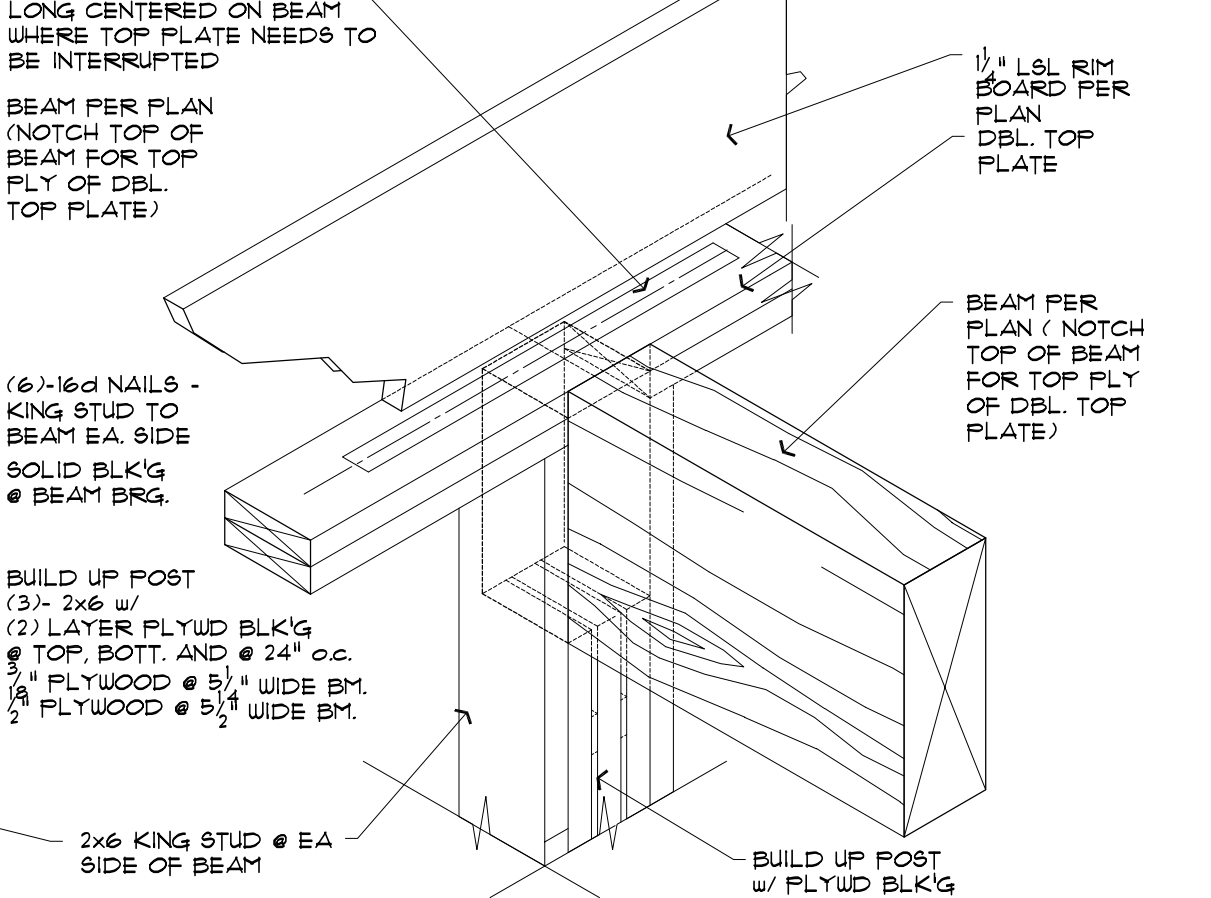
17 BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.
 632 TOP OF BEAM FLUSH w/ TOP OF JOIST-BEAM BEARING ON TOP OF PLATE 1 1/2" = 1'-0"



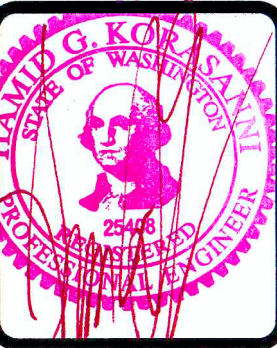
18 ISOMETRIC
 632 1 1/2" = 1'-0"



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

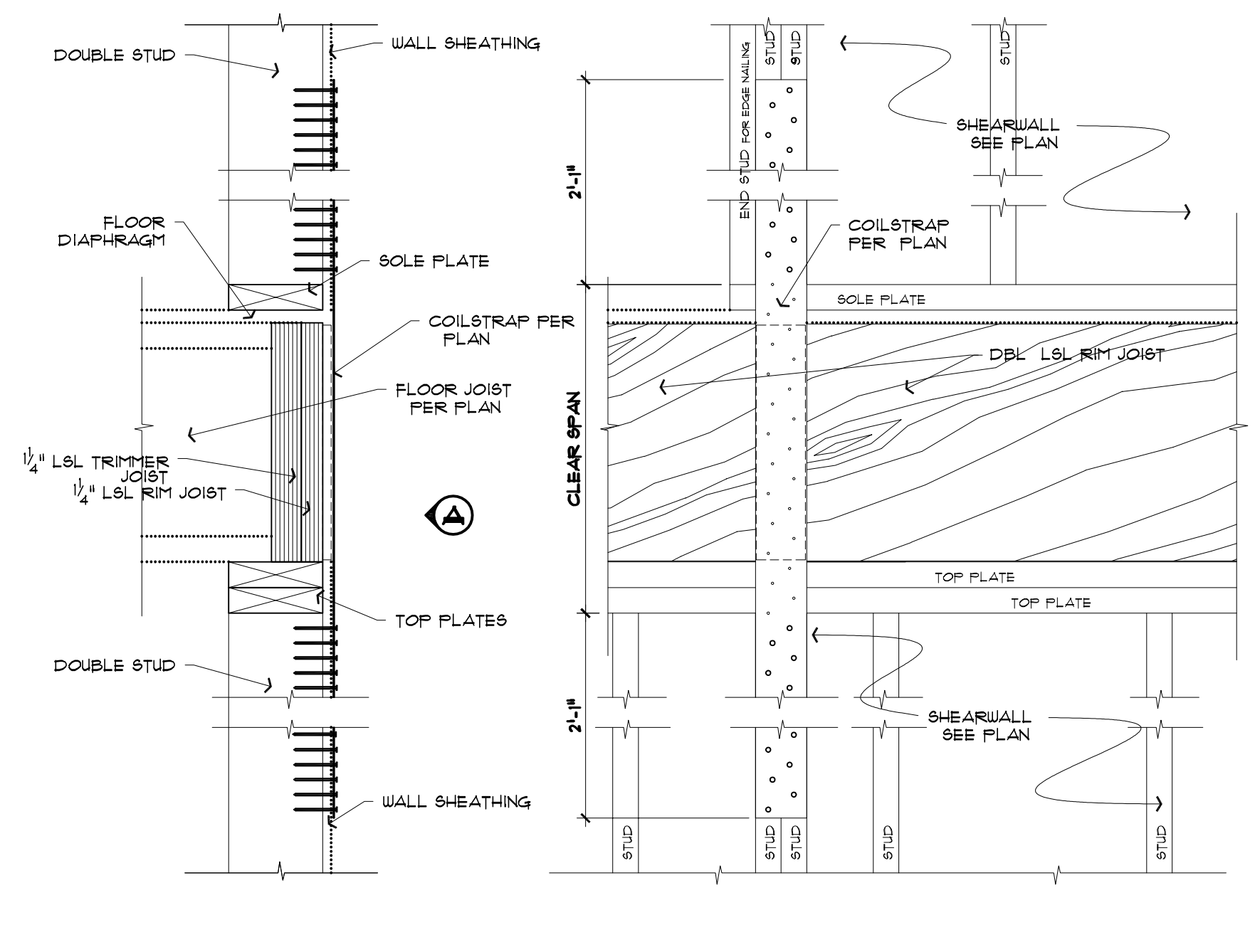
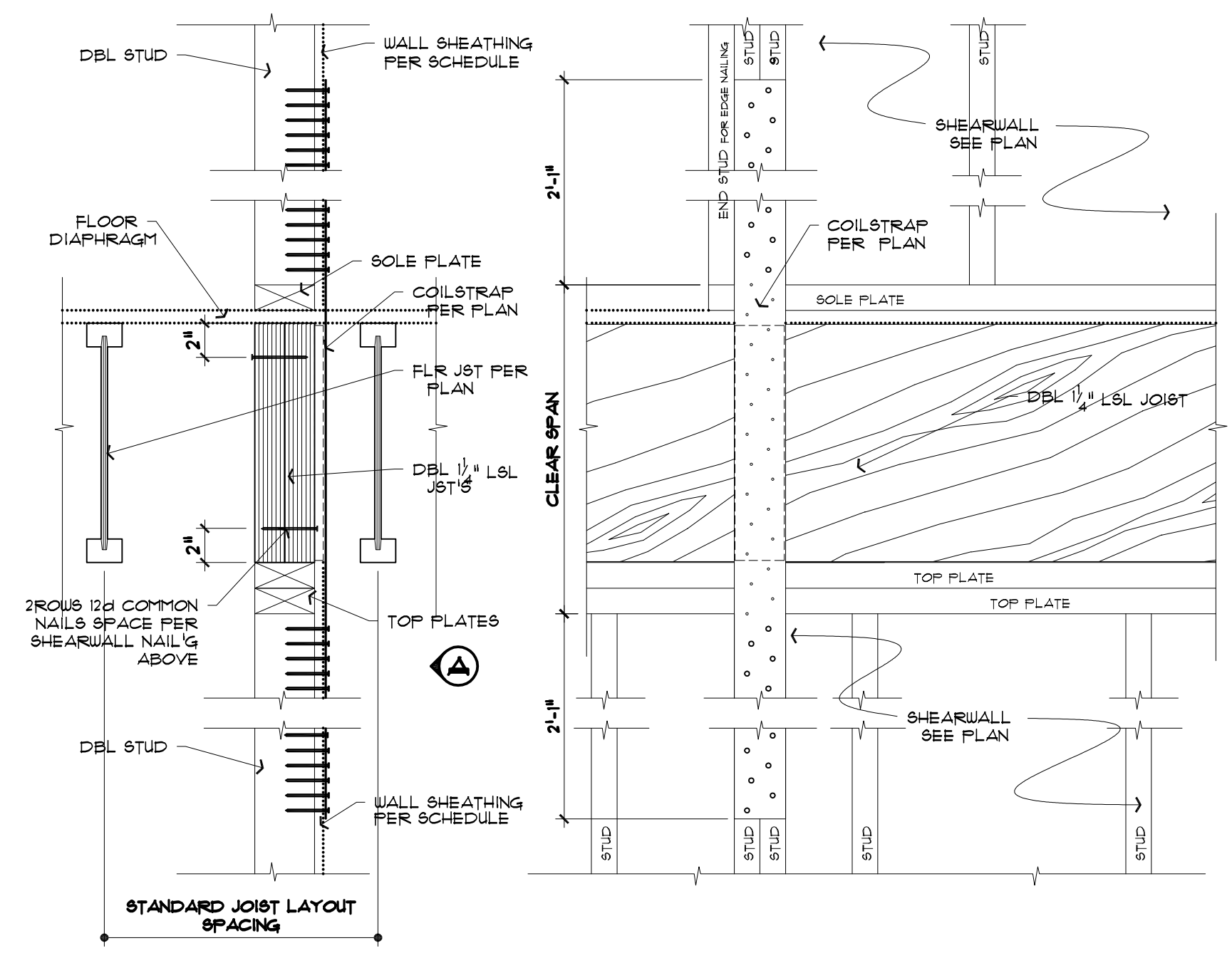
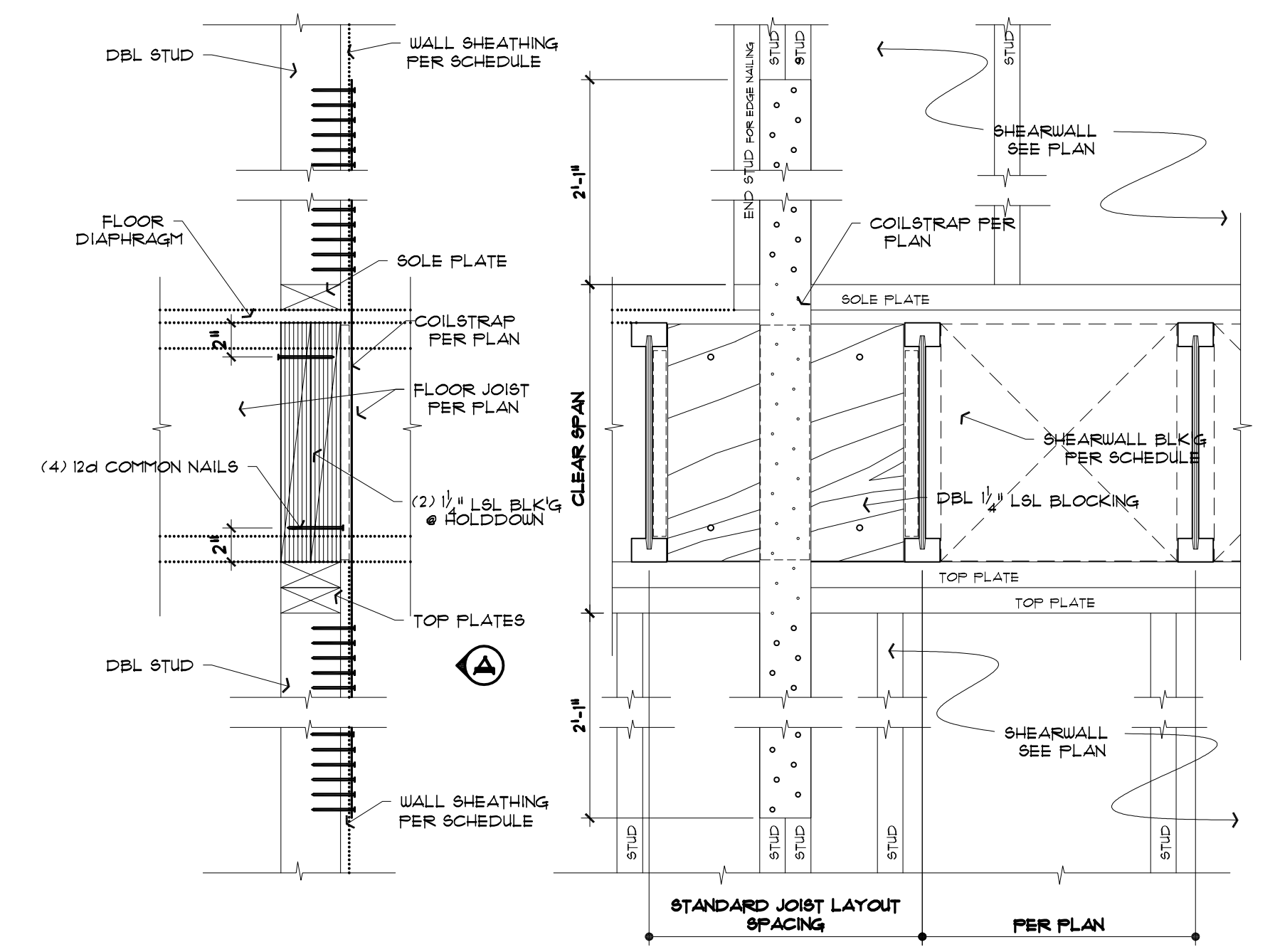


20 ISOMETRIC
 632 1 1/2" = 1'-0"



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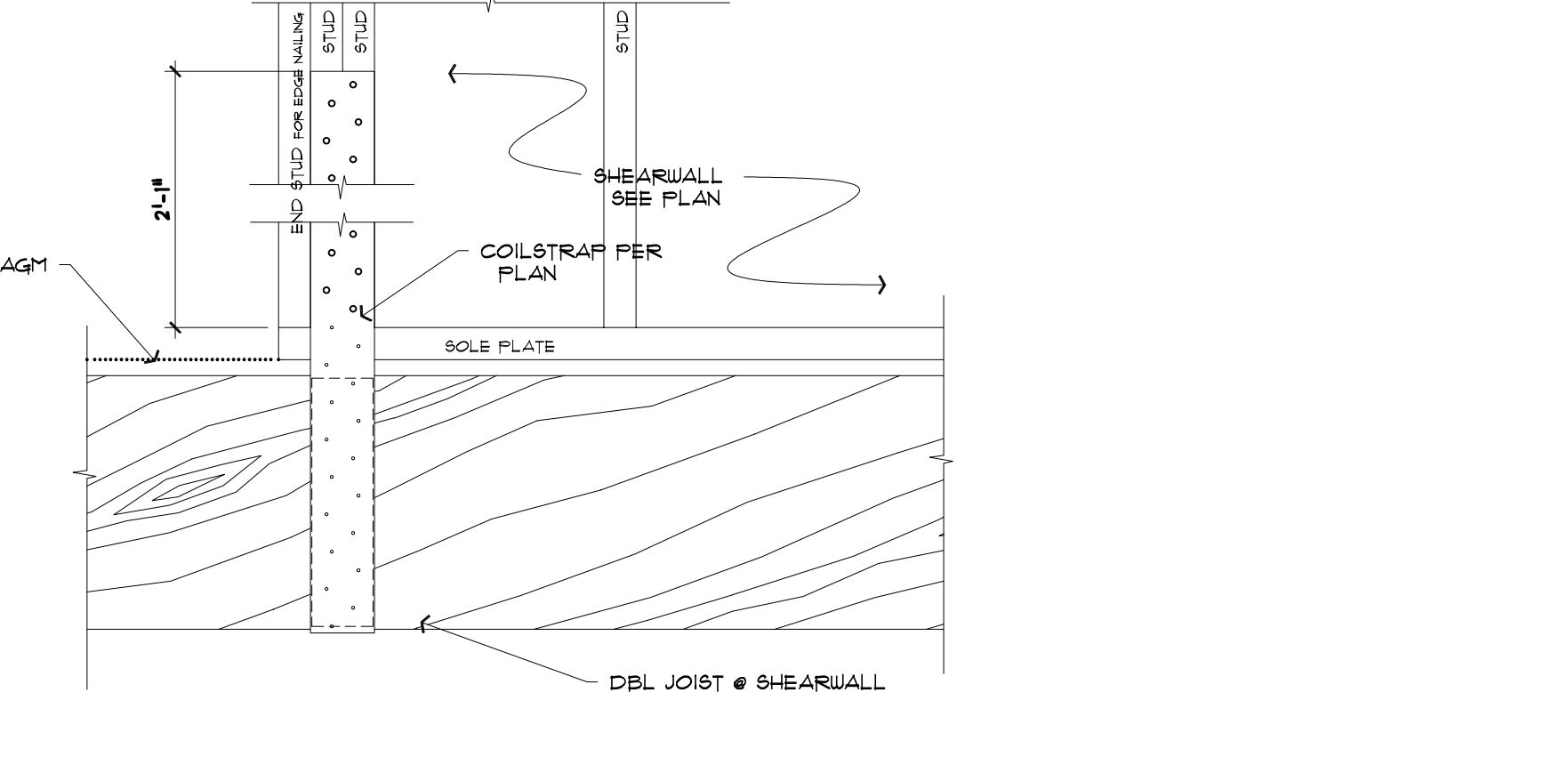
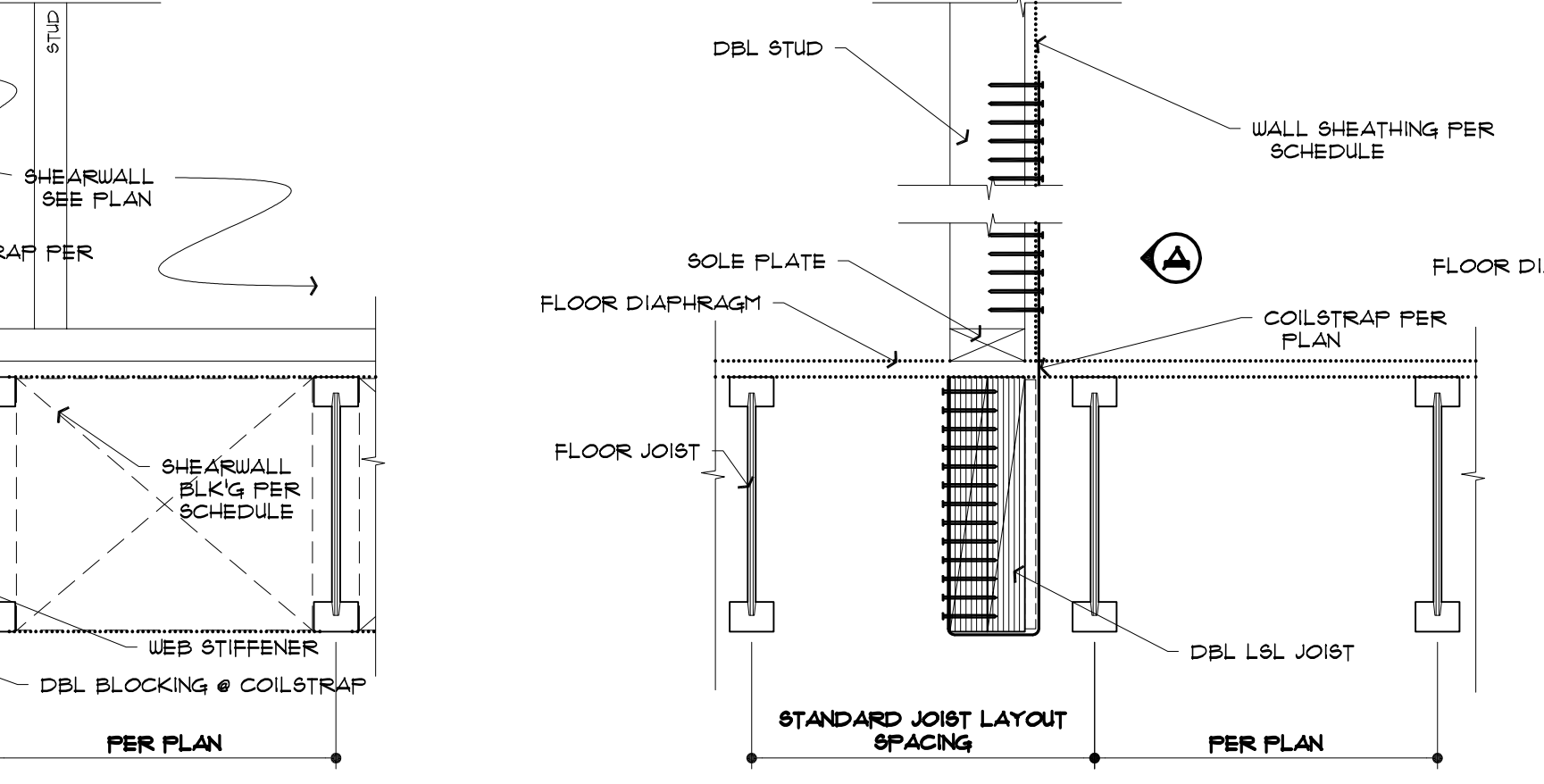
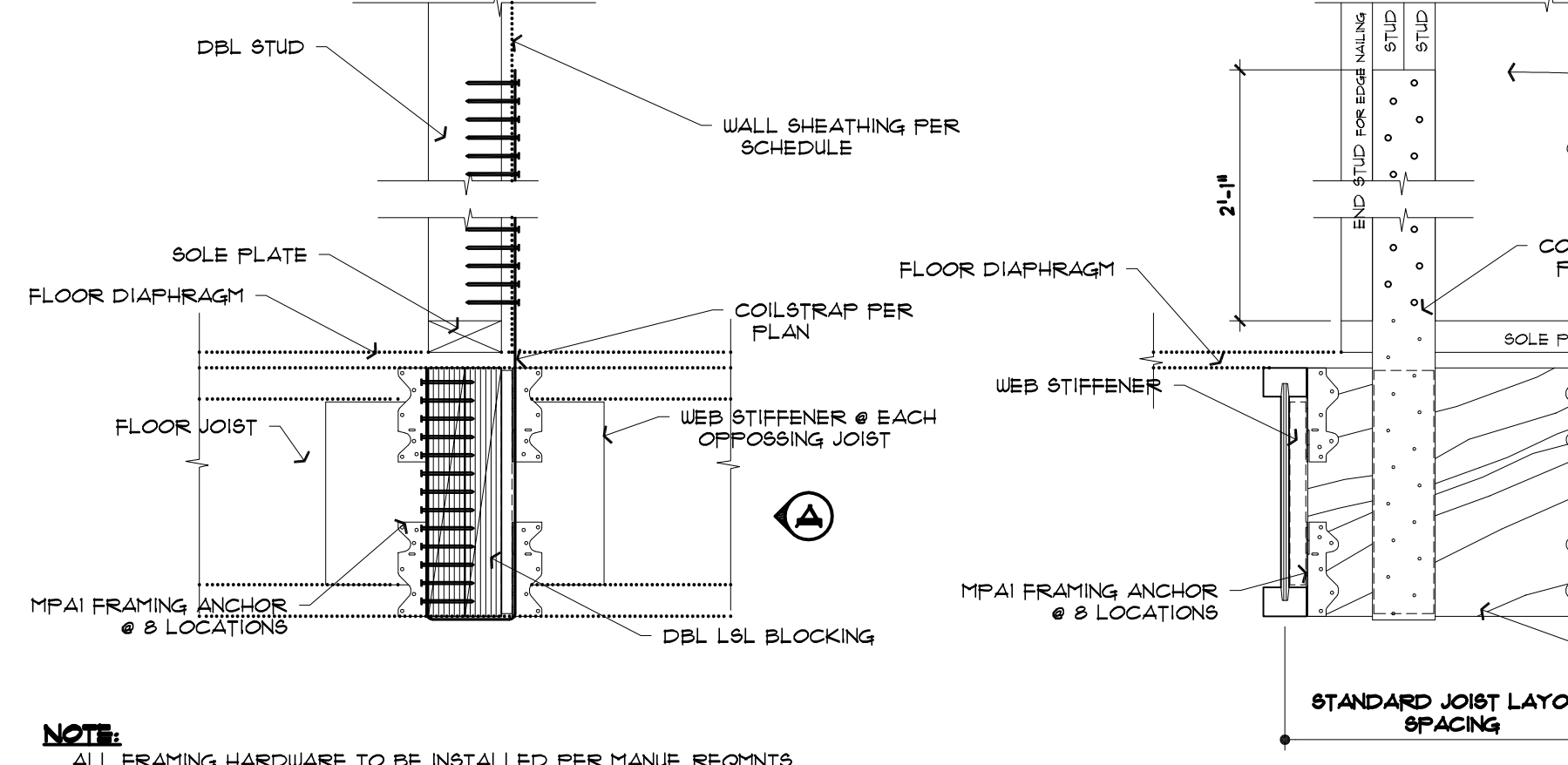
STRUCTURAL DETAILS
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040



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 (L&L 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 L&L JOISTS UNDER SHEAR WALL) 1 1/2" = 1'-0"

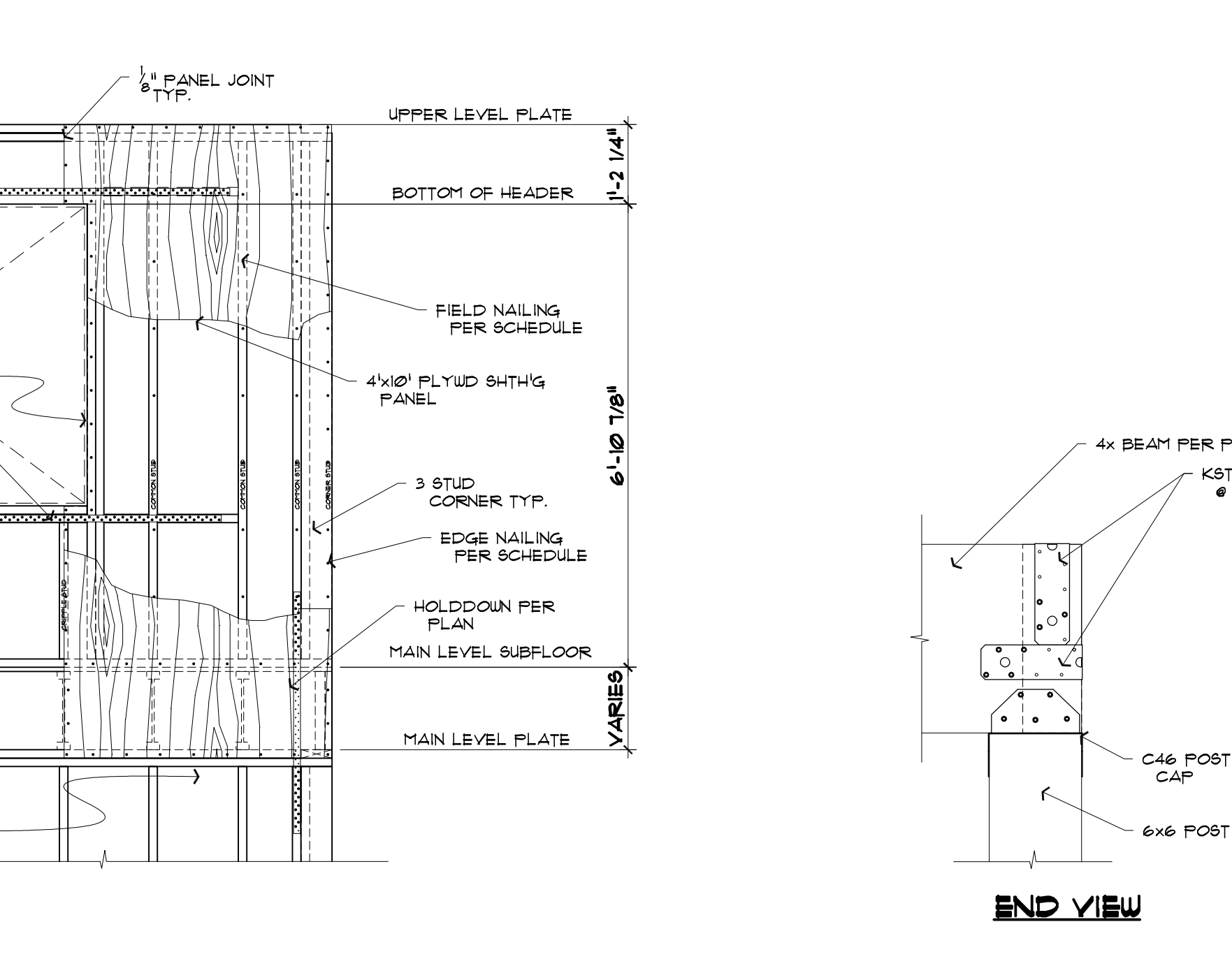
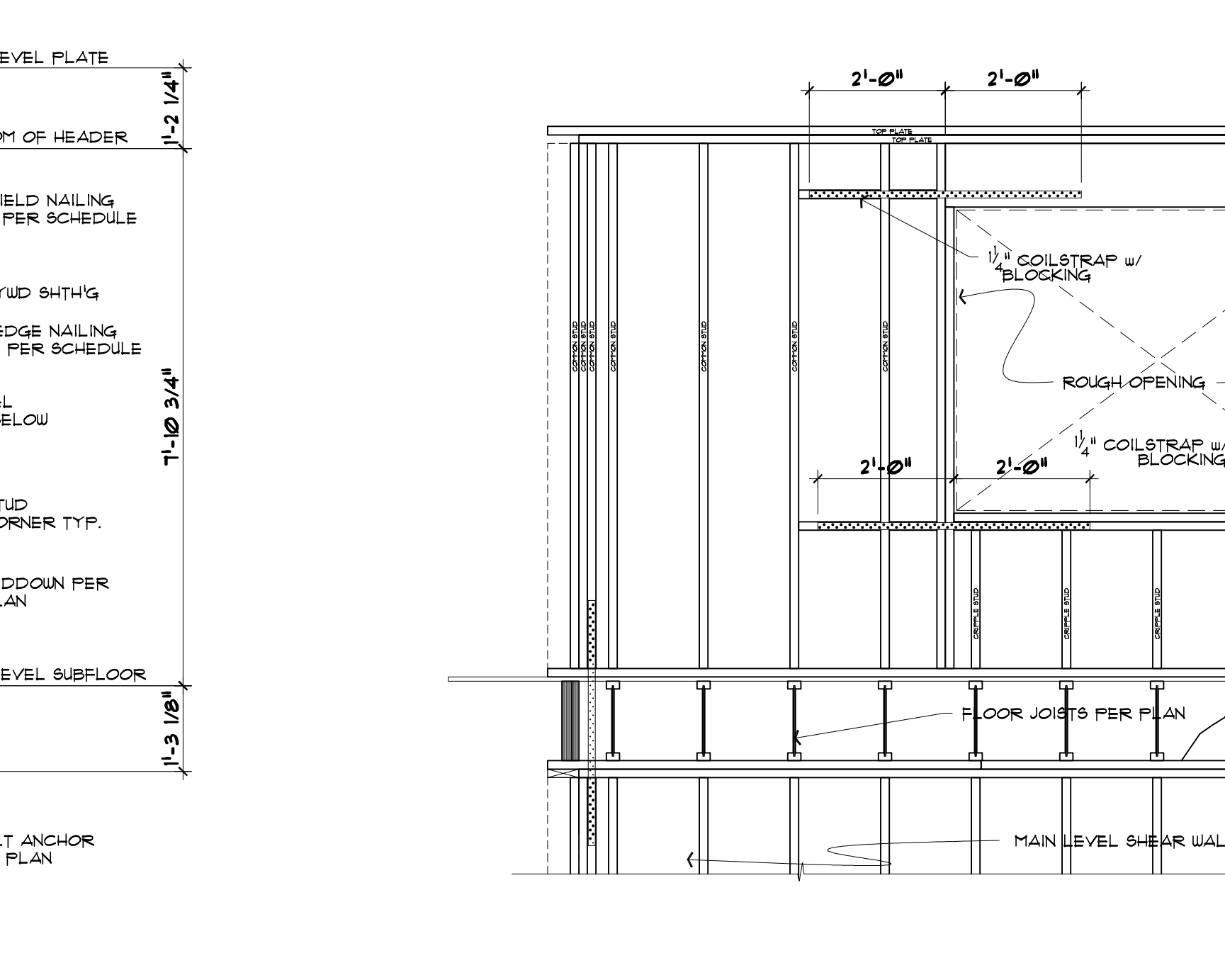
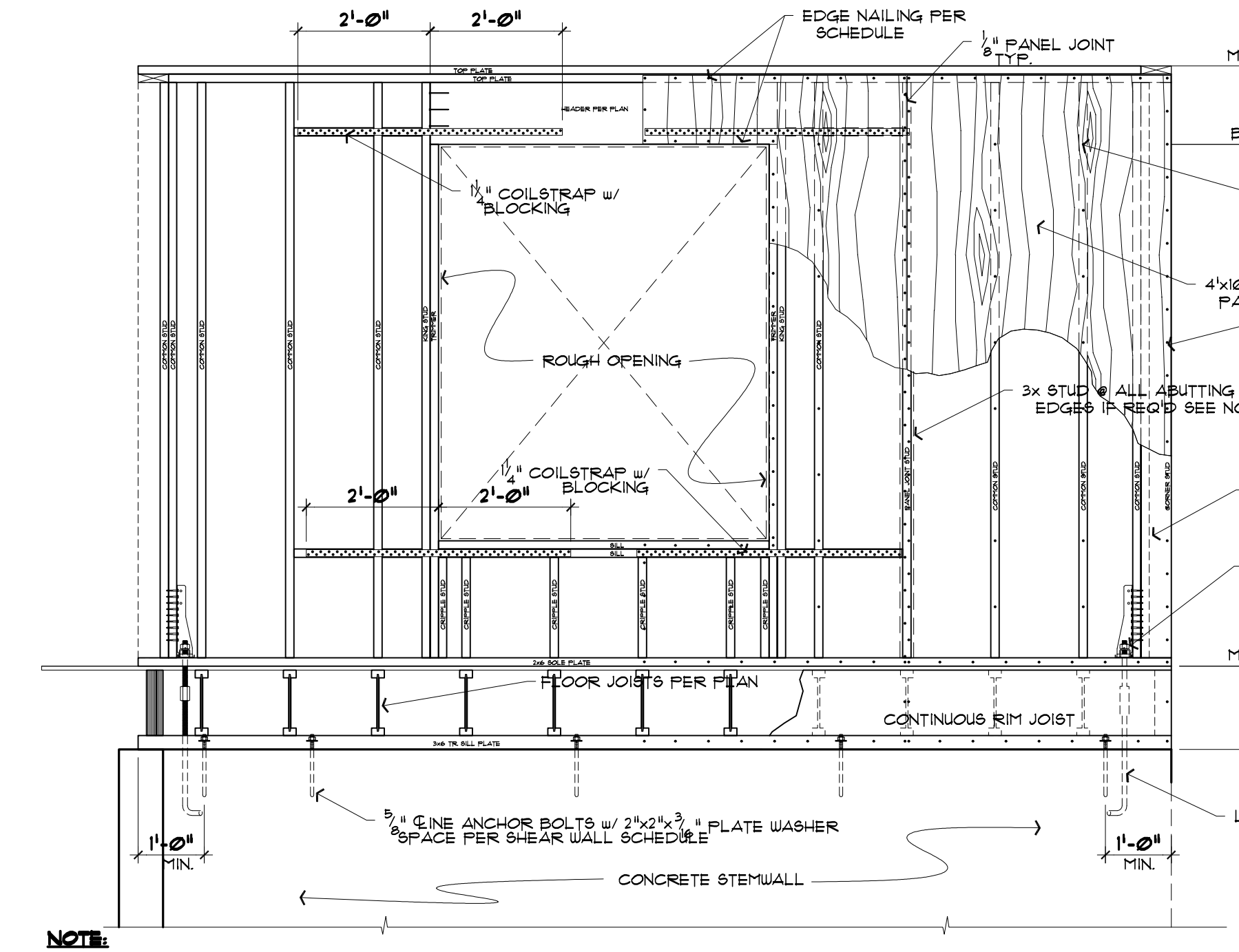
NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS
 CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
 CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-1 1/4"
3 3" COILSTRAP @ EXTERIOR SHEAR WALL
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"



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
6 3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"

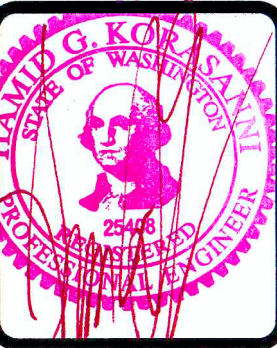


NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS
 USE A SINGLE 3x STUD OR DOUBLE 2x STUDS @ ALL ABUTTING PANEL EDGES FOR
 SHEARWALLS DESIGNATED AS P1-3, P1-2, P2-3 OR P2-2
 THIS DETAIL SHOWS CONCEPTUAL INFORMATION ONLY SEE PLAN FOR ACTUAL CONDITIONS
6 TYPICAL SHEARWALL FRAMING ELEVATION @ LOWER LEVEL
 SHEAR FORCE TRANSFER AT CORNERS 1 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 1/2" = 1'-0"

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

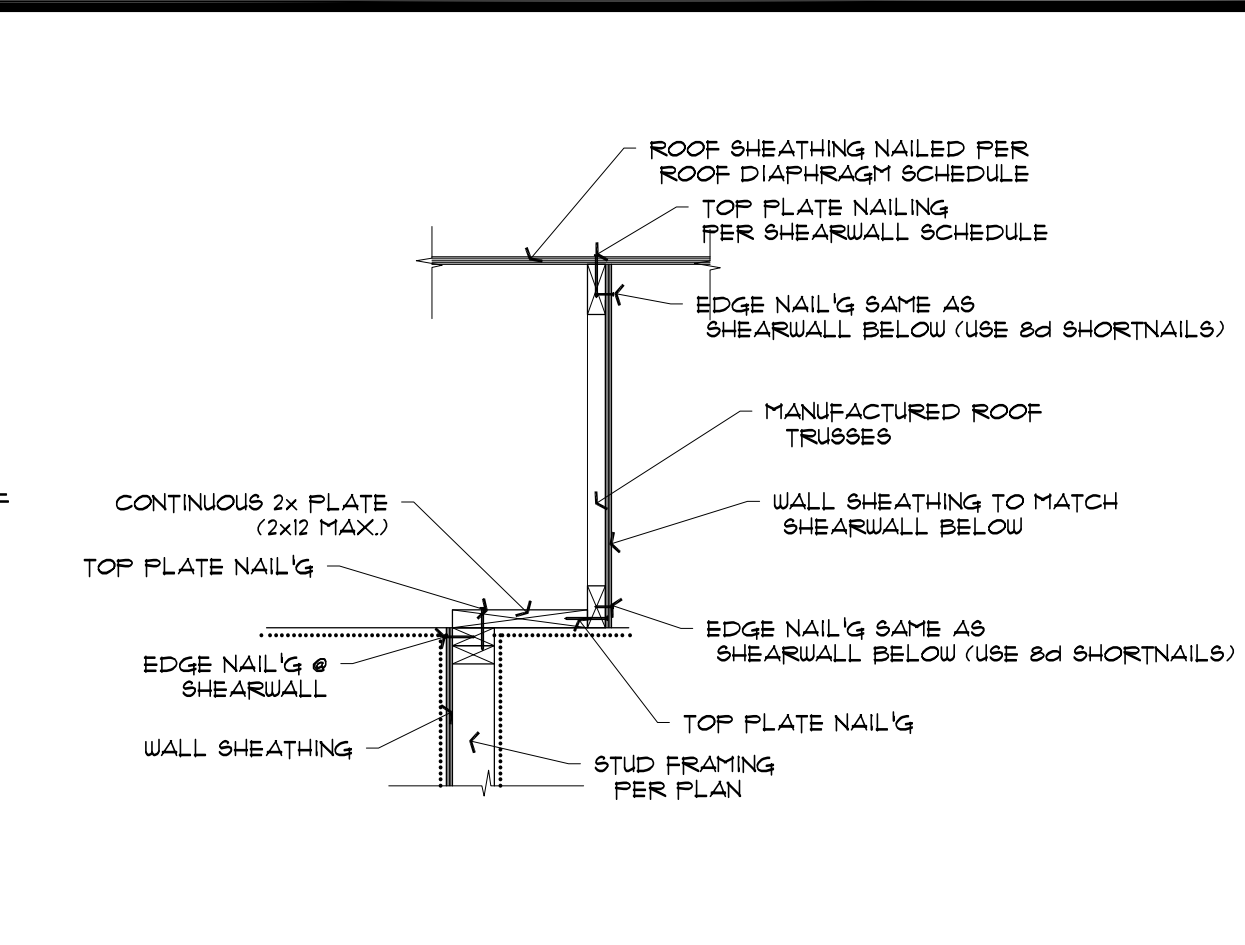
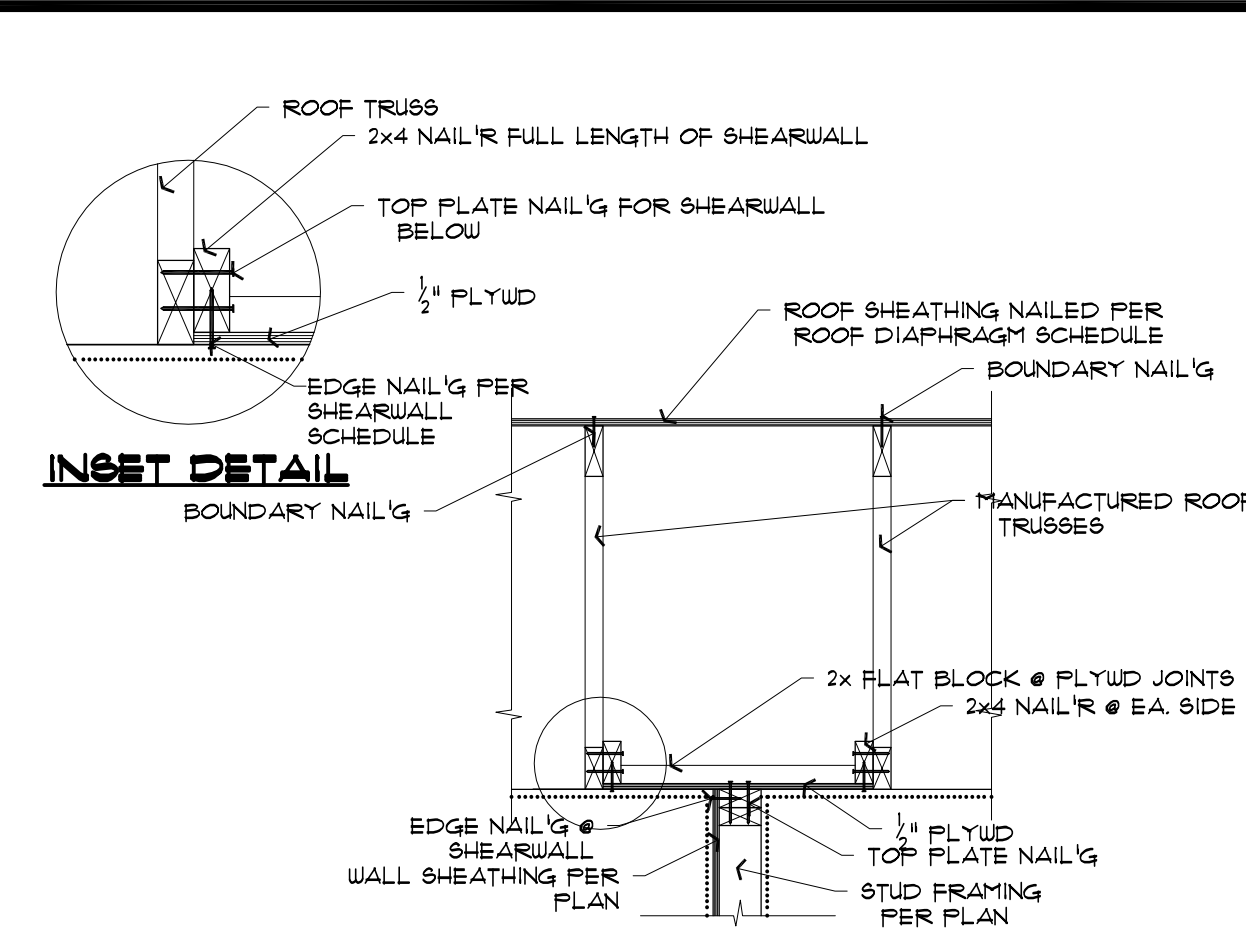
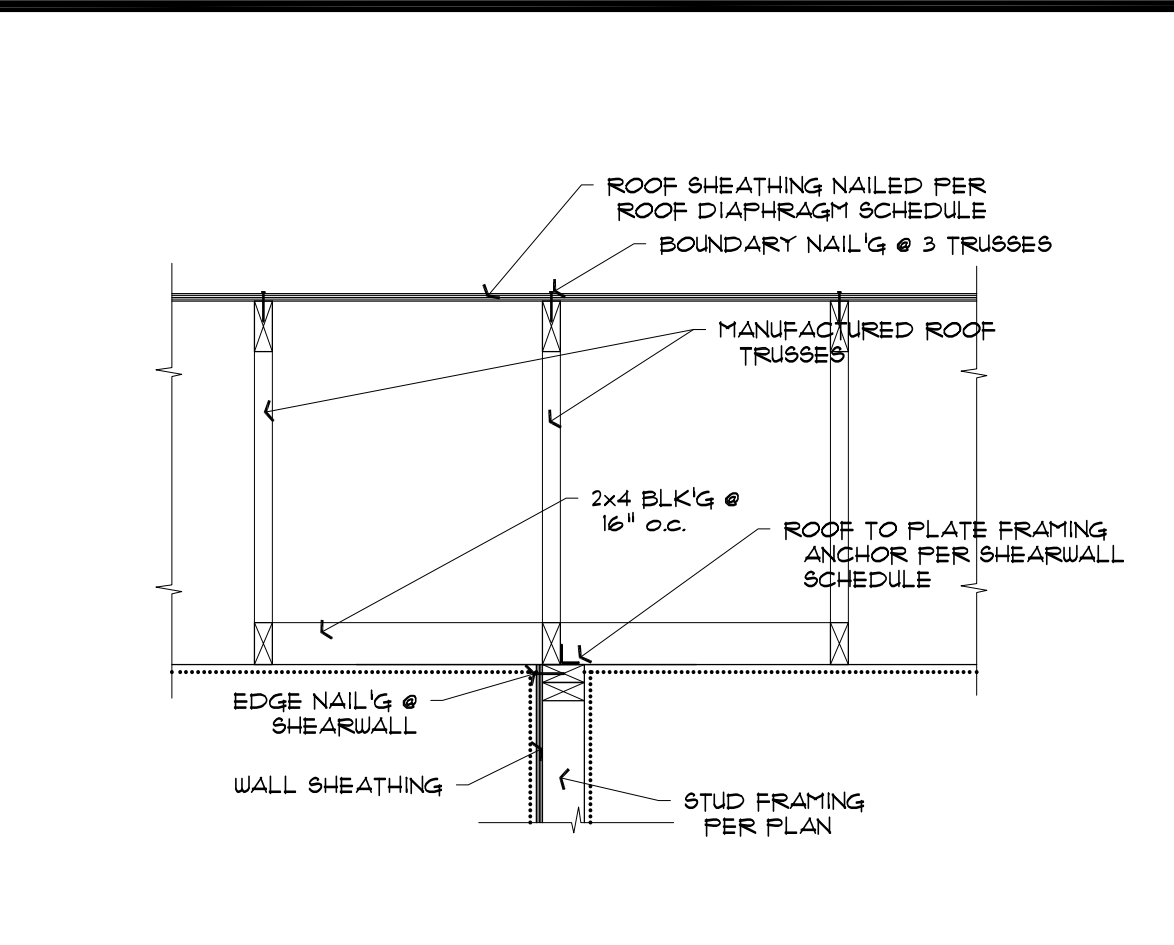
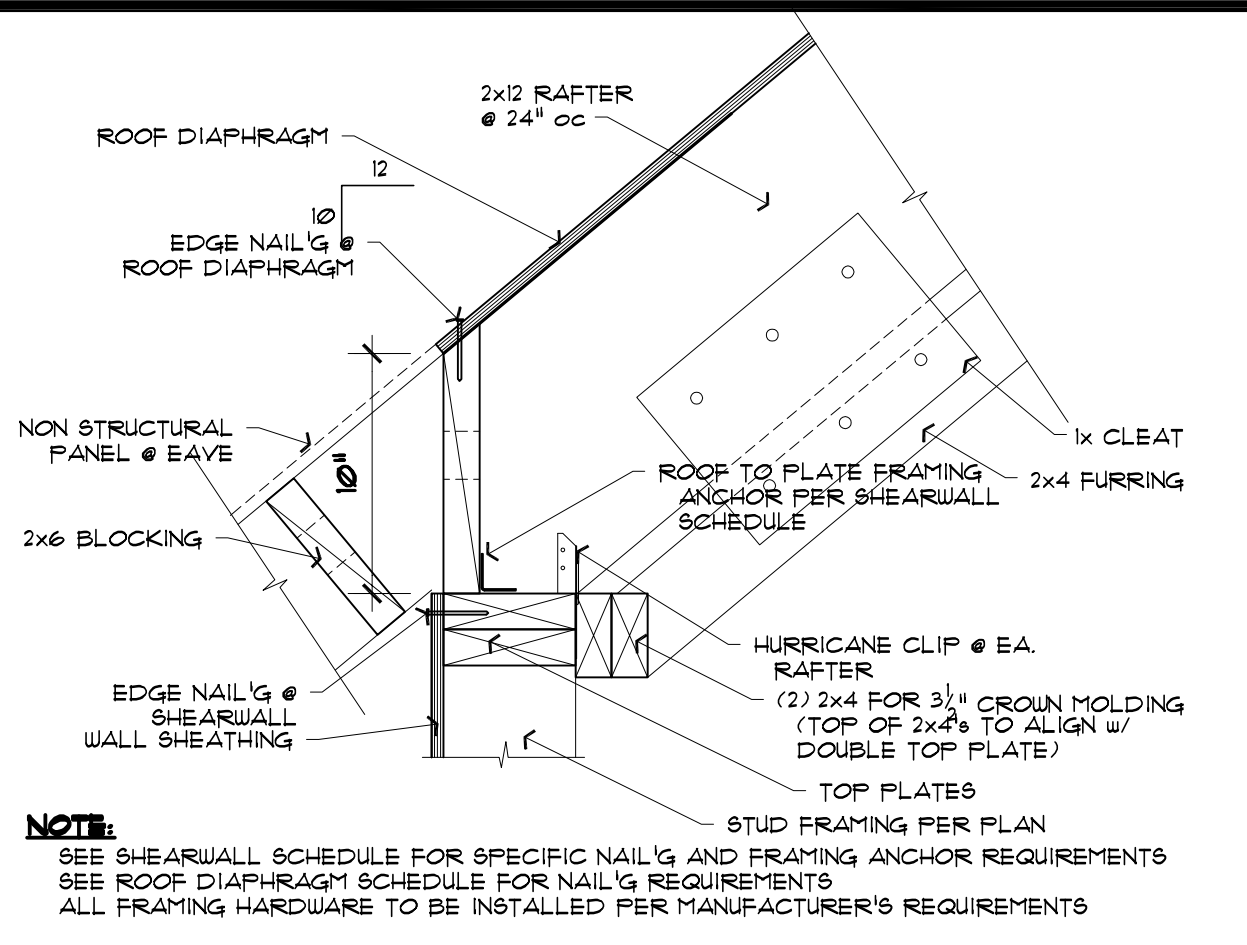
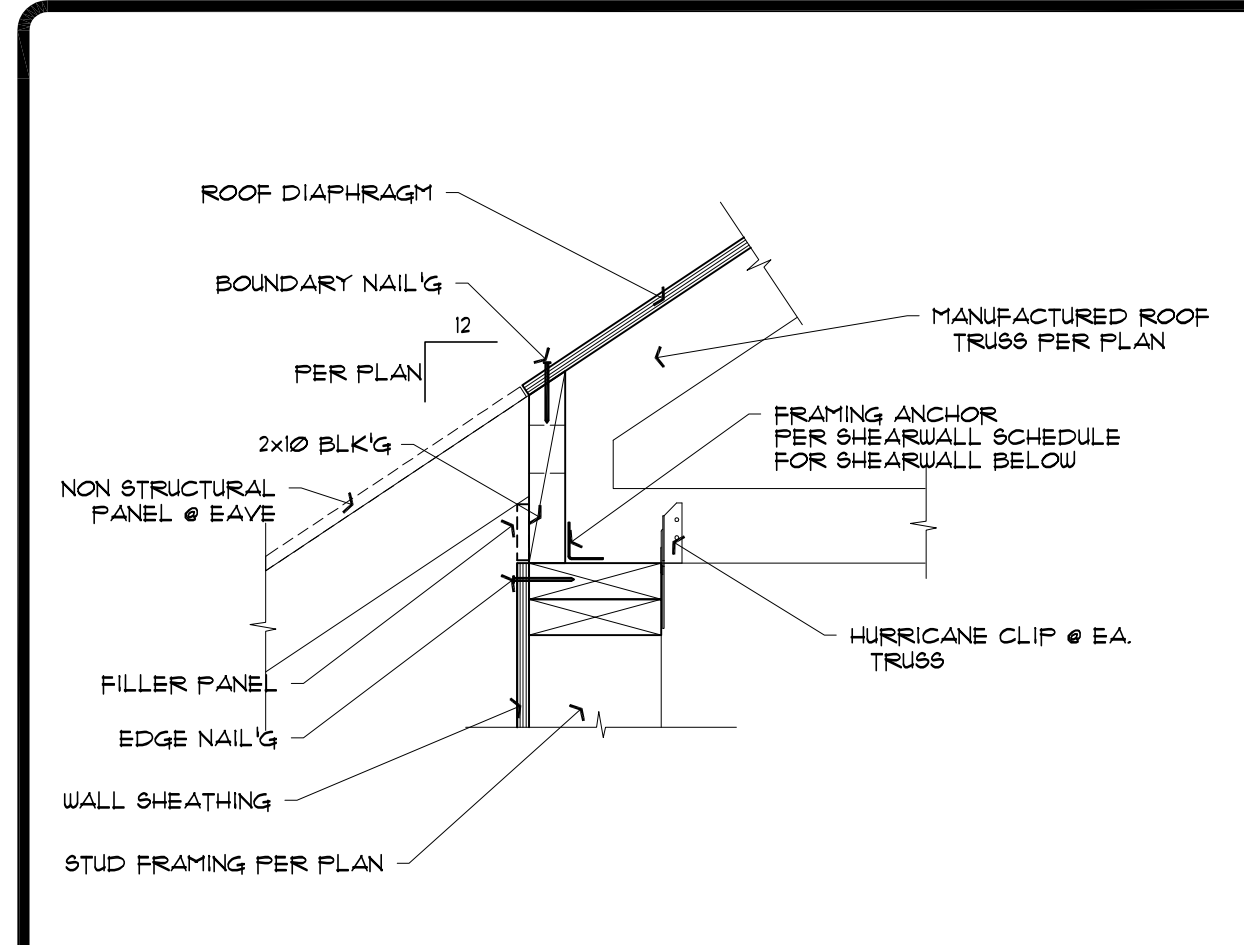


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Structural Details

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



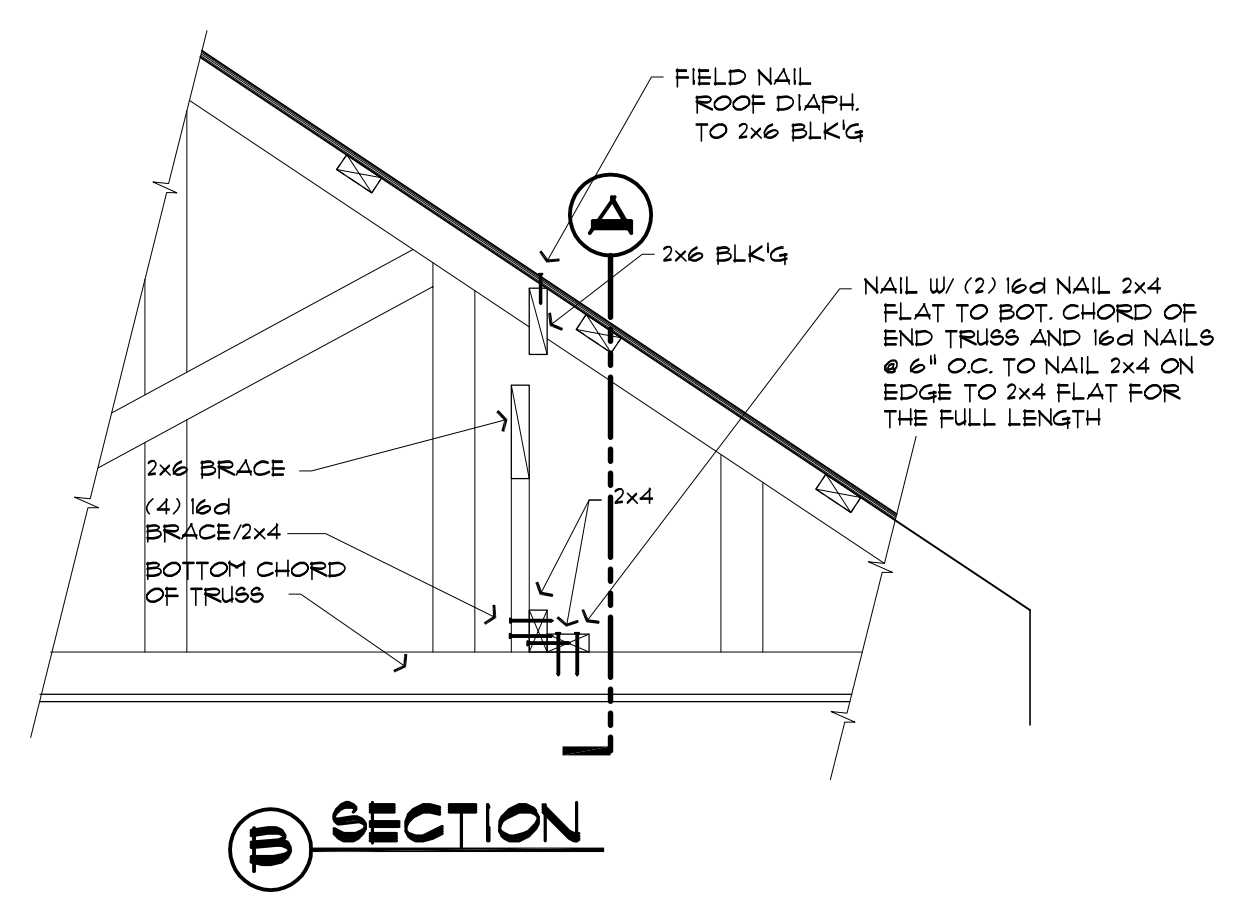
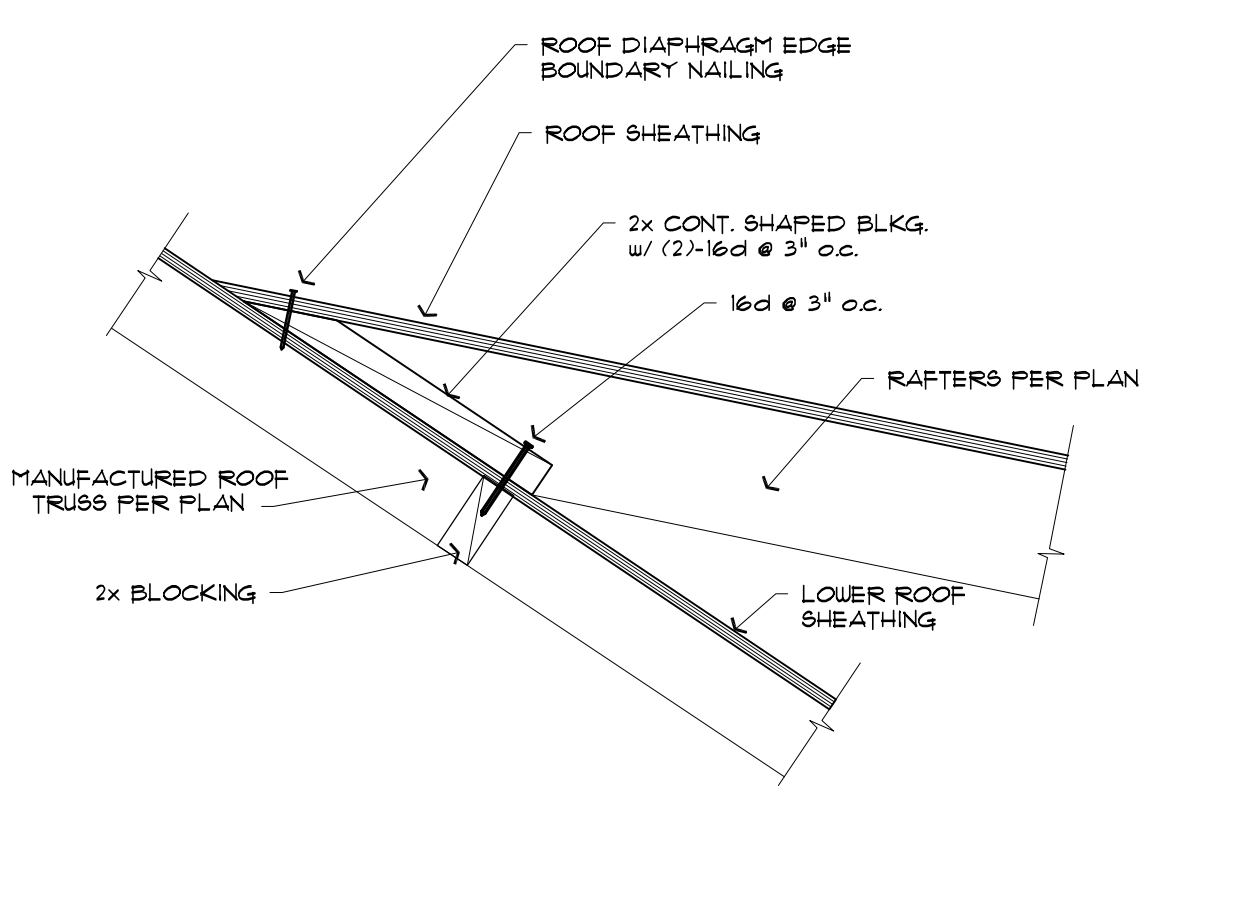
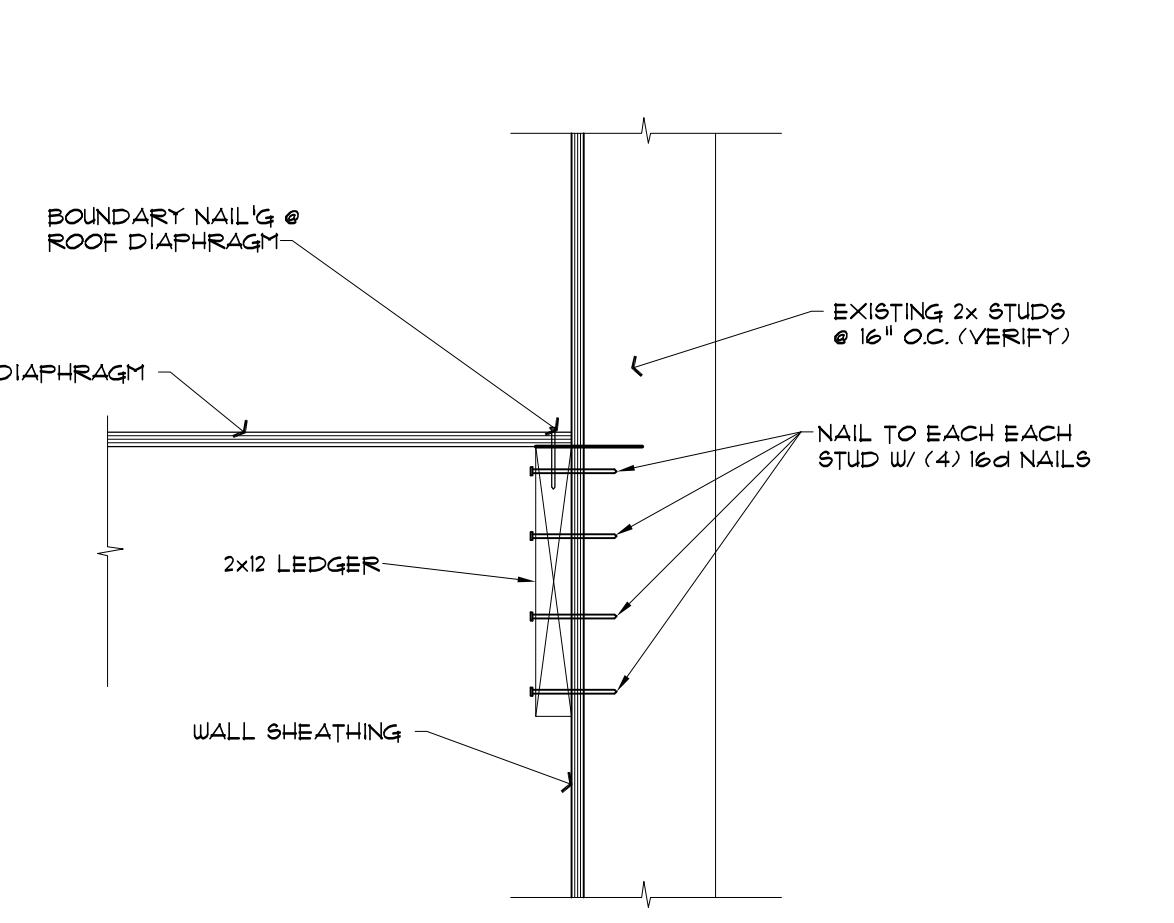
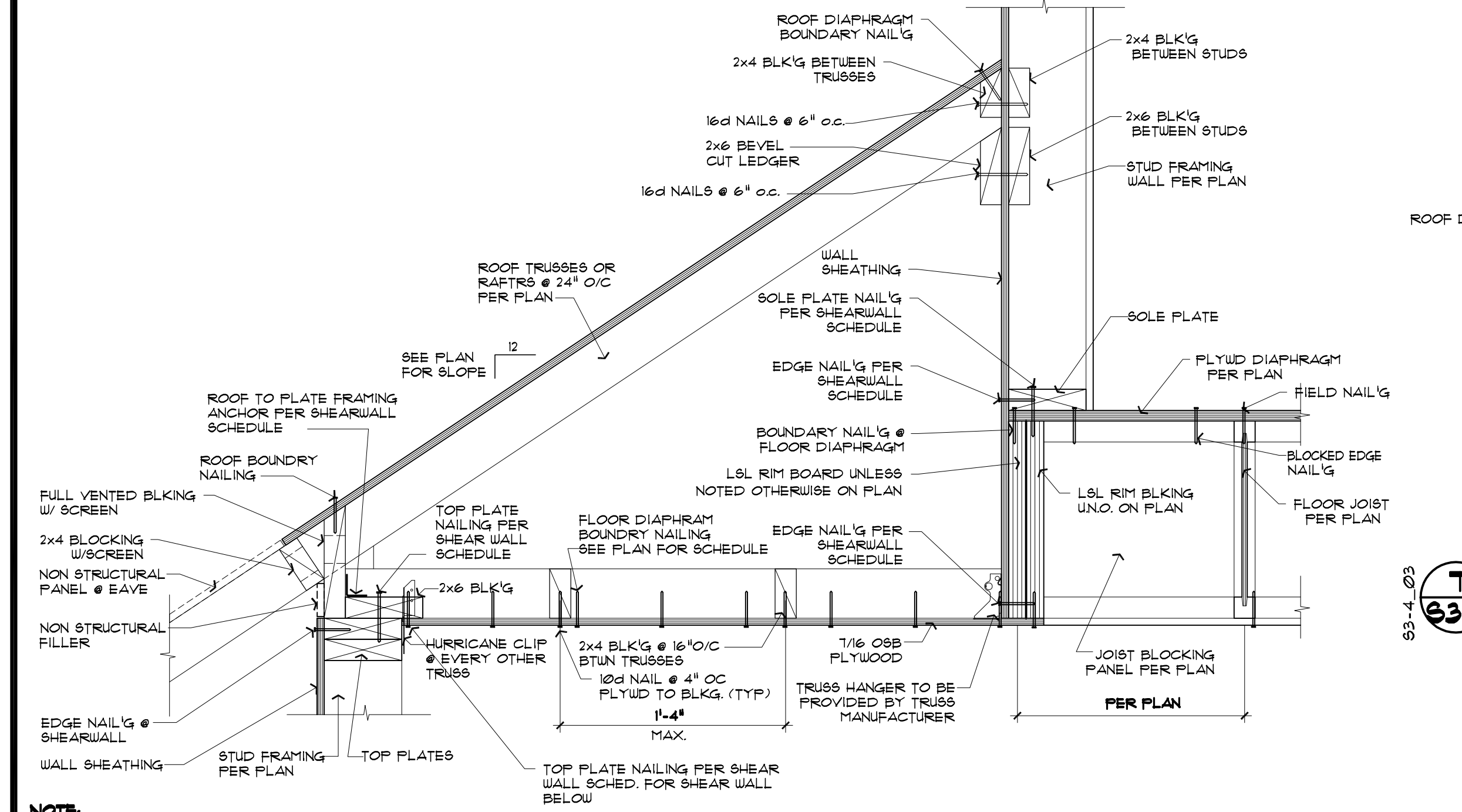
1 SHEARWALL @ ROOF TRUSS ASSEMBLY
 63.4 ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"

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"

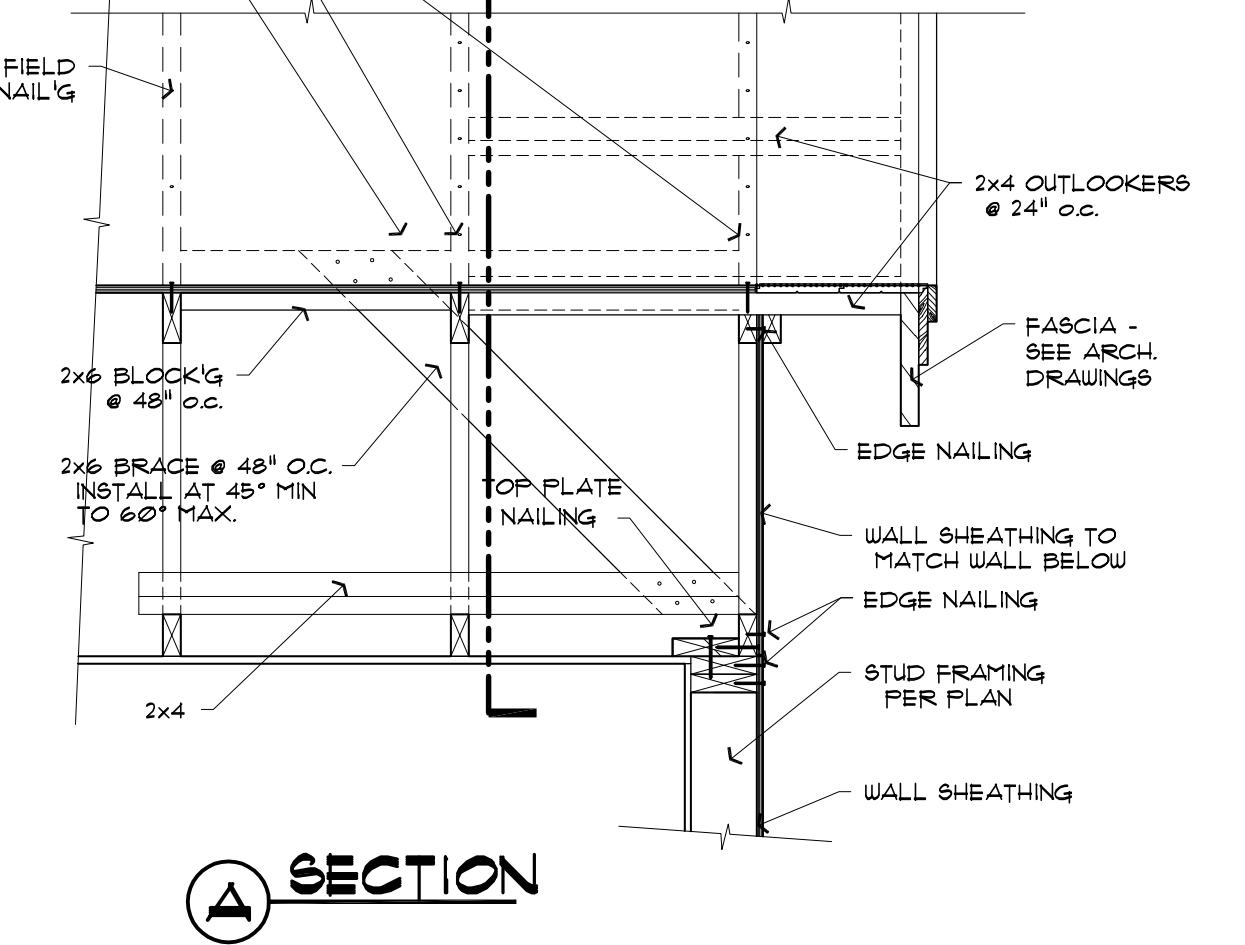
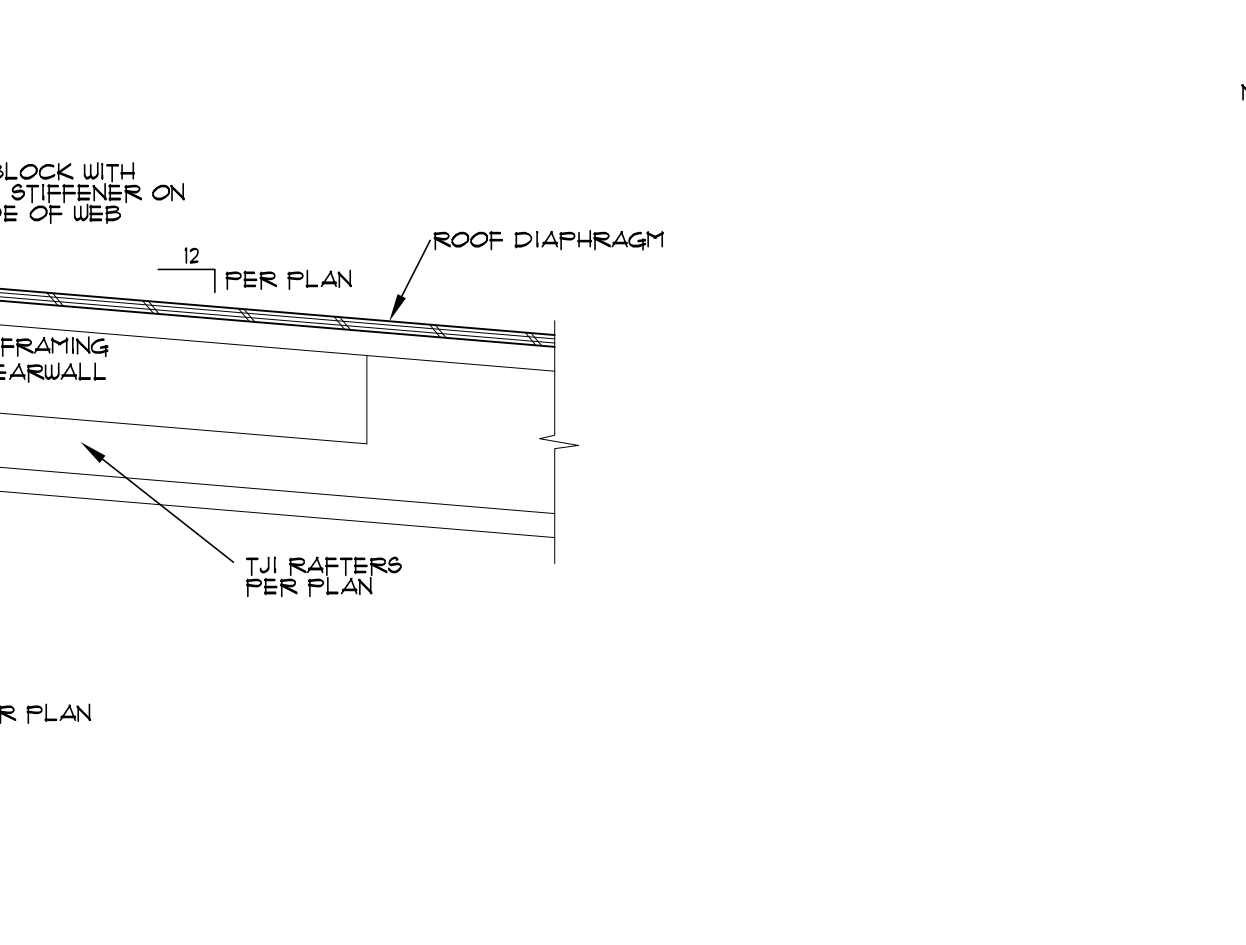
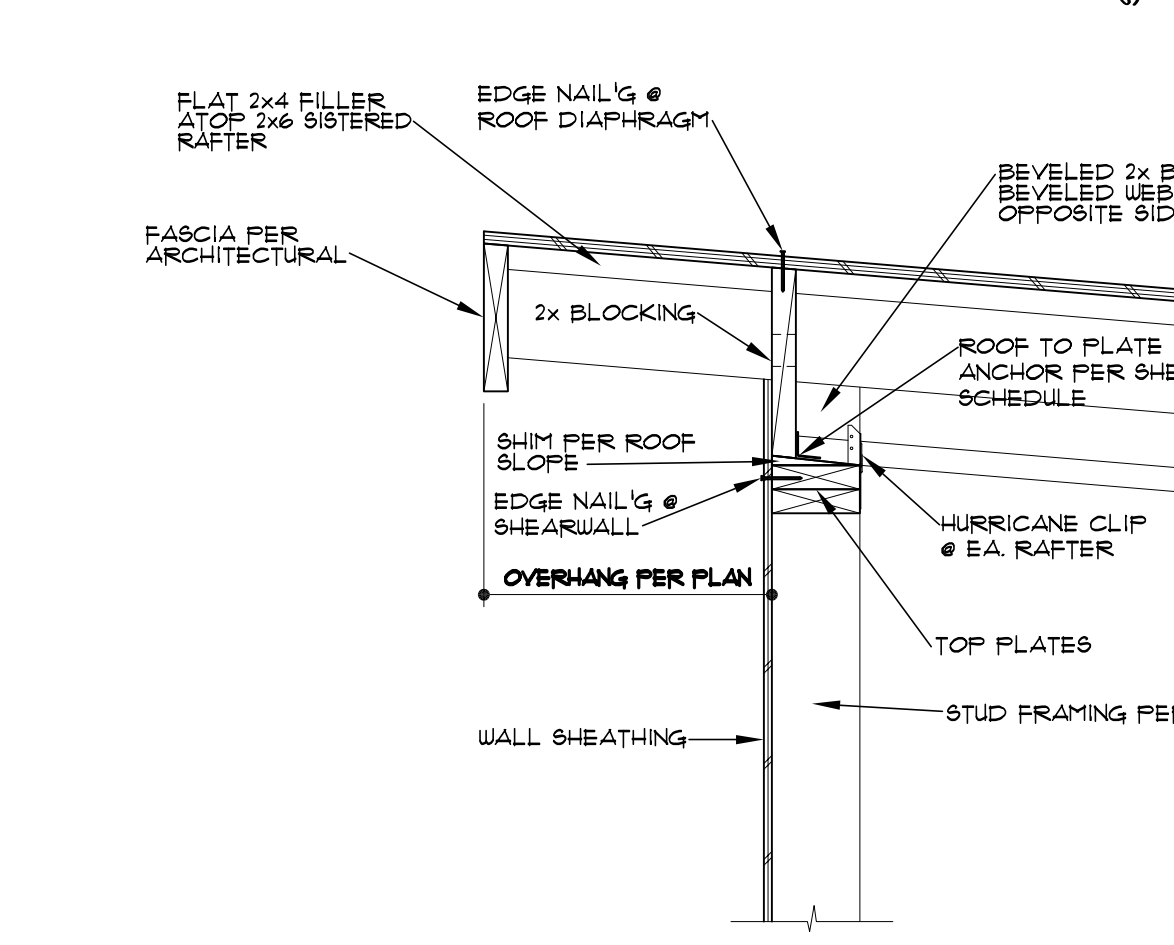
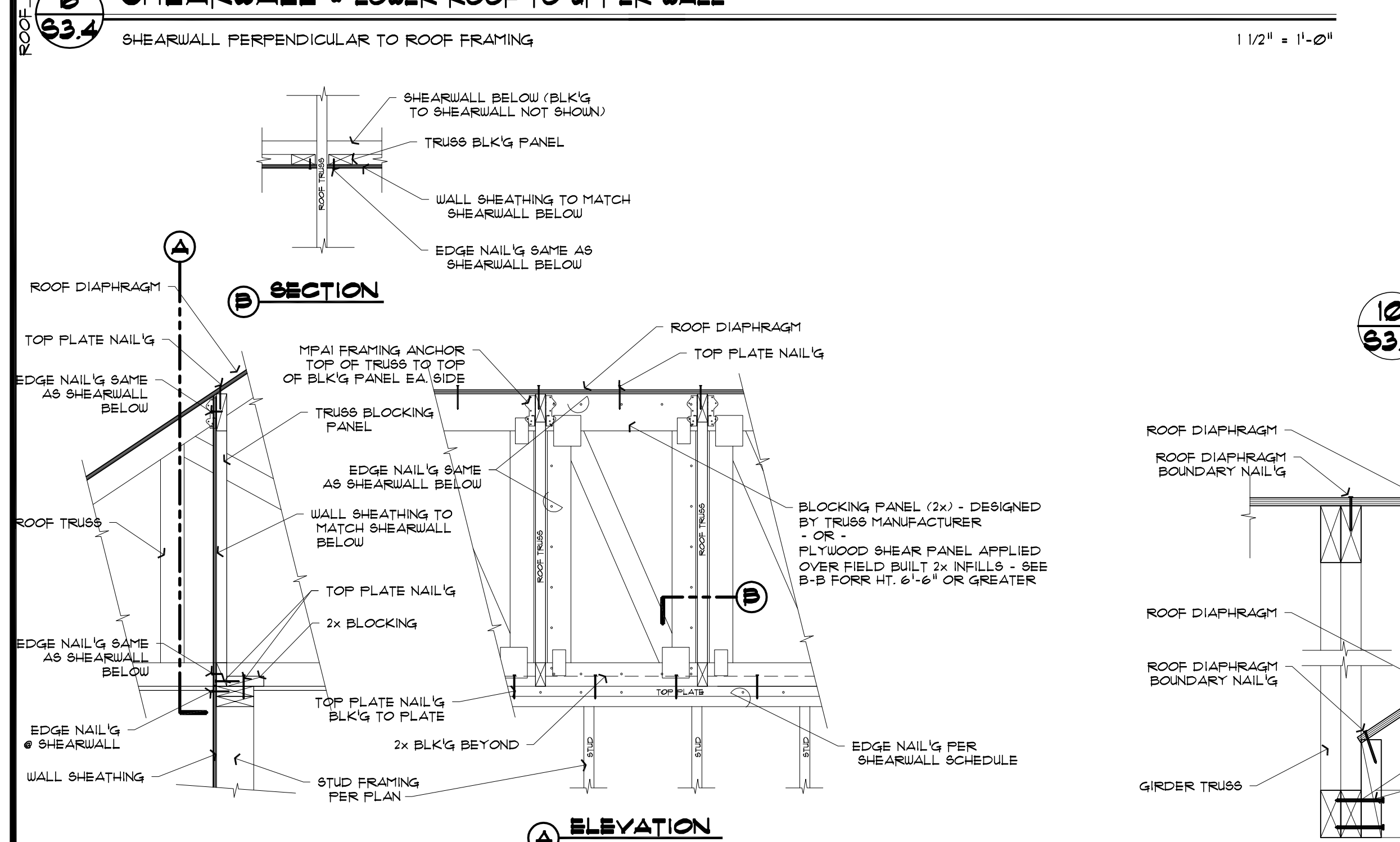


6 SHEARWALL @ LOWER ROOF TO UPPER WALL
 63.4 SHEARWALL PERPENDICULAR TO ROOF FRAMING 1 1/2" = 1'-0"

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

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

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



10 SHEARWALL @ RAFTER ASSEMBLY
 63.4 1 1/2" = 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 1 1/2" = 1'-0"

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

14 SHEARWALL @ GABLE END WALL
 63.4 TRUSS FRAMING PARALLEL TO SHEARWALL 3/4" = 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

ELEVATION
 SHEATHING NOT SHOWN FOR CLARITY