



KAHN RESIDENCE

4205 85TH AVE SE, MERCER ISLAND, WA 98040

KAHN RESIDENCE

KAHN MICHAEL A

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 MERCER ISLAND, WA
 98040

LOWER FLOOR PLAN

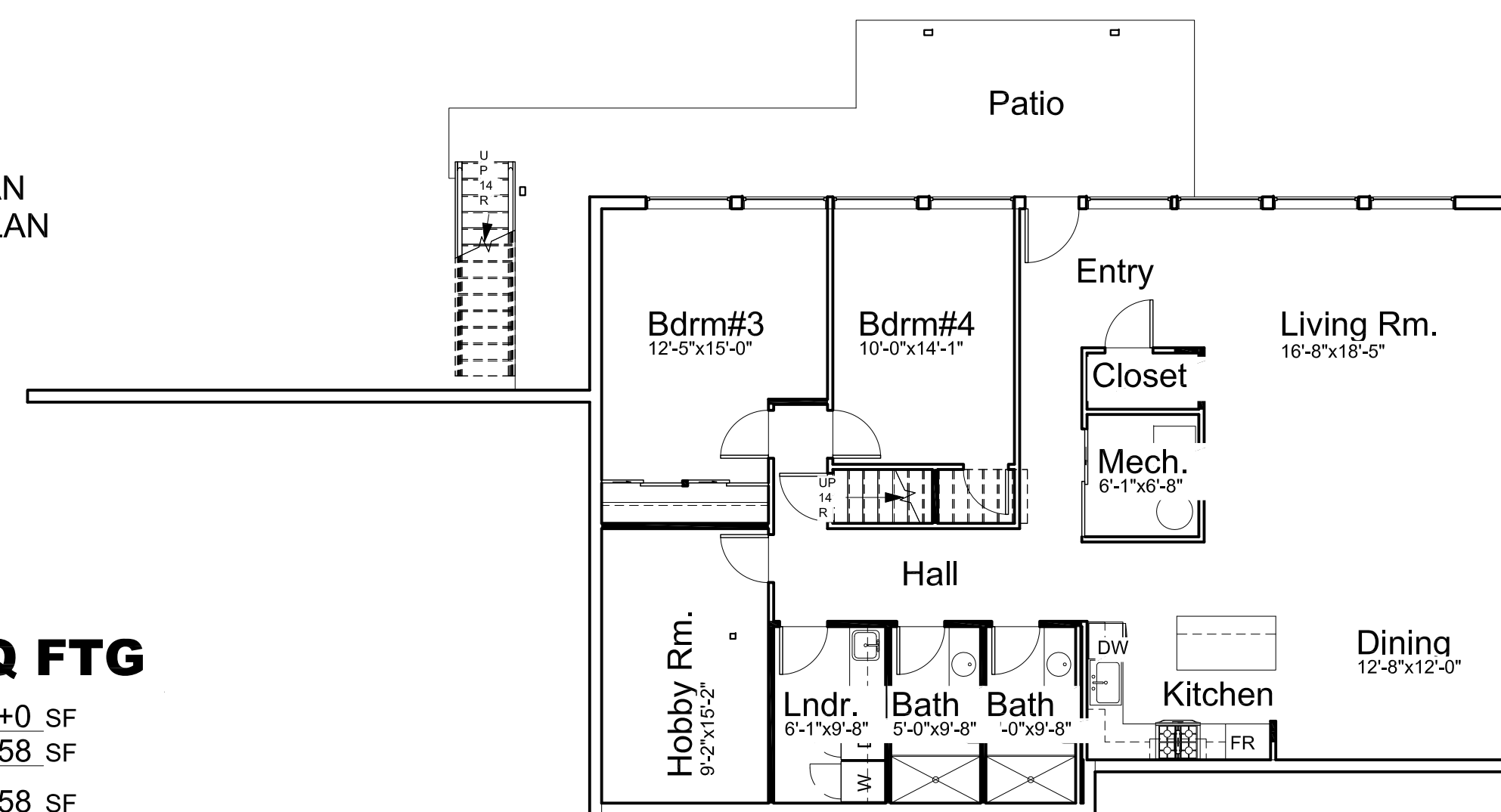
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|--------------------------|-------------------------------|
| A1. CODE NOTES | S1.1. STRUCTURAL NOTES |
| A1.1.SITE PLAN | S1.2. FOUNDATION PLAN |
| A2. (E) LOWER FLOOR PLAN | S1.3. LOWER FLOOR WALL PLAN |
| A3. (E) MAIN FLOOR PLAN | S1.4. MAIN FLOOR FRAMING PLAN |
| A4. (P) LOWER FLOOR PLAN | S1.5. MAIN FLOOR WALL PLAN |
| A5. (P) MAIN FLOOR PLAN | S1.6. ROOF FRAMING PLAN |
| A6. (P) ARCH. ROOF PLAN | S2.1. STRUCTURAL DETAILS |
| A7. (E) ELEVATIONS | S2.2. STRUCTURAL DETAILS |
| A8. (P) ELEVATIONS | S3.1. STRUCTURAL DETAILS |
| A8.1(P) ELEVATIONS | S3.2. STRUCTURAL DETAILS |
| A9. (P) SECTION | S3.3. STRUCTURAL DETAILS |
| D1. STANDARD DETAILS | S3.4. STRUCTURAL DETAILS |

SQUARE FOOTAGE

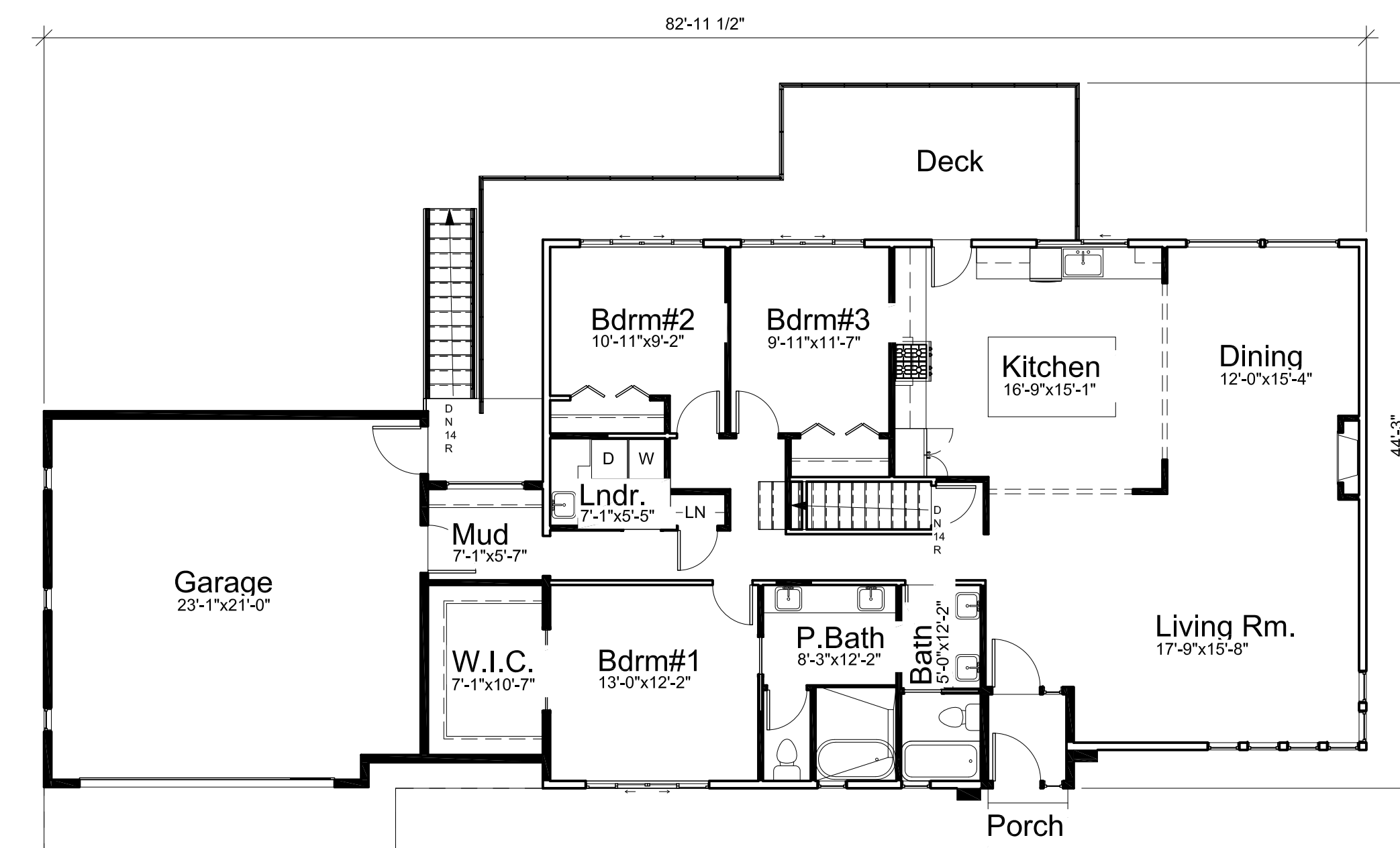
LOWER FLOOR	1,722 SF
MAIN FLOOR	1,862 SF
TOTAL	3,584 SF
CARPORT	562 SF
PORCH	24 SF
PATIO	324 SF
DECK	299 SF

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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COVER SHEET

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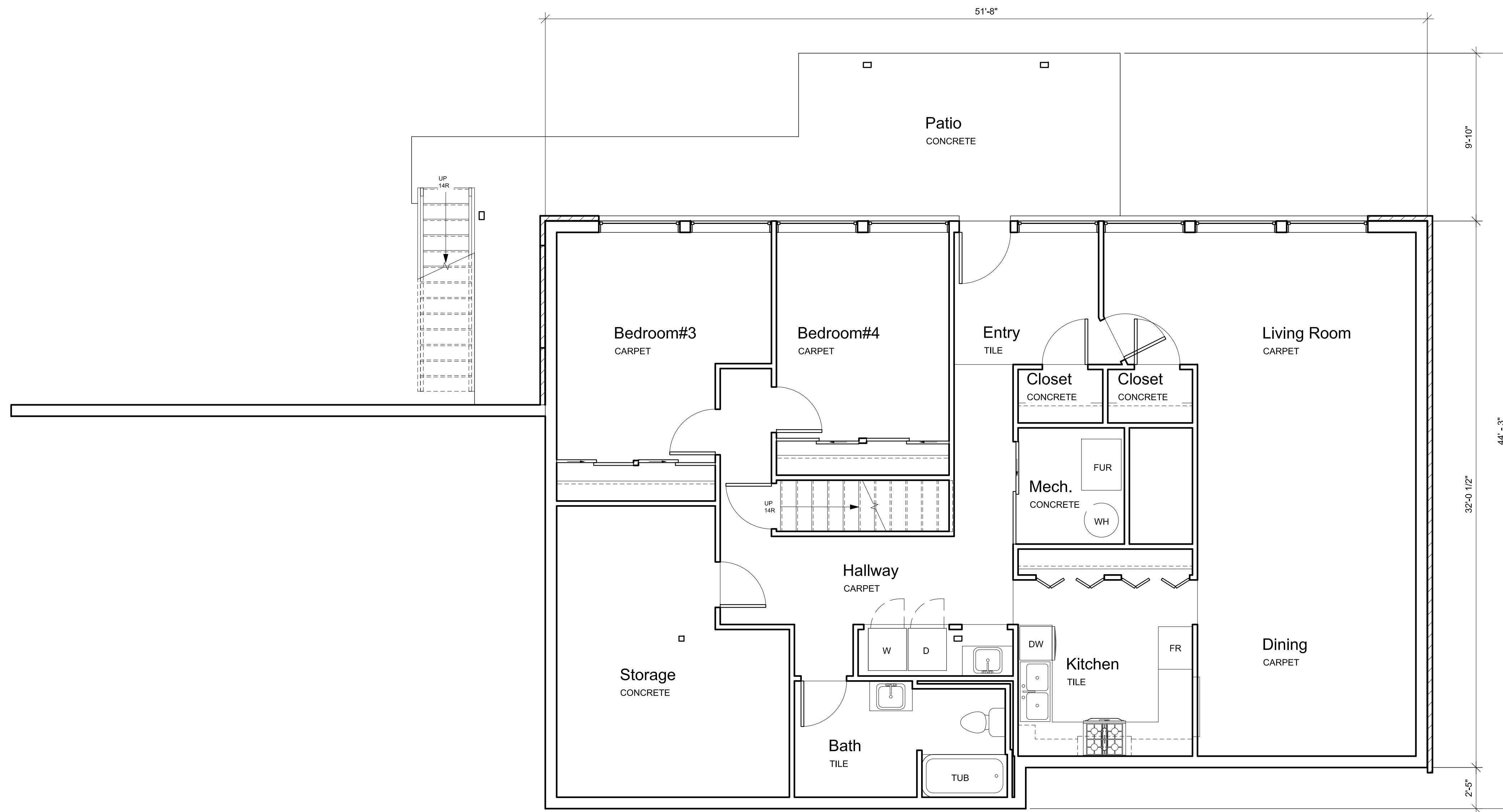
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(E) LOWER FLOOR PLAN

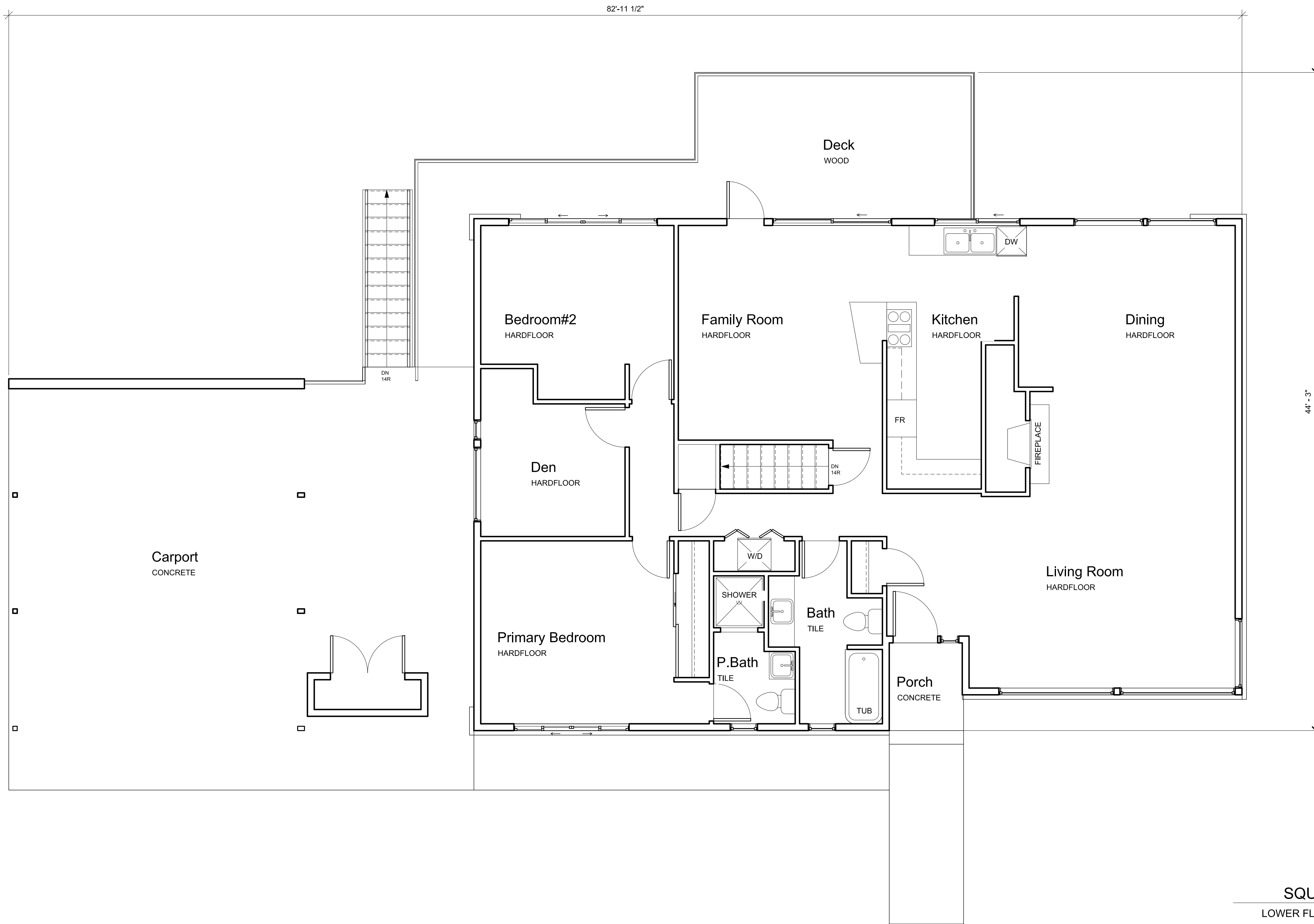


① **(E) LOWER FLOOR PLAN**
 1/4" = 1'-0"

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

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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(E) MAIN FLOOR PLAN



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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 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" TO 2" MAX. CROSS SECTION DIMENSION AND 1 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. 08600 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. 01002.7 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 SHEET A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17 3" DIAMETER STEEL POST
- P-18 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-19 8" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C.
- P-20 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 DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.
- P-21 2x6 STUDS W/ R-21 INSULATION MIN.

SYMBOLS AND LEGEND

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.

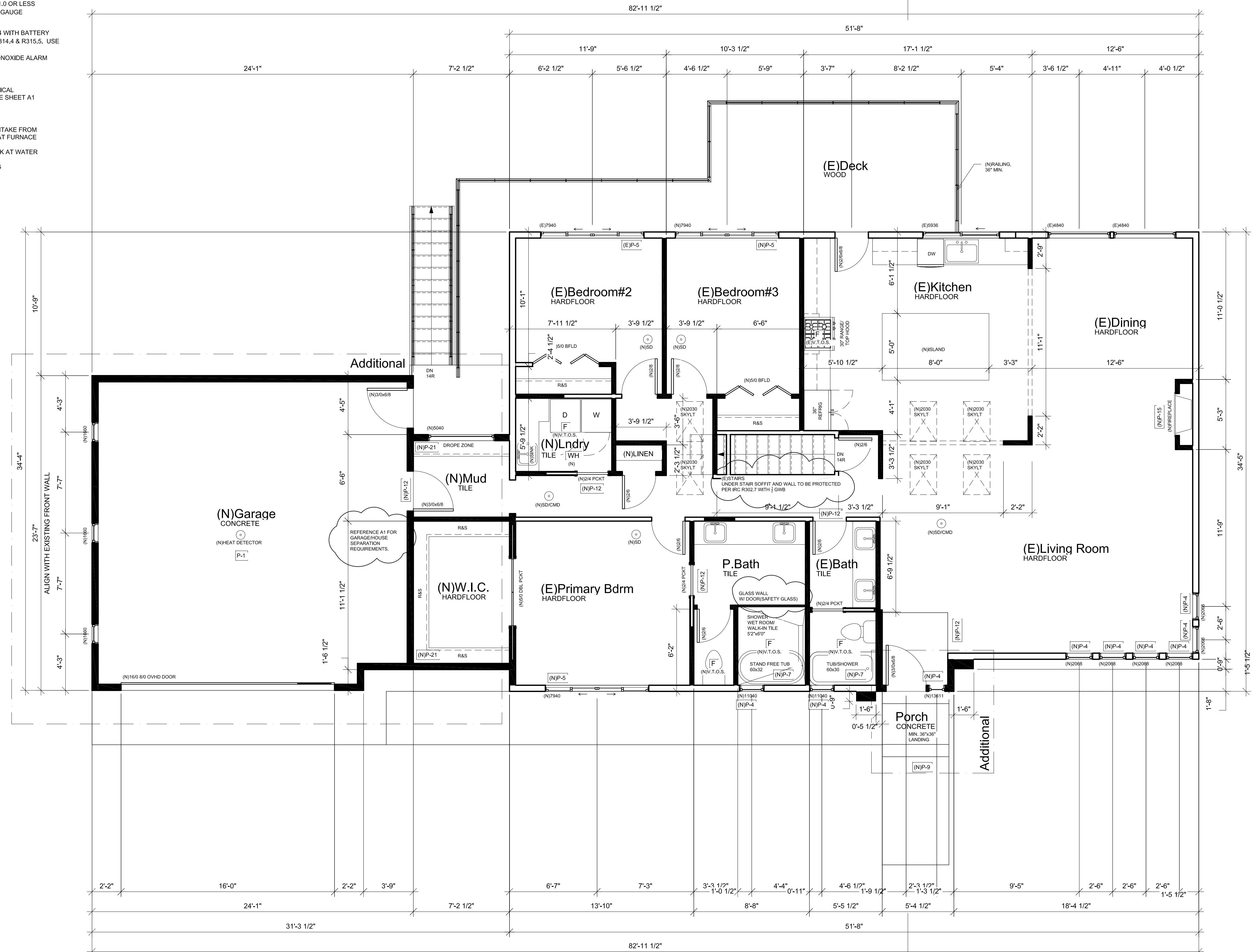
WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON-BALANCED NON-DISTRIBUTED SYSTEM.
FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1. FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1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

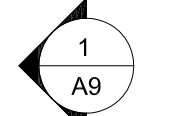
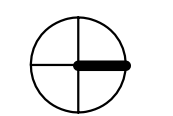
MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15, 16 SEE SHEET A1

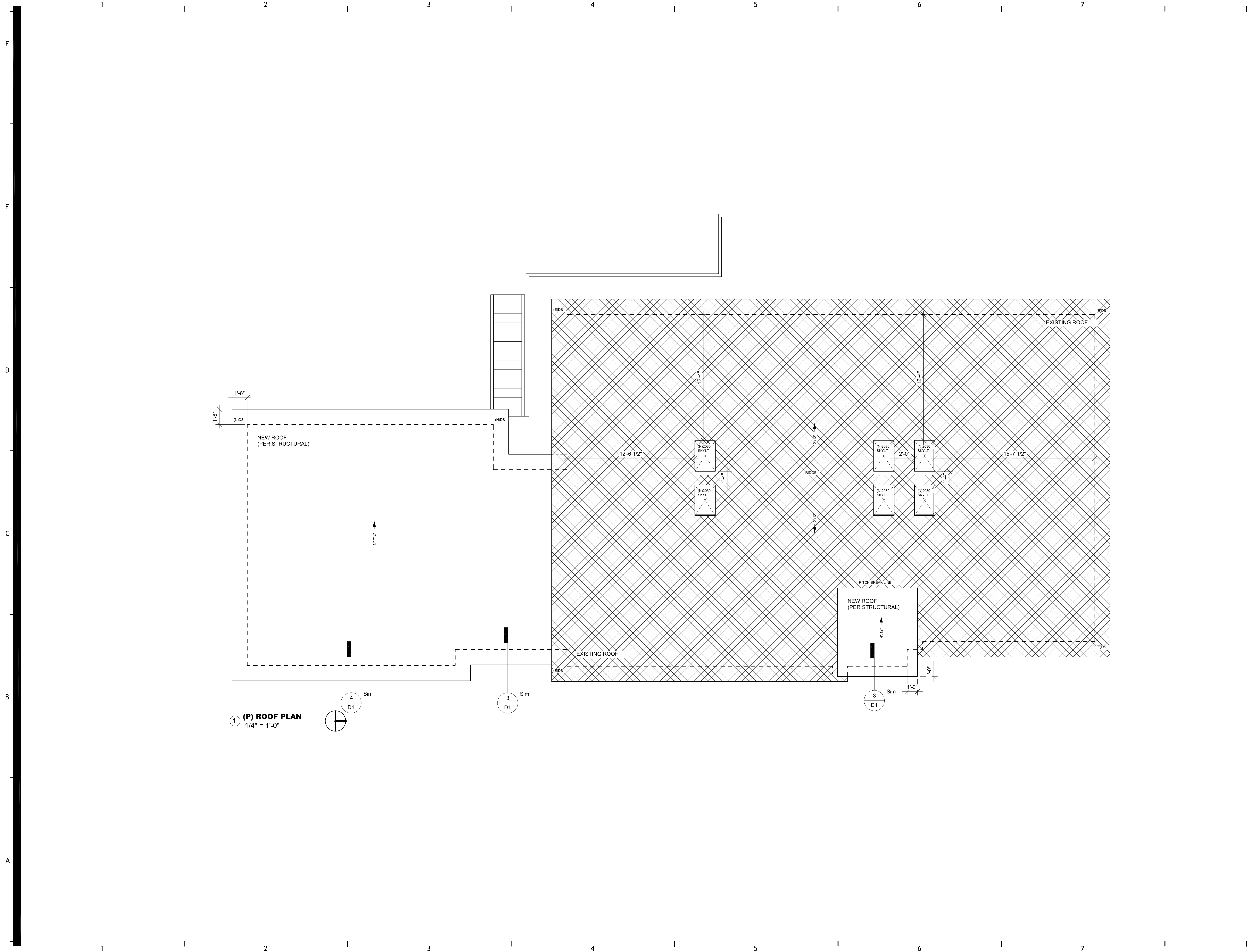
FURN WH
A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR FLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

SYMBOLS AND LEGEND		SQUARE FOOTAGE		ADDITIONAL SQ FTG	
FAN-DIRECT VENT TO OUTSIDE	LOWER FLOOR	1,722 SF	LOWER FLOOR	0 SF	
-BATHROOMS/LAUNDRY 50 CFM MIN.	MAIN FLOOR	1,862 SF	MAIN FLOOR	158 SF	
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM.	TOTAL	3,584 SF	TOTAL	158 SF	
IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.	GARAGE	562 SF	GARAGE	562 SF	
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.	PORCH	24 SF			
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	PATIO	324 SF			
	DECK	299 SF			



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





① (P) ROOF PLAN
1/4" = 1'-0"



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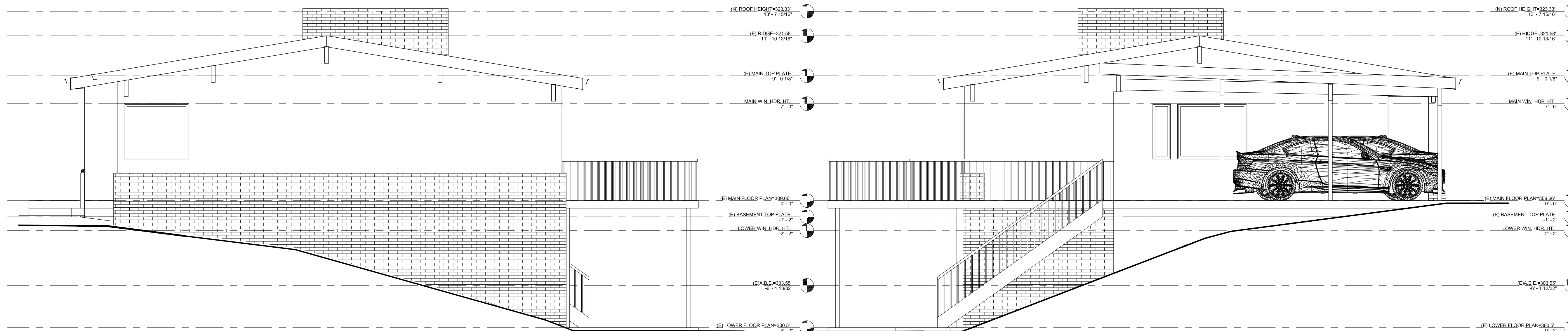
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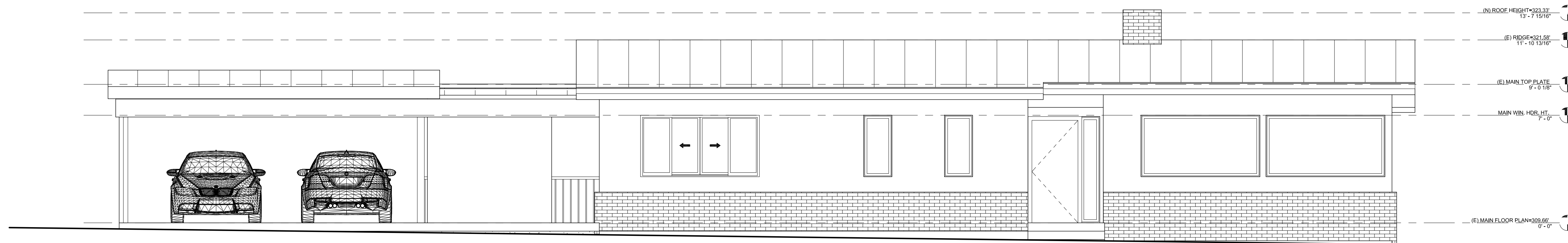
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(P) ROOF PLAN



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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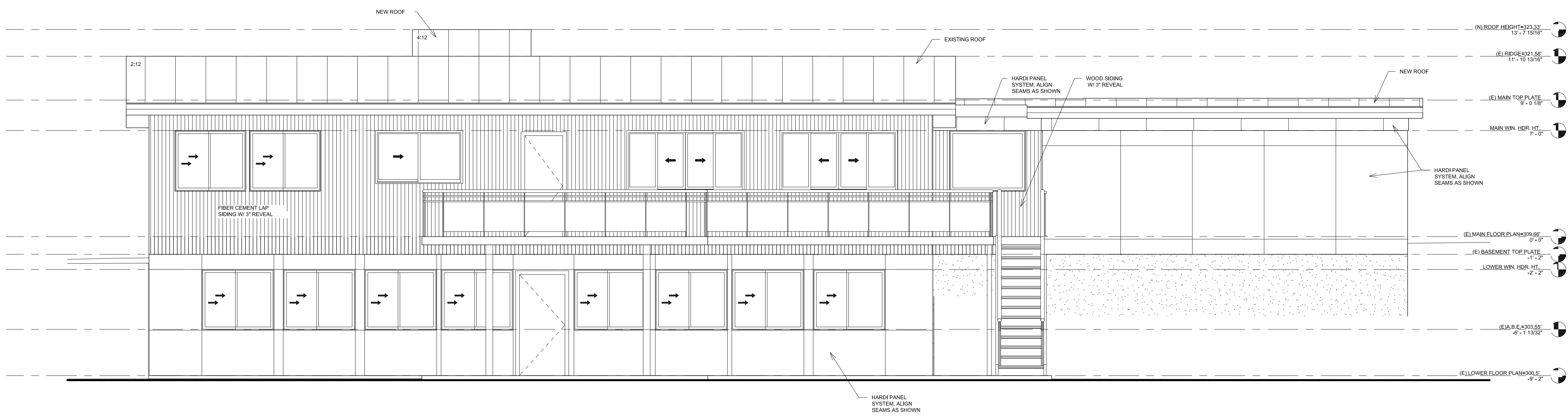
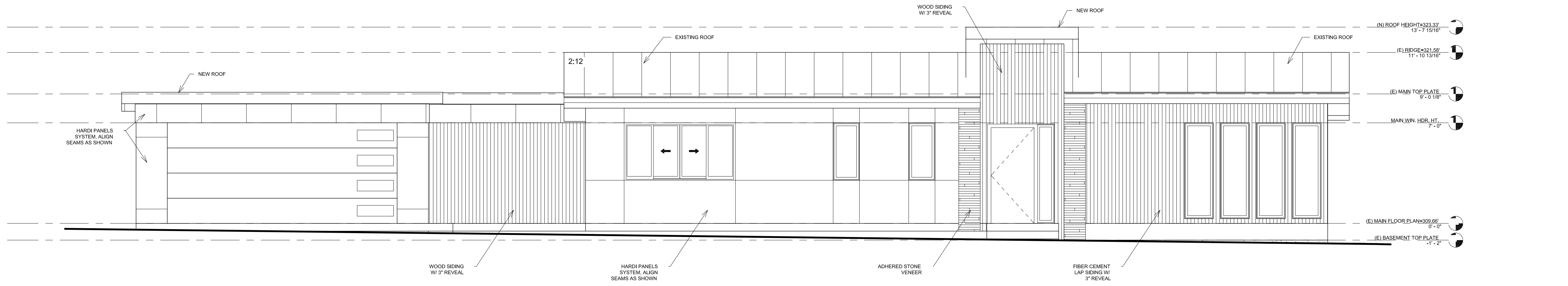
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(P) ELEVATIONS



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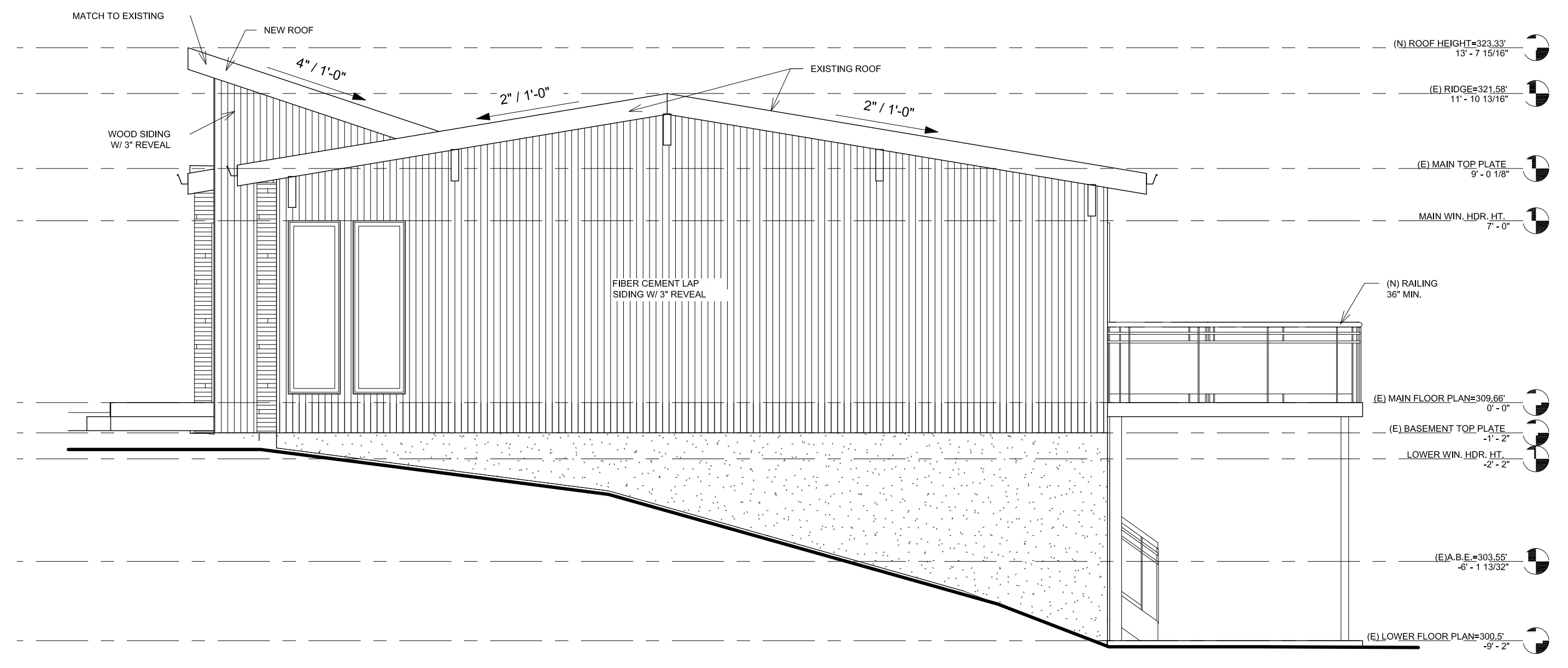
MAX ALLOWABLE HEIGHT=333.55'



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① (P) East
1/4" = 1'-0"

MAX ALLOWABLE HEIGHT=333.55'

KAHN RESIDENCE

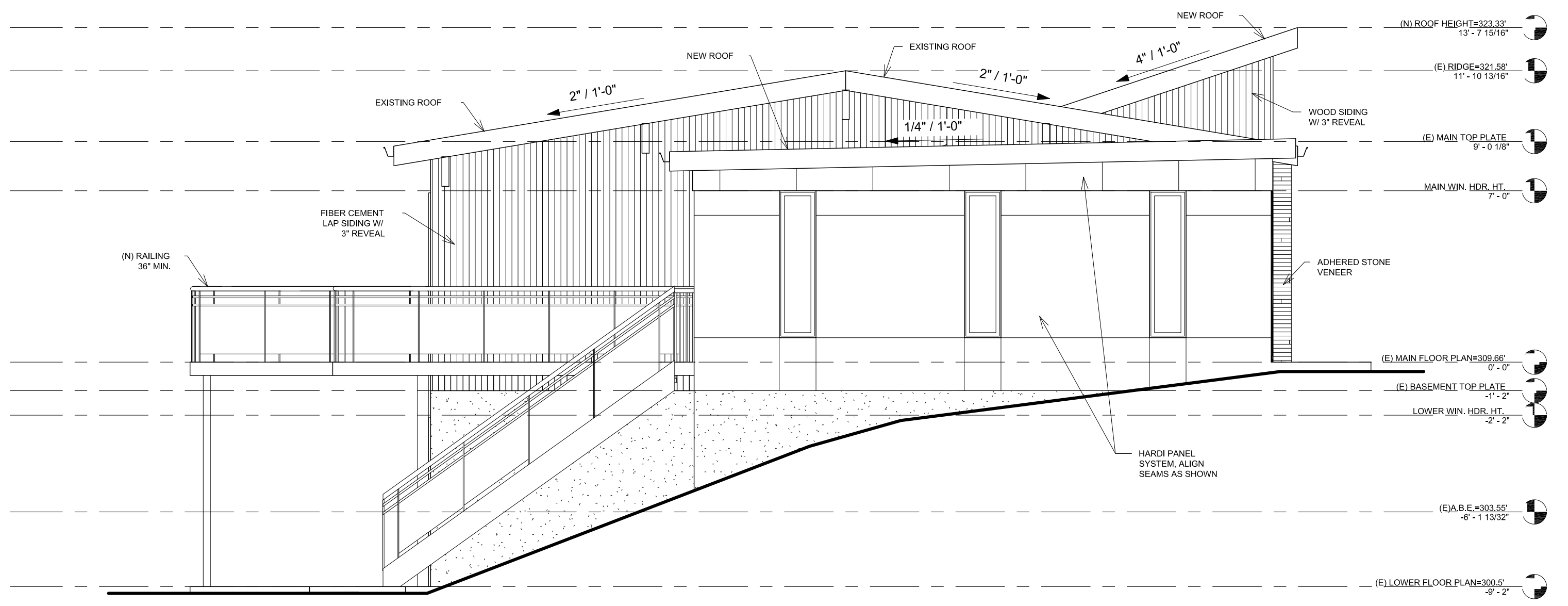
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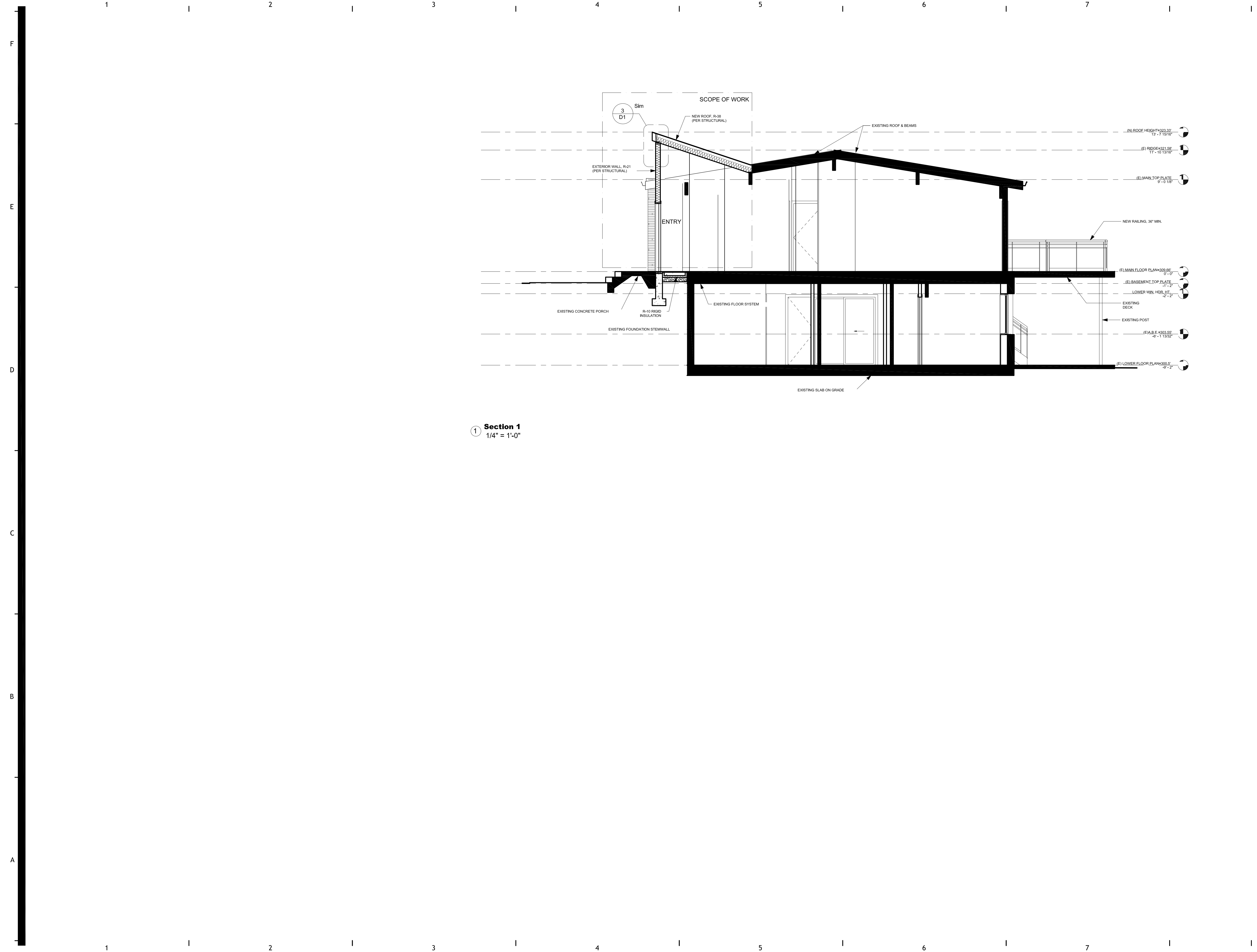
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② (P) West
1/4" = 1'-0"

(P) ELEVATIONS

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



① Section 1
1/4" = 1'-0"

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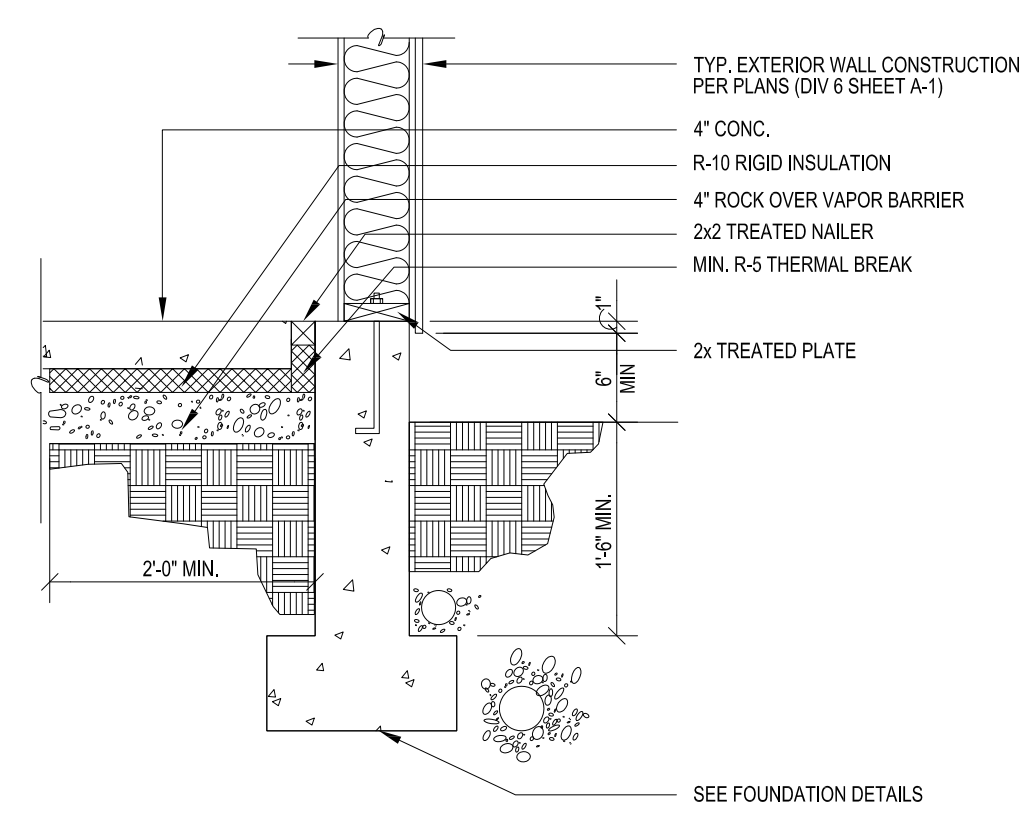
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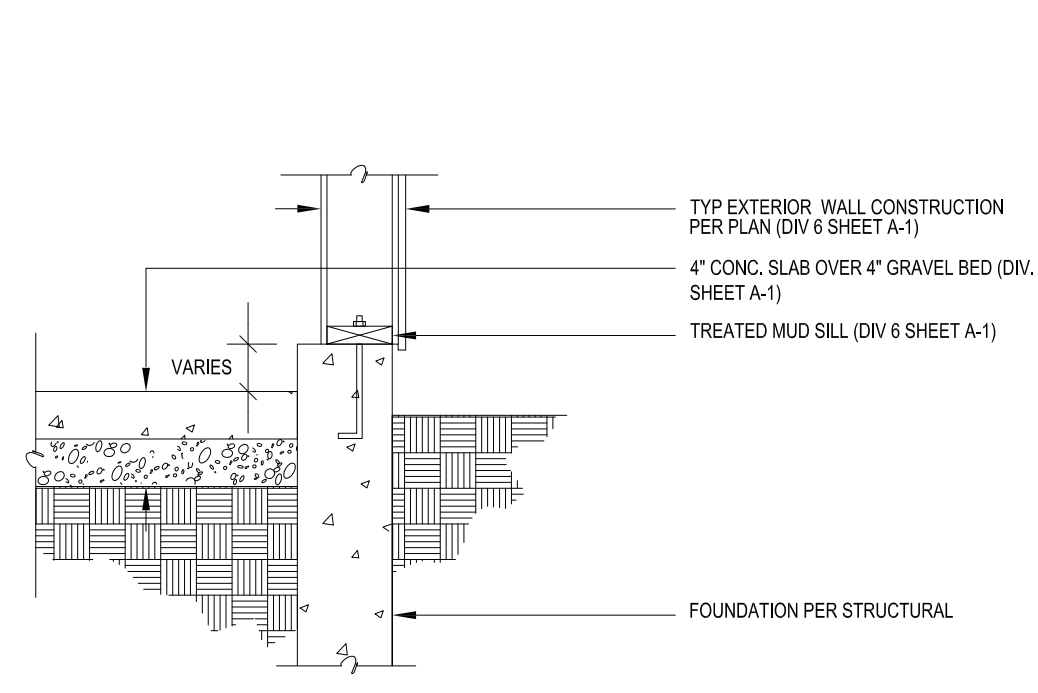
(P) BUILDING SECTION

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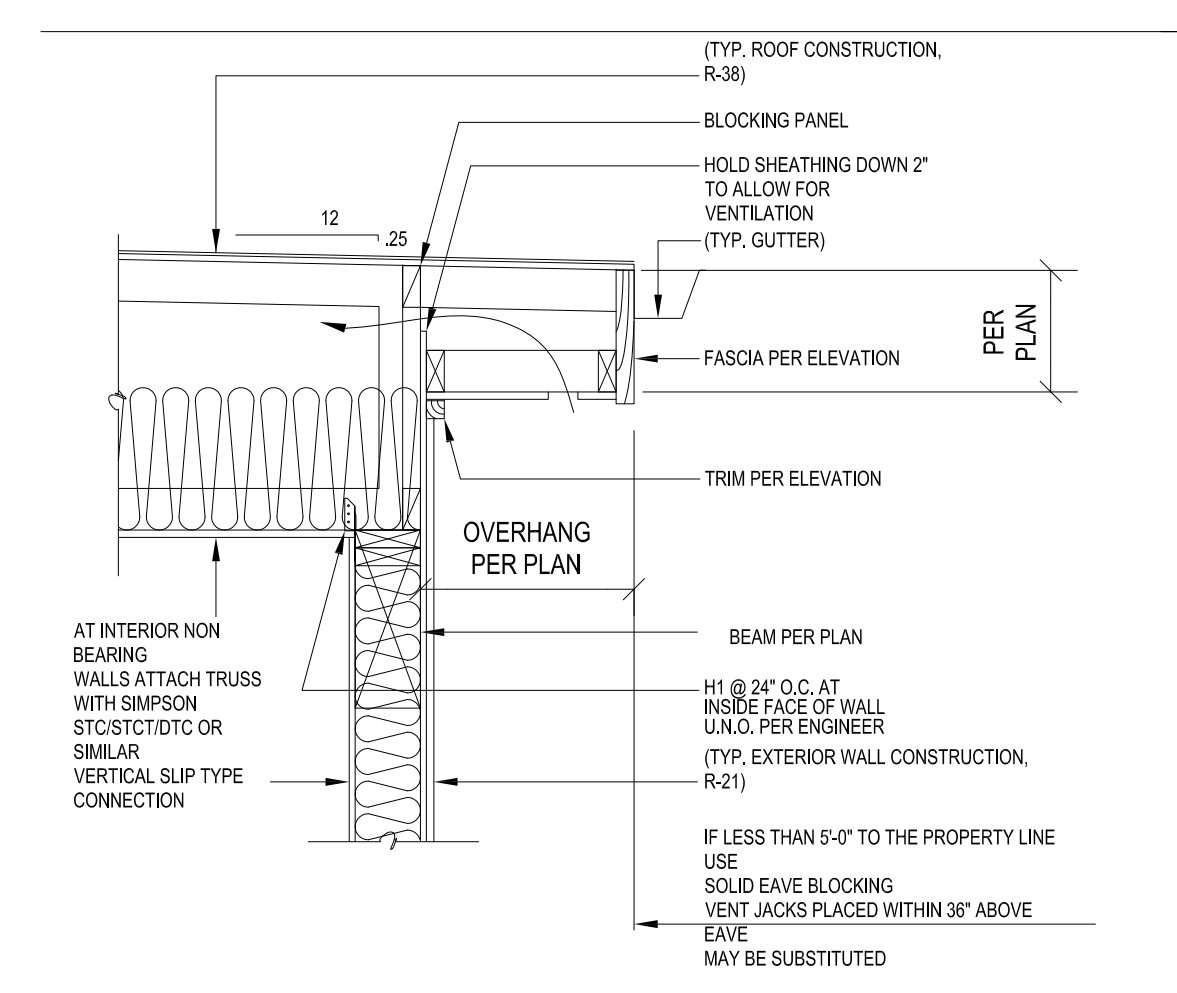
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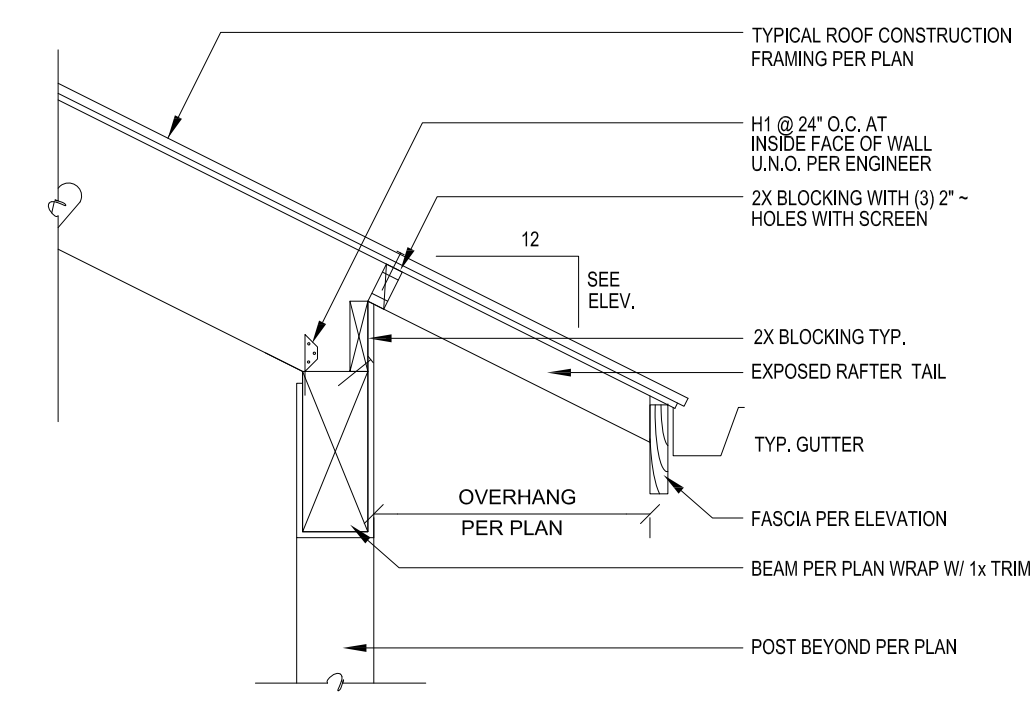
① FOUNDATION DETAIL (INSULATED)
3/4" = 1'-0"



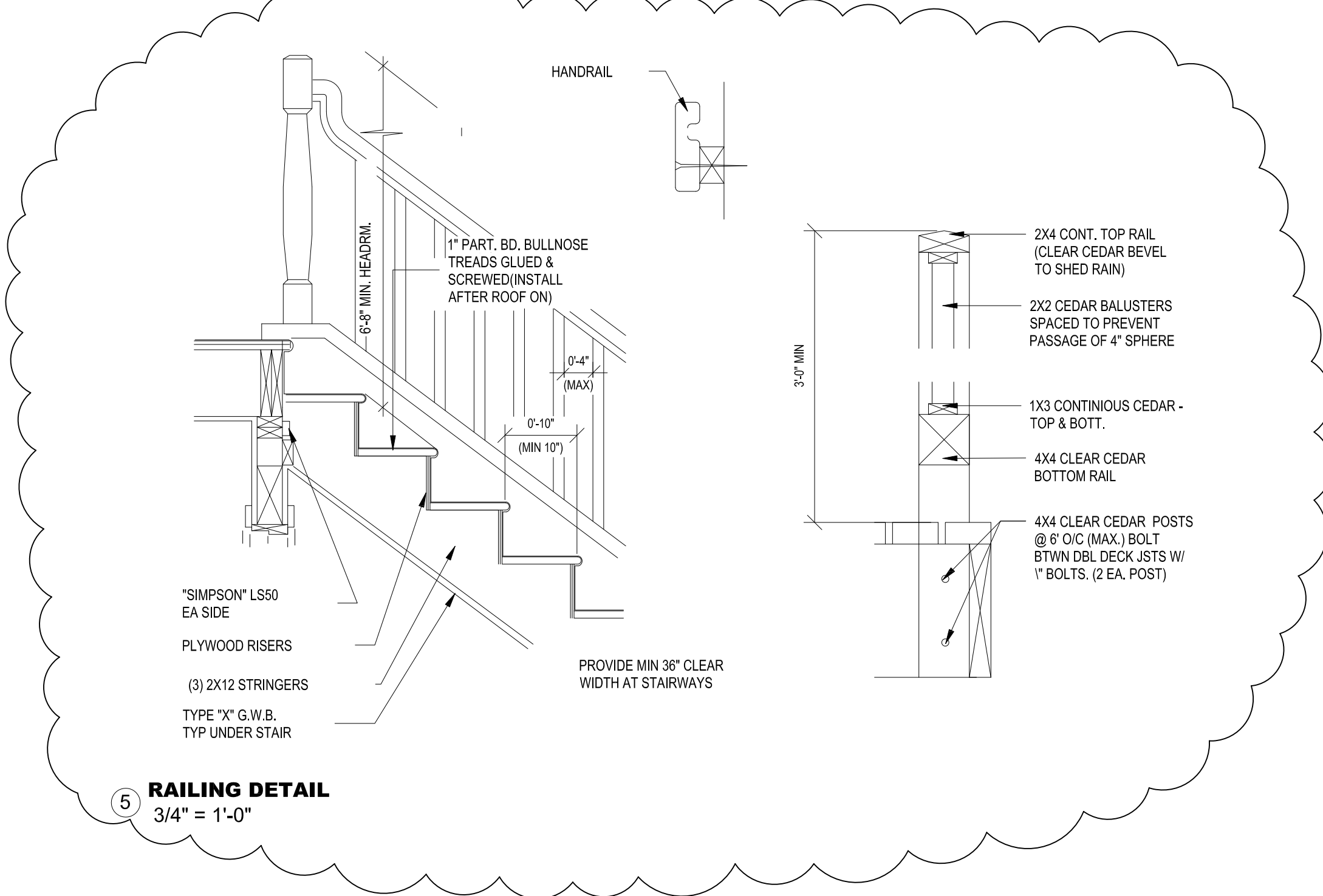
② SLAB @ STEM WALL
3/4" = 1'-0"



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

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.

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 - ANS/AISC 360 SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL

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 SOIL PRESSURE
Table with columns for location (ROOF, CEILING, FLOOR, DECK, EXTERIOR BALCONY, STAIR + CORRIDOR) and values for PSF and PCF.

ROOF SNOW LOAD
GROUND SNOW LOAD,pg 80 PSF

- 1. ROOF SNOW LOAD,PI 72 PSF
2. SNOW EXPOSURE FACTOR CE +10
3. WIND RESISTANCE FACTOR +1
4. THERMAL FACTOR Cl +11

EARTHQUAKE DESIGN DATA: (ANSI/AF+PA WFCM-2018)

Table with columns for Risk Category, Seismic Importance Factor, Spectral Response Coefficient, and various seismic design parameters like wind speed, risk category, and coefficients.

FOUNDATIONS
ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED FIRM NATURAL EARTH OR COMPACTED SOIL.

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 BC STANDARDS SHALL BE ADDED TO ALL CONCRETE EXPOSED TO EARTH OR WEATHER.

Table with columns for MIN. BAGS OF PORTLAND CEMENT, SPECIAL INSP. REQUIRED, and USE (FOOTINGS, FLOOR SLABS, ROOF SLABS).

REINFORCING STEEL
NEW, CLEAN AND FREE FROM DIRT, CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM -A615-76A, GRADE 60.

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS
FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE FORMED SURFACES EXPOSED TO EARTH OR WEATHER

STRUCTURAL STEEL
STRUCTURAL STEEL STANDARD SHAPES AND PLATES SHALL CONFORM TO ASTM A36 STEEL.

SOLID SAWN LUMBER
ALL FRAMING LUMBER SHALL KILN DRIED OR MC-19 AND BE GRADED AND MARKED IN CONFORMANCE WITH GLB STANDARD GRADING RULES.

STRUCTURAL GLUED LAMINATED TIMBERS
STRUCTURAL GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANS/AITC STANDARD A1901 AND ASTM D 3737.

PRE-MANUFACTURED WOOD FLOOR JOISTS
ALL WOOD JOISTS SHALL BE TJI SERIES JOISTS MANUFACTURED BY WEYERHAEUSER IN A WOOD OPENING WITH ICC ESR-1653.

PRE-MANUFACTURED ROOF TRUSSES
ROOF TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION GUIDELINES OF ALL ROOF TRUSSES.

DIAPHRAGM AND HOLDOWN SCHEDULES

Table titled 'SHEAR WALL SCHEDULE? 1? (VERTICAL DIAPHRAGM)' with columns for Shearwall Type, Wall Sheathing, Wall Stud, Nail Type, Edge Nailing, Field Nailing, Blocking Req'd, Block Size, Abutting Plywood, Top Plate, Sailing Plate, Foundation Anchor Bolts, Framing Anchor, Allowable Load.

1. ALL SHEAR WALLS SHALL CONFORM TO IBC SECTION 23 REQ'NMENTS. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING. SHEATHING SHALL BE INSTALLED VERTICALLY WITH 4X8 SHEETS EXTENDING FROM THE SILL PLATE AT THE FOUNDATION TO THE LOWER OF THE DOUBLED TOP PLATES AT THE MAIN LEVEL AND FROM THE UPPER OF THE DOUBLED TOP PLATES AT THE LOWER WALL TO THE TOP OF THE DOUBLED TOP PLATES AT THE UPPER LEVEL.

METAL HOLDOWNS? 1

Table with columns for Symbol, Model Number, DBL Stud Nailing, Allowable Load, and rows for various hold-down models like HDU1-SDS2.5 and HDU8-SDS2.5.

1. SEE STRUCTURAL NOTES FOR SPECIFICATION OF METAL CONNECTORS.
2. ALL METAL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION REQUIREMENTS.

FLOOR NAILING (HORIZONTAL DIAPHRAGM)

Table with columns for Type, Nails, Boundary Nailing, Supported Edges, Blocked Edge Nailing, Blocking, Allowable Load, and rows for F1, F2, F3.

1. WHERE NAILS ARE SPACED 25" o.c. AND LESS, FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x AND SHALL BE STAGGERED.

FASTENER SCHEDULE (FOR ALL VERTICAL + HORIZONTAL DIAPHRAGMS)

Table with columns for Nail Type, Diameter in Inches, Length in Inches, Specifications, and rows for 8d, 10d, 12d, 16d.

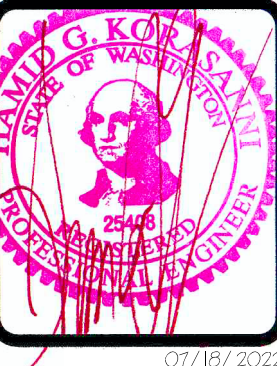
METAL CONNECTORS + FASTENERS USED W/ PRESSURE TREATED LUMBER

ALL METAL CONNECTORS AND FASTENERS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.

GROUP ONE: CHROMATED COPPER ARSENATE (CCA) AND SODIUM BORATE (SBX) PRESSURE TREATED LUMBER
MINIMUM CORROSION PROTECTION:
1. ALL METAL CONNECTORS, HANGERS, STRAPS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123 STANDARDS WITH MINIMUM ZINC THICKNESS THAT MEET G-90 STANDARDS.

DIAPHRAGM BLOCKING

PROVIDE SOLID BLOCKING + HOLDOWNS AND POINT LOADS ABOVE. USE SAME SIZE AS POST OR MULTIPLE STUDS ABOVE FOR BLOCKING. WHEN MULTIPLE STUDS ARE USED, ORIENT GRAINS VERTICALLY.



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Revisions table with columns for Description, Date, and Status, including a table with revision numbers and dates.

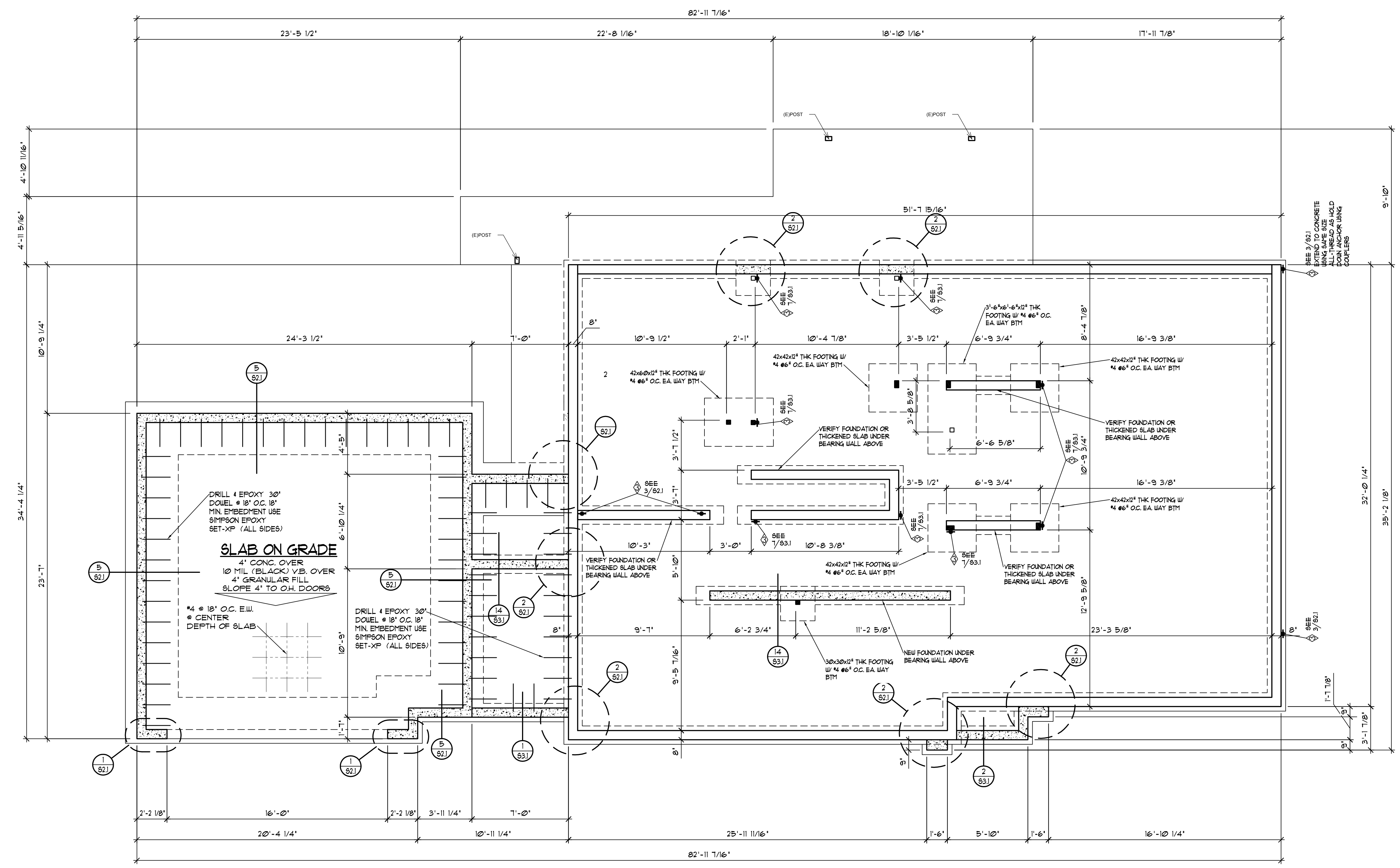




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FOUNDATION PLAN



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

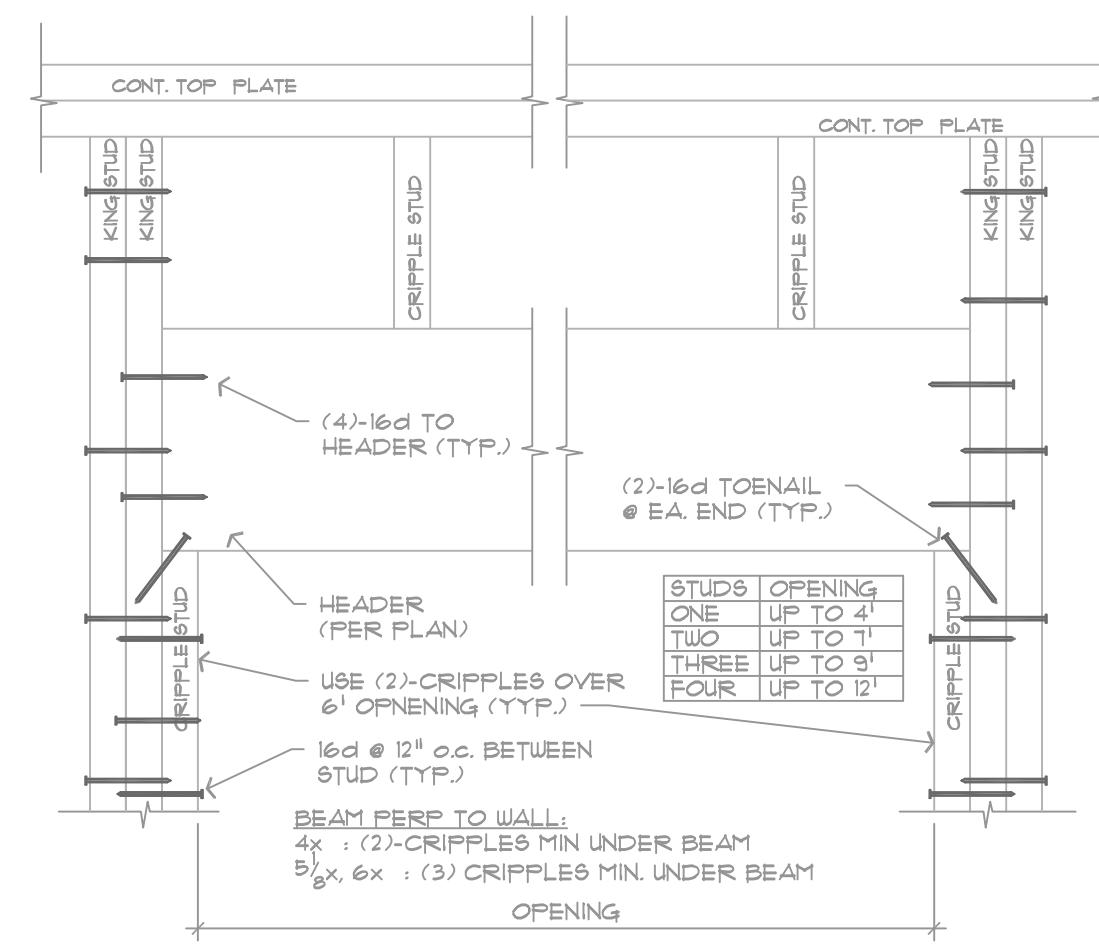
1/4" = 1'-0"

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

REMODEL LEGEND

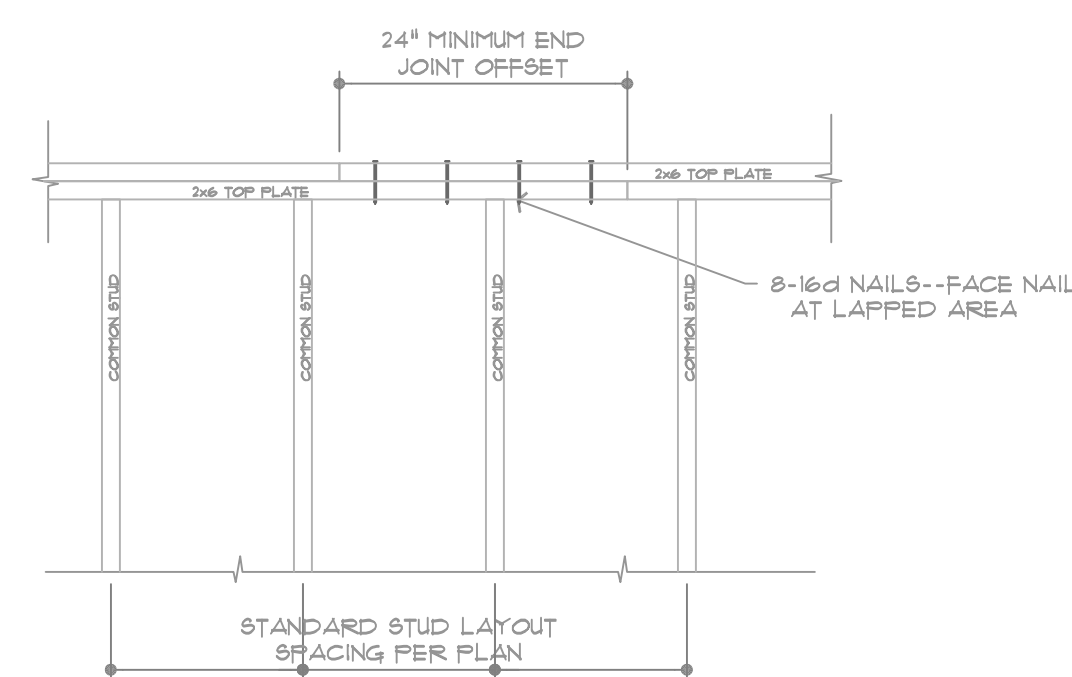
- NEW FOUNDATION
- EXISTING FOUNDATION TO REMAIN
- EXISTING FOUNDATION TO BE REMOVED

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TYPICAL HEADER

NT.9.

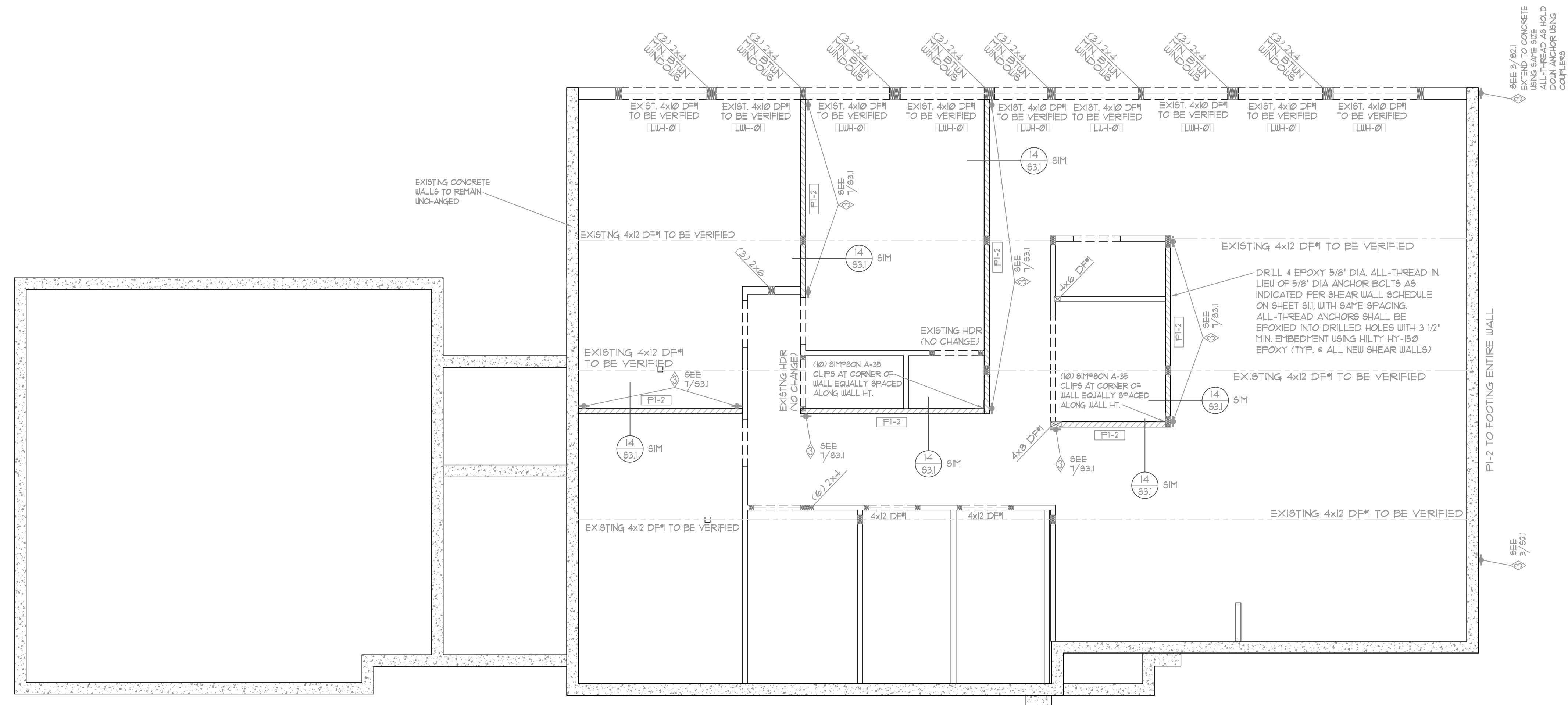


TYPICAL FRAMING DETAIL

1/2" = 1'-0"

STRUCTURAL LEGEND

- DENOTES LOCATION AND EXTENT OF SHEAR WALLS
- DENOTES TYPE OF SHEAR WALLS SEE SHEAR WALL SCHEDULE
- DENOTES HOLD-DOWN LOCATION SEE HOLD-DOWN SCHEDULE LOCATE HOLD-DOWNS MIN. 5" FROM FOUNDATION VENTS



LOWER LEVEL WALL 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

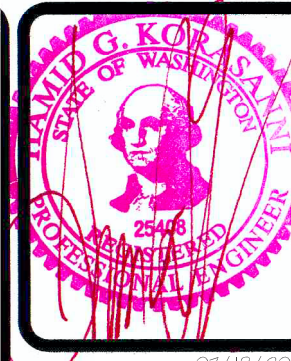


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LOWER FLOOR WALL PLAN

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1/4" = 1'-0"	



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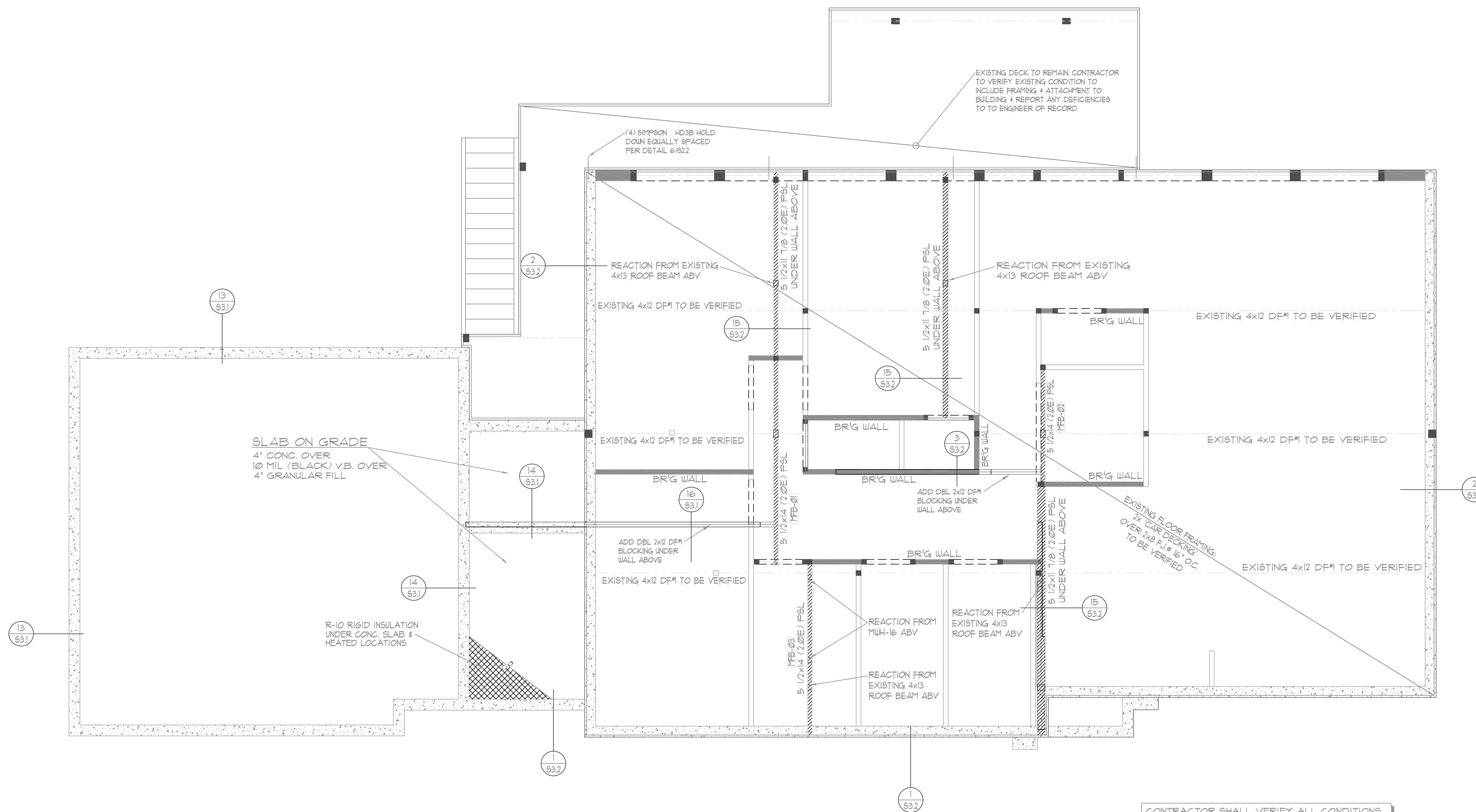
MAIN FLOOR FRAMING PLAN

KAHN RESIDENCE

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MAIN LEVEL FRAMING NOTES:

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



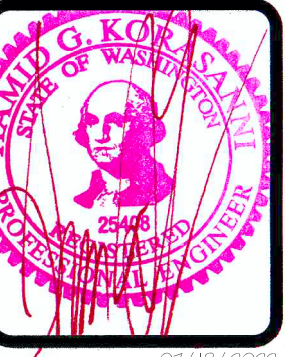
MAIN FLOOR FRAMING PLAN

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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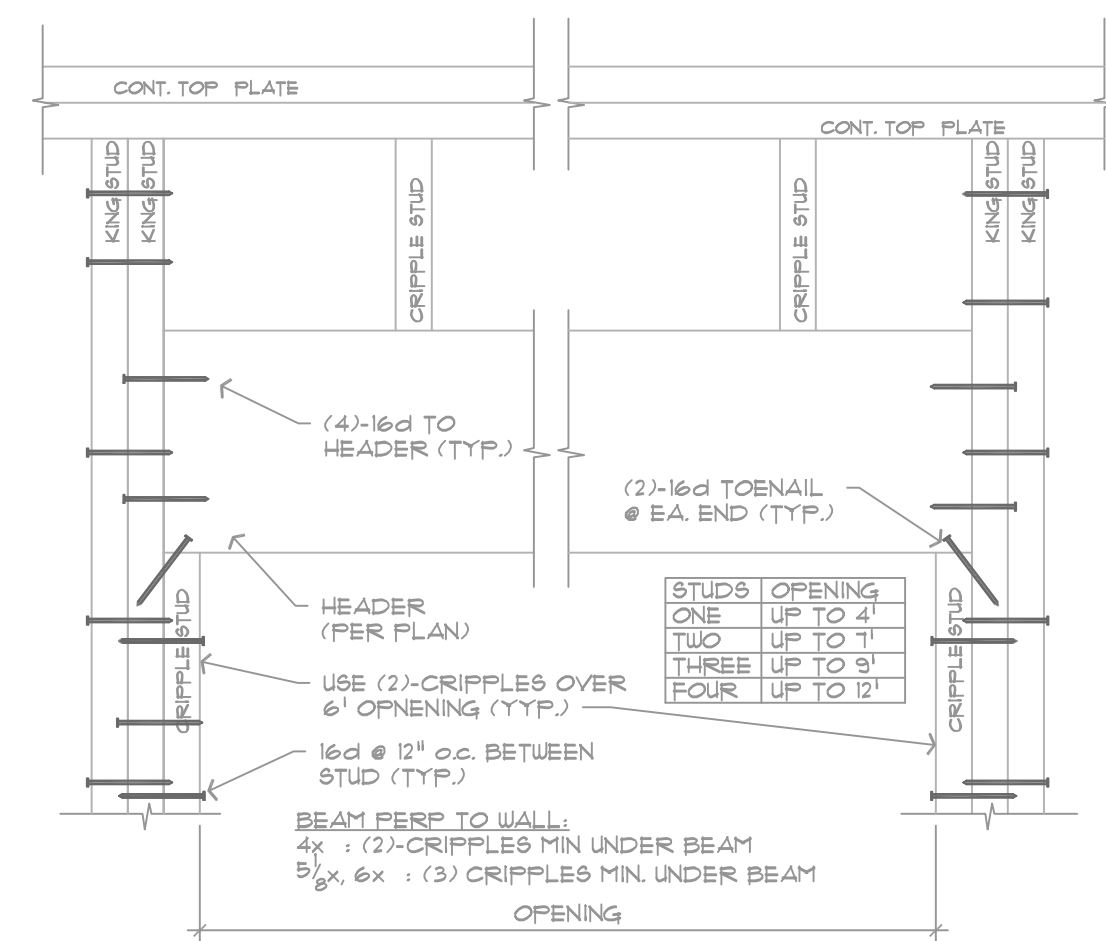
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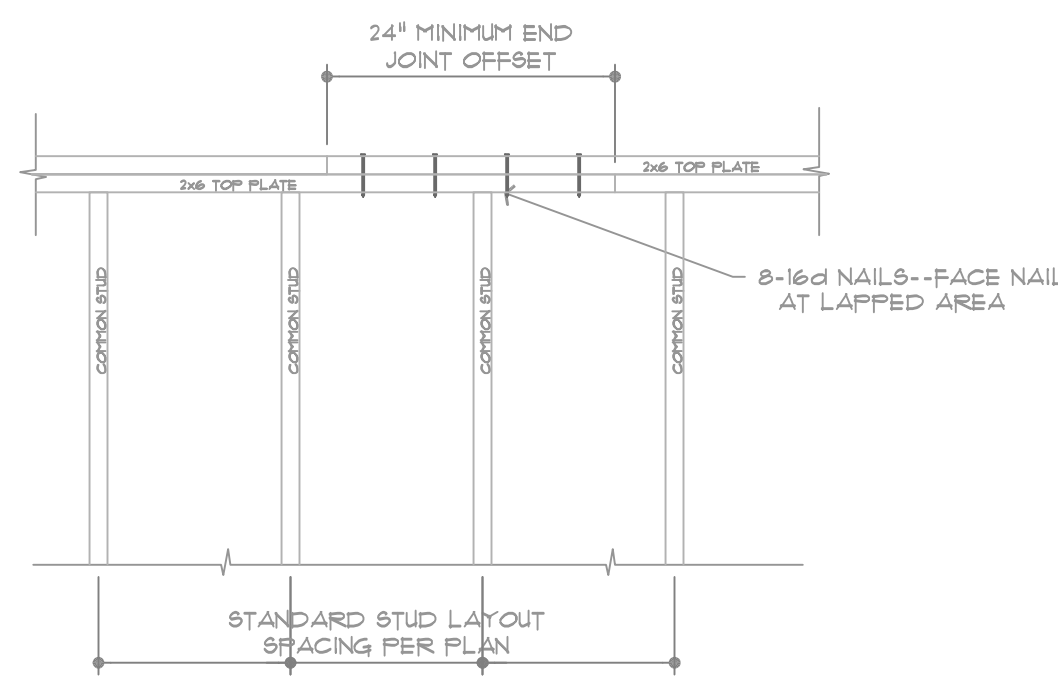
MAIN FLOOR WALL PLAN

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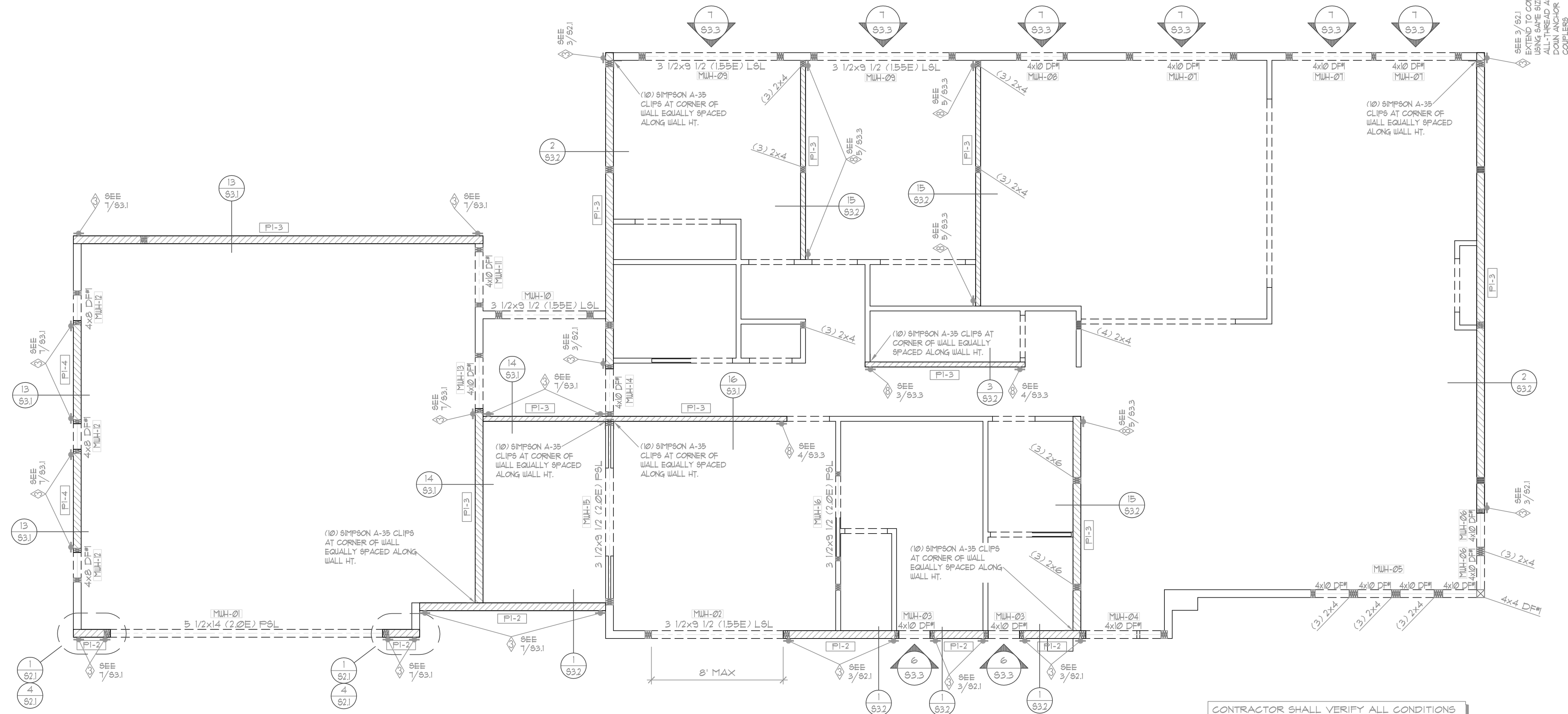
TYPICAL HEADER

N.T.S.



TYPICAL FRAMING DETAIL

DOUBLE TOP PLATE SPLICE 1/2" = 1'-0"



MAIN LEVEL WALL PLAN 1/4" = 1'-0"

STRUCTURAL LEGEND

- DENOTES LOCATION AND EXTENT OF SHEAR WALLS
- DENOTES TYPE OF SHEAR WALL & SEE SHEAR WALL SCHEDULE
- DENOTES HOLDDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDDOWNS MIN. 8" FROM FOUNDATION VENTS

Revisions

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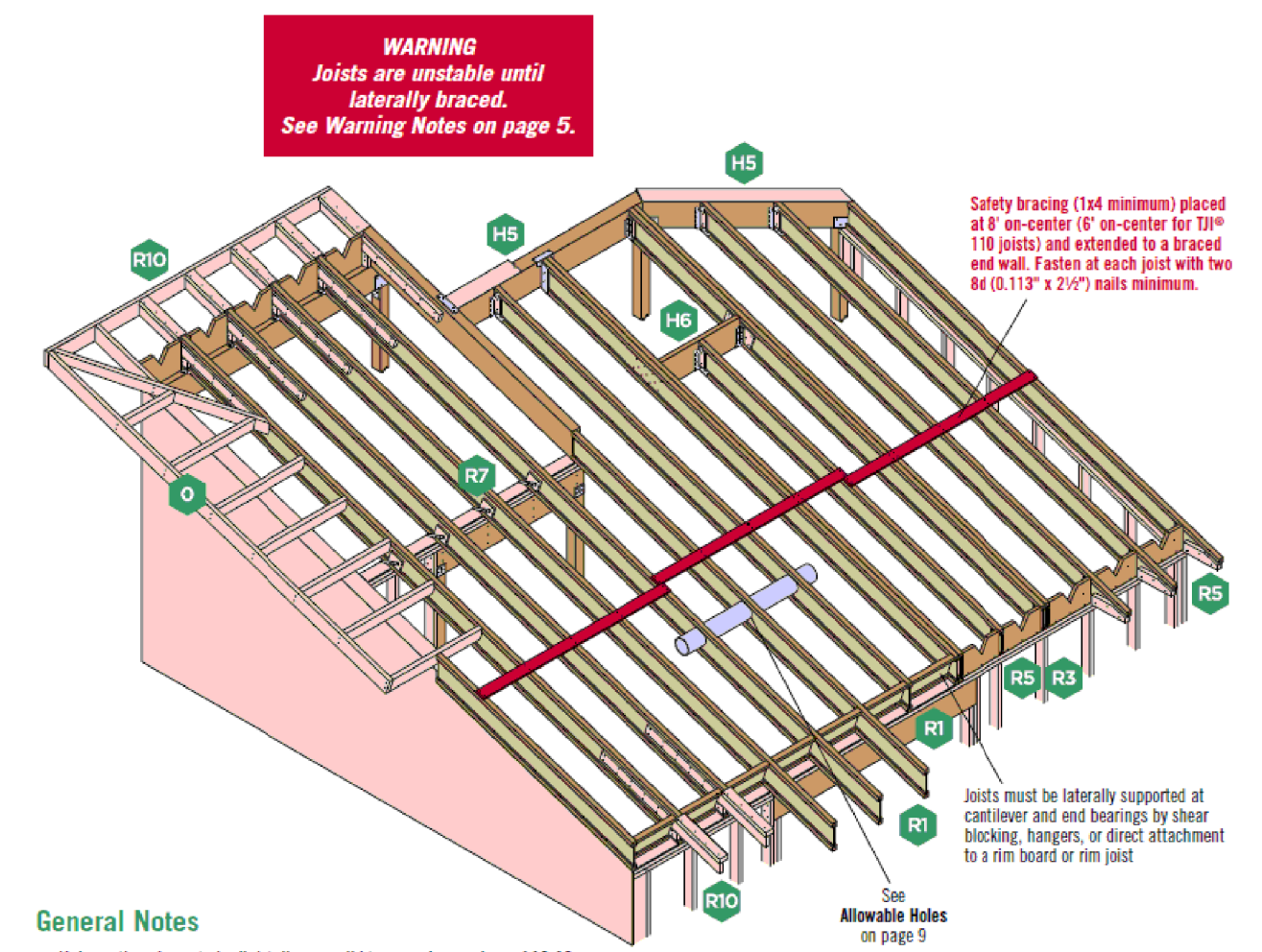
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- ROOF & CLG FRAMING NOTES:**
1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 2. BEARING WALLS ARE SHADED.
 3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
 4. ALL HEADERS SUPPORTING ROOF @ MAIN LEVEL OPENINGS SHALL BE 4x10 DOUGL/FIR UNLESS OTHERWISE INDICATED PER PLAN.
 5. CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING OR POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.
 6. ■ DENOTES CONCENTRATED LOADS SUPPORTED BY (2) STUDS, UNO.
 7. ALL METAL HANGERS SHALL BE "SIMPSON STRONG-TIE" L85R-SERIES JOIST HANGERS OR APPROVED EQUAL.
 8. ALL FALSE VALLEYS SHALL BE FRAMED W/ A FLAT 2x10 LAID DIRECTLY ON RAFTERS BELOW, OR W/ A FLAT 1x10 LAID ON 3/4" SOLID SHEATHING.
 9. ALL CEILING JOISTS SHALL BE 2x8 #1 HEM/FIR FRAMED @ 24" O.C. UNLESS OTHERWISE INDICATED PER PLAN. SEE PLAN JOIST DIRECTION.
 10. WHERE CEILING JOISTS ARE PERPENDICULAR TO RAFTER FRAMING, PROVIDE METAL STRAP TIES @ 48" O.C. ACROSS THE FIRST THREE ADJACENT JOIST SPACES AND SOLID FULL DEPTH BLKG @ EA. TIE.
 11. INSTALL SHEAR WALLS 4/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.

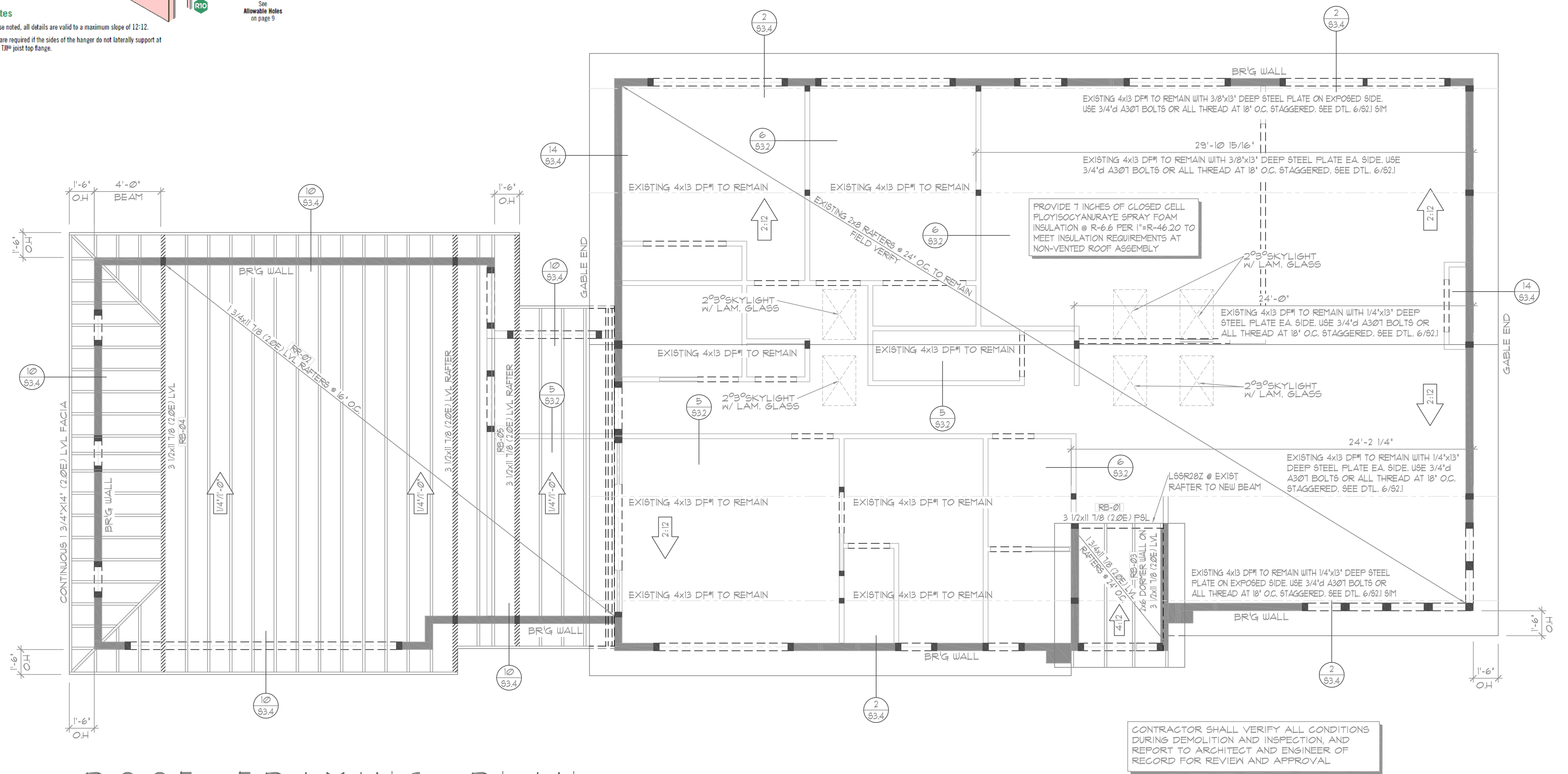
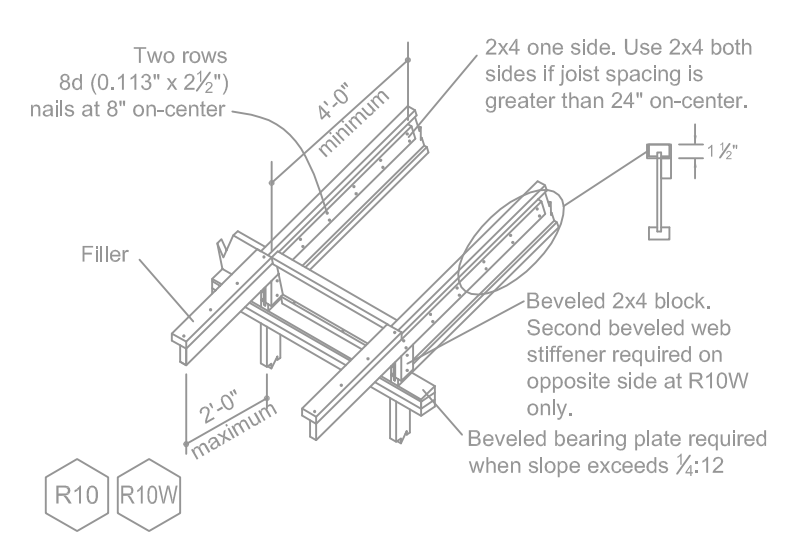
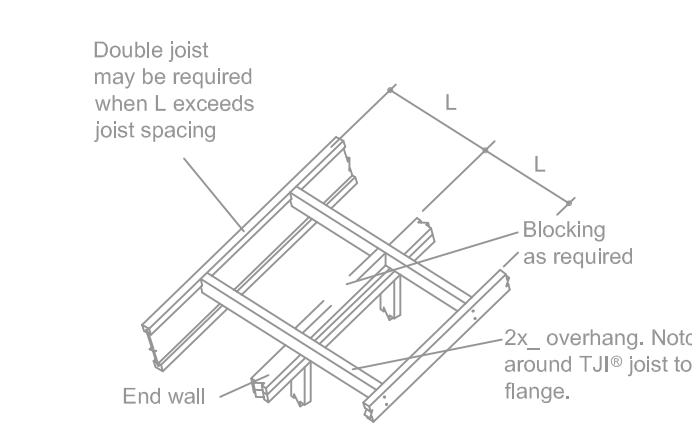
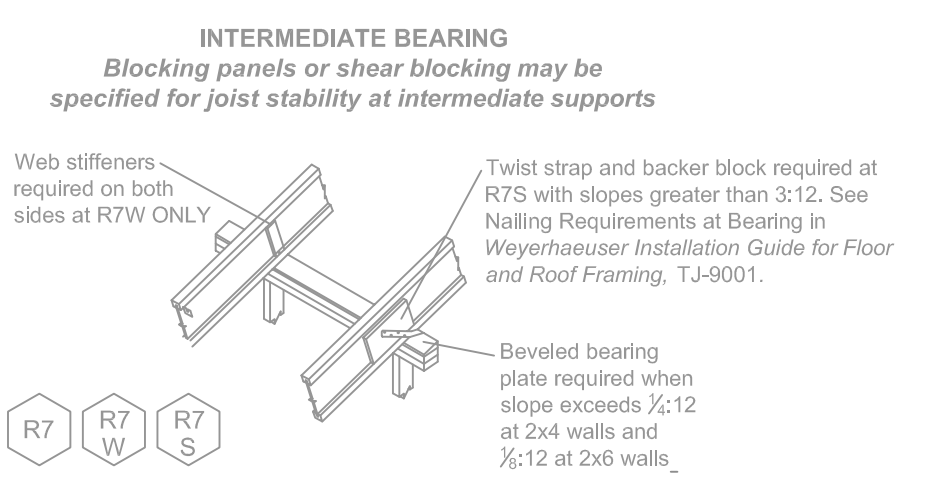
ROOF FRAMING



- General Notes**
- Unless otherwise noted, all details are valid to a maximum slope of 12:12.
 - Web stiffeners are required if the sides of the hanger do not laterally support at least 1/4" of the 100' joist top flange.

ROOF LOAD:
 LIVE (SNOW)- 25 PSF
 DEAD- 15 PSF
 TOTAL- 40 PSF

ROOF SHEATHING
 ENTIRE UPPER & LOWER ROOF TO BE 3/4" CDX PLYWOOD NAILED PER R-1 ROOF NAILING PER ROOF NAILING SCHEDULE ON SHEET 9/1



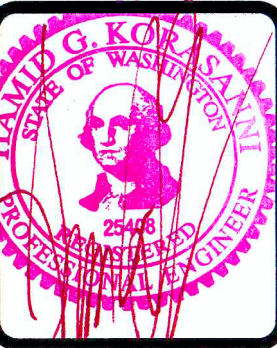
ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING PLAN

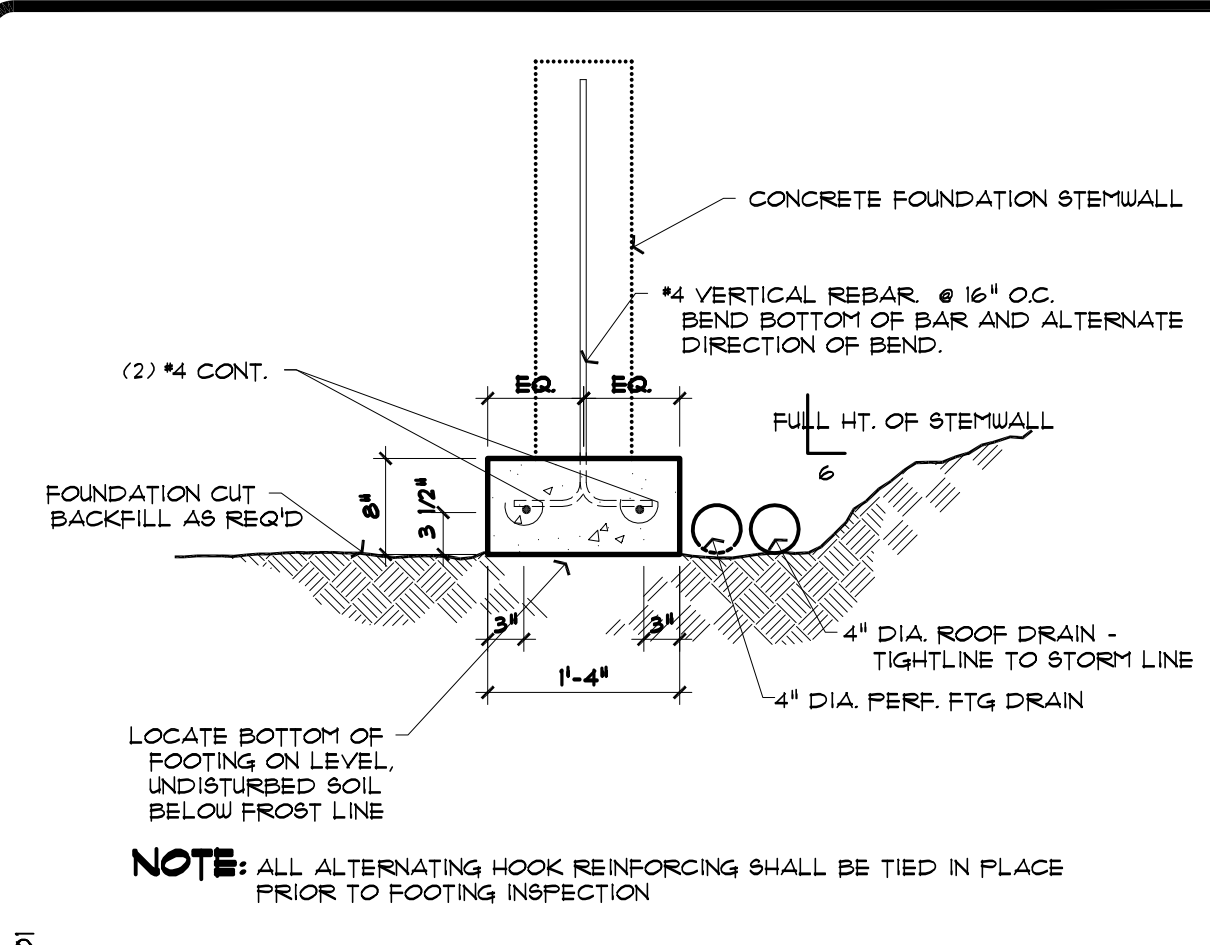
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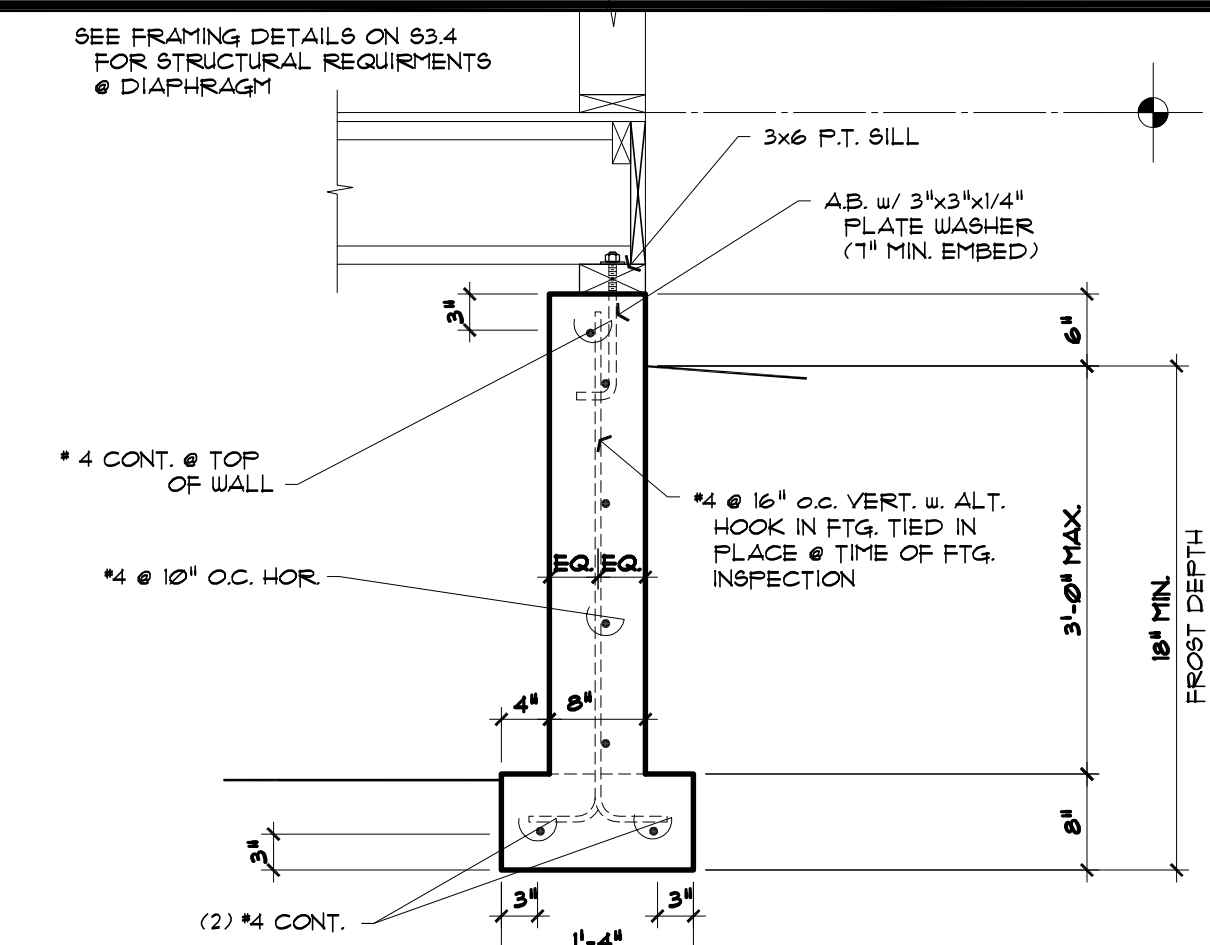


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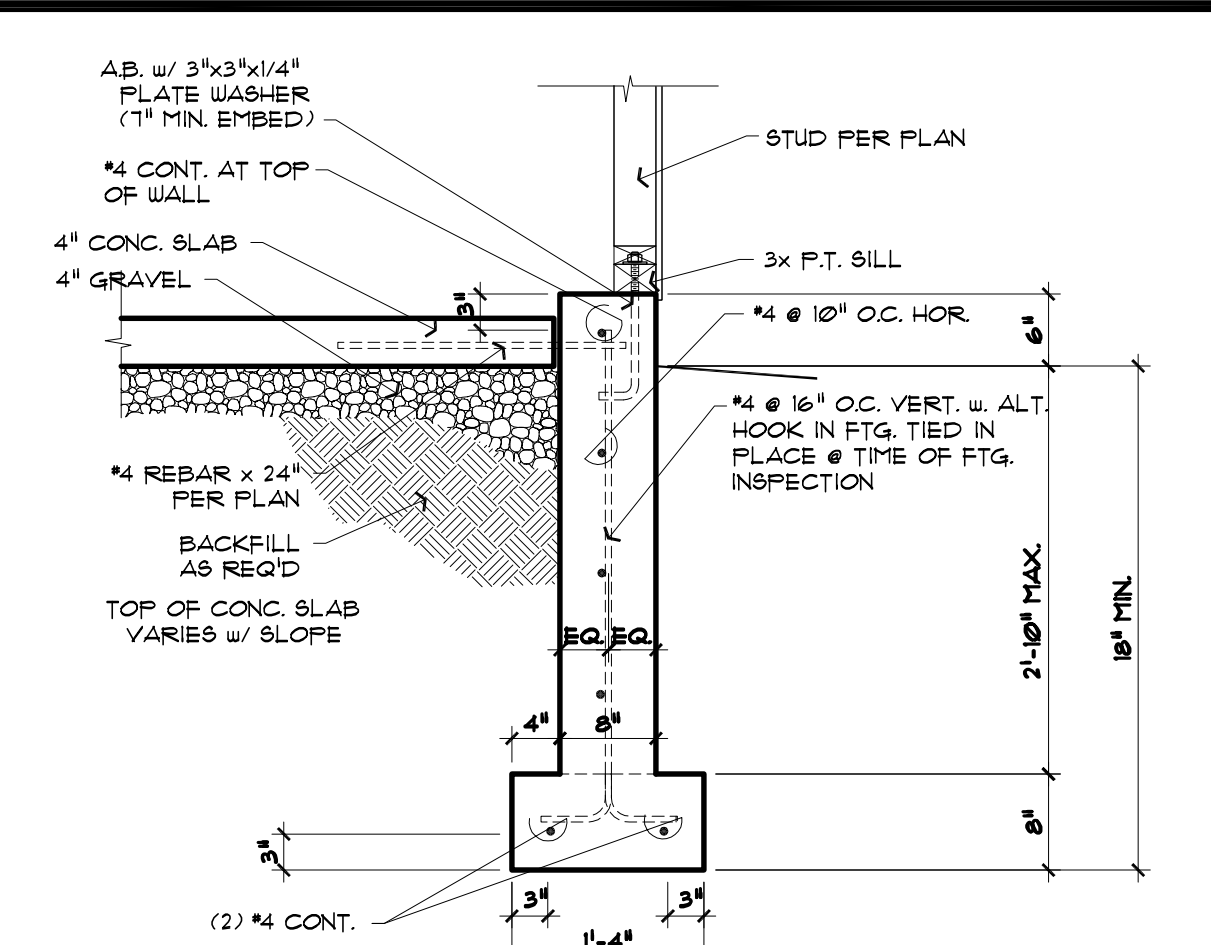
STRUCTURAL DETAILS
KAHN RESIDENCE
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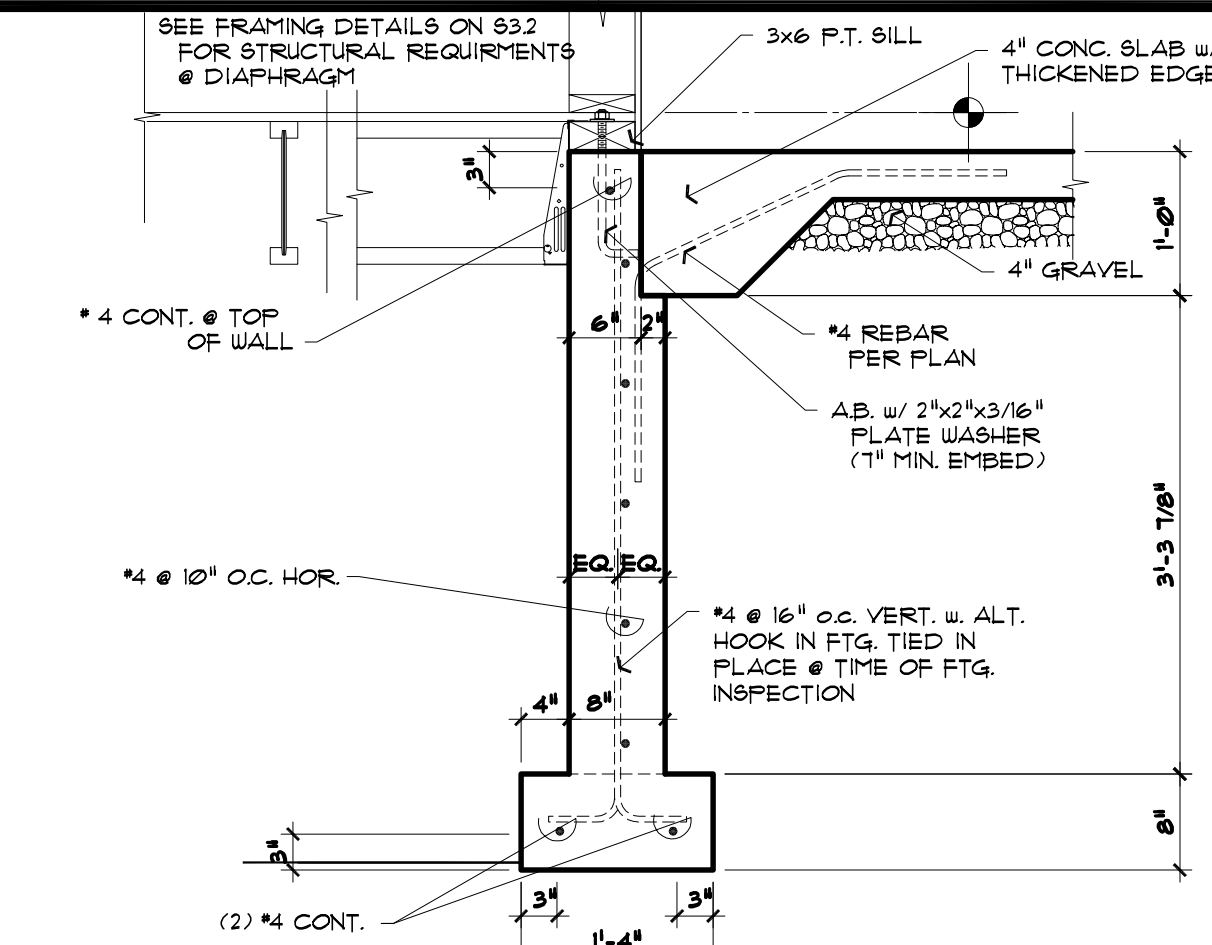
1 TYPICAL FORMED FOOTING
 SEE FRAMING DETAILS ON S3.4 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



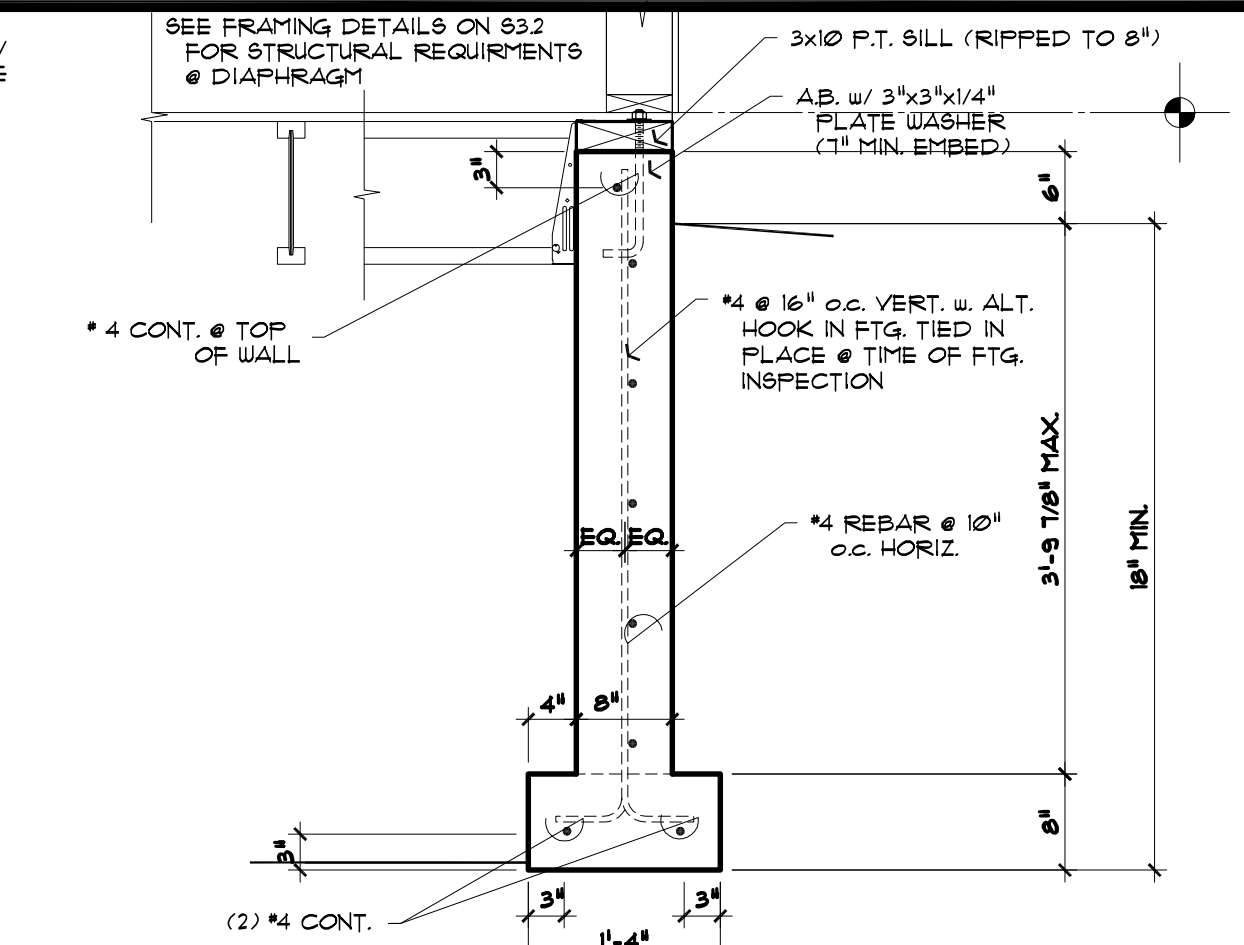
2 FOUNDATION STEMWALL @ EXT. WALL
 SEE FRAMING DETAILS ON S3.4 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



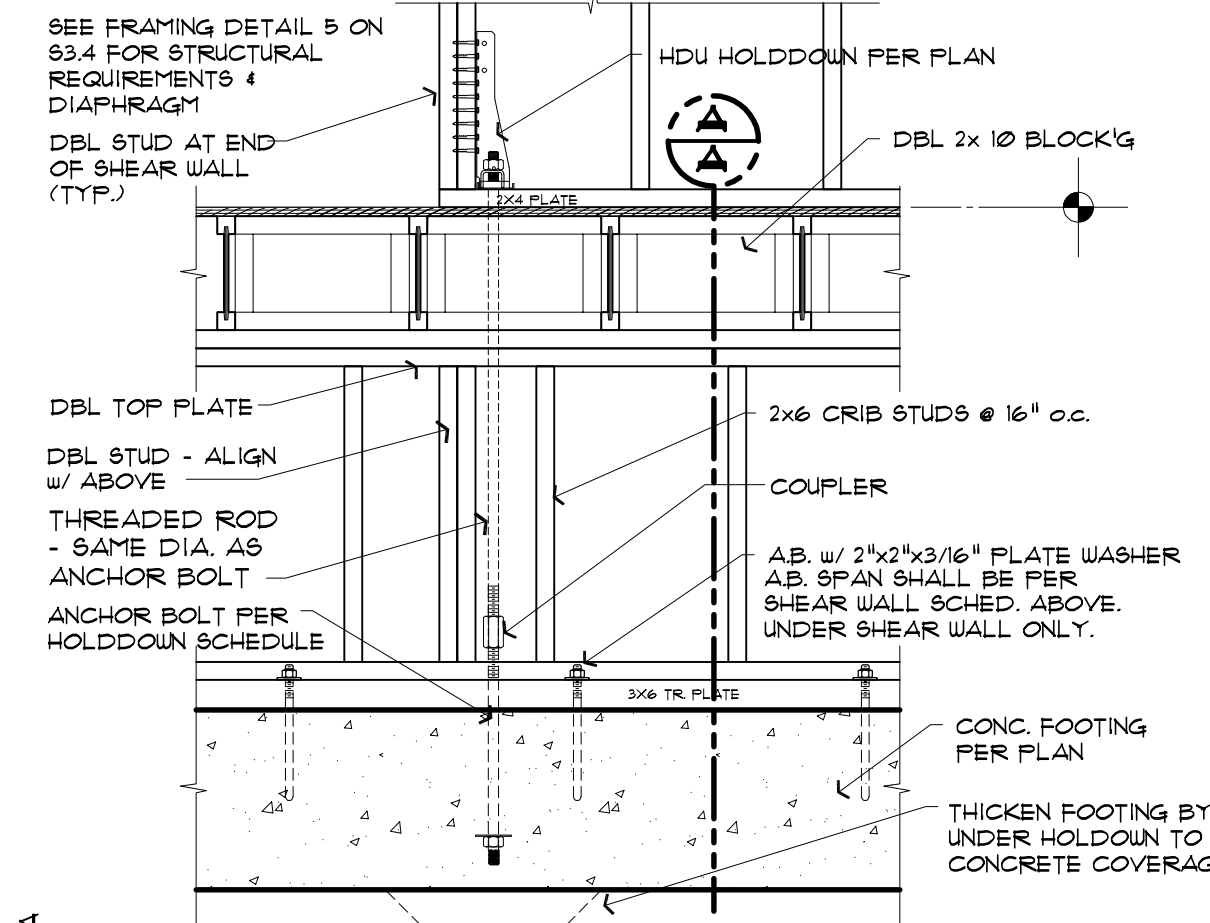
3 EXT. FND WALL @ GARAGE SLAB
 SEE FRAMING DETAILS ON S3.2 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



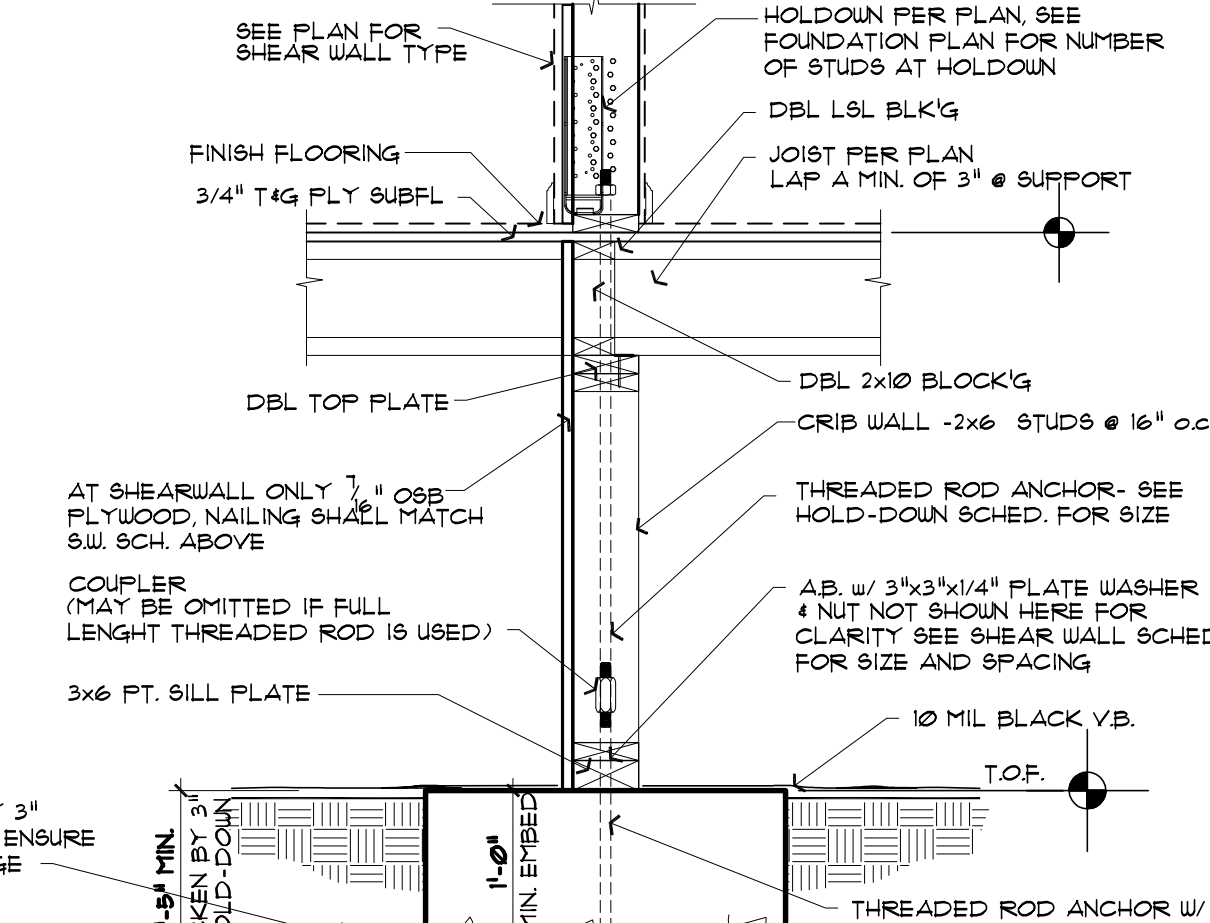
4 FOUND. STEMWALL @ GARAGE SLAB w/ DIAPHRAGM INSIDE
 SEE FRAMING DETAILS ON S3.2 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



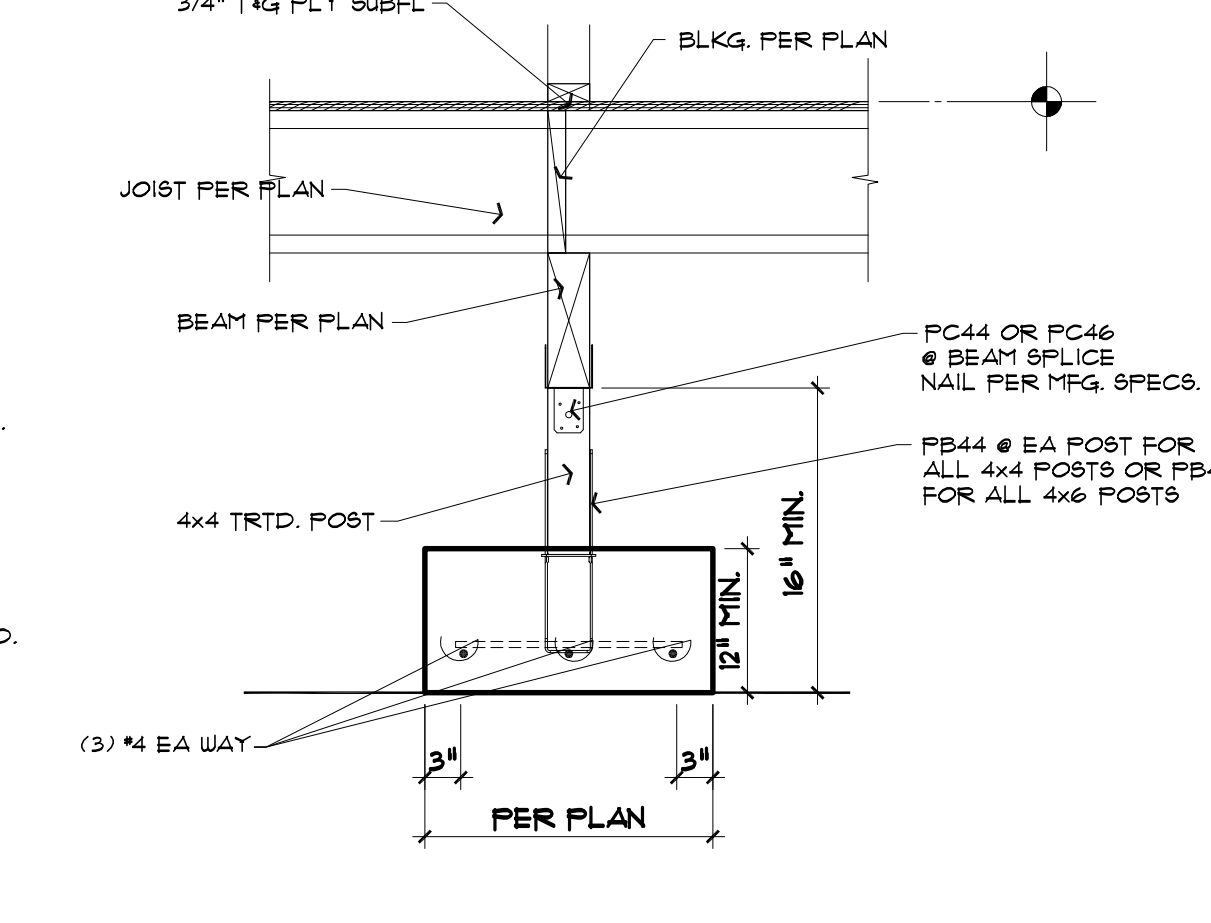
5 FOUNDATION STEMWALL @ EXT. WALL TYPICAL w/ DIAPHRAGM INSIDE OF WALL
 SEE FRAMING DETAILS ON S3.2 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



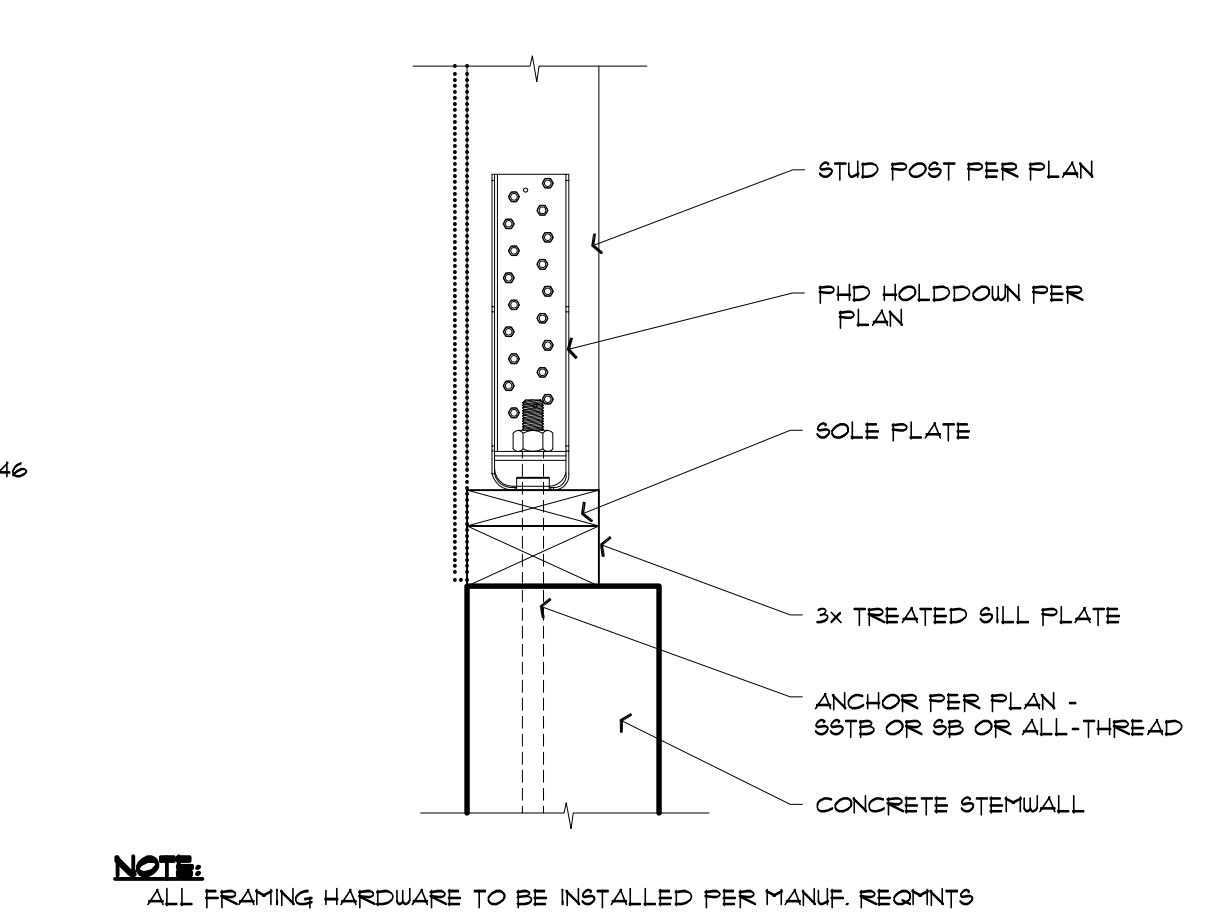
6 HDU HOLDDOWN @ CRIBWALL
 SEE FRAMING DETAIL 5 ON S3.4 FOR STRUCTURAL REQUIREMENTS @ DIAPHRAGM
 3/4" = 1'-0"



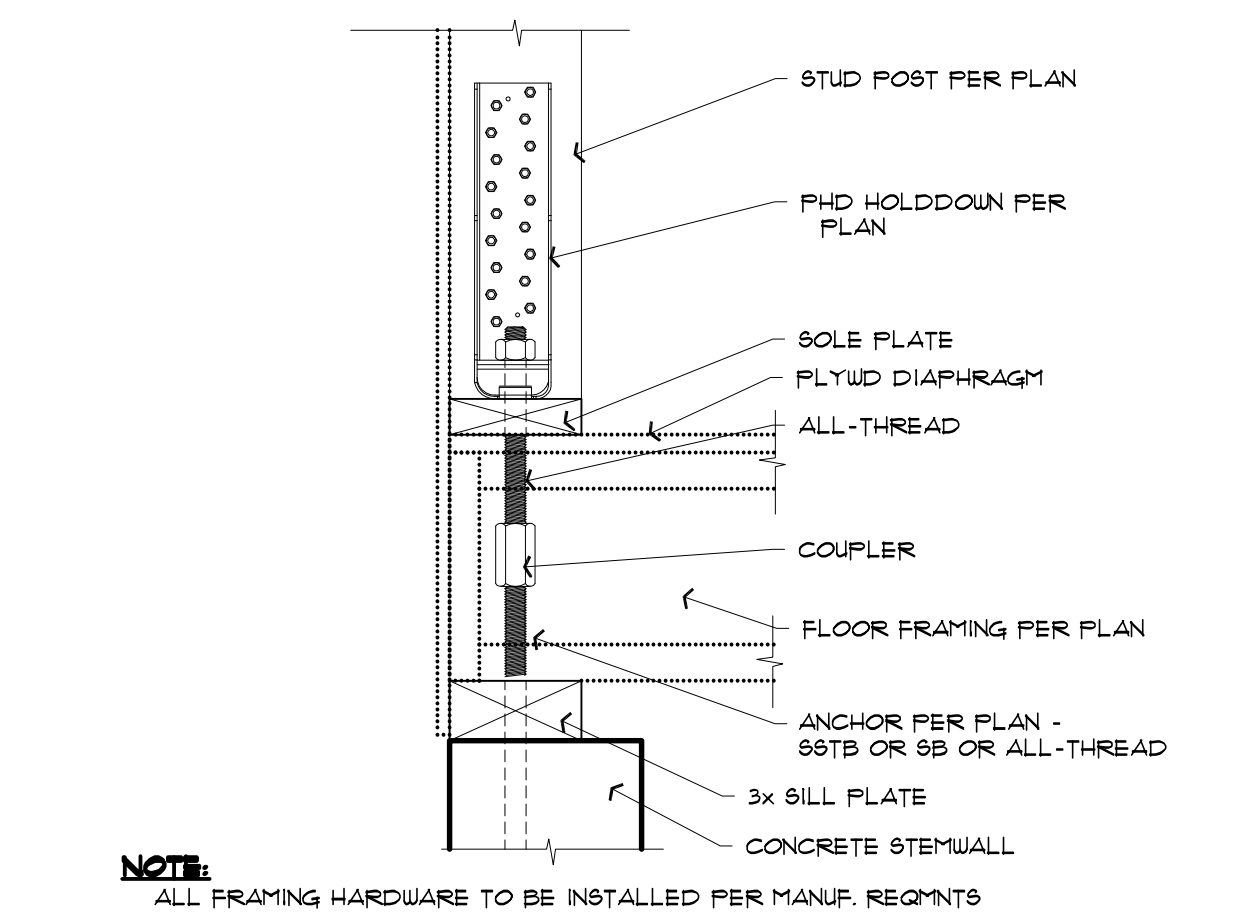
7 TYPICAL POST & BEAM POSITIVE CONNECTION TO CONCRETE
 SEE PLAN FOR SHEAR WALL TYPE
 3/4" = 1'-0"



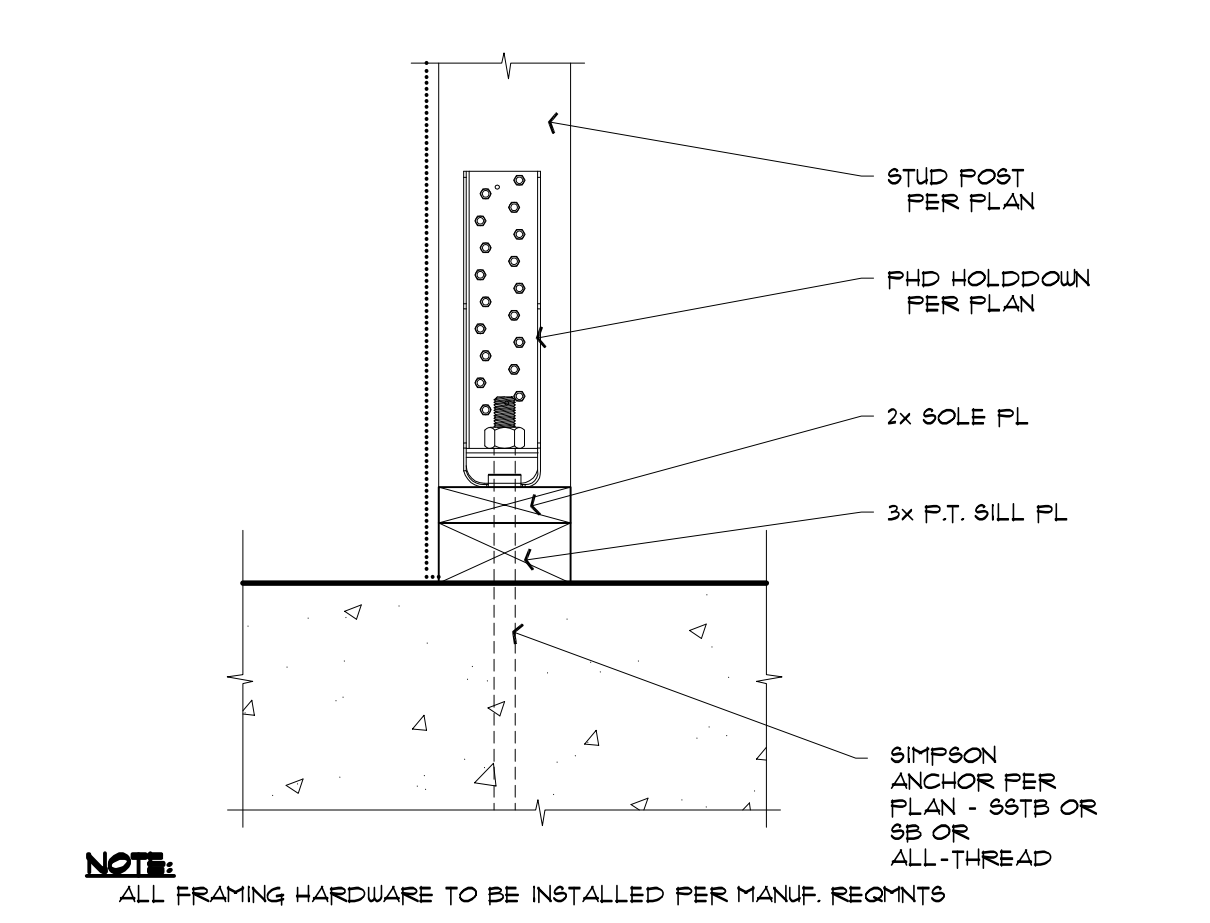
8 TYPICAL POST & BEAM POSITIVE CONNECTION TO CONCRETE
 SEE PLAN FOR SHEAR WALL TYPE
 3/4" = 1'-0"



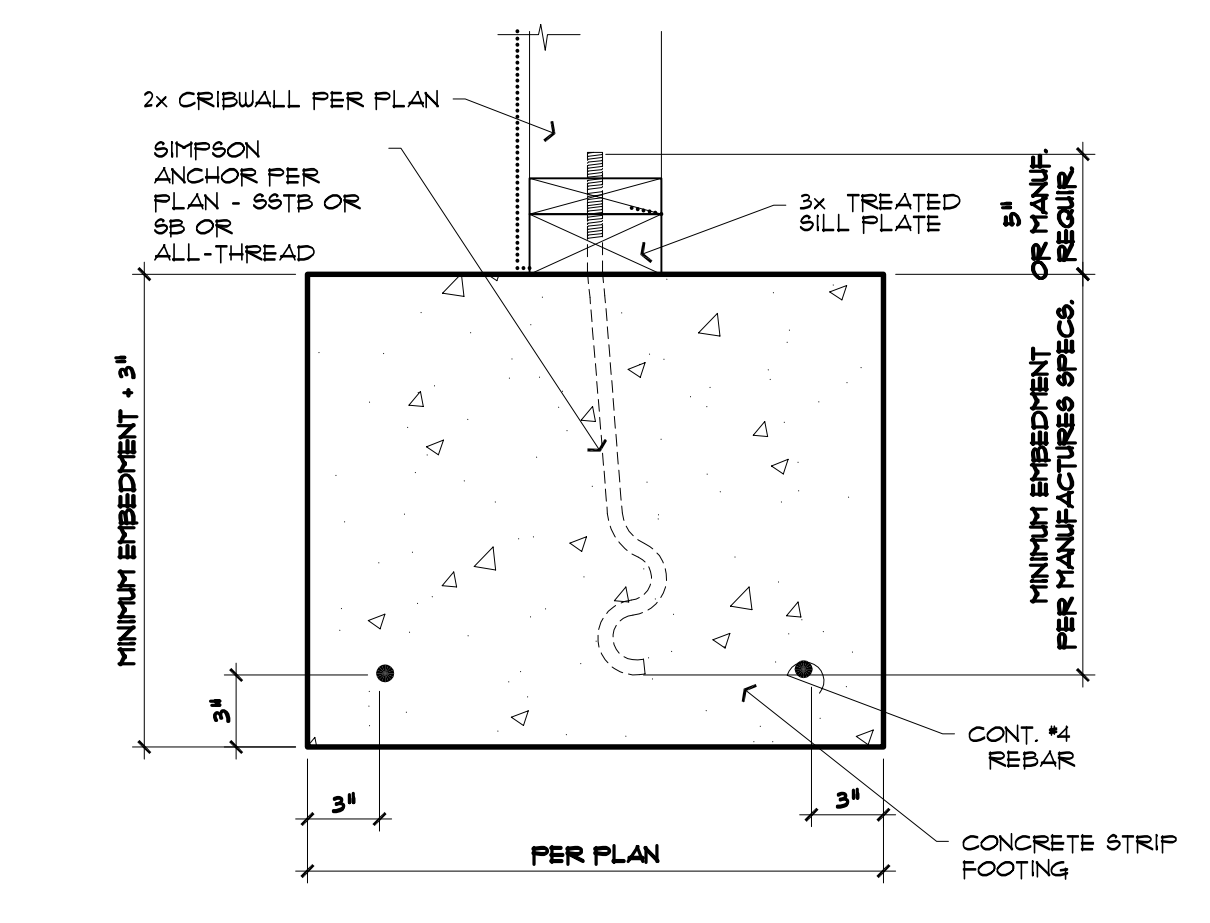
9 PHD HOLDDOWN @ EXT. FOOTING SHEARWALL AT GARAGE SLAB
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS
 1 1/2" = 1'-0"



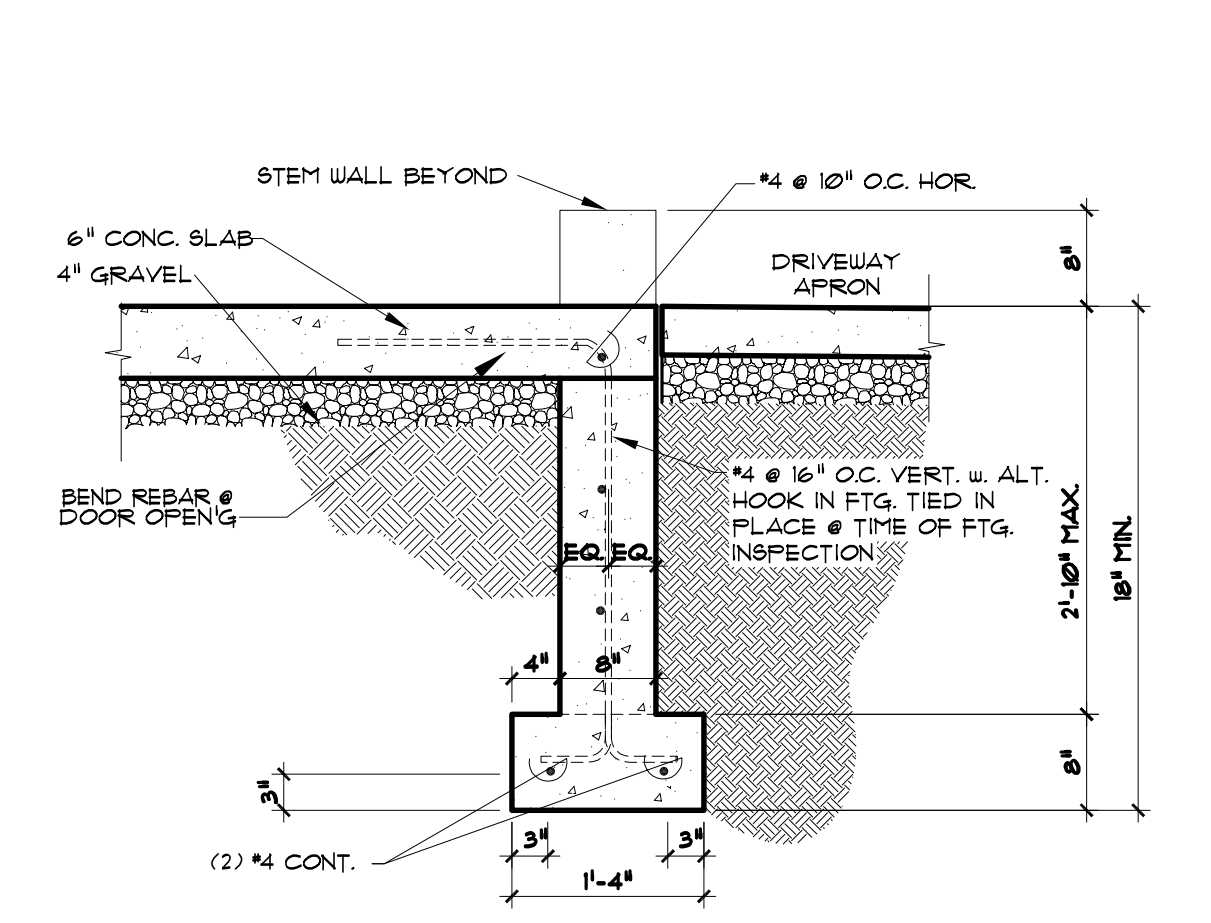
10 PHD HOLDDOWN @ EXT. FOOTING SHEARWALL AT FLOOR DIAPHRAGM
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS
 1 1/2" = 1'-0"



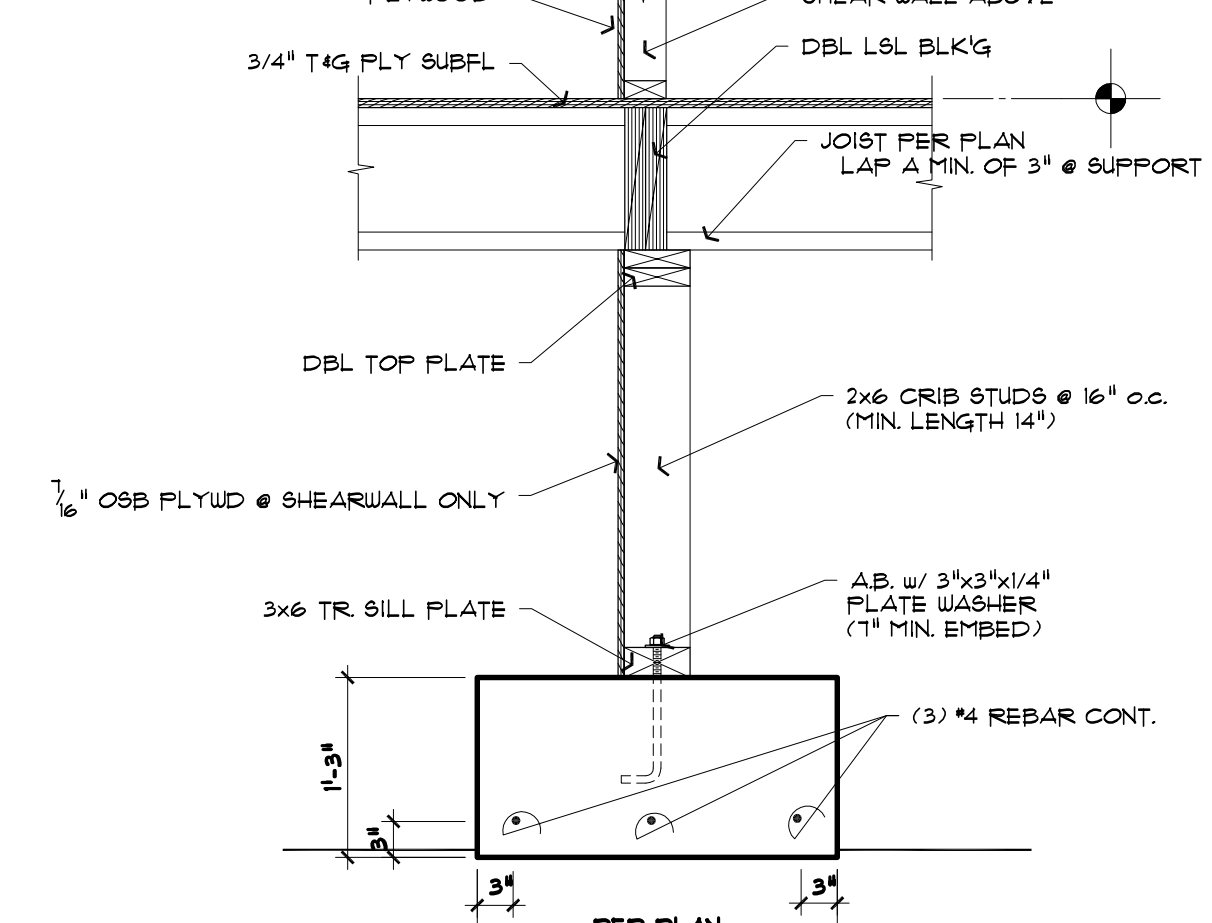
11 PHD HOLDDOWN @ INT. FOOTING SHEARWALL AT CRIBWALL
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'NTS
 1 1/2" = 1'-0"



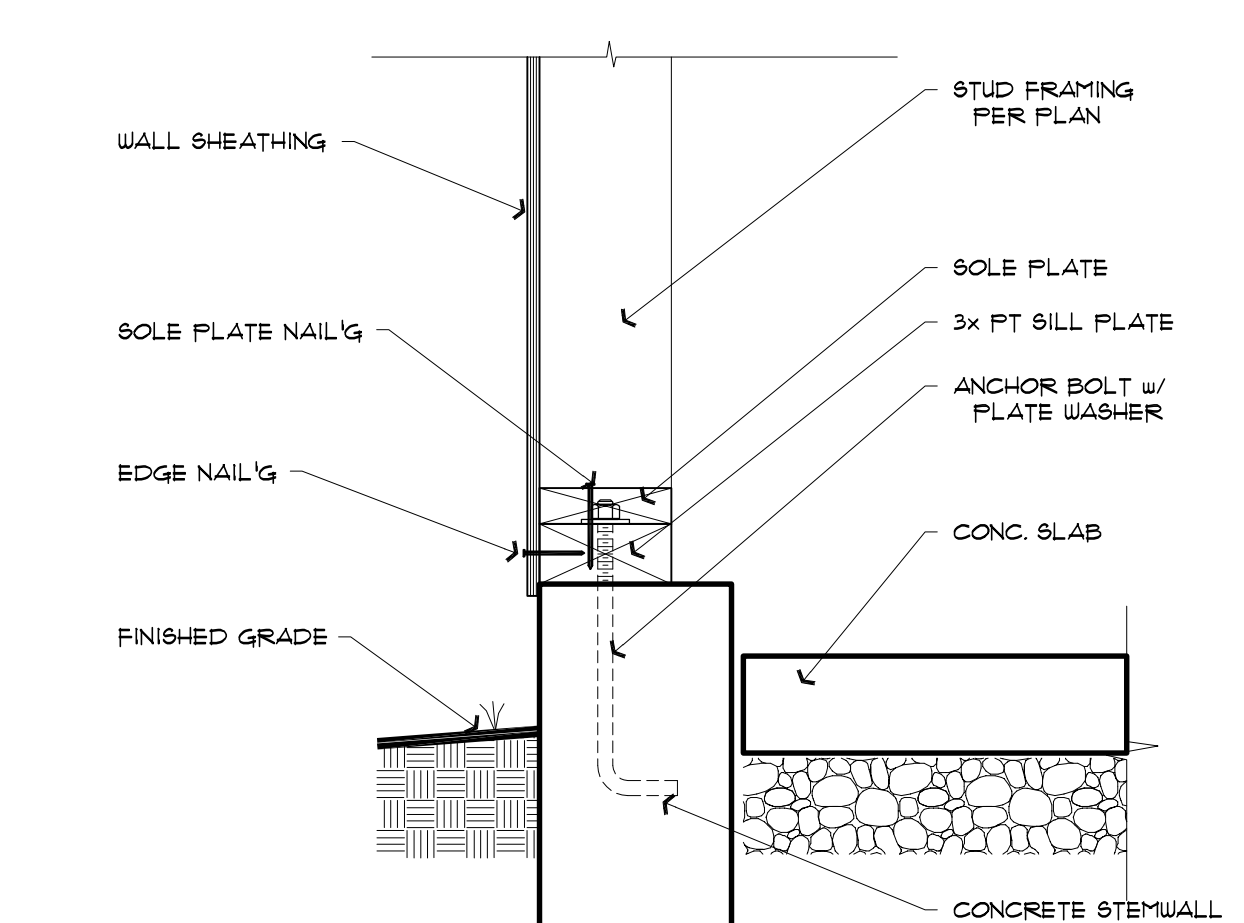
12 HOLDDOWN ANCHOR @ INT. FOOTING
 SIMPSON ANCHOR OR OTHER
 1 1/2" = 1'-0"



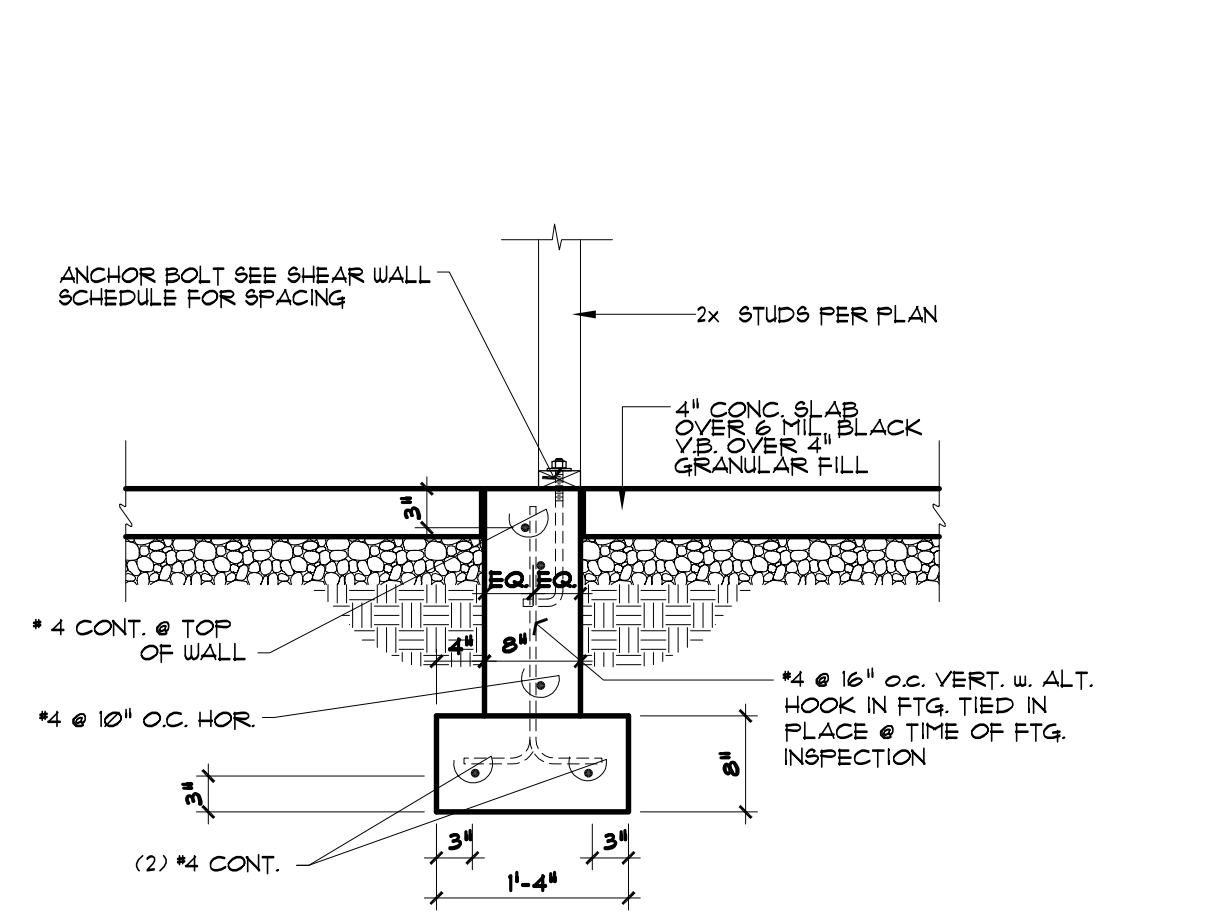
13 EXT. FND WALL @ O.H. DOOR
 3/4" = 1'-0"



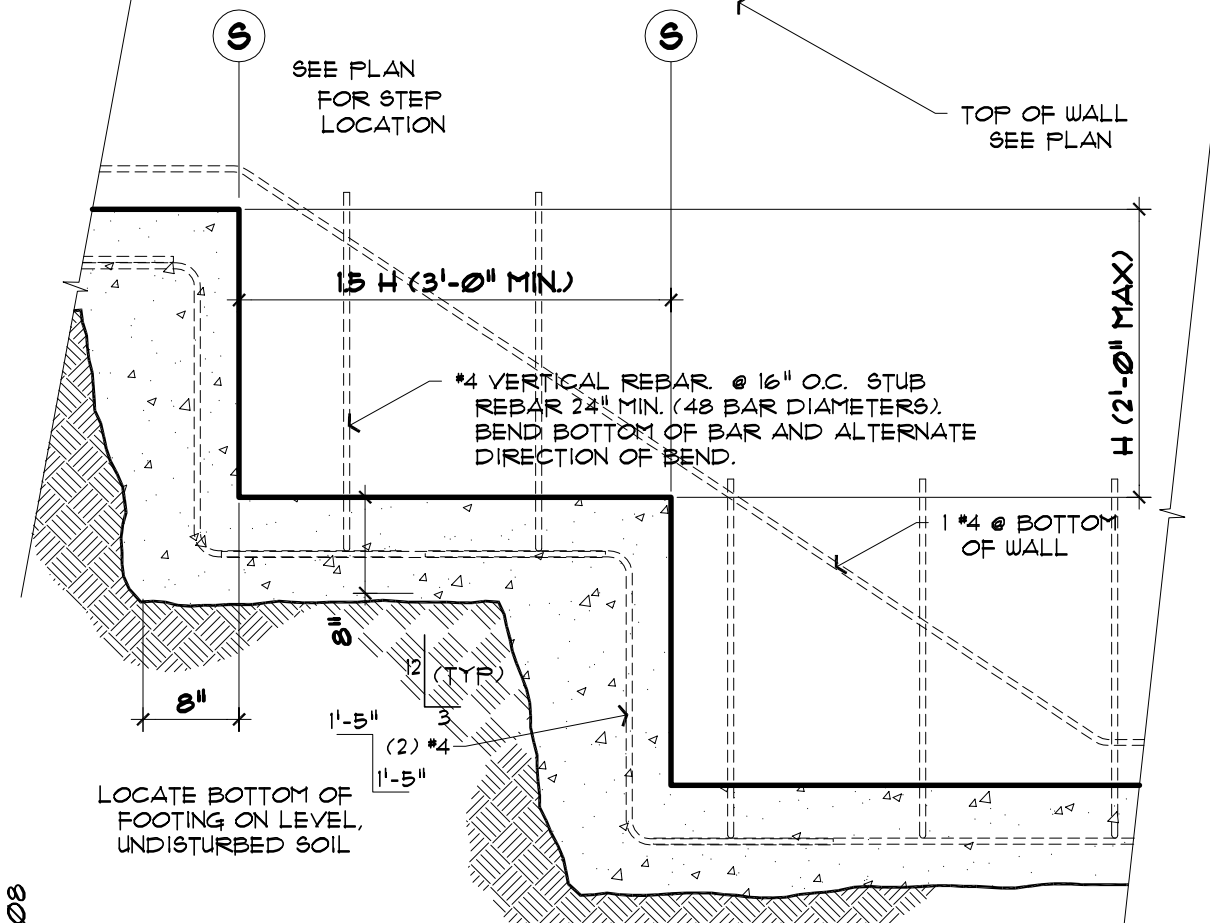
14 2x6 CRIBWALL ON CONT. SPREAD FTG.
 JOISTS PERP. TO WALL - BRG WALL ABOVE
 3/4" = 1'-0"



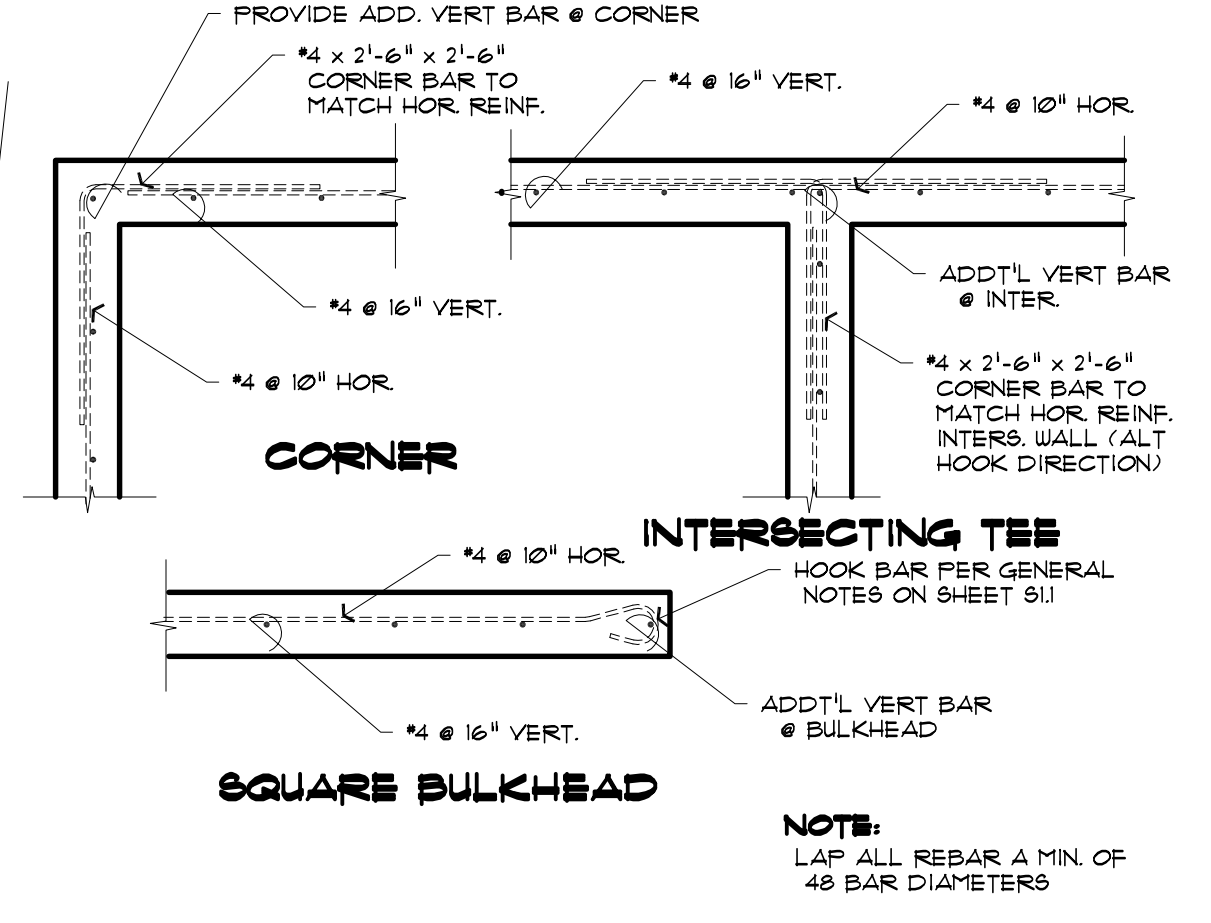
15 SHEARWALL TO STEMWALL NAIL'G
 SHEARWALL ON EXT STEMWALL @ GARAGE SLAB
 1 1/2" = 1'-0"



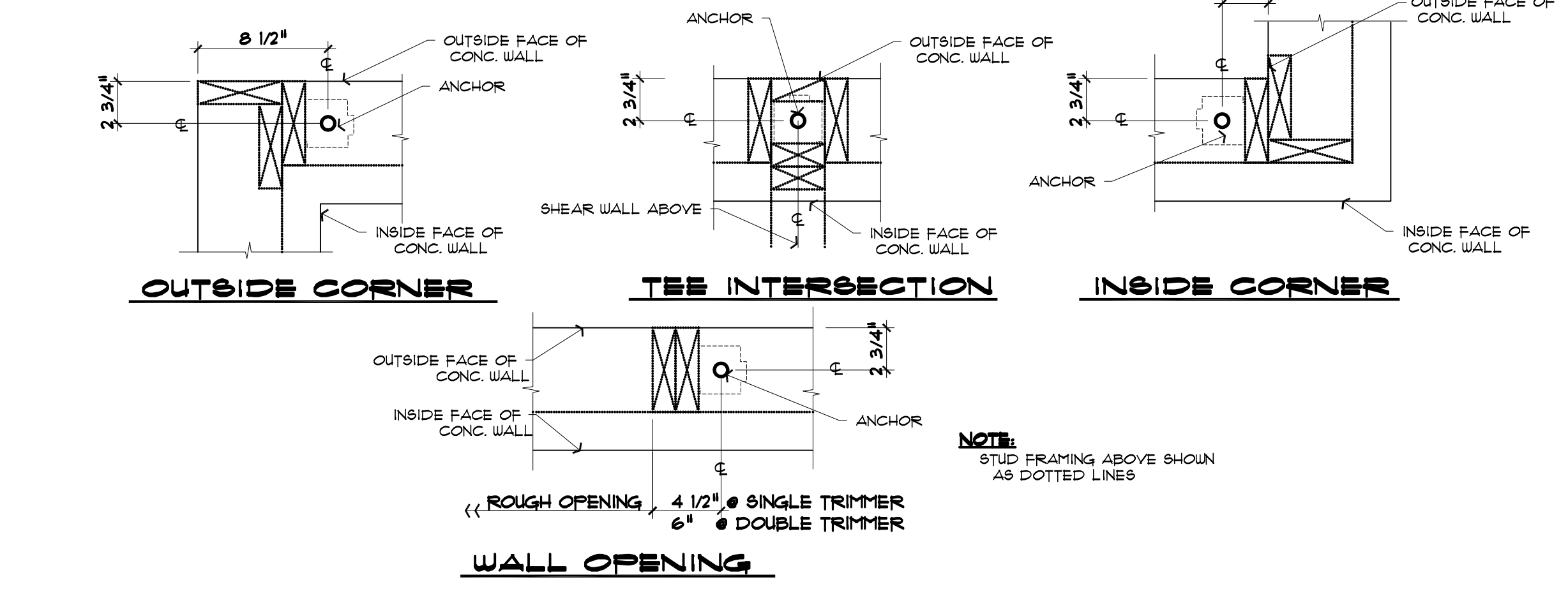
16 INTERIOR STEM WALL
 SHEARWALL OVER INTERIOR STEM WALL
 3/4" = 1'-0"



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

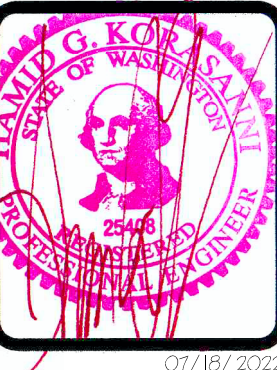


18 TYPICAL REINFORCEMENT DETAILS
 1/2" = 1'-0"



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

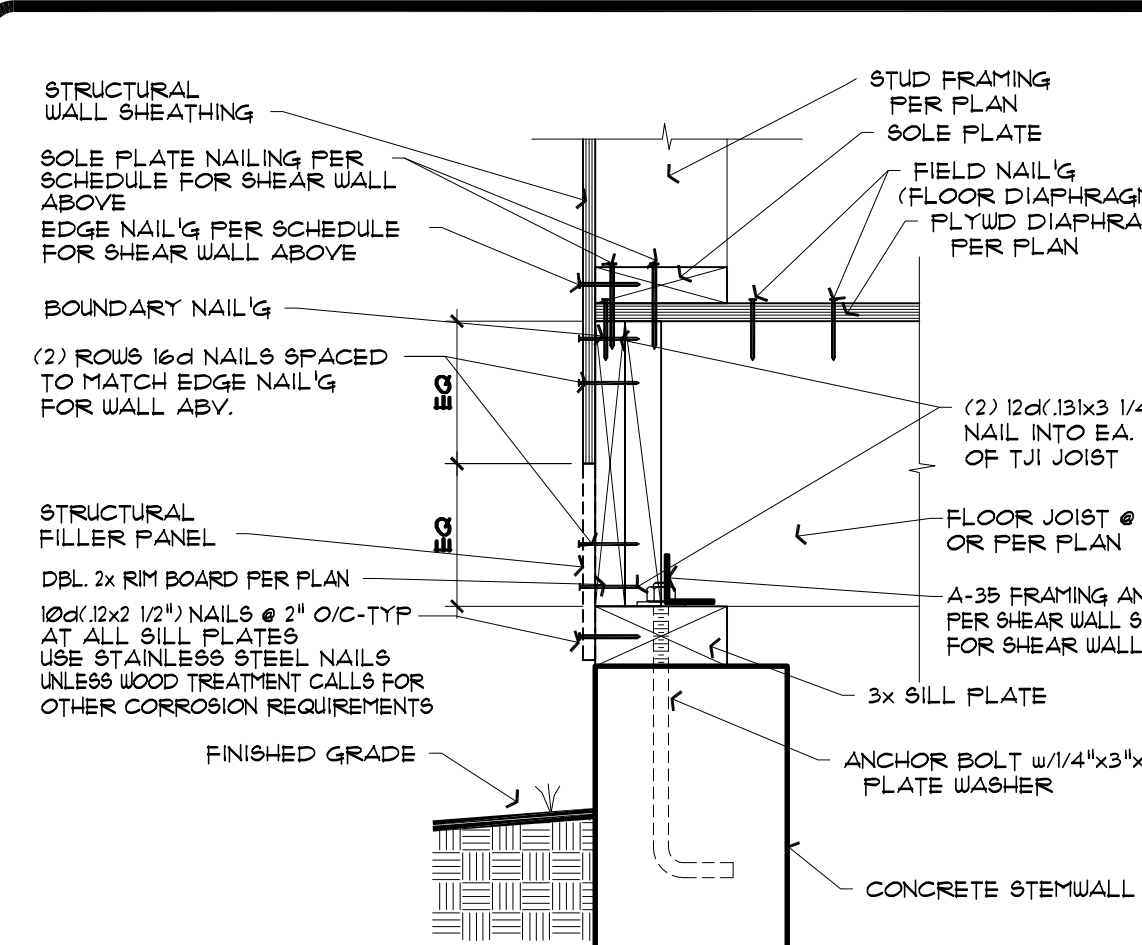
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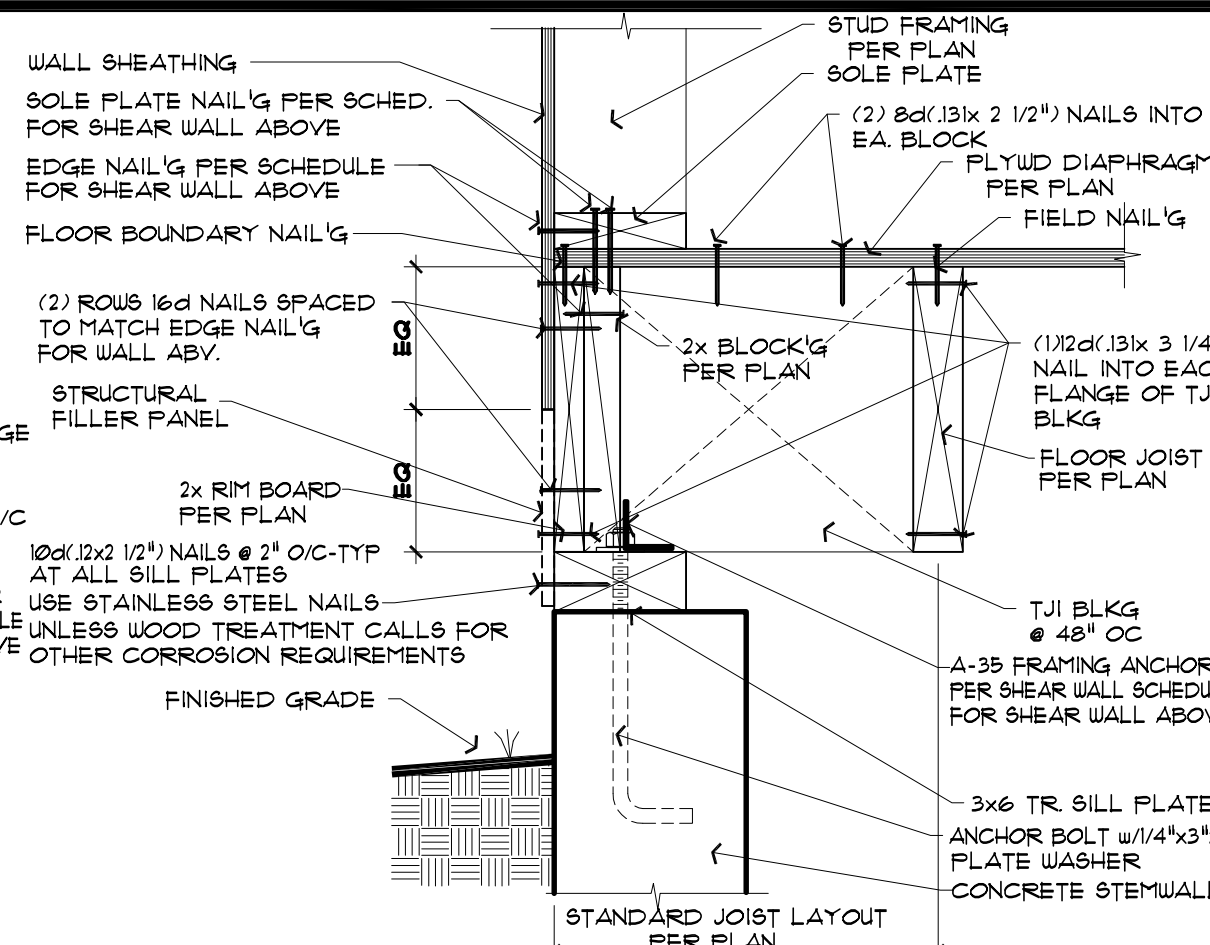
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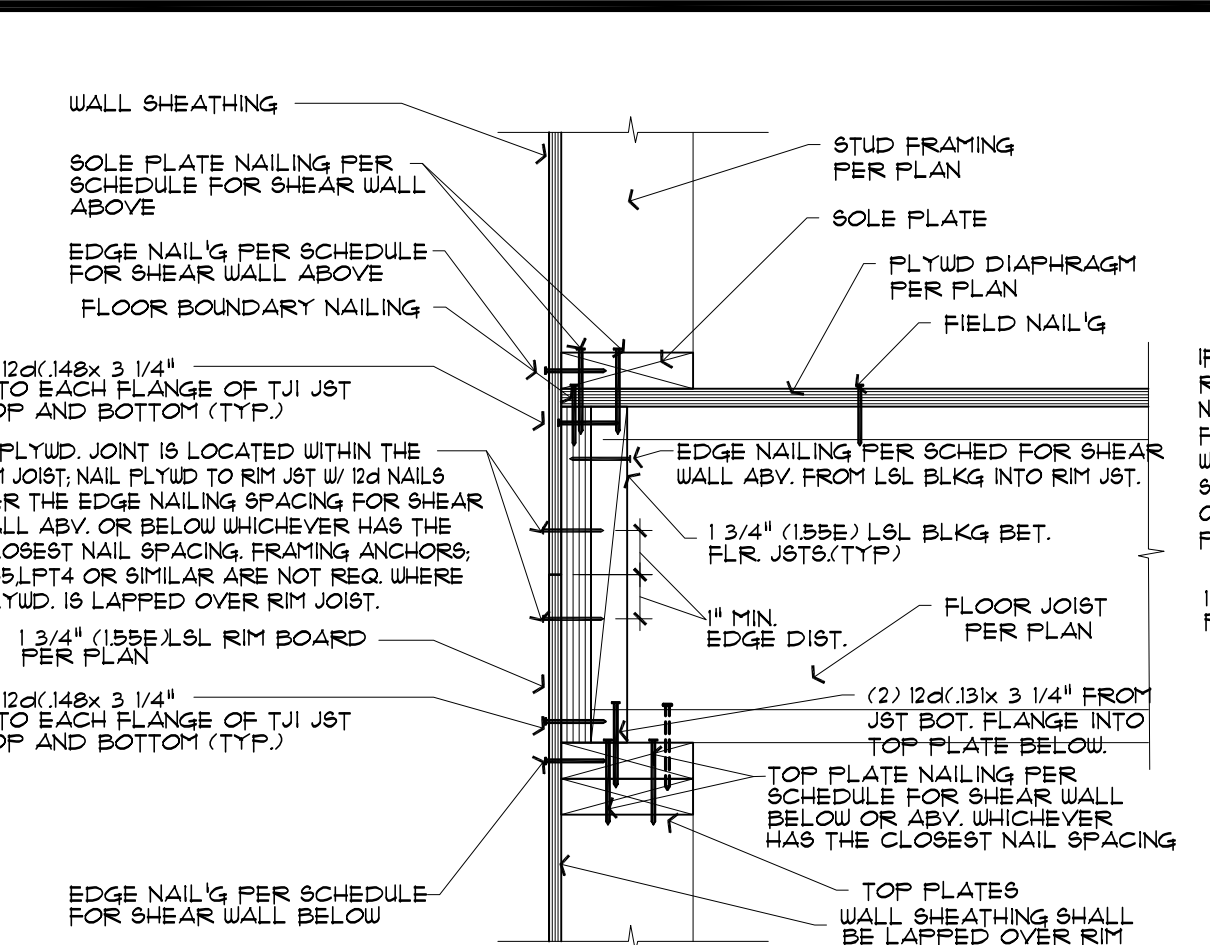
Structural Details



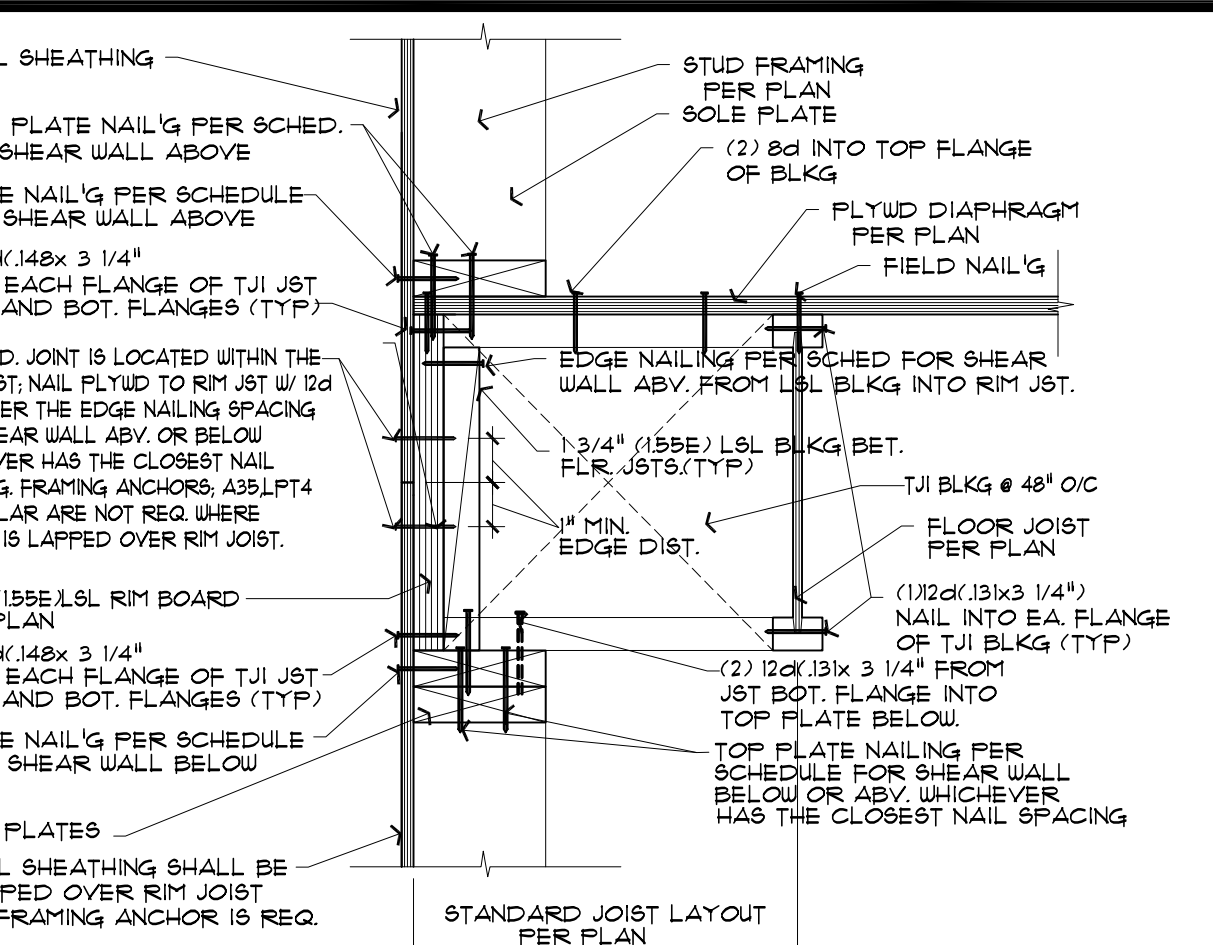
1 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



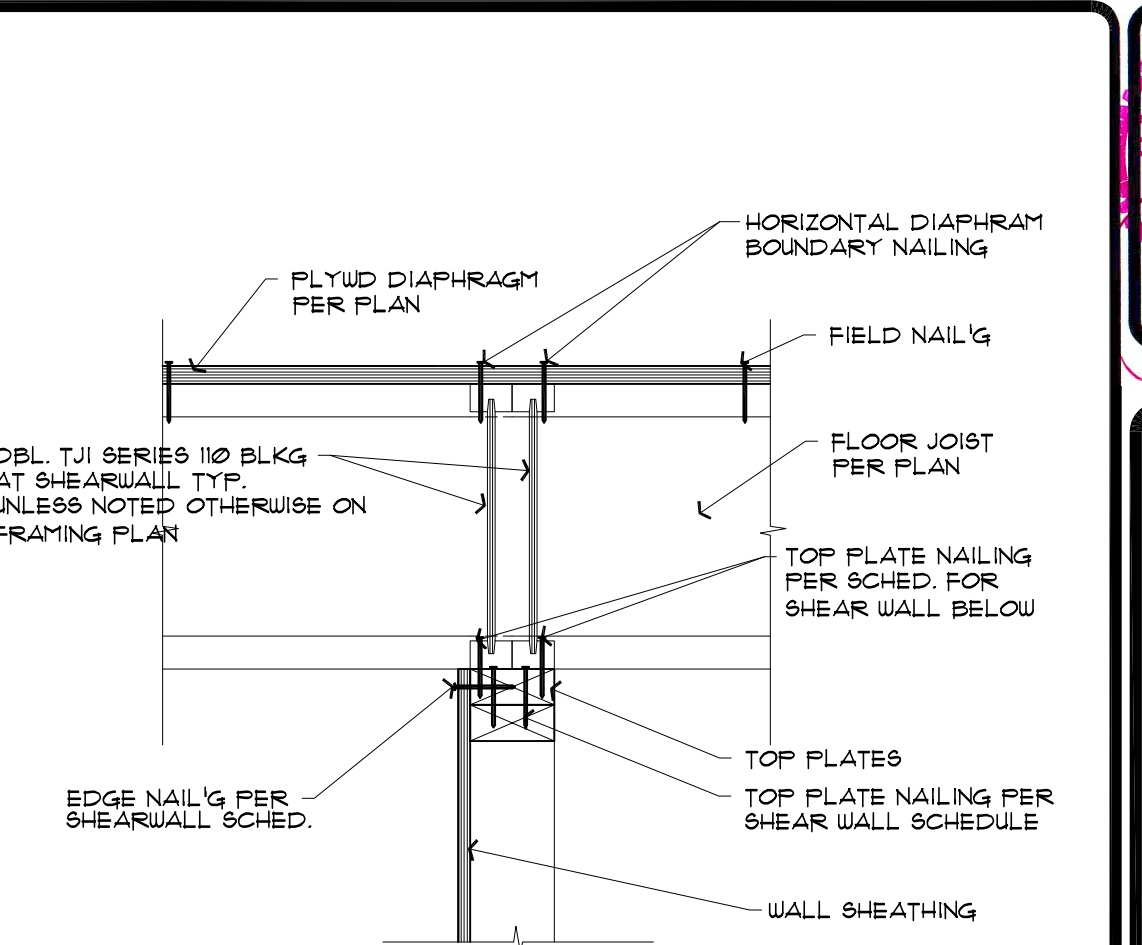
2 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



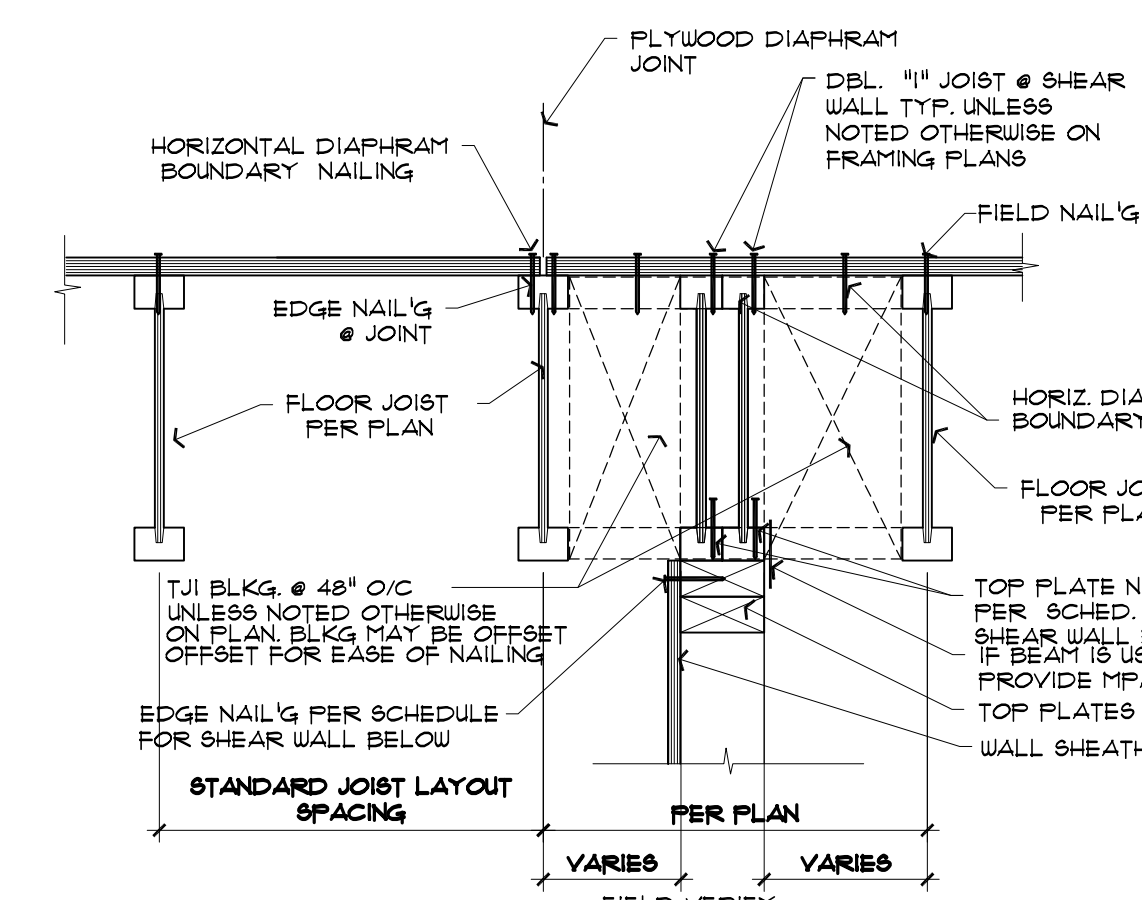
3 DIAPHRAGM @ EXTERIOR SHEARWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



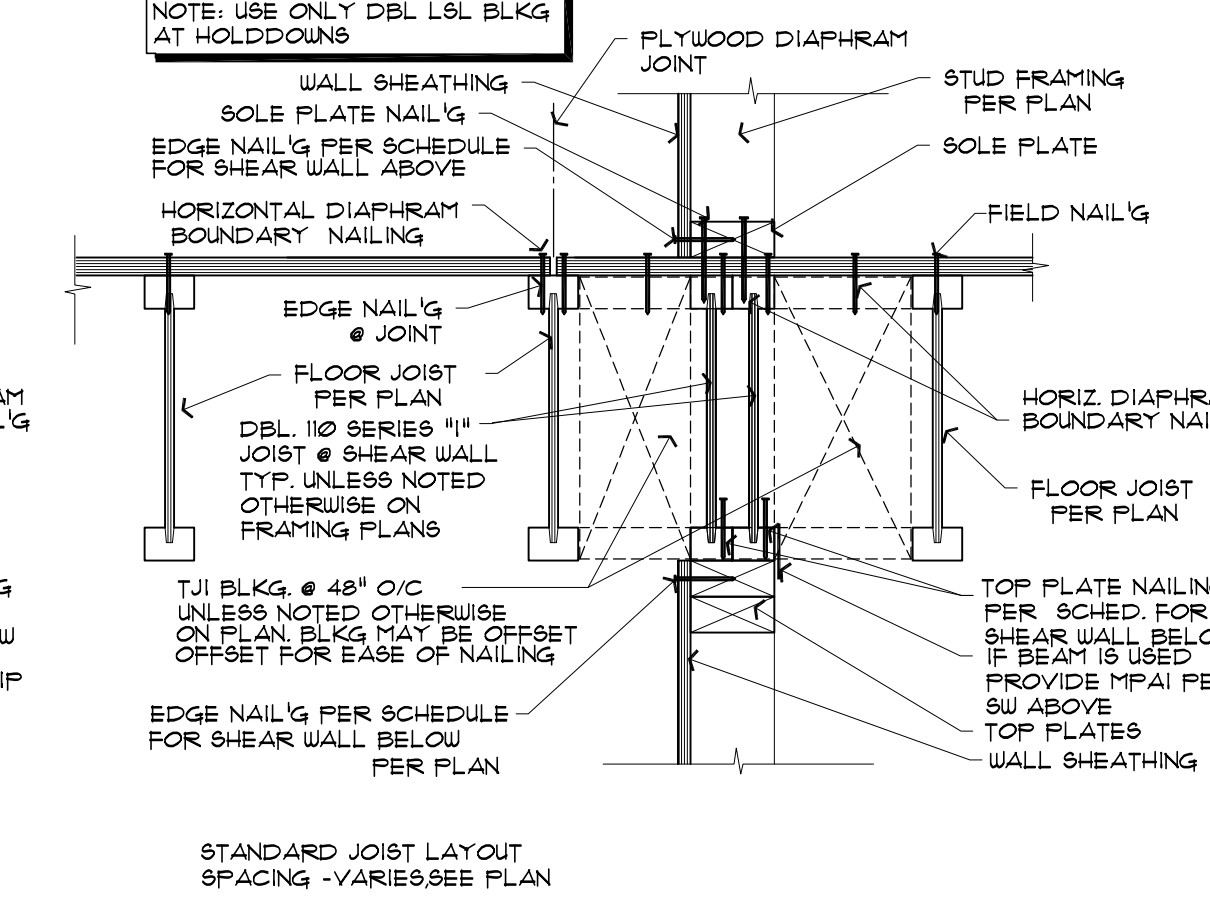
4 DIAPHRAGM @ EXTERIOR SHEARWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



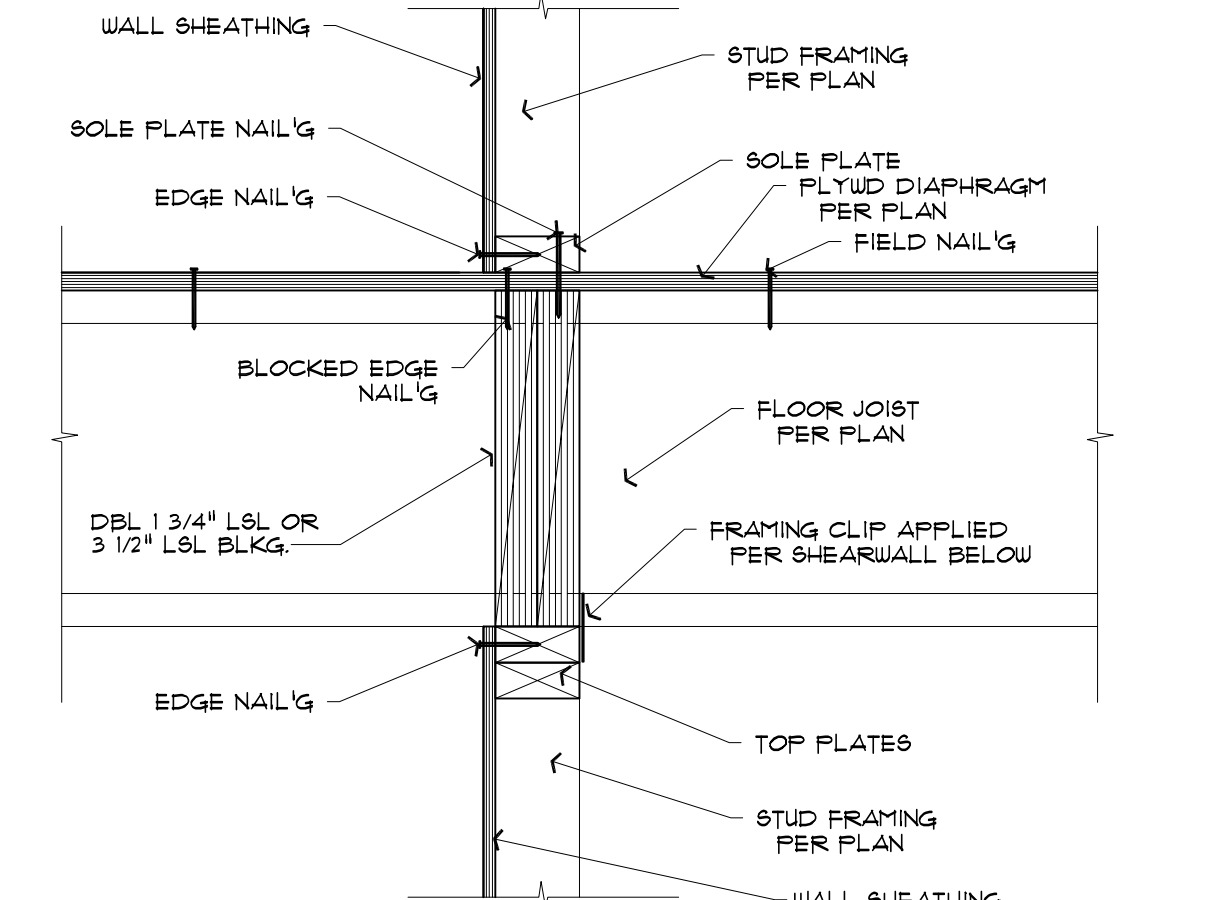
5 DIAPHRAGM @ INT. SHEARWALL BELOW
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



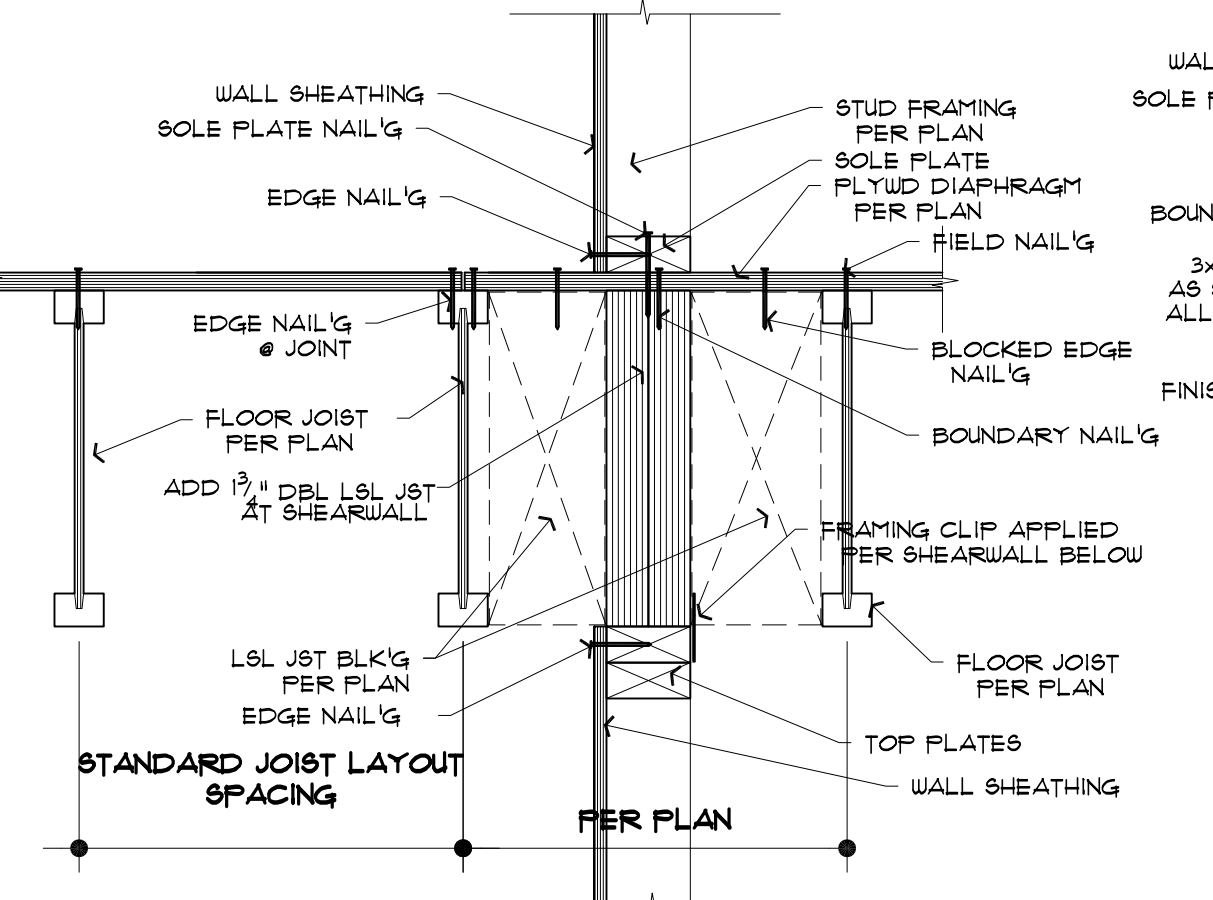
6 DIAPHRAGM @ INT. SHEARWALL BELOW
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



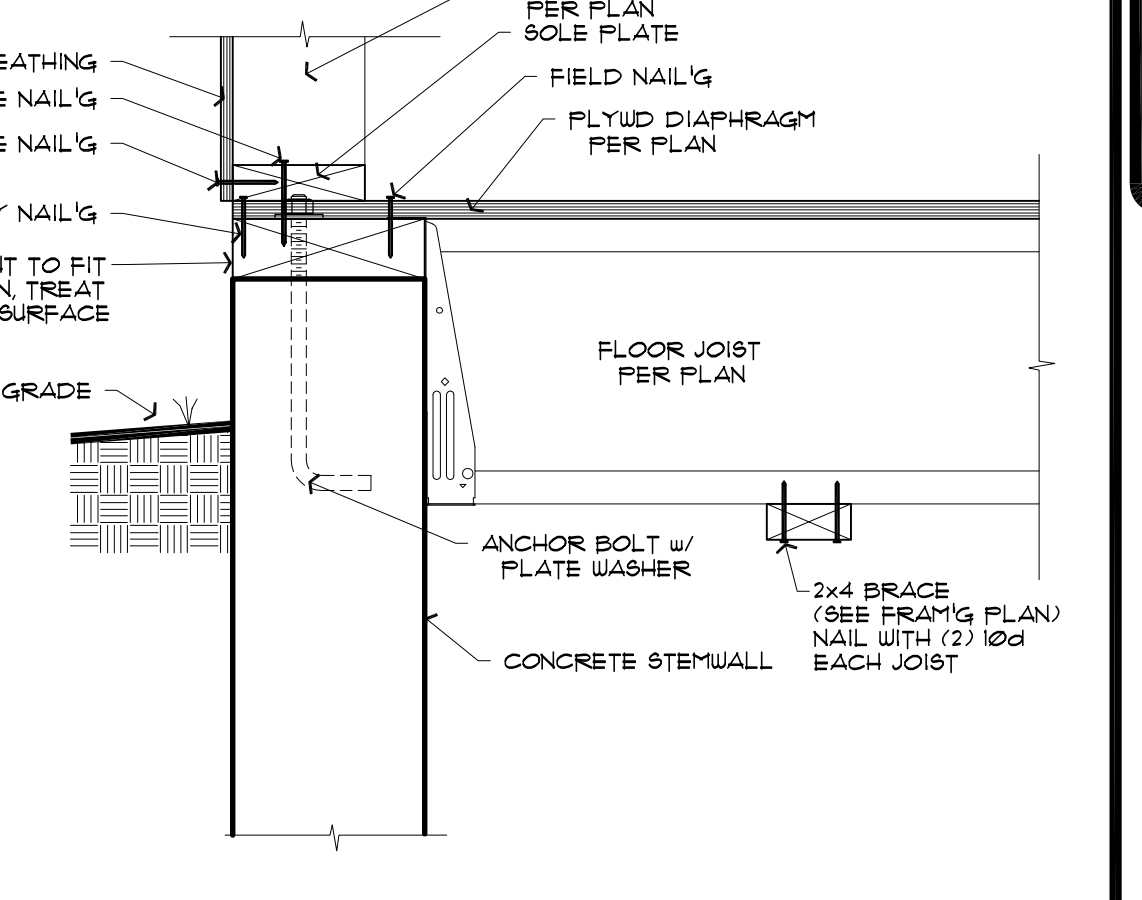
7 DIA. @ INT. SHEARWALL ABV. & BEL.
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



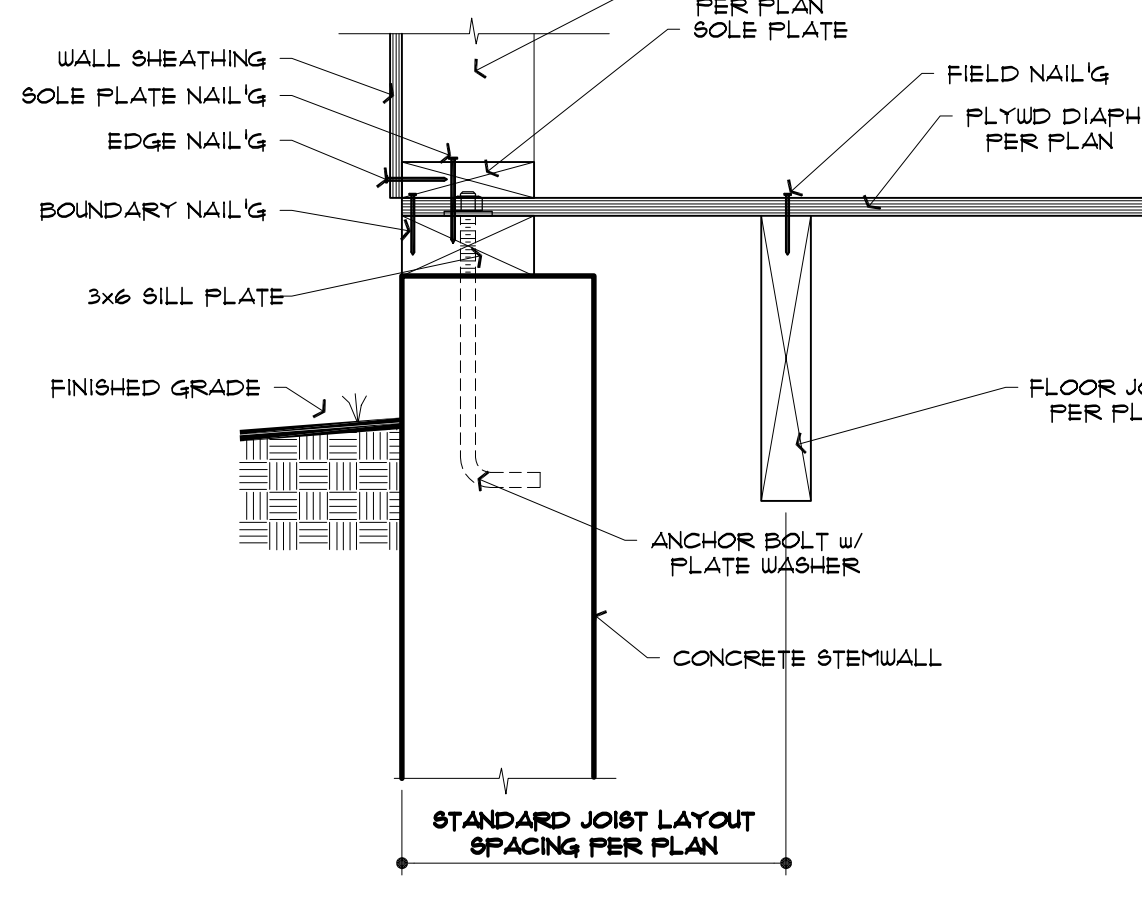
8 DIAPHRAGM @ INTERIOR SHEARWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



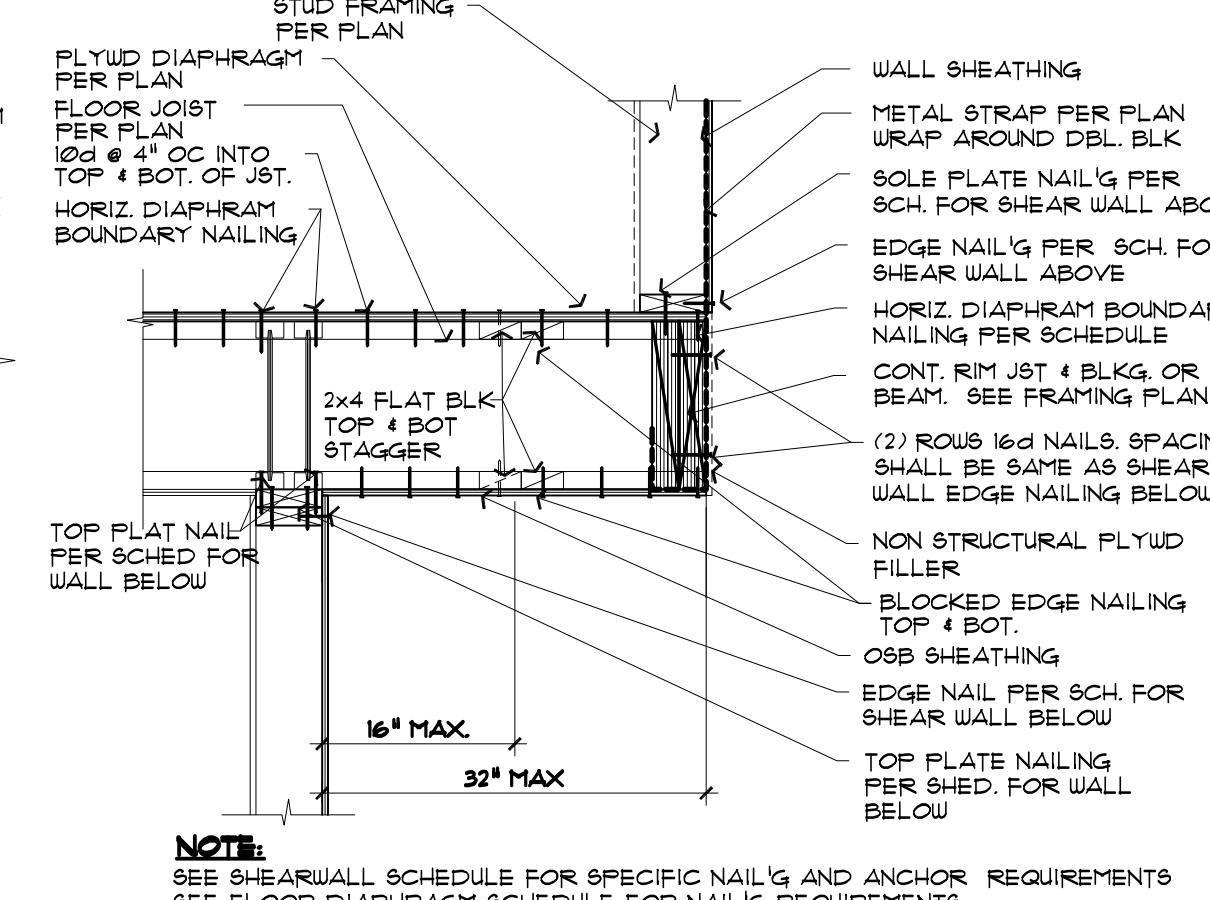
9 DIAPHRAGM @ INTERIOR SHEARWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



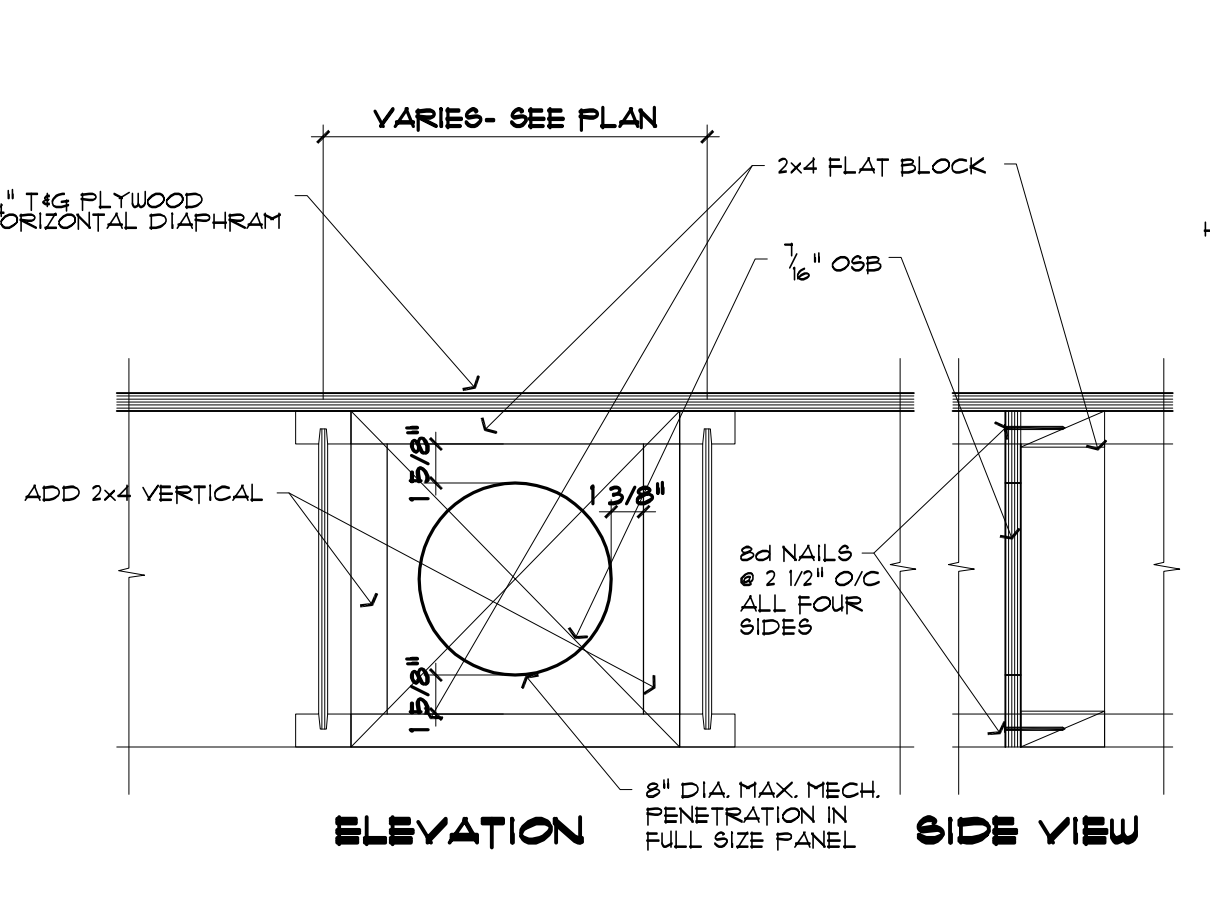
10 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



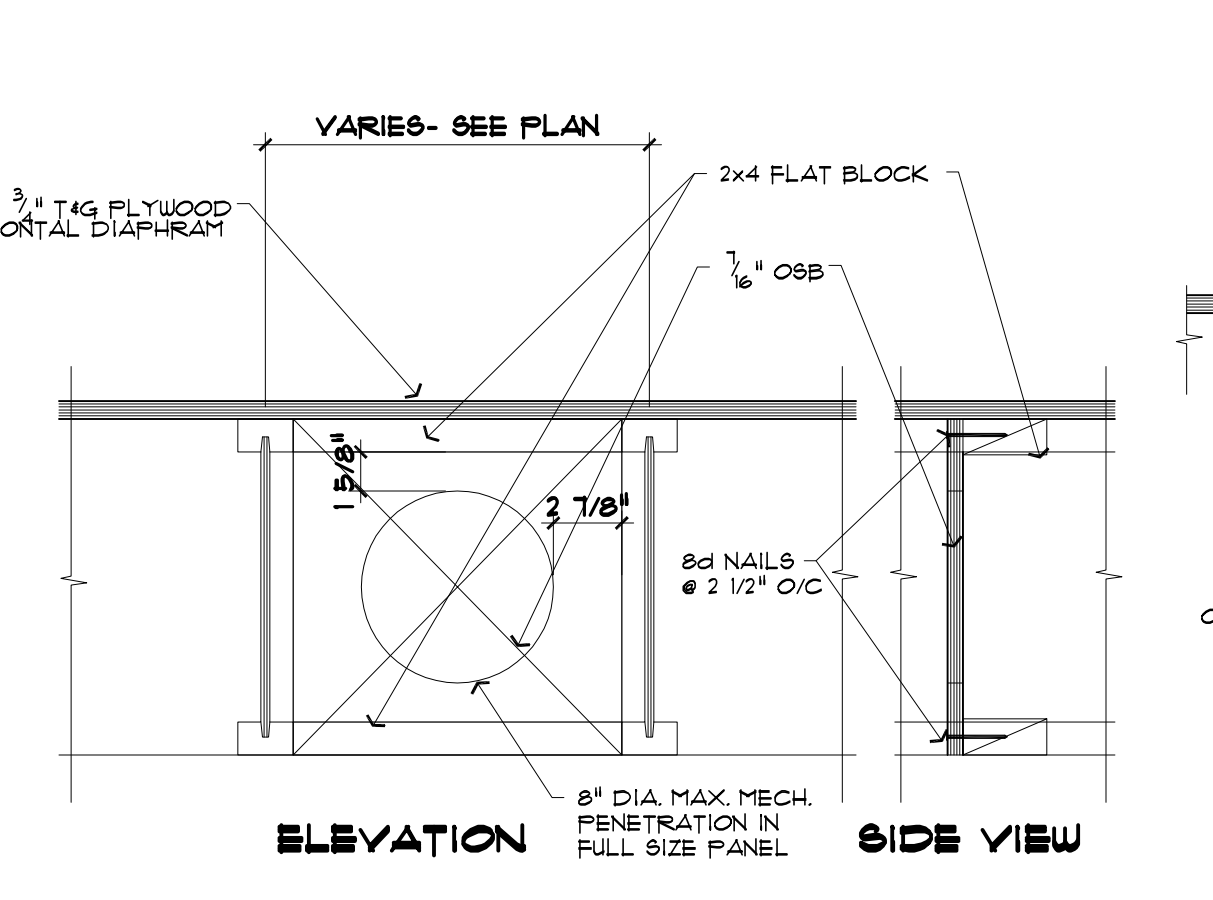
11 DIAPHRAGM @ EXTERIOR STEMWALL
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



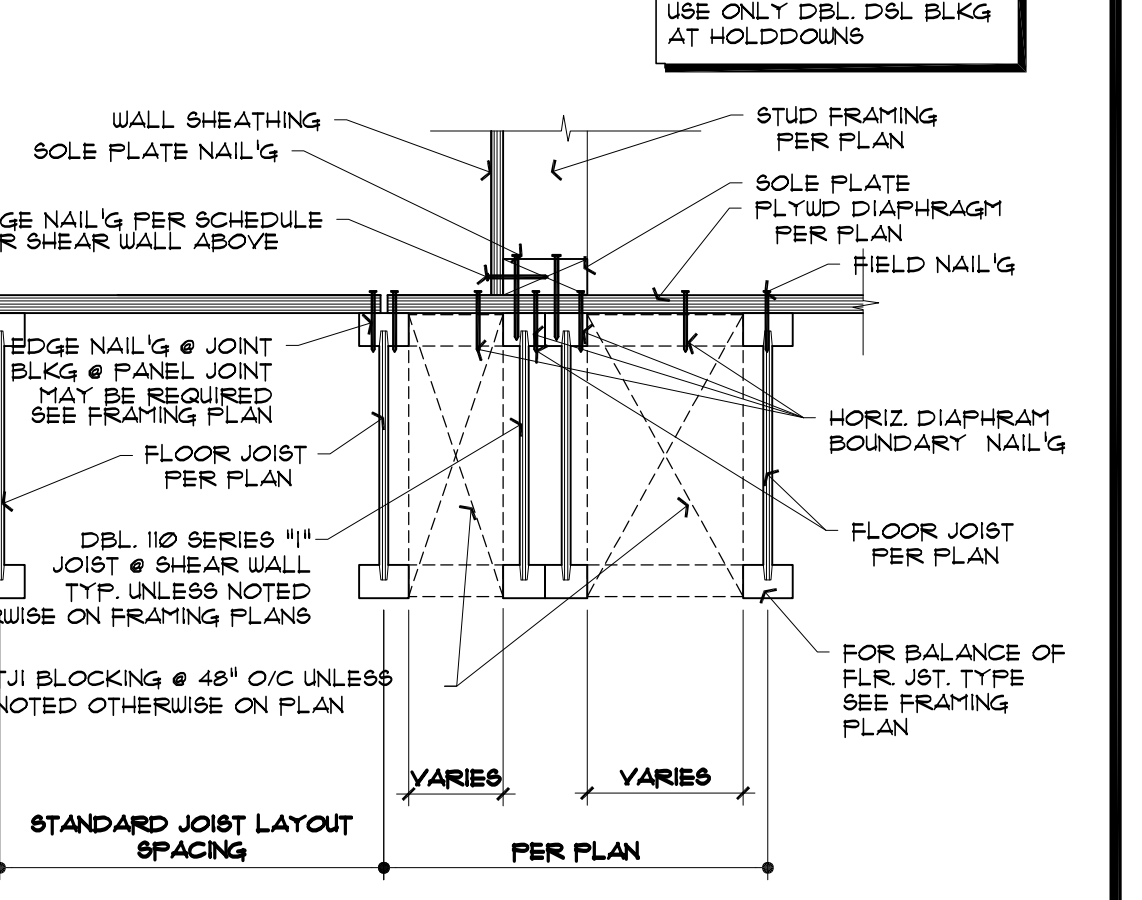
12 DIAPHRAGM @ OVERHANG SHEARWALL
 632 JOISTS PERPENDICULAR TO SHEARWALL 3/4" = 1'-0"



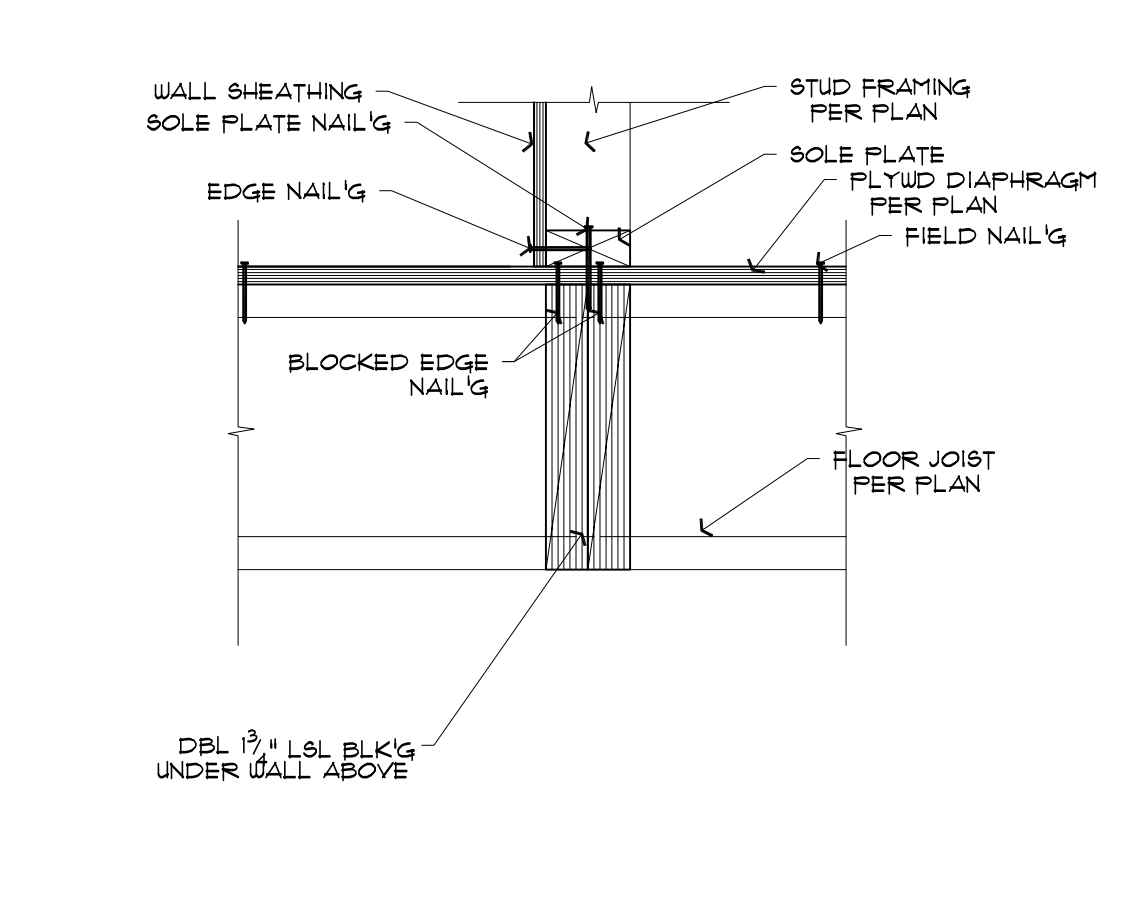
13 PRE-FAB BLOCKING PANEL A
 632 AT SHEAR OR BEARING WALL LOCATION 1 1/2" = 1'-0"



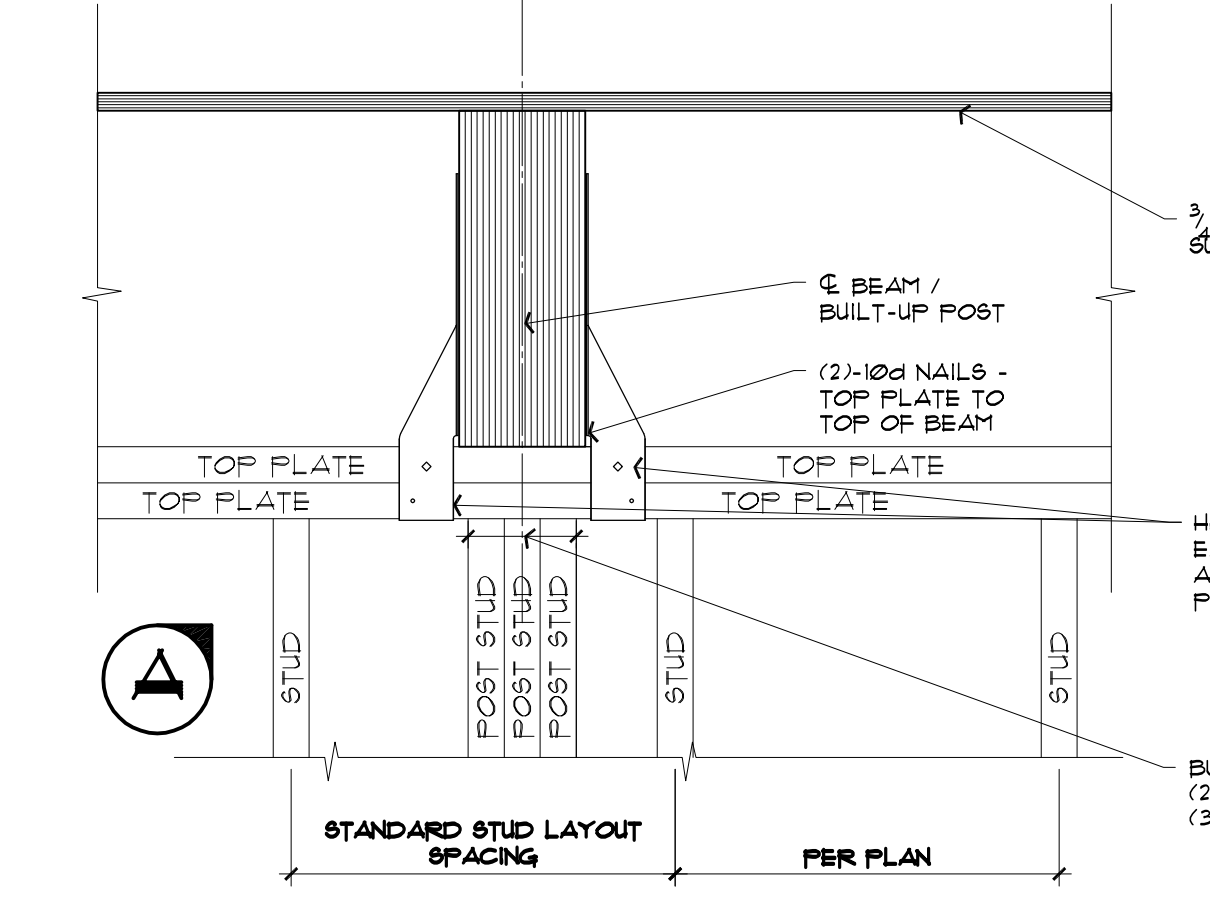
14 PRE-FAB BLOCKING PANEL B
 632 1 1/2" = 1'-0"



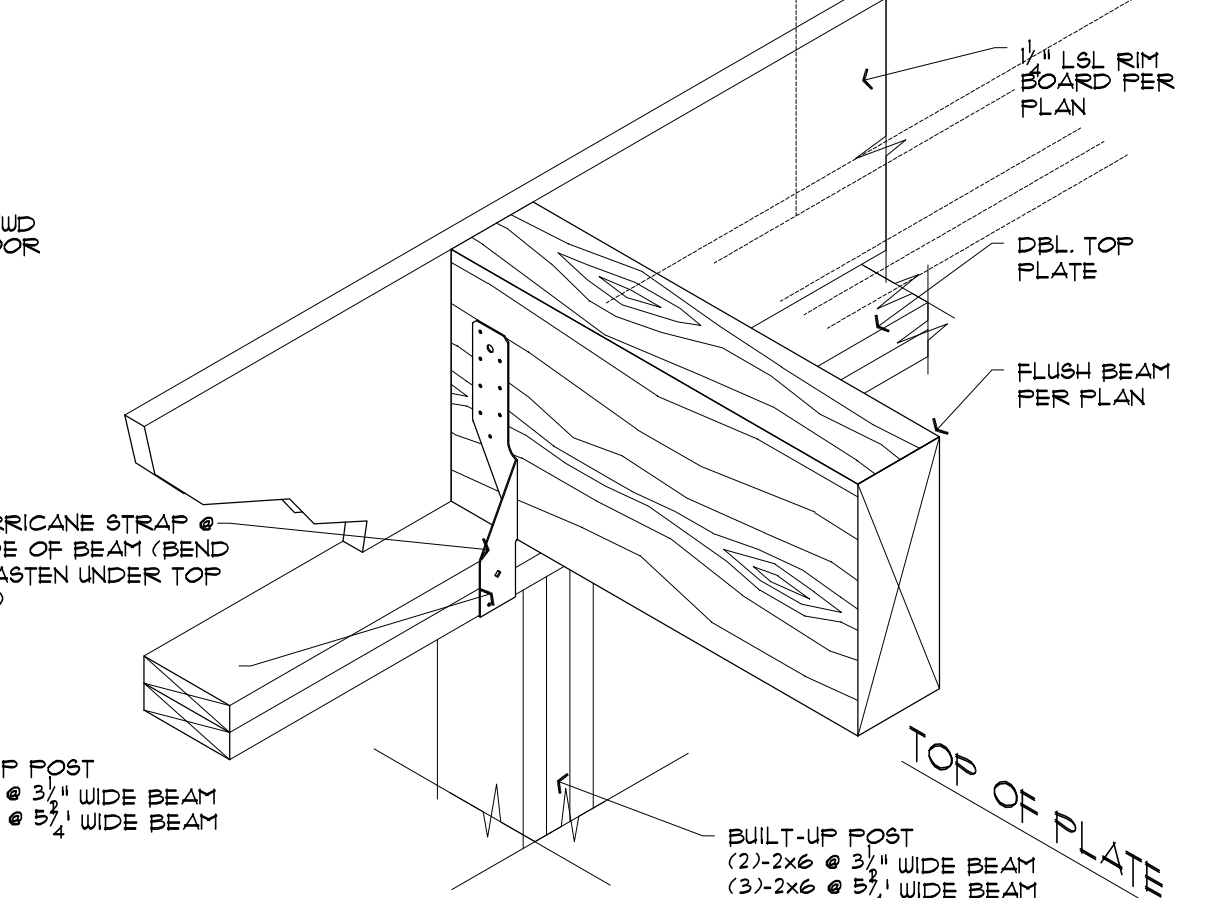
15 DIAPHRAGM @ INT. SHEARWALL ABOVE
 632 FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"



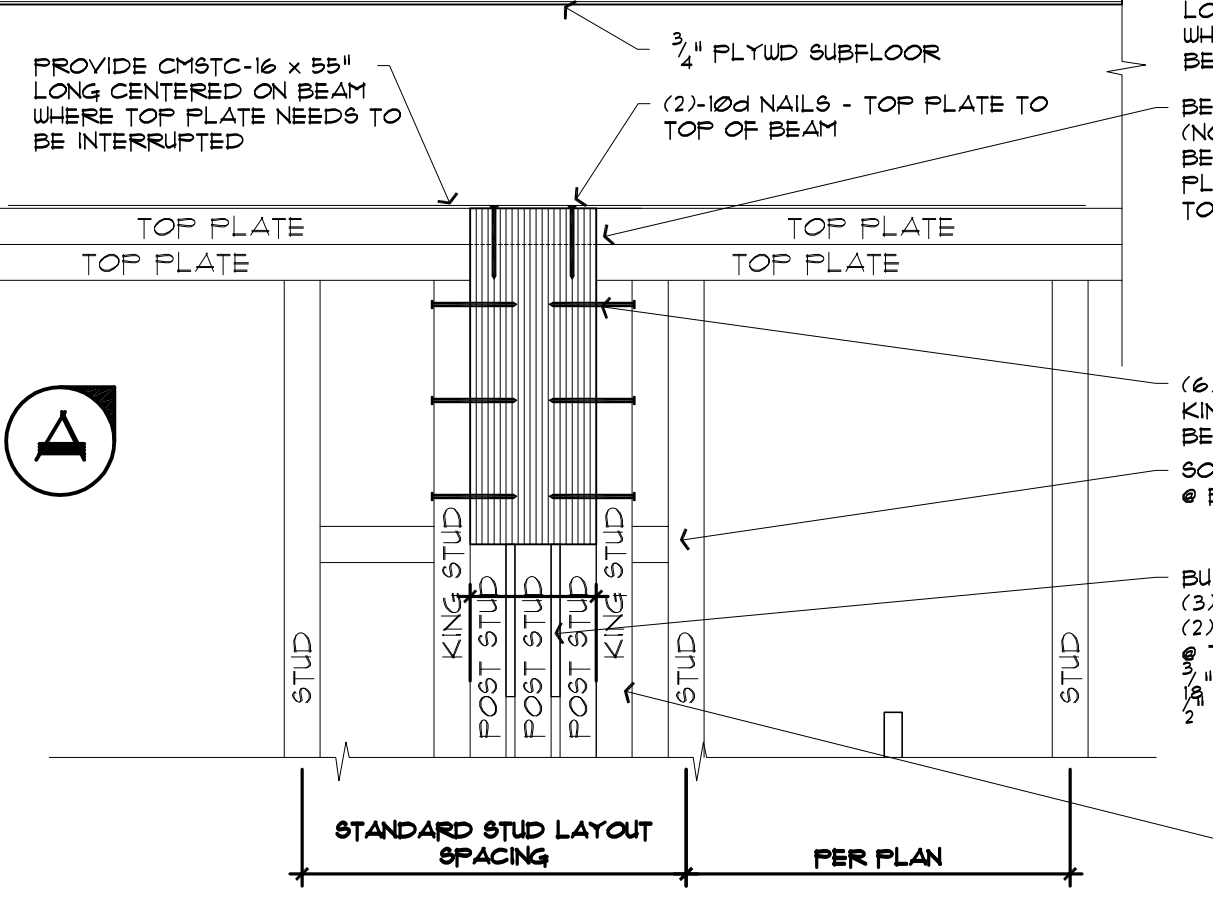
16 DIAPHRAGM @ INT. SHEARWALL ABOVE
 632 FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"



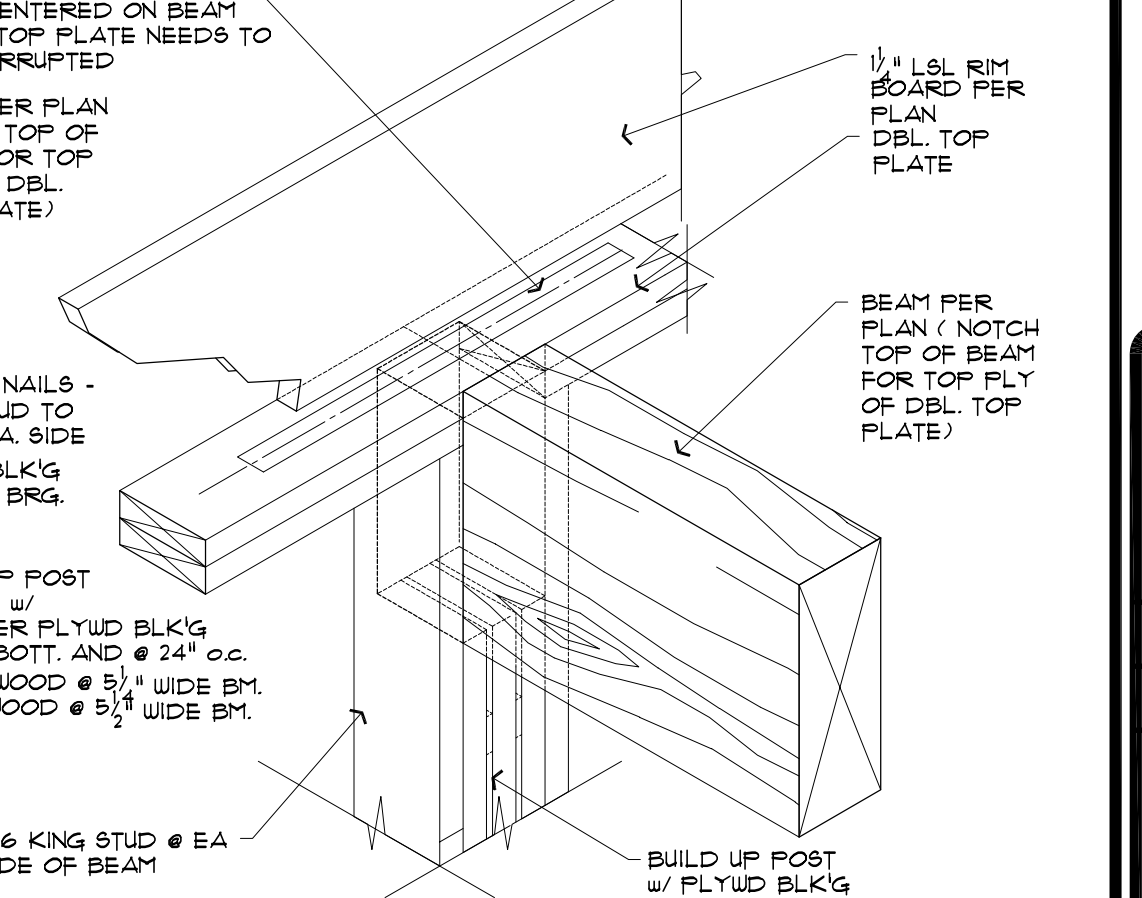
17 BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.
 632 TOP OF BEAM FLUSH w/ TOP OF JOIST-BEAM BEARING ON TOP OF PLATE 1 1/2" = 1'-0"



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"

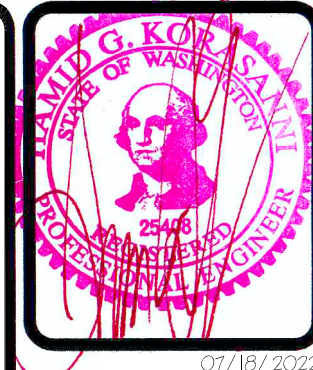


20 ISOMETRIC
 632 1 1/2" = 1'-0"

Revisions

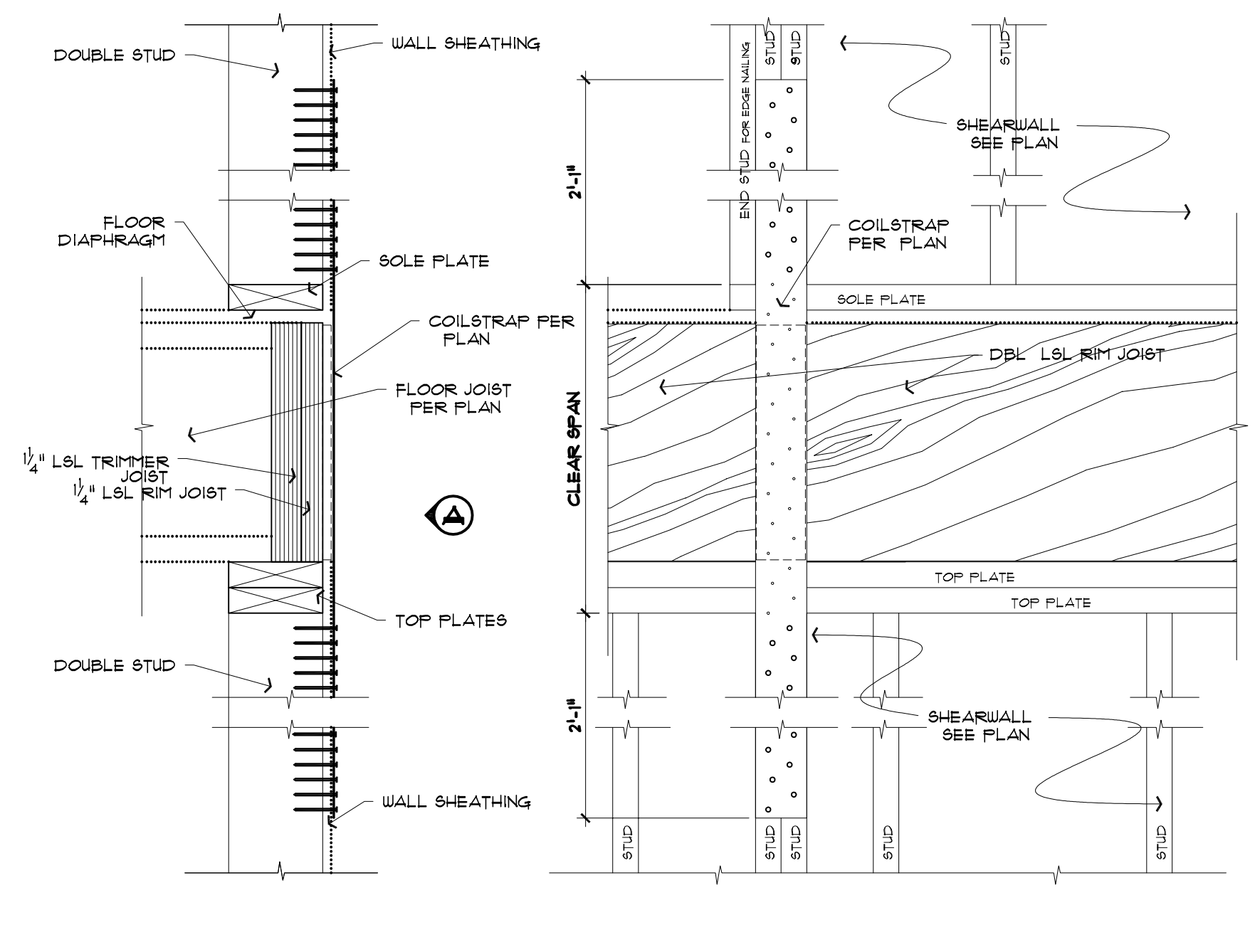
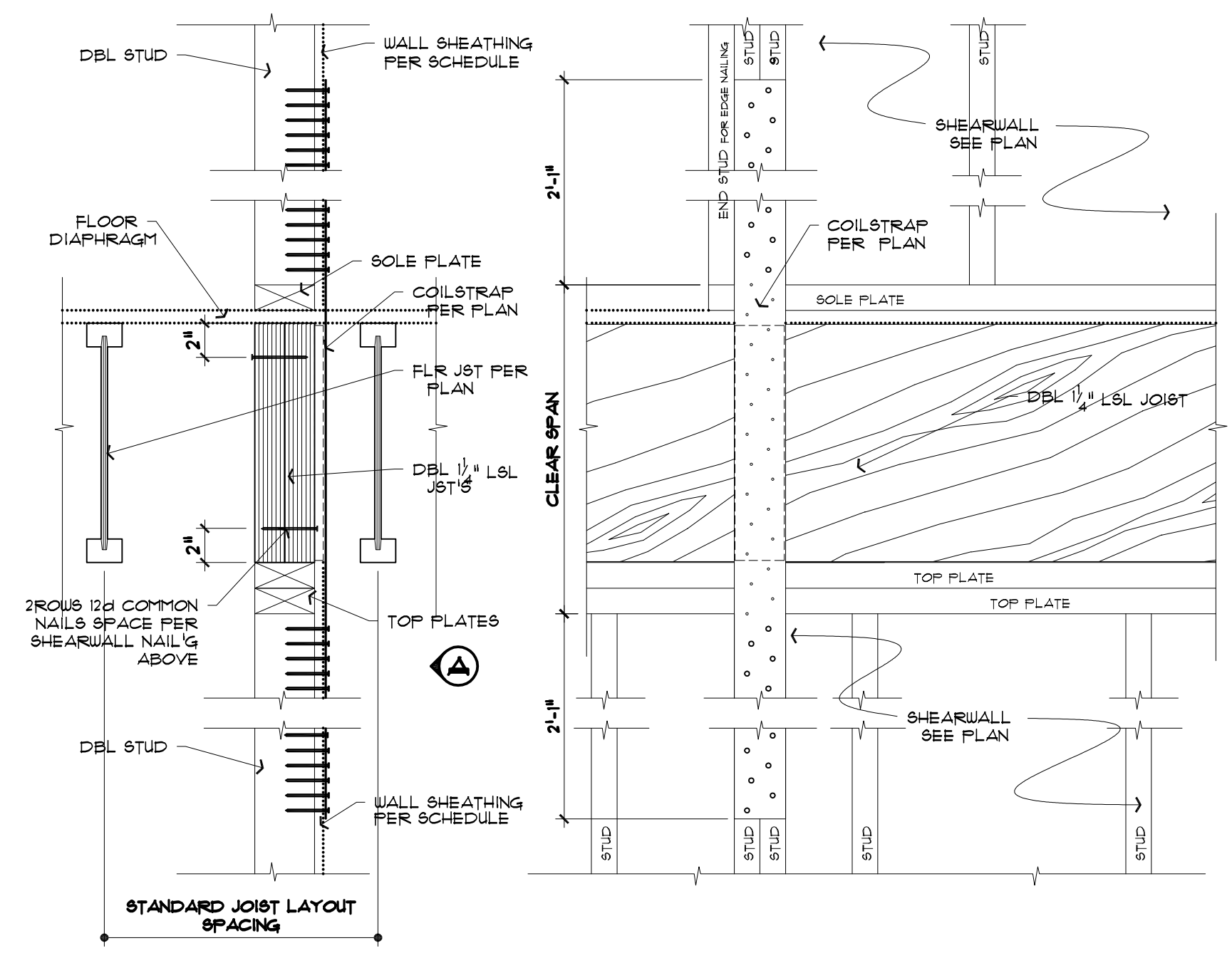
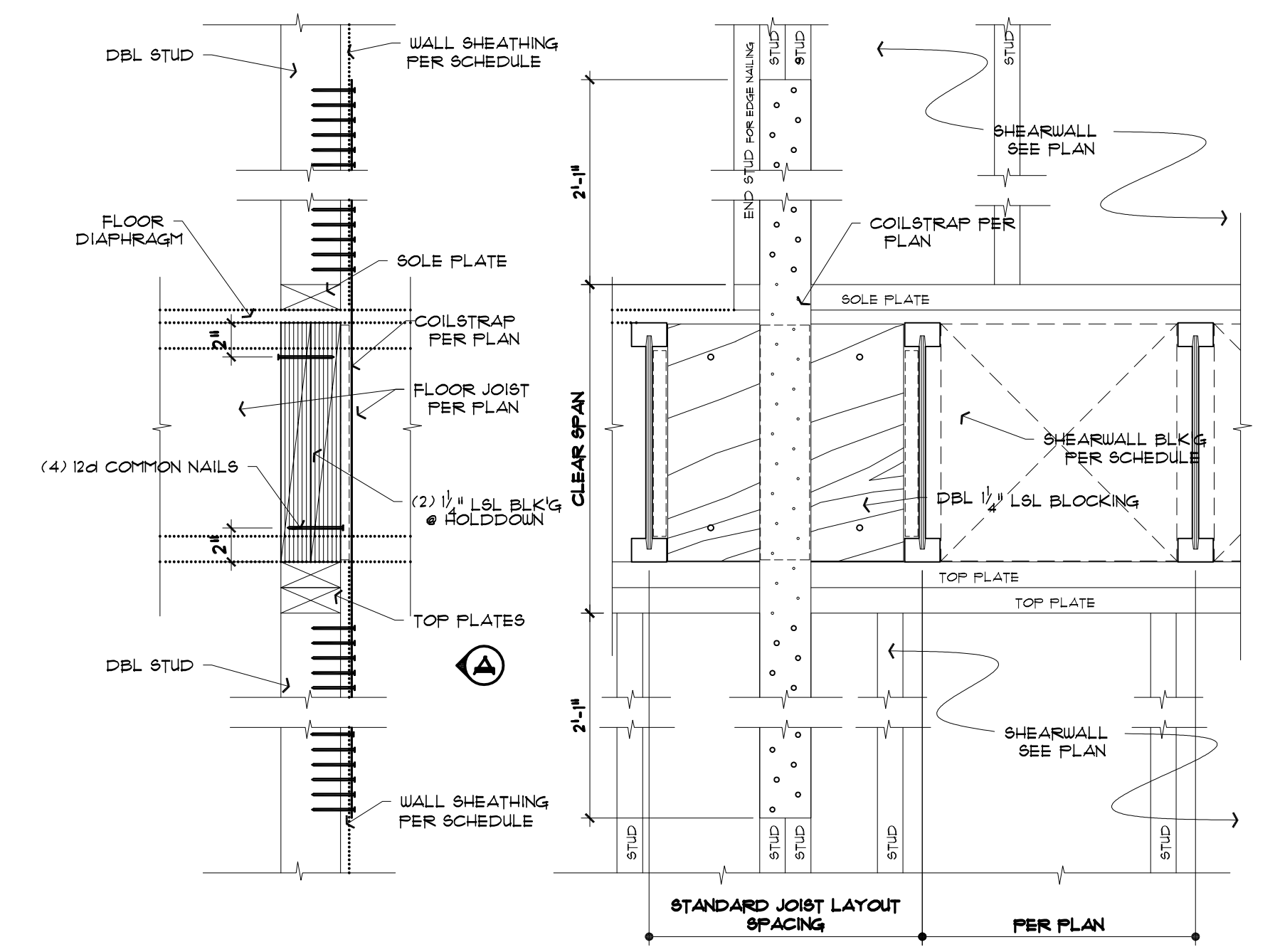
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2	ADD	
3	ADD	
4	ADD	
5	ADD	

Drawn: DPF Checked: []
 Date: JULY 10, 2022
 Sheet: **S3.2**
 Scale: 1/4" = 1'-0"



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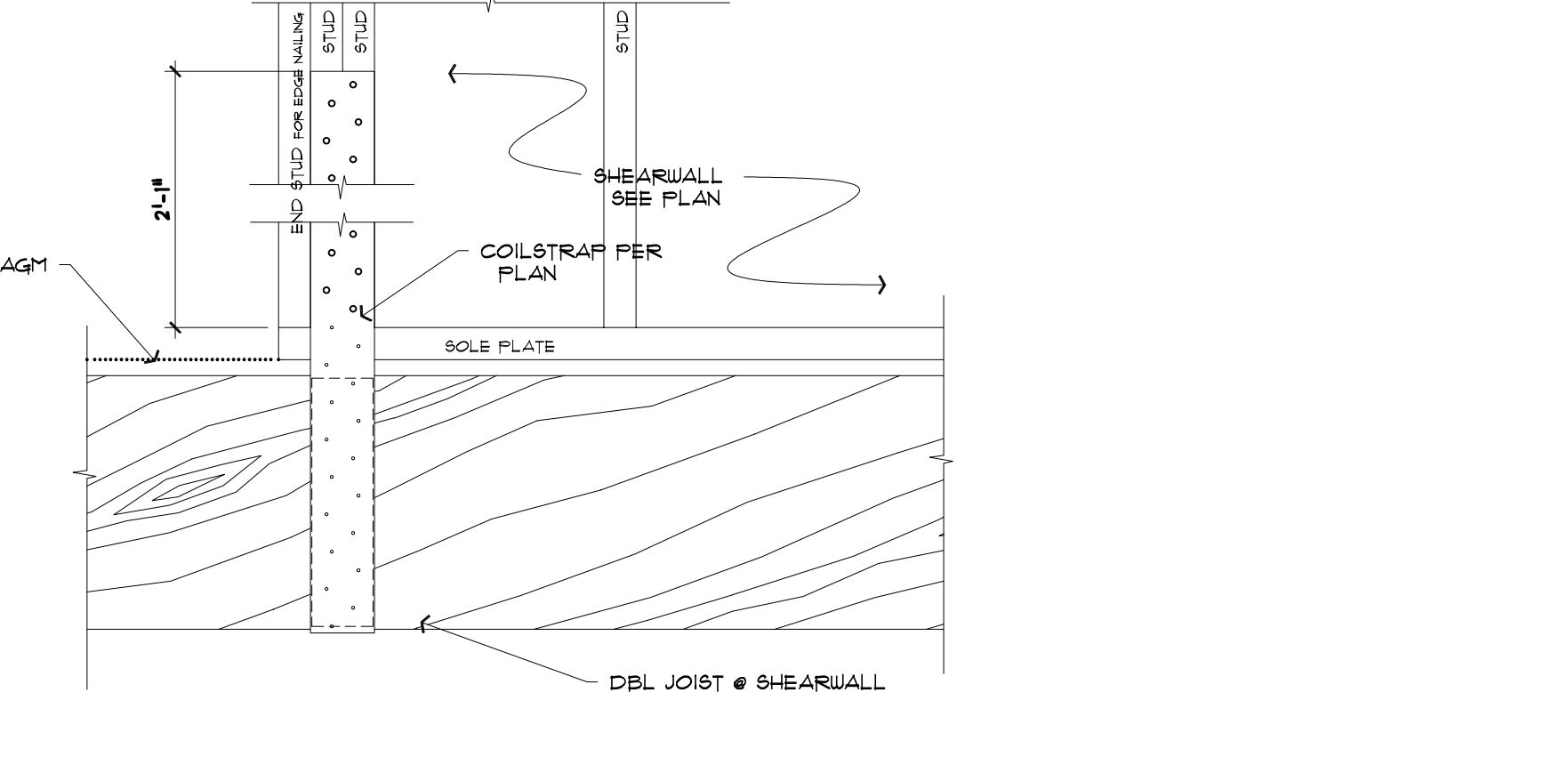
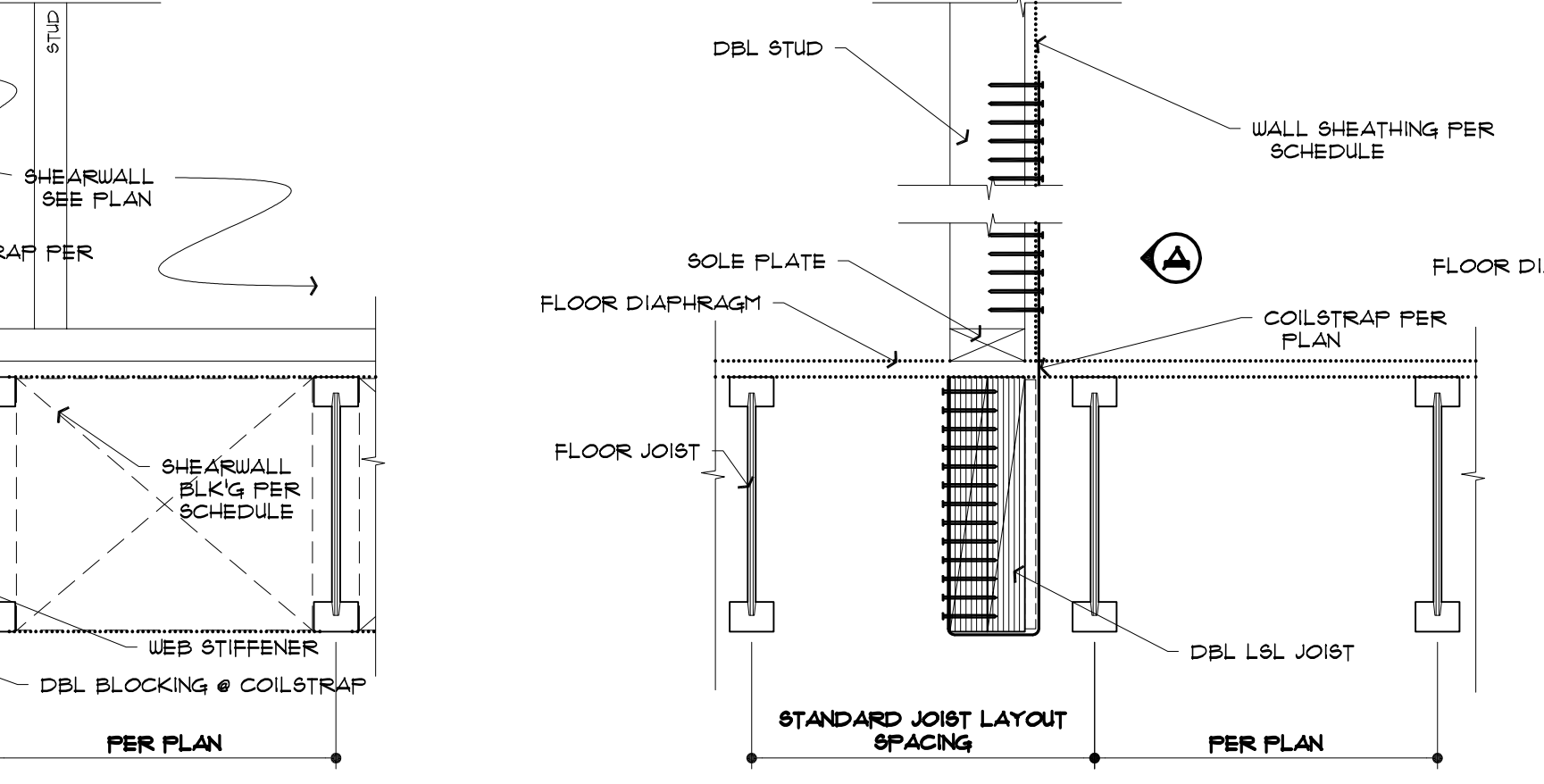
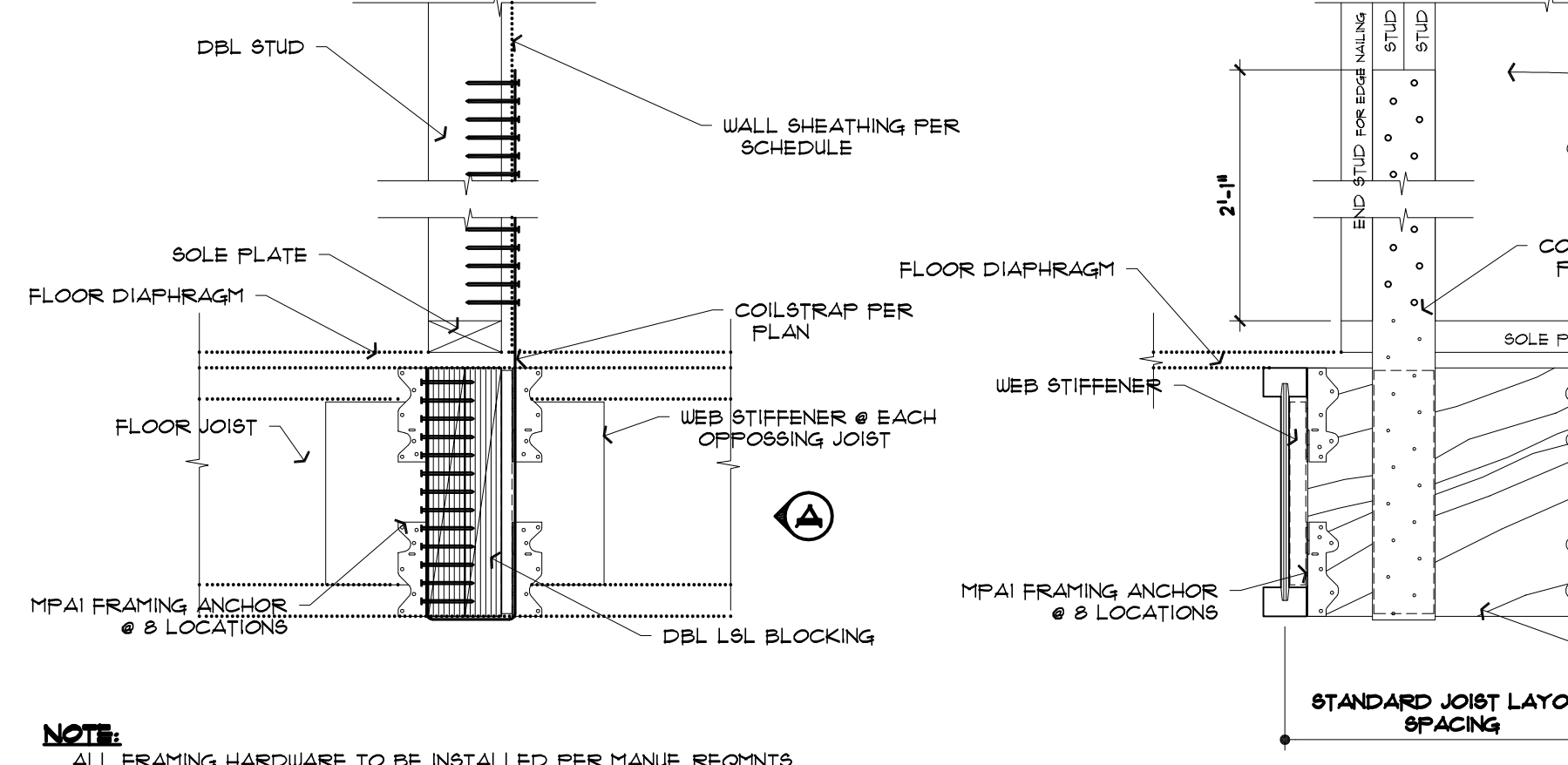
STRUCTURAL DETAILS
KAHN RESIDENCE
 4205 85TH AVE SE, MERCER ISLAND, WA 98040



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

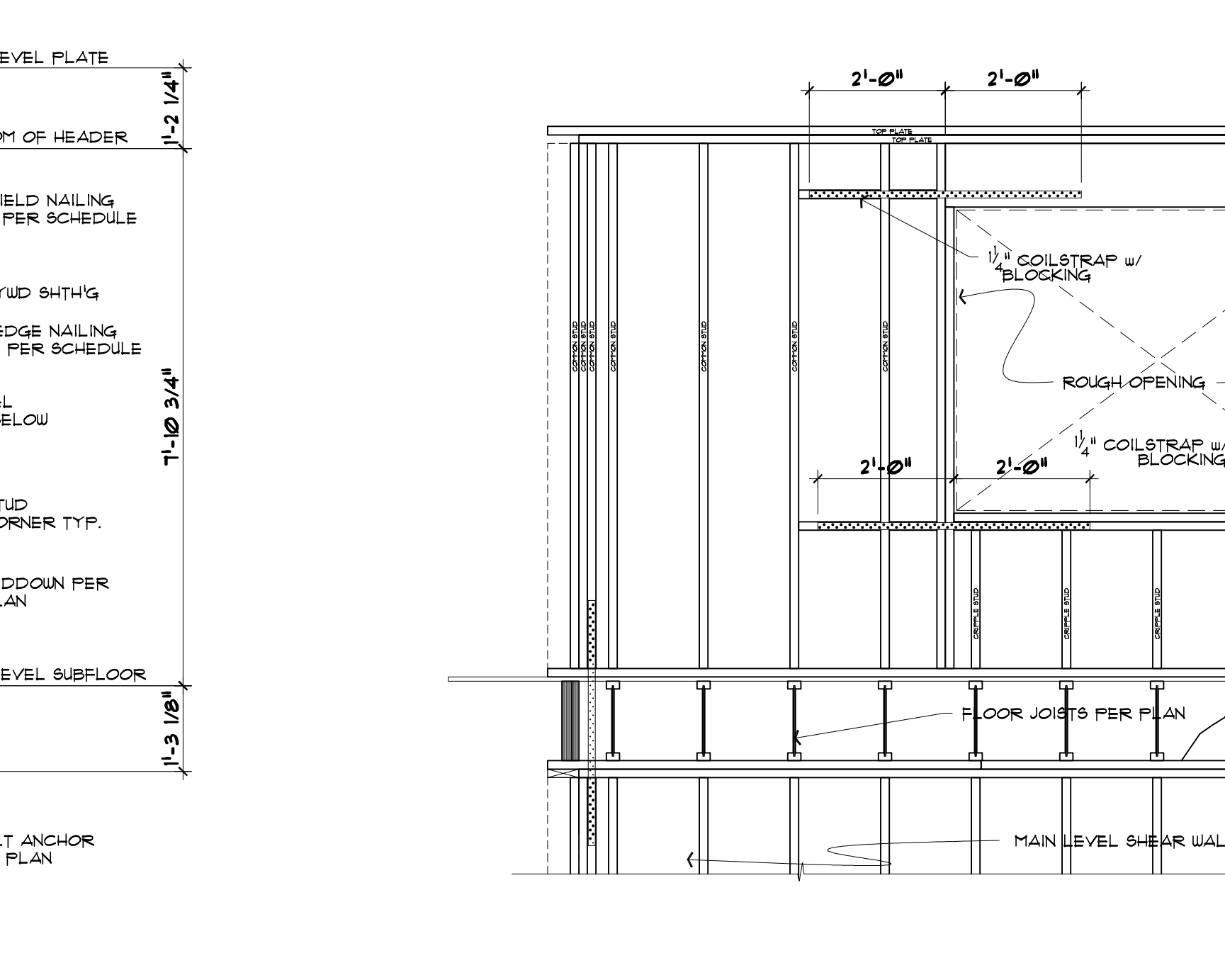
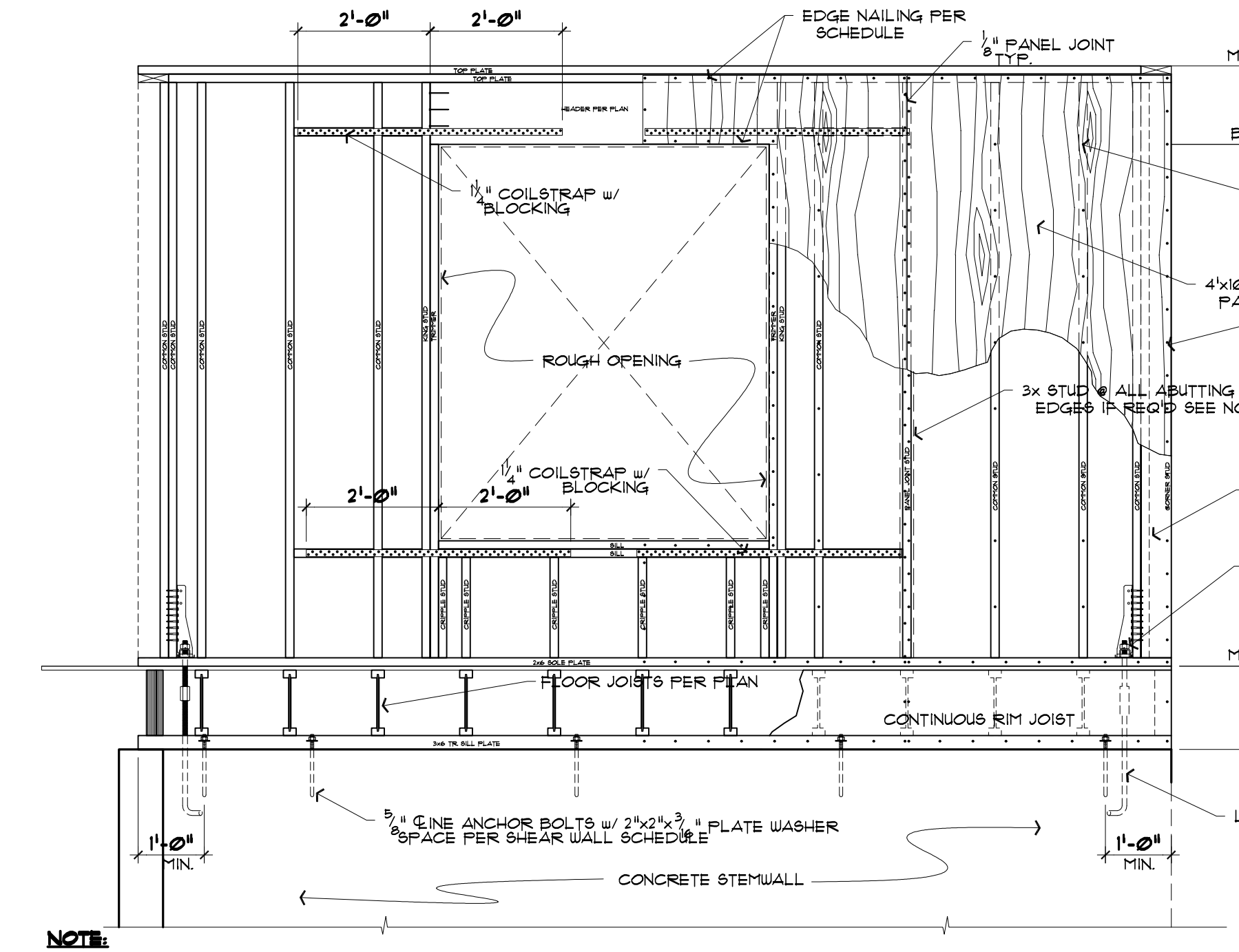
NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
 CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
 CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-1 1/4"
3 **3" COILSTRAP @ EXTERIOR SHEAR WALL**
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"



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"

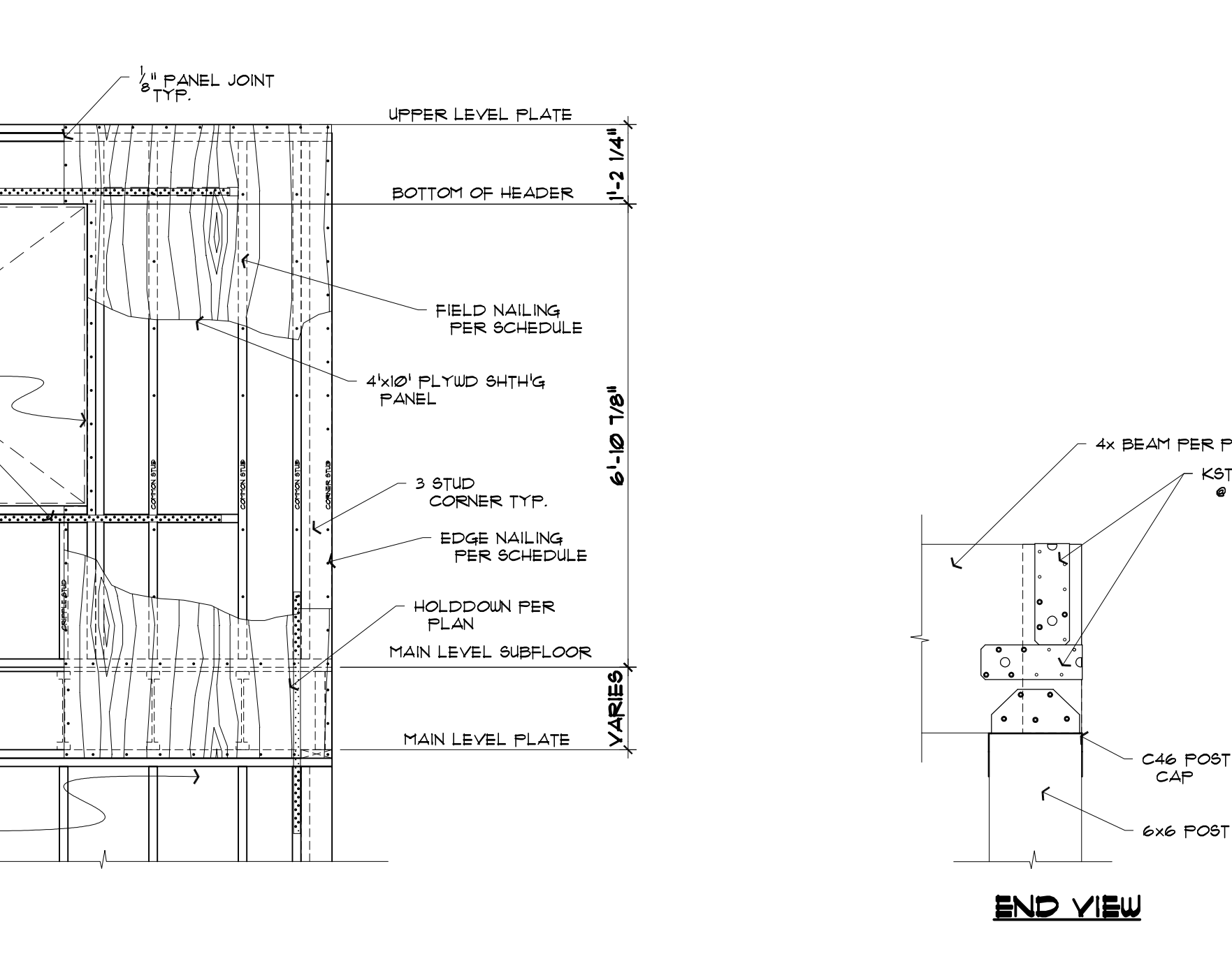
NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
5 **3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM**
 SHEARWALL PARALLEL TO FLOOR JOISTS 1 1/2" = 1'-0"

NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
6 **3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM**
 SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"



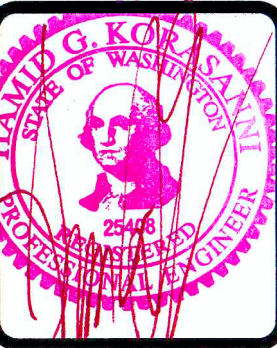
NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'TS
 USE A SINGLE 3x STUD OR DOUBLE 2x STUDS @ ALL ABUTTING PANEL EDGES FOR
 SHEARWALLS DESIGNATED AS P1-3, P1-2, P2-3 OR P2-2
 THIS DETAIL SHOWS CONCEPTUAL INFORMATION ONLY SEE PLAN FOR ACTUAL CONDITIONS
6 **TYPICAL SHEARWALL FRAMING ELEVATION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

NOTE:
 ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQ'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	
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Date	JULY 18, 2022
Sheet	
S3.3	
Score	Job
1/4" = 1'-0"	

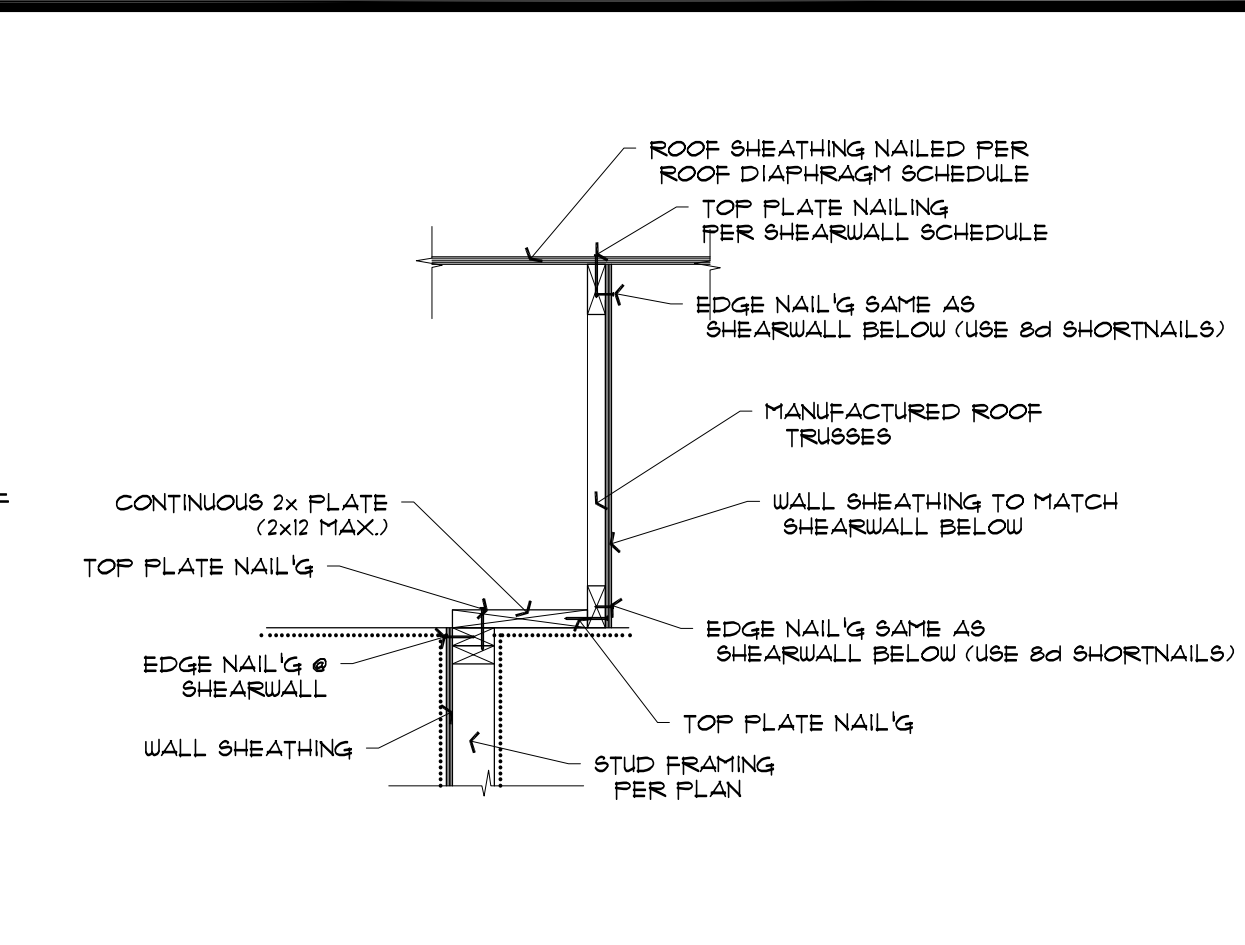
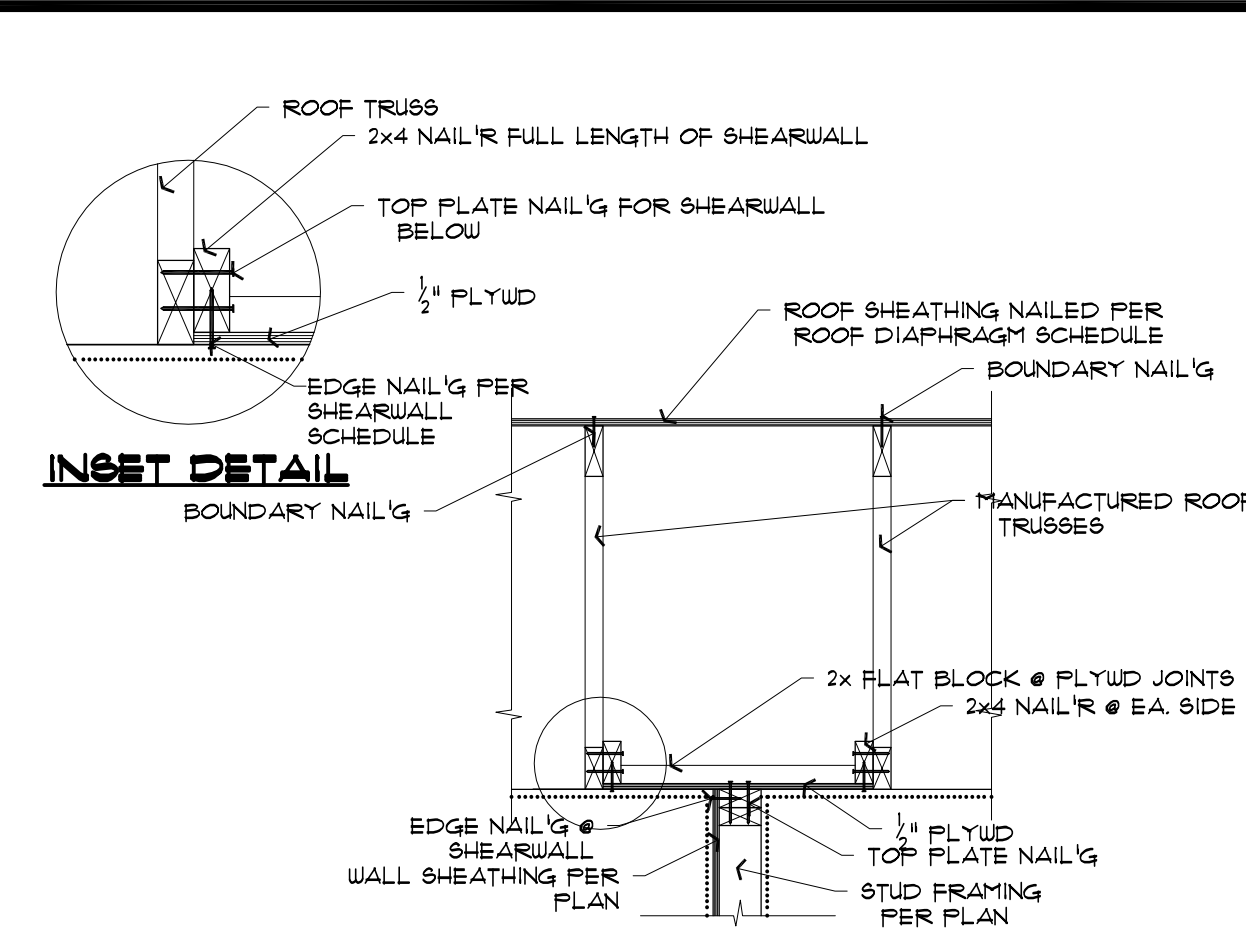
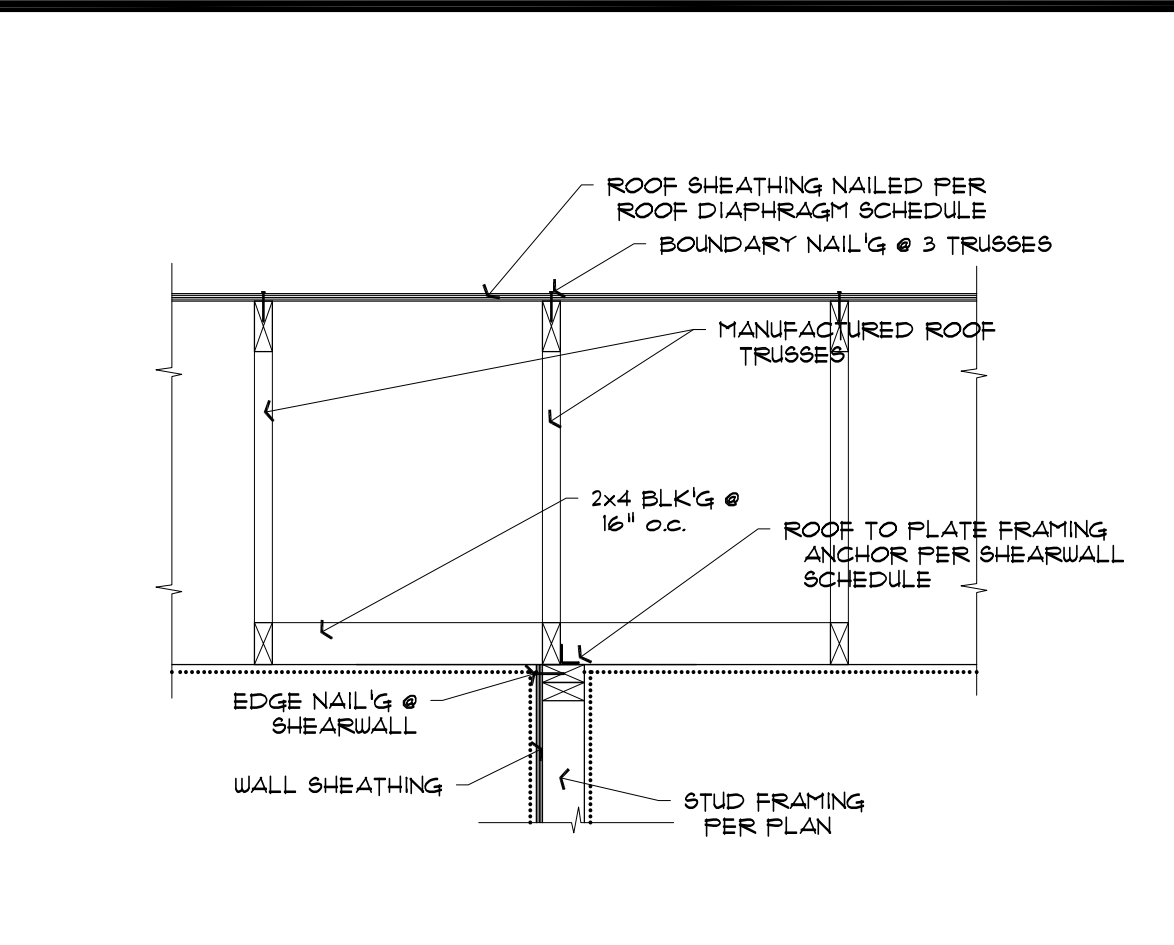
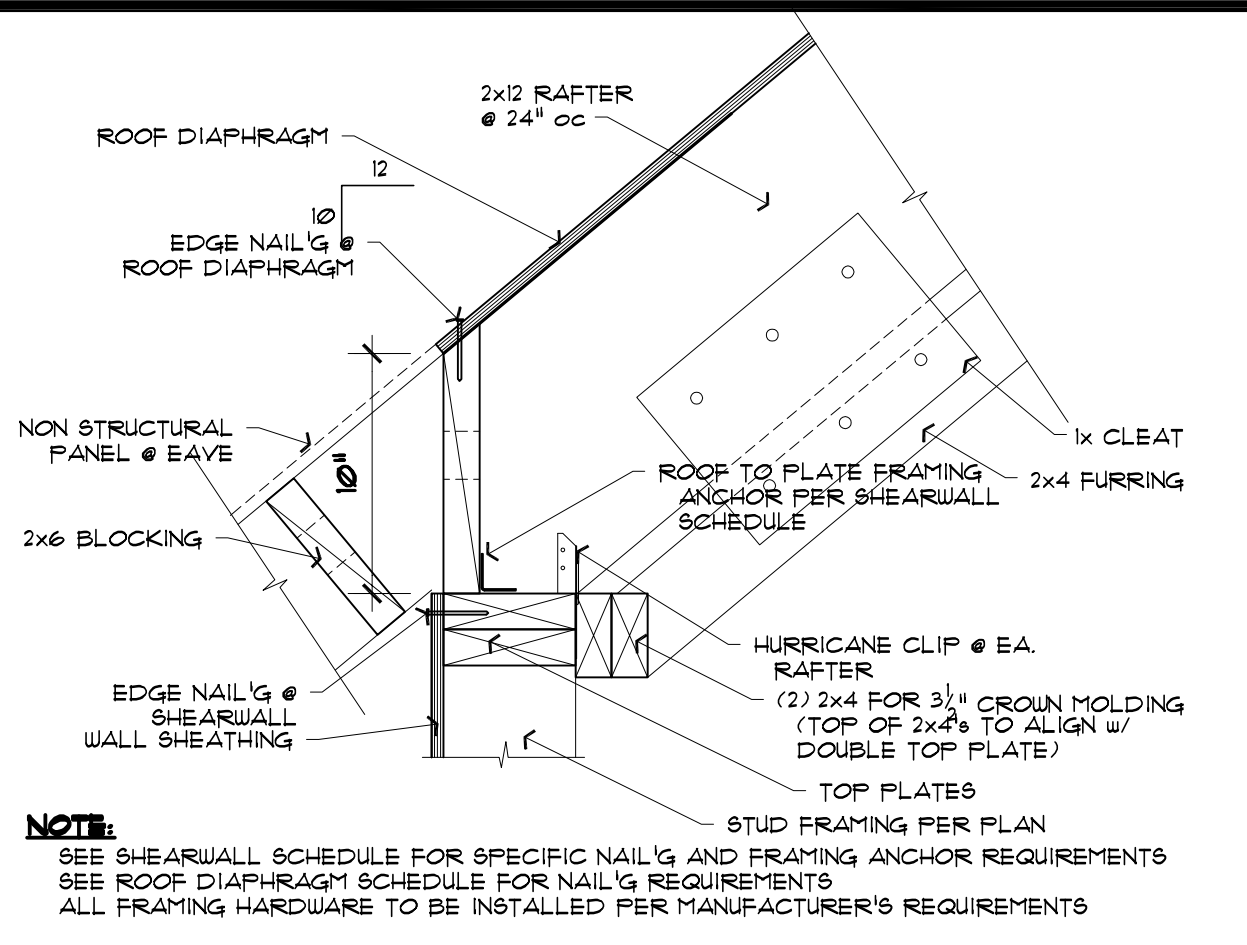
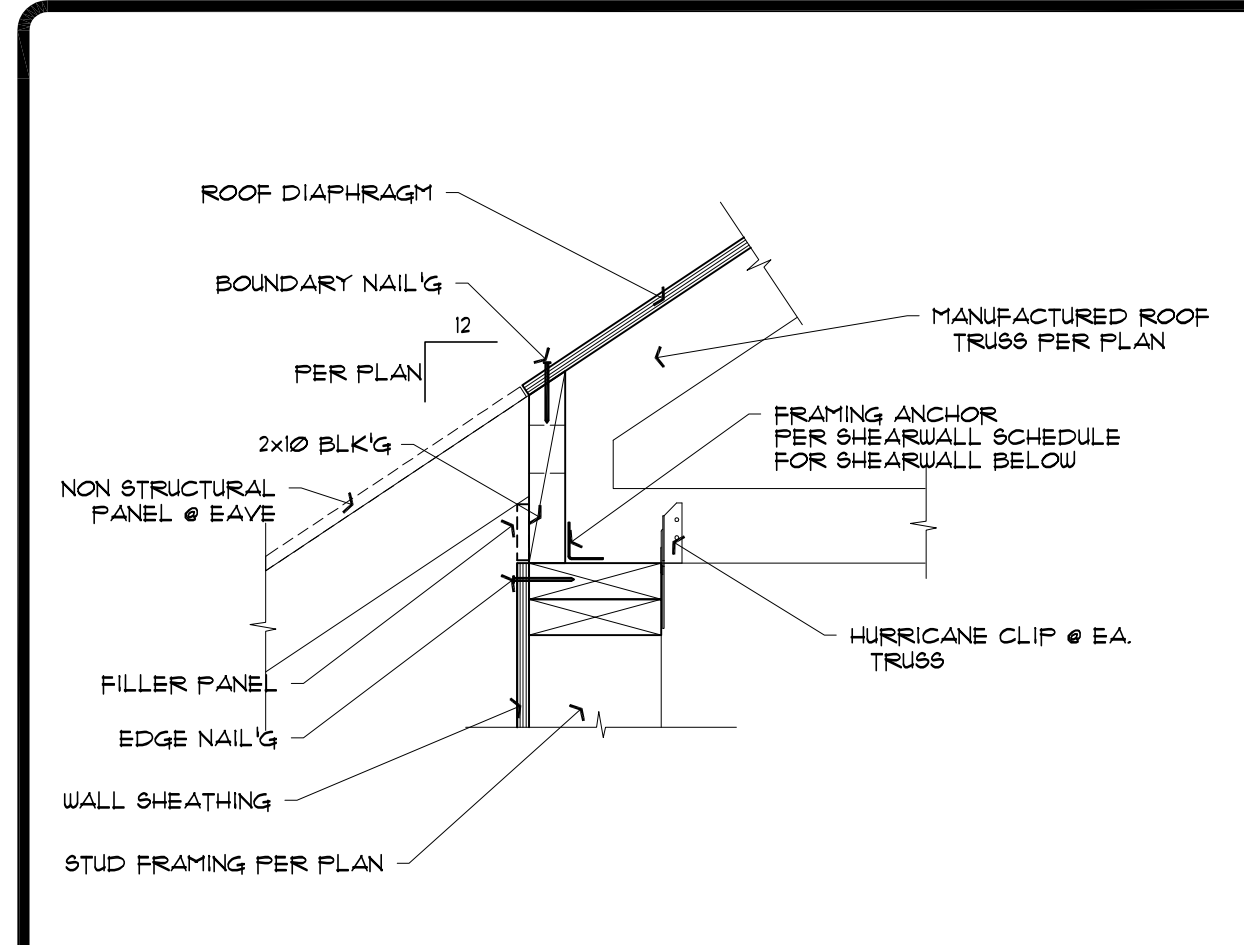


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Structural Details

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



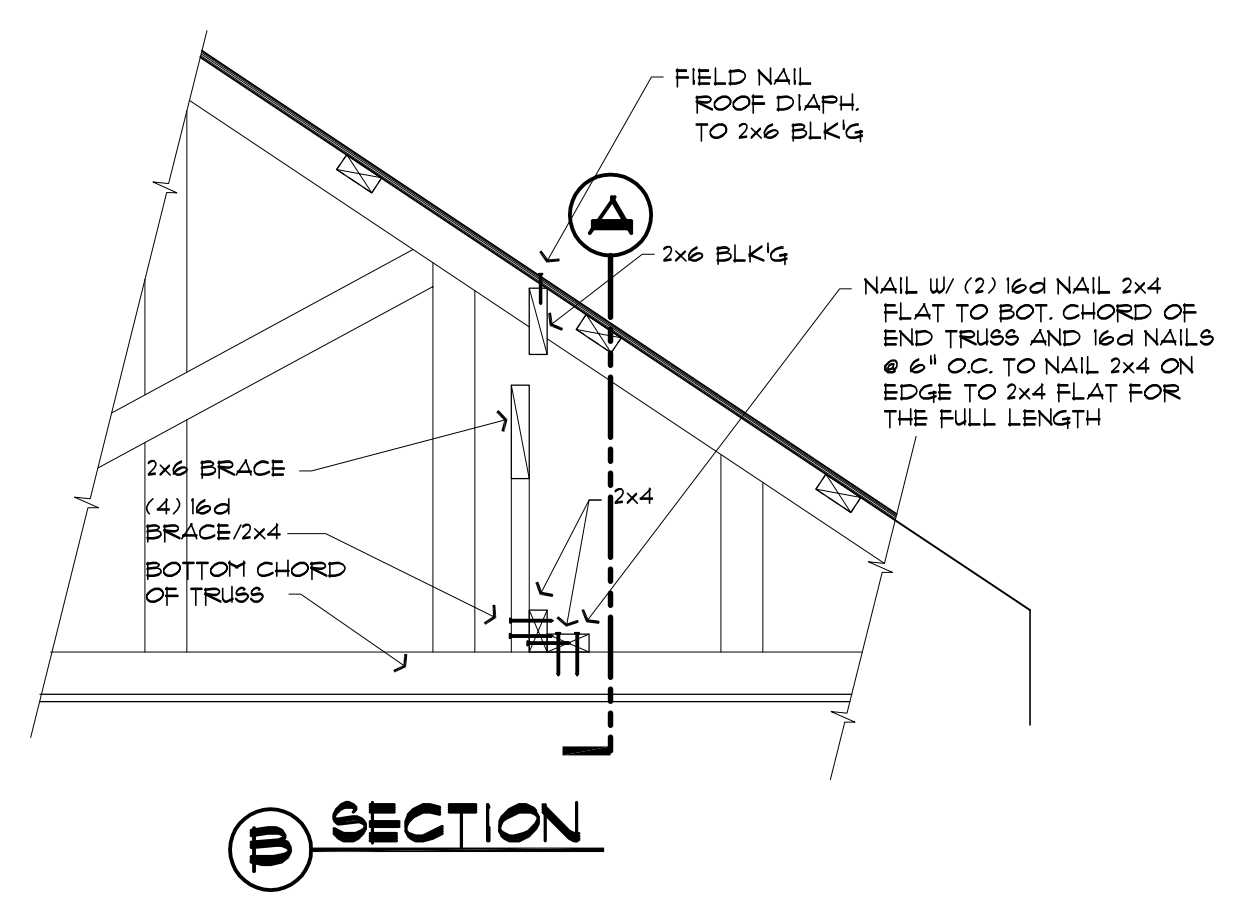
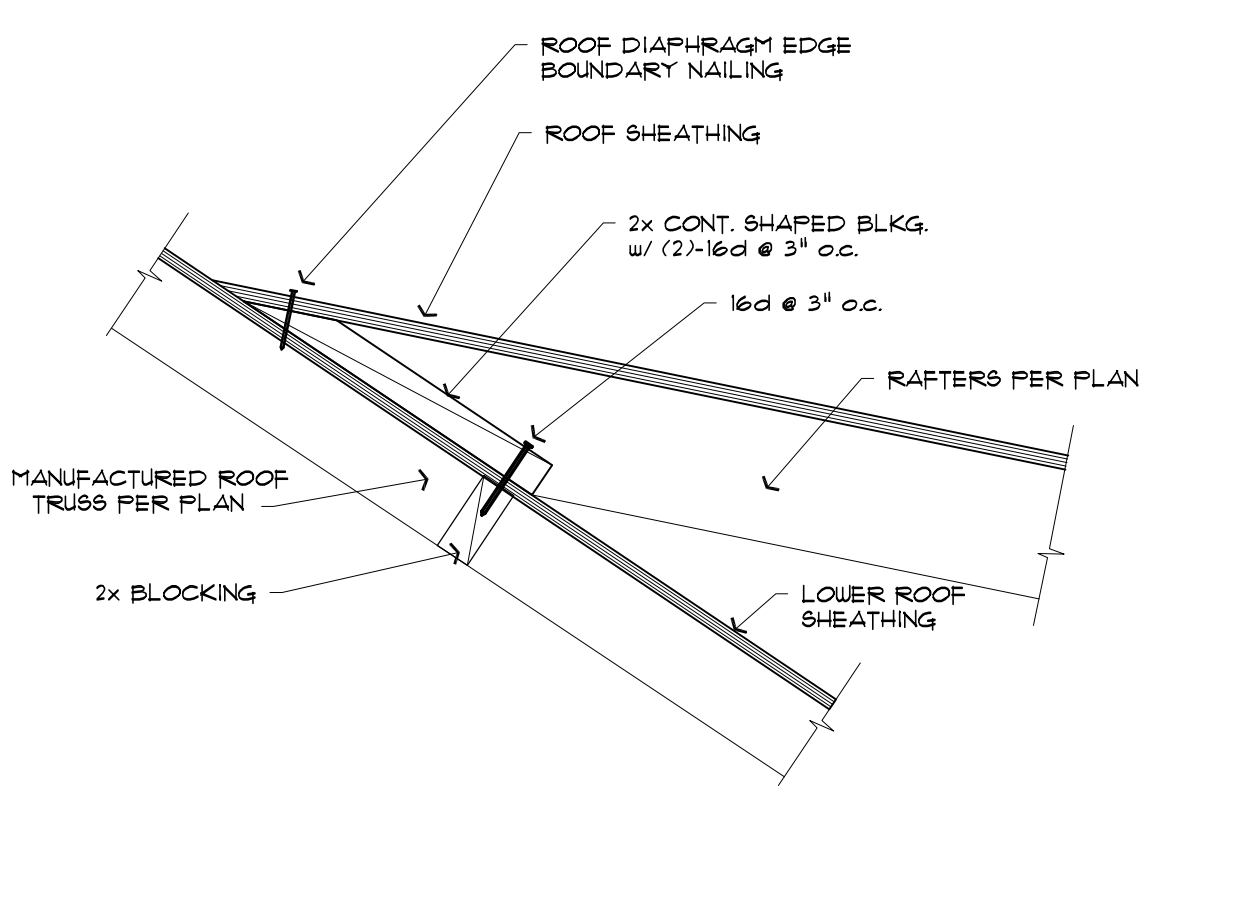
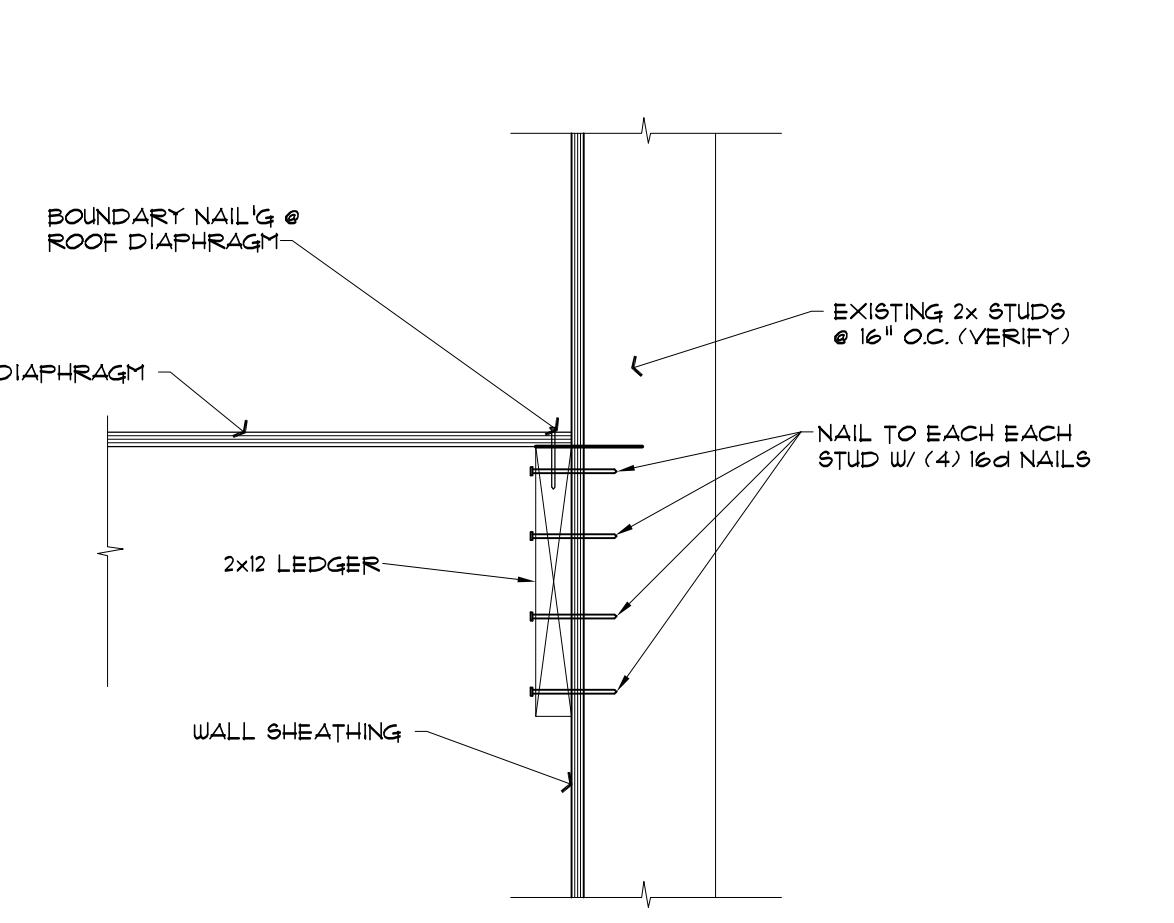
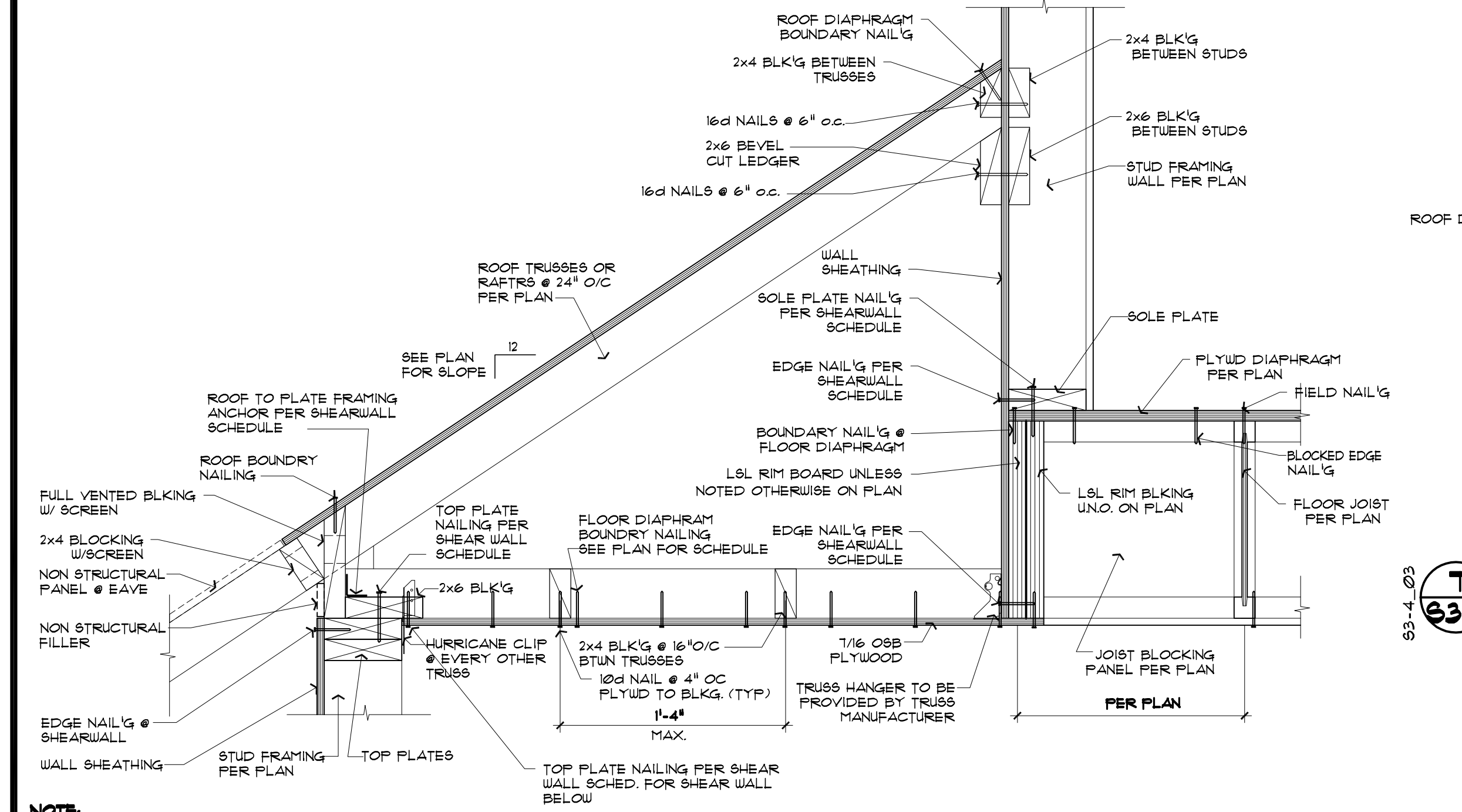
1 SHEARWALL @ ROOF TRUSS ASSEMBLY
 63.4 ROOF TRUSS PERPENDICULAR TO WALL 1 1/2" = 1'-0"

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"

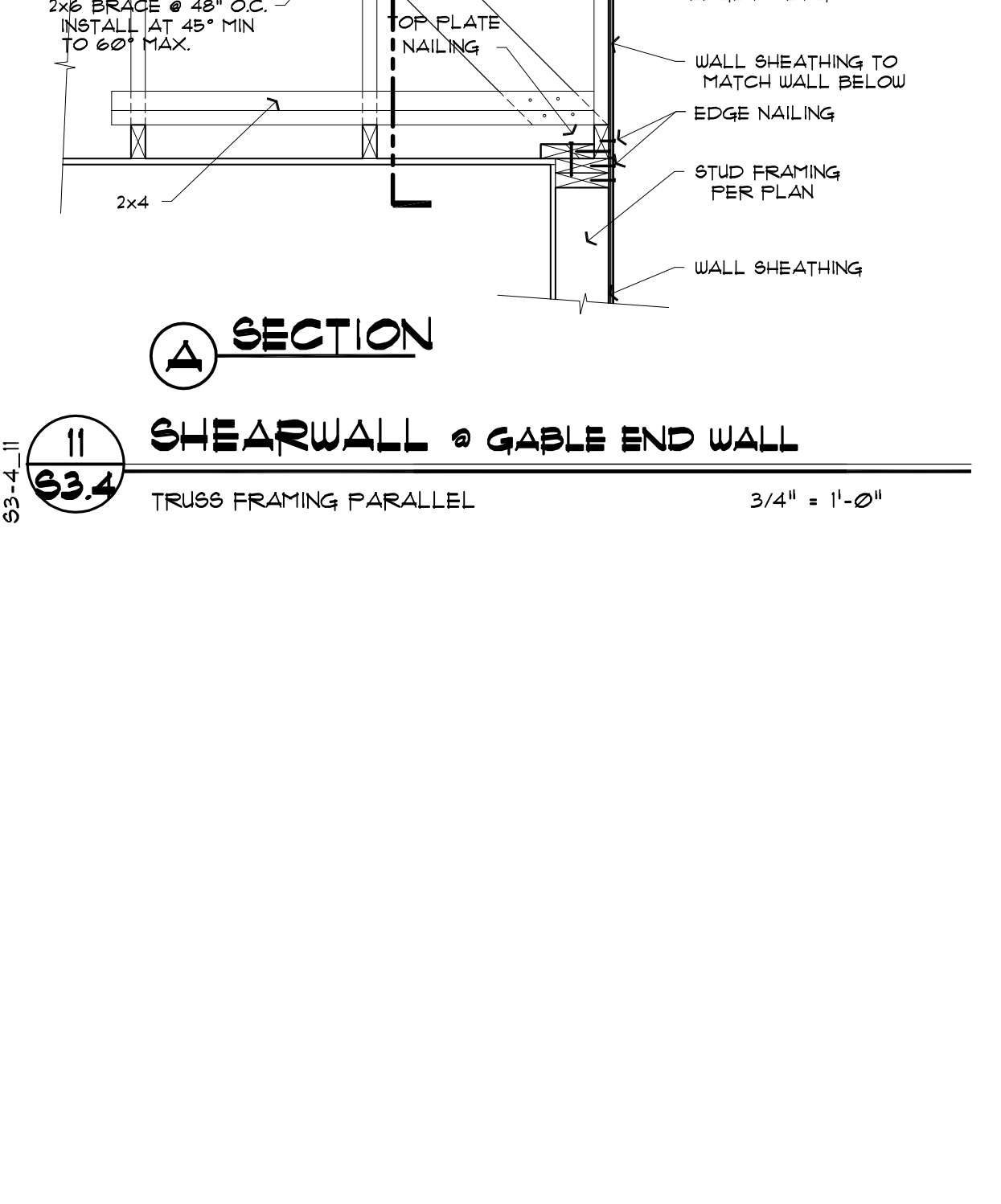
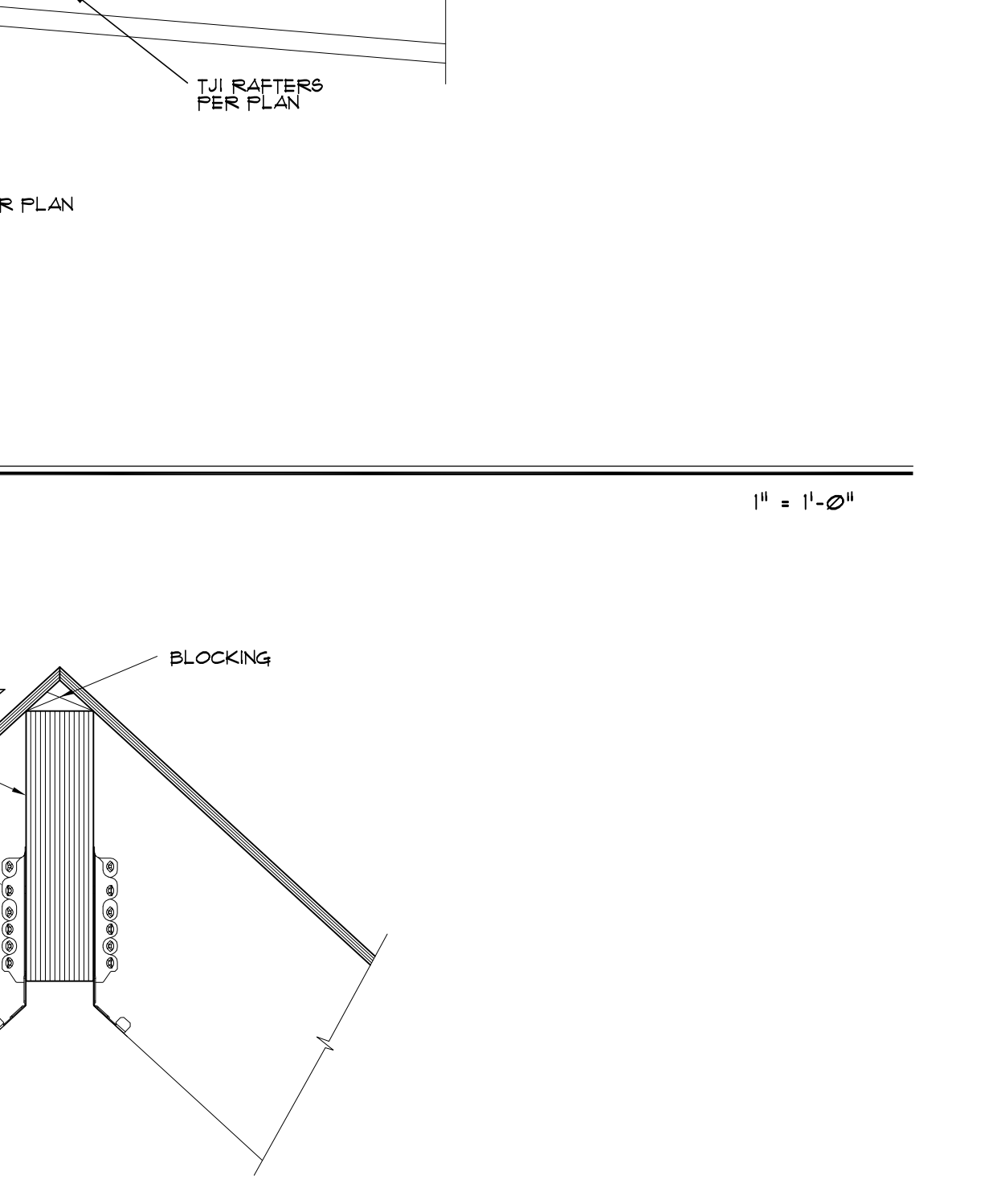
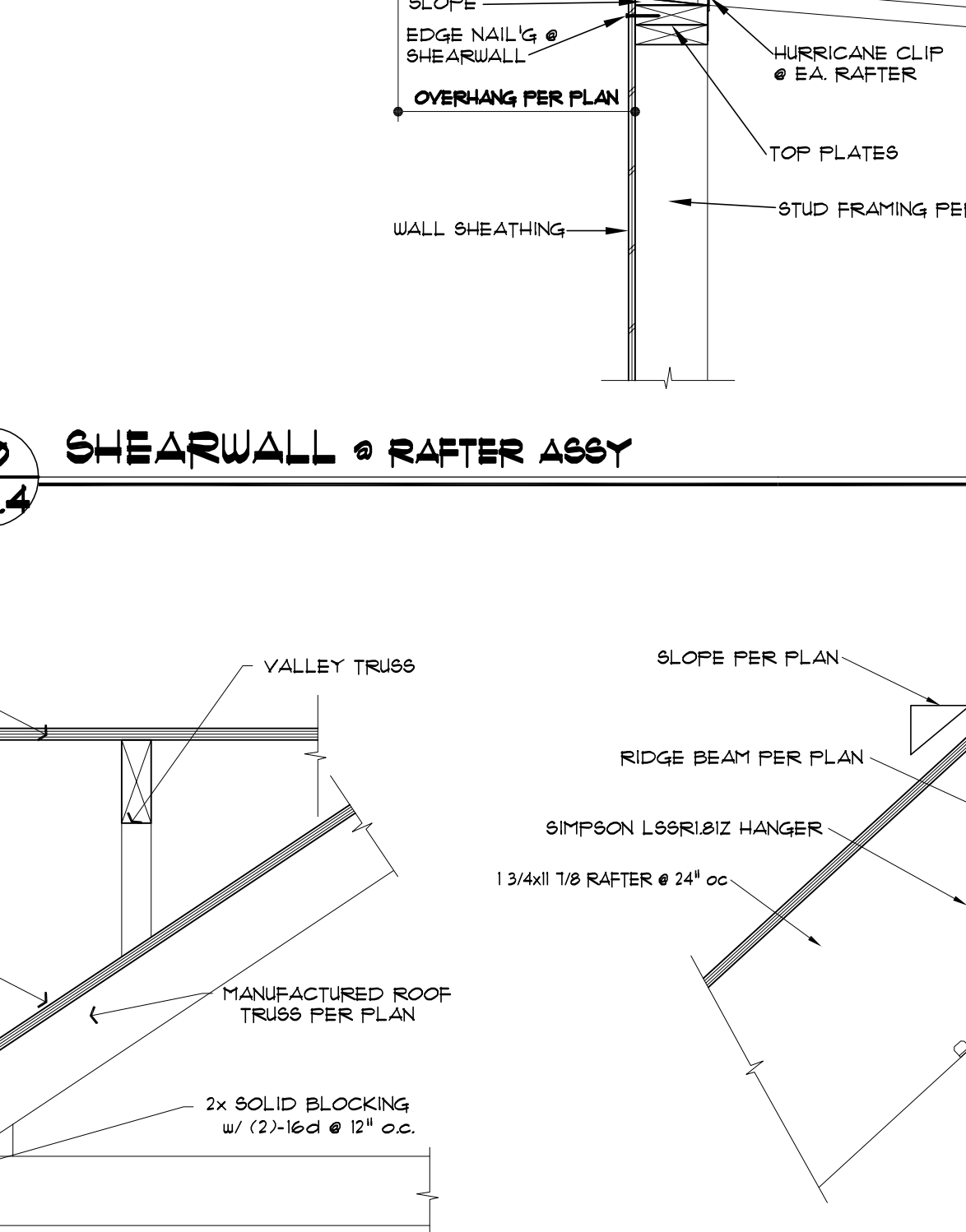
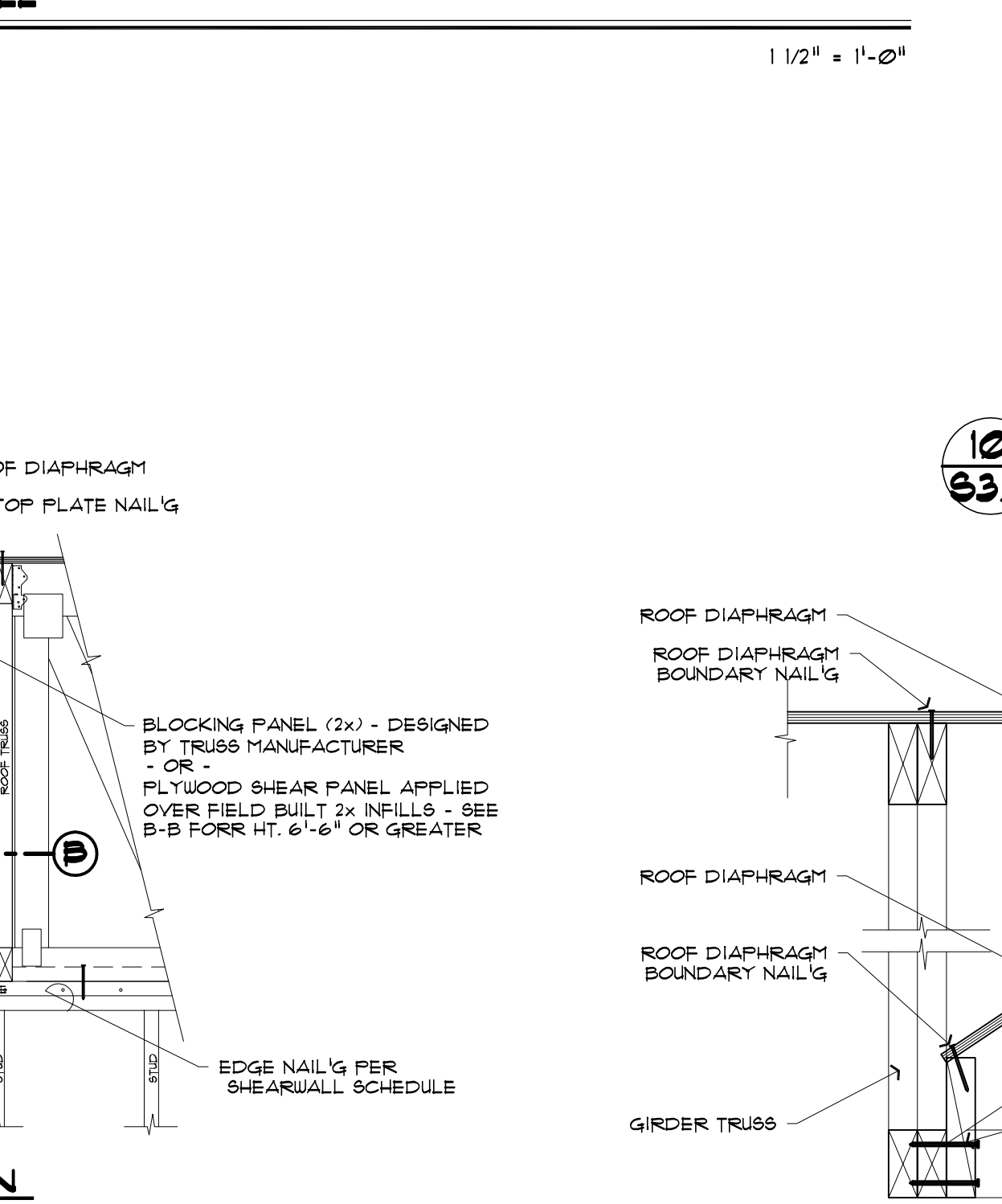
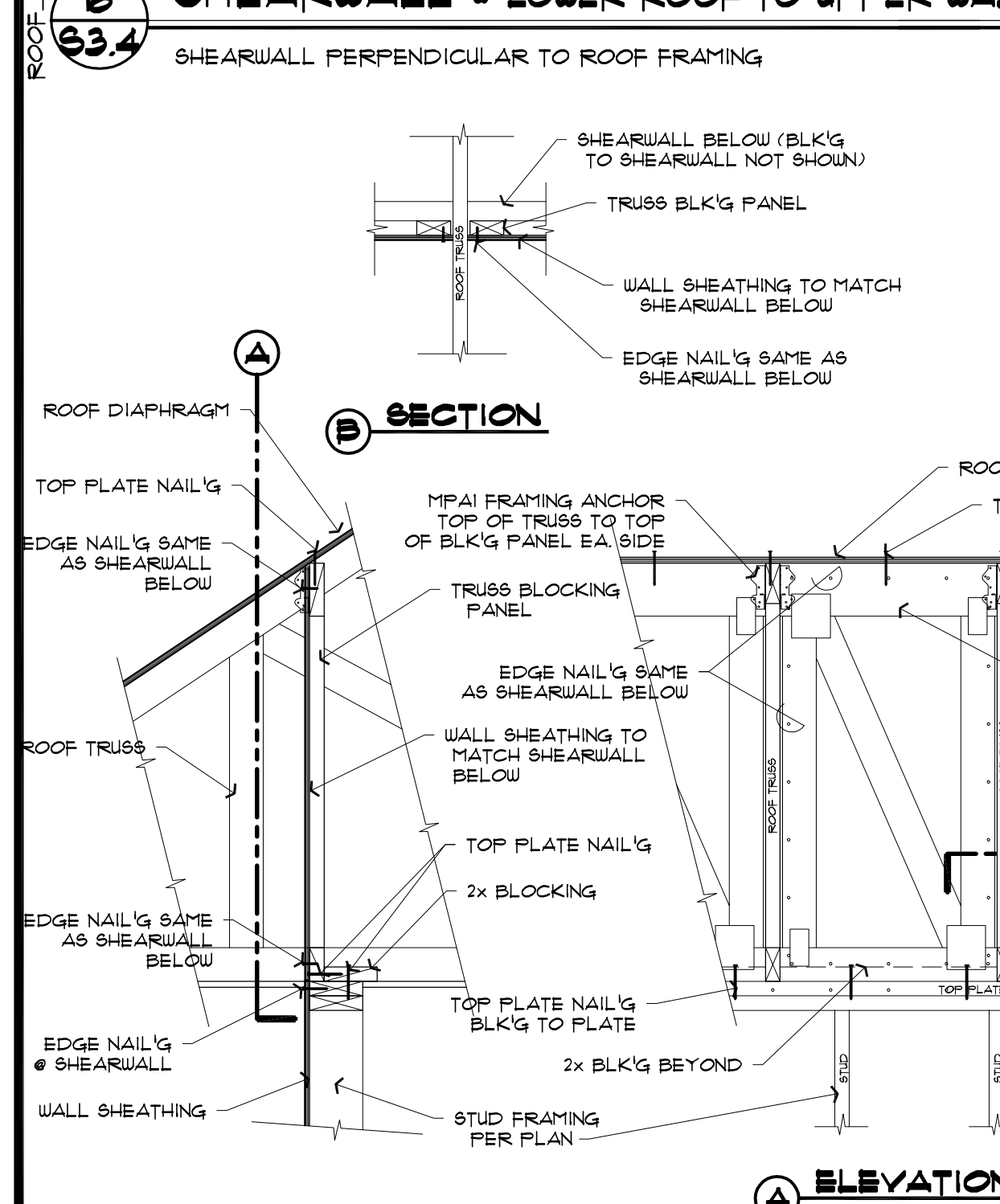


6 SHEARWALL @ LOWER ROOF TO UPPER WALL
 63.4 SHEARWALL PERPENDICULAR TO ROOF FRAMING 1 1/2" = 1'-0"

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

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

9 SHEARWALL @ GABLE END WALL
 63.4 TRUSS FRAMING PARALLEL 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 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"

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 RAFTER ASSEMBLY AT RIDGE
 63.4 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

ELEVATION
 SHEATHING NOT SHOWN FOR CLARITY