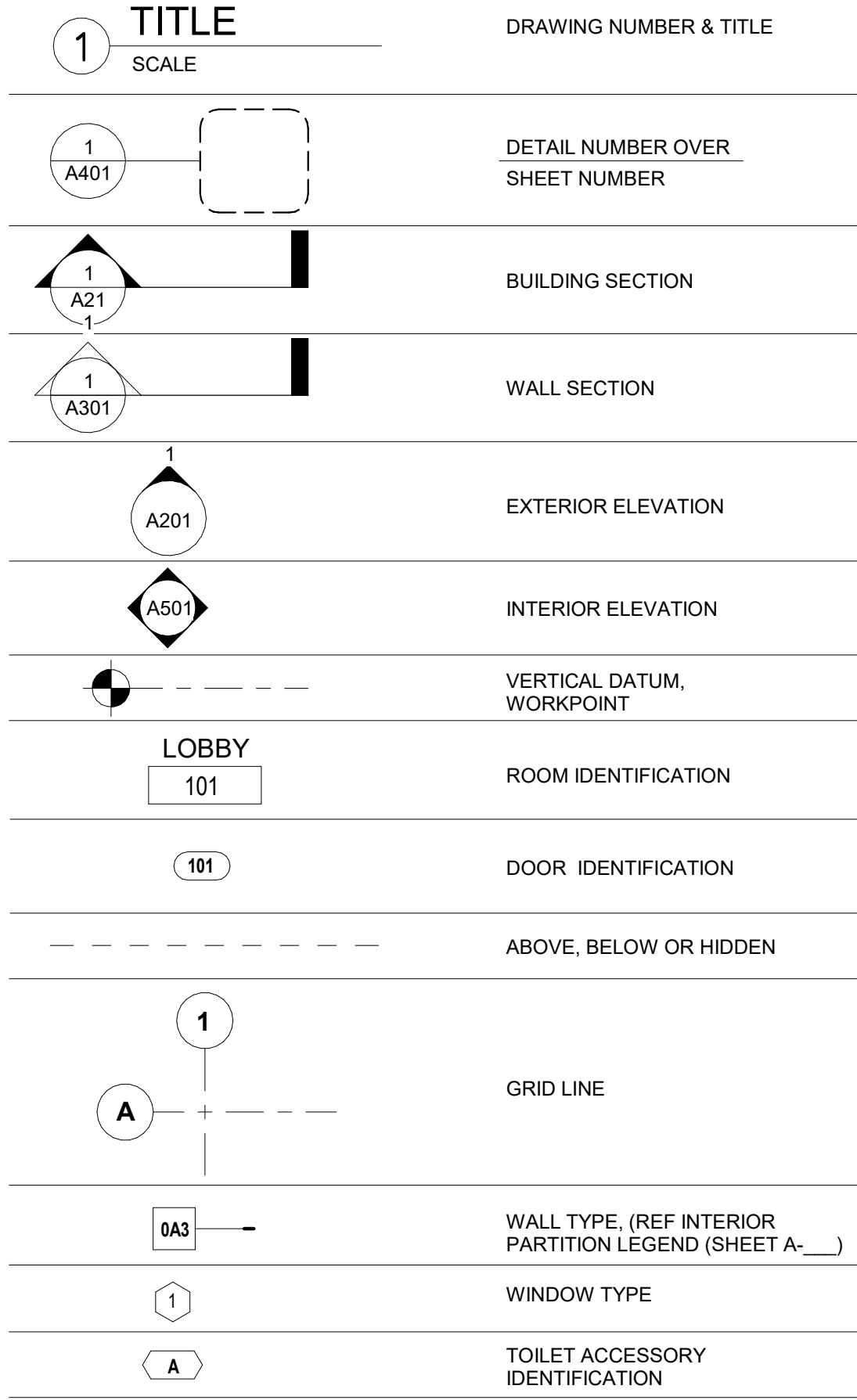


ABBREVIATIONS

Table listing various abbreviations and their corresponding full names, such as AMP, ANCHOR BOLT, ASPHALT CONCRETE, etc.

SYMBOLS



CODE REVIEW

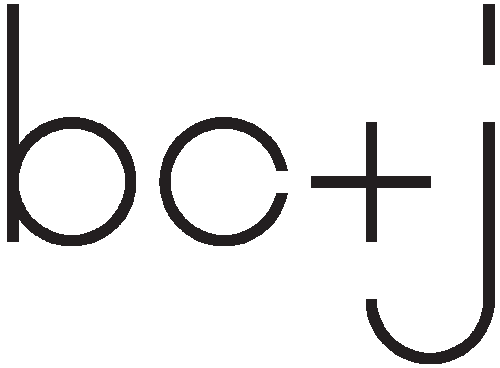
LAND USE CODE REVIEW
CODE STANDARD
MICC TITLE 19
ZONE: R-8.4
LOT SLOPE CALCULATION:
HIGHEST ELEVATION POINT = 490'
LOWEST ELEVATION POINT = 484'
ELEVATION DIFFERENCE = 8'
DISTANCE BETWEEN POINTS = 85'
SLOPE = 7%

PROJECT TEAM

OWNER
BICKEL JOHN+KARINA
2734 70TH AVE SE
MERCER ISLAND, WA 98040
CONTACT: JOHN BICKEL
BICKELCONSTRUCTION@GMAIL.COM
ARCHITECT
BC&J ARCHITECTURE
197 PARFITT WAY SW
BAINBRIDGE ISLAND WA 98110
CONTACT: SARAH MARTIN
SARAHM@BCANDJ.COM
STRUCTURAL ENGINEER
IL GROSS STRUCTURAL ENGINEERS, LLC
23914 56TH AVE W
MOUNTLAKE TERRACE, WA 98043
CONTACT: MARK SPEIDEL
MARKS@ILGROSS.COM

DRAWING INDEX

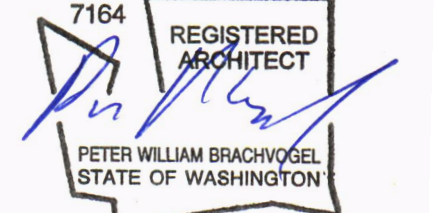
Table listing drawing titles and sheet numbers, including Unnamed (A-105), GENERAL LEGENDS, NOTES & ABBREVIATIONS (G-002), ARCHITECTURAL DEMO PLANS (A-100), and STRUCTURAL GENERAL STRUCTURAL NOTES (S1.0).



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OF ARCHITECTS

NATIONAL COUNCIL
OF ARCHITECTURAL
REGISTRATION BOARDS

PROJECT NAME

BICKEL RESIDNECE

PROJECT ADDRESS

2734 70TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

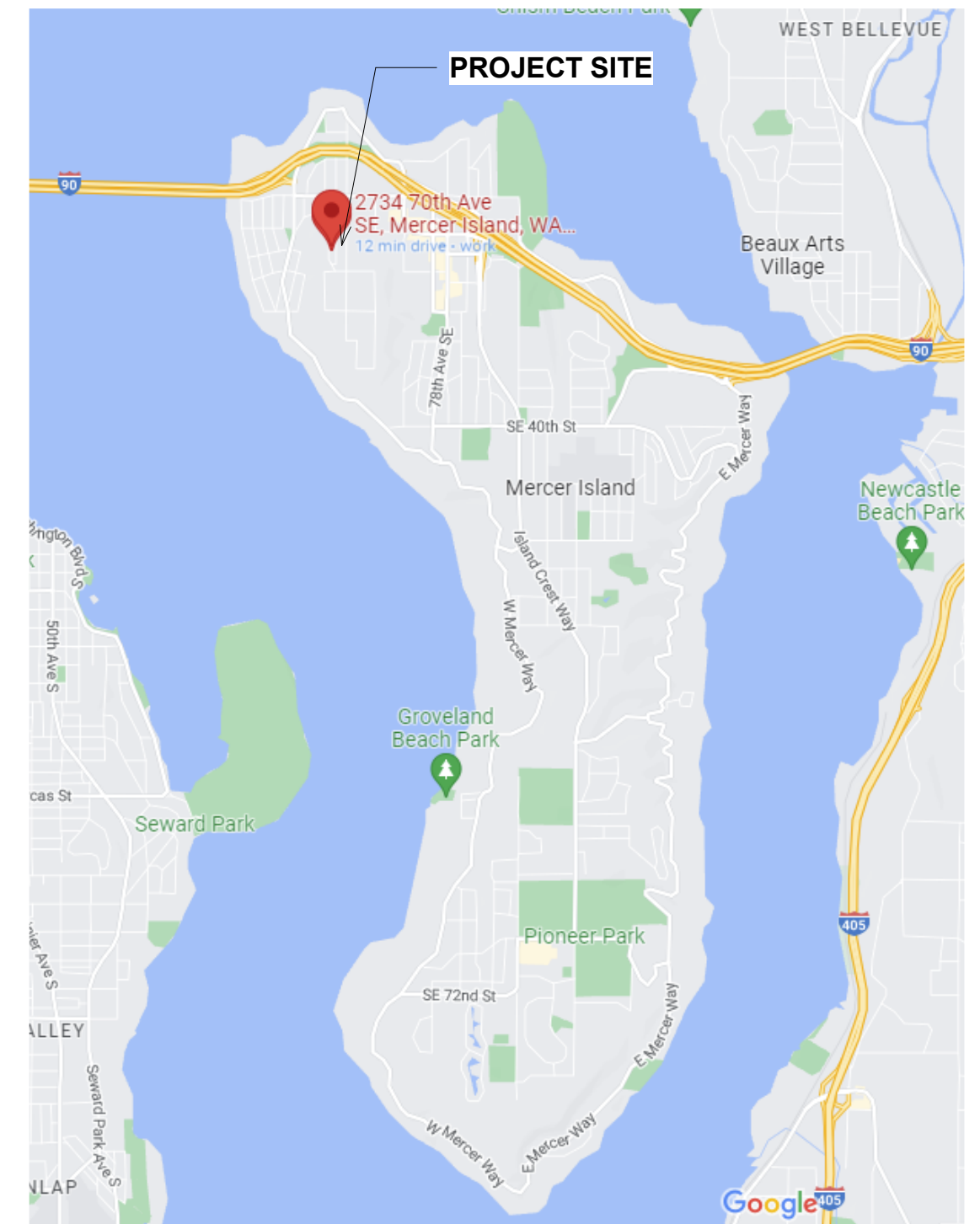
2019

PERMIT SET
4/11/2023

PROJECT INFORMATION

PROJECT ADDRESS:
2734 70TH AVE SE
MERCER ISLAND, WA 98040
ASSESSOR'S PARCEL NUMBER:
217450-2150
LEGAL DESCRIPTION:
EAST SEATTLE ADD
PLat Block: 10
PLat Lot: 13-14-15
AGENCY HAVING JURISDICTION:
CITY OF MERCER ISLAND
PROJECT DESCRIPTION:
RENOVATION AND ADDITIONS OF A SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE

VICINITY MAP



REVISIONS

Table with columns for NO., DESCRIPTION, and DATE, showing two revisions: 1. PERMIT SET (01/02/23) and 2. PERMIT COMMENTS (04/11/23).

SHEET NAME

LEGENDS, NOTES & ABBREVIATIONS

SHEET NUMBER

G-002



SSMH
RIM = 481.97
INV N-S = 488.47

SSMH
RIM = 497.85
INV N-S = 490.25



VICINITY MAP
NTS

LEGAL DESCRIPTION

LOTS 13, 14 AND 15, BLOCK 10, OF EAST SEATTLE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 0°25'17" E ALONG THE CENTERLINE OF 70TH AVENUE PER RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 2013050990005.

PROJECT INFORMATION

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

PROPERTY OWNER: JOHN BICKEL
2734 70TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 217450-2150

PROJECT ADDRESS: 2734 70TH AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 10,125 S.F. (± 0.232 ACRES)
AS SURVEYED

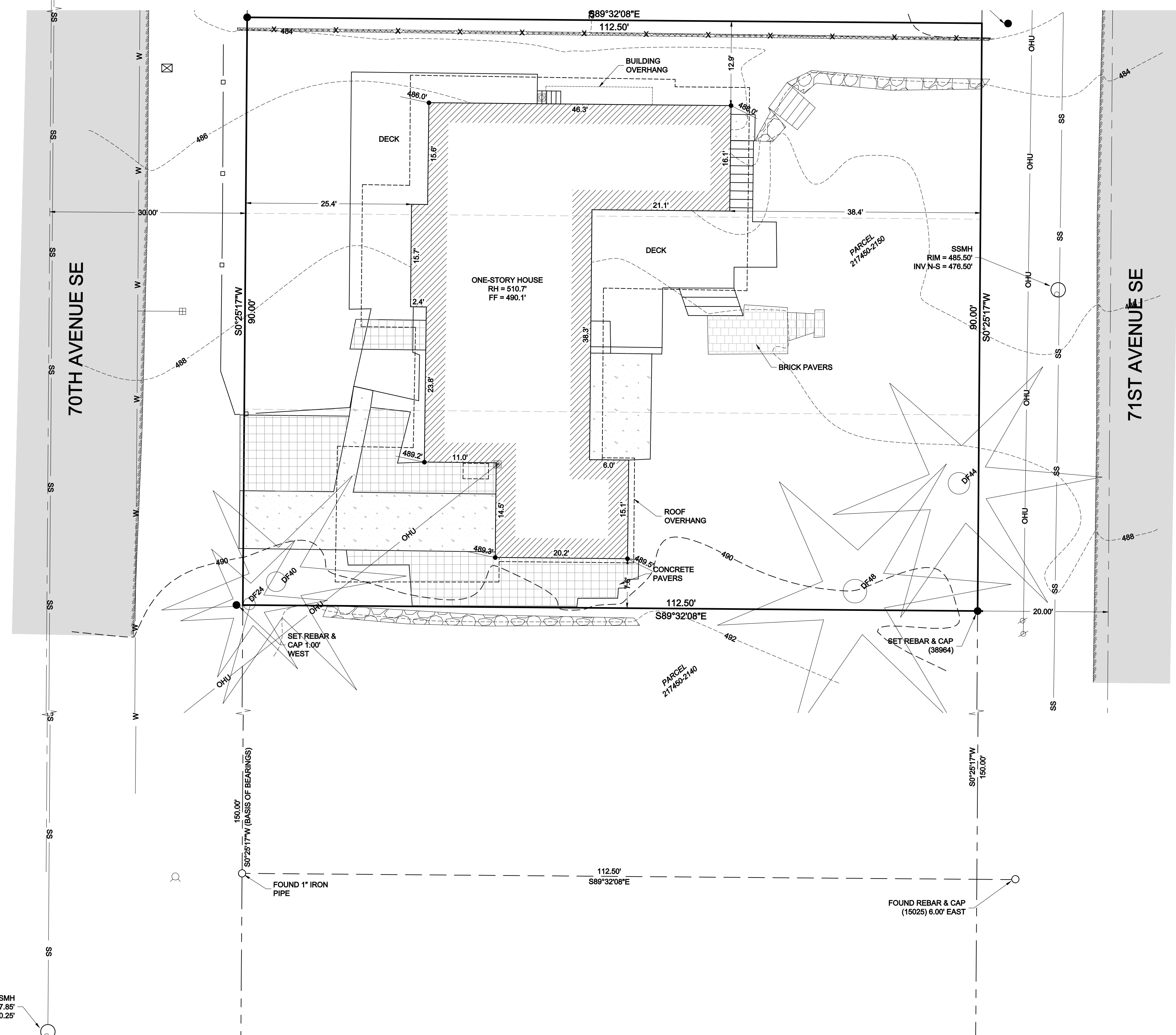
GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 352-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE ON AN ASSUMED DATUM.

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



LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET REBAR & CAP (38964)
- ⊠ POWER METER
- ⊠ GAS METER
- ⊠ LIGHT POLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ ELECTRICAL VAULT
- SANITARY SEWER MANHOLE
- ⊠ ELECTRICAL JUNCTION BOX
- ⊠ CABLE HAND HOLE
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ ELECTRICAL VAULT
- SS— APPROXIMATE LOCATION SANITARY SEWER LINE
- SD— APPROXIMATE LOCATION STORM DRAIN LINE
- X— CHAINLINK FENCE
- ▭ CONCRETE WALL
- ▭ WOOD FENCE
- ▭ GRAVEL SURFACE
- ▭ ASPHALT SURFACE
- ▭ CONCRETE SURFACE
- DS DECIDUOUS
- DF DOUGLAS FIR
- CE CEDAR
- MP MAPLE
- * INDICATES MULTI-TRUNK



SW 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

TOPOGRAPHIC SURVEY
JOHN BICKEL
2734 70TH AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO.	14-211
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	05-20-14
SHEET	1 OF 1

ARCHITECTURAL SITE NOTES

- REFER TO SURVEY FOR ADDITIONAL NOTES AND INFORMATION FOR EXISTING CONDITIONS.
- VERIFY ALL UNDERGROUND UTILITIES AND SITE GRADES PRIOR TO CONSTRUCTION.
- COORDINATE PROPERTY CORNERS WITH SURVEYOR.
- CONTRACTOR SHALL VISIT THE SITE AND APPRAISE HIMSELF/ HERSELF OF THE EXISTING CONDITIONS AND SEQUENCE PRIOR TO ANY CLEARING OR DEMOLITION WORK.
- VERIFY ALL TOP OF SLAB ELEVATIONS AT ALL BUILDING AND PROPERTY LINES.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND BASE, ALONG WITH POWER, WATER AND / OR DRAINAGE INSTALLATIONS BEFORE PROCEEDING WITH THE WORK.
- FINAL GRADING AROUND BUILDING SHOULD HAVE POSITIVE SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- DRAINAGE SHALL COMPLY WITH COMI STORMWATER CONTROL REQUIREMENTS
- ALL DOWNSPOUTS SHALL BE LOCATED WHERE EXISTING. DAYLIGHTING SHALL NOT BE DIRECTED TO THE ROW AND SHALL NOT CAUSE DOWNSTREAM EROSION
- MECHANICAL EQUIPMENT LOCATED OUTDOORS SHALL BE INSTALLED ON 4" REINFORCED CONCRETE PAD OVER COMPACTED FILL TO 90% DENSITY

LOT SLOPE CALCULATION:

HIGHEST ELEVATION POINT = 490'
 LOWEST ELEVATION POINT = 484'
 ELEVATION DIFFERENCE = 6'
 DISTANCE BETWEEN POINTS = 85'
 SLOPE = 7%

ALLOWABLE LOT COVERAGE (PER MICC 19.02.020.F):40%

LOT AREA: 9900 SQ FT.
 PROPOSED LOT COVERAGE (HOUSE + DECK + DRIVEWAY): 3271 SF
 LOT COVERAGE: 33%
 (SEE PLAN FOR DETAIL)

ALLOWABLE HARDSCAPE (PER MICC 19.02.020.F):9%

LOT AREA: 9900 SQ FT.
 PROPOSED HARDSCAPE: 899 SF
 LOT COVERAGE: 9%
 (SEE PLAN FOR DETAIL)

GROSS FLOOR AREA (PER MICC 19.02.020.D):

5,000 SQUARE FEET OR 40 PERCENT OF THE LOT AREA, WHICHEVER IS LESS
 40% OF 9900=3960SF
 TOTAL GROSS SF PER 19.02.020.D = 3,558 SF OR 35%

BUILDING AREA LOCATION	CONDITIONED	UNCONDITIONED
ACCESSORY	0 SF	98 SF
GARAGE	0 SF	582 SF
BASEMENT	0 SF	310 SF
FIRST FLOOR	1764 SF	0 SF
SECOND FLOOR	804 SF	0 SF
TOTAL	2568 SF	990 SQ FT

BUILDING HEIGHT PER MCC 19.02.020.E

BUILDING HEIGHT LIMIT = 30'

AVERAGE GRADE CALCULATION:

AVERAGE BUILDING ELEVATION = (WEIGHTED SUM OF THE MID-POINT ELEVATIONS) ÷ (TOTAL LENGTH OF WALL SEGMENTS)

WEIGHTED SUM OF THE MID-POINT ELEVATIONS:
 (484.7x47.2)+(486x15.9)+(489x21.1)+(489x38)+(489x8.8)+(490x15.3)+(490x33.8)+(490x14.7)+(490x33.3)+(487x15.9)=
 (22877.84)+(7737.3)+(10317.9)+(18582)+(4303.2)+(7497)+(16562)+(7203)+(16563.4)+(7743.3)=120855.04

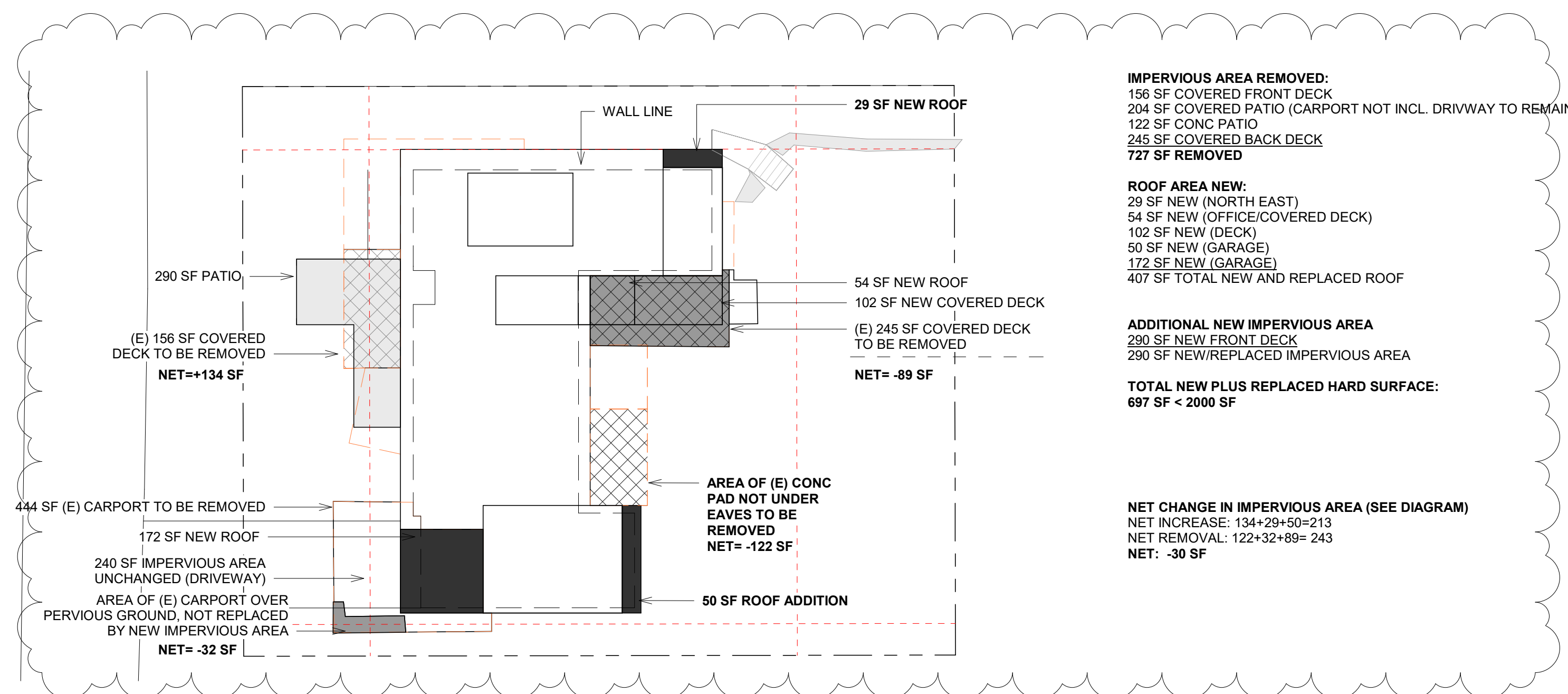
TOTAL LENGTH OF WALL SEGMENTS:
 47.2+18.9+21.1+38+8.8+15.3+33.8+14.7+33.3+15.9=247'

AVERAGE BUILDING ELEVATION=120855.04/247=489.29'

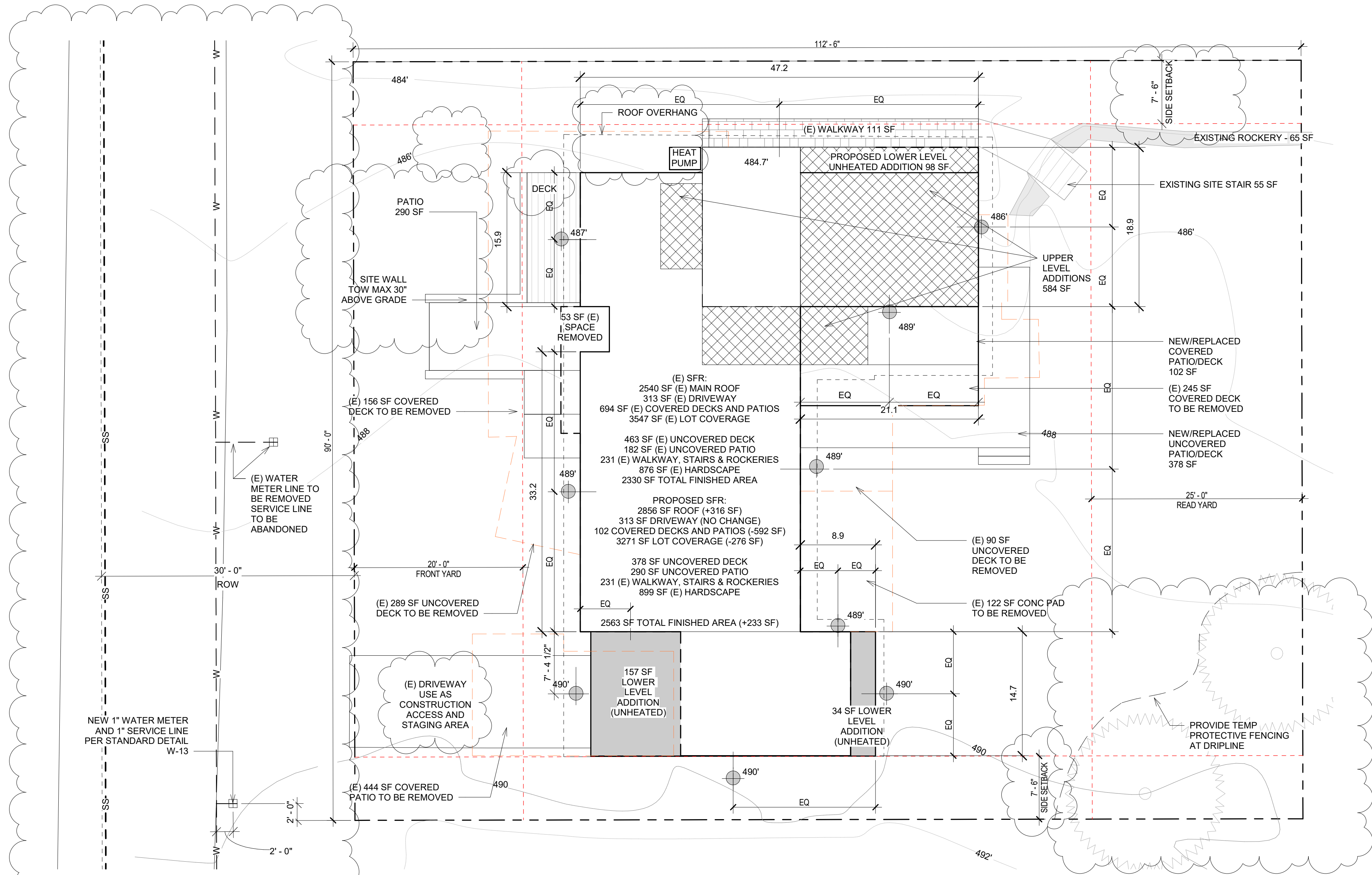
TOP OF (E) ROOF (NO CHANGE) = 511.7'

BUILDING HEIGHT = 24.4'

***NOTE - NO CHANGE TO BUILDING HEIGHT PROPOSED**



2 IMPERVIOUS AREA DIAGRAM
 SCALE: 1/16" = 1'-0"



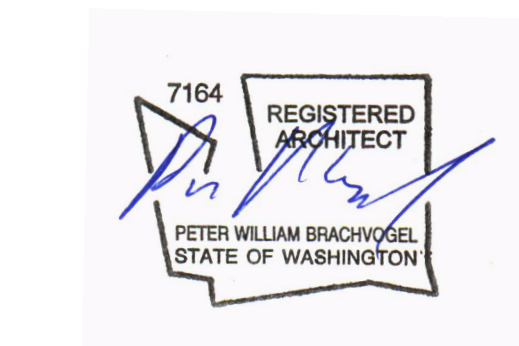
1 SITE PLAN
 SCALE: 1/8" = 1'-0"



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NATIONAL COUNCIL
 OF ARCHITECTURAL
 REGISTRATION BOARDS

PROJECT NAME

BICKEL RESIDNECE

PROJECT ADDRESS

2734 70TH AVE SE
 MERCIER ISLAND, WA 98040

PROJECT NUMBER

2019

PERMIT
 COMMENTS
 4/25/2023

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23
3	PERMIT COMMENT	04/25/23

PROJECT INFORMATION

PROJECT ADDRESS:
 2734 70TH AVE SE
 MERCIER ISLAND, WA 98040

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 217450-2150

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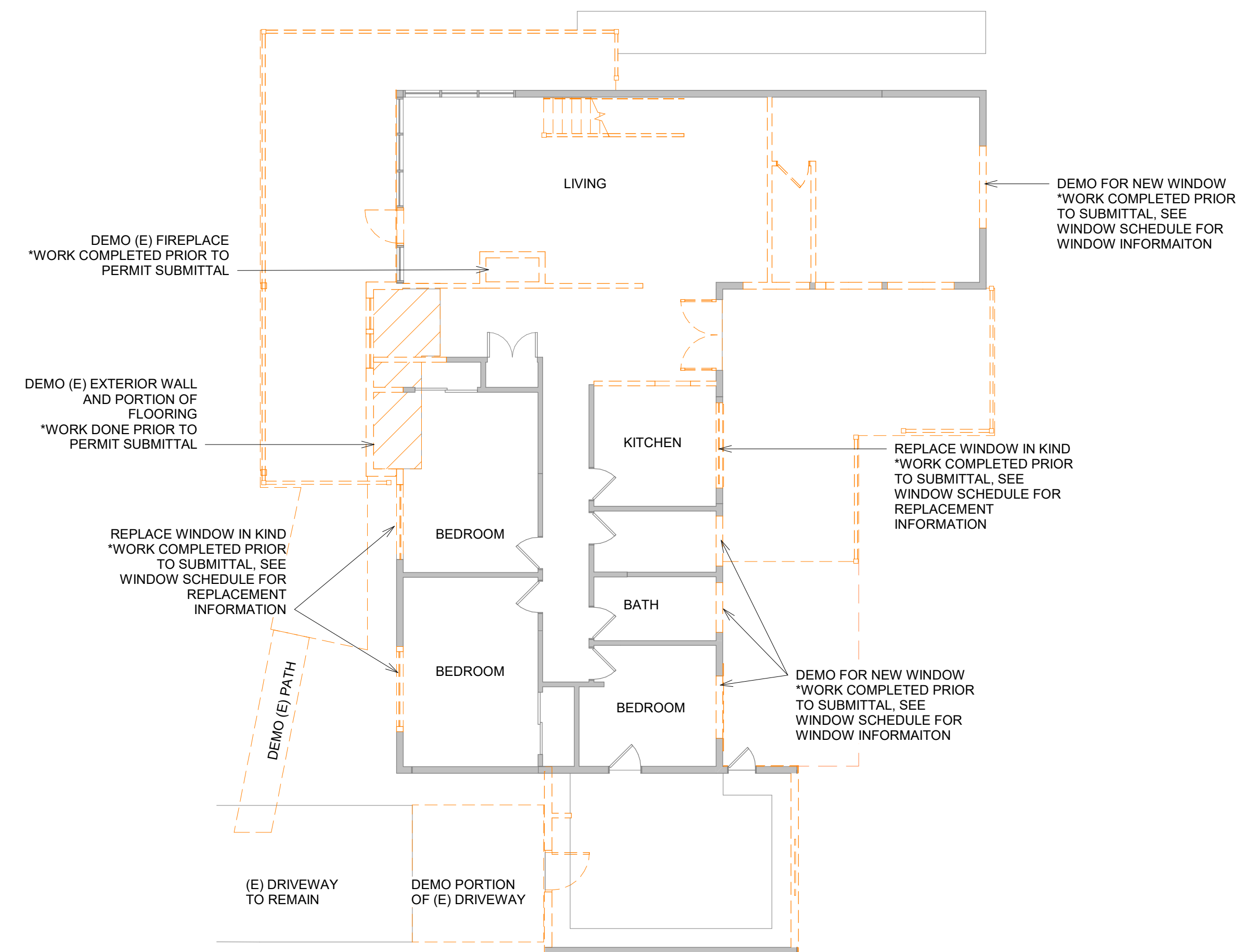
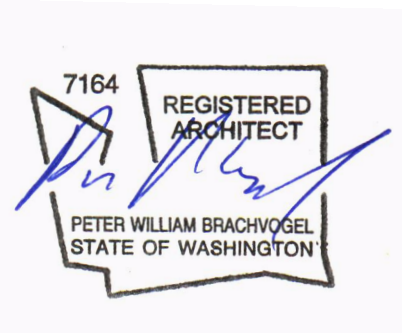
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ARCHITECTURAL SITE PLAN

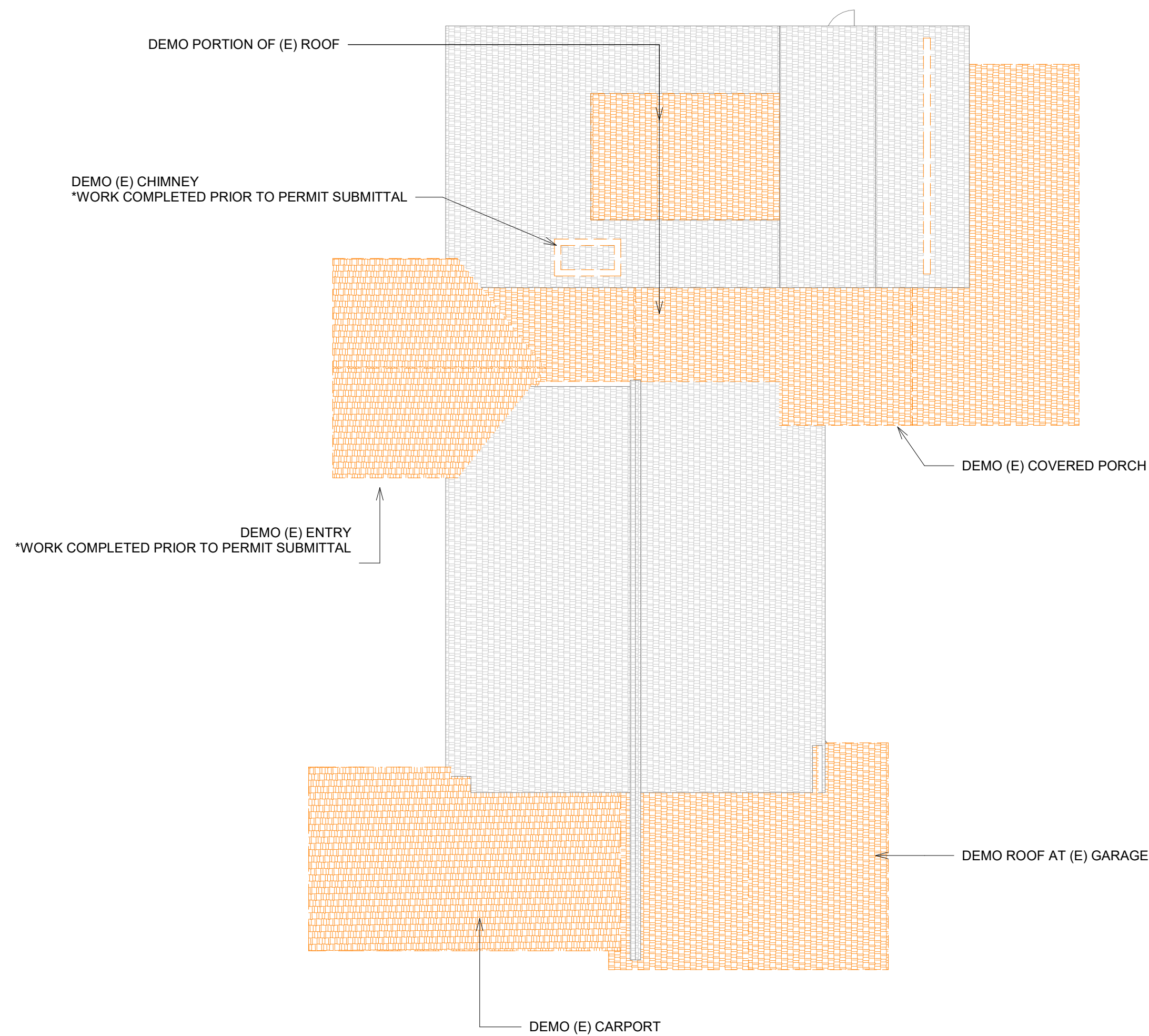
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G-100

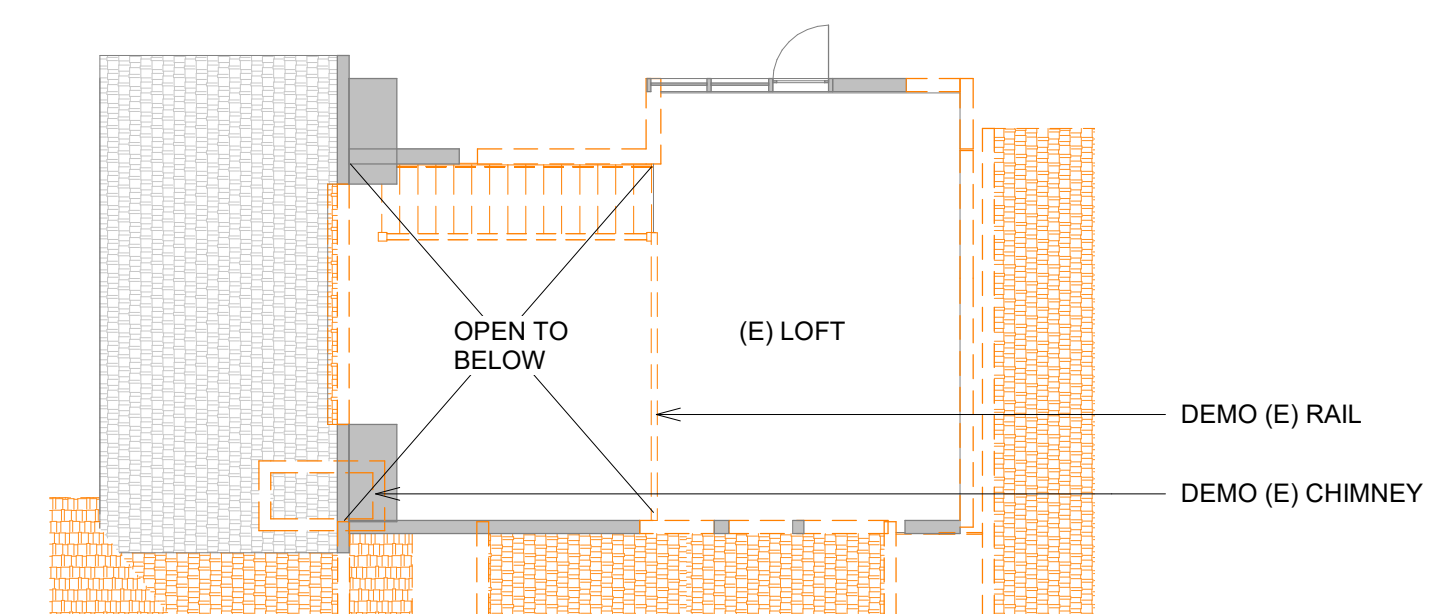
IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



1 (1) FIRST FLOOR PLAN DEMO
SCALE: 1/8" = 1'-0"

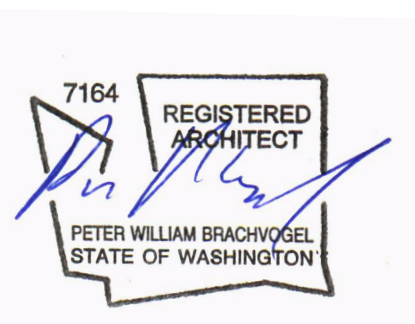


3 (3) ROOF PLAN EXISTING DEMO
SCALE: 1/8" = 1'-0"



2 (2) SECOND FLOOR PLAN DEMO
SCALE: 1/8" = 1'-0"

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



REVISIONS

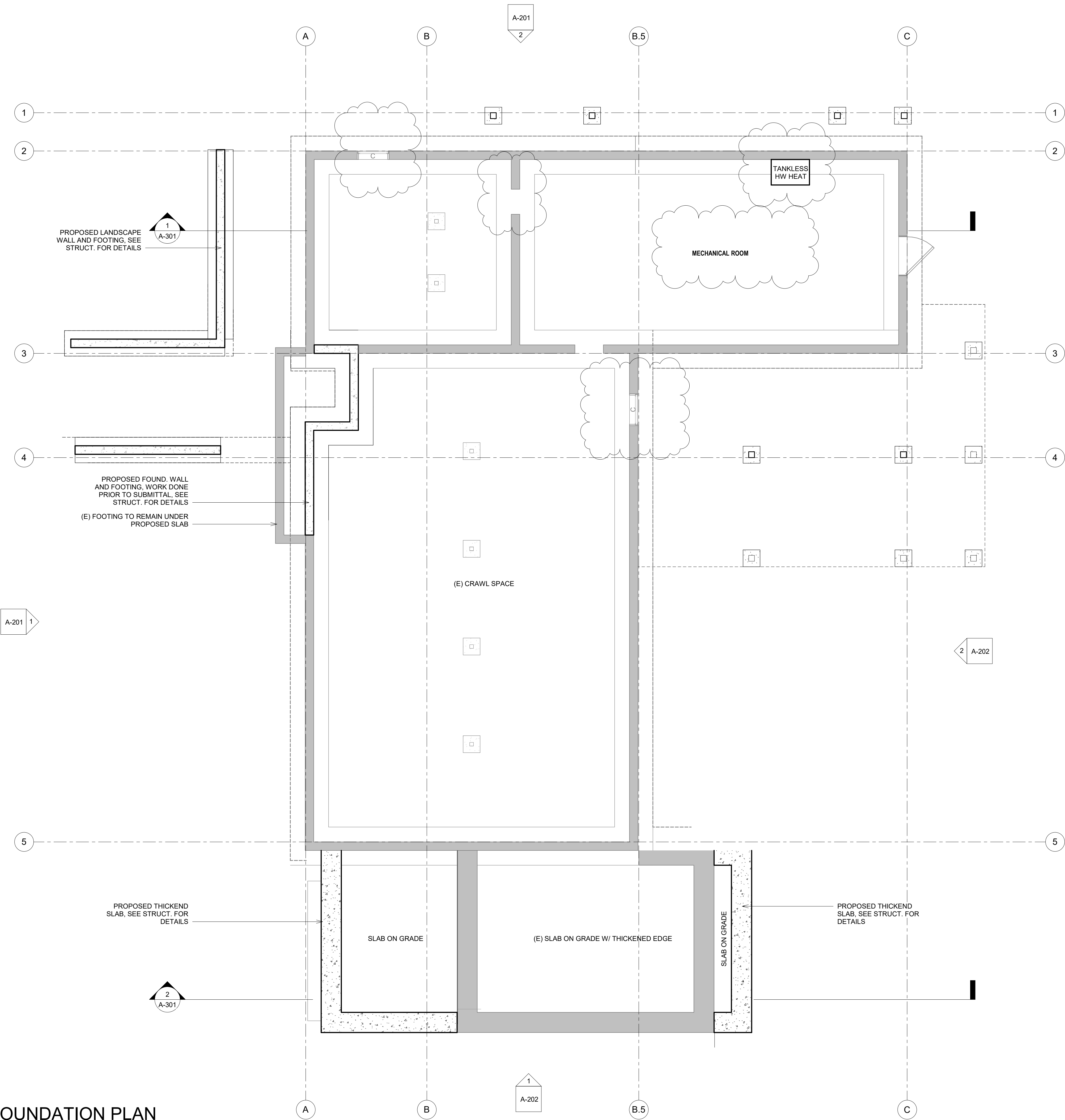
NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23

CONSTRUCTION PLAN LEGEND

- ⊙ SD/CO: SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- ⊗ SMOKE DETECTOR
- T THERMOSTAT
- ⊕ EXTERIOR HOSE BIB
- ⊖ EXHAUST FAN (CFM)
- SG SAFETY GLAZING
- ⎓ ELECTRICAL PANEL
- E TYP INTERIOR PARTITION: 5/8" GWB, 2x4, 5/8" GWB U.N.O BY STRUCTURAL
- 1 HR PARTITION: 5/8" TYPE X GWB, 2x6 WITH R21 INSUL, 5/8" TYPE X GWB
- DOWNSPOUT

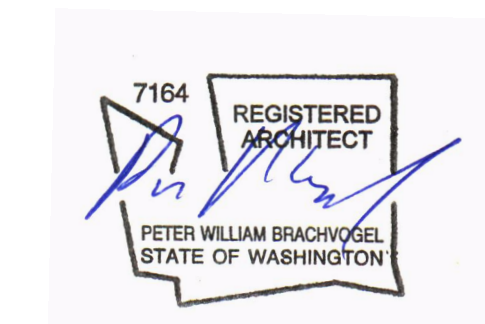
CONSTRUCTION PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED TO STUD, FACE OF CONCRETE, FACE OF RAFTER, ETC. CONTRACTOR SHALL FIELD VERIFY ALL DIMS PRIOR TO THE COMMENCEMENT OF ANY NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOT PROCEED IN UNCERTAINTY.
3. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT WITH THE RESPECTIVE SUBCONTRACTORS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE EXACT DIMENSIONS AND SIZING FOR ALL DOORS, AND WINDOWS AND OTHER ROUGH OPENINGS INCLUDING ROUGH FRAMING OPENING, DOOR AND UNIT WINDOW DIMENSIONS AND REQUIRED SHIM SPACE.
5. PROVIDE AND INSTALL SOUND ATTENUATION BATT INSULATION AT ALL BATHROOM PARTITIONS AND IN ALL WASTE LINE, FLOOR AND PARTITION CAVITIES.
6. CLOTHES DRYER VENT SHALL BE MIN 4" DIA SMOOTH WALL, SECURED IN PLACE (W/O SCREWS) W/MALE END OF DUCT AT OVERLAPPED DUCT JOINTS EXTENDING IN THE DIRECTION OF AIR FLOW. PROVIDE CLEANOUT, PROVIDE BACKDRAFT DAMPER TERM. (W/O SCREEN) MAX LENGTH PER IRC.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WALL BLOCKING AND BRACING REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.
8. ALL NEW CONSTRUCTION SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND STATE OF WASHINGTON BUILDING CODE AND ALL APPLICABLE SEISMIC REQUIREMENTS.
9. STOVE AND FLUE ASSEMBLIES SHALL BE UL LISTED, MEET ALL IRC REQUIREMENTS AND BE INSTALLED PER ALL MAUF. REQUIREMENTS INCLUDING NON-COMBUSTABLE ADJACENT SURFACES.
10. SMOKE ALARM SINGLE OR MULTIPLE SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES, IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL OF THE ALARMS.
11. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH ATTACHED GARAGES OR FUEL BURNING APPLIANCES IN THE FOLLOWING LOCATIONS: OUTSIDE EACH SEPARATE DWELLING UNIT IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED WITHOUT A DISCONNECTING SWITCH OTHER THAN REQUIRED FOR OVERCURRENT PROTECTION.
12. SAFETY GLASS SHALL BE PROVIDED IN HAZARDOUS LOCATIONS PER IRC 2408.3
13. PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.



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

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



REVISIONS

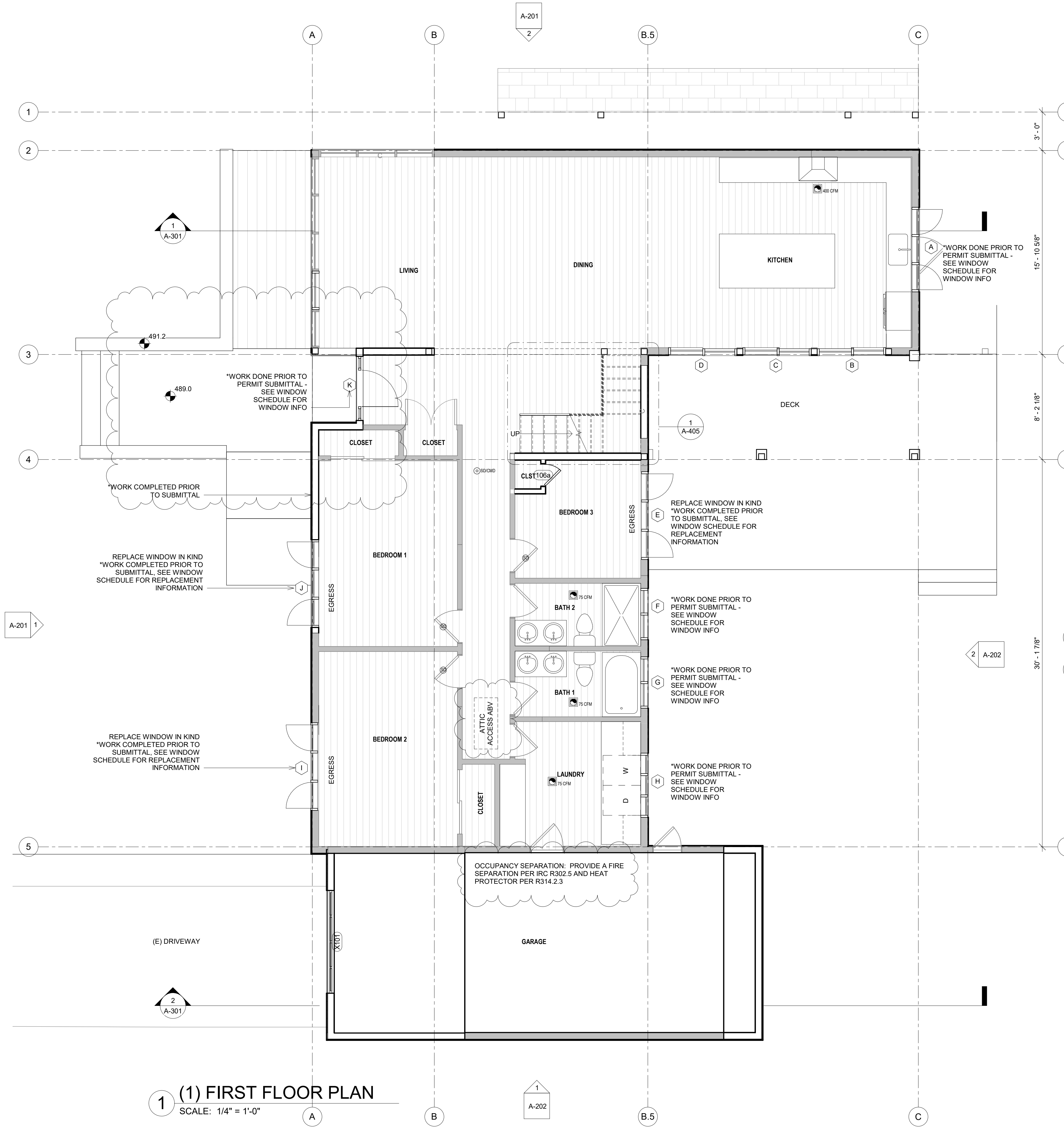
NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23
3	PERMIT COMMENT	4/25/23

CONSTRUCTION PLAN LEGEND

- ⊙ SD/CMO SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- ⊙ SMOKE DETECTOR
- T THERMOSTAT
- ⊙ EXTERIOR HOSE BIB
- ⊙ EXHAUST FAN (CFM)
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- E TYP INTERIOR PARTITION: 5/8" GWB, 2x4, 5/8" GWB U/A O BY STRUCTURAL
- 1 HR PARTITION: 5/8" TYPE X GWB, 2x6 WITH R21 INSUL, 5/8" TYPE X GWB
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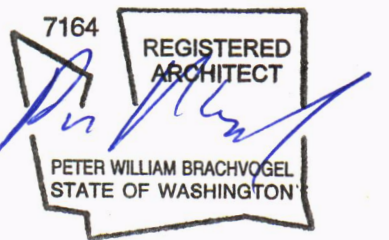
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1 (1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



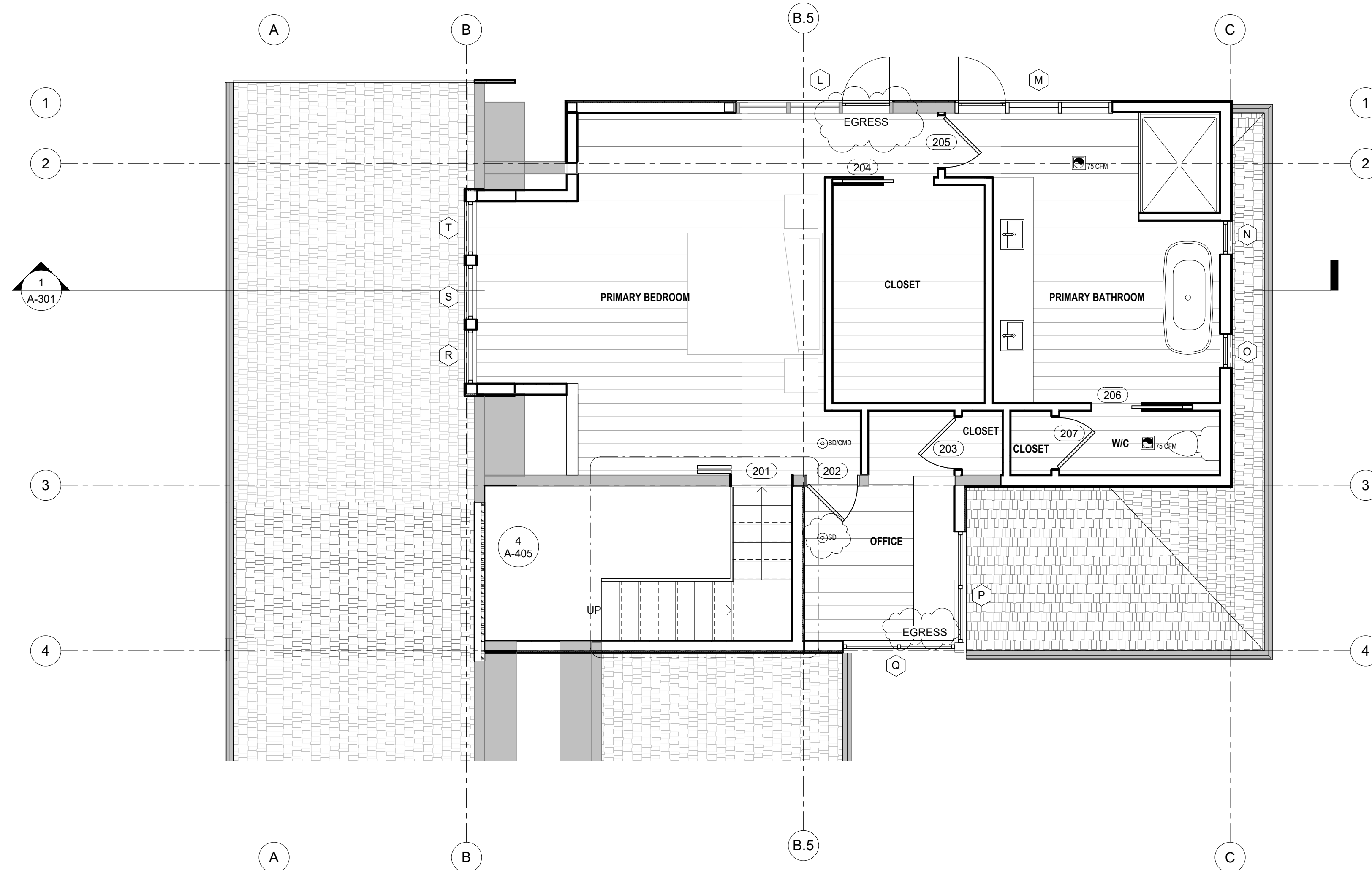
NO.	DESCRIPTION	DATE
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2	PERMIT COMMENTS	04/11/23

CONSTRUCTION PLAN NOTES

- ALL DIMENSIONS SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED TO STUD, FACE OF CONCRETE, FACE OF RAFTER, ETC. CONTRACTOR SHALL FIELD VERIFY ALL DIMS PRIOR TO THE COMMENCEMENT OF ANY NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOT PROCEED IN UNCERTAINTY.
- THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT WITH THE RESPECTIVE SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATION EXACT DIMENSIONS AND SIZING FOR ALL DOORS, AND WINDOWS AND OTHER ROUGH OPENINGS INCLUDING ROUGH FRAMING OPENING, DOOR AND UNIT WINDOW DIMENSIONS AND REQUIRED SHIM SPACE.
- PROVIDE AND INSTALL SOUND ATTENUATION BATT INSULATION AT ALL BATHROOM PARTITIONS AND IN ALL WASTE LINE, FLOOR AND PARTITION CAVITIES.
- CLOTHES DRYER VENT SHALL BE MIN 4" DIA SMOOTH WALL, SECURED IN PLACE (W/O SCREWS) W/MALE END OF DUCT AT OVERLAPPED DUCT JOINTS EXTENDING IN THE DIRECTION OF AIR FLOW. PROVIDE CLEANOUT, PROVIDE BACKDRAFT DAMPER TERM. (W/O SCREEN) MAX LENGTH PER IRC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WALL BLOCKING AND BRACING REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.
- ALL NEW CONSTRUCTION SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND STATE OF WASHINGTON BUILDING CODE AND ALL APPLICABLE SEISMIC REQUIREMENTS.
- STOVE AND FLUE ASSEMBLIES SHALL BE UL LISTED, MEET ALL IRC REQUIREMENTS AND BE INSTALLED PER ALL MAUF. REQUIREMENTS INCLUDING NON-COMBUSTIBLE ADJACENT SURFACES.
- SMOKE ALARM, SINGLE OR MULTIPLE SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES, IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL OF THE ALARMS.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH ATTACHED GARAGES OR FUEL BURNING APPLIANCES IN THE FOLLOWING LOCATIONS: OUTSIDE EACH SEPARATE DWELLING UNIT IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED WITHOUT A DISCONNECTING SWITCH OTHER THAN REQUIRED FOR OVERCURRENT PROTECTION.
- SAFETY GLASS SHALL BE PROVIDED IN HAZARDOUS LOCATIONS PER 2406.3
- PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

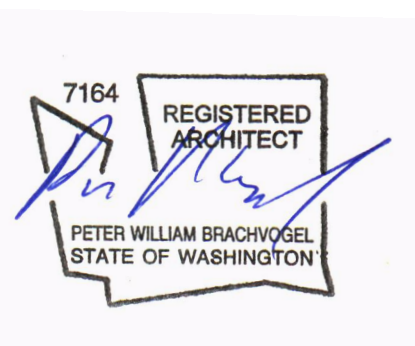
CONSTRUCTION PLAN LEGEND

- ⊙ SDCMO SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- ⊙ SMOKE DETECTOR
- T THERMOSTATS
- ⊙ EXTERIOR HOSE BIB
- CFM EXHAUST FAN (CFM)
- SG SAFETY GLAZING
- ELECTRICAL PANEL
- E
- TYP INTERIOR PARTITION: 5/8" GWB, 2x4, 5/8" GWB U.N.O BY STRUCTURAL
- 1 HR PARTITION: 5/8" TYPE X GWB, 2x6 WITH R21 INSUL, 5/8" TYPE X GWB
- DOWNSPOUT



1 (2) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



REVISIONS

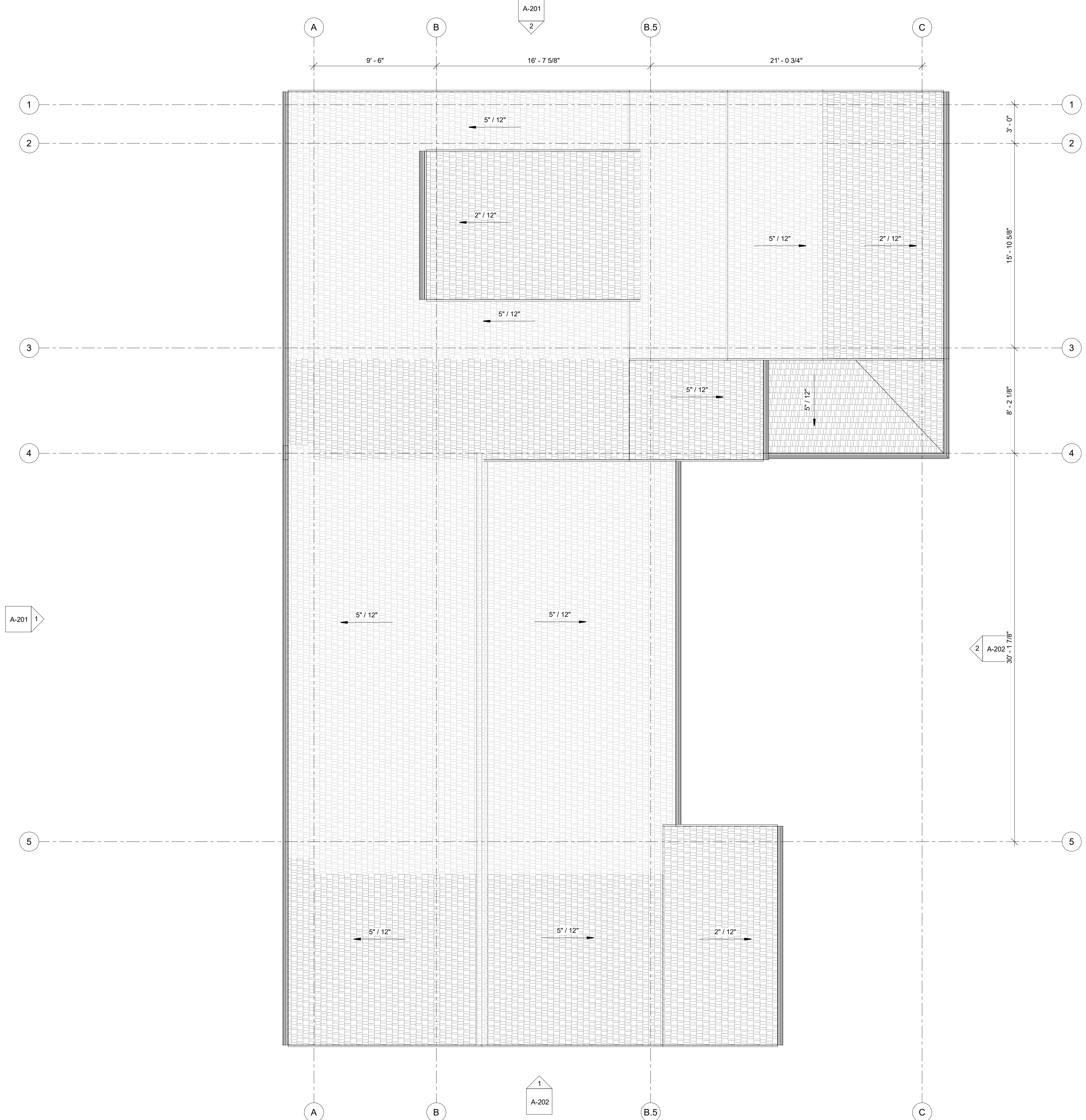
NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23

ROOF PLAN NOTES

- ALL DIMENSIONS SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL REVIEW ALL ROOFING AND ROOFING FLASHING DETAILS WITH ROOFING MANUFACTURER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROOF ASSEMBLY AND ROOFING DETAILS IN ORDER TO ACHIEVE A WEATHERPROOF ROOFING ASSEMBLY.
- NO PLUMBING VENT STACKS OR EXHAUST VENTS WILL BE ALLOWED ON FRONT PORTION OF BUILDING ROOF FACING THE STREET. ALL ROOFTOP PENETRATIONS, PIPES, VENT STACKS SHALL BE FLASHED ACCORDING TO ACCEPTABLE INDUSTRY STANDARDS. RESPONSIBILITY FOR ALL ROOFTOP FLASHING DETAILS SHALL BE WITH GENERAL CONTRACTOR / ROOFING SUBCONTRACTOR.
- ALL EAVES SHALL HAVE CONTINUOUS 2" EAVE VENTS INSTALLED IN SOFFITS. ATTIC VENTILATION: NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED. A VAPOR BARRIER (P.V.A. PAINT) WILL BE INSTALLED ON THE WARM SIDE OF ATTIC INSULATION. A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT EAVE VENT LOCATIONS.
- INSTALL ALUMINUM GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN ON ROOF PLAN AND BUILDING ELEVATIONS. PROVIDE BASKET STRAINER LEAFGUARDS IN GUTTERS AT TOP OF ALL DOWNSPOUTS. ALL DOWNSPOUTS LOCATIONS PROVIDE VERT PVC STORM WATER PIPING CONNECTED TO TIGHTLINED SYSTEM DRAINING TO DAYLIGHT DISCHARGE. CONTRACTOR TO COORDINATE THIS ITEM PRIOR TO FOUNDATION WORK. GUTTERS AND DOWNSPOUT TO MATCH APPROVED ROOF COLOR SAMPLES. PROVIDE AND INSTALL SCREENED GUTTER GUARDS AT ALL GUTTERS.
- INSTALL CONTINUOUS EXPOSED METAL FLASHING OVER CONTINUOUS 36" WIDE (MIN.) "GRACE ICE & WATER SHIELD MEMBRANE" AT ALL ROOF VALLEYS BELOW ROOFING.
- ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.

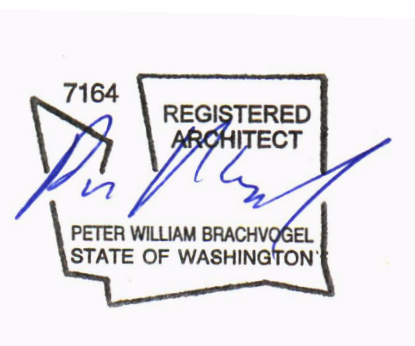
ROOF VENT CALCULATION

1376 SQ FT OF ATTIC / 150 = 9.17 SQ FT OF VENT
 9.17 SQ FT = 1320 SQ IN / 2 = 660 SQ IN INTAKE, 660 SQ IN EXHAUST
 ROOF RIDGE VENT = 45 LINEAR FT X 20" PER LINEAR FOOT* = 900 SQUARE INCHES
 EAVE VENTS = 75 LINEAR FEET X 12 IN = 900 LINEAR INCHES X 1" VENT = 900 SQUARE INCHES
 TOTAL INTAKE = 900 SQ INCHES
 TOTAL EXHAUST = 900 SQ INCHES
 *PROVIDE CONT RIDGE VENT THAT MEETS 20" PER LINEAR FEET NFVA



2 (4) ROOF PLAN
SCALE: 1/4" = 1'-0"

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



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OF ARCHITECTURAL
REGISTRATION BOARDS

PROJECT NAME

BICKEL RESIDENCE

PROJECT ADDRESS

2734 70TH AVE SE
MERCIER ISLAND, WA 98040

PROJECT NUMBER

2019

PERMIT
COMMENTS
4/25/2023

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23
3	PERMIT COMMENT	04/25/23

SHEET NAME

BUILDING ELEVATIONS

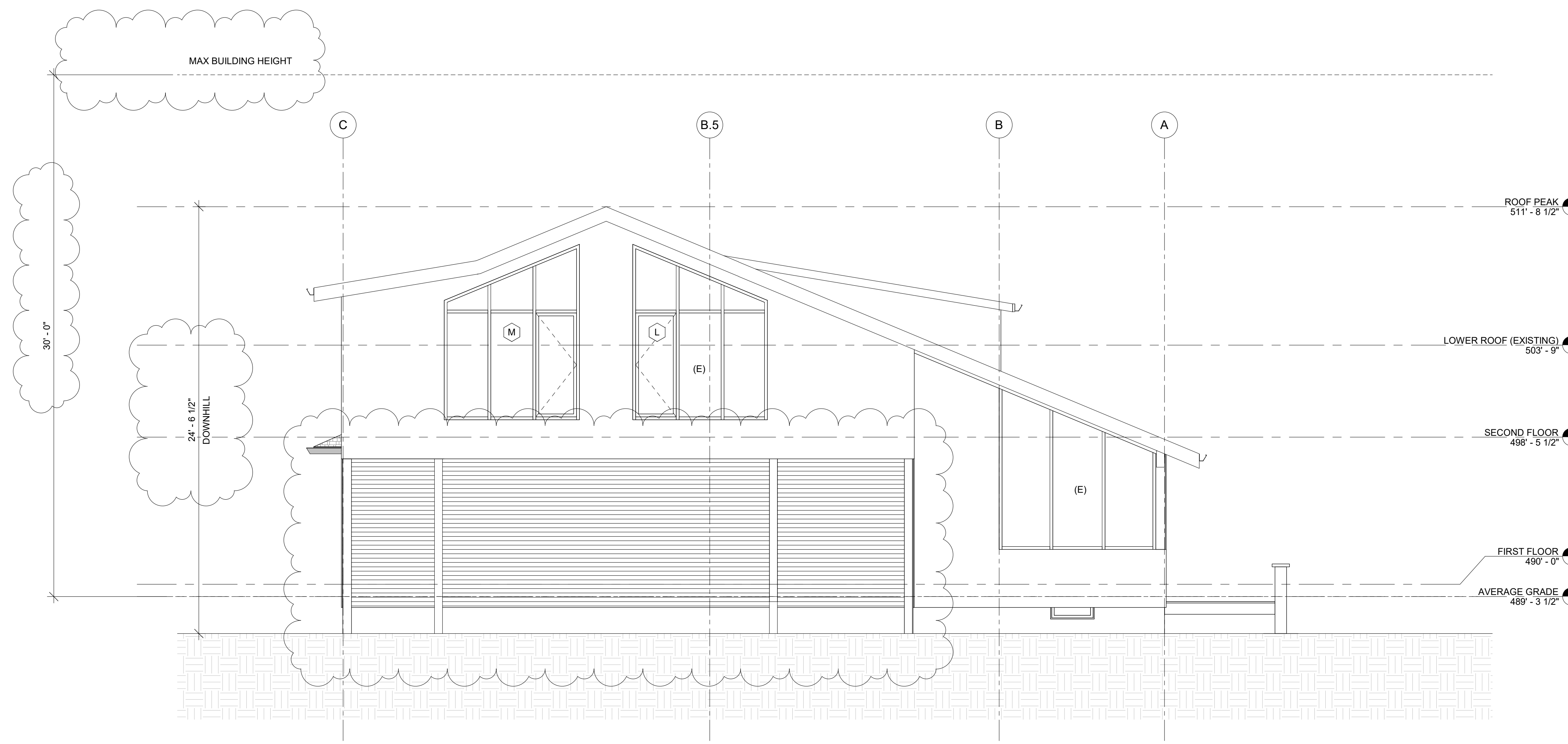
SHEET NUMBER

A-201

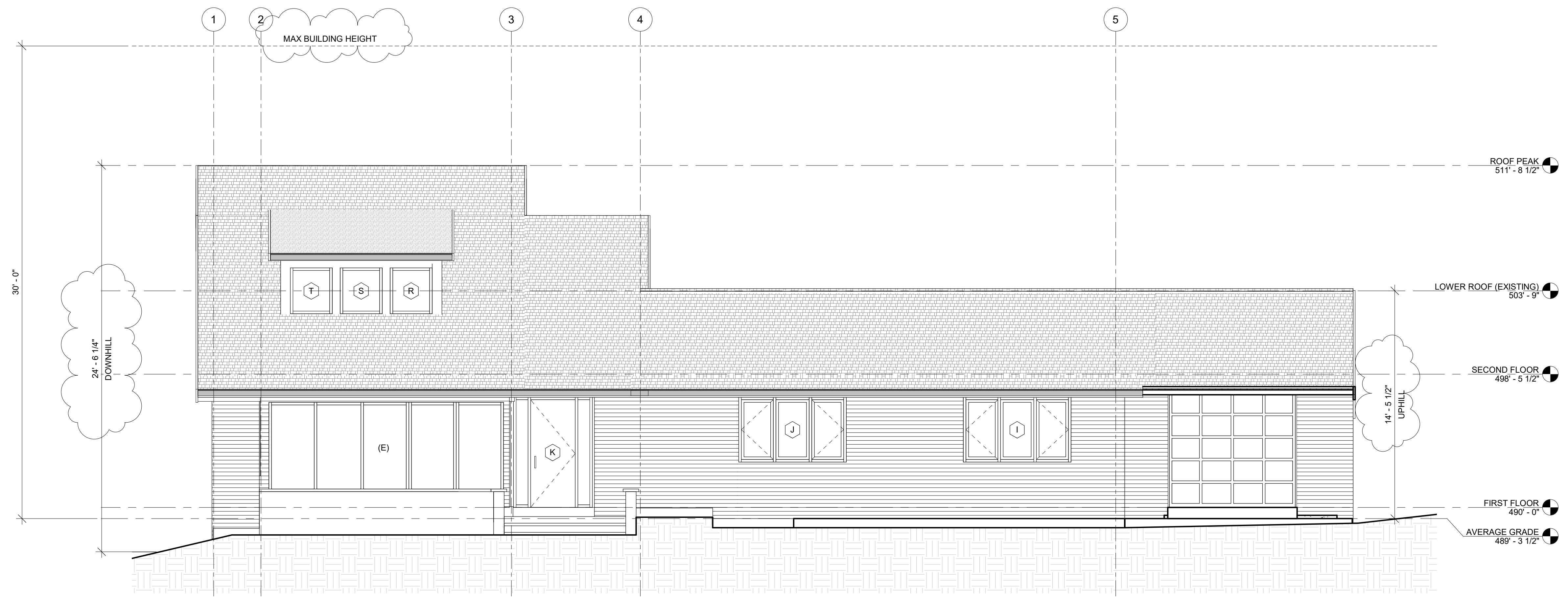
ELEVATION NOTES

- ALL DIMENSIONS SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
- ALL EXTERIOR SIDING AND TRIM: SMOOTH FACE EXPOSED
- DOWNSPOUTS MAY NOT BE SHOWN FOR CLARITY

BUILDING HEIGHT PER MCC 19.02.020 E
 BUILDING HEIGHT LIMIT = 30'
 AVERAGE BUILDING CALCULATION = (WEIGHTED SUM OF THE MID-POINT ELEVATIONS) ÷ (TOTAL LENGTH OF WALL SEGMENTS)
 WEIGHTED SUM OF THE MID-POINT ELEVATIONS:
 $(484.7 \times 47.2) + (486 \times 18.9) + (489 \times 21.1) + (489 \times 38) + (489 \times 8.8) + (490 \times 15.3) + (490 \times 33.8) + (490 \times 14.7) + (498 \times 33.3) + (487 \times 15.9) =$
 $(22877.84) + (9185.4) + (10317.9) + (18582) + (4303.2) + (7497) + (16562) + (7203) + (16583.4) + (7743.3) = 120855.04$
 TOTAL LENGTH OF WALL SEGMENTS:
 $47.2 + 18.9 + 21.1 + 38 + 8.8 + 15.3 + 33.8 + 14.7 + 33.3 + 15.9 = 247$
 AVERAGE BUILDING ELEVATION = $120855.04 / 247 = 489.29'$
 TOP OF (E) ROOF (NO CHANGE) = 511.7'
 BUILDING HEIGHT = 22.41'
***NOTE - NO CHANGE TO BUILDING HEIGHT PROPOSED**

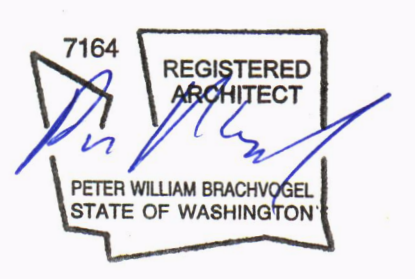


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



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PROJECT NAME

BICKEL RESIDENCE

PROJECT ADDRESS

2734 70TH AVE SE
MERCIER ISLAND, WA 98040

PROJECT NUMBER

2019

PERMIT
COMMENTS
4/25/2023

REVISIONS

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1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23
3	PERMIT COMMENT	04/25/23

SHEET NAME

BUILDING ELEVATIONS

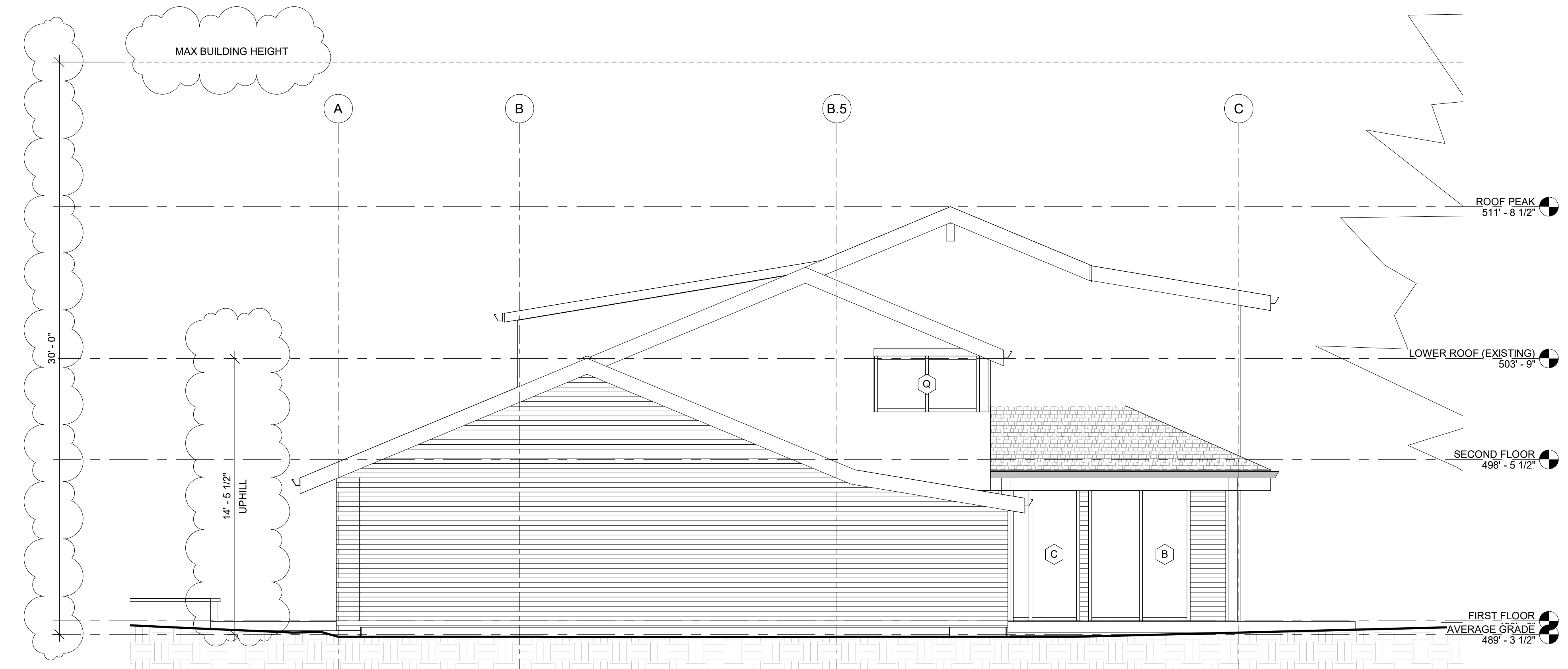
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A-202

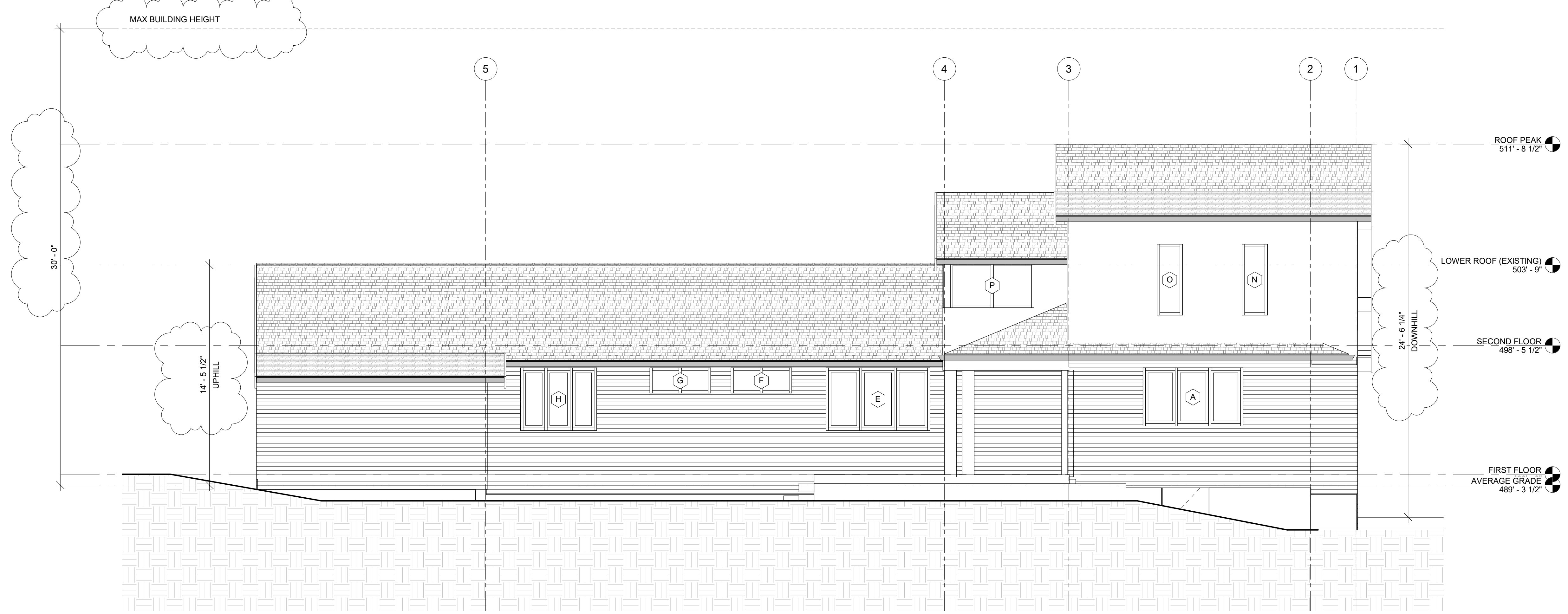
ELEVATION NOTES

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2. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
3. ALL EXTERIOR SIDING AND TRIM: SMOOTH FACE EXPOSED
4. DOWNSPOUTS MAY NOT BE SHOWN FOR CLARITY

BUILDING HEIGHT PER MCC 19.02.020.E
 BUILDING HEIGHT LIMIT = 30'
 AVERAGE GRADE CALCULATION:
 AVERAGE BUILDING ELEVATION = (WEIGHTED SUM OF THE MID-POINT ELEVATIONS) ÷ (TOTAL LENGTH OF WALL SEGMENTS)
 WEIGHTED SUM OF THE MID-POINT ELEVATIONS:
 $(484.7 \times 7.2) + (486 \times 18.9) + (489 \times 21.1) + (489 \times 38) + (489 \times 8.8) + (490 \times 15.3) + (490 \times 33.8) + (490 \times 14.7) + (498 \times 33.3) + (487 \times 15.9) =$
 $(22877.84) + (9165.4) + (10317.9) + (18582) + (4303.2) + (7497) + (16562) + (7203) + (16583.4) + (7743.3) = 120855.04$
 TOTAL LENGTH OF WALL SEGMENTS:
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 AVERAGE BUILDING ELEVATION = $120855.04 / 247 = 489.29$
 TOP OF (E) ROOF (NO CHANGE) = 511.7
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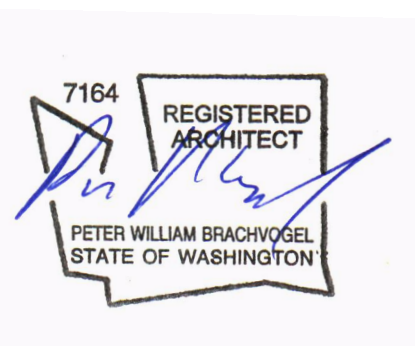


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

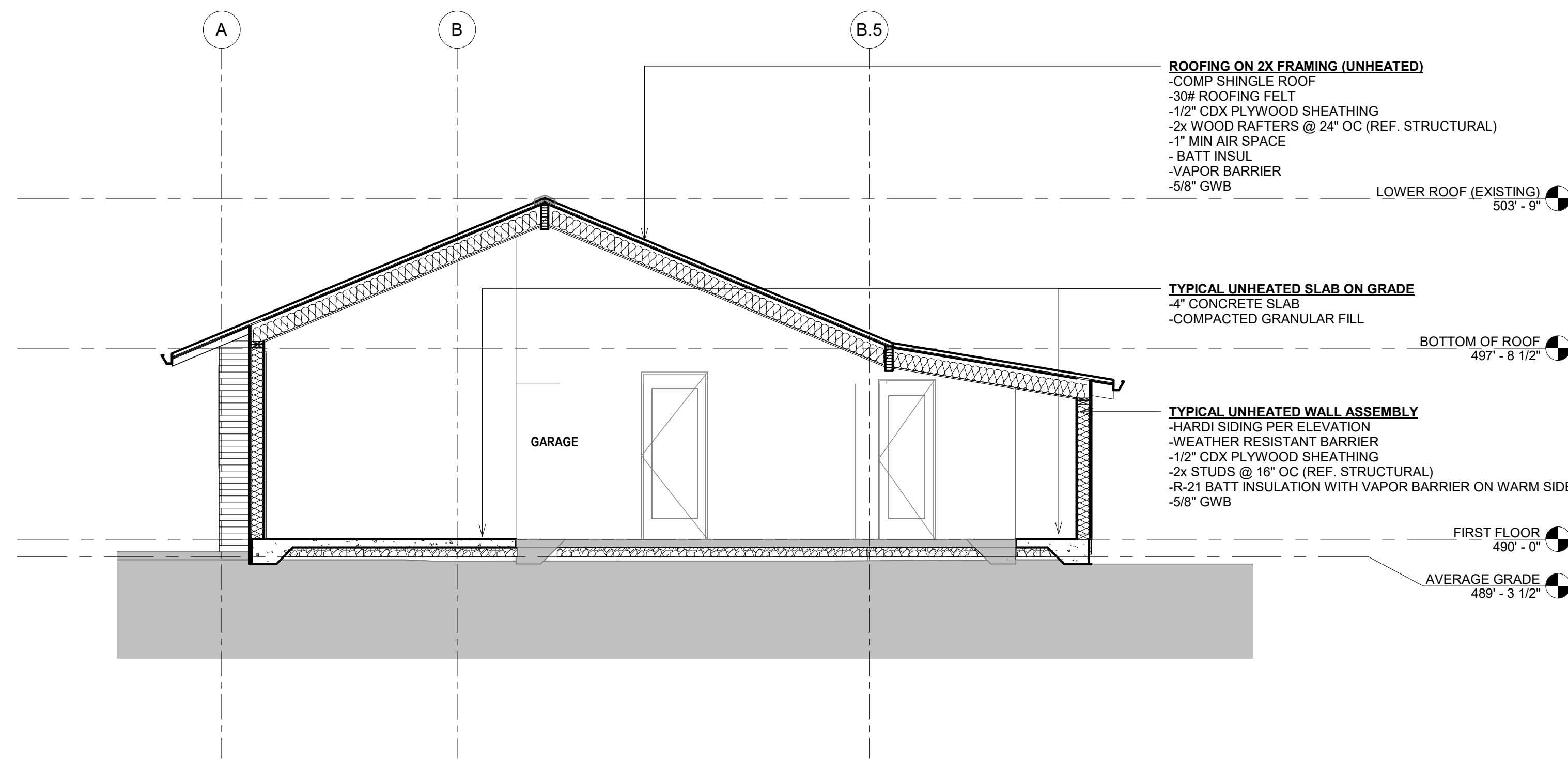


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

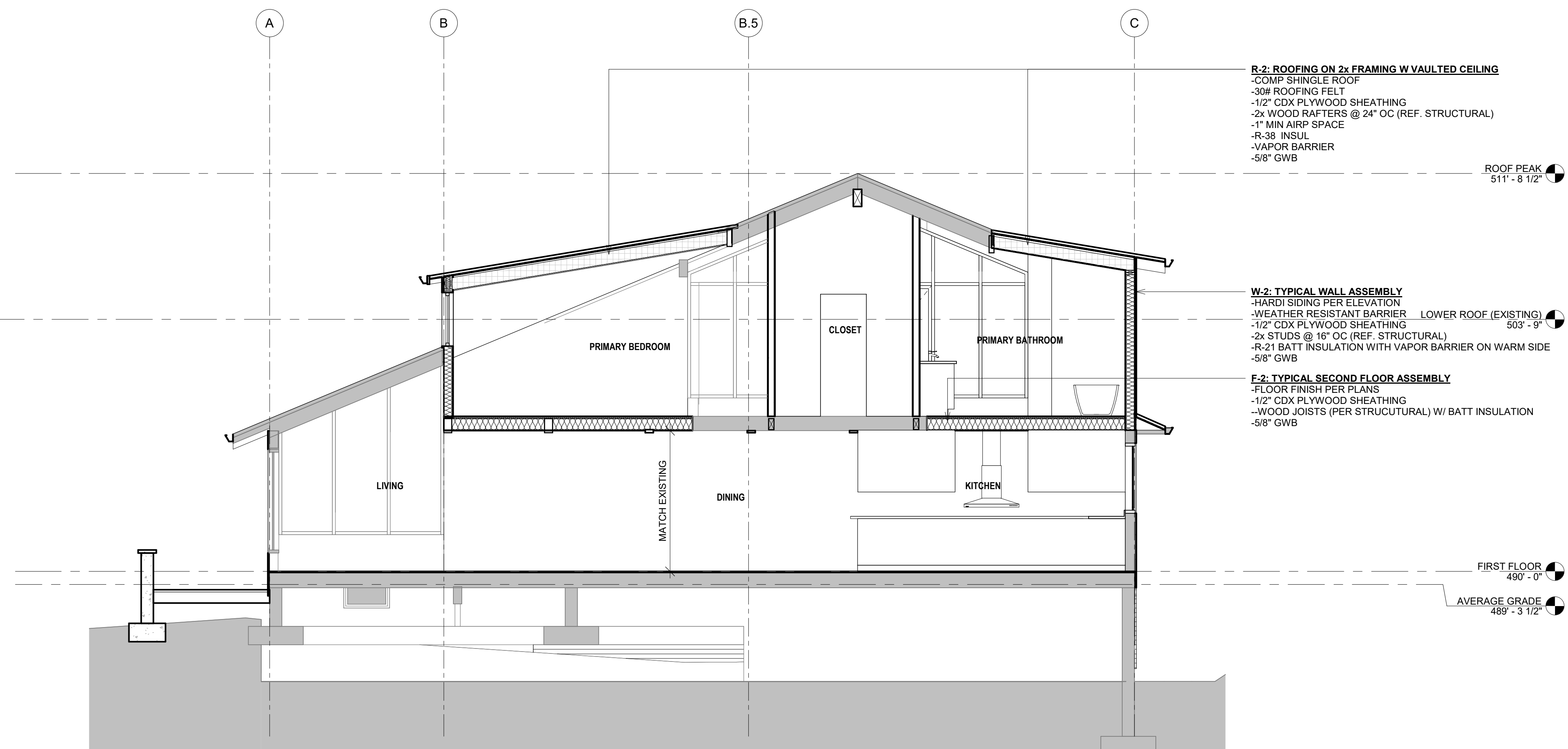
IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23



2 SECTION B
SCALE: 1/4" = 1'-0"

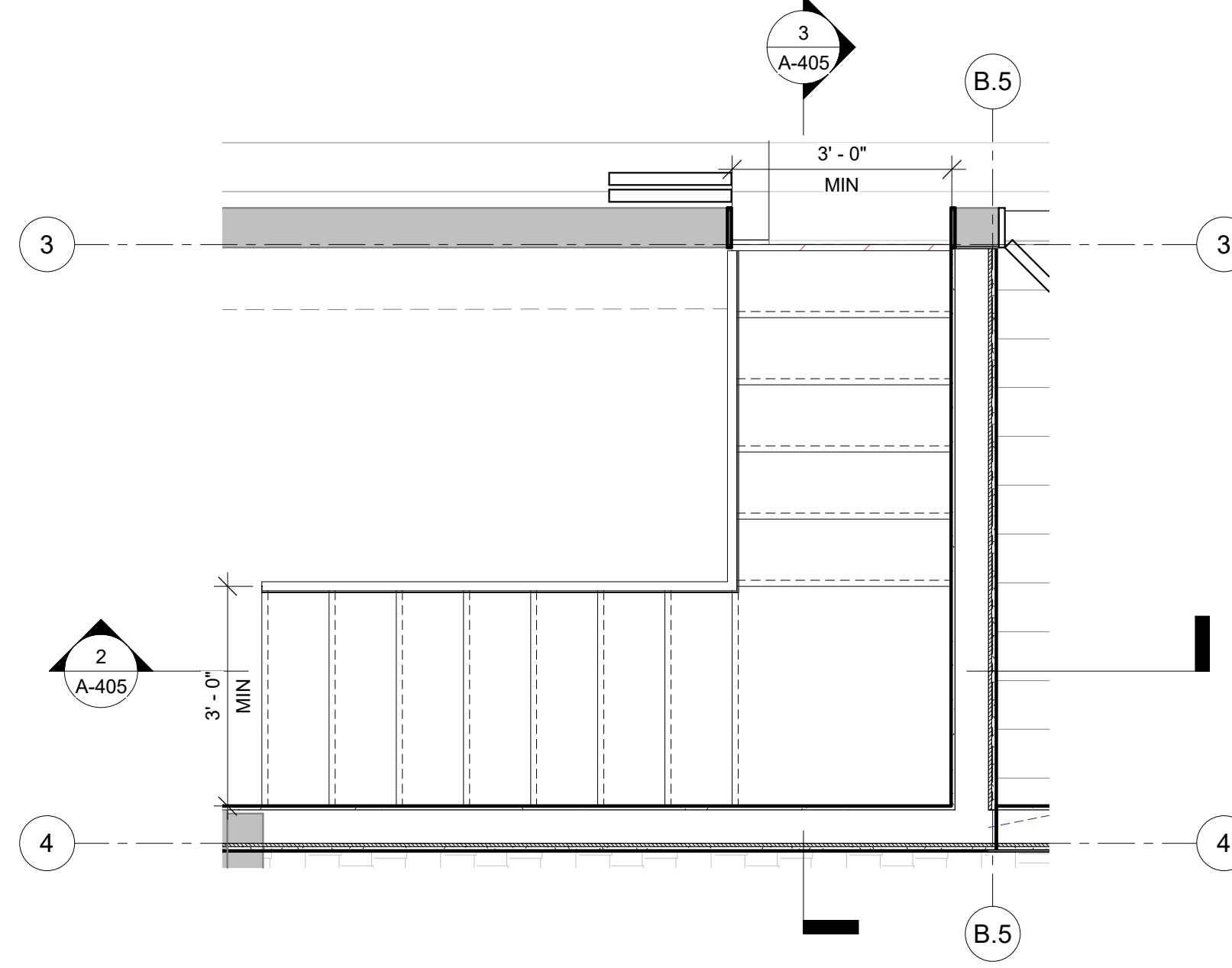


1 SECTION A
SCALE: 1/4" = 1'-0"

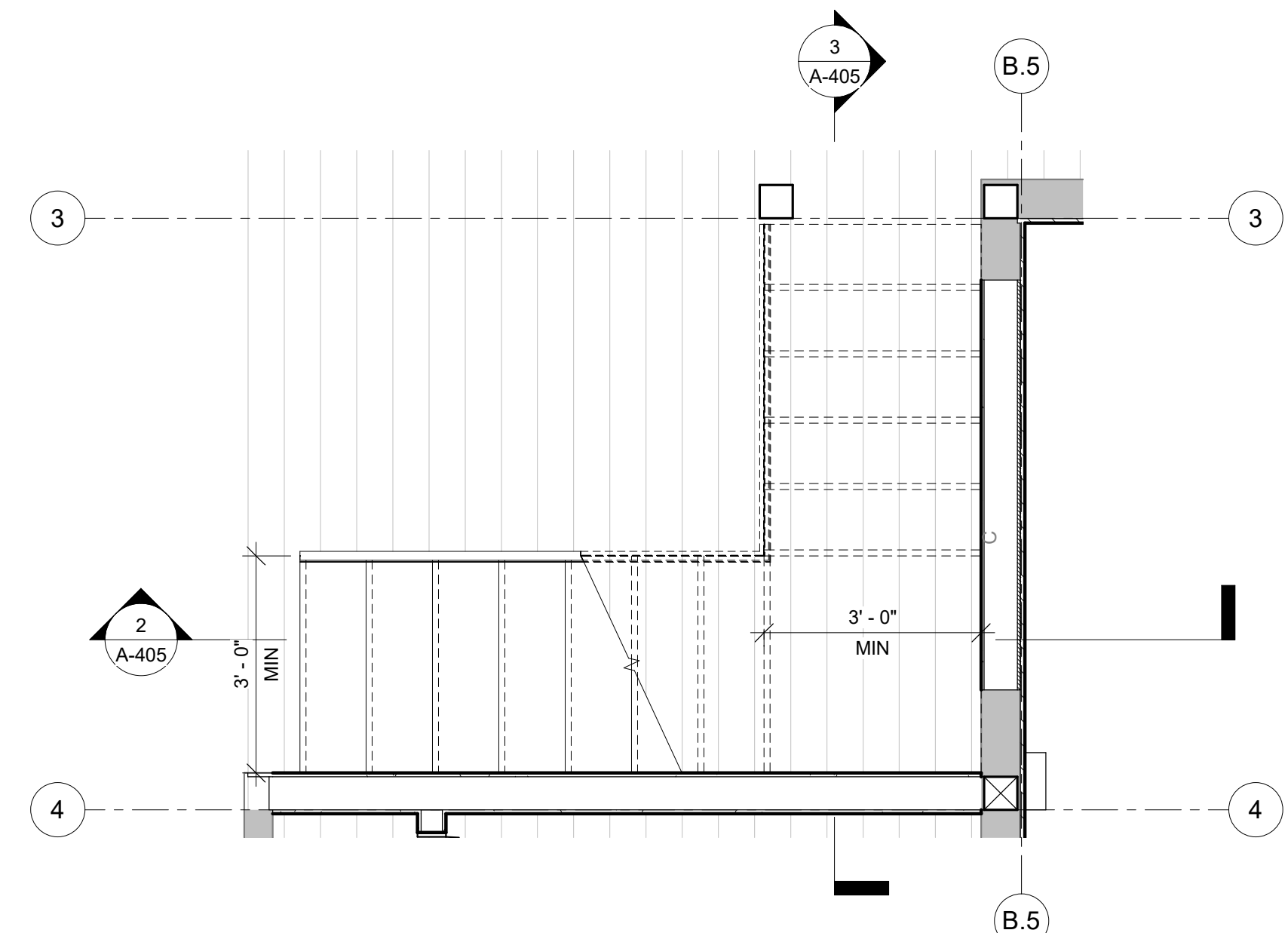
IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE

STAIR NOTES

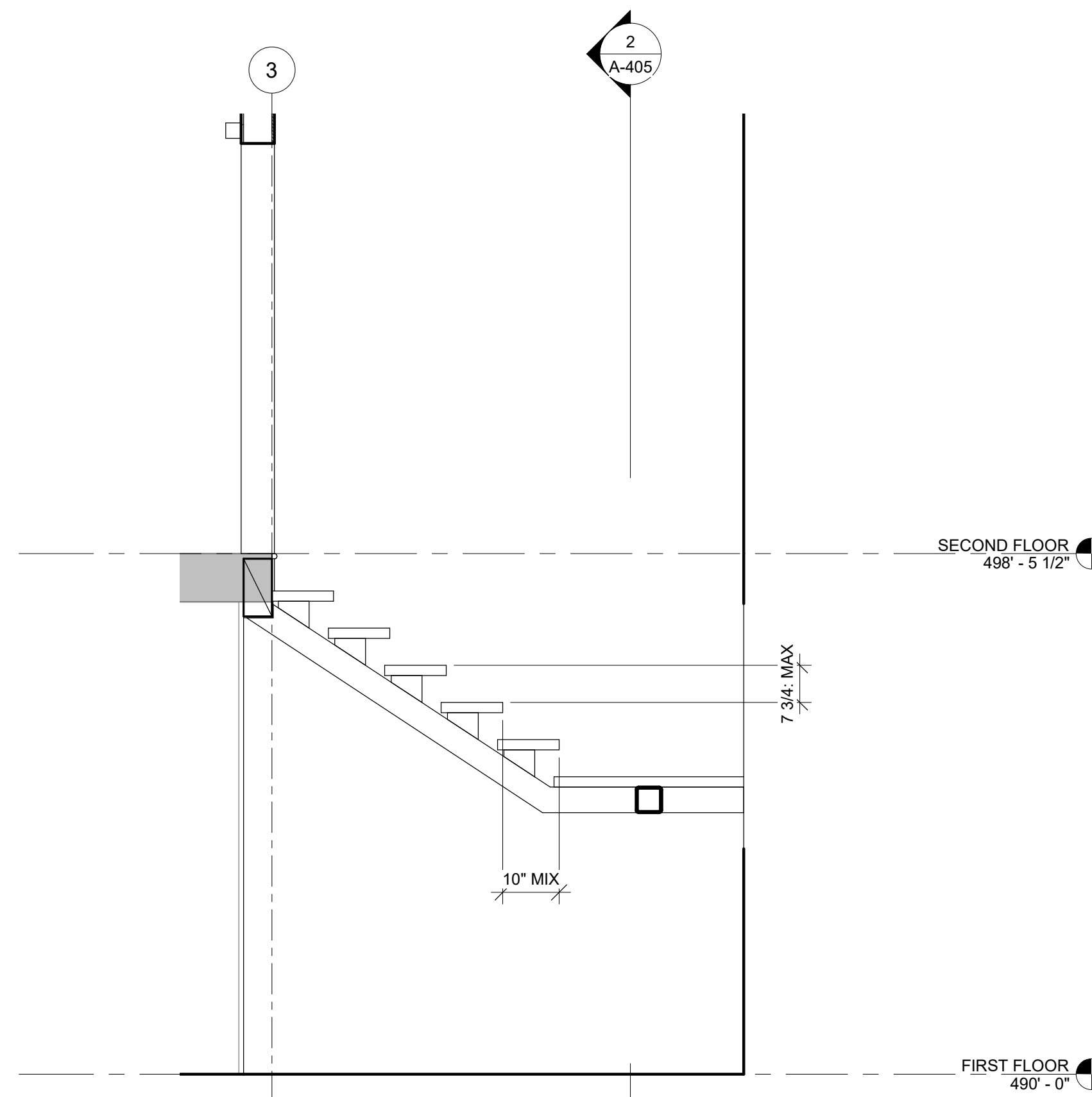
1. STAIRWAY ILLUMINATION SHALL BE PROVIDED PER IRC303.6. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
2. STAIRWAYS SHALL COMPLY WITH R311.7:
 - A. R311.7.1 STAIRWAYS: R311.7.1 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
 - B. R311.7.2 HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
 - C. R311.7.4.1 RISER HEIGHT: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 - D. R311.7.4.2 TREAD DEPTH: THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 - E. R311.7.4.3 PROFILE: THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4", NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN STORIES INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. EXCEPTIONS: A NOSING IS NOT REQUIRED WHEN THE TREAD DEPTH IS A MINIMUM OF 11".
 - F. R311.7.5 LANDINGS FOR STAIRWAYS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE OF MORE THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
3. RAILINGS SHALL BE COMPLY WITH R311.7.7:
 - A. R311.7.7. HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AND SHALL BE CONTINUOUS FROM TOP TO BOTTOM OF A FLIGHT OF STAIRS.
 - B. R311.7.7.1: HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE, ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. SEE EXCEPTIONS FOR VOLUTE TURNOUTS AND STARTING EASING PER THIS CODE SECTION.
 - C. R311.7.7.3: GRIP SIZE: ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.



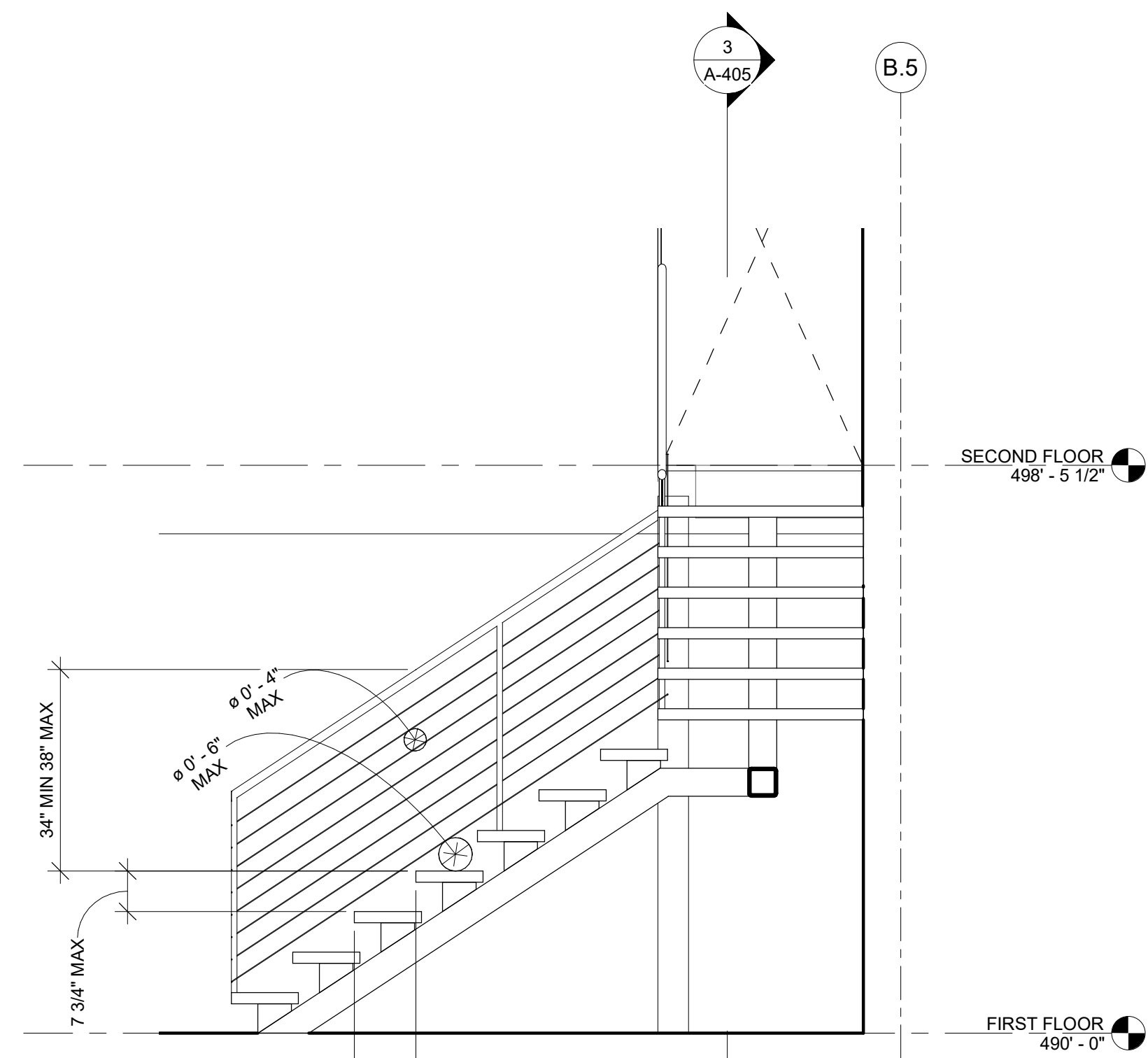
4 ENLARGED STAIR PLAN - 2ND FLOOR
SCALE: 1/2" = 1'-0"



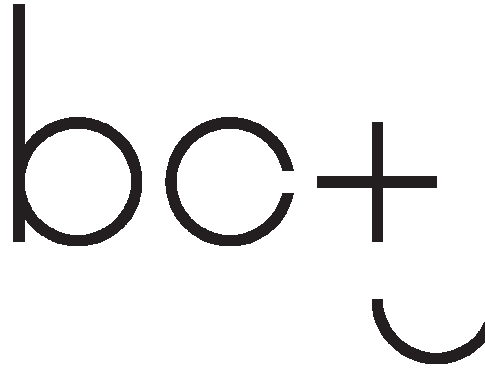
1 ENLARGED STAIR PLAN - 1ST FLOOR
SCALE: 1/2" = 1'-0"



3 STAIR SECTION B
SCALE: 1/2" = 1'-0"



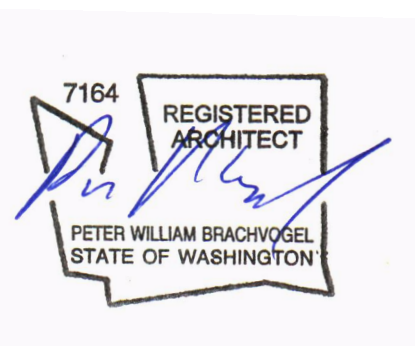
2 STAIR SECTION A
SCALE: 1/2" = 1'-0"



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bcandj.com

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PROJECT NAME
BICKEL RESIDNECE

PROJECT ADDRESS
2734 70TH AVE SE
MERCIER ISLAND, WA 98040

PROJECT NUMBER
2019

PERMIT SET
4/11/2023

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23

SHEET NAME
ENLARGED STAIR PLANS
AND SECTION
SHEET NUMBER

A-405

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE

INTERIOR DOOR SCHEDULE

DOOR NO.	TYPE	DOOR		MFR	MODEL	DOOR		UNDER CUT	FIRE RATING	COMMENTS
		WIDTH	HEIGHT			MAT'L	FIN.			
FIRST FLOOR										
106a	A	1'-8"	6'-8"	SIMPSON	SOLID CUSTOM DOOR					
SECOND FLOOR										
201	D	2'-4 1/8"	5'-11 5/8"	REAL BARN DOOR CO			WD	STN		
202	A	2'-6"	6'-8"	SIMPSON	SOLID CUSTOM DOOR		WD	STN		
203	A	2'-6"	6'-8"	SIMPSON	SOLID CUSTOM DOOR		WD	STN		
204	B	2'-6"	6'-8"	SIMPSON	SOLID CUSTOM DOOR		WD	STN		
205	A	2'-6"	6'-8"	SIMPSON	SOLID CUSTOM DOOR		WD	STN		
206	B	2'-6"	6'-8"	SIMPSON	SOLID CUSTOM DOOR		WD	STN		
207	A	2'-6"	6'-8"	SIMPSON	SOLID CUSTOM DOOR		WD	STN		

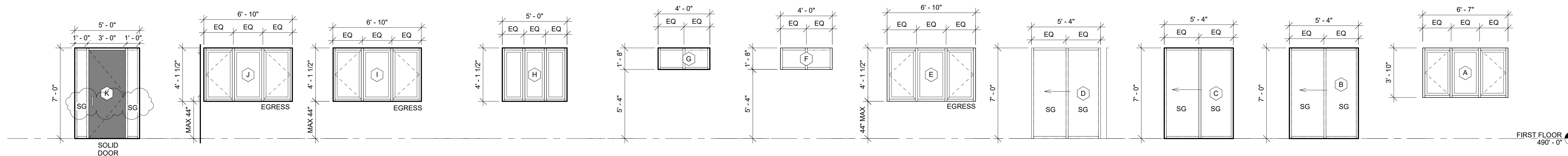
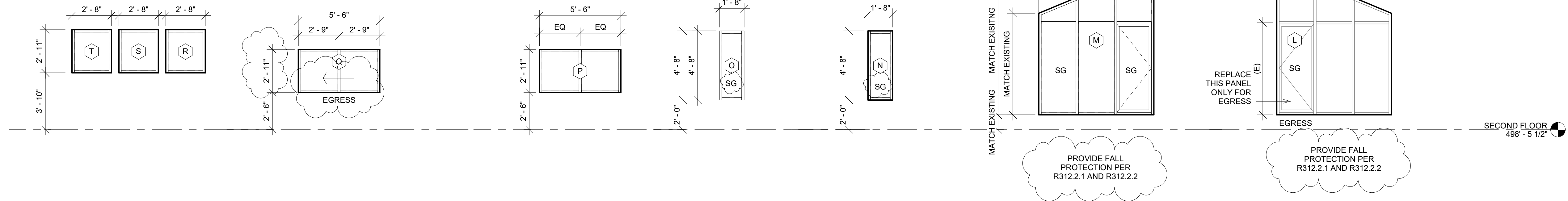
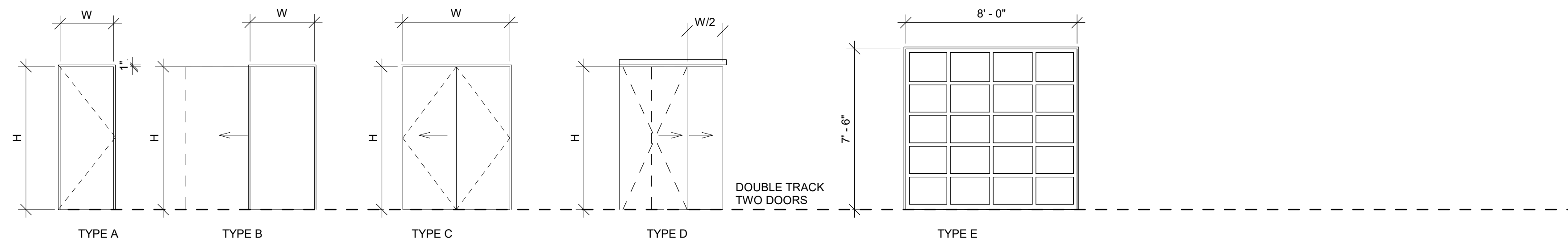
EXTERIOR NON GLAZED DOOR SCHEDULE

DOOR NO.	TYPE	DOOR		MFR	MODEL	DOOR		COMMENTS
		WIDTH	HEIGHT			MAT'L	FIN.	
FIRST FLOOR								
X101		8'-0"	7'-6"	NW DOOR	MODERN CLASSIC OVERHEAD DOOR	AL/GL	AND	

DOOR AND WINDOW NOTES

- ALL FENESTRATION SHALL BE U-30 OR LOWER
- ALL FENESTRATION SHALL BE MILGARD ULTRA C650
- PER R402.4.3 AIR LEAKAGE OF FENESTRATION, WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN .3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, WHEN TESTED IN ACCORDANCE TO NFRC 400 OR AAMA/WDMA/CSA 1011/S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER
- THE CONTRACTOR SHALL SEAL AROUND ALL EXTERIOR WINDOWS, DOORS, VENTS AND OTHER SUCH PENETRATIONS WITH A CONTINUOUS BEAD OF CAULKING TO PROVIDE FOR A WEATHER-TIGHT STRUCTURE. IN ADDITION, ALL EXTERIOR OPENINGS (WINDOWS, DOORS, VENTS, CORRIDOR OPENINGS) SHALL BE FLASHED WITH A FLASHING MEMBRANE AS SHOWN ON THE WINDOW DETAIL SHEET. USE METAL HEAD FLASHING ABOVE ALL EXTERIOR DOORS AND WINDOWS. FURNISH AND INSTALL FLASHINGS IN ACCORDANCE WITH SMACNA STANDARDS.
- EMERGENCY ESCAPE: ONE WINDOW OR DOOR IN THE BASEMENT AND IN EACH BEDROOM MUST MEET THESE REQUIREMENTS: 1) 5.7 SQFT MIN NET CLEAR OPEN AREA, 2) 20" MIN CLEAR OPEN WIDTH AND 24" MIN CLEAR OPEN HEIGHT AND 44" MAX SILL HEIGHT
- NATURAL LIGHT: PER IRC R303.1 WINDOW AREA FOR NATURAL LIGHT MUST BE 8 PERCENT OF FLOOR AREA
- SECURITY REQUIREMENTS: PER IRC R329.1 BUILDING ENTRANCE DOORS SHALL BE CAPABLE OF LOCKING. THEY SHALL BE EQUIPPED WITH A DEAD-LOCKING LATCH BOLT WITH AT LEAST 1/2 IN THROW THAT PENETRATES THE STRIKER NOT LESS THAN 1/4 IN. BUILDING ENTRANCE DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. VISITOR OBSERVATION PORT REQUIRED FOR EXTERIOR DOORS. ON BUILDING ENTRANCE DOORS, LOCKS MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
- SAFETY GLAZING: ALL GLASS LOCATED IN AN AREA THAT THE IRC CONSIDERED HAZARDOUS PER R308 SHALL BE SAFETY GLAZING. THESE INCLUDE THE FOLLOWING LOCATIONS:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS THE FOLLOWING CONDITIONS
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET AND
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
 - ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE
 - ALL GLASS SHOWER ENCLOSURES SHALL BE LAMINATED SAFETY GLASS OR FULLY TEMPERED
 - SKYLIGHTS SHALL BE MADE OF LAMINATED GLASS, FULLY TEMPERED OR HEAT STRENGTHENED GLASS PER IRC R308.6.2
- SRC R312.2.1 - FOR ANY WINDOW WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE, SHOW ON THE PLANS THAT THE OPENING COMPLIES WITH ONE OF THE FOLLOWING:
 - HAS OPENINGS LESS THAN 4 INCHES.
 - PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - PROVIDE WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R312.2.2

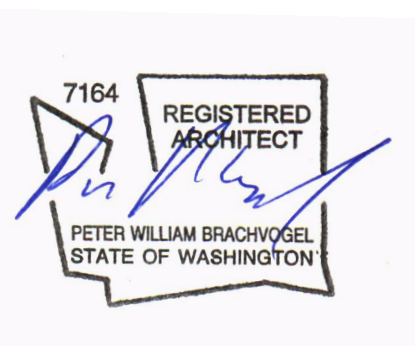
DOOR TYPE LEGEND



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Construction Management

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REGISTRATION BOARDS

PROJECT NAME
BICKEL RESIDNECE

PROJECT ADDRESS
2734 70TH AVE SE
MERCIER ISLAND, WA 98040

PROJECT NUMBER
2019

PERMIT SET
4/11/2023

REVISIONS		
NO.	DESCRIPTION	DATE
1	PERMIT SET	01/02/23
2	PERMIT COMMENTS	04/11/23

SHEET NAME
DOOR AND WINDOW
SCHEUDLE
SHEET NUMBER

A-601

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE



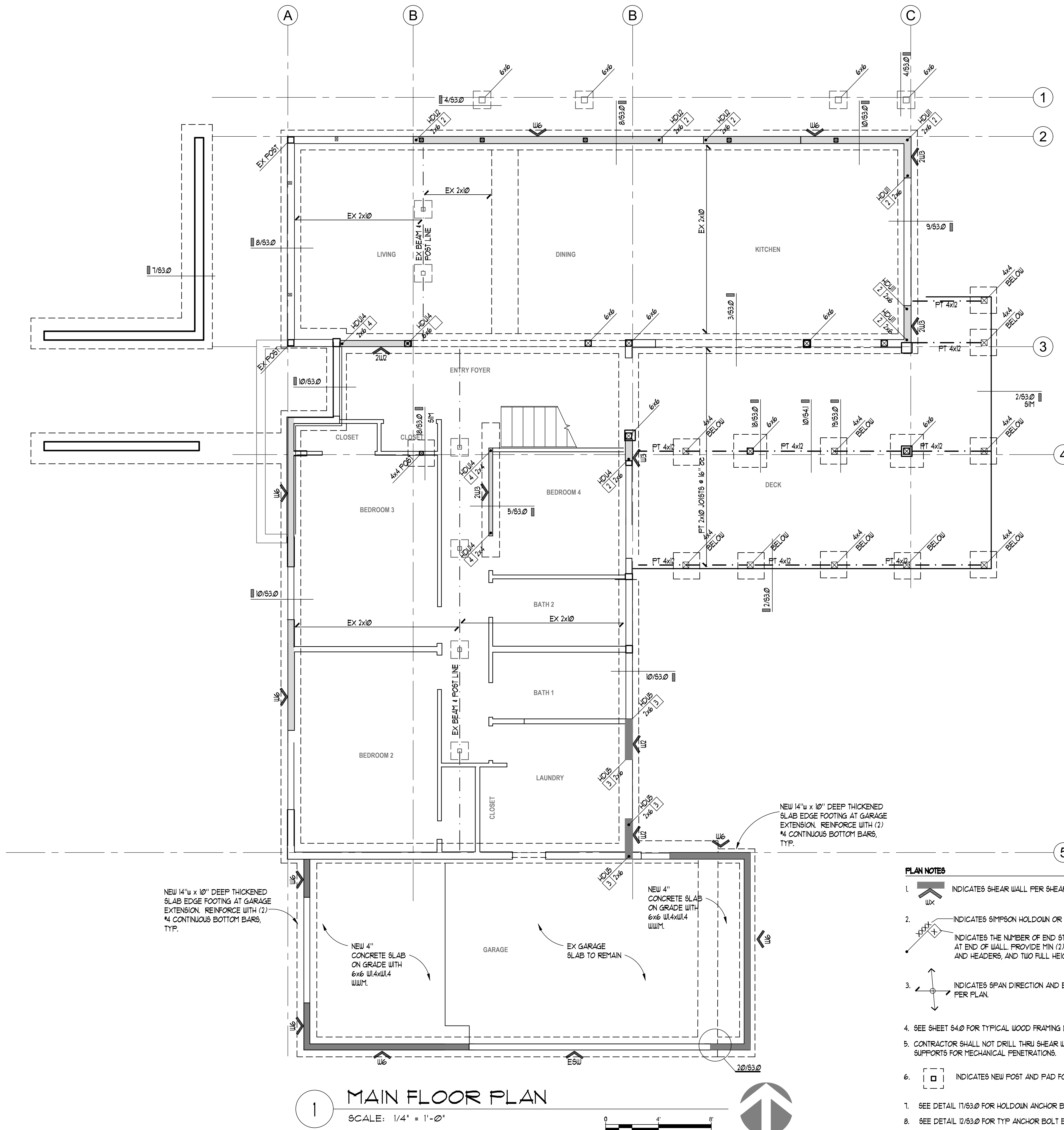
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12/2012

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NEW 14" x 10" DEEP THICKENED SLAB EDGE FOOTING AT GARAGE EXTENSION. REINFORCE WITH (2) #4 CONTINUOUS BOTTOM BARS, TYP.

NEW 4" CONCRETE SLAB ON GRADE WITH 6x6 W/4x11.4 W/M.

EX GARAGE SLAB TO REMAIN

NEW 14" x 10" DEEP THICKENED SLAB EDGE FOOTING AT GARAGE EXTENSION. REINFORCE WITH (2) #4 CONTINUOUS BOTTOM BARS, TYP.

PLAN NOTES

- 1. INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/64.0
- 2. INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
- 3. INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT END OF ALL SHEAR WALLS
- 4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS PER PLAN.
- 5. SEE SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS
- 6. CONTRACTOR SHALL NOT DRILL THRU SHEAR WALL END STUDS OR BEAM SUPPORTS FOR MECHANICAL PENETRATIONS.
- 7. INDICATES NEW POST AND PAD FOOTING. SEE 18 AND 19/63.0
- 1. SEE DETAIL 17/63.0 FOR HOLDOWN ANCHOR BOLTS
- 8. SEE DETAIL 12/63.0 FOR TYP ANCHOR BOLT EMBEDMENT
- 9. SEE SHEET 63.0 FOR TYPICAL CONCRETE DETAILS

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION

TITLE	
MAIN FLOOR FRAMING PLAN	
DESIGNED	ANB
DRAWN	KFH
CHECKED	MIS
DATE	12/12/2012
JOB NUMBER	

SHEET NO.

S2.1

REVIEW



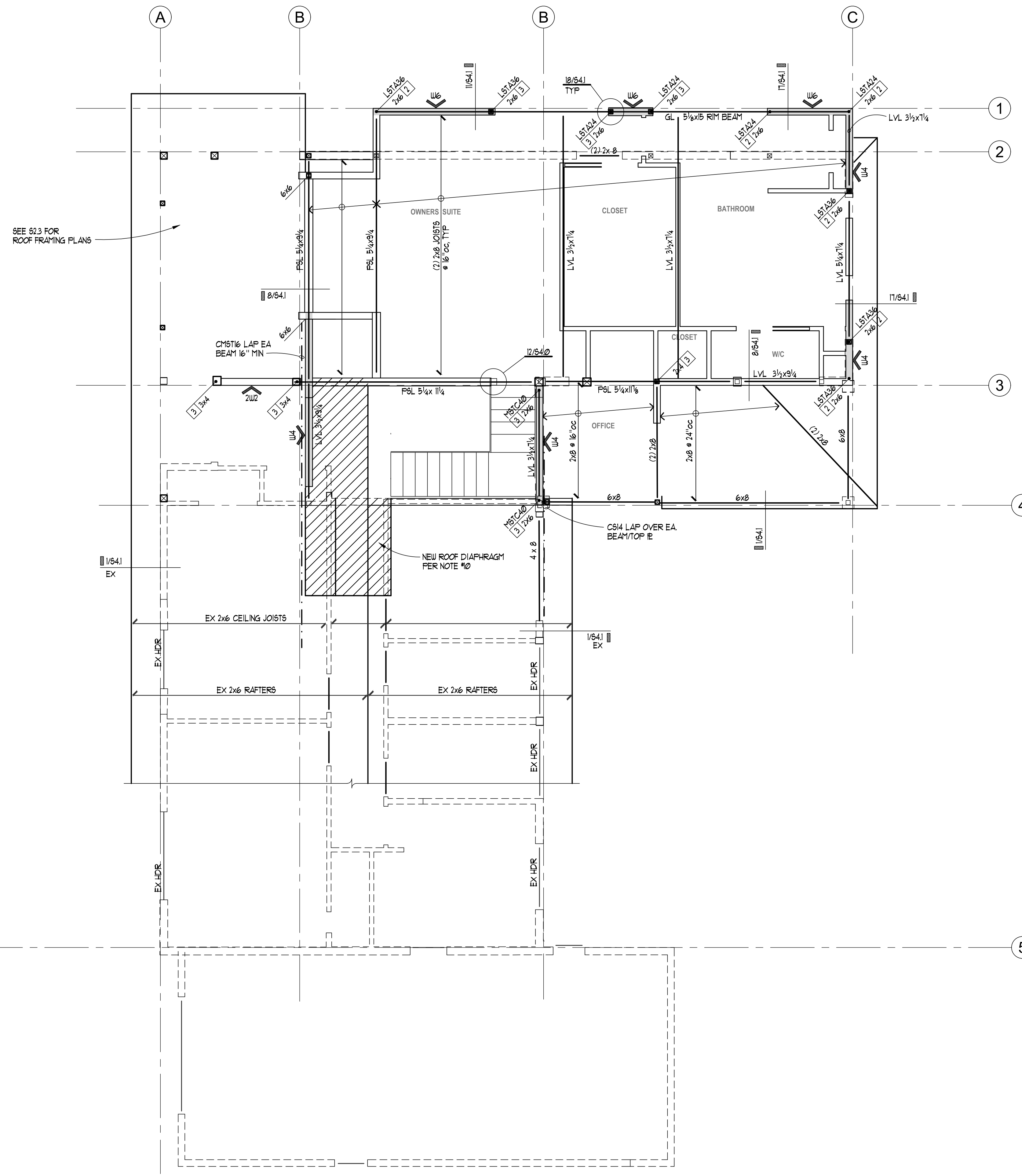
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12/02/22

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SEE 623 FOR
ROOF FRAMING PLANS

PLAN NOTES

- NEW BLOCKED FLOOR DIAPHRAGM IS TO BE 3/4" CDX FLYWOOD WITH MIN. PANEL INDEX OF 32/16, NAILED WITH 2x4s AT:
 - 4" OC AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
 - 6" OC AT ALL SUPPORTED PANEL EDGES (BLOCKED)
 - 12" OC AT FIELD
- INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/64.0
- INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
- INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT END OF ALL SHEAR WALLS
- INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS. PER PLAN PROVIDE 2x8 JOISTS @ 16" OC U.O.N.
- INDICATES BEAM OR HEADER PER PLAN. PROVIDE MIN. PROVIDE MIN (2) 2x8 TYP AT FLOORS. PROVIDE MIN (2) END STUDS TO SUPPORT NEW BEAMS AND HEADERS
- SEE SHEET 64.0 FOR TYPICAL WOOD FRAMING DETAILS
- INDICATES WALL BELOW
- SEE SHEET 64.0 FOR TYPICAL HANGER SCHEDULE
- CONTRACTOR SHALL NOT DRILL THRU SHEAR WALL END STUDS OR BEAM SUPPORTS FOR MECHANICAL PENETRATIONS.
- INDICATES AREA OF ROOF DIAPHRAGM TO BE RENAILED w/ 2x4s AT:
 - 2" AT SHEAR WALLS
 - 3" AT PANEL EDGES (3x BLOCKING REQUIRED)
 - 12" AT FIELD

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

**UPPER FLOOR
FRAMING PLAN**

DESIGNED	ANB
DRAWN	KPH
CHECKED	MTS
DATE	12/17/2022
JOB NUMBER	

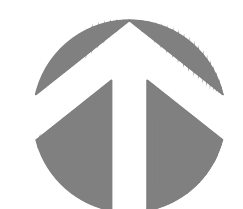
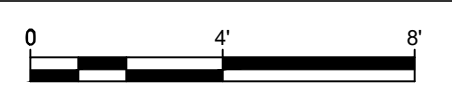
SHEET NO.

S2.2

REVIEW

1 UPPER FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"





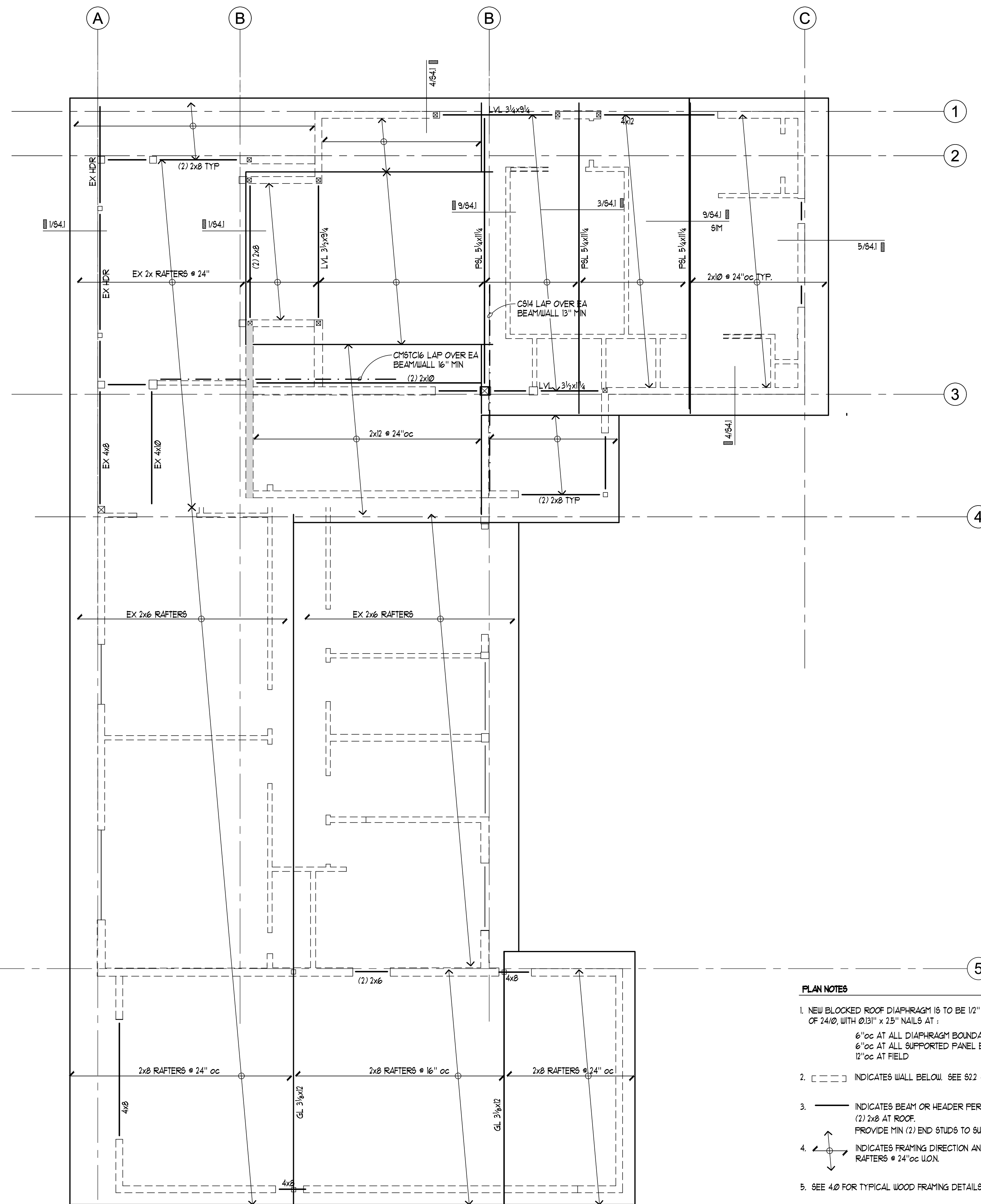
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12/2022

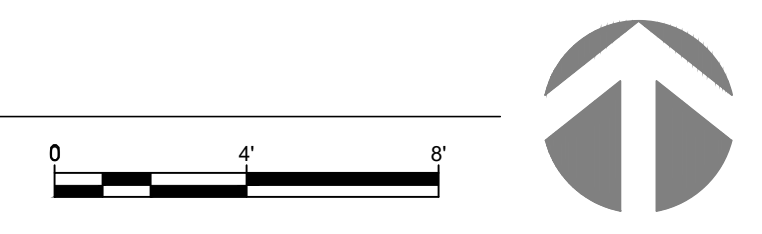
BICKEL RESIDENCE
2734 70th AVE SE
MERCER ISLAND, WA 98040



PLAN NOTES

- NEW BLOCKED ROOF DIAPHRAGM IS TO BE 1/2" CDX PLYWOOD w/ MIN. PANEL INDEX OF 24/0, WITH Ø19" x 25" NAILS AT:
6" oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
6" oc AT ALL SUPPORTED PANEL EDGES (BLOCKED)
12" oc AT FIELD
- [---] INDICATES WALL BELOW. SEE S22 & 10/84/0 FOR SHEAR WALL LOCATIONS
- INDICATES BEAM OR HEADER PER PLAN. PROVIDE MIN. (2) 2x8 AT ROOF. PROVIDE MIN (2) END STUDS TO SUPPORT NEW BEAMS AND HEADERS
- ↔ INDICATES FRAMING DIRECTION AND EXTENTS. PROVIDE 2x10 RAFTERS @ 24" oc U.O.N.
- SEE 4.0 FOR TYPICAL WOOD FRAMING DETAILS

1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION

TITLE
ROOF FRAMING PLAN

DESIGNED	ANS
DRAWN	KFH
CHECKED	MIS
DATE	12/1/2022
JOB NUMBER	

SHEET NO.

S2.3

REVIEW

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

(For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (l_d)

BAR SIZE	$f'c = 3000$ PSI	
	TOP BARS	OTHER BARS
#3	22"	17"
#4	29"	22"
#5	37"	28"
#6	44"	33"

* "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

II MINIMUM LAP SPLICE LENGTHS (l_s)

BAR SIZE	$f'c = 3000$ PSI	
	TOP BARS	OTHER BARS
#3	29"	21"
#4	38"	27"
#5	48"	34"
#6	58"	41"

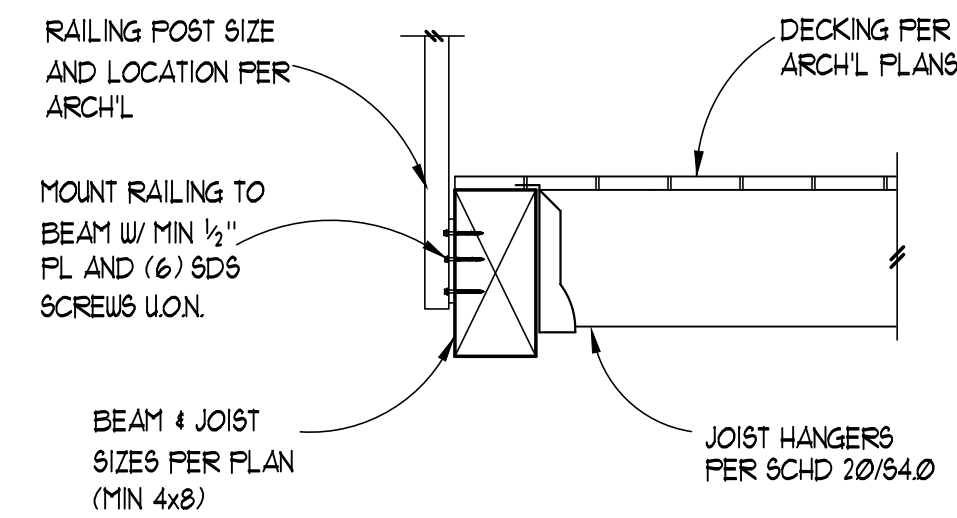
SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

III MINIMUM EMBEDMENT LENGTHS (l_{dn}) FOR STANDARD END HOOKS

A. for general uses:

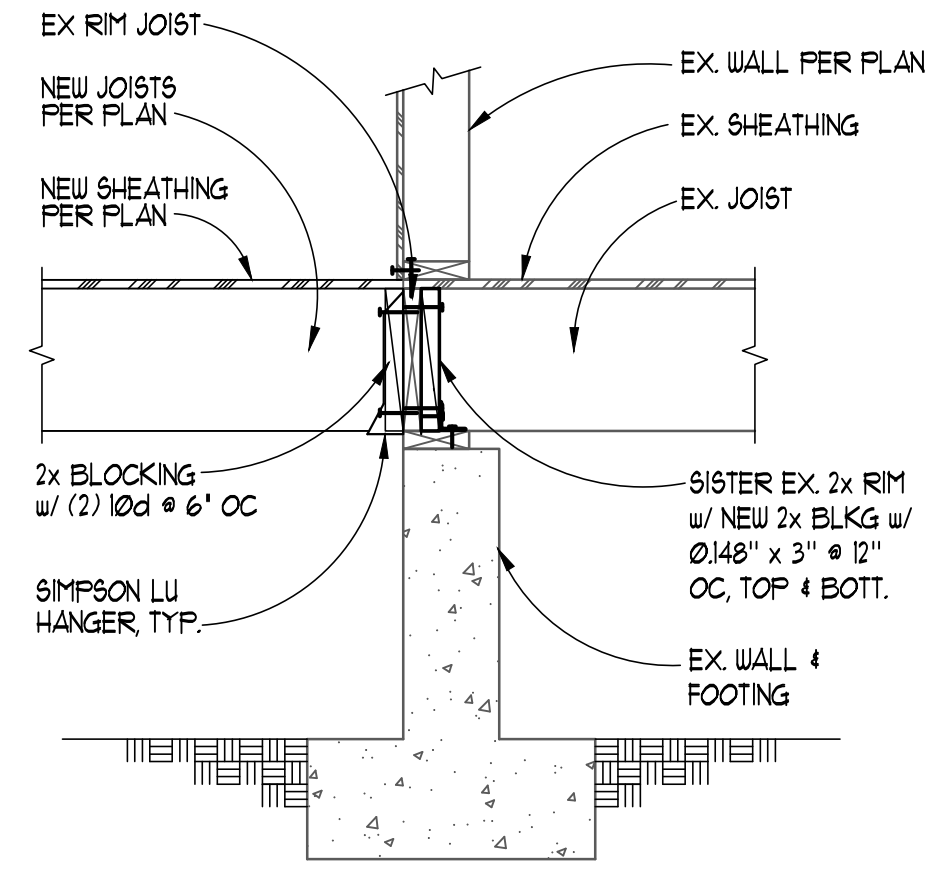
BAR SIZE	$f'c = 3000$ PSI
#3	7"
#4	9"
#5	11"
#6	13"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN $2\frac{1}{2}$ ".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
3. 90° HOOKS ONLY



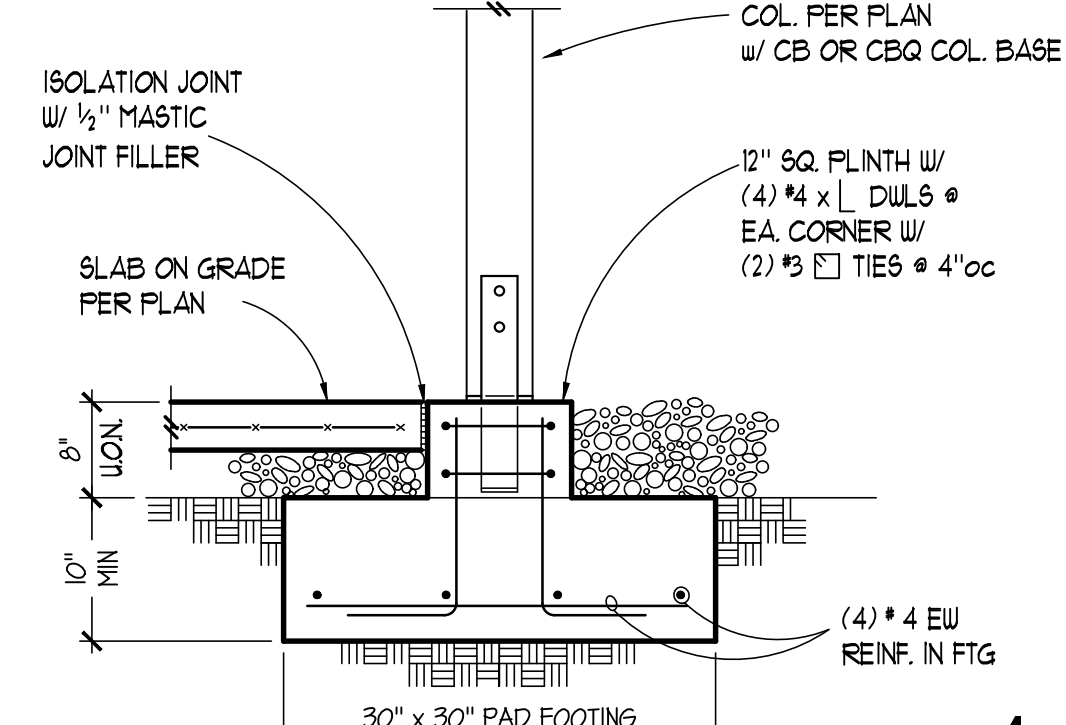
DECK EDGE BEAM SECTION

2



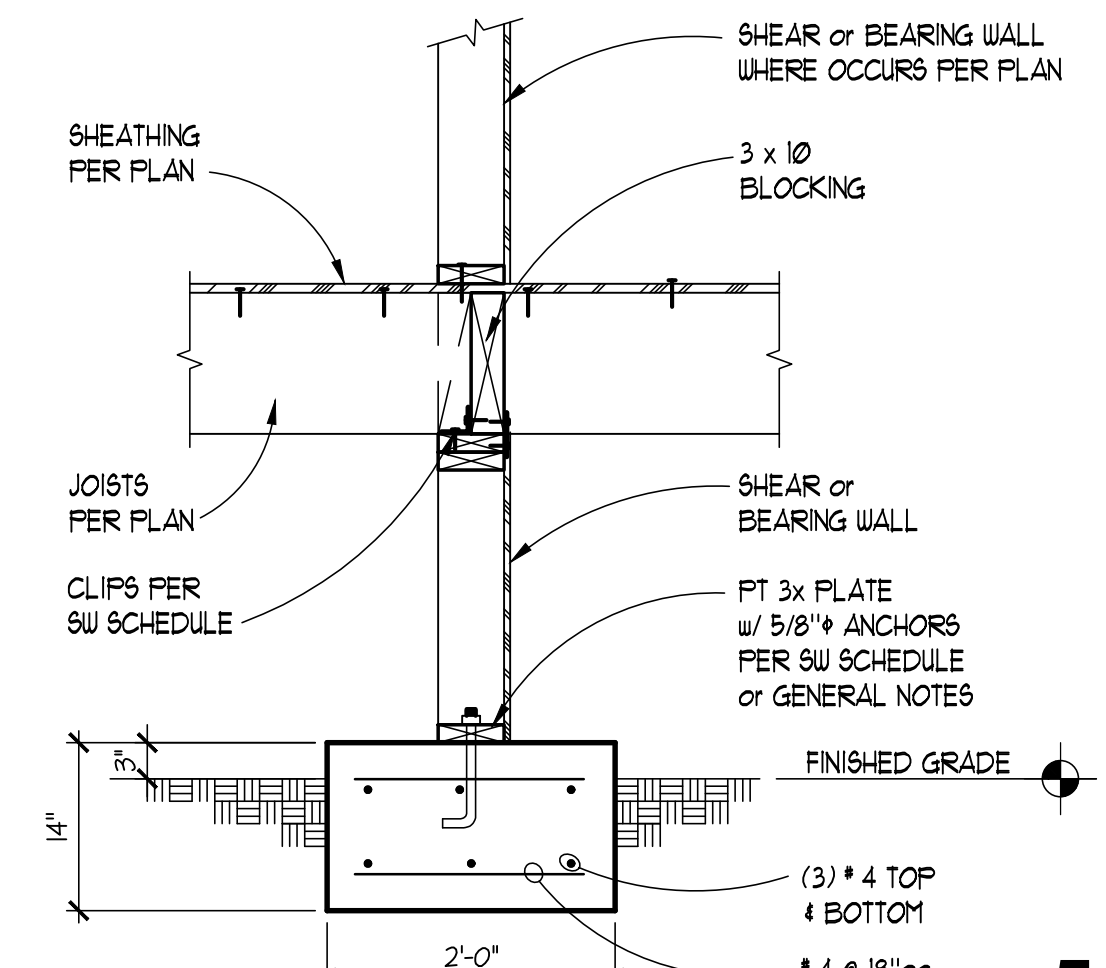
NEW FRAMING AT EXISTING FOUNDATION

3



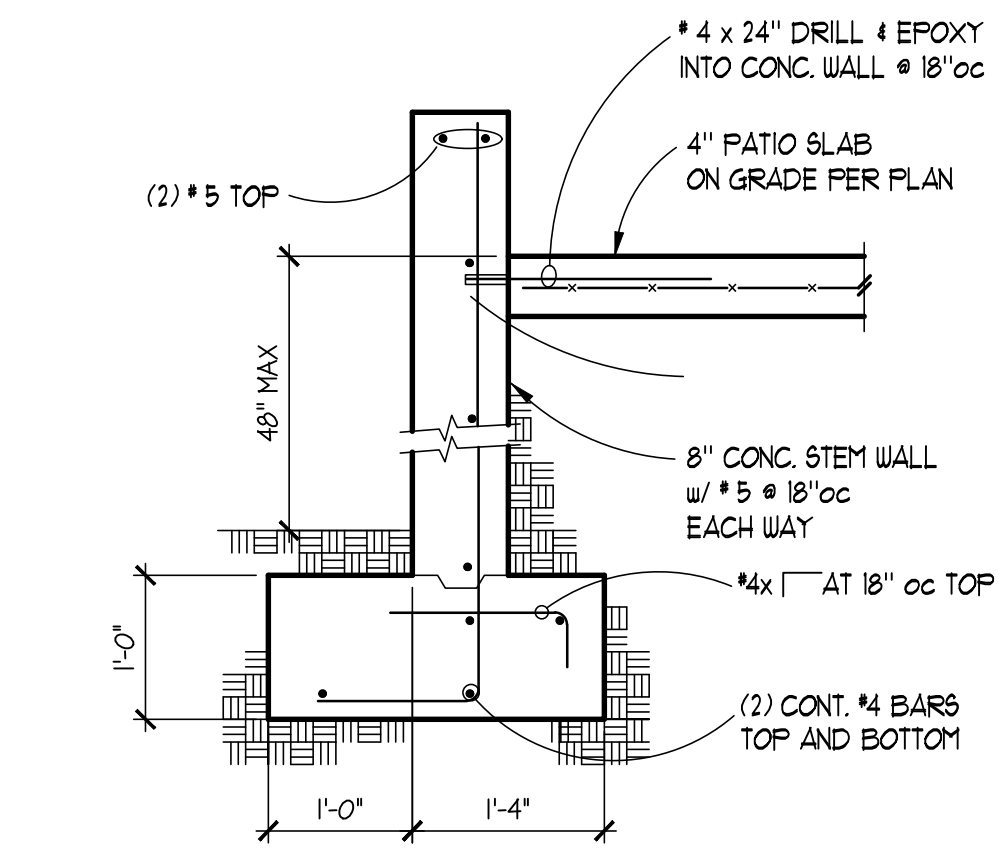
NEW PAD FOOTING AT EXTERIOR

4



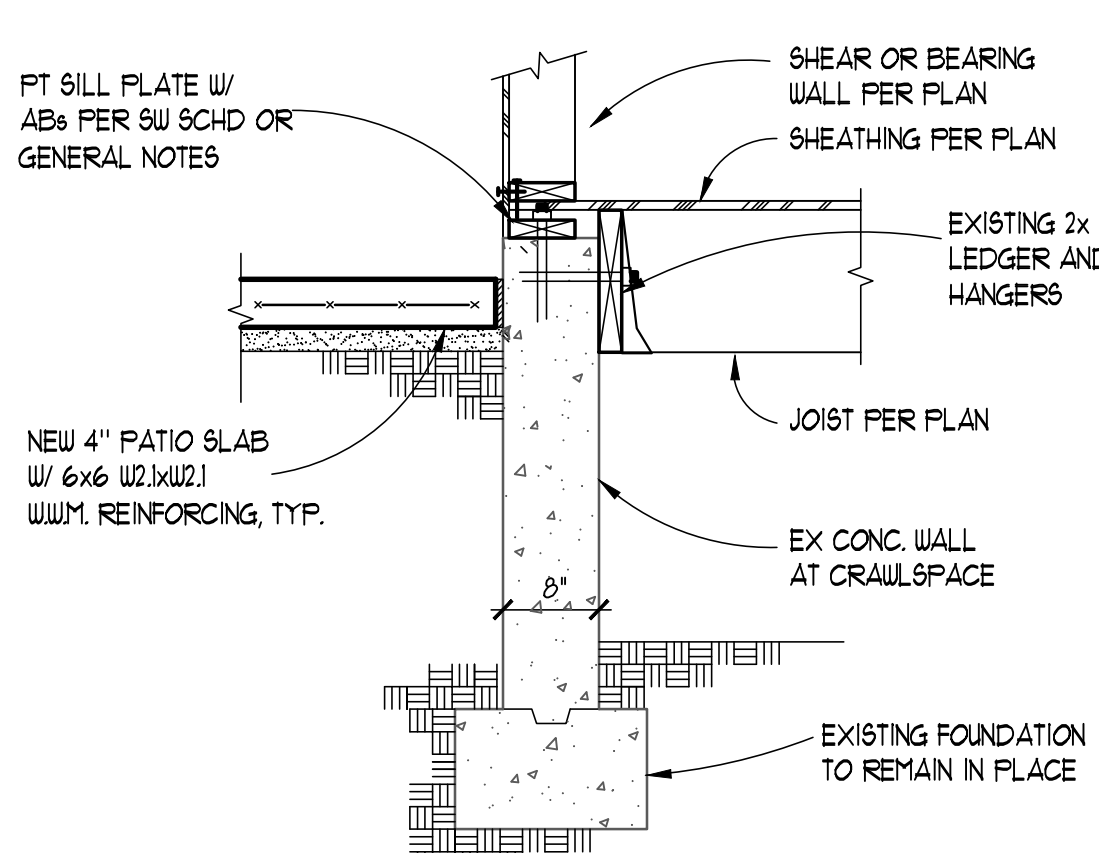
NEW INTERIOR FOOTING AT SHEAR WALL

5



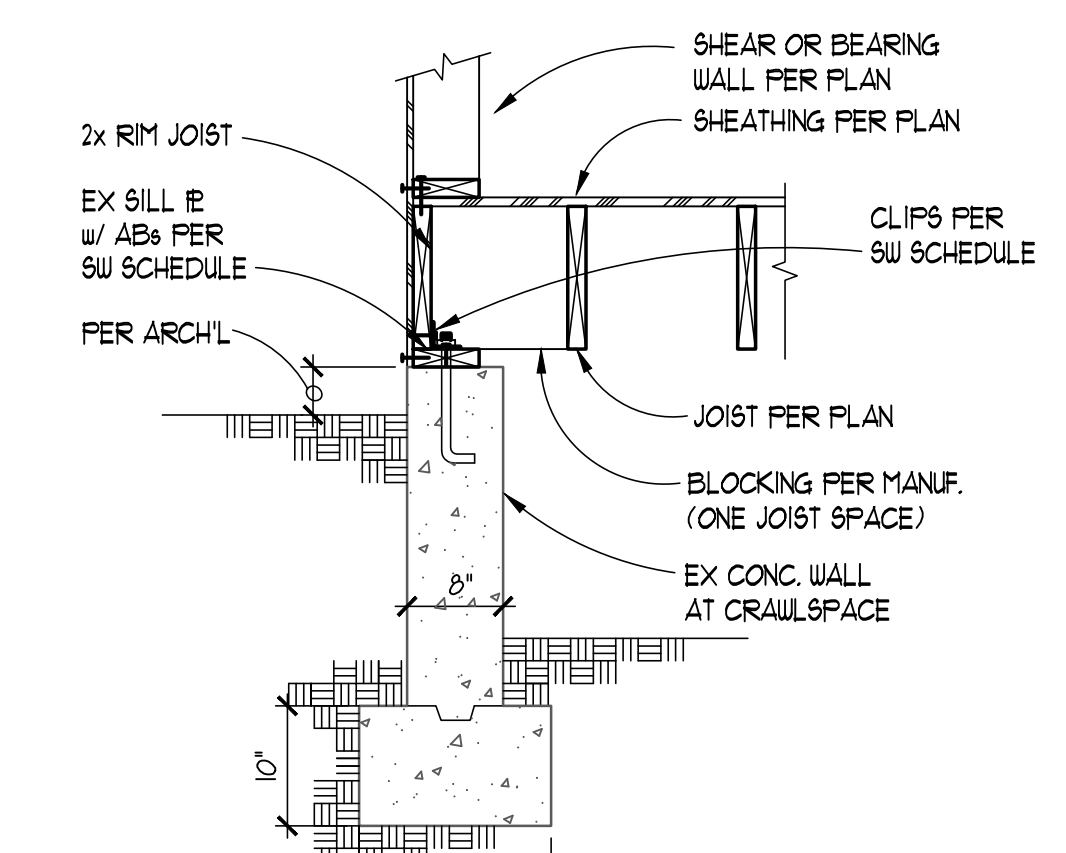
SECTION THROUGH PATIO EDGE WALL

7



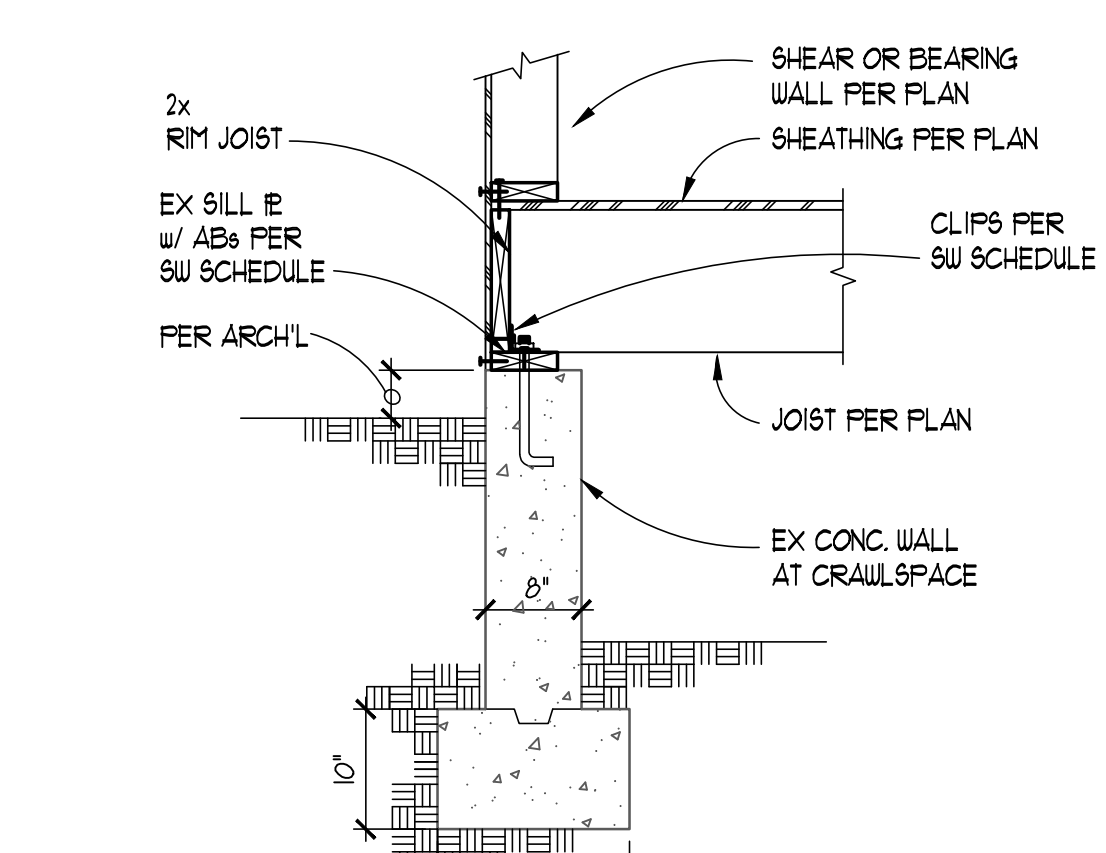
SECTION AT NEW PATIO SLAB

8



CRAWLSPACE FOOTING AT PARALLEL JOISTS

9



TYPICAL CRAWLSPACE FOOTING SECTION

10

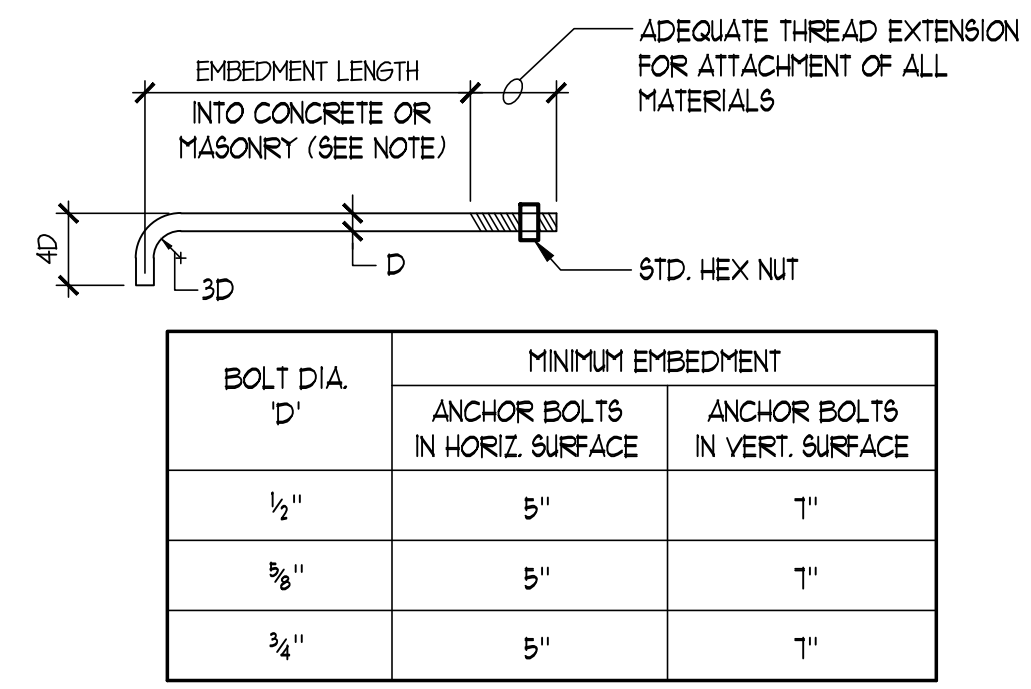
ANCHOR BOT DIA. 'D' (CAP.)	MINIMUM EMBEDMENT DEPTH (l_{de})		
	INTO 6" STEM	INTO 8" STEM	INTO MIN. 16" WIDE FTG.
5/8" (5.6k)	14"	12"	9"
3/4" (7.7k)	20"	14"	9"
7/8" (10.1k)	N/A	24"	11"
1" (14.1k)	N/A	N/A	13"
1 1/8" (20.7k)	N/A	N/A	20"

HOLDOWN EMBEDMENTS LISTED ARE BASED ON THE ALLOWABLE CAPACITIES DEVELOPED IN CONCRETE WALLS WITH TYPICAL REINFORCING SPACED NOT MORE THAN 18" ON CENTER.

ANCHOR CAPACITIES SHOWN ARE FOR HEAVY HEX HEAD TYPE BOLTS CONFORMING TO ASTM F1554, GRADE A36 OR A307. ALTERNATE ANCHORTYPES MAY BE ALLOWED, BUT MAY REQUIRE EMBEDMENTS GREATER THAN THOSE SHOWN. PRE-ENGINEERED ANCHORS SUCH AS '98TB' AND 'FAB' ANCHORS MANUFACTURED BY SIMPSON STRONG TIE, ARE ALLOWED PROVIDED THEY HAVE CURRENT ICC REPORTS FOR CAPACITIES GREATER THAN OR EQUAL TO THOSE LISTED. PRE-ENGINEERED ANCHORS SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

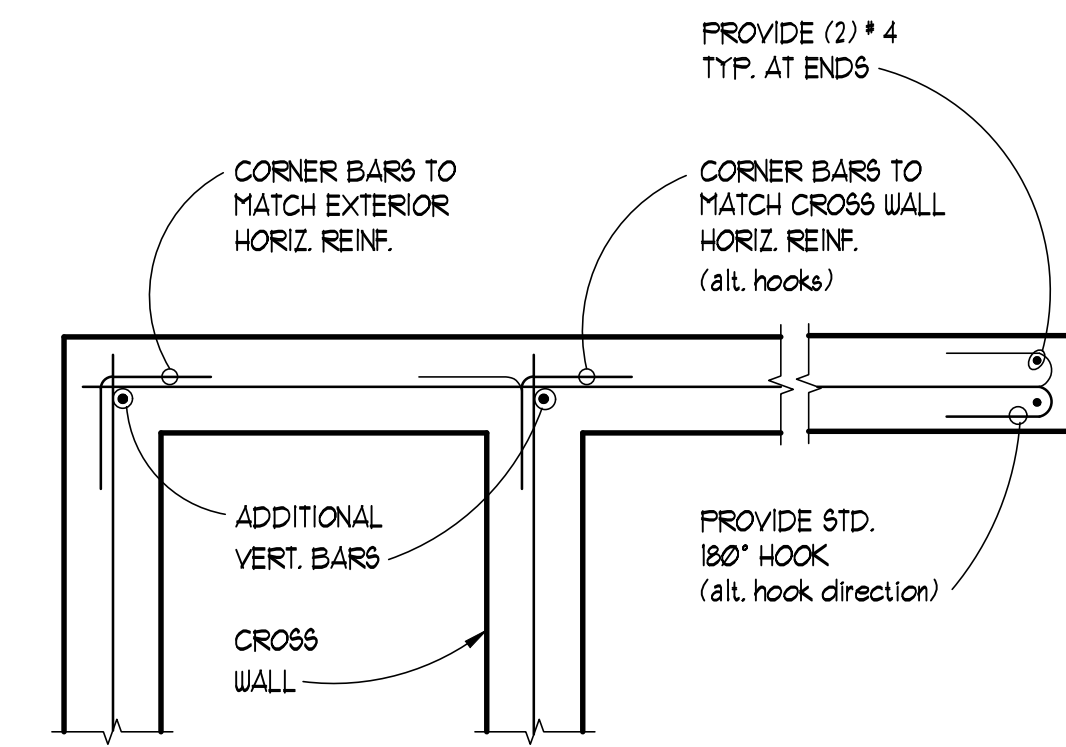
HOLDOWN ANCHOR BOLT EMBEDMENT SCHEDULE

11



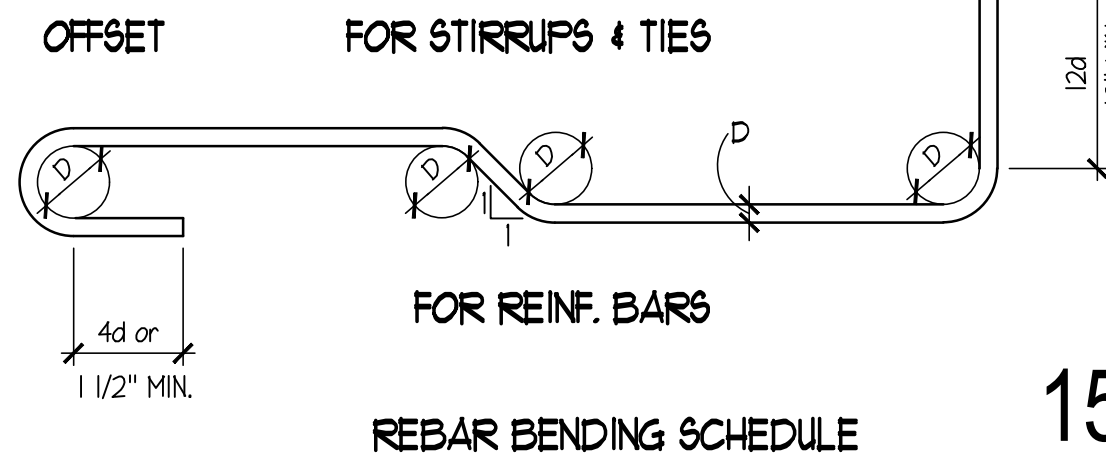
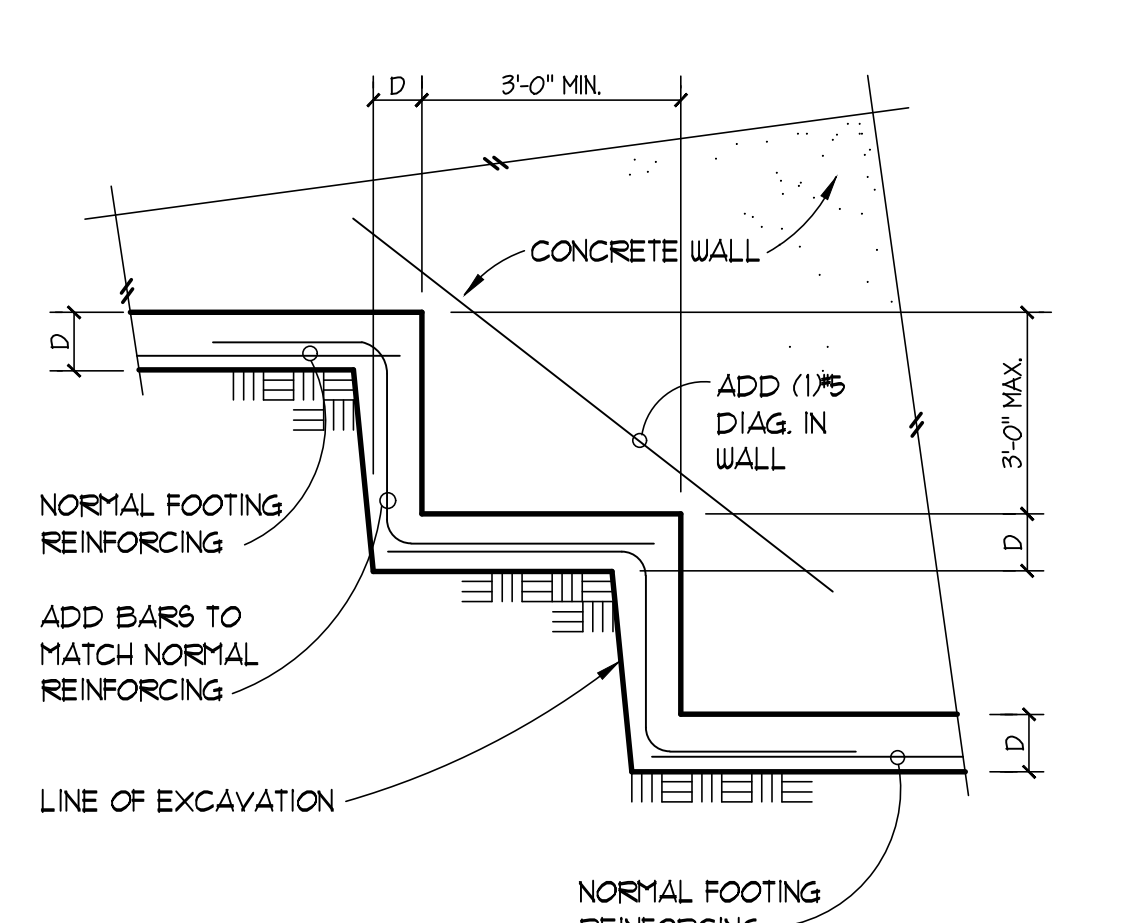
TYP. ANCHOR BOLT

12



TYPICAL CORNER AND END BAR ARRANGEMENT AT CONCRETE WALLS

13



REBAR BENDING SCHEDULE

15

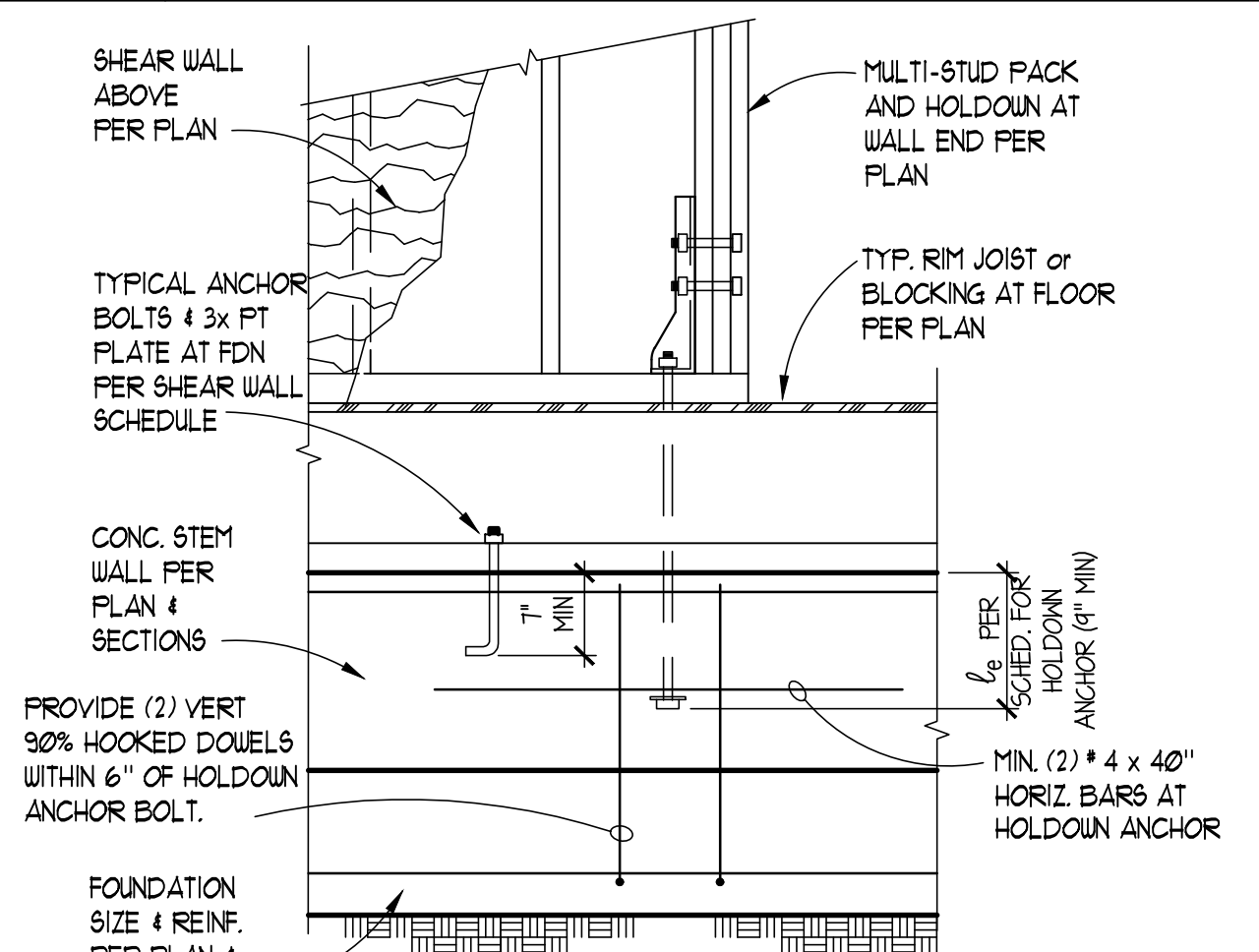
HOLDOWN ANCHOR SCHEDULE

CALLOUT	ANCHOR SIZE	CAPACITY (Klbs)
HDU2	5/8" A.B.	262
HDU4	3/4" A.B.	413
HDU5	5/8" A.B.	543
HDU8	3/4" A.B.	835
HDU11	1" A.B.	1121

HOLDOWNS SPECIFIED ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

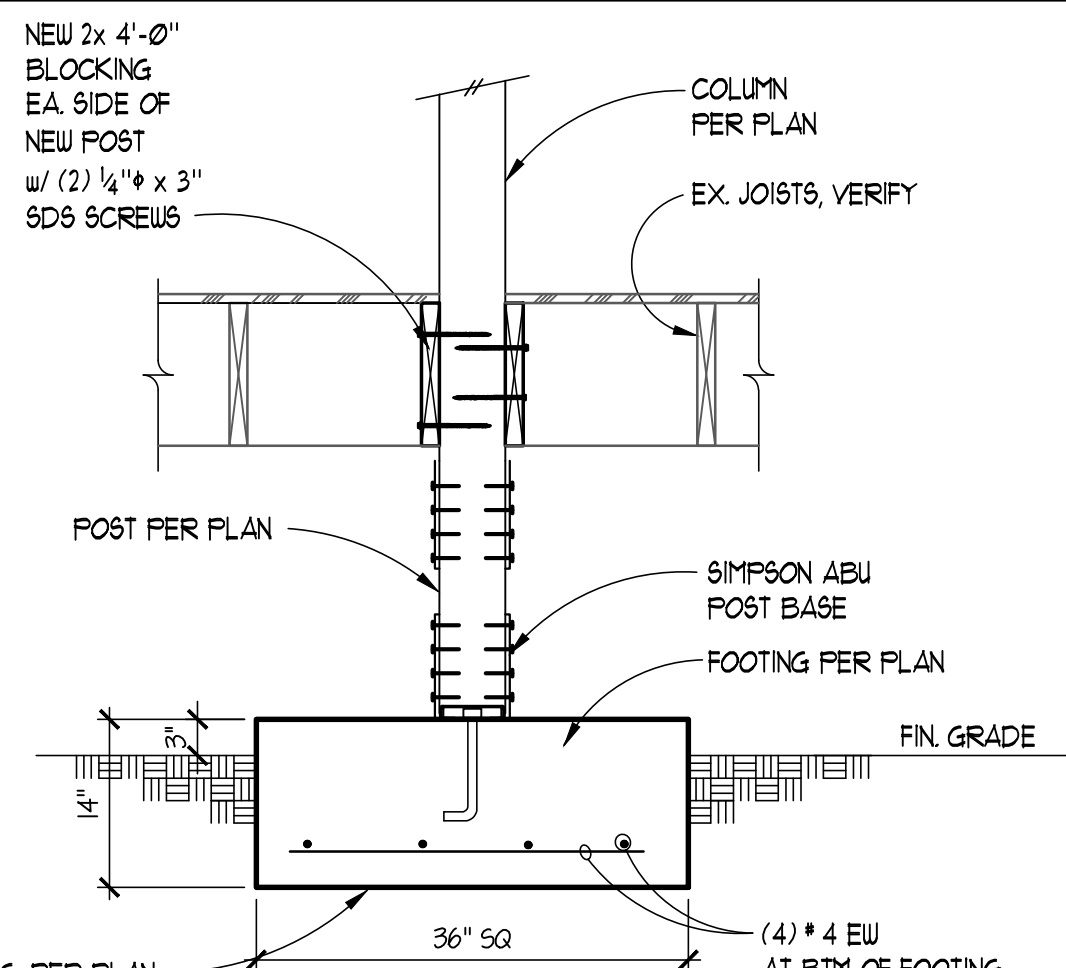
ALTERNATE HOLDOWN ANCHORS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES. SUBSTITUTING ALTERNATE LUMBER GRADES MAY CAUSE HOLDOWNS AND THEIR CONNECTIONS TO FAIL AT LOWER CAPACITIES THAN THOSE DESIGNED FOR.



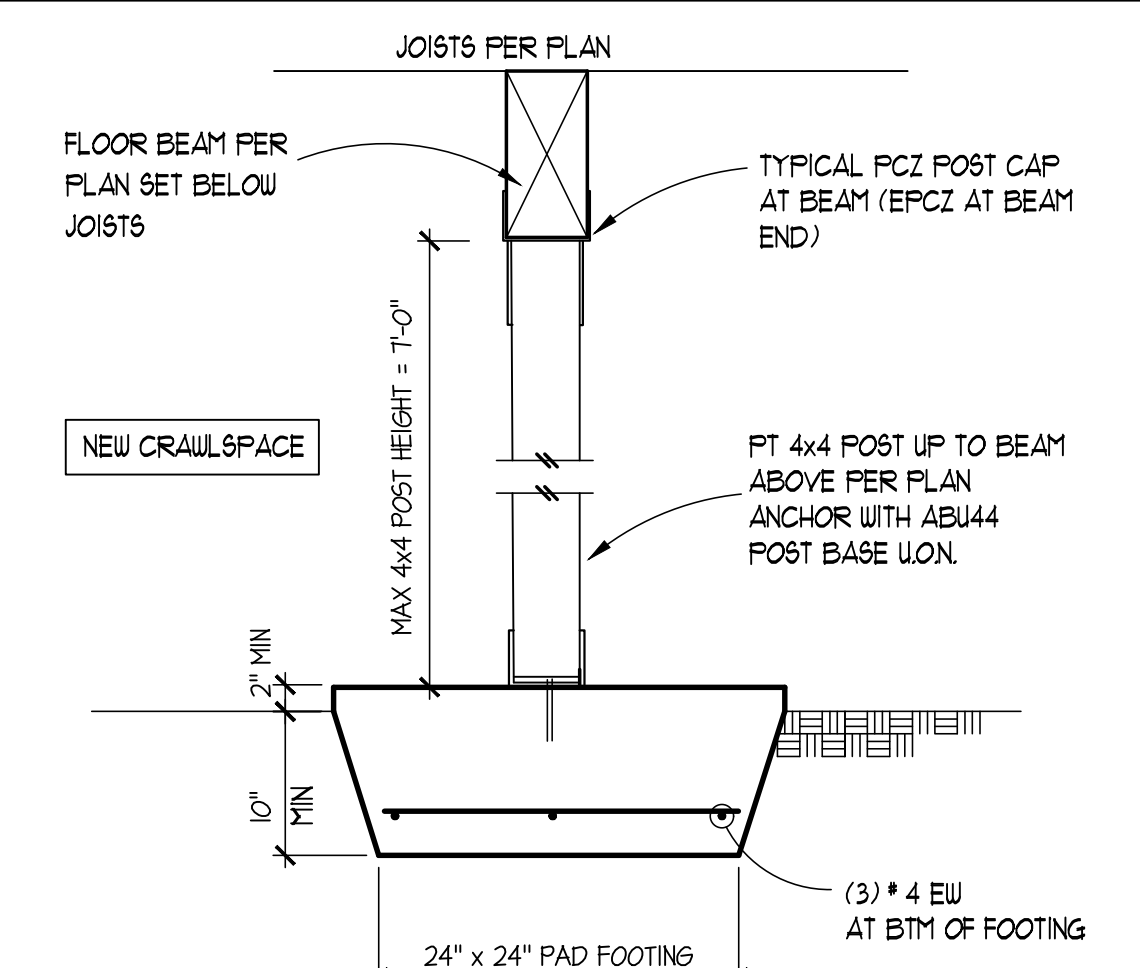
SECTION AT HOLDOWN TO FOUNDATION

17



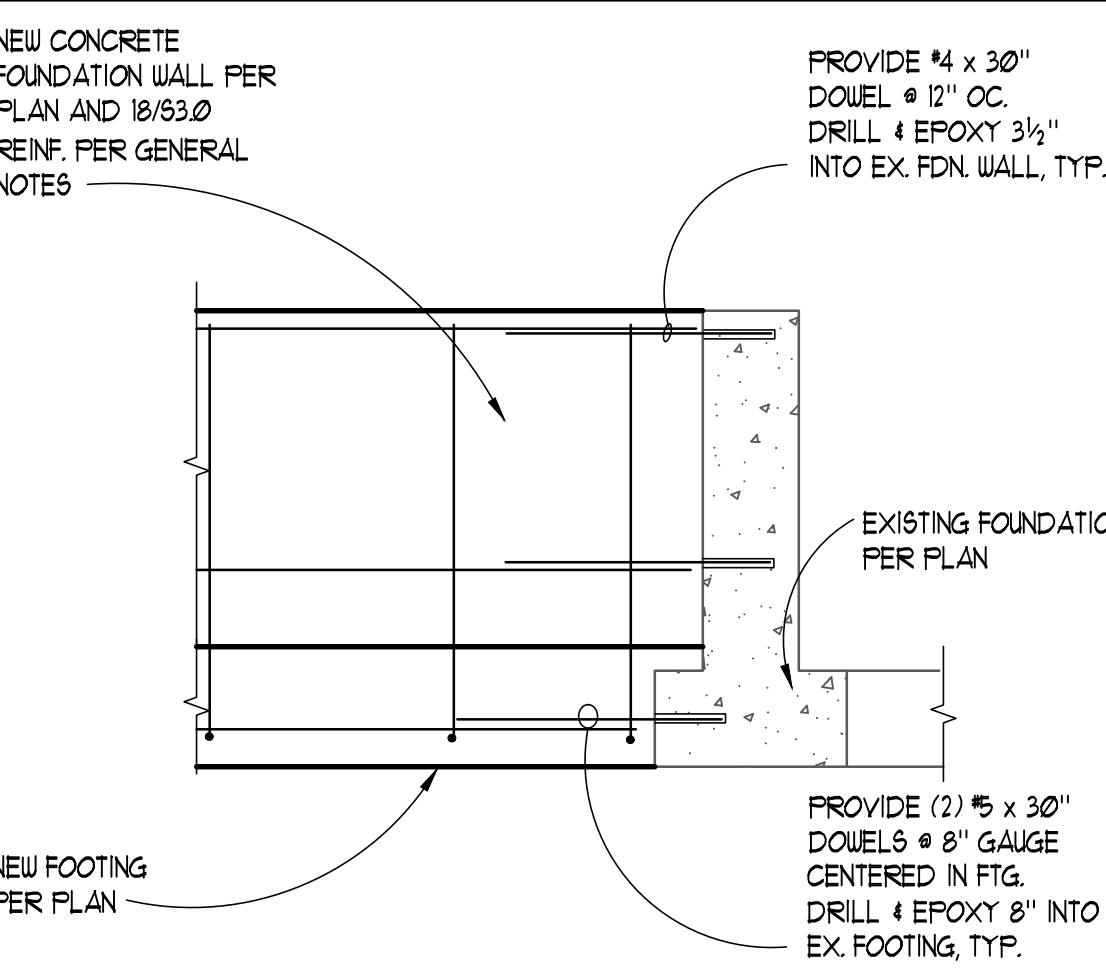
PAD FOOTING TYPE I IN CRAWL SPACE

18



PAD FOOTING TYPE I IN CRAWL SPACE

19



NEW FOUNDATION CONNECTION TO EXISTING CONCRETE

20

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REVISIONS

NO.	DATE	DESCRIPTION

TITLE
TYPICAL CONCRETE DETAILS

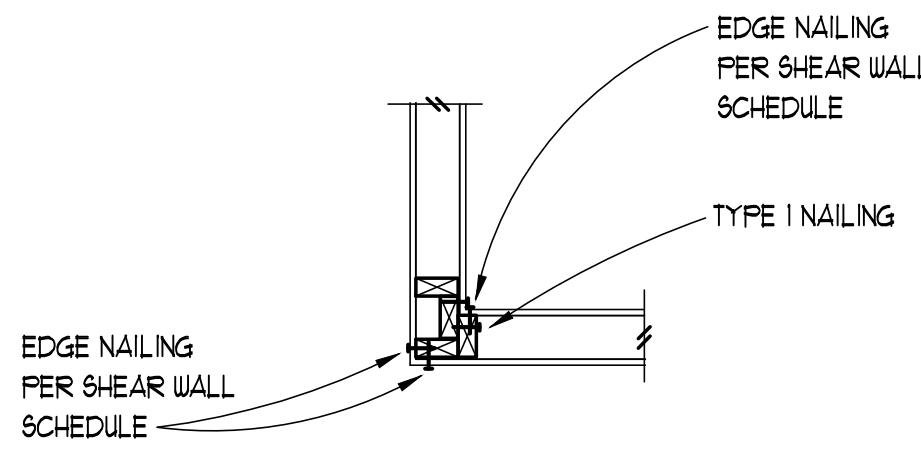
DESIGNED: ANB
DRAWN: KPH
CHECKED: MTS
DATE: 12/12/22
JOB NUMBER: _____
SHEET NO.: _____
S3.0
REVIEW

STUD TO STUD NAILING SCHEDULE

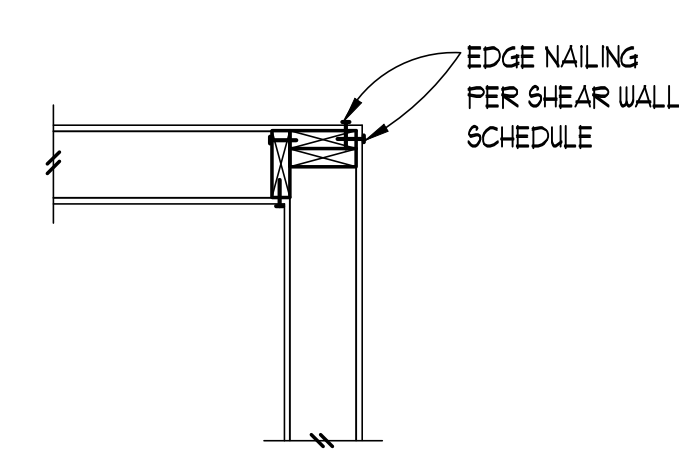
LEVEL	NAILING TYPE	
	TYPE 1	TYPE 2
SECOND	16d @ 12" o.c.	16d @ 6" o.c.
FIRST	16d @ 12" o.c.	16d @ 6" o.c.

NOTES:

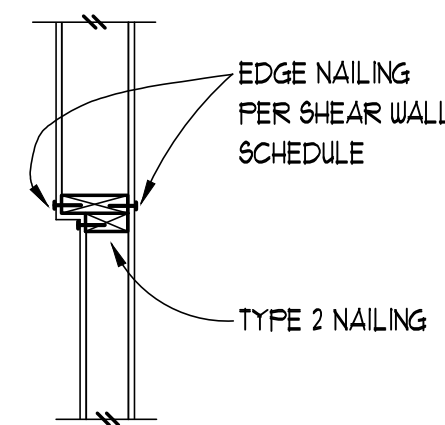
- WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER WITH 16d @ 12" o.c.
- ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.
- SEE SHEAR WALL SCHEDULE FOR SHEATHING NAILING REQUIREMENTS.
- SEE PLAN NOTES FOR STUD SIZE AND SPACING. (VERIFY WITH ARCHITECTURAL)



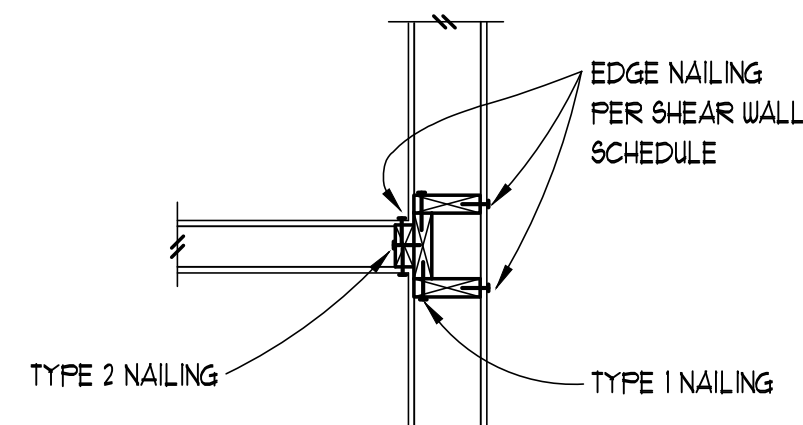
INTERIOR WALL CORNER



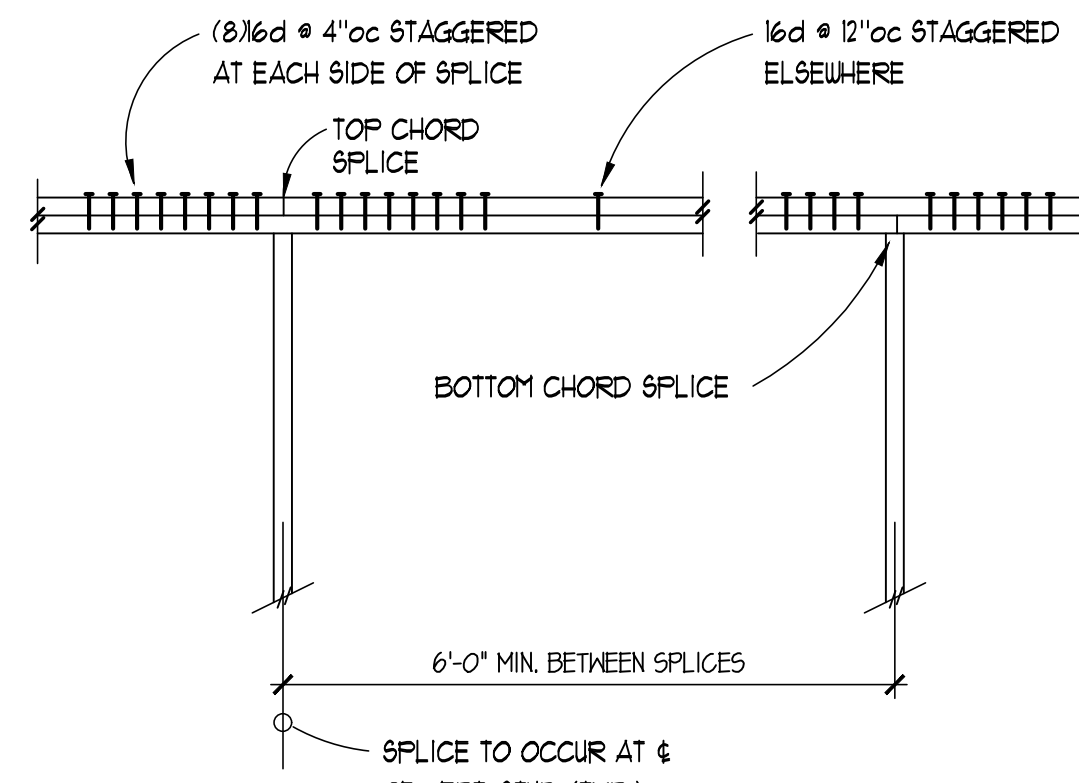
TYPICAL WALL CORNER



VARYING WALL SIZE

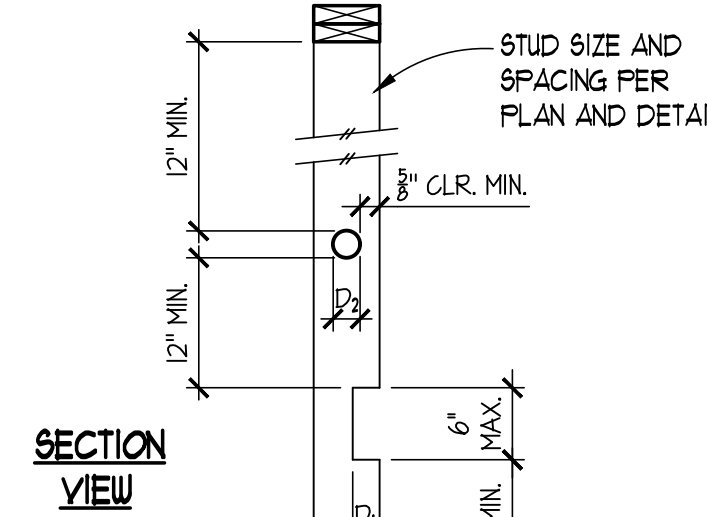


INTERIOR WALL TO EXTERIOR WALL



TYPICAL TOP PLATE SPLICE

3



BEARING WALLS			NON-BEARING WALLS		
STUD SIZE	MAX. D ₁ (NOTCH)	MAX. D ₂ (NOTCH)	STUD SIZE	MAX. D ₁ (NOTCH)	MAX. D ₂ (NOTCH)
2x4	3/4"	1 1/4"	2x4	1 1/4"	2"
3x4	1 1/4"	2 1/4"	2x6	2 1/4"	3 1/4"
2x6	1 1/4"	2 1/4"	2x8	3"	4 1/4"

NOTE: HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. THIS MAY ONLY BE USED AT TWO CONSECUTIVE STUDS IN ANY ONE WALL.

8

ALLOWABLE HOLES & NOTCHES IN STUDS

SHEAR WALL SCHEDULE

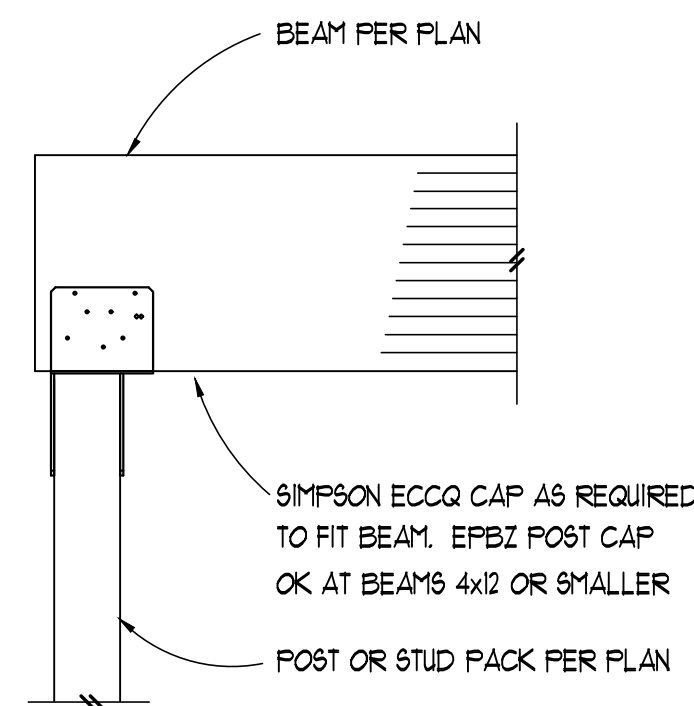
LABEL	APA RATED SHEATHING (1) (2) (4) (3) (14)	NAIL SIZE & SPACING @ EDGES (4) (5) (11)	STUD & BLOCKING SIZE AT ADJOINING EDGES (3) (6) (15)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (7) (8)	2 X BOTTOM PLATE ATTACHMENT	SILL PLATE ATTACHMENT (9) (12)	PLF CAPACITY (ASD)
					NAILING TO WOOD BELOW (10)	ANCHOR BOLT TO CONCRETE BELOW (11) (16)	
W6	15/32" ONE SIDE	Ø13x2-1/2 @ 6" o.c.	2X	CLIP @ 24" o.c.	Ø148 x 3 1/4" @ 6" o.c.	5/8" @ 48" o.c.	260
W4	15/32" ONE SIDE	Ø13x2-1/2 @ 4" o.c.	3X	CLIP @ 16" o.c.	Ø148 x 3 1/4" @ 4" o.c.	5/8" @ 48" o.c.	380
W3	15/32" ONE SIDE	Ø13x2-1/2 @ 3" o.c.	3X	CLIP @ 12" o.c.	Ø148 x 3 1/4" @ 4" o.c.	5/8" @ 40" o.c.	485
W2	15/32" ONE SIDE	Ø13x2-1/2 @ 2" o.c.	3X	CLIP @ 10" o.c.	Ø148 x 3 1/4" @ 3" o.c.	5/8" @ 32" o.c.	639
2W4 (2)	15/32" TWO SIDES	Ø13x2-1/2 @ 4" o.c.	3X	CLIP @ 8" o.c.	(2) ROUS Ø148 x 3 1/4" @ 2" o.c.	5/8" @ 24" o.c.	760
2W3 (2)	15/32" TWO SIDES	Ø13x2-1/2 @ 3" o.c.	3X	CLIP @ 6" o.c.	(2) ROUS Ø148 x 3 1/4" @ 3" o.c.	5/8" @ 20" o.c.	978
2W2 (2)	15/32" TWO SIDES	Ø13x2-1/2 @ 2" o.c.	3X	A35 CLIP @ 6" o.c.	(2) ROUS Ø148 x 3 1/4" @ 3" o.c.	5/8" @ 16" o.c.	1278

NOTES:

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. INSTALL PANELS DIRECTLY TO WALL STUDS. WHERE EDGE NAIL SPACING IS LESS THAN 6" o.c., STAGGER ADJOINING PANEL EDGE NAILS.
 - WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X OR 3X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
 - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLD-DOWN REQUIREMENTS.
 - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. REFER TO THE HOLD-DOWN DETAILS FOR ADDITIONAL INFORMATION.
 - INTERMEDIATE FRAMING TO BE WITH 2X MINIMUM MEMBERS. FIELD NAILING 12" O.C.
 - FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT, U.O.N. INSTALL LTP5 CLIP w/ LONG LEG HORIZONTAL.
 - A35 AND LTP5 CLIPS TO BE INSTALLED WITH Ø131 x 1 1/2" LONG NAILS DIRECTLY TO FRAMING. USE Ø131 x 2 1/2" NAILS WHERE INSTALLED OVER SHEATHING.
 - SILL PLATES TO BE 3x U.O.N.
 - WHERE PLATE ATTACHMENT SPECIFIES (2) ROUS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
 - ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4"x3"x3". EMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
 - PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
- ALTERNATE NOTES
- 1/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED AT 16" O.C.
 - WHERE WOOD SHEATHING (W) IS APPLIED OVER GYPSUM SHEATHING (G), CONTACT THE ENGINEER OF RECORD FOR ALTERNATE NAILING REQUIREMENTS.
 - AT ADJOINING PANEL EDGES, (2) 2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
 - CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. (SPECIAL INSPECTION MAY BE REQUIRED)
 - MINIMUM NAIL LENGTH IS BASED ON REQUIRED PENETRATION INTO FRAMING MEMBER OF 1 1/2"

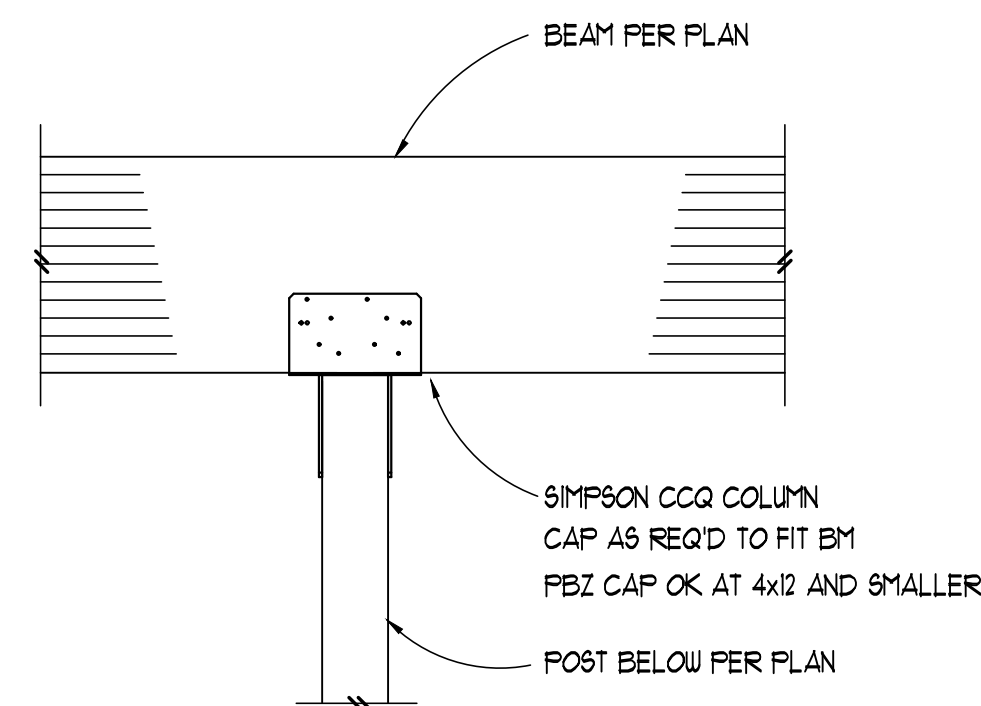
SHEAR WALL SCHEDULE

10



BEAM TO POST BELOW CONNECTION - END CONDITION

11



TYPICAL BEAM TO POST BELOW CONNECTION

12

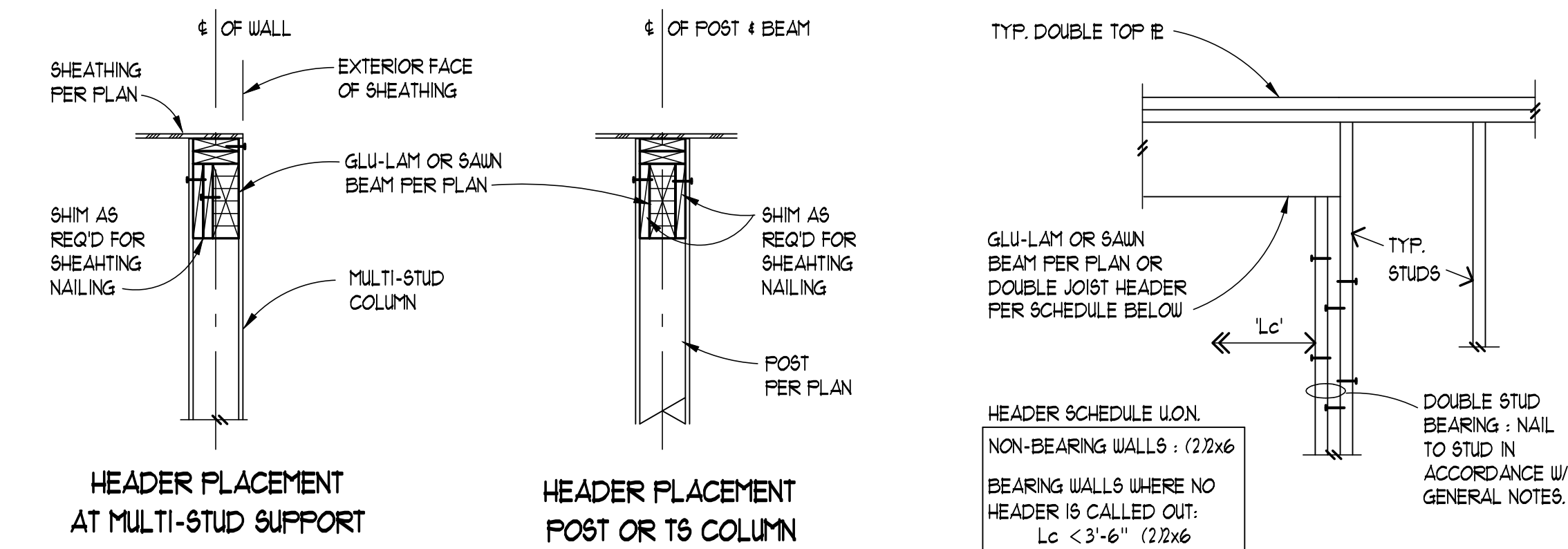
EXTERIOR WALLS
 FOR 6" WALLS (MAX. 8'-6" HIGH): 2x6 STUDS @ 16" o.c., DF CONSTR. GRADE
 FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 12" o.c., DF CONSTR. GRADE
 FOR 6" WALLS (MAX. 20' HIGH): 2x6 LVL STUDS @ 16" o.c.
 FOR 8" WALLS (MAX. 16' HIGH): 2x8 STUDS @ 16" o.c., DF CONSTR. GRADE

INTERIOR WALLS
 FOR 4" WALLS (MAX. 10' HIGH): 2x4 STUDS @ 16" o.c., DF CONSTR. GRADE
 FOR 4" WALLS (MAX. 13' HIGH): 2x4 STUDS @ 12" o.c., DF No 1 GRADE
 FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 16" o.c., DF CONSTR. GRADE

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD WALLS. INDIVIDUAL STUD SIZES, GRADES AND SPACING SHOWN IN SCHEDULE ABOVE APPLY U.O.N. ALL MAXIMUM HEIGHTS ARE TO BRACING POINTS OF STUD WALL TOP PLATE, I.E. BOTTOM OF RAFTERS, ROOF TRUSSES, OR BRACING FRAMING MEMBER.

TYPICAL WALL FRAMING SCHEDULE

13



HEADER PLACEMENT AT MULTI-STUD SUPPORT

HEADER PLACEMENT POST OR TS COLUMN

TYPICAL HEADER U.O.N.

15

TYPICAL HANGER SCHEDULE

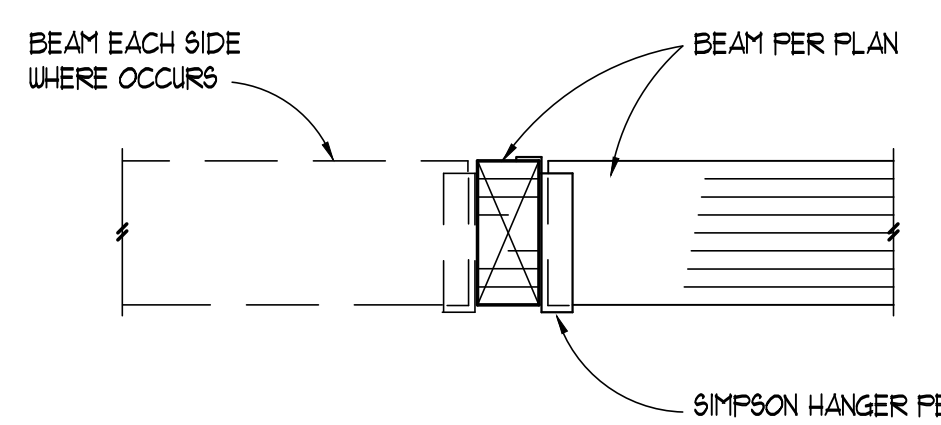
BEAM SIZE	HANGER REQUIRED	CAP. (Kips)
2x SAUN RAFTERS	LU (OR LUB) SERIES	106
(2) 2 x 10 OR LESS	LU10-2 (OR SIM)	186
(2) 2 x 12	HU12-2 (NAIL ALL HOLES)	295
3 1/2" x 11 1/8" LVL OR PSL	HUCQ42-SD5	556
5 1/4" x 11 1/8" LVL OR PSL	HGU55SD12	915
5 1/8" x 12" (OR 10 1/2") GLB	GLT5	816
3 1/2" x 12" (OR 10 1/2") GLB	GLT3	816
2x10 JOISTS	U10 OR HU10TF	124
2x8 JOISTS	U8 OR HU8TF	124

HANGERS SPECIFIED IN SCHEDULE OR ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

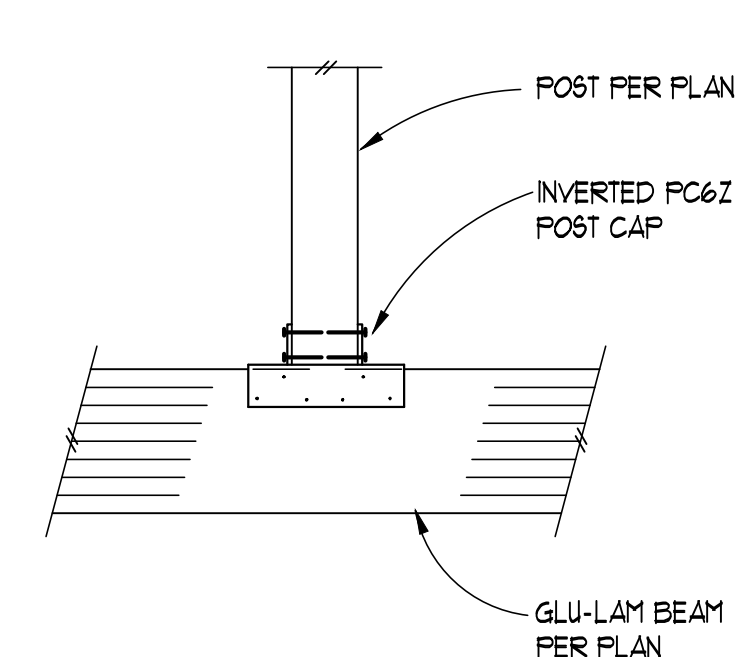
ALTERNATE HANGERS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES LISTED ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES AND GENERAL FLOOR LOADING.

20

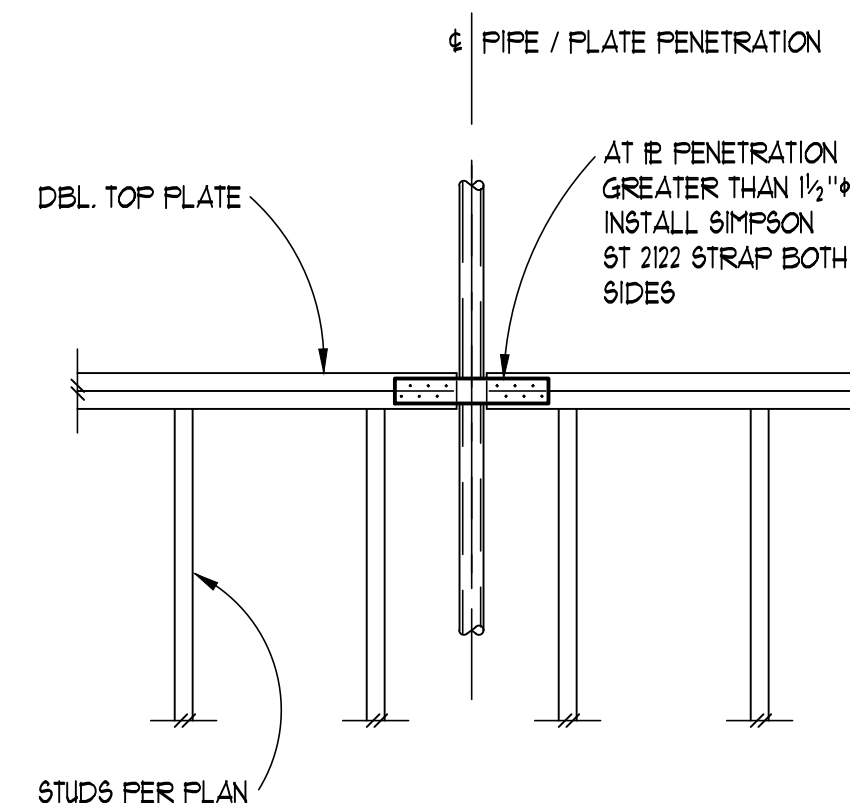


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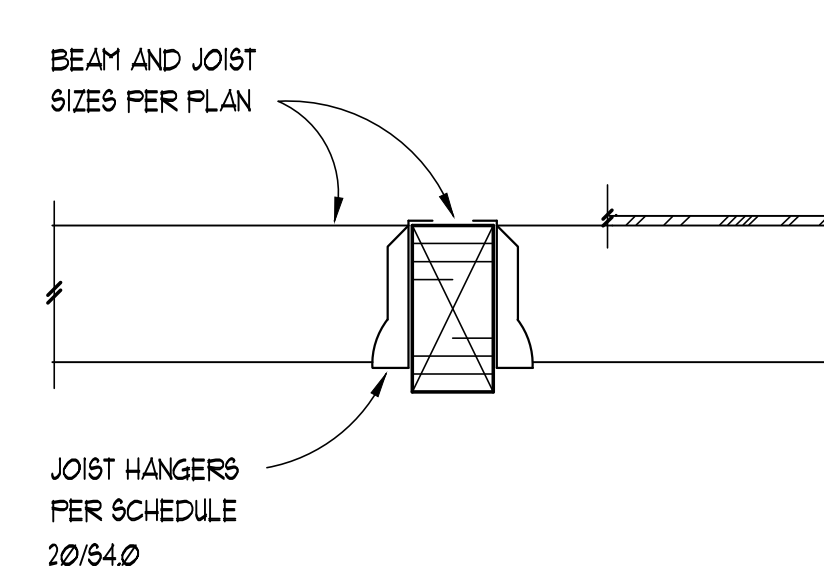
POST TO BEAM BELOW CONNECTION

17



TYPICAL TOP PLATE PENETRATION

18



TYPICAL INTERIOR BEAM SECTION

19



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12/2022

BICKEL RESIDENCE
2734 70th AVE SE
MERCER ISLAND, WA 98040

REVISIONS

NO. DATE DESCRIPTION

TITLE

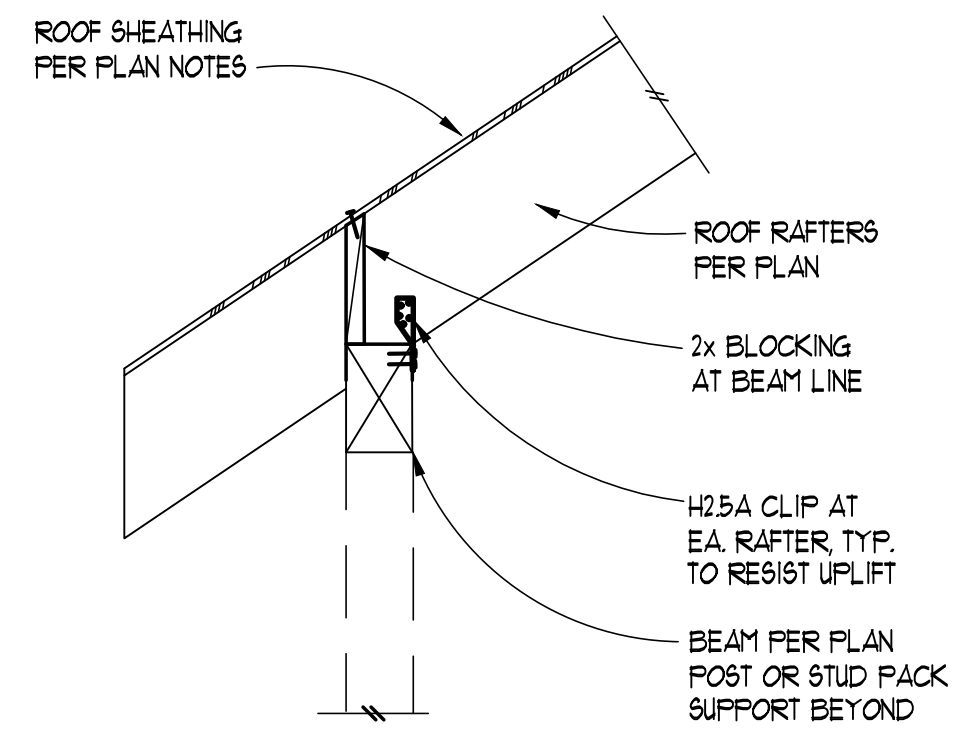
TYPICAL
WOOD
DETAILS

DESIGNED ANB
DRAWN KPH
CHECKED MTS
DATE 12/12/22
JOB NUMBER

SHEET NO.

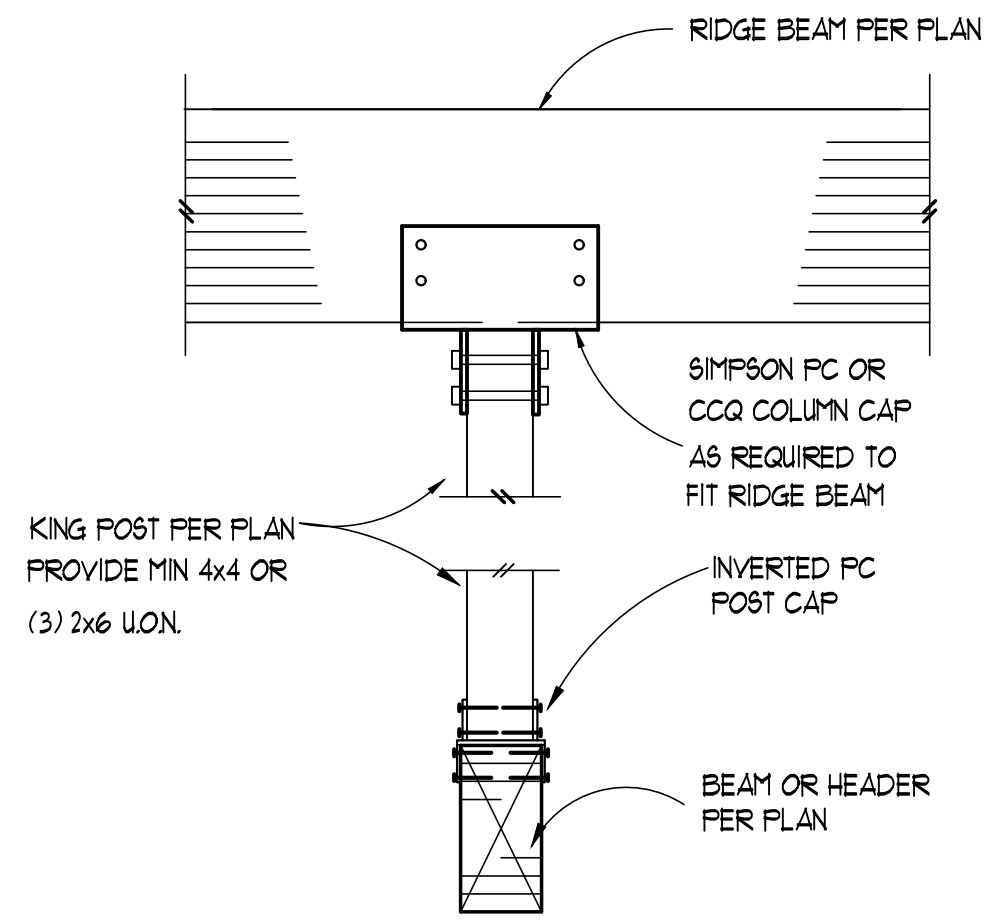
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REVIEW



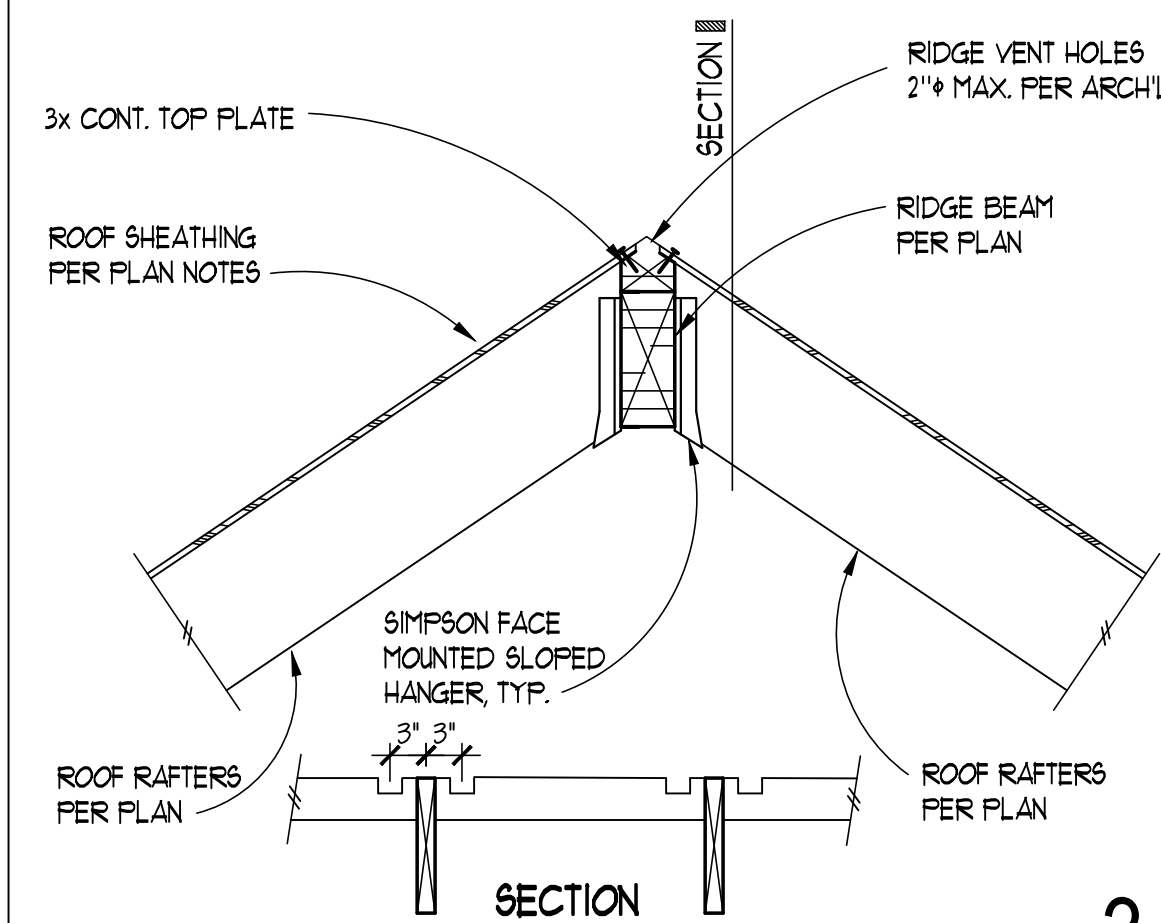
ROOF FRAMING OVER BEAM OR HEADER

1



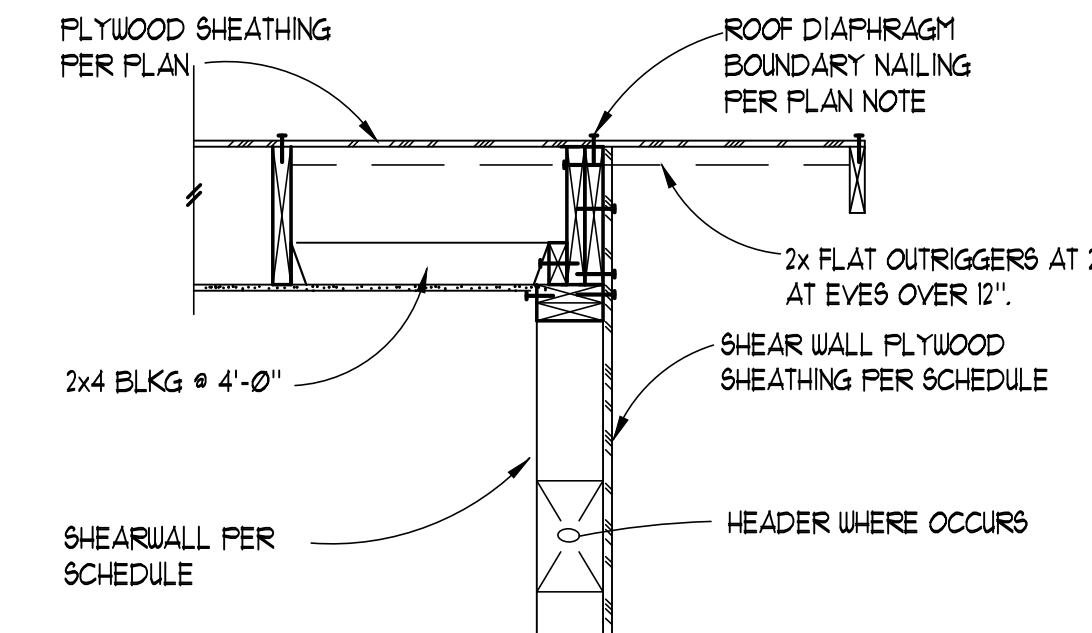
TYPICAL KING POST SECTION

2



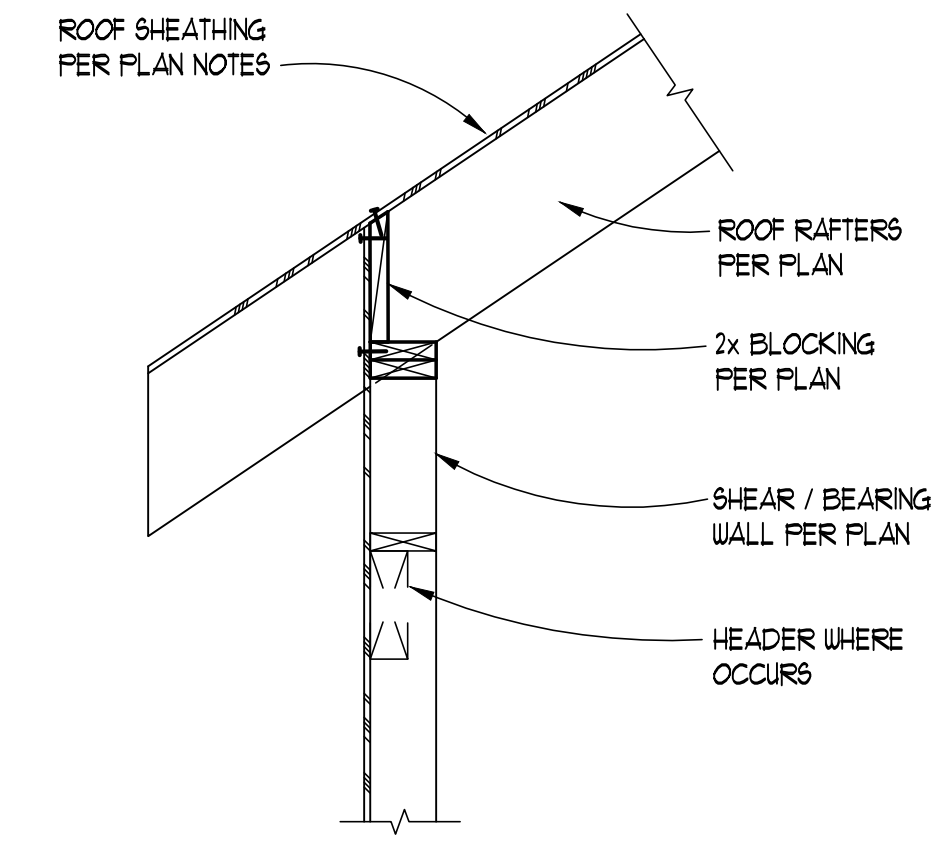
TYPICAL RIDGE BEAM FRAMING W/ VENTING

3

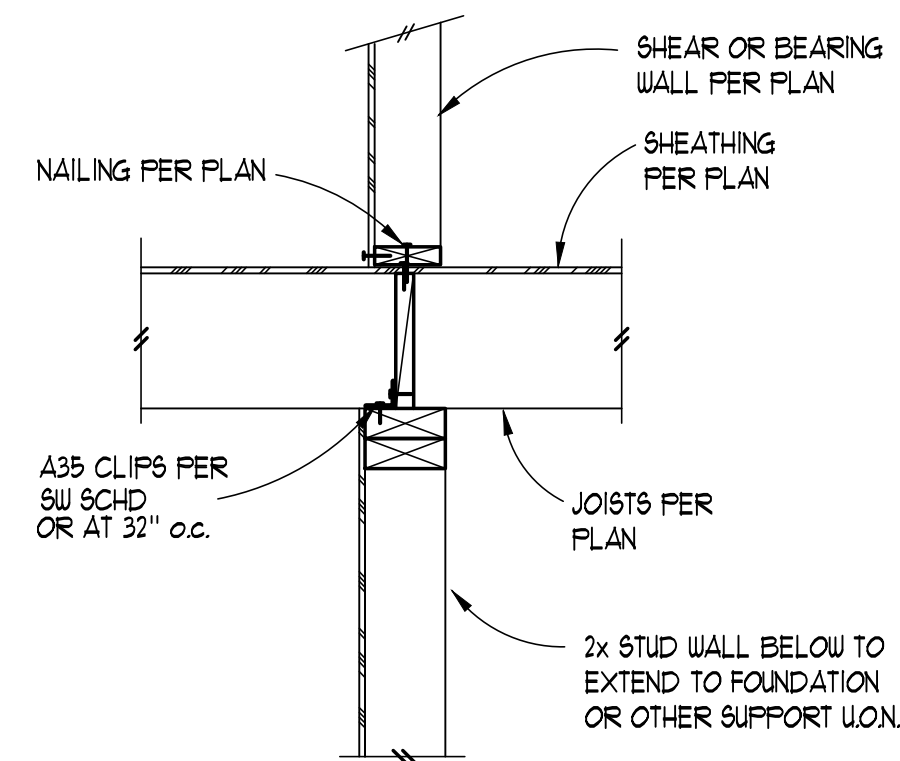


ROOF FRAMING PARALLEL TO WALL

4

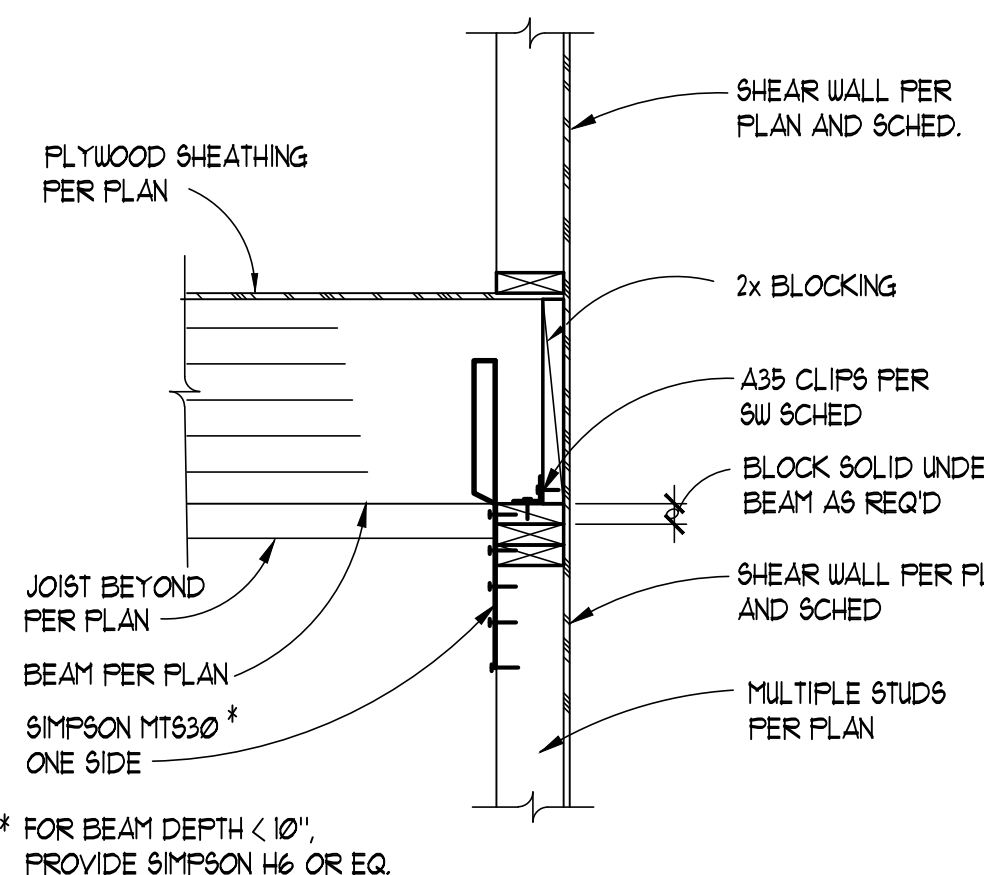


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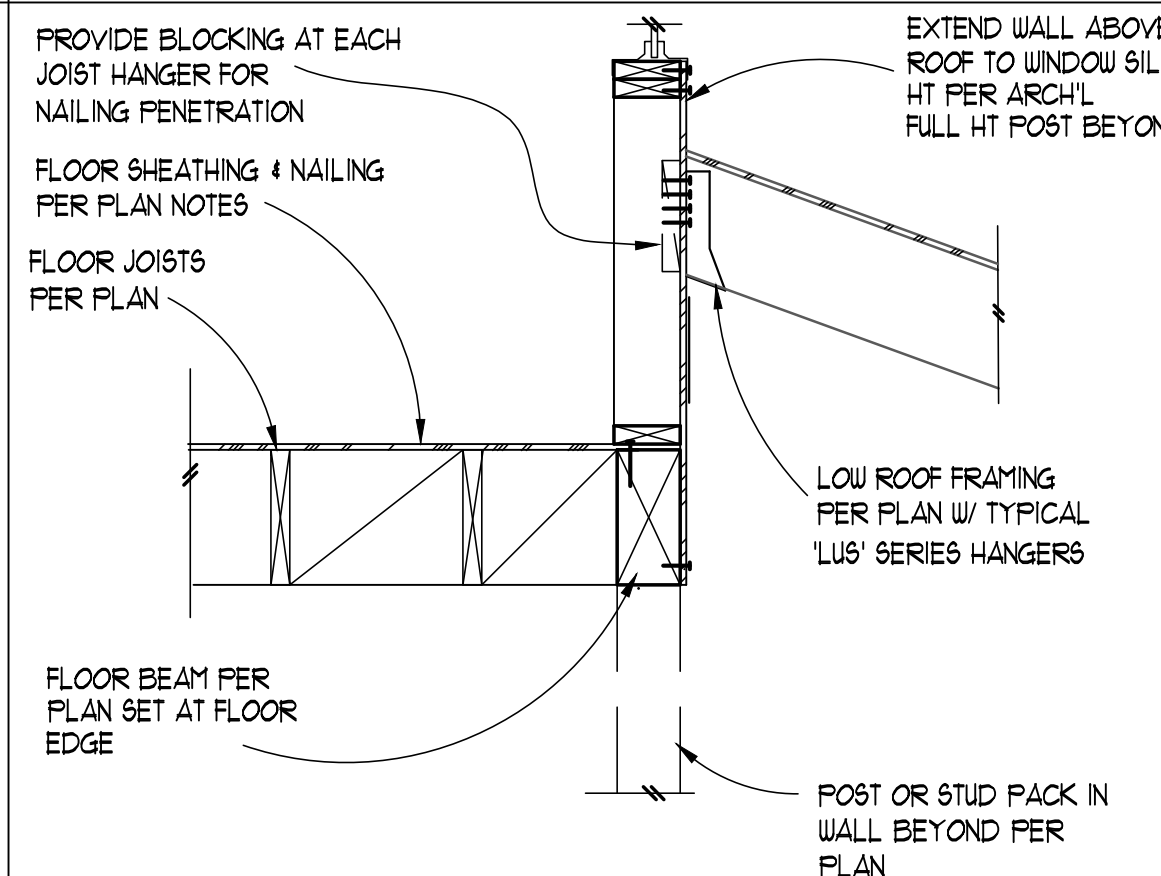
WOOD FRAMING TO STUD WALL BELOW

6



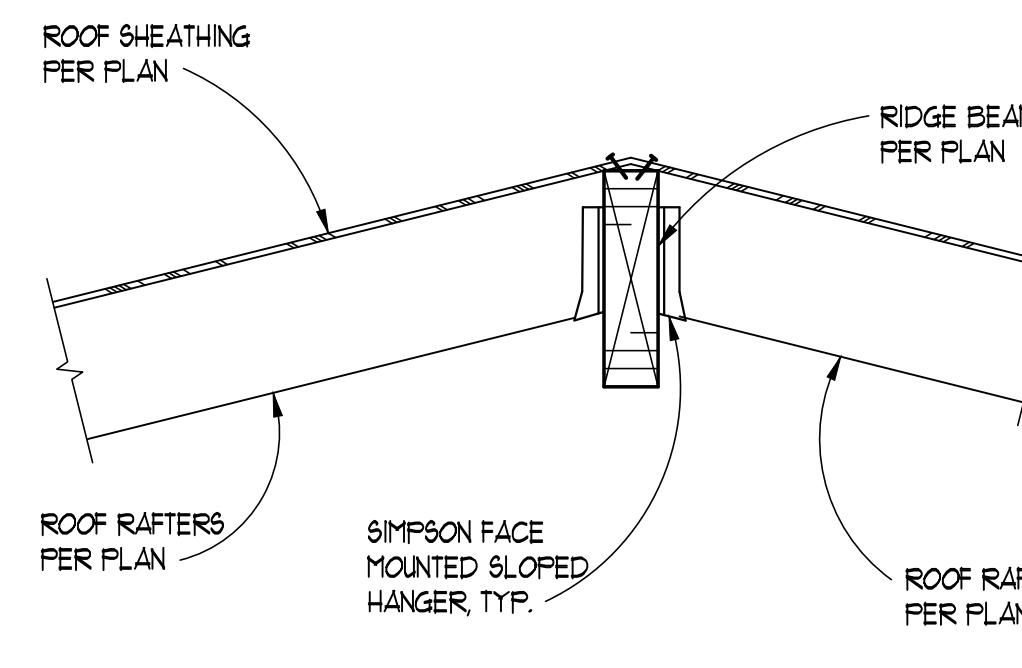
TYPICAL BEAM TO MULTIPLE STUD CONNECTION

7

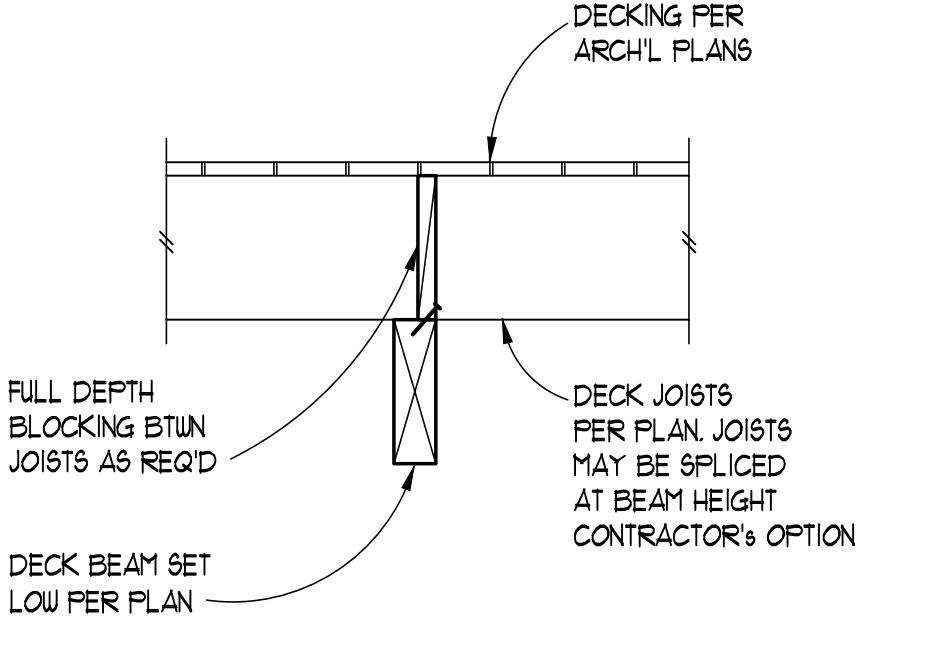


LOW ROOF TO UPPER FLOOR

8

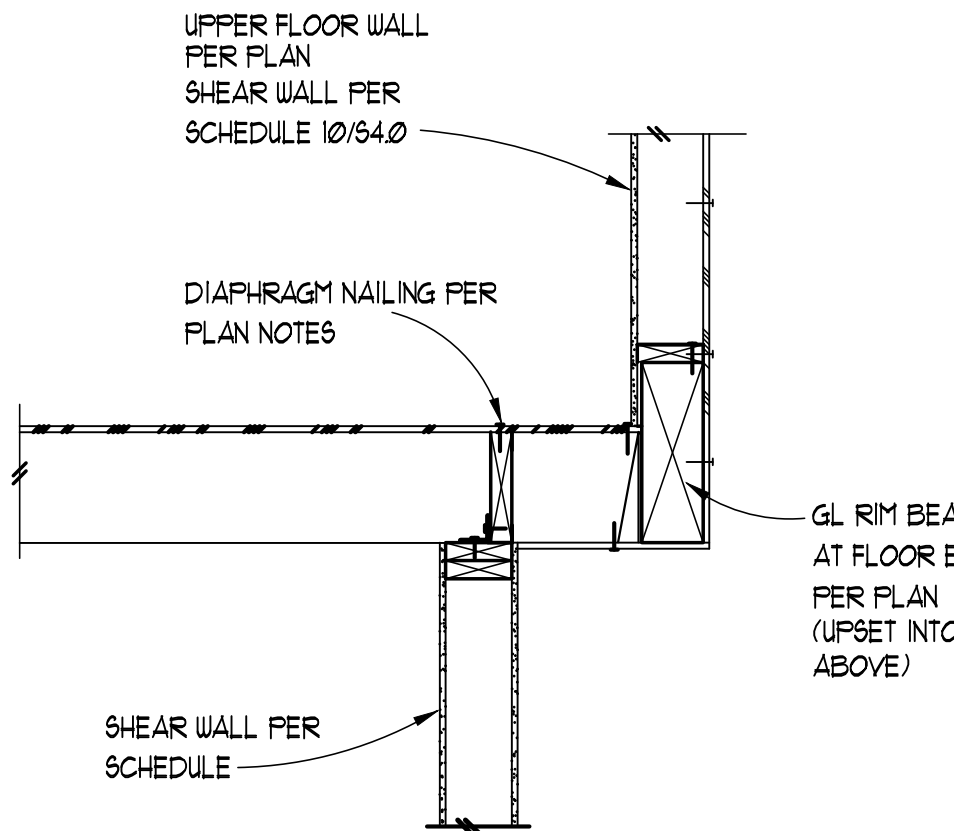


9



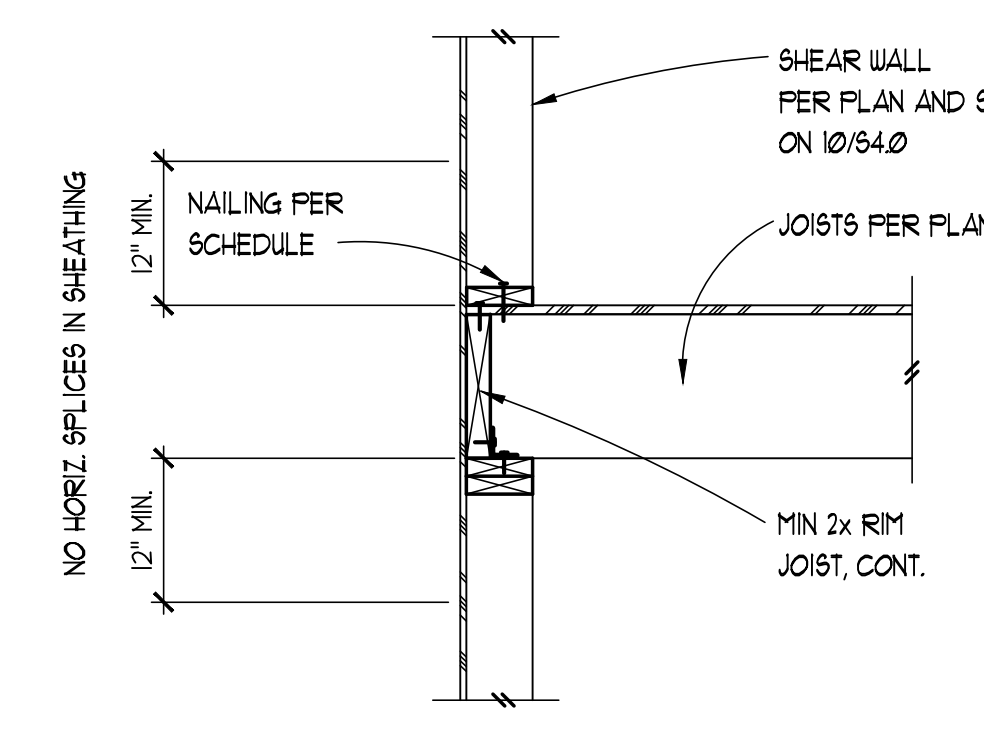
LOW SUPPORT BEAM AT DECK

10



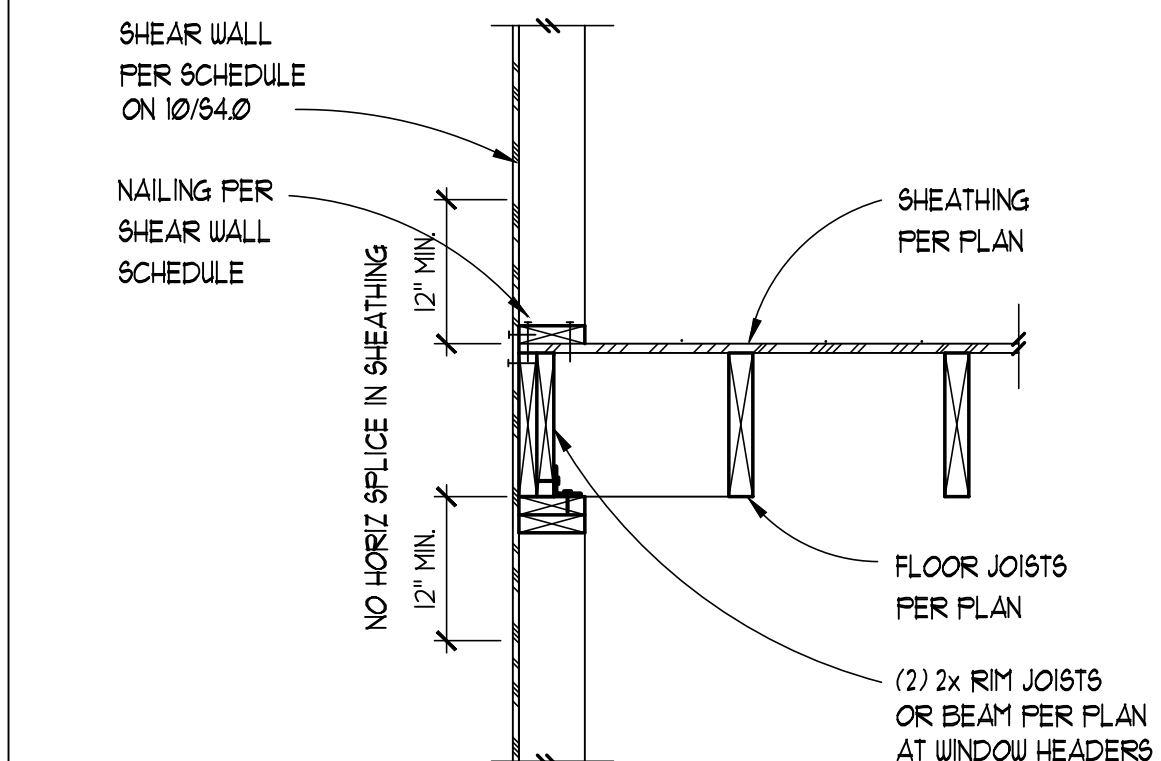
CANTILEVERED FLOOR BAY FRAMING

11



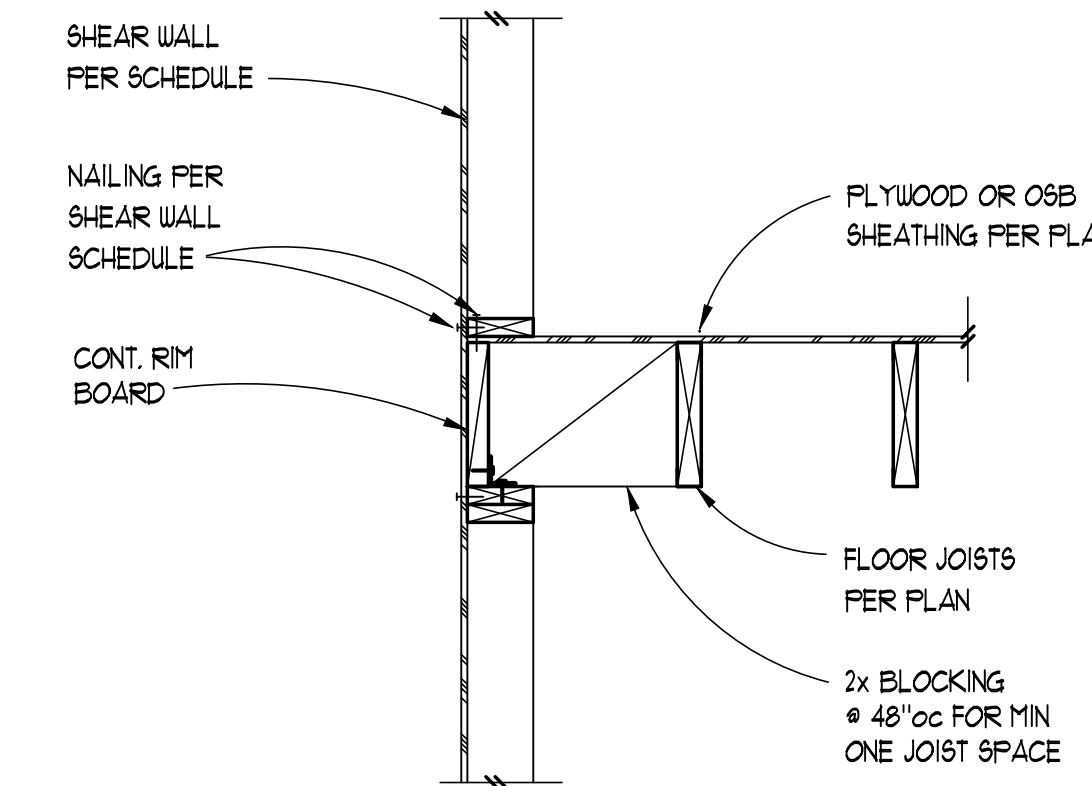
TYPICAL PERPENDICULAR SHEAR WALL FRAMING

12



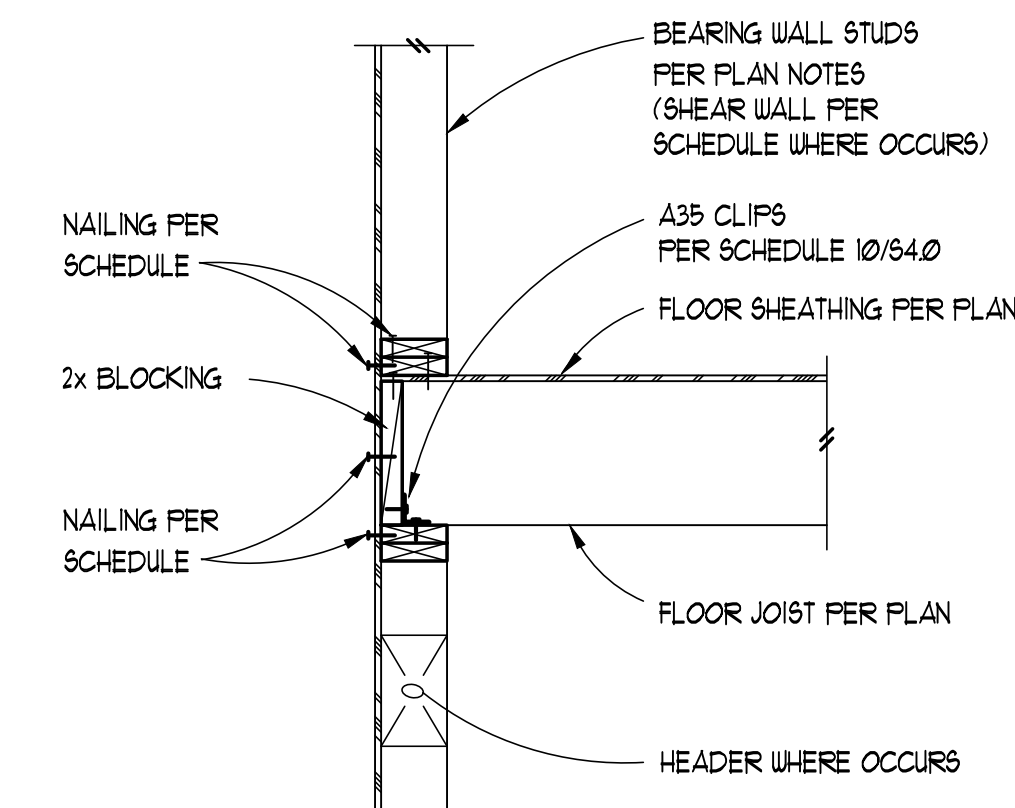
TYPICAL PARALLEL SHEAR WALL FRAMING

13



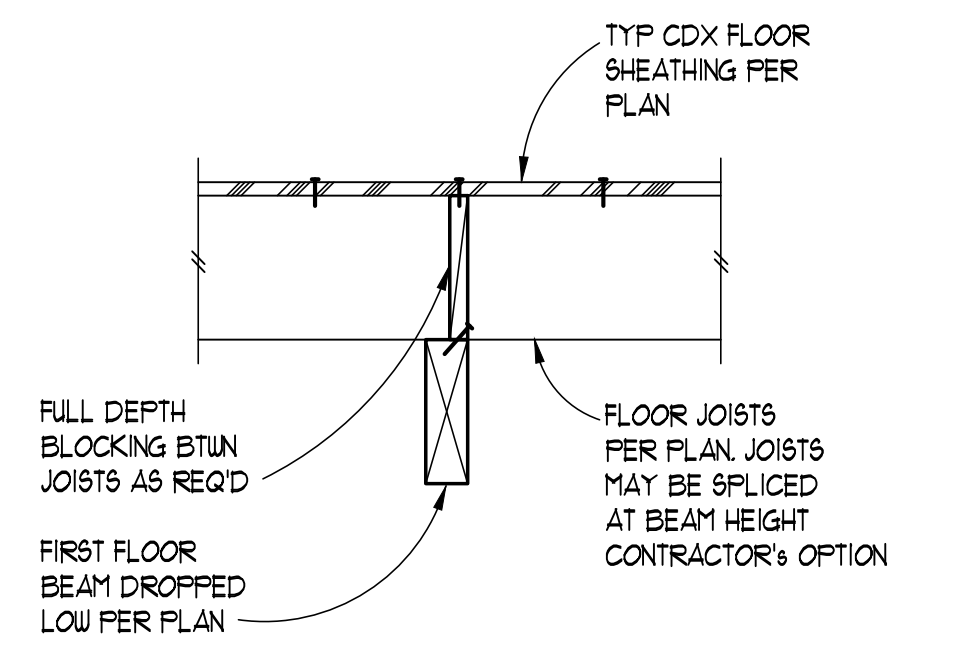
TYPICAL PARALLEL BEARING WALL FRAMING

14



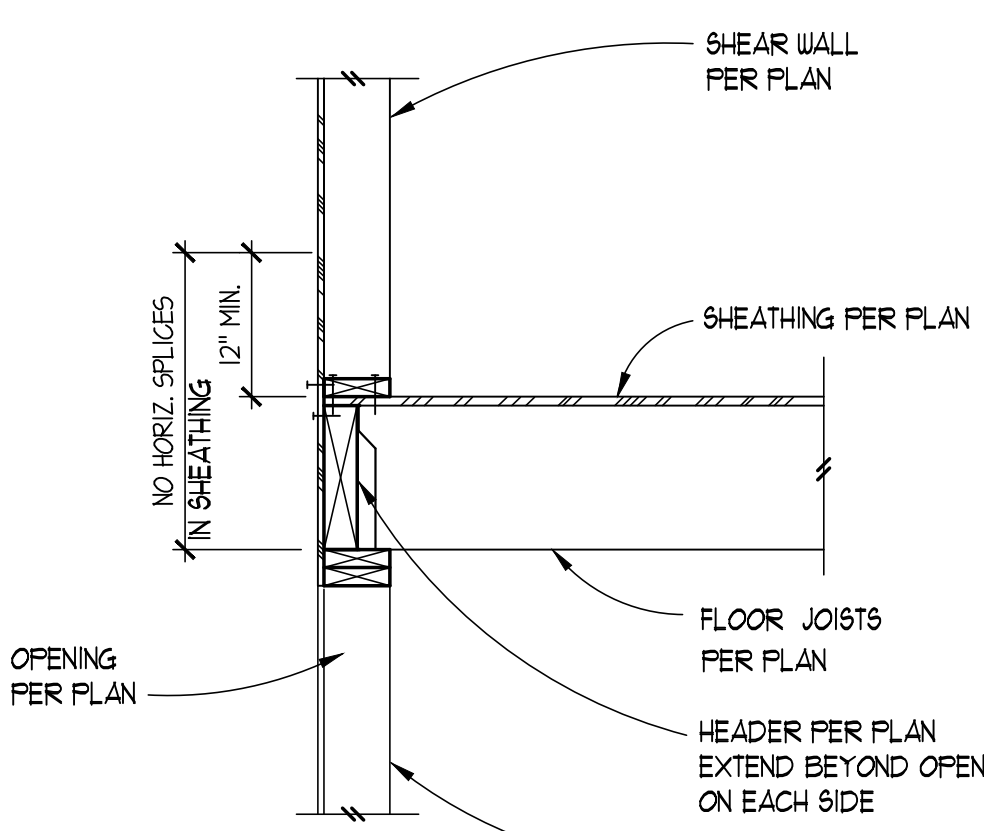
TYPICAL PERPENDICULAR JOIST FRAMING AT BEARING WALL

15



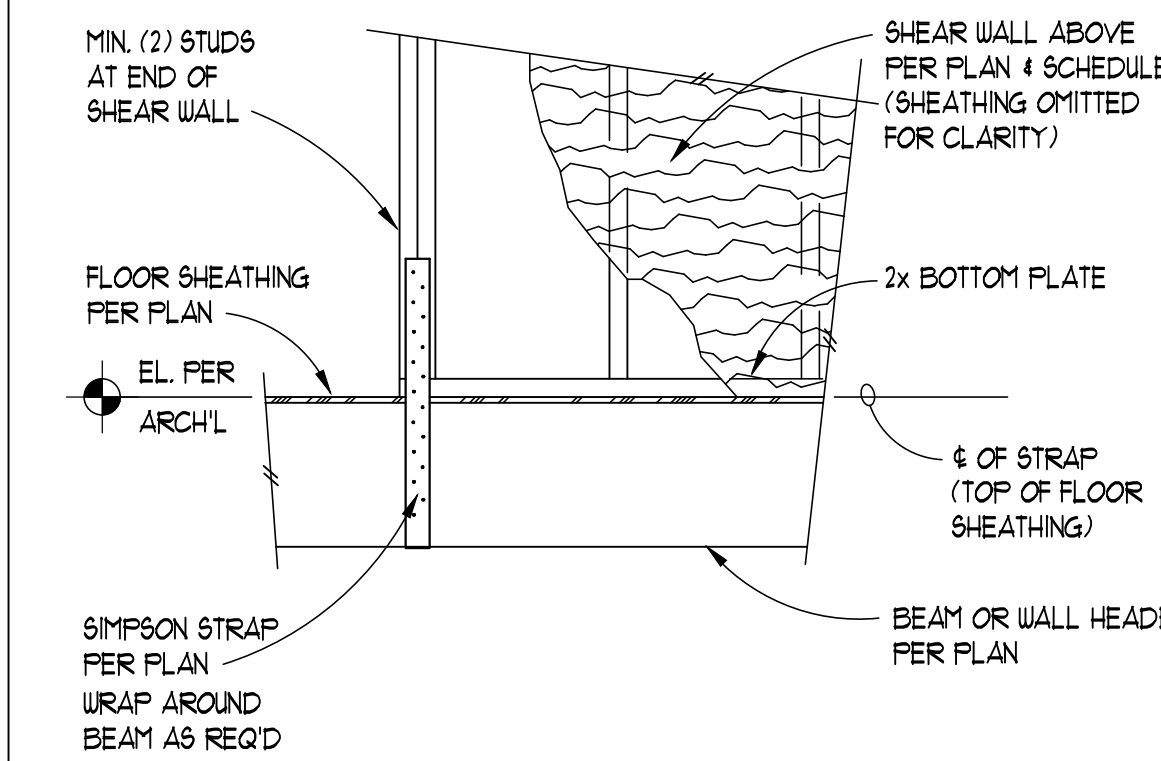
LOW FLOOR SUPPORT BEAM

16



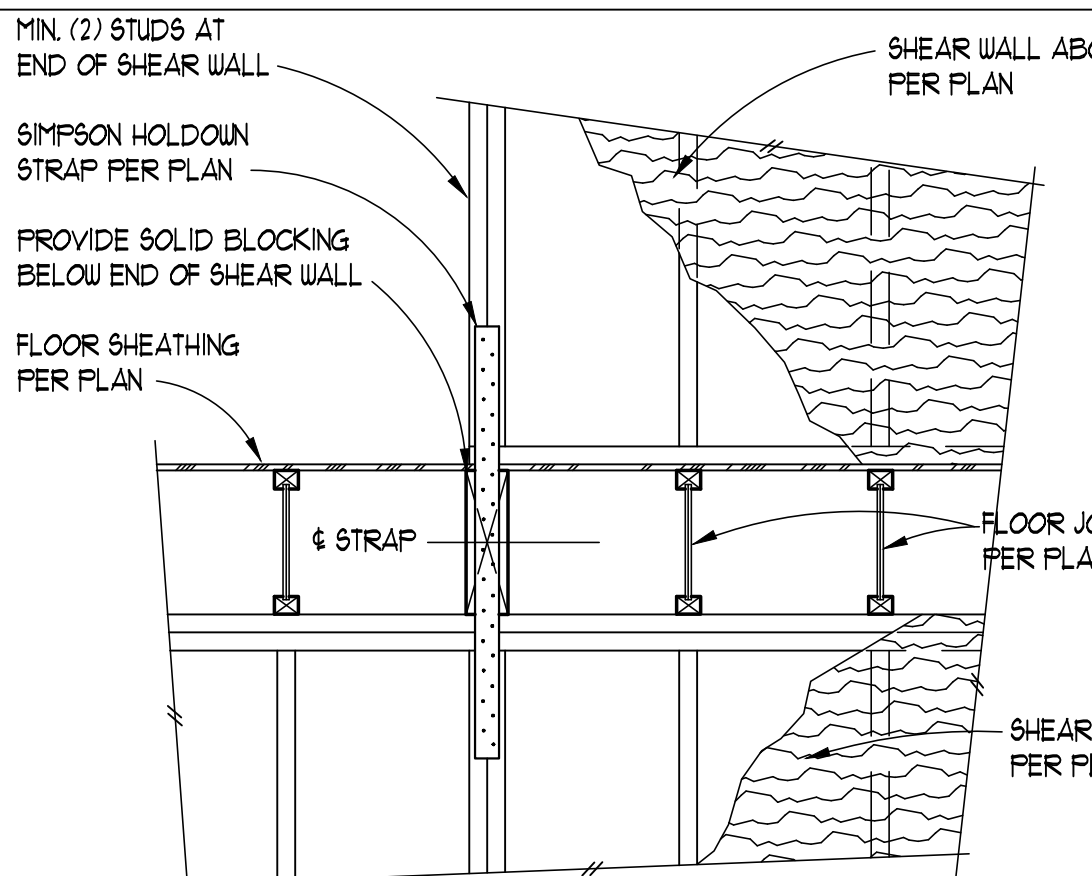
SHEAR WALL OVER HEADER

17



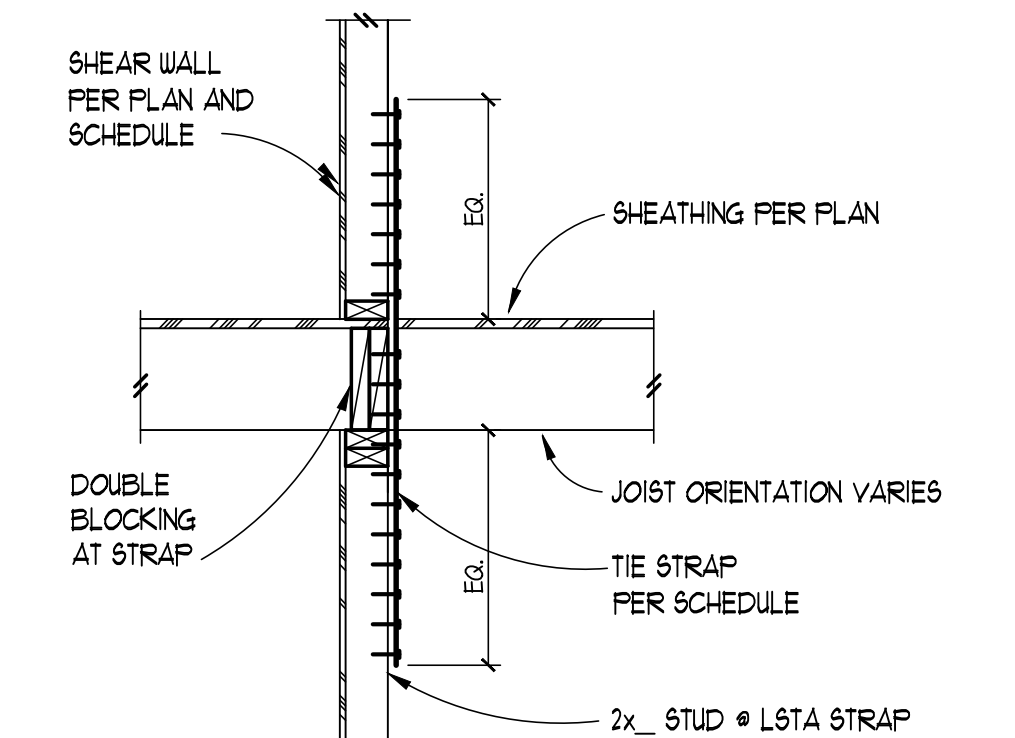
TYPICAL HOLDOWN STRAP CONNECTION AT BEAM / HEADER

18



TYPICAL HOLDOWN STRAP AT FLOOR

19



TYPICAL STRAP TIE - WALL ABOVE AND BELOW

20

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REVISIONS

NO.	DATE	DESCRIPTION

TITLE
TYPICAL WOOD FRAMING SECTIONS

DESIGNED	ANB
DRAWN	KMH
CHECKED	MTS
DATE	12/17/2022
JOB NUMBER	

SHEET NO.

S4.1

REVIEW