

### GENERAL NOTES

- CODE COMPLIANCE  
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFBC, 2018 UPC, 2018 IPCM, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS  
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.  
UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.  
VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION  
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.  
ROUGH OPENINGS BACKING:  
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.  
FURRING:  
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.  
GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).  
FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.  
PATTERNING FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.  
DOORS:  
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.  
WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 6", TYPICAL.
- FRAMING:  
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION:  
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.  
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
- FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION  
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION  
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS  
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT  
ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.  
EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.  
PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.  
APPLIANCES:  
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW:  
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.  
SMOKE DETECTORS:  
NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM REQUIRED THROUGHOUT RESIDENCE. THIS SHALL BE INSTALLED PER NFPA AND COM STANDARDS. A SEPARATE FIRE PERMIT IS REQUIRED.  
FIRE BLOCKING:  
FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER IRC R302.11 AND R302.7

### PROJECT DATA

PROJECT ADDRESS: 9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 142500-0080

SCOPE OF WORK: DEMO/REBUILD OF EXISTING GARAGE WITH A NEW 1915F EXPANSION OVER THE EXISTING DRIVEWAY. NEW 1125F ADDITION/REMODEL OF THE MAIN LEVEL WITH A NEW 716 SF ADDITION OVER THE NEWLY ADDED GARAGE MAIN FLOOR. TOTAL NEW SF TO NOT REQUIRE FIRE SPRINKLERS THROUGHOUT ENTIRE HOUSE. NEW ROOFING THROUGHOUT ENTIRE HOUSE.

ZONING: R-4

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY

FIRE PROTECTION: -

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF)  
35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)

LOT AREA: 12,800 SF

NET AREA: 12,000 SF - 1,273.3 ACCESS EASEMENT SF = **11,526.7 SF**

SETBACKS: FRONT LOT LINE = 20 FT  
REAR LOT LINE = 25 FT  
SIDE LOT LINES = 15 FT TOTAL (MINIMUM 5 FT)

LOT COVERAGE: 40% MAX

### PROJECT TEAM

OWNER: LAWRENCE AND CATHERINE LITCHFIELD  
9001 SE 50TH ST  
MERCER ISLAND, WA 98040  
PHONE: -

ARCHITECT: STURMAN ARCHITECTS, INC.  
9 - 103RD AVE NE, SUITE 203  
BELLEVUE, WA 98004  
PHONE: 425-451-7003  
CONTACT: BRAD STURMAN

L120 ENGINEERING & DESIGN  
13150 91ST PL NE  
KIRKLAND, WA 98034  
PHONE: 425-636-3313  
CONTACT: MANS THURF-JELL

CONTRACTOR: MARCH-MACDONALD, INC.  
9725 SE 36TH ST, STE. 401  
MERCER ISLAND, WA 98040  
PHONE: 206-232-8484  
CONTACT: CLAY MARCH

### LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 12,800 SF  
NET LOT AREA IS 11,526.7 SF

LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	TOTAL LOT COVERAGE	% LOT COVERAGE	
EXISTING LOT COVERAGE	2,860.6 SF	1,502.8 SF	4,163.4 SF	36.1 %
PROPOSED LOT COVERAGE	2,922.8 SF	1,330.3 SF	4,253.3 SF	36.9 %
CHANGE	+262.2 SF	-172.5 SF	+89.9 SF	+0.8 %
% ALLOWED LOT COVERAGE		4,810.7 SF ALLOWABLE		40 %

HARDSCAPE	PATHWAY/PATIO	FIREPIT	HOT TUB/PAD	WOOD DECK/PLANTER	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	274.6 SF	7.0 SF	53.7 SF	430.4 SF	765.7 SF	6.6 %
PROPOSED HARDSCAPE	274.6 SF	7.0 SF	0.0 SF	430.4 SF	712.0 SF	6.2 %
CHANGE	0 SF	0 SF	-53.7 SF	0 SF	0 SF	0.0 %
% ALLOWED HARDSCAPE					1,037.4 SF ALLOWABLE	9 %

HIGHEST EL: +362.3'  
LOWEST EL: +361.0'  
ELEVATION DIFFERENCE= 1.3'

1.3' DIVIDED BY 130.3' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .009

LOT SLOPE IS 0.9%, WHICH IS LESS THAN 15% THUS LOT COVERAGE ALLOWED IS 40%.

NOTE: CONTOURS TAKEN FROM MERCER ISLAND GIS

### GROSS FLOOR AREA

LOT SIZE	AREA
GFA THRESHOLD	= 12,800 SF
	= 5,000 SF OR 40% (5,120) OF THE LOT AREA, WHICHEVER IS LESS
EXISTING RESIDENCE GFA:	
MAIN FLOOR	= 1,483.7 SF
SECOND FLOOR	= 1,017.7 SF
ATTACHED GARAGE	= 583.7 SF
16' x CEILING HEIGHT	= 195.0 SF
TOTAL EXISTING:	= 3,280.1 SF
EXISTING GFA IS 3,280.1 SF OR 25.6%	
PROPOSED RESIDENCE GFA:	
MAIN FLOOR	= 1,595.5 SF
UPPER FLOOR	= 1,561.1 SF
ATTACHED GARAGE	= 771.7 SF
16' x CEILING HEIGHT	= 195 SF
TOTAL PROPOSED:	= 4,123.3 SF
PROPOSED GFA IS 4,123.3 SF OR 32.2%	

### 2018 WSEC CREDITS

CREDITS	OPTION	DESCRIPTION
0.5	1.3	EFFICIENT BUILDING ENVELOPE
1.0	3.1	HIGH EFFICIENCY HVAC EQUIPMENT
0.5	4.1	HIGH EFFICIENCY HVAC EQUIPMENT
1.0	5.3	EFFICIENT WATER HEATING
TOTAL CREDITS: 3.0		

ADDITIONS ARE MORE THAN 500SF OF HEATED SPACE BUT LESS THAN 1,500 SF. 3 CREDITS NEEDED.

### LEGAL DESCRIPTION

CASCADE RIDGE LESS THAT POR BEG AT SW COR OF SD LOT STH S 88-17-59 E 129.49 FT TH N 01-41-19 E 2.33 FT TH N 89-19-59 W 129.51 FT TP OB  
Plat Block:  
Plat Lot: 8

### ENERGY NOTES

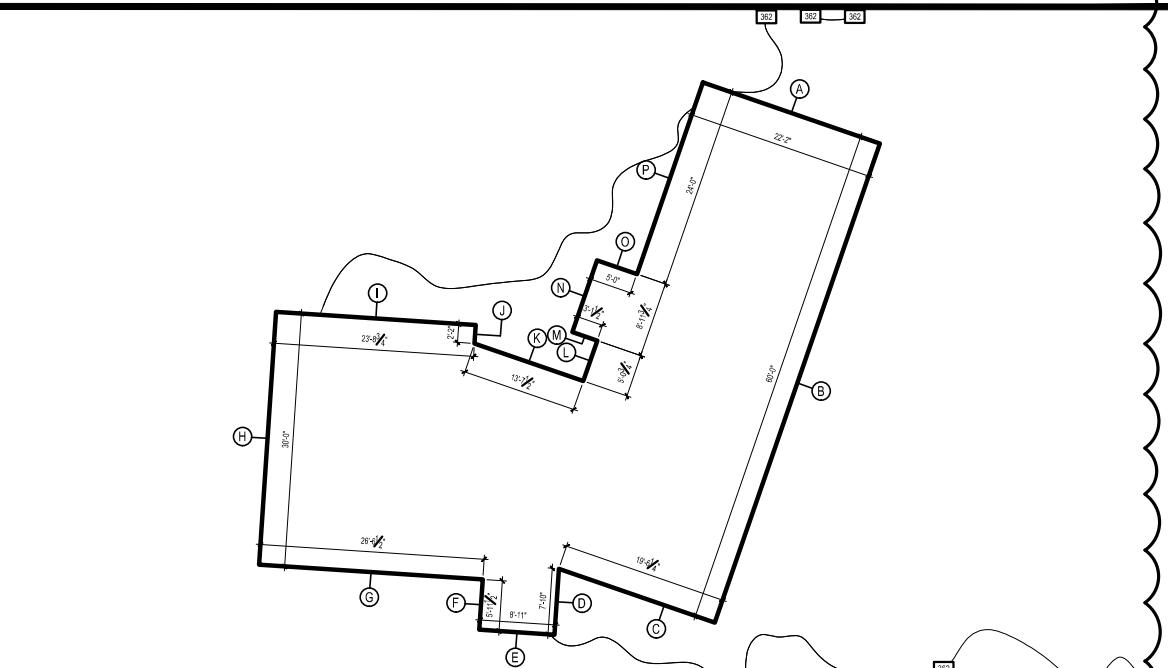
- CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R
- CLIMATIC ZONE: ZONE #4C
- SPACE HEAT TYPE: NATURAL GAS
- INSULATION VALUES:  
WALLS: R-21  
FLAT ATTIC/CEILINGS: R-49  
VAULTED CEILINGS: R-38  
FLOORS (OVER UNHEATED SPACES): R-30  
SLAB-ON-GRADE: R-10
- PRESCRIPTIVE METHOD: UNLIMITED OPTION
- THERMAL STANDARDS FOR OPENINGS: MANUFACTURED DOORS/WINDOWS; CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE
- AIR INFILTRATION: EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE
- MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)
- ATTIC/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE); INSTALL CONTINUOUSLY
- CRAWL SPACE: 6 MIL POLYETHYLENE
- VENTILATION: ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE  
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION
- HEATING & COOLING: EXISTING NATURAL GAS FURNACE
- TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.
- DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.  
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.  
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
- LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.  
ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOTCANDLES AT 30" ABOVE THE FLOOR
- PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.
- WHOLE HOUSE VENTILATION:  
VENTILATION:  
a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 78 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.3 (1&2). FAN SHALL BE CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONG RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.  
b. SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN UNCONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.5.2.  
c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.  
d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES; MIN 10" FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

### DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

### ABE CALCULATIONS NO SCALE

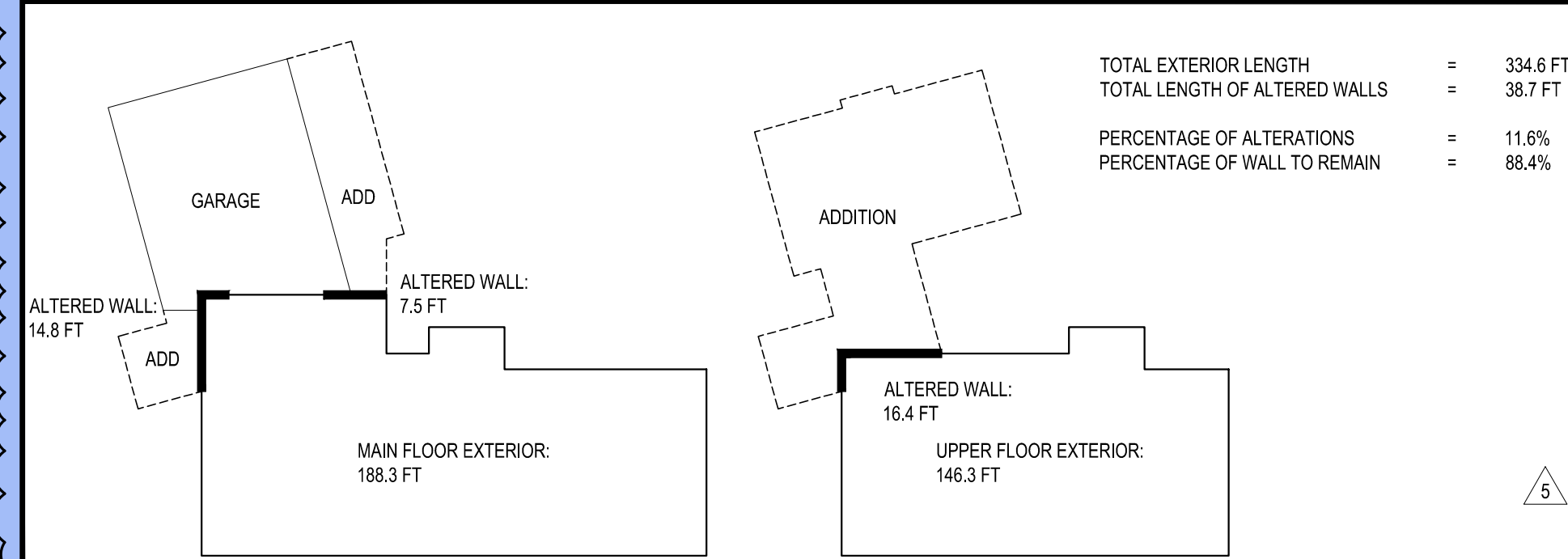


	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	22.20	362.10	8038.62
B	60.00	362.00	21720.00
C	19.50	362.10	7060.95
D	7.80	362.10	2824.38
E	8.90	361.90	3220.91
F	5.90	361.80	2134.62
G	26.50	361.60	9582.40
H	30.00	361.50	10845.00
I	23.70	362.00	8579.40
J	2.20	362.00	796.40
K	13.60	362.10	4924.56
L	5.00	362.10	1810.50
M	3.10	362.10	1122.51
N	8.90	362.10	3222.69
O	5.00	362.10	1810.50
P	24.00	362.10	8690.40
	<b>266.30</b>	<b>5791.70</b>	<b>96383.84</b>
96383.84	<b>361.94</b>	Average Building Elevation	
266.30			

### VICINITY MAP



### 40% RULE DIAGRAM (NO SCALE)



### SHEET INDEX

- |  |   |
|--|---|
| A1.0 SITE PLAN AND PROJECT DATA                              | S-3 FIRST FLOOR FRAMING PLAN                      |
| A1.1 NEW NEW IMPERVIOUS PLAN                                 | S-4 FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN  |
| A1.2 HARD SURFACE PLAN                                       | S-5 SECOND FLOOR FRAMING PLAN                     |
| A2.0 MAIN FLOOR PLAN   | S-6 SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN |
| A2.1 UPPER FLOOR PLAN  | S-7 ROOF FRAMING PLAN                             |
| A2.2 ROOF PLAN AND ROOF VENT CALCULATIONS                    | SD-1 STRUCTURAL DETAILS                           |
| A2.3 CRAWLSPACE VENT PLAN, FAR DIAGRAM, DOOR/WINDOW SCHEDULE | SD-2 STRUCTURAL DETAILS                           |
| A3.0 BUILDING ELEVATIONS                                     | SD-3 STRUCTURAL DETAILS                           |
| A4.0 BUILDING SECTIONS                                       |   |
| A5.0 WALL SECTIONS   |   |
| A6.0 DETAILS   |   |
| AB1 MAIN FLOOR AS BUILT                                      |   |
| AB2 UPPER FLOOR AS BUILT                                     |   |
| S-0 COVER SHEET  |   |
| S-1 STRUCTURAL GENERAL NOTES                                 |   |
| S-2 FOUNDATION PLAN  |   |

### BUILDING AREA

	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL
EXISTING SF:	1,578.4 SF	1,017.7 SF	2,596.1 SF
PROPOSED HOUSE SF:	1,690.3 SF	1,734.1 SF	3,424.4 SF
CHANGE IN SF:	+111.9 SF	+716.4 SF	+828.3 SF

	ATTACHED GARAGE	GRAND TOTAL
EXISTING SF:	583.7 SF	3,179.8 SF
PROPOSED HOUSE SF:	775.3 SF	4,199.7 SF
CHANGE IN SF:	+191.6 SF	+1,019.9 SF

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

POST PERMIT REVISION SET 11/15/2023

STURMAN ARCHITECTS

REGISTERED ARCHITECT

BRADLEY L. STURMAN  
STATE OF WASHINGTON

9 - 103rd Ave NE Suite 203  
Bellevue, WA 98004  
TEL: 425-451-7003

LITCHFIELD RESIDENCE

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

www.sturmanarchitects.com  
All Rights Reserved  
© 2022

SITE PLAN

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

REVISIONS:

- 2023-11-14 PERMIT REVISION
- 2023-11-14 ARCH REV
- 2023-10-26 CORRECTION 3
- 2023-10-26 CORRECTION 2
- 2023-10-26 CORRECTION 1

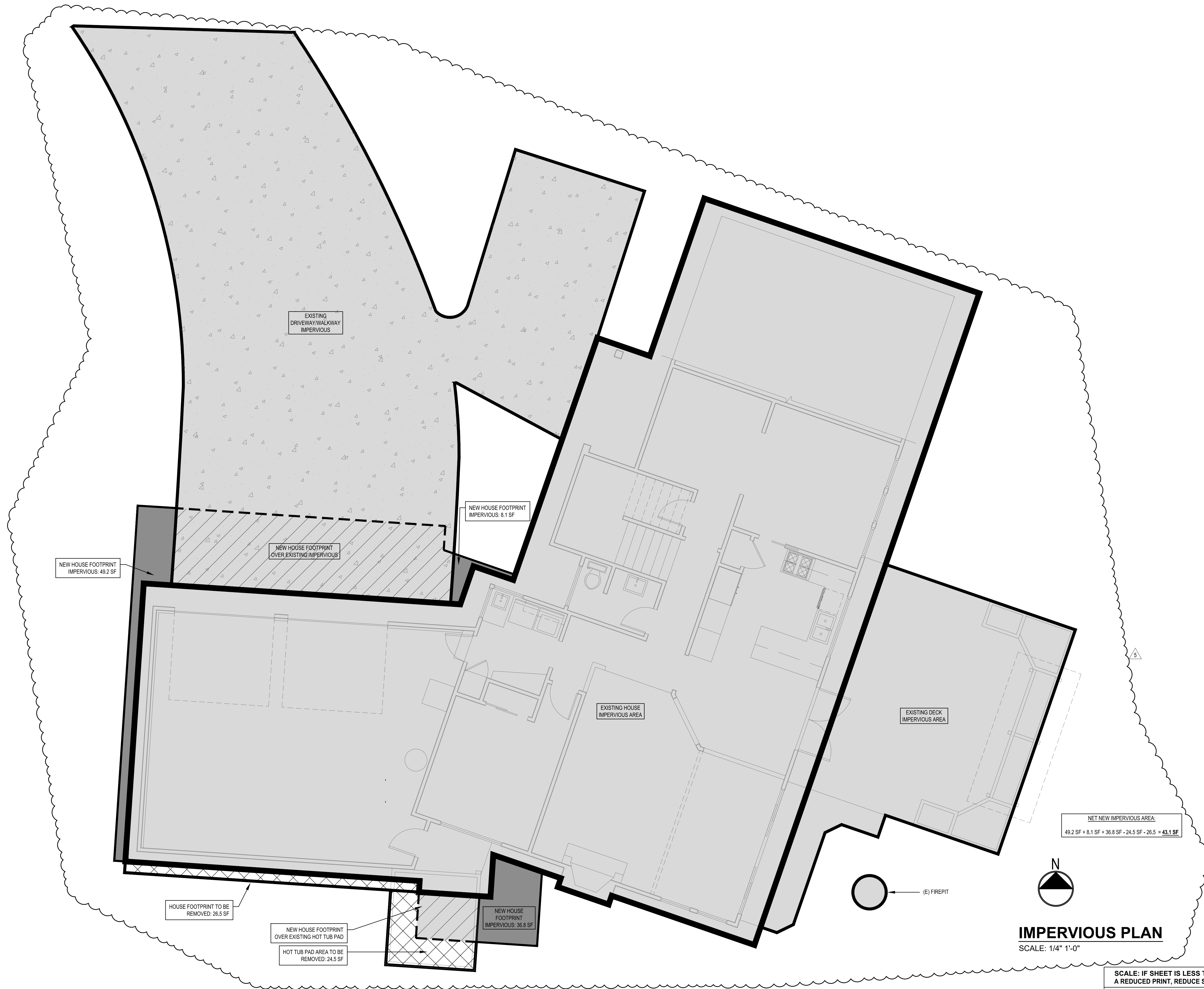
PLOT DATE: 11/10/2023

DRAWN BY: JM

CHECKED BY: BJS

SHEET

**A1.0**



**IMPERVIOUS PLAN**  
 SCALE: 1/4" 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 POST PERMIT REVISION SET 11/15/2023

**IMPERVIOUS PLAN**

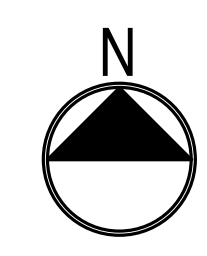
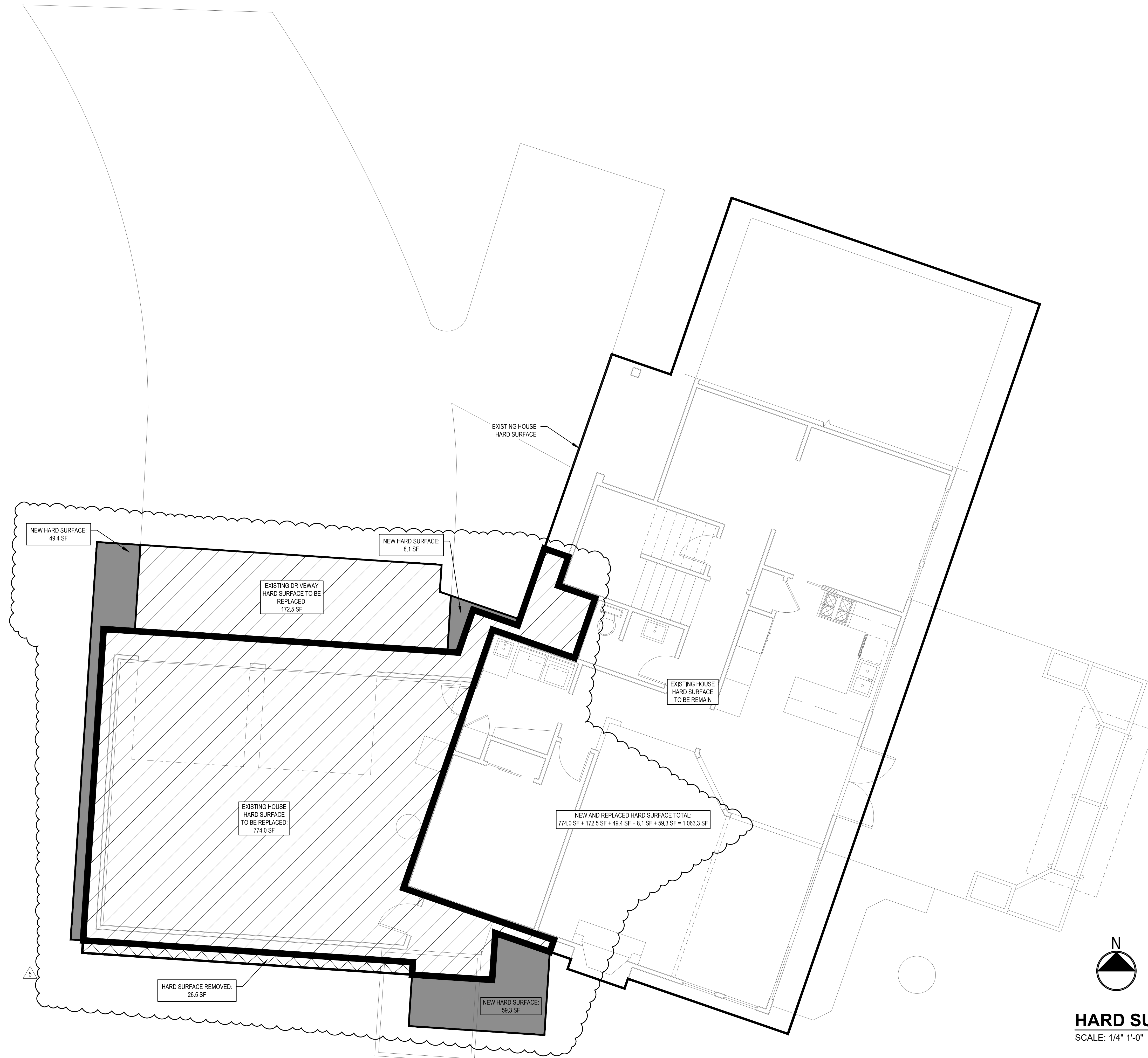
REVISIONS:

2023-9-8 CORRECTION 1	
2023-9-26 CORRECTION 2	
2023-9-28 CORRECTION 3	
ARCH REV	
2023-11-14 PERMIT REVISION	

PLOT DATE: 11/16/2023

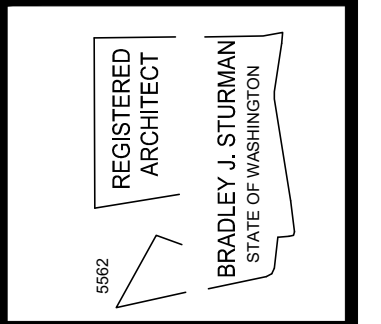
DRAWN BY: JM

CHECKED BY: BJS



**HARD SURFACE PLAN**  
 SCALE: 1/4" 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 POST PERMIT REVISION SET 11/15/2023



www.sturmanarchitects.com  
 All Rights Reserved  
 © 2022

**LITCHFIELD RESIDENCE**  
 9001 SE 50TH ST  
 MERCER ISLAND, WA 98040

**HARD SURFACE PLAN**

REVISIONS:

2023-9-8 CORRECTION 1	
2023-9-26 CORRECTION 2	
2023-9-28 CORRECTION 3	
ARCH REV	
2023-11-14 PERMIT REVISION	

PLOT DATE: 11/16/2023  
 DRAWN BY: JM  
 CHECKED BY: BIS

SHEET  
**A1.2**



**WALL PARTITION TYPES:**

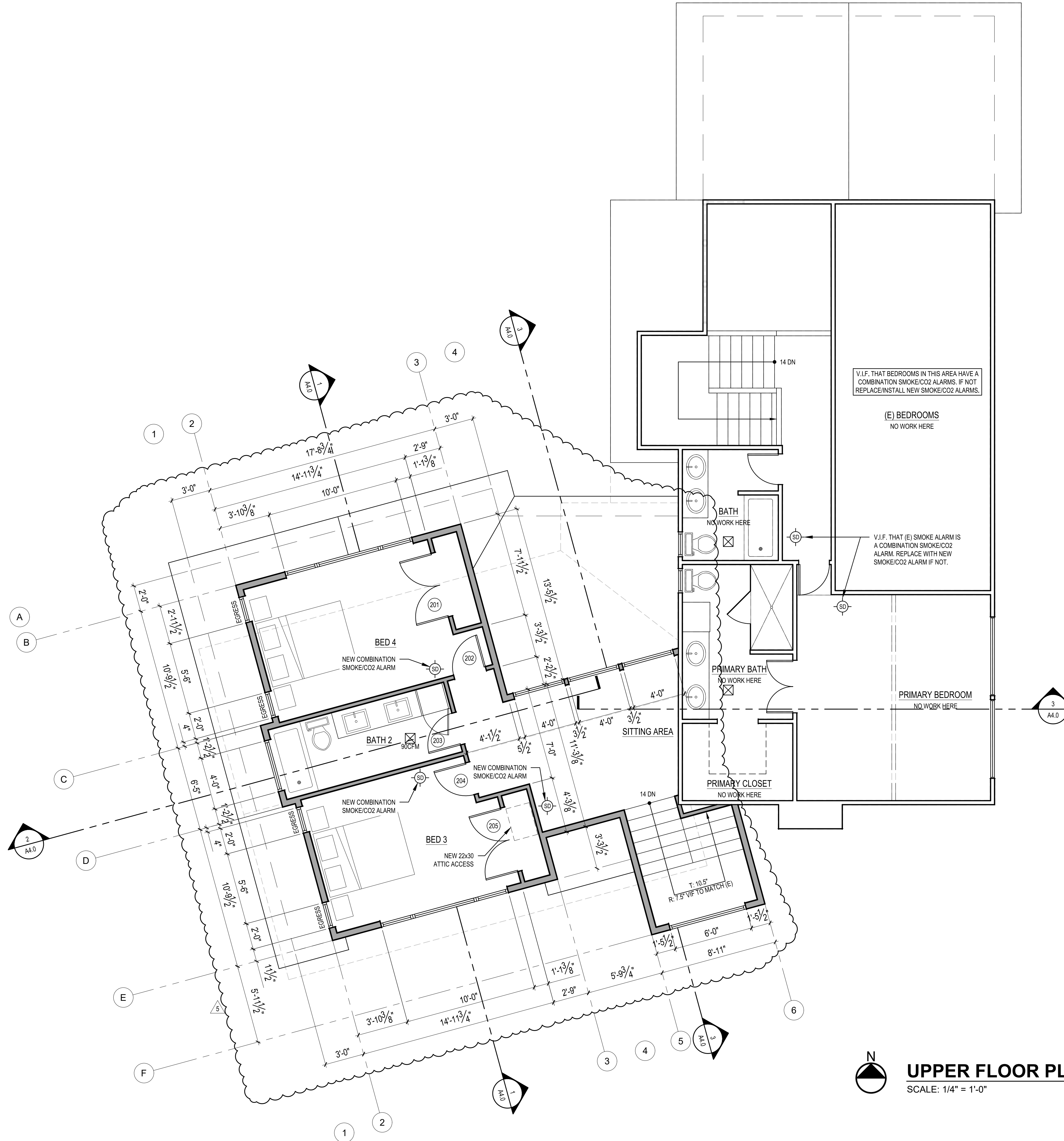
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH  $\phi$  (2)  
 LAYERS 80# BLDG. PAPER  $\phi$  1/2"  
 CDX PLYWOOD  $\phi$  2x6 WOOD  
 STUDS AT 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION EXCEPT AROUND GARAGE.

**TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @  
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

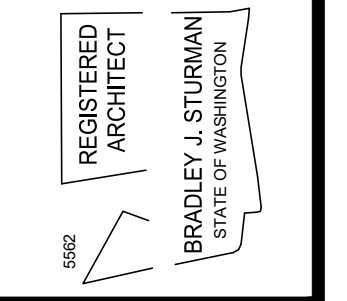
**TYPICAL FURRED WALL**  
 2" AIRSPACE. 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION.

**1HR. FIRE RATED WALL**  
 5/8" THK GWB, TYPE X  $\phi$  2x6 WD STUDS @ 16" O.C.  
 PANELS NAILED 7" O.C. - 1 7/8" CEM CTD NAILS - JOINTS EXP  
 OR FIN - PERIM CAULKED - UL DES U305 & U314 - JOINTS  
 FIN



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

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS  
 A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 POST PERMIT REVISION SET 11/15/2023



www.sturmanarchitects.com  
 All Rights Reserved  
 © 2022

**LITCHFIELD RESIDENCE**  
 9001 SE 50TH ST  
 MERCER ISLAND, WA 98040

**UPPER FLOOR PLAN**

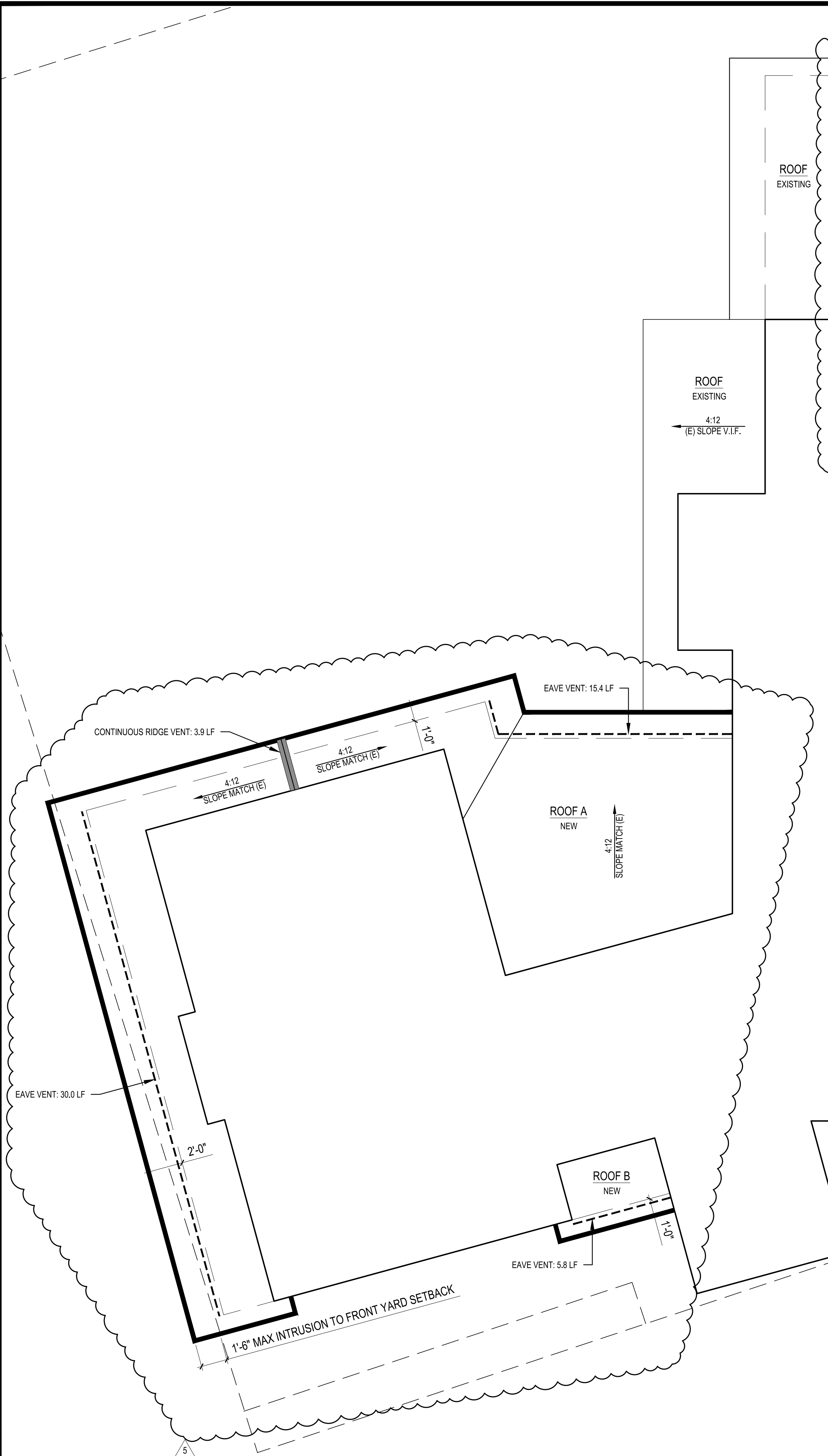
REVISIONS:

2023-5-8 CORRECTION 1	
2023-5-28 CORRECTION 2	
2023-5-28 CORRECTION 3	
ARCH REV	
2023-11-14 PERMIT REVISION	

PLOT DATE: 11/16/2023  
 DRAWN BY: JM  
 CHECKED BY: BJS

SHEET  
**A2.1**

ROOF VENT CALCULATIONS													
CODE REQUIREMENT			CALCULATIONS				ACTUAL						
DESCRIPTION	SF AREA	REQ. VENTING		VENT TYPE		VENT L.F.	=	TOTAL	SF CONVERT.	X	80% EFF		
		PER SF AREA	150	300	RIDGE						EAVE	VENT AREA	1/144
								SQ. IN.					
ROOF A	420	2.80		10 SQ.IN./FT.		45.4		817.2	5.68		4.54	4.80	
				1.5x1.0" VENT									
				12 SQ.IN./FT.		3.9		46.8	0.33		0.26		
ROOF B	26	0.17		10 SQ.IN./FT.		5.8		104.4	0.73		0.58	0.58	
				1.5x1.0" VENT									
				12 SQ.IN./FT.		0		0	0.00		0.00		
ROOF C NEW	933	6.22		10 SQ.IN./FT.		56.7		1020.6	7.09		5.67	9.18	
				1.5x1.0" VENT									
				12 SQ.IN./FT.		52.6		631.2	4.38		3.51		
				CONTINUOUS				0	0.00		0.00		



**PARTIAL LOWER ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
POST PERMIT REVISION SET 11/15/2023

**ROOF PLANS**

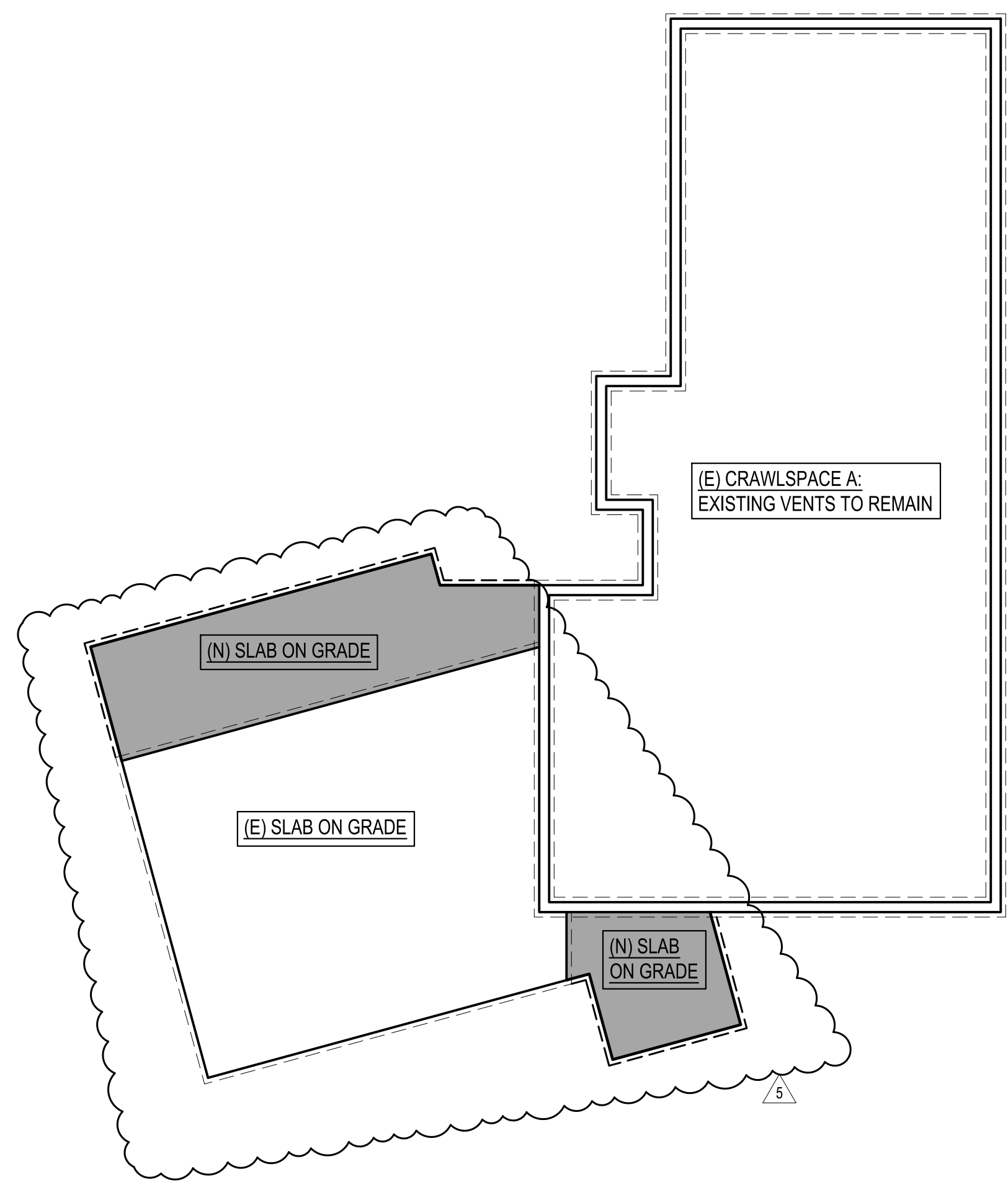
**LITCHFIELD RESIDENCE**  
9001 SE 50TH ST  
MERCER ISLAND, WA 98040

**A2.2**

REVISIONS:  
 2023-11-14 PERMIT REVISION  
 2023-11-14 ARCH REV  
 2023-10-26 CORRECTION 3  
 2023-10-26 CORRECTION 2  
 2023-10-26 CORRECTION 1

PLOT DATE: 11/16/2023  
 DRAWN BY: JM  
 CHECKED BY: BJS

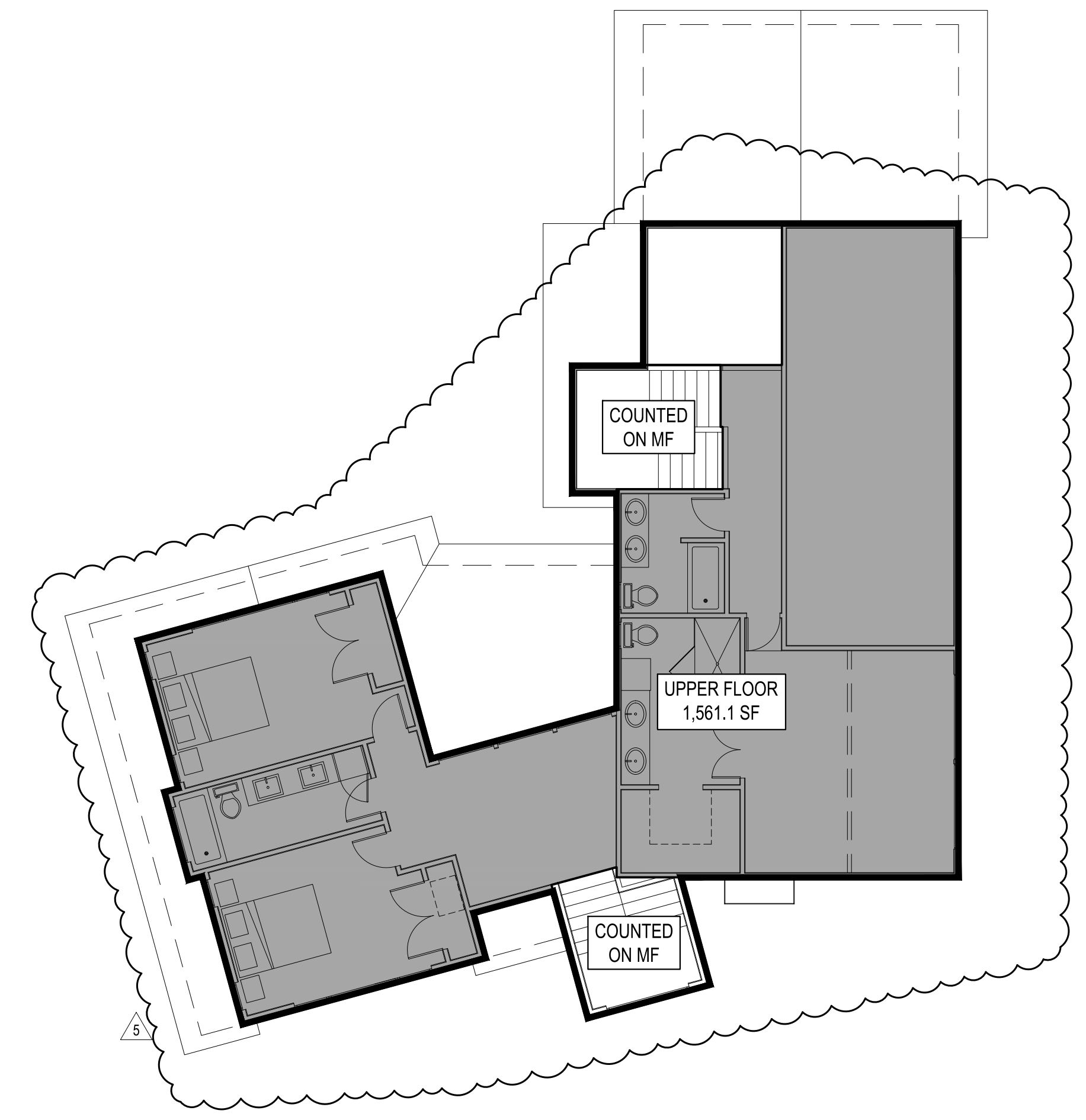
STURMAN ARCHITECTS  
 9-103rd Ave NE Suite 203  
 Bellevue, WA 98004  
 TEL: 425.451.7003



**CRAWLSPACE DIAGRAM**  
 SCALE: 1/8" = 1'-0"



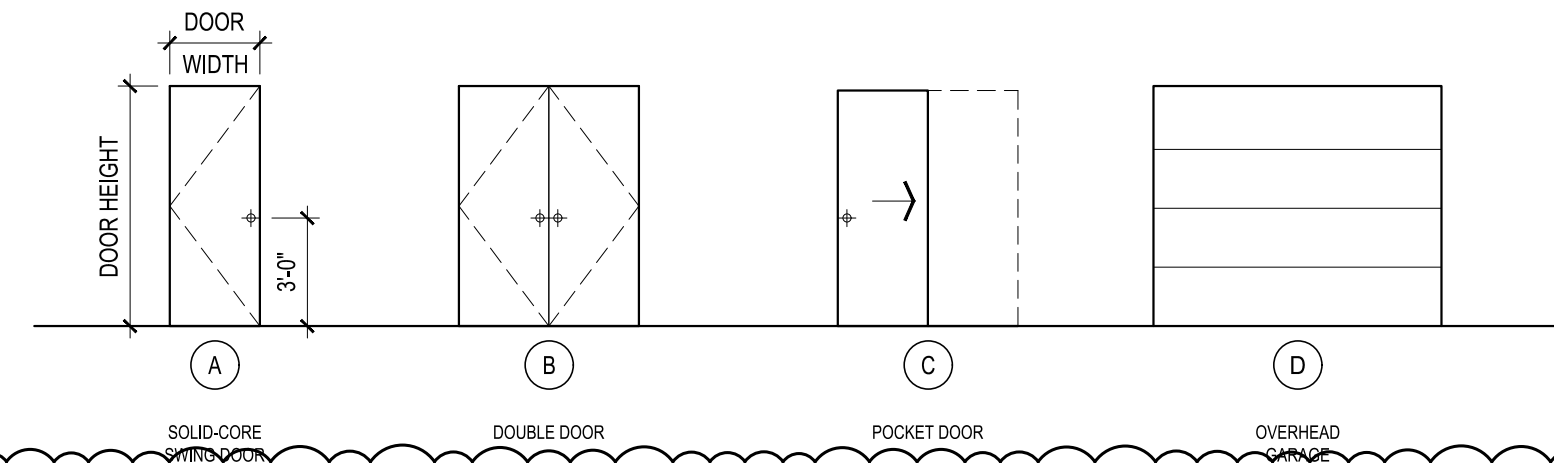
**MAIN FLOOR**  
 SCALE: 1/8" = 1'-0"



**UPPER FLOOR**  
 SCALE: 1/8" = 1'-0"

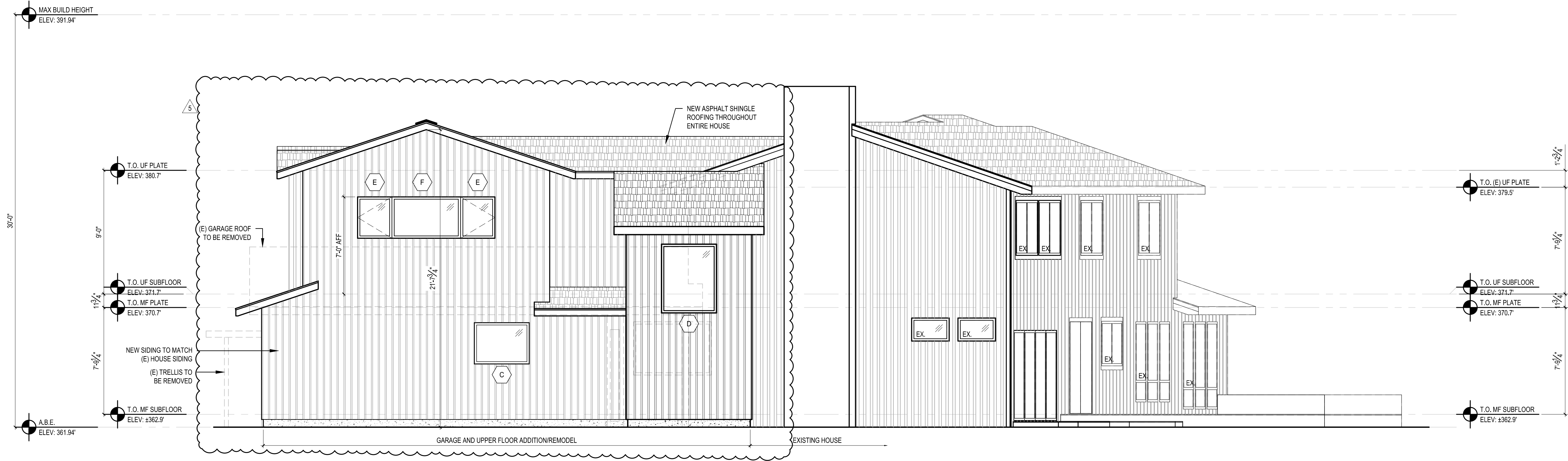
PROPOSED GROSS FLOOR AREA			
MAIN FLOOR	1,595.5 SF	LOT SIZE	12,800 SF
UPPER FLOOR	1,561.1 SF	GFA THRESHOLD	= 5,000 SF
GARAGE	771.7 SF	PROPOSED GFA	= 4,123.3 SF
16'-0" + CEILING HEIGHT	195.0 SF	PROPOSED %GFA COVERAGE	= 32.2%
TOTAL	4,123.3 SF	PROPOSED GFA IS 4,123.3 SF OR 32.2%	

**DOOR TYPES:**



DOOR SCHEDULE								
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
<b>MAIN FLOOR</b>								
101	MUDROOM	2' - 6"	6' - 8"	C		1-3/4"		
102	MUDROOM	2' - 10"	6' - 8"	A		1-3/4"		20 MIN FIRE RATED DOOR
103	LAUNDRY	2' - 10"	6' - 8"	A		1-3/4"		
104	UNDER STAIR CLOSET	2' - 6"	6' - 8"	A		1-3/4"		
105	GARAGE STORAGE	2' - 6"	6' - 8"	A		1-3/4"		
106	MECHANICAL	2'-6" PR	6' - 8"	B		1-3/4"		
107	GARAGE	9' - 0"	8' - 0"	D		1-3/4"		
108	GARAGE	9' - 0"	8' - 0"	D		1-3/4"		
<b>UPPER FLOOR</b>								
201	BED 4 CLOSET	2' - 6" PR	7' - 0"	B		1-3/4"		
202	BED 4 CLOSET	2' - 6"	7' - 0"	A		1-3/4"		
203	BATH 2	2' - 6"	7' - 0"	A		1-3/4"		
204	BED 3	2' - 6"	7' - 0"	A		1-3/4"		
205	BED 3 CLOSET	2' - 6" PR	7' - 0"	B		1-3/4"		

WINDOW SCHEDULE									
TAG.	DESCRIPTION	WINDOW SIZE		TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	CASEMENT	2' - 6"	4' - 0"		4	32	0.28	LOW E / CLEAR	EGRESS
B	AWNING	4' - 0"	1' - 6"	Y	1	6	0.28	LOW E / CLEAR	
C	FIXED	4' - 0"	3' - 0"		3	36	0.28	LOW E / CLEAR	
D	FIXED	4' - 0"	5' - 0"		1	20	0.28	LOW E / CLEAR	
E	CASEMENT	2' - 6"	3' - 0"		4	30	0.28	LOW E / CLEAR	
F	FIXED	5' - 0"	3' - 0"		2	30	0.28	LOW E / CLEAR	
G	FIXED	4' - 0"	1' - 6"		3	18	0.28	LOW E / CLEAR	
H	FIXED	4' - 0"	4' - 0"		1	16	0.28	LOW E / CLEAR	



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



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

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
POST PERMIT REVISION SET 11/15/2023

REVISIONS:

2023-5-8 CORRECTION 1	ARCH REV
2023-5-26 CORRECTION 2	ARCH REV
2023-5-28 CORRECTION 3	ARCH REV
2023-11-14 PERMIT REVISION	ARCH REV

PLOT DATE: 11/16/2023

DRAWN BY: JM

CHECKED BY: BJS

SHEET

**A3.0**

REVISIONS:
2023-8-8 CORRECTION 1
2023-8-26 CORRECTION 2
2023-8-28 CORRECTION 3
ARCH REV
2023-11-14 PERMIT REVISION

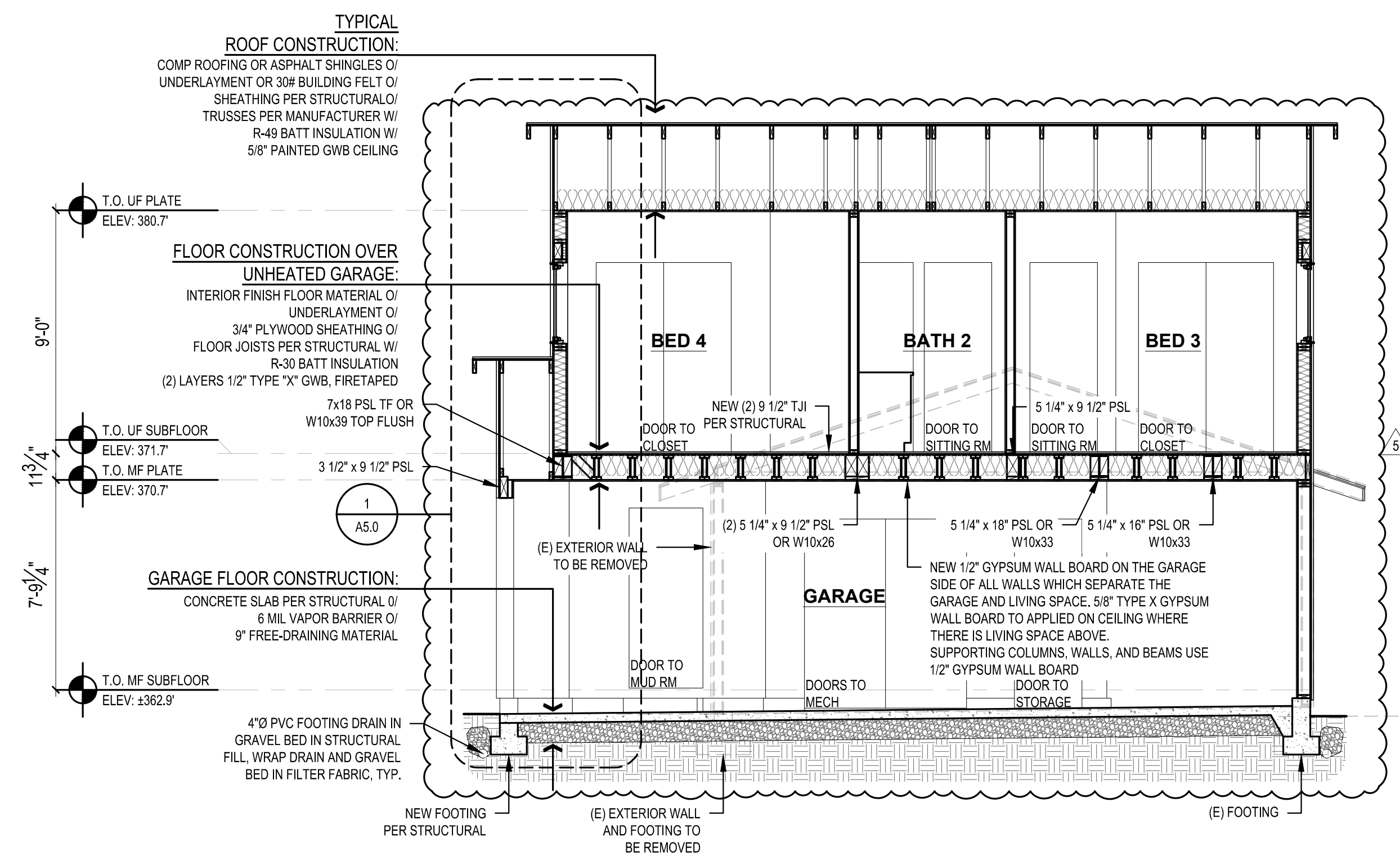
PLOT DATE: 11/16/2023  
 DRAWN BY: JM  
 CHECKED BY: BJS

SHEET  
**A3.1**

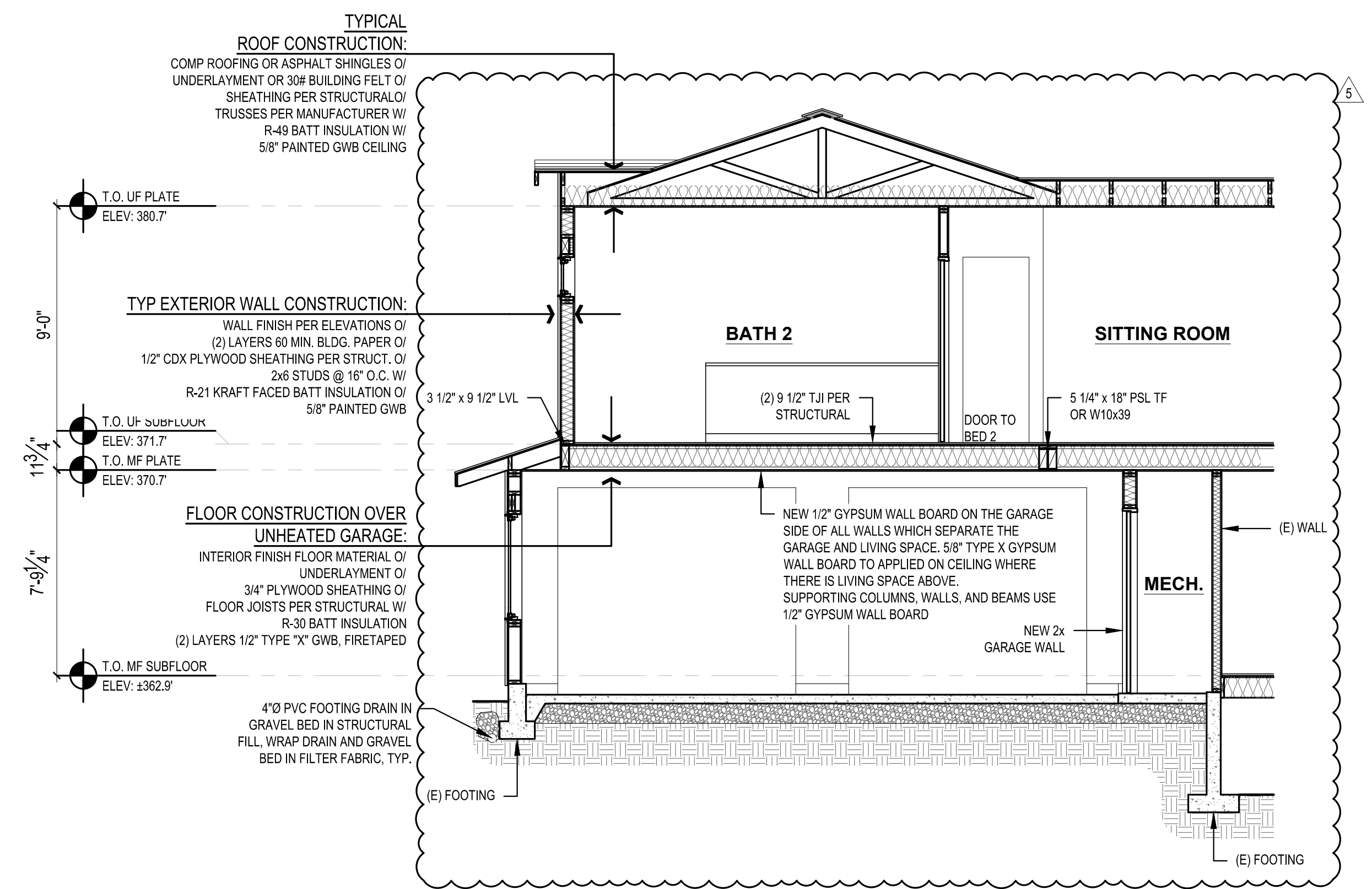


**3 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

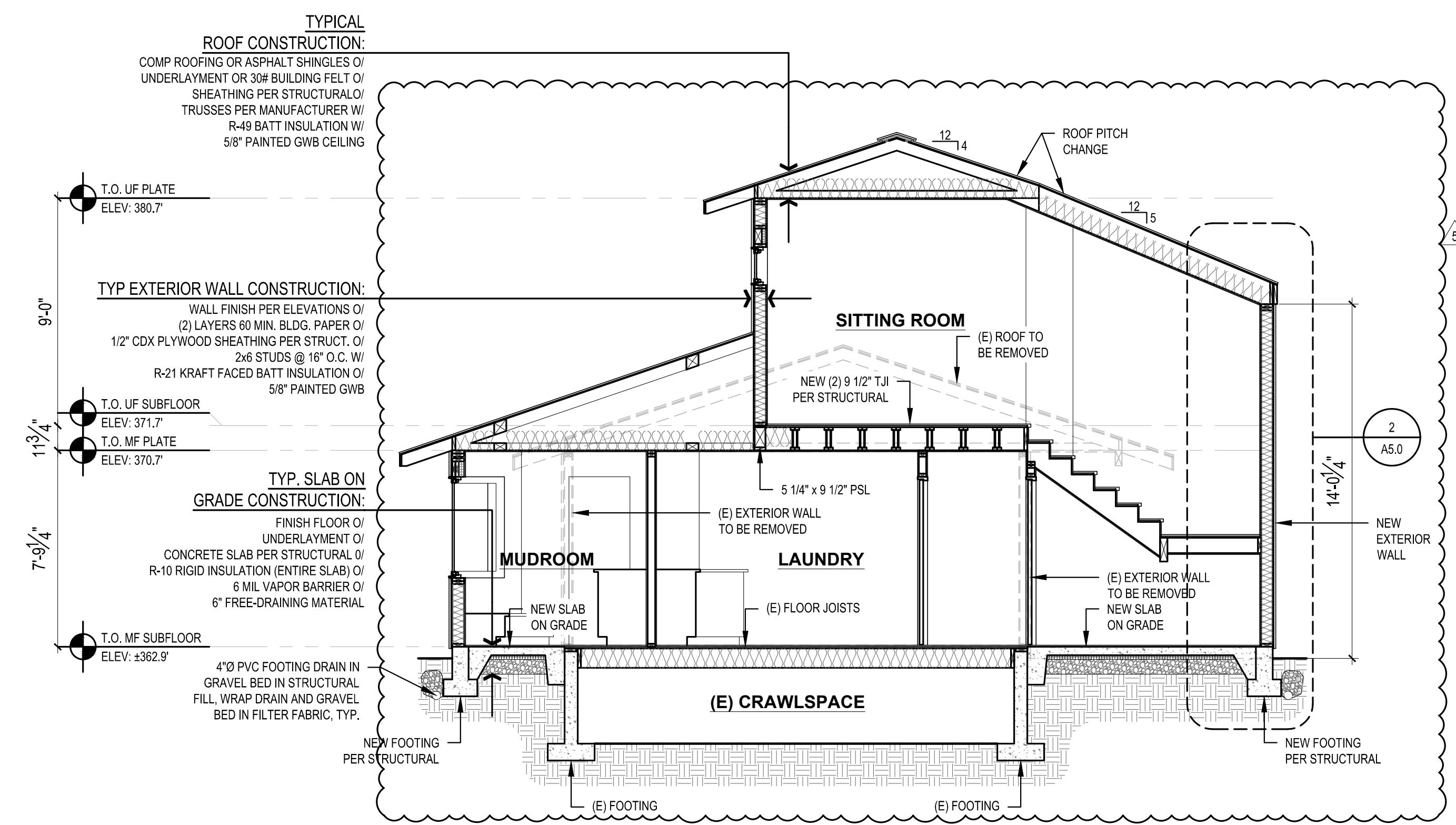
SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 POST PERMIT REVISION SET 11/15/2023



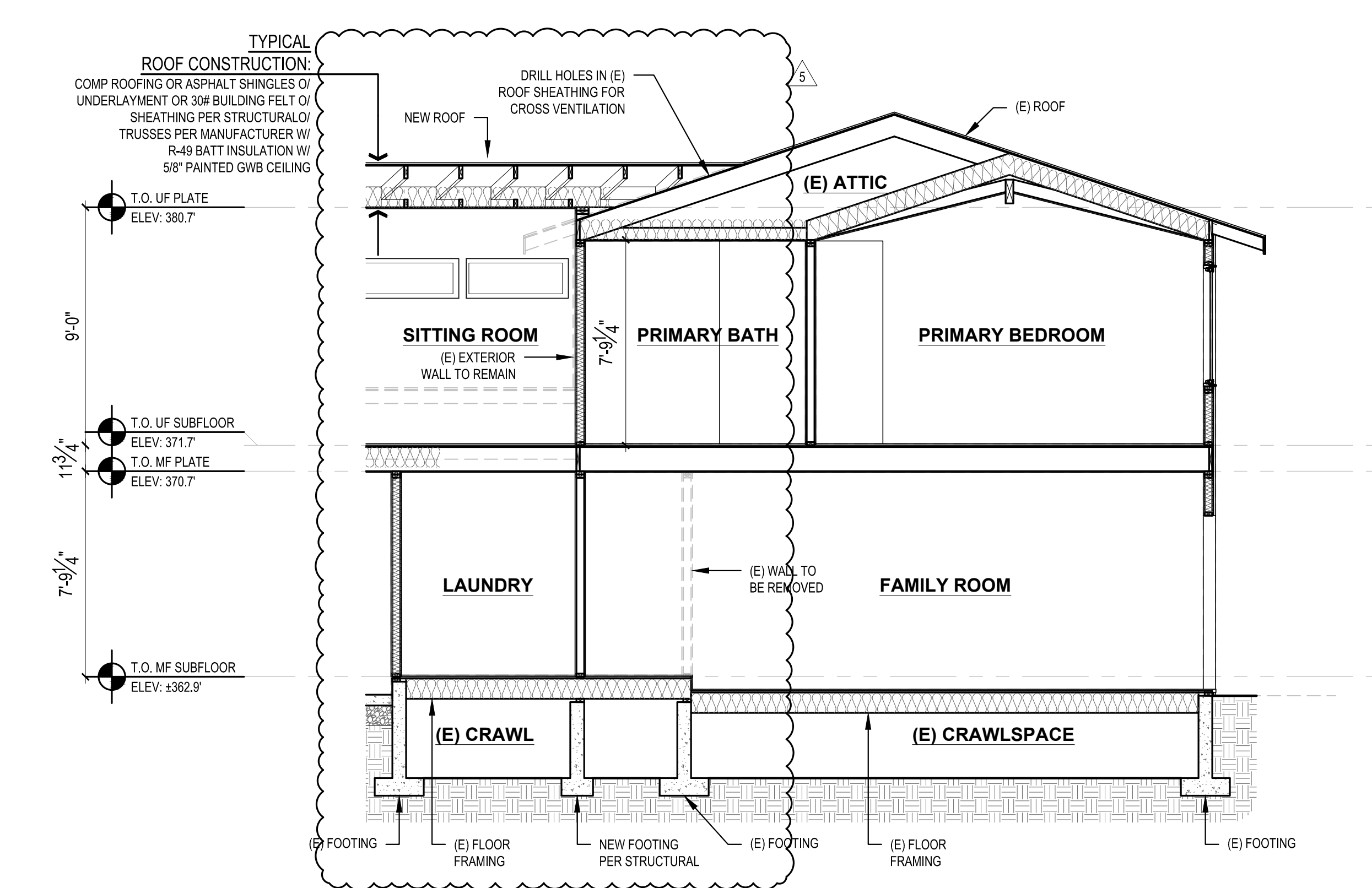
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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

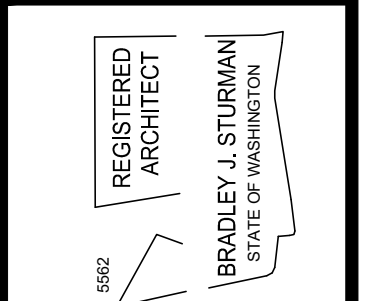


**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**4 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
POST PERMIT REVISION SET 11/15/2023

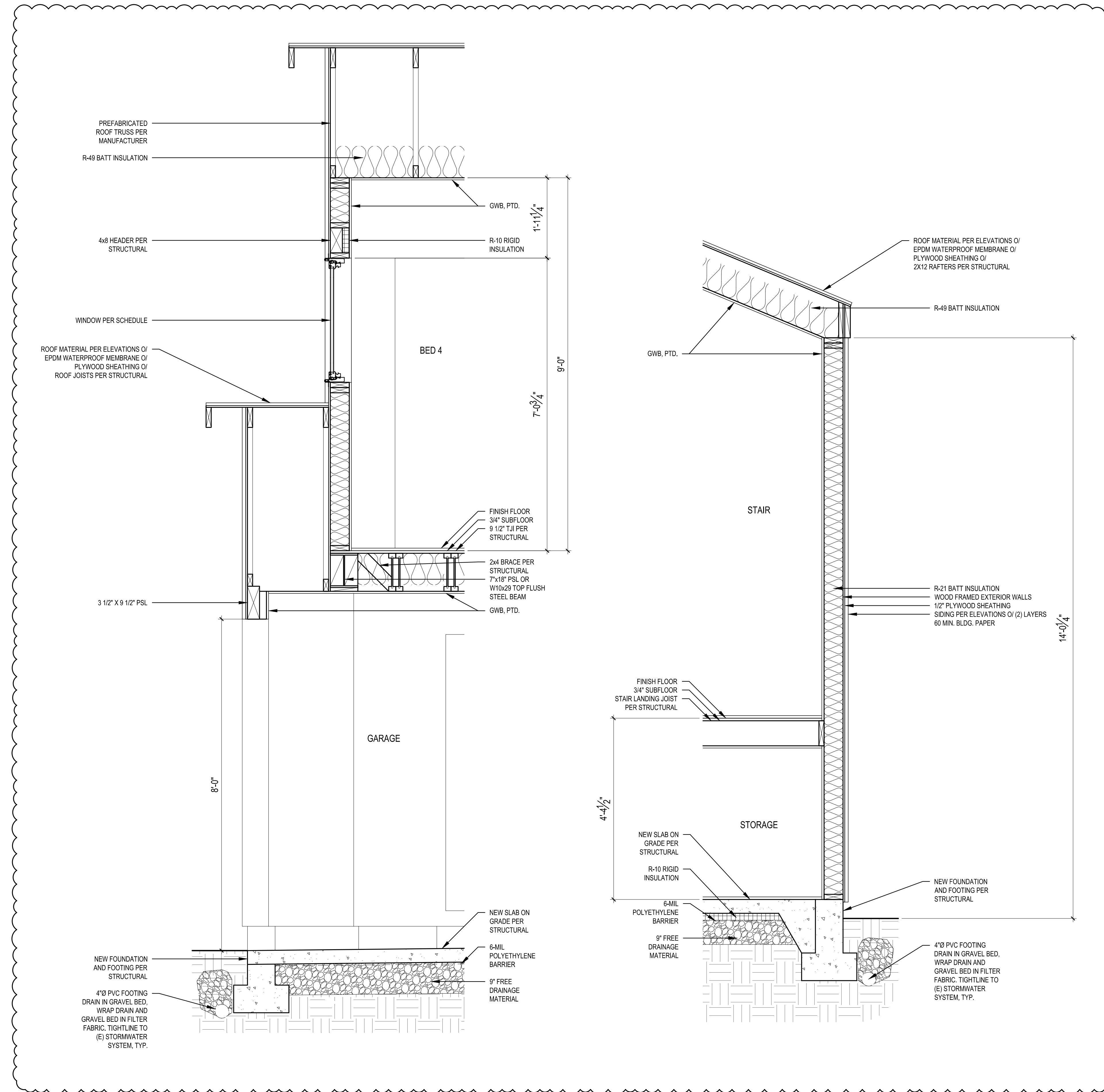


www.sturmanarchitects.com  
All Rights Reserved  
© 2022

REVISIONS:	2023-08 CORRECTION 1
	2023-08 CORRECTION 2
	2023-08 CORRECTION 3
	ARCH REV
	2023-11-14 PERMIT REVISION

PLOT DATE: 11/16/2023  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET  
**A4.0**



**1 WALL SECTION**  
SCALE: 3/4" = 1'-0"

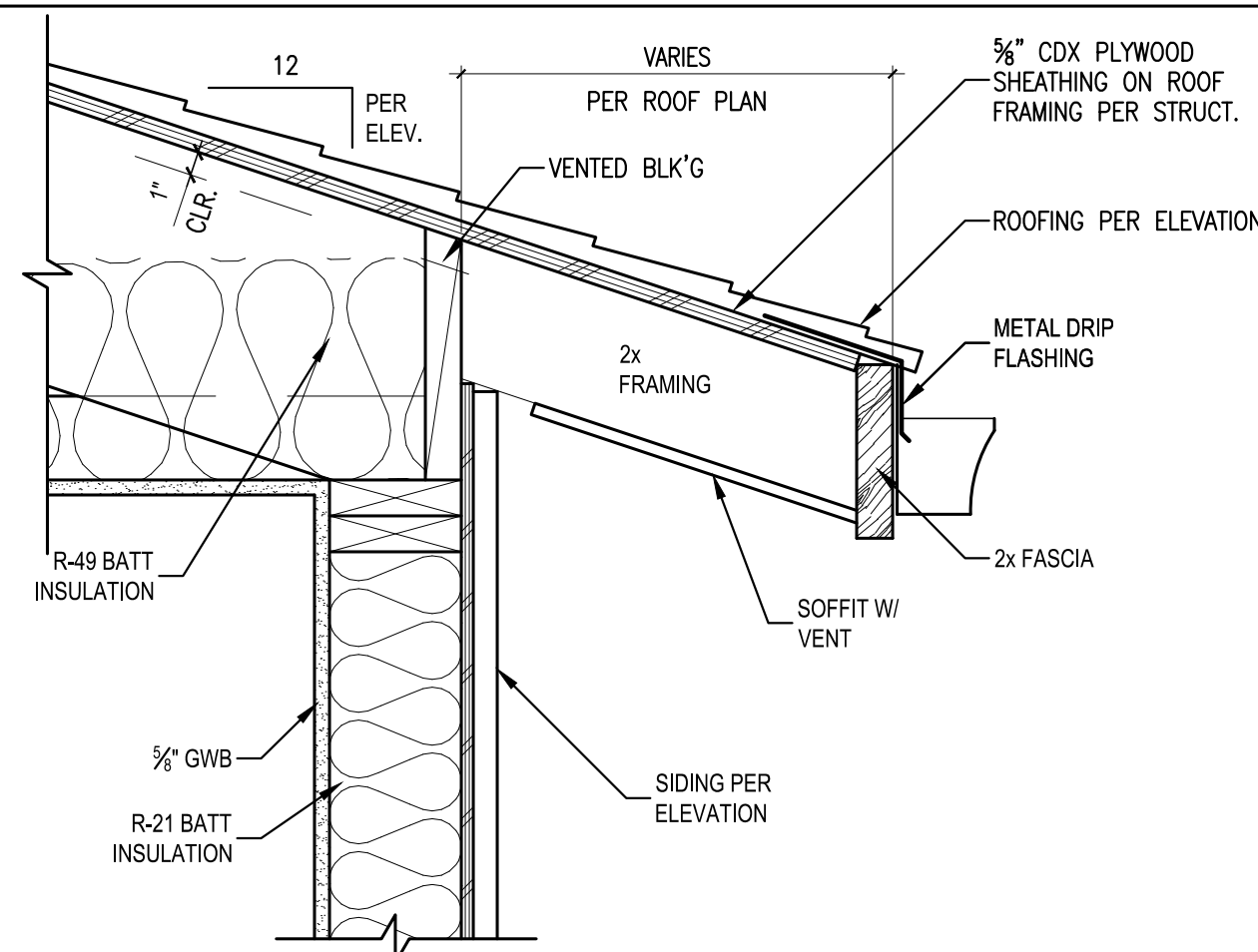
**2 WALL SECTION**  
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 POST PERMIT REVISION SET 11/15/2023

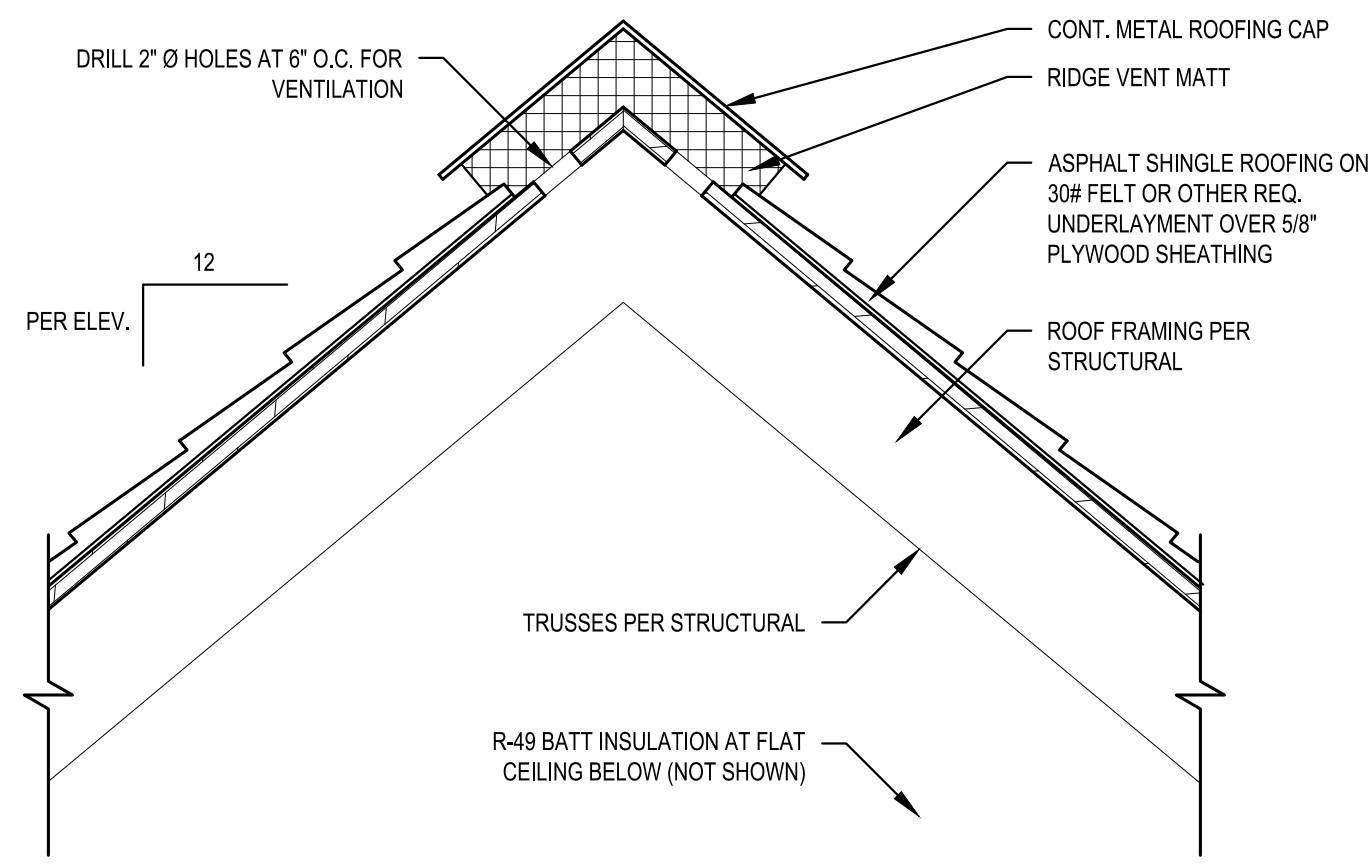
REVISIONS:

2023-5-8 CORRECTION 1
2023-5-26 CORRECTION 2
2023-5-28 CORRECTION 3
ARCH REV
2023-11-14 PERMIT REVISION

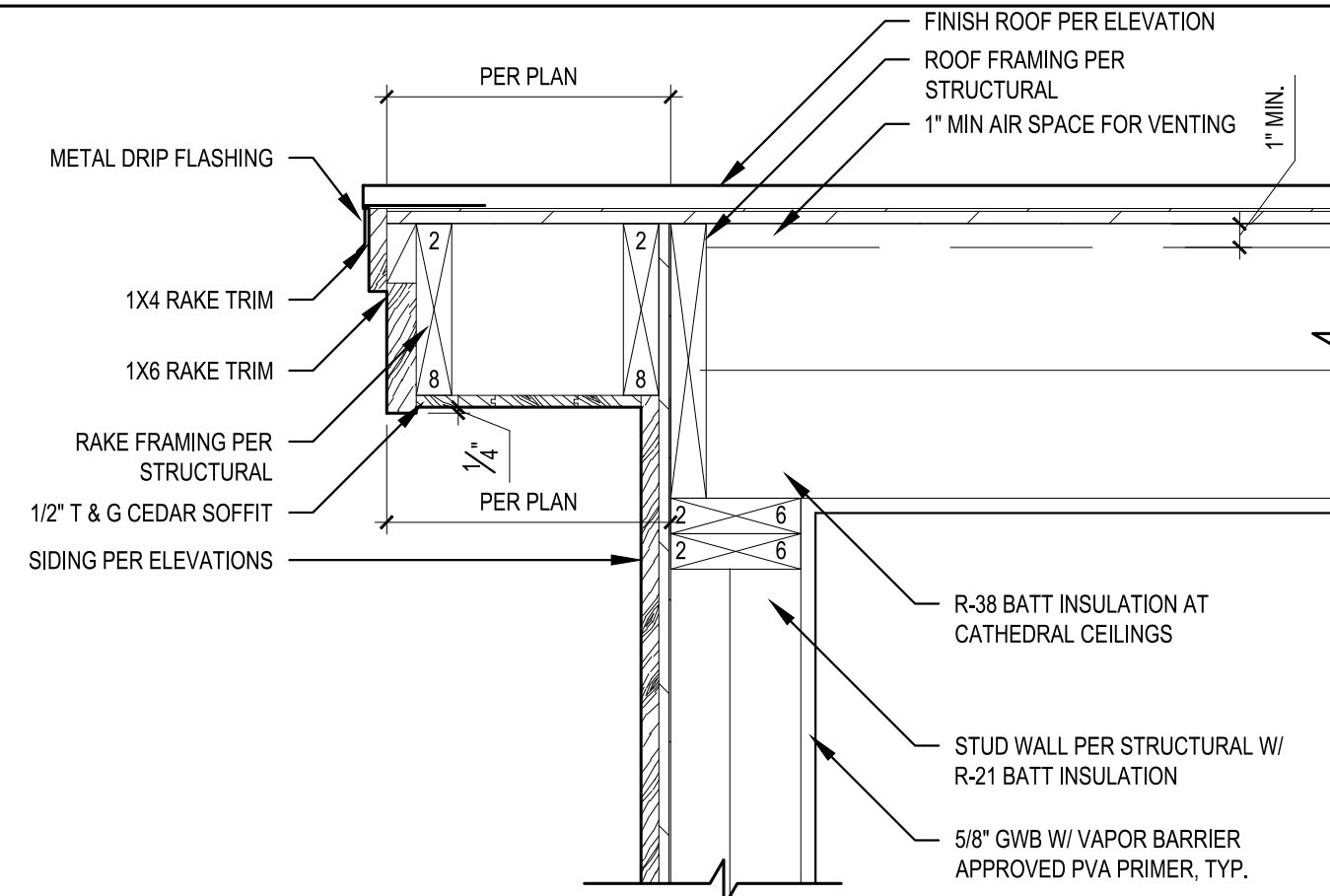
PLOT DATE: 11/16/2023  
 DRAWN BY: JM  
 CHECKED BY: BJS



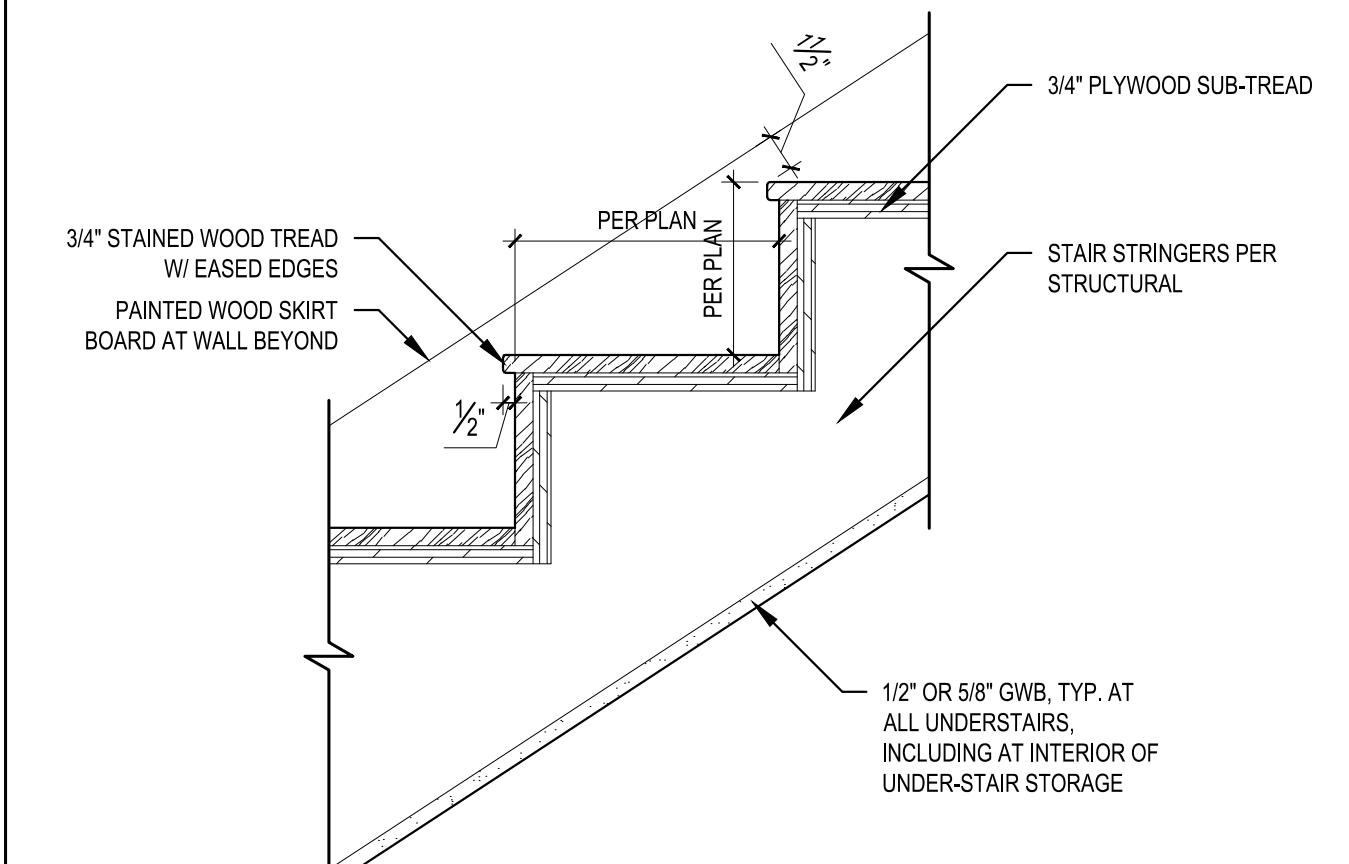
**1 TYPICAL ROOF EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



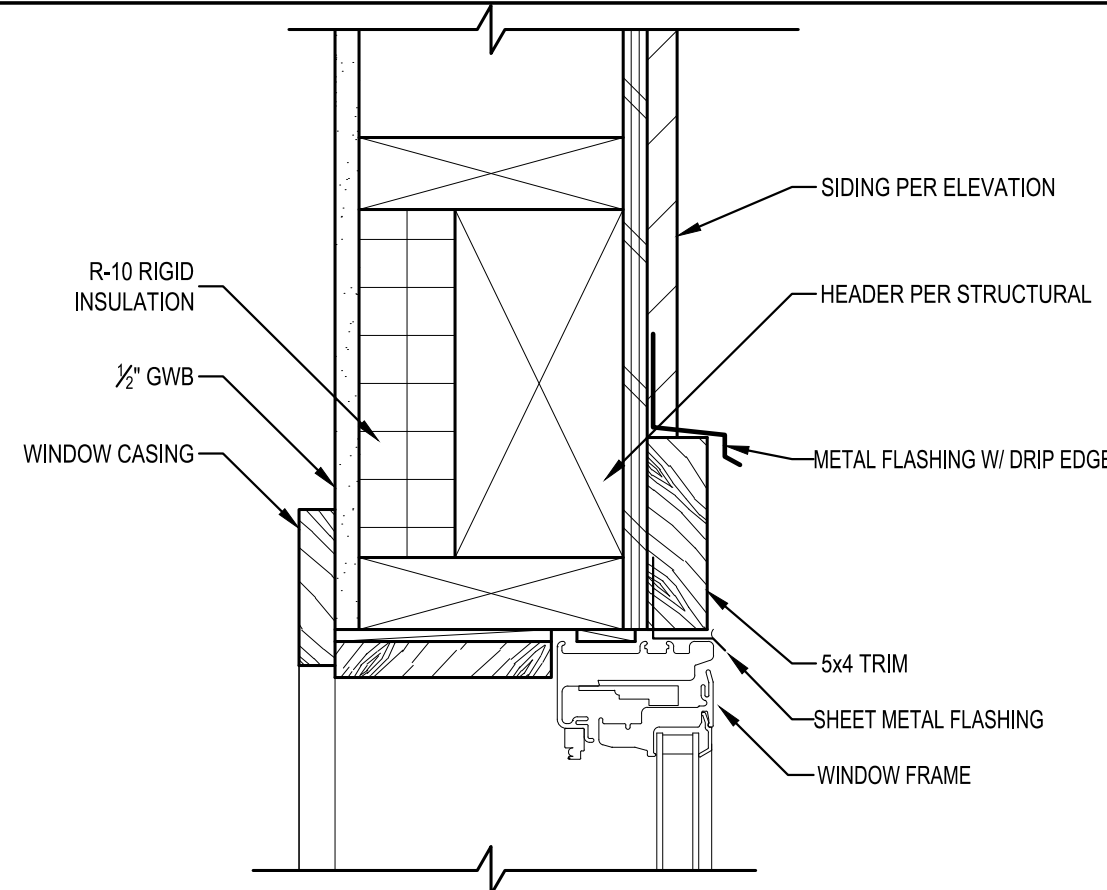
**2 TYPICAL ROOF RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



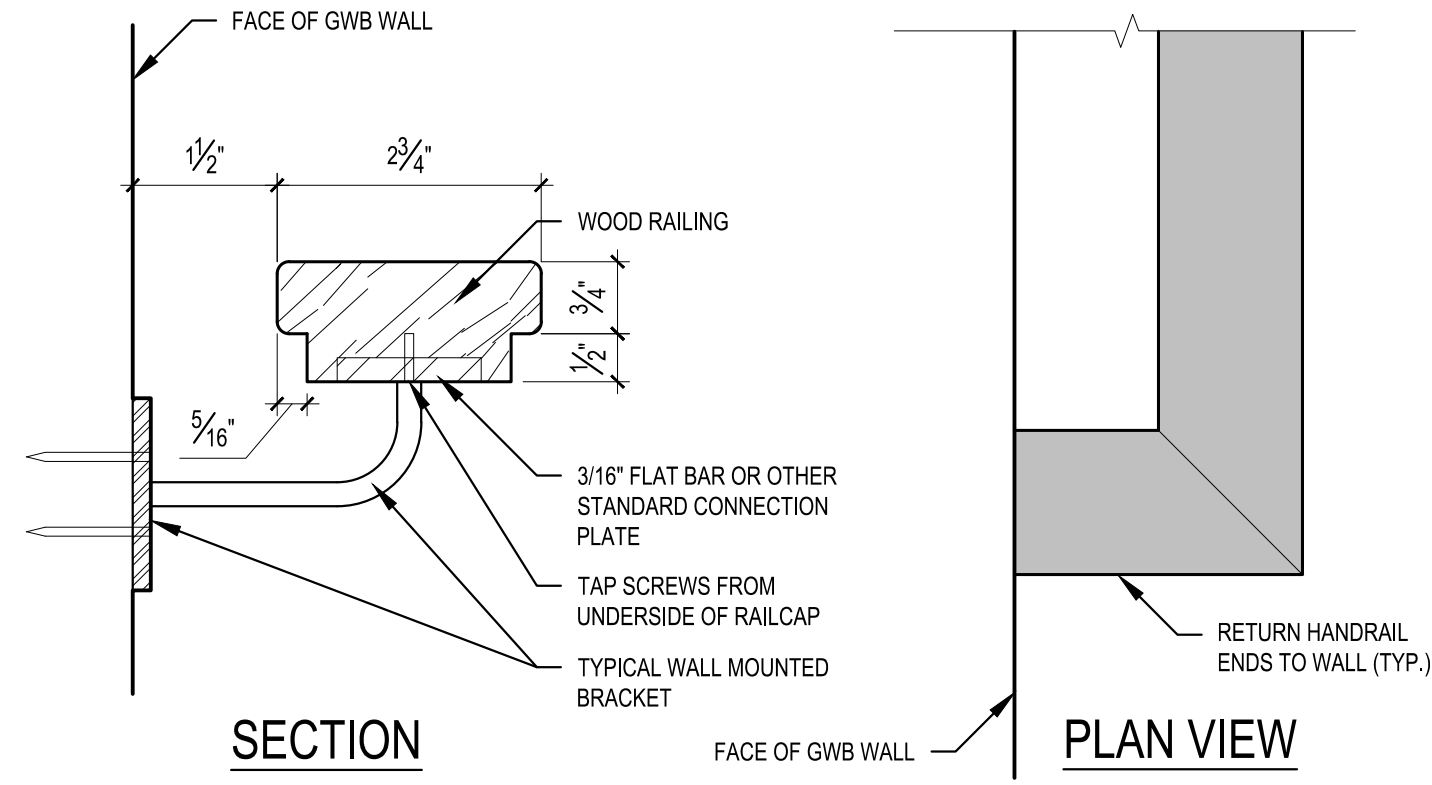
**3 TYPICAL ROOF EAVE RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



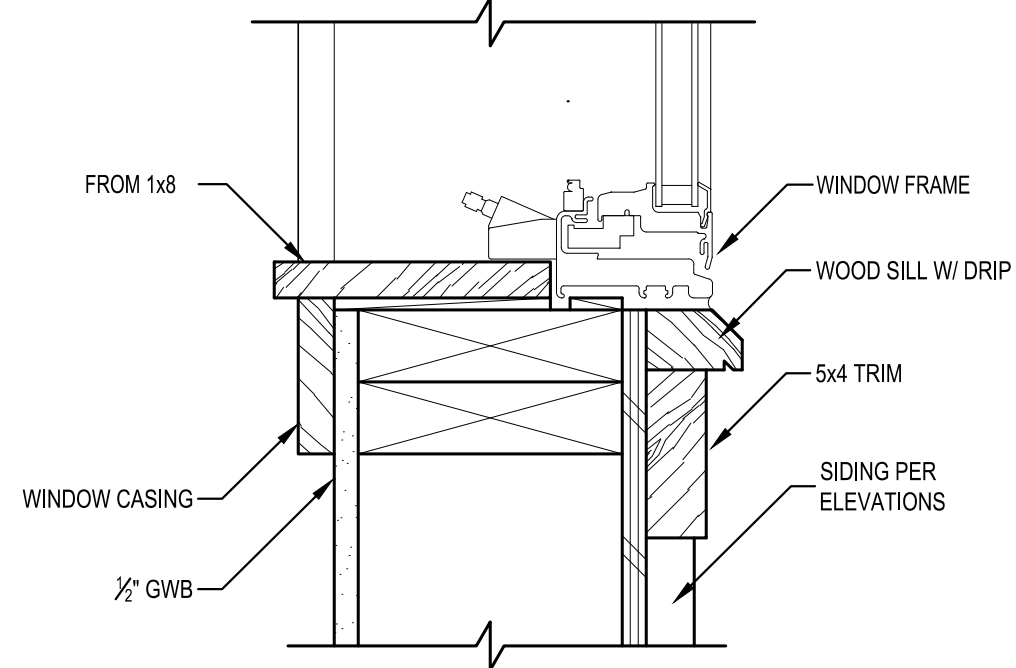
**4 CLOSED RISER DETAIL (TYP.)**  
SCALE: 1 1/2" = 1'-0"



**5 TYPICAL WINDOW HEAD DETAIL**  
SCALE: 3" = 1'-0"



**4 HANDRAIL DETAIL**  
SCALE: 6" = 1'-0"



**9 TYPICAL WINDOW SILL DETAIL**  
SCALE: 3" = 1'-0"

REVISIONS:

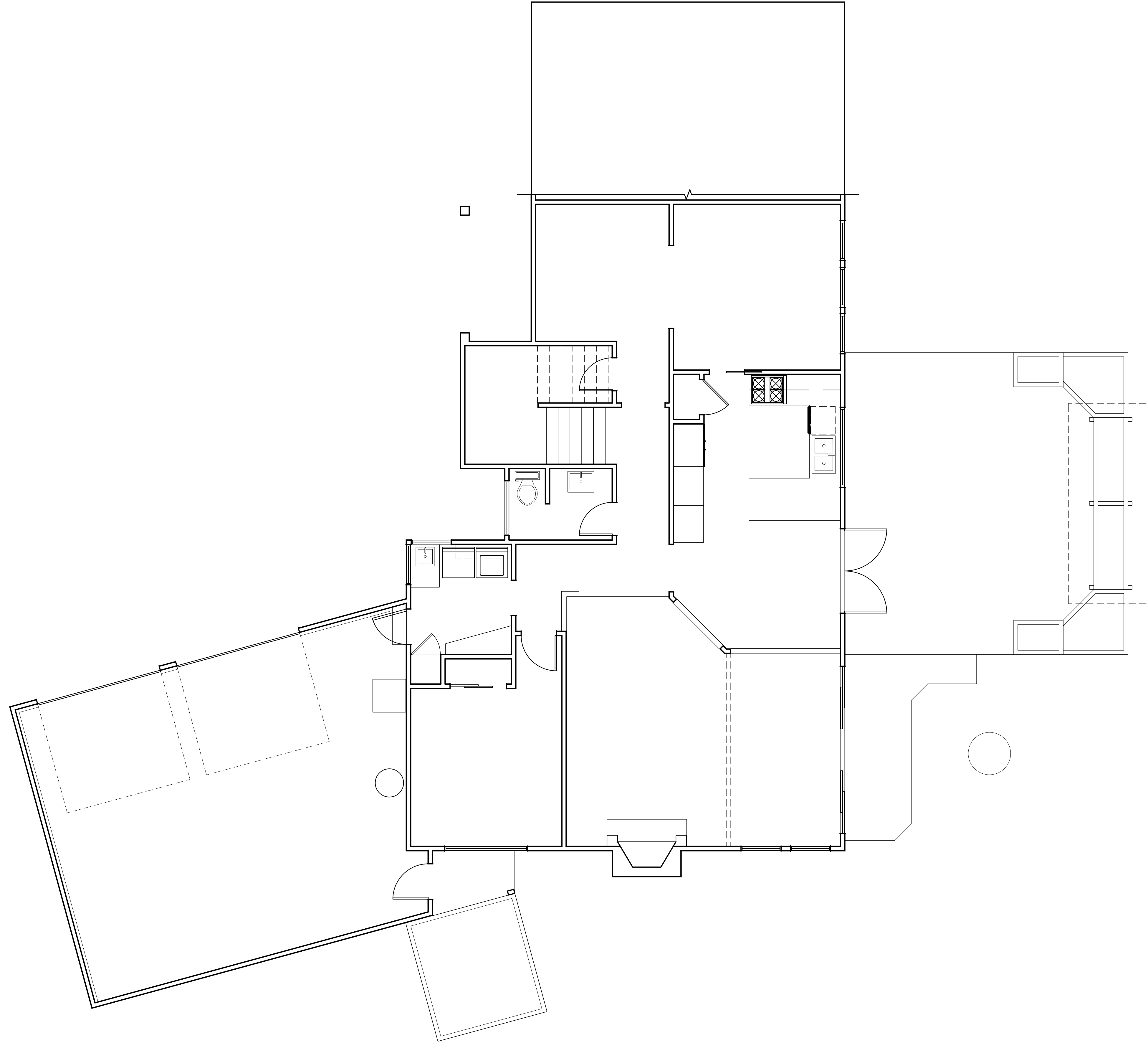
2023-5-8 CORRECTION 1
2023-5-28 CORRECTION 2
2023-5-28 CORRECTION 3
ARCH REV
2023-11-14 PERMIT REVISION

PLOT DATE: 11/16/2023  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET

**A6.0**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
POST PERMIT REVISION SET 11/15/2023



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
POST PERMIT REVISION SET 11/15/2023

REVISIONS:

2023-8-8 CORRECTION 1
2023-8-26 CORRECTION 2
2023-8-28 CORRECTION 3
ARCH REV
2023-11-14 PERMIT REVISION

PLOT DATE: 11/16/2023

DRAWN BY: JM

CHECKED BY: BJS

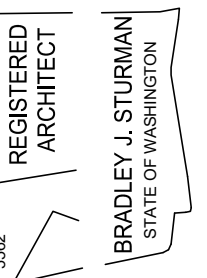
SHEET

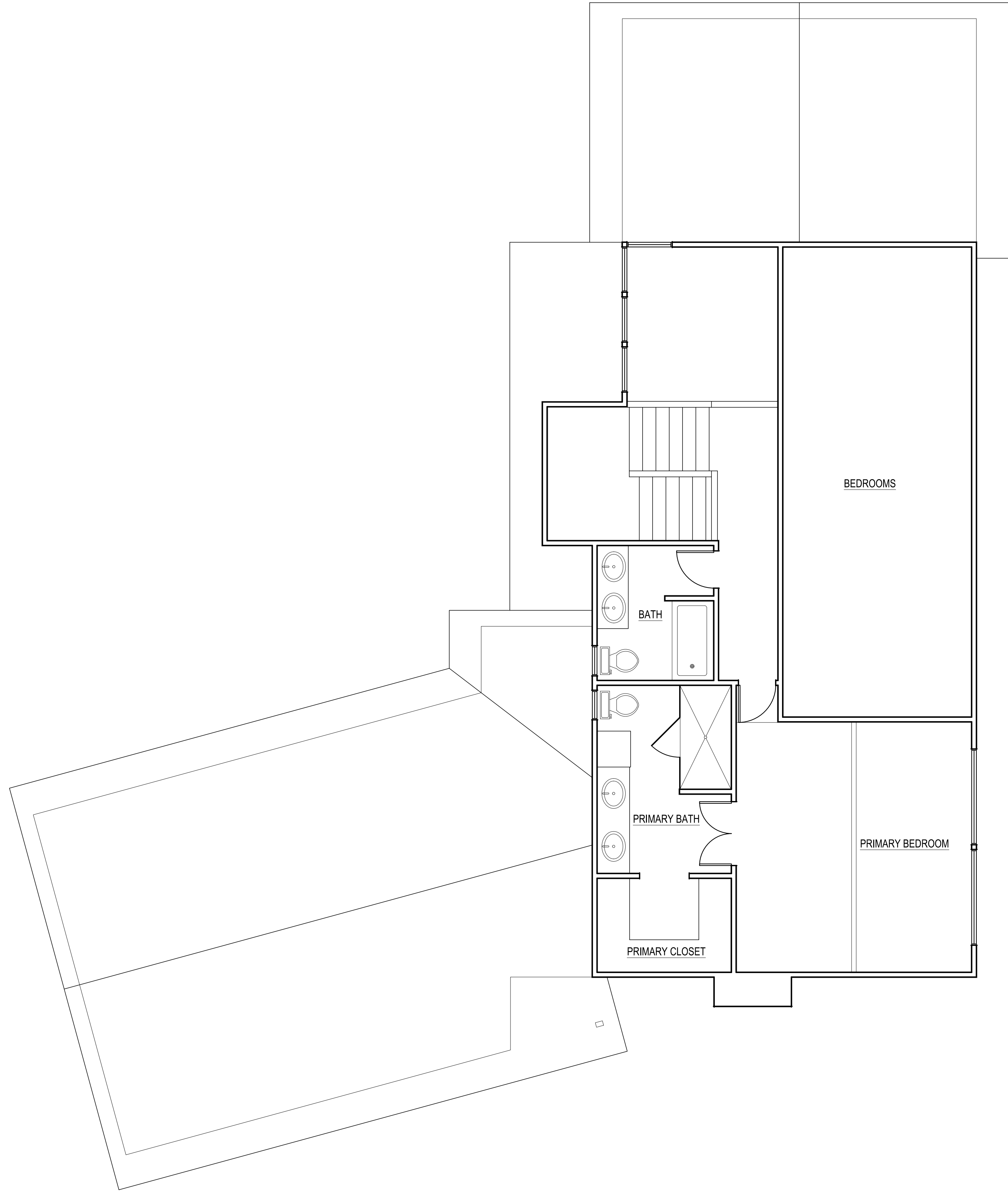
**AB1**

**AS-BUILT  
MAIN FLOOR PLAN**

**LITCHFIELD RESIDENCE**  
**9001 SE 50TH ST**  
**MERCER ISLAND, WA 98040**

www.sturmanarchitects.com  
All Rights Reserved  
© 2022





**AS-BUILT  
UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
POST PERMIT REVISION SET 11/15/2023

REVISIONS:

2023-8-8 CORRECTION 1
2023-8-26 CORRECTION 2
2023-8-28 CORRECTION 3
ARCH REV
2023-11-14 PERMIT REVISION

PLOT DATE: 11/16/2023  
DRAWN BY: JM  
CHECKED BY: BJS

# LITCHFIELD RESIDENCE

S221118-2

## PROJECT INFORMATION

**CLIENT**  
LAWRENCE AND CATHERINE LITCHFIELD

**PROJECT ADDRESS**  
9001 SE 50TH ST  
MERCER ISLAND, WA 98040

**ARCHITECT**  
STURMAN ARCHITECTS, INC  
9-103RD AVE NE, SUITE 203  
BELLEVUE, WA 98004  
PHONE: (425)-451-7003  
CONTACT: BRAD STURMAN

**STRUCTURAL ENGINEER**  
L120 ENGINEERING & DESIGN  
13150 91ST PL NE  
KIRKLAND, WA 98034  
PHONE: (425) 636-3313  
EMAIL: MTHURFJELL@L120ENGINEERING.COM  
CONTACT: MANS THURFJELL, PE

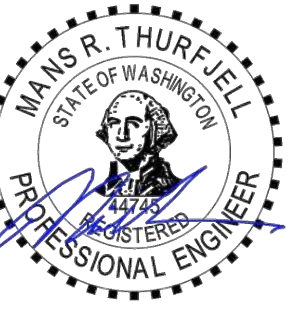
## CODES

ENGINEERED PER:  
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE  
2018 (IBC) INTERNATIONAL BUILDING CODE

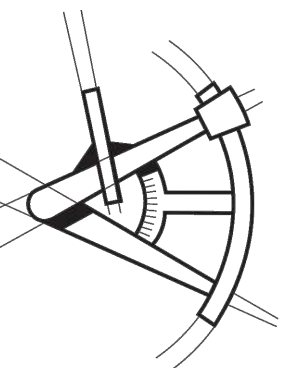
## SHEET INDEX

COVER SHEET...S-0  
STRUCTURAL GENERAL NOTES...S-1  
FOUNDATION PLAN...S-2  
FIRST FLOOR FRAMING PLAN...S-3  
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-4  
SECOND FLOOR FRAMING PLAN...S-5  
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-6  
ROOF FRAMING PLAN...S-7

STRUCTURAL DETAILS...SD-1  
STRUCTURAL DETAILS...SD-2  
STRUCTURAL DETAILS...SD-3



LONGITUDE  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



## REVISIONS

DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

## PROJECT NAME

LITCHFIELD RESIDENCE

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

## PROJECT NUMBER

S221118-2

DRAWN BY - BS

CHECKED BY - MRT

SHEET DATE - 11/14/2023

## SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

COVER SHEET

SHEET  
S-0



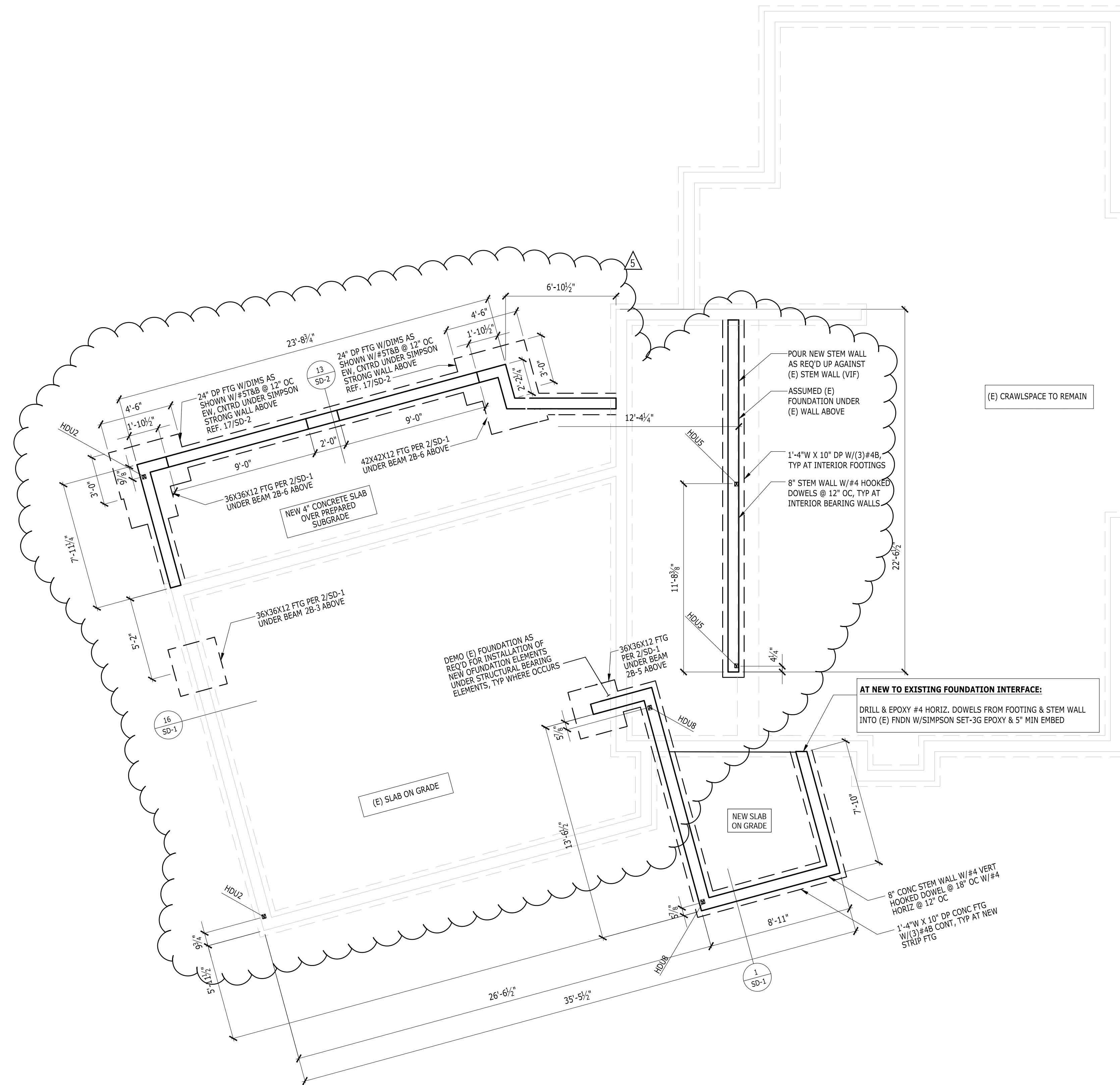
# FOUNDATION NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMMODATE 3X SILL PLATE.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
- CJ INDICATES CONTROL JOINT.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- TYPICAL DETAILS:
  - 1/SD-1 TYP STEM WALL
  - 2/SD-1 TYP INTERIOR FOOTING
  - 3/SD-1 TYP CRAWLSPACE VENT
  - 4/SD-1 TYP FOOTING STEP
  - 5/SD-1 TYP CORNER BARS REQ'T
  - 7/SD-1 TYP CONSTRUCTION JOINT
  - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
  - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDOWN SECTION
  - 11/SD-1 TYP HOLDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

## FOUNDATION LEGEND

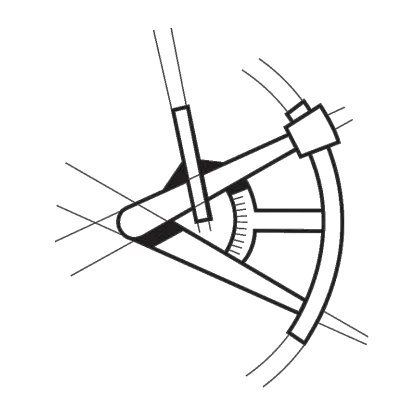
- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- FOOTING CENTERED ON POST (L X W X T)



FOUNDATION PLAN



**LONGITUDE**  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

PROJECT NAME  
**LITCHFIELD RESIDENCE**  
9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROJECT NUMBER  
**S221118-2**

DRAWN BY - BS  
CHECKED BY - MRT  
SHEET DATE - 11/14/2023

SCALE  
24X36 SHEET: 1/4" = 1'-0"

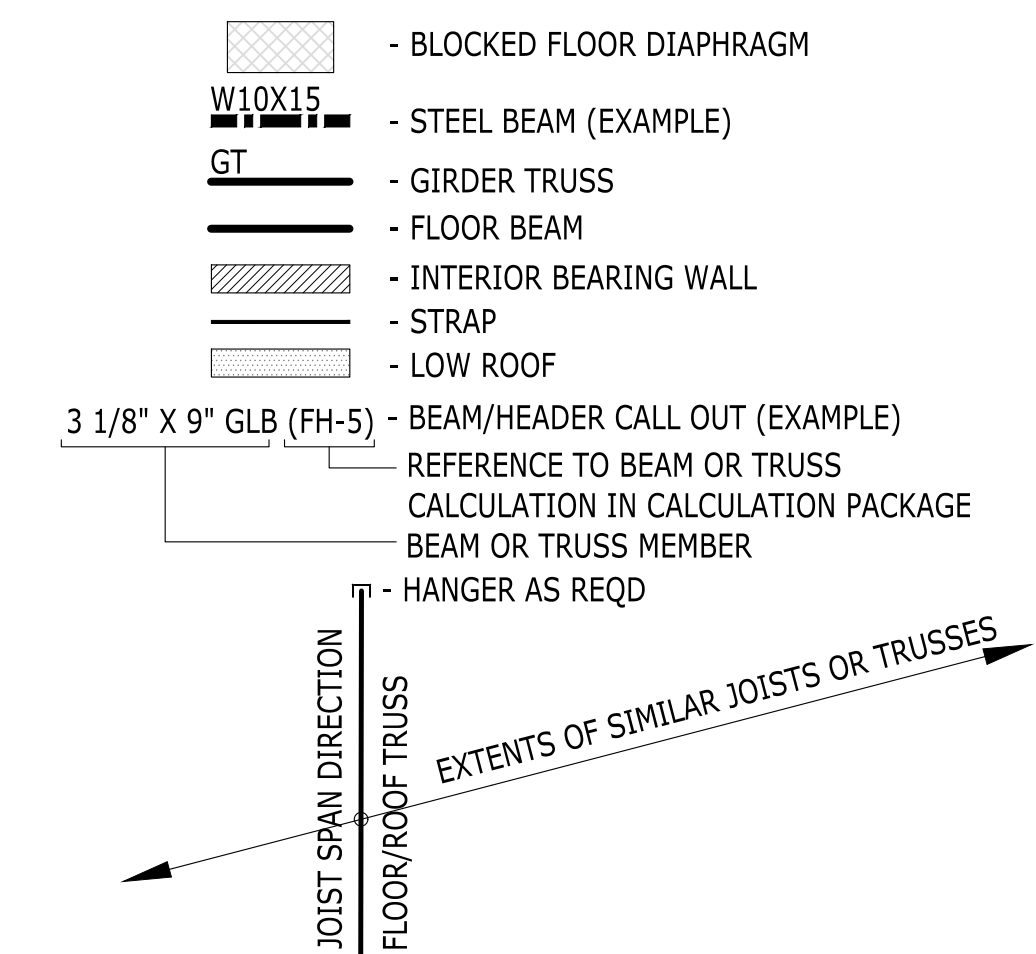
DESCRIPTION  
**FOUNDATION PLAN**

SHEET  
**S-2**

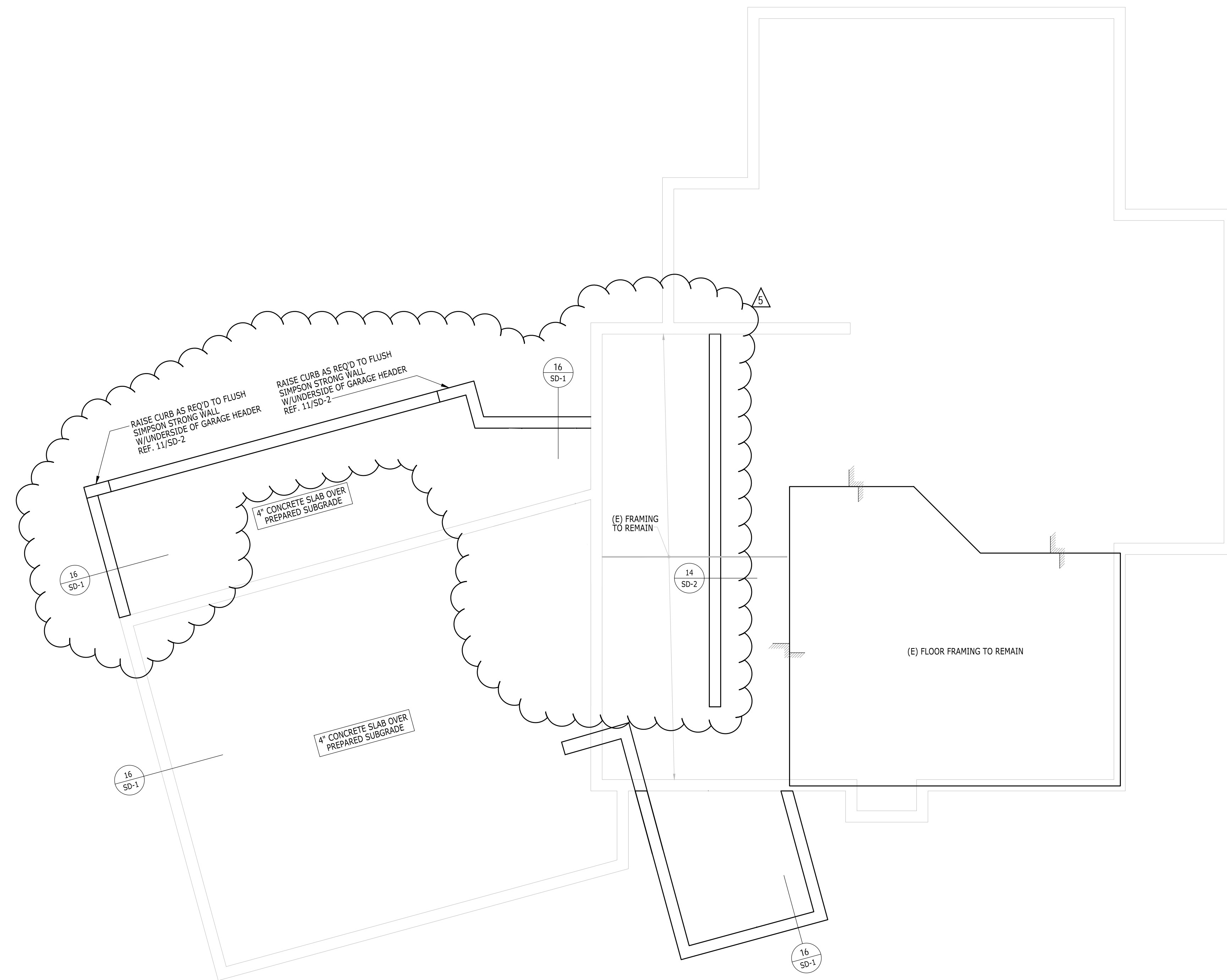
# FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
  - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

## FRAMING LEGEND



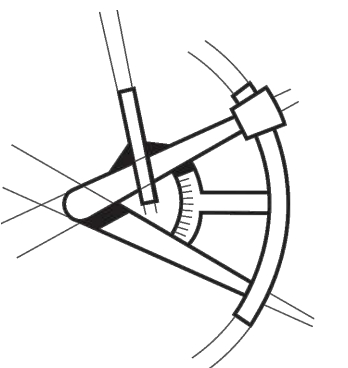
TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
11 7/8"	1 3/4"	3 1/2"	5 1/4"
14"	HUS1.81/10	HHUS410	HGUS5.50/12
	HUS1.81/10	HHUS410	HGUS5.50/14
			HGUS7.25/14



FIRST FLOOR FRAMING PLAN



**LONGITUDE**  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

PROJECT NAME

**LITCHFIELD RESIDENCE**

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROJECT NUMBER

**S221118-2**

DRAWN BY - BS

CHECKED BY - MRT

SHEET DATE - 11/14/2023

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

**FIRST FLOOR FRAMING PLAN**

SHEET **S-3**

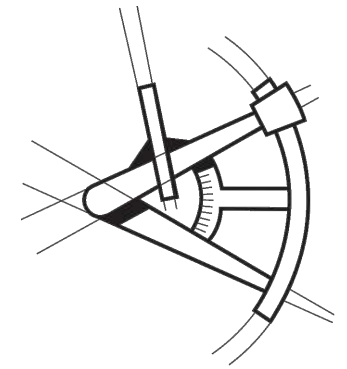


# FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
  - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM



**LONGITUDE**  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

PROJECT NAME  
**LITCHFIELD RESIDENCE**

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROJECT NUMBER  
**S221118-2**

DRAWN BY - **BS**

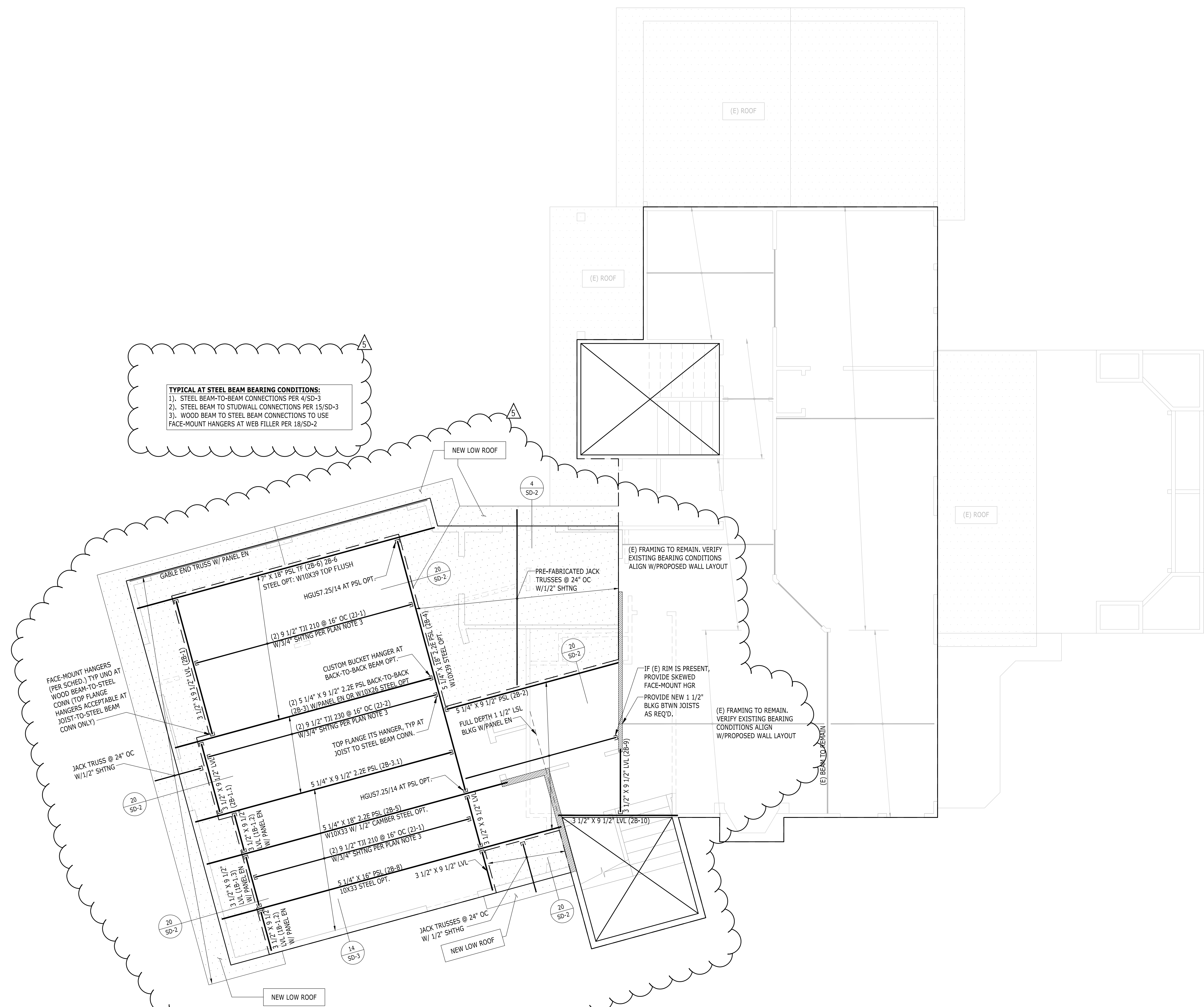
CHECKED BY - **MRT**

SHEET DATE - 11/14/2023

SCALE  
24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN

SHEET S-5



**TYPICAL AT STEEL BEAM BEARING CONDITIONS:**

- STEEL BEAM-TO-BEAM CONNECTIONS PER 4/SD-3
- STEEL BEAM TO STUDWALL CONNECTIONS PER 15/SD-3
- WOOD BEAM TO STEEL BEAM CONNECTIONS TO USE FACE-MOUNT HANGERS AT WEB FILLER PER 18/SD-2

## FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
  - STEEL BEAM (EXAMPLE)
  - GIRDER TRUSS
  - FLOOR BEAM
  - INTERIOR BEARING WALL
  - STRAP
  - LOW ROOF
  - BEAM/HEADER CALL OUT (EXAMPLE)
  - HANGER AS REQD
- JOIST SPAN DIRECTION  
FLOOR/ROOF TRUSS  
EXTENTS OF SIMILAR JOISTS OR TRUSSES

TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14
			HGUS7.25/14

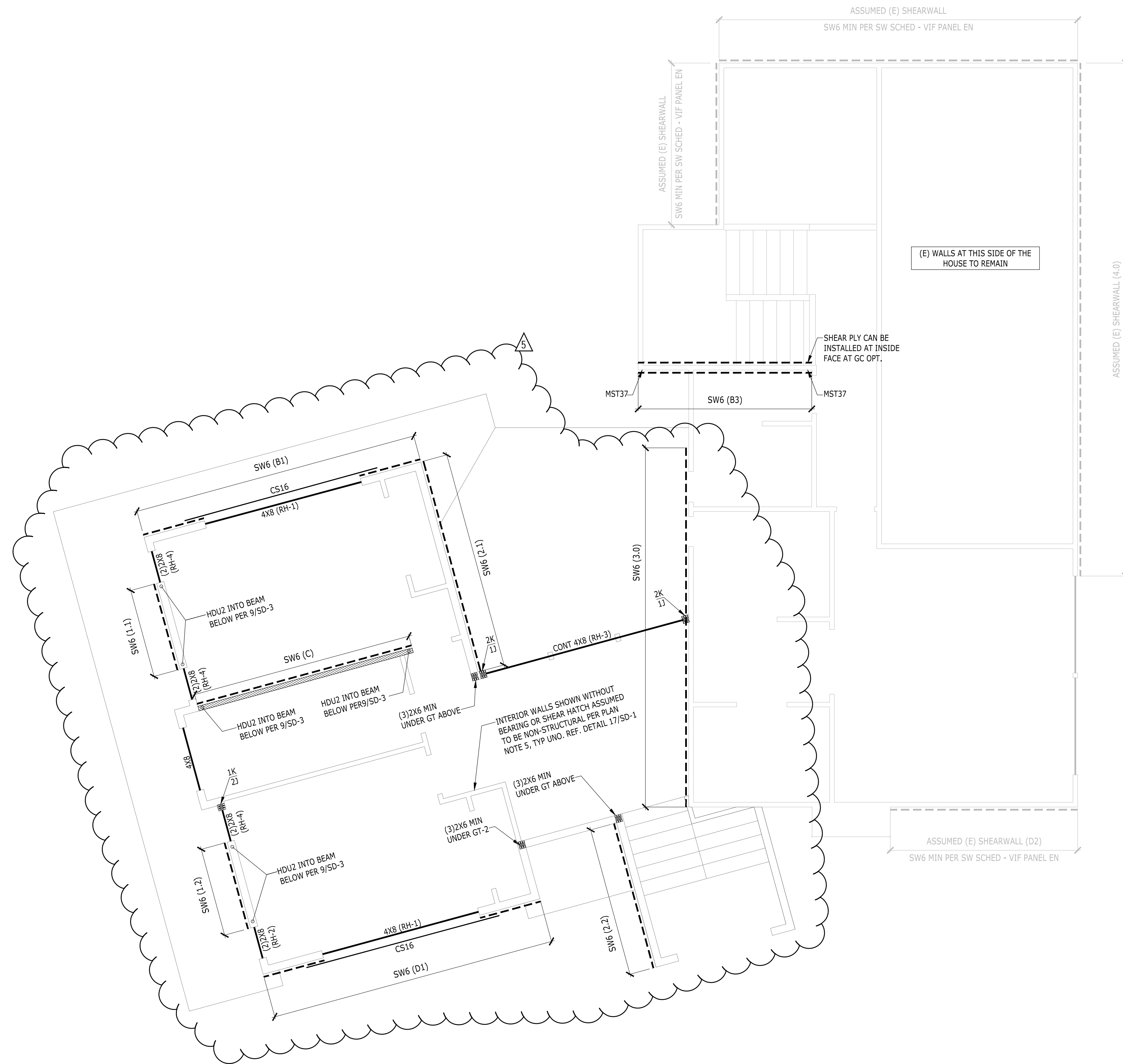
SECOND FLOOR FRAMING PLAN

# WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDOWN SECTION
  - 11/SD-1 TYP HOLDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-BEARING WALL FRAMING
  - 20/SD-1 TYP TOP PLATE SPLICE
  - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
  - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
  - 3/SD-2 TYP HEADER FRAMING

## FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT  
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE  
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE  
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE  
BEAM OR TRUSS MEMBER



SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

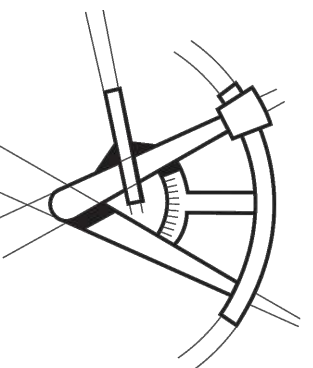
SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



LONGITUDE  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



### REVISIONS

DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

### PROJECT NAME

LITCHFIELD RESIDENCE  
9001 SE 50TH ST  
MERCER ISLAND, WA 98040

### PROJECT NUMBER

S221118-2

### DRAWN BY

BS

### CHECKED BY

MRT

### SHEET DATE

11/14/2023

### SCALE

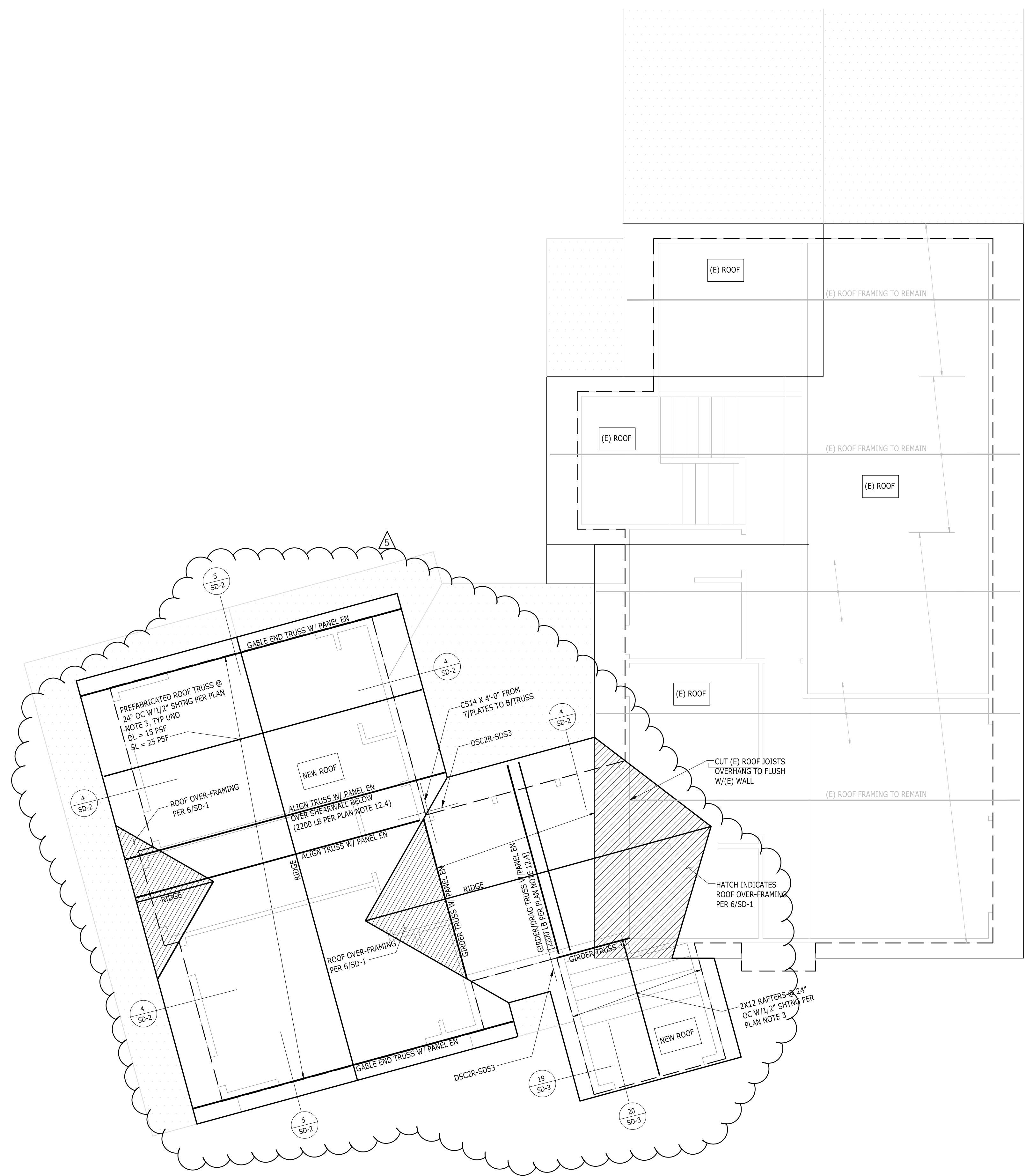
24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

DESCRIPTION

S-6

SHEET

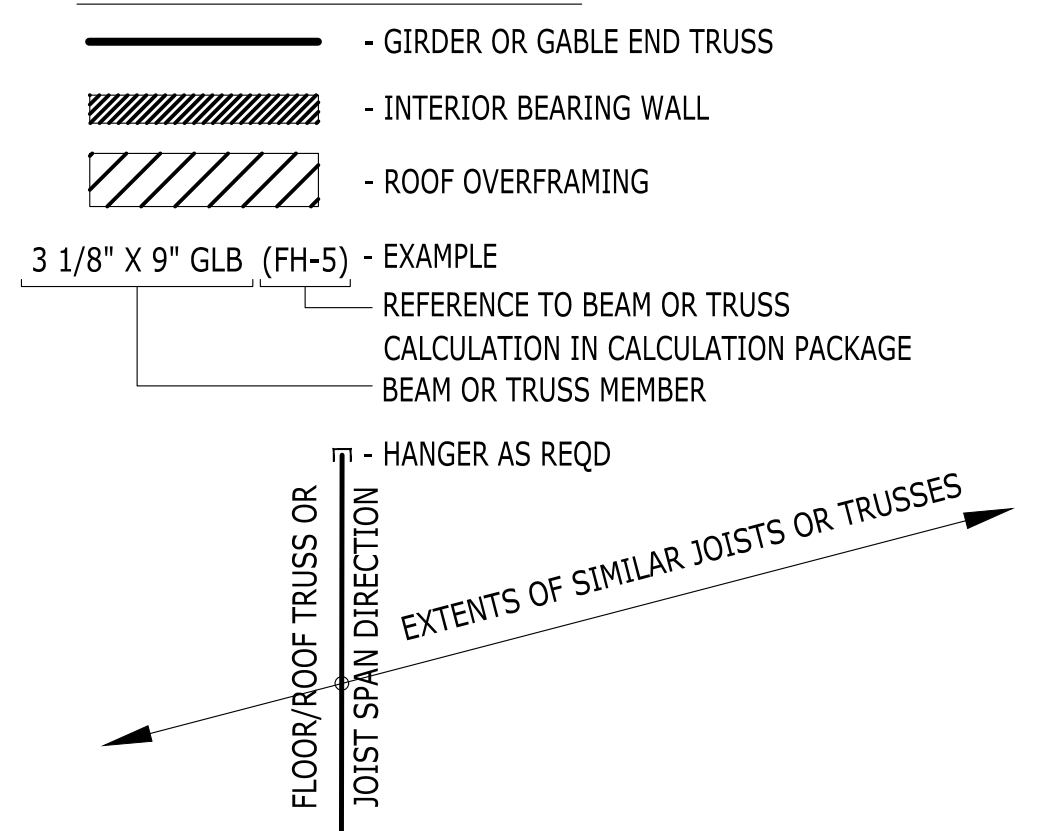


ROOF FRAMING PLAN

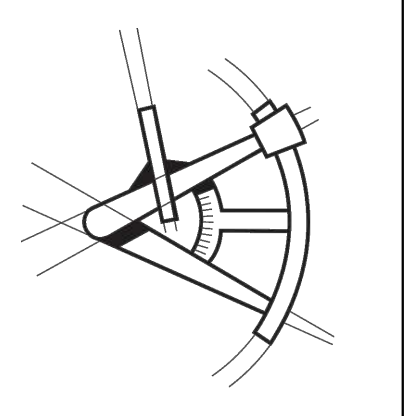
**ROOF FRAMING NOTES**

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
  - 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
  - 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
  - 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
  - 12.4. (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
  - 12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
  - 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
15. ROOF DRAINAGE BY OTHERS.
16. ATTIC VENTILATION BY OTHERS.
17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 4/SD-2 TYP HIP ROOF FRAMING
  - 5/SD-2 TYP GABLE END ROOF FRAMING
  - 6/SD-2 TYP ROOF OVERFRAMING
  - 7/SD-2 TYP INTERIOR SHEAR TRUSS
  - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
  - 9/SD-2 TYP TRUSS BLOCKING

**FRAMING LEGEND**



**LONGITUDE**  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

PROJECT NAME  
**LITCHFIELD RESIDENCE**  
9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROJECT NUMBER  
**S221118-2**

DRAWN BY - BS  
CHECKED BY - MRT

SHEET DATE - 11/14/2023  
SCALE  
24X36 SHEET: 1/4" = 1'-0"

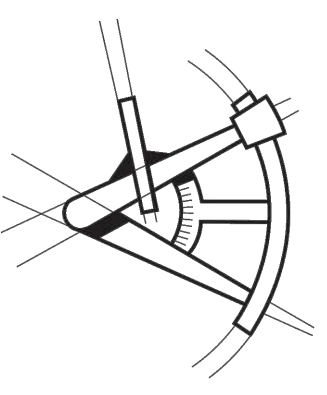
DESCRIPTION  
**ROOF FRAMING PLAN**

SHEET  
**S-7**





**LONGITUDE**  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

PROJECT NAME

**LITCHFIELD RESIDENCE**

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROJECT NUMBER

**S221118-2**

DRAWN BY - BS

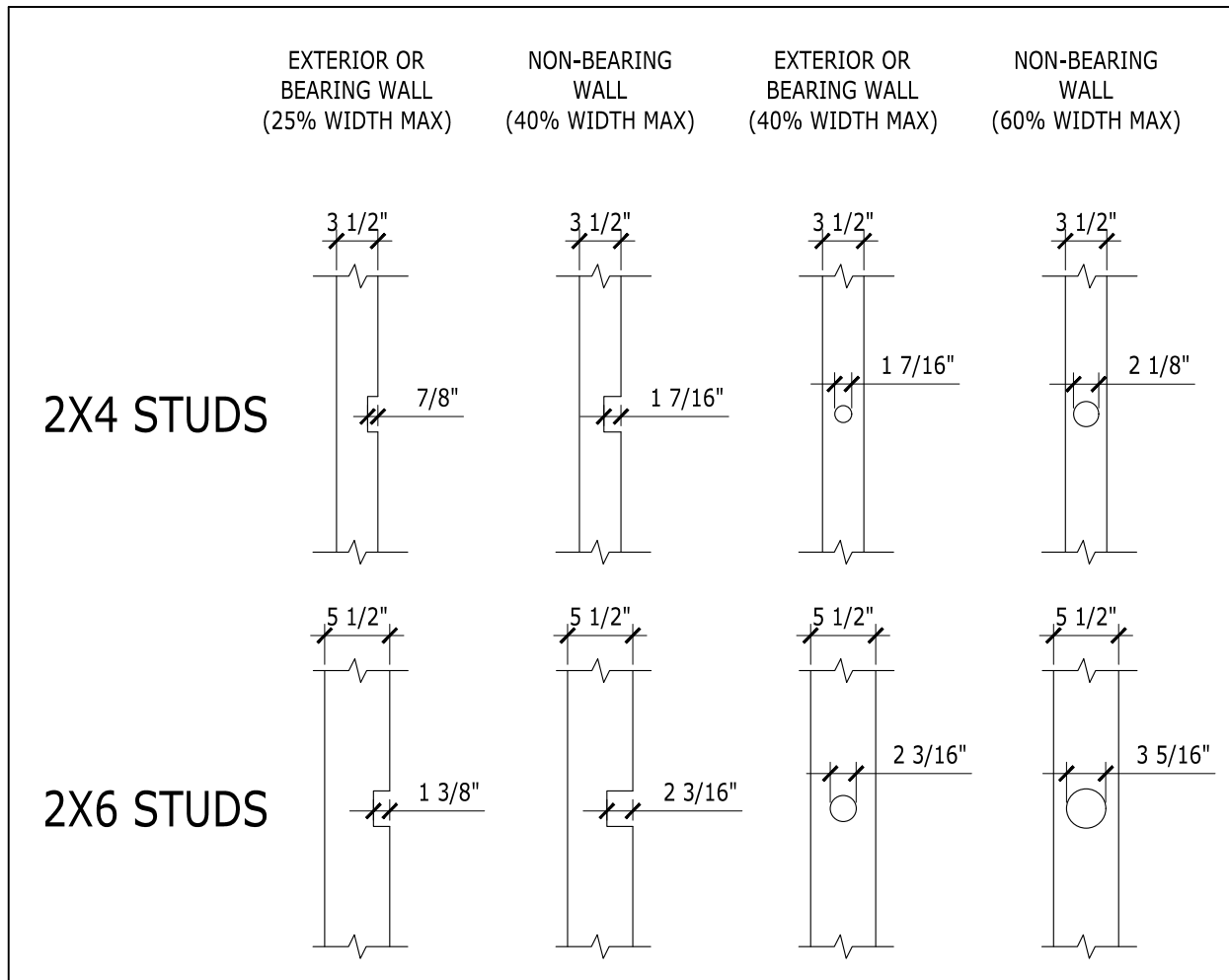
CHECKED BY - MRT

SHEET DATE - 11/14/2023

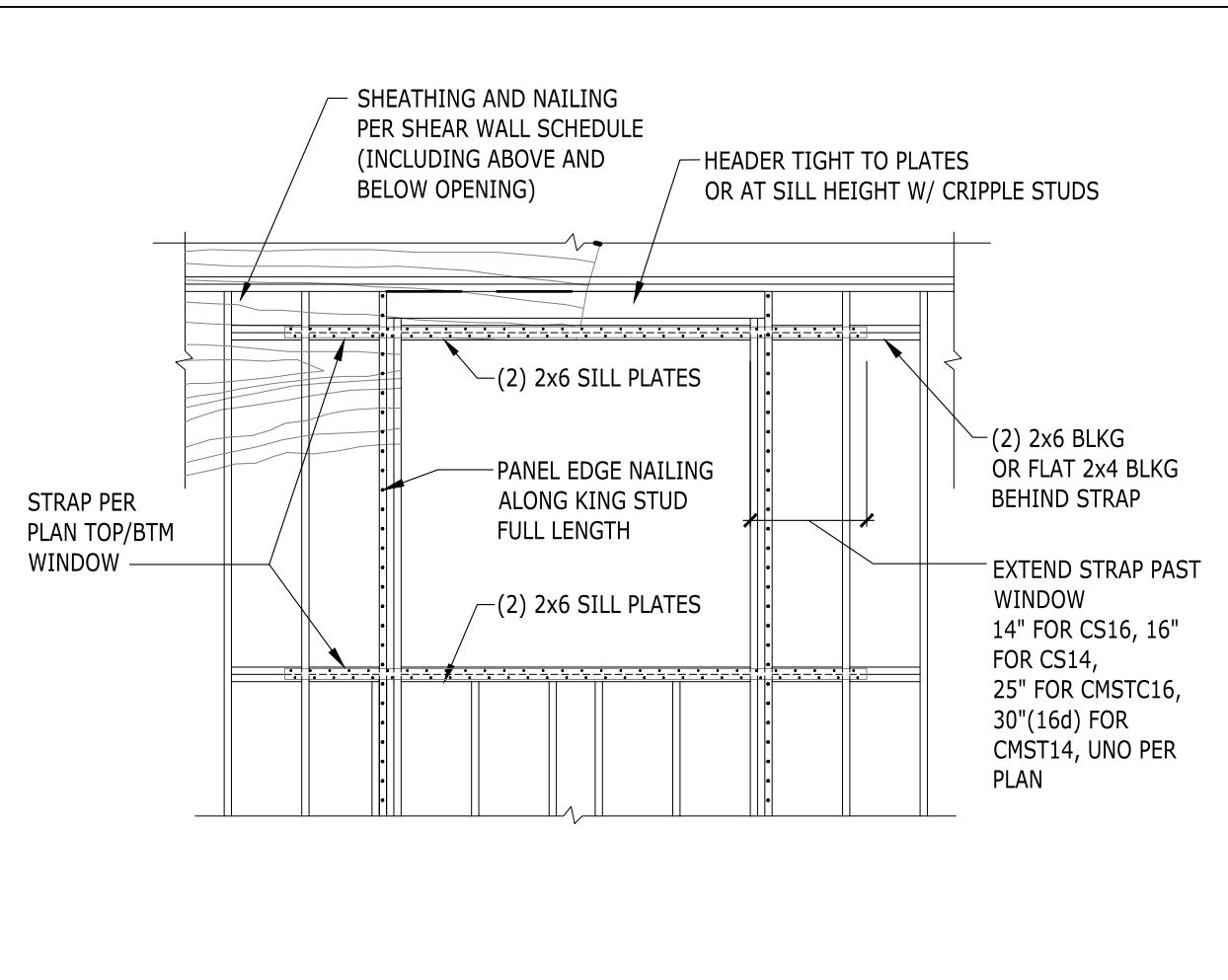
SCALE

24X36 SHEET: 1/4" = 1'-0"

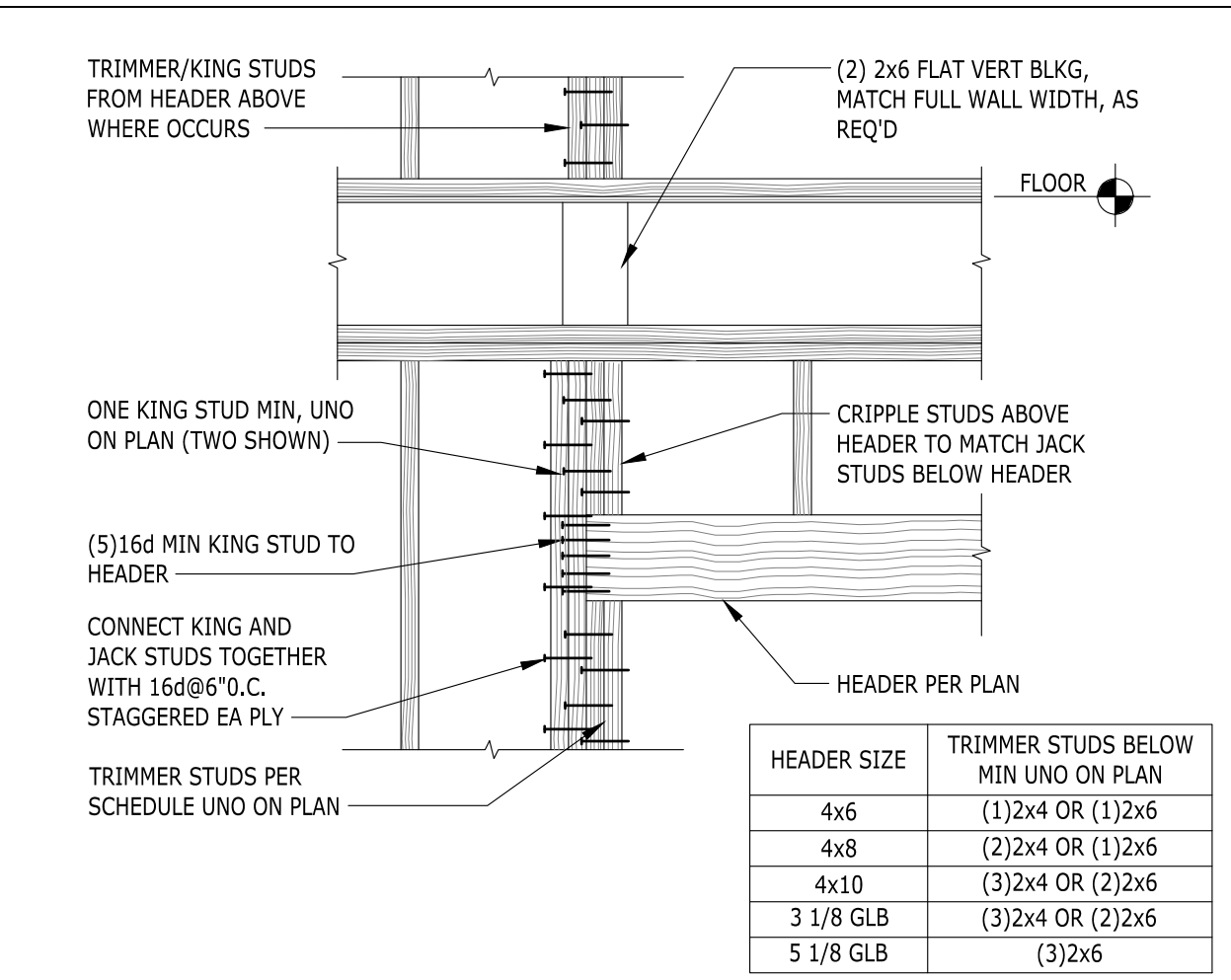
STRUCTURAL DETAILS  
SHEET SD-2



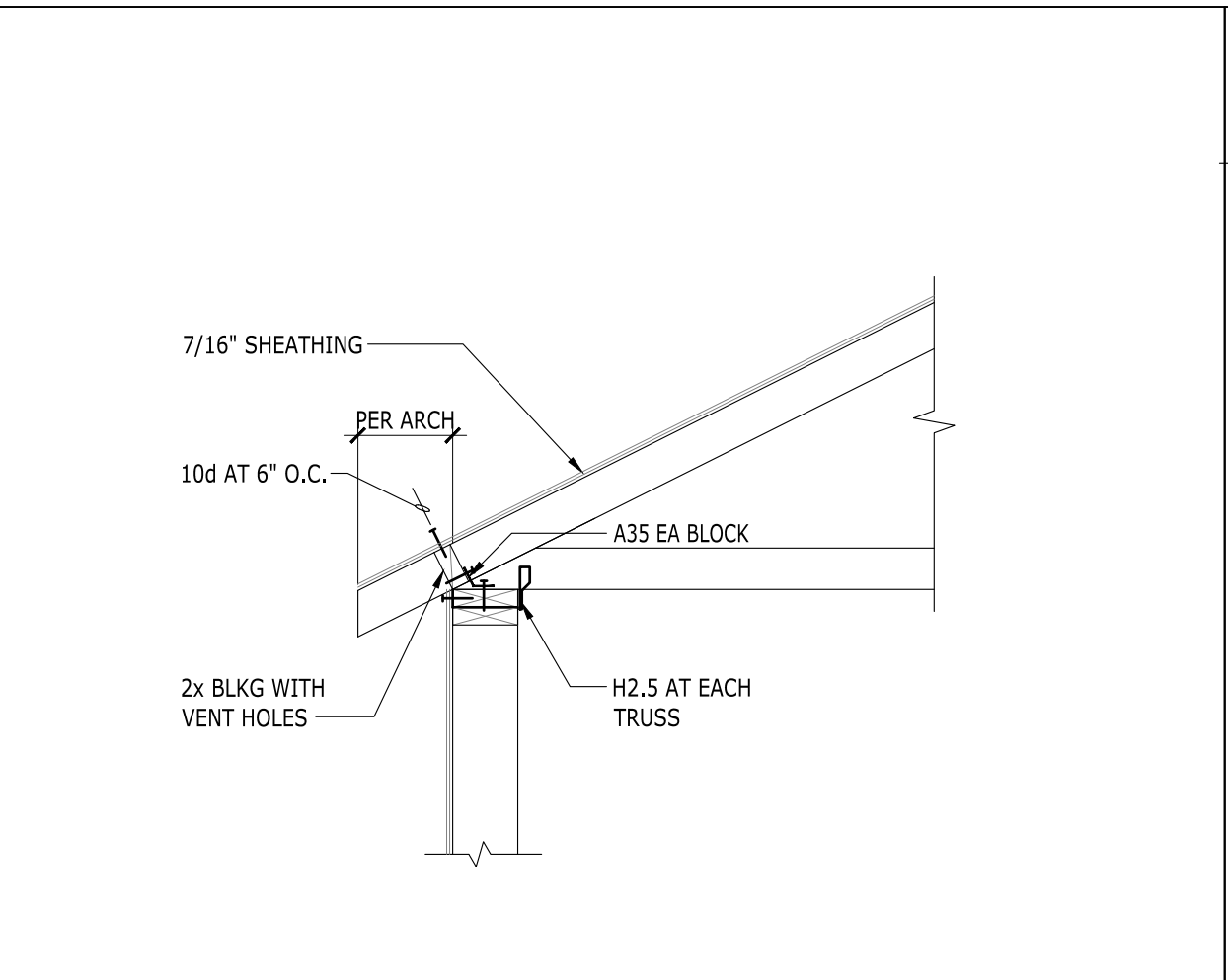
1 ALLOWABLE STUD NOTCHING AND BORING



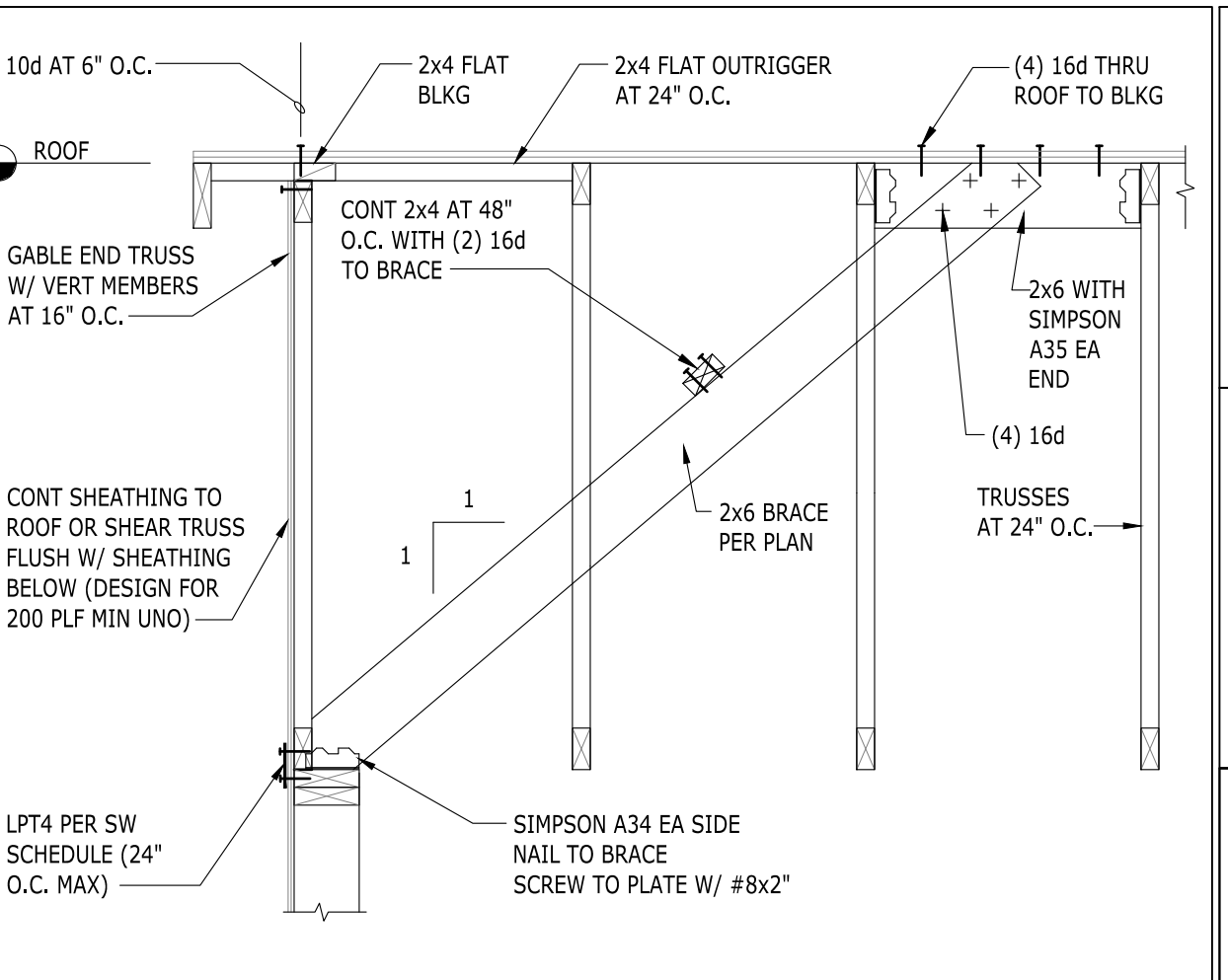
2 STRAPS AROUND WINDOWS



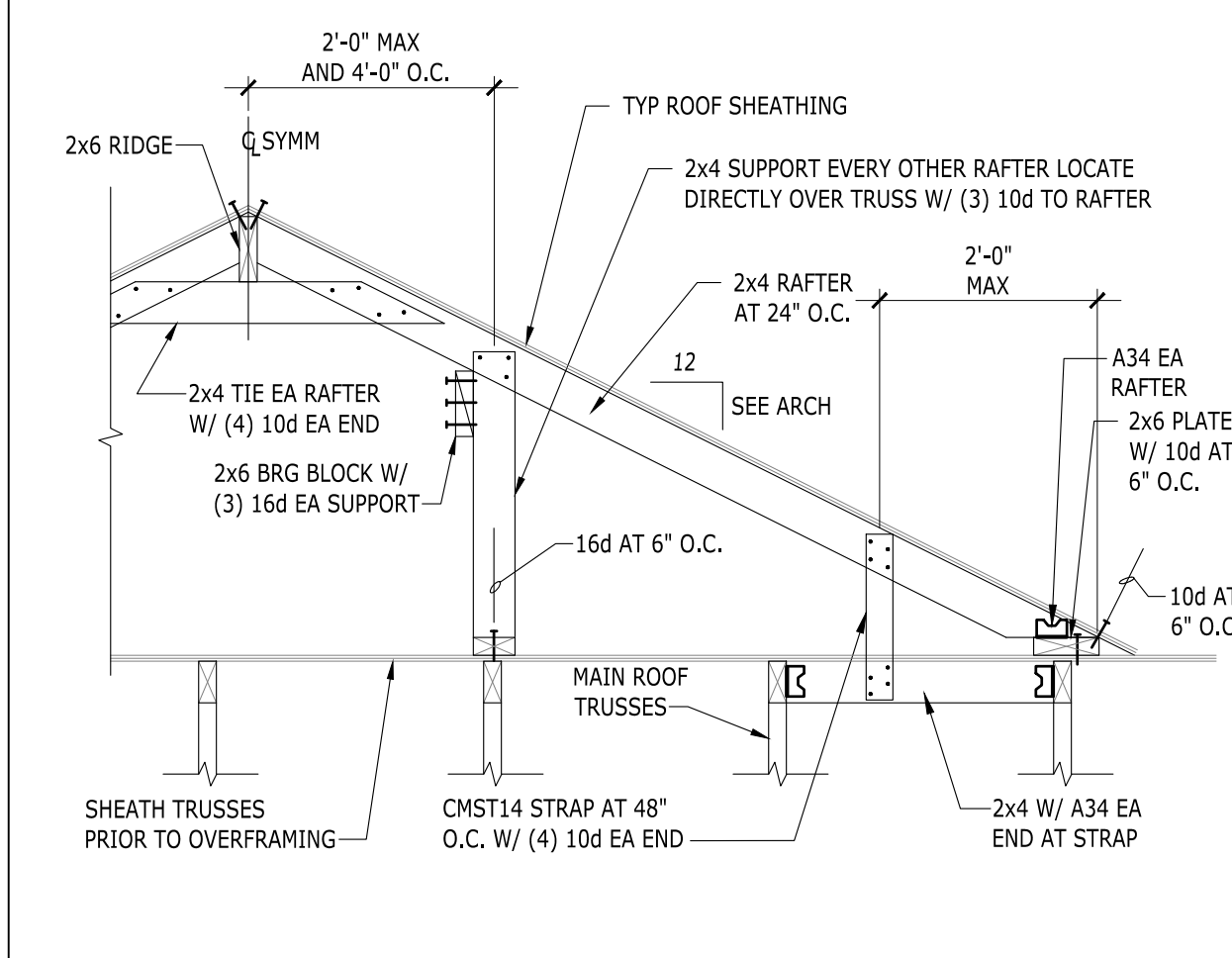
3 TYPICAL HEADER FRAMING



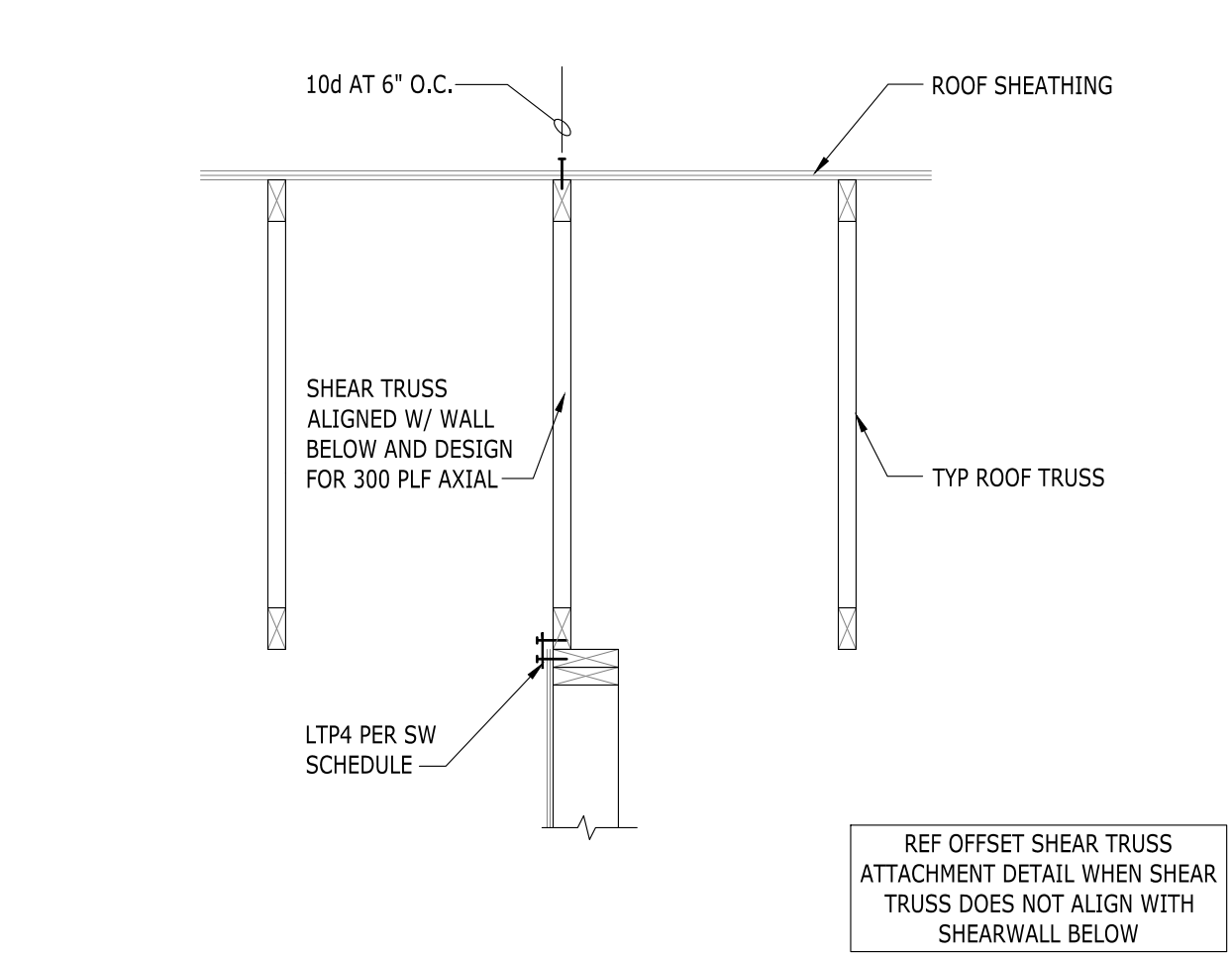
4 HIP ROOF FRAMING



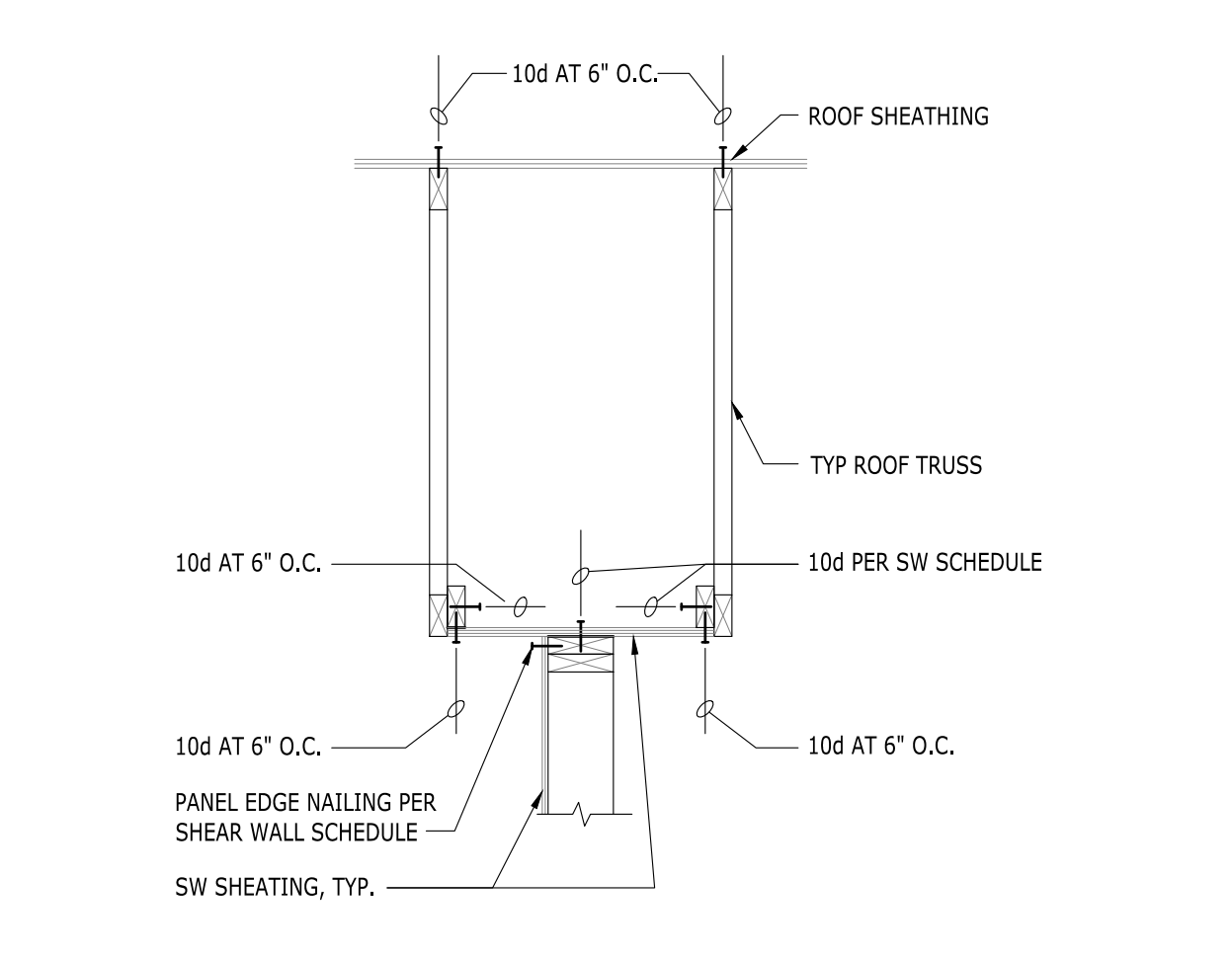
5 GABLE END FRAMING



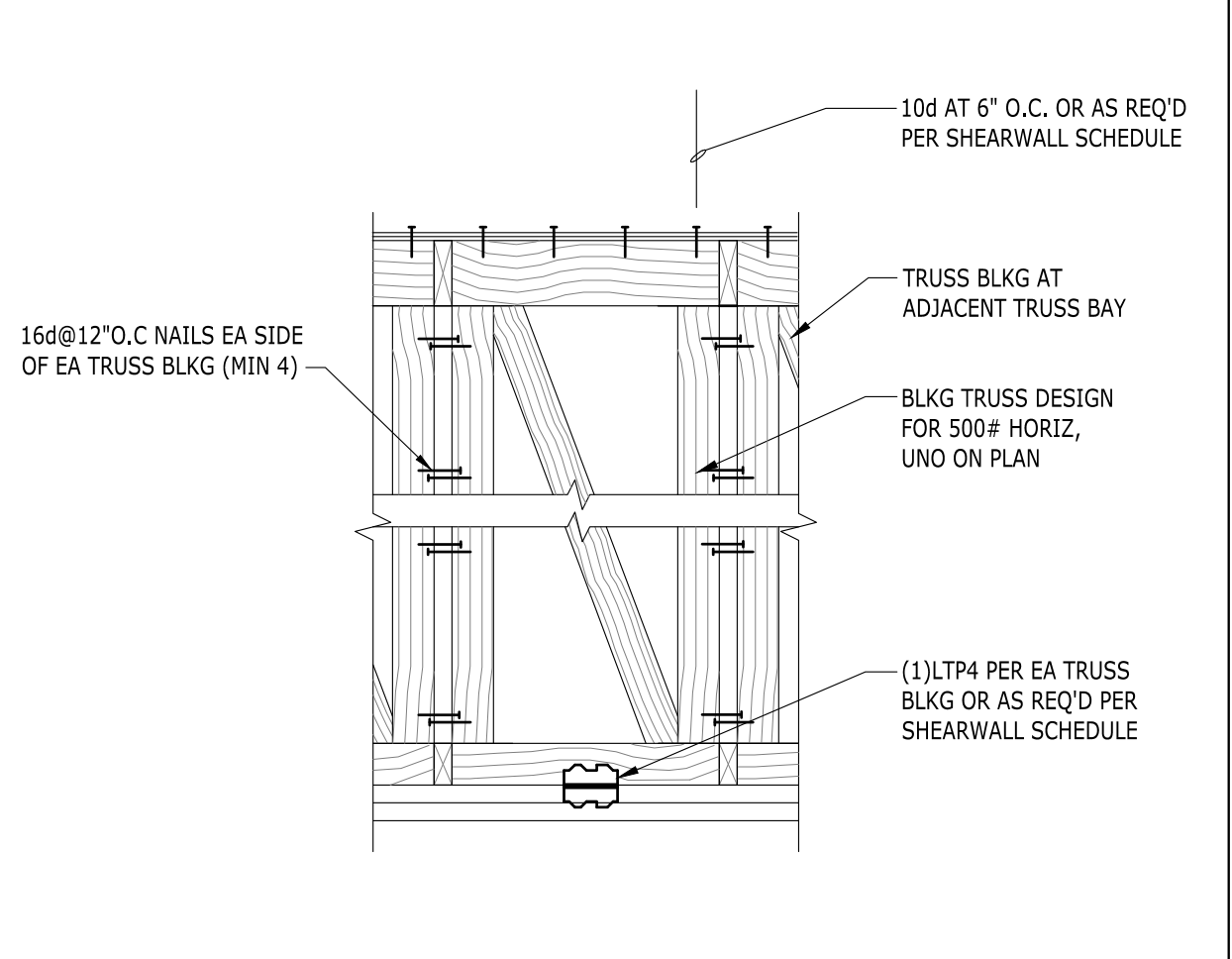
6 ROOF OVERFRAMING



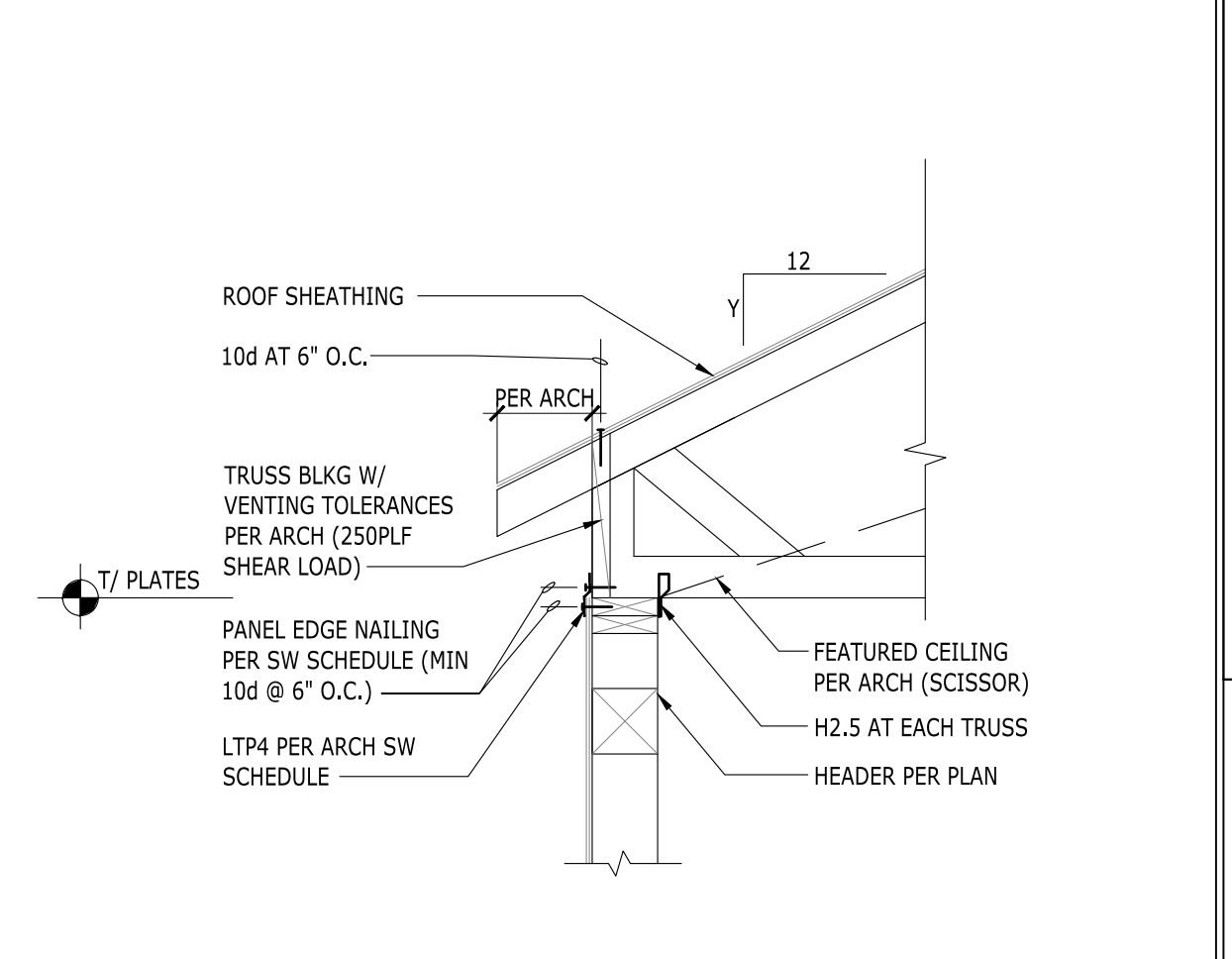
7 PARALLEL TRUSS AT SHEAR WALL



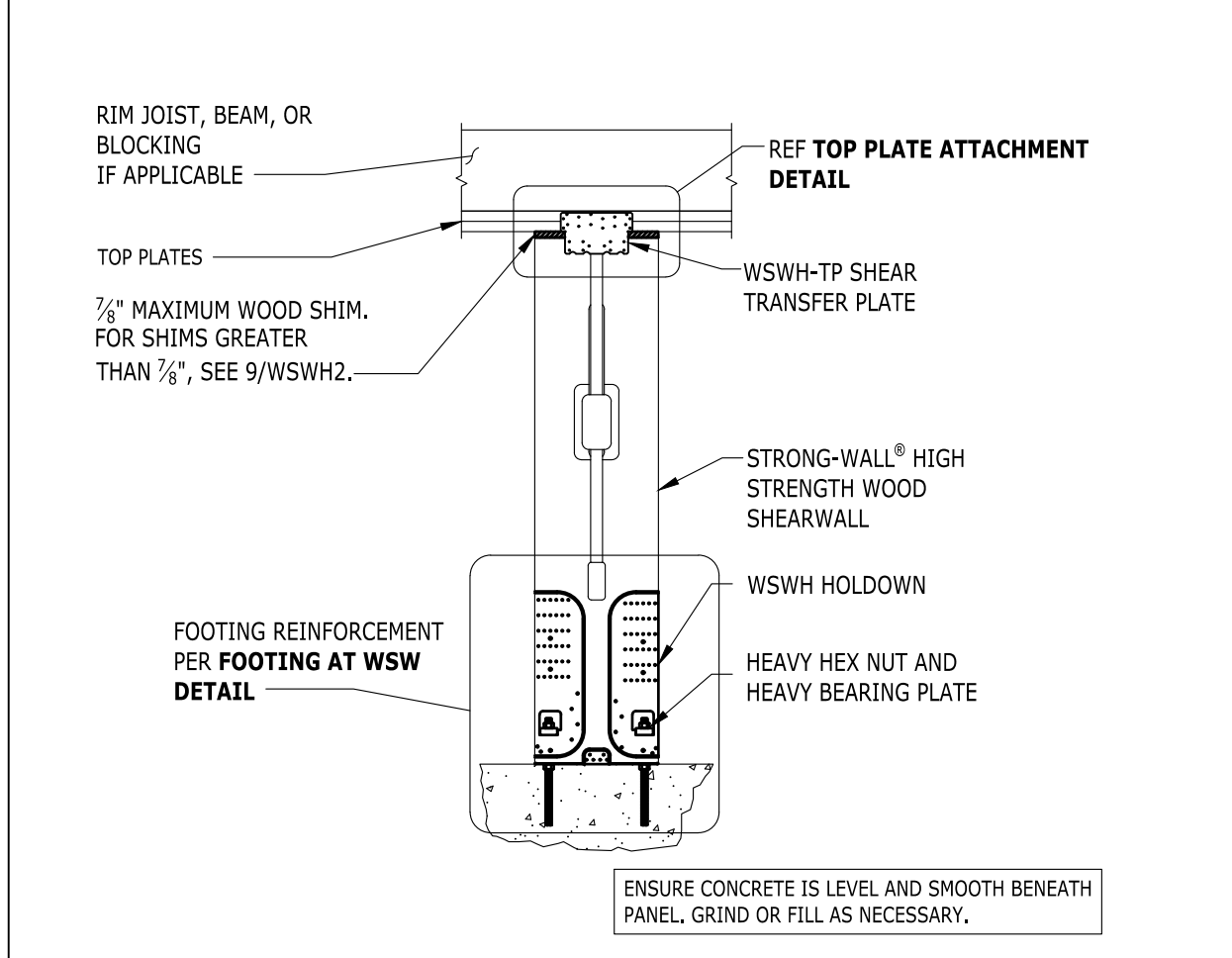
8 OFFSET SHEAR TRUSS ATTACHMENT



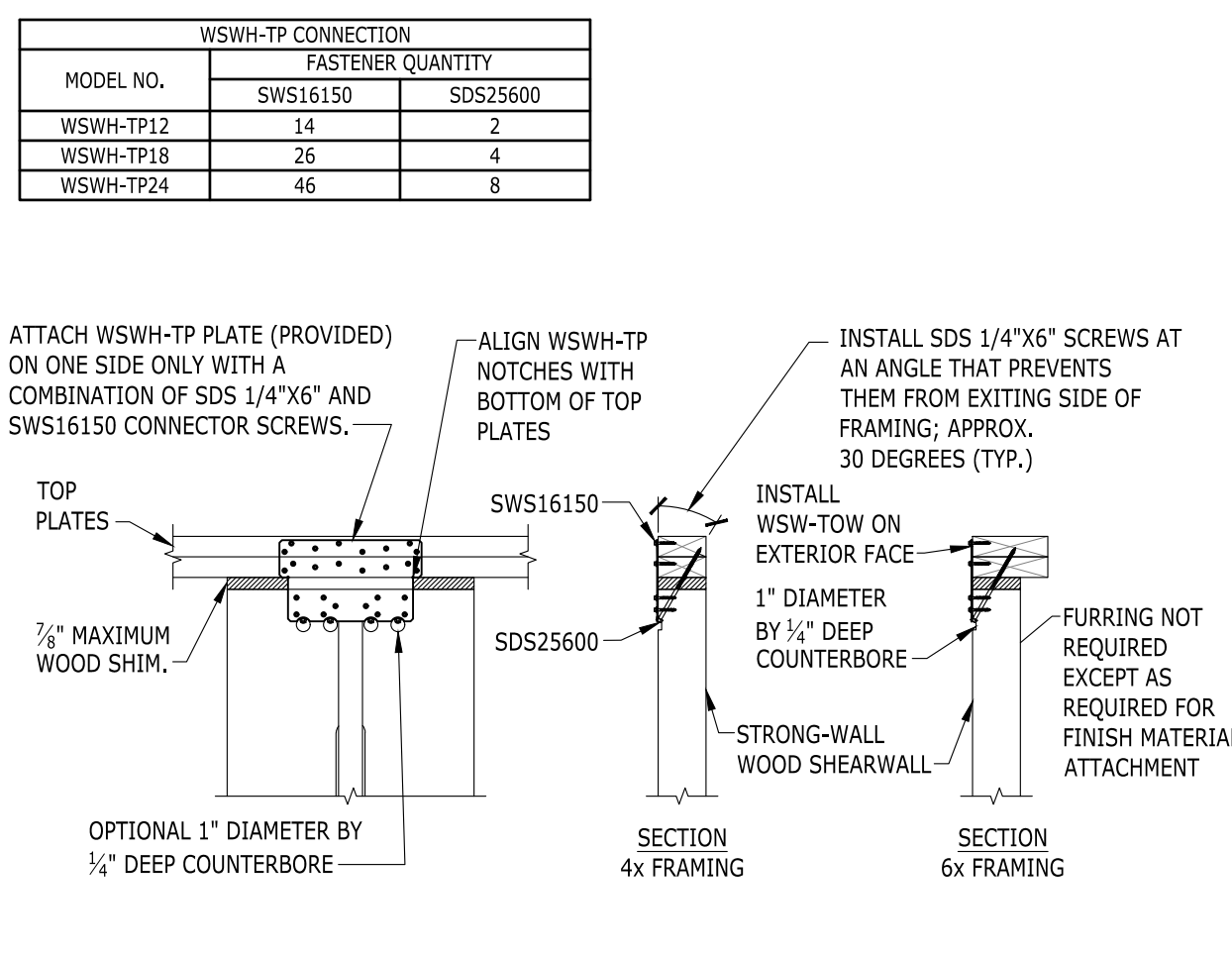
9 TYPICAL TRUSS BLOCKING



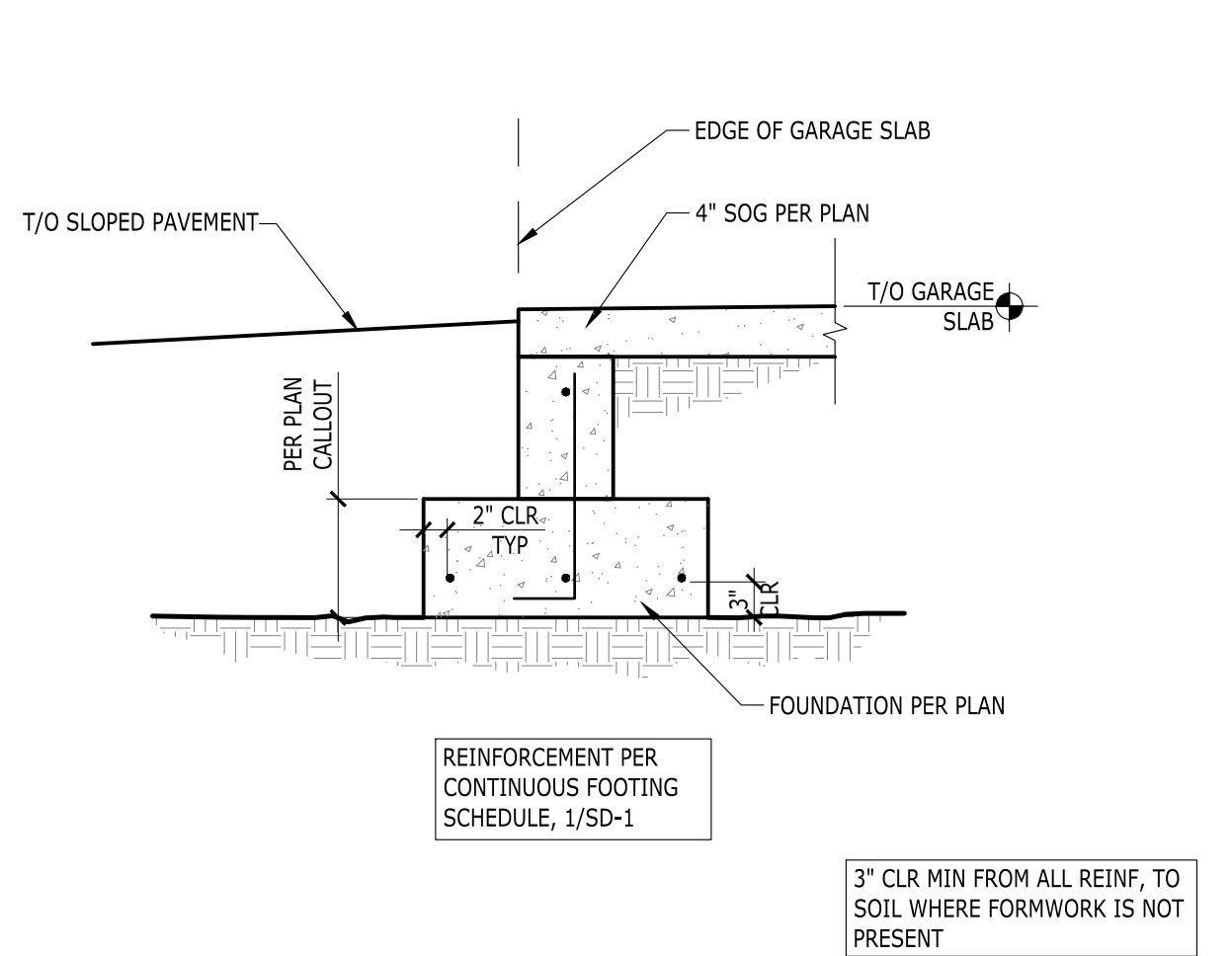
10 TALL HEEL ROOF TRUSS



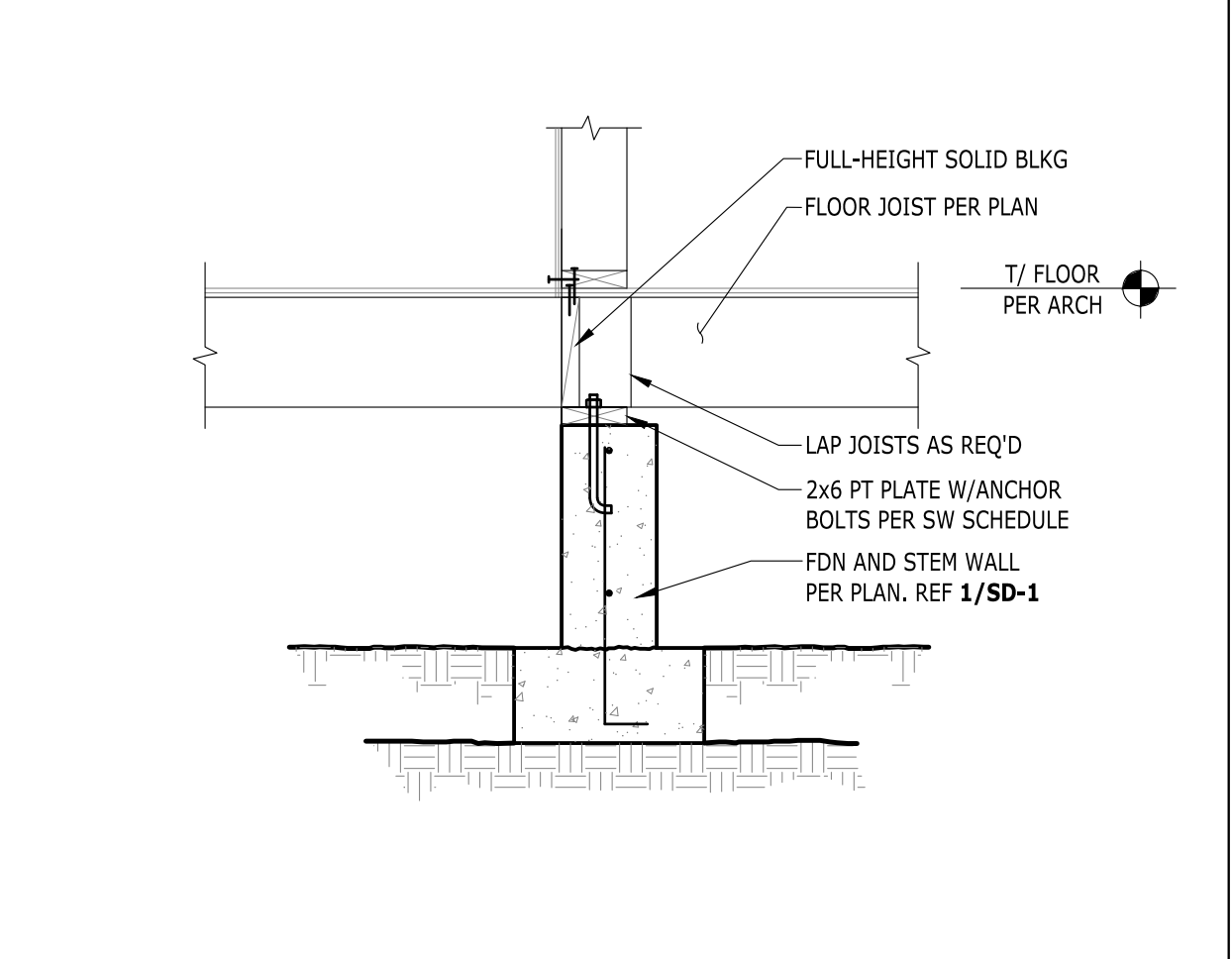
11 WSWH SIMPSON STRONG WALL



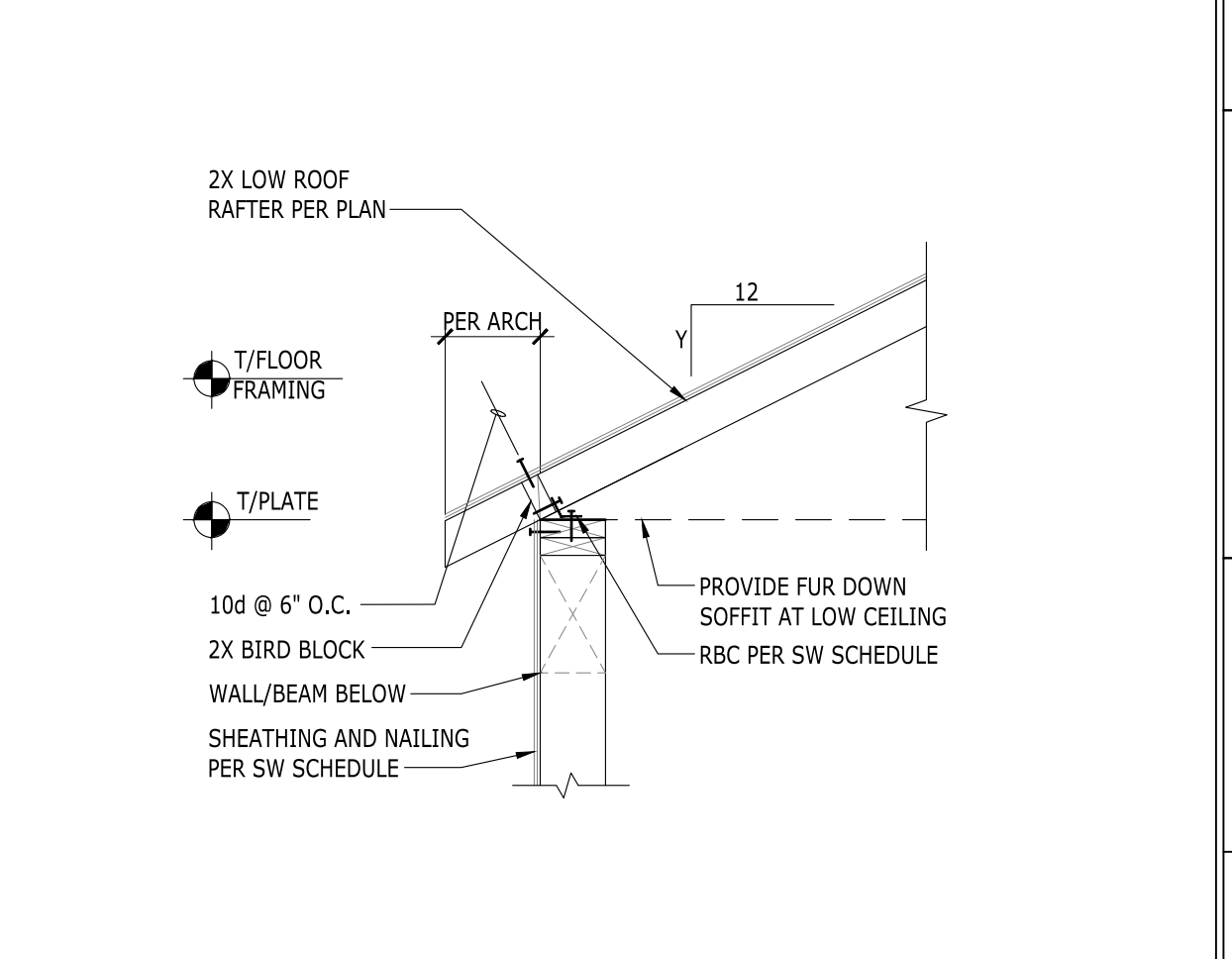
12 WSWH TOP PLATE ATTACHMENT



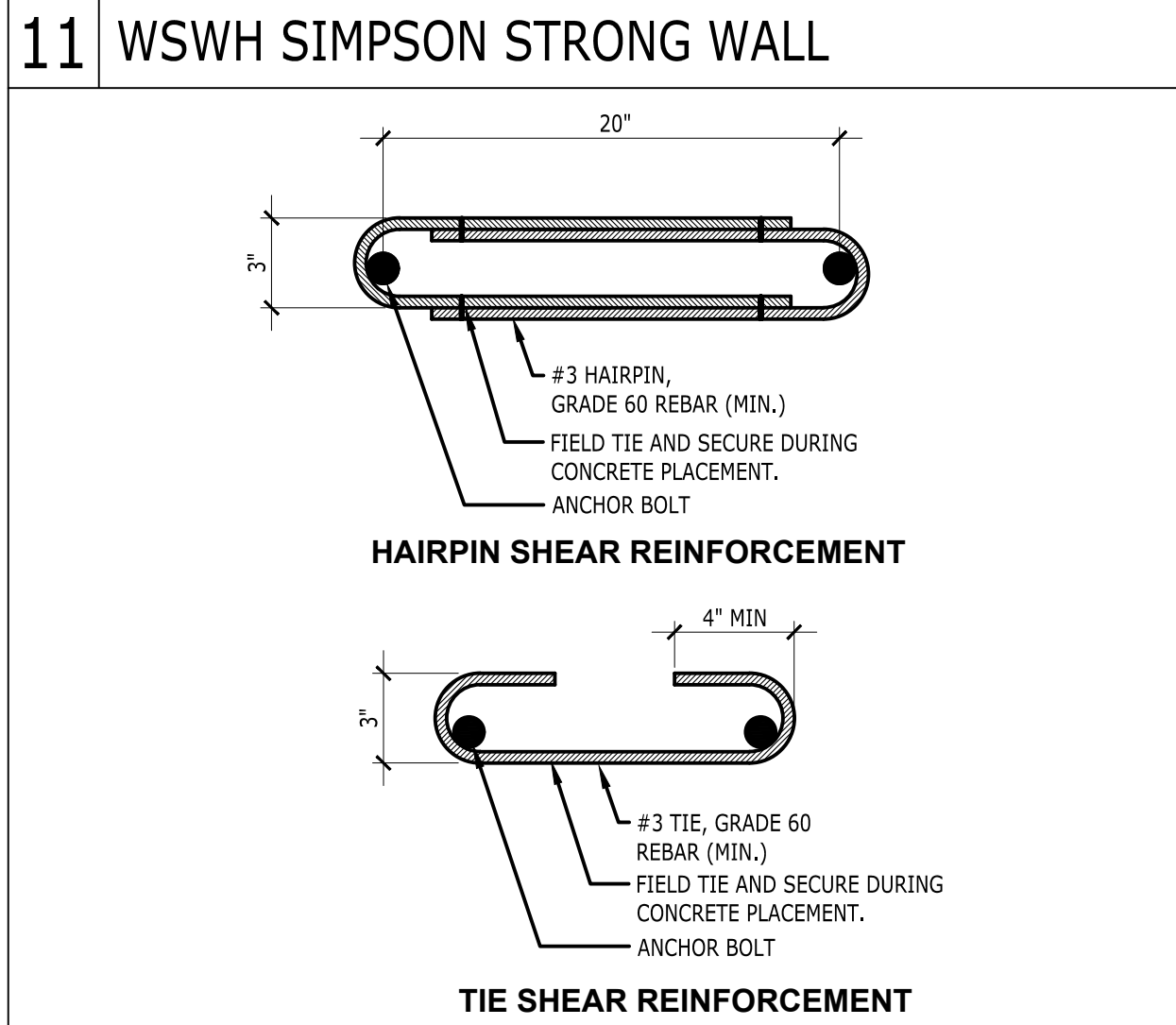
13 FOUNDATION AT GARAGE ENTRANCE



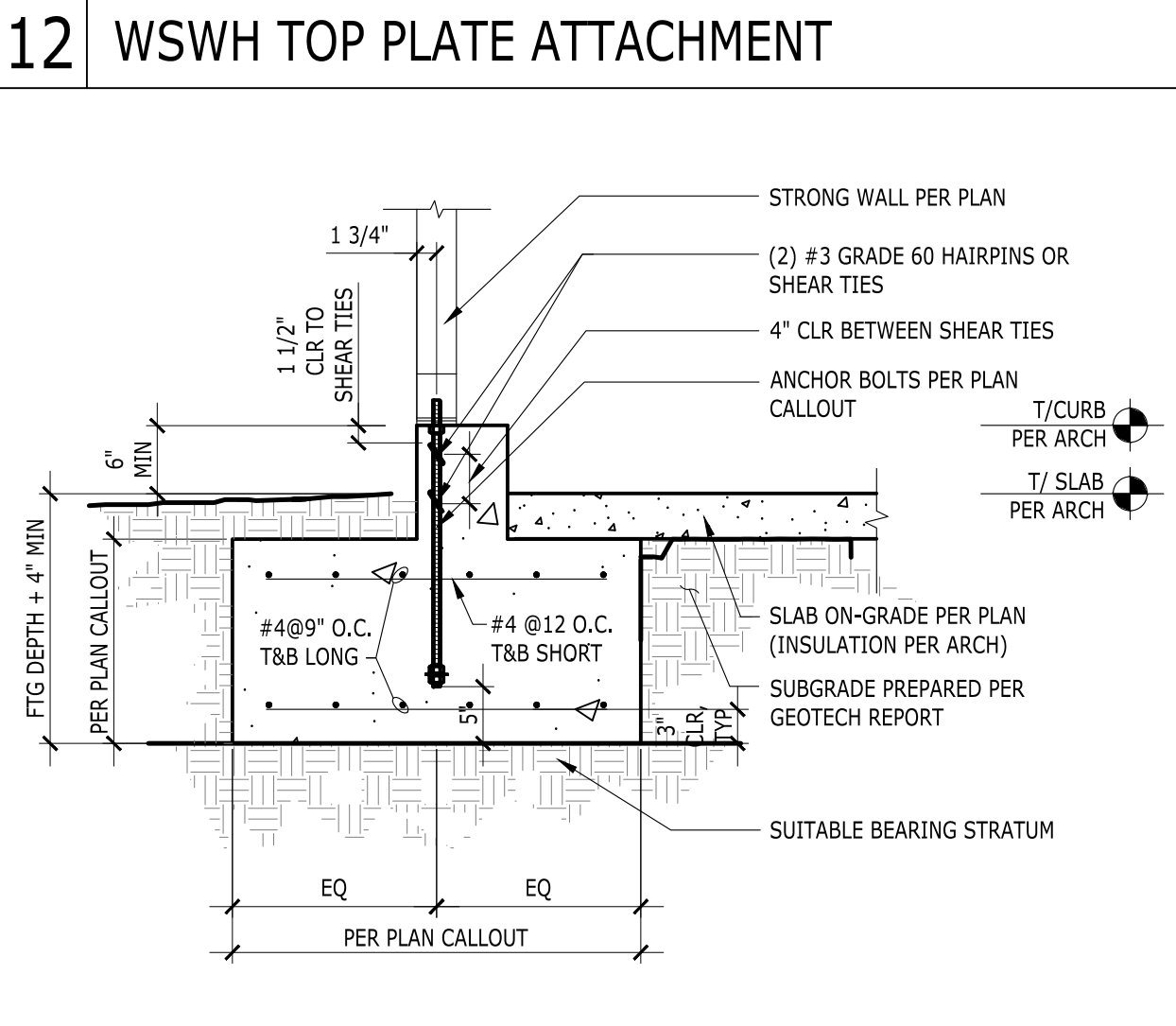
14 INTERIOR STEM WALL AT CRAWLSPACE



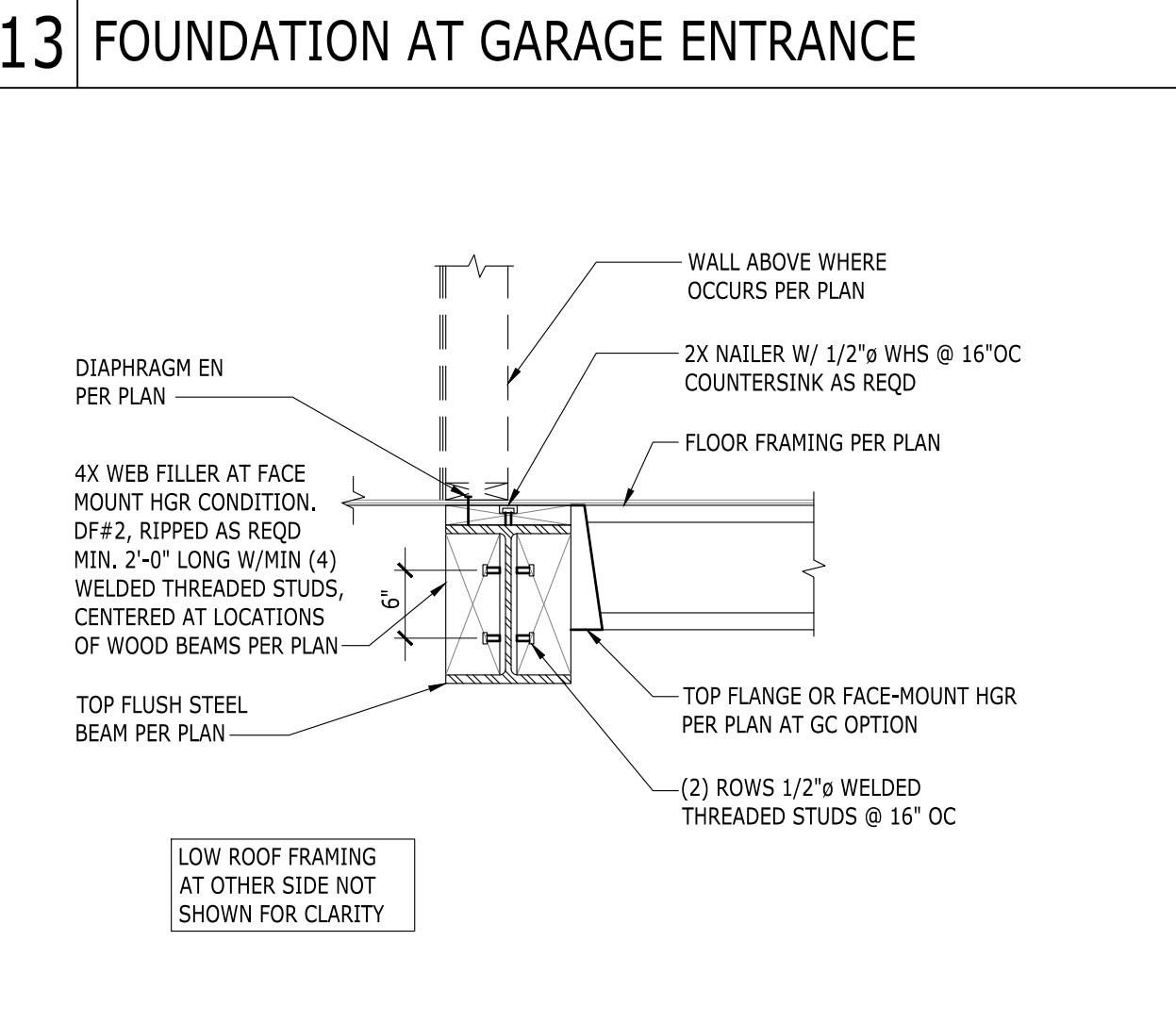
15 ROOF DETAIL



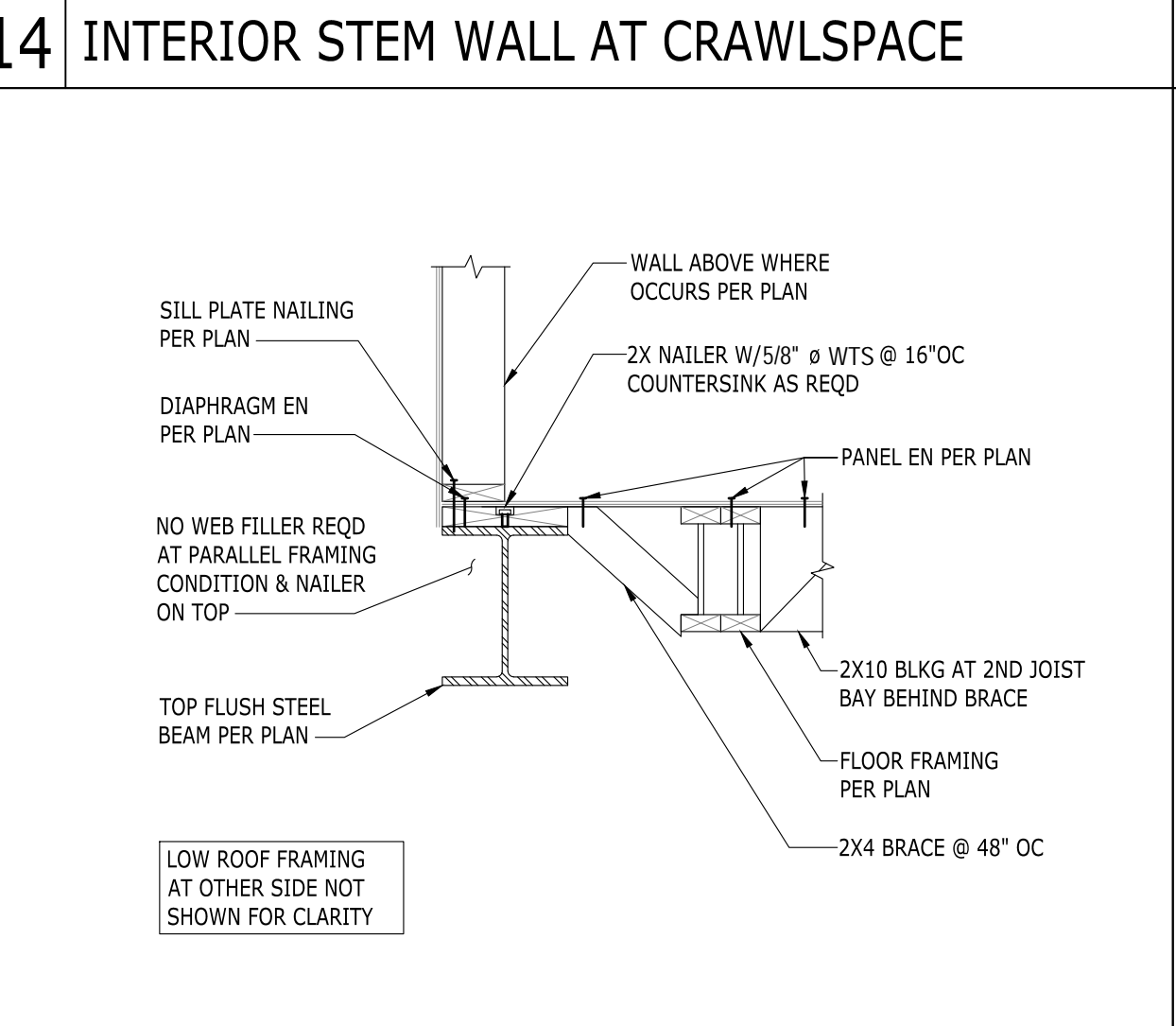
16 SHEAR REINFORCEMENT AT WSWH WALL



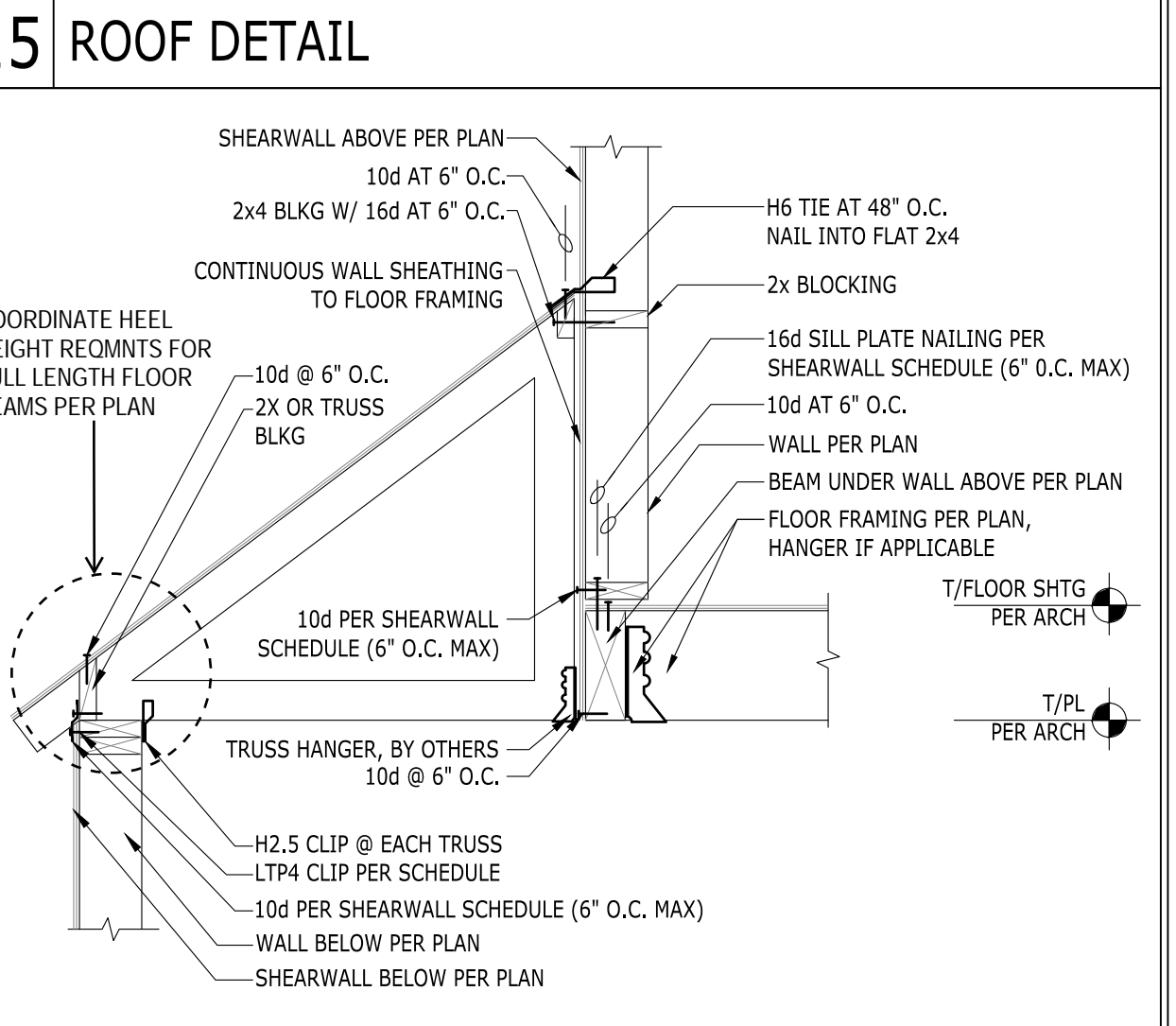
17 FOOTING AT WSWH WALL



18 STEEL BEAM W/ PERPENDICULAR FRAMING



19 STEEL BEAM UNDER WALL ABOVE - PARALLEL



20 LOW ROOF SECTION AT OFFSET WALLS

1

2

3

6

7

8

11

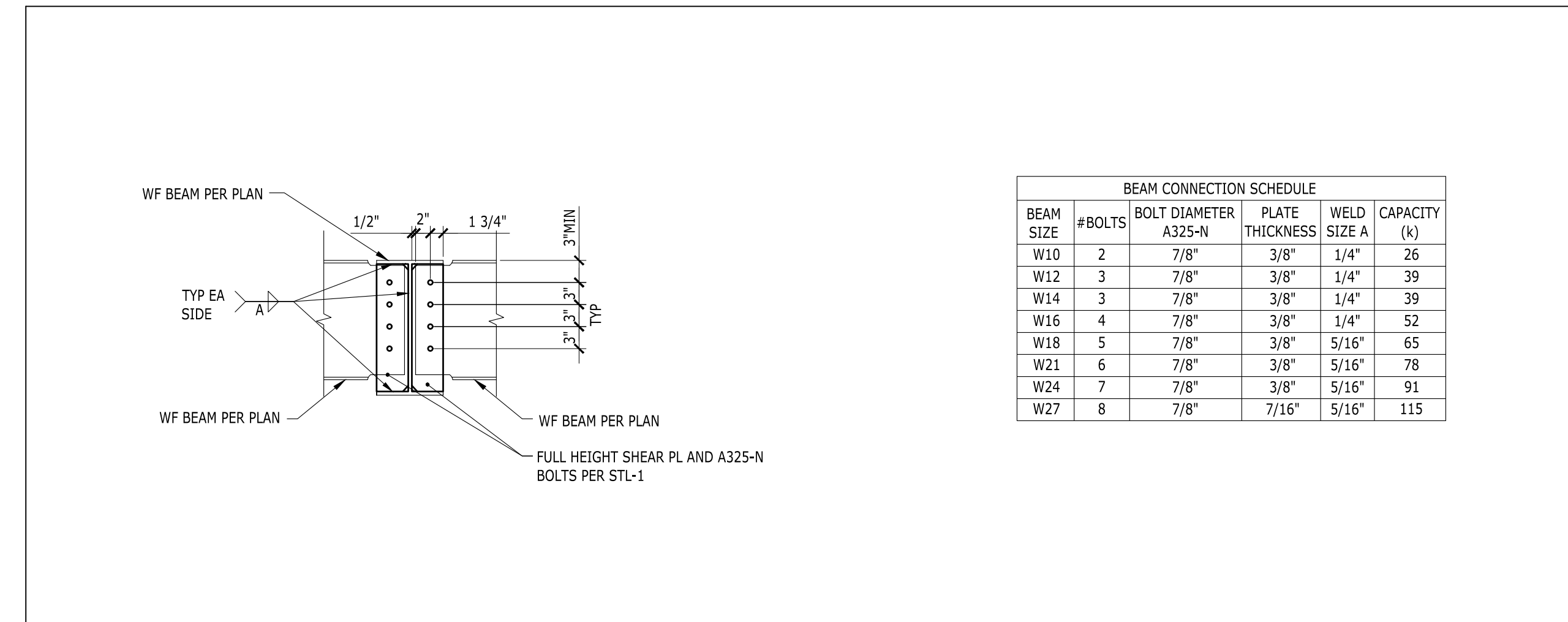
12

13

16

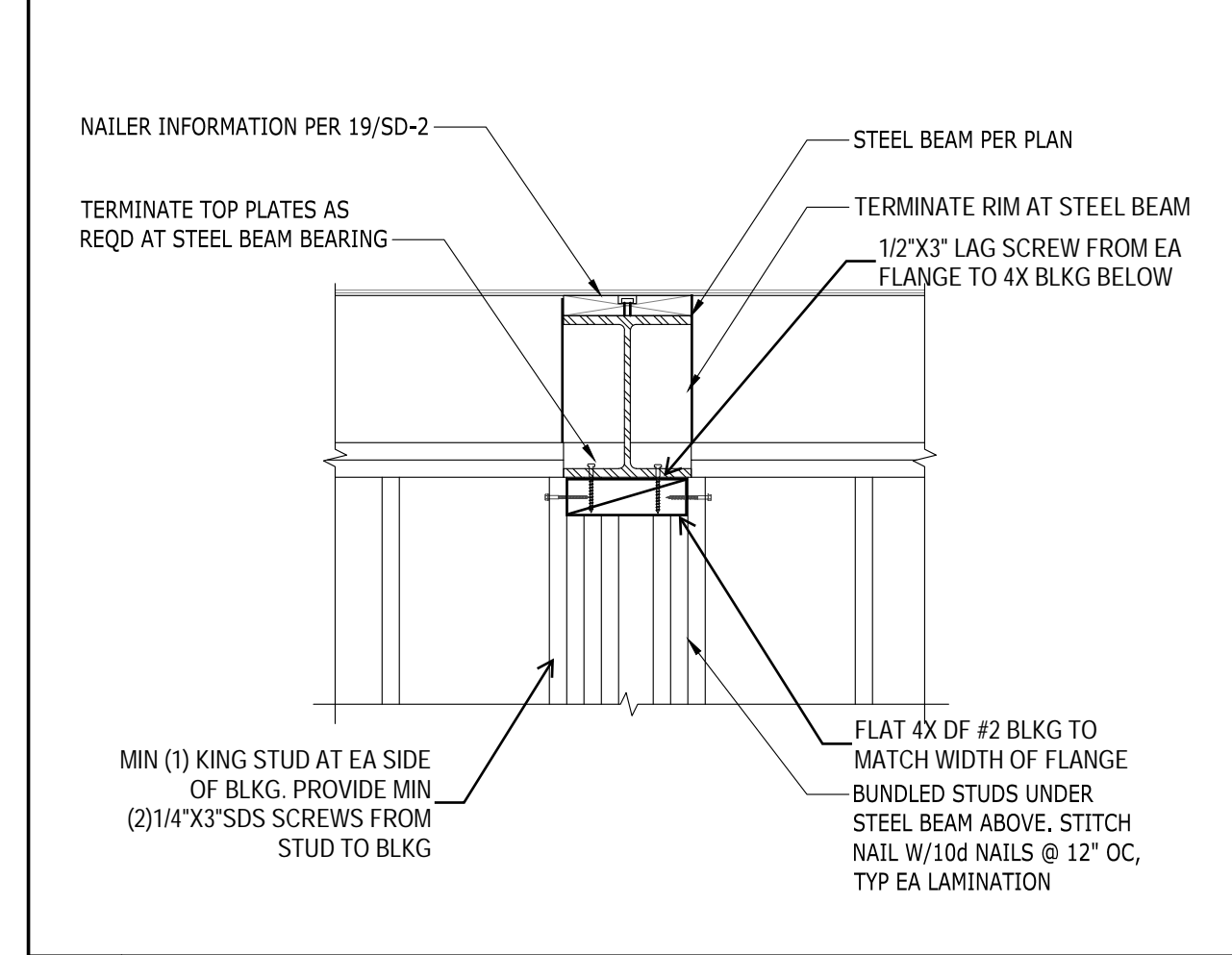
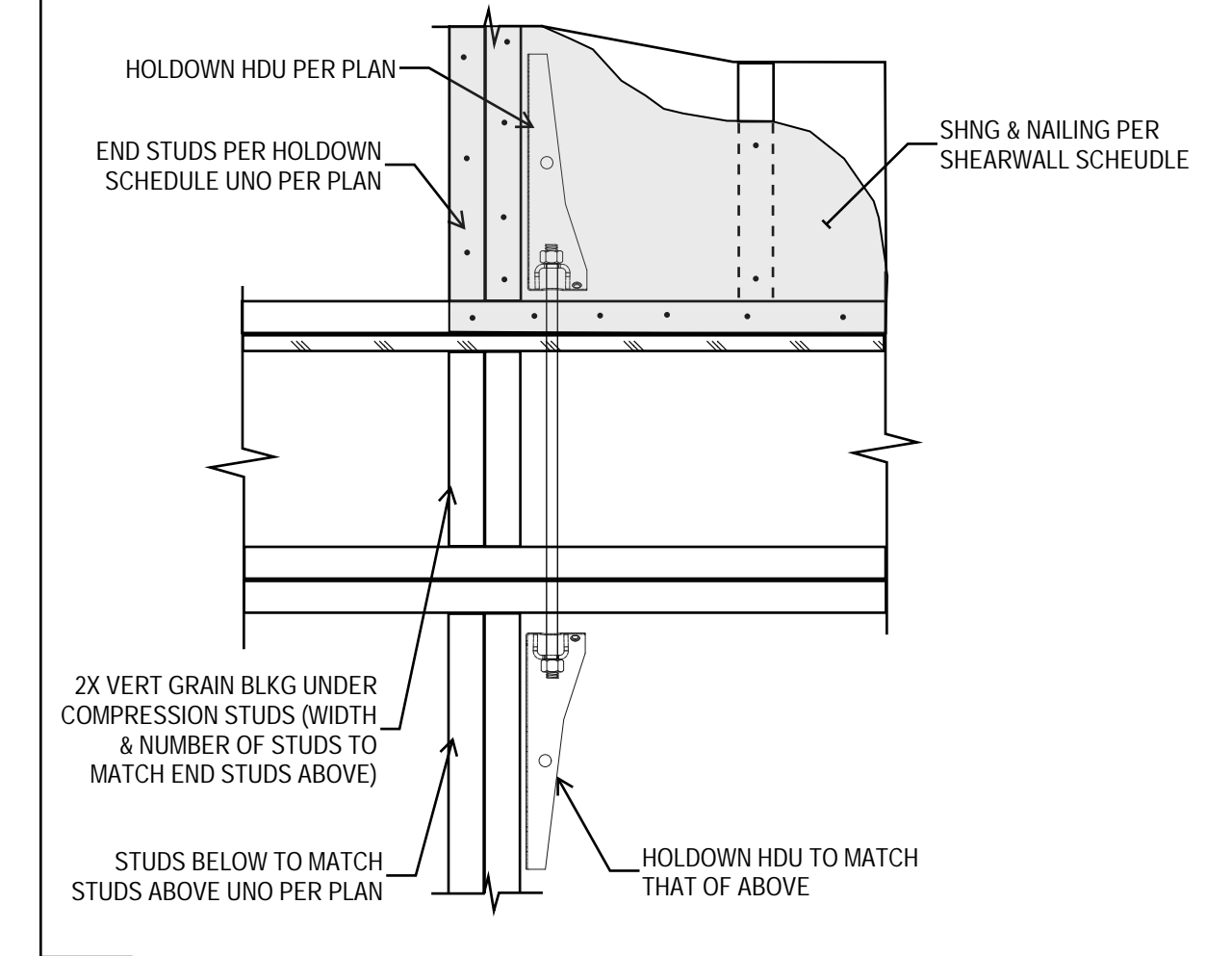
17

18



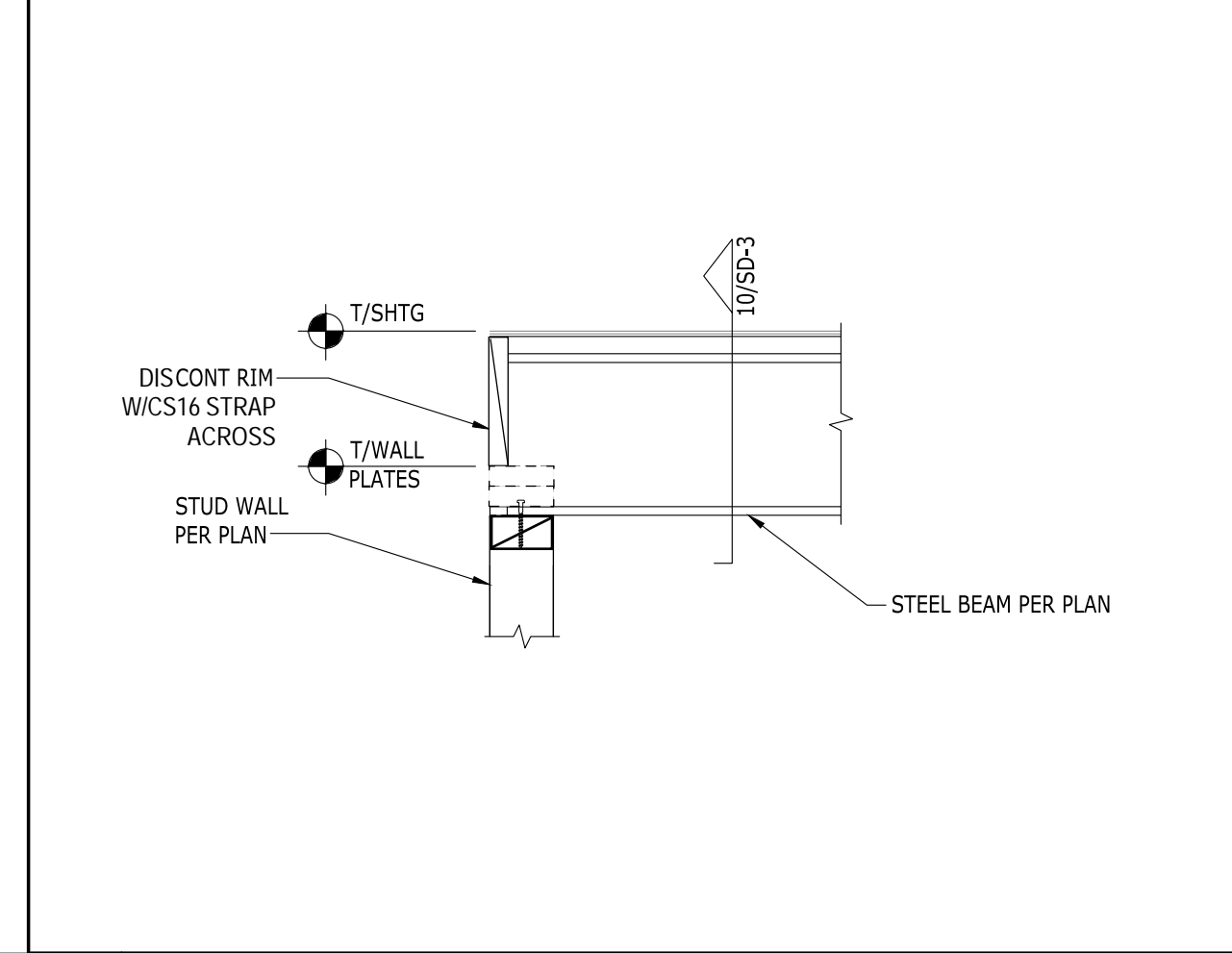
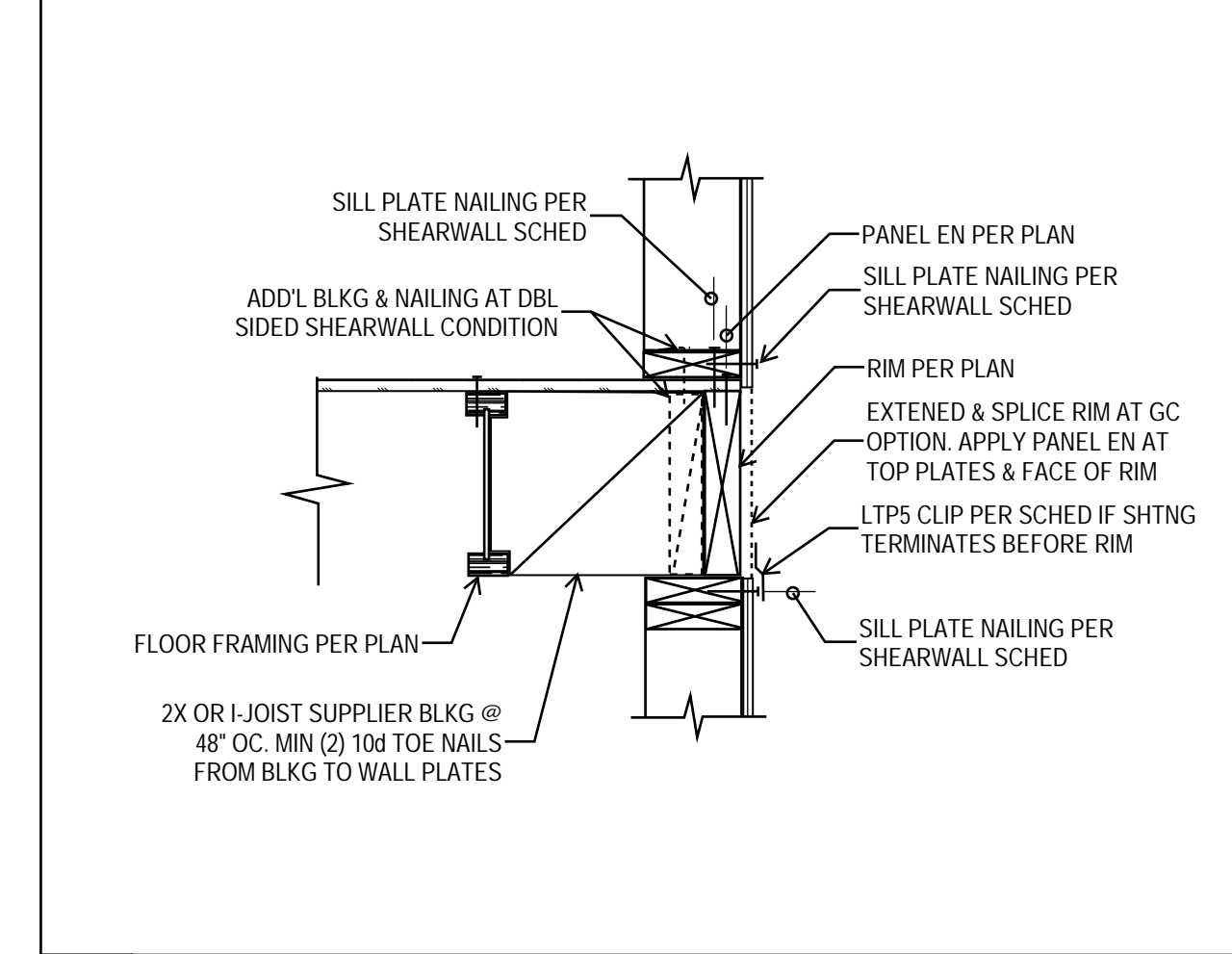
BEAM CONNECTION SCHEDULE					
BEAM SIZE	#BOLTS	BOLT DIAMETER A325-N	PLATE THICKNESS	WELD SIZE A (K)	CAPACITY (K)
W10	2	7/8"	3/8"	1/4"	26
W12	3	7/8"	3/8"	1/4"	39
W14	3	7/8"	3/8"	1/4"	39
W16	4	7/8"	3/8"	1/4"	52
W18	5	7/8"	3/8"	5/16"	65
W21	6	7/8"	3/8"	5/16"	78
W24	7	7/8"	3/8"	5/16"	91
W27	8	7/8"	7/16"	5/16"	115

### 4 SINGLE PLATE BEAM CONNECTION



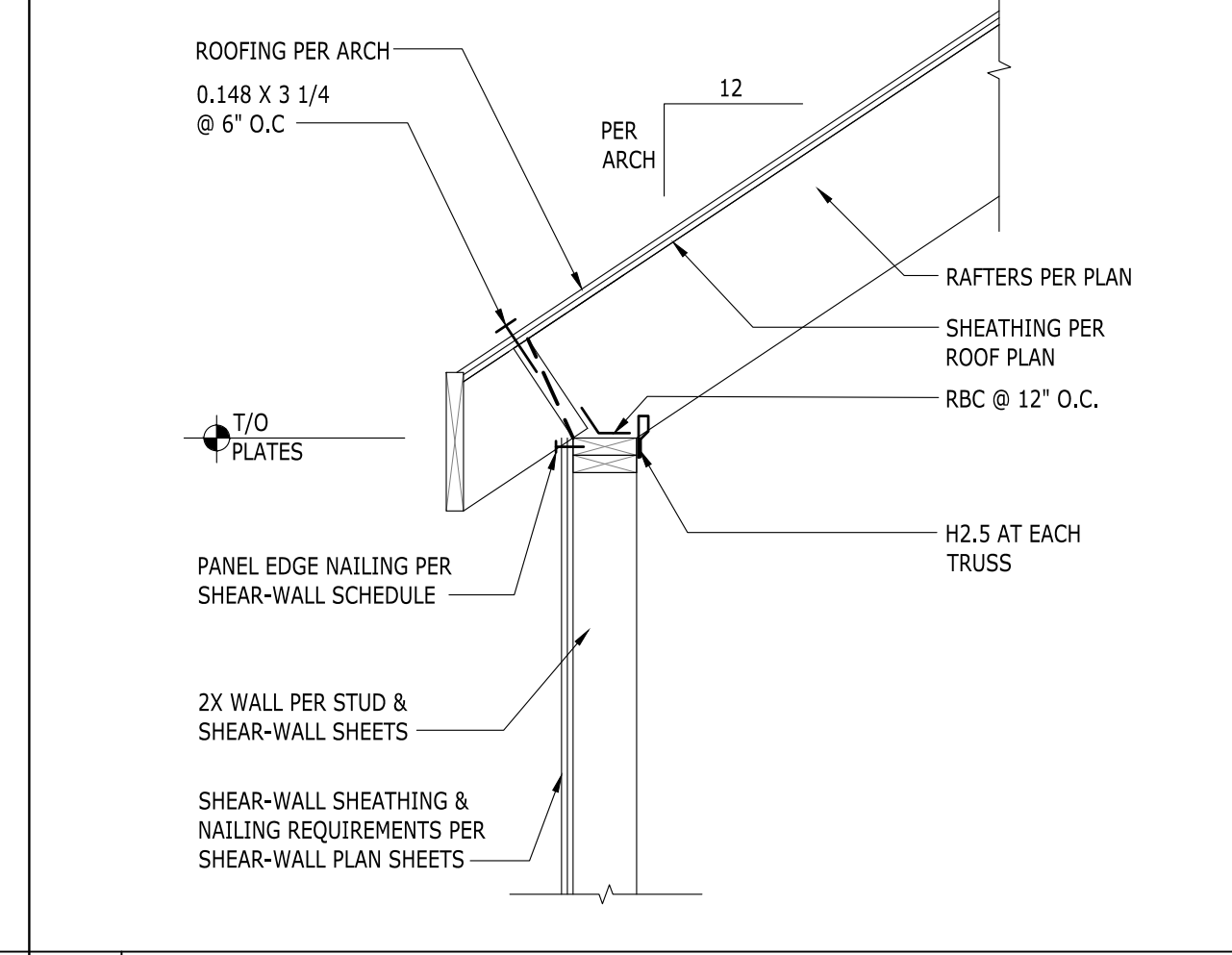
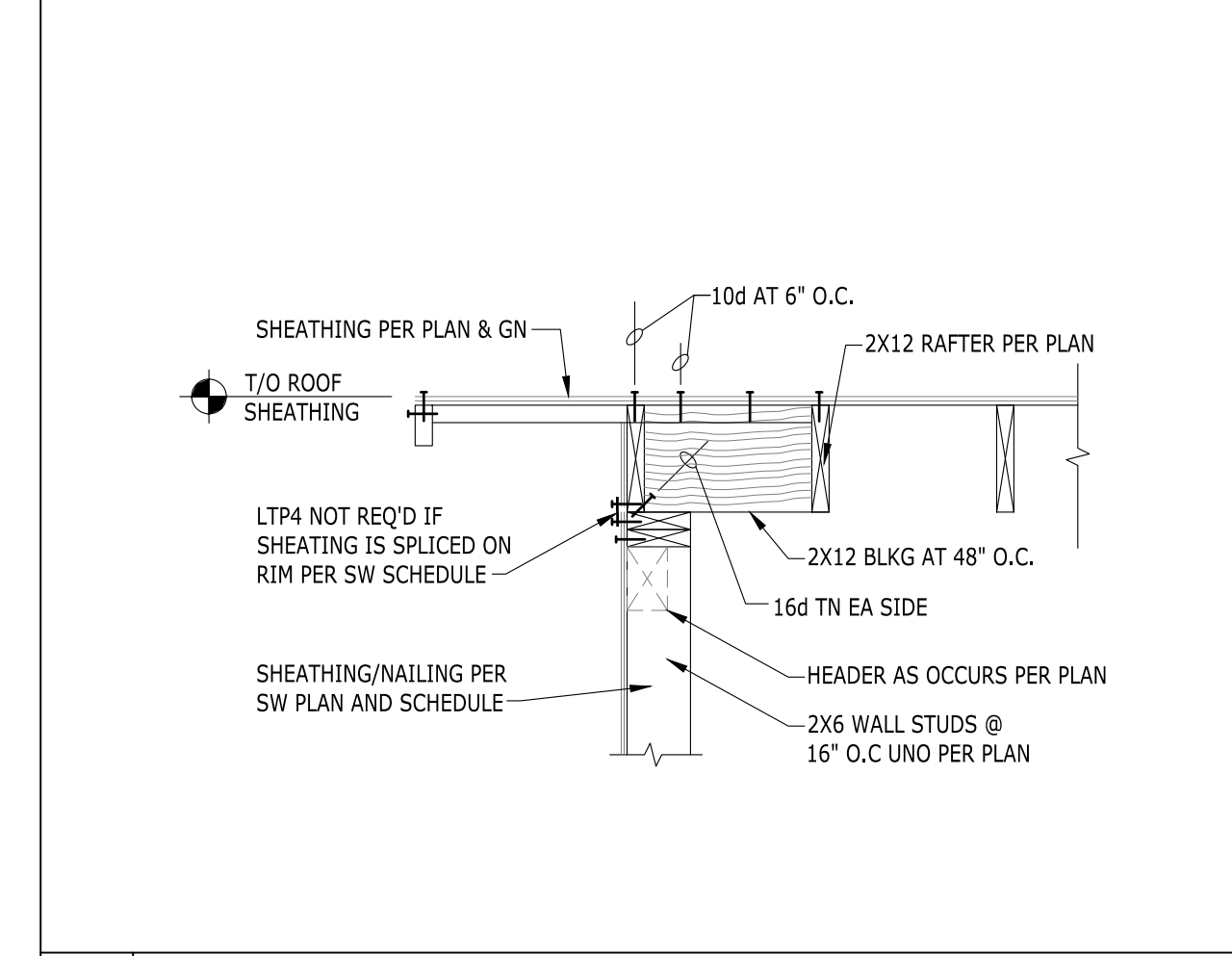
### 9 HOLDOWN HDU FLOOR-TO-FLOOR

### 10 STEEL BEAM BEARING ON TRIMMERS



### 14 SHEAR TRANSFER AT EXTERIOR WALL

### 15 STEEL BEAM BEARING ON TRIMMERS



### 19 GABLE END FRAMING

### 20 HIP ROOF FRAMING



REVISIONS		
DESCRIPTION	DATE	BY
ARCH REVISIONS	11/14/23	

PROJECT NAME  
**LITCHFIELD RESIDENCE**

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

PROJECT NUMBER  
**S221118-2**

DRAWN BY - BS

CHECKED BY - MRT

SHEET DATE - 11/14/2023

SCALE  
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

**STRUCTURAL DETAILS**

SHEET **SD-3**