

### GENERAL NOTES

- CODE COMPLIANCE  
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 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.
- PERMETIVE 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 BACKDRIFT 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: DEMOREBUILD OF EXISTING GARAGE WITH A NEW 1085F EXPANSION OVER THE EXISTING DRIVEWAY. NEW 5075F ADDITION/REMODEL OF THE MAIN LEVEL WITH A NEW 928 SF ADDITION OVER THE NEWLY ADDED GARAGE/MAIN FLOOR.

ZONING: R-8.4

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY

FIRE PROTECTION: NEW NFPA FIRE SPRINKLER SYSTEM

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

### 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  | 2,660.6 SF               | 1,502.8 SF           | 36.1 %         |        |
| PROPOSED LOT COVERAGE  | 3,210.3 SF               | 1,181.6 SF           | 38.1 %         |        |
| CHANGE                 | +549.7 SF                | -321.2 SF            | +228.5 SF      | +2.0 % |
| % 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 = 12,800 SF  
GFA THRESHOLD = 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' ± 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 = 1,991.4 SF  
UPPER FLOOR = 1,853.7 SF  
ATTACHED GARAGE = 691.8 SF  
16' ± CEILING HEIGHT = 195 SF

TOTAL PROPOSED: = 4,731.9 SF

PROPOSED GFA IS 4,731.9 SF OR 36.9%

### 2018 WSEC CREDITS

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

| 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 |        |                                |

### 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 TPOB  
Plot Block:  
Plot 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

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS; CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

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: ATTIC 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.

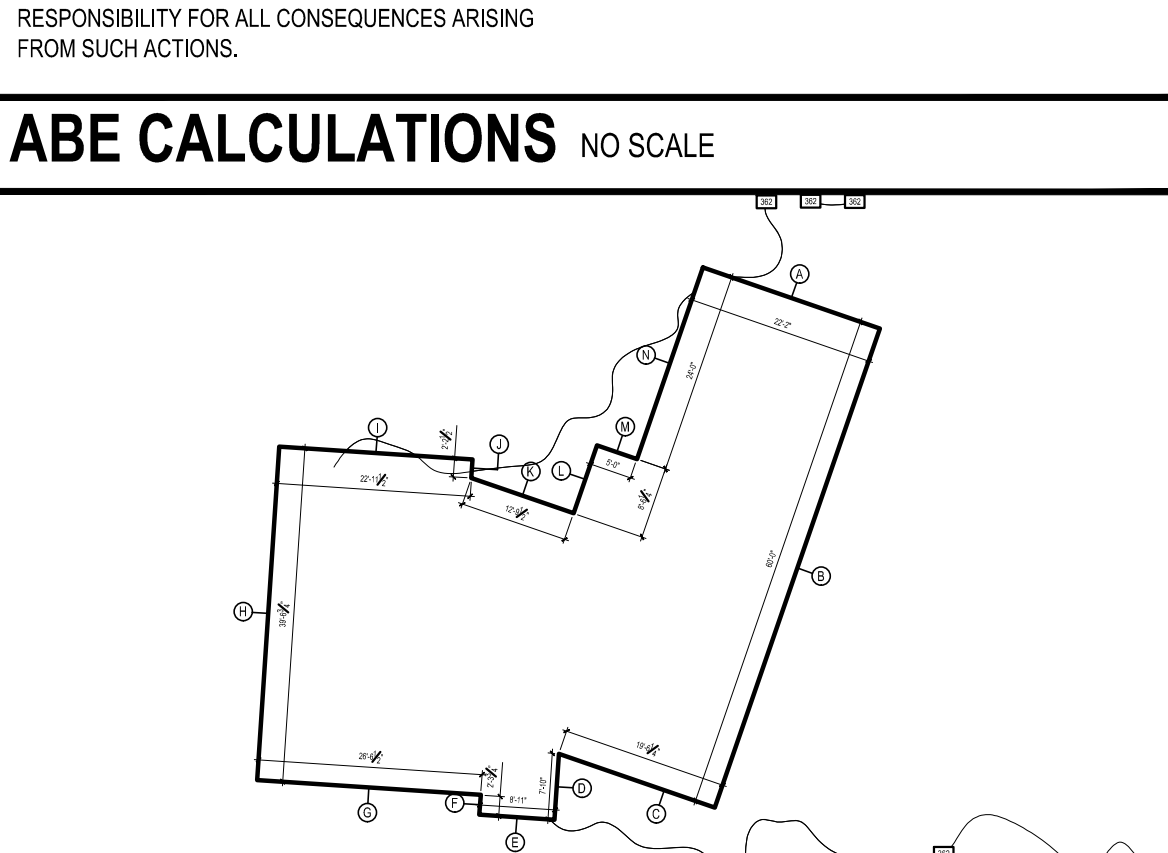
WHOLE HOUSE VENTILATION:  
WHOLE HOUSE VENTILATION SYSTEM:  
a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 78 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.3 (1&2). FAN SHALL BE CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONG RATING OF LESS THAN 1.0. VENTILATION SHALL 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

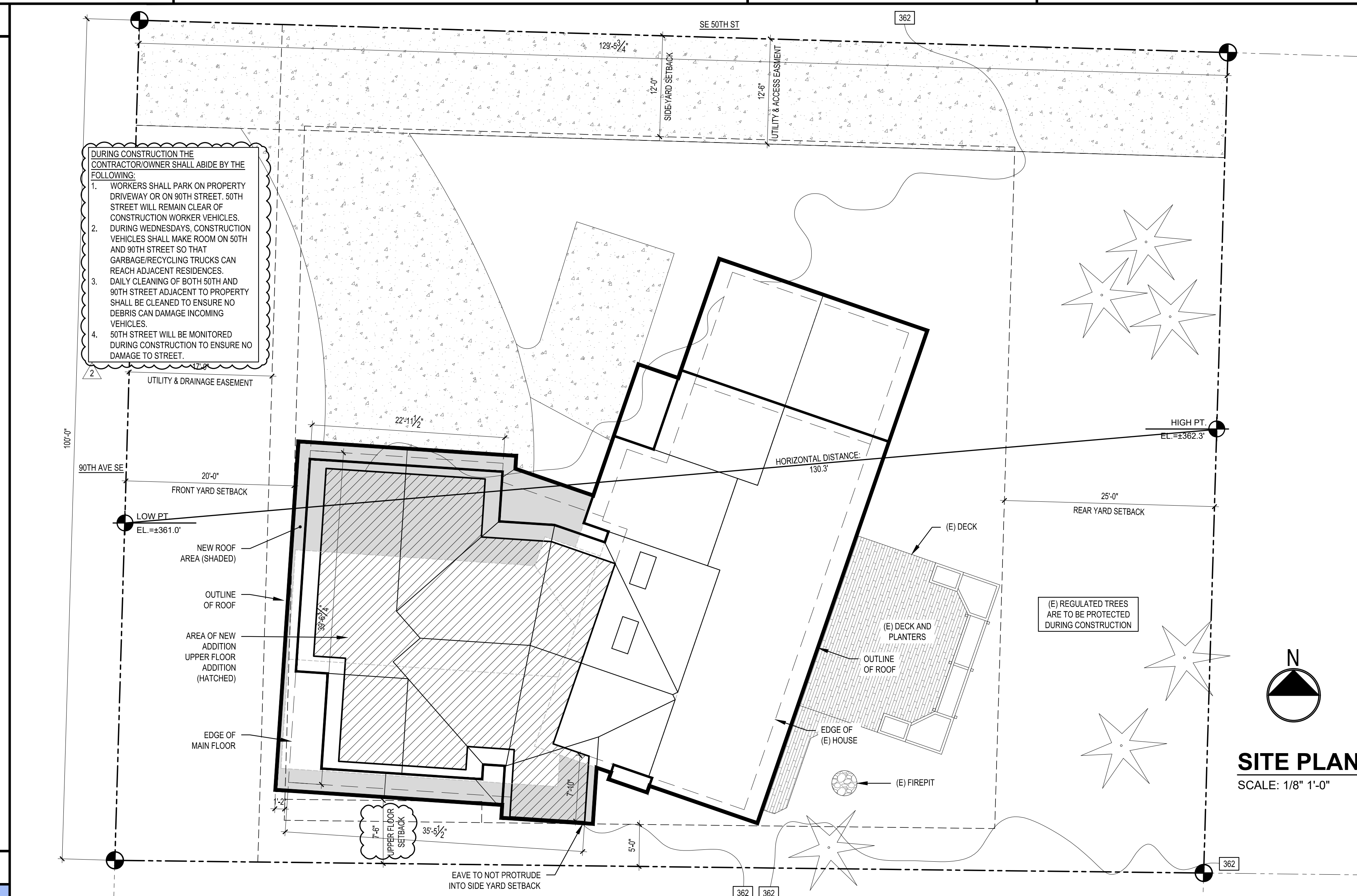
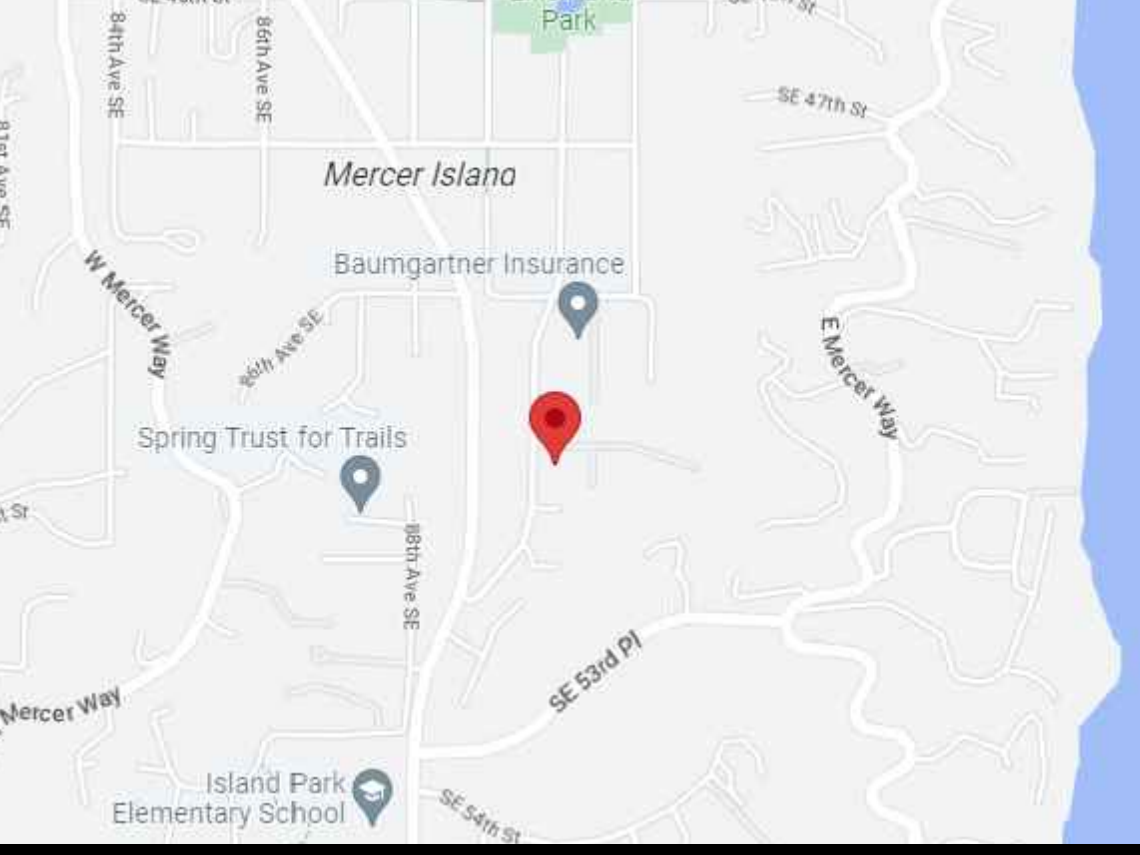


### AVERAGE BUILDING ELEVATION

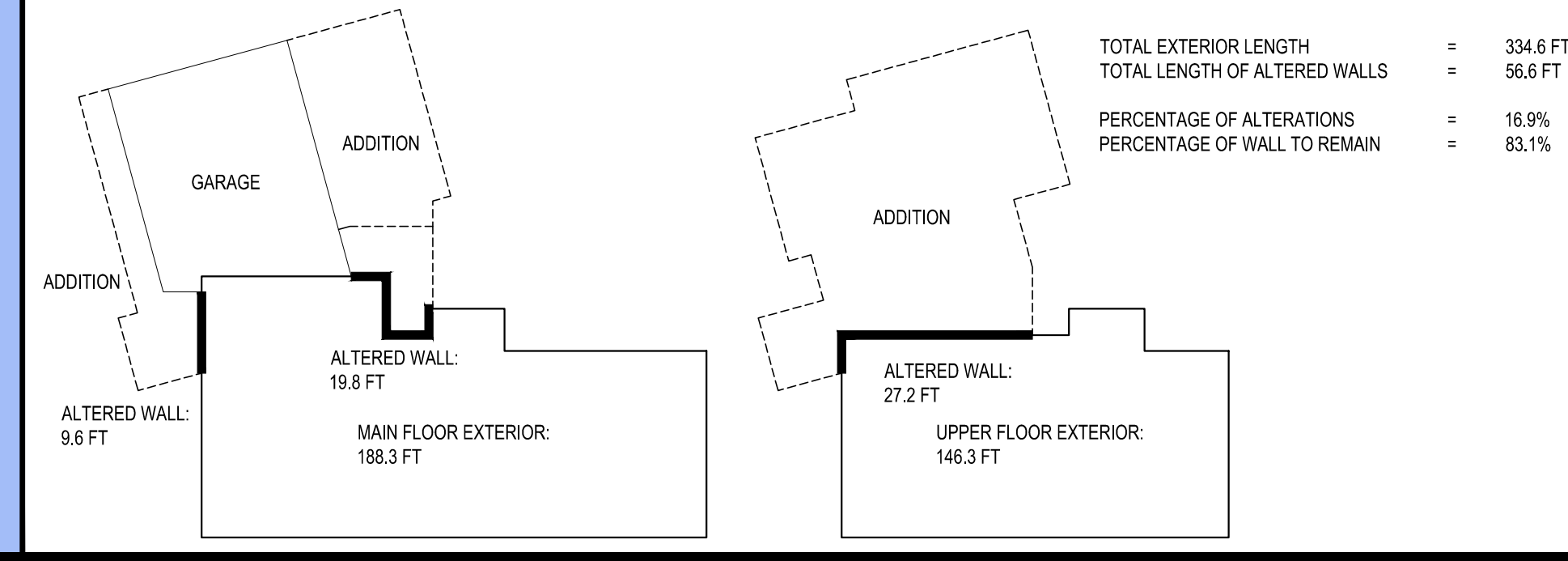
| Point        | Wall Length   | Elevation Pt.  | Wall Length X Elev. Pt. |
|--------------|---------------|----------------|-------------------------|
| A            | 22.20         | 362.10         | 8038.62                 |
| B            | 60.00         | 362.00         | 21720.00                |
| C            | 19.50         | 362.10         | 7060.95                 |
| D            | 7.80          | 362.10         | 2824.38                 |
| E            | 8.90          | 361.90         | 3220.91                 |
| F            | 2.30          | 361.80         | 832.14                  |
| G            | 26.50         | 361.70         | 9585.05                 |
| H            | 39.60         | 361.80         | 14327.28                |
| I            | 22.90         | 362.00         | 8289.80                 |
| J            | 2.20          | 361.90         | 796.18                  |
| K            | 12.80         | 362.10         | 4634.88                 |
| L            | 8.50          | 362.10         | 3077.85                 |
| M            | 5.00          | 362.10         | 1810.50                 |
| N            | 24.00         | 362.10         | 8690.40                 |
| <b>TOTAL</b> | <b>262.20</b> | <b>5067.80</b> | <b>94908.94</b>         |

94908.94 / 262.20 = **361.97** Average Building Elevation

### VICINITY MAP



### 40% RULE DIAGRAM (NO SCALE)



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

### 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: | 2,086.1 SF | 1,946.6 SF  | 4,032.7 SF       |
| CHANGE IN SF:      | +507.7 SF  | +928.9 SF   | +1,436.6 SF      |

|                    | ATTACHED GARAGE | GRAND TOTAL |
|--------------------|-----------------|-------------|
| EXISTING SF:       | 583.7 SF        | 3,179.8 SF  |
| PROPOSED HOUSE SF: | 691.8 SF        | 4,723.8 SF  |
| CHANGE IN SF:      | +108.1 SF       | +1,544.0 SF |

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

CORRECTION 2 SET 9/26/2023

STURMAN ARCHITECTS

REGISTERED ARCHITECT  
BRADLEY 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.

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SITE PLAN

REVISIONS:  
2023-8-8 CORRECTION 1  
2023-8-26 CORRECTION 2

PLOT DATE: 9/26/2023

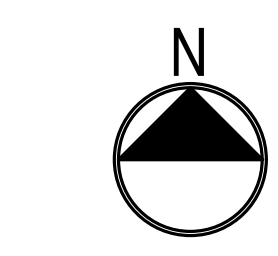
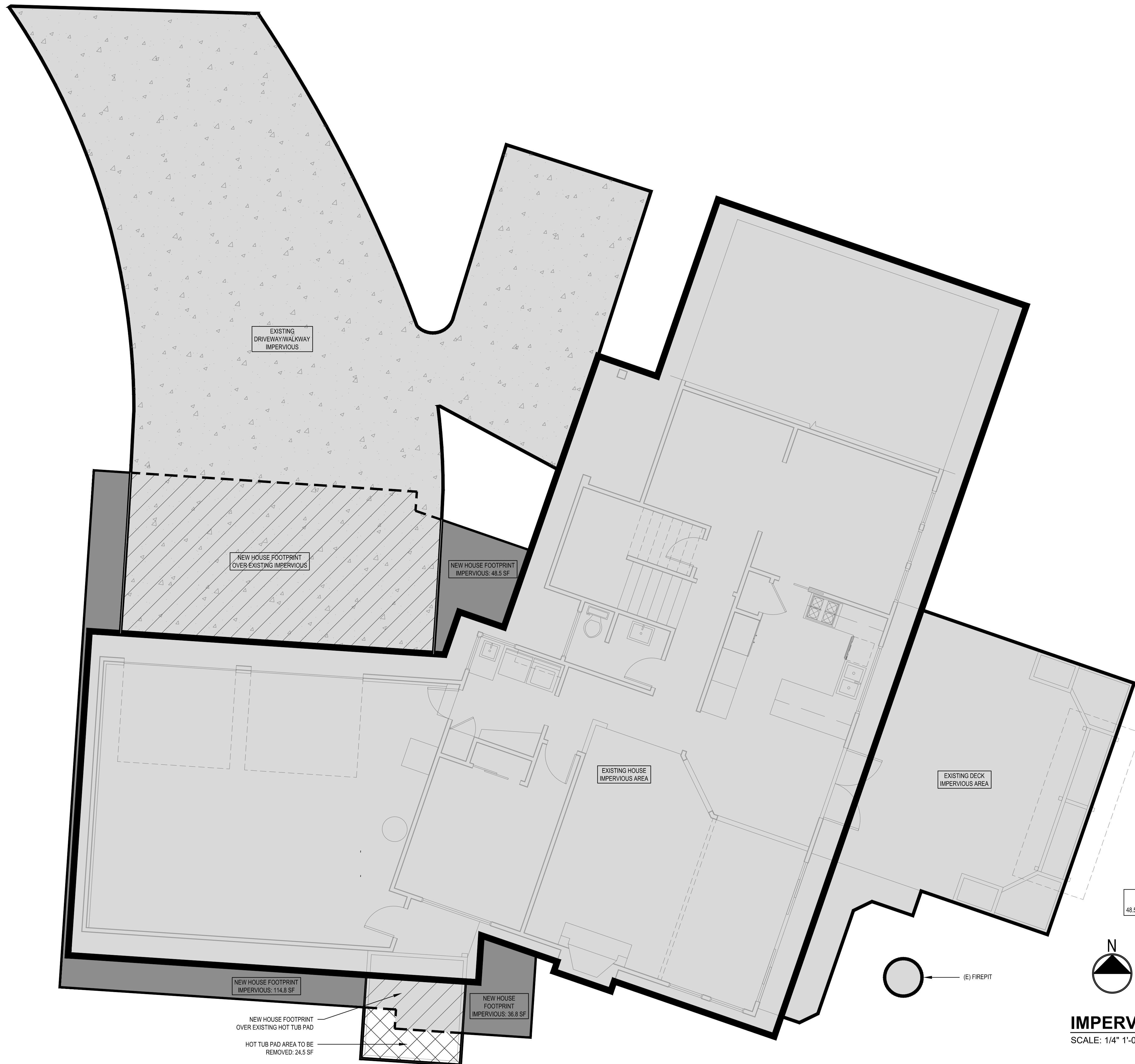
DRAWN BY: JM

CHECKED BY: BJS

SHEET

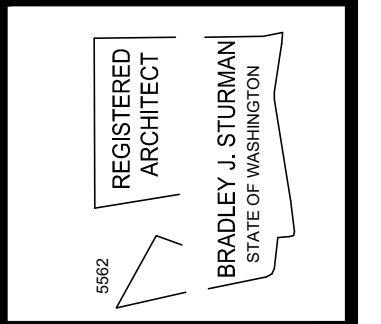
**A1.0**





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

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
CORRECTION 2 SET 9/26/2023



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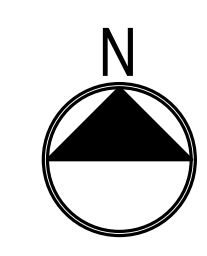
**LITCHFIELD RESIDENCE**  
**9001 SE 50TH ST**  
**MERCER ISLAND, WA 98040.**

**IMPERVIOUS PLAN**

| REVISIONS: | DATE         | DESCRIPTION |
|------------|--------------|-------------|
| 2023-08    | CORRECTION 1 |             |
| 2023-08    | CORRECTION 2 |             |

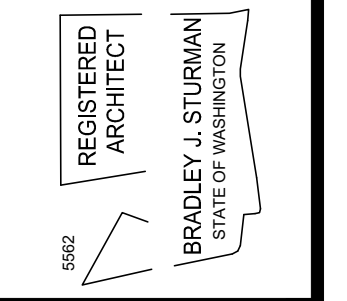
PLOT DATE: 9/26/2023  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET  
**A1.1**



**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



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**HARD SURFACE PLAN**

| REVISIONS:           | DATE | DESCRIPTION |
|----------------------|------|-------------|
| 2023-08 CORRECTION 1 |      |             |
| 2023-08 CORRECTION 2 |      |             |

PLOT DATE: 9/26/2023  
DRAWN BY: JM  
CHECKED BY: BIS

SHEET  
**A1.2**

**WALL PARTITION TYPES:**

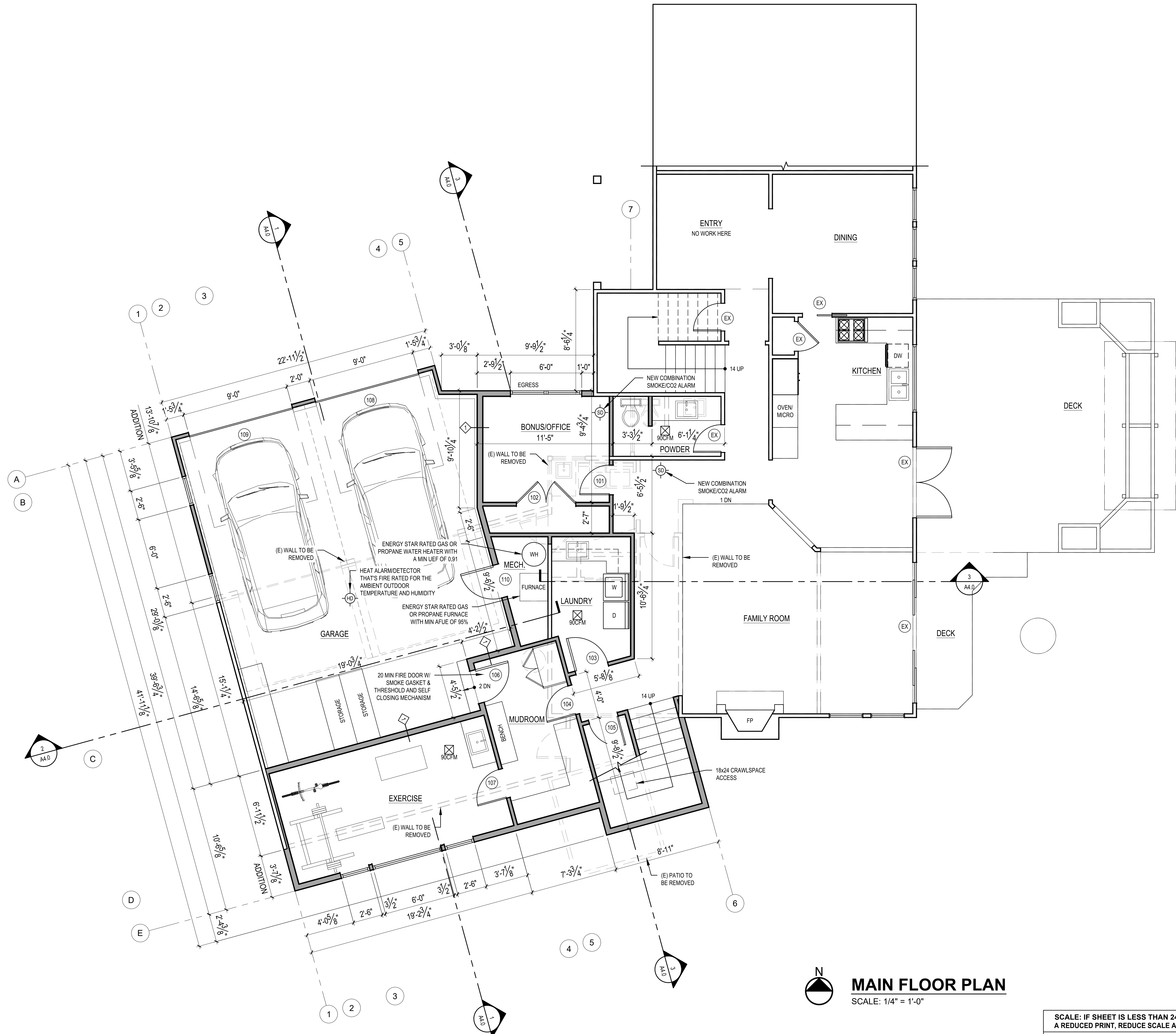
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH OF (2)  
 LAYERS 5/8" BLDG. PAPER OF 1/2"  
 CDX PLYWOOD OR 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' O/ 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



**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  
 CORRECTION 2 SET 9/26/2023

|                        |           |
|------------------------|-----------|
| REVISIONS:             |           |
| 2023-5-8 CORRECTION 1  |           |
| 2023-5-26 CORRECTION 2 |           |
| PLOT DATE:             | 9/26/2023 |
| DRAWN BY:              | JM        |
| CHECKED BY:            | BJS       |



**WALL PARTITION TYPES:**

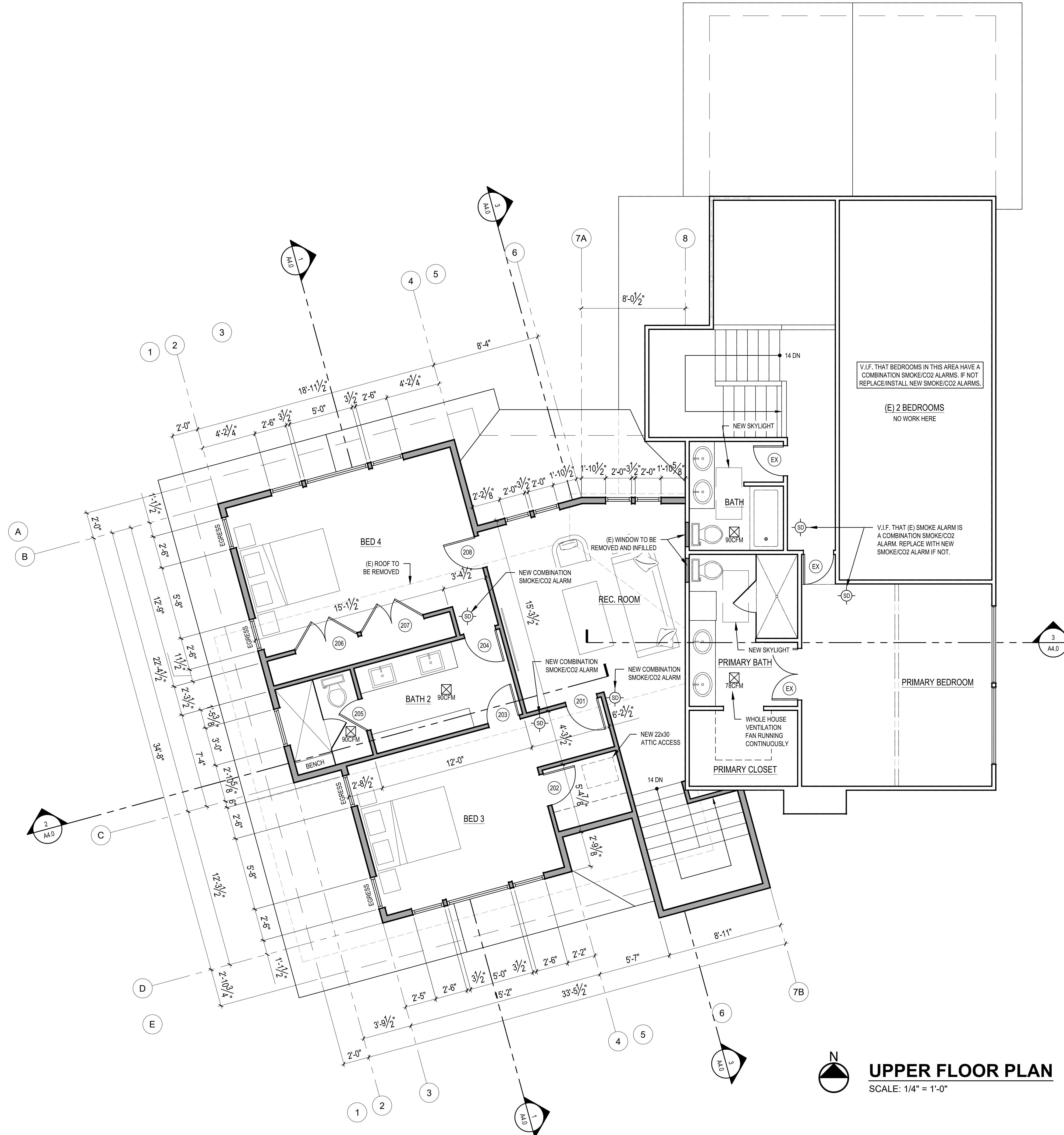
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH  $\phi$  (2)  
 LAYERS 5/8" 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 WALLS - JOINTS EXP  
 OR FIN - PERIM CAULKED - UL DES U305 & U314 - JOINTS  
 FIN

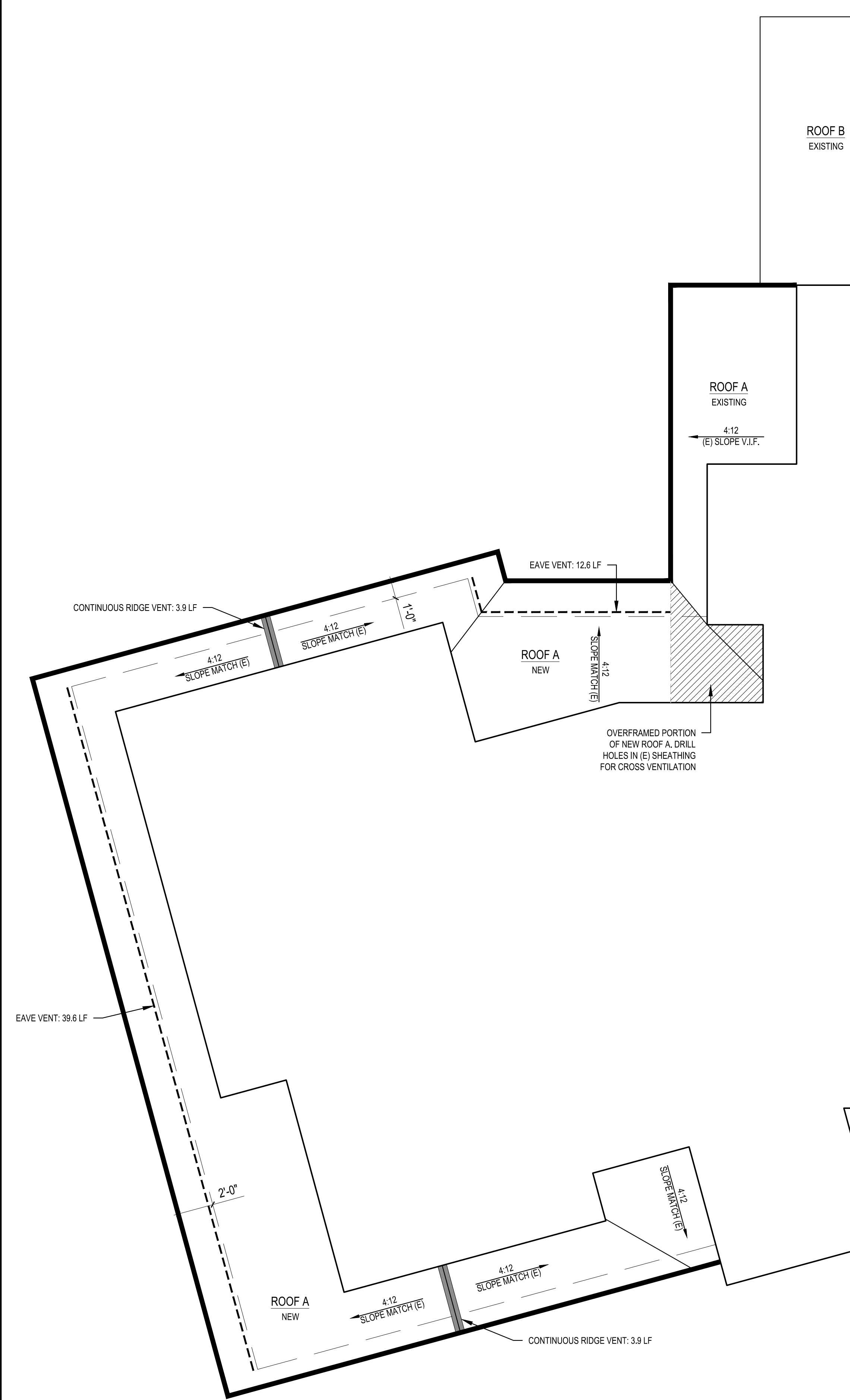


**UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS  
 A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 CORRECTION 2 SET 9/26/2023

|                        |           |
|------------------------|-----------|
| REVISIONS:             |           |
| 2023-8-8 CORRECTION 1  |           |
| 2023-8-26 CORRECTION 2 |           |
| PLOT DATE:             | 9/26/2023 |
| DRAWN BY:              | JM        |
| CHECKED BY:            | BJS       |

| ROOF VENT CALCULATIONS          |         |              |              |               |      |   |           |   |                         |                   |        |       |  |
|---------------------------------|---------|--------------|--------------|---------------|------|---|-----------|---|-------------------------|-------------------|--------|-------|--|
| CODE REQUIREMENT                |         |              | CALCULATIONS |               |      |   |           |   |                         |                   |        |       |  |
| DESCRIPTION                     | SF AREA | REQ. VENTING |              | VENT TYPE     |      |   | VENT L.F. | = | TOTAL VENT AREA SQ. IN. | SF CONVERT. 1/144 | ACTUAL |       |  |
|                                 |         | PER SF AREA  |              | RIDGE         | EAVE | X |           |   |                         |                   | FACTOR | TOTAL |  |
|                                 |         | 150          | 300          |               |      |   |           |   |                         |                   |        |       |  |
| ROOF A                          | 591     | 3.94         |              | 10 SQ.IN./FT. |      |   | 52.2      |   | 939.6                   | 6.53              | 5.22   | 5.74  |  |
|                                 |         |              |              | 1.5x1.0" VENT |      |   |           |   |                         |                   |        |       |  |
|                                 |         |              |              | 12 SQ.IN./FT. |      |   | 7.8       |   | 93.6                    | 0.65              | 0.52   |       |  |
| ROOF B<br>No Change in Existing |         |              |              | 10 SQ.IN./FT. |      |   |           |   | 0                       | 0.00              | 0.00   | 0.00  |  |
|                                 |         |              |              | 1.5x1.0" VENT |      |   |           |   |                         |                   |        |       |  |
|                                 |         |              |              | 12 SQ.IN./FT. |      |   |           |   | 0                       | 0.00              | 0.00   |       |  |
| ROOF C                          | 2,497   | 16.65        |              | 10 SQ.IN./FT. |      |   | 134.1     |   | 2413.8                  | 16.76             | 13.41  | 20.46 |  |
|                                 |         |              |              | 1.5x1.0" VENT |      |   |           |   |                         |                   |        |       |  |
|                                 |         |              |              | 12 SQ.IN./FT. |      |   | 105.7     |   | 1268.4                  | 8.81              | 7.05   |       |  |
|                                 |         |              |              |               |      |   |           |   | 0                       | 0.00              | 0.00   |       |  |



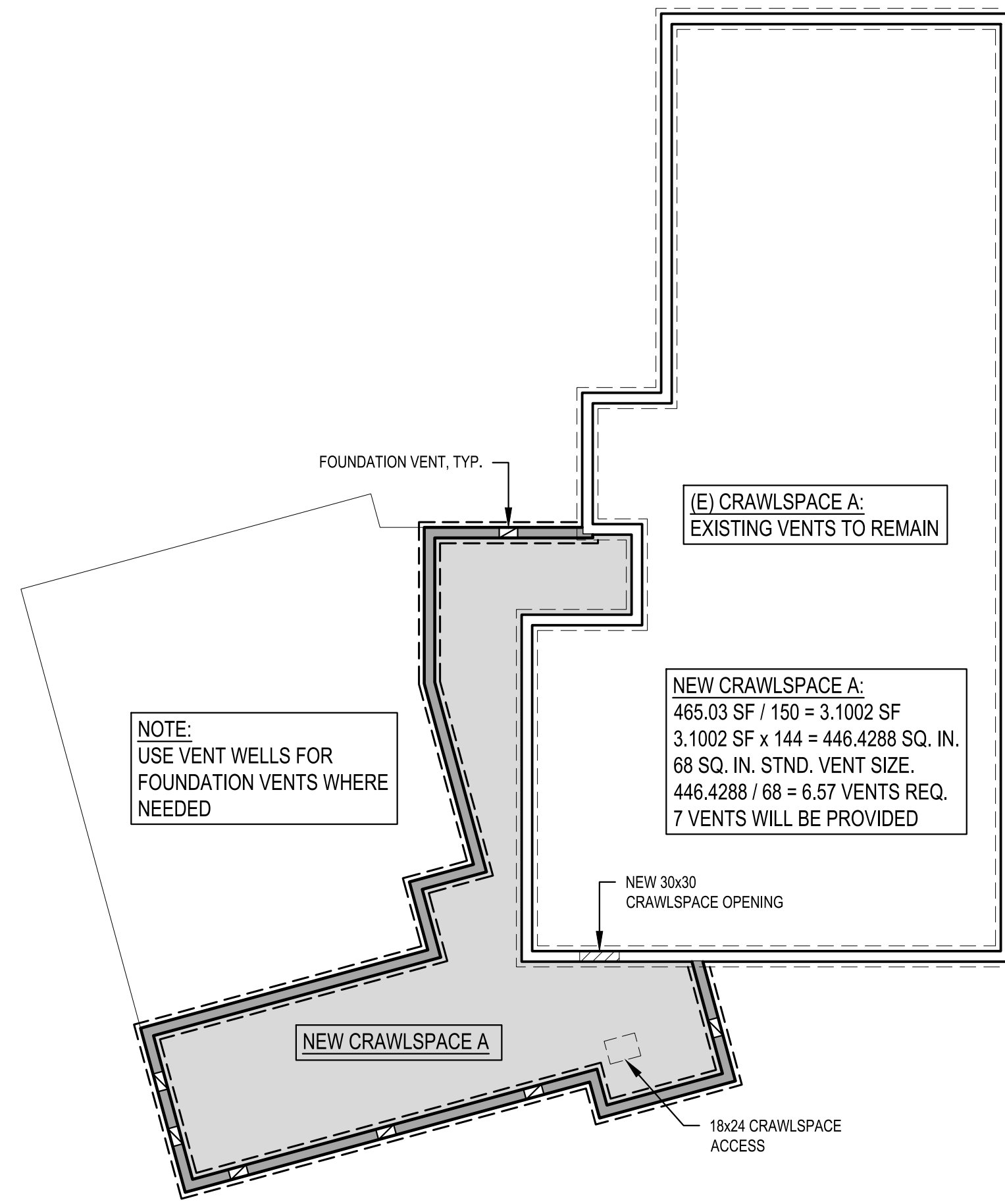
**PARTIAL LOWER ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



**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  
 CORRECTION 2 SET 9/26/2023

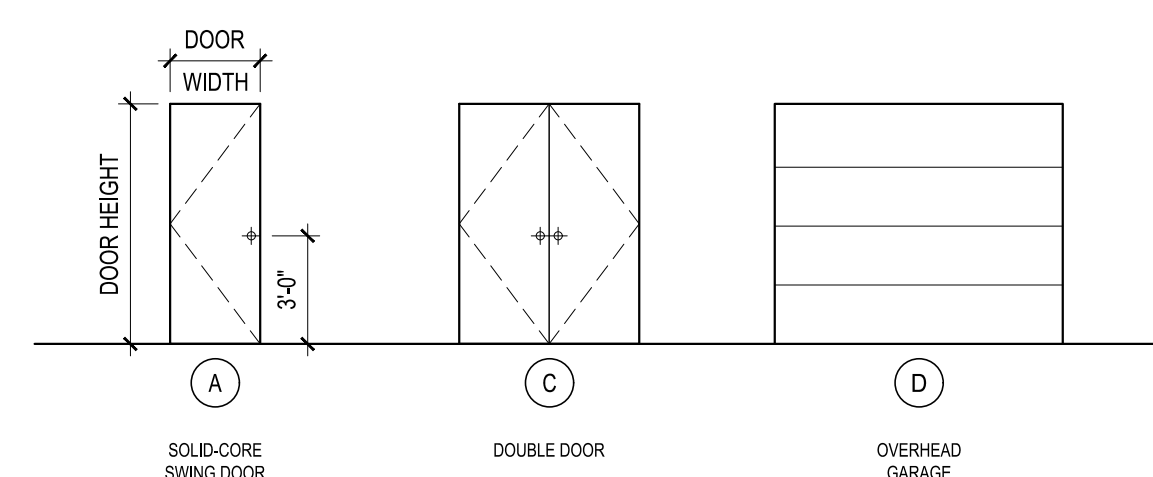




**CRAWLSPACE DIAGRAM**

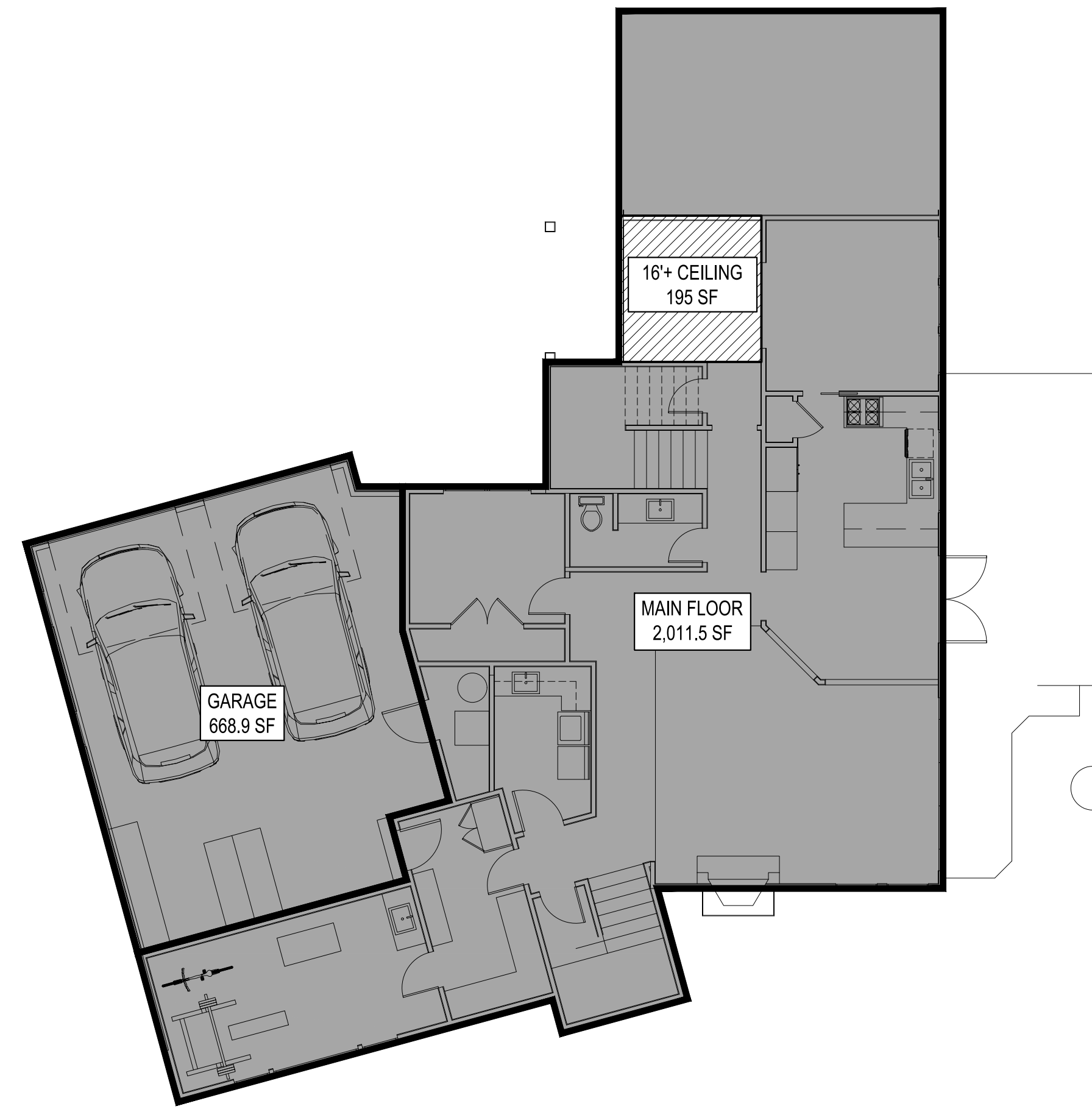
SCALE: 1/8" = 1'-0"

**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                | BONUS/OFFICE        | 2' - 6"    | 6' - 8"     | A         |             | 1-3/4"    |              |                        |
| 102                | BONUS/OFFICE CLOSET | 5' - 0"    | 6' - 8"     | B         |             | 1-3/4"    |              |                        |
| 103                | LAUNDRY             | 2' - 10"   | 6' - 8"     | A         |             | 1-3/4"    |              |                        |
| 104                | MUDROOM             | 2' - 6"    | 6' - 8"     | A         |             | 1-3/4"    |              |                        |
| 105                | UNDER STAIR CLOSET  | 2' - 6"    | 6' - 8"     | A         |             | 1-3/4"    |              |                        |
| 106                | MUDROOM             | 2' - 10"   | 6' - 8"     | A         |             | 1-3/4"    |              | 20 MIN FIRE RATED DOOR |
| 107                | EXERCISE            | 2' - 6"    | 6' - 8"     | A         |             | 1-3/4"    |              |                        |
| 108                | GARAGE              | 9' - 0"    | 8' - 0"     | C         |             | 1-3/4"    |              |                        |
| 109                | GARAGE              | 9' - 0"    | 8' - 0"     | C         |             | 1-3/4"    |              |                        |
| 110                | MECHANICAL          | 2' - 10"   | 6' - 8"     | A         |             | 1-3/4"    |              |                        |
| <b>UPPER FLOOR</b> |                     |            |             |           |             |           |              |                        |
| 201                | BED 3               | 2' - 6"    | 7' - 0"     | A         |             | 1-3/4"    |              |                        |
| 202                | BED 3 CLOSET        | 4' - 0"    | 7' - 0"     | A         |             | 1-3/4"    |              |                        |
| 203                | BATH 2              | 2' - 6"    | 7' - 0"     | A         |             | 1-3/4"    |              |                        |
| 204                | BATH 2              | 2' - 6"    | 7' - 0"     | A         |             | 1-3/4"    |              |                        |
| 205                | BATH 2              | 2' - 6"    | 7' - 0"     | A         |             | 1-3/4"    |              |                        |
| 206                | BED 4 CLOSET        | 2' - 6"    | 7' - 0"     | B         |             | 1-3/4"    |              |                        |
| 207                | BED 4 CLOSET        | 2' - 6"    | 7' - 0"     | B         |             | 1-3/4"    |              |                        |
| 208                | BED 4               | 2' - 6"    | 7' - 0"     | A         |             | 1-3/4"    |              |                        |



**MAIN FLOOR**

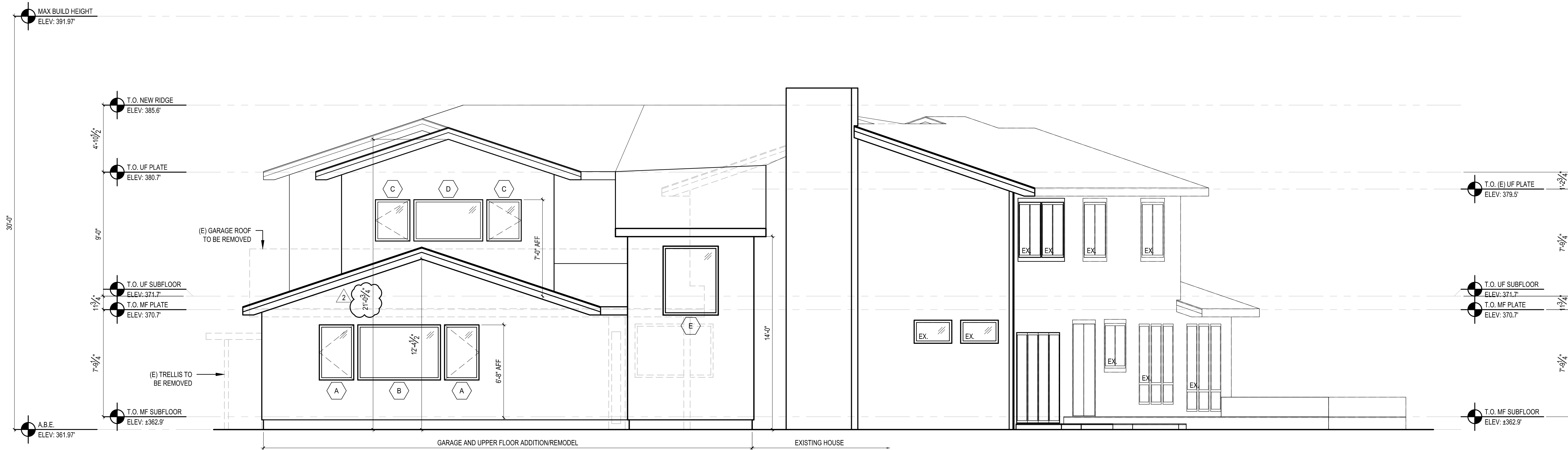
SCALE: 1/8" = 1'-0"

| PROPOSED GROSS FLOOR AREA |            |                                     |            |
|---------------------------|------------|-------------------------------------|------------|
| MAIN FLOOR                | 2,011.5 SF | LOT SIZE                            | 12,800 SF  |
| UPPER FLOOR               | 1,852.2 SF | GFA THRESHOLD                       | 5,000 SF   |
| GARAGE                    | 668.9 SF   | PROPOSED GFA                        | 5,080.4 SF |
| 16'-0" + CEILING HEIGHT   | 195.0 SF   | PROPOSED %GFA COVERAGE              | 30.8%      |
| TOTAL                     | 4,727.6 SF | PROPOSED GFA IS 5,080.4 SF OR 30.8% |            |

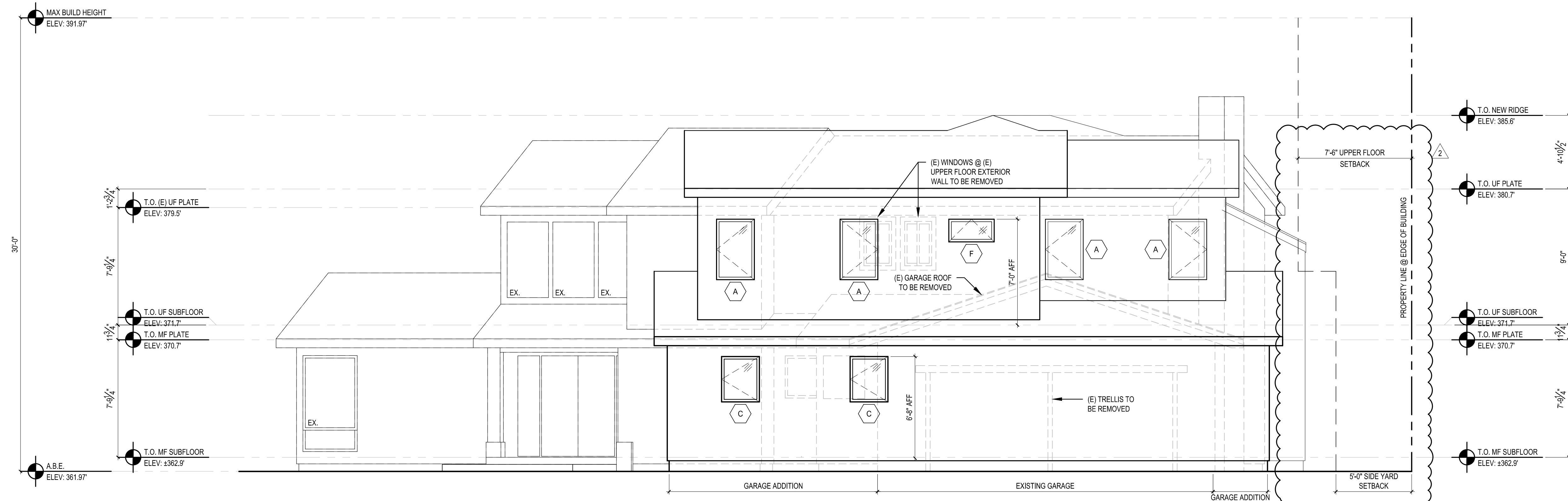
**WINDOW SCHEDULE**

| TAG. | DESCRIPTION | WINDOW SIZE |         | TEMP. | QTY. | AREA (SF) | U-VAL (MIN.) | GLAZING       | REMARKS & NOTES          |
|------|-------------|-------------|---------|-------|------|-----------|--------------|---------------|--------------------------|
|      |             | WIDTH       | HEIGHT  |       |      |           |              |               |                          |
| A    | CASEMENT    | 2' - 6"     | 4' - 0" |       | 6    | 60        | 0.28         | LOW E / CLEAR | EGRESS IN SOME LOCATIONS |
| B    | FIXED       | 6' - 0"     | 4' - 0" |       | 1    | 24        | 0.28         | LOW E / CLEAR |                          |
| C    | CASEMENT    | 2' - 6"     | 3' - 0" |       | 4    | 30        | 0.28         | LOW E / CLEAR |                          |
| D    | FIXED       | 5' - 0"     | 3' - 0" |       | 2    | 30        | 0.28         | LOW E / CLEAR |                          |
| E    | FIXED       | 4' - 0"     | 5' - 0" |       | 1    | 20        | 0.28         | LOW E / CLEAR |                          |
| F    | AWNING      | 3' - 0"     | 1' - 6" | Y     | 1    | 4.5       | 0.28         | LOW E / CLEAR |                          |
| G    | CASEMENT    | 2' - 0"     | 4' - 0" |       | 4    | 32        | 0.28         | LOW E / CLEAR |                          |
| H1   | FIXED       | 3' - 0"     | 4' - 0" |       | 1    | 12        | 0.28         | LOW E / CLEAR |                          |
| H1   | CASEMENT    | 3' - 0"     | 4' - 0" |       | 1    | 12        | 0.28         | LOW E / CLEAR | EGRESS                   |
| I    | SKYLIGHT    | 2' - 0"     | 4' - 0" |       | 2    | 16        | 0.5          | LOW E / CLEAR |                          |

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 CORRECTION 2 SET 9/26/2023



**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  
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|                        |           |
|------------------------|-----------|
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| 2023-5-8 CORRECTION 1  |           |
| 2023-5-26 CORRECTION 2 |           |
| PLOT DATE:             | 9/26/2023 |
| DRAWN BY:              | JM        |
| CHECKED BY:            | BJS       |



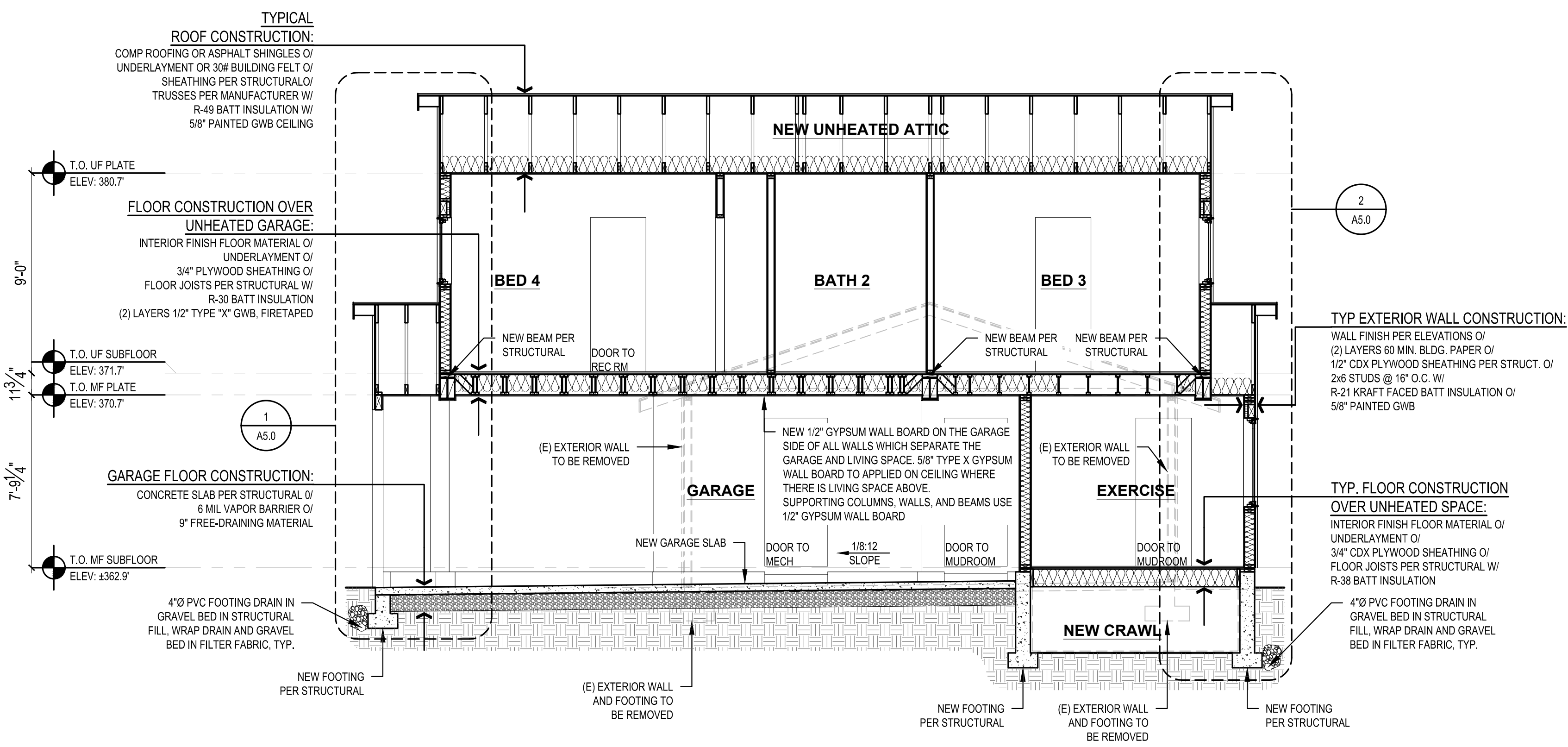


**3 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

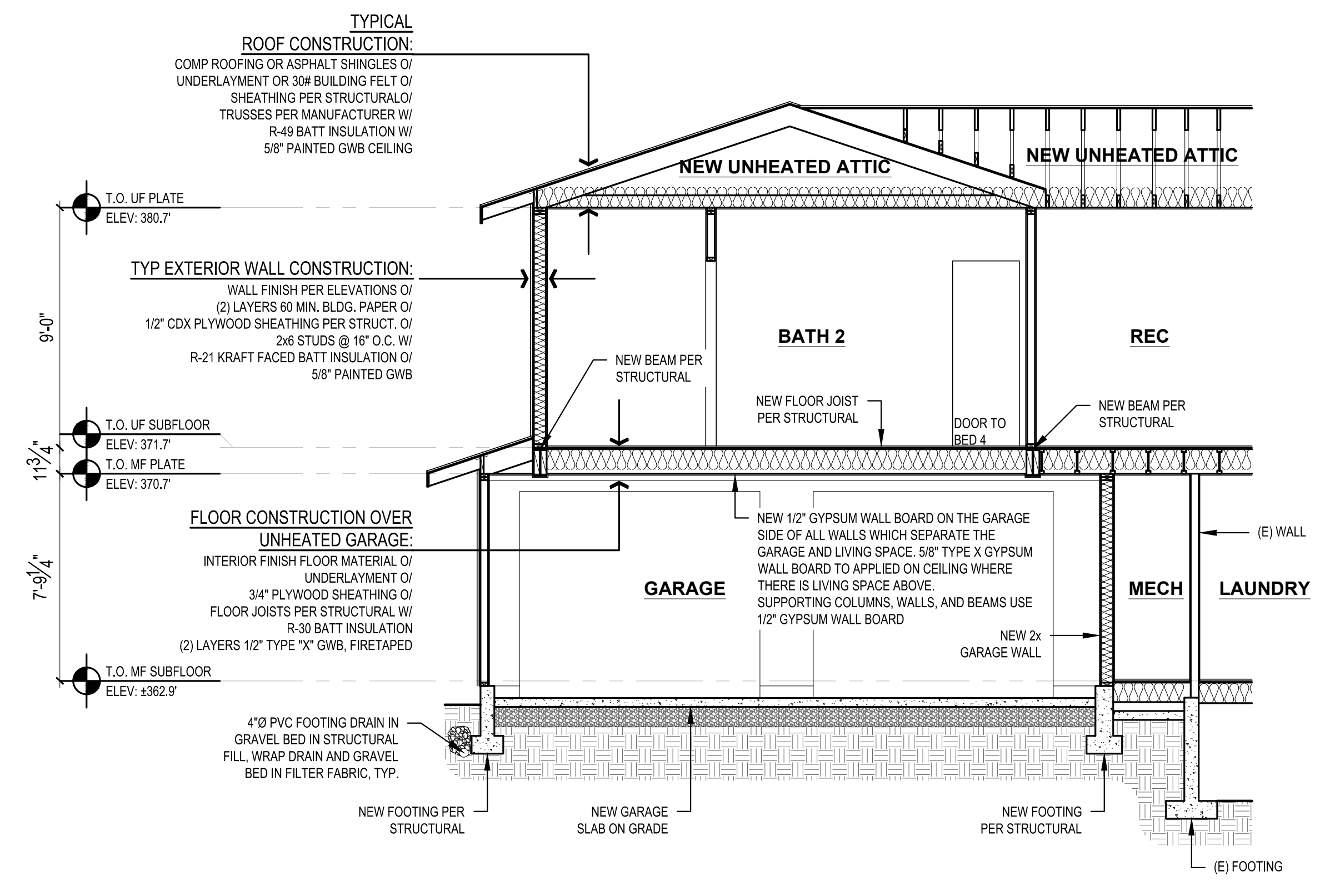
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| REVISIONS:             |           |
| 2023-8-8 CORRECTION 1  |           |
| 2023-8-26 CORRECTION 2 |           |
| PLOT DATE:             | 9/26/2023 |
| DRAWN BY:              | JM        |
| CHECKED BY:            | BJS       |

|                      |  |
|----------------------|--|
| REVISIONS:           |  |
| 2023-08 CORRECTION 1 |  |
| 2023-08 CORRECTION 2 |  |

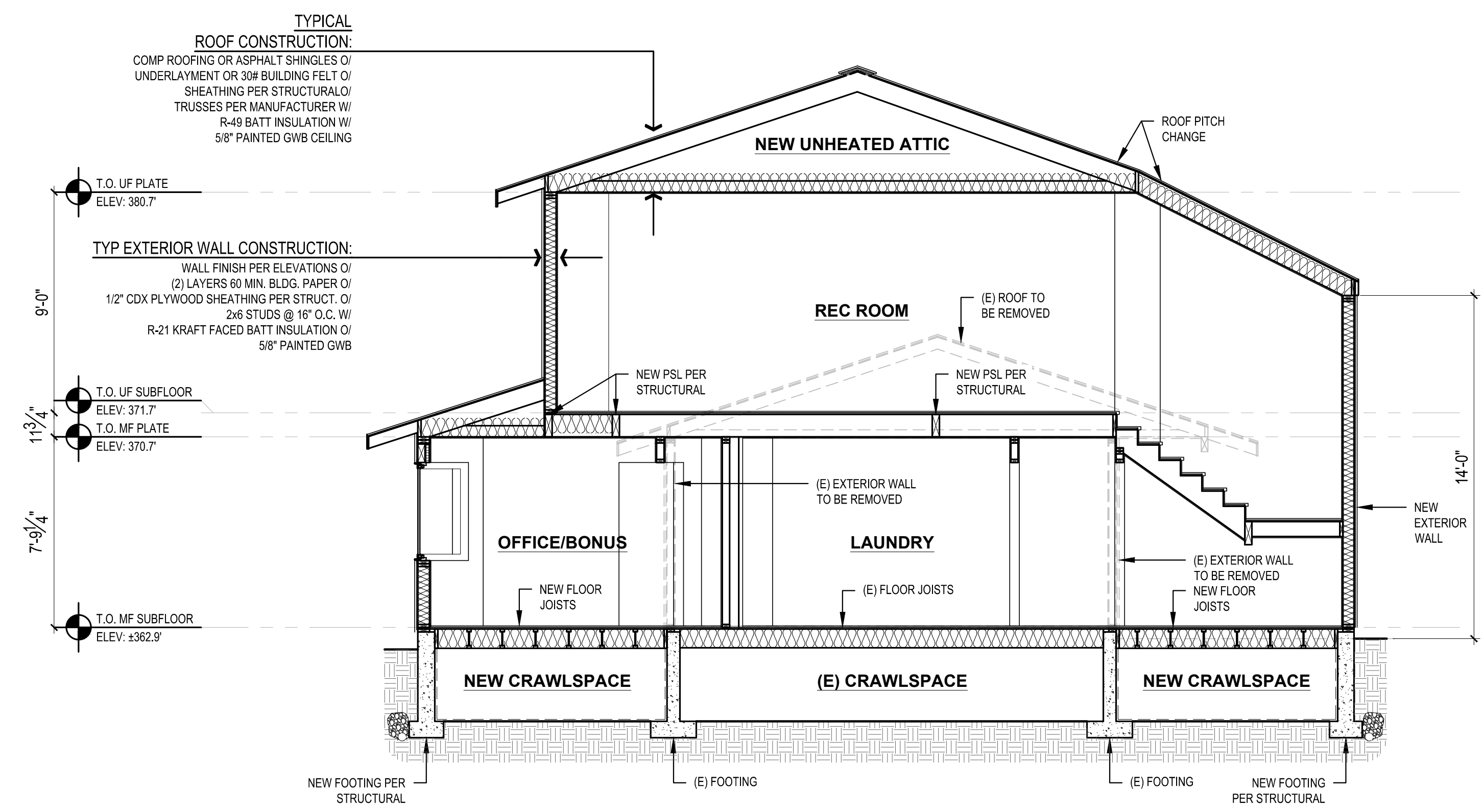
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|-------------|-----------|
| PLOT DATE:  | 9/26/2023 |
| DRAWN BY:   | JM        |
| CHECKED BY: | BJS       |



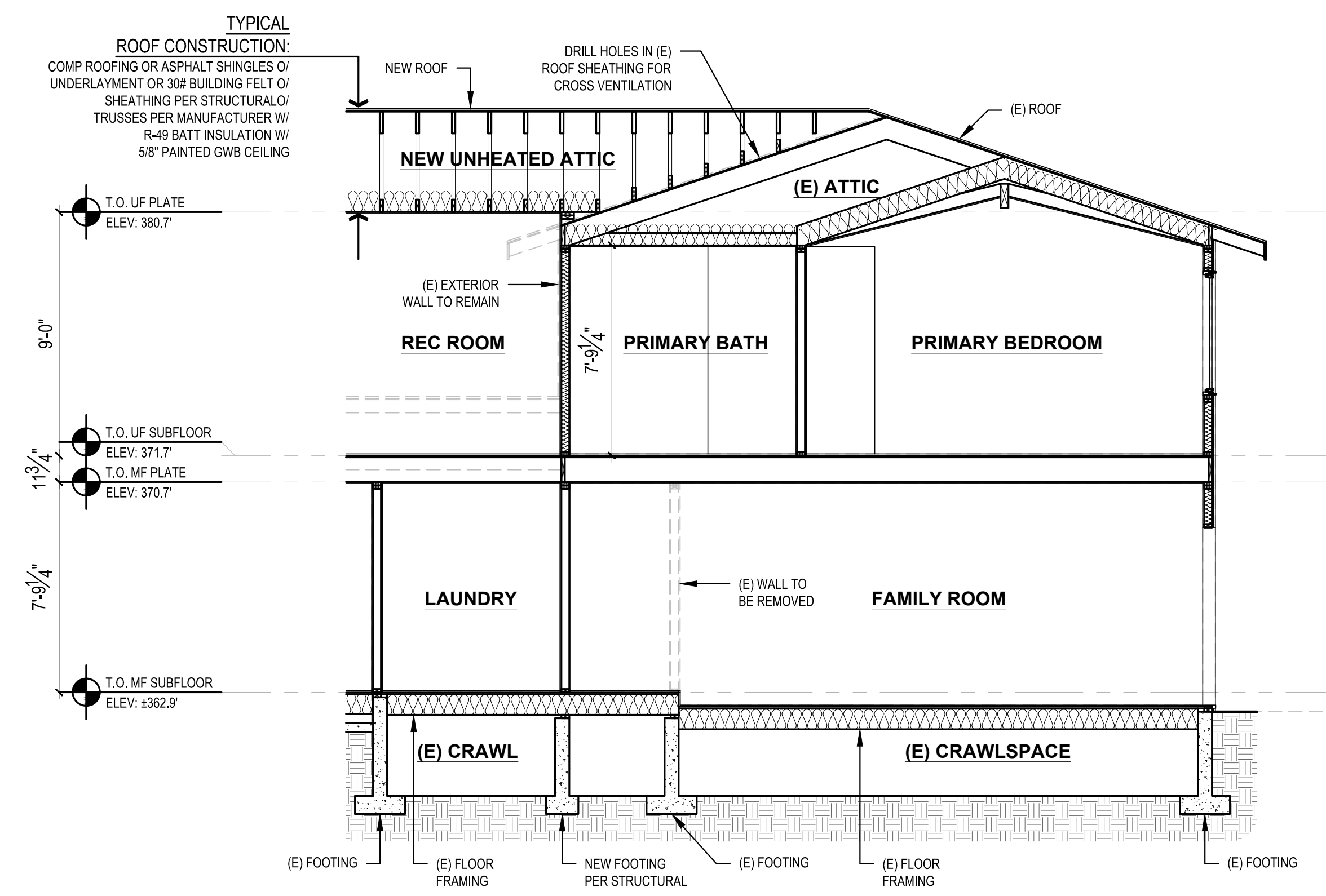
**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



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



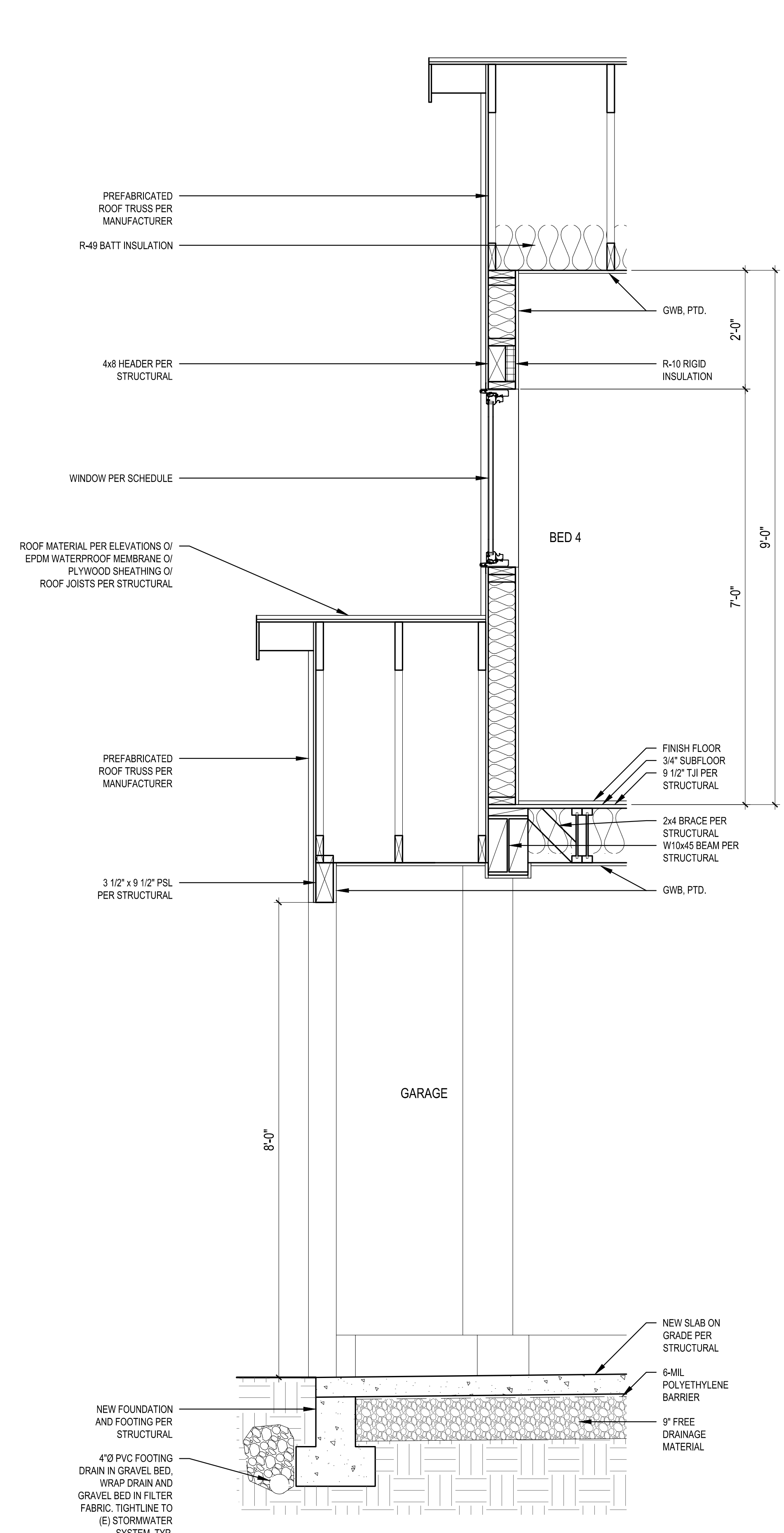
**3 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



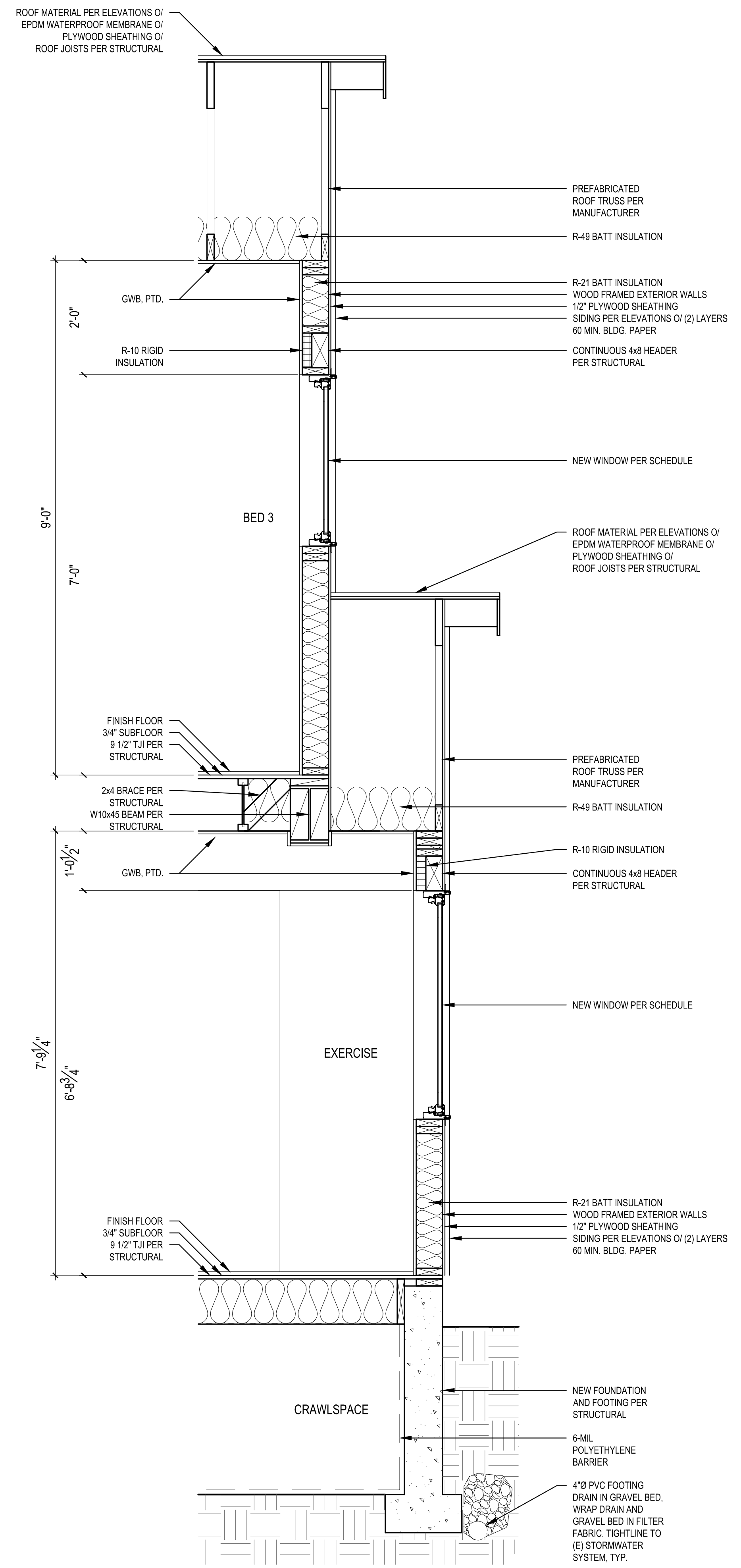
**4 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

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 CORRECTION 2 SET 9/26/2023





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



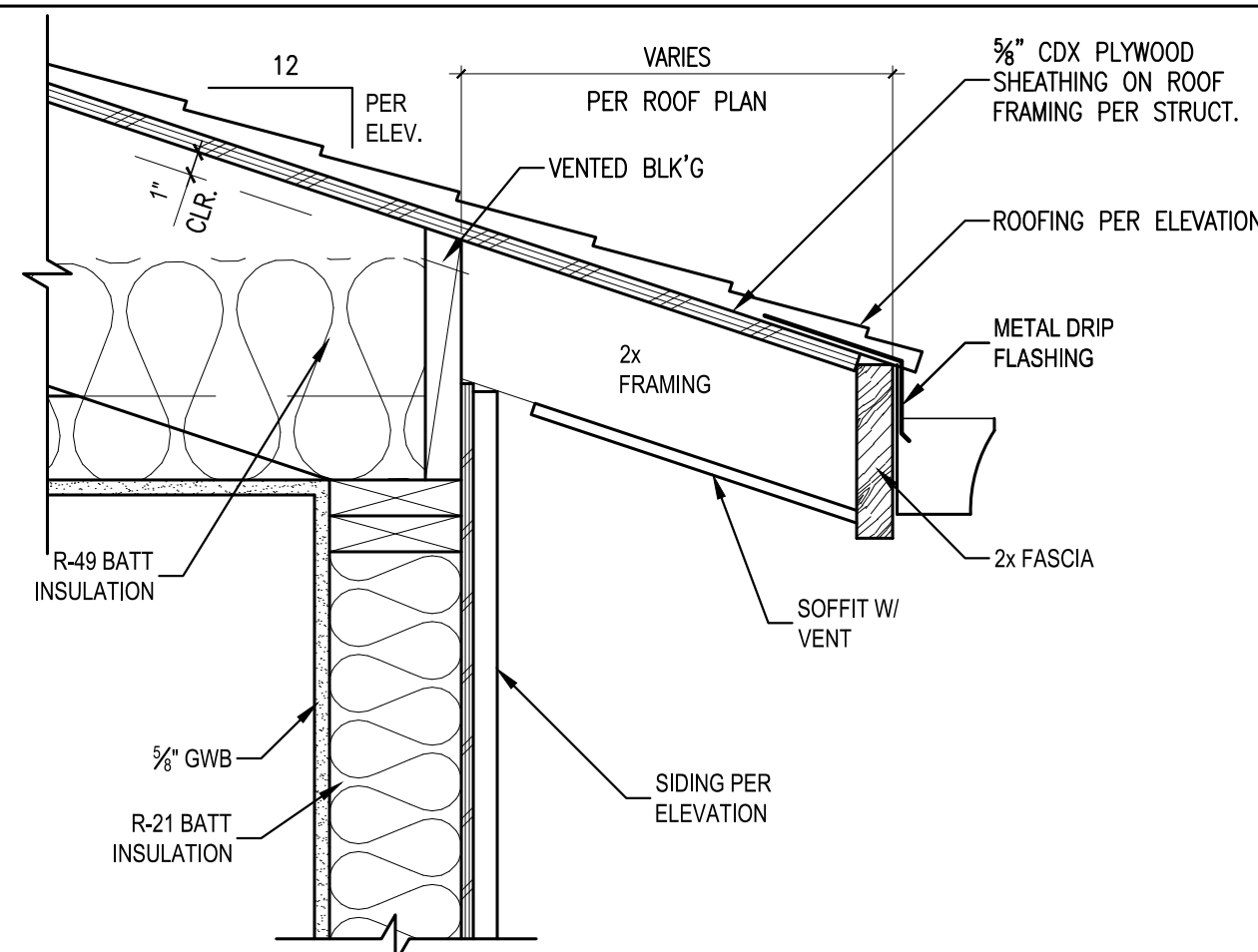
**2 WALL SECTION**  
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
CORRECTION 2 SET 9/26/2023

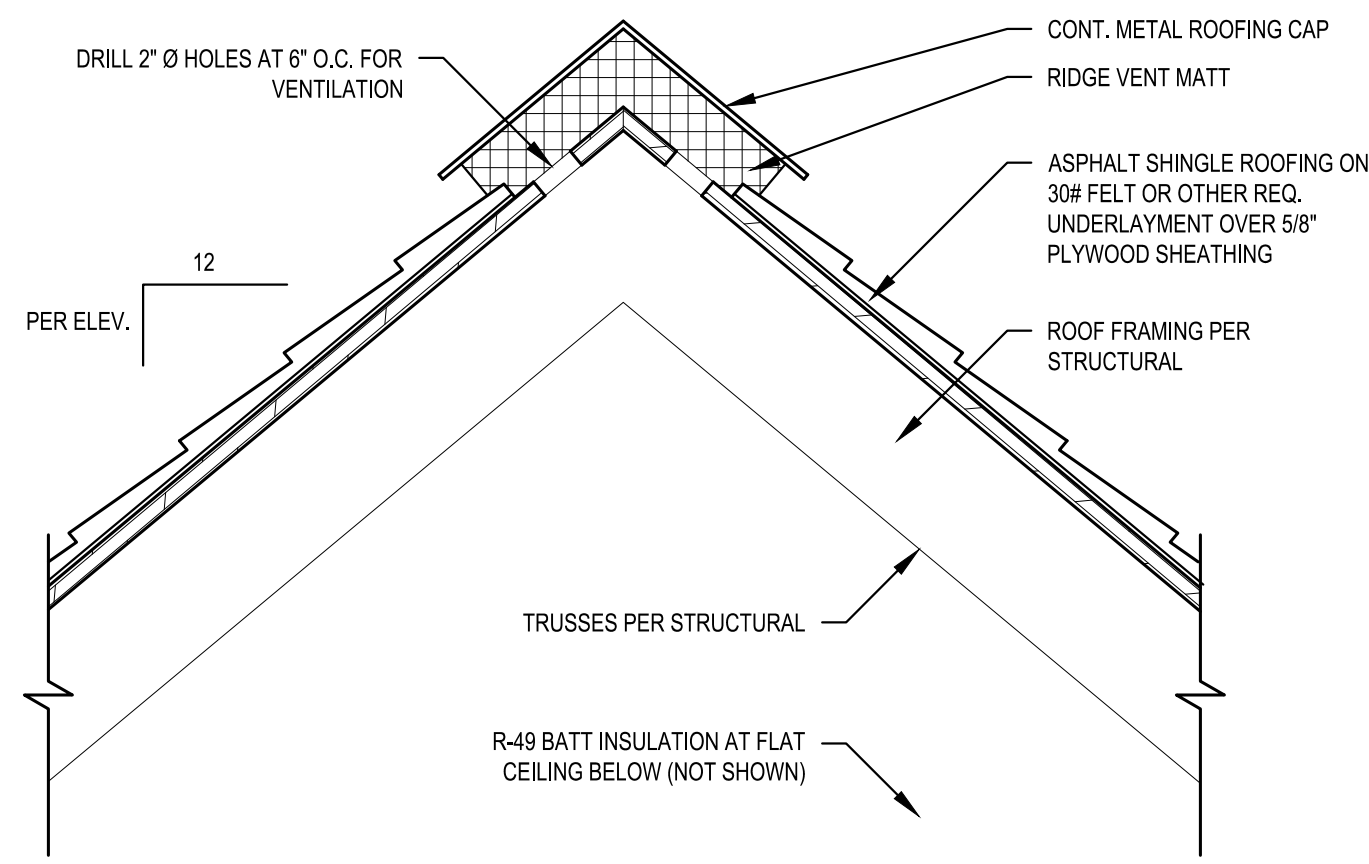
REVISIONS:

|                      |  |
|----------------------|--|
| 2023-08 CORRECTION 1 |  |
| 2023-08 CORRECTION 2 |  |

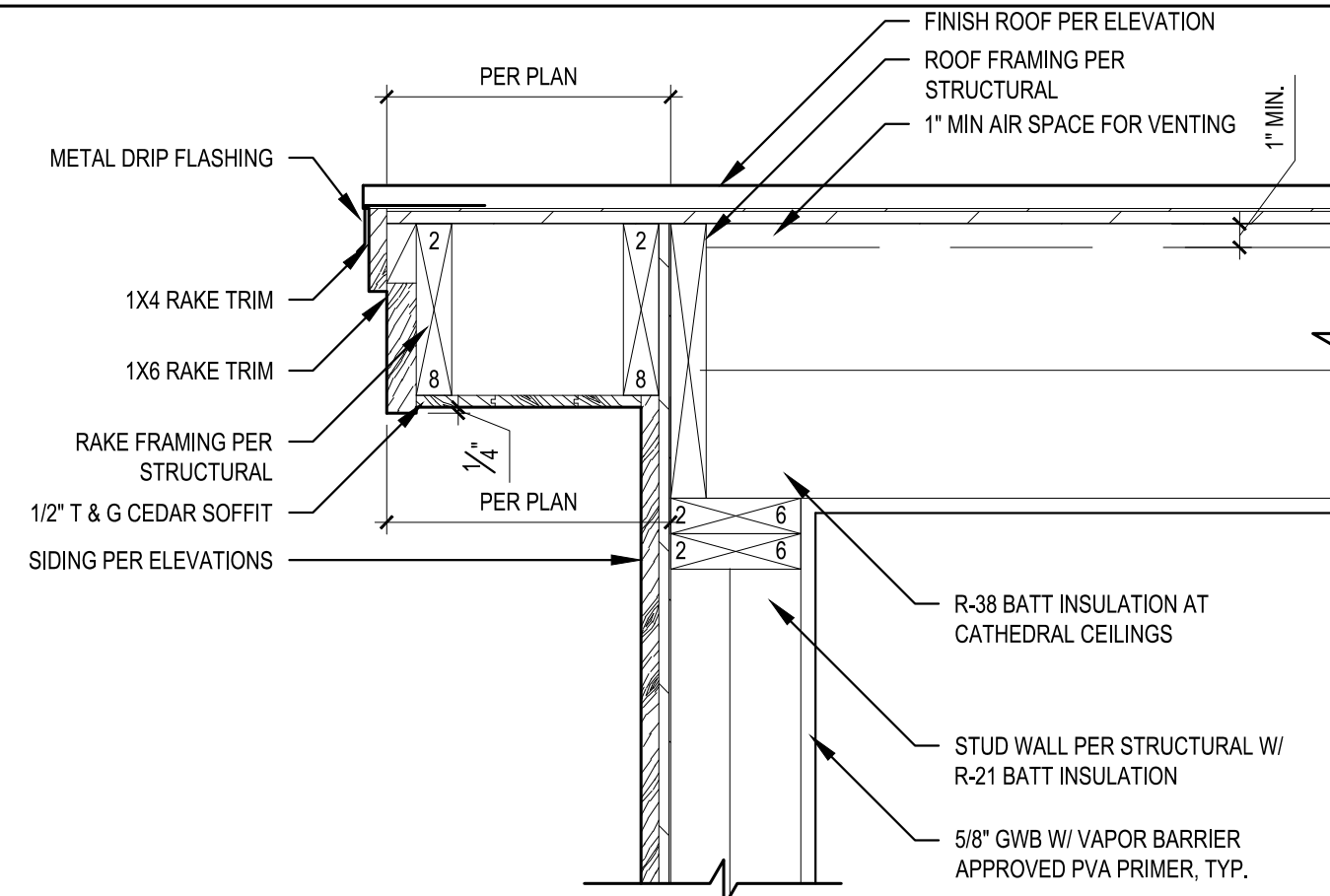
PLOT DATE: 9/26/2023  
DRAWN BY: JM  
CHECKED BY: BJS



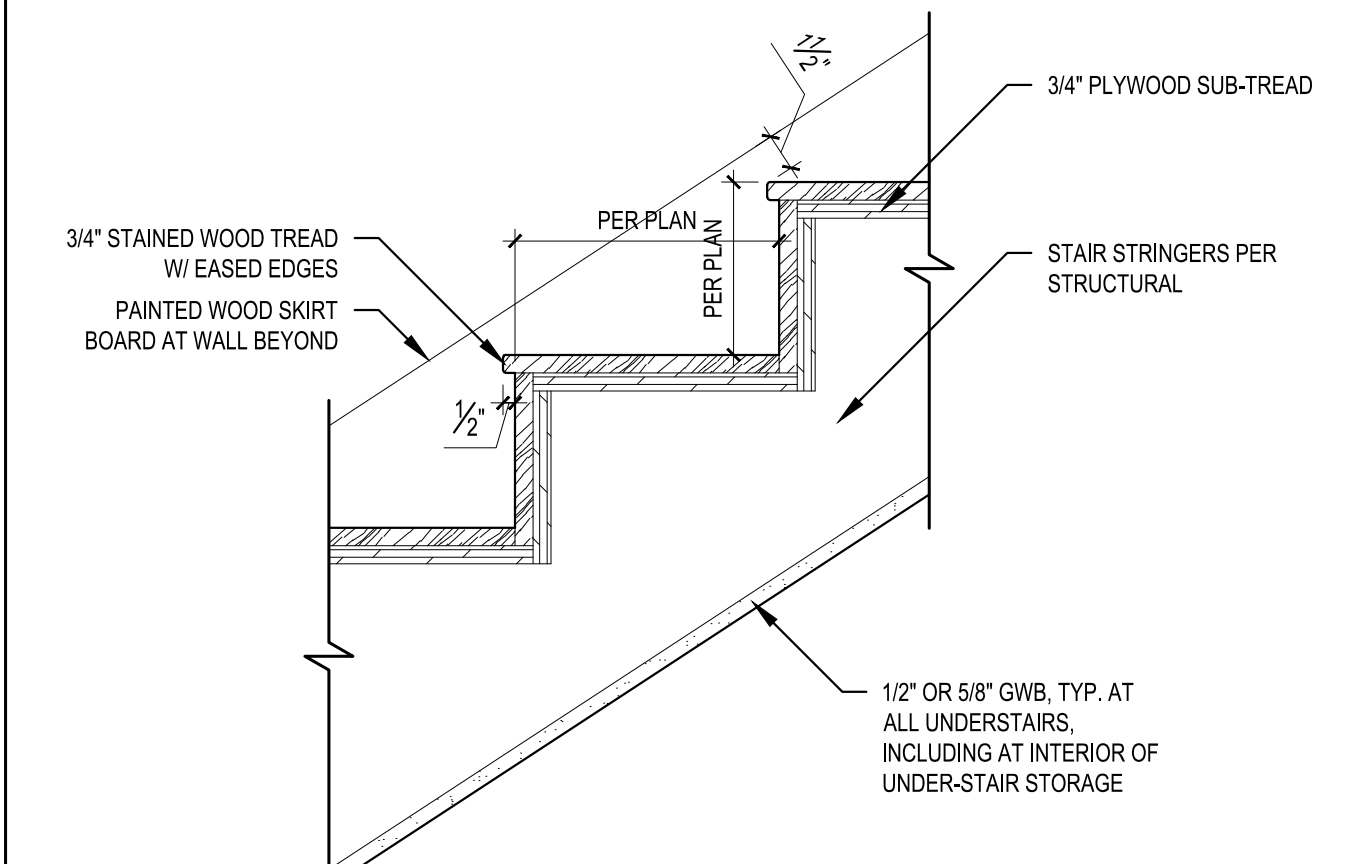
**1 TYPICAL ROOF EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



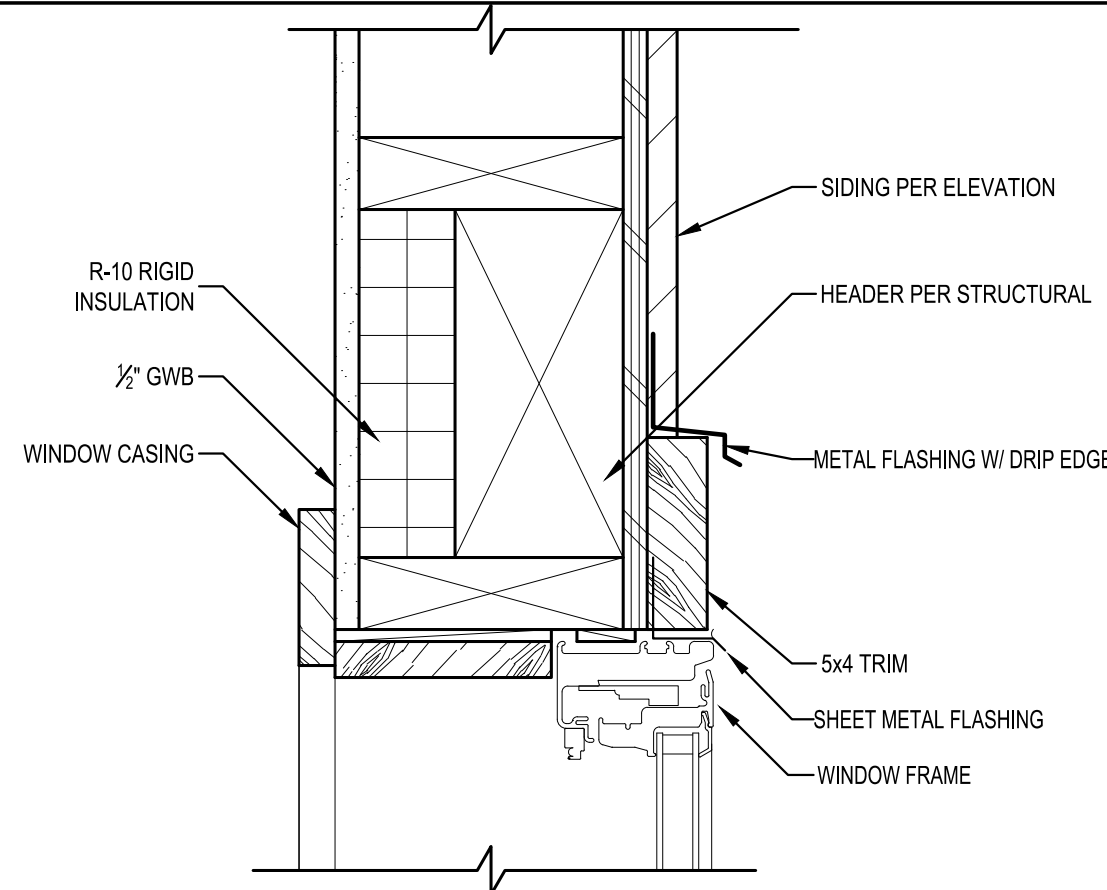
**2 TYPICAL ROOF RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



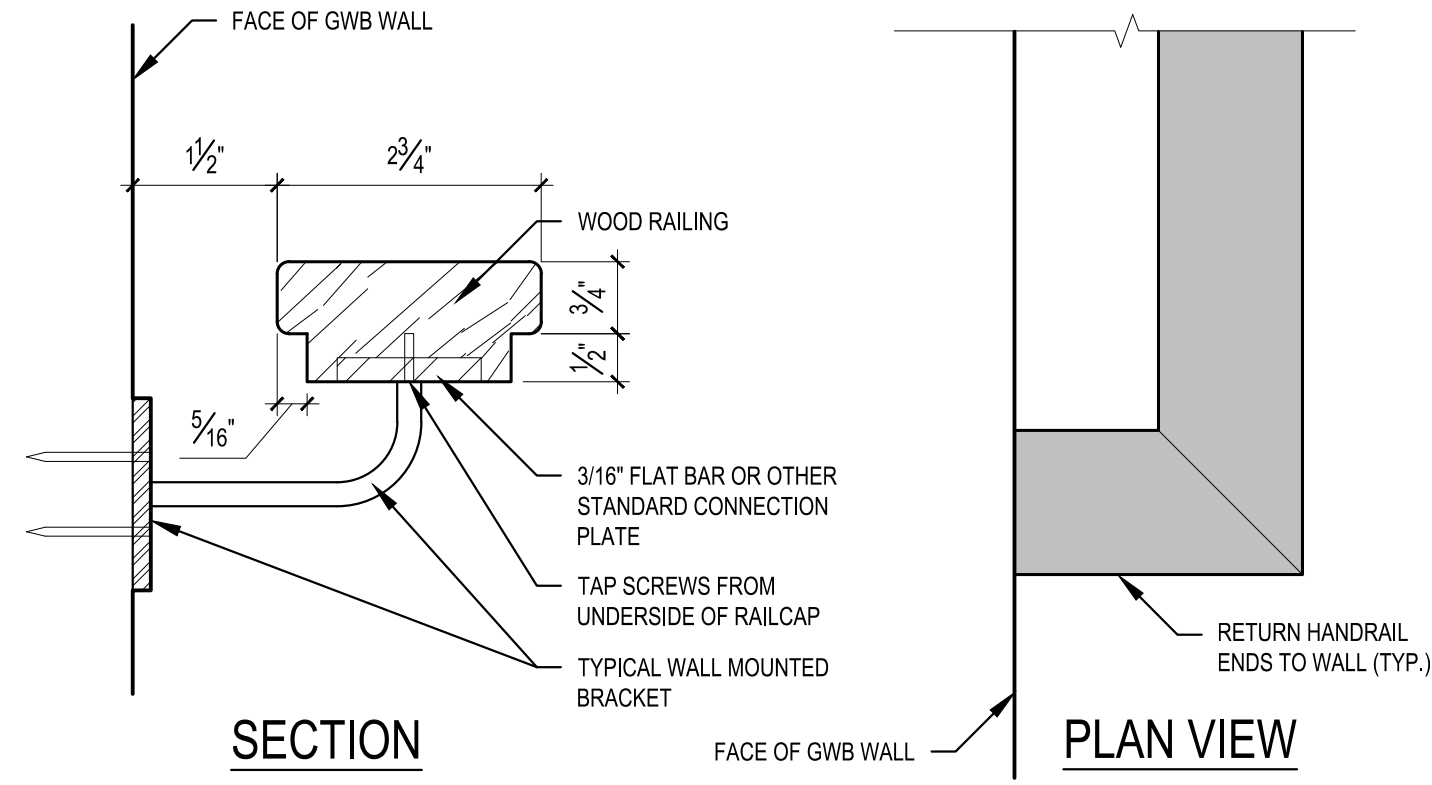
**3 TYPICAL ROOF EAVE RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



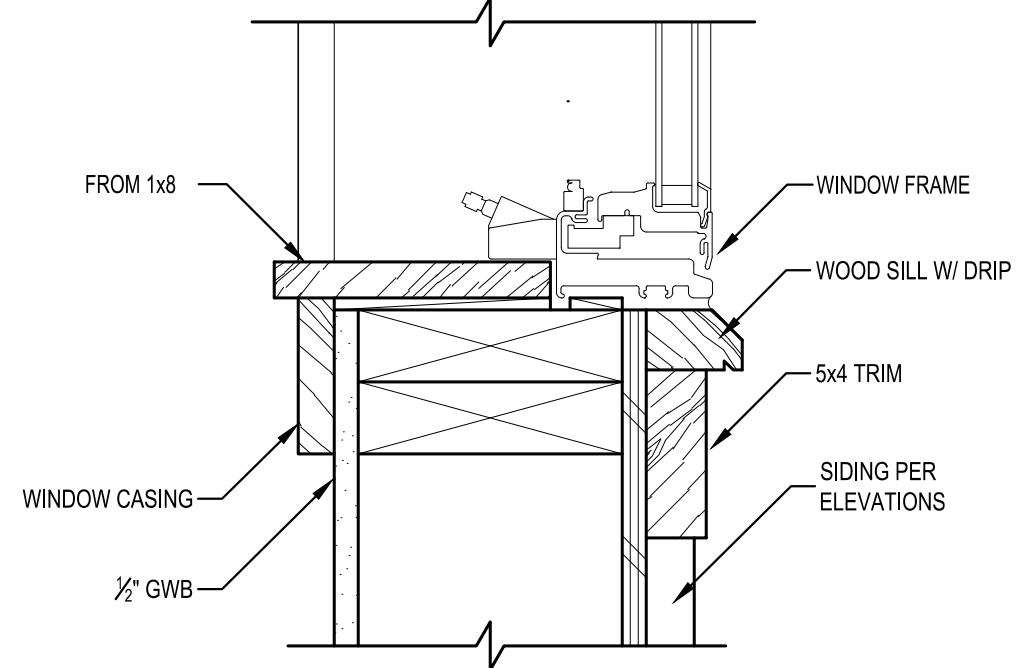
**4 CLOSED RISER DETAIL (TYP.)**  
SCALE: 1 1/2" = 1'-0"



**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  |  |
| 2023-5-26 CORRECTION 2 |  |

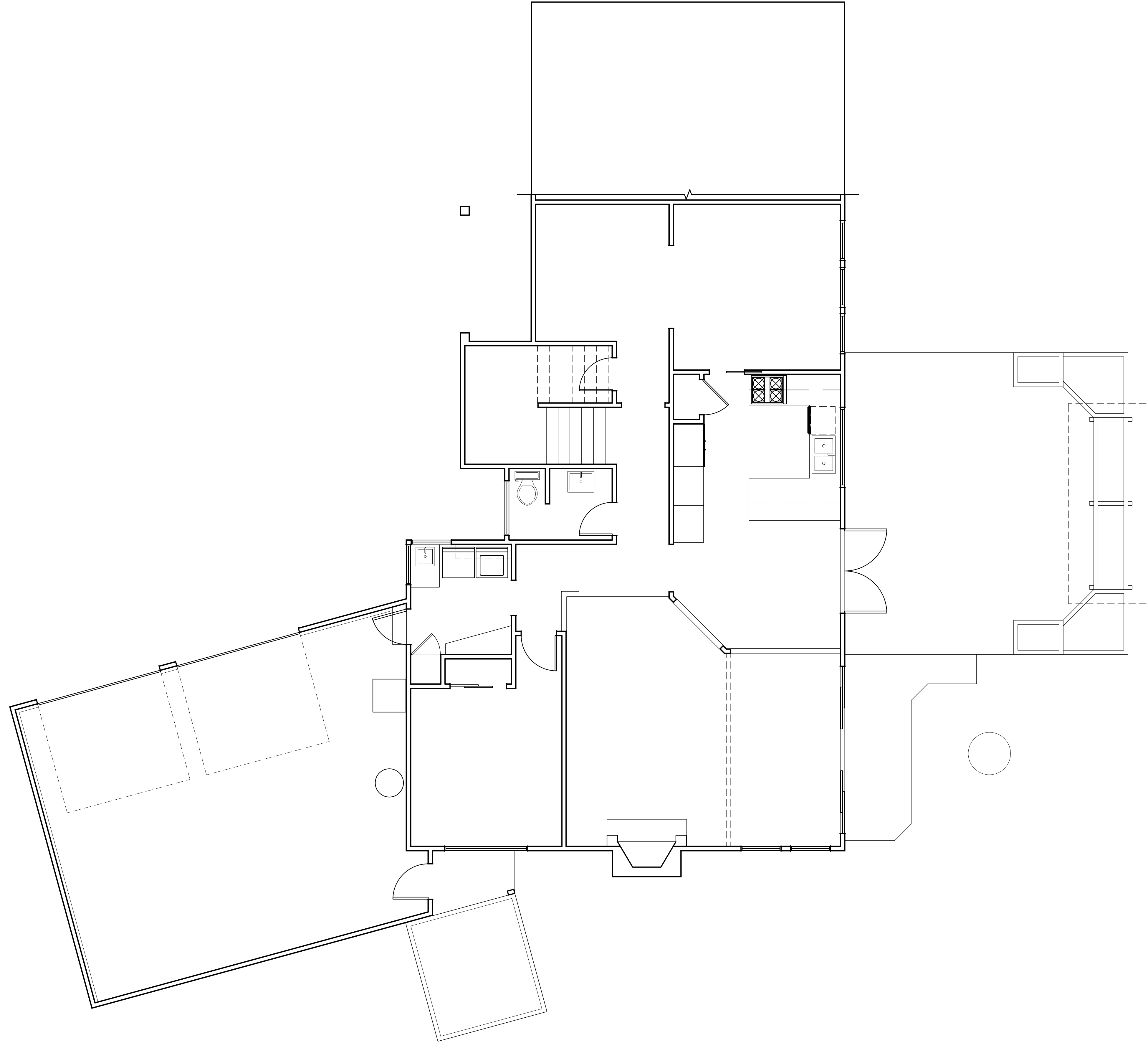
|             |           |
|-------------|-----------|
| PLOT DATE:  | 9/26/2023 |
| DRAWN BY:   | JM        |
| CHECKED BY: | BJS       |

SHEET

**A6.0**

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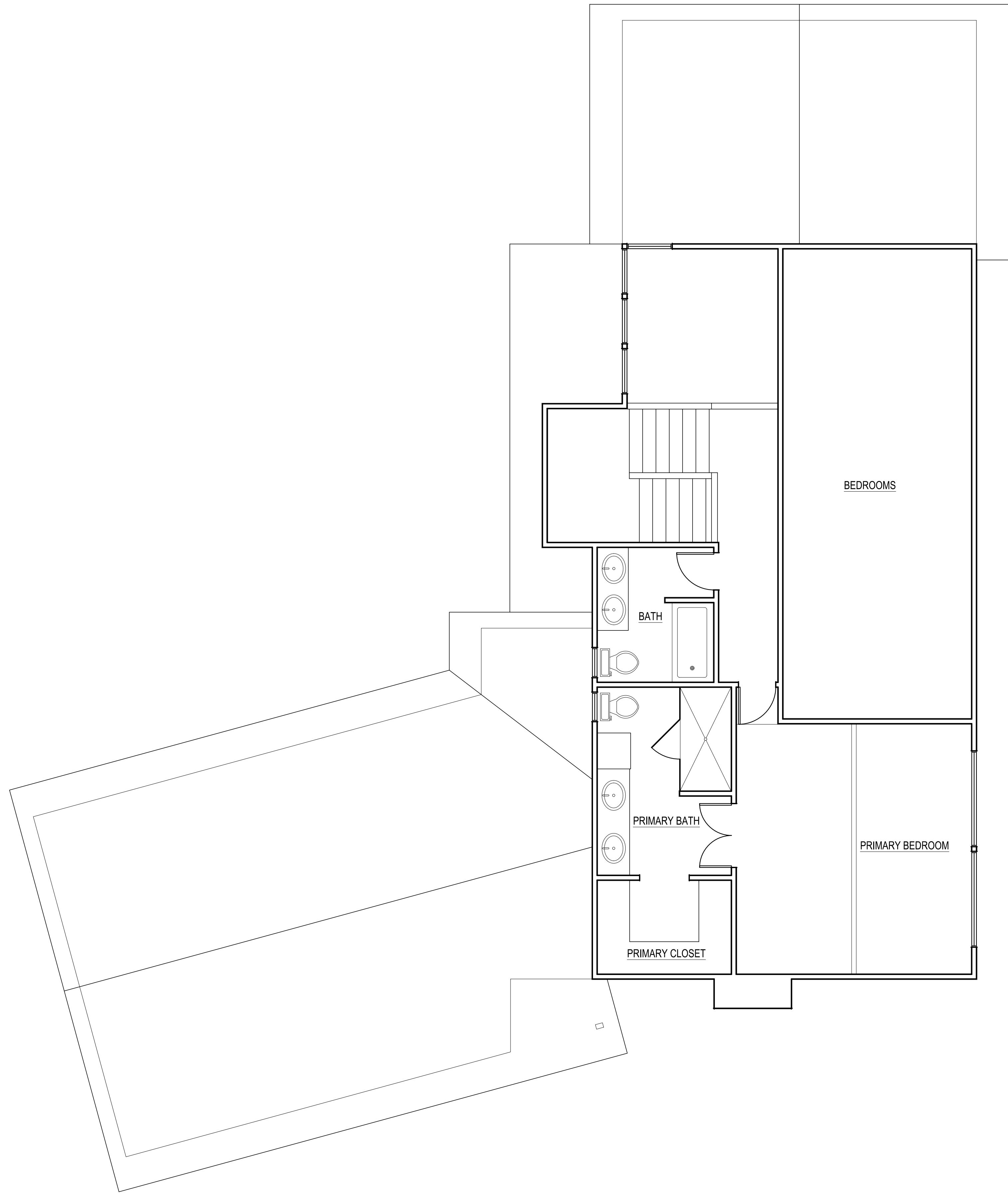


**AS-BUILT  
MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
CORRECTION 2 SET 9/26/2023

| REVISIONS: | DATE      | DESCRIPTION  |
|------------|-----------|--------------|
| ▲          | 2023-8-8  | CORRECTION 1 |
| ▲          | 2023-8-26 | CORRECTION 2 |

PLOT DATE: 9/26/2023  
DRAWN BY: JM  
CHECKED BY: BJS



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
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CORRECTION 2 SET 9/26/2023

| REVISIONS: | DATE      | DESCRIPTION  |
|------------|-----------|--------------|
| 1          | 2023-5-8  | CORRECTION 1 |
| 2          | 2023-5-26 | CORRECTION 2 |

PLOT DATE: 9/26/2023  
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

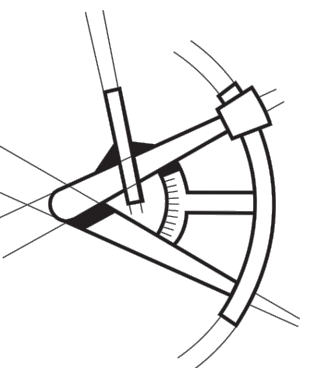
## SHEET INDEX

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



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ENGINEERING & DESIGN



## REVISIONS

| △ | DESCRIPTION | DATE | BY |
|---|-------------|------|----|
|---|-------------|------|----|

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

## PROJECT NAME

LITCHFIELD RESIDENCE

9001 SE 50TH ST  
MERCER ISLAND, WA 98040

## PROJECT NUMBER

S221118-2

## DRAWN BY - BS

## CHECKED BY - MRT

## SHEET DATE - 02/17/2023

## SCALE

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

DESCRIPTION

COVER SHEET

SHEET  
S-0

















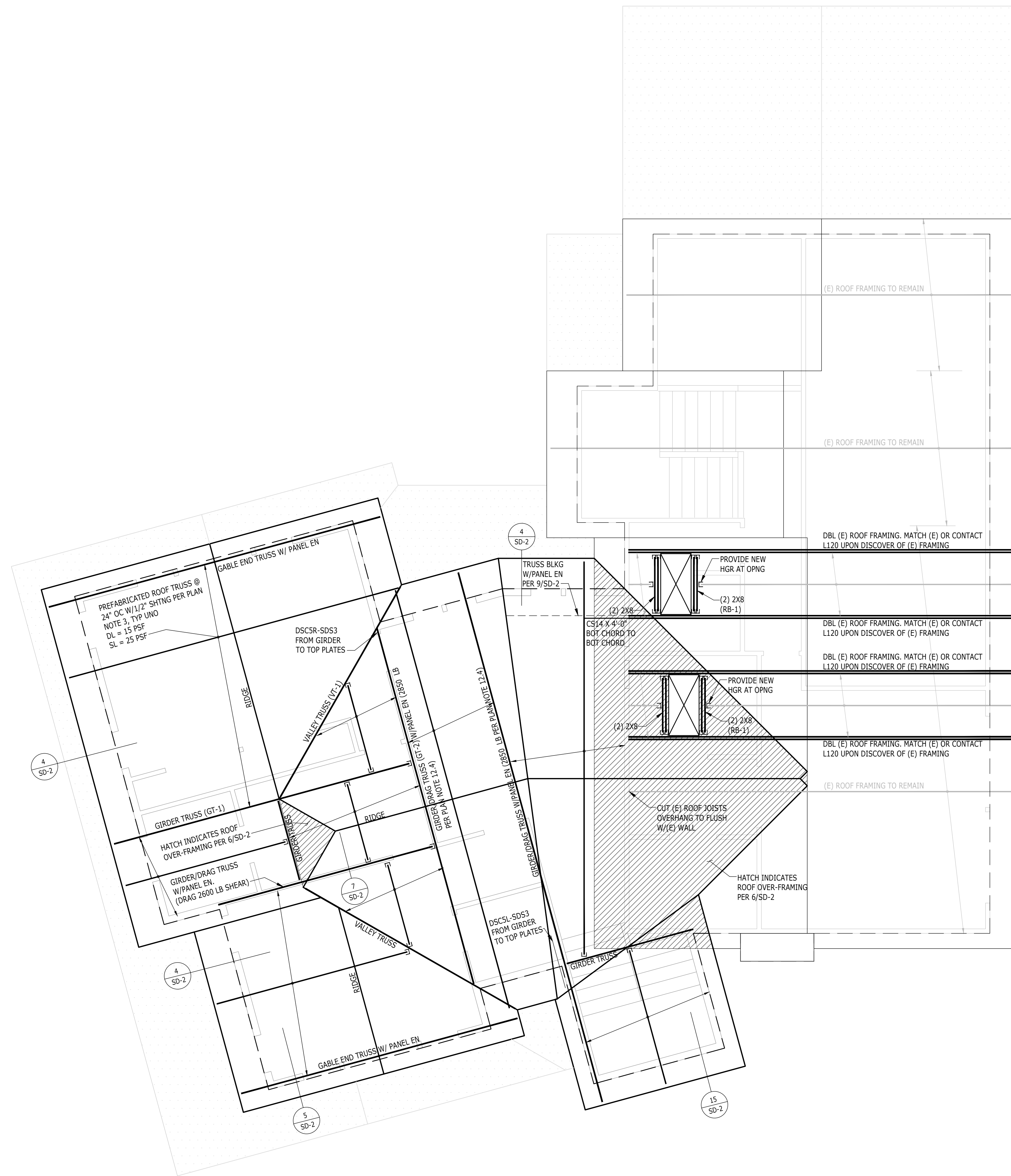










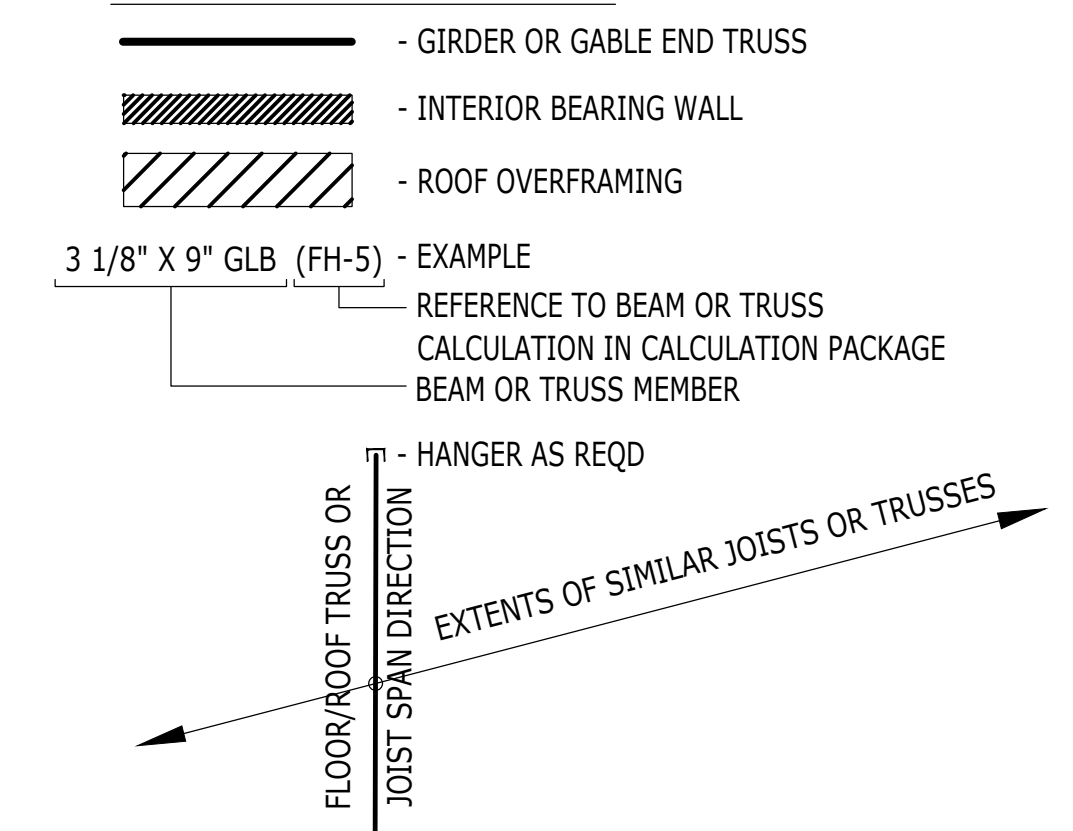


ROOF FRAMING PLAN

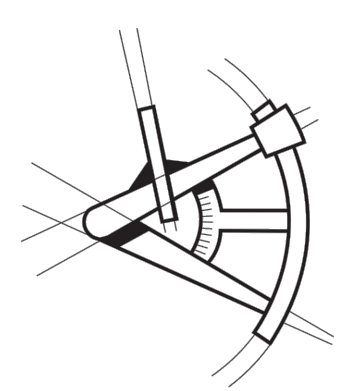
**ROOF FRAMING NOTES**

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- 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).
- 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.
- ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- 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.
- 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.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- 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.
- ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
- CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
- TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
- (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.
- 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).
- TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- ROOF DRAINAGE BY OTHERS.
- ATTIC VENTILATION BY OTHERS.
- 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  
ENGINEERING & DESIGN



REVISIONS

| DESCRIPTION | DATE | BY |
|-------------|------|----|
|             |      |    |

PROJECT NAME

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

PROJECT NUMBER  
**S221118-2**

DRAWN BY - **BS**

CHECKED BY - **MRT**

SHEET DATE - **02/17/2023**

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

DESCRIPTION

**ROOF FRAMING PLAN**

SHEET **S-7**









