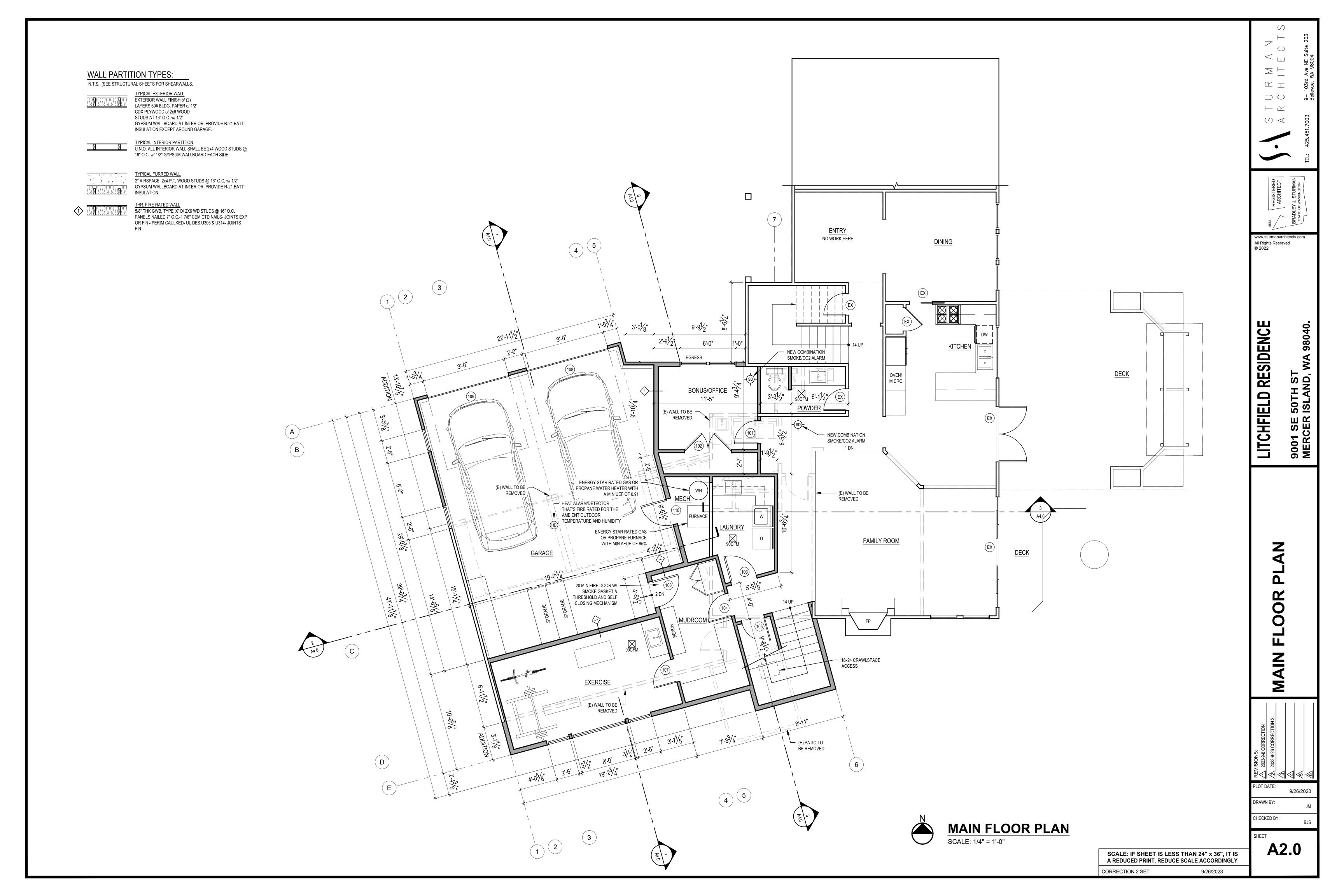
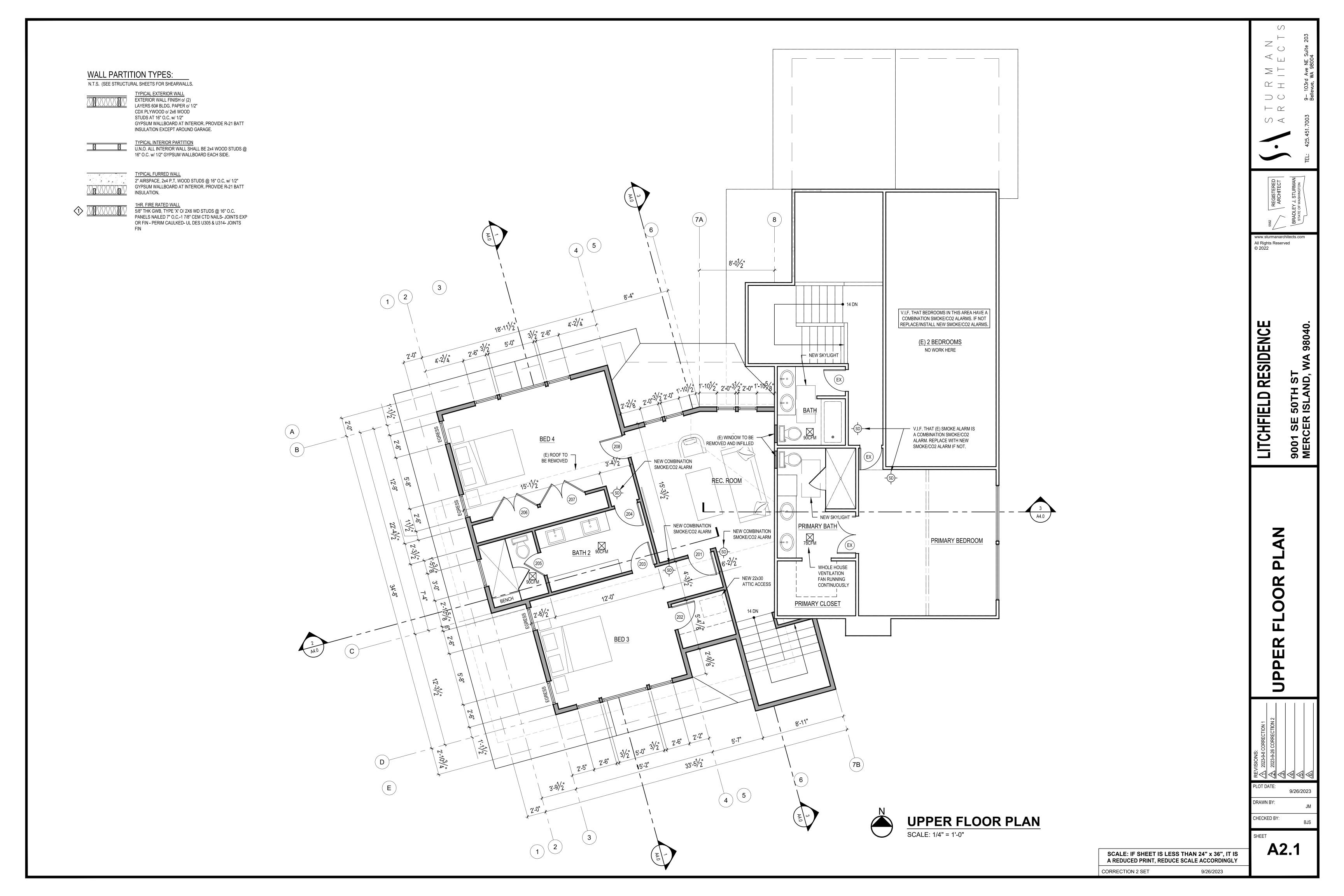
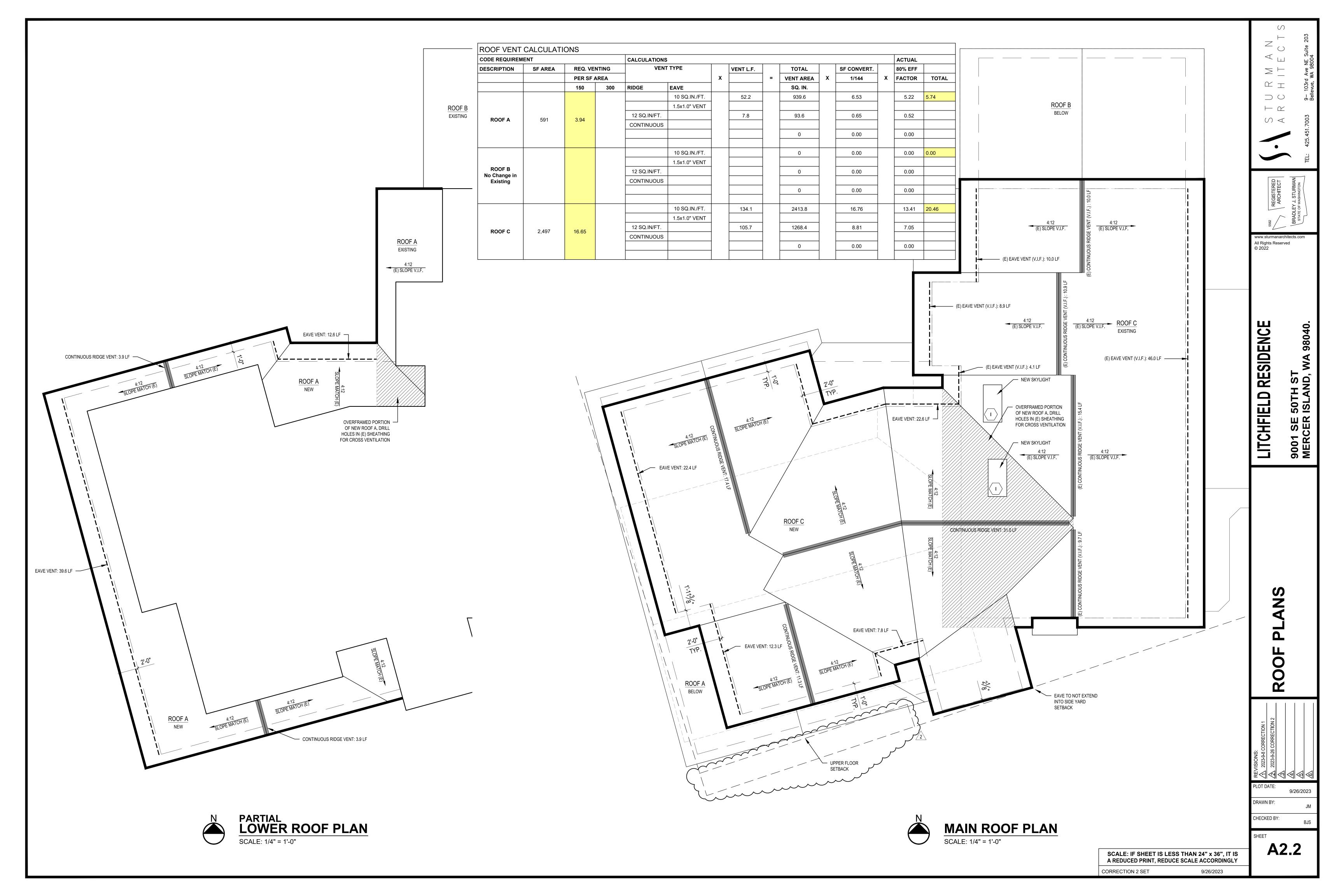
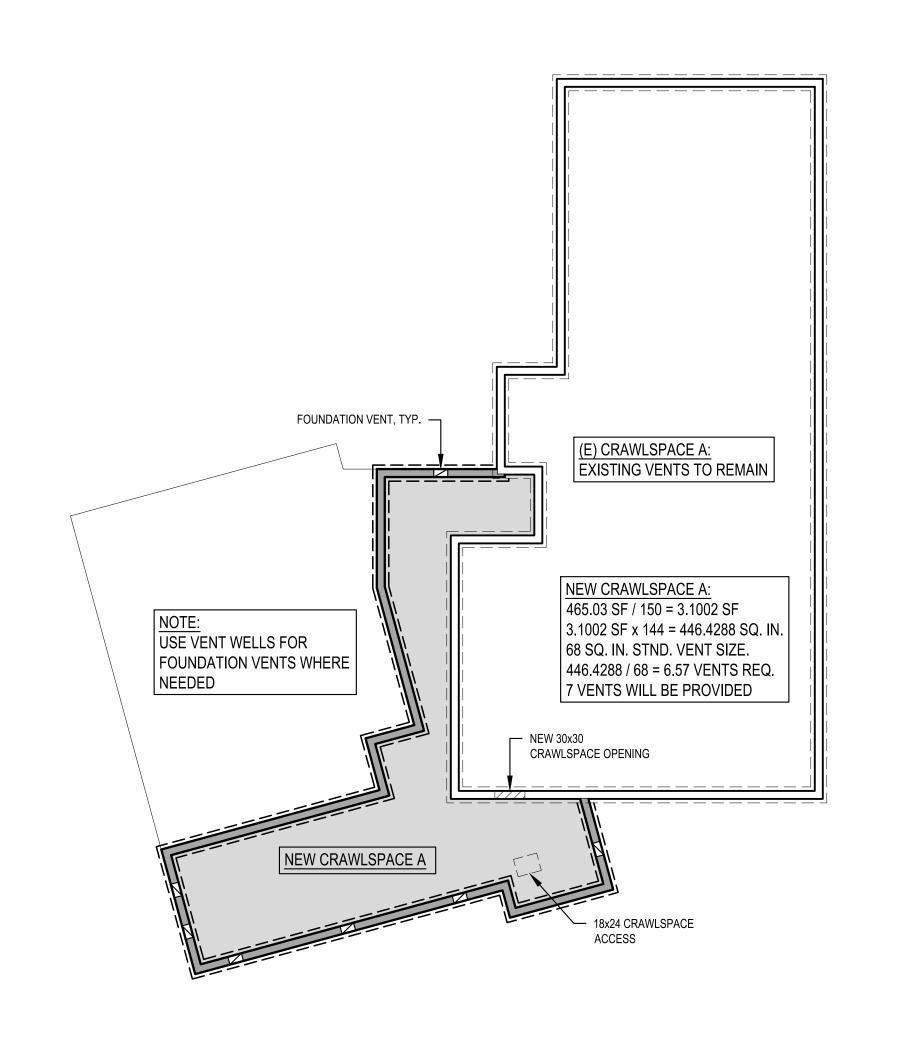


9/26/2023











CRAWLSPACE DIAGRAM

DOOR TYPES: A D SOLID-CORE SWING DOOR OVERHEAD GARAGE DOUBLE DOOR

MAIN FLOOR

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

UPPER FLOOR

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

DOOR	SCHEDULE			<u> </u>				
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
MAIN FLC	OOR							
101	BONUS/OFFICE	2' - 6"	6' - 8"	Α		1-3/4"		
102	BONUS/OFFICE CLOSET	5' - 0"	6' - 8"	В		1-3/4"		
103	LAUNDRY	2' - 10"	6' - 8"	Α		1-3/4"		
104	MUDROOM	2' - 6"	6' - 8"	Α		1-3/4"		
105	UNDER STAIR CLOSET	2' - 6"	6' - 8"	Α		1-3/4"		
106	MUDROOM	2' - 10"	6' - 8"	Α		1-3/4"		20 MIN FIRE RATED DOOR
107	EXERCISE	2' - 6"	6' - 8"	Α		1-3/4"		
108	GARAGE	9' - 0"	8' - 0"	С		1-3/4"		
109	GARAGE	9' - 0"	8' - 0"	С		1-3/4"		
110	MECHANICAL	2' - 10"	6' - 8"	А		1-3/4"		
UPPER FI	LOOR							
201	BED 3	2' - 6"	7' - 0"	А		1-3/4"		
202	BED 3 CLOSET	4' - 0"	7' - 0"	А		1-3/4"		
203	BATH 2	2' - 6"	7' - 0"	А		1-3/4"		
204	BATH 2	2' - 6"	7' - 0"	А		1-3/4"		
205	BATH 2	2' - 6"	7' - 0"	А		1-3/4"		
206	BED 4 CLOSET	2' - 6"	7' - 0"	В		1-3/4"		
207	BED 4 CLOSET	2' - 6"	7' - 0"	В		1-3/4"		
208	BED 4	2' - 6"	7' - 0"	Α		1-3/4"		

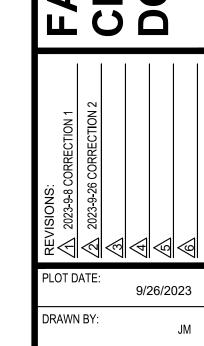
INDOW SCHEDULE									
TAG.	DESCRIPTION	WINDO	OW SIZE	TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	CASEMENT	2' - 6"	4' - 0"		6	60	0.28	LOW E / CLEAR	EGRESS IN SOME LOCATIONS
В	FIXED	6' - 0"	4' - 0"		1	24	0.28	LOW E / CLEAR	
С	CASEMENT	2' - 6"	3' - 0"		4	30	0.28	LOW 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

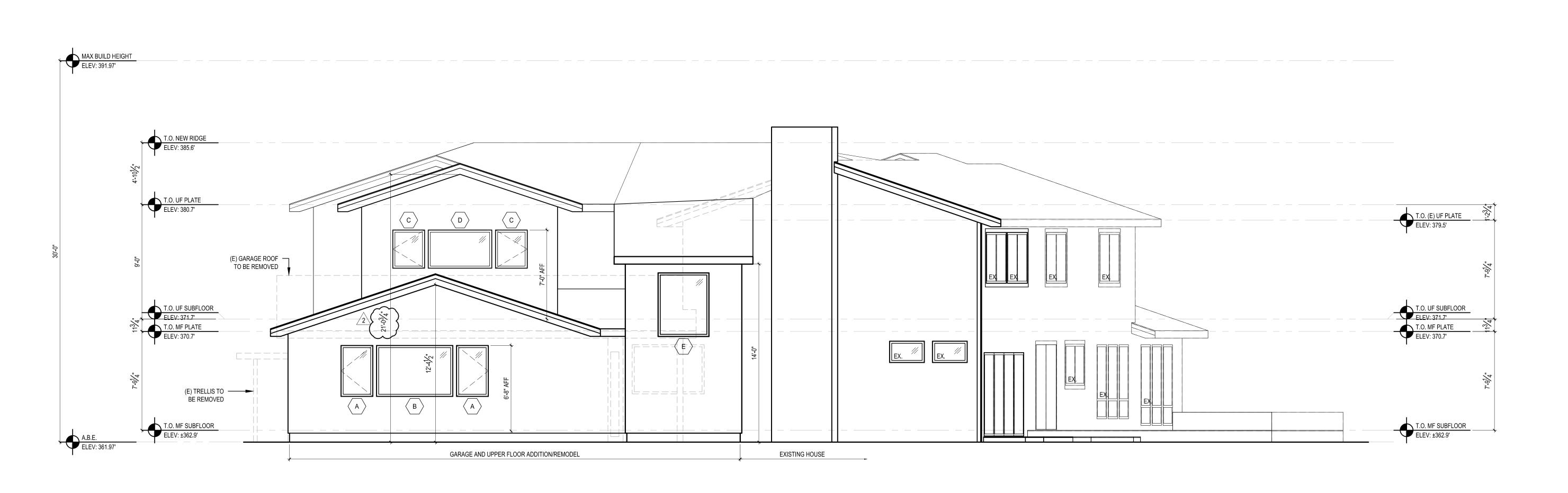
CORRECTION 2 SET 9/26/2023

LITCHFIELD RESIDENCE 9001 SE 50TH ST MERCER ISLAND, WA 9

VENT PLAN V SCHEDULE



CHECKED BY:



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

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LITCHFIELD RESIDENCE

ELEVATION

EXTERIOR

A3.0

9/26/2023

PLOT DATE:

DRAWN BY:

CHECKED BY:

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

9/26/2023

CORRECTION 2 SET

9001 SE 50TH ST MERCER ISLAND, WA 98040.



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

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

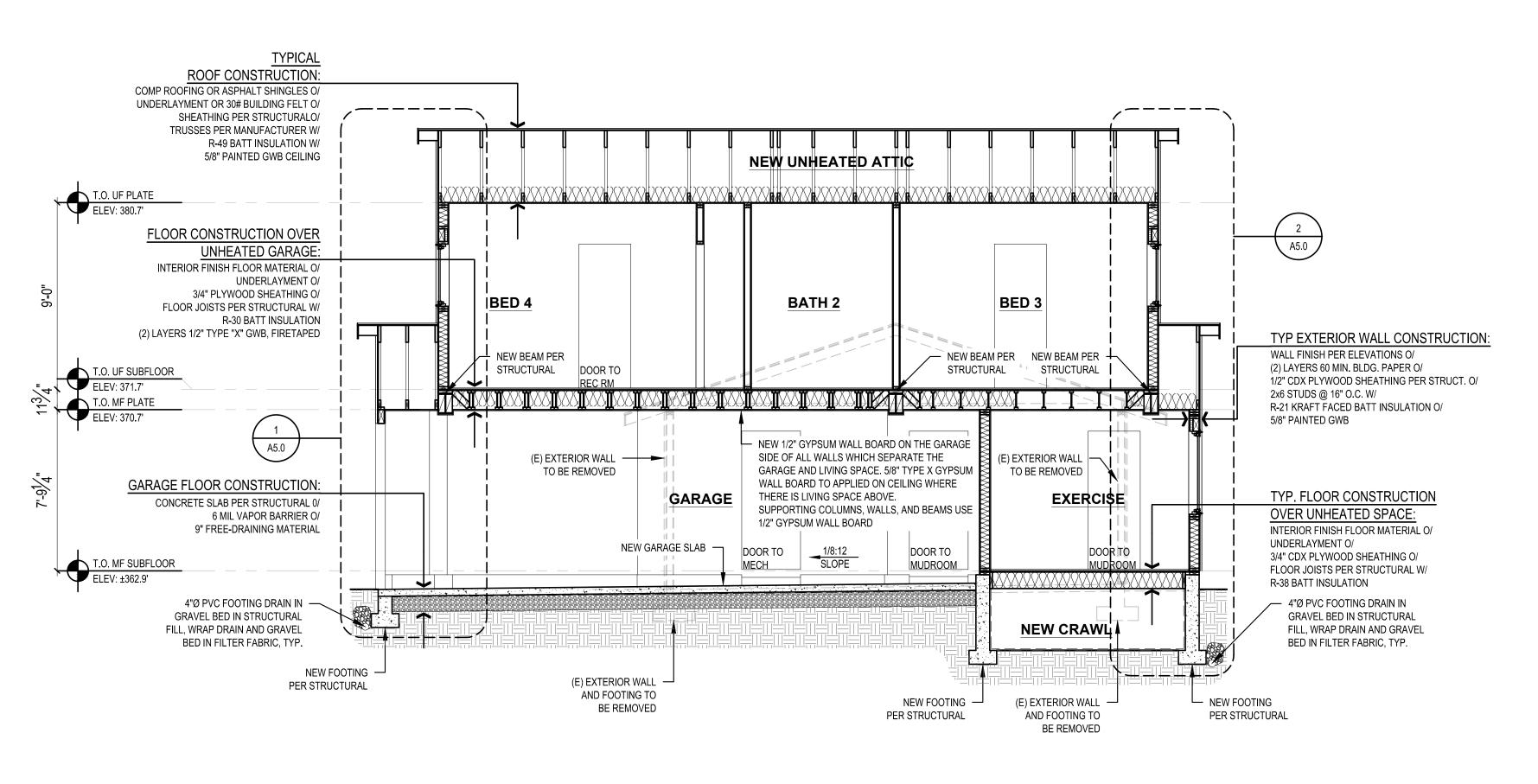
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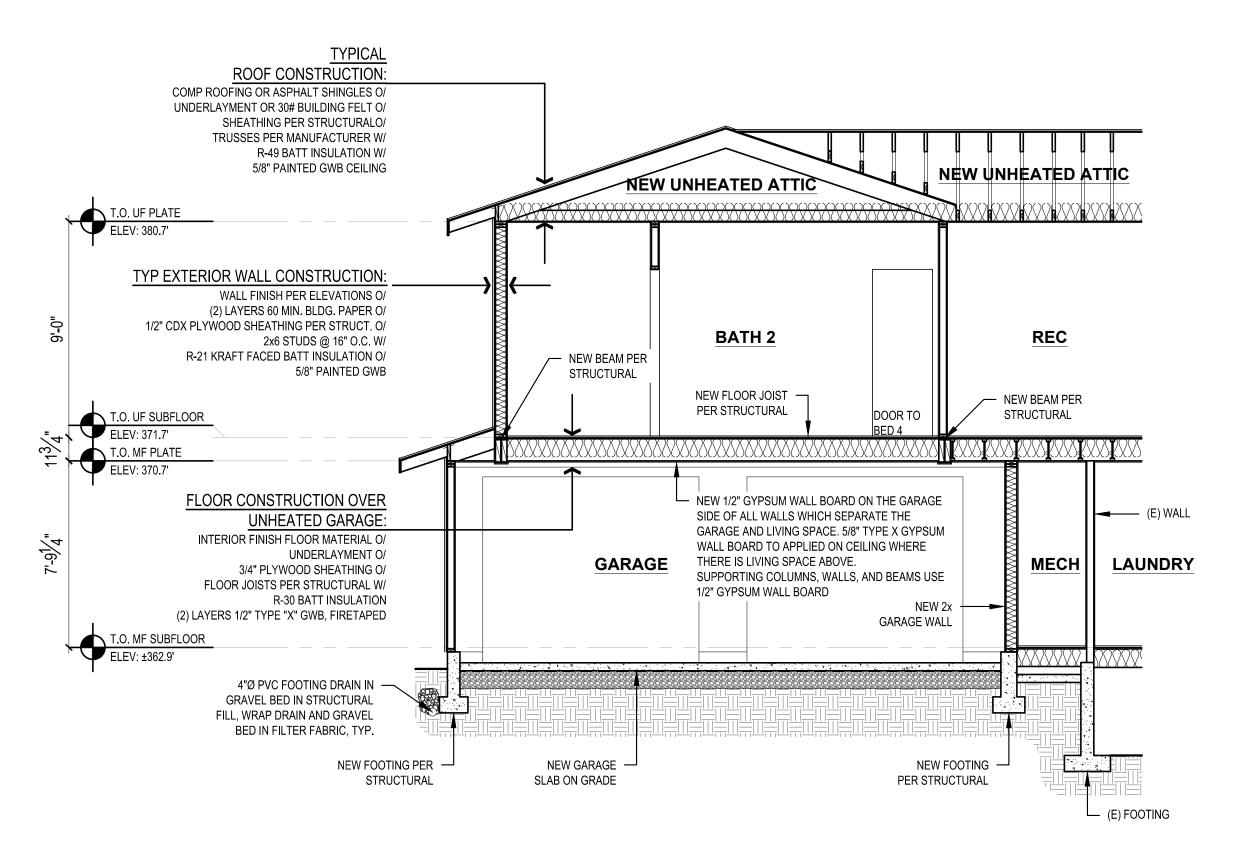
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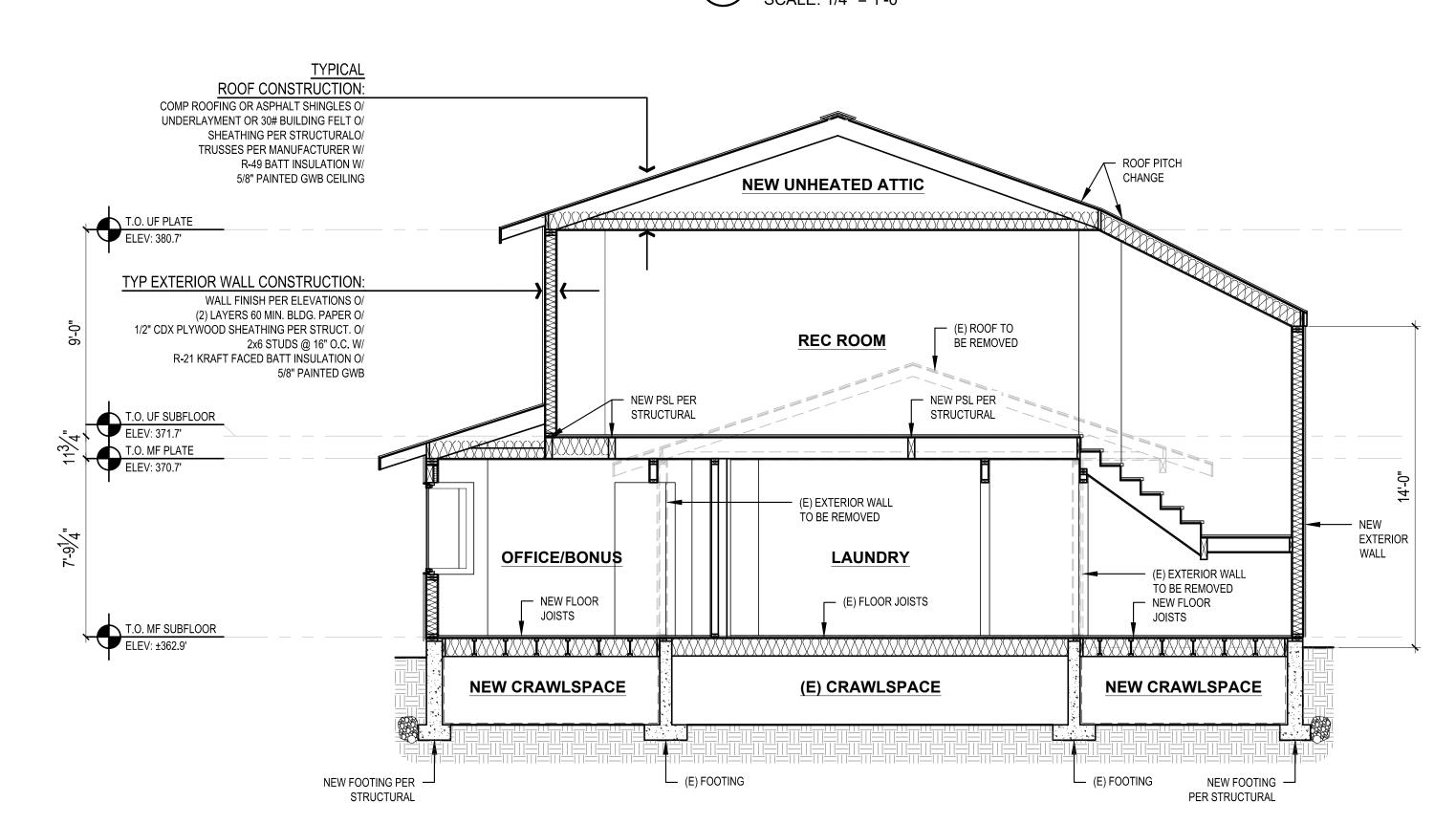
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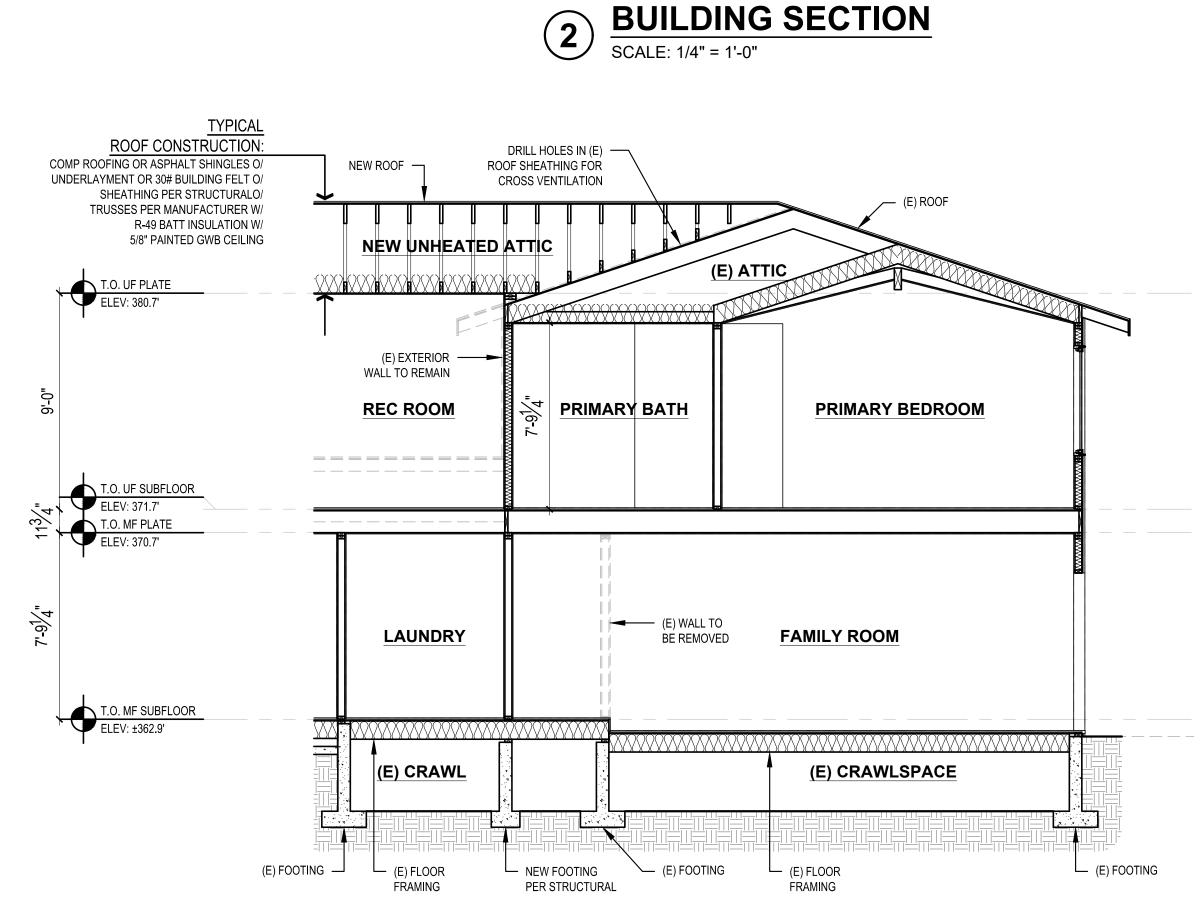




BUILDING SECTION SCALE: 1/4" = 1'-0"







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

CORRECTION 2 SET 9/26/2023 \supset \bigcirc

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LITCHFIELD RESIDENCE

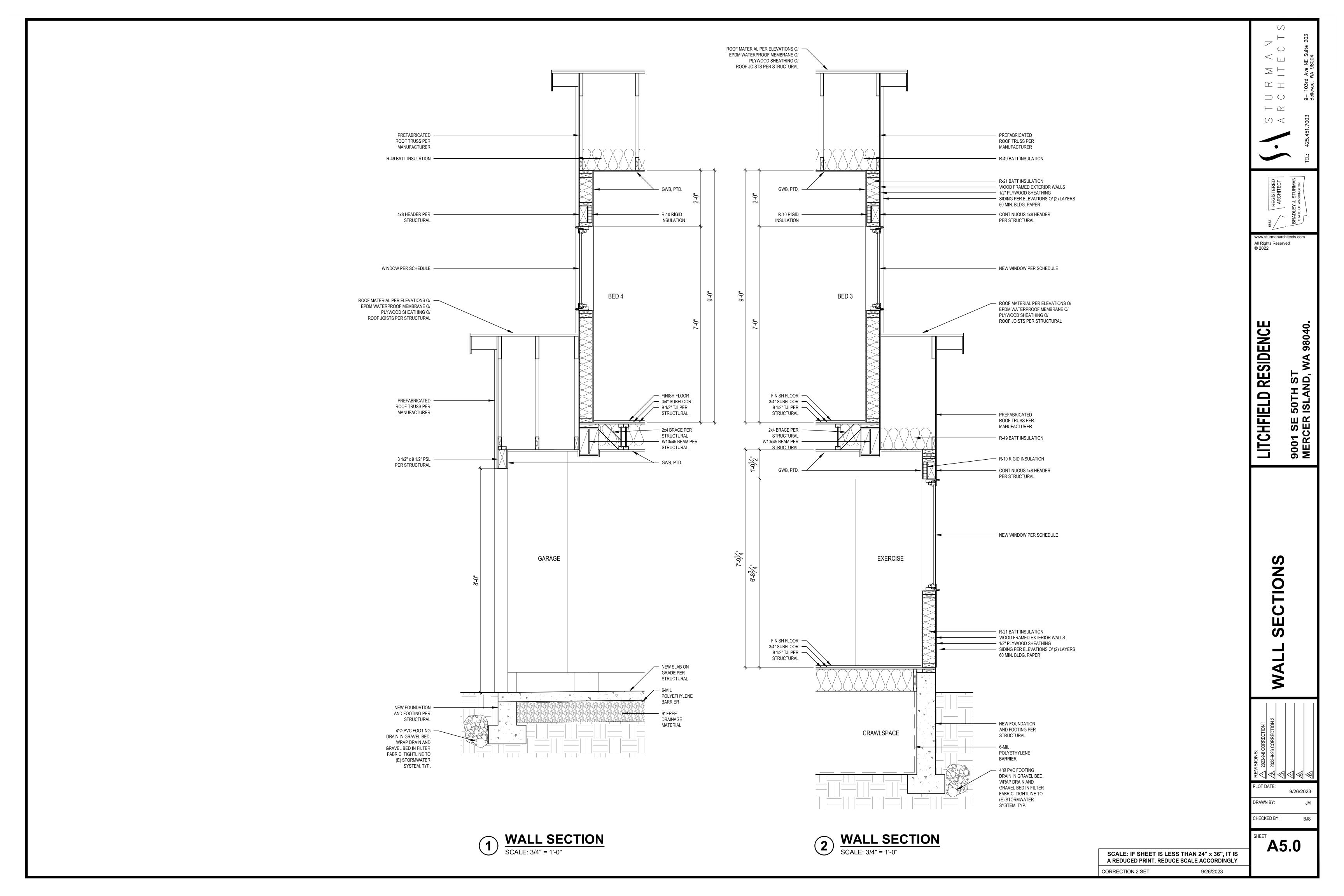
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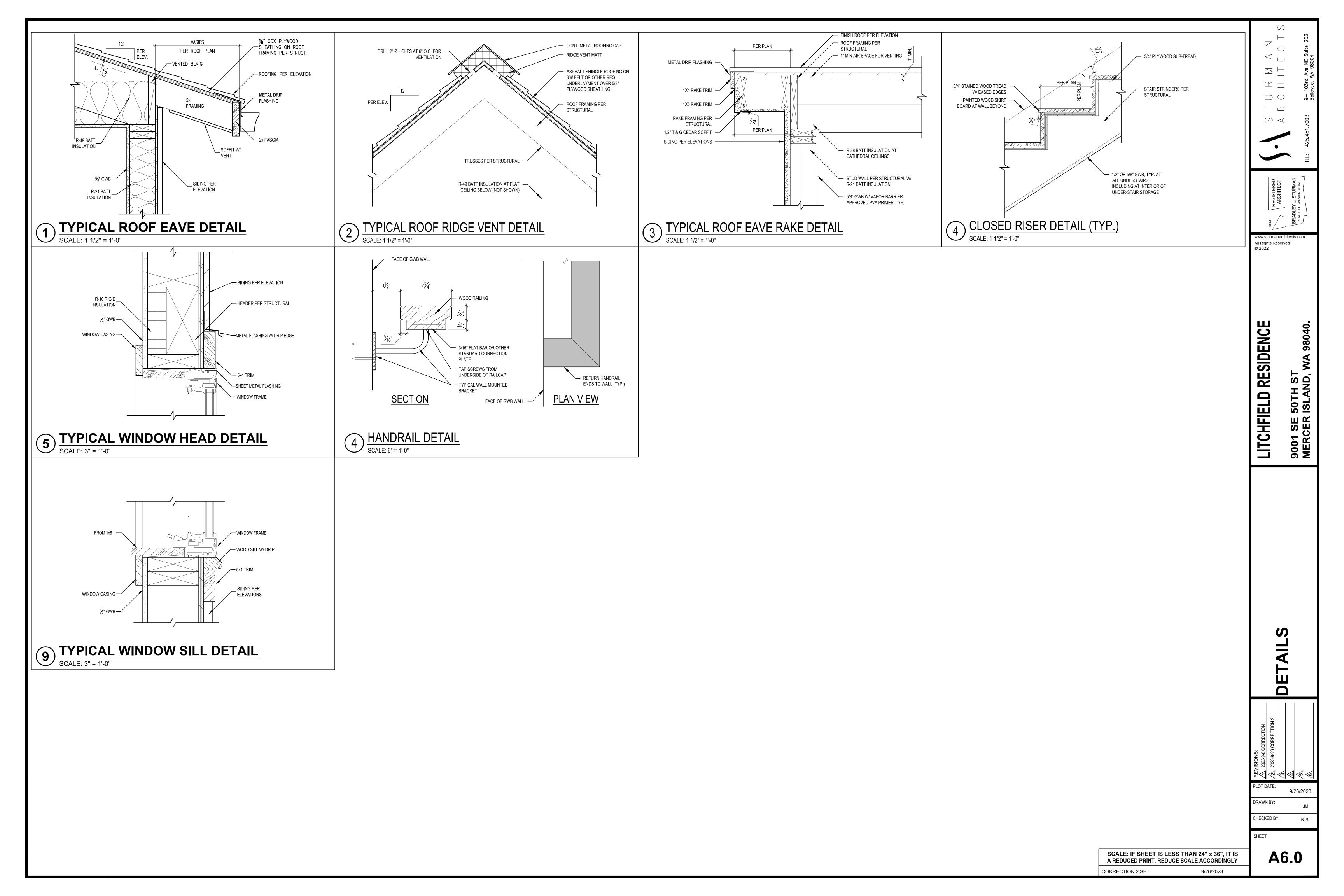
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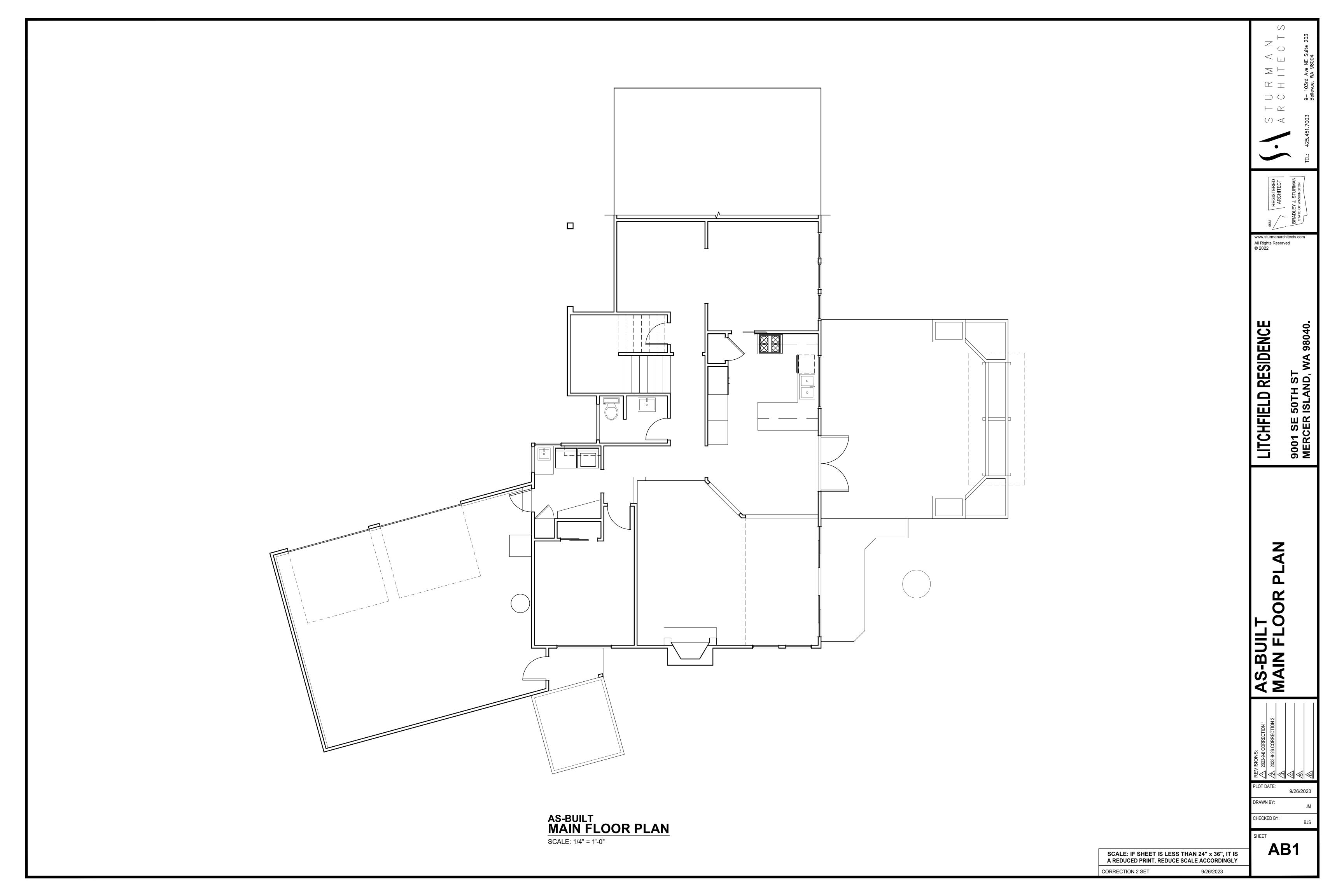
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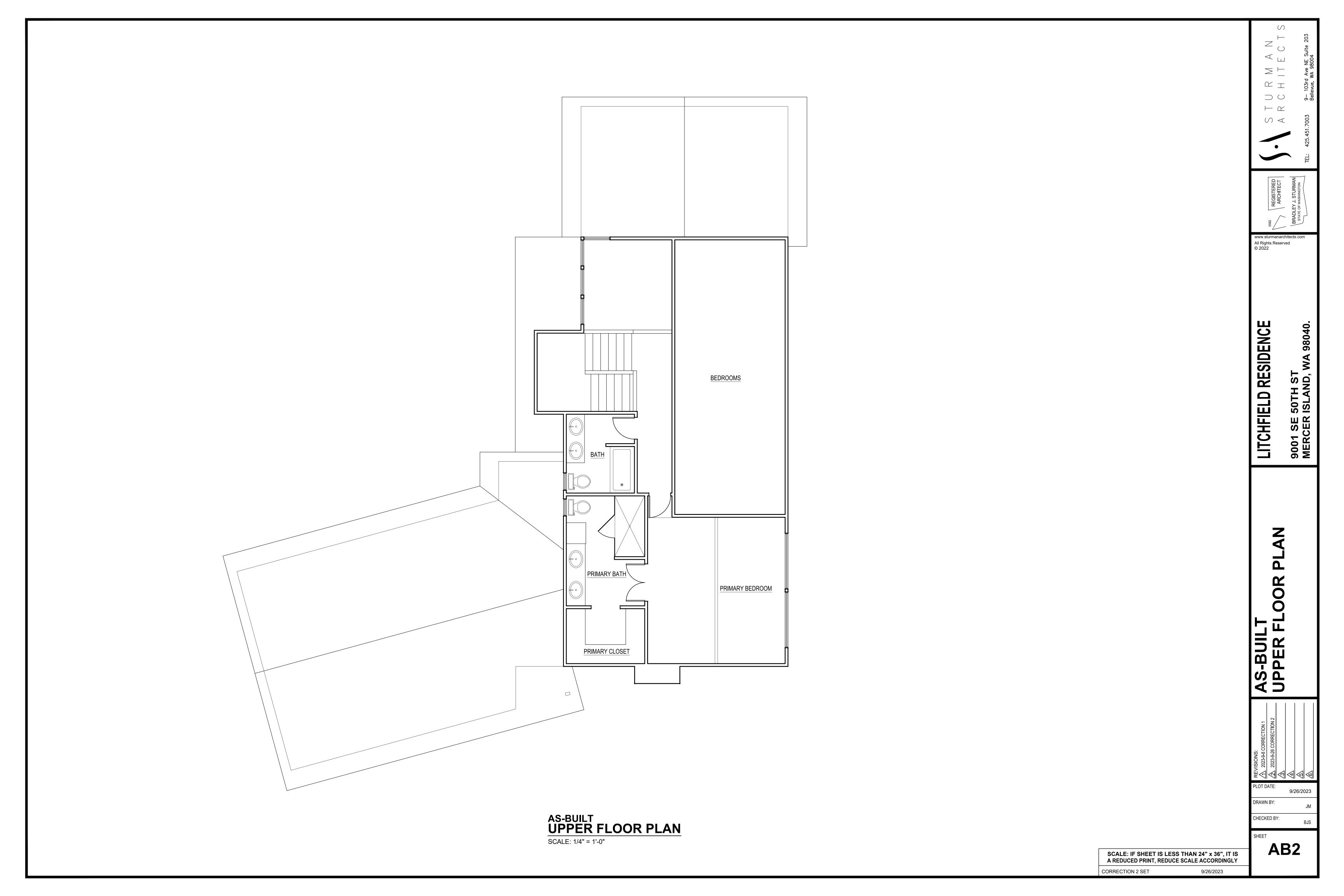
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LITCHFIELD RESIDENCE



S221118-2

PROJECT INFORMATION

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

REVISIONS △ DESCRIPTION DATE BY

PROJECT NAME

CODES

ENGINEERED PER:

LITCHFIELD RESIDENCE

9001 SE 50TH ST MERCER ISLAND, WA 98040

> PROJECT NUMBER S221118-2

CHECKED BY - MRT

DRAWN BY -BS

SHEET DATE - 02/17/2023

COVER SHEET...S-0 STRUCTURAL GENERAL NOTES...S-1 SCALE FOUNDATION PLAN...S-2 24X36 SHEET:1/4"=1'-0"

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

2018 (IRC) INTERNATIONAL RESIDENTIAL CODE

2018 (IBC) INTERNATIONAL BUILDING CODE

STRUCTURAL DETAILS...SD-1

SHEET INDEX

STRUCTURAL DETAILS...SD-2

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA CODE: 2018 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY. ..25 PSF SNOW (GROUND) **FLOORS** RESIDENTIAL. ..40 PSF

BALCONY/DECK. ..60 PSF

.100 MPH, EXPOSURE B, KZT = 1.6 BASIC WIND SPEED SEISMIC

MAPPED SPECTRAL ACCELERATION, Ss. MAPPED SPECTRAL ACCELERATION, S1. SOIL SITE CLASS..

GENERAL CONDITIONS

- 1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES
- 3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED
- 4. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
- 5. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- 6. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
- 7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
- 8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
- 9. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- 10. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- 11. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
- 12. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
- 13. DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 14. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

FOUNDATION

- 1. FOUNDATION DESIGN PARAMETERS ASSUMED PER IRC/IBC VALUES:
 - FOOTING BEARING PRESSURE: 1500 PSF
 - LATERAL EARTH PRESSURE:
 - ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)
 - PASSIVE: 250 PCF
 - COEFFICIENT OF BASE FRICTION: 0.35
- TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
- 3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL 8. PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM 2. SOIL: IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

- 1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
- MINIMUM CONCRETE STRENGTH (28 DAYS):
- FOOTINGS AND STEM WALLS......2,500 PSI 5 SACK MIX
- BASEMENT FOUNDATION RETAINING WALLS......2,500 PSI 5.5 SACK MIX
- SLAB-ON-GRADE......2,500 PSI 5 SACK MIX
- SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.......3,000 PSI 5.5 SACK MIX
- AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE
- 2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
- 3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
- 4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
- 5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
- 6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
- 7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
- 8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL

REINFORCING STEEL

- REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE
- (MSP-1)
- MATERIALS:
- 3. SPLICES: LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE
- 4. COVER:
 - FOOTINGS 3 INCHES

REINFORCING STEEL: ASTM A615, GRADE 60

CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.

- SLABS......2 INCHES 5. FORMED SURFACES:
 - WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER INTERIOR FACE ... 3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

- REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- MATERIALS:
 - BOLTS ASTM A307, UNLESS OTHERWISE NOTED
 - WF BEAMS ASTM A572-50 (Fy = 50,000 PSI)
 - HSS ROUND COLUMNS ASTM A500 Gr. B (Fy = 42,000 PSI)
 - HSS RECTANGULAR COLUMNS ASTM A500 Gr. B (Fy = 46,000 PSI) ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

- MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA
- 2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS: 2x, HF STUD GRADE, 3x HF #2

WALL PLATES: 2x HF STANDARD GRADE

2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION

JOISTS: 2x6 HF STUD GRADE

2x8 AND UP HF #2

BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWPA GRADING 4x, 6x, DF #2

LUMBER NOT NOTED TO BE HF #2.

- PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
- 4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
- 5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
- 6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
- 2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE 7. NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
 - A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 1/4"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 3/4",3 1/2"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X61	1/2"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 3/4"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

WOOD STRUCTURAL CONNECTIONS

ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

- D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.
- 2. D/A 5213 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT CONCRETE WALL 3. PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
- 4. AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
- 5. USE TYPE N MORTAR COMPLYING WITH ASTM C270

GLU-LAMINATED TIMBER

- 1. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
- MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

- ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION, NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
- FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
- 3. WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
- 4. NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

- 1. SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
- REINFORCING STEEL C) GLU-LAMINATED BEAMS
- MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES 2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
- CONCRETE DESIGN MIX
- CONCRETE INSERTS
- C) EPOXY ADHESIVES

INSPECTIONS

- 1. REFERENCE STANDARDS: IBC 110.
- INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
- VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
- 3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI. TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
- 4. REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
- 5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

1. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

SETTLEMENT SHRINKAGE:

1. DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

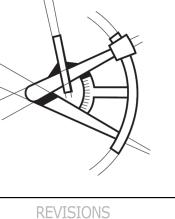
JOBSITE SAFETY:

THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY

ABBREVIATIONS

AB	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM WALL BOARD
ALT	ALTERNATE	HDG	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
ВВ	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
ВОТ	ВОТТОМ	MISC	MISCELLANEOUS
ВР	BOTTOM PLATE		
BRG	BEARING	NB	NON-BEARING
BTWN	BETWEEN	NO	NUMBER
BSMT	BASEMENT	OC	ON CENTER
B/W	BOTTOM OF WALL	PL	PLATE
CANT	CANTILEVER	PSF	POUNDS PER SQUARE FOO
CJ	CONTROL JOINT	PSI	POUNDS PER SQUARE INCH
CLG.	CEILING	PT	PRESSURE TREATED
CLJ	CEILING JOIST	RAF	RAFTER
CLR	CLEAR	REF	REFERENCE
CMU	CONCRETE MASONRY UNIT	REINF	REINFORCEMENT
COL	COLUMN	REQD	REQUIRED
CONC	CONCRETE	REQS	REQUIREMENTS
CONN	CONNECTION	SF	SQUARE FOOT
CONST	CONSTRUCTION	SHTG	SHEATHING
CONT	CONTINUOUS	SIM	SIMILAR
CTR	CENTER		
DET	DETAIL	SPF	SPRUCE PINE FIR
DET	DOUGLAS FIR (SOUTH)	STD	STANDARD
DFL	DOUGLAS FIR LARCH	SYP	SOUTHERN YELLOW PINE
DIM	DIMENSION	T/	TOP OF
DJ	DOUBLE JOIST	T/BM	TOP OF BEAM
DIA	DIAMETER	T/CONC	TOP OF CONCRETE
DN	DOWN	T/PL	TOP OF PLATE
DS	DOWN SPOUT	T/SLAB	TOP OF SLAB
		T/ST	TOP OF STEEL
EA 	EACH	T/W	TOP OF WALL
EF =1	EACH FACE	, TF	TOP FLUSH
EJ ELEV	EXPANSION JOINT ELEVATION	TJ	TRIPLE JOIST
EN	EDGE NAILING (PANEL)	TP	TOP PLATE
EOR	ENGINEER OF RECORD	TR	THREADED ROD
EQ	EQUAL EQUAL	TYP	TYPICAL
ES	EACH SIDE		
EW	EACH WAY	UNO	UNLESS NOTED OTHERWIS
FB	FLUSH BEAM	UPA	UNDER POST ABOVE
FIN	FINISH	UWA	UNDER WALL ABOVE
		•	VERTICAL CRUSH BLOCKIN
FL	FLOOR	VERT	VERTICAL
FLSHG	FLASHING	VIF	VERIFY IN FIELD
FND	FOUNDATION	W/	WITH
FP 	FIREPLACE	WC	WESTERN CEDAR
FT 	FOOT	WP	WATERPROOF
FTG	FOOTING	WWF	WELDED WIRE FABRIC
GA	GAUGE		
GALV	GALVANIZED		





DESCRIPTION DATE B

PROJECT NAME

LITCHFIELD RESIDENCE

9001 SE 50TH ST

PROJECT NUMBER

MERCER ISLAND, WA 98040

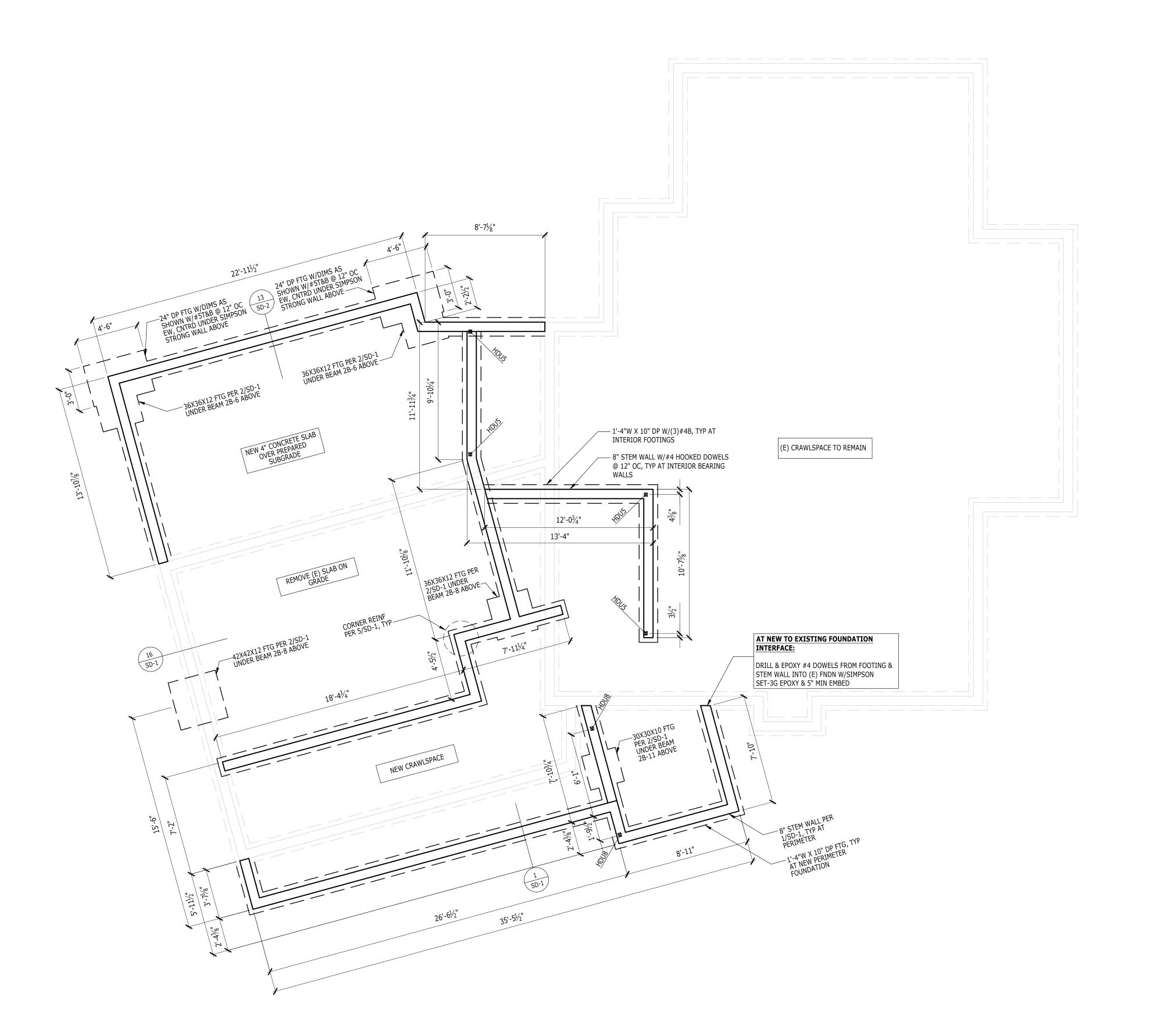
S221118-2

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SHEET DATE - 02/17/2023 SCALE

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



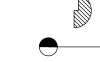
FOUNDATION PLAN

FOUNDATION NOTES

- 1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. 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.
- 3. 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 ACCOMODATE 3X SILL PLATE.
- 4. 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.
- 5. PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- 6. 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).
- 7. 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.
- 8. 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.
- 9. CJ INDICATES CONTROL JOINT.
- 10. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- 11. EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- 12. TYPICAL DETAILS:
- 1/SD-1 TYP STEMWALL • 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 SC	HEDULE	
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

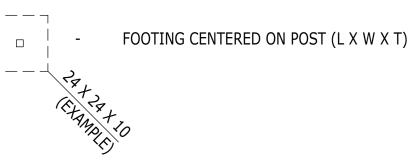


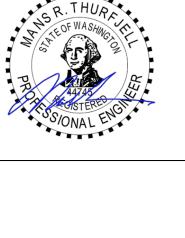
TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)

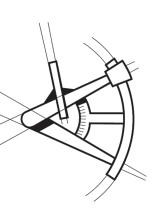
INDICATES STEP AT B/FOUNDATION



HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)







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PROJECT NAME LITCHFIELD RESIDENCE

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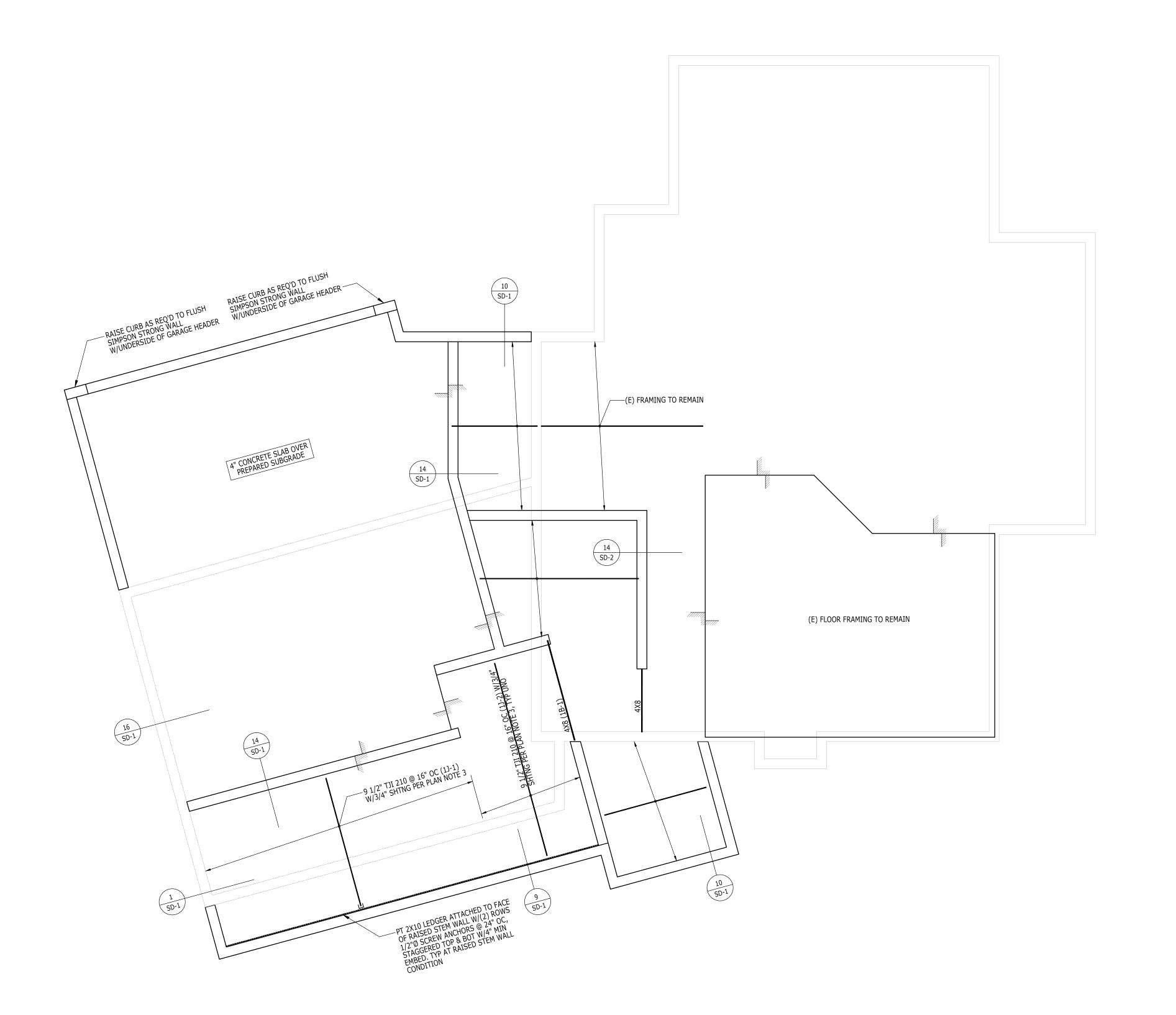
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SCALE

SHEET DATE - 02/17/2023

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

OUNDATION



FIRST FLOOR FRAMING PLAN

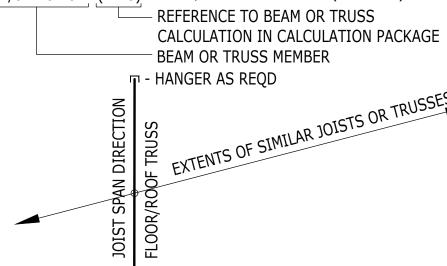
FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. 3. 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).
- 4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- 5. 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).
- 6. 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.
- 7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- 8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN
- 9. 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.
- 10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- 11. 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.
- 12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN
- 13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- 14. 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

- BLOCKED FLOOR DIAPHRAGM W10X15 - STEEL BEAM (EXAMPLE) GT - GIRDER TRUSS - FLOOR BEAM - INTERIOR BEARING WALL - STRAP

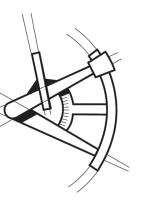
- LOW ROOF 3 1/8" X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)



TYPICAL JOIST HANGER SCHEDULE									
TJI210									
11 7/	8"	2-PL\	/ 11 7/8"		14"		2-PLY 14"		
IUS2.06/	11.88	MIU	4.28/11	IU	S2.06/14		MIU4.28/14		
			2X:	10					
	1-PL	Y		2-PLY					
	LUS2	10		LUS210-2					
	TY	/PICAL	BEAM HA	NGE	R SCHEDU	LE			
			LVL / LS	L/P	SL				
1 3/4" 3 1/2				11	5 1/4"	1	7"		
11 7/8"	HUS1.8	31/10	HHUS4	10	HGUS5.50)/12	HGUS7.25/12		
14"	HUS1.8	31/10	HHUS4	10	HGUS5.50)/14	HGUS7.25/14		



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REVISIONS

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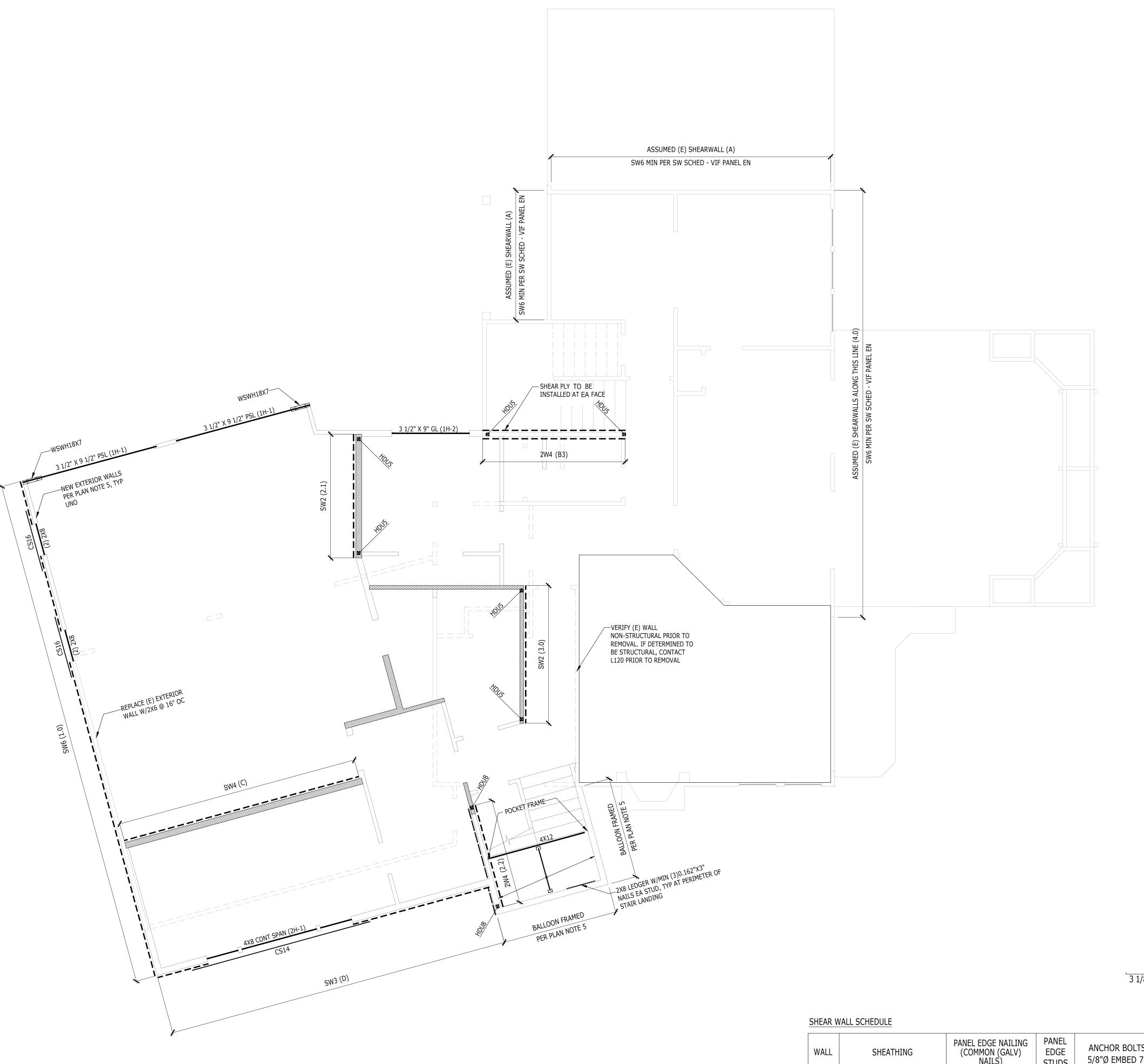
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SHEET DATE - 02/17/2023

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SCALE

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



FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

WALL FRAMING AND SHEAR

WALL NOTES

GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1. 2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.

3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.

4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.

5. 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.

6. 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.

7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6

8. 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.

9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.

10. 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 (4" 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.

11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø 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").

12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.

13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.

14. 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.

15. 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.

16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.

17. 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

- HORIZONTAL STRAP (EXAMPLE)

- HEADER

SW6 (A.1) - SHEAR WALL CALLOUT

REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

3 1/8" X 9" GLB (FH-5) - EXAMPLE

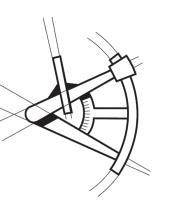
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER

		PANEL EDGE NAILING	PANEL	ANCHOR ROLTS		RIM CONNECTION	
WALL	SHEATHING	(COMMON (GALV) NAILS)	EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø 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.



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ENGINEERING & DESIGN



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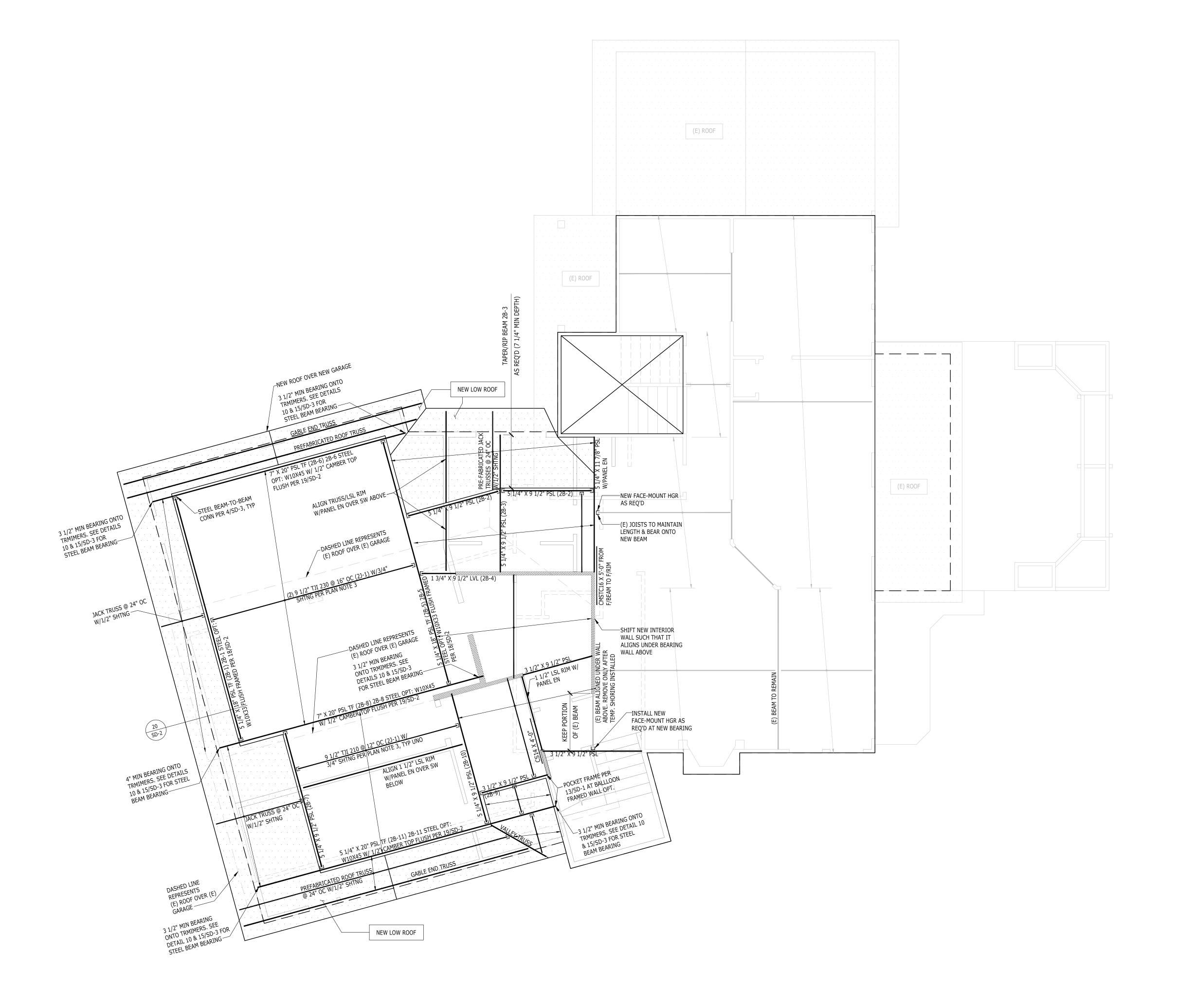
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SCALE

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

FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN



SECOND FLOOR FRAMING PLAN

FLOOR FRAMING NOTES

- . GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- 3. 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).
- 4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- 5. 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).
- 6. 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.
- 7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- 8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN
- 9. 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.
- 10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- 11. 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.
- 12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- 13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- 14. 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

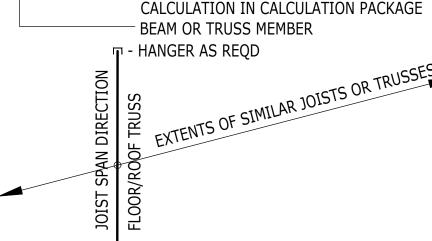
- BLOCKED FLOOR DIAPHRAGM
W10X15
- STEEL BEAM (EXAMPLE)
GT
- GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP

- LOW ROOF

3 1/8" X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)

REFERENCE TO BEAM OR TRUSS

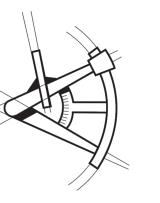
CALCULATION IN CALCULATION PACK



		ı								
TYPICAL JOIST HANGER SCHEDULE										
	TJI210									
11 7/8	8"	2-PL	/ 11 7/8"		14"		2-PLY 14"			
IUS2.06/	11.88	MIU	4.28/11	IU	S2.06/14	1	MIU4.28/14			
			2X1	.0						
	1-Pl	_Y		2-PLY						
	LUS2	10		LUS210-2						
	Т	YPICAL	BEAM HA	NGEI	R SCHEDUL	E				
LVL / LSL / PSL										
	1 3	/4"	3 1/2'	ı	5 1/4"		7"			
11 7/8"	HUS1.	81/10	HHUS4	10	HGUS5.50	/12	HGUS7.25/1			
14"	HUS1.	81/10	HHUS4:	10	HGUS5.50	/14	HGUS7.25/1			



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

3221110 2

CHECKED BY - MRT

DRAWN BY -BS

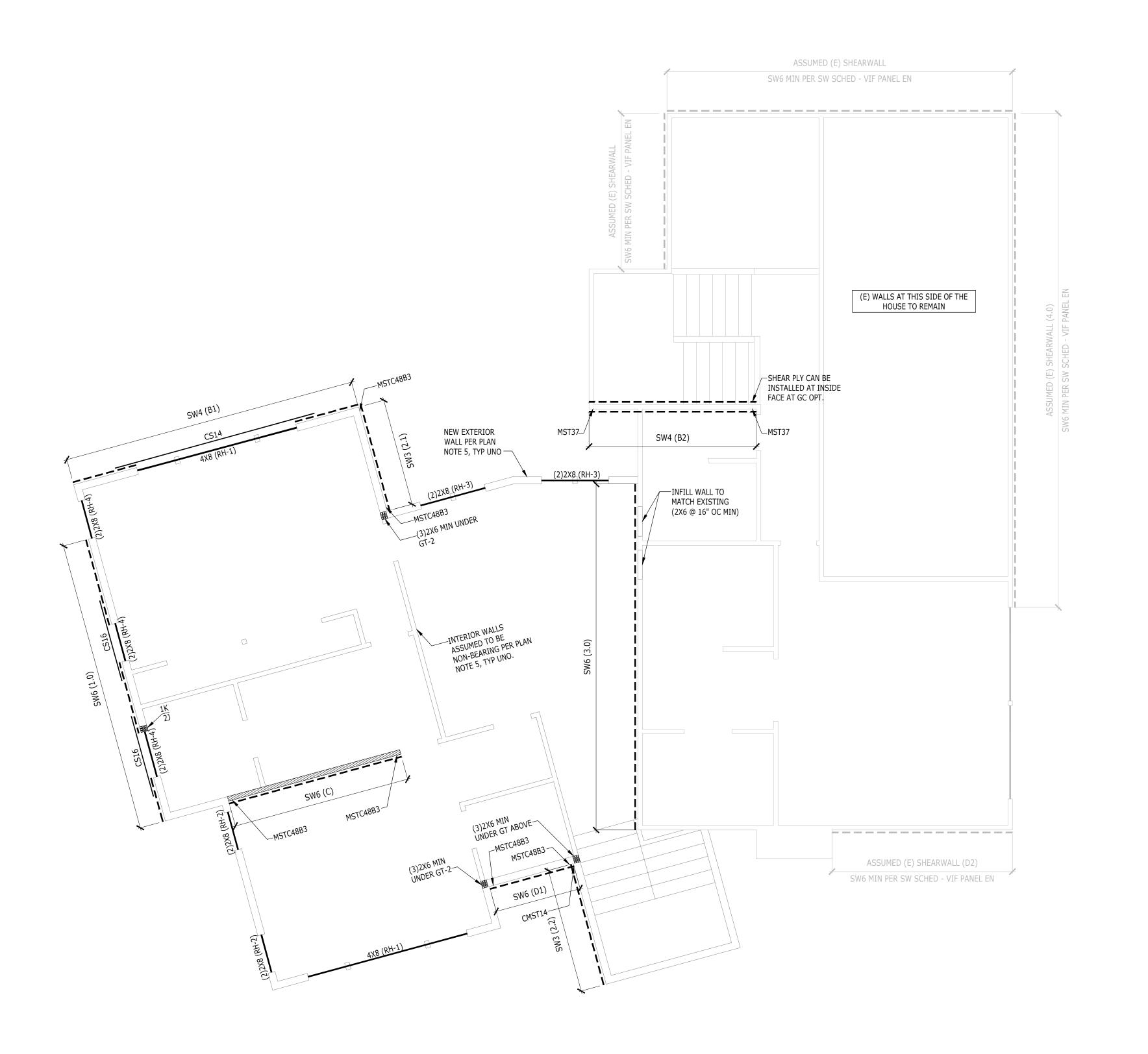
SHEET DATE - 02/17/2023

SCALE

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

SECOND FLOOR FRAMING PLAN

S-5



SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

PANEL EDGE NAILING PANEL RIM CONNECTION ANCHOR BOLTS (COMMON (GALV) WALL SHEATHING EDGE AT SILL PLATE AT ROOF EAVE AT MUD SILL/ PLATE 5/8"Ø EMBED 7" (SINKER NAIL .148Ø x 3 1/4") TOP PLATE SW6 | 7/16" APA PLY ONE SIDE 48" O.C. IN 2x PLATE LTP4 AT 24" O.C. RBC AT 16" O.C. 8d AT 6" O.C. 2x 16d AT 6" O.C. 32" O.C. IN 2x PLATE 2x 8d AT 4" O.C. LTP4 AT 16" O.C. RBC AT 12" O.C. 16d AT 4" O.C. 7/16" APA PLY ONE SIDE 16" O.C. IN 2x PLATE 8d AT 3" O.C. SW3 7/16" APA PLY ONE SIDE 3x LTP4 AT 16" O.C. RBC AT 8" O.C. 16d AT 3" O.C. 8d AT 2" O.C. 12" O.C. IN 2x PLATE SW2 7/16" APA PLY ONE SIDE LTP4 AT 12" O.C. RBC AT 8" O.C. 16d AT 2" O.C. 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. 16" O.C. IN 3x PLATE LTP4+A35 @ 12" O.C. EA SIDE N.A. AT ROOF EAVE 2W2 7/16" APA PLY TWO SIDES 8d AT 2" O.C. EA SIDE 3x (2) ROWS 16d AT 2" O.C.

WALL FRAMING AND SHEAR **WALL NOTES**

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. 3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- 4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
- 5. 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.
- 6. 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.
- 7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6
- 8. 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.
- 9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- 10. 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 (4" 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.
- 11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø 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").
- 12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- 13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- 14. 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.
- 15. 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.
- 16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY
- 17. 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



INTERIOR BEARING WALL

- INDICATES THE NUMBER OF KING AND JACK STUDS - - - - INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)

- HORIZONTAL STRAP (EXAMPLE)

- HEADER SW6 (A.1) - SHEAR WALL CALLOUT

REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

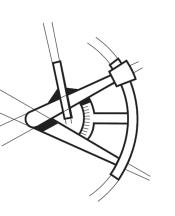
3 1/8" X 9" GLB (FH-5) - EXAMPLE - REFERENCE TO BEAM OR TRUSS CALCULATION IN

CALCULATION PACKAGE BEAM OR TRUSS MEMBER

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



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REVISIONS \ | DESCRIPTION | DATE | BY

PROJECT NAME LITCHFIELD RESIDENCE

9001 SE 50TH ST MERCER ISLAND, WA 98040

> PROJECT NUMBER S221118-2

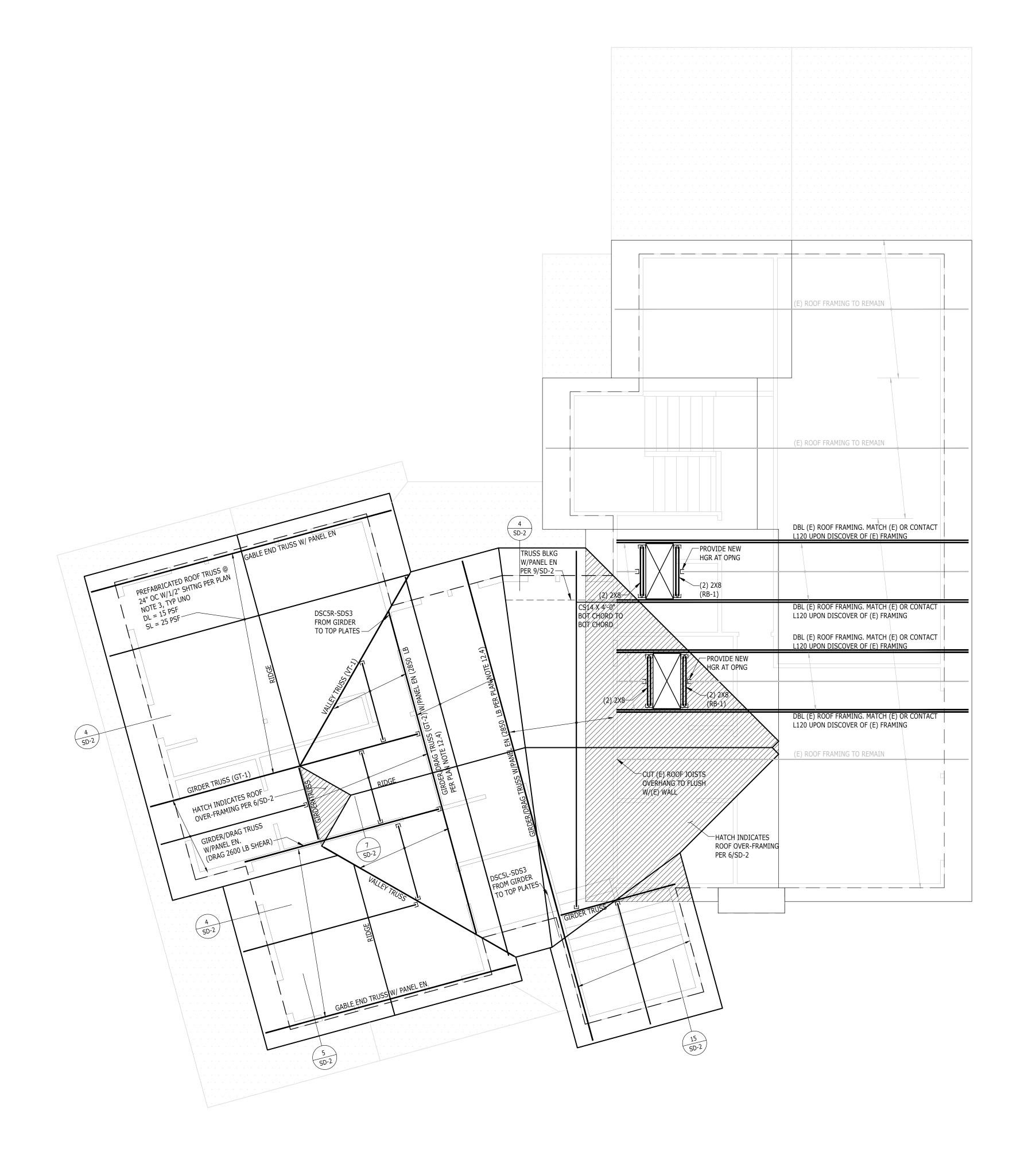
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SHEET DATE - 02/17/2023

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

SECOND FLOOR WALL FAND SHEAR WALL PLAN



ROOF FRAMING PLAN

ROOF FRAMING NOTES

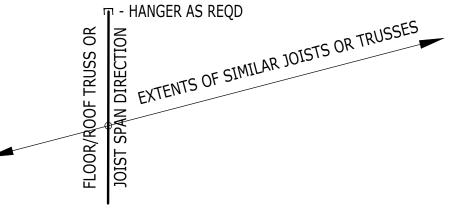
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- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" 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
- 5. 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.
- 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/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.
- 8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR
- 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
- 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
- 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

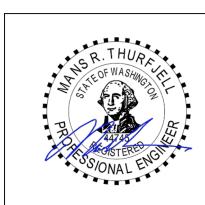
FRAMING LEGEND

- GIRDER OR GABLE END TRUSS - INTERIOR BEARING WALL

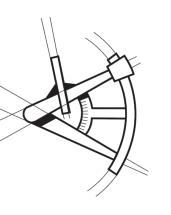
- ROOF OVERFRAMING 3 1/8" X 9" GLB (FH-5) - EXAMPLE

— REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER י - HANGER AS REQD





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REVISIONS

PROJECT NAME LITCHFIELD RESIDENCE

9001 SE 50TH ST MERCER ISLAND, WA 98040

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DRAWN BY -BS

CHECKED BY - MRT

SHEET DATE - 02/17/2023

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

