

PROJECT DESCRIPTION
Abbreviated written summary: Interior and exterior renovation with a new wood-framed sunroom addition to an existing residence located in Rocky River, Ohio.

Applicable code: Current RCO one- and two-family and three family dwelling code and the Rocky River, Ohio Zoning code.

Work included: Architectural, structural, mechanical, plumbing, electrical.

The contractor shall provide all labor, materials, tools and equipment, required to complete the work in accordance with the plans, specifications and applicable building codes. All work must be fulfilled in a first class manner at a level higher than accepted industry standards.

The mechanical, plumbing, and electrical work of this contract shall be completed on a design build basis with the installing contractor, meeting all requirements of the applicable buildings codes, whether referenced herein or not.

All contractors and subcontractors for the work of this contract shall be properly licensed and registered in accordance with the regulations of the City of Rocky River, Ohio.

- GENERAL PROJECT DATA
- All codes govern over drawings.
- Codified Ordinances of the City of Rocky River, Ohio.
 - 2019 Residential Code of Ohio.
 - 2023 National Electric Code.
 - RCO Part V regulates mechanical systems.
 - Mechanical systems not specifically covered by the RCO shall comply with 2024 Ohio Mechanical Code.
 - 2019 Ohio Mechanical Code.
 - RCO Chapter 25 regulates plumbing systems adopted with modifications of 2024 Ohio Plumbing Code.
 - RCO Chapter 11 regulates energy efficiency.

Use Group Classification:
Residential: Single-Family

Construction Classification:
Wood Frame, Type 5b, Unprotected

GENERAL NOTES

All work to be performed in accordance with applicable national, state & local codes & ordinances.

Each contractor shall verify all dimensions and conditions as they pertain to the acceptable completion of their work.

Written dimensions take precedence over scaled dimensions. Notify Architect of any discrepancies.

When drawings and specifications are at variance with each other, the architect shall rule as to the intent of the documents.

All interior walls are 3-1/2" (u.n.o.)

All materials used in this job shall be of the best quality in their particular field. Materials shall be installed according to manufacturer's directions and recommendations.

All workmanship in this job shall be first quality.

Provide require clearances between wood framing or combustible framing and masonry fireplace per Figure 1001.1 of the Residential Code of Ohio.

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by The Arcus Group, Inc., The client recognizes that such changes and results thereof are not the responsibility of The Arcus Group, Inc. Therefore, the client agrees to release The Arcus Group, Inc. from any liability arising from the construction, use or result of such changes. In addition, the client agrees, to the fullest extent permitted by law, to indemnify and hold The Arcus Group, Inc. harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from the sole negligence or willful misconduct of The Arcus Group, Inc.

Contractor to schedule special inspection for the Soil Bearing Capacity listed on (Foundation Notes) per Section 108.2.2 of the 2019 Residential Code of Ohio.

SITE NOTES

verify all existing & proposed grades prior to construction.

It is the sole responsibility of the General Contractor and Excavator to verify the location of all of utility lines prior to excavation. The Architect has not been provided with information about, or is aware, of the location of underground utilities or other buried obstructions.

All excess excavated earth and debris to be removed off site.

Contractor shall provide all sediment/erosion control per local regulations.

Anyone doing site work or landscaping is required to have read and must comply with recommendations of the Geotechnical Engineer's Subsurface Investigation Report.

TREE PROTECTION AREAS

Provide tree protection fencing: 2-1/2"x2-1/2" steel posts or approved equal, 10'-0" O.C. max. Use approved snow fence or orange mesh construction fencing material, minimum 4'-0" high.

Install protection fencing to surround existing trees scheduled to remain. Locate protective fencing directly below the drip line of such trees.

- The following must not occur in tree protection areas:
- Stockpiling of soil or other materials.
 - Operating or storing construction equipment and vehicles.
 - Regrading causing runoff or flooding.
 - Parking vehicles.
 - Spilling of toxic materials.
 - Spraying herbicides.

Interfering branches of trees scheduled to remain may be removed when acceptable to the Architect.

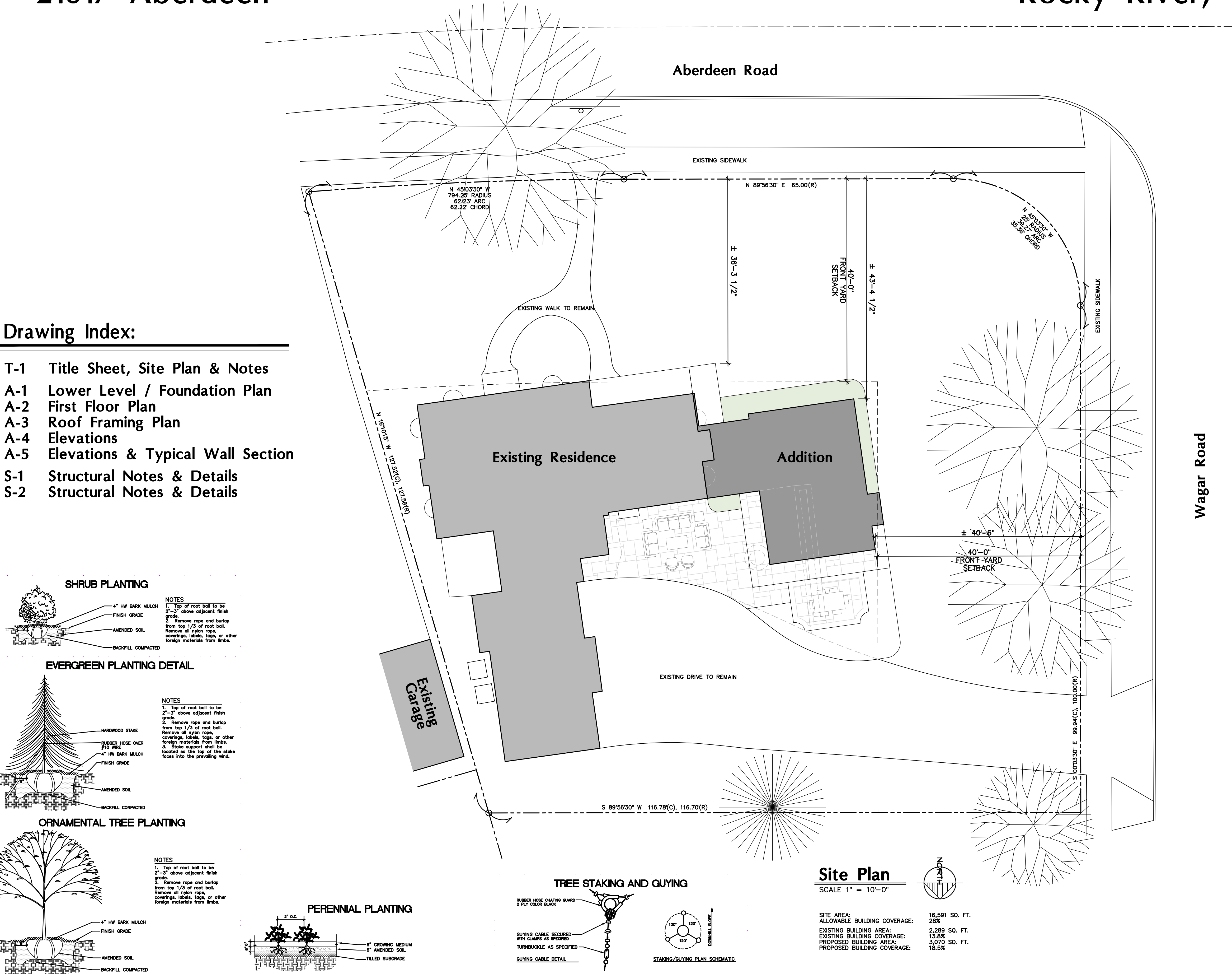
Repair trees scheduled to remain promptly in a manner acceptable to the architect.

Water existing trees and plants to remain within the limits of construction. Maintain soil around roots in a moist condition.

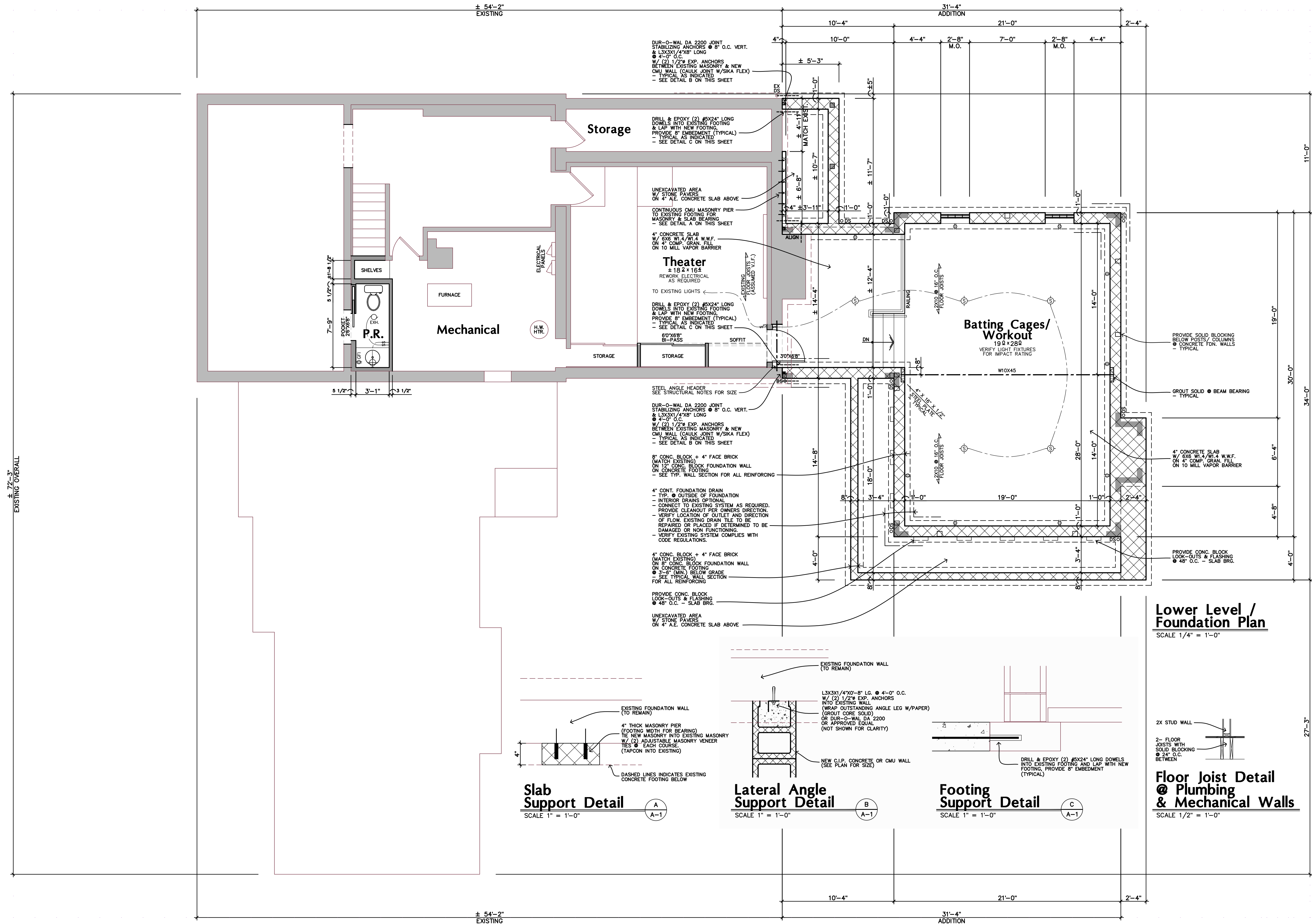
Addition & Renovation for the Roberts Residence

21017 Aberdeen

Rocky River, OH



Addition & Renovation for The Roberts Residence		Rocky River		21017 Aberdeen		Ohio	
Title Sheet, Site Plan & Notes		The Arcus Group, Inc. ARCHITECTS		1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530		T-1	
PROJECT NO:		25-23		DRAWN BY:		BCK	
CHECKED BY:		DTM		COPYRIGHT ©		2025	
ISSUE:		4-30-25 REVIEW		5-5-25 FOR CITY		5-16-25 PERMIT	
						5-23-25 STRUCTURAL REVISION	
						6-8-25 REVIEW	



PROJECT NO: 25-23

DRAWN BY: BCK

CHECKED BY: DTM

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Lower Level / Foundation Plan

1244 Smith Court

Rocky River, Ohio 44116

Tel: 440.356.5530

The Arcus Group, Inc.

ARCHITECTS

21017 Aberdeen

Rocky River

Ohio

ISSUE:

4-24-25 REVIEW

4-28-25 REVIEW

5-5-25 FOR CITY

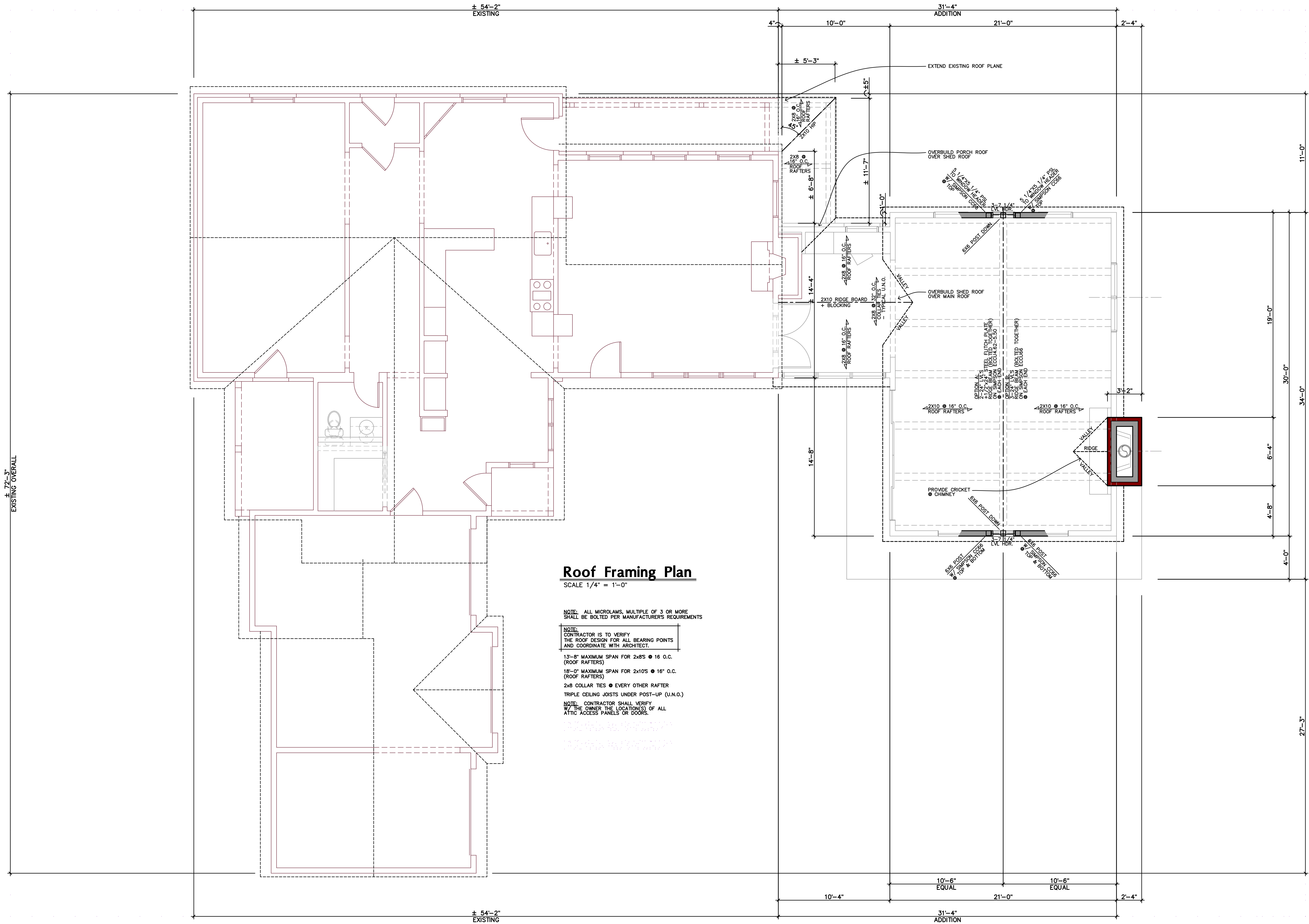
5-16-25 PERMIT

5-23-25 STRUCTURAL REVISION

6-6-25 REVIEW

Addition & Renovation for

The Roberts Residence



Roof Framing Plan
SCALE 1/4" = 1'-0"

NOTE: ALL MICROLAMS, MULTIPLE OF 3 OR MORE SHALL BE BOLTED PER MANUFACTURER'S REQUIREMENTS

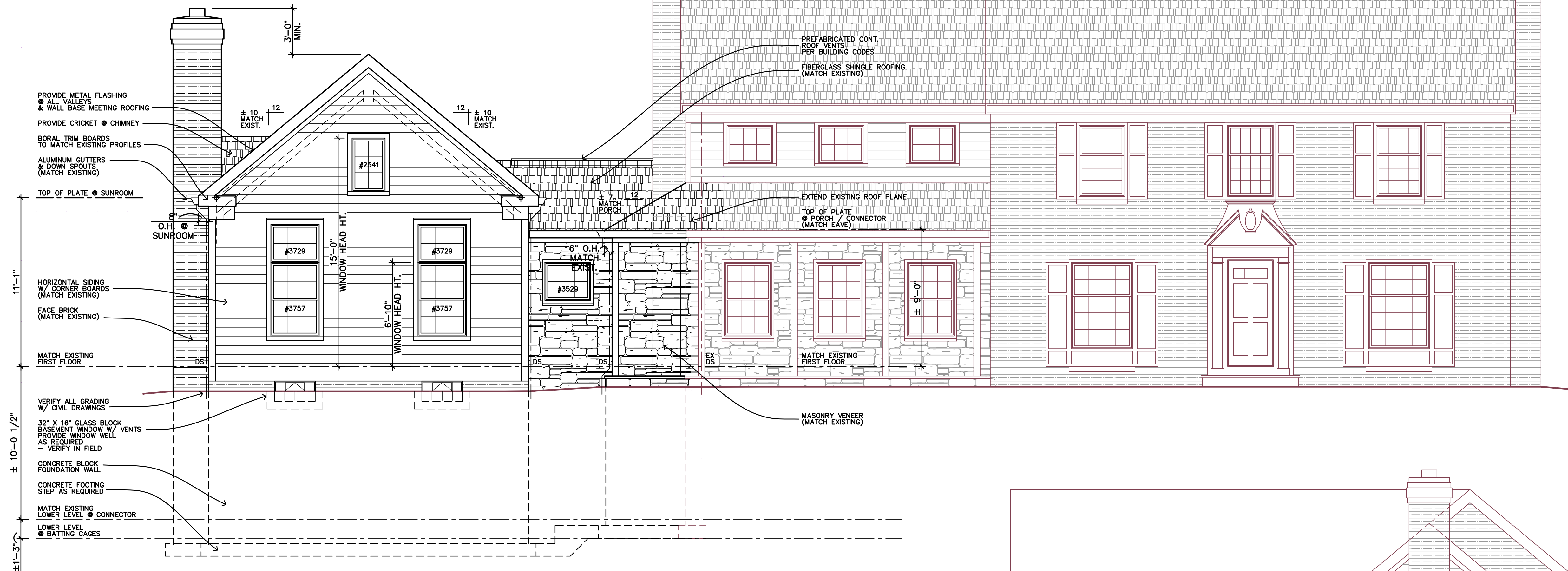
NOTE: CONTRACTOR IS TO VERIFY THE ROOF DESIGN FOR ALL BEARING POINTS AND COORDINATE WITH ARCHITECT.

13'-8" MAXIMUM SPAN FOR 2x8'S @ 16' O.C. (ROOF RAFTERS)
18'-0" MAXIMUM SPAN FOR 2x10'S @ 16' O.C. (ROOF RAFTERS)
2x8 COLLAR TIES @ EVERY OTHER RAFTER
TRIPLE CEILING JOISTS UNDER POST-UP (U.N.O.)

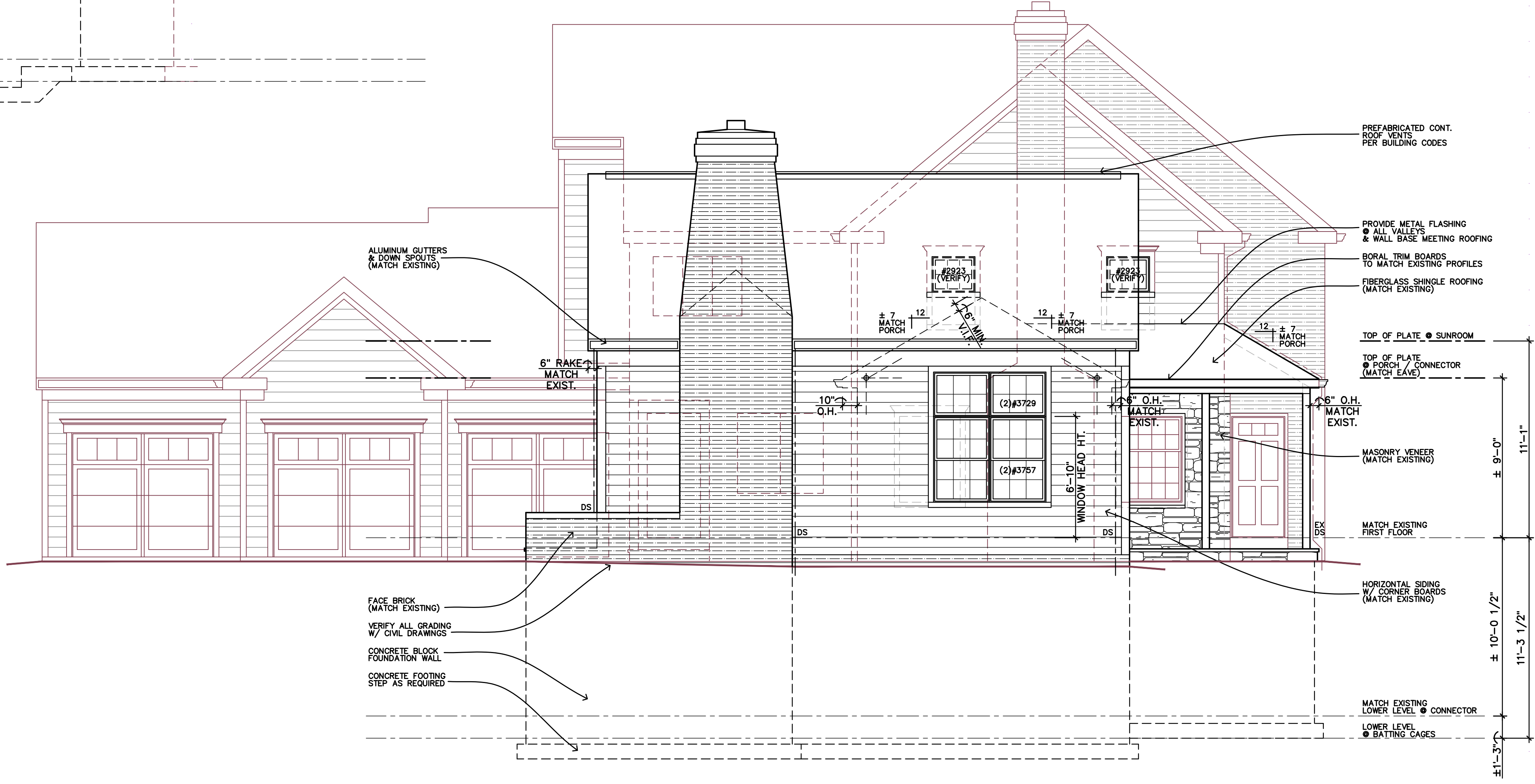
NOTE: CONTRACTOR SHALL VERIFY W/ THE OWNER THE LOCATION(S) OF ALL ATTIC ACCESS PANELS OR DOORS.

PROJECT NO: 25-23 DRAWN BY: BCK CHECKED BY: DTM	Roof Framing Plan	 The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530	Addition & Renovation for The Roberts Residence	ISSUE: 4-24-25 REVIEW 4-28-25 REVIEW 5-5-25 FOR CITY 5-16-25 PERMIT 5-23-25 STRUCTURAL REVISION 6-6-25 REVIEW
				2107 Aberdeen
				Rocky River
				Ohio

NOTE:
ALL WINDOWS TO BE ALUMINUM CLAD
WINDOWS AS MANUFACTURED BY PELLA WINDOW & DOORS'
LIFESTYLE SERIES (MATCH EXISTING) OR APPROVED EQUAL.
(WINDOW MANUFACTURER/SUPPLIER TO VERIFY
ALL WINDOW EGRESS & SAFETY GLASS REQUIREMENTS)



Front Elevation
SCALE 1/4" = 1'-0"

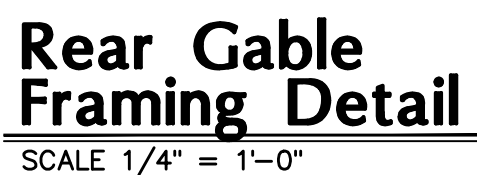
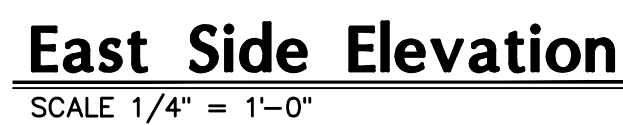


West Side Elevation
SCALE 1/4" = 1'-0"

Addition & Renovation for The Roberts Residence	ISSUE:	4-24-25 REVIEW
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ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
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Elevations	A-4 COPYRIGHT © 2025
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SCALE 1/2" = 1'-0"

NOTE:
A MORE ELABORATE BASEMENT MASONRY WALL REINFORCING, FOUNDATION REINFORCING AND OR WATERPROOFING/DAMPPOOFING SYSTEM MAY BE REQUIRED. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND STRUCTURAL LOADING BEFORE CONSTRUCTION AND DESIGN THE REINFORCING AND FRAMING ACCORDINGLY.

Addition & Renovation for The Roberts Residence

Rocky River
Z1017 Aberdeen
Ohio

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STRUCTURAL NOTES

GENERAL

ALL CODES GOVERN OVER DRAWINGS.

2019 RESIDENTIAL CODE OF OHIO (RCO).
RCO 301.1.1 & 301.1.3

ALLOW ENGINEERED DESIGN COMPLYING WITH THE OHIO BUILDING CODE (OBC)

LOCAL CODES AND ORDINANCES (VERIFY)

USE GROUP CLASSIFICATION:
USE GROUP R-4: (RESIDENTIAL: SINGLE-FAMILY)

CONSTRUCTION CLASSIFICATION:
WOOD FRAME, TYPE 5B, UNPROTECTED

THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY.

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCUS GROUP, INC., THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE ARCUS GROUP, INC. THEREFORE, THE CLIENT AGREES TO RELEASE THE ARCUS GROUP, INC. FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE ARCUS GROUP, INC. HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES, EXCEPT ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE ARCUS GROUP, INC.

DESIGN CRITERIA

FLOOR LOADS:	
DEAD LOAD	10 P.S.F.
SLEEPING ROOMS LIVE LOAD	30 P.S.F.
DWELLING SPACES LIVE LOAD	40 P.S.F.
ATTIC LIVE LOAD	20 P.S.F.
ROOF LOAD	20 P.S.F.
DESIGN WIND CRITERIA	20 P.S.F. (BASED ON 115 M.P.H.)
BALCONIES (EXTERIOR)	40 P.S.F.
DECKS (EXTERIOR)	40 P.S.F.

FOUNDATION NOTES

FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 P.S.F., PER CODE UNLESS A GEOTECHNICAL REPORT IS PREPARED.

BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF UNUSUAL SOIL CONDITION BEFORE PROCEEDING WITH WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO BOTTOM OF FOOTING.

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 3'-6" BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE FLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND FREEZING.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MAXIMUM STEP OF 2 FEET.

COMPACT FILL TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-2%) WHEN TESTED IN ACCORDANCE WITH ASTM D-698. DEPOSIT FILL IN 6" LOOSE LIFTS.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK AND CONCRETE SLAB IS IN PLACE AND ABLE TO RESIST THE IMPOSED FORCES.

A MORE ELABORATE FOUNDATION AND OR WATERPROOFING/ DAMP PROOFING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS.

FOUNDATION WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS #57 STONE.

REMOVE ALL MAN-MADE FILL AND RUBBLE FROM THE BUILDING SITE.

PROVIDE 1/2" CEMENT PARGING, TAR & IRONITE DAM PROOFING ON ALL FOUNDATION WALLS.

PROVIDE CEMENT WASH ON TOP OF FOOTING - SLOPE FOR POSITIVE DRAINAGE AWAY FROM WALL.

CAST-IN-PLACE FOUNDATION WALL

PROVIDE VERTICAL CONTROL JOINTS IN ALL VERTICALLY REINFORCED CONCRETE SURFACES (WALLS). THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. UNLESS NOTES OTHERWISE. CUT ALTERNATE NON-STRUCTURAL HORIZONTAL REINFORCING BARS ON EACH FACE AND PROVIDE A 1/2X1/2" REVEAL AT EACH CONTROL JOINT, UNLESS OTHERWISE NOTED (IF APPLICABLE).

PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE WALLS TO CONFORM TO THE PROVISIONS OF ACI 318, SECTION 14.3, WITH THE REINFORCING RATIOS TO BE .0015 FOR VERTICAL REINFORCING AND .0025 FOR HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED.

ALL HORIZONTAL WALL BARS SHALL BE BENT AND LAPPED AROUND ALL CORNERS, UNLESS OTHERWISE NOTED.

ALL WALL FOOTING REINFORCING SHALL EXTEND TO INTERSECTING CENTERLINE OF COLUMN FOOTING.

CHAMFER EXPOSED EDGES OF CONCRETE 3/4"X3/4", UNLESS OTHERWISE NOTED.

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF FINISHES OR OTHER TREATMENTS TO EXPOSED CONCRETE.

DETERMINE SIZE AND LOCATION OF MECHANICAL EQUIPMENT, AND MAKE PROVISIONS FOR BOLTS, SLEEVES, PADS, ECT., FROM MANUFACTURERS' CERTIFIED DRAWINGS. THIS WORK SHALL BE COORDINATED WITH THE TRADES INVOLVED.

CAST-IN-PLACE CONCRETE

ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI-318 & ACI-301, LATEST EDITION.

CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS, EXCEPT AS MODIFIED ON THE DRAWINGS.

ADMIXTURES:
A. USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT FOOTINGS.
B. USE AN APPROVED 2ND AND 3RD GENERATION HIGH RANGE WATER REDUCER (WRWR) FOR ALL SLABS ON GRADE.
C. USE AN APPROVED AIR ENTRAINING AGENT FOR ALL CONCRETE EXPOSED TO WEATHER, USE 8% ENTRAINED AIR.
D. THE USE OF CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES IS PROHIBITED.
CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES.

REINFORCING BARS: ASTM A615/A615M-22.

REINFORCING STEEL:
A. REINFORCING BARS #4 AND LARGER PER ASTM A615/A615M-09B, GRADE 60.
B. LAP REINFORCEMENT 36 DIAMETERS UNLESS OTHERWISE NOTED.

PROTECTION TO REINFORCEMENT:
AGAINST SOIL - 3"
EXPOSED CONCRETE - 2"

CONCRETE SLAB ON GRADE SHALL BE PLACED ON 4" MINIMUM COMPACTED GRANULAR SUB-DRAINAGE MATERIAL OVER 8 MIL. VAPOR BARRIER PLACED ON BEARING SOIL. (U.N.O.)

PLACE WELDED WIRE FABRIC, IN SLABS, 1-1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.

CAST-IN-PLACE CONCRETE (CONT.)

LOCATION	STRENGTH	SUMP	REMARKS
SPREAD & WALL FOOTINGS	3000 PSI	4" +/- 1"	-
SLABS ON GRADE	4000 PSI	2"-6"/HRWR	-
MUD MAT	2000 PSI	4" +/- 1"	-
CONCRETE FILL FOR BLOCK	3000 PSI	8" +/- 1"	3/8" MAX. AGG.
INTEL BEAMS	4000 PSI	4" +/- 1"	-

CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES.

ANCHORS TO BE:
A. NELSON FLUXED, HEADED ANCHOR STUDS (NS) OR DEFORMED BAR ANCHORS (DBA).
B. REBAR PER ASTM A615/A615M-22, GRADE 40
C. "SIMPSON" STRONG-TIE CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A615/A615M-22, GRADE 60 WELDED WIRE FABRIC: A82/A82M-07.

PATIO & WALKS: PROVIDE 6X6-W1.4XW1.4 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.

PROVIDE CONTROL JOINTS IN ALL WALKS EQUAL TO THE WIDTH OF THE WALK.

MASONRY

BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES, WHICH COVERS DESIGN MATERIALS TO BE USED & CONSTRUCTION, SHALL FOLLOW THE TMS 402/602-22.

HOLLOW LOAD BEARING CONCRETE MASONRY UNITS PER ASTM C90.

MORTAR FOR MASONRY PER ASTM C270, TYPE S 1,800 PSI (MIN.) CUBE STRENGTH.

GROUT SHALL CONFORM TO ASTM C476. USE FINE GROUT FOR COLLAR JOINTS 1" WIDE OR LESS AND WHEN GROUTING CELLS OF HOLLOW MASONRY UNITS, WITH OR WITHOUT VERTICAL REINFORCING. USE COURSE GROUT WHEN GROUTING BOND BEAMS. MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI.

REINFORCING BARS PER ASTM A615/A615M, GRADE 60, LAP SPLICES 24" MINIMUM AND GROUT SOLID INTO WALLS.

PROVIDE SOLID MASONRY UNDER WALL BEARING BEAMS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MORTAR FOR EXTERIOR BELOW - GRADE AND VERTICALLY REINFORCED WALLS SHALL BE ASTM C270, TYPE S.

ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HEAD, BED (FACE SHELLS), WEBS AND COLLAR JOINTS, UNLESS OTHERWISE NOTED.

ALL MASONRY WALLS SHALL HAVE GALVANIZED HORIZONTAL REINFORCING OF THE BELOW GRADE WALLS AND VERTICALLY REINFORCED WALLS, SPACED 16" ON CENTER TRUSS TYPE, 3/16" SIDE RODS AND #9 GAUGE CROSS RODS.

THE USE OF CALCIUM CHLORIDE, SALTS AND OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS PROHIBITED UNLESS OTHERWISE APPROVED. CONTRACTOR TO SUBMIT PROPOSED ADMIXTURE WITH MIX DESIGN FOR APPROVAL.

LINTELS FOR MASONRY OPENINGS:

1. PROVIDE 8" MINIMUM BEARING FOR ALL CONCRETE MASONRY LINTELS AND 4" MINIMUM BEARING FOR ALL STEEL LINTELS UP TO 6'-0" AND 8" MINIMUM BEARING FOR SPANS GREATER THAN 6'-0".
2. PROVIDE LINTELS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE FOR ALL OPENINGS IN MASONRY WALLS, U.N.O.:

STEEL LINTELS: OPENING SIZE	UNTEL SIZE
LESS THAN 4'-0"	L3-1/2X3-1/2X5/16
FROM 4'-0" TO < 5'-0"	L4X3-1/2X5/16 LLV
FROM 5'-0" TO < 6'-0"	L5X3-1/2X5/16 LLV
FROM 6'-0" TO < 7'-0"	L6X3-1/2X5/16 LLV
FROM 7'-0" TO < 10'-0"	WBX13 + 1/4 BOTTOM PL.

CONCRETE MASONRY LINTELS: (FC = 3000 PSI) OPENING SIZE	UNTEL SIZE (WxD)	REIN. (2" COVER)
< 4'-0"	12X8 OR 8X8	(1) #5 TAB
4'-0" TO < 5'-0"	12X8 OR 8X8	(1) #6 TAB
5'-0" TO < 6'-0"	12X8 OR 8X8	(2) #5 TAB
6'-0" TO < 7'-0"	12X8 OR 8X8	(2) #6 TAB
7'-0" TO < 10'-0"	12X16 OR 8X16	(2) #6 TAB

3. USE ONE ANGLE FOR EACH 4" WIDTH OF MASONRY.
4. HOT DIP GALVANIZE ALL MISCELLANEOUS STEEL LINTELS IN EXTERIOR WALLS.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE NEW AND TO CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION.

BOLTS PER ASTM A325, BEARING TYPE CONNECTIONS.

ANCHOR BOLTS INTO CONCRETE OR MASONRY TO BE PER ASTM A307 OR ASTM A36/A36M-19.

ALL STEEL TO BE PER ASTM A36/A36M.

ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF AISC.

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1, STRUCTURAL WELDING CODE.

ALL ELECTRODES USED FOR SUBMERGED ARC AND SHIELDED METAL ARC WELDING SHALL BE COMPATIBLE WITH THE STRUCTURAL STEEL AS SPECIFIED IN AWS AND AISC.

PROVIDE ONE SHOP COAT OF A RUST INHIBITIVE PRIMER TO ALL STRUCTURAL STEEL MEMBERS. MINIMUM SURFACE PREPARATION TO BE SSPC-SP4, POWER TOOL CLEAN. DO NOT PAINT SURFACES TO BE WELDED, EMBEDDED IN CONCRETE OR MASONRY, OR CONTACT SURFACES OF FRICTION CONNECTIONS.

ANCHOR BOLTS: ASTM F1554 (FY=36 KSI)

DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

ALL STRUCTURAL STEEL WHICH IS NOT SPRAY FIREPROOFED SHALL BE SHOP PRIMED.

PROVIDE AISC STANDARD CONNECTIONS USING 3/4" DIA. ASTM A325-N BOLTS.

PROVIDE AISC SLIP CRITICAL CONNECTIONS USING 3/4" DIA. ASTM A325-SC BOLTS W/ HARDENED WASHERS FOR ALL MOMENT CONNECTIONS, WIND CONNECTIONS, HANGERS, AND OTHER CONNECTIONS AS NOTED ON THE DRAWINGS.

DESIGN CONNECTIONS FOR FULL STRENGTH OF MEMBER FOR SPAN PER AISC BEAM LOAD TABLES.

ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES PER THE LATEST AWS SPECS.

SHOP DRAWING NOTE: (IF APPLICABLE)

CONTRACTOR TO PROVIDE ARCHITECT 2 FULL SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ARCHITECT REQUIRES 10 BUSINESS DAYS TO REVIEW, MARKUP AND APPROVE THE SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING STEEL DIMENSIONS.

STRUCT. WOOD CONSTRUCTION

STRUCTURAL SAWN LUMBER:
A. SIZES 2" THICK X 5" AND WIDER SHALL BE SOUTHERN PINE NO. 2, DOUGLAS FIR NO. 2 OR BETTER WITH THE FOLLOWING MINIMUM DESIGN VALUES:
FB= 1,200 PSI (SINGLE)
FB= 1,400 PSI (REPETITIVE)
E = 1,600,000 PSI
FV= 90 PSI
FC= 565 PSI (PERPENDICULAR TO GRAIN)
FC= 1,000 PSI (PARALLEL TO GRAIN)

ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT," DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS.

ALL LUMBER CONNECTORS SHALL HAVE I.C.C. APPROVAL.

LAMINATING VENEER LUMBER (LVL) SHALL BE MICRO-LAM MEMBERS OF TRUSJOIST CORPORATION OR GANG-LAM (LVL) AS MANUFACTURED BY GANG-NAIL SYSTEM INC.

STRUCT. WOOD CONSTRUCTION (CONT.)

MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER WITH 16D NAILS AT 12 INCHES O.C. ALONG THE TOP AND BOTTOM EDGES. ALL MULTIPLE MEMBERS, (3) THREE OR MORE, SHALL BE BOLTED PER MANUFACTURERS REQUIREMENTS.

LAMINATED VENEER LUMBER MEMBERS DESIGNATED LVL ON PLAN.

ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE PRESSURE TREATED LUMBER.

ALL ANCHOR BOLTS SHALL BE ASTM A307. USE WITH HEAVY DUTY PLATE WASHERS.

ALL STEEL PLATES SHALL BE ASTM A36/A36M-19.

CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM GALVANIZED SHEET METAL OR PAINTED STEEL PLATE AS MANUFACTURED BY CLEVELAND STEEL SPECIALTIES, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO AISC STANDARD #104.

BOLTS, NAILS SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO THE WEATHER AND/ OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED.

ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018.

DO NOT DRILL OVERSIZE HOLE FOR MISFITS WITHOUT ARCHITECTS APPROVAL.

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

ALL JACKS SHALL BE BLOCKED BELOW THE DECK.

ALL PARTITIONS OVER 10'-0" HIGH SHALL BE FRAMED @ 12" O.C.

PROVIDE 3-2X4 OR 3-2X6 STRUCTURAL COLUMN @ WOOD BEAM BEARING POINTS. (U.N.O.)

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 32" O.C. W/ 1/2" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS @ ALL FLUSH BEAMS.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PROVIDE 1/2" PAINTED SHEATHING AT ALL JOIST OVERHANGS.

PROVIDE FIRESTOPPING AT ALL SOFFITS AND FURRED OFF SPACES.

PROVIDE 2X8 STIFFBACKS @ 10'-0" O.C. FOR ALL CEILING JOISTS.

PROVIDE 2X8 COLLAR TIES @ EVERY OTHER RAFTERS. LOCATION TO BE 1/3 DOWN FROM THE PEEK TO THE CEILING RAFTERS. (U.N.O.)

ALL HEADERS SHALL BE FREE FROM SPLITS, CHECKS & SHAKES.

PROVIDE DOUBLE HEADER JOIST & TRIMMER AT ALL FLOOR OPENINGS.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

PROVIDE 1'X3" "X" BRIDGING @ 6'-0" O.C.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

ANY HIP OR VALLEY RAFTERS EXCEEDING 28'-0" TO BE L.V.L. (U.N.O.)

ALL SILL PLATES SHALL BE FULL WIDTH OF FOUNDATION.

PROVIDE CORNER BRACING AT ALL CORNERS IF FOAM SHEATHING IS USED.

REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.

EXTERIOR SHEATHING TO BE CONTINUOUS OVER ALL FRAMING MEMBERS INCLUDING BUT NOT LIMITED TO RIM JOISTS AND CORNER FRAMING.

ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH 1/2" DIA X 16" LONG ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MINIMUM. TWO-(2) BOLTS PER SIZE-MINIMUM.

PROVIDE WOOD HEADERS PER THE FOLLOWING SCHEDULE IN ALL STUD WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

FOR WINDOWS & DOORS:
OPENINGS FROM 3'-0" TO 4'-0" (2) 2X6S W/ 1/2" PLYWD SPACER.
OPENINGS FROM 4'-1" TO 6'-0" (2) 2X6S W/ 1/2" PLYWD SPACER.
OPENINGS FROM 6'-1" TO 8'-0" (2) 2X10S W/ 1/2" PLYWD SPACER.
OPENINGS FROM 8'-1" TO 9'-0" (2) 2X12S W/ 1/2" PLYWD SPACER.
OPENINGS GREATER THAN 9'-0" AND NOT SHOWN ON PLANS CONTACT ARCHITECT.

ALL HEADERS SHALL BEAR ON 2 STUDS AT EACH END. (U.N.O.)

ADD ONE 2X MEMBER FOR EACH ADDITIONAL 2" NOMINAL WALL WIDTH.

ALL EXPOSED LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED/WOLMINIZED.

PREFABRICATED WOOD TRUSSES (IF APPLICABLE)

TRUSSES SHALL BE DESIGNED, DETAILED AND FABRICATED IN ACCORDANCE TO THE TRUSS PLATE INSTITUTE AND DESIGN LOADS NOTED. MANUFACTURER IS RESPONSIBLE FOR PROVIDING HANGERS & HOLD DOWN CONNECTIONS OF TRUSSES TO WOOD PLATE, AS NECESSARY. TEMPORARY AND PERMANENT BRACING OF TRUSSES WILL BE SHOWN ON THE ERECTION PLANS AND DESIGNED BY THE MANUFACTURER AS PER TRUSS PLATE INSTITUTE.

TRUSSES RAFTERS, IF APPLICABLE, TO BE PER TRUSS PLATE INSTITUTE SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES TP1-1-2009.

TRUSSES RAFTER MEMBERS TO BE MACHINE STRESS RATED STRUCTURAL LUMBER AS REQUIRED FOR DESIGN LOADS.

TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS FOR TRUSSES PREPARED BY REGISTERED ENGINEER IN STATE OF OHIO FOR ARCHITECTS REVIEW.

DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THESE DRAWINGS.

STRESS-GRADE LUMBER FOR TRUSSES SHALL DEVELOP WORKING STRESSES AND A MODULUS OF ELASTICITY AS FOLLOWS:
SPECIES SOUTHERN PINE, GRADE NO. 2
BENDING 1400 PSI
PARALLEL TO GRAIN 625 PSI
COMPRESSION PARALLEL TO GRAIN 1000 PSI
COMPRESSION PERPENDICULAR TO GRAIN 565 PSI
MODULUS OF ELASTICITY 1,600,000 PSI

TRUSS DESIGN LOADS (UNLESS NOTED ON PLANS):	
TOP CHORD LIVE LOAD (TCLL)	25 PSF
TOP CHORD DEAD LOAD (TCDL)	10 PSF
BOTTOM CHORD LIVE LOAD (BCLL)	0 PSF
BOTTOM CHORD DEAD LOAD (BCDL)	10 PSF
STORAGE (BCOL)	20 PSF

TRUSS DESIGN DOCUMENTS SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

PROVIDE MINIMUM TRUSS BRACING AS FOLLOWS: BOTTOM CHORD HORIZONTAL LATERAL BRACES USING CONTINUOUS 2x4 PERPENDICULAR TO BOTTOM CHORD AT 10'-0" O.C. (MAX) ADJACENT TO WEB MEMBER, WEB MEMBER VERTICAL BRACES USING 2x4 AT 45° TO WEB MEMBER EXTENDING FROM TOP CHORD TO BOTTOM CHORD, SPACED APART TWO TIMES LENGTH OF "X" BRACE AND AT ENDS OF BUILDING, LOCATED ACROSS TRUSS BOTTOM CHORD LATERAL BRACES AND 8" MAXIMUM APART ON FLOORS, 12" MAXIMUM APART ON ROOFS AND ALL LATERALLY BRACED MEMBERS.

ALL TRUSSES SHALL BE FRAMED WITH SIMPSON STRONG-TIE HANGERS AND HOLDDOWNS.

SCISSOR TRUSSES (IF APPLICABLE)

SEE THE ARCHITECTURAL DRAWINGS FOR THE BOTTOM CHORD PITCH.

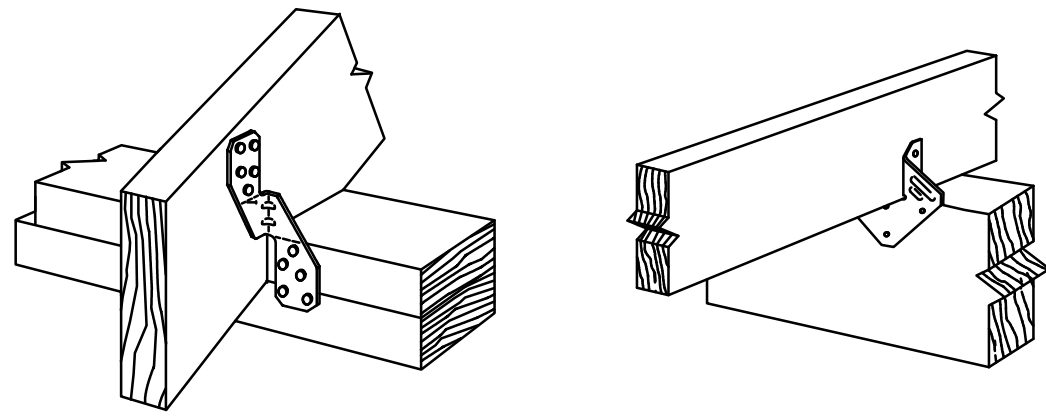
TRUSS MANUFACTURER SHALL DESIGN THE SCISSOR TRUSS WITH ONE END "FIXED" AND THE OTHER END FREE TO "MOVE". THE SUPPORTING STRUCTURE IS NOT DESIGNED TO PROVIDE HORIZONTAL THRUST RESISTANCE.

CONNECT TRUSS AT "FIXED" END AS INDICATED USING HURRICANE CLIPS. CONNECT TRUSS AT "SLIP" END WITH SIMPSON TYPE TC26 TRUSS CONNECTOR, INSTALLING NAILS TO ALLOW TRUSS MOVEMENT (DURING CONSTRUCTION). DURING CONSTRUCTION, BRACE SUPPORTING WALLS AT BOTH ENDS AND APPLY ALL DEAD LOADS (EXCEPT OMIT STRIP OF CEILING AT "SLIP" END). AFTER ALL DEAD LOADS ARE IN PLACE, PROVIDE NAILS AT THE "SLIP" END SO THAT IT IS NOW "FIXED". NO ADDITIONAL HORIZONTAL SLIPPING SHALL OCCUR.

TRUSSES TO BE DESIGNED TO ALLOW NO MORE THAN 1/2" HORIZONTAL DEFLECTION @ TOP OF WALL BEARING.

SOME FUTURE LONG-TERM MOVEMENT WILL OCCUR DUE TO LIVE LOADS AND CREEP WHICH WILL NOW CONSIST OF MOVEMENT OF THE WALL SUPPORT OF THE TRUSS.

TRUSS MANUFACTURER SHALL DESIGN TRUSS TO LIMIT THE LONG-TERM HORIZONTAL DEFLECTION TO BE LESS THAN 0.60" TOTAL. LONG-TERM HORIZONTAL DEFLECTION SHALL BE CALCULATED USING 1.5x DEAD LOAD DEFLECTION PLUS THE DEFLECTION DUE TO SNOW LOADS.

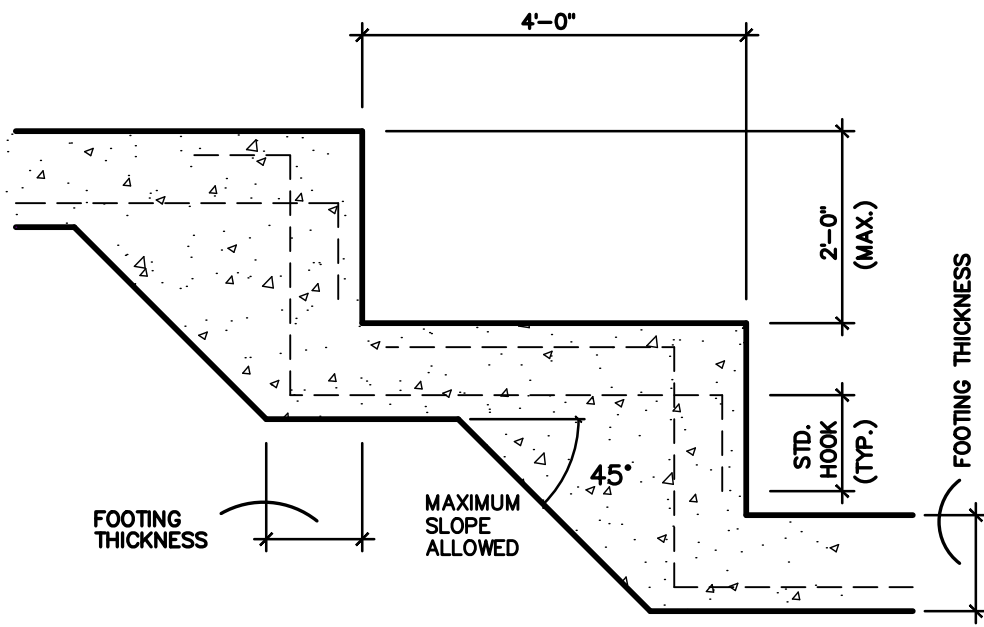


SIMPSON H2.5A

NOT TO SCALE

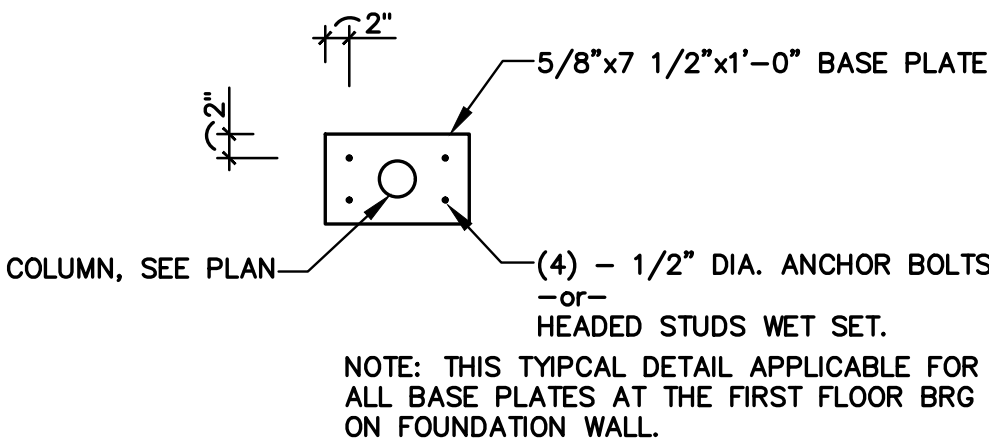
SIMPSON H1

NOT TO SCALE



TYP. STEP FOOTING DETAIL

SCALE: 1/2" = 1'-0"



TYPICAL STEEL POST BASE PLATE ON MASONRY WALL

NOT TO SCALE

CONTROL JOINT @ COLUMN

SCALE: 1/2" = 1'-0"

