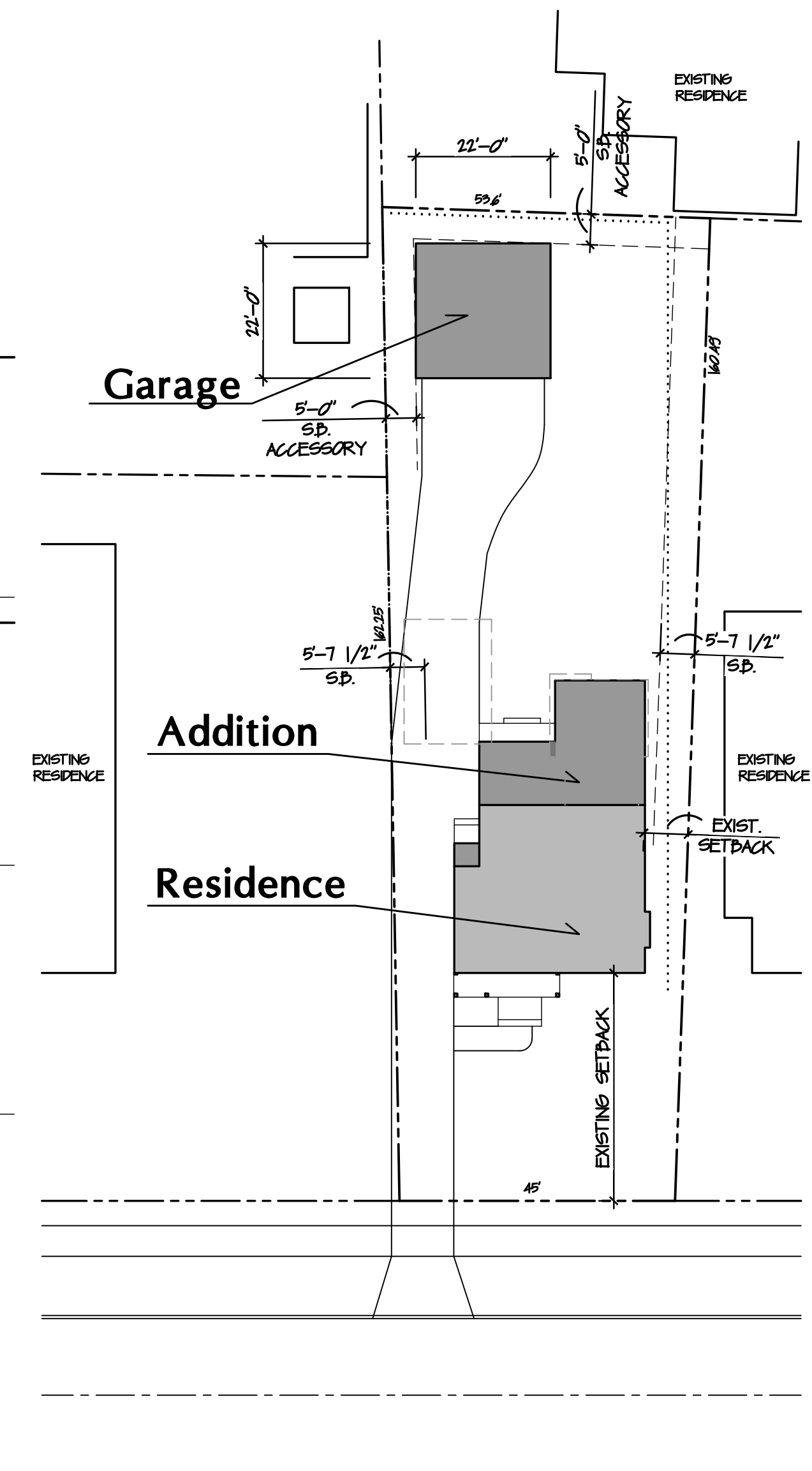
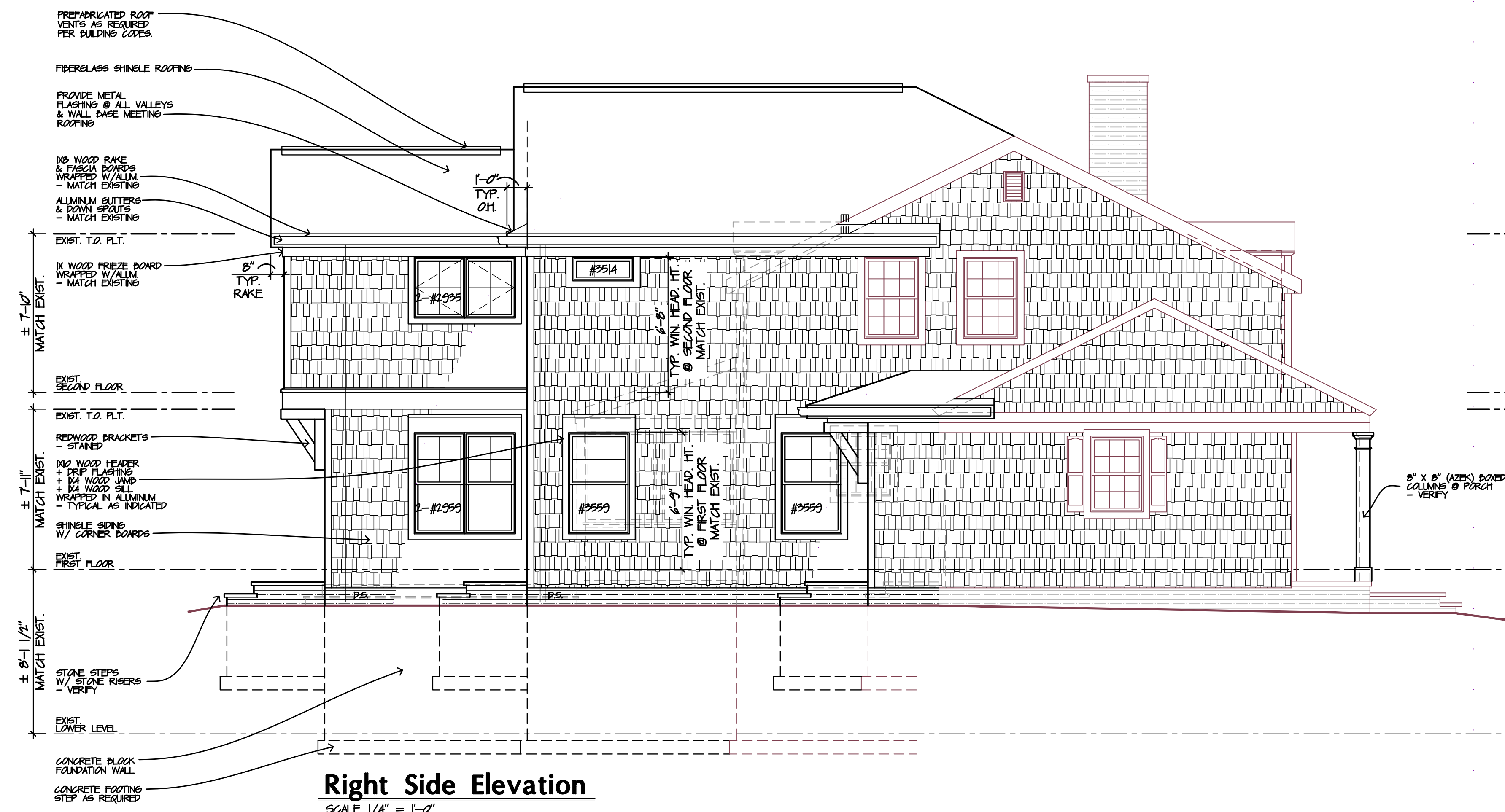
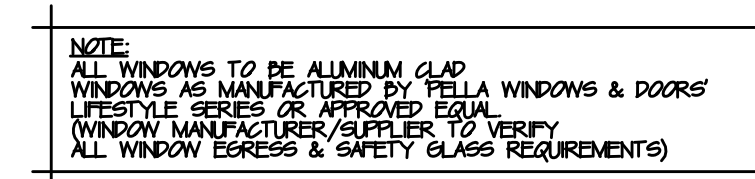
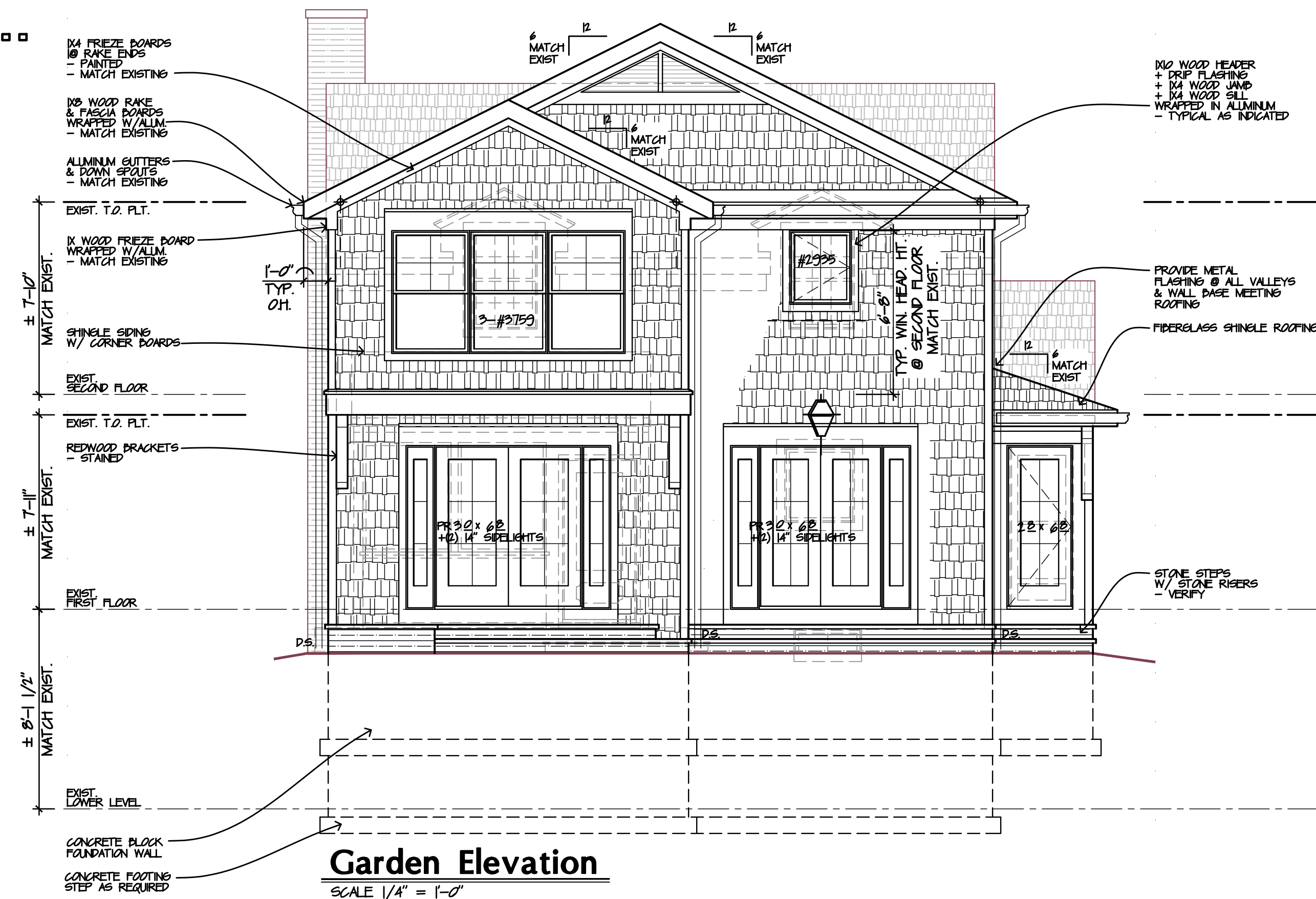

636 Moorewood Parkway
Rocky River Ohio

Drawing Index

- A-1 Title Sheet, Site Plan
& Elevations**
- A-2 Elevations, Garage Plan,
& Garage Section**
- A-3 Foundation Plan,
First Floor Plan**
- A-4 Second Floor Plan,
Roof Framing Plan**
- A-5 Typ. Wall Section, Details
& General Notes**



Site Plan

SCALE 1" = 20'-0"

SITE INFORMATION PER
CUYAHOGA COUNTY TAX MAPS
<https://myplace.cuyahogacounty.us>
- VERIFY ALL INFORMATION WITH SURVEYOR

LOT AREA	7,725 SQ. FT.
MAX LOT COVERAGE	25
ALLOWABLE COVERAGE	2,164 SQ. FT.
PROPOSED COVERAGE	1,809 SQ. FT.

ISSUE:
9-18-23 Review
11-1-23 Permit

Addition and Renovation for Gretchen & Brett Swasey

Rocky River



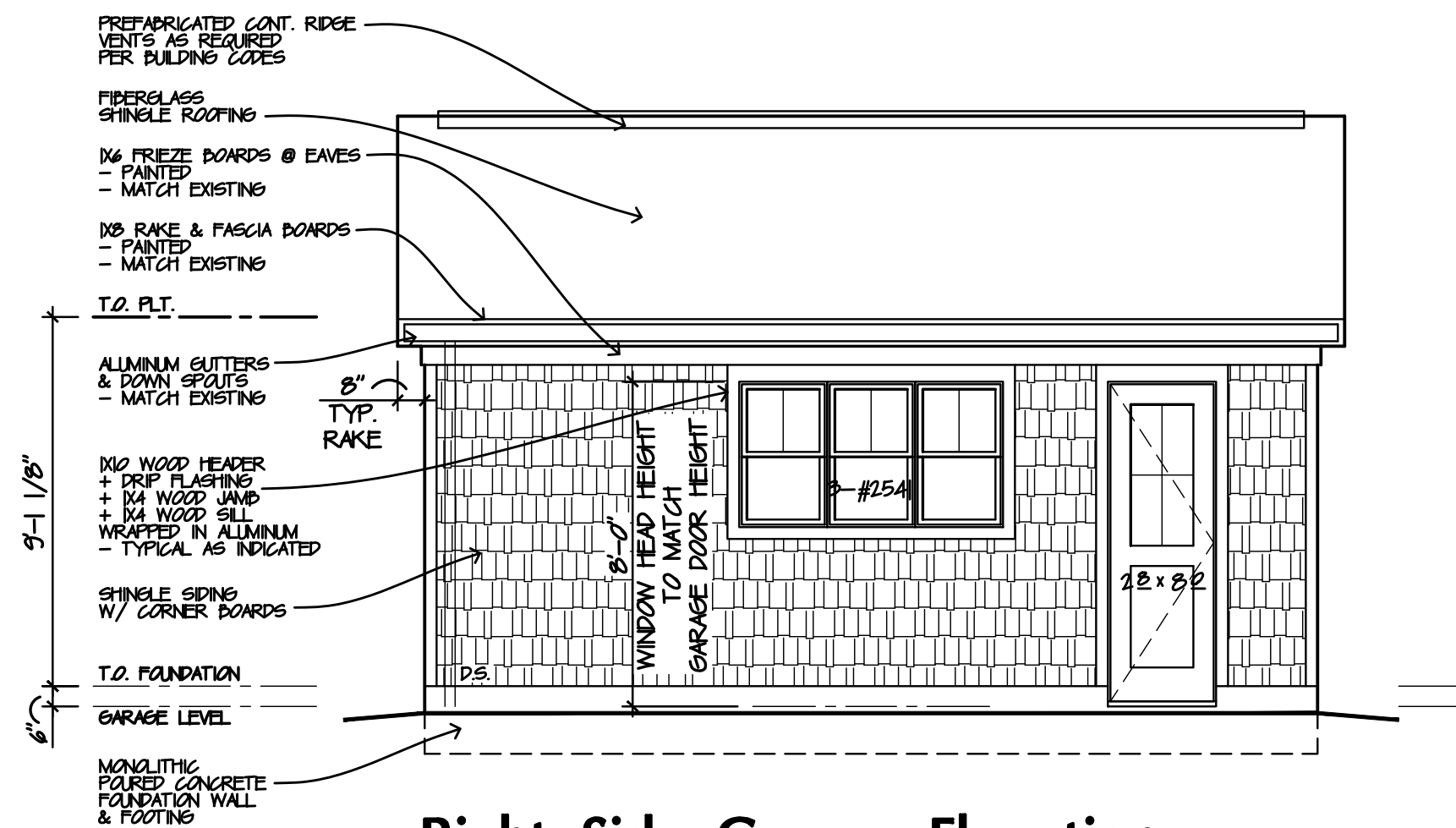
The Arcus Group, Inc.
ARCHITECTS

Title Sheet, Site Plan & Elevation

A-1

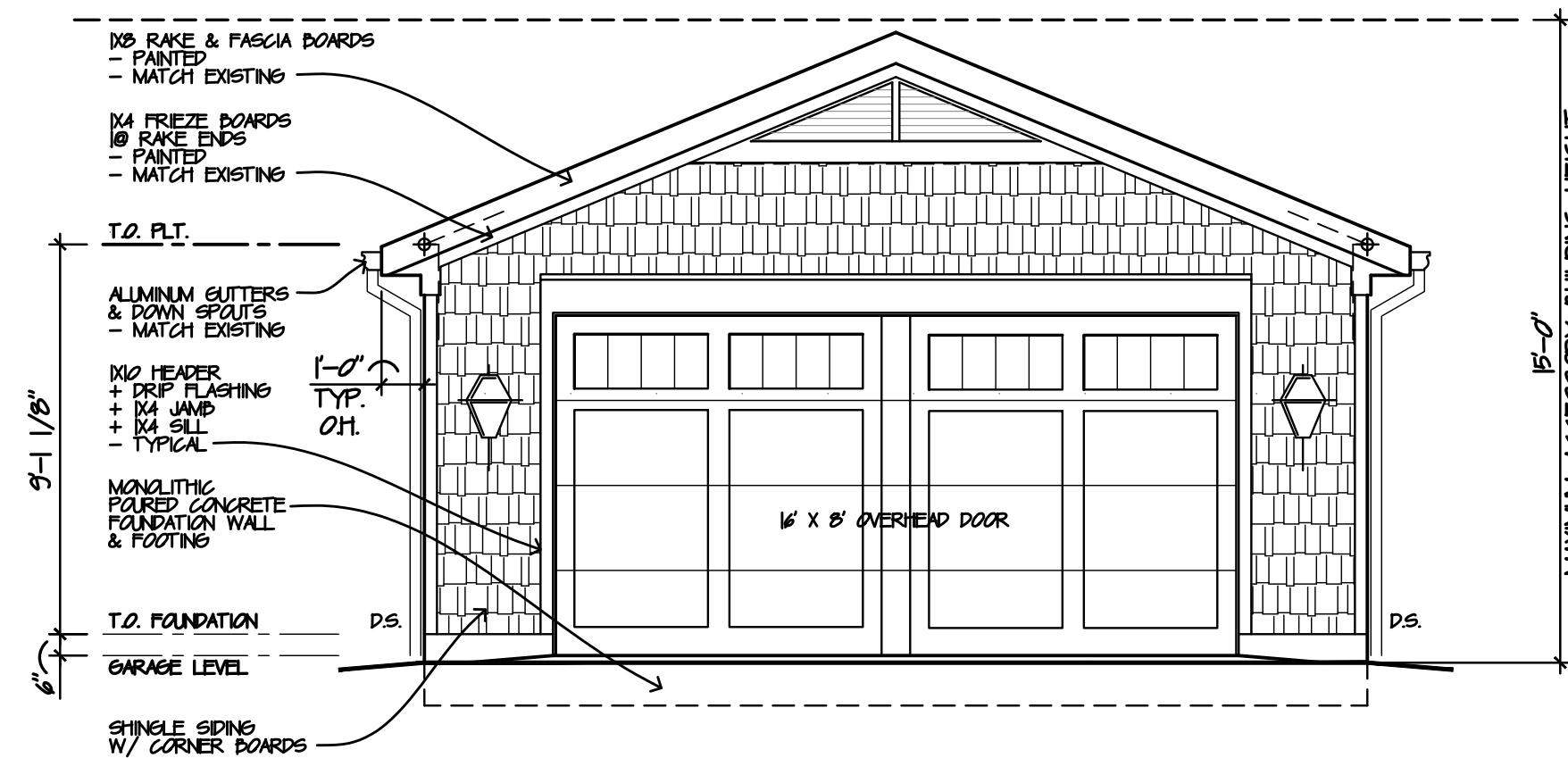
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 Drawn By: CK/TJL
 Checked By: _____



Right Side Garage Elevation

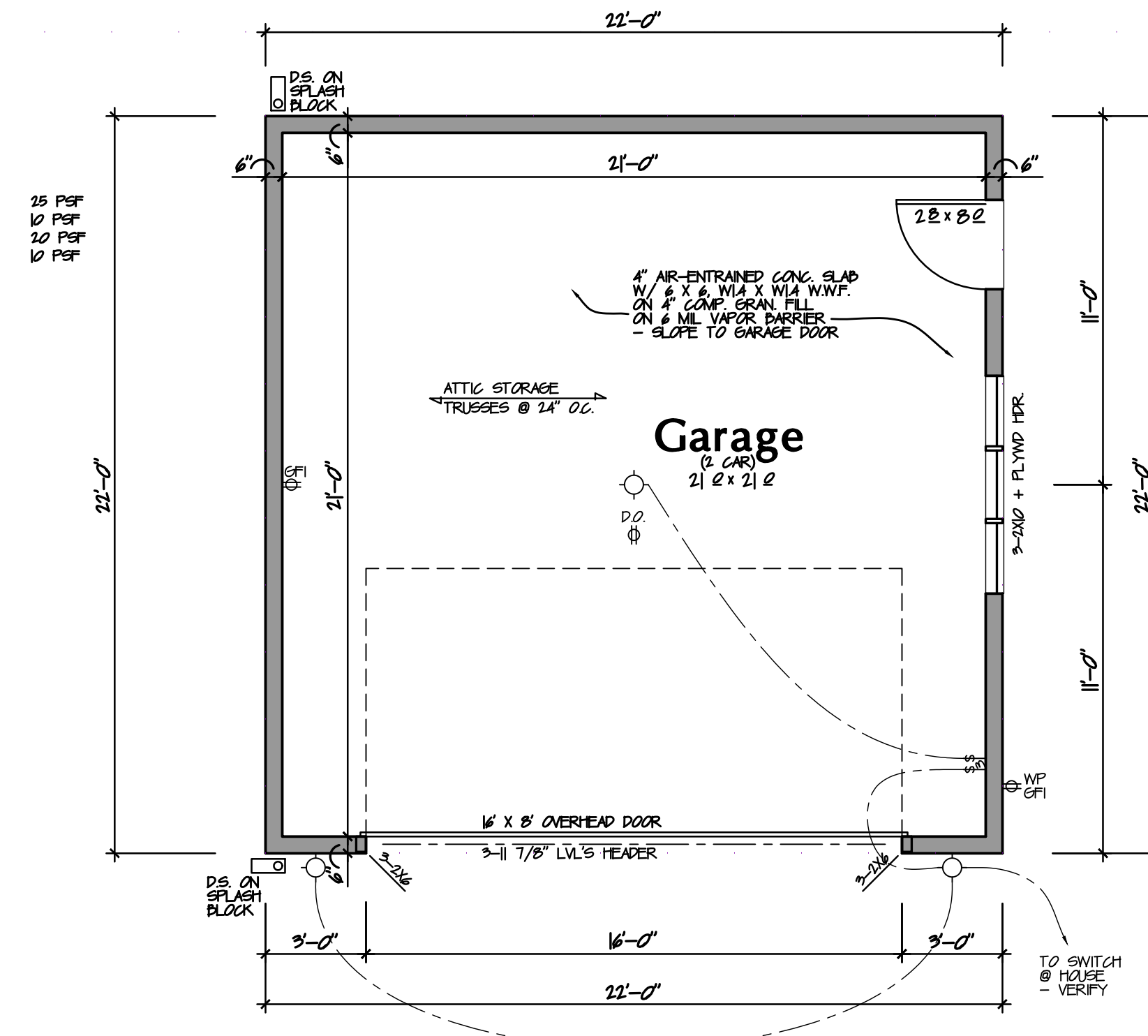
SCALE 1/4" = 1'-0"
(LEFT SIDE ELEVATION SIMILAR)



Front Garage Elevation

SCALE 1/4" = 1'-0"
(REAR ELEVATION SIMILAR)

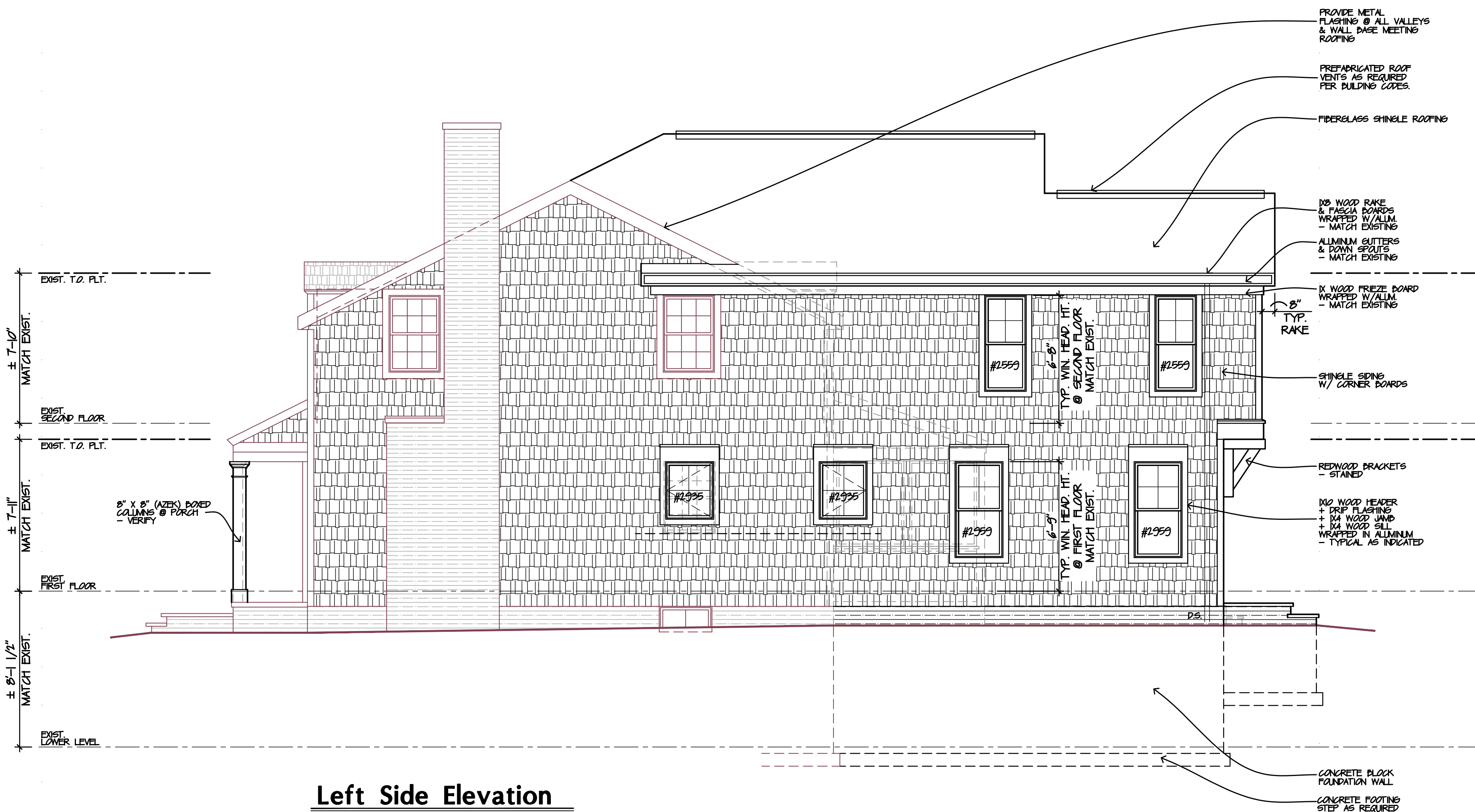
TRUSS DESIGN LOADS:
TOP CHORD LIVE LOAD (TCLL)
TOP CHORD DEAD LOAD (TCDL)
STORAGE (SCLL)
BOTTOM CHORD DEAD LOAD (BCDL)



Garage Floor Plan

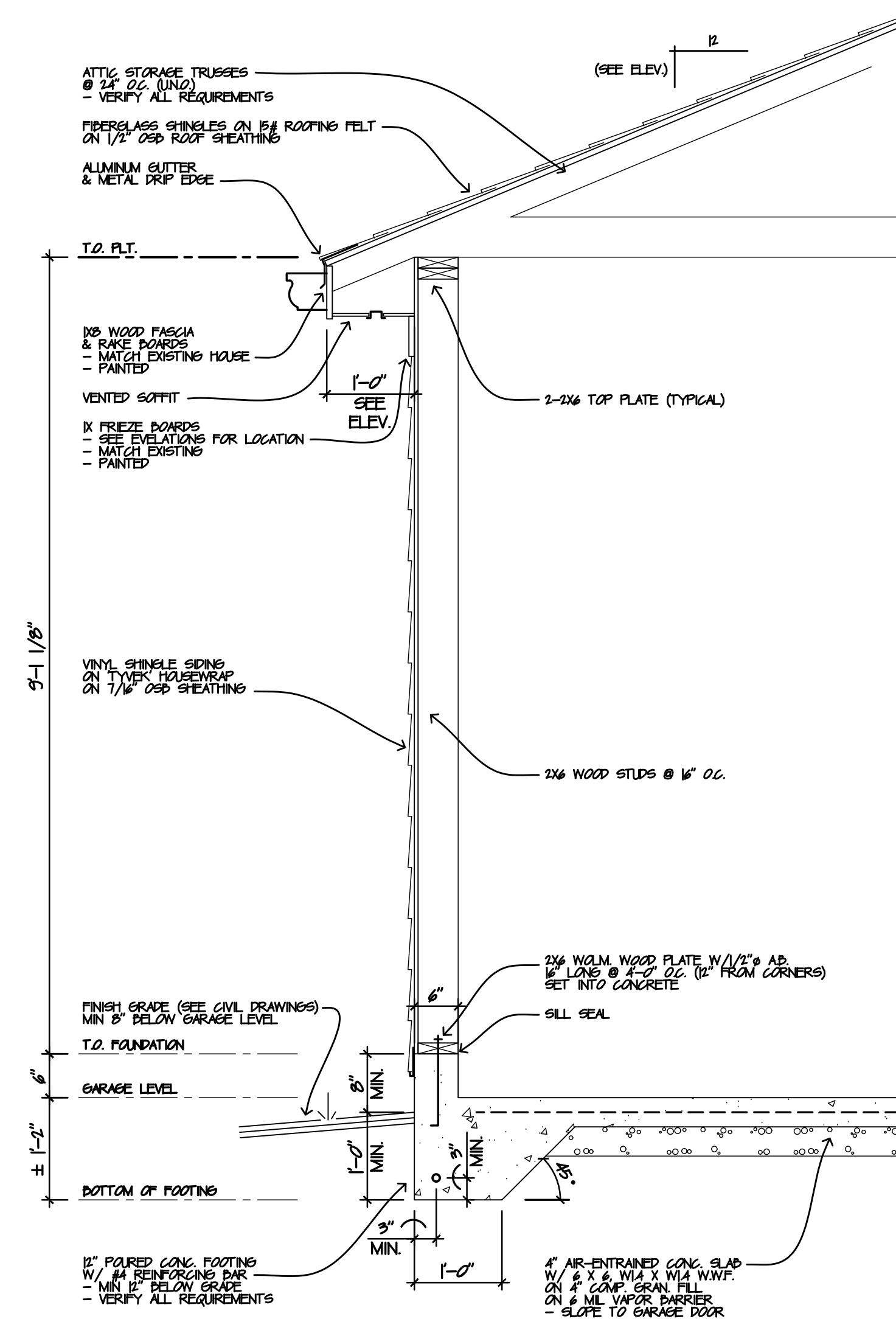
SCALE 1/4" = 1'-0"

484 SQ. FT. - GARAGE



Left Side Elevation

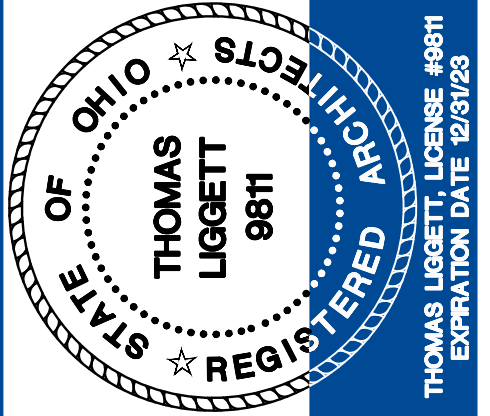
SCALE 1/4" = 1'-0"



Garage Typical Wall Section

SCALE 3/4" = 1'-0"

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



ISSUE:
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Addition and Renovation for
Gretchen & Brett Swasey

636 Moorewood Parkway
Rocky River Ohio

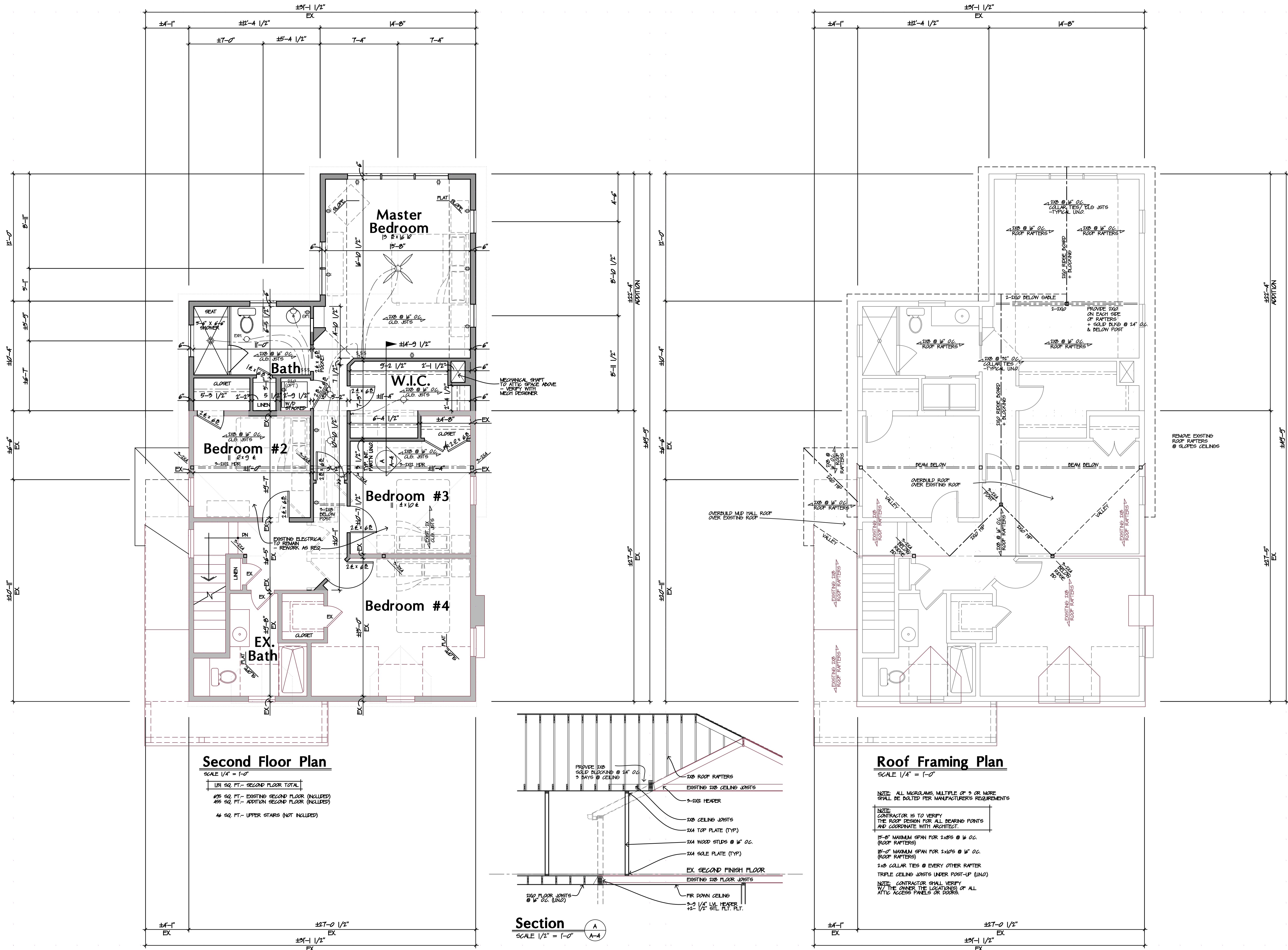


Elevations,
Garage Plan,
Garage Section

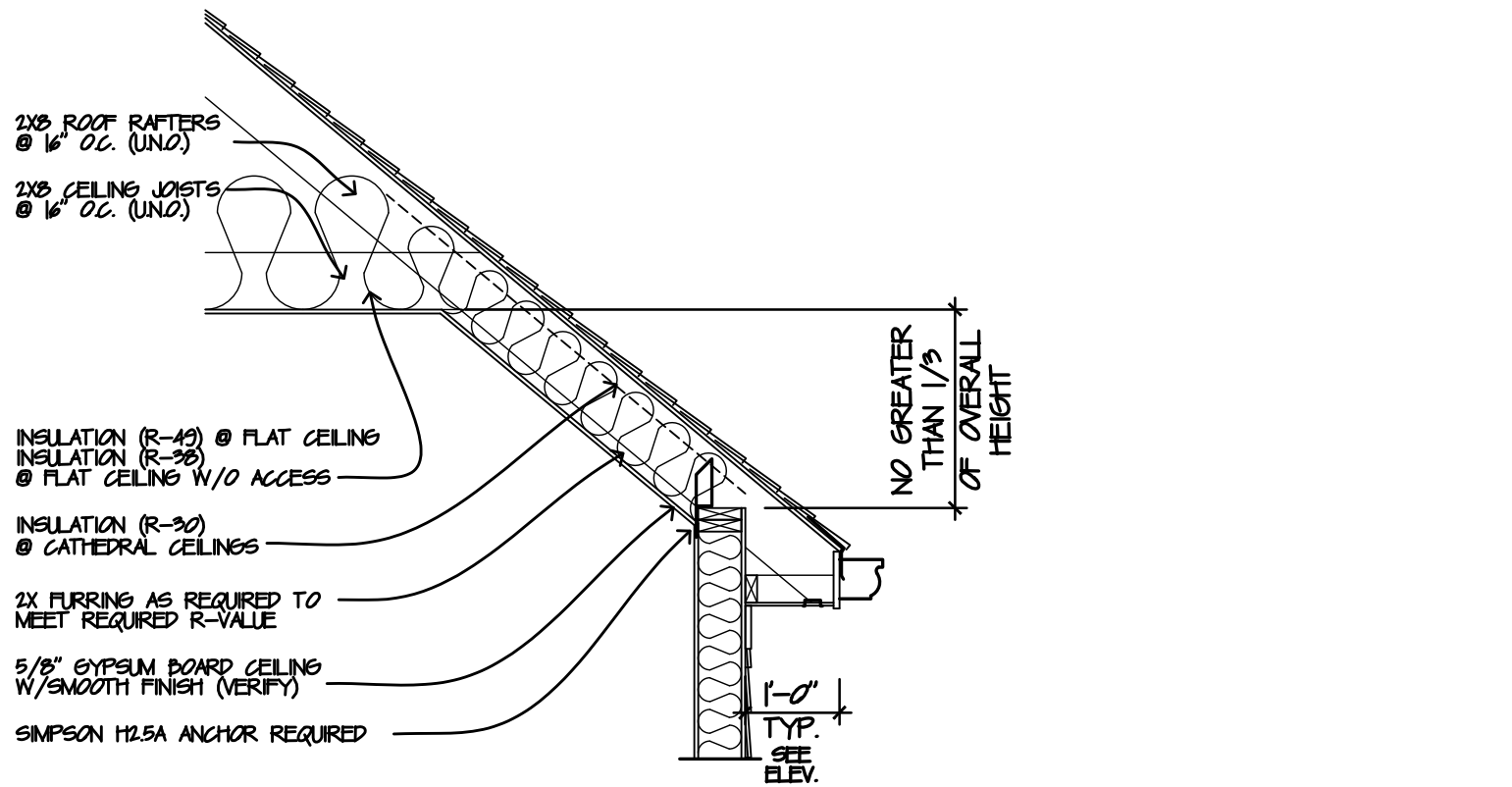
A-2

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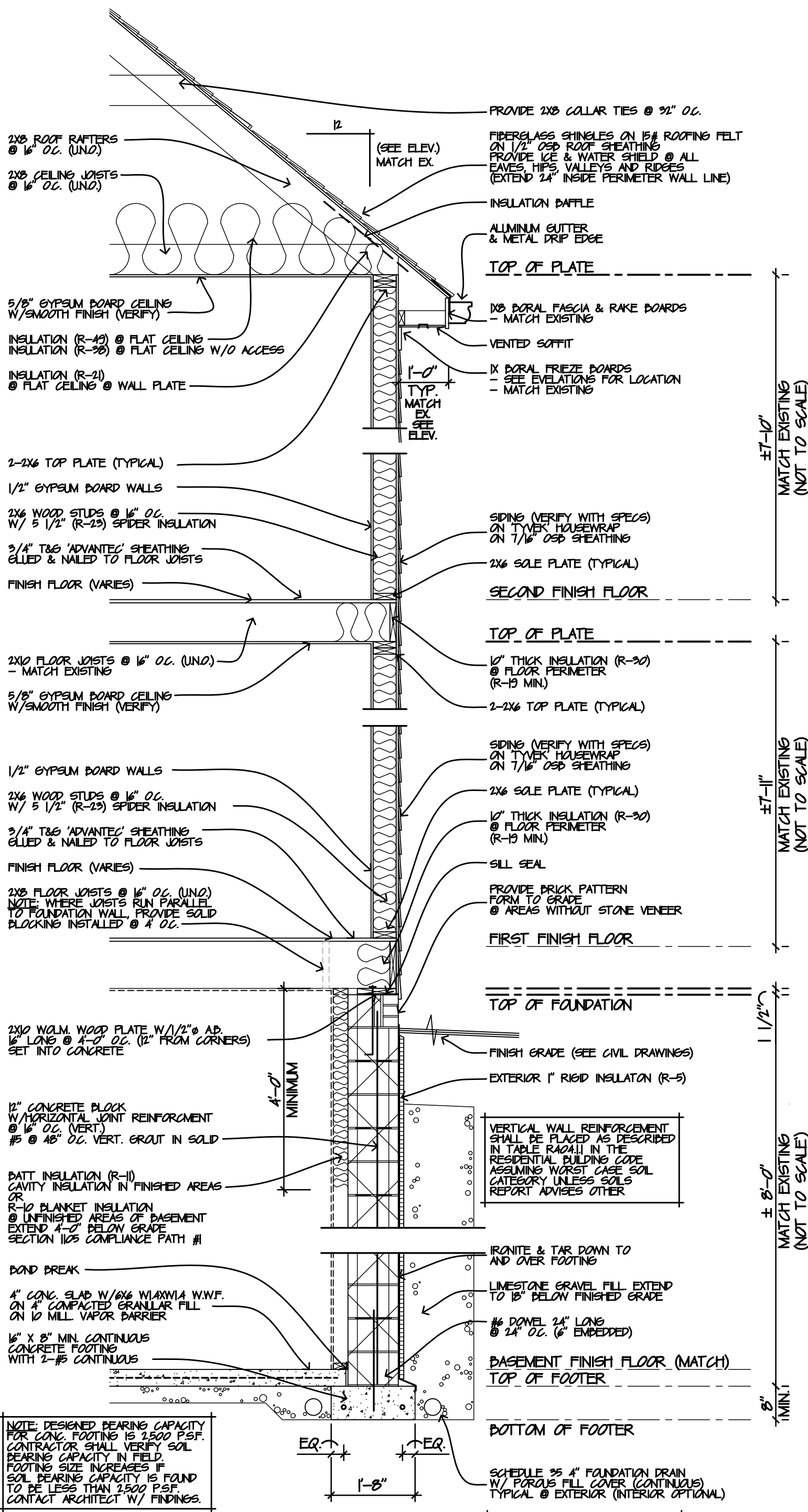


ISSUE:	3-18-23 Review 11-23 Permit
Addition and Renovation for Gretchen & Brett Swasey	
636 Moorewood Parkway Rocky River, Ohio	
 The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.355.5530	
Second Floor Plan, Roof Framing Plan	
A-4	
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Cathedral Ceiling Detail

SCALE 1/2" = 1'-0"



Typical Wall Section

SCALE 1/2" = 1'-0"

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

GENERAL

ALL CODES GOVERN OVER DRAWINGS.

2019 RESIDENTIAL CODE OF OHIO
2019 BUILDING CODE (IBC)
2018 I & S FAMILY DWELLING CODE
2018 ONE, TWO AND THREE FAMILY DWELLING CODE
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 WATERWATER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY.

DESIGN CRITERIA

DEAD LOAD 10 PSF.
SLEEPING ROOMS LIVE LOAD 30 PSF.
DWELLING SPACES LIVE LOAD 40 PSF.
ATTIC LIVE LOAD 20 PSF.
ROOF LOAD 25 PSF.
DESIGN WIND CRITERIA 20 PSF. (BASED ON 15 MPH)
DULCONES (EXTERIOR) 40 PSF.
DECKS (EXTERIOR) 40 PSF.
STORAGE LOADS 80 PSF.

FOUNDATION NOTES

FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2500 PSF. PER CODE UNLESS A GEOTECHNICAL REPORT IS PROVIDED.

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 25% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (1-2%) WHEN TESTED IN ACCORDANCE WITH ASTM D-1586. 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 & BITUMINE DAMP 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 10'-0" O.C. UNLESS NOTED OTHERWISE. CUT ALTERNATE NON-STRUCTURAL HORIZONTAL REINFORCING BARS ON EACH FACE AND PROVIDE A 1/2"x1/2" 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 308, SECTION 14.3, WITH THE REINFORCING RATIOS TO BE 20% FOR VERTICAL REINFORCING AND 20% 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 MANUFACTURER'S 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 308 & 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.

ADMITURES:

A. USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT FOOTINGS.

B. USE AN APPROVED 100 AND 3RD GENERATION HIGH RANGE WATER REDUCER (HWR) FOR ALL SLABS ON GRADE.

C. USE AN APPROVED AIR ENTRAINING AGENT FOR ALL CONCRETE EXPOSED TO WEATHER. USE AS 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 A63/A63M-22.

REINFORCING STEEL

A. REINFORCING BARS #4 AND LARGER PER ASTM A63/A63M-22, GRADE 60.

B. LAP REINFORCEMENT 3X DIAMETERS UNLESS OTHERWISE NOTED.

PROTECTION TO REINFORCEMENT:

AGAINST SOL - 3"

EXPOSED CONCRETE - 2"

CONCRETE SLAB ON GRADE SHALL BE PLACED ON 4" MINIMUM COMPACTED GRANULAR SUB-DRAINAGE MATERIAL OVER 6 MIL VAPOR BARRIER PLACED ON BEARING SOL (UND.)

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

MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE:

SPREAD & WALL FOOTINGS 3000 PSI 4" +/- 1"

SLABS ON GRADE 4000 PSI 2'-6" / 10' MAX

MD MAT 2000 PSI 4" +/- 1"

CONCRETE FILL FOR BLOCK 3000 PSI 8" +/- 1"

ADD: 4000 PSI 4" +/- 1"

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

CAST-IN-PLACE CONCRETE (CONT.)

ANCHORS TO BE:

A. NELSON FLUXED, HEADED ANCHOR STUDS (NS) OR DEFORMED BAR ANCHORS (DBA).

D. REBAR PER ASTM A63/A63M-22, GRADE 60.

E. NECESSARY 13,000 PSI (SHIELD).

F. SIMPSON STRONG-TIE CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A63/A63M-22, GRADE 60 WELDED WIRE FABRIC: A63/A63M-10.

PATIO & WALKS: PROVIDE A63/A63M-22 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.

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

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.G. APPROVAL.

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

MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER WITH 1/2" NAILS AT 12 INCHES O.C. ALONG THE TOP AND BOTTOM EDGES. ALL MULTIPLE MEMBERS, (3) THREE OR MORE, SHALL BE BOLTED PER MANUFACTURER'S 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 A572/A572M-10.

STRUT, WOOD CONSTRUCTION (CONT.)

CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM GALVANIZED SHEET METAL OR PAINTED STEEL PLATE AS MANUFACTURED BY CLEVELAND STEEL SPECIALTIES, SIMPSON STRONG-TIE, OR EQUAL. DETAILS SHALL CONFORM TO ATC 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 HOLES FOR MEMPTS WITHOUT ARCHITECT'S 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 3x14 OR 3x16 STRUCTURAL COLUMN @ WOOD BEAM BEARING POINTS.

PROVIDE 2x6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 3" O.C. W/ 3/8" 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 SOTTITS AND FURRED OFF SPACES.

PROVIDE 2x6 STEPPED @ 10'-0" O.C. FOR ALL CEILING JOISTS.

PROVIDE 2x8 COLLAR TIES @ EVERY OTHER RAFTERS. LOCATION TO BE 1/3 DOWN FROM THE PEAK TO THE CEILING RAFTERS (UND.)

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"x8" 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 LVL (UND.)

ALL SILL PLATES SHALL BE FULL WIDTH OF FOUNDATION.

PROVIDE CORNER BRACING AT ALL CORNERS IF FOM 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 PLATE-MINIMUM.

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

FOR WINDOWS & DOORS:

OPENINGS FROM 2'-0" TO 4'-0" (2) 2x6S W/ 1/2" PLYMD SPACER.

OPENINGS FROM 4'-1" TO 6'-0" (2) 2x8S W/ 1/2" PLYMD SPACER.

OPENINGS FROM 6'-1" TO 8'-0" (3) 2x10S W/ 1/2" PLYMD SPACER.

OPENINGS FROM 8'-1" TO 9'-0" (3) 2x12S W/ 1/2" PLYMD SPACER.

OPENINGS GREATER THAN 9'-0" AND NOT SHOWN ON PLANS CONTACT ARCHITECT.

ALL HEADERS SHALL BEAR ON 2 STUDS AT EACH END (UND.)

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/WOLNINIZED.

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

ALL WELDING SHALL BE DONE USING E-T0X ELECTRODES PER THE LATEST AWS SPECIFICATIONS.

LOCATE JOINTS AS SHOWN ON PLAN

DIAMOND INFILL TO BE PLACED AFTER SLAB IS CAST

ISOLATION/CONSTRUCTION JOINT

STEEL PLATE

CONTROL JOINT

Plan Of Control Joint @ Column

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

STRUT, 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:

F_b 13,000 PSI (SHIELD)

F_v 1400 PSI (REPEITTIME)

E = 1,600,000 PSI

F_u 30 PSI

F_c 565 PSI (PERPENDICULAR TO GRAIN)

F_c 1400 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.

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ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

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