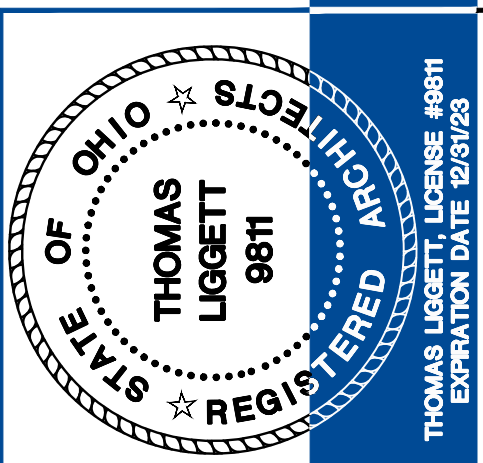


Residence for
Francis & Katherin McLaughlin
19401 Frazier Drive
Rocky River Ohio



ISSUE:	8-2-23 Review
	8-15-23 Permit

Residence for
Francis & Katherin McLaughlin
19401 Frazier Drive
Rocky River Ohio



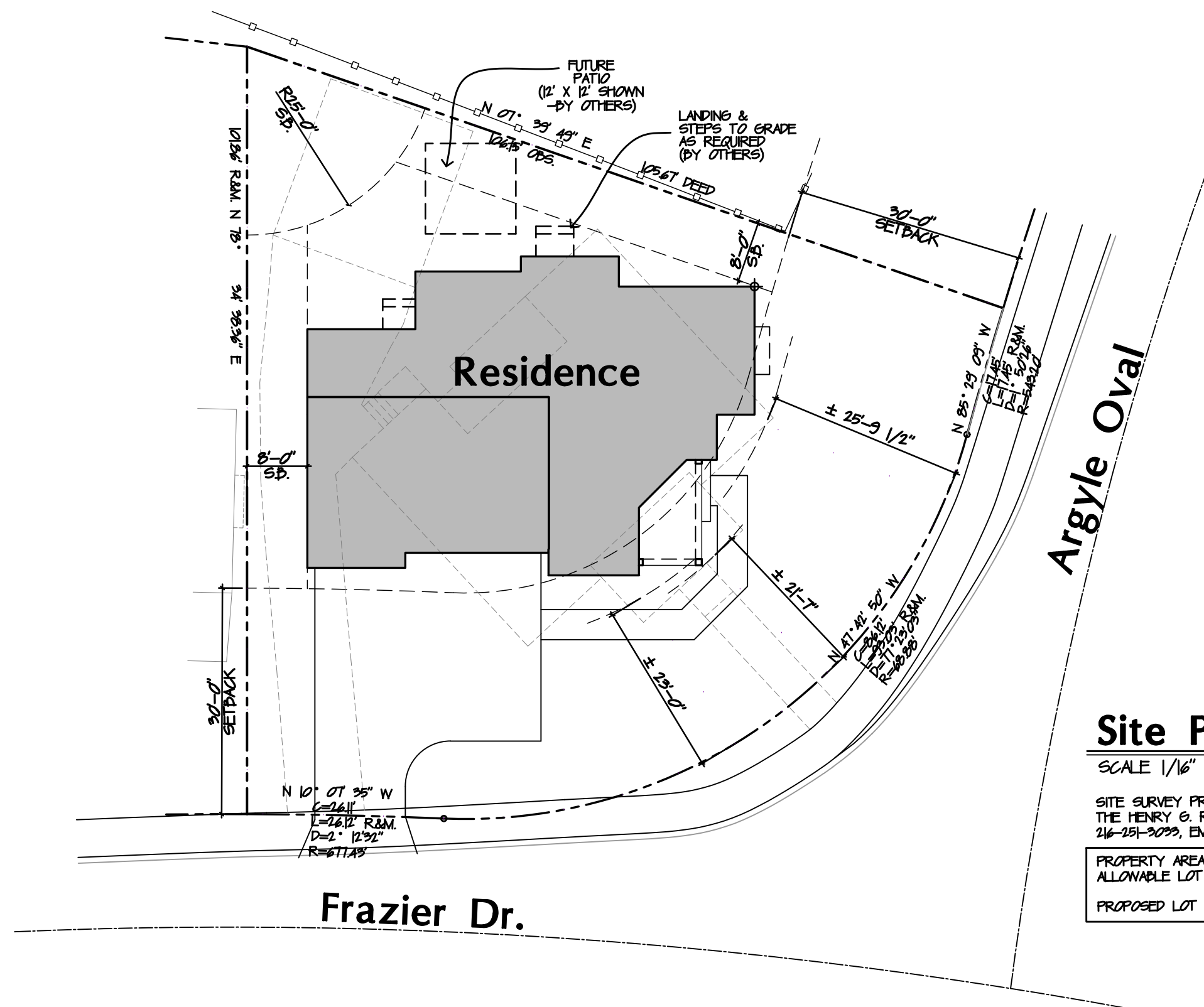
Title Sheet,
Site Plan
& Elevations

A-1
Sheet Number
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Project No: 2332
Drawn By: BK/CK
Checked By: TJL

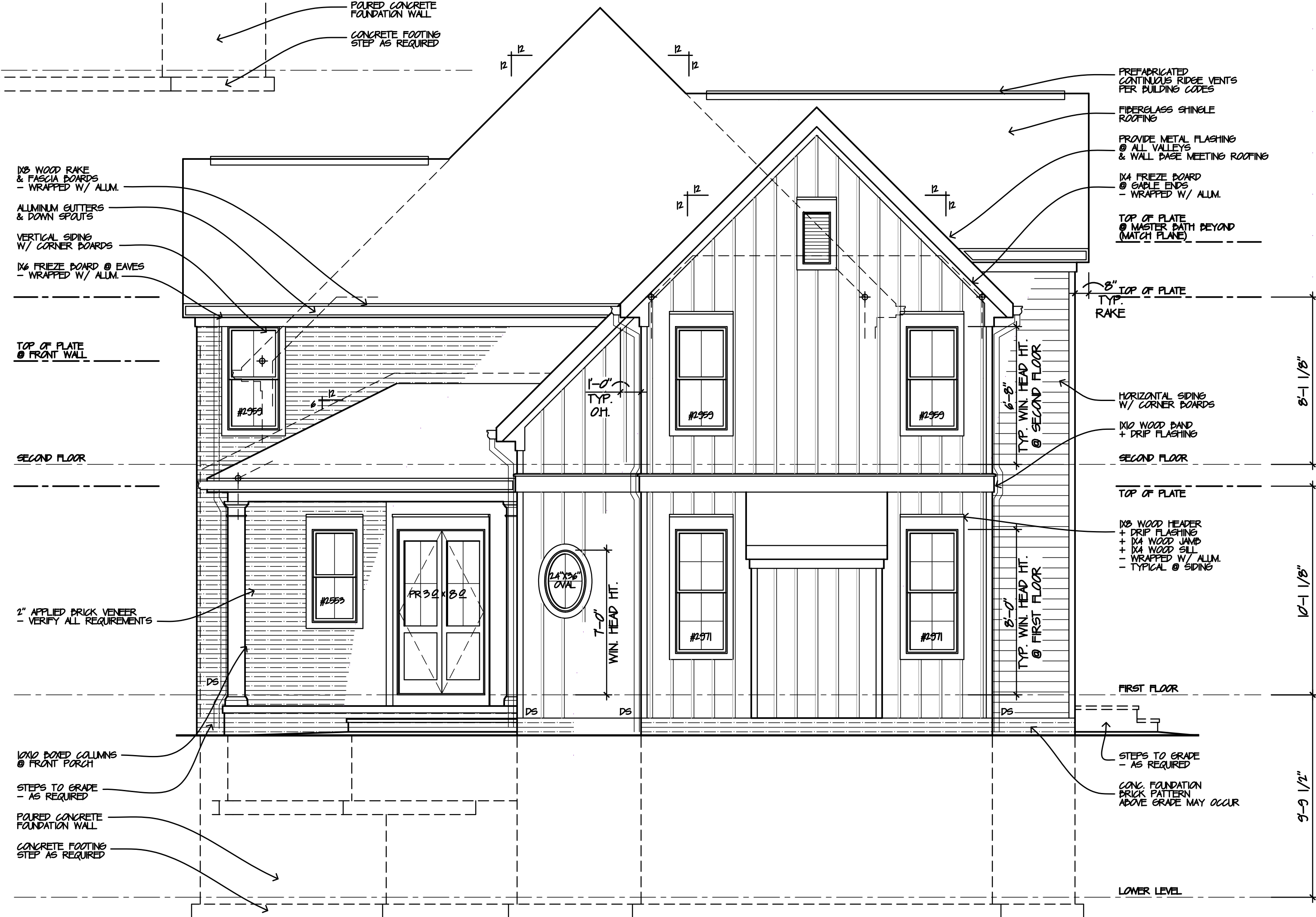


Front Elevation
SCALE 1/4" = 1'-0"



Site Plan

SCALE 1/16" = 1'-0"
SITE SURVEY PROVIDED BY:
THE HENRY & REITZ ENGINEERING CO.
246-891-2079, EMAIL: REITZ@REITZENGS.COM
PROPERTY AREA: 12946 SQ. FT. 29.5%
ALLOWABLE LOT COVERAGE: 2,044 SQ. FT. 15.8%
PROPOSED LOT COVERAGE: 2,055 SQ. FT. 15.9%



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

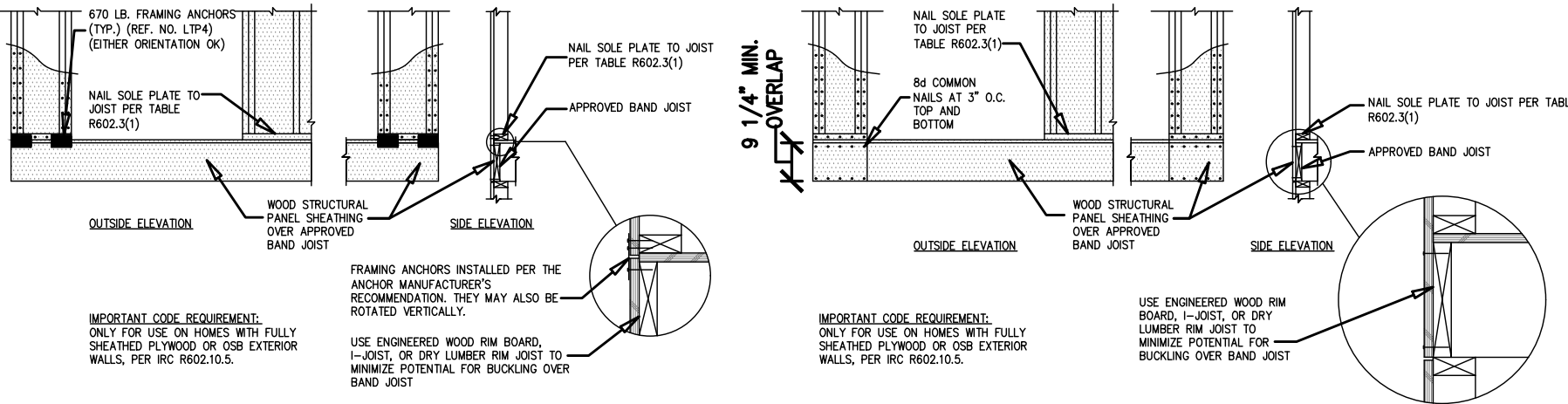


Rear Elevation

SCALE 1/4" = 1'-0"

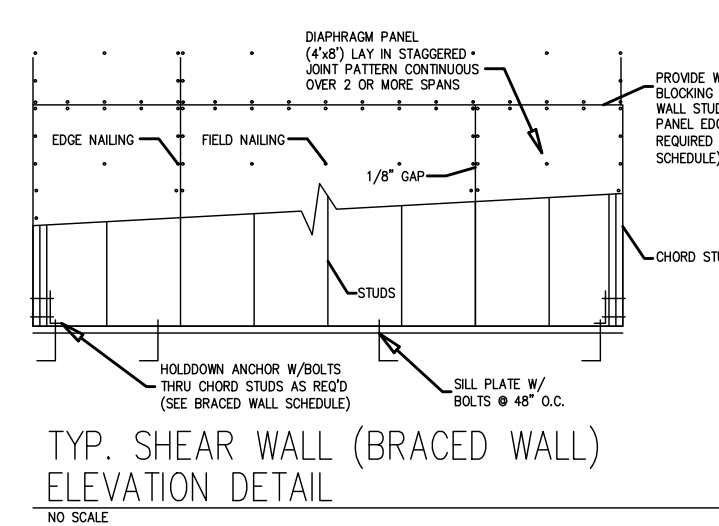
BRACED WALL SCHEDULE

- WOOD STRUCTURAL PANEL
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. FIELD NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
- GYPSUM BOARD
1. 1/2" DRYWALL APPLIED TO BOTH SIDES
2. 7" O.C. FASTENING (EDGE AND FIELD)
3. ALL PANEL EDGES TO BE BLOCKED
4. LENGTH AS NOTED
5. FASTENERS IN ACCORDANCE W/ RCO 702.3.6
- CONTINUOUSLY SHEATHED PORTAL FRAME (APA)
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. FIELD NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED
- CONTINUOUSLY SHEATHED ADJACENT TO GARAGE OPENING
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. FIELD NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED
- ALTERNATE BRACED WALL PANEL
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO BOTH SIDES
2. 6" O.C. FIELD NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. PROVIDE TWO 1/2" DIA. ANCHOR BOLTS AT QUARTER POINTS FOR ONE-STORY WALLS. PROVIDE THREE 1/2" DIA. ANCHOR BOLTS AT ONE-FIFTH POINTS FOR TWO-STORY WALLS.
6. (1) HOLD-DOWNS @ 24 IN. CHORD STUDS MINIMUM 3000 LB. UPLIFT CAPACITY FOR TWO-STORY WALLS
7. REFERENCE FIGURE 602.10.5.4 IN RESIDENTIAL CODE OF OHIO (RCO)

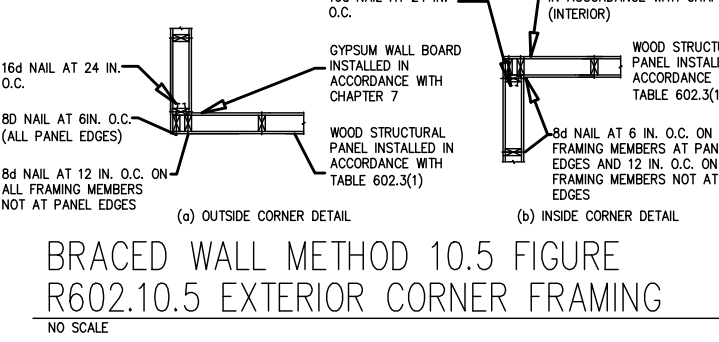


APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
(FRAMING ANCHOR OPTION) (DETAIL 1 OF 3)

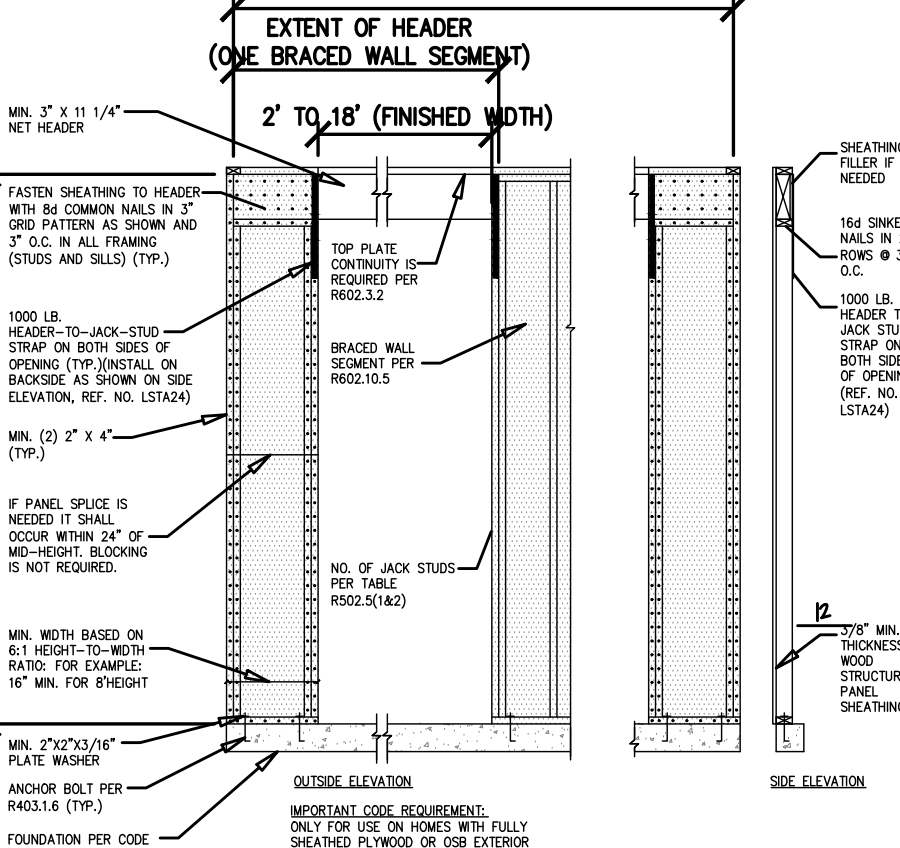
APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
(STRUCTURAL PANEL OVERLAP OPTION) (DETAIL 2 OF 3)



TYP. SHEAR WALL (BRACED WALL) ELEVATION DETAIL
NO SCALE

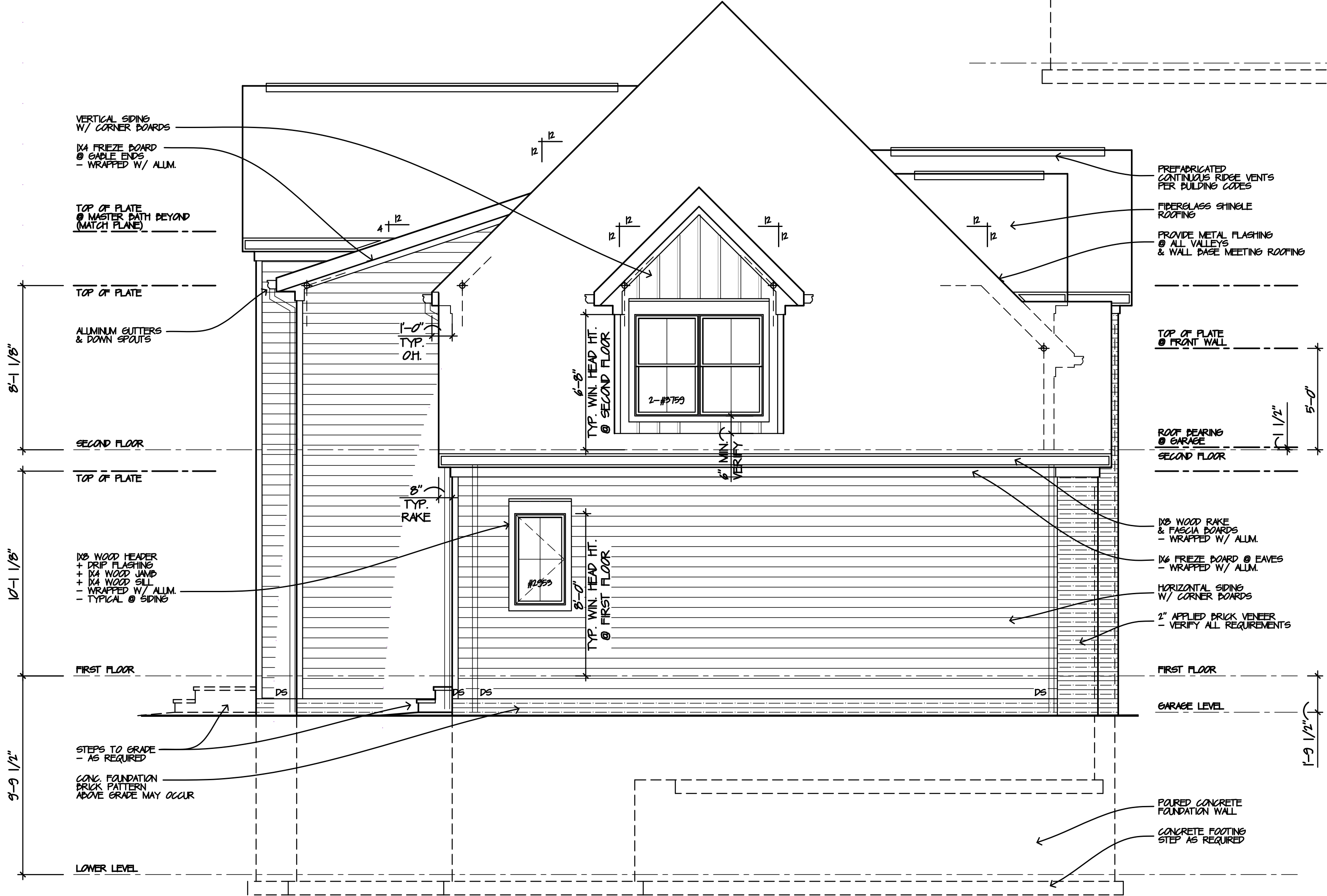


BRACED WALL METHOD 10.5 FIGURE R602.10.5 EXTERIOR CORNER FRAMING
NO SCALE



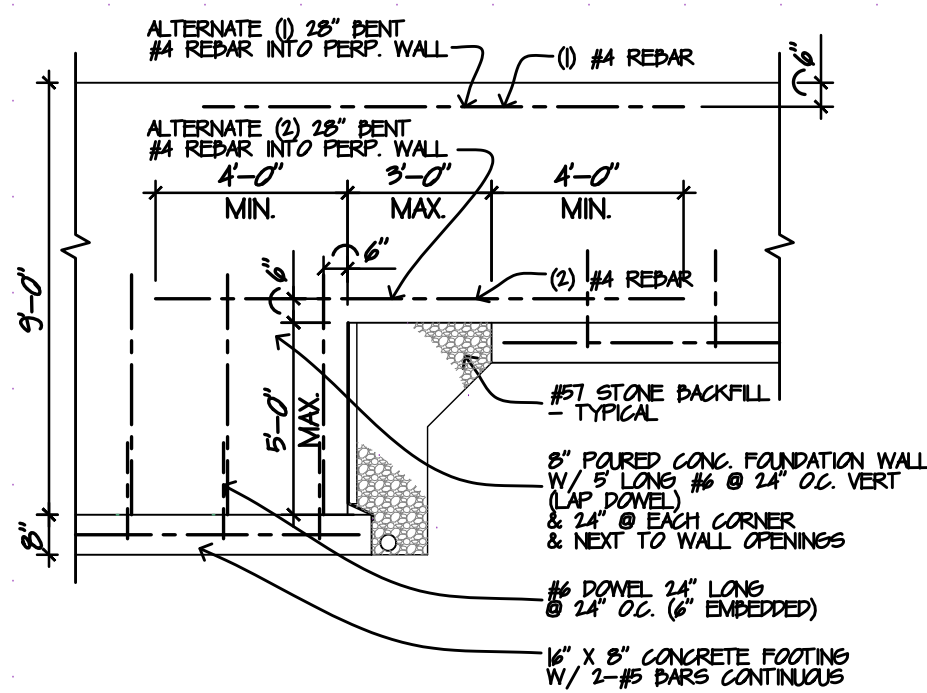
EXTENT OF HEADER (TWO BRACED WALL SEGMENTS)
DETAIL 1 OF 3

APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
(DETAIL 1 OF 3)



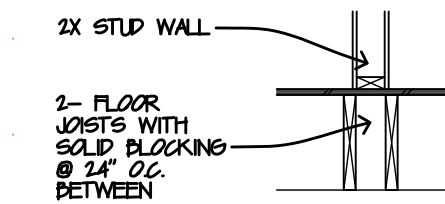
Left Side Elevation

SCALE 1/4" = 1'-0"



Poured Concrete Jump Detail

SCALE 1/4" = 1'-0"



Floor Joist Detail @ Plumbing & Mechanical Walls

SCALE 1/2" = 1'-0"

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

NOTE: PROVIDE (2) FLOOR JOISTS BELOW ALL PARTITIONS (ABOVE) PARALLEL TO FLOOR JOISTS. PROVIDE SOLID BLOCKING BELOW ALL PARTITIONS (ABOVE) PERPENDICULAR TO FLOOR JOISTS.

NOTE: CONTRACTOR IS TO VERIFY ALL STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING BEFORE STARTING CONSTRUCTION.

IF BRICK OR STONE VENEER EXTENDS DOWN PAST TOP OF FOUNDATION 3\"/>

SEE TYP. WALL SECTION FOR TYP. NOTES

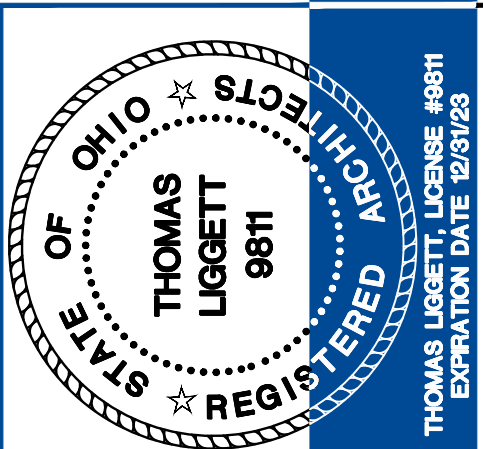
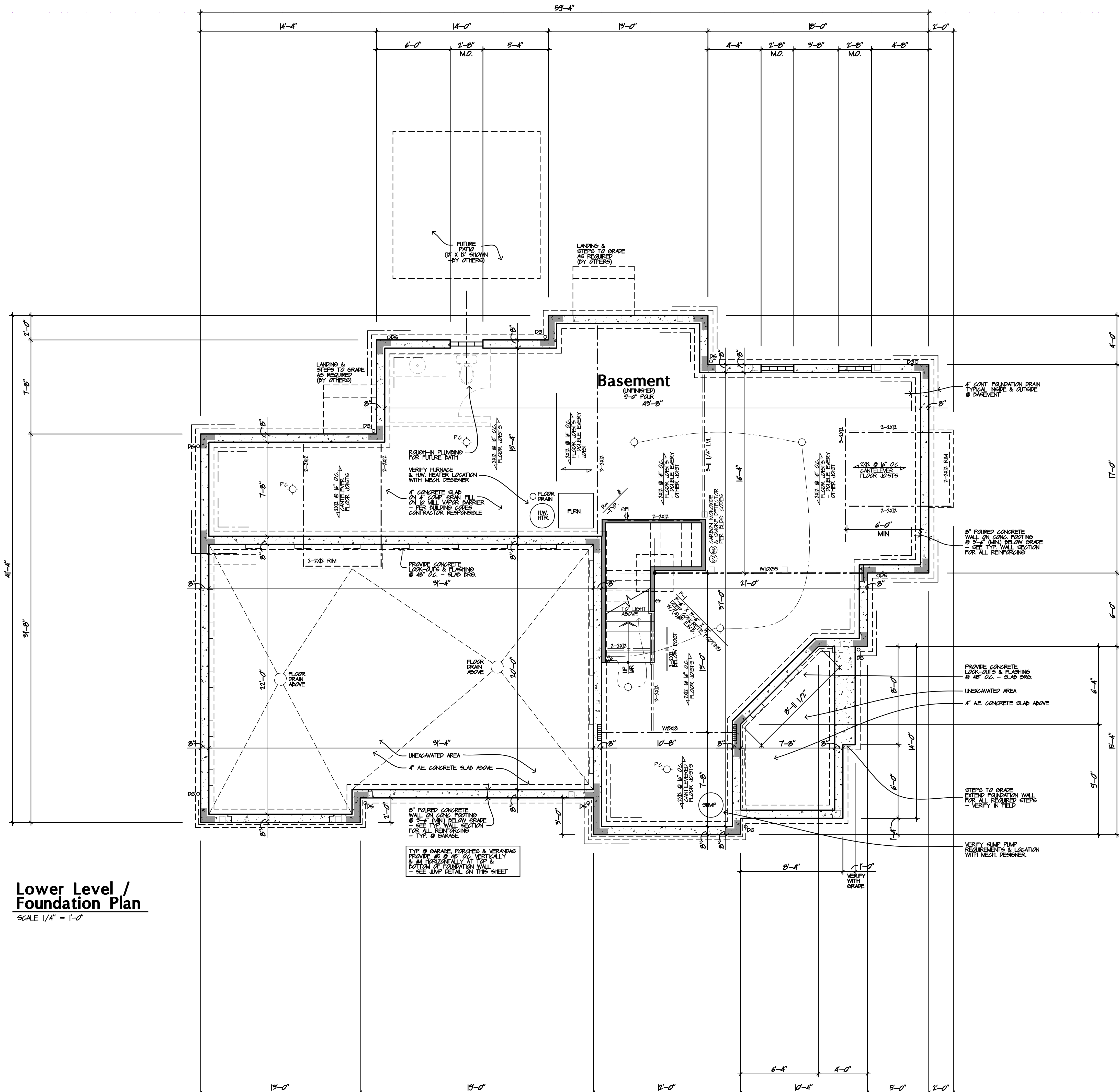
NOTE: ALL ELECTRICAL, PICTURES, SWITCHING & WIRING INDICATED ON THE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR TO VERIFY WITH OWNER & LOCAL BUILDING OFFICIALS.

NOTE: CONTRACTOR SHALL VERIFY ALL MICROSLAB & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER.

NOTE: FOR UNREINFORCED CONCRETE SLAB ON GRADE WITH VAPOR BARRIER & COMPACTED GRAVELLAR FILL, PROVIDE CONTROL JOINTS SAW CUT 8\"/>

Lower Level / Foundation Plan

SCALE 1/4" = 1'-0"



ISSUE:	8-2-23 Rev/Iss
	8-15-23 Permit

Residence for Francis & Katherin McLaughlin

19401 Frazier Drive
Rocky River, Ohio

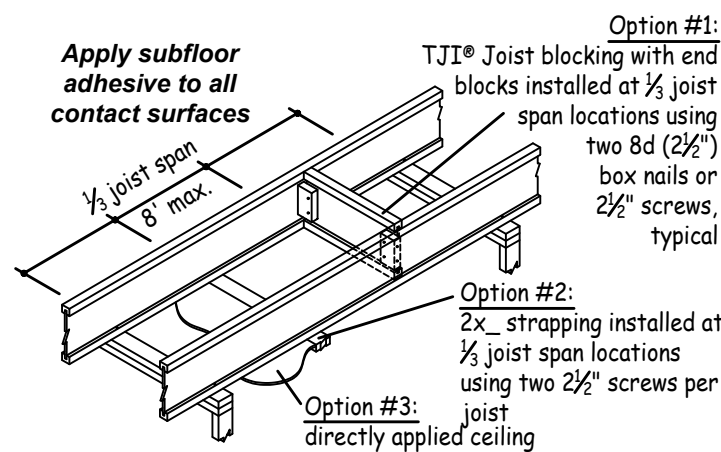


Lower Level / Foundation Plan

A-3

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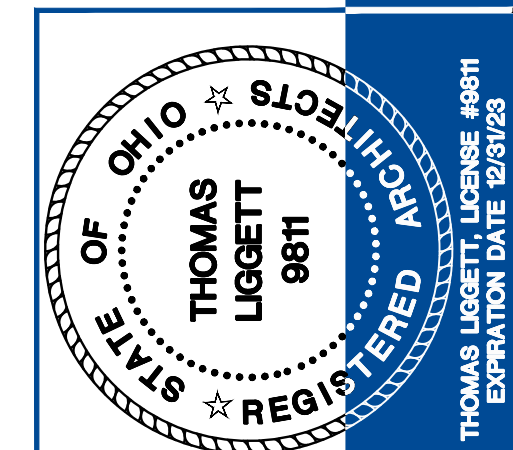
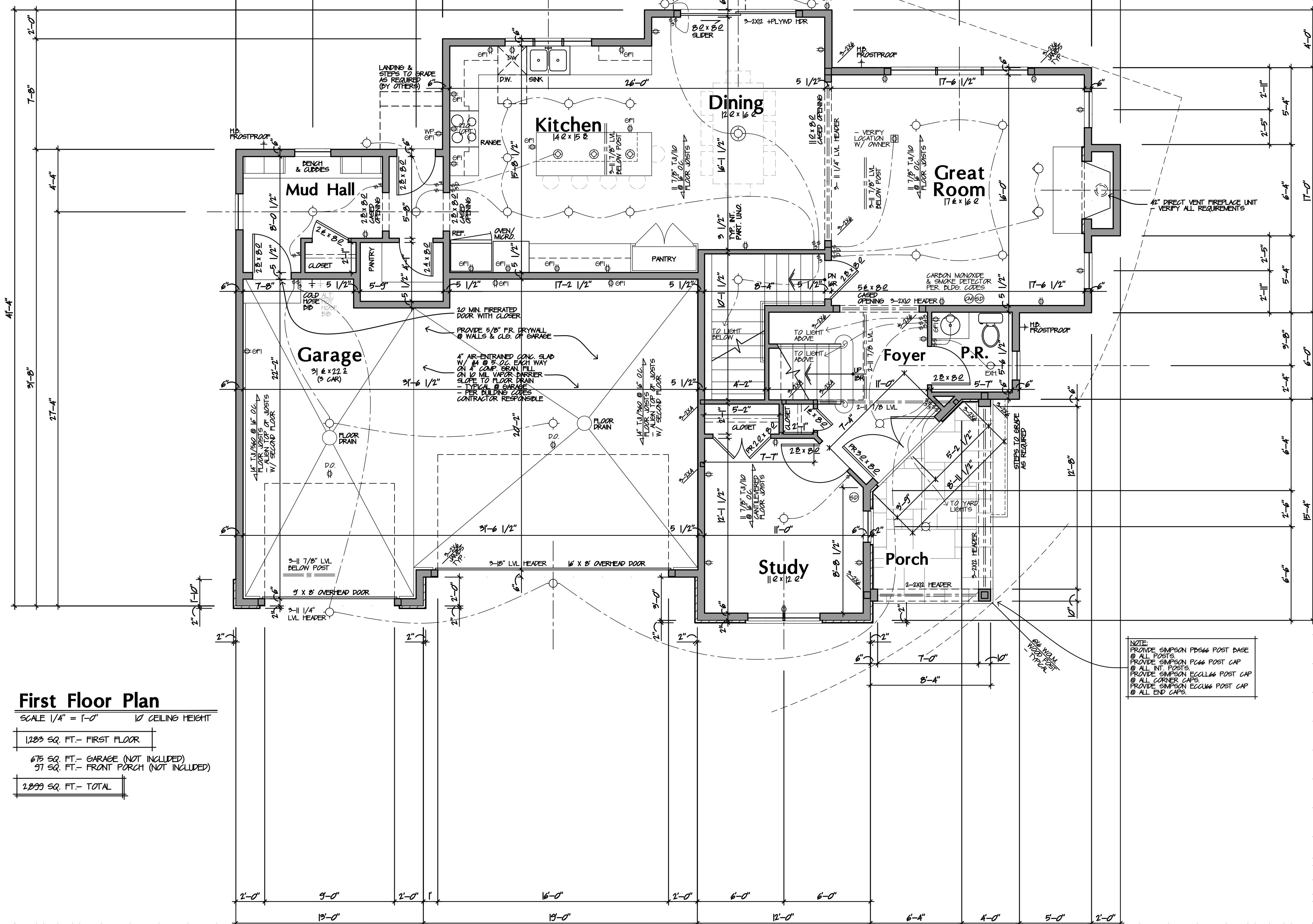
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Drawn By: BK/CK
Checked By: TJL



When specified on the layout, one or more of the three bracing options shown must be installed

Detail *BLOCKING DETAIL TO BE USED

NTS
VERIFY DETAIL WITH FLOOR JOIST MANUFACTURER



ISSUE:	8-2-23 Review
	8-15-23 Permit

Residence for
Francis & Katherin McLaughlin

Rocky River
19401 Frazier Drive
Ohio

The Arcus Group, Inc.
ARCHITECTS

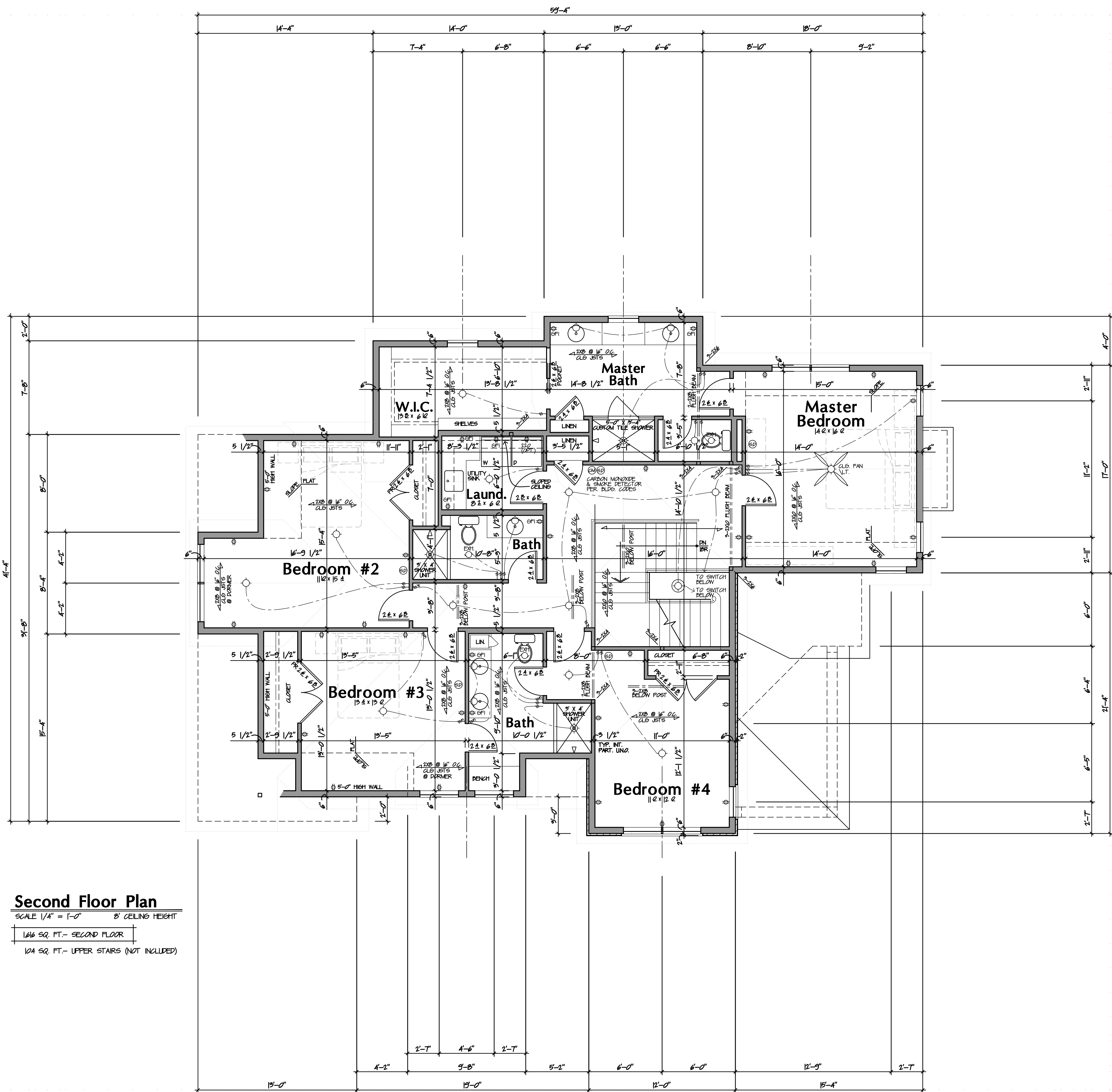
1244 Smith Court
Rocky River, Ohio 44116
Tel. 440.355.5530

First Floor Plan

A-4

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Drawn By: BK/CK
Checked By: T.J.L.



Second Floor Plan
SCALE 1/4" = 1'-0" 8' CEILING HEIGHT
1616 SQ. FT. - SECOND FLOOR
104 SQ. FT. - UPPER STAIRS (NOT INCLUDED)

NOTE: ALL MICROFILMS, MULTIPLE OF 3 OR MORE SHALL BE ROLLED PER MANUFACTURER'S REQUIREMENTS.
NOTE: PROVIDE (2) FLOOR JOISTS BELOW ALL PARTITIONS (ARROWS) PARALLEL TO FLOOR JOISTS. PROVIDE SOLID BLOCKING BELOW ALL PARTITIONS (ARROWS) PERPENDICULAR TO FLOOR JOISTS.
NOTE: CONTRACTOR IS TO VERIFY ALL STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING BEFORE STARTING CONSTRUCTION.

NOTE: ALL ELECTRICAL FIXTURES, SWITCHING & WIRING INDICATED ON THE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR TO VERIFY WITH OWNER & LOCAL BUILDING OFFICIALS.

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

NOTE: CONTRACTOR SHALL VERIFY ALL MICROFILM & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER.

ISSUE:	8-2-23 Review 8-15-23 Permit
Residence for Francis & Katharin McLaughlin	
Rocky River Ohio	
19401 Frazier Drive	
1244 Smith Court Rocky River, Ohio 44116 Tel. 440.355.5530	
Second Floor Plan	
A-5	
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