

Addition & Renovation for Cari Linden & Tom Stafford

41 Oak Road

Rocky River, Ohio

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PROJECT DESCRIPTION

Abbreviated written summary: New two story wood framed 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
2019 National Electric Code
2019 Ohio Mechanical Code
2019 Ohio Plumbing Code
2019 Energy Code

Use Group Classification:
Use Group R-4: (Residential: Single-Family)

Construction Classification:
Wood Frame, Type 5b, Unprotected

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 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 comply with recommendations of the Geotechnical Engineer's Subsurface Investigation Report.

SUPPLEMENTARY CONDITIONS

The Owner shall effect and maintain special builders risk insurance upon the entire structure and upon all materials, in or adjacent thereto and intended for use therein. The insurance shall not cover any tools owned or rented by the Contractor or Subcontractors. The Owner shall not be responsible for any loss of such property.

The Contractor shall carry public liability insurance in the amount of not less than \$500,000 per person or per accident and property damage in the amount of not less than \$100,000. Contractors shall also carry a \$1,000,000 umbrella policy as excess coverage and XCU riders. Certificates must be filed with Owner.

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:

- A. Stockpiling of soil or other materials.
- B. Operating or storing construction equipment and vehicles.
- C. Regrading causing runoff or flooding.
- D. Parking vehicles.
- E. Spilling of toxic materials.
- F. 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.

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.)

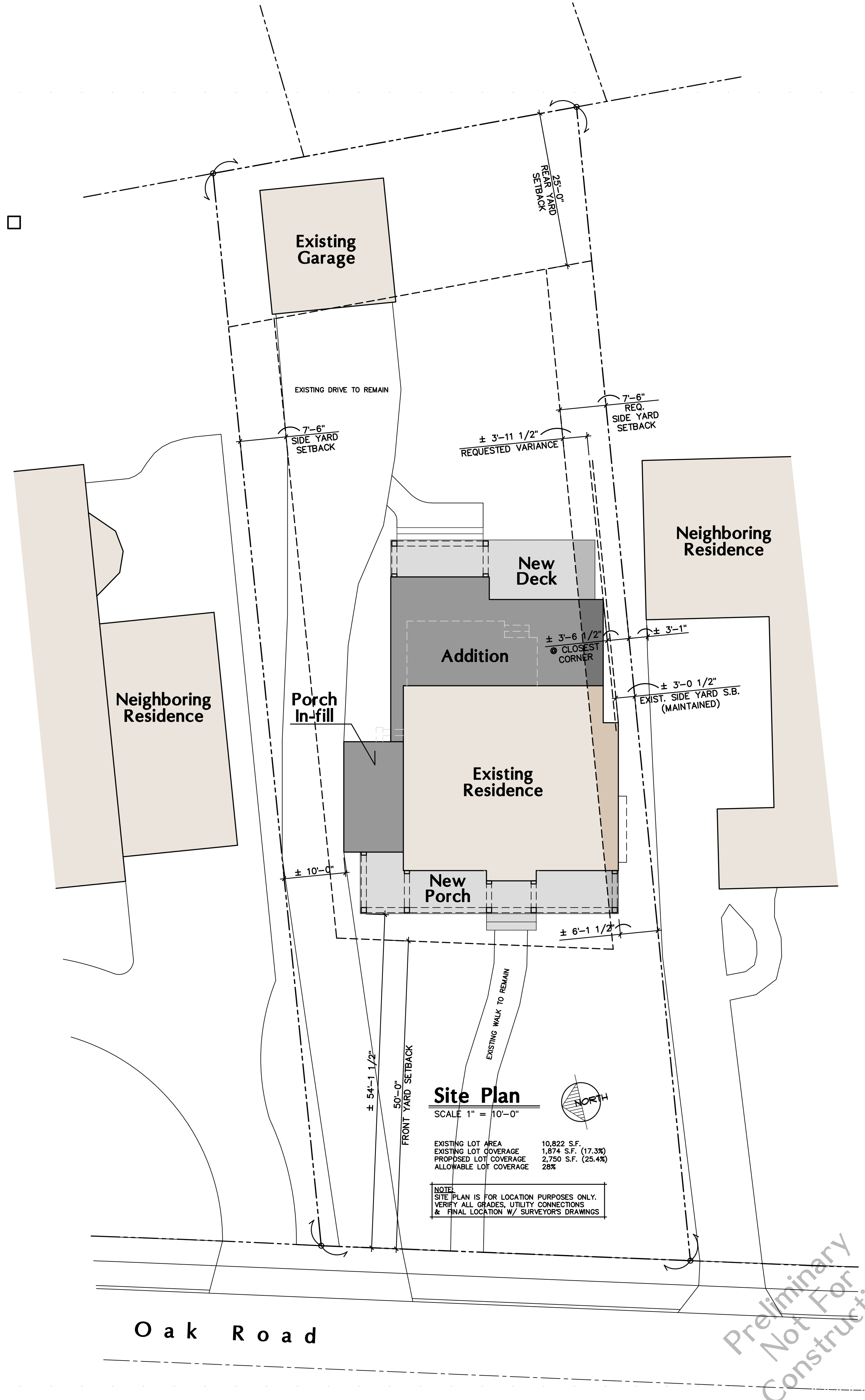
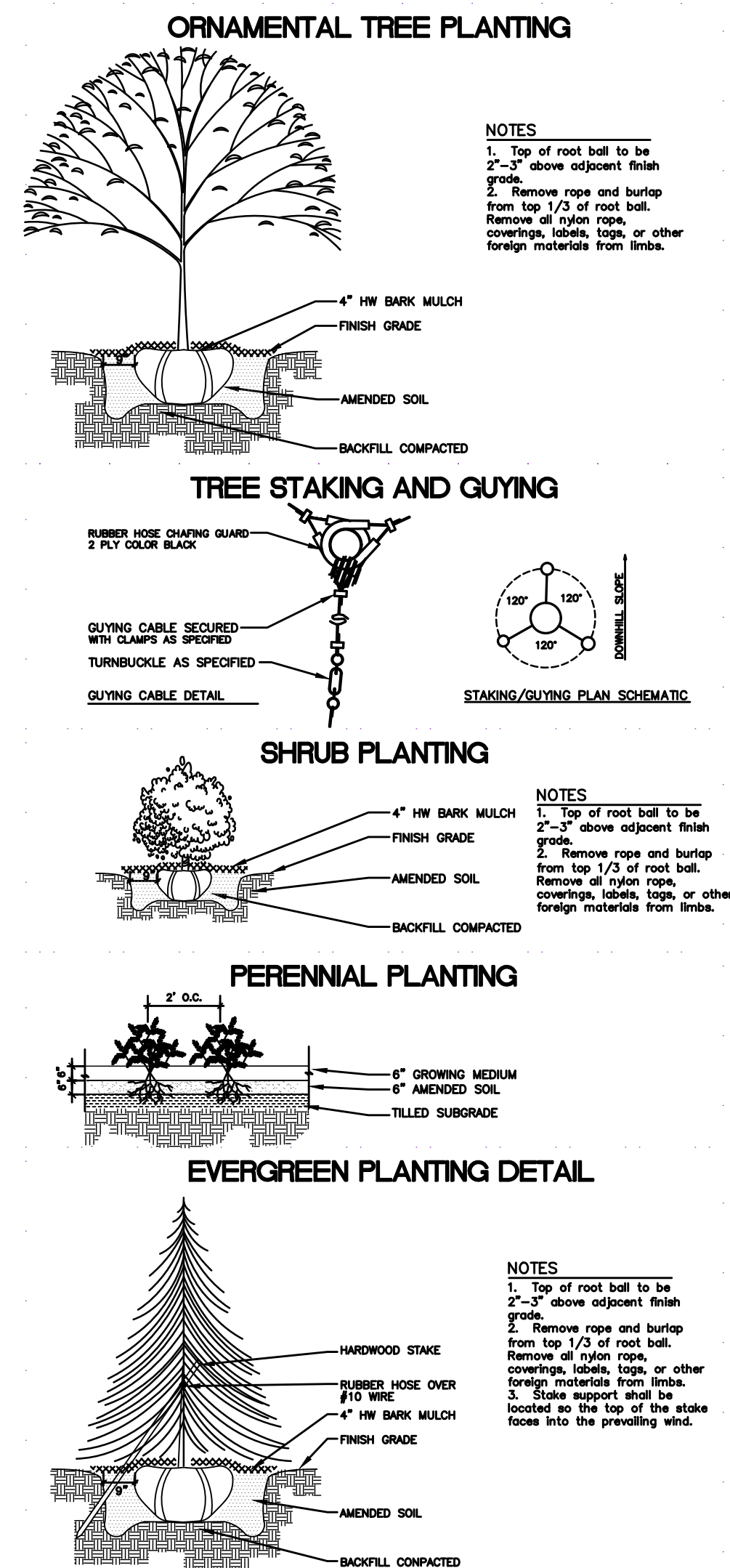
All materials used in this job shall be of the best quality in their particular field. Materials shall be installed according to manufacturer's directions and recommendations.

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 2013 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 108.2.10 of the 2013 Residential Code of Ohio.



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE

8-30-23 REVIEW

2-20-24 REVIEW

3-14-24 ARB

Addition & Renovation for
Cari Linden & Tom Stafford

Ohio

41 Oak Road

Rocky River



Title Sheet
Site Plan & Notes

T-1

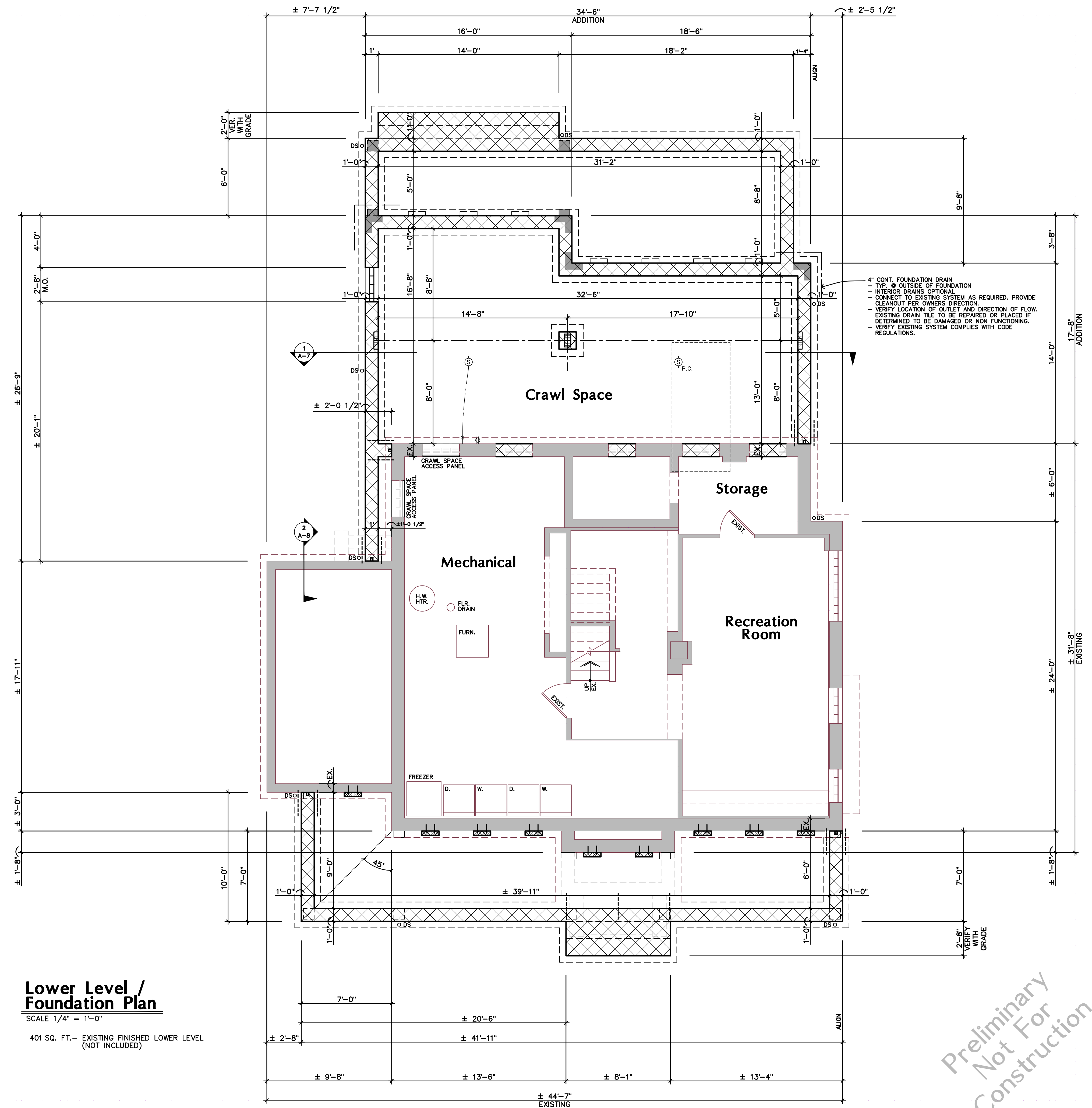
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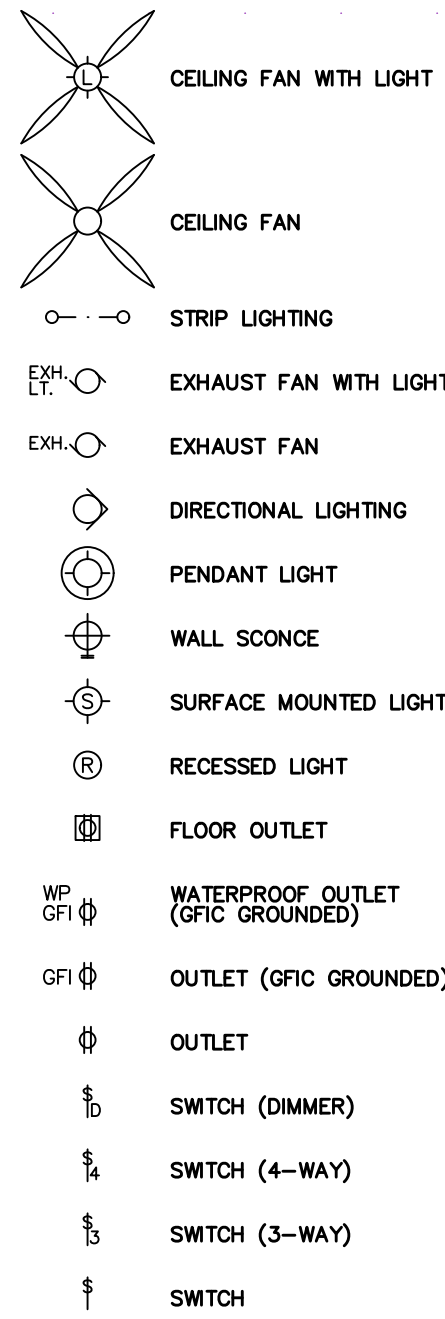
NOTE:
CONTRACTOR SHALL VERIFY ALL MICROLAM
& STRUCTURAL FLOOR JOIST ALLOWABLE
MODIFICATION. PROVIDE REQUIRED BEARING
PLATE OR STRAPS PER MANUFACTURER.



401 SQ. FT.— EXISTING FINISHED LOWER LEVEL
(NOT INCLUDED)

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Construction



Electrical Legend

DEMOLITION NOTES

- SELECTIVE DEMOLITION:
- SELECTIVE DEMOLITION OF INTERIOR PARTITIONS, SYSTEMS, AND BUILDING COMPONENTS DESIGNATED TO BE REMOVED.
 - SELECTIVE DEMOLITION OF EXTERIOR FACADE, STRUCTURES, AND COMPONENTS DESIGNATED TO BE REMOVED.
 - PROTECTION OF PORTIONS OF BUILDING ADJACENT TO OR AFFECTED BY SELECTIVE DEMOLITION.
 - REMOVAL OF ABANDONED UTILITIES AND WIRING SYSTEMS.
 - NOTIFICATION TO OWNER OF SCHEDULE OF SHUTOFF OF UTILITIES WHICH SERVE OCCUPIED SPACES.
 - POLLUTION CONTROL DURING SELECTIVE DEMOLITION, INCLUDING NOISE CONTROL.
 - REMOVAL AND LEGAL DISPOSAL OF MATERIALS.

ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.

SUBMIT FOR APPROVAL OF SELECTIVE DEMOLITION SCHEDULE, INCLUDING SCHEDULE AND METHODS FOR CAPPING UTILITIES TO BE ABANDONED AND MAINTAINING EXISTING UTILITY SERVICE.

COMPLY WITH GOVERNING CODES AND REGULATIONS. USE EXPERIENCED WORKERS.

DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE, NOT INCLUDED ON SCHEDULE OF SALVAGE ITEMS TO BE RETURNED TO OWNER, SHALL BE REMOVED FROM STRUCTURE. STORAGE OR SALE OF ITEMS AT PROJECT SITE IS PROHIBITED.

DO NOT CLOSE OR OBSTRUCT WALKS, DRIVES OR OTHER OCCUPIED OR USED SPACES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNERS AND THE AUTHORITIES HAVING JURISDICTION. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNERS AND AUTHORITIES HAVING JURISDICTION. IF NECESSARY, PROVIDE TEMPORARY UTILITIES.

CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

PROVIDE ADEQUATE PROTECTION AGAINST ACCIDENTAL TRESPASSING. SECURE PROJECT AFTER WORK HOURS.

ITEMS FOR PROTECTIONS DURING DEMOLITION AND CONSTRUCTION:

- DESIGNATED SITE IMPROVEMENTS, TREES, AND PLANTINGS.
- ADJACENT CONSTRUCTION.

UTILITIES REQUIRING INTERRUPTION, CAPPING, OR REMOVAL:

- ELECTRIC.
- HEAT.
- WATER.
- SEWERAGE.
- NATURAL GAS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NECESSARY NEEDLING, UNDERPINNING, SHORING, OR BRACING OF EXISTING STRUCTURES. CONTRACTOR SHALL VERIFY ANY WALL OR COLUMN TO BE REMOVED THAT IS NON-LOAD BEARING PRIOR TO DEMOLITION AND SUPPORT. ACCORDINGLY, NOTIFY ARCHITECT SHOULD THERE BE ANY QUESTION AS TO WALL TYPE PRIOR TO DEMOLITION. PROVIDE MINIMUM 48 HOURS NOTIFICATION TO ARCHITECT SHOULD FIELD EXAMINATION BE REQUESTED. CONTRACTOR IS SOLELY RESPONSIBLE FOR ADEQUACY AND SAFETY OF ANY AND ALL NEEDLING, SHORING, BRACING, OR UNDERPINNING.

CUTTING AND PATCHING NOTES

PROVIDE CUTTING AND PATCHING WORK TO PROPERLY COMPLETE THE WORK OF THE PROJECT, COMPLYING WITH REQUIREMENTS FOR:

- STRUCTURAL WORK.
- MECHANICAL/ELECTRICAL SYSTEMS.
- VISUAL REQUIREMENTS, INCLUDING DETAILING AND TOLERANCES.
- OPERATIONAL AND SAFETY LIMITATION.
- INSPECTION, PREPARATION, AND PERFORMANCE.
- CLEANING.

DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASED ENERGY PERFORMANCE, INCREASED MAINTENANCE, DECREASED OPERATIONAL LIFE, OR DECREASED SAFETY.

MATCH EXISTING MATERIALS FOR CUTTING AND PATCHING WORK WITH NEW MATERIALS CONFORMING TO PROJECT REQUIREMENTS.

INSPECT CONDITIONS PRIOR TO WORK TO IDENTIFY SCOPE AND TYPE OF WORK REQUIRED. PROTECT ADJACENT WORK. NOTIFY OWNER OF WORK REQUIRING INTERRUPTION TO BUILDING SERVICES OR OWNERS OPERATIONS.

PERFORM WORK WITH WORKMEN SKILLED IN THE TRADES INVOLVED. PREPARE SAMPLE AREA OF EACH TYPE OF WORK FOR APPROVAL.

CUTTING: USE CUTTING TOOLS, NOT CHOPPING TOOLS. MAKE NEAT HOLES. MINIMIZE DAMAGE TO ADJACENT WORK. CHECK FOR CONCEALED UTILITIES AND STRUCTURE BEFORE CUTTING.

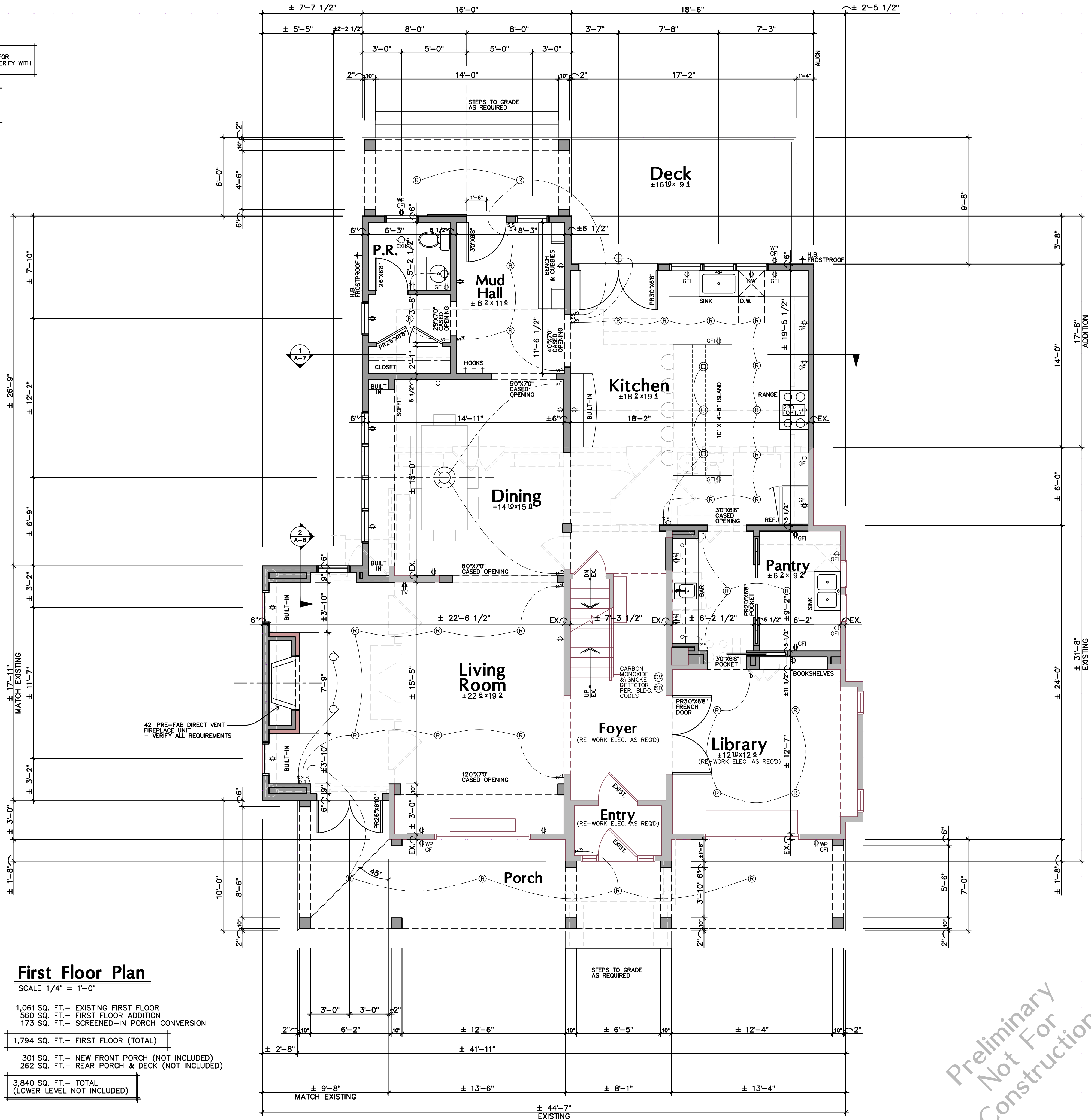
PATCHING: MAKE PATCHES, SEAMS, AND JOINTS DURABLE AND INCONSPICUOUS. COMPLY WITH TOLERANCES FOR NEW WORK.

CLEAN WORK AREA AND AREAS AFFECTED BY CUTTING AND PATCHING OPERATIONS.

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 ALL MICROLAM & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER.

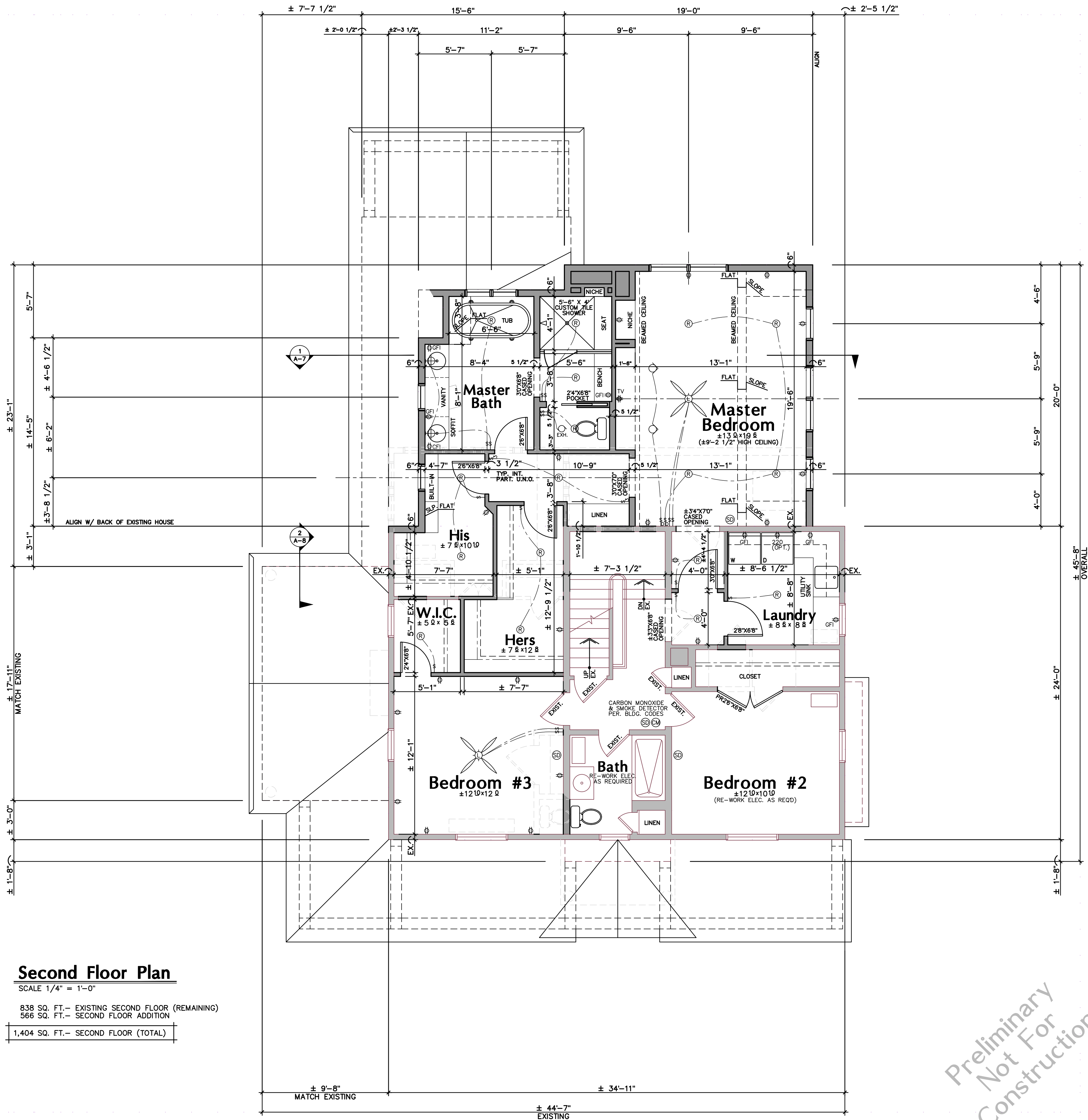


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NOTE: CONTRACTOR SHALL VERIFY W/ THE OWNER THE LOCATION(S) OF ALL ATTIC ACCESS PANELS OR DOORS.

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



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Cari Linden & Tom Stafford

Rocky River Ohio
41 Oak Road

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

Second
Floor Plan

A-3

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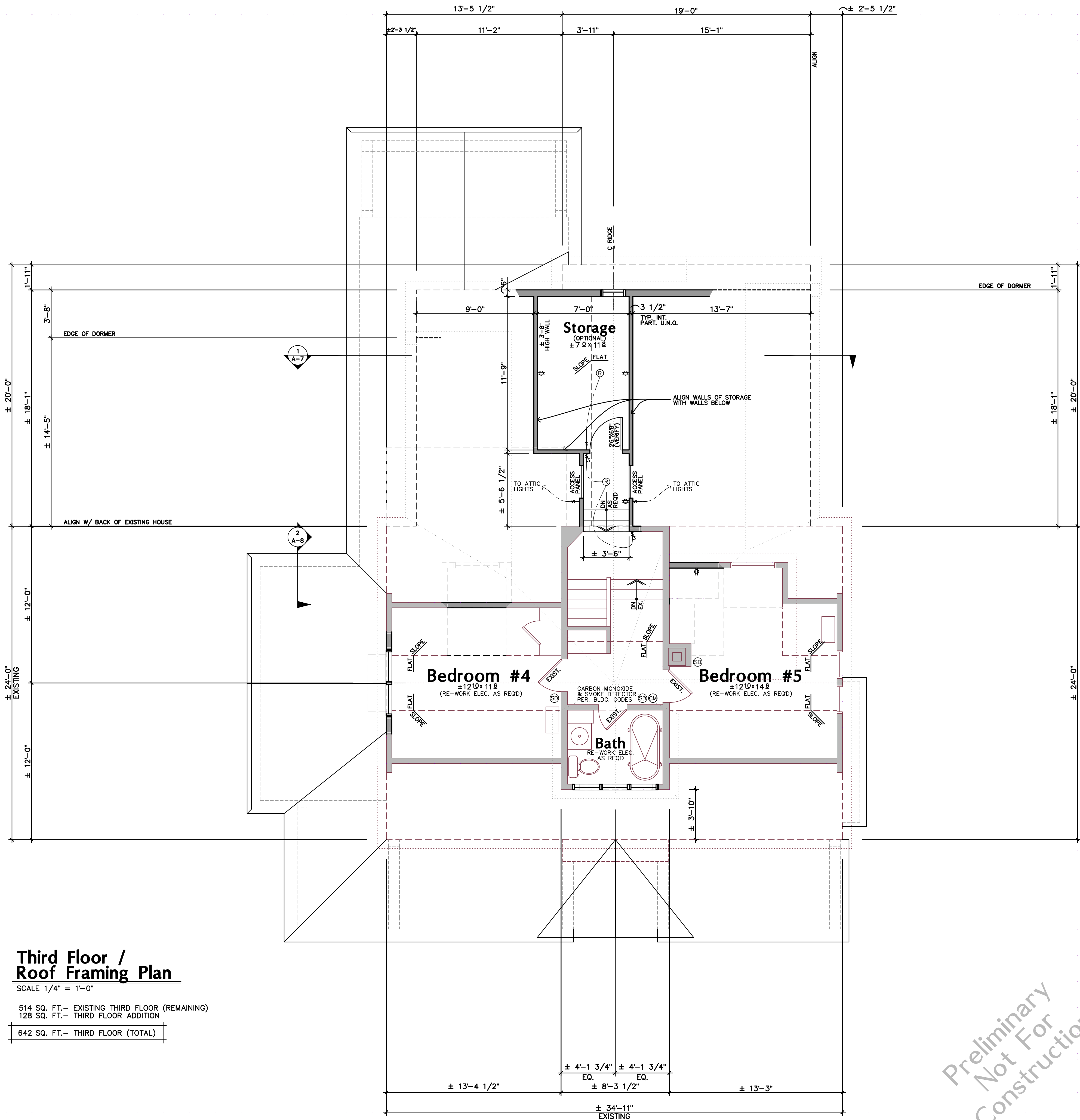
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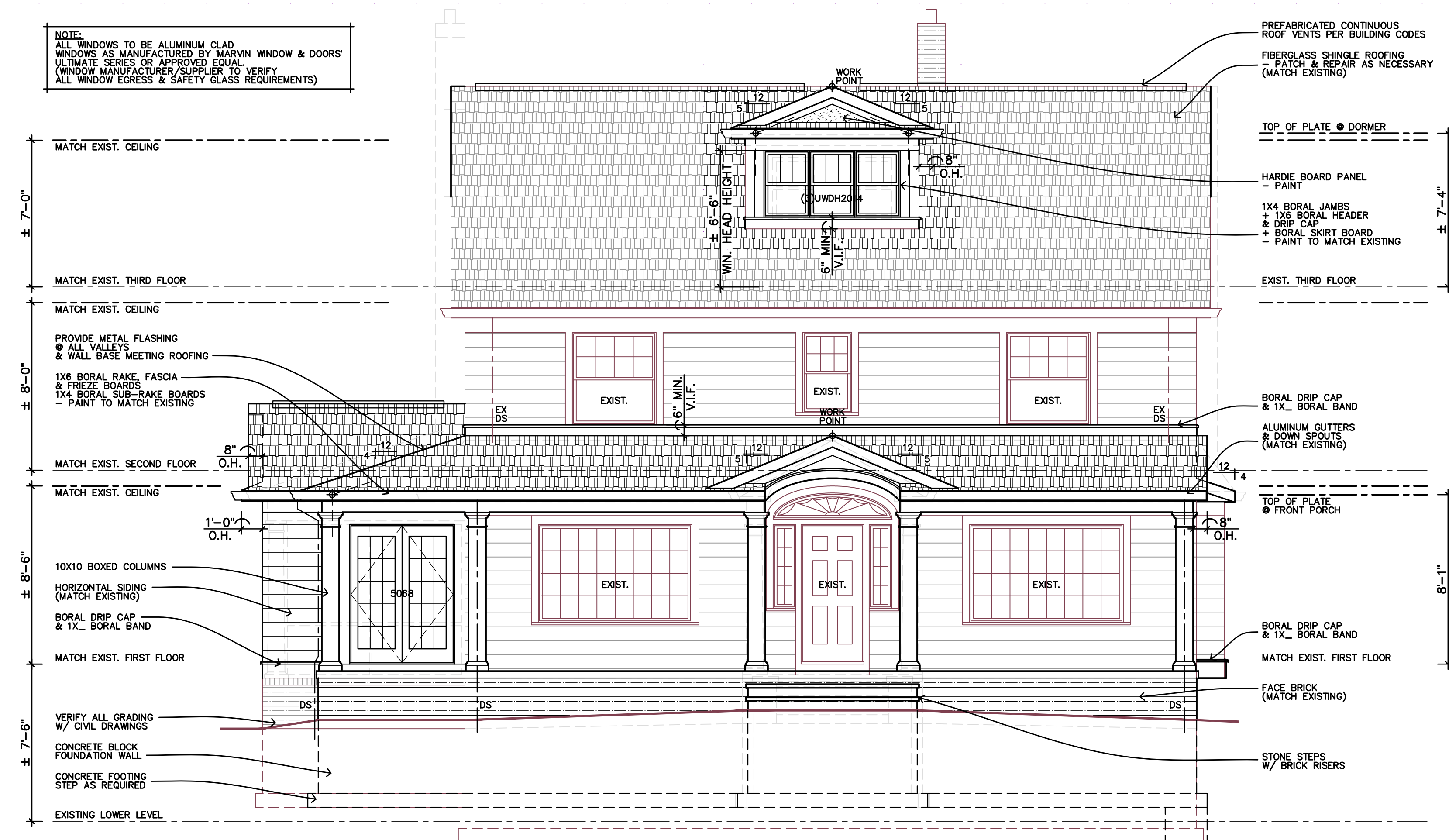


Third
Floor Plan

A-4

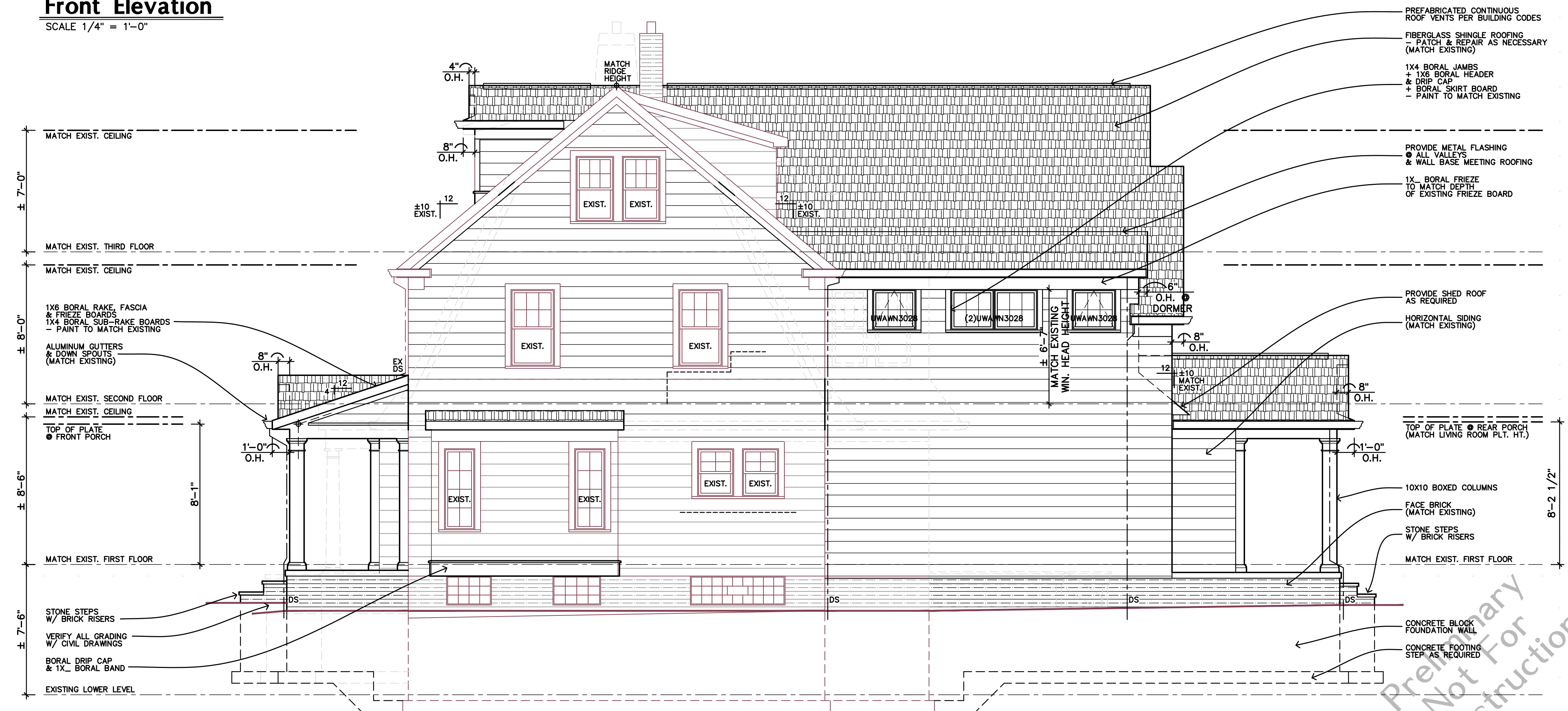
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Front Elevation

SCALE 1/4" = 1'-0"



Right Side Elevation

SCALE 1/4" = 1'-0"

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Cari Linden & Tom Stafford**

Rocky River
Ohio

THE AREAS GROUP, INC.
A R C H I T E C T S
244 Smith Court

Rocky River, Ohio 44116
Tel: 440 356 5530

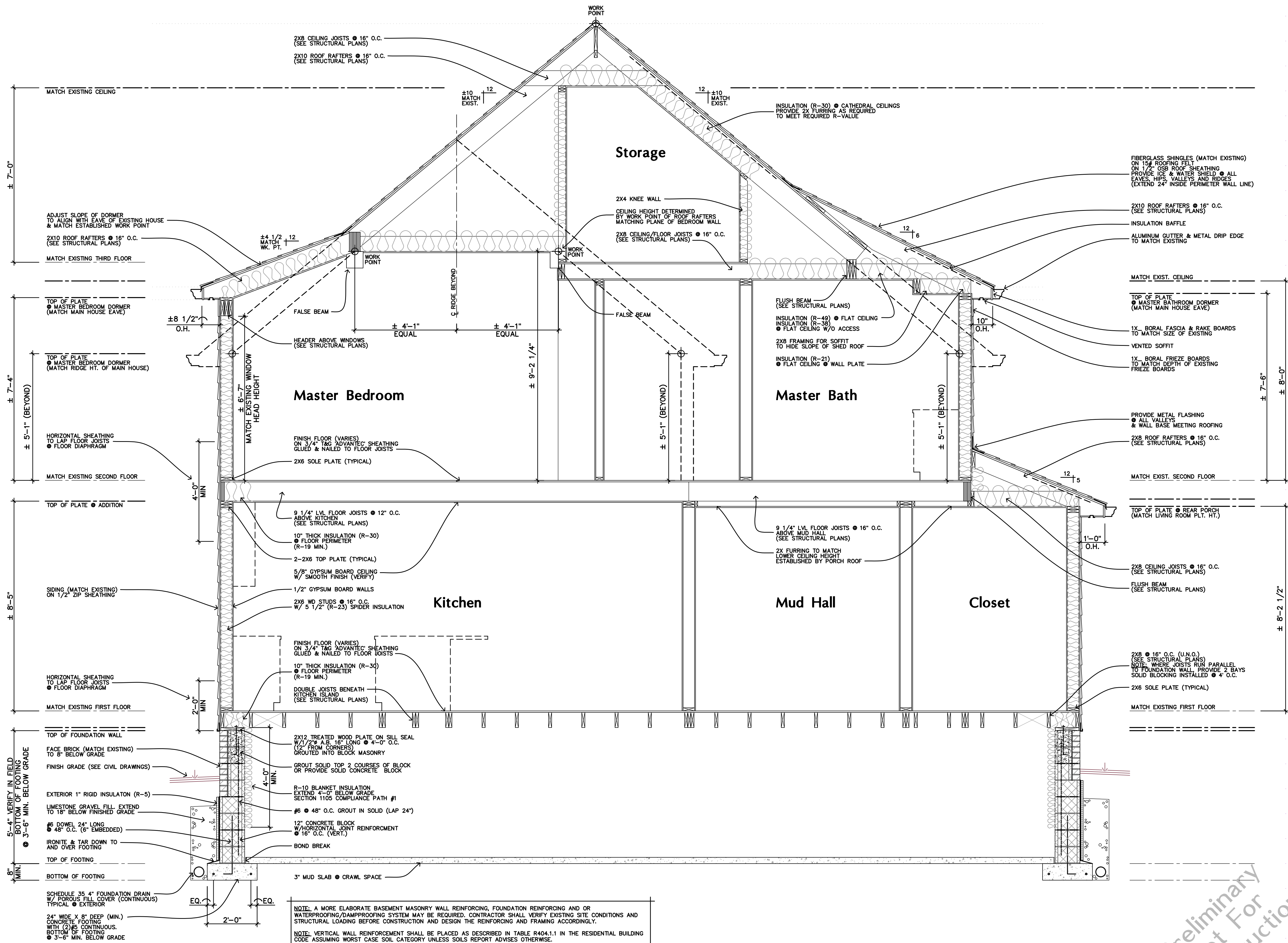
Rocky River, Ohio 44116
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Evaluations

A-5

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Building Section

1
A-7

SCALE 1/2" = 1'-0"

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Ohio

41 Oak Road
Rocky River



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Building Section

A-7

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ARCHITECTURAL NOTES

GENERAL NOTES

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.

All exterior walls are 6" (1st floor) or 4" (2nd floor) (u.n.o.).

All interior walls are 3-1/2" (u.n.o.), 5-1/2" at plumbing walls, typ.

Provide tempered glass in all doors & windows less than 18" above the floor, and all shower & tub enclosures and at all windows within 5'-0" from tub or shower units.

All roofs to be vented as per code.

Downspout location shall be verified by contractor in field

Provide 22"x30" minimum access with switched light to all attic areas over 30' clear height.

Provide 2" spacing between masonry fireplace and wood framing for masonry chimneys built partially or entirely within the dwelling. Provide 1" space if chimney is built entirely outside the dwelling. Provide freestopping between floors.

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.

EXPOSED TO THE WEATHER SLABS

Bluestone paving stone in ashlar pattern. (MAY OCCUR)
1/4" mortar bed w/bond coat. T.C.A. specification F101.

Slab to have steel trowel and fine broom finish with no curing compounds used. Provide slope for positive drainage.

4" concrete floor slab air entrained 6% (+/-2%) with 6x6 W2.9xW2.9W.W.F. with bond break at perimeter or 4" compacted #57 washed bank run gravel on compacted subgrade.

INTERIOR SLAB

Finished floor (see plans).

Dryset tiles - slab to have steel trowel and fine broom finish free of curing compounds. T.C.A. specification F113.

Mudset tiles - 1 1/4" mortar bed and reinforcing mesh w/cleavage membrane over slab. T.C.A. specification F111. (Recess slab so adjacent finishes are flush).

4" concrete slab reinforced with 6x6 W2.9xW2.9 W.W.F. (3" thick at Crawl Spaces)

10 mil polyethylene film vapor barrier (ASTM E 1745) on 4" compacted #57 washed bank run gravel on compacted subgrade. (Bond break at perimeter)

Xtreme Vapor Barrier (10-mil) by Tex-Trude LP, 281.452.5961 www.tex-trude.com

Install vapor barrier follow the guidelines of the ASTM E 1643 and/or by manufacturer's instructions.

- Unroll vapor barrier with the longest dimension parallel with the direction of the concrete placement.
- Overlap joints 6 inches and seal with manufacturer's tape.
- Seal to foundation walls.
- Seal all penetrations (including pipes) per manufacturer's instructions.
- Repair damaged areas by cutting a patch of vapor barrier, overlapping damaged area 6 inches on all sides and taping all sides with seam tape or by manufacturer's recommendations.

4" diameter perforated PVC schedule 40 or SDR 35 interior footing drain for radon venting system with (3) three 4" diameter solid PVC schedule 40 or SDR 35 vertical stacks to grade w/caps as future fresh air intakes. See "Subslab Soil Exhaust System".

SUBSLAB SOIL EXHAUST SYSTEM

4" Diameter perforated PVC schedule 40 or SDR 35 interior footing drain for radon venting system with (3) 4" diameter solid PVC Schedule 40 or SDR 35 vertical stack through roof. Install (3) 4" diameter solid PVC schedule 40 or SDR 35 vertical stacks to grade with caps as future fresh air intakes.

Vent pipe drainage: All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab.

Vent pipe termination: Vent pipes shall connect to a single vent (where applicable) that terminates above the roof or each individual vent pipe shall terminate separately above the roof. The pipes shall terminate at least 12" above the surface of the roof, in a location at least ten feet away from operable openings or air intake. Roof penetrations painted to match roof shingles.

Power source: To provide for future installation of an active depressurization system, an electric circuit terminated in an approved box shall be installed during construction in the attic. An electrical supply shall also be accessible in the locations of the system failure alarms.

Vent pipe accessibility: Radon vent pipes shall be accessible for the future fan installation through an attic space.

Vent pipe identification: All exposed and visible interior radon vent pipes shall be identified with at least one label on each floor and in accessible attic space. The label shall read: "RADON REDUCTION SYSTEM".

The proceeding information has been taken from "CABO one and two family dwelling code - 1995 Edition" Section F103 and reflects the 2013 Residential Code of Ohio.

EXTERIOR WALLS

Exterior Cladding (See Exterior Material/Finish Schedule)

7/16" ZIP System sheathing and tape. (see plans)

2x6 wood studs at 16" o.c. (see plans)

Insulation (see insulation note).

EXTERIOR TRIM NOTES

(See Exterior Material/Finish Schedule)

Install per manufacturer's application instructions for cutting, nailing and painting. See all manufacturers details and specifications.

#2 Western Red Cedar for solid cedar posts, beams, and brackets. All exterior cedar to be back sealed with final finish coating.

All building envelope penetrations such as plumbing stacks, dryer and vent stacks, gable vents to be properly flashed and sealed.

INSULATION COMPLIANCE PATH #1

Walls (R-19/21) Spray Polyurethane Foam (SPF)

Flat ceilings (R-49)

(R-38) @ unexcessable areas max. of 20% of roof area and/or 500 s.f.

Vaulted ceilings (R-30)

Ceiling above top plate (R-21)

Box ends (R-30)

(R-19) Minimum @ obstructions

Slab edges 2" rigid extruded polystyrene (R-10)

Basement (exterior) 2" rigid extruded polystyrene (R-10)

Crawl Space (opt. 1)
Certainteed 3-1/8" fiberglass insulation with polypropylene facing (fs-25) r-10
Install w/top edge stapled to 2x2 furring strip & bottom stapled to treated 2x2 furring strip. All joints & cuts taped. leave 1" gap from slab.

Crawl Space (opt. 2)
2" Dow Thermax rigid insulation (r-13) adhered to masonry wall.

Crawl Space (opt. 3)
Owens Corning kraft-faced Ecotouch Pink Fiberglas batt insulation (r-13) w/puretiber technology in stud wall.

Provide ventilation baffles @ all rafter spaces.

Caulk all openings in exterior walls. Foam all openings in top plates.

GUTTERS AND DOWNSPOUTS

(See Exterior Material/Finish Schedule)

Hold gutter below natural fall line of roof.

Provide 4" I.D. vitrified clay pipe where downspout meets grade. Use clay to plastic coupling by Fernco, (Promarc Sales, Inc. 216-518-2980), 4" diameter solid PVC schedule 40 or SDR 35 storm drain vertical to 6" solid PVC schedule 40 or SDR 35 storm drain horizontal.

4" diameter solid PVC schedule 40 or SDR 35 storm drain vertical to 6" solid PVC schedule 40 or SDR 35 storm drain horizontal.

Contractor to verify downspout locations.

SHEET METAL FLASHING

Material. Installation and fabrication shall be in accord with the Architectural Sheet Metal Manual of the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA).

SEALANTS AND CAULKING

Furnish all labor, material, equipment and services required to perform sealant and caulking work, including, but not necessarily limited to the following:

- Horizontal joints, subject to traffic, interior and exterior.
- Perimeter of door, window and other frames in masonry, gypsum wall board, and other wall materials.
- Control joints, exterior and interior.
- Flashing joints
- At penetration of walls, decks and floors by piping and other service and equipment.
- To make installations water, air or weathertight, to exclude dust & dirt, or to accommodate thermal expansion and/or contraction.

PORCH CEILINGS

1x6 T&G V-joint cedar (P&T #6007) (smooth side out) (Stain) or Boral TruExterior BeadBoard

7/16" ZIP System sheathing on ceiling joists.

EAVE

Gutters and Downspouts (see gutter and downspout notes).

Pre-finished aluminum drip edge.

1x6 Boral gutter boards over 2x sub board.

Boral board soffit w/ continuous 2" pre-finished aluminum soffit vent.

Provide 1" continuous plastic strip vent @ bay & dormers.

1x Boral frieze board

LIGHTNING PROTECTION (OWNER OPTION)

UI Master Labeled lightning protection system and layout by Western Reserve Lightning Rod Company 440-247-5727. The system shall include roof mounted air terminals, interconnecting conductors, proper down leads to ground, appropriate ground termination and bonding to other grounded building systems.

FLOOR, SILL AND FOUNDATION

Finish Floor (See Interior Finish Schedule).

Subfloor Assembly:
1 layer 3/4" AdvanTech T&G subfloor panels (Huber Engineered Wood).
AdvanTech subfloor adhesive (Huber Engineered Wood (HEW)).
Deformed fasteners - #8 wood screws (per HEW requirements)

Engineered joists or trusses.

Exterior sheathing to be continuous over all framing members including to but not limited to rim joists and corner framing.

2x pressure treated wood plate (See Wall Sections).

1/2" diameter x 18" long anchor bolts @ 6'-0" o.c. max (min 2 per plate) (12" from corners).

1/4" Foam "Sealer" rigid sill plate gasket manufactured by UCI 800-221-7888.

R-30 batt Insulation @ perimeter (see insulation notes).

Grade over rim joists @ terrace location, provide bituthene system 4000 waterproofing membrane by W.R. Grace, 800-354-4656. (See plans & elevations for locations, sections & details for further reinforcing requirements).

Slope rough grade evenly away from building @ a 5% minimum slope. (6" of fall within the first 10' of the structure)

4" Brick or stone veneer (see drawings for location).

8" or 12" C.M.U. wall top two courses solid or to be grouted solid.

Parge and waterproof down and over footing. (Provide cement wash on top of footing - slope for positive drainage away from wall)

1 1/2" thick Dow Thermax Styrofoam brand drainage panels.

#57 washed bank run gravel fill to within 1'-0" of finished grade.

4" diameter solid pvc schedule 40 STR35 storm drain vertical to 6" solid schedule 40 or SDR 35 storm drain horizontal.

Form-A-Drain perforated PVC footing drain system as manufactured by Certainteed Corp. (typical both sides of footing).

Alternate: 6" diameter perforated PVC schedule 40 SDR35 footing drain.

8" deep x 2'-0" wide cont. Concrete footing with 2-#5 bars cont., (U.N.O.)

Vertical Reinforcing in basement walls:
Provide #6 bars full height at 32" o.c. with #6 footing dowels, 34" long with 6" bent leg, imbedded 6" in footing at 32" o.c. Grout cores solid where reinforcing occurs.

Horizontal joint reinforcing at first two courses, then 16" o.c. vertically.

Refer to soils conditions & report. Notify Architect of unusual soil conditions before continuing with the work.

INTERIOR WALLS & CEILINGS

All walls (U.N.O.) shall be 1/2" gypsum board.

All ceilings (U.N.O.) shall be 5/8" gypsum board.

Glue (where insulation facing does not occur), screw, tape & sand for a smooth finish.

Provide 1/2" plywood backing (glue & Screw) in lieu of 1/2" gypsum board @ wainscot locations. Provide sealant at all wood to wood & wood to gypsum joints.

Apply 1/4" minimum round bead of sealant @ perimeter of framing. Gypsum board shall be set into sealant to form complete contact with adjacent materials. Sealant shall be applied around all cut-outs such as electrical boxes & where ducts pass through walls. Sides and backs of electrical boxes shall be completely sealed with sealant.

Sound attenuation batts in all interior walls and floors as indicated on plans.

In bathrooms & other high moisture areas use water-resistant gypsum board on walls, use 5/8" firecode gypsum board on ceilings.

U.S. Gypsum 1/2" "Durock" interior tile backer board & "Dalseal" TS membrane shall be used on all walls & ceilings in showers, tubs & steam showers where ceramic tile will occur.

All tile & stone applications shall comply with the latest Tile Council of America Specifications and Recommendations.

Provide 5/8" (Type "X") fire code gypsum board throughout garage & walls common to house in garage attic. Provide 5/8" gypsum board on all attic access panels.

Use 5/8" gypsum board on ceilings when supporting members exceed 24" o.c.

Firestopping shall be provided in wood-frame construction in the following locations:

- In concealed spaces of stud walls & partitions, including furring spaces, at the ceiling & floor joists.
- At all intersections between concealed vertical & horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, ect.
- In concealed spaces between stair stringers at the top and bottom of the run.
- At openings around vents, pipes, ducts, chimneys and fireplaces @ ceiling & floor level, with noncombustable material.

BASEMENT EXTERIOR WALLS W/ INTERIOR FINISH

2x4 wood studs at 16" O.C. - hold stud off wall. (treated sole plate)

R-13 batt insulation. Face staple insulation over the 1-1/2" dimension of the stud.
(ECOTOUCH PINK FIBERGLAS BATT INSULATION W/PUREFIBER TECHNOLOGY)

Unfaced where grade occurs against block wall and faced where grade does not occur against block wall (kraft face to warm side)

1/2" mold resistant gypsum board. Glue (where insulation facing does not occur). Screw, tape & sand for a smooth finish.

EXTERIOR WINDOWS & FRENCH DOORS

Clad wood double hung, casement or fixed sash windows and French doors to be manufactured by:

Marvin Windows and Doors

Local representative:
Nick Paolic (p) 440-823-3224 (e) Nick@crookeddriversupply.com

(or approved equal manufacturer-submit to Owner/Architect for review/approval).

Windows and french doors series to be selected by Owner.

Provide Tempered glass in hazardous locations as indicated in section 308.4 of Ohio Residential Code - 2013 Edition.

Every sleeping room shall have at least one operable emergency escape & rescue opening per Section 310 of the 2013 Ohio Residential Code of Ohio. Egress windows shall have a U-factor of .35-typical.

Screens in all operable windows - frame color to match window cladding.

Head drip fin and installation fins.

Jamb extensions as required (see plans). Provide exterior extension jamb & wide throw hinge for inswing french doors only to allow for 180° swing.

Hardware finished to be selected by Owner & Architect.

Exterior clad color to be: Selected by Architect & Owner.
Interior primed - Finish on site. (verify with Architect & Owner)

Set window head & jamb nailing flanges in bead of sealant. Use Tyvek house wrap and Tyvek weatherization flashing system w/ "Flexwrap" & "Straightflash" flashing tape as per manufacturers specifications. (See installation instructions provided by Dupont Tyvek).

Insulate all spaces around windows and doors.

Provide solid wood blocking at all windows and doors for curtain rods.

Finish trim of interior doors and cased opening to align with pella doors and windows.

Field applied trim and sills may occur. (see elevations)

"Boral" drip cap and concealed flashing.
(Dupont Tyvek "Flex Wrap") or approved equal.

Provide exterior window & door shop drawings/ lists for architect review and approval. Architect shall not be responsible for windows or doors ordered without shop drawing approval.

GARAGE DOOR
(See Exterior Material/Finish Schedule)

INTERIOR FINISHES

All finishes to be as selected by Owner and installed by General Contractor.

Samples of all finishes are to be submitted to the Owner, Architect, and Interior Designer for approval.

ARCHITECTURAL MILLWORK

The "Quality Standards of the Architectural Woodwork Institute (AWI) shall apply. Any reference to Premium, Custom or Economy shall be as defined in the latest edition of the AWI "Quality Standards."

All millwork and cabinetry to be premium grade as defined in the latest edition of the AWI "Quality Standards."

MECHANICAL

Verify all mechanical requirements before framing.

Returns complete system w/ pans between joist and studs.

S.A. rounds feed to rooms w/dampers.

All prefabricated fireplaces and flues shall be UL approved.

All bathroom exhaust fans to be ducted to exterior.

ELECTRICAL

All electrical work shall conform to the latest edition of the National Electrical Code and local ordinances.

Smoke detectors shall be hard wired and interconnected.

All underground electric lines shall be embedded in sand.

All outlets serving countertops shall be GFCI protected.

All new circuits shall be "arc-fault protected"-typical.

All 125 volt-15 and 20 ampere receptacle outlets shall be tamper resistant.

PLUMBING

All plumbing work shall conform to the latest edition of the national plumbing code and local ordinances.

Sump pumps shall have an inline check valve.

Cleanouts shall be placed no more than 100'-0" or 40'-0" at any change over 45 degrees.

Provide air barrier under all bathtubs-typical.

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
2-20-24 REVIEW
3-14-24 ARB

Addition & Renovation for
Cari Linden & Tom Stafford

Ohio

41 Oak Road

Rocky River

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

Living Room
Section &
Architectural Notes

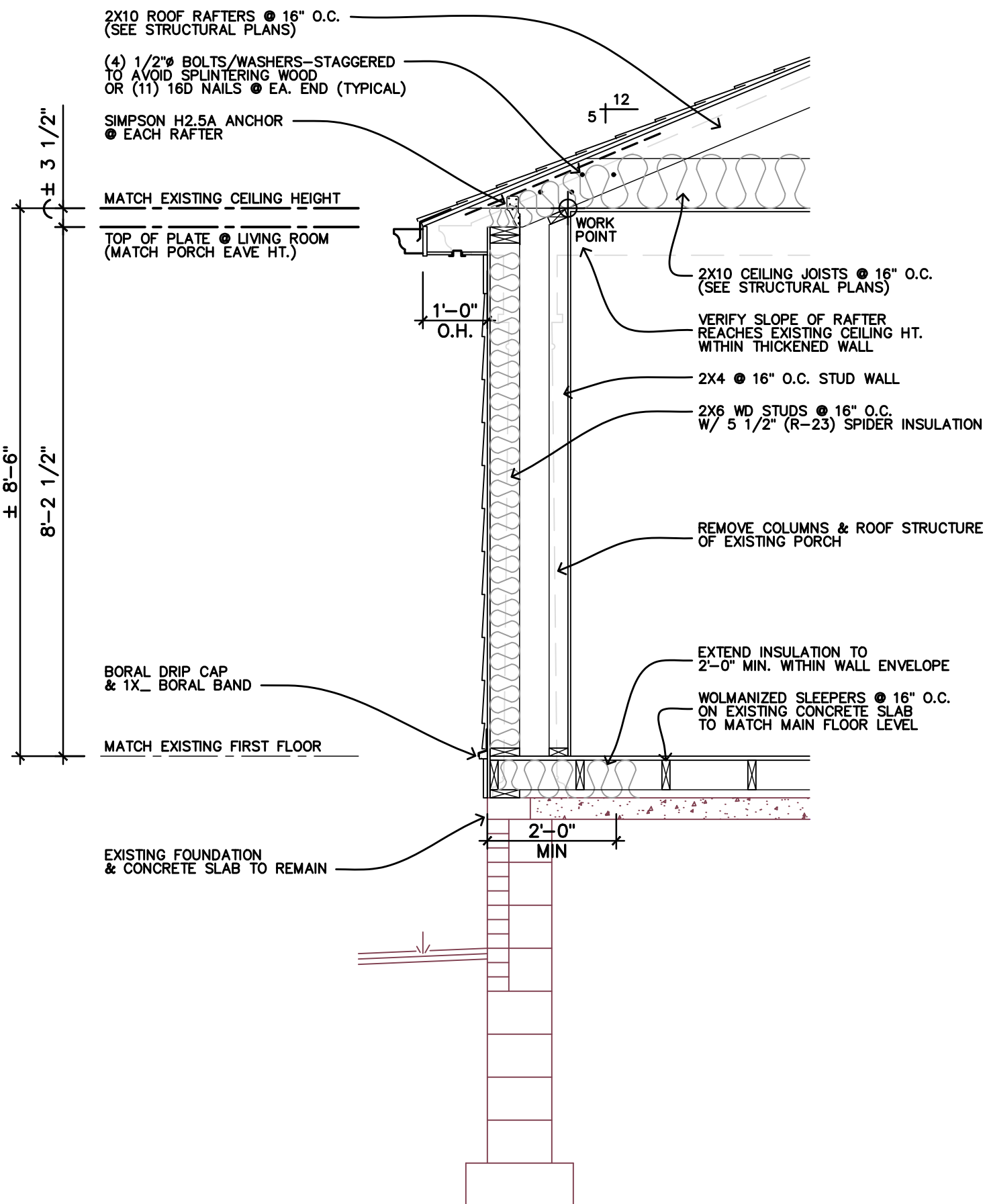
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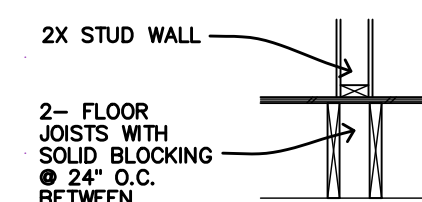
Building Section

SCALE 1/2" = 1'-0"

2

A-8

SCALE 1/2" = 1'-0"



Apply subfloor adhesive to all contact surfaces

$\frac{1}{2}$ joist span
8' max.

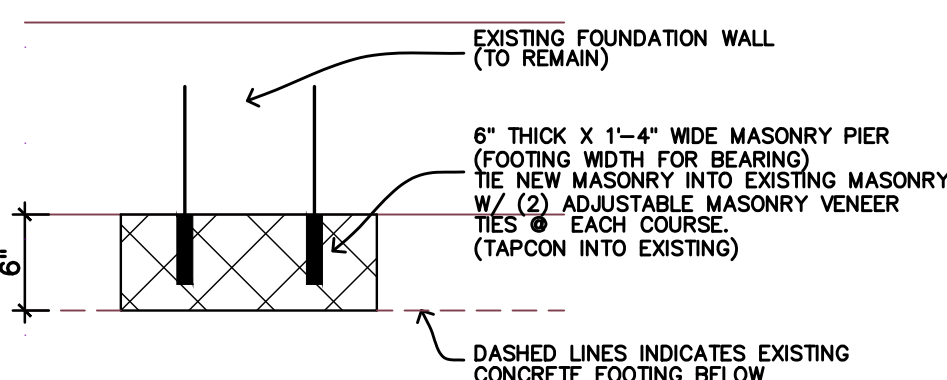
Option #1:
TJT® Joist blocking with end blocks installed at $\frac{1}{2}$ joist span locations using two 8d (2½") box nails or 2½" screws, typical

Option #2:
2x6 strapping installed at $\frac{1}{2}$ joist span locations using two 2½" screws per joist

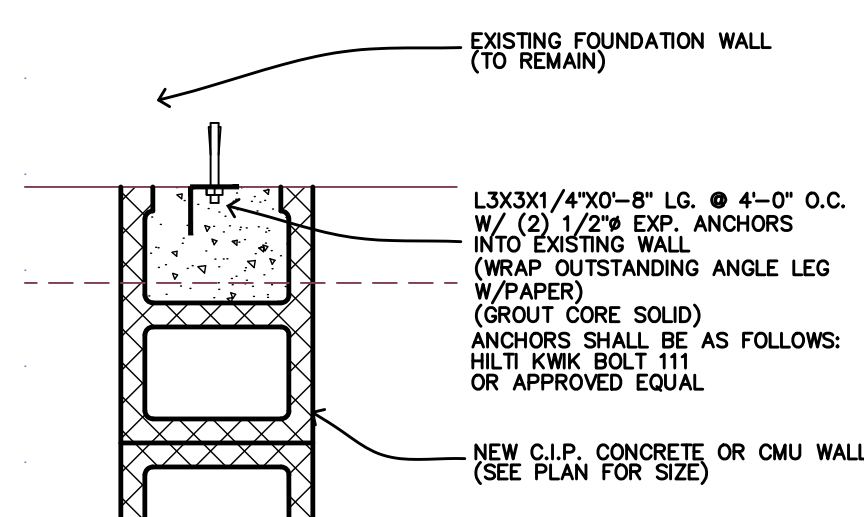
Option #3:
joist directly applied ceiling

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

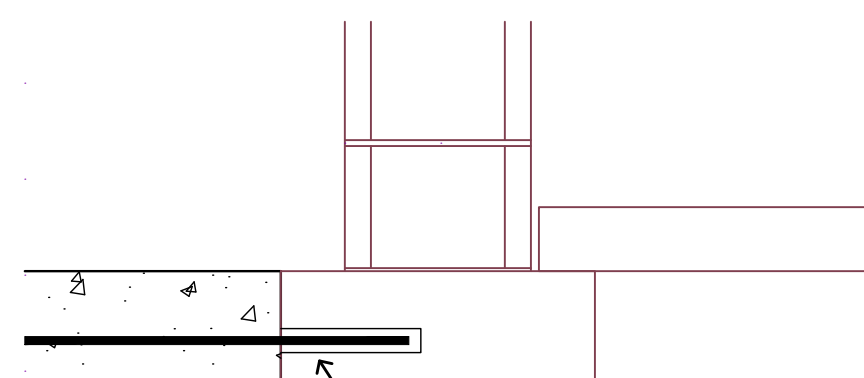
N.T.S.
VERIFY DETAIL W/FLOOR JOIST MANUFACTURER



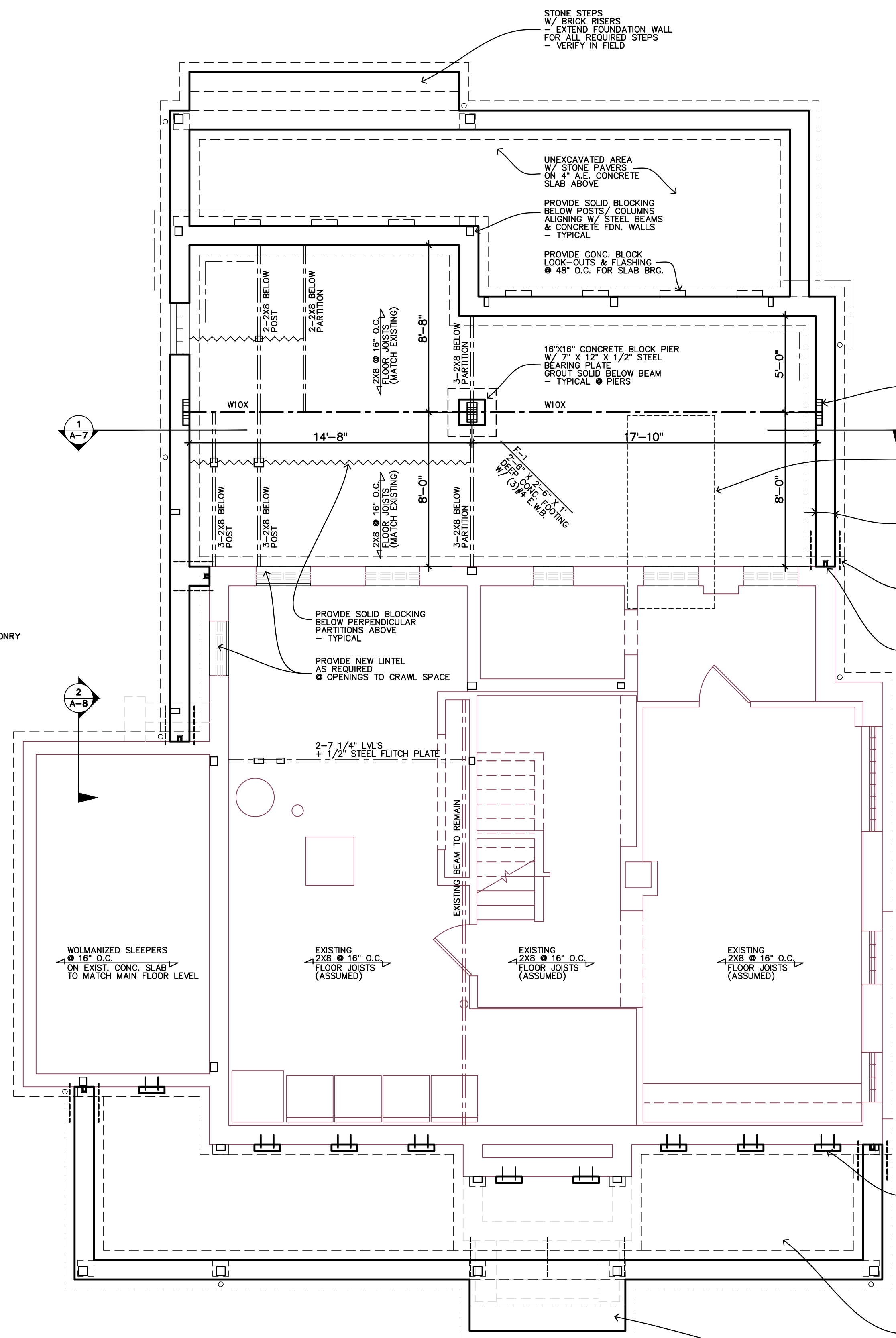
SCALE 1" = 1'-0"



SCALE 1" = 1'-0"



SCALE 1" = 1'-0"



NOTE: ALL MICROLAMS, 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:
ALL PRE-DESIGNED FLOOR FRAMING
TO BE DESIGNED BY MANUFACTURER.

NOTE:
 PROVIDE 3-2X10 OR 2-2X12 HEADER (MIN.)
 @ ALL EXTERIOR WINDOWS & DOORS
 W/ 2-2X6 POSTS ON EACH END (U.N.O.)

— GROUT SOLID @ BEAM BEARING
— TYPICAL

- DOUBLE EVERY JOIST BENEATH ISLAAN

8" CONC. BLOCK + 4" FACE BRICK
(MATCH EXISTING)
ON 12" CONC. BLOCK FOUNDATION WALL
ON CONCRETE FOOTING
@ 3'-6" (MIN.) BELOW GRADE
- SEE TYP. WALL SECTION FOR ALL REINFORCING

— DRILL & EPOXY (2) #5X24" LONG DOWELS INTO
EXISTING FOOTING & LAP WITH NEW FOOTING,
PROVIDE 8" EMBEDMENT (TYPICAL)
— TYPICAL AS INDICATED
— SEE DETAIL C ON THIS SHEET

DUR-O-WAL DA 2200 JOINT STABILIZING ANCHORS
 @ 8" O.C. VERT. BETWEEN EXISTING MASONRY & NEW
 CMU WALL (CAULK JOINT W/SIKA FLEX)
 - TYPICAL AS INDICATED
 - SEE DETAIL B ON THIS SHEET



CMU MASONRY PIER
 @ 48" O.C. TO EXISTING FOOTING
 FOR SLAB BEARING
 - SEE DETAIL A ON THIS SHEET

UNEXCAVATED AREA
W/ STONE PAVERS
ON 4" A.E. CONCRETE
SLAB ABOVE

STONE STEPS
W/ BRICK RISERS
- EXTEND FOUNDATION WALL
FOR ALL REQUIRED STEPS
- VERIFY IN FIELD

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

PRELIMINARY
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CONSTRUCTION

ISSUE:	2-20-24	REVIEW
	3-14-24	ARB

Addition & Renovation for Cari Linden & Tom Stafford

Ohio

41 Oak Road

Rocky River



The Arcus Group, Inc.

244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

Structural Plans

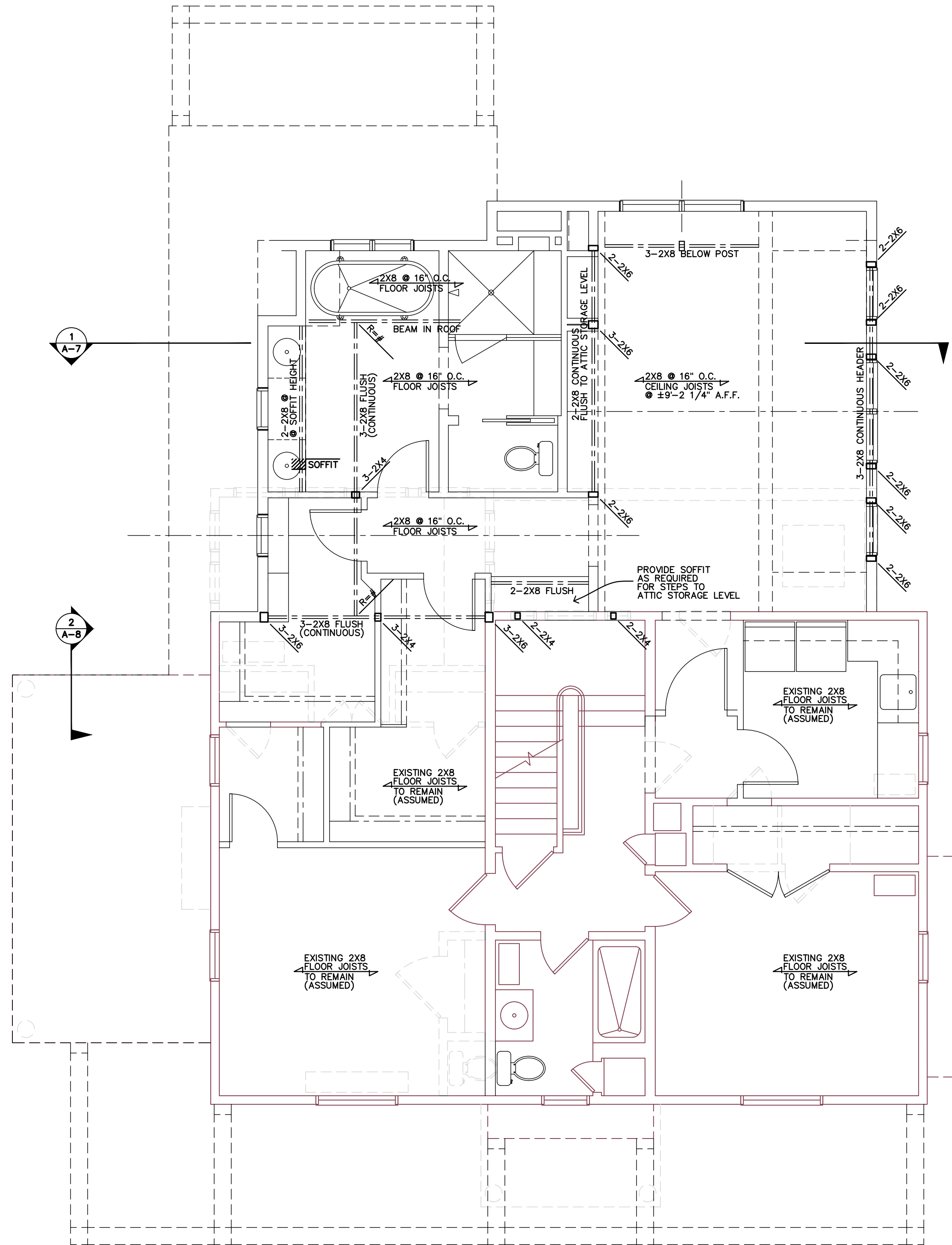
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SHOWING SECOND FLOOR CEILING FRAMING
Second Floor Framing Plan
 SCALE 1/4" = 1'-0"

NOTE: ALL MICROLAMS, 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: ALL PRE-DESIGNED FLOOR FRAMING TO BE DESIGNED BY MANUFACTURER.

NOTE: PROVIDE 3-2X10 OR 2-2X12 HEADER (MIN.)
 ● ALL EXTERIOR WINDOWS & DOORS
 W/ 2-2X6 POSTS ON EACH END (U.N.O.)

ATTIC VENTILATION CALCULATIONS

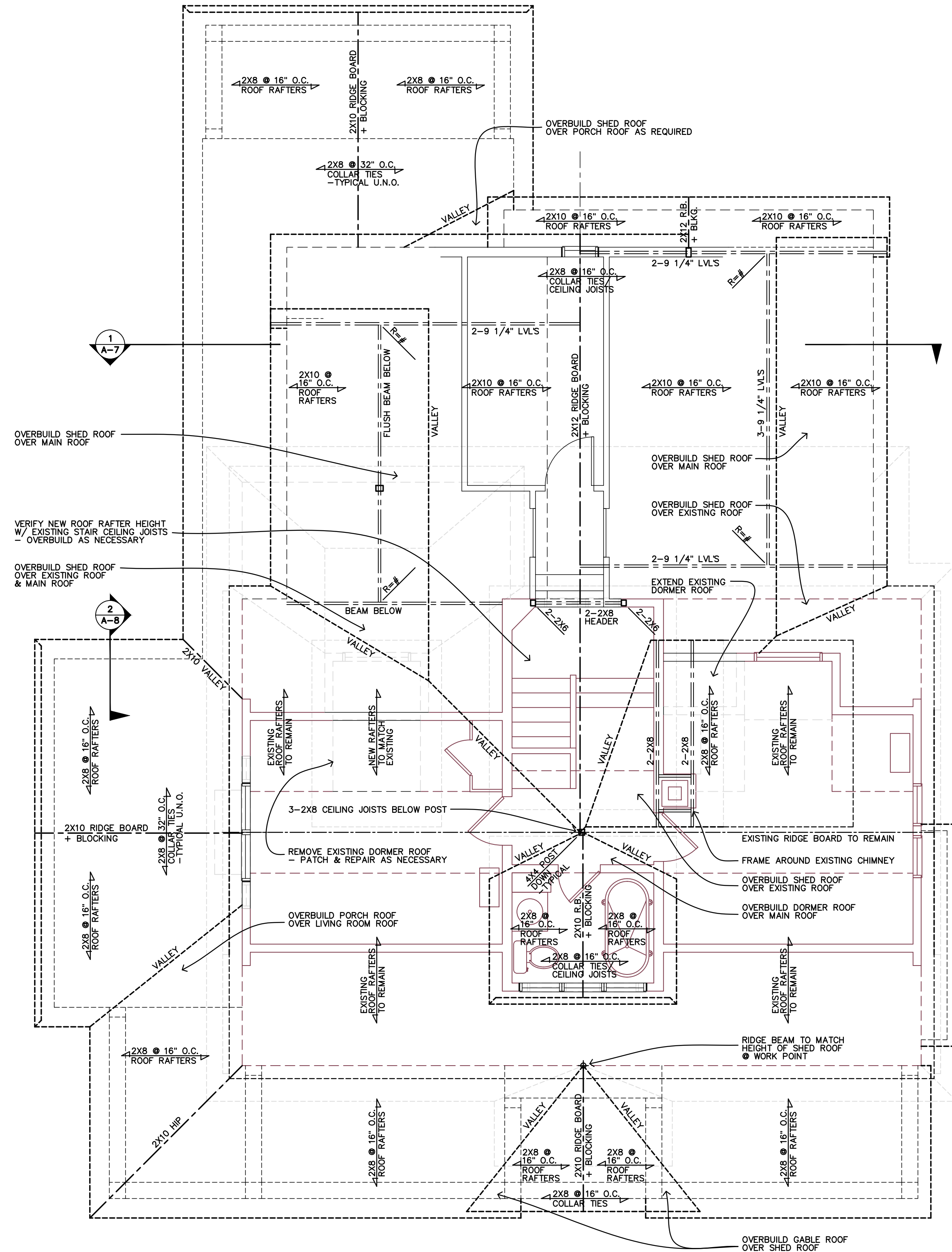
MAIN ATTIC AREA = 1,420 SQ. FT. TO BE VENTILATED.

1,420 SQ. FT./300 = 4.8 SQ. FT. VENT AREA REQUIRED (REDUCTION OF AREA REQUIRED TO 300).

2.4 SQ. FT. RIDGE VENT (50%)
 2.4 SQ. FT. SOFFIT VENT (50%)

(RIDGE VENTS ABOVE 3' = 50-80 % VENTILATION-BALANCE BY EAVE/CORNER VENTS). THE RIDGE VENT IS 50% OF THE REQUIRED VENTILATION CALCULATION AND IS REQUIRED TO EXCEED 2.4 SQ. FT. (50% OF THE 4.8 SQ. FT. VENTILATION REQUIRED)

RIDGE VENT CALCULATIONS:
 7.4 LINEAL FEET OF RIDGE VENT X 18 SQ. INCHES OF VENT PER FOOT
 = 1,332 SQ INCHES/144 SQ INCHES/FOOT
 = 9.2 SQ. FT. VENTILATION PROVIDED.



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

Preliminary
 Not For
 Construction

PRELIMINARY NOT FOR CONSTRUCTION		Ohio	
ISSUE:	2-20-24 REVIEW	Addition & Renovation for Cari Linden & Tom Stafford	
	3-14-24 ARB	Rocky River	
		41 Oak Road	
		The Arcus Group, Inc. ARCHITECTS	
		1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530	
Structural Plans			
S-2			
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CHECKED BY: DTM			

STRUCTURAL NOTES

GENERAL

ALL CODES GOVERN OVER DRAWINGS.
2019 RESIDENTIAL CODE OF OHIO
OHIO BUILDING CODE (OBC)
CABO 1 & 2 FAMILY DWELLING CODE
OBCA 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 WHATEVER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY.

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	25 P.S.F.
DESIGN WIND CRITERIA	20 P.S.F.
BALCONIES (EXTERIOR)	60 P.S.F.
DECKS (EXTERIOR)	40 P.S.F.
STORAGE LOADS	80 P.S.F.

FOUNDATION NOTES

FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 P.S.F., TO BE VERIFIED IN FIELD BY TESTING AGENCY, PRIOR TO PLACING FOUNDATIONS, SUBMIT VERIFICATION BY GEOTECHNICAL ENGINEER.

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 85% 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 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 20'-0" O.C. UNLESS NOTES 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 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.

AD MIXTURES:
A. USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT FOOTINGS.
B. USE AN APPROVED 2ND 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 6% 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-09B.

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 6 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 NOTES.

MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE:			
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.
INLET BEAMS	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).
B. REBAR PER ASTM A615/A615M-09B, GRADE 40
C. "SIMPSO" STRONG-TIE CONNECTORS.

PATO & WALKS: REINFORCING BARS: ASTM A615/A615M-09B, GRADE 60 WELDED WIRE FABRIC: A82/A82M-07.

PATO & WALKS: PROVIDE 6X6-W14XW1.4 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

THE LOAD-BEARING MASONRY ELEMENTS OF THIS BUILDING ARE DESIGNED IN ACCORDANCE WITH "BUILDING CODE REQUIREMENT FOR MASONRY CONSTRUCTION ACI 530-08, PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.

MATERIALS AND CONSTRUCTION METHODS SHALL BE SPECIFIED IN "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1-2008 PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.

HOLLOW LOAD BEARING CONCRETE MASONRY UNITS PER ASTM C90-09.

MORTAR FOR MASONRY PER ASTM C270-10, 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-09B, GRADE 60, LAP SPICES 24" MINIMUM AND GROUT SOLD 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 C270-10, 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.

INTELS FOR MASONRY OPENINGS:

1. PROVIDE 8" MINIMUM BEARING FOR ALL CONCRETE MASONRY INTELS AND 4" MINIMUM BEARING FOR ALL STEEL INTELS UP TO 6'-0" AND 8" MINIMUM BEARING FOR SPANS GREATER THAN 6'-0".

2. PROVIDE INTELS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE FOR ALL OPENINGS IN MASONRY WALLS, U.N.O.:

STEEL INTEL:	UNTEL SIZE
OPENING SIZE:	L3-1/2X3-1/2X5/16
LESS THAN 4'-0"	L4X3-1/2X5/16 LLV
FROM 4'-0" TO < 5'-0"	L5X3-1/2X5/16 LLV
FROM 5'-0" TO < 6'-0"	L6X3-1/2X5/16 LLV
FROM 6'-0" TO < 7'-0"	L6X3-1/2X5/16 LLV
FROM 7'-0" TO < 10'-0"	W8X15 + 1/4 BOTTOM PL

CONCRETE MASONRY INTEL:	UNTEL SIZE (W.D.)	REINFC. (2" COVER)
OPENING SIZE:	12X8 OR 8X8	(1) #6 TAB
< 4'-0"	12X8 OR 8X8	(1) #6 TAB
4'-0" TO < 5'-0"	12X8 OR 8X8	(2) #6 TAB
5'-0" TO < 6'-0"	12X8 OR 8X8	(2) #6 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 INTELS 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 A307-07B OR ASTM A36/A36M-08.

ALL STEEL TO BE PER ASTM A36/A36M-08.

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 D1.1-94, 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 SLP 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 SPECIFICATIONS.

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:

F _B = 1,200 PSI (SINGLE)
F _B = 1,400 PSI (REPETITIVE)
E = 1,600,000 PSI
F _V = 90 PSI
F _C = 565 PSI (PERPENDICULAR TO GRAIN)
F _C = 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 TRUS/JOIST CORPORATION OR GANG-LAM (LVL) AS MANUFACTURED BY GANG-LAM SYSTEM INC.

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 A307-07B. USE WITH HEAVY DUTY PLATE WASHERS.

ALL STEEL PLATES SHALL BE ASTM A36/A36M-08.

STRUCT. 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 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 - 2005- WITH 2005 SUPPLEMENT.

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 STRUCTURAL COLUMN @ WOOD BEAM BEARING POINTS.

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 24" 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 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 PEAK 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 PLATE-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.

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 TPI-1-2009.

TRUSSES RAFTER MEMBERS TO BE MACHINE STRESS RATED STRUCTURAL LUMBER AS REQUIRED FOR DESIGN LOADS.
ALL EXPOSED LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED/WOLMANIZED.

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:

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 (TOLL)	25 PSF
TOP CHORD DEAD LOAD (TCDL)	10 PSF
BOTTOM CHORD LIVE LOAD (BCLL)	0 PSF
BOTTOM CHORD DEAD LOAD (BCDL)	10 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)

A. SEE THE ARCHITECTURAL DRAWINGS FOR THE BOTTOM CHORD PITCH.

B. 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.

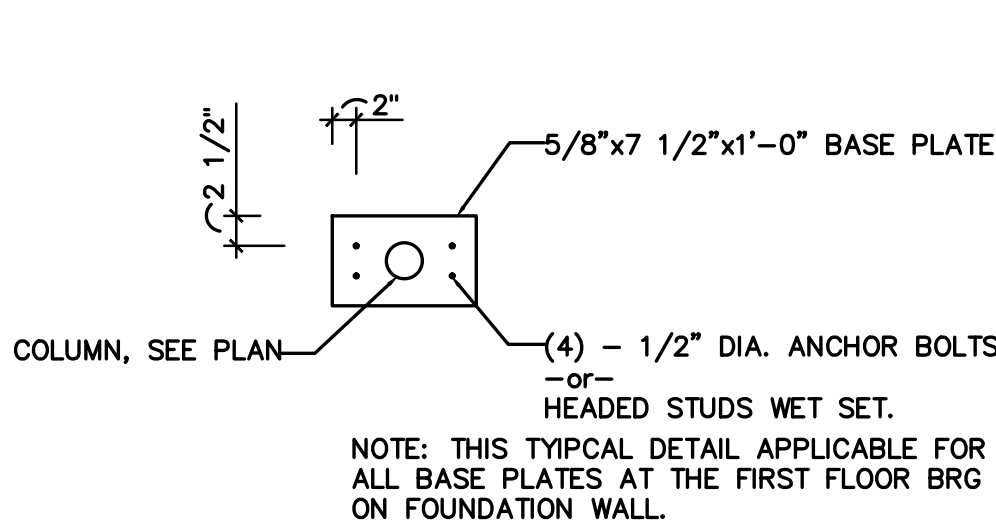
C. CONNECT TRUSS AT "FIXED" END AS INDICATED USING HURRICANE CLIPS. CONNECT TRUSS AT "SLIP" END WITH SIMPSON TYPE T26B TRUSS CONNECTOR, INSTALLING NAILS TO ALLOW TRUSS MOVEMENT (DURING CONSTRUCTION). DURING CONSTRUCTION, BRACE SUPPORTING WALLS AT BOTH ENDS AND APPLY ALL DEAD LOADS (EXCEPT OMIT STRIP 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.

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

E. TRUSS MANUFACTURER SHALL DESIGN TRUSS TO LIMIT THE LONG-TERM HORIZONTAL DEFLECTION TO BE LESS THAN 0.50" TOTAL. LONG-TERM HORIZONTAL DEFLECTION SHALL BE CALCULATED USING 1.5x DEAD LOAD DEFLECTION PLUS THE DEFLECTION DUE TO SNOW LOADS.

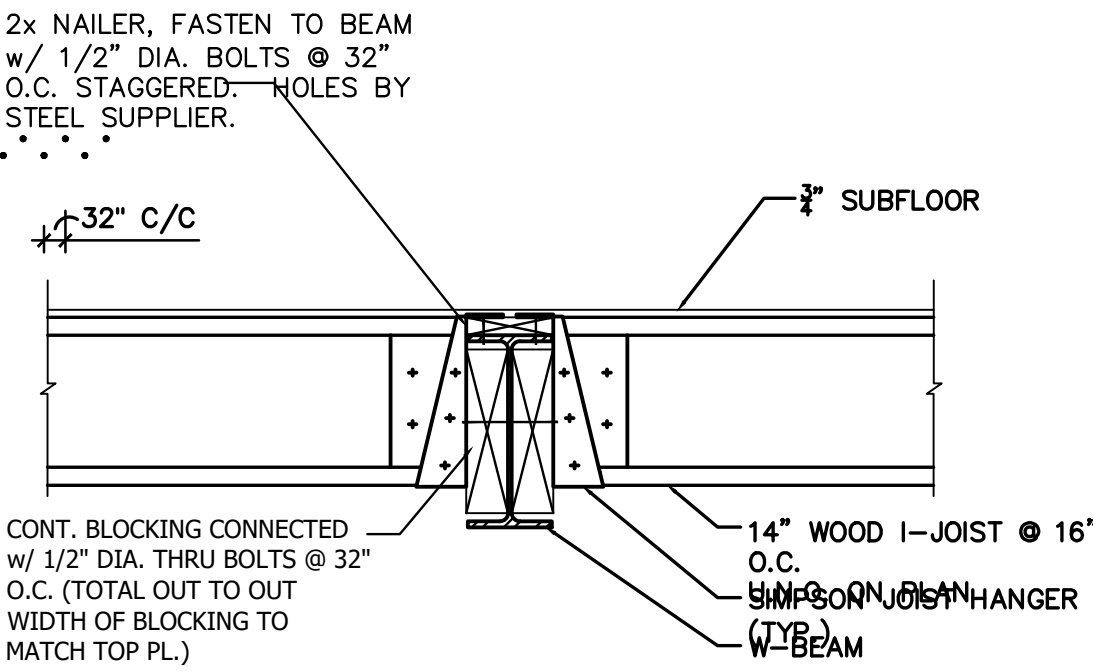
SHOP DRAWING NOTE: (IF APPLICABLE)

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



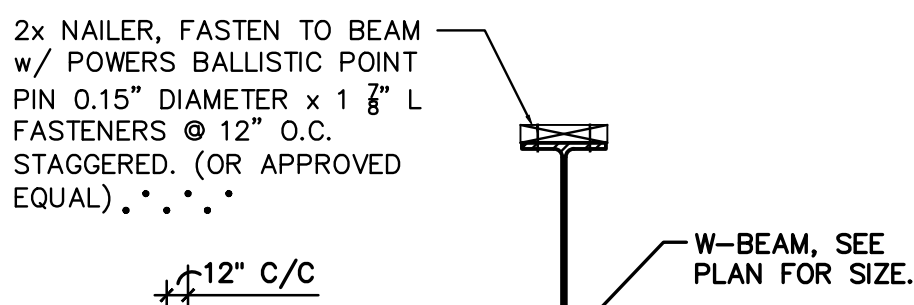
TYPICAL STEEL POST BASE PLATE

NOT TO SCALE



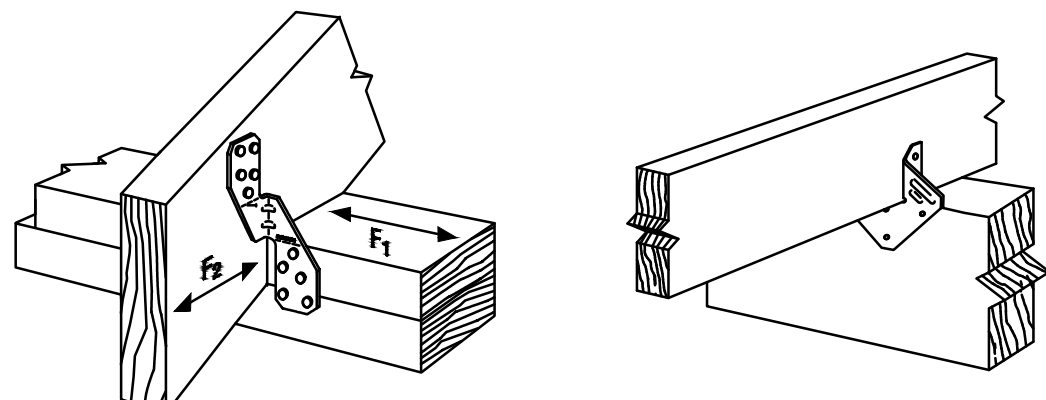
TYPICAL TOP FLANGE HANGER DETAIL

NOT TO SCALE



TYPICAL WOOD PLATE TO STEEL BEAM SECTION

NOT TO SCALE



SIMPSON H2.5A

NOT TO SCALE

SIMPSON H1

NOT

FASTENING SCHEDULE		
CONNECTION	FASTENING a, b	LOCATION
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C. 3" x 0.131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d PER 16" 3" x 0.131" NAIL 16" 3" 14 GAGE STAPLE PER 16"	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON 3" x 0.131" NAIL 3" x 3" 14 GAGE STAPLE	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 4" x 3" x 0.131" NAIL 3" x 3" 14 GAGE STAPLE	TOE NAIL
	2-16d COMMON 3" x 0.131" NAIL 3" x 3" 14 GAGE STAPLE	END NAIL
DOUBLE STUDS	16d AT 24" O.C. 3" x 0.131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	16d AT 16" O.C. 3" x 0.131" NAIL AT 12" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	FACE NAIL
	8-16d COMMON 12" x 3" x 0.131" NAIL 12" x 3" 14 GAGE STAPLE	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TOP PLATE	3-8d COMMON 3" x 3" x 0.131" NAIL 3" x 3" 14 GAGE STAPLE	TOE NAIL
RIM JOIST TO TOP PLATE	8d AT 6" (152 MM) O.C. 3" x 0.131" NAIL AT 6" O.C. 3" 14 GAGE STAPLE AT 6" O.C.	TOE NAIL
TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON 3" x 3" x 0.131" NAIL 3" x 3" x 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE SEE SECTION 2308.10.1, TABLE 2308.10.1	3-8d COMMON 3" x 3" x 0.131" NAIL 3" x 3" x 14 GAGE STAPLE	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2" x 3" x 0.131" NAIL 2" x 3" x 14 GAGE STAPLE	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON 3" x 0.131" NAIL 3" 14 GAGE STAPLE	24" o.c. 16" o.c. 16" o.c.
BUILT-UP GIRDER AND BEAMS	20d COMMON 32" O.C. 3" x 0.131" NAIL 24" O.C. 3" 14 GAGE STAPLE 24" O.C. 2-20d COMMON 3" x 3" x 0.131" NAIL 3" x 3" x 14 GAGE STAPLE	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP	3-16d COMMON 4" x 3" x 0.131" NAIL 4" x 3" x 14 GAGE STAPLE	FACE NAIL

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE NOTED.
b. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16 INCH.
c. SEE SECTIONS FOR FASTENING NOTES NOT SHOWN IN THIS TABLE.

BRACED WALL SCHEDULE

WSP BWP

- WOOD STRUCTURAL PANEL
- 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
 - 6" O.C. EDGE NAILING
 - 12" O.C. FIELD NAILING
 - LENGTH AS NOTED

GB BWP

- GYPSUM BOARD
- 1/2" DRYWALL APPLIED TO BOTH SIDES
 - 7" O.C. FASTENING (EDGE ANDFIELD)
 - ALL PANEL EDGES TO BE BLOCKED
 - LENGTH AS NOTED
 - FASTENERS IN ACCORDANCE w/ RCO 702.3.6

CS-WSP BWP

- CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
 - 6" O.C. EDGE NAILING
 - 12" O.C. FIELD NAILING
 - LENGTH AS NOTED
 - AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

CS-PF BWP

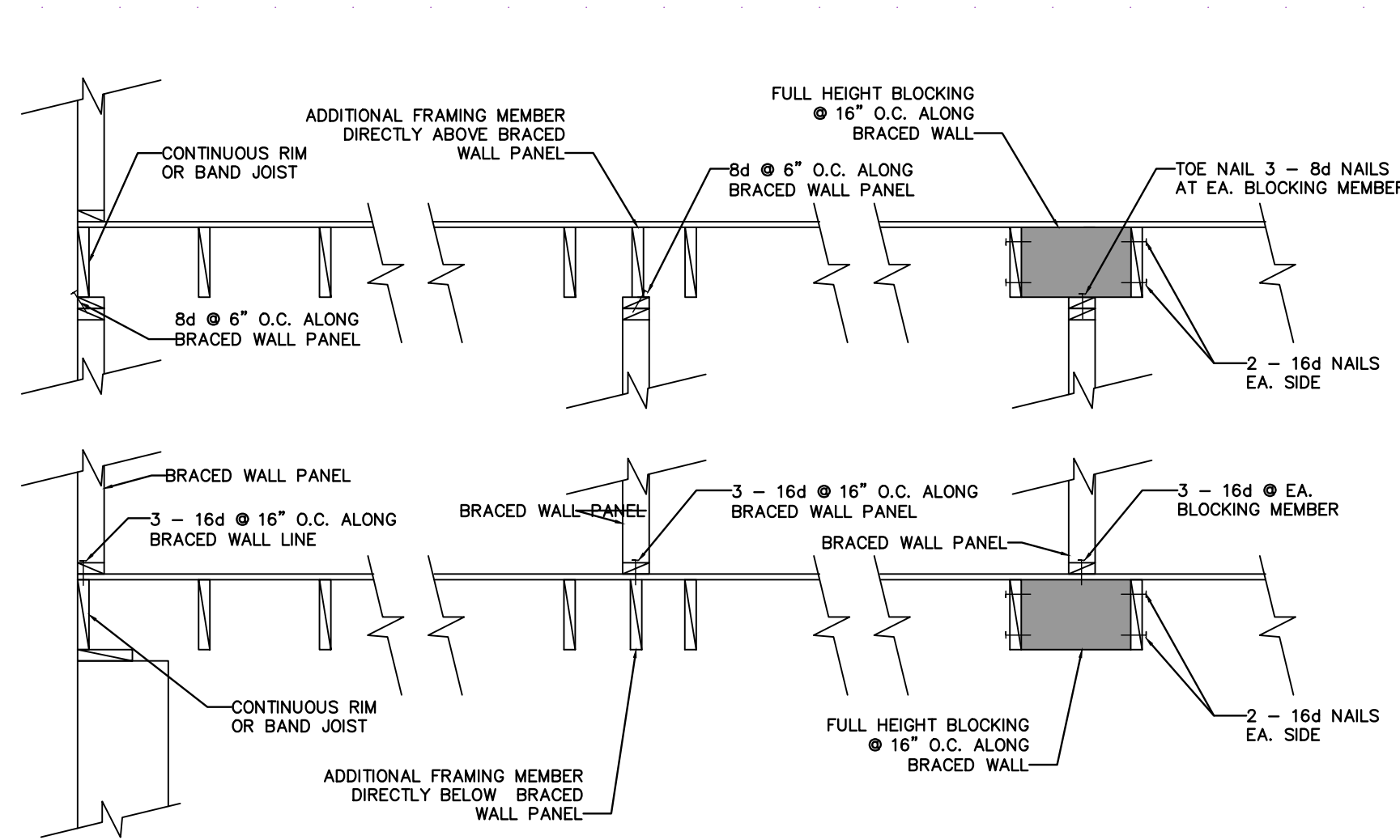
- CONTINUOUSLY SHEATHED PORTAL FRAME (APF)
- REFERENCE FIGURE 602.10.6.4 IN RESIDENTIAL CODE OF OHIO (RCO)

CS-G BWP

- CONTINUOUSLY SHEATHED ADJACENT TO GARAGE OPENING
- 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
 - 6" O.C. EDGE NAILING
 - 12" O.C. FIELD NAILING
 - LENGTH AS NOTED
 - AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

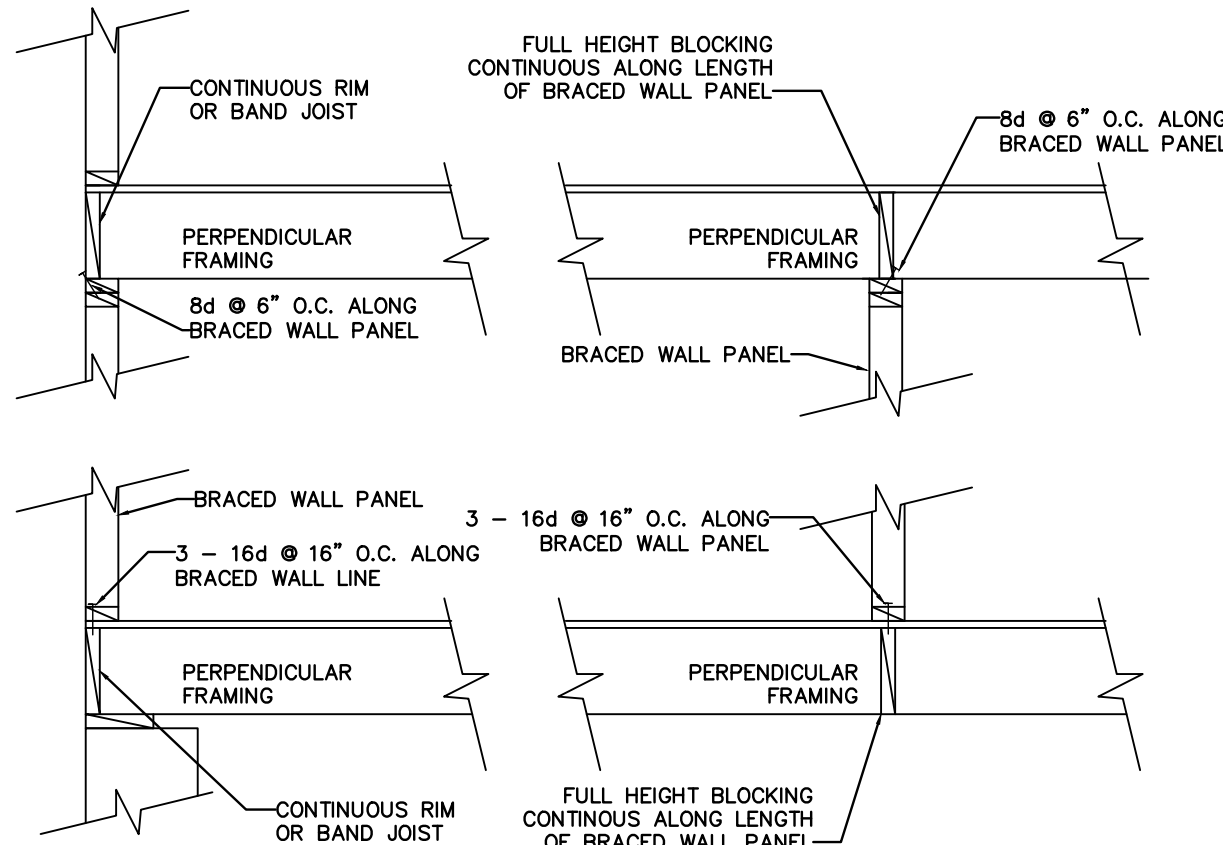
ABW BWP

- ALTERNATE BRACED WALL PANEL
- 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO BOTH SIDES OF WALL FOR TWO STORY WALLS, APPLY TO ONE SIDE FOR ONE STORY WALLS.
 - 4" O.C. EDGE NAILING
 - 12" O.C. FIELD NAILING
 - LENGTH AS NOTED
 - 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.
 - (2) HOLD-DOWNS @ (2) 2x CHORD STUDS MINIMUM 3000 LB. UPLIFT CAPACITY FOR TWO-STORY WALLS 1800 LB. UPLIFT CAPACITY FOR ONE-STORY WALLS
 - REFERENCE FIGURE 602.10.6.1 IN RESIDENTIAL CODE OF OHIO



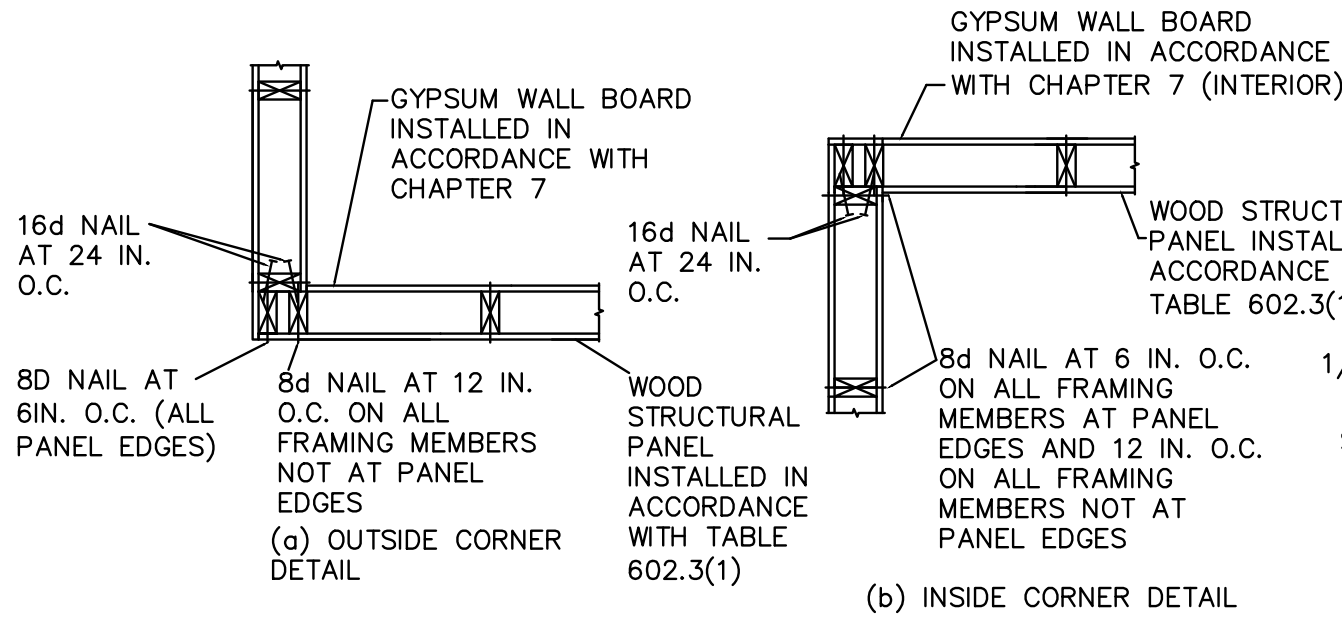
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

NO SCALE



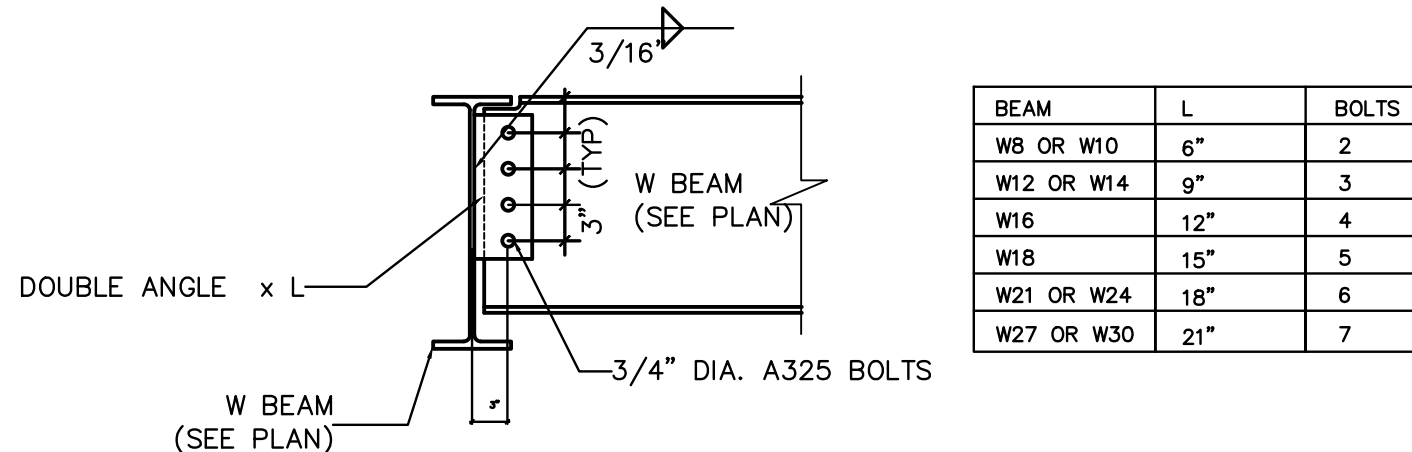
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

NO SCALE



BRACED WALL METHOD CS-WSP CORNER FRAMING DETAIL

SCALE: 3/4" = 1'-0"

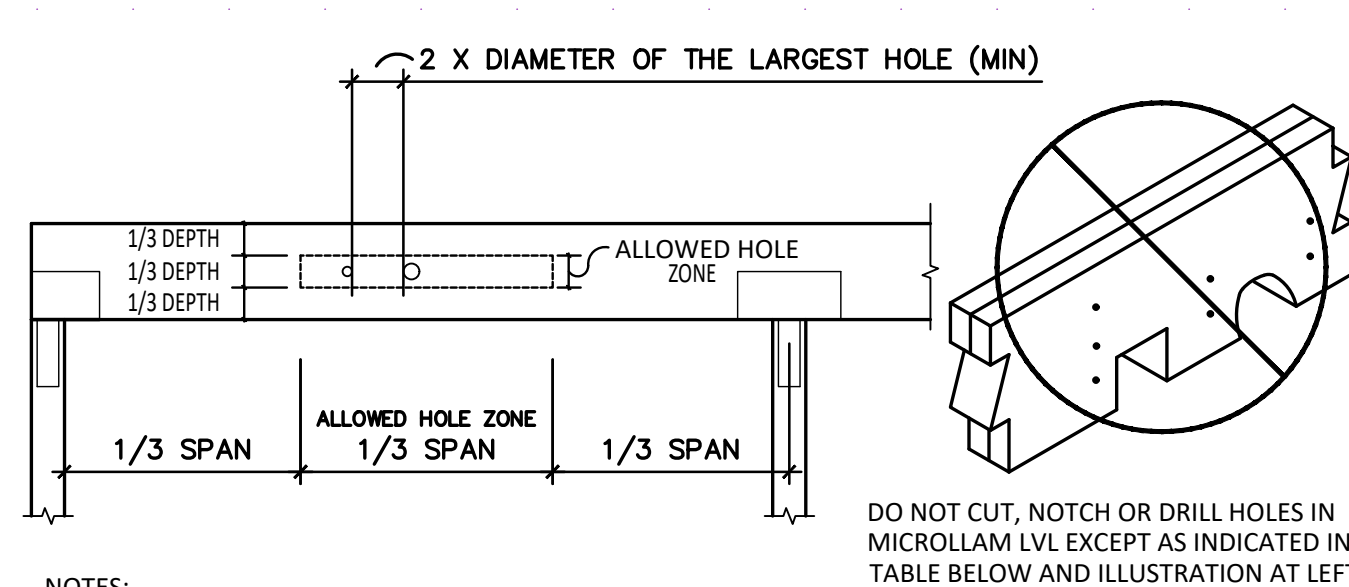


BEAM-TO-BEAM CONNECTION

SCALE: N.T.S.

FIRST-TO-SECOND FLOOR STRAP DETAIL

SCALE: 3/4" = 1'-0"

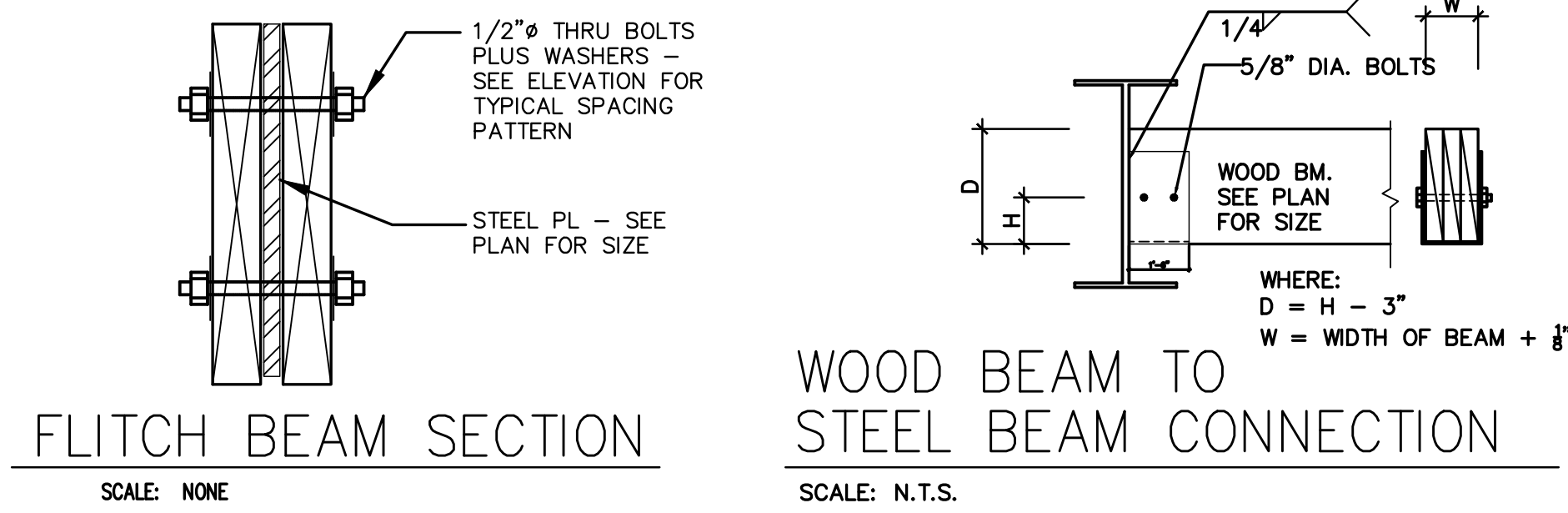


- NOTES:
- THE ALLOWED HOLE ZONE IS SUITABLE ONLY FOR UNIFORMLY LOADED BEAMS.
 - RECTANGULAR HOLES ARE NOT ALLOWED.
 - HOLES IN CANTILEVERS REQUIRE ADDITIONAL ANALYSIS.
 - IF LARGER HOLES ARE REQUIRED CONTACT STRUCTURAL ENGINEER FOR EVALUATION.

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
5 1/2"	1 3/4"
7 1/4" TO 18"	2"

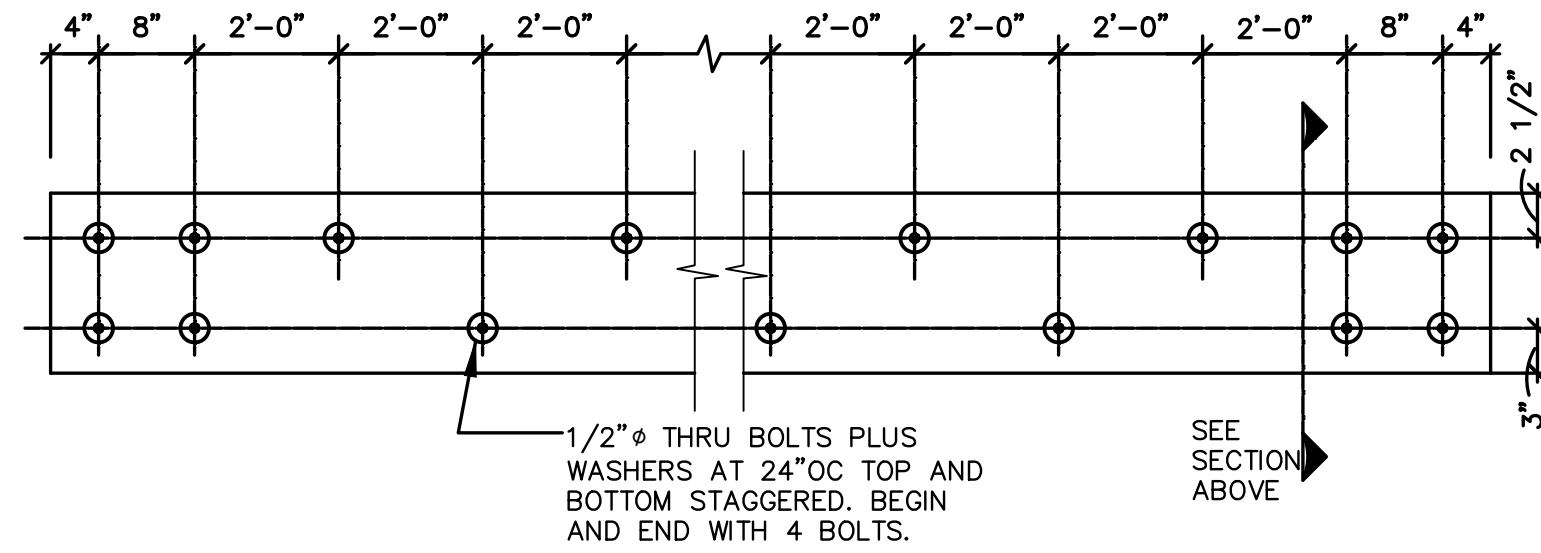
ALLOWABLE HOLES IN LVL & PARALLAM BEAMS

SCALE: N.T.S.



FLITCH BEAM SECTION

SCALE: NONE

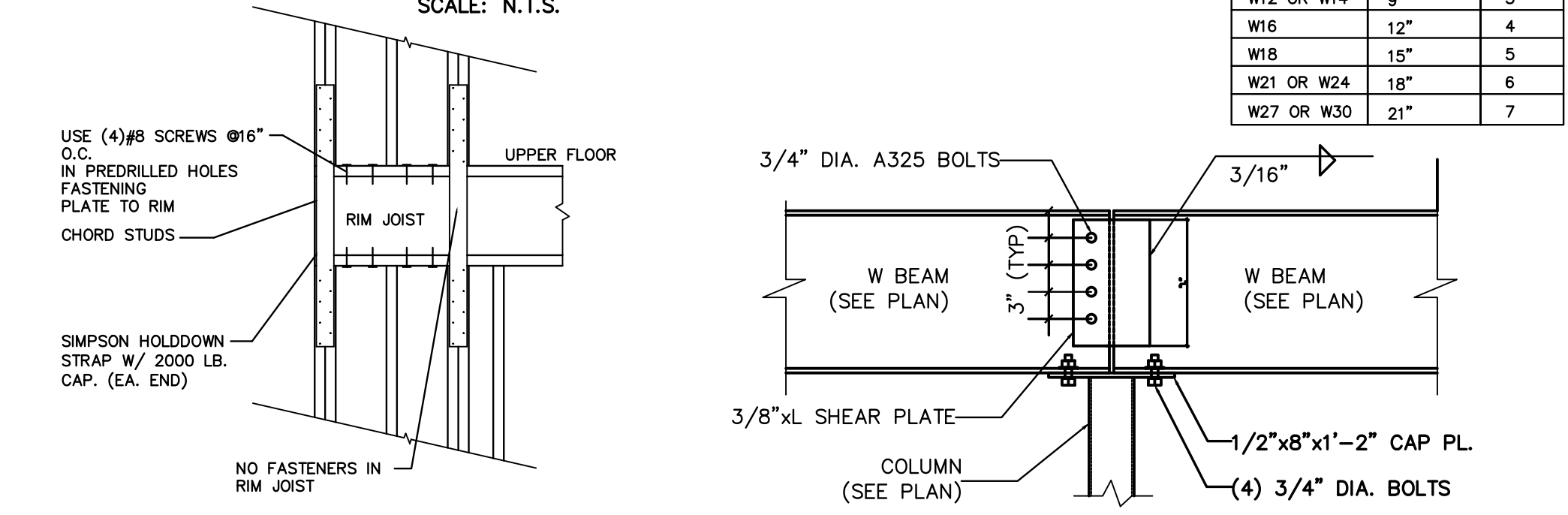


FLITCH BEAM ELEVATION

SCALE: NONE

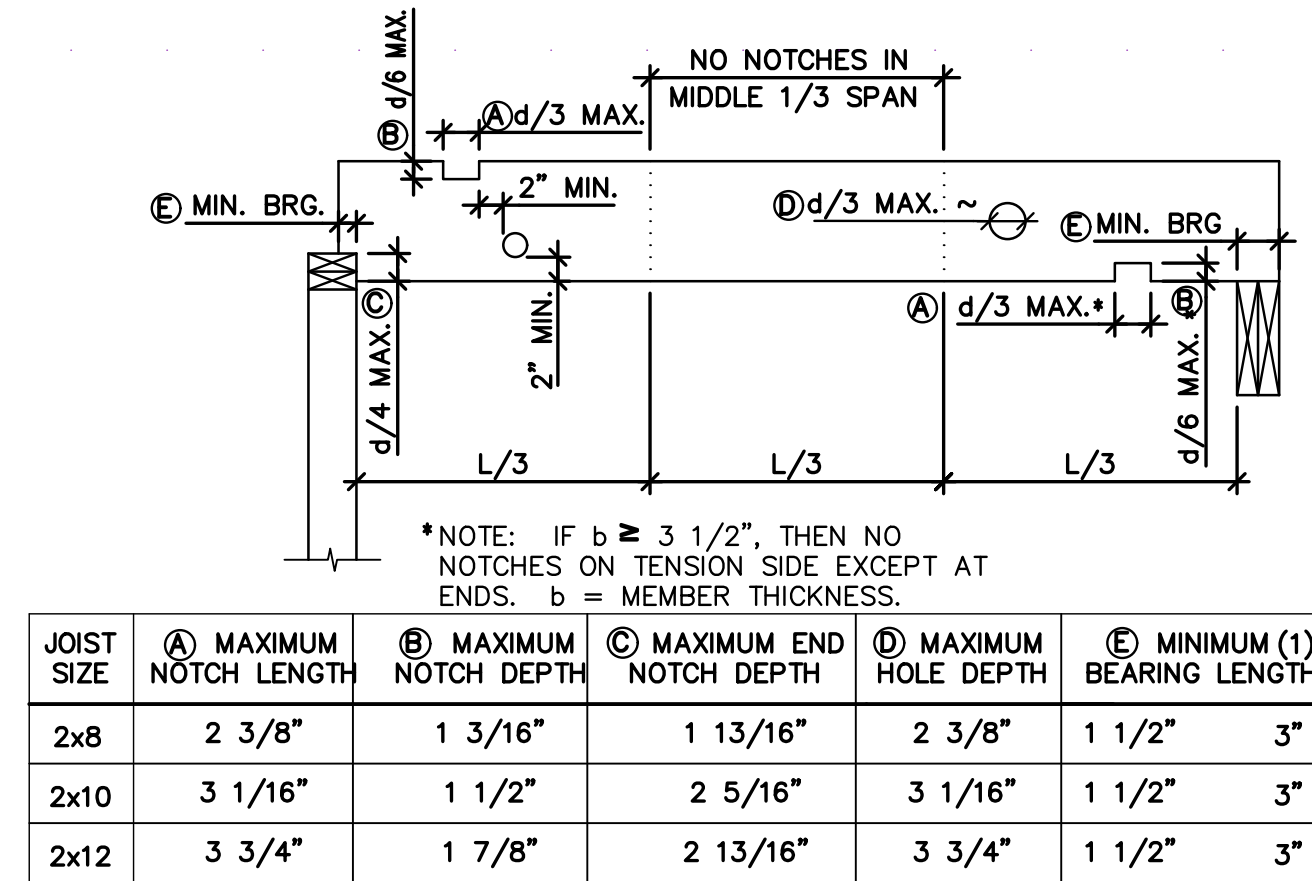
WOOD BEAM TO STEEL COLUMN CONNECTION

SCALE: N.T.S.



BEAM SPLICE @ COLUMN CONNECTION

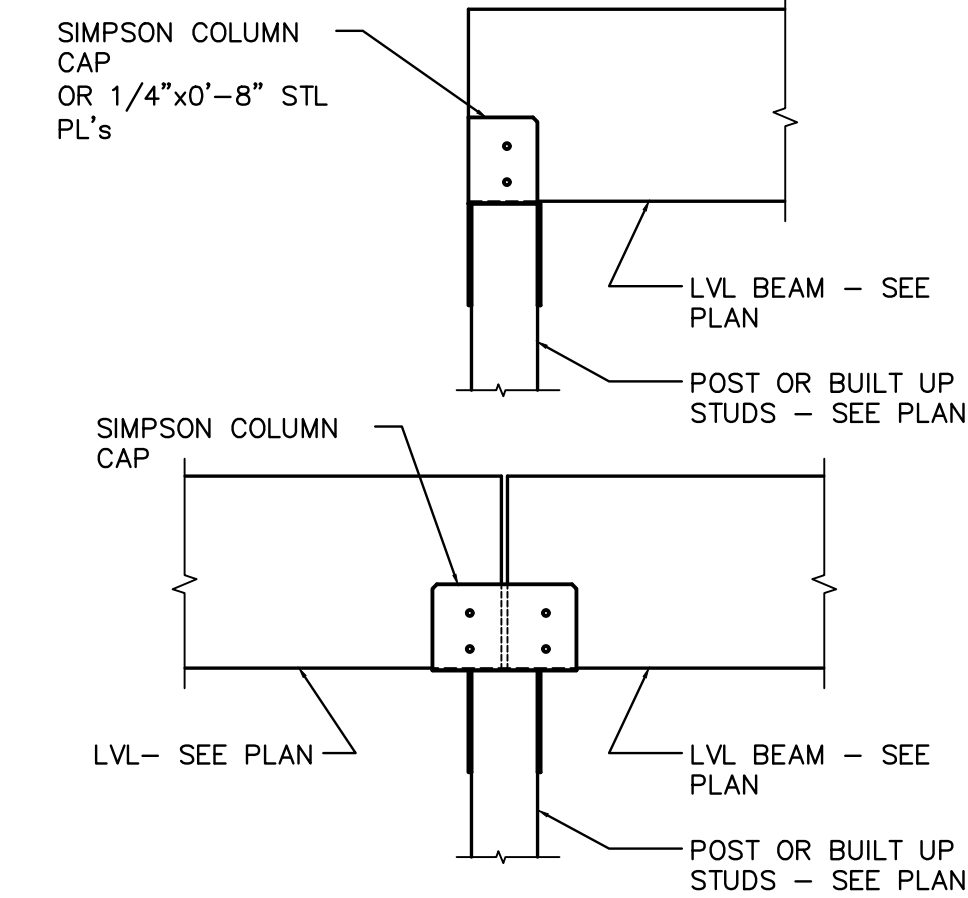
SCALE: N.T.S.



- NOTE:
- MINIMUM BEARING: 1 1/2" ON WOOD OR STEEL, 3" BEARING ON MASONRY.

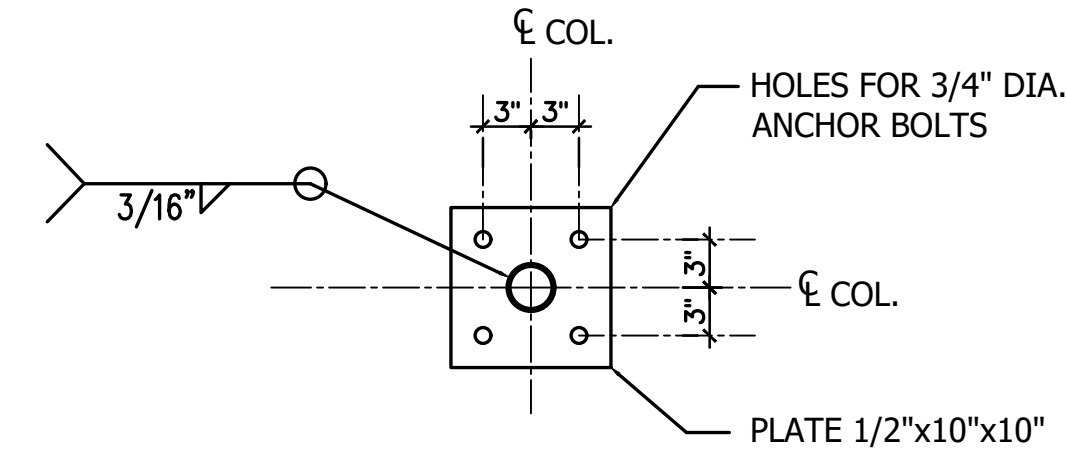
JOIST HOLES & NOTCHES

SCALE: N.T.S.



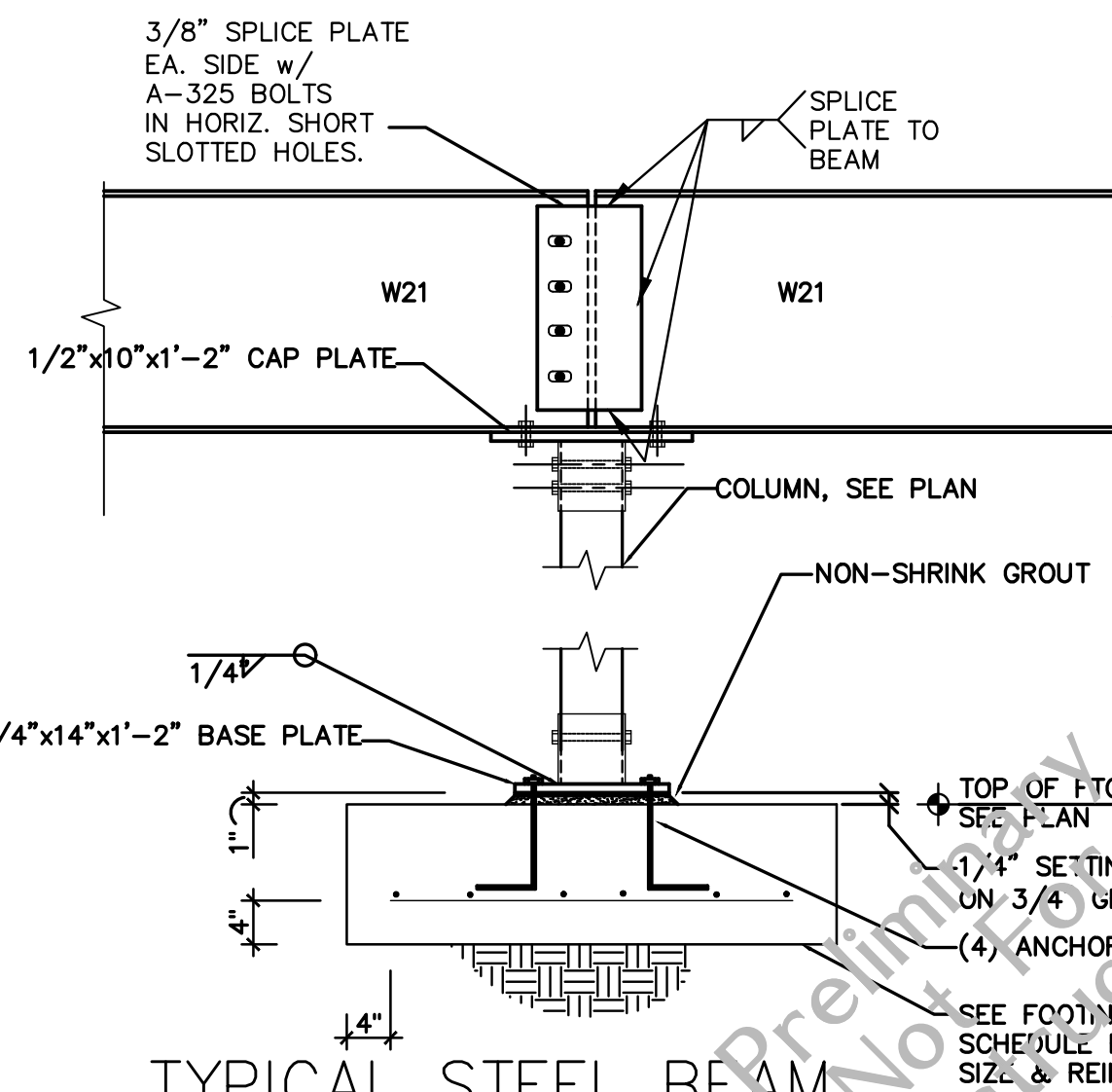
LVL-TO-POST SECTION

SCALE: NTS



STEEL POST BASE PLATE

SCALE: N.T.S.



TYPICAL STEEL BEAM TO WOOD POST DETAIL

SCALE: N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

Addition & Renovation for
Cari Linden & Tom Stafford

Ohio

41 Oak Road

Rocky River

The Arcus Group, Inc.
ARCHITECTS

1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

Structural Notes
& Details

S-4

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