GENERAL PROJECT DATA

ALL CODES GOVERN OVER DRAWINGS.
2019 RESIDENTIAL CODE OF OHIO
OHIO BUILDING CODE (OBC)
CABO 1 & 2 FAMILY DWELLING CODE
OBOA ONE, TWO AND THREE FAMILY DWELLING CODE
LOCAL CODES AND ORDINANCES (VERIFY)

USE GROUP CLASSIFICATION:
RESIDENTIAL: SINGLE-FAMILY

CONSTRUCTION CLASSIFICATION:
WOOD FRAME, TYPE 5B, UNPROTECTED

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. (BASED ON 115 M.P.H.)
BALCONIES (EXTERIOR)	60 P.S.F.
DECKS (EXTERIOR)	40 P.S.F.
STORAGE LOADS	80 P.S.F.

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.). 5-½" AT PLUMBING WALLS, TYP.

PROVIDE TEMPERED GLASS IN ALL DOORS & WINDOWS LESS THAN 18" ABOVE 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 FIRESTOPPING 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.

DEMOLITION NOTES

SELECTIVE DEMOLITION:

A. SELECTIVE DEMOLITION OF INTERIOR PARTITIONS, SYSTEMS, AND BUILDING COMPONENTS DESIGNATED TO BE REMOVED.
B. SELECTIVE DEMOLITION OF EXTERIOR FACADE, STRUCTURES, AND COMPONENTS DESIGNATED TO BE REMOVED.
C. PROTECTION OF PORTIONS OF BUILDING ADJACENT TO OR AFFECTED BY SELECTIVE DEMOLITION.
D. REMOVAL OF ABANDONED UTILITIES AND WIRING SYSTEMS.
E. NOTIFICATION TO OWNER OF SCHEDULE OF SHUTOFF OF UTILITIES WHICH SERVE OCCUPIED SPACES.
F. POLLUTION CONTROL DURING SELECTIVE DEMOLITION, INCLUDING NOISE CONTROL.
G. 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:
A. DESIGNATED SITE IMPROVEMENTS, TREES, AND PLANTINGS.
B. ADJACENT CONSTRUCTION.

UTILITIES REQUIRING INTERRUPTION, CAPPING, OR REMOVAL.
A. ELECTRIC.
B. HEAT.
C. WATER.
D. SEWERAGE
E. 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 NEEDING, 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:
A. STRUCTURAL WORK.
B. MECHANICAL/ELECTRICAL SYSTEMS.
C. VISUAL REQUIREMENTS, INCLUDING DETAILING AND TOLERANCES.
D. OPERATIONAL AND SAFETY LIMITATION.
E. INSPECTION, PREPARATION, AND PERFORMANCE.
F. 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 OR WORK REQUIRED. PROTECT ADJACENT WORK. NOTIFY OWNER OF WORK REQUIRING INTERRUPTION TO BUILDING SERVICES OR OWNER'S 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.

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, 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 GAGE 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.

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 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 A185

REINFORCING STEEL
A. REINFORCING BARS #4 AND LARGER PER ASTM A615, 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.

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

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

LOCATION	STRENGTH	SLUMP	AIR CONTENT	REMARKS
FOUNDATIONS	3000 PSI	MAX 5"	NONE	-
SLABS ON GRADE	4000 PSI	MAX 4"	6% +/- 1% (EXPOSED)	-
WALLS	3000 PSI	MAX 3"	6% +/- 1% (EXPOSED)	-
FORMED SLABS	4000 PSI	MAX 3"	NONE	
MUD MAT	2000 PSI	4" + /-1"	-	-
CONC. FILL FOR BLOCK	3000 PSI	8" +/- 1"	-	3/8" MAX. AGG.
LINTEL 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 615, GRADE 40
C. "SIMPSON STRONG-TIE" CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A615, GRADE 60 WELDED WIRE FABRIC: ASTM A185

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.

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.

ALL STEEL TO BE PER ASTM A36.

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

STRUCTURAL WOOD CONSTRUCTION

STRUCTURAL SAWN LUMBER:
STRUCT. SIZES 2" THICK X 5" AND WIDER SHALL BE SOUTHERN PINE NO. 2, OR APPROVED EQUAL 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)
STRUCU. 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 B.O.C.A. AND I.C.B.O. APPROVAL.

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

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

DO NOT DRILL OVERSIZE HOLES FOR MISFITS WITHOUT ARCHITECTS APPROVAL.

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

ALL WINDOW AND DOOR HEADERS IN 2X4 WALLS TO BE 2-2X10'S W/1/2" PLYWOOD SHIM, UNLESS OTHERWISE NOTED. ALL WINDOW AND DOOR HEADERS IN 2X6 WALLS TO BE 3-2X10'S W/1/2" PLYWOOD SHIM, UNLESS OTHERWISE NOTED.

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 BOLTS @ 24" O.C. W/ 3/8" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS @ ALL FLUSH BEAMS.

STRUCTURAL WOOD CONSTRUCTION (CONT.)

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 RAFTER. LOCATION TO BE 1/3 DOWN FROM THE PEEK TO THE CEILING RAFTERS.

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.

ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.

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, SILL PLATES, DOUBLE TOP PLATES & AND CORNER FRAMING.

ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH ½" DIAMETER X 16" LONG GALVANIZED ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- 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) 2X8'S W/ 1/2" PLYWD SPACER.
OPENINGS FROM 6'-1" TO 8'-0" (2) 2X10'S W/ 1/2" PLYWD SPACER.
OPENINGS FROM 8'-1" TO 9'-0" (2) 2X12'S 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/WOLMANIZED.

PREFAB. 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 HANGER(S) AND/OR HOLDOWN(S) CONNECTIONS OF TRUSSES TO WOOD PLATE(S), 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-85.

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 A REGISTERED ENGINEER IN THE 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 (BCDL)	20 PSF

STUCCO - EXTERIOR WALL

THREE (3) COAT CEMENT STUCCO.
1/4" SCRATCH COAT W/SELF-FURRING LATH NAILED 8" O.C.
VERTICAL & HORIZONTAL EMBEDDED,
1/2" BROWN COAT,
FINISH COAT
COLOR AND TEXTURE TO BE DETERMINED BY ARCHITECT AND OWNER.
(ALLOW (7) DAYS BETWEEN COATS FOR PROPER CURING.)

INSTALL PER: ASTM C 926, STANDARD SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT-BASED PLASTER & ASTM C 1063, STANDARD SPECIFICATION FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER.

STUCCO CONTRACTOR TO BE CERTIFIED BY SMA STUCCO MANUFACTURERS ASSOCIATION FOR A MINIMUM OF 10-YEARS.

STUCCO CONTRACTOR TO INSPECT AND APPROVE SUBSTRATE AND SUPPORTING MEMBERS PRIOR TO INSTALLATION OF STUCCO MATERIAL.

GALVANIZED METAL LATH W/ZINC PLASTER ACCESSORIES.
USE VINYL PLASTERING ACCESSORIES WHEN DISSIMILAR METALS (CAUSING GALVANIC CORROSION) COME ION DIRECT CONTACT.

PROVIDE ZINK 'DOUBLE V' EXPANSION JOINT PER 144 S.F.
(SEE ELEVATIONS FOR LOCATIONS)

1/2" "ZIP SYSTEM" SHEATHING AND TAPE.
SEAL ALL NAIL/FASTENER HOLES WITH ZIP SYSTEM LIQUID FLASH. TAPE ALL JOINTS & ATTACH TO STUDS PER MANUFACTURER & CODE REQUIREMENTS. MIN R-22 INSULATION IN STUD SPACE.

TYVEK DRAIN WRAP: DRAIN WRAP SHOULD BE APPLIED WITH GROOVED SURFACE PATTERN IN VERTICAL POSITION TO ALLOW ANY WATER TO DRAIN DOWN & OUT OVER BASE FLASHING.
(INSTALL TYVEK OVER ALL THROUGH WALL & METAL FLASHING. SEE FLASHING DETAILS. MATERIAL BY DUPONT TYVEK (800-448-9835)

DRIWALL RAINSCREEN 020-1 (FULLWALL @ STUCCO LOCATIONS) BY KEENE BUILDING PRODUCTS (216-514-4284) PLACE RAINSCREEN OVER THROUGH WALL FLASHING.

FLASHING, PROVIDE FLASH VENT COPPER FABRIC FLASHING 3OZ. THROUGH WALL FLASHING AROUND PERIMETER OVER AREA OF RIM JOISTS & SILL PLATE. EXTEND FLASHING 6" UP SHEATHING BEHIND TYVEK HOUSE DRAIN WRAP. JOINTS SHALL BE MADE BY LAPPING A MINIMUM OF 6" & COATING THE CONTACTING SURFACES WITH SEALANT. FLASHING SHALL BE CONTINUOUS AROUND CORNERS & SHALL BE FOLDED, NOT CUT. EXTEND FLASHING COMPLETELY THROUGH THRESHOLD. FLASHVENT COPPER FABRIC FLASHING MANUFACTURED BY YORK FLASHING (800-551-2828). SUPPLIER C. PHIPPS (216-641-2150).

WINDOWS & DOORS:

PROVIDE EXTERIOR WINDOWS AND DOORS SHOP DRAWINGS AND OR LISTS FOR ARCHITECTS REVIEW AND APPROVAL. ARCHITECT SHALL NOT BE RESPONSIBLE FOR WINDOWS OR DOORS ORDERED WITHOUT SHOP DRAWING APPROVAL.

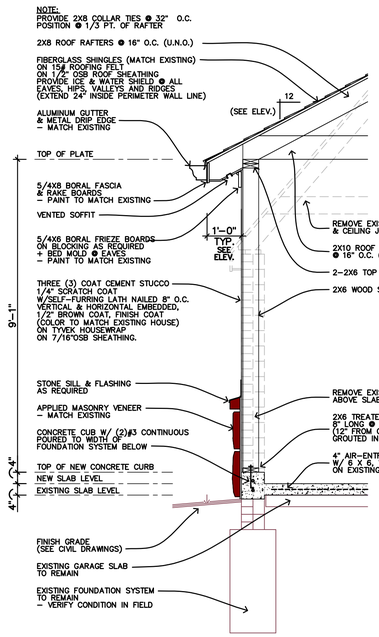
ELECTRICAL

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.

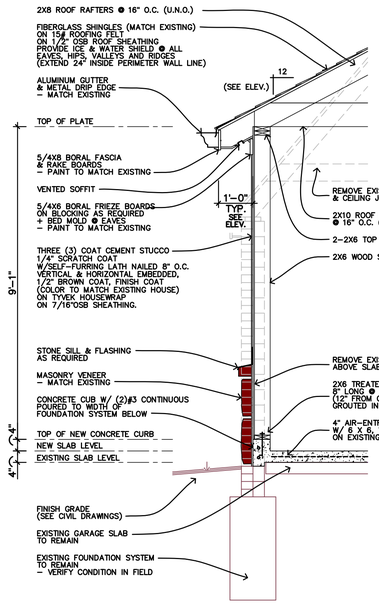
ALL UNDERGROUND ELECTRIC LINES SHALL BE EMBEDDED IN SAND.

VERIFY ALL LIGHTING, PHONE AND CABLE LOCATIONS WITH OWNER PRIOR TO INSTALLATION OF DRYWALL OR OTHER FINISH MATERIALS.



Alternate Wall Section

SCALE 1/2" = 1'-0"



Typical Wall Section

SCALE 1/2" = 1'-0"

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

ISSUE:
10-25-24 REVIEW
11-18-24 REVIEW
11-20-24 REVIEW
12-2-24 REVIEW
04-02-25 REVIEW

Garage Reconstruction

19440 Frazier Drive
Rocky River Ohio

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

Typical Wall Section & General Notes

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PROJECT NO: 22-44
DRAWN BY: BCK
CHECKED BY: DTM