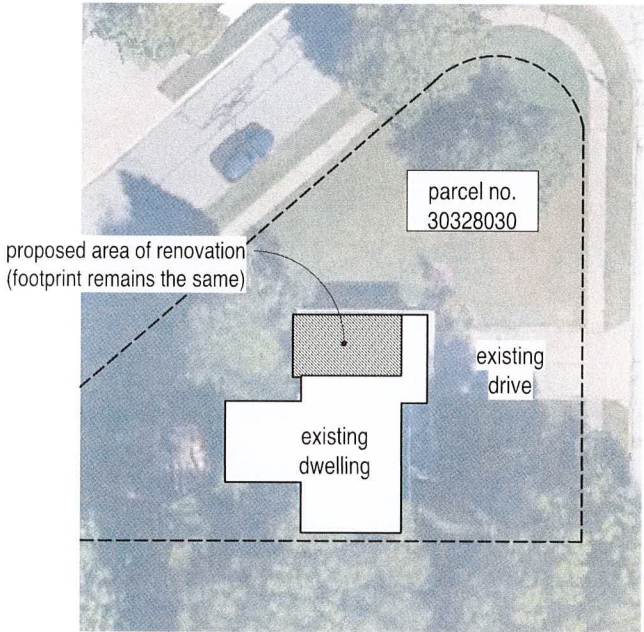




site plan

scale 1" = 20'-0"



note:
this site plan is diagrammatical.
not to be construed as actual survey.
actual conditions and dimensions
may vary. verify and confirm the accuracy
of this site plan prior to commencement
of construction.

ediger residence

3300 thomson circle, rocky river, ohio

code summary & design criteria

2019 residential code of ohio
2023 national electric code
2018 international energy conservation code

Design Snow Load:
section 301 design criteria
figure 301.2(5) ground snow loads
roof snow load = 30 psf

Design Wind Load:
table 301.2(2) component and cladding loads for a building
with a mean roof height of 30 feet located in exposure b
115 mph (V_{w1}) (3 second gust)

baseline structural criteria & design information

Framing Lumber (Minimum):

E = 1,400,000 psi
Fb = 875 psi
Fv = 135 psi

MicroLam (LVL):

E = 2,000,000 psi
Fb = 2800 psi
Fv = 285 psi

Steel: ASTM A-36

E = 29,000,000 psi
Fy = 36 ksi
Fu = 58 ksi

W Shapes:

Fy = 50,000 psi (astm A992)
Fy = 46,000 psi (astm A500 Grade B)

Plates:

Fy = 36,000 psi (astm A36)
Anchor Bolts:
Astm A307
(may Use A36 or A325)

Live Loads:

Roof = 30 psf
Floor = 40 psf
Floor 30 psf (sleeping)
Ceilings = 20 psf
Attic = 30 psf
Decks = 40 psf
Balconies (Exterior) = 40 psf

Dead Loads:

Roof = 15 psf
Ceilings = 10 psf
Floor = 10 psf

Concrete:

Footings: Fc = 3000 psi,
Slabs: Fc = 4000 psi
(with 6% Air Entrainment
For Exterior Exposure)

Concrete Block:

Fm = 1500 psi

Soil Bearing Capacity (Min.):

1500 psf

Allowable Deflection:

Rafters = L/240
Ceilings = L/360
Floors = L/480
Floors with tile = L/600
Beams & Headers = L/480
Lintels for Masonry = L/600
(L = Span Length)

Truss Data (Min.):

Top Chord: LL = 30 psf
DL = 15 psf
Bottom Chord: LL = 10 psf
DL = 10 psf

Seismic Category

A or B

Wind Speed (design)

115 mph (V_{w1}) (3 second gust)

color & finish schedule

(for architectural review use)

	Type	Color
Siding		
Roof		
Brick		
Stone		
Trim		
Shutters		
Soffit		

notice

A complete and careful review of these plans should be performed by the party responsible for executing the work prior to construction.

The building contractor should verify all site conditions and review all manufacturer's shop drawings for compliance prior to assembly, installation or construction.

All framing and structural elements must comply with all governing codes and be installed according to common practice and industry standards.

All federal, state and local codes, ordinances and regulations, etc. shall be considered a part of the specifications of this building; and are to be adhered to even if they are in variance with the plan.

building information

(building department use)

Owner's Name:

Builder's Name:

Builder's Phone:

Building Location:

sheet 1 cover sheet
sheet 2 elevations
sheet 3 elevations
sheet 4 main floor plan
sheet 5 upper floor plan
sheet 6 sections
sheet 7 details
sheet 8 elec-mech plans

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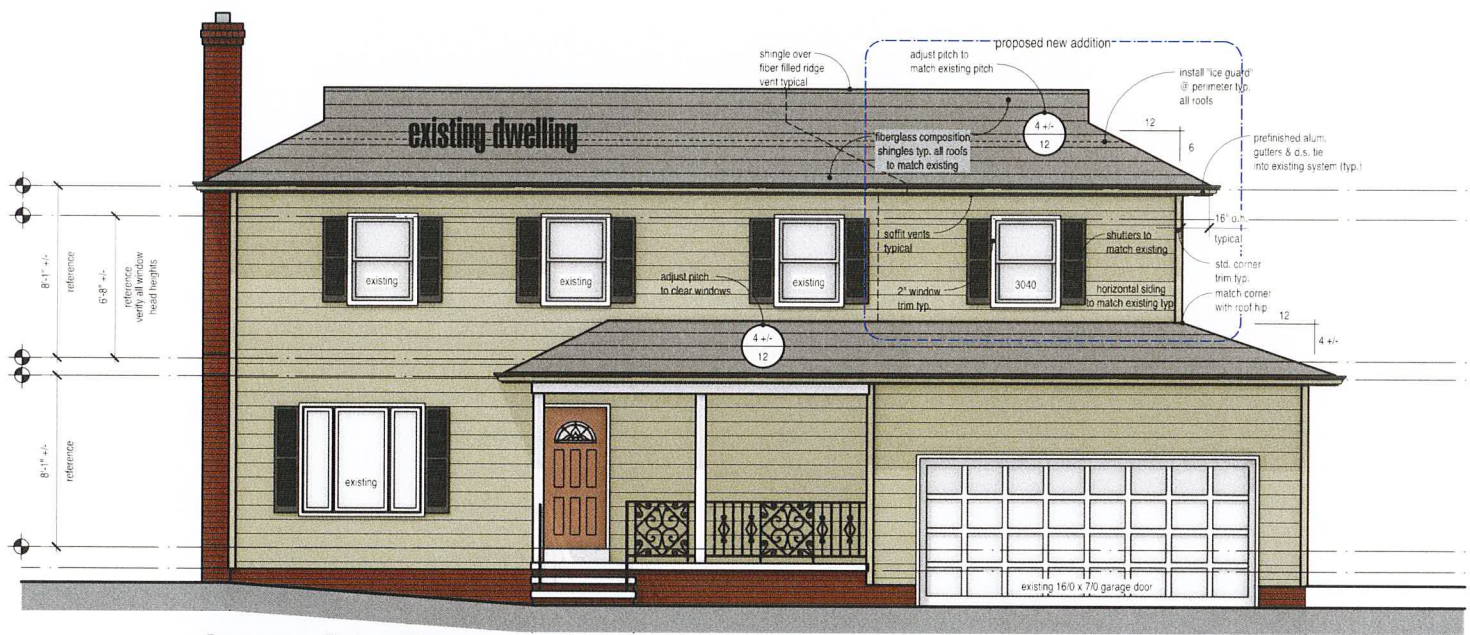


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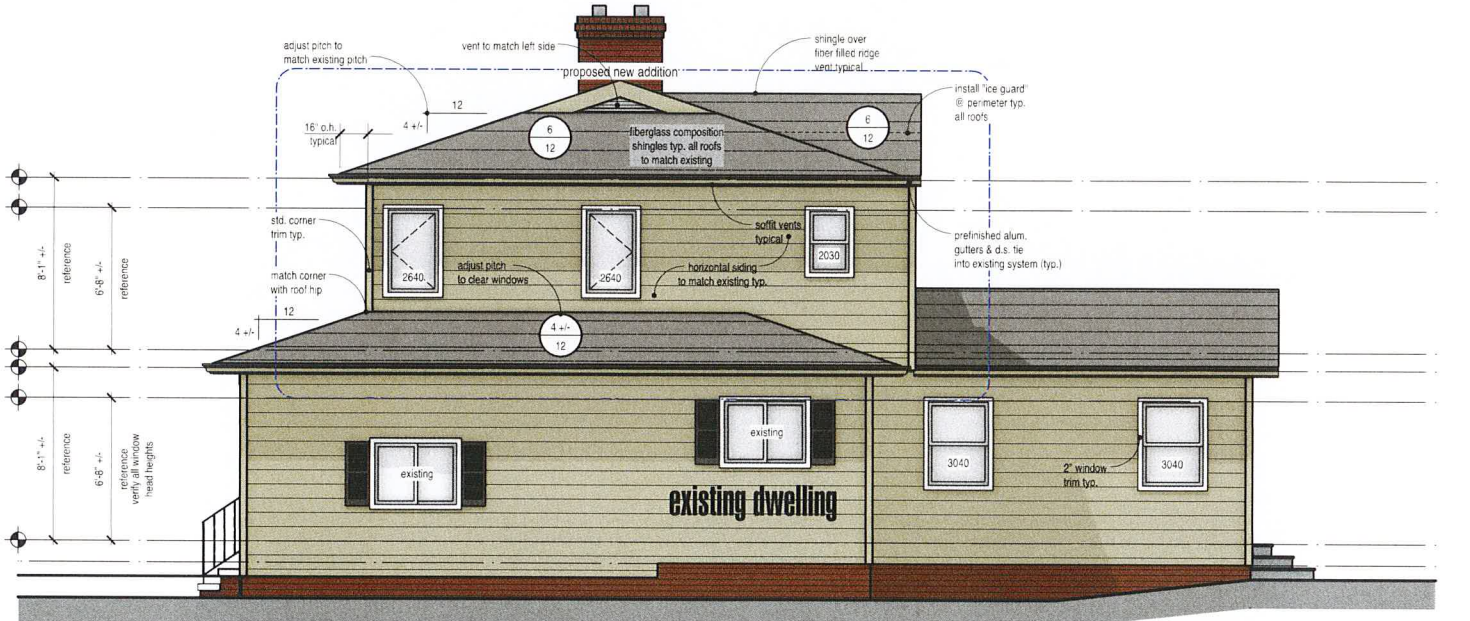
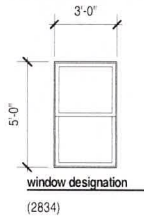
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front elevation

scale 1/4" = 1'-0"



right side elevation

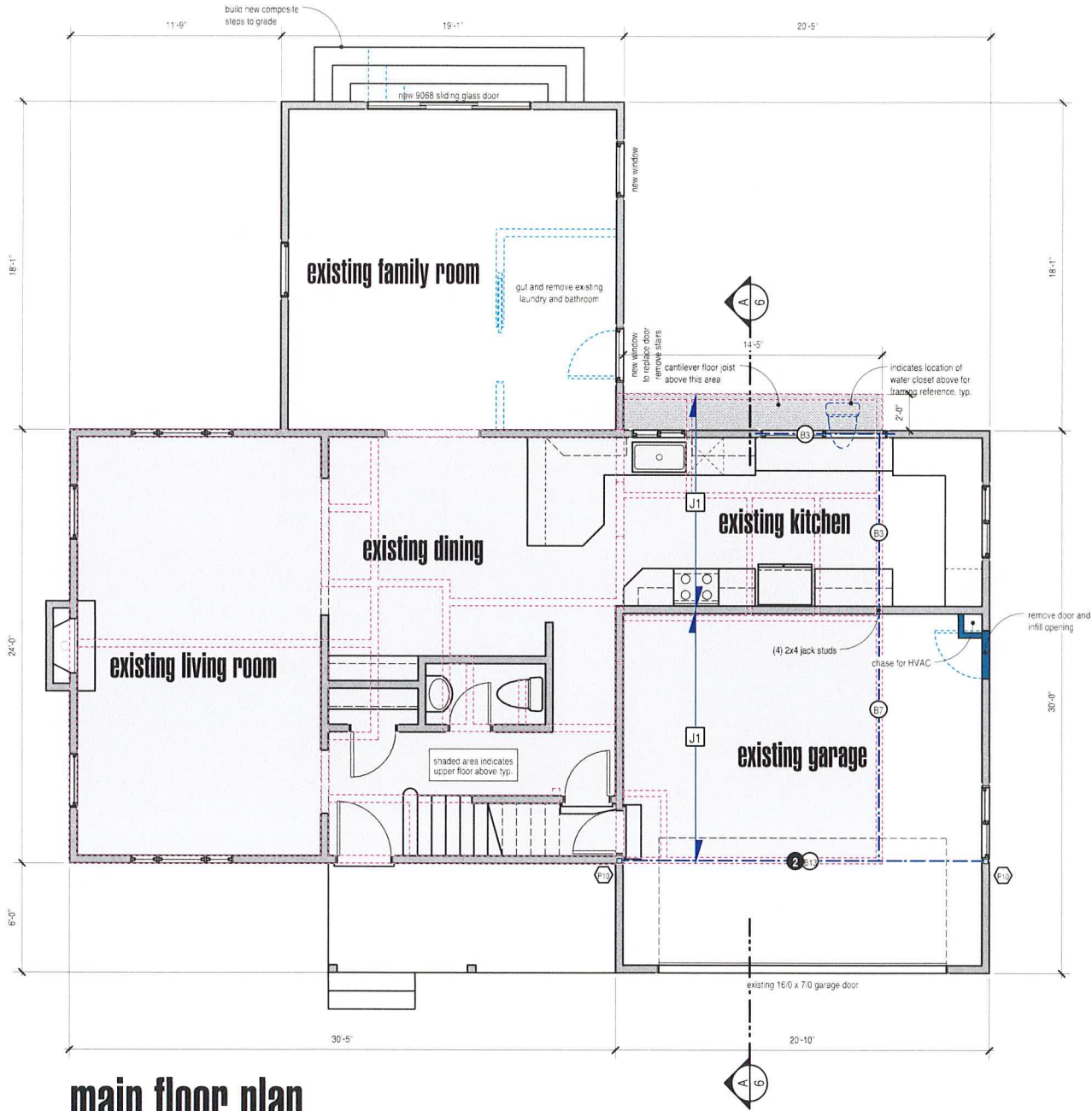
scale 1/4" = 1'-0"

general plan notes

- 1) INTERIOR WOOD FRAMED WALLS ARE DIMENSIONED AT 3 1/2" ROUGH AND ALL EXTERIOR WALLS ARE DIMENSIONED TO THE OUTSIDE OF 1/2" SHEATHING UNLESS OTHERWISE NOTED.
- 2) BUILDING CONTRACTOR MUST VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3) ALL WALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.
- 5) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.
- 6) STRUCTURAL AND FRAMING MEMBERS INDICATED ARE SIZED BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
- 7) BUILDER TO VERIFY THAT ALL CEILING JOISTS AND RAFTER BRACINGS BEAR ON LOAD BEARING WALLS WHICH ALIGN AS SHOWN AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING AS INDICATED.
- 8) UNLESS NOTED OTHERWISE- ALL NON-STRUCTURAL RIDGE BOARDS TO BE 1 1/2X12 MIN. ALL HIP RAFTERS TO BE 1 1/2X12 MIN. ALL VALLEY RAFTERS TO BE 2X12 MIN. PROVIDE POST UP SUPPORTS FROM SOUND BEARINGS OR TRIPLE CEILING JOISTS MINIMUM.
- 9) CEILING JOIST NOTICE: APPLY 1/2" PLYWOOD TO TOP SIDE OF CEILING JOISTS MIN. 48" IN FROM WALL WHEN CEILING JOISTS RUN PARALLEL TO A RAFTER BEARING WALL. NOTCH FOR RAFTERS AS REQUIRED.
- 10) TREATED WOOD NOTICE: ALL ANCHORS, CONNECTORS, FASTENERS ETC. MUST BE OF SUITABLE MATERIAL TO RESIST REACTION OR CORROSION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER OR MATERIAL SUPPLIER FOR PROPER FASTENERS REQUIRED.

floor joist schedule

- Lumber Species Douglas fir-larch OR Spruce pine-fir #2 or equiv. unless noted otherwise.
- J1 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J2 2X10 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J3 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J4 (2) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J5 2X10 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J6 2X8 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J7 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J8 2X12 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J9 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J10 (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.



main floor plan

scale 1/4" = 1'-0"

- walls removed
- walls above

shear wall schedule

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 32/16 1/2" OR 15/32" EXPOSURE 1 WITH 80 COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRYWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS, 1 1/2" LONG STAPLES GALVANIZED OR 1 1/4" LONG TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS

INTERIOR SHEAR WALLS AS INDICATED ON PLAN SHALL HAVE 1/2" GYPSUM BOARD WITH 5D X 1 5/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 5/8" GYPSUM BOARD WITH 6D X 1 7/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS.

post & column schedule

- P1 4x4 or (3)2x4 P6 3 1/2" x 5 1/4" PSL
- P2 (4)2x4 P7 3 1/2" x 7" PSL
- P3 (3)2x6 P8 5 1/4" x 5 1/4" PSL
- P4 6x6 or (4) 2x6 P9 5 1/4" x 7" PSL
- P5 3 1/2" x 3 1/2" PSL P10 3" dia. 11 ga. steel column with 1/2" bearing plate bolted to sound bearing

unless otherwise noted:
all bearings to have a minimum of (1) jack stud per ply of header, built up beam or girder truss
all posts in walls to be laterally braced full length
all posts to continue down to sound foundation or solid bearing on structure below

all columns (posts) to have "simpson" post cap and base connectors

wood beam schedule

all wood framed headers to be (2)2x10 min. unless noted otherwise

- B1 (2) 2X10's B10 (3) 1 3/4" X 11 7/8" LVL'S
- B2 (3) 2x10's B11 (2) 1 3/4" x 14" LVL's
- B3 (2) 1 3/4" x 9 1/4" LVL's B12 (3) 1 3/4" x 14" LVL's
- B4 (3) 1 3/4" x 9 1/4" LVL's B13 (2) 1 3/4" x 16" LVL's
- B5 (2) 2x12's B14 (3) 1 3/4" x 16" LVL's
- B6 (3) 2x12's B15 (2) 1 3/4" x 18" LVL's
- B7 (2) 1 3/4" x 11 1/4" LVL's B16 (3) 1 3/4" x 18" LVL's
- B8 (3) 1 3/4" x 11 1/4" LVL's B17 (2) 1 3/4" x 20" LVL's
- B9 (2) 1 3/4" X 11 7/8" LVL'S B18 (3) 1 3/4" x 20" LVL's

p.t. - preservative treated B19 girder truss (verify with mfg.)

w.p. - weather protected B20 indicates a doubled structural member

- sheet 1 cover sheet
- sheet 2 elevations
- sheet 3 elevations
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3300 thomson circle, rocky river, ohio

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- bid-estimates
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- revised: 04/09/25

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4

general plan notes

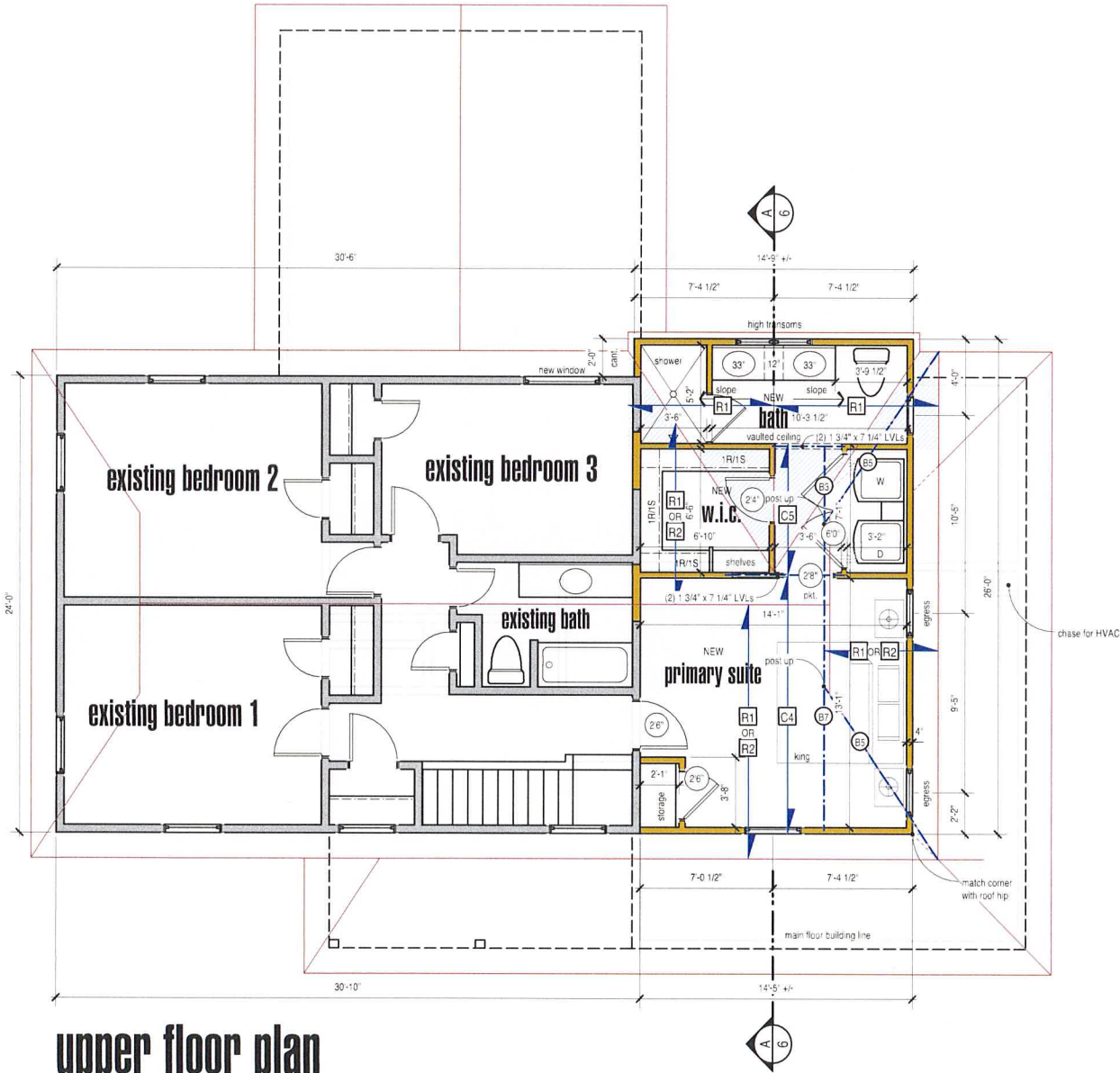
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- 2) BUILDING CONTRACTOR MUST VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3) ALL WALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.
- 5) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.
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- 7) BUILDER TO VERIFY THAT ALL CEILING JOISTS AND RAFTER BRACINGS BEAR ON LOAD BEARING WALLS WHICH ALIGN AS SHOWN AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING AS INDICATED.
- 8)UNLESS NOTED OTHERWISE- ALL NON-STRUCTURAL RIDGE BOARDS TO BE (1)2X12 MIN. ALL HIP RAFTERS TO BE (1)2X12 MIN. ALL VALLEY RAFTERS TO BE (2)2X12 MIN. PROVIDE POST UP SUPPORTS FROM SOUND BEARINGS OR TRIPLE CEILING JOISTS MINIMUM.
- 9) CEILING JOIST NOTICE: APPLY 1/2" PLYWOOD TO TOP SIDE OF CEILING JOISTS MIN. 48" IN FROM WALL WHEN CEILING JOISTS RUN PARALLEL TO A RAFTER BEARING WALL. NOTCH FOR RAFTERS AS REQUIRED.
- 10) TREATED WOOD NOTICE: ALL ANCHORS, CONNECTORS, FASTENERS ETC. MUST BE OF SUITABLE MATERIAL TO RESIST REACTION OR CORROSION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER OR MATERIAL SUPPLIER FOR PROPER FASTENERS REQUIRED.

rafter/ceiling joist schedule

- Lumber Species Douglas fir-larch OR Spruce pine-larch T2 or equiv. unless noted otherwise - Ceiling joists are unnotched with limited storage.
- R1 2X10 rafters @ 16" o.c.
- R2 2X8 rafters @ 16" o.c.
- R3 2X6 rafters @ 16" o.c.
- R4 2X12 rafters @ 16" o.c.
- C1 2X12 ceiling joists @ 16" o.c.
- C2 2X10 ceiling joists @ 16" o.c. select structural
- C3 2X10 ceiling joists @ 16" o.c.
- C4 2X8 ceiling joists @ 16" o.c.
- C5 2X6 ceiling joists @ 16" o.c.
- T1 pre-engineered roof truss system refer to mfg. shop drawings
- T2 pre-engineered roof truss system attic type refer to mfg. shop drawings
- T3 pre-engineered roof truss system scissor type OR modified refer to mfg. shop drawings

all wood framed headers to be (2)2x10 min. unless noted otherwise

hatched area indicates 2x over framing-shore supporting rafters as req'd. typ.



upper floor plan

scale 1/4" = 1'-0"

walls below

shear wall schedule

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 3/2" 1/2" OR 1/2" EXPOSURE 1 WITH 6D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRIVWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS 1 1/2" LONG STAPLES GALVANIZED OR 1 1/4" LONG TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS

INTERIOR SHEAR WALLS AS INDICATED ON PLAN SHALL HAVE 1/2" GYPSUM BOARD WITH 5D X 1 5/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 5/8" GYPSUM BOARD WITH 6D X 1 7/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

post & column schedule

- P1 4x4 or (3)2x4
- P2 (4)2x4
- P3 (3)2x6
- P4 6x6 or (4) 2x6
- P5 3 1/2" x 3 1/2" PSL
- P6 3 1/2" x 5 1/4" PSL
- P7 3 1/2" x 7" PSL
- P8 5 1/4" x 5 1/4" PSL
- P9 5 1/4" x 7" PSL
- P10 3" dia. 11 ga. steel column with 1/2" bearing plate bolted to sound bearing

unless otherwise noted:
all bearings to have a minimum of (1) jack stud per ply. of header. built up beam or girder truss
all posts in walls to be laterally braced full length
all posts to continue down to sound foundation or solid bearing on structure below.

all columns (posts) to have "simspon" post cap and base connectors

wood beam schedule

all wood framed headers to be (2)2x10 min. unless noted otherwise

- B1 (2) 2X10's
- B2 (3) 2x10's
- B3 (2) 1 3/4" x 9 1/4" LVL's
- B4 (2) 1 3/4" x 9 1/4" LVL's
- B5 (2) 2x12's
- B6 (3) 2x12's
- B7 (2) 1 3/4" x 11 1/4" LVL's
- B8 (3) 1 3/4" x 11 1/4" LVL's
- B9 (2) 1 3/4" x 11 7/8" LVL's
- B10 (3) 1 3/4" x 11 7/8" LVL's
- B11 (2) 1 3/4" x 14" LVL's
- B12 (3) 1 3/4" x 14" LVL's
- B13 (2) 1 3/4" x 16" LVL's
- B14 (3) 1 3/4" x 16" LVL's
- B15 (2) 1 3/4" x 18" LVL's
- B16 (3) 1 3/4" x 18" LVL's
- B17 (2) 1 3/4" x 20" LVL's
- B18 (3) 1 3/4" x 20" LVL's

p.t. - preservative treated

w.p. - weather protected

gtr girder truss (verify with mfg.)

2xv indicates a doubled structural member

sheet 1 cover sheet
sheet 2 elevations
sheet 3 elevations
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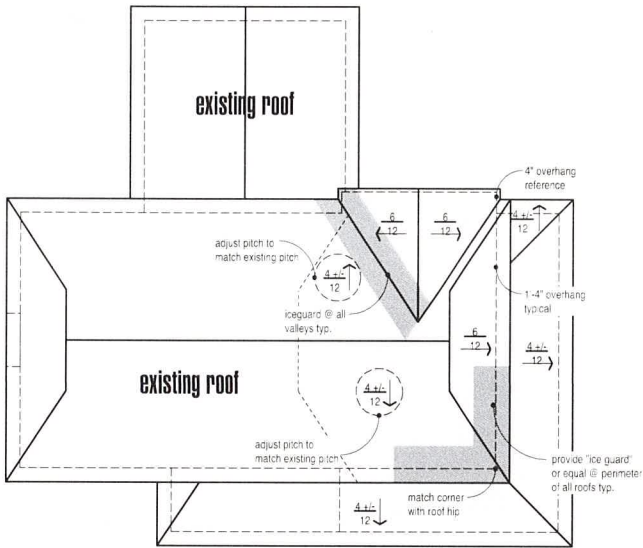


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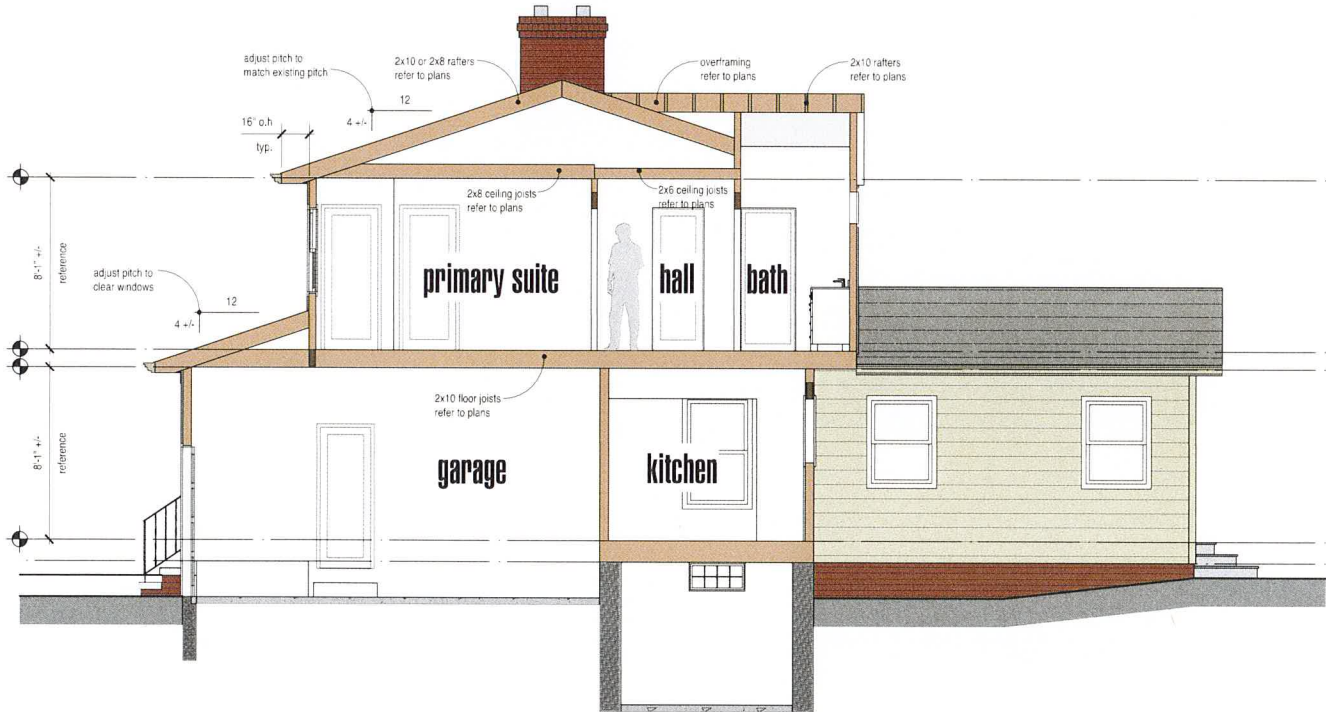
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schematic roof diagram

no scale



dimensional section

scale 1/4" = 1'-0"

roof

fiberglass roof shingles to match existing
15# felt building paper min.
1/2" sheathing @ 24" o.c.
see plan for rafter & post sizes
R-30 insulation min. with eave
baffle to maintain air space
1/2" gyp. board typ.

eave

prefinished aluminum gutters
and down spouts
prefinished verneo soffit

exterior wall

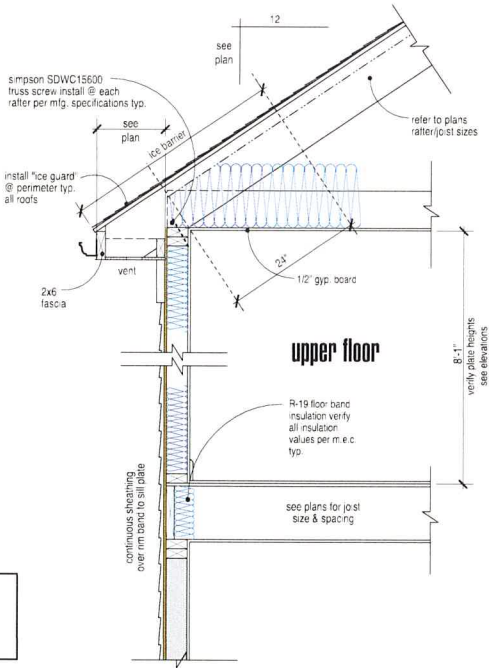
horizontal siding to match existing
(see elevations)
1/2" sheathing
with approved house wrap
2x4 wall studs @ 16" o.c.
R-15 wall insulation min.
1/2" gyp. board

flooring

3/4" 18g o.s.b.
glued and nailed

energy note

refer to model
energy code (M.E.C.) compliance
info. for proper insulation values



typical upper wall section

scale 3/4" = 1'-0"

sheet 1 cover sheet
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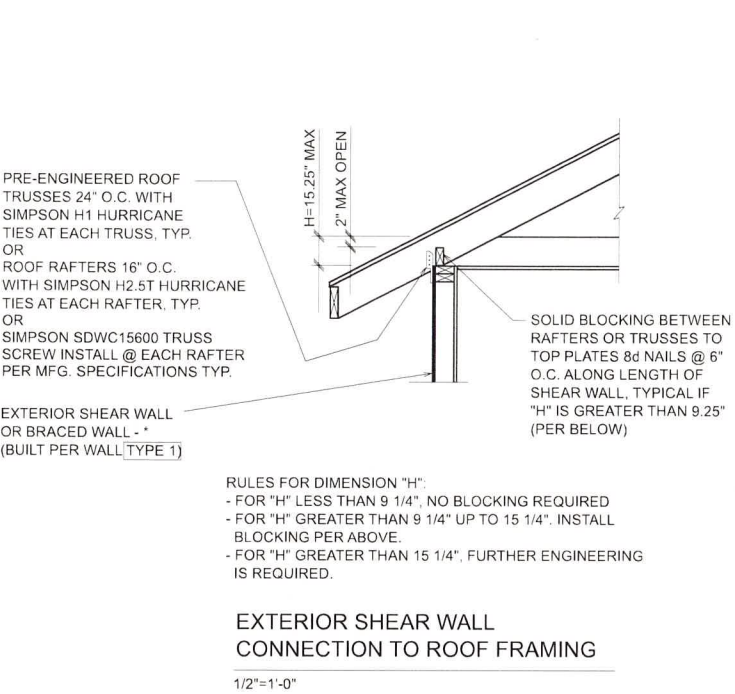
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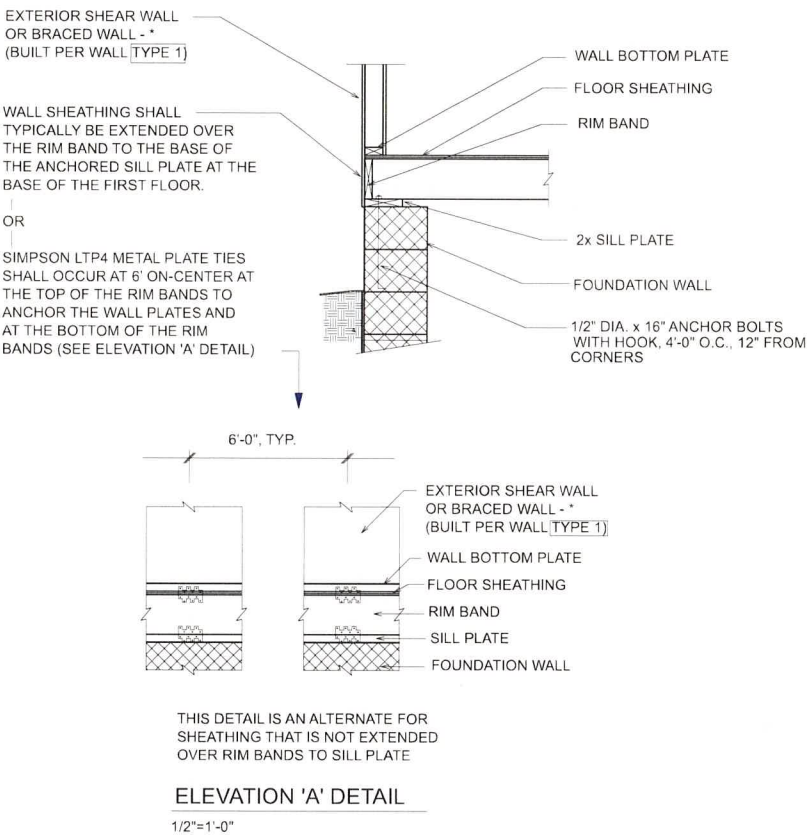
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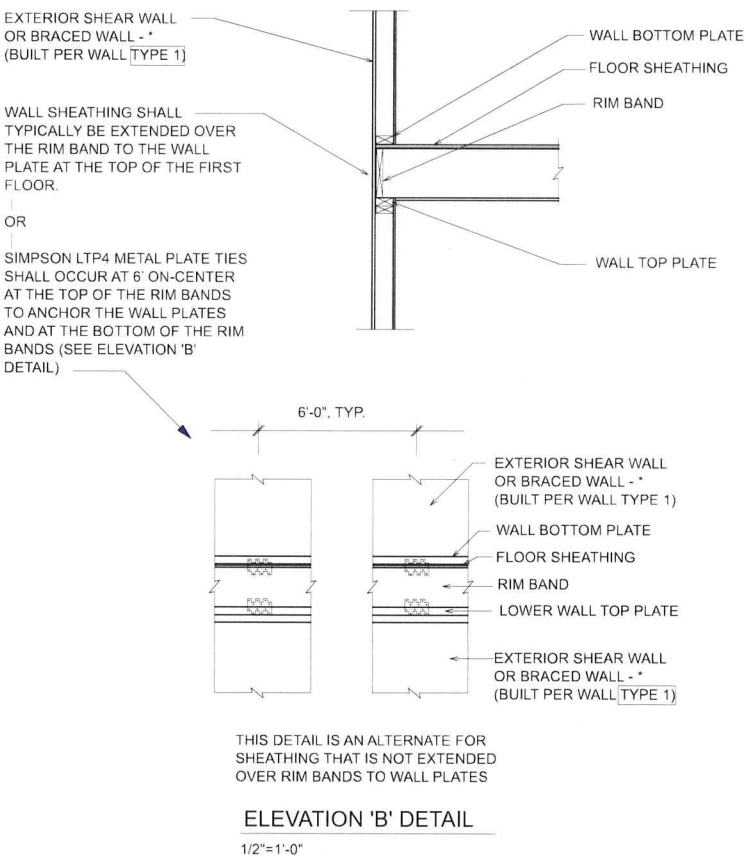
DETAILS FOR FULLY CONTINUOUS SHEATHING PER 2019 RESIDENTIAL CODE OF OHIO



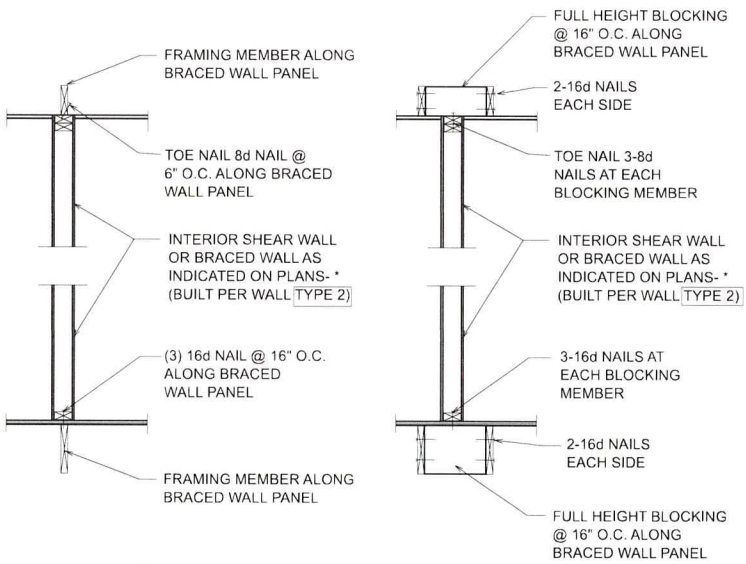
* NOTE: "SHEAR WALL" AND "BRACED WALL" TERMINOLOGIES ARE EQUAL AND INTERCHANGEABLE ON THIS DRAWING



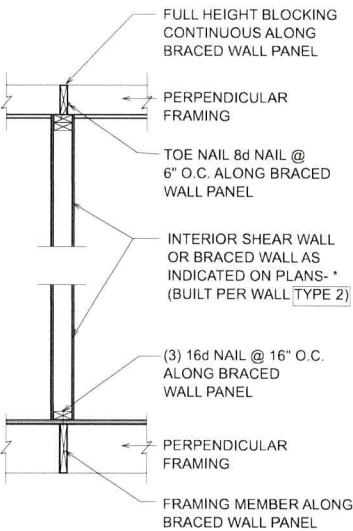
EXTERIOR SHEAR WALL CONNECTION TO SILL PLATE ON FOUNDATION
1/2"=1'-0"



EXTERIOR SHEAR WALL CONNECTION AT FLOOR TO FLOOR FRAMING
1/2"=1'-0"



INTERIOR SHEAR WALL CONNECTIONS AT PARALLEL FLOOR/CEILING FRAMING
1/2"=1'-0"



INTERIOR SHEAR WALL CONNECTIONS AT PERPENDICULAR FLOOR/CEILING FRAMING
1/2"=1'-0"

BRACED WALL CONSTRUCTION SPECIFICATIONS:

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 32/16 1/2" OR 15/32" EXPOSURE 1 WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRYWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS, 1 1/2" LONG STAPLES GALVANIZED, OR 1 1/4" LONG TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

INTERIOR SHEAR WALLS AS INDICATED ON PLAN SHALL HAVE 1/2" GYPSUM BOARD WITH 5D X 1 5/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 5/8" GYPSUM BOARD WITH 6D X 1 7/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

DESIGN LOADING FOR BRACED WALLS:

DESIGN WIND LOAD:
TABLE 301.2(2) COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B 115 MPH (VULT) (3 SECOND GUST)

sheet 1 cover sheet
sheet 2 elevations
sheet 3 elevations
sheet 4 main floor plan
sheet 5 upper floor plan
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sheet 8 elec-mech plans

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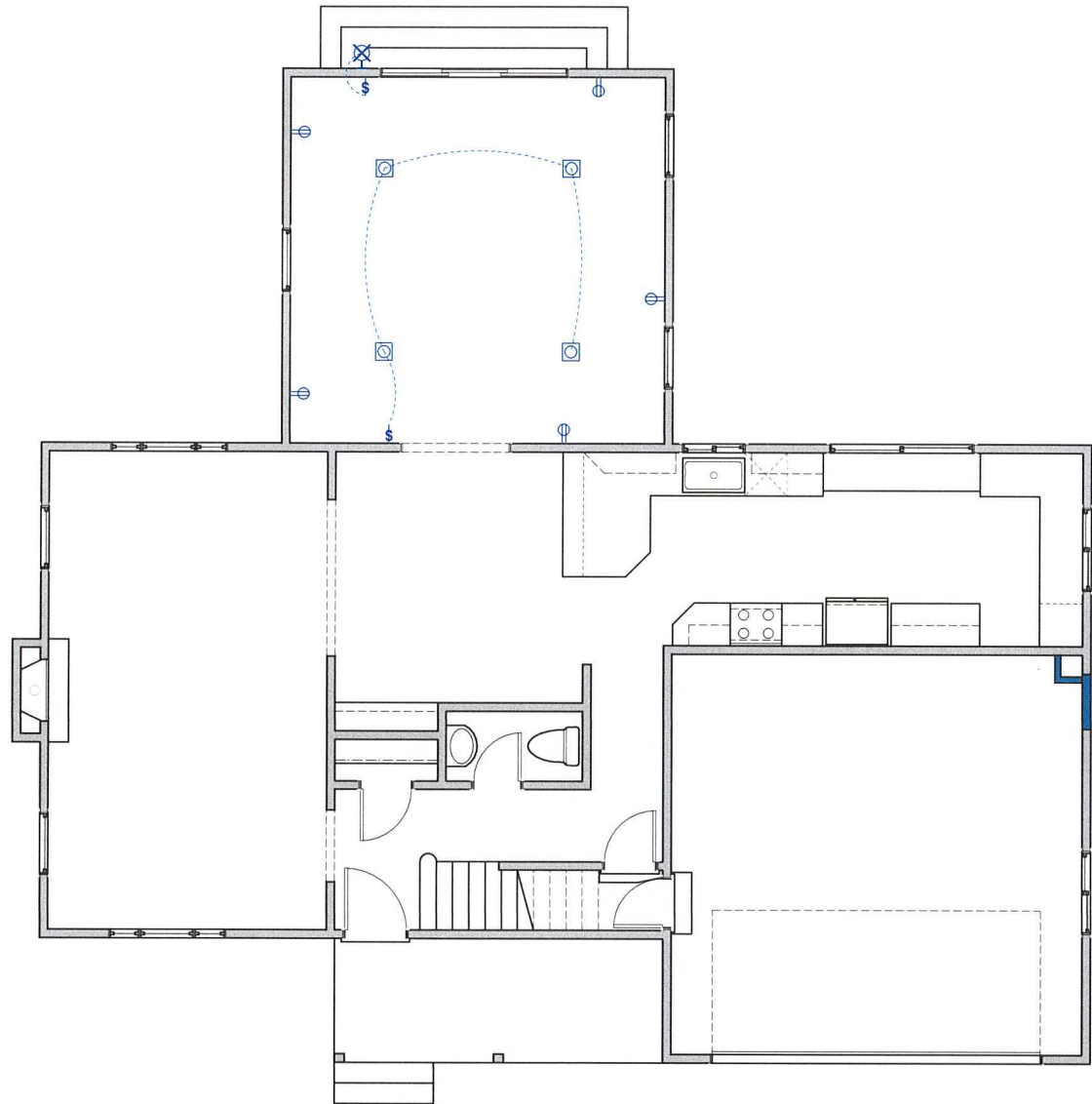


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main floor electrical/mechanical schematic

electrical notes

The electrical plans shown here are suggested only! Electrical layouts can be altered as required for builder's standards, owner's preference or superseded by any governing code. The local governing codes take precedence over this layout.

All electrical work must be performed in accordance with all governing codes and regulations.

All electrical equipment must meet the Underwriters Laboratories (UL) standards. Consult local applicable codes for specific requirements.

Provide proper electrical outlets for dishwasher, trash compactor, garbage disposal and microwave.

Provide proper electrical outlets for clothes dryer, range and air conditioners.

Provide proper outlet or wiring for whirlpool tub.

All kitchen, bathroom, sink areas, outdoor outlets and basement outlets to be equipped as (GFI) ground fault interrupting circuits.

All smoke detectors are to be wired in series with battery back up power supply. Provide smoke alarms/detectors in compliance with all governing codes.

All bathroom vents exhaust to the exterior of the dwelling.

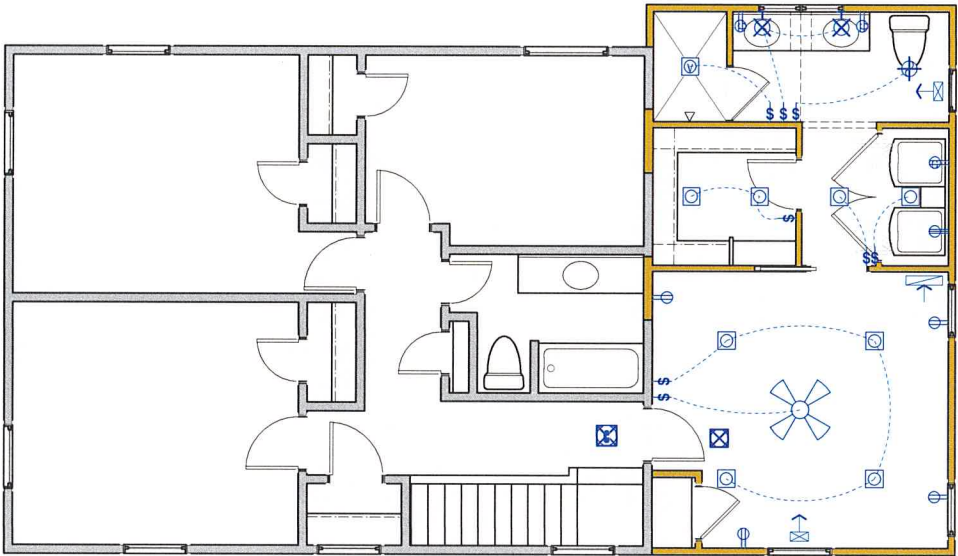
Receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet(less than 12 foot spacing), a receptacle shall be installed in each wall space 2 feet or more in width.

Per nec 210.12 all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

The contractor shall verify that there is a complete system of grounding for all electrical equipment.

symbol legend

- duplex receptacle 110v
- receptacle 220v
- weather proof gfi duplex recept
- floor mounted duplex recept
- gfi duplex recept
- ceiling mounted light fixture
- wall mounted light fixture
- surface mounted light with pull chain
- ceiling mounted light fixture & fan
- ceiling fan with light
- single pole switch
- three way switch
- recessed ceiling light fixture
- recessed cly. light w/ vapor proof lens
- surface mounted flood light
- smoke detector w/ battery backup-photoelectric and ionization activated
- smoke detector with CO detector combo w/ battery backup
- supply air
- return air



upper floor electrical/mechanical schematic

sheet 1 cover sheet
sheet 2 elevations
sheet 3 elevations
sheet 4 main floor plan
sheet 5 upper floor plan
sheet 6 sections
sheet 7 details
sheet 8 elec-mech plans

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3300 thomson circle, rocky river, ohio

issued 04/02/25
first draft
progress
design review
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approval
permit
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0376

8



front view

perspective views for design only



right side view



rear view



left side view

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