

design visions, inc.

4503 state road
cleveland, ohio 44109
440-735-3500
designvisions.com

sheet 1 cover sheet
sheet 2 elevations
sheet 3 elevations
sheet 4 foundation plan
sheet 5 main floor plan
sheet 6 upper floor plan
sheet 7 sections
sheet 8 details
sheet 9 elec/mech plan
sheet 10 perspective views

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BENNETT
BUILDERS & REMODELERS



romanelli residence
21259 snowflower drive, rocky river ohio

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issued: 09/02/25
☐ first draft
☐ progress
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☒ revised: 09/11/25

3038

1



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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

MicroIam (LVL):
E = 2,000,000 psi
Fb = 2800 psi
Fv = 285 psi

Steel: ASTM A-36
E = 29,000,000 psi
Fy = 36 ksi
Fv = 14.5 ksi

W Shapes:
Fy= 50,000 psi (astm A992)

Pipes:
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:
F'm= 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		

structural notes

1. The structural specifications are a suggested baseline and should be verified prior to the commencement of construction. The building contractor should adjust these values as required to meet local codes or building conditions.

2. The drawings show the general details of construction. The contractor shall notify the designer where additional details are required, or where conditions are encountered that are not anticipated by the drawings.

3. The contractor is to verify all dimensions prior to fabrication and construction. Notify designer of any discrepancies.

4. 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.

square footage data (square feet)

main floor	1472
upper floor	1566
garage	622
basement	1494

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:

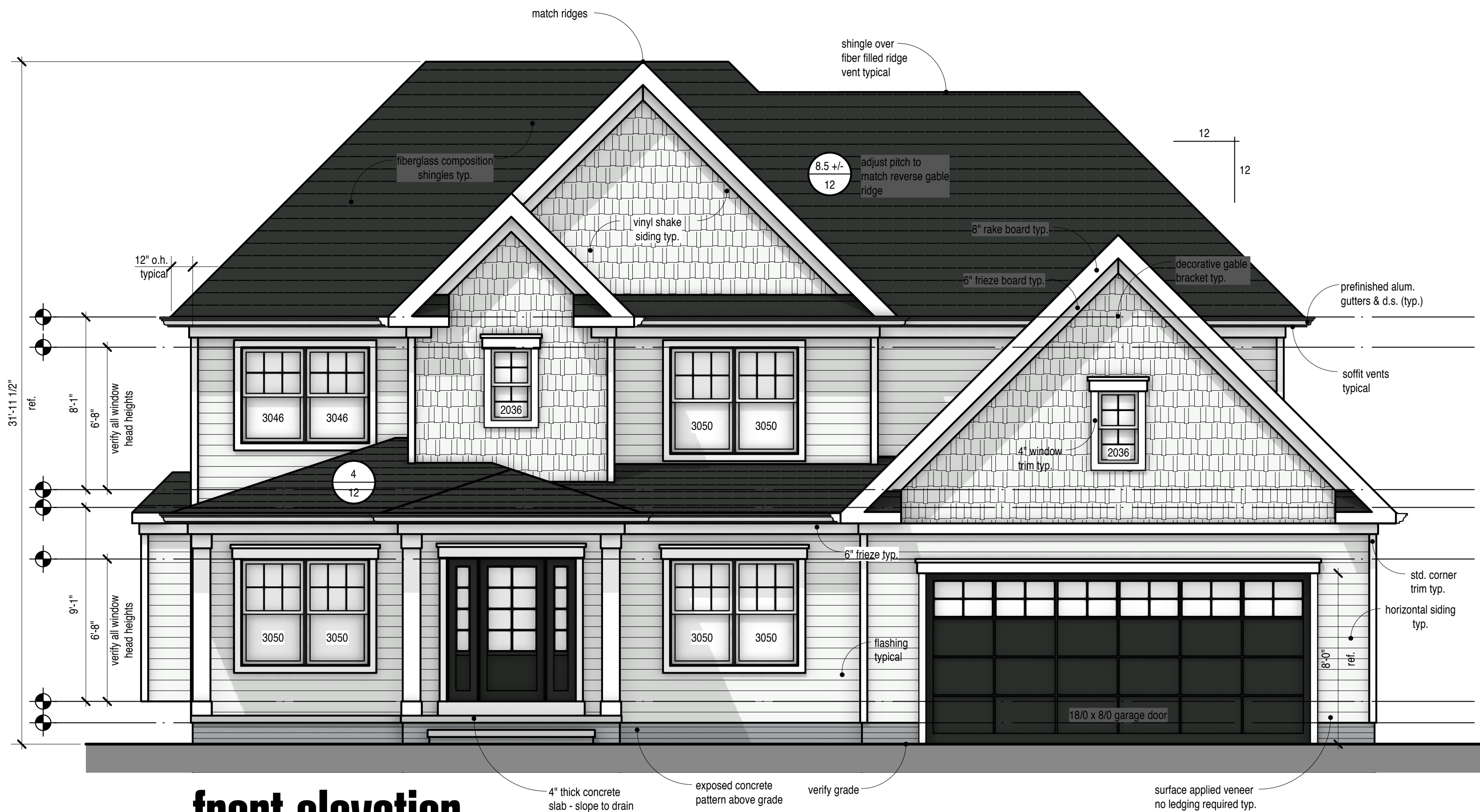
Builder's Phone:

Building Location:

energy code data

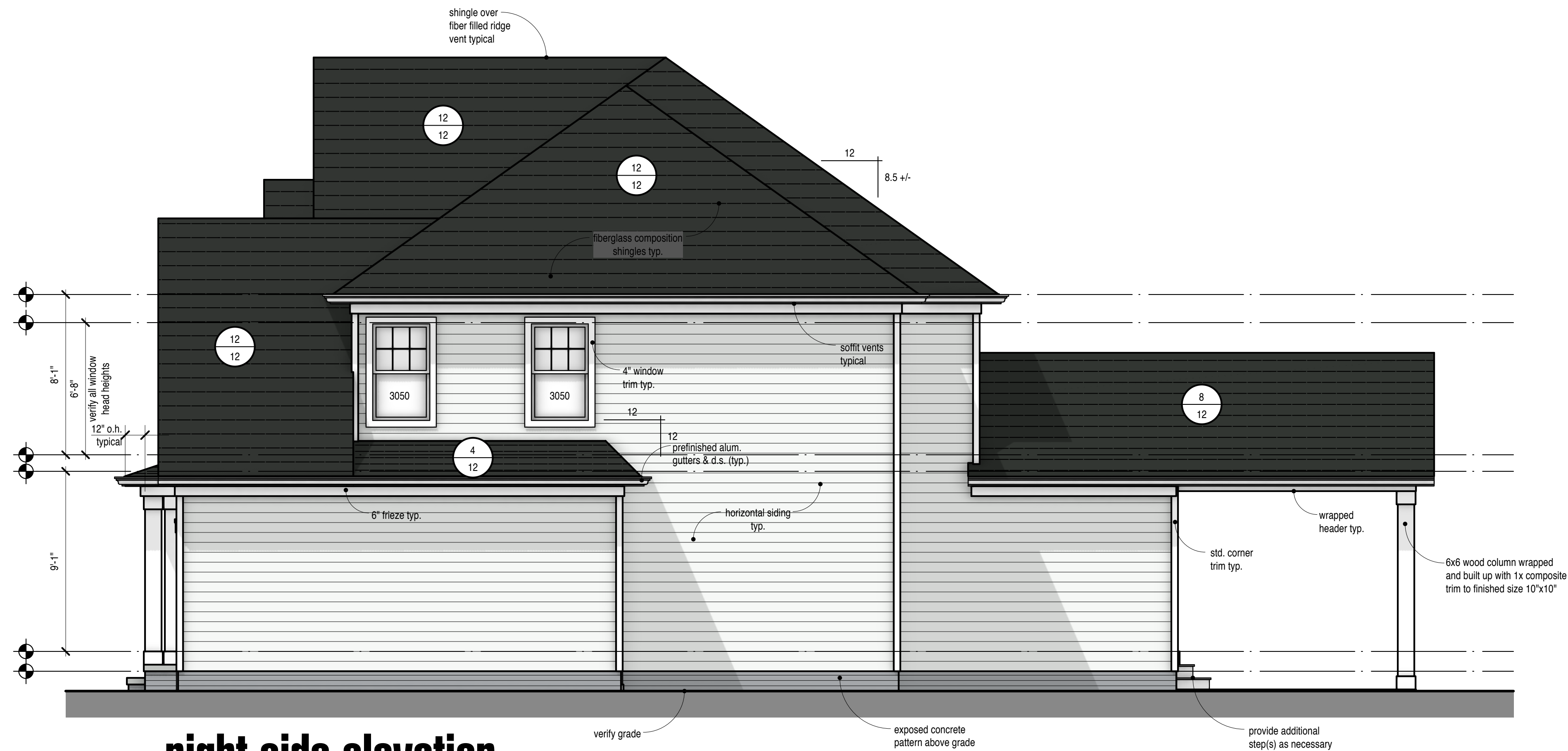
Energy Efficient Compliance (OHBA Compliant Path #1) Section 1112

Ceiling	R-49
Framed Walls	R-19
Band Joists	R-15
Floor Under Conditioned Space	R-30
Foundation Walls	R-10 Minimum (4'-0" down)
Window U Values	0.32



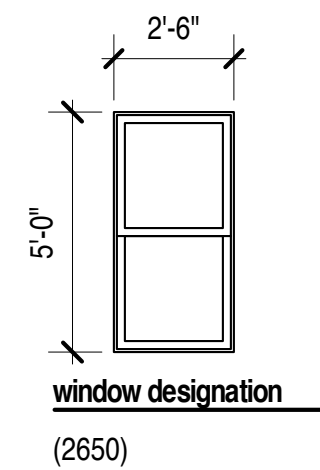
front elevation

scale 1/4" = 1'-0"



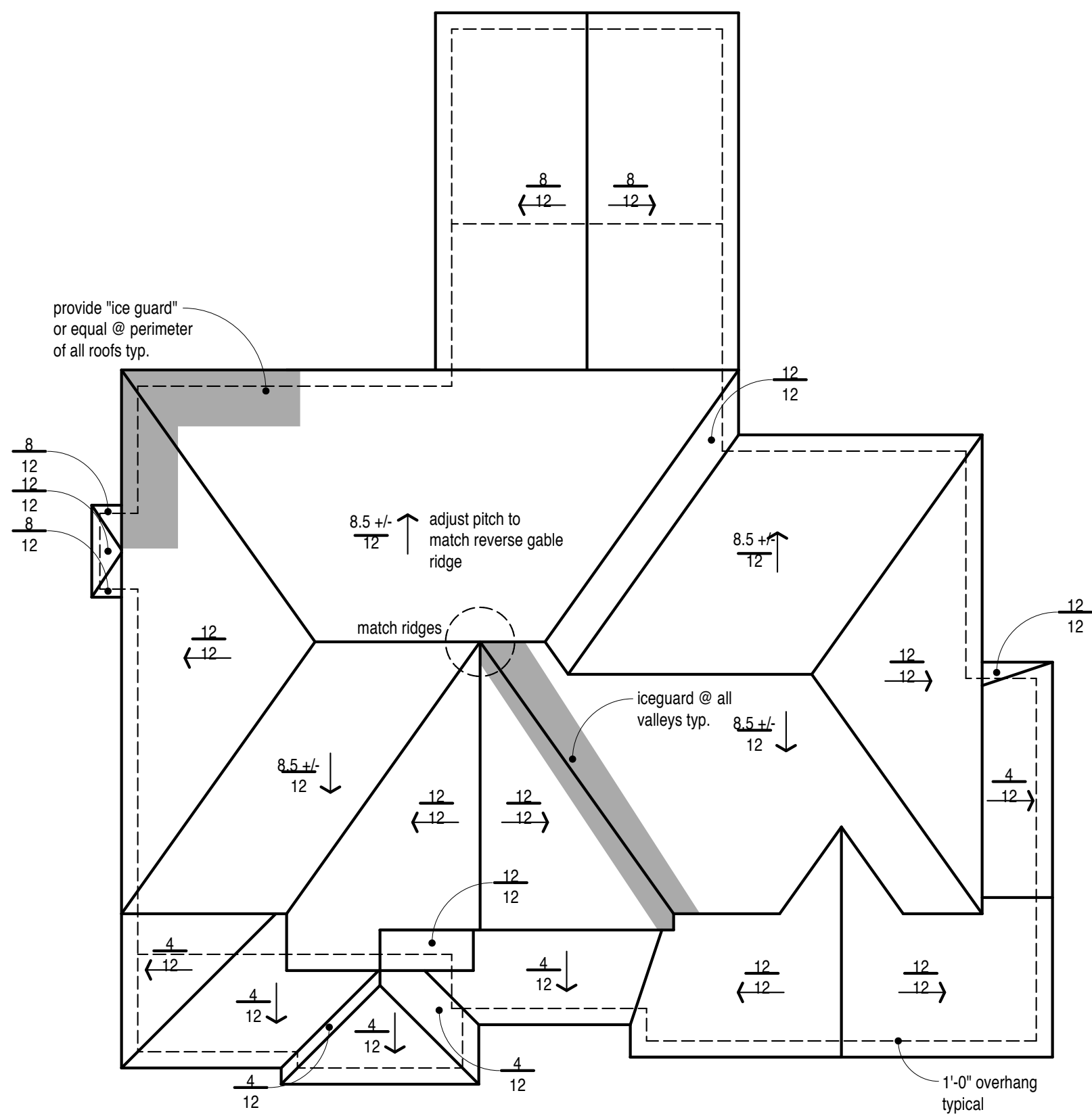
right side elevation

scale 1/4" = 1'-0"



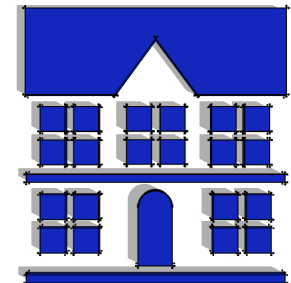
note

- 1) BUILDING CONTRACTOR TO VERIFY ALL MATERIALS, FINISHES AND SIZES PRIOR TO CONSTRUCTION.
- 2) WINDOW DESIGNATIONS ARE REFERENCED AS "GENERIC" WINDOW NUMBERS
- 3) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.
- 4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.
- 5) 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.



schematic roof diagram

scale 1/8" = 1'-0"



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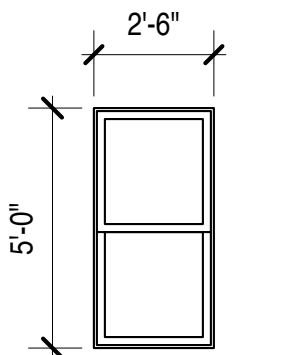
3038

1



rear elevation

scale 1/4" = 1'-0"

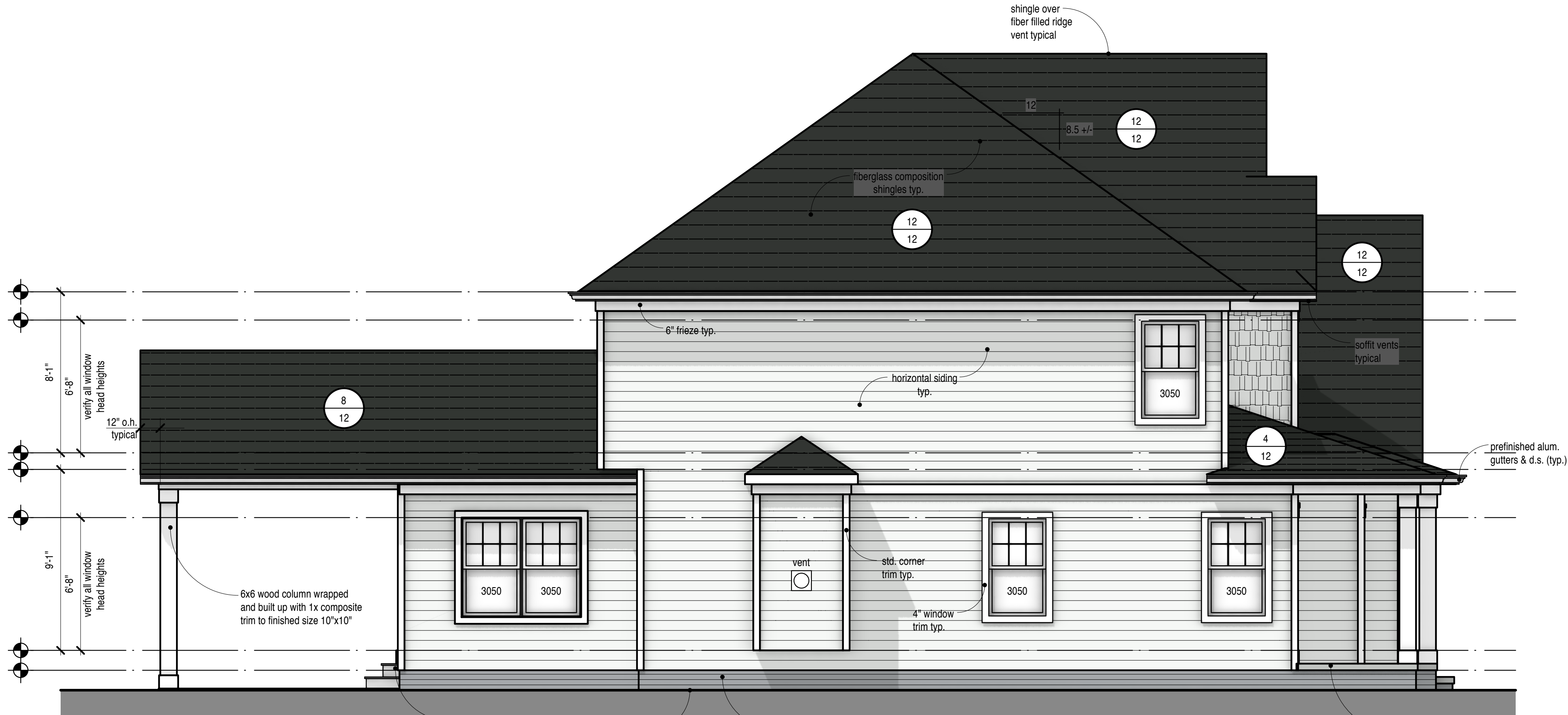


window designation

(2650)

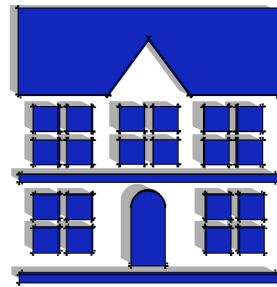
note

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left side elevation

scale 1/4" = 1'-0"



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foundation notes

9' H. X 8' W. POURED CONCRETE WALL WITH #6 VERTICAL STEEL REINFORCING BARS (FULL HEIGHT) @ 23" O.C. WITH 6" INTO FTG. PROVIDE (3) #4 REBARS HORIZONTALLY AT 1/3 PTS WITH (1) #4 REBAR 12" +/- FROM TOP (BARS 2" FROM INSIDE WALL FACE WIRE TIE ALL BARS) ON A 16" W. X 8" H. CONCRETE FOOTER WITH (2) #5 REBARS CONT. ON UNDISTURBED SOIL.

4' +/- H. X 8' W. POURED CONCRETE WALL WITH #6 VERTICAL STEEL REINFORCING BAR (FULL HEIGHT) @ 48" O.C. WITH 6" INTO FTG. PROVIDE #4 REBARS @ 24" O.C. HORIZ. ON A 16" W. X 8" H. CONCRETE FOOTER WITH (2) #4 REBARS CONT. ON UNDISTURBED SOIL.

PROVIDE (2) #6 VERT. STEEL REINF. BARS (FULL HT.) @ ALL BEAM BEARING LOCATIONS

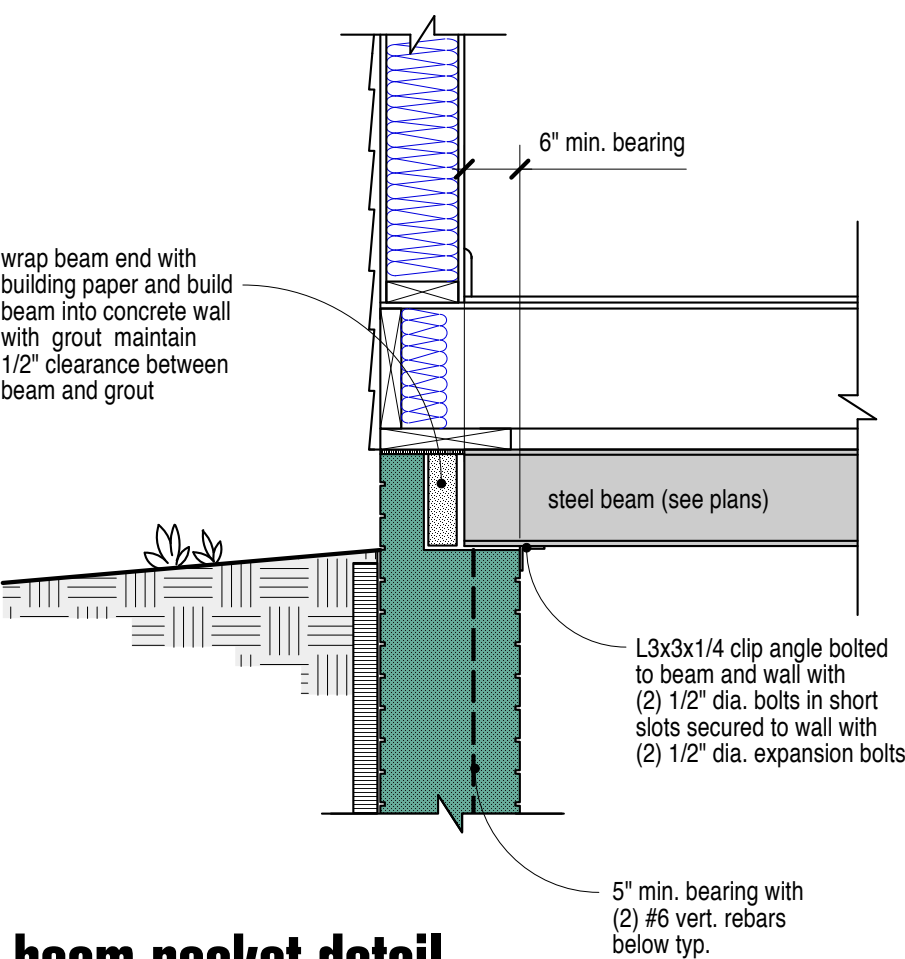
VERIFY ALL CONCRETE WALL REINFORCINGS WITH SITE/SOIL CONDITIONS AND ADJUST AS REQUIRED PER LOCAL CODE

SEE TOPO FOR ALL GRADES AND SPOT ELEVATIONS

STEP FOOTINGS AS REQ'D TO MAINTAIN 3'-6" MIN. FROST DEPTH & PROVIDE CONTINUOUS REINFORCED CONC. FOOTINGS AT ALL STEPS

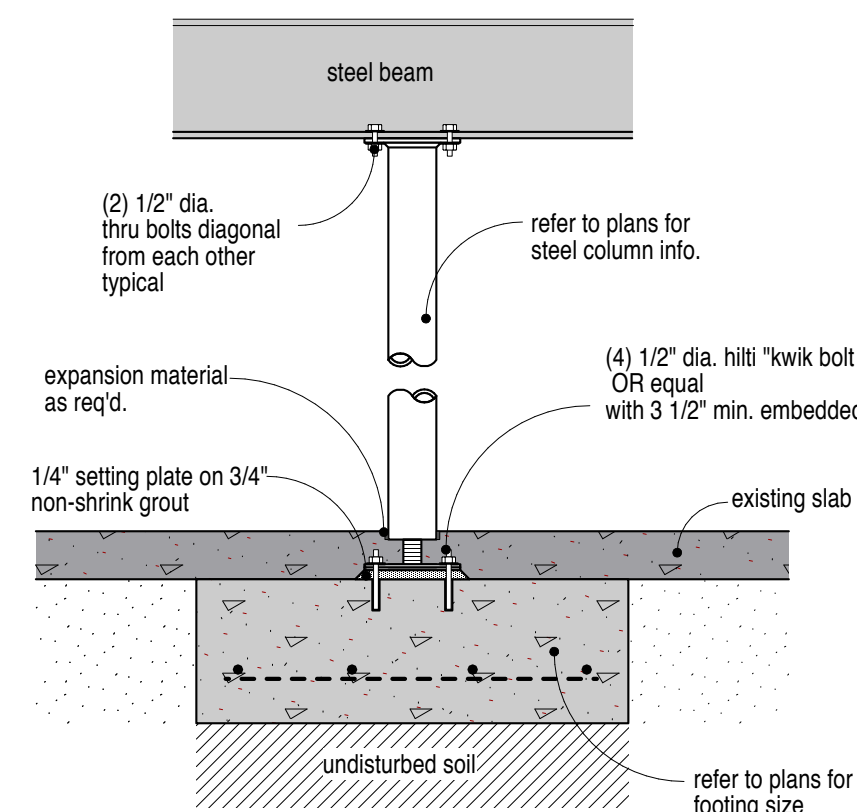
PROVIDE SOLID BLOCKING BETWEEN JOISTS TO FOUND. WALL OR BEAM UNDER ALL POINT LOADS FROM ABOVE

PROVIDE SIMPSON HW OR EQUAL BEAM HANGERS @ ALL UPSET WOOD BEAM HANGER CONDITIONS



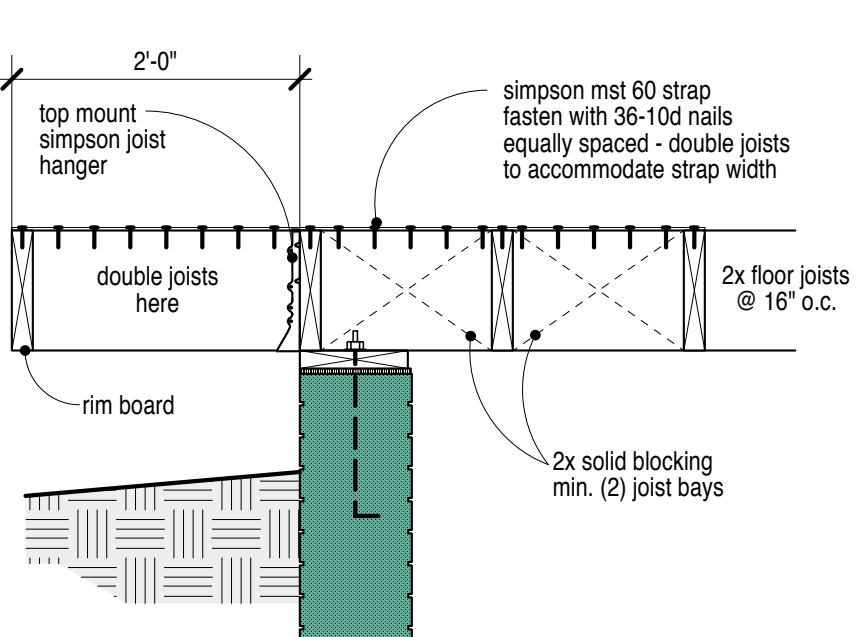
beam pocket detail

scale 3/4" = 1'-0"

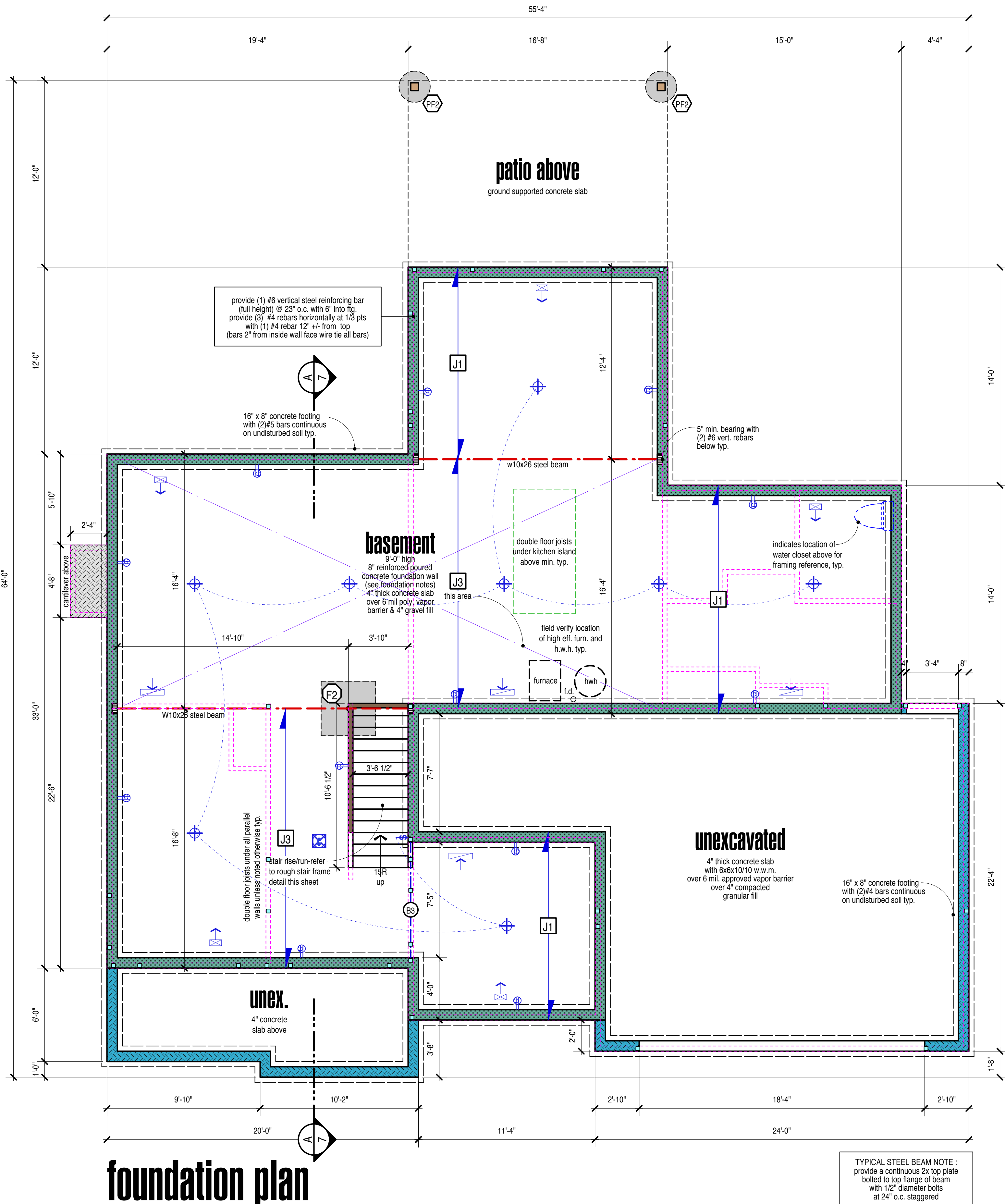


column detail

scale 3/4" = 1'-0"

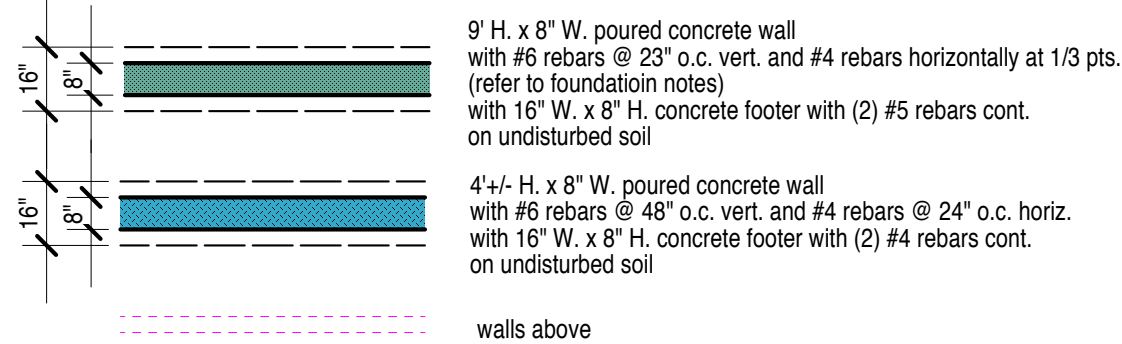


cantilever floor detail



foundation plan

scale 1/4" = 1'-0"



floor joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #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.

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. sched. 40 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

steel column & footing schedule

F1	3"o schedule 40 standard steel column over 48"x48"x12" deep conc. footing with (4)#5 bars each way at bottom
F2	3"o schedule 40 adjustable steel column over 42"x42"x12" deep conc. footing with (4)#5 bars each way at bottom
F3	3"o x 11 ga. adjustable steel column over 36"x36"x12" deep conc. footing with (3)#5 bars each way at bottom

steel lintel schedule

openings up to 4'-0"	L 3 1/2 X 3 1/2 X 5/16
openings from 4'-1" to 5'-0"	L 4 X 3 1/2 X 5/16
openings from 5'-1" to 6'-0"	L 5 X 3 1/2 X 5/16
openings from 6'-1" to 7'-0"	L 6 X 3 1/2 X 5/16
openings from 7'-1" to 10'-0"	W 8 X 13 with 1/4 plate

note:
all lintels shall have 1" of end bearing for each foot of span with a min. of 4" bearing @ each end

wood post & footing schedule

PF1	6x6 treated wood post with 16" dia. x 8" conc. footing at frost depth on undisturbed soil
PF2	6x6 treated wood post with 24" dia. x 8" conc. footing at frost depth on undisturbed soil

wood beam schedule

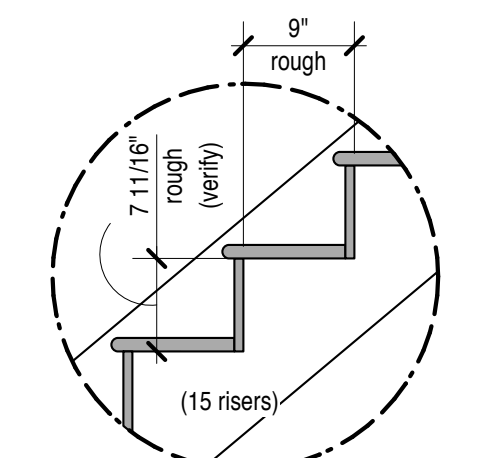
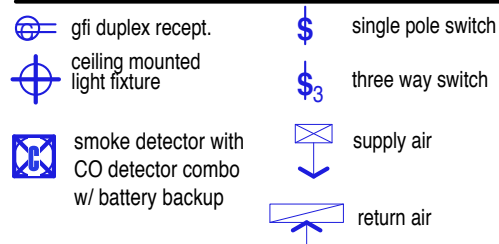
all wood framed headers to be (2)2x10 min. unless noted otherwise

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

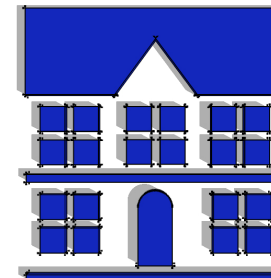
w.p. - weather protected

symbol legend



rough framed stairs

foundation to main floor
reference floor to floor height = 115 1/2"



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general plan notes

- 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.
- BUILDING CONTRACTOR MUST VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL WALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.
- PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.
- STRUCTURAL AND FRAMING MEMBERS INDICATED ARE SIZED BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
- 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.
- 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.
- 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.
- 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.

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. schd. 40 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

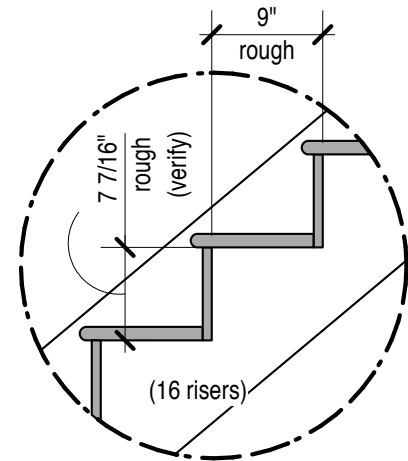
all columns (posts) to have "simpson" post cap
and base connectors

wood beam schedule

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

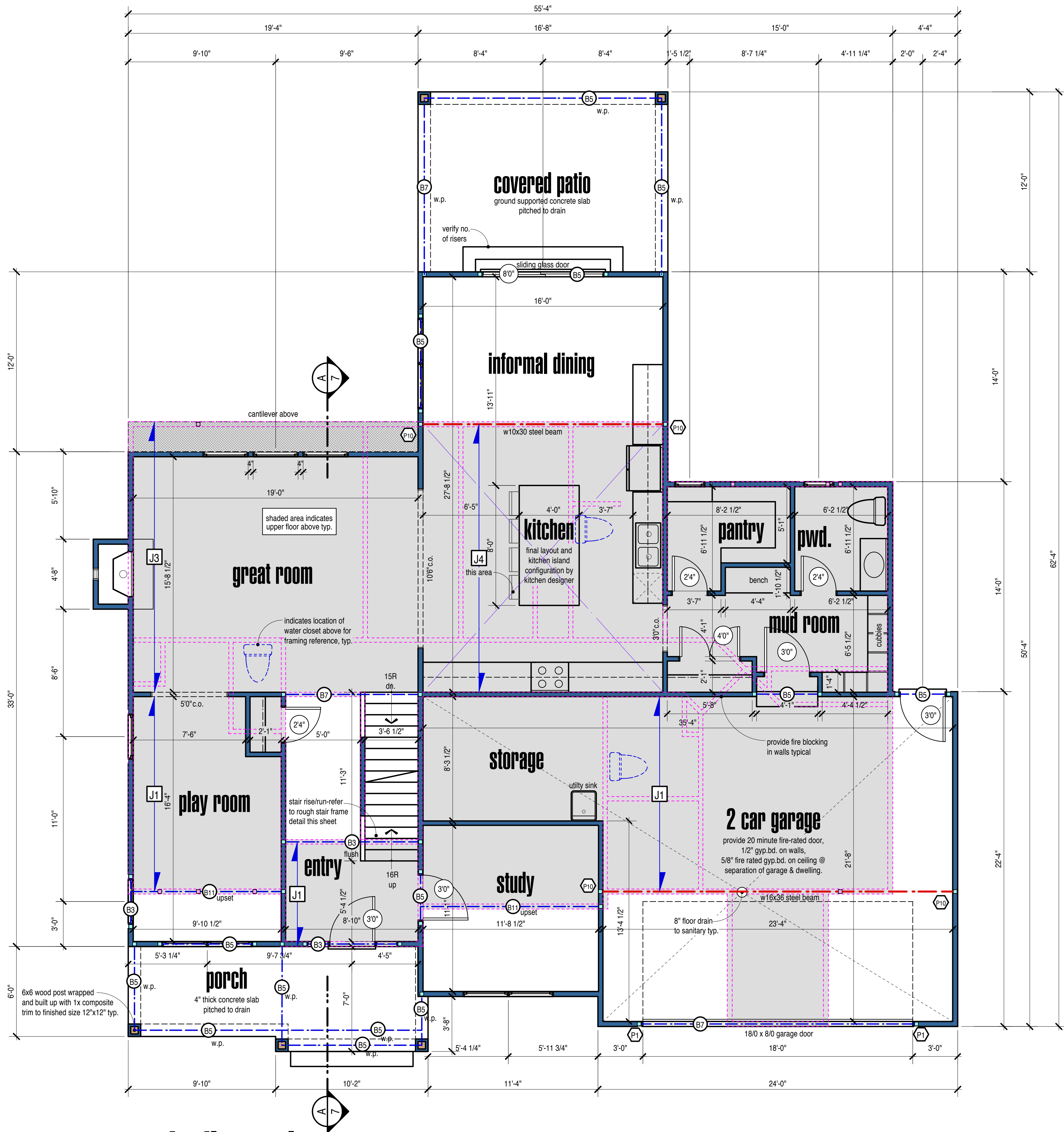
B1	(2) 2X10's	B10	(3) 1 3/4" X 11 7/8" LVL'S
B2	(3) 2x10's	B11	(2) 1 3/4" x 14" LVL's
B3	(2) 1 3/4" x 9 1/4" LVL's	B12	(3) 1 3/4" x 14" LVL's
B4	(3) 1 3/4" x 9 1/4" LVL's	B13	(2) 1 3/4" x 16" LVL's
B5	(2) 2x12's	B14	(3) 1 3/4" x 16" LVL's
B6	(3) 2x12's	B15	(2) 1 3/4" x 18" LVL's
B7	(2) 1 3/4" x 11 1/4" 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
w.p. - weather protected
2-XX indicates a doubled structural member



rough framed stairs

main floor to upper floor
reference floor to floor height = 119"



main floor plan

scale 1/4" = 1'-0"

1472

shear wall schedule

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 3/216 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.

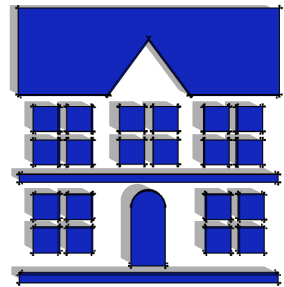
WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

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

floor joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #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.



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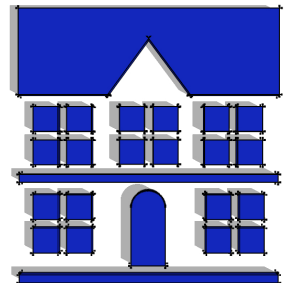
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general plan notes

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)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 #2 or equiv. unless noted otherwise - Ceiling Joists are uninhabitable 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.

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

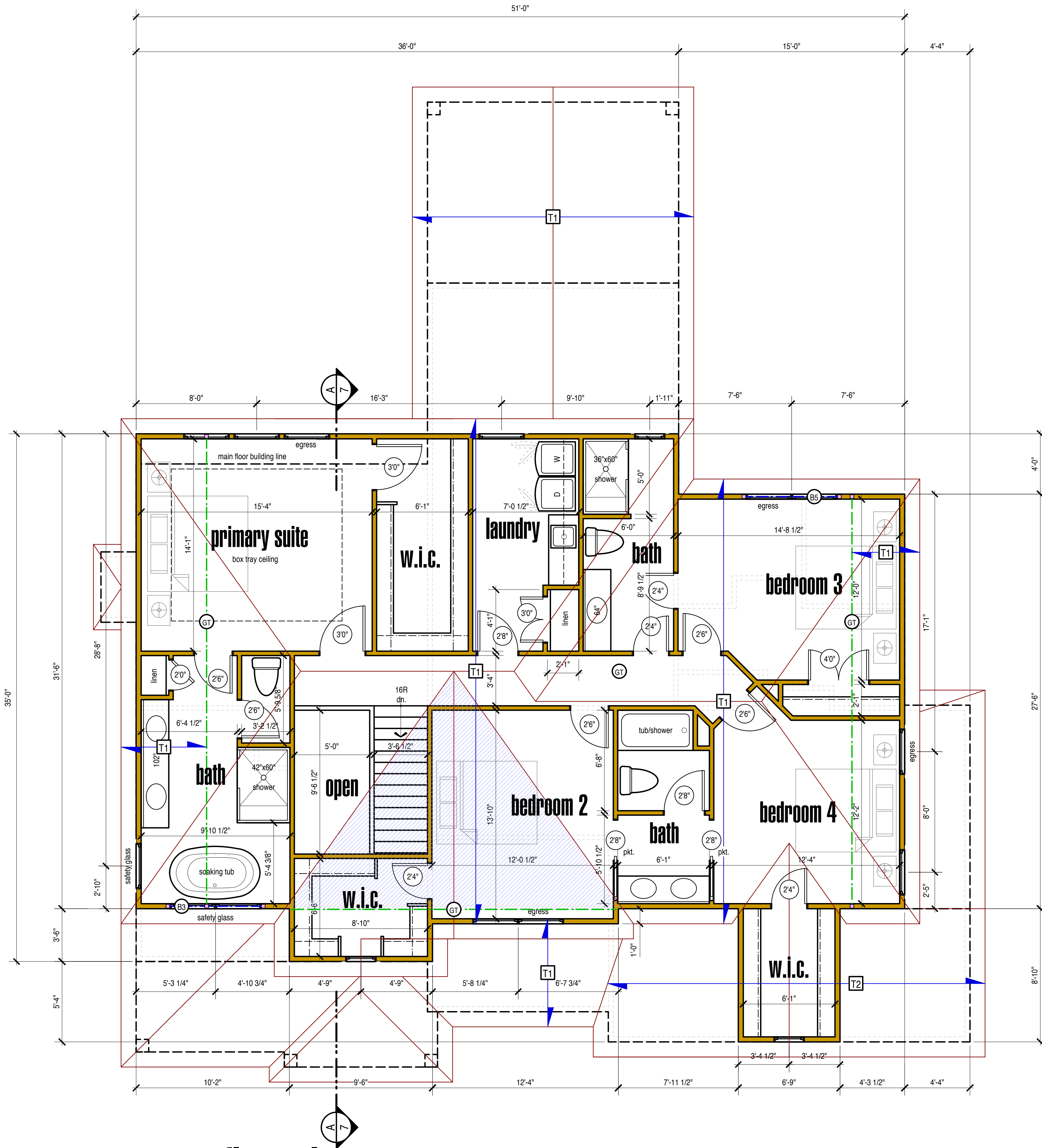
T3 pre-engineered roof truss system

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

1566

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 32/16 1/2" OR 1532" 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

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. schd. 40 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

B2 (3) 2x10's

B3 (2) 1 3/4" x 9 1/4" LVL's

B4 (3) 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

2XX indicates a doubled structural member

NOTICE:

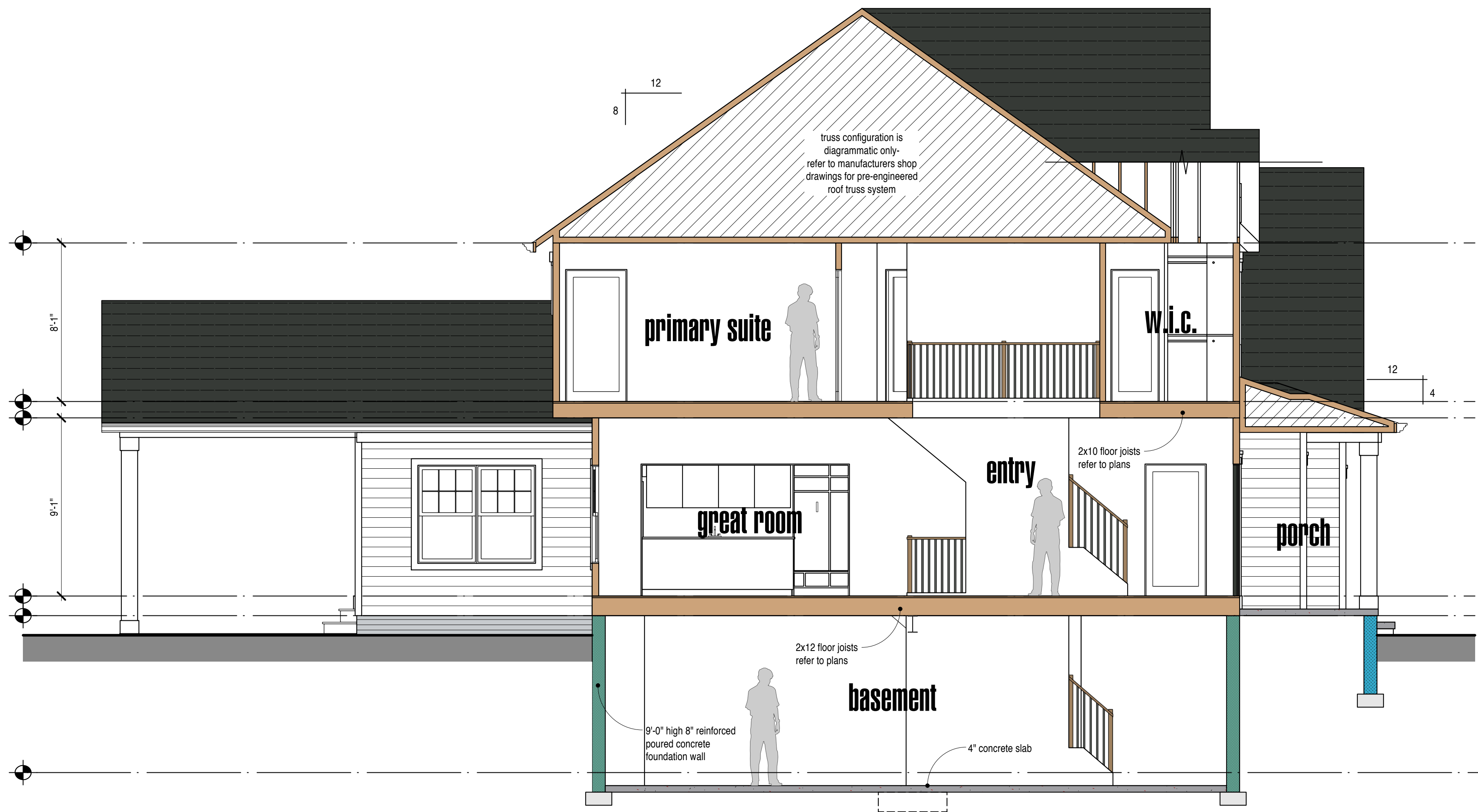
all roof truss information shown is for reference only.

the manufacturer's final shop drawings supersede these plans.

verify all truss members and girder truss locations and truss

bearing conditions with truss manufacturer's final shop drawings,

and adjust or modify these plans accordingly.



A-A

dimensional section

scale 1/4" = 1'-0"

roof

fiberglass roof shingles
metal roof
15# felt building paper min.
1/2" sheathing (5/8" thick for
roof truss systems @ 24" o.c.
see plan for rafter & joist sizes
R-30 insulation min. with save
baffle to maintain air space
1/2" gyp. board typ. and
5/8" gyp. board at roof truss
systems

eave

prefinished aluminum gutters
and down spouts
prefinished vented soffit

exterior wall

horizontal siding
exterior insulation finishing system (e.i.f.s.)
vertical board and batten siding
(see elevations)
1/2" sheathing
with approved house wrap
2x4 wall studs @ 16" o.c.
R-19 wall insulation min.
1/2" gyp. board

flooring

3/4" t&g osb
glued and nailed

energy note

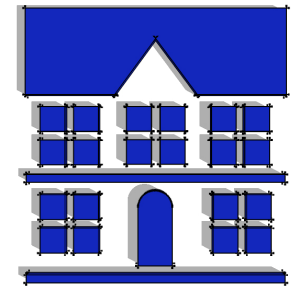
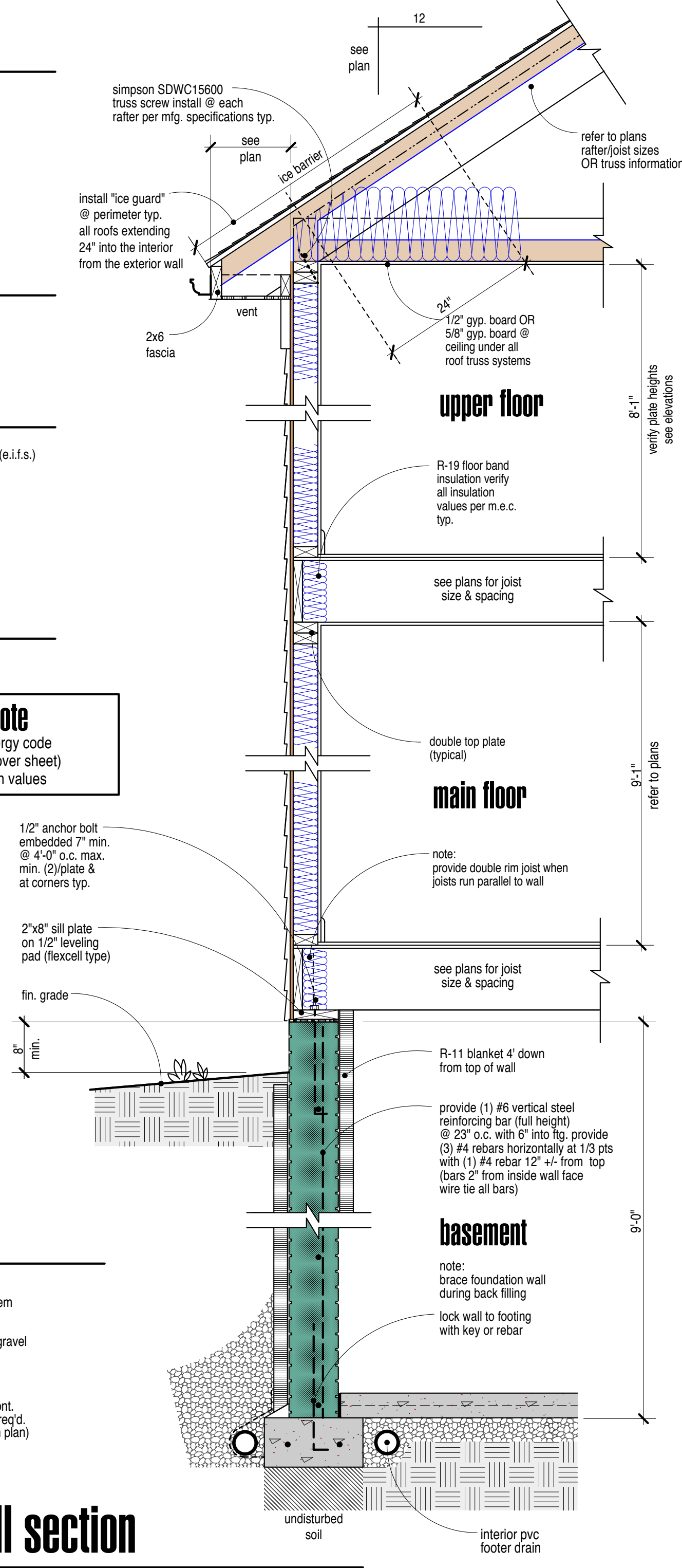
refer to model energy code
compliance data (cover sheet)
to verify insulation values

foundation

8" thick reinforced poured concrete
foundation wall (4000 psi) with
2" drainage bd. water-proofing system
4" concrete floor with
approved vapor barrier over
4" compacted granular fill porous gravel
backfill @ footer with 4" continuous
footer drain inside and outside
wrapped with approved filter fabric
reinforced concrete footer
(16" w x 8" d.) with (2) #5 rebars cont.
verify with soil conditions adjust as req'd.
on undisturbed soil (see foundation plan)

typical wall section

scale 3/4" = 1'-0"



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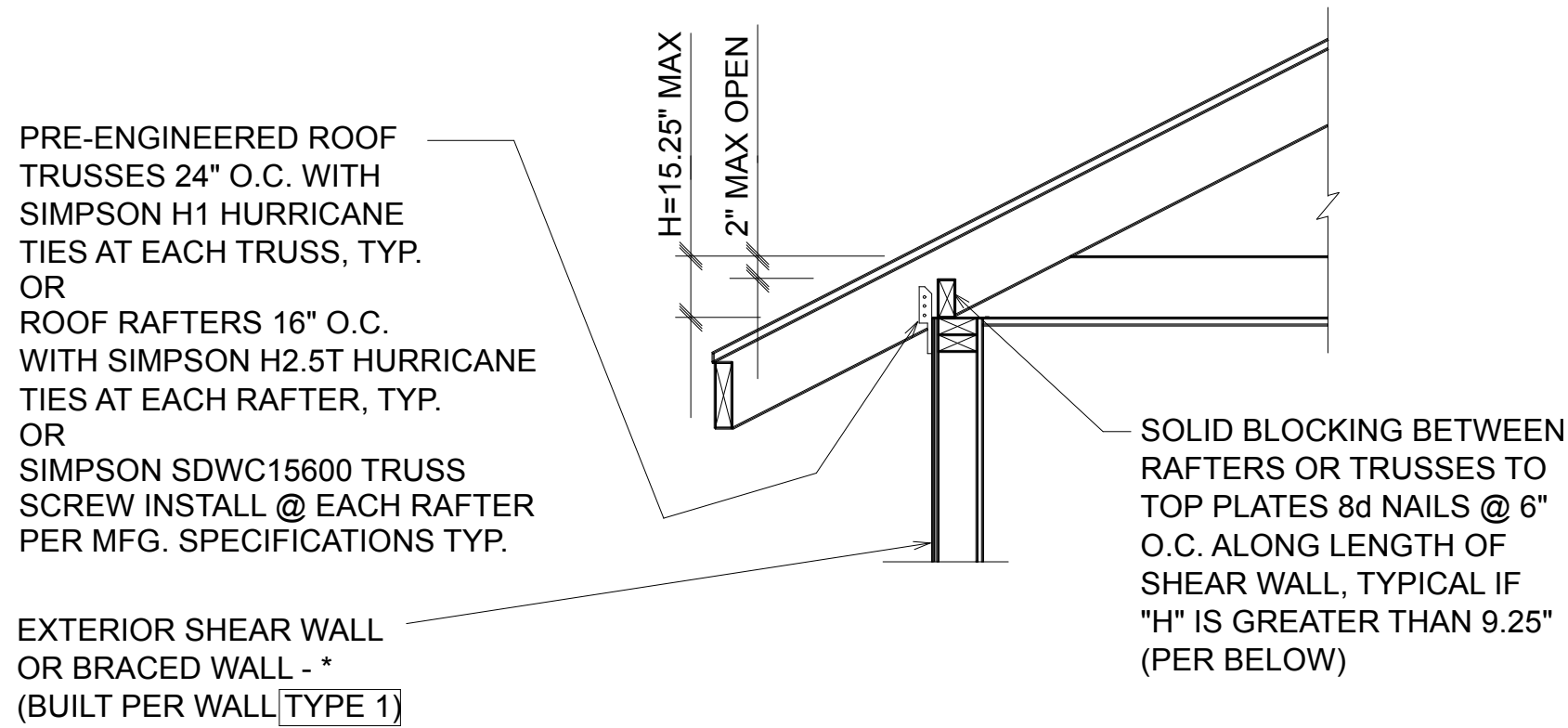
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DETAILS FOR FULLY CONTINUOUS SHEATHING PER 2019 RESIDENTIAL CODE OF OHIO

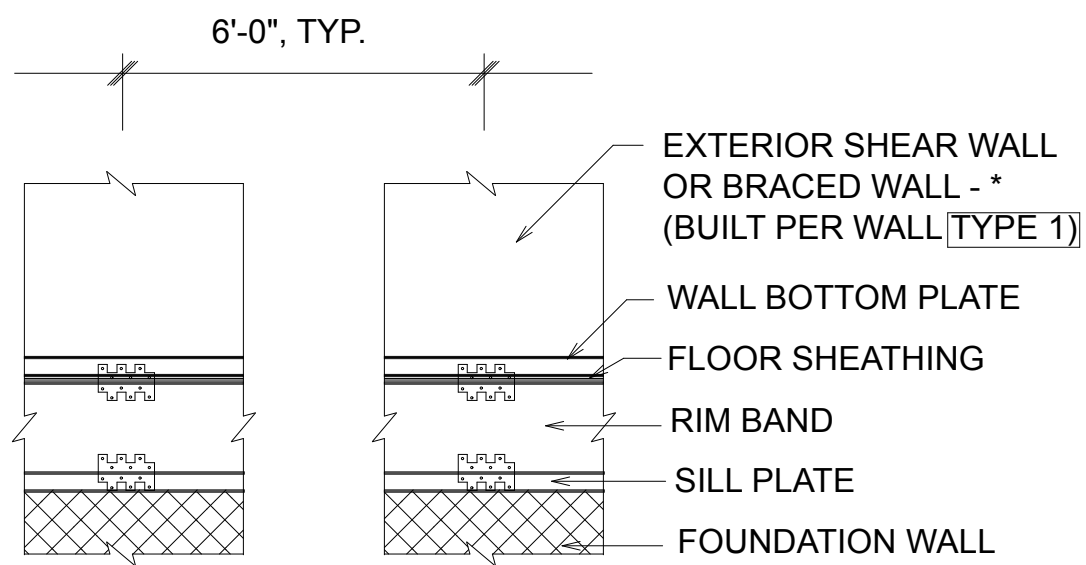
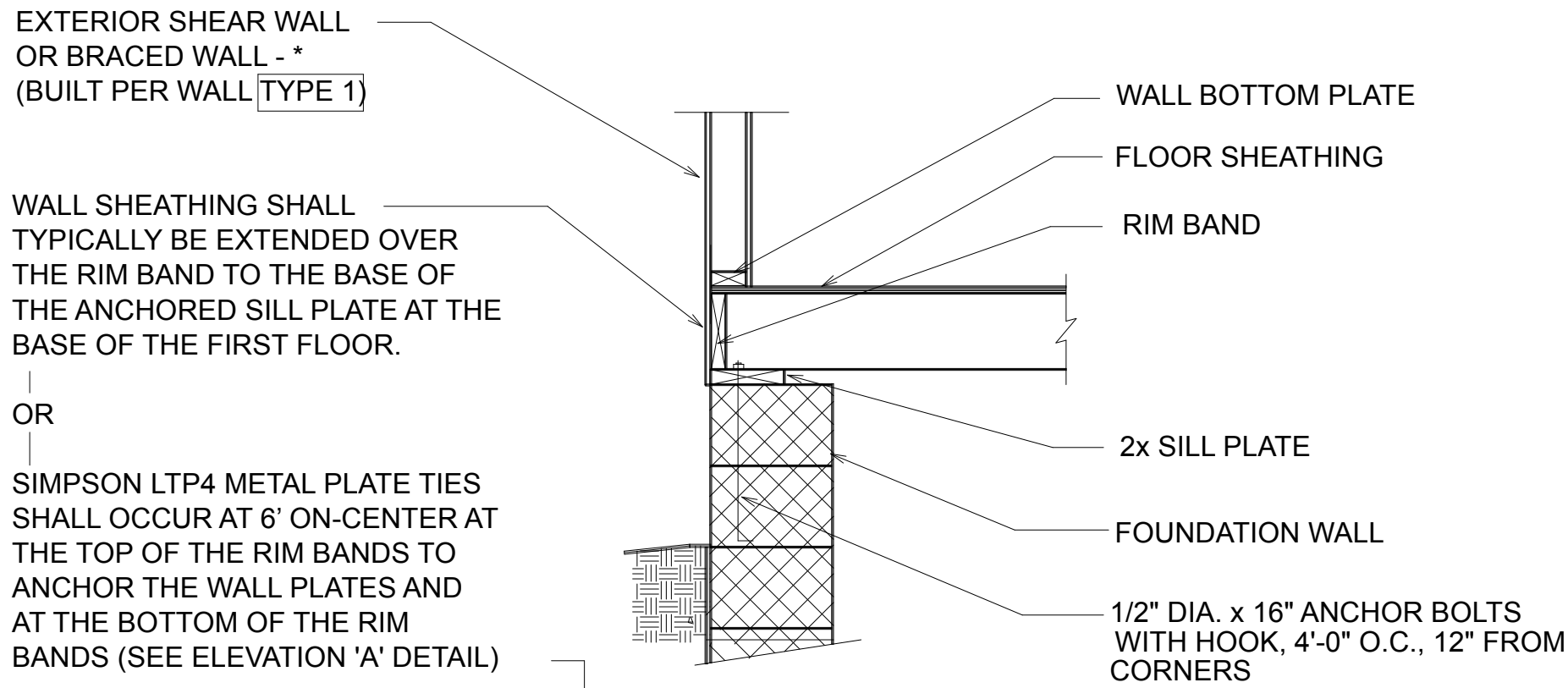


RULES FOR DIMENSION "H":
- FOR "H" LESS THAN 9 1/4", NO BLOCKING REQUIRED
- FOR "H" GREATER THAN 9 1/4" UP TO 15 1/4". INSTALL BLOCKING PER ABOVE.
- FOR "H" GREATER THAN 15 1/4", FURTHER ENGINEERING IS REQUIRED.

EXTERIOR SHEAR WALL CONNECTION TO ROOF FRAMING

1/2"=1'-0"

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



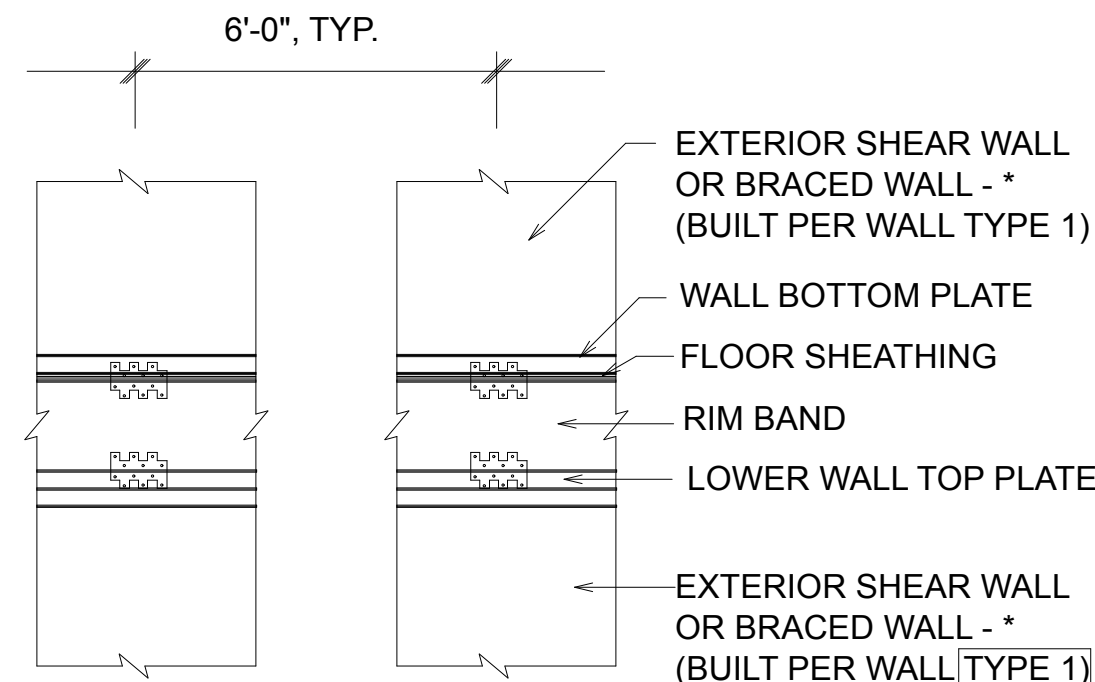
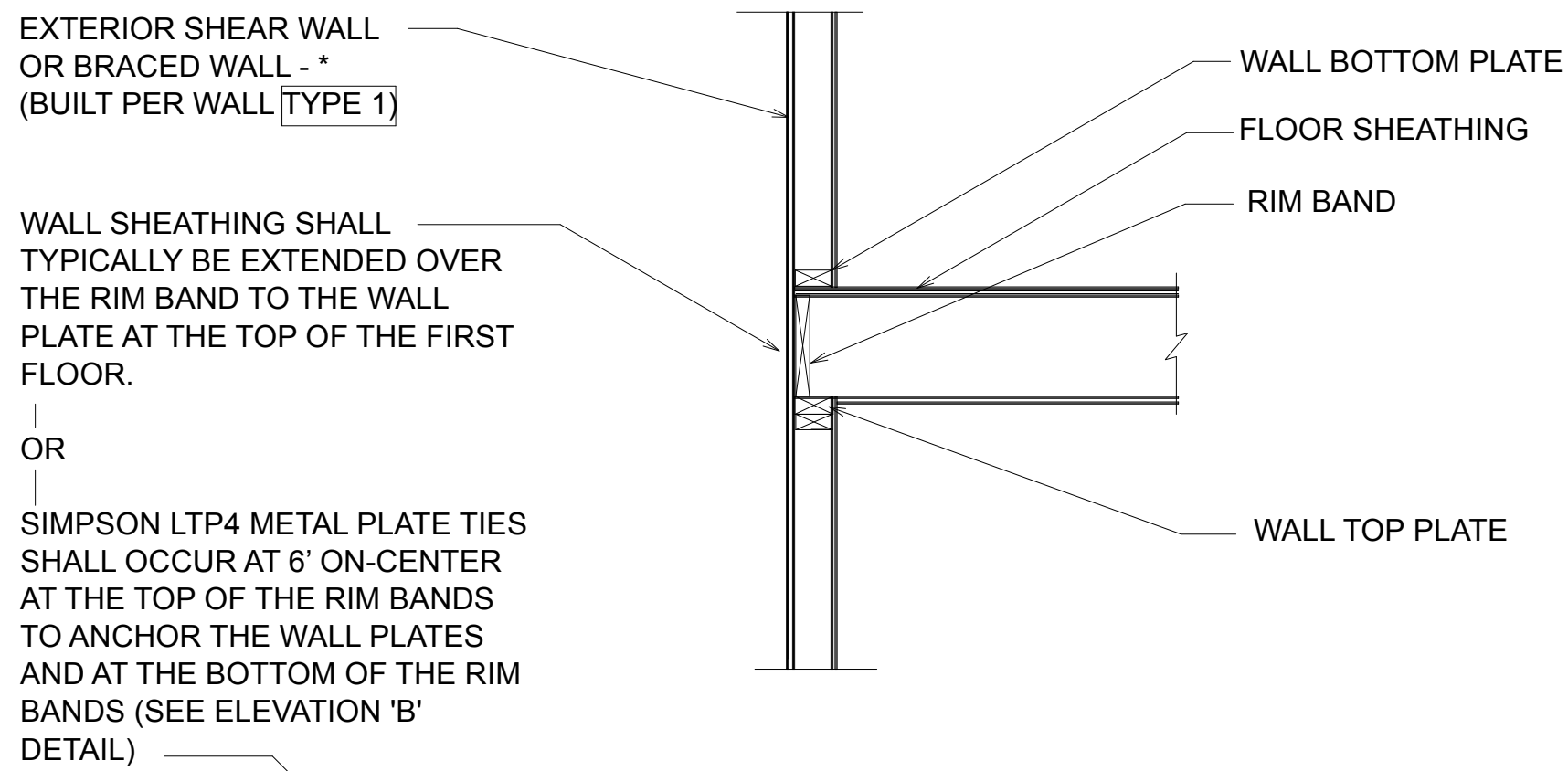
THIS DETAIL IS AN ALTERNATE FOR SHEATHING THAT IS NOT EXTENDED OVER RIM BANDS TO SILL PLATE

ELEVATION 'A' DETAIL

1/2"=1'-0"

EXTERIOR SHEAR WALL CONNECTION TO SILL PLATE ON FOUNDATION

1/2"=1'-0"



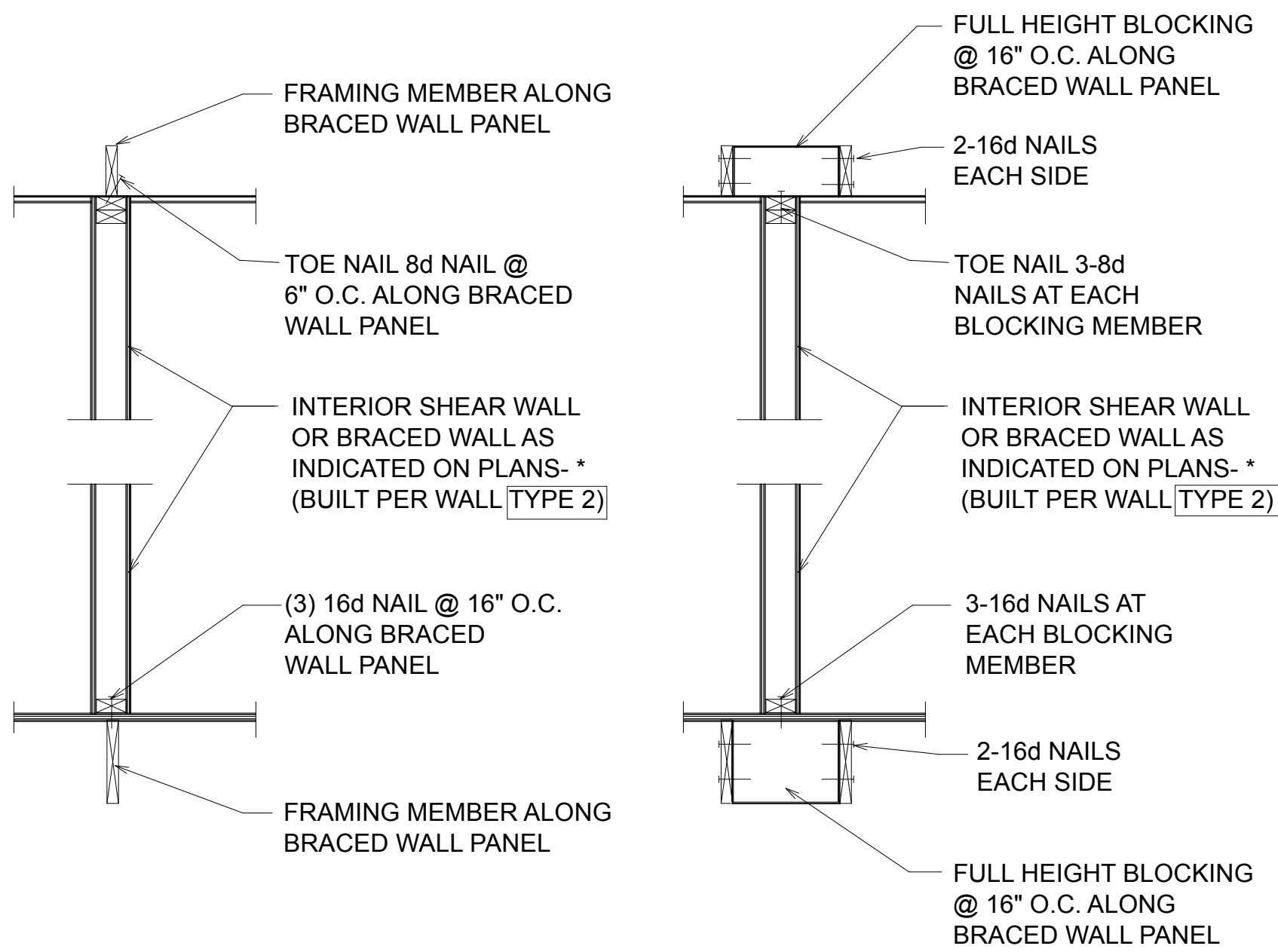
THIS DETAIL IS AN ALTERNATE FOR SHEATHING THAT IS NOT EXTENDED OVER RIM BANDS TO WALL PLATES

ELEVATION 'B' DETAIL

1/2"=1'-0"

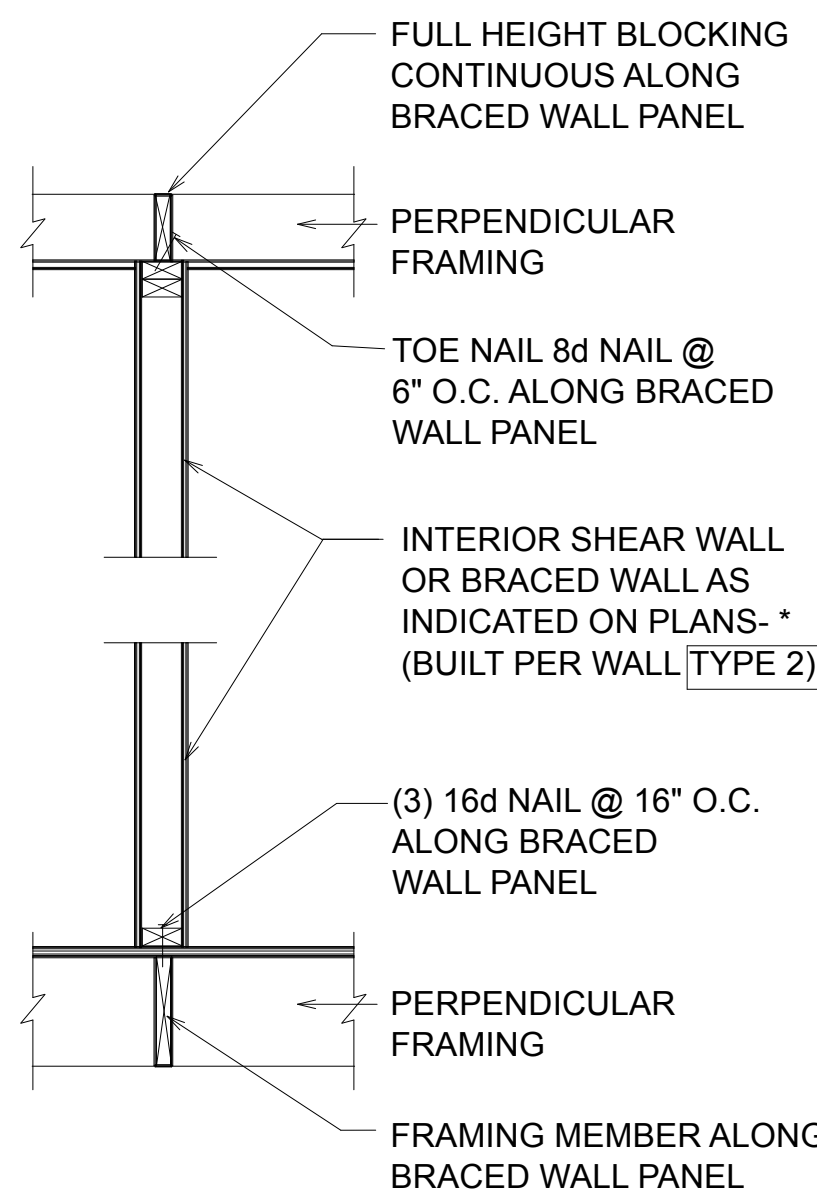
EXTERIOR SHEAR WALL CONNECTION AT FLOOR TO FLOOR FRAMING

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:

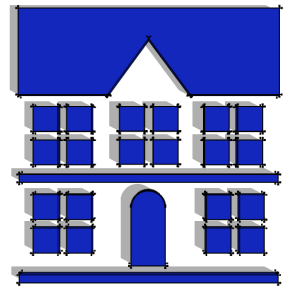
ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 32/16 1/2" OR 15/32" EXPOSURE 1 WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRYWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS, 1 1/2" LONG STAPLES GALVANIZED,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

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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)



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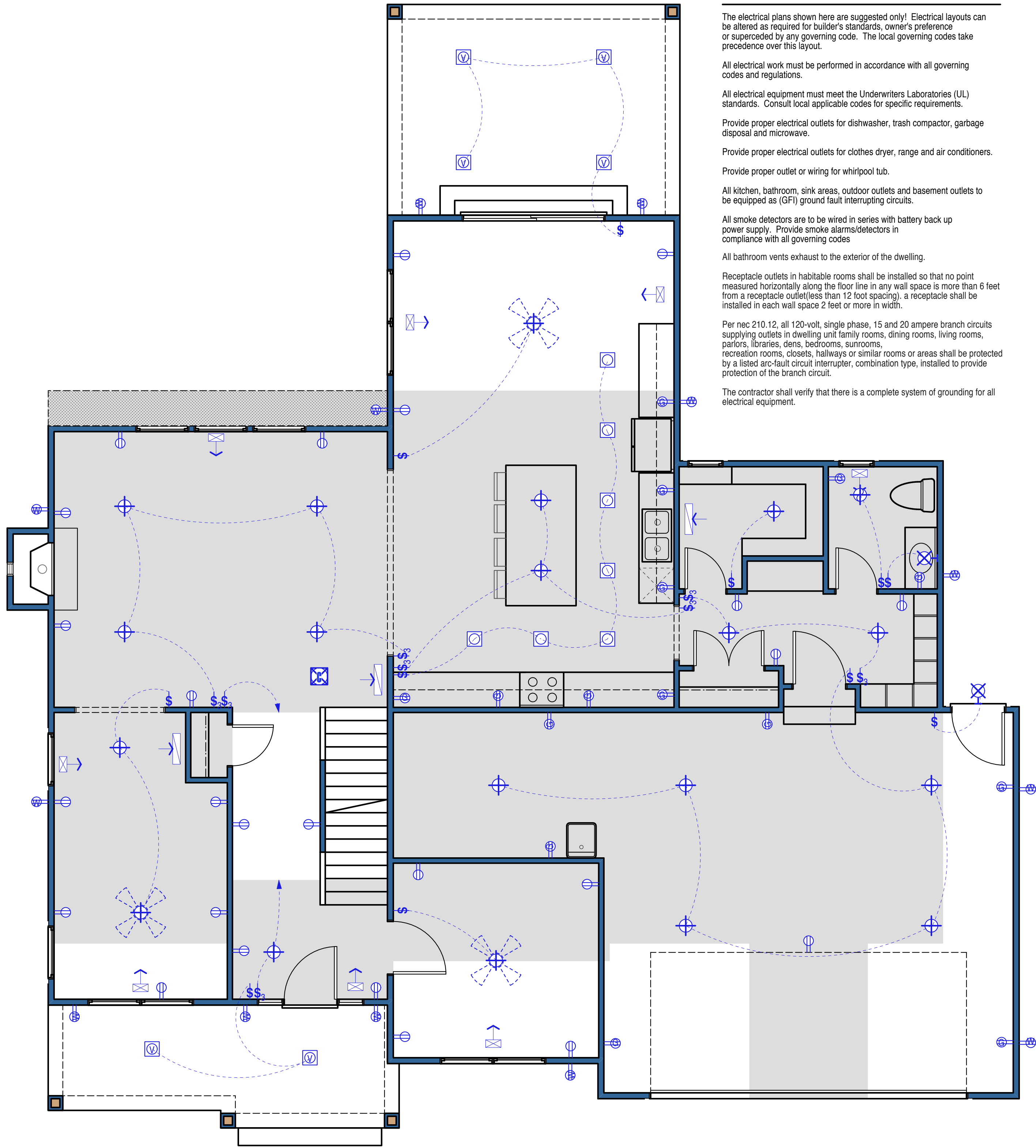
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electrical notes

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.

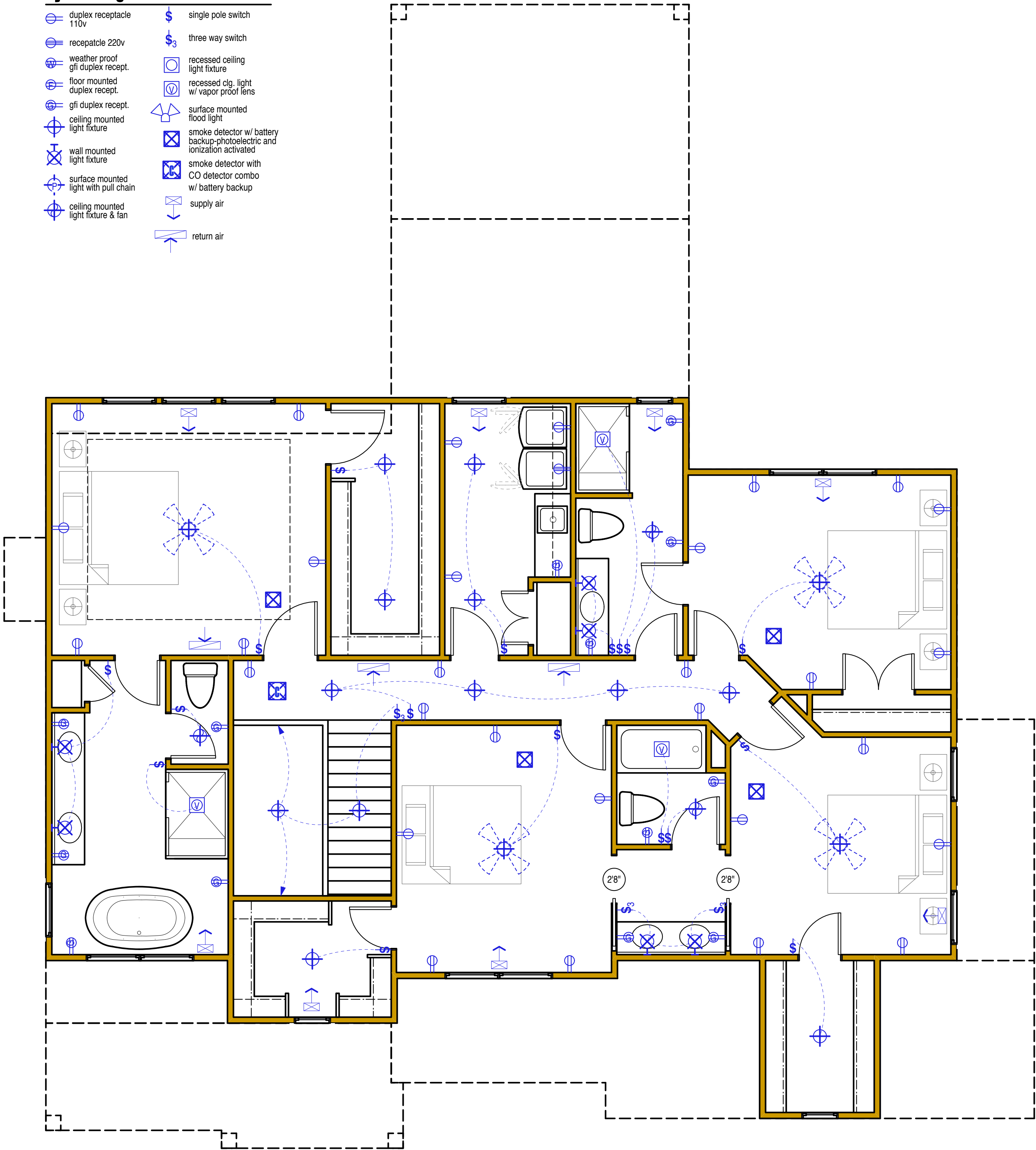
Receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet(less than 12 foot spacing), a receptacle shall be installed in each wall space 2 feet or more in width.

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.

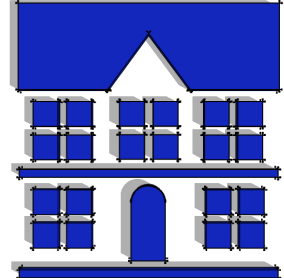
symbol legend

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



main floor electrical/mechanical schematic

upper floor electrical/mechanical schematic



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front view

perspective views for design only



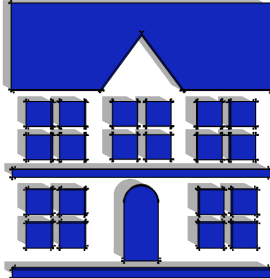
right side view



rear view



left side view



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- issued: 09/02/25
- ☐ first draft
- ☐ progress
- ☐ design review
- ☐ bid-estimates
- ☒ permit
- ☐ not for construction
- ☐ approval
- revised: 09/11/25

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