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AKINS-FORTNEY ADDITION & RENOVATION

21228 Avalon Drive, Rocky River, OH 44116

GENERAL CONSTRUCTION NOTES & CODE REQUIREMENTS

CLIMATE & GEOGRAPHICAL CRITERIA:
PER TABLE 301.2 (1)
PER GROUND SNOW LOAD, WIND SPEED, AND SEISMIC INFO SEE DESIGN LOADING CRITERIA INFORMATION

WEATHERING
TERMITE
WINTER DESIGN TEMPERATURE
ICE BARRIER UNDERLAYMENT

SEVERE
MODERATE TO HEAVY
5 DEGREES FAHRENHEIT
YES

DESIGN LOAD CRITERIA:
FLOOR LIVE LOADS
DWELLING UNIT 1st & 2nd FLOORS
EXTERIOR DECKS & BALCONIES
STAIRS
GUARD RAILS
FLOOR DEAD LOADS (TYPICAL)

40 PSF
40 PSF
40 PSF
50 PLF OR 200 LBS
10 PSF

ROOF LIVE LOAD
GROUND SNOW LOAD
WIND LOAD

30 PSF
30 PSF
115 MPH, EXP. B (20 PSF MIN.)

SEISMIC LOAD
ZIP CODE = REFER TO PROJECT ADDRESS
RESIDENTIAL SEISMIC DESIGN CATEGORY
Ss AND S1 = MAPPED SPECTRAL
ACCELERATION VALUES
SITE CLASS D - FA = 1.60, FV = 2.40
MCE MAP VALUES
SHORT PERIOD MAP VALUE - Ss = 0.19G
1.0 SEC PERIOD MAP VALUE - S1 = 0.05G
RESIDENTIAL DESIGN INFORMATION
SHORT PERIOD MAP VALUE - Ss = 0.19G
SOIL FACTOR FOR SITE CLASS D - FA = 1.60
RESIDENTIAL SITE VALUE = 2/3 X FA X S5 = 0.20G
RESIDENTIAL SEISMIC DESIGN CATEGORY = B

FROST LINE DEPTH = MINIMUM 42"

STEEL:
ROLLED SHAPES, PLATES AND BARS SHALL BE PER ASTM A36, PIPE PER ASTM 501.

HSS TUBES SHALL BE A500 GRADE B

STEEL BEAM SHALL BE GRADE 50 ASTM A992

ALL FLOOR JOISTS BEARING ON STEEL BEAMS SHALL BE SECURELY FASTENED TO BEAM.

STRUCTURAL TESTING AND SPECIAL INSPECTIONS:
SPECIAL STRUCTURAL TESTING AND INSPECTIONS ARE NOT REQUIRED PER OHIO BUILDING CODE SECTION 1704.1 EXCEPTIONS.

WOOD:
SAWN LUMBER SHALL BE S.P.F. NO. 2 OR BETTER
TRUSSED RAFTERS SHALL BE PER TRUSS PLATE INSTITUTE SPECIFICATIONS FOR PLATE CONNECTED WOOD TRUSSES TP1-85.
TOP CHORD:
LIVE LOAD =
30 PSF FOR SNOW
60 PSF FOR SNOW DRIFT AREAS

LOAD DURATION FACTOR 1.15

DEAD LOAD = 12 PSF

BOTTOM CHORD:
LIVE LOAD = 20 PSF
DEAD LOAD = 8 PSF
MAXIMUM DEFLECTION SPAN/360 FOR 100%
LIVE LOAD + 50% DEAD LOAD

TRUSS RAFTERS SHALL BE MACHINE STRESSED RATED STRUCTURAL LUMBER AS REQUIRED FOR DESIGN LOADS.

ALL EXPOSED LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED/WOLMANIZED.

LVL NOTE: ALL BEAMS DENOTED AS LVL SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
Fb = 2,600 PSI
E = 1,900,000
Fv = 285 PSI

UNLESS NOTED OTHERWISE:
OPENINGS TO 4'-0" = 1 JAMB & 1 KING STUD
OPENINGS OVER 4'-0" = 2 JAMB & KING STUDS.

BLOCK ALL POSTS & 2X STUDS SOLID TO FOUNDATION OR BEAM TOP PLATE.

ALL HEADERS AND BEAMS SHALL HAVE FULL BEARING ON POSTS.

PROVIDE FIRE STOPS OF APPROVED NON-COMBUSTIBLE MATERIAL FOR ELECTRICAL, PLUMBING, HVAC & FLUE PENETRATIONS OF TOP PLATES OF WALLS, FLOORS AND CANTILEVERED OVERHANGS.

JOIST HANGERS, SHEET METAL FRAMING CLIPS & ANGLES, STRAPS, ETC. SHALL BE MANUFACTURED BY TEH SIMPSON COMPANY. ALL EXTERIOR MATERIALS SHALL BE STAINLESS STEEL

FOUNDATIONS, SLABS ON GROUND, RAMPS, AND STEPS:
DESIGN BEARING PRESSURE HAS BEEN ASSUMED TO BE 1500PSF. THE GENERAL CONTRACTOR SHALL VERIFY ACTUAL BEARING PRESSURE PRIOR TO CONSTRUCTION.

EXTERIOR FOOTINGS SHALL HAVE A MINIMUM COVER OF 3'-6" FOR FROST PROTECTION

ALL HIGHER FOOTINGS MUST BE STEPPED DOWN AT 2 (TWO) HORIZONTAL TO 1 (ONE) VERTICAL COURSE TO ADJACENT FOOTING TO INURE EVEN SETTLEMENT OF FOUNDATION.

- FOUNDATIONS FOR THIS PROJECT ARE DESIGNED IN ACCORDANCE WITH THE PRESUMPTIVE LOAD BEARING VALUES OF SOILS AS DEFINED IN THE OHIO BUILDING CODE SECTION 1806. CONTRACTOR SHALL FIELD VERIFY ASSUMED BEARING CAPACITY DURING CONSTRUCTION.
- UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT OR SPECIFICATIONS, COMPACT ALL FILL UNDER SLABS ON GROUND TO 98% OF OPTIMUM LABORATORY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. PLACE FILL IN 6" TO 8" LAYERS AND COMPACT WITH VIBRATORY TAMPING EQUIPMENT.
- UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT OR SPECIFICATIONS, COMPACT ALL ENGINEERED FILLS UNDER FOUNDATIONS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557 MODIFIED PROCTOR METHOD.
- IN GRANULAR SOILS (SANDS AND GRAVEL) THE SOIL SHALL BE MECHANICALLY TAMPED TO A HARD SURFACE IMMEDIATELY PRIOR TO PLACING FOOTING.
- EXISTING FOUNDATIONS:
 - EXISTING FOUNDATIONS SHOWN ON DRAWINGS ARE APPROXIMATE. EXACT CONDITIONS MUST BE VERIFIED AT TIME OF CONSTRUCTION.
 - WHEN NEW FOOTINGS MEET EXISTING FOOTINGS, THEY SHALL BE STEPPED AT A RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
- LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF CONSTRUCTION. COORDINATE WITH UTILITY COMPANIES FOR ANY SHUT-OFF REQUIREMENTS OF ACTIVE LIVE LINES. CALL THE OHIO UTILITIES PROTECTION SERVICE AT 800-362-2764 (OUPS).

CONCRETE CONSTRUCTION:
ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318 AND ACI DETAILING MANUAL, EXCEPT THAT CONSTRUCTION AND REMOVAL OF FORMS AND RESHORING SHALL BE INSPECTED BY THE CONTRACTOR'S ENGINEER. WELDED WIRE REINFORCEMENT FOR SLABS ON GROUND SHALL HAVE A MINIMUM TOP COVERAGE OF 1" AND A MAXIMUM TOP COVERAGE OF 1 1/2". UNLESS OTHERWISE NOTED, REINFORCEMENT SHALL BE POSITIVELY SUPPORTED AND MAINTAINED IN THIS POSITION PLACEMENT OF CONCRETE.

ALL CONCRETE SLAB-ON-GRADES (INTERIOR & EXTERIOR) SHALL OBTAIN A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS; A MAXIMUM WATER TO CEMENT RATIO OF 0.45; A DENSITY OF 145 PCF AND 2" - 4" MAXIMUM SLUMP.

USE 6% +/-1% ENTRAINED AIR FOR ALL CONCRETE EXPOSED TO WEATHER.

ALL FLOORS SHALL HAVE CONTROL JOINTS AT A MAXIMUM OF 12'-0" EACH WAY.

ROOFS:
ROOF SHINGLES SHALL BE APPLIED OVER A MINIMUM OF ONE PLY OF #30 FELT. FELT SHALL BE LAID PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND 4" END LAP. FOR A ROOF WITH A 4/12 OR LESS PITCH REFER TO RCO SECTION 905.2. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS. ROOF PITCHES WITH 2/12 OR LESS SHALL HAVE A DOUBLE LAYER OF ICE AND WATERSHIELD

ATTICS:
ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND RAIN.

MECHANICAL:
ALL PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS SHALL COMPLY WITH ALL ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. PLUMBING SHALL ALSO COMPLY WITH THE OHIO PLUMBING CODE. ELECTRICAL SHALL ALSO COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE 2019 RESIDENTIAL CODE OF OHIO.

SMOKE - CARBON DETECTORS:
ALL SMOKE - CARBON DETECTORS SHALL BE HARDWIRED, INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO SECTIONS 314.3 AND 315.1.

FIRESTOPPING:
SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR, OR ROOF LEVELS. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS OVER CABINETS, DROP CEILINGS, ETC. ALSO AROUND VENTS, PIPES, AND CHIMNEYS AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.

INSULATION:
INSULATION SHALL BE INSTALLED AND ALSO COMPLY WITH ALL MINIMUM ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. REFER TO ASHRAE 90.1 2007 FOR REQUIREMENT MINIMUMS.

FIREPLACES:
ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 RCO AND INSTALLED PER THE ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH&OPENING DIMENSIONS FOR ALL PRE&FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.

MISCELLANEOUS:
FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE OHIO RESIDENTIAL CODE, UNLESS LOCAL BUILDING AND ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION.

RADON:
IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE OWNER OR IF THE OWNER IS ACTING AS HIS OR HER OWN CONTRACTOR TO KNOW THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE BUILDER AND/OR OWNER SHALL DECIDE WHAT ACTION, IF ANY, SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF MATT ROSS ARCHITECTS, INC. TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED.

GENERAL:
ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE MOST CURRENT BUILDING CODES FOR ALL DISCIPLINES.

THE CONTRACTOR SHALL NOT MAKE ANY ASSUMPTIONS AND SHALL SUBMIT A REQUEST FOR INFORMATION TO THE ARCHITECT AND/OR ENGINEER FOR CLARIFICATION.

WHERE DUPLICATIONS AND/OR CONTRADICTIONS ARISE IN THE CONSTRUCTION DOCUMENTS (INCLUDING PERMIT DOCUMENTS, DESIGN DOCUMENTS, SPECIFICATIONS AND ANY RELATED INFORMATION) ITEMS USED IN CONJUNCTION WITH THESE DOCUMENTS THAT NECESSARY FOR CONSTRUCTION, THE MOST STRINGENT APPLICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER. CONTACT THE ARCHITECT FOR CLARIFICATION IMMEDIATELY UPON THE DISCOVERY. THE ARCHITECT RESERVES THE RIGHT TO APPLY THE MOST STRINGENT CONDITION ARISING OUT OF THE CONFLICTS.)

TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC., PRIOR TO FABRICATION.

THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THESE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.

EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES, AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE, AND PROCEDURE OF CONSTRUCTION AS REQUIRED.

THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS, AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.

NOTE 1:
MATT ROSS, ARCHITECTS INC. IS NOT A SURVEYING COMPANY. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER TO COMPLETE AN ACCURATE SITE AND GRADING PLAN PRIOR TO THE COMPLETION OF THE "DESIGN PHASE". DURING THE DESIGN PROCESS ANY SITE STUDY DRAWN BY MATT ROSS, ARCHITECTS INC. WILL BE USED TO DETERMINE AN ESTIMATED BUILDABLE AREA AND AT NO TIME IS MATT ROSS, ARCHITECTS INC. RESPONSIBLE FOR THE LOCATION OF THE HOUSE ON THE LOT, ANY UTILITIES, BUILDING ELEVATIONS OR GRADING INFORMATION.

NOTE 2:
MATT ROSS, ARCHITECTS INC. IS NOT A MECHANICAL, PLUMBING OR AN ELECTRICAL ENGINEER AND DOES NOT ALWAYS CONSULT WITH MECHANICAL, PLUMBING OR ELECTRICAL ENGINEERS FOR MECHANICAL, PLUMBING OR ELECTRICAL SCHEMATICS DRAWN BY MATT ROSS, ARCHITECTS INC. ALL HVAC, PLUMBING AND ELECTRICAL SCHEMATICS DRAWN BY MATT ROSS, ARCHITECTS INC. ARE "SUGGESTED" AND FOR USE ONLY TO FULFILL THE BUILDING DEPARTMENTS PLAN SUBMITTAL REQUIREMENTS. IT WILL BE THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO HAVE ALL ACTUAL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS DESIGNED AND INSTALLED BY LICENSED MECHANICAL SPECIALISTS, MATTHEW ROSS, ARCHITECTS INC. ASSUMES NO RESPONSIBILITY FOR ANY MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS/OR ISSUES RELATED TO THEIR INSTALLATION.

NOTE 3:
MATT ROSS, ARCHITECTS INC. IS NOT A TRUSS MANUFACTURER OR DESIGNER. ENGINEERED ROOF TRUSSES ARE THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER. LUMBER COMPANY AND TRUSS MANUFACTURER. TRUSS DESIGNED ROOF PLANS ARE TO BE REVIEWED BY THE TRUSS MANUFACTURER PRIOR TO PRINTING FINAL CONSTRUCTION SETS. DURING THIS REVIEW PROCESS IT WILL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY THAT ALL PLATE HEIGHTS, HEEL HEIGHTS AND ROOF PITCHES WILL CREATE A BUILDABLE TRUSS PACKAGE. THE TRUSS MANUFACTURER IS ALSO RESPONSIBLE TO VERIFY, AND IF NECESSARY, ADJUST THE SIZE OF OR ADD ANY BEAM, POST OR HEADER THAT IS DIRECTLY EFFECTED OR REQUIRED TO CARRY THE ROOF LOADS. IN THIS EVENT, THE TRUSS MANUFACTURER, BUILDER AND/OR OWNER SHALL CONTACT MATT ROSS, ARCHITECTS INC. TO UPDATE THE PLAN SET. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO FIELD VERIFY ALL AS BUILT DIMENSIONS OF FOUNDATION AND FRAMING PRIOR TO ORDERING TRUSSES. MATT ROSS, ARCHITECTS INC. ASSUMES NO RESPONSIBILITY FOR TRUSSES ORDERED SOLELY FROM THIS SET OF CONSTRUCTION DOCUMENTS. MATT ROSS, ARCHITECTS INC. ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION SCHEDULE CHANGES OR DELAYS DUE TO ANY ENGINEERED ROOF TRUSS ISSUES.

NOTE 4:
MATT ROSS, ARCHITECTS INC. DOES NOT PROVIDE CONSTRUCTION SUPERVISION AND THUS NOT RESPONSIBLE FOR ANY STRUCTURAL ELEMENTS OF THE DESIGN. THE BUILDER, SUB&CONTRACTORS AND / OR OWNER ARE RESPONSIBLE TO VERIFY THAT ALL THE BUILT STRUCTURE MATCHES THE PLANS AS DRAWN AND DESIGNED. MATTHEW ROSS, ARCHITECTS INC. IS NOT RESPONSIBLE FOR STRUCTURAL OR NON STRUCTURAL ISSUES RELATED TO SOIL CONDITIONS.

CODES AND STANDARDS:
APPLICABLE CODE: 2019 RESIDENTIAL CODE OF OHIO

INTERNATIONAL ENERGY CONSERVATION CODE
NATIONAL PLUMBING CODE - MOST CURRENT EDITION
NATIONAL ELECTRICAL CODE - MOST CURRENT EDITION

All items in specifications & notes may not appear in scope of work - refer to drawing sheets for scope of work

OPENING SIZE	STRUCTURAL WOOD HEADER SCHEDULE		JACK STUDS
	UP THRU	HEADER SIZE	
UP THRU 4'-0"	(2) 2x6 W/1/2" PLWD	ONE	
4'-0" THRU 6'-0"	(2) 2x8 W/1/2" PLWD	ONE	
6'-1" THRU 8'-0"	(2) 2x10 W/1/2" PLWD	TWO	
8'-1" THRU 10'-0"	REFER TO PLAN	THREE	
10'-1" THRU 12'-0"	REFER TO PLAN	THREE	
12'-1" & OVER	REFER TO PLAN	REFER TO PLAN	

- IF SIZING IS PROVIDED ON THE PLANS, THE MOST STRINGENT SIZING SHALL APPLY.
- ALL WOOD HEADERS SHALL INCLUDE A KING STUD ON BOTH SIDES FULLY ADHERED/NAILED TO JACK STUDS.
- FOR 2x6 WALLS ADD ONE ADDITIONAL 2x MEMBER.
- FOR STEEL LINTEL, PROVIDE ONE ANGEL FOR EVERY 4' WYTHE OF MASONRY WITH A MINIMUM 4" BEARING AT EACH END.

MASONRY:

- WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACI 530.7/ASCE 530/TMS 602 SPECIFICATION FOR MASONRY STRUCTURES.
- HOLLOW CONCRETE MASONRY UNITS SHALL BE ASTM C90, TYPE 1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI (AVE. NET AREA).
- BRICK MASONRY UNITS SHALL BE ASTM C216, GRADE SW, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,400 PSI (AVE. NET AREA).
- MORTAR FOR LOAD BEARING (REINFORCED AND NON-REINFORCED) WALLS SHALL BE ASTM 476 TYPE S WITH A SPECIFIED 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
- MORTAR FOR NON-LOAD BEARING PARTITION WALLS SHALL BE TYPE N WITH A SPECIFIED 28 DAY COMPRESSIVE STRENGTH OF 750 PSI.
- GROUT STRENGTH SHALL BE 3000 PSI MINIMUM. SLUMP TO BE 8" TO 10". PLACE GROUT IN 4'-0" (MAX.) LIFTS.
- REINFORCING SPLICES SHALL BE LAPPED 48 BAR DIAMETERS.
- ALL MASONRY UNITS SHALL HAVE GALVANIZED HORIZONTAL REINFORCEMENT AS FOLLOWS:
LADDER TYPE, #9 GAGE SIDE AND CROSS RODS SPACED 16" O.C. VERTICALLY (8" O.C. VERTICALLY FOR ALL WALLS BELOW GRADE).
- PROVIDE 1 1/2" THICK (MIN.) SOLID OR GROUTED MASONRY UNDER ALL STEEL BEARING ON MASONRY.
- PROVIDE VERTICAL WALL REINFORCING AS NOTED ON PLAN AND (2)-#5 AT ALL CORNERS AND AT EDGE OF WALL OPENINGS GREATER THAN 7'-0" HIGH.

H. LINTELS FOR MASONRY OPENINGS:

- PROVIDE 8" MINIMUM BEARING FOR ALL CONCRETE MASONRY LINTELS AND 4" MINIMUM BEARING FOR ALL STEEL LINTELS UP TO 6'-0" AND 8" MINIMUM BEARING FOR SPANS GREATER THAN 6'-0".
- PROVIDE LINTELS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE FOR ALL OPENINGS IN MASONRY WALLS, U.N.O.:

STEEL LINTELS:	
OPENING SIZE	LINTEL SIZE
LESS THAN 4'-0"	L3-1/2x3-1/2x5/16
FROM 4'-0" TO LESS THAN 5'-0"	L4x3-1/2x5/16 LLV
FROM 5'-0" TO LESS THAN 6'-0"	L5x3-1/2x5/16 LLV
FROM 6'-0" TO LESS THAN 7'-0"	L6x3-1/2x5/16 LLV
FROM 7'-0" TO LESS THAN 10'-0"	W8x13 + 1/4 BOTTOM PLATE

CONCRETE MASONRY LINTELS: (f'c = 3000 PSI)	
OPENING SIZE	LINTEL SIZE (WxD) REIN. (2" COVER)
LESS THAN 4'-0"	12x8 OR 8x8 (1) #5 T&B
FROM 4'-0" TO LESS THAN 5'-0"	12x8 OR 8x8 (1) #6 T&B
FROM 5'-0" TO LESS THAN 6'-0"	12x8 OR 8x8 (2) #5 T&B
FROM 6'-0" TO LESS THAN 7'-0"	12x8 OR 8x8 (2) #6 T&B
FROM 7'-0" TO LESS THAN 10'-0"	12x16 OR 8x16 (2) #6 T&B

- USE ONE ANGLE FOR EACH 4' WIDTH OF MASONRY.

- HOT DIP GALVANIZE ALL MISCELLANEOUS STEEL LINTELS IN EXTERIOR WALLS.

MASONRY:
CONCRETE MASONRY UNITS PER ASTM C-90, GRADE N-1. CONCRETE BRICK PER ASTM C-55. FACING (VENEER) BRICK PER ASTM C-216, GRADE SW, TYPE FBS.
MORTAR SHALL BE PER ASTM C-270 (PROPORTION METHOD) - TYPE 'S' FOR REINFORCED OR BELOW GRADE MASONRY - TYPE 'N' FOR INTERIOR MASONRY.
MASONRY GROUT PER ASTM C-476 AND MIN. 2,000 P.S.I. (PROPORTION METHOD) - USE OF MORTAR IN LIEU OF GROUT IS NOT PERMITTED.
GROUT MASONRY WALLS SOLID FULL HEIGHT FOR THE WIDTH OF THE WALL AND FOR 12" TO EACH SIDE OF THE BEARING CENTERLINE (24" TOTAL MIN.) UNDER EACH STEEL BEAM ABOVE AND FOR STEEL COLUMNS BEARING ON THE WALL FROM ABOVE. CONTRACTOR TO PROVIDE HORIZONTAL JOINT REINFORCING IN ALL MASONRY WALLS AT 16" O.C. VERTICALLY. REINFORCING SHALL BE DUB-D-WAL LADDER TYPE, 9 GA. GALV. WIRE OR EQUAL; LAP SPLICES 6" MIN.

GENERAL - CONCRETE - STEEL

- 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. 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.

B. DESIGN CRITERIA

- STRUCTURAL DESIGN STANDARDS:
OHIO BUILDING CODE (CURRENT EDITION)
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)
AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)
- FLOOR LIVE LOADS:
MAIN FLOOR = 100 PSF (SLAB-ON-GRADE)
MEZZANINE = 125 PSF (LIGHT STORAGE)
CORRIDORS (ABOVE FIRST FLOOR) = 80 PSF
STAIRS = 100 PSF
- ROOF LIVE LOAD:
MINIMUM = 20 PSF
SNOW = 25 PSF+DRIFT (PER ASCE 7)
Pg = 0.075g
Ce = 1.0 (EXPOSURE B, PARTIALLY EXPOSED)
Ct= 1.0 (R=25)
- WIND LOAD:
BASIC WIND SPEED (3 SEC GUST) = 115 MPH
Iw= 1.0 (CATEGORY I), EXPOSURE B
GCp1 = (ENCLOSED, H=LESS THAN 60 FT., EXPOSURE B)
DESIGN WIND PRESSURE FOR EXTERIOR COMPONENT & CLADDING: REFER TO OBC TABLE 1409.6.2.1(2) AND USE H=15 FT AND EXPOSURE C, ADJUSTMENT COEFFICIENT = 1.29
3. EXIT STAIRS AND EXIT ACCESS CORRIDORS
- EARTHQUAKE LOAD:
IE = 1.0 (SEISMIC USE GROUP I)
SDS = 0.20g
SD1 = 0.095g
SITE CLASS = D (STIFF SOIL PROFILE)
BASIC SEISMIC FORCE RESISTING SYSTEM: LOAD BEARING MASONRY WALLS
EQUIVALENT LATERAL FORCE PROCEDURE
BASE SHEAR (V) = 40 KIPS (ROOF LEVEL)

NOTES

- BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS.
- FIELD VERIFY ALL EXISTING DIMENSIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING, AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

OEBC COMPLIANCE METHOD: 303.3.1 Prescriptive Compliance Method

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MATTHEW W. ROSS
LICENSE #13975
EXPIRATION DATE: 12/31/25

STATUS

BZA SUBMISSION

SUBMISSION DATE

September 24, 2025

PROJECT NO.

P25-04

Revisions

#	DATE	DESC.

COVER SHEET

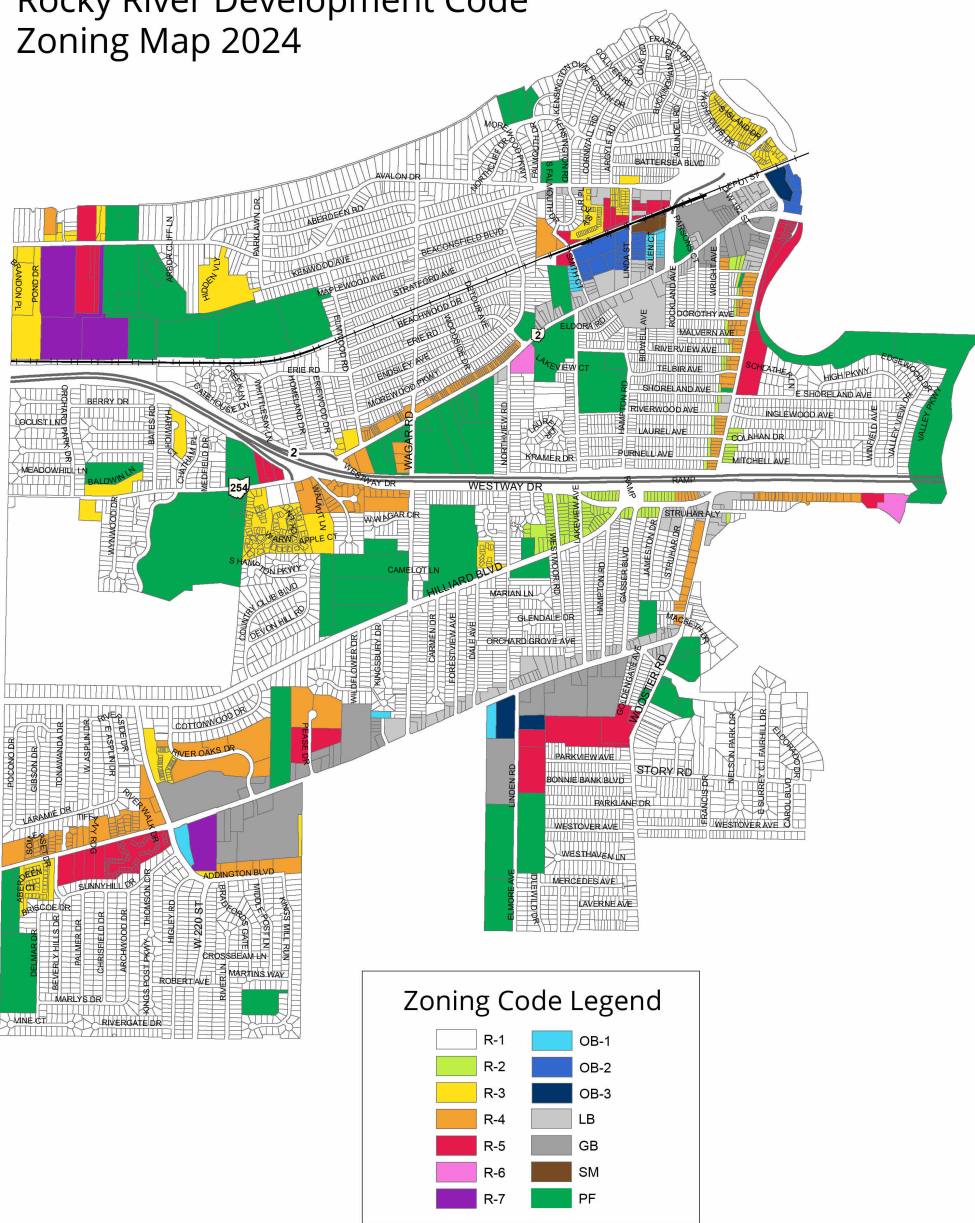
G-1

BZA SUBMISSION



1 OVERALL SITE PLAN
1" = 30'-0"

PROJECT INFORMATION

Rocky River Development Code
Zoning Map 2024

Schedule 1153.07 Minimum Setback Requirements

R-1
Single-Family
Residential
District

R-2
Two-Family
Residential
District
(1) Side Setbo

A. Minimum of any one side
8 feet
8 feet
B. Total side setback
16 feet
16 feet
(2) Rear Setback (b)
25 ft.
25 ft.

(a) For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth (1/8) of the width of the lot, but not less than five (5) feet whichever is greater.

(b) The required rear setback, when the parcel is adjacent to Lake Erie, shall be determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. For the purposes of this Section only, the "property line" along Lake Erie shall be the point where the natural shoreline intersects the ordinary high water elevation as determined by the Ohio Department of Natural Resources, Division of Geological Survey.

1270.07. SIDE YARDS.

(a) Every building erected in a U-1 District shall have a side yard along each lot line other than a street line or rear line. Each single-family dwelling and each multiple-family dwelling shall be deemed a separate building and shall have side yards as above prescribed. The least dimension of the side yards in a U-1 District shall not be less than ten feet plus one-half the height of the building for the purpose of this measurement. The height of the building shall be taken on the wall nearest the side line, measuring from the natural grade to the highest point of the coping of the wall for flat roofs, to the deck line for mansard roofs, and to the mean height between eaves and ridge for gable, gambrel or hip roofs.

SIDE YARD SETBACK = 8

1270.08 REAR YARDS.

(a) In a U-1 District, and on lots in U-4 Districts, the rear line of which adjoins a U-1 or U-2 District or on which a multiple-family dwelling is erected, every main and accessory building erected shall have a rear yard extending the full width of the lot. **The least dimension of such rear yard for the main building shall be at least the sum of twenty percent of the depth of the lot plus one-half the height of the building. The least dimension of such rear yard for an accessory building shall be at least the sum of twenty percent of the depth of the lot plus one-half the height of the building.** If the rear yard of an accessory building that adjoins a lot that has a wall greater than twenty-five feet in length facing an adjoining property, shall be increased by an additional one foot for every three feet of accessory building wall length greater than twenty-five feet. No accessory building shall be erected closer to any street line than the main building.

1270.09 REQUIRED HOUSE SIZES.

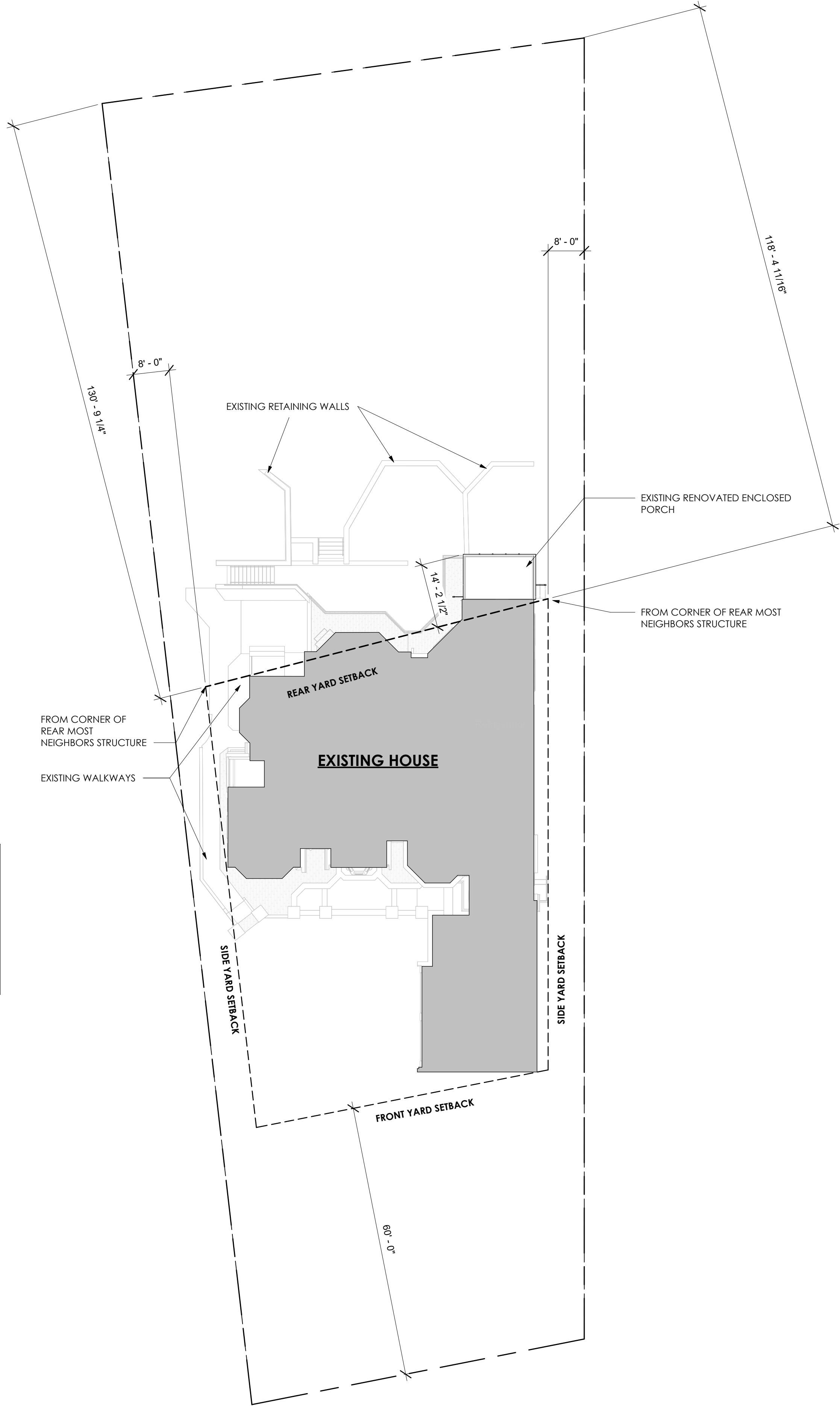
(a) Purpose and intent. House size regulations are established to insure long-term compatibility within neighborhoods, preserve and protect residential property values, balance the size and bulk of housing with available lot area, avoid over building of residential lots, and provide appropriate housing opportunities within the City.

(b) **Minimum Livable Area.** Each single-family dwelling shall have a minimum livable floor area as set forth herein:

- (1) Single-family dwellings having only one story with a basement shall have a minimum livable area of 2,000 square feet, exclusive of porches, garages and breezeways, and shall have a basement area of not less than 500 square feet.
- (2) Single-family dwellings having only one story and no basement shall have a minimum livable area of 2,000 square feet, exclusive of porches, garages and breezeways, which will include a utility room with a minimum area of 100 square feet.

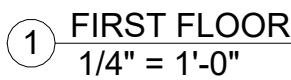
(3) Single-family dwellings having one and one-half or two stories shall have a minimum livable area of 2,000 square feet, exclusive of porches, garages and breezeways, and shall have a basement area of not less than 500 square feet or a utility room with a minimum area of 100 square feet. The livable area on the first floor shall be not less than 1,000 square feet.

(c) **Maximum Garage Floor Area.** No garage, whether attached to a single family dwelling or as a detached accessory structure, shall exceed a maximum floor area of 1,000 square feet or fifty percent (50%) of the gross floor area of the dwelling, whichever is the lesser.

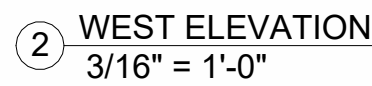
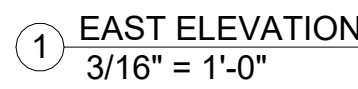


3 SITE PLAN - BOUNDARIES & SETBACKS
1/16" = 1'-0"

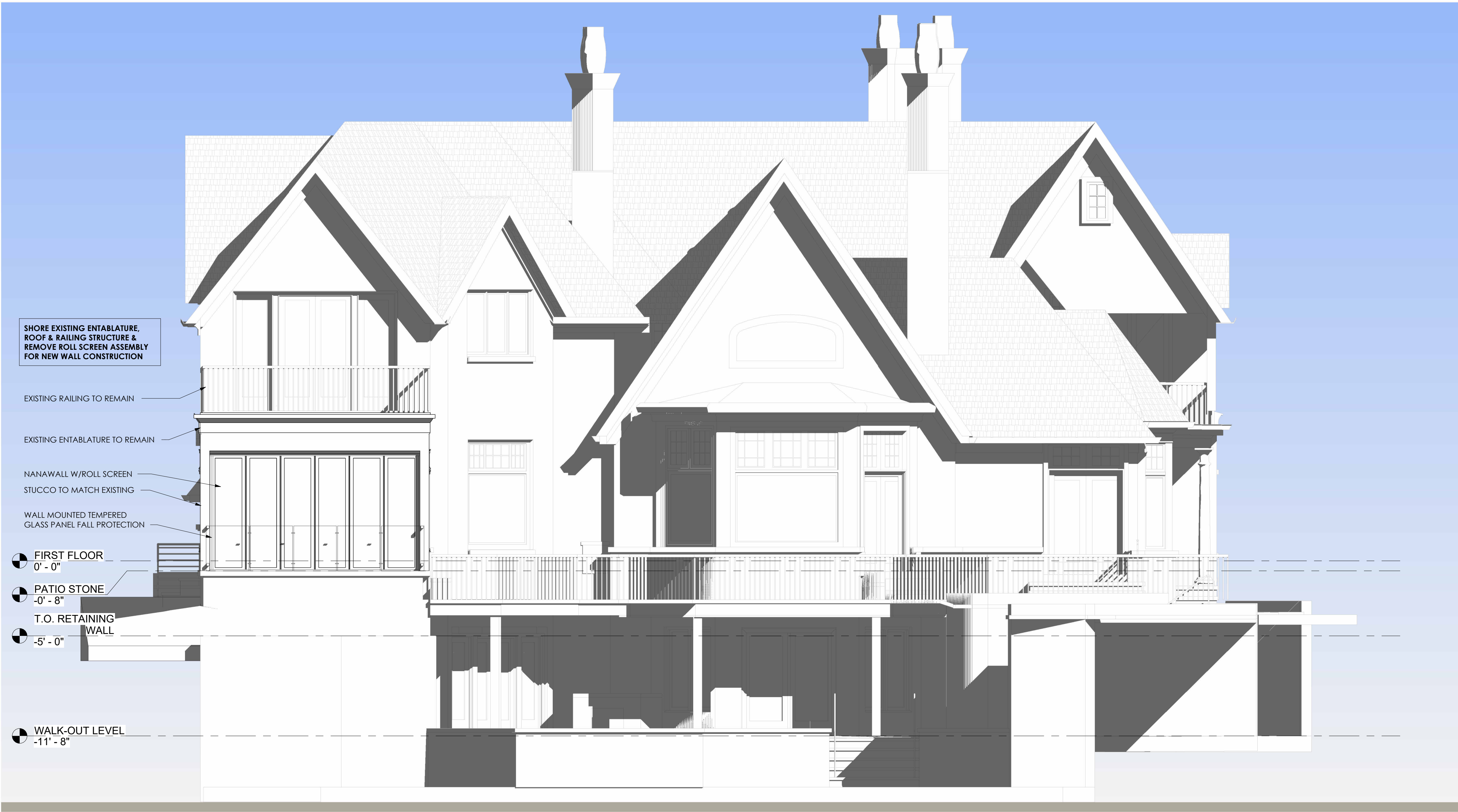
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② OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"

[illegible]

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① NORTH ELEVATION
1/4" = 1'-0"

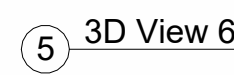
EXTERIOR ELEVATIONS

project no. P25-04 issue date September 24, 2025 scale AS NOTED

AKINS-FORTNEY ADDITION & RENOVATION

21228 Avalon Drive, Rocky River, OH 44116

#	DATE	DESC.

[illegible]