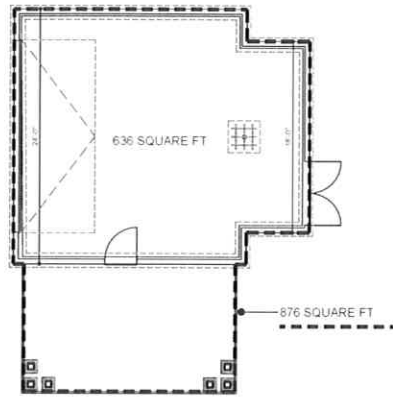


CRAIG ANDREWS DETACHED GARAGE

LIST OF DRAWINGS

TITLE SHEET, SITE PLAN and GENERAL NOTES  
FLOOR PLANS, FOUNDATION and ATTIC FRAMING  
EXTERIOR ELEVATIONS  
CONSTRUCTION SECTIONS

A-1  
A-2  
A-3



TYPICAL NOTES  
CONSTRUCTION NOTES

**PERMITS AND REGULATIONS:**  
CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AND REGISTRATIONS REQUIRED BY LOCAL GOVERNING AUTHORITIES.

**SUB-CONTRACTORS AND CONTRACTORS:** SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS INCLUDING "OHIO UTILITIES PROTECTION SERVICE".

**SURVEY, GRADING, AND SITE INFO:**  
ROUGH GRADE AROUND BUILDING SHALL BE GRADED TO RITCH AWAY FROM THE FOUNDATION WALLS AT MIN. 1/4" PER FOOT FOR A MIN. DISTANCE OF 10 FEET FROM FOUNDATION WALLS BEFORE TOP SOIL (FIN. GRADE) IS PLACED.

CONTRACTORS ARE TO COORDINATE WITH OWNER FOR ACCESS TO SITE FOR DELIVERY OF MATERIALS AND EQUIPMENT, STORAGE OF MATERIALS.

**NOTES APPLYING TO ALL CONTRACT DRAWINGS:**  
EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF HIS WORK. THERE TO:

MATERIAL INDICATIONS, NOTES, AND ETC ARE TYPICAL FOR ALL CONTRACT DRAWINGS UNLESS NOTED OTHERWISE.

ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORD "EXISTING" OR "EXIST" UNLESS STATED OTHERWISE. ALL NOTES REFERS TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED UNDER EACH CONTRACT.

**TYPICAL EXTERIOR WALL CONSTR. NOTES:**  
BUILDING PAPER - AIR INFILTRATION BARRIER OF SIMILAR TO "TYVEK" BY DUPONT, PLACED OVER 5/8" EXT. PLYWOOD SHEATHING.

1/2" SHEATHING BOARD - PERMEABLE TYPE WITH MOISTURE RESISTANT SEAL AND TAPE ALL JOINTS @ BRICK CHLY.

**TYPICAL ROOFING NOTES:**  
GUTTERS AND DOWNSPOUTS - SHALL BE ALUMINUM TO MATCH EXISTING, COLOR BY GENERAL CONTRACTOR.

ASPHALT SHINGLES - ON 30# ROOFING FELT TO SELF SEALING AND INSTALLED PER MFG. RECOMMENDATIONS ON 5/8" EXTERIOR GRADE OSB OR PLYWOOD DECK.

R-38 INSULATION - INSTALL BELOW 2x12 RAFTERS - HOLD 1" AIR SPACE MIN. NEXT TO THE ROOF SHEATHING FOR VENTILATION/CIRCULATION. PROVIDE RAFT-R-HATE AS REQUIRED. IF FOAM INSULATION IS USED R-38 REQUIRED. NO RAFT-R-HATE AIR SPACE REQUIRED.

BOX VENT - ALUMINUM AT ALL ROOFS WITH DEAD SPACE.

PROVIDE ROOF VENTS AS SHOWN ON DRAWINGS FOR FALSE CEILING AREA INDICATED.

PROVIDE CONTINUOUS SOFFIT VENT PER DRAWINGS AT ALL EAVES TYPICAL.

**STRUCTURAL NOTES:**  
VERIFY ALL "FIRST FLOOR" PLAN DIMENSIONS WITH "FOUNDATION" PLAN DIMENSIONS BEFORE STARTING ANY WORK.

PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALLEL RUNNING BEARING PARTITIONS AND ALL 2'-8" OR LONGER NON-BEARING PARTITIONS RUNNING PARALLEL.

PROVIDE 32 X 48 MIN SCUTTLE AT CRAWLSPACE PER DETAILS AND LOCATIONS AS REQUIRED.

ALL STRUCTURAL BUILT WOOD BEAMS SHALL HAVE MIN. EXTREME FIBER STRESS (F) OF 1,600 PSI AND A MODULUS OF ELASTICITY (E) OF 1,600,000.

ALL OTHER STRUCTURAL WOOD INCLUDING WOOD JOISTS, RAFTERS, STUDS, ETC. SHALL HAVE MIN. (F) OF 1,200 PSI AND (E) 1,600,000.

4x12 STRUCTURAL WOOD BEAM SHALL HAVE MIN. (F) OF 1,800 PSI AND (E) OF 1,600,000.

ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC AND AWS SPECIFICATIONS. ALL STEEL SHALL BE ASTM A-36.

ALL STEEL TO BE THOROUGHLY CLEANED AND PAINTED WITH ONE SHOP PRIME PAINT.

**STRUCTURAL WOOD FRAMING:**  
1. DESIGN LOADS USED FOR CALCULATIONS:  
TYPICAL ATTIC LIVE LOAD - 30 PSF  
TYPICAL FLOOR DEAD LOADS - 10 PSF  
TOTAL FLOOR LOADS - 40 PSF  
MINIMUM COMPLIANCE

2. ALL FLOOR JOISTS AND ROOF RAFTERS (INCLUDING BUILT-UP BEAMS, LINTELS, ETC.) TO BE SOUTHER YELLO PINE, SELECT STRUCT LUMBER NO. 2 OR BETTER, MIN. EXTREME FIBER STRESS (F) OF 1,200 PSI, E = 1,500,000 PSI.

3. ALL STUDS, HEADERS, ETC. - MIN. F = 500 PSI, E = 1,200,000 PSI.

4. ALL GLULAM RIDGE BEAMS SHALL BE ARCHITECTURAL GRADE DOUGLAS FIR, F = 2400 PSI AND E = 1,800,000 PSI.

5. ALL STRUCTURAL FRAMING MEMBERS ARE DESIGNED FOR 1/360 DEFLECTION.

6. ALL FRAMING LUMBER SHALL BE DRIED, SIONAL LUMBER AND MEET ASTM D2555, D245 AND (SPR) 16 STANDARDS. BEAR AITC INSPECTION GRADE MARKINGS. BE KILN-DRIED, NOT TO EXCEED 19% MOISTURE CONTENT.

7. ALL KILN-DRIED LUMBER STORED OUTSIDE MUST BE PROTECTED FROM GETTING WET. PROTECT WITH TARP. IF PLASTIC IS USED, LEAVE ENOUGH ROOM AT BOTTOM OF PILE FOR AIR FLOW. DO NOT STORE LUMBER ON THE GROUND. KEEP LUMBER OFF MUD AND GROUND WITH SUPPORTS UNDER LUMBER.

STRUCTURAL STEEL AND ANCHOR BOLTS:

1. ALL STRUCTURAL STEEL BEAMS SHALL BE NEW AND TYPE ASTM A36. SHALL COMPLY WITH AISC STANDARDS. BEAMS ARE DESIGNED TO 1/480 DEFLECTION. ANCHOR BEAMS SECURELY TO MASONRY WALLS AND PIER (MIN. 15" INTO MASONRY) WITH 1/2" X 18" ANCHOR BOLTS.

2. ALL ANCHOR BOLTS (AB) SHALL BE 1/2" X 18" WITH EITHER 2" WASHER AT HEAD OF BOLT OR 1 1/2" BOLT END. 12" LONG AB MAY BE USED WHERE APPROVED (SEE NOTE 3 BELOW).

3. WOOD SILL PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALLS IN THE FOLLOWING MANNER: WITHIN 12" OF CORNERS AND INTERMEDIATE INTERVALS NOT MORE THAN 4 FEET. AB SHALL BE 1/2" X 18" AND EMBEDDED MIN. 15" INTO MASONRY UNITS WHERE APPROVED BY ARCHITECT AND ALLOWED BY LOCAL AUTHORITIES. AB MAY BE EMBEDDED 8" INTO MASONRY.

4. MORTAR FOR ALL MASONRY WORK AND GROUT SETTING BEDS: TYPE M OR S WITH MIN. 1,800 PSI. TOP MASONRY COURSE UNDER SILL PLATES SHALL BE FILLED WITH MORTAR OR GROUT UNLESS DRAWINGS CALL FOR A SOLID CMU.

**TYPICAL FOUNDATION WALL AND GRADE NOTES:**  
FOOTING - WITH LOOSE STONE OR GRAVEL FILL EXTEND MIN. 24" ABOVE DRAIN TILE. BACK FILL WITH GRAVEL TO 8" BELOW FINISHED GRADE.

FOUNDATION EXPOSED CONCRETE BLOCK OR POURED CONCRETE - ALL EXPOSED FOUNDATIONS PER CONTRACTOR.

**SOIL AND FOOTING NOTES:**  
1. ALL CONCRETE FOOTINGS AND GRADE BEAMS ARE DETAILED BY OTHERS BUT INCLUDED IN PERMIT DRAWINGS BY THE OWNERS AND/OR GENERAL CONTRACTORS.

2. SOIL BEARING CAPACITY SHALL BE ASSUMED @ 300 LB/SFT (G.C. TO VERIFY AS REQUIRED).

3. CONCRETE DESIGN FOR FOOTINGS SHALL BE MINIMUM 3,000 PSI AT 28 DAYS.

4. CONCRETE DESIGN FOR INTERIOR FLOOR SLABS SHALL BE MINIMUM 3,500 PSI AT 28 DAYS.

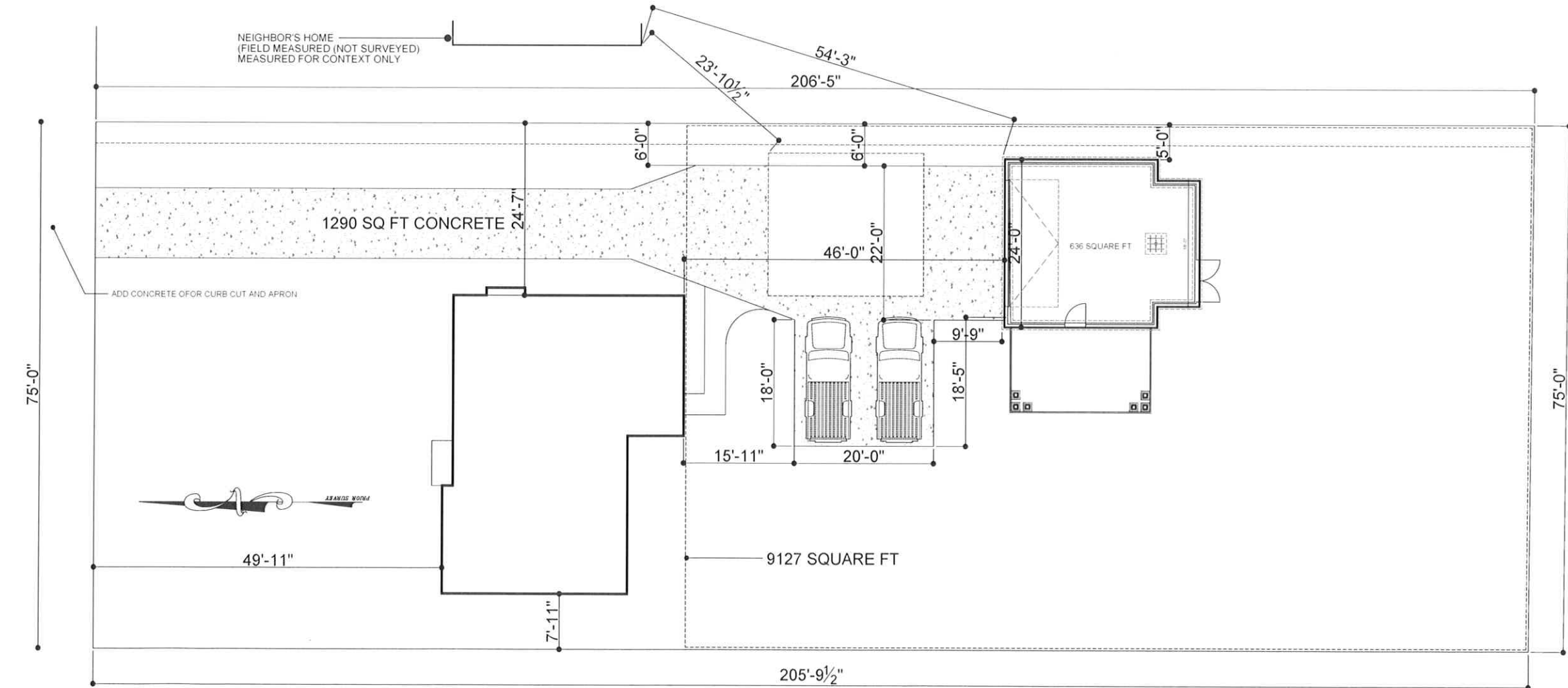
**TYPICAL FLOOR CONSTRUCTION NOTES:**  
JOIST HANGERS - FOR WOOD JOISTS SHALL BE (SIMILAR TO) (B212) JOIST HANGER BY (SUNSHINE CO.) 18 GA. GALVANIZED STEEL AND SHALL BE INSTALLED PER MFG. INSTRUCTIONS.

FIN. FLOOR AT OWNER'S OPTION - 3/4" T&G PLYWOOD SUB FLOOR GLUED AND NAILED TO FLOOR JOISTS.

**FLOORING AND SHEATHING:**  
1. FLOORING SHALL BE 23/32" L-P INHER SEAL OSB T&G STRUCT-1 PANELS CONFORMING TO STANDARDS OF APA STURD-I-FLOOR. FLOORING SHALL BE GLUED AND NAILED. TYPICAL 3/4" T-G PLYWOOD SUB-FLOOR PER DRAWINGS TYPICAL.

2. WALL AND ROOF SHEATHING SHALL BE 9/16" L-P INHER-SEAL OSB STRUCTURAL EX-P-1 PANELS APA RATED OR TYPICAL 5/8" PLYWOOD AS NOTED PER DRAWINGS TYPICAL.

3. FLOORING AND SHEATHING INSTALLATION SHALL COMPLY WITH APA "RESIDENTIAL AND COMMERCIAL" DESIGN/CONSTRUCTION GUIDE PROCEDURES PER DRAWINGS TYPICAL.



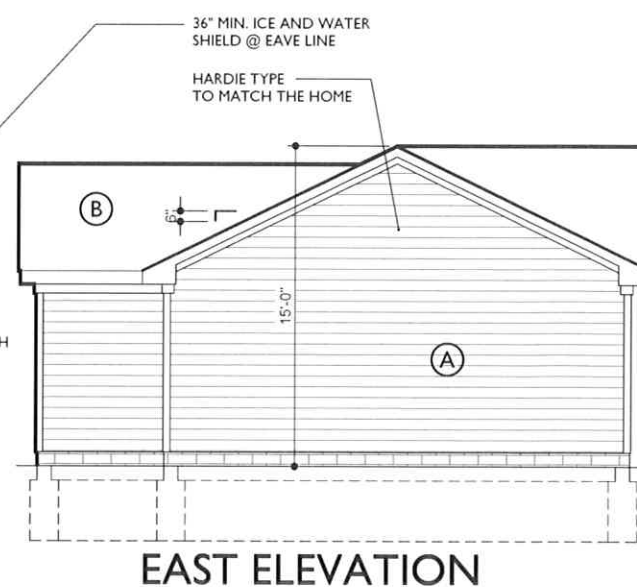
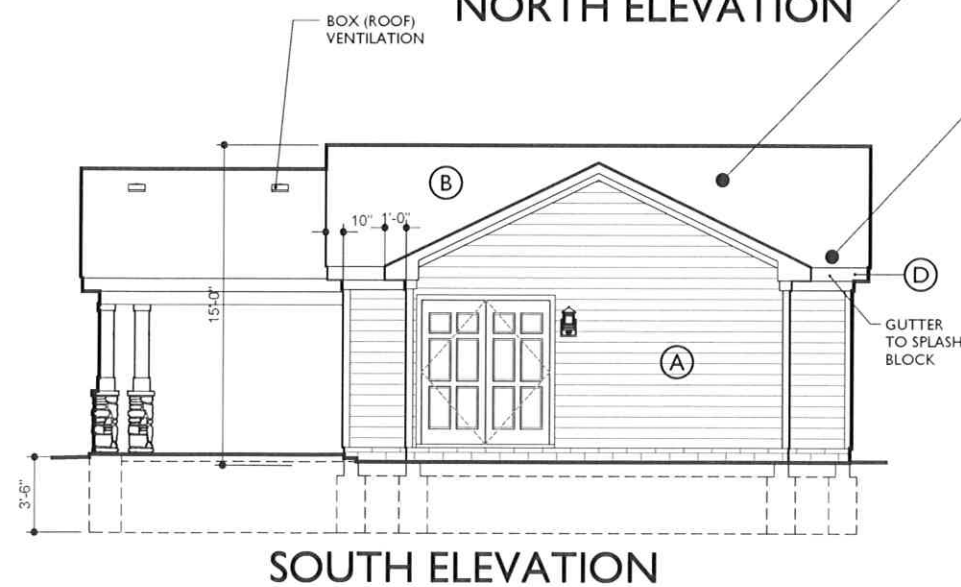
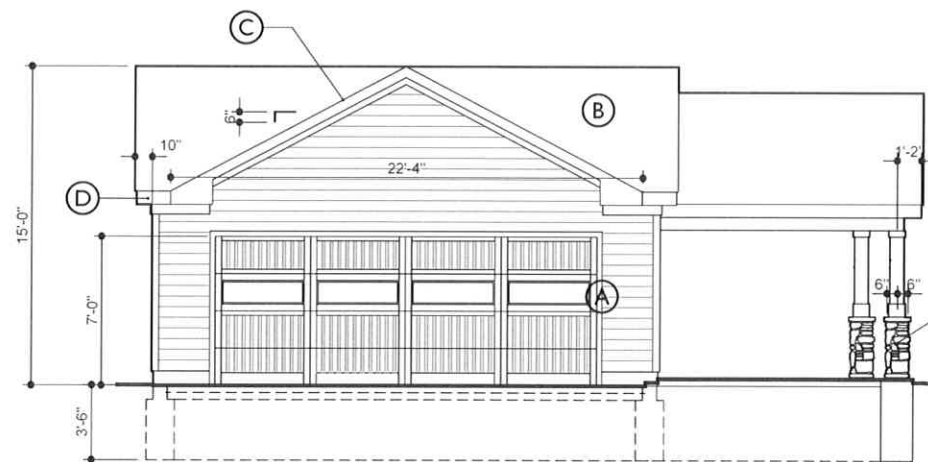
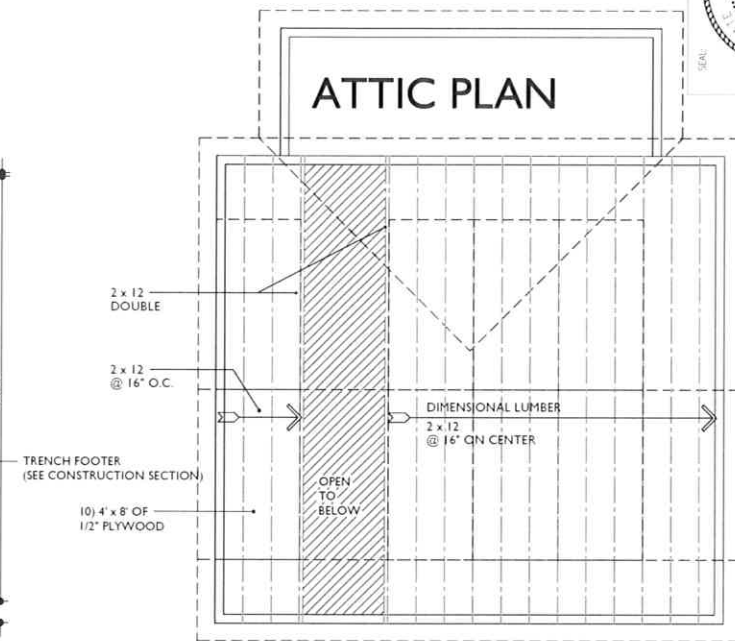
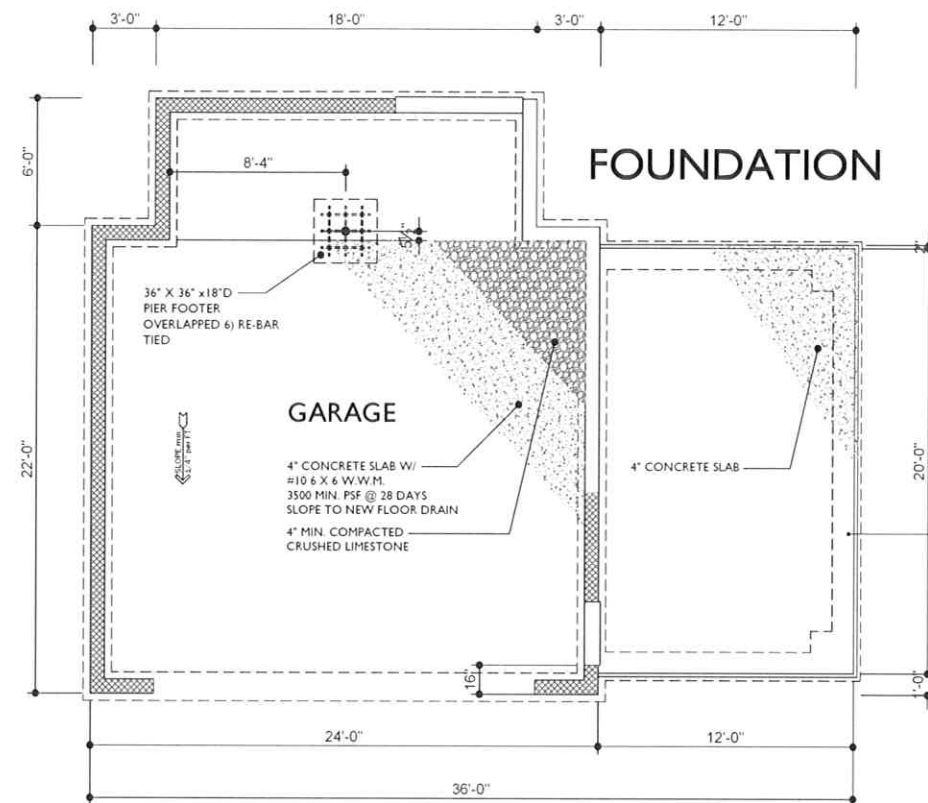
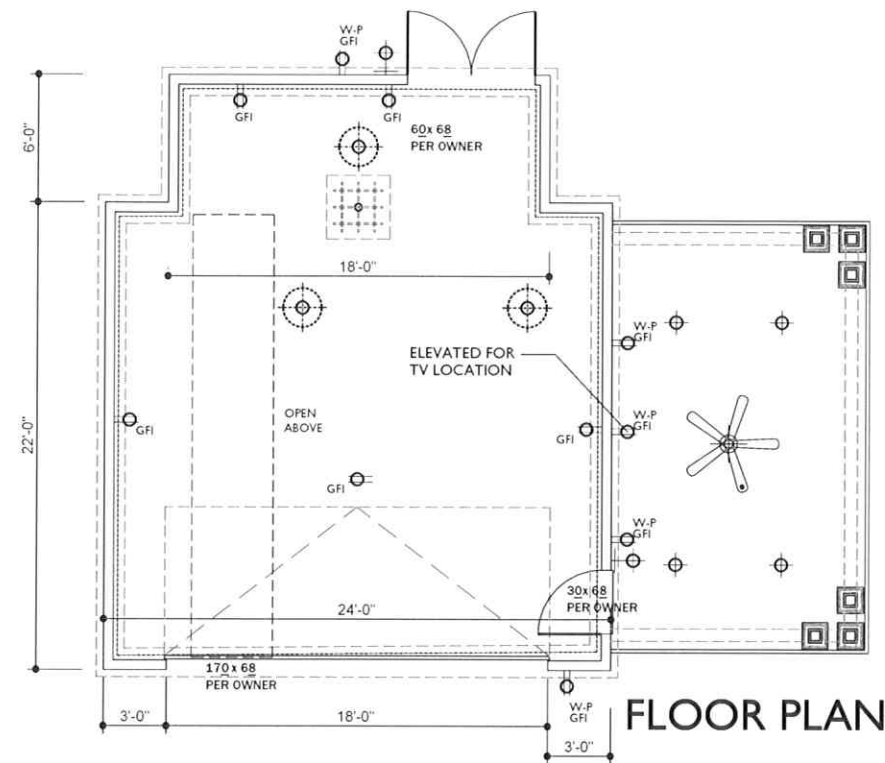


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TERRY OSTER  
TO: 1-7-2025  
PERMITTING

CRAIG ANDREWS DETACHED GARAGE 20725 WESTWAY DRIVE ROCKY RIVER, OHIO 44116

SITE / TITLE A-1



## NOTE:

MAXIMUM HEIGHT OF THE GARAGE BY CODE IS 15'-0" (ADJUST DIMENSIONS OR SLOPE AS REQUIRED FOR HT.)

## SHEET NOTES:

(A) 2 x 4 wall @ 16" on center typ. secured to sill plate @ 8" o.c. min. 2 x 4 pressure treated sill plate w/ sill sealer a.b. to foundation @ 6' on cen. & 12" from corners

(B) ROOF NOTES: typ. 2 x 8 roof rafters @ 16" on center attic framing per notes 5/8" OSB roof sheathing min. 30 pound roof felt or approved equal min 300 lb lifetime shingles specified by owner or general contractor to match house details

(C) ALUMINUM wrapped 2 x 6 rake trim (match)

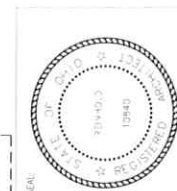
(D) GUTTERS to match house color downspouts to slash blocks typ. wrapped 2 x 8 rake trim (match)

(E) CEMENT SIDING (HARDIE TYPE) @ all exterior walls style and color per G.C. or owner

(F) CEMENT SIDING CORNER to match house details (chosen by owner or GC)

ROOF NOTES TYP:  
5/8" PLYWOOD SHEATHING typ.  
PROVIDE ICE AND WATER SHIELD PER NOTES  
PROVIDE 30 LB. BUILDERS FELT @ SHEATHING  
MIN. 300 LB. ROOF SHINGLES (ALLOW FOR DIMENSIONAL LIFETIME ASPHALT SHINGLES OR SHINGLES TO MATCH)  
WHITE GUTTERS AND DOWNSPOUTS (to match at additions)

36" MIN. ICE AND WATER SHIELD @ EAVE LINE  
HARDIE TYPE TO MATCH THE HOME



TERRY OSTER  
10.17.2025  
PERMITTING

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PLANS/ELEVATIONS A-2

CRAIG ANDREWS DETACHED GARAGE 20725 WESTWAY DRIVE ROCKY RIVER, OHIO 44116

