The Carelli Residence

19446 Frazier Drive — Rocky River, Ohio

PROJECT DESCRIPTION
Abbreviated written summary: New wood framed residence, located in Rocky River, Ohio

Applicable code: Current RCO one-and two-family and three family dwelling code and the Rocky River, Ohio Zoning code.

Work included: Architectural, structural, mechanical, plumbing, electrical.

The contractor shall provide all labor, materials, tools and equipment, required to complete the work in accordance with the plans, specifications and applicable building codes. All work must be fulfilled in a first class manner at a level higher than accepted industry standards.

The mechanical, plumbing, and electrical work of this contract shall be completed on a design build basis with the installing contractor, meeting all requirements of the applicable buildings codes, whether referenced herein or not.

All contractors and subcontractors for the work of this contract shall be properly licensed and registered in accordance with the regulations of the City of Rocky River, Ohio.

GENERAL PROJECT DATA
All codes govern over drawings.
Codified Ordinances of the City of Rocky River, Ohio.
2019 Residential Code of Ohio
2023 National Electric Code
2024 Ohio Mechanical Code
2024 Ohio Plumbing Code
2019 Energy Code from Chapter 11 2019 RCO

Use Group Classification:
Use Group R-4: (Residential: Single-Family)

Construction Classification:
Wood Frame, Type 5b, Unprotected

GENERAL NOTES
All work to be performed in accordance with applicable national, state & local codes & ordinances.

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.

When drawings and specifications are at variance with each other, the architect shall rule as to the intent of the documents.

All interior walls are 3-1/2" (u.n.o.)

All materials used in this job shall be of the best quality in their particular field. Materials shall be installed according to manufacturer's directions and recommendations.

All workmanship in this job shall be first quality.

Provide require clearances between wood framing or combustible framing and masonry fireplace per Figure 1001.1 of the 2013 Residential Code of Ohio.

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.

Contractor to schedule special inspection for the Soil Bearing Capacity listed on (Foundation Notes) per Section 108.2.10 of the 2013 Residential Code of Ohio.

SITE NOTES
verify all existing & proposed grades prior to construction.

It is the sole responsibility of the General Contractor and Excavator to verify the location of of all utility lines prior to excavation. The Architect has not been provided with information about, or is aware, of the location of underground utilities or other buried obstructions.

All excess excavated earth and debris to be removed off site.

Contractor shall provide all sediment/erosion control per local regulations.

Anyone doing site work or landscaping is required to have read and must comply with recommendations of the Geotechnical Engineer's Subsurface Investigation Report.

TREE PROTECTION AREAS
Provide tree protection fencing. 2-1/2"x2-1/2" steel posts or approved equal, 10'-0" O.C. max. Use approved snow fence or orange mesh construction fencing material, minimum 4'-0" high.

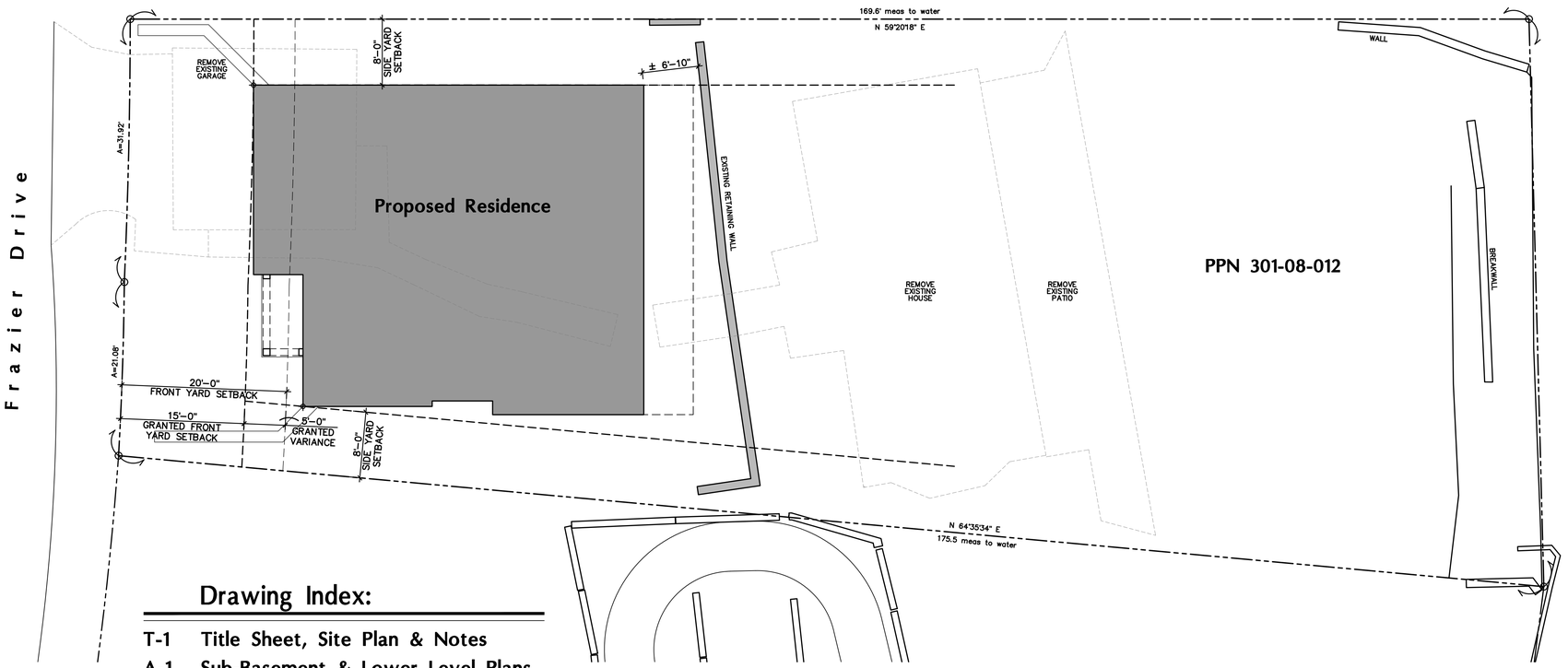
Install protection fencing to surround existing trees scheduled to remain. Locate protective fencing directly below the drip line of such trees.

The following must not occur in tree protection areas:
A. Stockpiling of soil or other materials.
B. Operating or storing construction equipment and vehicles.
C. Regrading causing runoff or flooding.
D. Parking vehicles.
E. Spilling of toxic materials.
F. Spraying herbicides.

Interfering branches of trees scheduled to remain may be removed when acceptable to the Architect.

Repair trees scheduled to remain promptly in a manner acceptable to the architect.

Water existing trees and plants to remain within the limits of construction. Maintain soil around roots in a moist condition.



Drawing Index:

Site Plan

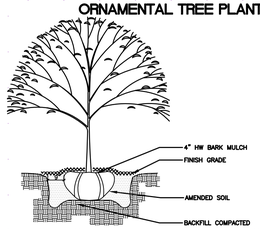
SCALE 1/8" = 1'-0"

NOTE:
SITE PLAN IS FOR LOCATION PURPOSES ONLY. VERIFY ALL GRADES, UTILITY CONNECTIONS & FINAL LOCATION W/ SURVEYOR'S DRAWINGS

SITE COVERAGE CALCULATIONS:

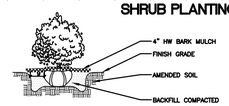
EXISTING LOT AREA	10,424 S.F.
ALLOWABLE LOT COVERAGE	28%
PROPOSED HOUSE COVERAGE	1,814 S.F.
PROPOSED LOT COVERAGE	17.4%

ORNAMENTAL TREE PLANTING



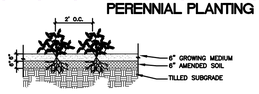
NOTES
1. Top of root ball to be 2"-3" above adjacent finish grade.
2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from limbs.

SHRUB PLANTING

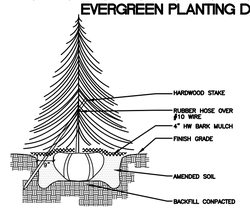


NOTES
1. Top of root ball to be 2"-3" above adjacent finish grade.
2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from limbs.

PERENNIAL PLANTING

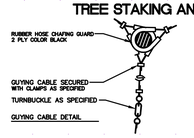


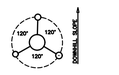
EVERGREEN PLANTING DETAIL



NOTES
1. Top of root ball to be 2"-3" above adjacent finish grade.
2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from limbs.
3. Stake support shall be located so the top of the stake faces into the prevailing wind.

TREE STAKING AND GUYING





STAKING/GUYING PLAN SCHEMATIC

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
7-23-25 REVIEW
10-10-25 REVIEW
11-4-25 PERMIT
1-8-26 REVIEW

The Carelli Residence
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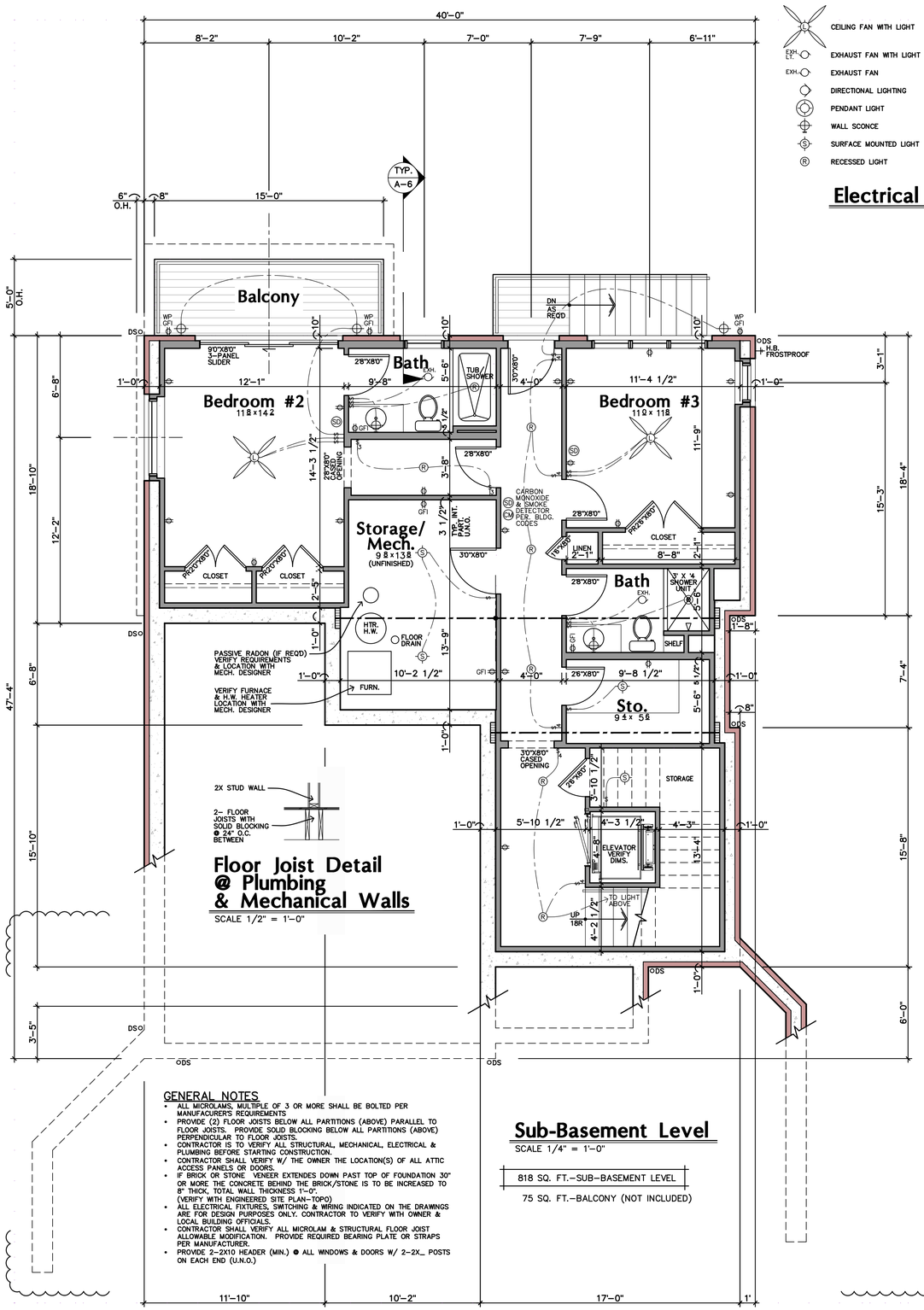
Rocky River

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Title Sheet, Site Plan & Notes

T-1

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Floor Joist Detail @ Plumbing & Mechanical Walls

SCALE 1/2" = 1'-0"

Electrical Legend

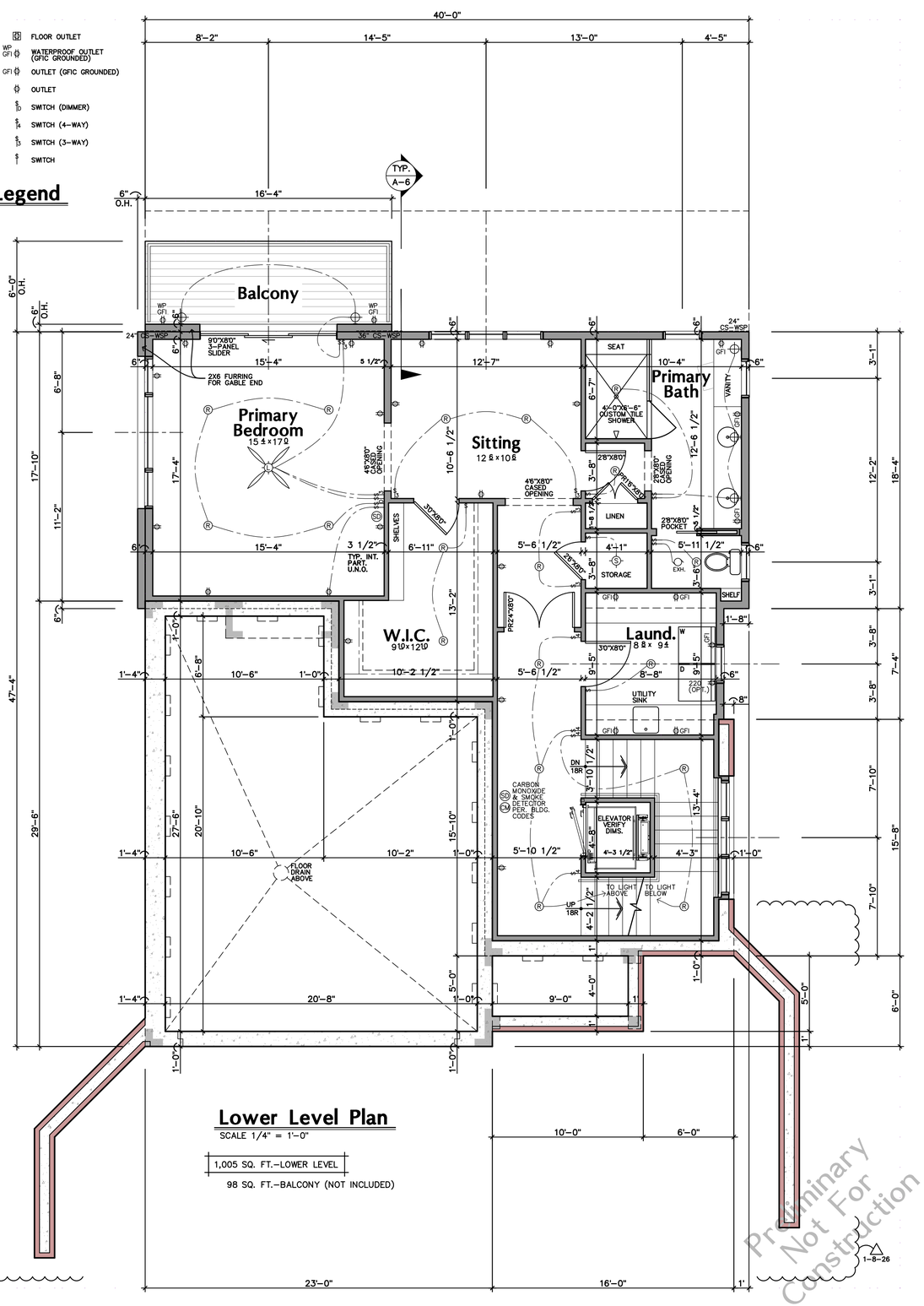
	CEILING FAN WITH LIGHT		FLOOR OUTLET
EXH. LT.	EXHAUST FAN WITH LIGHT	WP GFI	WATERPROOF OUTLET (GFIC GROUNDED)
EXH.	EXHAUST FAN	GFI	OUTLET (GFIC GROUNDED)
	DIRECTIONAL LIGHTING		OUTLET
	PENDANT LIGHT	S_D	SWITCH (DIMMER)
	WALL SCONCE	S_4	SWITCH (4-WAY)
S	SURFACE MOUNTED LIGHT	S_3	SWITCH (3-WAY)
R	RECESSED LIGHT	S	SWITCH

Sub-Basement Level

SCALE 1/4" = 1'-0"

818 SQ. FT.-SUB-BASEMENT LEVEL

75 SQ. FT.-BALCONY (NOT INCLUDED)



Lower Level Plan

SCALE 1/4" = 1'-0"

1,005 SQ. FT.-LOWER LEVEL

98 SQ. FT.-BALCONY (NOT INCLUDED)

GENERAL NOTES

- ALL MICROLAMS, MULTIPLE OF 3 OR MORE SHALL BE BOLTED PER MANUFACURER'S REQUIREMENTS
- PROVIDE (2) FLOOR JOISTS BELOW ALL PARTITIONS (ABOVE) PARALLEL TO FLOOR JOISTS. PROVIDE SOLID BLOCKING BELOW ALL PARTITIONS (ABOVE) PERPENDICULAR TO FLOOR JOISTS.
- CONTRACTOR IS TO VERIFY ALL STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY W/ THE OWNER THE LOCATION(S) OF ALL ATTIC ACCESS PANELS OR DOORS.
- IF BRICK OR STONE VENEER EXTENDES DOWN PAST TOP OF FOUNDATION 30" OR MORE THE CONCRETE BEHIND THE BRICK/STONE IS TO BE INCREASED TO 8" THICK, TOTAL WALL THICKNESS 1'-0". (VERIFY WITH ENGINEERED SITE PLAN-TOPO)
- ALL ELECTRICAL FIXTURES, SWITCHING & WIRING INDICATED ON THE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR TO VERIFY WITH OWNER & LOCAL BUILDING OFFICIALS.
- CONTRACTOR SHALL VERIFY ALL MICROLAM & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER.
- PROVIDE 2-2X10 HEADER (MIN.) @ ALL WINDOWS & DOORS W/ 2-2X_ POSTS ON EACH END (U.N.O.)

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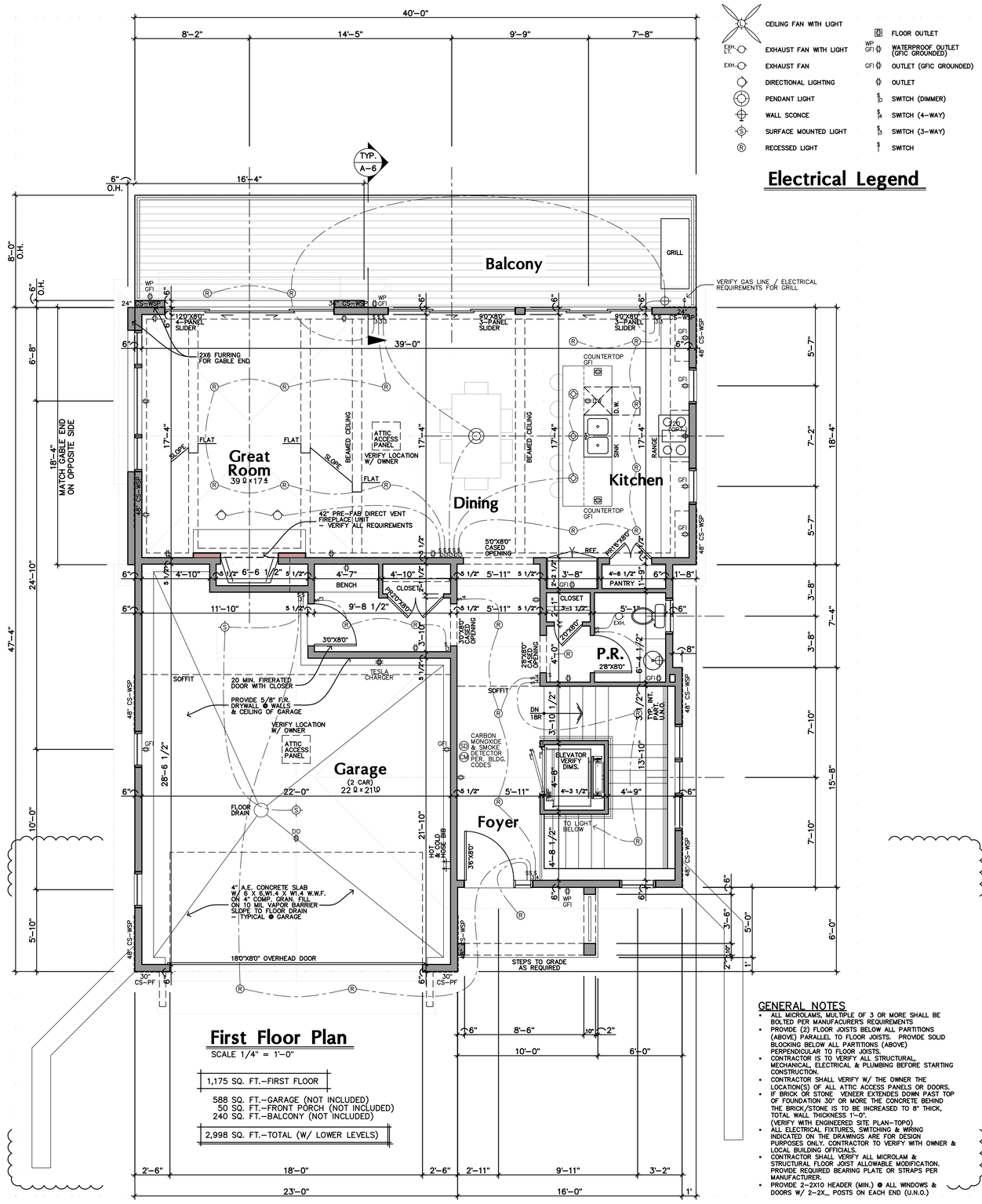
Sub-Basement & Lower Level Plans

A-1

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Electrical Legend

	CEILING FAN WITH LIGHT		FLOOR OUTLET
EXH. LT.	EXHAUST FAN WITH LIGHT	WP GFI	WATERPROOF OUTLET (GFIC GROUNDED)
EXH.	EXHAUST FAN	GFI	OUTLET (GFIC GROUNDED)
	DIRECTIONAL LIGHTING		OUTLET
	PENDANT LIGHT	D	SWITCH (DIMMER)
	WALL SCONCE	4	SWITCH (4-WAY)
S	SURFACE MOUNTED LIGHT	3	SWITCH (3-WAY)
R	RECESSED LIGHT		SWITCH

First Floor Plan

SCALE 1/4" = 1'-0"

1,175 SQ. FT.-FIRST FLOOR

588 SQ. FT.-GARAGE (NOT INCLUDED)
50 SQ. FT.-FRONT PORCH (NOT INCLUDED)
240 SQ. FT.-BALCONY (NOT INCLUDED)

2,998 SQ. FT.-TOTAL (W/ LOWER LEVELS)

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- CONTRACTOR SHALL VERIFY W/ THE OWNER THE LOCATION(S) OF ALL ATTIC ACCESS PANELS OR DOORS.
- IF BRICK OR STONE VENEER EXTENDES DOWN PAST TOP OF FOUNDATION 30" OR MORE THE CONCRETE BEHIND THE BRICK/STONE IS TO BE INCREASED TO 8" THICK, TOTAL WALL THICKNESS 1'-0". (VERIFY WITH ENGINEERED SITE PLAN-TOPO)
- ALL ELECTRICAL FIXTURES, SWITCHING & WIRING INDICATED ON THE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR TO VERIFY WITH OWNER & LOCAL BUILDING OFFICIALS.
- CONTRACTOR SHALL VERIFY ALL MICROLAM & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER.
- PROVIDE 2-2X10 HEADER (MIN.) @ ALL WINDOWS & DOORS W/ 2-2X_ POSTS ON EACH END (U.N.O.)

1-8-26

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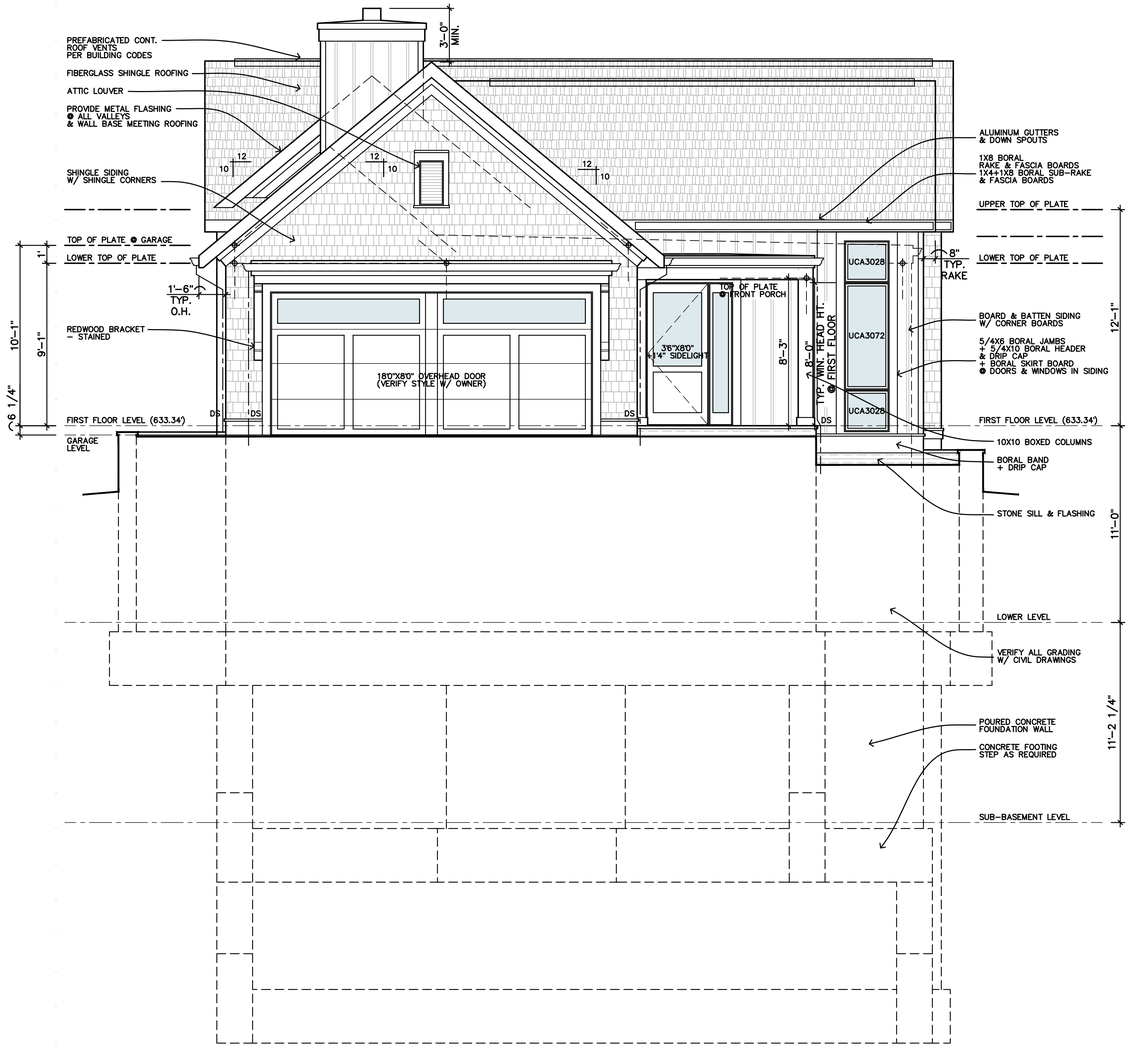
First Floor Plan

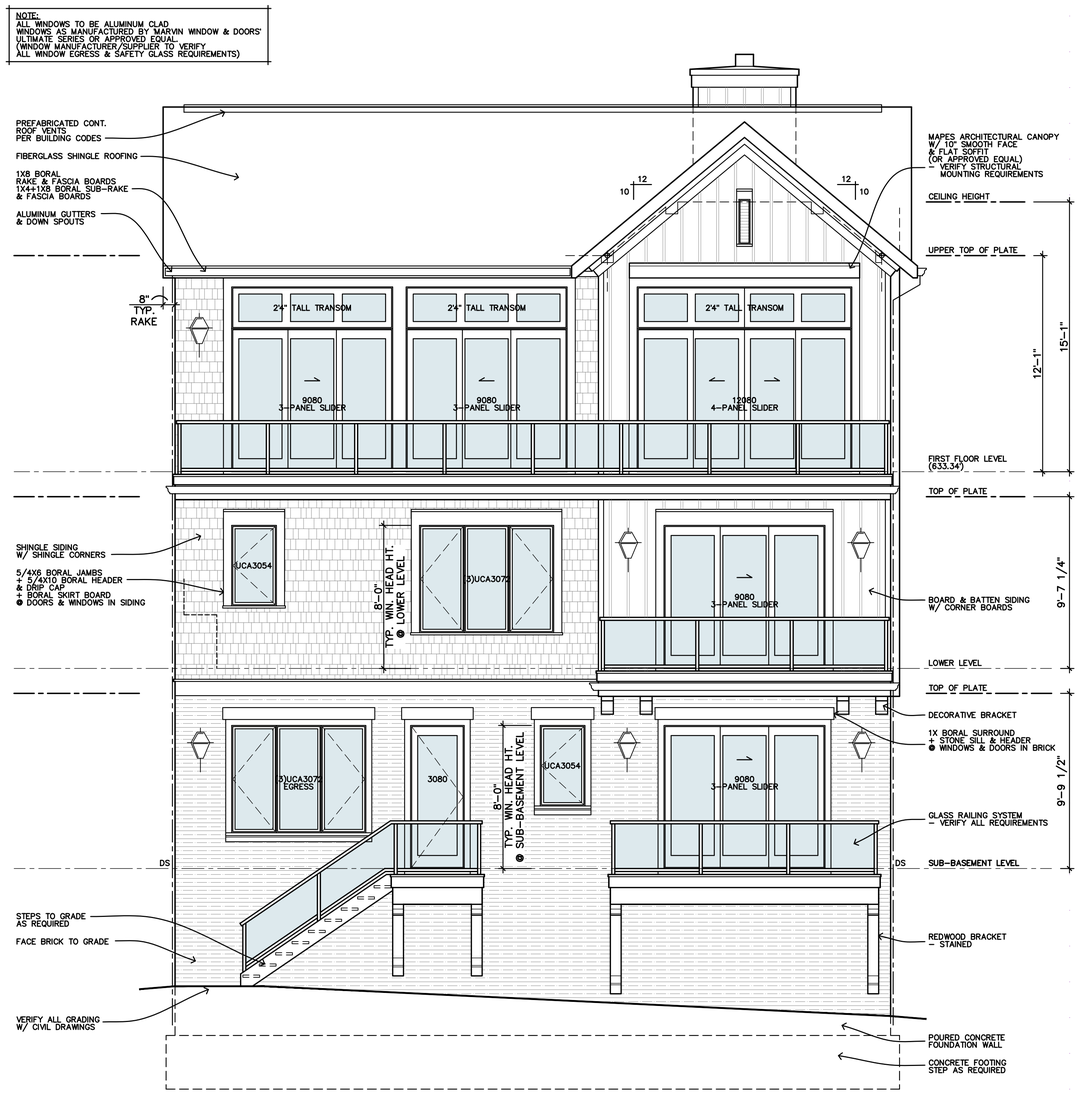
A-2

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Front Elevation

SCALE 1/4" = 1'-0"



Rear Elevation

SCALE 1/4" = 1'-0"

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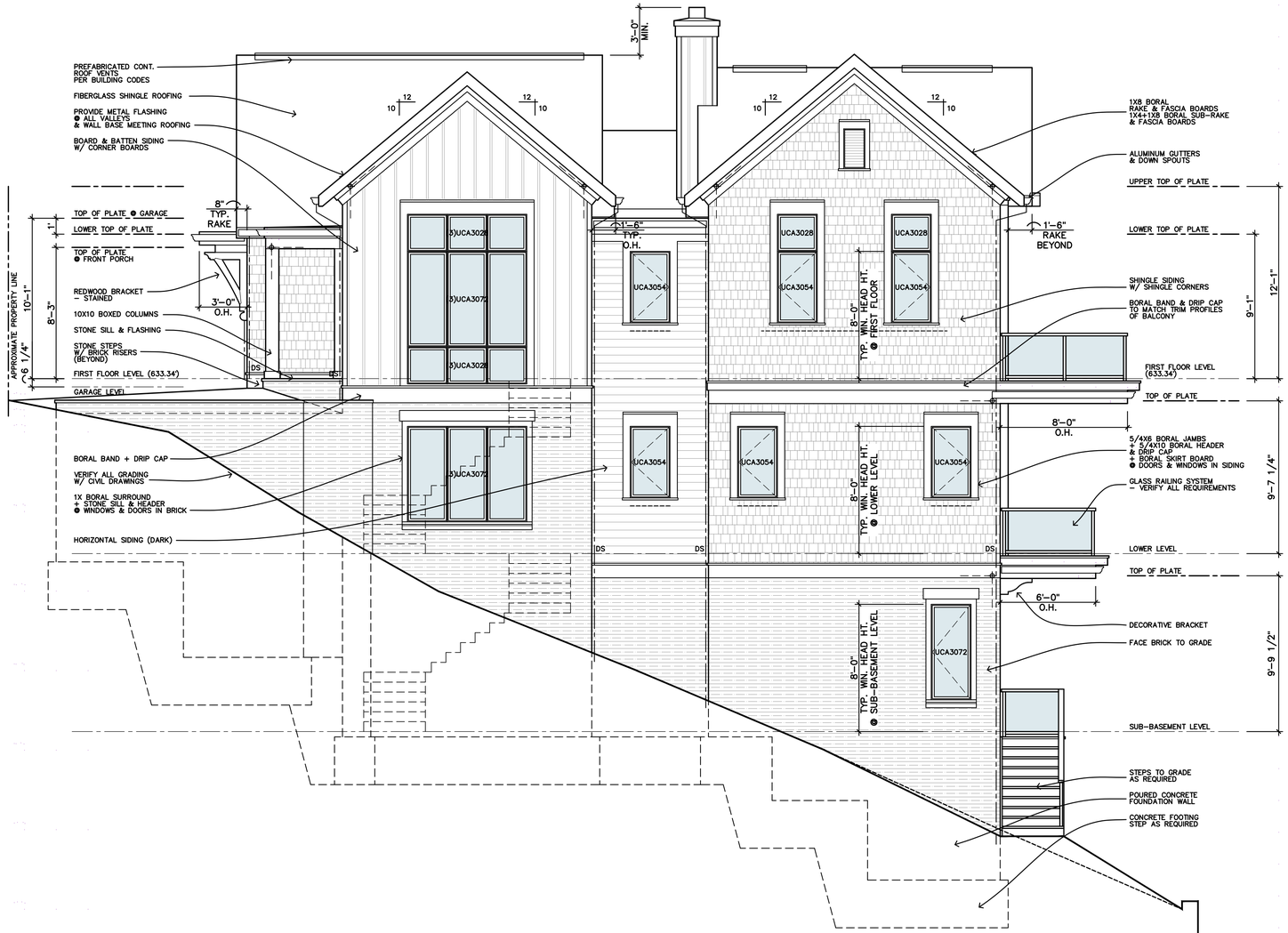
Elevations

A-3

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Right Side Elevation

SCALE 1/4" = 1'-0"

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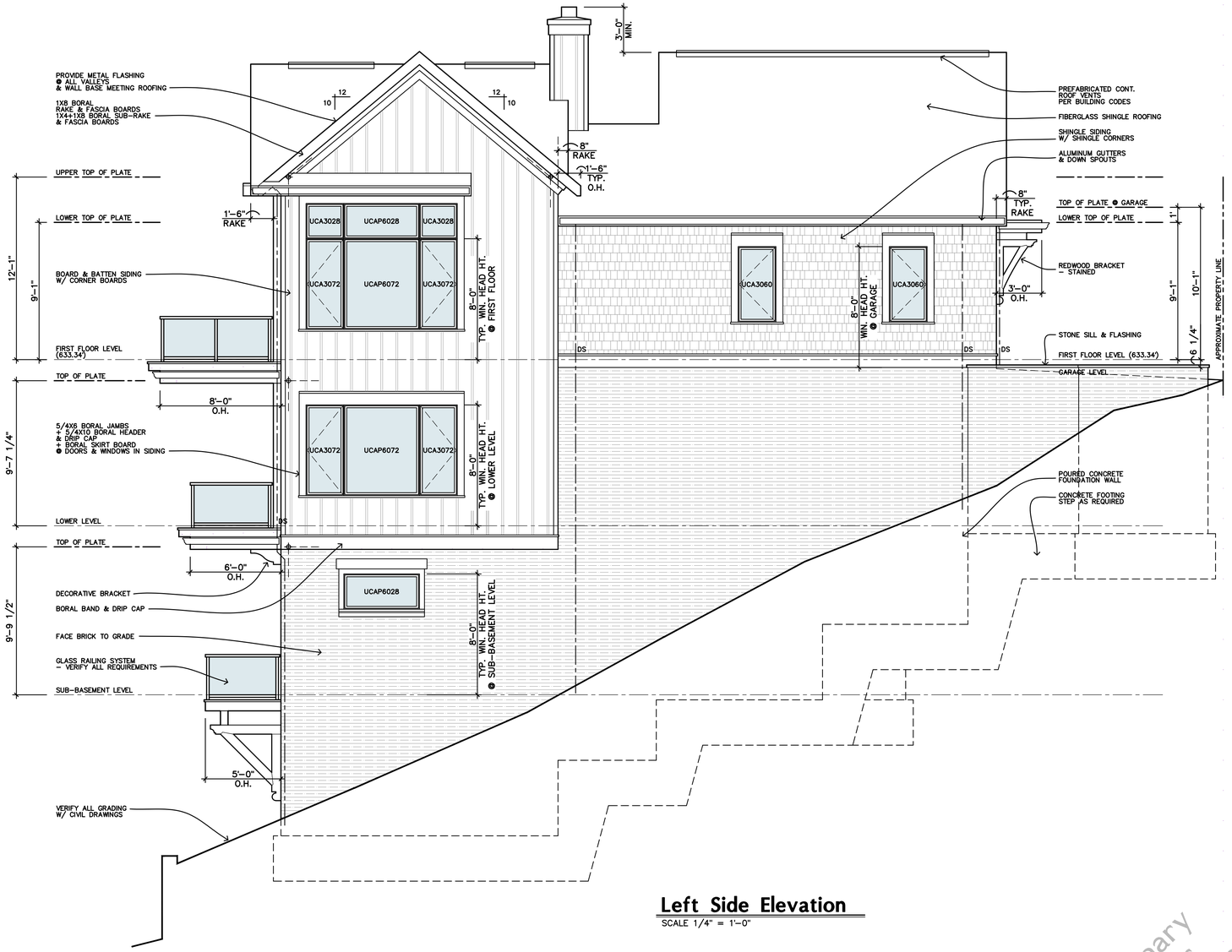
Elevations

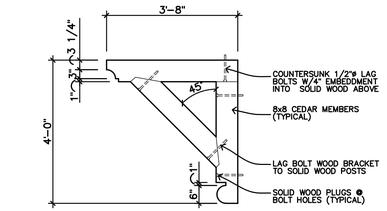
A-4

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



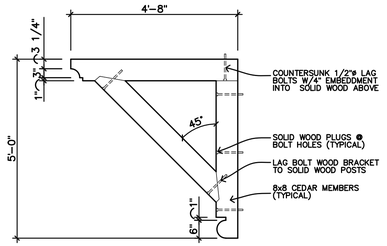
Left Side Elevation

SCALE 1/4" = 1'-0"



Bracket Detail @ Stair

SCALE: 1/2" = 1'-0"



Bracket Detail @ Porch

SCALE: 1/2" = 1'-0"

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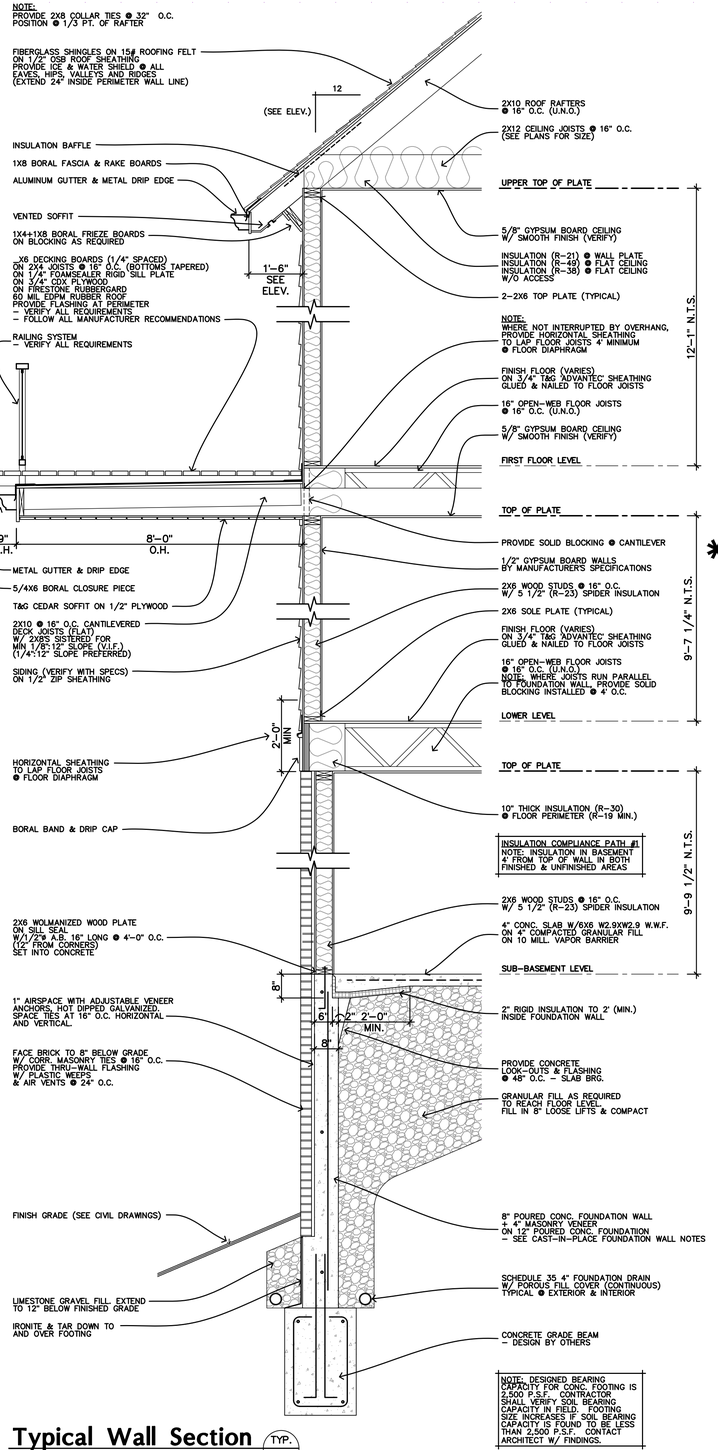
Elevations & Typical Wall Section

A-5

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Typical Wall Section

SCALE 1/2" = 1'-0"

TYP. A-6

NOTE:
A MORE ELABORATE BASEMENT 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.

ARCHITECTURAL NOTES

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).

All interior walls are 3-1/2" (u.n.o.). 5-1/2" at plumbing walls, typ.

Provide safety glazing in hazardous locations as required per RCO 308 (Residential Code of Ohio Section 308 - Glazing).

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 responsibilty 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.

GARAGE SLAB
4" concrete floor slab air entrained 6% (+/-2%) with 6x6 W2.9xW2.9 W.W.F. with bond break at perimeter on 4" #57 washed bank run gravel on compacted subgrade.

For heated garage provide 2" styrofoam 60 high load on P.F.V.B. under entire slab. Verify with owner prior to construction.

EXPOSED TO THE WEATHER SLABS
Bluestone paving stone in ashlar pattern. (MAY OCCUR)
1 1/4" mortar bed w/bond coat. T.C.A. specification F101.

Slab to have steel trowel and fine broom finish with no curing compounds used. Provide slope for positive drainage.

4" concrete floor slab air entrained 6% (+/-2%) with 6x6 W2.9xW2.9W.W.F. with bond break at perimeter or 4" compacted #57 washed bank run gravel on compacted subgrade.

INTERIOR SLAB:
Finished floor (see plans).

Dryset tiles - slab to have steel trowel and fine broom finish free of curing compounds. T.C.A. specification F113.

Mudset tiles - 1 1/4" mortar bed and reinforcing mesh w/cleavage membrane over slab. T.C.A specification F111. (Recess slab so adjacent finishes are flush).

4" concrete slab reinforced with 6x6 W2.9xW2.9 W.W.F.
(3" thick at Crawl Spaces)

10 mil polyethylene film vapor barrier (ASTM E 1745) on 4" compacted #57 washed bank run gravel on compacted subgrade. (Bond break at perimeter)

Xtreme Vapor Barrier (10-mil) by Tex-Trude LP,
281.452.5961 www.tex-trude.com

Install vapor barrier follow the guidelines of the ASTM E 1643 and/or by manufacturer's instructions.

1. Unroll vapor barrier with the longest dimension parallel with the direction of the concrete placement.
2. Overlap joints 6 inches and seal with manufacturer's tape.
3. Seal to foundation walls.
4. Seal all penetrations (including pipes) per manufacturer's instructions.
5. Repair damaged areas by cutting a patch of vapor barrier, overlapping damaged area 6 inches on all sides and taping all sides with seam tape or by manufacturer's recommendations.

4" diameter perforated PVC schedule 40 or SDR 35 interior footing drain for radon venting system with (3) three 4" diameter solid PVC schedule 40 or SDR 35 vertical stacks to grade w/caps as future fresh air intakes. See "Subslab Soil Exhaust System".

SUBSLAB SOIL EXHAUST SYSTEM
4" Diameter perforated PVC schedule 40 or SDR 35 interior footing drain for radon venting system with (3) 4" diameter solid PVC Schedule 40 or SDR 35 vertical stack through roof. Install (3) 4" diameter solid PVC schedule 40 or SDR 35 vertical stacks to grade with caps as future fresh air intakes.

Vent pipe drainage: All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab.

Vent pipe termination: Vent pipes shall connect to a single vent (where applicable) that terminates above the roof or each individual vent pipe shall terminate separately above the roof. The pipes shall terminate at least 12" above the surface of the roof, in a location at least ten feet away from operable openings or air intake. Roof penetrations painted to match roof shingles.

Power source: To provide for future installation of an active depressurization system, an electric circuit terminated in an approved box shall be installed during construction in the attic. An electrical supply shall also be accessible in the locations of the system failure alarms.

Vent pipe accessibility: Radon vent pipes shall be accessible for the future fan installation through an attic space.

Vent pipe identification: All exposed and visible interior radon vent pipes shall be identified with at least one label on each floor and in accessible attic space. The label shall read: "RADON REDUCTION SYSTEM".

The proceeding information has been taken from "CABO one and two family dwelling code - 1995 Edition" Section F103 and reflects the 2013 Residential Code of Ohio.

EXTERIOR WALLS
Exterior Cladding (See Exterior Material/Finish Schedule)

1/2" ZIP System sheathing and tape, (see plans)

2x6 wood studs at 16" o.c. (u.n.o.) (see plans)

Insulation (see insulation note).

MASONRY EXTERIOR WALL
4" Stone veneer Indian Creek Custom blend as supplied by Van Ness Stone, Inc. 440.338.4444 Roughly squared and roughly coursed with Barnstone heads (flush) and Briar Hill barnstone sills. Joints to be struck flush with white mortar and beige lake sand. Heads to extend 6" past masonry opening. Head to be 12" high unless otherwise noted on elevations, sill to be 4" high. (see drawings for stone location).

1" airspace with adjustable veneer anchors, hot dipped galvanized. Space ties at 16"o.c. horizontal and vertical. Cut rainscreen where tie occurs.

Stone sills at watertables to be Briar Hill . Provide rockface edges at all Briar Hill sills. Color to match stone veneer where sill occurs. Length of sill to relate to individual section of location where sill occurs.

Driwall rainscreen 075-I (full wall at 4" stone locations) by Keene Building Products 216-514-4284 or equal. Provide 12"strip of Driwall Masonry Vent System @ 2'-0" . As air and water weep system, bend and install over through wall flashing. Install rainscreen over through wall flashing.

4" veneer flashing: Provide Multi-flash 500 copper fabric fabric flashing 3 oz. through wall flashing at window and door head and sill , intermediate roofs that interrupt veneer and ground perimeter over area of rim joist and sill plates. Extend flashing 6" up plywood sheathing behind tyvek drain wrap. Provide plastic turn bar at plywood connection. Lap joints 6" and coat joints with sealant. Flashing to be continuous at all corners and folded, not cut. Extend flashing completely through exterior stone. Provide weep holes at 2'-0" o.c. w/ Driwall Masonry Vent system. At window sills and door thresholds, wrap through wall flashing under door treshold and over window subsill.

Tyvek Drain Wrap. Drain wrap should be applied with grooved surface in vertical position to allow water to drain down & out over base flashing. (over all through wall flashing and metal flashing) see manufacturer's flashing details.

½" exterior grade plywood sheathing.

2 x 6 wood studs @ 16" o.c.

EXTERIOR TRIM NOTES
(See Exterior Material/Finish Schedule)
Install per manufacturer's application instructions for cutting, nailing and painting. See all manufacturers details and specifications.

#2 Western Red Cedar for solid cedar posts, beams, and brackets.
All exterior cedar to be back sealed with final finish coating.

All building envelope penetrations such as plumbing stacks, dryer and vent stacks, gable vents to be properly flashed and sealed.

INSULATION COMPLIANCE PATH #1

Walls	(R-19/21) Spray Polyurethane Foam (SPF)
Flat ceilings	(R-49)
(R-38) @ unexcessable areas max. of 20% of roof area and/or 500 s.f.	
Vaulted ceilings	(R-30)
Ceiling above top plate	(R-21)
Box ends	(R-30)
(R-19) Minimum @ obstructions	
Slab edges	2" rigid extruded polystyrene (R-10)
Basement (exterior)	2" rigid extruded polystyrene (R-10)

Crawl Space (opt. 1)
Certainteed 3-1/8" fiberglass insulation with polypropylene facing (fs-25) r-10 Install w/top edge stapled to 2x2 furring strip & bottom stapled to treated 2x2 furring strip. All joints & cuts taped. leave 1" gap from slab.

Crawl Space (opt. 2)
2" Dow 'Thermax' rigid insulation (r-13) adhered to masonry wall.

Crawl Space (opt. 3)
Owens Corning kraft-faced 'Ecotouch Pink Fiberglas' batt insulation (r-13) w/'purefiber' technology in stud wall.

Provide ventilation baffles @ all rafter spaces.

Caulk all openings in exterior walls. Foam all openings in top plates.

METAL ROOF
(See Exterior Material/Finish Schedule)
(Install in accordance to S.M.A.C.N.A. Architectural Sheet Manual.)

Standing seam at roof pitches > 3/12.
Soldier flat seams at roof pitches < 3/12.

16" seam spacing typical.
12" seam spacing for overall lengths less than 4'-0". (See elevations)

"V" crimp metal valley.

Red rosin paper.

30# roofing felt.

1/2" CDX plywood sheathing.

2x_ rafters @ 16" o.c. (U.N.O.) (see plans for sizes).

GUTTERS AND DOWNSPOUTS
(See Exterior Material/Finish Schedule)

Hold gutter below natural fall line of roof.

Provide 4" I.D. vitrified clay pipe where downspout meets grade.
Use clay to plastic coupling by Fernco, (Promarc Sales, Inc. 216-518-2980).
4" diameter solid PVC schedule 40 or SDR 35 storm drain vertical to 6" solid PVC schedule 40 or SDR 35 storm drain horizontal.

4" diameter solid PVC schedule 40 or SDR 35 storm drain vertical to 6" solid PVC schedule 40 or SDR 35 storm drain horizontal.

Contractor to verify downspout locations.

SHEET METAL FLASHING
Material, Installation and fabrication shall be in accord with the Architectural Sheet Metal Manual of the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA).

SEALANTS AND CAULKING
Furnish all labor, material, equipment ands services required to perform sealant and caulking work, including, but not necessarily limited to the following:
- Horizontal joints, subject to traffic, interior and exterior.
- Perimeter of door, window and other frames in masonry, gypsum wall board, and other wall materials.
- Control joints, exterior and interior.
- Flashing Joints
- At penetration of walls, decks and floors by piping and other service and equipment.
- To make installations water, air or weathertight, to exclude dust & dirt, or to accommodate thermal expansion and/or contraction.

PORCH CEILINGS
1x6 T&G V-joint cedar (P&T #6007) (smooth side out) (Stain)
or Boral TruExterior BeadBoard

7/16" ZIP System sheathing on ceiling joists.

EAVE
Gutters and Downspouts (see gutter and downspout notes).

Pre-finished aluminum drip edge.

1x8 Boral gutter boards over 2x_ sub board.

Boral board soffit w/ continuous 2" pre-finished aluminum soffit vent.

Provide 1" continuous plastic strip vent @ bay & dormers.

5/4 x_ Boral frieze board

LIGHTNING PROTECTION (OWNER OPTION)
UI Master Labeled lightning protection system and layout by Western Reserve Lightning Rod Company 440-247-6727. The system shall include roof mounted air terminals, interconnecting conductors, proper down leads to ground, appropriate ground termination and bonding to other grounded building systems.

FLOOR, SILL AND FOUNDATION
Finish Floor (See Interior Finish Schedule).

Subfloor Assembly:
1 layer 3/4" "AdvanTech" T&G subfloor panels (Huber Engineered Wood).
"AdvanTech" subfloor adhesive (Huber Engineered Wood (HEW)).
Deformed fasteners - #8 wood screws (per HEW requirements)

Engineered joists or trusses.

Exterior sheathing to be continuous over all framing members including to but not limited to rim joists and corner framing.

2x_ pressure treated wood plate (See Wall Sections).

1/2" diameter x 18" long anchor bolts @ 6'-0" o.c. max (min 2 per plate) (12" from corners).

1/4" Foam "Sealer" rigid sill plate gasket manufactured by UCI 800-221-7888.

R-30 batt Insulation @ perimeter (see insulation notes).

Grade over rim joists @ terrace location, provide bituthane system 4000 waterproofing membrane by W.R. Grace, 800-354-4656. (See plans & elevations for locations, sections & details for further reinforcing requirements).

Slope rough grade evenly away from building @ a 5% minimum slope. (6" of fall within the first 10' of the structure)

4" Brick or stone veneer (see drawings for location).

8" or 12" C.M.U. wall top two courses solid or to be grouted solid.

Parge and waterproof down and over footing. (Provide cement wash on top of footing - slope for positive drainage away from wall)

1 1/2" thick Dow Thermadry Styrofoam brand drainage panels.

#57 washed bank run gravel fill to within 1'-0" of finished grade.

4" diameter solid pvc schedule 40 STR35 storm drain vertical to 6" solid schedule 40 or SDR 35 storm drain horizontal.

Form-A-Drain perforated PVC footing drain system as manufactured by Certainteed Corp. (typical both sides of footing).

Alternate: 6" diameter perforated PVC schedule 40 SDR35 footing drain.

Grade beam footing design by others.

Vertical Reinforcing in basement walls:
Provide #6 bars full height at 24" o.c. with #6 footing dowels, 34" long with 6" bent leg, inbedded 6" in footing at 32" o.c.

#4 horizontal rebar @ 12" from top of wall, 12" from bottom of wall, and 3 rows spaced evenly between.

Refer to soils conditions & report. Notify Architect of unusual soil conditions before continuing with the work.

INTERIOR WALLS & CEILINGS
All walls (U.N.O.) shall be 1/2" gypsum board.
All ceilings (U.N.O.) shall be 5/8" gypsum board.

Glue (where insulation facing does not occur), screw, tape & sand for a smooth finish.

Provide 1/2" plywood backing (glue & Screw) in lieu of 1/2" gypsum board @ wainscot locations. Provide sealant at all wood to wood & wood to gypsum joints.

Apply 1/4" minimum round bead of sealant @ perimeter of framing. Gypsum board shall be set into sealant to form complete contact with adjacent materials. Sealant shall be applied around all cut-outs such as electrical boxes & where ducts pass through walls. Sides and backs of electrical boxes shall be completely sealed with sealant.

Sound attenuation batts in all interior walls and floors as indicated on plans.

In bathrooms & other high moisture areas use water-resistant gypsum board on walls, use 5/8" firecode gypsum board on ceilings.

U.S. Gypsum 1/2" "Durock" interior tile backer board & "Dalseal" TS membrane shall be used on all walls & ceilings in showers, tubs & steam showers where ceramic tile will occur.

All tile & stone applications shall comply with the latest Tile Council of America Specifications and Recommendations.

Provide 5/8" (Type "X") fire code gypsum board throughout garage & walls common to house in garage attic. Provide 5/8" gypsum board on all attic access panels.

Use 5/8" gypsum board on ceilings when supporting members exceed 24" o.c.

Firestopping shall be provided in wood-frame construction in the following locations:
- In concealed spaces of stud walls & partitions, including furring spaces, at the ceiling & floor joists.
- At all intersections between concealed vertical & horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, ect.
- In concealed spaces between stair stringers at the top and bottom of the run.
- At openings around vents, pipes, ducts, chimneys and fireplaces @ ceiling & floor level, with noncombustable material.

BASEMENT EXTERIOR WALLS W/ INTERIOR FINISH
2x4 wood studs at 16" O.C. - hold stud off wall.
(treated sole plate)

R-13 batt insulation. Face staple insulation over the 1-1/2" dimension of the stud.
('ECOTOUCH PINK FIBERGLAS' BATT INSULATION W/'PUREFIBER' TECHNOLOGY)

Unfaced where grade occurs against block wall and faced where grade does not occur against block wall (kraft face to warm side)

1/2" mold resistant gypsum board. Glue (where insulation facing does not occur). Screw, tape & sand for a smooth finish.

EXTERIOR WINDOWS & FRENCH DOORS
Clad wood double hung, casement or fixed sash windows and French doors to be manufactured by:

Marvin Windows and Doors
Local representative:
Nick Paulic (p) 440-823-3224 (e) Nick@crookedriversupply.com

(or approved equal manufacturer-submit to Owner/Architect for review/approval).

Windows and french doors series to be selected by Owner.

Provide Tempered glass in hazardous locations as indicated in RCO 308.4 (Ohio Residential Code Section 308.4)

Every sleeping room shall have at least one operable emergency escape & rescue opening per RCO 310 (Residential Code of Ohio Section 310).

Windows shall have a maximum U-factor (U-value) of 0.35 per (RCO 106.1.3 Item 4, RCO 1101.5 Item 2, & RCO 1107.4.1).

Screens in all operable windows - frame color to match window cladding.

Head drip fin and installation fins.

Jamb extensions as required (see plans). Provide exterior extension jamb & wide throw hinge for inswing french doors only to allow for 180° swing.

Hardware finished to be selected by Owner & Architect.

Exterior clad color to be: Selected by Architect & Owner.
Interior primed - Finish on site. (verify with Architect & Owner)

Set window head & jamb nailing flanges in bead of sealant. Use "Tyvek house wrap and "Tyvek" weatherization flashing system w/ "Flexwrap" & "Straightflash" flashing tape as per manufacturers specifications.
(See installation instructions provided by Dupont "Tyvek".

Insulate all spaces around windows and doors.

Provide solid wood blocking at all windows and doors for curtain rods.

Finish trim of interior doors and cased opening to align with pella doors and windows.

Field applied trim and sills may occur. (see elevations)

"Boral" drip cap and concealed flashing.
(Dupont Tyvek "Flex Wrap") or approved equal.

Provide exterior window & door shop drawings/ lists for architect review and approval. Architect shall not be responsible for windows or doors ordered without shop drawing approval.

GARAGE DOOR
(See Exterior Material/Finish Schedule)

INTERIOR FINISHES
All finishes to be as selected by Owner and installed by General Contractor.

Samples of all finishes are to be submitted to the Owner, Architect, and Interior Designer for approval.

ARCHITECTURAL MILLWORK
The "Quality Standards of the Architectural Woodwork Institute (AWI) shall apply. Any reference to Premium, Custom or Economy shall be as defined in the latest edition of the AWI "Quality Standards."

All millwork and cabinetry to be premium grade as defined in the latest edition of the AWI "Quality Standards."

MECHANICAL
Verify all mechanical requirements before framing.

Returns complete system w/ pans between joist and studs.

S.A. rounds feed to rooms w/dampers.

All prefabricated fireplaces and flues shall be UL approved.

All bathroom exhaust fans to be ducted to exterior.

ELECTRICAL
All electrical work shall conform to the latest edition of the National Electrical Code and local ordinances.

Unless additional finish materials must be removed, smoke alarms shall be hard wired & interconnected such that actuation of one activates the others.

All underground electric lines shall be embedded in sand.

Verify all lighting, phone and cable locations with owner prior to installation of drywall, or finish materials.

All outlets serving countertops shall be GFIC protected.

All new circuits shall be 'arc-fault protected'-typical.

All 125 volt-15 and 20 amphere receptacle outlets shall be tamper resistant.

PLUMBING
All plumbing work shall conform to the latest edition of the national plumbing code and local ordinances.

Sump pumps shall have an inline check valve.

Cleanouts shall be placed no more than 100'-0" or 10'-0" at any change over 45 degrees.

Provide air barrier under all bathtubs-typical.

Clothes washer and dishwasher to have water-hammer arrestor.

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
10-10-25 REVIEW
11-4-25 PERMIT
1-8-26 REVIEW

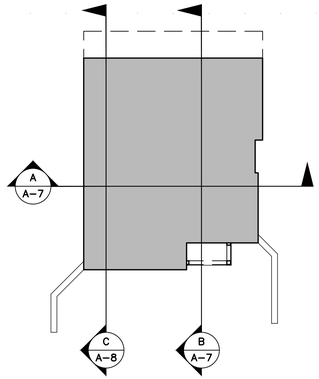
The Carelli Residence
19446 Frazier Drive
Rocky River Ohio

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

Architectural Notes & Typ. Wall Section

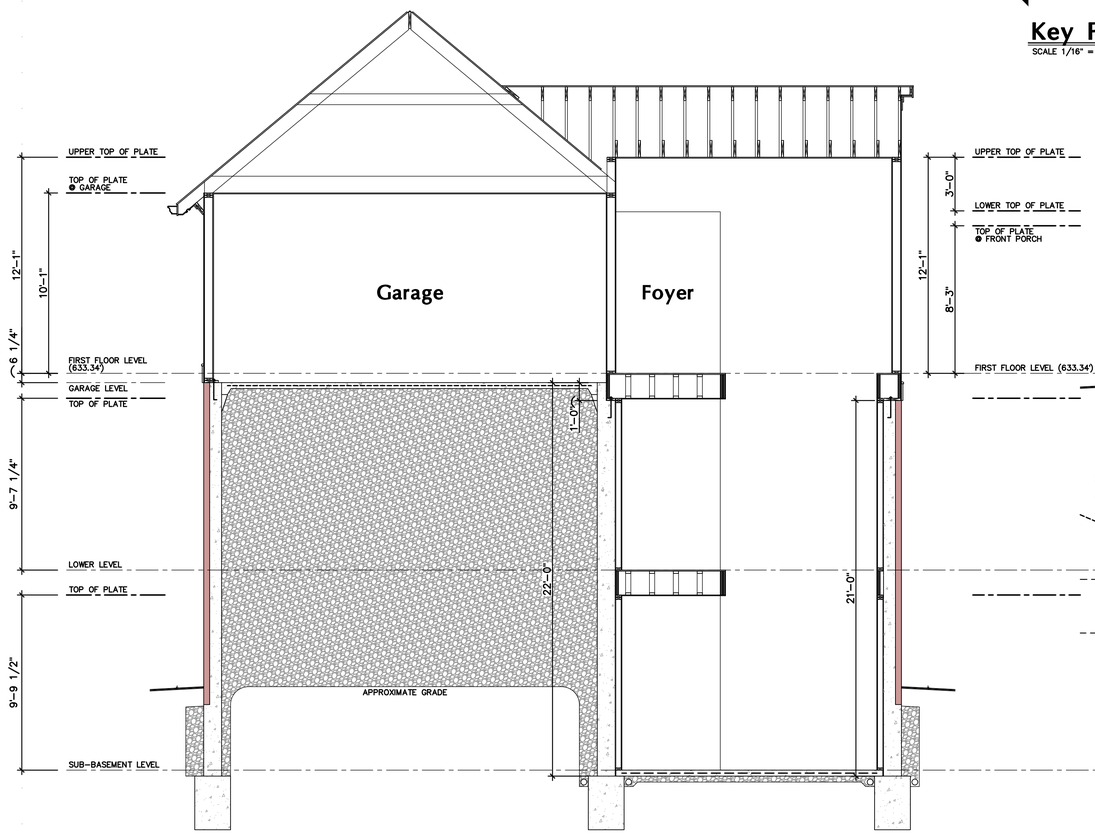
A-6

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



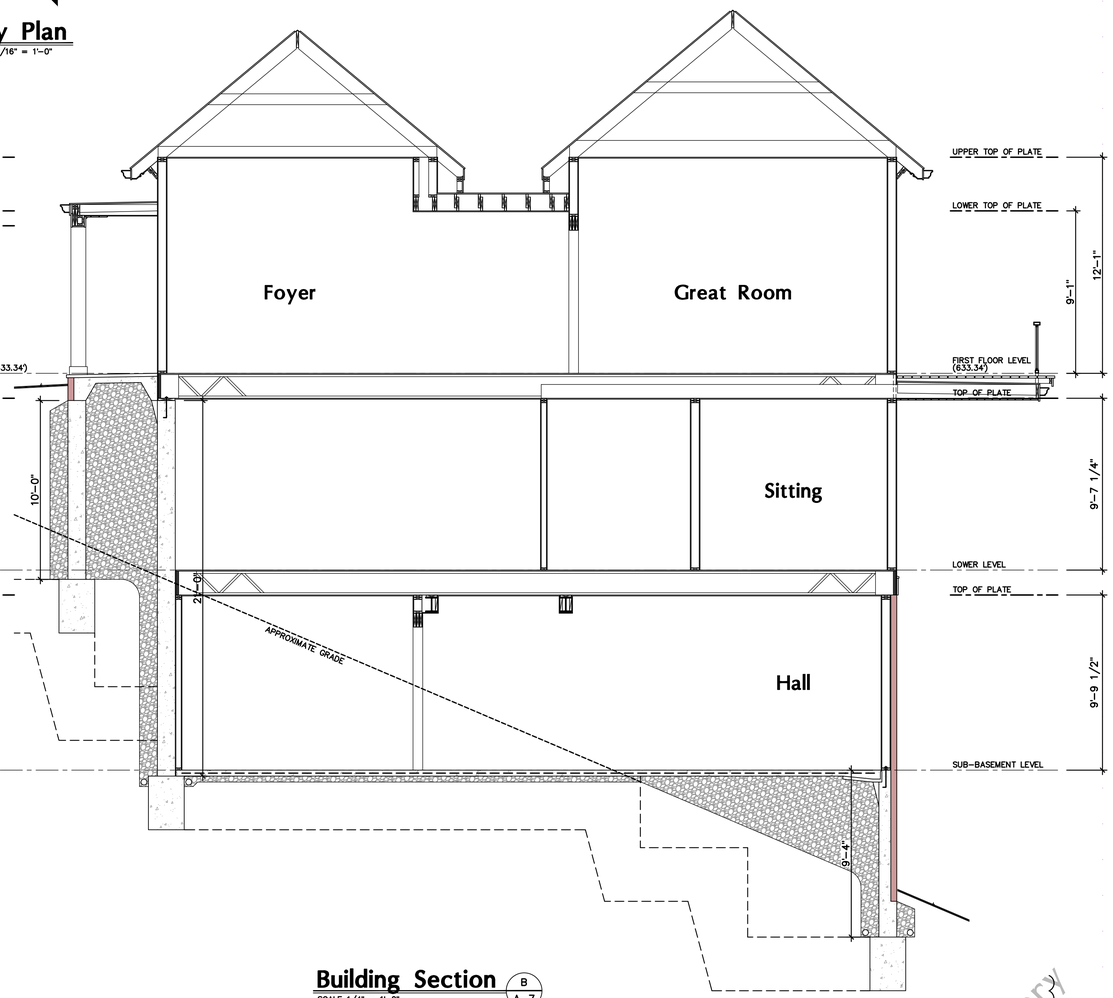
Key Plan

SCALE 1/16" = 1'-0"



Building Section A / A-7

SCALE 1/4" = 1'-0"



Building Section B / A-7

SCALE 1/4" = 1'-0"

1-8-26

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NOT FOR
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1-8-26 REVIEW

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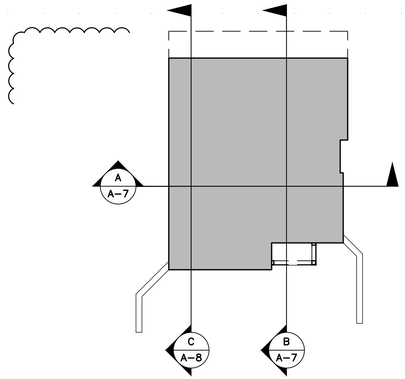
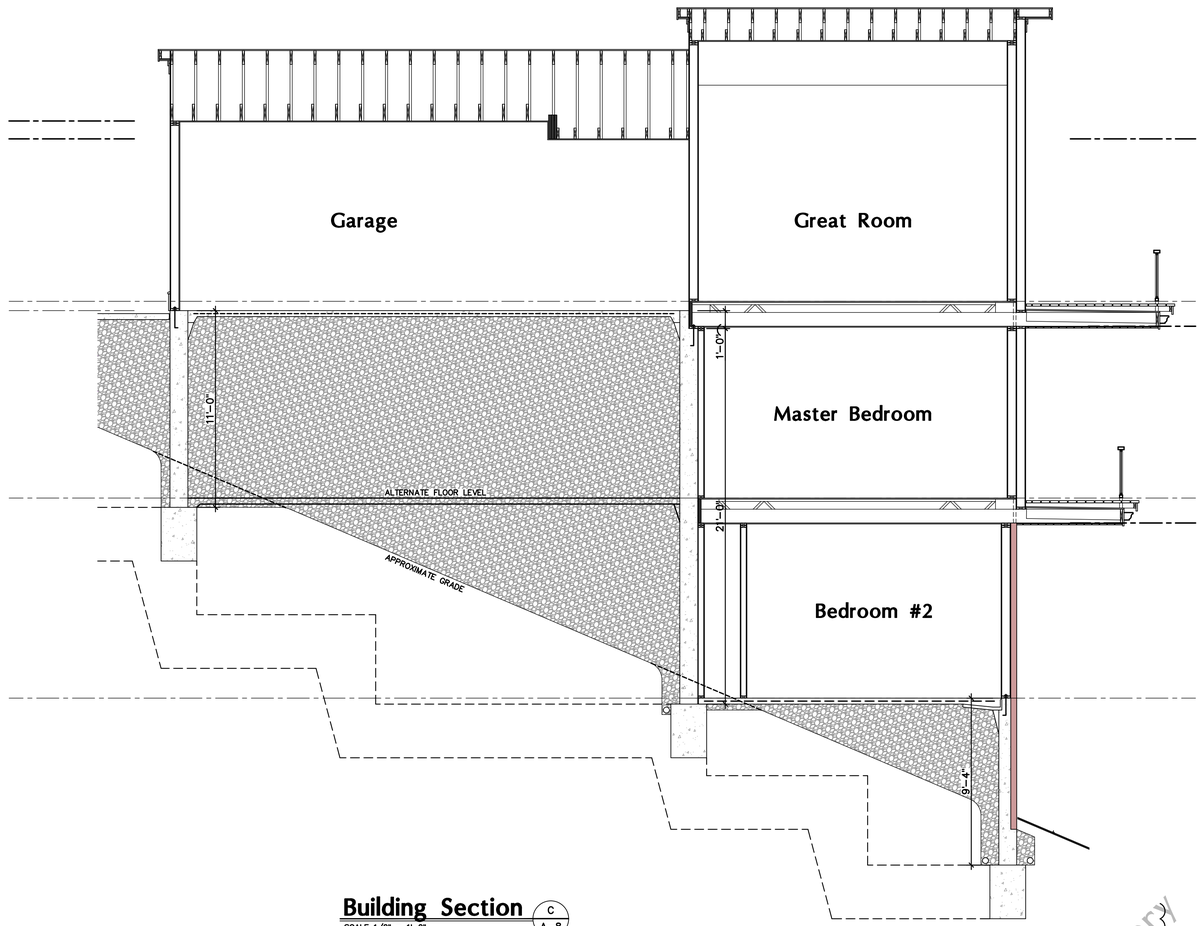
Building Sections

A-7

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Key Plan
SCALE 1/16" = 1'–0"



Building Section C/A–8
SCALE 1/2" = 1'–0"

1–8–26

Preliminary Not For Construction

PRELIMINARY
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1–8–26 REVIEW

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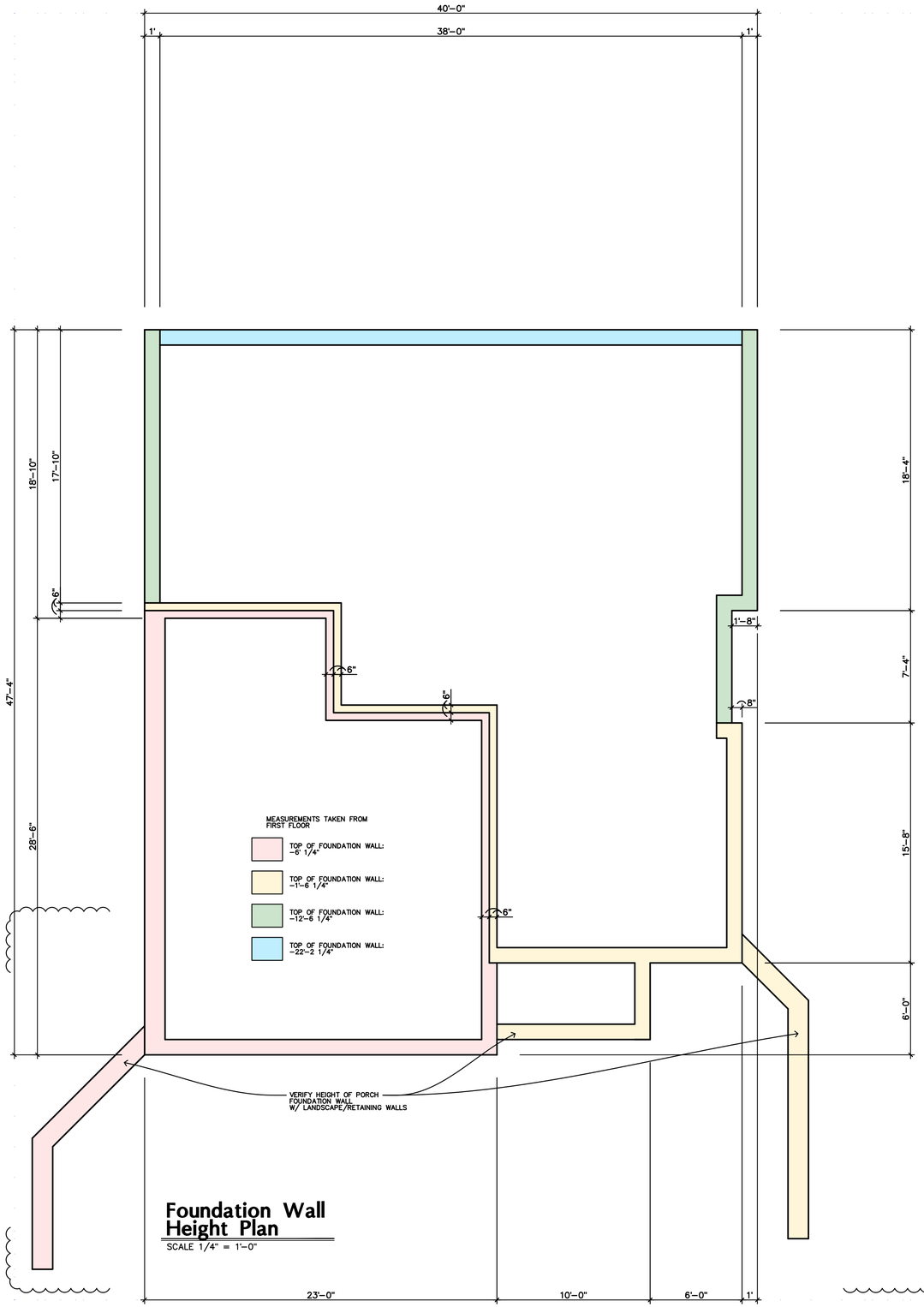
Building Sections

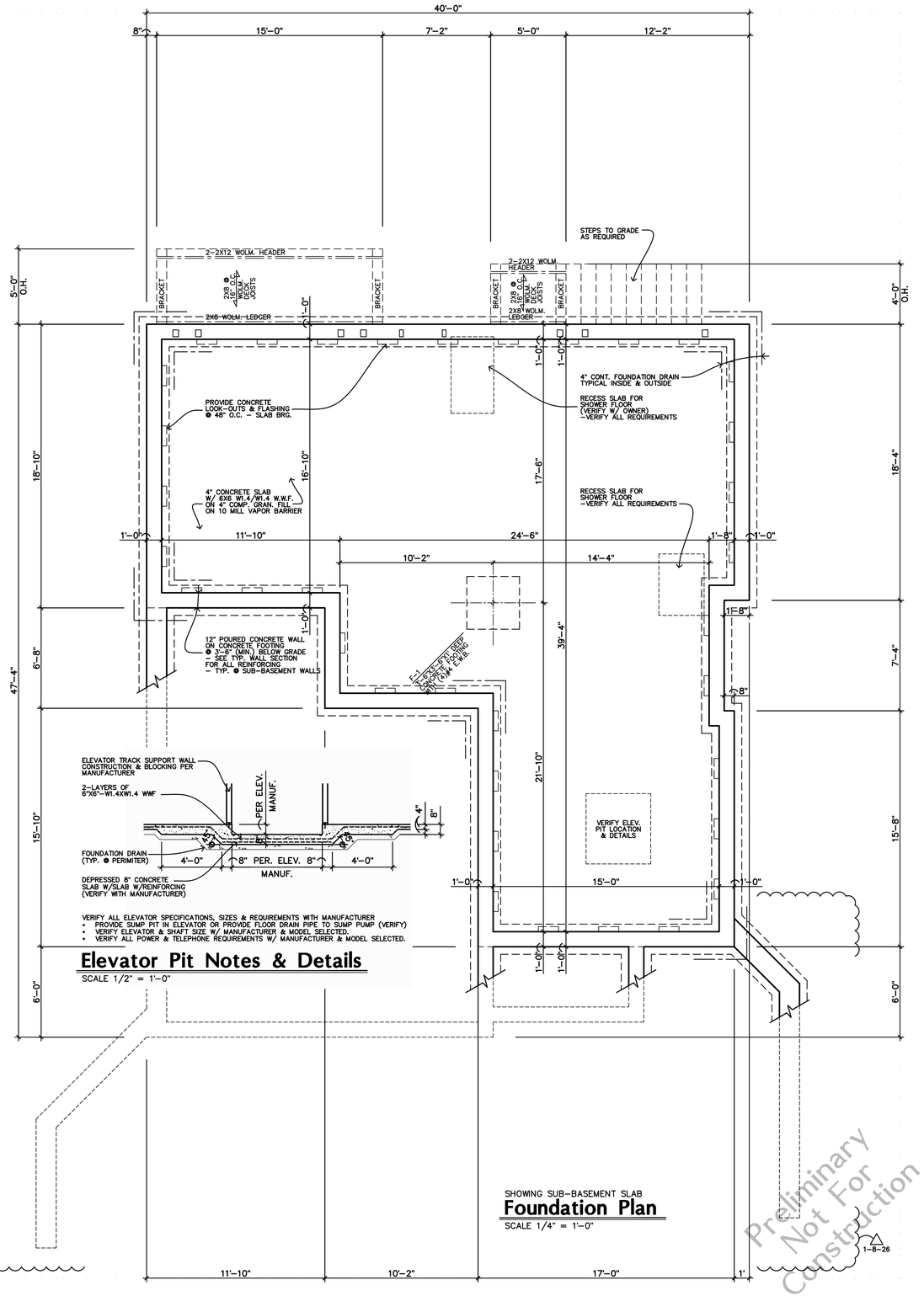
A–8

PROJECT NO: 24–55
DRAWN BY: BCK
CHECKED BY: DTM



Foundation Wall Height Plan

SCALE 1/4" = 1'-0"



Elevator Pit Notes & Details

SCALE 1/2" = 1'-0"

SHOWING SUB-BASEMENT SLAB

Foundation Plan

SCALE 1/4" = 1'-0"

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11-4-25 PERMIT
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Foundation Plans

S-1

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM

Framing Detail

SCALE 1/2" = 1'-0"

1 S-2

NOTE: INSTALL 2-2X10 MINIMUM U.N.O. @ ALL INTERIOR OPENINGS SUPPORTING FLOOR OR ROOF LOAD.

NOTE: ALL PRE-DESIGNED FLOOR FRAMING TO BE DESIGNED BY MANUFACTURER.

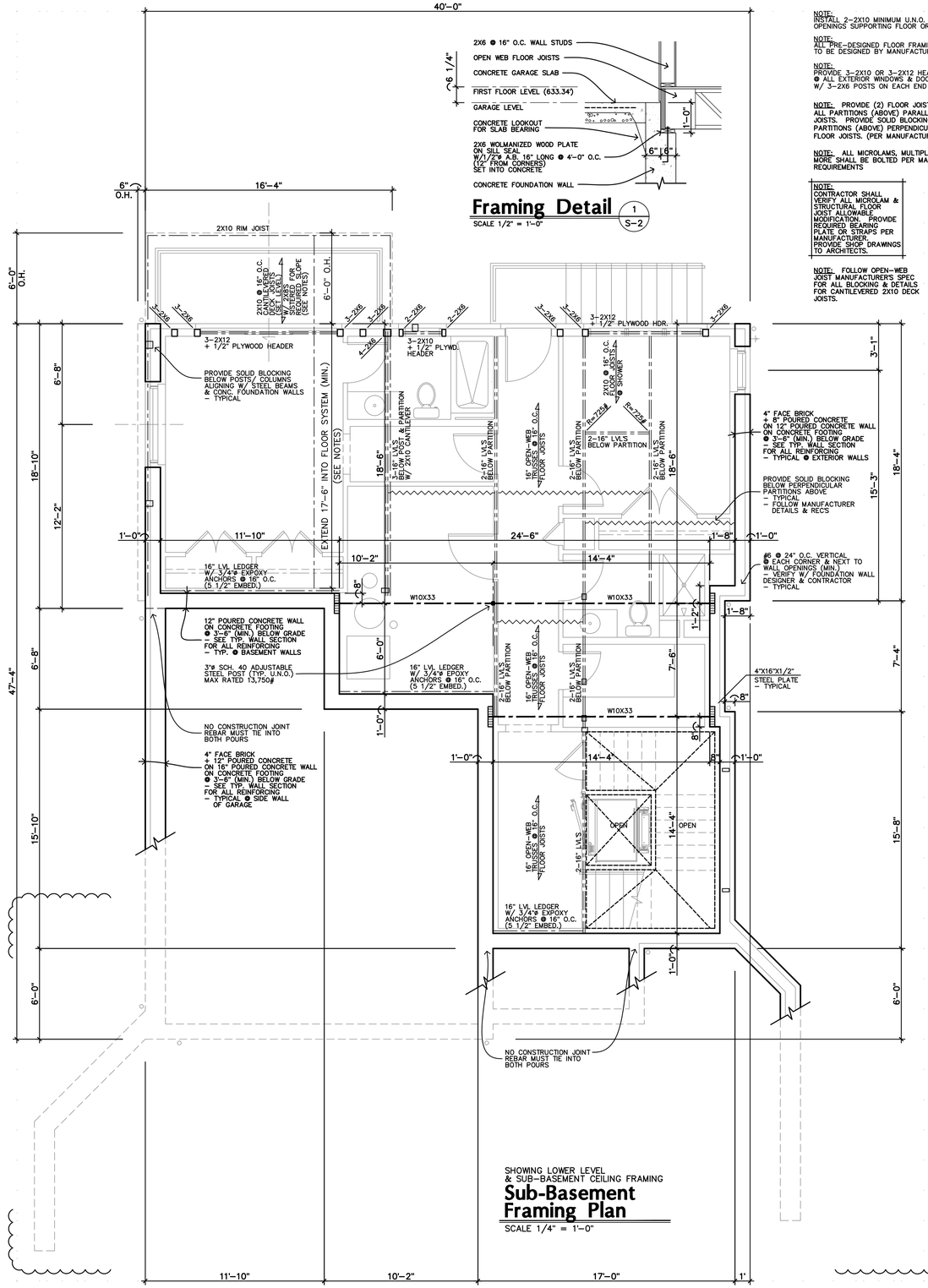
NOTE: PROVIDE 3-2X10 OR 3-2X12 HEADER (MIN.) @ ALL EXTERIOR WINDOWS & DOORS W/ 3-2X6 POSTS ON EACH END (U.N.O.)

NOTE: PROVIDE (2) FLOOR JOISTS BELOW ALL PARTITIONS (ABOVE) PARALLEL TO FLOOR JOISTS. PROVIDE SOLID BLOCKING BELOW ALL PARTITIONS (ABOVE) PERPENDICULAR TO FLOOR JOISTS. (PER MANUFACTURER'S SPECS)

NOTE: ALL MICROLAMS, MULTIPLE OF 3 OR MORE SHALL BE BOLTED PER MANUFACTURER'S REQUIREMENTS

NOTE: CONTRACTOR SHALL VERIFY ALL MICROLAM & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER. PROVIDE SHOP DRAWINGS TO ARCHITECTS.

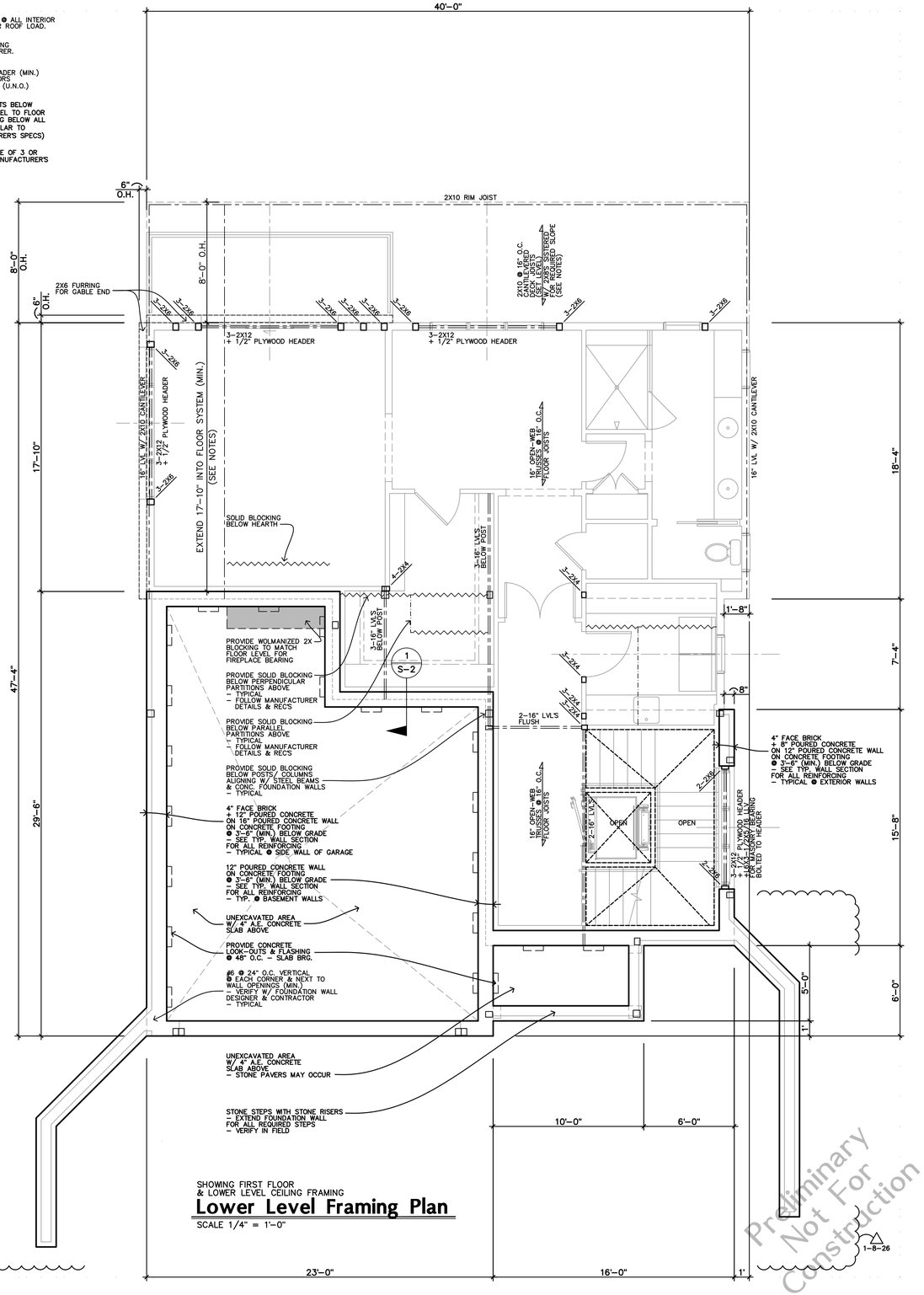
NOTE: FOLLOW OPEN-WEB JOIST MANUFACTURER'S SPEC FOR ALL BLOCKING & DETAILS FOR CANTILEVERED 2X10 DECK JOISTS.



SHOWING LOWER LEVEL & SUB-BASEMENT CEILING FRAMING

Sub-Basement Framing Plan

SCALE 1/4" = 1'-0"



SHOWING FIRST FLOOR & LOWER LEVEL CEILING FRAMING

Lower Level Framing Plan

SCALE 1/4" = 1'-0"

1-8-26

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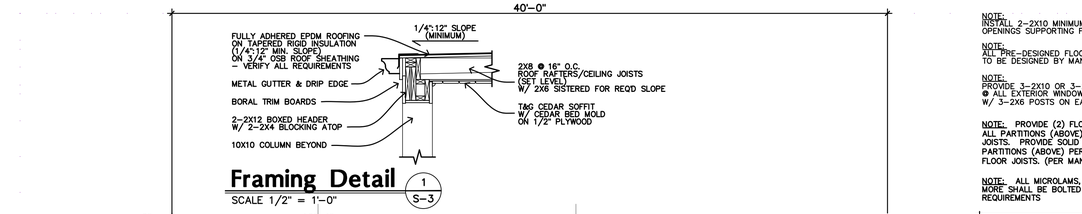
Sub-Basement & Lower Level Framing Plans

S-2

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM



Framing Detail

SCALE 1/2" = 1'-0"

1 / S-3

NOTE: INSTALL 2-2X10 MINIMUM U.N.O. @ ALL INTERIOR OPENINGS SUPPORTING FLOOR OR ROOF LOAD.

NOTE: ALL PRE-DESIGNED FLOOR FRAMING TO BE DESIGNED BY MANUFACTURER.

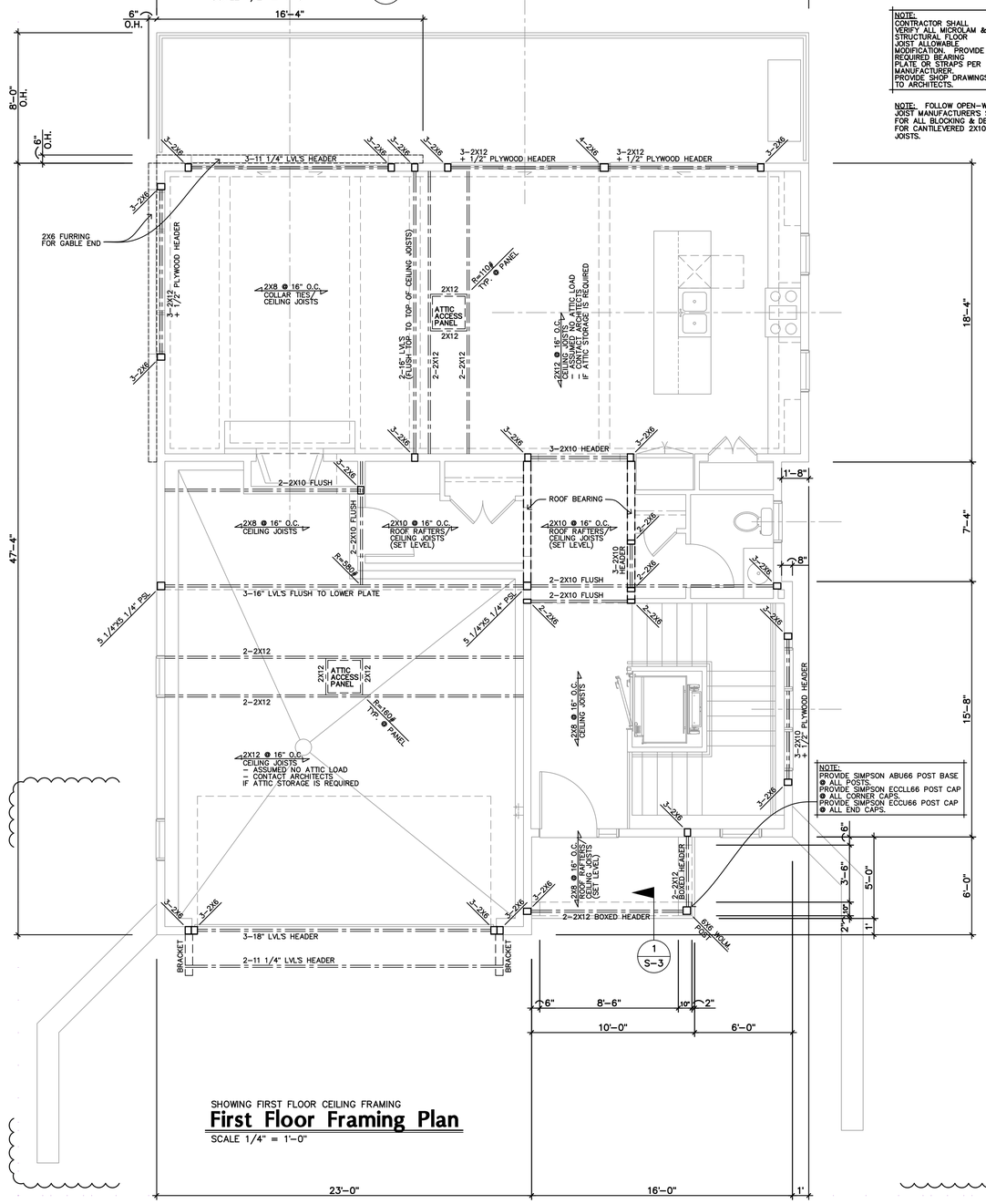
NOTE: PROVIDE 3-2X10 OR 3-2X12 HEADER (MIN.) @ ALL EXTERIOR WINDOWS & DOORS W/ 3-2X6 POSTS ON EACH END (U.N.O.)

NOTE: PROVIDE (2) FLOOR JOISTS BELOW ALL PARTITIONS (ABOVE) PARALLEL TO FLOOR JOISTS. PROVIDE SOLID BLOCKING BELOW ALL PARTITIONS (ABOVE) PERPENDICULAR TO FLOOR JOISTS. (PER MANUFACTURER'S SPECS)

NOTE: ALL MICROLAMS, MULTIPLE OF 3 OR MORE SHALL BE BOLTED PER MANUFACTURER'S REQUIREMENTS

NOTE: CONTRACTOR SHALL VERIFY ALL MICROLAM & STRUCTURAL FLOOR JOIST ALLOWABLE MODIFICATION. PROVIDE REQUIRED BEARING PLATE OR STRAPS PER MANUFACTURER. PROVIDE SHOP DRAWINGS TO ARCHITECTS.

NOTE: FOLLOW OPEN-WEB JOIST MANUFACTURER'S SPEC FOR ALL BLOCKING & DETAILS FOR CANTILEVERED 2X10 DECK JOISTS.



SHOWING FIRST FLOOR CEILING FRAMING

First Floor Framing Plan

SCALE 1/4" = 1'-0"

NOTE: CONTRACTOR IS TO VERIFY THE ROOF DESIGN FOR ALL BEARING POINTS AND COORDINATE WITH ARCHITECT.

13'-8" MAXIMUM SPAN FOR 2x8'S @ 16 O.C. (ROOF RAFTERS)

18'-0" MAXIMUM SPAN FOR 2x10'S @ 16" O.C. (ROOF RAFTERS)

2x8 COLLAR TIES @ EVERY OTHER RAFTER

TRIPLE CEILING JOISTS UNDER POST-UP (U.N.O.)

NOTE: CONTRACTOR SHALL VERIFY W/ THE OWNER THE LOCATION(S) OF ALL ATTIC ACCESS PANELS OR DOORS.

ATTIC VENTILATION CALCULATIONS

MAIN ATTIC AREA = 1,762 SQ. FT. TO BE VENTILATED.

1,763 SQ. FT./300 = 5.9 SQ. FT. VENT AREA REQUIRED (REDUCTION OF AREA REQUIRED TO 1/300).
3 SQ. FT. RIDGE VENT (50%)
3 SQ. FT. SOFFIT VENT (50%)

(RIDGE VENTS ABOVE 3' = 50-80 % VENTILATION-BALANCE BY EAVE/CORNICE VENTS). THE RIDGE VENT IS 50% OF THE REQUIRED VENTILATION CALCULATION AND IS REQUIRED TO EXCEED 3 SQ. FT. (50% OF THE 5.9 SQ. FT. VENTILATION REQUIRED)

RIDGE VENT CALCULATIONS:
88 LINEAL FEET OF RIDGE VENT X 18 SQ. INCHES OF VENT PER FOOT
= 1,584 SQ INCHES/144 SQ INCHES/FOOT
= 11 SQ. FT. VENTILATION PROVIDED.

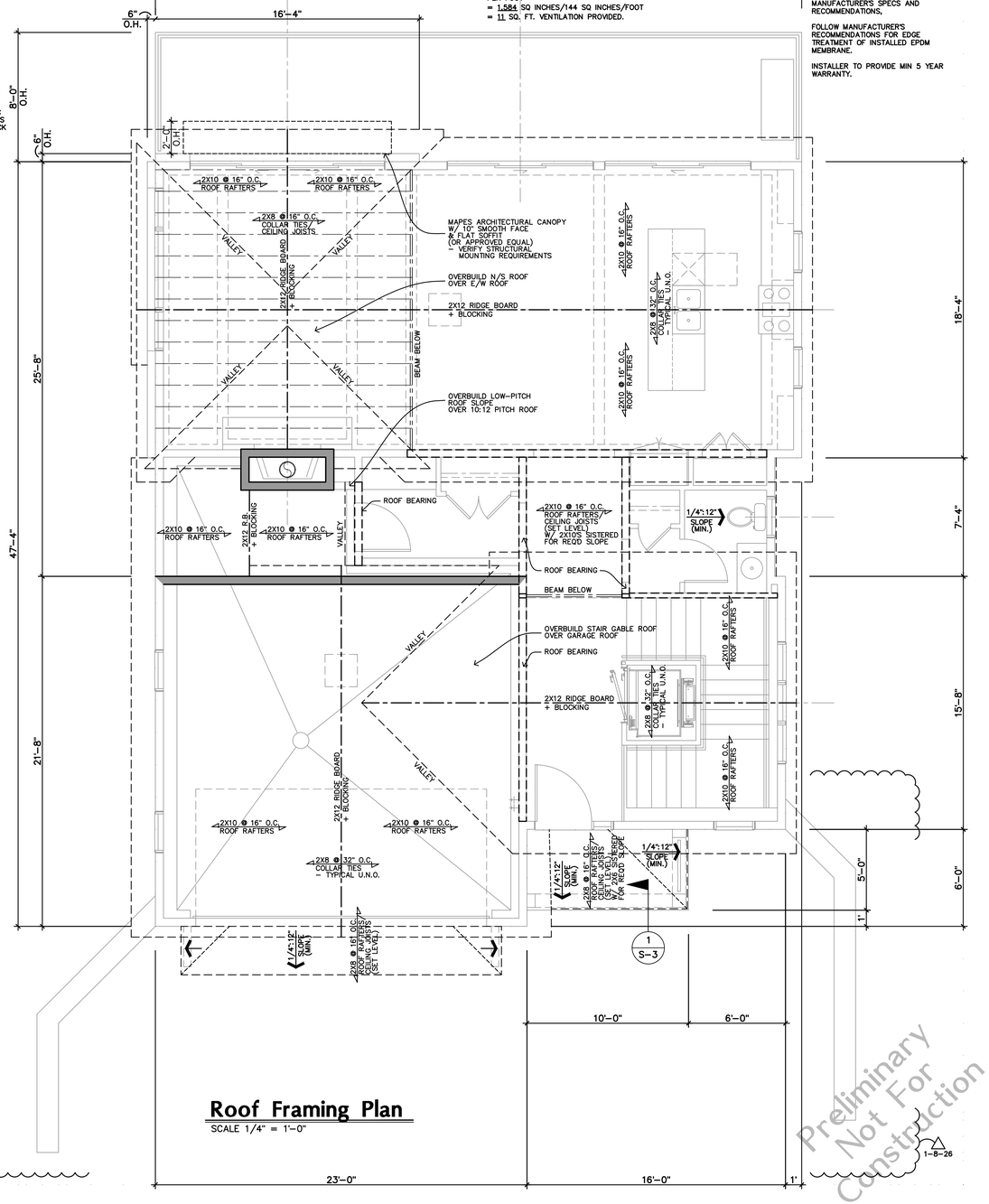
EPDM RUBBER ROOFING
MEMBRANE ROOFS TO RECEIVE FIRESTONE "RUBBERGARD" A FULLY ADHERED 60 MIL EPDM ROOF WITH FASTENERS, PLATES AND SEALER. (OR APPROVED EQUAL) INSTALL PER MANUFACTURER SPECIFICATIONS AND RECOMMENDED DETAILS.

EPDM ROOF TO BE INSTALLED BY A FIRESTONE APPROVED INSTALLER.

EPDM MEMBRANE TO BE FULLY ADHERED TO MIN 1" ISOPOLY INSULATION, MECHANICALLY FASTENED TO MIN. 3/4" T&G PLYWOOD WITH FASTENERS IN COMPLIANCE WITH FM4470 FOR CORROSION RESISTANCE. USE METAL PLATES PROFILED TO ALLOW FASTENERS TO BE RECESSED. FOLLOW MANUFACTURER'S SPECS AND RECOMMENDATIONS.

FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR EDGE TREATMENT OF INSTALLED EPDM MEMBRANE.

INSTALLER TO PROVIDE MIN 5 YEAR WARRANTY.



Roof Framing Plan

SCALE 1/4" = 1'-0"

1-8-26

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
10-10-25 REVIEW
11-4-25 PERMIT
1-8-26 REVIEW

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First Floor & Roof Framing Plans

S-3

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM

STRUCTURAL NOTES

GENERAL
ALL CODES GOVERN OVER DRAWINGS.

2019 RESIDENTIAL CODE OF OHIO (RCO).
RCO 301.1.1 & 301.1.3

ALLOW ENGINEERED DESIGN COMPLYING WITH THE OHIO BUILDING CODE (OBC)

LOCAL CODES AND ORDINANCES (VERIFY)

USE GROUP CLASSIFICATION:
USE GROUP R-4: (RESIDENTIAL: SINGLE-FAMILY)

CONSTRUCTION CLASSIFICATION:
WOOD FRAME, TYPE 5B, UNPROTECTED

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 NOTANTICIPATED BY THE DRAWINGS.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION. 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.

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.

DESIGN CRITERIA
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)	40 P.S.F.
DECKS (EXTERIOR)	40 P.S.F.

FOUNDATION NOTES
FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 P.S.F., PER CODE UNLESS A GEOTECHNICAL REPORT IS PREPARED.

BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF UNUSUAL SOIL CONDITION BEFORE PROCEEDING WITH WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO BOTTOM OF FOOTING.

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 3'-6" BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE FLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND FREEZING.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MAXIMUM STEP OF 2 FEET.

COMPACT FILL TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+-2%) WHEN TESTED IN ACCORDANCE WITH ASTM D-698. DEPOSIT FILL IN 6" LOOSE LIFTS.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK AND CONCRETE SLAB IS IN PLACE AND ABLE TO RESIST THE IMPOSED FORCES.

A MORE ELABORATE FOUNDATION AND OR WATERPROOFING/ DAMP PROOFING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS.

FOUNDATION WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS #57 STONE.

REMOVE ALL MAN-MADE FILL AND RUBBLE FROM THE BUILDING SITE.

PROVIDE 1/2" CEMENT PARGING, TAR & IRONITE DAMP PROOFING ON ALL FOUNDATION WALLS.

PROVIDE CEMENT WASH ON TOP OF FOOTING - SLOPE FOR POSITIVE DRAINAGE AWAY FROM WALL.

CAST-IN-PLACE FOUNDATION WALL
PROVIDE VERTICAL CONTROL JOINTS IN ALL VERTICALLY REINFORCED CONCRETE SURFACES (WALLS). THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. UNLESS NOTES OTHERWISE. CUT ALTERNATE NON-STRUCTURAL HORIZONTAL REINFORCING BARS ON EACH FACE AND PROVIDE A 1/2"X1/2" REVEAL AT EACH CONTROL JOINT, UNLESS OTHERWISE NOTED (IF APPLICABLE).

PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE WALLS TO CONFORM TO THE PROVISIONS OF ACI 318, SECTION 14.3, WITH THE REINFORCING RATIOS TO BE .0015 FOR VERTICAL REINFORCING AND .0025 FOR HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED.

ALL HORIZONTAL WALL BARS SHALL BE BENT AND LAPPED AROUND ALL CORNERS, UNLESS OTHERWISE NOTED.

ALL WALL FOOTING REINFORCING SHALL EXTEND TO INTERSECTING CENTERLINE OF COLUMN FOOTING.

CHAMFER EXPOSED EDGES OF CONCRETE 3/4"X3/4", UNLESS OTHERWISE NOTED.

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF FINISHES OR OTHER TREATMENTS TO EXPOSED CONCRETE.

DETERMINE SIZE AND LOCATION OF MECHANICAL EQUIPMENT, AND MAKE PROVISIONS FOR BOLTS, SLEEVES, PADS, ECT., FROM MANUFACTURER'S CERTIFIED DRAWINGS. THIS WORK SHALL BE COORDINATED WITH THE TRADES INVOLVED.

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 A615/A615M-22.

REINFORCING STEEL
A. REINFORCING BARS #4 AND LARGER PER ASTM A615/A615M-09B, 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. (U.N.O.)

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

CAST-IN-PLACE CONCRETE (CONT.)
MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE:

LOCATION	STRENGTH	SLUMP	REMARKS
SPREAD & WALL FOOTINGS	3000 PSI	4" +/- 1"	-
SLABS ON GRADE	4000 PSI	2"-6"/HRWR	-
MUD MAT	2000 PSI	4" + /-1"	-
CONCRETE 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 A615/A615M-22, GRADE 40
C. "SIMPSON" STRONG-TIE CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A615/A615M-22, GRADE 60 WELDED WIRE FABRIC: A82/A82M-07.

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.

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/A615M, 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 GAUGE CROSS RODS.

THE USE OF CALCUM 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.

LINTELS FOR MASONRY OPENINGS:
1. 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".
2. 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 < 5'-0"	L4X3-1/2X5/16 LLV
FROM 5'-0" TO < 6'-0"	L5X3-1/2X5/16 LLV
FROM 6'-0" TO < 7'-0"	L6X3-1/2X5/16 LLV
FROM 7'-0" TO < 10'-0"	W8X13 + 1/4 BOTTOM PL

CONCRETE MASONRY LINTELS: (FC = 3000 PSI)

OPENING SIZE	LINTEL SIZE (WXD)	REINF. (2" COVER)
< 4'-0"	12X8 OR 8X8	(1) #5 T&B
4'-0" TO < 5'-0"	12X8 OR 8X8	(1) #6 T&B
5'-0" TO <6'-0"	12X8 OR 8X8	(2) #5 T&B
6'-0" TO <7'-0"	12X8 OR 8X8	(2) #6 T&B
7'-0" TO <10'-0"	12X16 OR 8X16	(2) #6 T&B

3. USE ONE ANGLE FOR EACH 4" WIDTH OF MASONRY.
4. HOT DIP GALVANIZE ALL MISCELLANEOUS STEEL LINTELS IN EXTERIOR WALLS.

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/A36M-19.

ALL STEEL TO BE PER ASTM A36/A36M.

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

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1, STRUCTURAL WELDING CODE.

ALL ELECTRODES USED FOR SUBMERGED ARC AND SHIELDED METAL ARC WELDING SHALL BE COMPATIBLE WITH THE STRUCTURAL STEEL AS SPECIFIED IN AWS AND AISC.

PROVIDE ONE SHOP COAT OF A RUST INHIBITIVE PRIMER TO ALL STRUCTURAL STEEL MEMBERS. MINIMUM SURFACE PREPARATION TO BE SSPC-SP4, POWER TOOL CLEAN. DO NOT PAINT SURFACES TO BE WELDED, EMBEDDED IN CONCRETE OR MASONRY, OR CONTACT SURFACES OF FRICTION CONNECTIONS.

ANCHOR BOLTS: ASTM F1554 (FY=36 KSI)

DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

ALL STRUCTURAL STEEL WHICH IS NOT SPRAY FIREPROOFED SHALL BE SHOP PRIMED.

PROVIDE AISC STANDARD CONNECTIONS USING 3/4" DIA. ASTM A325-N BOLTS.

PROVIDE AISC SLIP CRITICAL CONNECTIONS USING 3/4" DIA. ASTM A325-SC BOLTS W/ HARDENED WASHERS FOR ALL MOMENT CONNECTIONS, WIND CONNECTIONS, HANGERS, AND OTHER CONNECTIONS AS NOTED ON THE DRAWINGS.

DESIGN CONNECTIONS FOR FULL STRENGTH OF MEMBER FOR SPAN PER AISC BEAM LOAD TABLES.

ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES PER THE LATEST AWS SPECS.

SHOP DRAWING NOTE: (IF APPLICABLE)
CONTRACTOR TO PROVIDE ARCHITECT 2 FULL SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ARCHITECT REQUIRES 10 BUSINESS DAYS TO REVIEW, MARKUP AND APPROVE THE SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING STEEL DIMENSIONS.

STRUCT. WOOD CONSTRUCTION
STRUCTURAL SAWN LUMBER:
A. SIZES 2" THICK X 5" AND WIDER SHALL BE SOUTHERN PINE NO. 2, DOUGLAS FIR NO. 2 OR BETTER 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)

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 I.C.C. APPROVAL.

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

STRUCT. WOOD CONSTRUCTION (CONT.)
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 MANUFACTURERS REQUIREMENTS.

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/A36M-19.

CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM GALVANIZED SHEET METAL OR PAINTED STEEL PLATE AS MANUFACTURED BY CLEVELAND STEEL SPECIALTIES, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO AITC STANDARD #104.

BOLTS, NAILS SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO THE WEATHER AND/ OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED.

ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018.

DO NOT DRILL OVERSIZE HOLE FOR MISFITS WITHOUT ARCHITECTS APPROVAL.

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

ALL JACKS SHALL BE BLOCKED BELOW THE DECK.

ALL PARTITIONS OVER 10'-0" HIGH SHALL BE FRAMED @ 12" O.C.

PROVIDE 3-2X4 OR 3-2X6 STRUCTURAL COLUMN @ WOOD BEAM BEARING POINTS. (U.N.O.)

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 32" O.C. W/ 1/2" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS @ ALL FLUSH BEAMS.

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 RAFTERS. LOCATION TO BE 1/3 DOWN FROM THE PEEK TO THE CEILING RAFTERS. (U.N.O.)

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.

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 AND CORNER FRAMING.

ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH 1/2" DIA X 16" LONG ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MINIMUM. TWO-(2) BOLTS PER PLATE-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) 2X6'S 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/WOLMINIZED.

PREFABRICATED 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 HANGERS & HOLD DOWN CONNECTIONS OF TRUSSES TO WOOD PLATE, 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-1-2009.

TRUSSES RAFTER MEMBERS TO BE MACHINE STRESS RATED STRUCTURAL LUMBER AS REQUIRED FOR DESIGN LOADS.

TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS FOR TRUSSES PREPARED BY REGISTERED ENGINEER IN 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

TRUSS DESIGN DOCUMENTS SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

PROVIDE MINIMUM TRUSS BRACING AS FOLLOWS: BOTTOM CHORD HORIZONTAL LATERAL BRACES USING CONTINUOUS 2x4 PERPENDICULAR TO BOTTOM CHORD AT 10'-0" O.C. (MAX) ADJACENT TO WEB MEMBER, WEB MEMBER VERTICAL BRACES USING 2x4 AT 45° TO WEB MEMBER EXTENDING FROM TOP CHORD TO BOTTOM CHORD, SPACED APART TWO TIMES LENGTH OF "X" BRACE AND AT ENDS OF BUILDING, LOCATED ACROSS TRUSS BOTTOM CHORD LATERAL BRACES AND @ MAXIMUM APART ON FLOORS, 12' MAXIMUM APART ON ROOFS AND ALL LATERALLY BRACED MEMBERS.

ALL TRUSSES SHALL BE FRAMED WITH SIMPSON STRONG-TIE HANGERS AND HOLDDOWNS.

SCISSOR TRUSSES (IF APPLICABLE)
SEE THE ARCHITECTURAL DRAWINGS FOR THE BOTTOM CHORD PITCH.

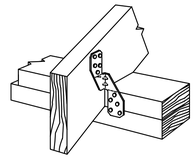
TRUSS MANUFACTURER SHALL DESIGN THE SCISSOR TRUSS WITH ONE END "FIXED" AND THE OTHER END FREE TO "MOVE". THE SUPPORTING STRUCTURE IS NOT DESIGNED TO PROVIDE HORIZONTAL THRUST RESISTANCE.

CONNECT TRUSS AT "FIXED" END AS INDICATED USING HURRICANE CLIPS. CONNECT TRUSS AT "SLIP" END WITH SIMPSON TYPE TC26 TRUSS CONNECTOR, INSTALLING NAILS TO ALLOW TRUSS MOVEMENT (DURING CONSTRUCTION). DURING CONSTRUCTION, BRACE SUPPORTING WALLS AT BOTH ENDS AND APPLY ALL DEAD LOADS (EXCEPT OMIT STRIP OF CEILING AT "SLIP" END). AFTER ALL DEAD LOADS ARE IN PLACE, PROVIDE NAILS AT THE "SLIP" END SO THAT IT IS NOW "FIXED". NO ADDITIONAL HORIZONTAL SLIPPING SHALL OCCUR.

TRUSSES TO BE DESIGNED TO ALLOW NO MORE THAN 1/2" HORIZONTAL DEFLECTION @ TOP OF WALL BEARING.

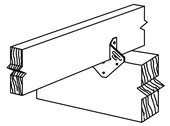
SOME FUTURE LONG-TERM MOVEMENT WILL OCCUR DUE TO LIVE LOADS AND CREEP WHICH WILL NOW CONSIST OF MOVEMENT OF THE WALL SUPPORTS.

TRUSS MANUFACTURER SHALL DESIGN TRUSS TO LIMIT THE LONG-TERM HORIZONTAL DEFLECTION TO BE LESS THAN 0.50" TOTAL. LONG-TERM HORIZONTAL DEFLECTION SHALL BE CALCULATED USING 1.5xDEAD LOAD DEFLECTION PLUS THE DEFLECTION DUE TO SNOW LOADS.



SIMPSON H2.5A

NOT TO SCALE



SIMPSON H1

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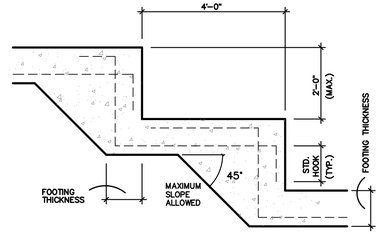
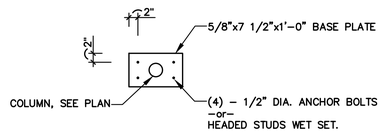


TYP. STEP FOOTING DETAIL

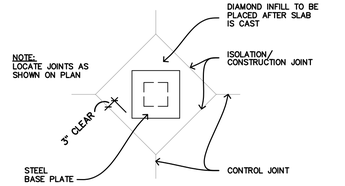
SCALE: 1/2" = 1'-0"



NOTE: THIS TYPICAL DETAIL APPLICABLE FOR ALL BASE PLATES AT THE FIRST FLOOR BRG ON FOUNDATION WALL.

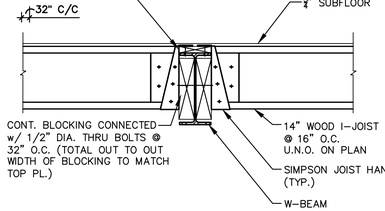
TYPICAL STEEL POST BASE PLATE ON MASONRY WALL

NOT TO SCALE



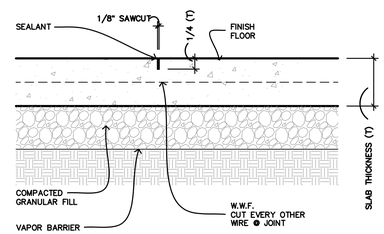
CONTROL JOINT @ COLUMN

SCALE: 1/2" = 1'-0"



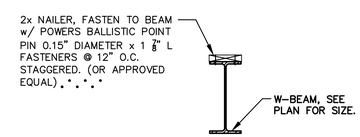
TYPICAL TOP FLANGE HANGER DETAIL

NOT TO SCALE



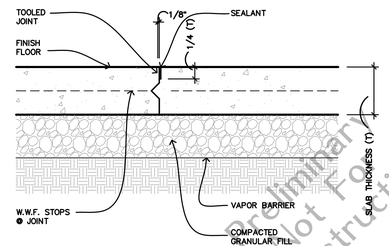
TYP. CONTROL JOINT DETAIL

NOT TO SCALE



TYPICAL WOOD PLATE TO STEEL BEAM SECTION

NOT TO SCALE



TYP. CONSTR. JOINT DETAIL

NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
10-10-25 REVIEW
11-4-25 PERMIT
1-8-26 REVIEW

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Structural Notes & Details

S-4

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM

FASTENING SCHEDULE

CONNECTION	FASTENING a, b	LOCATION
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C. 3" x 0.131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d PER 16" 3" x 0.131" NAIL 16" 3" 14 GAGE STAPLE PER 16"	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 4 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE 2-16d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL END NAIL
DOUBLE STUDS	16d AT 24" O.C. 3" x 0.131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 8" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	16d AT 16" O.C. 3" x 0.131" NAIL AT 12" O.C. 3" 14 GAGE STAPLE AT 12" O.C. 8-16d COMMON 12 - 3" x 0.131" NAIL 12 - 3" 14 GAGE STAPLE TYPICAL FACE NAIL	FACE NAIL LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TOP PLATE	3-8d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
RIM JOIST TO TOP PLATE	8d AT 6" (152 MM) O.C. 3" x 0.131" NAIL AT 6" O.C. 3" 14 GAGE STAPLE AT 6" O.C.	TOE NAIL
TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON 3 - 3" x 0.131" NAIL 3 - 3" x 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE SEE SECTION 2308.10.1, TABLE 2308.10.1	3-8d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2 - 3" x 0.131" NAIL 2 - 3" 14 GAGE STAPLE	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON 3" x 0.131" NAIL 3" 14 GAGE STAPLE	24" o.c. 16" o.c. 16" o.c.
BUILT-UP GIRDER AND BEAMS	20d COMMON 32" O.C. 3" x 0.131" NAIL 24" O.C. 3" 14 GAGE STAPLE 24" O.C. 2-20d COMMON 3 - 3" x 0.131" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP	3-16d COMMON 4 - 3" x 0.131" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE NOTED.
b. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16 INCH.
c. SEE SECTIONS FOR FASTENING NOTES NOT SHOWN IN THIS TABLE.

BRACED WALL SCHEDULE

WSP / BWP — WOOD STRUCTURAL PANEL
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED

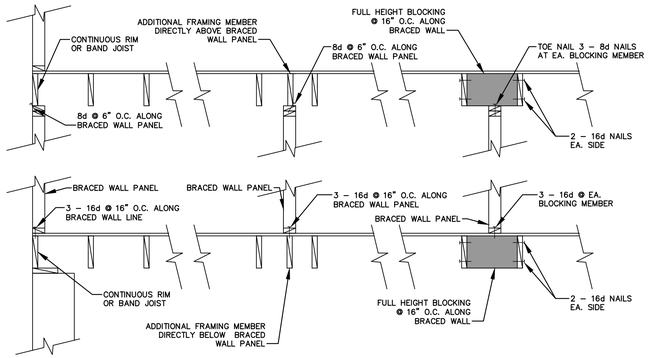
GB / BWP — GYPSUM BOARD
1. 1/2" DRYWALL APPLIED TO BOTH SIDES
2. 7" O.C. FASTENING (EDGE ANDFIELD)
3. ALL PANEL EDGES TO BE BLOCKED
4. LENGTH AS NOTED
5. FASTENERS IN ACCORDANCE w/ RCO 702.3.6

CS-WSP / BWP — CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. EDGE NAILING W/ 8D NAILS (MIN.)
3. 12" O.C. FIELD NAILING W/ 8D NAILS (MIN.)
4. LENGTH AS NOTED
5. AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

CS-PF / BWP — CONTINUOUSLY SHEATHED PORTAL FRAME (APA)
1. REFERENCE FIGURE 602.10.6.4 IN RESIDENTIAL CODE OF OHIO (RCO)
2. SEE PLAN FOR LENGTH
3. USE SIMPSON STRAP MSTC40

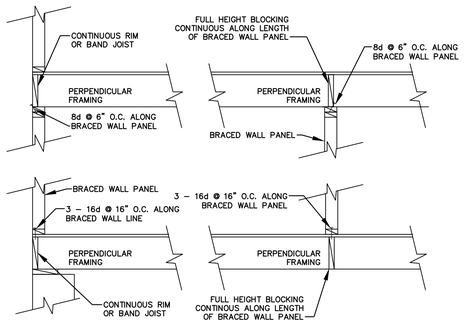
CS-G / BWP — CONTINUOUSLY SHEATHED ADJACENT TO GARAGE OPENING
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
2. 6" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

ABW / BWP — ALTERNATE BRACED WALL PANEL
1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO BOTH SIDES OF WALL FOR TWO STORY WALLS, APPLY TO ONE SIDE FOR ONE STORY WALLS.
2. 4" O.C. EDGE NAILING
3. 12" O.C. FIELD NAILING
4. LENGTH AS NOTED
5. PROVIDE TWO 1/2" DIA. ANCHOR BOLTS AT QUARTER POINTS FOR ONE-STORY WALLS. PROVIDE THREE 1/2" DIA. ANCHOR BOLTS AT ONE-FIFTH POINTS FOR TWO STORY WALLS.
6. (2) HOLD-DOWNS ❁ (2) 2x CHORD STUDS MINIMUM 3000 LB. UPLIFT CAPACITY FOR TWO-STORY WALLS 1800 LB. UPLIFT CAPACITY FOR ONE-STORY WALLS
7. REFERENCE FIGURE 602.10.6.1 IN RESIDENTIAL CODE OF OHIO



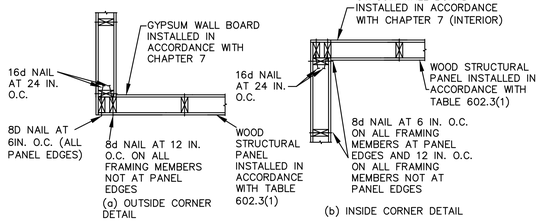
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

NO SCALE



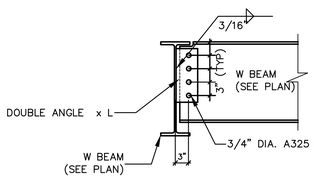
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

NO SCALE



BRACED WALL METHOD CS-WSP CORNER FRAMING DETAIL

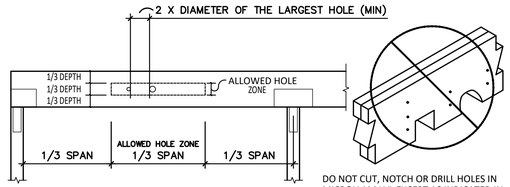
SCALE: 3/4" = 1'-0"



BEAM	L	BOLTS
W8 OR W10	6"	2
W12 OR W14	9"	3
W16	12"	4
W18	15"	5
W21 OR W24	18"	6
W27 OR W30	21"	7

BEAM-TO-BEAM CONNECTION

SCALE: N.T.S.



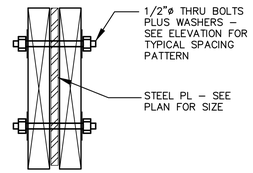
DO NOT CUT, NOTCH OR DRILL HOLES IN MICROLLAM LVL EXCEPT AS INDICATED IN TABLE BELOW AND ILLUSTRATION AT LEFT.

NOTES:
1) THE ALLOWED HOLE ZONE IS SUITABLE ONLY FOR UNIFORMLY LOADED BEAMS.
2) RECTANGULAR HOLES ARE NOT ALLOWED.
3) HOLES IN CANTILEVERS REQUIRE ADDITIONAL ANALYSIS.
4) IF LARGER HOLES ARE REQUIRED CONTACT STRUCTURAL ENGINEER FOR EVALUATION.

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
5 1/2"	1 3/4"
7 1/4" TO 18"	2"

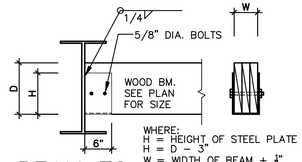
ALLOWABLE HOLES IN LVL & PARALLAM BEAMS

SCALE: N.T.S.



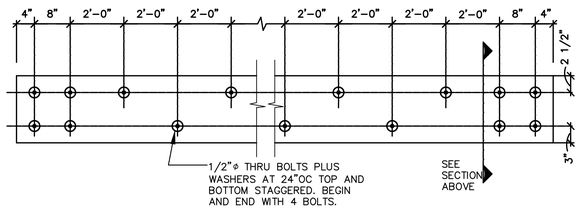
FLITCH BEAM SECTION

SCALE: NONE



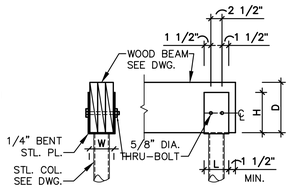
WOOD BEAM TO STEEL BEAM CONNECTION

SCALE: N.T.S.



FLITCH BEAM ELEVATION

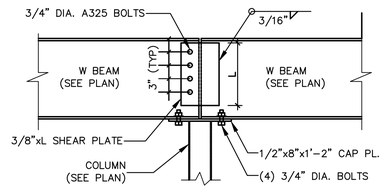
SCALE: NONE



BEAM WIDTH	W	L	H	REMARKS
(3) 1 3/4" LVL	5 1/2"	5 1/2"	D – 3"	SEE PLAN FOR "D" DIMENSION
(2) 1 3/4" LVL	3 5/8"	5 1/2"	D – 3"	SEE PLAN FOR "D" DIMENSION

WOOD BEAM TO STEEL COLUMN CONNECTION

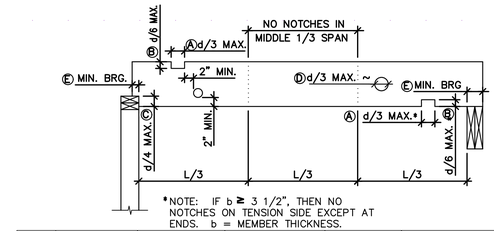
SCALE: N.T.S.



BEAM	L	BOLTS
W8 OR W10	6"	2
W12 OR W14	9"	3
W16	12"	4
W18	15"	5
W21 OR W24	18"	6
W27 OR W30	21"	7

SUGGESTED BEAM SPLICE @ COLUMN CONNECTION (BY FABRICATOR)

SCALE: N.T.S.



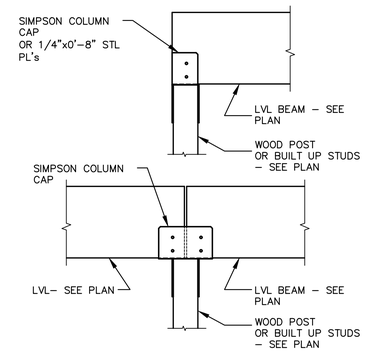
*NOTE: IF b ≥ 3 1/2", THEN NO NOTCHES ON TENSION SIDE EXCEPT AT ENDS. b = MEMBER THICKNESS.

JOIST SIZE	(A) MAXIMUM NOTCH LENGTH	(B) MAXIMUM NOTCH DEPTH	(C) MAXIMUM END NOTCH DEPTH	(D) MAXIMUM HOLE DEPTH	(E) MINIMUM (1) BEARING LENGTH	
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2"	3"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2"	3"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2"	3"

NOTE:
(1) MINIMUM BEARING: 1 1/2" ON WOOD OR STEEL, 3" BEARING ON MASONRY.

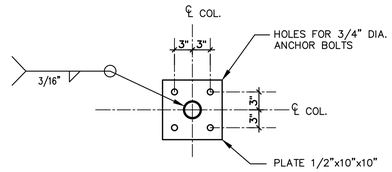
JOIST HOLES & NOTCHES

SCALE: N.T.S.



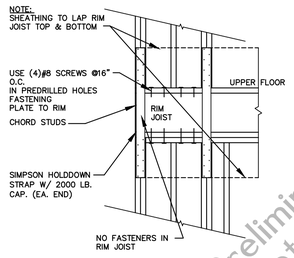
LVL-TO-WOOD-POST SECTION

SCALE: NTS



STEEL POST BASE PLATE

SCALE: N.T.S.



FIRST-TO-SECOND FLOOR STRAP DETAIL

SCALE: 3/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
10-10-25 REVIEW
11-4-25 PERMIT
1-8-26 REVIEW

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Structural Notes & Details

S-5

PROJECT NO: 24-55
DRAWN BY: BCK
CHECKED BY: DTM