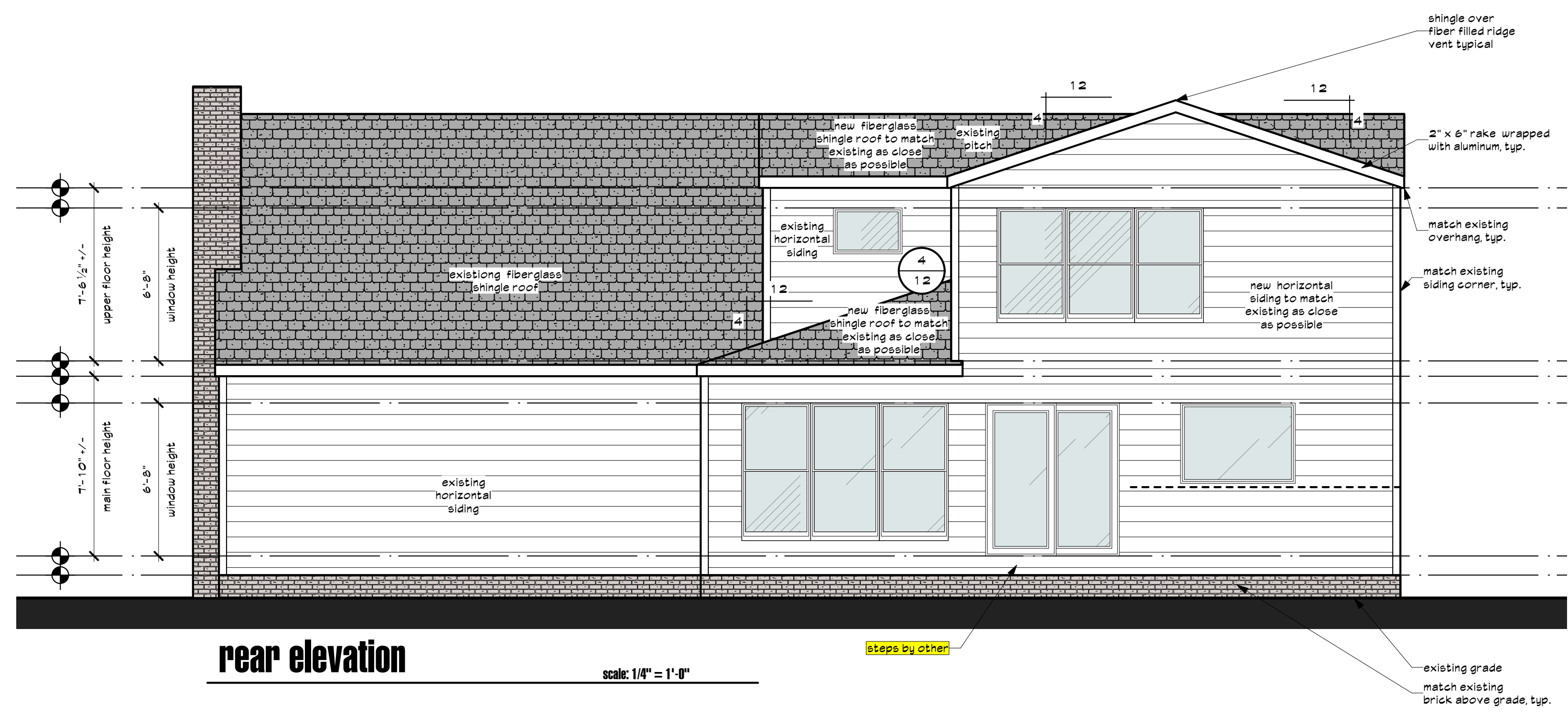
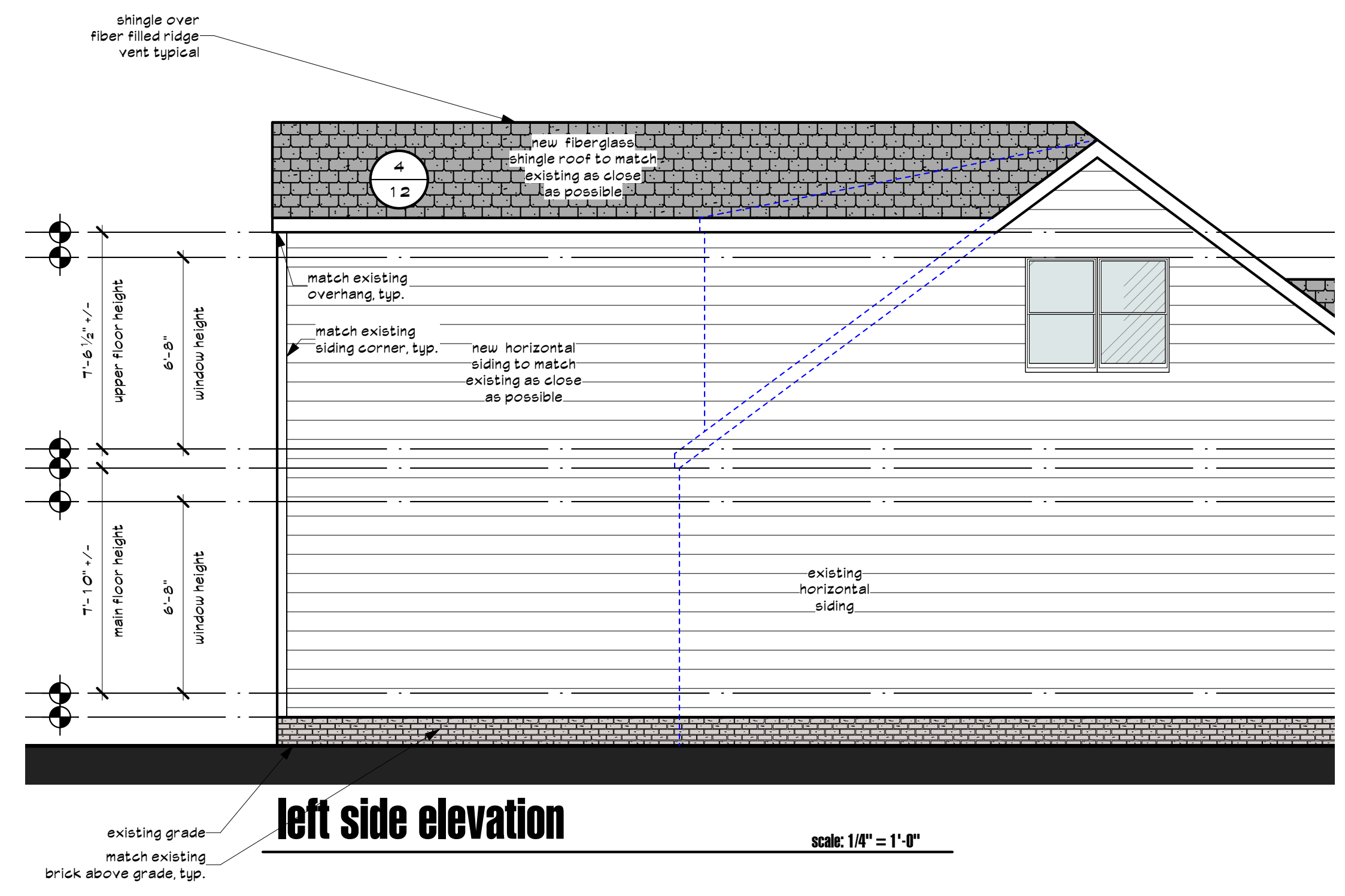
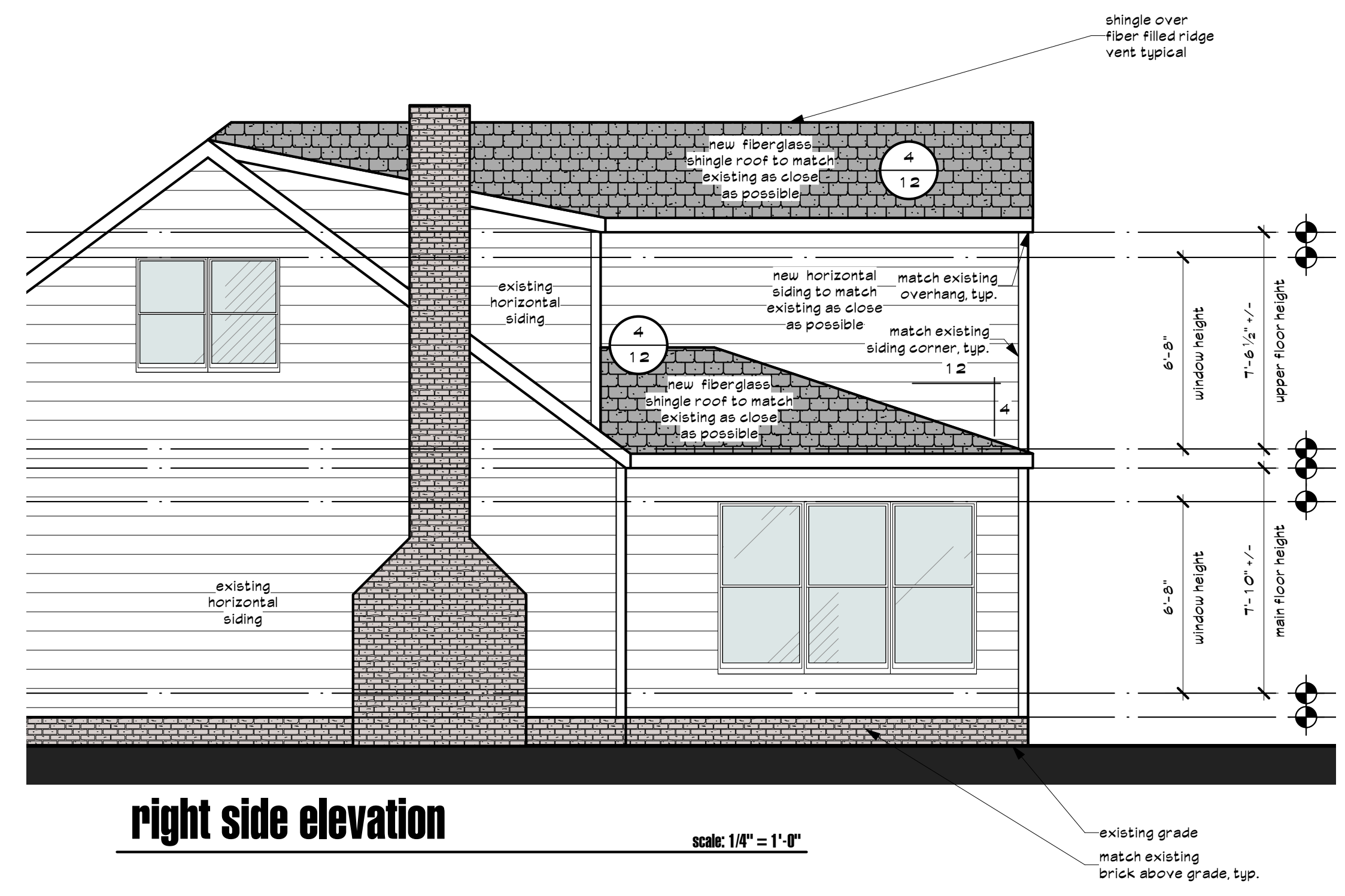




**note**

- 1) building contractor to verify all materials, finishes and sizes prior to construction.
- 2) provide safety glass for window glazing < 10' x 11' or adjust window size to fit.
- 3) field verify all window locations & rough openings as required with window manufacturer's specifications.
- 4) treated wood used for all anchors, connectors, fasteners etc. must be of suitable material to resist reaction or corrosion with the treated lumber. Consult with manufacturer or material supplier for proper fasteners required.



**Gaughan Residence**  
2725 Gibson Drive, Rocky River, Ohio, 44116



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JOB NUMBER  
**718**

DRAWN BY:  
JMB

DATE	ISSUE
4/28/26	permits

REV	DATE	DESCRIP.

SHEET TITLE

elevations

SHEET

**A-2**

of 7

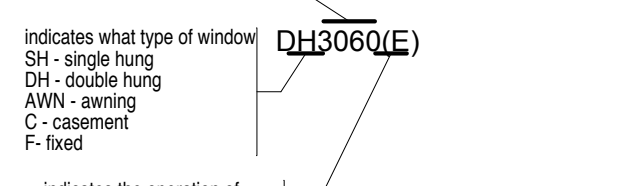




# window size designation note

Window sizes are designated in feet and inches

indicates the size of window  
3060 = 3'-0" x 6'-0"



Indicates what type of window:  
SH - single hung  
DH - double hung  
AWN - awning  
C - casement  
F - fixed

Indicates the operation of window:  
(E) - egress  
(T) - tempered glass

# treated wood note

1) all anchors, connectors, fasteners etc. must be of suitable material to resist reaction corrosion with the treated lumber. consult with manufacturer or material supplier for proper fasteners required.  
2) provide preservative treated wood with quality mark as:  
a) framing members with in B of grade on concrete or masonry.  
b) exterior wood siding/trimming/roof framing with in B of grade or 2" of concrete sheels, porch slab, or patio slab or similar.

# header schedule

typical header u.o.n.  
1) 2"x12" with 1/2" plywood spacer for 2"x4 walls.  
2) 2"x12" with 1/2" plywood spacer for 2"x6 walls.

# lvl notes

\* M/denote laminated veneer lumber sections with section details indicated on plan.  
\* all lvs are 1 1/4" wide apart.  
\* all lvs are flush with floor framing u.o.n.

# rafter/ceiling joist schedule

Ohio Residential Building Code 2019 RBC02.21(2)  
Lumber Species-Fire-Fly (SPF) #2 or equal, unless noted otherwise. Refer to roof truss shop drawings for layout and spacing of joist.

- A 2" x 12" rafters @ 16" o.c.
- B 2" x 10" rafters @ 16" o.c.
- C 2" x 8" rafters @ 16" o.c.
- D 2'x6" rafters @ 16" o.c.
- E 2"x12" ceiling joist @ 16" o.c.
- F 2'x10" ceiling joist @ 16" o.c.
- G 2" x 10" ceiling joists @ 16" o.c. Douglas fir select structural
- H 2" x 8" ceiling joists @ 16" o.c.
- J 2" x 6" ceiling joists @ 16" o.c.
- I pre-engineered roof truss system refer to mfg. shop drawings
- L pre-engineered roof truss system stic type refer to mfg. shop drawings
- M pre-engineered roof truss system scissor type OR modified refer to mfg. shop drawings
- P pre-engineered girder truss refer to mfg. shop drawings

# column schedule

\* unless noted otherwise, 4"-0" openings shall have 1 jamb & 1 king stud each side, openings over 4'-0" shall have 2 jamb & 2 king studs each side.  
\* block all posts & multi stud posts to solid support below. multi stud posts shall be glued & nailed.  
\* all columns to be laterally braced full length.

- (1) 3/24
- (2) 4/24
- (3) 5/24
- (4) 6/24
- (5) 44
- (6) 3/26
- (7) 4/26
- (8) 5/24
- (9) 6/6
- (10) 3 1/2" x 5 1/4" PSL
- (11) 5 1/4" x 5 1/4" PSL
- (12) has 4x4 square steel column with 1/2" bearing plate and cap plate bolted to sound bearing and beam above
- (13) 3" dia. adjust. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing

# post & footing schedule

- (1) 4x4 treated wood post with post base and post cap on 16" dia. x 48" deep conc. footing on undisturbed soil
- (2) 6x6 treated wood post with post base and post cap on 20" dia. x 48" deep conc. footing on undisturbed soil
- (3) 8x8 treated wood post with post base and post cap on 32" dia. x 48" deep conc. footing on undisturbed soil

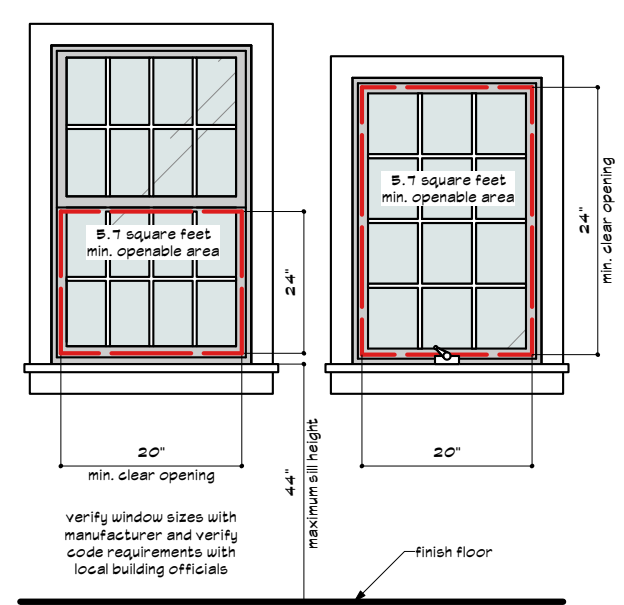
# steel column & footing schedule

- (W) 4" inside dia. schedule 40 steel column over 48"x42"x12" deep conc. footing with (5)#5 bars each way at bottom
- (X) 4" inside dia. schedule 40 steel column over 30"x30"x12" deep conc. footing with (4)#5 bars each way at bottom
- (Y) 4" inside dia. schedule 40 steel column over 30"x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- (Z) 36"x36"x12" deep conc. footing with (4)#5 bars each way at bottom
- (U) 30"x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- (V) 24"x24"x12" deep conc. footing with (2)#5 bars each way at bottom

# steel lintel schedule

opening up to 4'-0" L 3 1/2" x 3 1/2" x 1/4"  
opening from 4'-1" to 6'-0" L 5 x 3 1/2" x 5/16"  
opening from 6'-1" to 7'-0" L 6 x 3 1/2" x 3/8"  
opening from 7'-1" to 10'-0" W 6 x 18 with 5/16" plate

Note:  
1) all lintels shall have 1" end bearing for each floor span with a min. of 6" bearing @ each end  
2) all lintels shall bear on 8" of solid masonry



# typical window egress requirements

g.c. shall provide caulk and seal package of all gaps between frame walls.

g.c. and / or owners shall notify the architect of any field changes made to the plans or building during construction.

field changes made to the building without the consultation and/or approval of the architect will be the sole responsibility of g.c. and building owners.

g.c. shall notify the architect of any questions or clarifications of the design drawings, any changes or alteration made to the drawings without the consent or clarification of the framing notes

all windows shall be flashed and sealed over nailing flanges with window flashing tape.

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.

provide 1"x3" "x" bridging @ 8' 0" o.c. or solid blocking all angled walls are 45 degrees u.o.n.

adjust all overhangs of different pitches to maintain consistent level.

all lumber in contact with masonry and/or concrete shall be protected from decay in accordance with o.r.c. 317.1.2 provide 2"/4" clear spacing between masonry fireplaces and all wood framing.

provide firestopping between floor levels.

all cutting, notching, and boring shall be in conformance with o.r.c. r-602.6 & r-602.6.1 all joists, beams and girders shall bear a minimum of 1-1/2" on wood or metal, and 3" on masonry.

of masonry or concrete walls, and at the ceiling and floor or roof levels.

it is the responsibility of the builder and/or owner to verify that all lumber used for this project meets or exceeds the minimum requirements of strength and moisture content set forth by the state and local building codes.

all lumber shall be stamped with the grademark of an approved testing agency.

all jacks shall be blocked below the deck.

all partitions over 10' 0" high shall be framed w/ 2"x6" @ 16" o.c.  
provide 3-2x4 structural column @ wood beam bearing points.  
provide 3" steel column @ steel beam bearing points.  
provide 2"x6 top plate of all steel beams- stagger bolt @ 2' 0" o.c. w/ 3/8" bolts.  
provide galvanized joist hangers @ all flush beams.install per manufacturers specifications.  
provide 2x8 stiffbac

porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

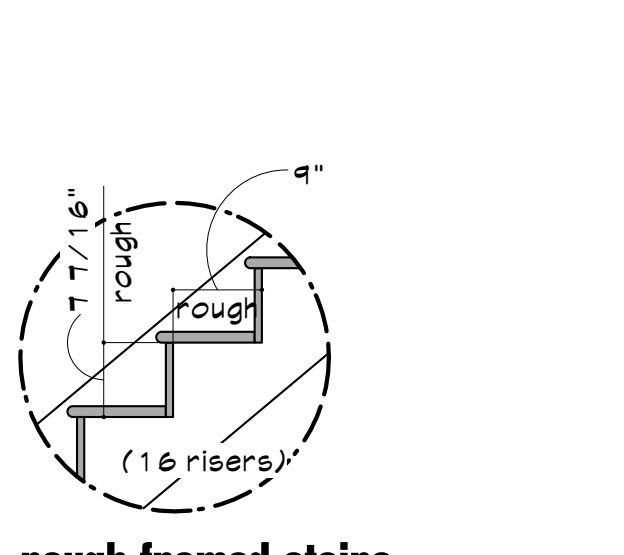
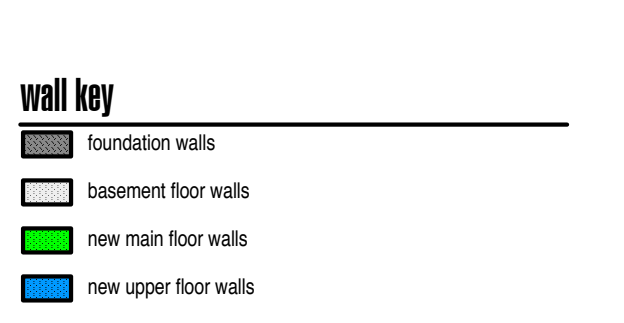
open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

required guards on open sides of stairways, raised floor area, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter.

firestopping shall be installed in all concealed spaces of stud walls and partitions including furred or studded off spaces of masonry or concrete walls, and at the ceiling and floor or roof levels.

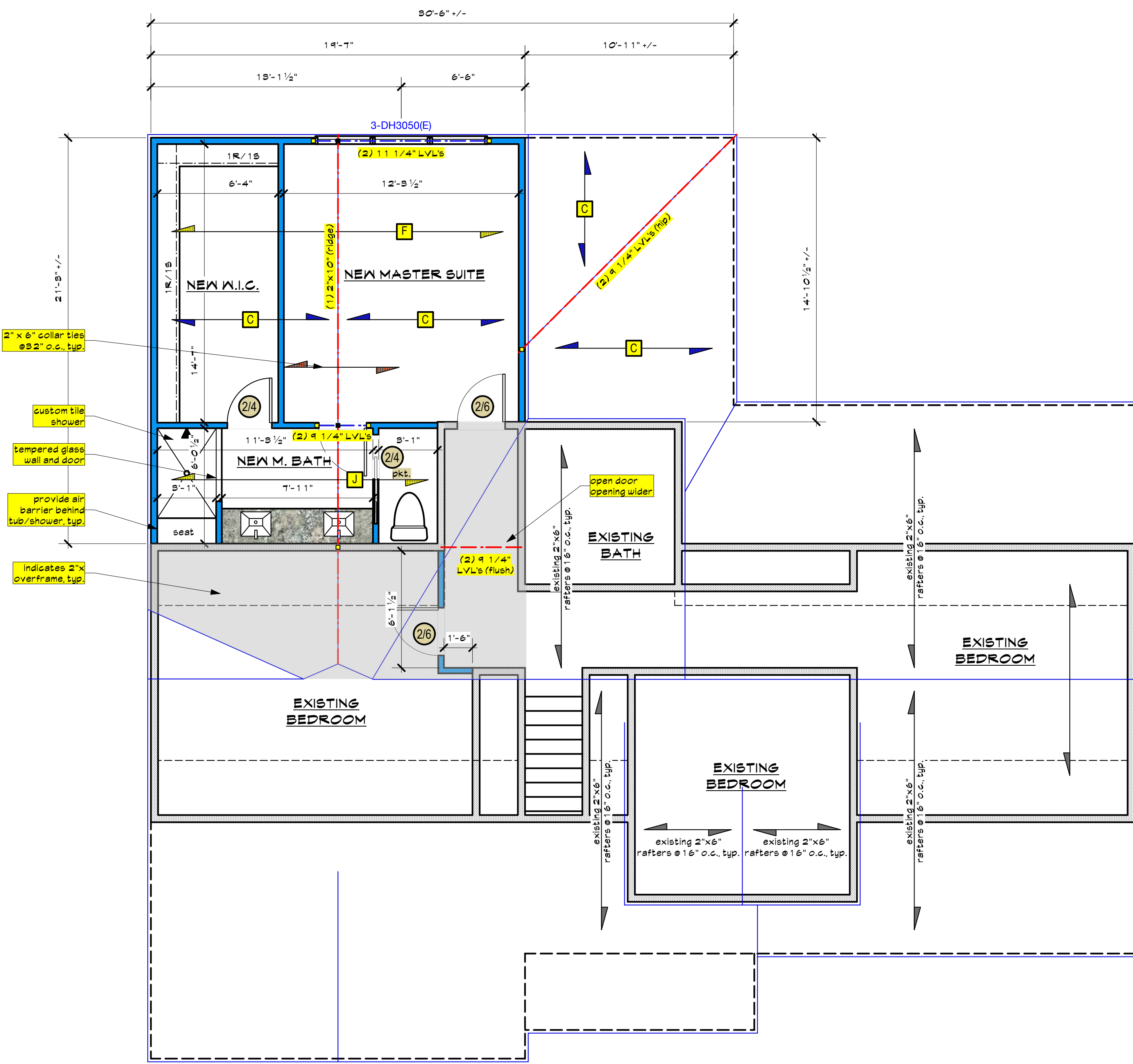
firestopping shall be installed at all interconnections between vertical and horizontal spaces such as occurring at soffits over cabinets, drop ceilings, cove ceiling, etc.

coordinate cabinet layout & design with architect  
coordinate closet layout & design with architect



# rough framed stairs

main floor to upper floor floor to floor = 9'-11" reference only



# upper floor plan

upper floor walls are 7'-6 1/2" +/-, match existing height, unless noted otherwise  
exterior and interior doors are 6'-8", unless noted otherwise  
windows are 6'-8", unless noted otherwise

# general plan notes

- 1) exterior walls are dimensioned at 4" to the outside (1/2" sheathing with 3/4" rough, unless otherwise noted) or exterior walls are dimensioned at 6" to the outside (1/2" sheathing with 5/8" rough, unless otherwise noted) interior wood framed walls are dimensioned at 3 1/2" rough, unless otherwise noted.
- 2) building contractor must verify all site conditions prior to commencement of construction.
- 3) all wall angles are 45 degrees unless otherwise noted.
- 4) field verify all window locations & rough openings as required with window manufacturers specifications.
- 5) provide safety glass for window glazing < 18" a.l.l. or adjust window size type.
- 6) structural and framing members indicated are sized based on species of lumber that satisfy the span.
- 7) builder to verify that all roof truss bracing and bear on load bearing walls which align as shown and terminate at foundation and be supported by braced steel pipe beam or truss as indicated.

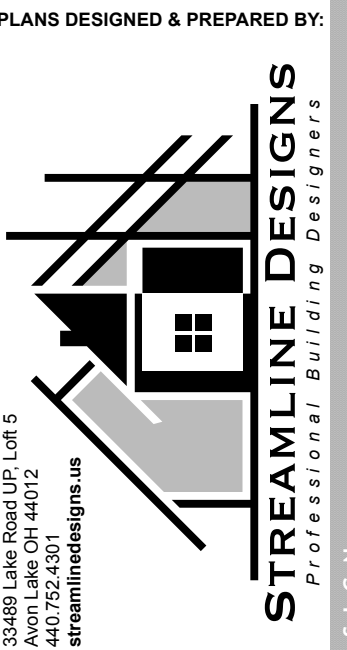
# wall bracing notes

all exterior walls shall be continuously sheathed and built per wall type 1 specification indicated on wall brace details, sheet A-9  
denotes type 2 interior braced wall to be built per specifications and details on sheet A-9

# floor joist schedule

Ohio Residential Building Code 2019 RBC02.21(2)  
Lumber Species-Fire-Fly (SPF) #2 or equal, unless noted otherwise. Refer to T&B floor joist shop drawings for layout and spacing of joist.

- (560) 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 560)
- (560) 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 560)
- (360) 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 360)
- (560) 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 360)
- (310) 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- (310) 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- (360) 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 360)
- (360) 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 360)
- (310) 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- (310) 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- (560) 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 560)
- (560) 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 560)
- (360) 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 360)
- (560) 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 360)
- (310) 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- (310) 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- (560) 11 7/8" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 560)
- (560) 11 7/8" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 560)
- (360) 11 7/8" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 360)
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- (310) 11 7/8" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- (560) 9 1/2" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 560)
- (560) 9 1/2" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 560)
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- (310) 9 1/2" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- (310) 9 1/2" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- (K) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- (M) 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- (N) (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- (O) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- (P) 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- (Q) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- (R) 2X10 treated floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.



# Gaughan Residence

2725 Gibson Drive, Rocky River, Ohio, 44116



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JOB NUMBER  
**718**

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REV	DATE	DESCRIP.
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SHEET TITLE  
upper floor plan

SHEET  
**A-5**



**303.1 habitable rooms.**  
 all habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.

the minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

exceptions:

1. the glazed areas need not be openable where the opening is not required by section 310 and an approved mechanical ventilation system capable of producing 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (78 l/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.

2. the glazed areas need not be installed in rooms where exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

3. use of sunroom additions and patio covers, as defined in section 202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

**303.2 adjoining rooms.**

for the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m<sup>2</sup>).

exception: openings required for light and/or ventilation shall be permitted to open into a thermally isolated sunroom addition or patio cover, provided that there is an openable area between the adjoining room and the sunroom, addition or patio cover of not less than one-tenth of the floor area of the interior room but not less than 20 square feet (2 m<sup>2</sup>).

the minimum openable area to the outdoors shall be based upon the total floor area being ventilated.

**303.3 bathrooms.**

bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m<sup>2</sup>), one-half of which must be openable.

exception: the glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. the minimum ventilation rates 4101.8-3-01 40 shall be 50 cubic feet per minute (24 l/s) for intermittent ventilation or 20 cubic feet per minute (10 l/s) for continuous ventilation. ventilation air from the space shall be exhausted directly to the outside.

**303.4 opening location.**

outdoor intake and exhaust openings shall be located in accordance with sections 303.4.1 and 303.4.2.

**303.4.2 exhaust openings.**

exhaust air shall not be directed onto walkways.

**303.4.1 intake openings.**

mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code.

where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 2 feet (610 mm) below the contaminant source.

for the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.

**303.5 outside opening protection.**

air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having a minimum opening size of 1/8 inch (6 mm) and a maximum opening size of 1/4 inch (13 mm), in any dimension. openings shall be protected against local weather conditions.

outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

**PLUMBER TO PROVIDED THE INFORMATION LISTED BELOW NO LATER THAN WITH THE PLUMBING PERMIT APPLICATION (RCO 105.1.4):**

- provide drawings to show either: (a) Plumbing drain-waste-vent (DWV) isometric drawing (RCO 106.1.3 Item 8)

**MECHANICAL / PLUMBER TO PROVIDED THE INFORMATION LISTED BELOW NO LATER THAN WITH MECHANICAL (HVAC) PERMIT APPLICATION AND THE PLUMBING PERMIT APPLICATION (RCO 105.1.4):**

- provide drawings to show either: (a) "... type of heating, ventilation, air conditioning and other mechanical equipment. (including water heater) (RCO 106.1.3 Item 8), or (b) This information will be provided no later than with the

**ELECTRICAL / PLUMBER TO PROVIDED THE INFORMATION LISTED BELOW NO LATER THAN WITH ELECTRICAL PERMIT APPLICATION AND THE PLUMBING PERMIT APPLICATION (RCO 105.1.4):**

- drawings to show

(a) "... locations, types, and sizes of all utility lines ..." (electrical, water supply, sanitary sewer, and if any fuel gas)

from house to new detached accessory building (RCO 106.1.3 Item 2), or

(b) This information will be provided no later than with the Electrical Permit Application and the Plumbing Permit Application (RCO 105.1.4). Also show (if any) underground storm water piping (RCO 106.1.3 Item 2).

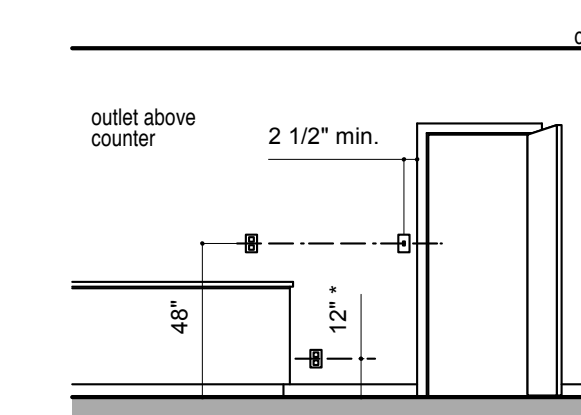
**electrical notes**

- 1) the electrical plans shown here are suggested. electrical layouts can be altered as required for owners preferences or as required by any governing code. the local governing codes take precedence over this layout.
- 2) all electrical work must be performed in accordance with all governing codes and regulations.
- 3) all electrical equipment must meet the underwriters laboratories (UL) standards. consult local applicable codes for specific requirements.
- 4) provide proper electrical outlets for dishwasher, trash compactor, garbage disposal and microwave.
- 5) provide proper electrical outlets for clothes dryer, range and air conditioners.
- 6) provide proper outlet or wiring for whirlpool tub.
- 7) all kitchen, bathroom, sink areas, outdoor outlets and basement outlets to be equipped as GFI ground fault interrupting circuits.
- 8) all kitchen, bathroom, sink areas, outdoor outlets and basement outlets to be equipped as GFI ground fault interrupting circuits.
- 9) all branch circuits that supply 125 volt, single phase, 15 and 20 ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter (AFCI) to provide protection of the entire branch circuit provide smoke alarms/detectors in compliance with all governing codes.

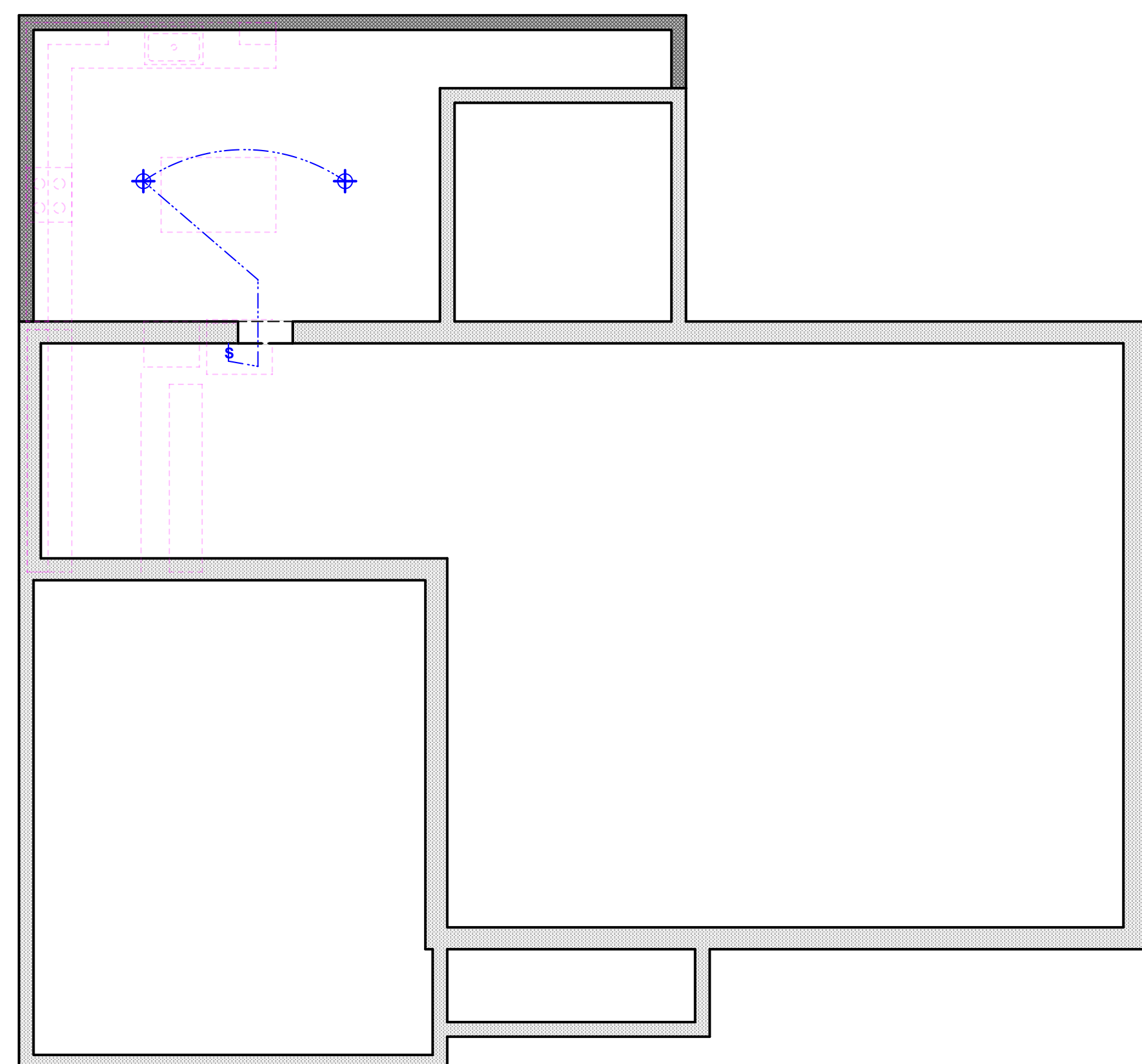
all electrical fixtures, switches and wiring indicated on the drawing are for design purposes only. contractor to verify with owner and local building officials.

**symbol legend**

- ⊕ duplex receptacle 110v
- ⊕ receptacle 220v
- ⊕ weather proof gfi duplex recept.
- ⊕ floor mounted duplex recept.
- ⊕ gfi duplex recept.
- ⊕ ceiling mounted light fixture
- ⊕ wall mounted light fixture
- ⊕ surface mounted light with pull chain
- ⊕ ceiling mounted light fixture & fan
- ⊕ exhaust fan
- ⊕ single pole switch
- ⊕ three way switch
- ⊕ recessed ceiling light fixture
- ⊕ recessed cig. light w/ vapor proof lens
- ⊕ surface mounted flood light
- ⊕ smoke detector w/ battery backup
- ⊕ CO detector w/ battery backup
- ⊕ telephone outlet
- ⊕ cable tv outlet

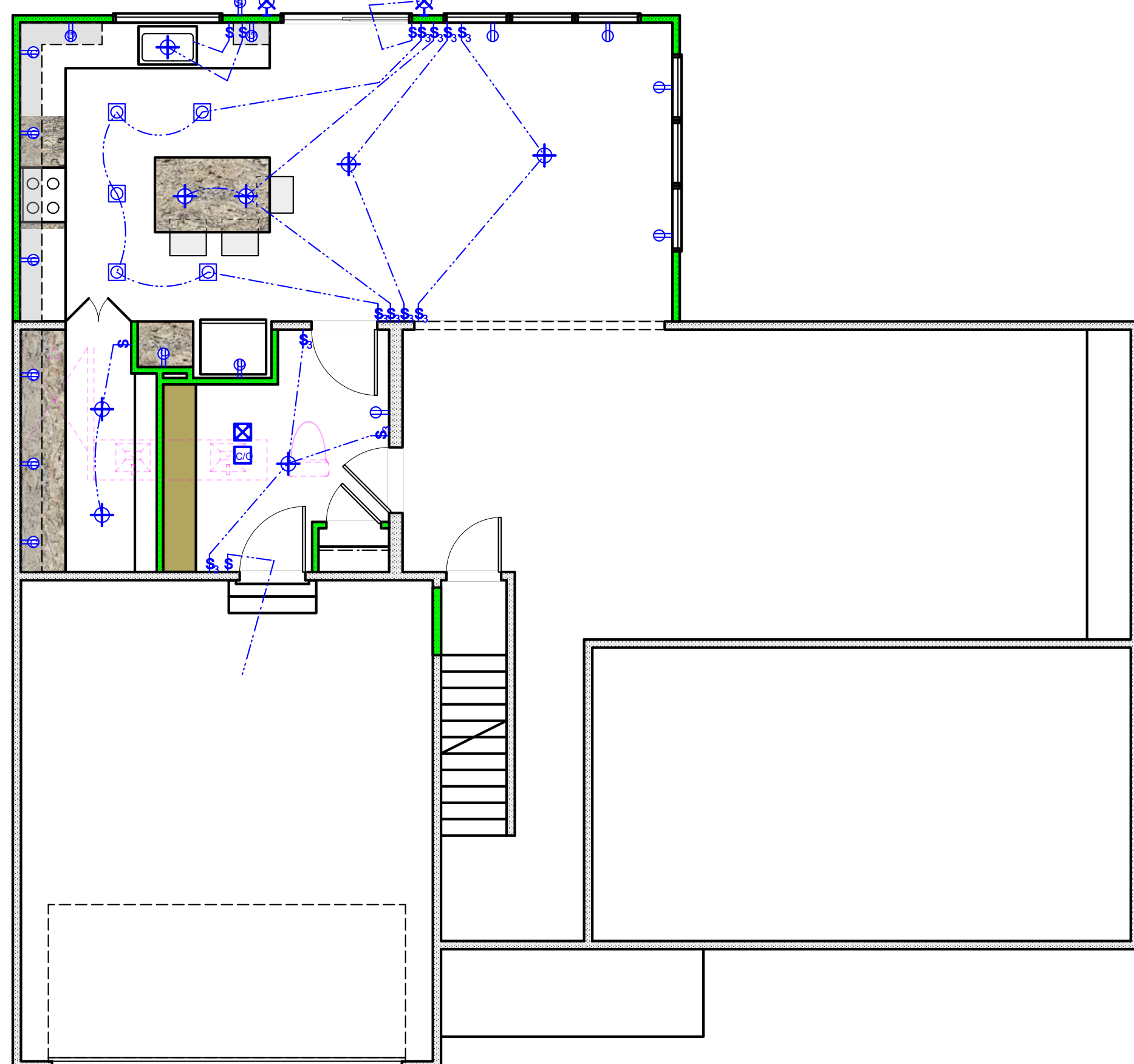


**typ. heights of recep.-switches**  
 \*(18" for disabled)



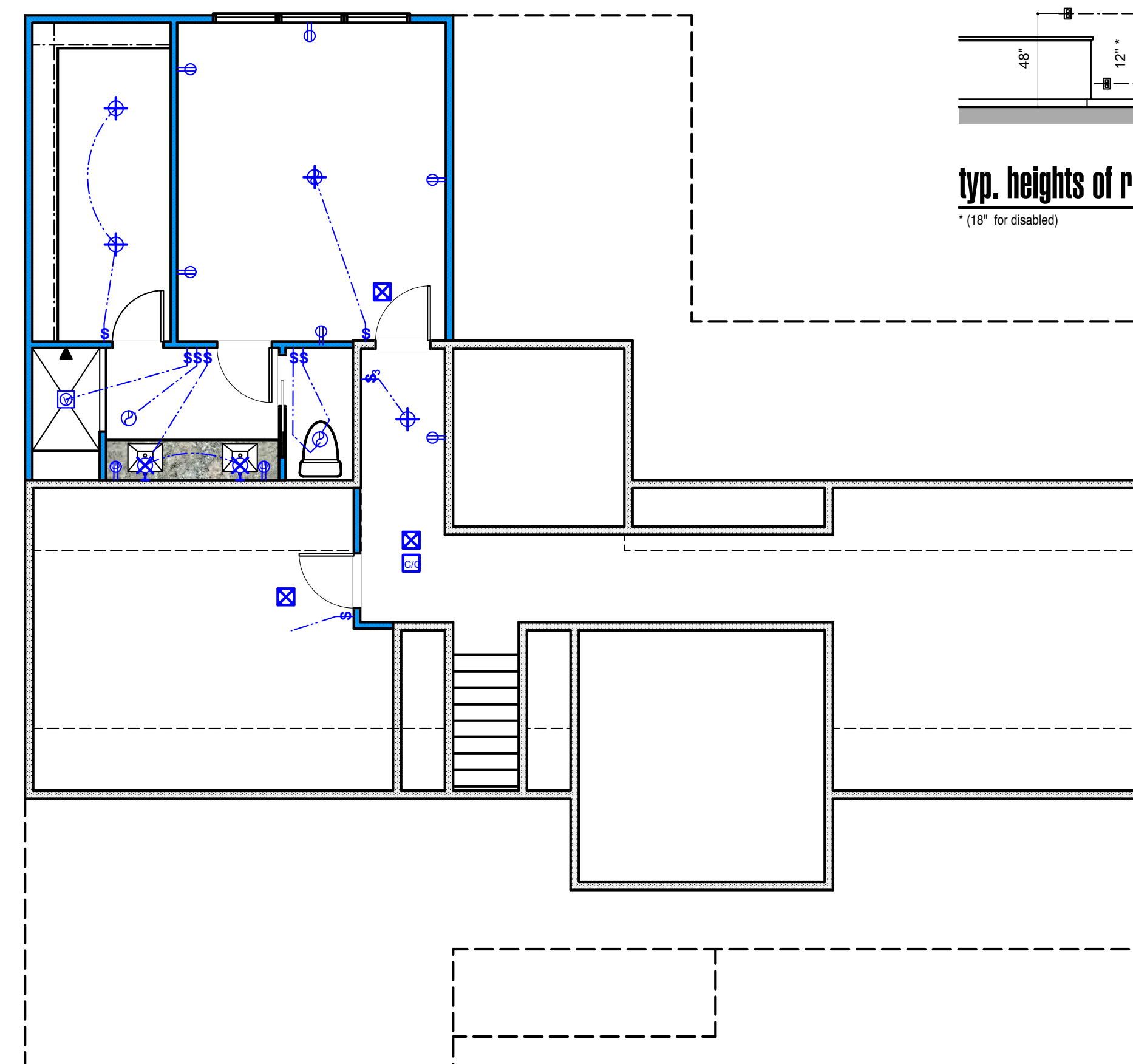
**basement electrical plan**

scale: 3/16" = 1'-0"



**main floor electrical plan**

scale: 3/16" = 1'-0"



**upper floor electrical plan**

scale: 3/16" = 1'-0"



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SHEET TITLE

electrical plan

SHEET

**E-1**