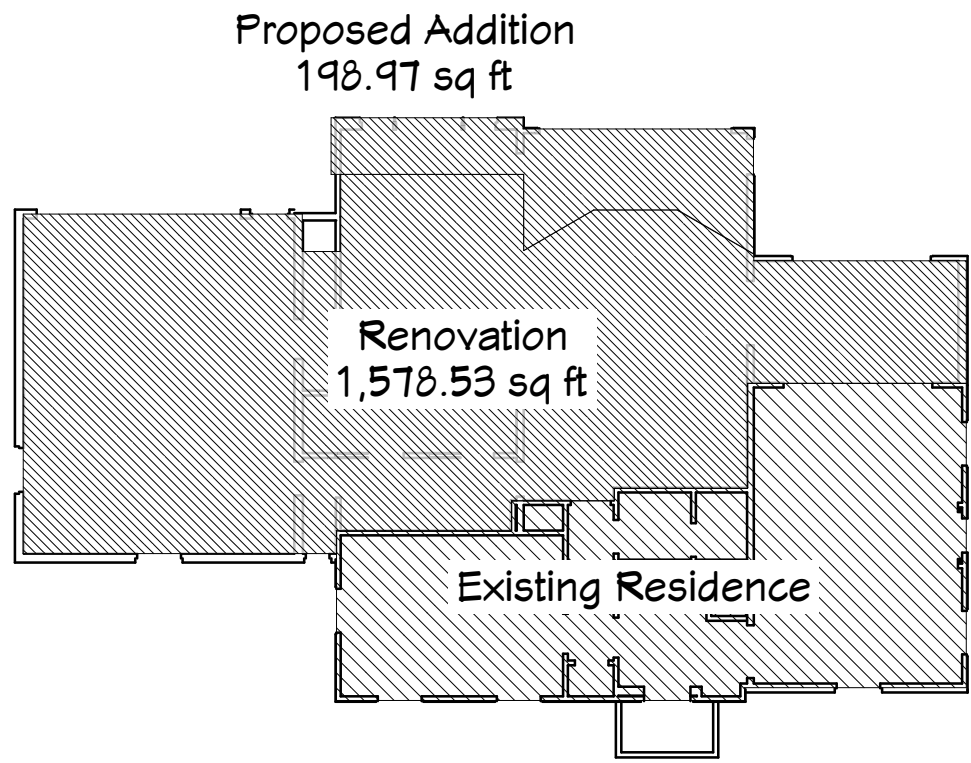
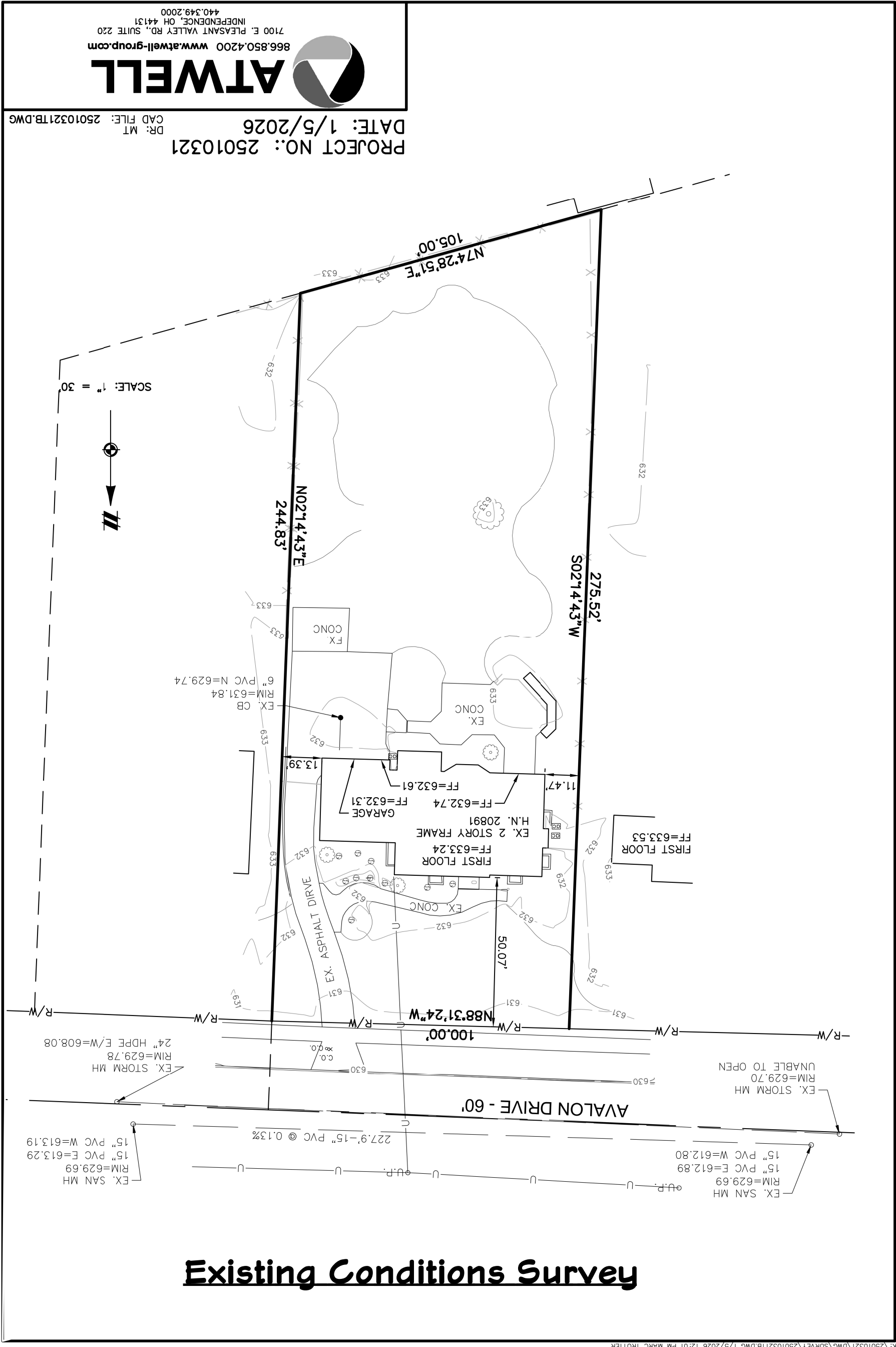




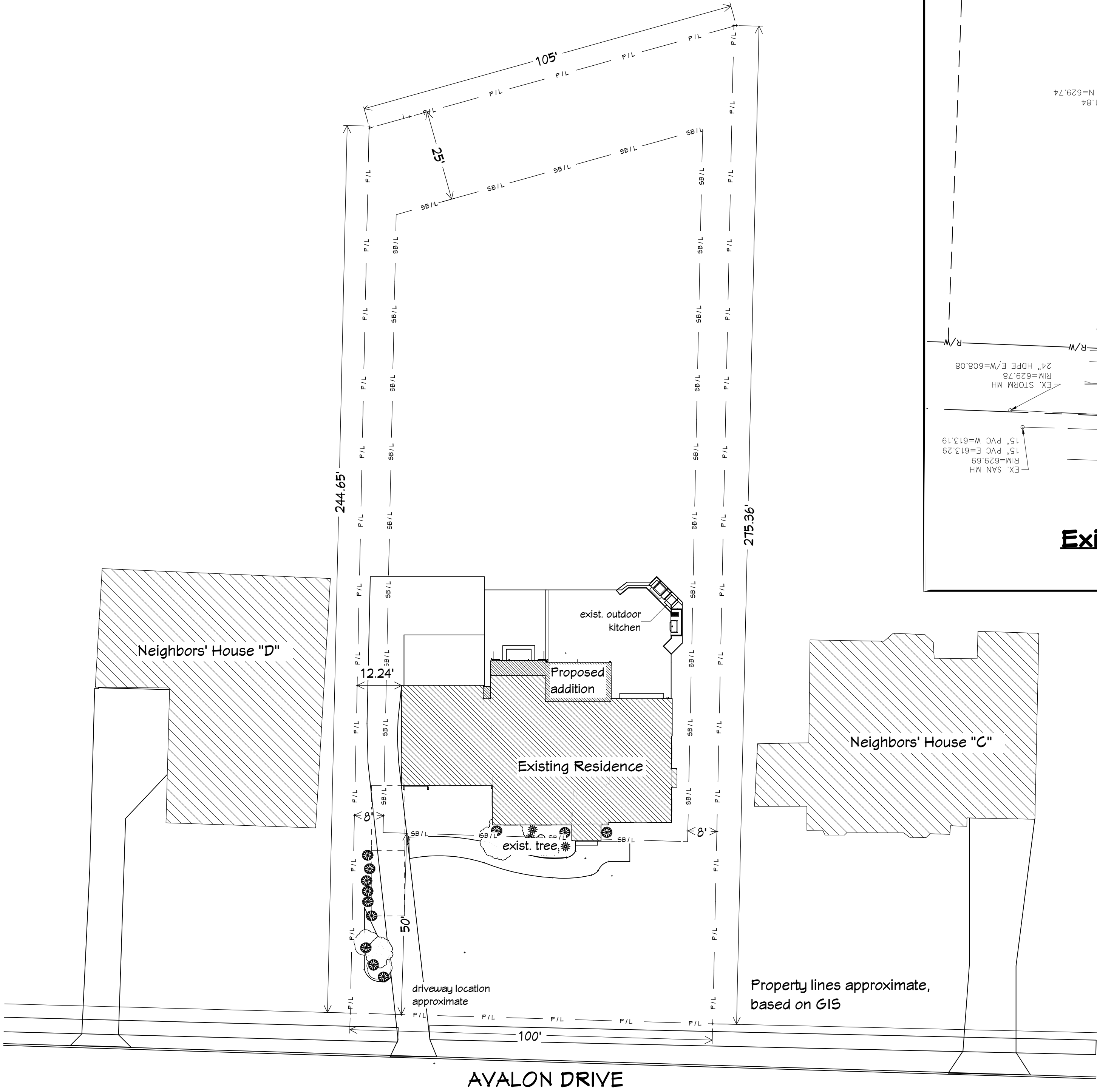
Front View from East on Avalon



1st Floor Project Areas



Existing Conditions Survey



AVALON DRIVE

1 Site Plan
A-1 1 in = 20 ft



Drawing Index	
Label	Title
A-1	Site Plan
A-2	Basement Plan
A-3	1st Floor Plan, Schedules
A-4	2nd Floor Plan
A-5	West & South Elevations
A-6	East & North Elevations
A-7	Sections
E-1	Electrical Plan

Hallie M. Bowie



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Structural

- Engineered roof trusses: General Contractor to provide drawings sealed by the registered design professional responsible for their preparation to the residential building official for approval prior to the framing inspection.
- Structural Engineer: GDI Engineering, info@gdiengdesign.com

Framing

- Framing to be SPF #2 unless otherwise indicated
- Framing layout shows position of members (joists, studs, etc.) for illustration purposes only and does not reflect the actual placement of each framing member. Framing crews should follow requirements of the Residential Code of Ohio and industry standards for high performance homes.

Energy Use

- This addition is designed for Gold Climate, Zone 5.
- Addition is designed to meet or exceed the requirements of Sections 1102.1 (Prescriptive Path) of the 2019 Residential Code of Ohio for zone 5. See wall section for typical R-values and window & door schedule for U-values.
- Per Section 1101.14 of the 2019 RCO: A permanent certificate shall be completed by the owner or the owner's representative and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall indicate the predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors, and ducts outside conditioned spaces; U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing performed on the building. Where there is more than one value for each component, the certificate shall indicate the value covering the largest area. The certificate shall indicate the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.
- Per Section 1101.10 of the Residential Code of Ohio, Identify R-values for all insulation:
 - Where manufacturer's information does not provide on product, installer shall provide a certification to both building official and homeowner indicating the type, manufacturer, and R-value of insulation installed.
 - Blown-in or sprayed roof and ceiling insulation shall have thickness of insulation written in inches, with numbers not less than 1" in height, on markers installed no less than every 300 s.f., with markers affixed to the trusses or joists and facing the attic access opening.

Mechanical & Plumbing

- HVAC fuel type: Heating to be provided by gas furnace. Refer to mechanical submission for details.
- Plumbing and Mechanical drawings to be provided by others. Limited electrical information is provided in the attached electrical drawings; circuit diagrams and calculations and other electrical details by others.
- HVAC Equipment System Design 1401.3 Equipment and appliance sizing. Heating and cooling equipment and appliances shall be sized in accordance with ACCA Manual S or other approved sizing methodologies based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. Exception: Heating and cooling equipment and appliance sizing shall not be limited to the capacities determined in accordance with Manual S where either of the following conditions applies: 1. The specified equipment or appliance utilizes multi-stage technology or variable refrigerant flow technology and the loads calculated in accordance with the approved heating and cooling calculation methodology are within the range of the manufacturer's published capacities for that equipment or appliance. 2. The specified equipment or appliance manufacturer's published capacities cannot satisfy both the total and sensible heat gains calculated in accordance with the approved heating and cooling calculation methodology and the next larger standard size unit is specified.
- Crawl space to be unvented per section R408.3: Glass I vapor retarder under 3" concrete slab, joints overlapped by 6" and sealed or taped, with edges extending 6" min up foundation wall, sealed and attached to stem wall. Continuous exhaust with 1cfm per 50 sq. ft. of crawl space floor area, or similar conditioned air supply. Panasonic Whisper Green.

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

Scope of work: House Addition.

Call Ohio811 to mark for underground utilities.
Mobilize equipment to site

Layout foundations per plan with Oster Crew to verify measurements
Excavate for all footings, crawlspace per plan
Haul all spoils off site

Supply and install #57 limestone bedding on exterior and interior of footings

After block work is done (BY OTHERS), Spray MARFLEX waterproofing tar on foundation walls and install 1" Foam board
Backfill all walls within 12" of final grade with #57 limestone

Supply and Install 4" of compacted #57 limestone in slab areas - grade to proper elevation
(Concrete slab by others)

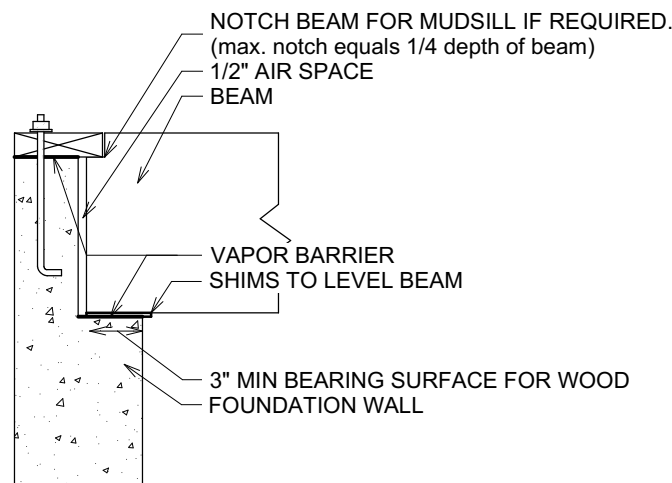
Temporarily demobilize from site for all brick work to be completed

Return to site and finish grade around all work areas with topsoil

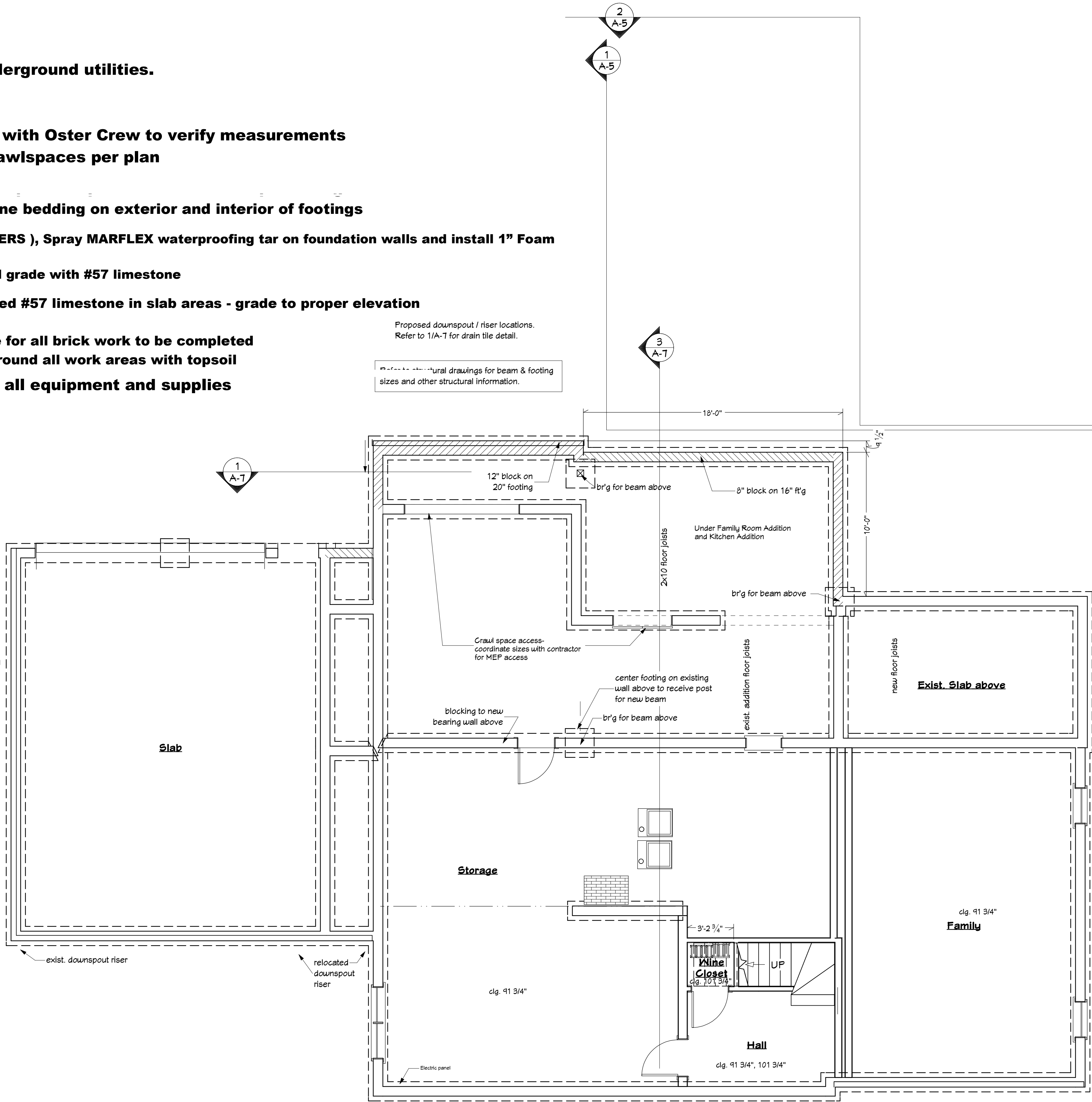
Cleanup site and demobilize all equipment and supplies

Beam Open Pocket

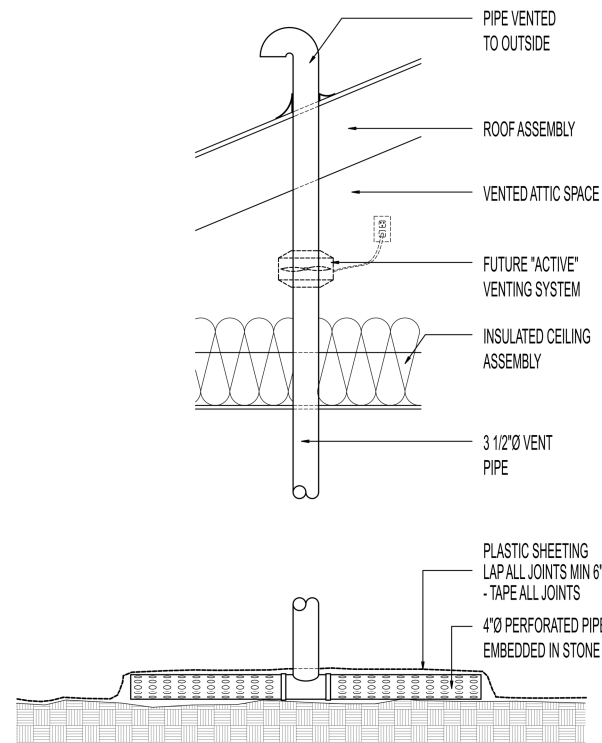
Note: Per Section 502.6.3 of the 2019 RCO.
Beams ending on an open pocket. When not prescribed in the manufacturer's installation instructions, or as otherwise may be prescribed by a registered design professional, at a minimum, beams ending on an open pocket shall use clip angles to attach the beam to the foundation at beam pockets. The clip angle to beam connection shall be either a welded or a bolted connection. When the clip angle to beam connection is a welded connection, the clip angle shall be welded to the beam along the clip angle's entire length. When the clip angle to beam connection is a bolted connection, the clip angle shall be bolted to the beam using no less than 1/2" diameter bolts. The clip angle shall be attached to the foundation wall using no less than a 1/2" diameter anchor placed in the middle of the clip angle.



2 Detail - Beam Pocket
not to scale



1 Basement Plan
1/4 in = 1 ft



SUB SLAB RADON VENT // RETROFIT AT DIRT FLOOR		1-00402
GreenBuildingAdvisor.com	Scale: 3/4" = 1'-0"	
© BuildingGreen LLC 2008		

2 radon detail
not to scale



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Basement Plan

DATE:
4/28/2026

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Sheet 2 of 9

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REVISION TABLE	NUMBER	DATE	REVISIT	BY	DESCRIPTION

Kempton Residence
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Rocky River, Ohio

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1st Floor Plan,
Windows & Door
Schedules

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4/28/2026

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Sheet 3 of 9

A-3

Window Schedule

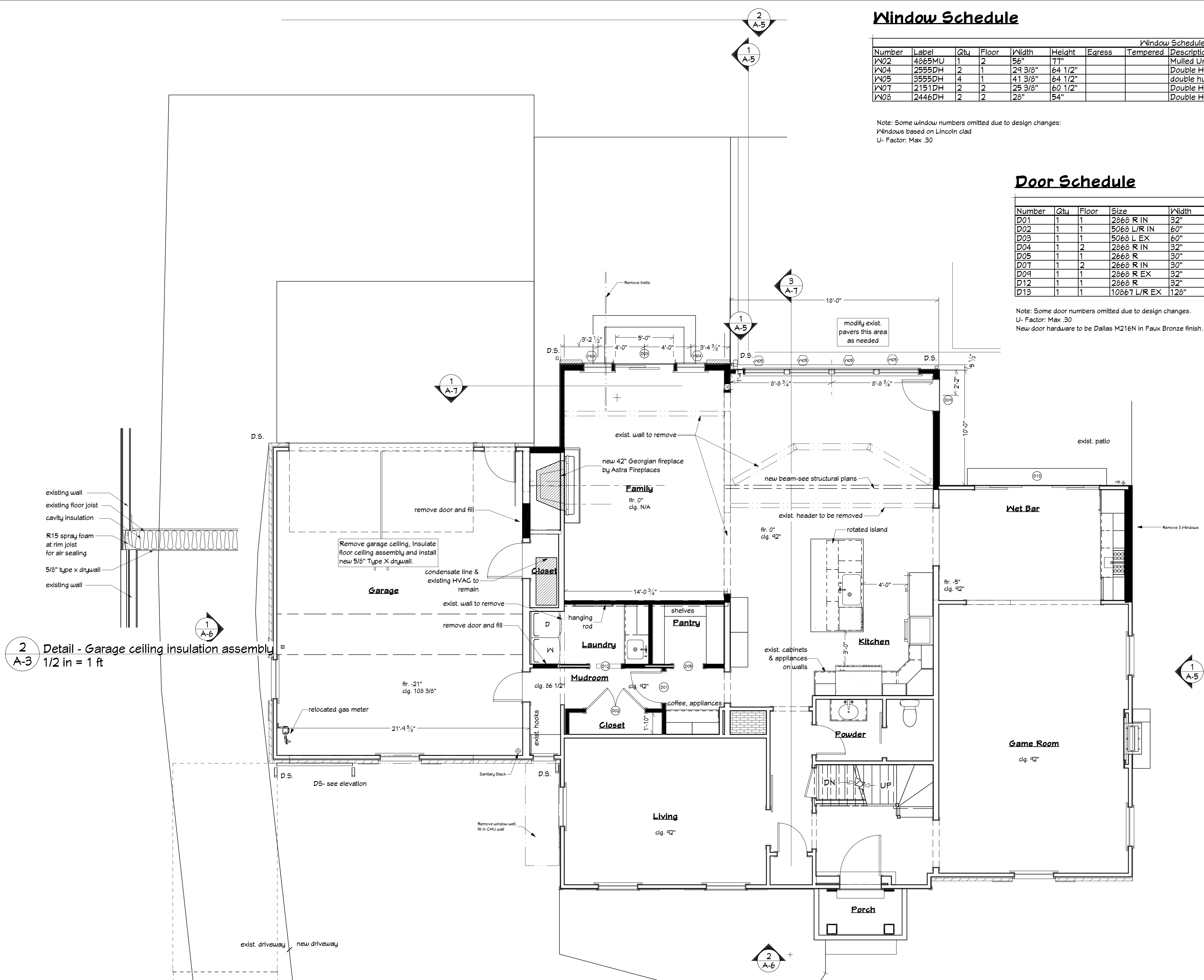
Window Schedule												
Number	Label	Qty	Floor	Width	Height	Egress	Tempered	Description	Exterior Cladding	Interior Finish	Hardware	Comments
W02	4865MU	1	2	56"	77"			Mulled Unit				
W04	2555DH	2	1	29 3/8"	64 1/2"			Double Hung	White	White	Faux Bronze	
W05	3555DH	4	1	41 3/8"	64 1/2"			double hung	White	White	Faux Bronze	
W07	2151DH	2	2	25 3/8"	60 1/2"			Double Hung				
W08	2446DH	2	2	28"	54"			Double Hung				replace existing

Note: Some window numbers omitted due to design changes:
Windows based on Lincoln clad
U- Factor: Max .30

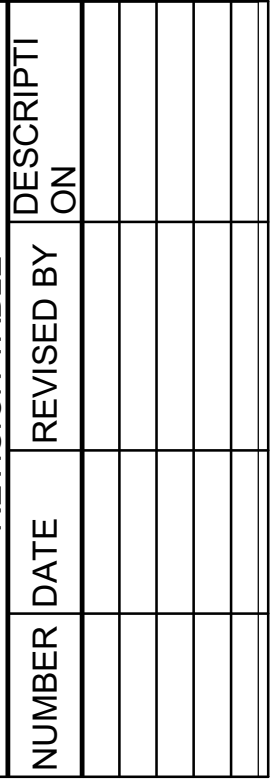
Door Schedule

Door Schedule								
Number	Qty	Floor	Size	Width	Height	Description	Tempered	Comments
D01	1	1	2668 R IN	32"	80"	Hinged-Door F09		
D02	1	1	5068 L/R IN	60"	80"	Double Hinged-Door F09		
D03	1	1	5068 L EX	60"	80"	Ext. Slider-Glass Panel		
D04	1	2	2868 R IN	32"	80"	Hinged-Door F09		
D05	1	1	2668 R	30"	80"	Pocket-Door F04		
D07	1	2	2668 R IN	30"	80"	Hinged-Door F09		
D09	1	1	2868 R EX	32"	80"	Ext. Hinged-Glass Panel		
D12	1	1	2868 R	32"	80"	Pocket-Door F04		
D13	1	1	10867 L/R EX	128"	79 1/8"	Ext. Quad Slider-Glass Panel		replacement

Note: Some door numbers omitted due to design changes.
U- Factor: Max .30
New door hardware to be Dallas M216N in Faux Bronze finish.



1
A-3
1st Floor Plan
1/4 in = 1 ft

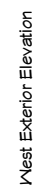


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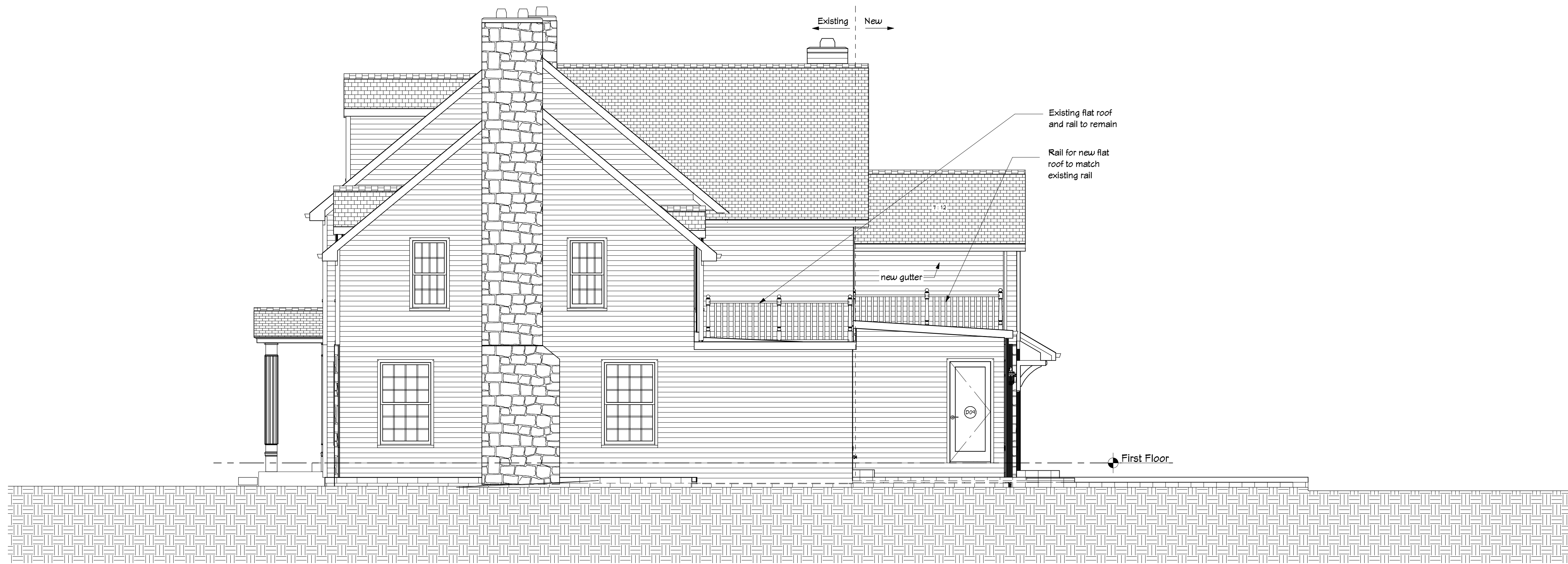
West & South
Elevations

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A-5



1 West Exterior Elevation
A-5 1/4 in = 1 ft



2 South Exterior Elevation
A-5 1/4 in = 1 ft

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**East & North
 Elevations**

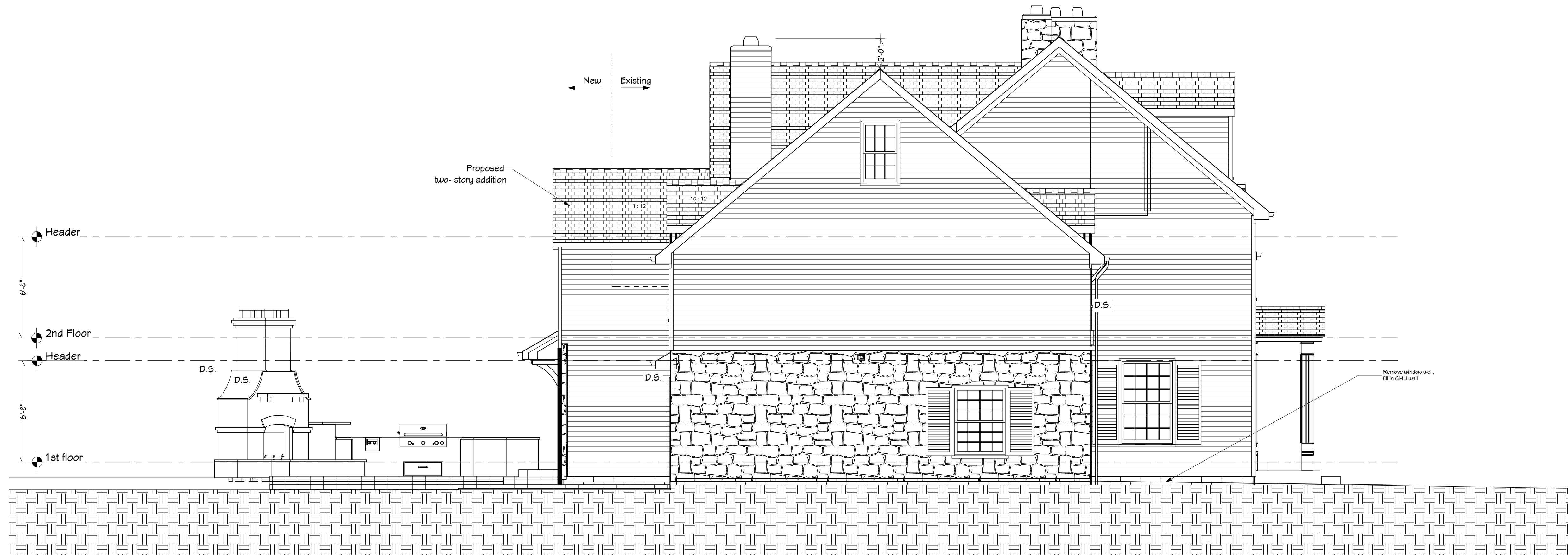
DATE:

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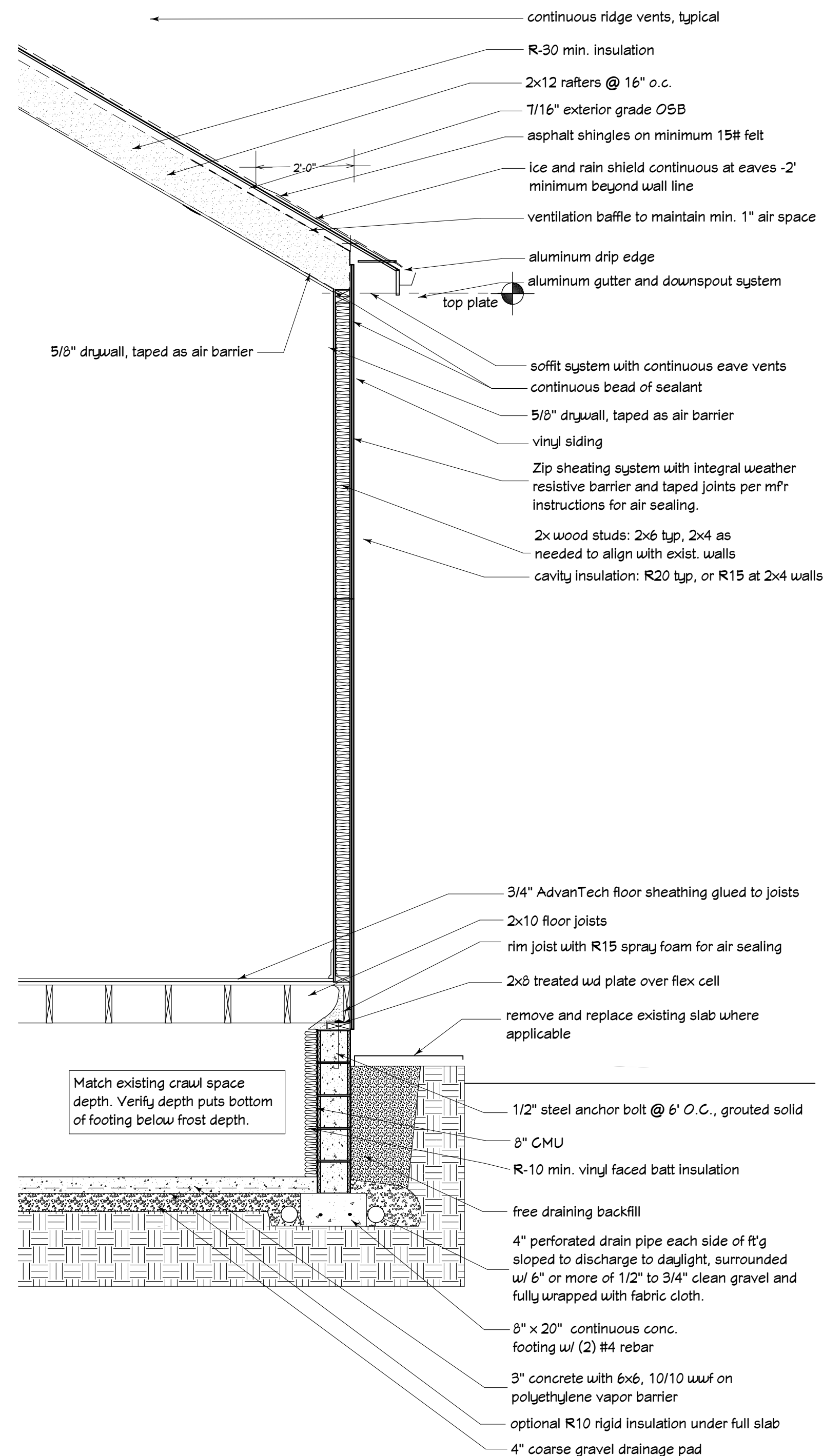
A-6



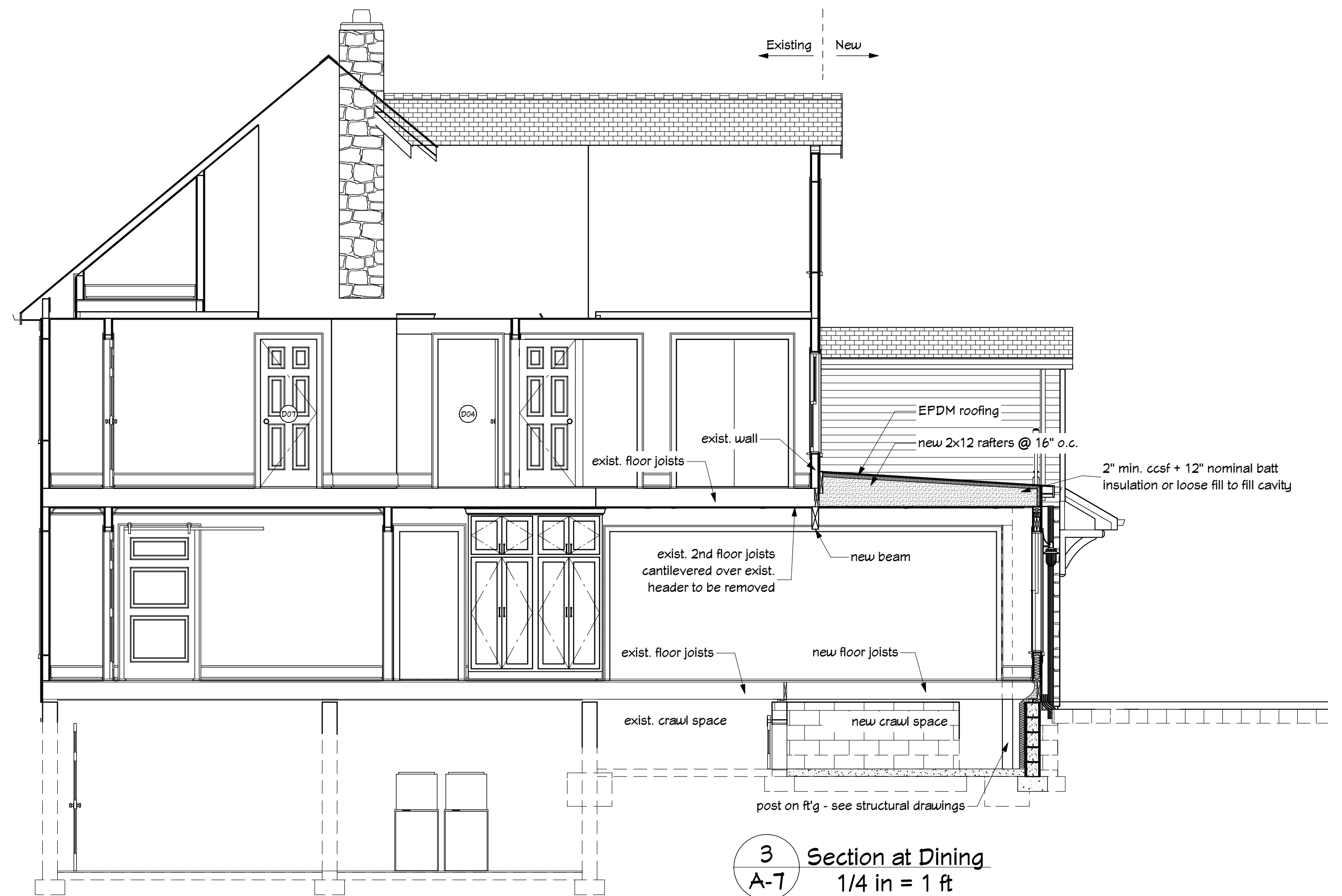
1 East Exterior Elevation
 A-6 1/4 in = 1 ft



2 North Exterior Elevation
 A-6 1/4 in = 1 ft



1 Family Room Wall Section
A-7 1/2 in = 1 ft



3 Section at Dining
A-7 1/4 in = 1 ft

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Sections

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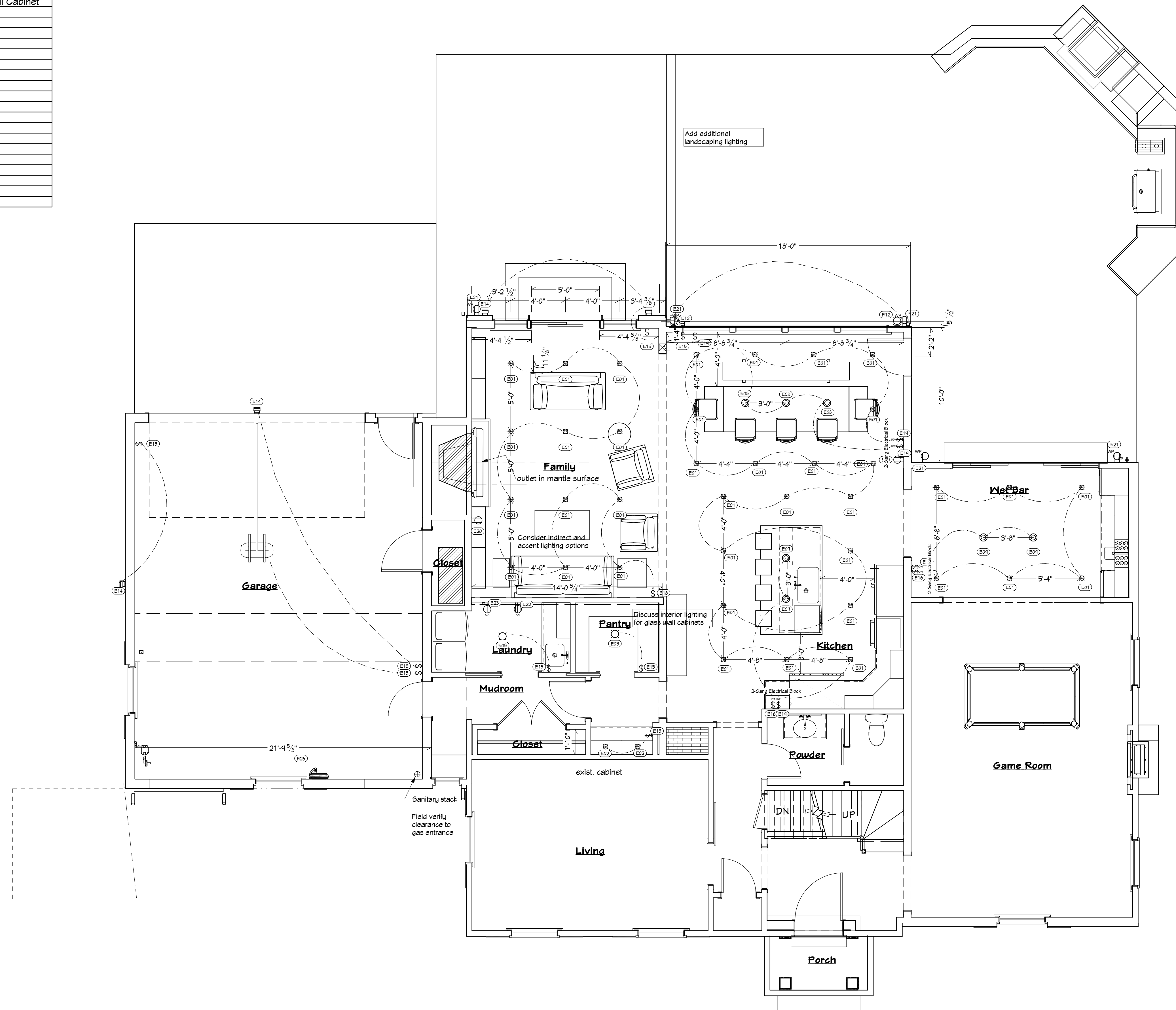
A-7

Electrical Schedule

Electrical Schedule					Code	Comments
Number	Qty	Floor	Attached To	Description		
E01	36	1	Ceiling	Recessed Down Light 4		
E02	2	1		Recessed Down Light 4		Mounts under Wall Cabinet
E03	2	1	Ceiling	Closet dome light - Primary suite closet, Pantry, Laundry		
E04	2	2	Wall	Three Way		
E05	5	2	Ceiling	Recessed Down Light 4		
E06	1	2	Wall	Duplex		
E07	2	1	Ceiling	Pendant lighting above kitchen island		
E08	3	1	Ceiling	Pendant lighting above dining table		
E09	2	1	Ceiling	Pendant lighting above wetbar island		
E12	2	1	Wall	House exterior (backyard) - Decorative lighting		
E14	4	1	Wall	Flood Light on Motion Detector		
E15	6	1	Wall	Single Pole		
E16	3	1	Wall	Single Pole Dimmer		
E18	1	1	Wall	3-Way Switch		
E19	4	1	Wall	3-Way Dimmer		
E20	2	1	Wall	Duplex		
E21	5	1	Wall	Duplex (weatherproof) - Outside		
E22	1	1	Wall	Clothes Dryer Receptacle		
E23	1	1	Wall	Clothes Washer Receptacle		
E26	1	1		EV Charging Station 2		
E27	1	1		Garage Door Opener - Overhead		

Electrical Notes

- Limited electrical information is provided in the attached electrical drawings; circuit diagrams and calculations and other electrical details by others.
- Lighting: 40% of lamps (bulbs) in permanently installed fixtures shall be high efficacy (LED, T-8 linear fluorescent, or CFL's).
- Alarms:
 - Provide Smoke alarms utilizing photoelectric and ionization technologies. Where practical, interconnect alarms so actuation of one alarm will activate other alarms.
 - Refer to Floor Plans for alarm locations.
 - 315.3 Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. 315.2 Carbon monoxide alarms are not required in main house since there are no fuel-fired appliances and no attached garage.
 - 315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.
- All Electrical outlets to be arc fault protected; all in baths, kitchens to be GFCI
- EV Charging: Coordinate with homeowners regarding electric vehicle charging system and location.
- Solar PV system: If solar system to be installed at the time of construction, coordinate solar system requirements with solar installer. Otherwise, provide the following for future system:
 - Install 1" metal conduit for the DC wire run from a designated array location to a designated inverter location.
 - Install a 1" metal conduit from the designated inverter location to the electrical service panel. Cap and label both ends.
 - Install and label a 4' x 4' plywood panel area for mounting an inverter and balance of system components- OR- provide blocking for inverter mounting and clearly label blocking location.
 - Install and label a 70-amp dual pole circuit breaker in the electrical service panel for use by the PV system, or provide a labeled slot for a double-pole breaker in the electrical service.



1	1st Floor
E-1	1/4 in = 1 ft

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Electrical Plan

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Sheet 8 of 9

E-1

GENERAL NOTES

1. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE PROVISIONS OF THE 2019 EDITION OF THE "RESIDENTIAL CODE OF OHIO" (RCO) WITH THE GOVERNING AGENCY AMENDMENTS, AND STANDARDS REFERENCED THEREIN. WHERE EVER CODE OR INTERNATIONAL RESIDENTIAL CODE (IRC) IS REFERENCED IN THE FOLLOWING GENERAL NOTES OR OTHER NOTE SECTIONS, IT SHALL IMPLY THE IRC CODE WITH GOVERNING AGENCY AMENDMENTS.
2. ALL ASTM STANDARDS LISTED HEREIN, SHALL BE CURRENT AND COMPLIANT TO 2018 IRC.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER AND STRUCTURAL ENGINEER SHALL IMMEDIATELY BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD INSPECTOR, AND A SOLUTION GIVEN BY THE DESIGNER AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS". TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.
6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
9. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. (IF ANY PIPES, DUCTS, ETC., DO OCCUR, THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS, THE DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFIED.) SEE PARAGRAPH 4, ABOVE.
10. ANCHOR BOLTS OR INSERTS FOR EQUIPMENT ANCHORAGE OR INSTALLATION SHALL BE DESIGNED FOR SEISMIC CATEGORY D BY A CIVIL ENGINEER OR STRUCTURAL ENGINEER REGISTERED IN THE STATE AND SHALL BE SHOWN ON THE MECHANICAL OR ELECTRICAL SHOP DRAWINGS.
11. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.
12. IF ANY SUBSTITUTION IS PROPOSED BY THE CONTRACTOR, NEW CALCULATIONS MAY HAVE TO BE PREPARED, THE DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALLOW THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.

WOOD NOTES

1. SAWN WOOD MEMBERS SHALL BE SPRUCE PINE FIR (U.N.O.), CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE" (IRC) AND NDS 2018 AND SHALL BE GRADE MARKED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.
2. WOOD GRADES, U.N.O., SHALL BE AS FOLLOWS:
- MEMBERS
- GRADE
- CONSTRUCTION
- WALLS 2 X 4 (8'-0") #2
- WALLS 2 X 4 (8'-1" TO 12'-0") #2
- WALLS 2 X 6 (12'-0" TO 16'-0") #2
- STRUCTURAL JOISTS AND PLANKS (2x) #2
- BEAMS (4x) #2
- BEAMS (6x) AND STRINGERS #1
- POSTS AND TIMBERS #1
- TOP PLATE MATCH WALL MEMBERS
3. ALL WOOD THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH, ALL WOOD ATTACHED DIRECTLY TO INTERIOR OR EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE, AND ALL WOOD SLEEPERS AND SILLS ON CONCRETE THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE-TREATED DOUGLAS FIR.
4. ALL SILLS OR PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS:
- A. EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY.
- B. SPACED NOT MORE THAN 6' APART.
- C. PLACED A MIN. OF 4" AND A MAX. OF 12" FROM EACH END.
- D. A MINIMUM OF TWO BOLTS PER PIECE
- E. SIZE AND SPACED AS SHOWN ON THE DRAWINGS.
5. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE" (IRC) AND SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1 OR PS2. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY. WOOD STRUCTURAL PANELS THAT ARE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE (U.N.O.). ALL WOOD STRUCTURAL PANELS SHALL BE OF THE FOLLOWING GRADES AND PANEL IDENTIFICATION INDEXES (U.N.O. ON DRAWINGS):
- USE
- GRADE
- IDENTIFICATION INDEX
- ROOF SHEATHING OSB 240
- FLOOR SHEATHING APA 4924
- SHEAR PANEL OSB (U.N.O.) 240
6. GLUED-LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 337, USING DOUGLAS FIR INDUSTRIAL APPEARANCE GRADE WOOD AND EXTERIOR GLUE WITH INTENDED DRY USE CONDITION AND USE SHALL BE AS FOLLOWS:
- COMBINATION NO.
- USE
- 24F-V4 SIMPLE SPANS
- 24F-V8 CANTILEVERS
7. FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR AN ENGINEER-APPROVED EQUAL.
8. BARS, PLATES, UNWEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
9. BOLTS SHALL CONFORM TO ASTM A307. BOLTS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153 OR MECHANICALLY DEPOSITED ZINC COATING WITH WEIGHTS PER ASTM B 695, CLASS 55.
10. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563, GRADE A.
11. ALL BOLT HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE OUT WASHERS UNLESS NOTED.
12. BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. BOLT HOLES SHALL BE ACCURATELY ALIGNED AND NOT FORCIBLY DRIVEN.
13. SPECIAL CONNECTORS FOR CONNECTING WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A36. GLUED LAMINATED TIMBER SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-15.

WOOD NOTES (cont.)

14. DIAPHRAGM NAILING SHALL CONFORM TO IRC WITH NOMENCLATURE DEFINED AS FOLLOWS:
- BN = NAILING AT DIAPHRAGM BOUNDARIES, CONTINUOUS PANEL EDGES AND AT EDGES OF OPENING.
- EN = EDGE NAILING
- FN = FIELD NAILING
15. WHERE DIAPHRAGM BLOCKING IS SPECIFIED, USE 2 X 4 FLAT BLOCKING (WITH "Z" CLIPS) (U.N.O.)
16. SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH ENGINEER.
17. LEAD BOLTS FOR LAG SCREWS IN WOOD SHALL BE BORED AS FOLLOWS:
- FOR SHANK: SAME DIAMETER AND LENGTH AS UNTHREADED SHANK.
- FOR THREADED PORTION: 60% TO 75% OF SHANK DIAMETER & LENGTH EQUAL TO THE THREADED PORTION.
18. SPECIAL PROVISIONS FOR SHEAR WALLS WITH PLYWOOD ON BOTH SIDES WHERE SPECIFICALLY INDICATED ON PLANS
- A. SILL PLATE SHALL BE 3x6 P.T.D.F.
- B. ALL STUDS AND BLOCKING AT PANEL EDGES SHALL BE 4x6.
- C. ALL OTHER INTERMEDIATE STUDS SHALL BE 3x6 @ 16" o.c.
- D. END POSTS SHALL BE AS SPECIFIED ON THE DRAWINGS.
- E. BOTH VERTICAL AND HORIZONTAL INTERIOR PANEL JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
- F. THE PLYWOOD ON ONE SIDE MUST BE NAILED BEFORE THE FRAME INSPECTION. THE PLYWOOD ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING.
- G. NO PENETRATIONS OR NOTCHES ARE PERMITTED OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
19. PROVIDE DOUBLE STUD TO SUPPORT ALL BEAMS UNLESS POSTS ARE SPECIFIED.
20. DOUBLE BLOCK UNDER ALL POSTS.
21. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS U.N.O.
22. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2 X 2 (SAME WIDTH AS STUDS), LAP 48" (MIN.), WITH AT LEAST 36-16d NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 12" BETWEEN.
23. CUTTING, NOTCHING, OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
24. MOISTURE CONTENT OF WOOD AT TIME OF PLACEMENT SHALL NOT EXCEED 19%.
25. PROVIDE MSTC28 STRAPS ACROSS ALL DISCONTINUOUS TOP PLATES.
26. THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE FOLLOWING TABLE.

FASTENING SCHEDULE (TABLE 2304.10.2)

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS				
Item	DESCRIPTION OF BUILDING ELEMENT(a)	NUMBER & TYPE OF FASTENER (b,c)	SPACING OF FASTENERS	
ROOF				
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2-12"x13")	--	
2	Ceiling joists to plate, toe nail	3-8d (2-12"x13")	--	
3	Ceiling joist not attached to parallel rafter, lags over partitions, face nail	3-10d	--	
4	Collar tie rafter, face nail or 1-1/4"x20 gage ridge strap	3-10d (3"x12")	--	
5	Rafter to plate, toe nail	2-16d (3-12"x13")	--	
6	Roof rafters to ridge, valley or hip rafters	4-16d (3-12"x13")	--	
7	+ toe nail	3-16d (3-12"x13")	--	
8	+ face nail	3-16d (3-12"x13")	--	
WALL				
7	Build-up corner studs, two pieces with 12" spacer	16d (3"x12")	24" o.c.	
8	Build-up header, two pieces with 12" spacer	16d (3-12"x13")	16" o.c. along ex. edge	
9	Continued header, two pieces	16d (3-12"x13")	16" o.c. along ex. edge	
10	Continuous header to stud, toe nail	4-8d (2-12"x13")	--	
11	Double studs, face nail	16d (3"x12")	24" o.c.	
12	Double top plates, face nail	16d (3"x12")	24" o.c.	
13	Double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d (3-12"x13")	--	
14	Side plate to post or blocking at braced wall panels	16d (3-12"x13")	16" o.c.	
15	Side plate to post or blocking at braced wall panels	3-16d (3-12"x13")	16" o.c.	
16	Stud to sole plate, toe nail	3-8d (2-12"x13")	--	
17	Top or sole plate to stud, and nail	2-16d (3-12"x13")	--	
18	Top plates, lags at corners and intersections, face nail	2-10d (3"x12")	--	
19	1" brace to each stud and plate, face nail	2-8d (2-12"x13")	2 staples 1-3/4"	
20	1"x6" sheathing to each bearing, face nail	2-8d (2-12"x13")	2 staples 1-3/4"	
21	1"x6" sheathing to each bearing, face nail	3-8d (2-12"x13")	2 staples 1-3/4"	
22	Wider than 1"x6" sheathing to each bearing, face nail	3-8d (2-12"x13")	4 staples 1-3/4"	
FLOOR				
23	Joist to sill or girder, toe nail	3-8d (2-12"x13")	--	
24	1"x6" subfloor or less to each joist, face nail	2-8d (2-12"x13")	--	
25	2" subfloor to post or girder, blind and face nail	2-16d (3-12"x13")	--	
26	Rim joist to top plate, toe nail (roof application also)	8d (2-12"x13")	6" o.c.	
27	2" plates (jacks & beam - floor and roof)	2-16d (3-12"x13")	At each bearing	
28	Build-up girders and beams, 2-inch lumber layers	10d (3"x12")	Nail each layer, 32" o.c. at top and bottom and staggered two nails at ends and at each splice	
29	Ledge strip supporting joists or rafters	3-16d (3-12"x13")	--	

Item	Description of Building Materials	Description of Fastener(s) (a,c)	Edges (inches)	Intermediate supports (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particle board wall sheathing to framing				
30	3/8" - 1/2"	6d common (2"x10" x 13") nail (subfloor, wall) 8d common (2-12"x13") nail (roof)	6	12"
31	5/16" - 1/2"	6d common (2"x10" x 13") nail (subfloor, wall) 8d common (2-12"x13") nail (roof)	7	12"
32	1/8" - 1"	8d common nail (2-12"x13")	8	12"
33	1-1/8" - 1-1/4"	10d common (3"x10" x 14") nail or 8d (2-12"x13") deformed nail	9	12"
Other wall sheathing				
34	1/2" structural cellulose fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 10ga., 1-1/4" long	3	6
35	25/32" structural cellulose fiberboard sheathing	1-3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 10ga., 1-1/2" long	3	6
36	1/2" gypsum sheathing	1-1/2" galvanized roofing nail, staple galvanized, 1-1/2" long 1-1/4" screws, Type W & S	7	7
37	5/8" gypsum sheathing	1-3/4" galvanized roofing nail, staple galvanized, 1-5/8" long 1-1/4" screws, Type W & S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2"x10" x 13") nail or 8d common (2-12"x13") nail	6	12"
39	7/8" - 1"	8d common (2-12"x13") nail or 6d deformed (2-12"x10" x 12") nail	6	12"
40	1-1/8" - 1-1/4"	10d common (3"x10" x 14") nail or 8d deformed (2-12"x10" x 12") nail	6	12"

- a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80ksi for shank diameter of 0.192 inch (20d common nail), 88ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, 100ksi for shank diameter of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2-12"x10" x 12") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if main roof height is more than 35 feet, up to 35 feet maximum.
- g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching wood structural panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.
- h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

STRUCTURAL STEEL NOTES

1. THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC 360-16.
2. ALL STRUCTURAL STEEL TO BE THE FOLLOWING:
- W SHAPES: ASTM A992, Fy= 50ksi
- HSS SHAPES (RECTANGULAR): ASTM A500 GRADE B, Fy= 46ksi
- HSS SHAPES (ROUND): ASTM A500, GRADE B, Fy= 42ksi
- PIPE SHAPES: ASTM A53, GRADE B, Fy= 35ksi
- ALL OTHER STEEL: ASTM A36, Fy = 36 ksi
3. ALL STRUCTURAL WELDS TO BE THE FOLLOWING:
- E70 SERIES-TYP.
- E90 SERIES FOR A615 GRADE 60 REINFORCING BARS
4. ALL STRUCTURAL WELDING SHALL BE DONE IN AN APPROVED FABRICATING SHOP. IN ABSENCE OF AN APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED SPECIAL INSPECTOR.
5. FIELD WELDING TO HAVE CONTINUOUS SPECIAL INSPECTION.

REINFORCING STEEL NOTES

1. BAR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615. THE FOLLOWING GRADES SHALL BE USED:
- GRADE 40 - #3 & SMALLER
- GRADE 60 - #4 & LARGER
2. DETAILS OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 CH. 7 AND OTHER SECTIONS ACCORDING TO APPLIC.
3. LAPS AT BAR SPLICES IN CONC. CONSTRUCTION SHALL BE AS FOLLOWS:
- | BAR SIZE | TOP BARS (CLASS B) | | OTHER THAN TOP BARS (CLASS B) | |
|----------|--------------------|-----------|-------------------------------|-----------|
| | fc = 2500 | fc = 3000 | fc = 2500 | fc = 3000 |
| #5 | 30 | 27 | 24 | 21 |
| #6 | 35 | 33 | 28 | 25 |
| #7 | 40 | 38 | 32 | 29 |
| #8 | 45 | 43 | 36 | 33 |

4. LAPS AT BAR SPLICES IN MASONRY CONSTRUCTION SHALL BE 48 BAR DIAMETERS BUT NOT LESS THAN 2'-0".
5. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 48" O.C..
6. WELDED STEEL WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185. 12' LAPS OF WELDED STEEL WIRE FABRIC AT SPLICES ARE REQ'D.
7. WALLS, PILASTERS, AND COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (U.N.O.)
8. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
9. REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
10. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.
11. WELDING OF REINFORCING BARS SHALL CONFORM TO "STRUCTURAL WELDING CODE-REINFORCING STEEL," ANSI/AWS D14.4 OF THE A.W.S.
12. WELDING OF ALL REINFORCING STEEL TO STRUCTURAL STEEL SHALL BE LIMITED TO THOSE AREAS SPECIFICALLY SHOWN ON THE PLANS. ANY OTHER WELDING SHALL REQUIRE THE APPROVAL OF THE GOVERNING AGENCY, FIELD INSPECTOR, AND STRUCTURAL ENGINEER.
13. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.
14. ALL WELDS SHALL, IN ADDITION, TO ALL THE SPECIFICATIONS LISTED ABOVE, COMPLY WITH THE REQUIREMENTS OF THE 14th EDITION OF THE "STEEL CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

SHEET INDEX:

GN	GENERAL STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
SD1	CONSTRUCTION DETAILS
SD2	CONSTRUCTION DETAILS
SD3	TYPICAL DETAILS

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 CHAPTER 5. THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS:
- CONVENTIONAL FOUNDATIONS:
- SLAB ON GRADE: 2500 PSI
- SLAB ON GRADE-GARAGE: 2500 PSI
- FOOTINGS: 2500 PSI
- GRADE BEAM / CAISSON: 2500 PSI
2. WHERE CONCRETE STRENGTH IS GREATER THAN 2500 PSI, CYLINDER TESTS ARE REQUIRED PER ACI 318-19 5.6.3.3.
3. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150, TYPE V (W/C RATIO 0.5)
4. AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 FOR NORMAL WEIGHT CONCRETE AND ASTM C330 FOR LIGHTWEIGHT CONCRETE.
5. ADMIXTURES SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE ENGINEER OF RECORD.
6. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF "STANDARD SPECIFICATION FOR READY-MIXED CONCRETE" ASTM C94.
7. MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS, U.N.O.:
- LOCATION:
- A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: MIN. C.V.R. 3"
- B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER: 2"
- #5 AND LARGER BAR: 1-1/2"
- #5 BARS, 5/8 INCH WIRE, AND SMALLER
8. ALL SLEEVES THROUGH BEAMS, GIRDERS AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE DESIGNER AND STRUCTURAL ENGINEER.
9. SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, PIPE CAPS, OR TIE BEAMS, UNLESS SPECIFICALLY DETAILED BY THE ENGINEER.
10. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3-1/2 INCHES THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN 1/3 OF THE SLAB THICKNESS. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 INCHES.
11. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH, U.N.O.
12. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR GROUNDS REQUIRED TO BE CAST IN THE CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS, AND RAMPS.
13. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
14. REFERENCE ARCH. DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS DUE TO ARCHITECTURAL C.I.P. CONCRETE.

DESIGN CRITERIA

VERTICAL		(IRC 2018)	
ROOF DL =	20 PSF	FLOOR DL =	15 PSF
ROOF LL =	20 PSF	FLOOR LL =	40 PSF
DECK DL =	15 PSF	EXT. WALL DL =	14 PSF
DECK LL =	60 PSF	INT. WALL DL =	10 PSF
SNOW LOAD =	25 PSF		
SEISMIC (EQV. LATERAL FORCE PROCEDURE)			
SEISMIC DESIGN CAT. = "B"		SITE CLASSIFICATION = "D" (DEFAULT)	
LFRS TYPE = BEARING WALL		IMPORTANCE FACTOR = 1.00	
R = 6.5 (WOOD SHEAR WALL)	C(s) = 0.016	OMEGA = 2.50	
S(s) = 0.137	F(s) = 1.6	S(ds) = 0.146	
S(1) = 0.049	F(v) = 2.4	S(d1) = 0.079	
WIND (ASCE 7-16, SECTION 28, ENVELOPE PROCEDURE)			
ULT. WIND SPEED = 109 MPH		IMPORTANCE FACTOR = 1.00	
NOMINAL WIND VELOCITY = 75 MPH			
WIND EXPOSURE = C		INT. PRESSURE COEFF. = 0.18	
K _z = 1.0 TOPOGRAPHIC FACTOR	K _d = 0.85 DIRECTIONALITY FACTOR		
C&C PRESSURE = XX		RISK CATEGORY: II	
SOIL			
ACTIVE PRESSURE (LEVEL) = N/A		PASSIVE PRESSURE = XX	
ACTIVE PRESSURE (SLOPE) = N/A		COEFF. OF FRICTION = XX	
ACTIVE PRESSURE (REST.) = N/A		SOIL BEARING PRESSURE = 1,500 PSF	
THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION AND SOIL REPORT AS SUBMITTED BY:			
PER : N/A			
PROJECT NO. : N/A			
DATE : N/A			

STATEMENT OF SPECIAL INSPECTION

DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC.	CONT. / PERIODIC
STRUCTURAL WOOD W/ NAIL SPACING @ 4" O.C. OR LESS: PERIODIC INSPECTION REQ'D FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS)	CONTINUOUS
WHERE CONCRETE STRENGTH IS GREATER THAN 2500 PSI, CYLINDER TESTS ARE REQUIRED PER ACI 318-19 5.6.3.3.	CONTINUOUS
INSTALLATION OF CONCRETE ANCHOR	CONTINUOUS
FIELD WELDING TO HAVE CONTINUOUS SPECIAL INSPECTION.	CONTINUOUS

- NOTES:
- A. THE SPECIAL INSPECTIONS IDENTIFIED ARE IN ADDITION TO THOSE REQUIRED BY THE BUILDING CODE. A PERIODIC INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR.
- B. CONTINUOUS INSPECTIONS ARE ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IS MORE THAN THE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED (SHEAR WALLS), OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION (TYP.), IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH THESE PROVISIONS.
- C. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE GOVERNING JURISDICTION TO PERFORM THE TYPE OF INSPECTION SPECIFIED.
- D. EXEMPTIONS:
1. SOIL INSPECTIONS BY THE SOILS EXP.
2. SAME CONTROL SYSTEM BY THE MECHANICAL, E.O.R.
3. WHEN WAIVED BY THE BUILDING OFFICIAL.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
- E. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.

SHEARWALL SCHEDULE					(S, 1, 2, 3, 4, 5, 6, 7)	
SYMBOL	MAX DESIGN SHEAR CAP. (PLF)		WALL SHEATHING	SILL PLATE NAILING ON WOOD FLOOR	SILL PLATE ANCHOR BOLTS ON FOUNDATION	
	EQ	WIND				
	180		7/8" STUCCO OVER BACKED LATH WITH 16 GAUGE STAPLES AT 6" O.C. ALONG EDGES AND FIELD SHALL BE APPLIED WITH 11 GAUGE GALVANIZED WIRE 1 1/2" LEG AND 7/16" CROWN	16d SINKER @ 8" O.C.	5/8" Ø X 12" A.B.S @ 32" O.C.	
SYMBOL	MAX DESIGN SHEAR CAP. (PLF)		MATERIAL AND NAILING (CRC 602.3) DESCRIPTION	ANCHOR BOLT SCHED. SILL PLATE SIZE (SEE NOTE 9, 10, 11)	BOTTOM PLATE SIZE & NAILING	SHEAR TRANSFER RM JOIST/BLOCKING (SEE NOTE 15)
	EQ	WIND				
	260	364	1/2" OSB W/ 8d @ 6" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTE 13)	3x SILL PLATE W/ 1/2" DIA A.B. @ 36" o.c.	2x PLATE W/ 16d @ 6" o.c. (SEE NOTE 16)	A35 OR LTP4 @ 24" o.c.
	380	532	1/2" OSB W/ 8d @ 4" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTE 13)	3x SILL PLATE W/ 1/2" DIA A.B. @ 24" o.c.	2x PLATE W/ 16d @ 4" o.c. (SEE NOTE 16)	A35 OR LTP4 @ 16" o.c.
	490	686	1/2" OSB W/ 8d @ 3" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTE 13)	3x SILL PLATE W/ 1/2" DIA A.B. @ 24" o.c.	2x PLATE W/ 16d @ 3" o.c. (SEE NOTE 16)	A35 OR LTP4 @ 12" o.c.
	640	896	1/2" OSB W/ 8d @ 2" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTE 13)	3x SILL PLATE W/ 1/2" DIA A.B. @ 20" o.c.	2x PLATE W/ 1/2" x 8" LONG LAG SCREWS @ 10" o.c. INTO 4x RM JOIST/BLOCKING.	A35 OR LTP4 @ 10" o.c.
	870	1218	1/2" STRUCTURAL 1 PLYWOOD BOTH SIDES W/ 10d @ 2" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTES 13)	3x SILL PLATE W/ 1/2" DIA A.B. @ 18" o.c.	3x PLATE W/ 1/2" x 8" LONG LAG SCREWS @ 10" o.c. INTO 4x RM JOIST/BLOCKING.	A35 OR LTP4 @ 8" o.c.
	1100	1540	1/2" STRUCTURAL 1 PLYWOOD BOTH SIDES W/ 10d @ 3" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTES 14)	3x SILL PLATE W/ 1/2" DIA A.B. @ 16" o.c.	3x PLATE W/ 1/2" x 8" LONG LAG SCREWS @ 10" o.c. INTO 4x RM JOIST/BLOCKING.	A35 OR LTP4 @ 6" o.c.
	1460	2044	1/2" STRUCTURAL 1 PLYWOOD BOTH SIDES W/ 10d @ 2" o.c. E.N. / 6" o.c. F.N. ON 3x FRAMING (SEE NOTES 14)	3x SILL PLATE W/ 1/2" DIA A.B. @ 12" o.c.	3x PLATE W/ 1/2" x 8" LONG LAG SCREWS @ 4" o.c. INTO 4x RM JOIST/BLOCKING.	A35 OR LTP4 @ 5" o.c.



SCALE: 1/4" = 1'

	FLOOR/ROOF UP. 6X6 WOOD POST	7&8/SD2 OR PER PLAN (FOUNDATION)
	DISCONTINUOUS COLUMN SUPPORTING THIS FLOOR/ROOF. 6X6 WOOD POST	18/SD3 (POST/BEAM)

PAD FOOTING SCHEDULE

F1	30"x30"x18" PAD FTG W/ (5)-#4 BARS EA.WAY
----	---

FRAMING LEGEND

 PROPOSED WALLS
 EXISTING WALLS
 DEMO WALLS

FOUNDATION LEGEND

EXISTING CONTINUOUS FOOTING

NEW CONTINUOUS WALL FOOTING

1. CONTRACTOR SHALL VERIFY FOUNDATION DIMENSIONS WITH FLOOR PLAN DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OF CONSTRUCTION.

4. MATERIAL SUBSTITUTION NOTE:
NO MATERIALS SHALL BE SUBSTITUTED WITHOUT THE ARCHITECTS WRITTEN APPROVAL.



HOLDOWN SCHEDULE

HOLDOWN		ASTM F 1554 G36 (U.N.O.)		
		ANCHOR	EDGE DIST.	LOADS
1	DBL. 2x STUDS W/ HDUE3	SSTB16 (128" EMB.)	2 3/4"	3790#
2	DBL. 2x STUDS W/ HDUE5	SSTB20 (168" EMB.)	2 3/4"	5375#
3	4x6 POST W/ HDUE7	SSTB24 (208" EMB.)	2 3/4"	7015#
4	4x6 POST W/ HDUE9	SSTB28 (248" EMB.)	2 3/4"	9390#
5	6x6 POST W/ HDUE13	SB1X30 (248" EMB.)	2 3/4"	12950#
6	6x6 POST W/ HDUE17	SB1X30 (248" EMB.)	2 3/4"	17685#
7	PREFAB. SHEARWALL	PER PLAN		



GDI Engineering Design
(Green Dream International LLC)
3707 Cypress Creek Parkway
Suite 310
Houston, TX 77068

20891 AVALON DRIVE, ROCKY RIVER, OHIO

FOUNDATION PLAN

Drawn By:	
DATE: 06-06-2026	PROJ.NO.

S1

SHEET NO.

FRAMING NOTES

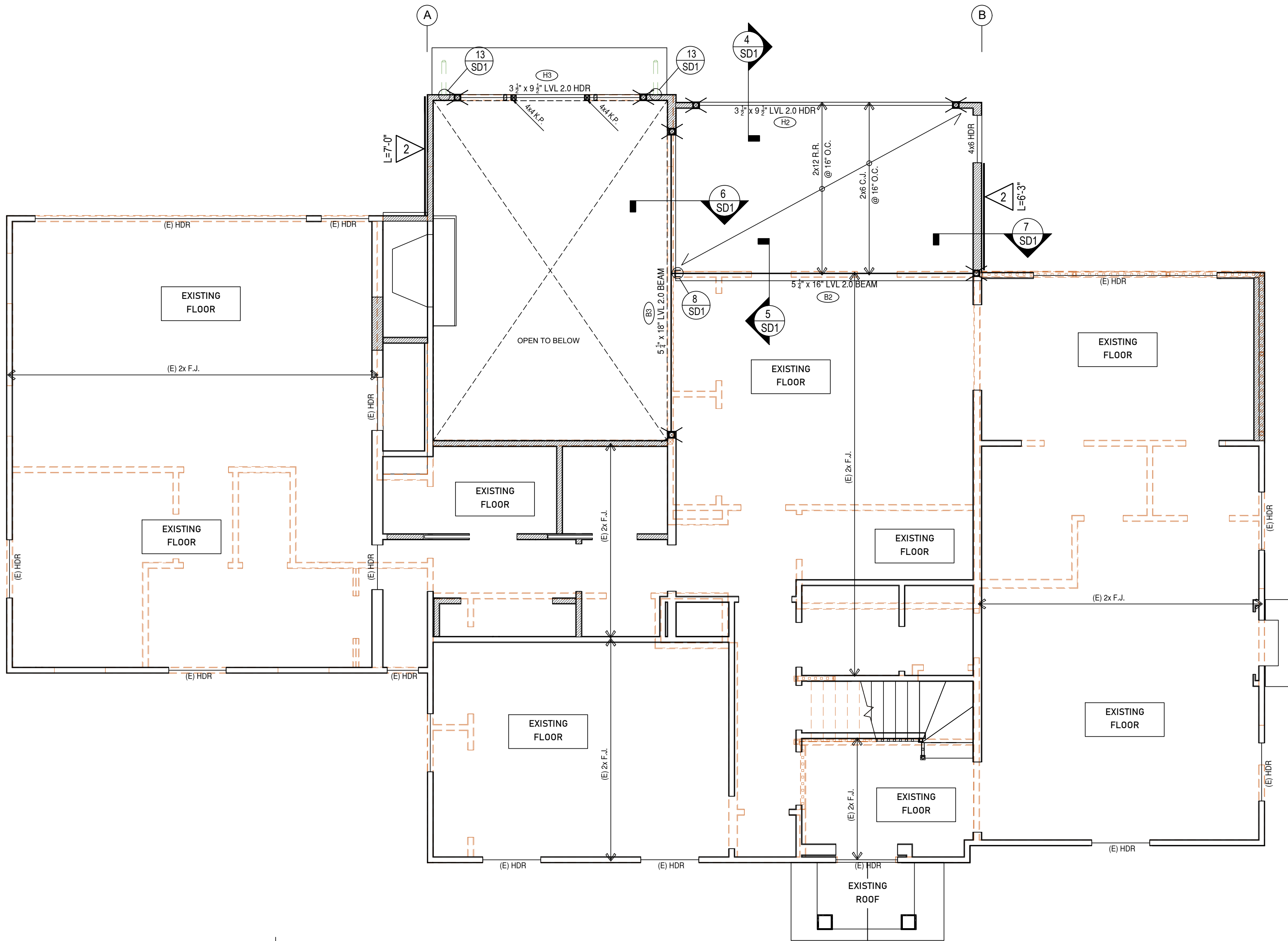
1. ROOF SHEATHING SHALL BE:
3/4" APA PLYWOOD OR ORIENTED STRAND BOARDS WITH 24"/16" SPAN RATING.
UNBLOCKED = 10d COMMON NAILS @ 6" o.c. AT ALL EDGES, 12" OC FIELD.
MINIMUM PENETRATION IS 1 1/8" INTO FRAMING. B.N. APPLIES TO ALL SUPPORTED
PLYWOOD EDGES AT:
PLYWOOD EDGES, PERIMETER WALLS, & SHEARWALLS.
2. FLOOR SHEATHING SHALL BE:
3/4" APA RATED STURDI-I-FLOOR, T&G, 24" o.c. SPAN RATING, EXPOSURE 1
10d COMMON NAILS @ 6" o.c. B.N.,
10d COMMON NAILS @ 12" o.c. F.N.,
B.N. APPLIES TO ALL SUPPORTED PLYWOOD EDGES AT:
PLYWOOD EDGES, PERIMETER WALLS, & SHEARWALLS.
3. DECK SHEATHING SHALL BE:
3/4" APA RATED STURDI-I-FLOOR, T&G, 24" o.c. SPAN RATING,
EXPOSURE 1
10d COMMON NAILS @ 6" o.c. B.N.,
10d COMMON NAILS @ 12" o.c. F.N.,
B.N. APPLIES TO ALL SUPPORTED PLYWOOD EDGES AT:
PLYWOOD EDGES, PERIMETER WALLS, & SHEARWALLS.
4. TJI JOISTS (ESR-1153), TIMBERSTRANDS, AND PARALLAMS (ESR-1387)
MANUFACTURER SHALL BE 'TRUSS JOIST MACMILLAN' OR EQUIVALENT.
5. A CERTIFICATE OF CONFORMANCE IS REQUIRED PRIOR TO FRAMING INSPECTION
FOR ALL PARALLEL STRANDED LUMBER.
6. DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASONS
MODIFY PRE-ENGINEERED / MANUFACTURED STRUCTURAL ELEMENTS SUCH AS
GLUED-LAMINATED MEMBERS, PARALLAMS, MICROLAMs, I-JOISTS, LIGHT GAUGE
METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS UNLESS
SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY
THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM
THE MANUFACTURER'S ENGINEER WITH DETAIL SIGNED AND STAMPED IS ISSUED
AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY
THE CITY OF GOVERNING BUILDING OFFICIAL.
7. USE SIMPSON "LU" HANGERS TYPICALLY FOR ALL DECK JOIST & OTHER
DIMENSIONAL LUMBER, U.N.O.
8. USE SIMPSON 'IUS' HANGERS WHERE TJI FLOOR JOIST ARE UTILIZED, U.N.O.
9. BEAMS BEARING ON TOP PLATES SHALL HAVE A SIMPSON 'A34' EACH SIDE
(U.N.O.). ALIGN DBL 2x STUDS (U.N.O.) BELOW. NAIL TOGETHER WITH 16d @
16" o.c.
10. ALL POSTS TO TOP PLATE AND SILL PLATE CONNECTIONS SHALL BE SIMPSON
'A34' U.N.O.
11. PROVIDE 'MSTC28' STRAP ACROSS ALL DISCONTINUOUS DBL. TOP PLATES.
12. PROVIDE DOUBLE JOISTS @ SIDES & ENDS OF ALL OPENINGS. (U.N.O.) NAIL
TOGETHER WITH 16d @ 12" o.c. (TYP.)
13. PROVIDE DBL. JOISTS BELOW ALL INTERIOR WALLS 8'-0" OR GREATER IN
LENGTH. PROVIDE BLOCKING @ 1/3 SPANS.
14. ALL SHEAR PANEL SHALL BE APPLIED DIRECTLY TO STUDS PRIOR TO
INSTALLATION OF DECORATIVE POP-OUTS AND TRIM.
15. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL
SHEETS IN PLYWOOD SHEARWALLS.
16. ALL PLYWOOD EDGES OF FLOOR/DECK DIAPHRAGMS SHALL BE SUPPORTED BY
2x OR WIDER FRAMING ELEMENTS.
17. PROVIDE MULTIPLE STUDS UNDER BEAMS OR TRUSSES TO MATCH
WIDTH OF SUPPORTED MEMBER, TYP. STUDS SHALL BE CONTINUED
IN LOWER FLOORS AND/OR CRAWL SPACE TO FOOTING, TYP.
18. PROVIDE SOLID BLOCKING UNDER POSTS AND MULTIPLE STUDS TO
TRANSFER LOADS TO POSTS/STUDS BELOW.
19.

NOTE:
ANY PLUMBING DRAINPIPE OR VENT PIPE CUT THROUGH A
STUD WALL SHALL BE 2x6 STUD WALL OR TWO 2x4 WALLS
WITH PLYWOOD SHEAR PANEL ON NON-PLUMBING WALL.

LEGEND:		
	COLUMN SUPPORTING NEXT FLOOR/ROOF UP, 6X6 WOOD POST	7&8/SD2 OR PER PLAN (FOUNDATION)
	DISCONTINUOUS COLUMN SUPPORTING THIS FLOOR/ROOF, 6X6 WOOD POST	18/SD3 (POST/BEAM)

FRAMING LEGEND	
	LOWER LEVEL WALLS
	UPPER LEVEL WALLS

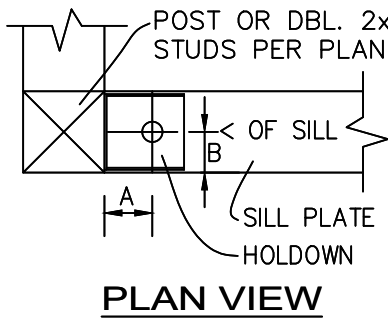
FRAMING LEGEND	
	PROPOSED WALLS
	EXISTING WALLS



UPPER FLOOR & LOWER ROOF FRAMING PLAN

SCALE: 1/4" = 1'

STRAP PER PLAN	FASTENERS @ EACH END	
4x6 POST W/ CMSTC16	(30) 16d SINKER NAILS (50 TOTAL)	4585#
6X6 POST W/ CMSTC14	(38) 16d SINKER NAILS (76 TOTAL)	6490#
2)4X6 POST W/ 2-CMSTC14	(26) 16d SINKER NAILS (52 TOTAL)	9440#

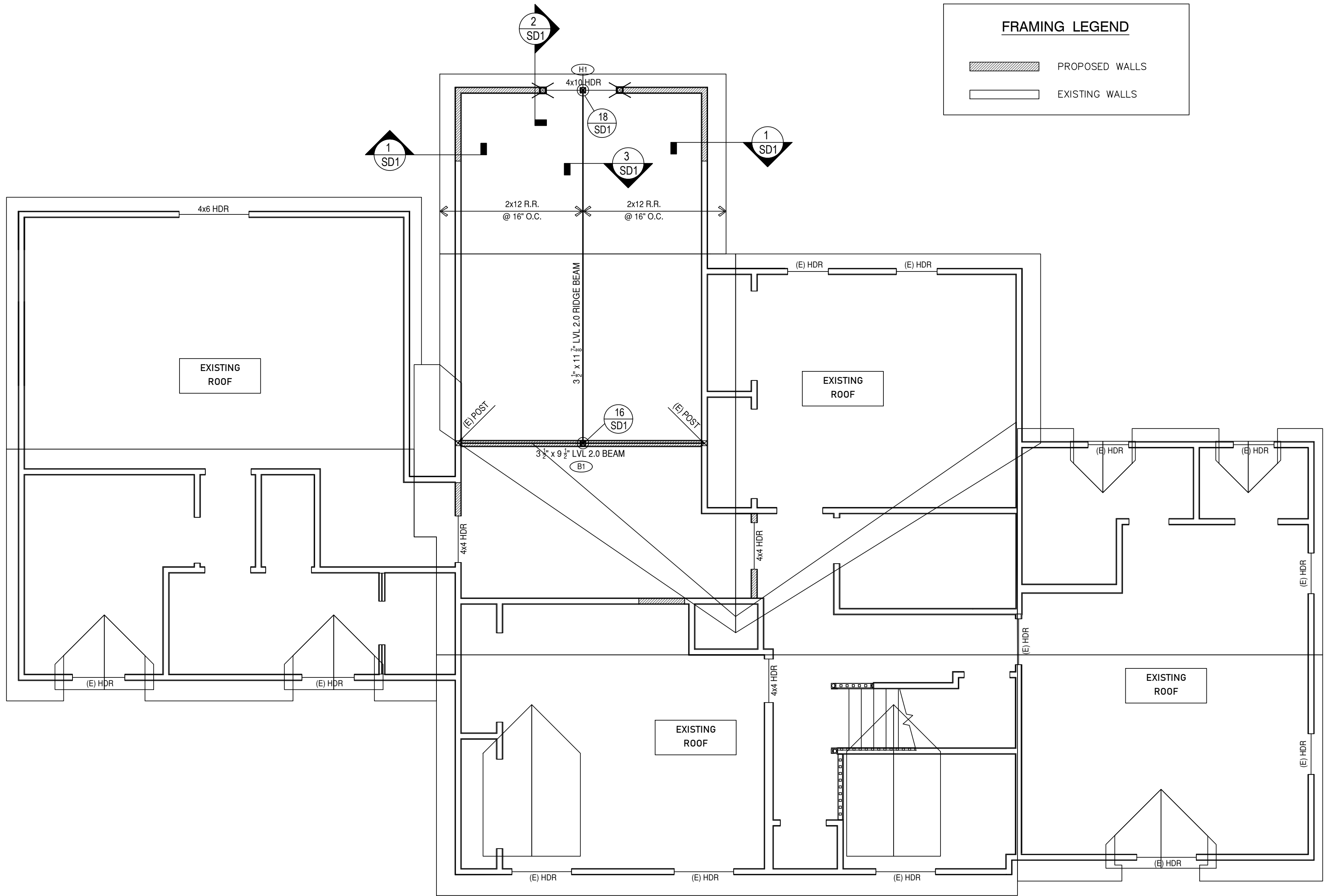


PLAN VIEW

- LEGEND:
- | | | |
|--|--|----------------------------------|
| | COLUMN SUPPORTING NEXT FLOOR/ROOF UP, 6X6 WOOD POST | 7&8/SD2 OR PER PLAN (FOUNDATION) |
| | DISCONTINUOUS COLUMN SUPPORTING THIS FLOOR/ROOF, 6X6 WOOD POST | 18/SD3 (POST/BEAM) |

FRAMING NOTES

1. ROOF SHEATHING SHALL BE:
8" APA PLYWOOD OR ORIENTED STRAND BOARDS WITH 24"/16" SPAN RATING.
UNBLOCKED = 10d COMMON NAILS @ 6" o.c. AT ALL EDGES, 12" OC FIELD MINIMUM PENETRATION IS 18" INTO FRAMING. B.N. APPLIES TO ALL SUPPORTED PLYWOOD EDGES AT:
PLYWOOD EDGES, PERIMETER WALLS, & SHEARWALLS.
2. FLOOR SHEATHING SHALL BE:
3/4" APA RATED STURDI-I-FLOOR, T&G, 24" o.c. SPAN RATING, EXPOSURE 1
10d COMMON NAILS @ 6" o.c. B.N.,
10d COMMON NAILS @ 12" o.c. F.N.,
B.N. APPLIES TO ALL SUPPORTED PLYWOOD EDGES AT:
PLYWOOD EDGES, PERIMETER WALLS, & SHEARWALLS.
3. DECK SHEATHING SHALL BE:
3/4" APA RATED STURDI-I-FLOOR, T&G, 24" o.c. SPAN RATING, EXPOSURE 1
10d COMMON NAILS @ 6" o.c. B.N.,
10d COMMON NAILS @ 12" o.c. F.N.,
B.N. APPLIES TO ALL SUPPORTED PLYWOOD EDGES AT:
PLYWOOD EDGES, PERIMETER WALLS, & SHEARWALLS.
4. TJI JOISTS (ESR-1153), TIMBERSTRANDS, AND PARALLAMS (ESR-1387) MANUFACTURER SHALL BE 'TRUSS JOIST MACMILLAN' OR EQUIVALENT.
5. A CERTIFICATE OF CONFORMANCE IS REQUIRED PRIOR TO FRAMING INSPECTION FOR ALL PARALLEL STRANDED LUMBER.
6. DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASONS MODIFY PRE-ENGINEERED / MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUED-LAMINATED MEMBERS, PARALLAMS, MICROLAMBS, I-JOISTS, LIGHT GAUGE METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH DETAIL SIGNED AND STAMPED IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE CITY OF GOVERNING BUILDING OFFICIAL.
7. USE SIMPSON "LU" HANGERS TYPICALLY FOR ALL DECK JOIST & OTHER DIMENSIONAL LUMBER, U.N.O.
8. USE SIMPSON "IUS" HANGERS WHERE TJI FLOOR JOIST ARE UTILIZED, U.N.O.
9. BEAMS BEARING ON TOP PLATES SHALL HAVE A SIMPSON 'A34' EACH SIDE (U.N.O.). ALIGN DBL 2x STUDS (U.N.O.) BELOW. NAIL TOGETHER WITH 16d @ 16" o.c.
10. ALL POSTS TO TOP PLATE AND SILL PLATE CONNECTIONS SHALL BE SIMPSON 'A34' U.N.O.
11. PROVIDE 'MSTC28' STRAP ACROSS ALL DISCONTINUOUS DBL. TOP PLATES.
12. PROVIDE DOUBLE JOISTS @ SIDES & ENDS OF ALL OPENINGS. (U.N.O.) NAIL TOGETHER WITH 16d @ 12" o.c. (TYP.)
13. PROVIDE DBL. JOISTS BELOW ALL INTERIOR WALLS 8'-0" OR GREATER IN LENGTH. PROVIDE BLOCKING @ 1/3 SPANS.
14. ALL SHEAR PANEL SHALL BE APPLIED DIRECTLY TO STUDS PRIOR TO INSTALLATION OF DECORATIVE POP-OUTS AND TRIM.
15. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN PLYWOOD SHEARWALLS.
16. ALL PLYWOOD EDGES OF FLOOR/DECK DIAPHRAGMS SHALL BE SUPPORTED BY 2x OR WIDER FRAMING ELEMENTS.
17. PROVIDE MULTIPLE STUDS UNDER BEAMS OR TRUSSES TO MATCH WIDTH OF SUPPORTED MEMBER, TYP. STUDS SHALL BE CONTINUED IN LOWER FLOORS AND/OR CRAWL SPACE TO FOOTING, TYP.
18. PROVIDE SOLID BLOCKING UNDER POSTS AND MULTIPLE STUDS TO TRANSFER LOADS TO POSTS/STUDS BELOW.
19. PRE-FAB TRUSSES 24" (BY OTHERS)
 - a) FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWING AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.
 - b) GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON PLANS AND TRUSS PROFILES WITH ARCHITECTURAL DRAWINGS AND IN FIELD WITH WALL LAYOUT PRIOR TO FABRICATION. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FOR BID PURPOSES ONLY.
 - c) TRUSSES SHALL BE DESIGNED TO WITHSTAND THE LOADS SHOWN ON THESE DRAWINGS AND THE FOLLOWING ADDITIONAL LOADS:
 - 1) ADDITIONAL LOADS AT VALLEYS AND HIPS.
 - 2) DRIFTED SNOW AT VALLEYS, PARAPETS, AROUND ROOF EQUIPMENT AND OTHER LOCATIONS PER LOCAL CODE.
 - 3) EQUIPMENT WEIGHT AS SHOWN ON THE ROOF FRAMING PLAN.
 - d) TRUSS SHALL HAVE WEB MEMBERS AT ALL INTERMEDIATE BEARING POINTS SUCH AS SHOWN ON THE TRUSS PROFILES/LOADING DIAGRAM DETAILS.
 - e) TRUSSES SHALL BE FABRICATED BY AN ESTABLISHED FABRICATOR WITH MINIMUM FIVE YEARS OF DOCUMENTED EXPERIENCE.
 - f) INSTALLATION SHALL BE IN ACCORDANCE WITH HANDLING, INSTALLING AND BRACING WOOD TRUSSES, HIB-91, TPI AND ANSI/TPI 1-2005. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
 - g) CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED.
 - h) GENERAL CONTRACTOR TO PROVIDE WEB BRACING AS REQUIRED BY TRUSS MANUFACTURER.
 - i) TRUSS FABRICATOR IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS. ALL CONNECTIONS MUST BE SHOWN ON HIS/HER PLANS CLEARLY STATING REACTION, HANGER & HANGER CAPACITY. ANY CRITICAL NON TRUSS TO TRUSS CONNECTIONS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
 - j) ADD LOAD OF 0.5K TO ANY SINGLE PANEL POINT ALLOW FOR HVAC
 - k) ADD LOAD OF 0.35K TO ANY SINGLE PANEL POINT ALLOW FOR HOOD
 - l) DESIGN SEPARATE TRUSS TO CARRY HVAC LOAD PER PLAN AND PER MECHANICAL HAVC PLAN
20. NOTE:
ANY PLUMBING DRAINPIPE OR VENT PIPE CUT THROUGH A STUD WALL SHALL BE 2x6 STUD WALL OR TWO 2x4 WALLS WITH PLYWOOD SHEAR PANEL ON NON-PLUMBING WALL.



ROOF FRAMING PLAN

SCALE: 1/4" = 1'



GDI Engineering Design
(Green Dream International LLC)
3707 Cypress Creek Parkway
Suite 310
Houston, TX 77068

PROPOSED ADDITION & REMODEL

20891 AVALON DRIVE, ROCKY RIVER, OHIO

ROOF FRAMING PLAN

Drawn By:
DATE: 06-06-2026 PROJ. NO.:

S3

SHEET NO.

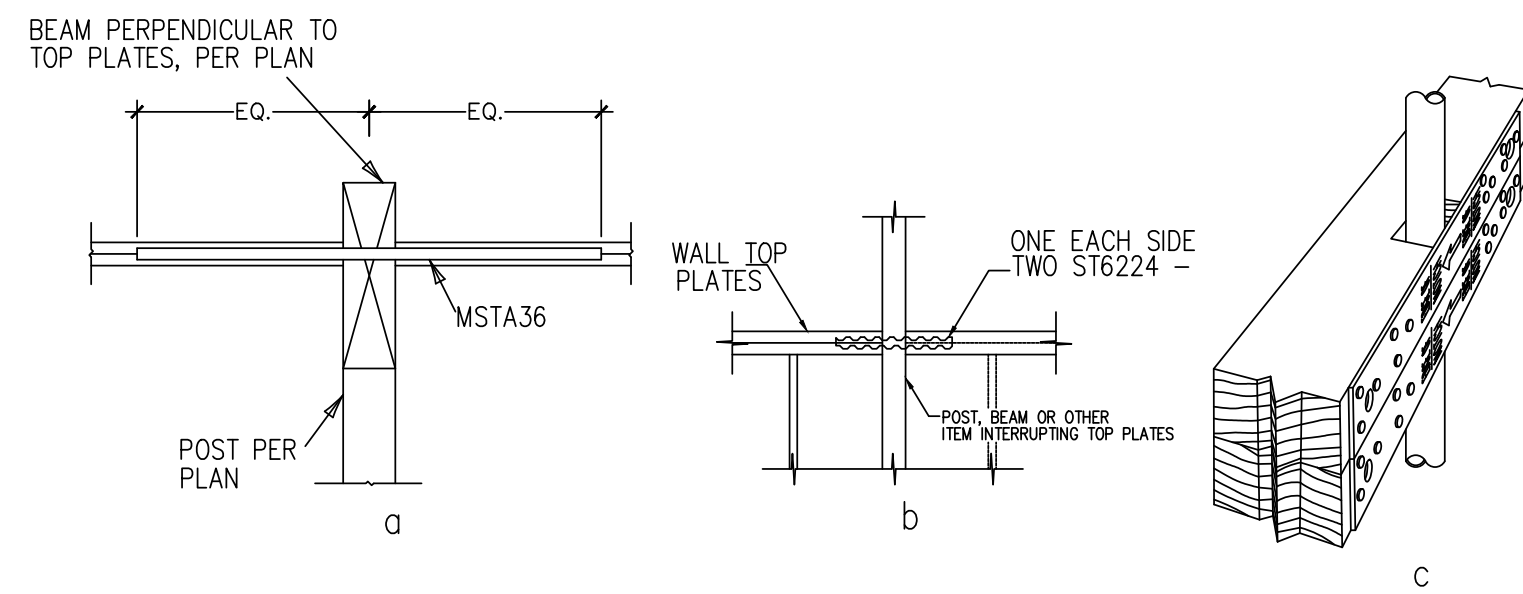
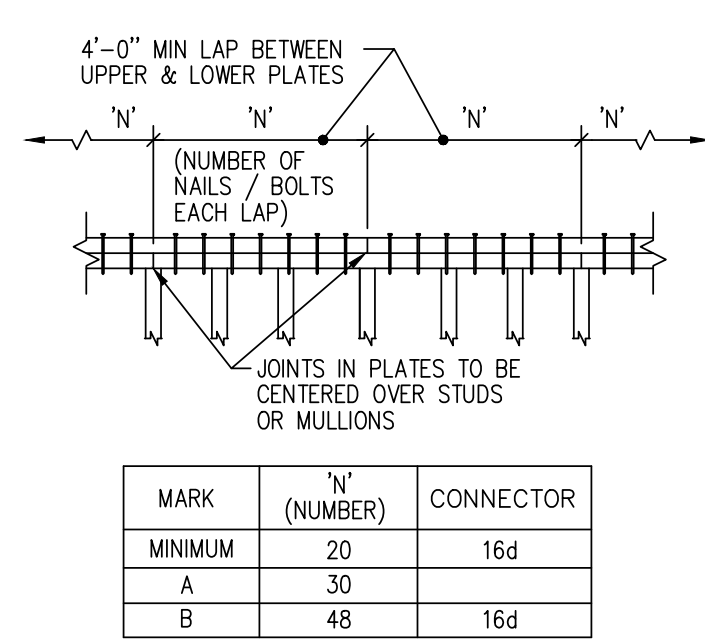
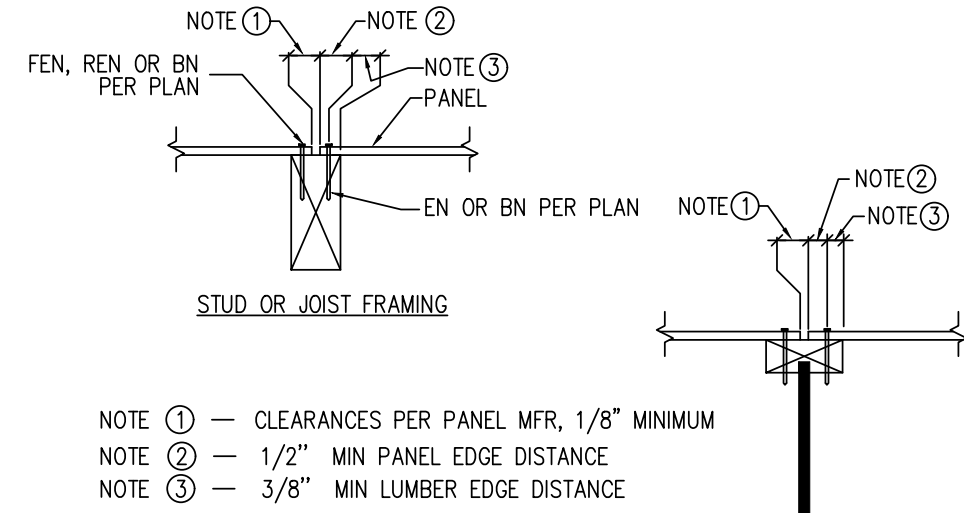
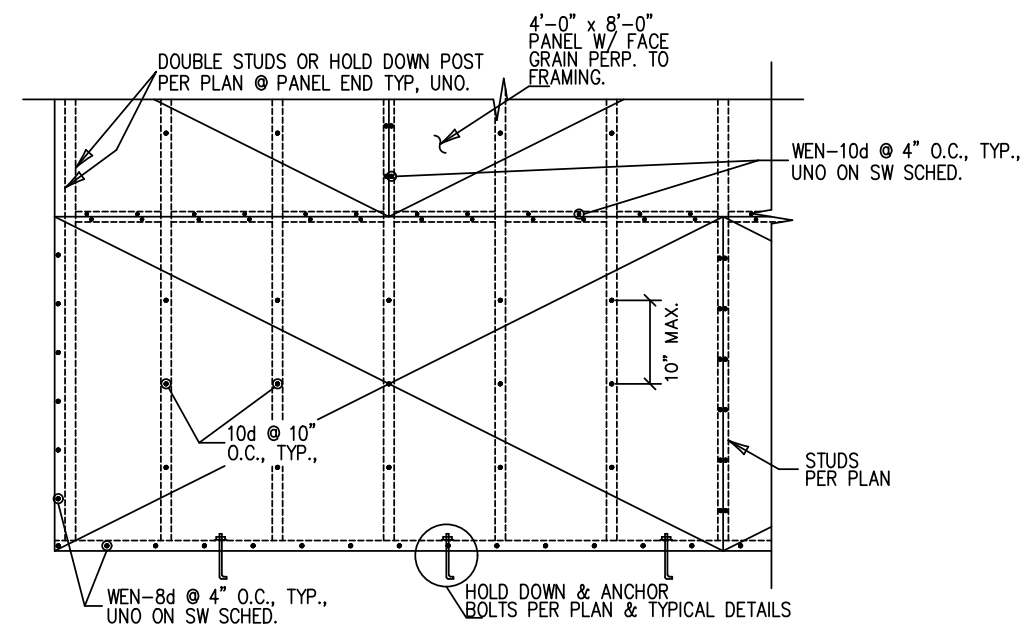
					ROOF CONNECTION	1	2	3	4	5
					ROOF TRUSS CONNECTION AT WALL	5	6	7	8	9
					STRAP DETAIL	11	12	13	14	15
					RIDGE BEAM TO CLG. BEAM DETAIL	16	18	19	20	20

NOTE:
1. GAP IN POST STRAP WHEN POST SIZE IS GREATER THAN BM. WIDTH.
2. REFER TO ICC-ESR 2604 FOR EXACT MODEL OF POST-BEAM CAPS

EXT. WALL FOOTING	1	2	3	4
NEW TO EXISTING FOUNDATION	6	7	8	9
STAIR FOOTING	11	12	13	14
HOLDOWN @ EXTERNAL CONT. FOOTING	16	17	18	19
				20

RETROFIT PAD FOOTING

BEAM TO FOOTING CONNECTION

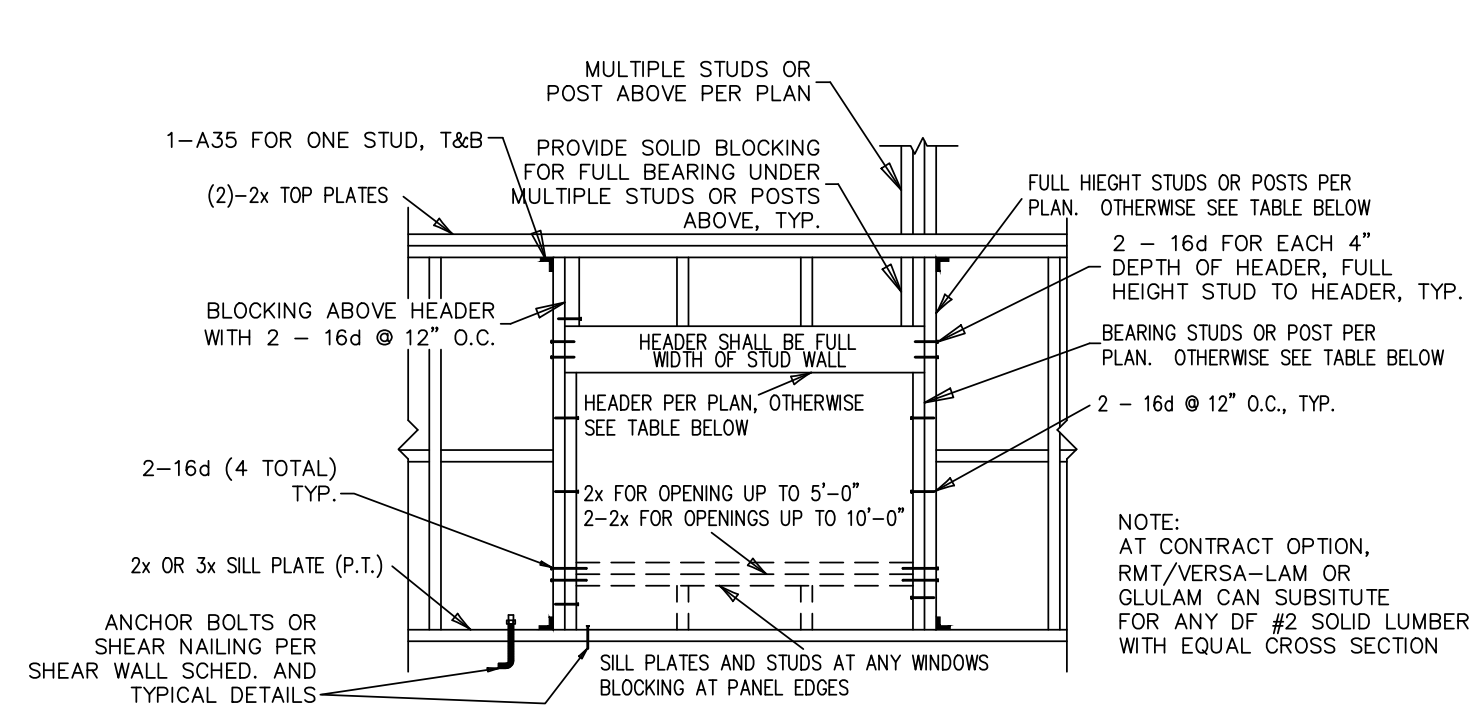
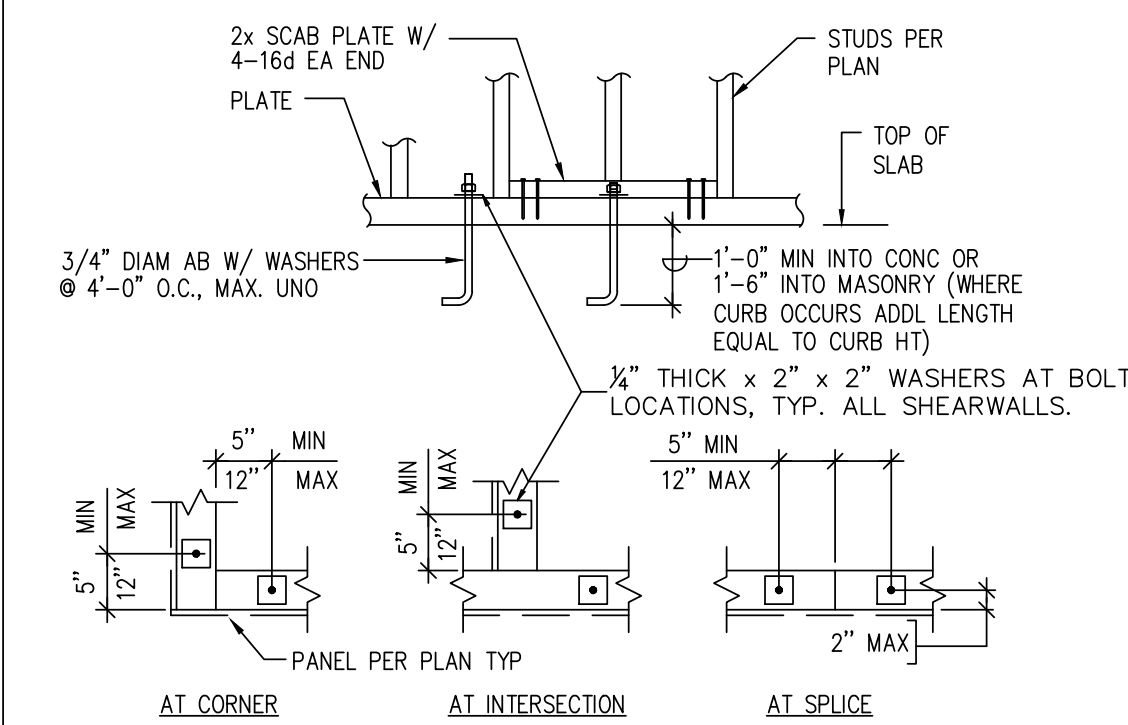
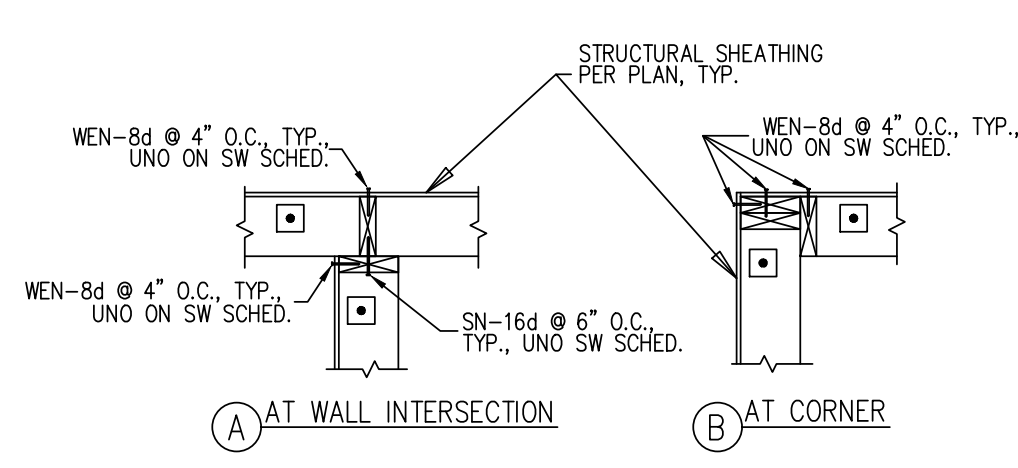
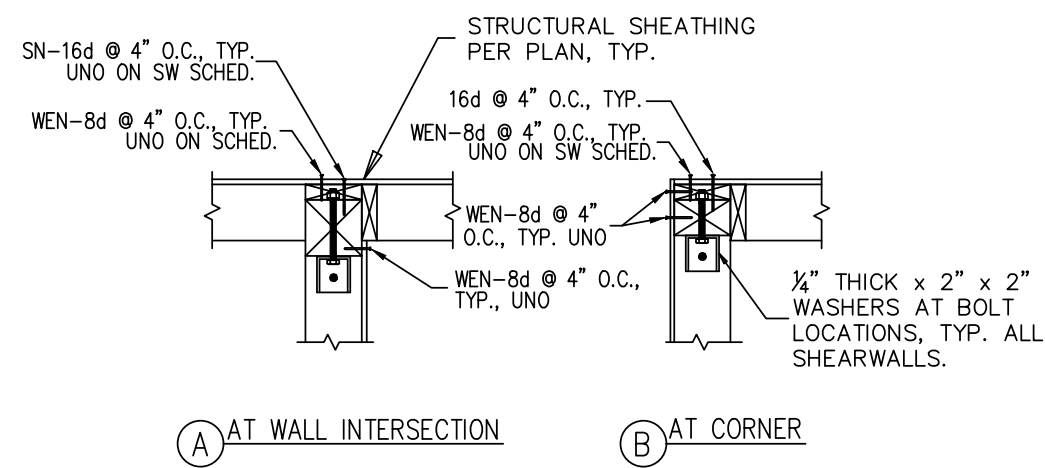


TYPICAL SHEAR WALL ELEVATION, UNO

PANEL NAILING FOR WALL, FLOOR AND ROOF

TYPICAL TOP PLATE SPLICE DETAILS, UNO

TOP PLATE REINFORCEMENT AT DISCONTINUITIES

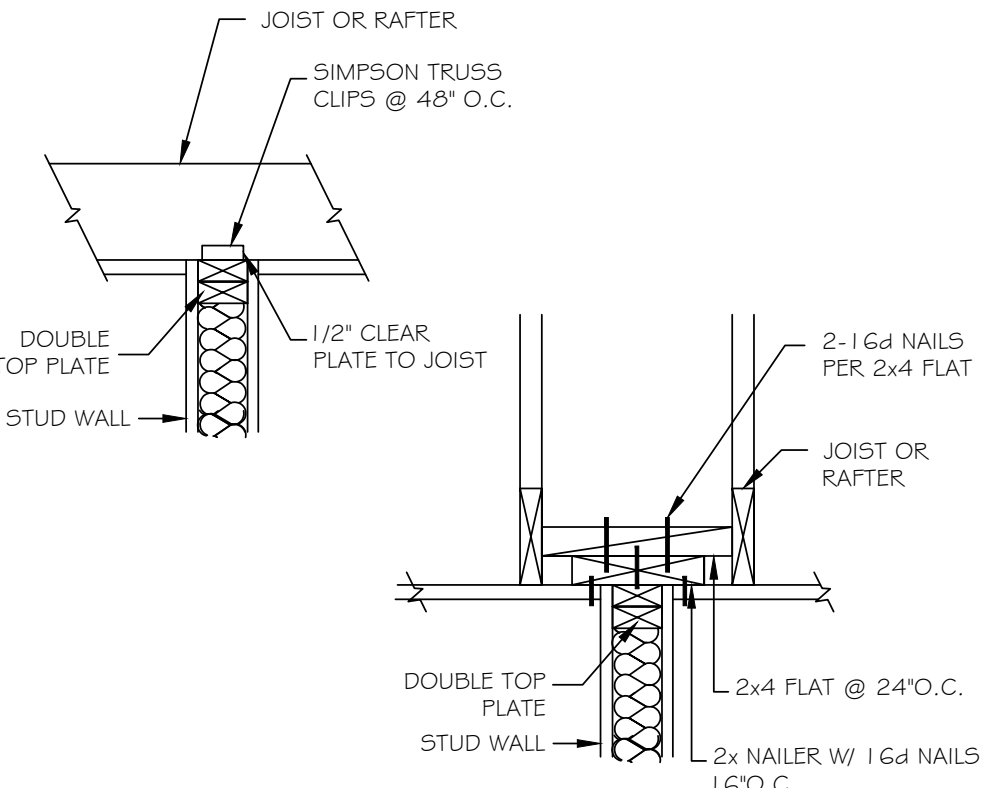
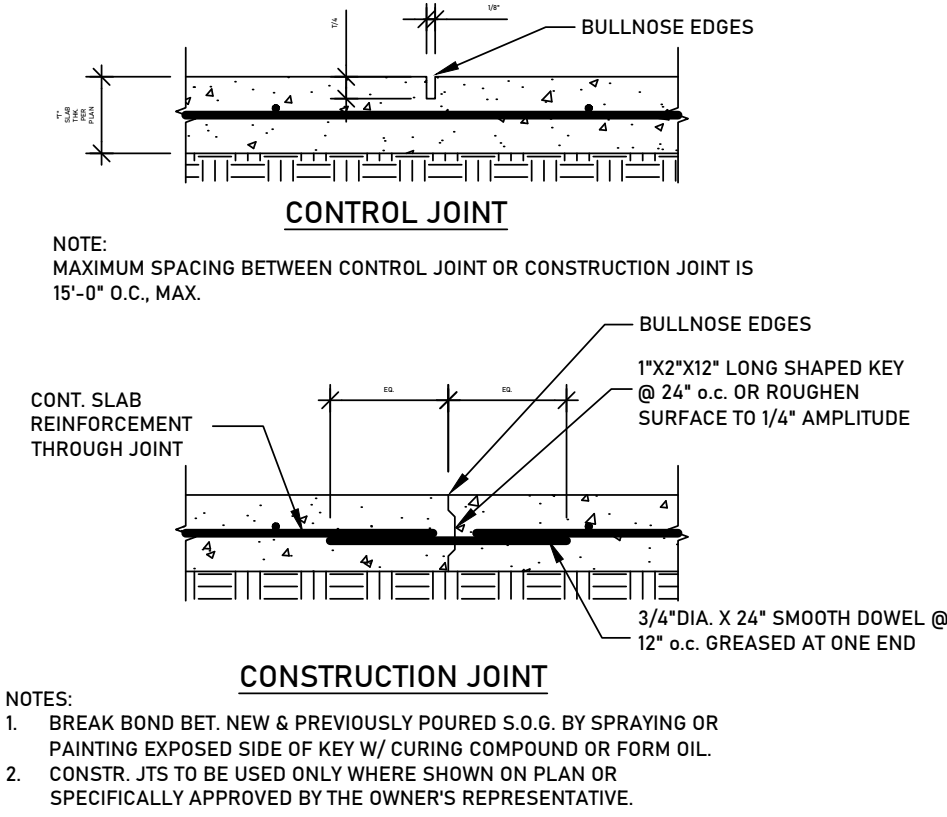
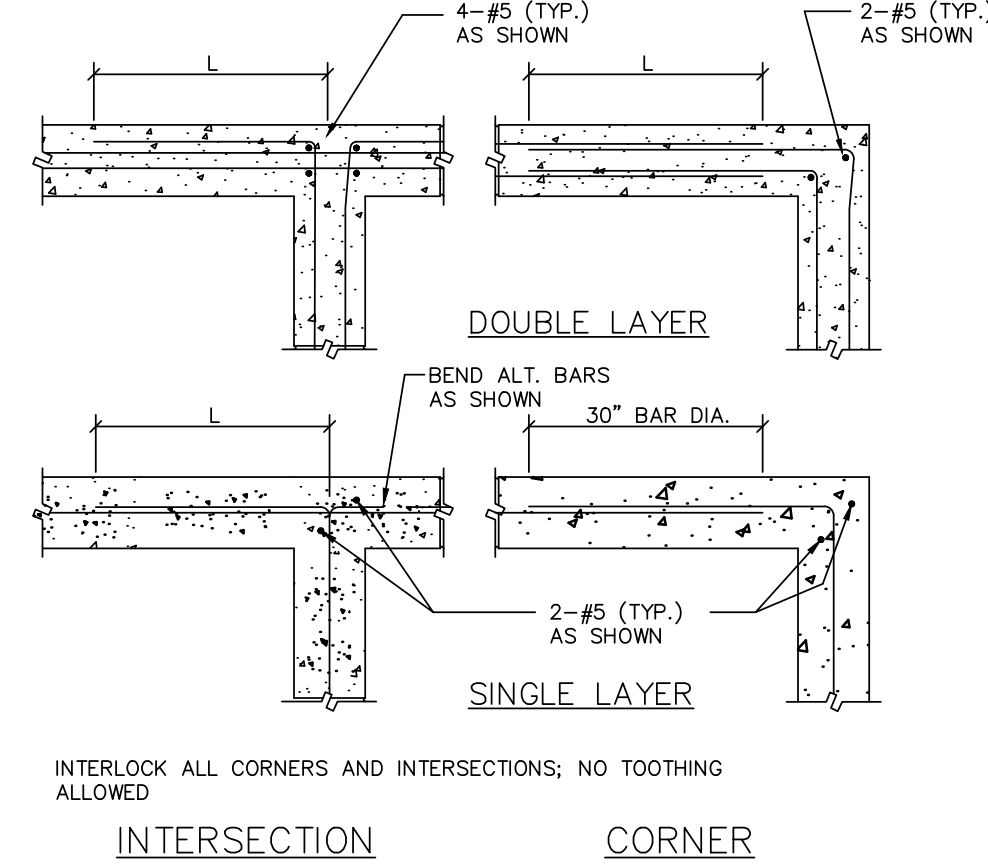
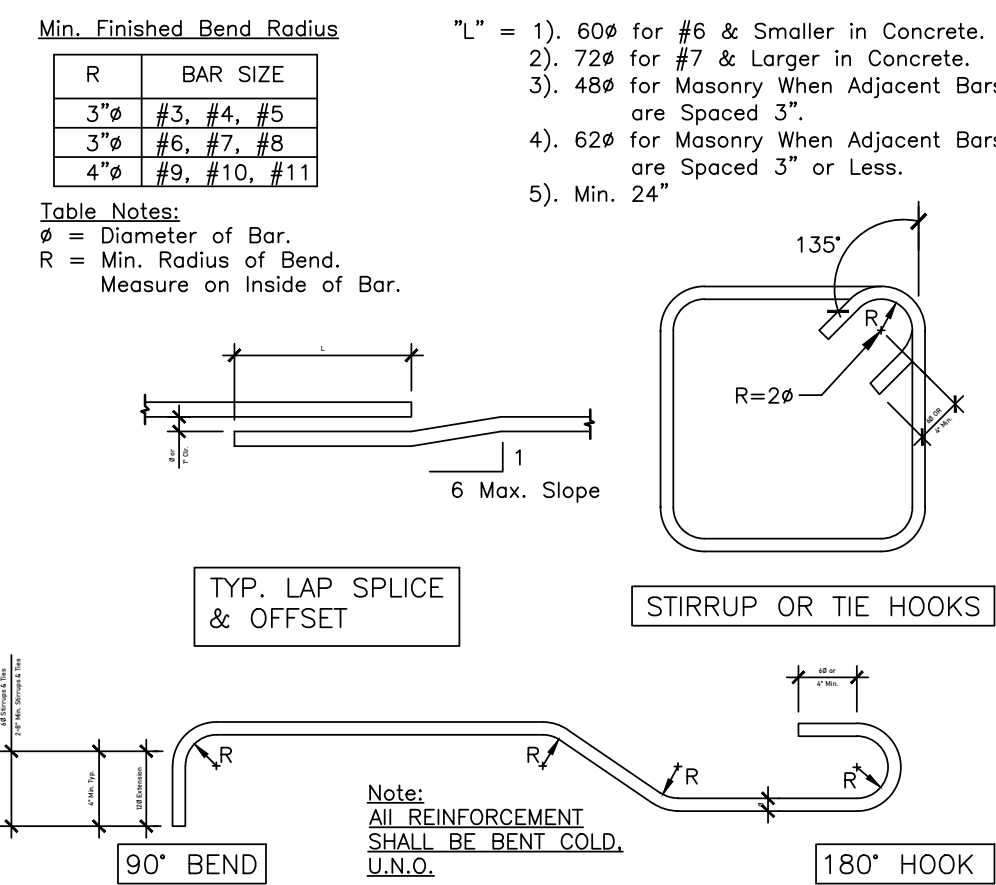


TYP. SHEARWALL INTERSECTIONS W/ HOLDDOWNS

TYP. SHEARWALL INTERSECTIONS, NO HOLDDOWN

TYP. PLATE ANCHOR BOLTS

TYP. HEADER DETAILS, UNO

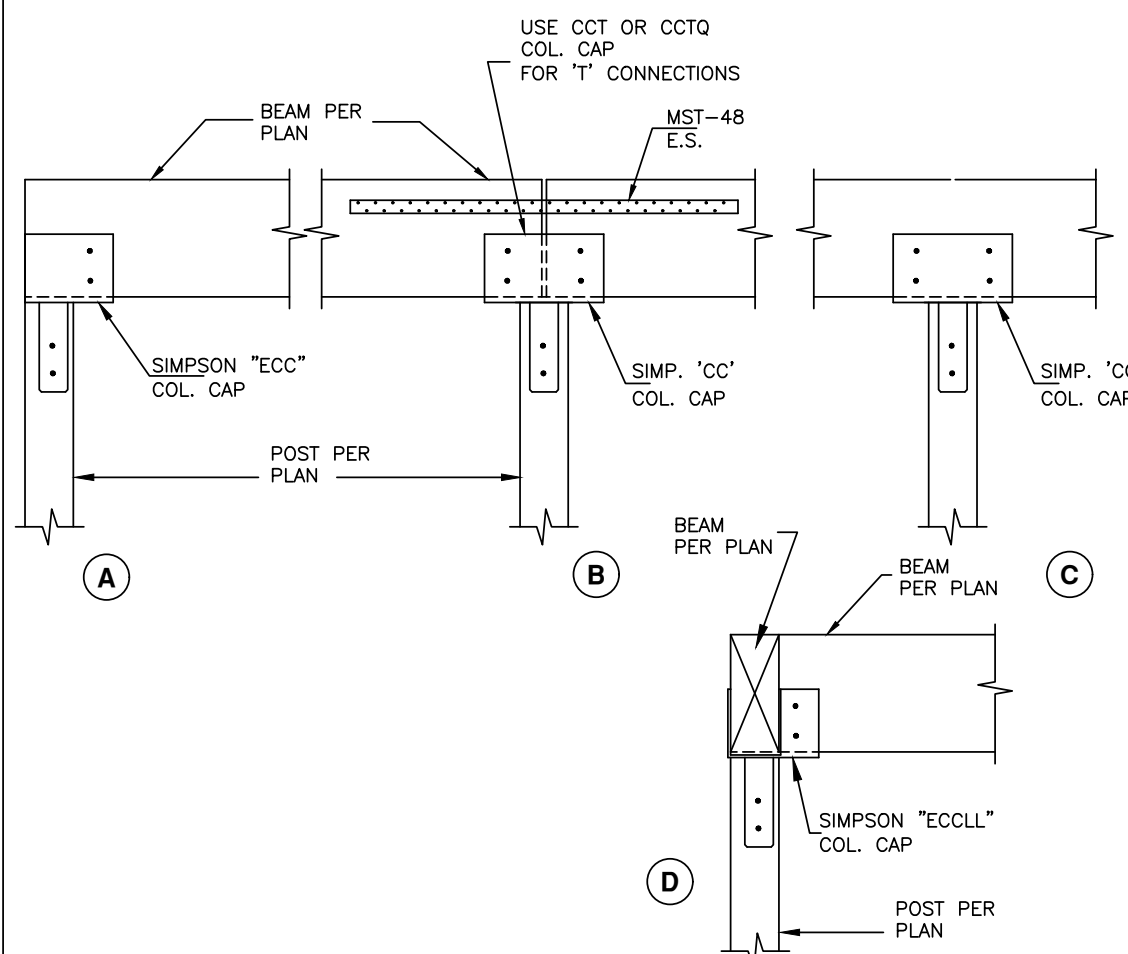
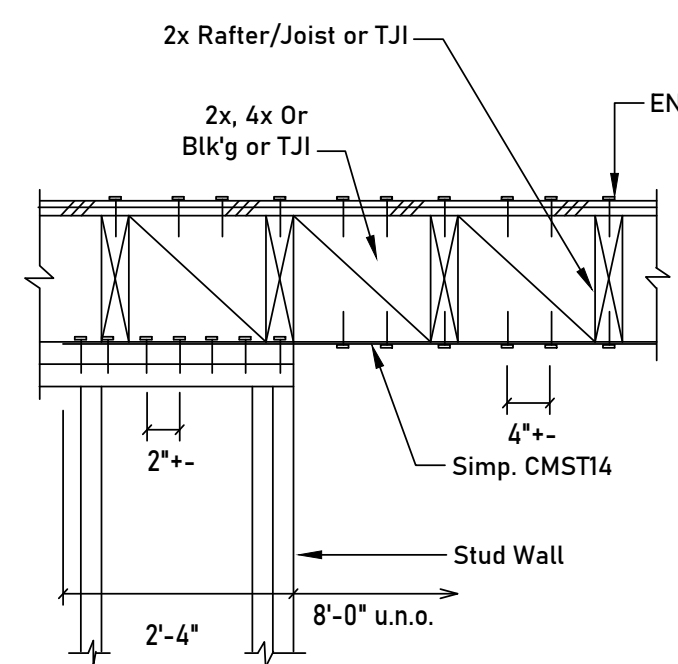
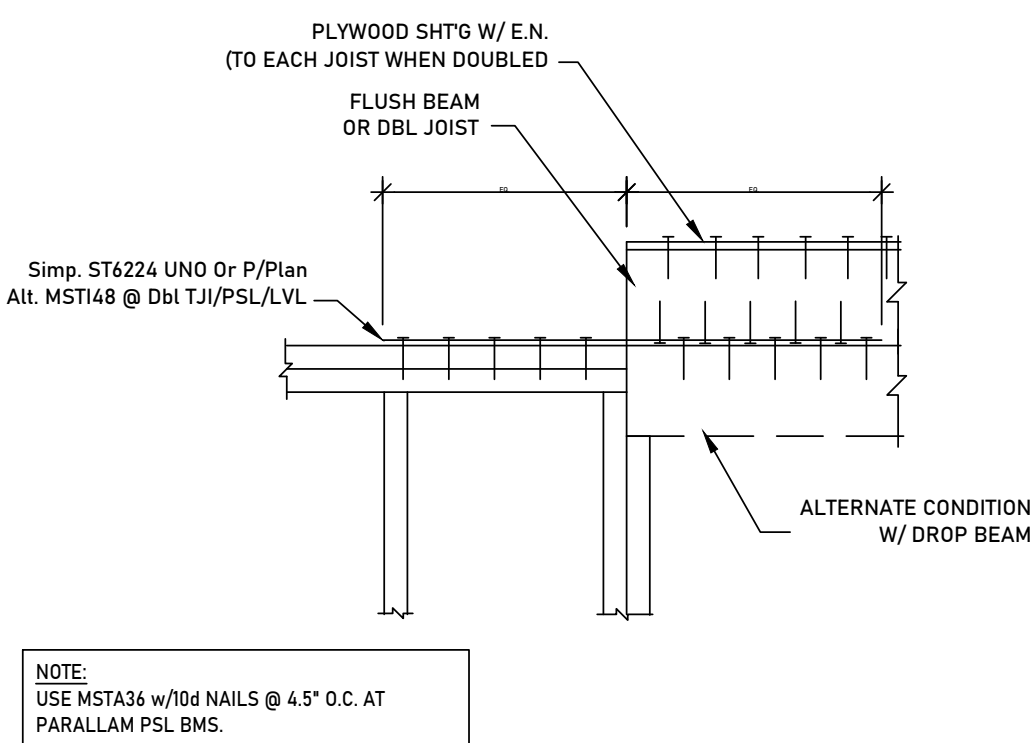


BAR BENDING

FOOTING DETAIL AT CORNER

CONTROL JOINT

NON-LOAD BEARING WALL



DRAG CONNECTION

DRAG STRUT w/BLOCKING

POST - BEAM CONNECTION