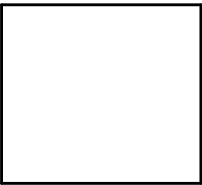


SHANNON Rd.

SCHEMATIC SITE PLAN

SCALE:1"=20'-0"



IMS

design LLC

33205 Cannon Road
Solon, Ohio 44139
440.796.3598

RESIDENCE ALTERATION

3543 Shannon Rd.
CLEVELAND HEIGHTS, OH 44118

SITE PLAN

SCALE: 1" = 20'-0"

JOB NUMBER: 24-53

NOVEMBER 30, 2024
JANUARY 9, 2025

SP

PRIVATE RESIDENCE ALTERATION

3543 Shannon Rd. CLEVELAND HEIGHTS, OH 44118

DRAWING INDEX:

CS	COVER SHEET AND NOTES
A-1	EXISTING FLOOR PLANS
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	FRONT & REAR ELEVATIONS; WALL SECTION
A-5	LEFT & RIGHT ELEVATIONS

SQUARE FOOTAGES

EXISTING AREA : 1st FLOOR - 1,848 S.F.
2nd FLOOR - 1,690 S.F.

TOTAL: 3,538 S.F.

PROPOSED AREA : 1st FLOOR - 2,044 S.F.
2nd FLOOR - 1,846 S.F.

TOTAL: 3,890 S.F.

ADDED LIVING AREA: 352 S.F.
ATTACHED GARAGE: 535 S.F.

GENERAL STRUCTURAL NOTES:

STRUCTURAL DESIGN CRITERIA

CODE: OHIO RESIDENTIAL CODE, CURRENT ED.	
ROOF LIVE LOAD:	20 PSF MIN.
GROUND SNOW LOAD:	30 PSF
SNOW IMPORTANCE FACTOR:	1.0
SNOW EXPOSURE FACTOR:	0.9
ROOF SNOW LOAD:	30 PSF
FLOOR LIVE LOAD:	
FIRST FLOOR	40 PSF
SECOND FLOOR	30 PSF
STAIR LOADS:	100 PSF
GUARDRAIL LOADS:	200 LBS ANY DIRECTION OR 50 PLF ANY DIRECTION NOT APPLIED SIMULTANEOUSLY
WIND LOAD:	
DESIGN VELOCITY:	90 MPH
EXPOSURE	B
IMPORTANCE FACTOR	1.0
DESIGN PRESSURE	15 PSF MWFRS
DEFLECTION CRITERIA	
NORMAL FLOOR LOADS	L480 LIVE LOAD L360 TOTAL LOAD
STONE TILE FLOORS	L720 FOR SPANS <= 13'-0" 0.25" FOR SPANS > 13'-0"
CERAMIC TILE FLOORS	L480 LIVE LOAD L360 TOTAL LOAD L800 FOR CONC. 300 LB L360 TOTAL LOAD
BEAMS AND HEADERS	

GENERAL

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN CASE OF CONFLICT, MORE COSTLY REQUIREMENTS GOVERN FOR BIDDING. SUBMIT CLARIFICATION REQUEST PRIOR TO PROCEEDING WITH WORK.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. UNLESS NOTED OTHERWISE, DETAILS IN STRUCTURAL DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: OHIO RES CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE"; AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION. B. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
-

FOUNDATION

- GENERAL CONTRACTOR TO RETAIN GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY AND ADEQUACY OF SOILS FOR PROJECT. SUBMIT WRITTEN REPORT TO BOTH ENGINEER OF RECORD AND LOCAL BUILDING AUTHORITY.
- FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION: ALLOWABLE BEARING = 2000 PSF. FOOTINGS SHALL BEAR ON COMPACTED FILL OR NATIVE SOILS TESTED.
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE, IF REQUIRED.
- CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH.
- FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.
- SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL. PROOF ROLL PRIOR TO PLACING BASE. REPLACE SOFT AREAS WITH COMPACTED FILL.
- PLACE FILLS TO BE COMPACTED IN MAX 8" LOOSE LIFTS. COMPACT TO MINIMUM 96% OF MAXIMUM DENSITY AT +/-2% OPTIMUM MOISTURE WHEN TESTED IN ACCORDANCE WITH ASTM D-698.
- DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FLOOR STRUCTURE IS COMPLETE OR WALL IS ADEQUATELY BRACED. USE STRUCTURAL PIPE BRACING. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF BRACING.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES (SLUMP LISTED IS MAX):

LOCATION IN STRUCTURE	
ALL CONCRETE FOOTINGS	DENSITY 145 PCF
W/C RATIO	0.55
STRENGTH	3000 PSI
SLAB-ON-GRADE (INT & EXT)	DENSITY 145 PCF
W/C RATIO	0.45
STRENGTH	4000 PSI
AIR ENTRAINMENT	6% FOR EXT & GARAGE SLABS

CONTRACTOR AT HIS OPTION MAY INCREASE SLUMP WITH USE OF HRWR ADMIXTURE. LIMIT SLUMP INCREASE TO 3" GREATER THAN THAT ALLOWED WITHOUT HRWR.
- ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- CUT JOINTS FOR SLABS ON GRADE A MAXIMUM OF 12'-0" O.C., UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. CUT JOINTS WITHIN 6 (EIGHT) HOURS AFTER PLACING CONCRETE. CONCRETE EXPOSED TO THE WEATHER, FREEZE-THAW, DEICING CHEMICALS, AND/OR PARKED VEHICLES SHALL CONTAIN 6% (%min-%max) ENTRAINED AIR EITHER BY USING TYPE "A" PORTLAND CEMENTS OR ADMIXTURES CONFORMING TO ASTM C-260.
- CURE CONCRETE BY WET CURING OR LIQUID SPRAY CONFORMING TO ASTM C-309. CONTRACTOR TO VERIFY CURING AGENT IS COMPATIBLE WITH ANY FLOOR ADHESIVES SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
- CALCIUM CHLORIDE OR CHLORIDE CONTAINING ADMIXTURES %WILL NOT %% BE PERMITTED UNDER ANY CIRCUMSTANCES. 18 DURING HOT WEATHER PLACE CONCRETE IN ACCORDANCE WITH ACI 306. DURING COLD WEATHER PLACE CONCRETE IN ACCORDANCE WITH ACI 306.

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 OF THE ACI CODE, ASTM A615, GRADE 60 U.N.O. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS. LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (MATS ONLY). PROVIDE LAPS PER THE ACI CODE. SECTION 12.8.9 MINIMUM. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.
- CONCRETE PROTECTION FOR REINFORCEMENT CAST-IN-PLACE CONCRETE (NON-PRESTRESSED) THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT %%COVER UNLESS NOTED OTHERWISE:

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"	
B. CONCRETE EXPOSED TO EARTH OR WEATHER: 2"	
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 1 1/2"	
D. SLABS, WALLS, JOISTS: 3/4"	

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION (EXCLUDING SECTION A7).
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (U.N.O.):

ALL WF SHAPES, U.N.O.:	ASTM A992
BASE PLATES, CONNECTION PLATES, ANGLES, CHANNELS, AND MISCELLANEOUS:	ASTM A-36
PIPE COLUMNS:	ASTM A-53, GRADE B
TUBE SECTIONS:	A-500, GRADE B
H.S. BOLTS:	A-325, S.C. U.N.O.
NON-STRUCTURAL BOLTS:	A-307
- ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (U.N.O.). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTION SECTION AND STEEL DETAIL DRAWINGS FOR WELDING INSPECTION REQUIREMENTS.

MASONRY

- CONSTRUCT ALL MASONRY WALLS IN ACCORDANCE WITH ACI 530 AND ACI 530.1 UNLESS OTHERWISE SHOWN OR NOTED.
- MATERIALS:

ASTM C-90 LOAD BEARING UNITS:	
ASTM C-45 CONCRETE BRICK:	
ASTM C-216, TYPE FBS, GRADE SW FACING BRICK:	
ASTM C-129 NON LOAD BEARING UNITS:	
ASTM C-270 (PROPORTION METHOD) MORTAR (TYPE M, S, N, OR O):	
ASTM C-476 (2000 PSI, PROPORTION METHOD) GROUT:	
ASTM A-615 GRADE 60 REINFORCING STEEL BARS:	
- MASONRY PRISM STRENGTH: (f'm) = 1,800 PSI AT 28 DAYS, UNLESS NOTED
- MORTAR USAGE:

FOR ABOVE AND BELOW GRADE WALLS:	TYPE S
REINFORCED MASONRY:	TYPE S
LOAD BEARING (INTERIOR AND EXTERIOR):	TYPE N
NON-LOAD BEARING (EXTERIOR):	TYPE N
NON-LOAD BEARING PARTITIONS (INTERIOR):	TYPE N
- ACCELERATING ADMIXTURES MAY BE USED IN MORTAR FOR COLD WEATHER CONST. EXCEPT ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS. EUCILD CHEMICAL "ACCELGARD 80" OR EQUAL WILL BE ACCEPTABLE.
- CONCRETE MASONRY UNITS AND MORTAR ARE TO CONTAIN AN INTEGRAL WATER REPELLENT ADMIXTURE, GRADE "DRY-BLOCK", DEGUSSA "RHEOPEL WR" OR EQUAL. ADD DOSAGES TO BLOCK MIX AND MORTAR MIX PER MANUFACTURERS WRITTEN RECOMMENDATIONS.
- IN MASONRY WALLS, NO CHASES, RISERS, CONDUITS OR TOOTHING OF MASONRY SHALL OCCUR WITHIN 17" OF CENTERLINE OF BEAM BEARING OR CONCENTRATED LOADS. DO NOT INSTALL ANY BEAM, JOIST, BEARING PL OR CONT ANGLE ACROSS CONTROL OR EXPANSION JOINT. SHIFT BEAM, JOIST OR BRG PL TO ONE SIDE, ADJUST SPACING AS NEEDED. CUT CONT ANGLES AT JOINTS. GO TO COORD JOINT LOCATIONS WITH BEAM/JOIST BEARING USE TWO COURSES (16") OF SOLID OR GROUTED SOLID MASONRY BELOW EACH BEAM BEARING MINIMUM UNLESS NOTED OTHERWISE.
- PROVIDE HORIZONTAL JOINT REINFORCING IN ALL MASONRY WALLS AT 16" O.C. 10. VERTICALLY, JOINT REINFORCING SHALL BE DUR-O-WALL LADDER TYPE, 9 GA GALVANIZED WIRE, OR EQUAL. LAP SPICES MINIMUM 6".
- VENEER ANCHORS TO BE TWO PIECE, PINTEL AND EYE RECTANGULAR TYPE OR 3 ADJUSTABLE WITH TRIANGULAR TIES. TIES ARE TO BE MIN 3" GALVANIZED WIRE. 16 SPACE TIES AT 16" O.C. VERT AND 24" O.C. HORZ STAGGER ROWS. CORRUGATED TIES WILL NOT BE PERMITTED PROVIDE UNITS APPROPRIATE FOR THE USE, I.E. SASH, BULLNOSE, BOND, ETC.
- PROVIDE FIRE RATED OR EQUIVALENT MASONRY UNITS AT FIREWALLS, STAIRWELLS AND ELEVATOR SHAFT. CERTIFICATES OF COMPLIANCE SHALL BE FURNISHED UPON REQUEST.
- DURING CONSTRUCTION, BRACE MASONRY WALLS IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" BY THE COUNCIL FOR MASONRY WALL BRACING. CONTRACTOR IS SOLELY RESPONSIBLE TO MEET THESE REQUIREMENTS.
- CONSTRUCT MASONRY IN ACCORDANCE WITH ACI 530.1 SECTION 1.8 DURING COLD OR HOT WEATHER. USE OF 100% CHLORIDE FREE ACCELERATING ADMIXTURE IS SUBJECT TO APPROVAL BY ENGINEER. SUBMIT PRODUCT DATA PRIOR TO APPLICATION.

STEEL LINTEL SCHEDULE

- PROVIDE STEEL LINTELS AS PER THE FOLLOWING SCHEDULE IN ALL MASONRY WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

L3 12x3 1/2x14 FOR OPENINGS UP TO 4'-0"	
L5x3 1/2x 5/16 FOR OPENINGS FROM 4'-1" TO 6'-0"	
L6x3 1/2x5/16 FOR OPENINGS FROM 6'-1" TO 7'-0"	
W8x18 with 5/16" Plate FOR OPENINGS FROM 7'-1" TO 10'-0"	
FOR OPENINGS GREATER THAN 10'-0" AND NOT SHOWN ON PLANS ALLOW FOR A MINIMUM BEAM WEIGHT OF 36 PLF PLUS A 5/16" x 11" BOT	
- ALL LINTELS SHALL BEAR ON 8" OF SOLID MASONRY, U.N.O.
- USE ONE ANGLE FOR EACH 4" WYTHE OF MASONRY. PLATES ARE TO BE 1" LESS THAN NOMINAL WALL THICKNESS.
- MINIMUM THICKNESS OF LINTELS IN EXTERIOR WALLS TO BE 5/16".
- ANGLES OR PLATES IN EXTERIOR WIDTHS OF MASONRY WALLS ARE TO BE HOT DIPPED GALVANIZED.
- FOR MULTI WYTHE WALLS WITH AIR SPACES, CONTRACTOR IS TO INCLUDE 6. ADDITIONAL ANGLES, PLATES, AND CHANNELS TO CLOSE OFF AIRSPACE AT LINTEL LOCATIONS. SEE DETAILS ON DRAWINGS. IF NO DETAILS ARE SHOWN, CONTACT ENGINEER FOR FURTHER INFORMATION AND DETAILS.

ROUGH CARPENTRY

- DETAIL, FABRICATE, AND ERECT ALL STRUCTURAL LUMBER IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION BY NATIONAL FOREST PRODUCTS ASSOCIATION AND TIMBER CONSTRUCTION MANUAL BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION
- MATERIALS:

S4S LUMBER (ASLS PS 20) SPECIES:	DOUGLAS FIR, HEM FIR OR S-P-F OR AS SELECTED BY ARCHITECT GRADE:
	NO. 2 OR BETTER, 19% MC, KILN DRIED
"T"JOISTS:	ENGINEERED LVL FLANGES WITH OSB WEB, ASTM D 5055 AND APA PRJ-400 ALTERNATE MANUFACTURERS MAY BE SUBSTITUTED FOR SIZES SPECIFIED. VALUES EQUAL OR EXCEED THOSE I PROVIDED BOTH MOMENT CAPACITY AND E OF SPECIFIED PRODUCT
GLUE LAMINATED LUMBER:	(ATC 103 AND 117): Fb = 2400 PSI, Fv = 200 PSI
E = 1,700,000 PSI	ADHESIVE TO BE WATER RESISTANT TYPE
LAMINATED VENEER LUMBER (LVL):	ASTM D 5456, Fb = 2800 PSI, Fv = 105 PSI
E = 1,900,000 PSI	
SHEATHING - APA RATED FOR APPLICATION:	
EXTERIOR GRADE AT ROOFS	
EXPOSURE 1 FOR WALLS AND FLOORS	
PLYWOOD - APA VOLUNTARY STANDARD PS-1	
ORIENTATED STRAND BOARD - VOLUNTARY STANDARD PS-2	
- TREATED LUMBER - TO BE FACTORY PRESSURE APPLIED AS FOLLOWS:

EXTERIOR EXPOSURES	GROUND CONTACT, AWPA UC3B OR UC4B
FIRE RESISTANT:	AWPA UCA FOR INTERIOR AND UCFB FOR EXTERIOR.

SEE ARCHITECTURAL DRAWINGS FOR FIRE TREATED LUMBER LOCATIONS.

- LUMBER SUPPLIER SHALL FURNISH ALL APPROPRIATE CONNECTIONS FOR ATTACHING LUMBER FRAMING AND ANCHORING TO ADJACENT CONSTRUCTION. CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM 16 OR 18 GA. SHEET METAL FOR SINGLE OR DOUBLE 2x LUMBER MEMBERS OR 3, 7 OR 12 GA. STEEL PLATE FOR MULTIPLE PLY, GLULAM OR LVL MEMBERS, AS AS MANUFACTURED BY CLEVE STL SPEC, U S P, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO ATTC STANDARD NO. 14.
- BOLTS, NAILS, SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO FIRE-TREATED LUMBER, CHEMICAL FUMES, WEATHER AND/OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED, UNLESS INDICATED OTHERWISE ON DRAWINGS.
- ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND SPIKES USED FOR PRESSURE TREATED LUMBER CONNECTIONS SHALL BE FABRICATED FROM STAINLESS STEEL, TYPE 304 OR 316.
- DESIGN, FABRICATE AND ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES". SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. DRAWINGS ARE TO INCLUDE: DESIGN LOADS, REACTIONS, MEMBER SIZES, STRESSES, PLATE SIZES, DIMENSIONS, AND ERECTION DRAWINGS AS REQUIRED. TRUSS MANUFACTURER TO PROVIDE CERTIFIED DOCUMENTS INDICATING THE MANUFACTURER HAS A MINIMUM OF 5 YEARS EXPERIENCE IN DESIGNING AND PRODUCING TRUSSES FOR NON-RESIDENTIAL CONSTRUCTION. FAILURE TO SUBMIT THIS DOCUMENT WILL BE CAUSE FOR REJECTION OF TRUSS MANUFACTURER AND ANY TRUSS SUBMITTALS.
- ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE DBS-89 "TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" INCLUDING GROUND BRACE, LATERAL BRACES AND DIAGONAL "X" BRACES. IF NOT SHOWN OTHERWISE ON CONSTRUCTION DOCUMENTS, TEMPORARY BRACING IS TO BE LEFT PERMANENTLY IN PLACE. PROVIDE WOOD HEADERS AS 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 OPENINGS FROM 4'-0" TO 6'-0": 2-2x6s FOR OPENINGS FROM 6'-1" TO 8'-0": 2-2x10s 2-2x12s FOR OPENINGS FROM 8'-1" TO 10'-0":
- STUD SCHEDULE - USE THE FOLLOWING SCHEDULE, UNLESS NOTED OTHERWISE ON PLANS. PROVIDE ONE ADDITIONAL KING STUD EACH SIDE, FULLY NAILED TO JACK STUDS.

BEARING WALLS MAX OPENING SIZE	ONE	ONE
UP TO 4	ONE	ONE
4' TO 6	ONE	ONE
6' TO 8	ONE	2
8' TO 10	2	3
10' TO 12	2	3
OVER 12	SEE PLAN	SEE PLAN
- ADD ONE 2x MEMBER FOR EACH ADDITIONAL 2" NOMINAL WALL WIDTH.

- PROVIDE BEARING JACK-STUDS EQUAL TO NUMBER OF BEAM LAMINATIONS PLUS ONE KING-STUD UNDER ALL BEAM BEARING LOCATIONS. STUDS ARE TO EXTEND TO SOLID OR BEAM BEARING OR AS NEEDED. BLOCK SOLID AS NEEDED.
- FASTEN ALL COMPONENTS WITH NAILS OR SCREWS PER OHIO RESIDENTIAL CODE REQUIREMENTS, UNLESS NOTED OTHERWISE ON DRAWINGS. STAPLES FOR ANY PURPOSE SHALL NOT BE PERMITTED.

CONNECTION NAILING SCHEDULE

- JOIST TO SILL OR GIRDER, TOENAIL 3-8d (1)
- BRIDGING TO JOIST, TOENAIL EACH END 2-8d
- 1" x 6" (25 mm x 152 mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 2-8d
- WIDER THAN 1" x 6" (25 mm x 152 mm) SUBFLOOR TO EACH JOIST, FACE NAIL 2" (51 mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16d
- SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL 16d @ 16" (406 mm) O.C.
- SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS 3-16d PER 16" (406 mm) O.C.
- TOP PLATE TO STUD, END NAIL 2-16d
- STUD TO SOLE PLATE 4-8d TOENAIL, OR 2-16d END NAIL
- DOUBLED STUDS, FACE NAIL 16d @ 24" (610 mm) O.C.
- DOUBLED TOP PLATES, TYPICAL FACE NAIL 16d @ 16" (406 mm) O.C.
- DOUBLE TOP PLATES, LAP SPICE 8-16d
- BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL 3-8d
- RIM JOIST TO TOP PLATE, TOENAIL 8d @ 6" (152 mm) O.C.
- TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 2-16d
- CONTINUOUS HEADER, TWO PIECES ALONG EACH EDGE 16d AT 16" (406 mm) O.C.
- CEILING JOISTS TO PLATE, TOENAIL 3-8d
- CONTINUOUS HEADER TO STUD, TOENAIL 4-8d
- CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3-16d
- CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 3-16d
- RAFTER TO PLATE, TOENAIL 3-8d
- 20" (25 mm) BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8d
- 21" x 8" (25 mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL 2-8d
- WIDER THAN 1" x 6" (25 mm x 152 mm) SHEATHING TO EACH BEARING, FACE NAIL 3-8d
- BUILT-UP CORNER STUDS 16d @ 24" (610 mm) O.C.
- BUILT-UP GIRDER AND BEAMS 20d @ 32" (813 mm) O.C.
- AT TOP AND BOTTOM AND STAGGERED, 2-20d AT ENDS AND AT EA SPLICE.
- 51 (mm) PLANKS 2-16d AT EACH BEARING
- WOOD STRUCTURAL PANELS AND PARTICLE BOARD: (2) SUBROOF, ROOF AND WALL SHEATHING, (7) FRAMING:

1/2" AND LESS	6d (3)
1/2" - 3/4"	8d (4) OR 5d (5)
7/8" - 1"	8d (3)
1 1/8" - 1 1/4"	10d (4) OR 8d (5)
- COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):

3/4" AND LESS	8d (5)
7/8" - 1"	8d (5)
1 1/8" - 1 1/4"	10d (4) OR 8d (5)
- PANEL SIDING (TO FRAMING):

1/2" (13 mm) OR LESS	6d (6)
5/8" (16 mm)	8d (6)
- FIBERBOARD SHEATHING: (7)

1/2" (13 mm) THICKNESS	6d (4)
25/32" (20 mm) THICKNESS	No. 16 GA (9)
- INTERIOR PANELING

1/4" THICKNESS	6d (10)
3/8" THICKNESS	8d (11)

NOTES (AS IDENTIFIED IN PARENTHESES ABOVE)

- COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2314.3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK.
- COMMON.
- DEFORMED SHANK.
- CORROSION-RESISTANT SIDING AND CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.
- FASTENERS SPACED 3 INCHES (76 mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 mm) ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16"-DIAMETER-HEAD AND 1-1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH. FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.
- STAPLES OF ANY TYPE MAY NOT BE USED UNDER ANY CIRCUMSTANCES.
- PANEL SUPPORTS AT 16 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED; CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE EDGES.

PRIVATE RESIDENCE
ALTERATION

COVER SHEET,
GENERAL STRUCTURAL
NOTES

SCALE: N.T.S.

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CS

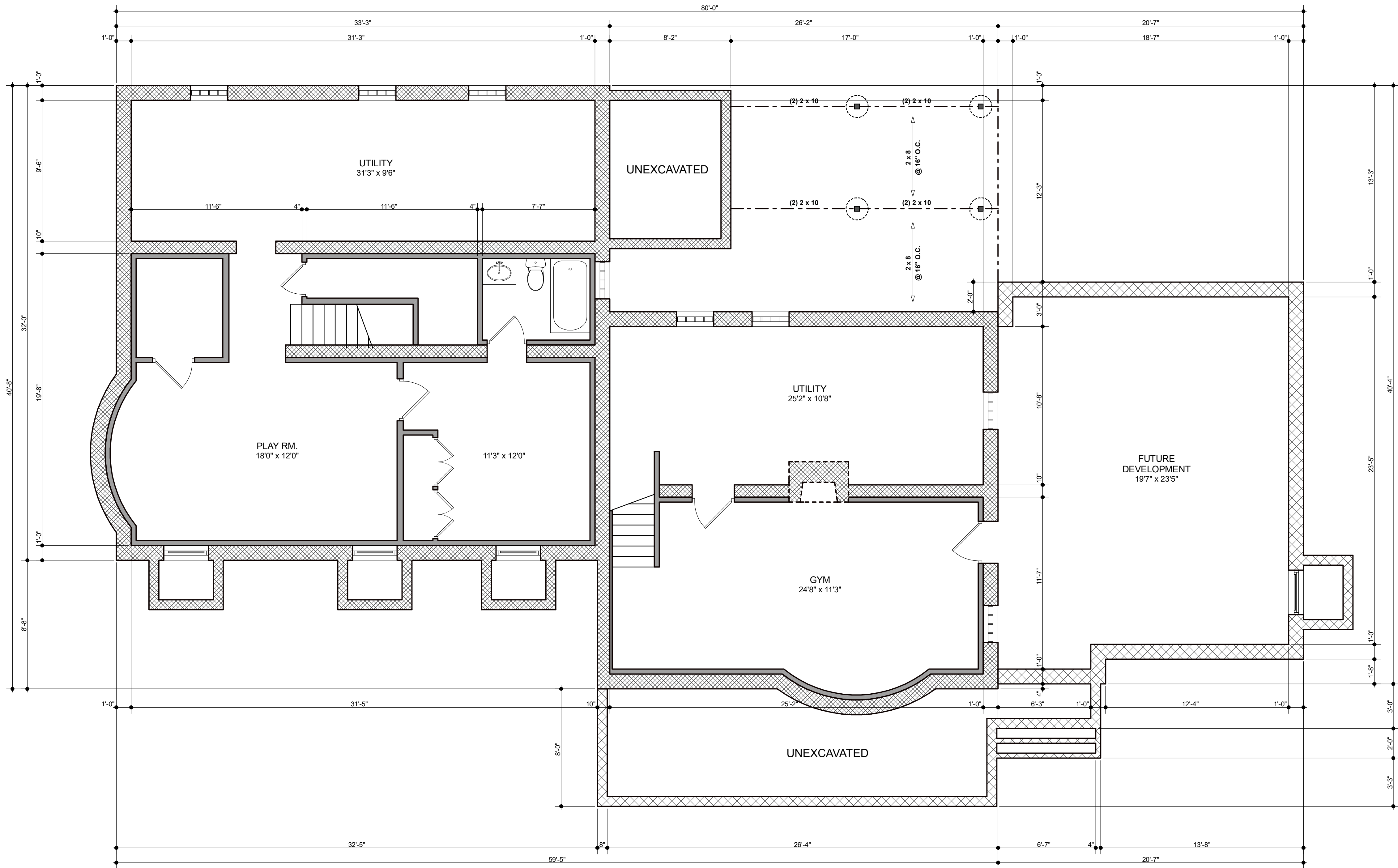
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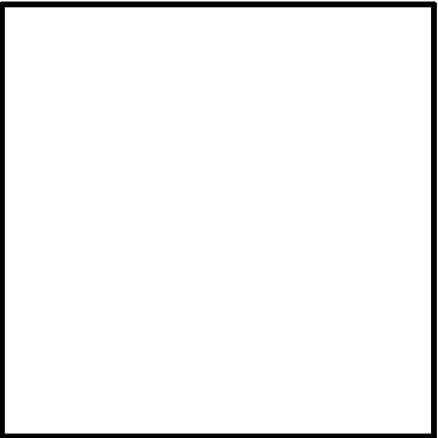
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BASEMENT PLAN

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

- EXISTING WALL TO REMAIN
- NEW WALLS



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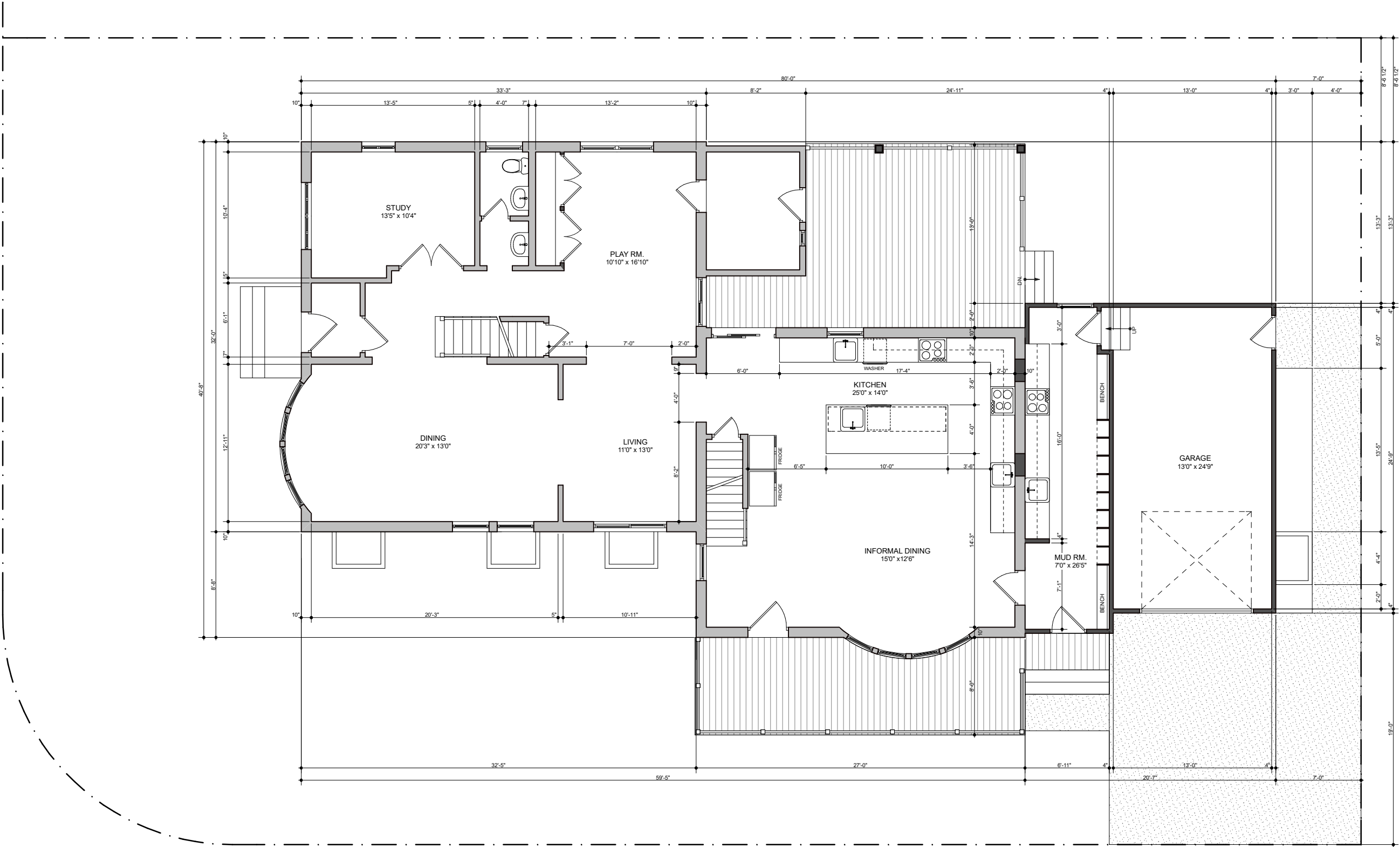
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BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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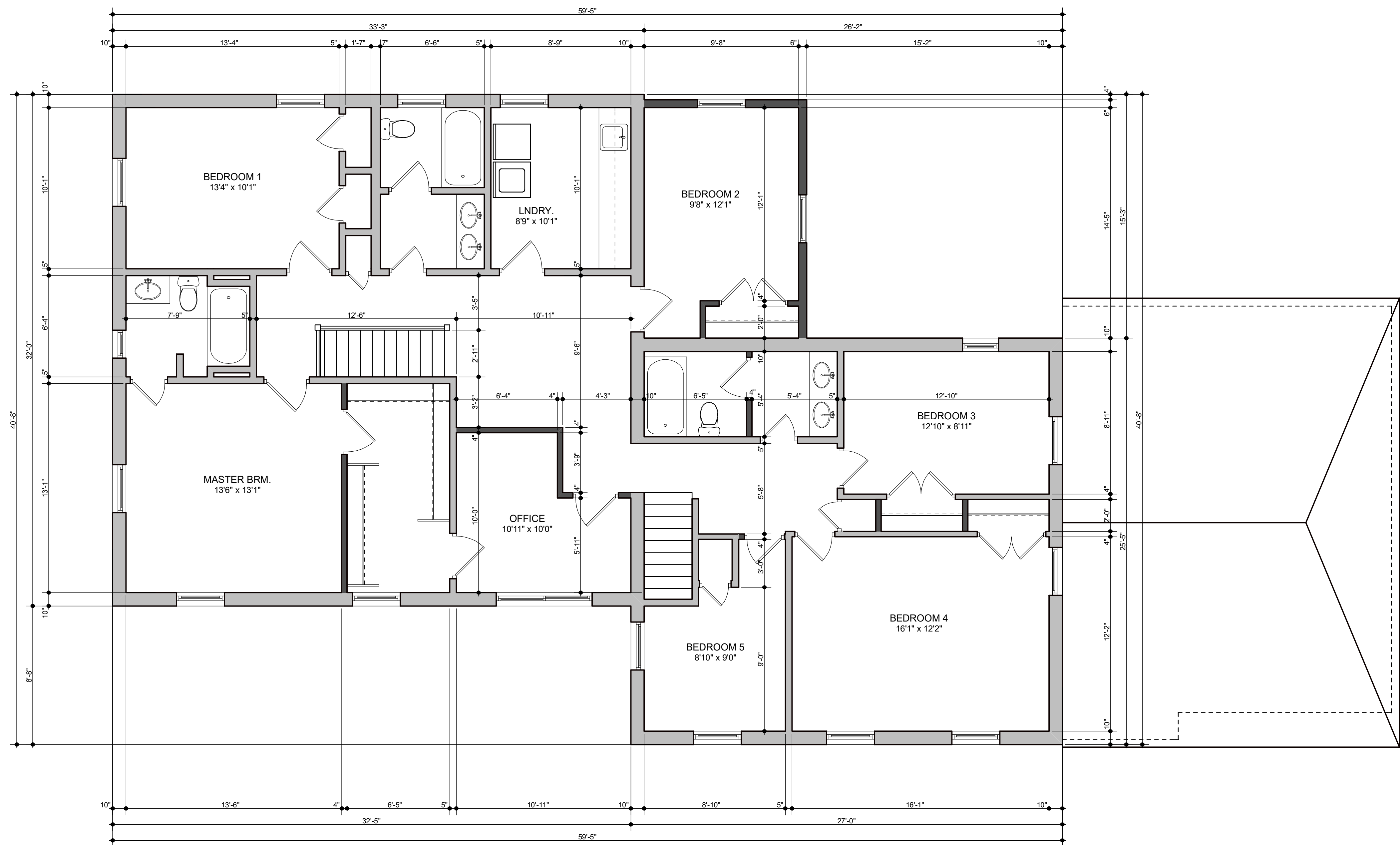
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A-1



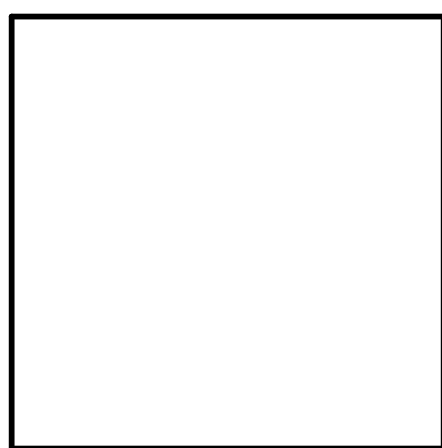
1st FLOOR PLAN 2,044 S.F.
SCALE: 1/4"=1'-0"

EXISTING WALL TO REMAIN
NEW WALLS



2nd FLOOR PLAN 1,846 S.F.
SCALE: 1/4"=1'-0"

EXISTING WALL TO REMAIN
NEW WALLS



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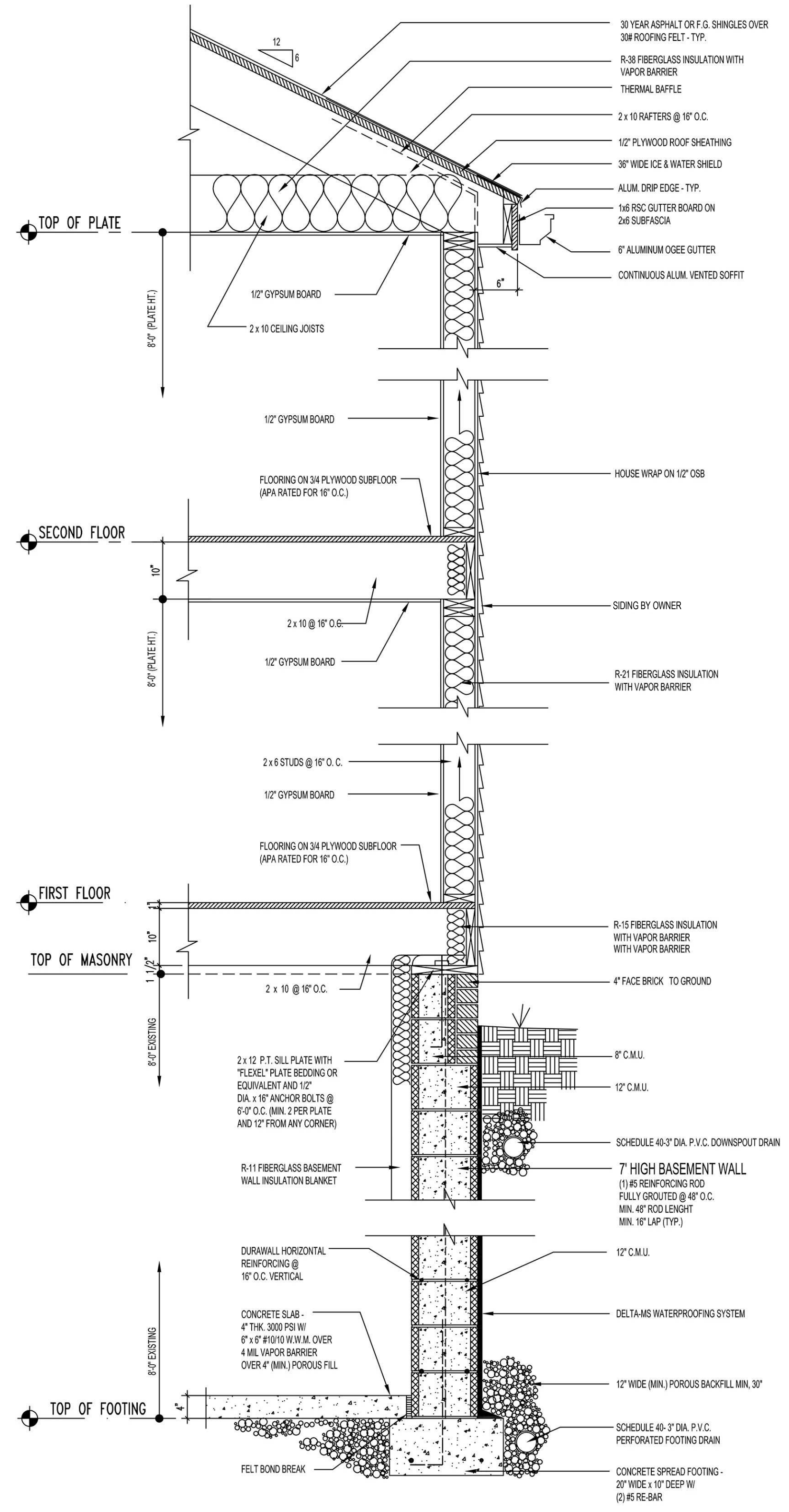
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2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

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A-3



WALL SECTION

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



FRONT ELEVATION

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



REAR ELEVATION

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

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FRONT & REAR ELEVATION
SCALE: 1/4" = 1'-0"
WALL SECTION
SCALE: 3/4" = 1'-0"

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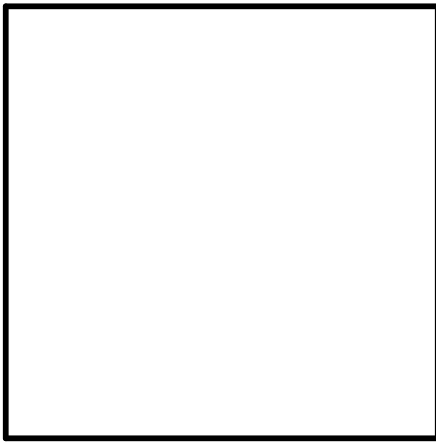
RIGHT ELEVATION

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



LEFT ELEVATION

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



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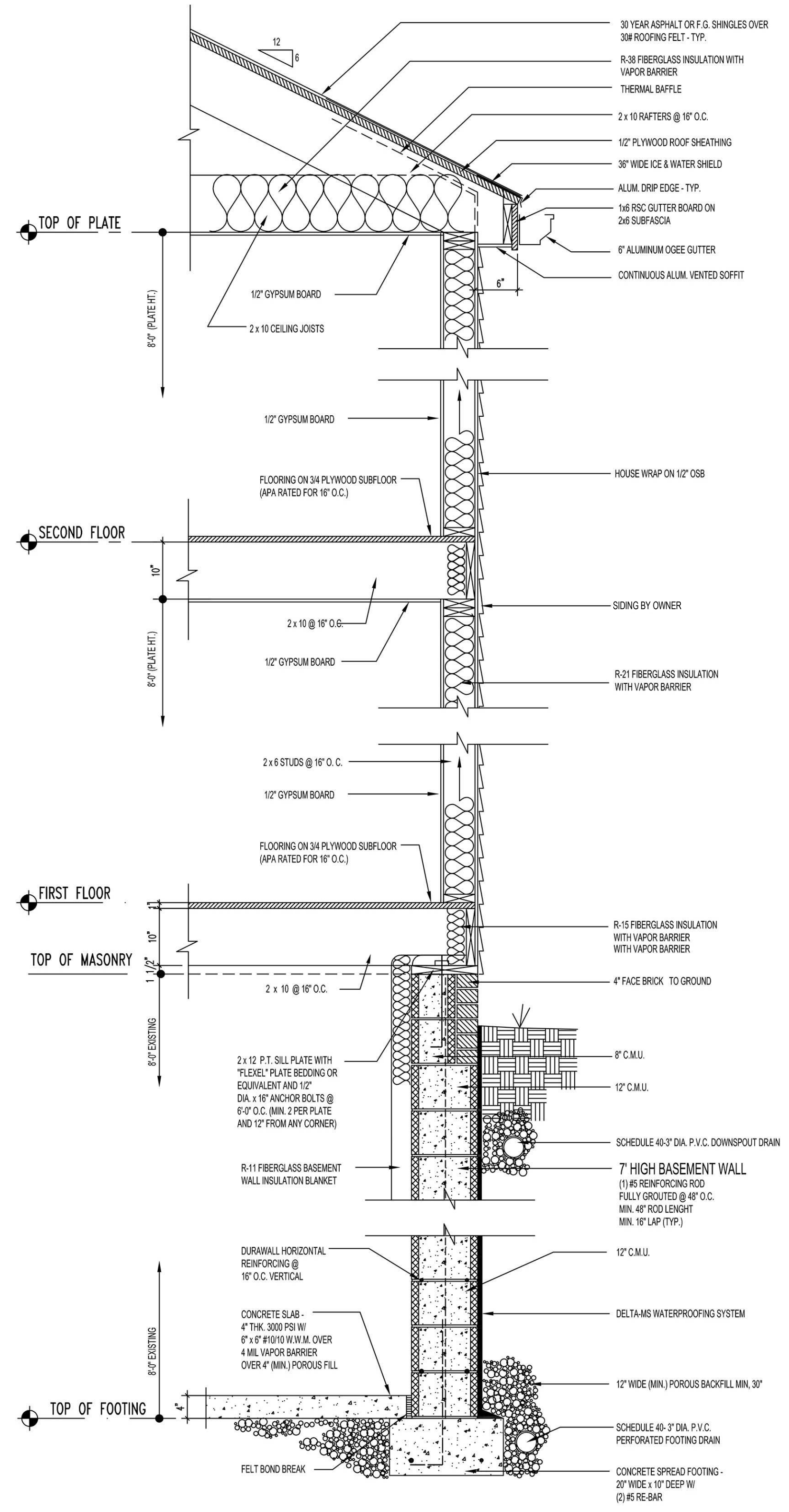
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RIGHT & LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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A-5



WALL SECTION

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



FRONT ELEVATION

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



REAR ELEVATION

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

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FRONT & REAR ELEVATION
SCALE: 1/4" = 1'-0"
WALL SECTION
SCALE: 3/4" = 1'-0"

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