# Gocken Ruch - Kitchen / Connection Remodel

## 46 N. Parkview Avenue, Bexley Ohio

## Project Scope of Work:

Summary:

The existing two-story house at 46 N. Parkview is being renovated to include structural modifications of interior bearing walls around the kitchen area, and a new connector accessory structure between the rear portion of the house and the front right corner of the existing Garage. This incorporates a transition at the existing roof over a pool patio.

Only minor work will be done at the Garage. An existing brick wall alongside the driveway will be removed to accommodate the Connector.

## Building Summary:

| | |
|---|---|
| Connector Structure: | Single story |
| Exterior Walls: | |
| Above Grade: | Wood Framing with mostly windows for walls, Cedar Panels at remainder |
| Below Grade: | 8" CMU Foundation Walls |
| Floor Construction: | |
| Grade Level: | Concrete Slab-on-Grade with concrete steps to house |
| Roof Construction: | Conventional Wood Framing |

## Drawing List:

Review Set - 01/13/2021

Revisions 1 2 3 4 5

| No. | Sheet: | Sheet Name: |
|---|---|---|
| 1. | G0.0 | Cover Sheet, Project Information, & Code Data |
| 2. | G0.1 | Conventional Standards & General Construction Notes |
| 3. | SP1.1 | Site Plan |
| 4. | A1.1 | New Addition Floor Plan at Corridor |
| 5. | A1.2 | New Addition Roof Plan at Corridor |
| 6. | A2.1 | New Addition Elevations at Corridor |
| 7. | A2.2 | Property Elevations With Corridor |
| 8. | A2.3 | Property Elevarion With Cooridor |
| 9. | S0.1 | Structural Specifications |
| 10. | S1.1 | Second Floor Framing Support - Modifications |
| 11. | S1.2 | New Addition Plans at Corridor |
| 12. | S.2.1 | Building Sections |
| 13. | S3.1 | Structural Details |

## Project Team

Project Owner
Greene Countrie Partners, LLC
1147 Wellesley Avenue · Batavia, Ohio 45103

Architect and Designer
New Avenue, LLC - Architects
4740 Reed Road, Suite 201 · Upper Arlington, Ohio 43220 614.884.8888
Phil Davis Space Planning & Interior Design
5925 Wilcox Place - Suite E - Dublin, Ohio 43016 614.395.4205

Structural Engineer
New Avenue, LLC - Robert W. Miller, P.E.
4740 Reed Road, Suite 201 · Upper Arlington, Ohio 43220 614.884.8888

Contractor
Sullivan Builders Inc.
6296 Proprietors Rd., Worthington, Ohio 43085 614.846.1305

## New Floor Area:

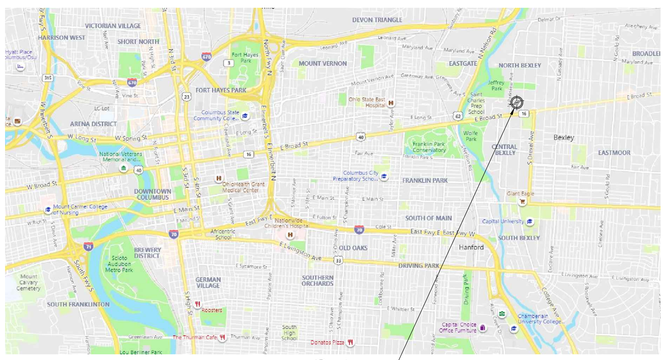
| | | |
|---|---|---|
| Connector: | 104 | Square Feet |

## Building Code Data:

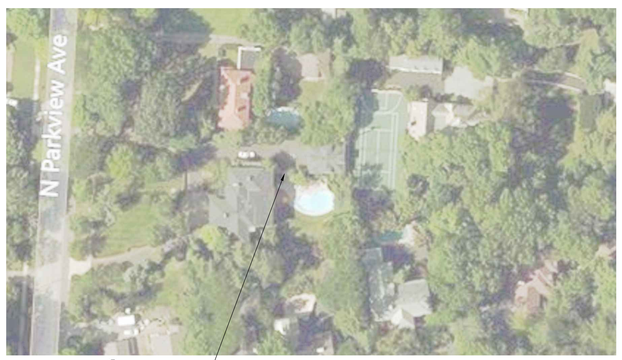
| | | |
|---|---|---|
| Applicable Codes: | | |
| Building Code: | Residential Code of Ohio (RCO) | 2019 |
| Energy Code: | RCO - 2019 Prescriptive | |
| Construction Type: | V-B | OBC Section 601 |
| Use Group: | Residential Single Family | |

## Site Vicinity Map

Not to Scale




## Site Map




## Climate & Geographic Design Criteria

| Ground Snow Load | Wind Speed (mph) | Seismic Design Category | Subject to Damage From | | | | Winter Design Temp | Ice Shield Underlayment Required | Air Freezing Index | Mean Annual Temp |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Weathering | Frost Depth | Termite | Decay | | | | |
| 20 | 107 | B | Severe | 36" | Moderate to Heavy | Slight to Moderate | 5 | Yes | 1500 | 50 |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| | |
|---|---|
| ZONING MEETING | 02/24/2021 |
| ARB MEETING | 01/13/2021 |

Gocken Ruch Residence
*Kitchen / Connector Remodel*

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Bexley, Ohio

Sullivan Builders
6296 Proprietors Road
Worthington, Ohio 43085

Project No. 20-0176

ORIGINAL SIGNATURE IN RED REQUIRED FOR AUTHENTICITY

STATE OF OHIO · ROBERT W. MILLER · E-58904 · REGISTERED PROFESSIONAL ENGINEER

COVER SHEET
PROJECT INFORMATION
& CODE DATA



G0.0

Z:\Production\Clients\Contractors\Sullivan\Gocken Ruch Residence - Bexley - Addition\Cad\G Sheets - General.dwg, 2/24/2021 3:47:13 PM

# General Construction Notes

1. Any discrepancies in notations, dimensions, & coordination shall be brought to the attention of New Avenue, LLC prior to proceeding with construction.

2. The General Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.

3. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.

4. The General Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.

5. If in the event of conflict between local, state, and national codes, the more stringent shall govern, and consult the Architect.

6. Use of these Documents beyond the construction of this particular building, as indicated by the certified addresses, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.

7. The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

8. Where electrical, mechanical, plumbing, and sprinkler systems devices penetrate any fire rated assemblies, provide through penetration systems, annular space protection and fire stopping as required by the applicable codes. Through-penetration systems used may be selected by the installer, but in all cases the through-penetration system shall be an approved system by a qualified testing agency.

9. Installation of through-penetration systems and annular space protection shall be performed by a qualified sub-contractor who has full knowledge of the applicable code requirements and complete understanding and knowledge in selecting the correct through-penetration system and annular space protection material for the conditions specific to the project.

10. Through-Penetration Systems: Where cables, cable trays, conduits, tubes or pipes penetrate a floor assembly, the penetration shall be protected with an approved through- penetration protection system tested in accordance with ASTM E814. The positive pressure differential between the exposed and unexposed surfaces of the test assembly shall not be less than 0.01-inch water gage (2.5p). The system shall have an "F" rating and a "T" rating of not less than 1 hour but not less than the required fire-resistance rating of the assembly being penetrated.

11. All penetrations through a ceiling which is an integral component of a fire-resistance rated floor/ceiling or roof/ceiling assembly, shall comply with notes 12, 13, 14, 15, 16 and 17 below.

12. Except where permitted by notes 13, 14 and 15, penetrations for electrical, mechanical, plumbing and communication conduits, pipes and systems shall be installed in accordance with the approved ASTM E119 rated assembly. In the case of ceilings which are an integral component of a fire-resistance rated floor/ceiling or roof/ceiling assembly, all penetrations shall be installed in accordance with approved ASTM E119 rated assembly or shall not exceed an aggregate area of 100 square inches (0.065 m2) of ceiling area in assemblies tested without penetrations. **Exception:** outlet boxes and fittings are permitted, provided that such devices are listed for use in fire- resistance rated assemblies and are installed in accordance with the listing.

13. Noncombustible Penetrations:
    A. Penetrations by noncombustible vents, chimneys, conduits, pipes and tubes through a fire-resistance rated floor assembly which connect not more than two stories are permitted.
    B. Penetrations by noncombustible conduit, pipe and tubes through a fire-resistance rated floor assembly which connect more than two stories are permitted, provided that the aggregate area of the penetrating items shall not exceed 1 square foot (0.09 m2) in any 100 square feet (9.3 m2) of floor area.
    C. In all cases, the annular space between the penetrating item and the assembly shall be protected in accordance with note 20. rated assembly.

14. Air Ducts:
    A. Penetrations by an air duct through a fire-resistance rated floor/ceiling assembly which connect not more than two stories are permitted where an approved fire damper is installed at the floor line.
    B. Where a noncombustible air product penetrates a ceiling which is an integral component of a fire- resistance rated floor/ceiling or roof/ceiling assembly, an approved ceiling damper shall be installed at the ceiling line except where fire tests show that the integrity of the fire-resistance rated assembly is maintained without a ceiling damper. Ceiling dampers shall be constructed in accordance with the details listed in a fire-resistance rated design or shall be labeled to function as a heat barrier for air-handling outlet/inlet penetrations in the ceiling of a fire-resistance rated assembly.

15. Ceiling Penetrations: Openings to accommodate noncombustible conduits, pipes, tubes or electrical outlets in a ceiling membrane which is an integral component of a fire- resistance rated floor assembly, shall be firestopped with noncombustible materials or the annular space around the penetrating element shall be protected in accordance with note 20 or with a through-penetration system in accordance with notes 10 and 11.

16. Non Fire-Resistance Rated Assemblies: Penetrations of floor assemblies without a required fire-resistance rating shall conform to notes 18, 19 and 20. All penetrations through the ceiling membrane of a roof assembly without a required fire-resistance rating shall be firestopped with noncombustible materials.

17. Noncombustible Penetrations: Penetrations by noncombustible vents, chimneys, conduits, pipes and tubes through unprotected floor assemblies which connect not more than three stories are permitted provided that the annular spaces between the penetrating item and the floor is firestopped with noncombustible materials.

18. Air Ducts: Penetrations by noncombustible air ducts through unprotected floor assemblies which connect not more than three stories are permitted provided that an approved fire damper is installed at each floor line or the air duct is contained in a rated shaft.

19. Noncombustible or Combustible Penetrations: Penetrations by vents, chimneys, cables, wires, air ducts, conduits, pipes and tubes through an unprotected floor assembly which connect not more than two stories are permitted provided that the annular space is firestopped with noncombustible materials.

20. Annular Space Protection: The annular space between the penetrating item and the fire-resistance rated assembly being penetrated shall be protected as follows:

    A. Material: The material used to fit the annular space shall prevent the passage of flame and hot gasses sufficient to ignite cotton waste when subjected to the time-temperature fire conditions of ASTM E119 under a minimum positive pressure differential of 0.01 inch of water column (2.5 p) at the location of the penetration for the time period equivalent to the required fire-resistance rating of the assembly penetrated.
    B. Sleeves: Where sleeves are used, the sleeves shall be noncombustible and shall be securely fastened to the assembly penetrated. All space between the item contained in the sleeve and the sleeve itself and any space between the sleeve and the assembly penetrated shall be filled with a material that complies with note 13a.
    C. Installation: Insulation and coverings on the penetrating item shall not pass through the assembly unless these materials maintain the required fire-resistance rating of the assembly.

21. Drawings shall not be scaled. All questions with respect to the contract documents shall be directed to the Architect for making interpretations on all items of discrepancy or of an ambiguous nature.

22. Dimensions at exterior walls are to the outside of exterior sheathing. Dimensions at interior walls are to face of stud, unless noted otherwise.

23. Bearing walls are as indicated on the structural drawings.

24. Insulation: On walls between units, provide insulation behind all outlets, plumbing stacks and water supply lines.

25. Insulation that is exposed to rooms, attics or crawl spaces shall have a flame spread rating of 25 or less and a smoke developed rating of 450 or less.

26. Insulation in concealed spaces shall have a flame spread rating of 25 or less and a smoke developed rating of 450 or less. Insulation facing is not required to have a flame spread rating if it is in a concealed space and the facing is in contact with a wall or ceiling.

27. All foam plastic insulation shall be protected in accordance with the Building Code.

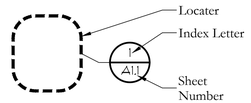
28. Blocking: Provide solid blocking behind all handrails, grab bars, wall cabinets, wall hung sinks, shelves, rods and accessories.

29. Where backer rods are required, provide a backer rod that is 1 1/2 times larger than the opening that it it being placed into.

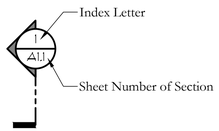
# Abbreviations

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A.F.F. | Above Finished Floor | DIA. | Diameter | INSUL. | Insulation | PL. | Plate or Property Line |
| ACOUS. | Acoustical Ceiling Tile | DIV. | Division | INT. | Interior | P. LAM. | Plastic Laminate |
| ADJ. | Adjustable | DR. | Door | INV. | Invert | PLYWD. | Plywood |
| AHU. | Air Handling Unit | DBL. | Double | JT. | Joint | P.T. | Preservative Treated |
| ALT. | Alternate | DN. | Down | LAM. | Laminate | RAD. | Radius |
| ALUM. | Aluminum | D.S. | Down Spout | LVL | Laminated Veneer Lumber | REQ'D. | Required |
| A.B. | Anchor Bolt | DWG. | Drawing | LT. | Light | REINF. | Reinforcing |
| BRG. | Bearing | E.W. | Each Way | L.F. | Lineal Feet | R&S | Rod & Shelf |
| BDRM. | Bedroom | E.W.C. | Electric Water Cooler | L.L.V. | Long Leg Vertical | R.D. | Roof Drain |
| BLK. | Block | ELEV. | Elevation | L.L.H. | Long Leg Horizontal | SCHED. | Schedule |
| BLKG. | Blocking | EQUIP. | Equipment | M.H. | Manhole | S.G. | Safety Glazing |
| B/C | Back of Curb | EXIST. | Existing | MFR. | Manufacturer | SHT. | Sheet |
| BD. | Board | F.E. | Fire Extinguisher | M.O. | Masonry Opening | SIM. | Similar |
| BOT. | Bottom | F.E.C. | Fire Extinguisher Cabinet | MAX. | Maximum | SPECS. | Specifications |
| BLDG. | Building | FLUOR. | Fluorescent | MECH. | Mechanical | SQ. | Square |
| C.B. | Catch Basin | FL. | Floor | MTL. | Metal | S.F. | Square Feet |
| CLG. | Ceiling | F.D. | Floor Drain | MIN. | Minimum | S.S. | Stainless Steel |
| ℄ | Center Line | FT. | Foot | MTD. | Mounted | STD. | Standard |
| C.O. | Clean Out | FTG. | Footing | N.S.F. | Net square feet | STL. | Steel |
| C.W. | Cold Water | F.V. | Field Verify | N.I.C. | Not In Contract | THK. | Thick |
| COL. | Column | GA | Gauge | N.T.S. | Not To Scale | T&G | Tongue & Groove |
| CONC. | Concrete | G.F.I. | Ground Fault Interrupter | NO. | Number | T/ | Top Of |
| CMU | Concrete Masonry Unit | G.S.F. | Gross Square Feet | O.C. | On Center | TYP. | Typical |
| CONT. | Continuous | GYP. BD. | Gypsum Wall Board | OPNG | Opening | U.N.O. | Unless Noted Otherwise |
| C.J. | Control Joint | H.C. | Handicap | OPP. | Opposite | V.B. | Vapor Barrier |
| COORD. | Coordinate | HT. | Height | O.S.B. | Oriented Strand Board | VERT. | Vertical |
| C.M.P. | Corrugated Metal Pipe | H.P.S. | High Pressure Sodium | PR. | Pair | V.T. | Vinyl Tile |
| C.F.M. | Cubic Feet Per Minute | H.M. | Hollow Metal | P.S.F. | Per Square Foot | W/ | With |
| DET. | Detail | HORIZ. | Horizontal | P.S.I. | Per Square Inch | W/O | Without |

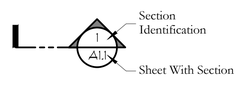
# Typical Symbol Legend



Enlarged Plan Locater
Elevation Detail Locater

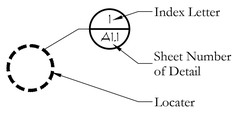


Wall Section Locater

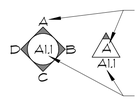


Building Section Locater

Partition Type Number



Detail Locater



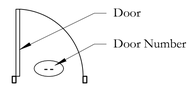
Interior Elevation Locater

Indicates Revisions In Clouded
Areas. Revision Number
Corresponds To Revision
Date On Title Strip
Revision Number

SG

Indicates Safety Glazing
Required At Hazardous Locations
Safety Glazing

See Room Finish Schedules
For Additional Room And
Finish Information
Room Number



See Door Schedules For
Additional Door Information
Door Number

Window Type Indicator

SC

*Separate detectors can be
installed at these locations
Combination Smoke and
Carbon Monoxide Detector

All smoke detectors shall be
interconnected, have battery backup,
and must utilize photo-electronic
and ionization technology.

SD

Smoke Detector

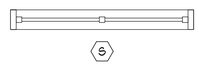
Coded Note Indicator


Control Joint Indicator

Column Line Number

Exhaust Fan

Combination Exhaust Fan and Light



Storefront Type Indicator


Existing Wall


Existing Wall to be Removed


New or Reconstructed Wall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| | |
|---|---|
| ZONING MEETING | 02/24/2021 |
| ARB. MEETING | 01/13/2021 |

Gocken Ruch Residence
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6296 Proprietors Road
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Project No. 20-0176

ORIGINAL SIGNATURE IN RED
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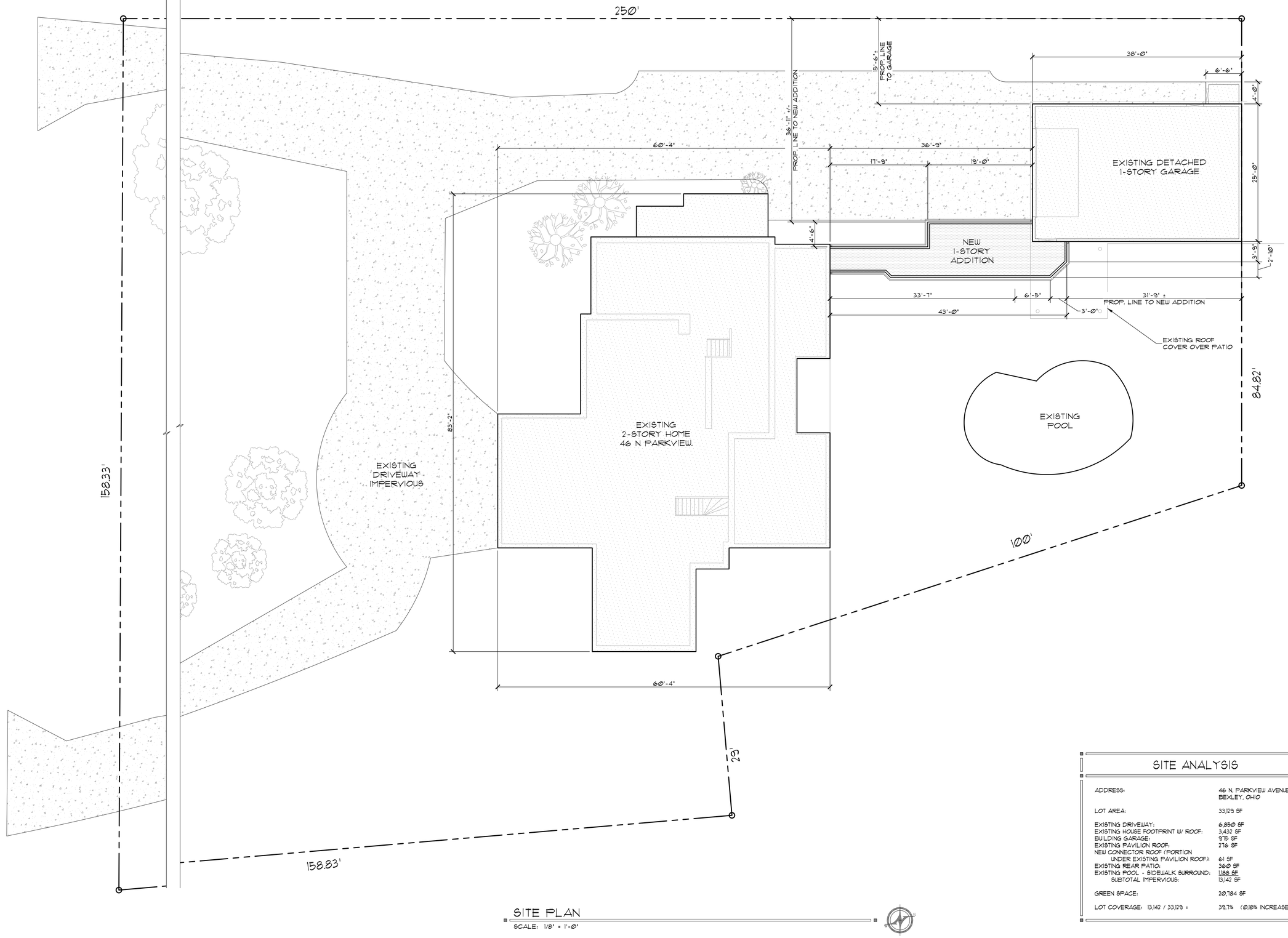
CONVENTIONAL
STANDARDS &
GENERAL
CONSTRUCTION NOTES



G0.1




SITE PLAN

SCALE: 1/8" = 1'-0"

## SITE ANALYSIS

| | |
|---|---|
| ADDRESS: | 46 N. PARKVIEW AVENUE<br>BEXLEY, OHIO |
| LOT AREA: | 33,129 SF |
| EXISTING DRIVEWAY: | 6,850 SF |
| EXISTING HOUSE FOOTPRINT W/ ROOF: | 3,432 SF |
| BUILDING GARAGE: | 975 SF |
| EXISTING PAVILION ROOF: | 276 SF |
| NEW CONNECTOR ROOF (PORTION UNDER EXISTING PAVILION ROOF): | 61 SF |
| EXISTING REAR PATIO: | 360 SF |
| EXISTING POOL + SIDEWALK SURROUND: | 1,188 SF |
| SUBTOTAL IMPERVIOUS: | 13,142 SF |
| GREEN SPACE: | 20,784 SF |
| LOT COVERAGE: 13,142 / 33,129 = | 39.7% (0.18% INCREASE) |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STATE OF OHIO
ROBERT W MILLER
E-58904
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN



SP1.1

## WINDOW LEGEND

| | | |
|---|---|---|
| A 3620 FIX | B 6820 FIX | C 3660 DH |

## FLOOR PLAN NOTES

1. INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C., U.N.O.
2. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C., U.N.O.
3. INTERIOR DOORS ARE 6'-8" HIGH, U.N.O.

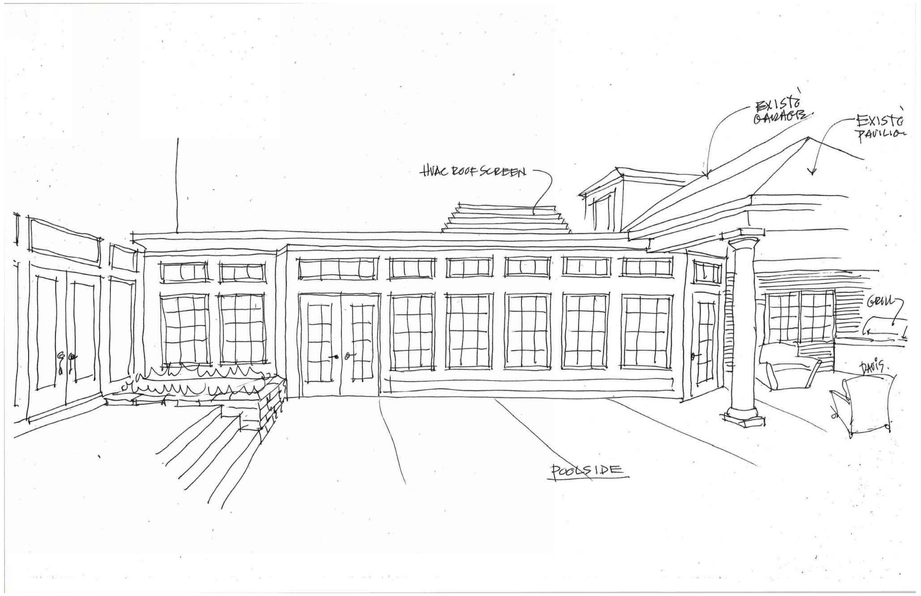
## GENERAL NOTES

A. ALL DIMENSIONS TO BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF NEW AVENUE LLC, PRIOR TO COMMENCEMENT OF NEW WORK.

B. NOTED DIMENSIONS FOR NEW CONSTRUCTION ARE FACE OF STUD TO FACE OF STUD U.N.O. FIELD VERIFY ALL DIMENSIONS.

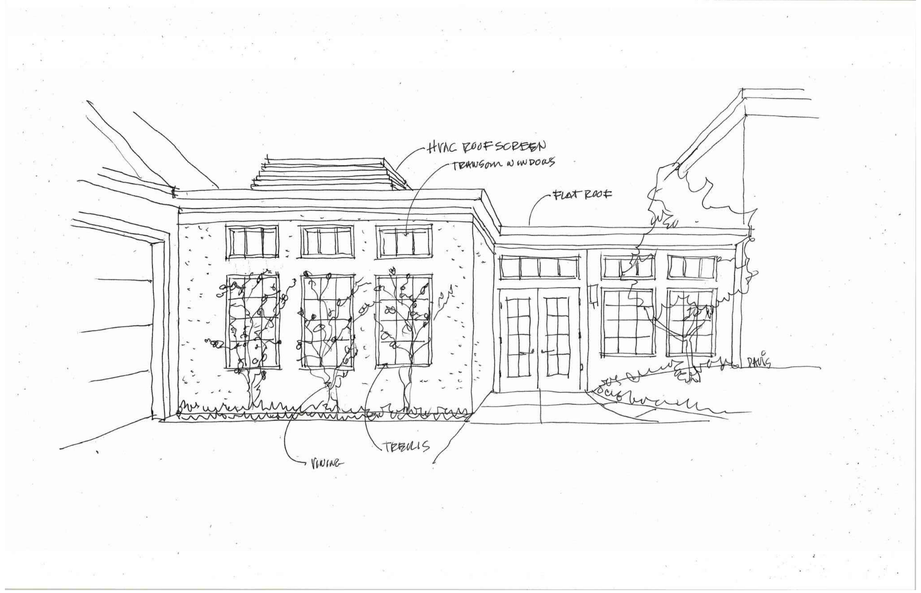
C. DIMENSIONS FOR NEW EXTERIOR WORK ARE TAKEN FROM EXTERIOR FACE OF SHEATHING OR FOUNDATION WALL. ALL EXTERIOR DIMENSIONS SHALL BE FIELD VERIFIED DUE TO VARIATION OF EXTERIOR FINISH MATERIAL.

D. ANY METAL CONNECTORS OR FASTENERS THAT ARE IN DIRECT CONTACT WITH NON SBX PRESSURE TREATED MATERIALS SHALL BE TYPE 304 OR TYPE 316 STAINLESS STEEL OR GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR CONNECTORS AND ASTM A153 CLASS D FOR FASTENERS. ALL CONNECTORS AND FASTENERS SHALL BE OF THE SAME MATERIAL.



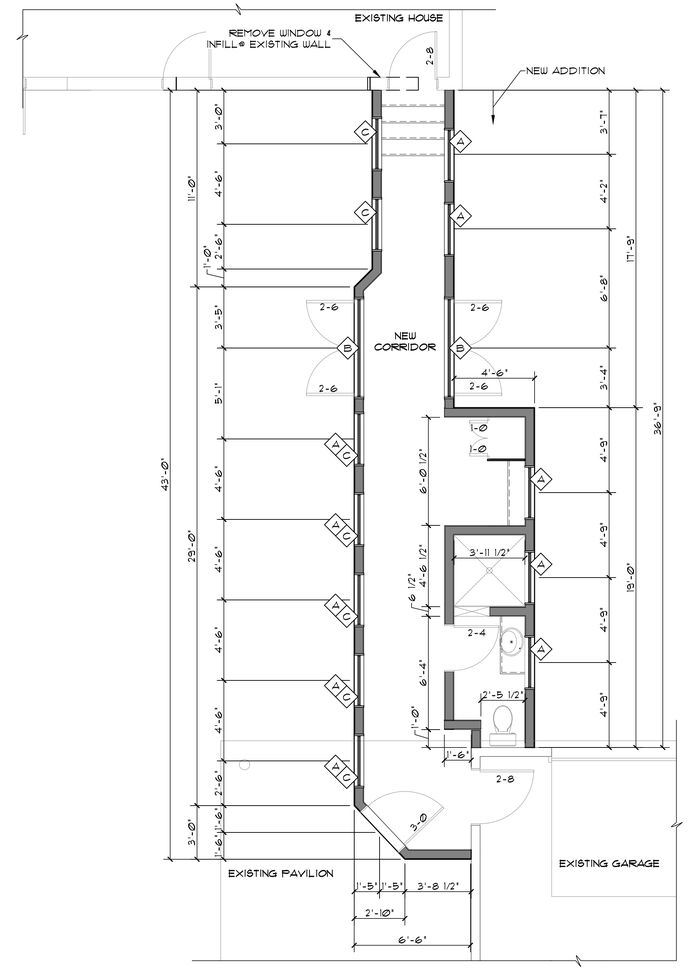

### 3D RENDERING

SCALE: N.T.S. @ POOL SIDE




### 3D RENDERING

SCALE: N.T.S. @ DRIVEWAY SIDE




### FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"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STATE OF OHIO
ROBERT W. MILLER
E-58904
REGISTERED
PROFESSIONAL ENGINEER

NEW ADDITION
FLOOR PLAN
AT CORRIDOR



A1.1

## ATTIC VENTILATION TABLE

| ROOF AREAS | | LOW SIDE VENTING | | HIGH SIDE VENTING | | TOTAL VENTING | |
|---|---|---|---|---|---|---|---|
| MARK | AREA | REQ. | SOFFIT VENTS PROVIDED | REQ. | RIDGE VENTS PROVIDED | TOTAL REQUIRED | TOTAL PROVIDED |
| A | 150 SF | 0.25 SF | (32 LF) 1.92 SF | 0.25 SF | (16 LF) 2SF | 0.5 SF | 3.92 SF |
| | | | | | | | |

TABLE NOTES:

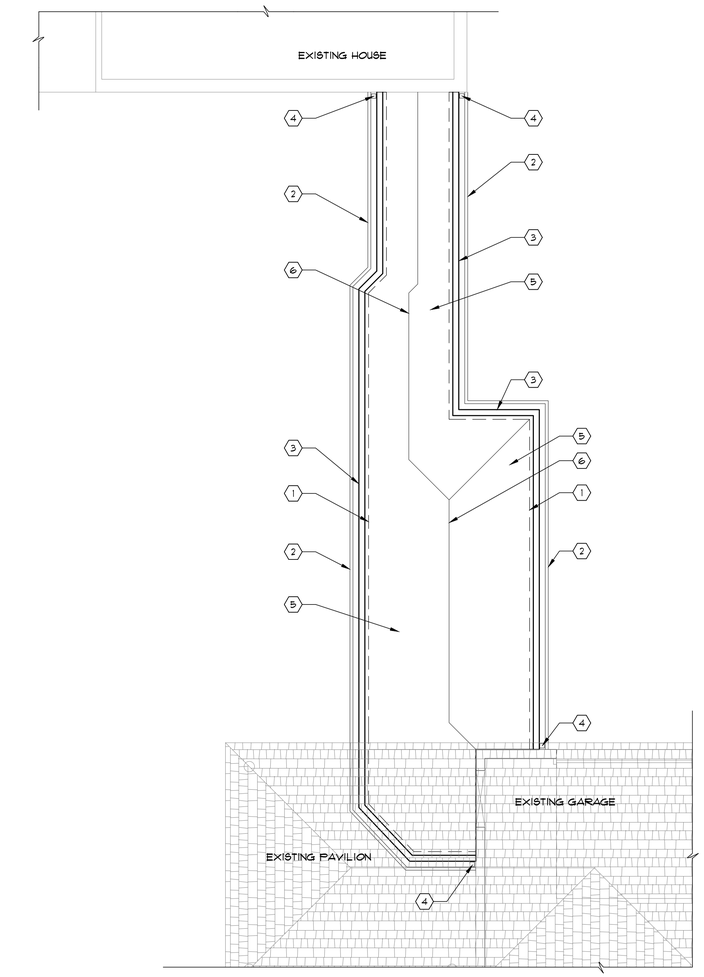
1. SOFFIT VENTING AND HAT/RIDGE VENTING REQUIRED AREA =1/2 x ATTIC AREA / 300
2. SOFFIT VENT AREA ASSUMED: 0.06 SF PER LINEAR FOOT
3. RIDGE VENT AREA ASSUMED: 0.125 SF PER LINEAR FOOT

## ROOF PLAN GENERAL NOTES

1. SEE ROOF FRAMING PLAN FOR TRUSS LAYOUT AND STRUCTURAL ITEMS.
3. ICE BARRIER UNDERLAYMENT IS REQUIRED 2 FEET PAST THE INTERIOR FACE OF THE EXTERIOR WALL, AT THE EAVES, OVER CONDITIONED AREAS
4. DO NOT INSTALL ICE AND WATER SHIELD WHERE IT WILL BE EXPOSED TO DAYLIGHT FOR MORE THAN 30 DAYS. INSTALL ONLY UNDER A ROOF SYSTEM, TYP.

## ROOF PLAN CODED NOTES

1. DASHED LINE INDICATES WALL BELOW
2. 6" MIN. METAL BOX GUTTER. MATCH GUTTER DESIGN ON EXISTING BUILDING.
3. PRE-FINISHED ALUMINUM ROOF EDGE
4. DOWNSPOUT LOCATIONS.
5. FULLY ADHERED EPDM ROOFING MEMBRANE OVER 1/4" PER FOOT SLOPE TAPPER INSULATION
6. ROOF CRICKET. SLOPE TO GUTTER AT MIN. 1/4" PER FOOT SLOPE.




ROOF PLAN

SCALE: 1/4" = 1'-0"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| | |
|---|---|
| ZONING MEETING | 02/24/2021 |
| ARB. MEETING | 01/13/2021 |

Gocken Ruch Residence
*Kitchen / Connector Remodel*

46 N. Parkview Ave.
Bexley, Ohio

Sullivan Builders
6296 Proprietors Road
Worthington, Ohio 43085

Project No. 20-0176

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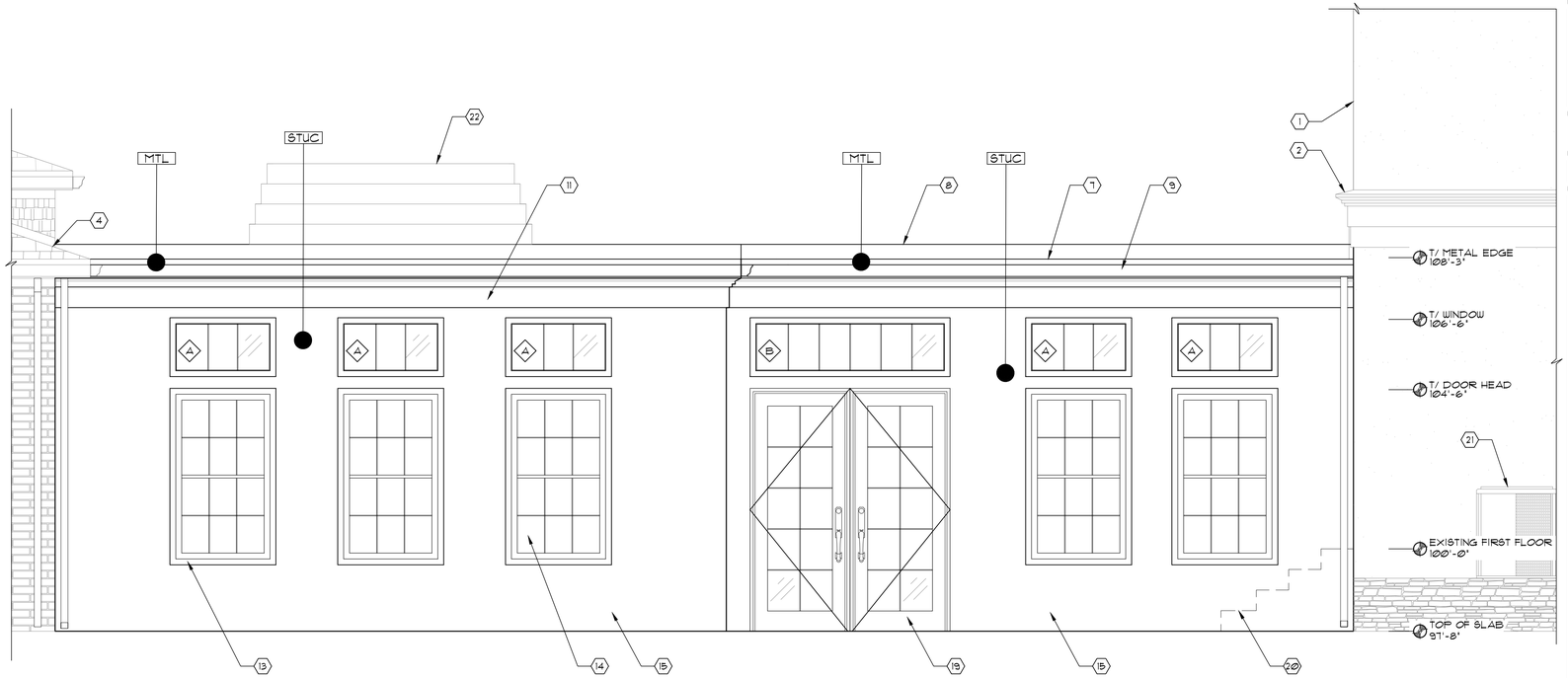
ROBERT W. MILLER
E-58904
REGISTERED PROFESSIONAL ENGINEER
Preliminary

NEW ADDITION
ROOF PLAN
AT CORRIDOR

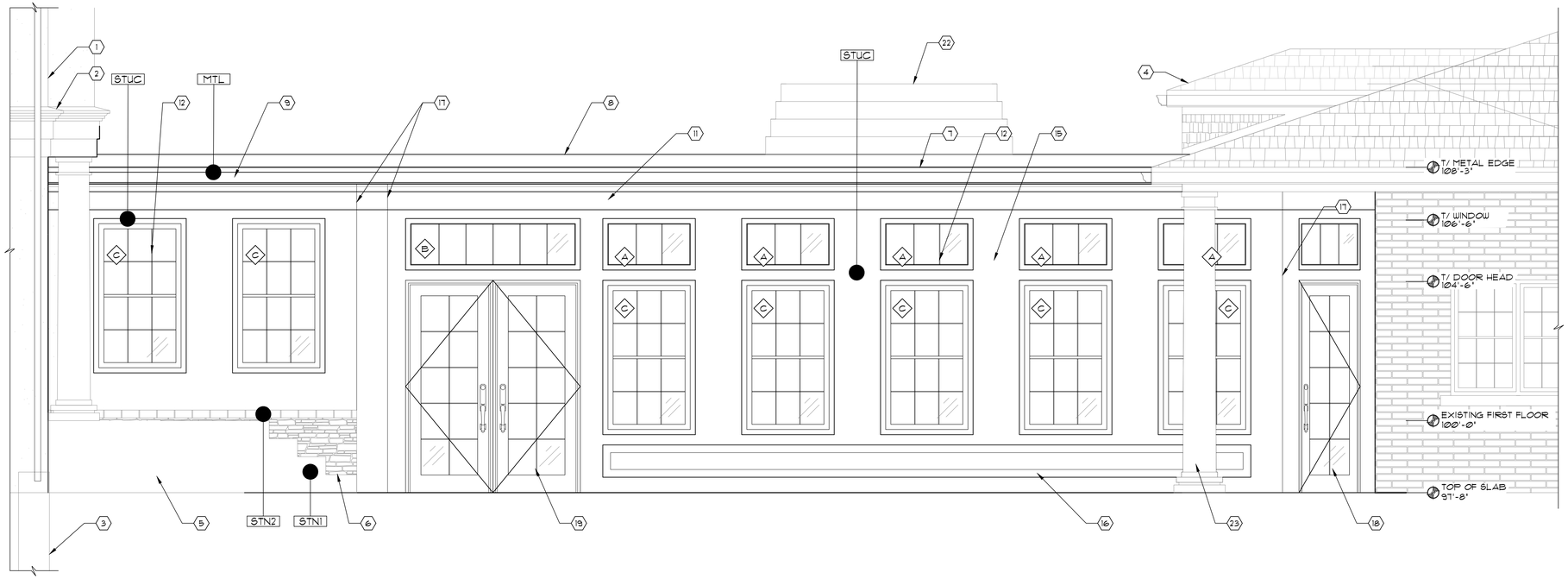


A1.2




A NORTH ELEVATION

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




B SOUTH ELEVATION

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

## EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| MTL | METAL ROOF EDGE, COLOR SELECTION BY OWNER |
| STUC | STUCCO- FINISH TO MATCH THE STUCCO FINISH AND COLOR OF ADJACENT EXISTING BUILDING ON SITE. |
| STN1 | CULTURED STONE- COLOR AND STYLE SELECTED BY OWNER |
| STN2 | CULTURED STONE LINTEL- COLOR AND STYLE SELECTED BY OWNER |

## EXTERIOR ELEVATION CODED NOTES

1. PROJECTION OF WALL AT EXISTING HOUSE.
2. PROJECTION OF DECORATIVE HORIZONTAL TRIM WORK AT EXISTING HOUSE WALL
3. PROJECTION OF FOUNDATION AT EXISTING HOUSE
4. PROJECTION OF EXISTING GARAGE BUILDING BEYOND
5. PROJECTION OF EXISTING CONCRETE STAIRS AND PATIO LANDING
6. NEW PLANTER BED WITH CULTURED STONE WALL, COLOR AND STYLE SELECTION BY OWNER
7. METAL ROOF DRIP EDGE
8. SINGLE-PLY ROOF MEMBRANE
9. 6" GUTTER
10. DOWNSPOUT
11. DOUBLE FRIEZE TRIM, MATCH EXISTING HOUSE
12. WHITE METAL LATTICE MATCH WINDOWS PROPORTIONS
13. WHITE METAL ACCENT SET INSIDE NICHE
14. STUCCO NICHE (RECESSED 2") (NOT WINDOW)
15. STUCCO-FINISH
16. DECORATIVE ACCENT AT WALL
17. 45° WALL TRANSITION
18. SINGLE HINGE DOOR, STYLE AND COLOR SELECTION BY OWNER
19. DOUBLE HINGE DOOR, STYLE AND COLOR SELECTION BY OWNER
20. PROJECTION OF NEW CONCRETE STIR
21. EXISTING CONDENSER UNIT
22. NEW CONDENSER UNIT COVERED BY ROOF SCREEN
23. EXISTING PAVILION COLUMN TO REMAIN

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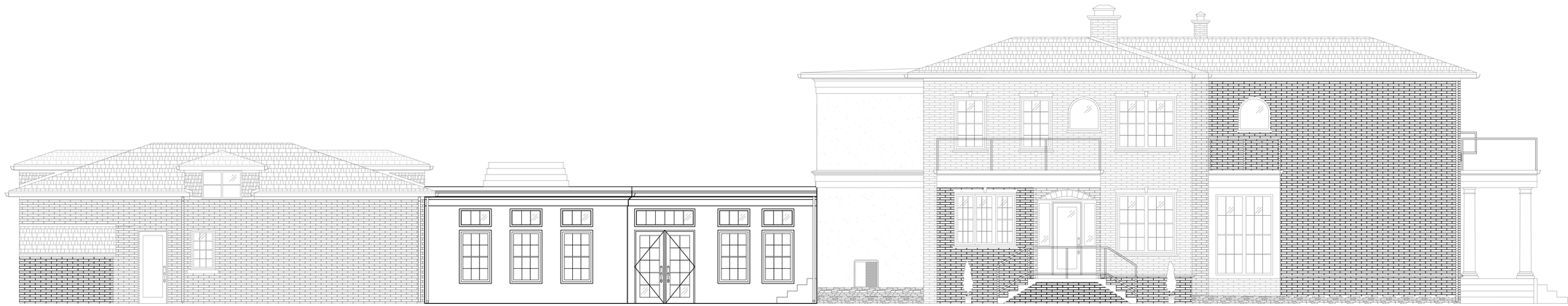
REGISTERED
PROFESSIONAL ENGINEER

NEW ADDITION
ELEVATIONS
AT CORRIDOR



A2.1



A NORTH ELEVATION

SCALE: N.T.S.

B SOUTH ELEVATION

SCALE: N.T.S.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PROPERTY ELEVATIONS WITH CORRIDOR



A2.2


A EAST ELEVATION - PROPOSED

SCALE: N.T.S.

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PROPERTY
ELEVATION
WITH CORRIDOR



A2.3

# STRUCTURAL SPECIFICATIONS

## GENERAL REQUIREMENTS - 010000

1. THESE NOTES APPLY TO ALL WORK SHOWN ON THE STRUCTURAL DRAWINGS AND TO STRUCTURAL WORK SHOWN ON OTHER DRAWINGS.

2. THESE REQUIREMENTS MAY BE SUPERCEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.

3. DUE TO NEW AVENUE, LLC HAVING LIMITED ACCESS TO THE PROJECT SITE DURING THE DESIGN PHASE, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS. IF THERE ARE ANY DISCREPANCIES, NEW AVENUE, LLC SHALL BE NOTIFIED PRIOR TO PROCEEDING CONSTRUCTION OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAME.

4. CONFLICT OF DIMENSION OR DETAILS SHOWN ON THE STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS SHALL BE PROMPTLY REPORTED TO THE ENGINEER/ARCHITECT.

5. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE COMPLIANCE OF WORK TO THOSE CODES.

6. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

7. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

8. IF IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.

9. ALL CONSTRUCTION IS TO BE IN COMPLIANCE WITH THE FOLLOWING CODE: 2019 RESIDENTIAL CODE OF OHIO.

10. ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO REPRESENT ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT UNLESS NOTED OR SHOWN OTHERWISE.

11. SHOP DRAWINGS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER/ARCHITECT.

12. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., WILL BE REVIEWED BY THE ENGINEER/ARCHITECT ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK EFFECTED BY THE SHOP DRAWINGS SHALL BE STARTED WITHOUT SUCH REVIEW.

13. FROST DEPTH = 36 INCHES. ALL NEW FOOTINGS THAT ARE EXPOSED TO EXTERIOR WEATHER SHALL BE PROTECTED TO AT LEAST THIS DEPTH AT FINAL GRADE.

14. THE TERM 'WORK' AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS PROVIDED BY NEW AVENUE, LLC.

15. THE MINIMUM DESIGN LIVE LOADS USED IN THE CALCULATIONS FOR THIS SET OF DRAWINGS ARE AS FOLLOWS:

| | | |
|---|---|---|
| ROOF LIVE LOAD | - | 20 psf |
| ADDITIONAL SNOWDRIFT | - | 43 psf TAPERED FOR 1'-4" |
| WIND ON WALLS (v = 101 mph, EXP. B) | - | 13.8 psf (MWFRS) |
| WIND ON ROOF | - | 17.2 psf (MWFRS) |
| FLOOR LIVE LOAD | - | 40 psf |
| GUARDRAILS/HANDRAILS | - | 200 lbs |
| SOIL BEARING (ALLOWABLE) | - | 1,500 psf |
| LATERAL SOIL (RET. WALLS) | - | 45 pcf (EQUIVALENT FLUID PRESSURE) |

16. SNOW DESIGN PARAMETERS:

| | | |
|---|---|---|
| Ce | - | 0.90 (ASCE 7-16, TABLE 7.3-1) |
| Ct | - | 1.0 (ASCE 7-16, TABLE 7.3-2) |
| Is | - | 1.0 (ASCE 7-16, TABLE 1.5-2) |
| pg | - | 20 psf (ASCE 7-16, FIG. 7.2-1) |
| pf = 0.7 Ce Ct Is pg | - | 12.6 psf (ASCE 7-16, Eq. 7.3-1) |

17. THE STRUCTURAL ELEMENTS OF THIS BUILDING HAVE BEEN DESIGNED TO MEET STANDARD DEFLECTION CRITERIA AS FOLLOWS:

| | | |
|---|---|---|
| BEAMS / JOISTS | - | L/360 (L/120 FOR CANTILEVERS) |
| ALL OTHER STRUCT. ELEMENTS | - | L/240 |

18. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED WITH CAUTION ON OR IN STRUCTURAL ELEMENTS DESIGNED IN THESE DRAWINGS. GENERAL CONTRACTOR SHALL ENSURE STRUCTURE IS NOT LOADED MORE THAN THE ALLOWABLE FLOOR AND ROOF LOADINGS DURING CONSTRUCTION.

## SEISMIC PARAMETERS - 023000

| | |
|---|---|
| SEISMIC IMPORTANCE FACTOR, I: | 1.0 |
| SEISMIC SPECTRAL ACCELERATION, Ss: | 11.75% |
| SEISMIC SPECTRAL ACCELERATION, S1: | 6.15% |
| SITE CLASS: | D |
| DESIGN SPECTRAL ACCELERATION, Sds: | 12.5% |
| DESIGN SPECTRAL ACCELERATION, Sd1: | 9.8% |
| SEISMIC DESIGN CATEGORY: | B |
| BASIC SEISMIC FORCE RESISTING SYSTEM(s): | LIGHT FRAMED WALLS SHEATHED (RESPONSE COEFF 'R' = 6.50) |
| BUILDING PERIOD, Ta: | 0.137 SECONDS |
| SEISMIC RESPONSE COEFFICIENT, Cs: | 0.0179 |
| BASE SHEAR, V: | 0.11 K |

## CAST-IN-PLACE CONCRETE - 033000

1. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS (f'c) AS FOLLOWS:

| | | |
|---|---|---|
| FOOTINGS | - | 2,500 psi |
| FOUNDATION WALLS | - | 3,000 psi (6% AIR ENTRAINMENT) |
| INTERIOR SLABS | - | 2,500 psi |
| EXTERIOR SLABS | - | 3,500 psi (6% AIR ENTRAINMENT) |

2. ALL REINFORCING STEEL (REBAR, OR BAR) SHALL CONFORM TO ASTM A-615-15, GRADE 60 (60000 psi).

3. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWING, THE SPECIFIED CONCRETE COVER FOR CAST-IN-PLACE NON-PRESTRESSED CONCRETE MEMBERS SHALL ADHERE TO THE FALLOWING TABLE:

### SPECIFIED CONCRETE COVER

| CONCRETE EXPOSURE | MEMBER | REINFORCEMENT | SPECIFIED COVER, (IN) |
|---|---|---|---|
| CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND. | ALL | ALL | 3 |
| EXPOSED TO WEATHER OR IN CONTACT WITH GROUND | ALL | #6 THROUGH #18 | 2 |
| | | #5 AND SMALLER | 1 1/2 |
| NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND | SLAB, JOISTS, AND WALLS | #14 AND #18 | 1 1/2 |
| | | #11 AND SMALLER | 3/4 |
| | BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES | PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS | 1 1/2 |

4. ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A-185, LAPPING A MINIMUM OF 8-INCHES.

5. MAXIMUM SLUMP SHALL BE BASED UPON ACI 211, TABLE 6.3.1 MEETING THE FOLLOWING CONDITIONS WITHOUT CHEMICAL ADMIXTURES (MAY BE INCREASED ONE-INCH FOR METHODS OF CONSOLIDATION OTHER THAN VIBRATION):

| | |
|---|---|
| 5.1. REINFORCED FOUNDATION WALLS | 3 INCHES |
| 5.2. PLAIN FOOTINGS | 3 INCHES |
| 5.3. CAISSONS | 3 INCHES |
| 5.4. BEAMS | 4 INCHES |
| 5.5. REINFORCED WALLS | 4 INCHES |
| 5.6. BUILDING COLUMNS | 4 INCHES |
| 5.7. PAVEMENTS | 3 INCHES |
| 5.8. SLABS | 3 INCHES |
| 5.9. MASS CONCRETE | 2 INCHES |
| 5.10. REINFORCED FOOTINGS | 3 INCHES |

6. SLUMP MAY BE INCREASED WHEN CHEMICAL ADMIXTURES ARE USED, PROVIDED THAT THE ADMIXTURE-TREATED CONCRETE HAS THE SAME LEVEL OR LOWER WATER-CEMENT RATIO (w/c MAX. = 0.45) AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING.

7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301-10 'SPECIFICATIONS FOR STRUCTURAL CONCRETE'.

# STRUCTURAL SPECIFICATIONS - CONTINUED

8. PROVIDE ONE #4 BAR x 3'-0" LONG DIAGONAL AT MID-DEPTH OF SLAB AT ALL RE-ENTRANT CORNERS OF SLABS-ON-GRADE

9. EPOXY FOR TYING NEW CONCRETE TO EXISTING VIA REINFORCING BARS SHALL BE DURALCRETE BY EUCLID CHEMICAL COMPANY (EUCO) OR EQUAL.

### NOTES:

1. WHEN LAPPING TWO DIFFERENT SIZE BARS, USE THE SPLICE DIMENSIONS OF THE SMALLER BAR OR THE ANCHORAGE DIMENSION OF THE LARGER BAR. USE WHICHEVER DIMENSION IS LARGER.

2. MODIFY THE REQUIRED LENGTH BY FOLLOWING FACTOR, WHEN APPLICABLE:

| | |
|---|---|
| - LIGHTWEIGHT CONCRETE AGGREGATE | x 1.3 |
| - EPOXY COATED REINFORCEMENT | x 1.5 |

3. THIS TABLE IS FOR "LAP CLASS B" AND CATEGORY 3".

### MINIMUM LAP SPLICE AND ANCHORAGE DIMENSION TABLE

| BAR SIZE | SPLICE | ANCHORAGE |
|---|---|---|
| #4 | 19" | 18" |
| #5 | 28" | 22" |
| #6 | 37" | 26" |
| #7 | 60" | 38" |
| #8 | 74" | 43" |
| #9 | 90" | 53" |

10. IF SPECIFIED ON DRAWINGS, CONTROL JOINTS SHALL BE FILLED WITH SEMI-RIGID JOINT FILLER WITH A MINIMUM SHORE A HARDNESS OF 80 PER ASTM D224.
10.1. INSTALL AFTER BUILDING IS CONDITIONED WITH HVAC EQUIPMENT FOR A MINIMUM DURATION OF 2 WEEKS.
10.2. FILL JOINTS TO FULL SAWCUT DEPTH
10.3. VACUUM JOINT OF DEBRIS, DIRT, CURING COMPOUND & SEALER (DO NOT USE COMPRESSED AIR)
10.4. FILLER SHALL BE FLUSH WITH FLOOR UPON FINISH
10.5. CONTRACTOR SHALL CONSOLIDATE CONCRETE SPECIFICALLY AT CONTROL JOINTS DURING POUR

11. IF SPECIFIED ON DRAWINGS, EACH CONTROL JOINT SHALL HAVE SHEAR TRANSFER DEVICE MEETING ACI 360R-10 (SECTIONS 6.2, 6.9, 6.10 AND 6.12). DETAILS AVAILABLE FROM ENGINEER UPON REQUEST.
11.1. TAPERED PLATE DOWELS @ 18" O.C.
11.2. SIZE PER MANUFACTURER'S DESIGN
11.3. PROVIDE BOND BREAKER MATERIAL ON TOP AND BOTTOM OF ONE SIDE OF JOINT

12. HOT WEATHER CONCRETE PLACEMENT IS DEFINED WHEN EITHER HIGH AMBIENT TEMPERATURES, HIGH CONCRETE TEMPERATURES, LOW RELATIVE HUMIDITY, OR HIGH WINDS IMPAIR FRESH OR HARDENED CONCRETE QUALITY BY ACCELERATING THE RATE OF MOISTURE LOSS AND RATE OF CEMENT HYDRATION. IF THIS POTENTIALLY CAN CAUSE DETRIMENTAL RESULTS IN THE CONCRETE, THEN GENERAL CONTRACTOR SHALL ENSURE CONCRETE QUALITY BY FOLLOWING TYPICAL "HOT WEATHER CONCRETE" PROCEDURES ESTABLISHED BY ACI-305R-10. PROPER MANAGEMENT OF BOTH CONSTRUCTION PRACTICES AND THE CONCRETE MIXTURE ARE ESSENTIAL TO MINIMIZING THE EFFECTS OF HOT WEATHER.

13. IF SPECIFIED ON DRAWINGS, FIBER-REINFORCED CONCRETE (FRC) SHALL MEET ASTM A820 (TYPE I OR TYPE II)

13.1. TYPE I - SYNTHETIC FIBER REINFORCEMENT FOR CONCRETE AS A SUPPLEMENT TO WIRE FABRIC
13.1.1. ASTM C1116
13.1.2. APPLICATION RATE SHALL BE DETERMINED BY MANUFACTURER. SUBMIT CALCULATIONS TO ENGINEER FOR APPROVAL
13.1.3. MIXING INSTRUCTIONS PER MANUFACTURER'S PRODUCT DATA, MEETING ASTM C94, ENSURING UNIFORM DISTRIBUTION AND RANDOM ORIENTATION OF FIBERS THROUGHOUT CONCRETE
13.1.4. SPECIFIC GRAVITY: 0.91
13.1.5. MELTING POINT: 324 deg F

13.2. TYPE II - STEEL FIBER REINFORCEMENT FOR CONCRETE AS A SUPPLEMENT TO WIRE FABRIC
13.2.1. LOW CARBON CUT SHEET STEEL FIBERS
13.2.2. DIMENSIONS AS PER ASTM A820-06, ASPECT RATIO OF 56
13.2.3. TENSILE STRENGTH: 100000 psi
13.2.4. SPECIFIC GRAVITY: 7.86
13.2.5. MELTING POINT: 2760 deg F
13.2.6. CLEAN AND FREE FROM RUST, OIL, AND DELETERIOUS MATERIAL
13.2.7. FINISHED CONCRETE SURFACE SHALL BE SUFFICIENTLY SMOOTH TO DRIVE FORKLIFT TRAFFIC WITHOUT EXTRA WEAR AND TEAR
13.2.8. SUBMIT CALCULATIONS TO ENGINEER FOR APPROVAL

## ROUGH CARPENTRY (LUMBER) - 061000

1. ALL STRUCTURAL WOOD JOISTS AND HEADERS SHALL BE STRESS GRADED #2 SPRUCE-PINE-FIR (SPF), 19% M.C. IN ACCORDANCE WITH NDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2. ALL LUMBER AS SPECIFIED ON THE DRAWINGS SHALL COMPLY TO THE FOLLOWING MINIMUM SPECIFICATIONS:

HEM-FIR NORTH (NO. 2) (HFN #2)

| | | |
|---|---|---|
| Fb | - | 1.50 psi (REPETITIVE USE) |
| Fb | - | 1000 psi (NON-REPETITIVE) |
| E | - | 1,600,000 psi |
| Fv | - | 145 psi |
| Fc, parallel | - | 1,450 psi |
| Fc, perp. | - | 405 psi |

SPRUCE PINE FIR (NO. 2) (SPF #2)

| | | |
|---|---|---|
| Fb | - | 1006 psi (REPETITIVE USE) |
| Fb | - | 875 psi (NON-REPETITIVE) |
| E | - | 1,400,000 psi |
| Fv | - | 135 psi |
| Fc, parallel | - | 1,150 psi |
| Fc, perp. | - | 425 psi |

SOUTHERN YELLOW PINE (NO. 2) (10" WIDE) (SYP #2)

| | | |
|---|---|---|
| Fb | - | 1208 psi (REPETITIVE USE) |
| Fb | - | 1050 psi (NON-REPETITIVE) |
| E | - | 1,600,000 psi |
| Fv | - | 175 psi |
| Fc, parallel | - | 1,500 psi |
| Fc, perp. | - | 565 psi |

SOUTHERN PINE FIR (Stud Grade) (SPF Stud)

| | | |
|---|---|---|
| Fb | - | 630 psi (REPETITIVE USE) |
| Fb | - | 600 psi (NON-REPETITIVE) |
| E | - | 1,106,000 psi |
| Fv | - | 135 psi |
| Fc, parallel | - | 1625 psi |
| Fc, perp. | - | 335 psi |

ENGINEERED LUMBER - LVL (1.9E)

| | | |
|---|---|---|
| Fb | - | 2990 psi (REPETITIVE USE) |
| Fb | - | 2600 psi (NON-REPETITIVE) |
| E | - | 1,900,000 psi |
| Fv | - | 285 psi |
| Fc, parallel | - | 2,310 psi |
| Fc, perp. | - | 750 psi |

ENGINEERED LUMBER - PSL (2.0E)

| | | |
|---|---|---|
| Fb | - | 3335 psi (REPETITIVE USE) |
| Fb | - | 2800 psi (NON-REPETITIVE) |
| E | - | 2,000,000 psi |
| Fv | - | 290 psi |
| Fc, parallel | - | 1,600 psi |
| Fc, perp. | - | 650 psi |

ENGINEERED LUMBER - PSL-PRESSURE TREATED (P.T.) (2.0E)

| | | |
|---|---|---|
| Fb | - | 2435 psi (REPETITIVE USE) |
| Fb | - | 2117 psi (NON-REPETITIVE) |
| E | - | 1,600,000 psi |
| Fv | - | 241 psi |
| Fc, parallel | - | 1230 psi |
| Fc, perp. | - | 533 psi |

3. ALL LUMBER SPECIFIED IN TABLES ABOVE THAT IS ALSO FIRE RETARDANT-TREATED WOOD (FRTW), SHALL ADDITIONALLY MEET THE FOLLOWING MINIMUM FACTORS (AS A PERCENTAGE OF ABOVE), AS THESE ARE USED IN OUR DESIGN:

| | |
|---|---|
| Fb | - 0.88 |
| E | - 0.94 |
| Fv | - 0.93 |
| Fc, parallel | - 0.91 |
| Fc, perp. | - 0.95 |

4. ALL MANUFACTURED WOOD TRUSSES (INCLUDING GIRDERS) SHALL BE DESIGNED BY THE SUPPLIER OR MANUFACTURER AND IN ACCORDANCE WITH TPI 1-2014, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. MANUFACTURER/SUPPLIER SHALL SUBMIT STAMPED (SEALED BY PROFESSIONAL ENGINEER, REGISTERED IN THE GOVERNING JURISDICTION) SHOP DRAWINGS TO THE BUILDING DEPARTMENT, UNLESS THE DESIGN DOES NOT MEET THE DESIGN OF THE ENGINEER OF RECORD. IN THIS CASE, SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER OF RECORD, PRIOR TO CONSTRUCTION OF THE TRUSSES.

# STRUCTURAL SPECIFICATIONS - CONTINUED

5. THESE DRAWINGS HAVE BEEN DESIGNED BY A STRUCTURAL ENGINEER. THE TRUSS SUPPLIER/MANUFACTURER SHALL DESIGN THEIR ELEMENTS (TRUSSES AND GIRDERS) FOR A MAXIMUM BEARING PRESSURE OF 425 psi, AS IF SET ON SPF #2 WALL PLATES.

6. ERECTION OF TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S (TPI) RECOMMENDATIONS AND COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS.

7. TRUSSES THAT ARE 60-FEET OR LONGER ARE CONSIDERED "LONG SPAN" TRUSSES AND REQUIRE EXTRA PRECAUTION WITH RESPECT TO HANDLING, INSTALLATION, RESTRAINING, AND BRACING. TO MEET CURRENT BUILDING CODE, A REGISTERED DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN OF RESTRAINT AND BRACING FOR LONG SPAN TRUSSES. SPECIAL INSPECTIONS BY A REGISTERED DESIGN PROFESSIONAL OF METAL PLATE CONNECTED "LONG SPAN" WOOD TRUSSES ARE REQUIRED TO ASSURE THAT THE TEMPORARY INSTALLATION OF RESTRAINT / BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT AND DIAGONAL BRACING ARE INSTALLED PROPERLY. GENERAL CONTRACTOR SHALL ENSURE COMPLIANCE.

8. PRESSURE TREATED WOOD IS REQUIRED IN ALL OF THE FOLLOWING AREAS OF CONSTRUCTION:
8.1. ALL STRUCTURAL WOOD EXPOSED TO THE EXTERIOR ELEMENTS
8.2. ALL STRUCTURAL WOOD BEARING DIRECTLY ON CONCRETE OR MASONRY AND IS LESS THAN 8-INCHES FROM EXPOSED GROUND
8.3. ALL STRUCTURAL WOOD BEARING DIRECTLY ON A CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND
8.4. ALL WOOD SIDING, SHEATHING, AND FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND

9. FASTENERS FOR PRESSURE TREATED OR FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR COPPER WITH ONE EXCEPTION. ONE-HALF-INCH DIAMETER OR GREATER STEEL BOLTS ARE ALLOWED.

10. ALL WALL SILL PLATES BEARING DIRECTLY ON FOUNDATION WALLS SHALL BE ANCHORED WITH 1/2" DIAMETER ANCHOR BOLTS OR APPROVED GALVANIZED STEEL ANCHORS INTO THE WALL A MINIMUM OF 7-INCHES OF EMBEDMENT. MINIMUM TWO ANCHORS PER SECTION OF PLATE. MAXIMUM SPACING OF ANCHORS IS 6'-0". ANCHORS SHALL BE PLACED WITHIN 12-INCHES FROM EACH END OF EACH PLATE.

11. PROVIDE A CONTINUOUS DOUBLE TOP PLATE AT ALL BEARING STUD WALLS.

12. PROVIDE BLOCKING BETWEEN ALL NOMINAL LUMBER FLOOR JOISTS SPANNING 8'-0" OR MORE, AT INTERVALS NOT TO EXCEED 8'-0".

13. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWINGS, ALL STRUCTURAL WOOD POSTS UNDER BEAMS OR HEADERS SHALL ADHERE TO THE FOLLOWING TABLE:

### WOOD POSTS BENEATH BEAMS / HEADERS

| SPANS | STUD SIZE | QUANTITY OF JACK STUDS |
|---|---|---|
| 0" TO 4'-0" | 2x4 | 1 |
| 4'-0" TO 6'-0" | 2x4 | 2 |
| OVER 6'-0" | 2x4 | 3 |

13. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWINGS, ALL STRUCTURAL WOOD HEADERS SHALL ADHERE TO THE FOLLOWING TABLE:

### WOOD HEADERS

| SPANS | HEADER SIZE |
|---|---|
| 0" TO 4'-0" | (2)-2x6 |
| 4'-1" TO 6'-0" | (2)-2x8 |
| OVER 6'-0" | (2)-2x10 |

14. PROVIDE SOLID BLOCKING AT 24-INCHES ON-CENTER BETWEEN RIM JOIST AND FIRST INTERIOR PARALLEL JOIST, FOR BOTH NOMINAL LUMBER AND MANUFACTURED WOOD FLOOR JOISTS. THIS PERMANENT BLOCKING IS USED TO HELP LATERALLY SUPPORT THE FOUNDATION WALL.

15. ALL WOOD POSTS LABELED CONTINUOUS (CONT.) SHALL BE CONTINUOUS FROM UNDER SIDE OF BEAM TO CONCRETE OR STEEL BEARING.

## SHEATHING - 061600

1. PLYWOOD SUB-FLOORS SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS WITH APA APPROVED ELASTOMERIC STRUCTURAL ADHESIVE AND 8d COMMON NAILS SPACED AT 6-INCHES ON-CENTER AT PANEL EDGES AND 12-INCHES ON-CENTER AT INTERMEDIATE SUPPORTS.

2. ALL PLYWOOD OR OSB ROOF, FLOOR, AND WALL SHEATHING SHALL BE APA APPROVED.

## BACKFILL & EARTHWORK - 311000 & 312000

1. PERFORM EXCAVATING OF EVERY DESCRIPTION AND OF WHATEVER SUBSTANCE ENCOUNTERED TO DEPTHS INDICATED OR SPECIFIED.

2. STORE AND PILE MATERIALS SUITABLE FOR BACKFILLING A SUFFICIENT DISTANCE FROM BANKS OF TRENCHES TO PREVENT SLIDES OR CAVE-INS.

3. KEEP SURFACE DRAINAGE OF ADJOINING AREAS UNOBSTRUCTED.

4. REMOVE EXCAVATED MATERIALS NOT REQUIRED NOR SUITABLE FOR BACKFILL FROM SITE, UNLESS NOTED OTHERWISE ON DRAWINGS.

5. REMOVE WATER BY PUMPING OR OTHER ACCEPTABLE METHOD AND DISCHARGE AT A SAFE DISTANCE FROM EXCAVATION. CONTINUE DEWATERING UNTIL DEEMED PROPER OR DESIRABLE FOR THE INSTALLATION OF MATERIALS.

6. THESE DRAWINGS DO NOT NECESSARILY INCLUDE FOUNDATION DESIGNS FOR EXPANSIVE SOILS. IF EXPANSIVE SOILS ARE ENCOUNTERED DURING EXCAVATION, NOTIFY ENGINEER IMMEDIATELY AS A NEW FOUNDATION DESIGN MAY BE REQUIRED DUE TO UNKNOWN OR HIDDEN CIRCUMSTANCES.

7. SHEETING AND SHORING SHALL BE DONE AS IS NECESSARY FOR PROTECTION OF WORK AND FOR SAFETY OF PERSONNEL.

8. COORDINATE BACKFILLING WITH TESTING AGENCY.

9. LEAVE SHEETING IN PLACE WHERE DAMAGE IS LIKELY TO RESULT FROM WITHDRAWAL.

10. CAREFULLY BACKFILL WITH SATISFACTORY SPECIFIED MATERIALS, SYMMETRICALLY IN 8-INCH MAXIMUM LOOSE DEPTH LAYERS. MOISTEN EACH LAYER, IF NECESSARY, AND COMPACT WITH MECHANICAL OR HAND TAMPER, ENSURING NOT TO DAMAGE THE STRUCTURE, WATERPROOFING OR DAMPPROOFING MATERIAL.

11. REMOVE FORMS AND TRASH FROM EXCAVATIONS BEFORE BACKFILLING.

12. SUBGRADE SHALL BE PREPARED TO BE LEVEL, UNIFORM, FIRM, AND FREE FROM ALL SOD, GRASS, HUMUS, ORGANICS, AND MATERIALS WHICH CANNOT BE COMPACTED.

13. ANY AREAS BENEATH FOOTINGS THAT ARE UNDERCUT MAY BE BACKFILLED TO THE FOOTING SUBGRADE USING A CONTROLLED DENSITY FILL (CDF) SUCH AS K-CRETE (CLASS IV CONCRETE WITH f'c = 1,500 psi MIN.), TO ALLOW FOR THE DESIGNED FOOTING CONSTRUCTION, OR FOOTINGS MAY BE STEPPED DOWN IN INCREMENTS OF 24-INCHES, UNLESS OTHERWISE NOTED IN PROJECT'S GEOTECHNICAL INVESTIGATION REPORT AS PER O.B.C. CHAPTER 18.

14. GENERAL CONTRACTOR SHALL FOLLOW RECOMMENDATIONS AS STATED IN GEOTECHNICAL REPORT PROVIDED BY BUILDER/OWNER IF APPLICABLE.


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*Kitchen / Connector Remodel*

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Sullivan Builders
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Project No. 20-0176

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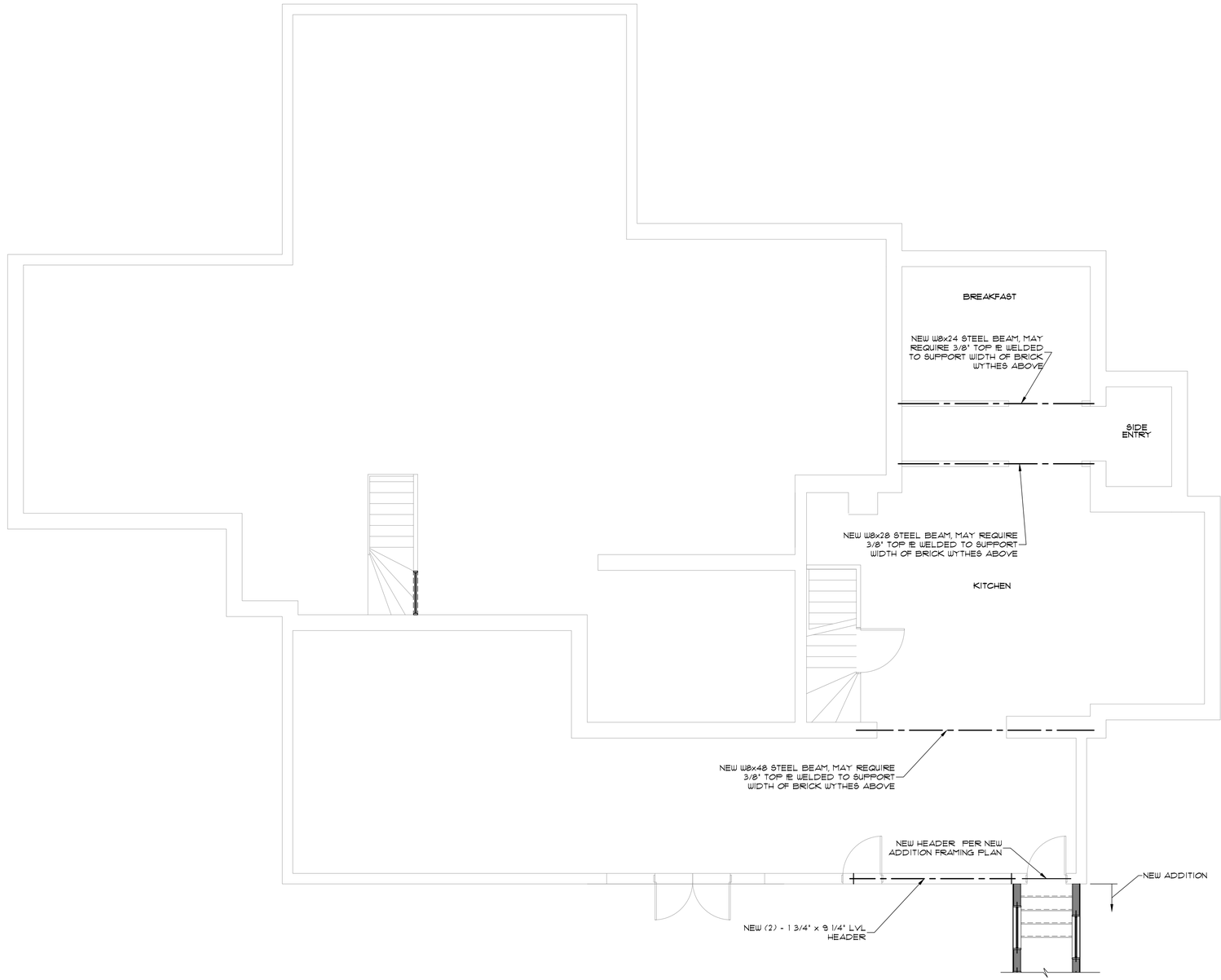
ROBERT W MILLER
E-58904
REGISTERED
PROFESSIONAL ENGINEER

STRUCTURAL SPECIFICATIONS



S0.1




SECOND FLOOR FRAMING SUPPORT - MODIFICATIONS

SCALE: 1/4" = 1'-0"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SECOND FLOOR FRAMING SUPPORT - MODIFICATIONS



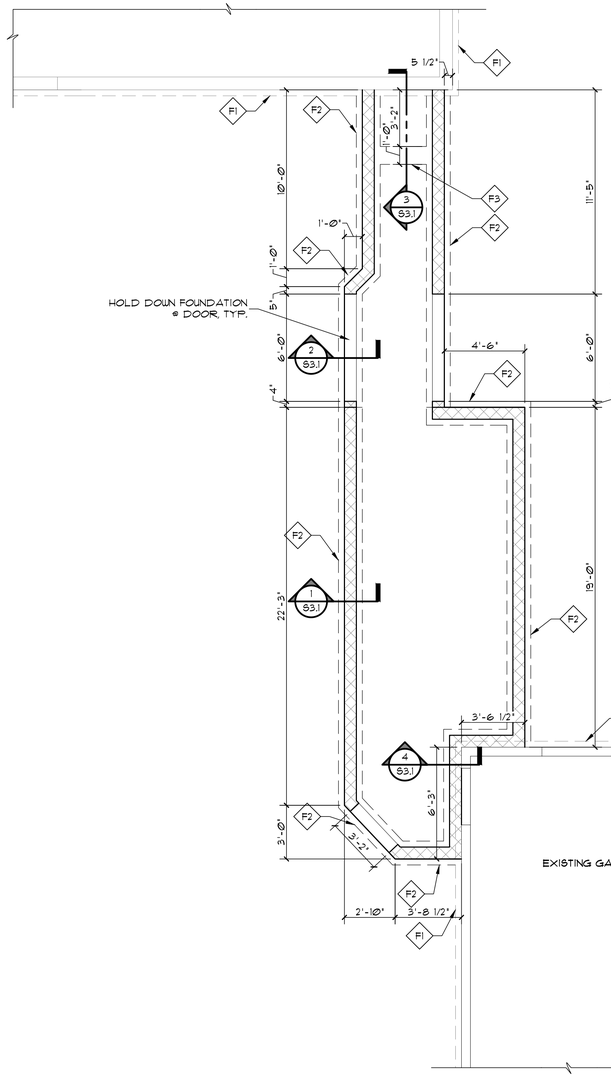
S1.1

## FOOTING SCHEDULE

| | |
|---|---|
| F1 | EXISTING FOOTING |
| F2 | EXISTING FOOTING TO BE ABANDONED, SHOWN WITH DIAGONAL HATCH. |
| F3 | 16" WIDE x 12" MIN. DEPTH CONTINUOUS FOOTING W/ (2) #5 BARS AT BOTTOM |
| F4 | 22" WIDE x 12" MIN. DEPTH CONTINUOUS FOOTING W/ (2) #5 BARS AT BOTTOM |
| F5 | EXTENSION TO EXISTING FOOTING PER DETAIL 4/S2.1 |
| F6 | 30" SQUARE x 12" MIN. DEPTH ISOLATED FOOTING. W/ (3) #5 BARS E.W. |
| F7 | 36" SQUARE x 12" MIN. DEPTH ISOLATED FOOTING . W/ (4) #5 BARS E.W. |
| F8 | 12" WIDE x 8" MIN. DEPTH UNREINFORCED CONTINUOUS FOOTING @ RETAINING WALL |
| F9 | 12" WIDE TRENCH FOOTING @ CONCRETE STAIRS |

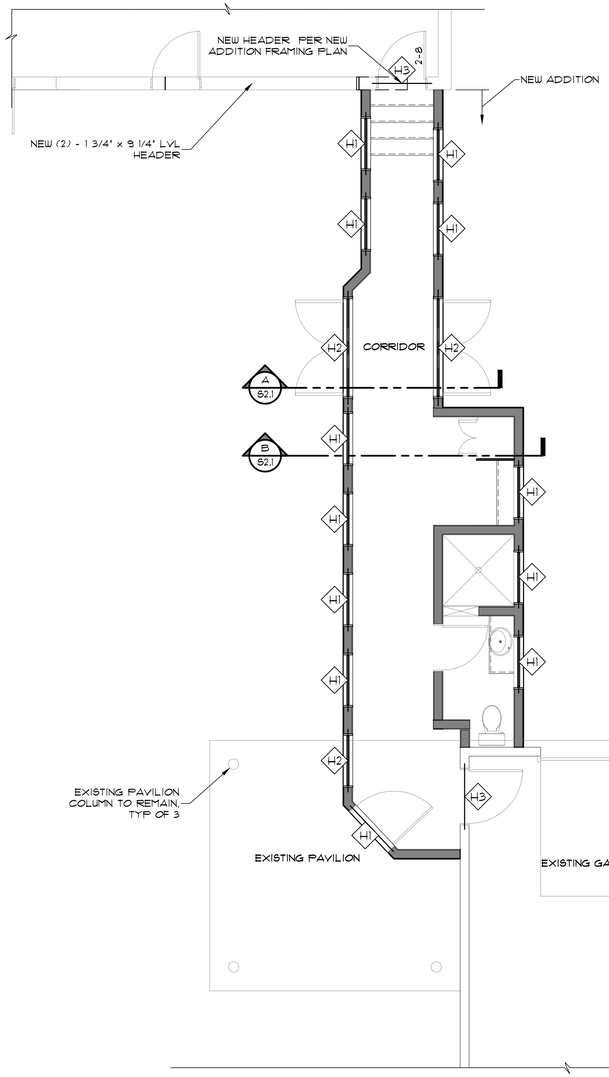
## HEADER SCHEDULE

| MARK | SIZE | COMMENT |
|---|---|---|
| H1 | (3) 2x6 | - |
| H2 | (3) 2x8 | - |
| H3 | (2) 2x8 OR (3) 2x6 | QUANTITY OF PLY'S TO MATCH EXISTING CONDITIONS |



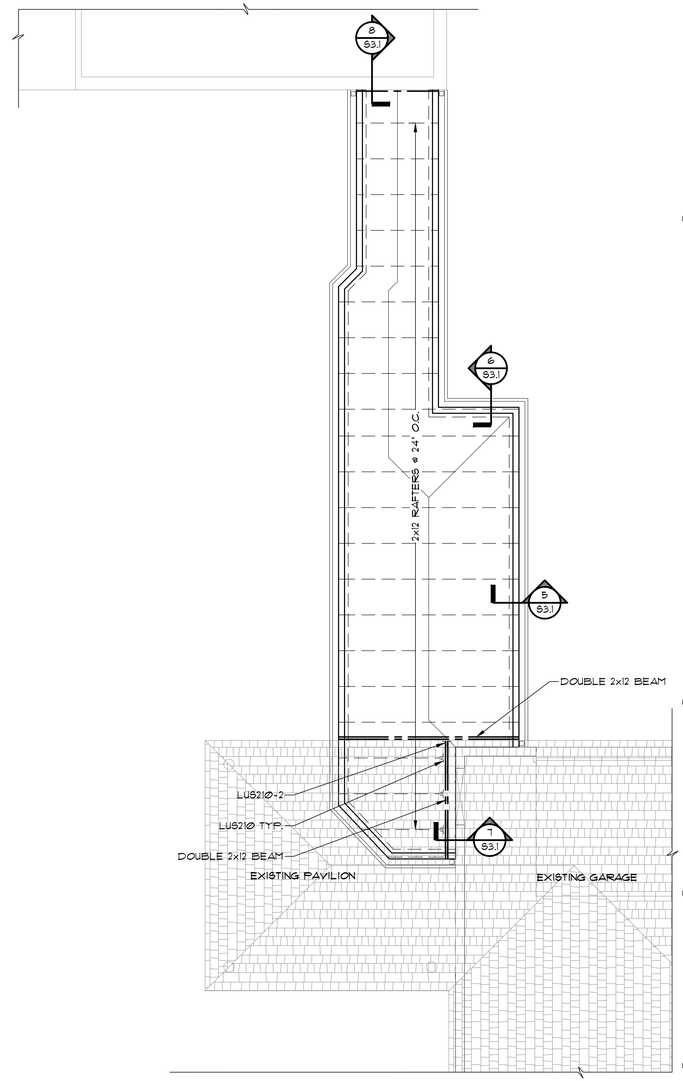

FOUNDATION PLAN

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




FIRST FLOOR HEADERS PLAN

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




ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"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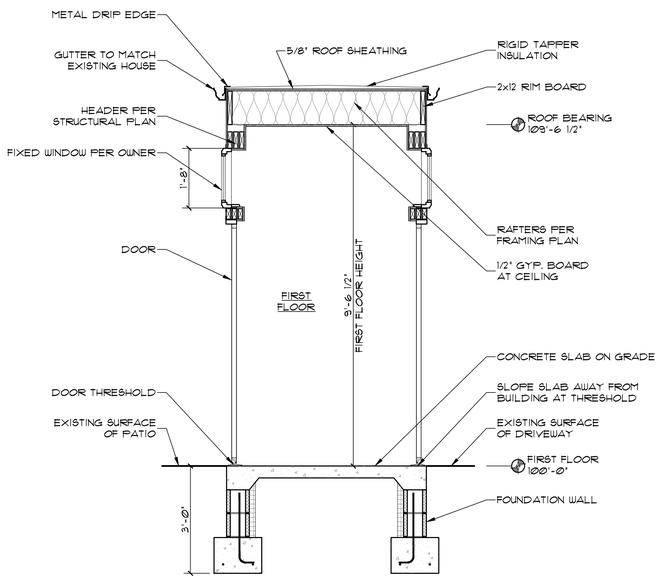
NEW ADDITION PLANS AT CORRIDOR

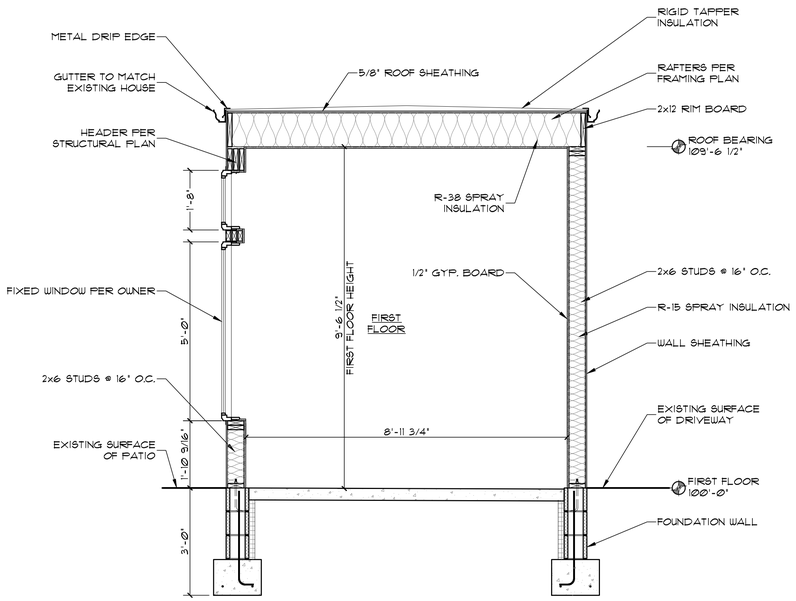


S1.2




A BUILDING SECTION

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




B BUILDING SECTION

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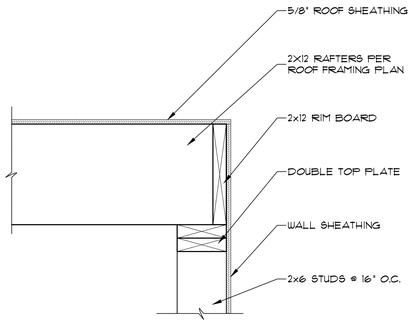
BUILDING SECTIONS

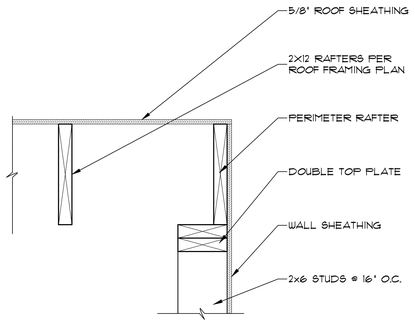


S2.1



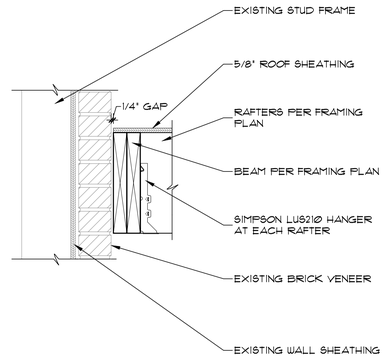

5 RAFTERS AT LOADBEARING WALL

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



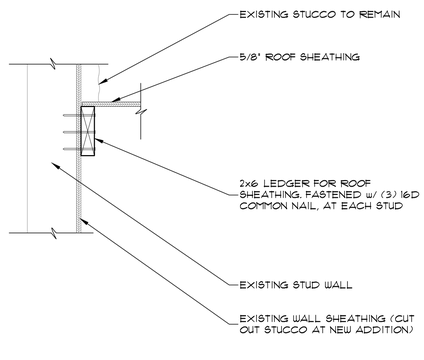

6 RAFTERS AT NON-LOADBEARING WALL

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



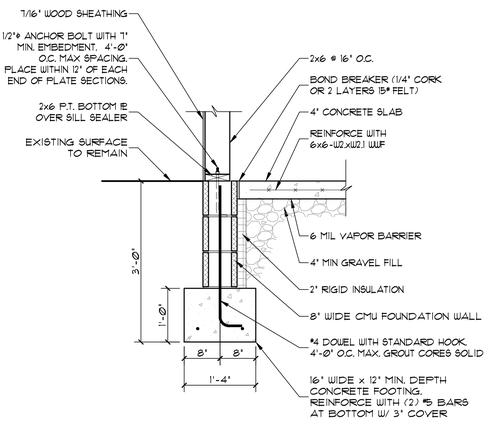

7 FRAMING CONNECTION

SCALE: 1-1/2" = 1'-0" ADJACENT TO DETACHED GARAGE



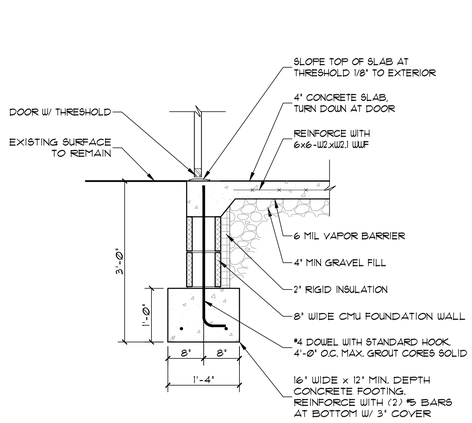

8 FRAMING CONNECTION

SCALE: 1-1/2" = 1'-0" ADJACENT TO DETACHED GARAGE



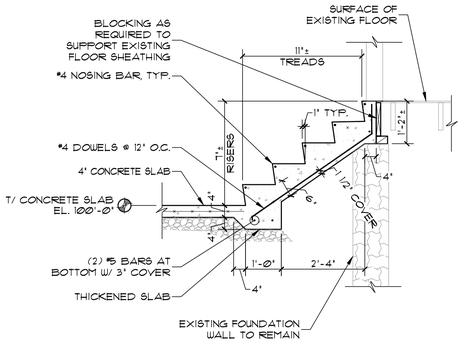

1 FOUNDATION WALL

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



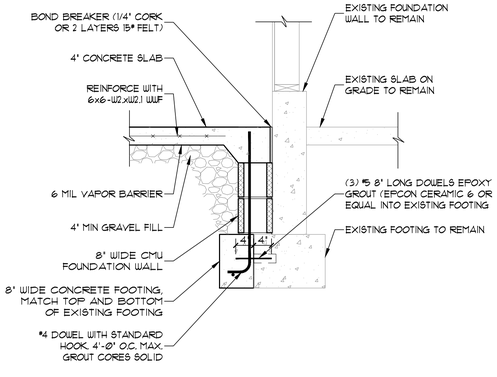

2 TURN DOWN SLAB AT DOOR

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




3 REINFORCEMENT AT CONCRETE STAIR

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




4 FOUNDATION TIE-IN

SCALE: 3/4" = 1'-0" @ DETACHED GARAGE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STRUCTURAL DETAILS



S3.1