KITTRELL RESIDENCE

SHELL DOCUMENTS FOR BUILDING PERMIT

. 20 SEPTEMBER 2016 .

JONES.

GENERAL NOTES:

1. The use of these documents are restricted to the original site for which they were prepared. Reuse or reproduction of these documents, (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with Brian Kent Jones Architects Inc.

2. The general contractor and sub-contractors shall be solely responsible for complying with all federal, state, local, and safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the general contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work. The general contractor and sub-contractors are responsible for securing and maintaining all necessary insurance including workers compensation.

3. The architect is not responsible for the method of construction. The general contractor shall be responsible for coordination of all work and for the means, methods, procedures, techniques, and sequence of construction.

4. The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.

5. When the general contractor accepts delivery of all items noted on the plans either in contract or not in contract he shall be responsible for loss and / or damage of these items.

6. The general contractor shall verify all dimensions and existing field conditions with the drawings. In particular: soil conditions, incoming utilities, etc. The general contractor shall report immediately to the architect any variances or field conditions that may cause construction problems prior to commencing work.

7. All work including plumbing, hvac, and electrical work not detailed herein, shall comply with applicable state and local building codes and the building standards referenced therein.

8. Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include ½" thick sheathing. All interior stud walls are dimensioned at 3 ½" unless noted otherwise.

9. Drawings are not to be scaled. Written dimensions govern. All partition locations, all door and opening locations shall be as shown on floor plan. Any discrepancies between field dimensions and / or observations with those indicated on the drawings should be brought to the immediate attention of the architect for clarification / correction before proceeding with work in affected areas.

10. If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.

11. The contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the contractors.

12. All material used in the construction of this project shall be new unless otherwise noted. Reject and replace any damaged material resulting from warpages, weather damage, or other causes.

13. The contractor is responsible for coordination of all work including adequate per-review of all shop drawings. Errors due to lack of review and / or coordination shall be corrected at the expense of the contractor.

14. The contractor is responsible for maintaining a secure site at all times. The contractor shall cover and secure any exposed pits, trenches, etc. at the end of each work day.

15. All garages must be separated from the residence (walls, ceiling, attic space, etc.) with $\frac{5}{8}$" Type X gypsum board.

16. It is the sole responsibility of the contractor to provide and coordinate all flashing, waterproofing, damp-proofing, and management of water distribution (i.e. gutters, downspouts, internal drains, thru-wall flashing, sub-surface drainage, etc.) associated with the structure.

17. It is the sole responsibility of the contractor to notify the owner that all houses have a potential to have radon levels that exceed the recommended levels established by the United States EPA. It is not the responsibility of Brian Kent Jones Architects, Inc. or the structural engineer to determine if radon abatement system is needed. Radon resistant construction techniques meeting the requirements of the RCO AF103.1 are to be used.

18. The site development plan included in this set may not identify all known easements, set-backs, walls, utilities, grading, flood plain analyses or additional civil engineering evaluations with regard to the impact of any adjacent waterways.

19. It is the responsibility of the general contractor to verify all subsurface conditions associated with the site and to confirm the bearing criteria of the soils.

20. Sites in proximity to water features require familiarity on the contractor's part to manage any associated risks. It is the sole responsibility of the general contractor to assess and inform the client of the recommended analysis, evaluation and troubleshooting including but not limited to: flood plain analysis, management of hydraulic risks, subsurface geotechnical analyses (groundwater, soils) and utilities.

21. The design of this house is based on the following:

    A. The contractor understanding and applying all applicable building codes.
    B. The contractor understanding and applying building principles used for residential construction.
    C. The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
    D. The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
    E. The contractor proceeding with the work in a timely manner so that the residence is subjected to a minimum amount of rain, snow, and wind.
    F. The contractor being experienced enough to execute details not shown on these documents.

FOUNDATION NOTES:

1. Reference structural engineers foundation wall design details and general notes for additional information.

2. Minimum footing depth to be 36" below grade or to firm bearing, whichever is greater.

3. All lumber in contact with any masonry surface is to be treated wood. Maintain ½" air space between any stud wall and masonry wall.

4. The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".

5. Concrete slabs in the lower level shall be 3500 psi. and garage slab shall be 4000 psi. and both shall be air-entrained concrete with a vapor barrier over base course in accordance with applicable codes.

6. It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.

7. Masonry footings on these drawings have been designed for a load-bearing value of soil of 1500 psf. It is the responsibility of the general contractor to verify actual site conditions.

GENERAL FRAMING NOTES:

1. Reference structural engineers general notes and details for additional criteria.

2. All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern: fb = 875 / 1000. fv = 70 psi. fc = 725 psi. e = 1,300,000. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)

3. Minimum bearing of all structural members shall be 1 ½" unless noted otherwise.

4. All interior dimensions to face of stud (3½") unless noted otherwise.

5. All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.

6. All lvl beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.

7. All exterior wall headers to be 2-2x10's (4" walls) 3-2x10's (6" walls) at height specified on the plans unless noted otherwise.

8. Sheathing to joists / trusses: Floors - glue and nail - at panel edges 16" o.c. at intermediate supports. Use adhesive meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations. Roofs - use 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports, unless noted otherwise.

9. Apply continuous bead of glue on joists and groove of tongue-and-groove panels.

10. Provide attic access per code requirements. Any attic space over 30" in height shall have a framed 22" x 30" opening. (These locations are not exhaustively indicated on the drawings.)

11. Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.

12. Dashed areas indicate soffits. Soffit heights are either noted on the plans or are to be determined by the owner and architect at a later date.

13. R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a $\frac{1}{2}$" gypsum board membrane or a $\frac{5}{8}$" wood structural panel membrane or an equivalent material on the underside of the floor framing member which complies with Section 302.14

TREATED LUMBER:

Due to the discontinued production of CCA (chromated copper arsenate) type preservative treatment, newer preservative treatments will require that all metal fasteners that come in contact with these types of treated lumber, be of corrosive-resistant material. Industry standards recommend stainless steel or not less than G185 galvanized anchors and / or fasteners to be used.

ROOM FINISH SCHEDULE:

1. Floor finishes and ceiling heights are indicated on the floor plan.

2. All walls: painted drywall, color to be selected by owner.

3. All ceilings: smooth painted drywall, color to be selected by owner.

4. All base and casing: wood base and casings per owner's specifications.

INSULATION INFORMATION:

R1102 Insulation and fenestration criteria:
The building thermal envelope shall meet the requirements of table 1102.1 based on climate zone specified in the table 1101.2

HVAC NOTES:

1. HVAC to be in full compliance with current code.

2. HVAC contractor to submit manual J calculations.

ATTIC VENTILATION:

Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic ventilation is determined by the requirements of Section R806 Roof Ventilation.

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with $\frac{1}{8}$ inch minimum to $\frac{1}{4}$ inch maxinum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s.m².Pa) is installed on the warm side of the ceiling.

WINDOW INFORMATION:

1. Window designations shown on the drawings are based on Marvin Ultimate Clad series.

2. In rooms with inadequate window ventilation (storage rooms, bathrooms, etc.) The mechanical ventilation system provided shall be capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.08 L / s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.

3. Glazing in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation.

4. R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. R310.1.2 The minimum net clear opening height shall be 24 inches. R310.1.3 The minimum net clear opening width shall be 20 inches.

5. Fenistration should be in compliance with R1102.1

DOOR INFORMATION:

1. Interior doors: Style and finish by owner. Hardware selected by owner.

2. Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.

3. Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.

4. Doors between the garage and residence shall be equipped with solid wood not less than 1 $\frac{3}{8}$" in thickness, solid or honeycomb core steel doors not less than 1 $\frac{3}{8}$" thick, or 20-minute fire-rated doors.

WALL LEGEND:

- 2x4 or 2x6 Wood Stud Wall
- Brick Veneer
- Concrete Block Wall
- Poured Concrete Wall
- Alternates

ELECTRIC NOTES:

1. Electric to be in full compliance with the 2011 National Electric Code.

2. 400 amp electric service to be grounded.

3. Smoke alarms shall be installed per RCO 314.3
    A. Smoke detectors and CO2 detectors shall be installed in:
        A.A. All sleeping rooms
        A.B. Outside and in the immediate vicinity of each sleeping room
        A.C. On each additional story including basements and habitable attics
    B. All detectors shall be interconnected
    C. Where the interior floor area for a given level of a dwelling unit is greater than 1,000 s.f., smoke alarms shall be installed so all points on the ceiling shall have a smoke alarm within a distance of 30 feet travel distance or shall have an equivalent of one smoke alarm per 500 s.f. of floor area. Per NFPA 72 29.5.1.3
    D. Smoke alarms and smoke detectors shall not be installed winthin a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3.4(5)
    E. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. Per RCO 314.1

4. CO alarms shall be installed outside each sleeping room Per RCO 315

CODE DATA:

GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO

SQUARE FOOTAGE:

LOWER LEVEL:	1,255 S.F.
FIRST FLOOR:	3,277 S.F.
SECOND FLOOR:	1,682 S.F.
TOTAL:	6,214 S.F.
1-CAR GARAGE:	393 S.F.
2-CAR GARAGE:	641 S.F.
UNFINISHED LOWER LEVEL:	1,968 S.F.

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
GN-1	General Notes
SP-1	Site Plan
A1.1	Lower Level Floor Plan
A2.1	First Floor Plan
A3.1	Second Floor Plan
A4.1	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A6.1	Building Sections
A6.2	Building Sections
A7.1	Wall Sections
A7.2	Wall Sections
A7.3	Wall Sections
S0.1	Foundation Plan
S1.1	First Floor Framing Plan
S2.1	Second Floor / Low Roof Framing Plan
S3.1	High Roof Framing Plan
S4.1	Framing Sections
S4.2	General Notes

SHELL DOCUMENTS FOR BUILDING PERMIT

STATE OF OHIO
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REGISTERED ARCHITECT

KITTRELL RESIDENCE
5051 BRAND ROAD
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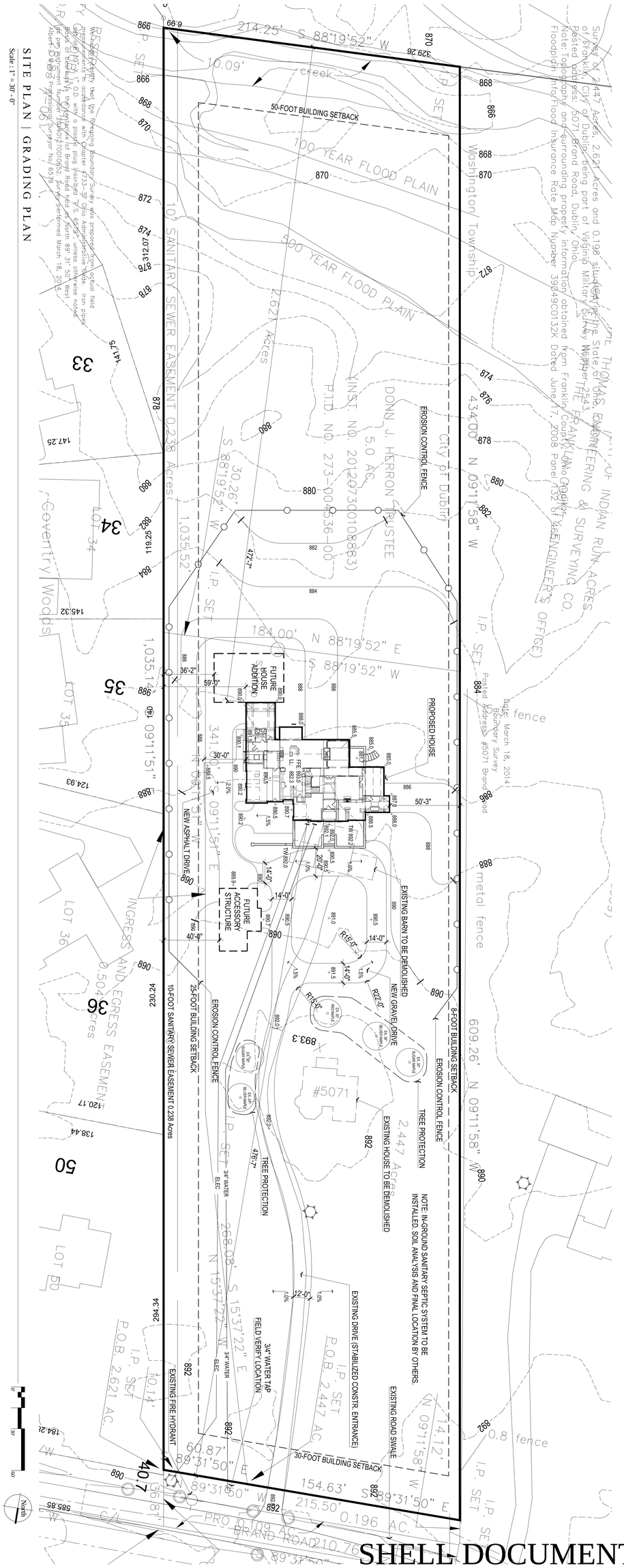
GENERAL NOTES

16013
20 SEPTEMBER 2016

CONSTRUCTION DOCUMENTS

REVISIONS

GN-1



SITE PLAN | GRADING PLAN

Scale: 1" = 30'-0"

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SP-1

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SITE PLAN

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LOWER LEVEL FLOOR PLAN

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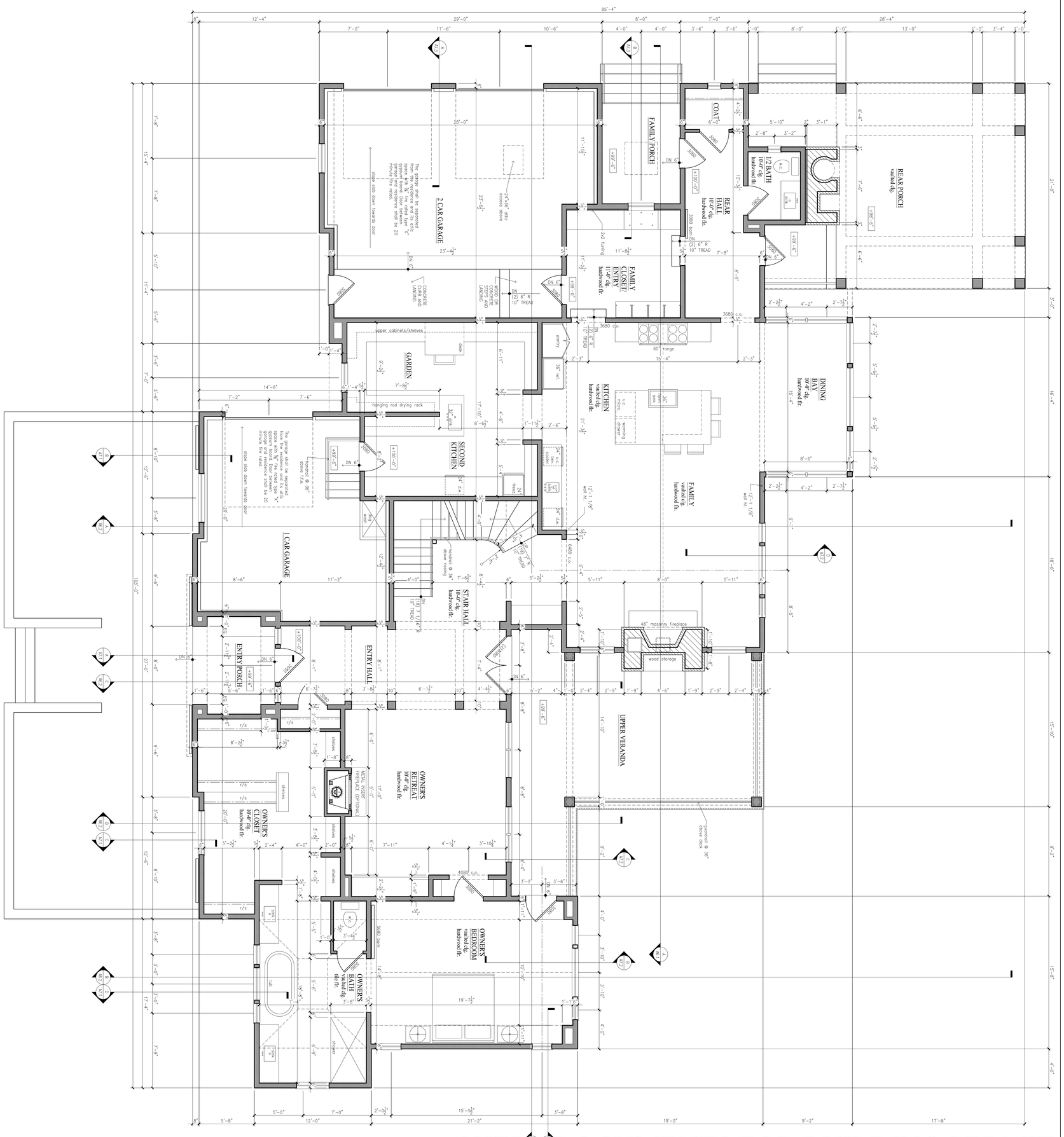

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FIRST FLOOR PLAN

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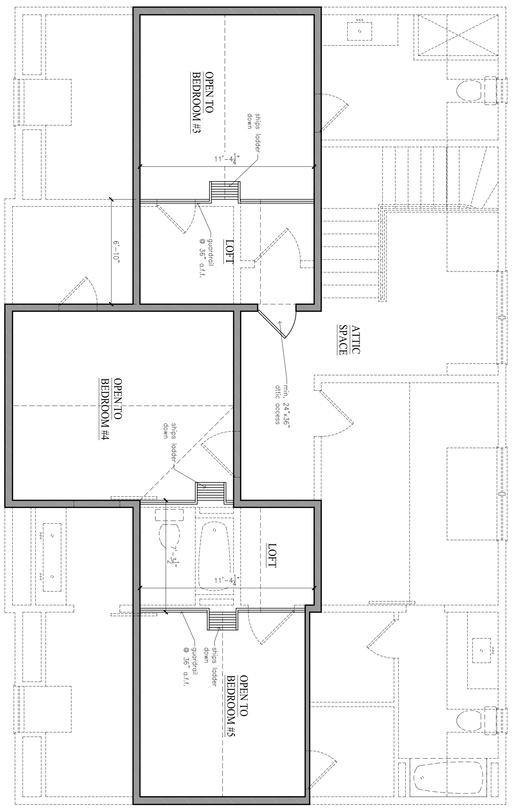
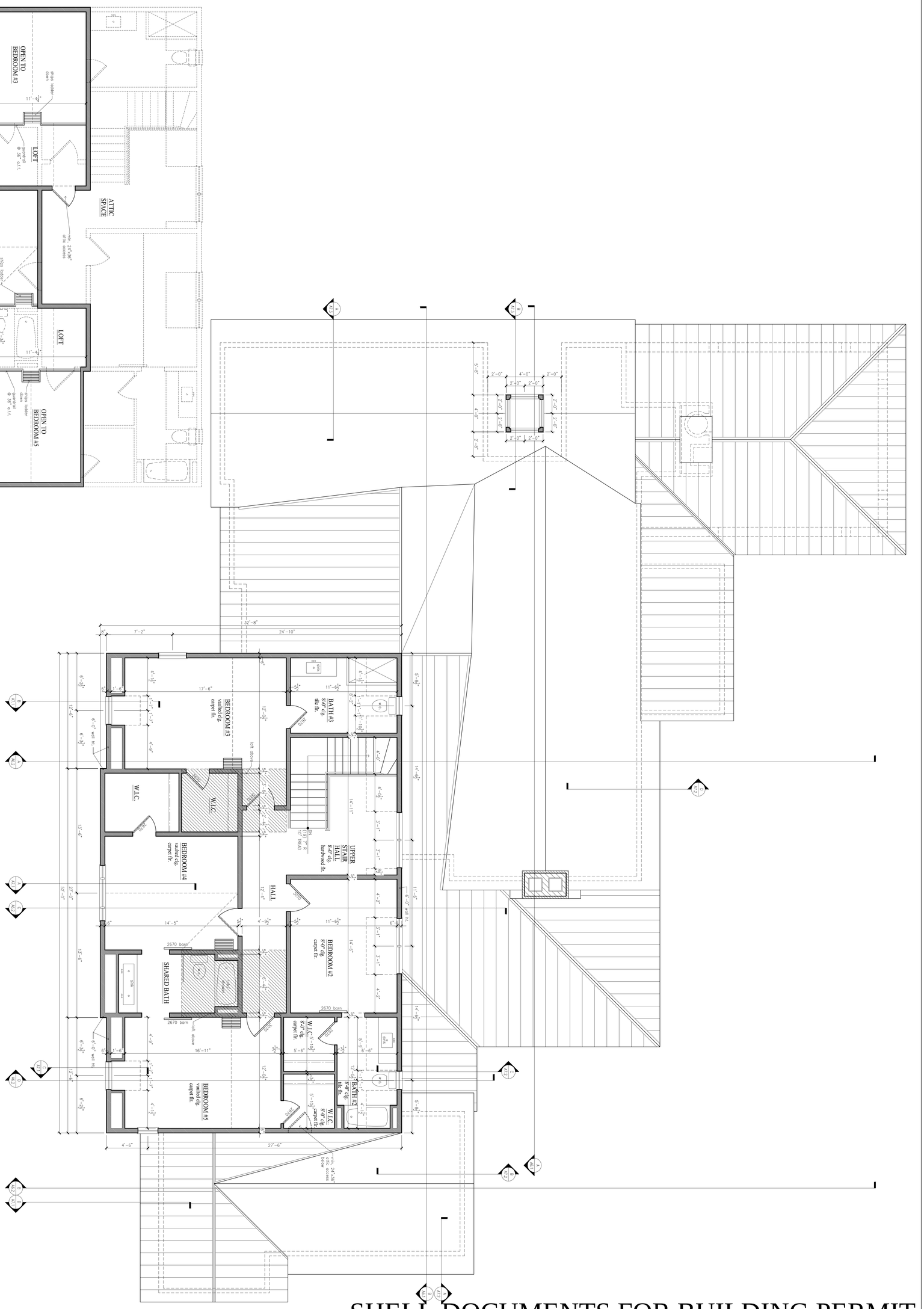


LOFT PLAN
1/4"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"

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SECOND FLOOR PLAN

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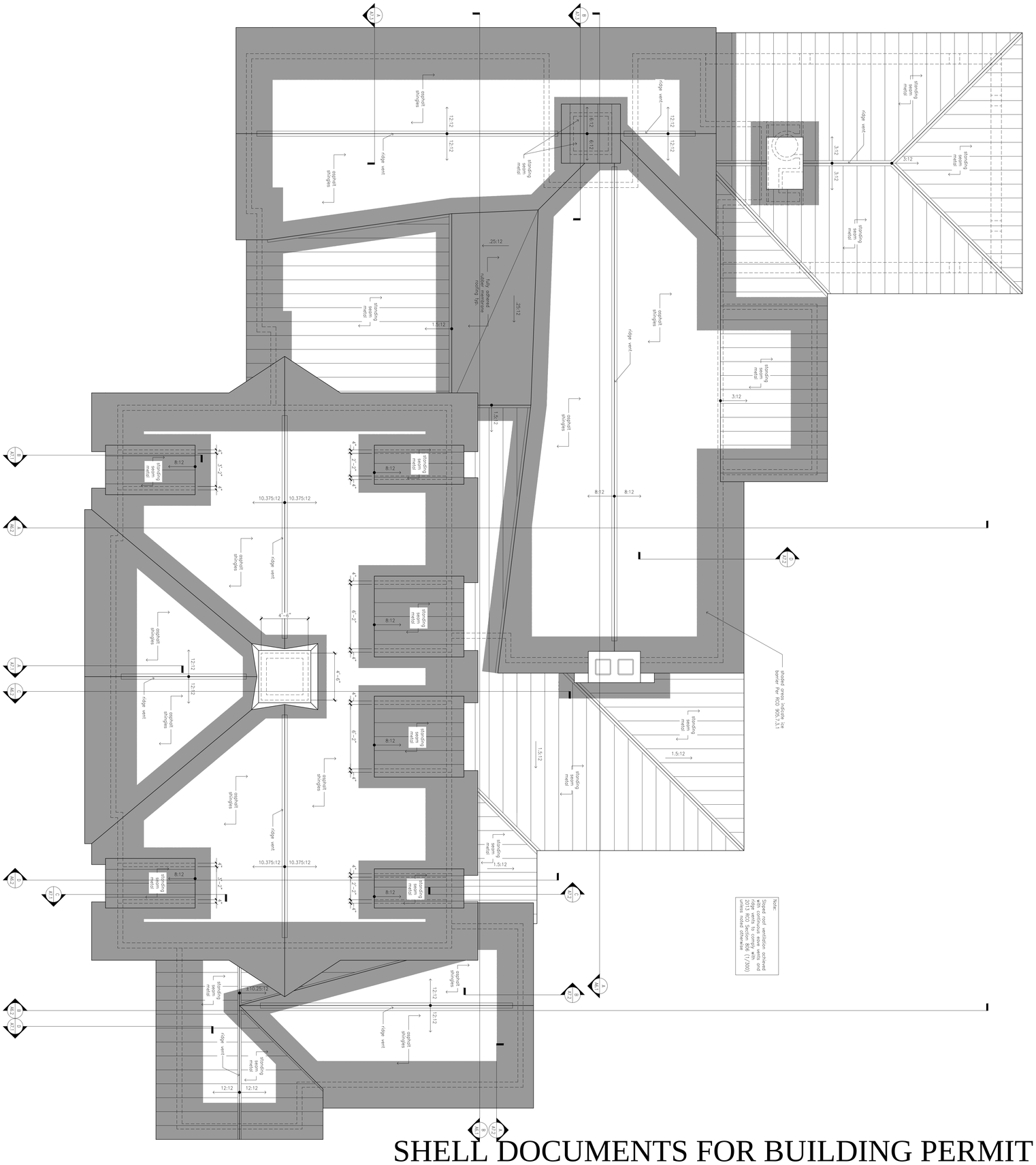

ROOF PLAN
1/4"=1'-0"

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ROOF PLAN

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REGISTERED BRIAN KENT JONES 10093 STATE OF OHIO ARCHITECT

B A5.1 NORTH ELEVATION
1/4" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

SIZES ARE BASED ON MARVIN ALUMINUM CLAD WINDOWS AND DOORS

NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
1	5678	CASEMENT	12	2448	CASEMENT	23	10820	TRANSOM
2	3030	DOUBLE HUNG	13	6092	CASEMENT	24	1680	SIDELITE
3	1134,3234,1134	(3)DOUBLE HUNG	14	4072/4024	CASEMENT OVER AWNING	25	NOT USED	
4	4092	CASEMENT	15	4072	CASEMENT	26	NOT USED	
5	2492	CASEMENT	16	6045	CASEMENT	27	3'-6"x8'-0"	3/4 LITE ENTRY DOOR
6	3654	CASEMENT	17	(2)3278	(2)CASEMENT	28	(2)3'-0"x8'-0"	FULL LITE FRENCH DOORS
7	4064	CASEMENT	18	2636	AWNING	29	3'-0"x8'-0"	FULL LITE FRENCH DOOR
8	2448	CASEMENT	19	(2)3030	(2)DOUBLE HUNG	30	3'-0"x8'-0"	1/2 LITE DUTCH DOOR
9	3636	CASEMENT	20	(2)3636	(2)CASEMENT	31	9'-0"x8'-0"	WOOD OVERHEAD DOOR
10	1632	CASEMENT	21	7296	CASEMENT			
11	3672	CASEMENT	22	5096	CASEMENT			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. WINDOW TYPES 2, 3 AND 15 MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING

Exterior Finish Coded Notes:

1. Thin stone veneer
2. Cut stone band
3. Board and batten siding
4. Clapboard siding - 6" exposure
5. Cedar shingle siding
6. Composite sill on 1x10 trim board
7. 1x4 corner boards
8. Fiber cement trim boards
9. Painted wood shutters
10. Painted wood fixed barn doors
11. Clad wood windows and doors
12. Aluminum 1/2 round gutters and downspouts
13. Asphalt shingles
14. Standing seam metal roof
15. Stone treads and risers
16. 36" high iron guardrail
17. Timber post
18. Exposed rafter tails
19. Cut stone wall cap
20. Cut stone lintel and sill

A A5.1 EAST ELEVATION
1/4" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

STATE OF OHIO
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EXTERIOR ELEVATIONS
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20 SEPTEMBER 2016
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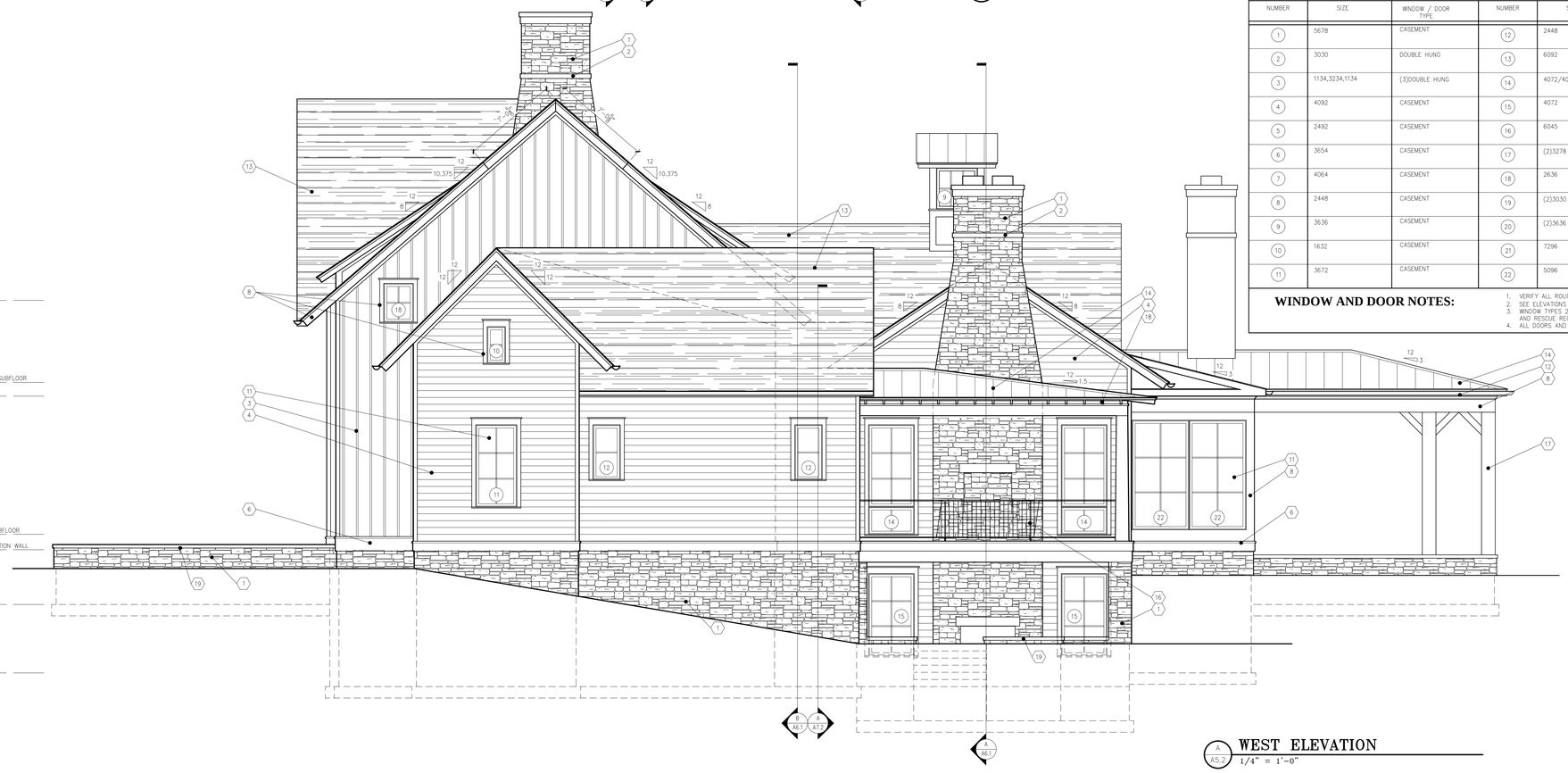
SHELL DOCUMENTS FOR BUILDING PERMIT

SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

SIZES ARE BASED ON MARVIN ALUMINUM CLAD WINDOWS AND DOORS

NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
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WINDOW AND DOOR NOTES:

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3. WINDOW TYPES 2, 3 AND 15 MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
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Exterior Finish Coded Notes:

1. Thin stone veneer
2. Cut stone band
3. Board and batten siding
4. Clapboard siding - 6" exposure
5. Cedar shingle siding
6. Composite sill on 1x10 trim board
7. 1x4 corner boards
8. Fiber cement trim boards
9. Painted wood shutters
10. Painted wood fixed barn doors
11. Clad wood windows and doors
12. Aluminum 1/2 round gutters and downspouts
13. Asphalt shingles
14. Standing seam metal roof
15. Stone treads and risers
16. 36" high iron guardrail
17. Timber post
18. Exposed rafter tails
19. Cut stone wall cap
20. Cut stone lintel and sill

STATE OF OHIO
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REGISTERED ARCHITECT

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DUBLIN, OHIO

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JONES
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505 SOUTH FRONT ST. COLUMBUS, OH 43215

EXTERIOR ELEVATIONS

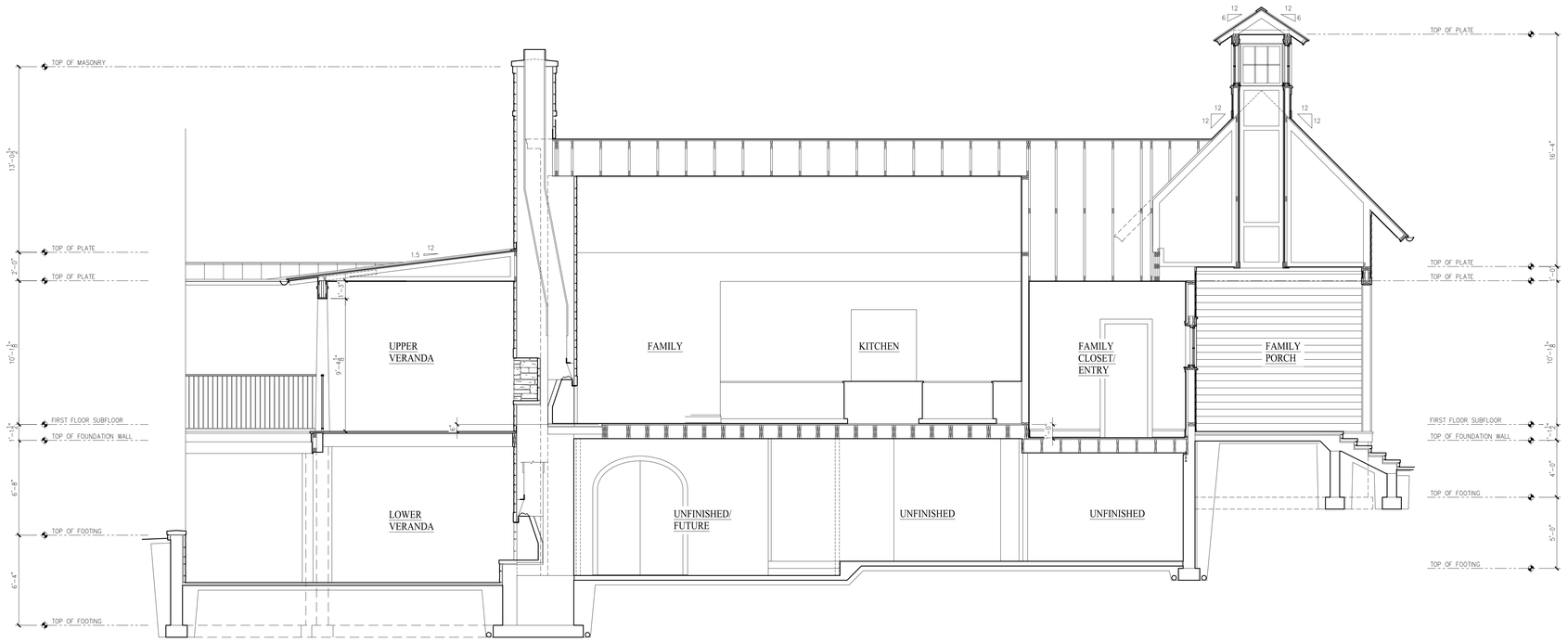
16013
20 SEPTEMBER 2016

CONSTRUCTION DOCUMENTS

REVISIONS

A5.2

BUILDING SECTION
1/4" = 1'-0"



A
A6.1
BUILDING SECTION
1/4" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

STATE OF OHIO
BRIAN KENT JONES 10093
REGISTERED ARCHITECT

KITTRELL RESIDENCE
5051 BRAND ROAD
DUBLIN, OHIO

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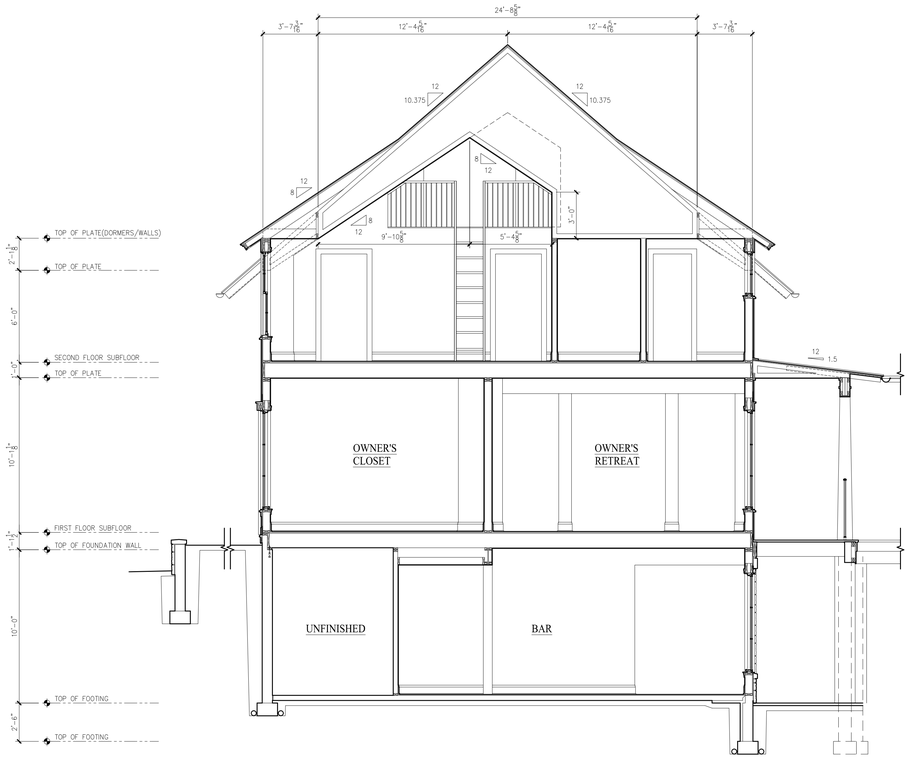
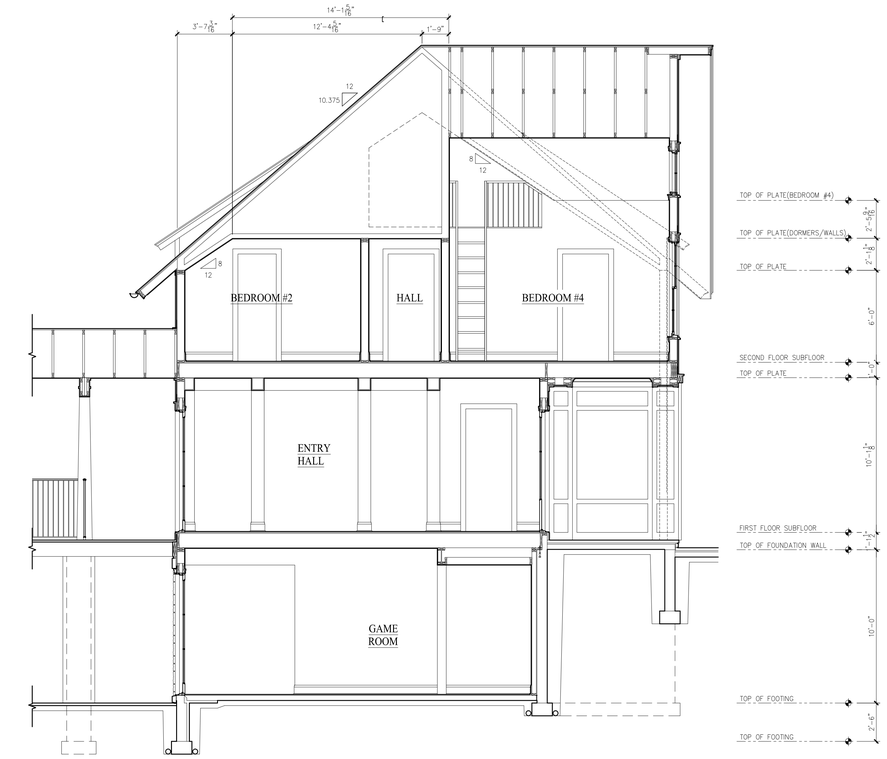
BUILDING SECTIONS
16013
20 SEPTEMBER 2016
CONSTRUCTION DOCUMENTS

REVISIONS

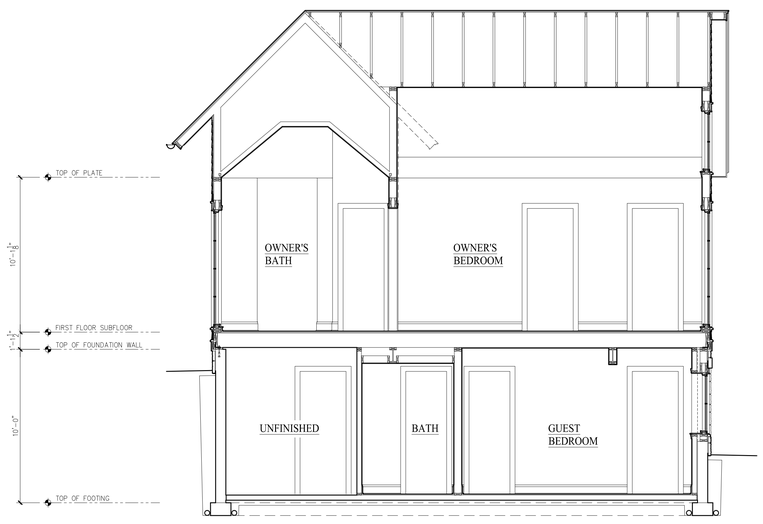
A6.1



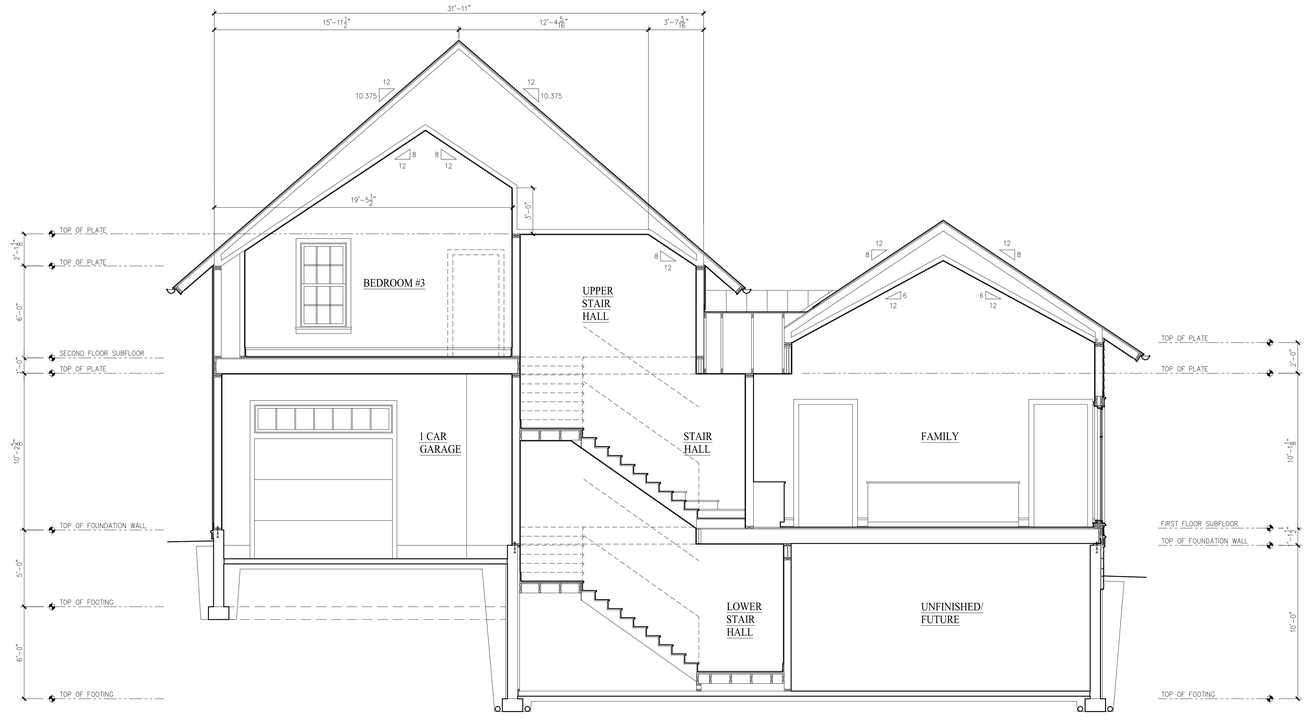
0 / A6.2 BUILDING SECTION
1/4" = 1'-0"



0 / A6.2 BUILDING SECTION
1/4" = 1'-0"



B / A6.2 BUILDING SECTION
1/4" = 1'-0"



A / A6.2 BUILDING SECTION
1/4" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

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BUILDING SECTIONS
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20 SEPTEMBER 2016
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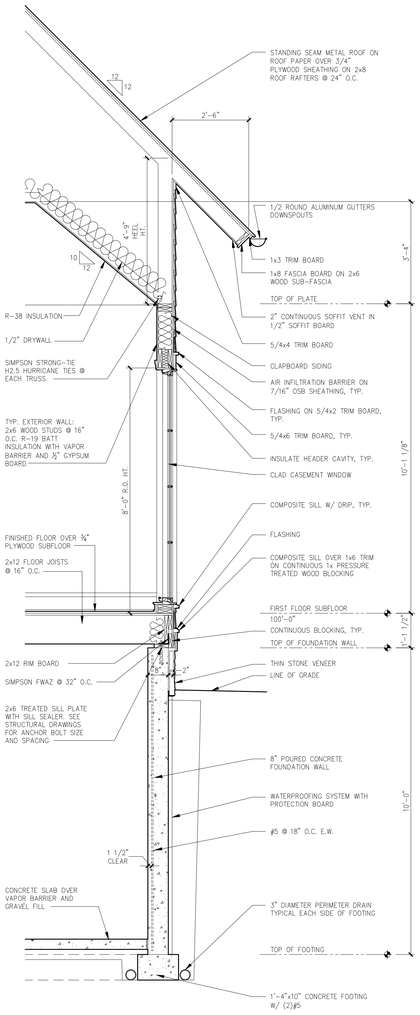
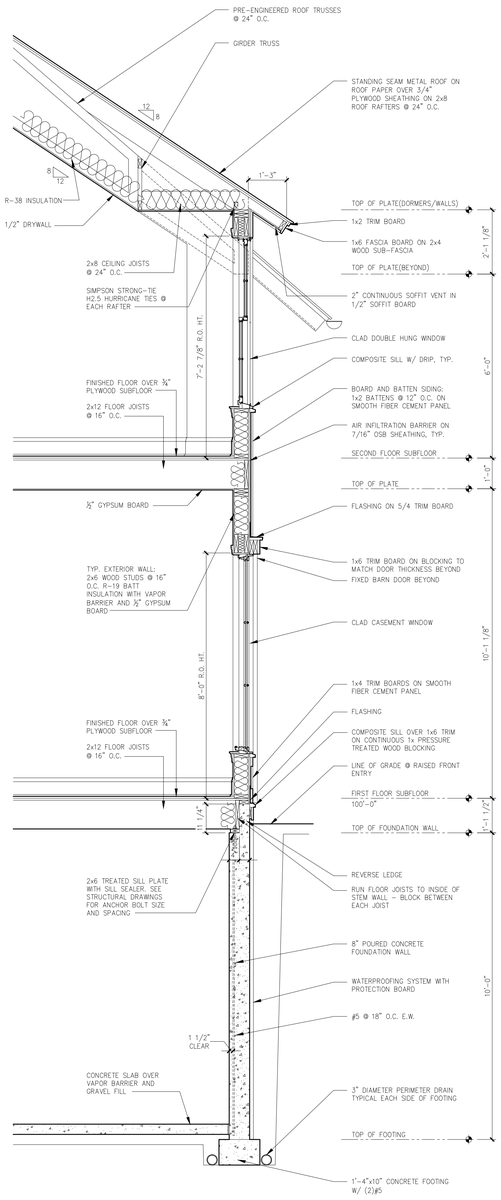
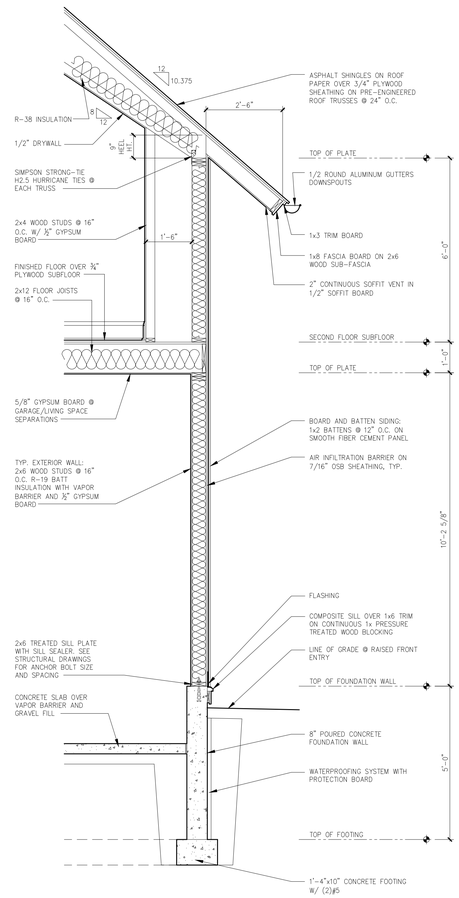
A6.2



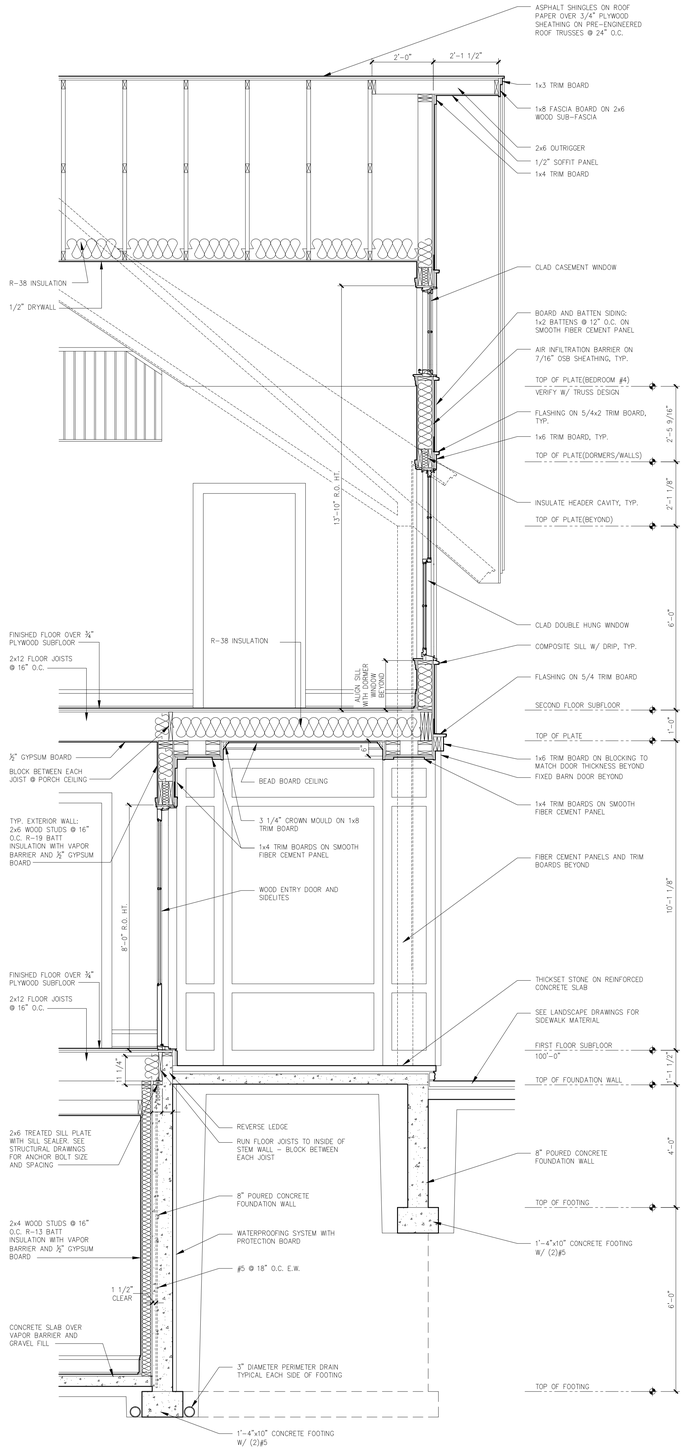
D A7.1 **WALL SECTION**
1/2" = 1'-0"



C A7.1 **WALL SECTION**
1/2" = 1'-0"



B A7.1 **WALL SECTION**
1/2" = 1'-0"



A A7.1 **WALL SECTION**
1/2" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

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WALL SECTIONS
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20 SEPTEMBER 2016
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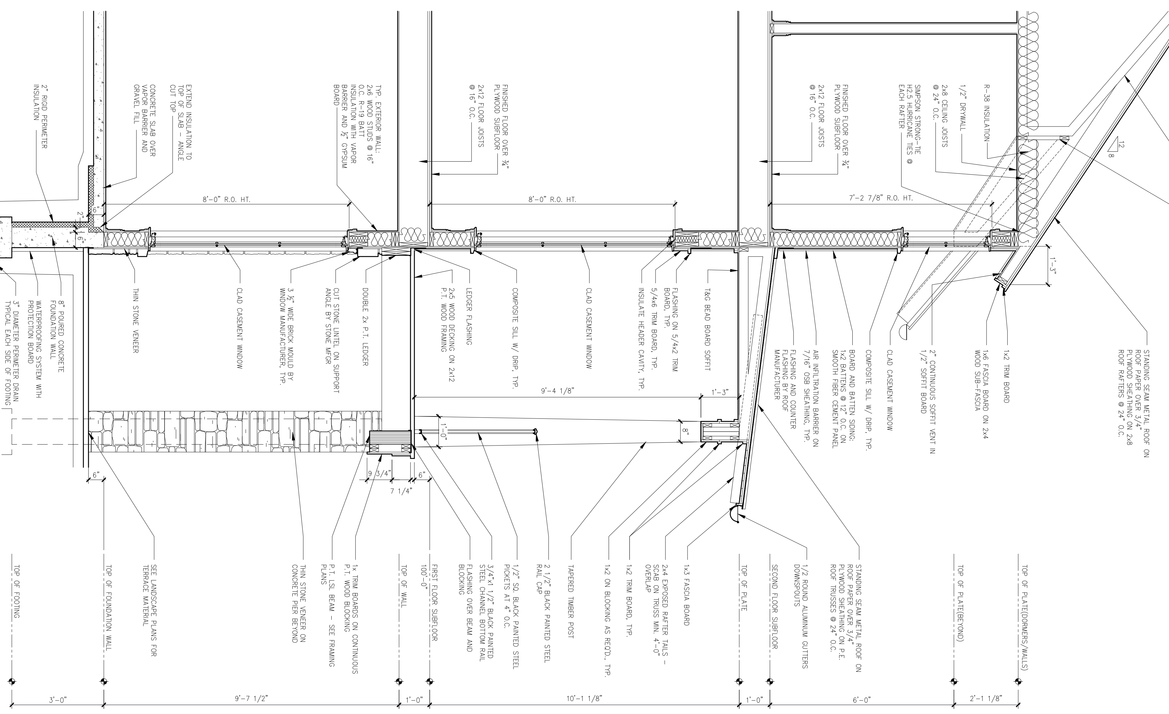
A7.1



C 7.2 WALL SECTION
1/2" = 1'-0"

B 7.2 WALL SECTION
1/2" = 1'-0"

A 7.2 WALL SECTION
1/2" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

A7.2

REVISIONS

WALL SECTIONS

16013

20 SEPTEMBER 2016

CONSTRUCTION DOCUMENTS

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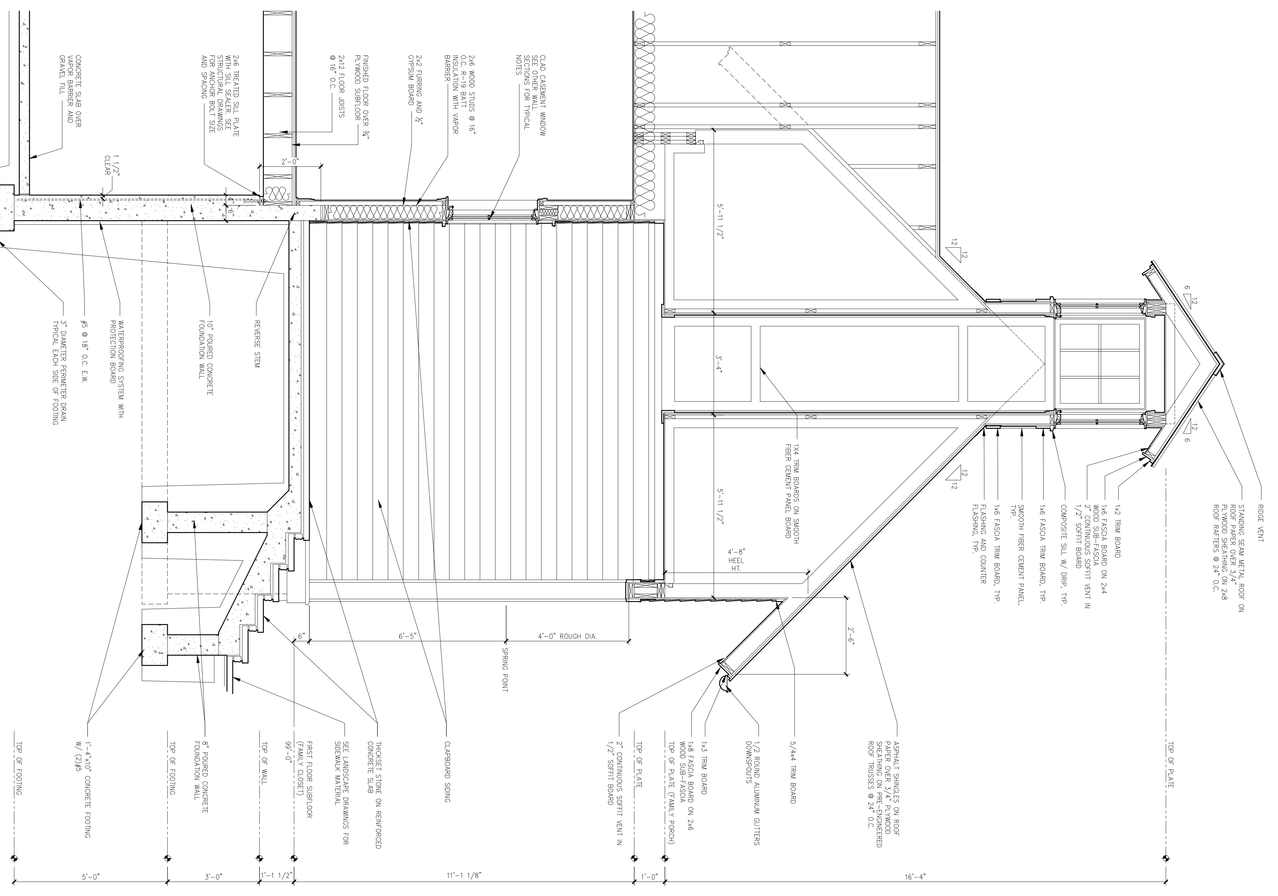

B 2.3 WALL SECTION
1/2" = 1'-0"

A 2.3 WALL SECTION
1/2" = 1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

A7.3

REVISIONS

WALL SECTIONS

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20 SEPTEMBER 2016

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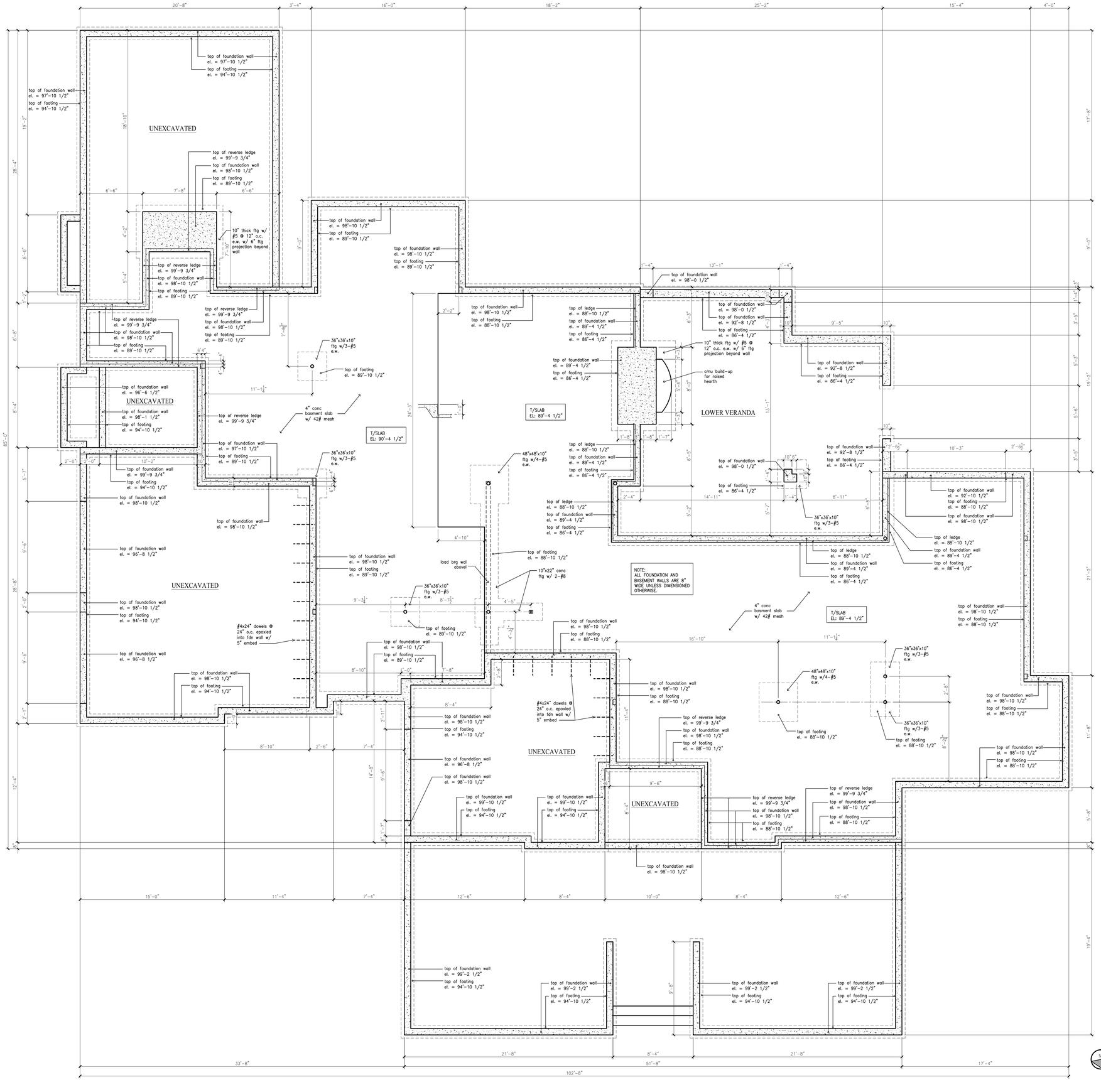

FOUNDATION PLAN
1/4"=1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

STATE OF OHIO
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10093
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FOUNDATION PLAN
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CONSTRUCTION DOCUMENTS

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S0.1

1/4"=1'-0"

FIRST FLOOR FRAMING PLAN

SHELL DOCUMENTS FOR BUILDING PERMIT

S1.1

REVISIONS

FIRST FLOOR FRAMING PLAN

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20 SEPTEMBER 2016

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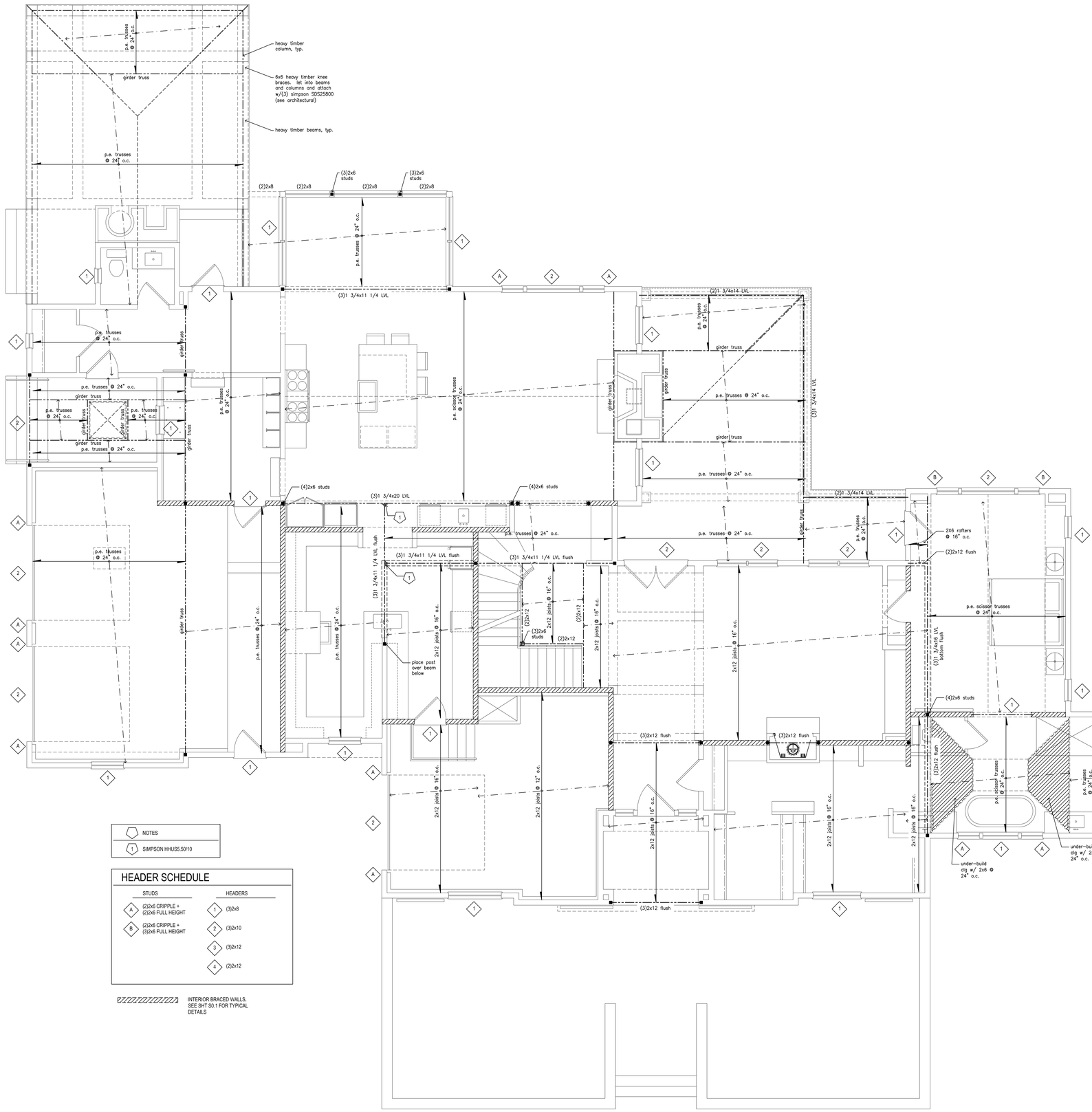

NOTES

1 SIMPSON HHUS5.50/10

HEADER SCHEDULE

STUDS		HEADERS	
A	(2)2x6 CRIPPLE + (2)2x6 FULL HEIGHT	1	(3)2x8
B	(2)2x6 CRIPPLE + (3)2x6 FULL HEIGHT	2	(3)2x10
		3	(3)2x12
		4	(2)2x12

INTERIOR BRACED WALLS. SEE SHT S0.1 FOR TYPICAL DETAILS

SECOND FLOOR/LOW ROOF FRAMING PLAN
1/4"=1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

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SECOND FLOOR/LOW ROOF FRAMING PLAN
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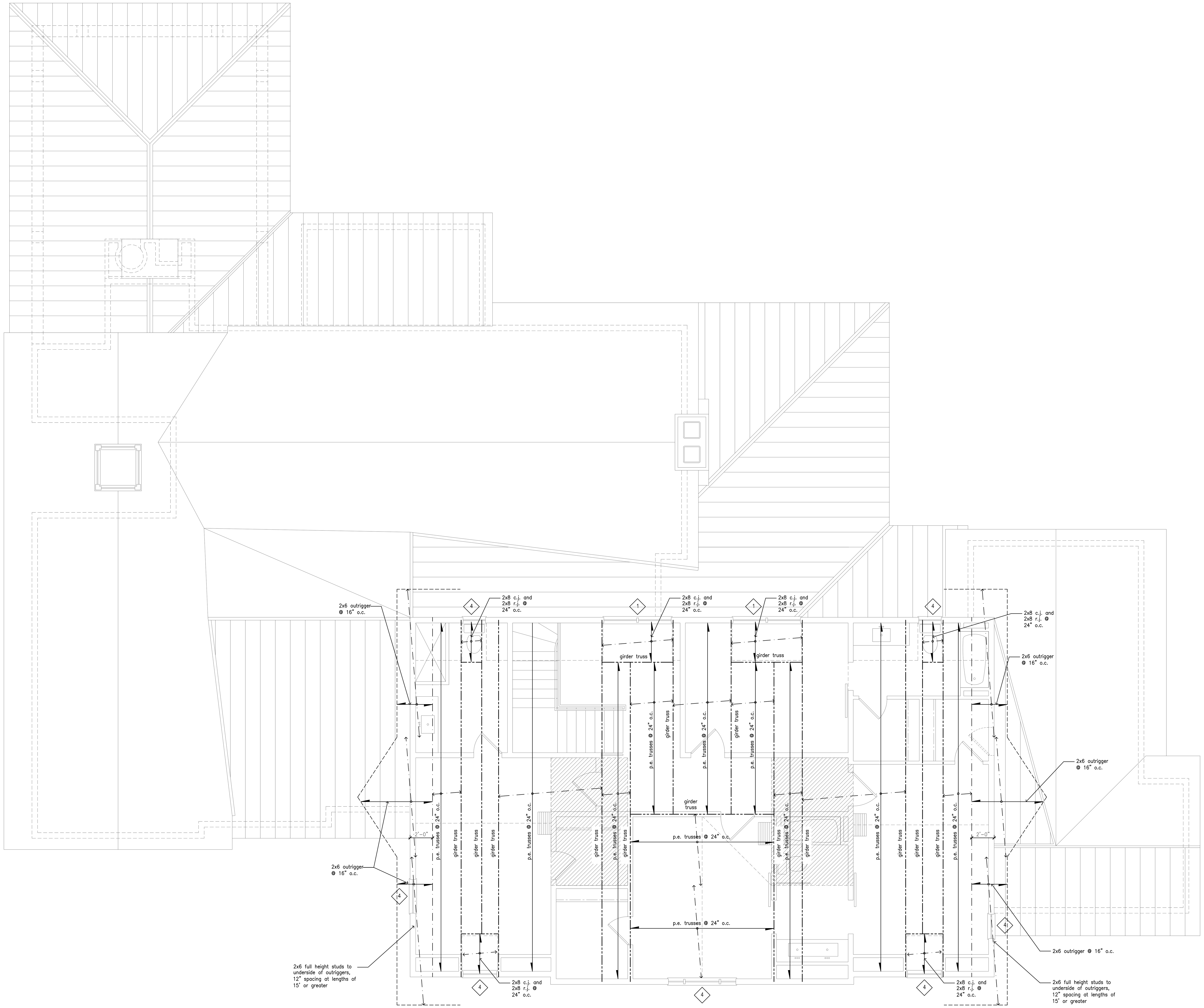
REVISIONS

S2.1



HIGH ROOF FRAMING PLAN
1/4"=1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

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HIGH ROOF FRAMING PLAN
16013
20 SEPTEMBER 2016
CONSTRUCTION DOCUMENTS

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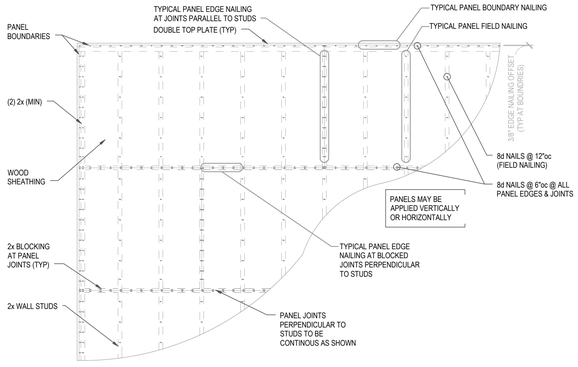
S3.1

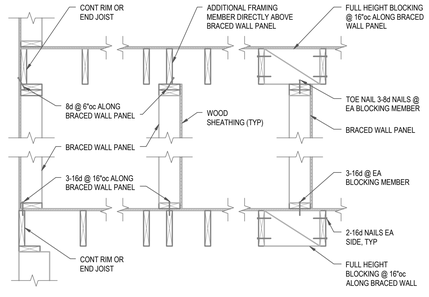
BRACED WALL ROOF FRAMING BLOCKING
HEEL HEIGHT ≤ 9 1/4"
3/4" = 1'-0"

BRACED WALL ROOF FRAMING BLOCKING
9 1/4" < HEEL HEIGHT ≤ 15 1/4"
3/4" = 1'-0"

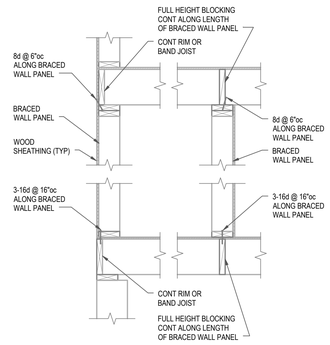
BRACED WALL ROOF FRAMING BLOCKING
HEEL HEIGHT > 15 1/4"
3/4" = 1'-0"



BRACED WALL PANEL ATTACHMENT OF SHEATHING TO WALL
NTS



BRACED WALL PANEL CONNECTIONS WHEN PARALLEL TO FLOOR/CEILING FRAMING
3/4" = 1'-0"



BRACED WALL PANEL CONNECTIONS WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING
3/4" = 1'-0"

REVISIONS

REV NO	DESCRIPTION	REV DATE

STRUCTURAL ENGINEER
800.542.3302
schaeferinc.com
schaefer

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589 SOUTH FRONT ST. COLUMBUS, OH 43215

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FRAMING SECTIONS
16013
20 SEPTEMBER 2016
CONSTRUCTION DOCUMENTS

REVISIONS

S4.1

STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT SCHAEFER. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

2013 RESIDENTIAL CODE OF OHIO

DESIGN REQUIREMENTS

1. DESIGN LOADS

A. FLOORS, STAIRS & EXTERIOR DECKS	40 PSF LIVE + 10 PSF DEAD
B. ROOFS	25 PSF LIVE + 15 PSF DEAD
C. BASIC WIND SPEED (BASED ON 3-SECOND GUST)	90 MPH

2. DESIGN MAXIMUM ALLOWABLE LIVE LOAD DEFLECTIONS (BASED ON TABLE R301.7)

A. RAFTERS	L/240
B. FLOORS	L/480
C. EXTERIOR WALLS	L/240
D. ALL OTHER STRUCTURAL MEMBERS	L/240

*WIND LOADS WERE TAKEN AS 0.7 TIMES COMPONENT AND CLADDING LOADS FOR PURPOSE OF DETERMINING DEFLECTION LIMITS.

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT/ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND ALLOWABLE SOIL BEARING PRESSURE. **ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY.** ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. **THESE DRAWINGS ARE NOT TO BE SCALED.** IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

FOUNDATIONS & SUBGRADE PREPARATION

1. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
2. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL. DESIGN ALLOWABLE SOIL BEARING PRESSURE BELOW FOOTINGS = 1500 PSF.
3. PER CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS (i.e. CONDITIONS THAT ARE CONSISTENT WITH THE PARAMETERS ASSUMED FOR THE DESIGN) AND MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF SOIL CONDITIONS AT THE BUILDING SITE HAVE NON-ENGINEERED FILL, SLOPES 4:1 OR STEEPER, A CREEK OR RIVER PRESENT AT THE BASE OF THE HILLSIDE OR OTHER UNSTABLE CONDITION, PLEASE NOTIFY SCHAEFER IMMEDIATELY, AS THE FOUNDATION IS NOT DESIGNED FOR THESE CONDITIONS.
4. THE FOLLOWING LATERAL SOIL PRESSURE PARAMETERS HAVE BEEN ASSUMED FOR THE DESIGN OF FOUNDATIONS:
   - A. RETAINING WALLS: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGULAR DISTRIBUTION.
   - B. BASEMENT WALLS: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGULAR DISTRIBUTION.
5. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
6. BACKFILL ALONG EXTERIOR FACE OF ALL PERIMETER FOOTINGS, AND ALONG EXTERIOR RETAINING TYPE WALLS SHALL BE A WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY UP TO WITHIN 24 INCHES OF THE FINISHED GRADE. TOP 24" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLACE A 4" DIAMETER SCHD. 35 PVC (MIN.) PERFORATED FOUNDATION DRAIN PIPE WITH POSITIVE DRAINAGE TO SUMP OR TO DAYLIGHT. AT EXTERIOR RETAINING WALLS, 4" DIAMETER WEEP HOLES AT 8'-0" ON CENTER MAXIMUM MAY BE INSTALLED IN LIEU OF PERFORATED FOUNDATION DRAIN. PROVIDE CLAYEY BACKFILL FROM BOTTOM OF EXCAVATION UP TO BOTTOM OF WEEPHOLES OR DRAIN PIPE.
7. BACKFILL FOUNDATION WALLS ONLY AFTER THE FIRST FLOOR FRAMING AND SHEATHING IS IN PLACE, UNLESS THE WALLS HAVE BEEN CURED FOR AT LEAST 7 DAYS AND ARE BRACED TO RESIST THE LATERAL EARTH PRESSURE FROM THE BACKFILL.
8. APPLIED TECHNOLOGIES “HYDRA-GUARD” WATERPROOFING SYSTEM (OR RUB-R-WALL WATERPROOFING MEMBRANE SYSTEM) PLUS PROTECTION BOARD SHALL BE APPLIED ON ALL BASEMENT FOUNDATION WALLS AND FOOTINGS BELOW GRADE.
9. FINISHED GRADE SHALL SLOPE 6" IN THE FIRST 10' MINIMUM AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-99, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW, AND THE RECOMMENDED PRACTICE FOR RESIDENTIAL CONCRETE CONSTRUCTION ACI-332R-84.
2. MATERIALS:
   - A. CONCRETE FOR INTERIOR SLAB ON GRADE: f'_c = 3500 PSI., NORMAL AGGREGATE.
   - B. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, GARAGE SLABS, ETC.: f'_c = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR). MINIMUM CEMENT CONTENT = 520 #/CY, MAXIMUM WATER / CEMENTITIOUS RATIO = 0.45. LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
   - C. CONCRETE FOR FOUNDATION WALLS: f'_c = 4000 PSI, (5% TO 7% ENTRAINED AIR). MAXIMUM WATER / CEMENTITIOUS RATIO = 0.50.
   - D. CONCRETE FOR FOOTINGS: f'_c = 3000 PSI.
   - E. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH (SHEETS ONLY).
   - F. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
3. IF CONCRETE ARRIVES AT THE SITE WITH A SLUMP BELOW THE SPECIFIED SLUMP AND IS UNSUITABLE FOR PLACING AT THAT SLUMP, THE SLUMP MAY BE ADJUSTED ONCE ONLY BY ADDING WATER UP TO THE AMOUNT ALLOWED IN THE ACCEPTED MIXTURE PROPORTIONS. ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM C94. DO NOT EXCEED THE SPECIFIED WATER-CEMENTITIOUS MATERIAL RATIO OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD WATER TO CONCRETE DELIVERED IN EQUIPMENT NOT ACCEPTABLE FOR MIXING.
4. WHEN THE AIR TEMPERATURE IS LESS THAN 40° F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50° AND 70°F FOR 7 DAYS.
5. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PROTECTIVE MEASURES IN ADVANCE OF PLACEMENT.
6. AT CORNERS AND INTERSECTIONS OF WALLS AND GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING WALL OR GRADE BEAM. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18" MIN.).
7. LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS. LAP WELDED WIRE FABRIC MESH 12".
8. AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL SLAB OR WALL STEEL EXCEEDS THIS MINIMUM REQUIREMENT.
9. ALL CAST-IN-PLACE CONCRETE WALLS SHALL BE PLACED CONTINUOUSLY WITH NO COLD JOINTS AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS. WHERE VERTICAL JOINT REQUIRED, CAST WALL FULL HEIGHT AND EXTEND HORIZONTAL REBAR 2'-0" BEYOND JOINT. WATERPROOF EXTERIOR FACE OF JOINT.
10. BEAM POCKETS IN CONCRETE WALLS SHALL HAVE A HEIGHT 2" DEEPER THAN BEAM, BE 1" WIDER THAN THE BEAM WIDTH, AND PROVIDE A MINIMUM 4" BEAM BEARING LENGTH. SOLID GROUT OR SOLID STEEL SHIMS SHALL BE PLACED BELOW BEAM BEARINGS.
11. INTERIOR CONCRETE SLABS SHALL BE 4" MINIMUM THICKNESS, WITH 6 MIL VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL (GARAGE AND FIRST FLOOR) AND 10" MINUMUM GRANULAR FILL (BASEMENT) USING ODOT ITEM 304. CONSOLIDATE STONE WITH A VIBRATORY PLATE COMPACTOR PRIOR TO INSTALLING UNDER SLAB VAPOR BARRIER OR PLACING SLAB CONCRETE. PLACE CONTRACTION JOINTS IN INTERIOR SLABS AND EXTERIOR FLAT WORK AT 10' O.C. MAXIMUM EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1. SLOPE TO DRAINS.
12. STEEL TROWEL FINISH FLOOR SLAB AND CURE USING "CURE AND SEAL" TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TT-C-00800 VOC COMPLIANT, 30% MINIMUM SOLIDS CONTENT. FOR EXTERIOR FLAT WORK APPLICATIONS EXPOSED TO SUNLIGHT USE LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPOUND. PRIOR TO APPLICATION, CONTRACTOR SHALL VERIFY COMPATIBILITY OF CURING COMPOUND WITH FINAL FLOOR FINISHES.
13. CONTRACTION JOINTS IN SLABS-ON-GRADE SHALL BE HAND TROWELED OR SAW CUT WITHIN 6 HOURS OF PLACING CONCRETE OR WHEN CONCRETE IS STRONG ENOUGH TO WITHSTAND CUTTING WITHOUT RAVELING AT THE EDGES.
14. CAST IN CONTINUOUS DOVETAIL ANCHOR SLOTS ON VERTICAL SURFACES WHERE MASONRY ABUTS; 24" O.C. FOR PARALLEL SURFACES AND AT CENTERLINE OF MASONRY FOR PERPENDICULAR WALLS. DOVETAIL SLOTS SHALL BE 24 GAGE, HOT DIPPED GALVANIZED.
15. PROVIDE (2) #5 BARS 2" ABOVE ALL CONCRETE OPENINGS LESS THAN 5' WIDE. EXTEND BARS 2'-0" BEYOND EDGES OF OPENINGS.
16. THE NATIONAL ELECTRICAL CODE REQUIRES THAT THE BUILDING ELECTRICAL SYSTEM SHALL BE GROUNDED TO REINFORCING STEEL IN THE CONCRETE FOOTING. THE WORK ASSOCIATED WITH THIS REQUIREMENT AND THE METHOD USED SHALL BE COORDINATED BY THE CONTRACTOR. (N.E.C. 250.50)

MECHANICAL FASTENERS

1. EXPANSION ANCHORS
   - A. ANCHORAGE TO CONCRETE: HILTI "KWIK BOLT TZ" (ICC ESR-1917). INSTALL PER ICC REPORT AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA AC 193 AND ACI 355.2-07 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED; SUBMIT EVALUATION REPORT DEMONSTRATING COMPLIANCE WITH GOVERNING CODE PRIOR TO INSTALLATION.
2. POWDER DRIVEN FASTENERS
   - A. FASTENING WOOD FRAMING TO STEEL: HILTI X-U NAIL, 0.157" DIAMETER (ICC-ESR-2269). FASTENER LENGTH SHALL BE AS REQUIRED FOR MINIMUM SHANK PENETRATION THROUGH STEEL.

EPOXY ANCHORS

1. ANCHORAGE TO CONCRETE: HILTI “HIT-RE 500-SD” EPOXY (ICC ESR-2322). INSTALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   - A. STEEL THREADED ROD ANCHORS SHALL BE HILTI “HAS-E” STANDARD RODS. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.
2. CONTRACTOR SHALL VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION.
3. FOR CONNECTIONS TO EXISTING REINFORCED CONCRETE VERIFY THE LOCATIONS OF THE EXISTING REINFORCING BARS USING A REBAR DETECTOR, PRIOR TO DRILLING. NOTIFY THE ENGINEER PRIOR TO INSTALLATION IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING BARS. DO NOT DRILL THROUGH EXISTING REINFORCING BARS.

MASONRY

1. CONCRETE BLOCK AND CLAY BRICK MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 402 – LATEST VERSION)".
2. MATERIALS:
   - A. FACING BRICK: ASTM C216 GRADE SW - COLOR AND SIZE AS NOTED ON THE ARCHITECTURAL DRAWINGS.
   - B. CONCRETE MASONRY UNITS: ASTM C90 TYPE 1 NORMAL WEIGHT AGGREGATE PER ASTM C33.
   - C. MORTAR ASTM C270 TYPE N ABOVE GRADE, TYPE S BELOW GRADE USING MASONRY CEMENT MORTAR.
   - D. GROUT: ASTM C476.
   - E. REINFORCING STEEL: ASTM 615, 60 KSI YIELD.
   - F. PROVIDE 9 GAGE GALVANIZED TRUSS TYPE JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY. USE LADDER TYPE JOINT REINFORCING FOR BRICK AND CONCRETE BLOCK BACKUP.
3. MASONRY VENEER SHALL HAVE 18-GAUGE CORRUGATED, GALVANIZED STEEL WALL TIES SPACED AT 16" ON CENTER VERTICALLY AND HORIZONTALLY WITH A 1" AIR SPACE BETWEEN VENEER AND EXTERIOR FACE OF SHEATHING. PLACE ADDITIONAL WALL TIES AT 16" ON CENTER AROUND ALL OPENINGS, WITHIN 12" OF THE OPENING. **NAIL EACH WALL TIE WITH GALVANIZED 8d NAILS LOCATED WITHIN 1/2" OF THE ANCHOR'S 90 DEGREE BEND. PROVIDE FLASHING LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GRADE LEVEL, ABOVE ALL LINTELS, AND BELOW ALL SILLS. PLACE WEEP HOLES DIRECTLY ABOVE FLASHING SPACED AT 32" CENTERS.**
4. WHERE DOVETAIL SLOTS ARE SET IN CONCRETE WALLS, ANCHOR VENEER TO CONCRETE WALL WITH 16 GAGE ANCHORS, HOT DIPPED GALVANIZED.
5. KEEP AIR SPACE BETWEEN BRICK AND SHEATHING FREE FROM MORTAR DROPPINGS. PROVIDE FORMED AIR CHANNEL SYSTEM TO CATCH MORTAR AND ALLOW CONTINUOUS AIR FLOW WITHIN WALL.
6. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
7. STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS OTHERWISE NOTED ON PLANS):
   L3-1/2" X 3-1/2" X 3/8" FOR SPANS UP TO 4'-0"
   L4" X 3-1/2" X 3/8" FOR SPANS UP TO 6'-0"
   L6" X 3-1/2" X 3/8" FOR SPANS UP TO 8'-0"
   L7" X 4" X 3/8" FOR SPANS UP TO 9'-0"
   SEE DRAWINGS FOR LINTELS OVER 9'-0" SPAN.

   STEEL LINTELS SHALL BE HOT DIPPED GALVANIZED AND SHALL HAVE 8" MINIMUM END BEARING.
8. UNLESS NOTED OTHERWISE ON PLANS, UNDER LINTELS, BEARING PLATES, BEAMS, ETC.; FILL CMU CELLS WITH GROUT, 3 COURSES MINIMUM BELOW BEARING.

STRUCTURAL STEEL

1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.
2. FABRICATOR IS RESPONSIBLE FOR DESIGN OF CONNECTIONS. UNLESS SPECIFIC END MOMENTS AND REACTIONS ARE INDICATED ON DRAWINGS, DESIGN AND FABRICATE CONNECTIONS TO RESIST THE MAXIMUM UNIFORM LOAD CAPACITY OF THE MEMBER FOR THE SPAN.
3. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.
4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1:2002).
5. MATERIALS:
   - A. W-SHAPES UNLESS NOTED: ASTM A992, Fy = 50 KSI.
   - B. PLATES AND ROLLED SHAPES OTHER THAN W-SHAPES, UNLESS NOTED: ASTM A36.
   - C. PIPE COLUMNS: ASTM A53, TYPES E OR S GRADE B.
   - D. TUBULAR SHAPES: ASTM A500, GRADE B.
   - C. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
   - E. ANCHOR BOLTS:
     1. ANCHOR BOLTS FOR PRESSURE TREATED LUMBER SILLS: SEE WOOD SECTION OF RESIDENTIAL STRUCTURAL NOTES
     2. OTHER ANCHOR BOLTS: ASTM A36: ½" DIAMETER UNLESS NOTED.
   - F. FIELD WELDS: AWS E70xx, LOW HYDROGEN ELECTRODES
   - G. NON-SHRINK GROUT : ASTM C1107
6. PROVIDE A 2X WOOD PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 2'-0" O.C. OR POWDER DRIVEN FASTENERS AT 16" ON CENTER. PRE-PUNCH TOP FLANGE FOR BOLT HOLES.
7. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER. FABRICATION SHALL NOT BEGIN PRIOR TO SHOP DRAWING APPROVAL BY ENGINEER.
8. PREPUNCH HOLES IN WEB OF STEEL BEAMS REQUIRING WOOD BLOCKING.
9. AT CONCRETE BEARING, STEEL BEAMS SHALL BE SHIMMED WITH STEEL PLATES OR NON-SHRINK GROUT. ANCHOR TO WALL WITH TWO ½" DIAMETER ANCHOR BOLTS.
10. GALVANIZING FOR STEEL EXPOSED TO WEATHER: – HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. AFTER ERECTION, REPAIR DAMAGED AREAS AND WELDS MADE AFTER GALVANIZING IN ACCORDANCE WITH ASTM A780 WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOD-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 4 MILS.

WOOD

1. MATERIALS:
   - A. FRAMING LUMBER:
     1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
     2. 2 x 4 AND 2 x 6: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
     3. 4 x 4 AND 6 x 6: NO. 2 GRADE OR BETTER PRESSURE TREATED SOUTHERN PINE
     4. PRESSURE TREATED LUMBER: NO. 1 GRADE OR BETTER SOUTHERN PINE WITH ACQ (ALKALINE COPPER QUAT), CBA-A, CA-C, CA-B (COPPER AZOLE), OR BORATE PRESSURE TREATED LUMBER (SILL PLATES ONLY): PRESSURE TREAT TO AWPA USE CATEGORY UC2 FOR SILL PLATES; UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ETC.; AND UC4A FOR GROUND CONTACT.
   - B. SHEATHING & SUBFLOORING:
     1. MATERIALS:
        - a. FLOOR SHEATHING: 23/32" ADVANTECH SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR MANUFACTURED BY HUBER ENGINEERED WOODS.
        - b. ROOF SHEATHING: 23/32" APA SPAN RATING 48/24 ROOF SHEATHING EXPOSURE 1. INSTALL PANEL CLIP THAT PRODUCES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.
        - c. WALL SHEATHING: 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE 1.
     2. CONNECTIONS: ALL SHEATHING SHALL BE NAILED TO WOOD FRAMING WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES, 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
   - C. ADHESIVE FOR SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
   - D. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL, GANG-LAM LVL AND TIMBER MAX LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
     1. F_b = 2600 PSI BENDING
     2. F_v = 285 PSI HORIZONTAL SHEAR
     3. $F_{c\perp}$ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
     4. E = 1,900,000 PSI MODULUS OF ELASTICITY
   - E. WOOD TRUSSES
     1. ALL WORK TO CONFORM TO THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" (ANSI/TPI 1-2002) BY THE TRUSS PLATE INSTITUTE, INC.
     2. UNLESS NOTED OTHERWISE, ALL ROOF TRUSSES SHALL BE DESIGNED FOR THE LOADS AS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES. IN ADDITION TO THE LOADS SHOWN IN THE DESIGN SECTION, DESIGN ROOF TRUSSES FOR NET UPLIFT DUE TO WIND LOAD OF 15 PSF. SNOW LOADS SHALL BE CONSIDERED UNBALANCED PER ASCE 7 SECTION 7.6.1. TRUSS DESIGN LOAD COMBINATIONS SHALL BE PER RESIDENTIAL CODE OF OHIO. MAXIMUM TOTAL LOAD DEFLECTION NOT TO EXCEED L/240 AND MAXIMUM LIVE/SNOW LOAD DEFLECTION NOT TO EXCEED L/360.
     3. SHOP DRAWINGS ARE REQUIRED AND SHALL BEAR THE DESIGNERS ENGINEERING SEAL FROM THE STATE THE PROJECT OCCURS. PER IRC 802.10, SHOP DRAWINGS SHALL INCLUDE ALL DESIGN AND FABRICATION DATA, TEMPORARY AND PERMENANT BRACING REQUIREMENTS (CLEARLY SHOWING PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION AND BOTTOM CHORD MEMBERS), HANDLING AND ERECTION INSTRUCTIONS, ALL FIELD-CONNECTION REQUIREMENTS, AND AN ERECTION PLAN LOCATING ALL TRUSSES. WOOD TRUSSES SHALL NOT BE FABRICATED UNTIL SHOP DRAWINGS ARE APPROVED BY ARCHITECT/ENGINEER.
     4. LAP SPLICE PERMANENT TRUSS BRACING A MINIMUM OF ONE TRUSS SPACE.
     5. FABRICATOR SHALL DESIGN ALL TRUSS TO TRUSS AND/OR TRUSS TO BEAM CONNECTIONS AND SHALL SPECIFY THE PROPER SIZED HANGER ON THE SHOP DRAWINGS.
     6. ALL TRUSSES UNDER 60' LONG SHALL BE BRACED DURING ERECTION PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES", BCSI-B1 SUMMARY SHEET BY THE TRUSS PLATE INSTITUTE, UNLESS MORE STRICT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER. TRUSSES OVER 60' LONG SHALL HAVE TEMPORARY BRACING DESIGNED BY A PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE THE PROJECT OCCURS, AND SHALL HAVE DRAWINGS SUBMITTED, BEARING THE DESIGNER'S SEAL, SHOWING THE DETAILS OF THE TEMPORARY BRACING. THIS BRACING SHALL REMAIN AS PERMANENT BRACING. BRACING IN THE PLANE OF THE TOP CHORD MAY BE REMOVED WHEN THE TOP CHORD IS LATERALLY BRACED BY PLYWOOD SHEATHING.
     7. AT EXTERIOR GABLE ENDS:
        - a. PROVIDE 2 X 4 X 10' LONG HORIZONTAL BRACES PERPENDICULAR TO GABLE END WALL AT 4' ON CENTER. NAIL BRACES TO GABLE END AND TO TOP OF THE BOTTOM CHORDS OF EACH TRUSS WITH (2)-10d NAILS.
        - b. TOENAIL GABLE END TRUSS TO TOP PLATE OF STUD WALL WITH 10d TOENAILS AT 16" ON CENTER.
        - c. BRACE NAILING STUDS IN GABLE END TRUSS PER MANUFACTURER'S DRAWINGS.
     8. GABLE END TRUSSES SHALL NOT BE TALLER THAN 8'-9". GREATER THAN 8'-9" HIGH SHALL UTILIZE SLOPED STUD WALLS FOLLOWING THE PROFILE OF THE TRUSSES.
     9. DESIGN WOOD TRUSSES TO BEAR ON THE EXTERIOR WALL UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
     10. TO ACCOMMODATE TRUSS UPLIFT CONDITIONS, INSTALL SIMPSON DTC ROOF TRUSS CLIPS TO BOTTOM CHORD OF ALL ROOF TRUSSES AND NAILED TO THE TOP PLATE OF ALL PERPENDICULAR NON-LOADBEARING STUD WALLS BELOW. DO NOT PLACE CEILING DRYWALL FASTENERS INTO TRUSSES WITHIN 16 INCHES OF STUD WALLS ORIENTED EITHER PARALLEL OR PERPENDICULAR TO TRUSSES.
     11. ANCHOR ENDS OF DOUBLE GIRDER TRUSSES TO WALL STUDS WITH SIMPSON LGT2. ANCHOR 3 OR 4 PLY GIRDER TRUSSES TO WALL STUDS WITH (2) SIMPSON H7 HURRICANE TIES. ANCHOR BOTTOM OF EACH STUD SUPPORTING GIRDER TRUSS TO BAND JOIST WITH SIMPSON LSTA15 STRAPS.
     12. AT HIP ROOFS WHERE STEP DOWN TRUSSES ARE USED TO FRAME THE HIP, A MANUFACTURED HIP FILLER TRUSS OR 2X4 BLOCKING SHALL BE INSTALLED BETWEEN THE STEP DOWN TRUSSES ALONG THE HIP LINES TO SUPPORT THE FREE EDGES OF THE ROOF SHEATHING.
   - F. FASTENERS:
     1. BOLTS:
        - a. ANCHOR BOLTS FOR PRESSURE TREATED LUMBER SILLS (WITH THE EXCEPTION OF BORATE TREATED) SHALL BE HOT DIP GALVANIZED PER ASTM A123: ASTM A36, ASTM A307, OR ASTM F1554 GRADE 36.
        - b. OTHER BOLTS: ASTM A307.
        - c. PROVIDE STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.
     2. NAILS (CONTRACTOR SHALL CONFIRM NAIL SIZES INDICATED ON DRAWINGS AND NOTES MEET THE FOLLOWING DIAMETER AND LENGTH REQUIREMENTS):
        - a. 8d = 0.131" DIA, 2 ½" LG.
        - b. 10d = 0.148" DIA, 3" LG.
        - c. 16d = 0.162" DIA, 3 ½" LG.
2. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.3a(1), "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
3. ALL SUBFLOORING SHALL BE GLUED AND NAILED.
4. AT BOLTED 2x LEDGERS, PROVIDE NO LESS THAN 2" CLR. FROM CENTER OF BOLT TO TOP AND BOTTOM OF LEDGER.
5. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
6. SIMPSON CONNECTORS USED IN ALL APPLICATIONS WITH ACQ-C, ACQ-D, CBA-A, OR CA-B, OR NON-DOT BORATE TREATED LUMBER SHALL BE ZMAX (G185) OR HOT DIPPED GALVANIZED. G60 AND G90 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. G90 CAN BE USED WITH BORATE TREATED LUMBER IN INTERIOR-DRY APPLICATIONS. ONLY USE GALVANIZED FASTENERS WITH ZMAX AND HOT DIP GALVANIZED CONNECTORS. AT OWNER'S OPTION, STAINLESS STEEL TYPE 304 OR TYPE 316L WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE LIFE EXPECTANCY OF THE CONNECTOR. STAINLESS STEEL CONNECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA-A, OR 0.21 PCF FOR CA-B.
7. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL SIMPSON H2.5T HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE “FASTENING SCHEDULE”.
8. BRIDGING IN ALL FLOOR AND CEILING JOISTS SHALL BE 1" X 3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" O.C. MAXIMUM. STEEL CROSS BRIDGING IS AN ACCEPTABLE ALTERNATE.
9. WALL STUDS SHALL LINE UP WITH FLOOR JOISTS OF FLOORS ABOVE AND BELOW.
10. AT BEARING ENDS OF 2 x 12 RAFTERS, PROVIDE 2 x 10 BLOCKING OVER BEARING WALLS. NAIL BLOCKING TO RAFTERS AND TOP PLATE WITH (3) 10d NAILS EACH LOCATION.
11. PROVIDE DOUBLE RIM JOIST WHERE FRAMING RUNS PARALLEL TO FOUNDATION OR STUD WALL.
12. PROVIDE A STUD AT ALL TOP PLATE SPLICE LOCATIONS.
13. PROVIDE DOUBLE JOISTS IN FLOOR CONSTRUCTION BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS (SPREAD JOISTS AS NECESSARY TO ACCOMMODATE PLUMBING).
14. FOR BUILT UP FREE STANDING COLUMNS, USE THE FOLLOWING NAILING PATTERNS: (2) 2X4-10d NAILS AT 6" O.C. STAGGERED FRONT TO BACK, SET NAILS 1" FROM EDGE; (3) 2X4-30d NAILS AT 8" O.C. STAGGERED FRONT TO BACK, SET NAILS 1 ½" FROM EDGE; (3) 2X6- TWO ROWS OF 30d NAILS AT 8" O.C. STAGGERED SIDE TO SIDE AND FRONT TO BACK, SET NAILS 1 ½" FROM EDGE.
15. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH OR WITHIN 5/8" OF STUD EDGE.
16. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. DEPTH OF NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH, AND LENGTH SHALL NOT EXCEED ONE-THIRD OF MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH, OR WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT/ENGINEER.
17. WHERE CONCENTRATED LOADS FROM BEAMS, GIRDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS NECESSARY TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER, UNLESS NOTED OTHERWISE. THE REQUIRED NUMBER OF SUPPORTING STUDS SHALL CONTINUE FOR THE FULL HEIGHT OF WALL BELOW THE CONCENTRATED LOAD, WITH CONTINUOUS BLOCKING THRU FLOOR FRAMING AT EACH FLOOR LEVEL, DOWN TO SOLID BEARING ON FOUNDATION WALL SILL PLATE OR INTERIOR STEEL OR WOOD BEAM.
18. MINIMUM BEARING STUD & FULL HEIGHT STUD REQUIREMENTS FOR SUPPORT OF HEADERS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS:
    - A. HEADER SPAN 6'-0" OR LESS: MINIMUM (1) 2x BEARING STUD NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24" O.C.
    - B. HEADER SPAN GREATER THAN 6'-0": MINIMUM (2) 2x BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24" O.C., UNLESS OTHERWISE.
19. STEEL FLITCH PLATE BEAMS SHALL BE THROUGH-BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP TO BOTTOM, WITH (4) BOLTS MINIMUM AT EACH END, UNLESS NOTED OTHERWISE ON PLANS. PRE-PUNCH BOLT HOLES IN FLITCH PLATES.
20. ALL MULTIPLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (3) ROWS OF 10d COMMON NAILS AT 12" O.C., STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, FASTEN TOGETHER WITH (4) ROWS OF 10d NAILS AT 12"O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.
21. SHEATH ALL EXTERIOR WALLS WITH APA RATED WALL SHEATHING.
22. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

SHELL DOCUMENTS FOR BUILDING PERMIT

STATE OF OHIO
BRIAN
KENT
JONES
10093
REGISTERED ARCHITECT

KITTRELL RESIDENCE
5051 BRAND ROAD
DUBLIN, OHIO

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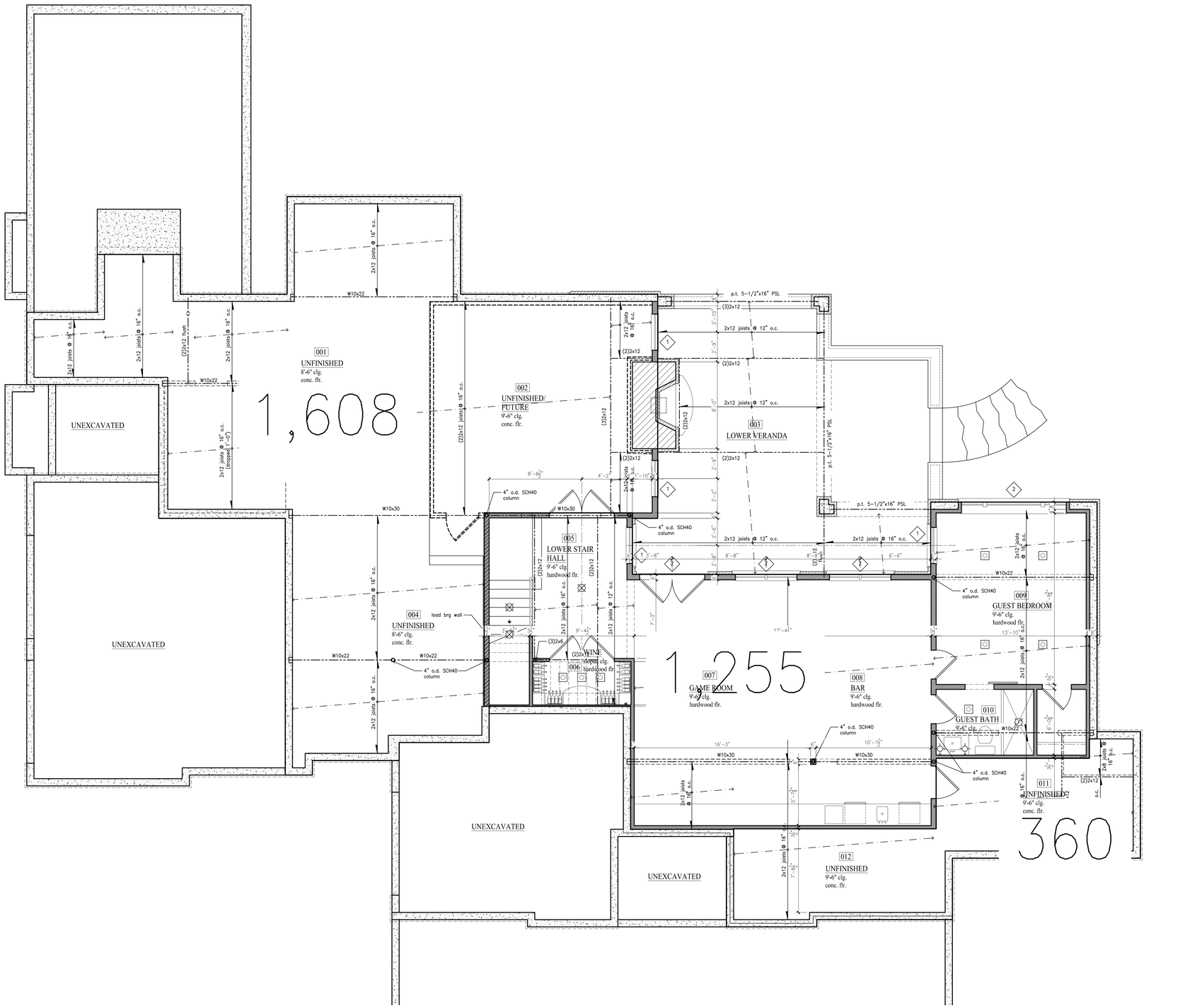
JONES
BRIAN KENT JONES ARCHITECTS, INC.
503 SOUTH FRONT ST. COLUMBUS, OH 43215

FRAMING SECTIONS
16013
20 SEPTEMBER 2016
CONSTRUCTION DOCUMENTS

REVISIONS

S4.2

SHELL DOCUMENTS FOR BUILDING PERMIT



OVERALL LOWER LEVEL RCP
1/4"=1'-0"

KITTRELL RESIDENCE
5051 BRAND ROAD
DUBLIN, OHIO

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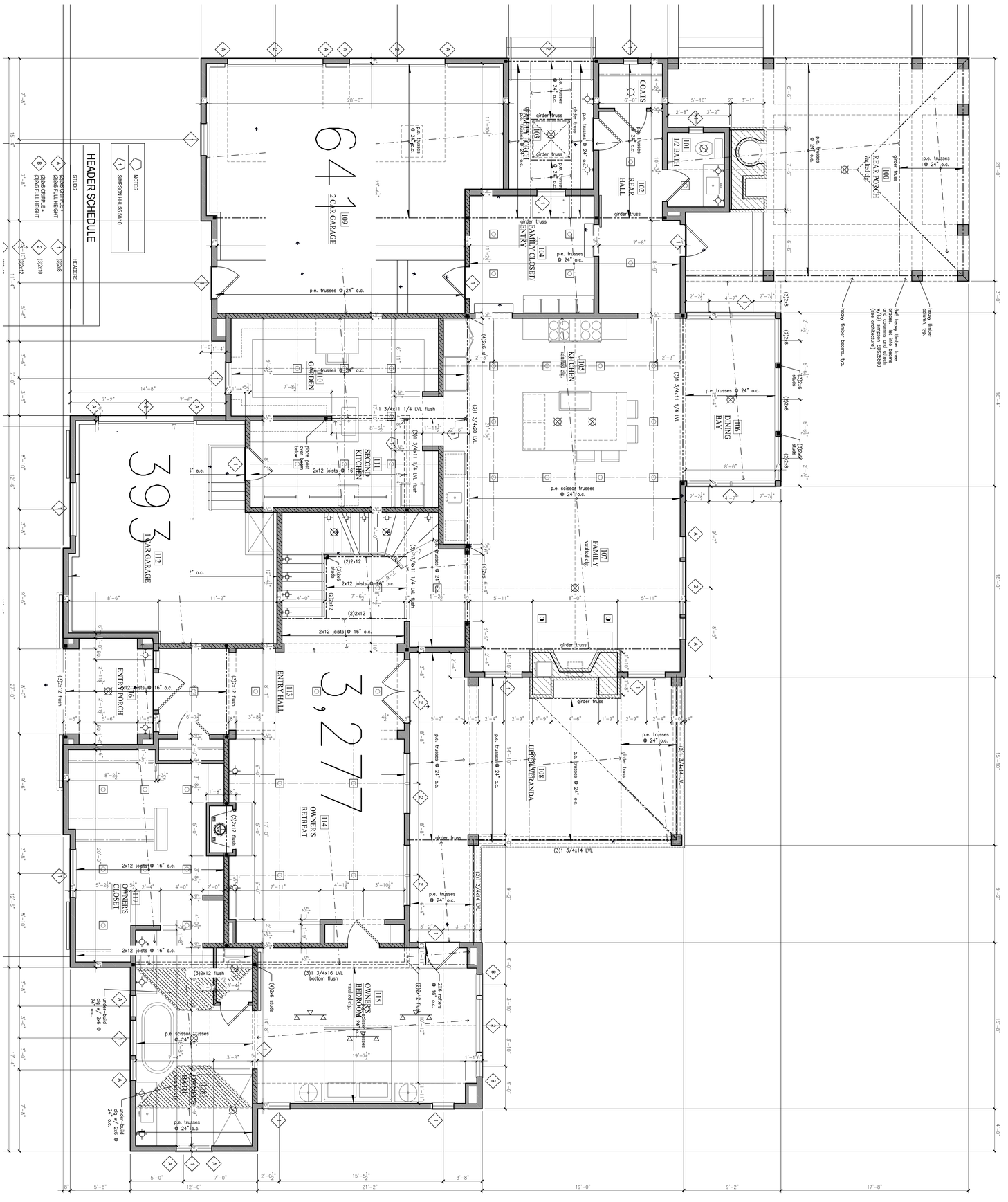
LOWER LEVEL RCP

16013
20 SEPTEMBER 2016

CONSTRUCTION DOCUMENTS

REVISIONS

INT0.1



OVERALL FIRST FLOOR RCP
1/4"=1'-0"

SHELL DOCUMENTS FOR BUILDING PERMIT

INT1.0

REVISIONS

FIRST FLOOR RCP

16013

20 SEPTEMBER 2016

CONSTRUCTION DOCUMENTS

JONES
BRIAN KENT JONES ARCHITECTS, INC.
503 SOUTH FRONT ST. COLUMBUS, OH 43215

KITTRELL RESIDENCE
5051 BRAND ROAD DUBLIN, OHIO

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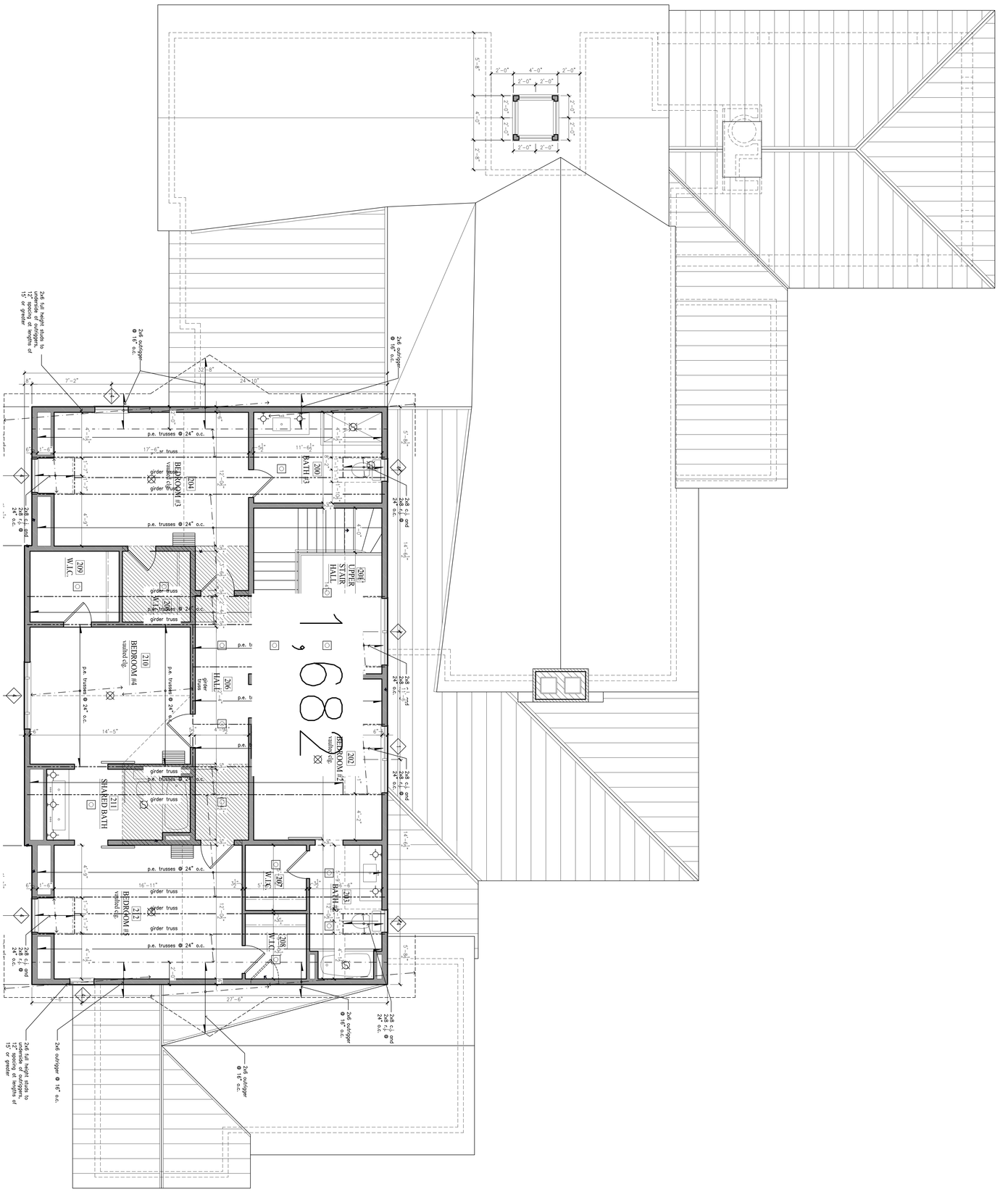

SHELL DOCUMENTS FOR BUILDING PERMIT

INT2.0

REVISIONS

SECOND FLOOR RCP

16013

20 SEPTEMBER 2016

CONSTRUCTION DOCUMENTS

JONES

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503 SOUTH FRONT ST. COLUMBUS, OH 43215

KITTRELL RESIDENCE

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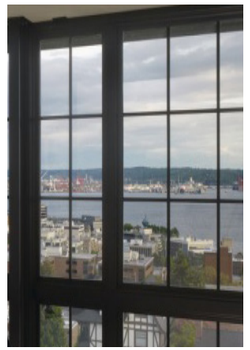
KITTRELL RESIDENCE

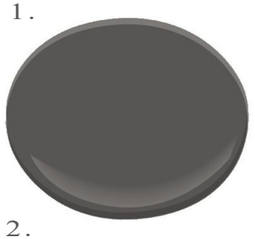
REAR OF HOUSE CHARACTER

MATERIAL KEY

1. Window Selection - Windsor, Gun Metal Grey
2. Siding - BM Iron Mountain 2134-30
3. Dormer Trim - BM Dune White 968
4. Stone - North Shore Thin
5. Outdoor Lighting - Bevelo, Modernist Flush Mount

1.





2.

3.

4.

5.

JONES

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