

FLOOR PLAN GENERAL NOTES

VERIFY DIMENSIONS AND CONDITIONS IN FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON DRAWINGS CONFLICT WITH ACTUAL, CONTACT ARCHITECT FOR CLARIFICATION.

PROVIDE SOUND DEADENING INSULATION AROUND BEDROOMS, BATHROOMS, MECHANICAL ROOMS, AND PLUMBING STACKS.

BLOCK WEBS SOLID AT BEARING WALL LOCATIONS ABOVE.

CONTRACTOR TO EXTEND ALL PARTS DOWN TO SOUND FOUNDATION. INSTALL FULL DEPTH SOLID BLOCKING AT ALL POINT LOAD LOCATIONS.

ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL MIN.

COORDINATE EXACT LOCATIONS OF FLOOR DRAIN WITH MECH CONTRACTOR.

PROVIDE 5/8" GYP BOARD TYPE "X" ON GARAGE CEILINGS.

ALL INTERIOR DOORS TO BE 1 7/8" SOLID CORE WOOD DOORS.

COORDINATE WITH FINISH PLANS FOR FINIAL FINISH SELECTIONS.

ALL INTERIOR TRIM TO BE POPLAR OR APPROVED EQUAL.

COORDINATE WITH INTERIOR ELEVATIONS AND MILLWORK DRAWINGS FOR SELECT TYPES AND PROFILES.

ALL MILLWORK TO BE CUSTOM PER DRAWINGS.

REFER TO CONSULTANT DRAWINGS IF APPLICABLE FOR COORDINATION OF WORK BETWEEN TRADES.

FLOOR TRUSS CRITERIA
TCLL = 30 PSF
BDCL = 10 PSF
NET UPLIFT = 15 PSF
180° SPACED EXPOSURE 1 OSB

ROOF TRUSS CRITERIA
TCLL = 25 PSF
BDCL = 10 PSF
NET UPLIFT = 10 PSF
ATTIC CLL = 40 PSF
UTL = 1,000 LB
WOOD (2) SIMPSON SWDCL1900 SCREWS AT TRUSS BRG

WOOD HEADERS (JUNO.)

DESIGNS	HEADERS	NON BEARING	BEARING
UP TO 4'-0"	(2) 2 X 6	1 JACK, 1 KING	1 JACK, 1 KING
4'-0" - 6'-0"	(2) 2 X 10	1 JACK, 1 KING	2 JACK, 1 KING
6'-0" - 8'-0"	(2) 2 X 12	1 JACK, 1 KING	2 JACK, 1 KING
8'-0" - 10'-0"	(2) 2 X 14	1 JACK, 1 KING	2 JACK, 1 KING

SUBSTITUTION CHART:

LVL SIZE	W/ STEEL
(2) 12" LVL	W10 x 15
(2) 14" LVL	W12 x 16
(2) 16" LVL	W14 x 22
(2) 18" LVL	W16 x 26
(2) 20" LVL	W18 x 27
(2) 22" LVL	W20 x 31
(2) 24" LVL	W24 x 31
(2) 26" LVL	W24 x 31
(2) 28" LVL	W28 x 31
(2) 30" LVL	W30 x 31
(2) 32" LVL	W32 x 31
(2) 34" LVL	W36 x 31
(2) 36" LVL	W36 x 31
(2) 38" LVL	W36 x 31
(2) 40" LVL	W36 x 31
(2) 42" LVL	W36 x 31
(2) 44" LVL	W36 x 31
(2) 46" LVL	W36 x 31
(2) 48" LVL	W36 x 31
(2) 50" LVL	W36 x 31
(2) 52" LVL	W36 x 31
(2) 54" LVL	W36 x 31
(2) 56" LVL	W36 x 31
(2) 58" LVL	W36 x 31
(2) 60" LVL	W36 x 31
(2) 62" LVL	W36 x 31
(2) 64" LVL	W36 x 31
(2) 66" LVL	W36 x 31
(2) 68" LVL	W36 x 31
(2) 70" LVL	W36 x 31
(2) 72" LVL	W36 x 31
(2) 74" LVL	W36 x 31
(2) 76" LVL	W36 x 31
(2) 78" LVL	W36 x 31
(2) 80" LVL	W36 x 31
(2) 82" LVL	W36 x 31
(2) 84" LVL	W36 x 31
(2) 86" LVL	W36 x 31
(2) 88" LVL	W36 x 31
(2) 90" LVL	W36 x 31
(2) 92" LVL	W36 x 31
(2) 94" LVL	W36 x 31
(2) 96" LVL	W36 x 31
(2) 98" LVL	W36 x 31
(2) 100" LVL	W36 x 31

INDICATES WEB STIFFENING BELOW BEARING WALL ABOVE.

INDICATES AREA OF ADDITIONAL FRAMING REQUIRED.

INDICATES POINT LOAD FROM ABOVE.

INDICATES LOCATION OF BEARING WALL ABOVE.

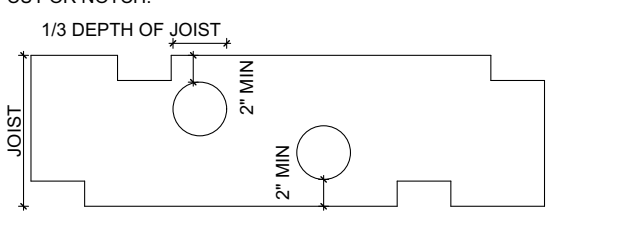
INDICATES BEARING WALL.

SECTION 502.3

NOTICES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE THIRD OF THE SPAN WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER. THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.

HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OR THE JOISTS AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 502.3
ANY STUD IN AN EXTERIOR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 50% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLES IS NO GREATER THAN 40% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 3 INCH TO THE EDGE OF THE STUD AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.



FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAR STRINGERS AT THE TOP AND BOTTOM OF THE RAIL. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 502.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRING AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESTRICT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THE ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 2X3X8-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 2X3X8-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
6. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
7. BATTIS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION IS ALLOWED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

DRAFTSTOPPING

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1.000 SQUARE FEET (92.903 SQ. M). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS TWO (2) OR MORE FEET (610 MM) ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.

DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

WEATHER BARRIERS AT ADHERED MASONRY/STONE VENEER MUST BE, AT A MINIMUM, EQUIVALENT TO TWO LAYERS OF GRADE "D" PAPER.

TYPICALLY, EACH RAFTER SHALL BE TIED DOWN WITH TWO SIMPSON 5/16"X1900 SCREWS.

AIR SEALING

1. SEAL TAPE EXTERIOR WEATHER BARRIER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. SEAL CAULK PENETRATIONS IN WALLS FACING EXTERIOR OR UNCONDITIONED SPACE.
3. FLASH SEAL WINDOW AND DOOR PENETRATIONS IN WALLS FACING EXTERIOR OR UNCONDITIONED SPACE.
4. SEAL TAPE JOINTS IN DUCTWORK ACCORDING TO SMACNA RECOMMENDATIONS.

STAIRS AND RAILS

1. AT OPEN SIDES WALKING SURFACES: MIN. HEIGHT, 36" A.F.F.
2. AT OPEN SIDES OF STAIRS: HEIGHT BETWEEN 34" AND 36" MEASURED FROM NOSINGS.
3. GUARDS SHALL NOT ALLOW A 4" SPHERE TO PASS.
4. SPACE AT TRIANGULAR OPENING BETWEEN STAIR RISER, TREAD AND STRINGER SHALL NOT ALLOW A 4" SPHERE TO PASS.
5. OPEN RISER STAIRS SHALL PROVIDE NO MORE THAN A 4" VERTICAL GAP.

GLAZING

LOW-E ARGON FILLED DOUBLE PANELED GLAZING PANELS (U-FACTOR .29 OR BETTER SHGC .25 OR BETTER).

IN ORDER TO REMAIN EXPOSED, WEBS OF T-JOIST MUST BE PROTECTED WITH APPLIED FIRE PROTECTION (I.E. GYPSUM BOARD, FIBER BLANKET, INTUMESCENT COATING).

FOAM INSULATION (BOARD OR SPRAY) MUST BE GLASS ONE FIRE RATED OR COVERED BY A THERMAL BARRIER (I.E. GYPSUM BOARD, INTUMESCENT COATING).

INDICATES WEB STIFFENING BELOW BEARING WALL ABOVE.

INDICATES AREA OF ADDITIONAL FRAMING REQUIRED.

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MATERIAL SCHEDULE

ALL MATERIAL ASSEMBLIES LISTED BELOW TO OCCUR OVER THE FOLLOWING UNLESS NOTED OTHERWISE:

Q/ WEATHER BARRIER
Q/ 7/16" EXTERIOR GRADE OSB SHEATHING
Q/ 2X STUDS

STONE VENEER: (ST-1)
STONE SILL

SIDING: (S-1)
HORIZONTAL SIDING

SIDING: (S-2)
4" BRICK VENEER W/ MASONRY TIES. BRICK TO BE PAINTED TO MATCH EXISTING BUILDINGS BROWN PAINT

ASPHALT SHINGLE ROOF: (R-1)
30 YEAR ARCHITECTURAL SHINGLE
Q/ MANUFACTURER'S RECOMMENDED UNDERLAYMENT
Q/ 1/2" APA RATED EXTERIOR GRADE SHEATHING. ICE GUARD SHOULD BE INSTALLED AT ALL EAVES AND VALLEYS, UP 2", AND WRAPPED OVER THE FACE OF ALL FASCIAS.

GUTTERS
6" HALF ROUND W/ ROUND DOWNSPOUTS

EXTERIOR ELEVATION GENERAL NOTES

ROOF SOFFITS TO BE AC PLYWOOD WITH A CONTINUOUS LINEAR VENT UNLESS NOTED OTHERWISE

ALL FIBER CEMENT EXTERIOR TRIM TO BE AZEK OR Boral, PAINTED, OR APPROVED EQUAL

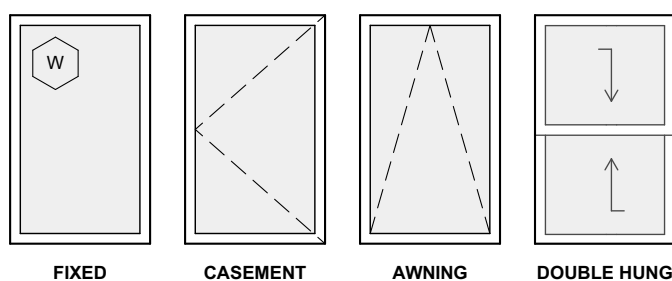
ALL EXPOSED WOOD ELEMENTS AND TONGUE AND GROOVE CEILINGS IS TO BE DOUG FIR, STAINED AND SEALED. COORDINATE FINAL COLOR WITH ARCHITECT AND OWNER

ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLTION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

GUTTER PROFILES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING

SAFETY GLAZING TO BE IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO (SECTION R308)

WINDOW LEGEND



BASIS OF DESIGN:

ALL WINDOWS ARE TO BE PELLA RESERVE - TRADITIONAL DOUBLE HUNG - OR APPROVED EQUAL

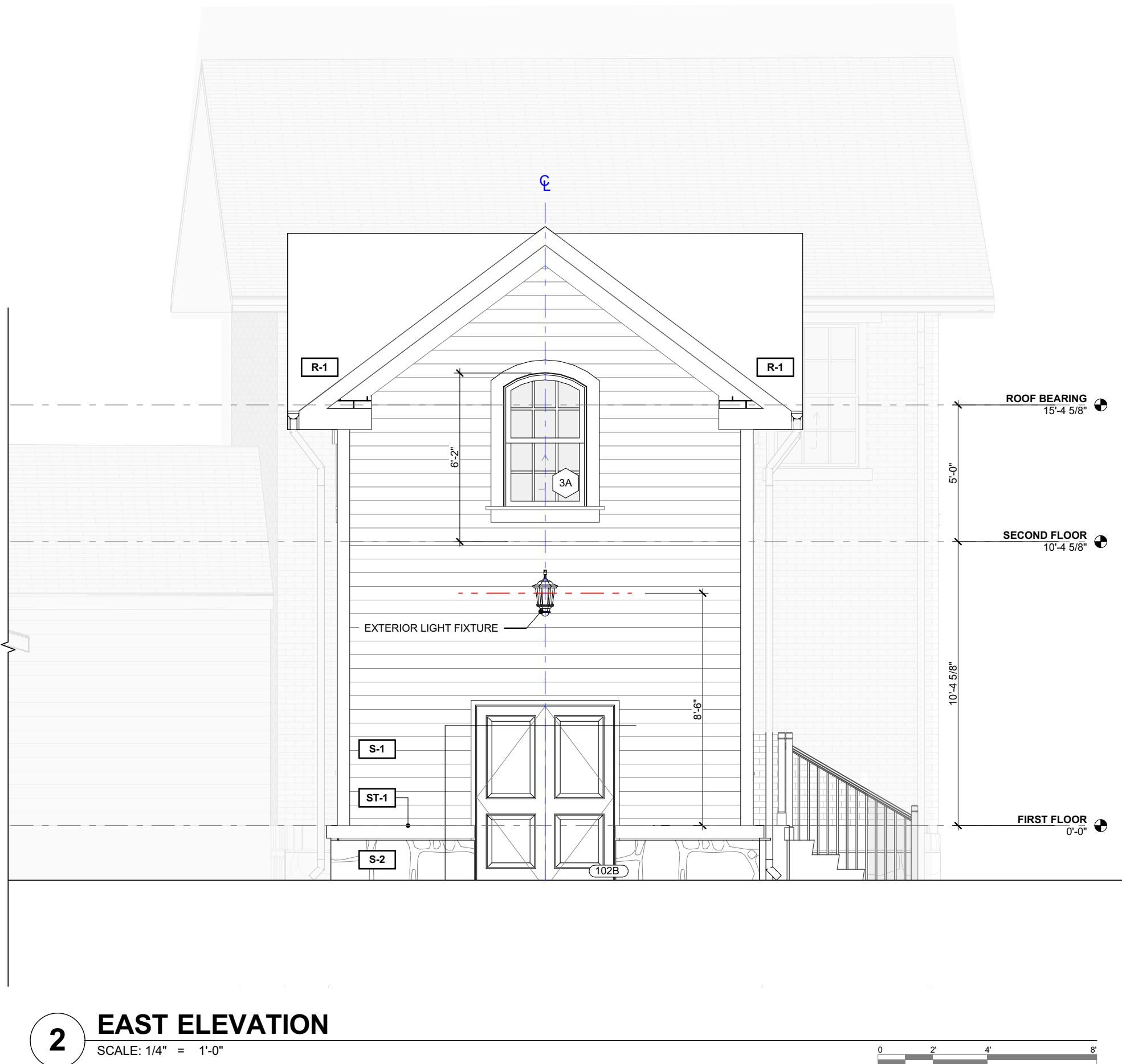
WINDOW HEAD GIVEN ABOVE FIRST AND SECOND FLOOR, CONFIRM WINDOW QUANTITIES WITH ELEVATIONS

* WINDOW COUNT PROVIDED FOR GENERAL REFERENCE AND VERIFICATION ONLY. CONTRACTOR TO VERIFY TOTAL NUMBER OF WINDOWS WITH DOCUMENTS.

WINDOW SCHEDULE			
ID	W x H	OPERATION	REMARKS
1A	3'-0" x 5'-0"	DOUBLE HUNG	---
2A	3'-0" x 4'-0"	FIXED	---
3A	3'-0" x 5'-0"	DOUBLE HUNG	ARCHED WINDOW
4A	2'-4" x 8'-2"	DOUBLE HUNG	---



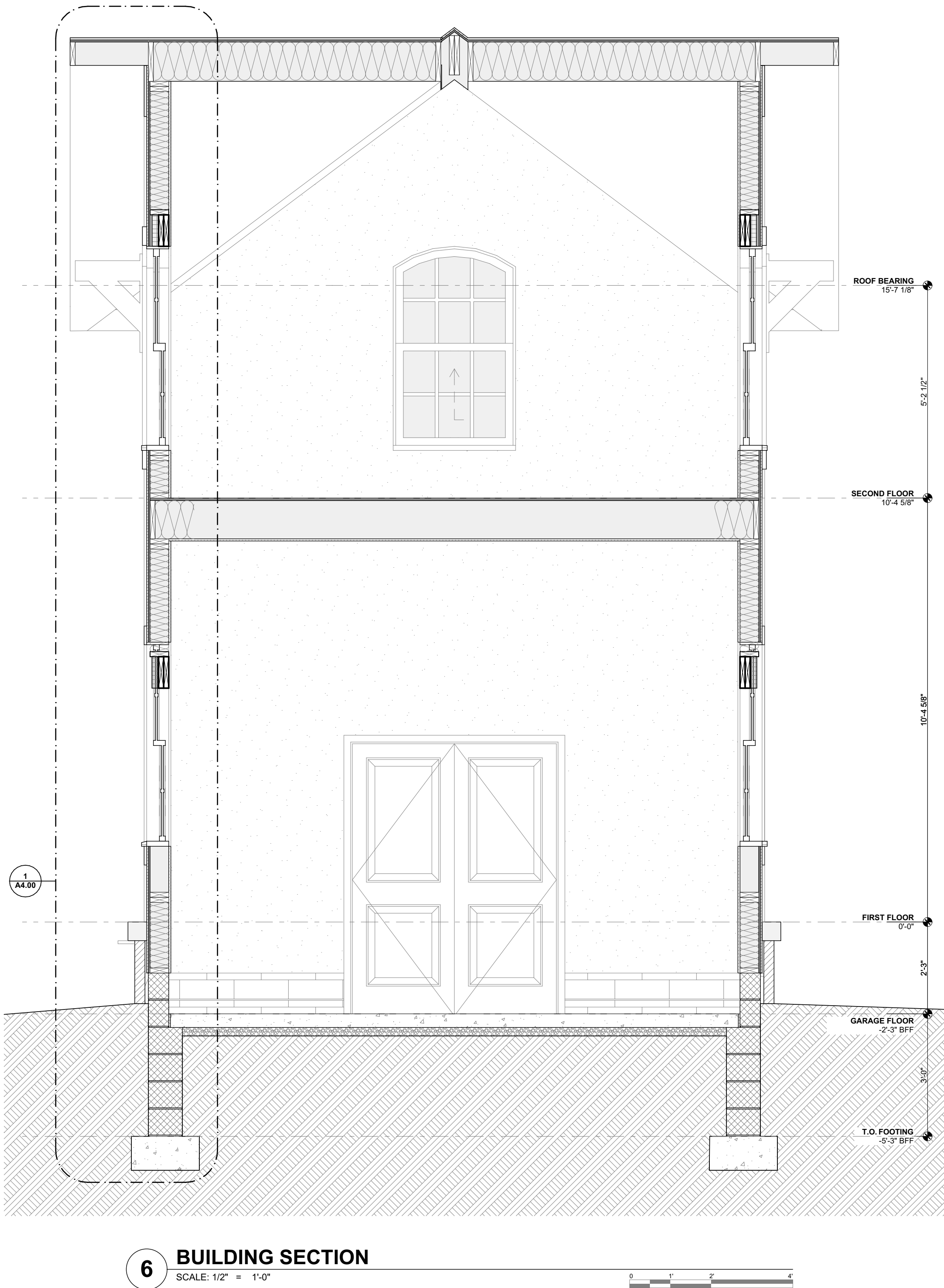
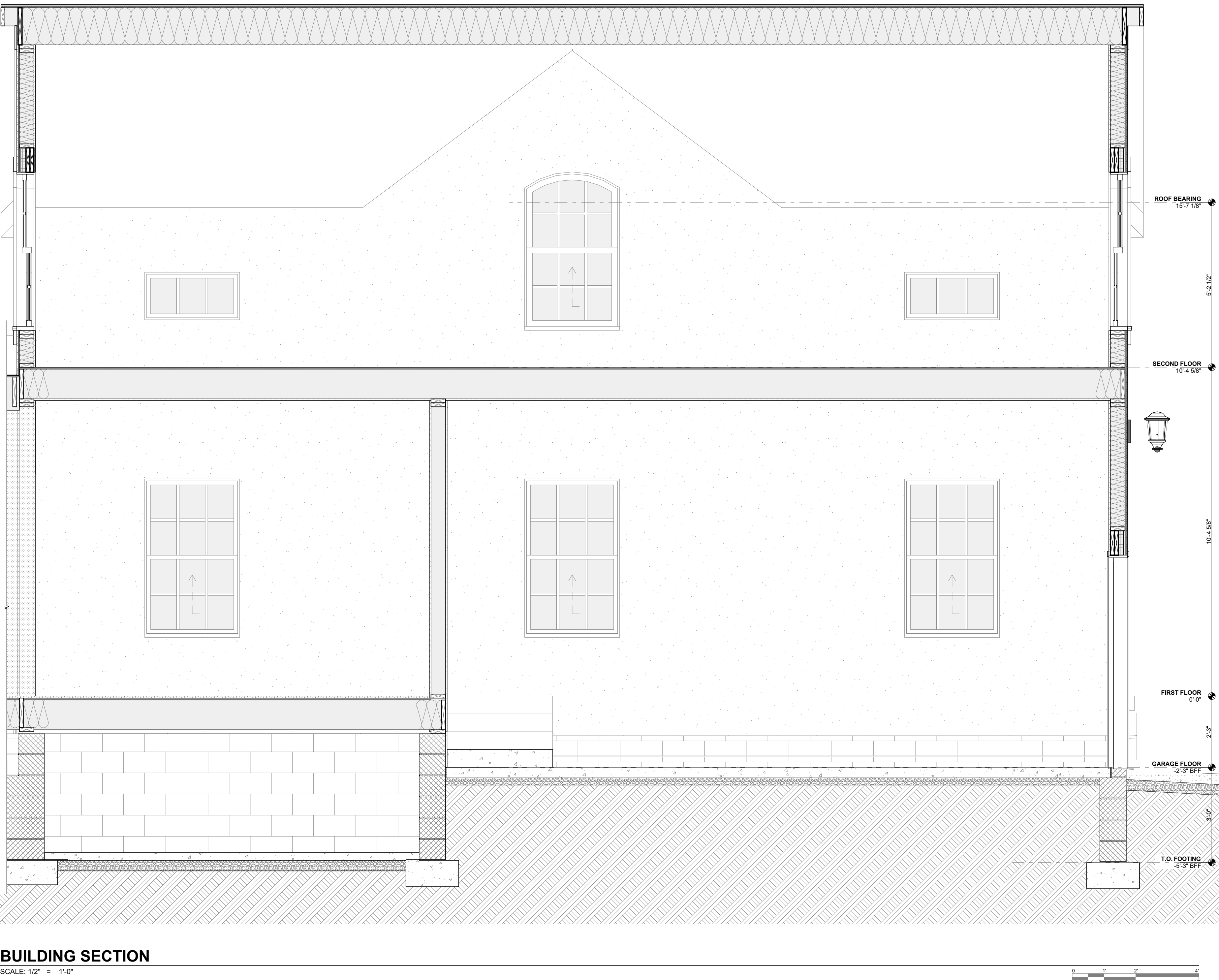
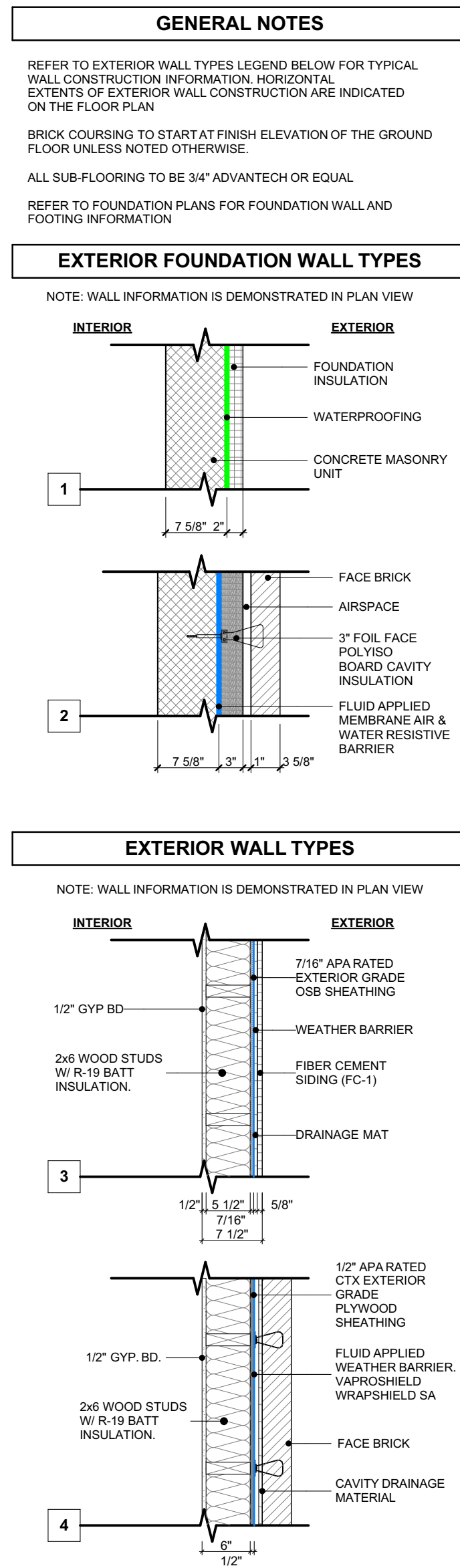
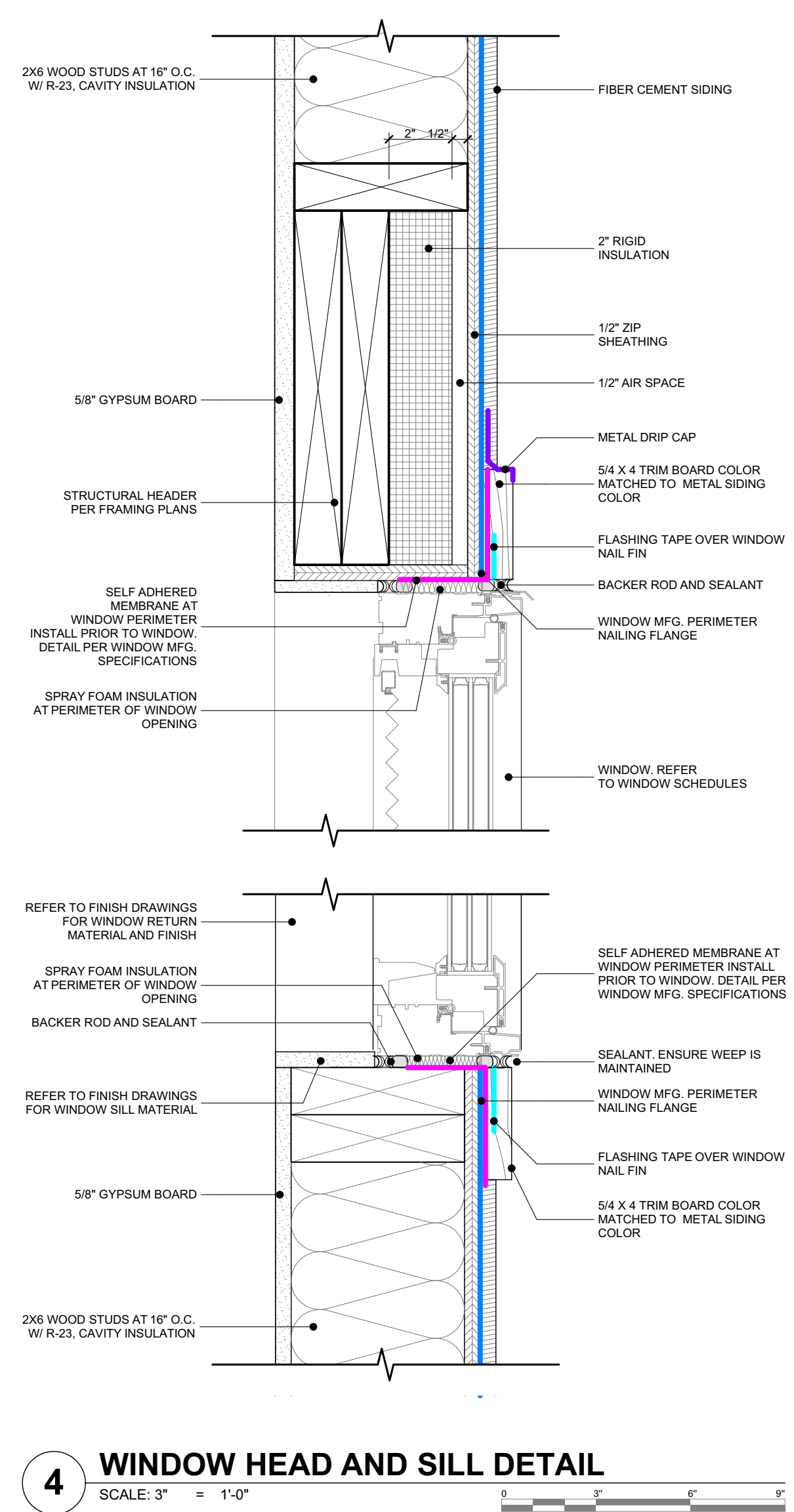
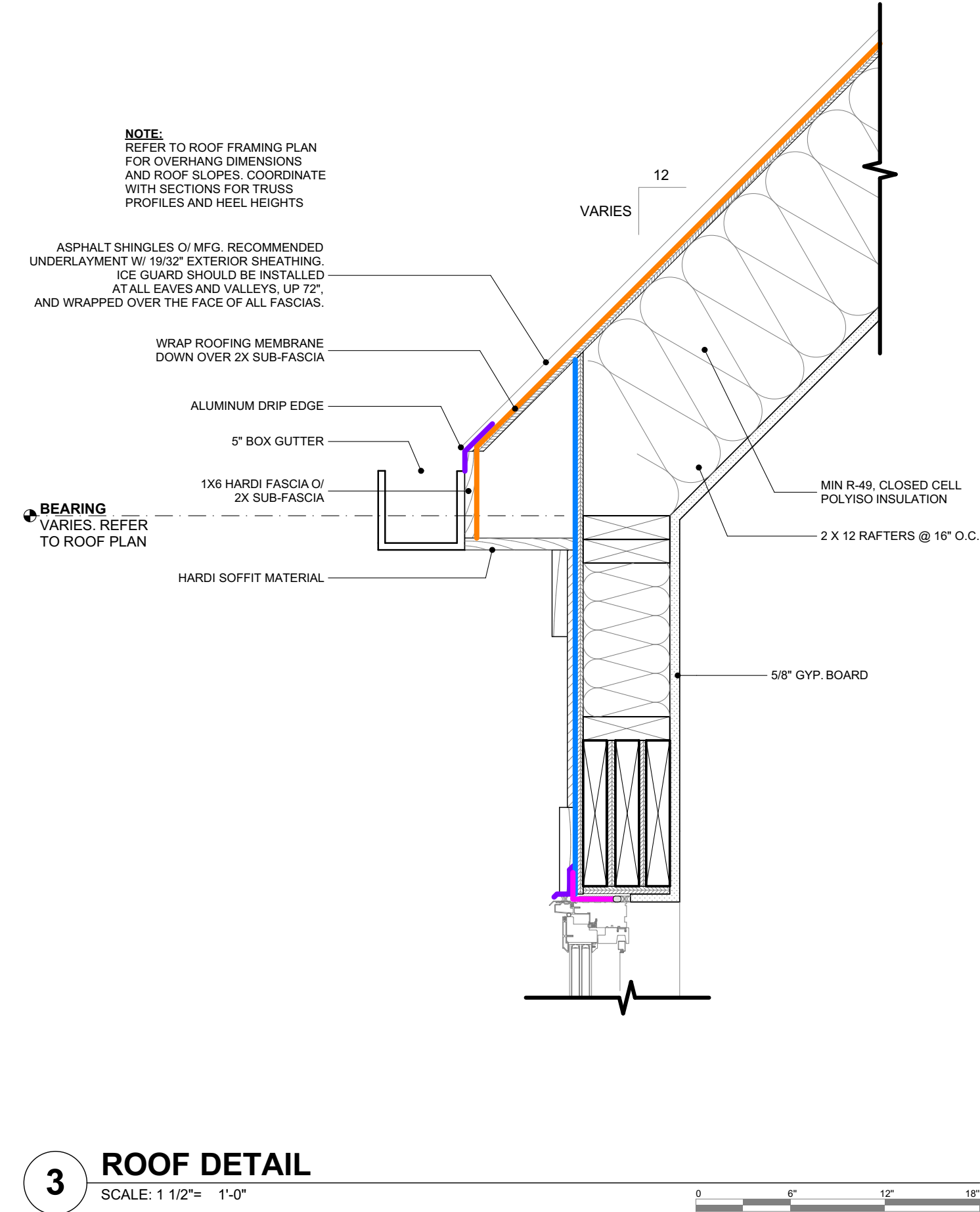
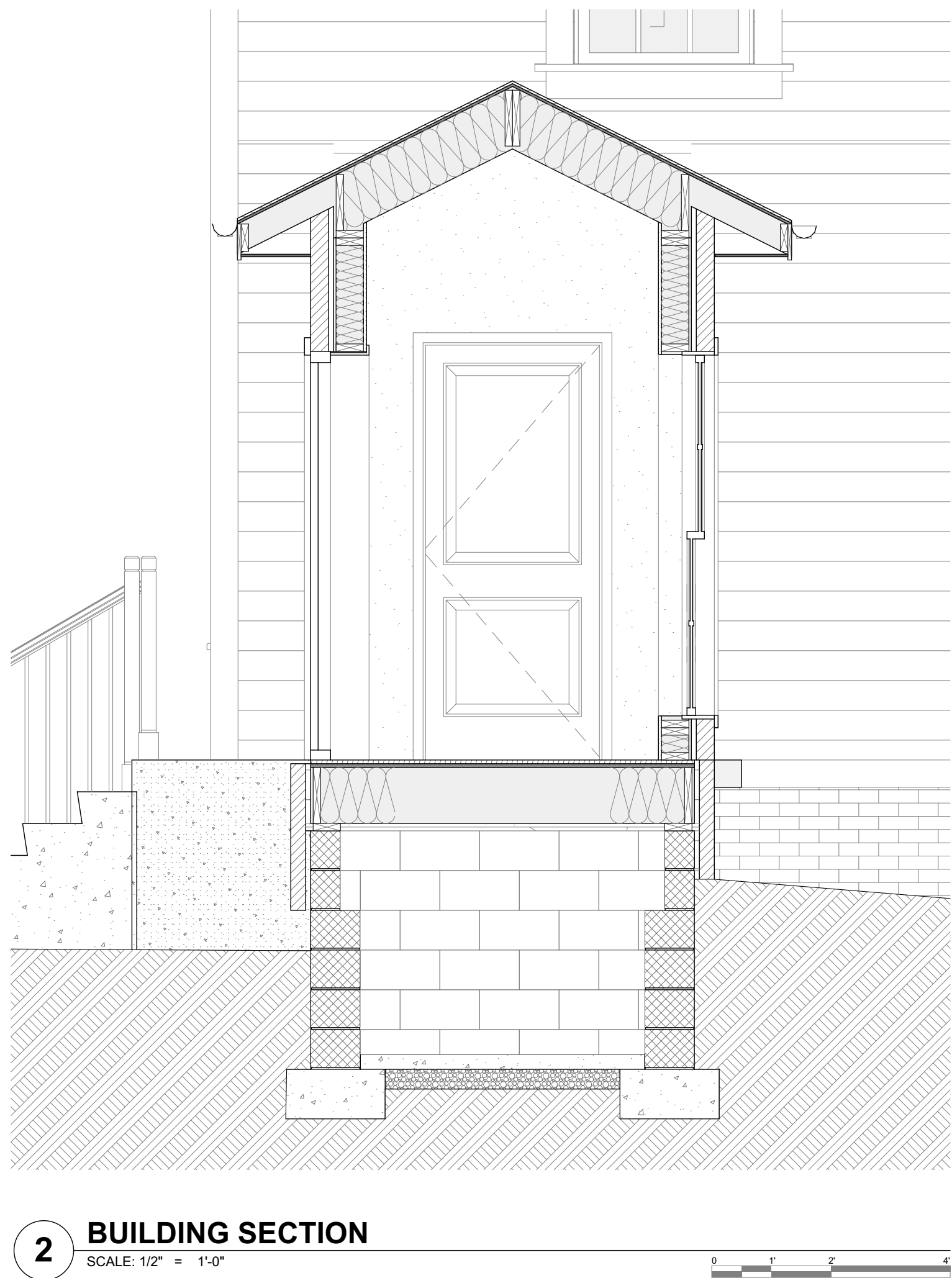
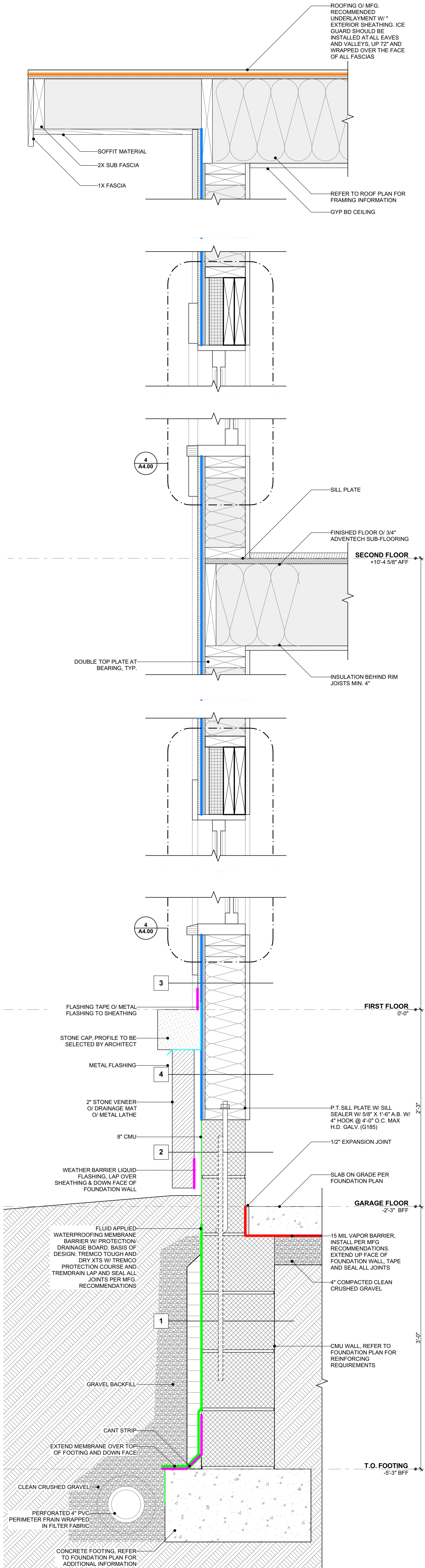
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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





U.S. DEPARTMENT OF THE INTERIOR

INTERNATIONAL TECHNICAL ASSISTANCE PROGRAM

36 CFR Part 68, RIN 1024-AC24 - THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, A RULE BY THE INTERIOR DEPARTMENT (PUBLICATION DATE: JULY 12, 1995, EFFECTIVE DATE: August 11, 1995)

[68.3, (b), (2)] THE HISTORIC CHARACTER OF A PROPERTY WILL BE RETAINED AND PRESERVED. THE REMOVAL OF DISTINCTIVE MATERIALS OR ALTERATION OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY WILL BE AVOIDED.

[68.3, (b), (9)] NEW ADDITIONS, EXTERIOR ALTERATIONS OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.

[68.3, (b), (10)] NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING, & RECONSTRUCTION HISTORIC BUILDINGS

(2017 REVISION OF THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS (1995)):

- "THE REHABILITATION GUIDELINES EMPHASIZE THAT NEW ADDITIONS SHOULD BE CONSIDERED ONLY AFTER IT IS DETERMINED THAT MEETING SPECIFIC NEW NEEDS CANNOT BE ACHIEVED BY ALTERING NON-CHARACTER-DEFINING INTERIOR SPACES. IF THE USE CANNOT BE ACCOMMODATED IN THIS WAY, THEN AN ATTACHED EXTERIOR ADDITION MAY BE CONSIDERED. NEW ADDITIONS SHOULD BE DESIGNED AND CONSTRUCTED SO THAT THE CHARACTER-DEFINING FEATURES OF THE HISTORIC BUILDING, ITS SITE, AND SETTING ARE NOT NEGATIVELY IMPACTED. GENERALLY, A NEW ADDITION SHOULD BE SUBORDINATE TO THE HISTORIC BUILDING. A NEW ADDITION SHOULD BE COMPATIBLE, BUT DIFFERENTIATED ENOUGH SO THAT IT IS NOT CONFUSED AS HISTORIC OR ORIGINAL TO THE BUILDING. THE SAME GUIDANCE APPLIES TO NEW CONSTRUCTION SO THAT IT DOES NOT NEGATIVELY IMPACT THE HISTORIC CHARACTER OF THE BUILDING OR ITS SITE" (PG 79).

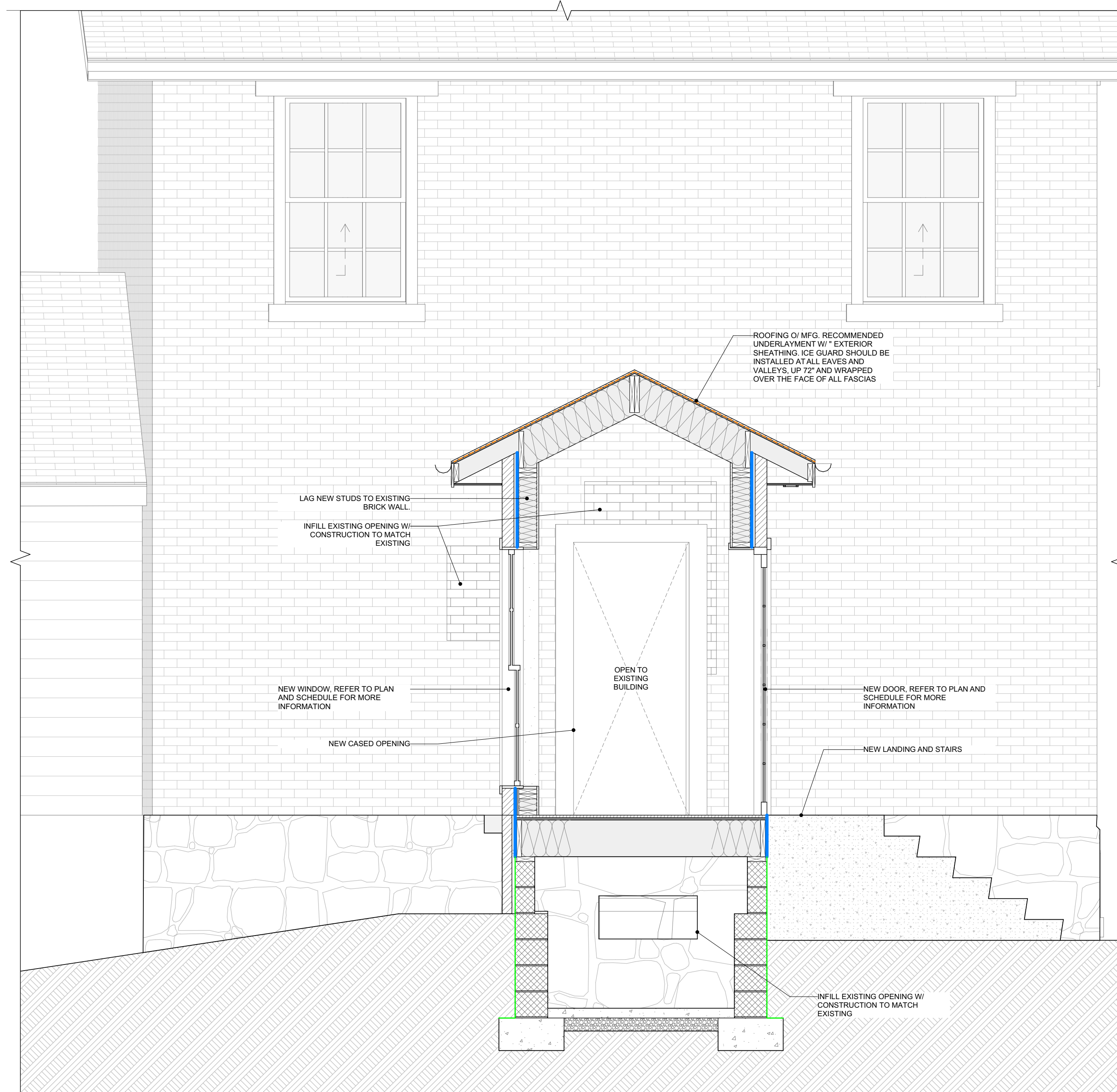
- "LIMITING ANY NEW EXCAVATIONS NEXT TO HISTORIC FOUNDATIONS TO AVOID UNDERMINING THE STRUCTURAL STABILITY OF THE BUILDING OR ADJACENT HISTORIC BUILDINGS. THE AREA NEXT TO THE BUILDING FOUNDATION SHOULD BE INVESTIGATED FIRST TO ASCERTAIN POTENTIAL DAMAGE TO SITE FEATURES OR ARCHEOLOGICAL RESOURCES" (PG 124).

- "CREATING OPEN WORK AREAS, WHEN REQUIRED BY THE NEW USE, BY SELECTIVELY REMOVING WALLS ONLY IN SECONDARY SPACES, LESS SIGNIFICANT UPPER FLOORS, OR OTHER LESS-VISIBLE LOCATIONS TO PRESERVE PRIMARY PUBLIC SPACES AND CIRCULATION SYSTEMS" (PG 134).

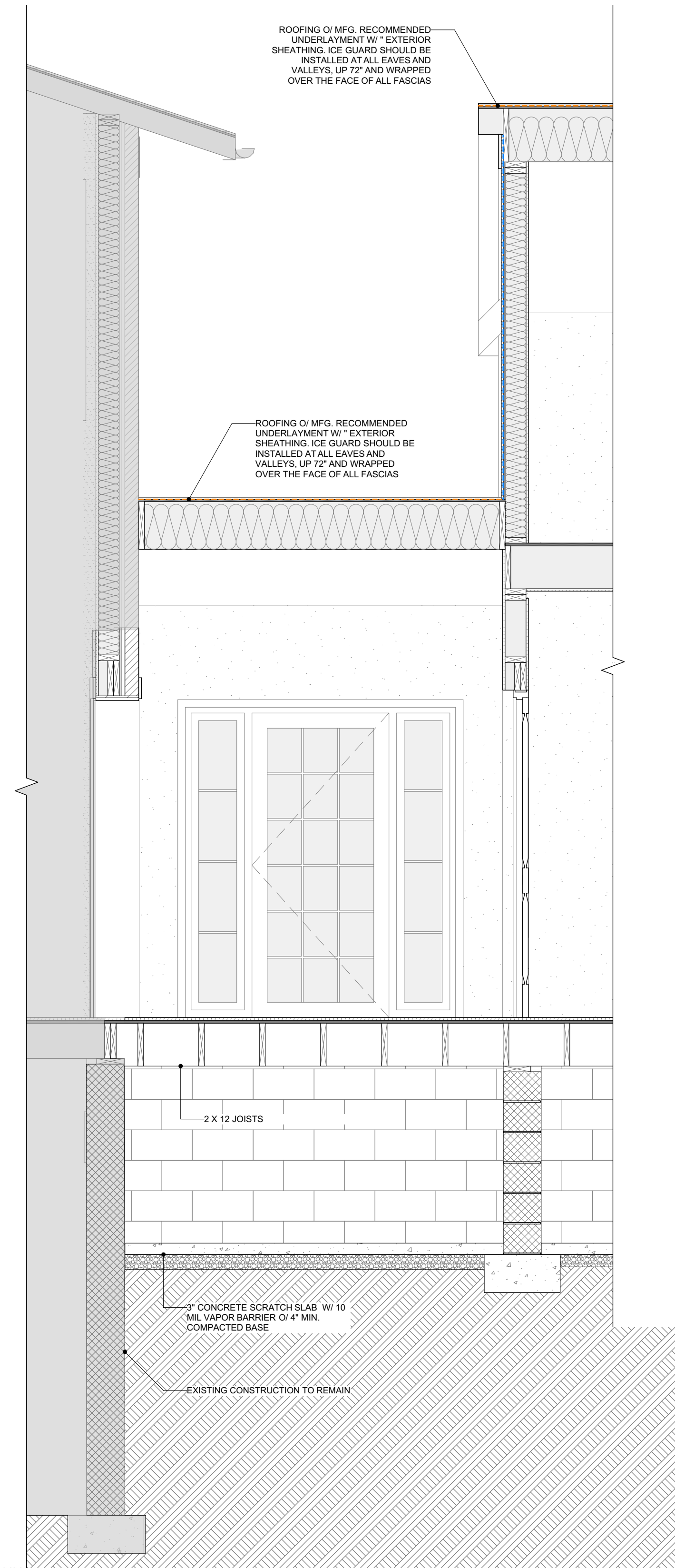
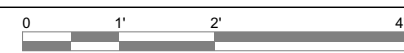
- "CONSTRUCTING A NEW ADDITION ON A SECONDARY OR NON-CHARACTERDEFINING ELEVATION AND LIMITING ITS SIZE AND SCALE IN RELATIONSHIP TO THE HISTORIC BUILDING" (PG 156).

- "CONSTRUCTING A NEW ADDITION THAT RESULTS IN THE LEAST POSSIBLE LOSS OF HISTORIC MATERIALS SO THAT CHARACTER-DEFINING FEATURES ARE NOT OBSCURED, DAMAGED, OR DESTROYED" (PG 156)

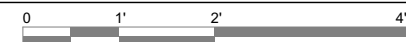
- "INCORPORATING A SIMPLE, RECESSED, SMALL-SCALE HYPHEN, OR CONNECTION, TO PHYSICALLY AND VISUALLY SEPARATE THE ADDITION FROM THE HISTORIC BUILDING" (PG. 157).



1 BUILDING SECTION THROUGH ENTRY 100
SCALE: 1/2" = 1'-0"



2 BUILDING SECTION THROUGH ENTRY
SCALE: 1/2" = 1'-0"



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