

GENERAL NOTES & REMARKS

CODES & SPECIFICATIONS

- 2011 OHIO RESIDENTIAL BUILDING CODE (ORBC); LATEST REVISION.
- ACI 318-02 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ACI 301-99 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- ACI 335-01 SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS- ALLOWABLE STRESS DESIGN & PLASTIC DESIGN INCLUDING SUPPLEMENT NO. 1, 2001.
- ACI 308-02 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES & SPECS FOR MASONRY STRUCTURES & COMMENTARIES, 9th EDITION, 2001.
- ACI 308-02 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES & SPECS FOR MASONRY STRUCTURES & COMMENTARIES, 9th EDITION, 2001.
- NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (1997) RECOMMENDED BY NATIONAL FOREST PRODUCTS ASSOCIATION.
- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL, LATEST EDITION.
- NATIONAL DESIGN SPECIFICATIONS FOR STEEL-GRATE LUMBER & ITS FASTENINGS.
- AMERICAN WOOD PRESERVERS ASSOCIATION ATC REFERENCED STANDARDS.
- 2012 INTERNATIONAL FIRE CODE.
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
- 2009 ICC/ANSI A117.1 ACCESSIBLE & USABLE BUILDINGS.

NOTE: LATEST EDITIONS SUPERSEDE ANY OF THE CODES AND/OR SPECIFICATIONS NOTED ABOVE.

DESIGN LOADS

- ROOF LIVE LOAD - 25 P.S.F. GROUND SNOW LOAD; 20 P.S.F. LIVE LOAD; 3 P.S.F. COLLATERAL LOAD
- WIND - 90 MPH, EXPOSURE CATEGORY "C"
- FLOOR LIVE LOAD - 50 P.S.F. 4. ALLOWABLE SOIL BEARING PRESSURE - 1500 P.S.F. FOR STRIP FOOTINGS

FOUNDATIONS

- FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES & MAY VARY TO SUIT SUBSURFACE SOIL CONDITION.
- FOOTINGS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL & ARE AT LEAST A 1/2" OUTSIDE THE CONCRETE LINES SHOWN ON PLANS & DETAILS.
- ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL.
- CONTRACTORS SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES, & ARE RESPONSIBLE FOR THEIR PROTECTION & SUPPORT.

CONCRETE

- MATERIALS:
 - CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC. - FC' = 4000 P.S.I., 5-7% A/E.
 - CONCRETE FOR FOUNDATION WALLS - FC' = 3500 P.S.I., 5-7% A/E.
 - CONCRETE FOR FOOTINGS - FC' = 3500 P.S.I. (MINIMUM).
 - REINFORCING STEEL - ASTM A615 60 K.S.I. YIELD.
- AT CORNERS & INTERSECTIONS OF FOOTINGS, WALLS & GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE & AT THE SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ADJUTING WALL OR GRADE BEAM. BARS SHALL HAVE EMBEDMENT OF 18 DIAMETERS (12" MIN.)
- MACHINE TROWEL FINISH FLOOR SLAB & CURB USING "CURE & SEAL" TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TITC-08800, FOR APPLICATIONS EXPOSED TO SUNLIGHT USE LIGHT BROOM FINISH & ACRYLIC BASED CURING COMPOUND.

MASONRY

- MATERIALS:
 - MORTAR: ASTM C270 TYPE S.
 - BELOW GRADE MASONRY: NORMAL WEIGHT AGGREGATE PER ASTM C33.
 - ABOVE GRADE MASONRY: LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.
 - MODULAR FACE BRICK: GRADE SW, TYPE FBK PER ASTM C216.
- INSTALLATION SHALL CONFORM TO RECOMMENDATIONS OF NCMA, MASONRY WORK BELOW 40°F. SHALL COMPLY W/ "CONSTRUCTION & PROTECTION RECOMMENDATIONS FOR COLD WEATHER MASONRY CONSTRUCTION" OF THE BRICK INSTITUTE OF AMERICA.
- PROVIDE 9 GA. GALVANIZED TRUSS TYPE JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY.
- PROVIDE CONTROL JOINTS IN EXTERIOR WALLS WHERE INDICATED, 30' O.C. MAXIMUM.
- PROVIDE 40 MILL. SELF ADHERING HEAD & SILL FLASHING AT ALL OPENINGS, LAP ALL JOINTS 8" MIN.
- CONCRETE MASONRY UNITS SHALL BE 16" LONGx8" HIGHx4" DEEP NOMINAL.
- MODULAR FACE BRICK UNITS SHALL BE 8" LONGx2-1/4" HIGHx4" DEEP NOMINAL.
- PROVIDE WEEP HOLES 3/32" O.C. AT THE BASE & AT OPENINGS.
- PROVIDE MASONRY WATER REPELLENT, 14% CONCENTRATION OF BLENDED COMPONENTS; HYDROZONE CLEAR DOUBLE 7 MANUFACTURED BY HYDROZOD INC. OR EQUAL.
- UNLESS OTHERWISE NOTED ON PLANS & DETAILS, FILL CELLS W/ CONCRETE OR GROUT, 3 COURSES MINIMUM BELOW BEARING OF LINTELS & BEAMS.

STRUCTURAL STEEL

- MATERIALS:
 - STRUCTURAL STEEL - ASTM A36.
 - STEEL PIPE - ZINC-COATED SEAMLESS ASTM A53, GR. B.
 - BOLTS & NUTS - 50,000 PSI, ASTM A307.
 - NUTS - ASTM A563.
 - WASHERS - ASTM F436.
- STEEL FRAMING: STEEL PLATES & STANDARD PIPE SECTIONS SIZES AS NOTED, BASED ON "A.I.S.C. SPECIFICATION LATEST EDITION."

WOOD & PLASTICS

- MATERIALS:
 - USE ONLY STRESS GRADE LUMBER W/ THE FOLLOWING MINIMUM PROPERTIES FOR ALL DIMENSIONAL LUMBER FRAMING EXCEPT FOR STUDS (#2 SOUTHERN PINE OR BETTER).
- MODULUS OF ELASTICITY (E) 1,800,000 PSI FOR ALL MEMBERS.
- ALLOWABLE SHEAR STRESS (FV) 90 PSI FOR ALL MEMBERS.
- STUDS: #1 SPRUCE-PINE-FIR OR BETTER, FB=1300/1500PSI, E=1,500,000 PSI.
- LAMINATED VENEER LUMBER (LVL): PLANT MANUFACTURED OF 1/10" TO 1/8" DOUGLAS FIR/SOUTHERN PINE VENEERS GLUED IN A CONTINUOUS PROCESS W/ ALL GRAIN PARALLEL TO THE LENGTH OF THE MEMBER.
- FB = 2500 PSI, FV = 285 PSI, FC = 2510 PSI
- E = 1,800 KSI, FC = PERP. TO GRAIN, 750 PSI
- WOOD DECKING SHALL BE NO. 1 OR BETTER SOUTHERN PINE W/ THE FOLLOWING MINIMUM PROPERTIES:
- ALLOWABLE BENDING STRESS (FB) 1600 PSI FOR ALL MEMBERS.
- MODULUS OF ELASTICITY (E) 1,800,000 PSI FOR ALL MEMBERS.
- CONNECTION PLATES: ASTM A36.
- BOLTS: ASTM A307 W/ (2) WASHERS.
- LIGHT GAGE JOIST HANGERS & FRAMING ANCHORS: 16 OR 18 GAGE GALVANIZED STEEL SIZED FOR FULL LOAD CARRYING CAPACITY OF SUPPORTING MEMBER.
- USE ONLY PLYWOOD OR ORIENTED STRAND BOARD (OSB) W/ THICKNESS & PANEL INDEX AS INDICATED ON THE DRAWINGS. ALL SHEATHING TO BE APA RATED PSI, EXPOSURE 1.
- USE ONLY PRESSURE TREATED/PRESERVATIVE TREATED LUMBER FOR ALL FRAMING EXPOSED TO THE WEATHER, IN CONTACT W/ CONCRETE WITHIN 6" ABOVE GRADE OR AS INDICATED ON THE DRAWINGS.
- CONSTRUCTION REQUIREMENTS:
 - MAKE ALL CUTS TRUE & SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.
 - PROVIDE PLYWOOD NAILING AS SPECIFIED BY THE AMERICAN PLYWOOD ASSOCIATION.
 - CONNECT ALL FRAMING SECURELY TOGETHER W/ NAILS, SPIKES OR FRAMING ANGLES.
 - PROVIDE DOUBLE STUDS AT CORNERS, UNDER BEAM/HEADER BEARINGS & BESIDE ALL OPENINGS.
 - PROVIDE A SINGLE PLATE AT THE BOTTOM & A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.
 - HEADERS OVER ALL OPENINGS SHALL BE AS FOLLOWS UNLESS NOTED OR DETAILED AS OTHERWISE:
 - 4" STUDS: (2)2x6 PLUS 1/2" PLYWOOD OR O.S.B. FILLER.
 - 6" STUDS: (3)2x6 PLUS (2)1/2" PLYWOOD OR O.S.B. FILLERS.
 - GLUE & NAIL MULTIPLE STUD ASSEMBLIES AS FOLLOWS:
 - (2)2x4: 10d NAILS 16" O.C. HALF EACH SIDE, STAGGERED.
 - (3)2x4: 2 ROWS OF 10d NAILS 16" O.C. HALF EACH SIDE, STAGGERED.
 - (2)2x6: 2 ROWS OF 10d NAILS 16" O.C. HALF EACH SIDE, STAGGERED.
 - (3)2x6: 2 ROWS OF 30d NAILS 16" O.C. HALF EACH SIDE, STAGGERED.
 - PROVIDE 2x BLOCKING BETWEEN JOISTS UNDER WALLS WHICH ARE PERPENDICULAR TO JOISTS.
 - CASEWORK/CABINETRY: FABRICATED & INSTALLED PER AMERICAN WOOD WORKERS ASSOCIATION (AWWA).

PREFABRICATED WOOD TRUSSES

- SPECIFICATIONS & STANDARDS:
 - TRUSS PLATE INSTITUTE - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES.
 - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION - TIMBER CONSTRUCTION STANDARDS.
 - NATIONAL FOREST PRODUCTS ASSOCIATION - NATIONAL 3. DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- SUBMITTALS:

THE MANUFACTURER SHALL SUBMIT FOR APPROVAL, DETAILED SHOP DRAWINGS THAT INCLUDE ALL DESIGN CRITERIA, LAYOUT, MEMBER SIZES & LUMBER GRADES, DESIGN STRESSES, CONNECTION DETAILS & BRACING REQUIREMENTS. THE SHOP DRAWINGS SHALL BEAR THE SEAL OF AN OHIO REGISTERED PROFESSIONAL ENGINEER.
- MATERIALS:
 - LUMBER - #2 SOUTHERN PINE UNLESS NOTED OTHERWISE.
 - BOLTS - ASTM A307.
 - TRUSS MEMBER CONNECTORS - 20 GA. GALV. STEEL (MIN.)
 - JOIST HANGERS & FRAMING ANCHORS - GALV. STEEL FOR THE FULL LOAD CARRYING CAPACITY OF THE SUPPORTED MEMBER, SIMPSON STRONG-TIE OR BETTER, TRUSS TO PLATE CONNECTION: "SIMPSON" #H-4
- FABRICATION:
 - ALL MEMBERS SHALL BE CUT FROM STRAIGHT LUMBER & BUTTED TIGHT.
 - ALL MEMBERS & CONNECTOR PLATES SHALL BE PROPERLY 2. PLACED IN JOGS UNTIL THE CONNECTOR PLATES HAVE BEEN PRESSED INTO PLACE.
- ERECTION:
 - ALL TRUSSES SHALL BE BRACED DURING ERECTION. THE BRACING SHALL HOLD THE TRUSSES STRAIGHT & PLUMB UNTIL THE DECKING & PERMANENT BRACING HAVE BEEN SECURELY PLACED. PROPER HANDLING & ERECTION BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - PROVIDE & INSTALL PERMANENT BRACING OF THE TRUSS MEMBERS AS SHOWN ON THE PLANS & SHOP DRAWINGS. BRACING TO BE CONTINUOUS 2x4 ATTACHED TO TRUSS W/ 2 - 12d NAILS SECURELY ANCHORED TO EACH END OR TERMINATED W/ DIAGONAL BRACING. DIAGONAL BRACING SHALL BE PROVIDED FOR TRUSS MEMBERS AT 32'-0" INTERVALS.
 - ALLOW FOR DEAD LOAD DEFLECTION PRIOR TO MAKING FINAL CONNECTIONS FOR ALL PITCHED BOTTOM CHORD TRUSSES.

MOISTURE PROTECTION

- CAULKS & SEALANTS: ACRYLIC LATEX CAULKS FOR INTERIOR EXPOSED TO VIEW WORK. SILICONE CAULK FOR WET AREAS & EXTERIOR CAULKING.
- SHEET METALS & FASCIA PANELS: PREFINISHED SHEET METAL SOFFIT CLOSURE PAINTED, COMPLETE WITH ATTACHING ANGLES & CONNECTING CLIPS FOR INSTALLATION.

EXTERIOR SIDING

- CEMENT BOARD SIDING SYSTEM: JAMES HARDIE 5" HORIZONTAL SIDING OR APPROVED EQUAL. PROVIDE & INSTALL ALL PANELS, STARTER STRIPS, J-CHANNELS, DIVERTERS, CORNER POSTS & OTHER ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS.

SHINGLED ROOFING

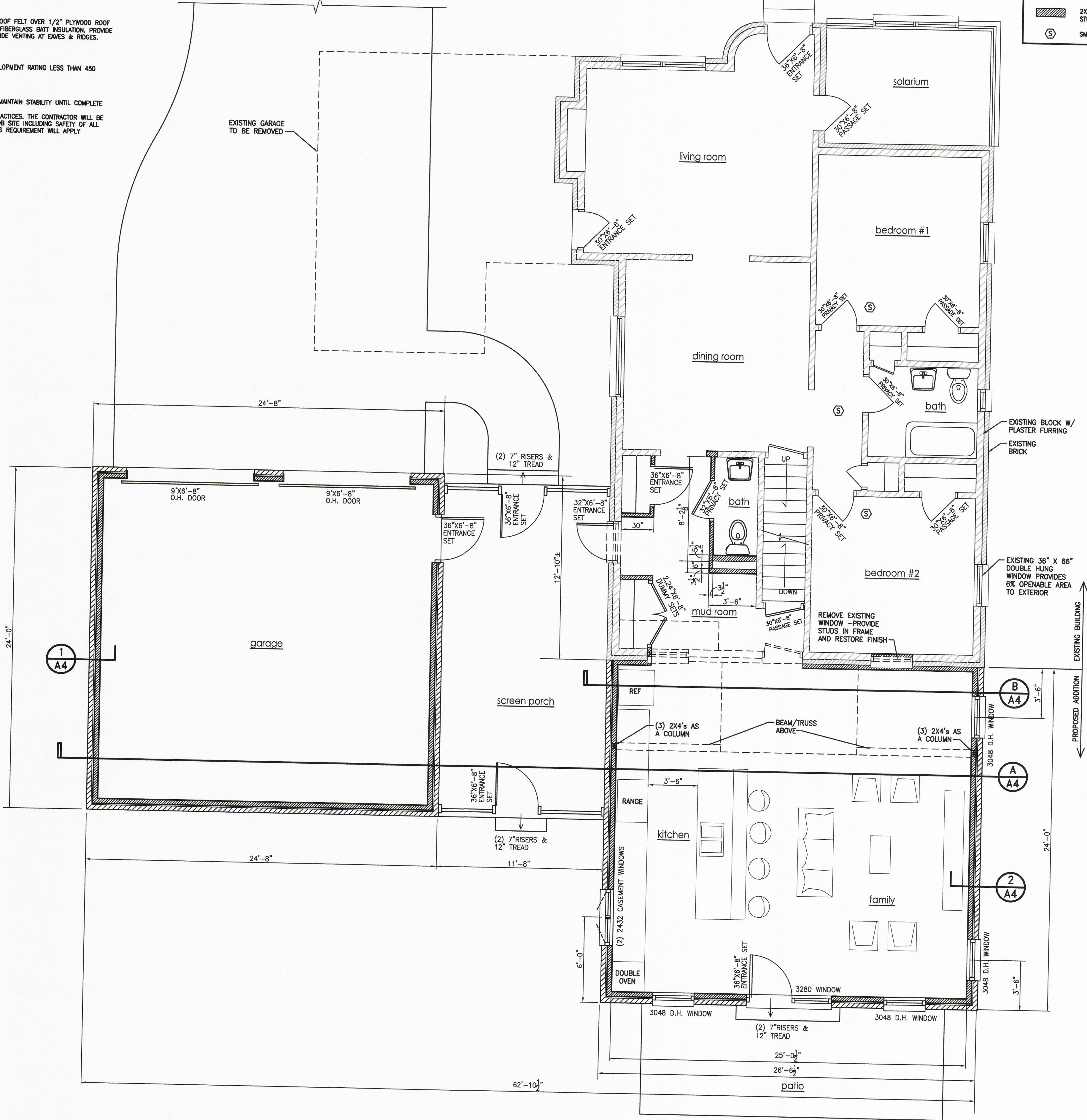
- ROOF SYSTEM: CLASS 'A' FIBERGLASS ROOF SHINGLES & 15# ROOF FELT OVER 1/2" PLYWOOD ROOF SHEATHING ON ROOF TRUSSES & RAFTERS W/ 9 1/2" (R=30) FIBERGLASS BATT INSULATION. PROVIDE SHEET METAL FLASHING AT ALL VALLEYS, RAKES & GABLES. PROVIDE VENTING AT EAVES & RIDGES.

THERMAL INSULATION & VAPOR BARRIER

- FLAME SPREAD RATING REQUIRED LESS THAN 25 & SMOKE DEVELOPMENT RATING LESS THAN 450 REQUIRED ON ALL COVERED & NON-COVERED APPLICATIONS.

CONSTRUCTION & SAFETY

- CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- IN ACCORDANCE W/ THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY & COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS & PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY & NOT LIMITED TO NORMAL WORKING HOURS.



1st FLOOR PLAN

SCALE 1/4" = 1'-0"

LEGEND	
	EXISTING BRICK
	EXISTING BLOCK WITH PLASTER FINISH
	NEW 4" BRICK VENEER
	2X4 OR 2X8 WOOD STUDS @ 16" O.C.
	SMOKE DETECTORS

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HOUSE ALTERATION & ADDITION

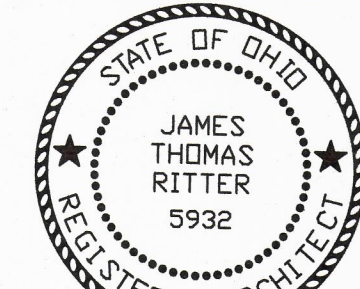
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JAMES T. RITTER, LICENSE # 5932
EXPIRATION DATE: 12/31/2017

revisions

drawn / approved

JS,HH,JR/ J.T.R.

date

9 AUGUST 2016

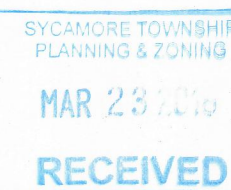
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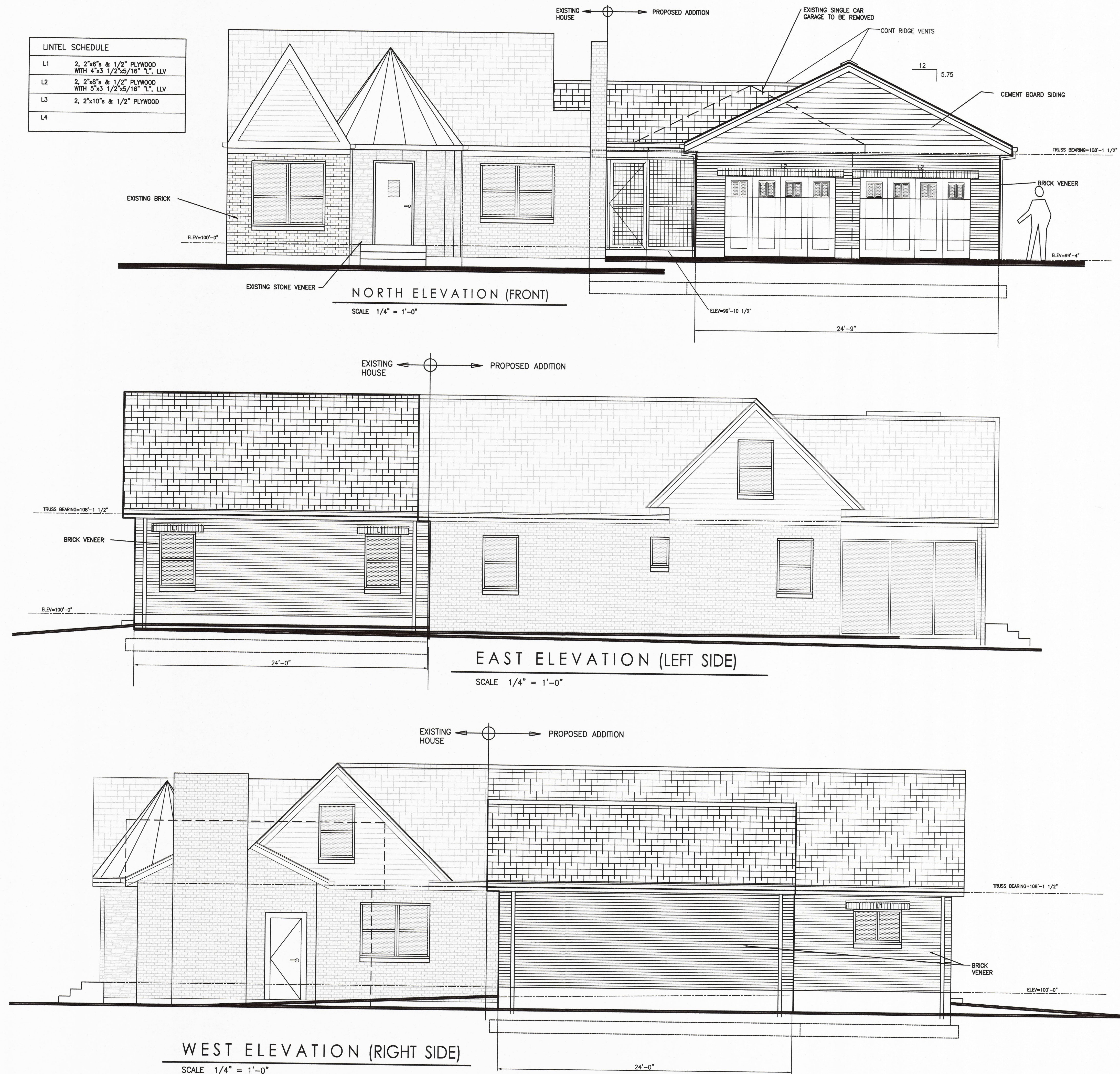
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LINTEL SCHEDULE	
L1	2, 2"x6"s & 1/2" PLYWOOD WITH 4"x3 1/2"x5/16" "L", LLV
L2	2, 2"x8"s & 1/2" PLYWOOD WITH 5"x3 1/2"x5/16" "L", LLV
L3	2, 2"x10"s & 1/2" PLYWOOD
L4	



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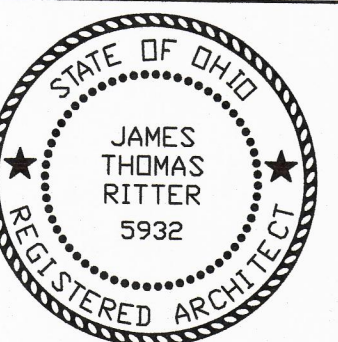
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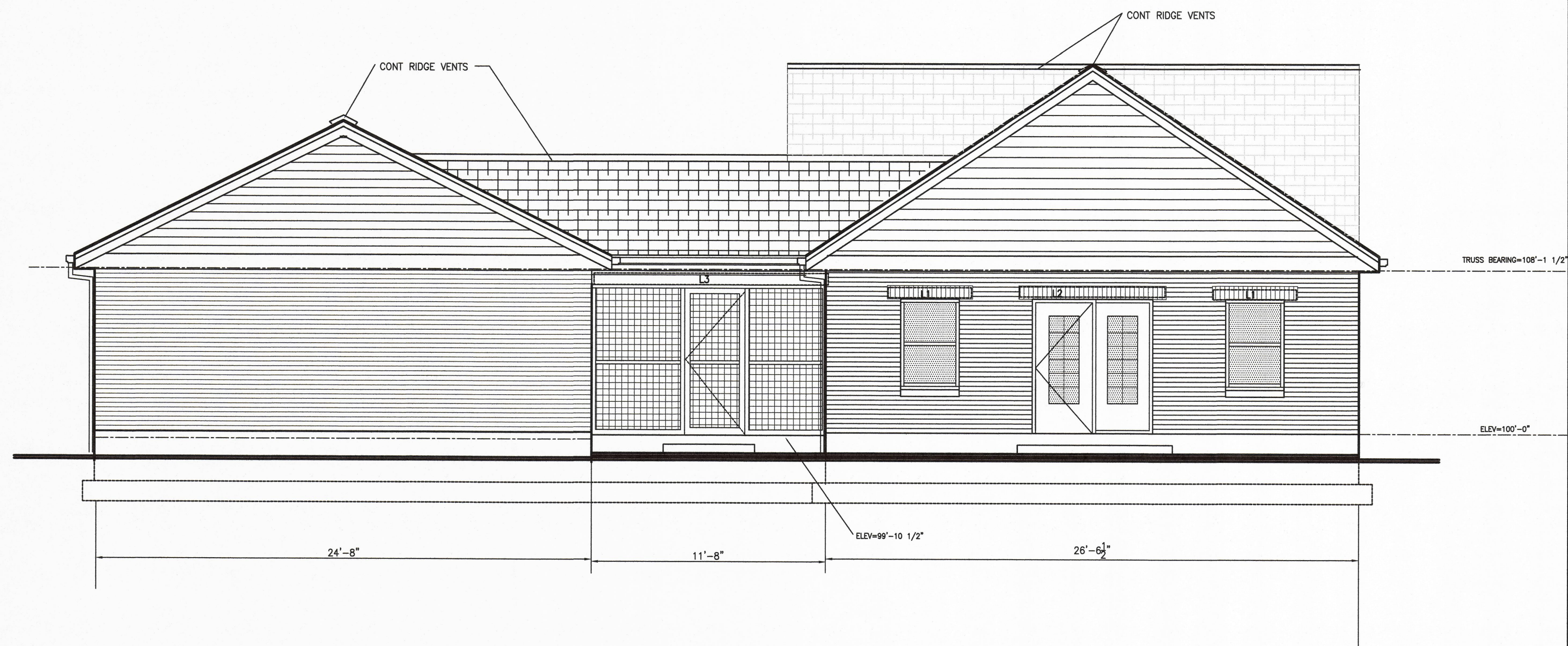
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SOUTH ELEVATION (REAR)

SCALE 1/4" = 1'-0"

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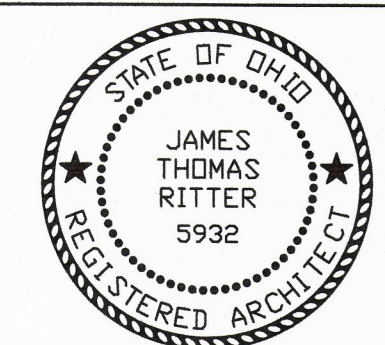
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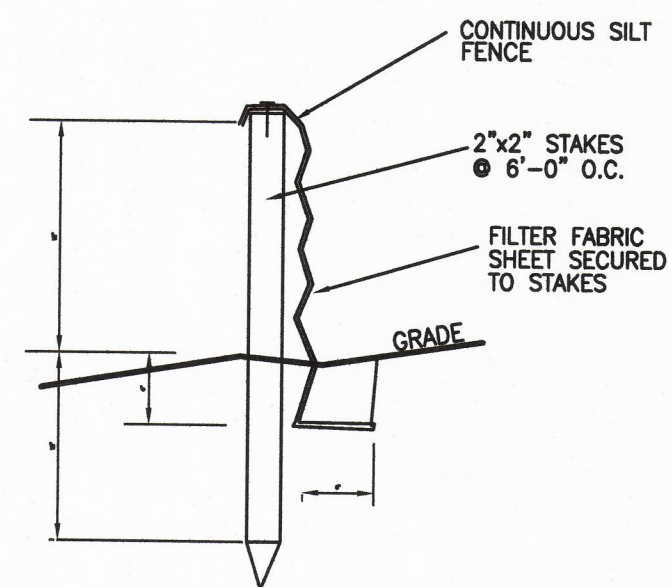
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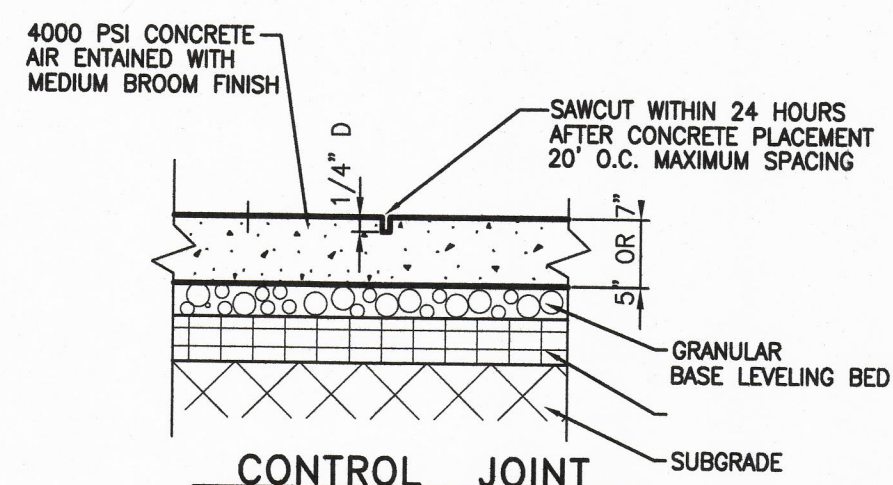
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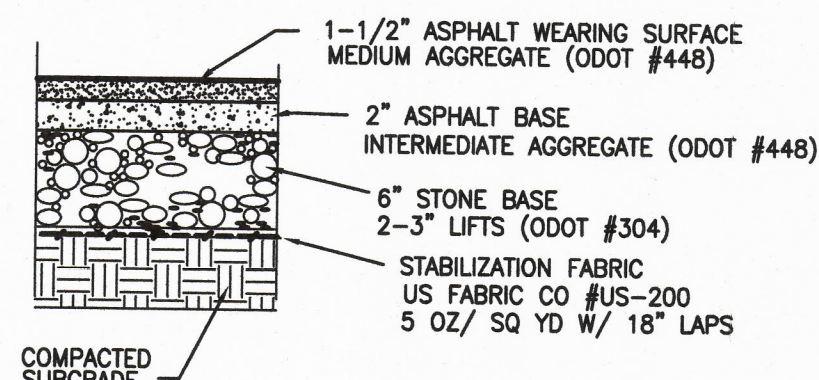
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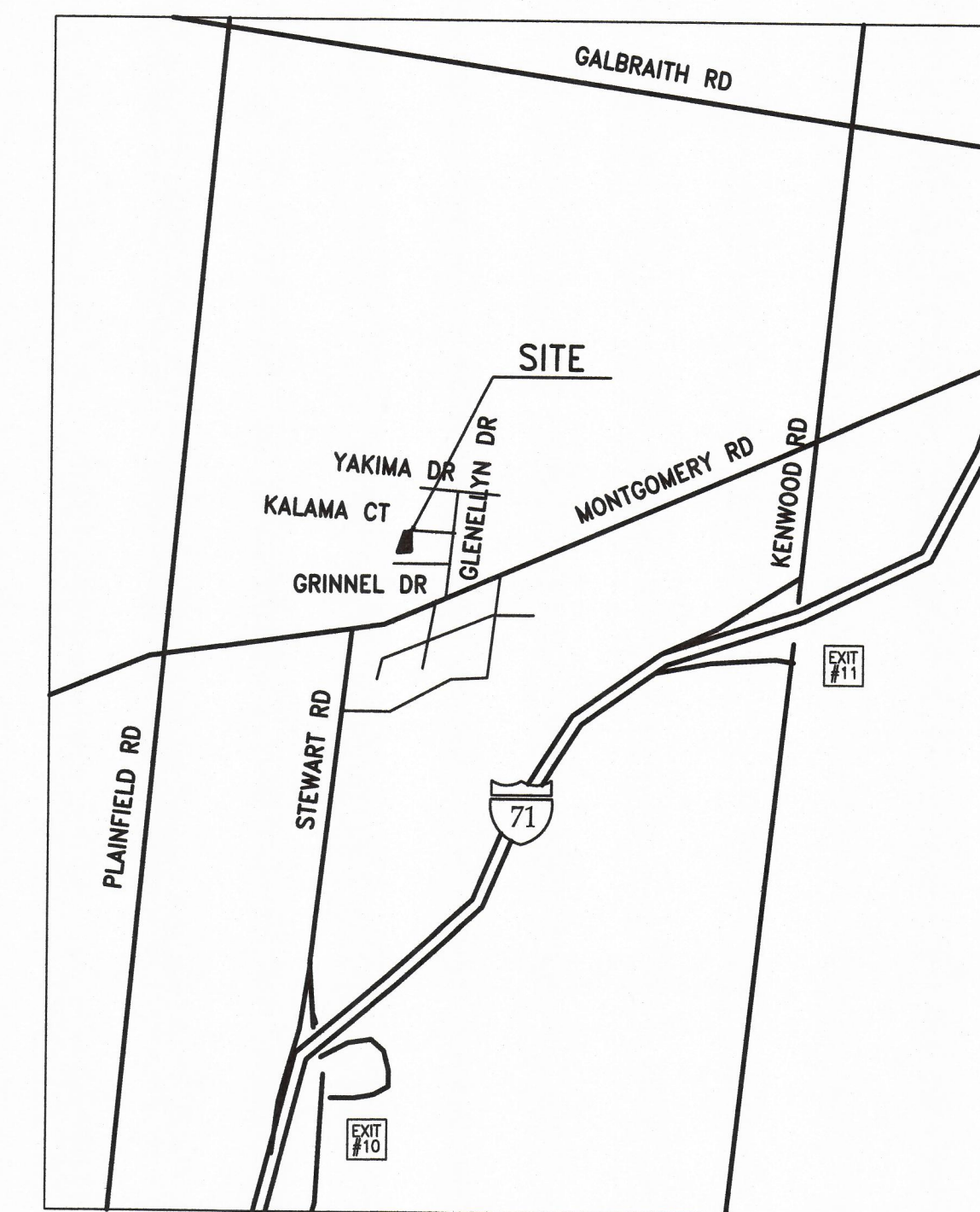
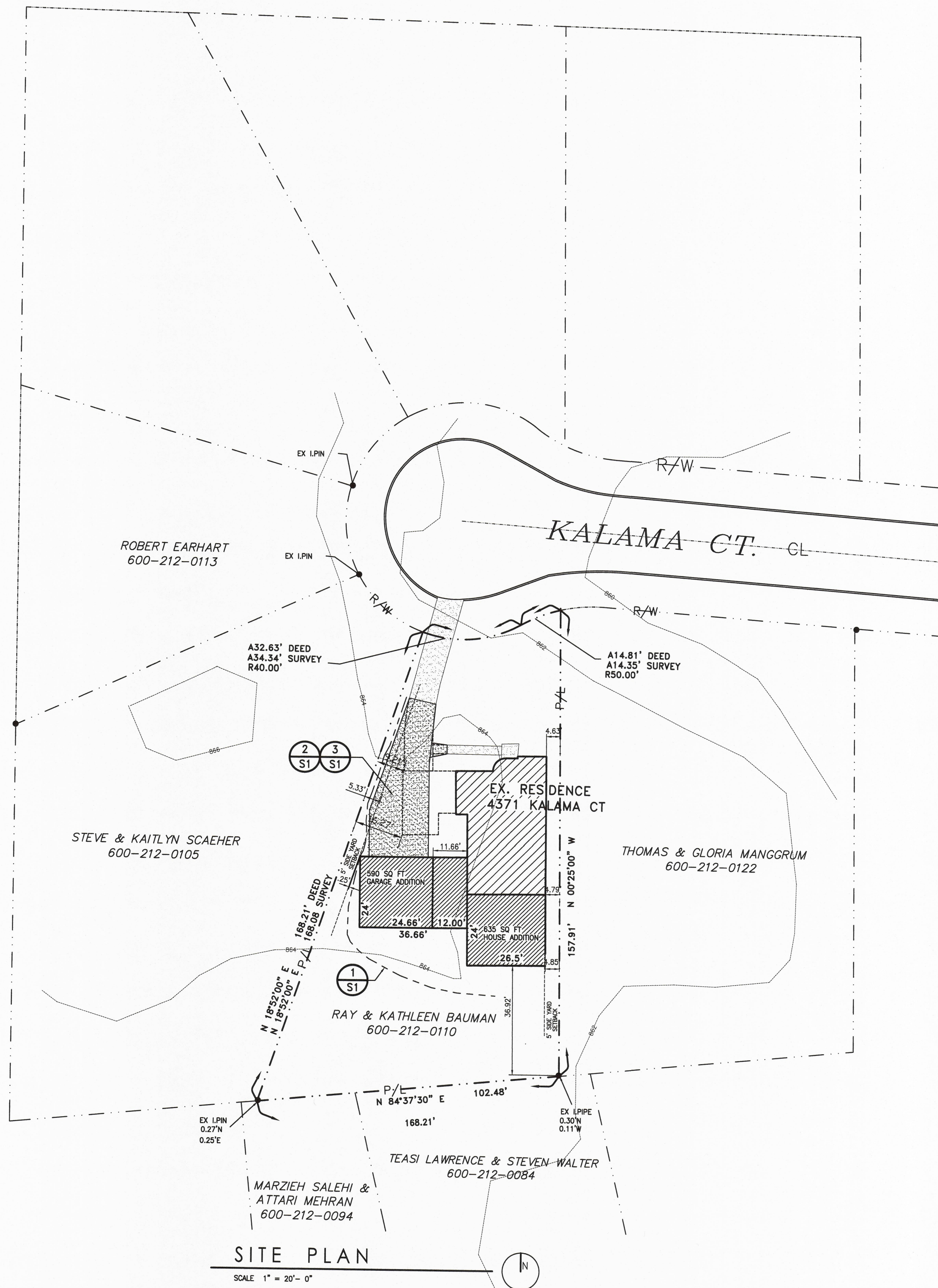
1 S1
SILT FENCE DETAIL



2 S1
CONCRETE PAVING DETAIL



3 S1
ASPHALT PAVING DETAIL



VICINITY MAP

PROJECT DESCRIPTION
REMOVE THE EXISTING SINGLE CAR GARAGE & CONSTRUCT A NEW HOUSE ADDITION W/ A 2 CAR GARAGE & SCREENED PORCH

DRAWING INDEX	
S-1	SITE PLAN
A-1	FOUNDATION PLAN & DETAILS
A-2	FLOOR PLAN
A-3	ROOF FRAMING PLAN & ROOF PLAN
A-4	CROSS SECTION & DETAILS
A-5	ELEVATIONS
A-6	ELEVATIONS
PM-1	PLUMBING & HVAC PLANS
E-1	ELECTRIC & LIGHTING PLANS

SITE GENERAL CONSTRUCTION NOTES:

- INSTALL A SILT FENCE AROUND THE PERIMETER OF THE CONSTRUCTION AREA; STRIP & STOCKPILE TOPSOIL FOR REUSE AT THE CONCLUSION OF WORK & FINAL PLANTING. COMPLY W/ THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS DEPARTMENT FOR ALL THE REQUIREMENTS FOR STORMWATER, STORMWATER EROSION, & SEDIMENT CONTROL. PROVIDE STRAW BALES & SILT FENCES @ THE PERIMETER OF THE SITE AS NEEDED & @ STORMWATER INLETS TO PROTECT ADJACENT PROPERTY & STORMWATER STRUCTURES/PIPING. SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE CONTRACTOR @ LEAST ONCE A WEEK. UPON DISCOVERY & NOTICE OF NEEDED REPAIR(S), THE CONTRACTOR SHALL COMPLETE NECESSARY REPAIRS IMMEDIATELY. THE SITE WORK INVOLVES CUT & FILL; PROCEED W/ WORK SO THAT CUT & FILL WORK WILL BALANCE OUT WHERE POSSIBLE. WHERE FILL IS TO OCCUR, COMPLY W/ THE FOLLOWING METHODS:
COMPACT SUBGRADE
FILL & COMPACT IN 6" LIFTS
TEST FOR 100% COMPACTION IN PREPARATION FOR NEW WORK
WHERE CUT IS TO OCCUR COMPLY W/ THE FOLLOWING:
CUT TO REQUIRED GRADE
COMPACT EXISTING SUBGRADE TO 100% IN PREPARATION FOR NEW WORK
AT THE CONCLUSION OF CONSTRUCTION, PROVIDE FINAL GRADING & TILLING OF SOIL TO BLEND NEW WORK INTO EXISTING; REDISTRIBUTE STOCKPILED TOPSOIL FOR LANDSCAPING & GROUND COVER. PROVIDE 4" OF TOPSOIL PLANT GRASS AT THE RATE OF 5 LBS/1,000 SQ FT W/ STRAW COVER & BINDER.
(35% KENTUCKY FESCUE 31, 35% RED TOP, & 30% KENTUCKY BLUE GRASS)
- REMOVE THE EXISTING SINGLE CAR GARAGE & A PORTION OF THE EXISTING DRIVEWAY.
- CONSTRUCT HOUSE ADDITION, 2 CAR GARAGE, & SCREENED-IN PORCH AS DETAILED

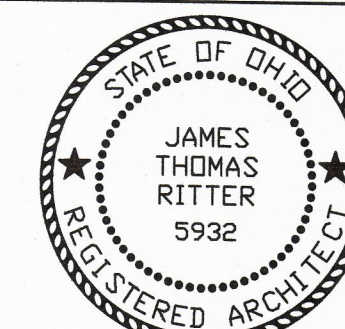
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