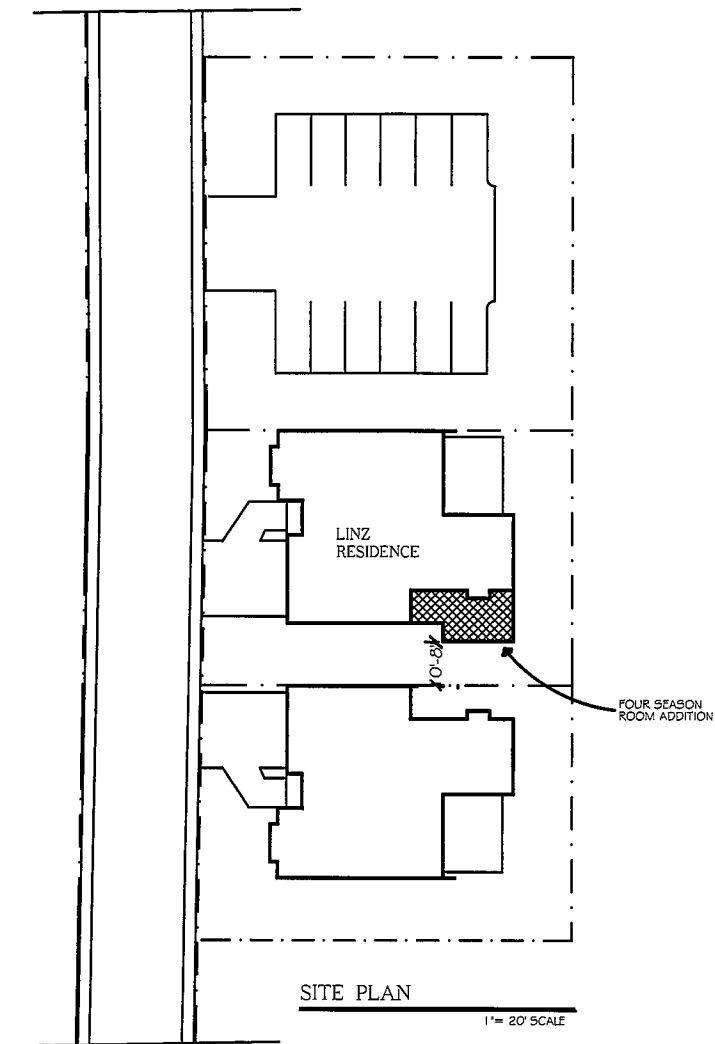


**FOUR SEASON ROOM ADDITION  
LINZ RESIDENCE  
8480 NEW ENGLAND COURT  
CINCINNATI, OHIO**

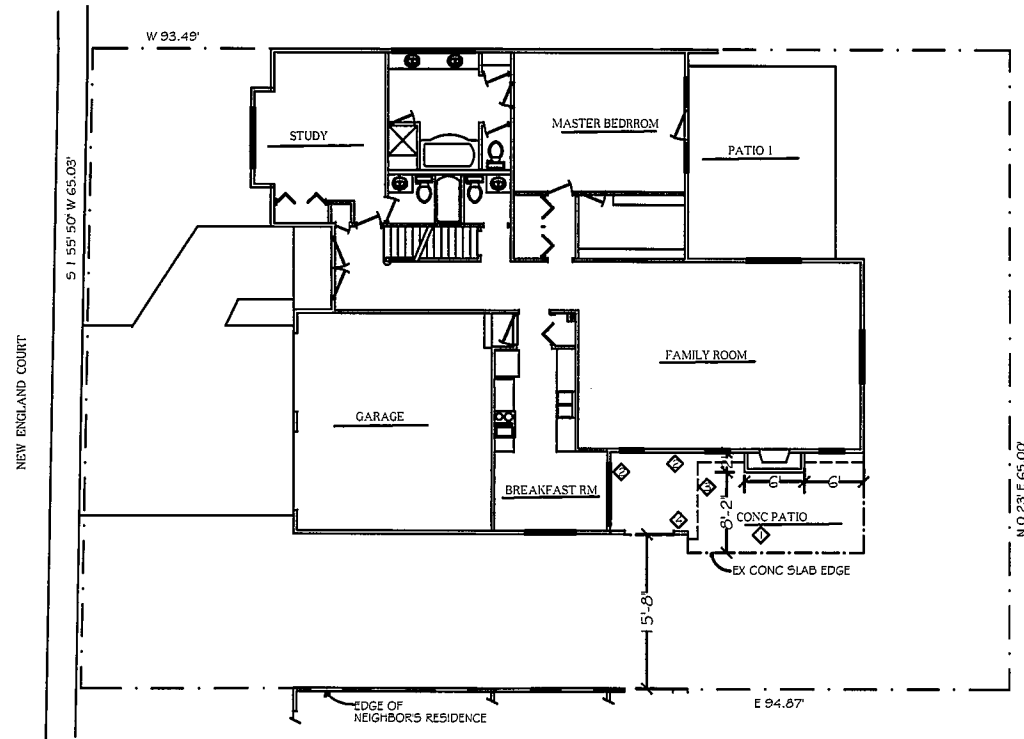
**CODE ANALYSIS**

2013 RESIDENTIAL CODE OF OHIO  
DESIGN LOADS:  
FLOOR, STAIRS AND EXTERIOR DECKS 40 PSF LIVE - 10 PSF DEAD  
ROOF 25 PSF LIVE - 15 PSF DEAD  
WIND LOAD 90 MPH  
SNOW 20PSF



**DRAWING INDEX**

- T-1 TITLE SHEET
- A-1 FOUNDATION PLAN, FLOOR PLAN  
ROOF, FLOOR FRAMING AND ELECTRIC PLAN
- A-2 ELEVATIONS
- A-3 ELEVATION AND DETAILS
- A-4 SECTION
- A-5 SECTION
- S-1 GENERAL NOTES

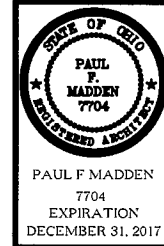


**NOTES**

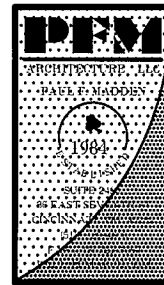
- 1 REMOVE EXISTING CONCRETE SLAB
- 2 STRIP SIDING OFF EXTERIOR WALLS
- 3 CUT BACK SOFFIT & FRAMING ON CHIMNEY SIDE WALL
- 4 BRACE COLUMN AND REMOVE EXTERIOR WALL

**LEGEND**

— EXISTING PARTITION



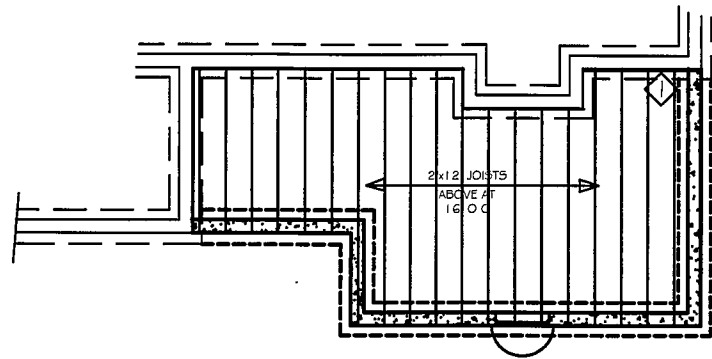
FOUR SEASON ROOM ADDITION  
LINZ RESIDENCE  
8480 NEW ENGLAND COURT  
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CONSTRUCTION DRAWING	
PRECONSTRUCTION ATC	
MAY 16, 2017	
JUNE 5, 2017	

SHEET:  
**T-1**

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SEP 07 2017

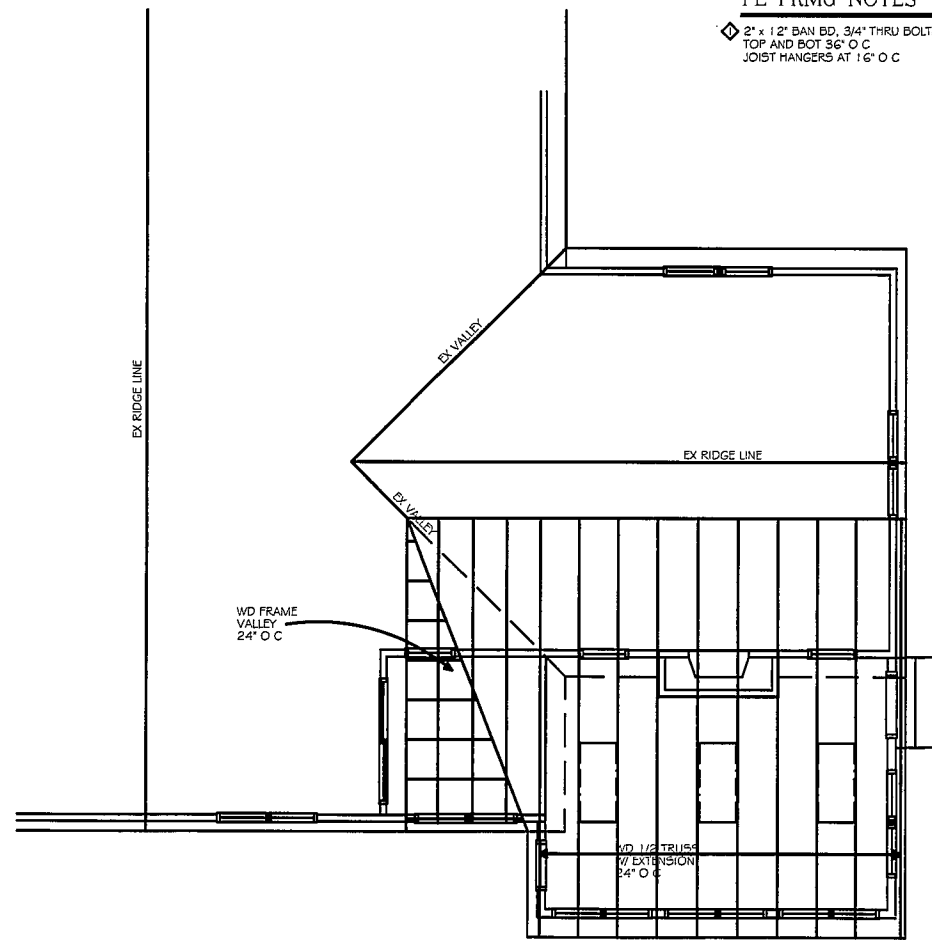


FLOOR FRAMING PLAN

1/4" SCALE

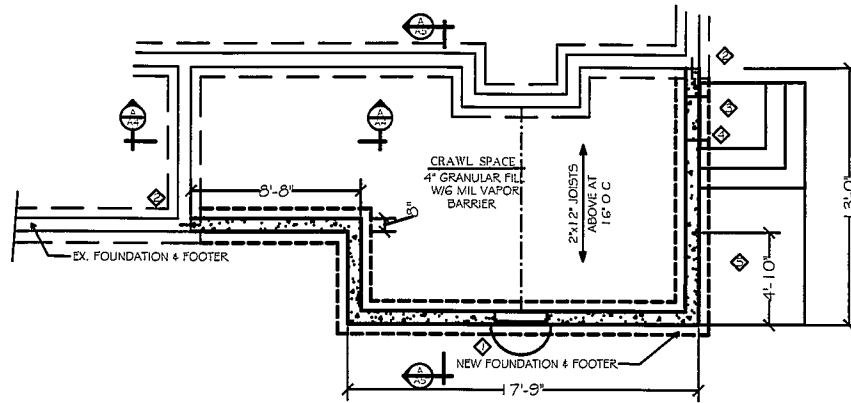
FL FRMG NOTES

- 2" x 12" BAN BD, 3/4" THRU BOLTED TOP AND BOT 36" O.C. JOIST HANGERS AT 16" O.C.



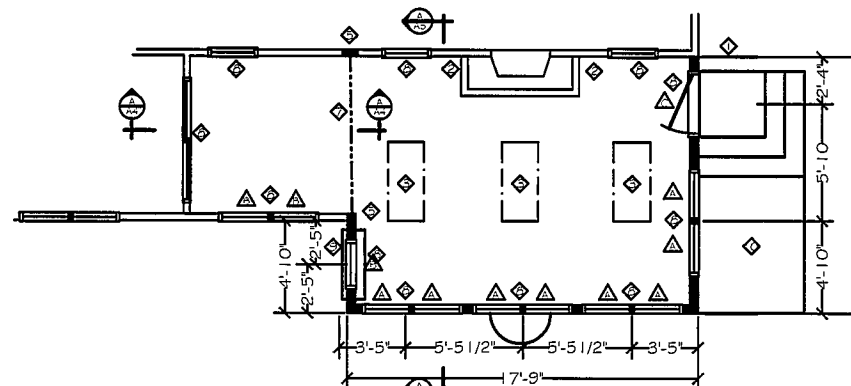
ROOF FRAMING PLAN

1/4" SCALE



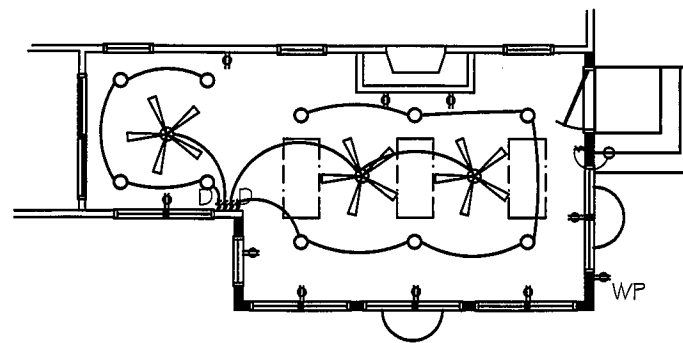
FOUNDATION PLAN

1/4" SCALE



ENLARGED FLOOR PLAN

1/4" SCALE



ELECTRIC PLAN

FOUND PLAN NOTES

- 32" W X 24" H CORRUGATING STEEL FOUNDATION ACCESS DOOR. 57" W X 24" H CORRUGATING STEEL PROTECTION WALL.
- #4 TOP AND BOT, RECESS 6" INTO EXISTING FOOTER AND 6" INTO NEW FOOTER.
- 3 - 6" RISERS 2 - 12" TREADS CONCRETE STAIRS. 40" X 40" CONCRETE LANDING.
- #4 TOP AND BOT, RECESS 6" INTO FOOTER AND 6" INTO STAIR SLAB.
- 5" CONC SLAB, 4" CRUSH STONE ON COMPACTED SOLID EARTH.

WINDOW & DOOR SCHEDULE

- △ CUDH2630
- △ CUDH2622
- △ 36" FIBERGLASS FRENCH DOOR
- △ VELUX CURB MOUNT 2246 SKYLIGHT

FL PLAN NOTES

- 3 - 6" RISERS 2 - 12" TREADS CONCRETE STAIRS. 40" X 40" CONCRETE LANDING.
- GYPSUM BD FINISH EXISTING WALLS.
- VELUX SKYLIGHT ABOVE.
- CEILING FAN.
- 6 - #1 GRADE 2"x4" COLUMN FOUND TO BM.
- DELETED.
- 3 - 2"x12" BEAM RECESSED ABOVE CEILING.
- INSTALL RANCH MOLDING AROUND ALL DOORS AND WINDOWS TO MATCH EXISTING.
- G E ZONELINE THROUGH THE WALL HVAC AND AIR CONDITIONING UNIT WITH REMOTE THERMOSTAT.
- 5" CONC SLAB, 4" CRUSH STONE ON COMPACTED SOLID EARTH.

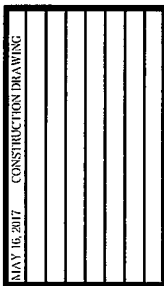
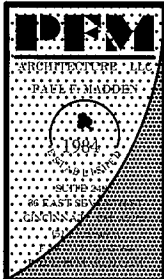
LEGEND

- ✱ CEILING FAN
- ⊙ EXTERIOR SIDE LIGHT SWITCH WITH CIRCUITRY DIMMER SWITCH
- 120 V DUPLEX OUTLET
- WP 120 V WATER PROOF DUPLEX OUTLET
- RECESSED INCANDESCENT LIGHT FIXTURE



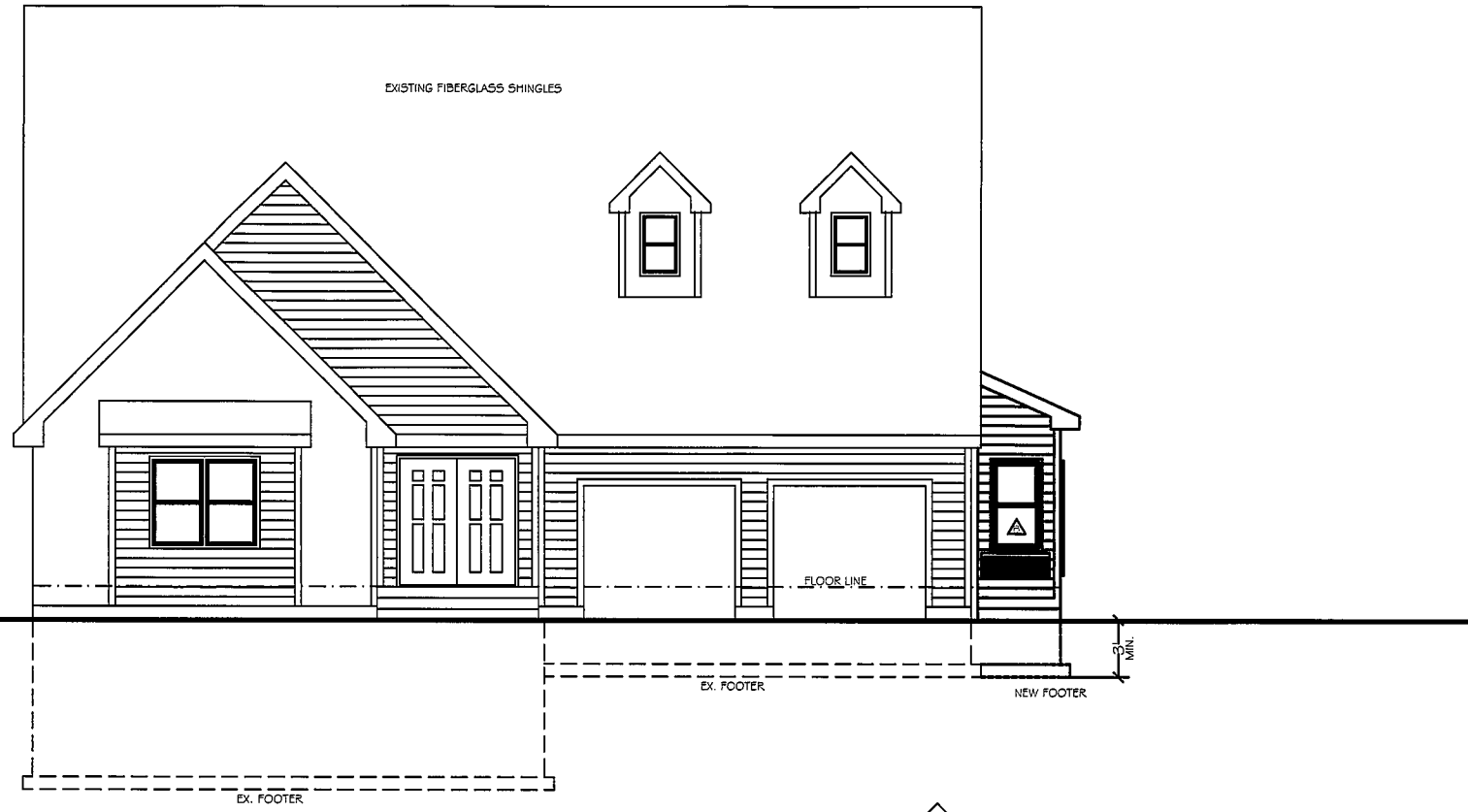
PAUL F. MADDEN  
7704  
EXPIRATION  
DECEMBER 31, 2017

FOUR SEASON ROOM ADDITION  
LINZ RESIDENCE  
8480 NEW ENGLAND COURT  
CINCINNATI, OHIO



SHEET:  
A-1





FRONT ELEVATION  
1/4" SCALE



SIDE ELEVATION  
1/4" SCALE

WINDOW & DOOR SCHEDULE

- △ CUDH2630
- △ CUDH2622
- △ 36" FIBERGLASS FRENCH DOOR
- △ VELUX CURB MOUNT 2246 SKYLIGHT

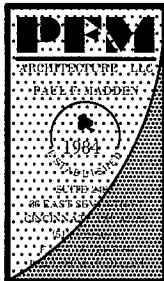
ELEVATION NOTES

- ◇ 12" X 12" ROOF VENT
- ◇ CONCRETE STAIRS
- 2 32" W X 24" CORRUGATING STEEL FOUNDATION ACCESS DOOR
- 37" W X 24" CORRUGATING STEEL PROTECTION WALL



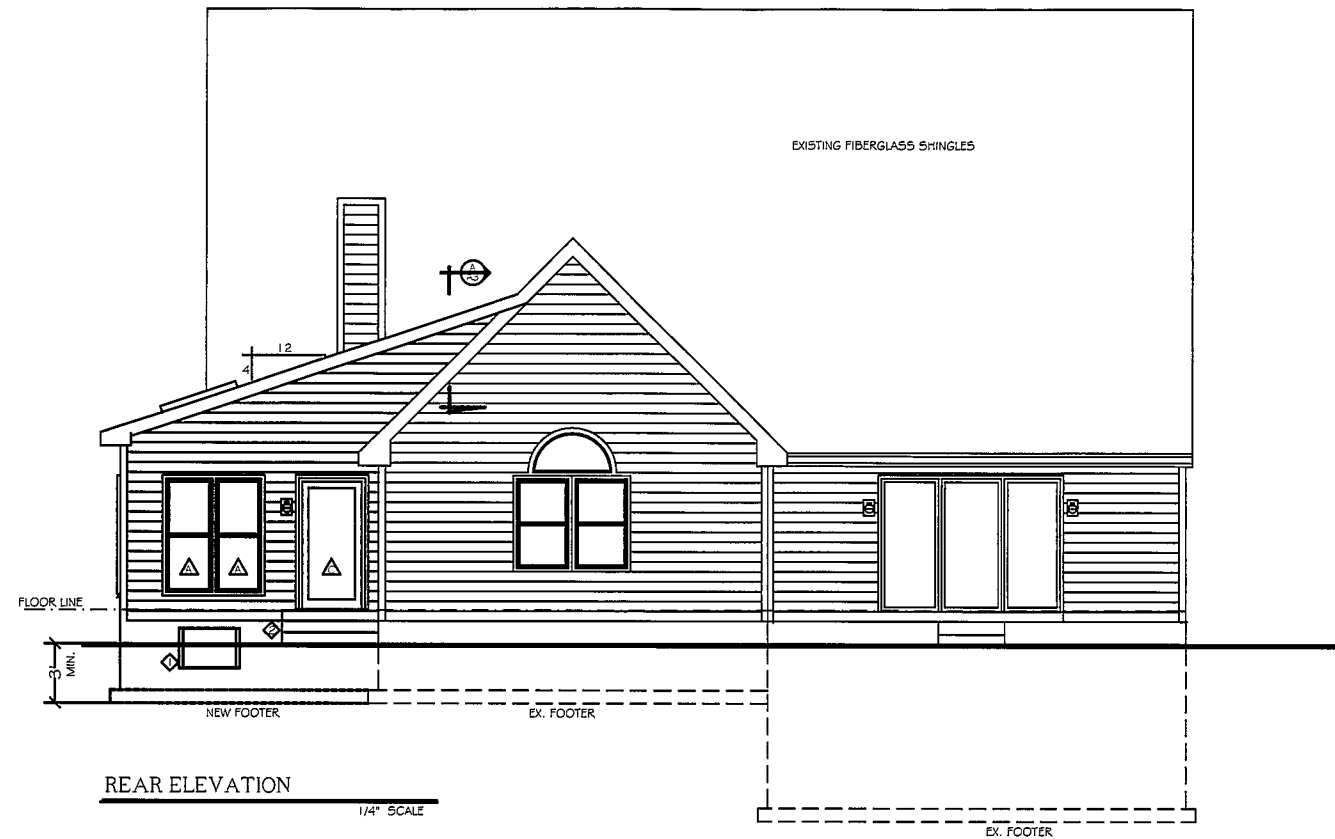
PAUL F. MADDEN  
7704  
EXPIRATION  
DECEMBER 31, 2017

FOUR SEASON ROOM ADDITION  
LINZ RESIDENCE  
8480 NEW ENGLAND COURT  
CINCINNATI, OHIO



MAY 16, 2017 CONSTRUCTION DRAWING

SHEET:  
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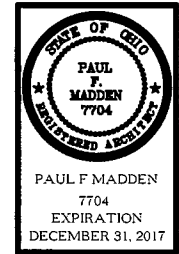
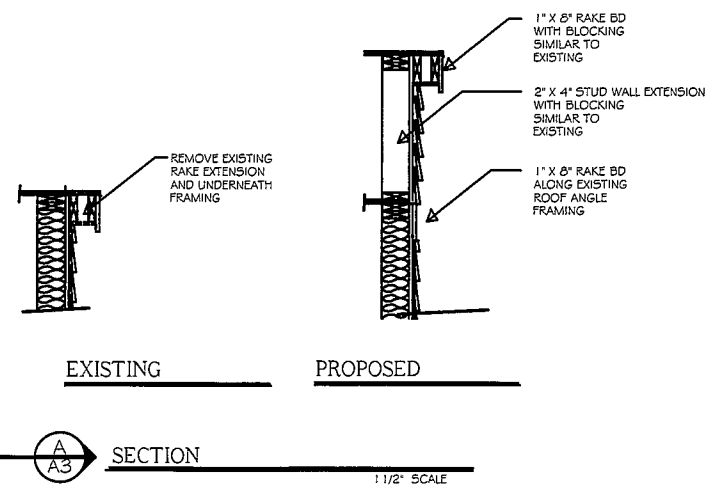


**WINDOW & DOOR SCHEDULE**

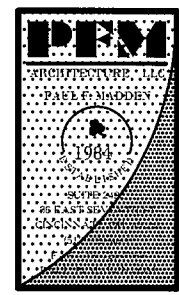
- △ CUDH2630
- △ CUDH2622
- △ 36" FIBERGLASS FRENCH DOOR
- △ VELUX CURB MOUNT 2246 SKYLIGHT

**ELEVATION NOTES**

- ◇ 32" W X 24" H CORRUGATING STEEL FOUNDATION ACCESS DOOR
- ◇ 37" W X 24" H CORRUGATING STEEL PROTECTION WALL
- 2 3 - 6" RISERS 2 - 12" TREADS CONCRETE STAIRS
- 40" X 40" CONCRETE LANDING

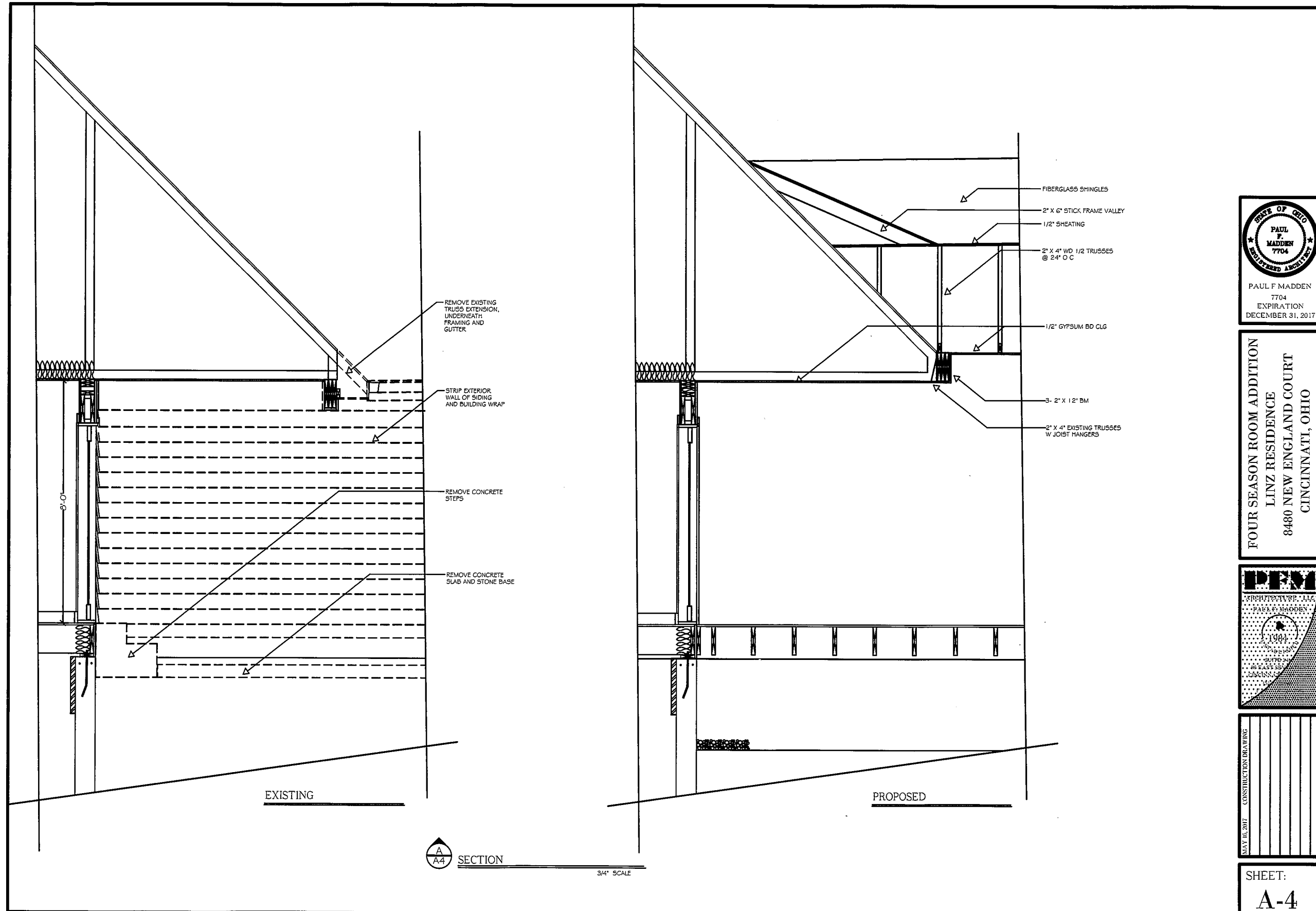


FOUR SEASON ROOM ADDITION  
LINZ RESIDENCE  
8480 NEW ENGLAND COURT  
CINCINNATI, OHIO



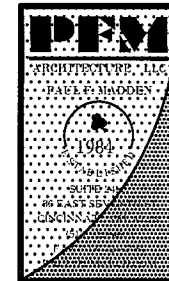
CONSTRUCTION DRAWING  
MAY 16, 2017

SHEET:  
**A-3**



STATE OF OHIO  
 PAUL F. MADDEN  
 7704  
 REGISTERED ARCHITECT  
 PAUL F. MADDEN  
 7704  
 EXPIRATION  
 DECEMBER 31, 2017

FOUR SEASON ROOM ADDITION  
 LINZ RESIDENCE  
 8480 NEW ENGLAND COURT  
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MAY 16, 2017  
 CONSTRUCTION DRAWING

SHEET:  
**A-4**



**GENERAL NOTES**

1. Contractor to verify all dimensions and information in these drawings. Contractor to verify all existing conditions, including buildings, site conditions and soil bearing pressure. All errors, omissions and inconsistencies are to be reported to the Architect before proceeding with the work. Failure to do so will release the Architect of all responsibility. Any change from or alteration to these documents are the responsibility of the Contractor. If insufficient information exists, contact the Architect for clarification before proceeding with the work. These drawings are not to be scaled.

2. Contractor to comply with all state and local building codes and safety regulations.

3. Architect is in no way responsible for inspection or field installation nor quality of construction.

4. Exterior dimensions are to the outside face of foundation walls, interior dimensions are to face of studs.

5. Wood trusses are to be shop engineered and prefabricated to meet code requirements. Contractor shall have on site for inspectors engineer truss data. Trusses are not to be bear on any interior partition unless otherwise noted on the plans. Install and brace all trusses as specified by manufacturer.

6. All bearing framing and columns to transfer loading down to foundation and shall be at least the width of bearing or structural member and a minimum of double studs nailed together.

7. Firestop of 2x nominal lumber to be provided to form an effective fire barrier between all concealed draft openings, both vertically and horizontally.

8. Bridging in floor and ceiling joists to be 1" x 3" cross bridging, double nailed or full height solid bridging offset and nailed at 6" oc max.

9. All bearing stud walls to have double top plate.

10. Brace all corners at exterior.

11. All stairs are to have a minimum width of 36" or as shown, a maximum riser height of 8" and a minimum tread width of 10". Riser height within flight of stairs not to vary more than 3/8". Handrail height to be between 32" and 36" above tread and not more than 3 1/2" projection into stair width. Balusters shall not have an opening width greater than 3 7/8" between them. Minimum head room of 6'10" shall be maintained.

12. All materials and products shall be installed according to manufacturer's specifications and requirements. Including all necessary parts, accessories, supports and materials to provide a complete safe and functioning finish product.

14. Contractor to install all required flashing, sealants and coatings to assure a complete weathertight structure.

15. Vapor barrier of 6 mil polyethylene minimum to be placed under slabs and crawl spaces with a minimum of 12" overlap edges. Vapor barrier of 4 mil to be installed on warm side of insulated walls. Tape all joints.

16. Full lite doors to have tempered glazing. All glazing panels in an excess of 9 square feet and with sill height 18" or less above finish floor to have tempered glazing.

17. Windows to have insulated glass.

18. Exhaust fans to vent directly to exterior through non-combustible ducts. All exhaust vents, roof vents and plumbing stacks shall run to rear plane of roof.

19. All electrical receptacles at exterior, in garage or within 5' of water source to be protected by GFI circuitry.

20. Smoke detectors to be placed in each bedroom and on each floor with primary power from 110 V house circuit and battery back up or as per building code. Smoke detectors to be interconnected.

21. All mechanical work shown on these drawings are schematic only. Each mechanical portion of project to be designed by others and submitted for appropriate permits.

22. Contractor will be solely responsible for conditions on the job site including safety of all persons and property during performance of work.

**FOUNDATION**

1. Foundation elevations shown are for bidding purposes and may vary to suit sub surface soil conditions.

2. All footings shall bear on level undisturbed soil. Design allowable soil bearing pressure below footings to be 3000 PSF.

3. Interior concrete slabs shall be 4" thick with 6 mil vapor barrier under 4" stone base. Place control joints at 10' oc, slope to drains.

4. Contractor shall contact utility companies for location underground services and is responsible for their protection and support.

5. 4" perforated foundation drain with full height less top 12" granular backfill shall be provided at all perimeter footings and located next to the vertical face of the footings.

6. Backfill foundation walls only after the first floor framing and sheathing is in place.

**CONCRETE**

1. Concrete work shall conform to all requirements of ACI 301-89, specifications for structural concrete for buildings, except as modified by the supplemental requirements.

2. Materials  
concrete to be 3500 PSI normal aggregate. Ext. flat & walls 3500 PSI 5-7% entrained air footings 3000 PSI  
no admixtures are to be used  
reinforced steel- astm A615 bars & astm A185 mesh

3. When temperature is less than 40 degrees F the temp. of the concrete shall be maintained between 50 and 70 degrees F for 7 days.

4. During hot weather provide for protective measures.

5. At corners and intersections of footings, walls and grade beams provide bent bars of equal size and at same spacing as typ reinforcing around corner and or into abutting wall or grade beam. Bars shall have embedment of 30 diameters a min of 18".

6. Lap splice reinforcing bars 48 diameters. Lap welded mesh 12".

7. At slab and corners provide 1 #5 bar in each face parallel to each edge extending a minimum of 2' past edge of opening.

8. All cast in place concrete walls shall be placed continuously with no cold joints and vibrated adequately to prevent air pockets.

9. Beam pockets in concrete walls shall have a height to match depth of beam, be 1" wider than beam and provide 4" bearing.

10. Control joints in slab on grade shall be hand troweled or saw cut within 6 hours of placement.

**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, ninth edition.

2. Fabricator responsible for design of connections.

3. Field connections shall be bolted except where welded connections are an acceptable alternative.

4. Materials  
rolled shapes and plates- astm A36  
pipe columns astm A53, types E or S gradeB  
field bolts astm A307, 3/4" dia  
anchor bolts astm A307 or A36  
field welds AWS E70xx

5. Provide 2x wood plate bolted to the top flange of all steel beams with 3/8" dia bolts staggered at 2' oc or 3/16" dia power driven fasteners at 16" oc.

**WOOD**

1. Framing Lumber;  
2x8 & larger No 1 gr southern pine kiln dned  
2x4 & 2x6 stud gr spruce kiln dned

2. Lumber in contact with foundation or exposed to weather to be pressure treated CCA or C2C.

3. Sheathing and subflooring, 48/24 APA rated T & G subfloor exposure 1. 32/16 APA rated roof sheathing exposure 1. 24/16 APA rated structural wall sheathing exposure 1. All sheathing to be nailed with 8d nails at 6" oc at panel edges and 12" oc at intermediate supports.

4. Adhesive for plywood sheathing shall conform to performance specifications AFG O1 developed by APA.

5. Laminated veneer lumber LVL beams distributed by micro lam and timber max lvi. Install per manufacturer's specifications

6. Wood trusses  
All work to conform to design specifications for metal plate connected work or design specification for metal plate connected parallel chord trusses by truss plate institute inc. roof load design- 25 PSF live and 15 PSF dead Shop drawings with engineer seal shall be required for building department files. All trusses shall be braced during erection per designer's specifications. Gable end trusses to have 2x bracing at 4' oc.

7. Connectors shall be made per table G02.3.1 of fastening schedule for structural members in referenced building code. Staples are not permitted for fastening APA rated sheathing.

8. All plywood subflooring to be glued and nailed.

9. All connection hardware specified shall be by Simpson strong tie co and fastened per specifications.

10. Install Simpson M2 hurricane anchors at bearing points of trusses and rafters.

11. Bridging in floor and ceiling joists shall be 1x3 crossbridging double nailed at 8" oc.

12. At first floor joists that are parallel to the basement foundation wall provide full depth solid blocking at 48" oc center between the rim joist and the first interior joist.

13. Wall studs shall line up with floor joists of floors above and below.

14. Double joist shall be provided below all interior partitions that run parallel with the joist.

15. Notches in exterior wall or interior bearing wall studs are no to exceed 1/4 of the stud width and no holes are to be bored greater than 40% of the stud width.

16. Notches in floor joists and roof rafters shall not be located in the middle 1/3 of the span. Notches in the top or bottom of the member are not to exceed 1/6 of the member depth. Holes shall not be bored larger than 1/3 of the member depth or within 2" of the top or bottom or within 2" of bearing.

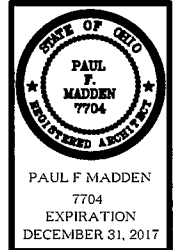
17. All bearing points shall be continuously blocked thru floor framing down to solid bearing on foundation wall or interior steel beam.

18. All bearing points under concentrated loads at the support points of beams and headers and where indicated in a wall on the drawings shall be at least the width of the bearing, structural member and or a minimum of 2 studs nailed together with 8d nails at 16" oc.

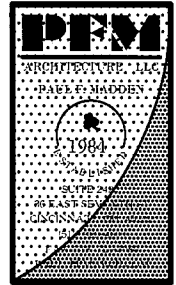
19. All composite beams with steel flitch plates shall be thru bolted together with 5/8" bolts at 12" oc staggered top to bottom with 4 bolts minimum at each end unless noted.

20. All multiple 2x headers and multiple micro lam beams shall be fastened together at top and bottom into each adjacent member with 2 rows of 16d nails. For beams over 12" in depth thru bolt with 5/8" dia bolts top and bottom.

21. 4' wide APA rated structural wall sheathing shall be located at each end of each exterior wall and at least every 25' of wall length.



**FOUR SEASON ROOM ADDITION**  
**LINZ RESIDENCE**  
**8480 NEW ENGLAND COURT**  
**CINCINNATI, OHIO**



MAY 16, 2017 CONSTRUCTION DRAWING

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**S-1**