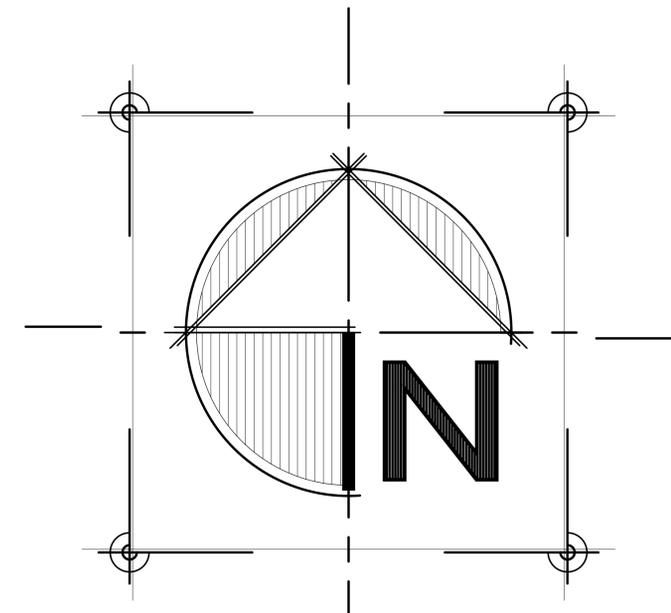


ABBREVIATIONS	
A.F.F.	ABOVE FINISH FLOOR
AC	ACRE
AGG.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
ANGL.	ANGLE
ASBY	ASSEMBLY
BRG.	BEARING
B.M.	BENCH MARK
B.L.	BLACK
BD.	BOARD
BOT.	BOTTOM
B.G.	BOTTOM OF CURB
B.L.P.	BUILDING
CL.	CEILING
CH.	CHANNEL
C.O.	CLEAN OUT
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.B.	CONCRETE BLOCK
C.M.U.	CONCRETE MASONRY UNIT
COND.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CONTR. J.	CONTRACT JOINT
DIA.	DIAMETER
DM.	DIMENSION
DBL.	DOUBLE
D.W.S.P.	DOWNSPOUT
D.F.	DRINKING FOUNTAIN
D.R.	DRY-RUN
EACH	EACH WAY
E.E.	ELECTRICAL
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
E.P.D.M.	ETHYLENE PROPYLENE DIENE TERPOLYMER
EQ.	EQUAL
E.Q.P.	EQUIPMENT
EX.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
FACT.	FACTORY
F.A.C.	FIELD FIELD
FIN.	FINISH
F.O.	FINISH OPENING
F.E.	FIRE EXTINGUISHER
FL.	FLOOR
F.L.D.	FLOOR DRAIN
FT.	FOOT
FTS.	FOOTING
FNDT.	FOUNDATION
GA.V.	GALVANIZED
GA.	GAGE
G.C.	GENERAL CONTRACTOR
GL.	GLASS
G.C.T.	GLAZED CERAMIC TILE
H.C.P.	HANDICAP
HWR.	HARDWARE
H.V.	HEATING, VENTILATING & AIR CONDITIONING
HT.	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
H.R.	HOUR
H.	HIGH
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INVT.	INVERT
J.	JOINT
JST.	JOIST
LAM.	LAMINATE
L.T.G.A.	LIGHT GAUGE
L.G.	LONG
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M.T.L.	METAL
M.N.	MANSARD
M.T.S.	MENTIONED
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
NON-COMB.	NON-COMBUSTIBLE
N.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OZ.	OUNCE
O.S.	OUTSIDE DIAMETER
O.H.	OVERHEAD
PTD.	PAINTED
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLUMB.	PLUMBING
POLY.	POLYETHYLENE
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
RECOM.	RECOMMENDATION
REF.	REFERENCE
REIN.	REINFORCING
REQU.	REQUIRED
R.H.	RIGHT OF WAY
R.D.	ROOF DRAIN
RK.	ROOM
R.O.	ROUGH OPENING
SAN.	SANITARY
SCHED.	SCHEDULED
S.H.	SHOP HELD
SH.	SHOULDER
S.B.	SOIL BEARING
S.S.	STAINLESS STEEL
SPEC.	SPECIFICATIONS
STD.	STANDARD
STL.	STEEL
STR.	STORM
STRUC.	STRUCTURAL
SUP.	SUPPLY
T & B	TOP AND BOTTOM
TEMP.	TEMPERED
T.G.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.H.	TOP OF HALL
T.S.	TUBE STEEL
TYP.	TYPICAL
UL.	UNDERWRITERS' LABORATORY
UNO.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
V.H.C.	VINYL HALL COVERING
W.F.P.	WELDED WIRE FABRIC
W.H.M.	WELDED WIRE MESH
W.	WITH
W/O.	WITHOUT
W.D.	WOOD
V.C.B.	VINYL COVE BASE
V.P.B.	VINYL PLAT BASE

**GENERAL BUILDING NOTES :**

- THIS STRUCTURE, IN ADDITION TO THE PROPER TRIBUTARY DEAD LOADS, IS DESIGNED TO RESIST THE FOLLOWING LIVE LOAD CONDITIONS:  
 ROOF - 25 PSF (GROUND SNOW LOAD)  
 CEILING JOISTS - 20 PSF LIVE LOAD  
 SECOND FLOOR - 40 PSF LIVE LOAD  
 FIRST FLOOR - 40 PSF LIVE LOAD  
 EXTERIOR BALCONIES - 60 PSF LIVE LOADS  
 DECKS - 40 PSF  
 STAIRS - 40 PSF  
 WIND - 40 MPH BASIC WIND SPEED
- UNLESS SPECIFICALLY STATED ON THE DRAWINGS, DIMENSIONAL LUMBER SHALL BE SPRUCE PINE FIR NO. 2 (CANADIAN) WITH PROPERTIES AS STATED BELOW:  
 2x4: F<sub>b</sub> = 1,510 PSI (SINGLE MEMBER)  
 F<sub>b</sub> = 1,510 PSI (REPETITIVE MEMBER)  
 F<sub>t</sub> = 640 PSI (PARALLEL)  
 F<sub>c</sub> = 1,265 PSI (PARALLEL)  
 2x6: F<sub>b</sub> = 1,140 PSI (SINGLE MEMBER)  
 F<sub>b</sub> = 1,130 PSI (REPETITIVE MEMBER)  
 F<sub>t</sub> = 550 PSI (PARALLEL)  
 F<sub>c</sub> = 1,210 PSI (PARALLEL)  
 2x8: F<sub>b</sub> = 1,050 PSI (SINGLE MEMBER)  
 F<sub>b</sub> = 1,210 PSI (REPETITIVE MEMBER)  
 F<sub>t</sub> = 510 PSI (PARALLEL)  
 F<sub>c</sub> = 1,155 PSI (PARALLEL)  
 2x10: F<sub>b</sub> = 960 PSI (SINGLE MEMBER)  
 F<sub>b</sub> = 1,105 PSI (REPETITIVE MEMBER)  
 F<sub>t</sub> = 470 PSI (PARALLEL)  
 F<sub>c</sub> = 1,100 PSI (PARALLEL)  
 2x12: F<sub>b</sub> = 875 PSI (SINGLE MEMBER)  
 F<sub>b</sub> = 1,005 PSI (REPETITIVE MEMBER)  
 F<sub>t</sub> = 425 PSI (PARALLEL)  
 F<sub>c</sub> = 1,100 PSI (PARALLEL)  
 FOR ALL SIZES:  
 F<sub>v</sub> = 10 PSI  
 F<sub>c</sub> = 425 PSI (PERPENDICULAR)  
 E = 1,400,000 PSI  
 LUMBER WITH VALUES GREATER THAN THOSE LISTED ABOVE MAY BE USED. THE OWNER AND CONTRACTOR ARE CAUTIONED THAT SOME TYPES OF WOOD MAY SHRINK, BOW, AND WARP MORE THAN OTHERS. SHRINKING, BOWING AND WARPING SHOULD BE CONSIDERED WHEN SELECTING THE WOOD TO BE USED FOR THIS STRUCTURE.
- DIMENSIONAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 14 %.
- FLOORING SHALL BE 3/4" MINIMUM THICKNESS TONGUE AND GROOVE EXPOSURE 1 PLYWOOD OR APPROVED EQUAL.
- PLYWOOD FOR ROOFING SHALL BE AS FOLLOWS:  
 TRUSSES/RAFTERS @ 16' O.C. -  
 1/2" EXPOSURE 1 PLYWOOD (ASPHALT SHINGLES)  
 TRUSSES/RAFTERS @ 24' O.C. -  
 7/16" EXPOSURE 1 PLYWOOD (ASPHALT SHINGLES)  
 TRUSSES/RAFTERS @ 16' O.C. -  
 3/4" EXPOSURE 1 PLYWOOD (SLATE SHINGLES)  
 PROVIDE PLYWOOD CLIPS @ 8" O.C. AT UNSUPPORTED EDGES.
- WALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING UNLESS COMPUTATIONS SPECIFICALLY DESIGNED FOR THIS HOUSE ARE INCLUDED:  
 WALLS UP TO 8'-6" HIGH - 2x4's @ 16' O.C.  
 WALLS FROM 8'-1" TO 10'-0" HIGH - 2x6's @ 16' O.C.
- WOOD EXPOSED TO WEATHER IN THE FINISHED STRUCTURE, SILL PLATES AND THE BOTTOM PLATES OF WALLS BEARING ON CONCRETE OR MASONRY SHALL BE SOUTHERN PINE NO. 2 DENSE AND SHALL BE TREATED WITH THE OXIDE FORM OF CHROMATED COPPER ARSENATE (CCA) AT THE RATE OF 0.40 POUNDS PER CUBIC FOOT. COMPLY WITH WESTERN WOOD PRODUCTS ASSOCIATION "TREATED WOOD HANDLING ADVISORY" AND AMERICAN WOOD PRESERVERS TECHNICAL GUIDELINES CONCERNING CONSTRUCTION WITH TREATED WOOD.  
 ROOF TRUSSES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OHIO. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD (NDS) 1981 EDITION AND THE TRUSS PLATE INSTITUTE RECOMMENDED PRACTICE OF DESIGN TPI-85. ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS:  
 TOP CHORD LIVE LOAD = 25 PSF (GROUND SNOW LOAD)  
 TOP CHORD DEAD LOAD = 10 PSF (15 PSF IF SLATE SHINGLES ARE USED)  
 BOTTOM CHORD LIVE LOAD = 20 PSF  
 BOTTOM CHORD DEAD LOAD = 10 PSF  
 TOTAL LOAD = 65 PSF (70 PSF IF SLATE SHINGLES ARE USED)  
 ROOF TRUSSES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING DEFLECTION CRITERIA:  
 LIVE LOAD DEFLECTION = L/480 (MAX. = 0.575 INCHES)  
 DEAD LOAD DEFLECTION = L/480 (MAX. = 0.575 INCHES)  
 ( SUBMIT W/ BUILDING PERMIT APPLICATION )
- NAILING SHALL APPLY ENOUGH CLAMPING FORCE TO HOLD THE MATING SURFACES IN CONTACT UNTIL THE GLUE ATTAINS FULL STRENGTH. SHORE JOINTS NOT IN COMPRESSION UNTIL GLUE ATTAINS FULL STRENGTH. GLUING SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND ALSO TO THE FOLLOWING:  
 A. PLACE CONTINUOUS BEAD(S) OF GLUE ON ONE OF THE SURFACES TO BE GLUED.  
 B. SPREAD GLUE OVER 100% OF SURFACE TO BE MATED  
 C. NAIL PIECES TOGETHER SO THAT SURFACES ARE HELD TIGHTLY TOGETHER UNTIL GLUE SETS.  
 D. WIPE AWAY ANY EXCESS GLUE WHICH IS EXPELLED IF ITS APPEARANCE WILL BE UNACCEPTABLE IN THE FINISHED STRUCTURE.  
 CONFORM TO THE REQUIREMENTS OF THE FOLLOWING FASTENING SCHEDULE:  
 A. ROOF TRUSSES / RAFTERS TO WALLS AND HEADERS: FASTEN WITH SIMPSON STRONG-TIE ANCHOR "H4" OR AS SHOWN ON DRAWINGS.  
 B. OPENING HEADERS MADE WITH MULTIPLE 2x's AND PLYWOOD: GLUE AND NAIL TOGETHER.  
 C. MULTIPLE LVL LUMBER: IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR AS NOTED ON DRAWINGS.  
 D. THE CONTRACTOR MAY, AT HIS OPTION, ATTACH DRYWALL IN ACCORDANCE WITH APPENDIX C OF THE 1992 OHIO BASIC BUILDING CODE (OBB) OR ATTACH DRYWALL IN ACCORDANCE WITH THE ADHESIVE METHOD AS RECOMMENDED BY THE UNITED STATES GYPSUM COMPANY.  
 OTHER MEMBER FASTENING SHALL COMPLY WITH APPENDIX 'C' OF THE 2007 OHIO BUILDING CODE (OBC).
- IT IS PERMISSIBLE TO USE LARGER LVL MEMBER SIZES THAN SHOWN ON THE DRAWINGS. USE ONLY COMPLETELY DRIED LVL'S THAT HAVE BEEN PROTECTED FROM THE WEATHER. THE MOISTURE CONTENT OF LVL'S INSTALLED SHALL BE THE SAME AS RECOMMENDED BY THE MANUFACTURER.
- UNLESS NOTED OTHERWISE, ALL STEEL COLUMNS SHALL CONFORM TO BOGA RESEARCH AND EVALUATION COMMITTEE RESEARCH REPORT NO. 88-75.
- COLUMNS BEARING ON MASONRY WALLS SHALL BEAR ON A 100% SOLID BLOCK, BELOW THE 100% SOLID BLOCK, FILL CORES WITH (2) #6'S VERTICAL AND ASTM C-476 GROUT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PROPERLY DESIGNED CONNECTIONS FOR ALL MEMBERS NOT SPECIFICALLY STATED ON THE DRAWINGS. THE CONTRACTOR SHALL USE SIMPSON STRONG-TIE PRODUCTS, AND SHALL INSTALL ALL OF THE FASTENERS RECOMMENDED BY THE MANUFACTURER.
- WOOD CONSTRUCTION SHALL CONFORM WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND DESIGN VALUES FOR WOOD CONSTRUCTION LATEST EDITIONS.
- STEEL FABRICATION AND DESIGN SHALL COMPLY WITH AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN - EFFECTIVE JUNE 1, 1989.
- CONCRETE WORK SHALL COMPLY WITH:  
 A. ACI 301-84 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", (REVISED 1989)  
 B. ACI 318-89 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
- REINFORCING STEEL SHALL BE GRADE 60.
- CONCRETE SHALL HAVE A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT AS NOTED. CONCRETE EXPOSED TO THE WEATHER AND IN A HORIZONTAL POSITION IN THE FINAL STRUCTURE, INCLUDING GARAGE FLOOR SLABS AND SIDEWALKS, SHALL HAVE A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL CONTAIN ENTRAINED AIR IN ACCORDANCE WITH TABLE 3.4.1 ACI 301.84.
- ALL LUMBER, INCLUDING ENGINEERED LUMBER, FURNISHED FOR THIS PROJECT SHALL BE STORED TO PREVENT THE ABSORPTION OF MOISTURE. MEMBERS THAT HAVE ABSORBED MOISTURE TO THE EXTENT THAT IT AFFECTS THE PERFORMANCE OF THE MEMBER, SHALL NOT BE USED.
- DRAWING SCALE: WORKING DRAWINGS ARE NOT TO BE SCALED BY OWNER/ CONTRACTOR FOR DIMENSIONING PURPOSES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. CONTACT ARCHITECT FOR DIMENSION / SCALING DISCREPANCIES.
- FOR ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS, COMPLY WITH THE OHIO BUILDING OFFICIALS ASSOCIATION (OBA) 1989 EDITION AND THE CENTRAL OHIO CODE OFFICIALS MODEL CODE AMENDMENTS.
- THE HOUSE IS STRUCTURALLY STABLE WHEN COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BRACING DURING CONSTRUCTION & TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION.
- CONTRACTOR TO DESIGN AND OBTAIN OWNER'S APPROVAL FOR ALL ELECTRICAL, HVAC, PLUMBING, AND SITE-WORK PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE N.E.C., STATE, AND LOCAL CODES.
- SOIL BEARING IS ASSUMED TO BE 2,000 PSF MINIMUM. CONTRACTOR IS RESPONSIBLE TO VERIFY.
- CONTRACTOR TO PROVIDE OWNER WITH ALL INSTRUCTION MANUALS, WARRANTIES, MAINTENANCE MANUALS, ETC. FOR ALL EQUIPMENT OR FIXTURES THAT ARE INSTALLED.
- PROVIDE GFI ELECTRICAL IN ALL BATHROOMS, AT KITCHEN COUNTERS, AND IN LAUNDRY ROOM.
- PLUMBING CONTRACTOR TO COORDINATE LOCATIONS OF FIXTURES ALONG W/ ROOF PENETRATIONS W/ STRUCTURAL MECHANICAL, AND ELECTRICAL WORK.
- CONTRACTOR TO WATERPROOF ALL CONCEALED EXTERIOR SURFACES OF BASEMENT WALLS PRIOR TO BACK-FILLING AND THOROSEAL ALL INTERIOR BASEMENT WALLS.
- CONTRACTOR TO COORDINATE PLUMBING, FURNACE, AND FLOOR DRAIN LOCATIONS PRIOR TO SLAB POUR.
- FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. WITH PAINTED 5/8" DRYWALL ON BOTH SIDES. PROVIDE
- 1/2" MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS.
- WOOD BASE AND CASING AS SELECTED BY OWNER.
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS 16" O.C. WITH PAINTED 1/2" DRYWALL ON 4 MIL VAPOR BARRIER, 5-1/2" BATT INSULATION IN ALL STUD SPACES AND 5/8" WALLBOARD ON EXTERIOR SURFACE. PROVIDE EXTERIOR FINISH PER WALL SECTION 4 EXTERIOR ELEVATIONS.
- CONTRACTOR TO PROVIDE GUTTERS AND DOWNSPOUT AS REQUIRED THROUGHOUT. CONTRACTOR TO PROPOSE DOWNSPOUT LOCATIONS THAT WILL WORK WITH THE SITE TOP TO ENSURE DRAINAGE AWAY FROM HOUSE & SHALL OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
- PROVIDE SOLID BLOCKING BELOW ALL MULTIPLE STUD POSTS.
- ALL STUD POSTS TO BE ( 2 ) 2 X 4'S #2 SPF AT BEAM BEARING POINTS ( UNLESS NOTED OTHERWISE ). NAIL TOGETHER WITH 16p NAILS AT 12" O.C.
- MULTIPLE MEMBER BEAMS TO BE NAILED TOGETHER WITH 2 ROWS OF 16p NAILS AT 12" O.C.
- NAILING PATTERNS ARE BASED ON COMMON NAIL SIZES, INCREASE BY 25% IF CEMENT COATED SINKERS OR NAIL GUN IS USED.
- 1 X 2 X 1 BRIDGING AT MIDSPAN OF ALL FLOOR JOISTS, GREATER THAN 8'-0" SPAN
- CONTRACTOR IS RESPONSIBLE FOR PROPOSED CUT SHEETS OF DOOR & WINDOW TYPES, HARDWARE, ACCESSORIES ETC. FOR OWNERS APPROVAL.
- ALL EXTERIOR CORNERS SHALL BE BRACED WITH 1/2" STRUCTURE BD. NAIL 8d COMMONS @ 6" O.C. AT EDGES AND 8d COMMONS @ 12" AT INTERMEDIATE STUD. CONTRACTORS OPTION: DIAGONAL CORNER BRACES BOTH WAYS @ EXT. CORNERS.
- SMOKE DETECTORS MUST BE LOCATED & INSTALLED IN ACCORDANCE W/ O.B.B.C. SECTION R-215
- ATTIC ACCESS MUST COMPLY WITH CABO SECTION R-208 ( 1 HOUR )
- BATHROOM VENTILATION MUST COMPLY W/ CABO SECTION R-209.3
- TYPICAL EXTERIOR LINTEL - DOUBLE 2 X 12 W/ 1/2" PLYWOOD ( GLUE AND NAIL )
- PROVIDE FREEZE PROOF HOSE BIBBS CONSULT OWNER ON LOCATIONS

# NORTHPOINT



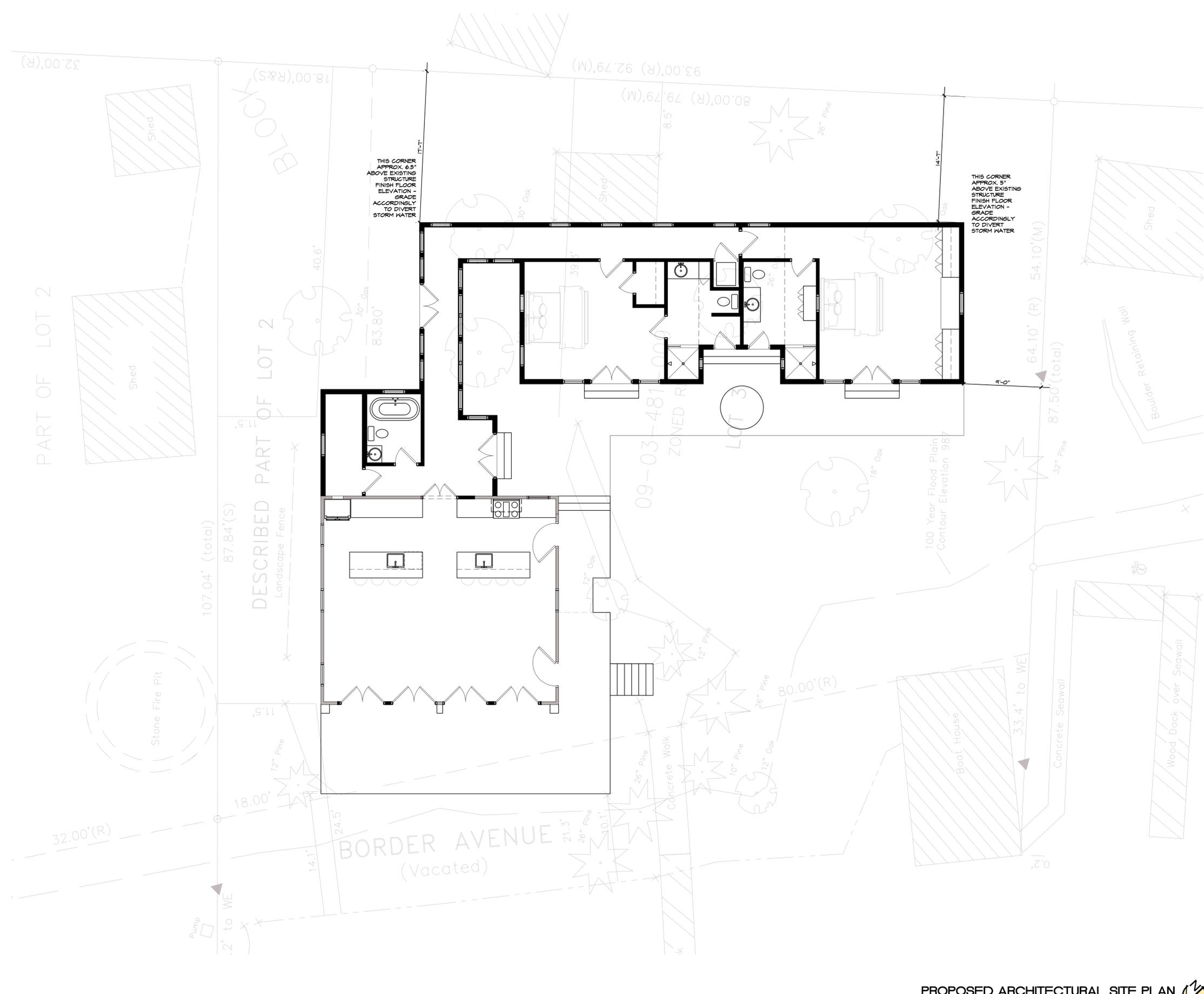
## ARCHITECTURE

# REINER LAKE HOUSE

## ALTERATION & ADDITION

## BUILDER'S SET OF WORKING DRAWINGS

22 APRIL 2024



THIS CORNER APPROX. 6.5' ABOVE EXISTING STRUCTURE FINISH FLOOR ELEVATION - GRADE ACCORDINGLY TO DIVERT STORM WATER

THIS CORNER APPROX. 5' ABOVE EXISTING STRUCTURE FINISH FLOOR ELEVATION - GRADE ACCORDINGLY TO DIVERT STORM WATER

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR ALTERATION OF BUILDING IS **NOT** ALL INCLUSIVE ON THIS SHEET. GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL PHASES / WORK ITEMS AS OUTLINED IN THE CONSTRUCTION DOCUMENTS, ADDENDA, AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTOR'S.

# REINER LAKE HOUSE

ALTERATION & ADDITION



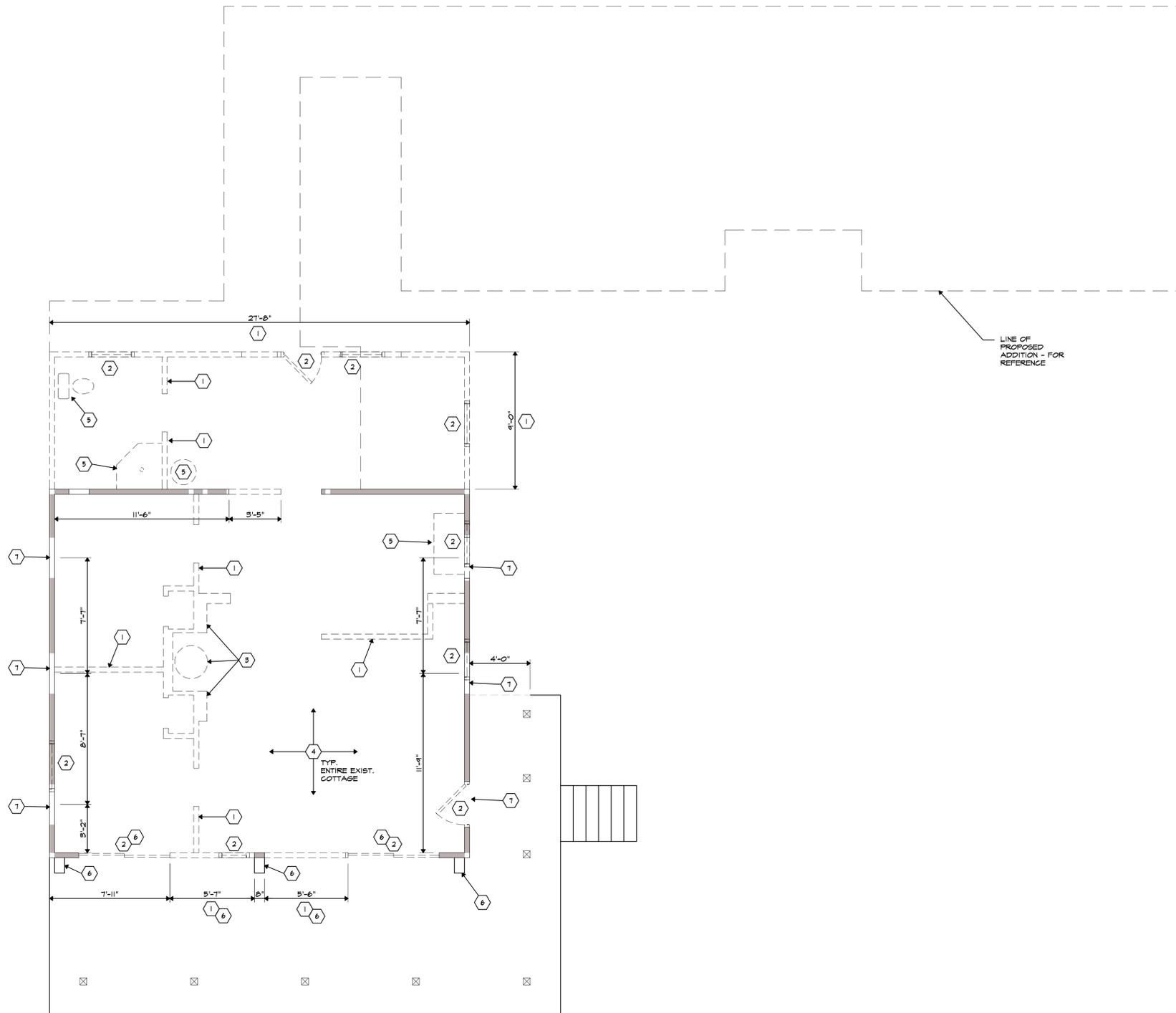
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**CODED NOTES**

- ① DEMOLISH WALL STRUCTURE SHOWN DASHED - CONSULT OWNER ON SALVAGE OR DISPOSAL OF BUILDING MATERIALS - PROVIDE TEMPORARY SHORING IN LOAD BEARING CONDITIONS
- ② DEMOLISH EXISTING WINDOW / DOOR SHOWN DASHED - CONSULT OWNER ON SALVAGE OR DISPOSAL
- ③ DEMOLISH EXISTING MASONRY FIREPLACE / CABINETS SURROUND & DRUM FURNACE - CONSULT OWNER ON SALVAGE OR DISPOSAL OF MASONRY MATERIAL AND FURNACE
- ④ DEMOLISH EXISTING CEILING TO EXPOSE ROOF STRUCTURE FOR REFRAMING
- ⑤ DEMOLISH EXISTING PLUMBING FIXTURE - REMOVE ALL PIPING SCHEDULED TO BE ABANDONED
- ⑥ REMOVE 8" (MIN) x 12" SECTION OF EXISTING PORCH DECKING TO ALLOW AREA FOR VISTERIA VINE TO CLIMB
- ⑦ REMOVE EXISTING WALL STRUCTURE TO PREP FOR NEW ROUGH OPENING OF NEW DOOR / WINDOW AS SCHEDULED ON SHEET "A-1"

**DEMOLITION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DEMOLITION MATERIALS, NOT TO BE RE-USED, OR RETAINED BY OWNER.
2. PROTECT ALL WALLS, SLABS, ROOFING AND EQUIPMENT TO REMAIN DURING DEMOLITION WORK.
3. TRANSITIONS BETWEEN NEW/EXISTING CONSTRUCTION SHALL BE UNNOTICEABLE AND BLEND WITH EXISTING.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
5. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR CONTINUITY OF MATERIALS AND FINISHES THROUGH-OUT AREA UNDER CONTRACT.
6. IF OPENINGS ARE CUT INTO AN EXISTING MASONRY WALL, THE OPENING SHALL BE 1'-4" LONGER THAN THE FINISHED OPENING REQUIRED TO ALLOW FOR 8" (MIN) OF NEW CMU, TOOTHED IN AT EDGE.
7. DOUBLE STUDS @ EACH SIDE OF NEW DOOR OPENINGS.
8. VERIFY LOCATIONS OF ALL EXISTING STRUCTURAL MEMBERS TO REMAIN PRIOR TO DEMOLITION WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION.
9. ALL DEMOLITION WORK TO BE COORDINATED WITH NEW WORK TO ASSURE THAT FACES OF WALLS LEFT EXPOSED AFTER DEMOLITION CAN BE PROPERLY PATCHED TO MATCH EXISTING ADJACENT SURFACES.
10. AFTER THE DEMOLITION OF MATERIALS, THE RESULTING EXPOSED SURFACE SHALL BE SMOOTH AND FLUSH WITH EXISTING CONDITIONS.
11. THE CONTRACTOR SHALL VISIT THE PROJECT SITE BEFORE BIDDING AND VERIFY DEMOLITION TO BE DONE THAT WOULD INTERFERE WITH NEW CONSTRUCTION PRIOR TO BIDDING. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS, CLEARANCES, AND DIMENSIONS. CONSTRUCTION COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING FIELD CONDITIONS.

NOTE:  
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PROPOSED DEMOLITION PLAN  
1/4"=1'-0"

REINER LAKE HOUSE  
ALTERATION & ADDITION



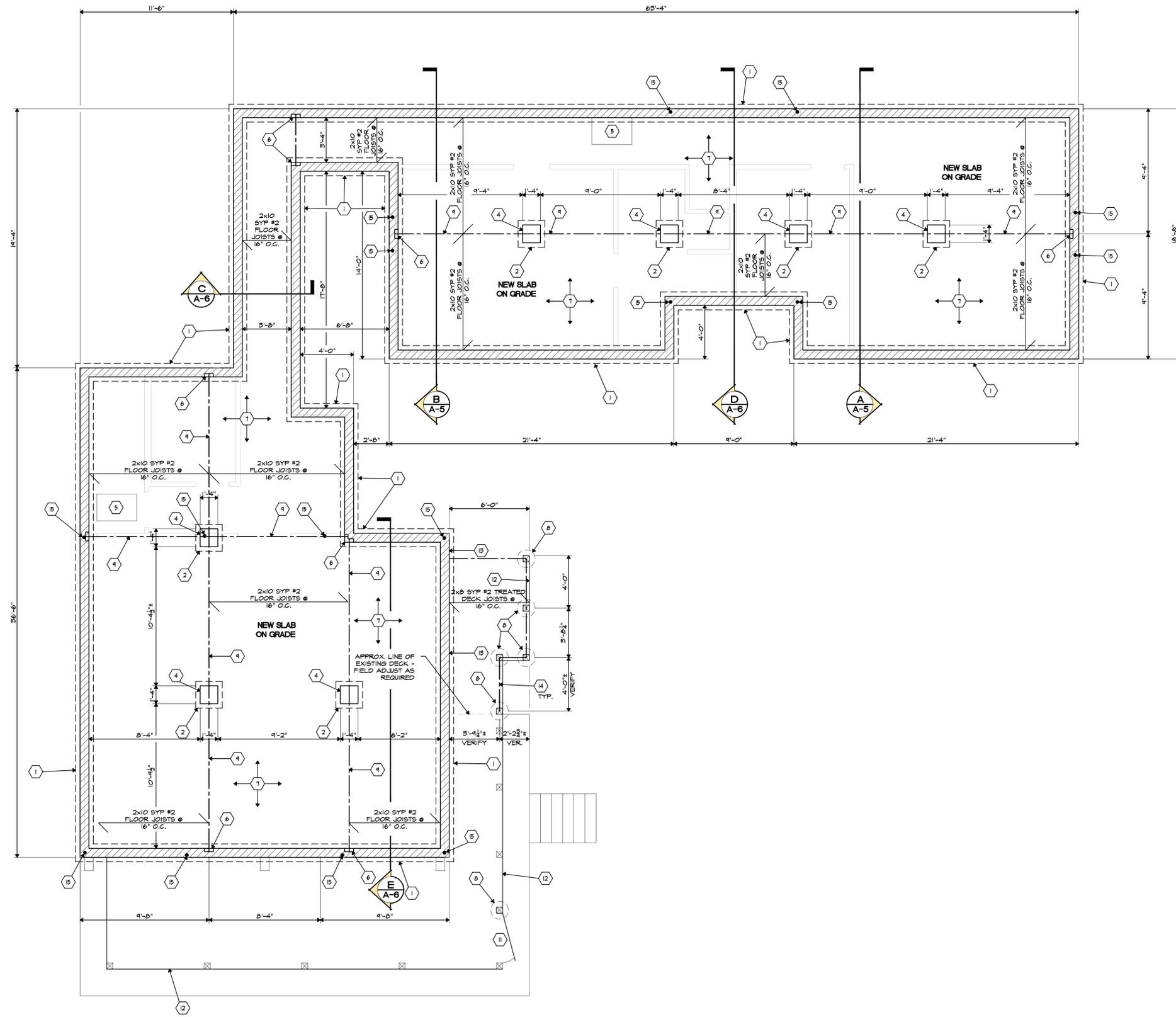
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SHEET No.  
**D-1**  
OF 13 SHEETS



**CODED NOTES**

- 1 1'-4" WIDE MIN. x 10' DEEP CONT. CONCRETE FOOTING W/ (2) #4 REBARS CONT. - TO BEAR @ 42" MIN. BELOW GRADE
- 2 24"x24"x10" SPREAD FTG W/ (2) #4 REBAR E.K.
- 3 CRAWL SPACE VENTING OPTIONS - CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE OF NO LESS THAN 1 CUBIC FOOT PER MINUTE PER 50 S.F. OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA SUCH AS A DUCT OR TRANSFER GRILLE.  
- DEHUMIDIFICATION SIZED TO PROVIDE AT LEAST 10 PINTS PER DAY OF MOISTURE REMOVAL PER 1,000 S.F. OF CRAWL SPACE AREA - RECOMMEND ADDITION OF (2 MIN) MANUAL EXHAUST LOUVERS AS BACKUP IN THIS CONDITION
- 4 16"x16"x32" (4) COURSE CMU BLOCK PIER W/ (4) #4 VERTICAL REINFORCEMENT.
- 5 24"x36" MIN. CRAWL SPACE ACCESS - SIZE TO FIT INSTALLATION OR REMOVAL OF MECHANICAL EQUIPMENT - VERIFY HVAC EQUIPMENT SIZE W/ HVAC CONTRACTOR PRIOR TO INSTALLATION.
- 6 PROVIDE BEAM POCKET FOR NEW BEAM
- 7 4" CONCRETE SLAB ON GRADE W/ 6x6-W/4X1/4 WKF ON 6 MIL POLY VAPOR BARRIER OVER 4" WASHED GRAVEL - SANGUT SLAB @ 16'-0" O.C. MAX. EACH WAY
- 8 8"ø x 8" THICK CONCRETE PAD FOOTING DOWN TO 42" BELOW GRADE UNDER NEW 6x6 TREATED FOR GROUND CONTACT DECK POST
- 9 CONTRACTOR OPTION: 16x12 STEEL BEAM OR (3)-PLY 2x12 SYP #2
- 10 \* NOT USED \*
- 11 NEW "GATE" DOOR ADDED TO UNDER DECK SKIRTING AS SHOWN IN EXTERIOR ELEVATIONS - CONSULT OWNER ON DESIRED FINAL SIZE OF GATE
- 12 NEW UNDER DECK SKIRTING ON EXTERIOR FACE OF DECK COLUMNS - SEE EXTERIOR ELEVATIONS - USE 2x2 TREATED WOOD STRIPS AND MOUNT SO THAT THERE IS A 1" GAP BETWEEN HORIZONTAL MEMBERS - PROVIDE 2x "X" BRACING BEHIND STRIPS TO ENSURE RIGIDITY - ENSURE CENTER OF "X" IS CENTERED BETWEEN COLUMNS FOR CONSISTENT APPEARANCE
- 13 2x12 TREATED LEDGER BD. ANCHOR TO EX. RIM JOIST / FOUNDATION WITH 1/2" x 4-1/2" L. TAPCON ANCHORS @ 8' O.C. STAGGERED.
- 14 (2)-PLY 2x10 TREATED DECK BEAM - (1) 2x10 EACH SIDE OF 6x6 STRUCTURAL POST
- 15 NEW POINT LOAD FROM ABOVE

**GENERAL DRAINAGE NOTE**

PROVIDE DRAINAGE AWAY FROM STRUCTURE AND PROVIDE DRAIN TILE IN LOCATIONS WHERE STANDING WATER MAY BE PREVALENT - DRAIN TOWARDS LAKE IN LOCATIONS AGREED UPON WITH OWNER  
PROVIDE CATCH BASINS AS REQUIRED IN COURTYARD SPACE AND TIE INTO DRAIN TILE AND DIRECT DRAINAGE TOWARDS LAKE IN LOCATIONS AGREED UPON WITH OWNER

**WALL SCHEDULE**

- FIRST FLOOR WALLS SHOWN FOR REFERENCE
- ▨ 8" POURED CONCRETE OR 8" CONC. BLOCK WALL W/ #4 VERTICAL REBAR AT 62" O.C. MAX PLACED AT ANCHOR BOLT LOCATIONS (3/4" CLEARANCE FROM INTERIOR FACE OF WALL) - 3,000 P.S.I. MIN.

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

**REINER LAKE HOUSE**  
 ALTERATION & ADDITION



19 NORTH 4th STREET  
NEWARK, OHIO 43055

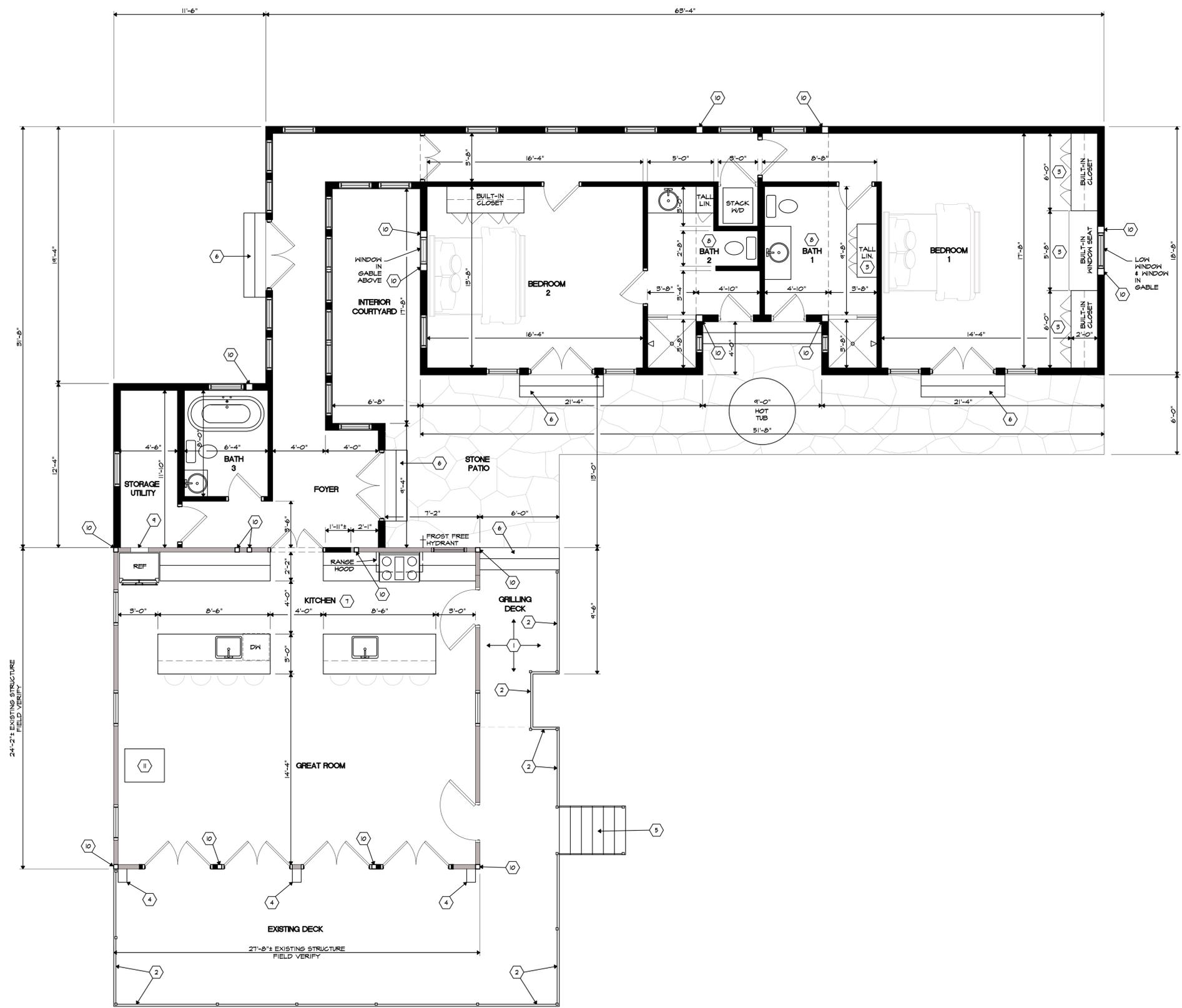
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SHEET No.  
**A-0**  
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**CODED NOTES**

- 1 NEW TREATED DECKING TO MATCH EXISTING DECK PLANK WIDTH
- 2 "FEENEY DESIGNRAIL" RAILING KIT W/ STAINLESS STEEL CABLE RAIL - SERIES 150 BLACK AS BASE BID - CONSULT OWNER ON FINAL SELECTION - INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS - ENSURE CABELING IS SPACED SO THAT A 4"Ø SPHERE MAY NOT PASS THROUGH
- 3 CONSULT OWNER ON FINAL DESIGN/STORAGE REQUIREMENTS OF BUILT-IN CASEWORK
- 4 REMOVE 8"(MIN.) x 12" SECTION OF EXISTING PORCH DECKING TO ALLOW AREA FOR WISTERIA VINE TO CLIMB
- 5 TREATED WOOD STAIR SYSTEM - 10" MIN. TREAD DEPTH, 8" MAX. RISE - CONSULT OWNER ON DESIRED FINAL APPEARANCE
- 6 SANDSTONE SLAB(S) STACKED STAIR TO GRADE - 10" MIN. TREAD DEPTH, 8" MAX. RISE
- 7 CONSULT OWNER ON FINAL KITCHEN CABINERY DESIGN/ LAYOUT - OWNER/ CONTRACTOR TO ENSURE PROPER CLEARANCES FOR ALL APPLIANCES BASED ON OWNER PROVIDED APPLIANCE CUTSHEETS
- 8 CONSULT OWNER ON FINAL BATHROOM DESIGN/ LAYOUT & FINAL FIXTURE SELECTION
- 9 TRANSFER GRILL BEHIND REFRIGERATOR TO PREVENT OVERHEATING
- 10 JACK STUDS SUPPORTING BEAM ABOVE
- 11 WOOD BURNING STOVE AS SELECTED BY OWNER - INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CLEARANCES

**HEADER SCHEDULE**

OPENING:	HEADER:
LESS THAN 6'-0"	(2) - 2x10 HEADER W/ 7/16" OSB BETWEEN - GLUE AND NAIL
6'-1" TO 8'-0"	(2) - 2x12 HEADER W/ 7/16" OSB BETWEEN - GLUE AND NAIL

**FLOORING NOTE**

CONTRACTOR TO PRESERVE/SALVAGE FIR FLOORING IN ORIGINAL COTTAGE TO THE GREATEST EXTENT POSSIBLE - IN AREAS WHERE FLOORING IS REMOVED, PRESERVE MATERIAL TO TOUCH IN/PATCH EXISTING FLOOR WHERE REQUIRED.

FLOORING IN NEW ADDITION TO BE 6" WIDE 5/4" THICK WHITE OAK, AS SELECTED BY OWNER AND FINISHED W/ LIGHT STAIN AS DIRECTED BY OWNER

FLOORING IN BATHROOMS TO BE TILE AS SELECTED BY OWNER

**WINDOW/DOOR NOTE**

CONTRACTOR TO COORDINATE W/ WINDOW/DOOR MANUFACTURERS TO VERIFY SPECIFIC ROUGH OPENING DIMENSIONS

**WALL SCHEDULE**

- NEW 2x6 EXTERIOR STUD WALL W/ WOOD STUDS @ 16" O.C. WITH 1/2" DRYWALL ON INTERIOR SIDE AND 7/16" OSB ON EXTERIOR W/ SIDING AS SHOWN ON ELEVATIONS - PROVIDE BATT INSULATION IN BETWEEN WALL STUDS FULL HEIGHT (R-20 MIN.).
- NEW INTERIOR - 2x4 STUD WALL W/ WOOD STUDS @ 16" O.C. WITH 1/2" DRYWALL (OR FINISH AS SELECTED BY OWNER) ON EACH SIDE
- NEW INTERIOR PLUMBING MALL - 2x6 STUD WALL W/ WOOD STUDS @ 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE
- EXISTING 2x EXTERIOR STUD WALL W/ WOOD STUDS @ 16" O.C. (INFILL AS REQUIRED TO SATISFY THIS PARAMETER) WITH 1/2" DRYWALL (OR FINISH AS SELECTED BY OWNER) ON INTERIOR SIDE AND 7/16" OSB ON EXTERIOR W/ SIDING AS SHOWN ON ELEVATIONS - PROVIDE CLOSED CELL FOAM INSULATION IN BETWEEN WALL STUDS FULL HEIGHT ( R-20 ).

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**PROPOSED FIRST FLOOR PLAN**  
1/4"=1'-0"

**REINER LAKE HOUSE**  
ALTERATION & ADDITION



**19 NORTH 4th STREET**  
NEWARK, OHIO 43055

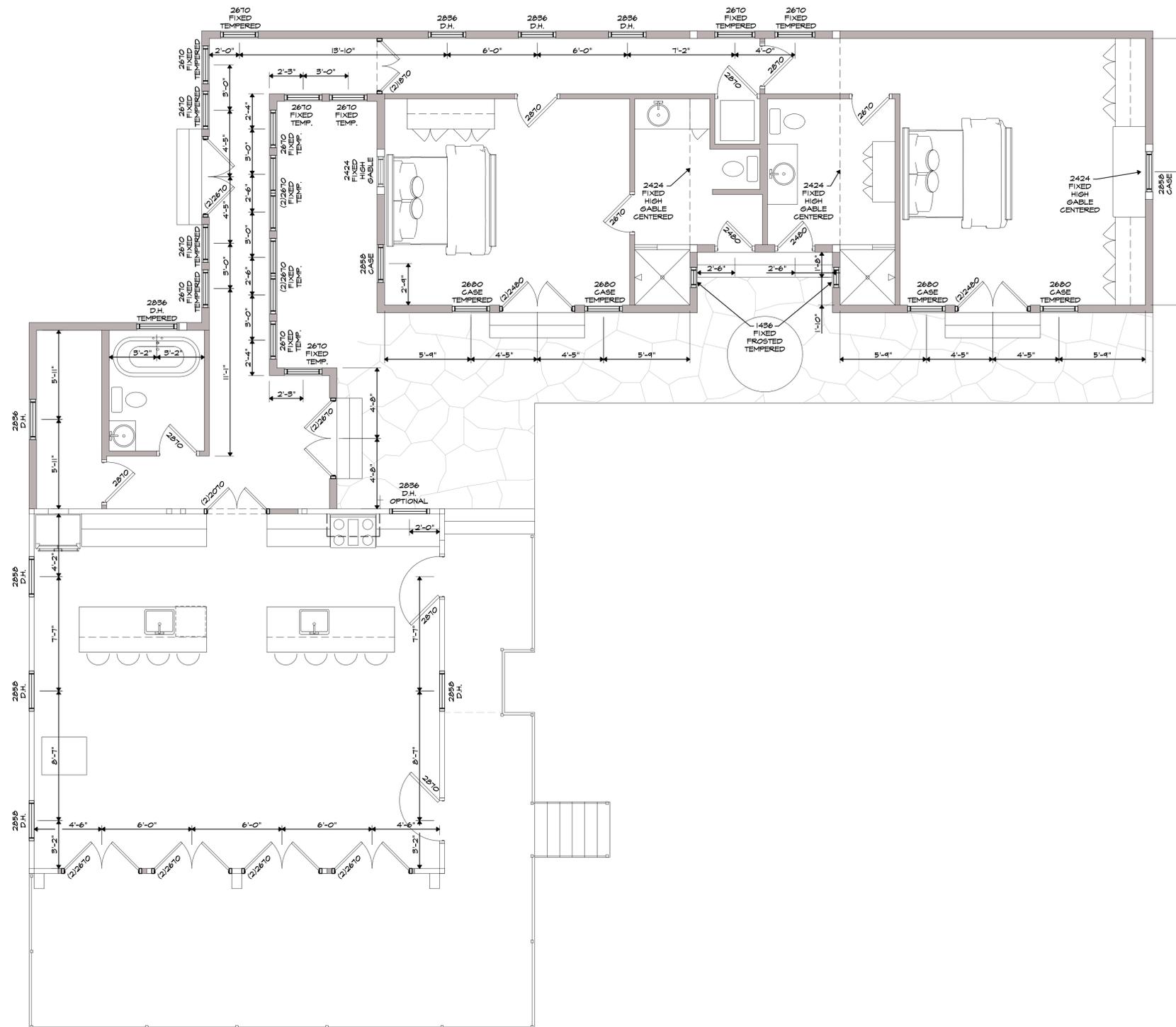
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SHEET No.  
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**CODED NOTES**

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**HEADER SCHEDULE**

OPENING:	HEADER:
LESS THAN 6'-0"	(2) - 2x10 HEADER W/ 1/16" OSB BETWEEN - GLUE AND NAIL
6'-1" TO 8'-0"	(2) - 2x12 HEADER W/ 1/16" OSB BETWEEN - GLUE AND NAIL

**WINDOW/DOOR NOTE**

GENERAL SIZE DESIGNATION AS FOLLOWS: 3070 (3'-0" WIDE x 7'-0" TALL)

CONTRACTOR TO COORDINATE W/ WINDOW/DOOR MANUFACTURERS TO VERIFY SPECIFIC ROUGH OPENING DIMENSIONS

BASIS OF WINDOW/DOOR DESIGN: JELD-KEN "SITELINE" GLAD WOOD WINDOWS & DOORS W/ SIMULATED DIVIDE LITES MATCHING GRID PATTERN TO THAT SHOWN ON EXTERIOR ELEVATIONS, GRAY SPAGERS

ALL WINDOW & DOOR HARDWARE TO BE OIL RUBBED BRONZE

GRILL DEPTH AS SELECTED BY OWNER

NOTE:  
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**PROPOSED FIRST FLOOR WINDOW / DOOR PLAN**  
1/4"=1'-0"

**REINER LAKE HOUSE**  
ALTERATION & ADDITION



**19** NORTH 4<sup>th</sup> STREET  
NEWARK, OHIO 43055

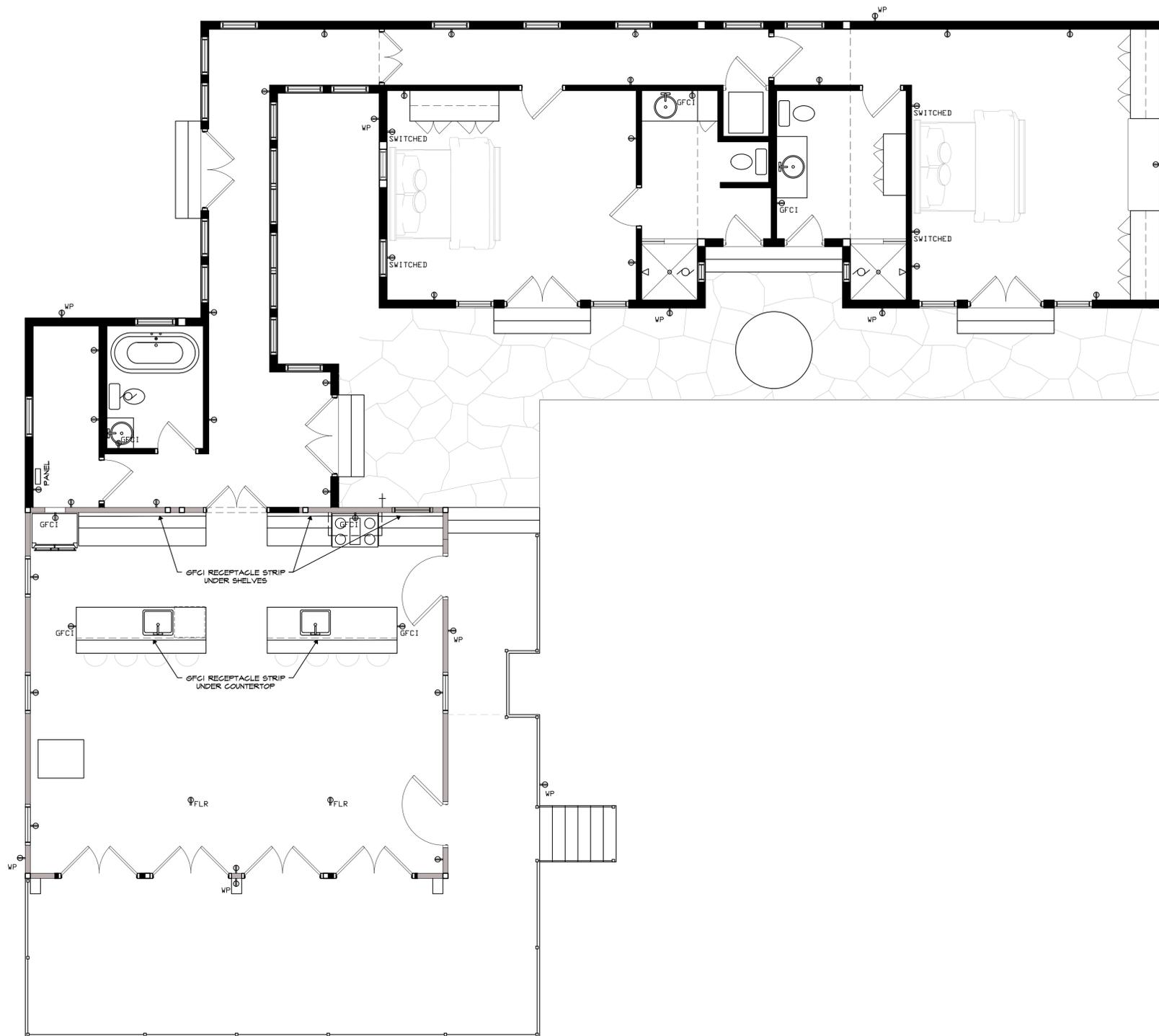
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**CODED NOTES**

①.....

**ELECTRICAL GENERAL NOTE**

RECEPTACLE / SWITCH / LIGHT LAYOUT SHOWN FOR REFERENCE ONLY - ELECTRICIAN TO INSTALL FIXTURES BASED ON MOST CURRENT ELECTRICAL CODE PER THE APPLICABLE JURISDICTION  
 ANY CHANGES REQUIRED ARE TO BE REVIEWED WITH OWNER PRIOR TO INSTALLATION

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**PROPOSED FIRST FLOOR POWER PLAN**  
 1/4"=1'-0"

**REINER LAKE HOUSE**  
 ALTERATION & ADDITION



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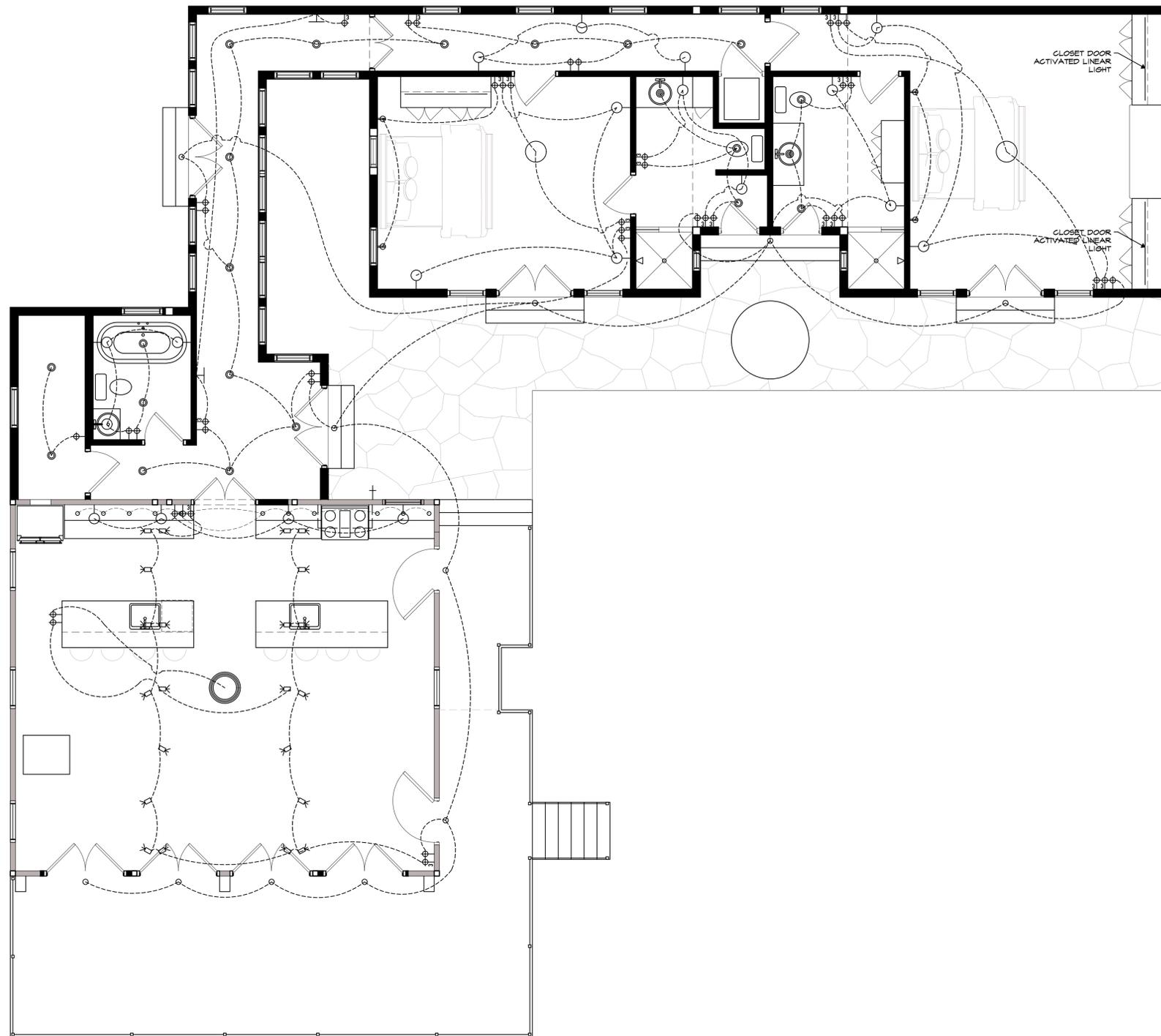
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**CODED NOTES**

- ① ALL LIGHTING TO BE ON PRESET DIMMERS
- ② ALL LIGHTING TO BE 2700K UNLESS DIRECTED OTHERWISE BY OWNER

**ELECTRICAL GENERAL NOTE**

RECEPTACLE / SWITCH / LIGHT LAYOUT SHOWN FOR REFERENCE ONLY - ELECTRICIAN TO INSTALL FIXTURES BASED ON MOST CURRENT ELECTRICAL CODE PER THE APPLICABLE JURISDICTION  
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**PROPOSED FIRST FLOOR LIGHTING PLAN**  
 1/4"=1'-0"

**REINER LAKE HOUSE**  
 ALTERATION & ADDITION



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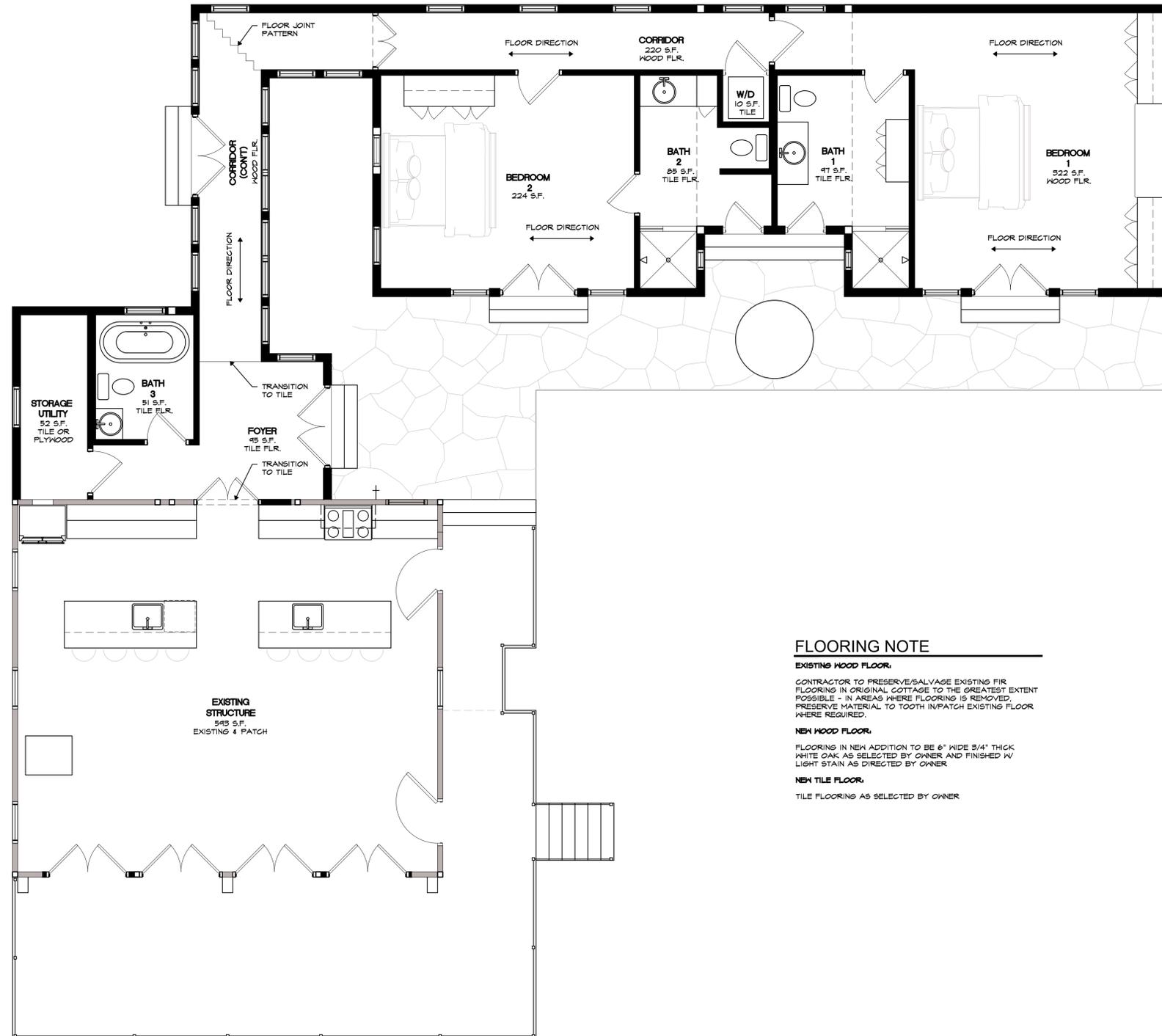
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**FLOORING NOTE**

**EXISTING WOOD FLOOR:**

CONTRACTOR TO PRESERVE/SALVAGE EXISTING FIR FLOORING IN ORIGINAL COTTAGE TO THE GREATEST EXTENT POSSIBLE - IN AREAS WHERE FLOORING IS REMOVED, PRESERVE MATERIAL TO TOOTH IN PATCH EXISTING FLOOR WHERE REQUIRED.

**NEW WOOD FLOOR:**

FLOORING IN NEW ADDITION TO BE 6" WIDE 3/4" THICK WHITE OAK AS SELECTED BY OWNER AND FINISHED W/ LIGHT STAIN AS DIRECTED BY OWNER

**NEW TILE FLOOR:**

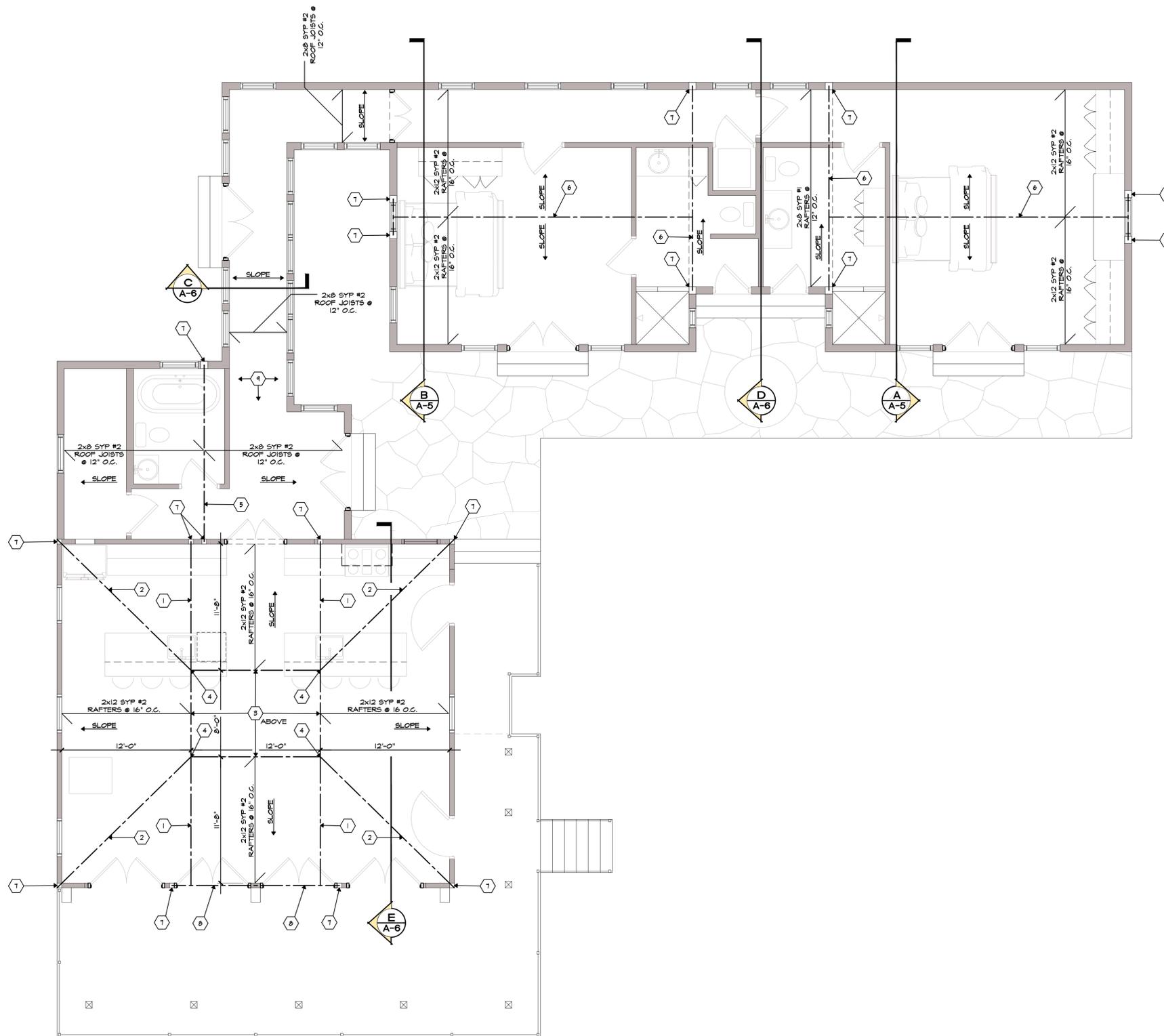
TILE FLOORING AS SELECTED BY OWNER

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**CODED NOTES**

- ① (3)-PLY 1-3/4" x 14' 2.OE LVL - WRAP OR PAINT/STAIN AS DIRECTED BY OWNER TO ACHIEVE DESIRED FINISH
- ② (3)-PLY 2x12 SYP #2 HIP BEAM
- ③ (3)-PLY 2x12 SYP #2 RIDGE BOX BEAM
- ④ 6x6 STRUCTURAL WOOD COLUMN UNDER EACH ROOF HIP CORNER DOWN TO LVL BEAM
- ⑤ (3)-PLY 2x12 SYP #2
- ⑥ (3)-PLY 1-3/4" x 11-7/8" 2.OE LVL
- ⑦ JACK STUDS SUPPORTING BEAM ABOVE
- ⑧ (2)-PLY 1-7/8" x 4-1/4" 2.OE LVL BEAM
- ⑨ RIP 2x SLEEPERS IN THIS AREA TO CREATE POSITIVE DRAINAGE AS REQUIRED - MAINTAIN MIN. 1/4" PER 12" OF SLOPE

**HEADER SCHEDULE**

OPENING:	HEADER:
LESS THAN 6'-0"	(2) - 2x10 HEADER W/ 7/16" OSB BETWEEN - GLUE AND NAIL
6'-1" TO 8'-0"	(2) - 2x12 HEADER W/ 7/16" OSB BETWEEN - GLUE AND NAIL

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**PROPOSED ROOF FRAMING PLAN**  
1/4"=1'-0"

**REINER LAKE HOUSE**  
ALTERATION & ADDITION



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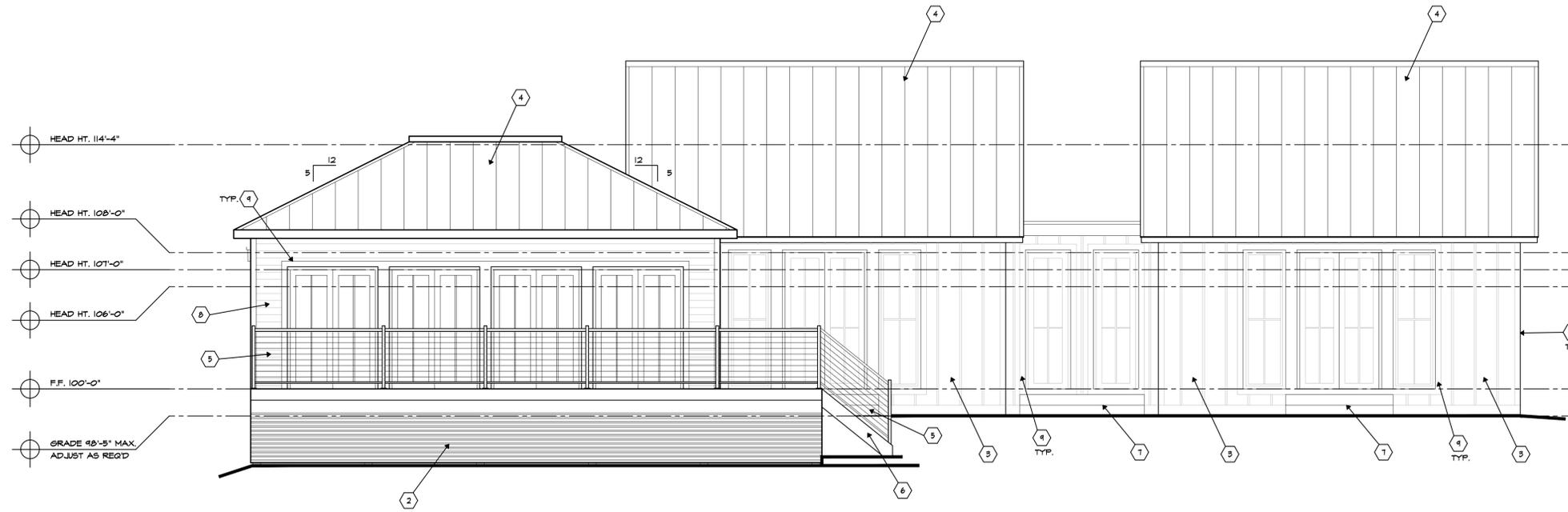
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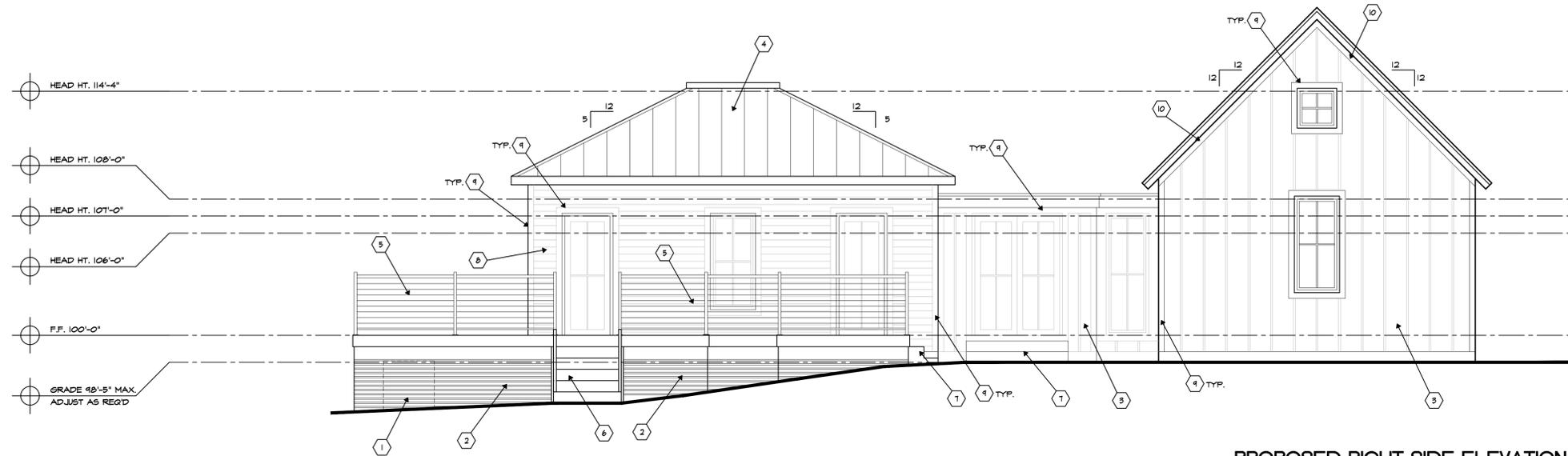
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SHEET No.  
**A-2**  
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PROPOSED FRONT ELEVATION  
1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION  
1/4"=1'-0"

**CODED NOTES**

- 1 NEW "GATE" DOOR ADDED TO UNDER DECK SKIRTING AS SHOWN - CONSULT OWNER ON DESIRED FINAL SIZE OF GATE
- 2 NEW UNDER DECK SKIRTING ON EXTERIOR FACE OF DECK COLUMNS - SEE EXTERIOR ELEVATIONS - USE 2x2 TREATED WOOD STRIPS AND MOUNT SO THAT THERE IS A 1" GAP BETWEEN HORIZONTAL MEMBERS - PROVIDE 2x "X" BRACING BEHIND STRIPS TO ENSURE RIGIDITY - ENSURE CENTER OF "X" IS CENTERED BETWEEN COLUMNS FOR CONSISTENT APPEARANCE
- 3 NEW JAMES HARDI PANEL SIDING W/ 2-1/4" WIDE CEDAR BATTEN STRIPS @ 16" O.C. - FINAL PAINT COLOR SELECTION/LOCATIONS BY OWNER
- 4 NEW STANDING SEAM "FABRAL" METAL ROOFING - COLOR AS SELECTED BY OWNER
- 5 "TEENEY DESIGNRAIL" RAILING KIT W/ STAINLESS STEEL CABLE RAIL - SERIES 150 BLACK AS BASE BID - CONSULT OWNER ON FINAL SELECTION - INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS - ENSURE CABLES IS SPACED SO THAT A 4" SPHERE MAY NOT PASS THROUGH
- 6 TREATED WOOD STAIR SYSTEM - 10" MIN. TREAD DEPTH, 8" MAX. RISE - CONSULT OWNER ON DESIRED FINAL APPEARANCE
- 7 SANDSTONE SLAB(S) STACKED STAIR TO GRADE - 10" MIN. TREAD DEPTH, 8" MAX. RISE
- 8 5" REVEAL JAMES HARDI, OR CEDAR HORIZONTAL SIDING AS SELECTED BY OWNER - CONSULT OWNER ON FINAL PAINT COLOR SELECTION
- 9 4" JAMES HARDI, OR CEDAR CORNER WINDOW DOOR TRIM - CONSULT OWNER ON WINDOW/DOOR TRIM PROFILE - TRIM COLOR TO MATCH SIDING COLOR ON STRUCTURE
- 10 4" JAMES HARDI, OR CEDAR RAKE BOARD - COLOR TO MATCH SIDING COLOR ON STRUCTURE

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REINER LAKE HOUSE  
ALTERATION & ADDITION



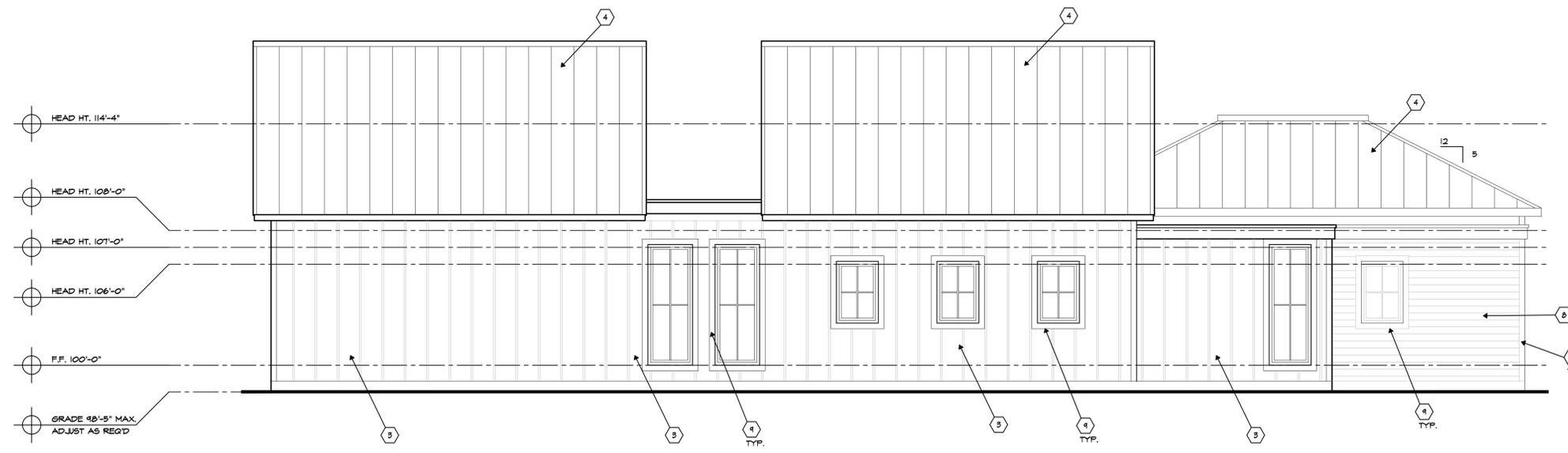
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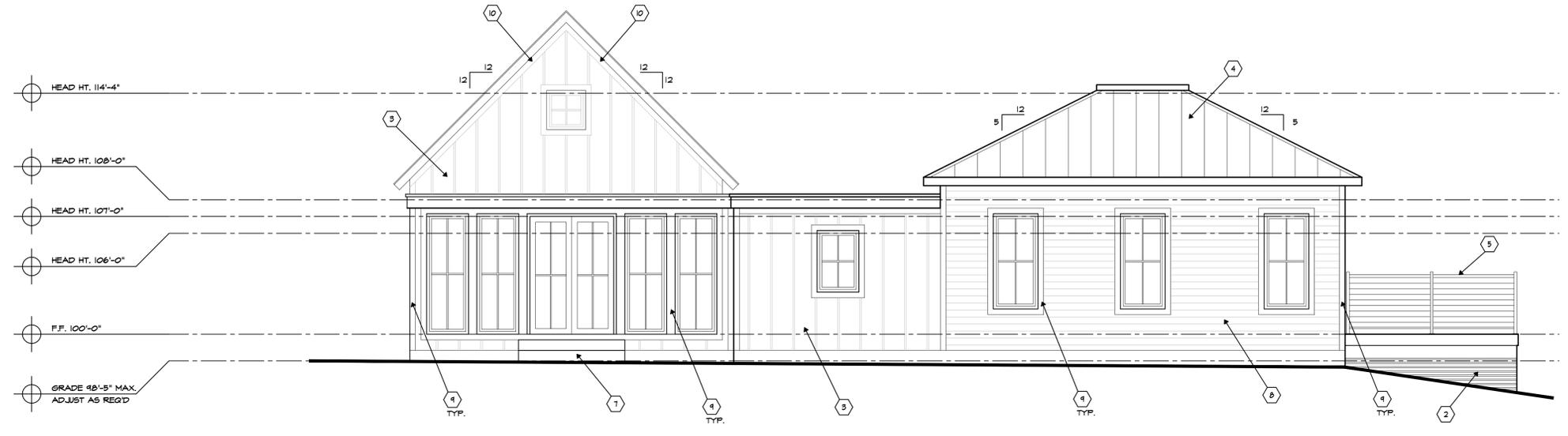
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PROPOSED REAR ELEVATION  
1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION  
1/4"=1'-0"

**CODED NOTES**

- ① \* NOT USED \*
- ② NEW UNDER DECK SKIRTING ON EXTERIOR FACE OF DECK COLUMNS - SEE EXTERIOR ELEVATIONS - USE 2x2 TREATED WOOD STRIPS AND MOUNT SO THAT THERE IS A 1" GAP BETWEEN HORIZONTAL MEMBERS - PROVIDE 2x "X" BRACING BEHIND STRIPS TO ENSURE RIGIDITY - ENSURE CENTER OF "X" IS CENTERED BETWEEN COLUMNS FOR CONSISTENT APPEARANCE
- ③ NEW JAMES HARDI PANEL SIDING W/ 2-1/4" WIDE CEDAR BATTEN STRIPS @ 16" O.C. - FINAL PAINT COLOR SELECTION/LOCATIONS BY OWNER
- ④ NEW STANDING SEAM "FABRAL" METAL ROOFING - COLOR AS SELECTED BY OWNER
- ⑤ "FEENEY DESIGNRAIL" RAILING KIT W/ STAINLESS STEEL CABLE RAIL - SERIES 150 BLACK AS BASE BID - CONSULT OWNER ON FINAL SELECTION - INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS - ENSURE CABLEING IS SPACED SO THAT A 4" SPHERE MAY NOT PASS THROUGH
- ⑥ \* NOT USED \*
- ⑦ SANDSTONE SLAB(S) STACKED STAIR TO GRADE - 10' MIN. TREAD DEPTH, 8" MAX. RISE
- ⑧ 5" REVEAL JAMES HARDI, OR CEDAR HORIZONTAL SIDING AS SELECTED BY OWNER - CONSULT OWNER ON FINAL PAINT COLOR SELECTION
- ⑨ 4" JAMES HARDI, OR CEDAR CORNER WINDOW DOOR TRIM - CONSULT OWNER ON WINDOW/DOOR TRIM PROFILE - TRIM COLOR TO MATCH SIDING COLOR ON STRUCTURE
- ⑩ 4" JAMES HARDI, OR CEDAR RAKE BOARD - COLOR TO MATCH SIDING COLOR ON STRUCTURE

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**REINER LAKE HOUSE**  
 ALTERATION & ADDITION



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NEWARK, OHIO 43055

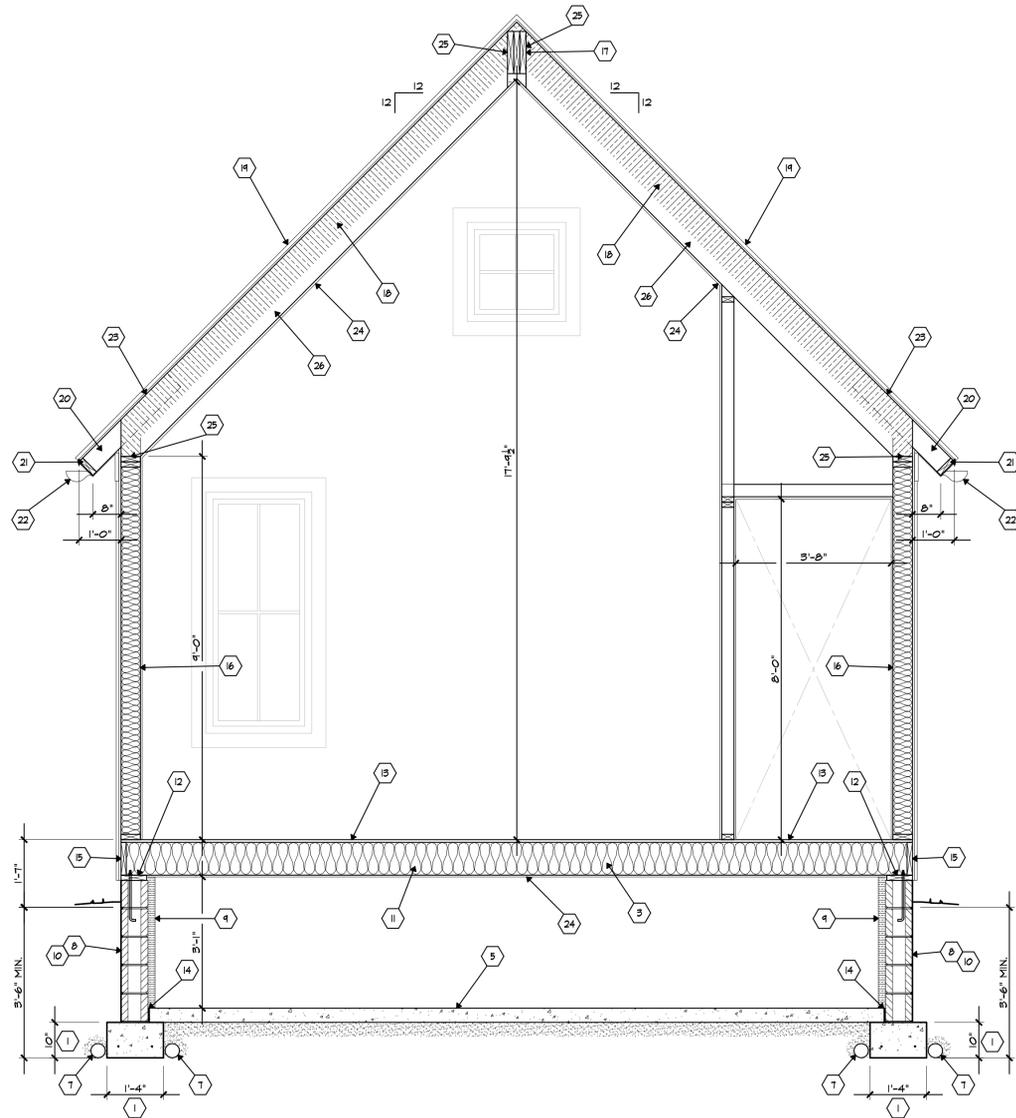
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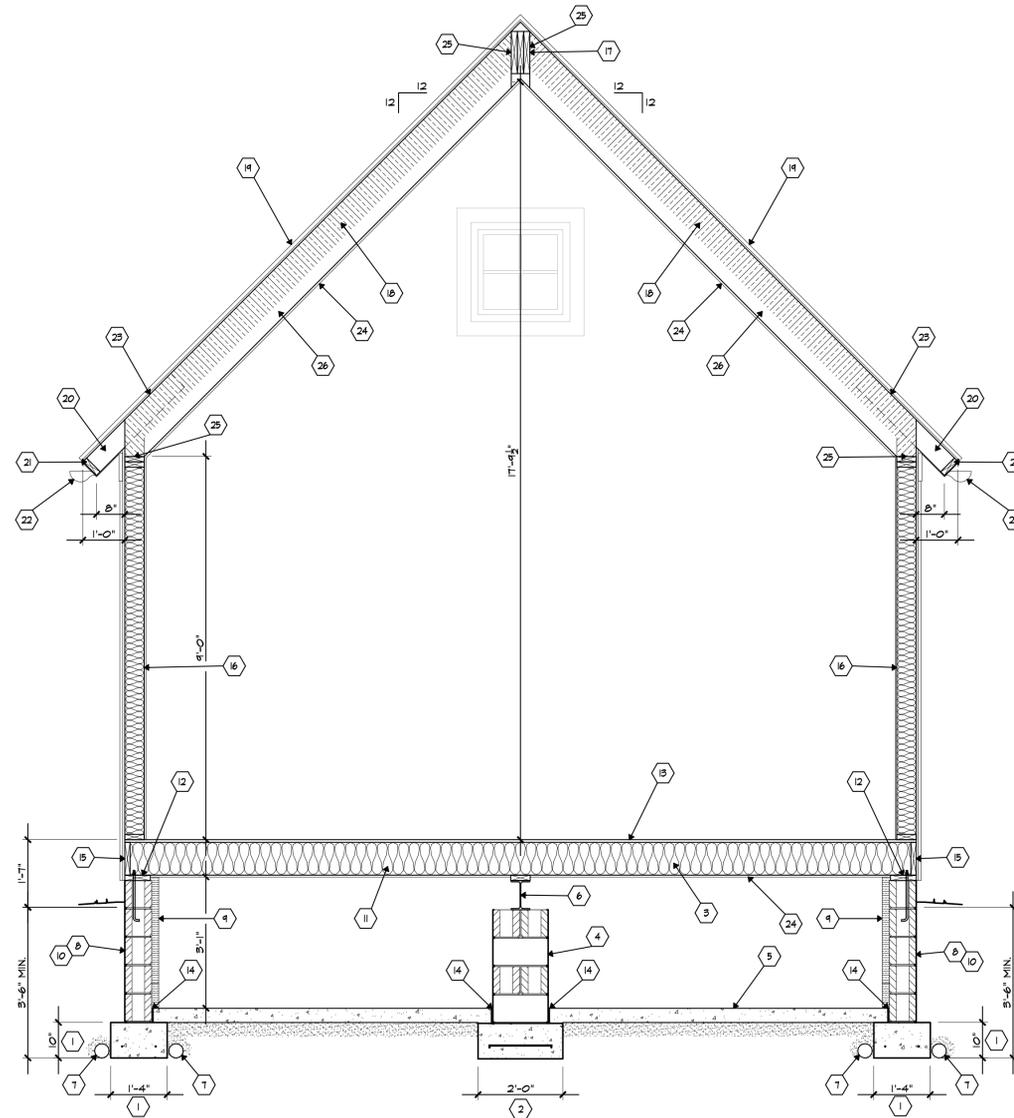
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THROUGH SECTION

**B**  
1/2"=1'-0"



THROUGH SECTION

**A**  
1/2"=1'-0"

**CODED NOTES**

- 1 1'-4" WIDE MIN. x 10" DEEP CONT. CONCRETE FOOTING W/ (2) #4 REBARS CONT. - TO BEAR @ 42" MIN. BELOW GRADE
- 2 24"x24"x10" SPREAD FTG W/(2) #4 REBAR E.W.
- 3 2x10 SYP #2 FLOOR JOISTS @ 16" O.C.
- 4 16"x16"x8" (4) COURSE CMU BLOCK PIER W/ (4) #4 VERTICAL REINFORCEMENT.
- 5 4" CONCRETE SLAB ON GRADE W/ 6x6-HI 4x4x4 HWF ON 6 MIL POLY VAPOR BARRIER OVER 4" WASHED GRAVEL - SANGUT SLAB @ 16'-0" O.C. MAX. EACH WAY
- 6 CONTRACTOR OPTION: 16x12 STEEL BEAM OR (3)-PLY 2x12 SYP #2
- 7 4" PERFORATED DRAIN TILE TO DAYLITE OR SUMP - SURROUND 4" DRAIN TILE @ FOOTER W/ GRAVEL ON EITHER SIDE OF FOOTER - INCLUDE LAYER OF LANDSCAPE FABRIC TO MINIMIZE SILT INFILTRATION
- 8 8" POURED CONCRETE OR 8" CONC. BLOCK WALL W/ #4 VERTICAL REBAR AT 62" O.C. MAX PLACED AT ANCHOR BOLT LOCATIONS ( 3/4" CLEARANCE FROM INTERIOR FACE OF WALL ) - 3,000 P.S.I. MIN.
- 9 2" R-10 CONTINUOUS RIGID FOAM INSULATION
- 10 PROVIDE WATERPROOFING ON FOUNDATION WALL FULL HEIGHT
- 11 PROVIDE R-30 MIN. BATT INSULATION IN JOIST LANES - PROVIDE 2" BAFFEL
- 12 2x TREATED SILL PLATE ON SILL SEALER AND TERMITE SHIELD - FASTEN USING 1/2" ANCHOR BOLTS x T1. EMBEDMENT OR MUD-SILL STRAPS @ T2' O.C. MAX. AND 12" OR LESS FROM ENDS AND CORNERS
- 13 3/4" T&G SUB FLOOR - GLUE AND SCREW
- 14 1/2" EXPANSION JOINT MATERIAL & WATERPROOFING
- 15 2x PERIMETER JOIST TO MATCH FLOOR FRAMING
- 16 2x6 STUD WALL @ 16" O.C. - INTERIOR OF WALL: 1/2" DRYWALL - EXTERIOR OF WALL: FROM INSIDE 1/8" SHEATHING, BUILDING WRAP, AND SIDING AS SEL. - PROVIDE BATT INSULATION ( R-20 MIN ) BETWEEN STUDS
- 17 (3)-PLY 1-3/4" x 11-7/8" 2.0E LVL RIDGE BEAM
- 18 R-41 CLOSED CELL FOAM INSULATION
- 19 STANDING BEAM "FABRAL" METAL ROOF AS SELECTED OVER OVER 5/8" SHEATHING WITH FLYWOOD GLIPS INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 20 2x6 RAFTER TAILS TO CREATE OVERHANG
- 21 TREATED SUB FASCIA CONTINUOUS
- 22 HALF ROUND GUTTER W/ DOWNSPOUTS AS REQUIRED
- 23 PROVIDE ICE GUARD 24" BEYOND INTERIOR OF WALL
- 24 5/8" DRYWALL ON UNDERSIDE OF JOISTS / RAFTERS
- 25 SIMPSON STRONG TIE RAFTER FASTENER
- 26 2x12 SYP #2 RAFTERS @ 16" O.C.

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**REINER LAKE HOUSE**  
 ALTERATION & ADDITION



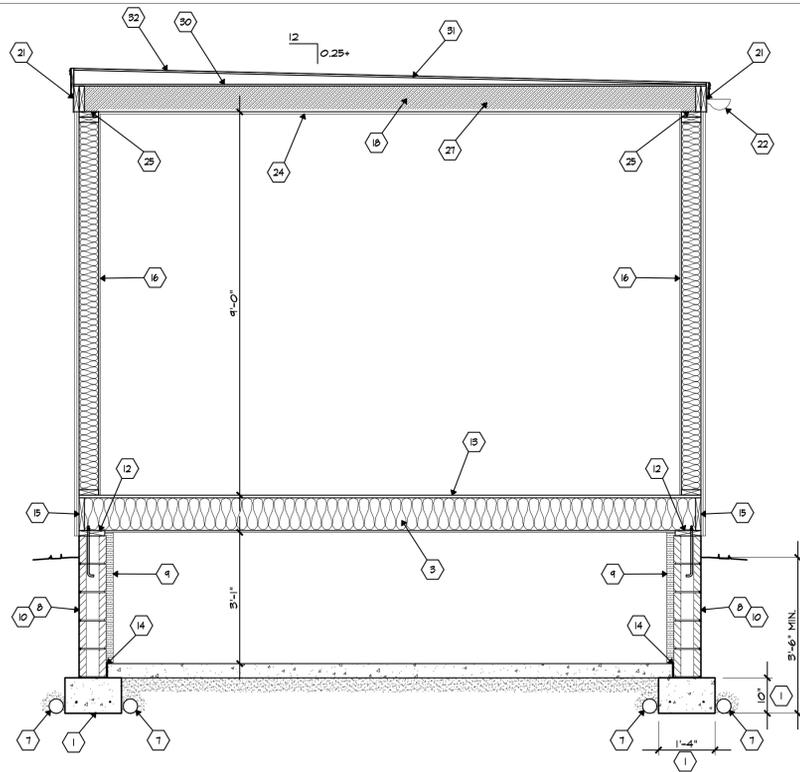
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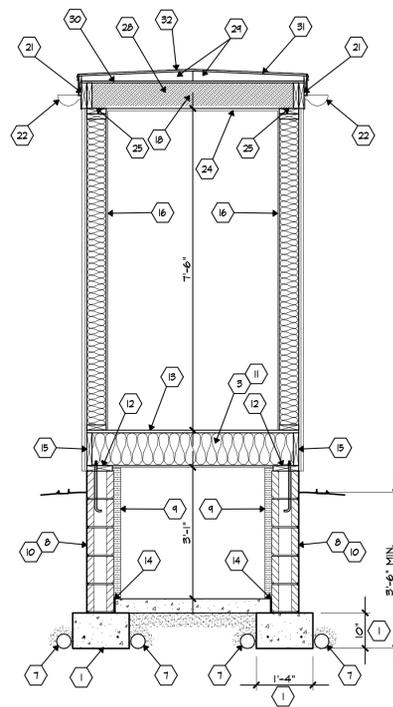
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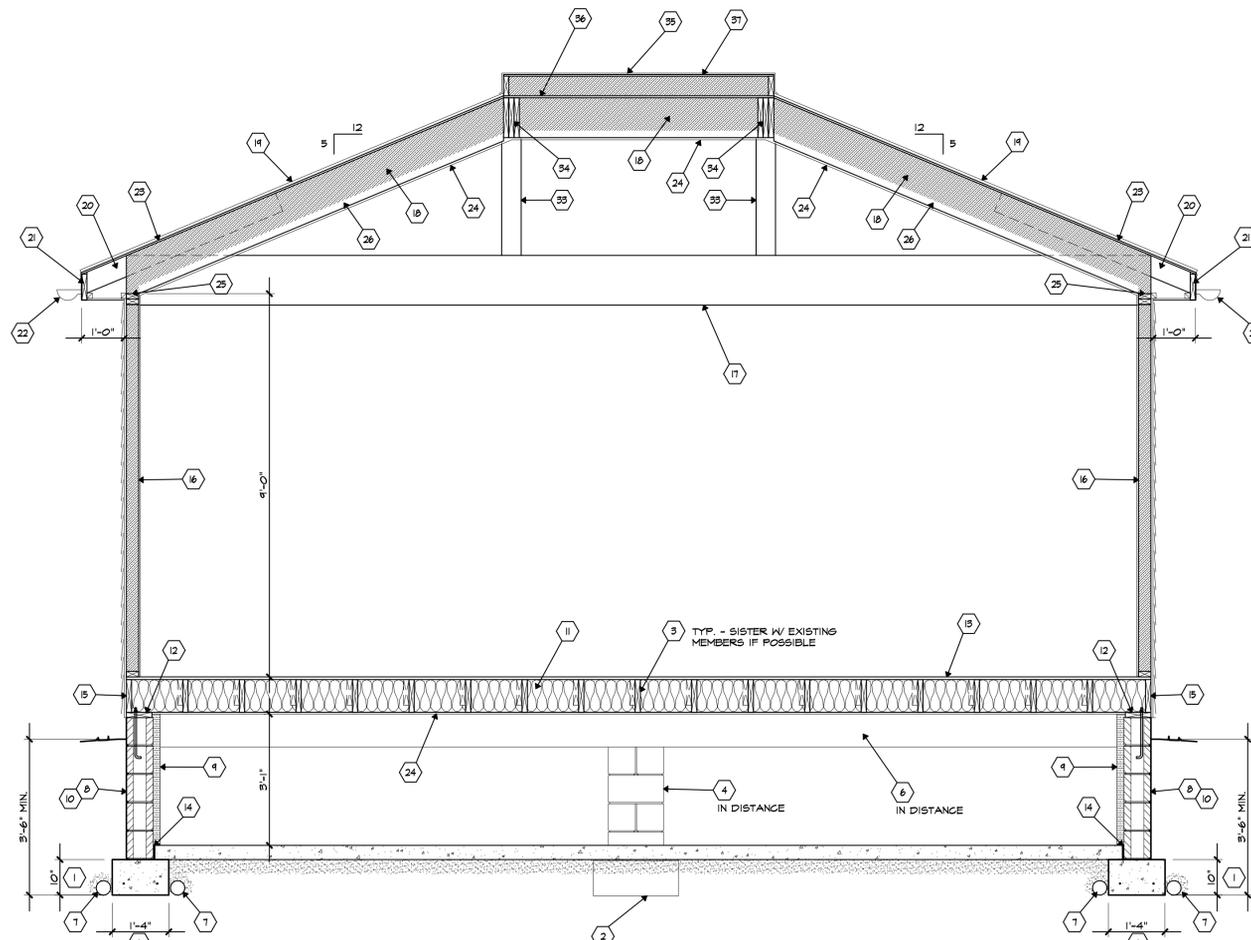
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**A-5**  
 OF 13 SHEETS



THROUGH SECTION **D**  
1/2"x1'-0"



THROUGH SECTION **C**  
1/2"x1'-0"



THROUGH SECTION **E**  
1/2"x1'-0"

**CODED NOTES**

- 1 1'-4" WIDE MIN. x 10' DEEP CONT. CONCRETE FOOTING W/ (2) #4 REBAR CONT. - TO BEAR @ 42" MIN. BELOW GRADE
- 2 24"x24"x10" SPREAD FTG W/(2) #4 REBAR E.W.
- 3 2x10 SYP #2 FLOOR JOISTS @ 16' O.C.
- 4 16"x16"x32" (4) COURSE CMU BLOCK PIER W/ (4) #4 VERTICAL REINFORCEMENT.
- 5 4" CONCRETE SLAB ON GRADE W/ 6x6-HI 4x4x4 HMF ON 6 MIL POLY VAPOR BARRIER OVER 4" WASHED GRAVEL - SANGUT SLAB @ 16'-0" O.C. MAX. EACH WAY
- 6 CONTRACTOR OPTION: 16x12 STEEL BEAM OR (3)-PLY 2x12 SYP #2
- 7 4" PERFORATED DRAIN TILE TO DAYLITE OR SUMP - SURROUND 4" DRAIN TILE @ FOOTER W/ GRAVEL ON EITHER SIDE OF FOOTER - INCLUDE LAYER OF LANDSCAPE FABRIC TO MINIMIZE SILT INFILTRATION
- 8 8" POURED CONCRETE OR 8" CONC. BLOCK WALL W/ #4 VERTICAL REBAR AT 62" O.C. MAX FLAGED AT ANCHOR BOLT LOCATIONS ( 5/4" CLEARANCE FROM INTERIOR FACE OF WALL ) - 3,000 P.S.I. MIN.
- 9 2" R-10 CONTINUOUS RIGID FOAM INSULATION
- 10 PROVIDE WATERPROOFING ON FOUNDATION WALL FULL HEIGHT
- 11 PROVIDE R-30 MIN. BATT INSULATION IN JOIST LANES - PROVIDE 2" BAFFEL
- 12 2x TREATED SILL PLATE ON SILL SEALER AND TERMITE SHIELD - FASTEN USING 1/2" ANCHOR BOLTS x T1 EMBEDMENT OR MUD-SILL STRAPS @ T2' O.C. MAX. AND 12" OR LESS FROM ENDS AND CORNERS
- 13 3/4" T&G SUB FLOOR - GLUE AND SCREW
- 14 1/2" EXPANSION JOINT MATERIAL & WATERPROOFING
- 15 2x PERIMETER JOIST TO MATCH FLOOR FRAMING
- 16 2x6 STUD WALL @ 16' O.C. (or 2x4 EXISTING) - INTERIOR OF WALL 1/2" DRYWALL - EXTERIOR OF WALL FROM INSIDE, 1/8" SHEATHING, BUILDING WRAP, AND SIDING AS SEL. - PROVIDE BATT INSULATION ( R-20 MIN ) BETWEEN STUDS
- 17 (3)-PLY 1-3/4" x 14" 2.0E LVL - WRAP OR PAINT/STAIN AS DIRECTED BY OWNER TO ACHIEVE DESIRED FINISH
- 18 R-44 CLOSED CELL FOAM INSULATION
- 19 STANDING SEAM "FABRAL" METAL ROOF AS SELECTED OVER 5/8" SHEATHING WITH PLYWOOD CLIPS INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 20 2x6 RAFTER TAILS TO CREATE OVERHANG
- 21 2x TREATED SUB FASCIA CONTINUOUS
- 22 HALF ROUND GUTTER W/ DOWNSPOUTS AS REQUIRED
- 23 PROVIDE ICE GUARD 24" BEYOND INTERIOR OF WALL
- 24 5/8" DRYWALL ON UNDERSIDE OF JOISTS / RAFTERS
- 25 SIMPSON STRONG TIE RAFTER FASTENER
- 26 2x12 SYP #2 RAFTERS @ 16' O.C.
- 27 2x6 SYP #1 RAFTERS @ 12' O.C.
- 28 2x6 SYP #2 RAFTERS @ 12' O.C.
- 29 2x TREATED SLEEPERS @ 16' O.C. - RIP TO CREATE SLOPE OF NO LESS THAN 25" PER 12".
- 30 5/8" SHEATHING OVER RAFTERS TO SUPPORT SLEEPERS
- 31 5/8" SHEATHING OVER SLEEPERS TO CREATE FLAT SURFACE FOR APPLICATION OF EPDM ROOFING
- 32 EPDM ROOFING MEMBRANE - INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS - COLOR BLACK UNLESS NOTED OTHERWISE BY OWNER
- 33 6x6 STRUCTURAL WOOD COLUMN UNDER EACH ROOF HIP CORNER DOWN TO LVL BEAM - CONSULT OWNER ON DESIRED FINISH APPEARANCE
- 34 (3)-PLY 2x12 SYP #2 RIDGE BOX BEAM
- 35 FABRICATE METAL COVER FOR ROOF "BOX" - COLOR TO COORDINATE W/ FABRAL STANDING SEAM METAL ROOF - CONSULT OWNER
- 36 5/8" SHEATHING TO CREATE PLATFORM FOR ROOF "BOX"
- 37 5/8" SHEATHING TO CREATE COVER STRUCTURE FOR ROOF "BOX"

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SHEET No.  
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