STRUCTURAL NOTES

GOVERNING CODE

2024 OHIO BUILDING CODE (REFERENCES IBC 2021 & ASCE 7-16).

DESIGN LOADS

1. ROOF LOAD.

A.	MINIMUM COMBINATION OF WIND LOAD, LIVE LOAD, RAIN LOAD, OR SNOW LOAD ($(P_f$ OR $P_m)$)	20 PSF*
B.	ROOF MEMBRANE	4 PSF
C.	ROOF SHEATHING	3 PSF
D.	JOIST FRAMING WEIGHT	3 PSF
E.	CEILING, INSULATION	3 PSF
G.	DUCTS, LIGHTS, MISC. MECHANICAL	4 PSF
	TOTAL LOAD ON FRAMING	37 PSF MIN

*FLAT ROOF SNOW LOAD, P_f = 14 PSF
GROUND SNOW, P_g = 20 PSF
SNOW LOAD IMPORTANCE FACTOR, I_s = 1.0
SNOW EXPOSURE FACTOR, C_e = 1.0
SNOW LOAD THERMAL FACTOR, C_t = 1.0
MINIMUM SNOW LOAD, P_m = 20 PSF

SEE SNOW DRIFT PLAN FOR DRIFT LOADS (P_d). SPECIFIED DRIFT LOADS (P_d) SHALL BE COMBINED WITH FLAT ROOF SNOW LOAD (P_f) OR SLOPED ROOF SNOW LOAD (P_s) FOR TOTAL SNOW LOADING AT DRIFT CONDITIONS

COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.

*** LIVE LOAD REDUCTIONS USED WHERE APPLICABLE

2. WOOD FRAMED FLOOR LOAD.

A.	FLOOR FINISH ALLOWANCE	5 PSF
C.	MISC PARTITION WALLS	5 PSF
D.	FLOOR SHEATHING	3 PSF
E.	JOIST FRAMING	3 PSF
F.	CEILING	5 PSF
H.	DUCTS, LIGHTS, MISC. MECHANICAL	3 PSF
	TOTAL LOAD ON FLOOR FRAMING	24 PSF
I.	FLOOR LIVE LOAD	40 PSF
L.	STAIR LIVE LOAD	100 PSF

3. WIND LOAD (PER ASCE 7):
   A. NO IMPACT ON NEW OR MODIFIED STRUCTURAL COMPONENTS
4. SEISMIC LOAD
   A. NO IMPACT ON NEW OR MODIFIED STRUCTURAL COMPONENTS
5. CONCENTRATED LOADS: 1000 POUNDS OVER 2.5 FEET SQUARE
6. SPECIAL LOADS:
   A. INTERIOR WALLS AND PARTITIONS THAT EXCEED 6 FEET IN HEIGHT: 5 PSF HORIZONTAL LIVE LOAD.

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. 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 IS NOT LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. ANCHOR RODS AND FOUNDATION DOWELS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
6. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602-2016), EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
   A. CONCRETE MASONRY: f'm = 2000 PSI AT 28 DAYS.
3. SUBMITTALS SHALL BE MADE FOR THE FOLLOWING:
   A. COLD WEATHER CONSTRUCTION PROCEDURE.
   B. HOT WEATHER CONSTRUCTION PROCEDURE.
   C. SHOP DRAWINGS SHOWING:
      i. LINTELS.
   D. MANUFACTURERS CERTIFICATE OF COMPLIANCE FOR SPECIFIED:
      i. MASONRY UNIT.
      ii. REINFORCING STEEL.
   E. PROPORTIONS OF MATERIAL IN ACCORDANCE WITH REFERENCED SPECIFICATIONS OF:
      i. MORTAR.
      ii. GROUT.
4. MATERIALS
   A. FACING BRICK: ASTM C216 GRADE SW. COLOR AND SIZE AS NOTED ON THE ARCHITECTURAL DRAWINGS.
   B. MORTAR: ASTM C270
      i. ALL MASONRY UNLESS NOTED OTHERWISE: TYPE S
      ii. NON-LOAD BEARING INTERIOR PARTITION WALLS: TYPE N
      iii. ABOVE GRADE VENEER: TYPE N
   C. PORTLAND CEMENT-LIME MORTAR:
      i. PORTLAND CEMENT: TYPE I.
      ii. HYDRATED LIME: TYPE S.
   D. MASONRY CEMENT MORTAR IS PERMITTED.
   E. GROUT: ASTM C476. SLUMP 8" TO 11". MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS.
   F. REINFORCING STEEL: ASTM A615, ASTM A706, OR ASTM A996, 60 KSI YIELD.
5. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
6. UNLESS NOTED OTHERWISE ON PLANS, LINTELS SHALL HAVE 8" MINIMUM END BEARING.

STRUCTURAL STEEL

1. MATERIALS (UNLESS NOTED OTHERWISE):
   A. W AND WT SHAPES: ASTM A992, Fy = 50 KSI
   B. ANCHOR RODS (TYPICAL): ASTM F1554, GRADE 36
   C. ANCHOR RODS (PRESSURE TREATED LUMBER SILLS): SEE "WOOD" SECTION OF GENERAL STRUCTURAL NOTES
   D. THREADED RODS: ASTM A36
2. PAINT AND PROTECTION:
   A. STEEL SURFACES UNLESS NOTED OTHERWISE: PREPARE SURFACES PER SSPC-SP3 "POWER TOOL CLEANING" AND PAINT WITH FABRICATOR'S STANDARD PRIME COAT.
      i. IMMEDIATELY AFTER ERECTION, CLEAN EXPOSED AREAS WHERE PRIMER IS DAMAGED OR MISSING, PREPARE SURFACES BY SSPC-SP2 OR SSPC-SP3, AND PAINT WITH MATCHING SHOP PRIME COAT.

WOOD - ROUGH CARPENTRY

1. WOOD FRAMING MATERIALS:
   A. DIMENSION LUMBER FRAMING - INTERIOR APPLICATIONS:
      i. 2x4 AND 2x6 (TYPICAL): NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      ii. 2x8 AND DEEPER (TYPICAL): NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
      iii. 2x4 AND DEEPER (PRESERVATIVE TREATED LUMBER): NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE, AWPA USE CATEGORY UC2, TREATED WITH WATERBORN PRESERVATIVES ONLY.
      iv. 4x4: NO. 1 GRADE OR BETTER SOUTHERN PINE.
      v. 6x6: NO. 2 GRADE OR BETTER SOUTHERN PINE.
   B. DIMENSION FRAMING LUMBER (EXTERIOR APPLICATIONS): AWPA USE CATEGORY UC3B FOR ABOVE-GROUND EXTERIOR FRAMING, AWPA USE CATEGORY UC4A FOR GROUND CONTACT:
      i. 2x4 AND DEEPER: NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
      ii. 4x4: NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
      iii. 6x6: NO. 2 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
   C. LVL (LAMINATED VENEER LUMBER): WEYERHAUSER "MICROLLAM". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED:
      i. BEAMS:
         Fb = 2600 PSI BENDING
         Fv = 285 PSI HORIZONTAL SHEAR
         Fc = 2500 PSI COMPRESSION PARALLEL TO GRAIN
         $Fc_{\perp}$ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
         E = 2,000,000 PSI MODULUS OF ELASTICITY
         Emin = 1,0156,535 PSI
2. ANCHORS AND FASTENERS:
   A. ANCHOR RODS: ASTM F594 STAINLESS STEEL THREADED RODS w/ ASTM F594 STAINLESS STEEL NUTS, AND ASTM A240 STAINLESS STEEL WASHERS, TYPE 304 OR 316 (TYPICAL). STAINLESS STEEL OR HOT DIP GALVANIZED ANCHORS ARE NOT REQUIRED FOR INTERIOR APPLICATIONS USING BORATE PRESERAVTIVE TREATMENT ONLY.
   B. BOLTS: ASTM A307, GRADE A (TYPICAL). FOR EXTERIOR APPLICATIONS, PRESERVATIVE TREATED OR FIRE RETARDANT TREATED MATERIALS, HOT DIP GALVANIZE PER ASTM F2329 OR ASTM A 153.
      i. PROVIDE STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.
3. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 2304.10.1 "FASTENING SCHEDULE", IN REFERENCED BUILDING CODE.
4. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL, AND ARE BASED ON THEIR CATALOG PUBLISHED CAPACITIES. ALL CONNECTORS SHALL BE INSTALLED USING THE MAXIMUM NAILING SPECIFIED AND PROPER NAIL SIZE UNLESS NOTED OTHERWISE.
   A. INTERIOR DRY APPLICATIONS WITH BORATE PRESERVATIVE TREATED MATERIALS: G90 COATED MINIMUM.
5. FOR ROOF FRAMING, INSTALL ONE SIMPSON H2.5T HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "FASTENING SCHEDULE".
6. BRIDGING IN ALL FLOOR AND CEILING JOISTS: 1"X3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.
7. PROVIDE DOUBLE JOISTS BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS (SPREAD JOISTS AS NECESSARY TO ACCOMMODATE PLUMBING).
8. 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 ENGINEER. WHERE EXISTING JOISTS HAVE NOTCHES OR HOLES EXCEEDING THIS CRITERIA, JOISTS SHALL BE REPAIRED PER THE TYPICAL DETAILS ON S201.

WOOD - SHEATHING

1. MATERIALS:
   A. FLOOR SHEATHING (TYPICAL): 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE, EXPOSURE 1 CLASSIFICATION.
   B. ROOF SHEATHING (TYPICAL): 19/32" APA SPAN RATING 40/20 ROOF SHEATHING, EXPOSURE 1 CLASSIFICATION.
   C. WALL SHEATHING (TYPICAL): 7/16" APA SPAN RATING 24/16 WALL SHEATHING, EXPOSURE 1.
2. SHEATHING INSTALLATION:
   A. NAIL SHEATHING TO WOOD FRAMING WITH 0.131" DIA, 3" LG NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING.
   B. SHEATHING AT ROOF FRAMING: INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN SHEATHING PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.
   C. SHEATHING AT WOOD FLOOR FRAMING:
      i. GLUE SHEATHING TO FLOOR FRAMING PRIOR TO NAILING. ADHESIVE SHALL COMPLY WITH APA AFG-01 OR ASTM D3498 AND BE APPROVED FOR USE WITH THE SPECIFIED SHEATHING PANEL. APPLY ADHESIVE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND COMPLETE NAILING BEFORE ADHESIVES SETS.
      ii. SEAL EDGE OF ALL CUT FLOOR SHEATHING WITH PAINT PRIMER.

SPECIAL INSPECTIONS

1. IT IS ASSUMED THAT SPECIAL INSPECTIONS ARE NOT REQUIRED, AND THAT THIS PROJECT MEETS THE EXCEPTIONS OF 1704.2 OF THE REFERENCED BUILDING CODE.

ABBREVIATIONS

NAME	DESCRIPTION
AFF =	ABOVE FINISHED FLOOR ELEVATION
ARCH =	ARCHITECT
BI =	BOTTOM OF
BLDG =	BUILDING
BOT =	BOTTOM
BRG =	BEARING
CFS =	COLD-FORMED STEEL
CJ =	CONTRACTION JOINT
CJP =	COMPLETE JOINT PENETRATION
CL =	CENTER LINE
CLR =	CLEAR
CLSM =	CONTROLLED LOW STRENGTH MATERIAL
CMU =	CONCRETE MASONRY UNIT
COL =	COLUMN
CONC =	CONCRETE
CONT =	CONTINUOUS
DEG or ° =	DEGREE
DIA or ø =	DIAMETER
EA =	EACH
EF =	EACH FACE
EL =	ELEVATION
EMB =	EMBEDMENT
EOD =	EDGE OF DECK
EOS =	EDGE OF SLAB
EQ =	EQUAL
EXIST =	EXISTING
EXP =	EXPANSION
FDN =	FOUNDATION
FS =	FAR SIDE
FTG =	FOOTING
GA =	GAGE
GALV =	GALVANIZED
GT =	GIRDER TRUSS
HORIZ =	HORIZONTAL
JST BRG =	JOIST BEARING
Ld =	TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
Ld-CMU =	TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN GROUTED CMU
Ldc =	COMPRESSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
LDH =	LONG DIMENSION HORIZONTAL
Ldh =	HOOKED BAR TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
LDV =	LONG DIMENSION VERTICAL
LLH =	LONG LEG HORIZONTAL
LLV =	LONG LEG VERTICAL
Ls =	LAP SPLICE LENGTH OF REINFORCING BAR IN CONCRETE
Ls-CMU =	LAP SPLICE LENGTH OF REINFORCING BAR IN GROUTED CMU
Lsc =	COMPRESSION LAP SPLICE LENGTH OF REINFORCING BAR IN CONCRETE
LSL =	LAMINATED STRAND LUMBER
LVL =	LAMINATED VENEER LUMBER
MCJ =	MASONRY CONTROL JOINT
MFR =	MANUFACTURER
NS =	NEAR SIDE
oc =	ON CENTER
OPNG =	OPENING
OPP =	OPPOSITE
P/T =	POST-TENSION
PAF =	POWER-ACTUATED FASTENER
PE =	PRE-ENGINEERED
PEMB =	PRE-ENGINEERED METAL BUILDING
PJP =	PARTIAL JOINT PENETRATION
PL =	PLATE
PSL =	PARALLEL STRAND LUMBER
PT =	PRESSURE TREATED
RD =	ROOF DRAIN
REINF =	REINFORCING
RTU =	ROOF TOP UNIT
SDS =	SELF DRILLING SCREWS
SIM =	SIMILAR
SL =	STEP LEDGE
SOMD =	SLAB ON METAL DECK
SPA =	SPACE or SPACES
SRD =	SECONDARY ROOF DRAIN
STIFF =	STIFFENER
STL =	STEEL
STW =	STEP TOP OF WALL
T/ =	TOP OF
UNO =	UNLESS NOTED OTHERWISE
VB =	VERTICAL BRACING
VERT =	VERTICAL
VIF =	VERIFY IN FIELD
w/ =	WITH
WP =	WORK POINT

NEW REPUBLIC architecture

GENERAL NOTES

1713 ELM
CINCINNATI, OH 45202

No.	ISSUANCE / REVISION	DATE

Not for Construction

PROJECT # 24-024

S001

STRUCTURAL ENGINEERS
800.542.3302
schaefer-inc.com
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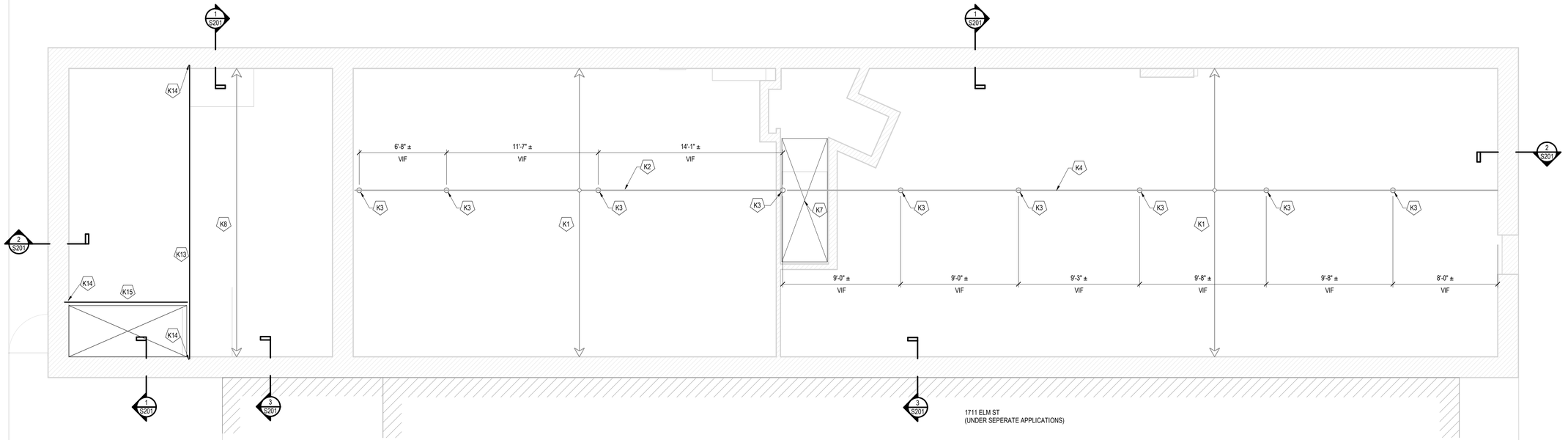
Schaefer Project Number: 2418.92

1713 ELM



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

NORTH

KEYNOTES	
No.	**DESCRIPTION**
K1	EXIST 1.75"x11.875"" JOISTS @ 12"oc (VIF).
K2	EXIST 6"x10" WOOD BEAM, (VIF).
K3	EXIST 4"ø STEEL POST, VIF.
K4	EXIST W8x18 BEAM, (VIF).
K5	2.875"x9.875" ROOF JOISTS @ 16"oc.
K6	EXIST 4.125"x6" POST (VIF).
K7	EXISTING FLOOR OPENING FOR STAIR SHAFT. COORDINATE CONDITION OF STRINGERS WITH EOR WHEN FINISHES ARE REMOVED FOR REPAIR RECOMMENDATIONS (IF REQUIRED).
K8	STRUCTURE WAS NOT ACCESSIBLE FOR OBSERVATION OF EXISTING FRAMING. INFORMATION IS ASSUMED BASED ON COMMON CONSTRUCTION TECHNIQUES OF THE TIME PERIOD. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND TO BE DETERMINED WHEN THE STRUCTURE IS MADE ACCESSIBLE FOR THE EOR TO OBSERVE
K9	EXIST 2 PLY JOIST.
K10	EXIST 2 PLY HEADER TO BE REMOVED AND REPLACED WITH FULL SPAN 1.75"x11.875" LVLs @ 12"oc w/ IUS1.81/9.5 AT LEDGER. JOISTS TO BE SISTERED TO EXISTING JOISTS PER "TYPICAL JOIST INFILL DETAIL" ON S201.
K11	EXIST ROOF RAFTERS WERE UNOBSERVABLE. COORDINATE w/ EOR FOR OBSERVATION & ASSESSMENT WHEN ACCESSIBLE.
K12	EXIST 4 1/8" x 6 " WOOD ROOF BEAM, (VIF).
K13	(2) 1.75"x11.875" LVL HEADER.
K14	POCKET BEAM INTO EXIST BRICK WALL PER "TYPICAL WOOD BEAM POCKET IN EXIST WALL DETAIL" ON S301.
K15	(3) 2x12 HEADER. AT PERPENDICULAR BEAM, FLUSH BEAM TO BEAM CONNECTION; SIMPSON HHUS210-3.
K16	(1) 4x8 PRECAST CONCRETE LINTEL PER WYTHE OF BRICK w/ (1) #4 TOP AND BOT. PROVIDE 8" MIN BRG EACH END.
K17	EXISTING COLUMN ABOVE SUPPORTED BY SPREADER BEAM. REFERENCE SECTION 8/S301.
K18	EXISTING ROOFTOP ACCESS HATCH, VIF
K19	MECHANICAL PLATFORM ABOVE ROOF PROVIDED BY OTHERS.
K20	SUPPORT STUB TO RECEIVE MECHANICAL PLATFORM POST. REFERENCE SECTIONS 10/S201 AND 11/S201 FOR STUB BRACING. COORDINATE POST LOCATIONS WITH PLATFORM SUPPLIER

WOOD FLOOR & ROOF FRAMING PLAN NOTES:

1. ALL FRAMING SIZES AND DIMENSIONS INDICATED ON PLAN ARE BASED ON LIMITED FIELD MEASUREMENTS OBTAINED BY SCHAEFER.
2. ALL INFORMATION FOR THE PROJECT SCOPE SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE COMMUNICATED WITH THE AOR AND EOR PRIOR TO ANY MODIFICATIONS.
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. REFER TO THE FOLLOWING:
   A. SHEET S001 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
   B. SHEET S001 WOOD STRUCTURE NOTES.
5. FIELD VERIFY CONDITION OF ALL WINDOW LINTELS DURING CONSTRUCTION & COORDINATE ANY FOUND DETERIORATION WITH THE AOR & EOR FOR DIRECTION.

WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	EXISTING JOIST SPAN DIRECTION.
	NEW OR REPLACED JOIST SPAN DIRECTION
Hn	HEADER MARK, SEE HEADER SCHEDULE.

INFORMATION IS ASSUMED BASED ON LIMITED OBSERVATIONS. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND SHALL BE DETERMINED WHEN THE STRUCTURE IS MADE FULLY ACCESSIBLE FOR THE EOR TO OBSERVE.

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FIRST FLOOR FRAMING PLAN

1713 ELM
CINCINNATI, OH 45202-5202

No.	ISSUANCE / REVISION	DATE

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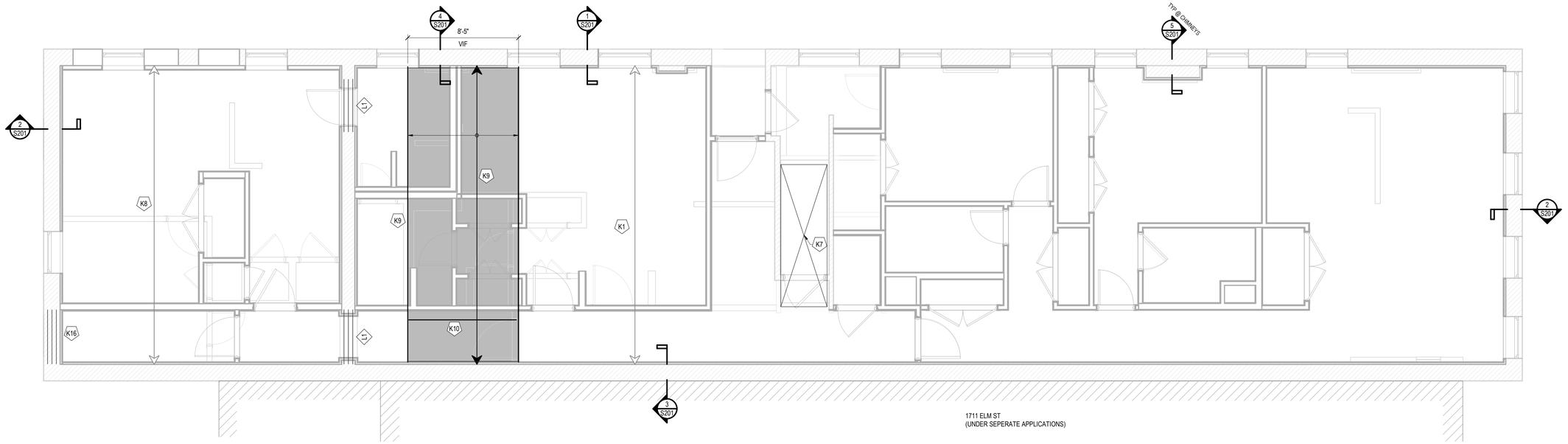
PROJECT # 24-024

S102

1713 ELM



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

NORTH

KEYNOTES	
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SECOND FLOOR FRAMING PLAN

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CINCINNATI, OH 45202

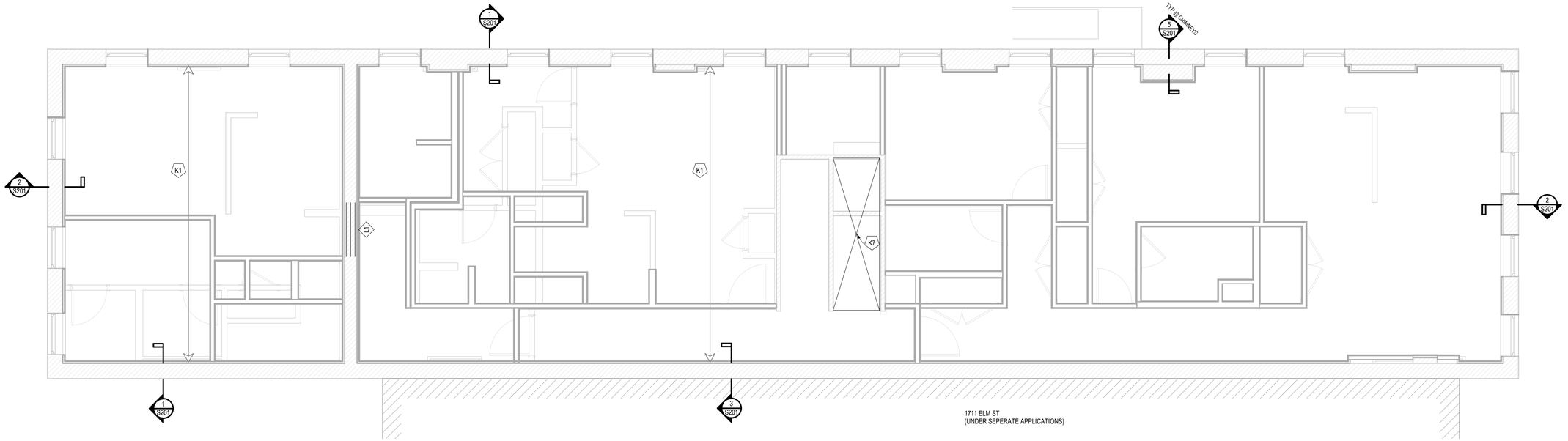
No.	ISSUANCE / REVISION	DATE

Not for Construction

PROJECT # 24-024

S103

1713 ELM



THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

NORTH

KEYNOTES	
No.	**DESCRIPTION**
K1	EXIST 1.75"x11.875"" JOISTS @ 12"oc (VIF).
K2	EXIST 6"x10" WOOD BEAM, (VIF).
K3	EXIST 4"ø STEEL POST, VIF.
K4	EXIST W8x18 BEAM, (VIF).
K5	2.875"x9.875" ROOF JOISTS @ 16"oc.
K6	EXIST 4.125"x6" POST (VIF).
K7	EXISTING FLOOR OPENING FOR STAIR SHAFT. COORDINATE CONDITION OF STRINGERS WITH EOR WHEN FINISHES ARE REMOVED FOR REPAIR RECOMMENDATIONS (IF REQUIRED).
K8	STRUCTURE WAS NOT ACCESSIBLE FOR OBSERVATION OF EXISTING FRAMING. INFORMATION IS ASSUMED BASED ON COMMON CONSTRUCTION TECHNIQUES OF THE TIME PERIOD. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND TO BE DETERMINED WHEN THE STRUCTURE IS MADE ACCESSIBLE FOR THE EOR TO OBSERVE
K9	EXIST 2 PLY JOIST.
K10	EXIST 2 PLY HEADER TO BE REMOVED AND REPLACED WITH FULL SPAN 1.75"x11.875" LVLs @ 12"oc w/ IUS1.81/9.5 AT LEDGER. JOISTS TO BE SISTERED TO EXISTING JOISTS PER "TYPICAL JOIST INFILL DETAIL" ON S201.
K11	EXIST ROOF RAFTERS WERE UNOBSERVABLE. COORDINATE w/ EOR FOR OBSERVATION & ASSESSMENT WHEN ACCESSIBLE.
K12	EXIST 4 1/8" x 6 " WOOD ROOF BEAM, (VIF).
K13	(2) 1.75"x11.875" LVL HEADER.
K14	POCKET BEAM INTO EXIST BRICK WALL PER "TYPICAL WOOD BEAM POCKET IN EXIST WALL DETAIL" ON S301.
K15	(3) 2x12 HEADER. AT PERPENDICULAR BEAM, FLUSH BEAM TO BEAM CONNECTION; SIMPSON HHUS210-3.
K16	(1) 4x8 PRECAST CONCRETE LINTEL PER WYTHE OF BRICK w/ (1) #4 TOP AND BOT. PROVIDE 8" MIN BRG EACH END.
K17	EXISTING COLUMN ABOVE SUPPORTED BY SPREADER BEAM. REFERENCE SECTION 8/S301.
K18	EXISTING ROOFTOP ACCESS HATCH, VIF
K19	MECHANICAL PLATFORM ABOVE ROOF PROVIDED BY OTHERS.
K20	SUPPORT STUB TO RECEIVE MECHANICAL PLATFORM POST. REFERENCE SECTIONS 10/S201 AND 11/S201 FOR STUB BRACING. COORDINATE POST LOCATIONS WITH PLATFORM SUPPLIER

WOOD FLOOR & ROOF FRAMING PLAN NOTES:

1. ALL FRAMING SIZES AND DIMENSIONS INDICATED ON PLAN ARE BASED ON LIMITED FIELD MEASUREMENTS OBTAINED BY SCHAEFER.
2. ALL INFORMATION FOR THE PROJECT SCOPE SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE COMMUNICATED WITH THE AOR AND EOR PRIOR TO ANY MODIFICATIONS.
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. REFER TO THE FOLLOWING:
   A. SHEET S001 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
   B. SHEET S001 WOOD STRUCTURE NOTES.
5. FIELD VERIFY CONDITION OF ALL WINDOW LINTELS DURING CONSTRUCTION & COORDINATE ANY FOUND DETERIORATION WITH THE AOR & EOR FOR DIRECTION.

WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	EXISTING JOIST SPAN DIRECTION.
	NEW OR REPLACED JOIST SPAN DIRECTION
Hn	HEADER MARK, SEE HEADER SCHEDULE.

INFORMATION IS ASSUMED BASED ON LIMITED OBSERVATIONS. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND SHALL BE DETERMINED WHEN THE STRUCTURE IS MADE FULLY ACCESSIBLE FOR THE EOR TO OBSERVE.

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Schaefer Project Number: 2418.92

NEW REPUBLIC architecture

THIRD FLOOR FRAMING PLAN

1713 ELM
CINCINNATI, OH 45202

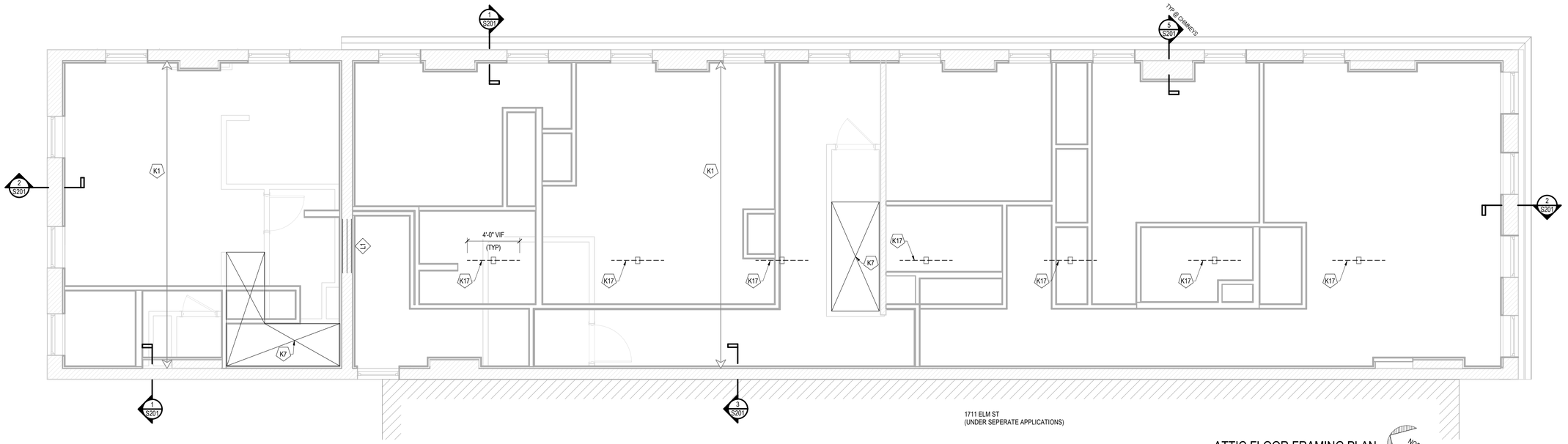
No.	ISSUANCE / REVISION	DATE

Not for Construction

PROJECT # 24-024

S104

1713 ELM



ATTIC FLOOR FRAMING PLAN
1/4" = 1'-0"

NORTH

KEYNOTES	
No.	**DESCRIPTION**
K1	EXIST 1.75"x11.875"" JOISTS @ 12"oc (VIF).
K2	EXIST 6"x10" WOOD BEAM, (VIF).
K3	EXIST 4"ø STEEL POST, VIF.
K4	EXIST W8x18 BEAM, (VIF).
K5	2.875"x9.875" ROOF JOISTS @ 16"oc.
K6	EXIST 4.125"x6" POST (VIF).
K7	EXISTING FLOOR OPENING FOR STAIR SHAFT. COORDINATE CONDITION OF STRINGERS WITH EOR WHEN FINISHES ARE REMOVED FOR REPAIR RECOMMENDATIONS (IF REQUIRED).
K8	STRUCTURE WAS NOT ACCESSIBLE FOR OBSERVATION OF EXISTING FRAMING. INFORMATION IS ASSUMED BASED ON COMMON CONSTRUCTION TECHNIQUES OF THE TIME PERIOD. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND TO BE DETERMINED WHEN THE STRUCTURE IS MADE ACCESSIBLE FOR THE EOR TO OBSERVE
K9	EXIST 2 PLY JOIST.
K10	EXIST 2 PLY HEADER TO BE REMOVED AND REPLACED WITH FULL SPAN 1.75"x11.875" LVLs @ 12"oc w/ IUS1.81/9.5 AT LEDGER. JOISTS TO BE SISTERED TO EXISTING JOISTS PER "TYPICAL JOIST INFILL DETAIL" ON S201.
K11	EXIST ROOF RAFTERS WERE UNOBSERVABLE. COORDINATE w/ EOR FOR OBSERVATION & ASSESSMENT WHEN ACCESSIBLE.
K12	EXIST 4 1/8" x 6 " WOOD ROOF BEAM, (VIF).
K13	(2) 1.75"x11.875" LVL HEADER.
K14	POCKET BEAM INTO EXIST BRICK WALL PER "TYPICAL WOOD BEAM POCKET IN EXIST WALL DETAIL" ON S301.
K15	(3) 2x12 HEADER. AT PERPENDICULAR BEAM, FLUSH BEAM TO BEAM CONNECTION; SIMPSON HHUS210-3.
K16	(1) 4x8 PRECAST CONCRETE LINTEL PER WYTHE OF BRICK w/ (1) #4 TOP AND BOT. PROVIDE 8" MIN BRG EACH END.
K17	EXISTING COLUMN ABOVE SUPPORTED BY SPREADER BEAM. REFERENCE SECTION 8/S301.
K18	EXISTING ROOFTOP ACCESS HATCH, VIF
K19	MECHANICAL PLATFORM ABOVE ROOF PROVIDED BY OTHERS.
K20	SUPPORT STUB TO RECEIVE MECHANICAL PLATFORM POST. REFERENCE SECTIONS 10/S201 AND 11/S201 FOR STUB BRACING. COORDINATE POST LOCATIONS WITH PLATFORM SUPPLIER

WOOD FLOOR & ROOF FRAMING PLAN NOTES:

1. ALL FRAMING SIZES AND DIMENSIONS INDICATED ON PLAN ARE BASED ON LIMITED FIELD MEASUREMENTS OBTAINED BY SCHAEFER.
2. ALL INFORMATION FOR THE PROJECT SCOPE SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE COMMUNICATED WITH THE AOR AND EOR PRIOR TO ANY MODIFICATIONS.
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. REFER TO THE FOLLOWING:
   A. SHEET S001 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
   B. SHEET S001 WOOD STRUCTURE NOTES.
5. FIELD VERIFY CONDITION OF ALL WINDOW LINTELS DURING CONSTRUCTION & COORDINATE ANY FOUND DETERIORATION WITH THE AOR & EOR FOR DIRECTION.

WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	EXISTING JOIST SPAN DIRECTION.
	NEW OR REPLACED JOIST SPAN DIRECTION
Hn	HEADER MARK, SEE HEADER SCHEDULE.

INFORMATION IS ASSUMED BASED ON LIMITED OBSERVATIONS. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND SHALL BE DETERMINED WHEN THE STRUCTURE IS MADE FULLY ACCESSIBLE FOR THE EOR TO OBSERVE.

STRUCTURAL ENGINEERS
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Schaefer Project Number: 2418.92

NEW REPUBLIC architecture

ATTIC FLOOR FRAMING PLAN

1713 ELM
CINCINNATI, OH 45202

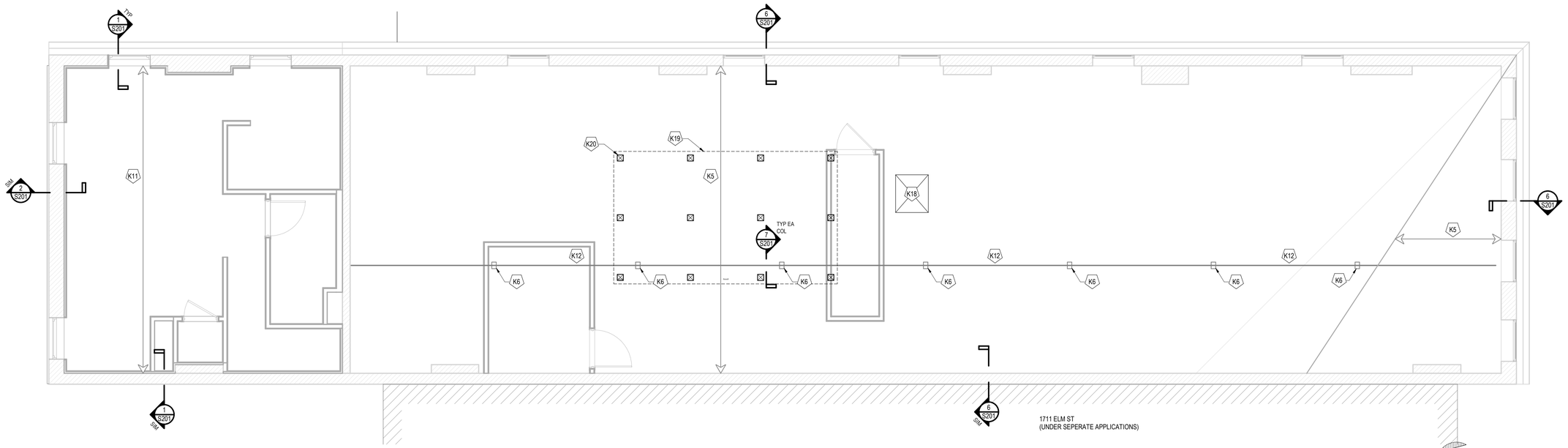
No.	ISSUANCE / REVISION	DATE

Not for Construction

PROJECT # 24-024

S105

1713 ELM



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

KEYNOTES	
No.	**DESCRIPTION**
K1	EXIST 1.75"x11.875"" JOISTS @ 12"oc (VIF).
K2	EXIST 6"x10" WOOD BEAM, (VIF).
K3	EXIST 4"ø STEEL POST, VIF.
K4	EXIST W8x18 BEAM, (VIF).
K5	2.875"x9.875" ROOF JOISTS @ 16"oc.
K6	EXIST 4.125"x6" POST (VIF).
K7	EXISTING FLOOR OPENING FOR STAIR SHAFT. COORDINATE CONDITION OF STRINGERS WITH EOR WHEN FINISHES ARE REMOVED FOR REPAIR RECOMMENDATIONS (IF REQUIRED).
K8	STRUCTURE WAS NOT ACCESSIBLE FOR OBSERVATION OF EXISTING FRAMING. INFORMATION IS ASSUMED BASED ON COMMON CONSTRUCTION TECHNIQUES OF THE TIME PERIOD. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND TO BE DETERMINED WHEN THE STRUCTURE IS MADE ACCESSIBLE FOR THE EOR TO OBSERVE
K9	EXIST 2 PLY JOIST.
K10	EXIST 2 PLY HEADER TO BE REMOVED AND REPLACED WITH FULL SPAN 1.75"x11.875" LVLs @ 12"oc w/ IUS1.81/9.5 AT LEDGER. JOISTS TO BE SISTERED TO EXISTING JOISTS PER "TYPICAL JOIST INFILL DETAIL" ON S201.
K11	EXIST ROOF RAFTERS WERE UNOBSERVABLE. COORDINATE w/ EOR FOR OBSERVATION & ASSESSMENT WHEN ACCESSIBLE.
K12	EXIST 4 1/8" x 6 " WOOD ROOF BEAM, (VIF).
K13	(2) 1.75"x11.875" LVL HEADER.
K14	POCKET BEAM INTO EXIST BRICK WALL PER "TYPICAL WOOD BEAM POCKET IN EXIST WALL DETAIL" ON S301.
K15	(3) 2x12 HEADER. AT PERPENDICULAR BEAM, FLUSH BEAM TO BEAM CONNECTION; SIMPSON HHUS210-3.
K16	(1) 4x8 PRECAST CONCRETE LINTEL PER WYTHE OF BRICK w/ (1) #4 TOP AND BOT. PROVIDE 8" MIN BRG EACH END.
K17	EXISTING COLUMN ABOVE SUPPORTED BY SPREADER BEAM. REFERENCE SECTION 8/S301.
K18	EXISTING ROOFTOP ACCESS HATCH, VIF
K19	MECHANICAL PLATFORM ABOVE ROOF PROVIDED BY OTHERS.
K20	SUPPORT STUB TO RECEIVE MECHANICAL PLATFORM POST. REFERENCE SECTIONS 10/S201 AND 11/S201 FOR STUB BRACING. COORDINATE POST LOCATIONS WITH PLATFORM SUPPLIER

WOOD FLOOR & ROOF FRAMING PLAN NOTES:

1. ALL FRAMING SIZES AND DIMENSIONS INDICATED ON PLAN ARE BASED ON LIMITED FIELD MEASUREMENTS OBTAINED BY SCHAEFER.
2. ALL INFORMATION FOR THE PROJECT SCOPE SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE COMMUNICATED WITH THE AOR AND EOR PRIOR TO ANY MODIFICATIONS.
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
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5. FIELD VERIFY CONDITION OF ALL WINDOW LINTELS DURING CONSTRUCTION & COORDINATE ANY FOUND DETERIORATION WITH THE AOR & EOR FOR DIRECTION.

WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	EXISTING JOIST SPAN DIRECTION.
	NEW OR REPLACED JOIST SPAN DIRECTION
Hn	HEADER MARK, SEE HEADER SCHEDULE.

INFORMATION IS ASSUMED BASED ON LIMITED OBSERVATIONS. THE APPLICABILITY OF DETAILS SHOWN ARE SUBJECT TO CHANGE AND SHALL BE DETERMINED WHEN THE STRUCTURE IS MADE FULLY ACCESSIBLE FOR THE EOR TO OBSERVE.

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Schaefer Project Number: 2418.92

NEW REPUBLIC architecture

ROOF FRAMING PLAN

1713 ELM
CINCINNATI, OH 45202

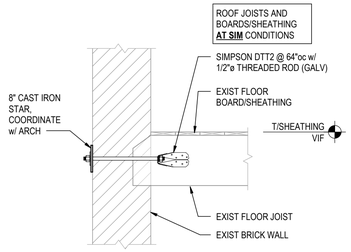
No.	ISSUANCE / REVISION	DATE

Not for Construction

PROJECT # 24-024

S106

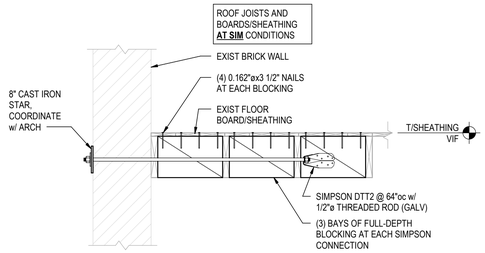
1713 ELM



CONSTRUCTION NOTE: WHERE STARRED OR HIDDEN ANCHORS ALREADY EXIST, NEW ANCHORS ARE NOT REQUIRED TO BE ADDED.

NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

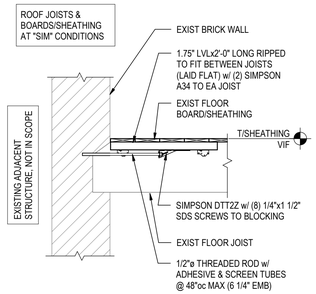
SECTION 1 / 3/4" = 1'-0" / S201



CONSTRUCTION NOTE: WHERE STARRED OR HIDDEN ANCHORS ALREADY EXIST, NEW ANCHORS ARE NOT REQUIRED TO BE ADDED.

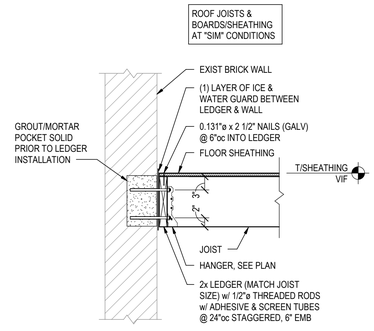
NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

SECTION 2 / 3/4" = 1'-0" / S201



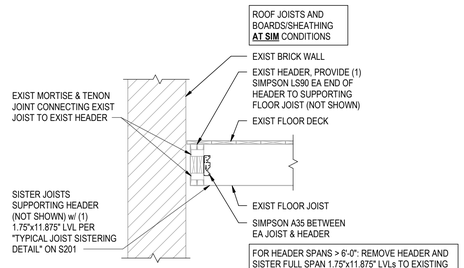
NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

SECTION 3 / 3/4" = 1'-0" / S201



NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

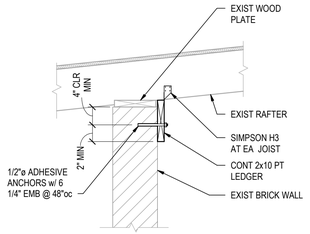
SECTION 4 / 3/4" = 1'-0" / S201



FOR HEADER SPANS > 6'-0": REMOVE HEADER AND SISTER FULL SPAN 1.75"x11.875" LVLs TO EXISTING FLOOR JOISTS PER TYPICAL JOIST INFILL DETAIL ON S201. ATTACH JOISTS TO WALL BEHIND HEADER PER 4/S201 w/ SIMPSON IUS1.81/9.5 JOIST HANGER

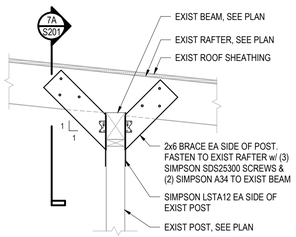
NOTE: DETAIL IS APPLICABLE WHERE INSTANCES OCCUR. FIELD VERIFY

SECTION 5 / 3/4" = 1'-0" / S201

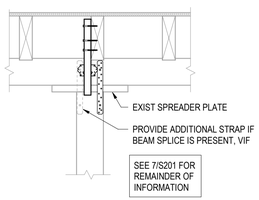


NOTE: DETAIL IS APPLICABLE WHERE INSTANCES OCCUR. FIELD VERIFY

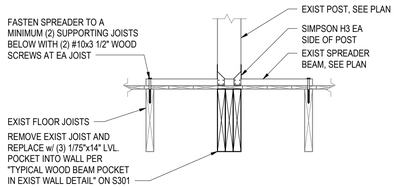
SECTION 6 / 3/4" = 1'-0" / S201



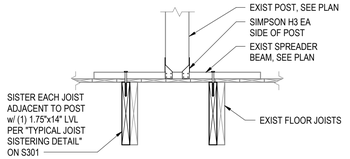
SECTION 7 / 3/4" = 1'-0" / S201



SECTION 7A / 3/4" = 1'-0" / S201

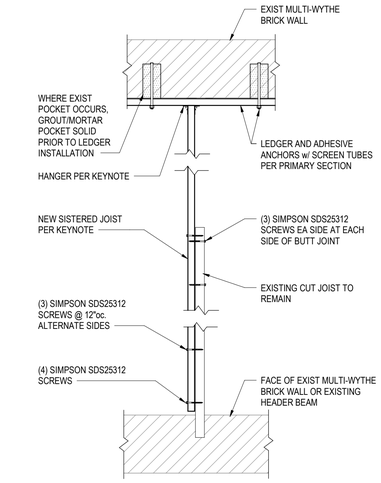


CASE A: POST BEARS DIRECTLY ON JOIST

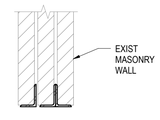


CASE B: POST BEARS BETWEEN JOISTS

SECTION 8 / 3/4" = 1'-0" / S201



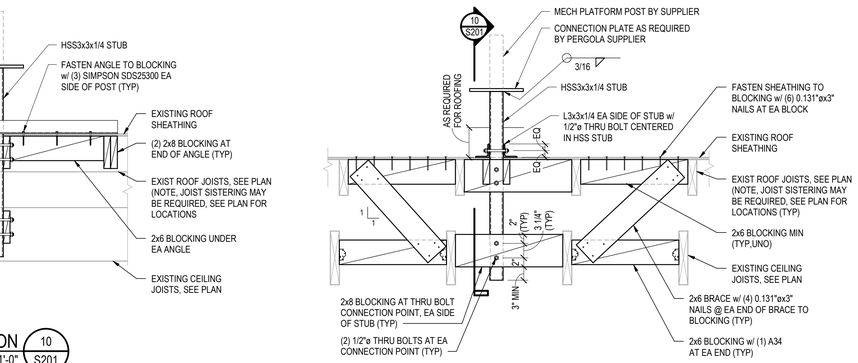
TYPICAL JOIST INFILL DETAIL / 3/4" = 1'-0" / 9 / S201



DETAIL D1 / NTS / S201

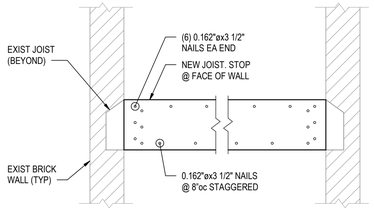
L#	CMU LINTEL SCHEDULE		
MARK	DETAIL	DESCRIPTION	REMARKS
L1	D1/S201	L3 1/2 x 3 1/2x1/4 PER 4" WYTHE OF MASONRY	

NOTES:
1. PROVIDE 6" BEARING EACH END OF LINTEL, UNO.
2. CENTER LINTEL UNDER CMU, UNO IN PLAN OR SECTION.



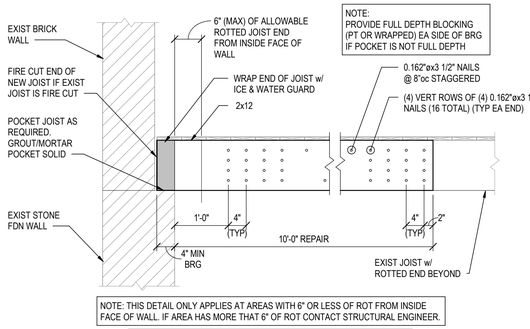
SECTION 10 / 3/4" = 1'-0" / S201

SECTION 11 / 3/4" = 1'-0" / S201



NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

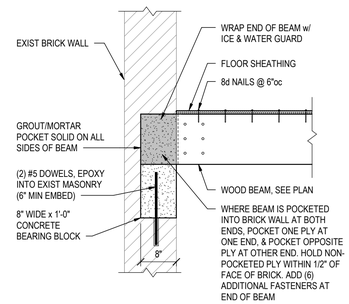
TYPICAL JOIST SISTERING DETAIL
3/4" = 1'-0"



NOTE: THIS DETAIL ONLY APPLIES AT AREAS WITH 6" OR LESS OF ROT FROM INSIDE FACE OF WALL. IF AREA HAS MORE THAT 6" OF ROT CONTACT STRUCTURAL ENGINEER.

NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

TYPICAL ROTTED JOIST END REINFORCING DETAIL
3/4" = 1'-0"



NOTE: APPLICABILITY OF DETAIL TO BE DETERMINED WHEN ALL EXISTING FRAMING HAS BEEN EXPOSED

TYPICAL WOOD BEAM POCKET IN EXIST WALL DETAIL
NTS

NEW REPUBLIC architecture

FRAMING DETAILS & SECTIONS

1713 ELM
CINCINNATI, OH 45202

No.	ISSUANCE / REVISION	DATE

Not for Construction

PROJECT # 24-024

S201

MULTI-FAMILY | HISTORIC RENOVATION | DATE: 04-03-2025

1713 ELM

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Schaefer Project Number: 2418.92