

# 2321 WEST McMICKEN AVE CINCINNATI, OH 45214

## PROJECT INFORMATION

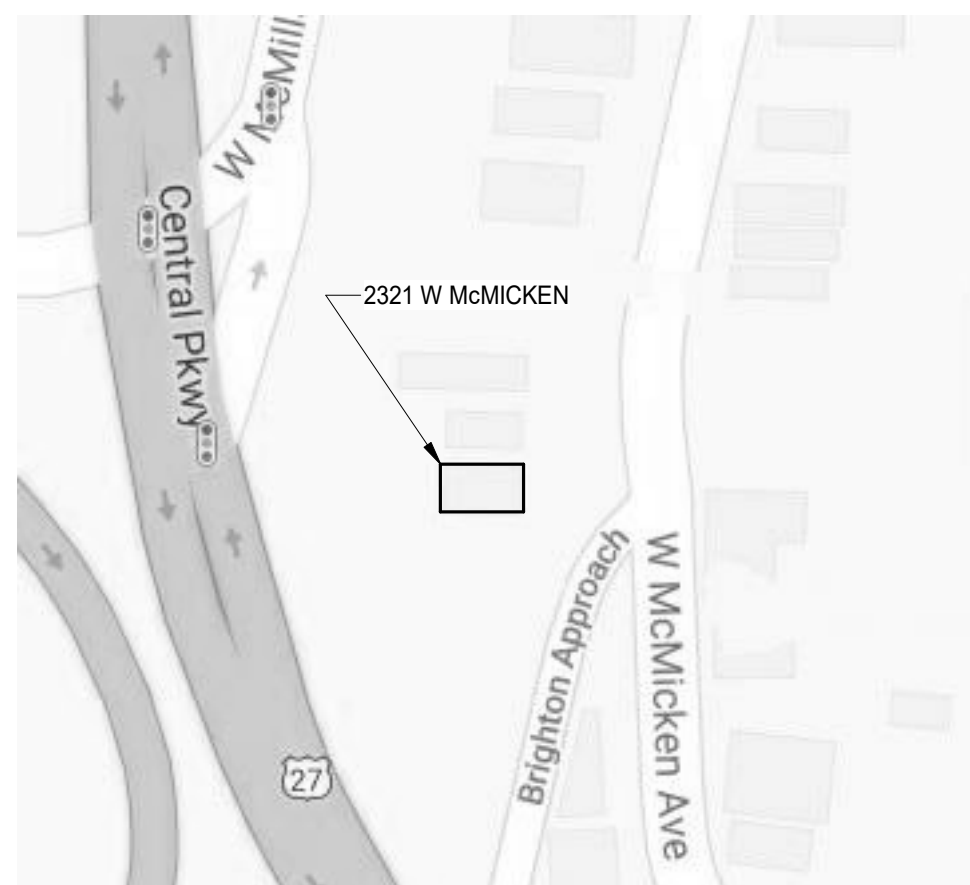
- PROJECT DESCRIPTION** PROJECT IS BUILDING STABILIZATION AND REPAIR OF AN EXISTING 2 STORY BUILDING. THE BUILDING IS CURRENTLY VACANT. THIS IS AN APPLICATION FOR STABILIZATION & REPAIR ONLY. NOT FOR OCCUPANCY. STABILIZATION AND REPAIRS SHALL BE DONE BASED ON THE CITY OF CINCINNATI 13 POINT VACATED BUILDING MAINTENANCE STANDARDS (1101-79.4).
- SCOPE OF REPAIR WORK**
  - MASONRY REBUILD AND REPAIR
  - REINFORCE FLOOR/ROOF FRAMING REPAIR OR REPLACE LINTELS
  - REPAIR/REPLACE SHEATHING AS NEEDED.
- PROJECT LOCATION** 2321 WEST McMICKEN AVE  
CINCINNATI, OH 45214
- GOVERNING CODE:** CURRENT OHIO RESIDENTIAL CODE
- ZONING DESIGNATION:** CC-P
- CONSTRUCTION TYPE:** IIIB - EXISTING AND PROPOSED
- NUMBER OF DWELLING UNITS:** N/A (VACANT BUILDING)
- DIMENSIONS:** AREA = 1120 SF PER FLOOR  
HEIGHT = 28 FT  
STORY = 2

	EXISTING	PROPOSED
ROOF:	WOOD	WOOD
EXTERIOR BEARING:	MASONRY	MASONRY
INTERIOR BEARING:	MASONRY	MASONRY
INTERIOR PARTITIONS:	WOOD	WOOD
FLOOR:	WOOD	WOOD



FRONT ELEVATION PICTURE

NO SCALE



LOCATION PLAN

NO SCALE

NORTH



### GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE  
OHIO BUILDING CODE - 2017 OBC BASED ON 2015 IBC

CLASSIFICATION OF BUILDING STRUCTURE CATEGORY II, TABLE 1604.5

### DESIGN LOADS

- ROOF LOAD:**
    - MINIMUM LIVE LOAD OR SNOW LOAD (P): 20 PSF\*
  - MINIMUM SNOW LOAD GOVERNED BY  $P_f = 20 \cdot I$  (PSF)**
  - SNOW LOAD:**
    - GROUND SNOW LOAD,  $P_g = 20$  PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.
    - FLAT ROOF SNOW LOAD,  $P_f = 17$  PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
    - SNOW LOAD IMPORTANCE FACTOR  $I = 1.00$
    - SNOW EXPOSURE FACTOR  $C_e = 1.0$
    - THERMAL FACTOR,  $C_t = 1.00$
  - FLOOR LOAD:**
    - LIVE LOAD: 100 PSF (COMMERCIAL)
  - LIVE LOAD: 40 PSF (RESIDENTIAL)**
  - WIND LOAD:**
    - MAIN WINDFORCE - RESISTING SYSTEM: 90 MPH PER ASCE 7 (3-SECOND GUST).
    - WIND EXPOSURE B
    - WIND LOAD IMPORTANCE FACTOR  $I_e = 1.00$
    - BASIC WIND VELOCITY PRESSURE,  $q_h = 12.6$  PSF, WORKING STRESS UNFACTORED LOADS
    - INTERNAL GUST PRESSURE COEFFICIENT  $G_Cp = 0.18$ , ENCLOSED BUILDING.
- NOTE TO SPECIFIER: THE WIND DESIGN PRESSURE  $P = q(G_Cp) - q(G_Cp)$  FOR MWFRS PER ASCE 7 SECTION 6.5.12.2.
- GUARDRAILS:
    - TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY.
    - IN-FILL AREAS: 200 POUNDS APPLIED ON A 1 SQUARE FOOT AREA.

5. SPECIAL INSPECTION REQUIREMENTS PER SECTION 1704. SEE CONSTRUCTION SPECIFICATIONS AND OR SPECIAL INSPECTION BOOKLET ADDENDUM REQUIREMENTS.

### SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE NOT REQUIRED PER THE OHIO RESIDENTIAL CODE.

### CONSTRUCTION AND SAFETY

- 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.
- ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
- 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 NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER. THE INTENT OF THESE DRAWINGS ARE FOR STABILIZATION ONLY. ANY FUTURE RENOVATION TO THE BUILDING BY OWNER WOULD REQUIRE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO BRING BUILDING UP TO CURRENT CODE.
- THE OWNER AND ENGINEER HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
- THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
- THE CONTRACTOR IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJACENT TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
- THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.
- IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEE, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
- CONTRACTOR IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.

### CONCRETE

- CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
- CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.
- MATERIALS: ( $f_c$  BASED ON 28 DAY UNLESS NOTED)
  - CONCRETE UNLESS NOTED:  $f_c = 4000$  PSI, NORMAL AGGREGATE.
  - CONCRETE FOR INTERIOR FLOOR SLABS:  $f_c = 4000$  PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HRWR ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
  - CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.:  $f_c = 4500$  PSI (4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT = 520 #/CY, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.
  - CONCRETE FOR ELEVATED SLAB ON METAL DECK:  $f_c = 4000$  PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HRWR ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50. SEE PLAN FOR REINFORCING REQUIREMENTS.
  - CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE:  $f_c = 4000$  PSI (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
  - REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH, FLAT SHEETS ONLY.
- SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.
  - FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.
  - MORTAR: ASTM C270 TYPE 'O' TO MATCH WITH EXISTING MODIFIED ACCORDINGLY.
    - PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I HYDRATED LIME: TYPE N.
    - MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
  - GROUT: ASTM C476.  $f_c = 2000$  psi, SLUMP 8" TO 10".
  - POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED.

### MASONRY

- MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
- MATERIALS
  - PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I HYDRATED LIME: TYPE N.
  - MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
  - GROUT: ASTM C476.  $f_c = 2000$  psi, SLUMP 8" TO 10".
  - POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED.
  - MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.
  - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.
  - RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
  - MASONRY WALL REPAIR
    - EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NECESSARY AT ALL EXPOSED EXTERIOR SIDES OF THE BUILDING AS NEEDED.
    - REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS DAMAGED OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
    - REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
    - REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE. NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
    - UNPAINTED MASONRY AND STONE IS TO REMAIN UNPAINTED.
    - NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OF CONCRETE MASONRY. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS

### WOOD

- MATERIALS:
  - FRAMING LUMBER:
    - 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
    - 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
    - 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
    - ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
  - SHEATHING & SUBFLOORING: 4824 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1, 3216 APA RATED ROOF SHEATHING EXPOSURE 1, 2416 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
  - ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
    - $F_b = 2600$  PSI BENDING
    - $F_v = 285$  PSI HORIZONTAL SHEAR
    - $F_c = 750$  PSI COMPRESSION PERPENDICULAR TO GRAIN
    - $E = 2,000,000$  PSI MODULUS OF ELASTICITY
  - LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA-PACIFIC CORPORATION, G-P LAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:
    - 12" AND SMALLER MEMBERS:
      - TWO-PIECE MEMBERS - 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
      - THREE PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER BOLTS AT 24" O.C. STAGGERED
    - 14" AND LARGER MEMBERS:
      - TWO-PIECE MEMBERS - 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
      - THREE PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER BOLTS AT 16" O.C. STAGGERED.
  - INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.
  - UNLESS NOTED OTHERWISE, CONNECTORS
  - SHALL BE MADE PERTABLE 2304.9.1, "RECOMMENDED FASTENING SCHEDULE" IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
  - ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED
  - ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
  - FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL ONE SIMPSON H5 HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".
  - BRIDGING IN ALL FLOOR AND CEILING JOISTS, INCLUDING MANUFACTURED WOOD JOISTS, SHALL BE 1"x3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.
  - PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.
  - DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.

### TYPICAL ABBREVIATION LIST

AEF = Alternate Each Face	LG = Long
ARCH = Architect	LL = Live Load
BLDG = Building	LLH = Long Leg Horizontal
BM = Beam	LLV = Long Leg Vertical
BFTG = Bottom of Footing	LVL = Laminated Veneer Lumber
B/DECK = Bottom of Deck	MAX = Maximum
BRG = Bearing	MECH = Mechanical
CIP = Cast In Place	MIN = Minimum
CJ = Control Joint	ML = Micro Laminated
CL = Center Line	NS = Non Strink
CLR = Clear	NTS = Not to Scale
CMU = Concrete Masonry Unit	o.c. = On Center
CONC = Concrete	PAF = Powder Actuated Fastener
CONT = Continuous	PC = Piece
DL = Dead Load	PEMB = Pre-Engineered Metal Building
DWG = Drawings	PL = Plate
EJ = Expansion Joint	psf = Pounds Per Square Foot
EL = Elevation	RD = Roof Drain
EMBD = Embedment	REINF = Reinforcement
ENGR = Engineer	RTU = Roof Top Unit
EQ = Equal Distance	SDS = Self Drilling Screw
EW = Each Way	SF = Step Footing
EX = Each Face	SW = Step Wall
EK = Existing	SB = Solid Bearing
EXT = Exterior	SCH = Schedule
FTG = Footing	SIM = Similar
FND = Foundation	STL = Steel
ga = Gauge	SRD = Secondary Roof Drain
GALV = Galvanized	T/FTG = Top Of Footing
GC = General Contractor	TS = Tube Steel
GRAN = Granular	TYP = Typical
HORZ = Horizontal	UNO = Unless Noted Otherwise
HSS = Hollow Structural Section	VERT = Vertical
k = Kips	WVF = Welded Wire Fabric
ksf = Kips Per Square Foot	WF = Wide Flange
lbs = Pounds	WP = Work Point

NOT ALL ABBREVIATIONS APPLY. INCLUDED FOR REFERENCE ONLY.

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Structural Consultants  
**ADVANTAGE GROUP**  
ENGINEERS, INC.



PERMIT #	REVISION/SUBMISSION	Date
		09/16/2020

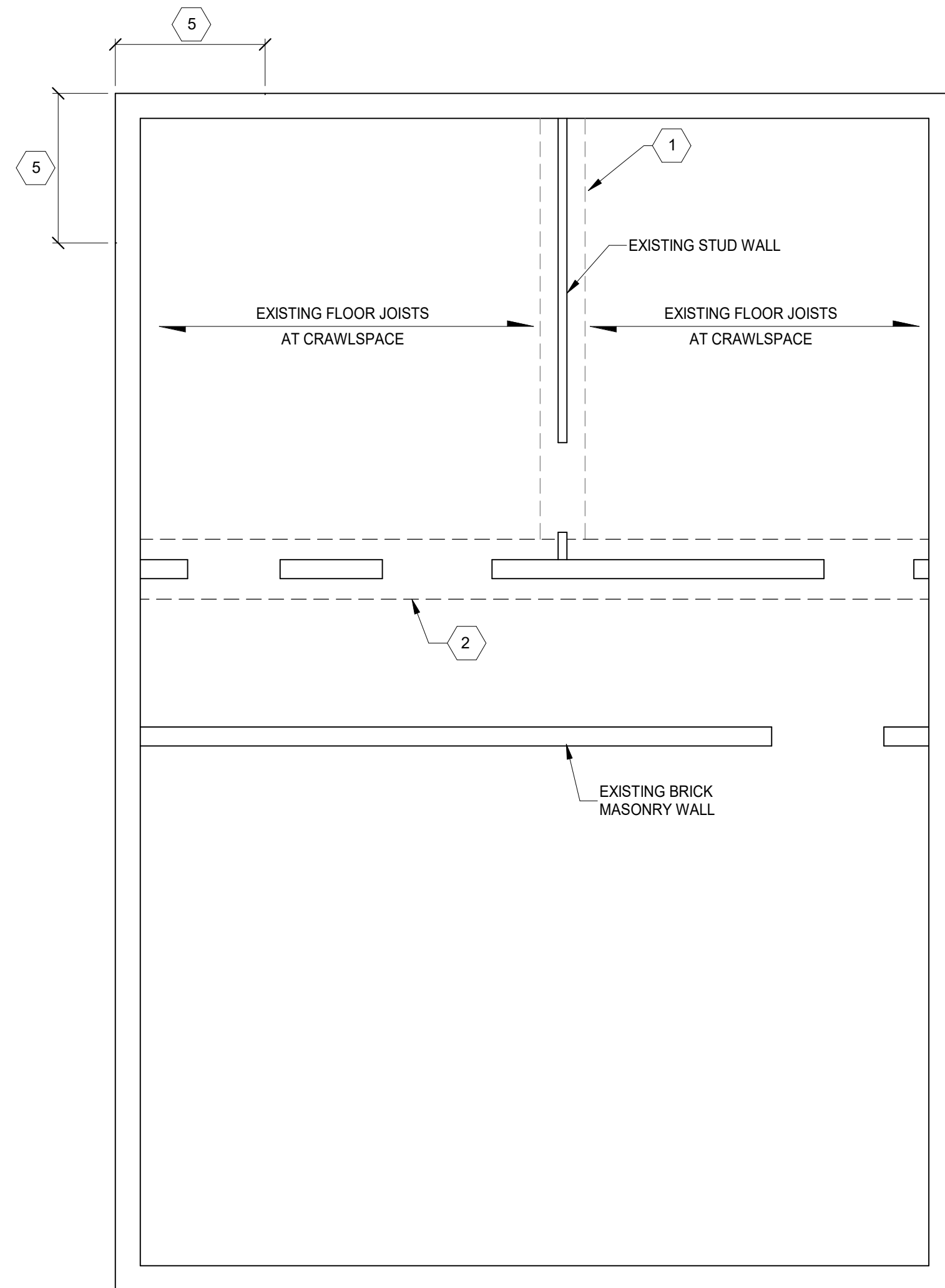
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2321 WEST McMICKEN AVE  
CINCINNATI, OH 45214

DRAWING TITLE: STRUCTURAL GENERAL NOTES

Proj. No.:	20806.01
Design Team:	KCJ / SJ
Date:	09/15/2020
Drawing No.	

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**FOUNDATION PLAN**

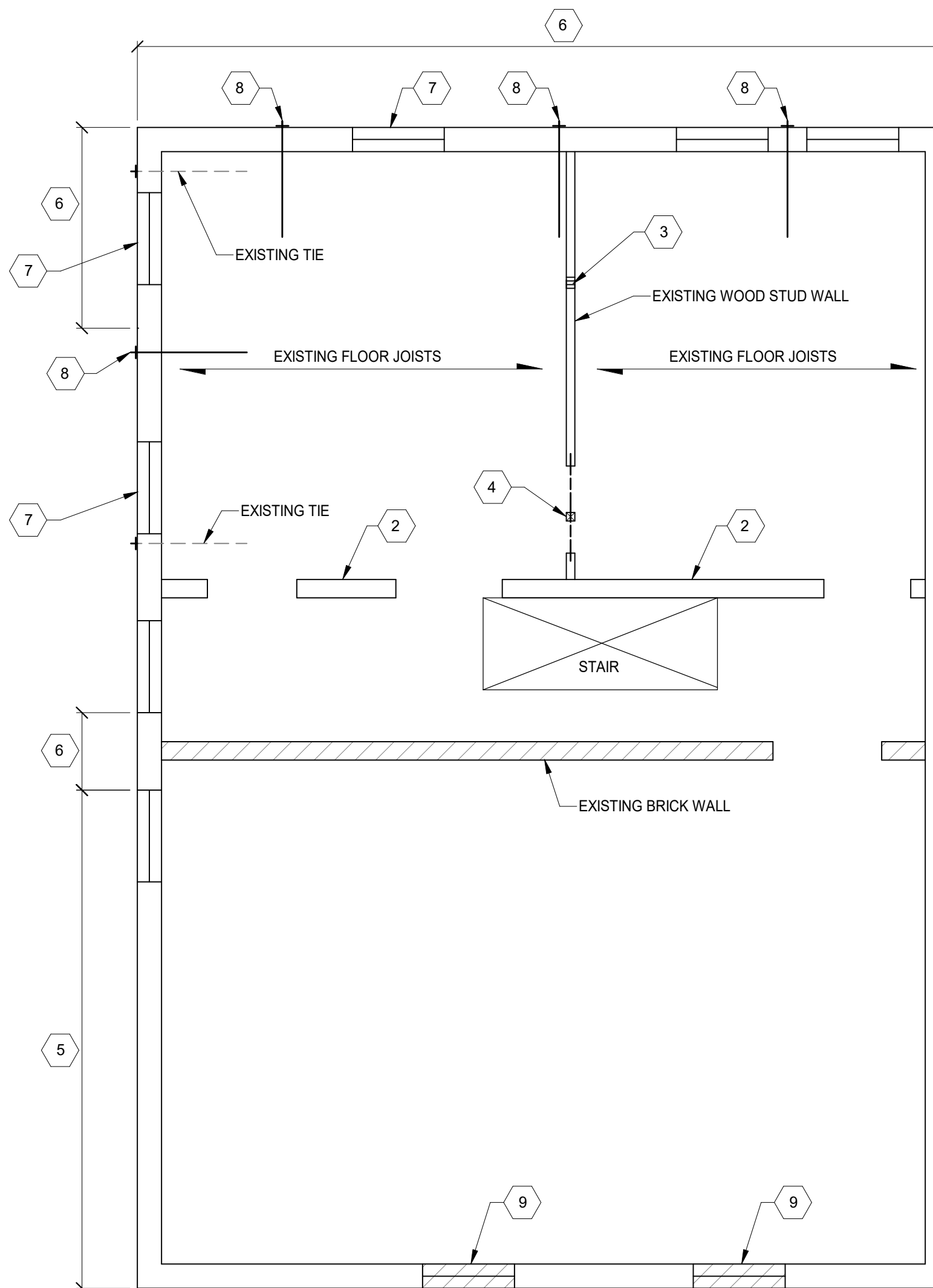
SCALE 1/4" = 1'-0"

NORTH



**KEYNOTES - FOUNDATION**

KEYNOTE	DESCRIPTION
1	REMOVE FLOORING NEAR WALL AS NEEDED. TUCK POINT EXISTING FOUNDATION WALL. INSPECT THE EXISTING JOISTS ENDS AND VERIFY THEY ARE NOT ROTTED. PROVIDE SOLID (2) 2X10 P.T. BLOCKING IN EACH JOIST SPACE. BLOCKING SHALL BE TIGHT TO WOOD WALL BOTTOM PLATE. PROVIDE A CONTINUOUS BED OF MORTAR BETWEEN THE EXISTING STONE AND THE NEW P.T. BLOCKING.
2	REMOVE EXISTING WOOD WALL AND SHORE THE FLOOR JOIST ABOVE WALL AS NEEDED. PROVIDE A NEW 1'X1-6" CONTINUOUS FOOTING. REBUILD WALL WITH NEW 2X4 STUDS AT 16" O.C. USE (2) 2X8 HEADERS WITH (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD AT OPENINGS.
5	REMOVE PARGE COAT IF APPLICABLE. TUCK POINT STONE FOUNDATION WALL.



**1ST FLOOR FRAMING PLAN**

SCALE 1/4" = 1'-0"

NORTH



**KEYNOTES - 1ST FLOOR FRAMING**

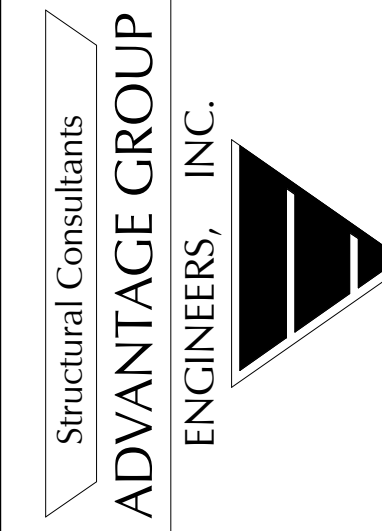
KEYNOTE	DESCRIPTION
2	REMOVE EXISTING WOOD WALL AND SHORE THE FLOOR JOIST ABOVE WALL AS NEEDED. PROVIDE A NEW 1'X1-6" CONTINUOUS FOOTING. REBUILD WALL WITH NEW 2X4 STUDS AT 16" O.C. USE (2) 2X8 HEADERS WITH (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD AT OPENINGS.
3	PROVIDE (3) 2X4 STUDS BELOW THE BEARING STUDS AT THE FLOOR ABOVE. PROVIDE SOLID BLOCKING BETWEEN WALL TOP PLATE AND 1ST FLOOR SHEATHING.
4	PROVIDE A (2) 2X12 HEADER AT EXISTING OPENING WITH (2) 2X4 CRIPPLE STUDS EACH END AND (1) FULL HEIGHT STUD. IT IS ACCEPTABLE TO UTILIZE THE EXISTING STUDS AS FULL HEIGHT STUDS AS LONG AS ROOF DOOR OPENING SIZE IS 34" OR GREATER. ABOVE HEADER. PROVIDE (3) 2X4 STUDS BELOW THE 2ND FLOOR STUD BEARING. BLOCK SOLID BETWEEN TOP OF WALL PLATE TO 1ST FLOOR SHEATHING BELOW 2ND FLOOR STUD BEARING.
5	REMOVE PARGE COAT IF APPLICABLE. TUCK POINT STONE FOUNDATION WALL.
6	TUCKPOINT BRICK.
7	REMOVE AND REPLACE THE EXTERIOR LINTEL WITH A NEW RECLAIMED LIMESTONE LINTEL OR A 4'X8" CONCRETE CAST STONE LINTEL W/ #5 TOP AND BOTTOM. REPAIR OUTER WYTHE OF BRICK ABOVE LINTEL. TIE WYTHES WITH HOHMANN BARNARD SPIRALOK ANCHORS AT 16" O.C. EACH WAY.
8	PROVIDE NEW WALL TIE PER DETAILS 2/S310 OR 3/S310.
9	REMOVE SOIL AROUND WINDOW WELL AND TUCK POINT STONE MASONRY. INFILL WINDOW WELL WITH SOLID BRICK STONE MASONRY TO MATCH EXISTING WALL.

**PLAN NOTES:**

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD. NOTIFY ADVANTAGE GROUP ENGINEERS IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL BOARD UP ALL EXTERIOR BUILDING OPENINGS.
- CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS THROUGHOUT THE BUILDING AND CONNECT TO EXISTING UNDERGROUND STORM.
- ALL WOOD INTERIOR LINTELS AT OPENINGS IN MASONRY WALLS SHALL BE REPLACED WITH PRECAST LINTELS WHERE WOOD HAS BEEN COMPROMISED BY ROT OR DECAY. REPLACE WITH (1) 8x4 PRECAST LINTEL FOR EACH 4" WYTHE OF BRICK MASONRY AS NEEDED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL DAMAGED, SATURATED, OR SHOWING SIGNS OF BEING DETERIORATED WOOD JOISTS, RAFTERS, AND SHEATHING AT EACH LEVEL NOT SHOWN/CALLED OUT ON PLAN. USE PRESSURE TREATED LUMBER AT 1ST FLOOR LEVEL WHERE WOOD CONTACTS EXISTING STONE FOUNDATION WALLS. MATCH EXISTING SIZE AND SPACING. IS IT AT THE CONTRACTORS DISCRETION TO PROVIDE A CONTINUOUS 2x12 LEDGER ALONG THE FACE OF EXISTING MASONRY WALL WITH ANCHOR BOLTS INTO NEW OR EXISTING MASONRY AT 16" o.c. OR SISTER NEW WOOD JOISTS OF EQUAL DEPTH ALONG SIDE OF EXISTING JOISTS FULL LENGTH. PROVIDE SIMPSON HANGERS AT ALL LEDGER LOCATIONS AND NAIL WITH (2) 16d NAILS AT 12" o.c. AT ALL SISTER LOCATIONS. INSTALL NEW 3/4" APA RATED SHEATHING AT ALL LOCATIONS WHERE FLOORING OR ROOF SHEATHING HAS BEEN COMPROMISED.
- EXISTING STONE FOUNDATION LEDGE PROVIDING BEARING FOR FIRST FLOOR FRAMING TO BE CLEANED OF ALL DEBRIS AND LOOSE OR DETERIORATED MORTAR AND WOOD.

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

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PREPARED FOR: OTR ADOPT

**2321 WEST McMICKEN AVE**  
CINCINNATI, OH 45214

DRAWING TITLE: FOUNDATION & 1ST FLOOR PLANS

Seal:

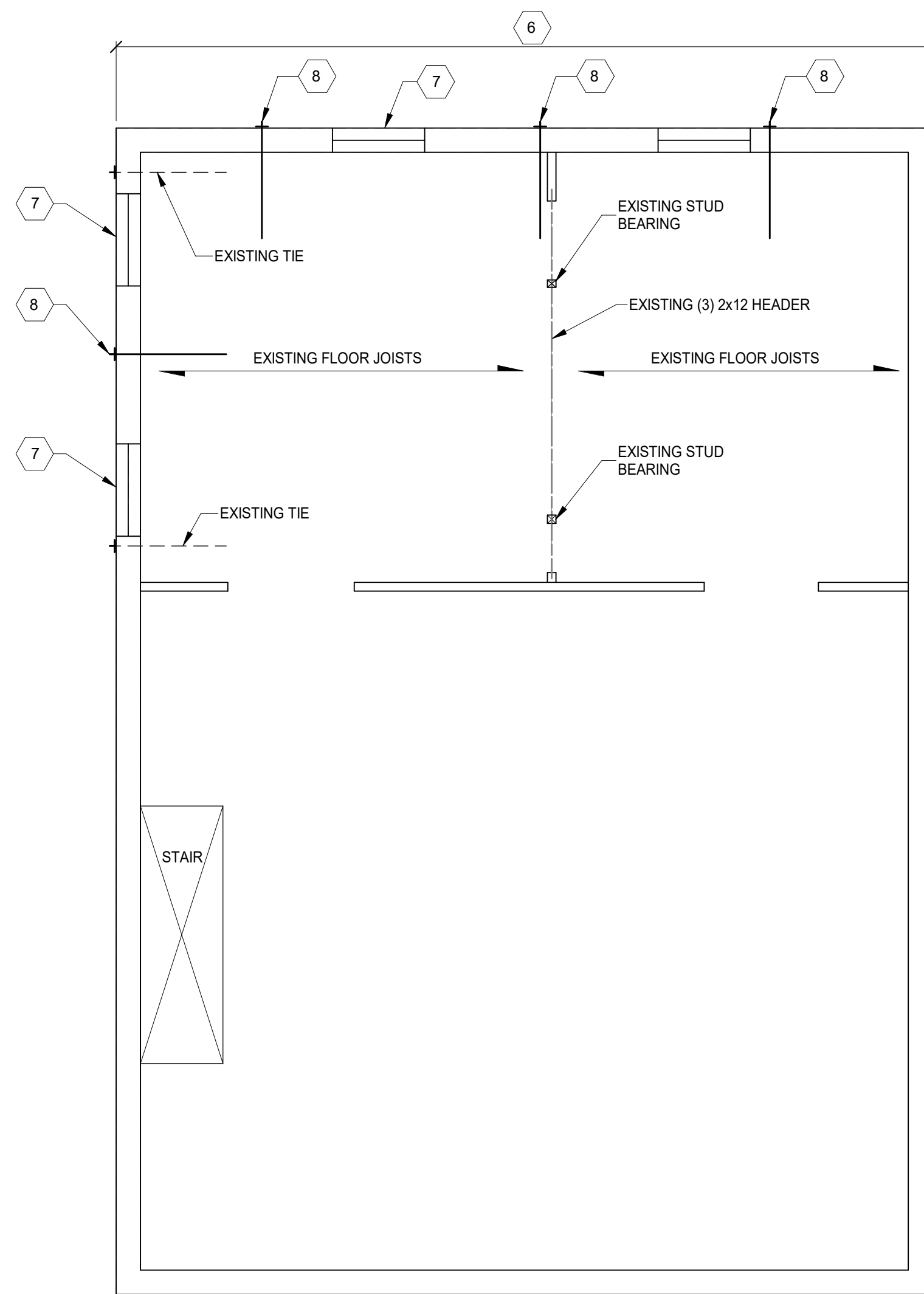
Proj. No.: 20806.01

Design Team: KCJ / SJ

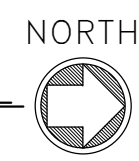
Date: 09/15/2020

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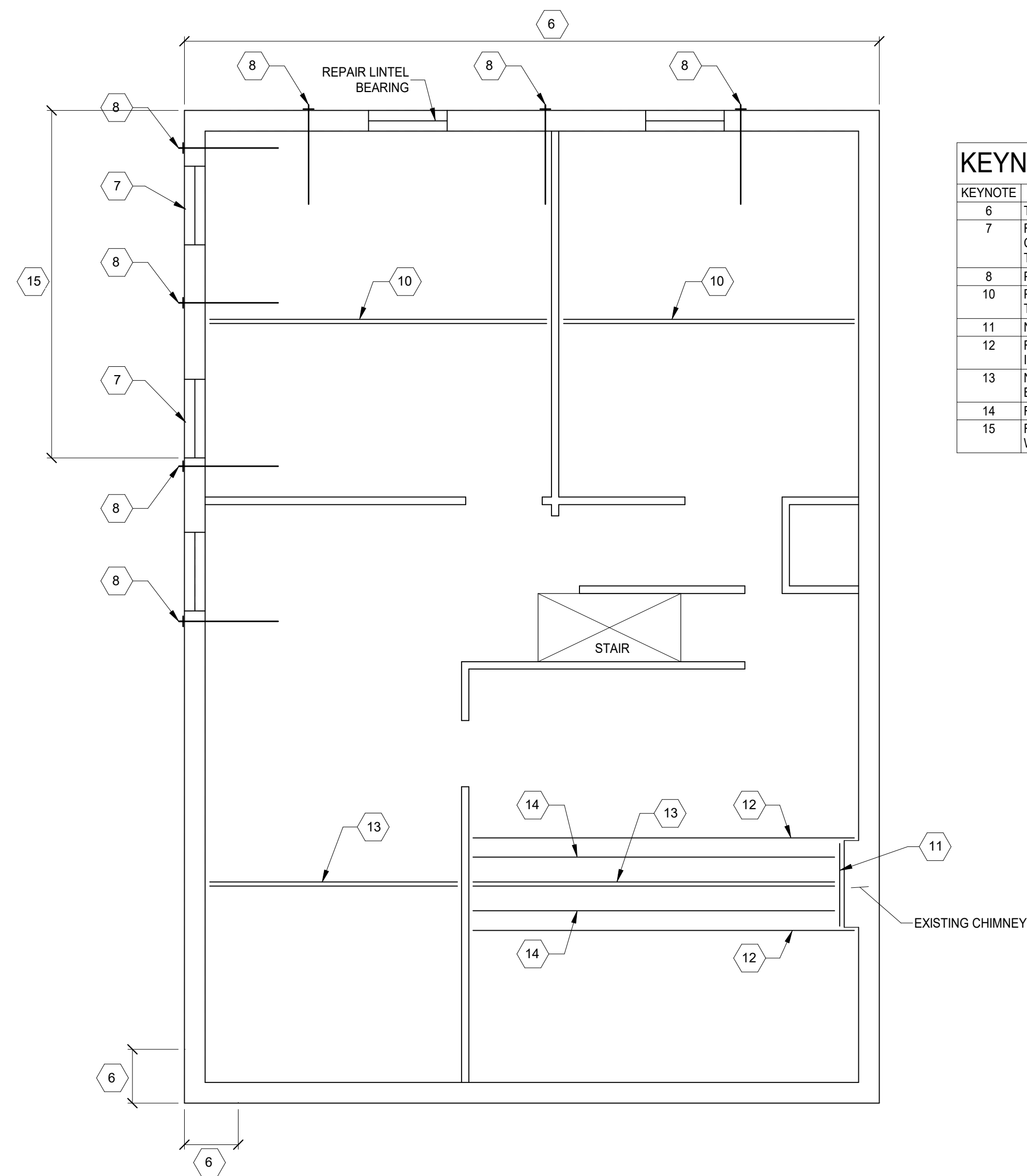
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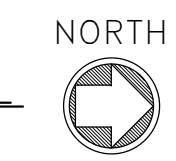
**2ND FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"



KEYNOTE	DESCRIPTION
6	TUCKPOINT BRICK.
7	REMOVE AND REPLACE THE EXTERIOR LINTEL WITH A NEW RECLAIMED LIMESTONE LINTEL OR A 4'x8" CONCRETE CAST STONE LINTEL W/ #5 TOP AND BOTTOM. REPAIR OUTER WYTHE OF BRICK ABOVE LINTEL. TIE WYTHES WITH HOHMANN BARNARD SPIRALOK ANCHORS AT 16" O.C. EACH WAY.
8	PROVIDE NEW WALL TIE PER DETAILS 2/S310 OR 3/S310.



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



**KEYNOTES - 3RD FLOOR FRAMING**

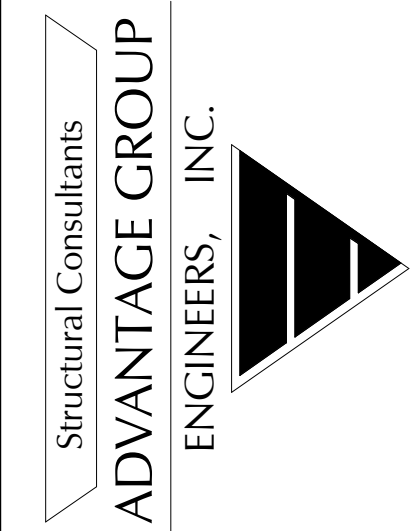
KEYNOTE	DESCRIPTION
6	TUCKPOINT BRICK.
7	REMOVE AND REPLACE THE EXTERIOR LINTEL WITH A NEW RECLAIMED LIMESTONE LINTEL OR A 4'x8" CONCRETE CAST STONE LINTEL W/ #5 TOP AND BOTTOM. REPAIR OUTER WYTHE OF BRICK ABOVE LINTEL. TIE WYTHES WITH HOHMANN BARNARD SPIRALOK ANCHORS AT 16" O.C. EACH WAY.
8	PROVIDE NEW WALL TIE PER DETAILS 2/S310 OR 3/S310.
10	PROVIDE (2) 11-1/4" LVL BEAM BELOW EXISTING WALL IN THE ATTIC. POCKET INTO MASONRY AND BEAR ON THE WOOD BEARING WALL. WRAP BEAM WITH TYVEK AT BEAM POCKET.
11	NEW (2) 9-1/4" LVL HEADER WITH HUS412 HANGER EACH END.
12	REMOVE EXISTING BEAMS AND PROVIDE (3) 9-1/4" LVL BEAM BELOW EXISTING WALL IN THE ATTIC. POCKET INTO MASONRY AND BEAR ON THE WOOD BEARING WALL. WRAP BEAM WITH TYVEK AT BEAM POCKET.
13	NEW (3) 9-1/4" LVL BEAM BELOW ATTIC POSTS. BEAR ON WALL. HANG TO HEADER WITH HU610 HANGER. AT BRICK WALL. WRAP IN TYVEK AND POCKET INTO WALL.
14	REMOVE EXISTING FRAMING AND PROVIDE NEW 1 3/4"x9 1/4" LVL JOISTS WITH HU9 HANGERS.
15	FROM ATTIC TO ROOF. REPAIR BRICK, TUCK POINT, PROVIDE SPIRALOK ANCHORS AT 16" ON CENTER EACH WAY.

**PLAN NOTES:**

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD. NOTIFY ADVANTAGE GROUP ENGINEERS IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL BOARD UP ALL EXTERIOR BUILDING OPENINGS.
- CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS THROUGHOUT THE BUILDING AND CONNECT TO EXISTING UNDERGROUND STORM.
- ALL WOOD INTERIOR LINTELS AT OPENINGS IN MASONRY WALLS SHALL BE REPLACED WITH PRECAST LINTELS WHERE WOOD HAS BEEN COMPROMISED BY ROT OR DECAY. REPLACE WITH (1) 8x4 PRECAST LINTEL FOR EACH 4" WYTHE OF BRICK MASONRY AS NEEDED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL DAMAGED, SATURATED, OR SHOWING SIGNS OF BEING DETERIORATED WOOD JOISTS, RAFTERS, AND SHEATHING AT EACH LEVEL NOT SHOWN/CALLED OUT ON PLAN. USE PRESSURE TREATED LUMBER AT 1ST FLOOR LEVEL WHERE WOOD CONTACTS EXISTING STONE FOUNDATION WALLS. MATCH EXISTING SIZE AND SPACING. IS IT AT THE CONTRACTORS DISCRETION TO PROVIDE A CONTINUOUS 2x12 LEDGER ALONG THE FACE OF EXISTING MASONRY WALL WITH ANCHOR BOLTS INTO NEW OR EXISTING MASONRY AT 16" o.c. OR SISTER NEW WOOD JOISTS OF EQUAL DEPTH ALONG SIDE OF EXISTING JOISTS FULL LENGTH. PROVIDE SIMPSON HANGERS AT ALL LEDGER LOCATIONS AND NAIL WITH (2) 16d NAILS AT 12" o.c. AT ALL SISTER LOCATIONS. INSTALL NEW 3/4" APA RATED SHEATHING AT ALL LOCATIONS WHERE FLOORING OR ROOF SHEATHING HAS BEEN COMPROMISED.
- EXISTING STONE FOUNDATION LEDGE PROVIDING BEARING FOR FIRST FLOOR FRAMING TO BE CLEANED OF ALL DEBRIS AND LOOSE OR DETERIORATED MORTAR AND WOOD.

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

1527 Madison Road  
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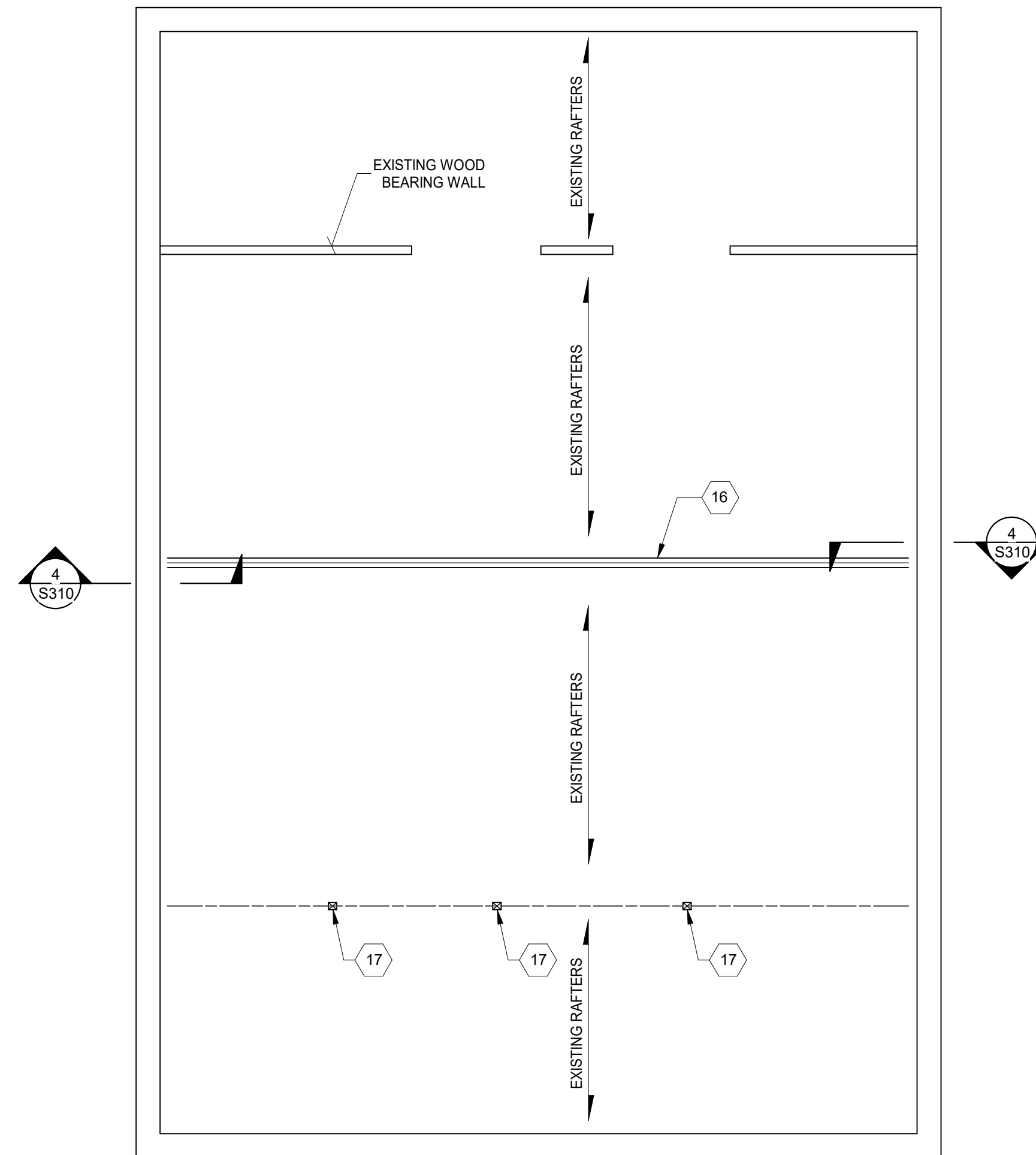
**2321 WEST McMICKEN AVE**  
CINCINNATI, OH 45214

DRAWING TITLE: 2ND & ATTIC FLOOR FRAMING PLANS

Seal:

Proj. No.: 20806.01  
Design Team: KCJ / SJ  
Date: 09/15/2020  
Drawing No.

**S110**



KEYNOTES - ROOF FRAMING	
KEYNOTE	DESCRIPTION
16	CUT RAFTERS AND INSTALL A NEW 14" LVL SISTER EACH SIDE OF THE EXISTING RIM BEAM. FASTEN LVL SISTERS WITH 1/2"x3" SDS AT 16" O.C. HANG RAFTERS TO LVL SISTERS WITH SIMPSON LSSJ06LZ HANGERS.
17	REMOVE EXISTING TELESCOPING POSTS. PROVIDE (3) 2x6 STUD BEARING AT (3) LOCATIONS AS SHOWN.

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

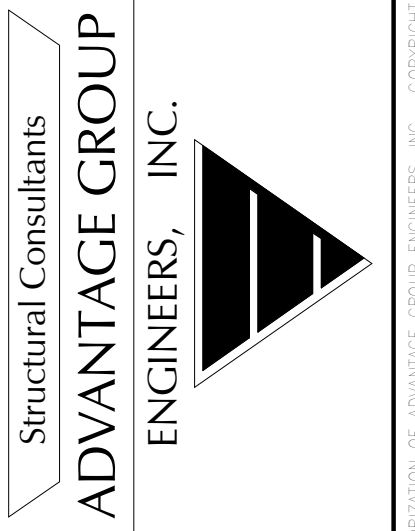
NORTH

**PLAN NOTES:**

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD. NOTIFY ADVANTAGE GROUP ENGINEERS IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL BOARD UP ALL EXTERIOR BUILDING OPENINGS.
- CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS THROUGHOUT THE BUILDING AND CONNECT TO EXISTING UNDERGROUND STORM.
- ALL WOOD INTERIOR LINTELS AT OPENINGS IN MASONRY WALLS SHALL BE REPLACED WITH PRECAST LINTELS WHERE WOOD HAS BEEN COMPROMISED BY ROT OR DECAY. REPLACE WITH (1) 8x4 PRECAST LINTEL FOR EACH 4" WYTHE OF BRICK MASONRY AS NEEDED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL DAMAGED, SATURATED, OR SHOWING SIGNS OF BEING DETERIORATED WOOD JOISTS, RAFTERS, AND SHEATHING AT EACH LEVEL NOT SHOWN CALLED OUT ON PLAN. USE PRESSURE TREATED LUMBER AT 1ST FLOOR LEVEL WHERE WOOD CONTACTS EXISTING STONE FOUNDATION WALLS. MATCH EXISTING SIZE AND SPACING. IS IT AT THE CONTRACTORS DISCRETION TO PROVIDE A CONTINUOUS 2x12 LEDGER ALONG THE FACE OF EXISTING MASONRY WALL WITH ANCHOR BOLTS INTO NEW OR EXISTING MASONRY AT 16" o.c. OR SISTER NEW WOOD JOISTS OF EQUAL DEPTH ALONG SIDE OF EXISTING JOISTS FULL LENGTH. PROVIDE SIMPSON HANGERS AT ALL LEDGER LOCATIONS AND NAIL WITH (2) 16d NAILS AT 12" o.c. AT ALL SISTER LOCATIONS. INSTALL NEW 3/4" APA RATED SHEATHING AT ALL LOCATIONS WHERE FLOORING OR ROOF SHEATHING HAS BEEN COMPROMISED.
- EXISTING STONE FOUNDATION LEDGE PROVIDING BEARING FOR FIRST FLOOR FRAMING TO BE CLEANED OF ALL DEBRIS AND LOOSE OR DETERIORATED MORTAR AND WOOD.

**STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY**

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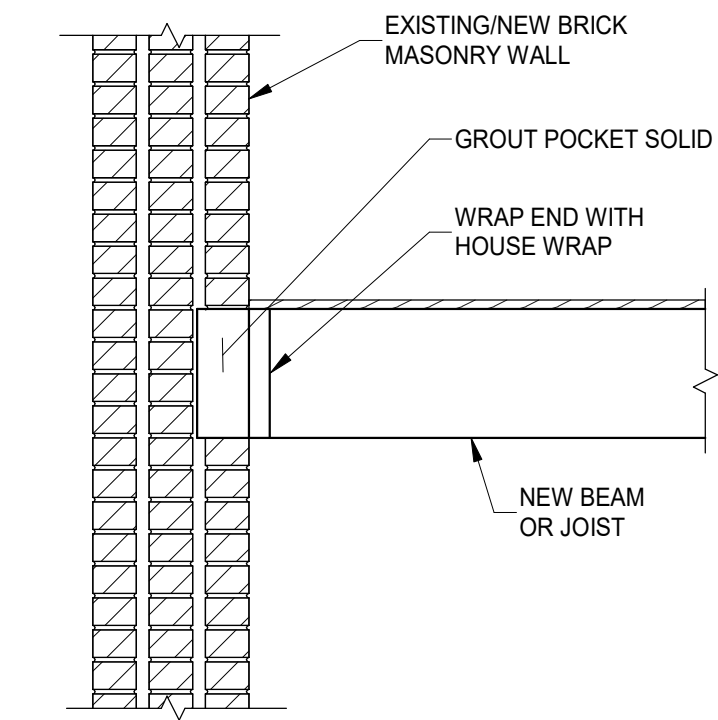
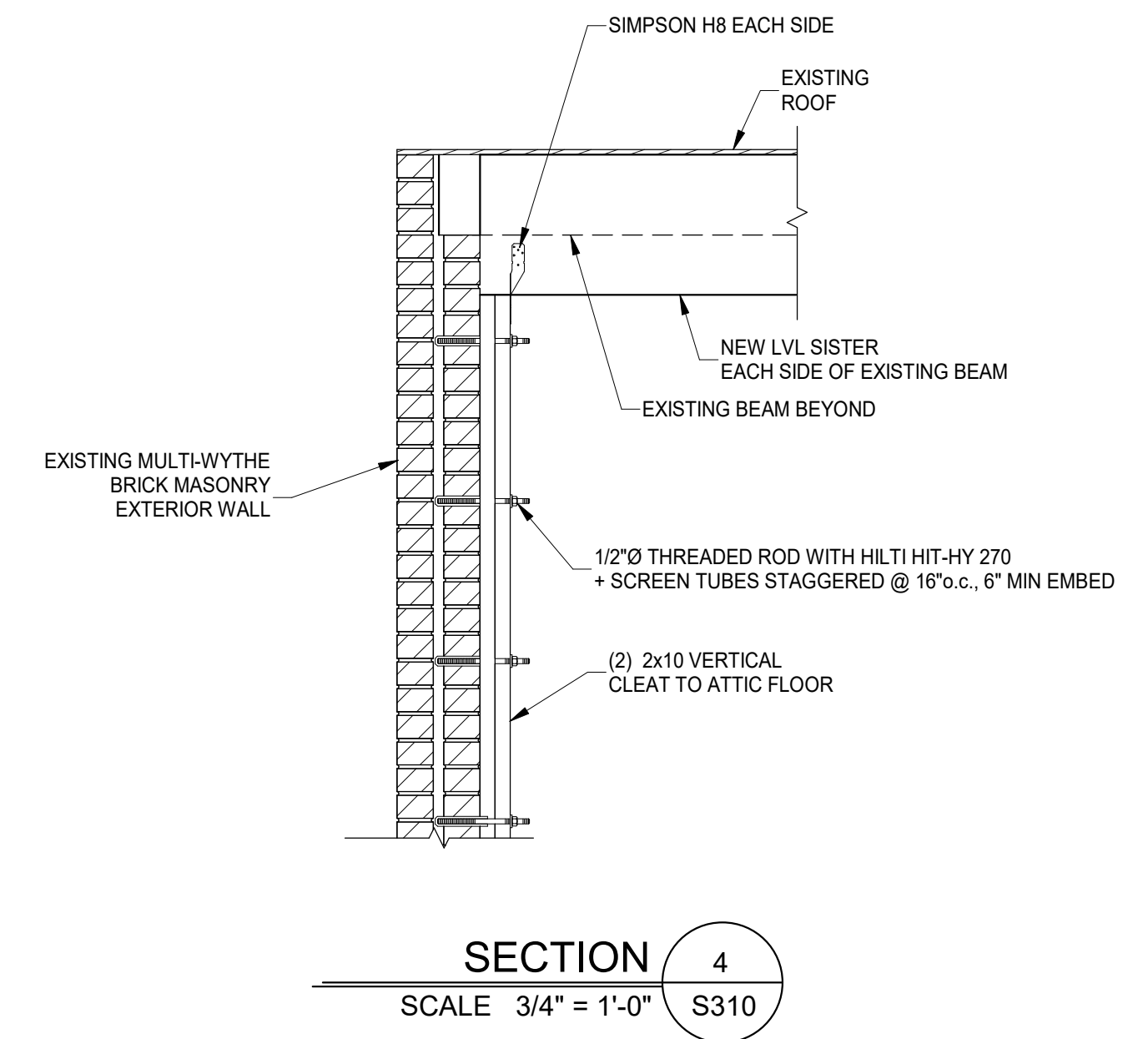
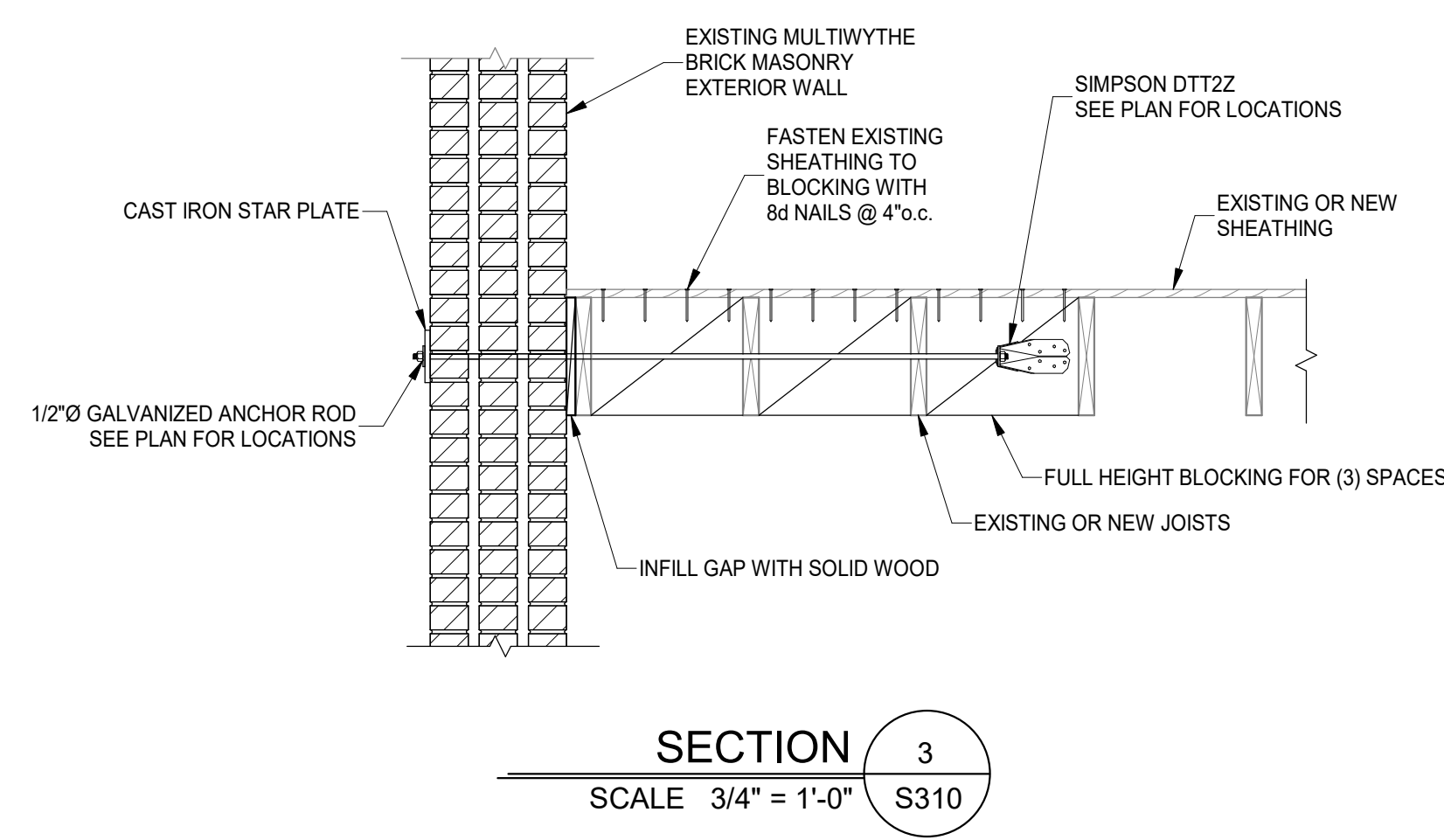
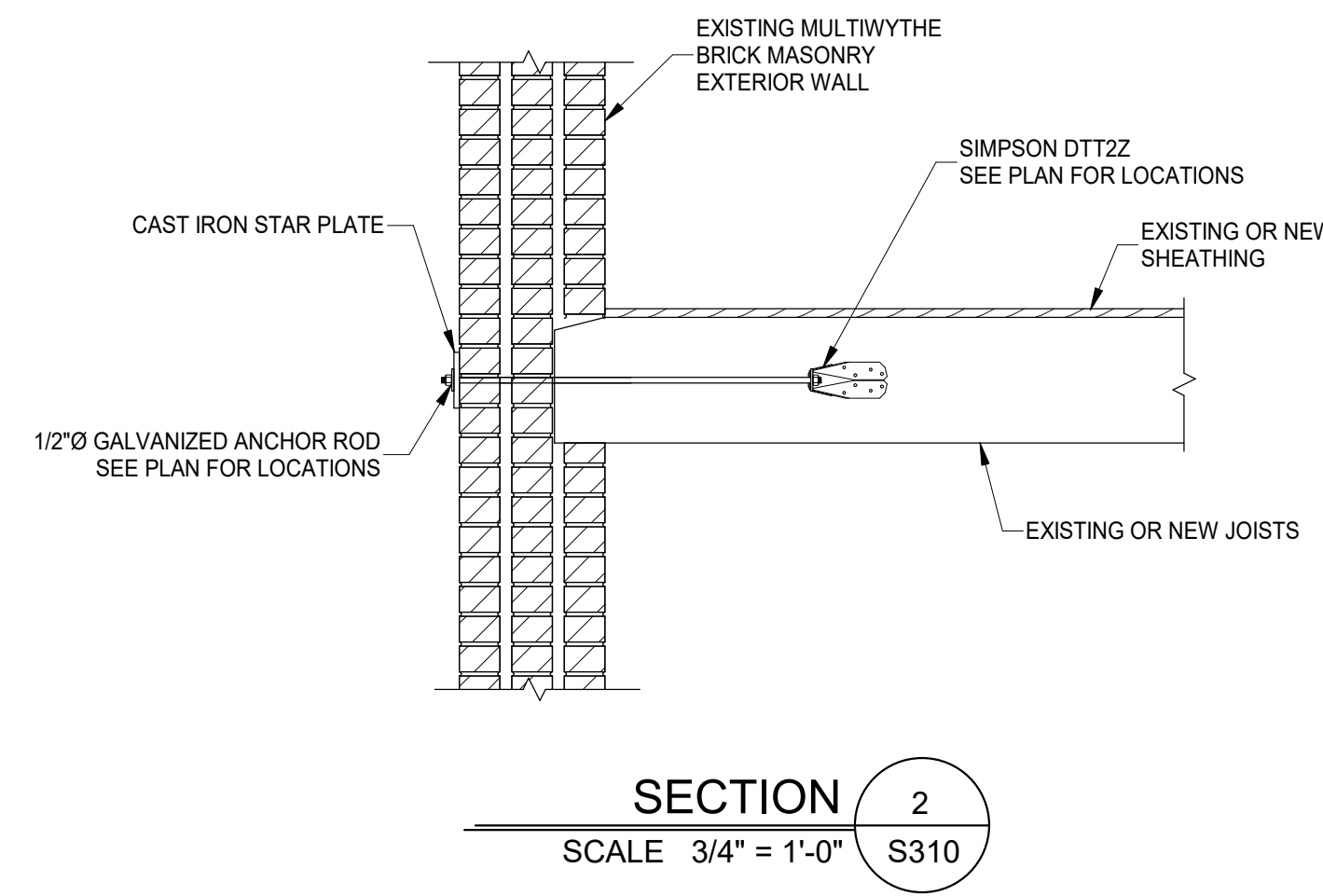
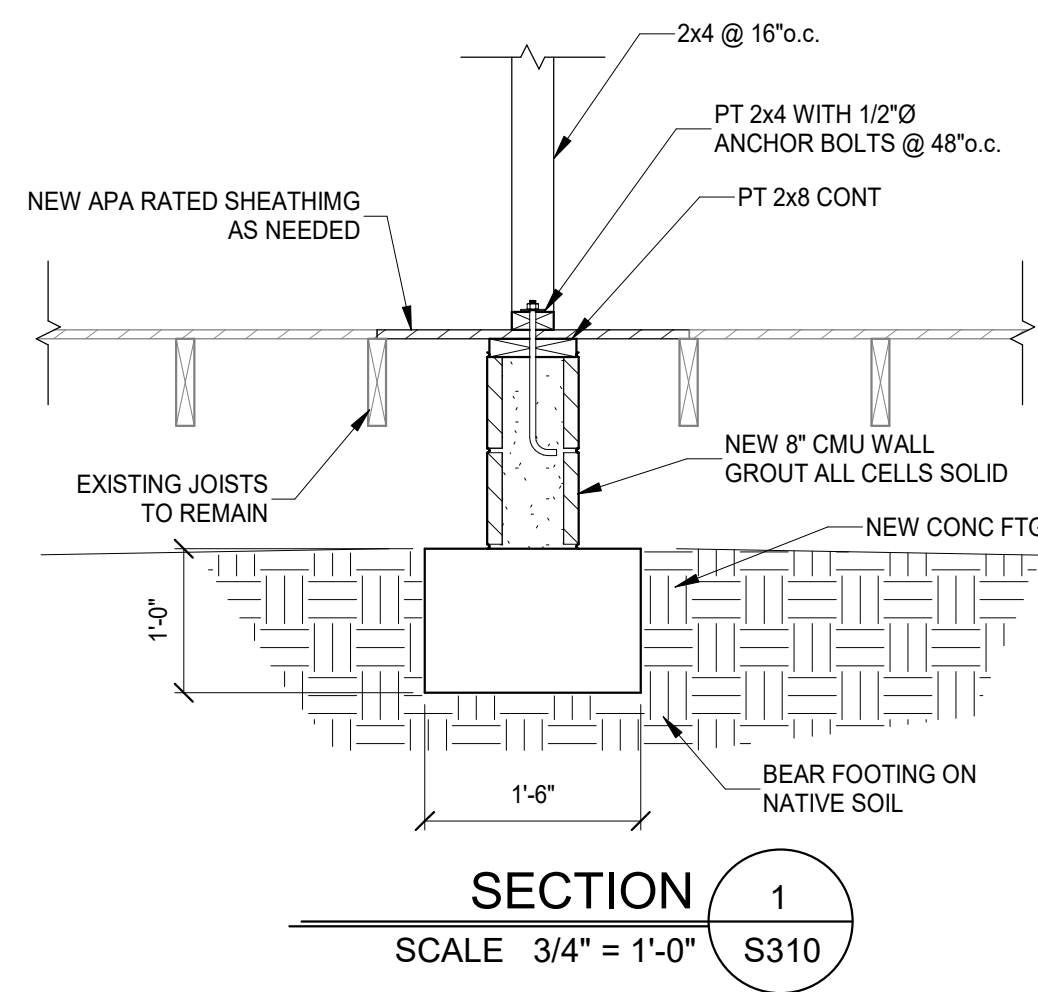
DRAWING TITLE: ROOF FRAMING PLAN

Seal:

Proj. No.: 20806.01  
Design Team: KCJ / SJ  
Date: 09/15/2020  
Drawing No.

**S120**





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Structural Consultants  
**ADVANTAGE GROUP**  
ENGINEERS, INC.



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DRAWING TITLE: SECTIONS

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**S310**