Senhouser Residence Decks

64 South Riverview Street — Dublin, Ohio

ReDesigns Architecture & Planning

1166 Bryden Road Columbus, Ohio 43205 614-253-5014

Legacy Engineering

2731 Sawbury Blvd Dublin, Ohio 43235 614-365-0041

General Notes

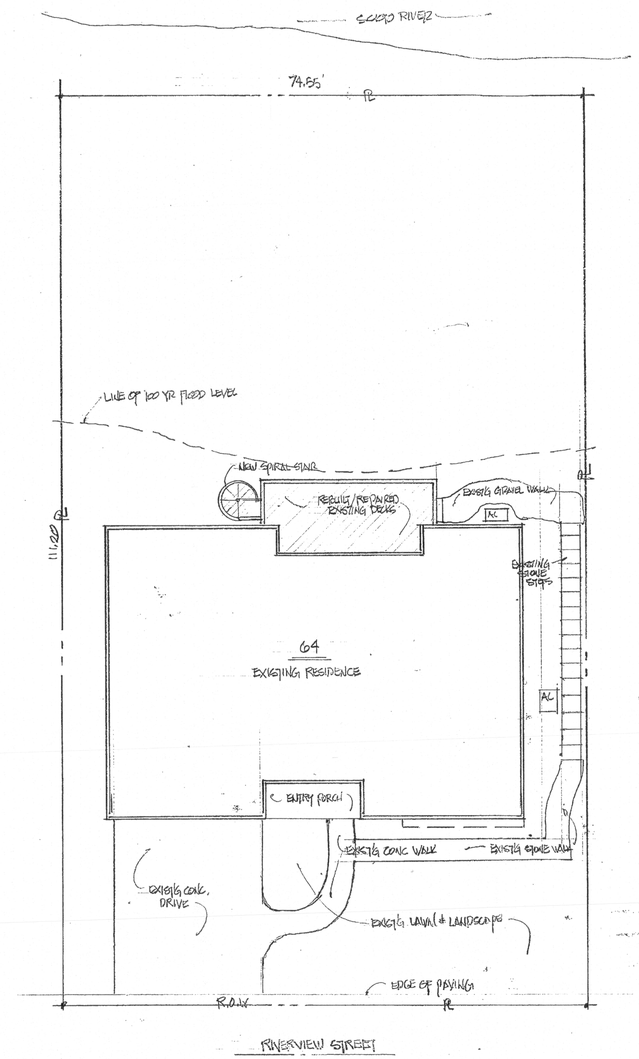
1. These Construction Documents are for use for permit approval, bidding, and construction for the repair and reconstruction of the existing exterior decks of the existing single family reisidence located on the site at 64 South Riverview Street, Dublin, Ohio. These Construction Documents have been prepared in compliance with the 2019 Ohio Residential Building Code for One, Two, and Three Family Dwellings and all other applicable Codes.
2. All persons involved in the construction of this project shall become familiar with all portions of these Construction Documents, shall verify existing dimensions and conditions at the site, and shall compare and confirm the information in these documents with the actual on-site conditions prior to commencing work. If any Construction Document information, or existing dimensions or conditions, are in conflict with the intent of these Documents, to the extent that they will prevent the execution of the work as shown, they are to be brought to the attention of the Architect immediately; also, should there be any additional notes, requests, and/or code-required changes as a result of the plan review and approval process, the additional information shall be shared with and reviewed by the Architect prior to the execution of the work. In the event of dicovery of conditions which require additional repair or construction work, these Documents shall be revised or amended by the Architect at the request and discretion of the Owner and Code Authorities. If any information in these Construction Documents is considered to be ambiguous, unclear, or insufficient in terms of the work to be performed, please contact the Architect for clarification prior to perfoming work. Do not scale these documents.
3. The General Contractor shall take all necessary precautions to protect edsiting structures and materials, which are to remain, from damage during demolition and construction (including underground utilities and piping). Removal of any existing finish materials shall be perfomed in a manner which will permit re-use for repair or patching of existing finishes which are to remain. Coordinate removal and storage of removed materials with the Owner. Coordinate construction activities with the Owner in order to minimize disruptions.
4. The General Contractor shall reserve an area of the job site for accumulation of materials which are not to be used in the construction and are also not to be retained for future use by the Contractor or Owner, but which may be recycled. The General Contractor shall coordinate with the Architect and Owner which materials are to be accumulated and shall arrange for their timely removal.
5. The General Contractor shall verify the presence, location and size of all utilities either on, or adjacent to, the site both above and below grade.
6. New construction shall be installed so as to provide a smooth finish at the transition to existing construction, and finished to match adjacent surfaces.
7. All dimensions are to existing finishes or new rough construction, unless noted otherwise.
8. All work shall conform to all applicable codes, ordinances, and laws.
9. "ETR" signifies "existing, to remain". All items not specifically noted or reference shall be considered to be existing, to remain.
10. All persons involved in this project shall become familiar with the design and installation information for specialized materials and equipment and shall execute the installation of those items in accord with the manufacturers instructions and recommendations.
11. All footings are designed for 1,500 psf soil-bearing pressure conditions. The General Contractor shall confirm soil bearing conditions prior to placing foundations.
12. All lumber used in the exterior deck construction shall be pressure-treated for rot and insect resistance. All metal fasteners shall be compatible for use with pressure-treated lumber and exterior exposure.

Code Information

-Site Parcel Number: 273-000262
-Site Identification: Riverview Street, 66ft front to river
-Site Zoning: RBSC-HR/Historic Residential
-Building Use Group: Single Family Residence
-Building Construction Type: 5B
-Building Area/Construction: ground level/195 sf , basement level/275 sf , first floor level/275 sf , total/745 sf
-Building Height/decks: 26'-4"
-Parking: proposed construction does not affect off-street parking requirements.
-Structure Loads & Information: Deck Floor Live Load/40 psf, Guardrails and Handrails/200 psf; Guardrail fill-in Components/50 psf; Stairs/40 psf or 300 psf on 4 si; Wind Design Load 90 mph (110 mph/3 second gust)

Index of Drawings

1. Site Plan, Notes
2. Ground Level/Basement Plans
3. First Floor Level Plans
4. Exterior Elevations
5. Sections & Details



SITE PLAN ← N
1"=10.0'

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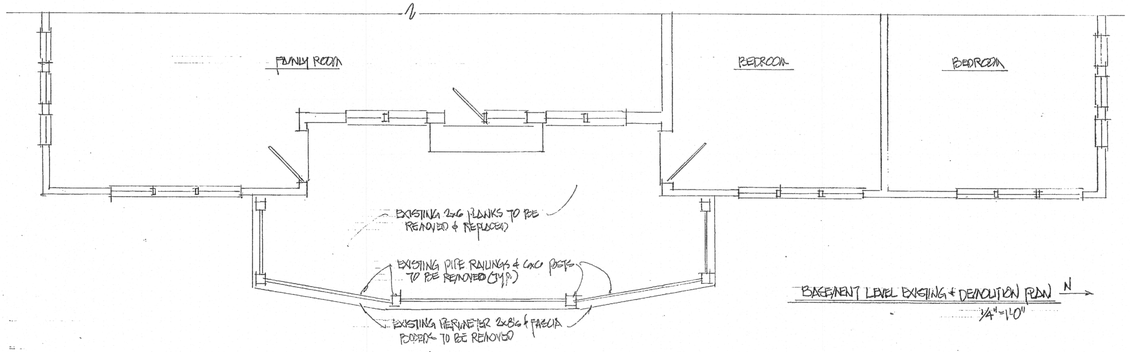
Columbus, Ohio 43205
(614) 253-5014

Site Plan, Notes

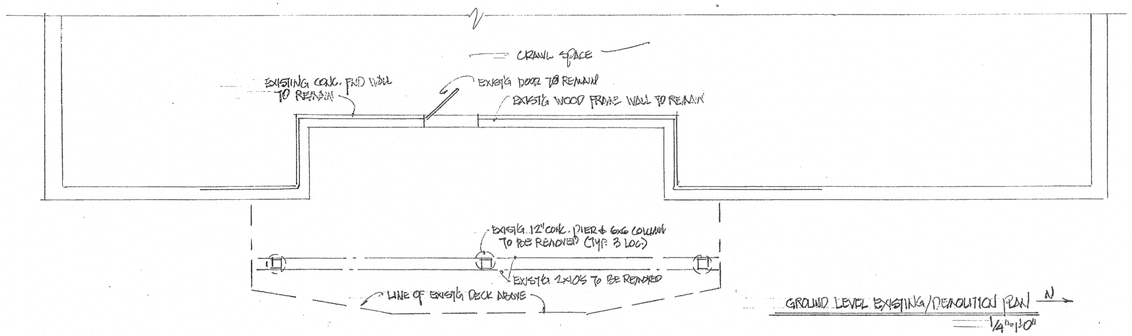
Senhouser Residence Decks
64 South Riverview Street — Dublin, Ohio

Norman W & Wendi M Senhouser — Owners
64 S. Riverview St., Dublin, OH 43017 — 614-285-6886

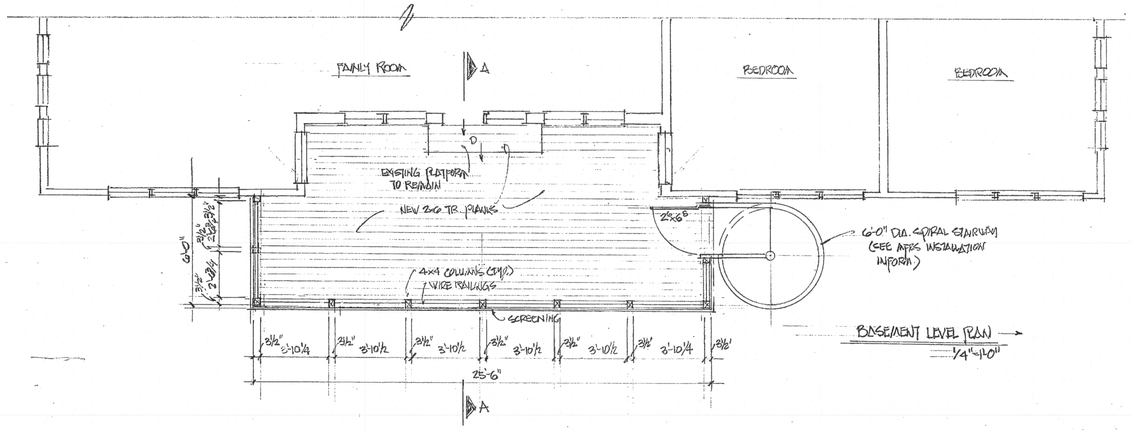
Project No.	Sheet No.
20-214	1 of 5
Date: 4.Nov.20	



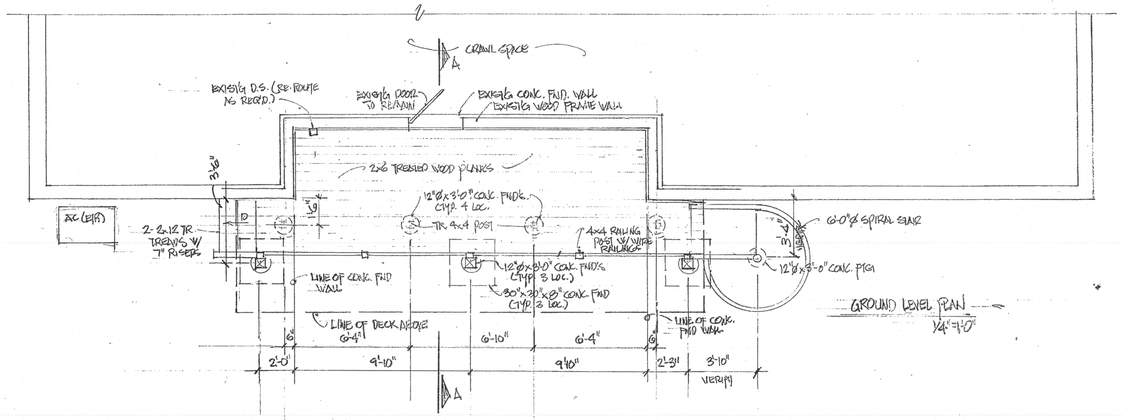
BASEMENT LEVEL EXISTING & DEMOLITION PLAN
1/4"=1'-0"



GROUND LEVEL EXISTING/DEMOLITION PLAN
1/4"=1'-0"



BASEMENT LEVEL PLAN
1/4"=1'-0"



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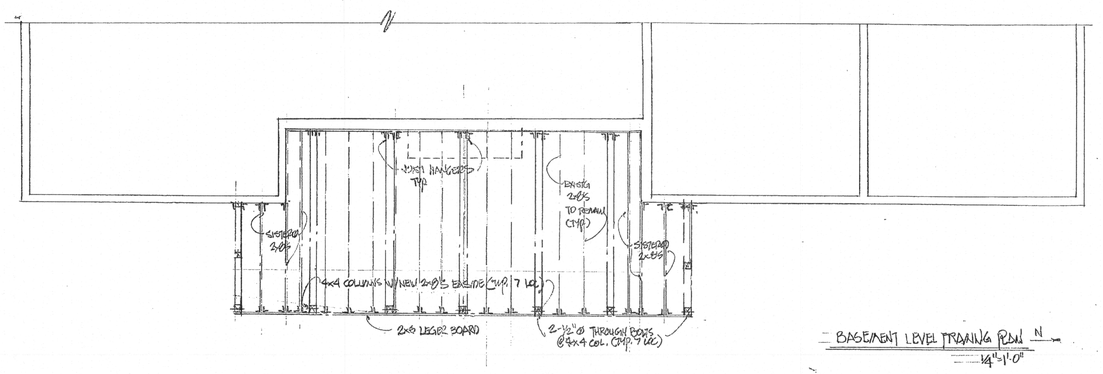
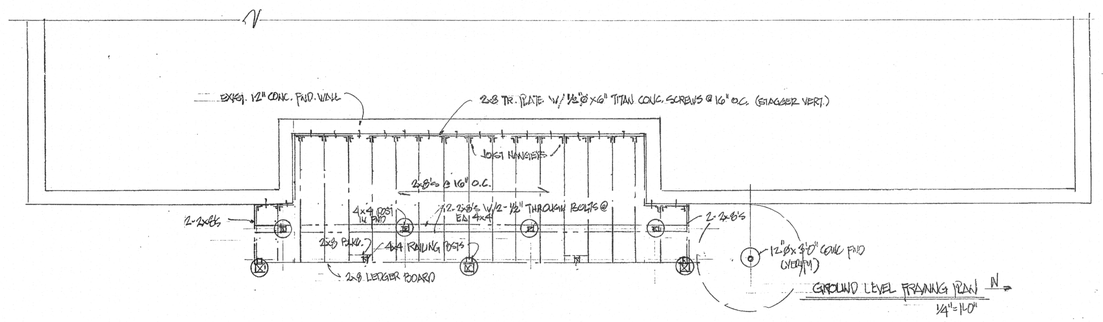


BASEMENT LEVEL FRAMING PLAN
1/4"=1'-0"



GROUND LEVEL FRAMING PLAN
1/4"=1'-0"

Structure and Framing Notes

1. In accord with Section 502.3, the live floor load = 40 psf, and the dead load = 20 psf. Structural lumber to be used shall be Number Two Southern Yellow Pine.
2. Load bearing dimensional lumber for studs, plates, and headers shall be identified by a grade mark of lumber grading or inspection agency that has been approved by an accreditation agency that complies with DOC PS20. In lieu of grade mark, a certification of inspection issued by an approved lumber grading or inspection agency is acceptable.
3. Structural roof members shall not be cut, bored, or notched in excess of the following limitations:
   -Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member, and shall not be located in the middle one-third of the span.
   -Notches at the ends of the member shall not exceed one-fourth the depth of the member.
   -The tension side of the members four inches (102mm) or greater in nominal thickness shall not be notched

Submitted 4 Nov. 20

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Ground Level Plans
Basement Level Plans

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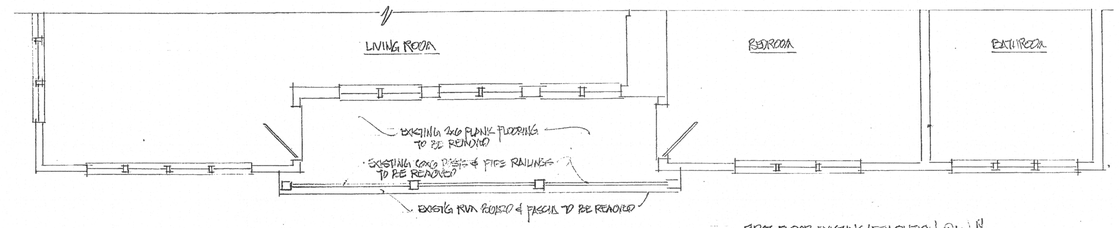
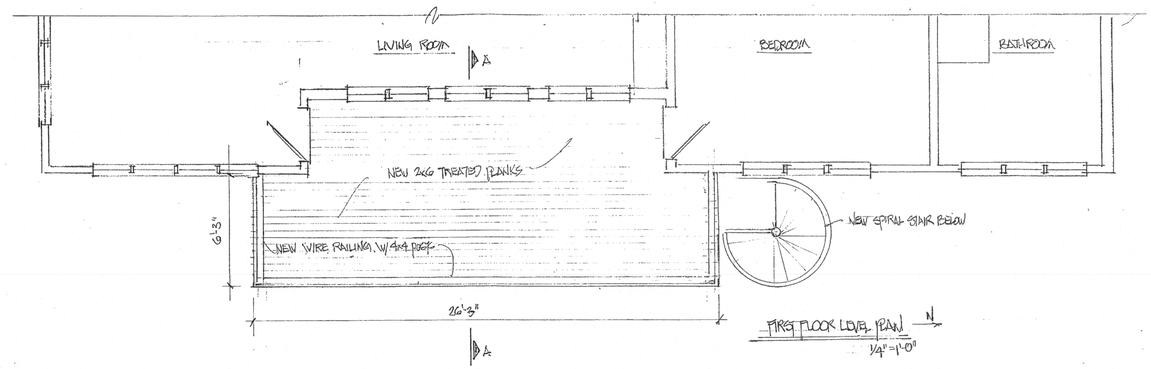
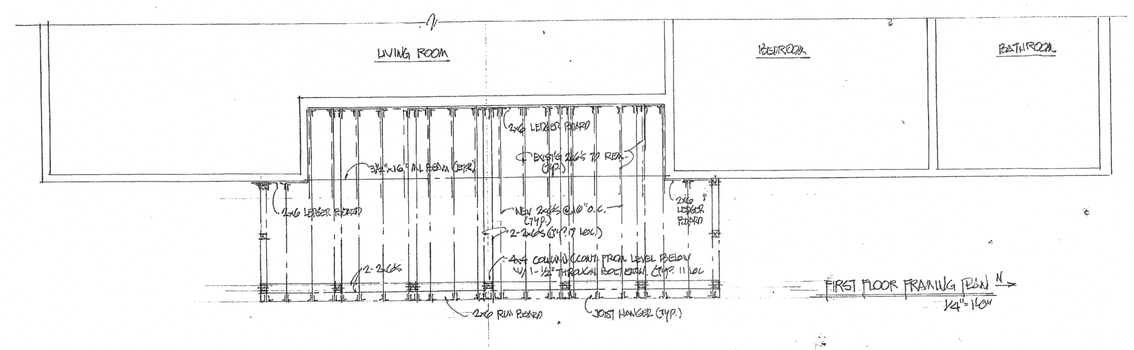


FIRST FLOOR EXISTING/DEMOLITION PLAN
1/4"=1'-0"



FIRST FLOOR LEVEL PLAN
1/4"=1'-0"



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

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First Floor Level Plan

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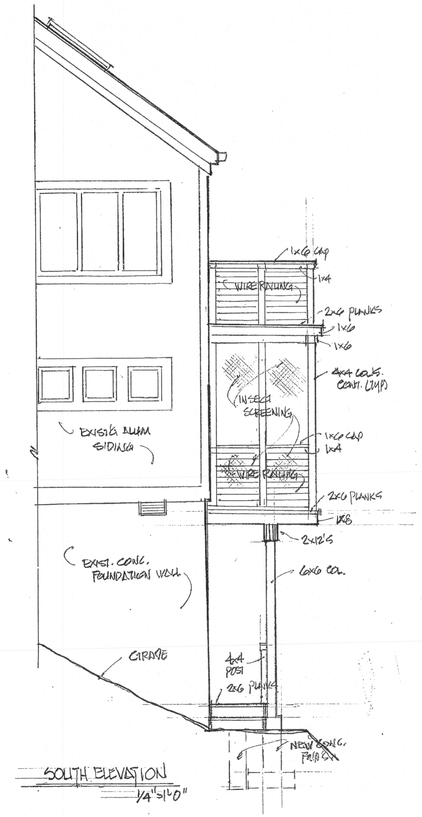

SOUTH ELEVATION
1/4"=1'-0"

EAST ELEVATION
1/4"=1'-0"

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Exterior Elevations

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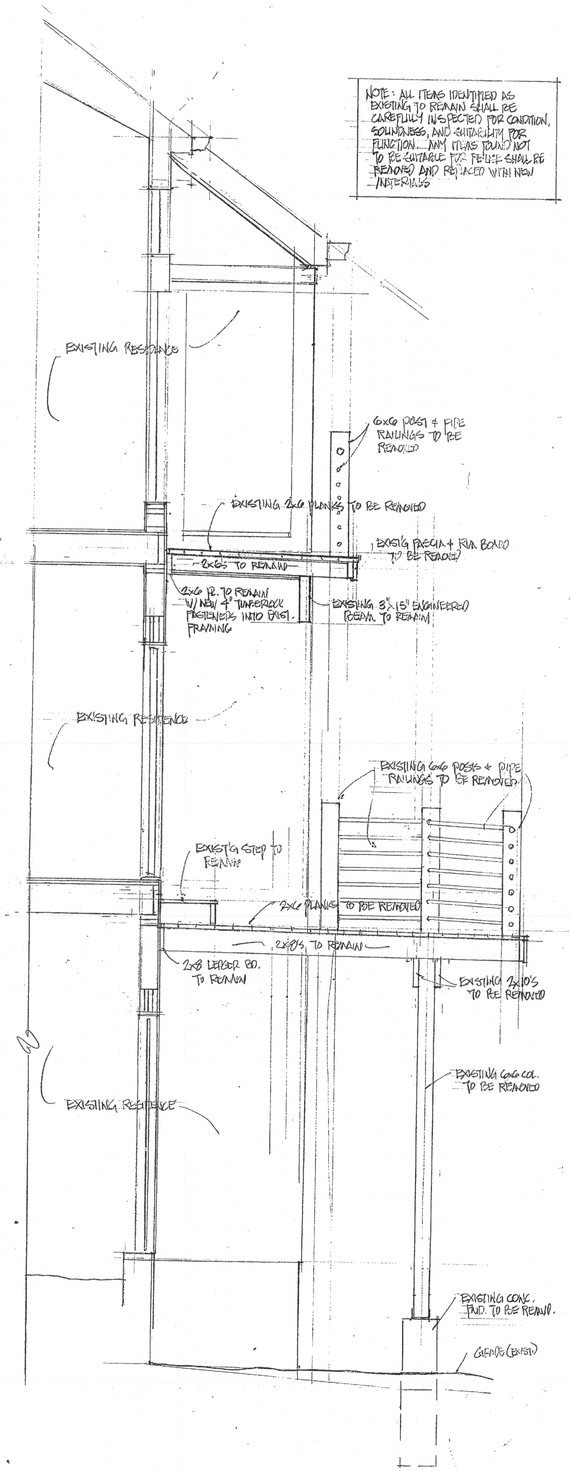
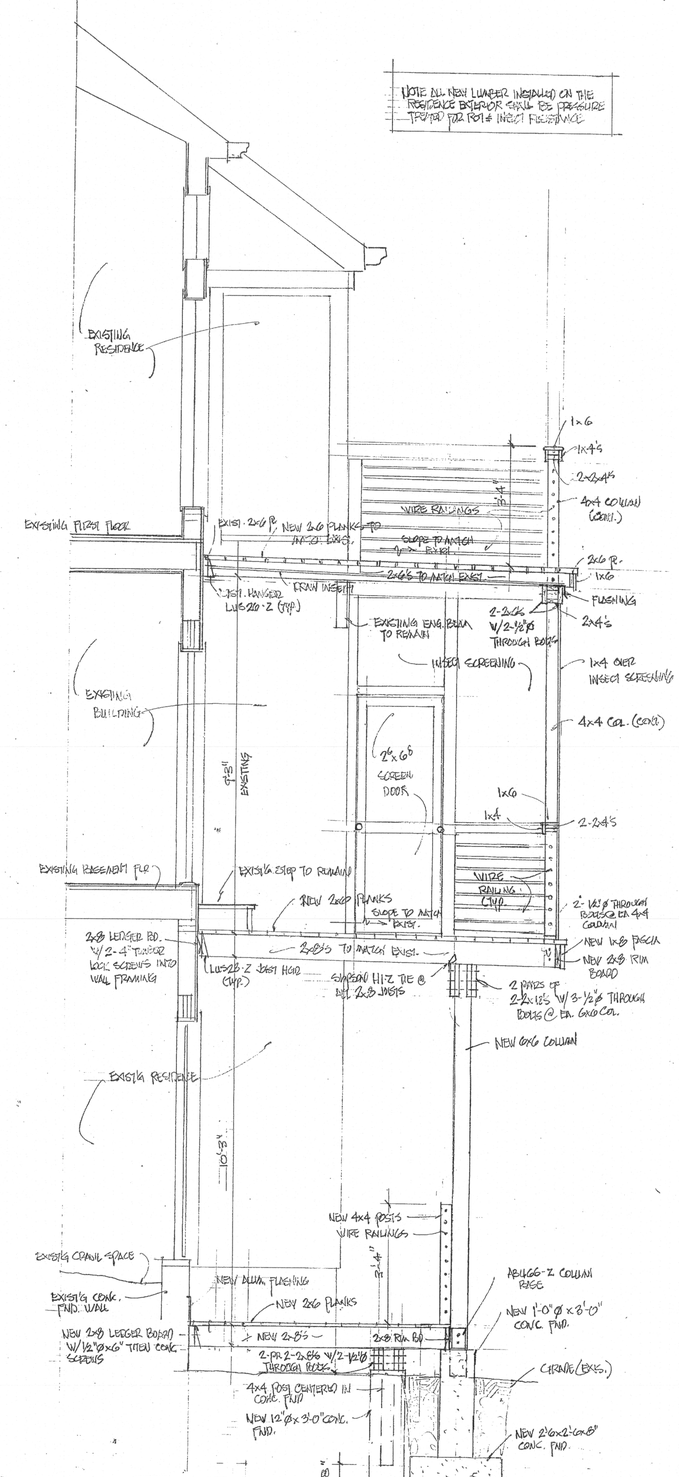


A EXISTING/DEMOLITION
1/2"=1'0"



A NEW CONSTRUCTION
1/2"=1'0"

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Sections & Details

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Dublin, Ohio

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Project No.	Sheet No.
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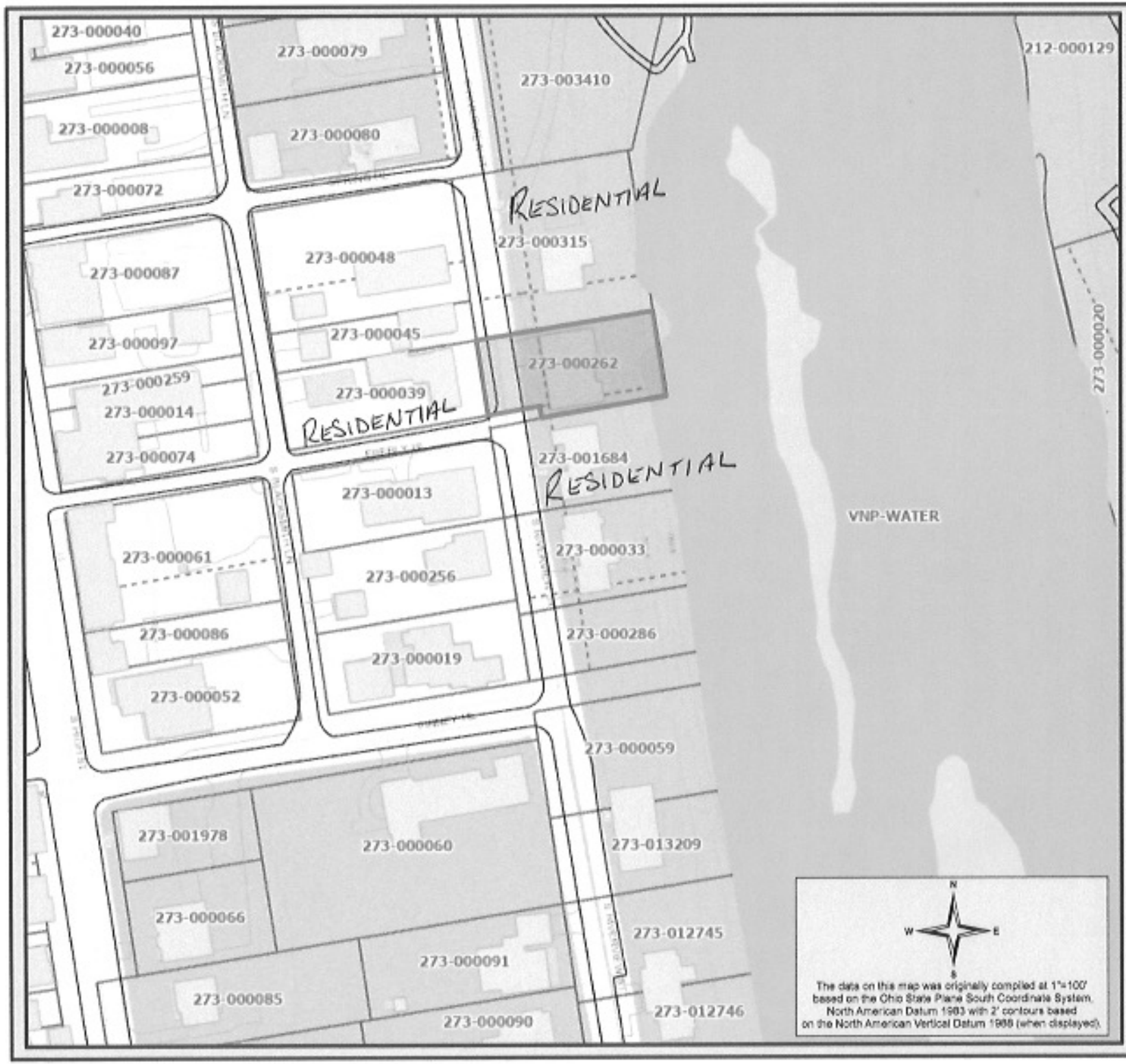
4.Nov.20	



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced January 9, 2023

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2016 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

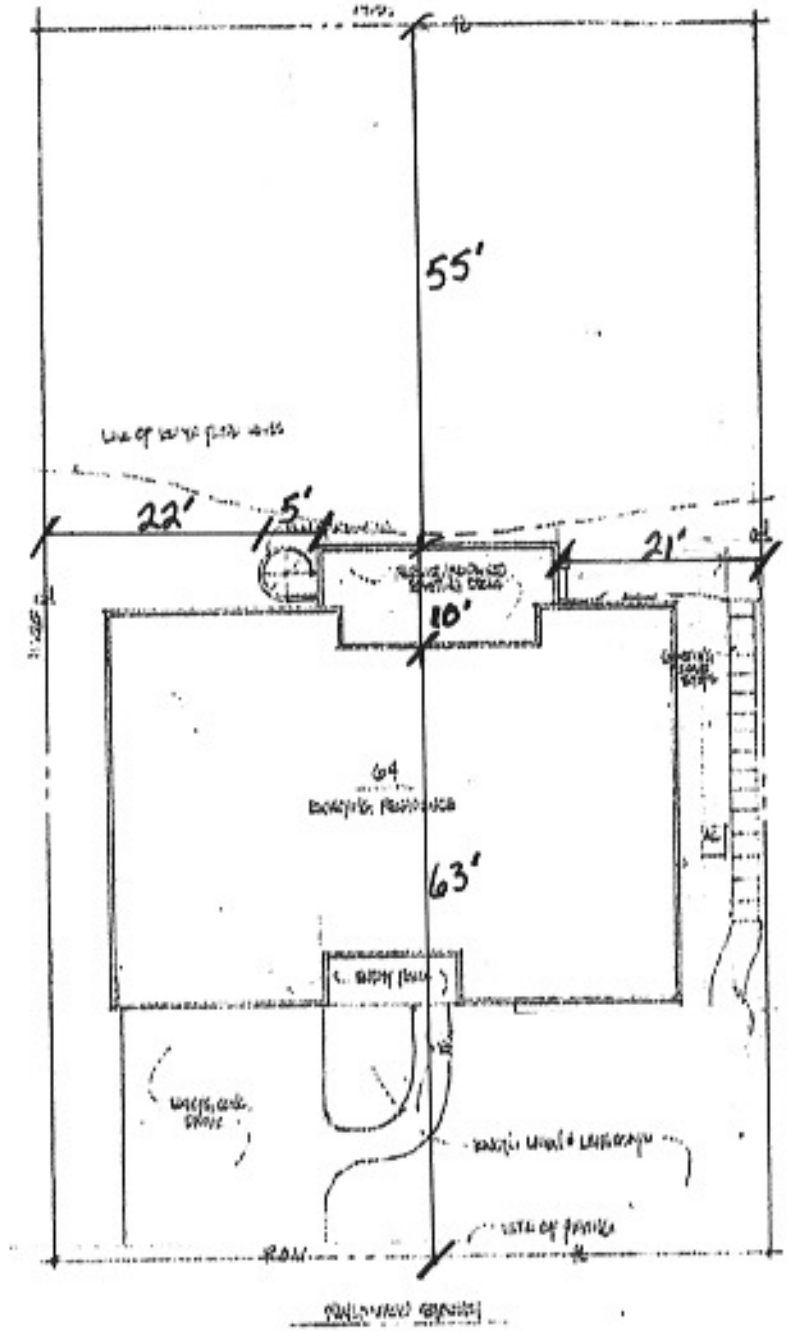
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at https://gis.franklincountyohio.gov/parcelviewer

MICHAEL STINZIANO
Franklin County Auditor

LOT COVERAGE

- LOT Sq Ft = 7,788 SF
- HOUSE / DECK / DRIVE / WALK = 2,980 SF



SITE PLAN

1/2" = 10'0"