

# 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

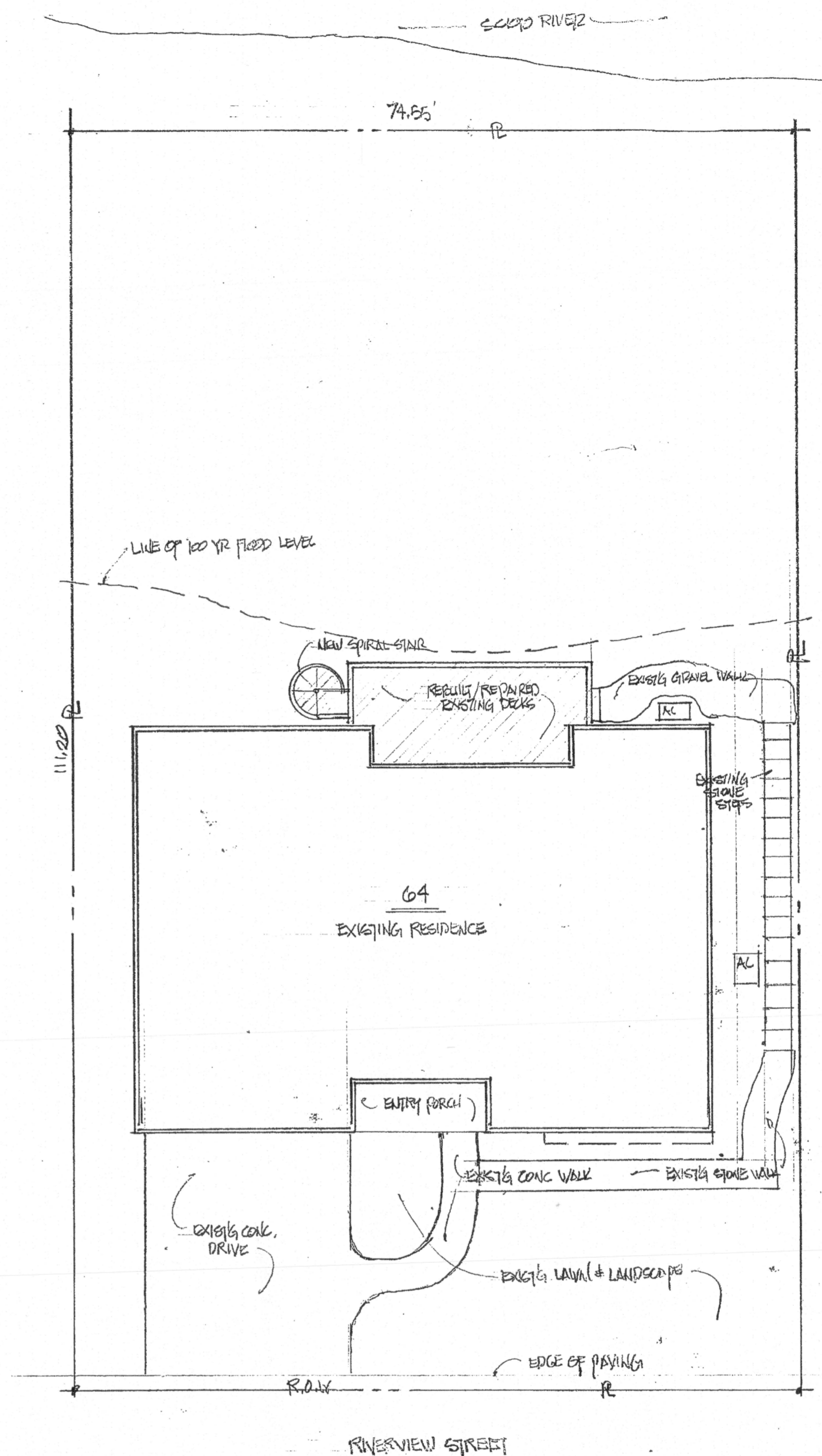
1. These Construction Documents are for use for permit approval, bidding, and construction for the repair and reconstruction of the existing exterior decks of the existing single family residence located on the site at 64 South Riverview Street, Dublin, Ohio. These Construction Documents have been prepared 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 discovery 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 performing work. Do not scale these documents.
3. The General Contractor shall take all necessary precautions to protect existing 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 performed 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)

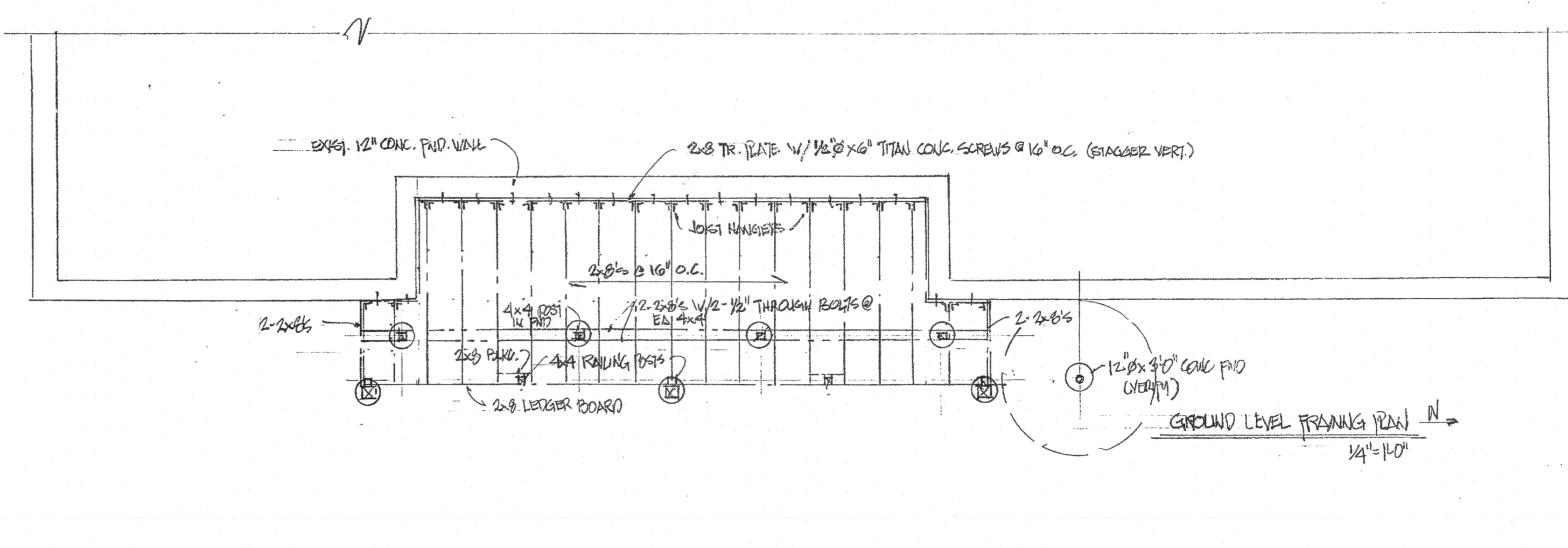
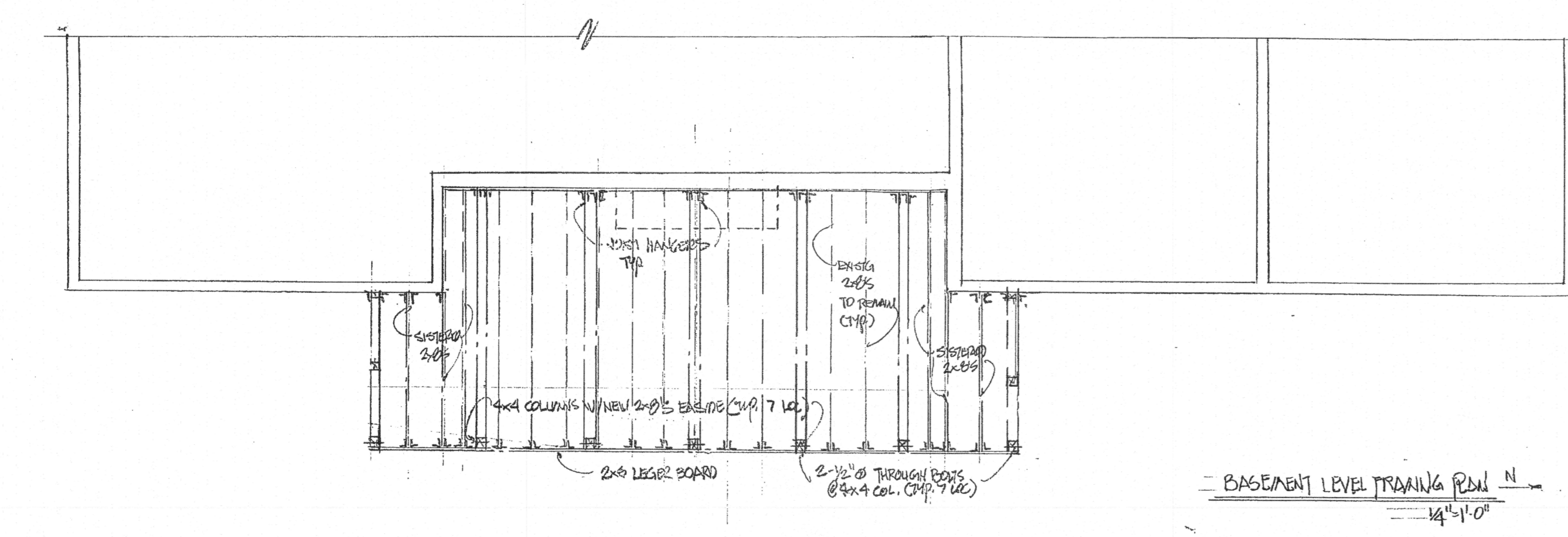
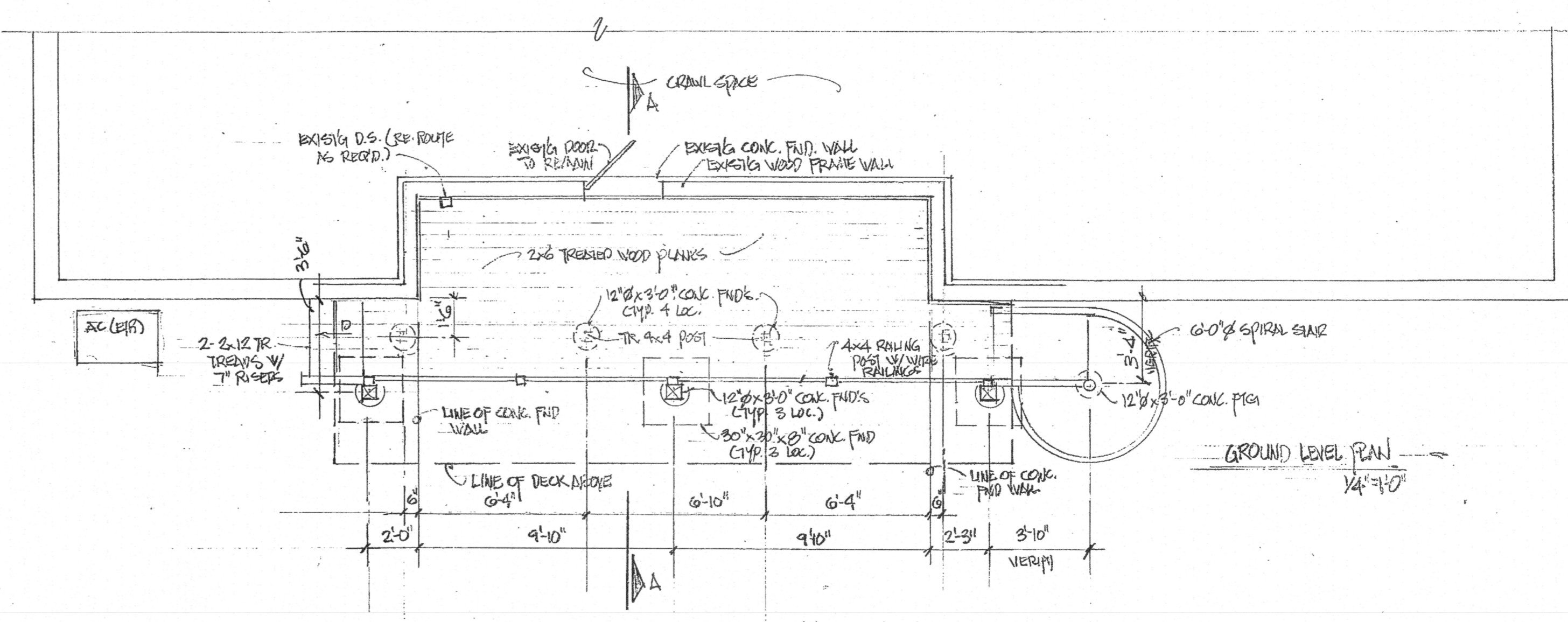
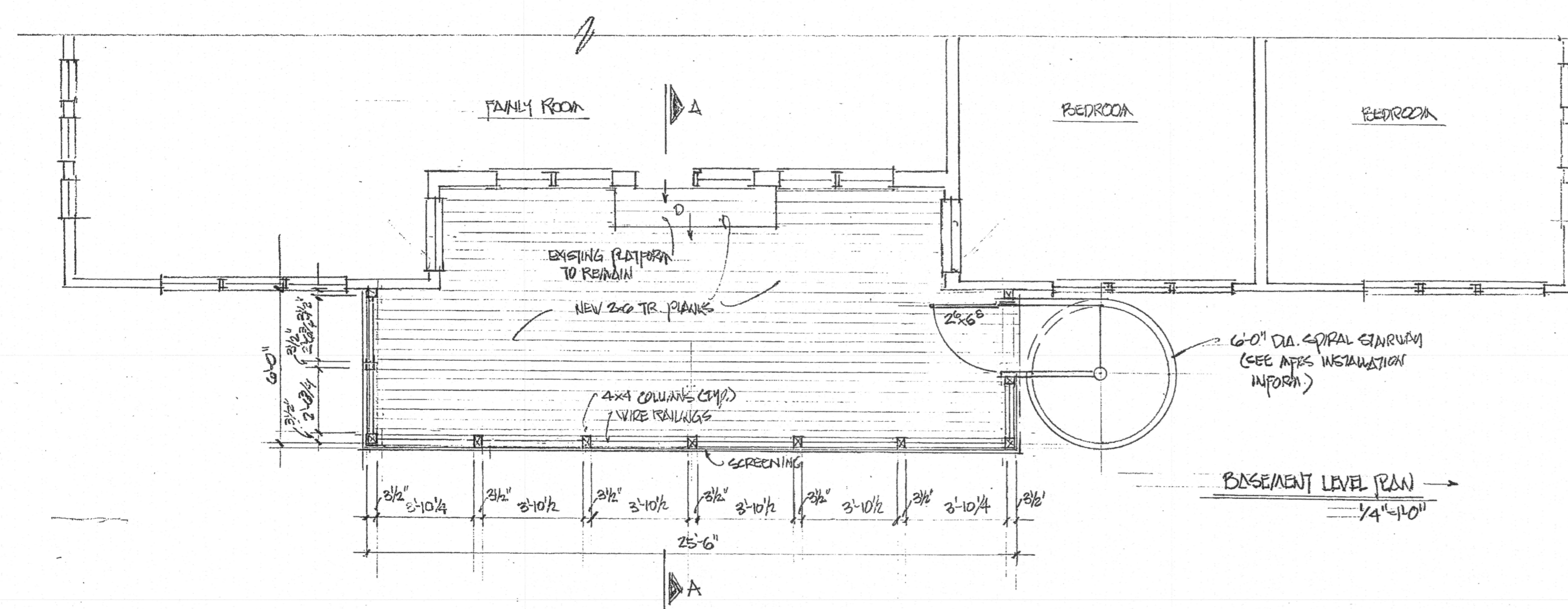
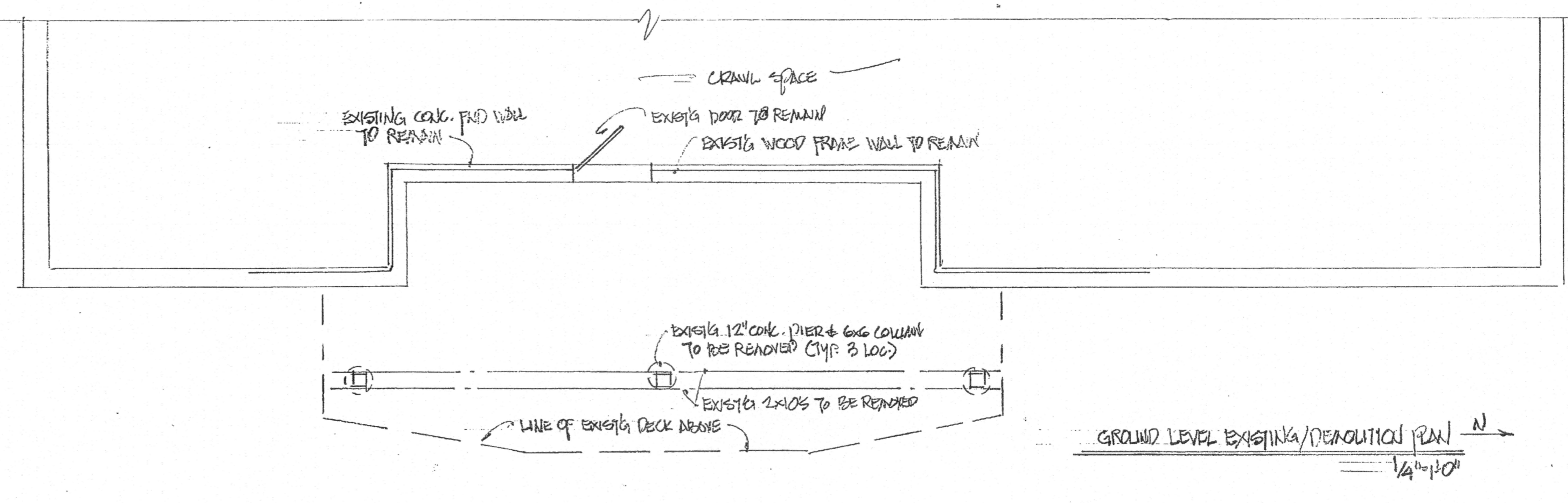
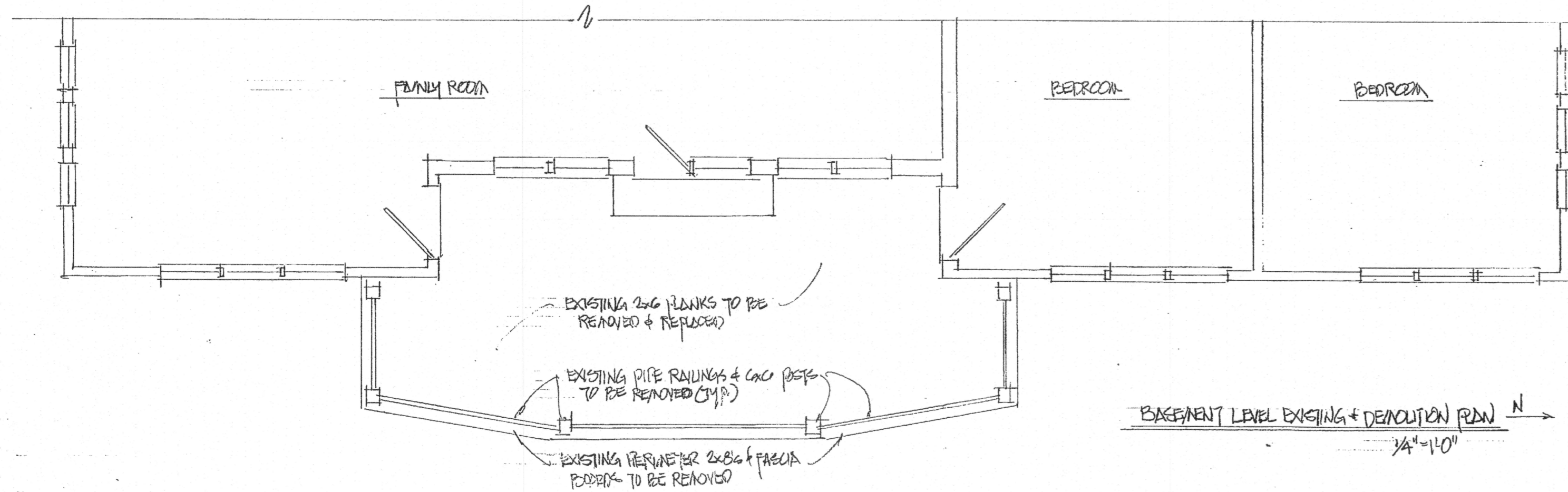
### Index of Drawings

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2. Ground Level/Basement Plans
3. First Floor Level Plans
4. Exterior Elevations
5. Sections & Details



<b>RE-DESIGNS</b> ARCHITECTURE & PLANNING 1166 Bryden Road Columbus, Ohio 43205 (614) 253-5014	
<b>Site Plan, Notes</b>	
<b>Senhouser Residence Decks</b> 64 South Riverview Street Dublin, Ohio	
Norman W & Wendi M Senhouser Owners 64 S. Riverview St., Dublin, OH 43017 614-283-6886	
Project No. <b>20-214</b>	Sheet No. <b>1 of 5</b>
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**Structure and Framing Notes**

- 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.
- 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 P820. In lieu of grade mark, a certification of inspection issued by an approved lumber grading or inspection agency is acceptable.
- 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 (40mm) or greater in nominal thickness shall not be notched.

SEARCHED INDEXED

**RE-DESIGNS**  
 ARCHITECTURE & PLANNING

1166 Bryden Road  
 Columbus, Ohio 43205  
 (614) 233-3014

**Senhouser Residence Decks**  
 64 South Riverview Street  
 Dublin, Ohio

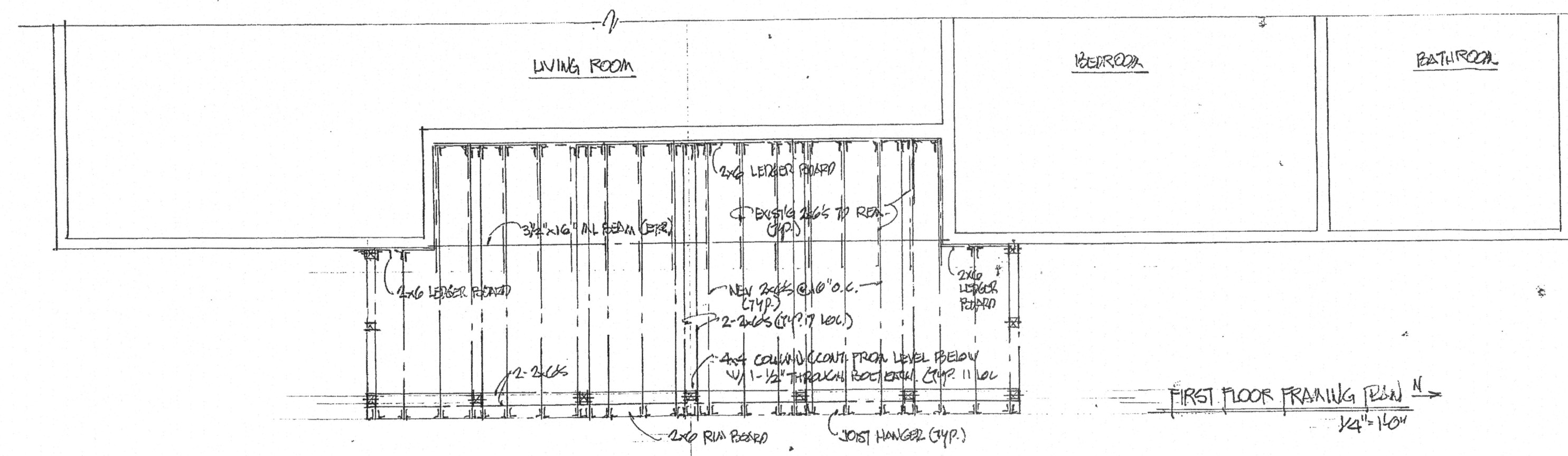
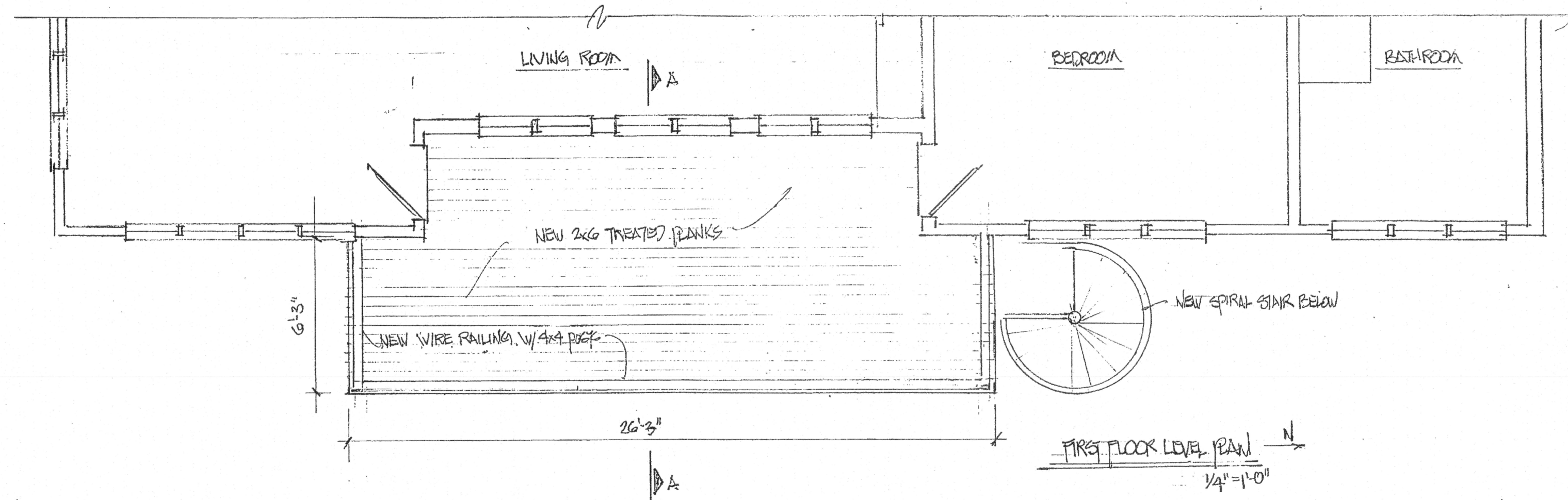
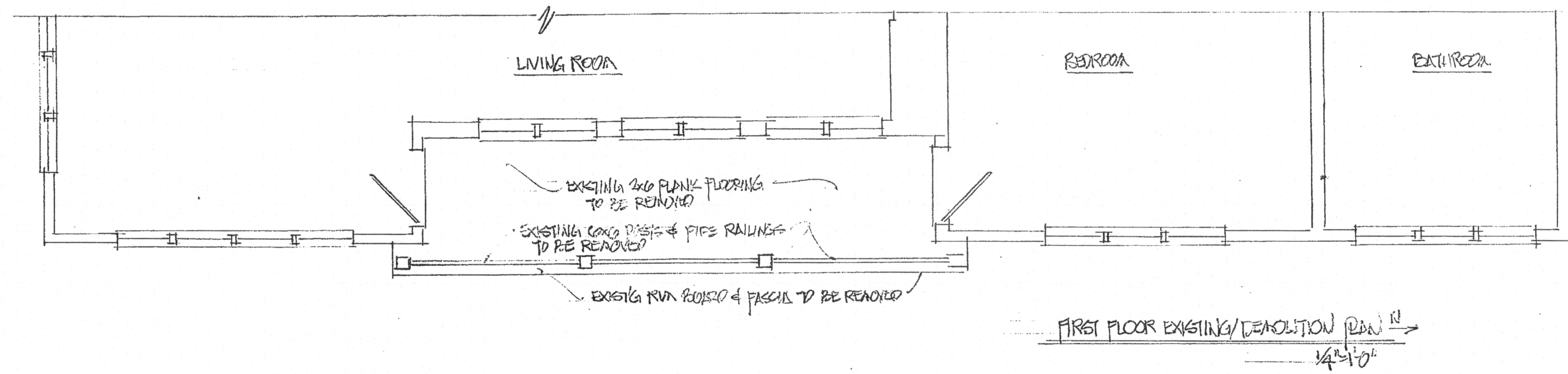
**Norman W. & Wendie M. Senhouser Owners**  
 64 S. Riverview St., Dublin, OH 43007  
 614-233-6686

**Ground Level Plans**  
**Basement Level Plans**

Project No. **20-214**  
 Date **4.Nov.20**

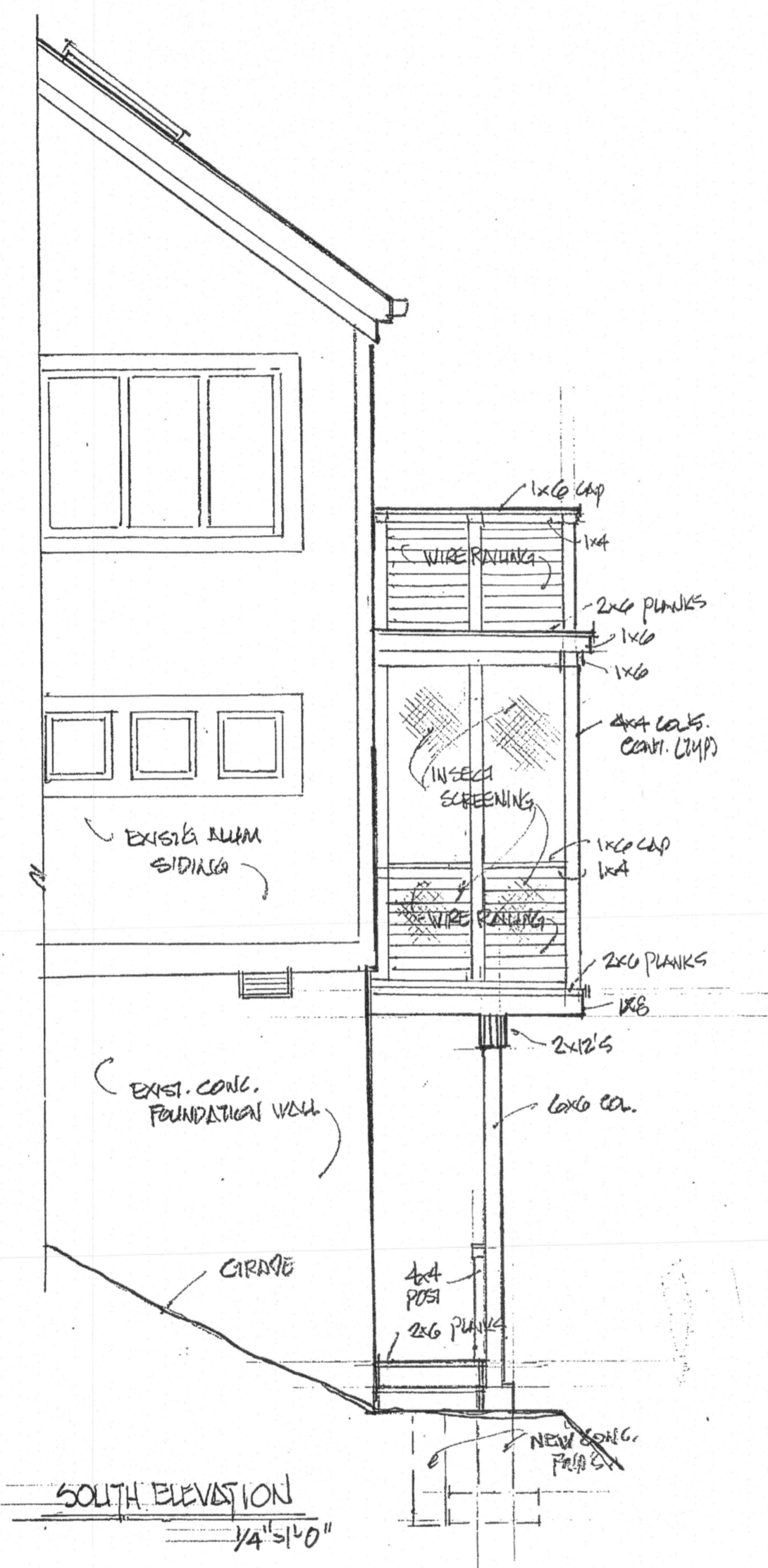
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<b>RE-DESIGNS</b> ARCHITECTURE & PLANNING	
1166 Bryden Road Columbus Ohio 43205 (614) 253-5014	
<b>First Floor Level Plan</b>	<b>Senhouser Residence Decks</b> 64 South Riverview Street Dublin, Ohio Norman W & Wendell M Senhouser - Owners 64 S. Riverview St., Dublin, OH 43017
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Date <b>4-Nov-20</b>	





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



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

**RE-DESIGNS**  
ARCHITECTURE & PLANNING  
1166 Bryden Road  
Columbus, Ohio 43205  
(614) 253-5014

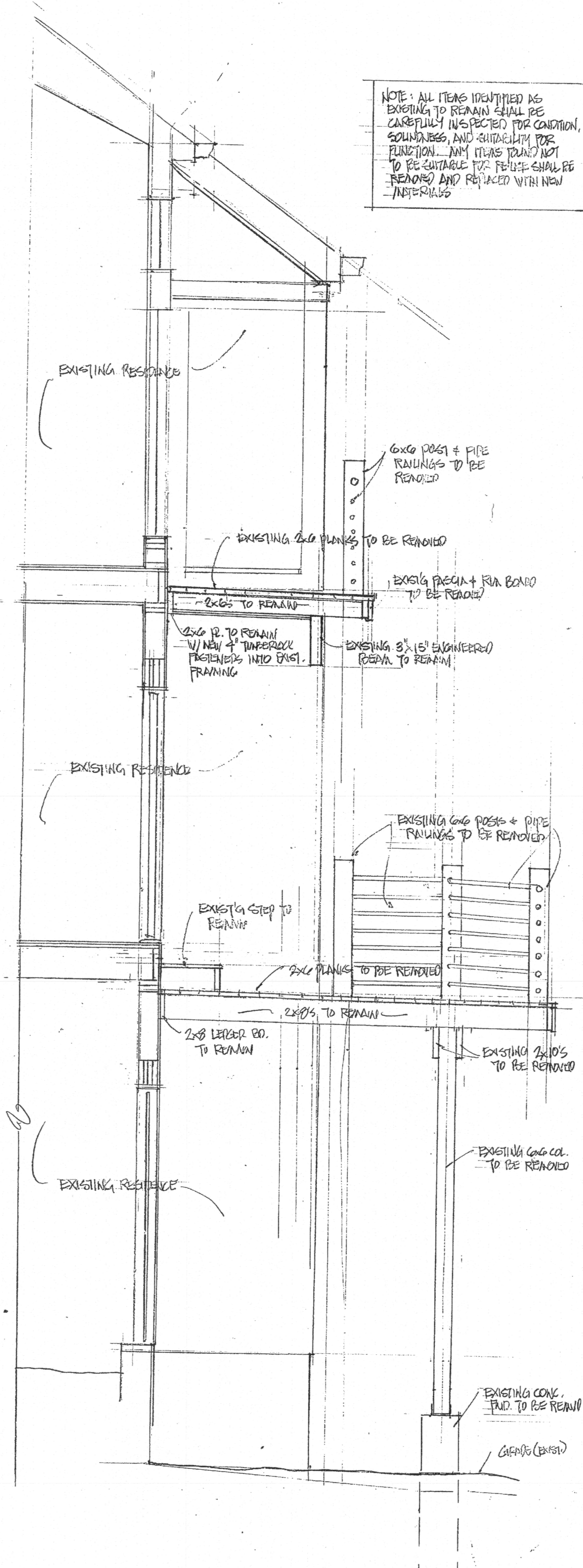
**Exterior Elevations**  
**Senhouser Residence Decks**  
64 South Riverview Street  
Dublin, Ohio  
Norman W & Wendt M Senhouser - Owners  
64 S. Riverview St., Dublin, OH 43017  
614-283-4886

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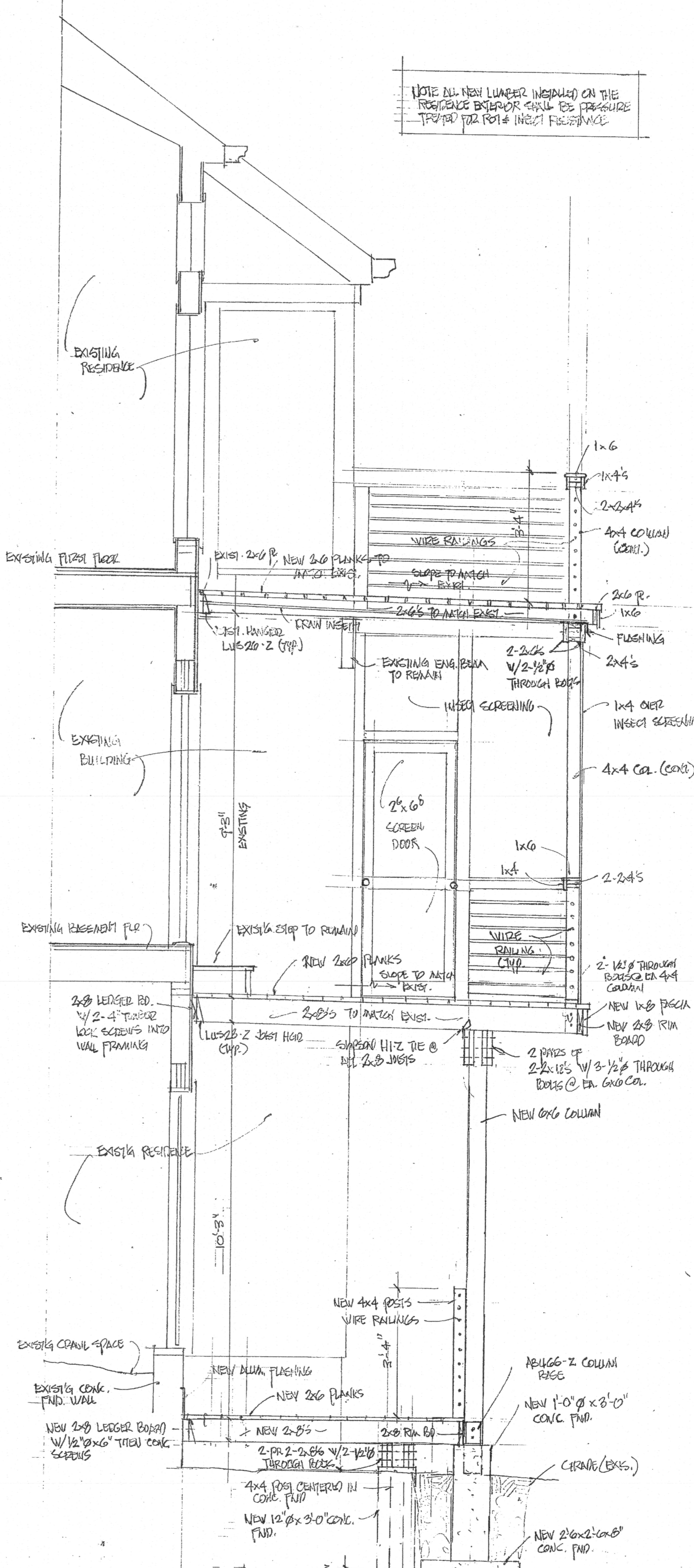


NOTE: ALL ITEMS IDENTIFIED AS EXISTING TO REMAIN SHALL BE CAREFULLY INSPECTED FOR CONDITION, SOUNDNESS, AND SUITABILITY FOR FUNCTION. ANY ITEMS FOUND NOT TO BE SUITABLE FOR REUSE SHALL BE REMOVED AND REPLACED WITH NEW MATERIALS.

NOTE: ALL NEW LUMBER INSTALLED ON THE RESIDENCE EXTERIOR SHALL BE PRESSURE TREATED FOR ROT & INSECT RESISTANCE.



A EXISTING/DEMOLITION  
1/8" = 1'-0"



A NEW CONSTRUCTION  
1/8" = 1'-0"

**R-E-D-E-S-I-G-N-S**  
ARCHITECTURE & PLANNING  
166 Bryden Road  
Columbus, Ohio 43205  
(614) 253-5014

**Sections & Details**

**Senhouser Residence Decks**  
Dublin, Ohio  
64 South Riverview Street

**Norman W. & Wendie M. Senhouser Owners**  
64 S. Riverview St., Dublin, OH 43017  
614-253-6886

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Date **4.Nov.20**