

GENERAL NOTES:

All framing shall align throughout the structure so as to create a continuous load path from the roof to the foundation. Bearing partitions perpendicular to joist shall not be offset from supporting girders, wall, or partition more than the joist depth unless such joist is of sufficient size to carry the load. RCO 502.4

Provide adequate mechanical uplift/retaining elements at all connections from the roof system through to the supporting foundation/soil

Install full depth solid blocking at joist bearing locations. Install one line of solid blocking or cross bridging at 8'-0" oc max for all joists.

Laminated (engineered) beams shall be attached and any holes or notches shall be cut per the manufacturing instructions

At all exterior stud walls and interior bearing walls, install a continuous line of solid blocking at mid-height of the wall, but at no greater than 5'-0" on center maximum.

R&O2.3.1 The size, height and spacing of studs shall be in accordance with Table R&O2.3(B).

- Exceptions:
- Utility graded studs shall not be spaces more than 16 inches (406 mm) on center, shall not support more than a roof (3048 mm) for interior non-load bearing walls.
 - Where snow loads are less than or equal to 25 pounds per square foot (1.2 kPa), and the ultimate design wind speed is less than or equal to 130 mph (58.1 m/s), 2 inch by 6 inch (38 mm by 140 mm) studs supporting a roof load with not more than 6 feet (1828 mm) on center, or 20 feet (5486 mm) where spaced at 16 inches (406 mm) on center
 - Exterior load-bearing studs not exceeding 12 feet (3658 mm) in height provided in accordance with Table R&O2.3(A). The minimum number of full height studs adjacent to opening shall be in accordance with Section R&O2.1.5. The building shall be located in Exposure B, the roof live load shall not exceed 20 psf (0.96 kPa), and the ground snow load shall not exceed 30 psf (1.4 kPa). Studs and plates shall be No. 2 grade lumber or better.

Install double full-depth blocking between joists where bearing studs or jack/king stud assemblies from above occur between joists. Connect each end of each blocking piece to joists with minimum four (4) led nails (end-nailed, no toe-nailed).

R&O2.6.1 Floor joist framing from opposite sides over a bearing support shall lap not less than 3 inches (76 mm) and shall be nailed together with a minimum three 10d face nails. A wood or metal splice with strength equal to or greater than the provided by the nailed lap is permitted.

Install minimum double jack bearing studs under each end of all beams and girder trusses, unless noted otherwise.

Install standard three stud corner construction at inside and outside corners. Providing nailing surfaces for sheathing. Install blocking as required.

R&O2.3.3 Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath. Exceptions:

- the top plates are two 2 inch by 6 inch (38 mm by 140 mm) or 3 inch by 4 inch (64 mm by 89 mm) members.
- A third top plate is installed.
- Solid blocking equal in size to studs is installed to reinforce the double top plate

R&O2.3.4 Bottom (Sole) Plate shall have full bearing on nominal 2 by (51 mm) or larger plate or sill having a width not less than to the width of the studs.

At door and window openings in exterior walls, install a minimum of one jack bearing stud and one full height king stud at each end of headers, unless noted otherwise.

All door and window headers must be 2x8s for openings less than 4'-0" and 2x10s for openings greater than 4'-0" unless noted otherwise. Headers shall be compliant with RCO 602.1 and tables 602.1 (1) and 602.1 (2)

R&O2.7.1 Single headers shall be framed with a flat 2 inch nominal (51 mm) member or wall plate not less in width than the wall studs on the top and bottom of the header in accordance with Figures R&O2.7.1(1) and R&O2.7(2) and face nailed to the top and bottom of the header with 10d box nails (3 inches x 0.128 inches) spaced 12 inches on center.

R&O2.7.2 Rim board header size, material and span shall be in accordance with Table 602.7(1). Rim board headers shall be constructed in accordance with Figure R&O2.7.2 and shall be supported at each end by full height studs. The number of full height studs at each end shall be not less than the number of studs displaced by half of the header span based on the maximum stud spacing in accordance with Table R&O2.3(B). Rim board headers supporting concentrated loads shall be designed in accordance with accepted engineering practice.

Install a single sill/sole plate at the bottom and a double plate at the top of all stud walls. Unless noted or shown otherwise. Bolt sill/sole plates to foundation walls with 1/2" diameter anchor rods spaced at a maximum of 4'-0" oc and located six inches from ends, corners and splices. Embed rods a minimum of 1" below the top of the masonry and/or concrete.

Install one layer of 1/2" thick wood structural panel between each member of dimensional lumber headers.

Unless noted otherwise, at interior loadbearing walls and all exterior walls, install double 2x10 headers over openings in 2x4 stud walls and triple 2x8 headers over openings in 2x6 stud walls

Dimensional lumber shall have the following minimum properties:
F_b = 915 PSi (single member)
F_v = 1000 PSi (repetitive member)
E = 1,300,000 PSi

All dimensional lumber shall have a maximum moisture content of 15%

All dimensional lumber used for framing (except trusses or as otherwise noted) shall be spruce-pine-fir #2 or better

All pressure treated wood shall not be incised unless noted otherwise.

All pressure treated wood shall be #1 southern yellow pine unless noted otherwise.

LVL Indicates laminated veneer lumber (microlam member by True Joist or equal)

R&O2.13.8 Moisture content. Fire-retardant-treated wood shall be dried to a moisture content of 19 percent or less for lumber and 19 percent or less for wood structural panels before use. For wood kiln dried after treatment (KDAT) the kiln temperatures shall not exceed those used in kiln drying the lumber and plywood submitted for the tests described in Section R&O2.13.5.1 for plywood and R&O2.13.5.2 for lumber.

The following fastening schedule outlines the minimum requirements
(RBN = ring shank nail; CUN = common wall; SCL = common sole plate; FAS = fasten w/ glue and 1-8d RBN @ 6" c/c
Sole plates to subfloor: glue and 1-8d CUN @ 8" c/c
Studs to sole plate: fasten with 2-8d CUN
Studs to cap plates: fasten with 2-8d CUN
Stud-to-stud and plate-to-plate: 2-10d CUN @ 6" c/c
Roof sheathing to trusses/rafters: 8d CUN @ 4" c/c
Roof trusses/rafters to wall: Simpson strong tie anchor H2.5
Connect double LVL members using led nails spread @ 12" oc, top 4 bottom located 2" from top 4 bottom.

All wood in locations subject to termite or decay damage shall be pressure treated (CCA) or be of an approved decay resistant species. This includes but is not limited to all exterior decks, sills and sleepers on concrete or masonry, or within 6" of ground.

Hot dip galvanize all steel connectors and products 14 ga and thicker after fabrication that are in contact with preservative-treated wood. Provide minimum 2.0 oz. coating. All sides, per ASTM A123. Provide hot-dipped galvanized connectors per ASTM A153 or stainless-steel connectors.

Hot-dip galvanize all steel connectors and products less than 14 ga thick after fabrication that are in contact with preservative-treated wood. Provide minimum 1.85 oz coating. All sides per ASTM A653, provide hot-dipped galvanized connectors per ASTM A153 or stainless steel connectors.

Wall studs shall be 2x4's @ 16" oc or 2x6's @ 16" oc and shall be one piece full height. Studs must be a minimum no. 3 standard or stud grade lumber.

Exterior walls shall be effectively braced with let-in bracing, in accordance with tables R-402.10 and R-402.2 or other approved materials (R402.10)

Provide and install bridging for pre-fabricated wood trusses as indicated on the truss manufacturer's approved shop drawings.

R&O2.4.6 Where collar ties are used to connect opposing rafters, they shall be located in the upper third of the attic space and fastened in accordance with table R&O2.3(1). Collar ties shall be not less than 1 inch by 4 inches (25 mm X 102 mm) spaced not more than 4 feet (1220 mm) on center. Ridge straps in accordance with Table R&O2.3(1) shall be permitted to replace collar ties.

R&O2.5.1 Ceiling joist shall be sized based on the joist spans in Table R&O2.1(1) and R&O2.5.1(2). For other grades and species and for other loading conditions, refer to the AWC SJC.

R&O2.5.2.1 Ends of ceiling joists shall be lapped not less than 3 inches (76 mm) or butted over bearing partitions or beams and toe-nailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R&O2.5.2 and butted joists shall be tied together in a manner to resist such joist thrust. Joist thrust shall be permitted to be nailed in accordance with Table R&O2.3(1), shall not cantilever more than 3 inches (75 mm) beyond the gable end wall unless supported by gable overhang framing.

R&O2.5.2.2 Wood rafter ties shall be not less than 2 inches by 4 inches (51 mm X 102 mm) installed in accordance with Table R&O2.5.2 at each rafter. Other approved rafter tie methods shall be permitted.

R&O2.6 The ends of each rafter or ceiling joist shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete. The bearing on masonry or concrete shall be direct, or a sill plate of 1 inch (51 mm) minimum nominal thickness shall be provided under the rafter or ceiling joist. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30.865 mm square)

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Wood studs shall be compliant with RCO table 602.3(B) and table 602.3.1 and be as shown and noted on plans

Openings from a private garage directly into a room used for sleeping purpose shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick or 20-minute fire rated doors.

Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2 inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

Foam plastic shall have a thermal barrier compliant with RCO 316.4. Foam plastic shall be separated from the interior of a building by an approved thermal barrier of minimum 1/2" gypsum wall board or per RCO 316.5.1. Is separated by 1" thickness of masonry or concrete, except as code allows.

Fire separation in wood frame construction

Insulation shall be compliant with RCO 302.8 through RCO 302.10. All insulation shall meet the flame spread and smoke developed index rating as required by code.

Wood/plastic composites shall be installed in accordance with the manufacturer's instructions.

Protection of wood and wood based products against decay shall be compliant with RCO 317. This includes: Wood joists or the bottom of wood flooring closer than 18" or wood girders when closer than 12" to the exposed ground in crawl space or unexcavated area located within the periphery of the building foundation. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" from the exposed ground. Sills and sleepers on concrete or masonry slab that is in direct contact with the ground unless separated from the slab by an impervious moisture barrier. Wood siding sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground or less than 2" measured vertically from concrete steps, porch and patio slabs or similar horizontal surfaces exposed to weather.

Wood structural members supporting moisture permeable floors or roofs that exposed to the weather, unless separated by an impervious moisture barrier.

Wood furring strips or other wood framing members attached directly to the interior of exterior masonry or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or wall framing.

Flashing shall be provided in such a manner as to prevent entry of water into the wall cavity, penetration of water to the building structure framing components and through roof joints in copings, intersections, openings, and penetrations

Final locations for HVAC registers and returns shall be recommended by HVAC contractor.

Exhaust ducts shall terminate to the outside

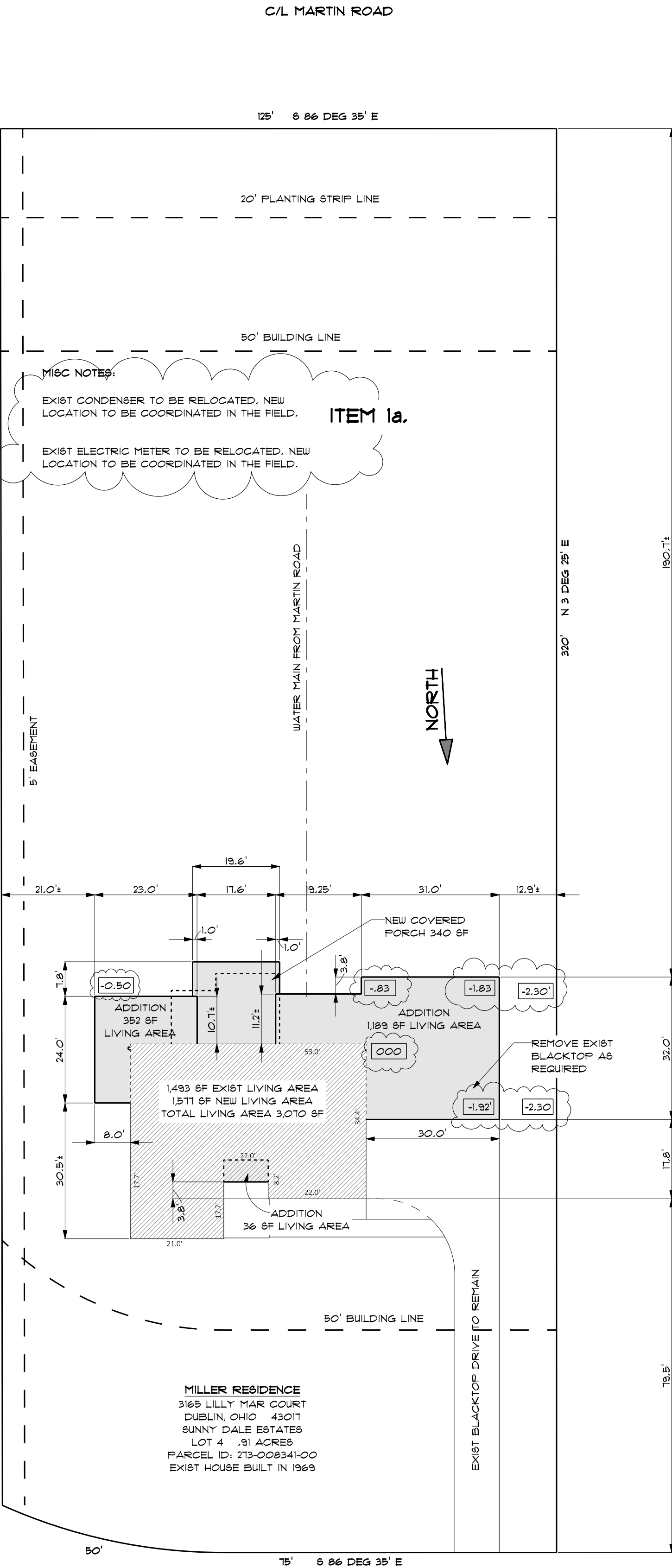
Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

Provide access to all shut offs, unions, and connections.

All appliances shall be installed per manufactures recommendations

All appliances shall have 30 inches of working spaces in front of control side for servicing

Appliances shall have clearances from combustible materials in accordance with appliance label and manufacturers installation instructions.



SITE PLAN

DOWNSPOUT DRAIN TILE TO BE RELOCATED AS REQUIRED

TIE INTO EXISTING DRAIN TILE

FINISH GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10' FROM THE BUILDING PERIMETER.

FINAL FINISH GRADING & SEEDING BY HOMEOWNER

SITE NOTES:

R304.01 Entrance to Construction Site: Before proceeding with any construction, in which it is necessary to drive across the curb, the owner, contractor, or builder shall cut the curb for the proper width of the permanent driveway. The minimum width is 16-feet and the maximum width is 24-feet at the street curb cut. The owner shall then construct a driveway of stone or gravel from the road extending a minimum of forty feet. Thereafter, no vehicle shall be driven across the curb except at the driveway. Any damage to the curb and gutter will require replacement at the final inspection and is the responsibility of the owner, builder, or contractor. This curb and gutter shall be kept clean and free of any debris at all times to allow for proper storm water drainage per engineered design.

R304.06 Containment of Construction Debris: Construction debris shall be properly contained at all times during construction for new homes, new commercial buildings, remodeling, renovations and/or additions. Open burning of any construction debris is strictly prohibited. Trash containment shall be in place at the commencement of construction. This containment shall be of size and design to accommodate ALL construction trash at ALL times. The containment shall be changed or emptied when it becomes full so as to prevent wind-blown debris and piles of trash from accumulating around the site. This containment shall be placed on the same property where the construction is taking place and is prohibited in the right of way or right triangle.

R304.04(4) Disposal of Roof Water: All garage floor drains and roof water from any building, including detached accessory garages, in the City shall be carried from downspouts to the street gutter, storm ditch or storm sewer through thin walled polyvinyl chloride pipe (PVC), corrugated ACP, or approved equivalent having a minimum diameter of four inches (4"), bedded in sand and laid to proper grade.

DESIGN CRITERIA

Climate and Geographic Design Criteria	
Ground Snow Load	20 psf
Speed	115 mph
Seismic Design Category	B
Live Loads	
Uninhabitable attic without storage	10 psf
Uninhabitable attic with limited storage	20 psf
Habitable attic and attic served with fixed stairs	30 psf
Balconies (exterior) and decks	40 psf
Rooms other than sleeping rooms	40 psf
Sleeping rooms	30 psf

Roof loading
Design roof live load 25 PSF minimum

Lateral earth pressure (equivalent lateral fluid pressure)
1. Unrestrained walls (such as site retaining walls) 45 PCF
2. Restrained walls (such as basement walls) 60 PCF

Minimum allowable soil bearing capacity of 1500 psf

Finish grade shall fall a minimum of 6" in the first 10' from the building perimeter.

The structural modifications are designed to be self-supporting and stable after construction is fully completed. The contractor is solely responsible to determine erection procedure and sequence to ensure the safety of the building and its component parts during erection. The contractor shall design, install and subsequently remove any shoring, shoring, shoring, temporary bracing, guys or tiebacks necessary to maintain safety and structural stability during construction.

DRAWING INDEX

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All work shall comply with the 2019 Residential Code of Ohio (RCO).

All work shall meet all applicable codes, including ACCA, ACI, International Fuel Gas Code, NEC AND NFPA

All work shall comply with the 2018 International Residential Code Appendix J Existing buildings and structures.

All plans refer to areas of remodel only unless noted otherwise or required by code.

COORDINATE ALL FRAMING, CABINET LAYOUTS & FINAL FINISHES w/ DFR ID & DC PRIOR TO INSTALLATION

FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION ANY VARIATIONS SHOULD BE REPORTED TO THE PM & DC

Scale: 1/4" = 1' (unless otherwise noted)

DAVE FOX
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DESIGNED BY: TOM EASTWOOD
ID BY: FAITH HERRING
PM BY: T.B.D.
PROJ. # 2104819

SITE PLAN & NOTES

SHEET #

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Design Plans: For use by agents of DFR only.
Use of or modifications of these plans without express permission of DFR is strictly prohibited.
Mechanical Plans to be verified by licensed contractor.

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