

## GENERAL NOTES

- These plans have been developed and designed in accordance with the 2019 Residential Code of Ohio (RCO).
- All federal, state, and local codes, ordinances, and regulations, etc., shall be considered as part of the specifications of this building, and are to be adhered to, even if they are in conflict with these plans.
- All HVAC work shall be installed in accordance with the Building code in effect in this jurisdiction.
- All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
- Dimensional lumber used for all framing, except trusses, studs, sole plates, and cap plates shall be SPRUCE FINE FIR No. 2 or better. (North)
- Areas to receive tile or marble floors may need to be stiffened beyond minimum code requirements to prevent cracking - builder and installer shall determine same.
- Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Fine Fir No.2 or better. (North)
- All dimensional lumber shall have a maximum moisture content of 19 %.
- Where the term "G & N" is noted on the plan set it means glue and nail. Gluing shall conform to the information stated below. Nailing shall apply enough clamping force to hold the glued mating surfaces in contact until the glue attains full strength.
- Where gluing of wood members is specified the glue that is to be used is "Titebond Construction Adhesive" as manufactured by Franklin International or equal.
- Where gluing is specified it shall be completed as follows:
  - Fit-to continuous (back) of glue on one of the surfaces to be glued.
  - Nail so that surfaces are held tightly together until glue attains full strength.
  - Wipe away any excess glue which is expelled if its appearance will be unacceptable in the finished structure.
- The following fastening schedule outlines the minimum requirements and shall be used in conjunction with the complete fastening schedule in the current code.

(R&N = ring shank nail    CUN = common wire nail)

  - Sub floor to joists: fasten with glue and 1-1/2" R&N @ 6" c/c.
  - Sole plates to sub floor: glue and 1-1/2" CUN @ 8" c/c.
  - Studs to sole plates: fasten with 2-1/2" CUN.
  - Studs to cap plates: fasten with 2-1/2" CUN.
  - Stud-to-stud and plate-to-plate: 2-1/2" CUN @ 8" c/c.
  - Sheathing to studs: 1-1/2" R&N @ 6" c/c at all edges & 1-1/2" R&N @ 12" c/c at all intermediate studs.
  - Roof trusses to walls: Simpson Strong-Tie anchor H2.5.
  - Multiple 2x lintels: G & N with 1-1/2" CUN's as required.
  - Multiple LVL beams: Fasten per manufacturer recommendations.
  - Roof trusses to LVL: Simpson Anchor H4.0.
  - Sheathing to studs: 1-1/2" R&N @ 6" c/c at all edges & 1-1/2" R&N @ 12" c/c at all intermediate studs.
- Where "LVL", "LSL" or "F&L" is noted on the drawings the products used must meet the following criteria:
  - MICROLAM (LVL) M.O.E. = 1,800,000 psi. - Fb = 2600 psi
  - TIMBERSTRAND (LSL) M.O.E. = 1,300,000 psi. - Fb = 1700 psi
  - PARALLAM (F&L) M.O.E. = 2,000,000 psi. - 2900 psi
- All framing shall align throughout the structure so as to create a continuous load path, from the roof, through all levels of the structure, down to the foundation walls and footings. When spacing of members varies, the upper member shall bear no more than 5" from the member below. The builder shall provide additional studs, or 2x6 (min) vertical blocking under the offset load, when the offset exceeds 5".
- It is the responsibility of the contractor to notify the owner that all houses have a potential to have radon levels which may exceed the recommended levels established by the United States Environmental Protection Agency. The contractor, in conjunction with the owner, shall mutually agree upon what action should be taken concerning radon. It is not the responsibility of Residential Design Solutions, Inc. or the Engineer to determine if a radon abatement system is required.
- All elements of construction not specifically noted on these drawings shall comply with the Local Governing Codes, Requirements, and Regulations.
- It is the contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction. Residential Design Solutions, Inc. and the Engineer are not engaged in construction and do not supervise construction. It is the responsibility of the contractor to follow all safety codes.
- All steel beams in these plans are designed for 50 KSI yield strength.

## PLANNING

- All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
- Ceiling heights in basements without habitable spaces shall not be less than 6 feet 8 inches clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches.
- Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
- The dimensions of a window well serving an E.E.C. window shall provide a min. net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.
- Hazardous glazing shall be located in the following locations: in all doors including sliding glass doors and sidelights; glazing in doors and enclosures for hot tubs, whirlpools, bathtubs and showers; glazing in walls above bathtubs or within a 24" arc of a door in a closed position or otherwise noted on these plans.
- Openings between the garage and the residence shall be equipped with either solid wood doors 1 3/4 inches in thickness or 20-minute fire-rated doors.
- The garage shall be completely separated from the residence and it's attic area by applying 1 layer of 5/8" fire code drywall on the garage side.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency escape or rescue with a min. Net clear opening hgt. Of 24 inches and a width of 20 inches and a net clear opening not less than 5.7 sq. ft.
- A minimum 3' x 3' landing shall be provided at all exterior doors, with 2 or more risers, at no more than 8 1/4" below the finished floor, including doors into garages.
- The maximum riser height shall be 7 3/4" and the minimum tread depth shall be 10" with a nosing of not less than 3/4" but not more than 1 1/4" at stairs with solid risers unless noted otherwise on plans.
- The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8".
- Window stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 9" and the minimum depth of any tread shall not be less than 6".
- Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 1/2" gypsum board.
- Handrails shall be provided at all stairs with (3) or more risers. Handrails shall have a minimum hgt. Of 34" and a maximum hgt. Of 38" from the nosing of the treads.
- Handrails shall have a circular cross section with a diameter of 1 1/4" to 2", or a non-circular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and a largest cross-section dimension not exceeding 2 1/4".
- Porches, balconies or raised floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in hgt. Open sides of stairs with a total rise of more than 30" above the floor shall have guardrails not less than 34" in hgt. from the nosing of the stair.

## PLANNING

- Required guardrails shall have intermediate rails or ornamental closures which do not allow the passage of a 4" sphere. The triangular opening formed by the riser, tread, and bottom rail shall not allow the passage of a 6" sphere.
- Required smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of the RCO and the household fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located within an existing dwelling unit shall include photoelectric technology. Smoke alarms shall be hardwired and interconnected with battery back-up. In rooms with cathedral or sloped ceilings the location of the smoke detector shall be 3 feet horizontally from the highest point or per the manufacturers recommendations.
- Carbon monoxide alarms: For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units which fuel-fired appliances are installed and in dwelling units that have attached garages. In existing dwellings, where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. Single station carbon monoxide alarms shall be listed in complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.
- Foam plastic shall be separated from the interior of the building by a minimum 1/2" gypsum board. The gypsum board shall be installed using a mechanical system.
- Wall and ceiling finishes shall have a flame spread index of not greater than 200.
- All exposed insulation materials installed in floor, roof, and wall assemblies; crawl spaces and attics, shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84.
- Stairs and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservative treated in accordance with AIAWA U1, unless separated from such slab by an impervious moisture barrier.
- Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.
- When whirlpool tubs are to be installed an access panel must be provided to the underside of the tub platform for the servicing, maintenance and / or removal of the motor and pump.

## FOUNDATIONS & CONCRETE

- The assumed soil bearing capacity shall be 1500 psf U.N.O.
- The finished grade shall fall a minimum of 6" in the first 10 feet from building perimeter.
- All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Garage slabs and concrete exposed to the weather and in a sloped or horizontal position in the final structure shall have a minimum 28 day compressive strength of 4500 psi and shall contain 5%-7% entrained air. Concrete shall not contain calcium chloride. Basement slabs shall be a minimum 4".
- All concrete work shall comply with:
  - ACI 308-14 "Specifications for Structural Concrete for Buildings"
  - ACI 318-04 "Building Code Requirements for Reinforced Concrete"
- All footings shall be as follows: (based on 1500 psf soil bearing)

nominal wall thickness	footing depth	footing width
8"	8"	16"
10"	8"	18"
12"	8"	20"
- Masonry fireplace footings shall be a pad type footing which shall extend 6 (min.) past all faces of the fireplaces foundation and shall be 12" (min.) deep.
- Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria this sheet)
- Foundation anchorage shall be min. 1/2" diameter bolts, hot dipped galvanized or stainless steel and shall extend a minimum 12" into poured concrete or masonry. Bolts shall be spaced 6'-0" on center max., 12" from corners max. and shall be compatible with adjacent materials.
- When required, foundation waterproofing shall consist of 2-ply hot-mopped felt, 55 lb. roof rolling, 6 mil. poly(vinyl chloride, 6 mil polyethylene or 40 mil. polymer modified asphalt, full height from the top of footer to grade. Joints in the membrane shall be lapped and sealed with a compatible sealant. When an existing home has a supplemental interior foundation drainage system tied to a sump pump, no water proofing shall be required.
- Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
- All surfaces of steel columns shall be given a shop coat of rust-inhibitive paint unless treated to provide corrosion resistance.
- Exterior ventilation openings are not required when the ground surface is covered with an approved vapor retarder material, the space is supplied with conditioned air and the perimeter walls are insulated in accordance with Section 1105
- All anchor bolts shall conform to ASTM A307.
- All reinforcing steel shall be grade 60.
- Center footings on column centerlines.
- Encase all steel columns, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.
- Foundations shown on these drawings are designed for an allowable soil bearing pressure of 1500 psf. It is the responsibility of the Owner and Contractor to determine that the soil is adequate to support this building on the foundation and walls shown. The owner and Contractor are responsible for determining the total and differential settlements of the foundations are within the tolerable limits of this structure and shall consult the appropriate reinforcement schedule provided on the foundation plan sheet. The Owner and the Contractor are encouraged to obtain the services of a soils engineering firm to determine the suitability of the foundations and the walls shown on these drawings to safely support the structure with no detrimental effects to the building. The Contractor shall inform the originator of these plans of any unusual soil conditions. Foundations shall not be placed on frozen ground and shall not be allowed to freeze.

## FLOOR CONSTRUCTION

- Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
- The ends of each joist, beam, or girder shall have a minimum of 1-1/2" tread bearing on wood or metal and a minimum of 3" on masonry or concrete. Steel beams to bear minimum 4" on concrete and 1" on masonry.
- Pre-engineered floor joists, and or trusses shall be engineered by the manufacturer, engineered data sheets shall be provided prior to framing inspection
- All steel beams ending in an open pocket shall be secured to the foundation meeting the requirements set forth in the RCO 302.6.3.
- All built up beams are connected with 1/2" diameter thru bolts at 24" o.c. top and bottom staggered 12" unless noted otherwise. Manufacturer connection details may be used in lieu of this instance.
- Fitch Beams are connected with 1/2" dia. thru bolts @ 16" o.c., 2" from and bottom U.N.O. stagger top and bottom rows 4".
- Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
- Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
- Draft-stopping shall be provided as required when there is a usable space

## WALL CONSTRUCTION

- All structural members shall be fastened in accordance with chapter 6 of the building code in effect.
- Engineered data sheets for built-up beams shall not be provided prior to framing inspection.
- All headers in exterior walls to be (2) 2x8 U.N.O. on plans.
- Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall consist of 2-inch nominal lumber, or two thicknesses of 1-inch nominal lumber with broken lap joints, or one thickness of 23/32 -inch wood structural panel with joints backed by 3/4" particle board, 1/2-inch gypsum board, or 1/4-inch cement-based mill board. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
- All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" o.s.b. structural sheathing full height, on the entire perimeter of this structure. All interior walls shall be braced by attaching 1/2" (min.) gypsum board to wall studs, spaced no more than 24" o.c., with 8d cooler nails @ 1" o.c. (max.), or 1-5/8" long 9/32" head, .086% gypsum board nails @ 1" o.c. (max.), or Type 'S' or 'W' screws per ASTM C 1002. Screws shall be sufficiently long to penetrate wood framing not less than 5/8".
- Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
- Each tie shall be spaced not more than 32" on center horizontally and shall support not more than 2 2/3 sq. Ft. of wall area.
- The veneer shall be separated from the sheathing by an air space of a minimum of 1" but not more than 4 1/2".
- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab, and at other points of support.
- Weep holes shall be provided in the outside wythe of masonry walls at a max. spacing of 33" on center. Weep holes shall be a min. of 3/16" in diameter located immediately above the flashing.
- Wall studs shall be 2x4's @ 16" c/c or 2x6's @ 16" c/c and shall be one piece full height. Provide a minimum of 2 studs at each side of all openings through bearing walls (provide 3) studs when opening is equal to or greater than T-O" unless noted otherwise on plans.
- The contractor may, at his/her option, attach the drywall in accordance with the fastening schedule in the Local Governing Code, or in accordance with the adhesive method as recommended by the United States Gypsum Company.

## ROOF CONSTRUCTION

- Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
- Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie.
- Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a load bearing partition or be designed to carry and distribute the specific load at that point. When the cut end of the rafter exceeds 11-1/4" the ridge board shall be constructed of a solid 2x12 with an additional 2x (as required) furred to the bottom edge of the 2x12.
- Roof assemblies shall have rafter or truss ties provided at load bearing locations.
- Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
- Slopes less than four in twelve shingles shall be installed over (2) layers of 15 felt applied parallel to eaves with 19" top lap and 12" end lap, with end laps located at least 6 feet from end laps in preceding course.
- Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide plywood clips at unsupported edges midway between members.
- Trusses shall be designed by a Structural Engineer registered in the State of Ohio, trusses shall be designed in accordance with the National Design Specification for wood and the Truss Plate Institute Recommended Practice of Design TPI-85. Roof trusses shall be designed for the following loads:

Top chord live load	= 25 psf.
Top chord dead load	= 10 psf.
Bottom chord live load	= 0 psf.
Bottom chord dead load	= 10 psf.
Total load (no attic storage)	= 45 psf.
Bottom chord live load	= 20 psf.
(w/ attic storage)	
Total load (w/ attic storage)	= 65 psf.

## HEATING & COOLING

- When heating and cooling equipment is located in an equipment room, an unobstructed working space not less than 30 inches wide and not less than 30 inches high shall be provided along the control side of the equipment when the door of the equipment room is open.
- Fuel burning heating and cooling equipment shall be provided with a volume of 50 cubic ft. per 1000 Btu/h, or an air supply shall be provided to assure proper fuel combustion.
- An approved drain shall be provided to dispose of condensate from the cooling coil. condensate drains shall terminate outside of the building or to a floor drain, plumbing fixture, sump or approved location.
- These plans do not address sizing of HVAC equipment to meet comfort requirements or indoor air quality. The mechanical contractor must consider the overall air changes/hour of the constructed home and energy code requirements when determining both.

## FIREPLACES

- Chimneys shall extend a minimum of 2 feet higher than any portion of the building within 10 feet but shall not be less than 3 feet above the point where the chimney passes through the roof.
- A portion of a chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2".
- Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffits or cornice, shall have a minimum air space clearance of 1" if the airspace shall not be filled, except to provide fire blocking.
- Hearth extensions shall extend a minimum of 16" in front of, and a minimum of 8", beyond each side of the fireplace opening less than 6 square feet and 20" and 12" respectively for 6 square feet or larger.
- Wood or combustible materials shall not be placed within 2" of the outside front, back, or side surface of a masonry fireplace, including the smoke chamber, and not less than 6" from the inside surface of the nearest flue lining.
- Factory built fireplaces shall be installed in accordance with the manufacturers recommendations and the latest edition of the NFPA code, a copy of the manufacturer's recommendations shall be provided prior to inspection.
- Factory built or masonry fireplaces shall be provided with an exterior air supply to assure proper fuel combustion.

## DESIGN CRITERIA

- Loading:

Roof	Live:	Dead:
Roof Snow	20psf	20psf
Attic (storage)	20psf	0psf
2nd Floor	40psf	15psf
1st Floor	40psf	15psf
Ext. Balcony	40psf	10psf
Decks	40psf	10psf
- Basic wind speed 119mph (Exposure - B)
- Seismic design category - A
- Subject to damage from Weathering, Termites and Decay - Moderate to Heavy
- Minimum required frost depth 36"

## ENERGY CODE 2023

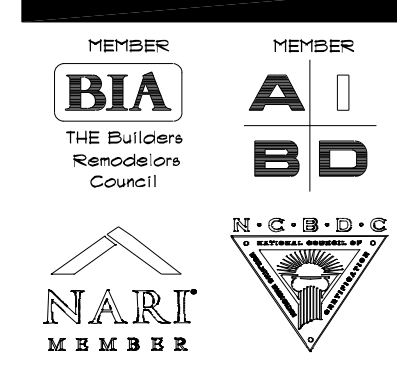
RCO SECTION 1108, ADDITIONS: ADDITIONS TO THIS BUILDING COMPLY WITH THE PRESCRIPTIVE COMPLIANCE REQUIREMENTS OF THE CODE, SECTION 1108.

BUILDING THERMAL ENVELOPE	RCO TABLE 1102.1.2 CLIMATE ZONE - 5	
	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	R20 or 13 + 5	R13 2x4 WALL& R19 2x6 WALL&
CEILING R-VALUE	.49	.49
FENESTRATION U-FACTOR	.30	.30
SKYLIGHT U-FACTOR	.55	--
SHGC	NR	--
FLOOR R-VALUE OVER UNCONDITIONED SPACE	.30	--
BASEMENT WALL R-VALUE	10/13 (MIN 4 FEET)	10 UNFINISHED
R-10 CONTINUOUS, R-13 CAVITY SPACE		
SLAB R-VALUE	10, 2 FEET	R-10/2 FT.
CRAWL SPACE WALL R-VALUE	10/13	--
R-10 CONTINUOUS, R-13 CAVITY SPACE		
SYSTEMS	RCO SECTION 1103	
BUILDING AIR LEAKAGE	TESTED TO < 5 ACH50	
CONTROLS	PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 10F, COOLING NO LOWER THAN 79F	
DUCT INSULATION R-VALUE OUTSIDE THERMAL ENVELOPE	SUPPLY R-8 OTHERS R-6	
DUCT AIR TIGHTNESS, SEALING, OUTSIDE CONDITIONED SPACE, AT 30 Pa, ONBA	POST CONSTRUCTION TEST LEAKAGE TO OUTDOORS LESS THAN 4 cfm PER 100 SQ/FT, CONDITIONED FLOOR AREA TEST TOTAL LEAKAGE LESS THAN 6 cfm PER 100 SQ/FT, FLOOR AREA	
	ROUGH-IN TEST	
LIGHTING - RCO SECTION 1104	MINIMUM OF 90% OF PERMANENT LIGHTING HIGH EFFICACY LAMPS	



7844 FLINT ROAD  
COLUMBUS, OHIO 43235  
614-430-0027  
FAX 430-8171

www.rdshomesdesign.com



DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THESE NOTES, SPECIFICATIONS AND/OR DRAWINGS CONTAINED IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTE THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS AND/OR OMISSIONS SHALL BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

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COVER SHEET & GENERAL NOTES



ALTHOUGH THE EXTERIOR FINISHES INDICATED ON THESE DOCUMENTS MAY BE CONSIDERED LOW MAINTENANCE MATERIALS, IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO CHECK AND MAINTAIN ALL FLASHING AND DRAINAGE SYSTEMS AND THE CAULKING AT ALL JOINTS TO AVOID MOISTURE PENETRATION INTO THE BUILDING SYSTEMS.

## INDEX TO DRAWINGS

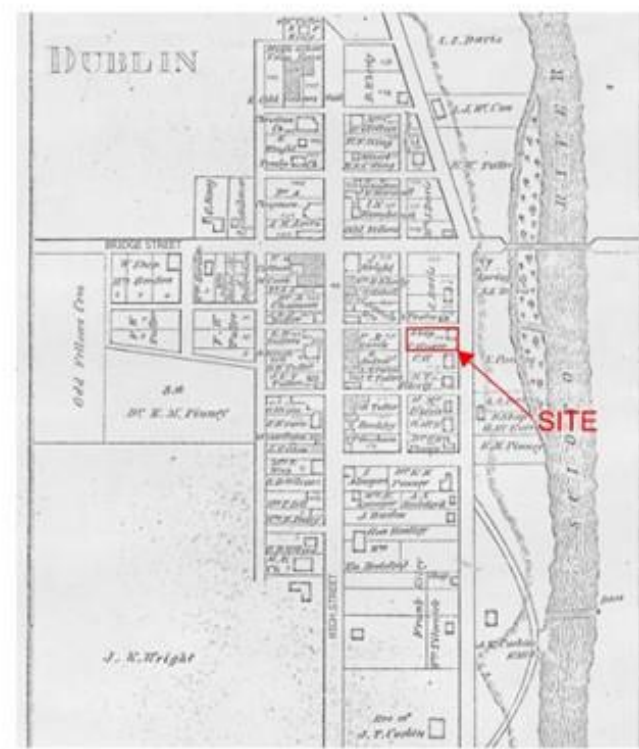
SH#	DESCRIPTION
CS.1	COVER SHEET & GENERAL NOTES
CS.2	SITE STUDY & LOT INFORMATION
CS.3	EXTERIOR MODELS
AS.1	AS-BUILT/DENO FLOOR PLANS
A.1	FOUNDATION PLAN
A.2	FIRST FLOOR PLAN
A.3	SECOND FLOOR PLAN
A.4	ROOF PLAN
A.5	SOUTH & WEST ELEVATIONS
A.6	NORTH & EAST ELEVATIONS
E.1	FIRST FLOOR ELECTRICAL PLAN
E.2	SECOND FLOOR ELECTRICAL PLAN

DATE: 11.20.2023  
LAYER: 2.1.2024

CREATED BY: CS.1

PROJECT: CS.1

SHEET: CS.1



HISTORICAL MAP OF DUBLIN



HISTORICAL DISTRICT MAP OF DUBLIN



RIVERVIEW STREET VIEW



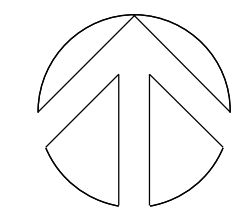
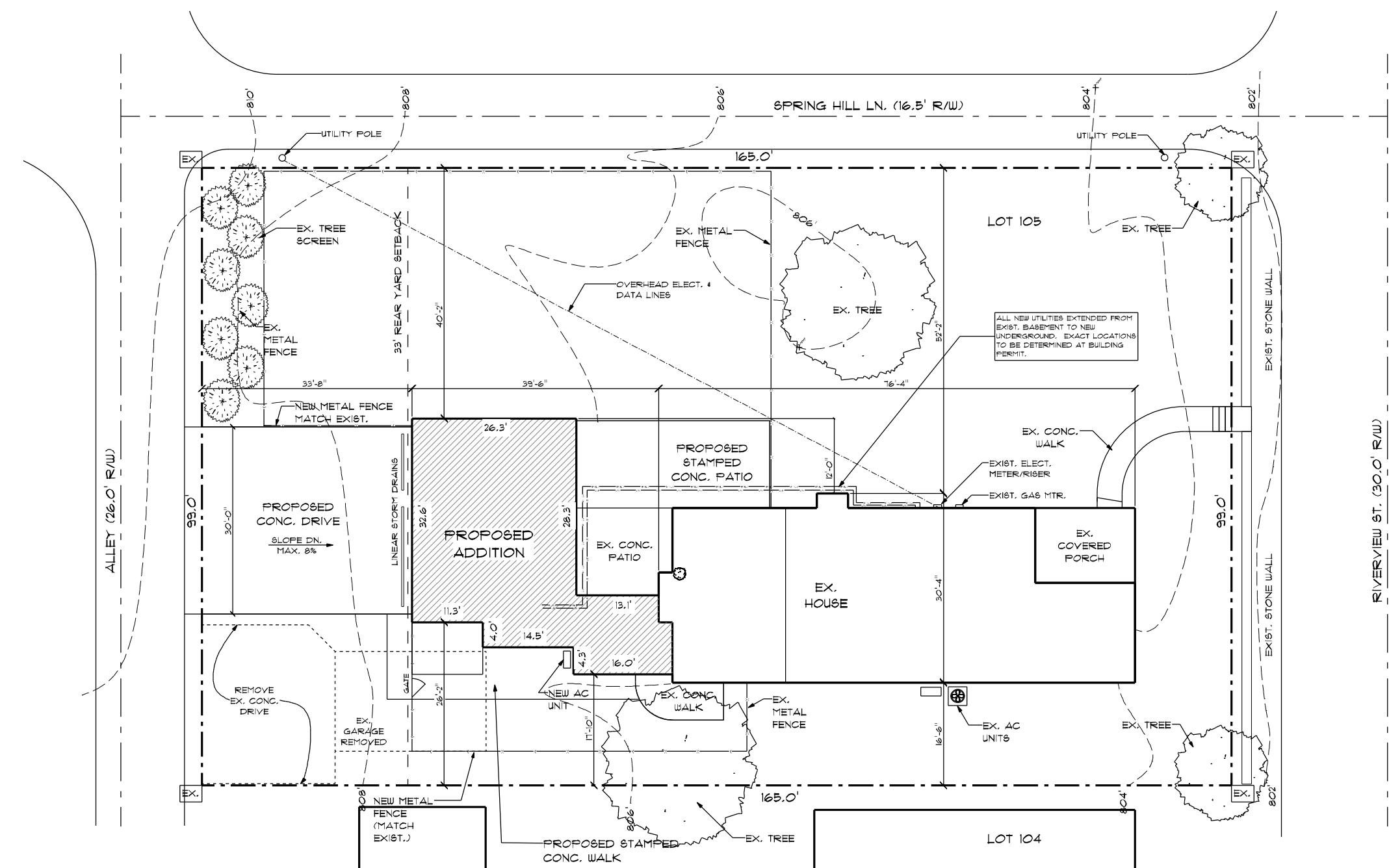
SPRING HILL LN. VIEW



SPRING HILL LN. & BLACKSMITH LN. VIEW



BLACKSMITH LN. VIEW



**SITE STUDY**

SCALE: ~ 1" = 20'-0"  
 55 S. RIVERVIEW STREET  
 DUBLIN, OH 43011

**NOTE:**  
 GRADE SHALL FALL 6" (MIN.) WITHIN  
 FIRST 10' FROM BUILDING PERIMETER.

**LOT # BUILDING INFORMATION:**  
 ZONING: B6C-HR HISTORIC RESIDENTIAL  
 EXISTING RESIDENCE HEIGHT: 22'-8"  
 ADDITION HEIGHT: 21'-9"

**LOT AREA COVERAGE:**

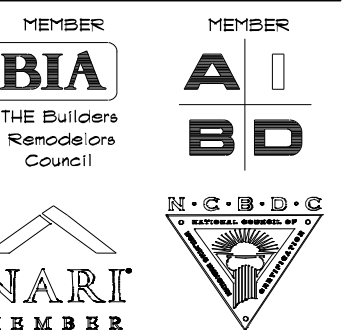
TOTAL LOT SQUARE FOOTAGE:	16,339	S.F.
ALLOWABLE DEVELOPMENT COVERAGE LIMIT:	(45%) 7,351	S.F.
EXISTING DEVELOPMENT COVERAGE:	(21%) 3,436	S.F.
ADDITION DEVELOPMENT COVERAGE:	2,816	S.F.
LESS DEMO EXIST. GARAGE & DRIVEWAY:	(925)	S.F.
TOTAL DEVELOPMENT COVERAGE:	(33%) 5,327	S.F.

**SQUARE FOOTAGE TABLE**

All square footage for conditioned area is calculated per the American National Standards Institute (ANSI) "Square Footage-Methods for Calculating" (ANSI Z165-2021)

EXIST. FIRST & SECOND FLOOR:	3,020.0	Sq. Ft.
NEW FIRST FLOOR (MUD ROOM):	214.0	Sq. Ft.
NEW SECOND FLOOR (FINISHED):	788.0	Sq. Ft.
<b>TOTAL LIVABLE AREA:</b>	<b>3,992.0</b>	<b>Sq. Ft.</b>
NEW GARAGE:	910.0	Sq. Ft.
NEW COVERED PORCH:	32.5	Sq. Ft.
<b>TOTAL UNCONDITIONED AREA:</b>	<b>942.5</b>	<b>Sq. Ft.</b>
<b>TOTAL UNDER ROOF AREA:</b>	<b>4,934.5</b>	<b>Sq. Ft.</b>

**BUILDER TO PROVIDE TREE PROTECTION AT ALL EXISTING TREES TO BE PRESERVED IN CONSTRUCTION AREA**



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**SITE STUDY & LOT INFORMATION**

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VIEW OF FRONT ELEVATION FROM S. RIVERVIEW ST.



VIEW OF NORTH SIDE ELEVATION FROM CORNER OF SPRING HILL LN. & BLACKSMITH LN.



VIEW OF NORTH ELEVATION FROM SPRING HILL LN.



VIEW OF REAR ELEVATION FROM BLACKSMITH LN.

DATE	BY	REVISION

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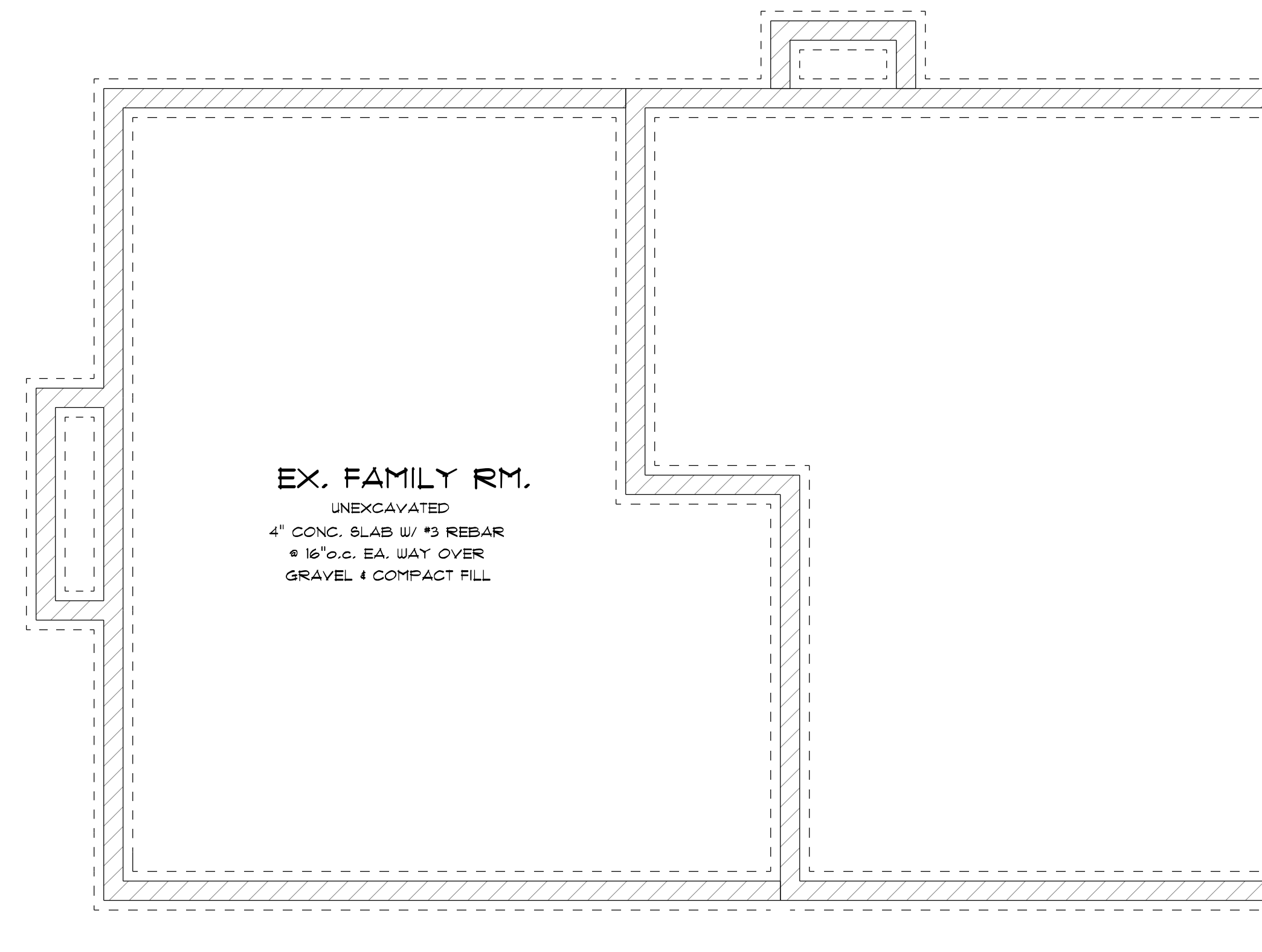
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(23115)

**KNE RESIDENCE**  
55 S. RIVERVIEW STREET  
DUBLIN, OH 43011

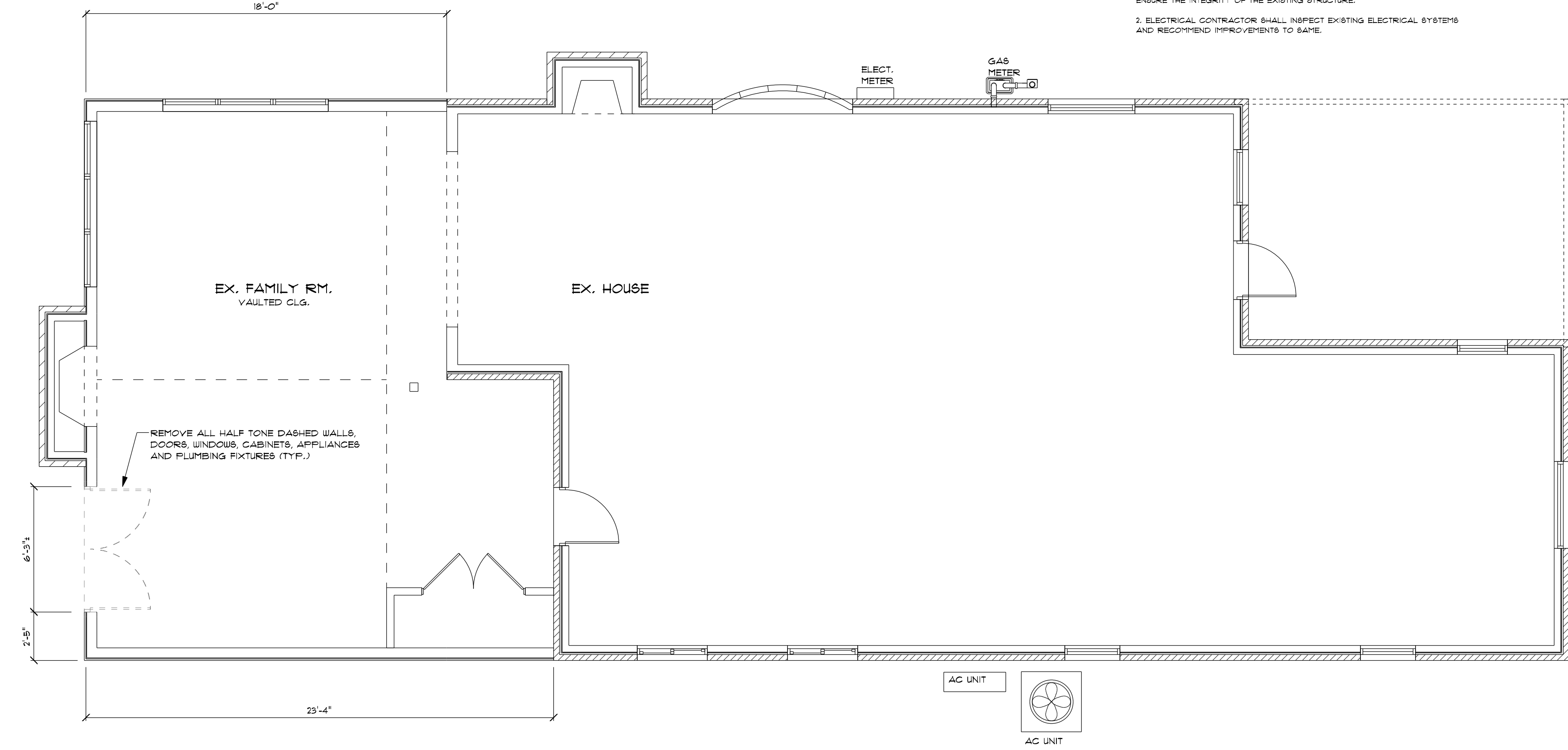
**EXTERIOR MODELS**

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**AS-BUILT/DEMO FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**AS-BUILT/DEMO FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**NOTE TO CONTRACTOR AND FELLOW SUB-CONTRACTORS:**  
IT IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS, AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPEAR, NOTIFY RESIDENTIAL DESIGNED SOLUTIONS IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

- NOTE:**
1. ALL HALF TONE DASHED WALLS TO BE REMOVED WITH CAUTION TO MAKE WAY FOR NEW WALLS AND/OR DOORS & WINDOWS.
  2. VERIFY ALL WALLS WITH PROPOSED FLOOR PLANS. ADDITIONAL TEAR OUT, NOT SHOWN ON PLAN, MAY BE NEEDED TO INSTALL PROPS AND COLUMNS FOR NEW POINT LOADS.
  3. BUILDER TO VERIFY ALL NEW AND EXISTING POINT LOADS TRANSFER DOWN TO FOUNDATION.
  4. VERIFY EXISTING STRUCTURE IS ADEQUATE AND AS IN THESE DRAWINGS, VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER AS SOON AS THEY ARE IDENTIFIED.

**DESCRIPTION OF WORK**  
UNCOVER WORK TO PROVIDE FOR INSTALLATION OF NEW WORK OR INSPECTION OR BOTH.

REMOVE EXISTING WALLS, FLOORS, & CEILING WHERE SHOWN ON PLANS OR AS NEEDED TO ACCOMMODATE INSTALLATION OF THE NEW WORK.

**QUALITY ASSURANCE**  
PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL CODES AND SPECIFICATIONS.

USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.

**NOTICES TO RESIDENTIAL DESIGNER**  
ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS, OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

**REUSING AND SAVING MATERIAL**  
PRIOR TO DEMOLITION, CONTRACTOR AND OWNER SHALL WALK THROUGH THE PROJECT SITE AND CREATE A WRITTEN LIST OF MATERIALS AND LANDSCAPING THAT ARE TO BE SAVED OR REMOVED AND SAVED FOR USE BY OWNER, REUSED AND SAVED FOR REINSTALLATION BY THE CONTRACTOR, AND/OR REMOVED AND SAVED FOR FILL. ALL OTHER MATERIALS NOT SO LISTED SHALL BE REMOVED FROM THE SITE IN AN APPROPRIATE AND SAFE MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

ANY ITEM ON THE "SAVE LIST" INADVERTENTLY REMOVED AND NOT SAVED OR OTHERWISE DAMAGED OR LOST BY CONTRACTOR SHALL BE REPLACED, RESTORED, OR REPAIRED AT NO ADDITIONAL COST TO OWNER.

**MATERIALS**  
FOR REPLACEMENT WORK AND ALL NEW WORK USE MATERIALS WHICH MATCH EXISTING MATERIALS OR ALTERNATE MATERIALS WITH THE APPROVAL OF THE OWNER.

ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER AND COMPLETE INSTALLATION OF THE WORK OF THE SECTION, SHALL BE SELECTED BY THE CONTRACTOR SUBJECT TO APPROVAL BY THE OWNER.

**INSPECTION**  
INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, EXCAVATING, BACK FILLING, PATCHING, AND OTHER RELATED DEMOLITION WORK.

AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK.

IF UNCOVERED CONDITIONS ARE NOT ANTICIPATED, IMMEDIATELY NOTIFY THE DESIGNER AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

PROVIDE ALL REQUIRED PROTECTION INCLUDING, BUT NOT NECESSARILY LIMITED TO, SHORING, BRACING, AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE WORK AND ANY ADJOINING STRUCTURES; PROTECTION FROM DAMAGE TO ALL LANDSCAPING NOT DESIGNATED FOR REMOVAL; PROTECTION TO ALL PUBLIC WALKWAYS AND STREETS.

PERFORM ALL REQUIRED EXCAVATING AND BACK FILLING AS REQUIRED. PERFORM CUTTING, REMOVAL AND DEMOLITION WORK BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND SURROUNDING PUBLIC AND PERSONAL AND REAL PROPERTY AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIR AND NEW WORK.

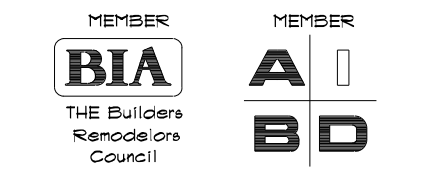
**GENERAL MAINTENANCE NOTES:**

1. CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE IN AREA OF WORK SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE.
2. ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS TO SAME.



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COLUMBUS, OHIO 43235  
614 430-0027  
FAX 430-8071

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AS-BUILT DEMO FLOOR PLANS

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FOUNDATION PLAN

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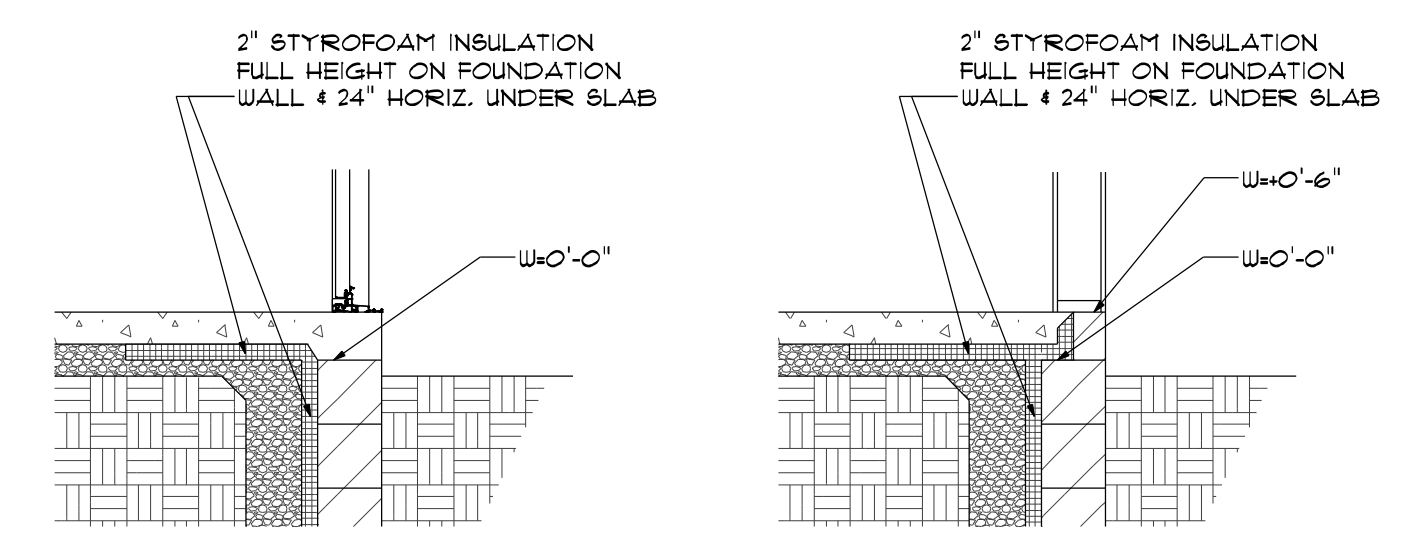
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FOUNDATION NOTES:

- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET C8.1.
- ALL 8" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x16" CONTINUOUS FOURED CONCRETE FOOTING w/ (2) #5 CONT. REINFORCING.
- ALL 12" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x20" CONTINUOUS FOURED CONCRETE FOOTING w/ (2) #5 CONT. REINFORCING.
- CONCRETE PAD FOOTING TO BE REINFORCED EACH WAY AS FOLLOWS:  

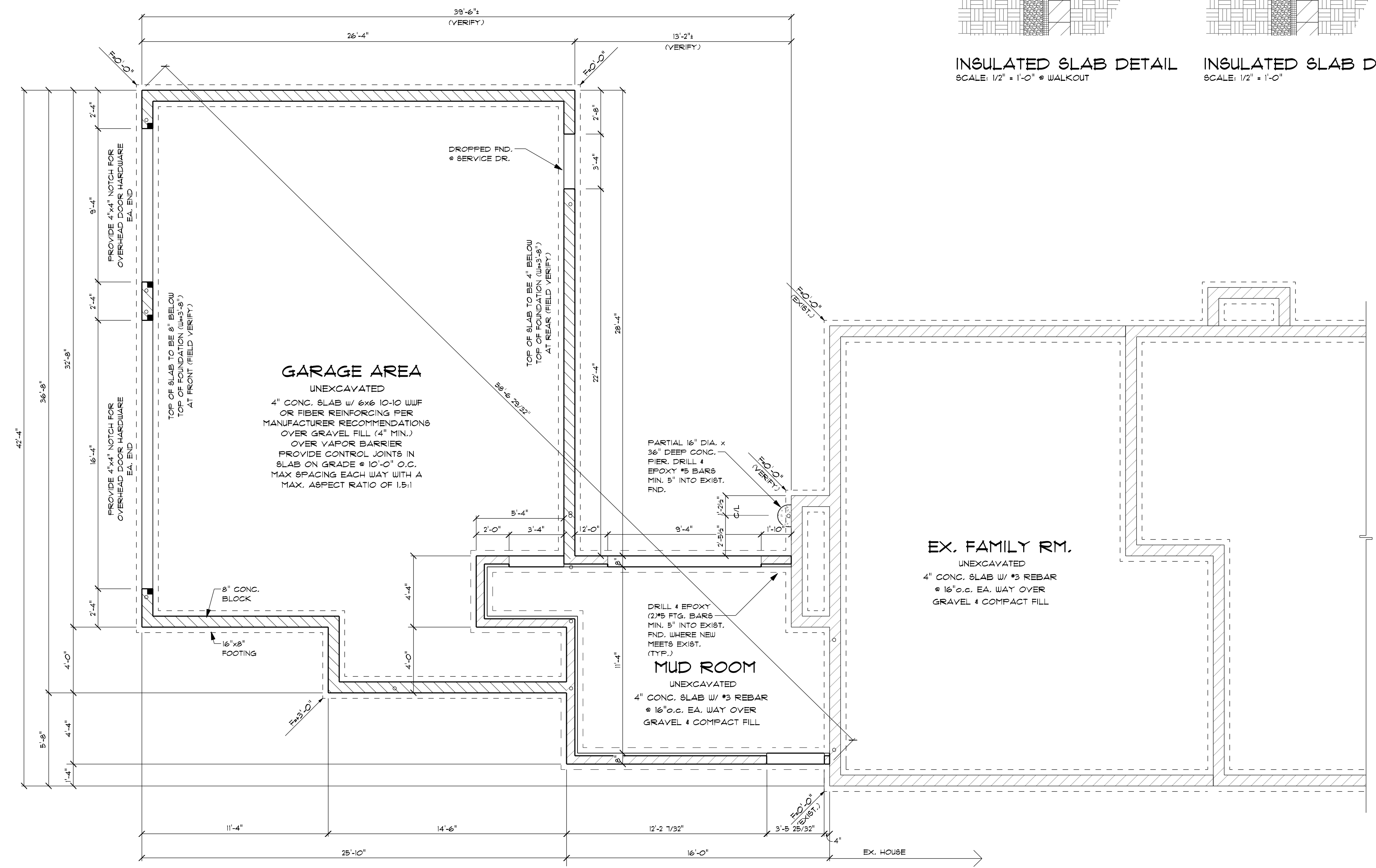
30"x30"	(3) #5
36"x36"	(3) #5
42"x42"	(4) #4
48"x48"	(5) #4
54"x54"	(5) #5
60"x60"	(6) #5
- ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" (MIN.) BEARING AT EACH END.
- WHEN REBAR IS INSTALLED IN THE FOOTING WALL, REINFORCING SHALL BE BONDED TO THE FOOTING REINFORCING.
- ALL HORIZONTAL REINFORCING RODS IN THE FOOTING GREATER THAN 20' IN LENGTH SHALL BE BONDED TO THE SERVICE PANEL w/ THE SAME #1 LISTED CLAMP USED FOR THE GROUND ROD #4 SOLID COPPER THAT IS LONG ENOUGH TO BE TERMINATED AT THE SERVICE PANEL. CONFIRMATION OF THE INSTALLATION SHALL BE DONE AT THE TIME OF FOOTING INSPECTION. (2014 N.E.C. ARTICLE 250.50)
- DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES BELOW GRADE. APPROVED DRAINAGE SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1'-0" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED w/ AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED w/ STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON 2" (MIN.) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE BEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED w/ NOT LESS THAN 6" OF THE SAME MATERIAL.
- PLACE 1/2" DIA. ANCHOR BOLT TO CONNECT SILL PLATE TO TOP OF FOUNDATION WALL AT 6'-0" O.C. MAX 4 WITHIN 12" (MAX.) OF EACH CORNER AND EACH END OF PLATE.
- FIELD VERIFY THE FINISHED FOUNDATION WALL HEIGHT AT ALL EXTERIOR PORCHES TO PROVIDE A 1/2" (MIN.) TO 3/4" (MAX.) STEP-DOWN AT EXTERIOR DOORS. ADJUST THE FOUNDATION WALL HEIGHT AT PORCHES AS REQUIRED TO ALLOW FOR DESIRED FINISHES AND/OR DETAILS.
- ALL STEEL COLUMNS NOTED ON PLANS ARE SCHEDULE 40 FIXED COLUMNS. SIZES OF STEEL COLUMNS NOTED ON PLANS ARE INTERIOR DIAMETER (I.D.) DIMENSIONS.
- ALL STEEL BEAMS ARE DESIGNED FOR 50 KSI STEEL.
- STEEL BEAMS ENDING ON AN OPEN POCKET SHALL BE SECURED TO THE FOUNDATION PER THE RCO, SECTION 502.6.3.
- STEEL BEAMS SHALL BE SECURED TO THE TOP PLATE OF SUPPORTING STEEL COLUMNS USING EITHER WELDED OR BOLTED CONNECTIONS AS CALLED FOR IN THE RCO, SECTION 502.1.

PER RCO 24B.12, GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS SHALL BE PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT OF WROUGHT IRON, PLASTIC PIPING, STEEL PIPE OR OTHER APPROVED CONDUIT MATERIAL DESIGNED TO WITHSTAND THE SUPERIMPOSED LOADS. PER RCO 24B.12.1, THE CONDUIT SHALL EXTEND INTO AN OCCUPABLE PORTION OF THE BUILDING AND AT THE POINT WHERE THE CONDUIT TERMINATES IN THE BUILDING, THE SPACE BETWEEN THE CONDUIT AND THE GAS PIPING SHALL BE SEALED TO PREVENT THE POSSIBLE ENTRANCE OF ANY GAS LEAKAGE. THE CONDUIT SHALL EXTEND NOT LESS THAN 2' BEYOND THE POINT WHERE THE PIPE EMERGES FROM THE FLOOR, WHERE THE END SEALING IS CAPABLE OF WITHSTANDING THE FULL PRESSURE OF THE GAS PIPE, THE CONDUIT SHALL BE DESIGNED FOR THE SAME PRESSURE OF THE GAS PIPE. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4' OUTSIDE THE BUILDING AND SHALL BE VENTED ABOVE THE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED 60 AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.



INSULATED SLAB DETAIL  
SCALE: 1/2" = 1'-0" @ WALKOUT

INSULATED SLAB DETAIL  
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

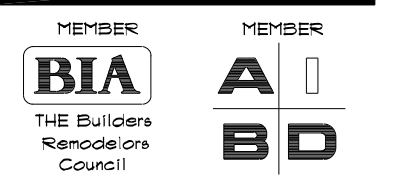


NOTE: REFER TO SHEETS C6.1 & A.2 FOR GENERAL FRAMING NOTES. SEE SHEET A.2 FOR WINDOW REQUIREMENTS AND STAIR CALCULATIONS AND REQUIREMENTS.



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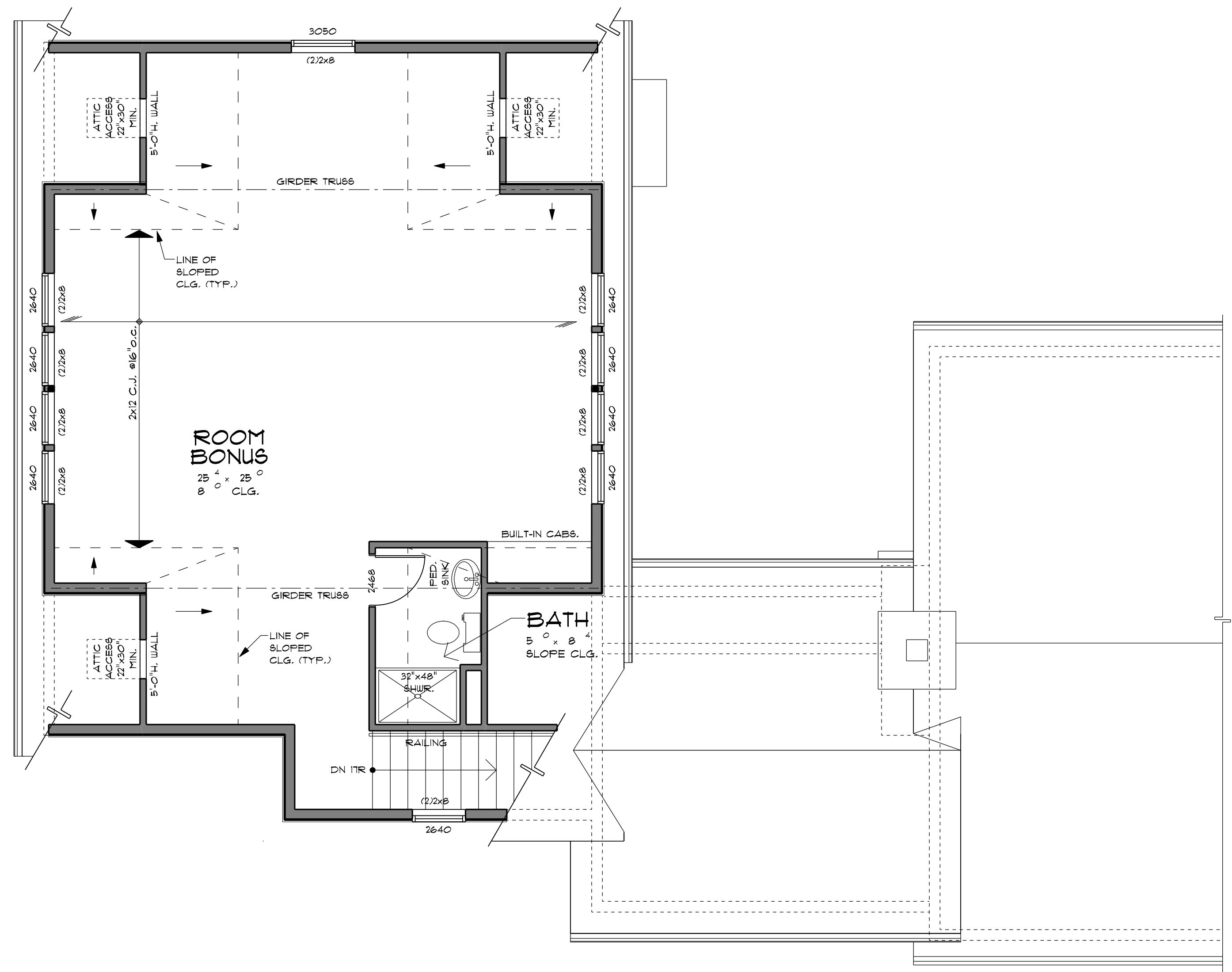
**SECOND FLOOR PLAN**

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**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTE: REFER TO SHEET C6.1 & A.2 FOR GENERAL FRAMING NOTES.

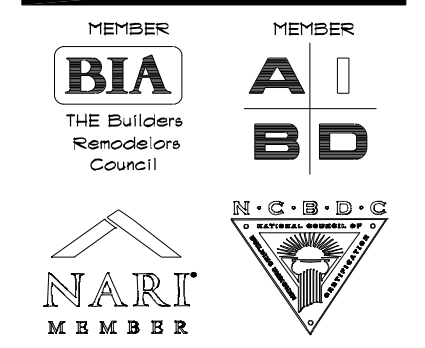
**ROOF NOTES:**

- REFER TO GENERAL NOTES ON SHEET C6.1.
- REFER TO THE FASTENING SCHEDULE ON SHEET C6.1.
- ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED w/ A RAFTER TIE LOCATED AS NEAR THE PLATE AS IS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4'-0" O.C.. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, w/ GUSSET PLATES AS A TIE.
- RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 1", THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 w/ AN ADDITIONAL 2x (AS REQUIRED) FURRED TO THE BOTTOM EDGE OF THE 2x12.
- VALLEY & HIP RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION WALL OR BE DESIGNED TO CARRY/DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- HIP & VALLEY RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT ENDS OF THE RAFTERS.
- ENDS OF CEILING JOISTS SHALL BE LAPPED OR BUTTED OVER BEARING PARTITIONS OR BEAM, & TOE-NAILED TO THE BEARING MEMBER. WHEN CEILING JOIST ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAP JOIST SHALL BE CLUED & NAILED TOGETHER & BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST.
- ALL LINTELS IN EXTERIOR & LOAD BEARING INTERIOR WALLS SHALL BE A MINIMUM OF (2)x8's GLUED & NAILED, UNLESS NOTED OTHERWISE.
- ALL POSTS SHALL BE A MINIMUM OF (2)x4's GLUED & NAILED, UNLESS OTHERWISE NOTED.
- ALL RAFTER & CEILING JOISTS SIZED FOR MINIMUM ALLOWABLE MEMBER, BUILDER MAY UPSIZE MEMBERS FOR FRAMING EASE.
- AN ICE BARRIER THAT CONSISTS OF AT LEAST (2) LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR BELLAUCHERED POLYMER BITUMEN SHEET, SHALL BE USED IN USE OF NOMINAL UNDERLAYMENT & EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. UNDERLAYMENT SHALL COMPLY w/ ASTM D 226 TYPE 1.



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**972 S.F. ATTIC SPACE**

**ATTIC VENTILATION**

WHEN DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN (1) TO (80) OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA MAY BE (1) TO (500) PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS w/ THE BALANCE OF THE REQUIRED VENTILATING AREA PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATING AREA MAY BE NOT LESS THAN (1) TO (500) OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

972 SQ. FT. / 300 x 3.24 / 2 x 1.62 SQ. FT. OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF & 1.62 OF FREE FLOW REQUIRED AT EAVES.

PROVIDE RIDGE VENTS OR:  
ROOF VENTS: 18"x16" x 61 SQ. IN. (4 NEEDED)  
SOFFIT VENTS: 16" x 8" x 64 SQ. IN. (4 NEEDED)

**STRUCTURAL LEGEND**

- ← DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- ← DIRECTION & SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/ PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/ FILASTER (8" BEARING)
- FRONT LOAD FROM ABV.
- (2)2x4 (MIN. BEARING)

**NOTE:**

- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL BATH & KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER & BUILDER.
- ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MFR.

**SCAB RAFTER CHART**

2x4 SCAB	6'-0"	24" o.c.
2x6 SCAB	9'-0"	24" o.c.
2x8 SCAB	12'-0"	24" o.c.
2x10 SCAB	15'-0"	24" o.c.
2x12 SCAB	18'-0"	24" o.c.

**NOTE:**

TRUSS CLIPS TO BE USED TO CONNECT TOP WALL PLATES TO TRUSS TO ACCOMMODATE TRUSS LIFT.

SIMPSON MODEL 8TC ON ALL INTERIOR WALL CONNECTIONS USE SIMPSON TCM4 OR TCM8 ON EXTERIOR WALLS WITH SCISSOR TRUSSES-DO NOT NAIL TRUSSES TO TOP PLATE OF WALLS.

1/2" DRYWALL ON CEILING TO HAVE DRYWALL CLIPS AT ALL INTERIOR WALLS - DRYWALL SCREWED TO ALL SURFACES SCREWS & GLUE ON ALL WALLS.

USE SIMPSON D8 DRYWALL STOPS WHEN APPLYING TO CEILING - HOLD BACK SCREWS & NAILS IN CEILING DRYWALL 15" FROM ALL WALLS.

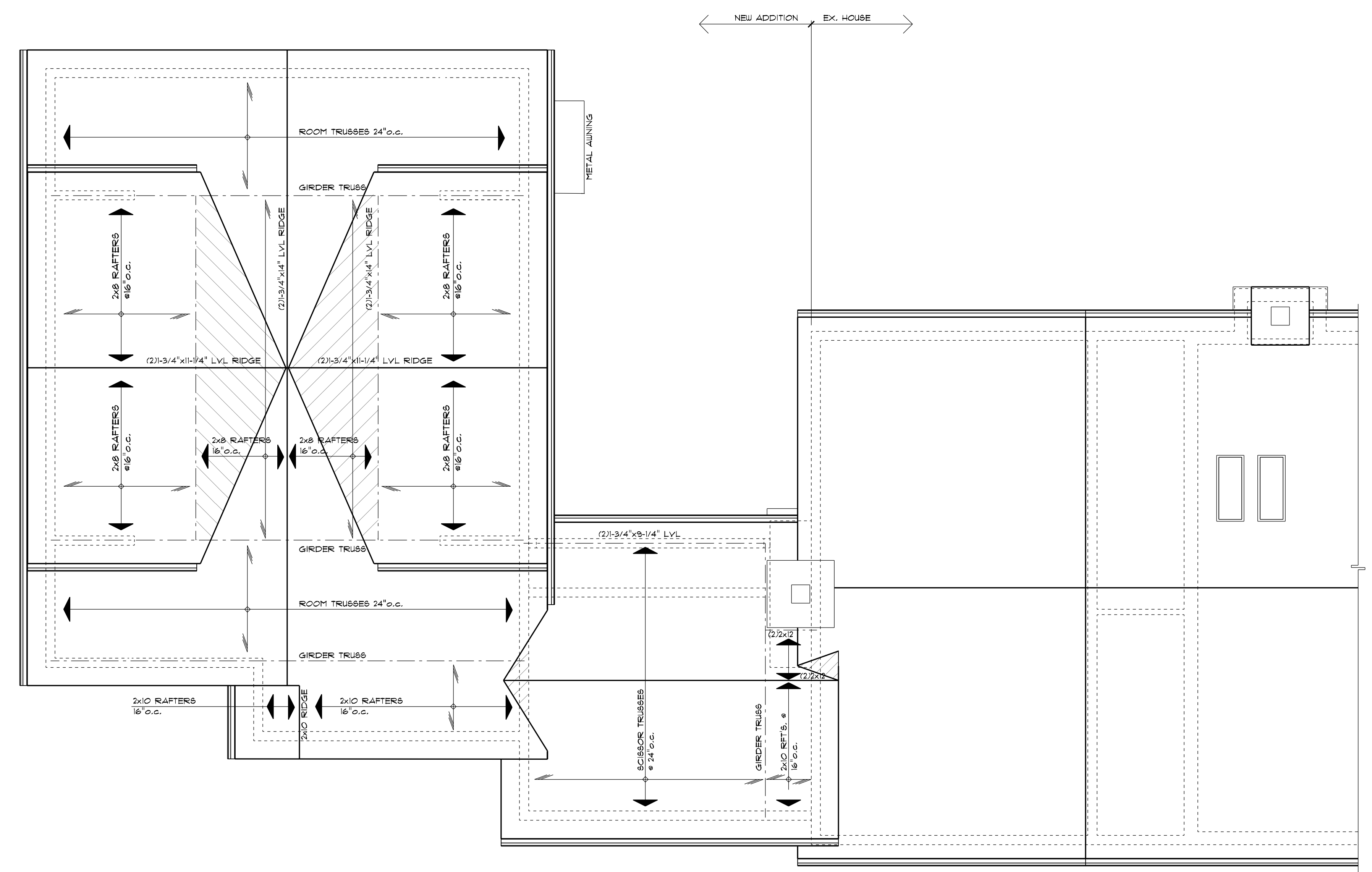
**NOTE TO FRAMING CONTRACTOR AND BUILDER**

BECAUSE IT IS IMPOSSIBLE TO KNOW HOW EACH CONTRACTOR WOULD PREFER TO FRAME THE ROOF OF EACH HOUSE, WE HAVE STANDARDIZED ON PROVIDING THE MINIMUM SIZE STRUCTURAL MEMBER THAT WILL MEET THE NEEDS OF EACH SITUATION AS REVIEWED BY THE STRUCTURAL ENGINEER. WE CONSULT WITH THIS MEANS THAT YOU WILL HAVE A LARGER HIP MEMBER THAN THE ADJACENT RAFTERS AND SOME ADJUSTMENTS IN PLATE HEIGHT AND/OR BEAT CUTS SHOULD BE ANTICIPATED. UPSIZING MEMBERS FOR ALIGNMENT OR EASE OF CONSTRUCTION IS YOUR CHOICE.

ON ROOFS THAT HAVE UNEVEN PITCHES WHERE THE EAVE IS AT A UNIFORM HEIGHT, THE PLATE HEIGHT LABELED IS NOMINAL. YOU WILL NEED TO ADJUST SLIGHTLY FOR THE PITCH THROUGH EITHER YOUR BEAT CUT OR PLATE HEIGHT.

FALSE CHIMNEYS, DORMERS, CUPOLA'S, AND OTHER SIMILAR FEATURES, SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL, OTHER THAN WHERE A METAL FLUE NEEDS TO GO THROUGH FROM THE FIREBOX.

TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS w/ ACTUAL FIELD CONDITIONS - ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN - INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS BY 2x12" - ADJUST HEEL ACCORDINGLY - ALL FASCIA/RIDGE BOARDS SHALL ALIGN PER ELEVATIONS - CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.



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

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**ROOF PLAN**

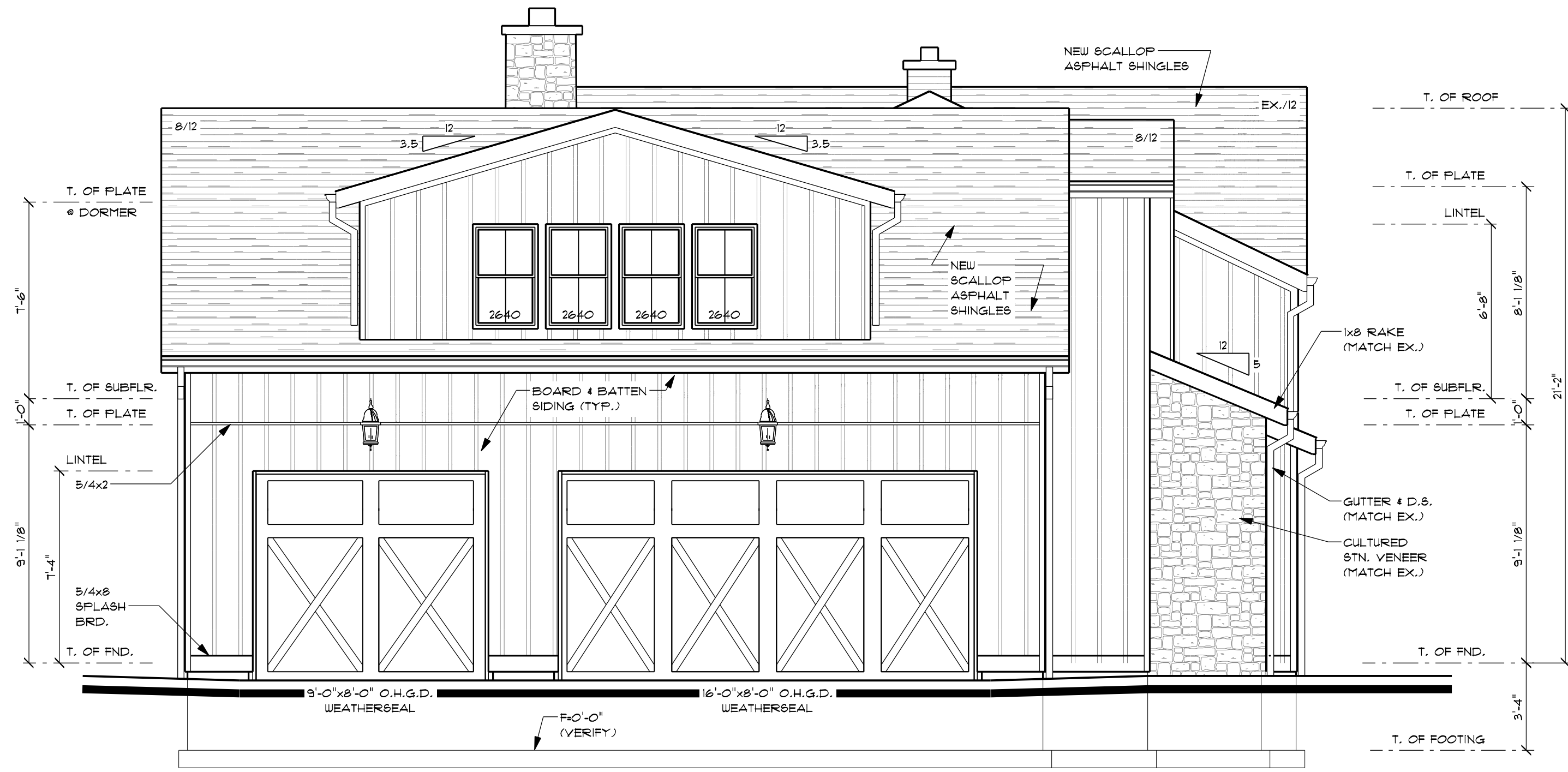
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NOTE:  
GRADE SHALL FALL 6" (MIN.) WITHIN  
FIRST 10' FROM BUILDING PERIMETER.

NOTE: SEE SHEET A.6 FOR ELEVATION  
NOTES AND REQUIREMENTS.



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

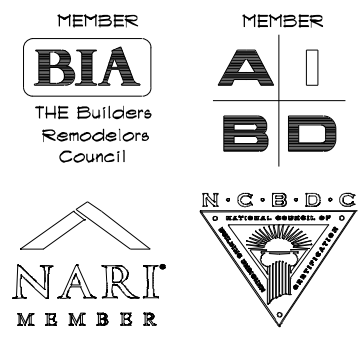


**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

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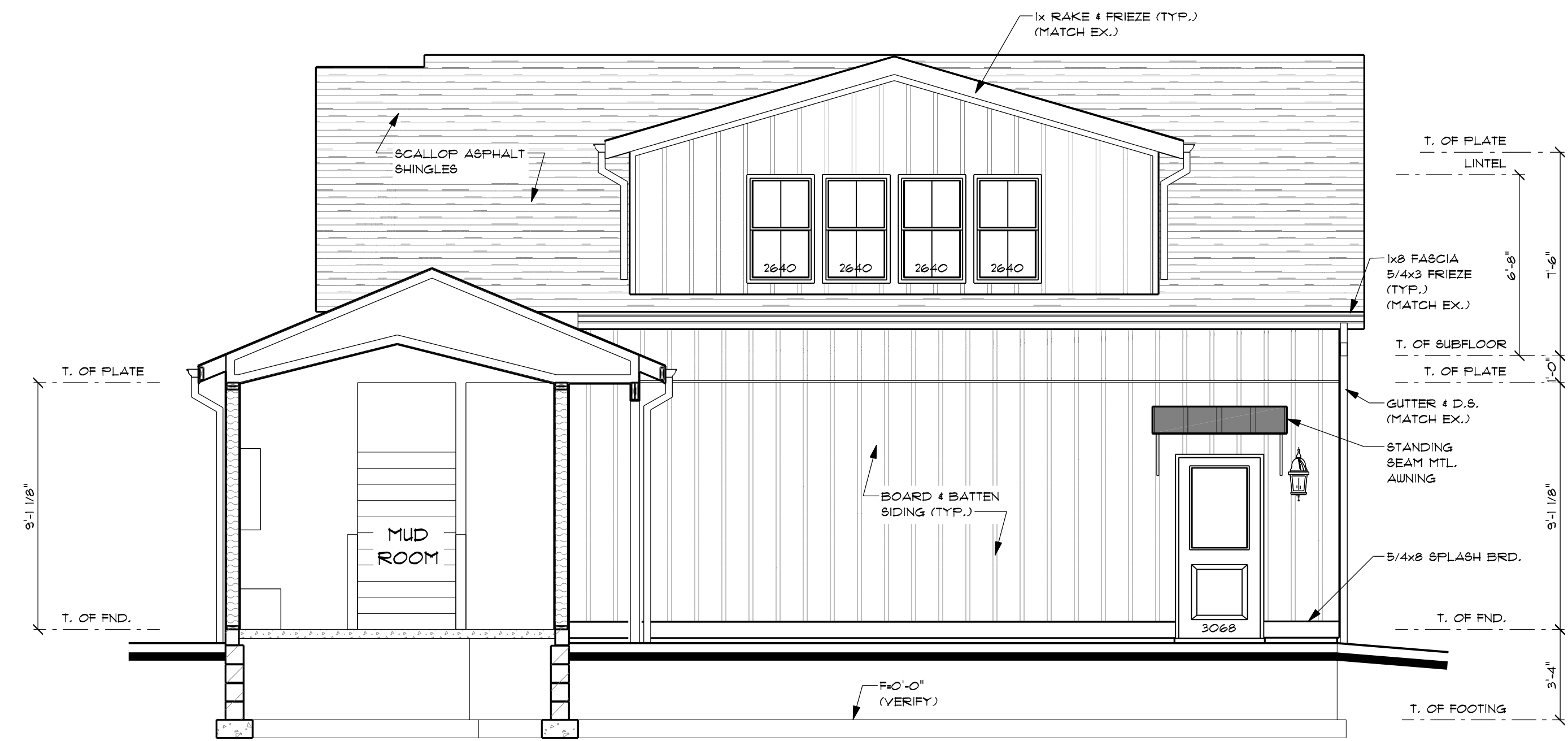
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**SOUTH & WEST ELEVATIONS**

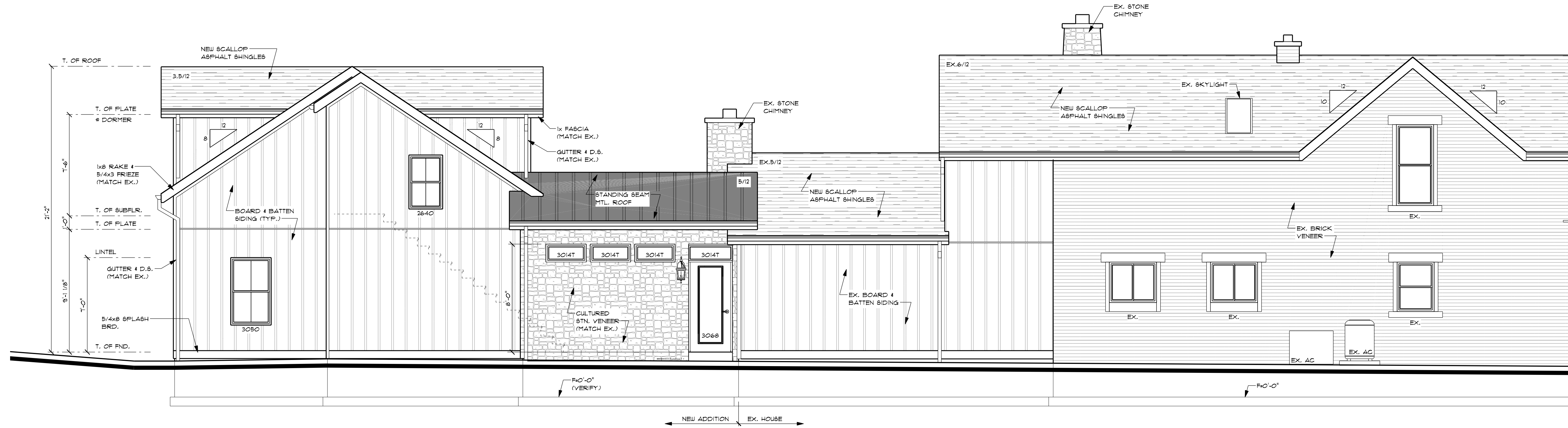
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SHEET: **A.5**



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**HAZARDOUS LOCATIONS**  
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

- GLAZING IN BUNGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA, OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE DRAIN INLET AND 36 INCHES (914 MM) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M<sup>2</sup>).
  - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
  - ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
  - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANE IN MULTIPLE GLAZING.
  - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
  - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

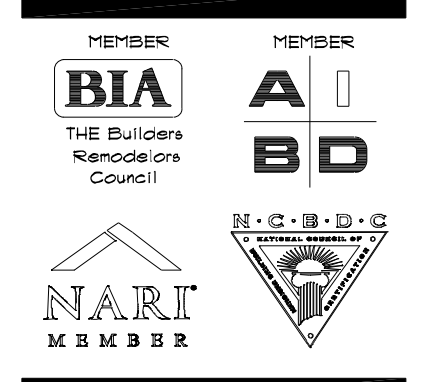
- OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
- DECORATIVE GLASS IN ITEMS 1 & OR 1.
- GLAZING IN ITEM 6 WHEN THERE IS AN INTERVENING WALL OR OTHER FERMENTARY BARRIER BETWEEN THE DOOR AND THE GLAZING.
- GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.
- GLAZING IN ITEMS 1 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 36 INCHES (914 MM) (610 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 80 POUNDS PER LINEAR FOOT (74.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 11 INCHES (28 MM) IN HEIGHT.
- OUTBOARD PANE IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 1, WHEN THE BOTTOM EDGE OF THE GLASS IS 28 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
- LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
- MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
- SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
- 1.1 THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE; AND
- 1.2 THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS w/ ACTUAL FIELD CONDITIONS ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN. INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS 2-1/2". ADJUST HEEL ACCORDINGLY. ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS. CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

**GENERAL NOTES:**

- ALL TRIM BOARDS TO BE BACKED w/ 1/4" OSB FOR STUCCO WALLS.
- CORNER BOARDS TO BE OMITTED w/ STUCCO.
- METHOD & QUANTITY OF LOG VENTING TO BE DETERMINED BY BUILDER. ADHERE TO LOCAL CODE REQUIREMENTS.

**NOTE:**  
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.



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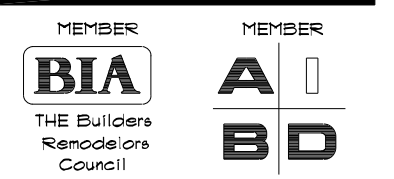
**NORTH & EAST ELEVATIONS**

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NOTE:  
GRADE SHALL FALL 6" (MIN.) WITHIN  
FIRST 10' FROM BUILDING PERIMETER.

NOTE: SEE SHEET A.6 FOR ELEVATION  
NOTES AND REQUIREMENTS.



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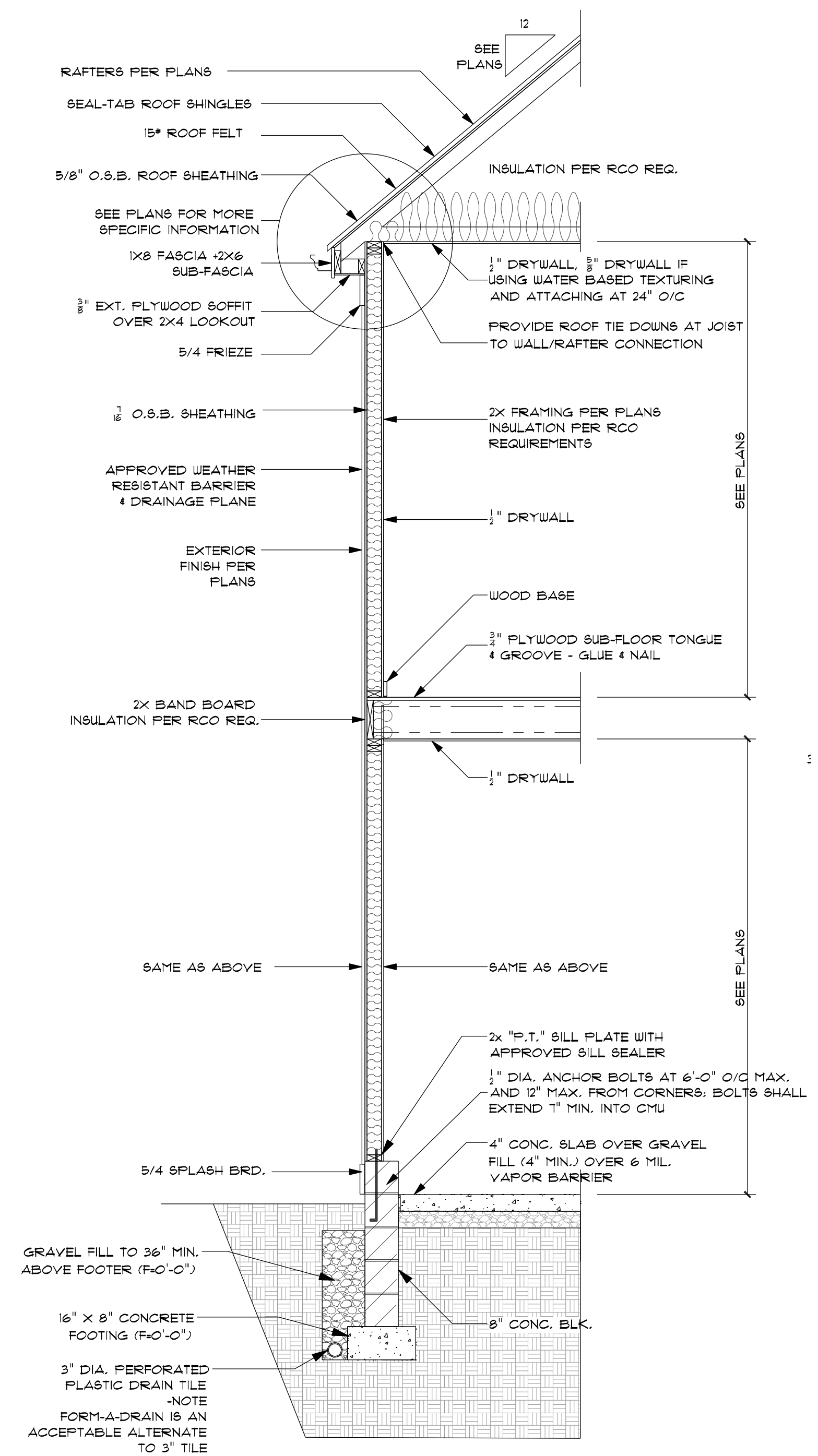
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**BUILDING SECTION & TYP. WALL SECTION**

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SHEET: **A.7**



**TYPICAL WALL SECTION**  
SCALE: N.T.S.

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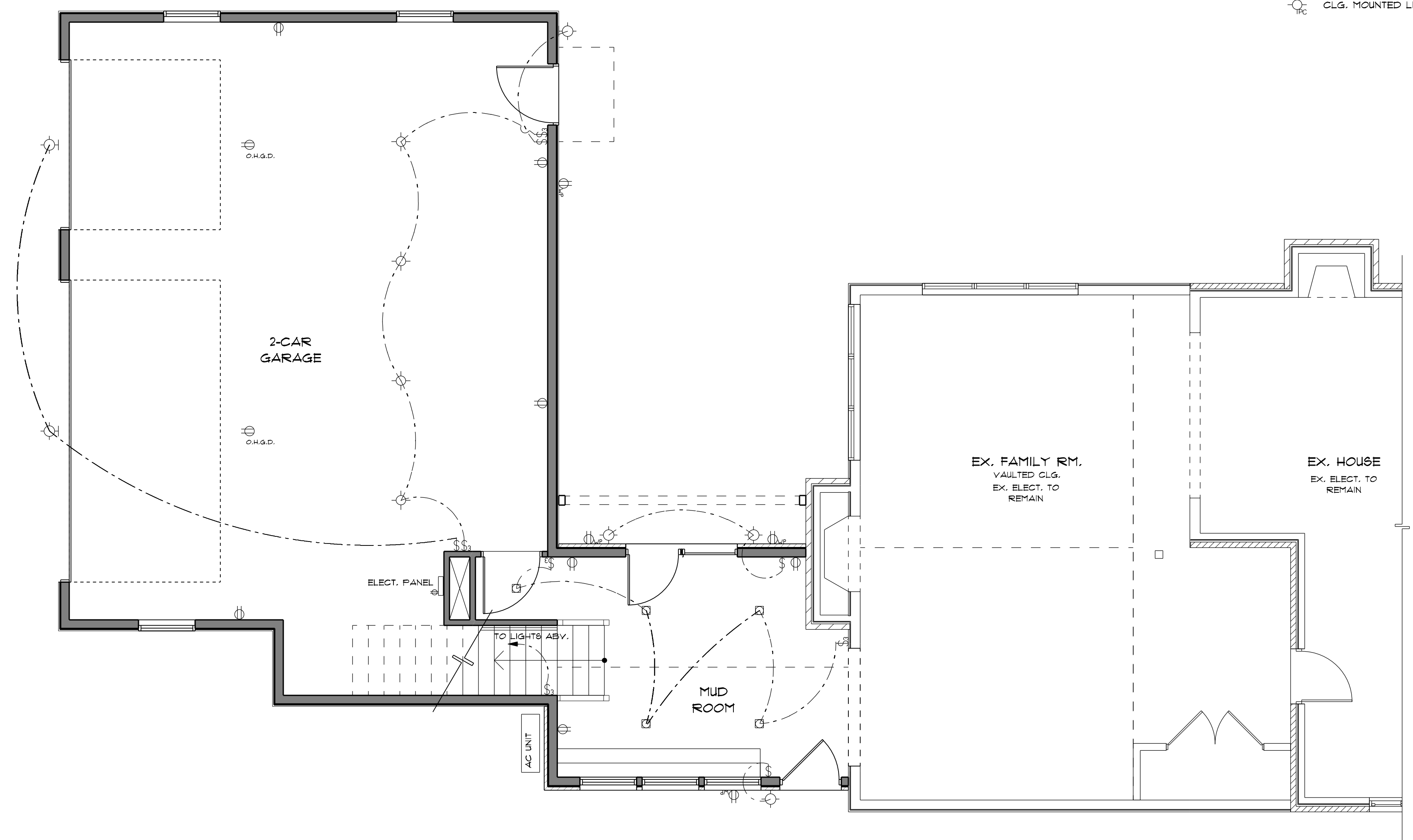
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FIRST FLOOR ELECTRICAL PLAN

ELECTRIC SYMBOLS

§ SINGLE POLE SWITCH	□ CEILING RECESSED FIXTURE NOTE: RECESSED CANS TO BE LED 3000K, 1100 LUMENS
§3 3 WAY SWITCH	⊞ CEILING RECESSED (ADJUSTABLE SPAY)
§4 4 WAY SWITCH	⊞/R/F CEILING EXHAUST w/ REMOTE FAN (VENT LOCATION) MOTOR IN ATTIC - VERIFY LOCATION w/ BUILDER
§DM ANY SWITCH WITH DIMMER	⊞ CEILING EXHAUST FAN - NUTONE QT SERIES
§M MOTION ACTIVATED SWITCH/SENSOR	⊞ COMBINATION CEILING EXHAUST FAN AND LIGHT FIXTURE - NUTONE QT SERIES
⊞ 110V DUPLEX RECEPTICAL	⊞ SERVICE PANEL (MAY BE RECESSED OR SURFACE MOUNTED)
⊞ 220V SINGLE RECEPTICAL	⊞ EXTERIOR FLOOD LIGHTS
⊞ 110V DUPLEX SPLIT RECEPTICAL	⊞ FLUORESCENT FIXTURE
⊞ SPECIAL OUTLET	⊞ UNDER CABINET MOUNTED (KICHLER)
⊞ TELEPHONE OUTLET	⊞ TRACK LIGHTS
⊞ CABLE OUTLET	⊞ CEILING FAN
⊞ DATA PORT (COMPUTER JACK)	⊞ COMBINATION CEILING FAN AND LIGHT FIXTURE
⊞ GROUND FAULT CIRCUIT INTERRUPTER	
⊞ WEATHERPROOF	
⊞ JUNCTION BOX	
⊞ OWNER SELECTED CLG. MOUNTED FIXTURE	
⊞ OWNER SELECTED CLG. MOUNTED FIXTURE (INSTALL BOX FAN)	
⊞ STAIR LIGHT	
⊞ OWNER SELECTED WALL MOUNTED FIXTURE	
⊞ CLG. MOUNTED LIGHT FIXTURE w/PULL CHAIN	



ALL BASEMENT RECEPTACLES (FINISHED OR UNFINISHED AREAS) TO HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.

ALL ELECTRICAL SERVICE TO HOMES ARE REQUIRED TO HAVE A SURGE PROTECT DEVICE INSTALLED. THIS APPLIES TO NEW AND REMODELED HOMES.

TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12 (B)

ALL ONE- AND TWO-FAMILY HOMES ARE REQUIRED TO HAVE A LABELLED ELECTRICAL DISCONNECT IN A READILY ACCESSIBLE OUTDOOR LOCATION.

RECEPTACLES SERVING 250-VOLT APPLIANCES SHALL HAVE GFCI PROTECTION WHEN LOCATED IN AREAS CALLED OUT IN SECTION 210.8(A) OF THE NEC.

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. EXCLUDED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, 4 BATHS.

**GROUNDING ELECTRODE SYSTEM INSTALLATION**

(A) ROD, PIPE AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 250.53(A)(3).

(B) IF PRACTICABLE, ROD, PIPE AND PLATE RELATED ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE AND PLATE ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.

(C) A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BUNDLED TO ONE OF THE FOLLOWING:

- 1) ROD, PIPE OR PLATE ELECTRODE
- 2) GROUNDING ELECTRODE CONDUCTOR
- 3) GROUNDING SERVICE ENTRANCE CONDUCTOR
- 4) NONFLEXIBLE GROUNDING SERVICE RACEWAY
- 5) ANY GROUNDING SERVICE ENCLOSURE

(D) IF MULTIPLE ROD, PIPE OR PLATE ELECTRODE ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6 FEET APART.

(E) WHERE MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 250.52(A)(5) OR (A)(7) ARE USED, EACH ELECTRODE OF ONE GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6 FEET FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE GROUNDING ELECTRODE SYSTEM.

(F) THE BONDING JUMPER(S) USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 250.66 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 250.10.

FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

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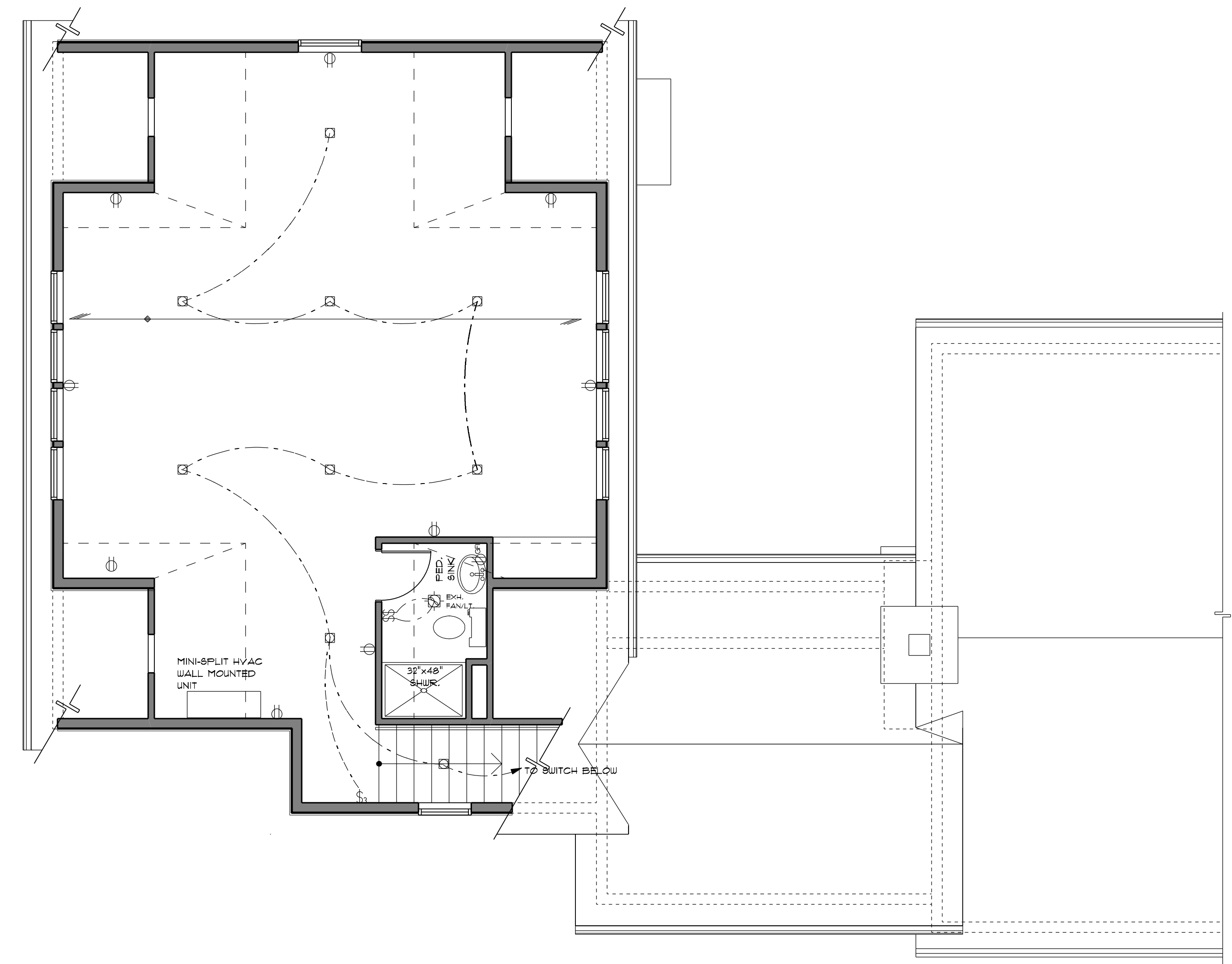
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DUBLIN, OH 43011

SECOND FLOOR ELECTRICAL PLAN

**ELECTRIC SYMBOLS**

§	SINGLE POLE SWITCH	□	CEILING RECESSED FIXTURE NOTE: RECESSED CANS TO BE LED 3000K, 1100 LUMENS
§3	3 WAY SWITCH	■	CEILING RECESSED (ADJUSTABLE DISPLAY)
§4	4 WAY SWITCH	⊗	CEILING EXHAUST W/ REMOTE FAN (VENT LOCATION) MOTOR IN ATTIC - VERIFY LOCATION W/ BUILDER
§DIM	ANY SWITCH WITH DIMMER	⊗	CEILING EXHAUST FAN - NUTONE QT SERIES
§M	MOTION ACTIVATED SWITCH/SENSOR	⊗	COMBINATION CEILING EXHAUST FAN AND LIGHT FIXTURE - NUTONE QT SERIES
⊕	110V DUPLEX RECEPTICAL	—	SERVICE PANEL (MAY BE RECESSED OR SURFACE MOUNTED)
⊕	220V SINGLE RECEPTICAL	⊕	EXTERIOR FLOOD LIGHTS
⊕	110V DUPLEX SPLIT RECEPTICAL	—	FLUORESCENT FIXTURE
⊕	SPECIAL OUTLET	—	UNDER CABINET MOUNTED (KICHLER)
⊕	TELEPHONE OUTLET	⊕	TRACK LIGHTS
⊕	CABLE OUTLET	⊕	CEILING FAN
⊕	DATA PORT (COMPUTER JACK)	⊕	COMBINATION CEILING FAN AND LIGHT FIXTURE
⊕	GROUND FAULT CIRCUIT INTERRUPTER		
⊕	WEATHERPROOF		
⊕	JUNCTION BOX		
⊕	OWNER SELECTED CLG. MOUNTED FIXTURE		
⊕	OWNER SELECTED CLG. MOUNTED FIXTURE (INSTALL BOX FAN)		
⊕	STAIR LIGHT		
⊕	OWNER SELECTED WALL MOUNTED FIXTURE		
⊕	CLG. MOUNTED LIGHT FIXTURE W/FULL CHAIN		



- ALL BASEMENT RECEPTACLES (FINISHED OR UN-FINISHED AREAS) TO HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.
- ALL ELECTRICAL SERVICE TO HOMES ARE REQUIRED TO HAVE A SURGE PROTECT DEVICE INSTALLED. THIS APPLIES TO NEW AND REMODELED HOMES.
- TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12 (B).
- ALL ONE- AND TWO-FAMILY HOMES ARE REQUIRED TO HAVE A LABELLED ELECTRICAL DISCONNECT IN A READILY ACCESSIBLE OUTDOOR LOCATION.
- RECEPTACLES SERVING 250-VOLT APPLIANCES SHALL HAVE GFCI PROTECTION WHEN LOCATED IN AREAS CALLED OUT IN SECTION 210.8(A) OF THE NEC.
- NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. EXCLUDED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & BATHS.
- GROUNDING ELECTRODE SYSTEM INSTALLATION**
- (A) ROD, PIPE AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 250.52(A)(3).
- (B) IF PRACTICABLE, ROD, PIPE AND PLATE RELATED ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE AND PLATE ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.
- (C) A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BONDED TO ONE OF THE FOLLOWING:
  - 1) ROD, PIPE OR PLATE ELECTRODE
  - 2) GROUNDING ELECTRODE CONDUCTOR
  - 3) GROUNDING SERVICE ENTRANCE CONDUCTOR
  - 4) NONFLEXIBLE GROUNDING SERVICE RACEWAY
  - 5) ANY GROUNDING SERVICE ENCLOSURE
- (D) IF MULTIPLE ROD, PIPE OR PLATE ELECTRODE ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6 FEET APART.
- (E) WHEN MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 250.52(A)(2) OR (A)(3) ARE USED, EACH ELECTRODE OF ONE GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6 FEET FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE GROUNDING ELECTRODE SYSTEM.
- (F) THE BONDING JUMPERS USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 250.66 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 250.10.

**SECOND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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