

Floor Plan General Notes

- All interior walls are 2x4 @ 16" o.c. u.n.o.
- All exterior walls for 2nd floor 2x6 @ 16" o.c. u.n.o.
- All interior walls are dimensioned to stud.
- All exterior walls are dimensioned to stud interior and outside of sheathing exterior.
- Provide floor joists to rest off all concealed draft openings both vertical & horizontal and to form an effective fire barrier between stories, and between a top story & roof space. Fireblocking shall be provided in wood framed construction in the following locations:
 - A. At exterior walls of stud walls at surface including floor joists in the e.g. & floor level.
 - B. At all intersections between masonry walls & horizontal spaces such as occur at soffits, drop the vertical one.
 - C. At concealed spaces between stair stringers at the top & bottom of stairs.
 - D. At garage around vents, pipes, ducts, chimneys.
 - E. At junction of gable and floor joists with conventional rafters.
- Wall bracing 7/16" exterior grade OSB sheathing - entire elevation skin.
- All openings to have double 2x frames with jamb set vertical.
- Provide min. (3) solid 2x4 wood stud column under concentrated point loads from beam and lintel loads (1) 2x4 wood stud column over 6' lintel length u.n.o. provide complete bearing surface and continue down through walls to foundation.
- Provide double 2x top plates of all partitions.
- Provide solid wood blocking or 16 ga. galvanized cross bracing @ 8'-0" o.c. for all floor joists. Provide solid wood blocking @ 8'-4" o.c. for roof rafters.
- All exterior door lvs. are 6" u.n.o. Interior Door lvs. are 7" u.n.o. finished trim of windows & doors should align.
- Provide flashing over all horizontal trim boards.
- Use Simpson 16 ga. joint hangers for all joint connections u.n.o.
- First Floor design load: 40% L, 10% S, 50% D
Second Floor design load: 40% L, 10% S, 50% D
- Lumber Grades, Unless noted otherwise all wood framing shall have the minimum values:

(#2 SPF)	E = 1.4	Fb=1509 (repetitive)
up to 2 x 4	E = 1.4	Fb=1509 (repetitive)
(#2 SPF)	E = 1.4	Fb=1388 (repetitive)
2 x 6	Fb=1388 (repetitive)	
2 x 8	Fb=1208 (repetitive)	
2 x 10	Fb=1107 (repetitive)	
2 x 12	Fb=1066 (repetitive)	
(#2 SYP)	E = 1.6	Fb=1725 (repetitive)
up to 2 x 4	E = 1.6	Fb=1725 (repetitive)
(#2 SYP)	E = 1.6	Fb=1440 (repetitive)
2 x 6	Fb=1440 (repetitive)	
2 x 8	Fb=1380 (repetitive)	
2 x 10	Fb=1208 (repetitive)	
2 x 12	Fb=1120 (repetitive)	
- LAMINATED BEAM (LVL) E = 1.9
as manuf. by Fb=2600
Fv=250
Fv=285
- For all laminated beams (manufactured) refer to supplier beam sheets & specs.
- Provide 22" x 30" attic access to spaces over 30" in ht.
- Interior clg. lvs. as noted in plan.
- Foam plastic shall be separated from interior by a min. of 1/2" gypsum bd.
- Wall bracing 7/16" ext. grade OSB sheathing continuous structural panel sheathing per RCO table 602.10

LIGHT & VENT SCHEDULE

ROOM NAME	ROOM AREA (SF)	LIGHT REQ (SF) 8/8 MIN (RCG R303)	LIGHT PROVIDED (SF)	VENT REQ (SF) 4/8 MIN (RCG R303)	VENT PROVIDED (SF)
KITCHEN	241	14.3	27	4.6	14
GREAT RM	394	28.7	54	14.4	27
DINING	147	11.8	98	5.4	44
FLEX BDRM	156	10.4	21	5.4	14
GUEST BDRM	194	15.5	20	7.8	10
MASTER BED	288	23.0	45	11.5	23
BEDROOM 2	215	17.2	22	8.6	11
BEDROOM 3	194	15.5	20	7.8	10

*ALL ROOMS OF THE HOUSE WILL BE MECHANICALLY VENTILATED & ARTIFICIALLY LIT - MEETING IRC R303 EXCEPTIONS
 (E) *MIN NET OPENABLE WIDTH 20" MIN NET OPENABLE HEIGHT 24". SILL HEIGHT SHALL NOT BE MORE THAN 44"
 *MUST MEET MIN EGRESS REQ. PER IRC

RCO CHAP. II PERSPECTIVE METHOD COMPLIANCE											
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CEILING SPACE R-VALUE	
1	4 EXCEPT MARINE	0.32	0.55	0.40	44	20 OR 13 + 5"	8/13	19	10/13	10' - 2"	10/13
2	5 AND MARINE 4	0.30	0.55	NR	44	20 OR 13 + 5"	13/17	30e	10/13	10' - 2"	10/13

General Requirements

- Builder shall be familiar w/provisions of all applicable codes & insure compliance of work to those codes
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
- Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques and safety procedures and for coordinating all portions of the work.
- In the event of conflict between local, state, & national codes, the more stringent shall govern.
- All construction is to be in compliance with the following code: Residential Code of Ohio- 2019 (R.C.O. 2019.)
- Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to the upper floors are included and are only counted once. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted & 2-story spaces are not included. Plans adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.

Razor Residence

112 S. Riverview Dr., Dublin, Ohio



Contractor: epic group
614-374-7575

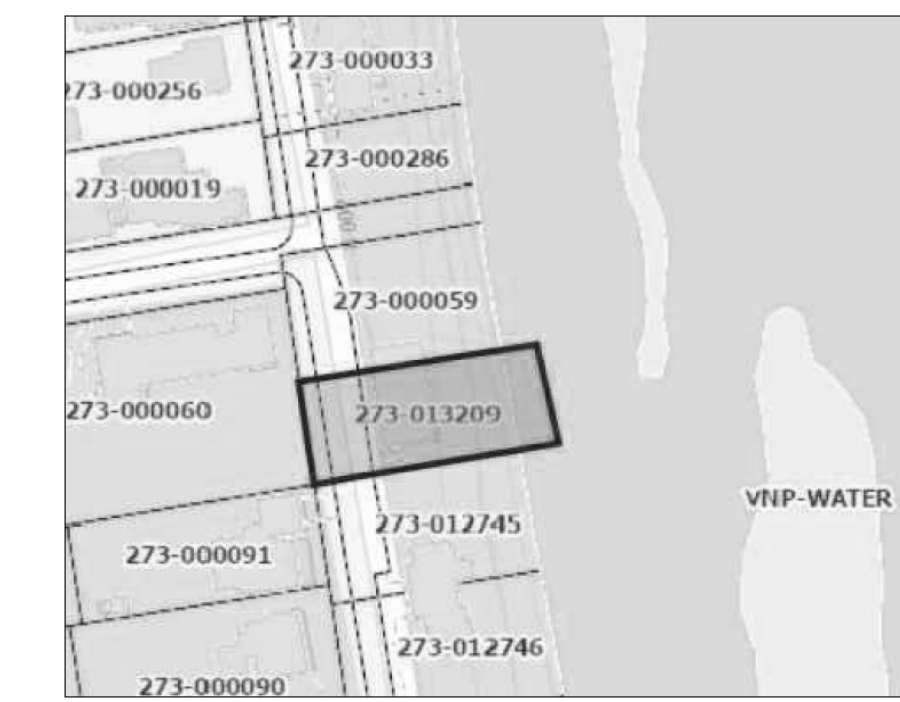
SMBH, Inc.
614.481.9800 office
614.643.4518 direct
www.smbhinc.com



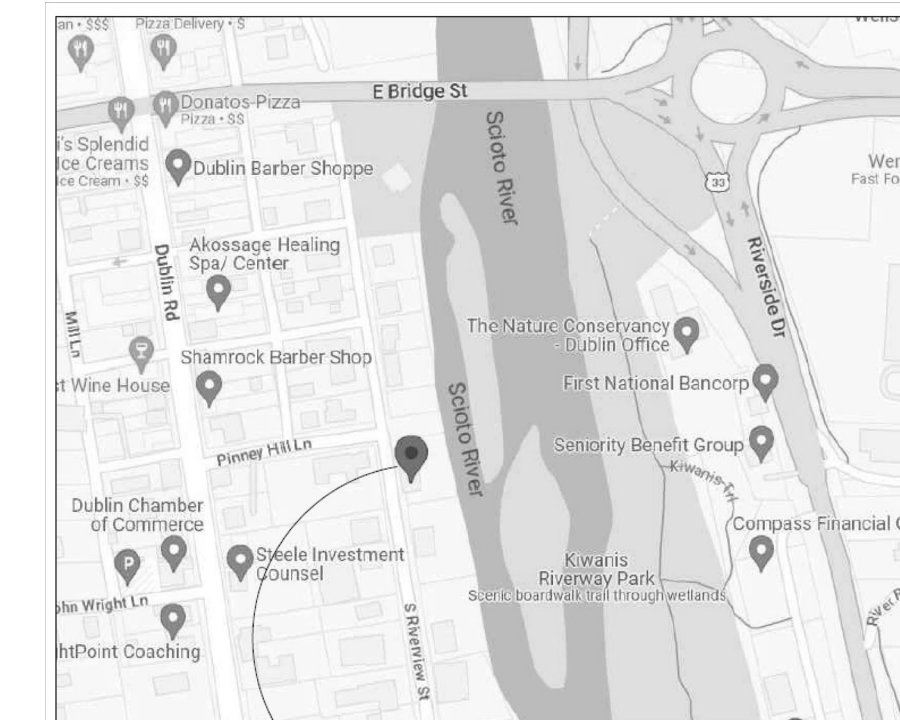
Structural Engineer: SMBH
(614) 481- 9800 (Greg Barsch, contact #)



Front Elevation

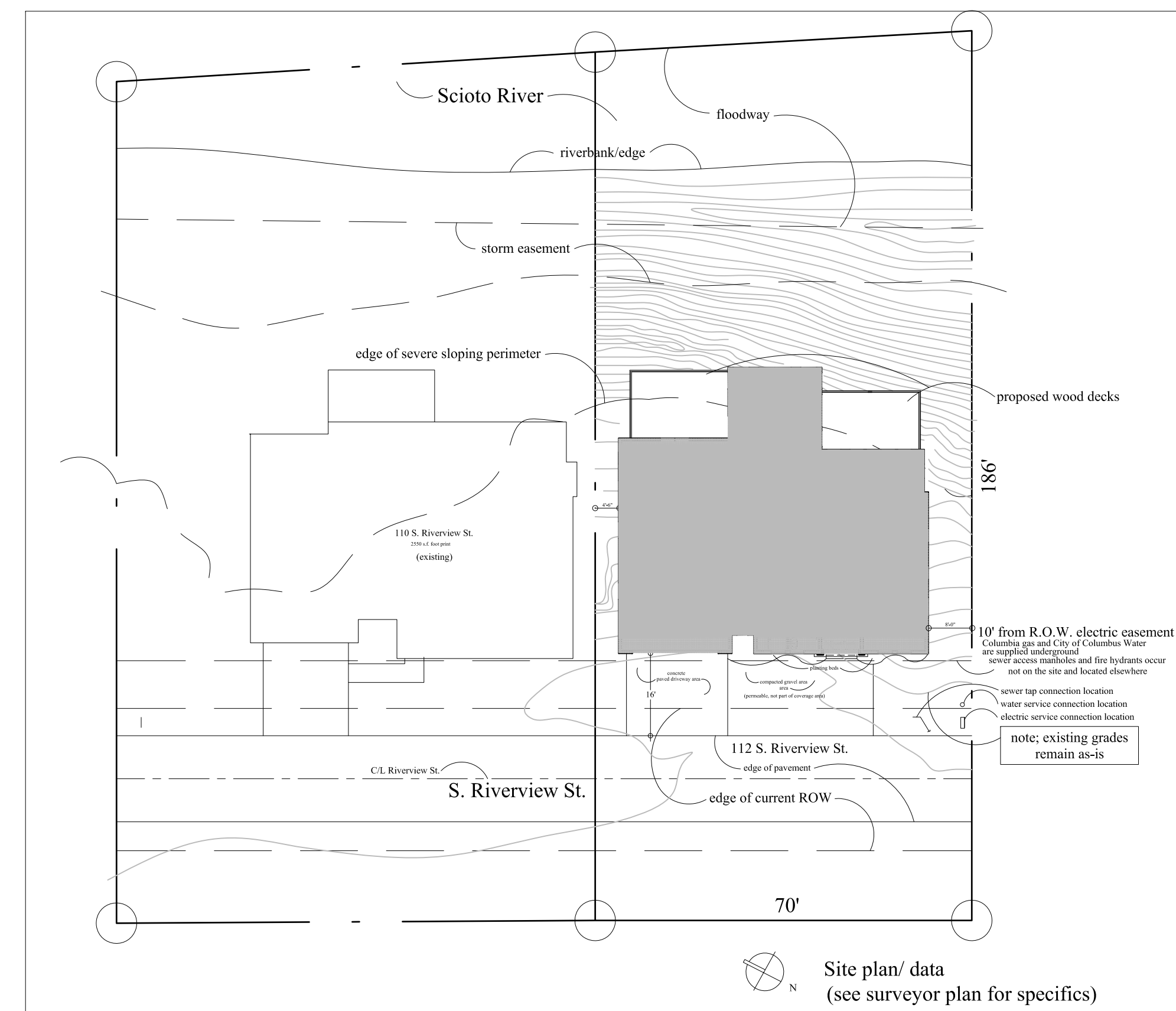


Franklin County Auditor Map view



Project Location

Dublin historic guidelines site development msk. based on Dublin code 553.173	112 S. Riverview Dr. lot coverage one dwelling unit
minimum lot size 8,700 s.f.	11,439 s.f. (26 acres)
minimum lot width 60 ft.	76'
front yard setback 0'	16' from exist. rd pavement
min. side yard setback 3'	4'-0"
min. side yard setback total 12'	12'-0"
rear yard setback 20% lot depth max 50'	65'-0" avg
maximum lot coverage 45%	27.87% (includes 288 s.f. drive)
maximum build ht. 24'	21'-3" (center roof street elevation)
maximum building footprint 25%	25% (OSB) s.f. building footprint
attached front loaded setback 20'	16' (water/sewer)
front loaded garage setback ~35% linear distance front elevation	34%



Building Code Information

Applicable Codes:

- Building Code: Residential Code of Ohio (R.C.O.)- 2019
- Plumbing Code: Chapter 44 Code of Ohio except as modified in section 2501.1
- Mechanical Code: Chapters 12-14 Code of Ohio except as modified in section 2501.1
- Electrical Code: National Electric Code - 2017

Climate & Geographical Design Criteria							WINTER DESIGN-TEMP	ICE SHIELD DEPLOYMENT REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
ROOF SNOW LOAD (# PER S.F.)	WIND PRESSURE (# PER S.F.)	SEISMIC CONDITIONS	SUBJECT TO DAMAGE FROM WEATHERING							
20	90	B	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	5 DEG. F.	YES	1000	50

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Print Dates:

- 9-28-23 bid set review
- 1-9-24 revsd. bid set review
- 2-5-2024 permit set plans
- 3-4-2024 permit set plans
- 4-17-2024 permit set plans
- 5-1-2024 permit set plans



C. David Johnson License # 9158
Expiration Date 12-31-25

Razor Residence
112 S. Riverview Dr., Dublin, Ohio

Contractor: epic group
614-374-7575

permit set plans
2-5-2024

Cover Sheet

&

Project Information

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A 1 . 0

Matl. & color specs;

Hardi smooth cement board siding & trim
Roof- Heritage Weathered Wood asphal

Siding- SW7046 Anonymous
Trim- SW7042 Shoji White
Door- SW6258 Tricorn Black

Stone- Casa DI Sassi- Terracina Blend
Mortar- Tennessee Buff

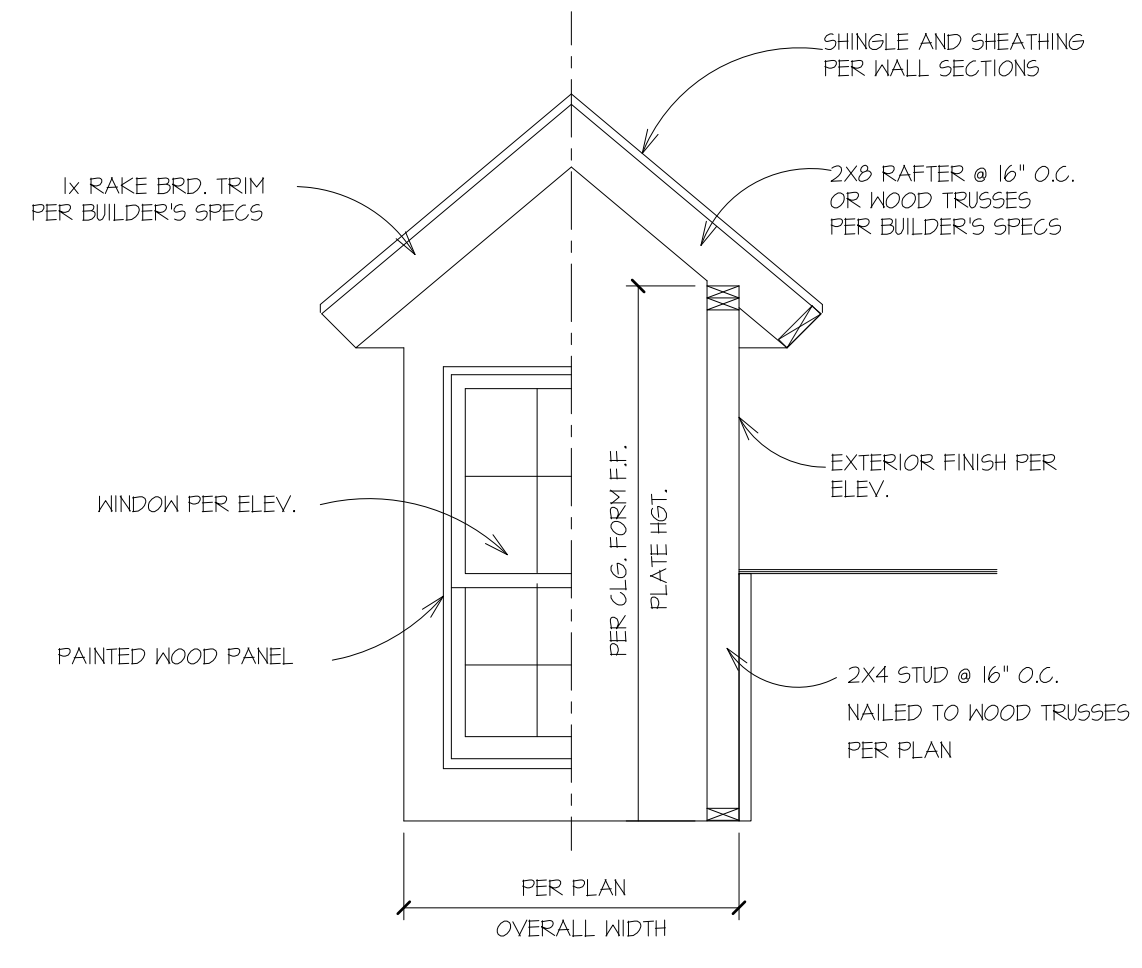
windows; Sierra Pacific..line Westchester double hung wood clad windows (white)



Left Side ELEVATION
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"



TYP. DORMER DETAIL

smooth Hardie head and sill trim (typ.)
(matches balance of trim Shoji White SW 7042)

614-374-7575 180 S Riverview St
Dublin OH 43017

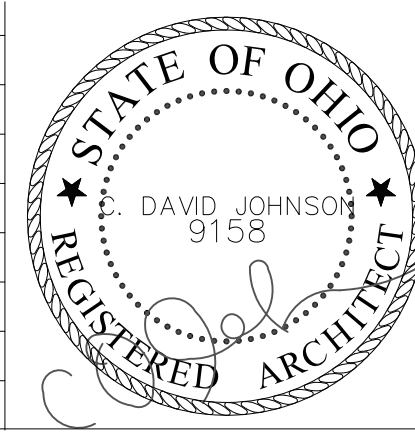
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Remodeling, New Build and Renovations

5-1-2024 CONSTRUCTION SET

A3-0
FRONT ELEVATION



Matl. & color specs;

Hardi smooth cement board siding & trim
 Roof- Heritage Weathered Wood asphal

Siding- SW7046 Anonymous
 Trim- SW7042 Shoji White
 Door- SW6258 Tricorn Black

Stone- Casa DI Sassi- Terracina Blend
 Mortar- Tennessee Buff

windows; Sierra Pacific..line Westchester double hung wood clad windows (white)



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A3-1
 FRONT ELEVATION

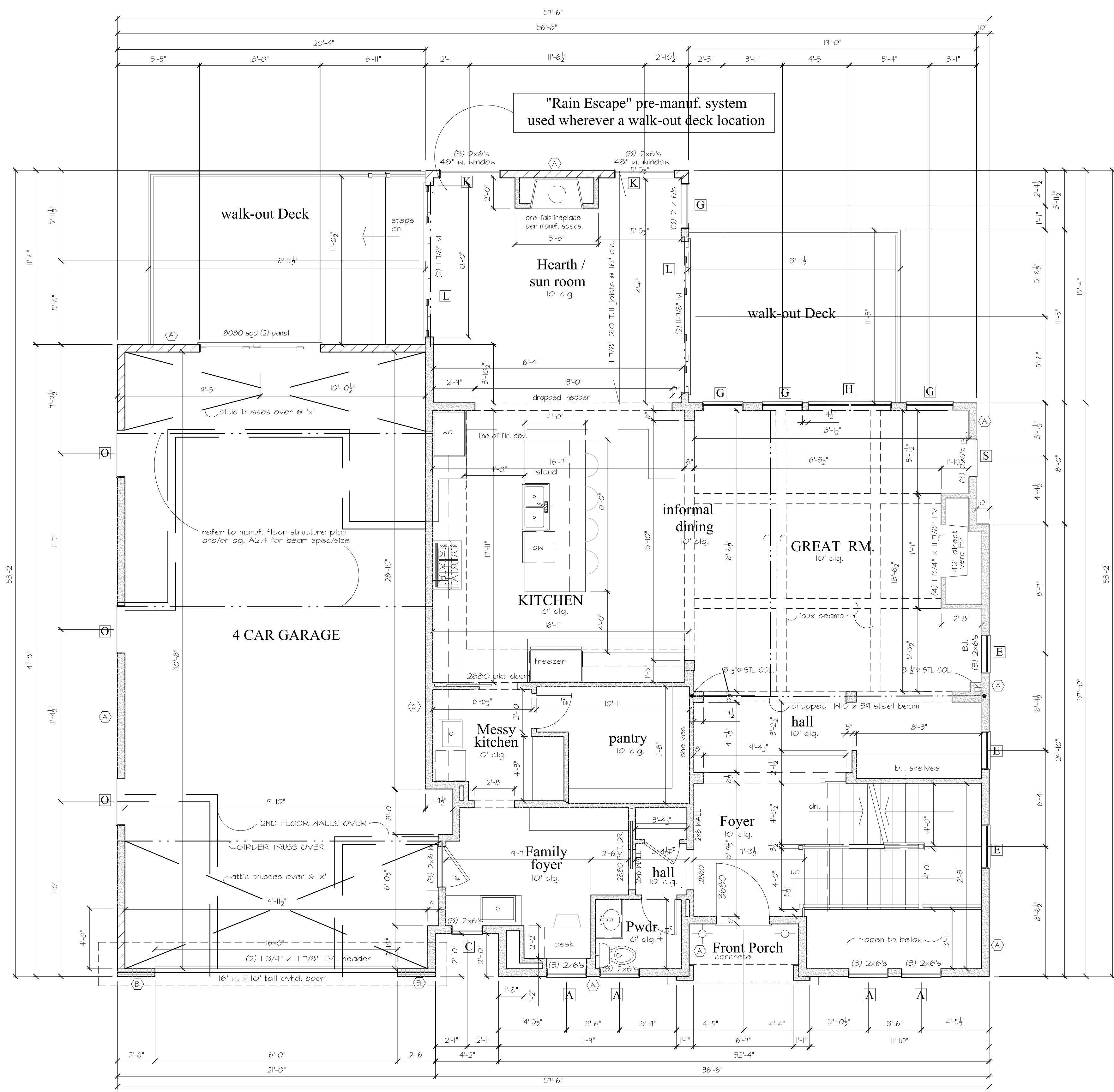
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ALL BEARING HEADERS TO BE (3) 2x6 W/ (1) JACK & (1) KING STUD EA. END UNLESS NOTED OTHERWISE.

NOTE: Except for steel beams &/or headers, Structural shown for design intent only Refer to manuf. supplied structural sheets for all joists, beams, headers, and rafters sizes and locations.

PRINT DATES
DATE: TYPE:

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Expiration Date 12-31-25

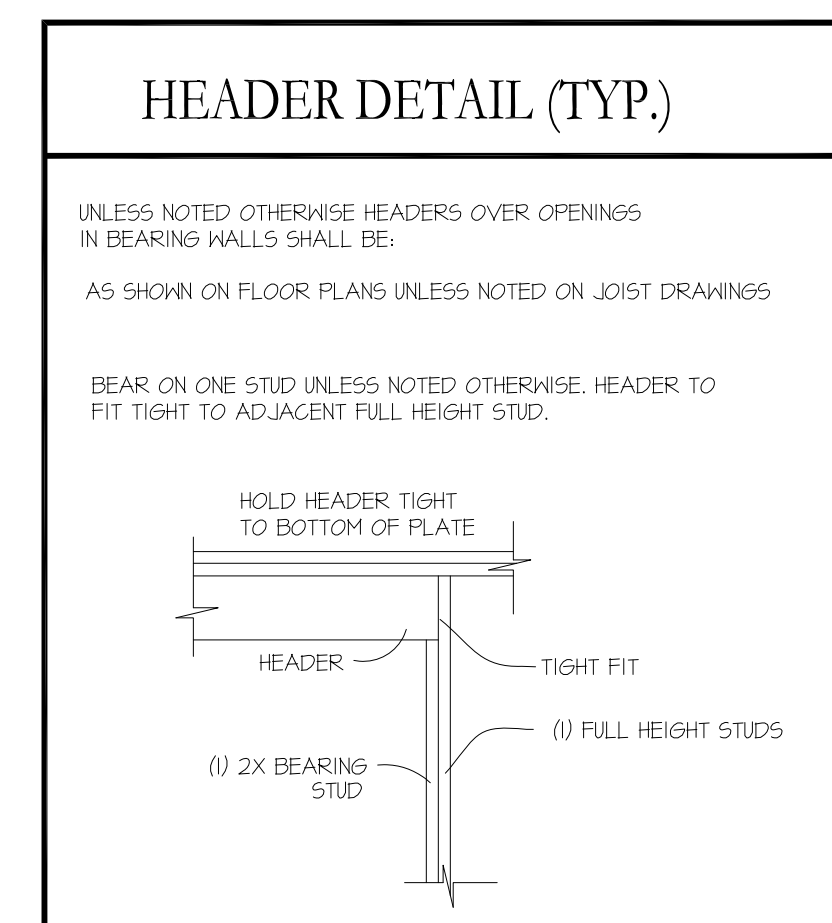


SHEAR WALL / BRACING CODED NOTES

(A) METHOD 3 BWP SHALL BE AS FOLLOWS:
1. HALL LENGTH = 4'-0" (WITHIN EVERY 10'-0" SECTION)
2. 7/16" OSB
3. 6" O.C. EDGE NAILING
4. 12" O.C. FILED NAILING
5. EXTEND SHEATHING TO UNDERSIDE OF EAVE AS REQUIRED

(B) CF-PF PER DETAIL A2-5

(C) 6B-WALL BRACE DETAIL A2-5



Window /Ext. Door Schedule
windows; Sierra Pacific..line Westchesterdouble hung wood clad windows (white)

2over2 grid pattern typ. Window & Exterior Door Schedule black exterior clad typ.

Designation	Size	Type	Hinge	window/door count by type ea. unit	Notes
A	2856 dh	clad double hung	n/a	4	
B	2440 csmt	casement	see elev.	2	
C	2038 csmt	casement	see elev.	1	
D	2020 F.	fixed	n/a	2	
E	2660 dh	clad double hung	n/a	5	
F	3050 dh	clad double hung	n/a	1	
G	2874 dh	clad double hung	n/a	6	tempered
H	3070-2 dh	mullied clad double hung	n/a	2	tempered
J	2870 dh	clad double hung	n/a	6	tempered
K	4074 dh	clad double hung	n/a	3	tempered
L	10080	4 panel bi-parting glass french door	n/a	4	106" h. x 8' l. gl. door unit middle (2) panels oper.
M	2860-2 dh	mullied clad double hung	n/a	2	
N	3080 gd	French door	n/a	1	
O	2650 dh	clad double hung	n/a	3	
P	2418-2 F.	mullied fixed	n/a	1	
Q	6068 sgd	sliding patio door	n/a	1	
R	2850-2 dh	mullied clad double hung	n/a	1	tempered
S	3070	clad double hung	n/a	1	tempered

DOOR HEIGHTS NOTE:
1. 8'-0" HIGH DOORS FOR 10'-0" CLG, HGT. UN.O.
2. 6'-8" HIGH DOORS FOR 9'-0" CLG. HGT.U.N.O.

FIRST FLOOR PLAN

STRUCTURAL INFO.
FOR ADDITIONAL STRUCTURAL INFO
REF TO ENGINEER PLANS A2-4 AND A2-5

614-374-7575 180 S Riverview St
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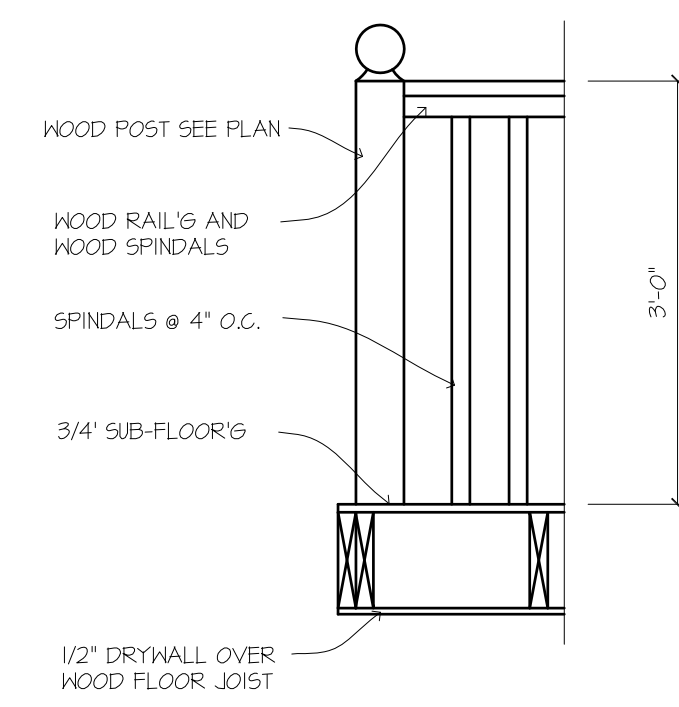
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A2-2
FIRST FLOOR PLAN

SHEAR WALL / BRACING CODED NOTES	
(A)	METHOD 3 BWP SHALL BE AS FOLLOWS* 1. HALL LENGTH = 4'-0" (WITHIN EVERY 10'-0" SECTION) 2. 7/16" OSB 3. 6" O.C. EDGE NAILING 4. 12" O.C. FIELD NAILING 5. EXTEND SHEATHING TO UNDERSIDE OF EAVE AS REQUIRED
(B)	CF-PF PER DETAIL A2-5
(C)	GB-HALL BRACE DETAIL A2-5

STRUCTURAL INFO.
FOR ADDITIONAL STRUCTURAL INFO
REF TO ENGINEER PLANS A2-4 AND A2-5



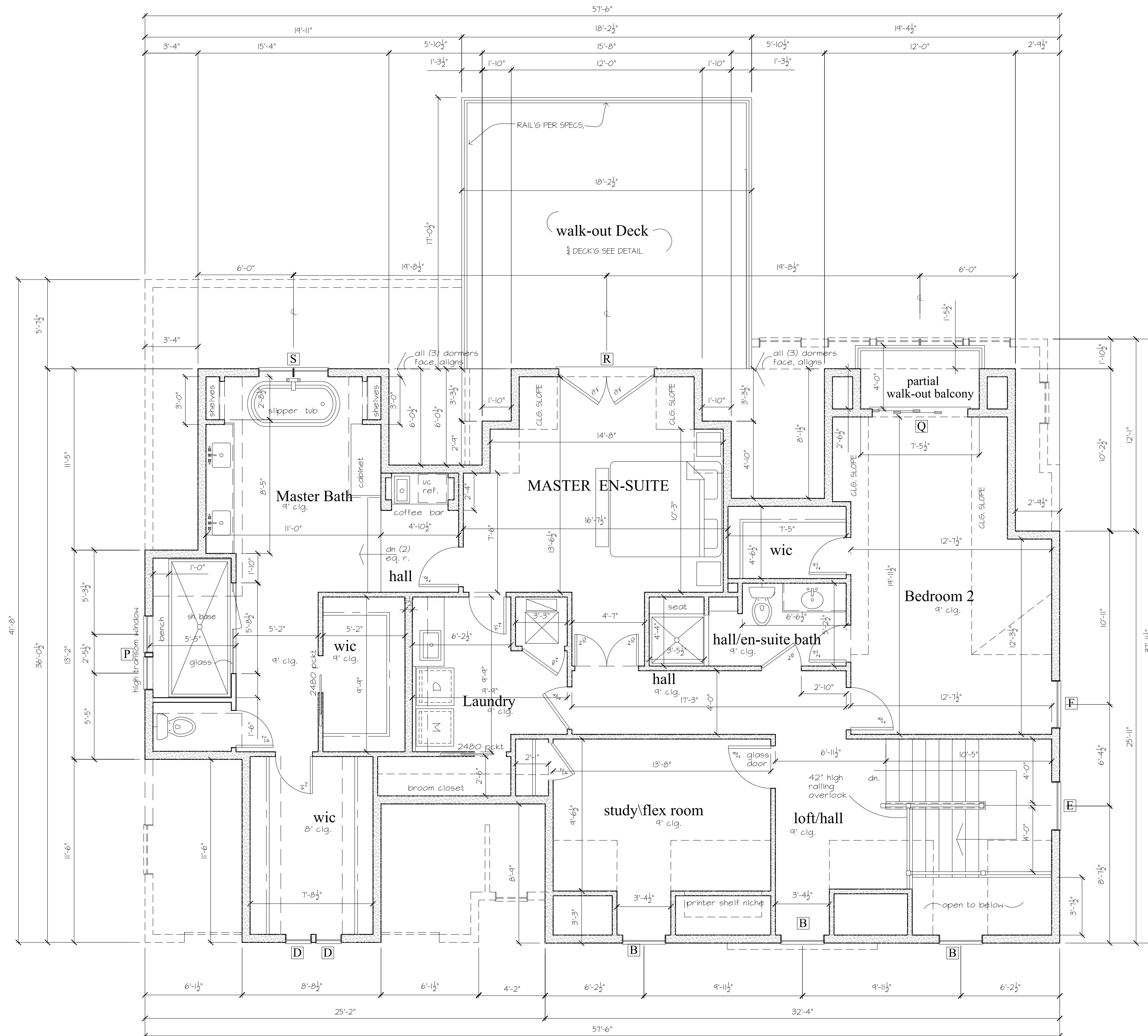
TYP. RAILING DETAIL

NO SCALE

Window /Ext. Door Schedule

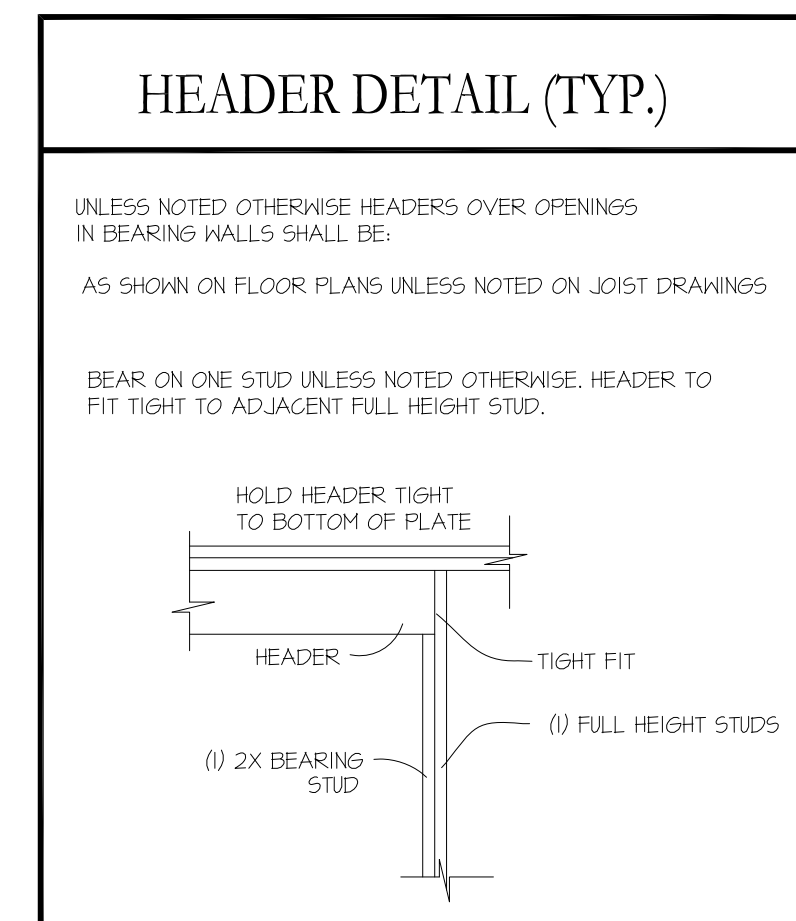
windows; Sierra Pacific..line Westchesterdouble hung wood clad windows (white)

Designation	Size	Type	Hinge	window/door count by type ea. unit	Notes
A	2856 dh	clad double hung	n/a	4	
B	2440 csmt	casement	see elev.	2	
C	2038 csmt	casement	see elev.	1	
D	2020 F.	fixed	n/a	2	
E	2660 dh	clad double hung	n/a	5	
F	3050 dh	clad double hung	n/a	1	
G	2874 dh	clad double hung	n/a	6	tempered
H	3070-2 dh	mullied clad double hung	n/a	2	tempered
J	2870 dh	clad double hung	n/a	6	tempered
K	4074 dh	clad double hung	n/a	3	tempered
L	10080	4 panel bi-parting glass french door	n/a	4	106" h. x 8' l. gl. door unit middle (2) panels oper.
M	2860-2 dh	mullied clad double hung	n/a	2	
N	3080 gd	French door	n/a	1	
O	2650 dh	clad double hung	n/a	3	
P	2418-2 F.	mullied fixed	n/a	1	
Q	6068 sgd	sliding patio door	n/a	1	
R	2850-2 dh	mullied clad double hung	n/a	1	tempered
S	3070	clad double hung	n/a	1	tempered



2ND FLOOR FRAMING PLAN

3/16"=1'-0"



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A2-3
SECOND FLOOR

5-1-2024 CONSTRUCTION SET

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