

Floor Plan General Notes

1. All interior walls are 2x4's @ 16" o.c. u.o.o.

2. All exterior walls 1st/2nd floor 2x6's @ 16" o.c. u.o.o.

3. All interior walls are dimensioned to stud

4. All exterior walls are dimensioned to stud interior and outside of sheathing exterior

5. Provide firestopping to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story & roof space. Firestopping shall be provided in wood framed construction in the following locations:

A. In concealed spaces of stud walls & partitions including penetrations of pipes, ducts, chimneys, etc.

B. At all terminations between concealed vertical & horizontal spaces such as corner & offsets, dry slip connections, etc.

C. In concealed spaces between stair stringers at the top & bottom of the stair

D. At openings around vents, pipes, ducts, chimneys, etc.

E. At openings of e.g. and backflow, with non-combustible seal.

6. Wall bracing 7/16" exterior grade OSB sheathing- entire elevation skin.

7. All openings to have double 2x frames with jumbo set vertical

8. Provide min. (3) solid 2x4 wood stud column under concentrated point loads from beam and lintel loads (4) 2x4 wood stud column over 6' lintel length u.o.o., provide complete bearing surface and continue down through walls to foundation

9. Provide double 2x top plates of all partitions

10. Provide solid wood blocking or 16 ga. galvanized cross bracing @ 8'0" o.c. for all floor joists Provide solid wood blocking @ 8'-0" o.c. for roof rafters

11. All exterior door hts. are 6'8" uno. Interior Door hts. are 7'9" uno finished trim of windows & doors should align

12. Provide flashing over all horizontal trim boards

13. Use Simpson 16 ga. joist hangers for all joint connections u.o.o.

14. First Floor design load.....40w/s.f. live load 10w/s.f. dead load Second Floor design load.....40w/s.f. live load 10w/s.f. dead load

15. 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

(#2 SPF) E = 1.4 2 x 6 Fb=1308 (repetitive) 2 x 8 Fb=1208 (repetitive) 2 x 10 Fb=1107 (repetitive) 2 x 12 Fb=1006 (repetitive)

(#2 SYP) E = 1.6 Fb=1725 (repetitive) up to 2 x 4

(#2 SYP) E = 1.6 2 x 6 Fb=1440 (repetitive) 2 x 8 Fb=1380 (repetitive) 2 x 10 Fb=1268 (repetitive) 2 x 12 Fb=1120 (repetitive)

LAMINATED BEAM (LVL) E = 1.9 Fb=2400 Fc=250 Fv=385 as noted by Truss-Joist or eq.

16. For all laminated beams (manufactured) refer to supplier beam sheets & specs

17. Provide 22" x 30" attic access to spaces over 30" in ht.

18. interior clg. hts. as noted in plan

19. Foam plastic shall be separated from interior by a min. of 1/2" gypsum bd.

20. wall bracing 7/16" ext. grade OSB sheathing continuous structural panel sheathing per RCO table 602.10

Crum Residence renovation/addition

143 S. Riverview Dr., Dublin, Ohio

Contractor; Benco Group
6724 Perimeter Loop
Dublin, Oh 43017
contact AJ Lall 614-783-3233

project location map

front elevation renovation rendering view

project Google Earth Aerial

Building Code Information

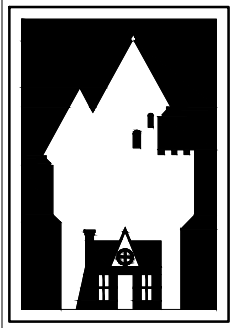
Applicable Codes:

Building Code: Residential Code of Ohio (R.C.O.)- 2024
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 - 2024

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					
20	90	B	WEATHERING	FROST DEPTH	TERMITE	DECAY		
			SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	5 DEG. F.	50

General Requirements

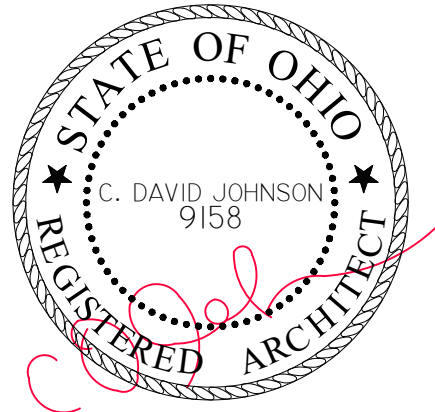
- Builder shall be familiar w/provisions of all applicable codes & insure compliance of work to those codes
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction compliance with state and federal regulations regarding 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- 2024 (R.C.O. 2024.)
- 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.



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Print Dates:

formal ARB review set plans
9-9-26
formal ARB review set plans
9-30-26



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Expiration Date 12-31-27

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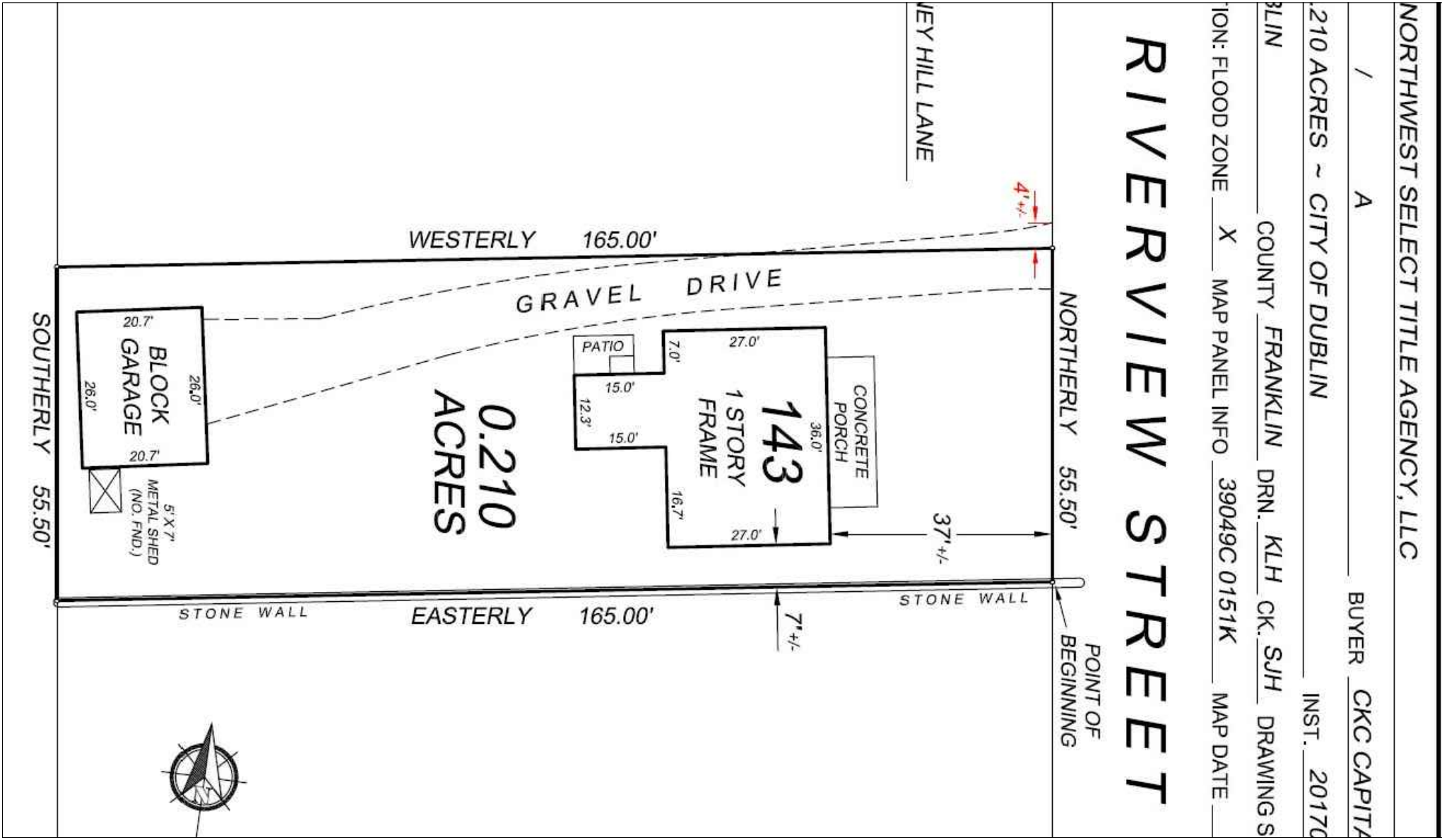
formal ARB review set plans
10-5-26

Cover Sheet

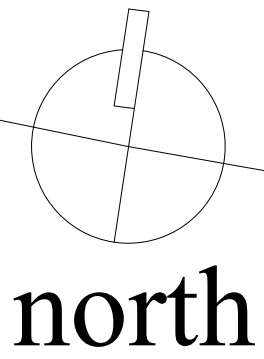
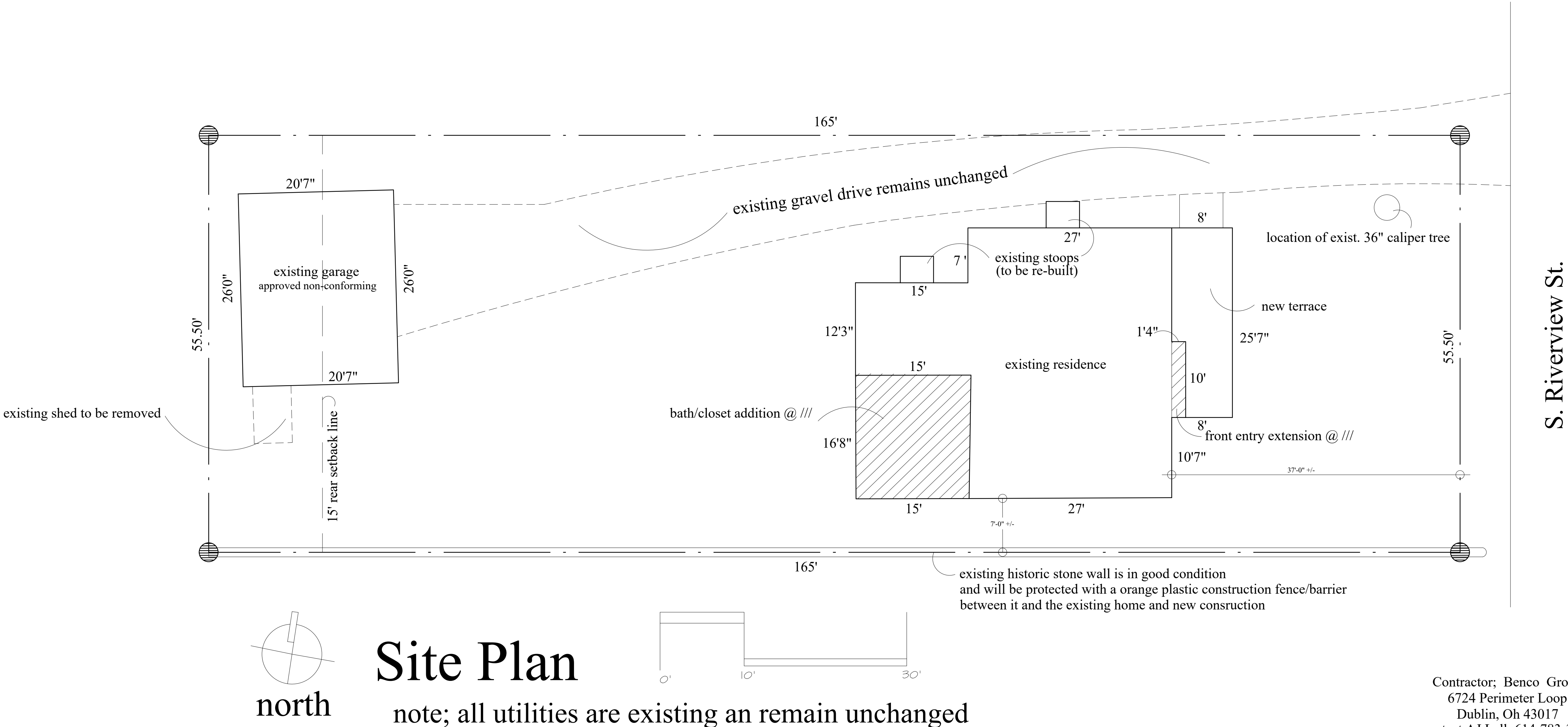
&
Project Information

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A1.0

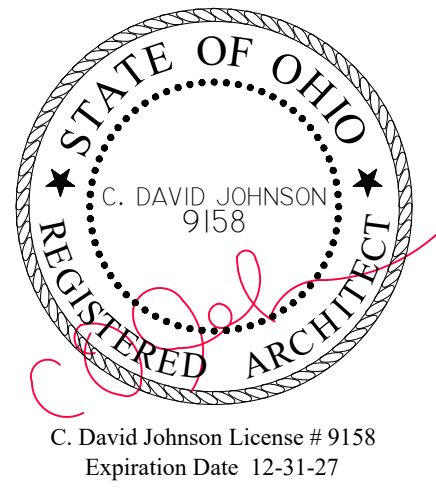


Reference surveyor plat
(existing conditions)



north

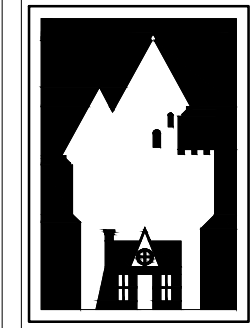
note; all utilities are existing and remain unchanged



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1
Site plan
scale: 1/8" = 1'-0"

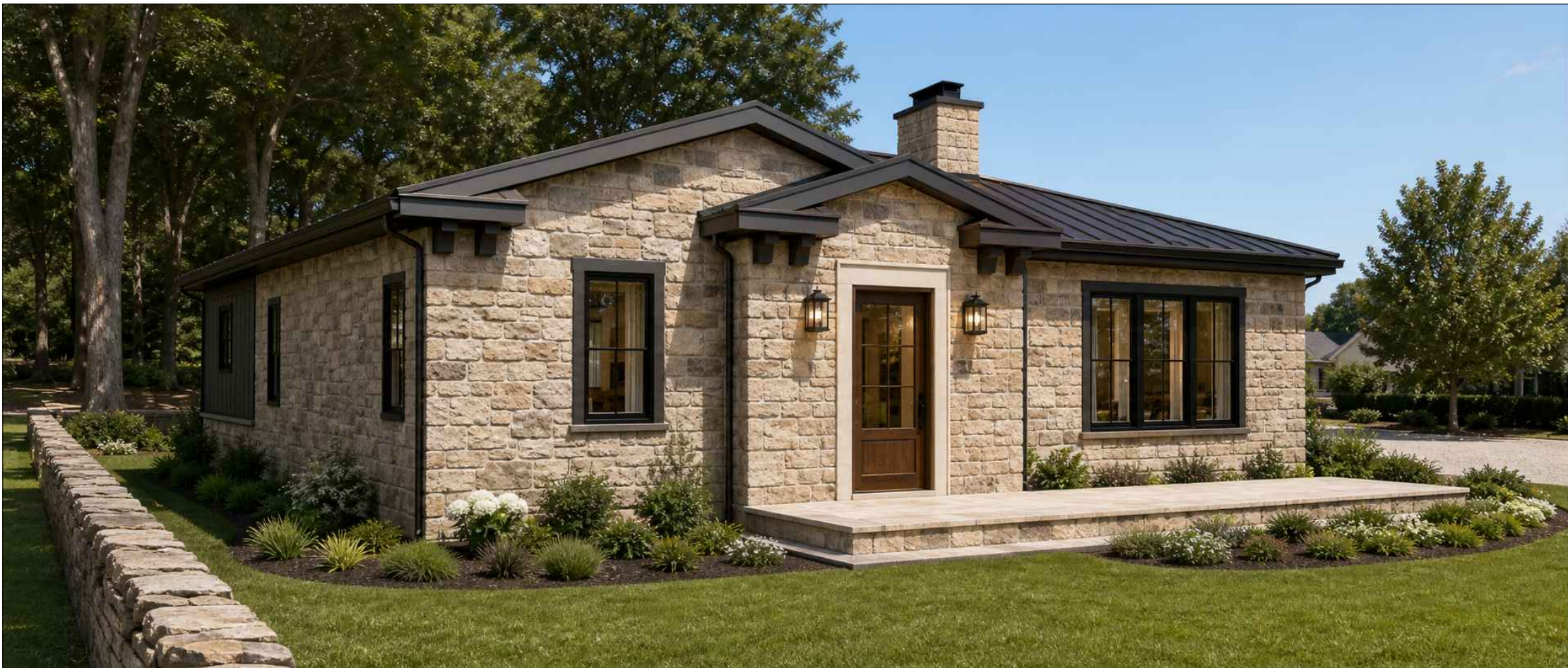
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existing garage before



existing garage after



renovated home after



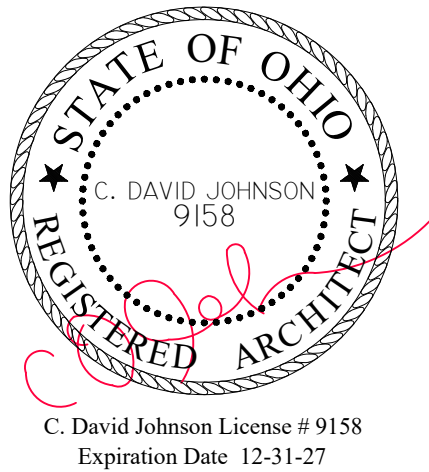
existing home before



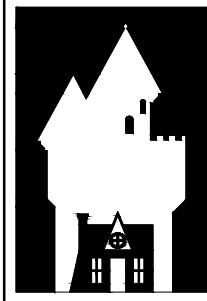
renovated home after

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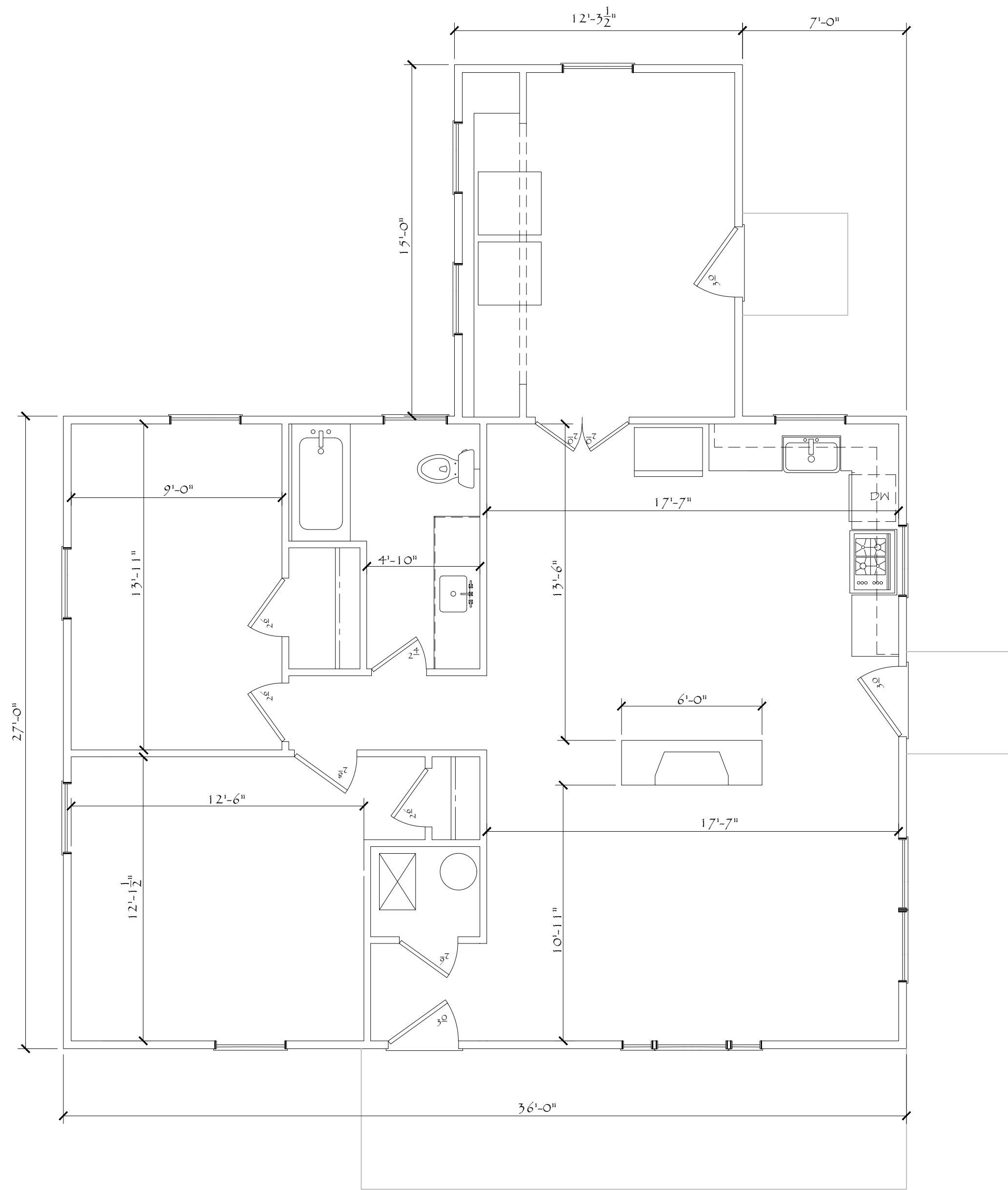
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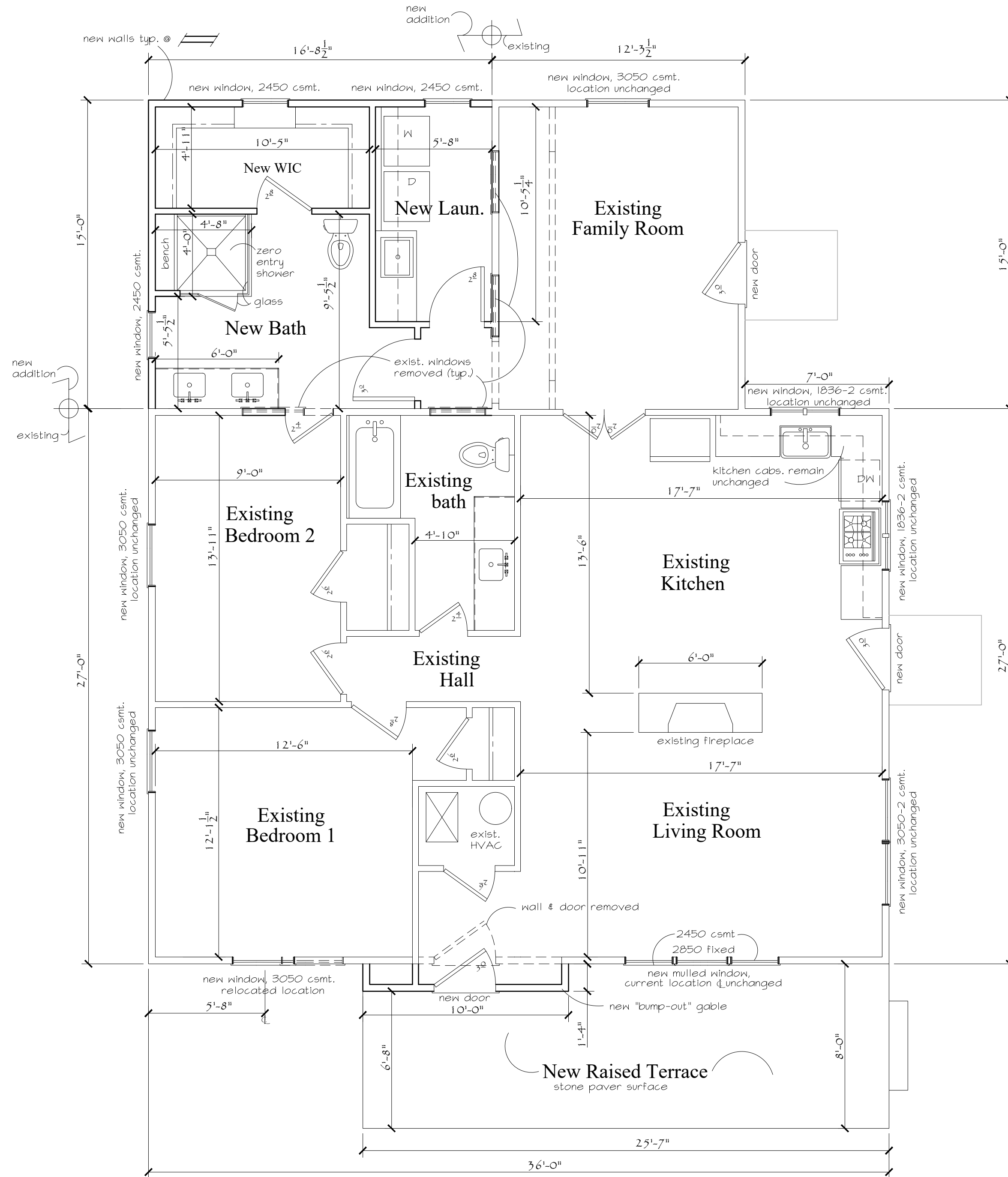
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A2.0
before & after views
scale: 1/4" = 1'-0"

gfh ddb: 10-5-26
gfh sds: ARB formal review



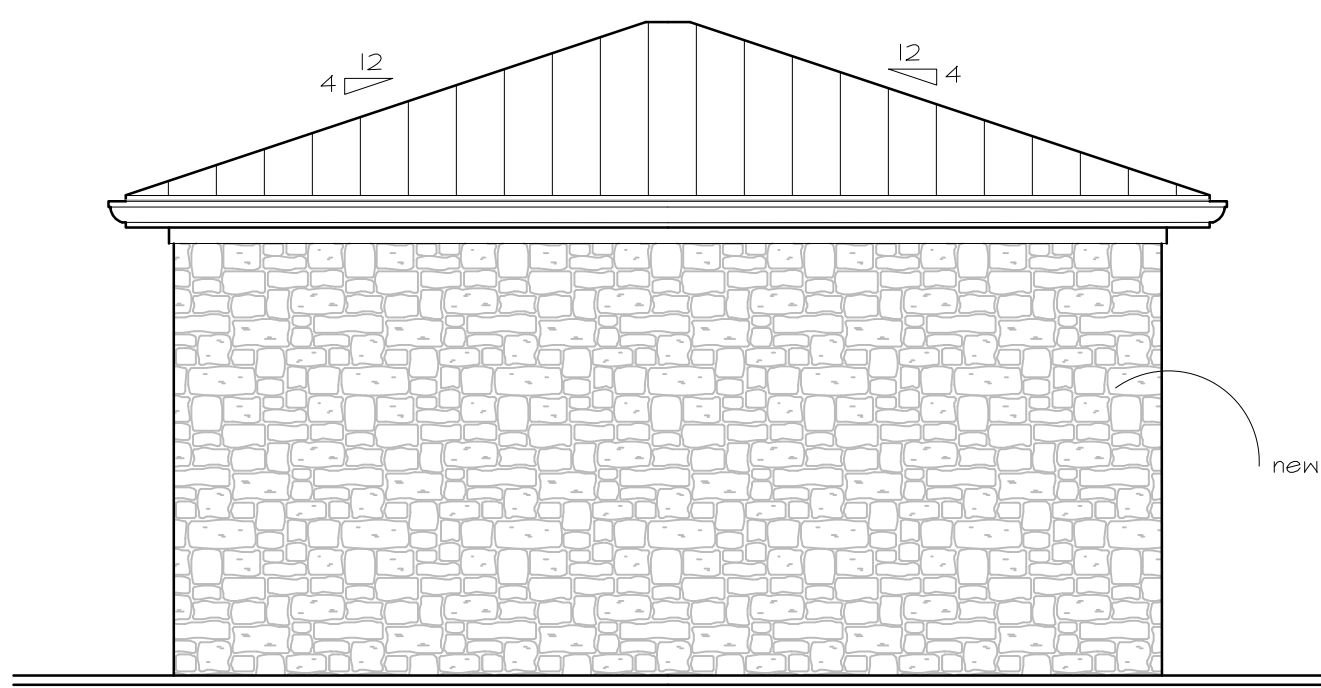
A
A2.1 Existing Home before/as-is plan
Scale: 1/4" = 1'-0"



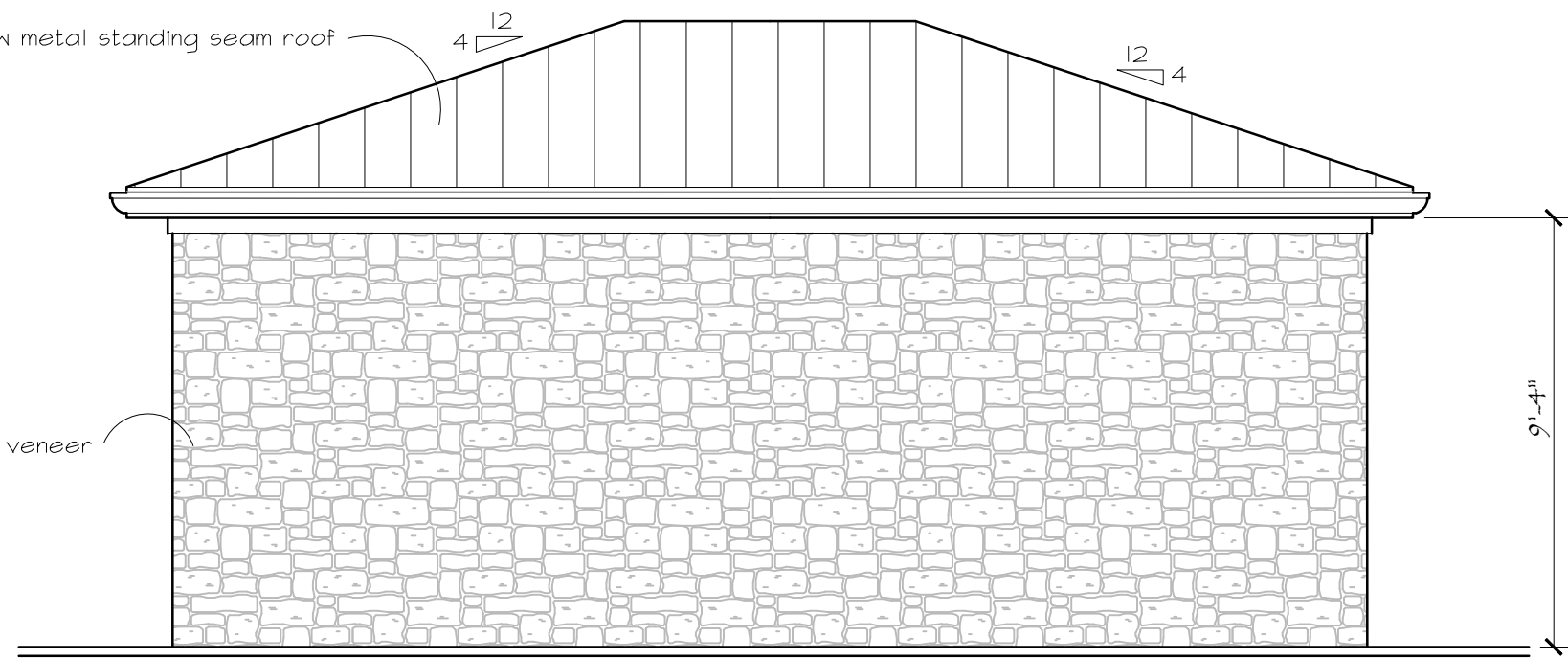
A
A2.1 Existing Home renovated plan (after)
Scale: 1/4" = 1'-0"

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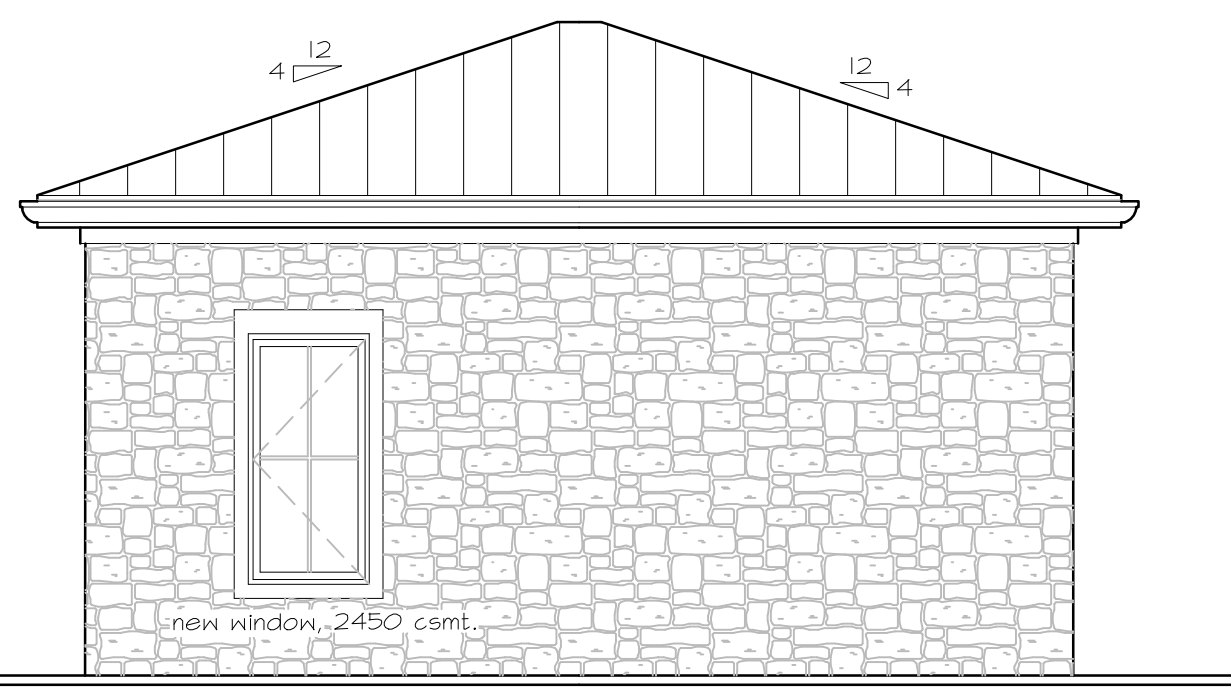
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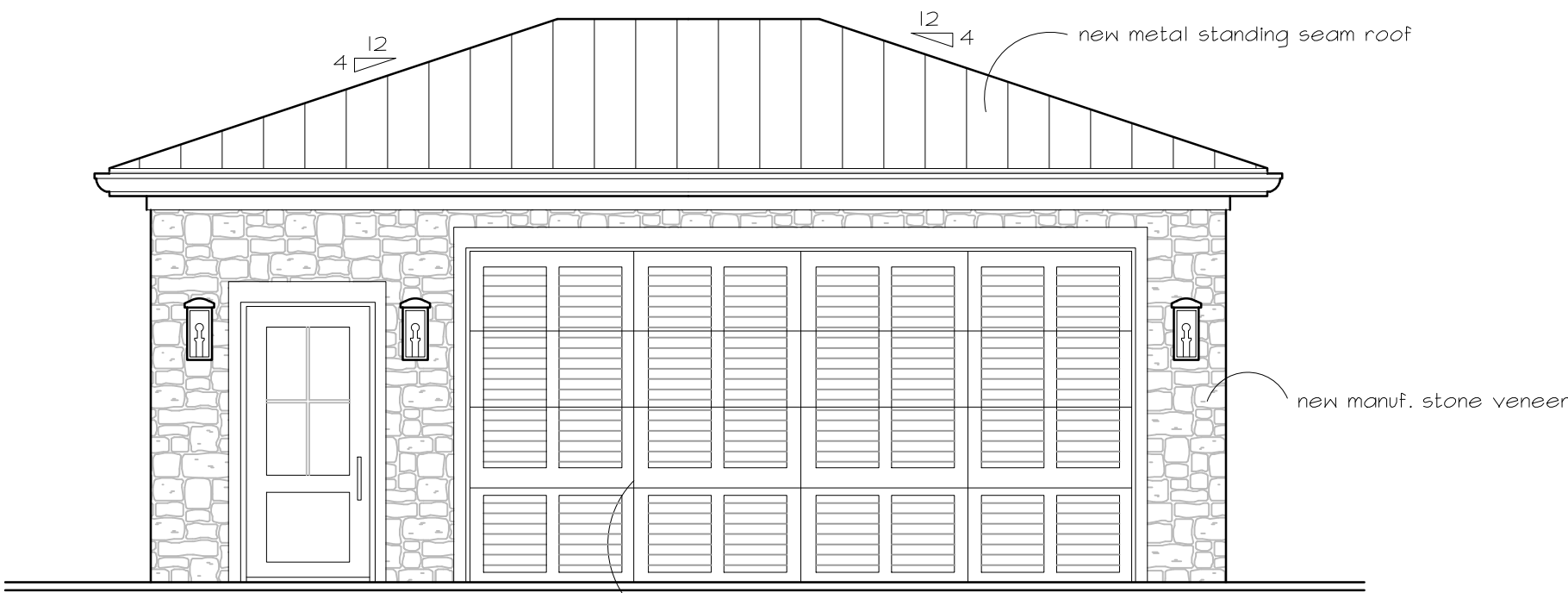
Right Side Elevation



Rear Elevation



Left Side Elevation

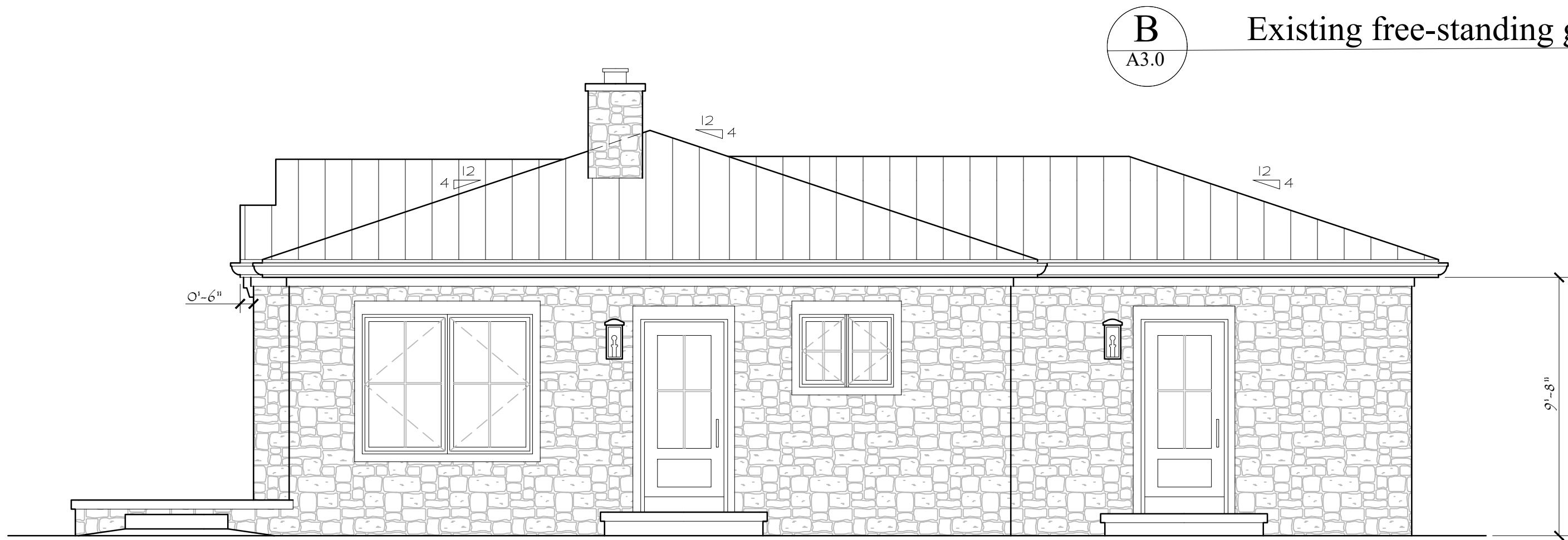


Front Elevation

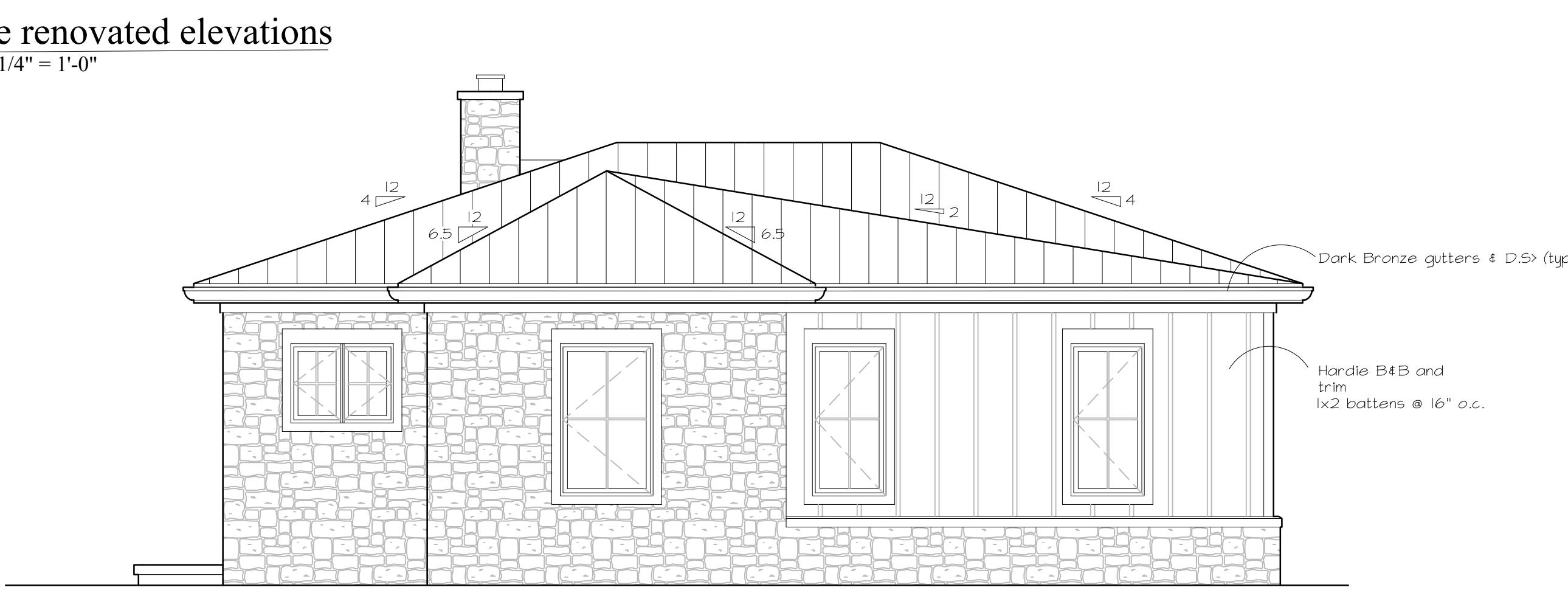


French Market "Yorkshire" gas lantern

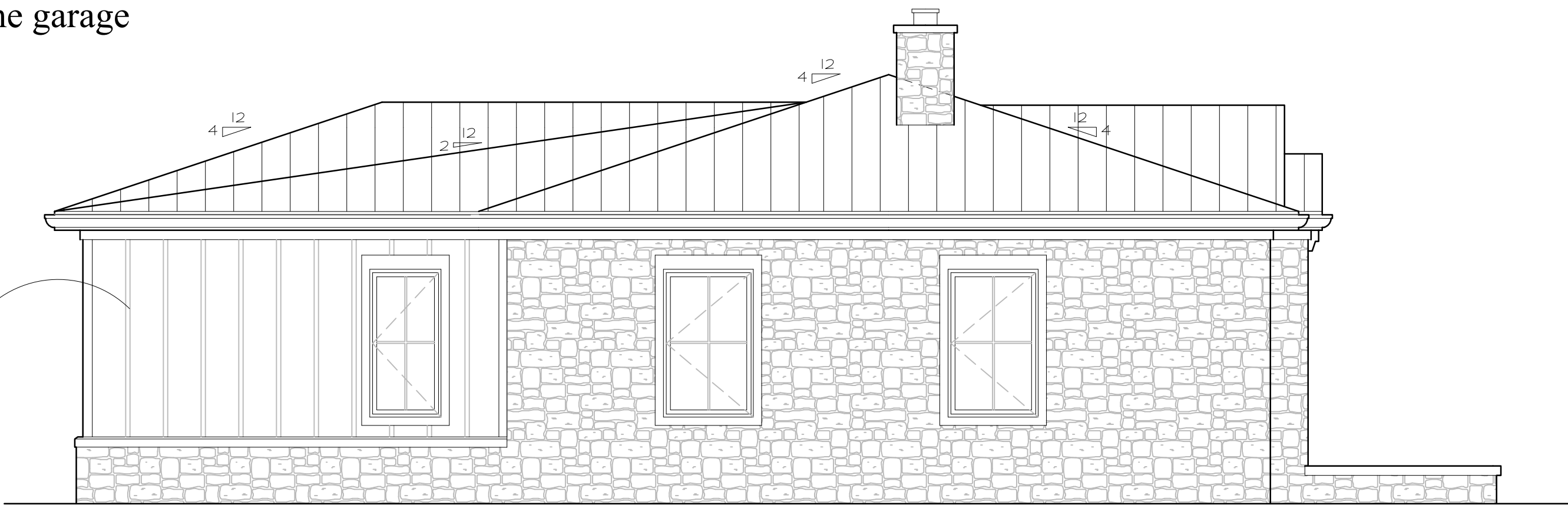
@ (7) total locations
on the front/side elevations
including (3) on the front of the garage



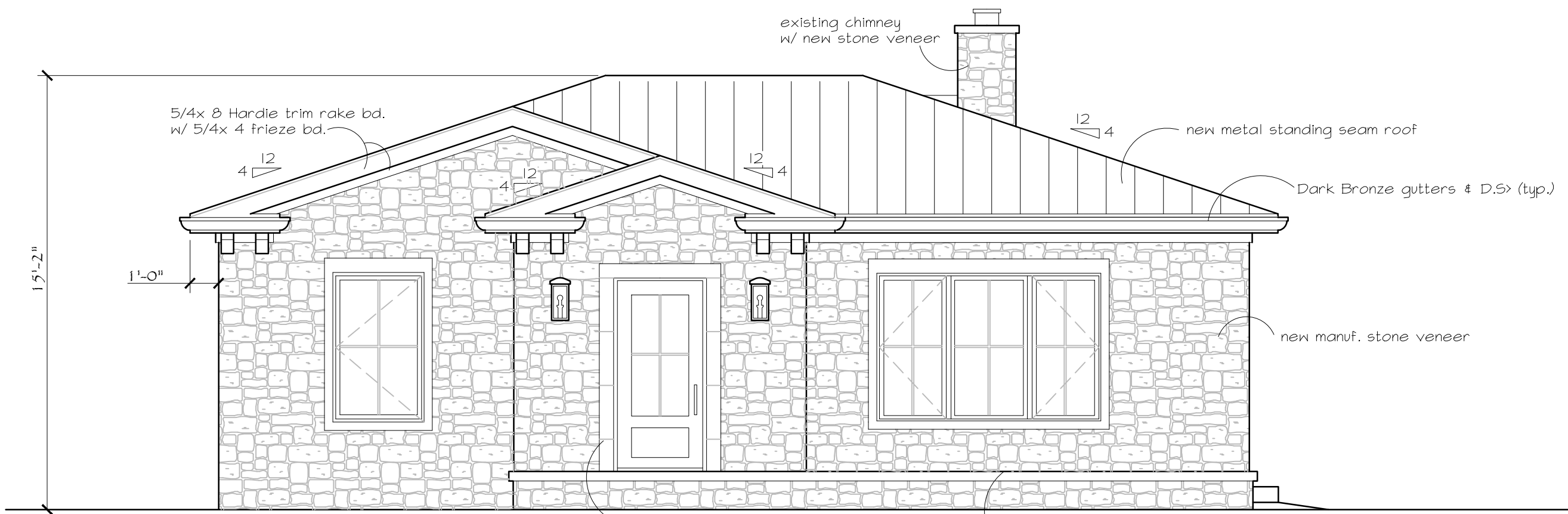
Right Side Elevation



Rear Elevation



Left Side Elevation



Front Elevation

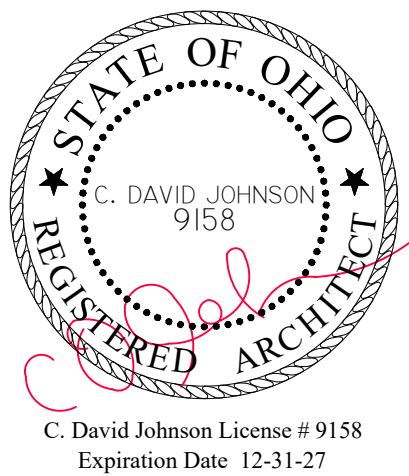
Matl. & color specs;

Hardi smooth cement board siding & trim
Roof- Metal standing seam dark bronze
Siding & Trim- SW7046 Anonymous
Door- SW6258 Tricorn Black

Stone- Casa DI Sassi- Country Rubble Madera
Mortar- Tennessee Buff

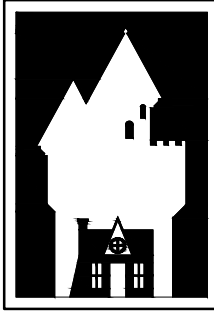
windows; Sierra Pacific Westchester Line casement wood clad windows (black)
with 7/8" wide traditional style SDL grids with spacers

Existing Home renovated elevations
Scale: 1/4" = 1'-0"

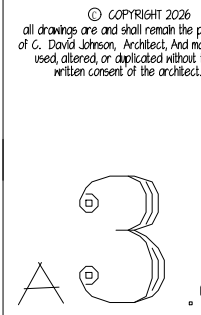


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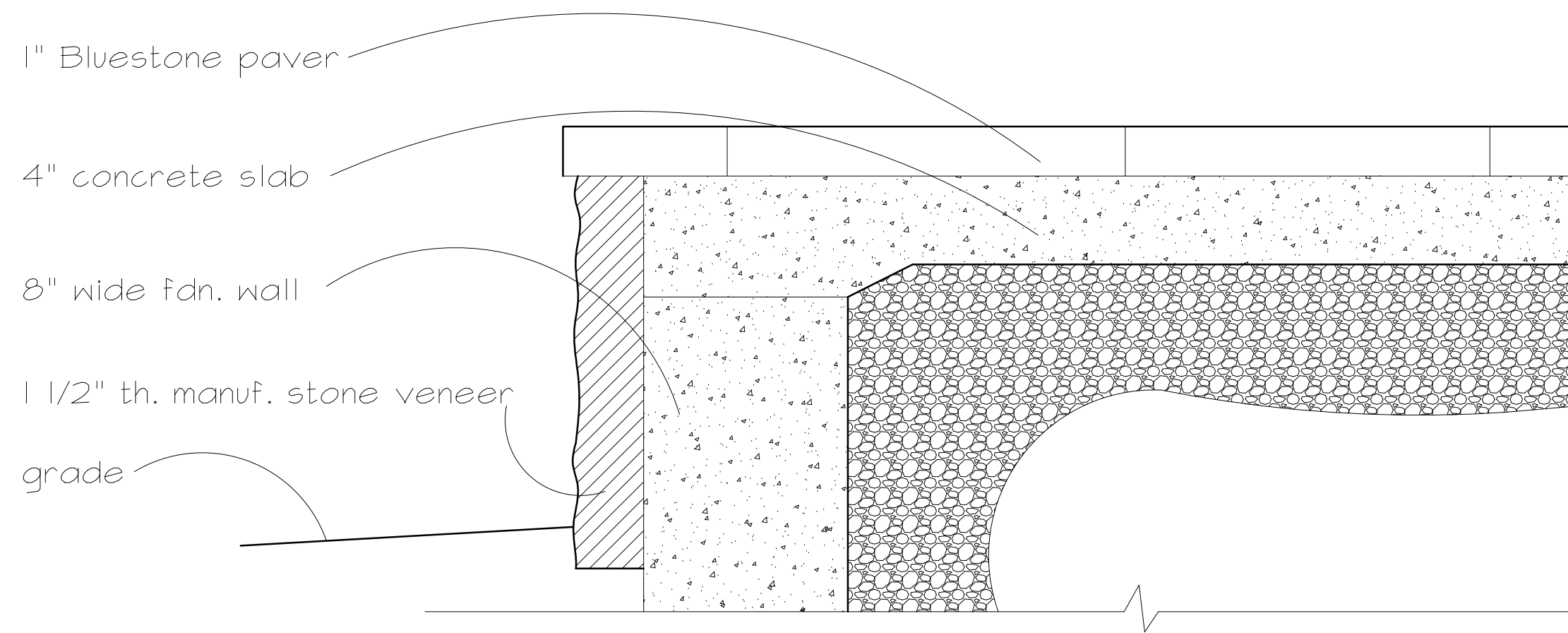
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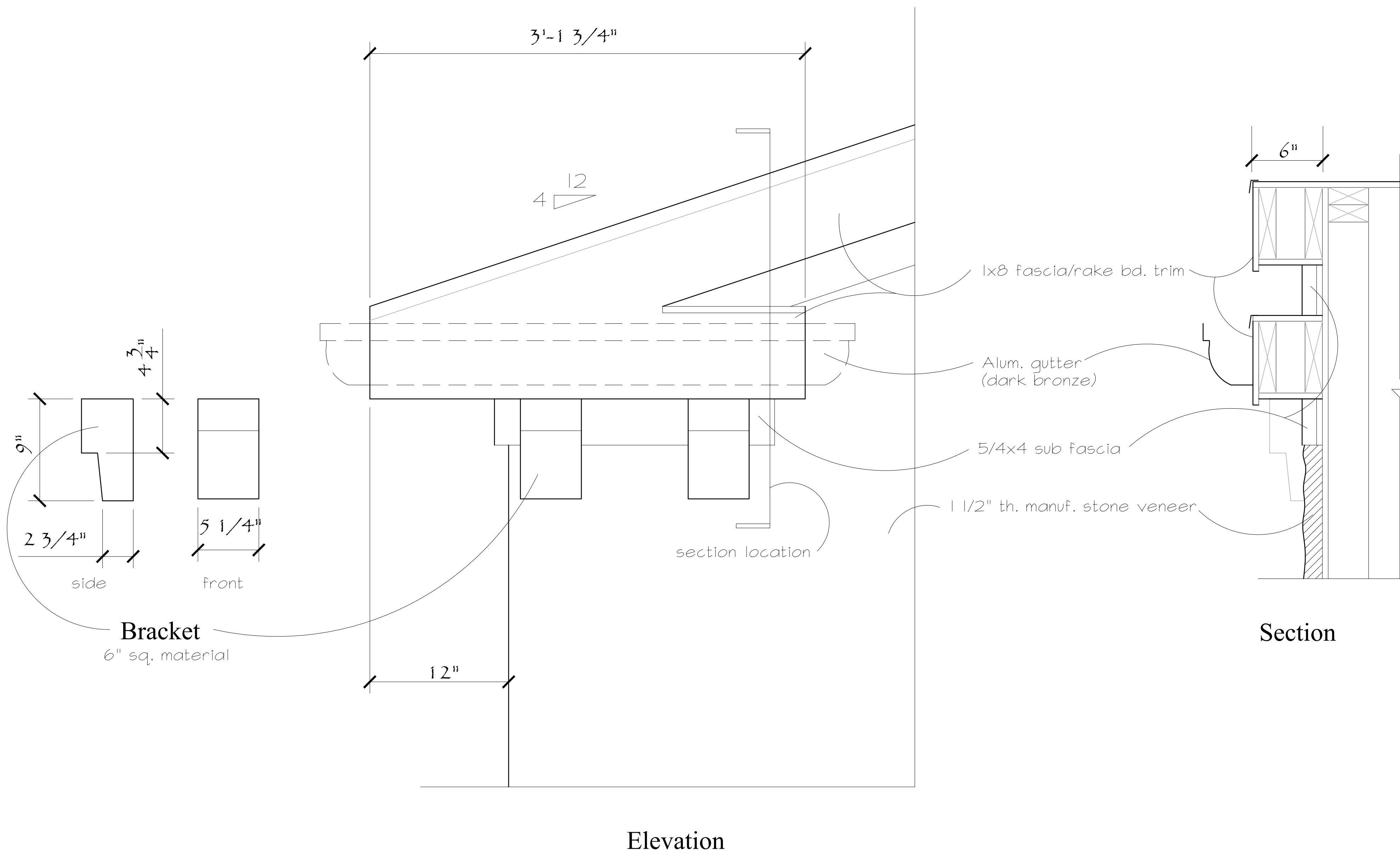
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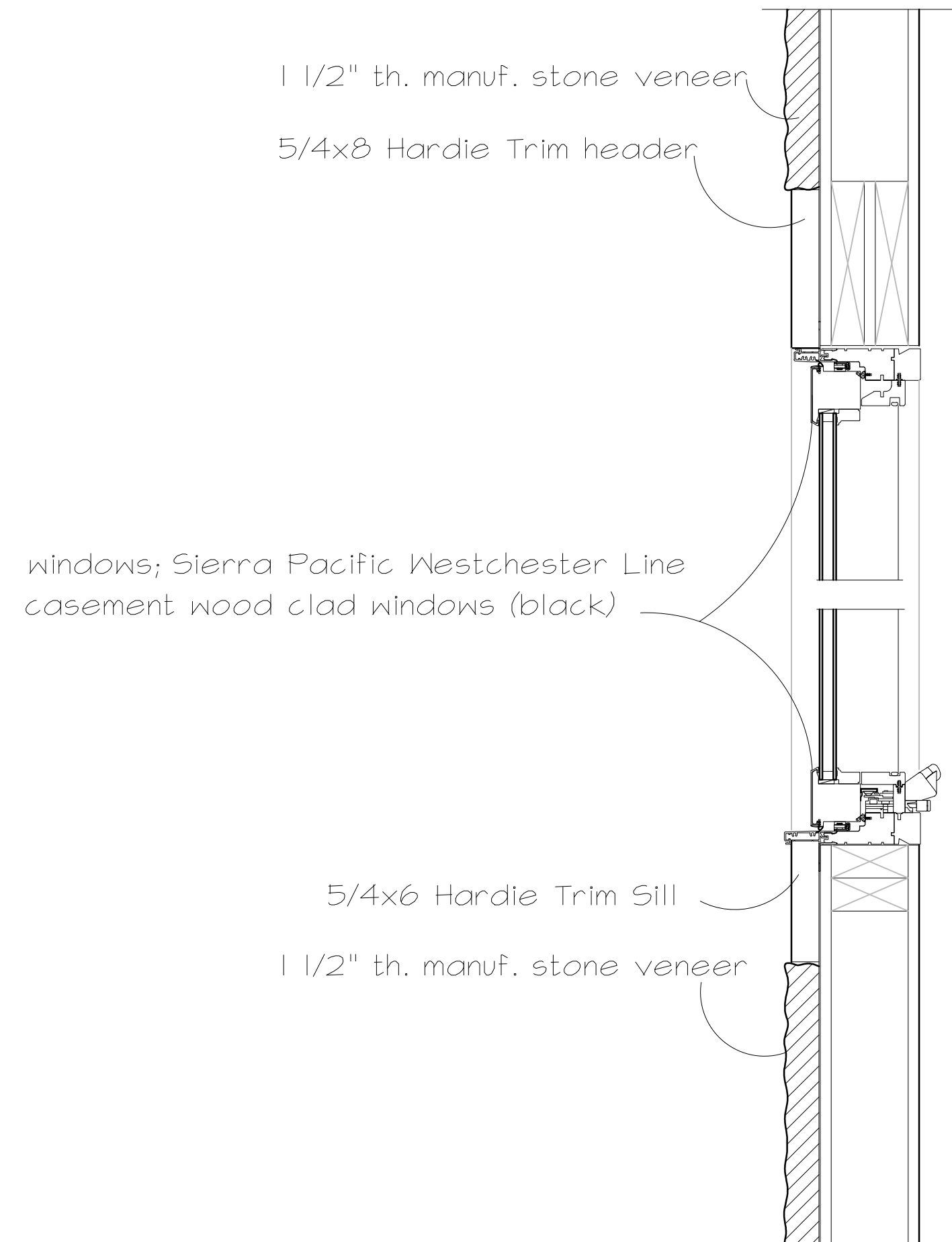
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C
A3.1 Front terrace section detail
Scale: 3/4" = 1'-0"



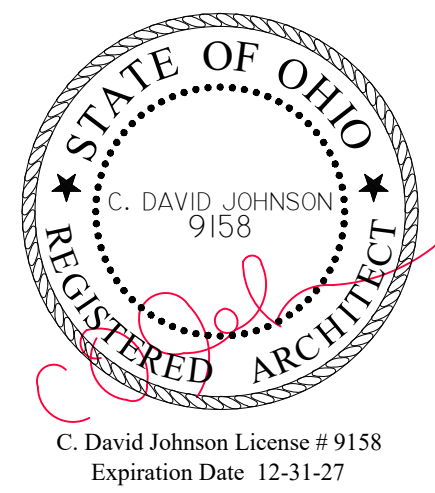
B
A3.1 Gable Return detail
Scale: 1/2" = 1'-0"



A
A3.1 Typical window section header & sill detail
Scale: 1/2" = 1'-0"

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A3.1
Details
scale: 1/2" = 1'-0"

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- GENERAL NOTES
1. Foundations are designed to withstand anticipated loadings with soil bearing pressures of a maximum value of 1500 psf.

2. Footing concrete shall have a minimum 28 day compressive strength of 3000 psi.

3. All reinforcing rebar shall be ASTM Grade 60 unless noted.

4. All anchor bolts shall be ASTM A307 unless noted.

5. All concrete work shall be per:
ACI 518-84 "Building Code Requirements for Reinforced Concrete."

6. All masonry work shall be per:
ASTM 830-12 "Building Code Requirements for Masonry Structures."

ASTM C90-90 "Specifications for Load-Bearing Concrete Masonry Units."

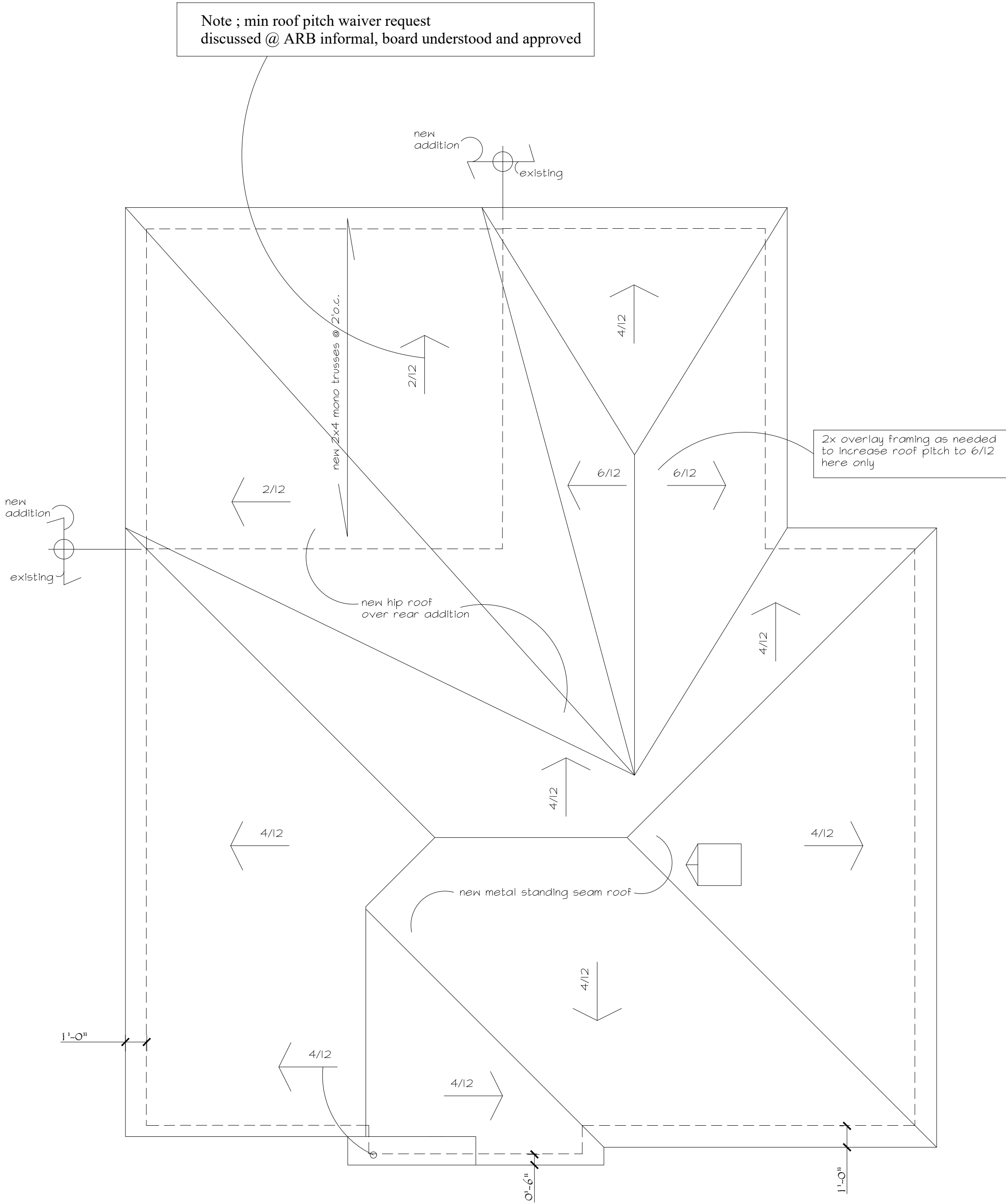
7. Masonry blocks shall have a minimum 1500 psi average gross compressive strength.

8. Mortar and grout shall be Type S with a minimum 28 day compressive strength of 1800 psi and contain masonry cement.

9. There is always a potential of having radon levels which exceed recommended levels set by the United States EPA. This possibility is not addressed by this design. Any abatement system needed is not part of my design responsibility.

10. The concrete masonry walls are required to resist the backfill based on an equivalent fluid pressure lateral loading of 40 psf. This is based on a neat cut excavation at least four feet from the outside face of the wall and backfilled with a clean gravel. Do not backfill with a high content plastic clay. A code approved drain system which includes a 3'-0" minimum grade 8" gravel backfill over the drain must also be installed in order to maintain a well drained backfill.

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.



NOTE: ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPS WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER.

PROVIDE ICE GUARD PROTECTION AT ALL VALLEYS AND REQ'D. 24" DISTANCE FROM EXT. WALL @ EAVES. TYP.

GENERAL NOTES

1. TRUSSES SHALL BE DESIGNED BY 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 = 5 PSF
BOTTOM CHORD DEAD LOAD = 5 PSF
TOTAL LOAD = 45 PSF

2. TRUSS MANUFACTURER SHALL FIELD MEASURE EXISTING FRAMING PRIOR TO FABRICATION FOR VERIFICATION OF DIMENSION REQUIREMENTS

3. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR BUILDER'S REVIEW AND APPROVAL PRIOR TO MANUFACTURING.
4. TRUSS MANUFACTURER TO DESIGN AND DETAIL ALL REQUIRED CONNECTIONS.

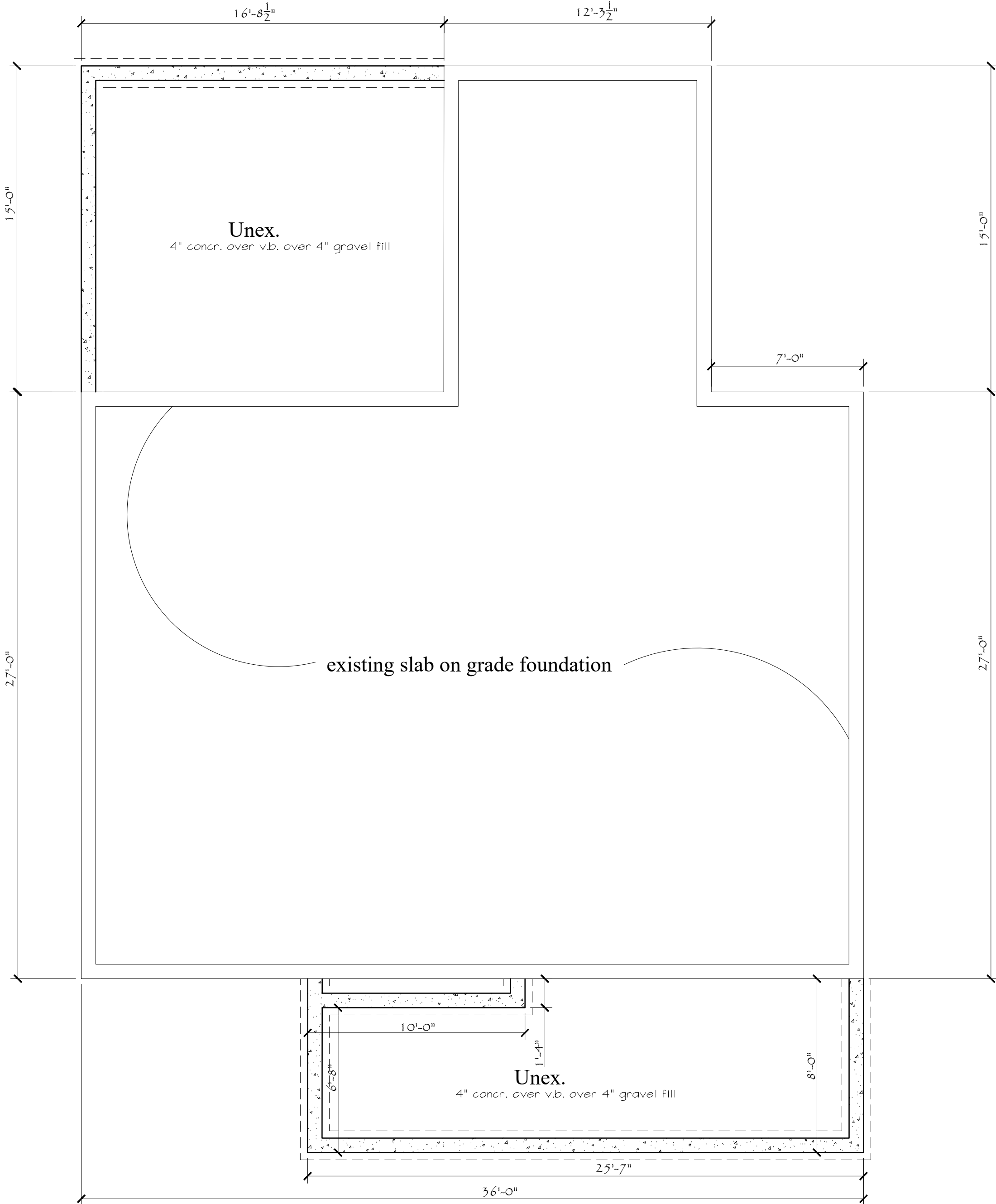
5. PROVIDE ONE HURRICANE CLIP AT END OF EACH TRUSS TIE TO TOP PLATE

6. REFER TO SHEET S2.5 FOR TRUSS PROFILES.

7. PROVIDE (2) 2X4'S JACK STUDS @ 4' NAIL AT EACH BEARING HEADER, UNLESS NOTED OTHERWISE

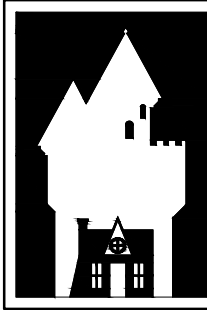
8. PROVIDE (2) 2X12'S W/ 1/2" PLY-WD FILLER HEADER AT EACH LOAD BEARING WALL OR EXTERIOR WALL LOCATION, UNLESS NOTED OTHERWISE.

9. PROVIDE SOLID BLOCKING AT EACH AREA OF POINT LOAD ABOVE; AND AT LOCATIONS OF POST BEARINGS ABOVE.



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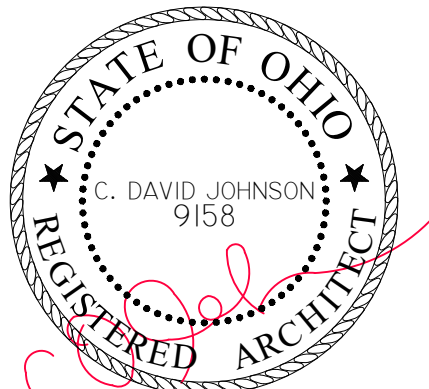


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3
A3.2
Roof & Foundation
scale: 1/4" = 1'-0"



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windows; Sierra Pacific Westchester Line casement wood clad windows (black) with 7/8" wide traditional style SDL grids with spacers

D

A3.2

window material specs

manuf. window "cuts"/specs will be provided as soon as available



metal standing seam, dark bronze color

G

A3.2

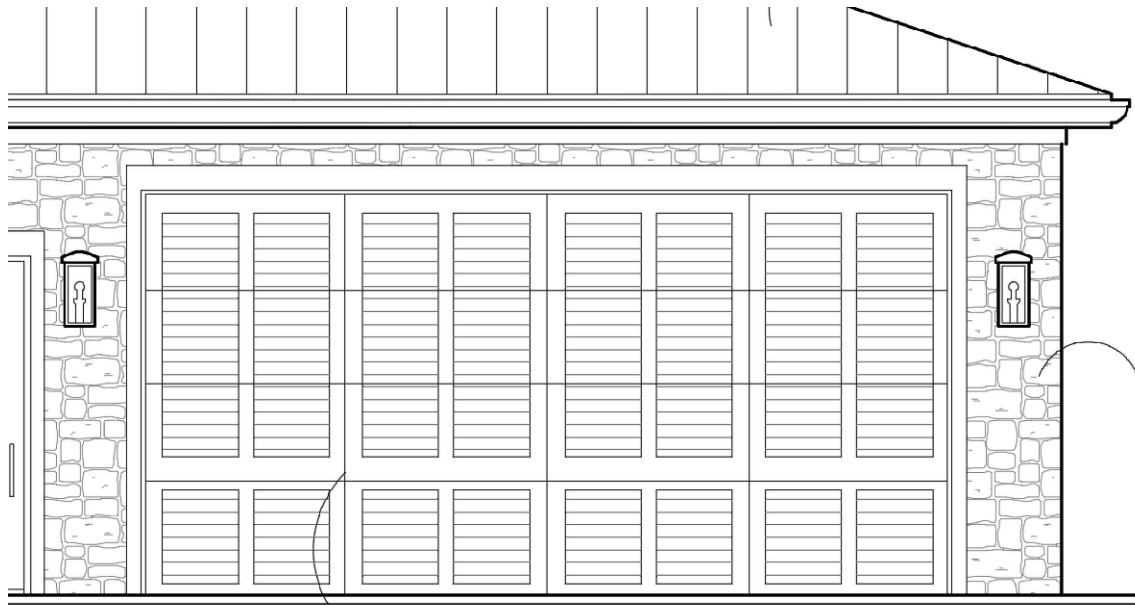
roofing material spec



G

A3.2

garage man door spec

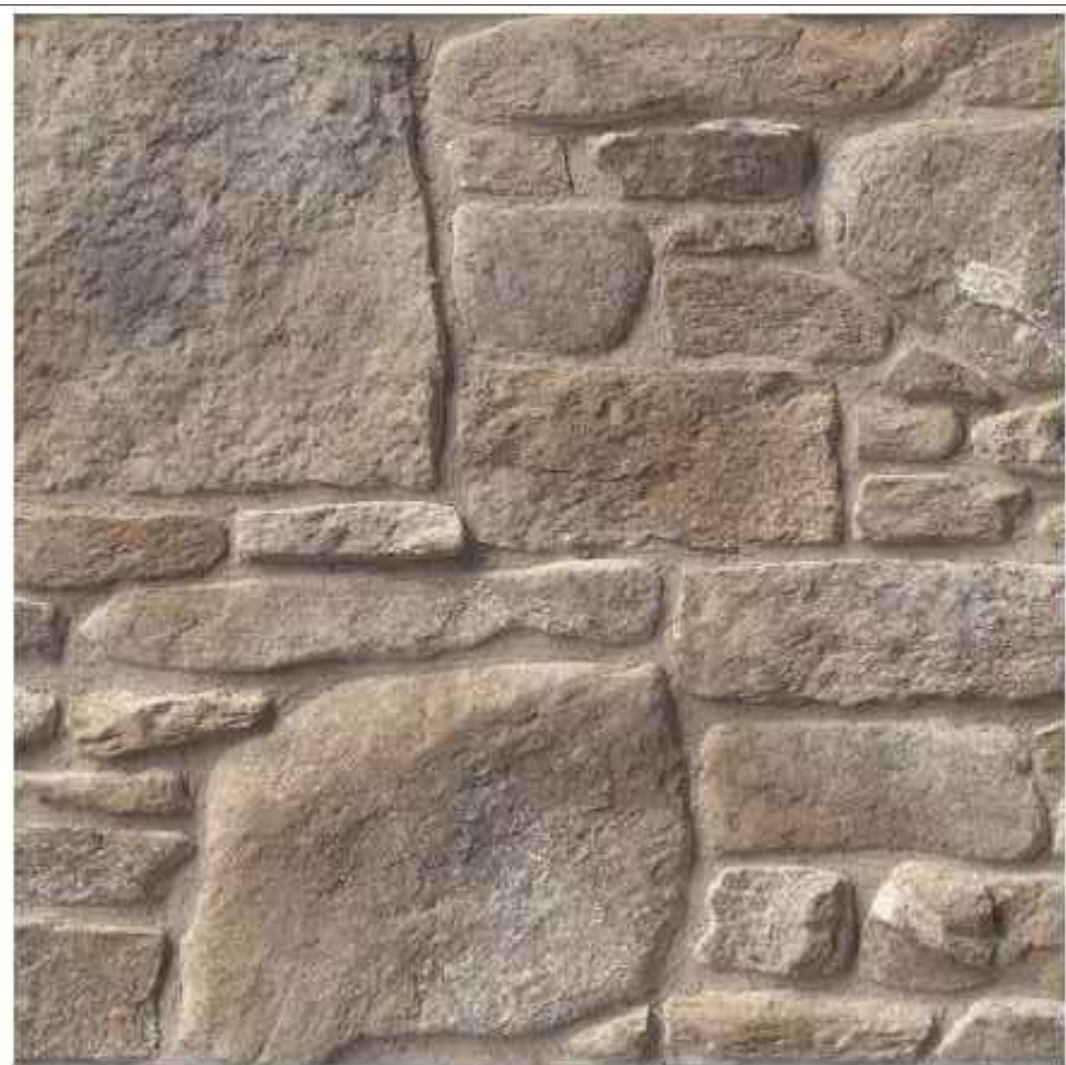


Clopay "Canyon Ridge Carriage House 4 Layer" with an espresso base and overlay

C

A3.2

Garage door material specs



COUNTRY RUBBLE

Handpicked stones give a rugged appearance.

E

A3.2

manuf. stone material specs

Stone- Casa DI Sassi- Country Rubble Madera
Mortar- Tennessee Buff



24" x 36" blue stone subway style laid tile with "premium dark bluestone" from Columbus Builders Supply

B

A3.2

Front terrace material specs



James Hardie smooth cement board board & batten siding & trim
Board & Batten Hardie color "foundation grey"
James Hardie smooth trim color "licorice"

F

A3.2

siding & trim material specs



Espresso Finish



matt black exterior door handleset



Classic Craft® Artissa Collection™ in Mahogany Grain
Style No. CCMSB04 | 3/4 Lite 1 Panel Flush-Glazed | Glass Name: 4 Lite
2Wx24 Divided Lite

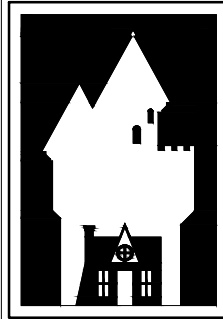
A

A3.2

Front and (2) side door material specs

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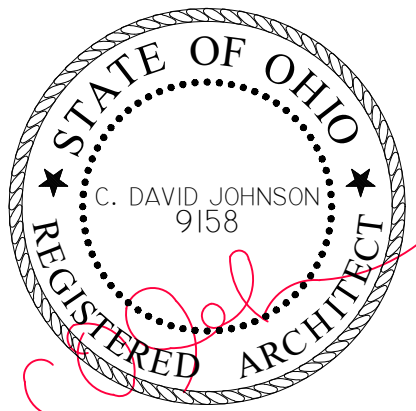


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3.2
material specs
scale: 1/2" = 1'-0"



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10-5-26

print set

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