

New Home for :

Tyianna & Vincent Trice

Gorham Road
Ross, Ohio 45014



Tyianna & Vincent Trice

Gorham Drive
Ross, Ohio 45014

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GENERAL NOTES

THIS IS A PROPRIETARY DESIGN OF JUSTIN DOYLE HOMES. THE DESIGN DATA AND INFORMATION RELATING THERETO IS NOT TO BE USED, DISSEMINATED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JUSTIN DOYLE HOMES.

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|---|---|
| <ol style="list-style-type: none"> 1. DO NOT SCALE DRAWINGS 2. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING 3. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD - ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. 4. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING. 5. ALL FOUNDATIONS TO BEAR ON VIRGIN SOIL WITH 1500 P.S.F. MIN. BEARING CAPACITY 6. FINAL GRADE SHALL SLOPE AWAY FROM HOUSE 6" IN THE FIRST 10' AND SHALL HAVE A MAXIMUM SLOPE OF 3:1 7. GARAGE FLOOR SLABS SHALL SLOPE TOWARDS THE VEHICLE DOOR A MINIMUM OF 1/8" PER FOOT. 8. GARAGE SHALL BE SEPARATED FROM THE HOUSE WITH 1/2" DRYWALL ON SHARED WALLS AND CEILING. (PROVIDE 5/8" TYPE "X" GYPSUM ON CEILING BELOW HABITABLE ROOMS.) 9. ALL DOORS BETWEEN THE RESIDENCE AND ATTACHED GARAGE SHALL BE SOLID WOOD, STEEL OR 20MIN. FIRE-RATED. 10. ALL ATTICS SHALL HAVE A 22" X 30" ACCESS PANEL. ACCESS PANEL IN GARAGE CEILING SHALL HAVE A 1/2" TYPE "X" DRYWALL COVERING 11. ALL WINDOWS IN WOOD FRAMING SHALL BE INSTALLED WITH FLEXIBLE FLASHING 12. ALL FOOTINGS BELOW GRADE SHALL HAVE A MINIMUM DEPTH OF 30" BELOW THE GRADE LINE AT ALL LOCATIONS TO THE UNDERSIDE OF THE FOOTING 13. ALL INTERIOR NON-BEARING HEADERS LESS THAN 4'-0" SPAN TO BE (2) 2x4's U.N.O. ALL INTERIOR NON-BEARING HEADERS 4'-0" - 8'-0" SPAN TO BE (2) 2x6's U.N.O. 14. UNLESS NOTED OTHERWISE, INSULATION VALUES SHALL BE PER SPECIFICATION # 7.1. 15. UNLESS NOTED OTHERWISE, ATTIC VENTILATION SHALL BE PER SPECIFICATION # 7.5. 16. TEMPERED GLASS SHALL BE INSTALLED IN LOCATIONS AS PER SPECIFICATION # 8.1. 17. TYPICAL ROOF OVER FRAMING SHALL BE 2 X 10 RAFTERS AT 16" O.C. UNLESS OTHERWISE NOTED. 18. ALL SEAMS IN WALL SHEATHING SHALL HAVE STUD DEPTH BLOCKING. ALL FLOOR SHEATHING TO BE GLUED AND SCREWED. 19. ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE SHALL BE TREATED LUMBER. 20. ALL ENGINEERED SYSTEMS, INCLUDING BUT NOT LIMITED TO ROOF AND FLOOR TRUSSES, SHALL HAVE A LAYOUT SHEET AND SHOP DRAWINGS AVAILABLE TO THE INSPECTOR AT THE | <p style="text-align: center;">TIME OF THE FRAMING INSPECTION</p> <ol style="list-style-type: none"> 21. TRUSSES SHALL BE CONSTRUCTED SUCH THAT A 24" WIDE X 42" HIGH OBJECT SHALL NOT PASS THROUGH MORE THAN TWO CONSECUTIVE TRUSSES. 22. ALL PLYWOOD OR O.S.B. ROOF SHEATHING SHALL HAVE "H" CLIPS AT SEAMS. 23. CONTRACTOR TO PROVIDE "GRACE" ICE & WATER SHIELD AT ALL ROOF EAVES, PEAKS, VALLEYS & VERTICAL WALL INTERSECTIONS. SHEET SHALL EXTEND FROM EAVE'S EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. 24. ALL STRAP TYPE BRICK TIES SHALL BE 22 GA. GALVANIZED MIN.. 25. ADDITIONAL BRICK TIES SHALL BE INSTALLED AROUND OPENINGS AT 36" O.C. WITHIN 12" OF THE OPENING. 26. ALL FUEL BURNING FIREPLACES SHALL BE PROVIDED WITH OUTSIDE COMBUSTION AIR. 27. ALL BATHROOMS SHALL BE PROVIDED WITH AN EXHAUST FAN, VENTED TO THE EXTERIOR. 28. ALL DRYERS SHALL BE VENTED TO THE EXTERIOR. 29. ALL STAIRWELLS, LANDINGS AND DOORS TO THE EXTERIOR SHALL BE ILLUMINATED. 30. ALL BEDROOMS SHALL HAVE A MINIMUM OF ONE WINDOW THAT COMPLIES WITH LOCAL CODE EGRESS REQUIREMENTS. 31. SEPARATE MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING DOCUMENTS SHALL BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATION AND INSTALLATION SPECIFICATIONS 32. ALL STAIRWELLS, LANDINGS, GUARDRAILS AND HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION #'S 1.10, 1.11 AND 1.12. 33. INSTALL U.L. APPROVED SMOKE DETECTORS, WIRED TO AC 110 VOLT ELECTRICAL HOUSE CURRENT WITH BATTERY BACKUP. INSTALL ONE AT EVERY OCCUPIED FLOOR AND BASEMENT; AUDIBLE DISTANCE FROM SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS); AND ONE SMOKE DETECTOR IN EVERY SLEEPING ROOM. 34. INSTALL CARBON MONOXIDE DETECTORS AS PER RCO SECTION 315. LOCATE OUTSIDE OF EACH SLEEPING ROOM. ALARMS SHALL COMPLY WITH UL2034. 35. FOR EACH SEPARATE FORCED AIR HVAC SYSTEM, INSTALL A PROGRAMMABLE THERMOSTAT WITH TEMPERATURE RANGE OF 55°F TO 85°F. THERMOSTATS SHALL BE PRE-PROGRAMMED TO A HEATING SETTING NO HIGHER THAN 70°F AND A COOLING SETTING NO LOWER THAN 78°F 36. LUMBER PACKAGE PROVIDER TO REVIEW AND COORDINATE ALL ROOF AND FLOOR SYSTEMS FOR STRUCTURAL PERFORMANCE PER MINIMUM CODE REQUIREMENTS. ANY DEVIATIONS TO THE DESIGN SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. 37. ANY AND ALL ASPECTS OF ATTACHED ELEVATIONS/SECTIONS/PLANS MAY BE SUBJECT TO CHANGE DUE TO; INCLUDING BUT NOT LIMITED TO EVOLVING SITE CONDITIONS. |
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ENERGY CODE COMPLIANCE

ENERGY CODE COMPLIANCE WILL BE IN ACCORDANCE W/ 2019 RESIDENTIAL CODE OF OHIO (RCO) SECTION 1102, OHBA ALTERNATIVE ENERGY CODE, COMPLIANCE PATH #2

USE A BLOWER DOOR AND DUCT BLASTER TEST FOR VERIFICATION

DUCT SEALING IS REQUIRED. LEAKAGE TO OUTSIDE THE CONDITIONED ENVELOPE MUST BE LESS THAN 8% OR TOTAL DUCT LEAKAGE MUST BE LESS THAN 12% IF ANY OF THE DUCT SYSTEM IS IN THE ATTIC

PROGRAMMABLE THERMOSTAT REQUIRED FOR ALL FORCED AIR FURNACES (RCO 1103.1)

THE DWELLING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN FIVE AIR CHANGES PER HOUR (RCO 1102.4.12)

WHERE THE AIR INFILTRATION RATE OF A DWELLING IS 5 AIR CHANGES PER HOUR OR LESS WHEN TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C. (50 PA) PER RCO 1102.4.12 OR 1102.4.21, THE DWELLING SHALL BE PROVIDED WITH WHOLE-HOUSE MECHANICAL VENTILATION PER RCO 1505.4 (RCO 303.4)

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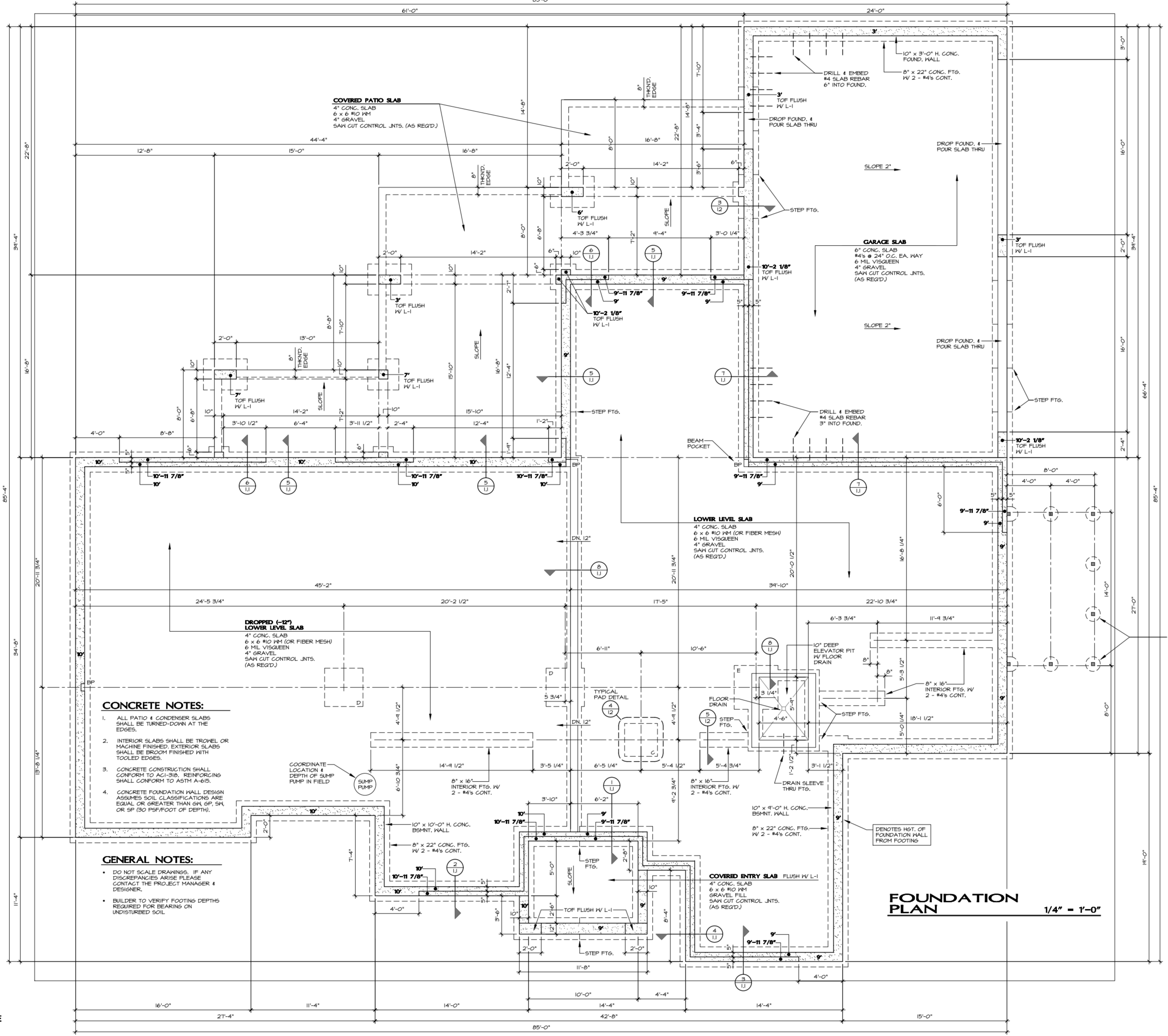
Revision
9.27.23
PERMIT SET

Sheet Title
Cover Sheet

Scale
As Noted

Drawn By
Trice Residence

0



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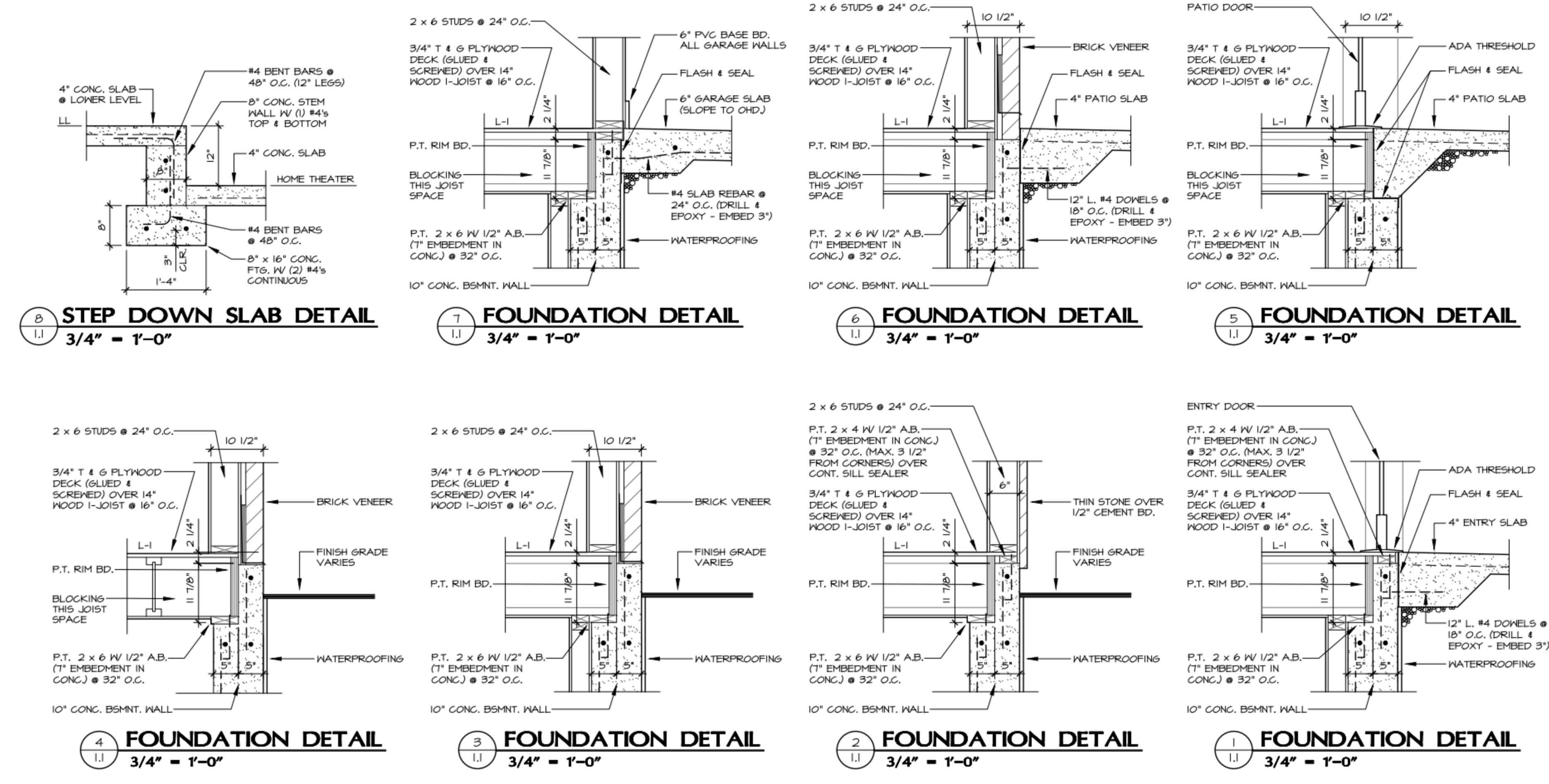
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Sheet Title
Foundation Details

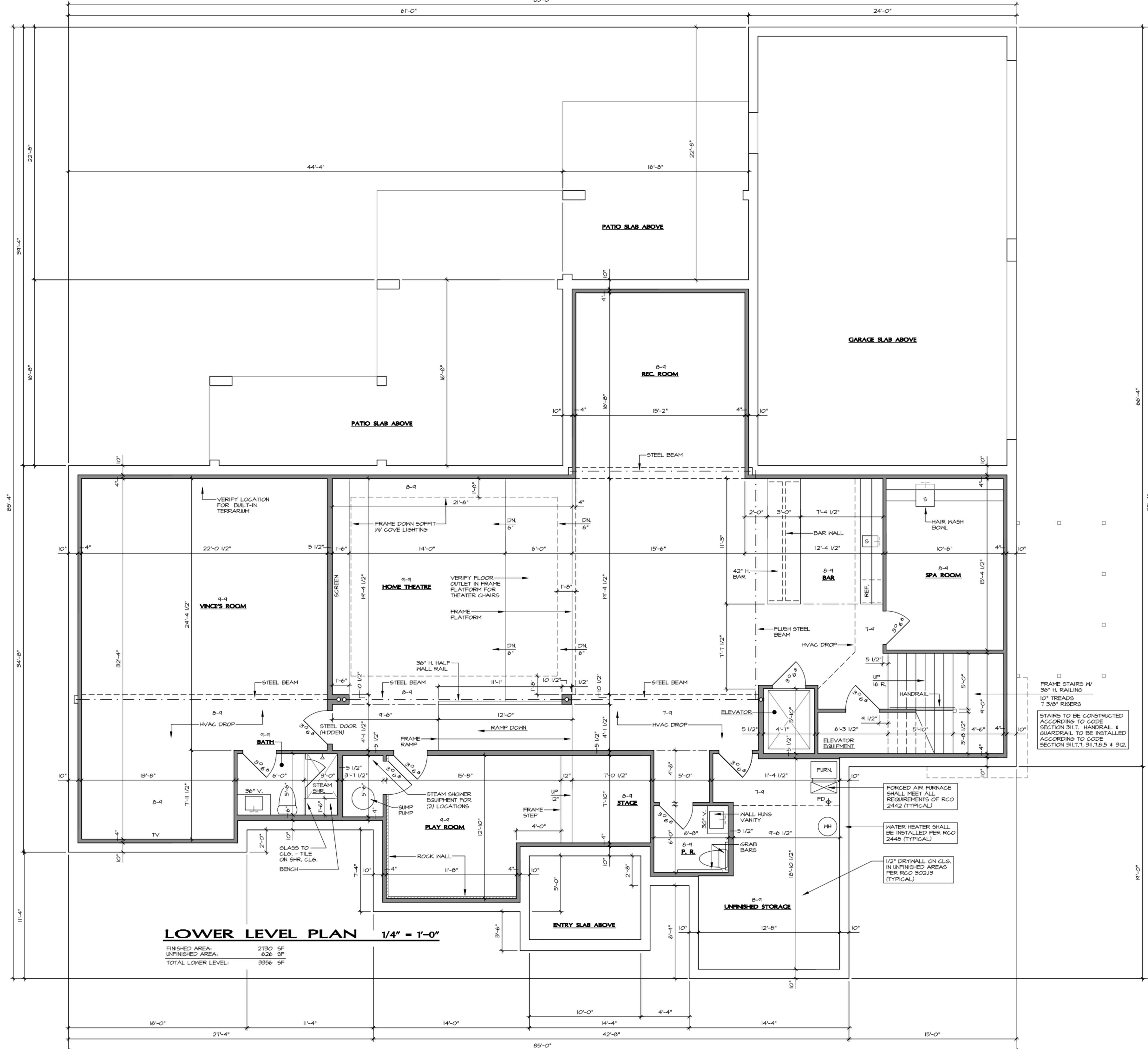
Scale
As Noted

1.1



LEGEND

- LL LOWER LEVEL
- L-1 MAIN LEVEL
- L-2 UPPER LEVEL
- SOF SOFFIT HEIGHT
- TP TOP PLATE HEIGHT
- R.O. ROUGH OPENING
- HDR HEADER HEIGHT (R.O.)
- BRG BEARING HEIGHT
- FF FINISH FLOOR
- TOF TOP OF FOUNDATION
- TG TEMPERED GLASS
- P.T. PRESSURE TRTD. LUMBER
- OHG. OVERHANG

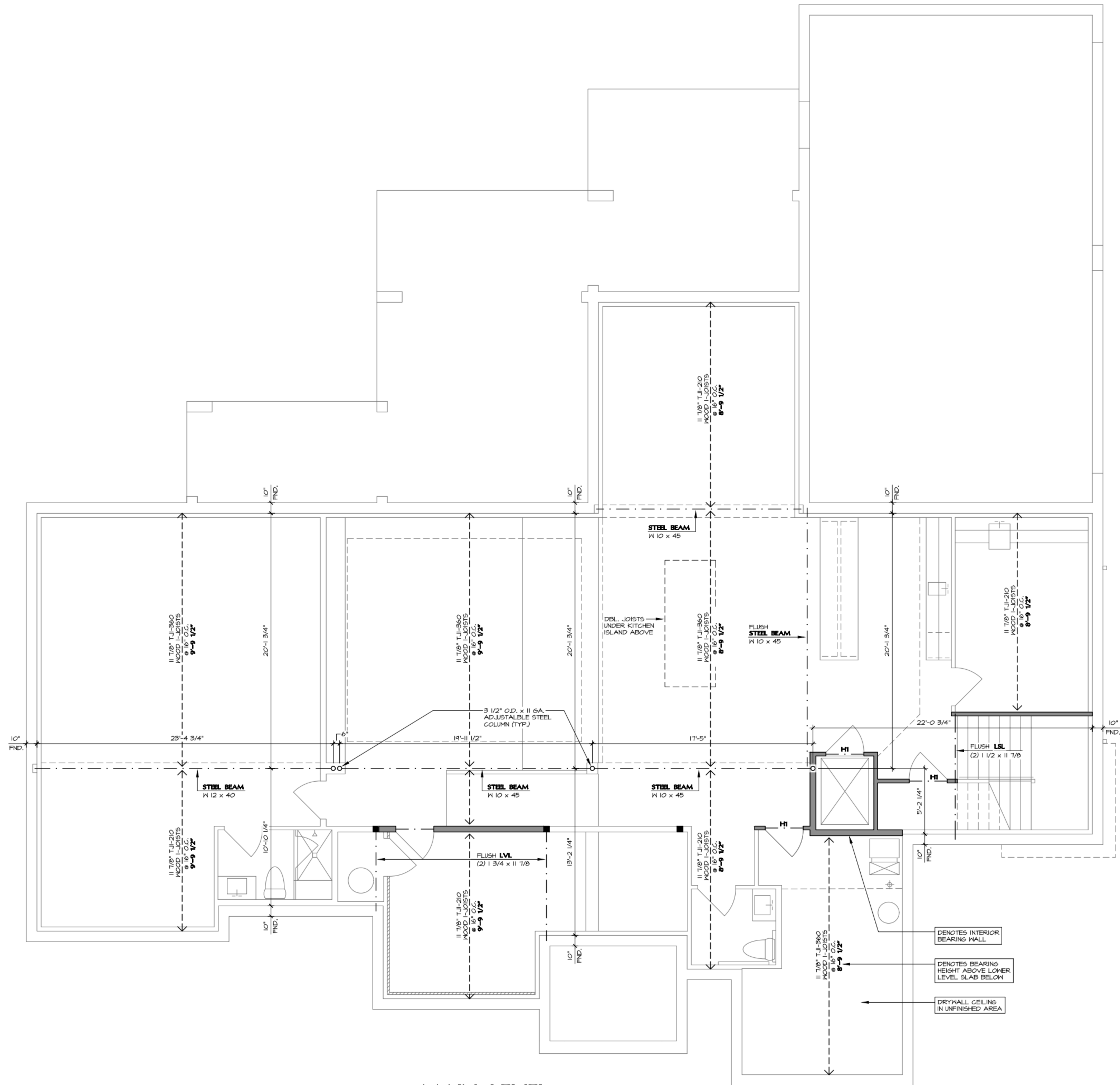


PLAN NOTES

- ALL INTERIOR DOORS ON LOWER LEVEL TO BE 6'-8" H.
- DRYWALL RETURNS @ ALL HAZARDOUS LOCATIONS PER RCO 308.4
- ON EACH LEVEL, SMOKE ALARMS UTILIZING PHOTOELECTRIC & IONIZATION TECHNOLOGIES SHALL BE USED (RCO 314.1)
- SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING AREA, OUTSIDE EACH SLEEPING AREA IN DWELLINGS WITH FUEL FIRED APPLIANCES & / OR ATTACHED GARAGES (RCO 314.2)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN DWELLINGS WITH FUEL FIRED APPLIANCES & / OR ATTACHED GARAGES (RCO 315.1)

LEGEND

- LL LOWER LEVEL
- L-1 MAIN LEVEL
- L-2 UPPER LEVEL
- SOF SOFFIT HEIGHT
- TP TOP PLATE HEIGHT
- R.O. ROUGH OPENING
- HDR HEADER HEIGHT (R.O.)
- BRG BEARING HEIGHT
- FF FINISH FLOOR
- TOP TOP OF FOUNDATION
- TG TEMPERED GLASS
- P.T. PRESSURE TRTD. LUMBER
- OHS. OVERHANG



MAIN LEVEL FRAMING PLAN 1/4" = 1'-0"

FRAMING NOTES:

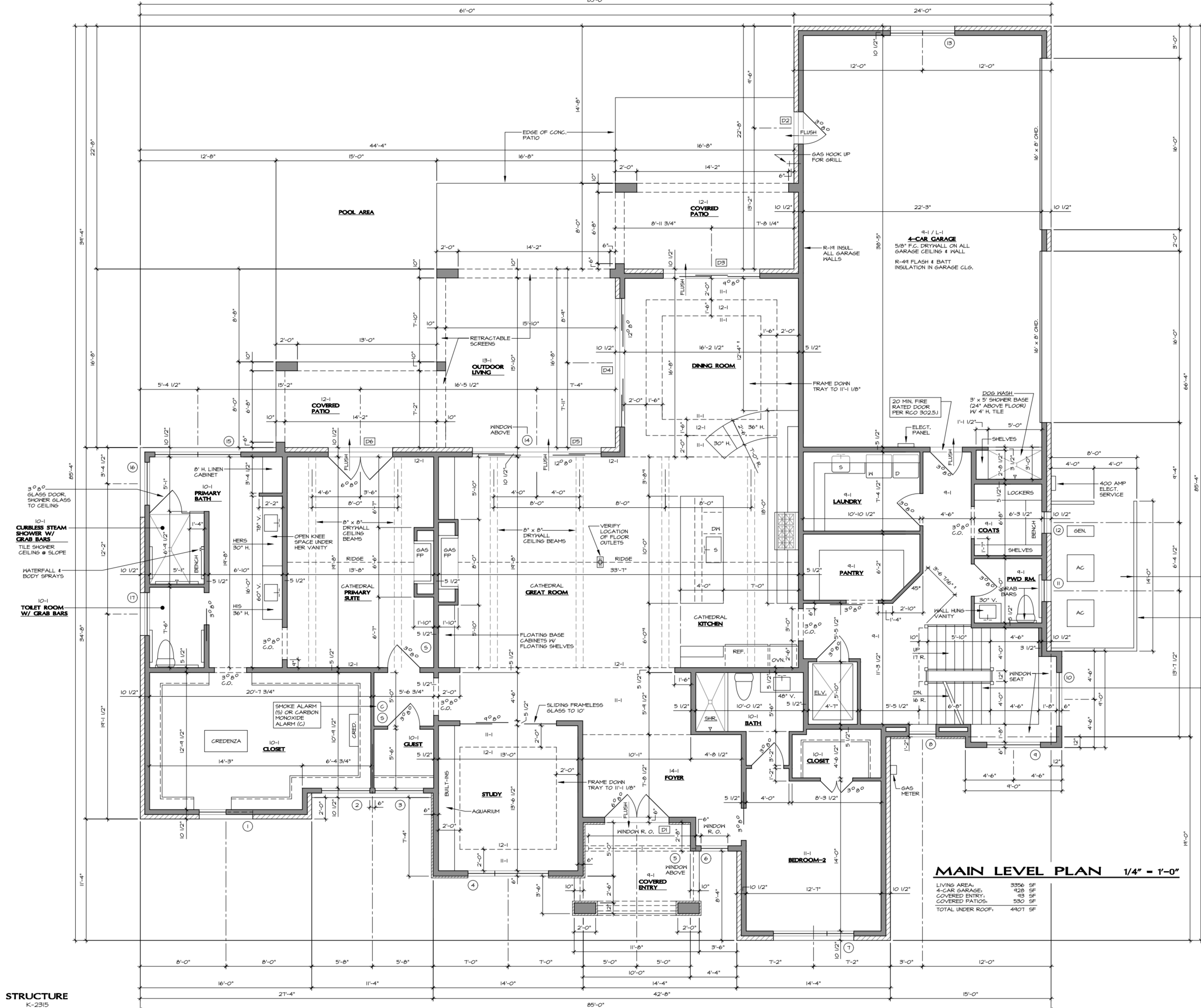
- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT THE PROJECT MANAGER & DESIGNER.
- STRUCTURAL FRAMING MEMBERS TO BE SOUTHERN YELLOW PINE (NO. 1 KD - MIN) OR EQUAL.
- ALL INTERIOR WALLS TO BE 2 x 4 STUDS EXCEPT AS NOTED.
- SEE HEADER SCHEDULE FOR EXTERIOR OR BEARING HEADERS.
- ALL INTERIOR NON-BEARING HEADERS LESS THAN 4'-0" SPAN TO BE TWO 2 x 4s EXCEPT AS NOTED.
- TYP. SOLID FRAMING POSTS TO BE MIN. OF 2 - 2 x EXCEPT AS NOTED BY BEAM MFG.
- ALL REGD. SIMPSON HANGERS TO BE SPECIFIED BY TRUSS MFG.
- SEE APPLICABLE CODES FOR STEPPED FOUNDATION CRIPPLE WALL CONSTRUCTION.
- ALL BOLTS / FASTENERS / CONNECTIONS TO BE USED WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL MEETING THE WRITTEN SPECIFICATIONS OF THE PRESSURE TREATED WOOD PROCESSOR.
ALL "SIMPSON" HANGERS AND CONNECTIONS TO BE USED WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED MEETING THE WRITTEN SPECIFICATIONS OF THE PRESSURE TREATED WOOD PROCESSOR TO RESIST CORROSIVE REACTION TO THE TREATED WOOD MEMBERS. ALL FASTENERS SHALL BE CONSISTENT WITH HANGERS / CONNECTORS AND BE AS SPECIFIED BY THE MANUFACTURER.

HEADER SCHEDULE

- H1** (2) 2 x 10's
- H2** (3) 2 x 10's
- H3** (2) 1 3/4 x 9 1/4 LVL

LEGEND

- LL LOWER LEVEL
- L-1 MAIN LEVEL
- L-2 UPPER LEVEL
- SOF SOFFIT HEIGHT
- TP TOP PLATE HEIGHT
- R.O. ROUGH OPENING
- HDR HEADER HEIGHT (R.O.)
- BRG BEARING HEIGHT
- FF FINISH FLOOR
- TOF TOP OF FOUNDATION
- TG TEMPERED GLASS
- P.T. PRESSURE TRTD. LUMBER
- OHS. OVERHANG



PLAN NOTES

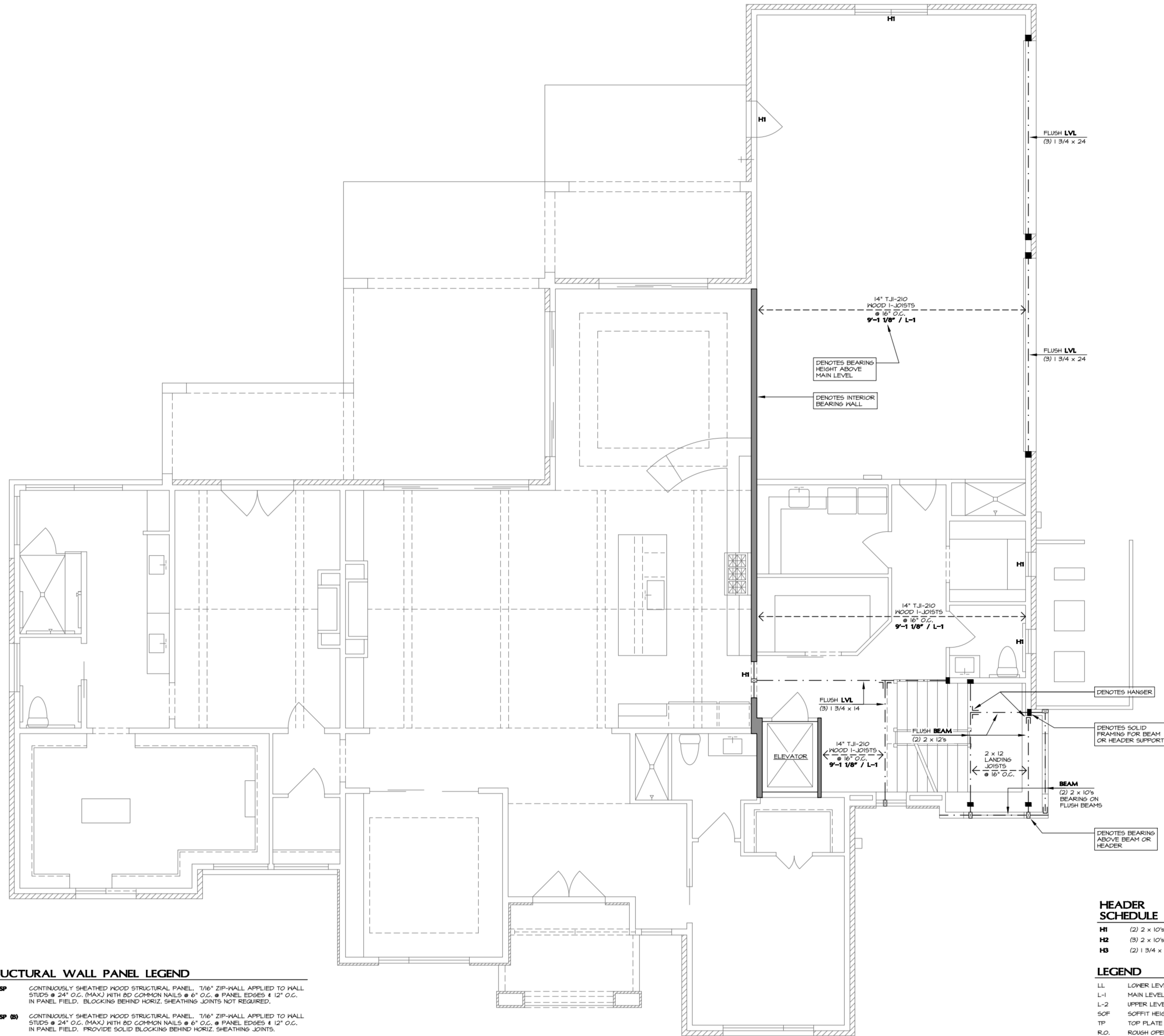
- ALL INTERIOR DOORS ON LOWER LEVEL TO BE 6'-8" H. DRYWALL RETURNS @ ALL WINDOWS (NO EXTENSION JAMBS)
- PROVIDE SAFETY GLASS IN HAZARDOUS LOCATIONS PER RCO 308.4
- ON EACH LEVEL, SMOKE ALARMS UTILIZING PHOTOELECTRIC & IONIZATION TECHNOLOGIES SHALL BE USED (RCO 914.1)
- SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING AREA, OUTSIDE EACH SLEEPING AREA, & ON EACH LEVEL (RCO 914.2)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALL OUTSIDE EACH SLEEPING AREA IN DWELLINGS WITH FUEL FIRED APPLIANCES & / OR ATTACHED GARAGES (RCO 315.1)

- H.B. LAP SIDING ON INTERIOR FACE OF WALL
- 4" H. SCREEN WALL W/ H.B. REVEAL PANELS ON EXTERIOR FACE OF WALL

- FRAME STAIRS W/ 36" H. RAILING
- 10" TREADS
- 1 5/16" RISERS
- STAIRS TO BE CONSTRUCTED ACCORDING TO CODE SECTION 311.1, HANDRAIL & GUARDRAIL TO BE INSTALLED ACCORDING TO CODE SECTION 311.1.1, 311.1.2.5 & 312.

LEGEND

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- L-2 UPPER LEVEL
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- HDR HEADER HEIGHT (R.O.)
- BRG BEARING HEIGHT
- FF FINISH FLOOR
- TOP TOP OF FOUNDATION
- T6 TEMPERED GLASS
- P.T. PRESSURE TRTD. LUMBER
- OHS. OVERHANG



FRAMING NOTES:

- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT THE PROJECT MANAGER & DESIGNER.
- STRUCTURAL FRAMING MEMBERS TO BE SOUTHERN YELLOW PINE (NO. 1 KD - MIN) OR EQUAL.
- ALL INTERIOR WALLS TO BE 2 x 4 STUDS EXCEPT AS NOTED.
- SEE HEADER SCHEDULE FOR EXTERIOR OR BEARING HEADERS.
- ALL INTERIOR NON-BEARING HEADERS LESS THAN 4'-0" SPAN TO BE TWO 2 x 4'S EXCEPT AS NOTED.
- TYP. SOLID FRAMING POSTS TO BE MIN. OF 2 - 2 x 2 EXCEPT AS NOTED BY BEAM MFG.
- ALL REG'D. SIMPSON HANGERS TO BE SPECIFIED BY TRUSS MFG.
- SEE APPLICABLE CODES FOR STEPPED FOUNDATION CRIPPLE WALL CONSTRUCTION.
- ALL BOLTS / FASTENERS / CONNECTIONS TO BE USED WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL MEETING THE WRITTEN SPECIFICATIONS OF THE PRESSURE TREATED WOOD PROCESSOR.
ALL "SIMPSON" HANGERS AND CONNECTIONS TO BE USED WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED MEETING THE WRITTEN SPECIFICATIONS OF THE PRESSURE TREATED WOOD PROCESSOR TO RESIST CORROSIVE REACTION TO THE TREATED WOOD MEMBERS. ALL FASTENERS SHALL BE CONSISTENT WITH HANGERS / CONNECTORS AND BE AS SPECIFIED BY THE MANUFACTURER.

STRUCTURAL WALL PANEL LEGEND

- CS-WSP** CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL. 7/16" ZIP-WALL APPLIED TO WALL STUDS @ 24" O.C. (MAX) WITH 6D COMMON NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. IN PANEL FIELD. BLOCKING BEHIND HORIZ. SHEATHING JOINTS NOT REQUIRED.
- CS-WSP (B)** CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL. 7/16" ZIP-WALL APPLIED TO WALL STUDS @ 24" O.C. (MAX) WITH 6D COMMON NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. IN PANEL FIELD. PROVIDE SOLID BLOCKING BEHIND HORIZ. SHEATHING JOINTS.
- CB** 1/2" MIN. DRYWALL APPLIED TO BOTH SIDES OF WALL STUDS (UNLESS NOTED OTHERWISE) @ 24" O.C. (MAX) W/ 6D COMMON NAILS OR 1 1/4" DRYWALL SCREWS @ 7" O.C. @ PANEL EDGES @ 7" O.C. IN PANEL FIELD. PROVIDE SOLID BLOCKING BEHIND HORIZ. SHEATHING JOINTS. BLOCKING NOT REQUIRED WHEN DRYWALL PANELS ARE INSTALLED HORIZONTALLY.

HEADER SCHEDULE

- H1** (2) 2 x 10'S
- H2** (3) 2 x 10'S
- H3** (2) 1 3/4 x 9 1/4 LVL

LEGEND

- LL LOWER LEVEL
- L-1 MAIN LEVEL
- L-2 UPPER LEVEL
- SOF SOFFIT HEIGHT
- TP TOP PLATE HEIGHT
- R.O. ROUGH OPENING
- HDR HEADER HEIGHT (R.O.)
- BRG BEARING HEIGHT
- FF FINISH FLOOR
- TOF TOP OF FOUNDATION
- TG TEMPERED GLASS
- P.T. PRESSURE TRTD. LUMBER
- OHS. OVERHANG

UPPER LEVEL FRAMING PLAN 1/4" = 1'-0"

Tyanna & Vincent Trice

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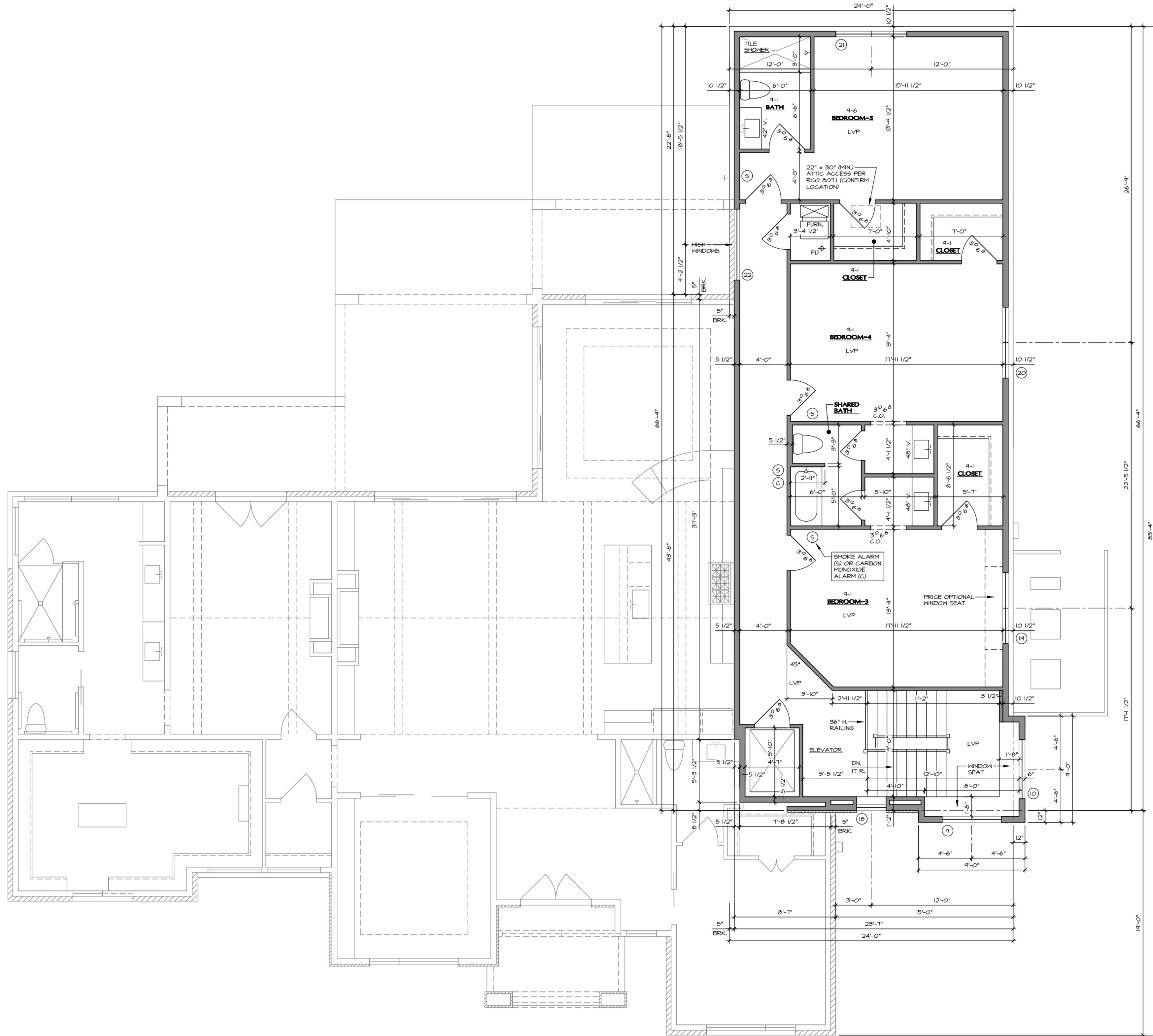
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PERMIT SET

Upper Level Plan

As Noted

7



UPPER LEVEL PLAN 1/4" = 1'-0"

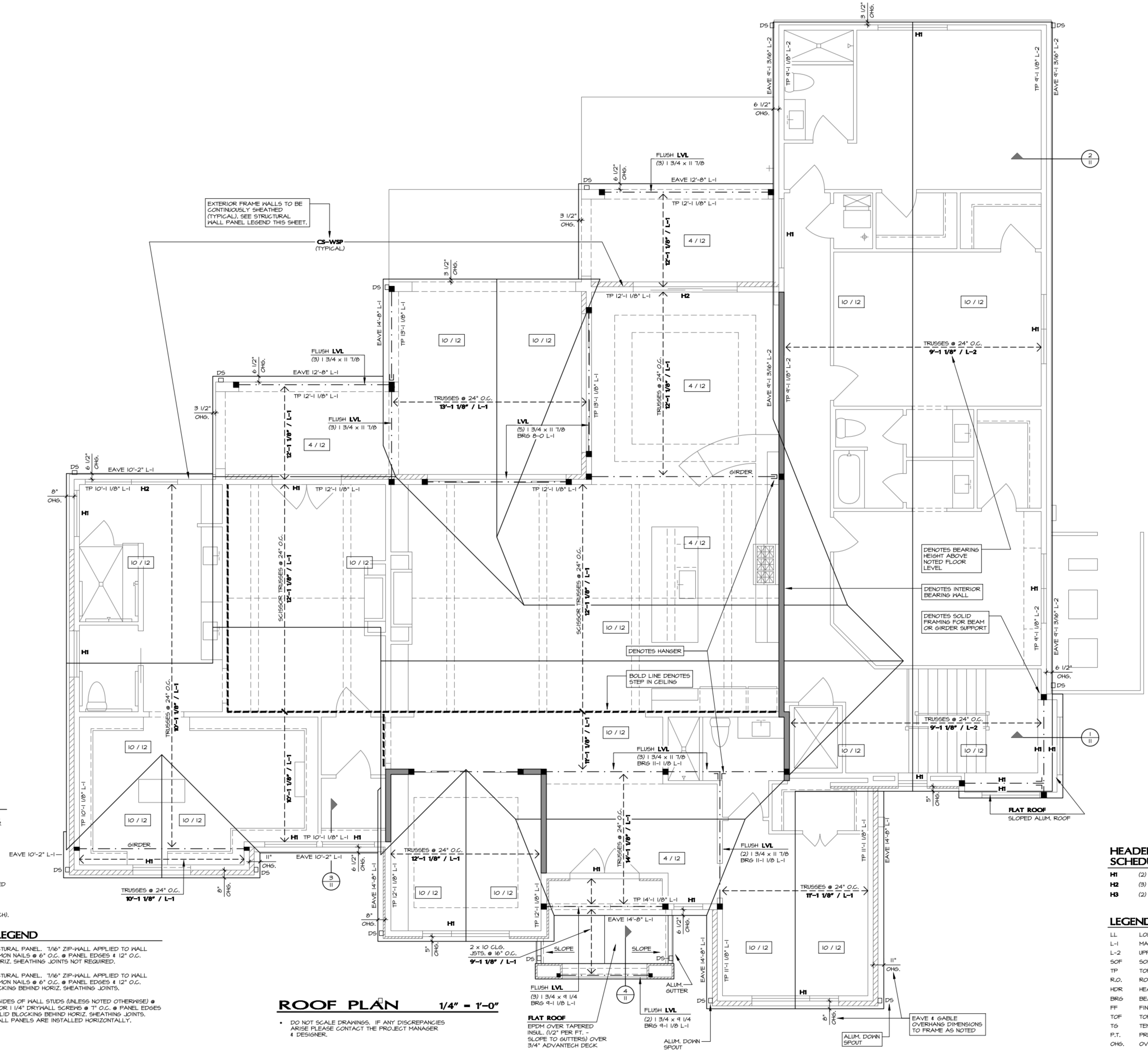
LIVING AREA: 1410 SF

PLAN NOTES

- ALL INTERIOR DOORS ON LOWER LEVEL TO BE 6'-8" H.
- DRYWALL RETURNS @ ALL WINDOWS (NO EXTENSION JAMBS)
- PROVIDE SAFETY GLASS IN HAZARDOUS LOCATIONS PER R.C.O. 308.4
- ON EACH LEVEL, SMOKE ALARMS UTILIZING PHOTOELECTRIC & IONIZATION TECHNOLOGIES SHALL BE USED (R.C.O. 314.1)
- SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING AREA, OUTSIDE EACH SLEEPING AREA & ON EACH LEVEL (R.C.O. 314.2)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN DWELLINGS WITH FUEL FIRED APPLIANCES & / OR ATTACHED GARAGES (R.C.O. 315.1)

LEGEND

- LL LOYER LEVEL
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- OHS. OVERHANG



ROOF NOTES:

- ALL NOTED HEIGHTS ARE TO ROUGH OPENINGS OR ROUGH FRAME ABOVE 3/4" SUB FLOOR OR FLOOR SLAB.
- ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MFG. (SEE TRUSS SECTIONS IF APPLICABLE).
- CALCULATE ALL TRUSSES TO MAINTAIN NOTED SOFFIT HEIGHTS AND OVERHANG DIMENSIONS.
- TRUSS CLIPS, HANGERS, AND STRUCTURAL CONNECTIONS FOR TRUSS SYSTEM TO BE SPECIFIED BY THE TRUSS MANUFACTURER ON SEALED TRUSS ENGINEERING PLANS.
- ICE-GUARD MEMBRANE AT ALL EAVES, GABLES, VALLEYS, & LOW PITCH AREAS (BELOW 4 / 12 PITCH).

STRUCTURAL WALL PANEL LEGEND

- CS-WSP** CONTINUOUSLY SHEATHED HOOD STRUCTURAL PANEL. 7/16" ZIP-NAIL APPLIED TO WALL STUDS @ 24" O.C. (MAX) WITH 8D COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD. BLOCKING BEHIND HORIZ. SHEATHING JOINTS NOT REQUIRED.
- CS-WSP (B)** CONTINUOUSLY SHEATHED HOOD STRUCTURAL PANEL. 7/16" ZIP-NAIL APPLIED TO WALL STUDS @ 24" O.C. (MAX) WITH 8D COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD. PROVIDE SOLID BLOCKING BEHIND HORIZ. SHEATHING JOINTS.
- CB** 1/2" MIN. DRYWALL APPLIED TO BOTH SIDES OF WALL STUDS (UNLESS NOTED OTHERWISE) @ 24" O.C. (MAX) W/ 6D COMMON NAILS OR 1 1/4" DRYWALL SCREWS @ 1" O.C. @ PANEL EDGES & 1" O.C. IN PANEL FIELD. PROVIDE SOLID BLOCKING BEHIND HORIZ. SHEATHING JOINTS. BLOCKING NOT REQUIRED WHEN DRYWALL PANELS ARE INSTALLED HORIZONTALLY.

ROOF PLAN 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT THE PROJECT MANAGER & DESIGNER.

FLAT ROOF
EPDM OVER TAPERED INSUL. (1/2" PER FT. - SLOPE TO GUTTERS) OVER 3/4" ADVANTECH DECK

HEADER SCHEDULE

- H1 (2) 2 x 10's
- H2 (3) 2 x 10's
- H3 (2) 1 3/4 x 9 1/4 LVL

LEGEND

- LL LOWER LEVEL
- L-1 MAIN LEVEL
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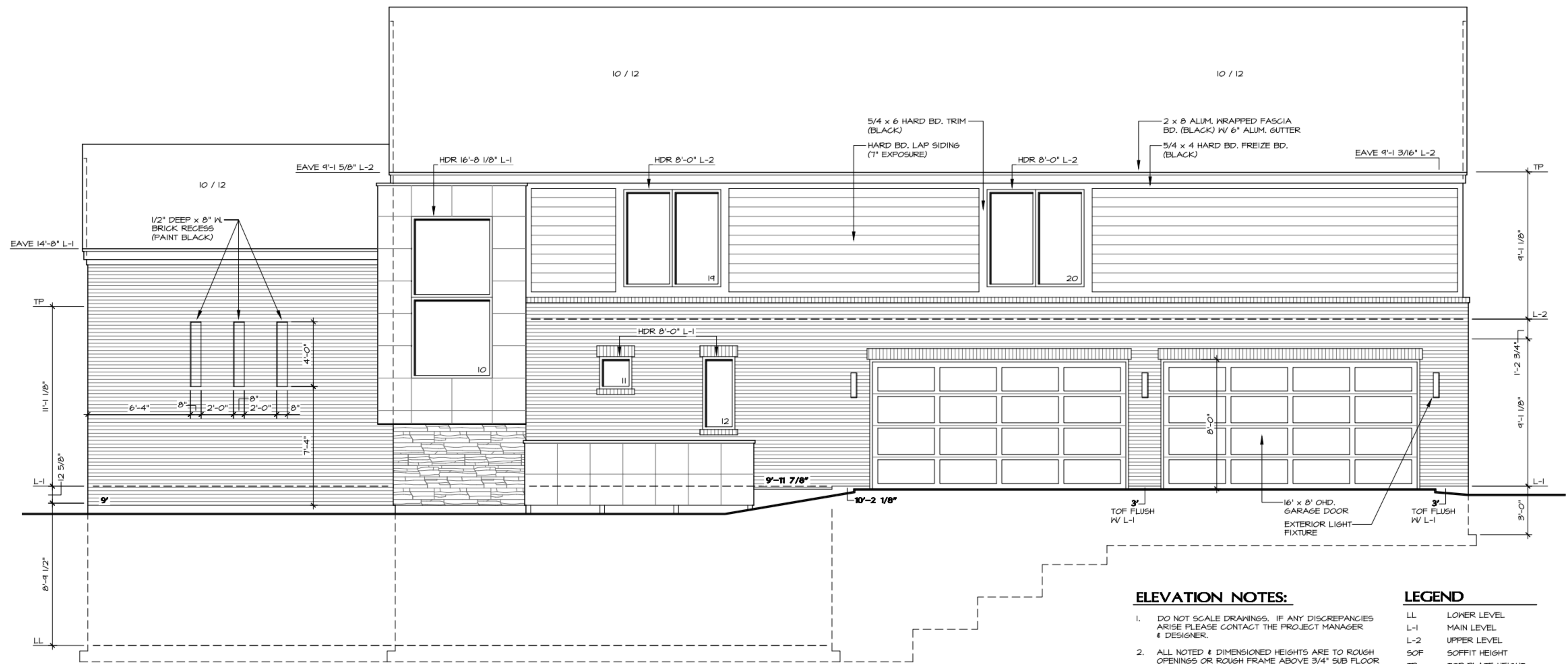
WINDOW SCHEDULE

NO.	UNIT (N x H)	TOTAL UNIT (N x H)	NOTES
1	(1) 5-0 x 2-0 (1) 2-6 x 6-0 TG	F F	5-0 x 8-0 TG
2	(1) 4-6 x 2-0	F	4-6 x 2-0
3	(1) 4-6 x 2-0	F	4-6 x 2-0
4	(1) 2-6 x 2-0 / (1) 5-0 x 2-0 (1) 2-6 x 6-0 / (1) 5-0 x 6-0	FF CF	7-6 x 8-0
5	(2) 5-0 x 2-0	CF	10-0 x 2-0
6	(1) 2-6 x 5-0 (1) 2-6 x 6-0	F F	2-6 x 11-0 TG
7	(1) 5-0 x 2-0 / 2-6 x 2-0 (1) 5-0 x 6-0 / 2-6 x 6-0	FF FC	7-6 x 8-0 EGRESS
8	(1) 2-6 x 6-0	F	2-6 x 6-0
9	(1) 5-0 x 5-0	F	5-0 x 10-0
10	(1) 5-0 x 5-0 (1) 5-0 x 5-0	F F	2-0 x 6-0 TG
11	(1) 2-0 x 2-0	F	2-0 x 2-0
12	(1) 2-0 x 4-6	F	2-0 x 4-6
13	(2) 3-0 x 2-0	F	6-0 x 4-0
14	2-11 x 2-0 / 5-11 x 2-0 / 2-11 x 2-0	FFF	11-4 x 2-0
15	(2) 4-0 x 2-0	F	8-0 x 4-0
16	(1) 4-0 x 2-0	F	4-0 x 2-0
17	(1) 4-0 x 2-0	F	4-0 x 2-0
18	(1) 2-6 x 6-0	F	2-6 x 6-0
19	(2) 3-0 x 6-0	C	3-0 x 6-0
20	(2) 3-0 x 6-0	C	3-0 x 6-0
21	(2) 3-0 x 6-0	C	3-0 x 6-0
22	(1) 6-0 x 2-0	F	6-0 x 2-0

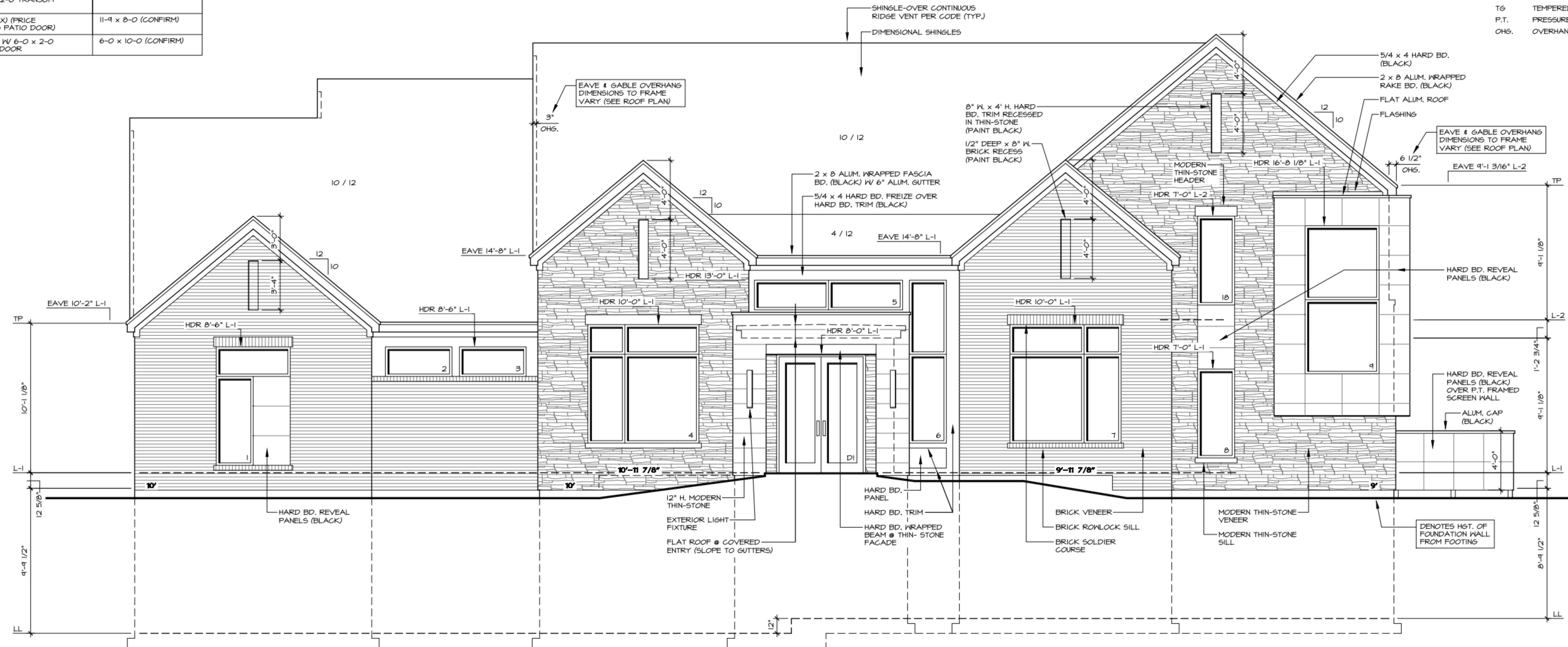
- NOTES:**
- USE LOW E GLASS.
 - CONFIRM WINDOW & DOOR HEADER HEIGHTS & ROUGH OPENING DIMENSIONS W/ MFR.
 - COMPLY W/ CODE FOR EGRESS OPENINGS IN ALL SLEEPING AREAS.
 - COMPLY W/ CODE FOR HAZARDOUS LOCATIONS
- LEGEND**
- | | |
|-----|----------------|
| SH | SINGLE HUNG |
| DH | DOUBLE HUNG |
| F | FIXED |
| C | CASEMENT |
| SLD | SLIDING |
| TG | TEMPERED GLASS |

DOOR SCHEDULE

NO.	UNIT (N x H)	TOTAL UNIT (N x H)
D1	6-0 x 8-0 FULL LITE ENTRY DOOR	6-0 x 8-0 (CONFIRM)
D2	3-0 x 8-0 FIBERGLASS SERVICE DOOR W/ 4 PANELS	3-0 x 8-0 (CONFIRM)
D3	4-0 x 8-0 SLIDING PATIO DOOR (XXX) W/ (3) 3-0 x 2-0 TRANSOM WINDOWS MULLED TO DOOR	4-0 x 10-0 (CONFIRM)
D4	11-4 x 8-0 SLIDING PATIO DOOR (XXXX) W/ 2-11 x 2-0 / 5-11 x 2-0 / 2-11 x 2-0 TRANSOM WINDOW MULLED TO DOOR	11-4 x 10-0 (CONFIRM)
D5	11-4 x 8-0 FRENCH DOOR (XXXX) (PRICE OPTIONAL 12-0 x 8-0 FOLDING PATIO DOOR)	11-4 x 8-0 (CONFIRM)
D6	6-0 x 8-0 FRENCH DOOR (OO) W/ 6-0 x 2-0 TRANSOM WINDOW MULLED TO DOOR	6-0 x 10-0 (CONFIRM)



- ELEVATION NOTES:**
- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT THE PROJECT MANAGER & DESIGNER.
 - ALL NOTED & DIMENSIONED HEIGHTS ARE TO ROUGH OPENINGS OR ROUGH FRAME ABOVE 3/4" SUB FLOOR OR FLOOR SLAB.
 - CONFIRM ALL HEADER HEIGHTS.
 - ICE GUARD MEMBRANE @ ALL EAVES, GABLES, VALLEYS, & LOW PITCHES AREAS (BELOW 4 / 12)
- LEGEND**
- | | |
|------|-----------------------|
| LL | LOWER LEVEL |
| L-1 | MAIN LEVEL |
| L-2 | UPPER LEVEL |
| SOF | SOFFIT HEIGHT |
| TP | TOP PLATE HEIGHT |
| R.O. | ROUGH OPENING |
| HDR | HEADER HEIGHT (R.O.) |
| BRG | BEARING HEIGHT |
| FF | FINISH FLOOR |
| TOP | TOP OF FOUNDATION |
| TG | TEMPERED GLASS |
| P.T. | PRESSURE TRTD. LUMBER |
| OHS. | OVERHANG |



Tyanna & Vincent Trice

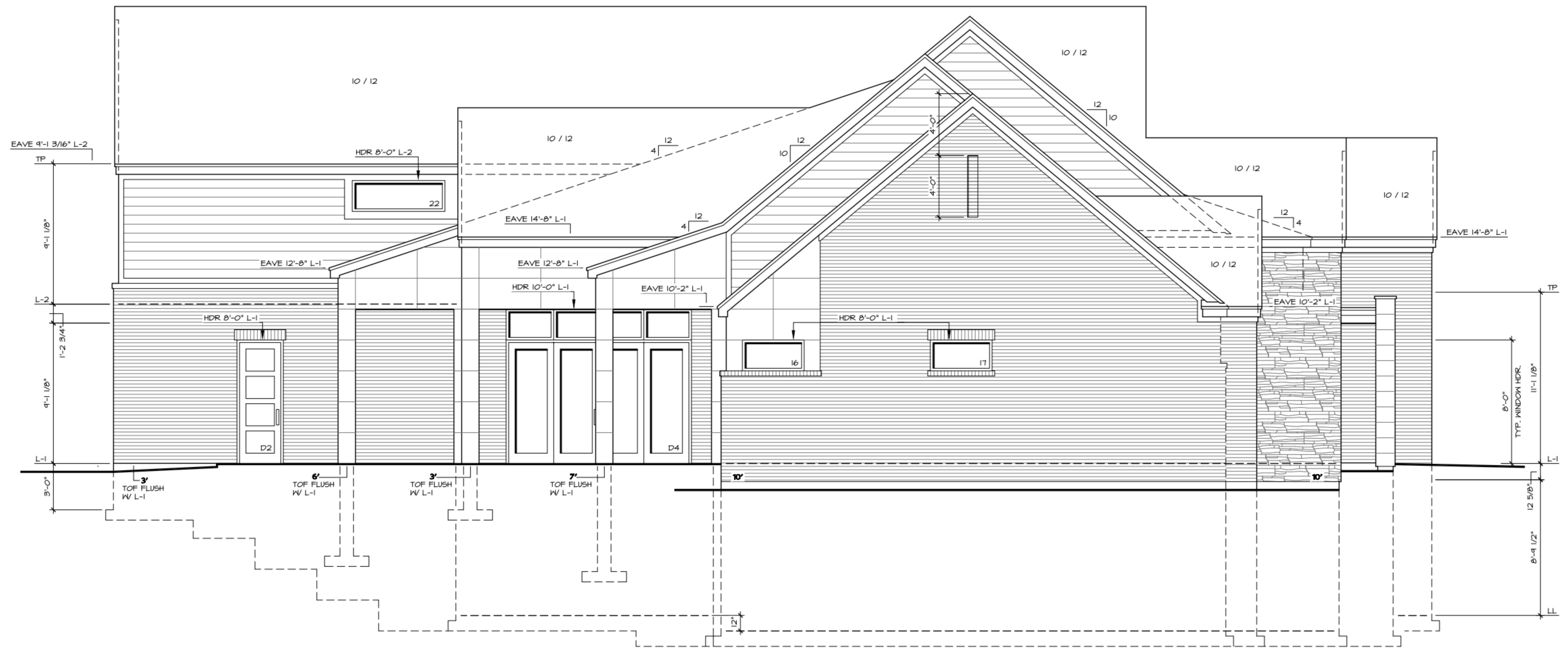
Gorham Drive
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Justin Doyle Homes
5378 A Cox Smith Rd.
Mason, Ohio 45040

Contact:
Jim Bauman
937.609.1962
Jim@JustinDoyleHomes.com

9.27.23
PERMIT SET

Sheet Title: Elevations
Scale: As Noted
Drawn By: Trice Residence



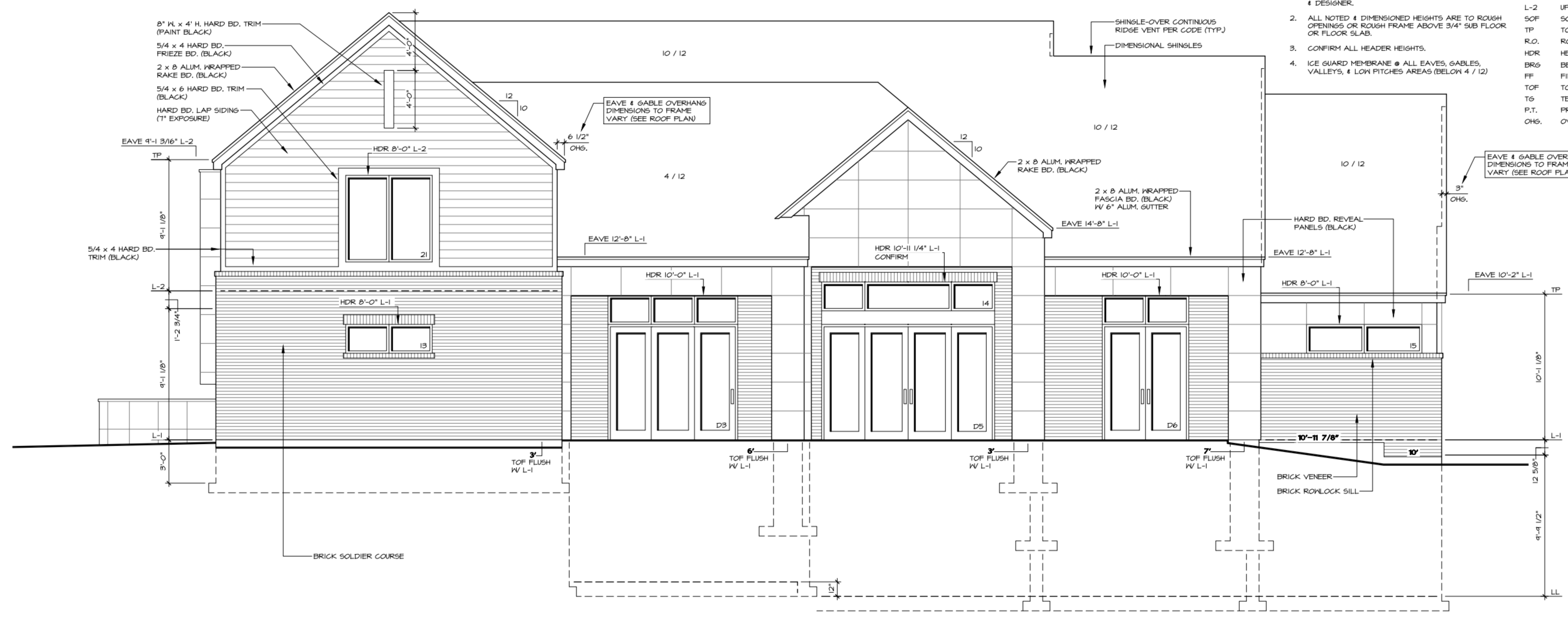
LEFT ELEVATION 1/4" = 1'-0"

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT THE PROJECT MANAGER & DESIGNER.
- ALL NOTED 4 DIMENSIONED HEIGHTS ARE TO ROUGH OPENINGS OR ROUGH FRAME ABOVE 3/4" SUB FLOOR OR FLOOR SLAB.
- CONFIRM ALL HEADER HEIGHTS.
- ICE GUARD MEMBRANE @ ALL EAVES, GABLES, VALLEYS, & LOW PITCHES AREAS (BELOW 4 / 12)

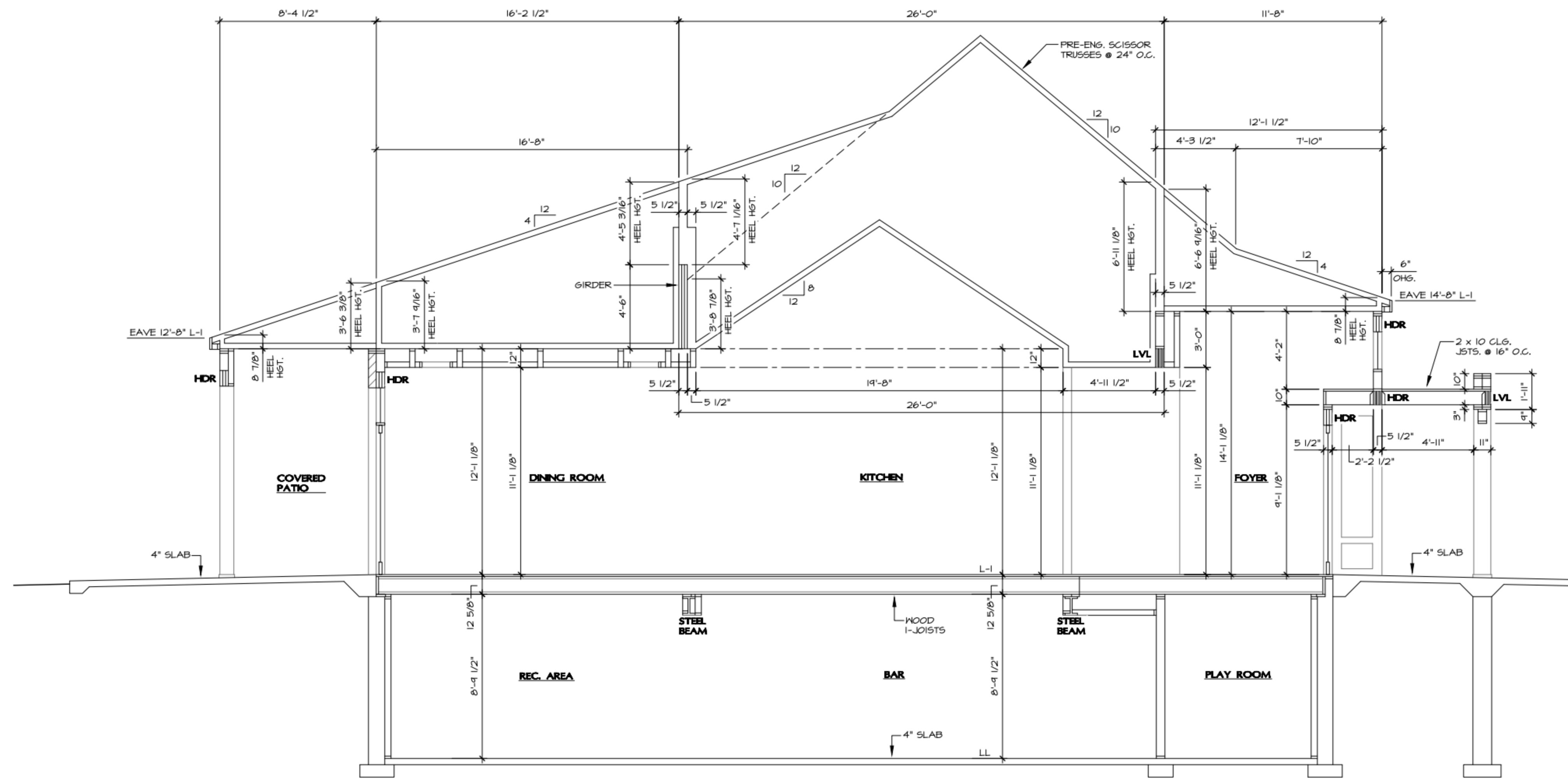
LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
R.O.	ROUGH OPENING
HDR	HEADER HEIGHT (R.O.)
BR6	BEARING HEIGHT
FF	FINISH FLOOR
TOP	TOP OF FOUNDATION
TG	TEMPERED GLASS
P.T.	PRESSURE TRTD. LUMBER
OH5.	OVERHANG



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

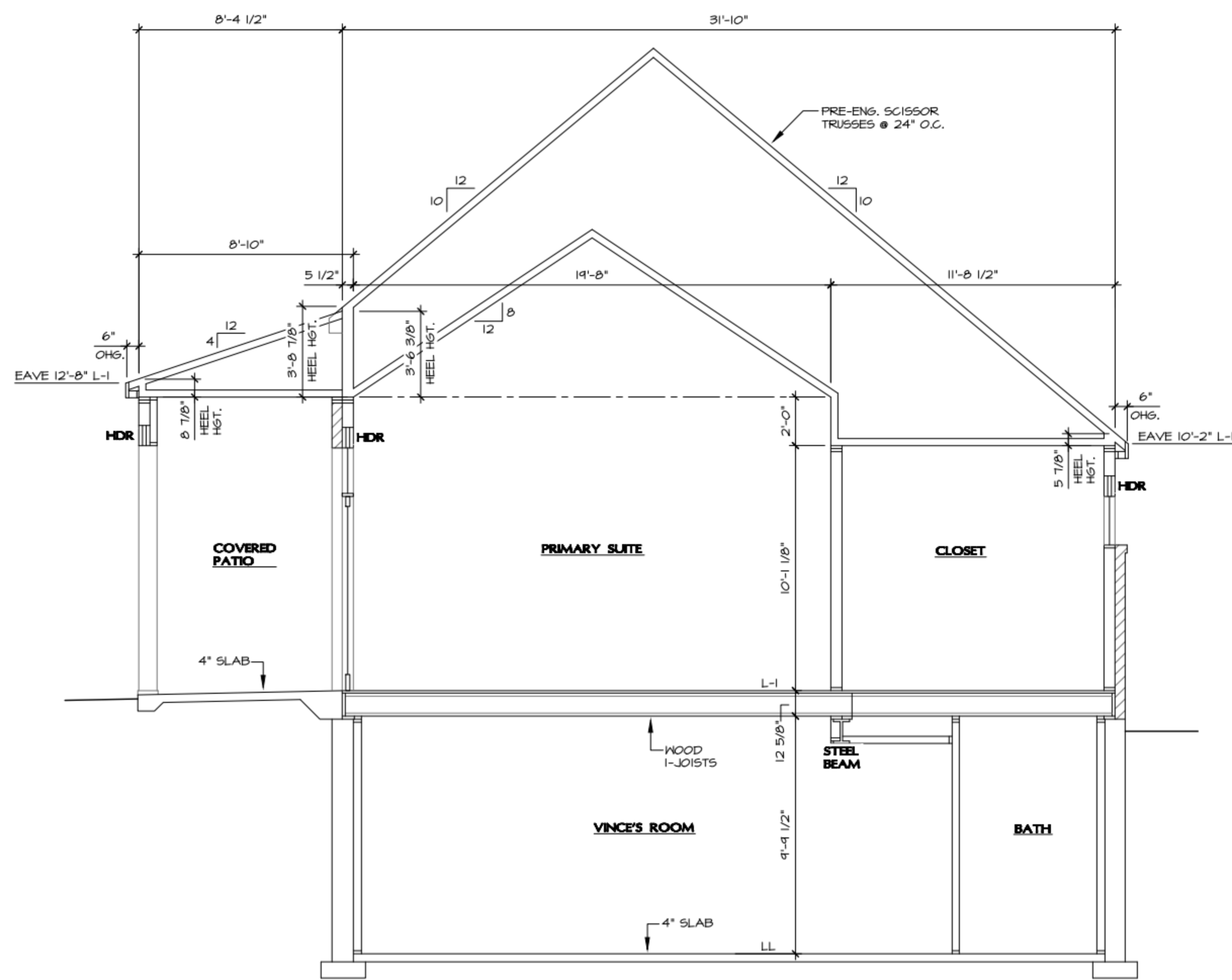
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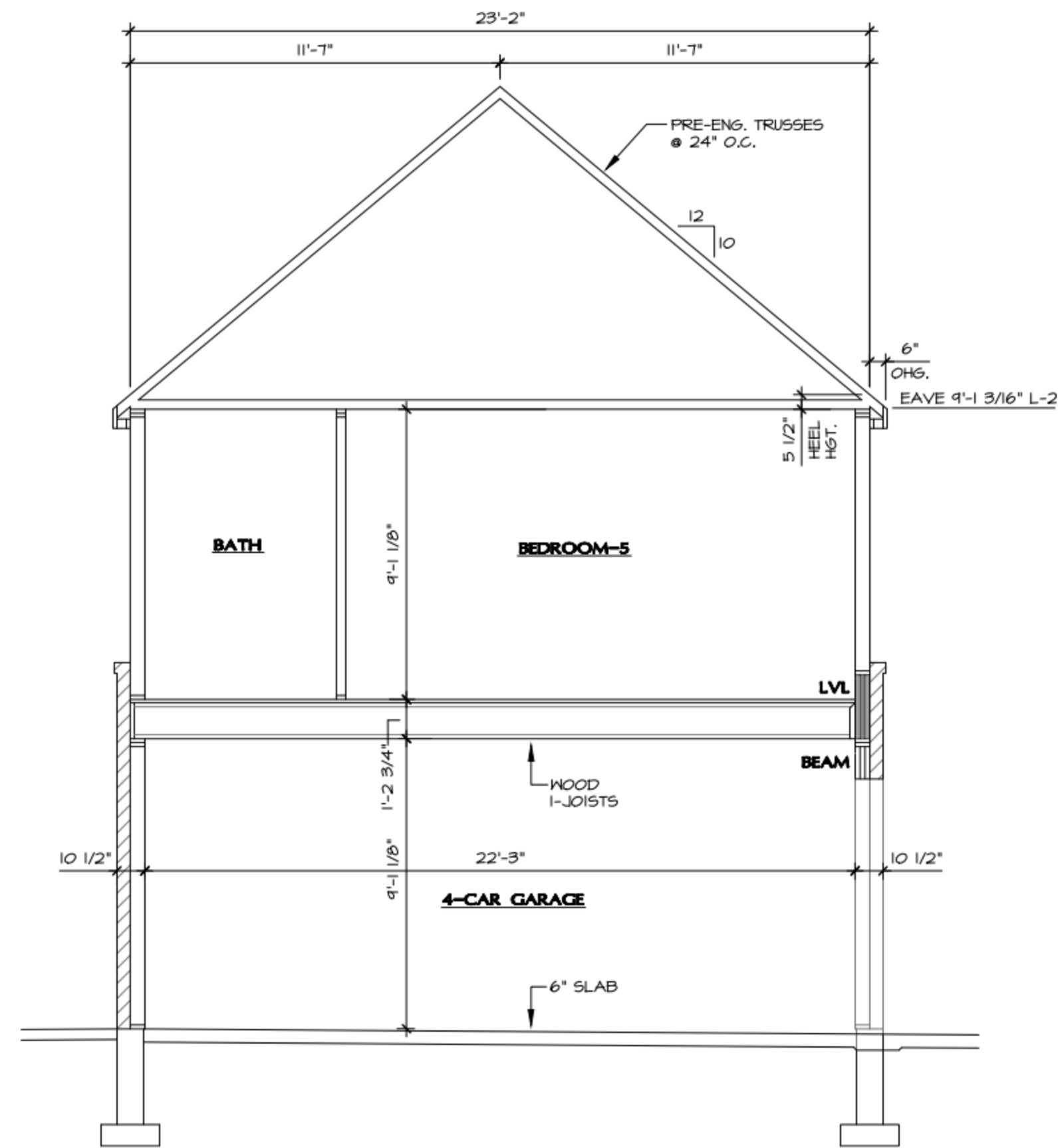
4 FRAMING SECTION
1/4" = 1'-0"

LEGEND

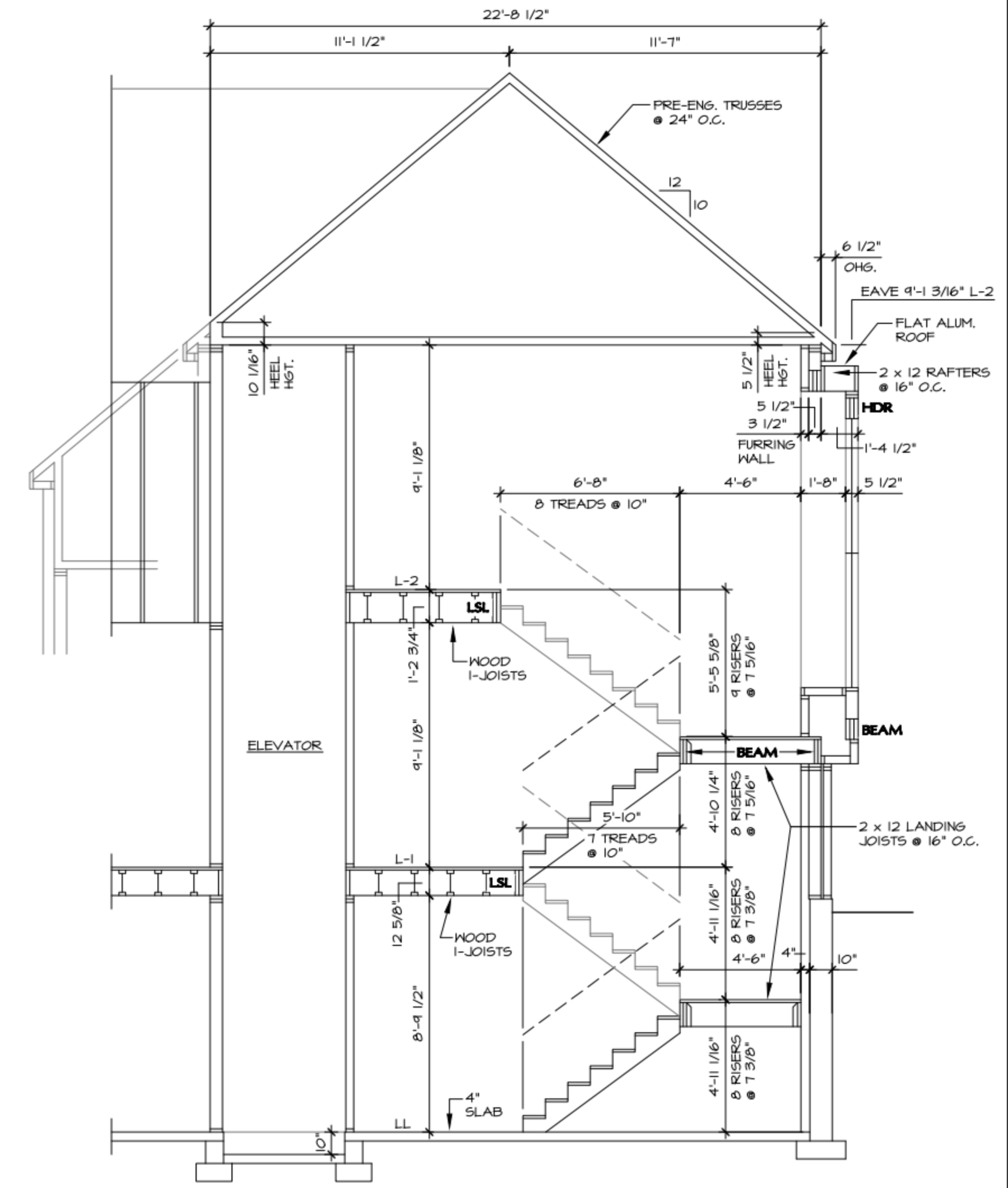
LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
R.O.	ROUGH OPENING
HDR	HEADER HEIGHT (R.O.)
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOP	TOP OF FOUNDATION
TG	TEMPERED GLASS
P.T.	PRESSURE TRTD. LUMBER
OHG.	OVERHANG



3 FRAMING SECTION
1/4" = 1'-0"

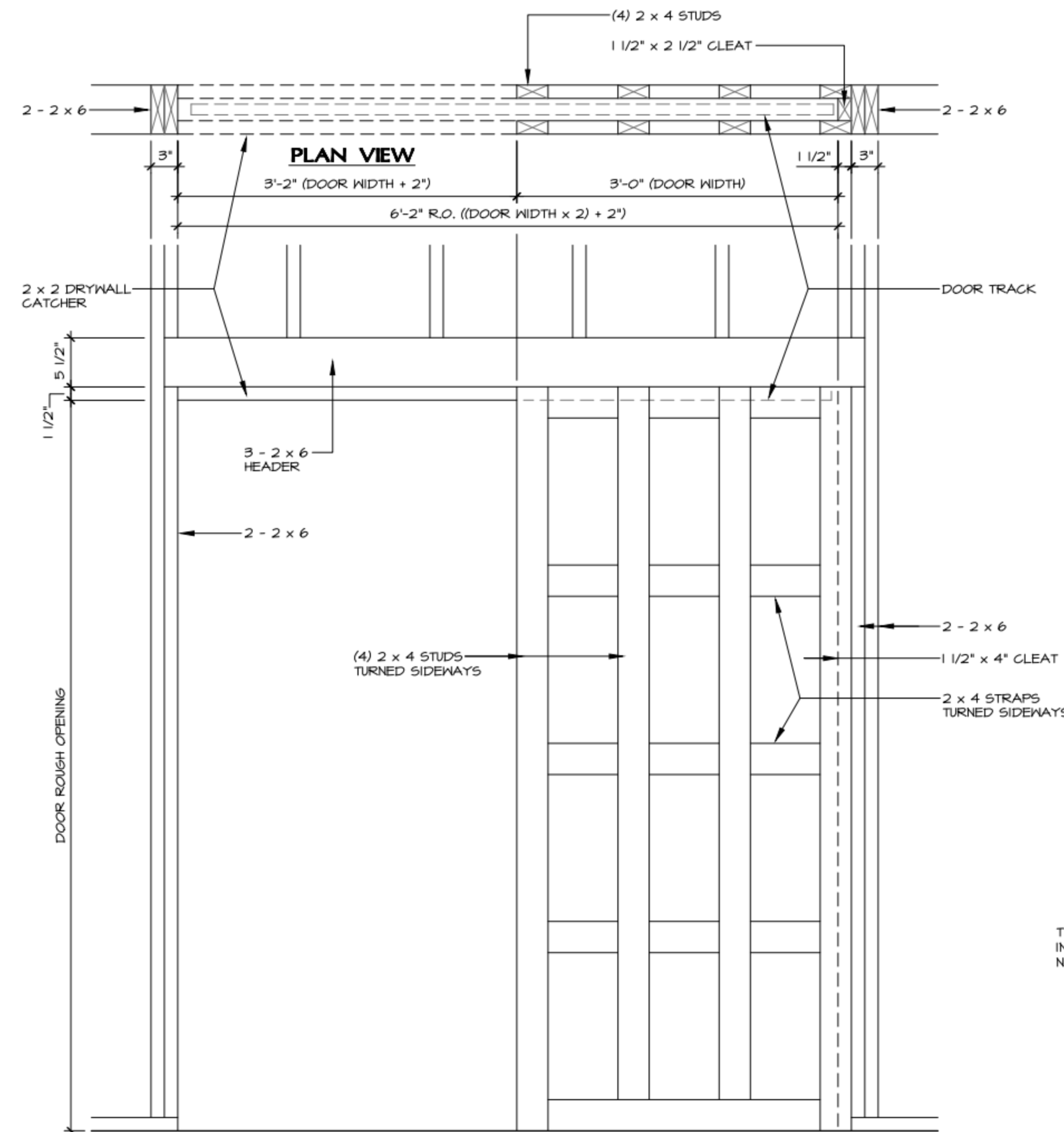


2 FRAMING SECTION
1/4" = 1'-0"

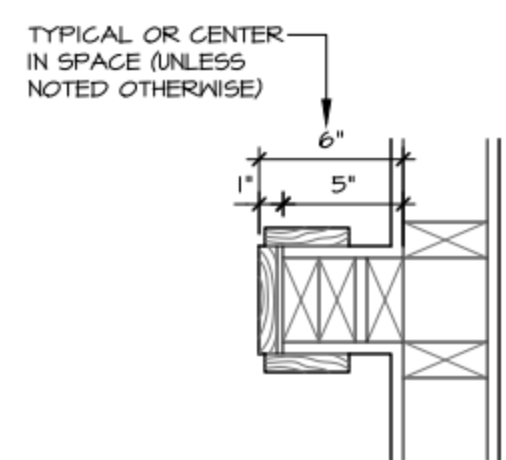


1 FRAMING SECTION
1/4" = 1'-0"

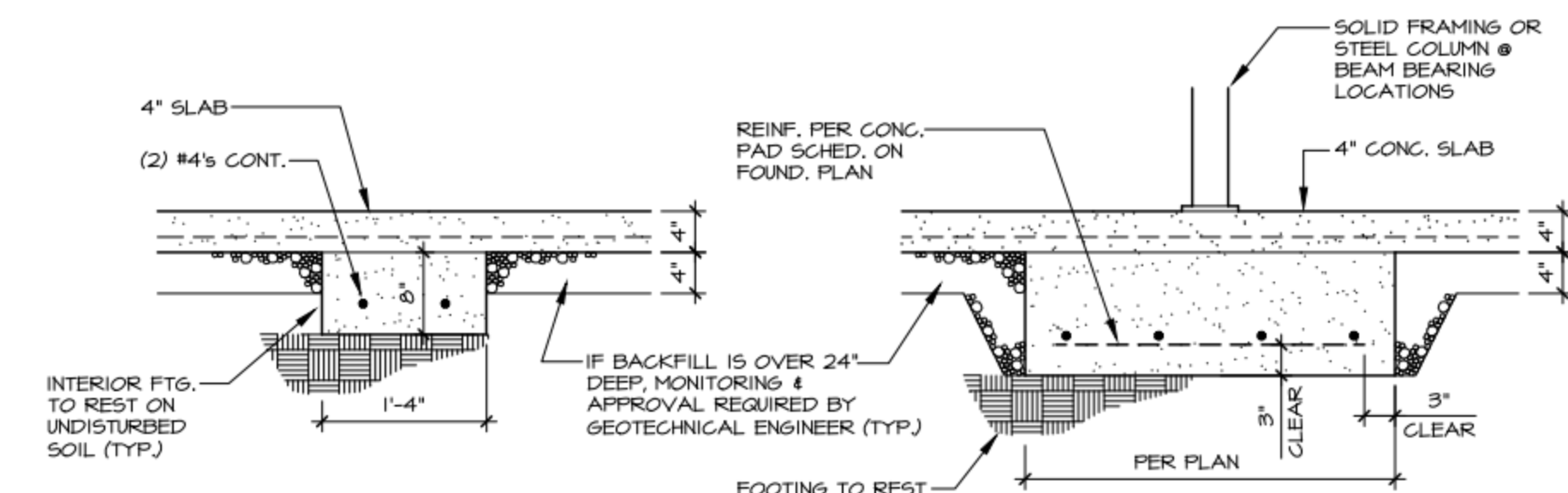
LEGEND	
LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
R.O.	ROUGH OPENING
HDR	HEADER HEIGHT (R.O.)
BR6	BEARING HEIGHT
FF	FINISH FLOOR
TOP	TOP OF FOUNDATION
TG	TEMPERED GLASS
P.T.	PRESSURE TRTD. LUMBER
OH6	OVERHANG



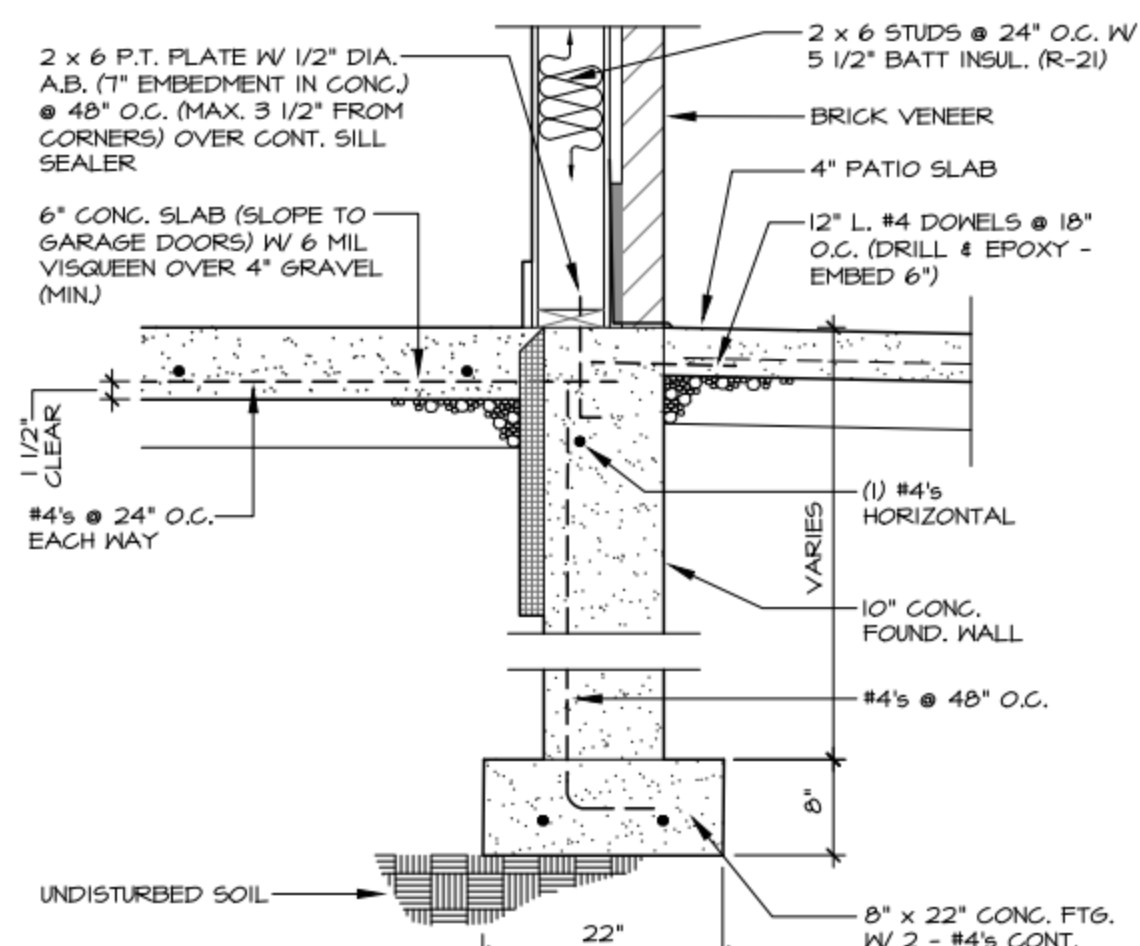
7 POCKET DOOR DETAIL
1" = 1'-0"



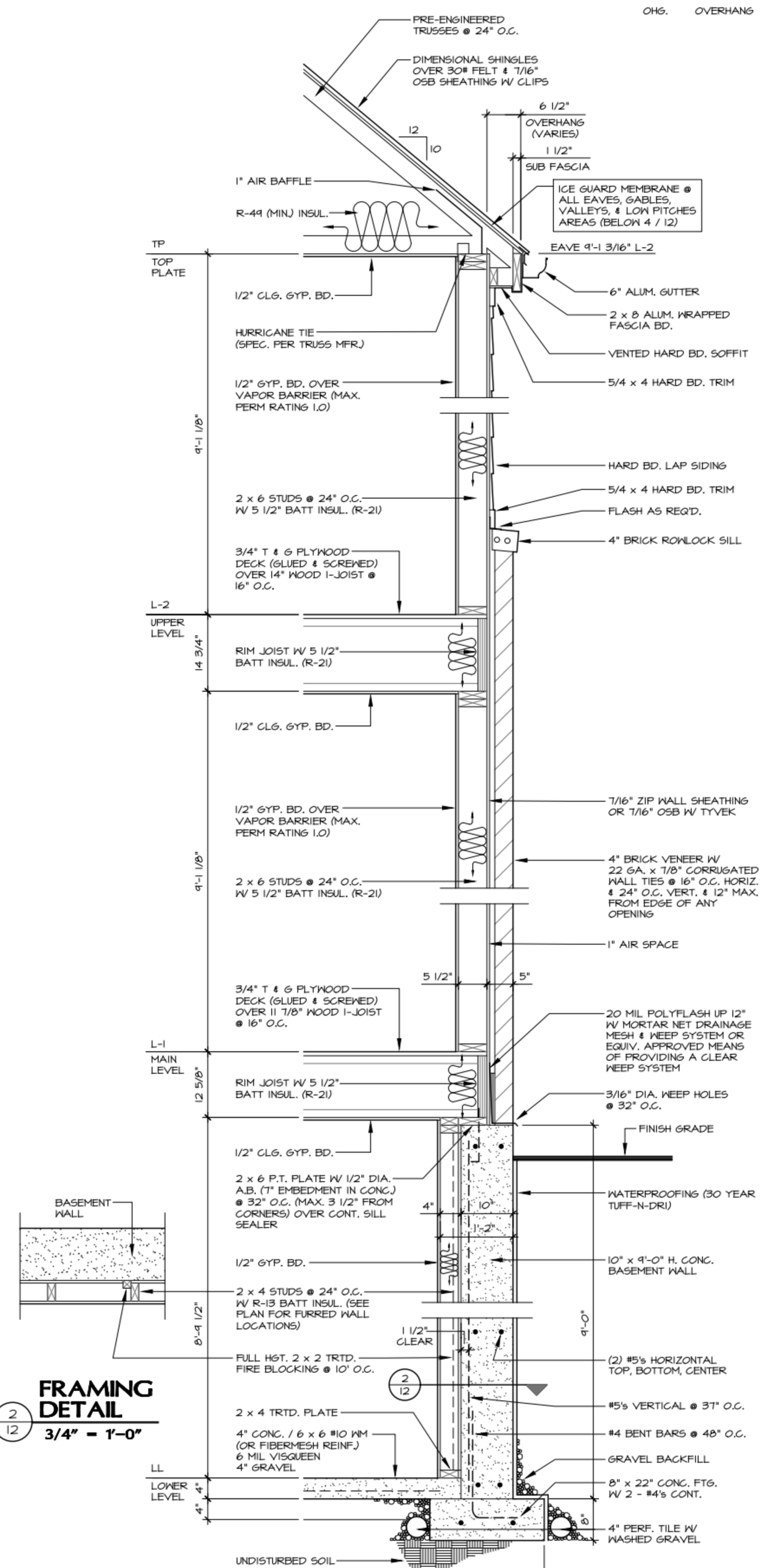
6 TYPICAL DOOR JAMB DETAIL
1 1/2" = 1'-0"



5 INTERIOR FOOTING DETAIL 3/4" = 1'-0"
4 CONC. PAD DETAIL 3/4" = 1'-0"



3 WALL SECTION 3/4" = 1'-0"
GARAGE FOUNDATION WALL



2 FRAMING DETAIL 3/4" = 1'-0"

1 TYPICAL WALL SECTION 3/4" = 1'-0"

2019 ENERGY PATH
RCO #112 - CHBA ALTERNATIVE ENERGY CODE, COMPLIANCE PATH #2

9.27.23	PERMIT SET
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APPLICABLE CODE: 2019 RESIDENTIAL CODE OF OHIO

DIVISION 1: GENERAL INFORMATION AND BUILDING PLANNING

1.1 GENERAL NOTES: THESE GENERAL NOTES ARE TO BE USED IN ASSOCIATION WITH COMPLETE BOOK SPECIFICATIONS WHEN SUCH SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. IF INCONSISTENCIES EXIST BETWEEN THE DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, REPORT THEM TO THE DESIGNER BEFORE PROCEEDING WITH WORK. AT ANY TIME SUCH INCONSISTENCIES EXIST, THE MOST STRINGENT REQUIREMENTS SHALL APPLY UNLESS DETERMINED OTHERWISE BY THE DESIGNER.

1.2 DRAWING SCALE: DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. FAILURE TO REPORT SUCH ABOVE-MENTIONED PROBLEMS TO THE DESIGNER IF AND WHEN THEY ARE DISCOVERED, RELEASES THE DESIGNER FROM ALL RESPONSIBILITY, ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH WORK.

1.3 DESIGNER LIABILITY: THE DESIGNER IS NO WAY RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK. FIELD INSPECTION, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, REVIEWING COPIES OF REQUISITIONS RECEIVED FROM SUBCONTRACTORS AND MATERIAL SUPPLIERS AND OTHER DATA REQUESTED BY THE OWNER TO SUBSTANTIATE THE CONTRACTOR'S RIGHT OF PAYMENT, OR FOR ASCERTAINING HOW OR FOR WHAT PURPOSE THE CONTRACTOR HAS USED MONEY PREVIOUSLY PAID ON ACCOUNT OF THE CONTRACT SUM, THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND QUALITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY, COMPLIANCE TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, AND O.S.H.A. REGULATIONS.

1.4 CONTRACTOR RESPONSIBILITIES: CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING WALLS, FLOOR COVERINGS, CARPET, AND HANDRAILS DURING REMODELING. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COST OF ALL DAMAGES AND REPLACEMENT OF THE SAME.

1.5 CODE COMPLIANCE: ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNING BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE REPAIRED OR REPLACED TO SUFFICIENTLY PROVIDE STRUCTURAL INTEGRITY WHILE MAINTAINING THE ORIGINAL CONTINUITY OF THE BUILDING.

1.6 CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADE.

1.7 DIMENSIONING: EXTERIOR PLAN DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND/OR TO OUTSIDE FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING OR MASONRY.

1.8 DESIGN LOADS:
DEAD LOAD LIVE LOAD USE (LB./ SQUARE FOOT)

10	40	DWELLINGS UNITS
10	30	SLEEPING ROOMS
10	40	STAIRS, OR A CONCENTRATED LOAD OF 300LBS. ACTING ON A SQUARE INCHES WHICHEVER IS GREATER.
200		GUARDRAILS AND HANDRAILS, A CONCENTRATED LOAD OF 200LBS IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL.
10	30	HABITABLE ATTIC SPACE
10	20	ATTICS ACCESSIBLE BY SCUTTLE OR MEANS OTHER THAN STAIR CLEAR HEIGHT PERMITS LIMITED STORAGE OF HOUSEHOLD ITEMS
10	10	ALL OTHER ATTIC SPACES, NO STORAGE, ROOF SLOPE 5:12 MAX
20	20	(SNOW) ROOF
10	40	EXTERIOR BALCONIES
10	40	EXTERIOR DECKES
50		GARAGES AT ELEVATED GARAGE FLOOR OR A CONCENTRATED LOAD OF 2000 LBS ACTING ON A 20 SQUARE INCH AREA, WHICHEVER IS GREATER
1500		MAXIMUM SOIL BEARING PRESSURE (PER CODE)

BASIC DESIGN WIND SPEED, V = 115 MPH
AVAILABLE STRESS DESIGN WIND SPEED, VASD = 40 MPH
WIND EXPOSURE B

LATERAL SOIL PRESSURES: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGLE DISTRIBUTION

1.9 ALLOWABLE DEFLECTIONS:

L-1	HEIGHT IN INCHES L-LENGTH IN INCHES
L/360	ALL FLOORS, FLOOR JOISTS, BEAMS AND PLASTERED CEILINGS, HOOD STUD WALLS WITH STUCCO
L/240	ROOF TRUSSES W/ CEILINGS, ROOF BEAMS, EXT. HOOD STUD WALLS WITH BRICK VENEER
L/180	RAFTERS HAVING SLOPES GREATER THAN 1/2 WITH NO FINISHED CEILINGS ATTACHED TO RAFTERS
H/60	INTERIOR WALLS AND PARTITIONS

1.10 STAIRS: ALL STAIRWELLS ARE TO HAVE A MINIMUM WIDTH OF 36", A MAXIMUM RISER HEIGHT OF 8 1/4" THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH IT AND A MINIMUM TREAD WIDTH OF 9". EXCEPTIVE OF THE NOSING, RISER HEIGHT WITHIN ONE FLIGHT OF STAIRS IS NOT TO VARY MORE THAN 3/8". TREAD RUN WITHIN ONE FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DIMENSION FOR A SPIRAL STAIR DIMENSIONED 12" IN FROM THE NARROW EDGE SHALL BE 7 1/2". MINIMUM WIDTH OF A SPIRAL STAIR SHALL BE 26". THE MINIMUM TREAD DIMENSION FOR ANY HINDER STAIR AT ITS NARROW POINT IS 6" AND AT A POINT 12" FROM THE NARROWEST SIDE IS NOT LESS THAN 4". MINIMUM ALLOWABLE CLEAR HEADROOM IS 6'-8".

1.11 HANDRAILS: EACH STAIR HAVING FOUR OR MORE RISERS MUST HAVE A 1 1/4" MIN. TO 2" MAX. CROSS-SECTIONAL DIAMETER HANDRAIL 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", OR THE HANDRAIL MAY HAVE A PERIMETER GREATER THAN 6 1/2" BUT SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE HIGHEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MIN. WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4" TO A MAX. OF 2 3/4". EDGES SHALL HAVE A MINIMUM RADIUS OF .01". THE HANDRAIL SHALL BE LOCATED ON AT LEAST ONE SIDE OF THE STAIRWELL BETWEEN 34" AND 36" ABOVE THE TREAD NOSING PROJECTING NOT MORE THAN 3 1/2" INTO THE STAIR WIDTH. THE HANDRAIL SHALL TERMINATE INTO A WALL, NEVEL POST, OR SAFETY TERMINAL. THE SPACE BETWEEN THE HANDRAIL AND A WALL SHALL NOT BE LESS THAN 1/2".

HANDRAIL EXCEPTIONS:
1. HANDRAILS SHALL BE INTERRUPTED BY A NEVEL POST AT THE TURN.
2. THE USE OF A VOLUTE/TURNOUT/STARTING EASING OR STARTING NEVEL SHALL BE ALLOWED OVER THE LOWEST TREAD.
3. TWO OR MORE SEPARATE RAILS SHALL BE CONSIDERED CONTINUOUS IF THE TERMINATION OF THE RAILS OCCUR OVER A SINGLE TREAD AND WITHIN 4" OF EACH OTHER. IF TRANSITIONING BETWEEN A WALL-MOUNTED HANDRAIL AND A GUARDRAIL, A HANDRAIL, THE WALL MOUNTED RAIL MUST RETURN INTO THE WALL.

1.12 GUARDRAILS: GUARDRAILS NOT LESS THAN 36" SHALL BE LOCATED AT PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" SHALL HAVE A GUARDRAIL. 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. PROVIDE A SPACE OF LESS THAN 4" HORIZONTAL AND NO MORE THAN 4" VERTICAL BETWEEN BALUSTERS AT OPEN STAIR HANDRAILS.

1.13 LANDINGS: PROVIDE A MIN. 3'-0" LANDING (IN DIRECTION OF TRAVEL) NO MORE THAN 8 1/4" BELOW THE REQUIRED EXTERIOR EXIT DOOR THRESHOLD AND NO MORE THAN 30" ABOVE THE THRESHOLDS OF ALL OTHER EXTERIOR DOORS.

1.14 ATTIC ACCESS: ATTIC ACCESS PANELS SHALL BE A MINIMUM OF 22" x 30" LOCATED IN ANY ATTIC HAVING A CLEAR HEIGHT OVER 30".

1.15 CRAWL SPACE: CRAWL SPACE ACCESS PANELS TO BE 18" x 24" MINIMUM WIDTH CLEAR FINISH.

1.16 EGRESS: ALL HALLWAYS OR EXIT ACCESS SHALL BE 36" MINIMUM WIDTH CLEAR FINISH.

1.17 FIRE RATING: EXTERIOR WALLS LOCATED LESS THAN 3'-0" FROM PROPERTY LINES SHALL NOT HAVE LESS THAN A 1-HOUR FIRE RESISTIVE RATING FROM BOTH SIDES. NO OPENINGS SHALL BE PERMITTED.

DIVISION 2: SITEWORK

2.1 SOIL TREATMENT: SOIL TREATMENT TO PASS A (5) YEAR TEST AS CONDUCTED BY THE U.S. FOREST SERVICE, U.S. DEPT. OF AGRICULTURE.

2.2 EXCAVATION: CONTRACTOR TO EXCAVATE FOR FOUNDATION AND DRIVE. INSPECT SOIL FOR PROPER BEARING CONDITIONS, REPORT UNDERGROUND WATER, DEBRIS, OR OTHER UNDESIRABLE CONDITIONS TO BUILDING DEPARTMENT AS REQUIRED. REMOVE ALL LOOSE DIRT AND DEBRIS BEFORE POURING CONCRETE. FOOTINGS TO BE ON UNDISTURBED SOIL. UNKNOWN UNDERGROUND CONDITIONS WHICH PRESENT INADEQUATE BEARING AND/OR UNEXPECTED, NECESSARY, ROCK EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE OWNER AND DESIGNER AWARE OF SUCH CONDITIONS PRIOR TO PROCEEDING WITH SUCH WORK. ANY WORK ON FILL SHALL REQUIRE A GEOTECHNICAL SOILS REPORT.

2.3 DRIVEWAYS: DRIVEWAYS TO SLOPE NO MORE THAN 1/8" (1 3/4" PER FOOT). NO SLOPE SHALL START WITHIN PUBLIC RIGHT OF WAY. SLOPE ALL DRIVEWAYS TO DRAIN TO FORMAL STORM DRAINAGE SYSTEM OR APPROVED NATURAL DRAINAGE FEATURE. MINIMUM DRIVEWAY WIDTH TO BE 8'-0".

2.4 GRADINGS: GRADINGS SHALL BE NO MORE THAN 3:1 SLOPE AND SHALL NOT CHANGE THE EXISTING DRAINAGE PATTERN.

2.5 BACKFILL: BACKFILL BASEMENT FOUNDATION WALLS AFTER THE FIRST FLOOR FRAMING AND FLOOR SYSTEM IS INSTALLED AND WALLS HAVE GAINED SUFFICIENT STRENGTH TO SUPPORT HEIGHT OF FILL. DO NOT BACKFILL AGAINST EXTERIOR RETAINING WALLS NOT BRACED BY FLOOR SYSTEM AT TOP FOR 28 DAYS. BACKFILL SHALL BE A WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY UP TO WITHIN 24 INCHES OF THE FINISHED GRADE. TOP 24" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLACE A 4" DIAMETER SCHED. 35 P.V.C. (MIN) PERFORATED FOUNDATION DRAIN PIPE WITH POSITIVE DRAINAGE TO SUNN OR TO DAYLIGHT. AT EXTERIOR RETAINING WALLS, 4" DIAMETER KEEP HOLES AT 8'-0" ON CENTER MAXIMUM MAY BE INSTALLED IN LIEU OF PERFORATED FOUNDATION DRAIN. PROVIDE CLAYEY BACKFILL FROM BOTTOM OF EXCAVATION UP TO BOTTOM OF KEEPHOLES OR DRAIN PIPE

2.6 SHORING AND BRACING: THE CONTRACTOR SHALL FURNISH ALL SHORING, BRACING AND PATCHING NECESSARY AND REQUIRED FOR THE PROPER SUPPORT AND SAFETY OF ANY EXISTING CONSTRUCTION AFFECTED BY NEW CONSTRUCTION.

DIVISION 3: CONCRETE

3.1 CODE COMPLIANCE: ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI)'S MOST RECENT EDITION OF THE FOLLOWING GUIDELINES AND SPECIFICATIONS:
ACI 318J BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE
ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI 318 4 ACI 318R BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

3.2 MINIMUM CONCRETE STRENGTHS: CAST-IN-PLACE CONCRETE SHALL BE READY MIX ASTM C644 CONCRETE TO BE FC- 3000 PSI CONCRETE FOR GARAGE SLABS TO BE FC- 3500 PSI ALL OTHER CONCRETE TO BE FC- 3500 PSI EXCEPT EXTERIOR CONCRETE TO BE FC- 3500 PSI. ALL STRENGTHS MEASURED AT 28 DAYS

3.3 AIR ENTRAINMENT: ALL CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%. PROTECT ALL CONCRETE FROM FREEZING.

3.4 REINFORCED STEEL: ALL REINFORCING STEEL TO BE ASTM A615 (60 KSI YIELD STRENGTH) ALL WELDED WIRE FABRIC (W/F) SHALL BE ASTM A185. CONCRETE COVER 3" AT EARTH FORM, 1 1/2" AT FORM WORK, MID DEPTH AT SLABS , UNLESS OTHERWISE NOTED.

3.5 FORM WORK: CONCRETE FORM WORK TO BE ADEQUATELY TIED AND BRACED. FORMS ARE NOT TO BE STRIPPED UNTIL THE WALL HAS SUFFICIENT STRENGTH.

3.6 CAST-IN-PLACE: ALL CAST-IN-PLACE CONCRETE SHALL BE POURED CONTINUOUSLY WITH NO COLD JOINTS, AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS AND HONEYCOMB EFFECTS. IF A COLD JOINT CANNOT BE AVOIDED, REINFORCING SHALL EXTEND THROUGH THE COLD JOINT (UNLESS OTHERWISE NOTED). COLD JOINTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. PROTECT ALL CONCRETE FROM FREEZING.

3.7 WATERSTOPS: IF VERTICAL COLD JOINTS ARE NECESSARY, SUCH AS A NEW WALL ADJUTING AN EXISTING WALL, INSTALL A CONTINUOUS, PREFORMED NEOPRENE GASKET WATERSTOP, OR AN EXPANDING TYPE WATERSTOP.

3.8 FOOTINGS: ALL CONTINUOUS FOOTINGS ARE TO BE 20" x 10" WITH (2) #4 BARS CONTINUOUS UNLESS OTHERWISE NOTED. FOOTING PADS ARE TO BE 36" x 36" x 12" UNLESS OTHERWISE NOTED. FOOTINGS UNDER FIREPLACES SHALL BE AT LEAST 12" THICK AND SHALL EXTEND 6" MINIMUM PAST THE FACE OF THE SUPPORT WALLS ON ALL FOUR SIDES, WITH #4 BARS. ALL FOOTING SHALL BE 30" MIN. BELOW FINISH GRADE EXTERIOR.

3.9 SLABS: CONCRETE SLABS TO BE 4" THICK. OVER 6 MIL VAPOR BARRIER OVER 4" MINIMUM WASHED GRAVEL (3/4" MINIMUM DIAMETER) WITH #4 BARS AT 24" O.C. EACH WAY UNLESS OTHERWISE NOTED. CONTROL JOINTS TO BE PROVIDED AT 30'-0" O.C. MAXIMUM. SLOPE GARAGE SLABS 1/8" PER FOOT MINIMUM AND 1/4" PER FOOT MAXIMUM TOWARDS GARAGE DOORS.

3.10 DRIVEWAYS & WALKWAYS: ALL EXTERIOR CONCRETE DRIVEWAYS AND WALKS SHALL BE A MINIMUM OF 3 1/2" ACTUAL THICKNESS CONCRETE ON EARTH SURFACE THAT HAS BEEN EXCAVATED, FILLED, ROLLED, TAMPED AND GRADED. KURLS, STEPS, AND DRIVEWAYS TO RECEIVE A HOOD FLOAT FINISH OR SIMILAR.

3.11 BEAM POCKETS: BEAM POCKETS TO BE SET TO MATCH DEPTH OF STEEL. TO BE 1" HIGHER THAN THE BEAM FLANGES, AND TO HAVE A MINIMUM OF 4" BEAM BEARING AREA INTO THE WIDTH OF THE CONCRETE WALL. AT BEAM POCKETS SUPPORTING LVL BEAMS, A PRESSURE TREATED 2 x 4 SILL PLATE SHOULD BE PLACED IN THE BEAM POCKET BELOW THE LVL BEAM AND ANCHORED TO THE CONCRETE WALL WITH (2) 1/4" DIA. CONCRETE SCREWS.

3.12 OPENINGS: OPENINGS IN CONCRETE WALLS TO HAVE (2) #4 BARS VERTICAL AT EACH SIDE OF OPENING. FULL HEIGHT OF THE CONCRETE POUR. CONCRETE LINTELS TO HAVE (2) #4 BARS DIRECTLY ABOVE THE OPENINGS AND EXTEND 30" PAST OPENING (UNLESS OTHERWISE NOTED). (2) #4 BARS AT TOP OF WALL TO BE CONTINUOUS ACROSS LINTEL AREA.

DIVISION 4: MASONRY

4.1 BRICK: BRICK TO BE (MINIMUM) GRADE MN TYPE FBS, WITH 1" AIR SPACE BETWEEN BRICK AND SHEATHING. SHEATHING TO HAVE WEATHER RESISTIVE COVER APPLIED TO EXTERIOR FACE. BRICK VENEER (WHEN INDICATED ON PLANS) TO HAVE 22 GAUGE CORRUGATED, GALVANIZED STEEL WALL TIES (1/8" W x 6" L) AT 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. FOR CONTINUOUS, UNBROKEN HEIGHTS UP TO 35 FEET, FOR BRICK VENEER WITH A MEASURED HEIGHT OF MORE THAN 35 FEET, CONTACT DESIGNER FOR ATTACHMENT. USE TYPE 'S' MORTAR, NON STAINING.

4.2 MOISTURE PROTECTION: PROVIDE CONTINUOUS FLEXIBLE TYPE BASE FLASHING (SEE FLASHING NOTES) UNDER MORTAR BED AND EXTENDED UP WALL BEHIND BUILDING PAPER AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE FORM KEEP INSERTS AT 32" O.C. INSTALL MORTAR NET IN 1" AIRSPACE AT BASE OF MASONRY TO CATCH WASTE MORTAR AS PER MANUFACTURER'S RECOMMENDATIONS.

4.3 LINTEL FLASHINGS: OTHER THAN NOTED IN SECTION 4.2, PROVIDE APPROVED CORROSIVE RESISTANT METAL FLASHING AT ALL POINTS OF SUPPORT INCLUDING BUT NOT LIMITED TO STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS. FLASHING ALSO TO BE INSTALLED UNDER SILLS. PROVIDE KEEP HOLES WITH A MAXIMUM SPACING OF 38" O.C. IMMEDIATELY ABOVE FLASHING (2 MIN. PER OPENING). ALL FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE BRICK INDUSTRY ASSOCIATION (BIA) TECHNICAL NOTES 28B (AVAILABLE FROM DESIGNER) AND NO LESS RESTRICTIVE THAN THE LOCAL GOVERNING BUILDING CODE.

4.4 LINTEL DESIGN: STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS NOTED OTHERWISE ON PLANS).
3 1/2" x 3 1/2" x 3/8" FOR SPANS UP TO 4'-0"
4" x 3 1/2" x 3/8" FOR SPANS UP TO 6'-0"
6" x 3 1/2" x 3/8" FOR SPANS UP TO 8'-0"
7" x 4" x 3/8" FOR SPANS UP TO 9'-0"
SEE PLANS FOR LINTELS OVER 9'-0"
SEE NOTE 5.2 REGARDING STEEL EXPOSED TO WEATHER AND NOTE 4.3 REGARDING LINTEL FLASHING

4.5 FIREPLACES: ALL MASONRY SHALL BE HELD 2" AWAY FROM ANY COMBUSTIBLE MATERIAL. ALL FIREPLACES SHALL BE BUILT AS PER DRAWINGS AND DETAILS. ALL DAMPERS TO BE CAST IRON UNLESS OTHERWISE NOTED. THE FOOTING UNDER THE FIREPLACE SHALL EXTEND AT THE SIDES BEYOND THE MASONRY A MINIMUM OF 6" AND SHALL BE A MINIMUM OF 12" IN DEPTH (SEE GENERAL NOTE 3.7).

DIVISION 5: STEEL

5.1 CODE COMPLIANCE: ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A36. PIPE COLUMNS AND BASE/CAP PLATES TO CONFORM WITH ASTM SPECIFICATIONS A501 AND A583.

5.2 EXPOSED STEEL: ALL STEEL EXPOSED TO EXTERIOR MOISTURE SHALL HAVE 1 COAT SHOP APPLIED ZINC RICH PRIMER AND 2 COATS FIELD APPLIED RUST INHIBITING PAINT SIM. TO RUSTOLEUM.

5.3 WELDING: ALL WELDING TO CONFORM WITH AWS STANDARDS.

5.4 PLATE: PROVIDE A PRESSURE TREATED 2x CONTINUOUS PLATE POWER NAILED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/16" DIAMETER MIN. FASTENERS AT 24" D.C.

5.5 FINISHING: ALL STEEL PRODUCTS TO BE DELIVERED TO SITE WITH SHOP APPLIED ZINC PRIMER, UNLESS OTHERWISE SPECIFIED.

DIVISION 6: WOOD

6.1 SPECIES/STRENGTH: WALL STUDS TO BE STUD GRADE SPRUCE-PINE-FIR. ALL OTHER LUMBER TO BE SOUTHERN PINE # 1 MIN. MICRO-LAM MEMBERS TO HAVE AN EV - 2600 PSI; E - 2000/000 PSI.

6.2 PRESSURE TREATED: NO. 1 GRADE OR BETTER SOUTHERN PINE. PRESURE TREAT TO AMPA USE CATEGORY UC2 FOR SILL PLATES, UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ECT; AND UC4A FOR GROUND CONTACT. ALL CONSTRUCTION GRADE WOOD IN CONTACT WITH CONCRETE OR WITHIN 8' OF GRADE TO BE PRESURE TREATED. ALL BOTTOM PLATES FOR WOOD WALLS RESTING ON CONCRETE TO BE PRESURE TREATED. ALL STRUCTURAL LUMBER EXPOSED TO EXTERIOR TO BE PRESURE TREATED OR APPROVED SPECIES.

6.3 SHEATHING & SUBFLOORING: FLOOR SHEATHING: 23/32" APA SPAN RATINGS 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE I. ROOF SHEATHING: 1/2" APA SPAN RATING 40/20 ROOF SHEATHING EXPOSURE. INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/Rafter TRUSS SPACING ALONG UNSUPPORTED SHEATHING. WALL SHEATHING: 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE I. SHEATH ALL EXTERIOR WALLS AND INTERIOR WALLS AS NOTED WITH APA RATED WALL SHEATHING. CONNECTIONS: ALL SHEATHING SHALL BE NAILED TO WOOD FRAMING WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES, 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ALL SUBFLOORING SHALL BE GLEUED AND NAILED. ADHESIVE FOR SUB FLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION APF-01 DEVELOPED BY APA.

6.4 NOTCHES/HOLES: NOTCHES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF THE STUD WIDTH AND NO HOLES ARE TO BE BORED DEEPER THAN 40% OF THE STUD WIDTH. NOTCHES AT THE END OF THE JOISTS ARE NOT TO EXCEED 1/4 OF THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED 1/6 OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN 1/3 OF THE JOIST DEPTH. WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS, NOR WITHIN TWO FOOT OF JOIST BEARING, NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY DESIGNER.

6.5 BEARING POINTS: WHERE CONCENTRATED LOADS FROM BEAMS, GIRDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS NECESSARY TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER UNLESS NOTED OTHERWISE. THE REQUIRED NUMBER OF SUPPORTING STUDS SHALL FRONT FOR THE FULL HEIGHT OF WALL BELOW THE CONCENTRATED LOAD, WITH CONTINUOUS BLOCKING THRU FLOOR FRAMING AT EACH LEVEL. DOWN TO SOLID BEARING ON FOUNDATION WALL. SILL PLATE OR INTERIOR STEEL OR WOOD BEAM. MINIMUM BEARING STUD: 4 FULL HEIGHT STUD REQUIREMENTS FOR SUPPORT OF EXTERIOR WALLS AS INTERIOR BEARING WALLS.
A. HEADER SPAN 6'-0" OR LESS: MINIMUM (1) 2 x BEARING STUD NAILED TO FULL HEIGHT STUD WITH 10d NAILS AT 24" O.C.
B. HEADER SPAN GREATER THAN 6'-0": MINIMUM (2) 2 x BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24" O.C. UNLESS NOTED OTHERWISE

6.6 BEAM DESIGNATION: ALL BEAMS ARE CONSIDERED "DROPPED" BELOW JOISTS UNLESS THEY ARE MARKED "FLUSH" ON THE DRAWINGS. CONTACT DESIGNER FOR CLARIFICATION WHEN NECESSARY.

6.7 HEADER SIZE: TYPICAL HEADER SIZE AT THE FRAME OPENINGS TO BE (2) 2 x 1 0 UNLESS OTHERWISE NOTED.

6.8 MULTIPLE PLY HEADERS AND BEAMS CONNECTIONS: FOR DEPTH LESS THAN 14 INCHES, FASTEN TOGETHER WITH MINIMUM (3) ROWS OF 10d NAILS. FOR DEPTH GREATER THAN 14 INCHES, FASTEN TOGETHER WITH MORE THAN 14 INCHES, FASTEN TOGETHER WITH (4) ROWS OF 10d NAILS AT 12" O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.

6.9 MICRO-LAM: ALL TJS'S AND MICRO-LAM BEAMS TO BE INSTALLED, BRACED, JOIST HNS, ETC., ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

6.10 FIRE STOPPINGS: FIRESTOPPINGS OF TWO INCH NOMINAL LUMBER SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL.

6.11 DOUBLE JOISTS: PROVIDE DOUBLE JOISTS BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR, CEILING, AND ROOF OPENINGS UNLESS OTHERWISE NOTED.

6.12 BRIDGING: BRIDGING IN FLOOR JOISTS TO BE FABRICATED METAL BRIDGING (SECURED AT BOTH ENDS), OR SOLID BRIDGING OFFSET AND END NAILED. SOLID BRIDGING TO BE MADE OF 2" MATERIAL OF ONE SIZE SMALLER THAN FLOOR JOIST DEPTH. ALIGN BOTTOM CHORDS OF SOLID BRIDGING AND BOTTOM OF FLOOR JOISTS. BRIDGING SHALL NEVER TOUCH BOTTOM OF FLOOR SHEATHING. SET BRIDGING AT 6'-0" O.C. MAXIMUM, UNLESS OTHERWISE NOTED.

6.13 SHEATHING SPEC: WHERE EXTERIOR SIDING OR INSULATION BOARD SYSTEMS ARE USED AS FINISH OVER THE SHEATHING, INSTALLATION MUST BE PER FINISH MANUFACTURER'S RECOMMENDATIONS. IF SPECIFIED SHEATHING IS IN CONFLICT WITH EXTERIOR FINISH SPECIFICATIONS, CONTACT DESIGNER.

6.14 BLOCKING: PROVIDE ADEQUATE 2 x BLOCKING IN CAVITY SPACES AS REQUIRED TO SUPPORT MOULDINGS, CURTAIN RODS, ELECTRICAL SWITCHES AND OUTLETS, TONGUE BARS, ETC.

6.15 TRUSSES: ENGINEER ROOF/FLOOR TRUSS DRAWINGS WITH A LAYOUT SHEET WILL BE FURNISHED TO THE BUILDING INSPECTOR FOR THE PROPOSED INSTALLATION. TRUSS MANUFACTURER TO SUBMIT TRUSS DRAWINGS OF ALL TRUSSES AND TRUSS FRAMING PLAN LAYOUT TO DESIGNER FOR DESIGNER REVIEW PRIOR TO TRUSS FABRICATION. ANY ERRORS OR INCONSISTENCIES IN THE DESIGNERS DIMENSIONS, LAYOUTS, OR RISE HEIGHTS DISCOVERED BY TRUSS MANUFACTURER TO BE CALLED TO DESIGNER'S ATTENTION PRIOR TO FABRICATION. FAILURE TO SUBMIT TRUSS DRAWINGS TO DESIGNER PRIOR TO FABRICATION RELEASES DESIGNER FROM LIABILITY FOR TRUSS PROFILE ACCURACY.
TRUSS MANUFACTURER TO BE RESPONSIBLE FOR RESOLUTION OF ALL HORIZONTAL FORCES WITHIN THE TRUSS. WALLS ARE DESIGNED FOR APPLICATION OF VERTICAL TRUSS LOADINGS. IF RESOLUTION OF HORIZONTAL FORCES IS NOT POSSIBLE WITHIN THE TRUSS, TRUSS MANUFACTURER TO CONTACT DESIGNER PRIOR TO TRUSS FABRICATION AND TO SUBMIT TO DESIGNER HORIZONTAL LOADING CRITERIA. TRUSS MANUFACTURER TO SUPPLY ALL TRUSS AND BEAM HANGERS FOR TRUSSES AS REQUIRED, AND TO SPECIFY REQUIRED FASTENING AND INSTALLATION.
WOOD TRUSSES ARE TO BE SPACED AT 2'-0" O.C. EXCEPT ATTIC TRUSSES TO BE AT 16' O.C. ALL TRUSS DESIGNS SHALL BE BY THE TRUSS MANUFACTURER'S LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE NAME AND SEAL AND/OR REGISTERED NUMBER AND STATE OF REGISTRY. SECURE TRUSSES TO BEARING POINTS WITH ONE SIMPSON H25T ANCHOR OR EQUAL AT EACH END UNLESS OTHERWISE NOTED ON PLANS. WOOD TRUSSES ARE TO CONFORM TO THE MOST CURRENT TRUSS MANUFACTURER'S SPECIFICATIONS. TRUSS MANUFACTURER TO PROVIDE PROPER WOOD TRUSS HANDLING, ERECTION, AND BRACING, BOTH TEMPORARY AND PERMANENT. ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS AS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES. TRUSS DESIGN LOAD COMBINATIONS SHALL BE PER THE APPLICABLE RESIDENTIAL CODE.

6.16 CONNECTION HARDWARE: ALL CONNECTION HARDWARE SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL USING THE MAXIMUM NAILING SPECIFIED. CONNECTORS USED IN ALL APPLICATIONS WITH ACC-C, ACC-D, CBA-A, OR CA-B TREATED LUMBER SHALL BE ZMAX (608S) OR HOT DIPPED GALVANIZED. 660 AND 690 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. 690 CAN BE USED W/ BORATE TREATED LUMBER IN INTERIOR-DRY APPLICATIONS. ONLY USE GALVANIZED FASTENERS WITH ZMAX AND HOT DIP GALVANIZED CONNECTORS.

6.17 EXTERIOR CONNECTIONS: ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7.1 ALL ONE, TWO, AND THREE FAMILY DWELLINGS OR STRUCTURES SHALL COMPLY WITH ALL APPLICABLE CODES FOR ENERGY CONSERVATION AND APPLICABLE IECC. REFER TO THE CONSTRUCTION DRAWING NOTES , DETAILS, & INSULATION SCHEDULE FOR R-VALUES IN WALL, FLOOR & CEILING ASSEMBLIES. THE GLASS U/V VALUE IS NOTED IN THE INSULATION SCHEDULE.

7.2 VAPOR BARRIERS AND VAPOR RETARDERS: IN OHIO A VAPOR RETARDER IS NOT REQUIRED OVER WOOD FRAMED WALLS AND CEILINGS IN CLIMATE ZONE 4. THIS INCLUDES HAMILTON AND CLERMONT COUNTIES. WHERE A VAPOR RETARDER OR BARRIER IS REQUIRED IT HAS NO SIGNIFICANT R' VALUE. VAPOR BARRIER (PERM < .01) TYPICALLY OF 6 MIL (MIN) POLYETHYLENE FILM SHALL BE PLACED UNDER ALL SLABS BETWEEN THE EXPOSED EARTH AND GRAVEL FILL. THE SEAMS IN THE FILM SHALL LAP A MINIMUM OF (2) PERM (2) OR (1) (2) SHALL BE LOCATED ON THE DRYWALL SIDE OF THE WALL AND ROOF CONSTRUCTION. GREAT CARE TO BE TAKEN TO ENSURE THAT THE POLYETHYLENE VAPOR RETARDER PAINT ADDITIVES AND OTHER MANUFACTURED PRODUCTS MEETS THE PERM RATINGS REQUIREMENTS ARE ACCEPTABLE WHEN INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

7.4 WATERPROOFING: FOUNDATION WALLS OF HABITABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANE EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADE LINE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT-MORDED FELT, 55 POUND ROLL ROOFING, 6-MIL CHLORIDE, 6-MIL POLYETHYLENE OR 40-MIL POLYMER-MODIFIED ASPHALT. THE JOINTS SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE. SYSTEMS SUCH AS "RUBBERWALL" AND "TUFF-N-DRY" SHALL BE ACCEPTABLE.

7.5 ATTIC VENTING: THE NET FREE VENTING AREA OF ANY ANCHORED ATTIC SPACE SHALL BE NOT LESS THAN 1% TO 150% OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300% PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY BE NOT LESS THAN 1 TO 300% OF THE AREA OF THE SPACE VENTILATED.

7.6 ROOF PAPER AND ICE SHIELD: ROOF SLOPES GREATER THAN 4:12 TO HAVE ONE LAYER OF 15# FELT PAPER UNDERLAMENT MINIMUM ROOF SLOPES BETWEEN 2:12 AND 4:12 TO HAVE WATER AND ICE SHIELD PER MANUFACTURER'S RECOMMENDATION.

7.7 FLASHING: WRAP ALL WINDOW AND DOOR OPENINGS WITH ZIP SYSTEM FLASHING TAPE & FLEX FLEXIBLE FLASHING. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. FLASHING AT BASE OF MASONRY COURSE TO BE SELF ADHERING CARBULE THRU WALL FLASHING (CGE-705-TW1) 1 1/2" WIDE ROLL, STUCCO, PAKAPET CAP, ETC. TO BE NON-CORROSIVE METAL WITH DRIP EDGES WHERE REQUIRED TO PROJECT WATER AWAY FROM BUILDING.

7.8 GUTTERS AND DOWNSPOUTS: PROVIDE METAL GUTTERS AND DOWNSPOUTS PER PLAN. ALL GUTTERS TO SLOPE TOWARDS DOWNSPOUTS. PROVIDE GUTTER DRIP FLASH UNDER SHINGLES AT ALL GUTTER LOCATIONS. DOWNSPOUTS TO DISCHARGE TO SPLASH BLOCKS IF ALLOWED BY MUNICIPALITY OR NEW STORM WATER REMOVAL SYSTEM.

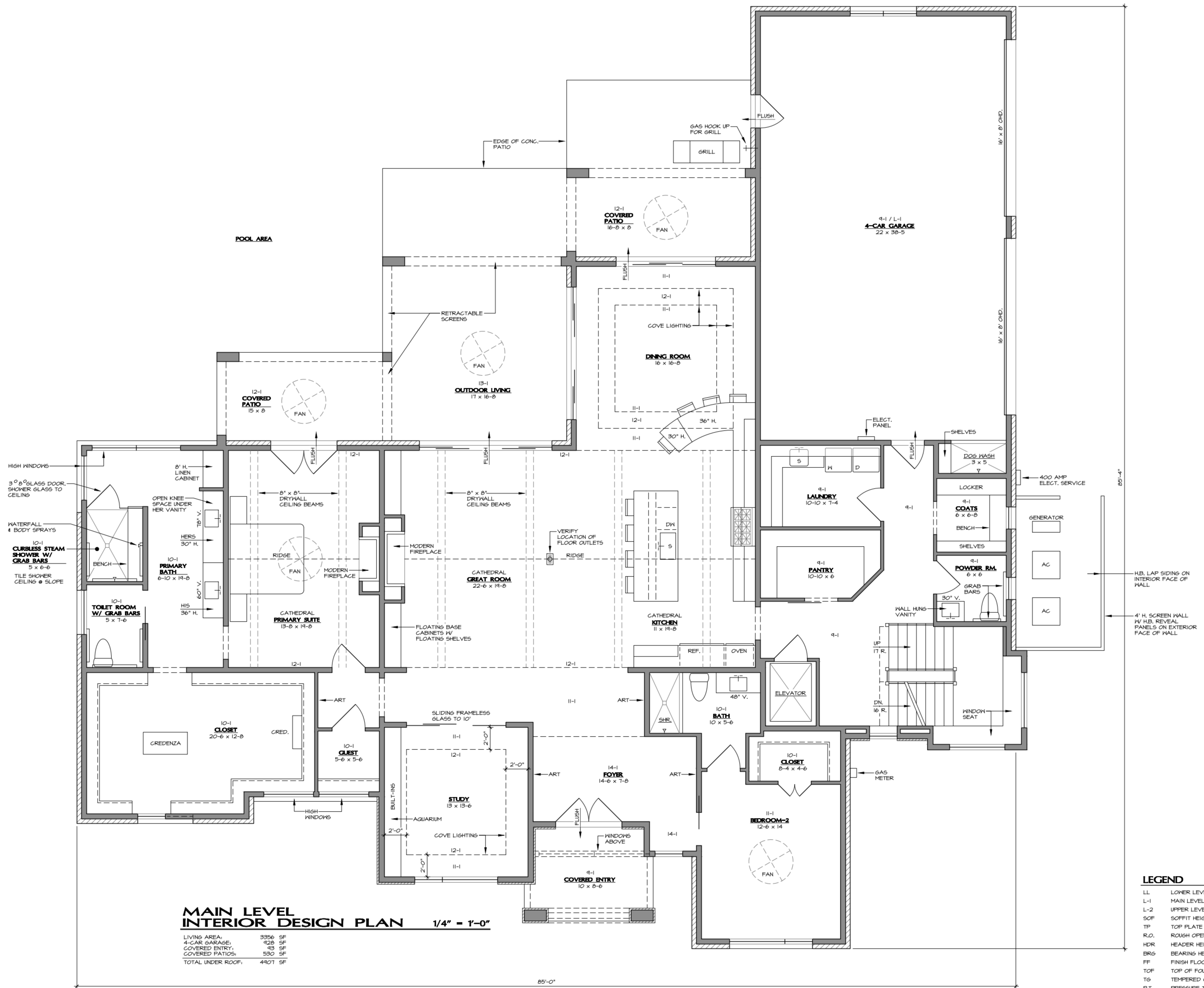
7.9 CAULK: ALL CAULK AT INTERIOR AND EXTERIOR TO BE OAF DYNAFLEX 250 OR EQUAL. AT TUBS AND SHOWERS WHERE THE CAULK WILL NOT BE PAINTED USE GE SILICONE II.

DIVISION 7: MOISTURE BARRIER/ HOUSE WRAP ZIP SYSTEM

DIVISION 8: DOORS AND WINDOWS

8.1 GENERAL NOTES: DOORS, WINDOWS, AND MIRRORS IN HAZARDOUS LOCATIONS DESCRIBED BELOW SHALL BE EITHER LAMINATED, HEAT STRENGTHENED OR TEMPERED.

- A. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- B. GLAZING IN FIXED AND SLIDING



MAIN LEVEL INTERIOR DESIGN PLAN 1/4" = 1'-0"

LIVING AREA:	3356 SF
4-CAR GARAGE:	428 SF
COVERED ENTRY:	43 SF
COVERED PATIOS:	530 SF
TOTAL UNDER ROOF:	4407 SF

LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
R.O.	ROUGH OPENING
TP	TOP PLATE HEIGHT
HDR	HEADER HEIGHT (R.O.)
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION
T6	TEMPERED GLASS
P.T.	PRESSURE TRTD. LUMBER
OHS	OVERHANG

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9.27.23

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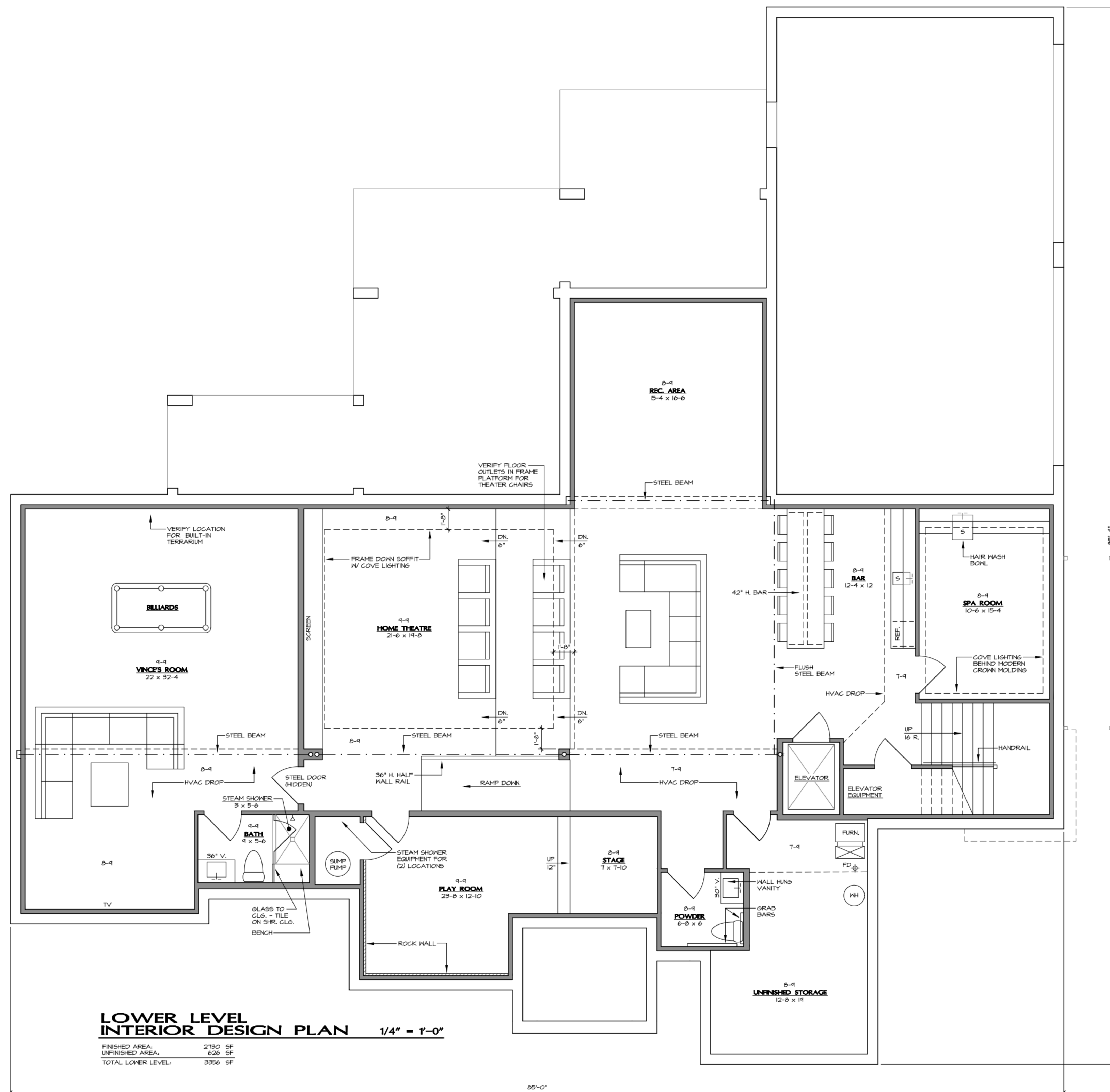
Sheet Title
Lower Level Interior

Design Plan

Scale
As Noted

Drawn By
Trice Residence

ID3



LOWER LEVEL INTERIOR DESIGN PLAN 1/4" = 1'-0"
 FINISHED AREA: 2730 SF
 UNFINISHED AREA: 626 SF
 TOTAL LOWER LEVEL: 3356 SF

LEGEND

- LL LOWER LEVEL
- L-1 MAIN LEVEL
- L-2 UPPER LEVEL
- SOF SOFFIT HEIGHT
- TP TOP PLATE HEIGHT
- R.O. ROUGH OPENING
- HDR HEADER HEIGHT (R.O.)
- BRG BEARINGS HEIGHT
- FF FINISH FLOOR
- TOP TOP OF FOUNDATION
- T6 TEMPERED GLASS
- P.T. PRESSURE TRTD. LUMBER
- OHG. OVERHANG

APPLICABLE CODE: 2019 RESIDENTIAL CODE OF OHIO

DIVISION 1: GENERAL INFORMATION AND BUILDING PLANNING

1.1 GENERAL NOTES: THESE GENERAL NOTES ARE TO BE USED IN ASSOCIATION WITH COMPLETE BOOK SPECIFICATIONS WHEN SUCH SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS...

1.2 DRAWING SCALE: DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK...

1.3 DESIGNER LIABILITY: THE DESIGNER IS NO WAY RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK, FIELD INSPECTION, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES...

1.4 CONTRACTOR RESPONSIBILITIES: CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING WALLS, FLOOR COVERINGS, CARPET, AND HANDRAILS DURING REMODELING. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COST OF ALL DAMAGES AND REPLACEMENT OF THE SAME.

1.5 CODE COMPLIANCE: ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNING BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE REPAIRED OR REPLACED TO SUFFICIENTLY PROVIDE STRUCTURAL INTEGRITY WHILE MAINTAINING THE ORIGINAL CONTINUITY OF THE BUILDING.

1.6 CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADE.

1.7 DIMENSIONING: EXTERIOR PLAN DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND/OR TO OUTSIDE FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING OR MASONRY.

Table with columns: Design Loads, Dead Load Live Load Use (Lb./ SQUARE FOOT), Dwelling Units, Sleeping Rooms, Stairs, Guardrails and Handrails, Habitable Attic Space, Attics, Exterior Balconies, Exterior Decks, Maximum Soil Bearing Pressure (PER CODE)

BASIC DESIGN WIND SPEED, V = 115 MPH. AVAILABLE STRESS DESIGN WIND SPEED, VASD = 40 MPH. WIND EXPOSURE B.

LATERAL SOIL PRESSURES: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGLE DISTRIBUTION

1.4 - ALLOWABLE DEFLECTIONS:

Table with columns: Height in inches L-LENGTH in inches, L/360, L/240, L/180, H/60, L/10. Rows include: All floors, floor joists, beams and plastered ceilings; Roof trusses w/ ceilings, roof beams; Rafters having slopes greater than 1/2; Interior walls and partitions; Stairs; Handrails; Handrails - Each stair having four or more risers; Cross-sectional diameter; Lintel design; Lintel design; Fireplaces; Window openings; Attic access; Crawlspace; Egress; Fire rating.

DIVISION 2: SITEWORK

2.1 SOIL TREATMENT: SOIL TREATMENT TO PASS A (5) YEAR TEST AS CONDUCTED BY THE U.S. FOREST SERVICE, U.S. DEPT. OF AGRICULTURE.

2.2 EXCAVATION: CONTRACTOR TO EXCAVATE FOR FOUNDATION AND DRIVE, INSPECT SOIL FOR PROPER BEARING CONDITIONS, REPORT UNDERGROUND WATER, DEBRIS, OR OTHER UNDESIRABLE CONDITIONS TO BUILDING DEPARTMENT AS REQUIRED.

2.3 DRIVEWAYS: DRIVEWAYS TO SLOPE NO MORE THAN 1/8" (3/4" PER FOOT). NO SLOPE SHALL START WITHIN PUBLIC RIGHT OF WAY. SLOPE ALL DRIVEWAYS TO DRAIN TO FORMAL STORM DRAINAGE SYSTEM OR APPROVED NATURAL DRAINAGE FEATURE.

2.4 GRADING: GRADINGS SHALL BE NO MORE THAN 3:1 SLOPE AND SHALL NOT CHANGE THE EXISTING DRAINAGE PATTERN.

2.5 BACKFILL: BACKFILL BASEMENT FOUNDATION WALLS AFTER THE FIRST FLOOR FRAMING AND FLOOR SYSTEM IS INSTALLED AND WALLS HAVE GAINED SUFFICIENT STRENGTH TO SUPPORT HEIGHT OF FILL.

2.6 SHORING AND BRACING: THE CONTRACTOR SHALL FURNISH ALL SHORING, BRACING AND PATCHING NECESSARY AND REQUIRED FOR THE PROPER SUPPORT AND SAFETY OF ANY EXISTING CONSTRUCTION AFFECTED BY NEW CONSTRUCTION.

DIVISION 3: CONCRETE

3.1 CODE COMPLIANCE: ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI)'S MOST RECENT EDITION OF THE FOLLOWING: ACI 318J BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE.

3.2 MINIMUM CONCRETE STRENGTHS: CAST-IN-PLACE CONCRETE SHALL BE READY MIX ASTM C644 CONCRETE TO BE FC - 3000 PSI. CONCRETE FOR GARAGE SLABS TO BE FC - 3500 PSI ALL OTHER CONCRETE TO BE FC - 3500 PSI EXCEPT EXTERIOR CONCRETE TO BE FC - 3500 PSI.

3.3 AIR ENTRAINMENT: ALL CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.

3.4 REINFORCED STEEL: ALL REINFORCING STEEL TO BE ASTM A615 (60 KSI YIELD STRENGTH) ALL WELDED WIRE FABRIC (W/F) SHALL BE ASTM A185. CONCRETE COVER 3" AT EARTH FORM, 1 1/2" AT FORM WORK, MID DEPTH AT SLABS, UNLESS OTHERWISE NOTED.

3.5 FORM WORK: CONCRETE FORM WORK TO BE ADEQUATELY TIED AND BRACED. FORMS ARE NOT TO BE STRIPPED UNTIL THE WALL HAS SUFFICIENT STRENGTH.

3.6 CAST-IN-PLACE: ALL CAST-IN-PLACE CONCRETE SHALL BE POURED CONTINUOUSLY WITH NO COLD JOINTS, AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS AND HONEYCOMB EFFECTS.

3.7 WATERSTOPS: IF VERTICAL COLD JOINTS ARE NECESSARY, SUCH AS A NEW WALL ADJUTING AN EXISTING WALL, INSTALL A CONTINUOUS, PREFORMED NEOPRENE GASKET WATERSTOP, OR AN EXPANDING TYPE WATERSTOP.

3.8 FOOTINGS: ALL CONTINUOUS FOOTINGS ARE TO BE 20" x 10" WITH (2) #4 BARS CONTINUOUS UNLESS OTHERWISE NOTED. FOOTING PADS ARE TO BE 36" x 36" x 12" UNLESS OTHERWISE NOTED.

3.9 SLABS: CONCRETE SLABS TO BE 4" THICK, OVER 6 MIL VAPOR BARRIER, OVER 4" MINIMUM WASHED GRAVEL (3/4" MINIMUM DIAMETER) WITH #4 BARS AT 24" O.C. EACH WAY UNLESS OTHERWISE NOTED.

3.10 DRIVEWAYS & WALKWAYS: ALL EXTERIOR CONCRETE DRIVEWAYS AND WALKS SHALL BE A MINIMUM OF 3 1/2" ACTUAL THICKNESS PLACED ON EARTH SURFACE THAT HAS BEEN EXCAVATED, FILLED, ROLLED, TAMPED AND GRADED.

3.11 BEAM POCKETS: BEAM POCKETS TO BE SET TO MATCH DEPTH OF STEEL, TO BE 1" HIGHER THAN THE BEAM FLANGES, AND TO HAVE A MINIMUM OF 4" BEAM BEARING AREA INTO THE WIDTH OF THE CONCRETE WALL.

3.12 OPENINGS: OPENINGS IN CONCRETE WALLS TO HAVE (2) #4 BARS VERTICAL AT EACH SIDE OF OPENING, FULL HEIGHT OF THE CONCRETE POUR. CONCRETE LINTELS TO HAVE (2) #4 BARS DIRECTLY ABOVE THE OPENINGS AND EXTEND 30" PAST OPENING (UNLESS OTHERWISE NOTED).

DIVISION 4: MASONRY

4.1 BRICK: BRICK TO BE (MINIMUM) GRADE MN TYPE FBS, WITH 1" AIR SPACE BETWEEN BRICK AND SHEATHING. SHEATHING TO HAVE WEATHER RESISTIVE COVER APPLIED TO EXTERIOR FACE.

4.2 MOISTURE PROTECTION: PROVIDE CONTINUOUS FLEXIBLE TYPE BASE FLASHING (SEE FLASHING NOTES) UNDER MORTAR BED AND EXTENDED UP WALL BEHIND BUILDING PAPER AS PER MANUFACTURER'S RECOMMENDATIONS.

4.3 LINTEL FLASHINGS: OTHER THAN NOTED IN SECTION 4.2, PROVIDE APPROVED CORROSION RESISTANT METAL FLASHING AT ALL POINTS OF SUPPORT INCLUDING BUT NOT LIMITED TO STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS.

4.4 LINTEL DESIGN: STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS NOTED OTHERWISE ON PLANS).

4.5 FIREPLACES: ALL MASONRY SHALL BE HELD 2" AWAY FROM ANY COMBUSTIBLE MATERIAL. ALL FIREPLACES SHALL BE BUILT AS PER DRAWINGS AND DETAILS. ALL DAMPERS TO BE CAST IRON UNLESS OTHERWISE NOTED.

DIVISION 5: STEEL

5.1 CODE COMPLIANCE: ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A36. PIPE COLUMNS AND BASE/CAP PLATES TO CONFORM WITH ASTM SPECIFICATIONS A501 AND A583.

5.2 EXPOSED STEEL: ALL STEEL EXPOSED TO EXTERIOR MOISTURE SHALL HAVE 1 COAT SHOP APPLIED ZINC RICH PRIMER AND 2 COATS FIELD APPLIED RUST INHIBITING PAINT 51K TO RUSTOLEUM.

DIVISION 6: WOOD

6.1 SPECIES/STRENGTH: WALL STUDS TO BE STUD GRADE SPRUCE-PINE-FIR, ALL OTHER LUMBER TO BE SOUTHERN PINE #1 MIN. MICRO-LAM MEMBERS TO HAVE AN E-W 2600 PSI-E - 2000/000 PSI.

6.2 PRESSURE TREATED: NO 1 GRADE OR BETTER SOUTHERN PINE, PRESURE TREAT TO AMPA USE CATEGORY UC2 FOR SILL PLATES, UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ECT; AND UC4A FOR GROUND CONTACT.

6.3 SHEATHING & SUBFLOORING: FLOOR SHEATHING: 23/32" APA SPAN RATINGS 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE I, ROOF SHEATHING: 19/32" APA SPAN RATING 40/20 ROOF SHEATHING EXPOSURE, INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/Rafter TRUSS ALONG UNSUPPORTED SHEATHING.

6.4 NOTCHES/HOLES: NOTCHES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF THE STUD WIDTH AND NOT TO EXCEED 1/4 OF THE STUD DEPTH.

6.5 BEARING POINTS: WHERE CONCENTRATED LOADS FROM BEAMS, GIRDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS NECESSARY TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER.

6.6 BEAM DESIGNATION: ALL BEAMS ARE CONSIDERED "DROPPED" BELOW JOISTS UNLESS THEY ARE MARKED "FLUSH" ON THE DRAWINGS.

6.7 HEADER SIZE: TYPICAL HEADER SIZE AT THE FRAME OPENINGS TO BE (2) 2 x 1 0 UNLESS OTHERWISE NOTED.

6.8 MULTIPLE PLY HEADERS AND BEAMS CONNECTIONS: FOR DEPTH LESS THAN 14 INCHES, FASTEN TOGETHER WITH MINIMUM (3) ROWS OF 100 G GALVANIZED OR STAINLESS STEEL BOLTS.

6.9 MICRO-LAM: ALL TJS'S AND MICRO-LAM BEAMS TO BE INSTALLED, BRACED, JOIST HUNG, ETC., ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

6.10 FIRE STOPPINGS: FIRE STOPPINGS OF TWO INCH NOMINAL LUMBER SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL.

6.11 DOUBLE JOISTS: PROVIDE DOUBLE JOISTS BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS, PROVIDE DOUBLE BEAMS, JOISTS AND TRIMMERS AT ALL FLOOR, CELLING, AND ROOF OPENINGS UNLESS OTHERWISE NOTED.

6.12 BRIDGING: BRIDGING IN FLOOR JOISTS TO BE FABRICATED METAL BRIDGING (SECURED AT BOTH ENDS), OR SOLID BRIDGING OFFSET AND END NAILED. SOLID BRIDGING TO BE MADE OF 2" MATERIAL OF ONE SIZE SMALLER THAN FLOOR JOIST DEPTH.

6.13 SHEATHING SPEC: WHERE EXTERIOR SIDING OR INSULATION BOARD SYSTEMS ARE USED AS FINISH OVER THE SHEATHING, INSTALLATION MUST BE PER FINISH MANUFACTURER'S RECOMMENDATIONS.

6.14 BLOCKING: PROVIDE ADEQUATE 2" BLOCKING IN CAVITY SPACES AS REQUIRED TO SUPPORT MOULDINGS, CURTAIN RODS, ELECTRICAL SWITCHES AND OUTLETS, TONGUE BARS, ETC.

6.15 TRUSSES: ENGINEER ROOF/FLOOR TRUSS DRAWINGS WITH A LAYOUT SHEET WILL BE FURNISHED TO THE BUILDING INSPECTOR FOR THE PROPER INSPECTION. TRUSS MANUFACTURER TO SUBMIT TRUSS DRAWINGS OF ALL TRUSSES AND TRUSS FRAMING PLAN LAYOUT TO DESIGNER FOR DESIGNER REVIEW TO TRUSS FABRICATOR.

6.16 CONNECTION HARDWARE: ALL CONNECTION HARDWARE SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

6.17 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.18 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.19 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.20 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.21 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.22 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.23 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.24 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.25 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

6.26 EXTERIOR CONNECTIONS: ALL WALLS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

7.1 FLASHING: WRAP ALL WINDOW AND DOOR OPENINGS WITH ZIP SYSTEM FLASHING TAPE 1 FLEX FLEXIBLE FLASHING. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.

7.2 GUTTERS AND DOWNSPOUTS: PROVIDE METAL GUTTERS AND DOWNSPOUTS PER PLAN. ALL GUTTERS TO SLOPE TOWARDS DOWNSPOUTS. PROVIDE GUTTER DRIP FLASH UNDER SHINGLES AT ALL GUTTER LOCATIONS.

7.3 CAULK: ALL CAULK AT INTERIOR AND EXTERIOR TO BE OAF DYNAFLEX 250 OR EQUAL, AT TUBS AND SHOWERS WHERE THE CAULK WILL NOT BE PAINTED USE GE SILICONE II.

DIVISION 7: DOORS AND WINDOWS

7.1 GENERAL NOTES: DOORS, WINDOWS, AND MIRRORS IN HAZARDOUS LOCATIONS DESCRIBED BELOW SHALL BE EITHER LAMINATED, HEAT STRENGTHENED OR TEMPERED.

A. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES. B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.

C. GLAZING IN STORM DOORS. D. GLAZING 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.

E. 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 ABOVE THE DRAIN INLET AND 56 INCHES HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.

F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

G. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS E AND F ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

H. GLAZING 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.

I. 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 ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE, THIS SHALL APPLY TO SINGLE GLAZING AND 56 INCHES IN MULTIPLE GLAZING.

J. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD. EXACT WINDOW SPECIFICATIONS, INCLUDING SPECIFYING TEMPERED GLAZING AS REQUIRED IS THE RESPONSIBILITY OF THE WINDOW PROVIDER.

8.2 MIN DOOR SIZES: BEDROOM AND BASEMENT DOORS SHALL BE NOT LESS THAN 2'-6" IN WIDTH AND 6'-8" IN HEIGHT. BATHROOM DOORS SHALL BE MIN. OF 2'-4" x 6'-8" EXCEPT FOR HALF BATHS.

8.3 OPERABLE WINDOWS: EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW OR EXTERIOR DOOR EGRESS LIMITED TO 44" MAXIMUM SILL HEIGHT x 20" MINIMUM CLEAR OPENING WIDTH x 24" CLEAR OPENING HEIGHT x 5.7 SQUARE FEET MINIMUM NET CLEAR OPENING. GARAGE FLOOR EGRESS WINDOWS SHALL COMPLY EXCEPT REQUIRE 5.0 SQUARE FEET MINIMUM NET CLEAR OPENING.

8.4 SKYLIGHTS: ALL SKYLIGHTS TO BE MANUFACTURED BY VELUX IVO COMFORT PLUS GLASS (LAMINATED GLASS AT EXTERIOR OVER TWO LAYERS OF TEMPERED SAFETY GLASS WITH AN ARGON GAS SPACE BETWEEN THE TEMPERED GLASS PANES, AND A LOW-E COATING) UNLESS OTHERWISE NOTED.

8.5 GARAGE DOORS: GARAGE DOOR TO BE OVERHEAD TYPE DOORS COMPLETE WITH COUNTER BALANCE, TRACK, HARDWARE, AND WEATHERSEALS. ALL GARAGE DOORS TO BE EQUIPPED WITH ELECTRIC OPENER AND REMOTE CONTROL. AND ALL OTHER SAFETY FEATURES REQUIRED BY LAW.

8.6 GARAGE MAN DOOR: GARAGE STRUCTURES EITHER ATTACHED OR DETACHED SHALL HAVE A SINGLE HINGED 2'-6" x 6'-8" MIN.

8.7 FRONT DOOR: THE FRONT DOOR SHALL BE SIDE HINGED, 3'-0" WIDE x 6'-8" HIGH. (REQUIRED EXIT DOOR)

8.8 POCKET DOOR: SEE POCKET DOOR DETAIL IN PLANS

DIVISION 8: FINISHES

8.1 FIRE SEPARATION: FIRE SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL HAVE ONE (1) LAYER OF 1/2" DRYWALL ON THE GARAGE SIDE AND ONE (1) SHARED COMMON WALLS AND THE CEILING. THIS SHALL INCLUDE DETACHED GARAGES LOCATED LESS THAN 3'-0" FROM RESIDENCE.

8.2 FIRE SEPARATION DOOR: ALL DOORS BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE A 1 3/8" SOLID CORE DOOR, 20 MINUTE FIRE RATED DOOR, OR METAL INSULATED EGRESS DOOR. NO DOOR SHALL BE PERMITTED BETWEEN THE GARAGE AND ANY SLEEPING ROOM.

8.3 TILE BACKER BOARD: RESISTANT TILE BACKER, SUCH AS WONDER BOARD OR EQUAL.

DIVISION 10: MECHANICAL

10.1 FLOOR DRAINS: FLOOR DRAINS SHALL BE PROVIDED AT ALL HVAC UNITS, WATER HEATERS AND AT THE LOWEST FLOOR LEVEL BELOW GRADE AND WHERE INDICATED ON THE PLANS WITH THE FID, SYMBOL.

10.2 VENTILATION: MECHANICAL VENTILATION CAPABLE OF PRODUCING ONE CHANGE OF AIR EVERY 30 (30) MINUTES TO BE PROVIDED IN ALL SPACES WHERE LESS THAN 4% OF THE FLOOR AREA HAS OPERABLE GLAZING TO THE EXTERIOR.

10.3 DRYER VENTILATION: DRYER VENT SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS REFER TO THE CONSTRUCTION DRAWINGS NOTES, DETAILS AND INSULATION SCHEDULE FOR R-VALUES IN WALL AND SHALL CONVEY MOISTURE TO THE OUTDOORS.

10.4 DUCT SEALING: AT ALL RIGID DUCT CONNECTIONS, JOINTS AND UNDESIRED OPENINGS TO BE SEALED WITH UL94F DUCT TAPE.

DIVISION 11: ELECTRICAL

11.1 EXHAUST: EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS. ALL EXHAUSTS VENTS, ROOF VENTS AND PLUMBING VENT STACKS SHALL BE LOCATED AT REAR OF STRUCTURE WHENEVER POSSIBLE.

11.2 BATHROOM EXHAUST: EACH BATHROOM SHALL HAVE AN EXHAUST FAN WITH A VENTILATION RATE OF 70 CFM MIN. AND CONTAMINATED AIR SHALL EXHAUST DIRECTLY TO THE EXTERIOR.

11.3 SMOKE DETECTORS: IN NEW CONSTRUCTION, INSTALL UL1 APPROVED SMOKE DETECTORS, WIRED TO AC 110 VOLT ELECTRICAL HOUSE CURRENT WITH BATTERY BACKUP. INSTALL ONE AT EVERY OCCUPIED FLOOR AND BASEMENT/ADUBLE DISTANCE FROM SLEEPING AREAS AND STAIRS AREAS (EXCLUDING GARAGE SPACES AND UNFINISHED ATTIC); AND ONE SMOKE DETECTOR IN EVERY SLEEPING ROOM. WIRE ALARMS SUCH THAT WHEN ONE ALARM SOUNDS, ALL THE ALARMS WILL SOUND. SMOKE DETECTORS SHALL BE LOCATED ON THE PLANS WITH AN S.D. SYMBOL.

11.4 ARTIFICIAL LIGHTING: ALL ROOMS WHICH DO NOT HAVE AN AGGREGATE GLAZED AREA TO THE EXTERIOR OF A MINIMUM OF 8% OF THE FLOOR AREA SHALL BE PROVIDED WITH ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF SIX (6) FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR.

11.5 STAIR ILLUMINATION: ALL INTERIOR STAIRS, INCLUDING LANDINGS AND TREADS, TO BE ILLUMINATED WITH THE LIGHT ACTIVATION LOCATED AT BOTH THE TOP AND BOTTOM OF THE STAIRS. ALL EXTERIOR STAIR ILLUMINATION TO BE CONTROLLED FROM INSIDE THE DWELLING UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY ACTIVATED.



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