Latest edition

RESIDENCE

2415 Havenwood Dr S- Columbus, OH 43209



SCOPE OF WORK NEW ADDITION AND RENOVATION OF EXISTING BUILDING INTERIOR SPACE AND ADJUSTED CONFIGURATION OF FLOOR PLAN LAYOUT.

CODE DATA

APPLICABLE CODES BUILDING CODE ZONING CLASSIFICATION

BUILDING CODE ANALYSIS

PRIMARY USE GROUP R (RESIDENTIAL) AREA: TOTAL AREA: NUMBER OF STORIES:

CONSTRUCTION TYPE: CONSTRUCTION TYPE:

SEISMIC CATEGORY EXTERIOR WALL RATING ALLOWABLE HEIGHT ACTUAL HEIGHT

GENERAL SCOPE OF WORK

- B. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT EXCEPT AS NOTED OTHERWISE.
- C. ANY DAMAGE TO PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO OWNER.
- D. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR IN ANY NEW ADDITION. MUD AND DEBRIS TRACKED ONTO OWNER PAVING OR CITY STREETS TO BE CLEANED IMMEDIATELY.
- SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
- G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, UNLESS SPECIFICALLY NOTED.
- PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.
- THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT AND CONSULTANTS FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS.
- ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR THE WORK MAY BE CONSIDERED DEFECTIVE AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.
- **COORDINATION WITH SEPARATE CONTRACTORS**
- COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.
- M. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.
- N. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.
- D. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.
- COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)
- REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED.
- Q. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS). **GENERAL EXECUTION OF THE WORK**
- R. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.
- PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.
- BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

SITE VERIFICATION

- . ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.
- ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.
- W. THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION. X. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING ANY MATERIALS.

PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.

VB: NOT SPRINKLED
А
0 HOURS
35'-0"
25'-1"

2019 RESIDENTIAL CODE OF OHIO

3,175 SF

R-6

Area Number Name LEVEL 0 001 RECREATION ROOM 369 SF STORAGE 1 31 SF 002 003 GYM 64 SF LAUNDRY/MECH ROOM 494 SF 004 005 BATH 61 SF 006 CL.02 6 SF 007 11 SF CL.01 LEVEL 1 100 **EX.FRONT PORC** 141 SF 146 SF 101 **EX.LIVING ROOM** 7 SF 102 COAT ' 162 SF 103 DINING 100 SF 104 ENTRY WAY 32 SF 105 BATH 2 106 **KITCHEN** 248 SF 107 193 SF FAMILY ROOM MUDROOM 51 SF 108 PANTRY 42 SF 109 110 HALLWAY 36 SF 111 COVERED PORCH 78 SF LEVEL 2

Room Schedule

	Room Schedule	
Number	Name	Area
200	HALLWAY	105 SF
201	LINEN 1	5 SF
202	OFFICE	100 SF
203	CL.OFFICE	6 SF
204	BEDROOM 2	131 SF
205	BATH 3	46 SF
206	WALK-IN CLOSET	53 SF
207	WATER CLOSET	22 SF
208	PRIMARY BATHROOM	68 SF
209	PRIMARY BEDROOM	200 SF
210	LAUNDRY	47 SF
211	BEDROOM 3	104 SF
212	CL	9 SF
213	CL	10 SF
Grand tot	al	3177 SF

#	Sheet Name	REV	DATE
A0.0	COVER SHEET		
A0.1	GENERAL NOTES		
A1.0	SITE PLAN		
A2.0	GARAGE PLANS		
A3.0	DEMOLITION PLANS		
A4.0	PROPOSED PLANS		
A7.0	ROOF PLAN		
A8.0	REFLECTED CEILING PLANS		
A9.0	WALL SECTIONS & DETAILS		
A9.1	WALL SECTIONS & DETAILS		
A10.0	EXTERIOR ELEVATIONS		
A11.0	DOOR & WINDOW SCHEDULE		



*NOTE: NOT ALL NOTES APPLY

GENERAL CONTRACTOR:

1. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENFORCE CODE COMPLIANCE AND ANY ORDINANCES GOVERNING THE WORK OF THIS BUILDING.

Latest edition

- 2. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. 3. ANY WRITTEN NOTES / DIMENSIONS TAKE PRECEDENCE OVER SCALE, GC TO VERIFY ALL DIMENSIONS, ANY DISCREPENCY DISCOVERED SHALL BE COMMUNICATED IMMEDIATLY TO THE ACRHITECT BEFORE TAKING ACTION.
- 4. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS AND APPLIANCES SHALL BE FOLLOWED.
- 5. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF VARIOUS TRADES TO EXPEDITE THE CONSTRUCTION IN A CONTINUOUS MANNER UNTIL THE 6. STAIR LANDINGS SHALL BE A MINIMUM LENGTH OF 36" OR THE WIDTH OF THE STAIRCASE WHICHEVER IS GREATER. GOVERNING MUNICIPALITY ISSUES THE CERTIFICATE OF OCCUPANCY. 7. A DOOR MAY BE LOCATED AT THE TOP THE STEPS SO LONG AS THE DOOR DOES NOT SWING OVER THE STAIRS AND PROVIDED THAT THE TOP STEP

EXCAVATION:

- 1. FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL EXCAVATED BELOW LOCAL FROST LINE.
- 2. TOP OF FOUNDATION SHALL BE A MINIMUM 8" ABOVE FINISHED GRADE. 3. DO NOT BACKFILL UNTIL FLOOR FRAMING IS ATTACHED TO SILL PLATE AND SHEATHING IS INSTALLED.
- 4. FINISHED GRADE SHALL PROVIDE DRAINAGE AWAY FROM FOUNDATION, GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10' OF AREA AROUND FOUNDATION. FINAL LANDSCAPE SHALL NOT INTERFERE WITH MIN. SLOPE.

FOUNDATION:

- 1. FOUNDATION WALLS AND BASEMENT SLAB OR MONOLITHIC SLAB NOT EXPOSED TO THE WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH
- OF 2500 PSI. . HANDRAILS DEEPER THAN 2 5/8" INCHES SHALL HAVE FINGER GROOVES 3/4" INCH BY 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF 2. ANY CONCRETE FOUNDATION WALLS AND OR SLABS INCLUDING GARAGE SLABS, PORCHES ETC... THAT ARE EXPOSED TO THE WEATHER SHALL HAVE A HANDRAII MIN. COMPRESSIVE STRENGTH OF 3500 PSI.
- 3. REFER TO PROJECT STRUCTURAL ENGINEERING FOR FOOTING / PIER SCHEDULE.
- 4. A SOILS TEST AND REPORT IS RECOMMENDED TO BE COMPLETED PRIOR TO STRUCTURAL ENGINEERING.
- 5. STRUCTURAL ENGINEER TO COORDINATE WITH SOIL ENGINEERING TO PRODUCE A FOUNDATION DESIGN CAPABLE OF SUPPORTING STRUCTURE INCLUDING A FOOTING AND REBAR SCHEDULE. FOUNDATION PLAN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER.

FRAMING:

- 1. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING.
- 2. FOR 2 X 6 EXTERIOR WALLS, A 2 X 6 P.T. SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION. FOR 2 X 4 EXTERIOR WALLS, A 2 X 4 P.T. SILL PLATE FIREPLACE CHIMNEYS MUST EXTEND MIN. 24" INCHES ABOVE ANY ROOF WITHIN A TEN FEET RADIUS. SHALL BE ANCHORED TO THE FOUNDATION WALL. 5. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS, SLEEPING AREAS, ALONG WITH ONE PER HABITABLE FLOOR LEVEL, INCLUDING BASEMENTS AND CRAWL SPACES.
- 3. RIM BOARD SHALL BE A MIN 1-1/8" THICK AND BEAR APA STAMP.
- 4. MANUFACTURED FLOOR JOISTS SHALL NOT EXCEED THE ALLOWED SPAN LISTED IN MANUFACTURERS DESIGN GUIDE. 5. LUMBER SUPPLIER TO FURNISH SHOP DRAWINGS TO GENERAL CONTRACTOR OF THE FLOOR JOIST AND ROOF SYSTEM BEARING A LICENSED
- ENGINEER'S STAMP AND SIGNATURE 6. PREMIUM #2 OR BETTER DOUGLAS FIR STUDS TO BE FURNISHED TO JOB SITE UNLESS DIRECTED OTHERWISE BY GENERAL CONTRACTOR. BUILDING
- SUPPLIER TO VERIFY STUD QUALITY PRIOR TO DELIVERY OF MATERIALS. 7. BUILT UP BEAMS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 16D NAILS AT 16" O.C. ON ALL EDGES. BUILT UP COLUMNS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH A MIN. TWO ROWS OF 16D NAILS AT 10" O.C. STAGGERED.
- 2. MAX LENGTH OF DRYER VENT IS 25 FEET, REDUCE LENGTH BY 2.5 FEET FOR EACH 45 DEGREE BEND OR 5 FEET FOR EACH 90 DEGREE BEND. 8. ALL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE. GAP ALL 3. DRYER EXHAUST SYSTEMS SHALL CONVEY MOISTURE TO THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. WAFERBOARD SHEATHING. INSTALL H CUPS ON ALL ROOF SHEATHING. DUCTS SHALL HAVE A BACK DRAFT DAMPER.
- 9. TRUSSES SHALL BE PRE-ENGINEERED AND SUPPLIED BY TRUSS MANUFACTURER BEARING LABELS TO MATCH ROOF SHOP DRAWING. SHOP DRAWING 4. A MIN. 90% MIN. EFFICIENCY FURNACE SHALL BE INSTALLED. TO BEAR LOCAL STATE STRUCTURAL ENGINEER'S STAMP. 5. COMBUSTION AIR SHALL BE PROVIDED TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. 10. STANDARD STUD FRAMING AT EACH END OF EACH BEAM UNLESS OTHERWISE NOTED SHALL CONSIST OF (1) KING STUD AN (2) TRIMMER STUDS 6. METAL OR FOIL TAPE MUST BE USED ON DUCTING. CLOTH TAPE IS PROHIBITED.
- UNLESS NOTED OTHERWISE 11. ALL EXTERIOR FRAMING WALLS SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR BEARING WALLS FRAMING SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR NON BEARING WALLS SHALL BE NO GREATER THAN 24" O.C
- 12. FRAMING TO INCLUDE ALL STAIRS, FUR-DOWNS, DECKS, PLANT SHELVES AND CEILING JOISTS
- 13. (3) STUDS MIN. REQUIRED AT ALL CORNERS.
- 14. WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR U.S.P. METAL CONNECTORS HAVING APPROVAL FROM THE NATIONAL CODE COUNCIL. ALTERNATIVELY, REFER TO RCO TABLE 602.3(1). SOLID BLOCKING SHALL BE PROVIDED AT ENDS OR BEARING POINTS OF ALL WOOD JOISTS AND TRUSSES. INSTALL ALL METAL CONNECTERS PER MANUFACTURERS SPECIFICATIONS. 15. MULTIPLE PLATES OR LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8" O.C. CONNECT P.T. SILL PLATES WITH "J" BOLTS. MULTIPLE
- MEMBERS SHALL BE ENGINEERED BY PROFESSIONAL ENGINEER.
- 16. BLOCK ALL HORIZONTAL EDGES OF WALL SHEATHING WITH 2" NOMINAL BLOCKING. 17. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIAMETER OF THREE TIMES THE DIAMETER OF SPECIFIED BOLT. UNLESS SPECIFIED OTHERWISE BY STRUCTURAL ENGINEER.
- 18. MINIMUM NAILING SHALL COMPLY WITH RCO TABLE 602.3(1).
- 19. FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS WITH 10 D RING-SHANK NAILS. 20. PROVIDE HOLD DOWNS AT SHEAR WALLS PER ENGINEERING
- 1. ANCHOR / STRAP WATER HEATERS TO RESIST HORIZONTAL MOVEMENT WITH THE UPPER STRAP IN THE TOP 1 /3 SECTION OF THE APPLIANCE AND THE 21. WOOD BEAMS UP TO TWO PLY'S NAIL TOGETHER WITH TWO ROWS 16D NAILS AT 12" O.C. STAGGER ROWS. WOOD BEAMS OF THREE PLY'S NAIL BOTTOM STRAP A MIN. 4" ABOVE THE CONTROLS PER IRC P2801.7 TOGETHER WITH TWO STAGGERED ROWS EACH SIDE WITH 16D NAILS AT 12" O.C. WOOD BEAMS OF FOUR PLY'S BOLT TOGETHER PER STRUCTURAL 2. ALL APPLIANCES WHICH REQUIRE PRESSURE RELIEF VALVES SHALL ALSO BE PROVIDED WITH A FULL SIZED DRAIN EXTENDING TO A FLOOR DRAIN. A ENGINEERING.
- 22. BALLOON FRAME ALL BEARING WALLS.
- 23. SPACE 2 X 4 WALL STUDS EXCEEDING 10' IN HEIGHT AT A MIN. 12" O.C. SPACE 2 X 6 WALLS EXCEEDING 14' IN HEIGHT AT A MIN. 12" O.C. 24. FIRE BLOCK ALL STUD WALLS OVER 10' IN HEIGHT PER SECTION RCO 602.8 and 302.11
- 25. BEAMS, HEADERS, AND TRUSSES TO HAVE FULL WIDTH BEARING AT EACH END.

VENTILATION:

- CERAMIC TILE 1. ALL CRAWL SPACES TO BE VENTILATED BY MEAN OF SCREENED VENTS (1 SQ. FT. OF VENT PER 150 SQ. FT. OF CRAWL SPACE AS REQUIRED BY 2019 9. DISHWASHER WASTE SHALL DISCHARGE INDIRECTLY THROUGH THE DISHWASHER TERMINAL OF A GARBAGE DISPOSAL RCO. PROVIDE A VENT WITHIN 3' OF EACH CORNER OF CRAWLSPACE.
- 2. FOR LIGHT AND VENTILATION, A ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN A MIN. 1/2 THE AREA OF COMMON WALL IS OPEN,
- UNOBSTRUCTED AND PROVIDES A MIN. OPENING OF 1/10TH THE FLOOR AREA OF THE ROOM OR 25 SQ. FT. (WHICH EVER IS GREATER). RCO 303.2 12. PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE SERVICING SEWER MAN HOLE COVER SHALL BE EQUIPPED WITH A BACKWATER VALVE 3. ATTIC VENTILATION TO COMPLY WITH SECTION 806.2 OF THE 2019 RCO. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF OR APPROVED BACKFLOW PREVENTION SYSTEM. THIS REQUIRES BASEMENT PLUMBING TO BE PLUMBED INDEPENDENTLY. THE VENTED SPACE. 13. INSTALL INSTANT OR ELECTRIC HOT WATER HEATERS NOT CONTAINING A TRADITIONAL TANK PER MANUFACTURER'S INSTRUCTIONS, MUST COMPLY 4. VENTED SOFFIT SYSTEM TO WORK IN CONJUNCTION WITH STANDARD 12" SQUARE TURTLE VENTS TO BE THE STANDARD ATTIC VENTILATION SYSTEM TO THE RCO CODE REQ.
- UNLESS SPECIFIED OTHERWISE BY USE OF A RIDGE CAP VENT OR A MID- RIDGE VENTILATION SYSTEM.

WINDOWS / GLAZING:

- 1. BEDROOM WINDOWS TO HAVE A FINISHED SILL HEIGHT OF 44" MAX ABOVE FINISHED FLOOR (A.F.F.)
- 2. SUPPLY ALL HABITABLE ROOMS WITH NATURAL LIGHT USING AN OPERABLE EXTERIOR WINDOW WITH A MIN. AREA OF 8% OF THE FLOOR AREA PER EACH ROOM FOR LIGHT AND 4% OF THE FLOOR AREA PER EACH ROOM FOR NATURAL VENTILATION.
- 3. WINDOWS WITHIN 24" OR LESS ABOVE FINISHED FLOOR SHALL HAVE TEMPERED SAFETY GLASS.
- 4. TOP ALL WINDOWS PER PLAN 5. WINDOWS WITHIN 24" OF EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS.
- 6. ALL BEDROOM / SLEEPING ROOM WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQUARE FEET MINIMUM WITH A MIN. WIDTH OF 20" AND MIN. HEIGHT OF 19. PROVIDE ACCESS TO MOTORS AND PUMPS ON ALL JETTED TUBS.
- 7. PROVIDE A MIN. 9" FLASHING AROUND ALL EXTERIOR WINDOWS WITH COUNTER-FLASHING AND APPROVED CAULKING. INSTALL ALL WINDOWS AND FLASHING PER MANUFACTURERS SPECIFICATIONS.

WINDOW WELLS:

- 1. 44" MAXIMUM DEPTH (LADDERS NOT REQUIRED). FOR WINDOW WELLS WITH A DEPTH GREATER THAN 44" PROVIDE STEPS OR LADDERS PER RCO
- <u>310.2.3.1.</u> 2. WELLS MUST MAINTAIN MINIMUM OF 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL MAINTAINING A MIN. 9 SQ. FT.
- 3. WELLS MUST MAINTAIN A MINIMUM OF 35• OF VERTICAL CLEARANCE FROM ANY BUILDING PROJECTION SUCH AS CANTILEVERS OR BAY WINDOWS

EXTERIOR DOORS:

- 1. ALL EXTERIOR DOORS SHALL HAVE A FLOOR LANDING ON EACH SIDE OF THE DOOR.
- 2. FLOOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 1.5" LOWER THAN TOP OF THRESHOLD. IF DOOR IS NOT A REQUIRED EXIT DOOR, THE LANDING SHALL NOT EXCEED 8" FROM TOP OF THRESHOLD. 3. 3. ALL LANDINGS SHALL MAINTAIN A WIDTH OF 35• MIN. MEASURED IN THE DIRECTION OF TRAVEL

BRICK VENEER:

- 1. EACH GALVANIZED BRICK TIE SHALL SUPPORT NO MORE THAN TWO SQUARE FEET.
- 2. ATTACH BRICK TIES TO WALL STUDS.
- 3. PLACE BRICK TIES AROUND OPENINGS NO MORE THAN 36 INCHES O.C. AND WITHIN 12 INCHES OF OPENING. 4. BRICK TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT.
- 5. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FOUNDATION WALL AND OTHER POINTS OF SUPPORT 9. REFER TO IRC SECTION E3902 FOR ALL AREAS REQUIRING AN ARC-FAULT OR GROUND-FAULT INTERRUPTER PROTECTION SUCH AS BATHROOMS, 6. PROVIDE WEEPHOLES IN THE OUTSIDE OF THE MASONRY WALLS AT 32 INCHES O.C. MAXIMUM SPACING AND SHALL BE A MIN. 3/16" DIAMETER LOCATED GARAGES, KITCHENS, LAUNDRY ROOMS, EXTERIOR OUTLETS UNFINISHED SPACES, ETC. IMMEDIATELY ABOVE FLASHING. 10. PROVIDE AT LEAST ONE OUTLET WITHIN 25FT OF HVAC EQUIPMENT
- 7. FOLLOW ALL OTHER REQUIREMENTS FOUND IN RCO SECTION 703.7.1

STUCCO:

- 1. USE EXTERIOR PORTLAND CEMENT PLASTER SYSTEM /19200 OVER LABELED EXTERIOR WALLS.
- 2. APPLY STUCCO AFTER COMPLETION OF ROUGH FRAMING TO PREVENT CRACKING.
- 3. USE GALVANIZED 20 GAUGE WEEP SCREED, FASTENERS, CORNER AID, Z-FLASHING IN ALL TYPICAL AREAS.
- 4. APPLY APPROVED HOUSE WRAP OVER EXTERIOR WALL SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 5. USE EZ SEAL (6") BUTANE AT ALL PENETRATIONS.
- 6. J METAL AT ALL WINDOWS AND DOORS WHERE APPLICABLE.
- 7. EPS FOAM TRIM WHERE SPECIFIED ON ELEVATIONS.

WEATHER PROTECTION:

- 1. INSTALL 1 OR 2 LAYERS OF GRADE D (15LB) FELT UNDER ASPHALT ROOF SHINGLES PER RCO 905.1.
- 2. INSTALL TYVEK OR APPROVED HOUSE WRAP BEHIND ALL EXTERIOR SIDING AND MASONRY 3. INSTALL SELF ADHERED POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF FASCIA TO A LINE 24" BEHIND THE EXTERIOR WALL LINE, AND ALL ROOF
- VALLEYS 4. INSULATE AND WEATHER STRIP ALL ATTIC AND CRAWL SPACE ACCESS HATCHES W/ SAME 'R' VALUE AS THE FLOOR / CEILING ASSEMBLY.
- 5. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS AND STAIRS. 6. METAL FLASHING TO BE PROVIDED WHEREVER WATER FROM WEATHER BARRIER CAN ENTER DWELLING.

STAIRWAYS:

- 1. MAXIMUM RISER HEIGHT = 8 1/4" INCHES, TREADS TO BE A MIN. 9" WITH NO MORE THAN 3/8" VARIATION.
- 2. WHERE STAIRS ARE CURVED A MIN. RETURN OF 6" OF TREAD MUST BE MAINTAINED. 3. STAIRWAYS WITH SOLID RISERS MUST HAVE A NOSING NOT LESS THAN 3/4" INCHES AND NO MORE THAN 1 1/4" INCHES. FOR TREADS 11" INCHES OR DEEPER, NOSING IS NOT REQUIRED.
- 4. PROVIDE MINIMUM HEAD ROOM OF 6'-8" THRU-OUT STAIRWAY. 5. ALL STAIRS MUST HAVE A MINIMUM WIDTH OF 36"
- DOES NOT EXCEED 8" LOWER THAN TOP OF FLOOR. 8. ALL STEPS SHALL BE A EQUAL DISTANCE FROM TOP OF LANDING TO FINISHED FLOOR. (HEIGHT DIVIDED BY HOW MANY RISERS = EQUAL DISTANCE).

RAILING:

- 1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING MORE THAN TWO RISERS.
- 2. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" INCHES AND NOT MORE THAN 38" INCHES HIGH. 3. GUARDRAILS (42" INCHES) ARE REQUIRED AT ALL LANDINGS, DECKS, OR FLOOR LEVELS MORE THAN 30" ABOVE FINISHED GRADE AND SHALL SUPPORT A MIN. 200 LBS.
- 4. BALUSTERS FOR HANDRAILS OR GUARDRAILS SHALL BE SPACED SO THAT A 4" INCH SPHERE CAN NOT PASS THROUGH. RETURN ALL HANDRAILS INTO WALL NEWEL POST OR SAFETY TERMINAL.

FIRE WARNING SYSTEM AND PROTECTION:

- 1. GARAGE WALLS NOT COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. GARAGE WALLS COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 5/8" TYPE 'X' GYP BOARD APPLIED TO THE GARAGE SIDE. (TYPICAL AT WALLS AND CEILING WHEN APPLICABLE), WRAP ALL BEAMS WITH 5/8" TYPE 'X' GYP BOARD.
- 2. ENTRANCE DOORS FROM GARAGE SHALL BE A 20 MINUTE APPROVED FIRE RATED DOOR. 3. SHEET ROCK BELOW ALL STAIRS WITH 5/8" TYPE 'X' GYP BOARD.
- 6. ALARM UNITS SHALL BE INTERCONNECTED THROUGHOUT RESIDENCE.
- 7. ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK-UP.

MECHANICAL

- TERMINATE MECHANICAL DUCTS WITHIN 4 FEET OF AN OPERABLE EXTERIOR DOOR OR WINDOW OR AIR INLET.
- 7. TERMINATE EXHAUST OUTLETS A MIN. 3 FEET ABOVE AN OPERABLE DOOR, WINDOW OR AIR VENT WITHIN 10 FEET OF EXHAUST TERMINAL 8. INSTALL CEMENT, FIBER-CEMENT OR GLASS MATT GYPSUM BACKERS PER MANUFACTURERS RECOMMENDATIONS FOR ALL WALL TILE / PANELS IN TUB AND SHOWER AREAS.
- 9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
- 10. TAPE ALL DUCT JOINTS, CONNECTIONS AND SEAMS 11. GAS FIREPLACES MUST BE DIRECT VENT TERMINATING EXHAUST TO THE EXTERIOR. APPLIANCE SHALL BE EQUIPPED WITH AN EASY ACCESS GAS SHUT-OFF VALVE WITHIN 6 FEET OF APPLIANCE. 12. COMBUSTION AIR TO FURNACE MUST BE SUPPLIED BY TWO VERTICAL OPENINGS (ONE 12" ABOVE FLOOR AND ONE 12" BELOW CEILING) EACH WITH
- ONE SQUARE INCH PER 4,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. COMBUSTION AIR TO BE BROUGHT IN FROM OUTSIDE. AS AN ALTERNATIVE, COMBUSTION AIR MAY BE SUPPLIED BY TWO HORIZONTAL OPENINGS EACH WITH ONE SQUARE INCH PER 2,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. 13. INSULATE HEATING TRUNKS AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES ETC.

PLUMBING:

- FLOOR DRAIN SHALL BE PROVIDED AT ALL WATER HEATERS. 3. SHOWER PANS MUST HAVE AN APPROVED LINER ENDING 3" ABOVE THE FINISHED THRESHOLD, PROVIDE SOLID STUD BLOCKING BEHIND LINER EDGE.
- 4. TOILETS NOT TO EXCEED 1.6 GALLONS FLUSH, SHOWER HEADS NOT TO EXCEED 2.5 GALLONS PER MINUTE. 5. INSTALL APPROVED NON-FREEZE TYPE BACKFLOW PREVENTION HOSE BIBS PER MANUFACTURER'S RECOMMENDATIONS
- 6. TERMINATE PLUMBING VENTS A MIN. TWO FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OR EGRESS OPENINGS
- 7. SHOWERS AND TUBS OF ANY KIND SHALL HAVE A TEMPERATURE SAFETY VALVE / MIXER SET AT A MAX. 120 DEG. FAHRENHEIT. 8. TUB AND SHOWER SURROUNDS MUST BE WATER RESISTANT MATERIALS WITH A MIN. HEIGHT OF 6'-0" A.F.F. PROVIDE CEMENT BACKING BEHIND ALL
- 10. WATER HAMMER ARRESTORS REQUIRED WITH QUICK-CLOSING VALVE(DISH CLOTHES WASHERS) PER IRC P2903.5 11. TRAP PRIMERS REQUIRED AT ALL FLOOR DRAINS.
- 14. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES OF FLOOR AREA AND SHALL BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER RCO SECTION 702.4. SUCH WALLS SHALL FORM A WATER TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR, OR SHOWER FLOOR. 15. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A WINDOW OF NOT LESS THAN 3 SQUARE
- FEET, ONE HALF OF WHICH MUST BE OPERABLE. IF NO WINDOWS ARE DESIRED BY HOME OWNER, A MECHANICAL VENTILATION SYSTEM SHALL BE REQUIRED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR CONTINUOUS VENTILATION. 16. WATER CLOSETS TO BE A MINIMUM OF 30" WIDE WITH 24" X 30" OF UNOBSTRUCTED SPACE IN FRONT OF THE TOILET.
- 17. ALL ENCLOSED WATER CLOSETS TO BE EQUIPPED WITH A 60 CFM EXHAUST FAN WITH TERMINATION TO THE EXTERIOR 18. PROVIDE EXPANSION TANK FOR CULINARY WATER SYSTEM. LOCATE IN MECHANICAL ROOM PER IRC P2903.4
- 20. PLUMBING AND CONDUIT PENETRATIONS WITHIN A GARAGE SEPARATION WALL SHALL BE COPPER OF FERROUS 21. COOKING APPLIANCES SHALL BE LABELED AND APPROVED FOR HOUSEHOLD TYPE FOR DOMESTIC USE AND INSTALLED PER MANUFACTURERS
- **INSTRUCTIONS PER RCO 2447** 22. PLUMBER TO COMPLY WITH MANUFACTURER' HOLE CUTTING GUIDELINES AND RECOMMENDATIONS FOR ALL I-JOISTS AND BEAM PENETRATIONS. DO NOT HAMMER I-JOISTS FOR PLUMBING HOLES.

ELECTRICAL:

- 1. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS (COMPACT FLUORESCENT, T-8 OR SMALLER LINEAR FLUORESCENT. OR LAMPS WITH A MINIMUM EFFICACY OF: 60 LUMENS/WATT, FOR LAMPS OVER 15 WATTS TO 40 WATTS AND 40 LUMENS/WATT FOR LAMPS 15 WATTS OR LESS) FOR ENERGY CONSERVATION. SECTION N1104.1 & SECTION 404.1 IECC
- 2. SMALL APPLIANCE BRANCH CIRCUITS RATED AT 20 AMPS MUST BE PROVIDED TO SERVE ALL GENERAL WALL RECEPTACLES, COUNTERTOPS IN KITCHENS, DINING ROOM AND LAUNDRY AREA.
- 3. A MAXIMUM OF 4 RECEPTACLES MAY BE SERVED BY EACH CIRCUIT.
- 4. A DEDICATED CIRCUIT IS REQUIRED FOR THE LAUNDRY AREA AND BATHROOMS (ARTICLES 210.52(D) AND 210.11 (C), NEC AS AMENDED.) 5. BRANCH CIRCUITS SUPPLYING ALL ELECTRICAL OUTLETS (EXCEPT BATHROOMS, KITCHENS AND GARAGES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT. (ARTICLES 210.12 (A) AN 210.12 (B) NEC) 6. RECESSED FIXTURES INSTALLED IN AN INSULATED CAVITY OF THE THERMAL ENVELOPE MUST BE "IC-RATED" AND SEALED WITH A GASKET OR CAULK
- TO LIMIT AIR LEAKAGE (SECTION 402.4.5, IECC) 7. INSTALL CONCRETE ENCASED ELECTRODE (UFER GROUND) AS PART OF THE GROUNDING ELECTRODE SYSTEM. THIS GROUND CONSISTS OF A MINIMUM 20' LENGTH OF ELECTRICALLY CONDUCTIVE NO. 4 REINFORCING BAR ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED NEAR THE
- BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. (ARTICLE 250-52(A)(3)NEC.) 8. LIGHTING INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". LIGHTING INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS".
- 11. ALL GENERAL PURPOSE OUTLETS SHALL BE TAMPER RESISTANT. 12. A MIN. ONE SWITCHED LIGHT IS REQUIRED AT ALL ATTIC AND CRAWL SPACE ACCESSES, UTILITY ROOMS, BASEMENTS OR STORAGE AREAS. 13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES.
- CARBON MONOXIDE ALARMS SHALL HAVE 110 VOLT PERMANENT POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITH THE SMOKE DETECTORS 14. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE TWO HOUR LISTING.
- 15. SPACE OUTLETS SO THAT NO POINT MEASURED HORIZONTALLY ALONG FLOOR LINE IN ANY WALL SPACE IS GREATER THAN 6 FEET FROM A RECEPTACLE OUTLET IRC E3901.2.1
- 16. LIGHTING REQUIRED AT ALL INTERIOR AND EXTERIOR STAIRWAYS, SWITCHED AT EACH FLOOR LEVEL WITH ANY STAIR RUN IS 6 STEPS OR MORE IRC E3903.2-.3 17. CLOSET LIGHTING SHALL BE MINIMUM 18" FROM SHELVING OR OTHER COMBUSTIBLES MEASURED HORIZONTALLY.
- 18. PLACE ONE GFCI OUTLET PER GARAGE DOOR BAY INSIDE GARAGE
- 19. HALLWAYS LONGER THAN 10' SHALL HAVE A MIN. ONE OUTLET PROVIDED IRC SECTION E3901.10
- 20. THE ELECTRICAL PANEL SHALL HAVE A 30"WIDE X 36" DEEP UNOBSTRUCTED WORKING SPACE FOR EASY ACCESS WITH A MIN. 6'-6" HEAD ROOM. IRC 21. ELECTRICIAN SHALL FOLLOW MANUFACTURERS GUIDE FOR DRILLING OR NOTCHING HOLES IN I-JOISTS AND BEAMS. DO NOT "HAMMER" HOLES INTO I-
- JOIST FOR PENETRATIONS.

- BUILDING DEPARTMENT.
- SEPARATION WALLS. (E.) ALL WINDOWS MUST BE NFRC 100 COMPLIANT
- THE IECC)

VARIOUS NOTES:

- ATTIC SPACE. RISERS.
- **CONSTRUCTION DOCUMENTS**

- PRIOR TO COMMENCING THE WORK.

- OWNER'S CONSTRUCTION MANAGER.

- PROTECT THEM FROM DAMAGE APPLICABLE.

- DAMAGE OCCUR TO THE ROOFING SYSTEM.

- FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).

- CONTRACTOR.

THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE EXISTING BUILDING PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING OF ANY MATERIALS.

INSULATION AND PRESCRIPTIVE ENERGY CODE REOUIREMENTS:

1. PROJECT DESIGNED WITH 2 X 4 EXTERIOR WALLS ARE NON-PRESCRIPTIVE AND REQUIRE A RES-CHECK REPORT TO BE FURNISHED TO THE

2. PROJECT DESIGNED WITH 2 X 6 EXTERIOR WALLS SHALL COMPLY WITH THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS AS FOLLOWS: (A.) CEILINGS TO BE INSULATED WITH R-49 INSULATION OR BETTER. (8.) EXTERIOR WALLS INSULATED WITH R-20 INSULATION (INCLUDING GARAGE

(C.) BASEMENT WALLS INSULATED WITH R-10 (CONTINUOUS) OR R13 (CAVITY) INSULATION. (D.) U-FACTORS SHALL EQUAL 0.30 FOR FENESTRATION (0.60 FOR SKYLIGHTS)

(F.) A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT "R" VALUES INSTALLED IN THE ROOF / CEILINGS, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS (CHAPTERS 4.5.6 OF

1. WHERE ROOF AND OR CEILING FRAMING EXCEEDS 16" ON CENTER SPACING, 5/8" TYPE X DRYWALL IS REQUIRED. 2. DRYWALL ORIENTATION IS TO BE PERPENDICULAR TO THE FRAMING MEMBERS (TABLE R702.3.5 OF THE 2018 IRC) 3. ATTIC ACCESS (LOCATION PER PLAN) SHALL BE A MIN. WIDTH OF 22 INCHES AND A MINIMUM LENGTH OF 30 • WITH A SWITCHED LIGHT TO THE

4. CRAWL SPACE ACCESS TO BE A MINIMUM WIDTH OF 18" AND A MINIMUM LENGTH OF 24" 5. SPIRAL STAIRCASE NOTE: (IF PLAN CALLS FOR ONE): THE MIN. CLEAR WIDTH SHALL BE 26" WITH EACH TREAD HAVING A 7.5" MIN. TREAD DEPTH AT 12" FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NO MORE THAN 9 1/2". A MINIMUM HEADROOM

OF 6'-6" IS REQUIRED. A CONTINUOUS GRASPABLE HANDRAIL IS REQ. ON THE OUTSIDE AT 34" TO 38" ABOVE THE NOSING AN PROVIDED WITH BALUSTERS SPACED SO THAT A 4" SPHERE CAN NOT PASS THROUGH. HANDRAILS ARE REQUIRED FOR STAIR RUNS HAVING 4 OR MORE

A. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.

B. BY EXECUTION OF THE CONSTRUCTION CONTRACT. THE CONTRACTOR REPRESENTS THAT THEY HAVE (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT-SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT THEY WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.

C. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.

D. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.

E. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND / OR BETTER QUALITY OF MATERIALS AND / OR WORK. OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONTRACT DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT THEMSELVES WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE THEM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE

G. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.

H. GC TO FOLLOW CONSTRUCTION DOCUMENTS AS DETAILED AND DIMENSIONED. DO NOT SCALE DRAWINGS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING HIS/HER WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

J. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR

K. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

L. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

M. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY ARE INDICATED IN THE DRAWINGS.

N. NOTES APPEAR ON VARIOUS SHEET FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.

O. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. THE CONTRACTOR SHALL

P. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION WHEN

Q. REPAIR, RE-ROUTE, AND EXTEND ALL SERVICES/UTILITIES, PIPING, AND CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.

R. THE CONTRACTOR SHALL PROVIDE ALL ENGINEERED SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING COMPLETION OF THE SCOPE OF WORK DEFINED BY THIS ARCHITECTURAL DOCUMENTATION SET.

S. IT IS IMPERATIVE THAT THE ROOF FRAMING AND ROOFING SYSTEM BE KEPT INTACT TO ELIMINATE POTENTIAL WATER DAMAGE OR MOISTURE INFILTRATION. THE CONTRACTOR SHALL KEEP THE BUILDING WATERTIGHT AT ALL TIMES AND MAKE REPAIRS IMMEDIATELY SHOULD ANY

T. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE, ADA-ADAAGS AND OTHER ADOPTED ACCESSIBILITY STANDARDS, OSHA, AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. MODIFICATIONS REQUIRED BY THE ABOVE AND AUTHORITY SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

U. ALL EMERGENCY BUILDING EXITS REQUIRED BY CODE, SHALL BE OPERABLE AND UNOBSTRUCTED DURING CONSTRUCTION PERIOD. V. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A:20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ.

W. BOTH PLACEMENT AND QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHALL AND COMPLY WITH ALL N.F.P.A. REQUIREMENTS. G.C. TO COORDINATE INSTALLATION.

X. THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE OWNER REPRESENTATIVE FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.

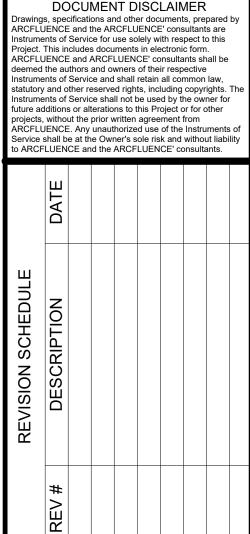
Y. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR APPROVAL PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT. SPRINKLER CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS, PLAN SUBMITTALS, AND FEES ASSOCIATED WITH THIS PROJECT AS REQUIRED BY LOCAL FIRE CODES. NEW BUILDING TO BE INSTALLED THROUGHOUT WITH AN IBC APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FURNISHED & INSTALLED BY A LICENSED SPRINKLER

Z. PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED IN ACCORDANCE WITH LOCAL CODES AND AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS.

AA. ALL ITEMS TO BE SUPPLIED AND INSTALLED (TO A FULLY FINISHED LEVEL) BY G.C. - G.C. TO PROVIDE POWER AS REQUIRED.

AB. BEFORE BEGINNING WORK AT THE SITE, THE CONTRACTOR MUST INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, CASEWORK, BUILT-IN FURNITURE, EQUIPMENT, AND OTHER ITEMS WHICH MUST BE REMOVED AND/OR REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT.





320 Т C ഗ S Φ $\mathbf{\omega}$ S

σ



ARCFLUENCE.COM

RESIDENCE 2415 Havenwood Dr S-Columbus, OH 43209

GENERAL NOTES

A0.1

SITE LEGEND — – — PROPERTY LINE	Latest edition
PUBLIC RIGHT OF WAY BOUNDRY	
NEW ADDITION	
EXISTING RESIDENCE	
DEMOLITION EXISTING STRUCTURE	
<u>SITE DATA</u>	

ADDRESS 2415 S HAVENWOOD DR OWNER : CHERESNICK COREY E PARCEL NUMBER 020-003037-00

ZONING CLASSIFICATION

R6- RESIDENTIAL

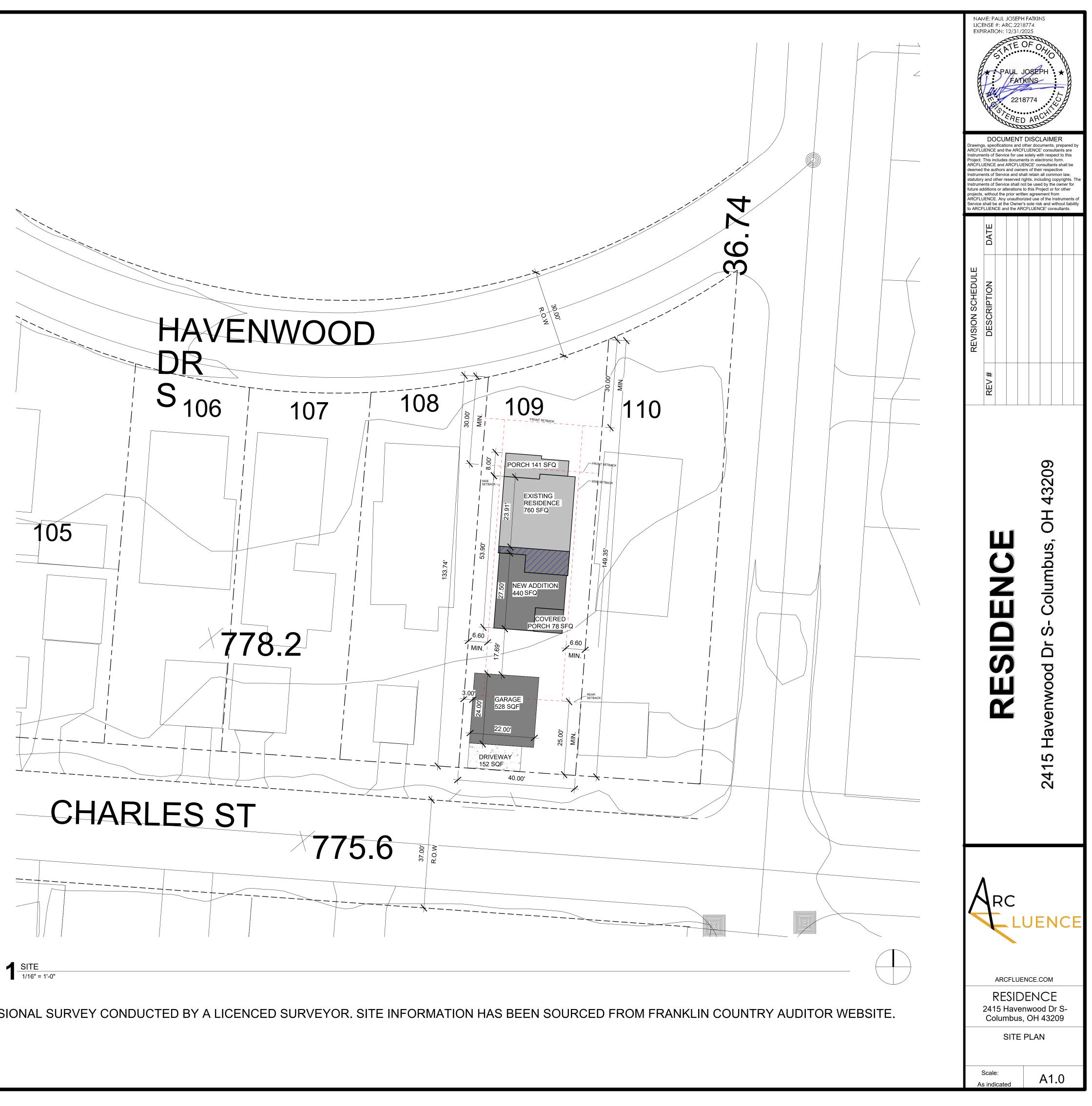
SCOPE WORK

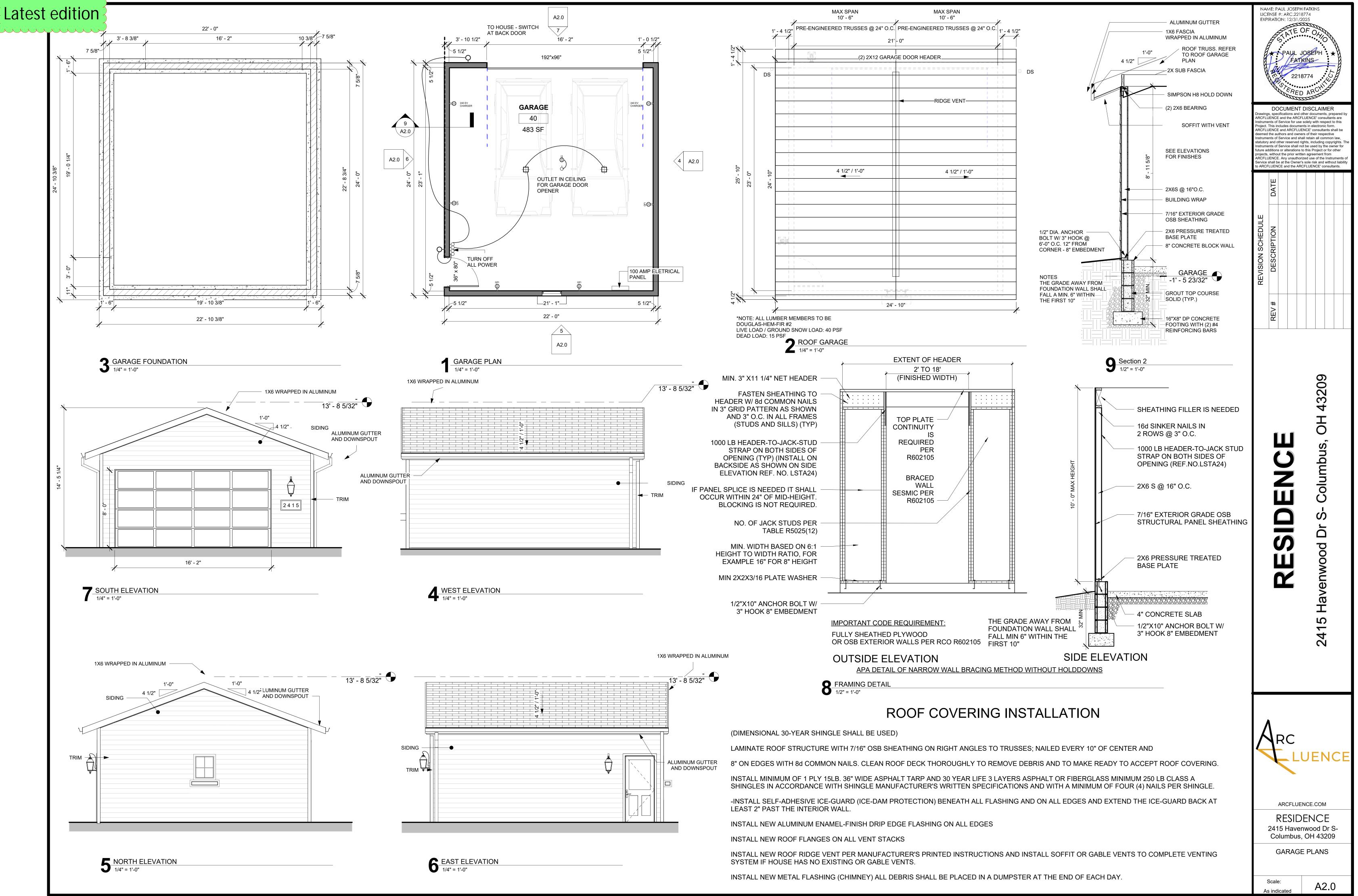
NEW ADDITION AND RENOVATION OF EXISTING BUILDING INTERIOR SPACE AND ADJUSTED CONFIGURATION OF FLOOR PLAN LAYOUT. ADDITION OF 2 CAR GARAGE

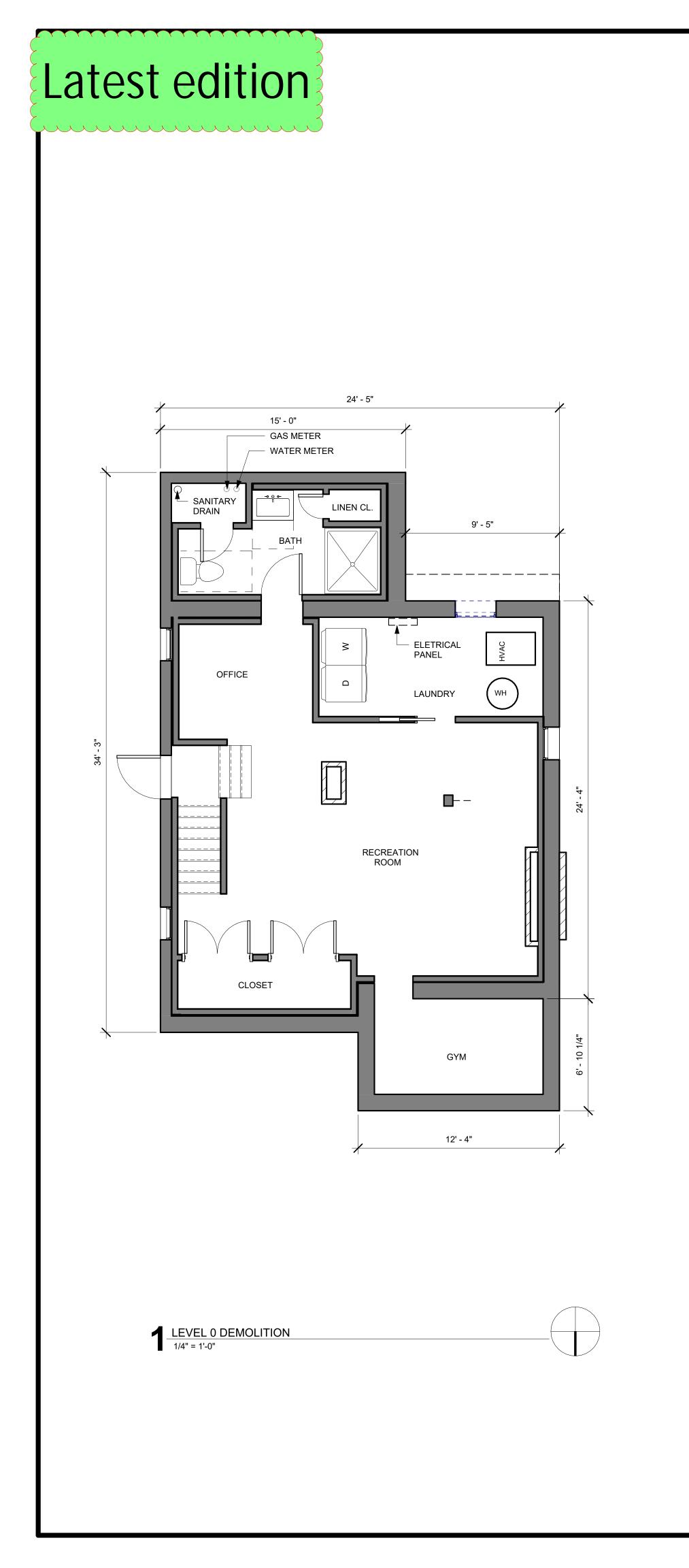
DEVELOPMENT INFORMATION

ZONING DESIGNATION TOTAL LAND AREA	=R-6 = 5,641 SF
PROSED LOT COVER EXISTING HOUSE + PORCH PROPOSED GARAGE PROPOSED ADDITION + PORCH	= 760 SF + 141 SF = 528 SF = 440 SF + 78SF
TOTAL BUILDING COVER	=1,947 SF
PROPOSED DEVELOP COVER	
BUILDING COVER DRIVEWAY EXISTING	=1,947 SF = 152 SF
TOTAL	=2,099 SF

NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM FRANKLIN COUNTRY AUDITOR WEBSITE.

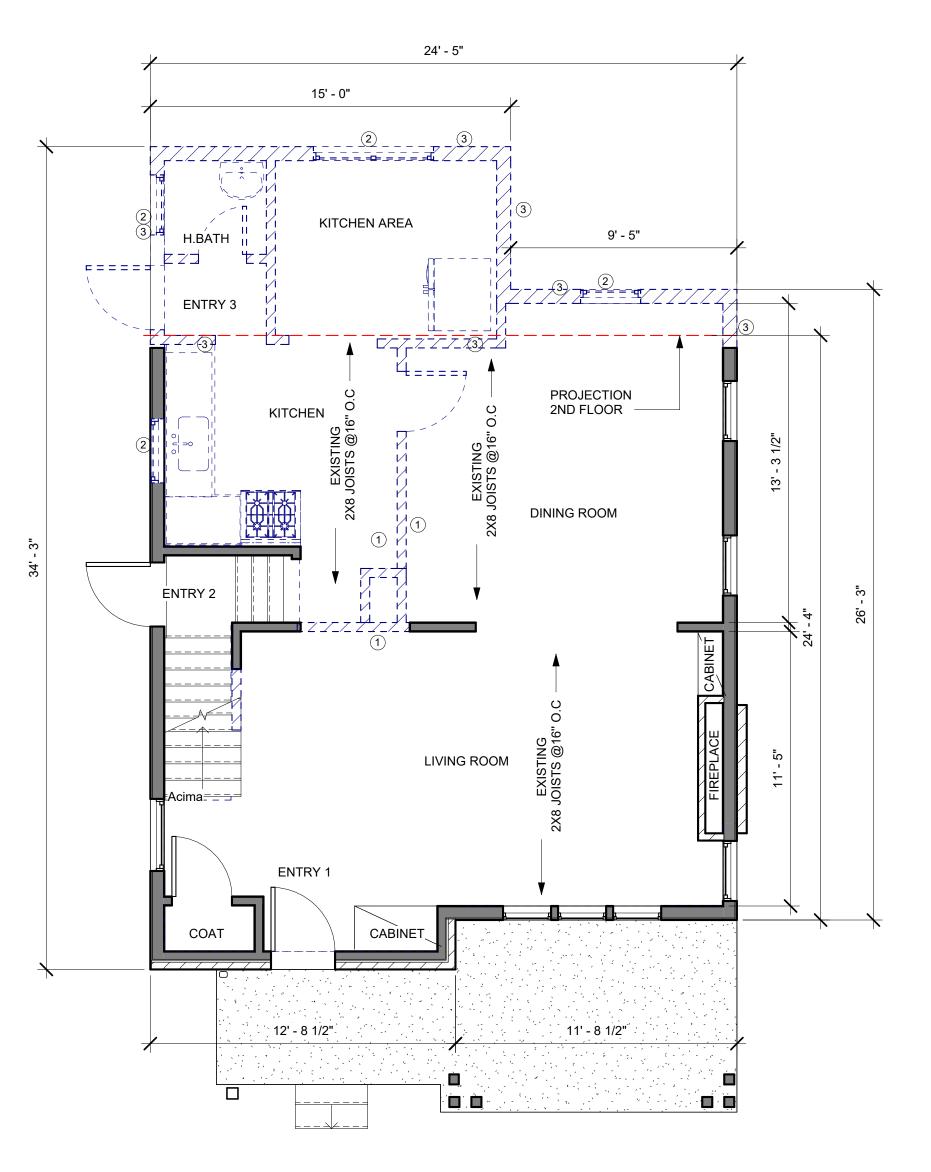


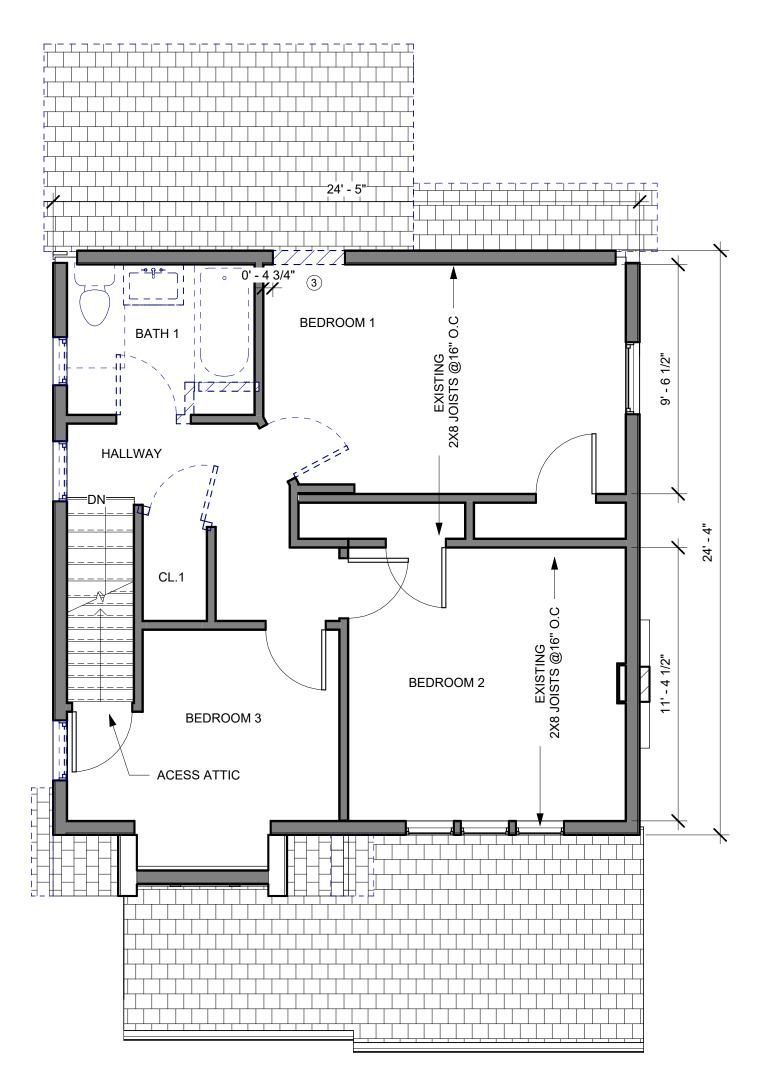




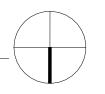
DEMOLITION KEYNOTES

- EXTENTS OF DEMO WORK. 2 REMOVE EXISTING WINDOW.
- 3 DEMO PORTION OF EXISTING WALL TO ALLOW INSTALLATION OF NEW OPENING. SEE PROPOSED FOR MORE INFO 4 REMOVE EXISTING DOOR HARDWARE & FRAME.
- 5 DEMO ROOF STRUCTURE. 6 DEMO EXISTING CABINET





2 LEVEL 1 DEMOLITION 1/4" = 1'-0"

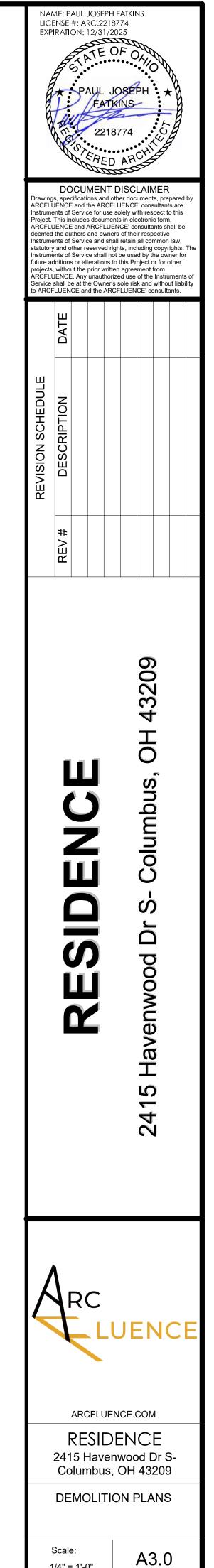




1 DEMO PORTION OF EXISTING WALL. SEE PROPOSED FOR

GENERAL NOTES:

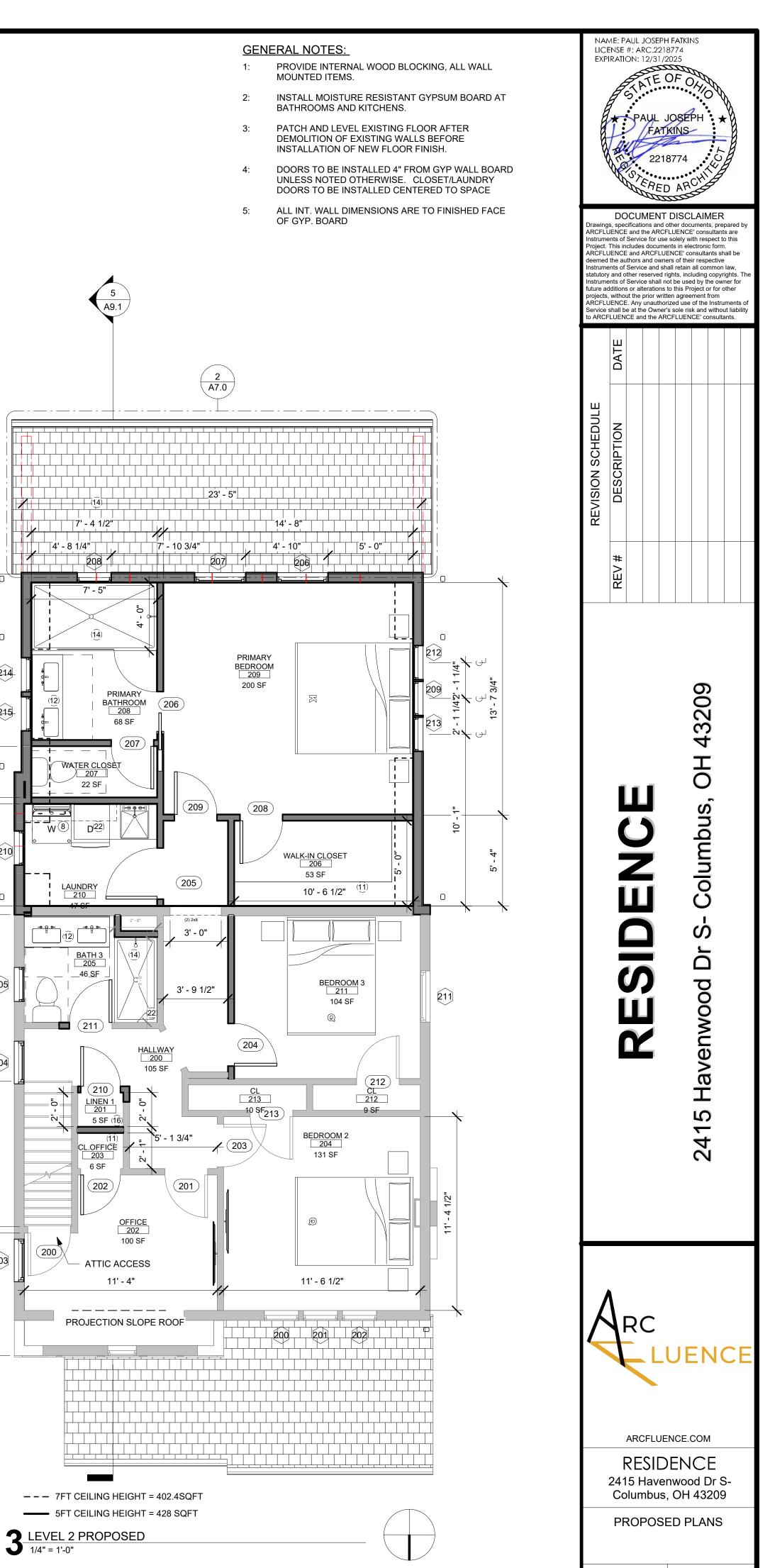
- 1: WALLS ARE GYPSUM BOARD OR PLASTER ON WOOD STUDS UNLESS NOTED OTHERWISE OTHERWIZE. WALL TO BE REMOVED ENTIRE HEIGHT FROM FINISH FLOOR TO UNDERSIDE OF DECK.
- 2: FILL AND LEVEL ALL HOLES IN FLOORS AND WALLS AFTER REMOVAL OF PIPES, DUCTS, CONDUITS AND OTHER PENETRATING ITEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 3: DAMAGES INCURRED.
- 4: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS.
- ALL EXISTING FLOORS NOT DEMOLISHED TO BE 5: PREPARED FOR INSTALLATION OF NEW FINISH.
- 6: ALL WALLS TO RECEIVE NEW GYPSUM BOARD, EXTERIOR WALLS TO ALSO RECEIVE NEW INSULATION, REFER TO WALL SECTIONS.
- PROVIDE TEMPORARY BRACING FOR ALL EXISTING STRUCTURAL ELEMENTS TO BE REMOVED UNTIL 7: NEW MEMBERS ARE PROPERLY INSTALLED.
- 8: DEMO ALL ITEMS DASHED.



1/4" = 1'-0"



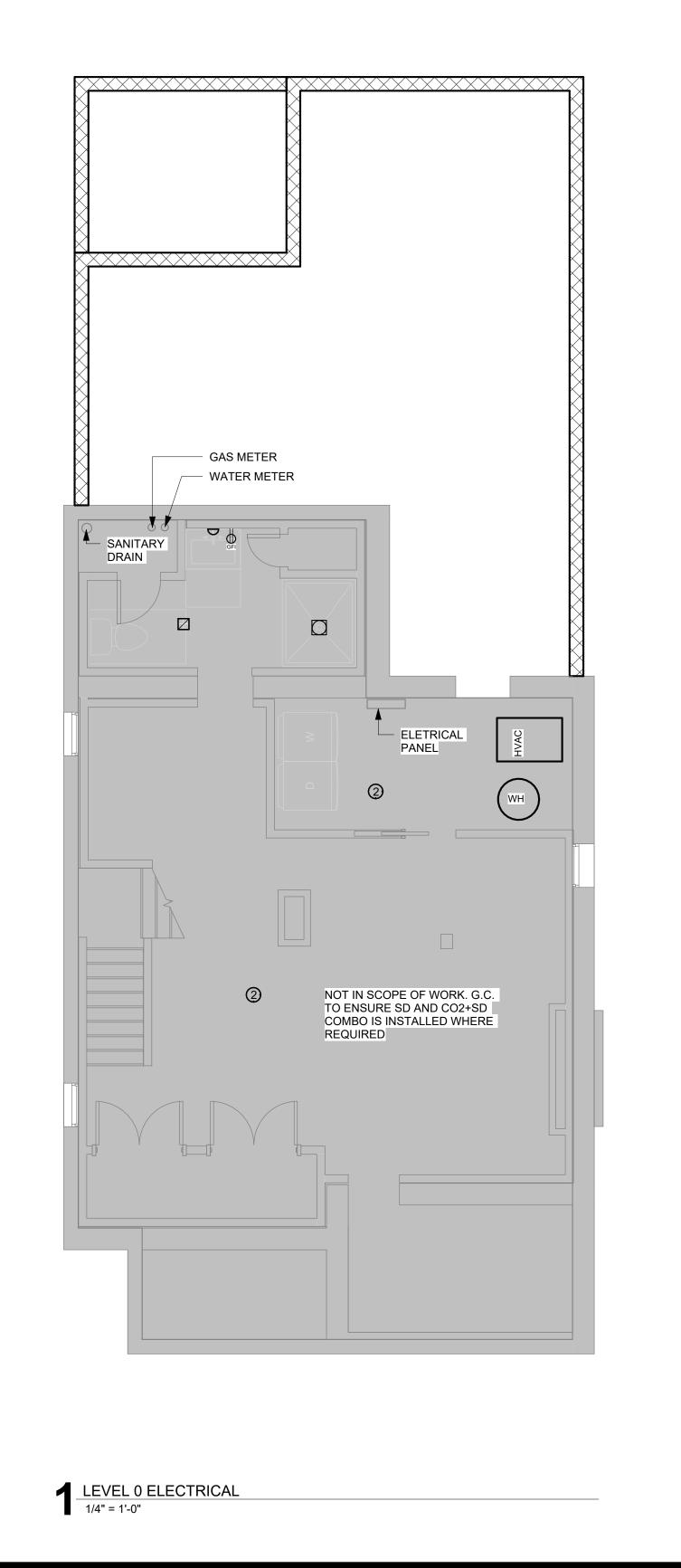




Scale: 1/4" = 1'-0"

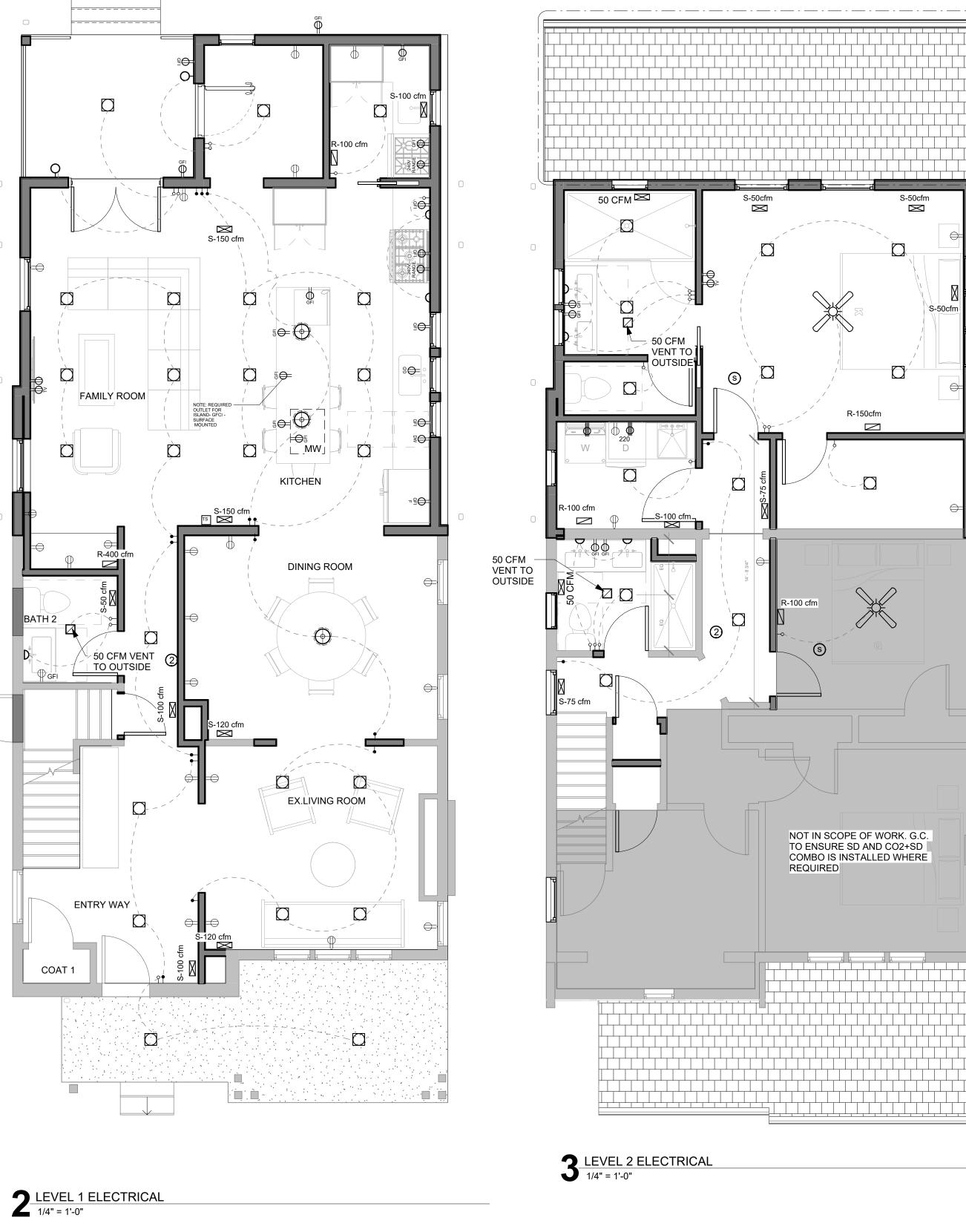
A4.0

	ELECTRICA		_		
	200 AN	/IP 1PHA	ASE		
CIR	LOAD		CIR	LOAD	
1	REFRIGIRATOR	20AMP	2	MICROWAVE	20AMP
3	DISHWASHER	20AMP	4	A/C	20AMP
5	DRYER	30AMP	6	STOVE	40AMP
7	WATER HEATER	30AMP	8	WASHER	20AMP
9	SMOKE DETECTOR	15AMP	10	GFCI BATHROOM OUTLETS	20AMP
11	LIVING RM & KITCHEN LIGHTS	15AMP	12	LIVING RM AND DINING RM	15AMP
13	2ND FLR HALL & P BED LIGHTS	15AMP	14	BEDROOMS 2&3 LIGHTS	15AMP
15	PRIMARY BEDROOM OUTLETS	20AMP	16	BEDROOMS 2&3 OUTLETS	15AMP
17	BEDROOM 4 LIGHTS	15 AMP	18	BEDROOM 4 OUTLETS	15 AMP
19			20		
21			22		
23			24		
25			26		
27			28		
29			30		

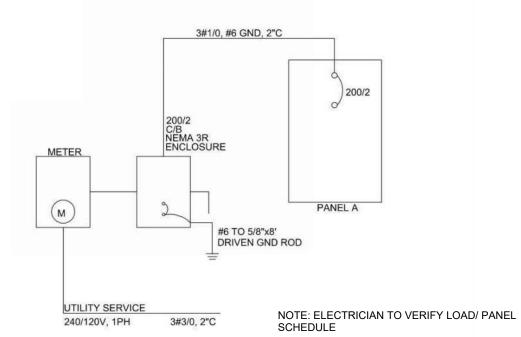




atest edition



						LIC	ME: PAUL JOSEPH FATKINS ENSE #: ARC.2218774 PIRATION: 12/31/2025
GENER		S.	LEGE	ND			ATE OF OXIN
1. CENTER	LIGHT FIXTURI	ES IN ROOMS UNLESS NOTED OR		T		Ĕ	FATKINS
2. PROVIDE AMP CIR	CUIT THAT SEF	VISE. CTION REQUIRED BY NEC FOR 15 AND 20 RVE OUTLETS AND DEVICES EXCLUDING S AND OUTSIDE AREAS.	DETEC S SMOK	E DETECTOR			2218774
MANNER	R THAT THE AC	D BE INTERCONNECTED IN SUCH A TUATION OF ONE ALARM WILL ALARMS IN THE INDIVIDUAL DWELLING		MOUNTED RIOR LIGHT JST E WAY SWITCH			ERED ARCHIE
	INT AREAS HAV	/E TO BE BOTH AFCI AND GFCI ED	I	SWITCH		ARCFL	DOCUMENT DISCLAIMER gs, specifications and other documents, prepared by UENCE and the ARCFLUENCE' consultants are ents of Service for use solely with respect to this
ON THE SU	JPPLY SIDE ARE	EMERGENCY SERVICE DISCONNECTS E REQUIRED ON THE OUTDOOR OR		CH LOCATED		Project ARCFL deeme	This includes documents in electronic form. UENCE and ARCFLUENCE' consultants shall be d the authors and owners of their respective
6. ISLAND F	RECEPTACLES	LING UNIT PER NEC 230.85 ARE REQUIRED TO BE ON TOP OF THE U HAVE TO HAVE PROVISIONS FOR A	-Ò- CEILIN	IG LIGHT		statutor Instrum	ents of Service and shall retain all common law, y and other reserved rights, including copyrights. The ents of Service shall not be used by the owner for diditions or alterations to this Project or for other
		RECEPTACLE OUTLET TO SERVE THE		ISION / CABLE		ARCFL	s, without the prior written agreement from UENCE. Any unauthorized use of the Instruments of shall be at the Owner's sole risk and without liability FLUENCE and the ARCFLUENCE' consultants.
			圖 CAT - :	5 R REGISTER			
				RN REGISTER MOSTAT			DATE
]		CEILI	NG FAN AND LIGHT		ULE	
			Ψ	IDENT		SCHEDULE	SCRIPTION
		2 A7.0	LIG			REVISION	DESCR
			⊂ scc	NCE		RE	
		Total Floor Area of Dwelling (NEC	220.12) 1934	SQI	200 200		REV #
		Factor "General Lighting"	12/3	Quantity V	olt Amperes (VA)		
O-11	0	 General Lighting (SQFT X 3 VA/SQ F Small Appliance Circuits (1500 VA pe 220.52(A)) (minimum 2) 	T (Table 220.12) 3 2 er circuit) (NEC 150	K 1934 sqft. 0 X 4	5802 6000		
⊠ ₽		 Laundry Circuit (1500 VA per circuit) Total General Lighting Load (Add lines First 3000 VA @ 100%: 		0 X 1	1500 13302 3000		
iOcfm		 Total General Lighting Load – 3000 = Net General Lighting Load (Per NEC 	<u>10302</u> @ 35% 220.42) (Add lines 5	& 6):	3606 6606		ICE mbus, OH 43209
		 *Fixed Appliances(if insufficient space, sector) Garbage Disposal 	use back):	YES NO	900		43
\ominus		Bathroom Fan Microwave		4	700 1400		I
		Dishwasher Other:		-	1500		
-1		Other:		Total	4500		IS,
		 3 or less Appliances, Total Appliance 4 or more Appliances, 75% of Total Appliance 	VA; opliance VA (NEC 220	0.53):	3375		D Dus, (
		*Other Loads (including motors, EV cha	rger(s), etc.)	YES NO Na	meplate Rating (VA)		
\ominus =	0	 Electric Range (8000VA or Nameplate)⁴ HVAC 	*	1	8000		Colu
		11. Electric Oven 12. Electric Dryer (5000 VA minimum)**		1	5000 5000		
		13. Electric Vehicle Charger		· ·	5000		
		14. Other: 15. Other:					
Ŧ		16. 25% of largest motor (NEC 430.24) Total Service Load Volt-Amperes (VA) (A Total Service Load Volt-Amperes / 240-y			33981		
<u> </u>		***Service Rating (Amperes)=		200			Š
		* For every "YES" answer, indicate VA rating of ** Nameplate rating must be used if larger *** Service Rating shall be greater than or equa	12122				RESID Havenwood Dr S-
			3#1/0, #6 GND, 2"C				2
	_			200/2			241



Riser diagram

RESIDENCE

ARCFLUENCE.COM

2415 Havenwood Dr S-Columbus, OH 43209

REFLECTED CEILING PLANS

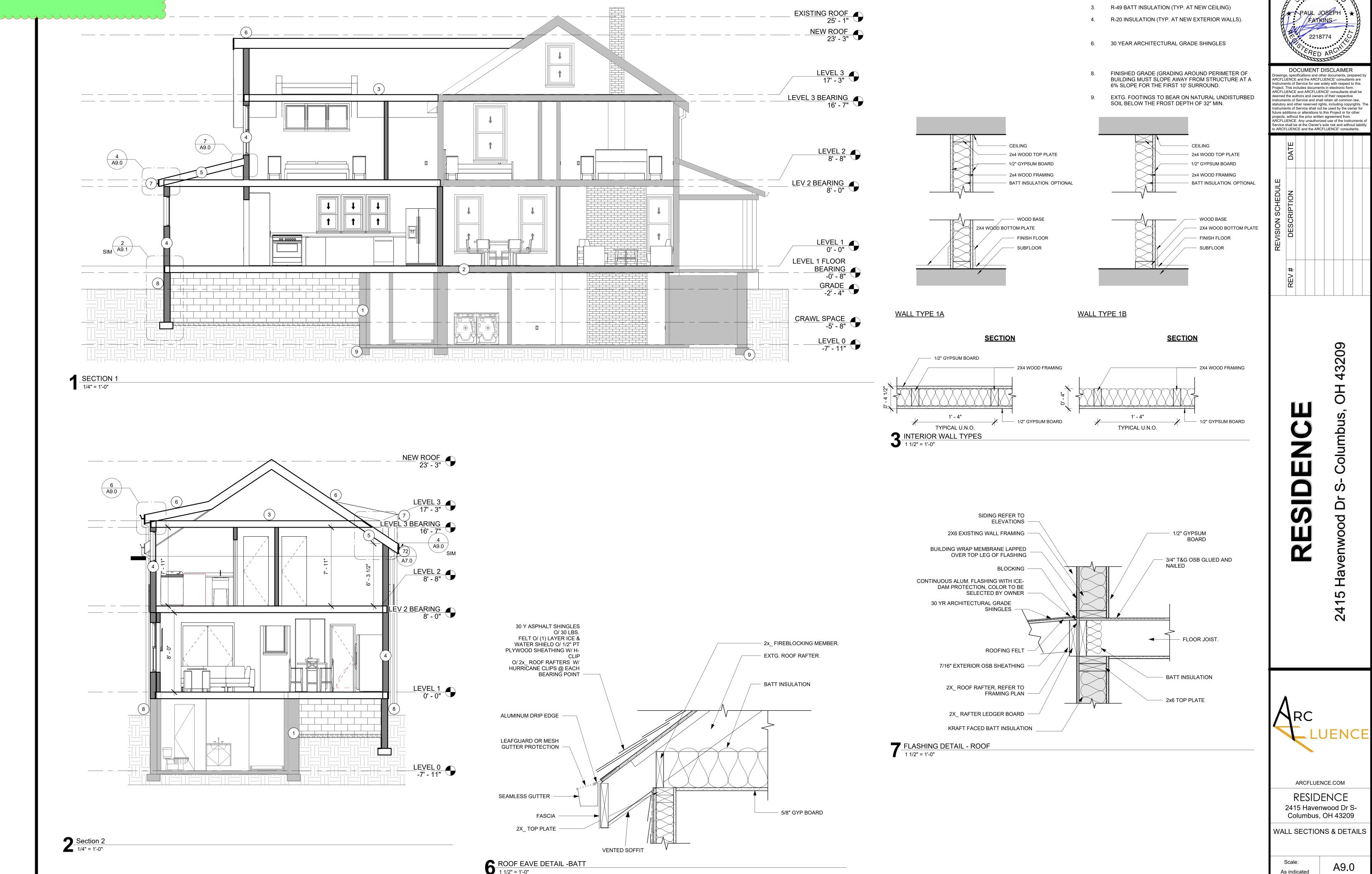
Scale: 1/4" = 1'-0"

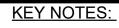
NRC

A8.0

LUENCE

Latest edition





- 1. EXTG. FOUNDATION WALL
- EXTG. FLOOR JOISTS & SUB-FLOOR 2.

NAME: PAUL JOSEPH FATKINS LICENSE #: ARC.2218774

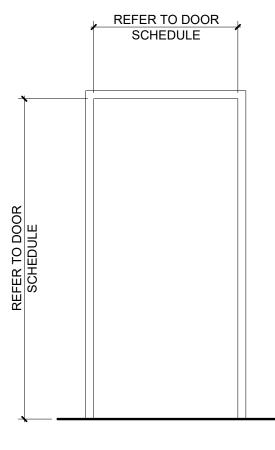
> am SATE OF,

EXPIRATION: 12/31/2025



Latest edition

	DOOR SCHEDULE				
				FRAME	
#	TYPE	WIDTH	HEIGHT	TYPE	R
001	STORAGE 1	4' - 0"	6' - 8"	W-1	2,3
002	STORAGE 1	4' - 0"	6' - 8"	W-1	2,3
003	LAUNDRY/MECH ROOM	2' - 2"	6' - 8"	W-1	2,3
004	BATH 1	2' - 6"	7' - 0"	W-1	2,3
005	CL.01	2' - 0"	6' - 8"	W-1	2,3
006	CL.01	1' - 6"	6' - 8"	W-1	2,3
100	ENTRY	2' - 8"	6' - 8"	W-1	2,3
101	COAT 1	2' - 6"	7' - 0"	W-1	2,3
102	BATH 2	2' - 6"	6' - 8"	W-1	2,3
103	MUDROOM	3' - 0"	6' - 8"	W-1	2,3
106	ACESS BASEMENT	2' - 4"	6' - 8"	W-1	2,3
107	PANTRY	2' - 2"	6' - 8"	W-1	2,3
108	FAMILY ROOM	5' - 0"	6' - 8"	W-1	2,3
109	SIDE ENTRY	2' - 8"	6' - 8"	W-1	2,3
200	ACESS ATTIC	2' - 6"	7' - 0"	W-1	2,3
201	OFFICE	2' - 6"	7' - 0"	W-1	2,3
202	CL.OFFICE	2' - 4"	6' - 8"	W-1	2,3
203	BEDROOM 2	2' - 6"	7' - 0"	W-1	2,3
204	BEDROOM 3	2' - 6"	6' - 8"	W-1	2,3
205	LAUNDRY	3' - 0"	6' - 8"	W-1	2,3
206	PRIMARY BATH	2' - 2"	6' - 8"	W-1	2,3
207	WATER CLOSET	2' - 6"	6' - 8"	W-1	2,3
208	WALK IN CLOSET	2' - 6"	7' - 0"	W-1	2,3
209	PRIMARY BEDROOM	2' - 6"	7' - 0"	W-1	2,3
210	LINEN CLOSET	2' - 4"	6' - 8"	W-1	2,3
211	BATH 3	2' - 6"	6' - 8"	W-1	2,3
212	CLOSET	2' - 6"	7' - 0"	W-1	2,3
213	CLOSET	2' - 6"	7' - 0"	W-1	2,3





WOOD FRAME FRAME TYPES 1/2" = 1'-0"

DOOR REMARKS

1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR.

2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER.

3. NEW HEADER AT FIRST FLOOR TO BE (2) 2x8 WOOD, SECOND FLOOR (2) 2x6 PER 2019 RCO PER TABLES 602.7(1) AND 602.7(2)

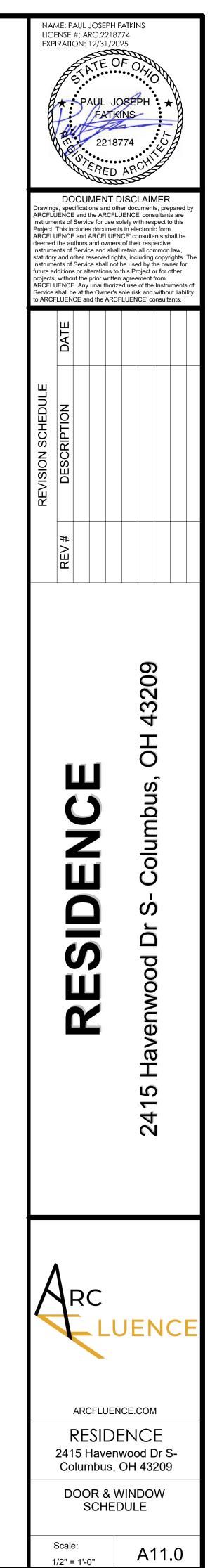
	WINE	DOW S	SCHE	DULE		
#	ROOM	SILL HEIGHT	HEIGHT	WIDTH	LEVEL	REMARKS
001	EX.BASEMENT	6' - 0"	1' - 6"	2' - 0"	LEVEL 0	2,3
002	EX.BASEMENT	6' - 0"	1' - 6"	2' - 0"	LEVEL 0	2,3
003	EX.BASEMENT	6' - 0"	1' - 0"	2' - 0"	LEVEL 0	2,3
100	EX. LIVING ROOM	2' - 4"	4' - 4"	2' - 0"	LEVEL 1	2,3
101	EX. LIVING ROOM	2' - 4"	4' - 4"	2' - 0"	LEVEL 1	2,3
102	EX. LIVING ROOM	2' - 4"	4' - 4"	2' - 0"	LEVEL 1	2,3
103	EX. LIVING ROOM	1' - 6"	5' - 6"	2' - 6"	LEVEL 1	2,3
104	EX.DINING ROOM	1' - 6"	5' - 6"	2' - 6"	LEVEL 1	
105	EX.DINING ROOM	1' - 6"	5' - 6"	2' - 6"	LEVEL 1	
106	EX.STAIR	2' - 0"	5' - 0"	3' - 0"	LEVEL 1	2,3
107	FAMILY ROOM	2' - 0"	5' - 0"	3' - 0"	LEVEL 1	2,3
108	FAMILY ROOM	2' - 0"	5' - 0"	3' - 0"	LEVEL 1	2,3
109	KITCHEN	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
110	KITCHEN	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
111	KITCHEN	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
112	PANTRY	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
200	BEDROOM 2	2' - 2"	4' - 4"	2' - 0"	LEVEL 2	2,3
201	BEDROOM 2	2' - 2"	4' - 4"	2' - 0"	LEVEL 2	2,3
202	BEDROOM 2	2' - 2"	4' - 4"	2' - 0"	LEVEL 2	2,3
203	OFFICE	2' - 0"	5' - 6"	2' - 6"	LEVEL 2	2,3
204	STAIR	2' - 0"	5' - 6"	2' - 6"	LEVEL 2	2,3
205	BATH 3	4' - 6"	3' - 0"	2' - 0"	LEVEL 2	2,3
206	PRIMARY BEDROOM	2' - 6"	5' - 0"	3' - 0"	LEVEL 2	2,3
207	PRIMARY BEDROOM	2' - 6"	5' - 0"	3' - 0"	LEVEL 2	2,3
208	PRIMARY BATHROOM	4' - 6"	3' - 0"	2' - 0"	LEVEL 2	2,3
209	PRIMARY BEDROOM	4' - 6"	2' - 6"	2' - 0"	LEVEL 2	2,3
210	LAUNDRY	4' - 6"	2' - 6"	2' - 0"	LEVEL 2	2,3
212	PRIMARY BEDROOM	4' - 6"	2' - 6"'	2' - 0"	LEVEL 2	2,3
213	PRIMARY BEDROOM	4' - 6"	2' - 6"	2' - 0"	LEVEL 2	2,3
300	ATTIC	1' - 0"	4' - 0"	2' - 6"	LEVEL 3	2,3
301	ATTIC	3' - 0"	2' - 0"	4' - 11 1/2"	LEVEL 3	2,3

WINDOW REMARKS

- 1. PROVIDE TEMPERED GLASS PER ANSI Z97.1
- 2. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER.
- ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2x8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019 TABLE 602.7(1) UNLESS NOTED OTHERWISE

GENERAL	NOTES:

- 1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR
- 2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER
- 3. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER
- 4. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2X8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019 TABLE 602.7(1)
- 5. GC TO VERIFY ALL DIMENSIONS SHOWN



1st submission RESIDENCE 2415 Havenwood Dr S- Columbus, OH 43209



SCOPE OF WORK NEW ADDITION AND RENOVATION OF EXISTING BUILDING INTERIOR SPACE AND ADJUSTED CONFIGURATION OF FLOOR PLAN LAYOUT.

CODE DATA

APPLICABLE CODES BUILDING CODE ZONING CLASSIFICATION

BUILDING CODE ANALYSIS

PRIMARY USE GROUP R (RESIDENTIAL) AREA: TOTAL AREA: NUMBER OF STORIES

CONSTRUCTION TYPE: CONSTRUCTION TYPE:

SEISMIC CATEGORY EXTERIOR WALL RATING ALLOWABLE HEIGHT ACTUAL HEIGHT

GENERAL SCOPE OF WORK

- B. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT EXCEPT AS NOTED OTHERWISE.
- C. ANY DAMAGE TO PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO OWNER.
- D. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR IN ANY NEW ADDITION. MUD AND DEBRIS TRACKED ONTO OWNER PAVING OR CITY STREETS TO BE CLEANED IMMEDIATELY.
- SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
- G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, UNLESS SPECIFICALLY NOTED.
- PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.
- THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT AND CONSULTANTS FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS.
- PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR. ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION. **COORDINATION WITH SEPARATE CONTRACTORS**
- COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.
- M. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.
- N. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.
- D. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.
- COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)
- REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED.
- Q. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS). **GENERAL EXECUTION OF THE WORK**
- R. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.
- PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.
- BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

SITE VERIFICATION

- . ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.
- ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.
- W. THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION. X. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING ANY MATERIALS.

VB: NOT SPRINKLED 0 HOURS 35'-0' 25'-1'

2019 RESIDENTIAL CODE OF OHIO

R-6

3,175 SF

100

101

102

103

104

105

106

107

108

109

110

111

LEVEL 2

Room Schedule Number Area Name LEVEL 0 001 RECREATION ROOM 369 SF 002 STORAGE 1 31 SF 003 GYM 64 SF 004 LAUNDRY/MECH ROOM 494 SF 005 BATH 60 SF 006 CL.02 6 SF 007 CL.01 11 SF LEVEL 1

141 SF

146 SF

162 SF

100 SF

32 SF

248 SF

193 SF

51 SF

42 SF

36 SF

78 SF

7 SF

EX.FRONT PORC

EX.LIVING ROOM

COAT '

DINING

BATH 2

KITCHEN

MUDROOM

PANTRY

HALLWAY

ENTRY WAY

FAMILY ROOM

COVERED PORCH

A11.0 DOOR & WINDOW SCHEDULE

Room Schedule Area Name Number 105 SF 200 HALLWAY 5 SF 201 LINEN 1 100 SF OFFICE 202 CL.OFFICE 6 SF 203 BEDROOM 2 131 SF 204 46 SF BATH 3 205 WALK-IN CLOSET 53 SF 206 WATER CLOSET 22 SF 207 PRIMARY BATHROOM 68 SF 208 209 PRIMARY BEDROOM 200 SF 210 LAUNDRY 44 SF

104 SF

9 SF

10 SF

3175 SF

BEDROOM 3

211

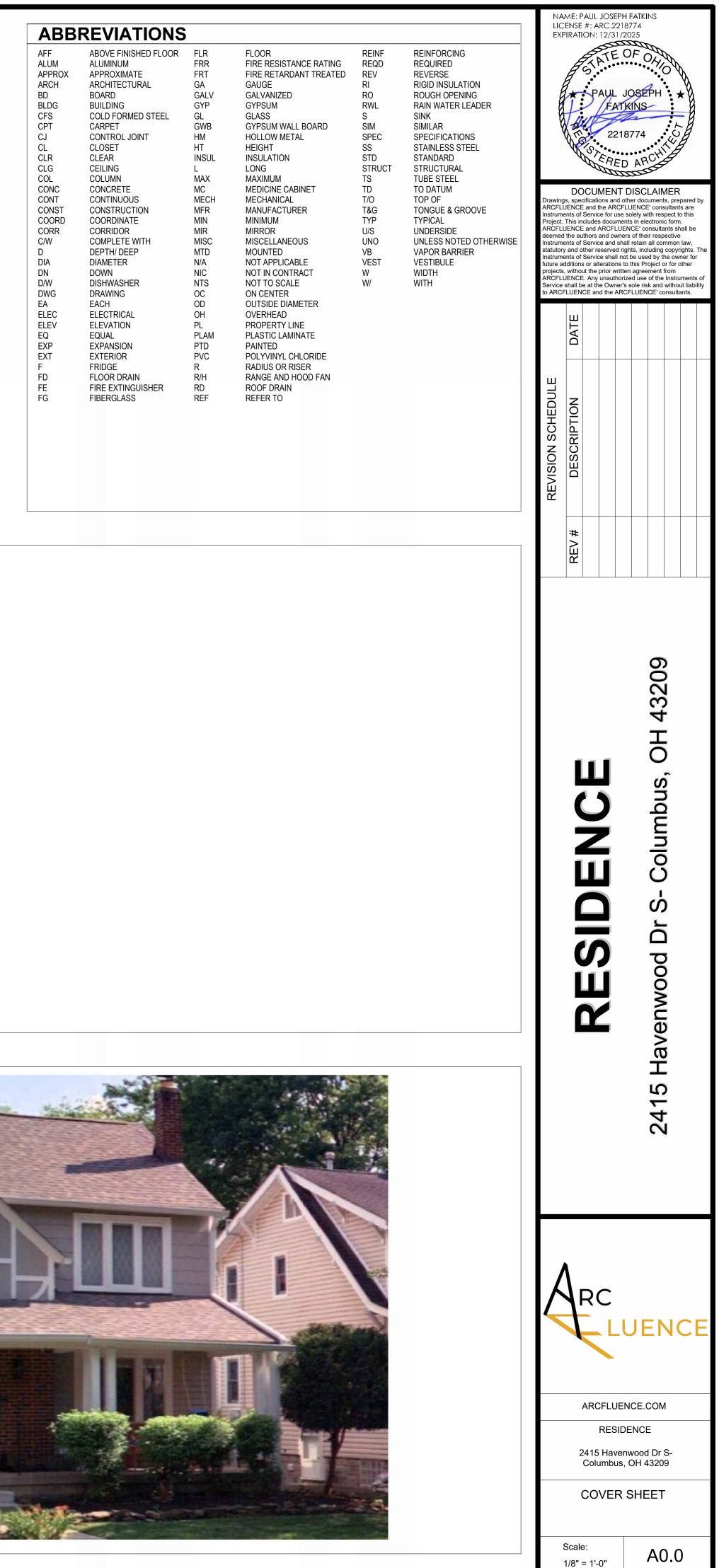
212

213 CL

Grand total

SHEET INDEX							
#	Sheet Name	REV	DATE				
		NEV	DATE				
A0.0	COVER SHEET						
A0.1	GENERAL NOTES						
A1.0	SITE PLAN						
A2.0	GARAGE PLANS						
A3.0	DEMOLITION PLANS						
A4.0	PROPOSED PLANS						
A8.0	REFLECTED CEILING PLANS						
A10.0	EXTERIOR ELEVATIONS						





1st submission

RCE CODE COMPLIANCE AND ANY ORDINANCES GOVERNING THE WORK OF THIS

- BUILDING 2. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. 3. ANY WRITTEN NOTES / DIMENSIONS TAKE PRECEDENCE OVER SCALE, GC TO VERIFY ALL DIMENSIONS, ANY DISCREPENCY DISCOVERED SHALL BE
- COMMUNICATED IMMEDIATLY TO THE ACRHITECT BEFORE TAKING ACTION. 4. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS AND APPLIANCES SHALL BE FOLLOWED.
- 5. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF VARIOUS TRADES TO EXPEDITE THE CONSTRUCTION IN A CONTINUOUS MANNER UNTIL THE 6. STAIR LANDINGS SHALL BE A MINIMUM LENGTH OF 36" OR THE WIDTH OF THE STAIRCASE WHICHEVER IS GREATER. GOVERNING MUNICIPALITY ISSUES THE CERTIFICATE OF OCCUPANCY. 7. A DOOR MAY BE LOCATED AT THE TOP THE STEPS SO LONG AS THE DOOR DOES NOT SWING OVER THE STAIRS AND PROVIDED THAT THE TOP STEP

EXCAVATION:

- 1. FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL EXCAVATED BELOW LOCAL FROST LINE.
- 2. TOP OF FOUNDATION SHALL BE A MINIMUM 8" ABOVE FINISHED GRADE. 3. DO NOT BACKFILL UNTIL FLOOR FRAMING IS ATTACHED TO SILL PLATE AND SHEATHING IS INSTALLED.
- 4. FINISHED GRADE SHALL PROVIDE DRAINAGE AWAY FROM FOUNDATION, GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10' OF AREA AROUND FOUNDATION. FINAL LANDSCAPE SHALL NOT INTERFERE WITH MIN. SLOPE.

FOUNDATION:

- 1. FOUNDATION WALLS AND BASEMENT SLAB OR MONOLITHIC SLAB NOT EXPOSED TO THE WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH
- OF 2500 PSI. . HANDRAILS DEEPER THAN 2 5/8" INCHES SHALL HAVE FINGER GROOVES 3/4" INCH BY 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF 2. ANY CONCRETE FOUNDATION WALLS AND OR SLABS INCLUDING GARAGE SLABS, PORCHES ETC... THAT ARE EXPOSED TO THE WEATHER SHALL HAVE A HANDRAII MIN. COMPRESSIVE STRENGTH OF 3500 PSI.
- 3. REFER TO PROJECT STRUCTURAL ENGINEERING FOR FOOTING / PIER SCHEDULE.
- 4. A SOILS TEST AND REPORT IS RECOMMENDED TO BE COMPLETED PRIOR TO STRUCTURAL ENGINEERING.
- 5. STRUCTURAL ENGINEER TO COORDINATE WITH SOIL ENGINEERING TO PRODUCE A FOUNDATION DESIGN CAPABLE OF SUPPORTING STRUCTURE INCLUDING A FOOTING AND REBAR SCHEDULE. FOUNDATION PLAN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER.

FRAMING:

- 1. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING.
- 2. FOR 2 X 6 EXTERIOR WALLS, A 2 X 6 P.T. SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION. FOR 2 X 4 EXTERIOR WALLS, A 2 X 4 P.T. SILL PLATE FIREPLACE CHIMNEYS MUST EXTEND MIN. 24" INCHES ABOVE ANY ROOF WITHIN A TEN FEET RADIUS. SHALL BE ANCHORED TO THE FOUNDATION WALL. 5. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS, SLEEPING AREAS, ALONG WITH ONE PER HABITABLE FLOOR LEVEL, INCLUDING BASEMENTS AND CRAWL SPACES.
- 3. RIM BOARD SHALL BE A MIN 1-1/8" THICK AND BEAR APA STAMP.
- 4. MANUFACTURED FLOOR JOISTS SHALL NOT EXCEED THE ALLOWED SPAN LISTED IN MANUFACTURERS DESIGN GUIDE. 5. LUMBER SUPPLIER TO FURNISH SHOP DRAWINGS TO GENERAL CONTRACTOR OF THE FLOOR JOIST AND ROOF SYSTEM BEARING A LICENSED
- ENGINEER'S STAMP AND SIGNATURE 6. PREMIUM #2 OR BETTER DOUGLAS FIR STUDS TO BE FURNISHED TO JOB SITE UNLESS DIRECTED OTHERWISE BY GENERAL CONTRACTOR. BUILDING
- SUPPLIER TO VERIFY STUD QUALITY PRIOR TO DELIVERY OF MATERIALS. 7. BUILT UP BEAMS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 16D NAILS AT 16" O.C. ON ALL EDGES. BUILT UP COLUMNS OF 2 X TERMINATE MECHANICAL DUCTS WITHIN 4 FEET OF AN OPERABLE EXTERIOR DOOR OR WINDOW OR AIR INLET. MEMBERS SHALL BE NAILED TOGETHER WITH A MIN. TWO ROWS OF 16D NAILS AT 10" O.C. STAGGERED.
- 2. MAX LENGTH OF DRYER VENT IS 25 FEET. REDUCE LENGTH BY 2.5 FEET FOR EACH 45 DEGREE BEND OR 5 FEET FOR EACH 90 DEGREE BEND. 8. ALL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE. GAP ALL 3. DRYER EXHAUST SYSTEMS SHALL CONVEY MOISTURE TO THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. WAFERBOARD SHEATHING. INSTALL H CUPS ON ALL ROOF SHEATHING. DUCTS SHALL HAVE A BACK DRAFT DAMPER.
- 9. TRUSSES SHALL BE PRE-ENGINEERED AND SUPPLIED BY TRUSS MANUFACTURER BEARING LABELS TO MATCH ROOF SHOP DRAWING. SHOP DRAWING 4. A MIN. 90% MIN. EFFICIENCY FURNACE SHALL BE INSTALLED. TO BEAR LOCAL STATE STRUCTURAL ENGINEER'S STAMP. 5. COMBUSTION AIR SHALL BE PROVIDED TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. 10. STANDARD STUD FRAMING AT EACH END OF EACH BEAM UNLESS OTHERWISE NOTED SHALL CONSIST OF (1) KING STUD AN (2) TRIMMER STUDS
- 6. METAL OR FOIL TAPE MUST BE USED ON DUCTING. CLOTH TAPE IS PROHIBITED. UNLESS NOTED OTHERWISE 7. TERMINATE EXHAUST OUTLETS A MIN. 3 FEET ABOVE AN OPERABLE DOOR, WINDOW OR AIR VENT WITHIN 10 FEET OF EXHAUST TERMINAL. 11. ALL EXTERIOR FRAMING WALLS SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR BEARING WALLS FRAMING SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR NON 8. INSTALL CEMENT, FIBER-CEMENT OR GLASS MATT GYPSUM BACKERS PER MANUFACTURERS RECOMMENDATIONS FOR ALL WALL TILE / PANELS IN TUB BEARING WALLS SHALL BE NO GREATER THAN 24" O.C AND SHOWER AREAS.
- 12. FRAMING TO INCLUDE ALL STAIRS, FUR-DOWNS, DECKS, PLANT SHELVES AND CEILING JOISTS.
- 13. (3) STUDS MIN. REQUIRED AT ALL CORNERS.
- 14. WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR U.S.P. METAL CONNECTORS HAVING APPROVAL FROM THE NATIONAL CODE COUNCIL. ALTERNATIVELY, REFER TO RCO TABLE 602.3(1). SOLID BLOCKING SHALL BE PROVIDED AT ENDS OR BEARING POINTS OF ALL WOOD JOISTS AND TRUSSES. INSTALL ALL METAL CONNECTERS PER MANUFACTURERS SPECIFICATIONS. 15. MULTIPLE PLATES OR LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8" O.C. CONNECT P.T. SILL PLATES WITH "J" BOLTS. MULTIPLE
- MEMBERS SHALL BE ENGINEERED BY PROFESSIONAL ENGINEER.
- 16. BLOCK ALL HORIZONTAL EDGES OF WALL SHEATHING WITH 2" NOMINAL BLOCKING. 17. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIAMETER OF THREE TIMES THE DIAMETER OF SPECIFIED BOLT. UNLESS SPECIFIED OTHERWISE BY STRUCTURAL ENGINEER.
- 18. MINIMUM NAILING SHALL COMPLY WITH RCO TABLE 602.3(1).
- 19. FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS WITH 10 D RING-SHANK NAILS. 20. PROVIDE HOLD DOWNS AT SHEAR WALLS PER ENGINEERING
- 1. ANCHOR / STRAP WATER HEATERS TO RESIST HORIZONTAL MOVEMENT WITH THE UPPER STRAP IN THE TOP 1 /3 SECTION OF THE APPLIANCE AND THE 21. WOOD BEAMS UP TO TWO PLY'S NAIL TOGETHER WITH TWO ROWS 16D NAILS AT 12" O.C. STAGGER ROWS. WOOD BEAMS OF THREE PLY'S NAIL BOTTOM STRAP A MIN. 4" ABOVE THE CONTROLS PER IRC P2801.7 TOGETHER WITH TWO STAGGERED ROWS EACH SIDE WITH 16D NAILS AT 12" O.C. WOOD BEAMS OF FOUR PLY'S BOLT TOGETHER PER STRUCTURAL 2. ALL APPLIANCES WHICH REQUIRE PRESSURE RELIEF VALVES SHALL ALSO BE PROVIDED WITH A FULL SIZED DRAIN EXTENDING TO A FLOOR DRAIN. A ENGINEERING
- 22. BALLOON FRAME ALL BEARING WALLS.
- 23. SPACE 2 X 4 WALL STUDS EXCEEDING 10' IN HEIGHT AT A MIN. 12" O.C. SPACE 2 X 6 WALLS EXCEEDING 14' IN HEIGHT AT A MIN. 12" O.C. 24. FIRE BLOCK ALL STUD WALLS OVER 10' IN HEIGHT PER SECTION RCO 602.8 and 302.11
- 25. BEAMS, HEADERS, AND TRUSSES TO HAVE FULL WIDTH BEARING AT EACH END.

VENTILATION:

- CERAMIC TILE 1. ALL CRAWL SPACES TO BE VENTILATED BY MEAN OF SCREENED VENTS (1 SQ. FT. OF VENT PER 150 SQ. FT. OF CRAWL SPACE AS REQUIRED BY 2019 9. DISHWASHER WASTE SHALL DISCHARGE INDIRECTLY THROUGH THE DISHWASHER TERMINAL OF A GARBAGE DISPOSAL RCO. PROVIDE A VENT WITHIN 3' OF EACH CORNER OF CRAWLSPACE.
- 2. FOR LIGHT AND VENTILATION, A ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN A MIN. 1/2 THE AREA OF COMMON WALL IS OPEN,
- UNOBSTRUCTED AND PROVIDES A MIN. OPENING OF 1/10TH THE FLOOR AREA OF THE ROOM OR 25 SQ. FT. (WHICH EVER IS GREATER). RCO 303.2 12. PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE SERVICING SEWER MAN HOLE COVER SHALL BE EQUIPPED WITH A BACKWATER VALVE 3. ATTIC VENTILATION TO COMPLY WITH SECTION 806.2 OF THE 2019 RCO. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF OR APPROVED BACKFLOW PREVENTION SYSTEM. THIS REQUIRES BASEMENT PLUMBING TO BE PLUMBED INDEPENDENTLY. THE VENTED SPACE. 13. INSTALL INSTANT OR ELECTRIC HOT WATER HEATERS NOT CONTAINING A TRADITIONAL TANK PER MANUFACTURER'S INSTRUCTIONS, MUST COMPLY 4. VENTED SOFFIT SYSTEM TO WORK IN CONJUNCTION WITH STANDARD 12" SQUARE TURTLE VENTS TO BE THE STANDARD ATTIC VENTILATION SYSTEM TO THE RCO CODE REQ.
- UNLESS SPECIFIED OTHERWISE BY USE OF A RIDGE CAP VENT OR A MID- RIDGE VENTILATION SYSTEM.

WINDOWS / GLAZING:

- 1. BEDROOM WINDOWS TO HAVE A FINISHED SILL HEIGHT OF 44" MAX ABOVE FINISHED FLOOR (A.F.F.)
- 2. SUPPLY ALL HABITABLE ROOMS WITH NATURAL LIGHT USING AN OPERABLE EXTERIOR WINDOW WITH A MIN. AREA OF 8% OF THE FLOOR AREA PER EACH ROOM FOR LIGHT AND 4% OF THE FLOOR AREA PER EACH ROOM FOR NATURAL VENTILATION.
- 3. WINDOWS WITHIN 24" OR LESS ABOVE FINISHED FLOOR SHALL HAVE TEMPERED SAFETY GLASS.
- 4. TOP ALL WINDOWS PER PLAN 5. WINDOWS WITHIN 24" OF EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS.
- 6. ALL BEDROOM / SLEEPING ROOM WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQUARE FEET MINIMUM WITH A MIN. WIDTH OF 20" AND MIN. HEIGHT OF 19. PROVIDE ACCESS TO MOTORS AND PUMPS ON ALL JETTED TUBS.
- 7. PROVIDE A MIN. 9" FLASHING AROUND ALL EXTERIOR WINDOWS WITH COUNTER-FLASHING AND APPROVED CAULKING. INSTALL ALL WINDOWS AND FLASHING PER MANUFACTURERS SPECIFICATIONS.

WINDOW WELLS:

- 1. 44" MAXIMUM DEPTH (LADDERS NOT REQUIRED). FOR WINDOW WELLS WITH A DEPTH GREATER THAN 44" PROVIDE STEPS OR LADDERS PER RCO
- <u>310.2.3.1.</u> 2. WELLS MUST MAINTAIN MINIMUM OF 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL MAINTAINING A MIN. 9 SQ. FT.
- 3. WELLS MUST MAINTAIN A MINIMUM OF 35• OF VERTICAL CLEARANCE FROM ANY BUILDING PROJECTION SUCH AS CANTILEVERS OR BAY WINDOWS

EXTERIOR DOORS:

- 1. ALL EXTERIOR DOORS SHALL HAVE A FLOOR LANDING ON EACH SIDE OF THE DOOR.
- 2. FLOOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 1.5" LOWER THAN TOP OF THRESHOLD. IF DOOR IS NOT A REQUIRED EXIT DOOR, THE LANDING SHALL NOT EXCEED 8" FROM TOP OF THRESHOLD. 3. 3. ALL LANDINGS SHALL MAINTAIN A WIDTH OF 35• MIN. MEASURED IN THE DIRECTION OF TRAVEL

BRICK VENEER:

- 1. EACH GALVANIZED BRICK TIE SHALL SUPPORT NO MORE THAN TWO SQUARE FEET.
- 2. ATTACH BRICK TIES TO WALL STUDS. 3. PLACE BRICK TIES AROUND OPENINGS NO MORE THAN 36 INCHES O.C. AND WITHIN 12 INCHES OF OPENING.
- 4. BRICK TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT.
- 5. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FOUNDATION WALL AND OTHER POINTS OF SUPPORT 9. REFER TO IRC SECTION E3902 FOR ALL AREAS REQUIRING AN ARC-FAULT OR GROUND-FAULT INTERRUPTER PROTECTION SUCH AS BATHROOMS, 6. PROVIDE WEEPHOLES IN THE OUTSIDE OF THE MASONRY WALLS AT 32 INCHES O.C. MAXIMUM SPACING AND SHALL BE A MIN. 3/16" DIAMETER LOCATED GARAGES, KITCHENS, LAUNDRY ROOMS, EXTERIOR OUTLETS UNFINISHED SPACES, ETC. IMMEDIATELY ABOVE FLASHING. 10. PROVIDE AT LEAST ONE OUTLET WITHIN 25FT OF HVAC EQUIPMENT
- 7. FOLLOW ALL OTHER REQUIREMENTS FOUND IN RCO SECTION 703.7.1

STUCCO:

- 1. USE EXTERIOR PORTLAND CEMENT PLASTER SYSTEM /19200 OVER LABELED EXTERIOR WALLS.
- 2. APPLY STUCCO AFTER COMPLETION OF ROUGH FRAMING TO PREVENT CRACKING.
- 3. USE GALVANIZED 20 GAUGE WEEP SCREED, FASTENERS, CORNER AID, Z-FLASHING IN ALL TYPICAL AREAS.
- 4. APPLY APPROVED HOUSE WRAP OVER EXTERIOR WALL SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 5. USE EZ SEAL (6") BUTANE AT ALL PENETRATIONS.
- 6. J METAL AT ALL WINDOWS AND DOORS WHERE APPLICABLE.
- 7. EPS FOAM TRIM WHERE SPECIFIED ON ELEVATIONS.

WEATHER PROTECTION:

- 1. INSTALL 1 OR 2 LAYERS OF GRADE D (15LB) FELT UNDER ASPHALT ROOF SHINGLES PER RCO 905.1.
- 2. INSTALL TYVEK OR APPROVED HOUSE WRAP BEHIND ALL EXTERIOR SIDING AND MASONRY 3. INSTALL SELF ADHERED POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF FASCIA TO A LINE 24" BEHIND THE EXTERIOR WALL LINE, AND ALL ROOF
- VALLEYS 4. INSULATE AND WEATHER STRIP ALL ATTIC AND CRAWL SPACE ACCESS HATCHES W/ SAME 'R' VALUE AS THE FLOOR / CEILING ASSEMBLY.
- 5. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS AND STAIRS. 6. METAL FLASHING TO BE PROVIDED WHEREVER WATER FROM WEATHER BARRIER CAN ENTER DWELLING.

STAIRWAYS:

- 1. MAXIMUM RISER HEIGHT = 8 1/4" INCHES, TREADS TO BE A MIN. 9" WITH NO MORE THAN 3/8" VARIATION.
- 2. WHERE STAIRS ARE CURVED A MIN. RETURN OF 6" OF TREAD MUST BE MAINTAINED. 3. STAIRWAYS WITH SOLID RISERS MUST HAVE A NOSING NOT LESS THAN 3/4" INCHES AND NO MORE THAN 1 1/4" INCHES. FOR TREADS 11" INCHES OR DEEPER, NOSING IS NOT REQUIRED.
- 4. PROVIDE MINIMUM HEAD ROOM OF 6'-8" THRU-OUT STAIRWAY. 5. ALL STAIRS MUST HAVE A MINIMUM WIDTH OF 36"
- DOES NOT EXCEED 8" LOWER THAN TOP OF FLOOR. 8. ALL STEPS SHALL BE A EQUAL DISTANCE FROM TOP OF LANDING TO FINISHED FLOOR. (HEIGHT DIVIDED BY HOW MANY RISERS = EQUAL DISTANCE).

RAILING:

- 1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING MORE THAN TWO RISERS.
- 2. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" INCHES AND NOT MORE THAN 38" INCHES HIGH. 3. GUARDRAILS (42" INCHES) ARE REQUIRED AT ALL LANDINGS, DECKS, OR FLOOR LEVELS MORE THAN 30" ABOVE FINISHED GRADE AND SHALL SUPPORT A MIN. 200 LBS.
- 4. BALUSTERS FOR HANDRAILS OR GUARDRAILS SHALL BE SPACED SO THAT A 4" INCH SPHERE CAN NOT PASS THROUGH. RETURN ALL HANDRAILS INTO WALL NEWEL POST OR SAFETY TERMINAL.

FIRE WARNING SYSTEM AND PROTECTION:

- 1. GARAGE WALLS NOT COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. GARAGE WALLS COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 5/8" TYPE 'X' GYP BOARD APPLIED TO THE GARAGE SIDE. (TYPICAL AT WALLS AND CEILING WHEN APPLICABLE). WRAP ALL BEAMS WITH 5/8" TYPE 'X' GYP BOARD.
- 2. ENTRANCE DOORS FROM GARAGE SHALL BE A 20 MINUTE APPROVED FIRE RATED DOOR. 3. SHEET ROCK BELOW ALL STAIRS WITH 5/8" TYPE 'X' GYP BOARD.
- 6. ALARM UNITS SHALL BE INTERCONNECTED THROUGHOUT RESIDENCE.
- 7. ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK-UP.

MECHANICAL

- 9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
- 10. TAPE ALL DUCT JOINTS, CONNECTIONS AND SEAMS 11. GAS FIREPLACES MUST BE DIRECT VENT TERMINATING EXHAUST TO THE EXTERIOR. APPLIANCE SHALL BE EQUIPPED WITH AN EASY ACCESS GAS SHUT-OFF VALVE WITHIN 6 FEET OF APPLIANCE. 12. COMBUSTION AIR TO FURNACE MUST BE SUPPLIED BY TWO VERTICAL OPENINGS (ONE 12" ABOVE FLOOR AND ONE 12" BELOW CEILING) EACH WITH
- ONE SQUARE INCH PER 4,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. COMBUSTION AIR TO BE BROUGHT IN FROM OUTSIDE. AS AN ALTERNATIVE, COMBUSTION AIR MAY BE SUPPLIED BY TWO HORIZONTAL OPENINGS EACH WITH ONE SQUARE INCH PER 2,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. 13. INSULATE HEATING TRUNKS AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES ETC.

PLUMBING:

- FLOOR DRAIN SHALL BE PROVIDED AT ALL WATER HEATERS. 3. SHOWER PANS MUST HAVE AN APPROVED LINER ENDING 3" ABOVE THE FINISHED THRESHOLD, PROVIDE SOLID STUD BLOCKING BEHIND LINER EDGE.
- 4. TOILETS NOT TO EXCEED 1.6 GALLONS FLUSH, SHOWER HEADS NOT TO EXCEED 2.5 GALLONS PER MINUTE. 5. INSTALL APPROVED NON-FREEZE TYPE BACKFLOW PREVENTION HOSE BIBS PER MANUFACTURER'S RECOMMENDATIONS
- 6. TERMINATE PLUMBING VENTS A MIN. TWO FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OR EGRESS OPENINGS
- 7. SHOWERS AND TUBS OF ANY KIND SHALL HAVE A TEMPERATURE SAFETY VALVE / MIXER SET AT A MAX. 120 DEG. FAHRENHEIT. 8. TUB AND SHOWER SURROUNDS MUST BE WATER RESISTANT MATERIALS WITH A MIN. HEIGHT OF 6'-0" A.F.F. PROVIDE CEMENT BACKING BEHIND ALL
- 10. WATER HAMMER ARRESTORS REQUIRED WITH QUICK-CLOSING VALVE(DISH CLOTHES WASHERS) PER IRC P2903.5 11. TRAP PRIMERS REQUIRED AT ALL FLOOR DRAINS.
- 14. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES OF FLOOR AREA AND SHALL BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER RCO SECTION 702.4. SUCH WALLS SHALL FORM A WATER TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR, OR SHOWER FLOOR. 15. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A WINDOW OF NOT LESS THAN 3 SQUARE
- FEET, ONE HALF OF WHICH MUST BE OPERABLE. IF NO WINDOWS ARE DESIRED BY HOME OWNER, A MECHANICAL VENTILATION SYSTEM SHALL BE REQUIRED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR CONTINUOUS VENTILATION. 16. WATER CLOSETS TO BE A MINIMUM OF 30" WIDE WITH 24" X 30" OF UNOBSTRUCTED SPACE IN FRONT OF THE TOILET.
- 17. ALL ENCLOSED WATER CLOSETS TO BE EQUIPPED WITH A 60 CFM EXHAUST FAN WITH TERMINATION TO THE EXTERIOR 18. PROVIDE EXPANSION TANK FOR CULINARY WATER SYSTEM. LOCATE IN MECHANICAL ROOM PER IRC P2903.4
- 20. PLUMBING AND CONDUIT PENETRATIONS WITHIN A GARAGE SEPARATION WALL SHALL BE COPPER OF FERROUS 21. COOKING APPLIANCES SHALL BE LABELED AND APPROVED FOR HOUSEHOLD TYPE FOR DOMESTIC USE AND INSTALLED PER MANUFACTURERS
- **INSTRUCTIONS PER RCO 2447** 22. PLUMBER TO COMPLY WITH MANUFACTURER' HOLE CUTTING GUIDELINES AND RECOMMENDATIONS FOR ALL I-JOISTS AND BEAM PENETRATIONS. DO NOT HAMMER I-JOISTS FOR PLUMBING HOLES.

ELECTRICAL:

- 1. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS (COMPACT FLUORESCENT, T-8 OR SMALLER LINEAR FLUORESCENT. OR LAMPS WITH A MINIMUM EFFICACY OF: 60 LUMENS/WATT, FOR LAMPS OVER 15 WATTS TO 40 WATTS AND 40 LUMENS/WATT FOR LAMPS 15 WATTS OR LESS) FOR ENERGY CONSERVATION. SECTION N1104.1 & SECTION 404.1 IECC
- 2. SMALL APPLIANCE BRANCH CIRCUITS RATED AT 20 AMPS MUST BE PROVIDED TO SERVE ALL GENERAL WALL RECEPTACLES, COUNTERTOPS IN KITCHENS, DINING ROOM AND LAUNDRY AREA.
- 3. A MAXIMUM OF 4 RECEPTACLES MAY BE SERVED BY EACH CIRCUIT.
- 4. A DEDICATED CIRCUIT IS REQUIRED FOR THE LAUNDRY AREA AND BATHROOMS (ARTICLES 210.52(D) AND 210.11 (C), NEC AS AMENDED.) 5. BRANCH CIRCUITS SUPPLYING ALL ELECTRICAL OUTLETS (EXCEPT BATHROOMS, KITCHENS AND GARAGES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT. (ARTICLES 210.12 (A) AN 210.12 (B) NEC) 6. RECESSED FIXTURES INSTALLED IN AN INSULATED CAVITY OF THE THERMAL ENVELOPE MUST BE "IC-RATED" AND SEALED WITH A GASKET OR CAULK
- TO LIMIT AIR LEAKAGE (SECTION 402.4.5, IECC) 7. INSTALL CONCRETE ENCASED ELECTRODE (UFER GROUND) AS PART OF THE GROUNDING ELECTRODE SYSTEM. THIS GROUND CONSISTS OF A MINIMUM 20' LENGTH OF ELECTRICALLY CONDUCTIVE NO. 4 REINFORCING BAR ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED NEAR THE
- BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. (ARTICLE 250-52(A)(3)NEC.) 8. LIGHTING INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". LIGHTING INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS".
- 11. ALL GENERAL PURPOSE OUTLETS SHALL BE TAMPER RESISTANT. 12. A MIN. ONE SWITCHED LIGHT IS REQUIRED AT ALL ATTIC AND CRAWL SPACE ACCESSES, UTILITY ROOMS, BASEMENTS OR STORAGE AREAS. 13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES.
- CARBON MONOXIDE ALARMS SHALL HAVE 110 VOLT PERMANENT POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITH THE SMOKE DETECTORS 14. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE TWO HOUR LISTING.
- 15. SPACE OUTLETS SO THAT NO POINT MEASURED HORIZONTALLY ALONG FLOOR LINE IN ANY WALL SPACE IS GREATER THAN 6 FEET FROM A RECEPTACLE OUTLET IRC E3901.2.1
- 16. LIGHTING REQUIRED AT ALL INTERIOR AND EXTERIOR STAIRWAYS, SWITCHED AT EACH FLOOR LEVEL WITH ANY STAIR RUN IS 6 STEPS OR MORE IRC E3903.2-.3 17. CLOSET LIGHTING SHALL BE MINIMUM 18" FROM SHELVING OR OTHER COMBUSTIBLES MEASURED HORIZONTALLY.
- 18. PLACE ONE GFCI OUTLET PER GARAGE DOOR BAY INSIDE GARAGE
- 19. HALLWAYS LONGER THAN 10' SHALL HAVE A MIN. ONE OUTLET PROVIDED IRC SECTION E3901.10
- 20. THE ELECTRICAL PANEL SHALL HAVE A 30"WIDE X 36" DEEP UNOBSTRUCTED WORKING SPACE FOR EASY ACCESS WITH A MIN. 6'-6" HEAD ROOM. IRC 21. ELECTRICIAN SHALL FOLLOW MANUFACTURERS GUIDE FOR DRILLING OR NOTCHING HOLES IN I-JOISTS AND BEAMS. DO NOT "HAMMER" HOLES INTO I-
- JOIST FOR PENETRATIONS.

- BUILDING DEPARTMENT.
- SEPARATION WALLS. (E.) ALL WINDOWS MUST BE NFRC 100 COMPLIANT
- THE IECC)

VARIOUS NOTES:

- ATTIC SPACE. RISERS
- **CONSTRUCTION DOCUMENTS**

- PRIOR TO COMMENCING THE WORK.

- OWNER'S CONSTRUCTION MANAGER.

- PROTECT THEM FROM DAMAGE APPLICABLE.

- DAMAGE OCCUR TO THE ROOFING SYSTEM.

- FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).
- REPRESENTATIVE FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR.

THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE EXISTING BUILDING PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING OF ANY MATERIALS.

INSULATION AND PRESCRIPTIVE ENERGY CODE REOUIREMENTS:

1. PROJECT DESIGNED WITH 2 X 4 EXTERIOR WALLS ARE NON-PRESCRIPTIVE AND REQUIRE A RES-CHECK REPORT TO BE FURNISHED TO THE

2. PROJECT DESIGNED WITH 2 X 6 EXTERIOR WALLS SHALL COMPLY WITH THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS AS FOLLOWS: (A.) CEILINGS TO BE INSULATED WITH R-49 INSULATION OR BETTER. (8.) EXTERIOR WALLS INSULATED WITH R-20 INSULATION (INCLUDING GARAGE

(C.) BASEMENT WALLS INSULATED WITH R-10 (CONTINUOUS) OR R13 (CAVITY) INSULATION. (D.) U-FACTORS SHALL EQUAL 0.30 FOR FENESTRATION (0.60 FOR SKYLIGHTS)

(F.) A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT "R" VALUES INSTALLED IN THE ROOF / CEILINGS, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS (CHAPTERS 4,5,6 OF

1. WHERE ROOF AND OR CEILING FRAMING EXCEEDS 16" ON CENTER SPACING, 5/8" TYPE X DRYWALL IS REQUIRED. 2. DRYWALL ORIENTATION IS TO BE PERPENDICULAR TO THE FRAMING MEMBERS (TABLE R702.3.5 OF THE 2018 IRC) 3. ATTIC ACCESS (LOCATION PER PLAN) SHALL BE A MIN. WIDTH OF 22 INCHES AND A MINIMUM LENGTH OF 30 • WITH A SWITCHED LIGHT TO THE

4. CRAWL SPACE ACCESS TO BE A MINIMUM WIDTH OF 18" AND A MINIMUM LENGTH OF 24" 5. SPIRAL STAIRCASE NOTE: (IF PLAN CALLS FOR ONE): THE MIN. CLEAR WIDTH SHALL BE 26" WITH EACH TREAD HAVING A 7.5" MIN. TREAD DEPTH AT 12" FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NO MORE THAN 9 1/2". A MINIMUM HEADROOM

OF 6'-6" IS REQUIRED. A CONTINUOUS GRASPABLE HANDRAIL IS REQ. ON THE OUTSIDE AT 34" TO 38" ABOVE THE NOSING AN PROVIDED WITH BALUSTERS SPACED SO THAT A 4" SPHERE CAN NOT PASS THROUGH. HANDRAILS ARE REQUIRED FOR STAIR RUNS HAVING 4 OR MORE

A. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.

B. BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT-SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT THEY WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.

C. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.

D. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.

E. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND / OR BETTER QUALITY OF MATERIALS AND / OR WORK. OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONTRACT DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT THEMSELVES WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE THEM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE

G. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS. DRAWINGS AND SPECIFICATIONS. INCLUDING THESE GENERAL NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.

H. GC TO FOLLOW CONSTRUCTION DOCUMENTS AS DETAILED AND DIMENSIONED. DO NOT SCALE DRAWINGS

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING HIS/HER WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

J. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR

K. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

L. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

M. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY ARE INDICATED IN THE DRAWINGS.

N. NOTES APPEAR ON VARIOUS SHEET FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.

O. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. THE CONTRACTOR SHALL

P. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION WHEN

Q. REPAIR, RE-ROUTE, AND EXTEND ALL SERVICES/UTILITIES, PIPING, AND CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.

R. THE CONTRACTOR SHALL PROVIDE ALL ENGINEERED SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING COMPLETION OF THE SCOPE OF WORK DEFINED BY THIS ARCHITECTURAL DOCUMENTATION SET.

S. IT IS IMPERATIVE THAT THE ROOF FRAMING AND ROOFING SYSTEM BE KEPT INTACT TO ELIMINATE POTENTIAL WATER DAMAGE OR MOISTURE INFILTRATION. THE CONTRACTOR SHALL KEEP THE BUILDING WATERTIGHT AT ALL TIMES AND MAKE REPAIRS IMMEDIATELY SHOULD ANY

T. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE, ADA-ADAAGS AND OTHER ADOPTED ACCESSIBILITY STANDARDS, OSHA, AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. MODIFICATIONS REQUIRED BY THE ABOVE AND AUTHORITY SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

U. ALL EMERGENCY BUILDING EXITS REQUIRED BY CODE, SHALL BE OPERABLE AND UNOBSTRUCTED DURING CONSTRUCTION PERIOD. V. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A:20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ.

W. BOTH PLACEMENT AND QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHALL AND COMPLY WITH ALL N.F.P.A. REQUIREMENTS. G.C. TO COORDINATE INSTALLATION.

X. THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE OWNER

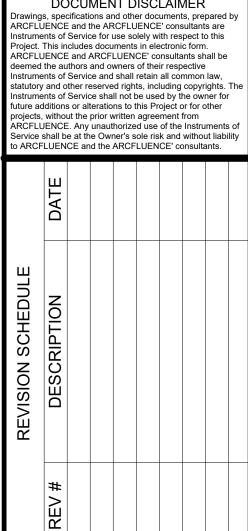
Y. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR APPROVAL PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT. SPRINKLER CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS, PLAN SUBMITTALS, AND FEES ASSOCIATED WITH THIS PROJECT AS REQUIRED BY LOCAL FIRE CODES. NEW BUILDING TO BE INSTALLED THROUGHOUT WITH AN IBC APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FURNISHED & INSTALLED BY A LICENSED SPRINKLER

Z. PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED IN ACCORDANCE WITH LOCAL CODES AND AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS.

AA. ALL ITEMS TO BE SUPPLIED AND INSTALLED (TO A FULLY FINISHED LEVEL) BY G.C. - G.C. TO PROVIDE POWER AS REQUIRED.

AB. BEFORE BEGINNING WORK AT THE SITE, THE CONTRACTOR MUST INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, CASEWORK, BUILT-IN FURNITURE, EQUIPMENT, AND OTHER ITEMS WHICH MUST BE REMOVED AND/OR REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT.





320 Т Ο S S Φ $\mathbf{\omega}$ S

σ



ARCFLUENCE.COM

RESIDENCE 2415 Havenwood Dr S-Columbus, OH 43209

GENERAL NOTES

A0.1

1st submission

	PUBLIC RIGHT OF WAY BOUNDRY
--	--------------------------------

NEW ADDITION

EXISTING RESIDENCE

DEMOLITION EXISTING STRUCTURE

SITE DATA

ADDRESS

OWNER:

PARCEL NUMBER

2415 S HAVENWOOD DR CHERESNICK COREY E 020-003037-00 **R6- RESIDENTIAL**

SCOPE WORK

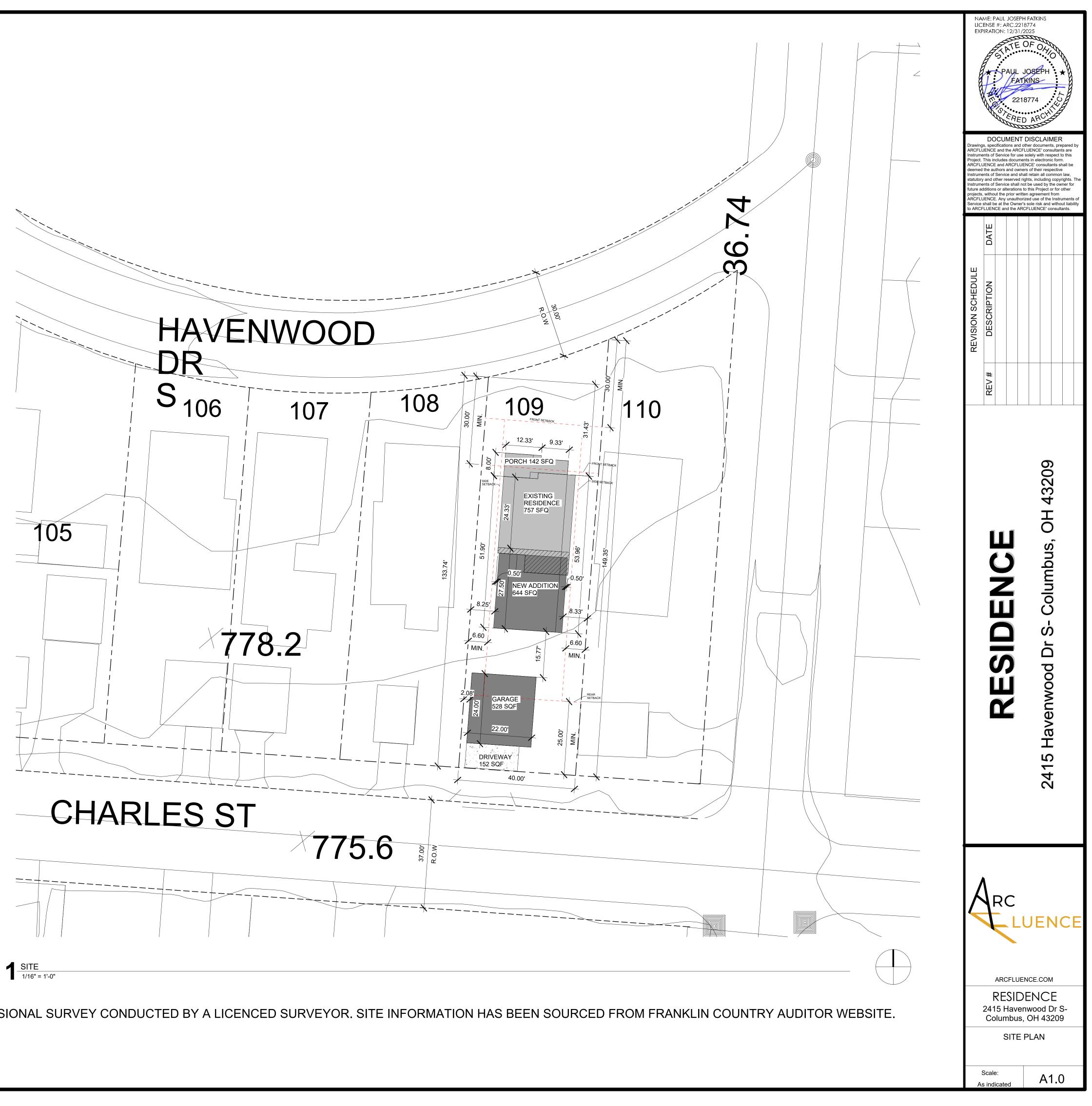
ZONING CLASSIFICATION

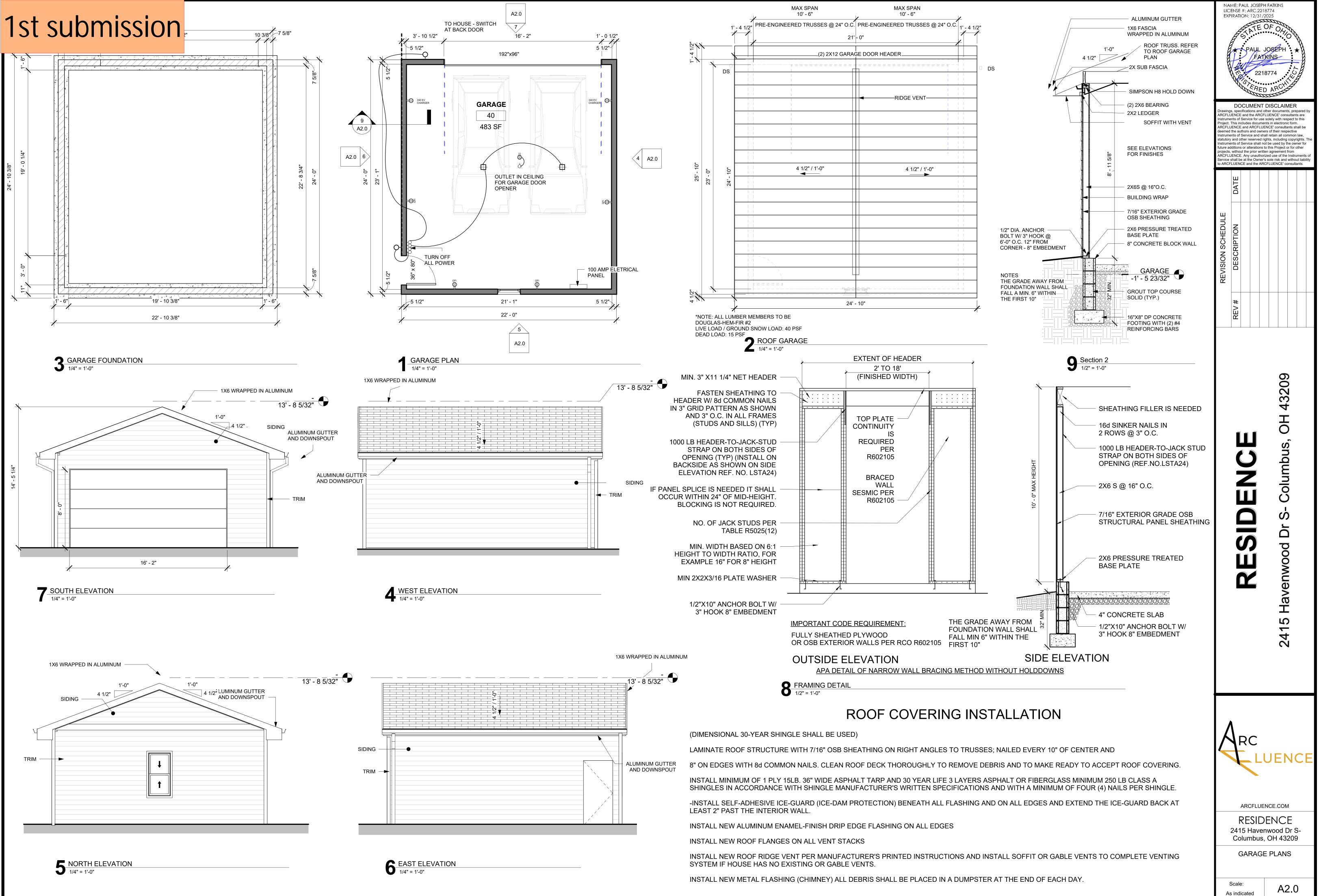
NEW ADDITION AND RENOVATION OF EXISTING BUILDING INTERIOR SPACE AND ADJUSTED CONFIGURATION OF FLOOR PLAN LAYOUT. ADDITION OF 2 CAR GARAGE

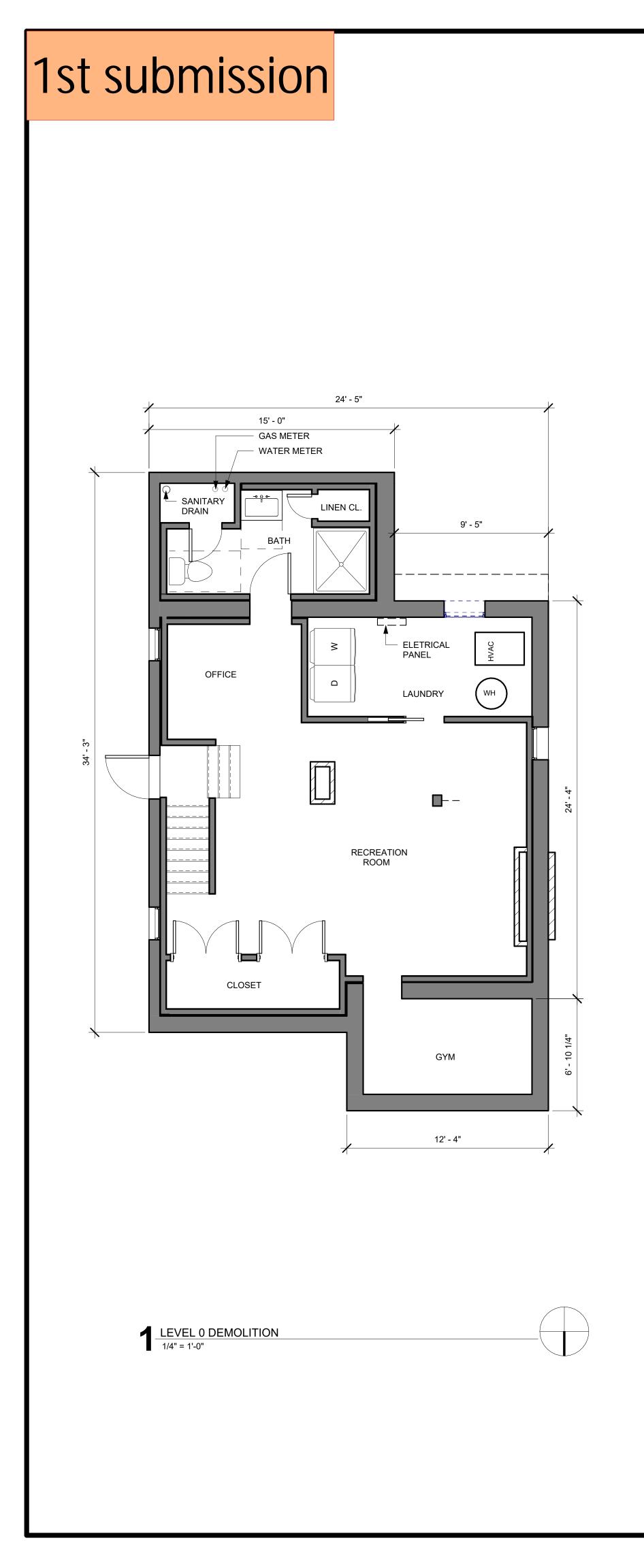
DEVELOPMENT INFORMATION

ZONING DESIGNATION	=R-6
TOTAL LAND AREA	= 5,641 SF
PROSED LOT COVER	
EXISTING HOUSE + PORCH	= 757 SF + 142 SF
PROPOSED GARAGE	= 528 SF
PROPOSED ADDITION + PORCH	= 427 SF + 78 SF
TOTAL BUILDING COVER	=1,932 SF (34%)
TOTAL BOILDING COVER	= 1,332 81 (3778)
	- 1 032 SF
BUILDING COVER	= 1,932 SF = 152 SF
	= 1,932 SF = 152 SF
BUILDING COVER DRIVEWAY EXISTING	= 152 SF
BUILDING COVER	•

NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM FRANKLIN COUNTRY AUDITOR WEBSITE.

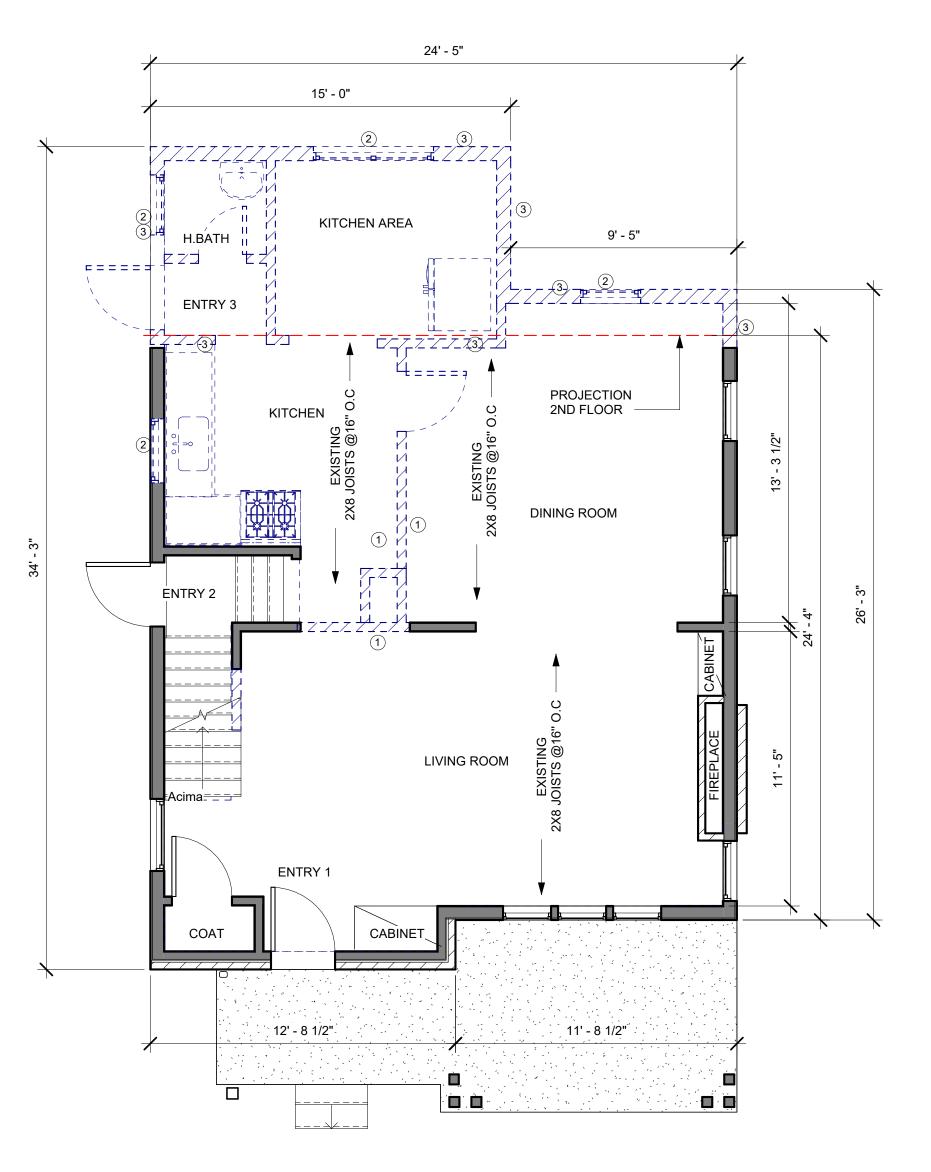


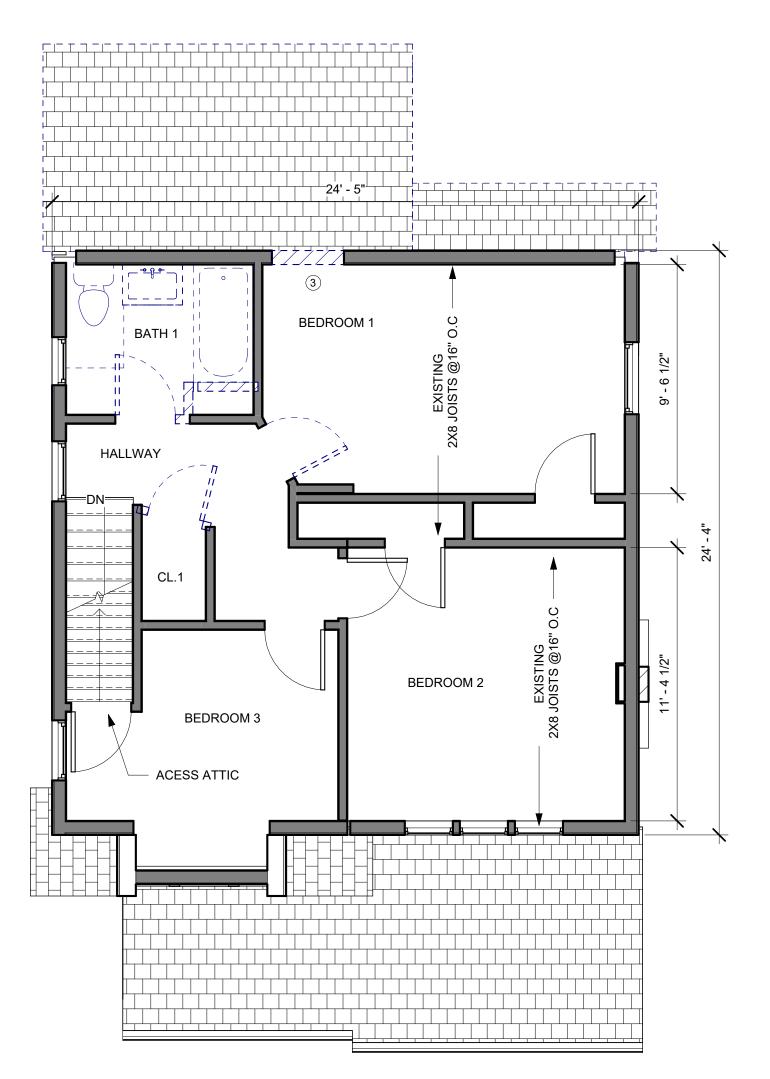




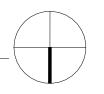
DEMOLITION KEYNOTES

- EXTENTS OF DEMO WORK. 2 REMOVE EXISTING WINDOW.
- 3 DEMO PORTION OF EXISTING WALL TO ALLOW INSTALLATION OF NEW OPENING. SEE PROPOSED FOR MORE INFO 4 REMOVE EXISTING DOOR HARDWARE & FRAME.
- 5 DEMO ROOF STRUCTURE. 6 DEMO EXISTING CABINET





2 LEVEL 1 DEMOLITION 1/4" = 1'-0"





1 DEMO PORTION OF EXISTING WALL. SEE PROPOSED FOR

GENERAL NOTES:

- 1: WALLS ARE GYPSUM BOARD OR PLASTER ON WOOD STUDS UNLESS NOTED OTHERWISE OTHERWIZE. WALL TO BE REMOVED ENTIRE HEIGHT FROM FINISH FLOOR TO UNDERSIDE OF DECK.
- 2: FILL AND LEVEL ALL HOLES IN FLOORS AND WALLS AFTER REMOVAL OF PIPES, DUCTS, CONDUITS AND OTHER PENETRATING ITEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 3: DAMAGES INCURRED.
- 4: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS.
- ALL EXISTING FLOORS NOT DEMOLISHED TO BE 5: PREPARED FOR INSTALLATION OF NEW FINISH.
- 6: ALL WALLS TO RECEIVE NEW GYPSUM BOARD, EXTERIOR WALLS TO ALSO RECEIVE NEW INSULATION, REFER TO WALL SECTIONS.
- PROVIDE TEMPORARY BRACING FOR ALL EXISTING STRUCTURAL ELEMENTS TO BE REMOVED UNTIL 7: NEW MEMBERS ARE PROPERLY INSTALLED.
- 8: DEMO ALL ITEMS DASHED.

DOCUMENT DISCLAIMER DOCOMIENT DISCLAIMER Drawings, specifications and other documents, prepared by ARCFLUENCE and the ARCFLUENCE' consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. ARCFLUENCE and ARCFLUENCE' consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Th Instruments of Service shall not be used by the owner for Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement from ARCFLUENCE. Any unauthorized use of the Instruments Service shall be at the Owner's sole risk and without liabilit to ARCFLUENCE and the ARCFLUENCE' consultants. DAT 1# \geq Ш Ш Ш 43209 Т 0 ns \mathbf{U} \mathbf{O} Colun Ζ RESID S 2415 Havenwood Dr NRC **UENCE** ARCFLUENCE.COM RESIDENCE 2415 Havenwood Dr S-Columbus, OH 43209 DEMOLITION PLANS

Scale:

1/4" = 1'-0"

A3.0

NAME: PAUL JOSEPH FATKINS LICENSE #: ARC.2218774

an

TEOF

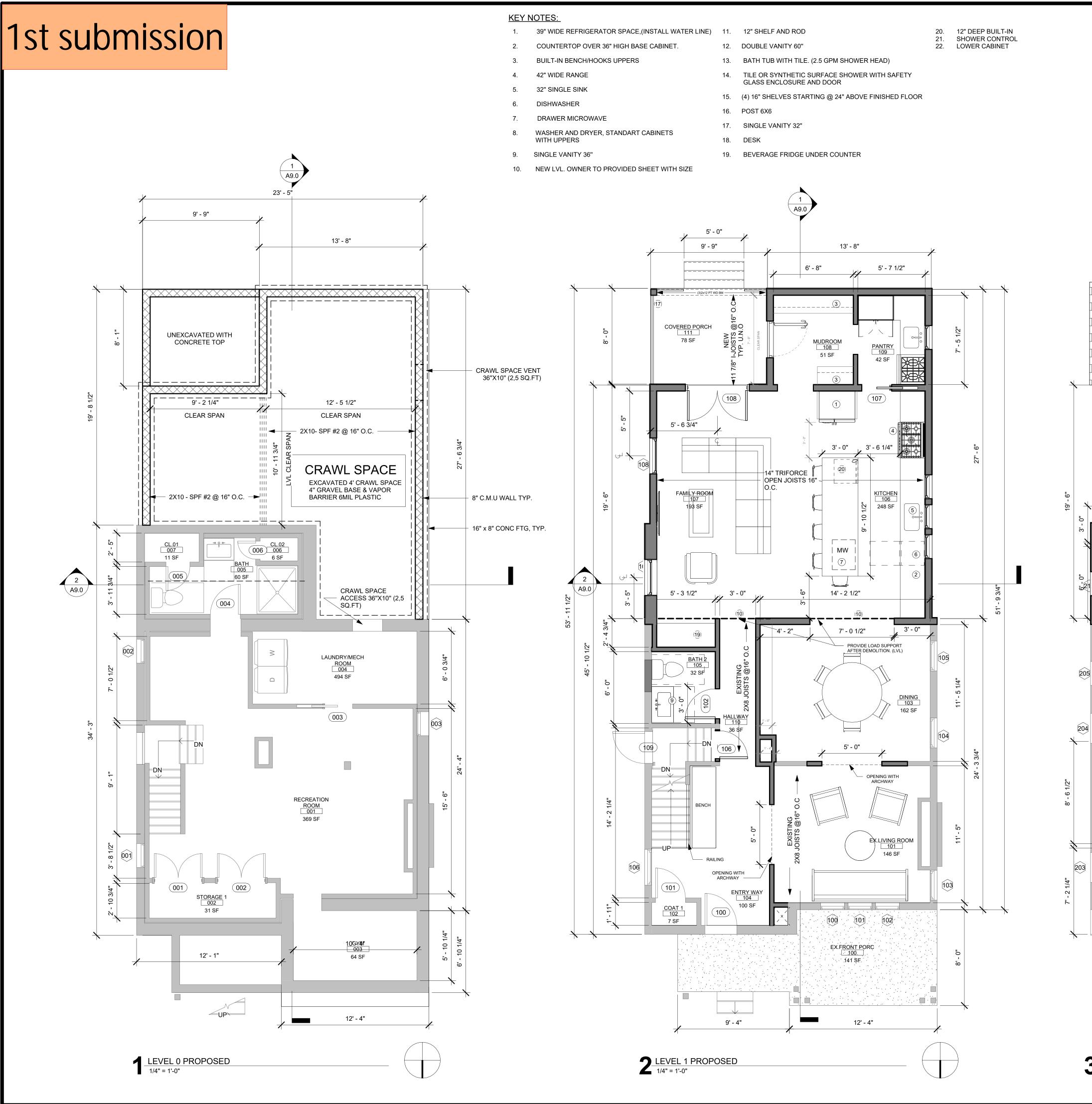
PAUL JOSEPH

FATKINS

2218774

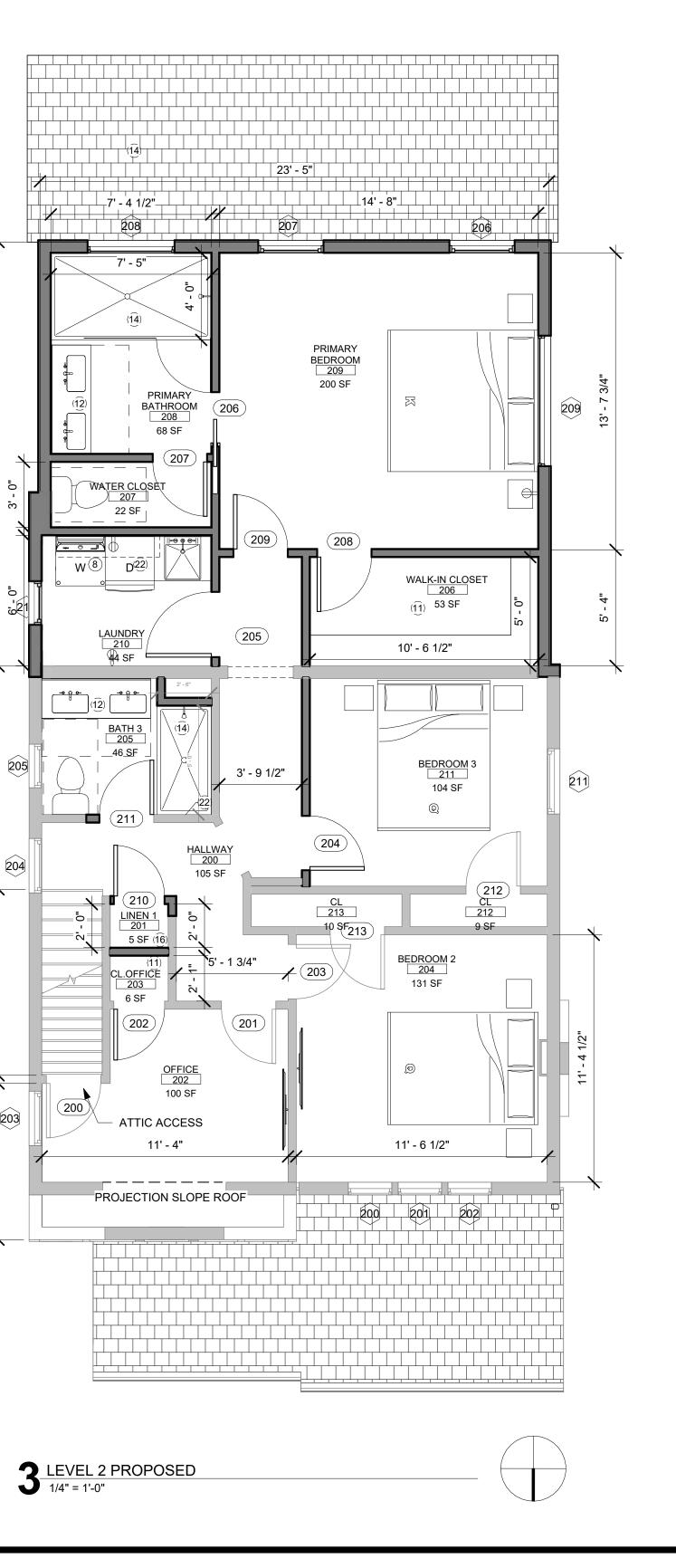
EXPIRATION: 12/31/2025

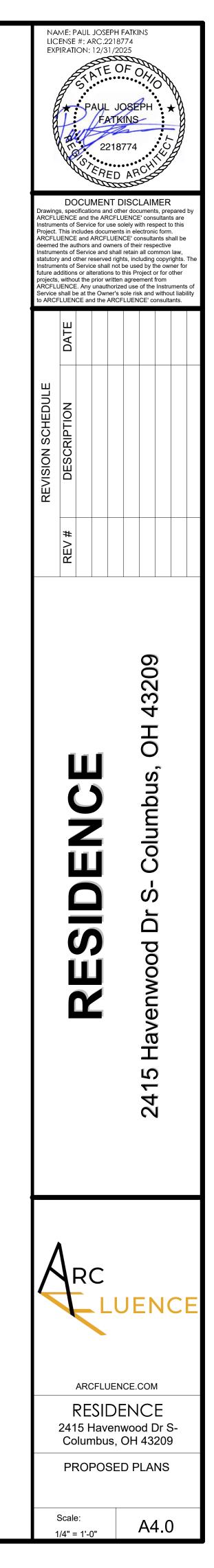




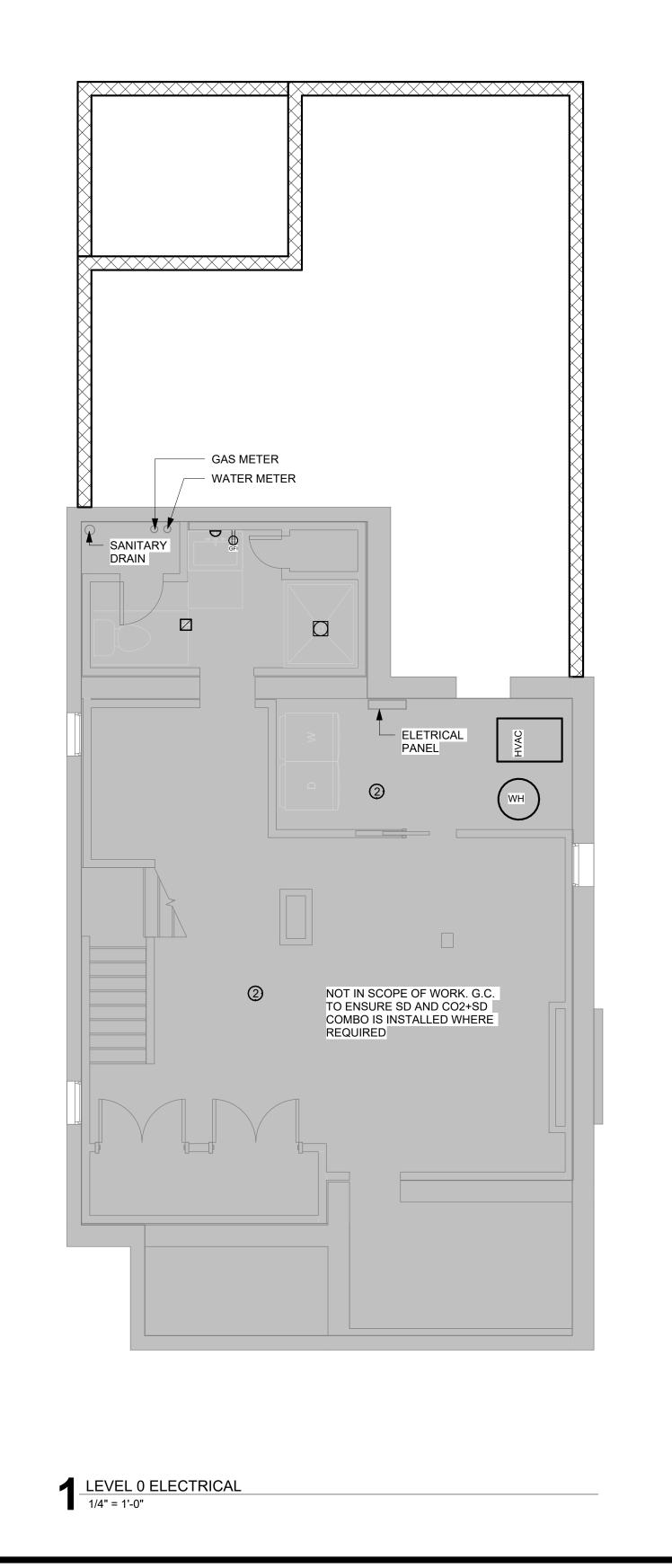


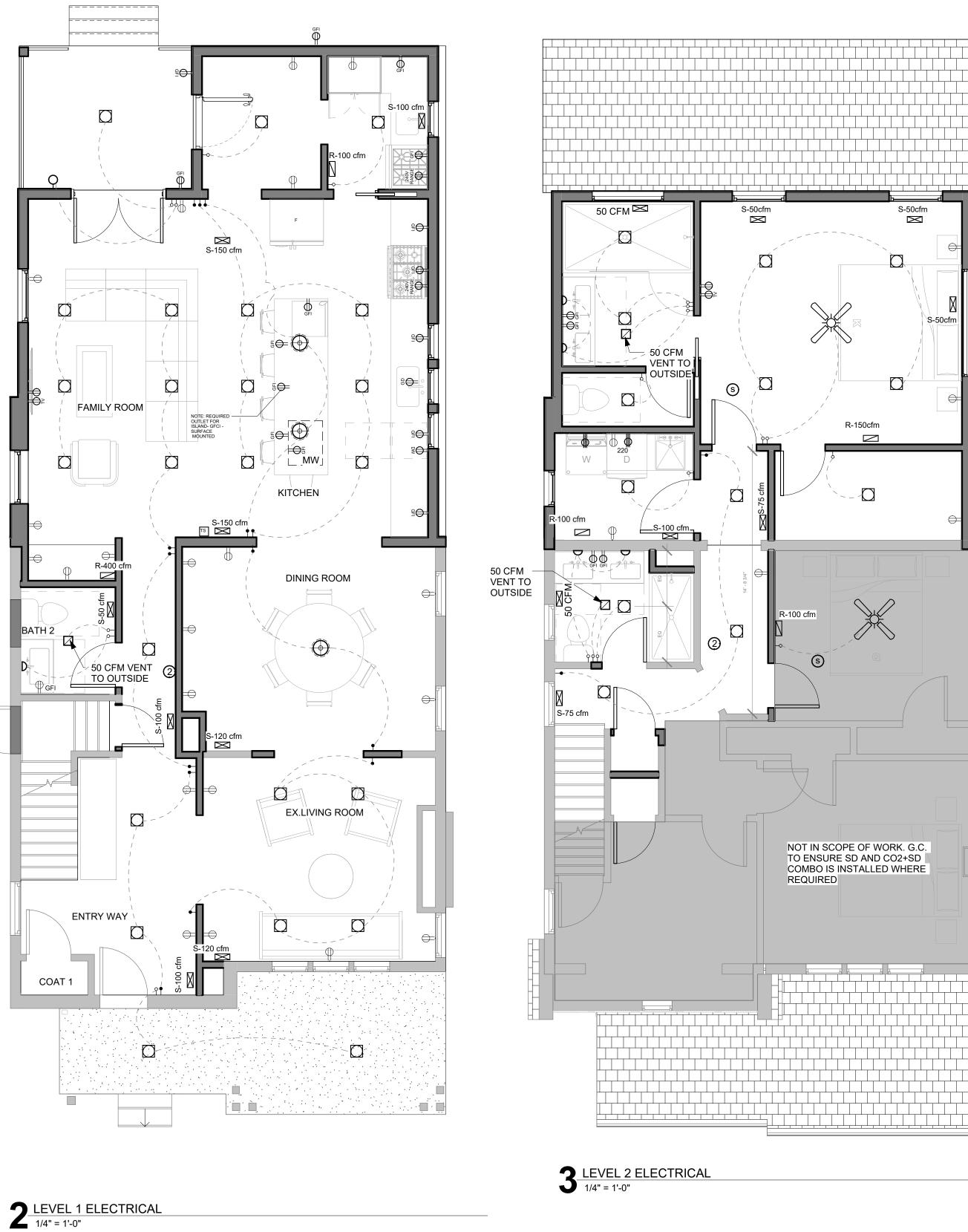
- PROVIDE INTERNAL WOOD BLOCKING, ALL WALL 1. MOUNTED ITEMS.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD AT 2: BATHROOMS AND KITCHENS.
- 3: PATCH AND LEVEL EXISTING FLOOR AFTER DEMOLITION OF EXISTING WALLS BEFORE
- INSTALLATION OF NEW FLOOR FINISH. DOORS TO BE INSTALLED 4" FROM GYP WALL BOARD 4:
- UNLESS NOTED OTHERWISE. CLOSET/LAUNDRY DOORS TO BE INSTALLED CENTERED TO SPACE
- ALL INT. WALL DIMENSIONS ARE TO FINISHED FACE 5: OF GYP. BOARD





	ELECTRICAL PANEL SCHEDULE					
	200 AN	/IP 1PH/	ASE			
CIR	LOAD		CIR	LOAD		
1	REFRIGIRATOR	20AMP	2	MICROWAVE	20AMP	
3	DISHWASHER	20AMP	4	A/C	20AMP	
5	DRYER	30AMP	6	STOVE	40AMP	
7	WATER HEATER	30AMP	8	WASHER	20AMP	
9	SMOKE DETECTOR	15AMP	10	GFCI BATHROOM OUTLETS	20AMP	
11	LIVING RM & KITCHEN LIGHTS	15AMP	12	LIVING RM AND DINING RM	15AMP	
13	2ND FLR HALL & P BED LIGHTS	15AMP	14	BEDROOMS 2&3 LIGHTS	15AMP	
15	PRIMARY BEDROOM OUTLETS	20AMP	16	BEDROOMS 2&3 OUTLETS	15AMP	
17	BEDROOM 4 LIGHTS	15 AMP	18	BEDROOM 4 OUTLETS	15 AMF	
19			20			
21			22			
23			24			
25			26			
27			28			





Ist submission

GENERAL NOTES:

1. CENTER LIGHT FIXTURES IN ROOMS UNLESS NOTED OR DIMENSIONED OTHERWISE.

- 2. PROVIDE AFCI PROTECTION REQUIRED BY NEC FOR 15 AND 20 AMP CIRCUIT THAT SERVE OUTLETS AND DEVICES EXCLUDING BATHROOMS, GARAGES AND OUTSIDE AREAS.
- 3. ALL SMOKE ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING

4. BASEMENT AREAS HAVE TO BE BOTH AFCI AND GFCI COMBINATION PROTECTED

5. READILY ACCESSIBLE EMERGENCY SERVICE DISCONNECTS ON THE SUPPLY SIDE ARE REQUIRED ON THE OUTDOOR OR WITHIN SIGHT OF A DWELLING UNIT PER NEC 230.85 6. ISLAND RECEPTACLES ARE REQUIRED TO BE ON TOP OF THE 0. ISLAND RECEPTACLES ARE REQUIRED TO BE ON TOP OF THE ISLAND SURFACE, OR YOU HAVE TO HAVE PROVISIONS FOR A FUTURE ADDITION OF A RECEPTACLE OUTLET TO SERVE THE ISLAND

f	THREE WAY SWITCH
٩	WALL SWITCH
1	SWITCH LOCATED ON NEXT LEVEL
-¢-	CEILING LIGHT
	TELEVISION / CABLE
品	CAT - 5
\boxtimes	FLOOR REGISTER
	RETURN REGISTER
TS	THERMOSTAT
\varkappa	CEILING FAN AND LIGHT
\bigcirc	PENDENT
\Box	RECESSED SPOT LIGHT

CAMERA POWER

SQFT.

LEGEND

② SMOKE AND CO2

DETECTOR

SMOKE DETECTOR

OH WALL MOUNTED EXTERIOR LIGHT

EXHAUST

♥ OUTLET

➡ SCONCE

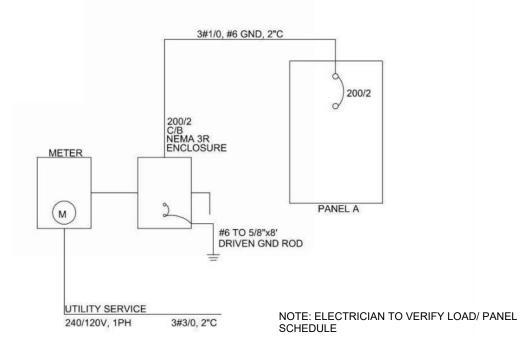
Total Floor Area of Dwelling (NEC 220.12) 1934

Δ

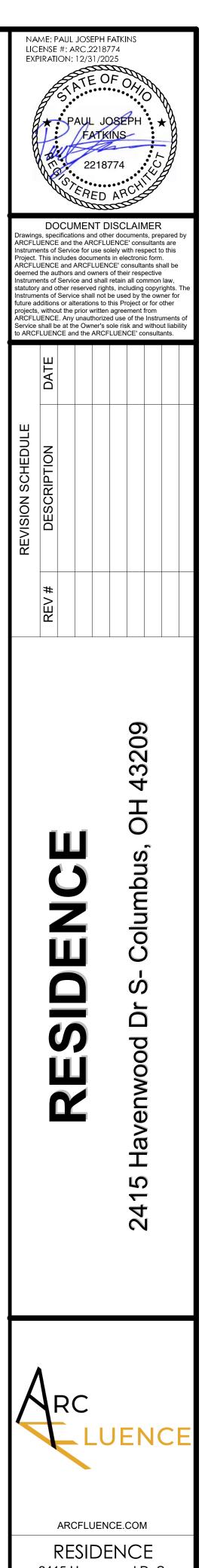
Factor	Quantity		Volt Amperes (VA)	
"General Lighting"				
1. General Lighting (SQFT X 3 VA/SQ FT (Table 220.12)	3 X 1934	sqft.	5802	
 Small Appliance Circuits (1500 VA per circuit) (NEC 220.52(A)) (minimum 2) 	1500 X 4		6000	
3. Laundry Circuit (1500 VA per circuit) (NEC 220.52(B))	1500 X 1		1500	
 Total General Lighting Load (Add lines 1, 2 & 3): 	-1-92		13302	
5. First 3000 VA @ 100%:			3000	
 Total General Lighting Load – 3000 = <u>10302</u> @ 1 	35%=		3600	
7. Net General Lighting Load (Per NEC 220.42) (Add lin	es 5 & 6):		6600	
*Fixed Appliances(if insufficient space, use back):	YES	NO	0.000	
 Garbage Disposal 	1		900	
Bathroom Fan	1		700	
 Microwave 	1		1400	
Dishwasher	1		1500	
Other:				
Other:				
	16.6	Total	4500	
 3 or less Appliances, Total Appliance VA; 4 or more Appliances, 75% of Total Appliance VA (NEC 	220.53):		3375	
*Other Loads (including motors, EV charger(s), etc.)	YES	NO	Nameplate Rating (VA)	
 Electric Range (8000VA or Nameplate)** 	1		8000	
10. HVAC	1		6000	
11. Electric Oven	1		5000	
 Electric Dryer (5000 VA minimum)** 		5000		
13. Electric Vehicle Charger				
14. Other:				
15. Other:				
16. 25% of largest motor (NEC 430.24)				
Fotal Service Load Volt-Amperes (VA) (Add lines 7, 8 & 9 Fotal Service Load Volt-Amperes / 240-volts = 142 Am	thru 16) =		3398	

***Service Rating (Amperes)= * For every "YES" answer, indicate VA rating of equipment

** Nameplate rating must be used if larger *** Service Rating shall be greater than or equal to the Service load



Riser diagram

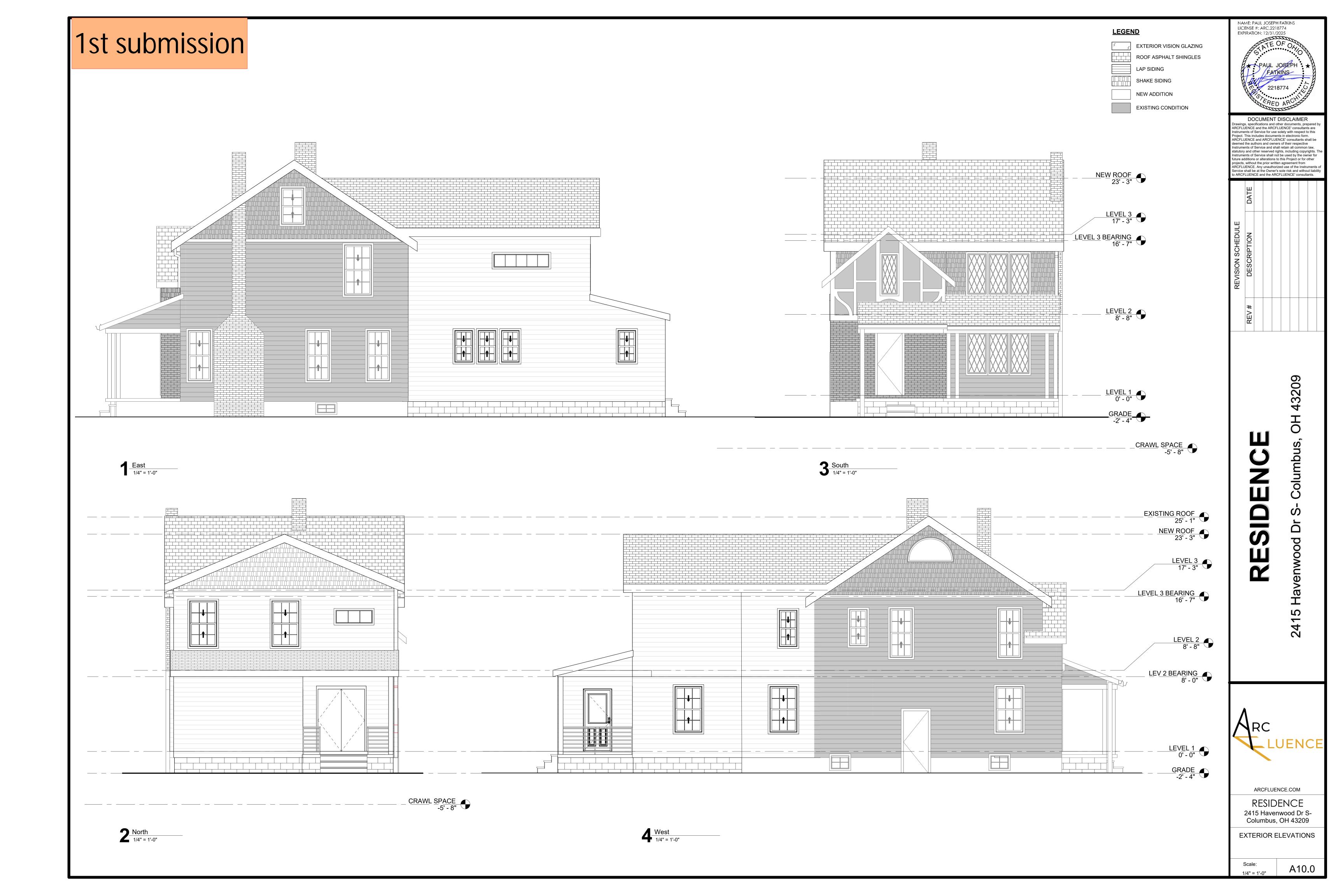


2415 Havenwood Dr S-Columbus, OH 43209

REFLECTED CEILING PLANS

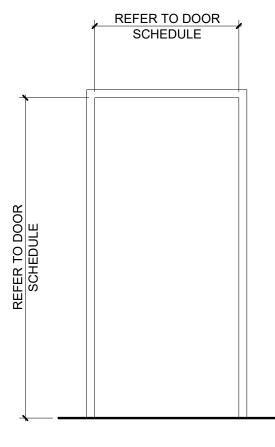
Scale: 1/4" = 1'-0"

A8.0



1st submission

DOOR SCHEDULE					
#	TYPE	WIDTH	HEIGHT	FRAME TYPE	R
001	STORAGE 1	4' - 0"	6' - 8"	W-1	2,3
002	STORAGE 1	4' - 0"	6' - 8"	W-1	2,3
003	LAUNDRY/MECH ROOM	2' - 2"	6' - 8"	W-1	2,3
004	BATH 1	2' - 6"	7' - 0"	W-1	2,3
005	CL.01	2' - 0"	6' - 8"	W-1	2,3
006	CL.01	1' - 6"	6' - 8"	W-1	2,3
100	ENTRY	2' - 8"	6' - 8"	W-1	2,3
101	COAT 1	2' - 6"	7' - 0"	W-1	2,3
102	BATH 2	2' - 6"	6' - 8"	W-1	2,3
103	MUDROOM	3' - 0"	6' - 8"	W-1	2,3
106	ACESS BASEMENT	2' - 4"	6' - 8"	W-1	2,3
107	PANTRY	2' - 2"	6' - 8"	W-1	2,3
108	FAMILY ROOM	5' - 0"	6' - 8"	W-1	2,3
109	SIDE ENTRY	2' - 8"	6' - 8"	W-1	2,3
200	ACESS ATTIC	2' - 6"	7' - 0"	W-1	2,3
201	OFFICE	2' - 6"	7' - 0"	W-1	2,3
202	CL.OFFICE	2' - 4"	6' - 8"	W-1	2,3
203	BEDROOM 2	2' - 6"	7' - 0"	W-1	2,3
204	BEDROOM 3	2' - 6"	6' - 8"	W-1	2,3
205	LAUNDRY	3' - 0"	6' - 8"	W-1	2,3
206	PRIMARY BATH	2' - 2"	6' - 8"	W-1	2,3
207	WATER CLOSET	2' - 6"	6' - 8"	W-1	2,3
208	WALK IN CLOSET	2' - 6"	7' - 0"	W-1	2,3
209	PRIMARY BEDROOM	2' - 6"	7' - 0"	W-1	2,3
210	LINEN CLOSET	2' - 4"	6' - 8"	W-1	2,3
211	BATH 3	2' - 6"	6' - 8"	W-1	2,3
212	CLOSET	2' - 6"	7' - 0"	W-1	2,3
213	CLOSET	2' - 6"	7' - 0"	W-1	2,3





WOOD FRAME
FRAME TYPES
1/2" = 1'-0"

DOOR REMARKS

1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR.

2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER.

3. NEW HEADER AT FIRST FLOOR TO BE (2) 2x8 WOOD, SECOND FLOOR (2) 2x6 PER 2019 RCO PER TABLES 602.7(1) AND 602.7(2)

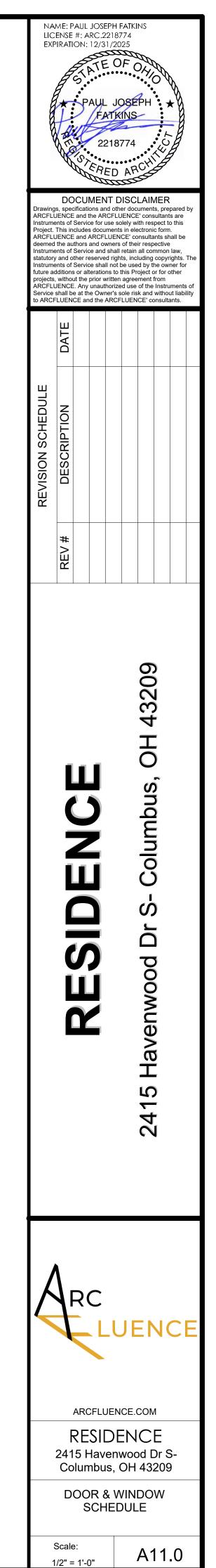
WINDOW SCHEDULE						
		SILL				
#	ROOM	HEIGHT	HEIGHT	WIDTH	LEVEL	REMARKS
001	EX.BASEMENT	6' - 0"	1' - 6"	2' - 0"	LEVEL 0	2,3
002	EX.BASEMENT	6' - 0"	1' - 6"	2' - 0"	LEVEL 0	2,3
003	EX.BASEMENT	6' - 0"	1' - 0"	2' - 0"	LEVEL 0	2,3
100	EX. LIVING ROOM	2' - 4"	4' - 4"	2' - 0"	LEVEL 1	2,3
101	EX. LIVING ROOM	2' - 4"	4' - 4"	2' - 0"	LEVEL 1	2,3
102	EX. LIVING ROOM	2' - 4"	4' - 4"	2' - 0"	LEVEL 1	2,3
103	EX. LIVING ROOM	1' - 6"	5' - 6"	2' - 6"	LEVEL 1	2,3
104	EX.DINING ROOM	1' - 6"	5' - 6"	2' - 6"	LEVEL 1	2,3
105	EX.DINING ROOM	1' - 6"	5' - 6"	2' - 6"	LEVEL 1	2,3
106	EX.STAIR	2' - 0"	5' - 0"	3' - 0"	LEVEL 1	2,3
107	FAMILY ROOM	2' - 0"	5' - 0"	3' - 0"	LEVEL 1	2,3
108	FAMILY ROOM	2' - 0"	5' - 0"	3' - 0"	LEVEL 1	2,3
109	KITCHEN	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
110	KITCHEN	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
111	KITCHEN	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
112	PANTRY	3' - 6"	3' - 6"	2' - 0"	LEVEL 1	2,3
200	BEDROOM 2	2' - 2"	4' - 4"	2' - 0"	LEVEL 2	2,3
201	BEDROOM 2	2' - 2"	4' - 4"	2' - 0"	LEVEL 2	2,3
202	BEDROOM 2	2' - 2"	4' - 4"	2' - 0"	LEVEL 2	2,3
203	OFFICE	1' - 4"	5' - 4"	2' - 6"	LEVEL 2	2,3
204	STAIR	1' - 4"	5' - 4"	2' - 6"	LEVEL 2	
205	BATH 3	2' - 7"	4' - 0"	2' - 0"	LEVEL 2	2,3
206	PRIMARY BEDROOM	2' - 6"	5' - 0"	3' - 0"	LEVEL 2	2,3
207	PRIMARY BEDROOM	2' - 6"	5' - 0"	3' - 0"	LEVEL 2	2,3
208	PRIMARY BATHROOM	5' - 0"	1' - 6"	4' - 0"	LEVEL 2	2,3
209	PRIMARY BEDROOM	5' - 0"	1' - 6"	6' - 0"	LEVEL 2	2,3
210	LAUNDRY	2' - 6"	4' - 0"	2' - 0"	LEVEL 2	2,3
300	ATTIC	1' - 0"	4' - 0"	2' - 6"	LEVEL 3	2,3
301	ATTIC	3' - 0"	2' - 0"	4' - 11 1/2"	LEVEL 3	2,3

WINDOW REMARKS

- 1. PROVIDE TEMPERED GLASS PER ANSI Z97.1
- 2. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER.
- 3. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2x8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019 TABLE 602.7(1) UNLESS NOTED OTHERWISE

GENERAL	NOTES:

- 1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR
- 2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER
- 3. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER
- 4. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2X8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019 TABLE 602.7(1)
- 5. GC TO VERIFY ALL DIMENSIONS SHOWN



Authorization Letter For Representative

I,Kate Cheresnick	_ hereby give authorization to _		Austin Yoke	
Owner's Name			Representative's Name	
to complete, submit, and represent	my interest in the	City of Bexley Arc	hitectural Review Board	
Application process for my persona	I property at	2415 S Havenwood	Dr. Bexley, OH 43209	
		Property A	Address	
	<u> </u>			

I ensure that the representative has substantial knowledge of the project and will provide credible information when and if necessary for the processing of the application.

Yours Truly,

Kate Cheresnick

dotloop verified 12/12/24 6:50 AM EST QWPR-INNQ-OGHX-X0DQ

12/12/2024

Owner's Signature

Date

Kate Cheresnick

Print Name

















Architectural Review Board

Decision and Record of Action - January 9, 2025

The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: ARB-24-56 Address: 2415 S Havenwood Applicant: Austin Yoke Owner: Kate Cheresnick **Request:** The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a new addition and renovation of existing interior space and a new 2 car garage.

MOTION: The motion to table this application to teh February 15th, 2025 ARB meeting was made by Mr. Hall and seconded by Ms. Jones.

The applicant, Austin Yoke, agreed to tabling.

- **VOTE:** All members voted in favor.
- **RESULT:** The applicant was tabled to February 13, 2025.

Staff Certification: Recorded in the Official Journal this 9th day of January, 2025.

Matt Klingler, Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy