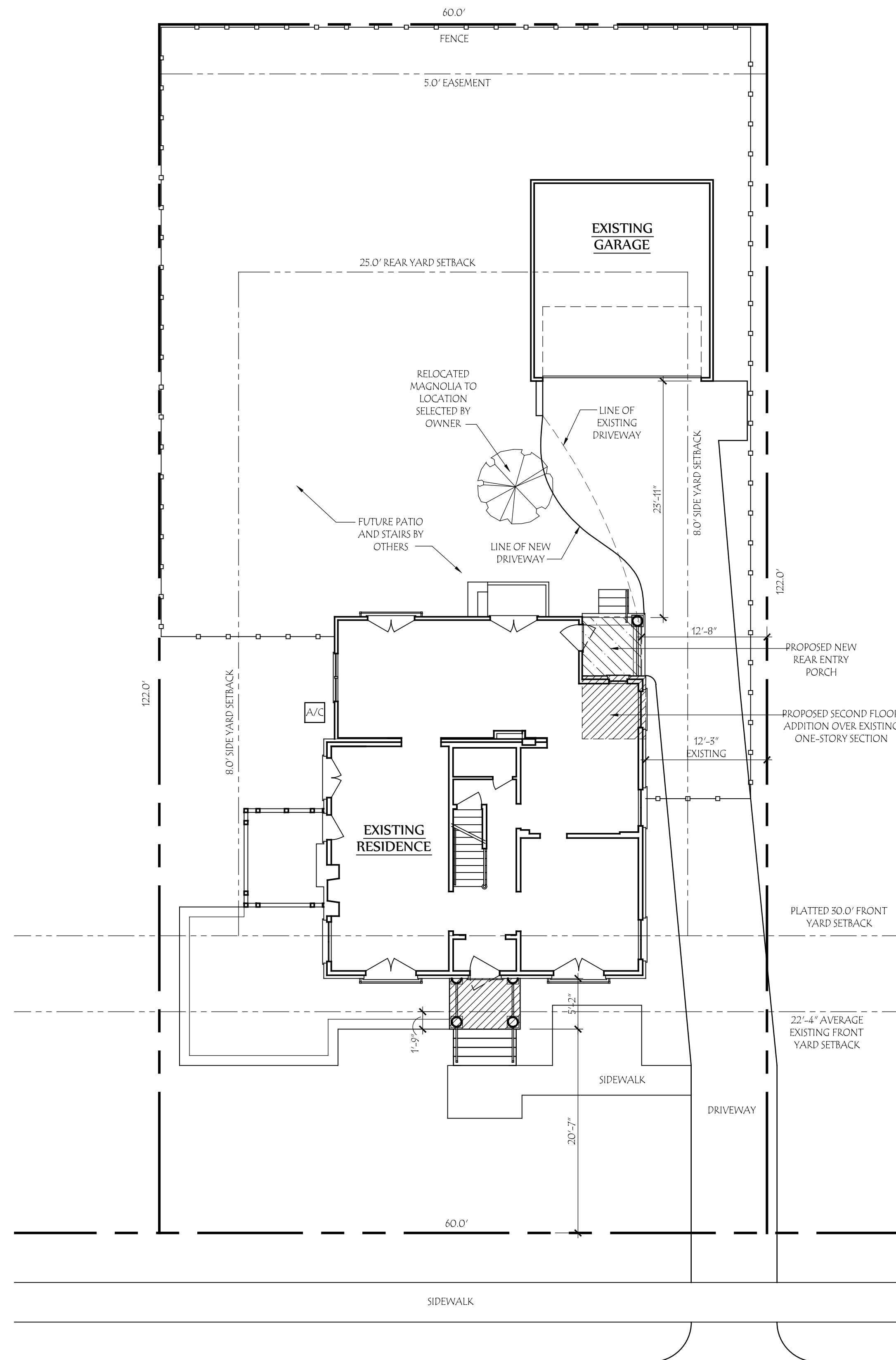


ADDITION & RENOVATION FOR: ANDY & MARY AUCH

31 BULLITT PARK PLACE BEXLEY, OHIO 43209



BULLITT PARK PLACE
(50' R.O.W.)



| INDEX TO DRAWINGS | |
|-------------------|---|
| COVER SHEET | SITE PLAN |
| | GENERAL SPECIFICATIONS |
| D-1 | FIRST FLOOR DEMOLITION PLAN SECOND FLOOR DEMOLITION PLAN |
| A-1 | FOUNDATION PLAN FIRST FLOOR PLAN |
| A-2 | SECOND FLOOR PLAN THIRD FLOOR/ROOF PLAN |
| A-3 | EXTERIOR ELEVATIONS |
| A-4 | TYPICAL WALL SECTIONS |
| E-1 | FIRST FLOOR ELECTRICAL PLAN SECOND FLOOR ELECTRICAL PLAN |

| DEVELOPMENT INFORMATION | |
|--|-----------------|
| ZONING DESIGNATION | = R-6 |
| TOTAL LAND AREA | = 7520 SF |
| MAXIMUM BUILDING COVER | 35% = 2562 SF |
| PROPOSED LOT COVER: | |
| EXISTING HOUSE | = 1215 SF |
| EXISTING GARAGE | = 375 SF |
| PROPOSED PORCHES | = 71 SF |
| TOTAL BLDG. COVER | 22.7% = 1661 SF |
| MAXIMUM DEVELOP. COVER | 60% = 4392 SF |
| PROPOSED DEVELOP. COVER: | |
| BUILDING COVER | = 1661 SF |
| DRIVEWAY | = 890 SF |
| PATIO + WALK | = 486 SF |
| TOTAL | 41.5% = 3037 SF |
| BEXLEY ARB APPLICATION #17-045 A APPROVAL GRANTED: SEPTEMBER 14, 2017 | |

GENERAL SPECIFICATIONS: 2013 RESIDENTIAL CODE OF OHIO

GENERAL DATA
ALL WORK, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK NOT DETAILED HEREIN, SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.

ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.

ALL WORK TO BE COORDINATED AND SCHEDULED BY THE GENERAL CONTRACTOR.

ALL ITEMS SPECIFIED HEREIN ARE ASSUMED TO BE "OR EQUAL". SUBMIT PRODUCT LITERATURE OR MATERIAL SAMPLES OF ALL PROPOSED SUBSTITUTIONS TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.

PLAN DIMENSIONS ARE TO THE FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS OF EXTERIOR FRAME WALLS INCLUDE 1/2" SHEATHING.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING THAT MIGHT BE NECESSARY.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

SITE CONSTRUCTION

BY LAW, CONTRACTOR OR EXCAVATOR, MUST CONTACT THE OHIO UTILITIES PROTECTION SERVICE, 1-800-362-2764 OR 811, AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS BEFORE BEGINNING ANY DIGGING PROJECT.

FOR ROOF SLOPES OVER 4:12, OVERHEAD POWER LINES MUST BE 3'-0" ABOVE ROOF AT ANY POINT WHERE LINES CROSS ROOF PLANE. FOR ROOF SLOPES LESS THAN OR EQUAL TO 4:12, OVERHEAD POWER LINES MUST BE 8'-0" ABOVE ROOF AT ANY POINT WHERE LINES CROSS ROOF PLANE.

PRIOR TO CONSTRUCTION, CONTRACTOR TO DETERMINE LOCATION OF UNDERGROUND GAS LINE. IF GAS LINE RUNS UNDER PROPOSED LOCATION OF ADDITION, CONTACT COLUMBIA GAS TO HAVE LINE MOVED (AT OWNER'S EXPENSE).

CONCRETE

SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 2,000 PSF. CONSULT ARCHITECT FOR FOOTING DESIGN WHERE SUB-STANDARD SOIL CONDITIONS EXIST. CONCRETE TO BE MIXED AND PLACED PER ACI SPECIFICATIONS.

| STRUCTURAL CONCRETE: | | |
|-------------------------------|--|-------------------------------------|
| FOOTINGS, INTERIOR SLABS | | FC = 3000 PSI |
| EXPOSED WALLS, GARAGE SLABS | | FC = 4000 PSI (5%-7% ENTRAINED AIR) |
| AND EXTERIOR SLABS ON GRADE | | FY = 60,000 PSI |
| ALL DEFORMED REINFORCING BARS | | |

METALS

ANCHOR BOLTS SHALL BE ASTM A307.

STRUCTURAL STEEL TO BE ASTM A588 WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL, AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.

STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.

JOISTS TO BEAMS OR JOISTS TO TRUSSES: 16 GAUGE STANDARD JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.

ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON HS, WITH ALL NAIL HOLES FILLED, ONE PER TRUSS END.

ROOF SHEATHING TO JOISTS/TRUSSES - USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.

FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED. WHEN USING ANY PRESERVATIVE PRESSURE TREATED PRODUCT, FASTENERS (INCLUDING NAILS), ANCHORS, AND CONNECTORS SHALL HAVE ONE OF THE FOLLOWING FINISHES: HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

WOOD & PLASTICS

THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS:

| | |
|---------------------------------------|--------------------------------|
| ATTICS WITH LIMITED STORAGE | 20 PSF |
| ATTICS WITH FIXED STAIRS | 30 PSF |
| BALCONIES & DECKS | 40 PSF |
| ROOMS OTHER THAN SLEEPING ROOMS | 40 PSF |
| SLEEPING ROOMS | 40 PSF |
| STAIRS | 40 PSF |
| ROOF | 25 PSF (GROUND SNOW LOAD) |
| CEILING JOISTS (HIGH SLOPE RAFTERS) | 20 PSF |
| CEILING JOISTS (LOW SLOPE/NO STORAGE) | 10 PSF |
| WIND | 90 MPH (5 SECOND GUST), EXP. B |

UNLESS SPECIFICALLY STATED ON THE DRAWINGS, DIMENSIONAL LUMBER USED FOR ROOF RAFTERS, CEILING JOISTS, FLOOR JOISTS, SOLE PLATES AND WALL CAP PLATES SHALL BE SPRUCE PINE FIR NO. 2 (CANADIAN) OR BETTER, WITH A MAXIMUM MOISTURE CONTENT OF 19% AND HAVE THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES:

| | |
|----|-------------------------|
| FB | 875 PSI (SINGLE MEMBER) |
| FT | 450 PSI |
| FV | 155 PSI |
| FC | 425 PSI (PERPENDICULAR) |
| FE | 1150 PSI (PARALLEL) |
| E | 1,400,000 PSI |

FRAMING LUMBER USED FOR 2 x 4 OR 2 x 6 STUDS SHALL BE SPRUCE-PINE-FIR "NO. 2" OR BETTER, AND HAVE A MAXIMUM MOISTURE CONTENT OF 19% AND THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES:

| | |
|----|-------------------------|
| FB | 875 PSI (SINGLE MEMBER) |
| FT | 450 PSI |
| FV | 75 PSI |
| FC | 425 PSI (PERPENDICULAR) |
| FE | 1150 PSI (PARALLEL) |
| E | 1,400,000 PSI |

LAMINATED VENEER LUMBER (LVL) SHALL BE "1.9 E MICROLAM LVL" AS MANUFACTURED BY TRUS JOIST MACMILLAN WITH THE FOLLOWING DESIGN PROPERTIES:

| | |
|----|-------------------------------|
| FB | 2,800 PSI (SINGLE 12" MEMBER) |
| FT | 285 PSI |
| FV | 750 PSI (PERPENDICULAR) |
| FC | 2550 PSI (PARALLEL TO GRAIN) |
| E | 1,900,000 PSI |

UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PRODUCT STANDARD PS-1485 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD APA PRP-108 FOR STRUCTURAL USE PANELS, OR PS 2-92 FOR WOOD-BASED STRUCTURAL USE PANELS APA RESIDENTIAL CONSTRUCTION GUIDE.

STRUCTURAL COMPOSITE LUMBER, AND STRUCTURAL GLUE-LAMINATED MEMBERS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER.

ANY DRILLING OR NOTCHING OF THE WALL STUDS, DOUBLE TOP PLATES, JOISTS, OR OTHER STRUCTURAL MEMBERS SHALL BE IN COMPLIANCE WITH THE BUILDING CODE.

USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING/FLOOR JOISTS. USE SOLID BLOCKING AT BEARINGS.

USE ONE TRIMMER STUD AND ONE KING STUD AT BEAM AND HEADER BEARING LESS THAN 6'-0", AND ONE TRIMMER STUD AND TWO KING STUDS AT BEAM AND HEADER BEARING 6'-0" OR GREATER, UNLESS SHOWN OTHERWISE.

WOOD PANELS FOR USE AS WALL SHEATHING AND ROOF SHEATHING SHALL BE A P.A. RATED OF THE THICKNESS INDICATED ON THE DRAWINGS, OR AS REQUIRED FOR THE SPECIFIC APPLICATION. PROVIDE PLYWOOD CLIPS AT UNSUPPORTED EDGES, AND AT MID-SPAN OF ROOF PANELS BETWEEN FRAMING MEMBERS SPACED GREATER THAN 16' O.C.

WOOD PANELS FOR USE AS SUB-FLOORING SHALL BE A P.A. RATED STURD-I-FLOOR WITH TONGUE & GROOVE EDGES, OF THE THICKNESS INDICATED ON THE DRAWINGS. ALL SUB-FLOORING SHALL BE GLUED AND NAILED TO THE FLOOR STRUCTURE.

ALL INTERIOR PARTITIONS SHALL BE 2 x 4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE, UNLESS NOTED OTHERWISE. PLAN DIMENSION IS ASSUMED TO BE 3-1/2" UNLESS NOTED OTHERWISE.

PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS.

FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED. ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.

ALL EXTERIOR TRIM SHALL BE: REDWOOD, CEDAR, OR "MIRATEC" TREATED EXTERIOR COMPOSITE TRIM, WITH WHITE PINE FOR MOULDINGS, AS INDICATED ON THE DRAWINGS.

THERMAL & MOISTURE PROTECTION

STANDING SEAM METAL ROOFING TO BE 24 GAUGE GALVANIZED STEEL. PAN WIDTH TO BE 16" AND SEAM HEIGHT TO BE 1". ALL METAL CONNECTORS TO BE FULLY COMPATIBLE WITH ROOF MATERIAL, TO PREVENT GALVANIC CORROSION.

ASPHALT SHINGLE ROOFING BLEND, COLOR AND WEIGHT SHALL MATCH EXISTING. ASPHALT SHINGLE ROOFING SHALL BE INSTALLED OVER ONE LAYER OF 15# ROOFING FELT AND AS RECOMMENDED BY THE MANUFACTURER. PROVIDE ICE AND WATER SHIELD "SELF-SEALING" MEMBRANE AT ALL EAVES AND VALLEYS. MEMBRANE TO BE 36" WIDE AT ALL VALLEYS, AND 15' TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOFING FOR FLAT ROOF AREAS SHALL BE FULLY ADHERED 60 MIL EPDM SINGLE PLY MEMBRANE. PROVIDE TAPERED SLEEPERS WITH A MINIMUM SLOPE OF 1/2" PER FOOT BELOW ALL MEMBRANE.

PROVIDE CONTINUOUS HALF-ROUND GUTTERS TO MATCH EXISTING AT ALL ROOF EAVES. PROVIDE CORRUGATED RECTANGULAR ALUMINUM DOWNSPOUTS AT LOCATIONS AS INDICATED ON THE DRAWINGS. DOWNSPOUTS SHALL RUN TO A LOCATION APPROVED BY THE CITY.

ASPHALT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D 7758. SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED.

EXTERIOR SIDING TO BE FIBER CEMENT. SEE ELEVATIONS FOR EXPOSURE HEIGHT. COLOR TO BE SELECTED BY OWNER.

ALL NEW EXTERIOR WOOD TRIM & SIDING TO BE PAINTED. PAINT WITH ONE COAT OF MANUFACTURER'S BEST EXTERIOR WOOD PRIMER AND TWO COATS MANUFACTURER'S BEST EXTERIOR LATEX SEMI-GLOSS (TRIM) AND LATEX SATIN (SIDING) PAINT. COLOR AS SELECTED BY THE OWNER.

AN APPROVED WATER-RESISTIVE BARRIER (SUCH AS TYVEK HOUSE WRAP) SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, BARRIERS SHALL BE LAPPED NOT LESS THAN 6". THE BARRIER SHALL BE CONTINUOUS TO THE TOP OF THE WALL AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES. MINIMUM PERM RATING SHALL BE 25.

DOORS & WINDOWS

WINDOWS SHALL BE AS MANUFACTURED BY MARVIN WINDOWS & DOORS. PROVIDE WINDOW UNITS OF SIZES INDICATED ON THE DRAWINGS IN THE "ARCHITECT SERIES," WITH INSULATING LOW-E II GLASS, SIMULATED DIVIDED LITES WITH SPACER BARS, TRIM TO MATCH EXISTING, FULL SCREENS, BARE WOOD INTERIOR AND PRIMED EXTERIOR. HARDWARE COLOR AS SELECTED BY THE OWNER. WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS AS REQUIRED BY CODE AT ALL HAZARDOUS LOCATIONS.

EXTERIOR FRENCH DOORS TO BE AS MANUFACTURED BY MARVIN WINDOWS & DOORS. PROVIDE DOOR UNITS OF SIZES INDICATED ON THE DRAWINGS IN THE "ARCHITECT SERIES," WITH INSULATING LOW-E II GLASS, SIMULATED DIVIDED LITES, TRIM TO MATCH EXISTING, BARE WOOD INTERIOR AND PRIMED WOOD EXTERIOR. WEATHERSTRIPPING, THRESHOLD, AND HARDWARE COLOR AS SELECTED BY THE OWNER. INCLUDE FULL SCREEN DOORS AT ALL OPERABLE LOCATIONS. WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS AS REQUIRED BY CODE AT ALL HAZARDOUS LOCATIONS.

INTERIOR DOORS TO BE SOLID WOOD, WITH TWO-PANEL DESIGN. WOOD SPECIES, FINISH AND HARDWARE TO MATCH EXISTING. DOOR SIZES AS INDICATED ON THE DRAWINGS.

FINISHES

ALL BATHROOMS TO HAVE MOISTURE-RESISTANT OR PAPERLESS DRYWALL. PROVIDE "DUROCK" TILE BACKER BOARD IN LIEU OF DRYWALL AT ALL WALL LOCATIONS REQUIRING A TILE FINISH.

ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

WOOD MOULDING PROFILES ARE SPECIFIED AS MANUFACTURED BY CAPITAL CITY MILLWORK, WESTERVILLE, OHIO. WOOD SPECIES TO BE POPLAR FOR INTERIOR APPLICATIONS AND WHITE PINE FOR EXTERIOR APPLICATIONS UNLESS NOTED OTHERWISE. EQUAL PRODUCTS BY OTHER MANUFACTURERS ARE ALSO ACCEPTABLE.

MECHANICAL

GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE. GAS PIPING SHALL ENTER AND EXIT A BUILDING AT A POINT ABOVE GRADE, AND THE ANNULAR SPACE BETWEEN THE PIPE AND THE WALL SHALL BE SEALED.

PLUMBING ENGINEERING TO BE PROVIDED BY PLUMBING SUB-CONTRACTOR, COORDINATION BY THE GENERAL CONTRACTOR. PROVIDE PLUMBING FIXTURES AT LOCATIONS INDICATED ON THE DRAWINGS, AS SELECTED BY THE OWNER, AND AS NECESSARY TO COMPLETE INSTALLATION.

HVAC LAYOUT AND ENGINEERING TO BE PROVIDED BY HVAC SUB-CONTRACTOR. COORDINATION BY THE GENERAL CONTRACTOR.

SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6.

AIR DUCTS SHALL BE SEALED AND DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING TESTING OPTIONS: 1) POST CONSTRUCTION TEST, OR 2) ROUGH-IN TEST.

HVAC SUB-CONTRACTOR TO EVALUATE CONDITION & ADEQUACY OF THE EXISTING SYSTEM, AND PROVIDE RECOMMENDATIONS FOR NECESSARY CHANGES TO OWNER, WITH BID.

NEW EQUIPMENT TO HAVE THE FOLLOWING MINIMUM REQUIREMENTS: FURNACE = 90% EFFICIENT, A/C CONDENSER UNIT = 15 SEER.

CATEGORY IV CONDENSING APPLIANCES SHALL BE PROVIDED WITH AN AUXILIARY DRAIN PAN.

PROVIDE PRICING FOR OPTIONS SUCH AS ELECTRONIC AIR CLEANER & HUMIDIFIER.



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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