



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, January 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, January 23, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: BZAP-19-17
Applicant: Ashley Coey
Owner: Nathan & Ashley Coey
Location: 2395 Charles St.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a two-story addition to the rear of the principal structure, raise the 3rd floor roof and add 2 dormers, and to also modify the front porch roof.

BZAP: The applicant is seeking architectural review and approval, to allow a two-story addition to the rear of the principal structure, raise the 3rd floor roof and add 2 dormers, and to also modify the front porch roof. The applicant is also seeking a 2' 7" variance from Bexley Code Section 1252.09(R-6) Zoning District. Which requires an 8' setback from side yard property line, to allow the addition to be constructed 5'5" from the west side property line and in-line with the existing principal structure.

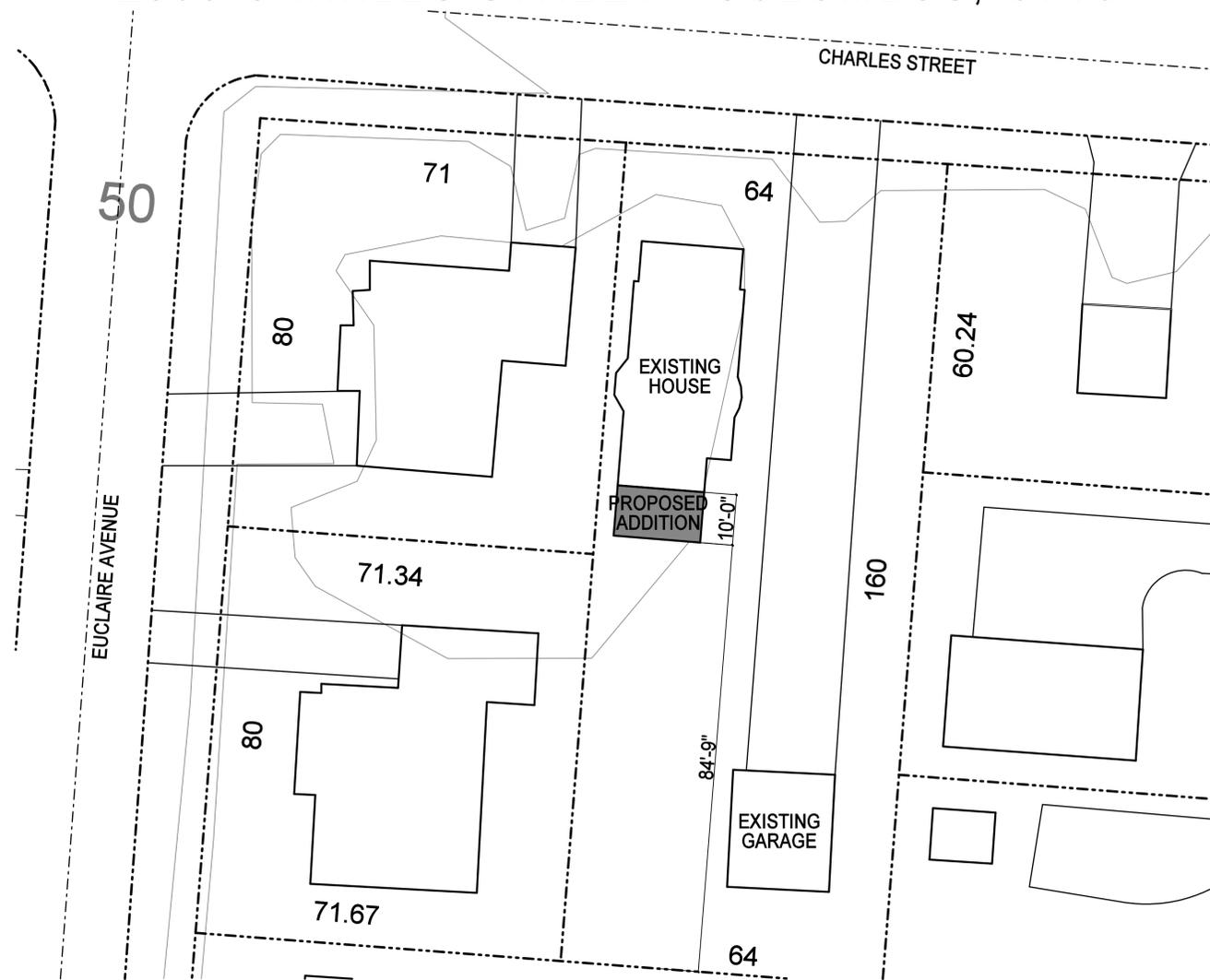
A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 12-26-2019

KEISER DESIGN GROUP PROJECT # 2019-209

COEY RESIDENCE REMODEL AND ADDITION

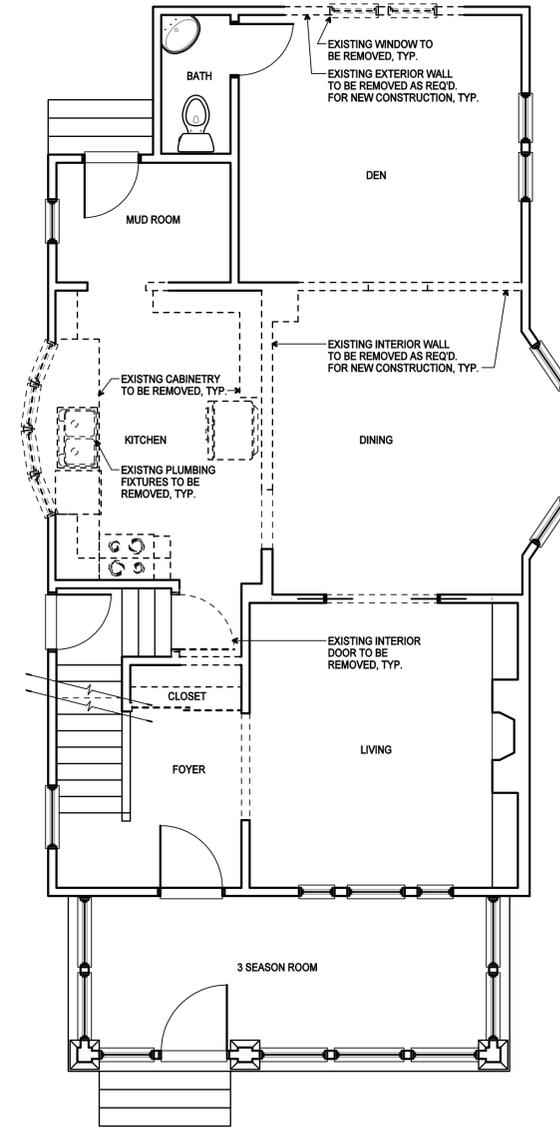
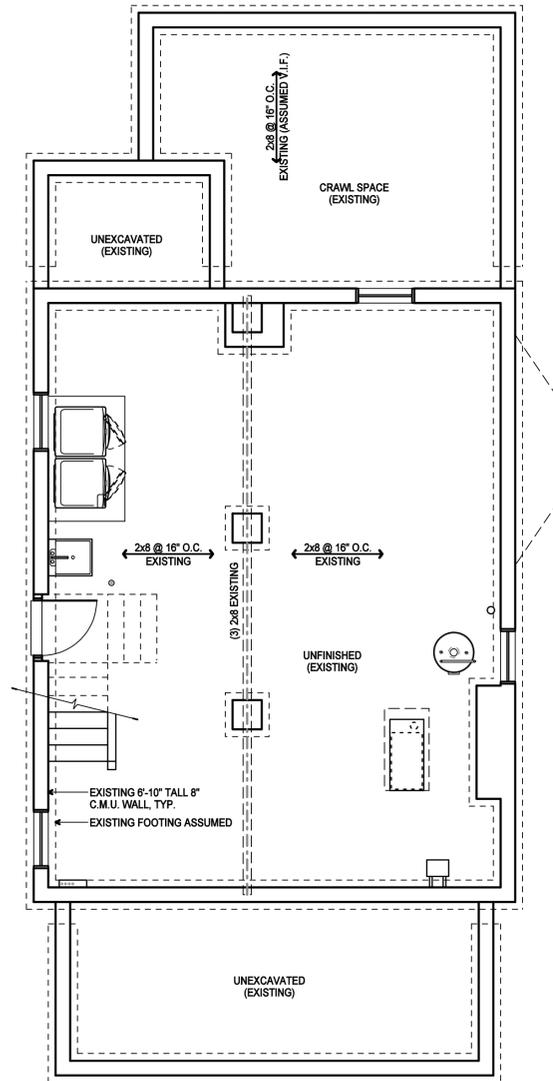
2395 CHARLES STREET - COLUMBUS, OHIO



ANY CHANGES TO THESE DRAWINGS MUST BE REPORTED TO KEISER DESIGN GROUP, INC. IMMEDIATELY IN WRITING. KEISER DESIGN GROUP, INC. ASSUMES NO RESPONSIBILITY FOR CHANGES TO THE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.

BASEMENT PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	THIRD FLOOR PLAN	ROOF PLAN	DRAWING INDEX	TITLE						
					<p>A0-0 COVER SHEET D1-0 BASEMENT & 1ST FLOOR PLAN-DEMOLITION D1-1 SECOND & 3RD FLOOR PLAN - DEMOLITION D1-2 ROOF PLAN - DEMOLITION D2-1 EXTERIOR ELEVATIONS - DEMOLITION D2-2 EXTERIOR ELEVATIONS - DEMOLITION A1-0 BASMENT FLOOR PLAN - PROPOSED A1-1 FIRST & 2ND FLOOR PLAN - PROPOSED A1-2 THIRD FLOOR & ROOF PLAN- PROPOSED A2-1 PROPOSED EXTERIOR ELEVATIONS A3-1 WALL SECTIONS A3-2 STAIR SECTION / WALL BRACING METHOD CS-PF A4-1 GENERAL NOTES / STRUCTURAL NOTES / LIGHT AND VENT SCHEDULE A4-3 UL ASSEMBLY 305 DETAILS</p>	<p>800 Cross Pointe Road, Suite M I Gahanna, OH 43230 Phone: 614.884.9999 www.keiserdesigngroup.com</p> <p>DANIEL L. KEISER, LICENSE #11548 EXPIRATION DATE: 12/31/2019</p> <table border="1"> <tr> <td>KDG PROJECT # 2019-209</td> <td>SHEET NUMBER</td> </tr> <tr> <td>COVER SHEET SCALE: N.T.S.</td> <td>A0-0</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS</td> <td>11.27.2019</td> </tr> </table>	KDG PROJECT # 2019-209	SHEET NUMBER	COVER SHEET SCALE: N.T.S.	A0-0	CONSTRUCTION DOCUMENTS	11.27.2019
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COEY RESIDENCE REMODEL AND ADDITION
2395 CHARLES STREET COLUMBUS, OH 43209



DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL PERFORM WALK-THROUGH OF AREA WITH OWNER SO THAT OWNER MAY IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
2. REMOVE EXISTING FLOORING AND BASE AS REQUIRED, PREP FLOOR FOR NEW FINISHES AND LEVELING IF NECESSARY.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL DEMOLITION NEEDS WITH MECHANICAL AND ELECTRICAL DOCUMENTS FOR REMOVAL OF ALL EXISTING LINES FOUND IN CASEWORK, MILLWORK, PLUMBING ITEMS, EQUIPMENT, ETC. BEING DELETED.
4. CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY IDENTIFIED IN DRAWINGS FOR INSTALLATION OF WORK. CONTRACTOR SHALL PROTECT EXISTING FINISHES FROM DAMAGE. ANY DAMAGE TO THE EXISTING FACILITY SHALL BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REROUTING ANY EXISTING SERVICES THAT MAY BE EFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT FULL CONTINUATION OF SERVICE SHALL BE MAINTAINED.
6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
2. ELECTRICAL DEVICES INDICATED IN WALLS TO REMAIN SHALL REMAIN ACTIVE, CONTRACTOR SHALL TRACE CIRCUITS AND ADJUST WIRING TO KEEP ACTIVE.
3. DISCONNECT AND REMOVE ALL EXISTING LIGHTING IN AREAS SCHEDULED FOR DEMOLITION, FLUORESCENT FIXTURES SHALL BE PROPERLY DISPOSED INCLUDING FLUORESCENT LAMPS AND BALLASTS.
4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

1. DISCONNECT AND REMOVE ALL PLUMBING FIXTURES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, CAP WATER LINES AT SOURCE.
2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

WALL LEGEND



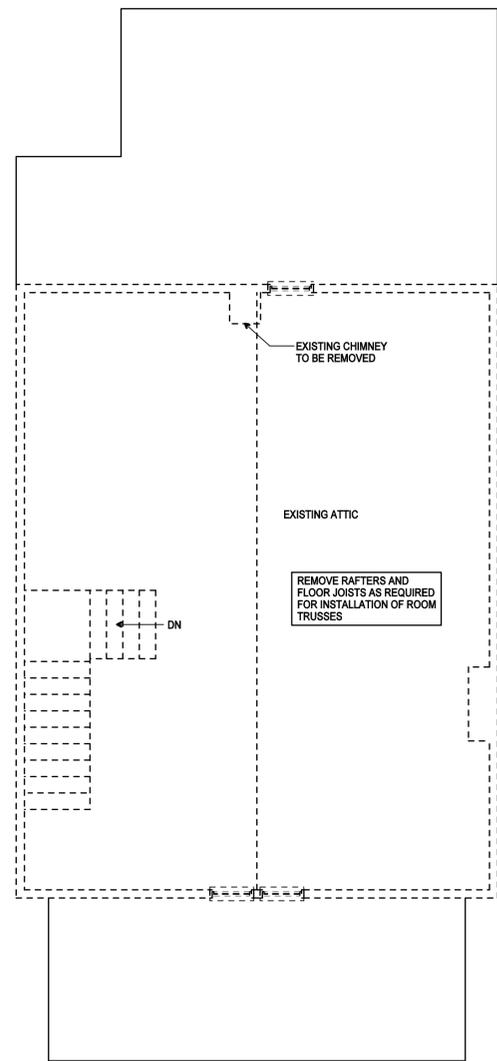
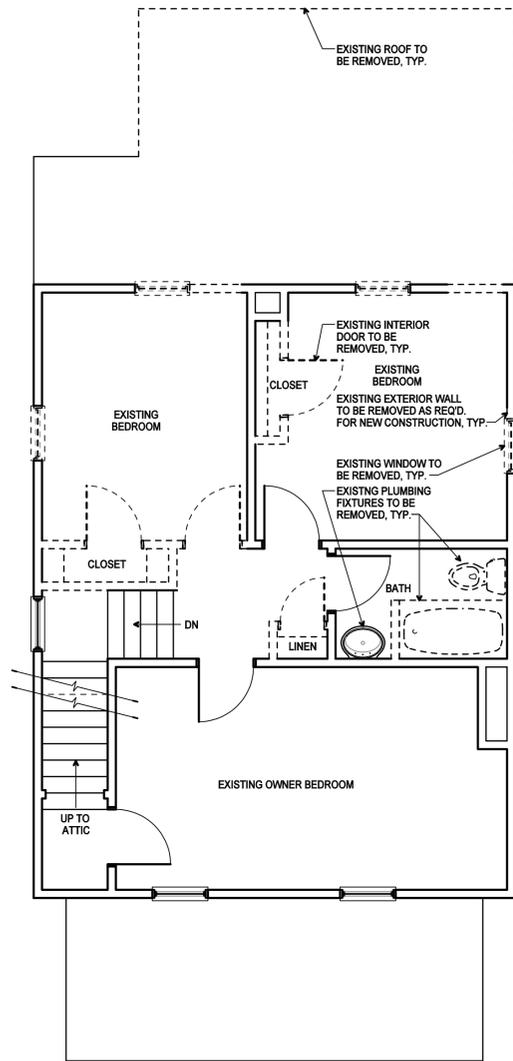
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COEY RESIDENCE REMODEL AND ADDITION
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 COLUMBUS, OHIO



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 Phone: 614.864.9999
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KDG PROJECT # 2019-209	SHEET NUMBER
BASEMENT & 1ST FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"	D1-0
CONSTRUCTION DOCUMENTS	11.27.2019



DEMOLITION GENERAL NOTES

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WALL LEGEND



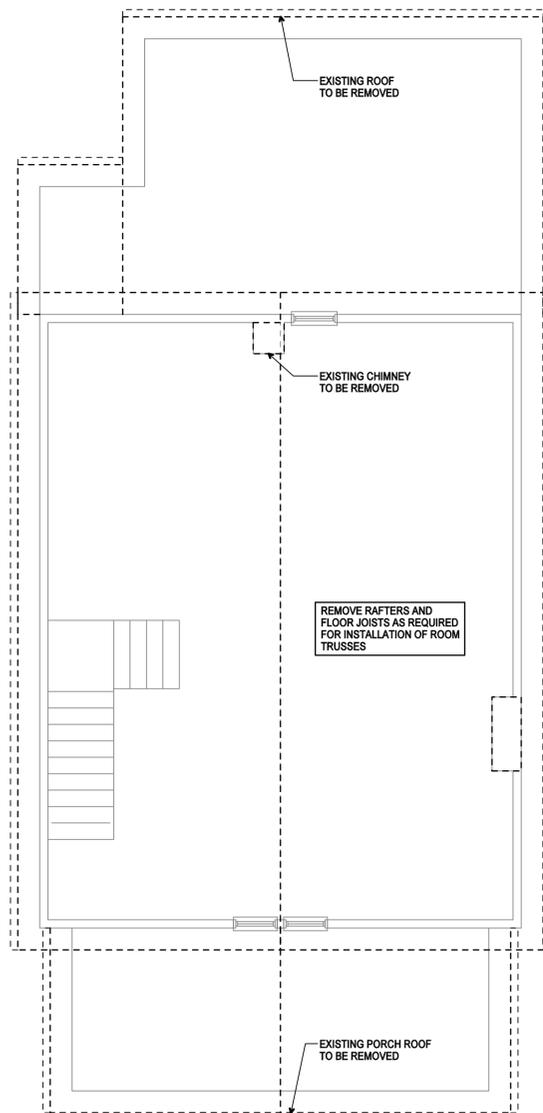
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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND & THIRD FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"	D1-1
CONSTRUCTION DOCUMENTS	11.27.2019



DEMOLITION GENERAL NOTES

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WALL LEGEND

- EXISTING WALL TO REMAIN
- - - - - EXISTING WALL TO BE REMOVED

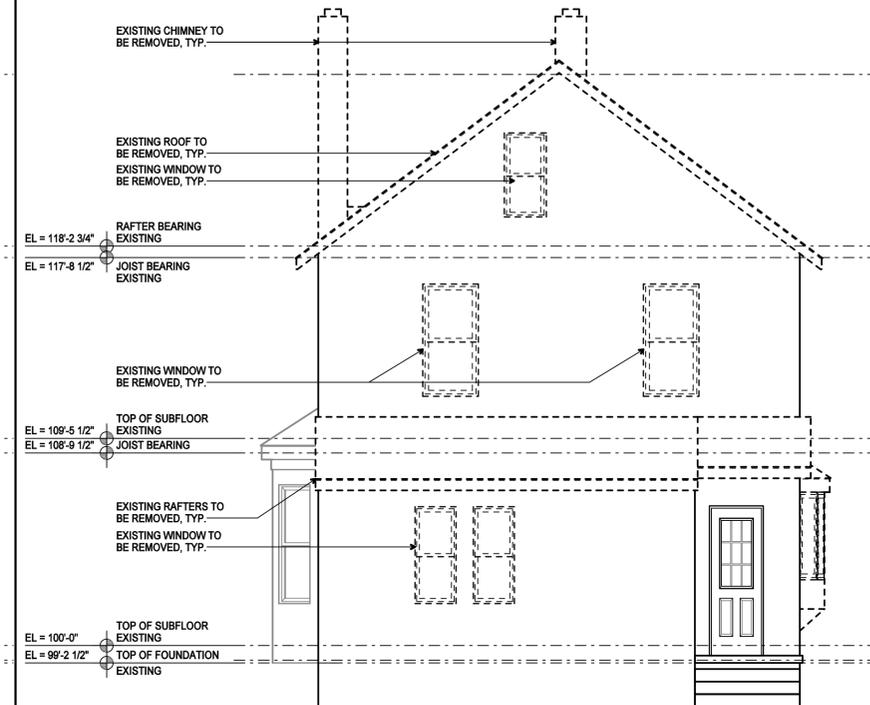
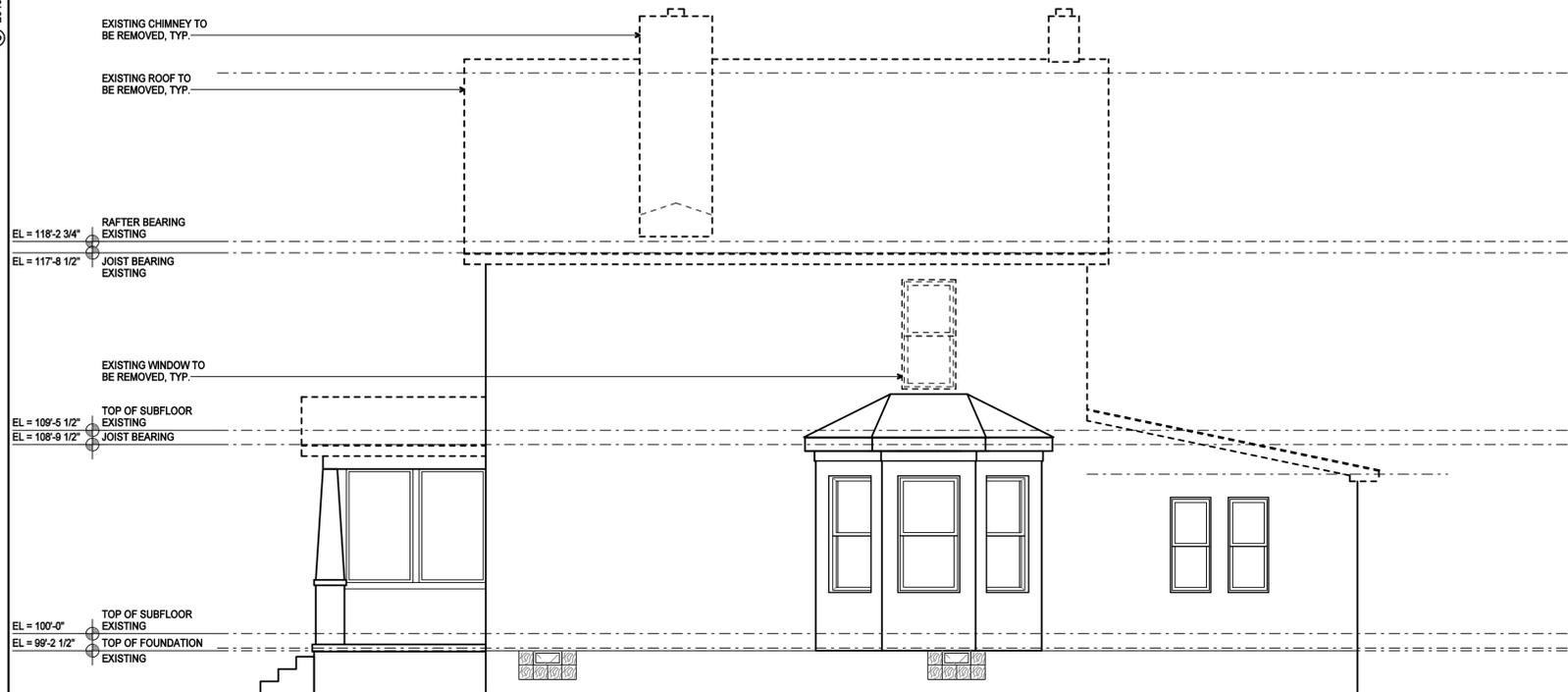
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COEY RESIDENCE REMODEL AND ADDITION
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 COLUMBUS, OHIO



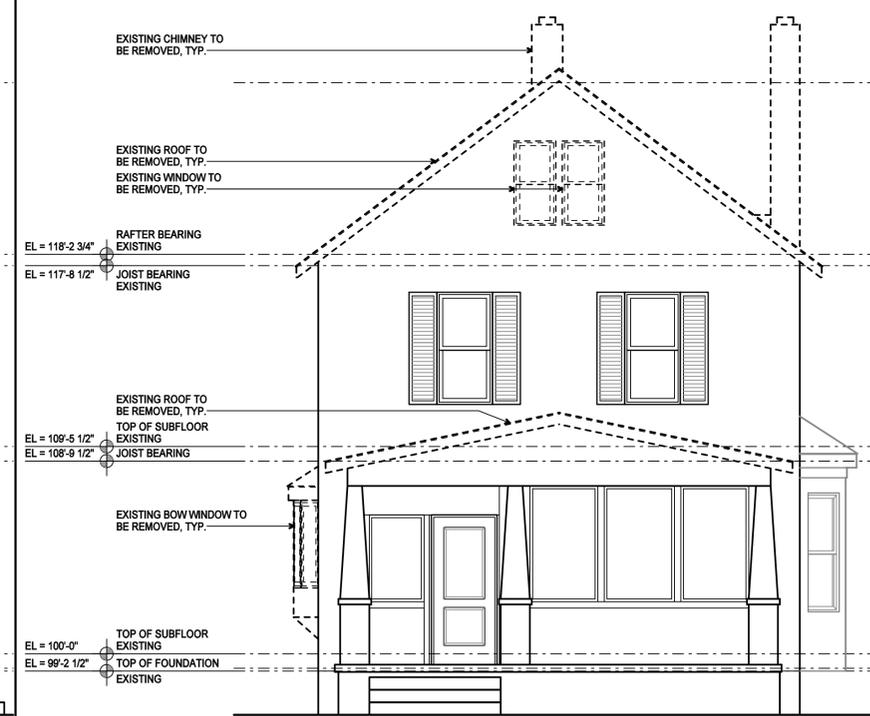
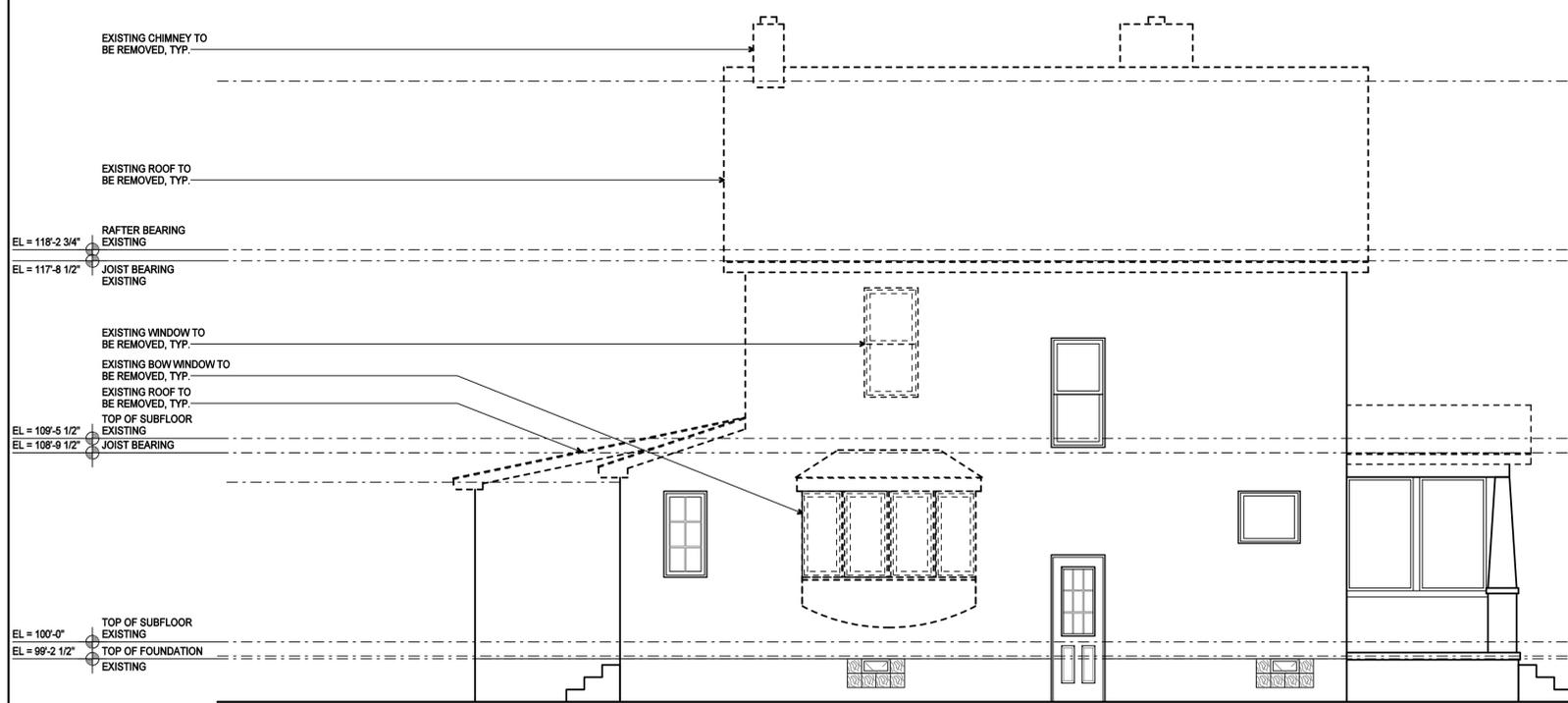
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SECOND & THIRD FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"	D1-2
CONSTRUCTION DOCUMENTS	11.27.2019



3 RIGHT ELEVATION - DEMOLITION

4 REAR ELEVATION - DEMOLITION



1 LEFT ELEVATION - DEMOLITION

2 FRONT ELEVATION - DEMOLITION

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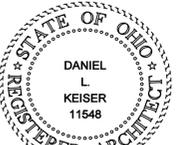
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ELEVATION LEGEND

- DIMENSIONAL SHINGLES (EXISTING TO REMAIN)
- BRICK VENEER (EXISTING TO REMAIN)
- VINYL SIDING (TO BE REMOVED)
- BOARD AND BATTEN SIDING (TO BE REMOVED)

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE
REMODEL
AND
ADDITION
2385 CHARLES STREET
COLUMBUS, OHIO



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Phone: 614.864.8999
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KDG PROJECT # 2019-209

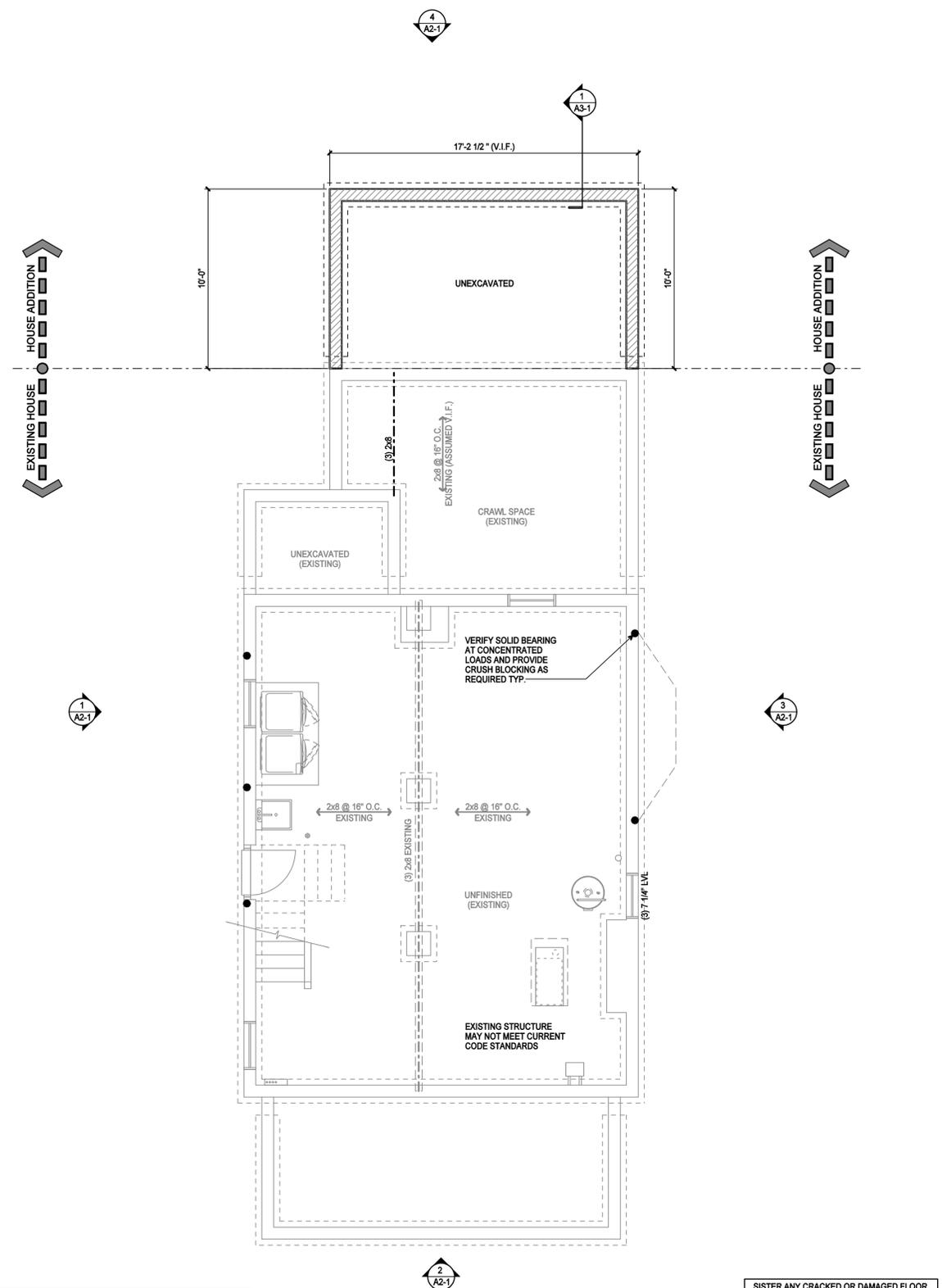
SHEET NUMBER

EXTERIOR ELEVATIONS -
DEMOLITION
SCALE: 1/4" = 1'-0"

D2-1

CONSTRUCTION DOCUMENTS

11.27.2019



FIRE RESISTANCE OF FLOORS: FLOOR ASSEMBLIES, NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE OR A 5/8" WOOD STRUCTURAL PANEL MEMBRANE OR AN EQUIVALENT MATERIAL ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER WHICH COMPLIES WITH SECTION 302.14.

EXCEPTIONS:

- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 313.1.1 OR 313.2.1.
- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER AN UNDERFLOOR SPACE AS REFERENCED IN SECTION 408 WHICH IS NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
- PORTIONS OF FLOOR ASSEMBLIES CAN BE UNPROTECTED WHEN COMPLYING WITH THE FOLLOWING:
 1. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS SHALL NOT EXCEED 80 SQUARE FEET PER STORY.
 2. FIRE BLOCKING IN ACCORDANCE WITH SECTION 302.11.1 SHALL BE INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
 3. WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH NOMINAL DIMENSIONS, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER

MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSIVE COMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR 6-18S HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD

PROVIDE BLOCKING AT 24" O.C. AT JOIST PARALLEL TO FOUNDATION, TYP.

LVL DATA SHEETS MUST BE PROVIDED AT FRAMING INSPECTION.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER

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ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:

- GLAZING IN SWIMMING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS.
- GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS
- GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION.
- GLAZING WITHIN 18" OF THE FINISH FLOOR
- GLAZING IN RAILINGS
- GLAZING IN WALLS AND FENCES ENCLOSED A SWIMMING POOL WITH THE BOTTOM EDGE WITHIN 8" OF THE FLOOR.
- GLAZING ADJACENT TO TUBS & SHOWERS

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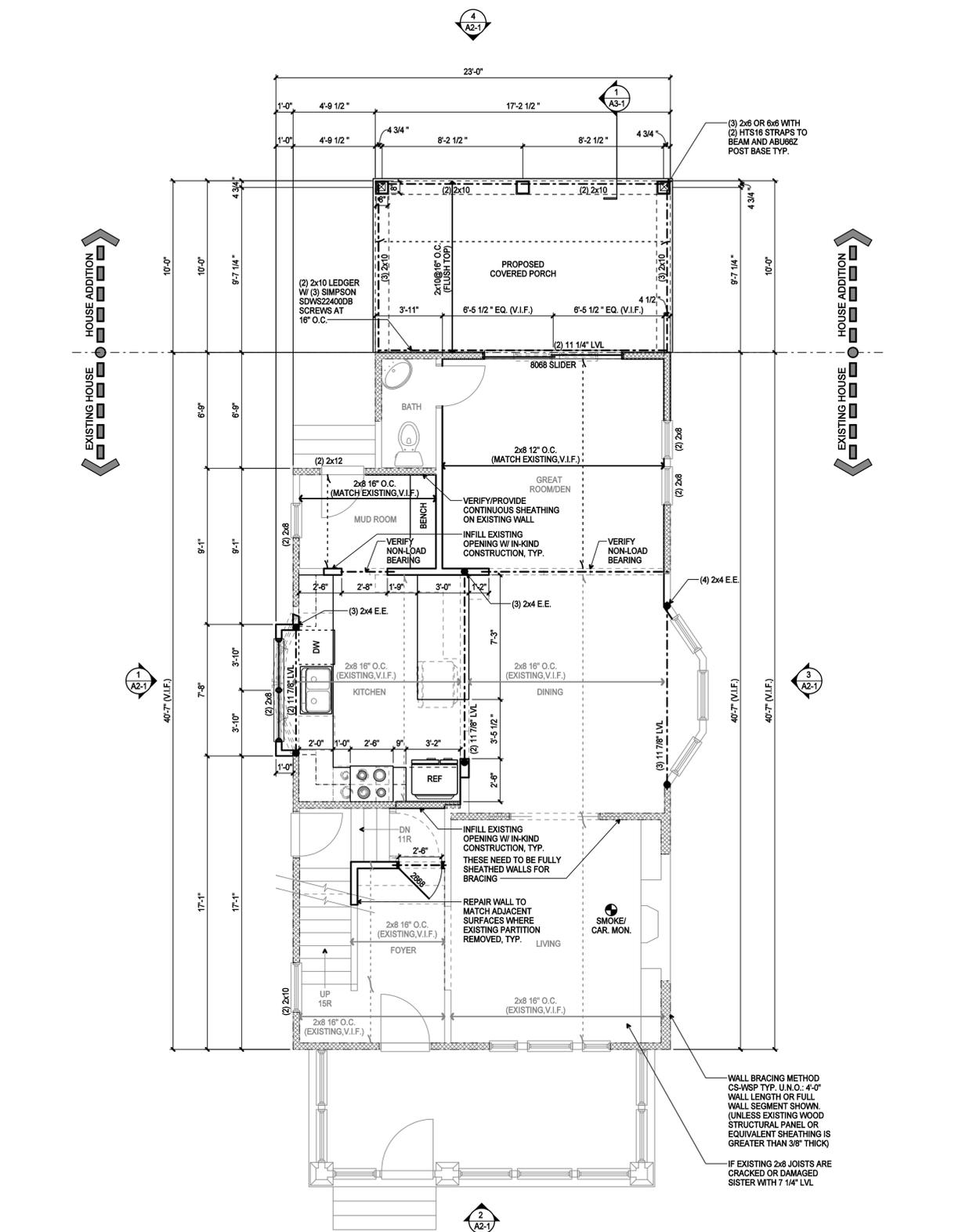
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O.S.B. ROOF, WALL AND FLOOR SHEATHING: LEAVE 1/8" MINIMUM GAP ON EDGES AND AROUND OPENINGS TO ALLOW FOR EXPANSION AND CONTRACTION OF SHEATHING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

WALL LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



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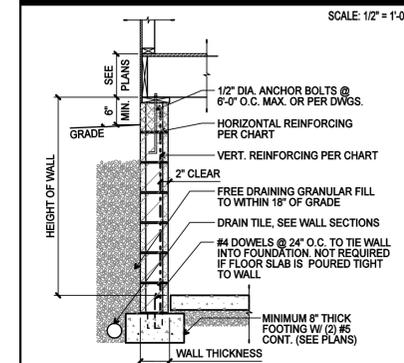
WALL LEGEND

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FOUNDATION NOTES

- ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING W/ (2) #5 CONT.
- ALL 12" FOUNDATION WALLS SHALL HAVE A MINIMUM 20" x 8" CONTINUOUS POURED CONCRETE FOOTING W/ (2) #5 CONT.
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION
- STEEL DIA. PIPE SIZES TO BE:
3" DIA. = 2 1/8" (OUTSIDE DIA. = 3.5") & 4" DIA. = 2 3/4" (OUTSIDE DIA. = 4.5")
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- CEILING HEIGHTS IN BASEMENTS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-8" MINIMUM.
- ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
- WINDOW WELLS WITH A VERTICAL DEPTH OF 4'-0" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOWS IN THE FULLY OPEN POSITION. LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

FOUNDATION WALL REINFORCING



FND. WALL DESIGN - CMU WALLS W/ GRANULAR BACKFILL

REINFORCING 1/4" MIN. = 80,000 PSI
MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF

WALL MAX HEIGHT	WALL THICKNESS		
	8" WALL	10" WALL	12" WALL
7'-0"	#5 @ 48" O.C.	NONE	NONE
8'-0"	#5 @ 48" O.C.	#5 @ 48" O.C.	NONE
9'-0"	#5 @ 32" O.C.	#5 @ 32" O.C.	#5 @ 48" O.C.
10'-0"	#5 @ 24" O.C.	#5 @ 32" O.C.	#5 @ 40" O.C.

FND. WALL DESIGN - CMU WALLS W/O GRANULAR BACKFILL

REINFORCING 1/4" MIN. = 80,000 PSI
MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF

WALL MAX HEIGHT	WALL THICKNESS		
	8" WALL	10" WALL	12" WALL
7'-0"	#6 @ 48" O.C.	NONE	NONE
8'-0"	#6 @ 32" O.C.	#6 @ 48" O.C.	#6 @ 48" O.C.
9'-0"	#6 @ 24" O.C.	#5 @ 24" O.C.	#5 @ 40" O.C.
10'-0"	#6 @ 18" O.C.	#5 @ 24" O.C.	#5 @ 24" O.C.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
 - HEADER / BEAM / DBL. JOIST (SEE PLAN FOR SIZE)
 - GIRDER TRUSS / SITE BUILT TRUSS (SEE PLAN)
 - CONCRETE FOOTER, 12" DEEP (SEE PLAN FOR SIZE)
 - STEEL COLUMN
 - STEEL BEAM
 - POINT LOAD LOCATION
 - LOAD BEARING WALL
 - DIRECTION OF ROOF PITCH
 - WALL BRACING METHOD CS-PF
 - WALL BRACING METHOD CS-WSP
- SEE SHEET A4-1 FOR STRUCTURAL NOTES

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2385 CHARLES STREET
COLUMBUS, OHIO

DANIEL L. KEISER
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KDG KEISER DESIGN GROUP

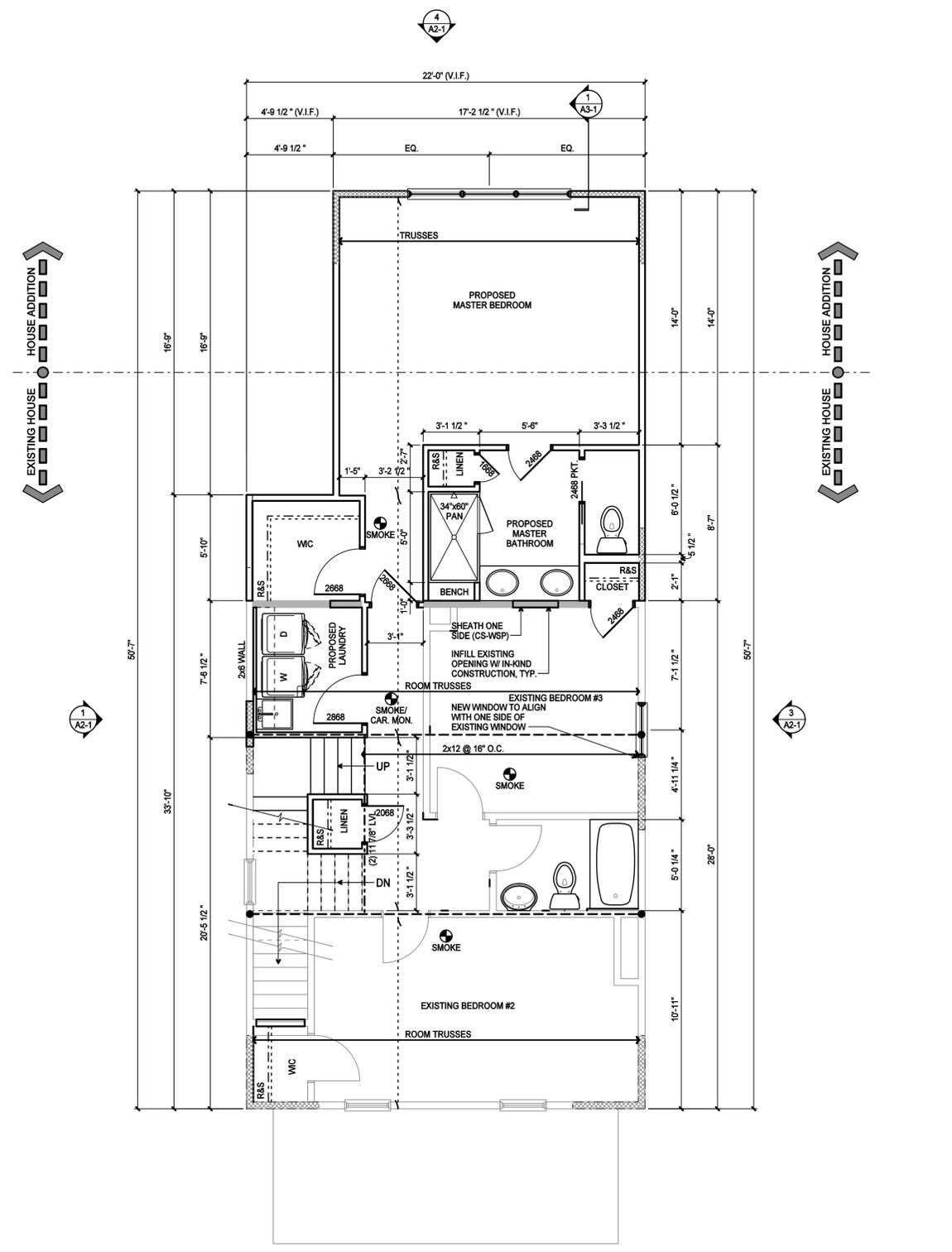
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KDG PROJECT # 2019-209 SHEET NUMBER

BASEMENT FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

A1-0

CONSTRUCTION DOCUMENTS 11.27.2019



FIRE RESISTANCE OF FLOORS: FLOOR ASSEMBLIES, NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE OR A 5/8" WOOD STRUCTURAL PANEL MEMBRANE OR AN EQUIVALENT MATERIAL ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER WHICH COMPLIES WITH SECTION 302.14.

EXCEPTIONS:

- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 313.1.1 OR 313.2.1.
- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER AN UNDERFLOOR SPACE AS REFERENCED IN SECTION 408 WHICH IS NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
- PORTIONS OF FLOOR ASSEMBLIES CAN BE UNPROTECTED WHEN COMPLYING WITH THE FOLLOWING:
 - THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS SHALL NOT EXCEED 80 SQUARE FEET PER STORY.
 - FIRE BLOCKING IN ACCORDANCE WITH SECTION 302.11.1 SHALL BE INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
 - WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH NOMINAL DIMENSIONS, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSION COMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR 6-18S HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER.

NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD.

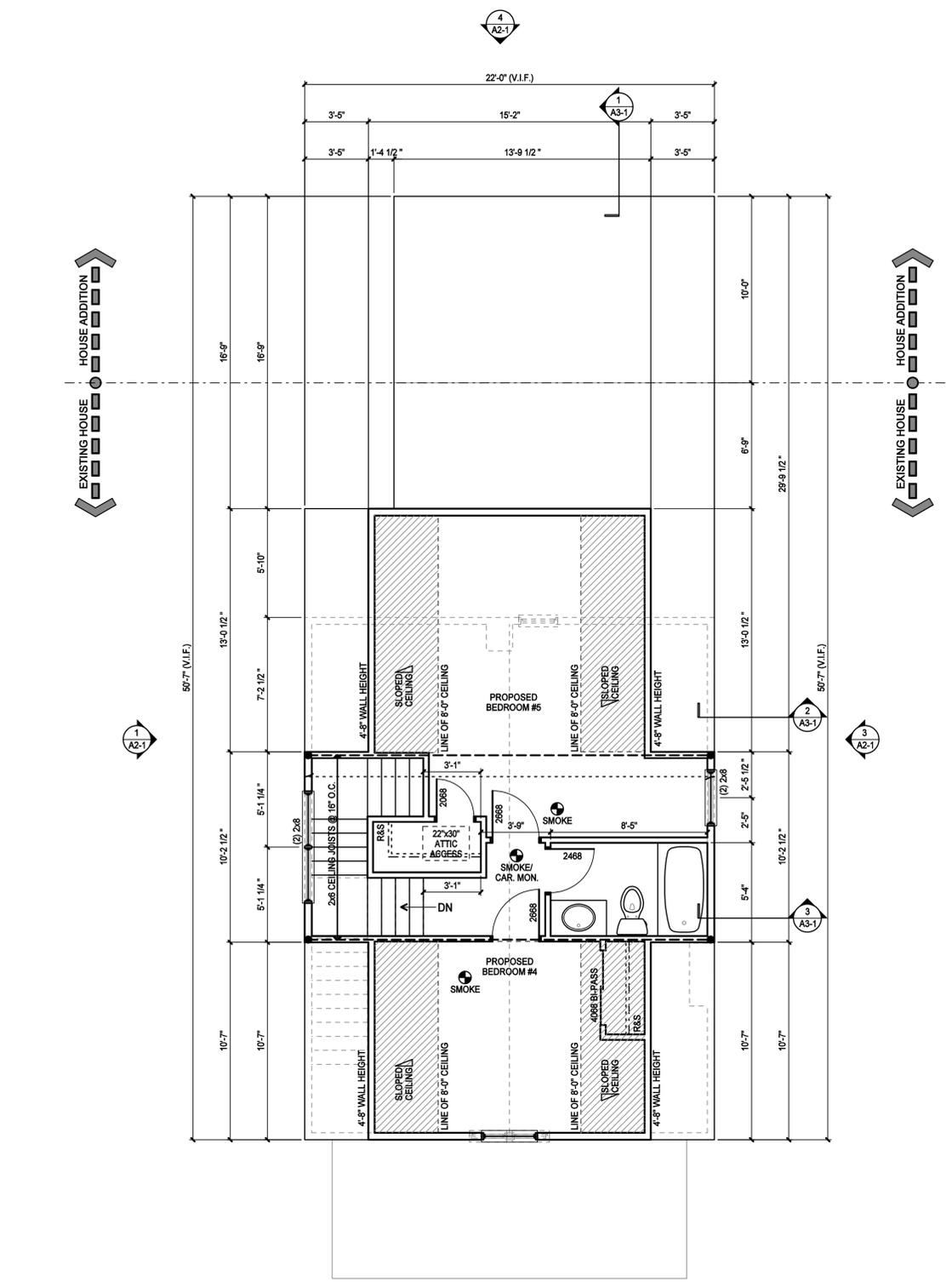
PROVIDE BLOCKING AT 24" O.C. AT JOIST PARALLEL TO FOUNDATION, TYP.

LVL DATA SHEETS MUST BE PROVIDED AT FRAMING INSPECTION.

SISTER ANY CRACKED OR DAMAGED FLOOR JOISTS, TYP.

IF ANY STRUCTURAL ELEMENTS ARE FOUND TO BE DAMAGED THAT ARE NOT COVERED BY THE EXTENTS OF THESE DOCUMENTS, CONTACT THE ARCHITECT IMMEDIATELY.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION



ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:

- GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS.
- GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS.
- GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION.
- GLAZING WITHIN 18" OF THE FINISH FLOOR.
- GLAZING IN RAILINGS.
- GLAZING IN WALLS AND FENCES ENCLOSED A SWIMMING POOL WITH THE BOTTOM EDGE WITHIN 8" OF THE FLOOR.
- GLAZING ADJACENT TO TUBS & SHOWERS.

LVL DATA SHEETS MUST BE PROVIDED AT FRAMING INSPECTION.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER.

O.S.B. ROOF, WALL AND FLOOR SHEATHING: LEAVE 1/8" MINIMUM GAP ON EDGES AND AROUND OPENINGS TO ALLOW FOR EXPANSION AND CONTRACTION OF SHEATHING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

WALL LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE. CLOSET DOORS TO BE CENTERED IN CLOSET U.N.O.
- ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING.
- A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22" x 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO KEISER DESIGN GROUP IN WRITING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL WOOD, CONCRETE, AND STEEL MEMBERS SHALL MEET OR EXCEED ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE OR MASONRY, OR IN DIRECT CONTACT WITH GROUND.
- WALL STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS.
- ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLE WALLS ARE 45 DEGREES U.N.O.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
 - HEADER / BEAM / DBL JOIST (SEE PLAN FOR SIZE)
 - GIRDER TRUSS / SITE BUILT TRUSS (SEE PLAN)
 - CONCRETE FOOTER, 12" DEEP (SEE PLAN FOR SIZE)
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 - WALL BRACING METHOD CS-WSP
- SEE SHEET A4-1 FOR STRUCTURAL NOTES

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COEY RESIDENCE REMODEL AND ADDITION

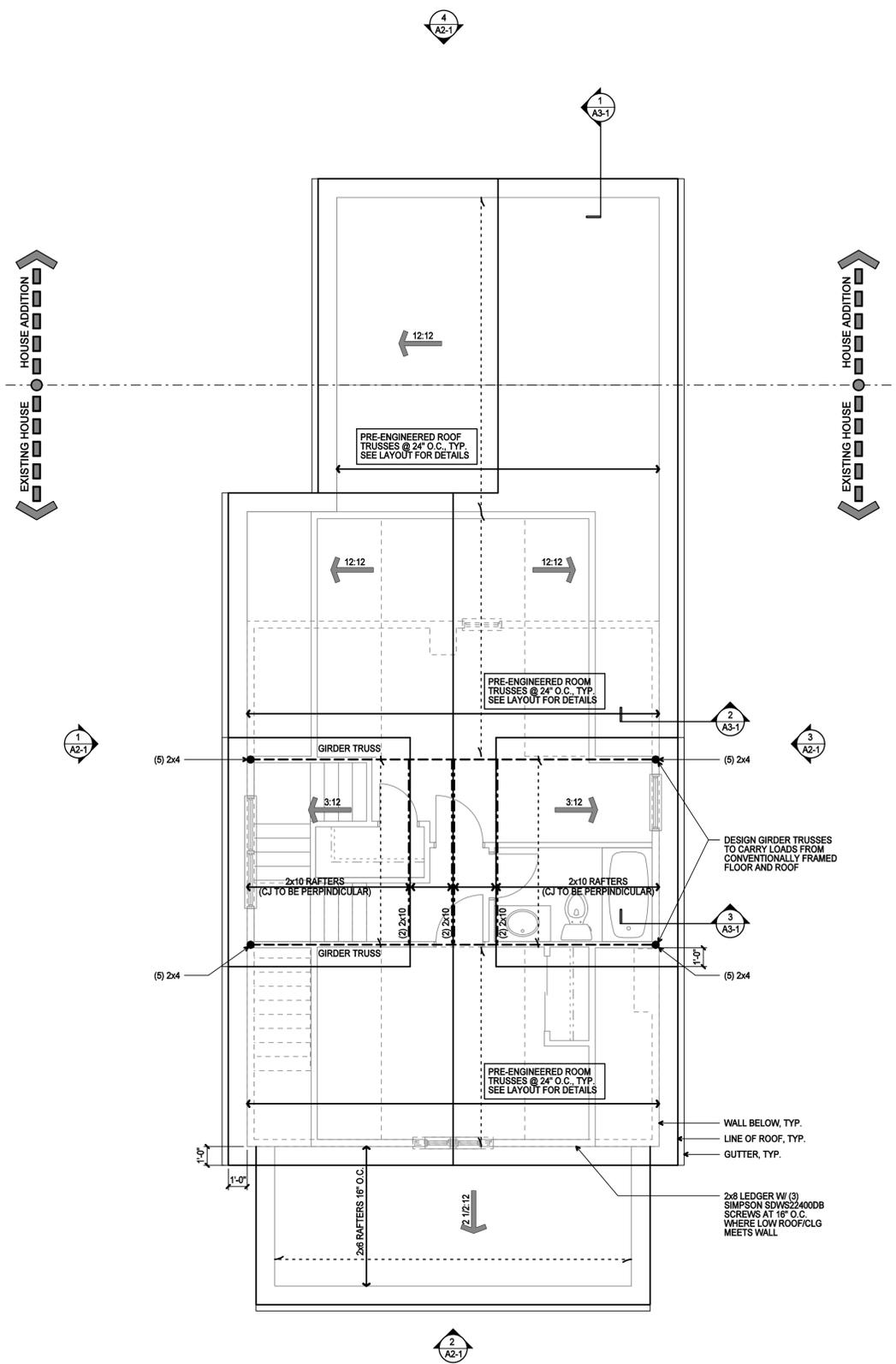
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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND AND THIRD FLOOR PLAN - PROPOSED SCALE: 1/4" = 1'-0"	A1-1
CONSTRUCTION DOCUMENTS	11.27.2019



ROOF VENT NFVA CALCULATION:
 CONTINUOUS RIDGE VENT ASSUMED TO BE 18" NET FREE VENT AREA PER LINEAR FOOT OF RIDGE VENT.
 ROOF LOUVERS (HAT VENTS) ASSUMED TO BE 50" NET FREE VENT AREA PER INDIVIDUAL ROOF LOUVER.
 CATHEDRAL VENT (SHED VENT) ASSUMED TO BE 9" NET FREE VENT AREA PER LINEAR FOOT OF VENT.
 UNDEREAVE VENT ASSUMED TO BE 9" NET FREE VENT PER LINEAR FOOT OF VENT (CONTINUOUS), 28" NET FREE AREA PER VENT (16"x4")

THE THICKNESS OF BLOWN OR SPRAYED ROOF / CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET (28 M²) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MIN. INITIAL INSTALLED THICKNESS WITH NUMBERS A MIN. OF 1 INCH (25MM) IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.

ATTIC VENTILATION (RCO SECTION 806): ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

1,033 S.F. / 300 = 3.44 / 2 = 1.72 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 1.72 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION

CONTRACTOR TO PROVIDE TRUSS DATA AND TRUSS LAYOUT ON SITE AT FRAMING INSPECTION

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

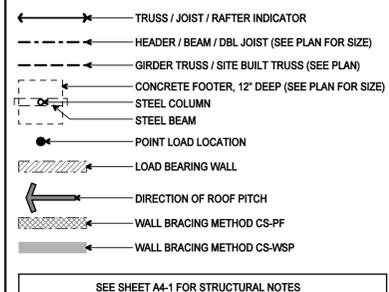
PROVIDE ICE AND WATER SHIELD AT:
 1. ALL VALLEYS AND ROOF PENETRATIONS.
 2. 3' TALL HORIZONTALLY EXTENDING FROM THE BOTTOM OF THE ROOF.
 3. WHERE ROOF PLANES INTERSECT VERTICAL WALLS (18" MIN UP WALL AND ONTO ROOF.)

OVERLAY FRAMING @ 24" O.C.
 0'-0" - 6'-0" SPAN = 2x4s
 6'-0" - 9'-0" SPAN = 2x6s
 9'-0" - 12'-0" SPAN = 2x8s
 12'-0" - 15'-0" SPAN = 2 x 10s
 15'-0" - 18'-0" SPAN = 2 x 12s

FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE. CLOSET DOORS TO BE CENTERED IN CLOSET U.N.O.
- ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING
- A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22" x 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30"
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO KEISER DESIGN GROUP IN WRITING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL WOOD, CONCRETE, AND STEEL MEMBERS SHALL MEET OR EXCEED ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE OR MASONRY, OR IN DIRECT CONTACT WITH GROUND.
- WALL STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS.
- ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLE WALLS ARE 45 DEGREES U.N.O.

STRUCTURAL LEGEND



#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION
 2385 CHARLES STREET
 COLUMBUS, OHIO

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 11548
 REGISTERED ARCHITECT

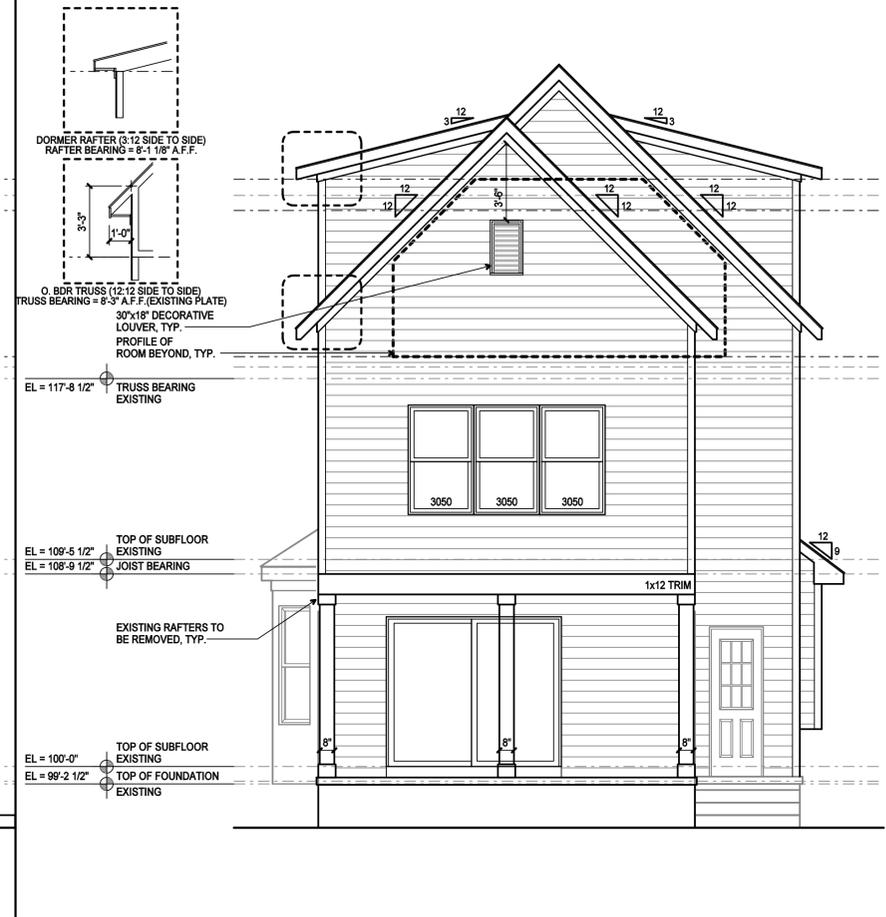


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KDG PROJECT # 2019-209	SHEET NUMBER
ROOF PLAN - PROPOSED	A1-2
SCALE: 1/4" = 1'-0"	CONSTRUCTION DOCUMENTS
11.27.2019	



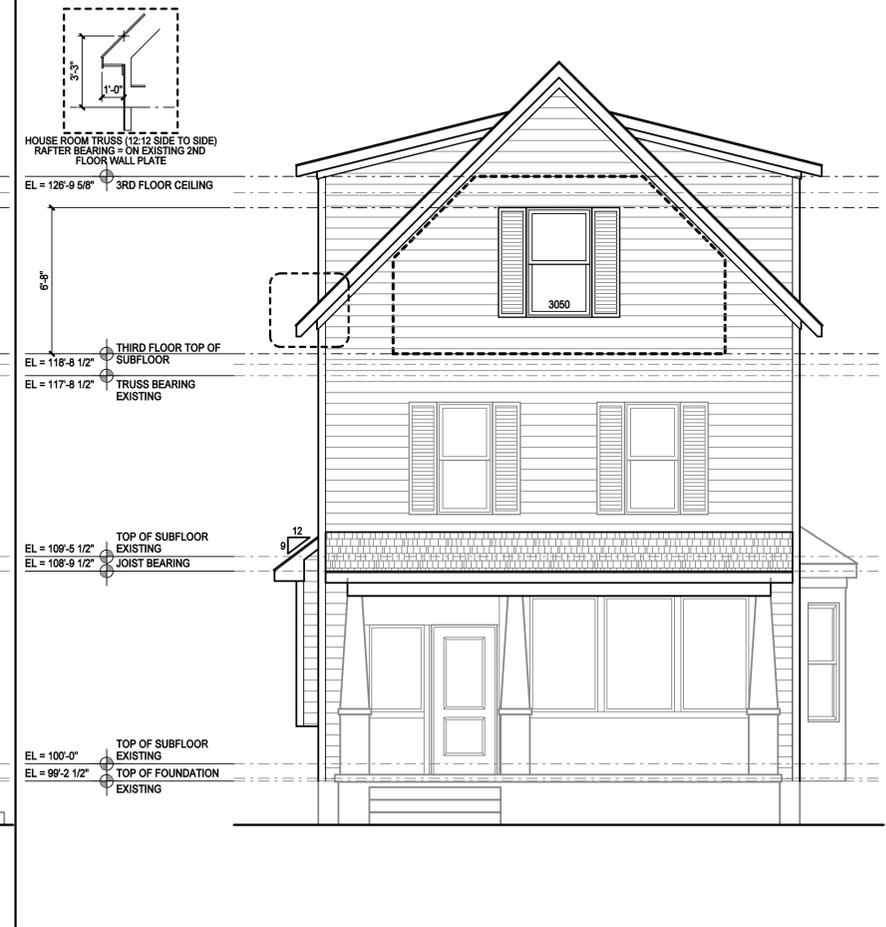
3 RIGHT ELEVATION - PROPOSED



4 REAR ELEVATION - PROPOSED



1 LEFT ELEVATION - PROPOSED



2 FRONT ELEVATION - PROPOSED

DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL PERFORM WALK-THROUGH OF AREA WITH OWNER SO THAT OWNER MAY IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
2. REMOVE EXISTING FLOORING AND BASE AS REQUIRED, PREP FLOOR FOR NEW FINISHES AND LEVELING IF NECESSARY.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL DEMOLITION NEEDS WITH MECHANICAL AND ELECTRICAL DOCUMENTS FOR REMOVAL OF ALL EXISTING LINES FOUND IN CASEWORK, MILLWORK, PLUMBING ITEMS, EQUIPMENT, ETC. BEING DELETED.
4. CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY IDENTIFIED IN DRAWINGS FOR INSTALLATION OF WORK. CONTRACTOR SHALL PROTECT EXISTING FINISHES FROM DAMAGE. ANY DAMAGE TO THE EXISTING FACILITY SHALL BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING ANY EXISTING SERVICES THAT MAY BE EFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT FULL CONTINUATION OF SERVICE SHALL BE MAINTAINED.
6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
2. ELECTRICAL DEVICES INDICATED IN WALLS TO REMAIN SHALL REMAIN ACTIVE, CONTRACTOR SHALL TRACE CIRCUITS AND ADJUST WIRING TO KEEP ACTIVE.
3. DISCONNECT AND REMOVE ALL EXISTING LIGHTING IN AREAS SCHEDULED FOR DEMOLITION, FLUORESCENT FIXTURES SHALL BE PROPERLY DISPOSED INCLUDING FLUORESCENT LAMPS AND BALLASTS.
4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

1. DISCONNECT AND REMOVE ALL PLUMBING FIXTURES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, CAP WATER LINES AT SOURCE.
2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

ELEVATION LEGEND



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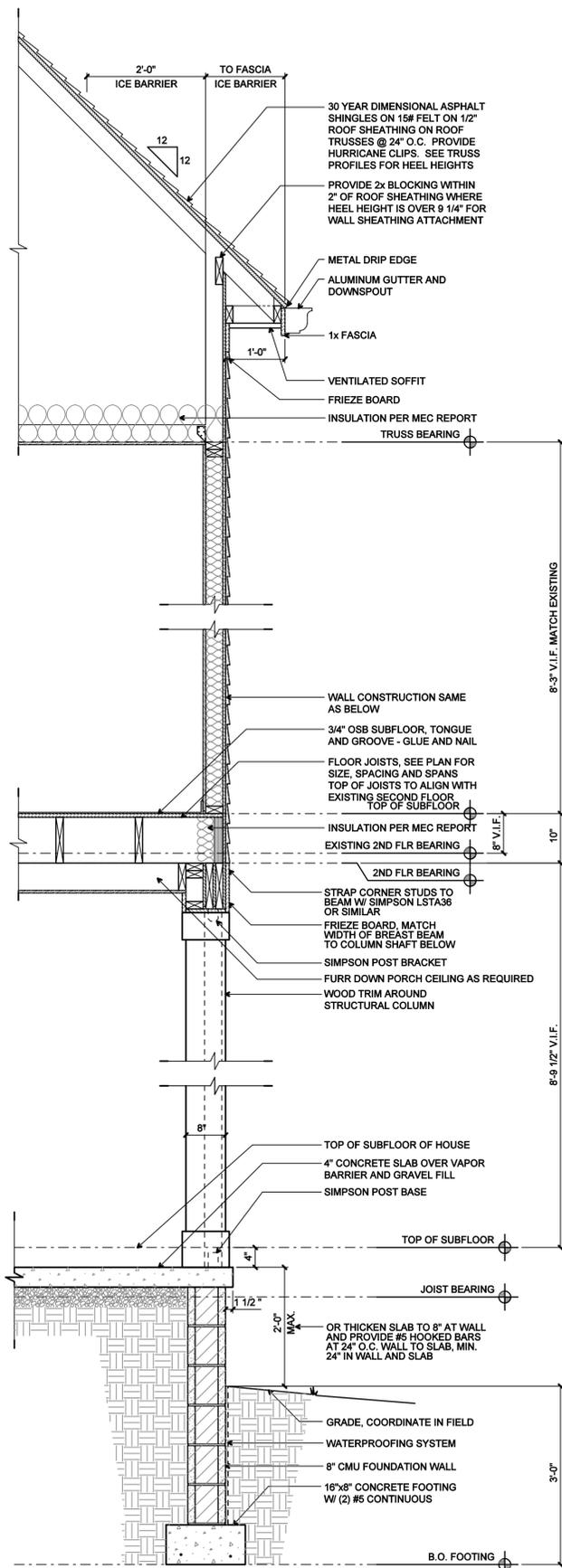
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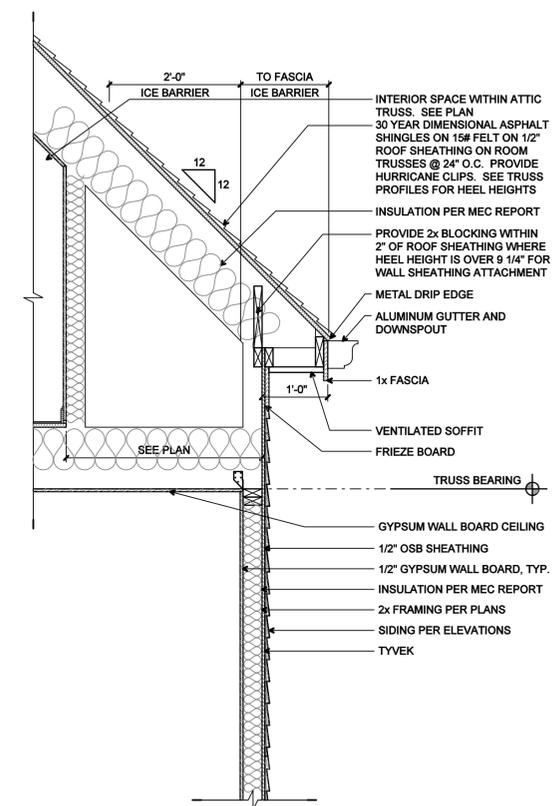
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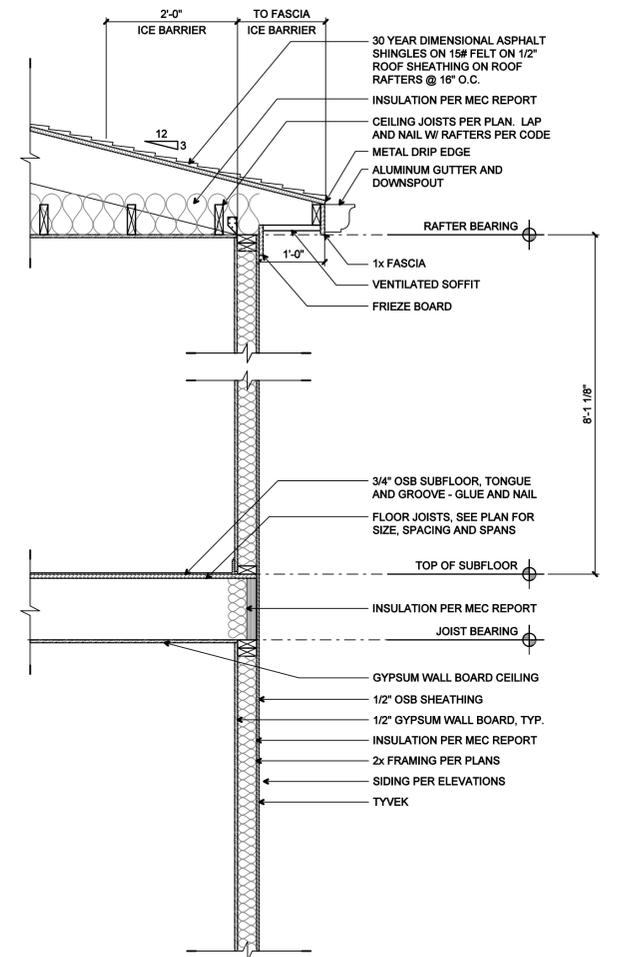
KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - PROPOSED	A2-1
CONSTRUCTION DOCUMENTS	SCALE: 1/4" = 1'-0" 11.27.2019



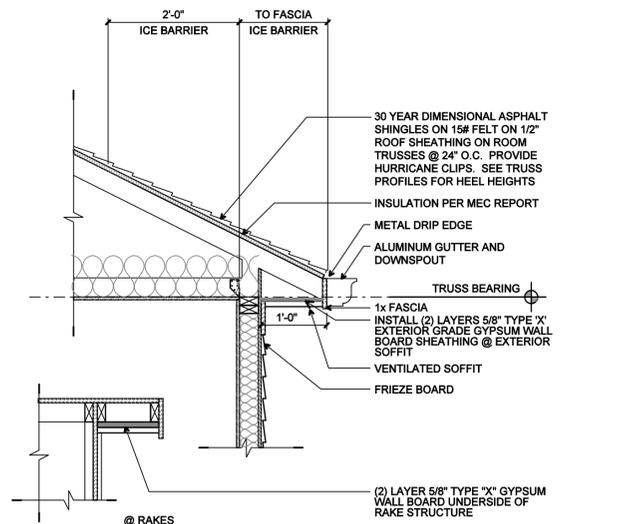
IF WALL SECTION IS WITHIN 5'-0" OF THE LOT LINE, WALL SECTION TO BE FIRE RATED PER UL305, SEE A4-3 FOR DETAILS



2 TYPICAL WALL SECTION AT ROOM TRUSSES



1 DORMER WALL SECTION



3 FIRE RATED SOFFIT AS REQUIRED PER UL305

WALL SECTION NOTES

- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES.
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO KEISER DESIGN GROUP, INC. IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 8' MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OF FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT ALL WALL AND ROOF INTERSECTIONS.
- WEEP SCREEDS - A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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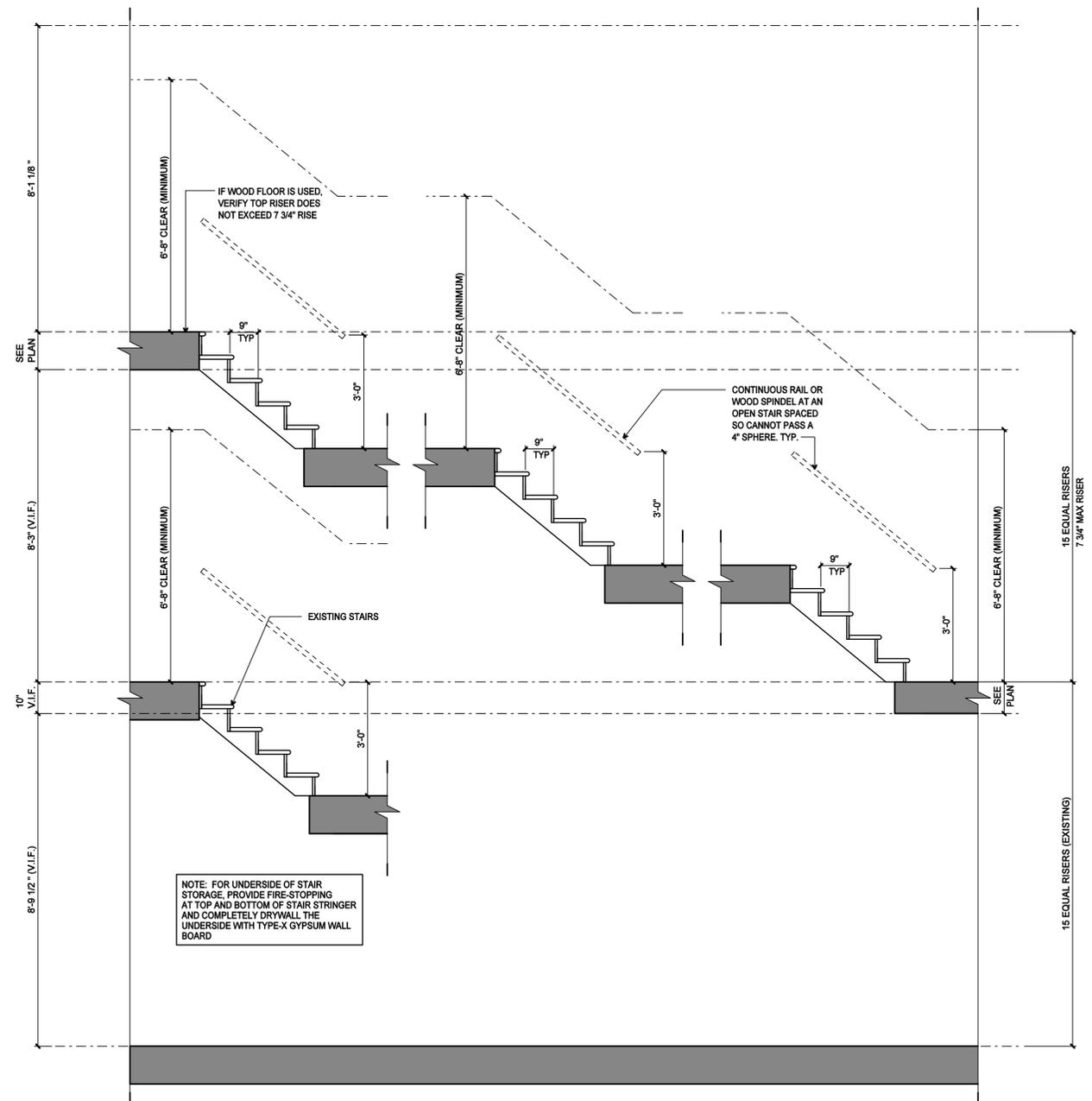
**COEY
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KDG PROJECT # 2019-209	SHEET NUMBER
WALL SECTIONS SCALE: 3/4" = 1'-0"	A3-1
CONSTRUCTION DOCUMENTS	11.27.2019

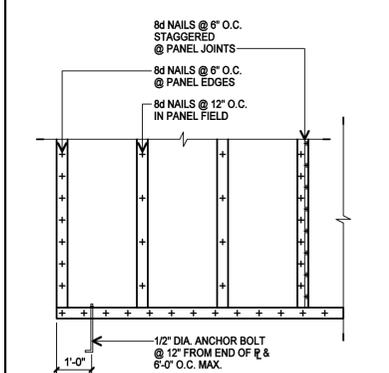


NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD

STAIR SECTION NOTES

- HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38", AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEVEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR BETWEEN.
- MAXIMUM RISER HEIGHT TO BE 8 1/4".
- MINIMUM TREAD DEPTH TO BE 9".
- NOISING TO BE 1" PROTRUSION
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING AT THE TOP AND BOTTOM OF THE STAIR. EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIR. THE CONTROL FOR ARTIFICIAL LIGHT SOURCE(S) FOR AN INTERIOR STAIRWAY SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIR WITHOUT TRAVERSING ANY STEP OF THE STAIR. THE ILLUMINATION OF EXTERIOR STAIRS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY ACTIVATED.

BRACED WALL DETAIL



TYPICAL BRACED WALL SHEATHING ATTACHMENT

WALL BRACING DESIGN CRITERIA

EXTERIOR BRACED WALL PANEL (ALL EXTERIOR WALLS)
CONTINUOUS SHEATHING, MINIMUM 7/16" OSB OR PLYWOOD PER CODE:
METHOD CS-WSP PER TABLE 602.10.4 ATTACHED PER TABLE 602.3(3) WITH 1/2" GYPSUM BOARD ON OPPOSITE SIDE OF WALL ATTACHED PER TABLE 702.3.5.

TABLE 602.10.1.3 - BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO

SECTION 602.10.4.2 - CONTINUOUS SHEATHING METHODS

TABLE 602.10.5 - MINIMUM LENGTH OF BRACED WALL PANELS

INTERIOR BRACED WALL PANEL (IF NOTED ON PLANS)
GYPSUM WALL BOARD FASTENED BOTH SIDES PER CODE:
METHOD GB PER TABLE 602.10.4 - 1/2" GYPSUM BOARD WITH 7" O.C. FIELD AND EDGE NAILING

TABLE 602.10.4 - MINIMUM 48" LENGTHS OF PANELS

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

**COEY
RESIDENCE
REMODEL
AND
ADDITION**

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KDG PROJECT # 2019-209	SHEET NUMBER
STAIR SECTIONS / WALL BRACING METHOD CS-PF	A3-2
CONSTRUCTION DOCUMENTS	11.27.2019

DOCUMENT OWNERSHIP:
ALL DRAWINGS AND SPECIFICATIONS PREPARED AS PART OF THIS COMMISSION ARE THE PROPERTY OF KEISER DESIGN GROUP, INC. AND WILL NOT BE TRANSFERRED OR USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT.

GENERAL REQUIREMENTS:

- WORK PERFORMANCE SHALL COMPLY WITH THE FOLLOWING:
1) PACKAGE CONTAINING BOTH SPECIFICATIONS (IF PROVIDED) AND DRAWINGS.
2) APPLICABLE STATE AND LOCAL BUILDING CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AND SUBCONTRACTOR.

WORKMANSHIP:

ALL THE WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.

ON-SITE & EXISTING CONDITIONS VERIFICATION:

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO REVIEW THE PROJECT WITH THE OWNER AND TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK AND METHODS OF CONSTRUCTION.

INTERPRETATION OF CONTRACT DOCUMENTS:

SHOULD DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATION BE FOUND, OR INQUIRES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE SUBMITTED TO THE ARCHITECT AND WILL BE ANSWERED BY ADDENDA. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO DATE OF THE SIGNING OF THE AGREEMENT SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACT AND SUBCONTRACTOR.

MANUFACTURERS PRODUCTS AND FABRICATIONS:

ALL MANUFACTURERS AND FABRICATORS PRINTED WARNING FOR HANDLING OF HIS PRODUCTS MUST BE STRICTLY OBSERVED. ALSO AS PER LOCAL CODES AND OTHER REQUIREMENTS.

ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

FIREPLACE NOTES:

CHIMNEY OUTLETS SHALL BE LOCATED A MINIMUM OF 3-0 ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY PENETRATES THE ROOF. CHIMNEY OUTLETS SHALL BE A MINIMUM OF 2-0 HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10-0.

CONSTRUCTION DEBRIS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION AND CONSTRUCTION AS REQUIRED.

PROPERTY PROTECTION:

PRECAUTIONS SHALL BE TAKEN TO PROTECT THE GROUNDS, PLANTINGS, DRIVE, ETC. FROM ANY DAMAGE. DAMAGE INCURRED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST PROOF BARRIERS AT AREAS WHICH ARE UNDER CONSTRUCTION.

CONSTRUCTION MATERIALS:

ALL MATERIALS SHALL BE STORED ON THE SITE AS DIRECTED BY THE OWNER OR GENERAL CONTRACTOR.

MISCELLANEOUS NOTES:

ROOF TRUSS PROFILES ARE SHOWN FOR CONFIGURATION ONLY. TRUSS MANUFACTURER AND CONTRACTOR TO COORDINATE ALL DIMENSIONAL RELATIONSHIPS. ALL ROOF TRUSSES AND GIRDERS TO BE ENGINEERED BY TRUSS SUPPLIER AND MANUFACTURER. SEND TRUSS SHOP DRAWINGS TO ARCHITECT FOR REVIEW OF ARCHITECTURAL CONFIGURATION. ALL TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED IN THESE DOCUMENTS.

THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X BRACING, AND EXTERIOR LOAD BEARING MASONRY WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETED.

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL ANGLED WALLS ARE A 45 OR 90 DEGREE ANGLE, UNLESS OTHERWISE NOTED.

ADJUST OVERHANGS TO MAINTAIN CONSISTENT LEVEL WHEN THE PLANS CALL FOR (2) DIFFERENT PITCHES AT A HIP.

FINISHED SQUARE FOOTAGES ARE MEASURED TO THE OUTSIDE OF ALL WALLS THEY INCLUDE INTERIOR FIREPLACES AND EVERY LOCATION IN WHICH THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.

NOT INCLUDED IN SQUARE FOOTAGES: WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION, 2-STORY ENTRIES, GARAGES, DECKS, PATIOS, PORCHES, UNFINISHED STORAGE AREAS, BASEMENTS OR ANY OTHER UNFINISHED STORAGE AREAS.

OWNERS PERSONAL PROPERTY:

THE OWNER SHALL BE RESPONSIBLE FOR REMOVING PERSONAL PROPERTY AS REQUIRED BY THE CONTRACTOR TO PROVIDE CLEAR AND EASY ACCESS TO ALL AREAS UNDER CONSTRUCTION.

POST CONSTRUCTION NOTES:

AT THE COMPLETION OF THE PROJECT AND DURING THE PROJECT AS NECESSARY, CONTRACTOR SHALL THOROUGHLY CLEAN ALL WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- REMOVAL OF MORTAR SPATTERS OR STRAINS FROM ALL INTERIOR AND EXTERIOR FINISHES.
- REMOVAL OF MASONRY WATERPROOFING ABOVE FINISH GRADE.
- REMOVAL OF MORTAR SPATTERS OR STAINS FROM EXTERIOR SIDING, ROOFING, OR OTHER EXTERIOR MATERIALS.
- REMOVAL OF ALL STAINS FROM ALL EXPOSED CONCRETE WORK, WITH EXCEPTION OF CRAWL SPACE CONCRETE.
- REMOVAL OF STAINS AND CLEANING OF ALL INTERIOR FINISHES (COUNTERTOPS, PLUMBING FIXTURES, FLOORING, ETC.), THOROUGH CLEANING OF FAUCET SCREENS AND PLUMBING TRAPS.
- VACUUMING OF ALL FLOORS, FOLLOWED BY WET MOPPING OF ALL HARD SURFACE FLOORS.
- DUSTING OF ALL WALLS, CEILINGS, TRIM, DOORS, WINDOWS, CABINETS, ETC., INCLUDING THE INTERIOR SURFACES OF ALL CABINETS.
- REMOVAL OF ALL WINDOWS AND DOORS STICKERS, INCLUDING GLUE RESIDUE, PAINT OR STAIN OVERLAPPING ON GLASS AND OTHER GLASS SPATTERS.
- POLISHING OF ALL WINDOWS, MIRRORS OR SURFACES WITH REFLECTIVE OR TRANSPARENT QUALITIES.
- ADDITIONALLY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL VACUUMING OF ALL CONSTRUCTION, OR OTHER DEBRIS, FROM JOIST, RAFTER, STUD OR OTHER CAVITIES, PRIOR TO GYPSUM BOARD, INSULATION, FINISHED FLOORING OR SURFACING.

DEMOLITION NOTES: (IF APPLICABLE)

WHERE EXISTING STRUCTURE IS TO BE REMOVED, REMAINING STRUCTURE SHALL BE ADEQUATELY SUPPORTED USING TEMPORARY BRACING, UNDERPINNING, OR OTHER SHORING, AS NECESSARY, PRIOR TO THE BEGINNING OF DEMOLITION. TEMPORARY SUPPORT TO REMAIN IN PLACE AND UNDISTURBED TILL FINAL CONSTRUCTION OR PERMANENT STRUCTURE COMPLETED.

DISMANTLE ALL STRUCTURES, FLOORS, FLOORING, WALLS, WINDOWS, DOORS, CABINETS, SHELVING, ETC. AS SHOWN OR REQUIRED. SALVAGE OF MATERIALS TO BE DICTATED BY OWNER. REMOVE, TERMINATE OR RELOCATED ALL EXISTING ELECTRICAL, PLUMBING, HVAC, IT, STEREO WIRING, CENTRAL VACUUM, IRRIGATION SYSTEMS, OR OTHER DEVICES AS REQUIRED FOR DEMOLITION OR NEW CONSTRUCTION. ALL WASTE AND DEBRIS FROM DEMOLITION WORK SHALL PROMPTLY BE REMOVED FROM THE SITE.

CONTRACTOR SHALL UTILIZE ALL MEANS NECESSARY DURING DEMOLITION AND NEW CONSTRUCTION TO INSURE THAT ALL NEW CONSTRUCTION AND EXISTING FINISHED SPACES ARE THOROUGHLY PROTECTED FROM WATER, THERMAL AND VIBR DAMAGE, AND SHALL REMEDY, AT THE CONTRACTORS EXPENSE, ANY SUCH DAMAGE THAT MAY OCCUR.

STRUCTURE SHALL BE PROTECTED, AS NECESSARY, WITH TEMPORARY ENCLOSURES FOR WEATHER RELATED PROTECTION AND SECURITY PURPOSES. CONSTRUCTION MATERIALS STORED OUTSIDE SHALL BE COVERED AND PROTECTED WITH WATERPROOF TARP AND ADEQUATELY SECURED FROM NATURAL AND INDUCED MOVEMENT. WOOD AND SIMILAR MATERIALS SHALL NOT BE STORED IN CONTACT WITH THE GROUND.

BARRIERS, BARRICADES, SIGNS, WARNING LIGHTS OR OTHER SAFETY DEVICES SHALL BE PROVIDED TO INSURE SAFETY TO THE OWNER, WORKERS AND THE GENERAL PUBLIC FROM HAZARDOUS CONDITIONS WHICH MAY ARISE AS A RESULT OF THE WORK. TO MINIMIZE INTRUSION OF DUST AND OTHER DEBRIS, CONSTRUCTION AREAS SHALL BE SEALED-OFF FROM INTERIOR SPACES WITH PLASTIC ENCLOSURES WITH ZIPPED DOORWAY, OR SIMILAR. DUST, DEBRIS, AIRBORNE PAINTS, DISTURBING OR TOXIC FUMES OR OTHERS, ARE TO BE ISOLATED FROM EXISTING FINISH SPACES, AS WELL AS FROM THE GENERAL PUBLIC. DAMAGE RESULTING FROM THE PREVIOUSLY MENTIONED TO BE REMEDIATED BY THE CONTRACTOR.

WHERE DEMOLITION, CONSTRUCTION, OR RELATED ACTIVITIES ARE TO OCCUR IN AREAS WITH EXISTING CARPET, HARDWOOD, VINYL OR CERAMIC FLOOR FINISH, ADEQUATE PROTECTIVE COVERINGS SHALL BE TEMPORARILY INSTALLED, BY THE CONTRACTOR, TO PROTECT FINISHES FROM DAMAGE. HVAC LOWERS AND DIFFUSERS SHALL BE COVERED WITH TEMPORARY FILTERS DURING THE DEMOLITION AND CONSTRUCTION PHASE.

WHERE NECESSARY, CONTRACTOR SHALL PROVIDE A PORTABLE TOILET FOR USE BY ALL PERSONNEL, LOCATED WHERE DIRECTED BY OWNER, WHICH SHALL BE CLEANED AND SERVICED ON A REGULAR BASIS. CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND ZONING ORDINANCES AFFILIATED WITH PORTABLE TOILETS, WHERE APPLICABLE.

A. GENERAL:

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE-DOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
- IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
- DESIGN ROOF SNOW LOAD: 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCET. GROUND SNOW LOAD (Pg) = 25 PSF | FLAT ROOF SNOW LOAD = 20 PSF SNOW EXPOSURE FACTOR (Ce) = 1.0 | SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
- DESIGN LIVE LOADS:
FIRST FLOOR = 40 PSF + 15 PSF DEAD LOAD | SECOND FLOOR = 40 PSF + 15 PSF DEAD LOAD | ATTIC = 20 PSF (AREAS WHERE HEIGHT IS 30' OR GREATER) | EXTERIOR BALCONIES AND DECKS = 40 PSF OR OCCUPANCY SERVED | ROOF = 25 PSF + 20 PSF DEAD LOAD
- WIND DESIGN PARAMETERS:
BASIC WIND SPEED = 115 MPH | WIND LOAD IMPORTANCE FACTOR = 1.0 | WIND EXPOSURE = EXPOSURE B
- SEISMIC DESIGN PARAMETERS
OCCUPANCY CATEGORY = II | SITE CLASS = D
- SOIL DESIGN ASSUMPTIONS
a. ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF FIRM STABLE, NATURAL SOILS OR ENGINEERED FLL
b. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
c. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT.

B. REINFORCED CONCRETE

- MATERIALS:
a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," AND ACI 332-14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
b. STRUCTURAL CONCRETE
CLASS LOCATION FC
I FOOTINGS, PIERS AND UNDERPINNING 3000
II INTERIOR SLABS ON GRADE, WALLS, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED. 3500
III EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALL, PIERS AND COLUMNS PLACED INTERNALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED. 4000 (WITH AIR)
c. ALL DEFORMED REINFORCING BARS: FY = 60,000
d. ALL WELDED WIRE MESH: ASTM A-185 MINIMUM 6" LAPS
2. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED OR THE BASEMENT WALLS HAVE BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.
3. ALL ALL OPENINGS AND REENTRANT CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR x 24" LONG DIAGONALLY AT EACH CORNER.
4. PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10' O.C. MAXIMUM SPACING EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1.

C. MASONRY

- SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
- MATERIALS:
a. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
b. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
c. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER RCO SECTION 609.
d. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
e. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
f. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
g. PROVIDE 100% SOLD BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS.
h. FILL CORE SOLID AROUND ANCHOR BOLTS.
i. PROVIDE 100% SOLID BLOCKS OR SOLID-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
3. LINTELS
PROVIDE LINTELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED, PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS. USE 6 INCHES MINIMUM BEARING EACH END.
MASONRY OPENINGS SECTION | TO 4'-0" L 3 1/2 x 3 1/2 x 5/16 | 4'-1" TO 5'-6" L 4 x 3 1/2 x 5/16 LLV | 5'-7" TO 6'-0" L 5 x 3 1/2 x 5/16 LLV 6'-1" TO 8'-0" L 6 x 3 1/2" x 5/16" LLV

D. STRUCTURAL STEEL

- MATERIALS:
a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI, HIGH STRENGTH BOLTS: ASTM A325 OR A490, ANCHOR BOLTS: ASTM A307 OR A36, ELECTRODES: SERIES E70, STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN. SQUARE AND RECTANGULAR TUBING: ASTM A501, FY = 46 KSI; EXPANSION BOLTS: HILTI "KIMBOLT" OR SIMPSON STRONG-TIE "STRONG-BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HILTI "HIT-CEMENT HY 150" SIMPSON STRONG-TIE "ACRYLIC-TIE" ITW RED-HEAD "AT ACRYLIC."
b. MINIMUM BEAM BEARING ON MASONRY = 7'-1/2, ON CONCRETE = 5 INCHES UNLESS NOTED OTHERWISE.
c. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT | 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS.
2. CONNECTIONS:
a. JOIST HANGERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:
FLANGE WIDTH BOLTS POWDER ACTUATED FASTENERS
4" 3/8" DIA. @ 30" O.C. 1/4" DIA. @ 18" O.C.
5" OR GREATER 1/2" DIA. @ 42" O.C. 1/4" DIA. @ 18" O.C.
b. BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TAB OR CAP PLATE TYPE CONNECTIONS, WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USED. PROVIDE MIN. 3/8" STIFFENER PLATES EACH SIDE OF BEAM WEB CENTERED OVER COLUMN.
c. CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.
d. BEAM CONNECTIONS AT OPEN POCKETS IN A FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED OR REQUIRED BY DESIGN.

E. STRUCTURAL LUMBER

- MATERIALS:
a. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2018 EDITION, 19% MAX. M.C.
b. PLYWOOD: CDX STRUCTURAL II OR BETTER, EXTERIOR AND WALLS: PANEL IDENTIFICATION INDEX 2410 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 3216 - 23/32 INCH MIN.
c. OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR ROOFS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK, STURD-FLOOR WITH SPAN RATINGS OF 24 OC, EXPOSURE 1, TONGUE AND GROOVE.
d. MICROLAM (LLV): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,800 PSI. DESIGN BASED ON ILEVEL TRUS JOIST.
2. SPECIFICATIONS:
UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2018 INTERNATIONAL RESIDENTIAL CODE
3. CONNECTIONS:
a. JOISTS TO SIDES OF BEAMS: 16 GA GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
b. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
c. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 8 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. USE ADHESIVE MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
d. SHEATHING TO SIDES OF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 8 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
e. SHEATHING TO WALLS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. ALL VERTICAL AND HORIZONTAL JOINTS ARE TO BE VER A COMMON STUD, PLATE, BAND BOARD, OR 2x BLOCKING.
f. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE TREATMENT.
g. SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 1/2" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
h. BUILT UP WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
i. MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.

4. MISCELLANEOUS:

- USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
- IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE IF SHEATHING IS NOT PROVIDED. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
- USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
- USE DOUBLE STUDS AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE. (1) JACK STUD & (1) KING STUD, GLUE AND NAIL
- APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
- BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
- PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURERS APPROVED SHOP DRAWINGS.
- WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24 INCHES ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

F. PREFABRICATED WOOD TRUSSES

- MATERIALS:
a. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION, 19% MAX. M.C.
b. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.
2. DESIGN:
a. TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD = 10 PSF
BOTTOM CHORD DEAD LOAD = 5 PSF | BOTTOM CHORD LIVE LOAD = 5 PSF OR PER RCO 301.5 NET WIND UPLIFT = 8 PSF
b. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
c. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
d. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
e. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
3. MISCELLANEOUS:
a. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
b. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
c. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, CLARIFICATION OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.

G. PRE-ENGINEERED WOOD JOISTS

- MATERIALS: PROVIDE ENGINEERED WOOD PRODUCTS AND INSTALLED SYSTEMS WHICH HAVE BEEN ENGINEERED, MANUFACTURED, FABRICATED AND INSTALLED TO MEET THE SPECIFIED REQUIREMENTS AND REFERENCED BUILDING CODE.
2. DESIGN:
a. DEFLECTION REQUIREMENTS: MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
b. LOADING REQUIREMENTS: LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF MINIMUM FOR FLOORS, INCREASE WHERE REQUIRED FOR SPECIFIC FLOOR FINISHES.
c. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
d. SHOP DRAWINGS AND CALCULATIONS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE JOIST DESIGN.
e. PRODUCT DATA: SUBMIT MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING, PREPARATION INSTRUCTIONS AND RECOMMENDATIONS, STORAGE AND HANDLING REQUIREMENTS, INSTALLATION METHODS.
3. MISCELLANEOUS:
a. STORE PRODUCTS UNTIL READY FOR INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO PROTECT AND PREVENT DAMAGE.
b. MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS.
c. PROVIDE ENGINEERED CONNECTORS SPECIFICALLY DESIGNED FOR CONNECTION TYPE AND APPLICATIONS.
d. PROVIDE NAIL AND FASTENER TYPE AND MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
e. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
f. CONDITIONS AND PRACTICES NOT PERMITTED:
DO NOT PLACE HOLES CLOSER TO SUPPORTS THAN RECOMMENDED BY MANUFACTURER.
DO NOT CUT HOLES AND DAMAGE FLOOR JOISTS
DO NOT MAKE HOLES WITH HAMMER UNLESS A KNOCKOUT IS PROVIDED FOR THIS PURPOSE
DO NOT HAMMER ON FLANGE AND DAMAGE JOIST
DO NOT CUT, NOTCH OR DRILL FLANGE
DO NOT USE 16d OR LARGER NAILS IN FLANGE
DO NOT BEVEL CUT JOIST ENDS INSIDE EDGE OF BEARING
DO NOT SUPPORT JOIST ON WEB
DO NOT INSTALL VISIBLY DAMAGED JOISTS.

3a STRUCTURAL NOTES CONTINUED

LIGHT AND VENTILATION REQUIREMENTS FOR HABITABLE SPACES

HABITABLE ROOMS
ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BE VENTILATED.

EXCEPTION #1
THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (78L/s) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

EXCEPTION #2
THE GLAZING AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 mm) ABOVE THE FLOOR LEVEL.

EXCEPTION #3
USE OF SUNROOM ADDITIONS AND PATIO COVERS, AS DEFINED IN SECTION 202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40% OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

ROOM NAME	ROOM S.F.	WINDOW TYPE	REQUIRED GLAZING S.F.	ACTUAL GLAZING S.F.	REQUIRED VENT. S.F.	ACTUAL VENT. S.F.	TEMPERED GLAZING	BEDROOM EGRESS S.F.
BASEMENT								
NONE								
FIRST FLOOR								
GREAT ROOM/DEN	157.7 S.F.	D.H./DOOR	12.6	72.6	6.3	36.3	SGD	N/A
KITCHEN / DINING	308.7 S.F.	D.H.	24.8	66.2	12.4	34.6	NO	N/A
FAMILY ROOM/FOYER	218.3 S.F.	D.H.	17.5	59.0	8.7	36.0	NO	N/A
SECOND FLOOR								
MASTER BEDROOM	257.9 S.F.	D.H.	20.6	45.0	10.3	22.5	NO	5.7 S.F. REQD.
BEDROOM 2	176.7 S.F.	D.H.	14.1	26.0	7.1	13.0	NO	EXISTING
BEDROOM 3	128.2 S.F.	D.H.	10.3	15.0	5.1	7.5	NO	5.7 S.F. REQD.
THIRD FLOOR								
BEDROOM 4	136.1 S.F.	D.H.	10.9	15.0	5.4	7.5	NO	5.7 S.F. REQD.
BEDROOM 5	249.8 S.F.	D.H.	20.0	15.0	10.0	7.5	NO	5.7 S.F. REQD.

*NOTE: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL, CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F.. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ.F.T.. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE MINIMUM GLAZING AREA SHALL BE 8% OF THE HABITABLE FLOOR AREA AND THE MINIMUM VENTILATION SHALL BE 4% OF THE HABITABLE FLOOR AREA.

*NOTE: THE GLAZED AREAS MAY BE OMITTED IN ROOMS WHERE THE OPENING IS NOT REQUIRED BY AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTSIDE VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM, AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.

*NOTE: BATHROOMS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE AND A MECHANICAL VENTILATION SYSTEM. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (23.6 L/s) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/s) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

*NOTE: LOWER LEVEL ROOMS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE PER EXCEPTION #2 AND A MECHANICAL VENTILATION SYSTEM PER EXCEPTION #

BXUV - FIRE RESISTANCE RATINGS - ANSUL-103

BXUV7 - FIRE RESISTANCE RATINGS - CAN/ULC-S101 CERTIFIED FOR CANADA

SEE GENERAL INFORMATION FOR FIRE-RESISTANCE RATINGS - ANSUL-103
SEE GENERAL INFORMATION FOR FIRE RESISTANCE RATINGS - CAN/ULC-S101 CERTIFIED FOR CANADA

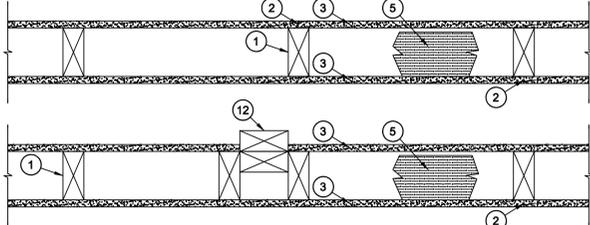
DESIGN NO. U305

JUNE 27, 2014
BEARING WALL RATING - 1 HR.
FINISH RATING - SEE ITEMS 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J AND 3L.

STC RATING - 56 (SEE ITEM 9)

THIS DESIGN WAS EVALUATED USING A LOAD DESIGN METHOD OTHER THAN THE LIMIT STATES DESIGN METHOD (E.G., WORKING STRESS DESIGN METHOD). FOR JURISDICTIONS EMPLOYING THE LIMIT STATES DESIGN METHOD, SUCH AS CANADA, A LOAD RESTRICTION FACTOR SHALL BE USED - SEE GUIDE BXUV OR BXUV7.

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.



- 1. WOOD STUDS-NOM 2 BY 4" SPACED 16" OC MAX, EFFECTIVELY FIRESTOPPED.
- 2. JOINTS AND NAIL-HEADS-JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS US ALT., NOM 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE. NAILHEADS EXPOSED OR COVERED WITH JOINT COMPOUND.
- 3. GYPSUM BOARD*-5/8" THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZ. FOR AS ALT. METHOD OF ATTACHMENT OF GYPSUM PANELS, REFER TO ITEM 6, 6A OR 6B, STEEL FRAMING MEMBERS*.

WHEN ITEM 6, 6B, OR 6C STEEL FRAMING MEMBERS*, ARE USED, GYPSUM PANELS ATTACHED TO FURRING CHANNELS WITH 1" LONG TYPE S BUGLE-HEAD STEEL SCREWS SPACED 12" OC.

WHEN ITEM 6A, STEEL FRAMING MEMBERS*, IS USED, TWO LAYERS OF GYPSUM PANELS ATTACHED TO FURRING CHANNELS. BASE LAYER ATTACHED TO FURRING CHANNELS WITH 1" LONG TYPE S BUGLE-HEAD STEEL SCREWS SPACED 12" OC. FACE LAYER ATTACHED TO FURRING CHANNELS WITH 1-5/8" LONG TYPE S BUGLE-HEAD STEEL SCREWS SPACED 12" OC. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYER. ONE LAYER OF GYPSUM BOARD ATTACHED TO OPPOSITE SIDE OF WOOD STUD WITHOUT FURRING CHANNELS AS DESCRIBED IN ITEM 3.

WHEN ITEM 7, RESILIENT CHANNELS ARE USED, 5/8" THICK, 4 FT WIDE GYPSUM PANELS APPLIED VERT. SCREW ATTACHED FURRING CHANNELS WITH 1" LONG, SELF-DRILLING, SELF-TAPPING TYPE S OR S-12 STEEL SCREWS SPACED 8" OC, VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS.

ACADIA DRYWALL SUPPLIES LTD. -TYPE X (FINISH RATING 22 MIN), 5/8" TYPE X, MOISTURE RESISTANT TYPE X, GYPSUM SHEATHING TYPE X, M-1 & MILDWE RESISTANT TYPE X AND MOLD & MILDEW RESISTANT TYPE X, TYPE BLUEGLASS EXTERIOR SHEATHING
AMERICAN GYPSUM CO.-TYPES AGX-1 (FINISH RATING 23 MIN.), M-GLASS (FINISH RATING 23 MIN.), TYPE AGX-11 (FINISH RATING 26 MIN), TYPE LIGHTROC (FINISH RATING 22 MIN) OR TYPE AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD. CO.-TYPE DBX-1 (FINISH RATING 24 MIN).

CERTAINTEED GYPSUM, INC.-TYPE 1, TYPE SF3 (FINISH RATING 20 MIN) OR FRPC, TYPE C OR TYPE X (FINISH RATING 26 MIN), TYPE EGRG OR GLASROC (FINISH RATING 23 MIN).

CGC INC.-TYPE AR (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE IP-X2 (FINISH RATING 24 MIN), TYPE SCX (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE ULX (FINISH RATING 24 MIN), TYPE WRX (FINISH RATING 24 MIN).

CONTINENTAL BUILDING PRODUCTS OPERATING CO., LLC.-TYPE LGFC5A (FINISH RATING 34 MIN), TYPE LGFC2A, TYPE LGFC-C/A, TYPE LGFC-WD, TYPE LGLLX (FINISH RATING 21 MIN).

GEORGIA-PACIFIC GYPSUM, LLC.-TYPE 5 (FINISH RATING 26 MIN), TYPE 6 (FINISH RATING 24 MIN), TYPE 9 (FINISH RATING 26 MIN), TYPE C (FINISH RATING 26 MIN), TYPE DGG (FINISH RATING 20 MIN), TYPE GPF1 (FINISH RATING 20 MIN), TYPE GPF2 (FINISH RATING 20 MIN), TYPE GPF3 (FINISH RATING 20 MIN), TYPE DS, TYPE DAP, TYPE DO (FINISH RATING 20 MIN), TYPE DA, TYPE DAPC, TYPE LS (FINISH RATING 23 MIN), TYPE X, VENEER PLASTER BASE-TYPE X, WATER RATED-TYPE X, SHEATHING-TYPE X, SOFFIT-TYPE X, TYPE LWX (FINISH RATING 22 MIN), VENEER PLASTER BASE-TYPE LWX (FINISH RATING 22 MIN), WATER RATED-TYPE LWX (FINISH RATING 22 MIN), SHEATHING-TYPE LWX (FINISH RATING 22 MIN), SOFFIT-TYPE LWX (FINISH RATING 22 MIN), TYPE DGLW (FINISH RATING 22 MIN), WATER RATED-TYPE DGLW (FINISH RATING 22 MIN), SHEATHING-TYPE DGLW (FINISH RATING 22 MIN), SOFFIT-TYPE DGLW (FINISH RATING 22 MIN), TYPE LWX (FINISH RATING 22 MIN), TYPE DGLW (FINISH RATING 22 MIN), WATER RATED-TYPE DGLW (FINISH RATING 22 MIN), SHEATHING-TYPE DGLW (FINISH RATING 22 MIN).

NATIONAL GYPSUM CO.-TYPE FSK (FINISH RATING 20 MIN), TYPE FSK-G (FINISH RATING 20 MIN), TYPE FSW (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSK-V (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSW-G (FINISH RATING 20 MIN), TYPE FSW-V (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSK-V (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSW-G (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSK-V (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSW-G (FINISH RATING 20 MIN).

PABCO BUILDING PRODUCTS, LLC., DBA PABCO GYPSUM -TYPE QUIETROCK 527 (FINISH RATING 24 MIN).

3. GYPSUM BOARD*-AS AS ALT. TO ITEM 3, NOT SHOWN-NOMINAL 5/8" THICK, 4 FT WIDE PANELS, APPLIED VERT. JOINTS COVERED WITH PAPER TAPE AND TWO LAYERS OF JOINT COMPOUND. NAILHEADS COVERED WITH TWO LAYERS OF JOINT COMPOUND.

3A. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3B. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3C. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3D. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3E. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3F. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3G. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3H. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3I. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3J. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3K. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3L. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3M. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3N. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3O. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3P. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3Q. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3R. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3S. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3T. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3U. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3V. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3W. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3X. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3Y. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3Z. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AA. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AB. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AC. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AD. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AE. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AF. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AG. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3AH. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

3F. GYPSUM BOARD*-AS AS ALT. TO ITEMS 3, 3A, 3B, 3C, 3D, AND 3E)-5/8" THICK GLASS-MAT FACED WITH SQUARE EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS NAILED 7" OC AROUND THE PERIMETER AND IN THE FIELD WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. NAILS SHALL BE PLACED 1 INCH AND 3 INCH FROM HORIZONTAL JOINTS AND 7 INCH OC THEREAFTER.

UNITED STATES GYPSUM CO.-TYPE USGX (FINISH RATING 22 MIN.)

3G. GYPSUM BOARD*-AS AS ALT. TO ITEMS 3 THROUGH 3F)-5/8" THICK PAPER SURFACED APPLIED VERT. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

GEORGIA-PACIFIC GYPSUM, LLC.-TYPE X COMFORTGUARD SOUND DEADENING GYPSUM BOARD (FINISH RATING 27 MIN).

3H. GYPSUM BOARD*-AS AS ALT. TO ITEMS 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

NATIONAL GYPSUM CO.-SOUNDBREAK XP TYPE X GYPSUM BOARD

3I. GYPSUM BOARD*-AS AS ALT. TO ITEMS 3 THROUGH 3H, NOT SHOWN-NOMINAL 5/8" THICK, 4 FT WIDE PANELS, APPLIED VERT. PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. PANEL JOINTS COVERED WITH PAPER TAPE AND TWO LAYERS OF JOINT COMPOUND. NAILHEADS COVERED WITH TWO LAYERS OF JOINT COMPOUND.

PABCO BUILDING PRODUCTS, LLC., DBA PABCO GYPSUM -TYPE QUIETROCK ES (FINISH RATING 20 MIN).

3J. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-NOT TO BE USED WITH ITEMS 6 OR 7, 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

CERTAINTEED GYPSUM, INC.-TYPE SILENTFX.

3K. GYPSUM BOARD*-AS AS ALT. TO ITEM 3)-5/8" THICK GYPSUM PANELS, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS FASTENED TO FRAMING WITH 1-1/4" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAX. 8" OC WITH LAST SCREW 1" FROM THE EDGE OF THE BOARD. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZ.

NATIONAL GYPSUM CO.-TYPE FSK (FINISH RATING 20 MIN), TYPE FSK-G (FINISH RATING 20 MIN), TYPE FSW (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSK-V (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSW-G (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSK-V (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSW-G (FINISH RATING 20 MIN).

3L. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD. LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 10 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH TWO 1" LONG TYPE S-8 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, MAX 5/16" DIAM BY MAX 0.140" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADES "B, C OR D".

3M. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.9% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C". FASTENERS FOR FACE LAYER GYPSUM PANELS SHALL BE INSTALLED OVER LEAD BACKED BOARD TO BE MIN 2-1/2" TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED AS DESCRIBED IN ITEM 4.

MAYCO INDUSTRIES, INC.-TX-RAY SHIELDED GYPSUM*

3N. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C". FASTENERS FOR FACE LAYER GYPSUM PANELS SHALL BE INSTALLED OVER LEAD BACKED BOARD TO BE MIN 2-1/2" TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED AS DESCRIBED IN ITEM 4.

3O. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C". FASTENERS FOR FACE LAYER GYPSUM PANELS SHALL BE INSTALLED OVER LEAD BACKED BOARD TO BE MIN 2-1/2" TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED AS DESCRIBED IN ITEM 4.

3P. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C". FASTENERS FOR FACE LAYER GYPSUM PANELS SHALL BE INSTALLED OVER LEAD BACKED BOARD TO BE MIN 2-1/2" TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED AS DESCRIBED IN ITEM 4.

3Q. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C". FASTENERS FOR FACE LAYER GYPSUM PANELS SHALL BE INSTALLED OVER LEAD BACKED BOARD TO BE MIN 2-1/2" TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED AS DESCRIBED IN ITEM 4.

3R. GYPSUM BOARD*-AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-20

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

AmeriTitle and/or American Eagle Mortgage

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being 0.235 Acres in Half Section 19, Township 5, Range 22

Applicant: Coey 1902070sam

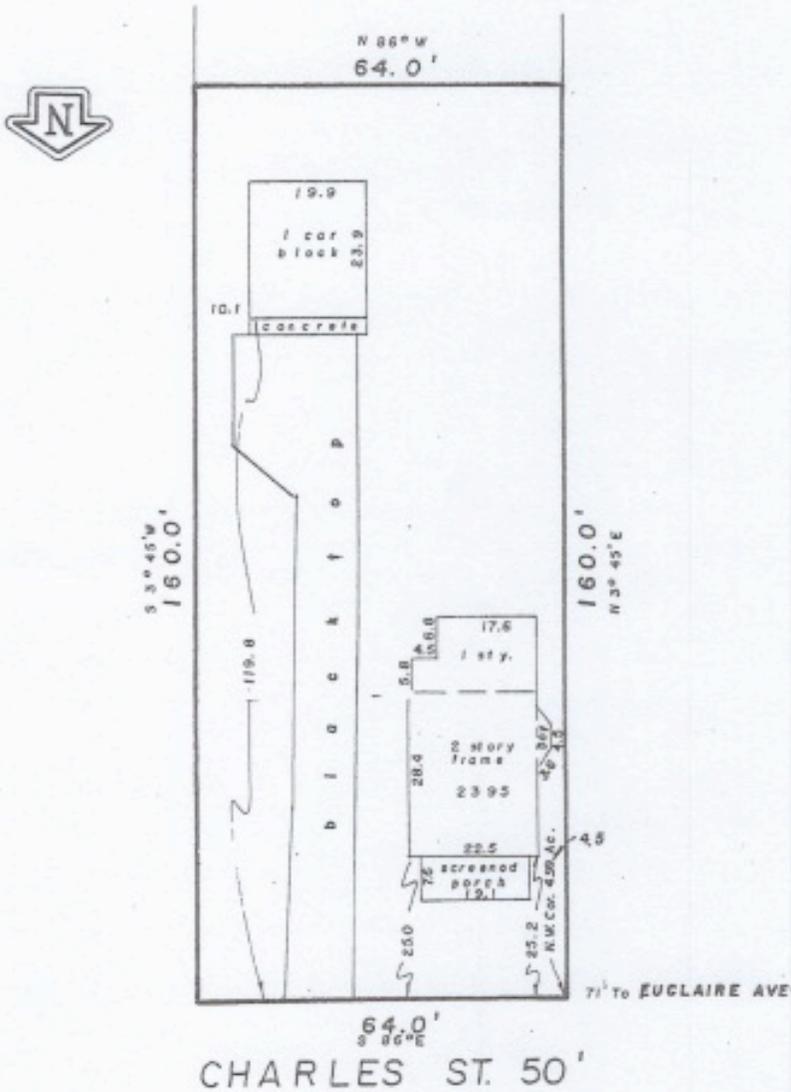
Posted Address: 2395 Charles St., Bexley, Ohio

Apparent Encroachments: 1) None



Scale 1" = 30'

Date: 05/03/2019



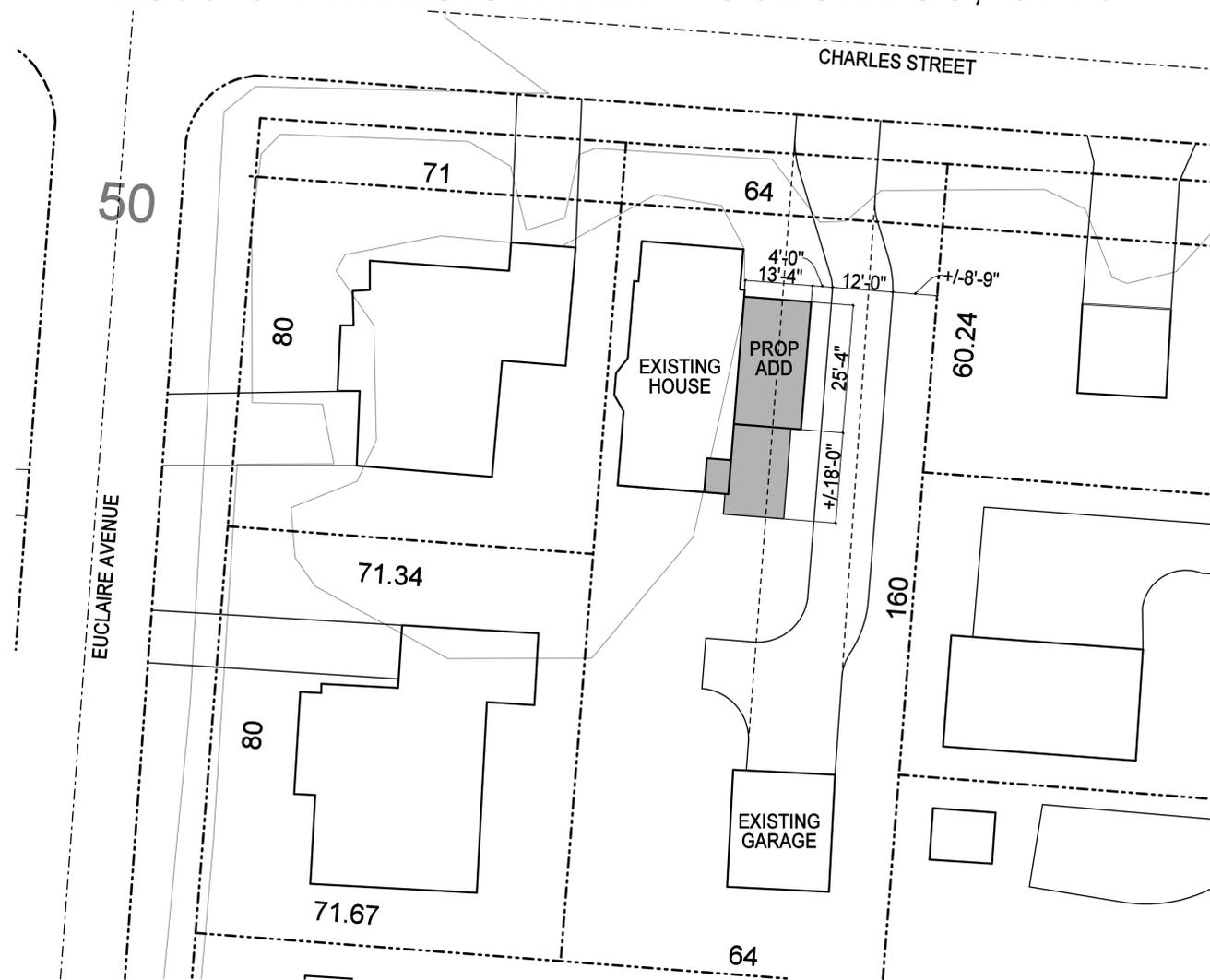
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KEISER DESIGN GROUP PROJECT # 2019-209

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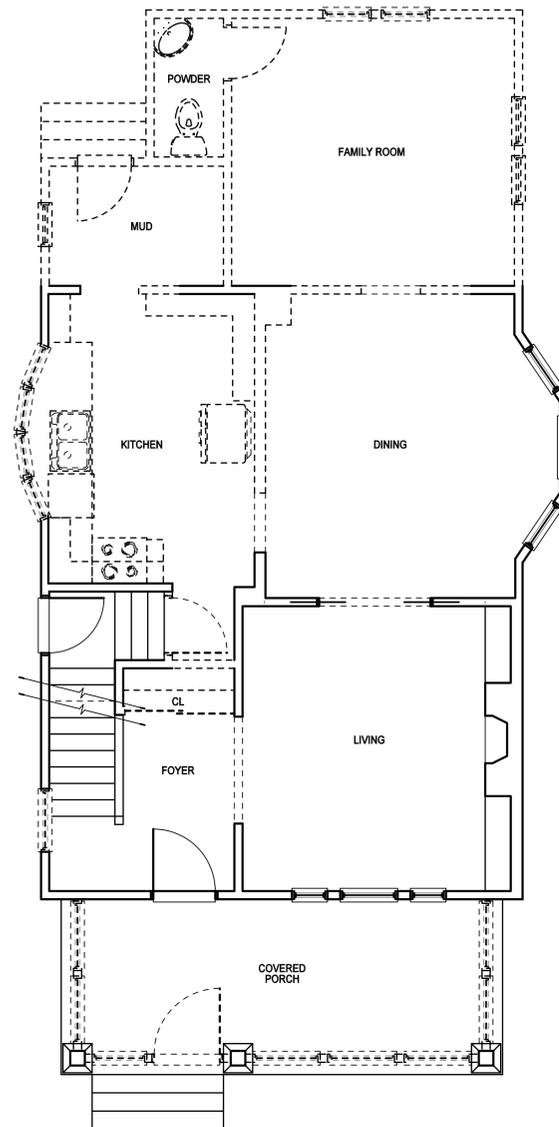
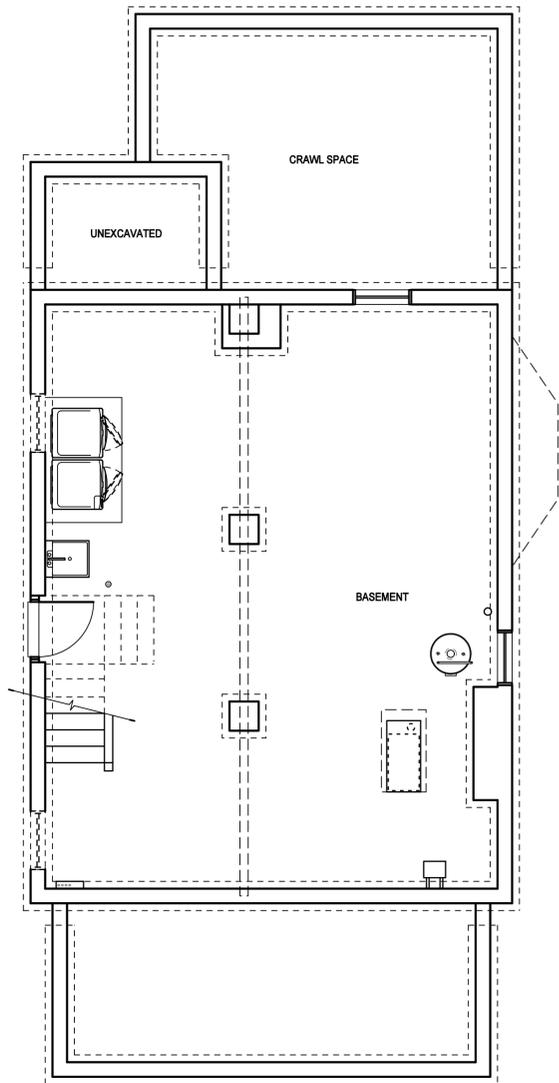
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BASEMENT PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	ATTIC FLOOR PLAN	ROOF PLAN	DRAWING INDEX	TITLE								
					<p>A0-0 COVER SHEET D1-1 BASEMENT / FIRST FLOOR PLAN-DEMO D1-2 SECOND FLOOR / ATTIC PLAN - DEMO D1-3 ROOF PLAN - DEMOLITION D2-1 EXTERIOR ELEVATIONS - EXISTING A1-1 BASEMENT / FIRST FLOOR PLAN - PROPOSED A1-2 SECOND FLOOR / ATTIC PLAN - PROPOSED A1-3 ROOF PLAN - PROPOSED A2-1 EXTERIOR ELEVATIONS - PROPOSED A2-2 EXTERIOR ELEVATIONS - PROPOSED A3-1 WALL SECTIONS A3-2 STAIR SECTION / WALL BRACING METHOD 66-FF M1-1 GENERAL NOTES / STRUCTURAL NOTES / LIGHT AND VENT SCHEDULE M1-3 UL ASSEMBLY-305 DETAILS</p>	 <p>800 Cross Pointe Road, Suite M I Gahanna, OH 43230 Phone: 614.884.9999 www.keiserdesigngroup.com</p> <p>DANIEL L. KEISER, LICENSE #11548 EXPIRATION DATE: 12/31/2021</p> <table border="1"> <tr> <td>KDG PROJECT # 2019-209</td> <td>SHEET NUMBER</td> </tr> <tr> <td>COVER SHEET</td> <td>A0-0</td> </tr> <tr> <td>SCALE: N.T.S.</td> <td>03.19.2020</td> </tr> <tr> <td>SCHEMATIC DESIGN</td> <td></td> </tr> </table>	KDG PROJECT # 2019-209	SHEET NUMBER	COVER SHEET	A0-0	SCALE: N.T.S.	03.19.2020	SCHEMATIC DESIGN	
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SCHEMATIC DESIGN														

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1 BASEMENT FLOOR PLAN - DEMOLITION

2 FIRST FLOOR PLAN - DEMOLITION

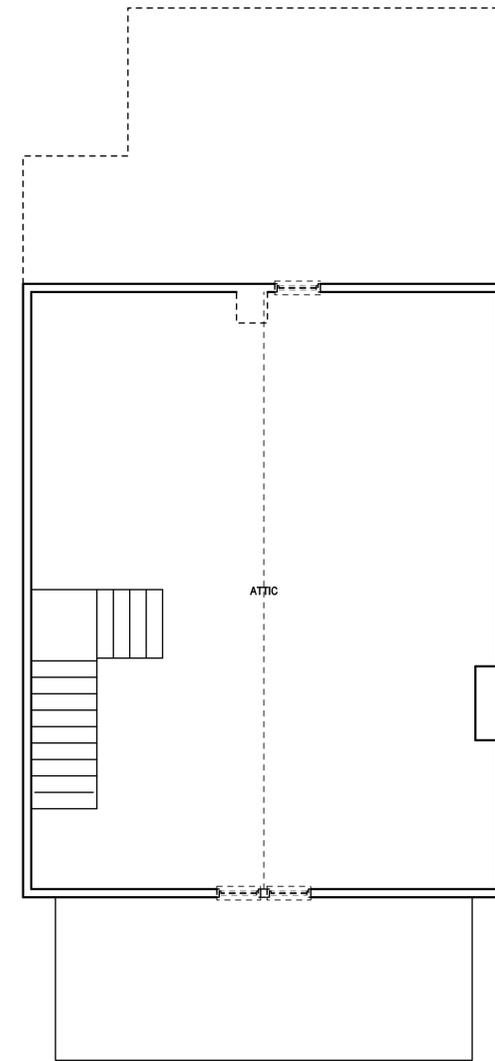
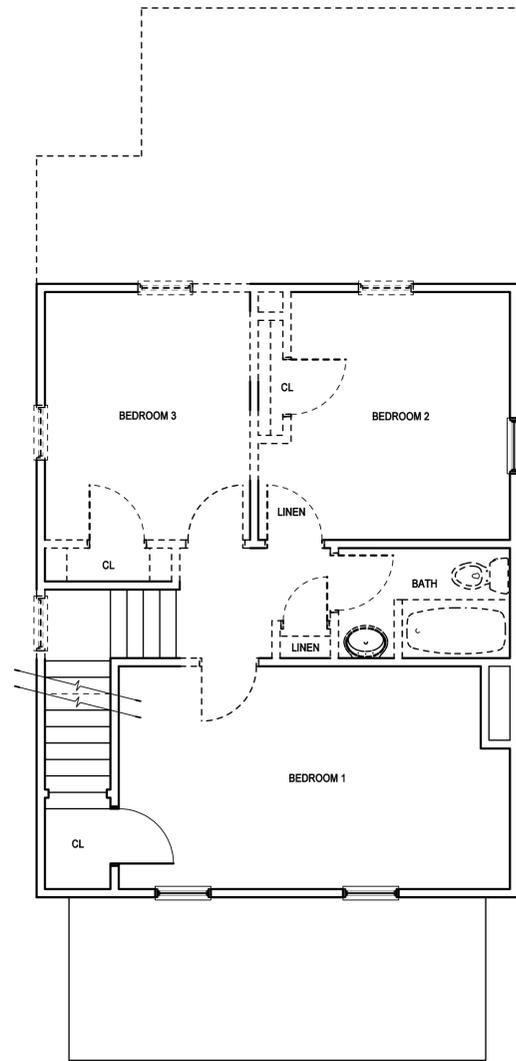
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KDG PROJECT # 2019-209	SHEET NUMBER
BSMT / FIRST FLOOR PLAN DEMOLITION SCALE: 1/4" = 1'-0"	D1-1
SCHEMATIC DESIGN	03.19.2020



1 SECOND FLOOR PLAN - DEMOLITION

2 ATTIC PLAN - DEMOLITION

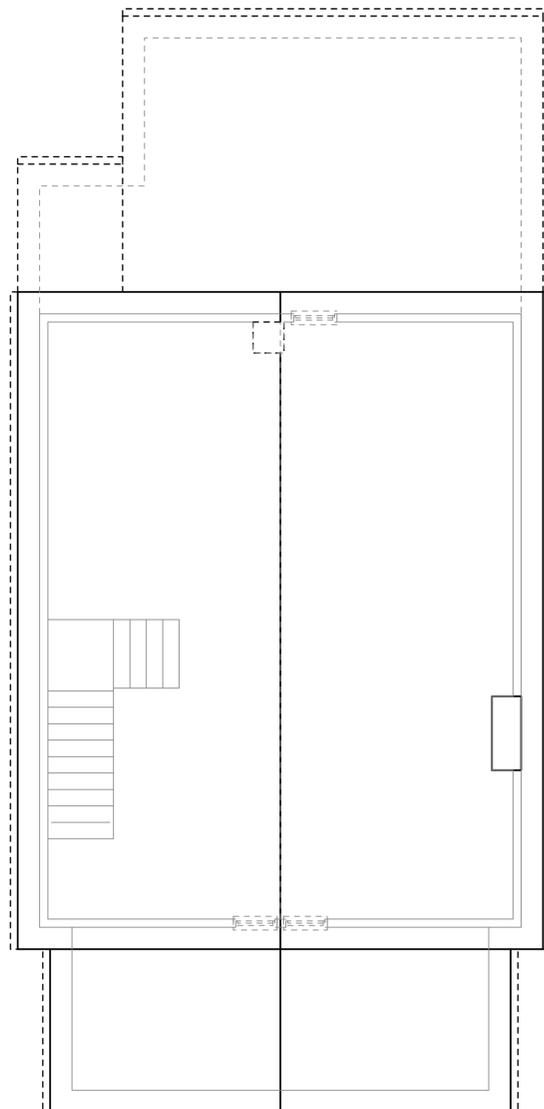
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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND FLR / ATTIC PLAN DEMOLITION SCALE: 1/4" = 1'-0"	D1-2
SCHEMATIC DESIGN	03.19.2020



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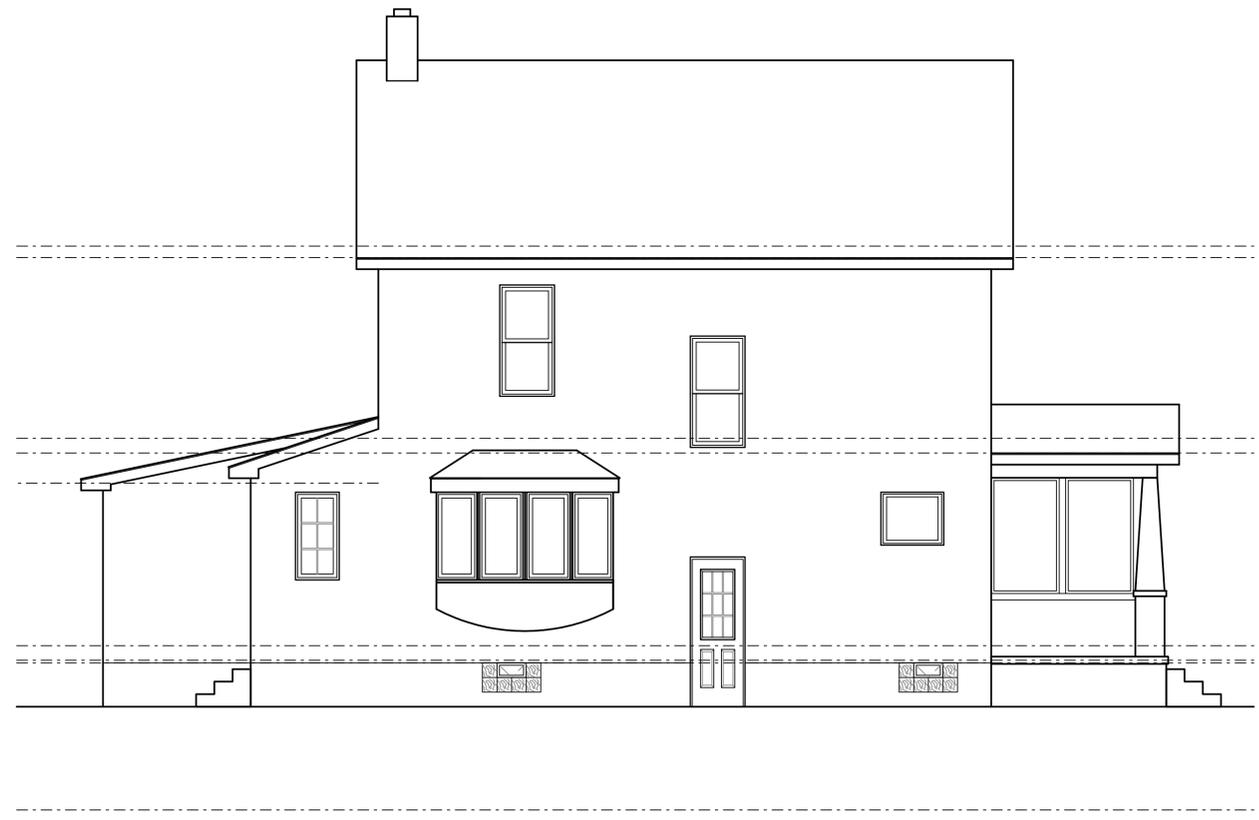
KDG PROJECT # 2019-209	SHEET NUMBER
ROOF PLAN DEMOLITION	D1-3
SCHEMATIC DESIGN	03.19.2020

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



3 REAR ELEVATION - EXISTING

4 RIGHT ELEVATION - EXISTING



1 FRONT ELEVATION - EXISTING

2 LEFT ELEVATION - EXISTING

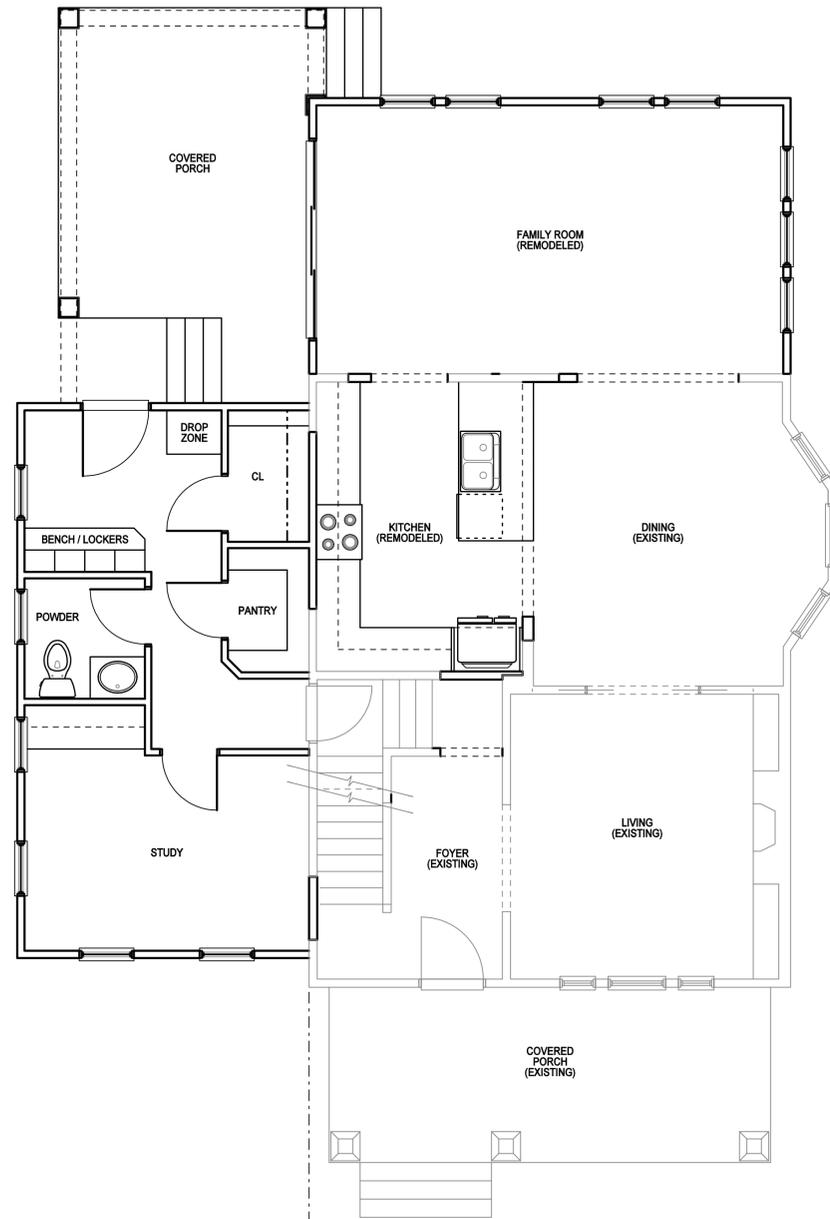
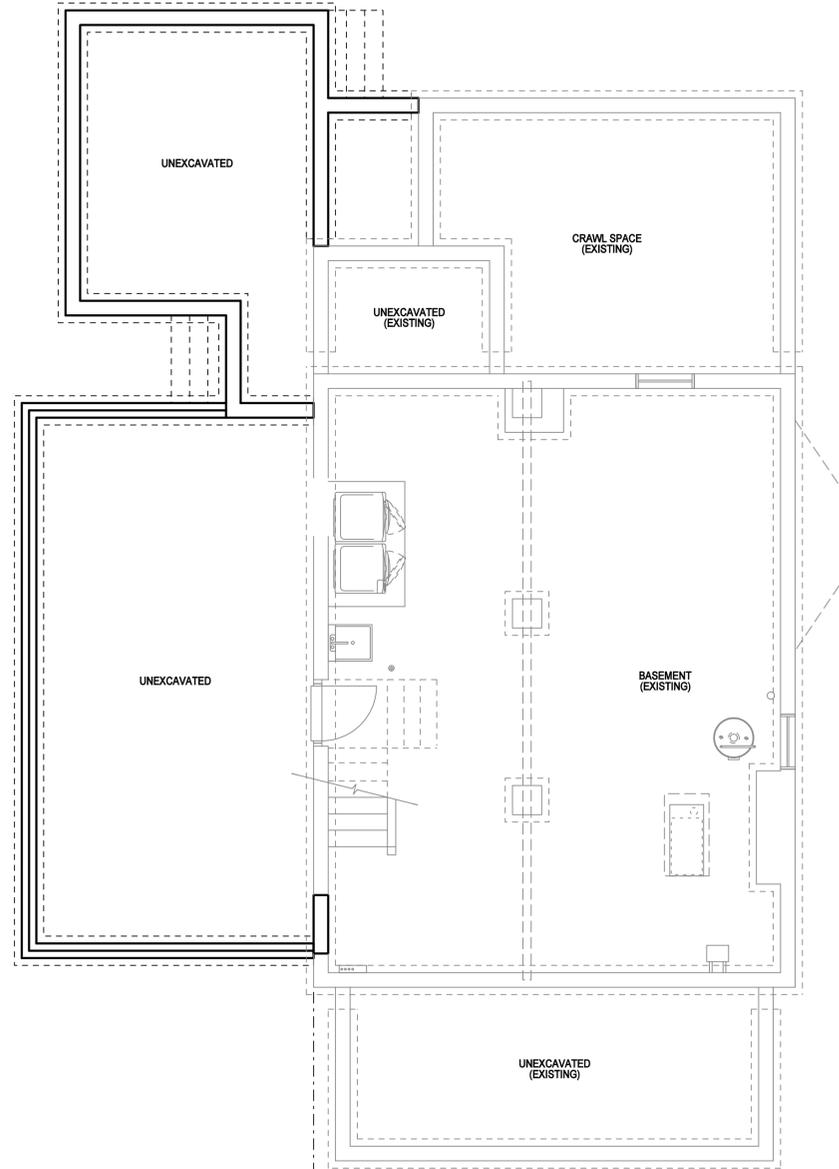
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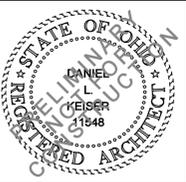
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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - EXISTING	D2-1
SCHEMATIC DESIGN	03.19.2020



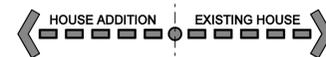
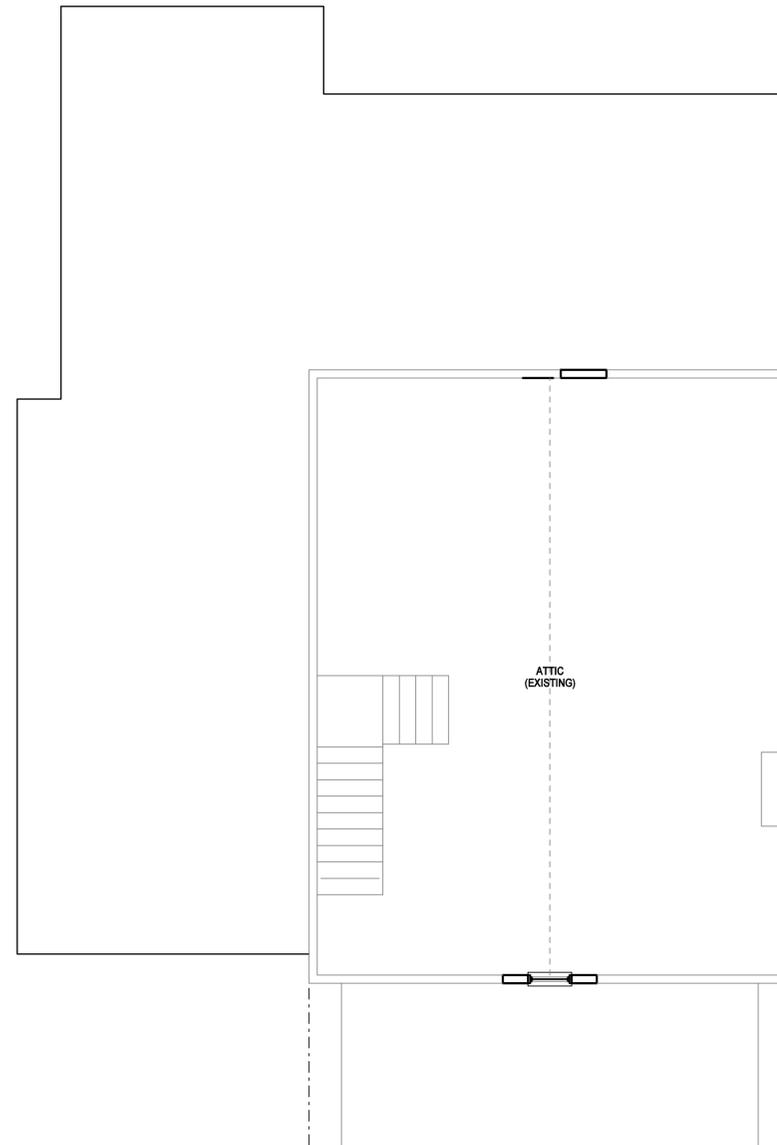
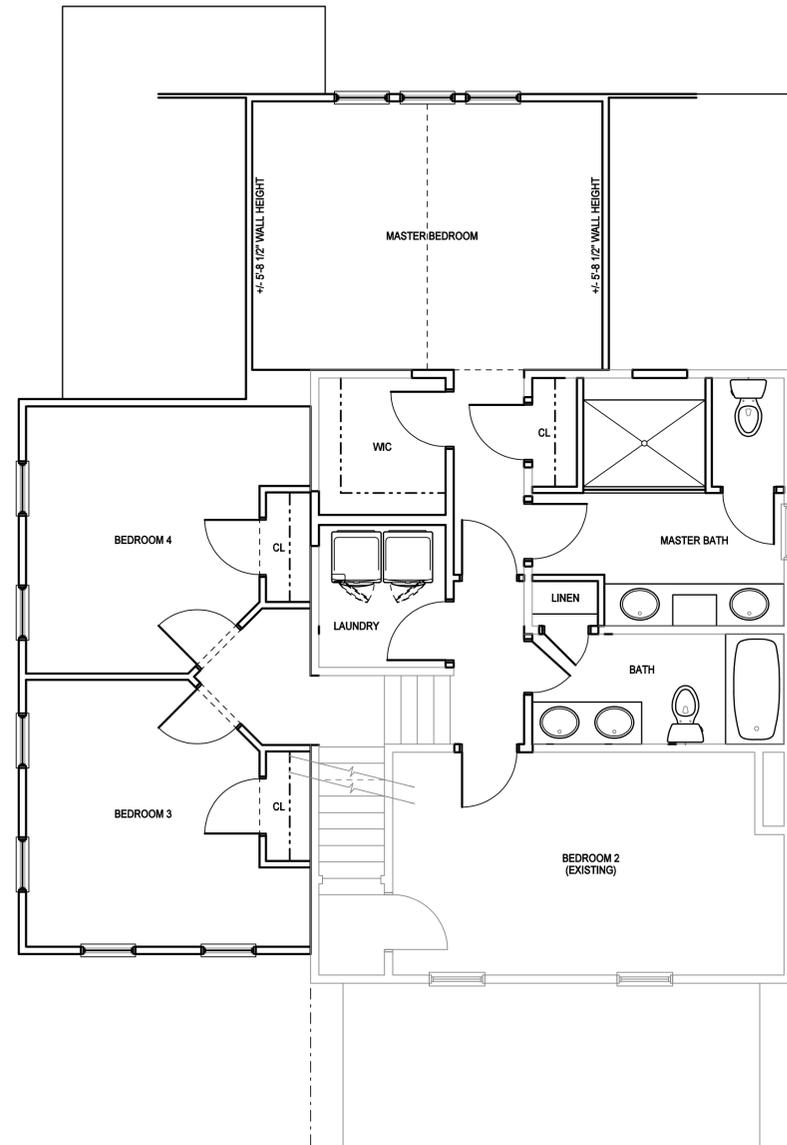
#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY
RESIDENCE
REMODEL
AND
ADDITION
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COLUMBUS, OHIO



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KDG PROJECT # 2019-209	SHEET NUMBER
BSMT / FIRST FLOOR PLAN PROPOSED SCALE: 1/4" = 1'-0"	A1-1
SCHEMATIC DESIGN	03.19.2020



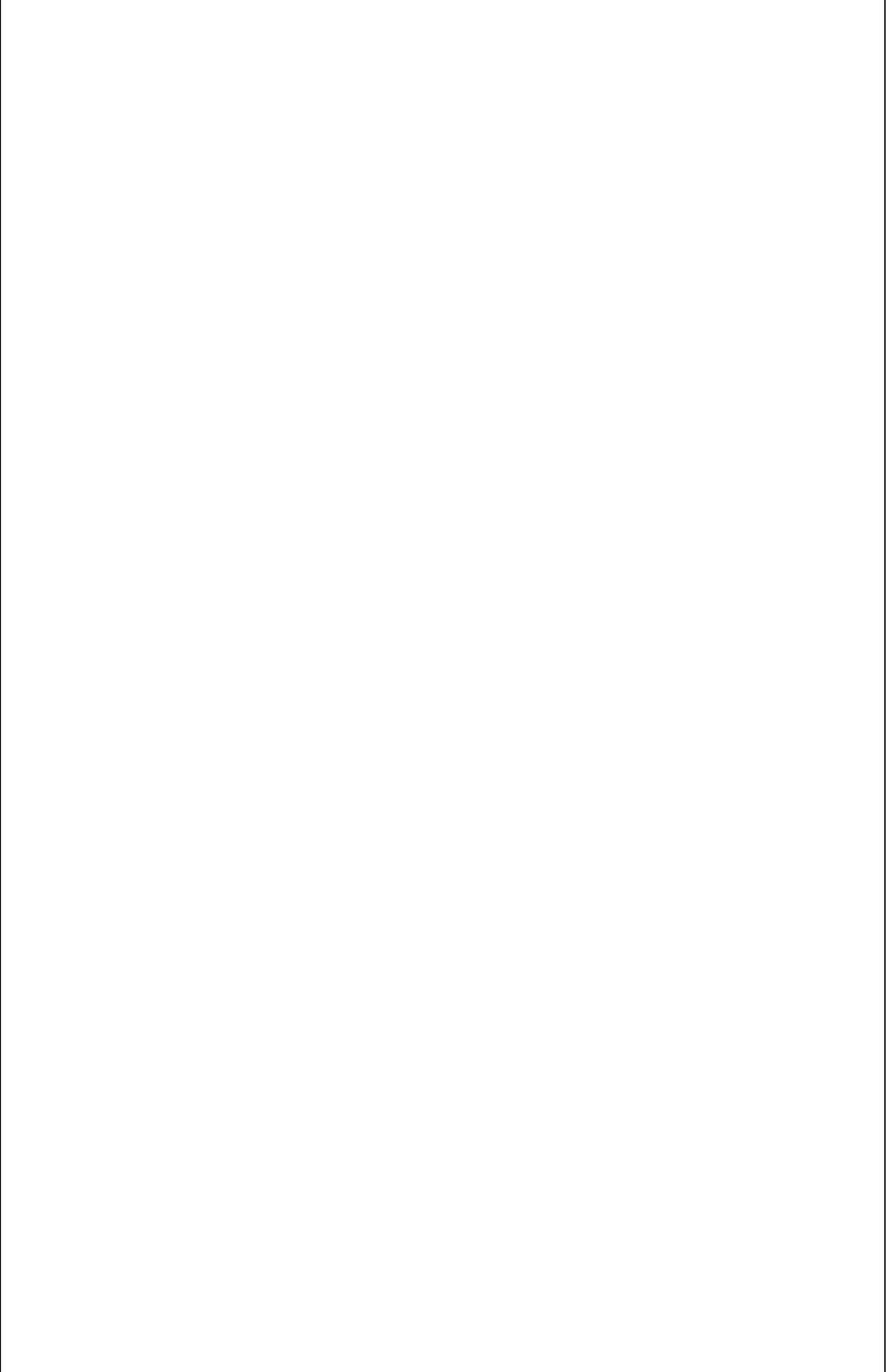
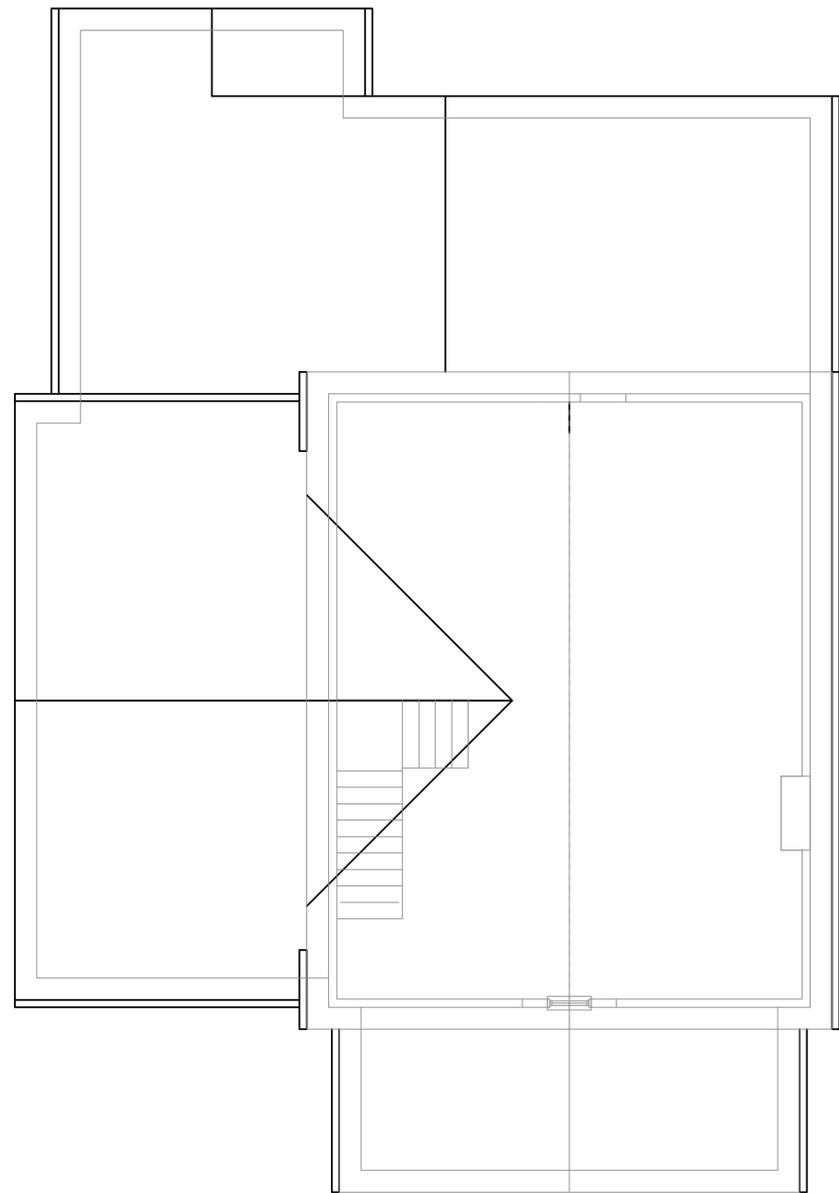
#	DATE	ISSUED WITH / CHANGE DESCRIPTION

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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND FLR / ATTIC PLAN PROPOSED SCALE: 1/4" = 1'-0"	A1-2
SCHEMATIC DESIGN	03.19.2020

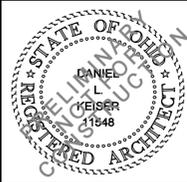


1 ROOF PLAN - PROPOSED

2 NOT USED

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

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KDG PROJECT # 2019-209	SHEET NUMBER
ROOF PLAN PROPOSED	A1-3
SCHEMATIC DESIGN	03.19.2020

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



2 REAR ELEVATION - PROPOSED



1 FRONT ELEVATION - PROPOSED

ELEVATION LEGEND

-  DIMENSIONAL SHINGLES
-  HORIZONTAL SIDING
-  SHAKE SIDING
-  BRICK (EXISTING)
-  CMU (EXISTING OR NEW)

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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - PROPOSED SCALE: 1/4" = 1'-0"	A2-1
SCHEMATIC DESIGN	03.19.2020



2 RIGHT ELEVATION - PROPOSED



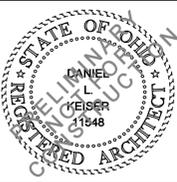
1 LEFT ELEVATION - PROPOSED

ELEVATION LEGEND

-  DIMENSIONAL SHINGLES
-  HORIZONTAL SIDING
-  SHAKE SIDING
-  BRICK (EXISTING)
-  CMU (EXISTING OR NEW)

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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - PROPOSED SCALE: 1/4" = 1'-0"	A2-2
SCHEMATIC DESIGN	03.19.2020



