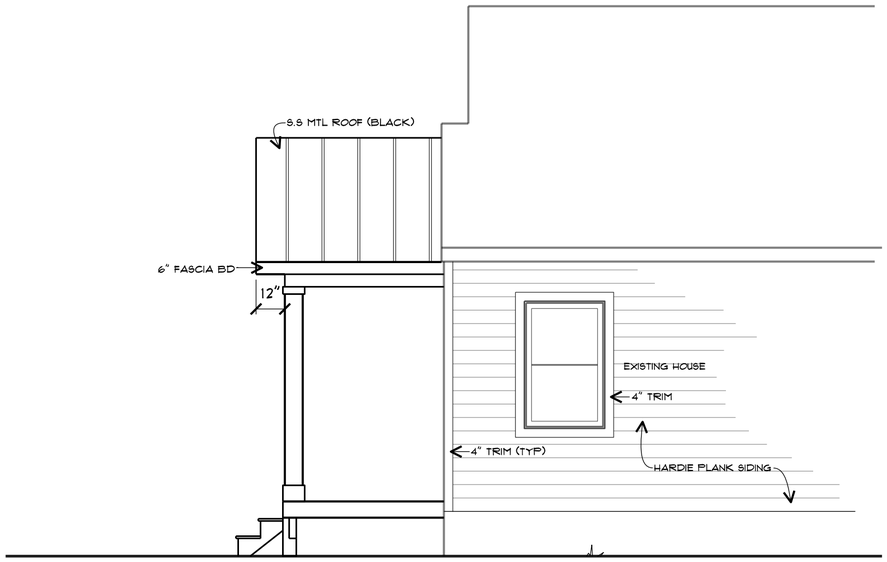
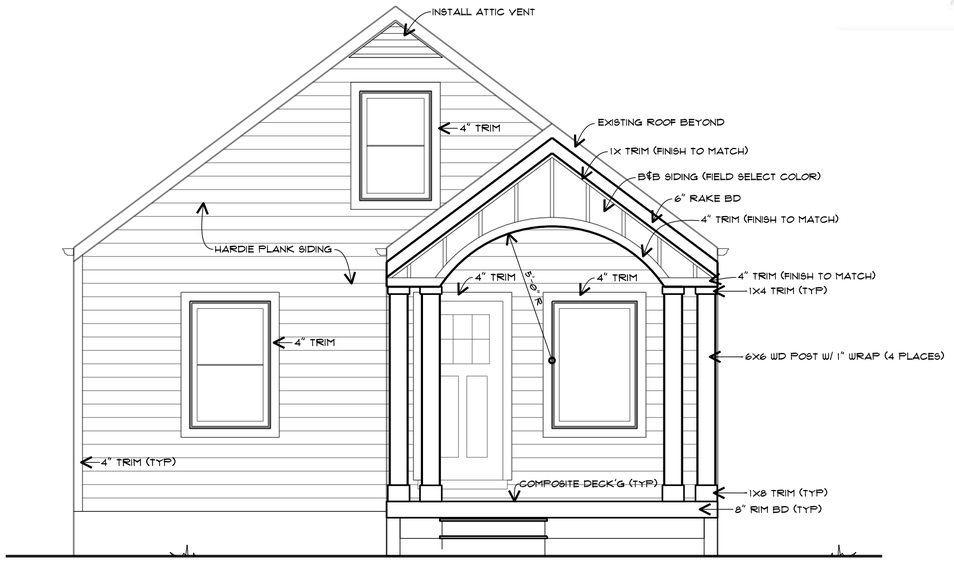


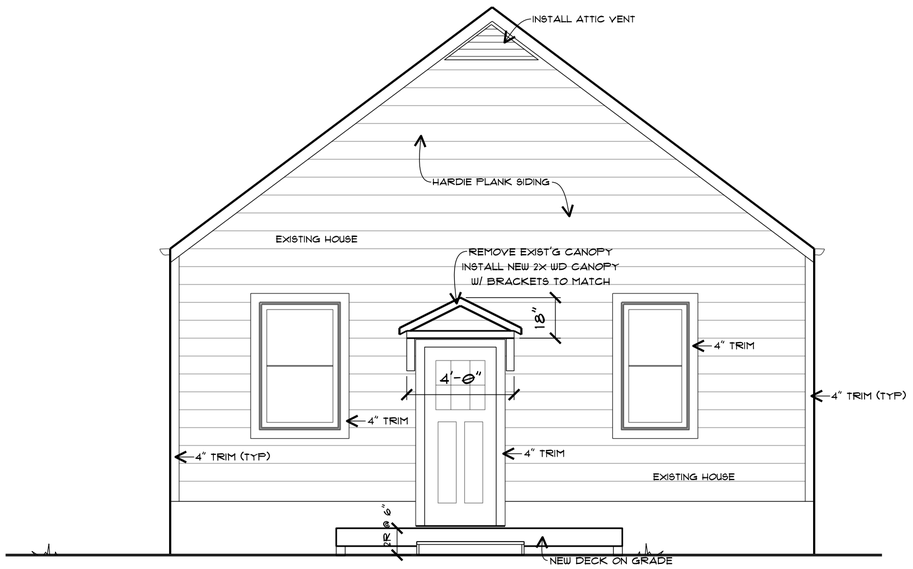
RIGHT ELEVATION

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



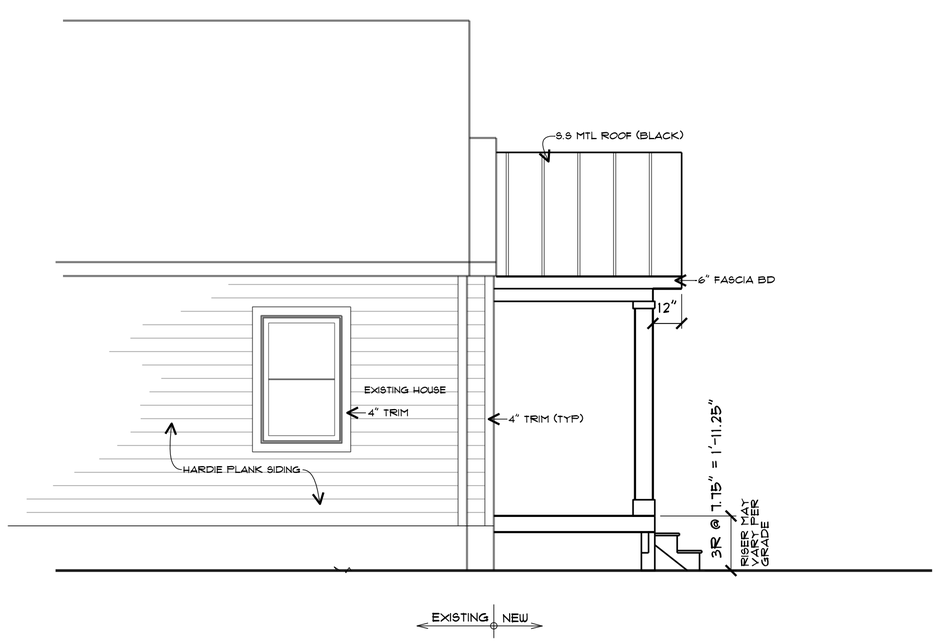
FRONT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

DATE: 7/5/2024

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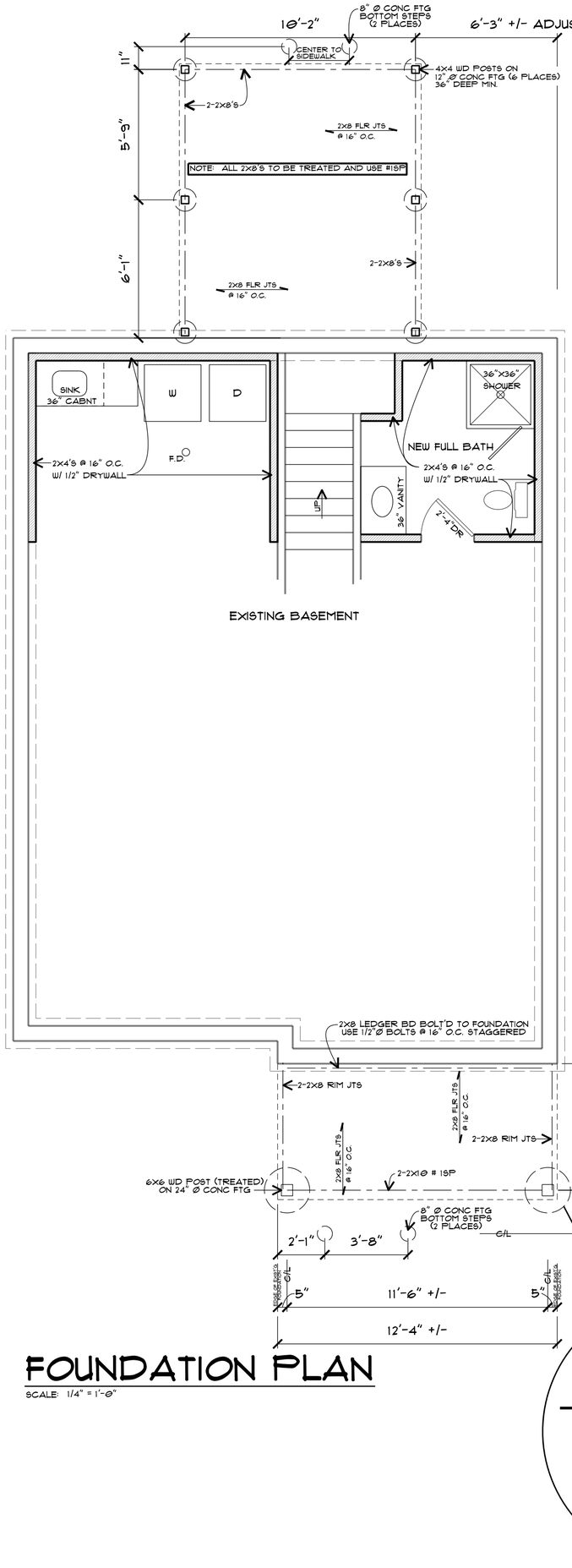

FOUNDATION PLAN

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

FLOOR PLAN

~~36" WIDE~~ NEW CONC SIDEWALK

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

HEINLEN • FOLLMER INC.

DATE: 8/8/2024

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GENERAL NOTES

A. GENERAL REQUIREMENTS

1. GENERAL STRUCTURAL AND ARCHITECTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE GENERAL STRUCTURAL OR ARCHITECTURAL NOTES AND THE DRAWINGS, THE STRICTEST PROVISION SHALL GOVERN.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
   GOVERNING CODE: STRICTEST PROVISIONS AS SET FORTH BY:
   CURRENT 2019 RESIDENTIAL CODE OF OHIO

B. GENERAL STRUCTURAL REQUIREMENTS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	WIND SPEED MPH	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQ'D	FLOOD HAZARD	AIR FREEZ INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE DEPTH	TERMITEC	DECAY					
25	115	D	SEVERE	SEE NOTES BELOW	MODERATE TO HEAVY	SLIGHT TO MODERATE	5	YES	YES	1000-2000	52

1. STRUCTURAL MEMBERS DESIGN CRITERIA:
   A. 40 P.S.F. LIVE LOAD IN ALL LIVING AREAS
   B. 15 P.S.F. DEAD LOAD IN ALL LIVING AREAS
   C. A. RAFTERS: 25 PSF LIVE LOAD 15 PSF DEAD LOAD
   B. ROOF TRUSSES: 25 PSF TOP CHORD LIVE LOAD
   10 PSF TOP CHORD DEAD LOAD
   10 PSF BOTTOM CHORD LIVE LOAD
   5 PSF BOTTOM CHORD DEAD LOAD
   C. NET WIND UPLIFT: 8 PSF
2. DIMENSIONAL LUMBER JOISTS WITH A DEPTH TO WIDTH RATIO EQUAL TO OR GREATER THAN 6 TO 1 (NOMINALLY) SHALL HAVE BRIDGING INSTALLED BETWEEN JOISTS. (I.E. 2X12 JOISTS OR TALLER).
3. ALL FOOTINGS TO EXTEND BELOW FROST LINE.
   32" MIN. FROM GRADE TYPICAL U.N.O.
4. WIND SPEED DESIGN LOADS BASED ON 115 MPH (3 SEC. GUST) EXPOSURE C
5. GROUND SNOW LOAD 25 PSF.
6. MIN. BEARING ON WOOD OR METAL TO BE 1 12", OR 3" ON MASONRY W/ ALL LOADS SOLID BLOCKED FROM ROOF TO FOUNDATION.
7. CONCRETE DRIVEWAYS, CURBS, WALKS, PATIOS, & ANY OTHER EXT. FLATWORK, INCLUDING THE GARAGE SLAB SHALL BE 3500 PSI AIR ENTRAINED.

C. CARPENTRY/FRAMING

1. ALL STRUCTURAL CONNECTORS, INCLUDING BUT NOT LIMITED TO FASTENERS, CONCRETE & MASONRY CONNECTORS, HOLD-DOWNS, TRUSS & RAFTER TIE-DOWNS, CAPS & BASES, HANGERS, ANGLES, & STRAPS SHALL BE BY SIMPSON STRONG-TIE OR APPROVED EQUAL. SAID CONNECTIONS SHALL BE EVALUATED & APPROVED FOR USE BY ALL APPLICABLE CODES.
2. DIMENSIONAL LUMBER FRAMING SHALL PROVIDE THE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING:
   JOISTS & BEAMS:
   MODULUS OF ELASTICITY (E) 1,600,000 PSI
   FIBER STRESS IN BENDING (FB) 1000 PSI
   HORIZONTAL SHEAR (FV) 145 PSI
   HEADERS:
   MODULUS OF ELASTICITY (E) 1,400,000 PSI
   FIBER STRESS IN BENDING (FB) 875 PSI
   HORIZONTAL SHEAR (FV) 135 PSI

   LAMINATED VENEER LUMBER (LVL) SHALL PROVIDE THE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING:
   MODULUS OF ELASTICITY (E) 1,300,000 PSI
   FIBER STRESS IN BENDING (FB) 2650 PSI
   HORIZONTAL SHEAR (FV) 285 PSI

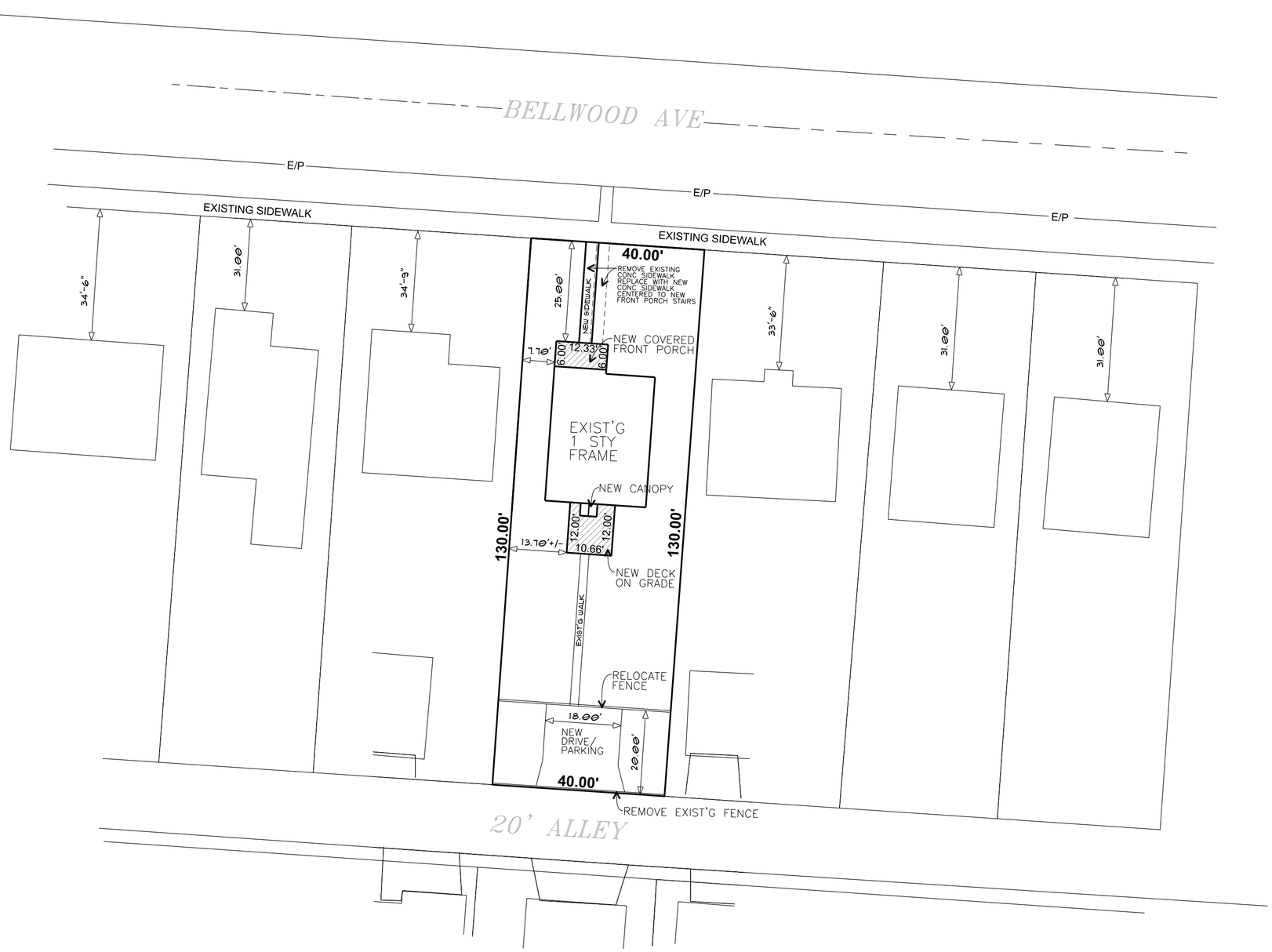
   PARALLEL STRAND LUMBER (PSL) SHALL PROVIDE THE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING:
   MODULUS OF ELASTICITY (E) 2,000,000 PSI
   FIBER STRESS IN BENDING (FB) 2900 PSI
   HORIZONTAL SHEAR (FV) 290 PSI
3. RAFTERS SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTORS HAVING A RESISTANCE TO UPLIFT OF NOT LESS THAN 175 LBS. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED WOOD.

D. SIDING, MASONRY VENEER, AND ROOFING

1. SIDING SHALL BE AS INDICATED ON THE DRAWINGS.
2. PANEL SIDING SHALL BE INSTALLED WITH LONG DIMENSION PARALLEL TO STUDS. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS (PER ELEVATION). HORIZONTAL JOINTS SHALL BE FLASHED WITH 'Z' FLASHING AND BLOCKED WITH SOLID WOOD BLOCKING.
3. WEATHER RESISTANT SHEATHING PAPER, ASPHALT SATURATED FELT OR OTHER WEATHER RESISTANT MATERIAL COMPLYING WITH ASTM D 226 SHALL BE APPLIED OVER WALL SHEATHING AND SHALL RUN CONTINUOUS BEHIND ALL ROOF TO WALL INTERSECTIONS.
4. FLASHING SHALL BE INSTALLED PER SECTION 703.7.5 AND 703.8 OF THE CURRENT 2020 RESIDENTIAL CODE OF OHIO.
5. AN ICE BARRIER SHALL BE PLACED FROM THE EAVE EDGE TO A MINIMUM OF 24" FROM INSIDE FACE OF THE EXTERIOR WALL. (ICE BARRIER SHALL BE TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET).
6. ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL TWO LAYERS OF UNDERLAYMENT SHALL BE INSTALLED PER SECTION R905.2.7 OF THE 2019 RCO. (USE OF SINGLE LAYER OF 30 LB FELT UNDERLAYMENT IS EQUIVALENT TO DOUBLE LAYER OF 15 LB FELT, DIRECT SUBSTITUTION IS ALLOWED.)
7. ALL GUTTERS TO BE 4 INCH, .027 GAUGE ALUMINUM WITH BAKED ENAMEL FINISH. GUTTER DOWNSPOUTS SHALL BE 4 INCH, .20 GAUGE ALUMINUM WITH BAKED ENAMEL FINISH.

H. ELECTRICAL

1. ALL ELECTRICAL SHALL COMPLY W/ THE 2011 NEC CODE
2. METAL CONNECTORS - ALL METAL CONNECTORS OR OTHER HARDWARE IN DIRECT CONTACT WITH ANY PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316 OR HAVE A GALVANIZED COATING THAT COMPLIES WITH ASTM A-123 CONNECTORS OR A-153 (FASTENERS) CLASS D STANDARD FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY.
3. OUTLETS - ELECTRICAL OUTLETS SHALL BE DISTRUBUTED PER SECTION 210-52 IN THE 2011 EDITION OF THE NEC. NEC 225.21
4. TAMPER RESISTENT - IN ALL AREAS, SPECIFIED IN ARTICLE 210.52 ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED, TAMPER - RESISTANT RECEPTACLES NEC406.12
5. ARC FAULT - ALL 120 SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS,4 PARLORS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC FAULT
   CIRCUIT INTERRUPTER - COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. PER NEC (A)



SITE PLAN
SCALE: 1" = 20'

NOTE:
SITE PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM COUNTY AUDITORS RESOURCES. THE SITE PLAN IS TO BE USE BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THIS SITE PLAN IS STRICLY PROHIBITED.

HEINLEN • FOLLMER INC.

M & S PROPERTIES LTD
2781 BELLWOOD AVE
COLUMBUS, OHIO 43209

DATE: 7/29/2024

SITE