Pella® Reserve™

Contemporary Clad/Wood



Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



• Easy-to-learn Pella Steady Set™ interior installation system

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

· Clean lines

Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.

· Modern hardware

Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.

Architectural interest

Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.

· Virtually unlimited customization

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

• Tailor-made solutions

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

Cutting-edge innovation

Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.

• Durable interiors and extruded aluminum exteriors

To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

ENERGY STAR® certified¹

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

• Testing beyond requirements

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Best limited lifetime warranty²

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

12 See back cover for disclosures

Product Specifications

						Per	rformance Val	ues	
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	U-Factor	SHGC	STC	Frame / Install
Awning	13-3/4"	13-3/4"	73"	73"	LC30-CW50	0.19-0.48	0.15-0.55	26-34	
Casement	13-3/4"	13-3/4"	47"	108"	R30-CW50	0.19-0.48	0.15-0.54	26-34	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Fixed Casement/Fixed Awning	10"	13-3/4"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
In-Swing Hinged Patio Door (Single)	24"	48"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	48"	79-1/2"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	48"	48"	96"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould,
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	_	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	_	
Multi-Slide Patio Door	41-7/8"	50-1/2"	713-5/8"	119-1/2"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	For more info visit
Bifold Patio Door	32-1/8"	41"	425-7/8"	119-1/2"	R15-LC25 ³	0.26-0.44	0.13-0.45	_	PellaADM.com

Window sizes available in 1/8" increments

Grilles

Integral Light Technology^{®4}

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.









Square 5/8"

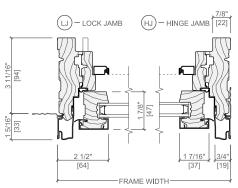
Square 7/8"

Square 11/4"

3,4 See back cover for disclosures.

Attention to Detail

Cross Sections The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



Optional Fold-Out Installation Fin

Window Hardware

Modern Collection

Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo fold-away crank adds the perfect finishing touch.



Fold-away Crank



Patio Door Hardware

Modern Collection

Select modern hardware created in collaboration with Baldwin® to achieve the ultimate contemporary look with sleek finishes.

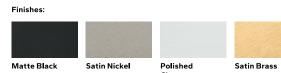
BALDWIN



Hinged & Bifold Sliding & Multi-Slide Patio Door Handle



Multi-Slide Patio



Essential Collection

Elevate your style and transform a home with elegant selections.







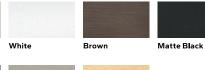
Standard

Door Handle^{5, 6}











Additional hardware collections available. Visit PellaADM.com for more information

5,6,7 See back cover for disclosures

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Linen White













Pine

Mahogany

Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.













Natural Stain

Golden Oak Stain

Early American

Provincial Stain

Dark Mahogany Stain



Charcoal Stain Black Stain

Extruded Aluminum-Clad **Exterior Colors**

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.7















Hartford Green



Custom colors are also available.





Satin Steel



Matte Gray

Wolf Gray

Classic White Spice Red

Sage

Frost Blue Blue Ash



Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer*

The TuffScreen® is 2.5x stronger than a standard screen.8 It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

- Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local
- Pella sales representative or go to energystar.gc.ca.

 Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service
- Ratings are contingent on product configurations
- Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.
- Flush multi-slide handle is a Pella exclusive design.
- Flush multi-slide handle is not available in Champagne
- EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative
- 8 Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

August 7, 2025

Mr. Matt Klingler, Director Building and Planning Department City of Bexley 2242 East Main Street Bexley, OH 43209

RE: Authorization – Yore N Columbia LLC

Dear Matt:

As owner of 236 North Columbia Ave., I authorize John Behal to act as my agent at the ARB hearing on September 11, 2025, and at any subsequent City meetings necessary until my application is finalized.

Yore N Columbia LLC is listed as the owner on the Franklin County Auditor's Website, and I am the owner of this LLC.

Thank you for your cooperation,

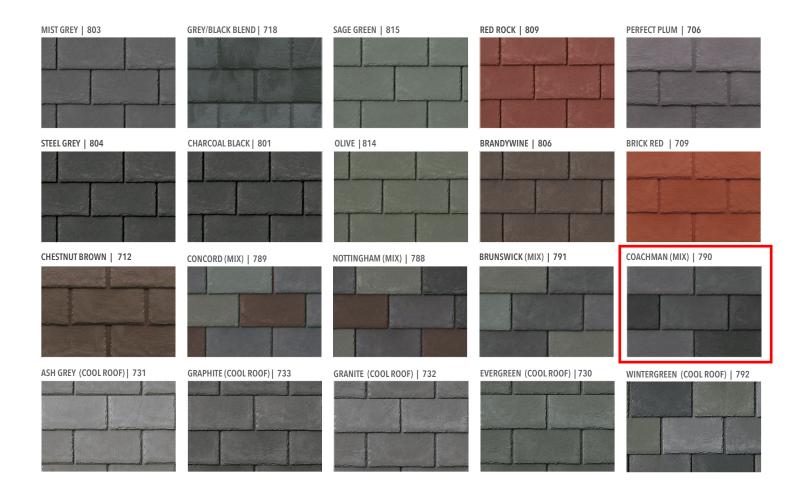
Christopher Connor







- Lightweight
- Low Maintenance
- Class 4 Hail Rated
- 110 Wind Resistant
- Class A Fire Rated
- Limited Lifetime Warranty

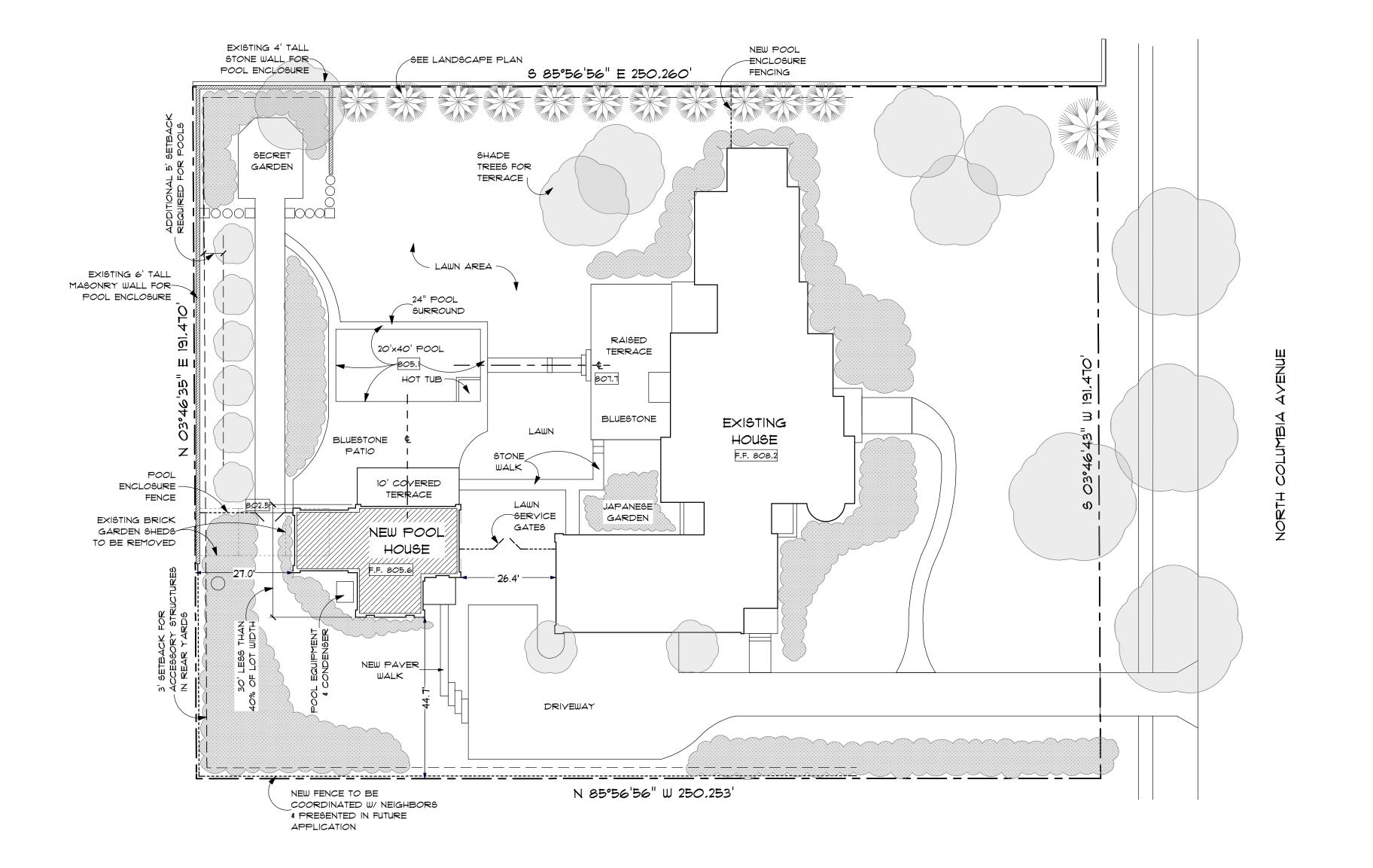


Exposure	Width	Height	Piece	Piece/BU	Weight /Bundle	Weight /Square	Weight /Pallet	Weight /Truck
Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	1.5 lbs.	25	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.

^{****} Indicates color number.





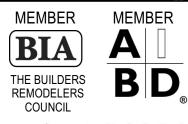






7844 FLINT ROAD COLUMBUS, OHIO 43235 614.430.0027 FAX 430.8071

www.rdshomedesign.com





REVISION

ANY DISCREPANCIES, ERRORS, AND/OR OMISSION IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

YFH.CONNOR.POOLHSE (25092) Homes difference.



HOUSE HOUSE

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	PNCH		

CS.1.1

GARDEN SHED – PROPOSED REMOVAL



CONTEXT PHOTOS FOR POOL HOUSE







From drive looking east-southesast

From northeast looking toward primary residence

From southeast of property looking north

GENERAL NOTES:

I. THESE PLANS HAVE BEEN DEVELOPED AND DESIGNED IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO (2019 RCO) ALL FEDERAL STATE AND LOCAL CODES ORDINANCES AND REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND ARE TO BE ADHERED TO, EVEN IF THEY ARE IN CONFLICT WITH THESE PLANS.

2. ALL HYAC WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE IN EFFECT IN

3. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE N.E.C. IN EFFECT IN THIS

4. DIMENSIONAL LUMBER USED FOR ALL FRAMING, EXCEPT TRUSSES, STUDS, SOLE PLATES, AND CAP PLATES SHALL BE SPRUCE PINE FIR NO. 2 OR BETTER, (NORTH) 5. AREAS TO RECEIVE TILE OR MARBLE FLOORS MAY NEED TO BE STIFFENED BEYOND MINIMUM

CODE REQUIREMENTS TO PREVENT CRACKING - BUILDER AND INSTALLER SHALL DETERMINE SAME. 6. ALL DIMENSIONAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%

I IIILERE THE TERM "GEN" IS NOTED ON THE PLAN SET IT MEANS GLUE AND NAIL, GLUING SHALL CONFORM TO THE INFORMATION STATED BELOW, NAILING SHALL APPLY ENOUGH CLAMPING FORCE TO HOLD THE GLUED MATING SURFACES IN CONTACT UNTIL THE GLUE ATTAINS FULL STRENGTH

8. WHERE GLUING OF WOOD MEMBERS IS SPECIFIED THE FLUE THAT IS TO BE USED IS "TITEBOND CONSTRUCTION ADHESIVE" AS MANUFACTURED BY FRANKLIN INTERNATIONAL OR EQUA

9. WHERE GLUING IS SPECIFIED, IT SHALL BE COMPLETED AS FOLLOWS A. PLACE CONTINUOUS BEAD(S) OF FLUE ON ONE OF THE SURFACES TO BE GLUED, B. NAIL SO THAT SURFACES ARE HELD TIGHTLY TOGETHER UNTIL GLUE ATTAINS FULL STRENGTH. WIPE AWAY ANY EXCESS GLUE WHICH IS EXPELLED IF ITS APPEARANCE WILL BE

UNACCEPTABLE IN THE FINISHED STRUCTURE.

IO. THE FOLLOWING FASTENING SCHEDULE OUTLINES THE MINIMUM REQUIREMENTS AND SHALL BE USED IN CONJUNCTION WITH THE COMPLETE FASTENING SCHEDULE IN THE CURRENT CODE:

(R\$N = RING \$HANK NAIL CWN = COMMON WIRE NAIL) A. \$UBFLOOR TO JOISTS: FASTEN W/ GLUE AND (1)8D R\$N @ 6" C/C.

, SOLE PLATES TO SUBFLOOR: GLUE AND (1)16D CWN @ 8" C/C . STUDS TO SOLE PLATE: FASTEN W/ (2)16D CWN.

D. STUDS TO CAP PLATES: FASTEN W/ (2)16D CWN. E. STUD TO STUD AND PLATE TO PLATE: (2)10D CWN. @ 6" C/C.

E ROOF SHEATHING TO TRUSSES, SD CIIIN @ 4" C/C G. ROOF TRUSSES TO WALLS: SIMPSON STRONG-TIE ANCHOR H2.5.

. MULTIPLE 2X LINTELS: GIN W/ 16D CWNS AS REQUIRED . MULTIPLE LYL BEAMS: FASTEN PER MANUFACTURER RECOMMENDATIONS, , ROOF TRUSSES TO LYL: SIMPSON ANCHOR HU210.

K. SHEATHING TO STUDS: (1) 8D RSN @ 6" C/C AT ALL EDGES & (1)8D RSN @ 12" C/C AT ALL NTERMEDIATE STUDS. II. WHERE "LYL", "LSL", OR "PSL" IS NOTED ON THE DRAWINGS, THE PRODUCTS USED MUST MEET THE

-MICROLAM (LVL) M.O.E. = 1,900,000 PSI. - FB = 2600 PSI -TIMBERSTRAND (LSL) M.O.E. = 1,300,000 PSI, - FB = 1700 PSI -PARALLAM (PSL) M.O.E. = 2,000,000 PSI. - 2900 PSI

2. ALL FRAMING SHALL ALIGN THROUGHOUT THE STRUCTURE SO AS TO CREATE A CONTINUOUS LOAD PATH, FROM THE ROOF, THROUGH AL LEYELS OF THE STRUCTURE, DOWN TO THE FOUNDATION WALLS AND FOOTINGS, WHEN SPACING OF MEMBERS VARIES, THE UPPER MEMBER SHALL BE NO MORE THAN 5" FROM THE MEMBER BELOW. THE BUILDER SHALL PROVIDE ADDITIONAL STUDS, OR 2×6 (MIN.) YERTICAL BLOCKING UNDER THE OFFSET LOAD, WHEN OFFSET EXCEEDS 5".

13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE CONTRACTOR, IN CONJUNCTION WITH THE OWNER, SHALL MUTUALLY AGREE UPON WHAT ACTION SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. OR THE ENGINEER TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED.

14. ALL ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS SHALL COMPLY WITH THE LOCAL GOVERNING CODES, REQUIREMENTS, AND REGULATIONS.

15, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BRACING DURING CONSTRUCTION AND TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION, REGIDENTIAL DESIGNED GOLUTIONS, INC. AND THE ENGINEER ARE NOT ENGAGED IN CONSTRUCTION AND DO NOT SUPERVISE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL SAFETY CODES.

16. ALL STEEL BEAMS IN THESE PLANS ARE DESIGNED FOR 50 KSI YIELD STRENGTH.

PLANNING:

I. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE

2. CEILING HEIGHTS IN BASEMENTS WITHOUT HABITABLE SPACES SHALL NOT BE LESS THAN 6 FEET 8 CHES CLEAR EXCEPT FOR UNDER BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTION WHERE THE CLEAR HEIGHT SHALL BE 6 FEET 4 INCHES.

3. GARAGE FLOOR SURFACES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY.

4. THE DIMENSIONS OF A WINDOW WELL SERVING AN E.E.O. WINDOW SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36

5. HAZARDOUS GLAZING SHALL BE LOCATED IN THE FOLLOWING LOCATIONS: IN ALL DOORS NCLUDING SLIDING GLASS DOORS AND SIDELIGHTS: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, BATHTUBS AND SHOWERS: GLAZING IN WALLS ABOVE BATHTUBS OR WITHIN A 24 ARC OF A DOOR IN A CLOSED POSITION OR OTHERWISE NOTED ON THESE PLANS

6. OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS 1-3/4 INCHES IN THICKNESS OR 20-MINUTE FIRE-RATED DOORS.

7. THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY APPLYING I LAYER OF 5/8" FIRE-CODE DRYWALL ON THE GARAGE SIDE.

8. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENING HGT. OF 24 INCHES AND A WIDTH OF 20 INCHES AND A NET CLEAR OPENING NOT LESS THAN 5.7 S.F.

9. A MINIMUM 3'X3' LANDING SHALL BE PROVIDED AT ALL EXTERIOR DOORS, WITH 2 OR MORE RISERS, AT NO MORE THAN 8-1/4" BELOW THE FINISHED FLOOR, INCLUDING DOOR INTO GARAGES.

IO. THE MAXIMUM RISER HEIGHT SHALL BE 1-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" WITH A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" AT STAIRS WITH SOLID RISERS UNLESS NOTED OTHERWISE ON PLANS.

II. THE GREATEST RISER HEIGHT AND TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST ONE BY MORE THAN 3/8".

12, WINDER STAIR TREADS AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER SHALL NOT BE LESS THAN 9" AND A MINIMUM DEPTH OF ANY TREAD SHALL NOT BE

13, ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACES AND ANY SOFFITS PROTECTED WITH 1/2" GYPSUM BOARD.

14. HANDRAILS SHALL BE PROVIDED AT ALL STAIRS WITH (3) OR MORE RISERS, HANDRAILS SHALL HAVE A MINIMUM HGT, OF 34" AND A MAXIMUM HGT, OF 38" FROM NOSING OF THE TREADS,

15. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1-1/4" TO 2", OR A NON-CIRCULAR CROSS-SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6-1/4" AND A LARGEST CROSS-SECTION DIMENSION NOT EXCEEDING 2-1/4".

5. PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HGT, OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HGT, FROM THE NOSING OF THE STAIR.

17. REQUIRED GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW THE PASSAGE OF A 4" SPHERE, THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6" SPHERE.

18. REQUIRED SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE RCO AND THE HOUSEHOLD FIRE WARNING EQUIPMEN' PROVISIONS OF NFPA 72. ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED, SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. A SMOKE ALARM LOCATED WITHIN AN EXISTING DWELLING UNIT SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY, SMOKE ALARMS SHALL BE HARDWIRED AND NTERCONNECTED WITH BATTERY BACK-UP. IN ROOMS WITH CATHEDRAL OR SLOPED CEILINGS THE LOCATION OF THE SMOKE DETECTOR SHALL BE 3 FEET HORIZONTALLY FROM THE HIGHEST POINT OR PER THE MANUFACTURERS RECOMMENDATIONS.

19, CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS IN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IN EXISTING DWELLINGS: WHERE WORK REQUIRING PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S NSTALLATION INSTRUCTIONS.

PLANNING:

19. CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS IN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DIJELLING UNITS THAT HAVE ATTACHED GARAGES, IN EXISTING DIJELLINGS: WHERE WORK REQUIRING PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

20. FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A MINIMUM 12" GYPSUM BOARD, THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL SYSTEM.

21. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

22. ALL EXPOSED INSULATION MATERIALS INSTALLED IN FLOOR, ROOF, AND WALL ASSEMBLIES: CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE

23. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH THE GROUND SHALL BE PRESERVATIVELY TREATED IN ACCORDANCE AWPA UI, UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

24, WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVELY TREATED WOOD.

25. WHEN WHIRLPOOL TUBS ARE TO BE INSTALLED AN ACCESS PANEL MUST BE PROVIDED TO THE UNDERSIDE OF THE TUB PLATFORM FOR THE SERVICING, MAINTENANCE AND/OR REMOVAL OF THE

FOUNDATIONS & CONCRETE:

1. THE ASSUMED SOIL BEARING CAPACITY SHALL BE 1,500 PSF U.N.O.

2. THE FINISHED GRADE SHALL SHALL A MINIMUM OF 6" IN THE FIRST IO FEET FROM BUILDING

3. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT AS NOTED, GARAGE SLABS AND CONCRETE EXPOSED TO THE WEATHER AND IN A SLOPED OR HORIZONTAL POSITION IN THE FINAL STRUCTURE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI AND SHALL CONTAIN 5-7% ENTRAINED AIR, CONCRETE SHALL NOT CONTAIN CALCIUM CHLORIDE. BASEMENT SLABS SHALL BE A MINIMUM 3-1/2". PORCHES, STEPS, AND GARAGE FLOOR SLABS SHALL BE A MINIMUM 4".

4. ALL CONCRETE WORK SHALL COMPLY WITH:

A. ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" B. ACI 318-014 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"

5. ALL FOOTINGS SHALL BE AS FOLLOWS: (BASE ON 1500 PSF SOIL BEARING) NOMINAL WALL THICKNESS FOOTING DEPTH FOOTING WIDTH

6. MASONRY FIREPLACE FOOTINGS SHALL BE A PAD TYPE FOOTING WHICH SHALL EXTEND 6" (MIN.) PAST ALL FACES OF THE FIREPLACE FOUNDATION AND SHALL BE 12" (MIN.) DEEP.

7. FOOTINGS SHALL EXTEND BELOW THE FROST LINE OF THE LOCAL GOVERNING MINIMUM ACCEPTED FROST DEPTH, (SEE DESIGN CRITERIA THIS SHEET)

8. FOUNDATION ANCHORAGE SHALL BE MIN. 1/2" DIAMETER BOLTS, HOT DIPPED GALVANIZED OR STAINLESS STEEL AND SHALL EXTEND A MINIMUM 1" INTO POURED CONCRETE OR MASONRY, BOLTS SHALL BE SPACED 6'-0" ON CENTER MAX, 12" FROM CORNERS MAX, AND SHALL BE COMPATIBLE WITH ADJACENT MATERIALS.

9. WHEN REQUIRED, FOUNDATION WATERPROOFING SHALL CONSIST OF 2-PLY HOT-MOPPED FELTS, 55 LB. ROOF ROLLING, 6 MIL. POLYVINYL CHLORIDE, 6 MIL POLYETHYLENE OR 40 MIL. POLYMER MODIFIED ASPHALT, FULL HEIGHT FROM THE TOP OF FOOTER TO GRADE. JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH A COMPATIBLE SEALANT, WHEN AN EXISTING HOME HAS A SUPPLEMENTAL INTERIOR FOUNDATION DRAINAGE SYSTEM TIED TO A SUMP PUMP, NO WATERPROOFING SHALL BE REQUIRED.

10. BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

II. ALL SURFACES OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST - INHIBITIVE PAINT UNLESS TREATED TO PROVIDE CORROSION RESISTANCE.

12. EXTERIOR VENTILATION OPENINGS ARE NOT REQUIRED WHEN THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL, THE SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION 1105.

13. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

14. ALL REINFORCING STEEL SHALL BE GRADE 60. 15. CENTER FOOTINGS ON COLUMN CENTERLINES.

16. ENCASE ALL STEEL COLUMNS, BEARING PLATES, AND ANCHOR BOLTS BELOW GRADE WITH A MINIMUM 3" CONCRETE COVER.

T. FOUNDATION SHOWN ON THESE DRAWINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO DETERMINE THAT THE SOIL IS ADEQUATE TO SUPPORT THIS BUILDING ON THE FOUNDATION AND WALLS SHOWN. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DETERMINING THAT THE TOTAL AND DIFFERENTIAL SETTLEMENTS OF THE FOUNDATION ARE WITHIN THE TOLERABLE LIMITS OF THIS STRUCTURE AND SHALL CONSULT THE APPROPRIATE REINFORCEMENT SCHEDULE PROVIDED ON THE FOUNDATION PLAN SHEET, THE OWNER AND THE CONTRACTOR ARE ENCOURAGED TO OBTAIN THE SERVICES OF A SOILS ENGINEERING FIRM TO DETERMINE THE SUITABILITY OF THE FOUNDATIONS AND THE WALLS SHOWN ON THESE DRAWINGS TO SAFELY SUPPORT THE STRUCTURE WITH NO DETRIMENTAL EFFECTS TO THE BUILDING, THE CONTRACTOR SHALL INFORM THE ORIGINATOR OF THESE PLANS OF ANY UNUSUAL SOIL CONDITIONS, FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND AND SHALL NOT BE ALLOWED TO FREEZE.

FLOOR CONSTRUCTION:

1, JOISTS UNDER PARALLEL LOAD BEARING PARTITIONS SHALL BE DOUBLED OR A BEAM OF ADEQUATE SIZE TO SUPPORT THE LOAD SHALL BE PROVIDED.

2. THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE A MINIMUM OF 1-1/2" LOAD BEARING ON WOOD OR METAL AND A MINIMUM OF 3" ON MASONRY OR CONCRETE, STEEL BEAMS TO BEAR MINIMUM 4" ON CONCRETE AND 1" ON MASONRY.

3. PRE-ENGINEERED FLOOR JOISTS, AND OR TRUSSES SHALL BE ENGINEERED BY THE MANUFACTURER, ENGINEERED DATA SHEETS SHALL BE PROVIDED PRIOR TO FRAMING

4, ALL STEEL BEAMS ENDING IN AN OPEN POCKET SHALL BE SECURED TO THE FOUNDATION MEETING THE REQUIREMENTS SET FORTH IN THE RCO 502.6.3.

5. ALL BUILT UP BEAMS ARE CONNECTED WITH 1/2" DIAMETER THRU BOLTS @ 24" O.C. TOP AND BOTTOM STAGGERED 12" UNLESS NOTED OTHERWISE, MANUFACTURER CONNECTION DETAILS MAY BE USED IN LIEU OF THIS INSTANCE.

6. FLITCH BEAMS ARE CONNECTED WITH 1/2" DIA, THRU BOLTS @ 16" O.C., 2" FROM AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 4".

7. DRILLING AND NOTCHING OF PRE-ENGINEERED FLOORS SHALL BE DONE PER MANUFACTURERS RECOMMENDATIONS

8. SUBFLOORING SHALL BE 3/4" TONGUE AND GROOVE (T&G) EXTERIOR GRADE. 9, DRAFT-STOPPING SHALL BE PROVIDED AS REQUIRED WHEN THERE IS A USABLE SPACE.

WALL CONSTRUCTION:

I. ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH CHAPTER 6 OF THE

2. ENGINEERED DATA SHEETS FOR BUILT-UP BEAMS SHALL BE PROVIDED PRIOR TO FRAMING

3. ALL HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O ON PLANS.

4. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE, FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF I-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4-INCH PARTICLE BOARD WITH JOINTS BACKED BY 3/4" PARTICLE BOARD, 1/2-INCH GYPSUM BOARD, OR 1/4-INCH CEMENT-BASED MILL BOARD, UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY, WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTION ARE ENCOUNTERED. THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

5. ALL EXTERIOR BRACING SHALL BE PROVIDED BY THE USE OF 1/2" PLYWOOD OR 7/16" O.S.B. STRUCTURAL SHEATHING FULL HEIGHT, ON THE ENTIRE PERIMETER OF THIS STRUCTURE. ALL INTERIOR WALLS SHALL BE BRACED BY ATTACHING 1/2" (MIN.) GYPSUM BOARD TO WALL STUDS, SPACED NO MORE THAN 24" O.C., WITH 5D COOLER NAILS @ 7" O.C. (MAX.), OR 1-5/8" LONG, 9/32" HEAD. .0863/8 GYPSUM BOARD NAILS @ 1" O.C. (MAX.), OR TYPE 'S' OR 'W' SCREWS PER ASTM C 1002, SCREWS SHALL BE SUFFICIENTLY LONG TO PENETRATE WOOD FRAMING NOT LESS THAN 5/8",

6. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES.

1. EACH TIE SHALL BE SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2 2/3 SQ. FT. OF WALL AREA.

8. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1" BUT NOT MORE THAN 4-1/2".

9, FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT.

10. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAX. SPACING OF 33" ON CENTER, WEEP HOLES SHALL BE A MIN, OF 3/16" IN DIAMETER LOCATED IMMEDIATELY ABOVE THE FLASHING.

11. WALL STUDS SHALL BE 2X4'S @ 16" C/C OR 2X6'S @ 16" C/C AND SHALL BE ONE PIECE FULL HEIGHT, PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS THROUGH BEARING WALLS (PROVIDE (3) STUDS WHEN OPENING IS EQUAL TO OR GREATER THAN T'-O" WIDE) UNLESS NOTED OTHERWISE ON PLANS.

12. THE CONTRACTOR MAY, AT HIS/HER OPTION, ATTACH THE DRYWALL IN ACCORDANCE WITH THE FASTENING SCHEDULE IN THE LOCAL GOVERNING CODE, OR IN ACCORDANCE WITH THE ADHESIVE METHOD AS RECOMMENDED BY THE UNITED STATES GYPSUM COMPANY.

ROOF CONSTRUCTION:

1. TRUSSES SHALL BE PRE-ENGINEERED BY THE MANUFACTURER, ALL TRUSS DATA AND LAYOUT SHEETS BE PROVIDED PRIOR TO FRAMING INSPECTION.

2. RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS, WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE, LOCATED AS NEAR THE PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE.

3. RIDGE BOARD SHALL BE AT LEAST I" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER, AT ALL VALLEYS AND HIPS THERE SHALL BE VALLEY OR HIP RAFTER NOT LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER, HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A LOAD BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT, WHEN THE CUT END OF THE RAFTER EXCEEDS 11-1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2X12 WITH ADDITIONAL 2X (AS REQUIRED) FURRED TO THE BOTTOM EDGE OF THE 2×12.

4, ROOF ASSEMBLIES SHALL HAVE RAFTER OR TRUSS TIES PROVIDED AT LOAD BEARING

5, ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPS WHEN RAFTERS OR TRUSSES ARE 24" ON CENTER OR GREATER.

6. SLOPES LESS THAN FOUR IN TWELVE SHINGLES SHALL BE INSTALLED OVER (2) LAYERS OF *15 FELT APPLIED PARALLEL TO EAVES WITH 19" TOP LAP AND 12" END LAP, WITH END LAPS LOCATED AT LEAST 6 FEET FROM END LAPS IN PRECEDING COURSE.

7, ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB EXTERIOR GRADE, PROVIDE PLYWOOD CLIPS AT UNSUPPORTED EDGES MIDWAY BETWEEN MEMBERS.

8. TRUSSES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OHIO TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD AND THE TRUSS PLATE INSTITUTE RECOMMENDED PRACTICE OF DESIGN TPI-85, ROOF

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS: TOP CHORD LIVE LOAD = 25 PSF TOP CHORD DEAD LOAD = 10 PSF

BOTTOM CHORD LIVE LOAD = 0 PSF BOTTOM CHORD DEAD LOAD = 10 PSF TOTAL LOAD (NO ATTIC STORAGE) = 45 PSF BOTTOM CHORD LIVE LOAD = 20 PSF

(W/ ATTIC STORAGE) TOTAL LOAD (W/ ATTIC STORAGE)

HEATING & COOLING:

I. WHEN HEATING AND COOLING EQUIPMENT IS LOCATED IN AN EQUIPMENT ROAD, AN UNOBSTRUCTED WORKING SPACE NOT LESS THAN 30 INCHES WIDE AND NOT LESS THAN 30 INCHES HIGH SHALL BE PROVIDED ALONG THE CONTROL SIDE OF THE EQUIPMENT WHEN THE DOOR OF THE EQUIPMENT ROOM IS OPEN.

2. FUEL BURNING HEATING AND COOLING EQUIPMENT SHALL BE PROVIDED WITH A VOLUME OF 50 CUBIC FT. PER 1000 BTU/H OR AN AIR SUPPLY SHALL BE PROVIDED TO ASSURE PROPER FUEL

3. AN APPROVED DRAIN SHALL BE PROVIDED TO DISPOSE OF CONDENSATE FROM THE COOLING COIL, CONDENSATE DRAINS SHALL TERMINATE OUTSIDE OF THE BUILDING, OR TO A FLOOR DRAIN, PLUMBING FIXTURE, SUMP, OR APPROVED LOCATION.

4. THESE PLANS DO NOT ADDRESS SIZING OF HVAC EQUIPMENT TO MEET COMFORT REQUIREMENTS OR INDOOR AIR QUALITY. THE MECHANICAL CONTRACTOR MUST CONSIDER THE OVERALL AIR CHANGES/HOUR OF THE CONSTRUCTED HOME AND ENERGY CODE REQUIREMENTS WHEN DETERMINING BOTH.

FIREPLACES

I. CHIMNEYS SHALL EXTEND A MINIMUM OF 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

2, A PORTION OF A CHIMNEY LOCATED IN THE INTERIOR OF THE BUILDING OR WITHIN THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A MINIMUM AIR SPACE CLEARANCE TO COMBUSTIBLES OF 2".

3. CHIMNEYS LOCATED ENTIRELY OUTSIDE THE EXTERIOR WALLS OF THE BUILDING, INCLUDING CHIMNEYS THAT PASS THROUGH THE SOFFIT OR CORNICE, SHALL HAVE A MINIMUM AIR SPACE CLEARANCE OF 1" THE AIRSPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING.

4. HEARTH EXTENSIONS SHALL EXTEND A MINIMUM OF 16" IN FRONT OF, AND A MINIMUM OF 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING LESS THAN 6 SQUARE FEET AND 20" AND 12" RESPECTIVELY FOR 6 SQUARE FEET OR LARGER.

5. WOOD OR COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF THE OUTSIDE FRONT, BACK, OR SIDE SURFACE OF A MASONRY FIREPLACE, INCLUDING THE SMOKE CHAMBER, AND NOT LESS THAN 6" FROM THE INSIDE SURFACE OF THE NEAREST FLUE LINING.

6, FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS

7. FACTORY BUILT OR MASONRY FIREPLACES SHALL BE PROVIDED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION.

RECOMMENDATIONS AND THE LATEST EDITION OF THE NFPA CODE, A COPY OF THE

MANUFACTURER'S RECOMMENDATIONS SHALL BE PROVIDED PRIOR TO INSPECTION.

DESIGN CRITERIA

Loading:	Live:	Dead:
Roof	25psf	20psf
Roof Snow	20psf	Opsf
Attic (w/storage)	20psf	Opsf
2nd Floor	40psf	15psf
1st Floor	40psf	15/psf
Ext. Balcony	40psf	10psf
Docks	10,000	10,000

2. Basic wind speed 115mph (Exposure - B)

3. Seismic design catagory - A

4. Subject to damage from Weathering, Termite and Decay - Moderate to Heavy

5. Minimum required frost depth 36"

ENERGY CODE 2025

PRESCRIPTIVE METHOD	OHBA ALTERN	IATIVE
	CLIMATE ZON	E - 5
	COMPLIANCE I	PATH #2
	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	13	R13 2x4 WALLS R19 2x6 WALLS
CEILING R-VALUE	49	49
FENESTRATION U-FACTOR	.32	
SKYLIGHT U-FACTOR	.60	.60
SHGC	NR	
FLOOR R-VALUE OVER UNCONDITIONED SPACE	30	30
BASEMENT WALL R-VALUE R-10 CONTINUOUS, R-13 CAVITY SPACE	10/13 (MIN 4 FEET)	10 UNFINISHED/ 13 FINISHED
SLAB R-VALUE	10, 2 FEET	
CRAWL SPACE WALL R-VALUE R-10 CONTINUOUS, R-13 CAVITY SPACE	10/13	
BUILDING AIR LEAKAGE	TESTED T0 ≤ 5 Å	ACH50
CONTROLS	PROGRAMMAE THERMOSTAT IN HEATING NO HIG THAN 70 F, COOL LOWER THAN	VITIALLY HER ING NO
DUCT INSULATION R-VALUE OUTSIDE THERMAL ENVELOPE	SUPPLY R-8 OTHERS R-6	
DUCT AIR TIGHTNESS, SEALING, OUTSIDE CONDITIONED SPACE, AT 50 Pa., OHBA	_POST_CONSTRUCT LEAKAGE TO OUTDOORS I THAN 4 cfm PER 100 SQ/F FLOOR AREA TEST TOTAL THAN 6 cfm PER 100 SQ/F ROUGH-IN 1 TOTAL LEAKAGE LESS TH/ 4 cfm PER 100 SQ/FT OF 0 AREA. NO AIR HANDLER T THAN 3 cfm PER 100 SQ/F FLOOR AREA	LESS T. CONDITIONED LEAKAGE LESS T FLOOR AREA IEST AN CONDITIONED FLOOR OTAL LEAKAGE LESS
LIGHTING	90% HIGH-EFFICA	ACY LAMPS

LOT AREA COVERAGE:	
TOTAL LOT SQUARE FOOTAGE:	47,916.0 S.F.
ALLOWABLE DEVELOPMENT COVERAGE LIMIT (50%):	23,958.0 S.F.
TOTAL DEVELOPMENT COVERAGE:	14,604.8 S.F.

IN PROCESS REVIEW SET NOT FOR CONSTRUCTION

Labeled structural members are temporary placeholders. Final engineering will be provided on the sealed Construction Documents 08/13/2025 4:21:31 PM

ACCESSORY STRUCTURE ALLOWABLE SIZE IS 35% OF

5659 SF FLOOR PLATE X 35% = 1980 SF ALLOWABLE

PROPOSED POOLHOUSE OF 1012.7 SF IS LESS THAN

ALL SQUARE FOOTAGE FOR CONDITIONED AREA IS CALCULATED

"SQUARE FOOTAGE-METHODS FOR CALCULATING" (ANSI Z765-2021)

2 WORKING DAYS

OHIO UTILITIES PROTECTION SERVICE

ALTHOUGH THE EXTERIOR FINISHES INDICATED ON THESE

DOCUMENTS MAY BE CONSIDERED LOW MAINTENANCE

MATERIAL, IT IS THE RESPONSIBILITY OF THE HOMEOWNER

TO CHECK AND MAINTAIN ALL FLASHING AND DRAINAGE

SYSTEMS AND THE CAULKING AT ALL JOINTS TO AVOID

MOISTURE PENETRATION INTO THE BUILDING SYSTEMS.

INDEX TO DRAWINGS

COYER SHEET & GENERAL NOTES

CALL TOLL FREE: 1-800-362-2764(Ohio) or 811(National)

1,012.7 SQ. FT.

336,4 SQ, FT,

<u>1,349,1 SQ, FT,</u>

PER THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

SQUARE FOOTAGE TABLE:

PRIMARY STRUCTURE FLOOR PLATE:

ALLOWABLE SIZE

FIRST FLOOR:

LABEL

CS.1

CS.1.1

A.2

A.3

A,5

A.6

TITLE

SITE PLAN

ROOF PLAN

FOUNDATION PLAN

FIRST FLOOR PLAN

BRACE WALL DETAILS

NORTH & EAST ELEVATIONS

SOUTH & WEST ELEVATIONS

BUILDING SECTION, TYP, WALL, & L,Y,E

FIRST FLOOR ELECTRICAL PLAN

COVERED PORCHES:

TOTAL UNDER ROOF AREA:



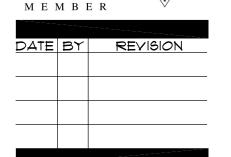
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YFH.CONNOR.POOLHSE

(25092)

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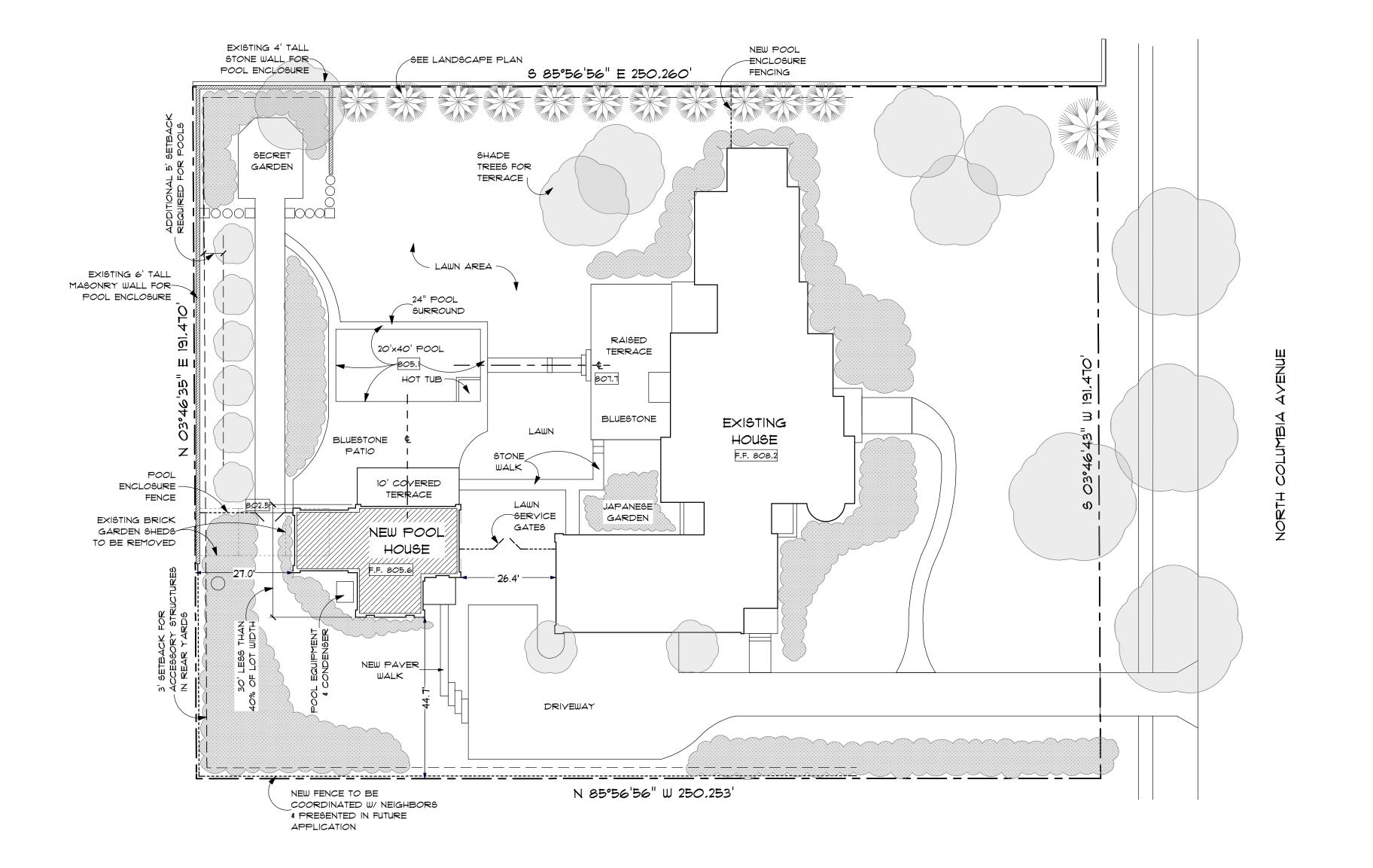
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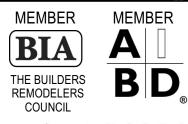






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YFH.CONNOR.POOLHSE (25092) Homes difference.



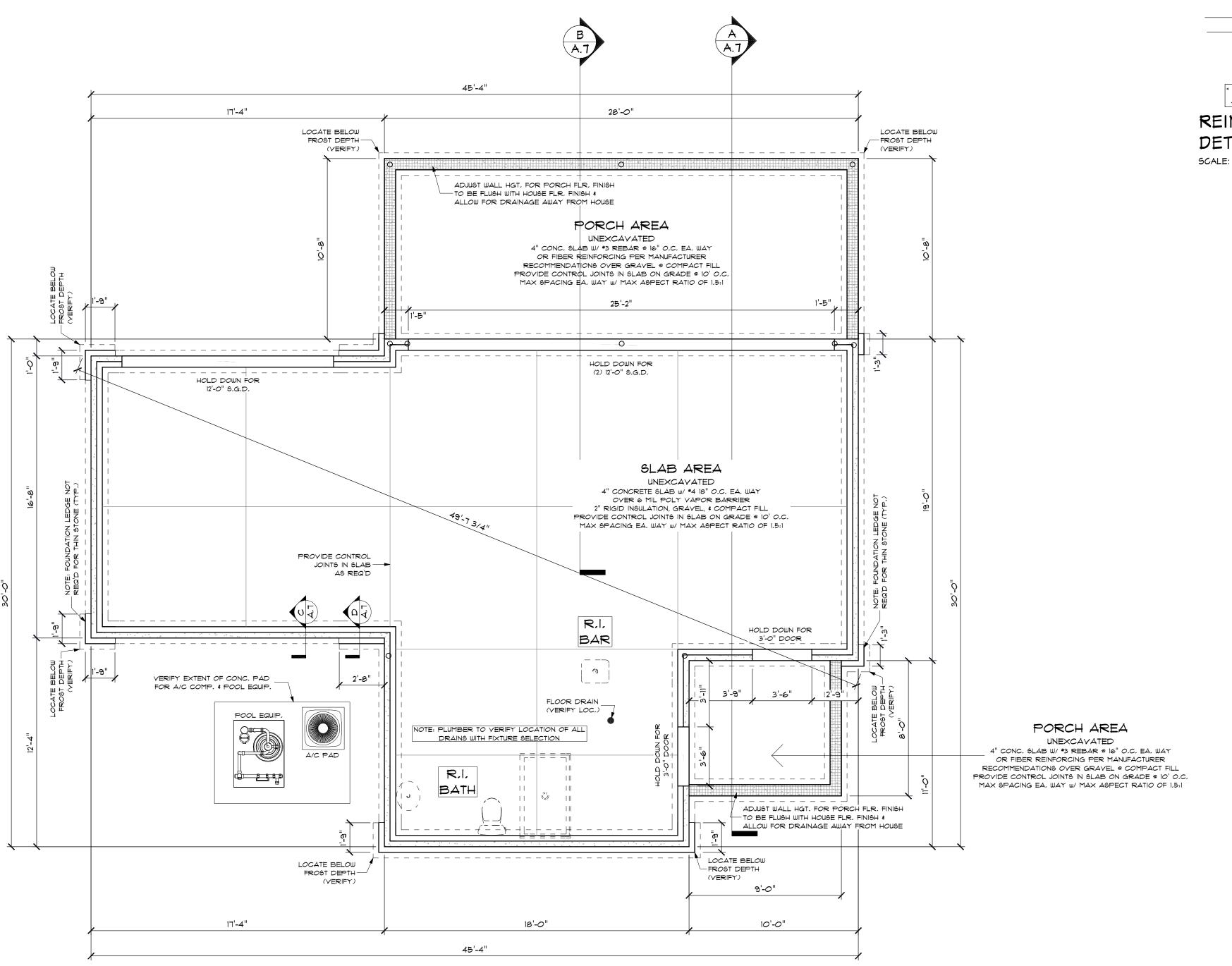
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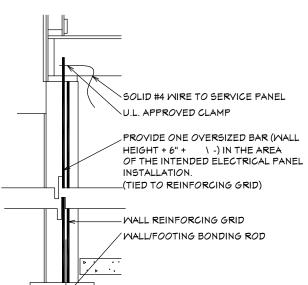
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	PNCH		

CS.1.1



FOUNDATION PLAN

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



REINFORCING BONDING DETAIL

(IF REQURIED)

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

8. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES BELOW GRADE, APPROVED

30"x30" 36"x36" 42"x42" 48"x48" 54"x54" 60"x60"

(3) #5 (3) #5 (4) #4 (5) #4 (5) #5 (6) #5

HABITABLE OR USABLE SPACES BELOW GRADE. APPROVED DRAINAGE SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM, GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST I'-O" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED W AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED W STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON 2" (MIN.) OF WASHED GRAVEL OR CRUSHED ROCK AT PLACED ON 2" (MIN.) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED W/ NOT LESS THAN 6" OF THE SAME

GENERAL FOUNDATION NOTES:

2. ALL 8" BLOCK OR POURED CONCRETE WALL\$ SHALL HAVE A MINIMUM 8"XI6" CONTINUOUS POURED CONCRETE FOOTING

3. ALL 12" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x20" CONTINUOUS POURED CONCRETE FOOTING

4. CONCRETE PAD FOOTING TO BE REINFORCED EACH WAY AS

5. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" (MIN.) BEARING AT EACH END.

6. WHEN REBAR IS INSTALLED IN THE FOOTING WALL, REINFORCING SHALL BE BONDED TO THE FOOTING REINFORCING.

1. ALL HORIZONTAL REINFORCING RODS IN THE FOOTING GREATER

I, ALL HORIZONIAL REINFORCING RODS IN THE FOOTING GREATER THAN 20' IN LENGTH SHALL BE BONDED TO THE SERVICE PANEL W/ THE SAME UL LISTED CLAMP USED FOR THE GROUND ROD & *4 SOLID COPPER THAT IS LONG ENOUGH TO BE TERMINATED AT THE SERVICE PANEL. CONFIRMATION OF THE INSTALLATION SHALL BE DONE AT THE TIME OF FOOTING INSPECTION. (2014 N.E.C. ARTICLE 250.50)

9. PLACE 1/2" DIA. ANCHOR BOLT TO CONNECT SILL PLATE TO TOP OF FOUNDATION WALL AT 6'-0" O.C. MAX 4 WITHIN 12" (MAX.) OF EACH CORNER AND EACH END OF PLATE.

IO. FIELD VERIFY THE FINISHED FOUNDATION WALL HEIGHT AT EXTERIOR PORCH FOR EXTERIOR TILE TO BE FLUSH WITH INTERIOR TILE FLOOR. II. ALL STEEL COLUMNS NOTED ON PLANS ARE SCHEDULE 40 FIXED COLUMNS. SIZES OF STEEL COLUMNS NOTED ON PLANS ARE INTERIOR DIAMETER (I.D.) DIMENSIONS

12. ALL STEEL BEAMS ARE DESIGNED FOR 50 KSI STEEL. 13. STEEL BEAMS ENDING ON AN OPEN POCKET SHALL BE SECURED TO THE FOUNDATION PER THE RCO SECTION 502.6.3.

14. STEEL BEAMS SHALL BE SECURED TO THE TOP PLATE OF SUPPORTING STEEL COLUMNS USING EITHER WELDED OR BOLTED CONNECTIONS AS CALLED FOR IN THE RCO, SECTION 502.9.1.

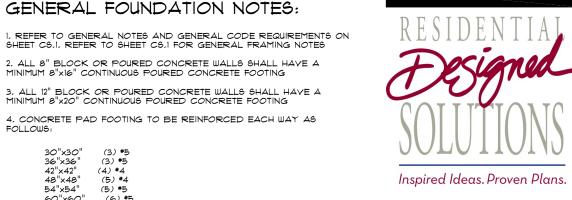
15. FLITCH BEAMS ARE CONNECTED w/ 1/2" DIAMETER THRU BOLTS @ 16" O.C. 2" FROM TOP & BOTTOM U.N.O. STAGGER TOP & BOTTOM ROWS 4". IG. WINDOW WELLS W/ A VERTICAL DEPTH MORE THAN 44" SHALL BE EQUIPPED W/ A PERMANENTLY AFFIXED LADDER OR STEPS USABLE W/ THE WINDOW IN THE FULLY OPEN POSITION. LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT 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.

IT. CRAWL SPACE EXTERIOR VENTILATION OPENINGS MAY BE OMITTED WHEN CONTINUOUSLY OPERATED MECHANICAL VENTILATION IN PROVIDED AT A RATE OF I.O C.F.M. FOR EACH 50 SQ. FT. OF CRAWL SPACE FLOOR AREA AND GROUND SURFACE IS COVERED W/ AN APPROVED VAPOR BARRIER MATERIAL.

18. FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE OR EQUIVALENT MATERIAL WHICH COMPLIES WITH SECTION 302.15 RCO ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. 19, PROVIDE MIN, FINISHED CEILING HEIGHT IN BASEMENT OF T'-O"

STRUCTURAL LEGEND:

- DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED) DIRECTION AND SPAN OF STRUCTURAL MEMBERS
- POST W/ PIER
- PIPE COLUMN W/ PAD BEAM POCKET (4" BEARING)
- BEAM POCKET W/ PILASTER (8" BEARING)
- O POINT LOAD FROM ABY. (2)2X4's (MIN, BEARING)



7844 FLINT ROAD

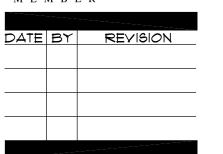
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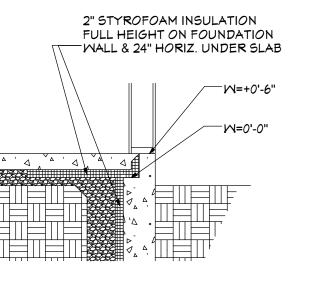
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SHEET:



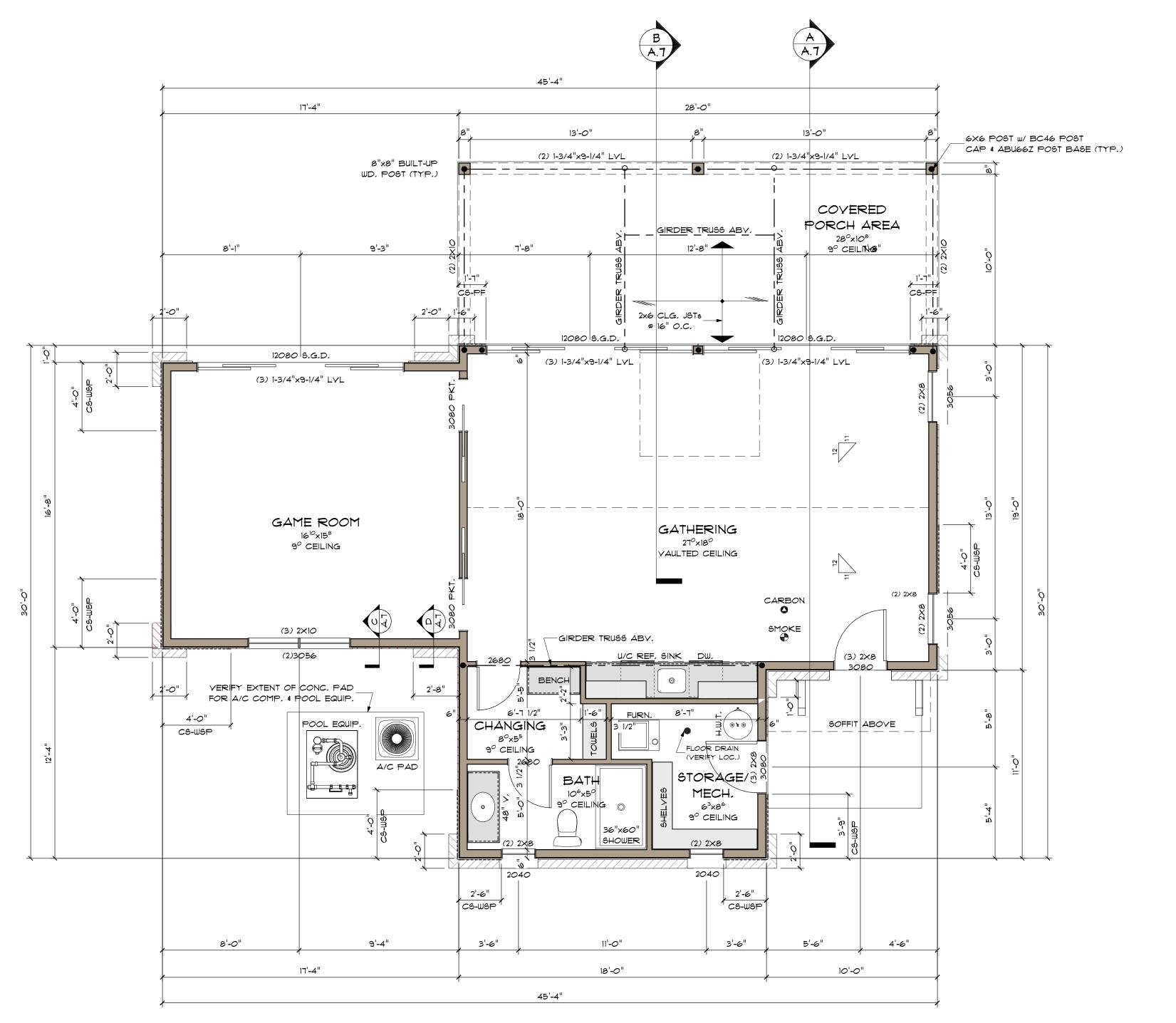
INSULATED SLAB DETAIL
SCALE: 1/2" = 1'-0"

INSULATED SLAB DETAIL SCALE: 1/2" = 1'-0" @ WALKOUT

2" STYROFOAM INSULATION

FULL HEIGHT ON FOUNDATION

-MALL & 24" HORIZ. UNDER SLAB



FIRST FLOOR PLAN

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

GENERAL FLOOR PLAN NOTES: I, REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET CS.I, REFER TO SHEET CS.I FOR GENERAL FRAMING NOTES

2. ALL NEW WALLS ARE DIMENSIONED STUD-TO-STUD. 3. ALL INTERIOR WALLS ARE 3-1/2": EXTERIOR WALLS ARE 6" (STUD & SHEATHING) UNLESS OTHERWISE NOTED.

4. ALL ANGLED WALLS ARE 45" UNLESS OTHERWISE NOTED. BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.

5, ALL OPENING SHALL HAVE A MINIMUM LINTEL OF (2)2X8's w/ 1/2" PLYWOOD SPACER, APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2X8's & NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET CS.1.

6. ALL POSTS SHALL BE A MINIMUM OF (2) 2X'S GLUE APPLIED ON THE FULL MATING SURFACE & NAILED PER THE FASTENING SCHEDULE ON SHEET CS.I.

7. FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT & SHALL BE DOUBLED UNDER ALL PARALLEL WALLS. 8. REFER TO THE WINDOW NOTES ON THIS SHEET.

9, \$MOKE & CARBON MONOXIDE DETECTOR\$ \$HALL BE HARDWIRED & INTERCONNECTED W/ BATTERY BACK-UP,

IO, CONTRACTOR SHALL SHIM ALL EXTERIOR DOOR THRESHOLDS 3/4" VERIFY W/ BUILDER PRIOR TO

12.FLITCH BEAMS ARE CONNECTED W/ 1/2" DIAMETER THRU BOLTS @ $|\mathcal{E}|$ O.C. 2" FROM TOP & BOTTOM U.N.O. STAGGER TOP & BOTTOM ROWS 4".

13. SEE BRACE WALL DETAIL ON SHEET 6.3.

WINDOW NOTES:

1. ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZES (EX. 3060 | 6 3'-0" × 6'-0"). 2. WINDOW EGRESS REQUIREMENTS:

MAXIMUM SILL HEIGHT ABOVE THE FLOOR: MINIMUM NET CLEAR OPENING HEIGHT: MINIMUM NET CLEAR OPENING WIDTH: MINIMUM NET CLEAR OPENING: 5.7 SQ. FT.

GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 SQ. FT.

3. IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS,

NOTES:

I. ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPSIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

2. BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.

3, ALL BATH & KITCHEN SOFFITS TO BE DESIGNED BY THE OWNER & BUILDER.

4, ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUFACTURER

5, REFER TO SHEET S.I FOR FLOOR JOIST BLOCKING DETAIL 6. REFER TO SHEETS CS.I.I & A.2 FOR GENERAL FRAMING, SEE SHEET A.2 FOR WINDOW REQUIREMENTS.

BRACE WALL KEY:

C9-W9P = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL
GB = GYPSUM BOARD

NOTE:
THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY
SHEATHED WITH OSB TO COMPLY WITH THE BRACE WALL
REQUIREMENTS USING METHOD CS-WSP. ANY WALL AREAS THAT
REQUIRE ALTERNATE BRACING METHODS WILL BE INDICATED AND
LABELED WITH THE SPECIFIC METHOD REQUIRED.

ALL HORIZONTAL JOINTS IN THE SHEATHING WILL BE BLOCKED TO ACCOMMODATE FASTENING REQUIREMENTS WHICH ARE 6" O.C. © THE EDGES AND 12" O.C. IN THE FIELD, ALL WITH 8d COMMON NAILS, ANY TRUSS HEELS OVER 9-1/4" WILL HAVE OSB EXTENDED UP TO THE UNDERSIDE OF THE RAFTER TAIL AND FASTENED IN THE SAME MANNER. TRUSS HEEL SHEATHING MUST SPAN ACROSS THE TOP PLATES AND EXTEND DOWN THE WALL AT LEAST 24".

STRUCTURAL LEGEND:

DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)

DIRECTION AND SPAN OF STRUCTURAL MEMBERS

(i) POST W/ PIER

PIPE COLUMN W/ PAD BEAM POCKET (4" BEARING)

BEAM POCKET W/ PILASTER (8" BEARING)

O POINT LOAD FROM ABY.

(2)2X4's (MIN, BEARING)



Inspired Ideas. Proven Plans.

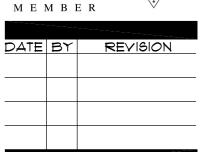
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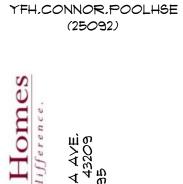
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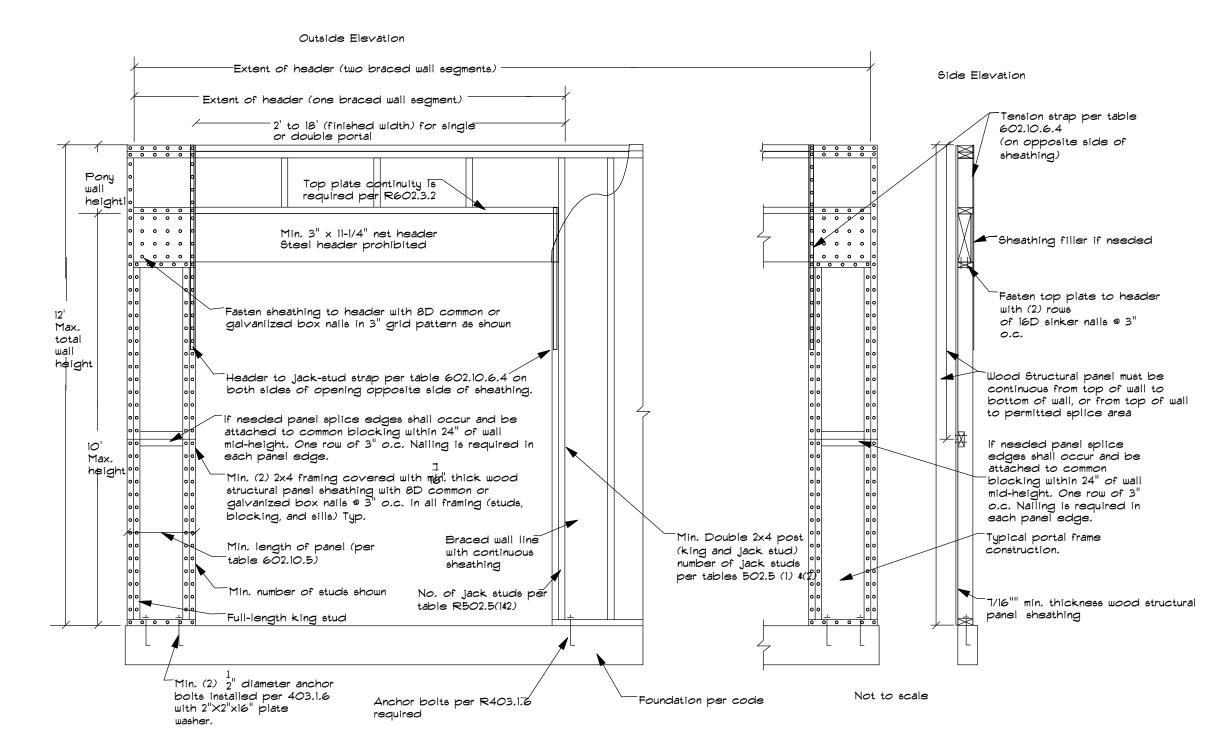


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OVER CONCRETE OR MASONRY BLOCK FOUNDATION

WALL BRACING METHOD CS-PF SCALE: N.T.S.

BRACED WALL METHOD CS-WSP

TABLE 602.3(3)

REQUIREMENTS FOR WOOD STRUCTURAL PANEL

WALL SHEATHING USED TO RESIST WINDW PRESSURES a, b, c

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL	MINIMUM NOMINAL PANEL	MAXIMUM WALL STUD	PANEL NAIL SPA	CING	MAXIMUM WIND SPEED (MPH)		
	PENETRATION PANE		SPACING			WIND EXPOSURE CATEGORY		EGORY	
SIZE	(INCHES)	RATING	(INCHES)	(INCHES)			В	С	D
6d COMMON (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON	1 75	24/16	7/16	16	6	12	130	110	105
(2.5" x 0.131")	1.75	24/16	7/16	24	6	12	110	90	85

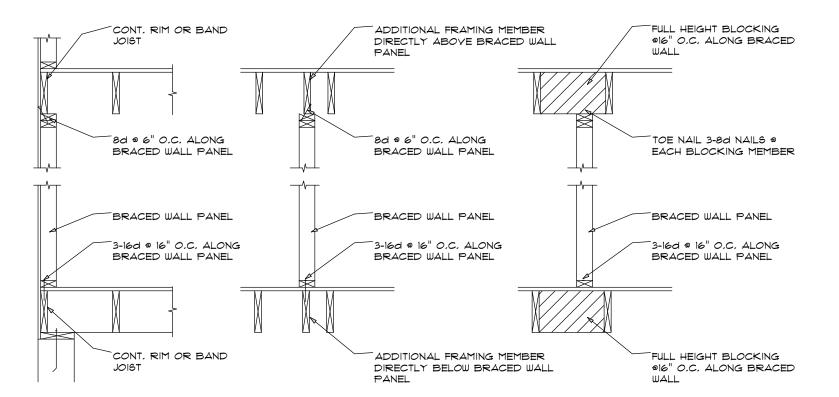
FOR SI: 1" = 25.4 MM, 1 MILE PER HOUR = 0.447 M/S

a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16 INCHES ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS

b. TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES PER SECTION 301.2 LATERAL BRACING

REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 602.10

c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED A MAXIMUM OF 16 INCHES O.C.



BRACED WALL DETAIL

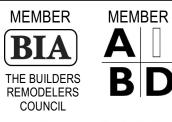
FIGURE 602.10.8(2) BRACED WALL PANEL CONNECTION WHEN PARRALEL TO FLOOR/CEILING FRAMING



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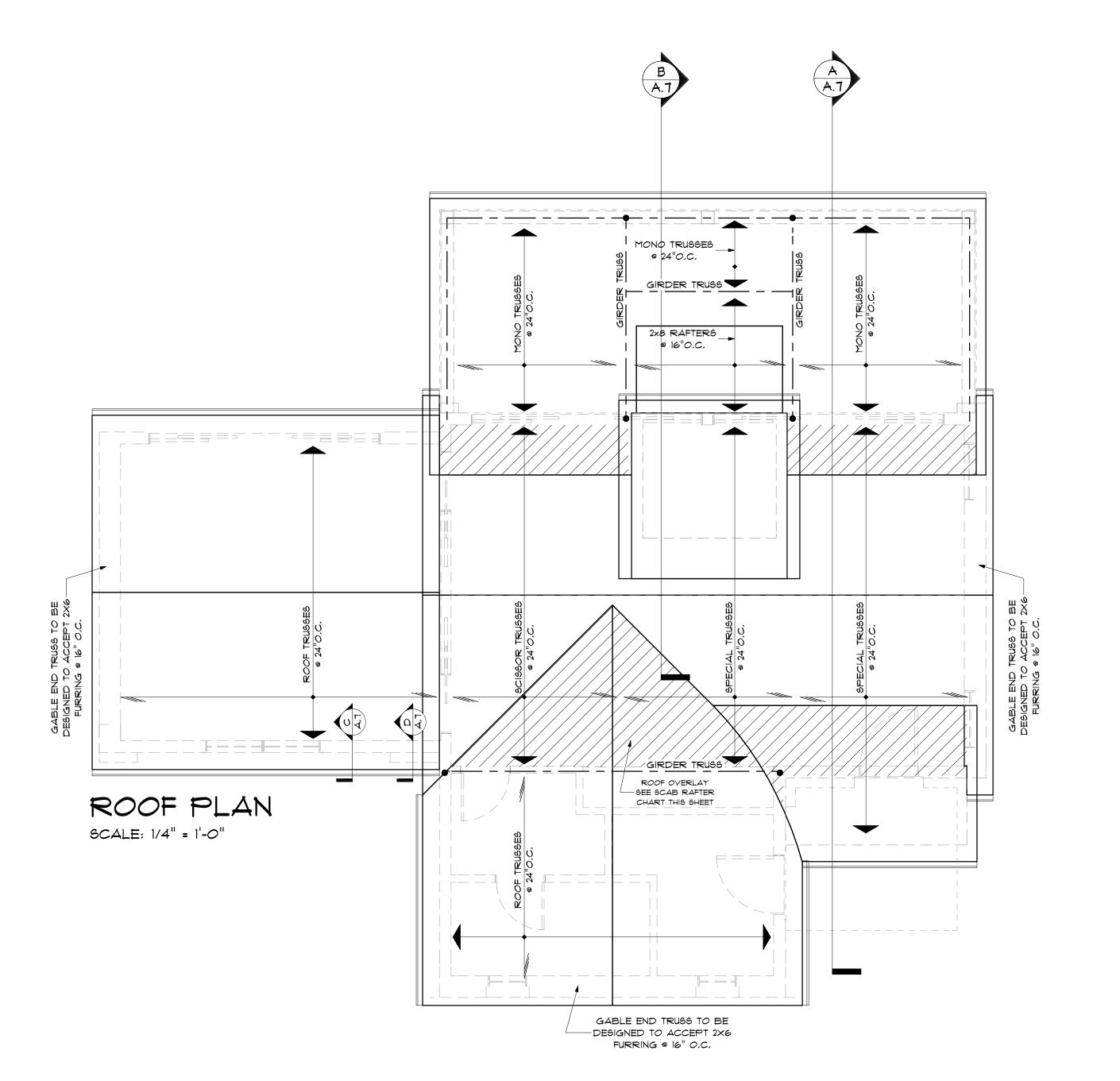
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2×4 5CAB	0-0	24" O.C.
2X6 SCAB	ຸ ່ ທ	24" O.C.
2X8 SCAB	12'-0"	24" O.C.
2X10 SCAB	- ق ق	24" O.C.
2×12 SCAB	18'-0"	24" O.C.

SCAB RAFTER CHART GENERAL ROOF NOTES:

1. REFER TO GENERAL NOTES ON SHEET CS.1

2. REFER TO SHEET CS.1 & A.2 FOR GENERAL FRAMING NOTES 3. REFER TO FASTENING SCHEDULE ON CS.I

4. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A 4. ALL KAFTERS SHALL BE NAILED TO CEILING JOBIS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED W/ A RAFTER TIE, LOCATED AS NEAR THE PLATE AS IS PRACTICAL. RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4'-O" O.C., RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, W/ GUSSET PLATES AS A TIE.

5. RIDGE BOARD SHALL BE AT LEAST I" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXEEDS II", THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 $\rm w/$ AN ADDITIONAL 2x (AS REQUIRED) FURRED TO THE BOTTOM EDGE OF THE 2x12.

6. VALLEY & HIP RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION WALL, OR BE DESIGNED TO CARRY/DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

7. HIP & VALLEY RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT ENDS OF THE

8. ENDS OF CEILING JOISTS SHALL BE LAPPED OR BUTTED OVER BEARING PARTITIONS OR BEAM, & TOE-NAILED TO THE BEARING MEMBER, WHEN CEILING JOIST ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAP JOIST SHALL BE CLUED & NAILED TOGETHER & BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST,

9. ALL LINTELS IN EXTERIOR & LOAD BEARING INTERIOR WALLS SHALL BE A MINIMUM OF (2)2x8's GLUED & NAILED, UNLESS NOTED OTHERWISE.

IO, ALL POSTS SHALL BE A MINIMUM OF (2)2x4's GLUED 4 NAILED, UNLESS OTHERWISE NOTED,

II. ALL RAFTER & CEILING JOISTS SIZED FOR MINIMUM ALLOWABLE MEMBER, BUILDER MAY UPSIZE MEMBERS FOR FRAMING EASE. 12. AN ICE BARRIER THAT CONSISTS OF AT LEAST (2) LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR SELF-ADHERED POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT & EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING, UNDERLAYMENT SHALL COMPLY W/ ASTM D 226 TYPE I.

13. BUILDER TO VERIFY ALL STRUCTURAL LOADS TRANSFER TO

14, ALL BATH & KITCHEN SOFFITS TO BE DESIGNED BY THE OWNER &

TRUSS NOTES:

I, ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUFACTURER

2. TRUSS MANUFACTURER SHALL YERIFY ALL HEEL CUTS W/ACTUAL FIELD CONDITIONS - ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN - INCREASE OVERHANGS AT STUCCO STONE YENEER WALLS BY 2-1/2" - ADJUST HEEL ACCORDINGLY - ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS - CONTACT DESCRIPE IMPROPARED VITTLA AND CORE DESCRIPTIONS - CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN

4. SIMPSON MODEL STC ON ALL INTERIOR WALL CONNECTIONS USE SIMPSON TC24 OR TC25 ON EXTERIOR WALLS WITH SCISSOR TRUSSES - DO NOT NAIL TRUSSES TO TOP PLATE OF WALLS

3. TRUSS CLIPS TO BE USED TO CONNECT TOP OF WALL PLATES TO

5. 1/2" DRYWALL ON CEILING TO HAVE DRYWALL CLIPS AT ALL INTERIOR WALLS - DRYWALL SCREWED TO ALL SURFACES SCREWS & GLUE ON ALL WALLS

6. USE SIMPSON DS DRYWALL STOPS WHEN APPLYING TO CEILING HOLD BACK SCREWS & NAILS IN CEILING DRYWALL 15" FROM ALL

NOTE TO FRAMING CONTRACTOR AND BUILDER:

BECAUSE IT IS IMPOSSIBLE TO KNOW HOW EACH CONTRACTOR WOULD PREFER TO FRAME THE ROOF OF EACH HOUSE, WE HAVE STANDARDIZED ON PROVIDING THE MINIMUM SIZE STRUCTURAL MEMBER THAT WILL MEET THE NEEDS OF EACH SITUATION AS REVIEWED BY THE STRUCTURAL ENGINEER WE CONSULT WITH, THIS MEANS THAT YOU WILL HAVE A LARGER HIP MEMBER THAN THE ADJACENT RAFTERS AND SOME ADJUSTMENTS TO PLATE HEIGHT AND/OR SEAT CUTS SHOULD BE ANTICIPATED, UPSIZING MEMBERS FOR ALIGNMENT OR EASE OF CONSTRUCTION IS YOUR CHOICE,

ON ROOFS THAT HAVE UNEVEN PITCHES WHERE THE EAVE IS AT A UNIFORM HEIGHT, THE PLATE HEIGHT LABELED IS NOMINAL, YOU WILL NEED TO ADJUST SLIGHTLY FOR THE PITCH THROUGH EITHER YOUR SEAT CUT OR PLATE HEIGHT.

FALSE CHIMNEYS, DORMERS, CUPOLA'S, AND OTHER SIMILAR FALSE CHIMNETS, DORMERS, CUPOLAS, AND OTHER SIMILAR FEATURES, SHOULD NOT BE FRAMED AS A BOX ON THE ROOF, THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS OR TRUSSES, THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLUE NEEDS TO GO THROUGH FROM THE FIREBOX.

1,326.0 S.F. ATTIC SPACE

ATTIC VENTILATION

ATTIC VENTILATION

WHEN DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS 4 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 AGAINST THE ENTRANCE OF RAIN OR SNOW, THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN (1) TO (150) OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA MAY BE (1) TO (300), PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-O" ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, THE NET FREE CROSS-VENTILATION AREA MAY BE NOT LESS THAN (1) TO (300) OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

1326.0 SQ. FT. / 300 = 4.4 / 2 = 2.2 SQ. FT. OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF \$ 2.2 OF FREE FLOW REQUIRED AT EAVES

PROVIDE RIDGE VENTS OR:

ROOF YENTS: 18"x16" = 61 SQ, IN, (6 NEEDED) SOFFIT YENTS: 16"x8" = 64 SQ, IN, (5 NEEDED)

STRUCTURAL LEGEND:

DIRECTION 4 SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)

DIRECTION AND SPAN OF STRUCTURAL MEMBERS

(i) POST W/ PIER

PIPE COLUMN W/ PAD BEAM POCKET (4" BEARING)

BEAM POCKET W/ PILASTER (8" BEARING)

O POINT LOAD FROM ABY. (2)2×4's (MIN, BEARING)



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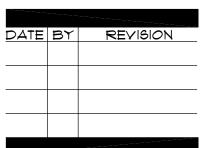
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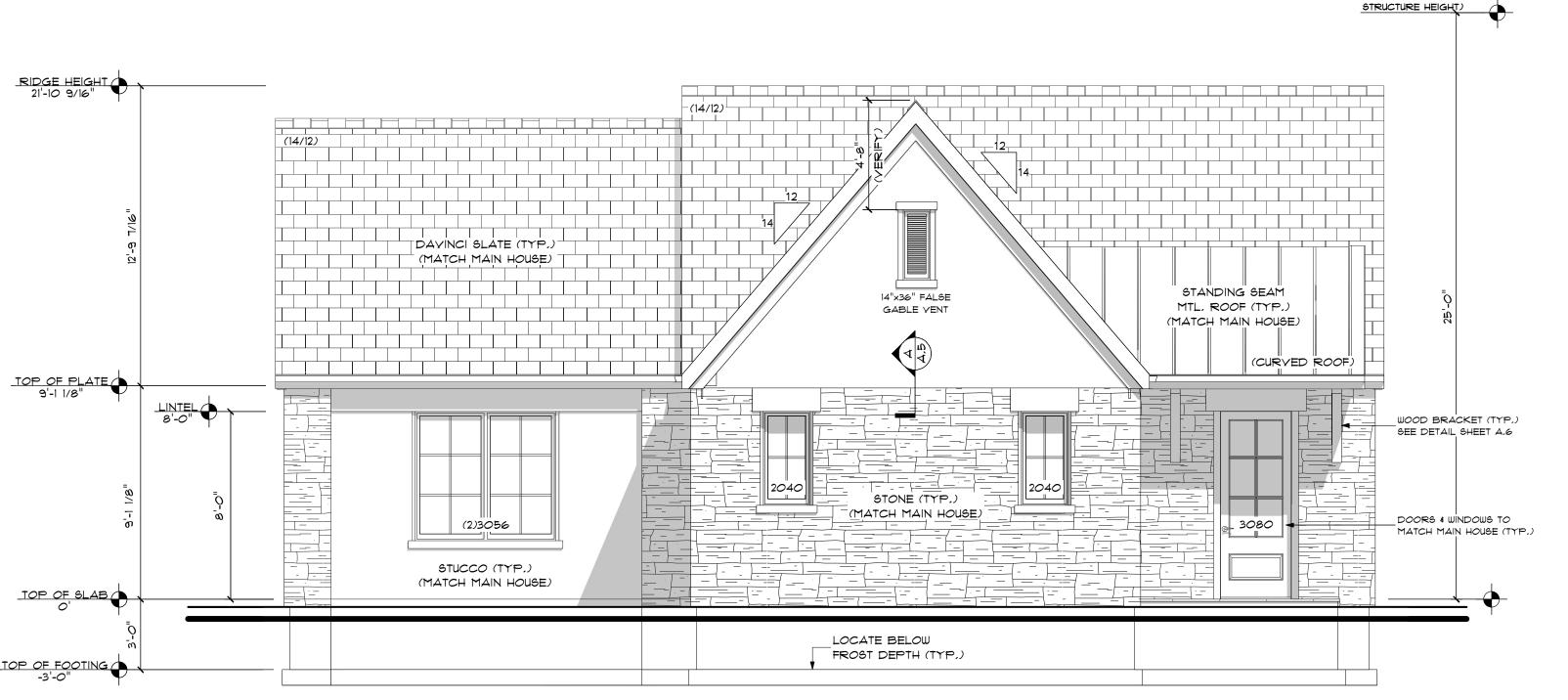
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NORTH ELEVATION SCALE: 1/4" = 1'-0"

GABLE END TRUSS DESIGNED TO ACCEPT 2X6 FURRING

2×6 FURRING YERT.

2X BLOCKING

STONE YENEER

GABLE END TRUSS DESIGNED TO ACCEPT 2X6 FURRING

2X6 FURRING VERT.

2X BLOCKING

2X FRAMING

STUCCO

GABLE END DETAIL B

a STUCCO

12" DRYVIT BAND

a 16" O.C.

STUCCO

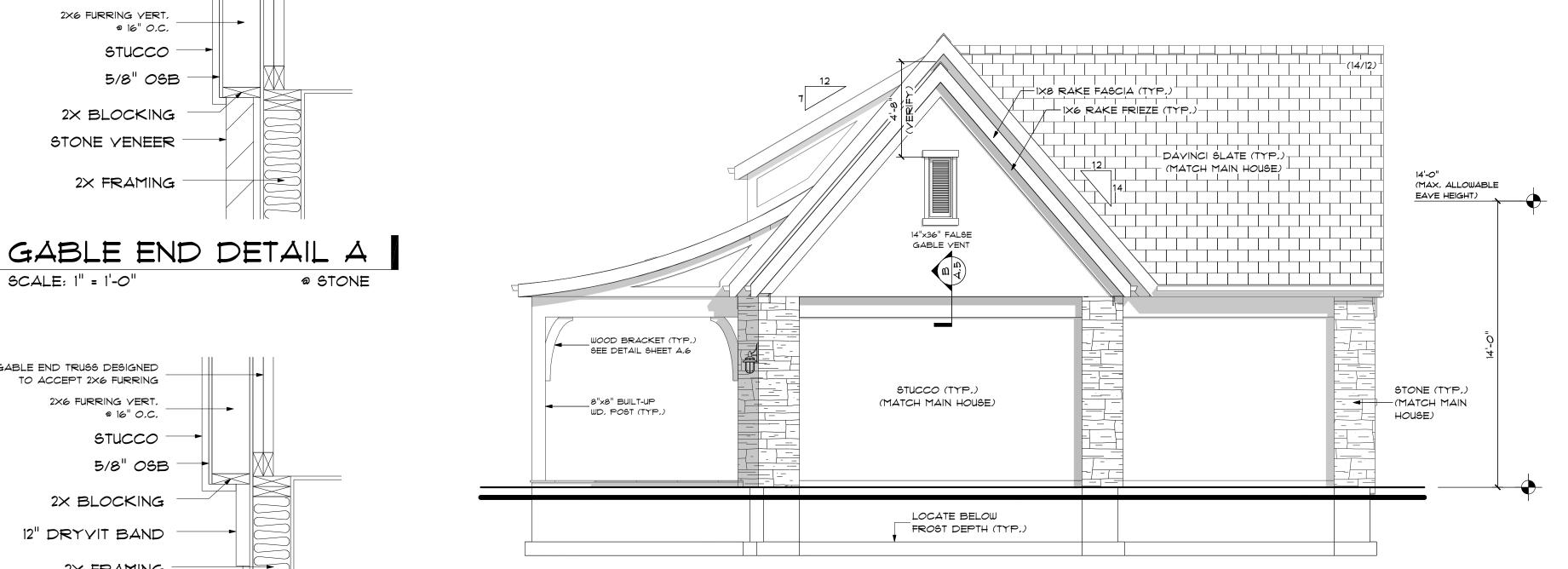
5/8" OSB

2X FRAMING

@ 16" O.C.

STUCCO

5/8" OSB



GENERAL ELEVATION NOTES: 1. GRADE SHALL FALL 6" MIN. WITHIN FIRST 10' FROM BUILDING

2. ALL TRIM BOARDS TO BE BACKED W/ 7/16" OSB FOR STUCCO WALLS 3. CORNER BOARDS TO BY OMITTED W/ STUCCO

4. METHOD AND QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER, ADHERE TO LOCAL CODE REQUIREMENTS,

5. TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS W/ ACTUAL FIELD CONDITIONS ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN, INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS 2-1/2", ADJUST HEEL ACCORDINGLY, ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS, CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

HAZARDOUS GLAZING NOTES:

HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS
LOCATIONS FOR THE PURPOSES OF GLAZING:

STONE VENEER

WEEP HOLES (SEE NOTE BELOW)

STONE FLASHING DETAIL

OUNDATION WALL PER PLAN

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

ASSEMBLIES.

3. GLAZING IN STORM DOORS.

4. GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLAN OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA, OR BATHROOM, GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.

5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOYE THE DRAIN INLET AND 36 INCHES (914 mm) (1524 mm) ABOYE THE DRAIN INLET AND 36 INCHES (914 mm)
HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT,
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO
A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610
mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM
EDGE IS LESS THAN 60 INCHES (1524 mm) ABOYE THE FLOOR OR WALKING THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS

ALL OF THE FOLLOWING CONDITIONS:

1.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9

SQUARE FEET (.0836 M^2)

1.2. BOTTOM EDGE LESS THAN 18 INCHES (451 mm) ABOVE THE FLOOR.

1.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE 1.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.

1.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING

3. ALL GLAZING IN RAILING REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 mm) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY

HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE NOSE OF THE TREAD.

EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIAL AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 mm) SPHERE IS UNABLE TO PASS. 2. DECORATIVE GLASS IN ITEMS 1, 6, OR 7. 23. GLAZING IN ITEM 6, WHERE THERE 16 AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. 3. GLAZING IN ITEM 6, WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.

4. GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 mm) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.

5. GLAZING IN ITEMS 7 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 36 INCHES € 2 INCHES (914 mm € 51 mm) ABOVE THE FLOOR, THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (74.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF II INCHES (38 mm) IN HEIGHT.

6. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (1620 mm) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL WITHIN 45 DEGREES (.79 RAD) OF HORIZONTALI SURFACE ADJACENT TO THE GLASS EXTERIOR.

7. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.

8. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

9. SAFETY GLAZING IN ITEM IO AND II IS NOT REQUIRED WHERE:
9.1. THE SIDE OF A STAIRWAY, LANDING, OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE: AND

9.2. THE PLANE OF THE GLASS IS GREATER THAN IS INCHES (451 mm)
FROM THE RAILING.



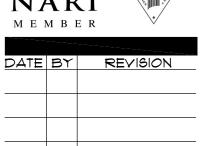
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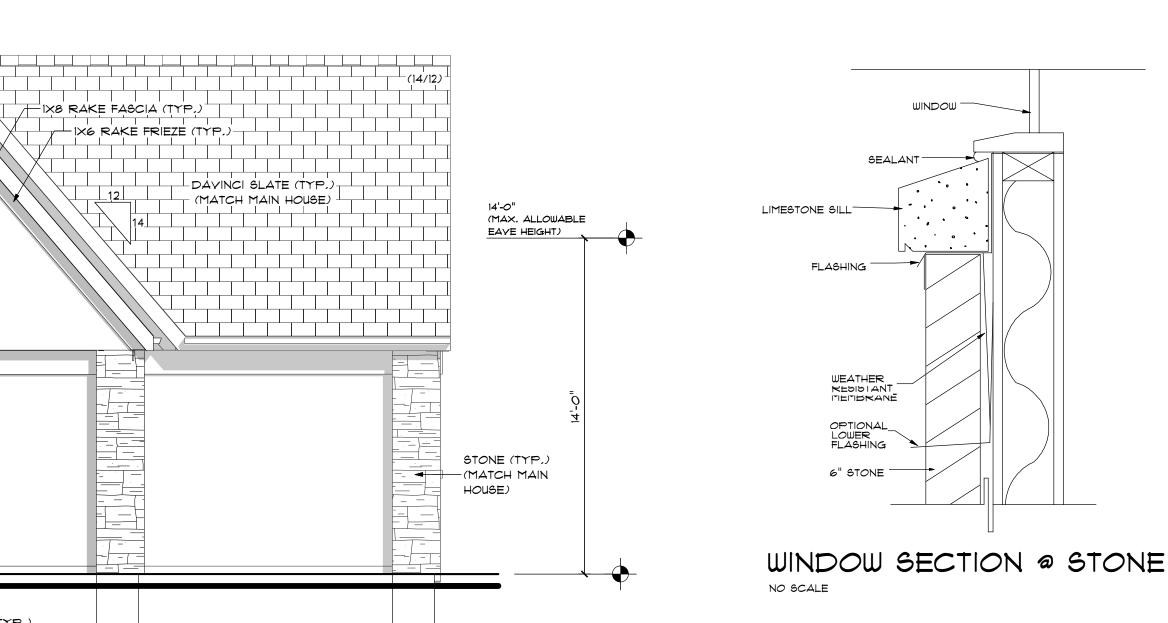
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YFH, CONNOR, POOLHSE (25092) Home

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25'-O" (MAX, ACCESSORY

EAST ELEVATION

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



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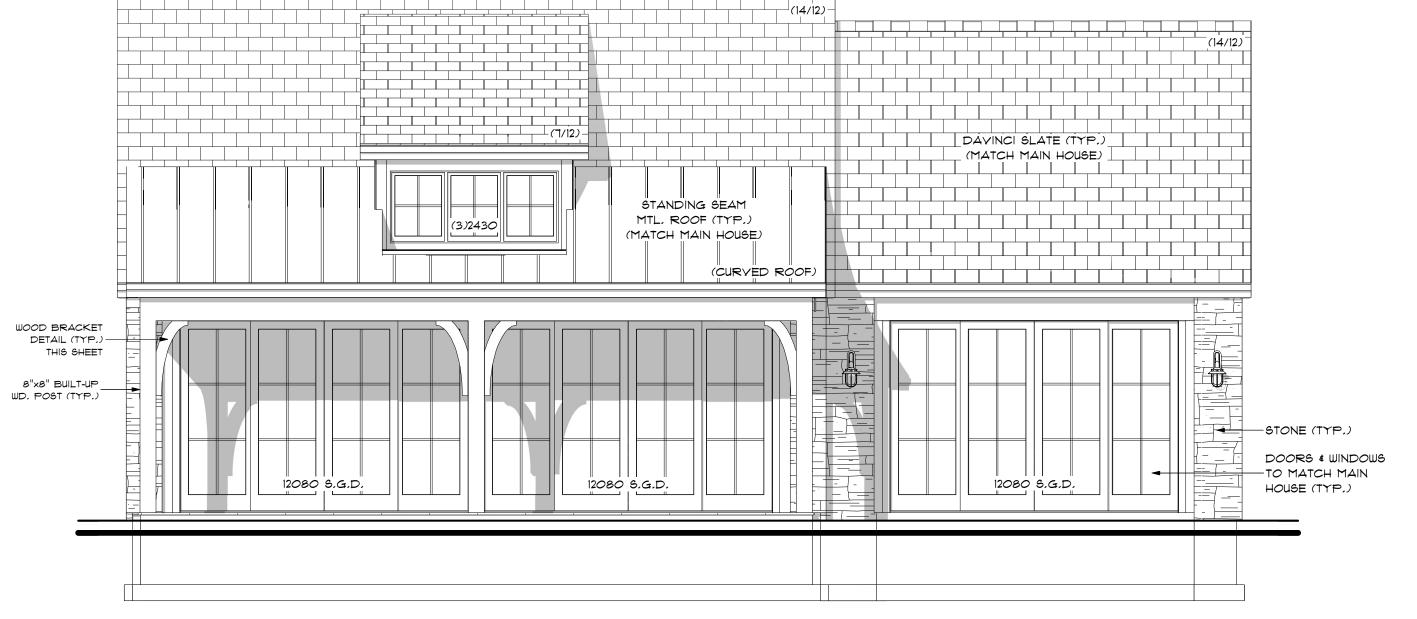
Fine Homes

HOUSE HOUSE

WES.

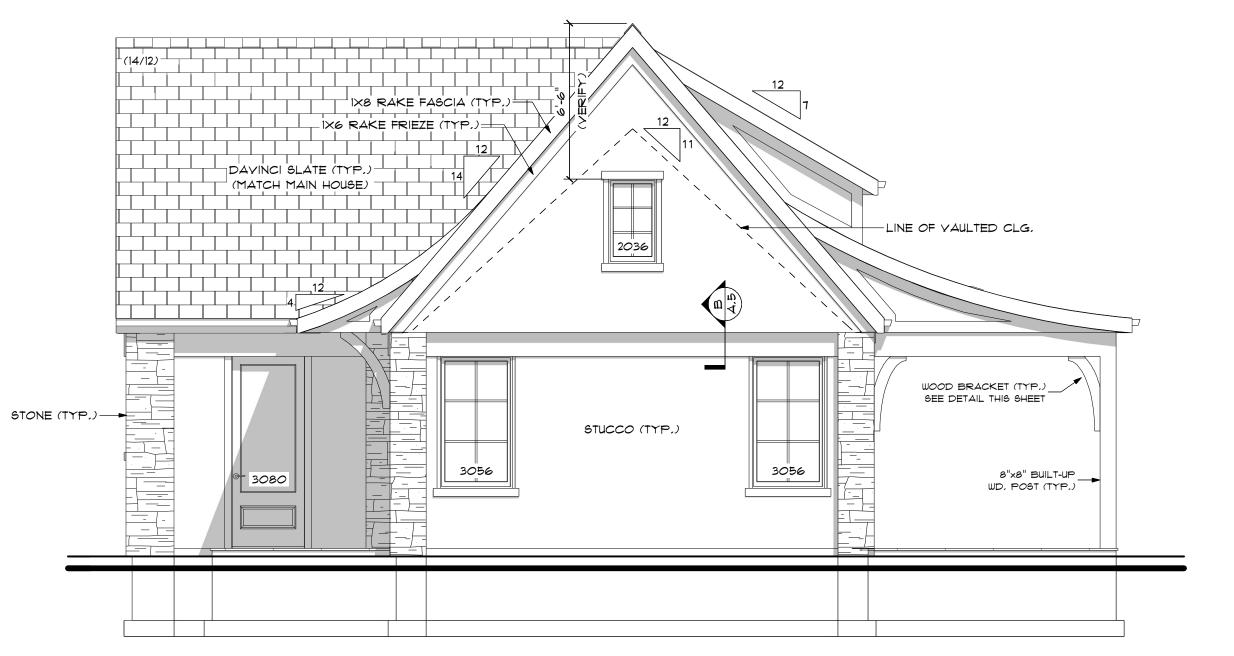
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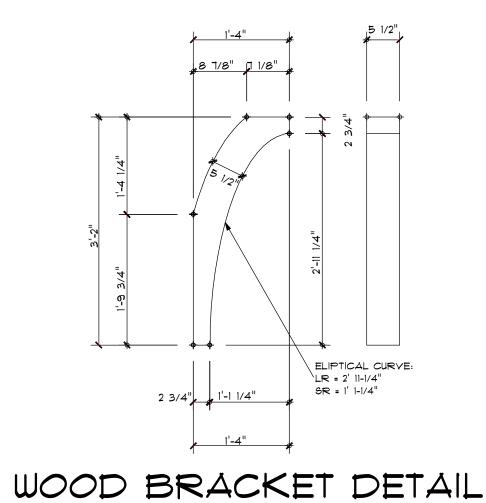
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SOUTH ELEVATION

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





@ REAR PORCH

1'-7"

R=41-211

WOOD BRACKET DETAIL

@ FRONT PORCH

2'-0"

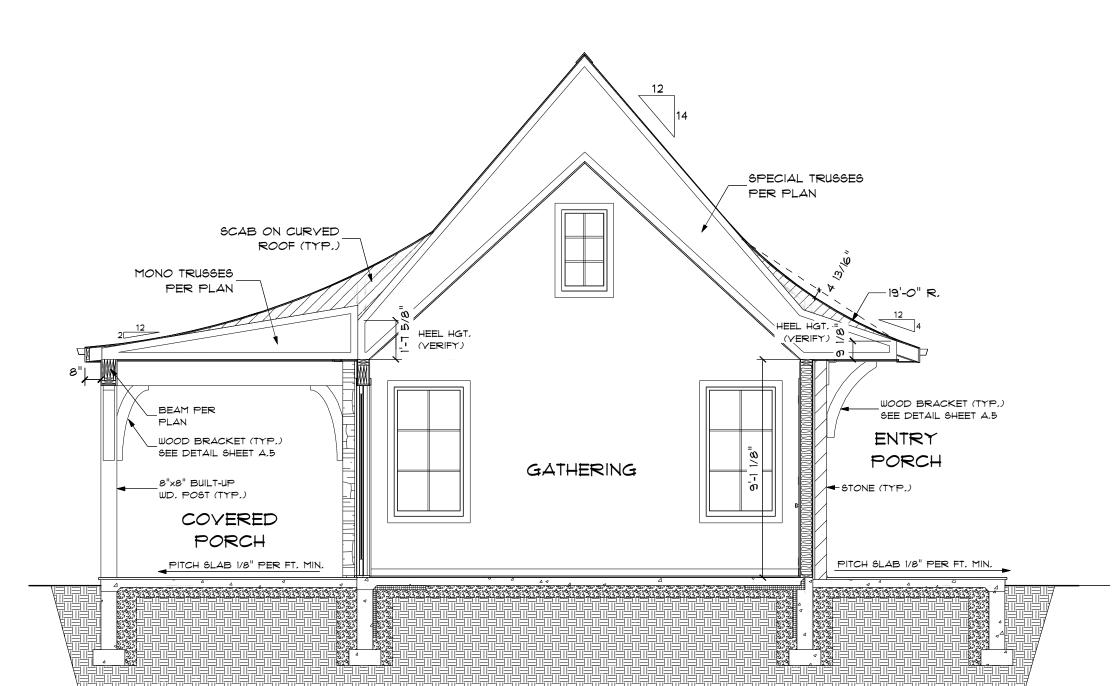
SCALE: 1/4" = 1'-0"

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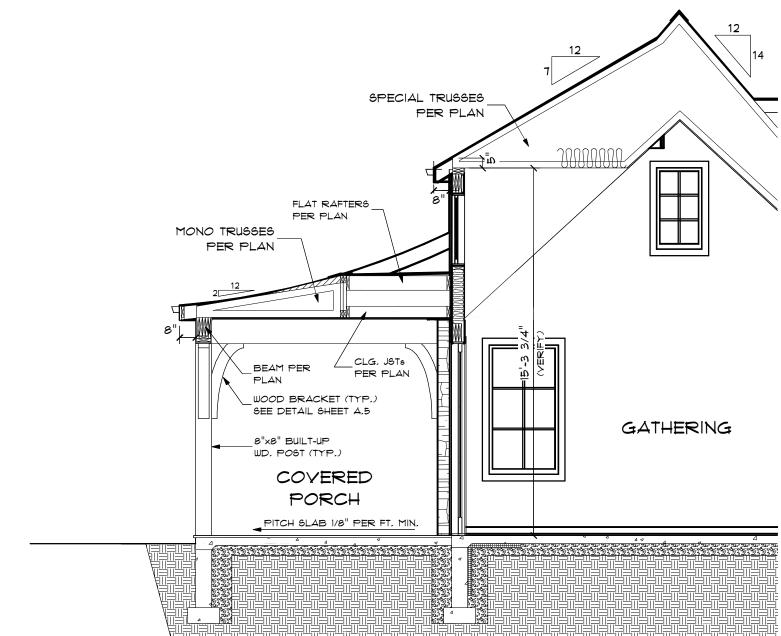
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WEST ELEVATION

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



BUILDING SECTION THRU ENTRY





		LIGHT, VENT, and EGRESS SCHEDULE											
				MAN	JFACTURE	R: PELI	_A 250 SE	RIES					
ROOM	ROOM S.F.	TYPE	MODEL # (see notes 1&3)	QTY.	OPERABLE	TEMP. GLAZ.	UNIT S.F. GLAZING	TOTAL S.F. GLAZING	S.F. GLAZ. REQ'D.	UNIT S.F. VENT	TOTAL S.F. VENT		S.F. EGRES (see note 2
FIRST FLOOR PLAN													
GATHERING	504.00	CASEMENT	3056 - 1	2	Υ	N	12.10	24.20	40.32	11.70	23.40	20.16	10.00
		CASEMENT	2036 - 1	1	N	Ν	4.20	4.20		-	-		-
		SGD.	12080 - 1	1	Υ	Υ	71.80	71.80		36.30	36.30		36.60
GAME ROOM	262.00	CASEMENT	3056 - 2	1	Y	Ν	12.10	24.20	20.96	11.70	23.40	10.48	10.00
		SGD.	12080 - 1	1	Υ	Υ	71.80	71.80		36.30	36.30		36.60
BATH	51.00	CASEMENT	2040 - 1	1	Υ	Z	5.00	5.00	4.08	4.70	4.70	2.04	-
STORAGE/MECH.	59.00	CASEMENT	2040 - 1	1	Υ	Ν	5.00	5.00	4.72	4.70	4.70	2.36	-
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EVERY SLEEPING FROM THE INSIDE SILL HEIGHT OF N OPENING HEIGH THE GLAZED A PROVIDED CAPA OUTDOOR VENTIL	RE UNITS A ROOM SHETO A FUL OT MORE IT SHALL B AREAS MA BLE OF PR ATION AIR	ARE MULLED TOGET HALL HAVE AT LEAST IL CLEAR OPENING V THAN 44" AFF. ALL E E 22" THE MINIMUM Y BE OMITTED IN RO CODUCING 0.35 AIR O	OMS WHERE THE O	NDOW F A KE WINDO G SHAI ATION: TON:	OR EXTERIO EY OR TOOL. V OWS FROM SI LL BE 20". THE SHALL BE 4% G IS NOT REC E ROOM, OR A	NOTE: R DOOR WHERE V LEEPING MINIMU OF THE I NOTE: QUIRED A WHOLE	APPROVED VINDOWS AF ROOMS MUS M GLAZING A HABITABLE F S DESCRIBE E HOUSE MES ON THE BAS	FOR EMERGI RE PROVIDEI ST HAVE A N AREA SHALL FLOOR AREA ED ABOVE, AN CHANICAL VE	ENCY EGRES D AS A MEAN ET CLEAR OF BE 8% OF TH ND AN APPRO ENTILATION S OCCUPANTS	SS OR RESC IS OF EGRE PENING OF HE HABITAB OVED MECH SYSTEM IS I FOR THE FI	SS OR RESO 5.7 SQ.FT LE FLOOR A HANICAL VENINSTALLED OR	CUE THEY SI THE MINIMUI AREA AND TH NTILATION S' CAPABLE OF	HALL HAVE M NET CLEA IE MINIMUM YSTEM IS SUPPLYING E OCCUPAN

GENERAL ELEVATION NOTES:

1. GRADE SHALL FALL 6" MIN, WITHIN FIRST 10' FROM BUILDING PERIMETER 2. SEE SHEET A.3 FOR ELEVATION NOTES & REQUIREMENTS





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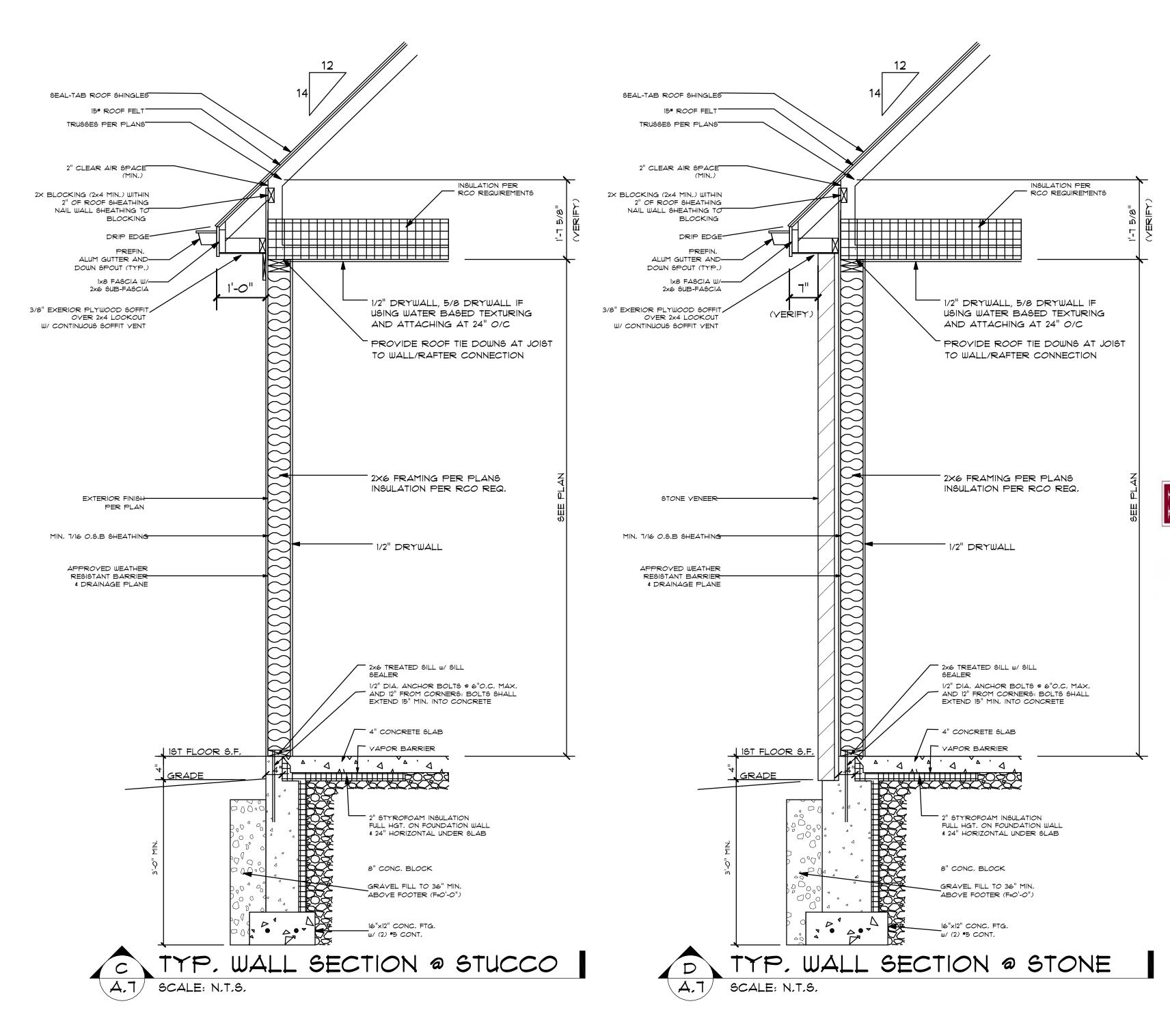
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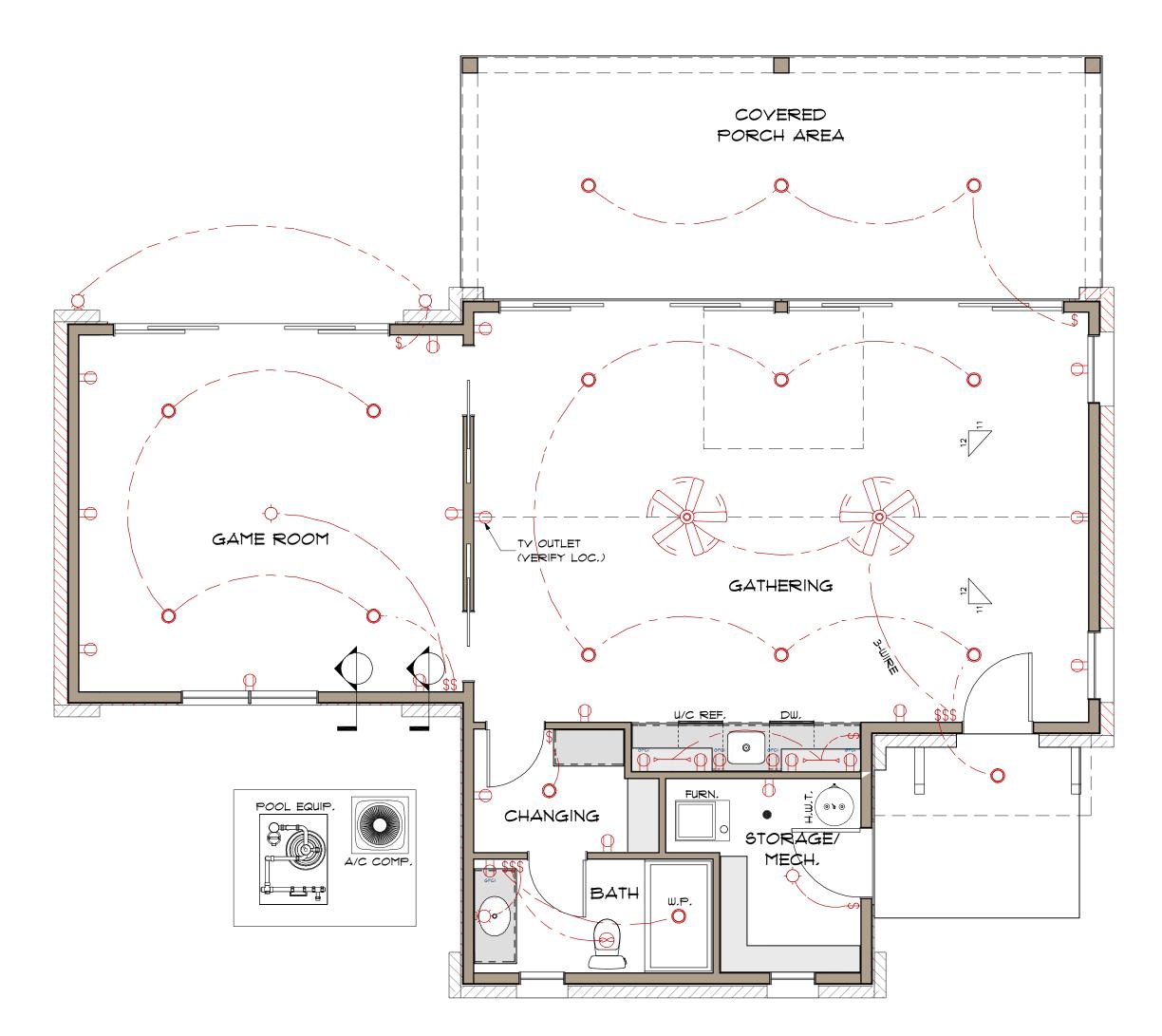
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FIRST FLOOR ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

I. ALL ELECTRICAL SERVICE TO HOMES ARE REQUIRED TO HAVE A SURGE PROTECT DEVICE INSTALLED. THIS APPLIES TO NEW AND REMODELED HOMES. 2. TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12(B)

3. ALL ONE- AND TWO-FAMILY HOMES ARE REQUIRED TO HAVE A LABELED ELECTRICAL DISCONNECT IN A READILY ACCESSIBLE OUTDOOR LOCATION. 4. RECEPTACLES SERVING 250-VOLT APPLIANCES SHALL HAVE GFCI PROTECTION WHEN LOCATED IN AREAS CALLED OUT IN SECTION 210.8(A) OF NEC.

5. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. EXCLUDED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & BATHS.

6. FOR NEW CONSTRUCTION, AN APPROYED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN WHICH THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLS UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES, SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1. GROUNDING ELECTRODE SYSTEM INSTALLATION:
(A) ROD, PIPE AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 250.53(A/X3)
(B) IF PRACTICABLE, ROD, PIPE AND PLATE RELATED ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE AND PLATE ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAME! ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.

(C) A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BIND TO ONE OF THE FOLLOWING:

1) ROD, PIPE OR PLATE ELECTRODE

2) GROUNDING ELECTRODE CONDUCTOR

3) GROUNDING SERVICE ENTRANCE CONDUCTOR

4) NONFLEXIBLE GROUNDING SERVICE RACEWAY

5) ANY GROUNDING SERVICE ENCLOSURE

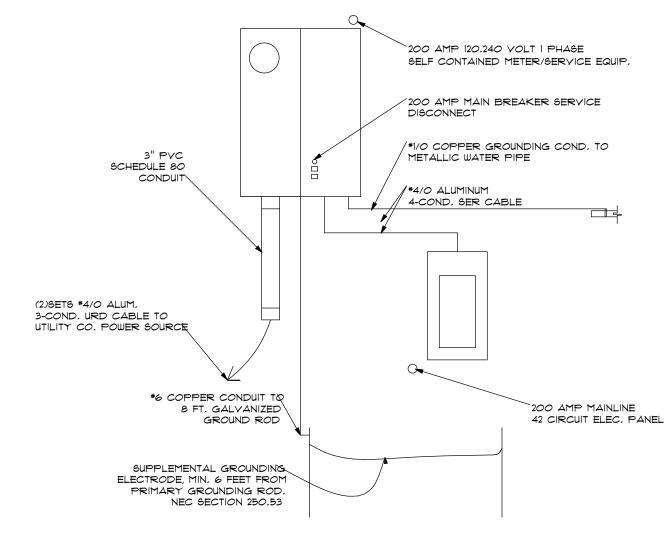
(D) IF MULTIPLE ROD, PIPE OR PLATE ELECTRODE ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6 FEET APART.

APART.

(E) WHERE MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 250.52(A)(5) OR (A)(1) ARE USED, EACH ELECTRODE OF ONE GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6 FEET FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE GROUNDING ELECTRODE SYSTEM.

(F) THE BONDING JUMPER(S) USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 250.66 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 250.70.

AYMBAI	ELECTRICAL SCHEDULE DESCRIPTION
STMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
\hookrightarrow 3	3-WAY SWITCH
	110V DUPLEX RECEPTICAL
	220V SINGLE RECEPTICAL
MP	DUPLEX WEATHERPROOF
	DUPLEX FLOOR MOUNTED RECEPTACLE
	CEILING RECESSED FIXTURE
W.P.	RECESSED VAPOR LIGHT
\leftarrow	OWNER SELECTED CLG, MOUNTED FIXTURE
X	OWNER SELECTED WALL MOUNTED FIXTURE
	CEILING FAN
▶	UNDER CABINET MOUNTED LIGHT
\otimes	EXHAUST FAN



POWER RISER DIAGRAM

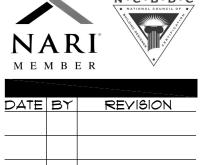


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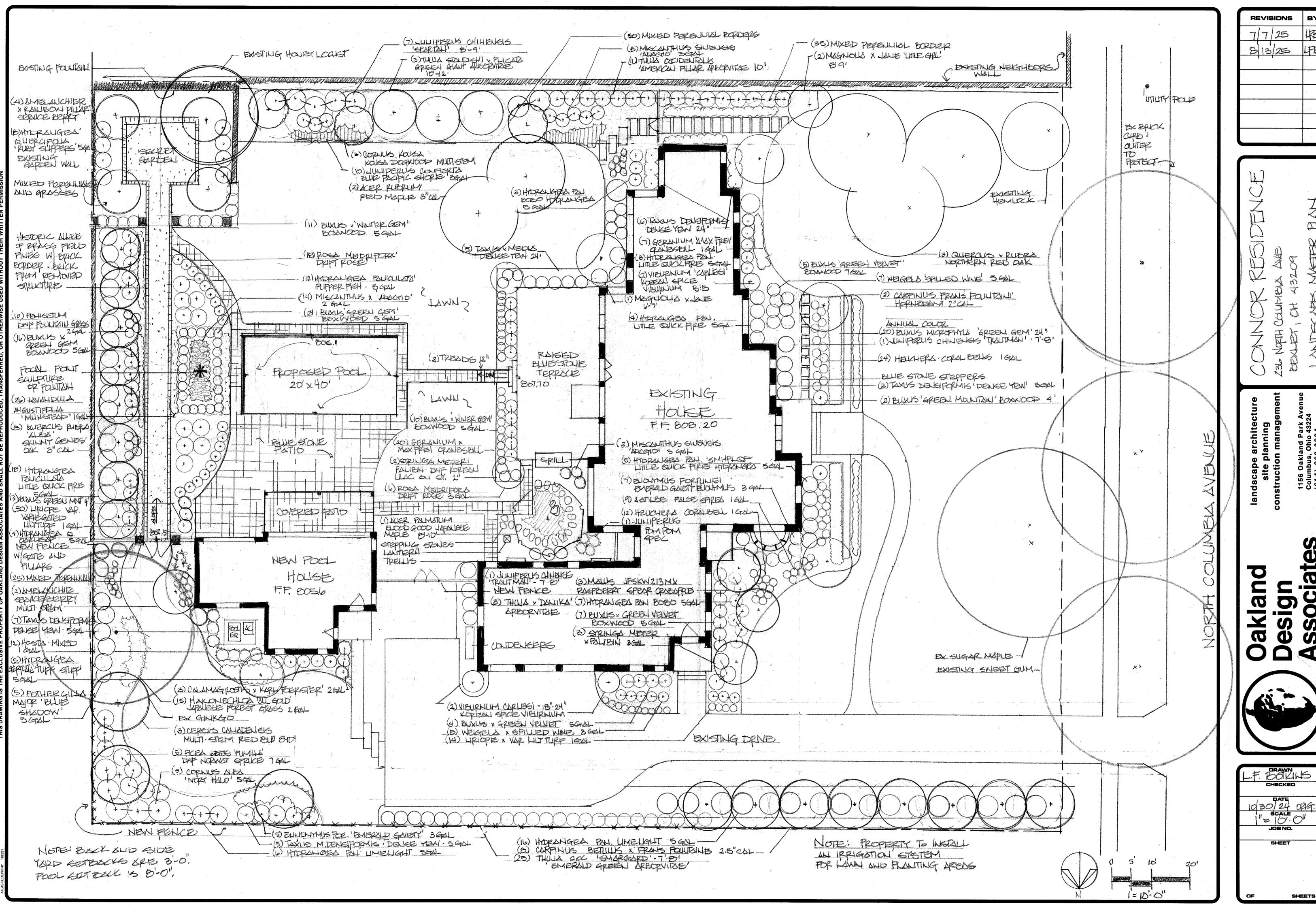
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10 30/24 049: SCALE 01/ JOB NO.

236 N COLUMBIA AV - PROJECT DESCRIPTION

Summary:

Our proposal includes demolition of the existing brick garden sheds and attached 13-foot long wing wall, restoration of the perimeter brick wall, construction of brick piers using salvaged brick, and rebuilding the original "allee" to the hidden garden, as originally conceived for this property. A new pool house, pool terrace and pool are proposed. The pool house is designed with materials matching the main house, and the design is scaled to clearly be an accessory structure to the main house.

Background:

We have been able to piece together some information from available documents and input from long-time Bexley residents. This tells us that the garden sheds and perimeter brick walls were built as a side yard feature of the 260 North Columbia, the house to the north. This side yard was sold as a separate lot in the early 1950's. Although we know that the landscaped allee was maintained for a certain period of time, for many years, it was left without care or maintenance. It appears that especially the garden shed structure has had little maintenance for many years. Neighbors have told us that when a portion of the existing brick wall adjoining the garden shed fell, they were unable to garner the previous owner's cooperation to rebuild it, even with the offer of paying for it.

Garden Shed:

The building shows signs of severe brick deterioration, questionable foundation, deteriorated and non-functioning doors, non-functioning electric service, cracked and deteriorated concrete paving surface, and siting that is extremely low. We feel that restoration would require complete demolition and rebuilding. Although we started the project with the idea of restoring this structure, we now have come to the realization that the restoration is impractical and financially prohibitive.

From a historic perspective, this structure has already been compromised since it was conceived as part of the larger landscape scheme of the house next door and then sold off without regard to its original place in the composition of the larger parcel. It never really addressed the current lot in a meaningful way. And oddly enough the brick structure and wall were originally built as an accessory structure to a stone house. Even that original compatibility is architecturally questionable.

The garden shed is at the far back side of the property and is essentially invisible to the neighbors and certainly other Bexley residents walking or driving by the property, so it does not contribute to the Bexley architectural street-scape.

In addition, we are proposing a new allee, in the location of the previous one, focusing on the fountain and hidden garden, and with brick piers using salvaged brick from the garden shed. This is a nod to the history of the site and preserves the charming "hidden garden" portion of the original design.

Pool and Pool House:

A 20' x 40' pool is proposed centered on the terrace behind the house and centered on the pool house's covered patio, leaving a large grass area to the south. The pool house, the main house, along with a 6-foot wall at the rear of the property seclude the pool from most neighbors. A line of tall evergreens is proposed for the south property line, further separating the pool from the south neighbors. The landscape plan included in the proposal shows how the previously approved landscape design has been altered to accommodate the pool and pool house.

The pool house itself meets all Bexley requirements for size and height. The windows and glass doors of the pool house do not impose on the privacy of the neighbors. This is a very large lot for Bexley (1.1 acres), so the addition of a pool house does not crowd the lot. Proposed building coverage is 14% (25% allowable) and lot coverage is 27% (50% allowable).

The pool house roof slope matches the main house, as does all of its materials, stucco, stone, roofing, trim, windows and doors.