

GENERAL & CODE COMPLIANCE NOTES

ALL CONTRACTORS ARE REQUIRED TO REVIEW & UNDERSTAND THE APPROPRIATE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS PRIOR TO ORDERING ANY MATERIALS OR BEGINNING ANY CONSTRUCTION. IF QUESTION ARISE, THEY MUST CONTACT THE JOB SUPERVISOR & RESIDENTIAL DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING. THESE DRAWINGS ARE ABBREVIATED AND INDICATE THE MINIMUM STANDARDS NECESSARY TO COMPLY WITH TYPICAL BUILDING CODES AND PERMIT REGULATIONS. THE AUTHOR HAS MADE EVERY ATTEMPT TO BE ACCURATE & COMPLETE, BUT SHOULD ANY ERRORS OR OMISSIONS BE DISCOVERED IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE JOB SUPERVISOR & RESIDENTIAL DESIGNER FOR PROBLEM RESOLUTION PRIOR TO CONTINUING CONSTRUCTION.

ELECTRICAL, PLUMBING, & HVAC DESIGN ENGINEERING, SIZING, & PLACEMENT ARE NOT PART OF THE RESIDENTIAL DESIGNER'S RESPONSIBILITIES, BUT MAY BE SHOWN FOR REFERENCE ONLY, OR INCLUDED WHEN DONE BY OTHERS AS PART OF THIS PLAN.

FOUNDATION WALL REINFORCEMENT MUST COMPLY WITH SECTION 404.
FOUNDATION WATERPROOFING MUST COMPLY WITH SECTION 406.

ALL ELECTRICAL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE N.E.C. WHICH IS IN EFFECT AT THE TIME OF ITS INSTALLATION.

SMOKE DETECTORS MUST BE LOCATED & INSTALLED IN ACCORDANCE WITH SECTION 314.

CO DETECTORS MUST BE LOCATED & INSTALLED IN ACCORDANCE WITH SECTION 315.

ALL HANDRAILS MUST COMPLY WITH SECTION SECTION 311.

ALL GUARDRAILS MUST COMPLY WITH SECTION SECTION 312.

STAIR CONSTRUCTION MUST COMPLY WITH SECTION 311.

ALL DOORS AND HALLWAYS SHALL COMPLY WITH SECTION 311.

CRAILSPACES MUST COMPLY WITH SECTION 408.

ALL GLAZING SHALL COMPLY WITH SECTION 308.

ATTIC ACCESS MUST COMPLY WITH SECTION 801.

BATHROOM VENTILATION MUST COMPLY WITH SECTION 303.3

GARAGE SEPARATION MUST COMPLY WITH SECTION 309.

AT LEAST ONE (1) EXTERIOR OPENING IN EACH BEDROOM SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 310.

FRAMING NOTES

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OF CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION.
EXTERIOR WALLS MEASURED 4" / INTERIOR WALLS MEASURED 3.5" UNLESS NOTED.

ALL STRUCTURAL LUMBER MINIMUM #2 SOUTHERN YELLOW PINE OR BETTER UNLESS NOTED OTHERWISE.
ALL OTHER LUMBER MINIMUM #1 CANADIAN SPECIES SPRUCE-PINE-FIR.

ALL HEADERS IN EXTERIOR WALLS TO BE MINIMUM 2-2X6 OR AS NOTED ON FLOORPLAN.

ALL LUMBER IS TO BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.

ALL INTERIOR NON-BEARING HEADERS ARE 2X4 STUD (PLAT).

PROVIDE MINIMUM 2-2X4 STUDS AT ALL BEARING POINTS UNLESS NOTED OTHERWISE.

ALL MULTIPLE MEMBER BEAMS ARE TO BE NAILED TOGETHER WITH 2 ROWS OF 16p NAILS (TOP AND BOTTOM) SPACED EVERY 12" ON CENTER.

ENDS OF JOISTS, BEAMS OR GIRDERS TO BEAR 1/2" OR GREATER ON WOOD OR METAL AND TO BEAR 3" OR GREATER ON MASONRY.

ANY CUTTING, NOTCHING OR OTHER ADJUSTMENTS TO STRUCTURAL MEMBERS MUST COMPLY WITH CODE ALLOWANCES AND NOT LESSEN THE STRUCTURAL INTEGRITY OF THE BUILDING IN ANY MANNER.

PROVIDE SOLID BLOCKING BELOW ALL BEARING POINTS (CRUSH ZONES).

ROOF TRUSSES, MANUFACTURED BEAMS, AND ALL OTHER PRE-CONSTRUCTED MATERIALS ARE DESIGNED AND ENGINEERED BY THE MANUFACTURER.

AVOID FLOORJOISTS DIRECTLY BELOW PLUMBING DRAINS.

USE OF METAL HANGERS MUST BE IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.

DESIGN LIVE LOADS: 40 PSF FIRST FLOOR 30 PSF SECOND FLOOR SLEEPING ROOMS

25 PSF ROOF FRAMING (WITHSTAND 30 MPH WIND LOAD)

BUILDING CODE NOTES

THESE PLANS WERE DESIGNED AND ENGINEERED TO COMPLY WITH ALL APPLICABLE BUILDING CODES TO THE BEST KNOWLEDGE OF THE AUTHOR. THESE NOTES INCLUDE:

- RESIDENTIAL CODE OF OHIO 2019
- OHIO BUILDING CODE - 2005 / 1998 O.B.O.A.
- NATIONAL ELECTRICAL CODE 2009
- LOCAL BUILDING & ZONING AMENDMENTS
- B.O.C.A. / '92 C.A.B.O. / '95 C.A.B.O.

THE NOTES ON THIS SPECIFIC SET OF BUILDING PLANS ARE INTENDED TO ADDRESS TYPICAL METHODS OF CONSTRUCTION WITHIN THE LIMITS OF ALL GOVERNING BUILDING CODES. WHILE EVERY EFFORT HAS BEEN MADE TO NOTE THE MOST TYPICAL AND ALL NON TYPICAL METHODS OF CONSTRUCTION IN RELATION TO GOVERNING BUILDING CODES AND REGULATIONS, IT IS NOT POSSIBLE NOR PRACTICAL TO STATE THE ENTIRE CONTENTS OF ALL GOVERNING CODES AND REGULATIONS ON THIS SPECIFIC SET OF PLANS. THEREFORE IT IS HERE STATED THAT THIS RESIDENTIAL CONSTRUCTION PROJECT WILL ADHERE TO ALL APPLICABLE BUILDING CODES, REGULATIONS, AND ENGINEERING REQUIREMENTS IN THE CONSTRUCTION OF THIS SPECIFIC JOB WRITTEN AND/OR IMPLIED.

FOUNDATION PLAN NOTES

ALL FOOTINGS ARE 16" WIDE X 8" DEEP UNLESS NOTED OTHERWISE.
TO TIE FOOTINGS OF DIFFERENT LEVELS TOGETHER, HOLD HIGH FOOTINGS BACK FROM LOWER LEVELS. USE FOURED LINTELS TO BRIDGE & TIE.

ALL FOOTING DESIGNS ARE BASED ON 1500 PSF SOIL BEARING.
ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED SOIL LOCATED BELOW THE FROST LINE DICTATED BY THE CONSTRUCTION LOCATION.

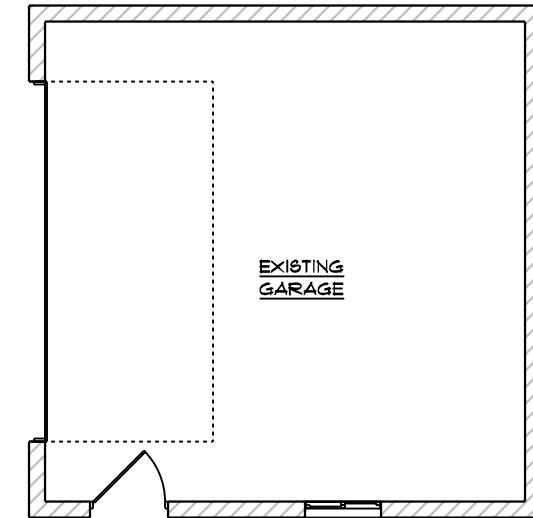
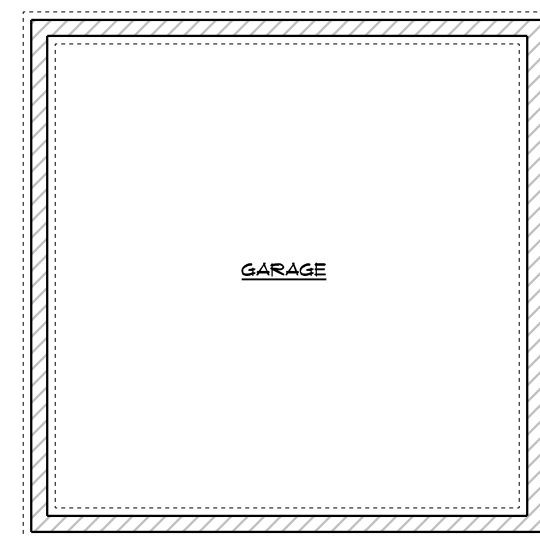
WATERPROOF / DAMPPROOF PER LOCAL CODE.
GRADE IS TO BE 8" OR MORE BELOW TOP OF FOUNDATION. SLOPING AWAY FROM THE HOUSE MIN. 6" FALL IN FIRST 10'-0".

HORIZONTAL CONCRETE SLABS (PLATWORK) ARE TO BE A MINIMUM 3.5" THICK (3500 PSI COMPRESSIVE STRENGTH) ON MIN. 4" GRAVEL FILL.

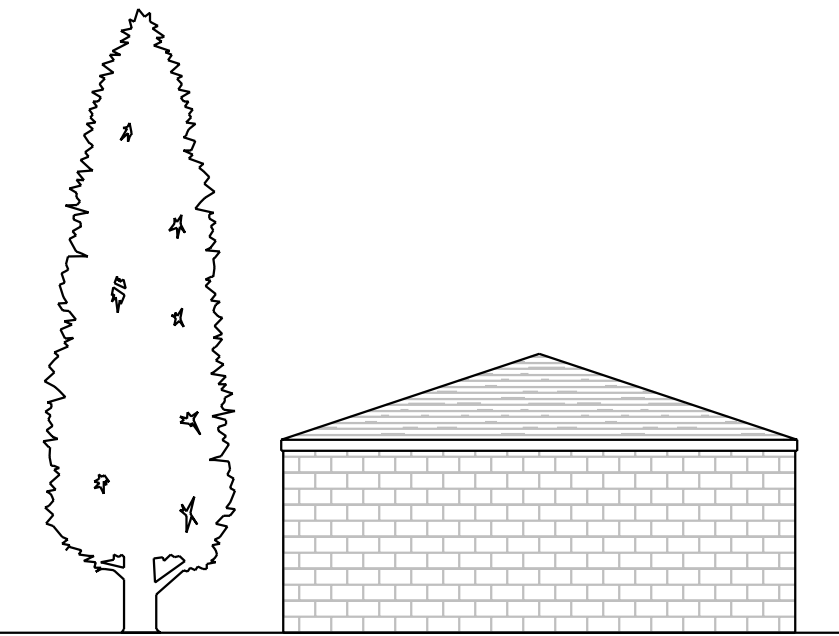
DRAWING SCHEDULE

A&B PLANS & ELEV.	1
NEW PLANS	2
ELEVATIONS	3
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ROOF - ELEC PLAN	5
DETAILS	6

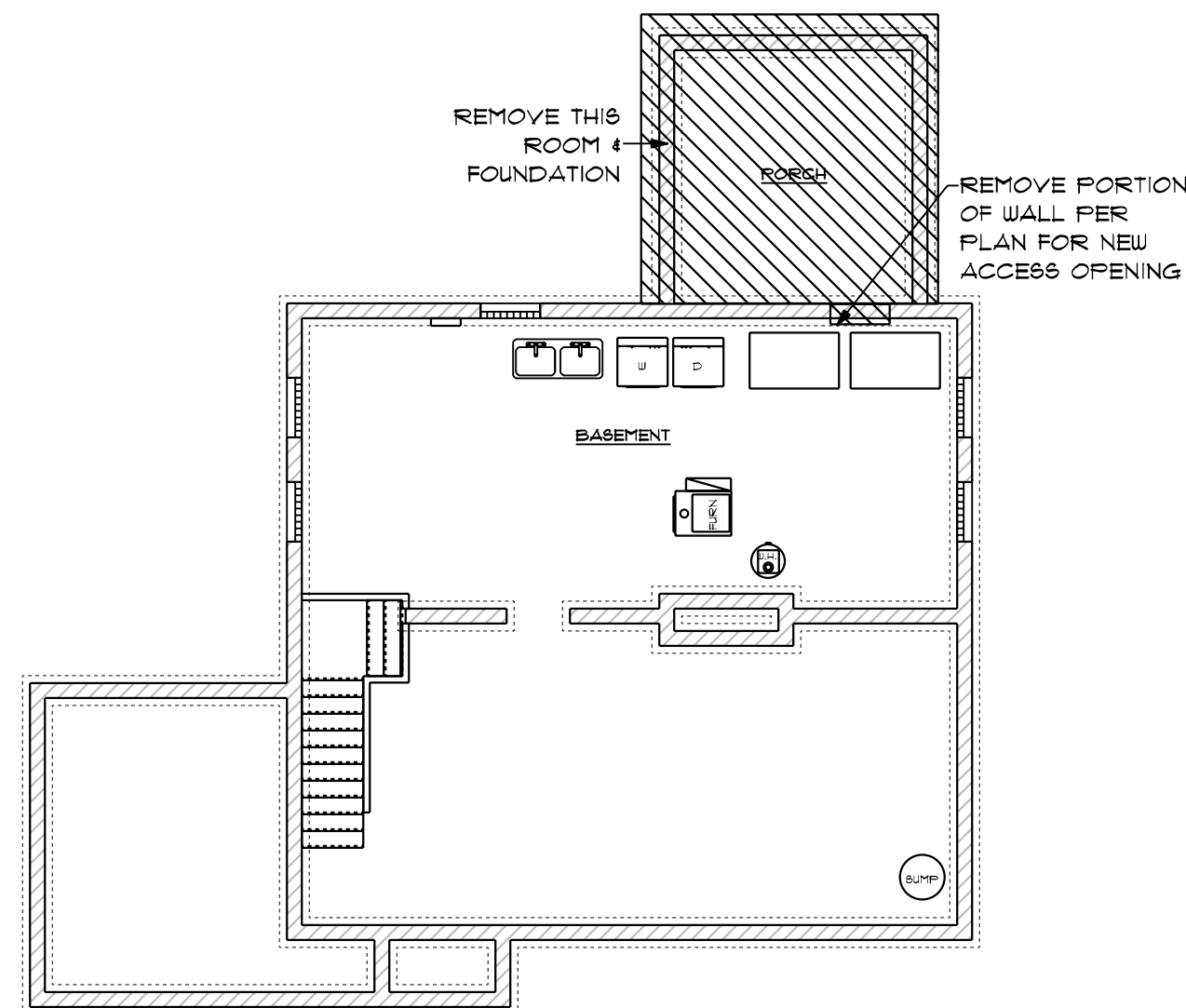
NUSBAUM/PACKER RESIDENCE



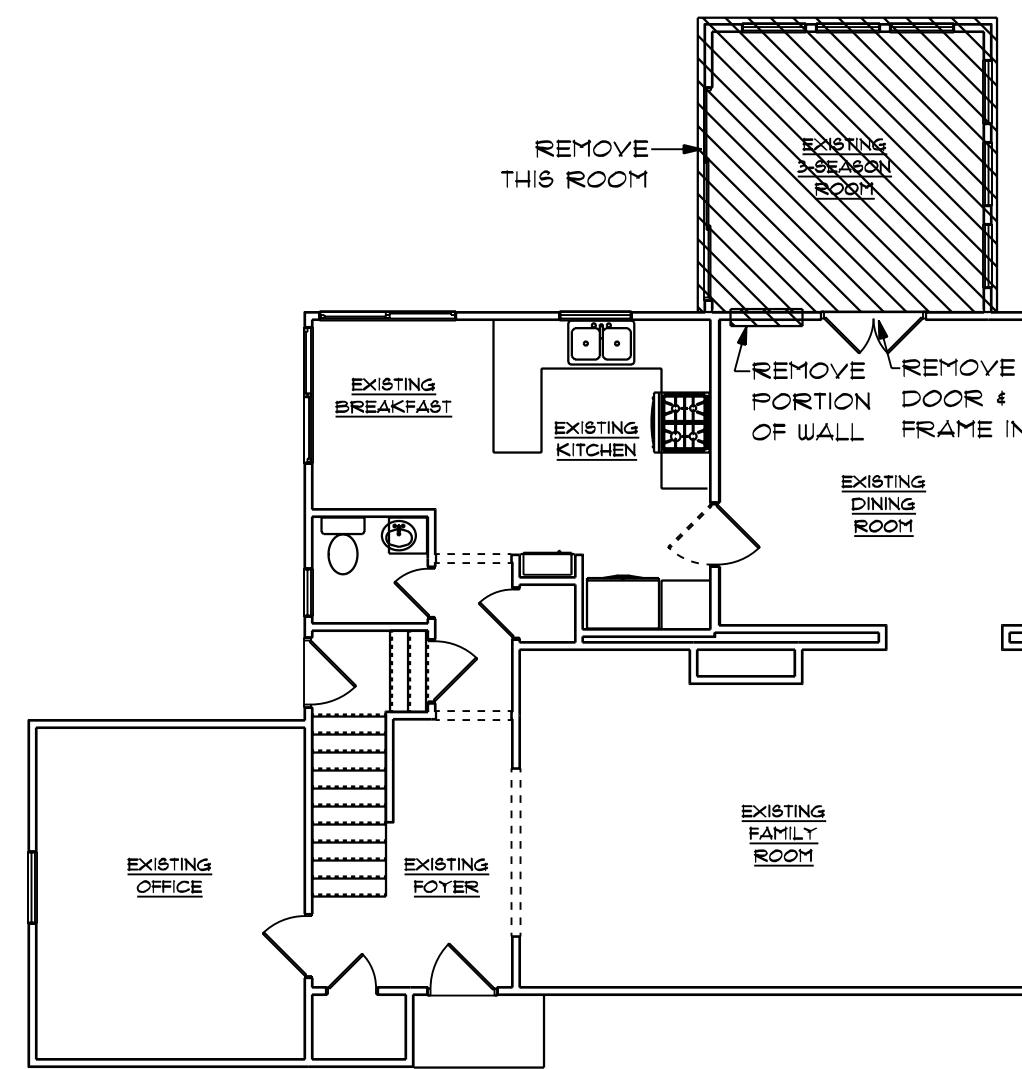
A&B RIGHT ELEV.
SCALE: 1/8" = 1'-0"



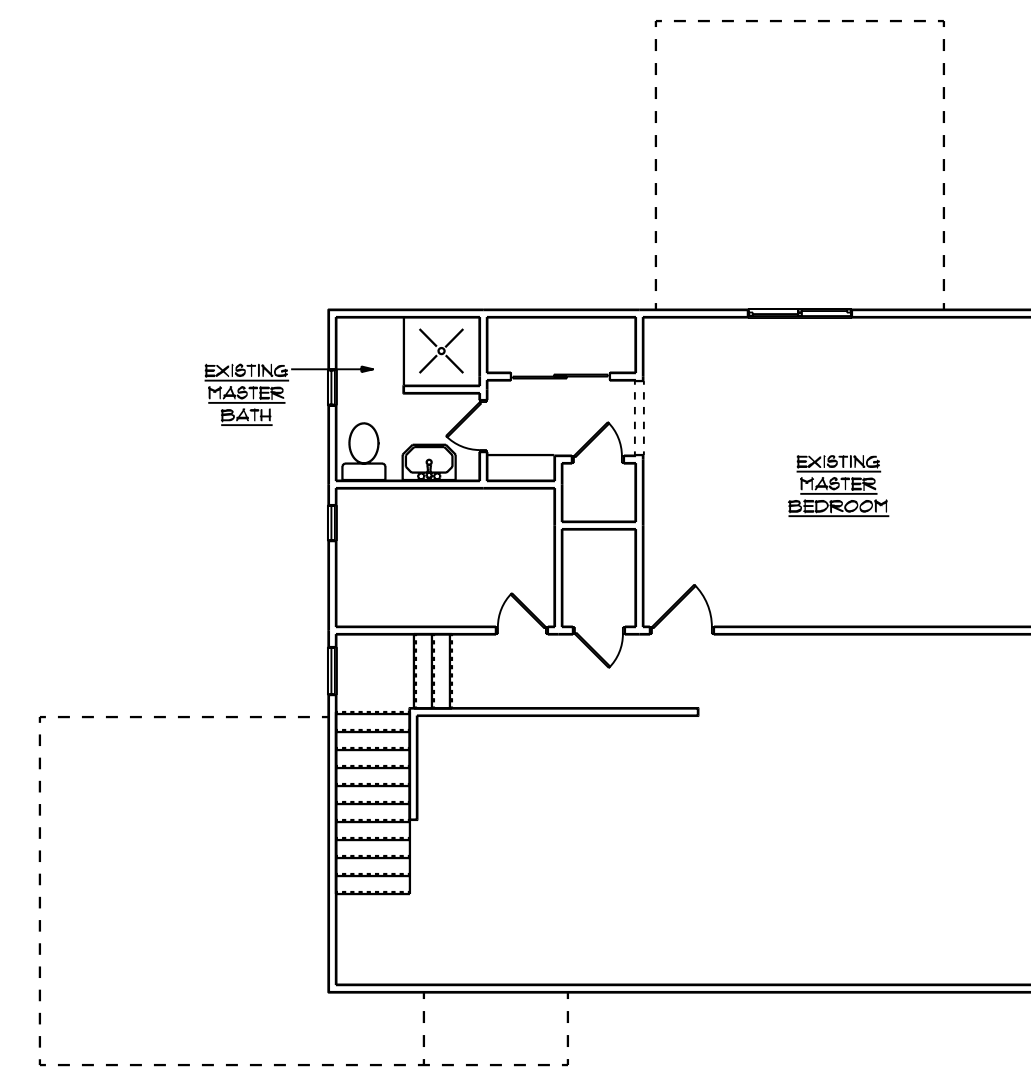
A&B LEFT ELEV.
SCALE: 1/8" = 1'-0"



A&B FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



A&B FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



A&B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



A&B REAR ELEV.
SCALE: 1/8" = 1'-0"

NUSBAUM/PACKER

SINGLE FAMILY RESIDENCE DETACHED

A&B PLANS & ELEV.

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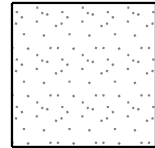
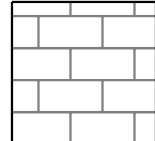

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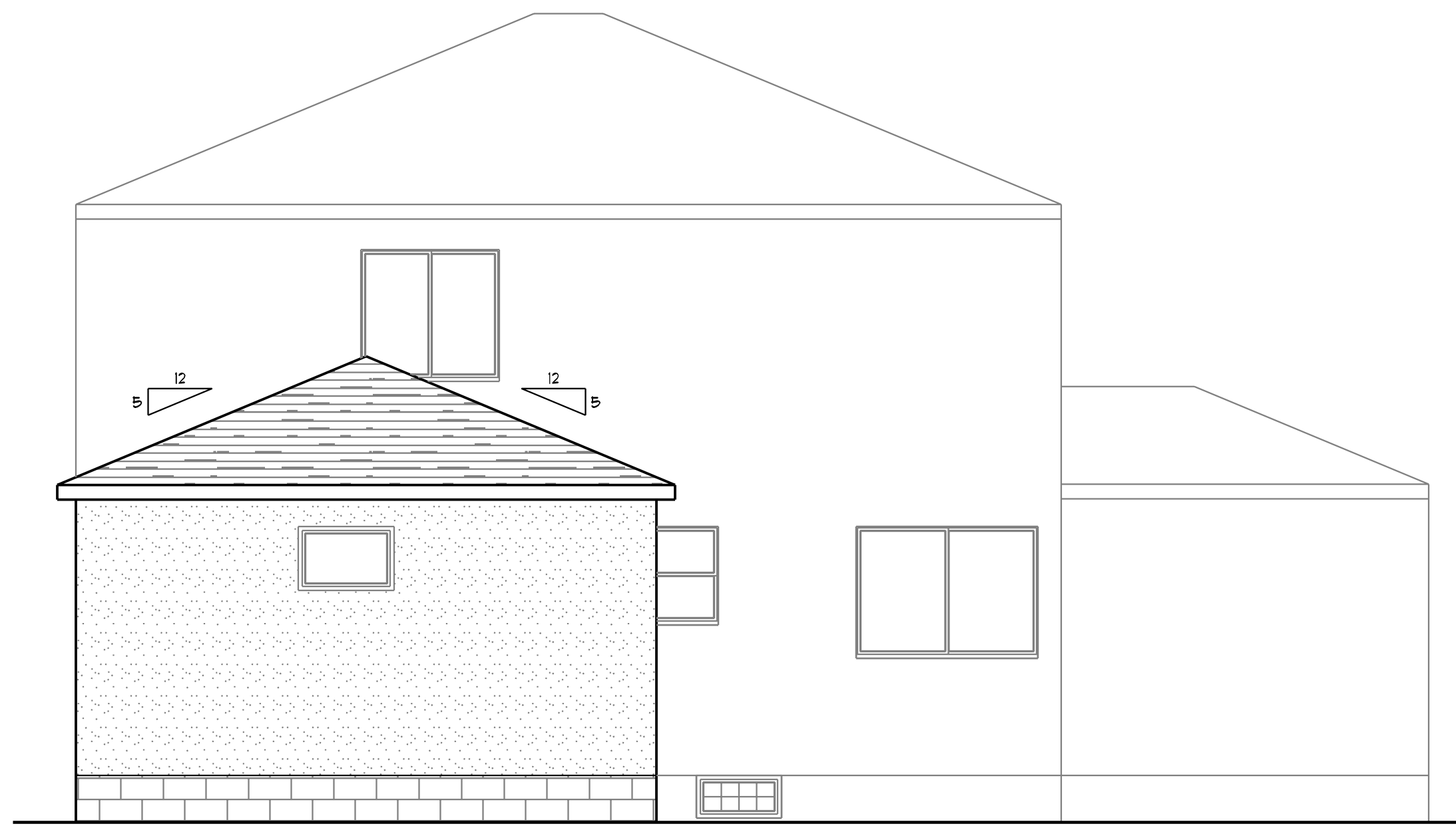
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DATE PLOTTED: 6/19/2020
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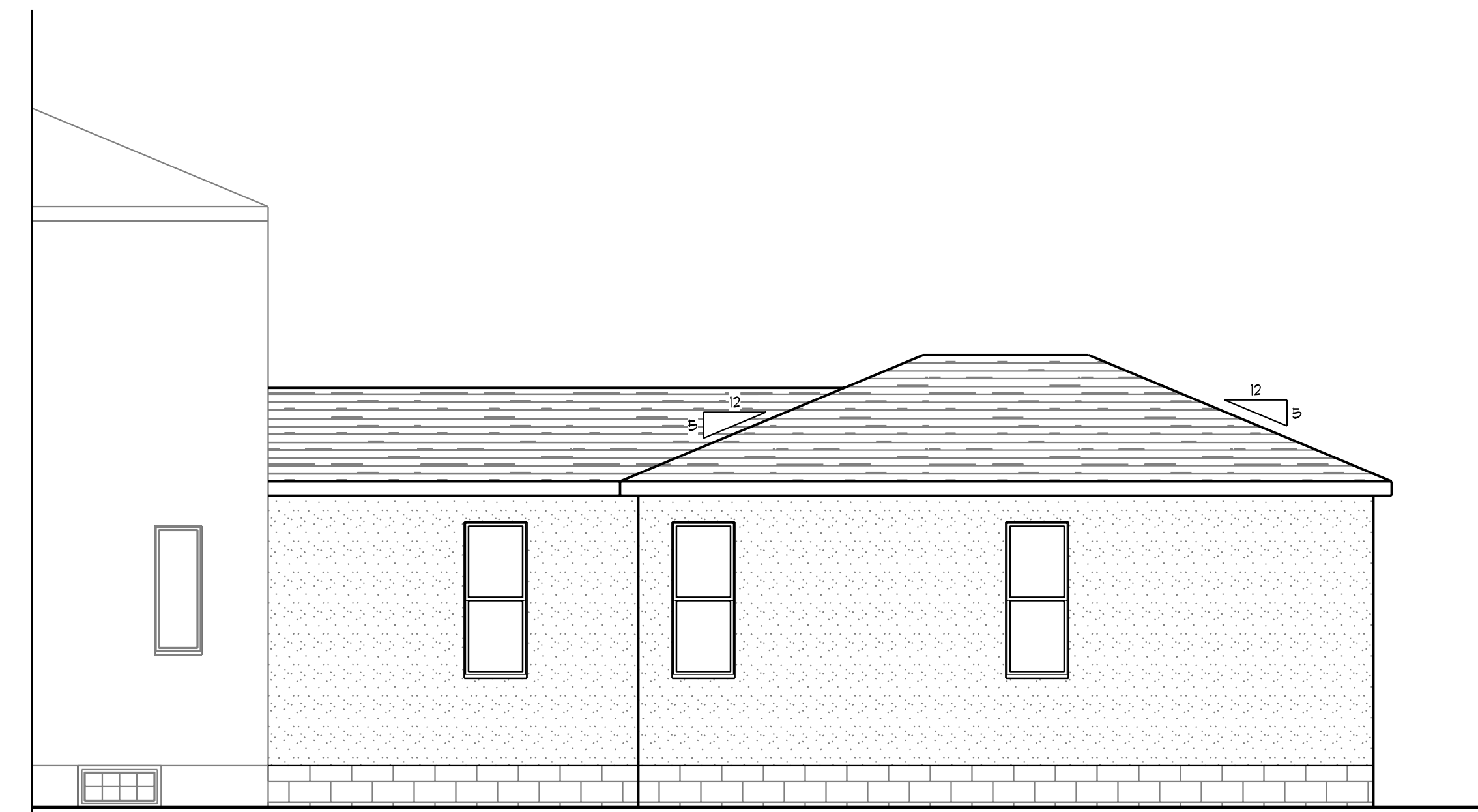
RAKES @ FRONT = 12"
 RAKES @ SIDES = 6"
 EYEBROW OVERHANGS @ FRONT = 16"

ELEVATION KEY

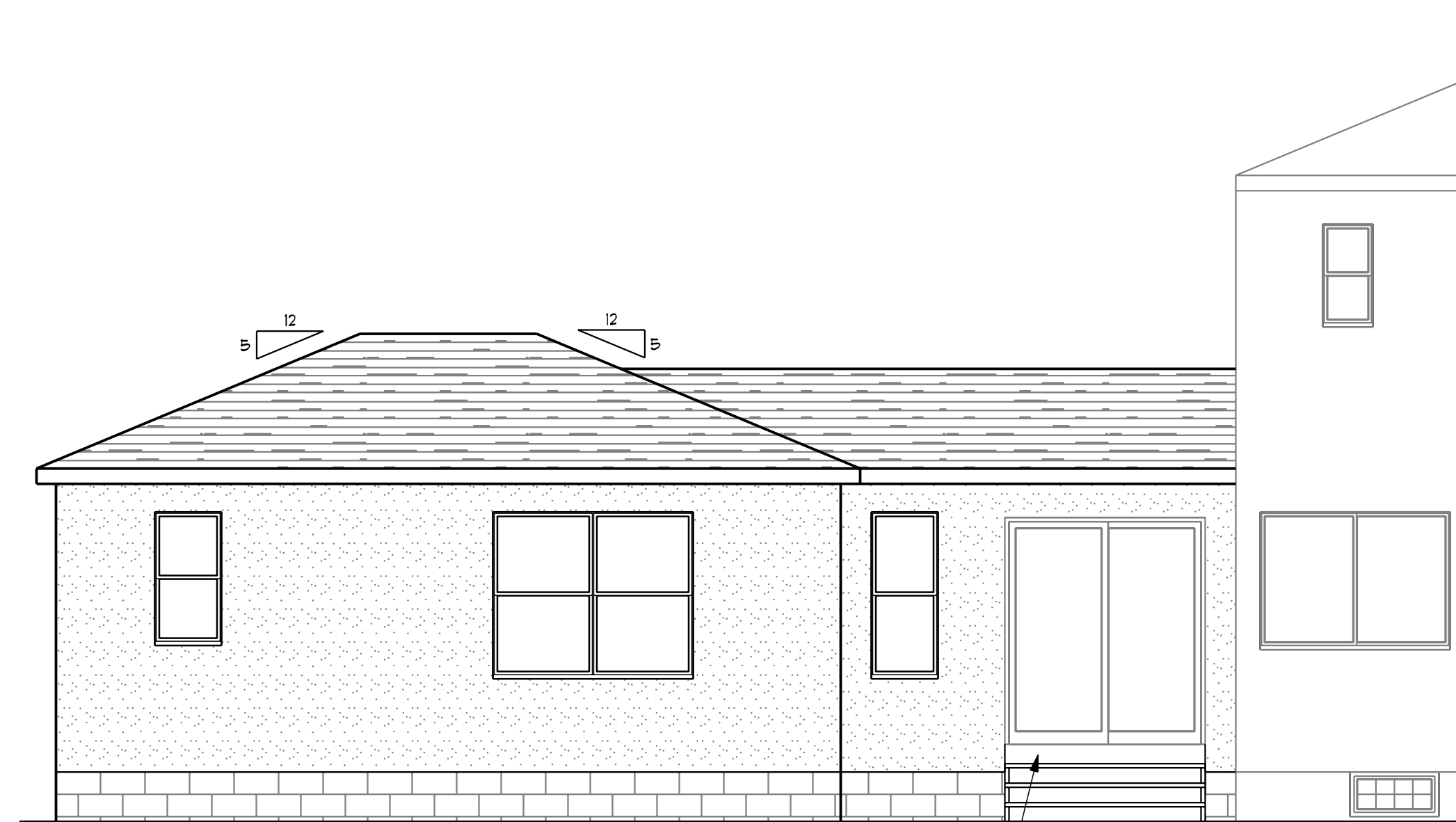
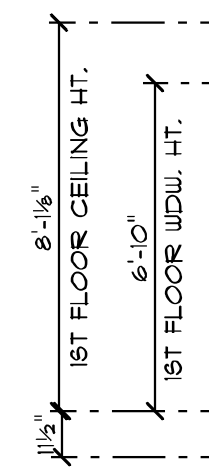
-  STUCCO
-  CMU/
CONC. BLOCK
-  ASPHALT ROOF
SHINGLES



NEW REAR ELEVATION
 SCALE: 1/4" = 1'-0"

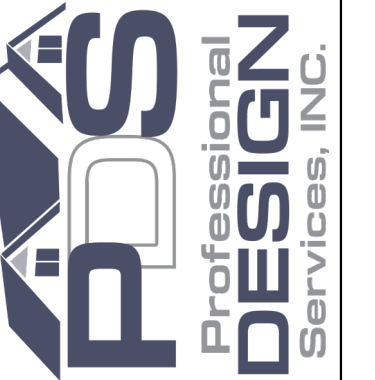


NEW RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



NEW LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

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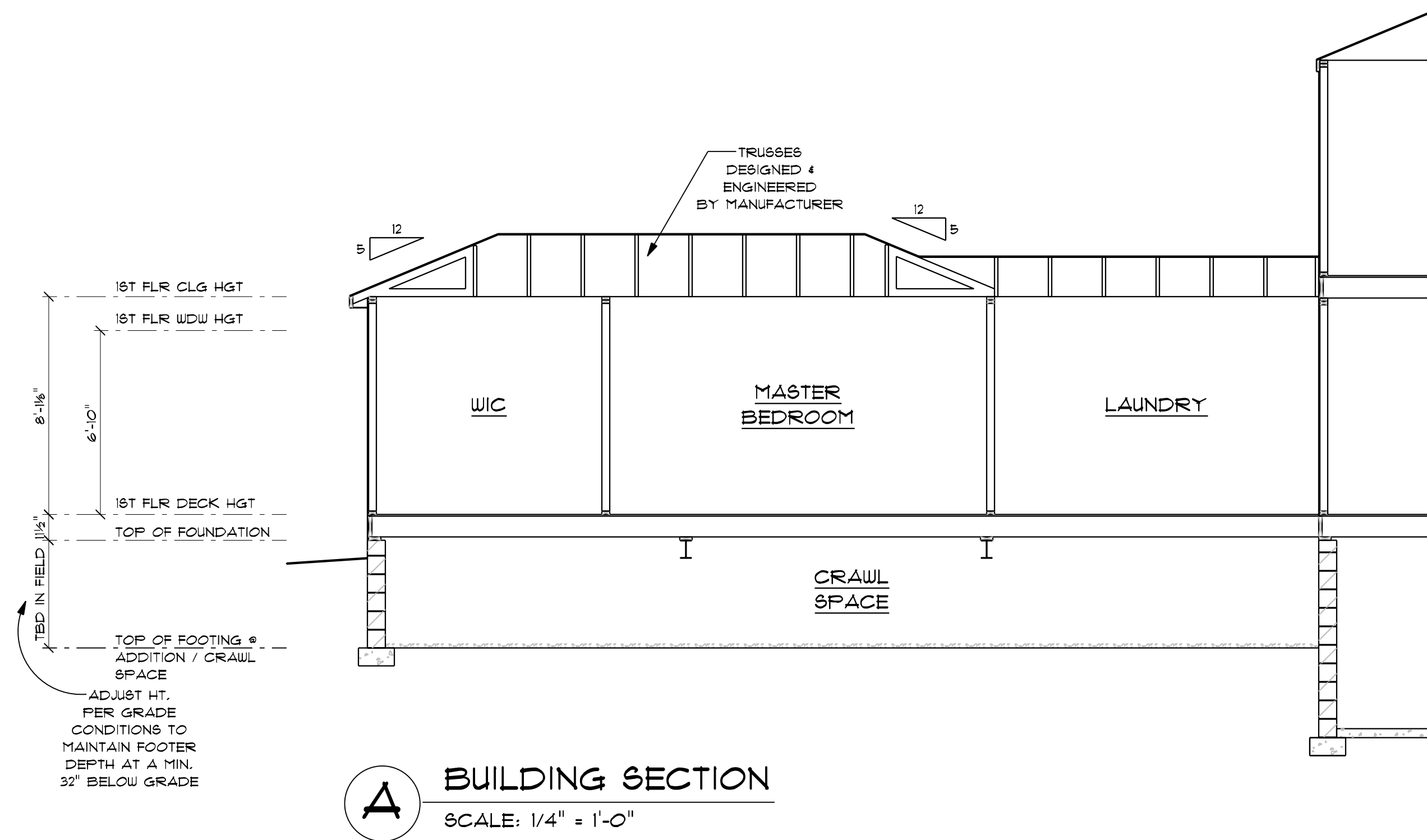
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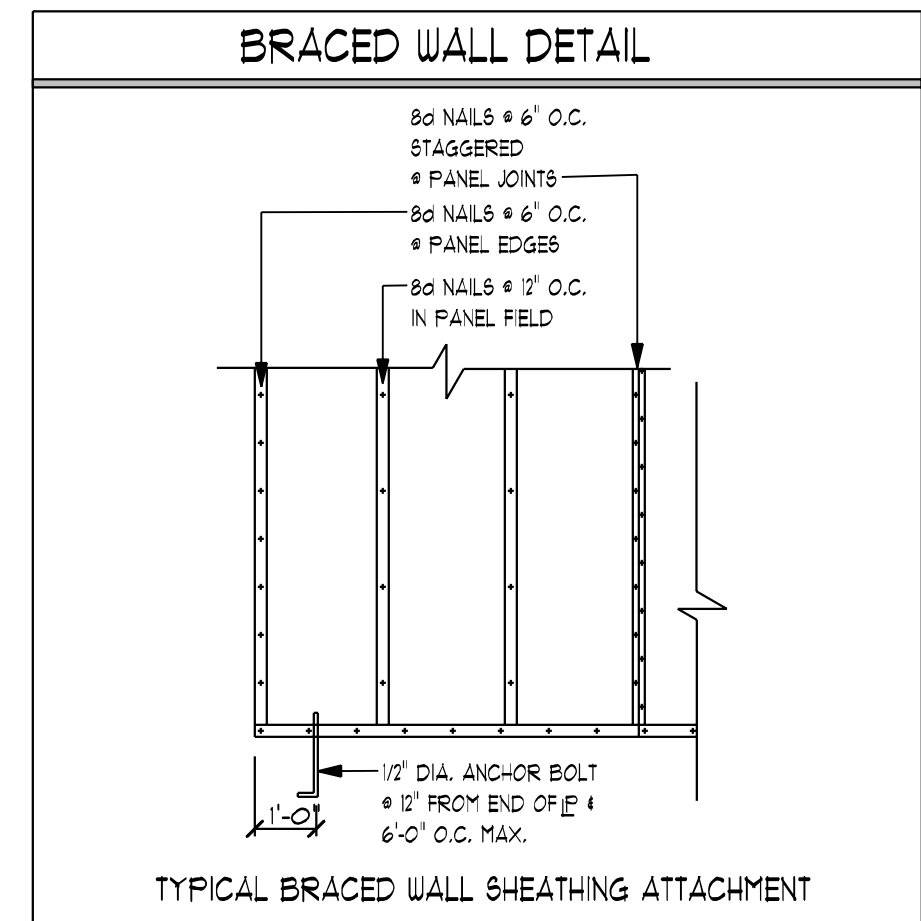
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3



CS-WSP WALL BRACING: PER RCO 2019, ALL EXTERIOR WALL SHEATHING IS TO BE MIN. 4X8FT SHEETS OF 1/2" (1/16") ORIENTED-STRAND BOARD (OSB) OR APPROVED ALTERNATIVE, AND NAILED WITH MIN. 8d COMMON NAILS EVERY 6" C/C @ OUTSIDE STUDS AND 12" C/C ON INTERIOR STUDS



WALL BRACING DESIGN CRITERIA

EXTERIOR BRACED WALL PANEL (ALL EXTERIOR WALLS)
CONTINUOUS SHEATHING, MINIMUM 1/16" OSB OR PLYWOOD PER CODE.

METHOD CS-WSP PER TABLE 602.10.4 ATTACHED PER TABLE 602.3.3

TABLE 602.10.13 - BRACED WALL LINE SPACING 60 FT MAX WITH 3/1 DIAPHRAGM WIDTH TO DEPTH RATIO

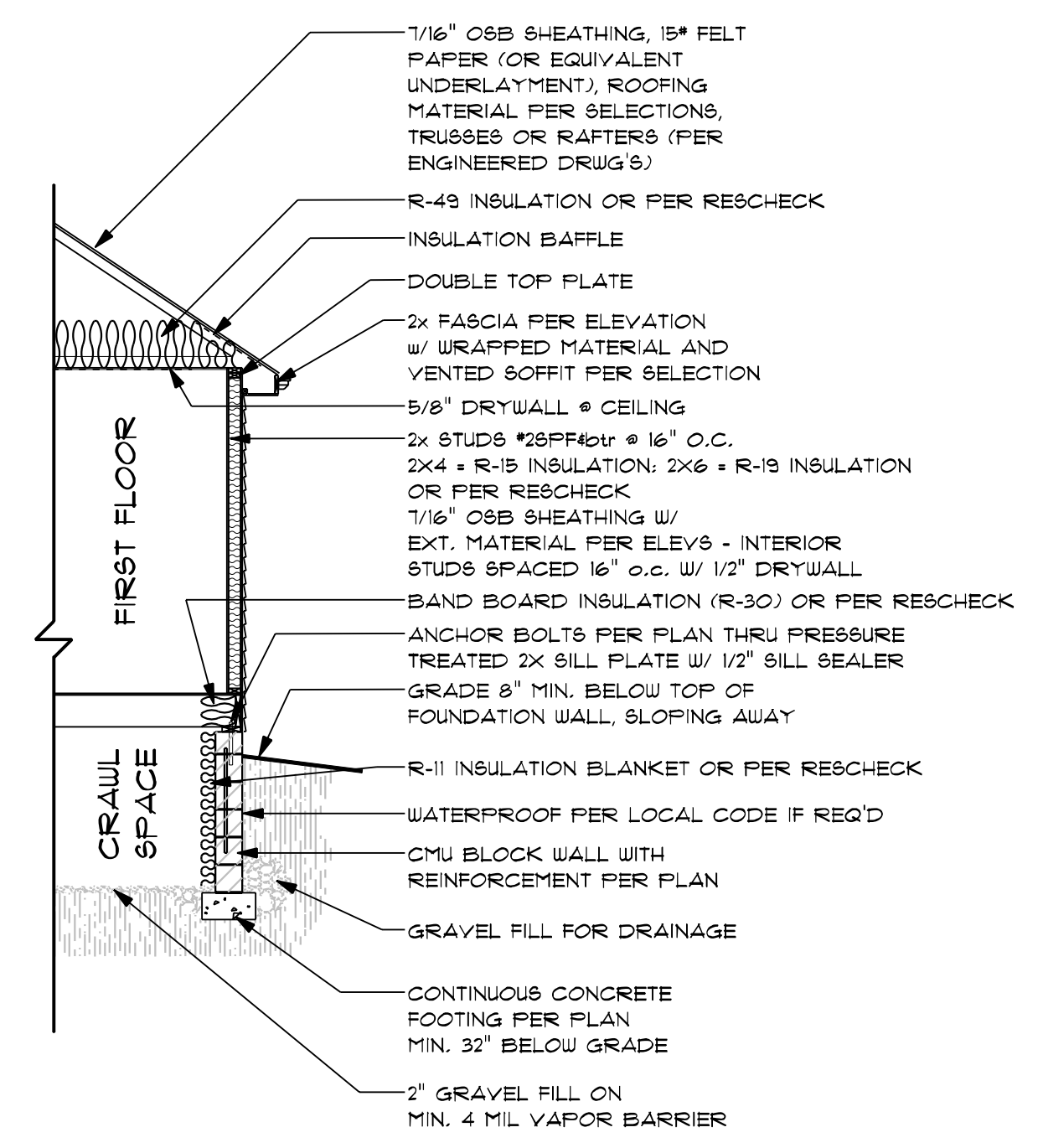
SECTION 602.10.4.2 - CONTINUOUS SHEATHING METHODS

TABLE 602.10.5 - MINIMUM LENGTH OF BRACED WALL PANELS

INTERIOR BRACED WALL PANEL (ALL INTERIOR WALLS)
GYPSUM WALL BOARD FASTENED BOTH SIDES PER CODE.

METHOD GB PER TABLE 602.10.4 - 1/2" GYPSUM BOARD WITH 1" O.C. FIELD AND EDGE NAILING PER TABLE 102.3.5

TABLE 602.10.4 - MINIMUM 48" LENGTHS OF PANELS



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"

RAFTER MAX. SPAN CHART
SOUTHERN YELLOW PINE (S.Y.P.) #2 GRADE

MODULUS OF ELASTICITY "E" = 1.6 MIL PSI
LIGHT ROOF COVERING, 30# LIVE LOAD, 7# DEAD LOAD

2X6'S AT 24" O/C	- 10'-5"	(FB = 1650 PSI)
2X6'S AT 16" O/C	- 12'-9"	(FB = 1650 PSI)
2X8'S AT 24" O/C	- 13'-9"	(FB = 1590 PSI)
2X8'S AT 16" O/C	- 16'-10"	(FB = 1590 PSI)
2X10'S AT 24" O/C	- 17'-1"	(FB = 1390 PSI)
2X10'S AT 16" O/C	- 21'-6"	(FB = 1390 PSI)
2X12'S AT 24" O/C	- 18'-5"	(FB = 1290 PSI)
2X12'S AT 16" O/C	- 21'-6"	(FB = 1290 PSI)

REPETITIVE MEMBER USE - SNOW LOADING (CP = 1.15)

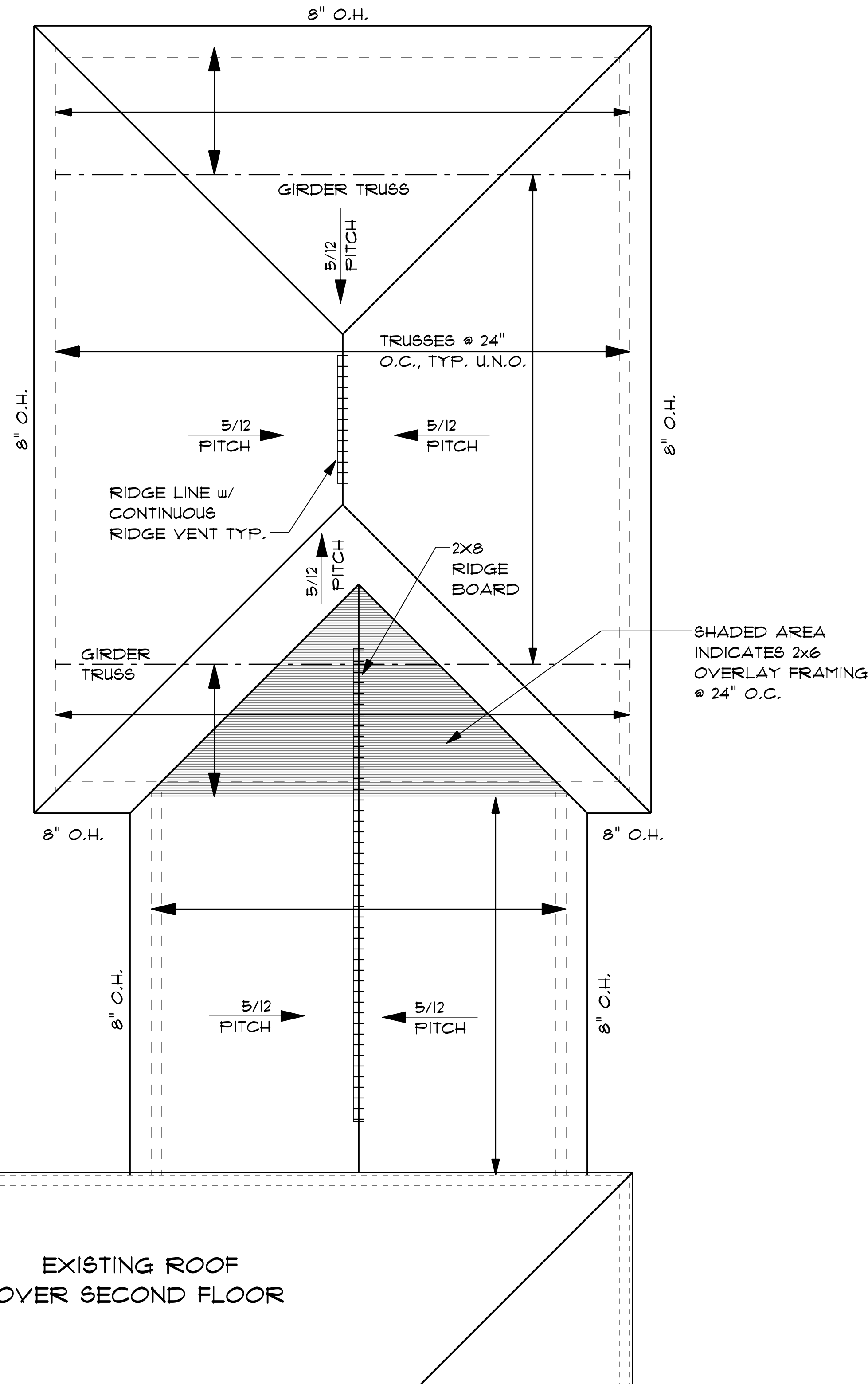
RAFTER MAX. SPAN CHART
CANADIAN SPECIES S.P.F. #1/#2 GRADE

MODULUS OF ELASTICITY "E" = 1.4 MIL PSI
LIGHT ROOF COVERING, 30# LIVE LOAD, 7# DEAD LOAD

2X6'S AT 24" O/C	- 9'-9"	(FB = 1310 PSI)
2X6'S AT 16" O/C	- 11'-9"	(FB = 1310 PSI)
2X8'S AT 24" O/C	- 12'-4"	(FB = 1210 PSI)
2X8'S AT 16" O/C	- 15'-1"	(FB = 1210 PSI)
2X10'S AT 24" O/C	- 15'-1"	(FB = 1105 PSI)
2X10'S AT 16" O/C	- 18'-5"	(FB = 1105 PSI)
2X12'S AT 24" O/C	- 17'-6"	(FB = 1005 PSI)
2X12'S AT 16" O/C	- 21'-5"	(FB = 1005 PSI)

REPETITIVE MEMBER USE - SNOW LOADING (CP = 1.15)

SEE DETAIL SHEET 1
FOR ROOF DETAILS



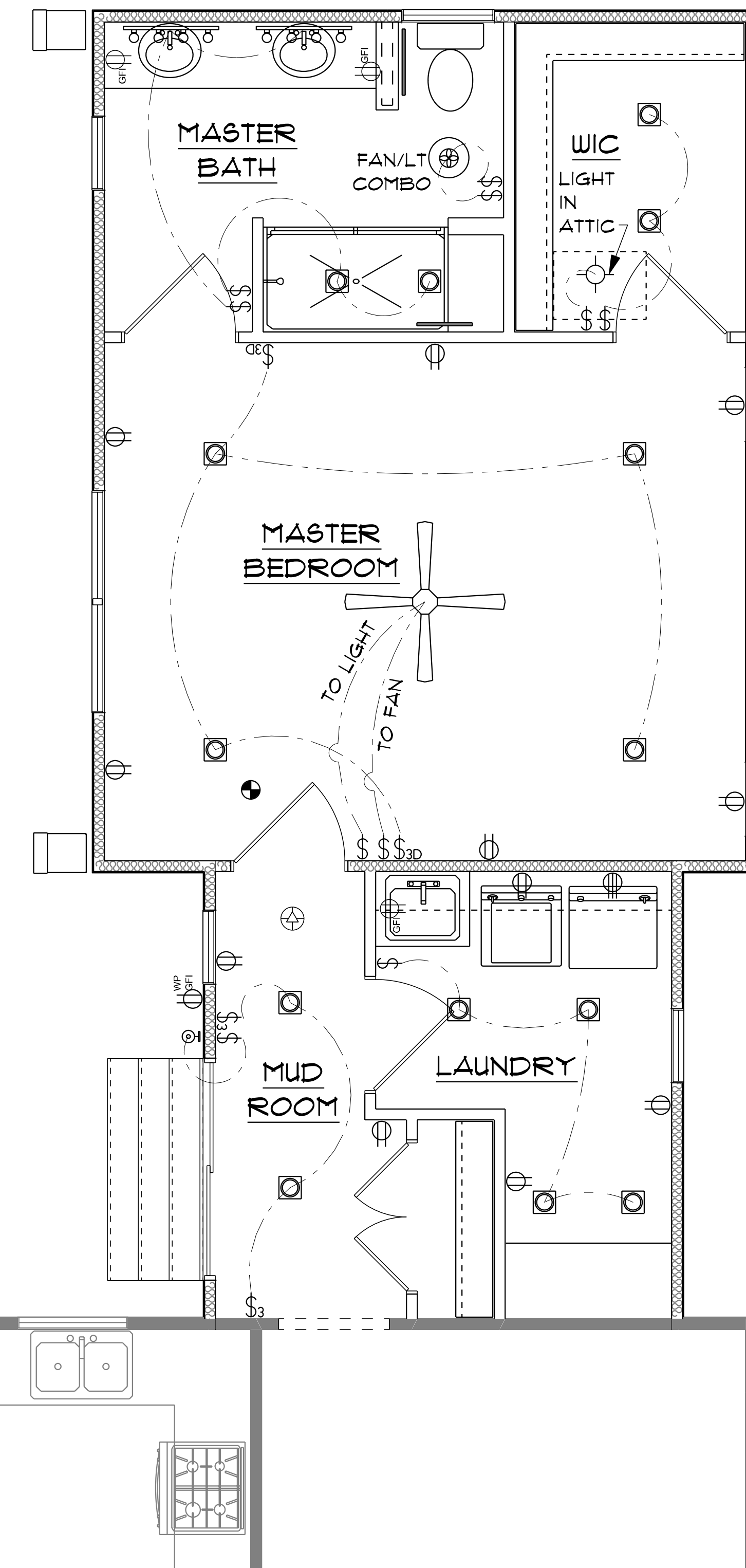
ROOF LAYOUT
SCALE: 3/8" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Flood light	2	[Symbol]
BATHROOM FAN & LIGHT	1	[Symbol]
CAN LIGHT	14	[Symbol]
CEILING FAN	1	[Symbol]
COACH LIGHT 1	1	[Symbol]
KEYLESS LIGHT	1	[Symbol]
OUTLET	11	[Symbol]
OUTLET 220V	1	[Symbol]
OUTLET GFI	3	[Symbol]
OUTLET GFI WP	1	[Symbol]
SMOKE & CO DET	1	[Symbol]
SMOKE DET	1	[Symbol]
SWITCH	10	[Symbol]
SWITCH 3 WAY	2	[Symbol]
VANITY LIGHT 1	2	[Symbol]
dimmer switch 3-way	2	[Symbol]

SWITCH & FIXTURE LOCATIONS
ARE DETERMINED BY ELECTRICAL
CONTRACTOR, HOMEOWNER,
BUILDER AND/OR BUILDING SPECS.

ALL WIRING DONE TO LATEST
N.E.C. AND LOCAL CODES

ALL OUTLETS INSTALLED
PER LATEST N.E.C.



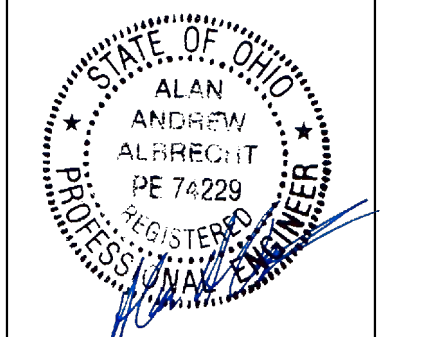
1ST FLOOR PLAN - ELECTRICAL
SCALE: 3/8" = 1'-0"

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