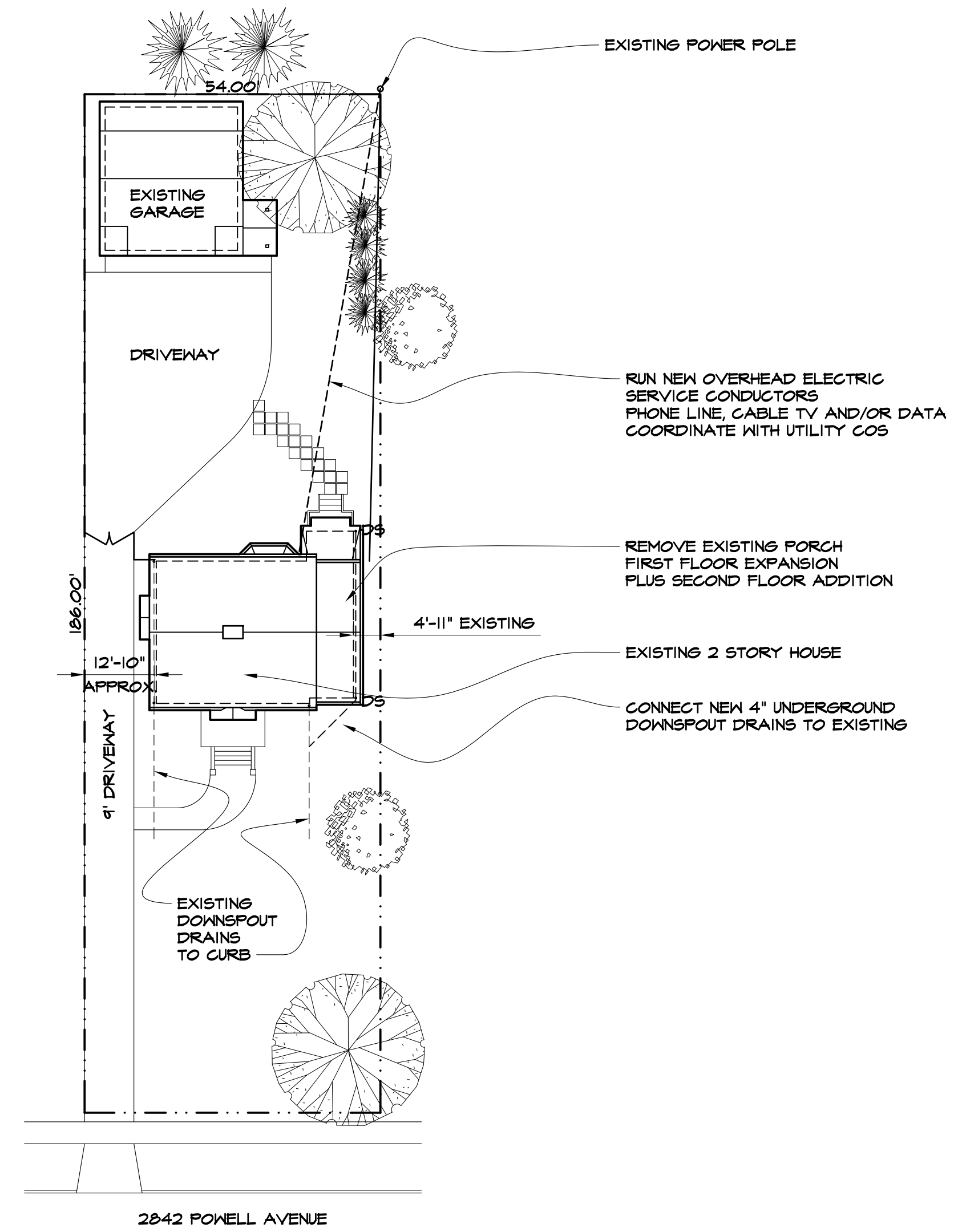


SITE DATA:

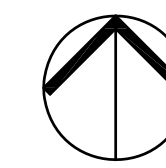
ZONING DISTRICT	R-6 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
LOT AREA	10,044 SF
BUILDING LOT COVERAGE AREA	1,719 SF
REQUIRED PARKING LOT COVERAGE AREA 2 REQUIRED SPACES X 162 SF =	324 SF
TOTAL LOT COVERAGE AREA	2,043 SF
LOT COVERAGE	20.3%
ALLOWABLE LOT COVERAGE	35%

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH GOVERNING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD. NOTIFY ARCHITECT IF ANY DISCREPANCIES OCCUR.
3. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. JOB SITE SHALL BE KEPT CLEAN AND ORDERLY. CONTRACTORS SHALL CLEAN UP ALL DEBRIS DAILY.



SITE PLAN
SCALE: 1"=20'-0"





SITE PLAN
SCALE: 1"=10'-0"



PRELIMINARY

THIS DRAWING IS FOR
INFORMATION ONLY
NOT FOR BIDDING OR
CONSTRUCTION

HUNLEY RESIDENCE IMPROVEMENTS Bexley, Ohio

SITE PLAN W/ AERIAL

10/17/18

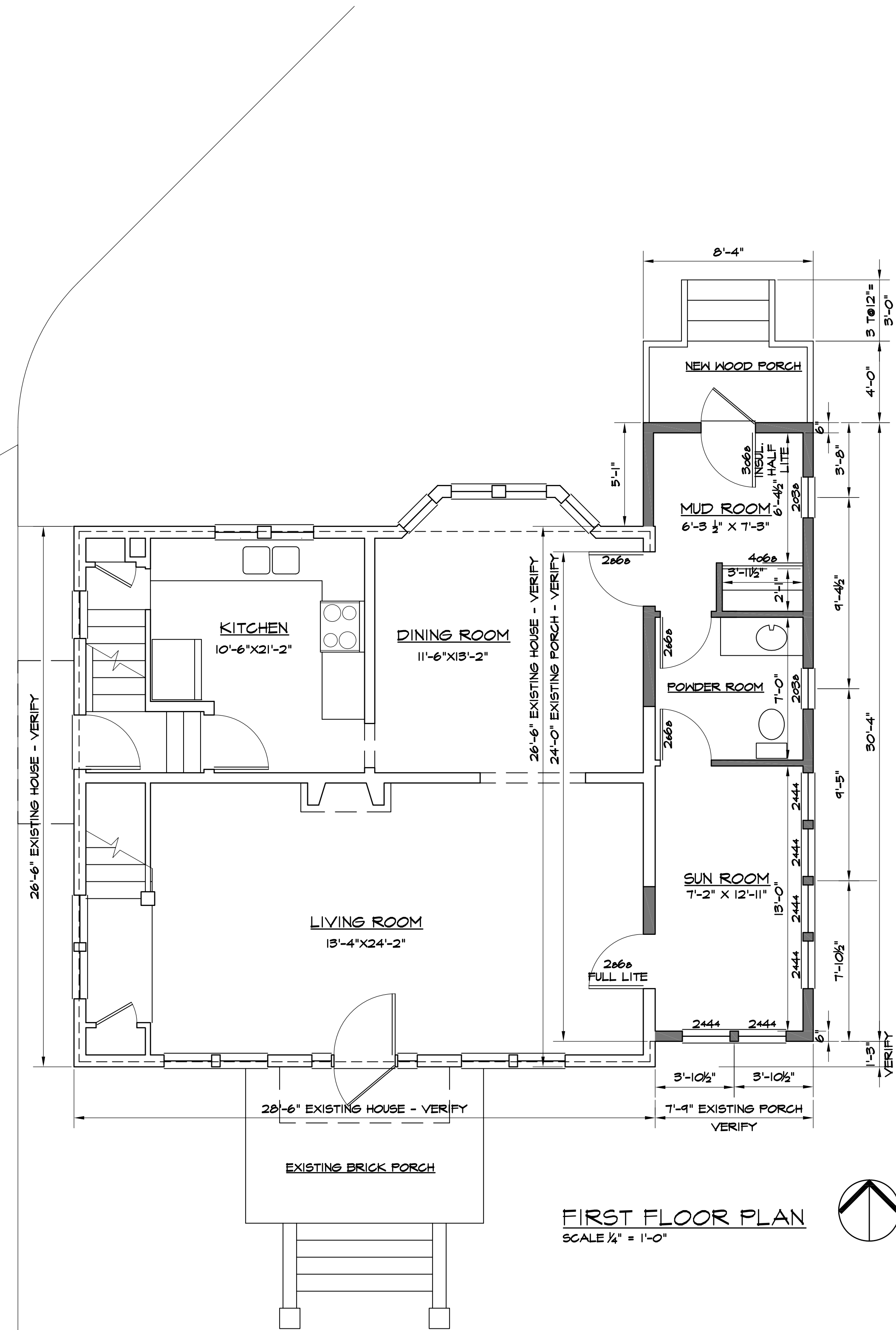
S2

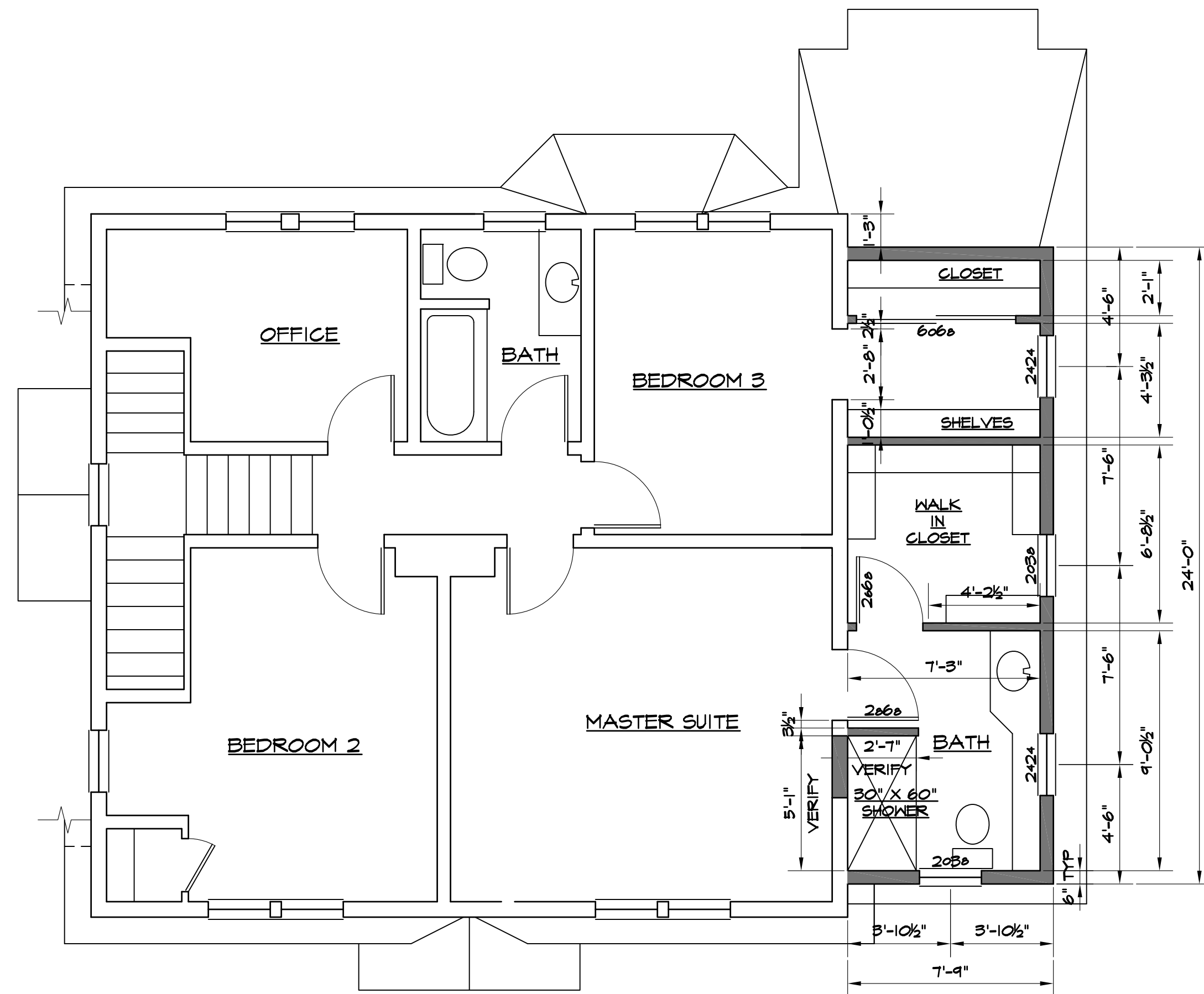
R. M. JAMES ARCHITECT, INC. P. O. BOX 340037, COLUMBUS, OHIO 43234 (614) 578-4014 Roland@RMJamesArchitect.com

NOTES:

1. DIMENSIONS ARE TO FACE OF STUD AND EXTERIOR FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE.
2. ALL FOUNDATION WALLS ARE 8" UNLESS NOTED OTHERWISE.
3. ALL STEEL SHALL BE PAINTED WITH RUST INHIBITIVE PRIMER.
4. STRUCTURAL MEMBERS SHOWN ON PLAN ARE ABOVE UNLESS NOTED OTHERWISE.
5. ALL FRAMING LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

F _b	1150 PSI
E	1300000 PSI
DEFLECTION LIMIT	L/360
6. ALL ENGINEERED MEMBERS SHALL BE SIZED BASED ON MANUFACTURERS LOADS AND STRESS TABLES.
7. ALL EXTERIOR FRAME WALLS ARE 2X6'S @24"OC UNLESS NOTED OTHERWISE.
8. ALL INTERIOR FRAME WALLS ARE 2X4'S @16"OC UNLESS NOTED OTHERWISE.
9. ALL WINDOW AND DOOR HEADERS ARE 2-2X8'S UNLESS NOTED OTHERWISE.
10. ALL LUMBER IN CONTACT WITH CONCRETE, MASORY, OR STEEL SHALL BE PRESSURE TREATED.
11. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO: CABINETS, TP HOLDERS, TOWEL BARS, WINDOW CURTAIN RODS, CLOSET SHELVING/RODS ETC.
12. PROVIDE SILL SEALER AT ALL EXTERIOR SILL PLATES.
13. INSULATION TO BE INSTALLED AS A COMPLETE AND CONTINUOUS SYSTEM PROVIDING FULL ENCLOSURE. INJECT INSULATING FOAM INTO ALL WINDOW AND DOOR SHIM SPACES, AT INTERIOR WALL INTERSECTIONS, BEHIND ALL ELECTRICAL AND PLUMBING DEVICES, INTO ALL OTHER VOID SPACES, AT JOINTS BETWEEN DISSIMILAR MATERIALS, AND OTHER INSULATION SYSTEM PENETRATIONS.
14. PROVIDE BATT INSULATION AT ALL PLUMBING STACKS AND WATER SUPPLY PIPES AND DUCTS ON OUTSIDE WALLS.
15. CAULK AROUND ALL WINDOWS, DOORS, OTHER SMALL GAPS AND JOINTS BETWEEN DISSIMILAR MATERIALS.
16. ALL NEW WINDOWS SHALL MATCH EXISTING HOUSE. WINDOWS ARE DOUBLE HUNG UNLESS NOTED OTHERWISE.
17. GNB SHALL BE CONTINUOUS BEHIND ALL SOFFITS, CABINETS, TUBS, FIXTURES ETC. TO MAINTAIN FIRESTOPPING.
18. CLOTHES CLOSETS: PROVIDE ONE PAINTED 1X12" WOOD SHELF ON 1X4 WOOD LEDGERS AND CLOTHES ROD @5'-0" AFF.
19. LINEN CLOSETS: PROVIDE FIVE ADJUSTABLE PAINTED WOOD SHELVES MINIMUM.
20. STORAGE CLOSETS: PROVIDE ONE PAINTED 1X12" WOOD SHELF ON 1X4 WOOD LEDGERS AND CLOTHES ROD @5'-0" AFF.
21. ONE WINDOWS IN EACH BEDROOM SHALL COMPLY WITH EMEGENCY EGRESS REQUIREMENTS OF THE BUILDING CODE. CONTRACTOR TO VERIFY.
22. ALL WINDOWS SHALL HAVE A MAXIMUM U FACTOR OF .35.
23. ALL OPERABLE WINDOWS SHALL HAVE INTEGRAL SCREENS.
24. EXPOSED BUILDING COMPONENTS/AREAS TO REMAIN SHALL BE PROTECTED FROM WEATHER DURING DEMOLITION AND CONSTRUCTION.





SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



