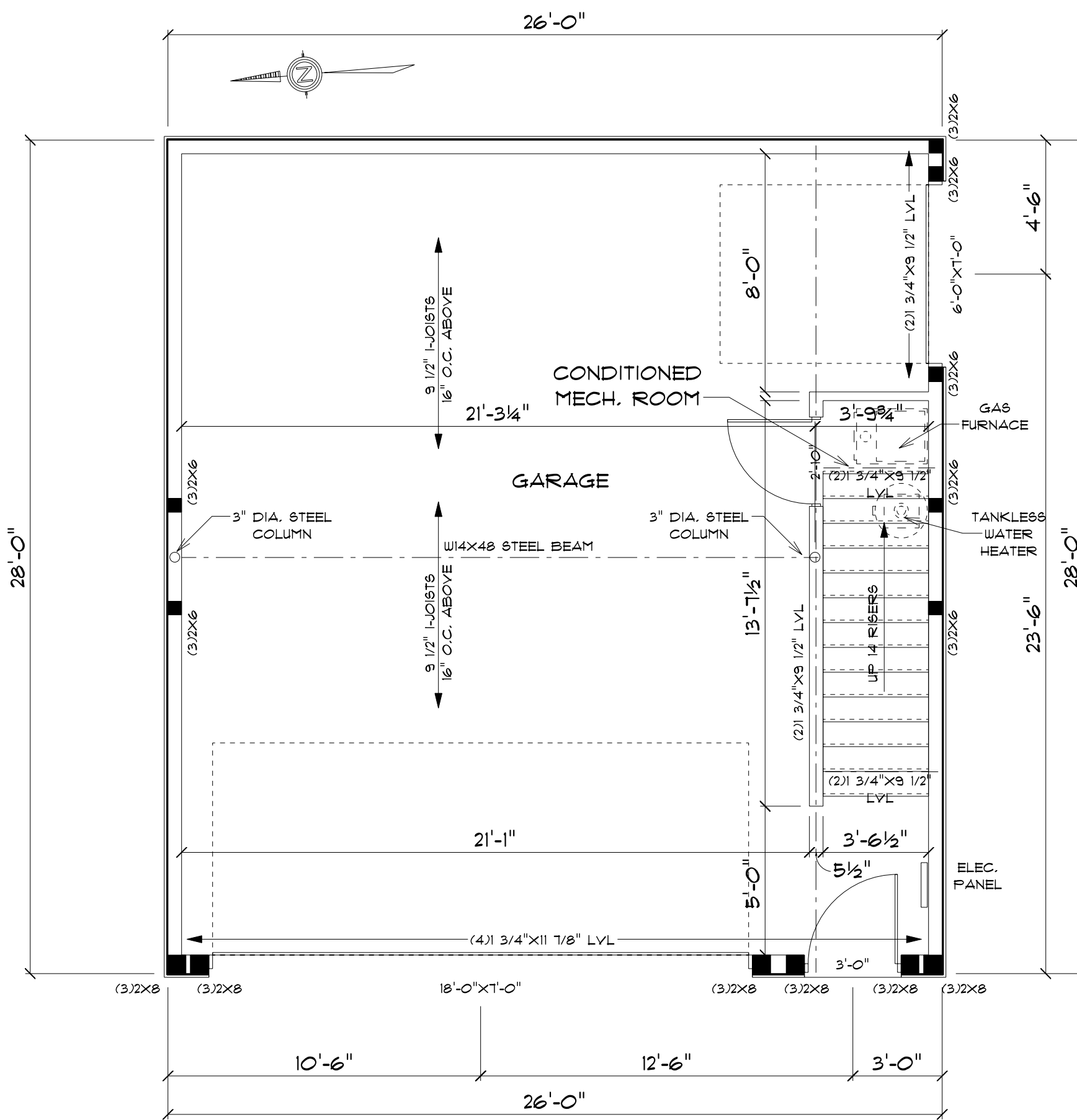


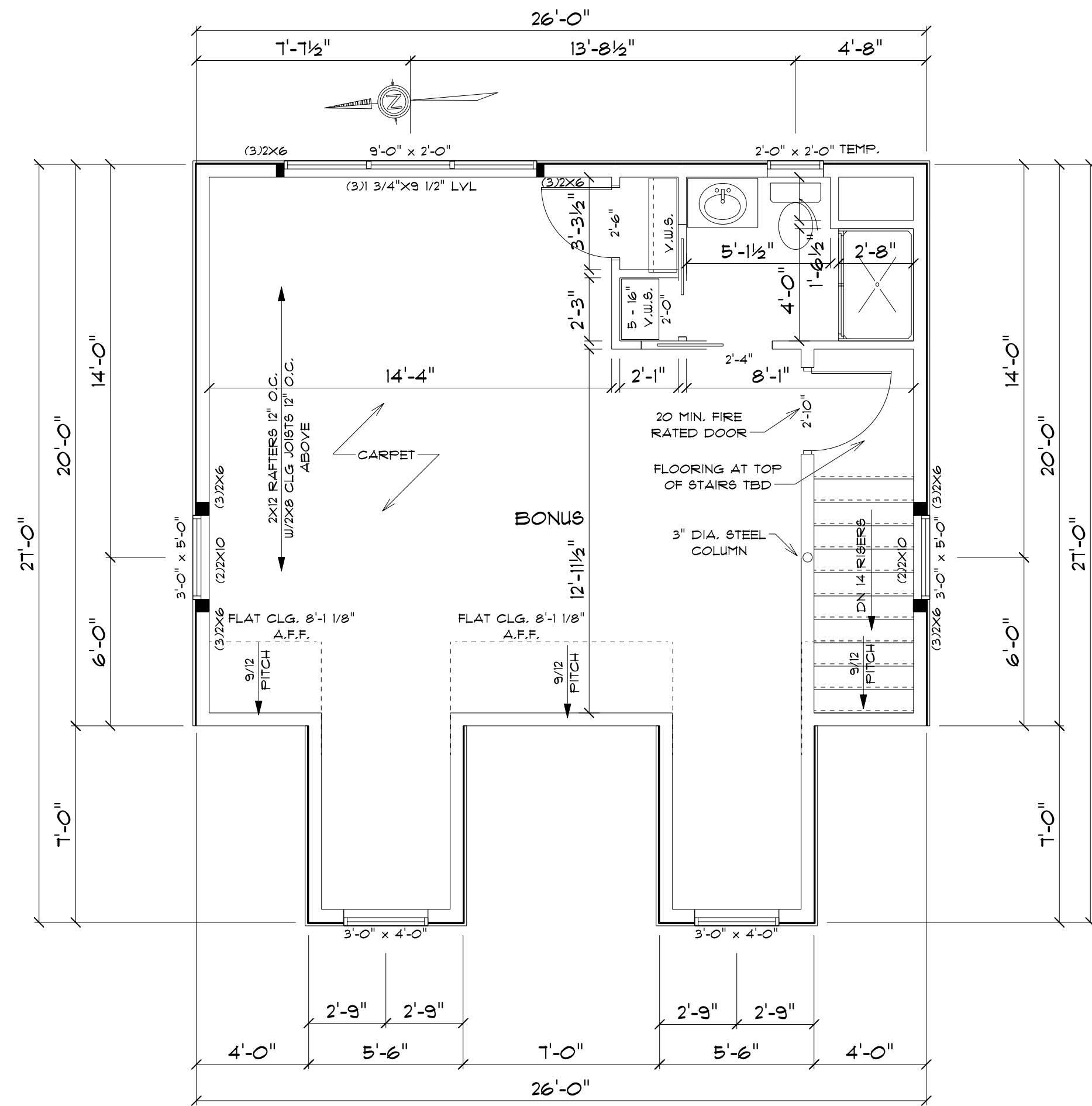
FOUNDATION

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



FIRST FLOOR

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



SECOND FLOOR

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

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY					
VARIABLE	30	B	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	5.00	YES	VARIABLE	1800 OR LESS	50

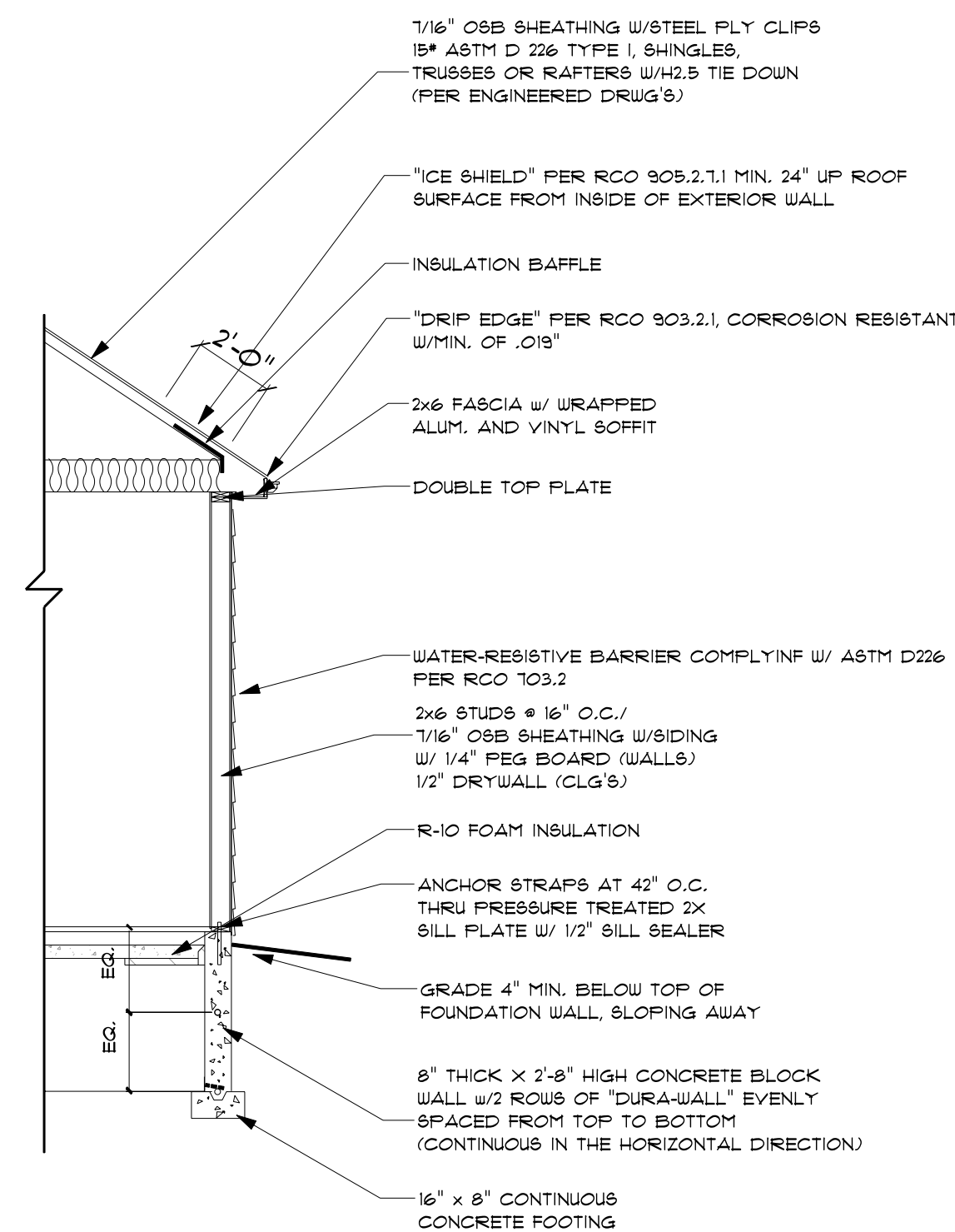
NOTE:
CONTRACTOR TO VERIFY, SET AND COORDINATE FOUNDATION WALL HEIGHTS AND FOUNDATION STEPS WITH SUB-CONTRACTOR PRIOR TO PROCEEDING. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ENGINEERING IN THE PLACEMENT OF FOUNDATION. CONTRACTOR AND HOMEOWNER TO BE RESPONSIBLE FOR COST COVERAGE DUE TO SITE REQUIREMENTS BEYOND TYPICAL WALK-OUT BASEMENT CONDITIONS.

3' CONCRETE WALL REINFORCEMENT

(2) ROWS OF NO. 4 REBAR RUNNING HORIZONTALLY EVERY 36" EVENLY SPACED FROM FOOTER TO TOP OF WALL
4 #5 REBAR VERTICAL @ 40" O.C.

FOUNDATION NOTES

MAX. UNBALANCED FILL FOR 8" WIDE CONC. BLOCK WALL = 8'-0" ABOVE SLAB
WATERPROOFING PER LOCAL CODE
ALL OTHER STRUCTURAL LUMBER TO BE CANADIAN SPECIES SPRUCE-PINE-FIR, UNLESS OTHERWISE NOTED
CONTRACTOR'S SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO LBT RESIDENTIAL DESIGN
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 RESIDENTIAL CODE OF OHIO AND APPLICABLE LOCAL CODES
GRADE MIN. 8" BELOW TOP OF FOUNDATION SLOPING AWAY
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND OR PENETRATION
AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING
BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS
ENGINEERED FLOOR JOISTS SPACED PER MANUFACTURER'S SPECIFICATIONS. BUILDER WILL PROVIDE DETAILED JOIST LAYOUT FROM JOIST MANUFACTURER PRIOR TO FRAMING INSPECTION
FOOTING DESIGN BASED ON 1000 PSF SOIL BEARING



TYPICAL WALL SECTION

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

NOTE:
BRACED WALL METHOD I-CB-W8P
GARAGE BRACED WALL METHOD-CB-PF

SQUARE FOOTAGES

FIRST FLOOR	128.00
SECOND FLOOR	571.00

FRAMING NOTES

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OF CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION.
EXTERIOR WALLS MEASURED 6" / INTERIOR WALLS MEASURED 3.5" UNLESS NOTED.
ALL STRUCTURAL LUMBER MINIMUM #2 SOUTHERN YELLOW PINE OR BETTER UNLESS NOTED OTHERWISE.
ALL OTHER LUMBER MINIMUM #2 CANADIAN SPECIES SPRUCE-PINE-FIR.
ALL HEADERS IN EXTERIOR WALLS TO BE MINIMUM 2-2X10 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.
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 MANUFACTURER'S RECOMMENDATIONS.
CONTRACTOR'S SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO LBT RESIDENTIAL DESIGN.
DESIGN LIVE LOADS: 40 PSF FIRST FLOOR
30 PSF SECOND FLOOR SLEEPING RM'S
25 PSF ROOF FRAMING
(WITHSTAND 90 MPH WIND LOAD)

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 LBT RESIDENTIAL DESIGN

Client Approval

Revision	Date
Revised Printed	Tuesday, June 30, 2020 Tuesday, June 30, 2020

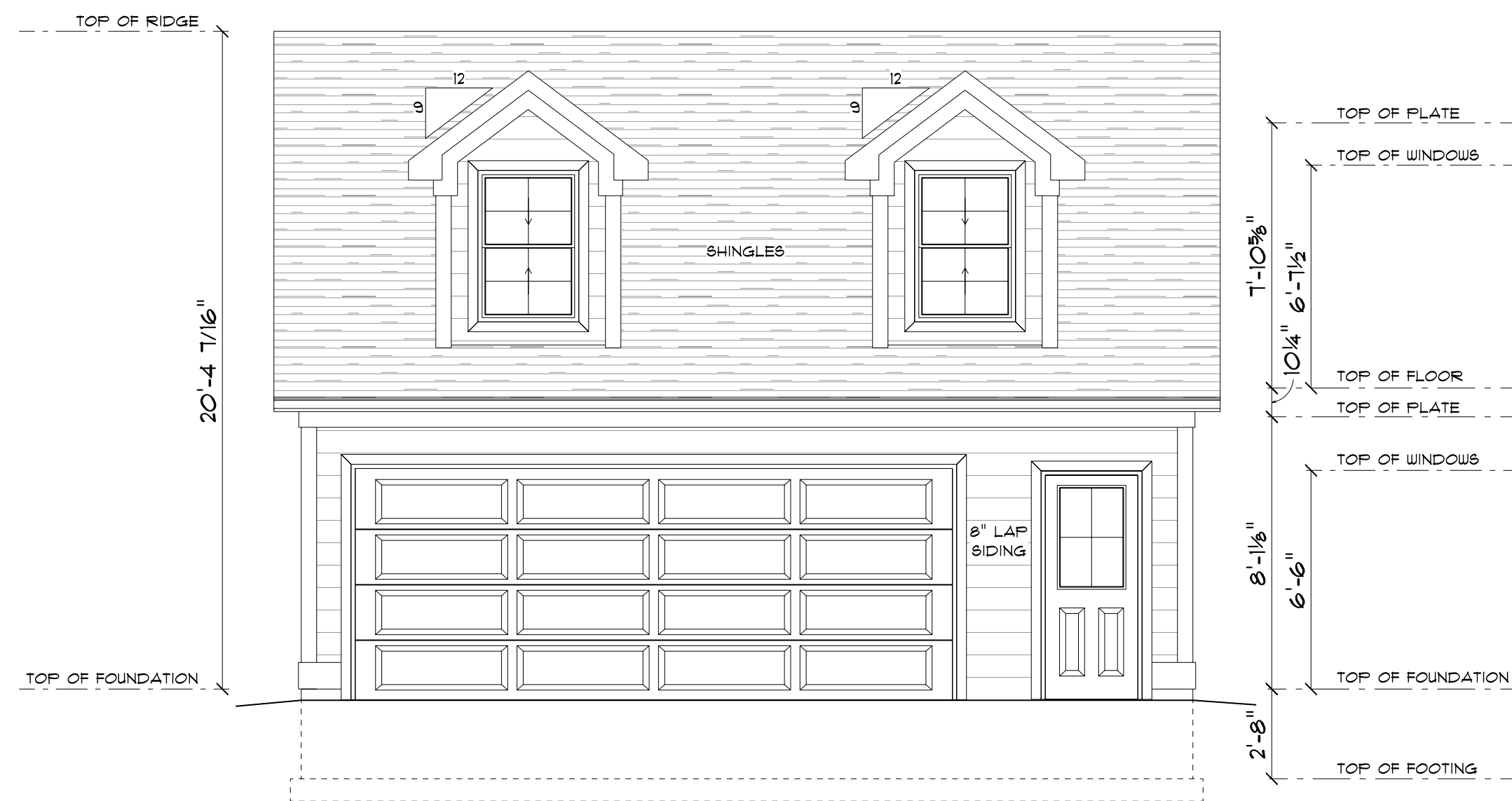
Drawn by: JT

Date: 5/21/2020

Project #: 20-011

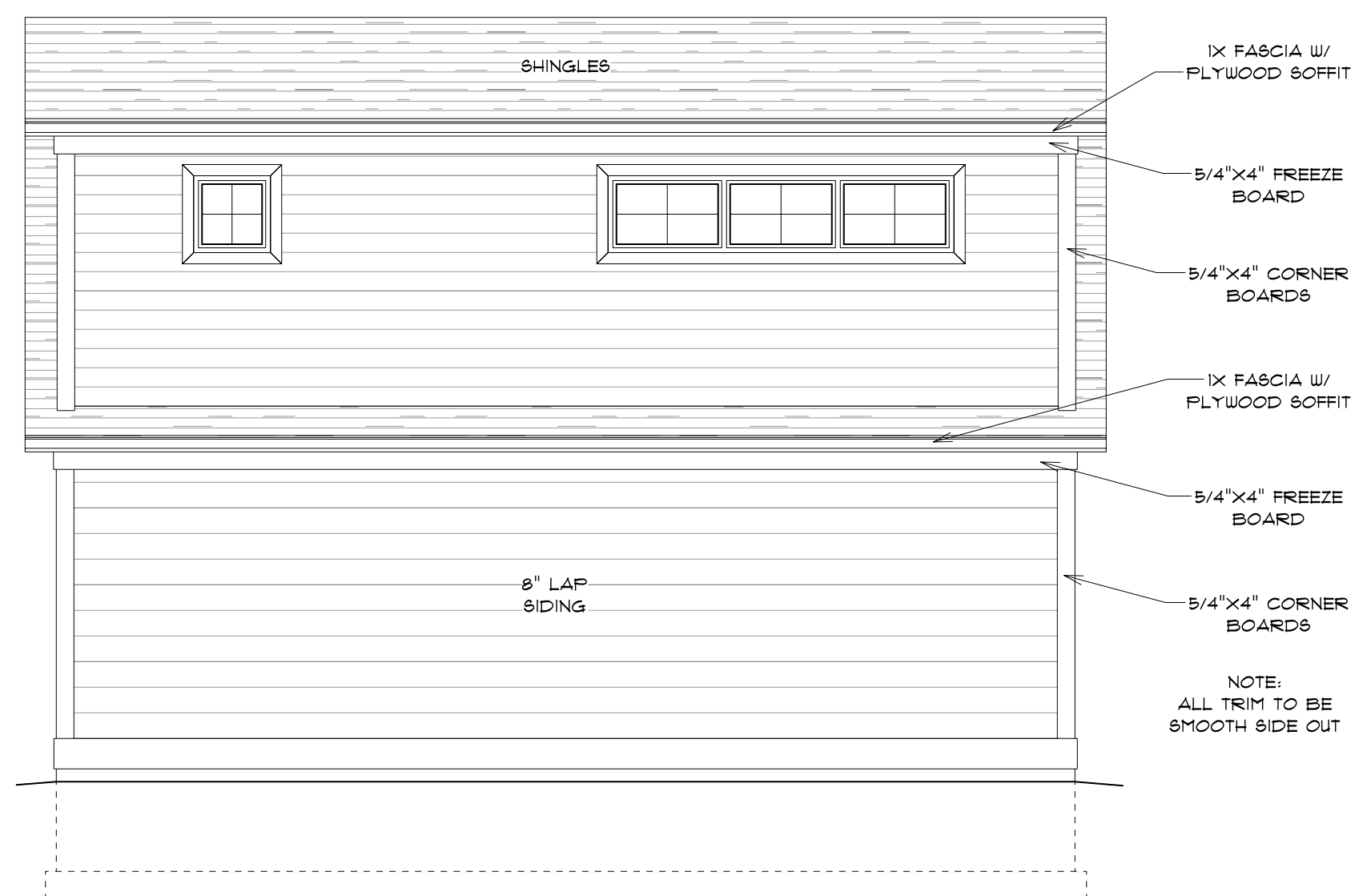
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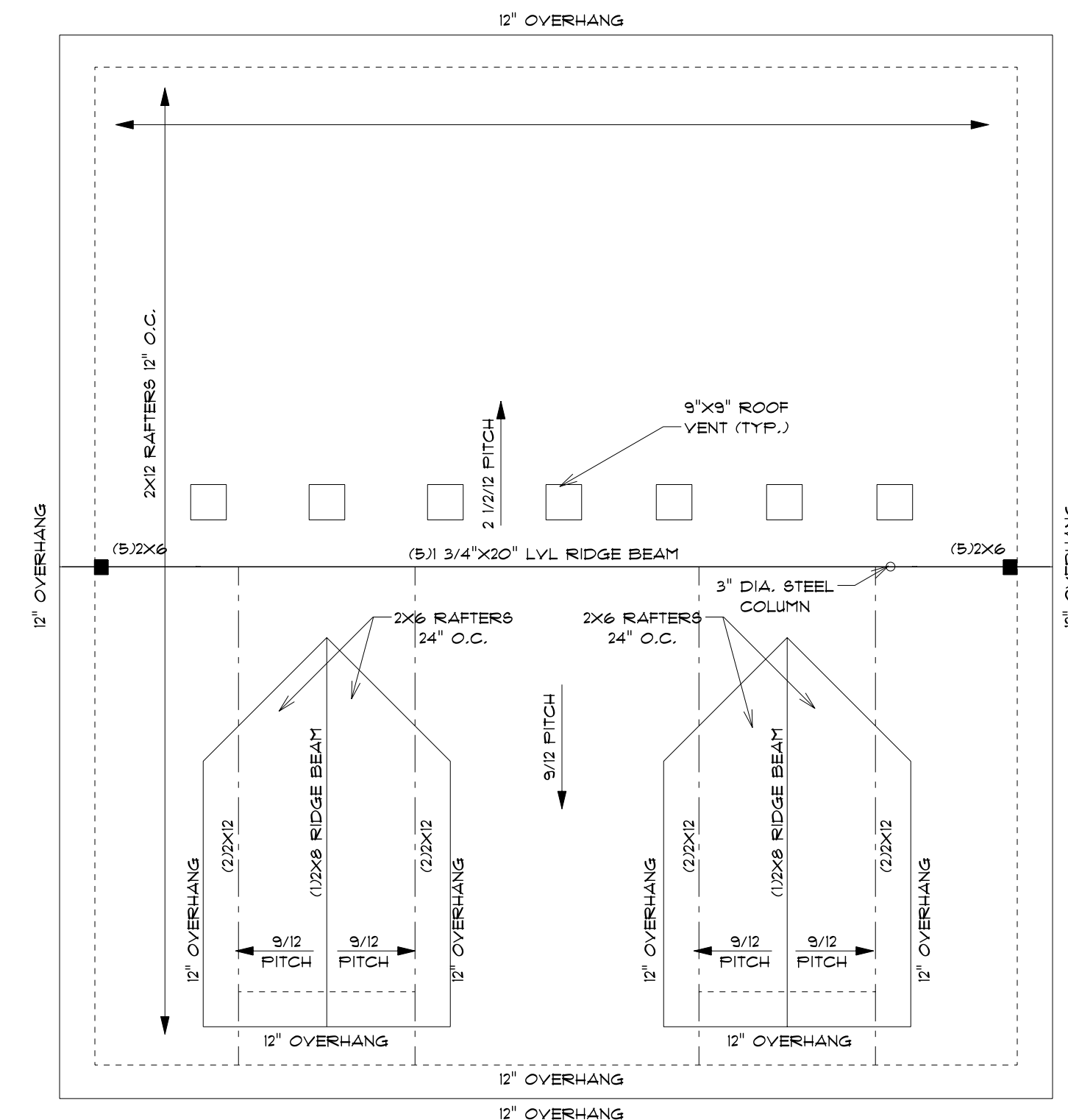
FRONT ELEVATION (WEST)

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



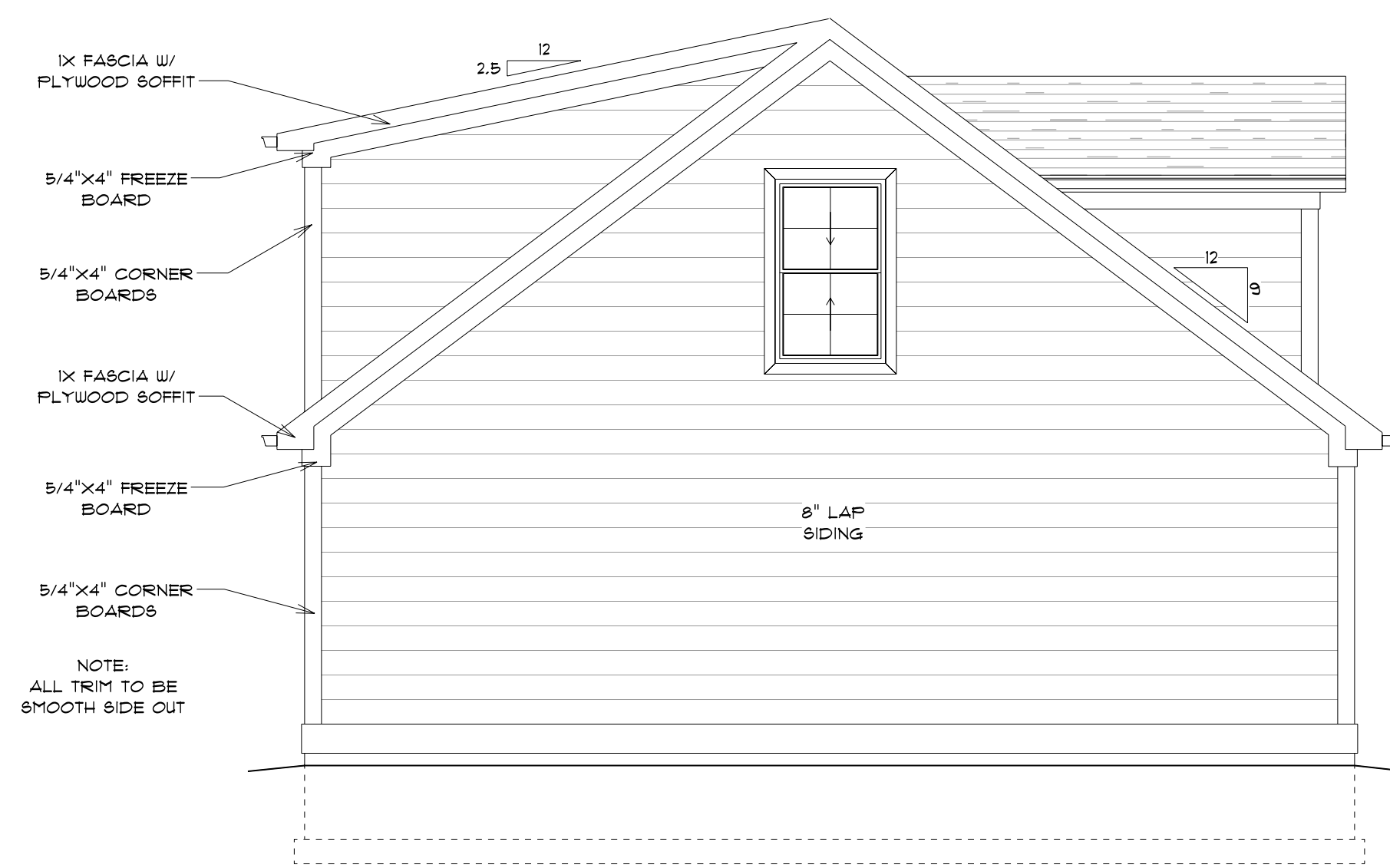
REAR ELEVATION (EAST)

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



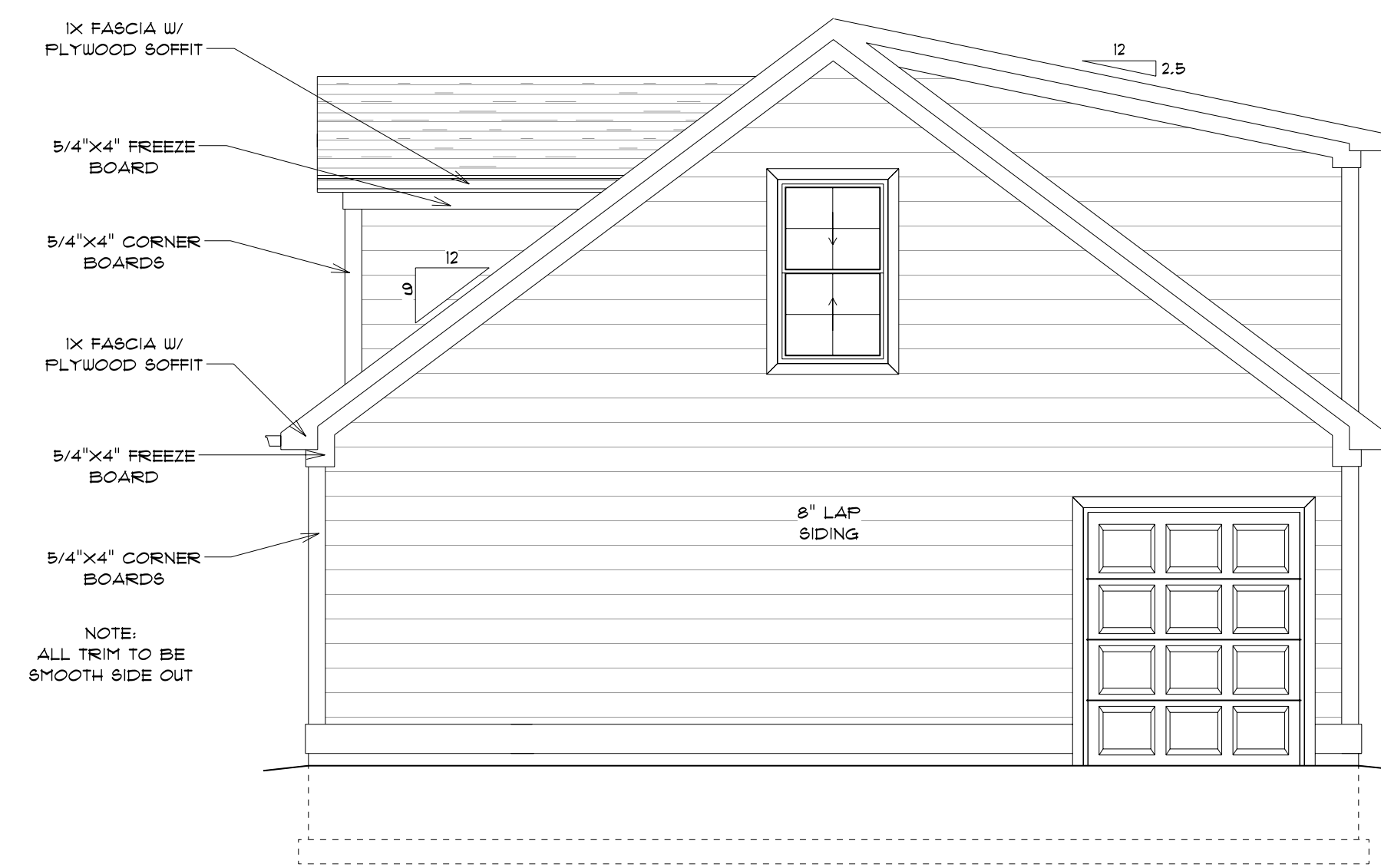
ROOF

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



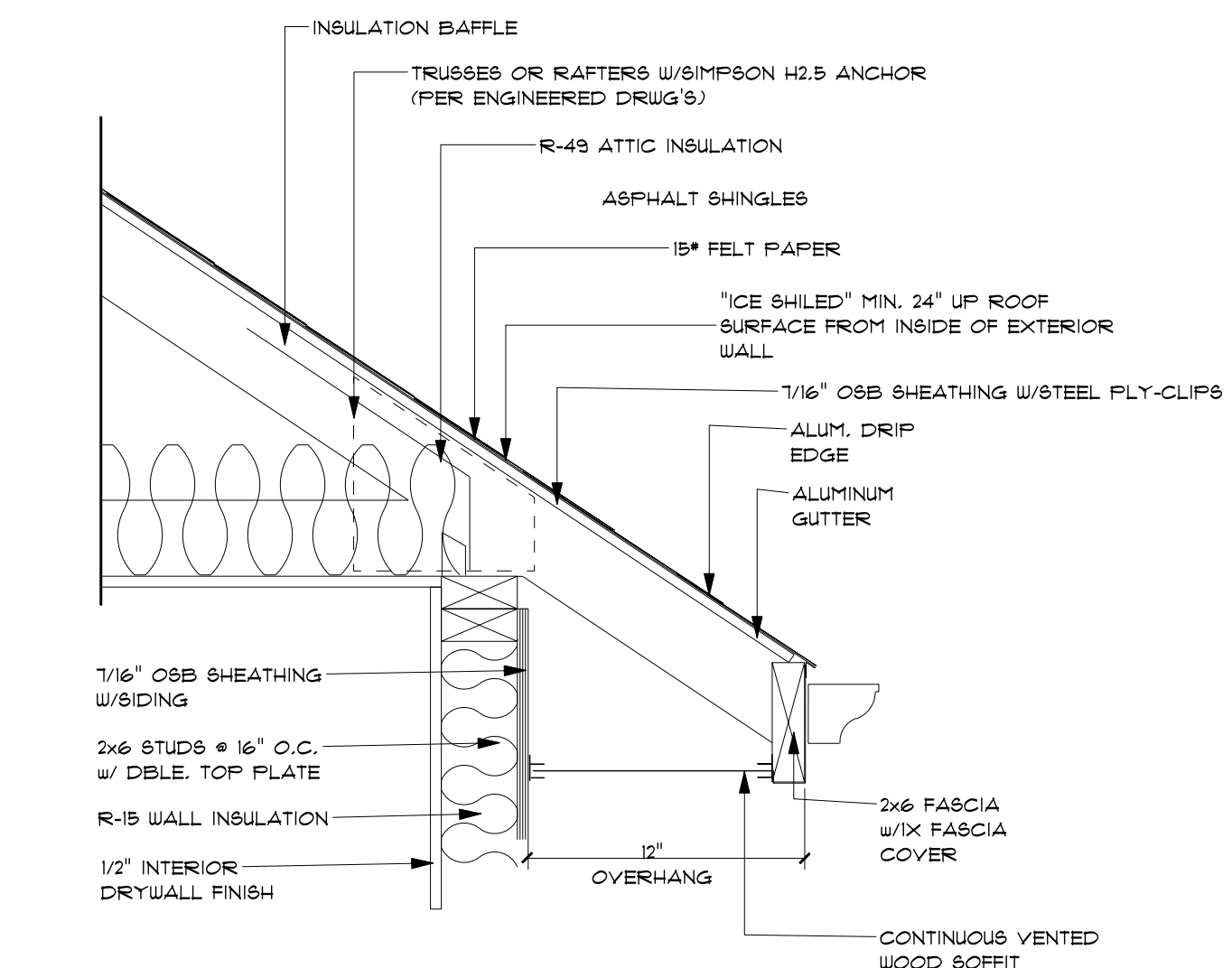
LEFT ELEVATION (NORTH)

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



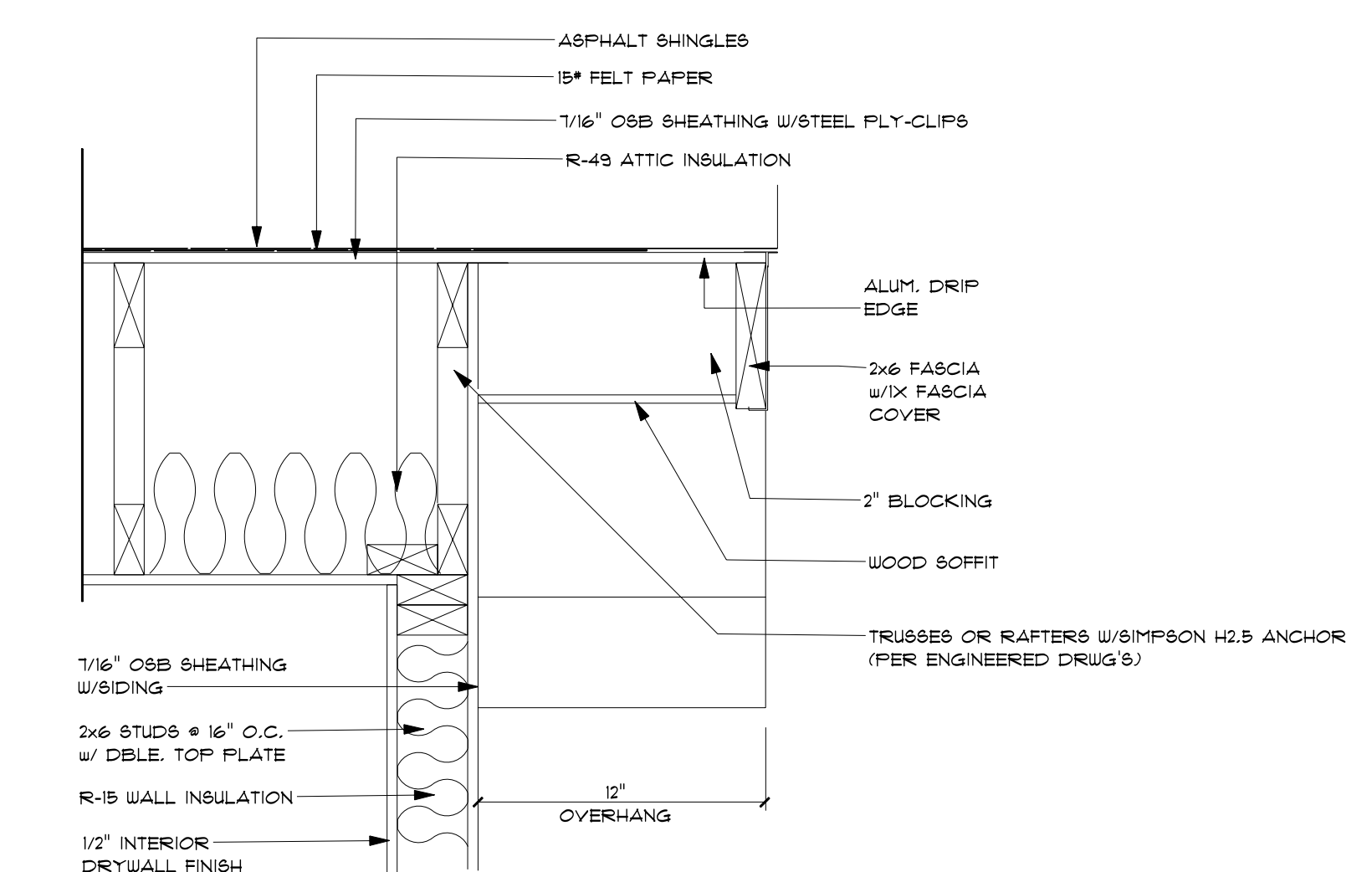
RIGHT ELEVATION (SOUTH)

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



12" OVERHANG DETAIL

SCALE: 1/2" = 1'-0"



12" RAKE DETAIL

SCALE: 1/2" = 1'-0"

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Printed	Tuesday, June 30, 2020

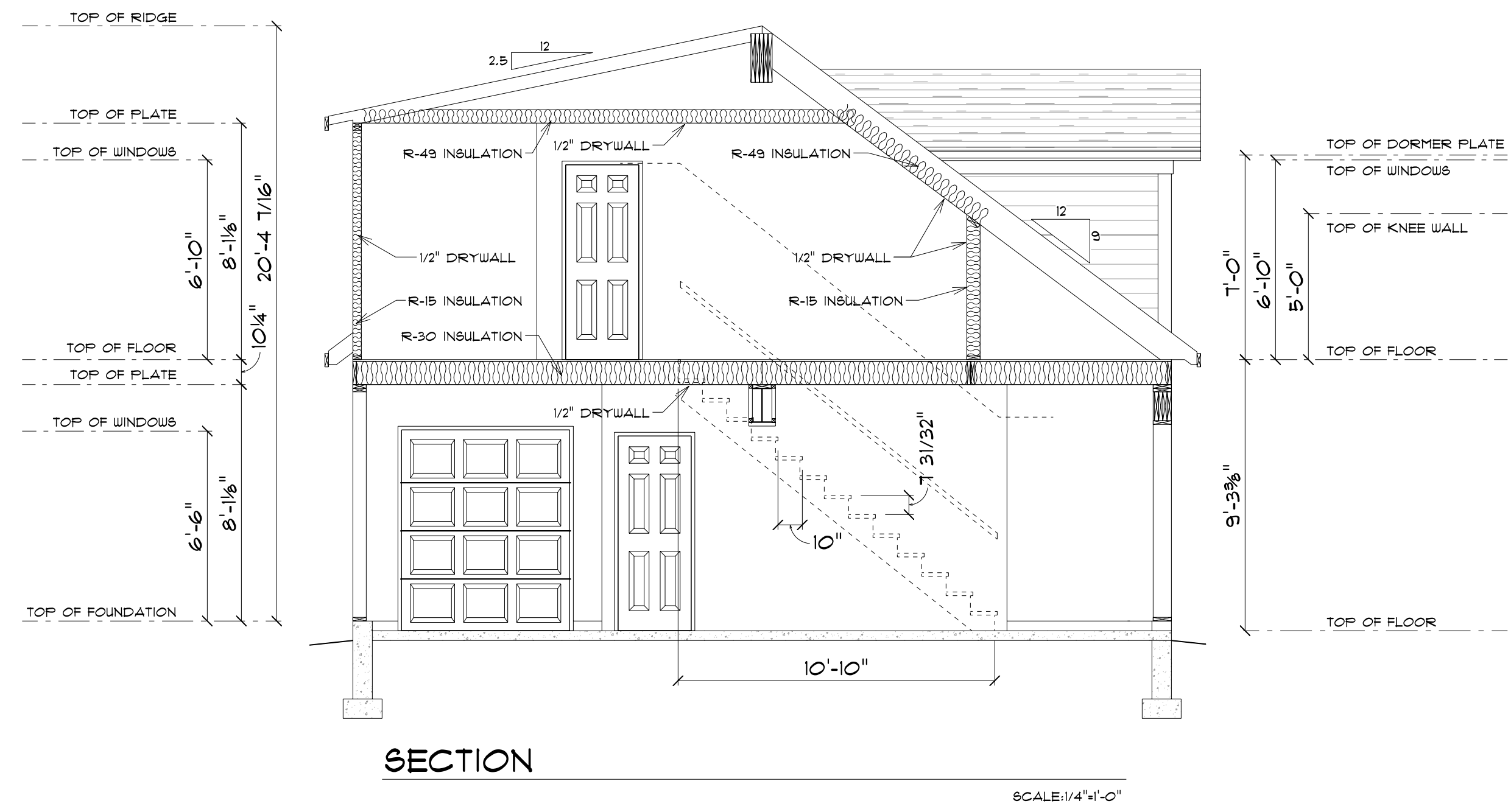
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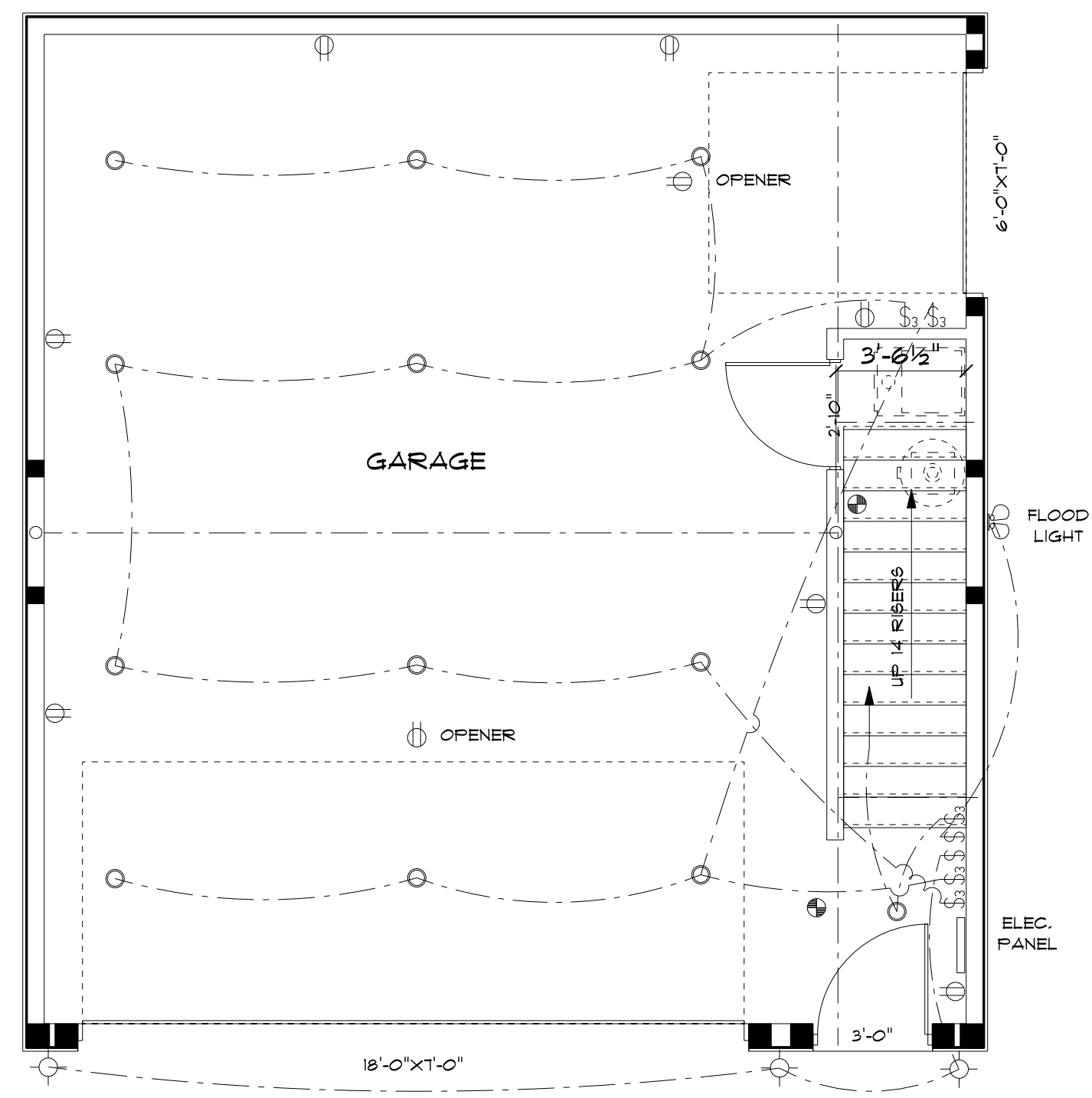
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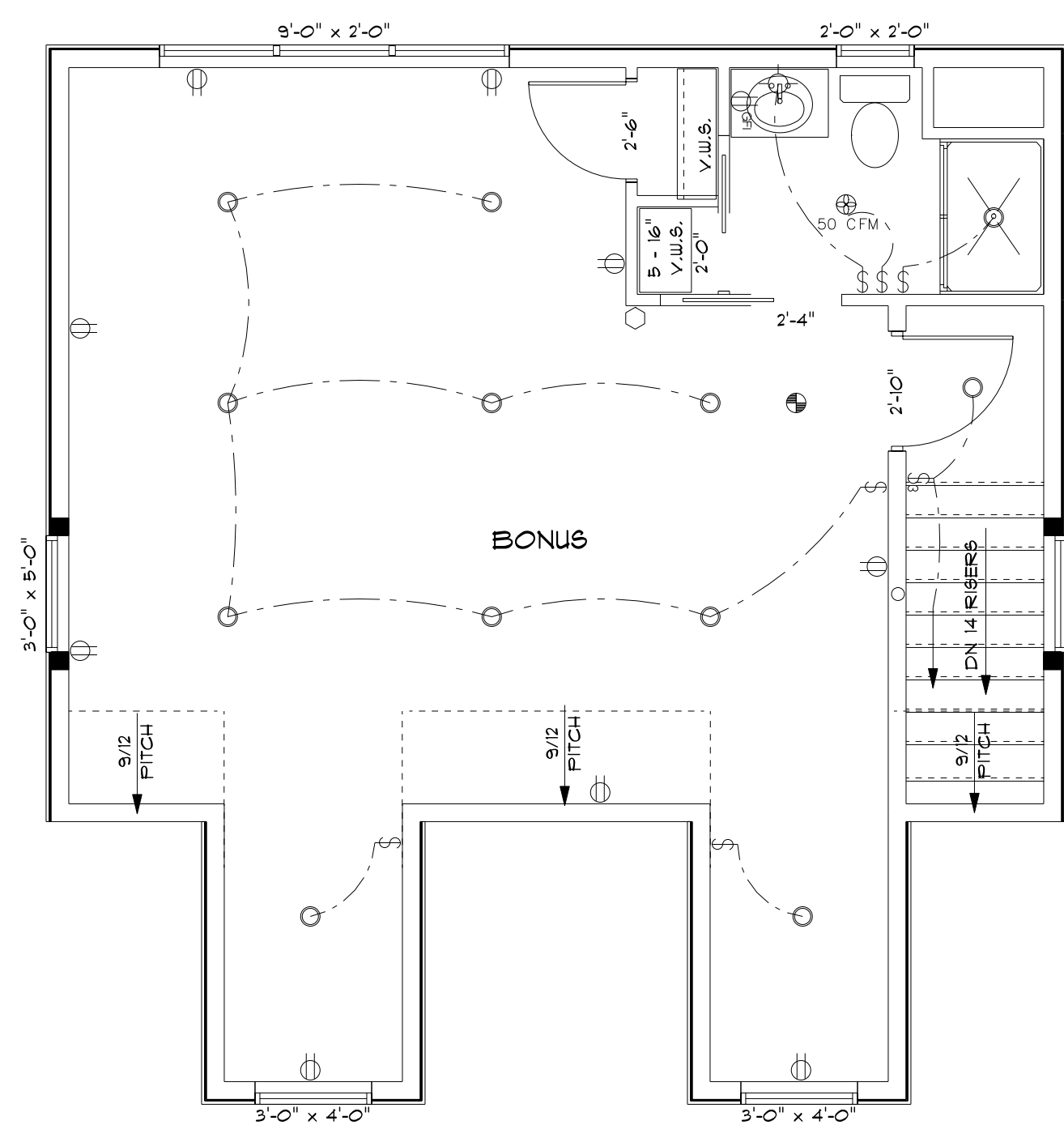
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FIRST FLOOR ELECTRIC

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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
spotlight double	⊙
pot light	○
Electric Panel	⊞
carbon monoxide detector	⊙
fan 50 CFM	50 CFM
light	⊙
outlet	⊞
outlet gfi	⊞
smoke detector	⊙
switch	⊞
switch 3 way	⊞



SECOND FLOOR ELECTRIC

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

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