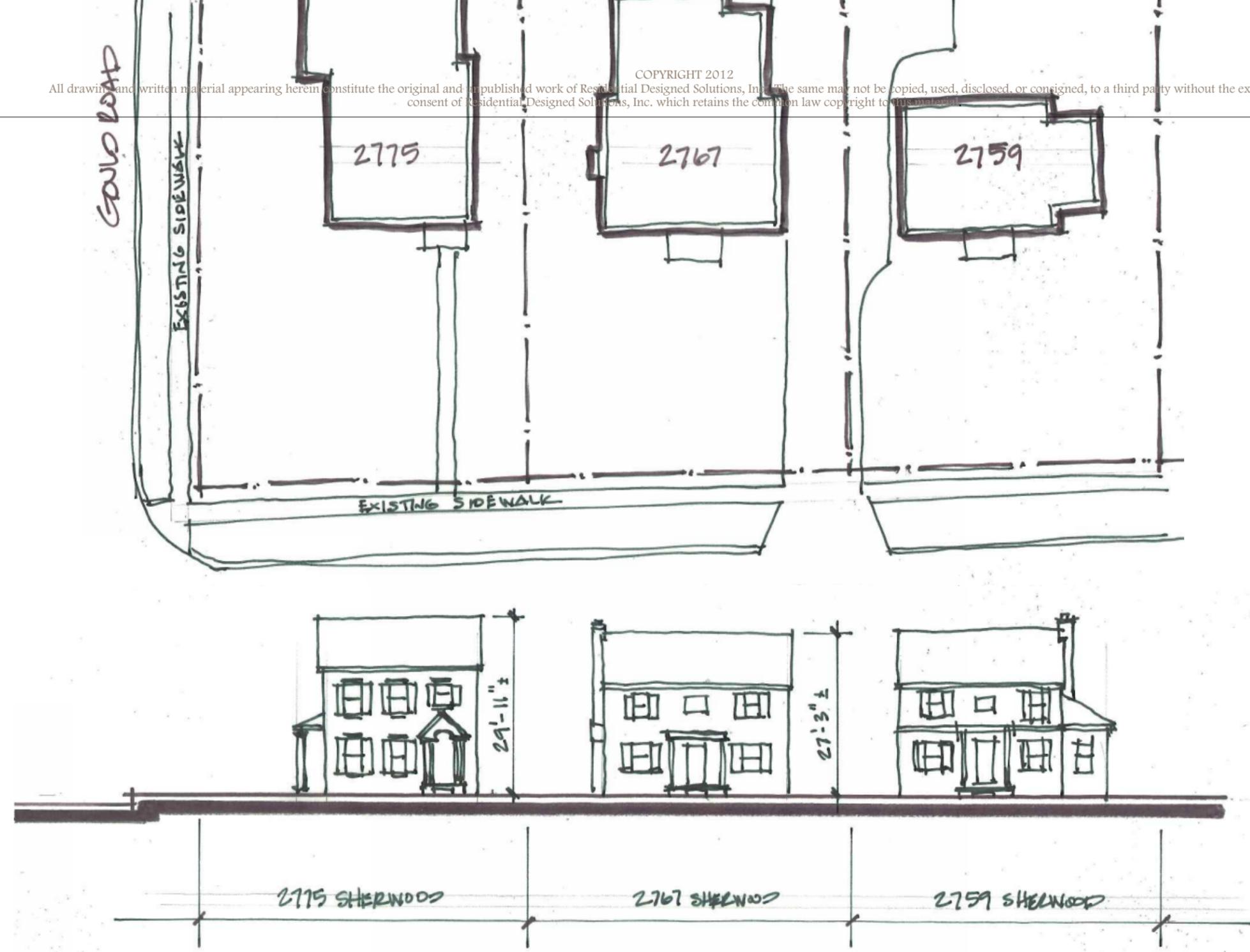


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2775 Sherwood Road Streetscape
Scale: none



Fairfax Homes, Inc.
345 Forest Street
Columbus, Oh 43206
Cell: 740.404.1210
www.fairfaxhomesinc.com

GENERAL NOTES

- These plans have been developed and designed in accordance with the 2006 Residential Code of Ohio (2006 IRC). 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.
- All HVAC work shall be installed in accordance with the Building code in effect in this jurisdiction.
- All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
- Dimensional lumber used for all framing, except trusses, studs, sole plates, and cap plates shall be SPRUCE PINE FIR No. 2 or better. (North)
- 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.
- Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Pine Fir No.2 or better. (North)
- All dimensional lumber shall have a maximum moisture content of 19%.
- Where the term "S & N" 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.
- Where gluing of wood members is specified the glue that is to be used is Titebond Construction Adhesive as manufactured by Franklin International or equal.
- Where gluing is specified it shall be completed as follows:
 - Place continuous beads of glue on one of the surfaces to be glued.
 - 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.
- The following fastening schedule outlines the minimum requirements and shall be used in conjunction with the complete fastening schedule in the current code. (RSN = ring shank nail, C/N = common wire nail)
 - Sub floor to joists: fasten with glue and 1-8d RSN @ 6" c/c.
 - Sole plates to sub floor: glue and 1-6d C/N @ 9" c/c.
 - Studs to sole plates: fasten with 2-6d C/N.
 - Studs to cap plates: fasten with 2-6d C/N.
 - Stud-to-stud and plate-to-plate: 2-10d C/N @ 6" c/c.
 - Roof sheathing to trusses: 8d C/N @ 4" c/c.
 - Roof trusses to walls: Simpson Strong-Tie anchor H2.5.
 - Multiple 2x lintels: 6 # N with 16d C/N's as required.
 - Multiple LVL beams: Fasten per manufacturer recommendations.
 - Roof trusses to LVL Simpson Anchor H2.0C.
 - Sheathing to studs: 1-8d RSN @ 6" c/c at all edges & 1-8d RSN @ 12" c/c at all intermediate studs.
- Where "LVL", "LSL" or "PSL" is noted on the drawings the products used must meet the following criteria:
 - 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
- All framing shall align throughout the structure so as to create a continuous load path from the roof, through all levels of the structure, down to the foundation walls and footings. When spacing of members varies, the upper member shall bear no more than 5" from the member below. The builder shall provide additional studs, or 2x6 (min) vertical blocking under the offset load, when the offset exceeds 5".
- 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 by 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.
- All elements of construction not specifically noted on these drawings shall comply with the Local Governing Codes, Requirements, and Regulations.
- It is the contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction. Residential Designed Solutions, 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.
- All steel beams in these plans are designed for 50 KSI yield strength.

PLANNING

- All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
- Ceiling heights in basements without habitable spaces shall not be less than 6 feet 8 inches clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches.
- Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
- 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 inches.
- Hazardous glazing shall be located in the following locations: in all doors including 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.
- 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.
- The garage shall be completely separated from the residence and it's attic area by applying 1 layer of 5/8" fire code drywall on the garage side.
- 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.
- A minimum 3' x 3' landing shall be provided at all exterior doors, with 3 or more risers, at no more than 7 3/4" below the finished floor, including doors into garages.
- The maximum riser height shall be 7 3/4" and the minimum tread depth shall be 10" with a nosing of 3/4" but not more than 1 1/4" at stairs with solid risers unless noted otherwise on plans.
- The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest one by more than 5/8".
- Riser stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 4" and the minimum depth of any tread shall not be less than 6".
- Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 1/2" gypsum board.
- 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 the nosing of the treads.
- 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".
- Porches, balconies or raised floor surfaces located more than 30" above the floor or 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.
- 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.

- Required smoke detectors shall be hardwired and interconnected with a battery back-up. In rooms with cathedral or sloped ceilings the location of the smoke detector shall be 3' horizontally from the highest point or per the manufacturers recommendations.
- Foam plastic shall be separated from the interior of the building by a minimum 1/2" gypsum board. The gypsum board shall be installed using a mechanical system.
- Wall and ceiling finishes shall have a flame spread index of not greater than 200.
- 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 density index not to exceed 450 when tested in accordance with ASTM E 84.
- Sills and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservative treated or decay resistant heartwood of redwood, black locust, or cedars.
- Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.
- 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 motor and pump.

FOUNDATIONS & CONCRETE

- The assumed soil bearing capacity shall be 1500 psf U.N.O.
- The finished grade shall fall a minimum of 6" in the first 10 feet from building perimeter.
- 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 58-78 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".
- All concrete work shall comply with:
 - ACI 301-04 "Specifications for Structural Concrete for Buildings" (revised 1987)
 - ACI 318-03 "Building Code Requirements for Reinforced Concrete" (revised 1986)
- All footings shall be as follows: (based on 1500 psf soil bearing)

nominal wall thickness - footing depth	nominal wall thickness - footing width
8" - 16"	16"
10" - 18"	18"
12" - 20"	20"
- 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.
- Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria this sheet)
- Foundation anchorage shall be min. 1/2" diameter bolts, hot dipped galvanized or stainless steel and shall extend a minimum 7" 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.
- 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 footing 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 water proofing shall be required.
- 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.
- All surfaces of steel columns shall be given a shop coat of rust inhibitive paint unless treated to provide corrosion resistance.
- 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 N102.1.1.
- All anchor bolts shall conform to ASTM A307.
- All reinforcing steel shall be grade 60.
- Center footings on column centerlines.
- Encase all steel columns, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.
- Foundations 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 foundations are within acceptable 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

- Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
- The ends of each joist, beam, or girder shall have a minimum of 1 load bearing on wood or metal and a minimum of 3" on masonry or concrete. 1/2" of
- Pre-engineered floor joists, and or trusses shall be engineered by the manufacturer. engineered data sheets shall be provided prior to framing inspection.
- Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
- Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
- Draft-stopping shall be provided as required when there is a usable space above and below the concealed space of a floor/ceiling assembly.

WALL CONSTRUCTION

- All structural members shall be fastened in accordance with chapter 6 of the building code in effect. Engineered data sheets for built-up beams shall be provided prior to framing inspection.
- All headers in exterior walls to be (2) 2x8 U.N.O. On plans.
- 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 1-inch nominal lumber with broken lap joints, or one thickness of 2 1/2-inch wood structural panels with joints backed by 3/4-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 obstructions are encountered, the insulation shall be packed tightly around the obstruction.

- All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" o.a.b. structural sheathing full height, on the entire perimeter of this structure. All interior walls shall be braced by attaching 1x2" (min.) gypsum board to wall studs, spaced no more than 24" o.c. with 5d cooler nails @ 1" o.c. (max.), or 1-5/8" long 1/32" head, 086# 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 3/8".
- Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
- 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.
- The veneer shall be separated from the sheathing by an air space of a minimum of 1" but not more than 4 1/2".
- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab, and at other points of support.
- Keep holes shall be provided in the outside wythe of masonry walls at a max. spacing of 36" on center. Keep holes shall be a min. of 3/16" in diameter located immediately above the flashing.
- 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 7'-0" wide) unless noted otherwise on plans.
- 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

- Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
- 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.
- Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a 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 1/4" the ridge board shall be constructed of a solid 2x12 with an additional 2x (as required) furred to the bottom edge of the 2x12.
- Roof assemblies shall have rafter or truss ties provided at load bearing locations.
- Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
- Slopes less than four in twelve shingles shall be installed over (2) layers of #15 felt applied parallel to eaves with 14" top lap and 12" end lap, with end laps located at least 6 feet from end laps in preceding course.
- Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide plywood clips at unsupported edges midway between members.
- 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)	= 65 psf.

FIREPLACES

- 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.
- 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".
- 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.
- 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.
- 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 fire lining.
- Factory built fireplaces shall be installed in accordance with the manufacturer's recommendations and the latest edition of the NFPA code, a copy of the manufacturer's recommendations shall be provided prior to inspection.
- Factory built or masonry fireplaces shall be provided with an exterior air supply to assure proper fuel combustion.

HEATING & COOLING

- When heating and cooling equipment is located in an equipment room, 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.
- 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 combustion.
- 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.

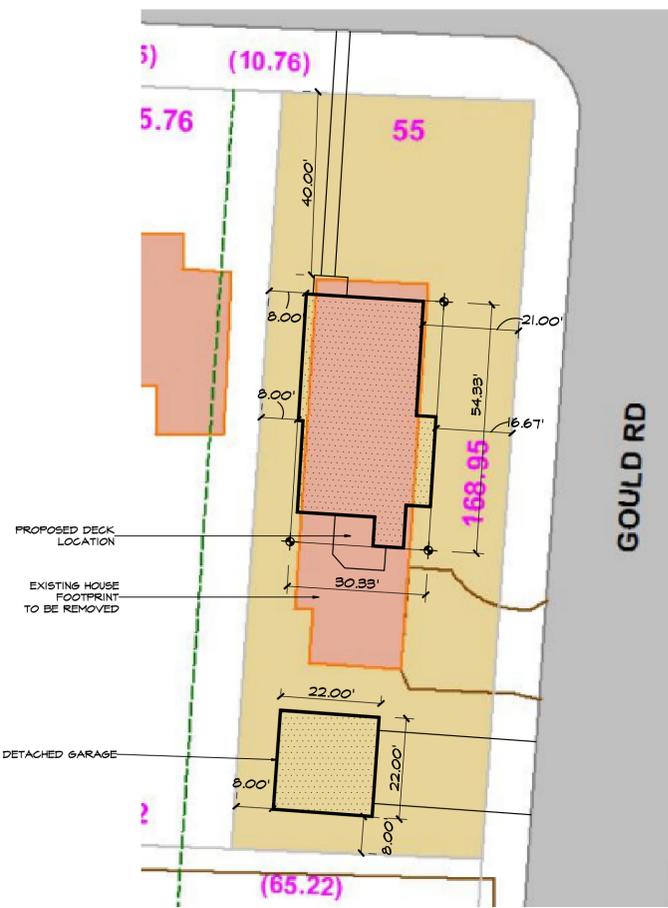
DESIGN CRITERIA

- | | | |
|-------------------|-------|-------|
| Loading: | Live: | Dead: |
| Roof | 25psf | 20psf |
| Roof Snow | 20psf | 0psf |
| Attic (w/storage) | 20psf | 0psf |
| 2nd Floor | 40psf | 15psf |
| 1st Floor | 40psf | 15psf |
| Ext. Balcony | 60psf | 20psf |
| Decks | 40psf | 10psf |
- Basic wind speed 90mph (category - C)
- Seismic design category - B
- Subject to damage from Weathering, Termites and Decay
- Minimum required frost depth 36"

SQUARE FOOTAGE TABLE

- All square footage is calculated per the standards of the American National Standards Institute (ANSI) "Square Footage - methods for calculating" (ANSI Z765-1996)

UNFINISHED BASEMENT:	1120.0	S.F.
FINISHED BASEMENT:	226.0	S.F.
TOTAL BASEMENT:	1356.0	S.F.
FIRST FLOOR:	1356.0	S.F.
SUN ROOM:	N/A	S.F.
SCREENED PORCH:	N/A	S.F.
SECOND FLOOR:	1216.0	S.F.
BONUS ROOM:	N/A	S.F.
GARAGE:	484.0	S.F.
TOTAL LIVING SPACE:	2808.0	S.F.
TOTAL SQUARE FOOTAGE:	4412.0	S.F.



SITE STUDY

SCALE: 1" = 20'-0"
163 NORTH CASSINGHAM ROAD
BEXLEY, OH 43204

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN
FIRST 10' FROM BUILDING PERIMETER.

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ALTHOUGH THE EXTERIOR FINISHES INDICATED ON THESE DOCUMENTS MAY BE CONSIDERED LOW MAINTENANCE MATERIALS, 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

SH#	DESCRIPTION
1	COVER SHEET & SITE STUDY
2	FOUNDATION PLAN
3	LOWER LEVEL PLAN
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	ROOF PLAN
7	EXTERIOR ELEVATIONS
8	EXTERIOR ELEVATIONS
9	DETACHED GARAGE PLAN

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FF 21755HERWOOD
(12)125

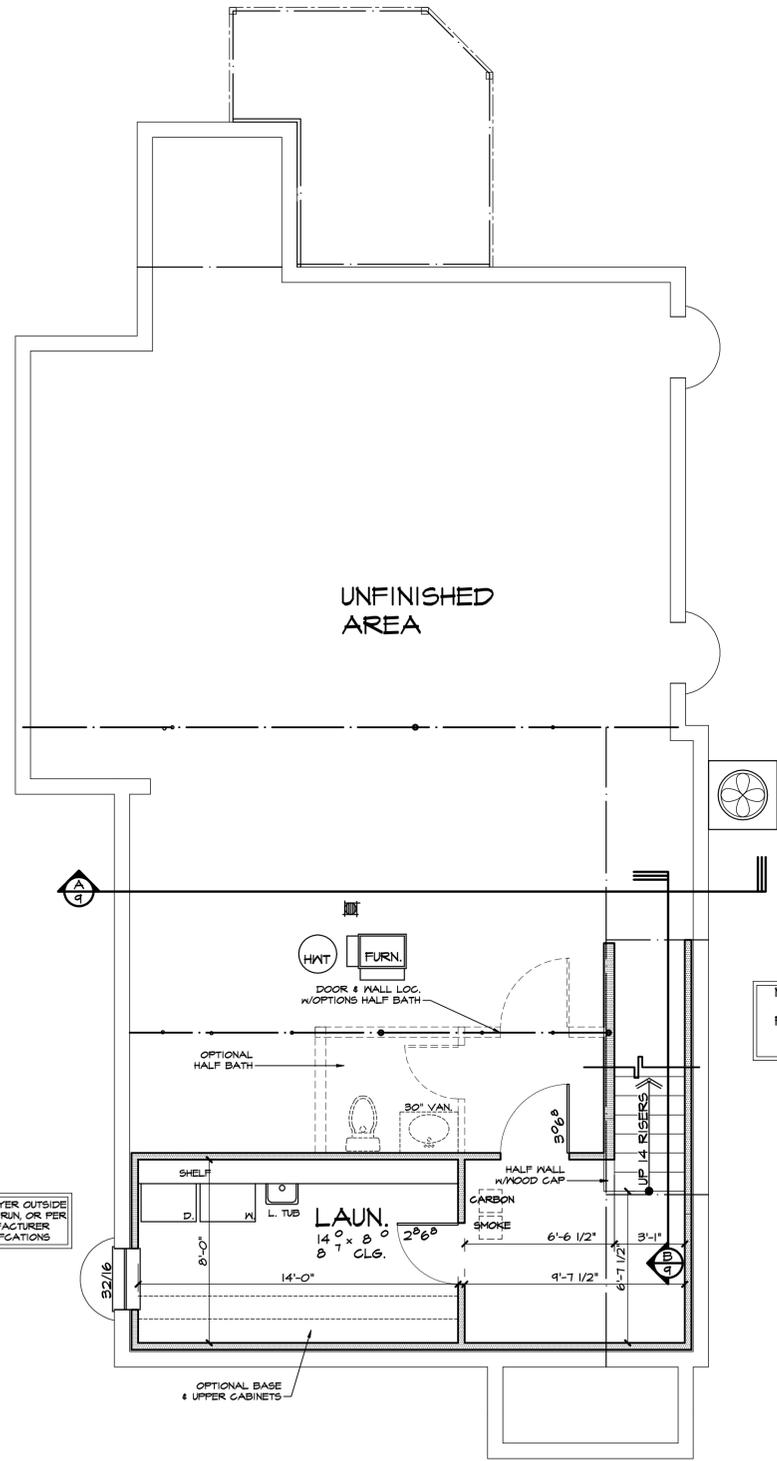
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HOMES INC.

MARKET RESIDENCE
163 N. CASSINGHAM ROAD
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COVER SHEET & SITE STUDY

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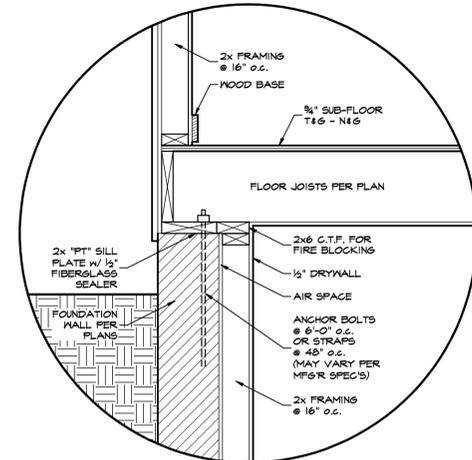
DSN	LN	8/27/04
LAY	LN	8/27/04
DET	LN	07/21/04
CHK	LN	07/25/04
DESIGN	LN	07/26/04

SHEET: 1



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR ENCLOSED UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP & BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE



FINISHED BASEMENT DETAIL
SCALE: 1" = 1'-0"

NOTE: PROVIDE 1/2" MINIMUM CLEAR SPACE BETWEEN FOUNDATION WALLS AND WOOD STUD WALLS. SQUARE FINISH WALLS INDEPENDENTLY OF FOUNDATION WALLS.

NOTE: REFER TO SHEETS 1&4 FOR GENERAL FRAMING NOTES, SEE SHEET 4 FOR WINDOW REQUIREMENTS, AND STAIR CALCULATIONS AND REQUIREMENTS

NOTE: REFER TO SHEET 2 FOR FLOOR JOIST BLOCKING DETAIL

NOTE: CEILING HEIGHTS IN FINISHED BASEMENTS SHALL NOT BE LESS THAN T-O'

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(12/25)

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LOWER LEVEL PLAN

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DSN	ME	8/27/09
LAY	ME	9/25/09
DET	ME	10/21/09
CHK	ME	10/25/09
PNCH	ME	10/28/09

SHEET: 3

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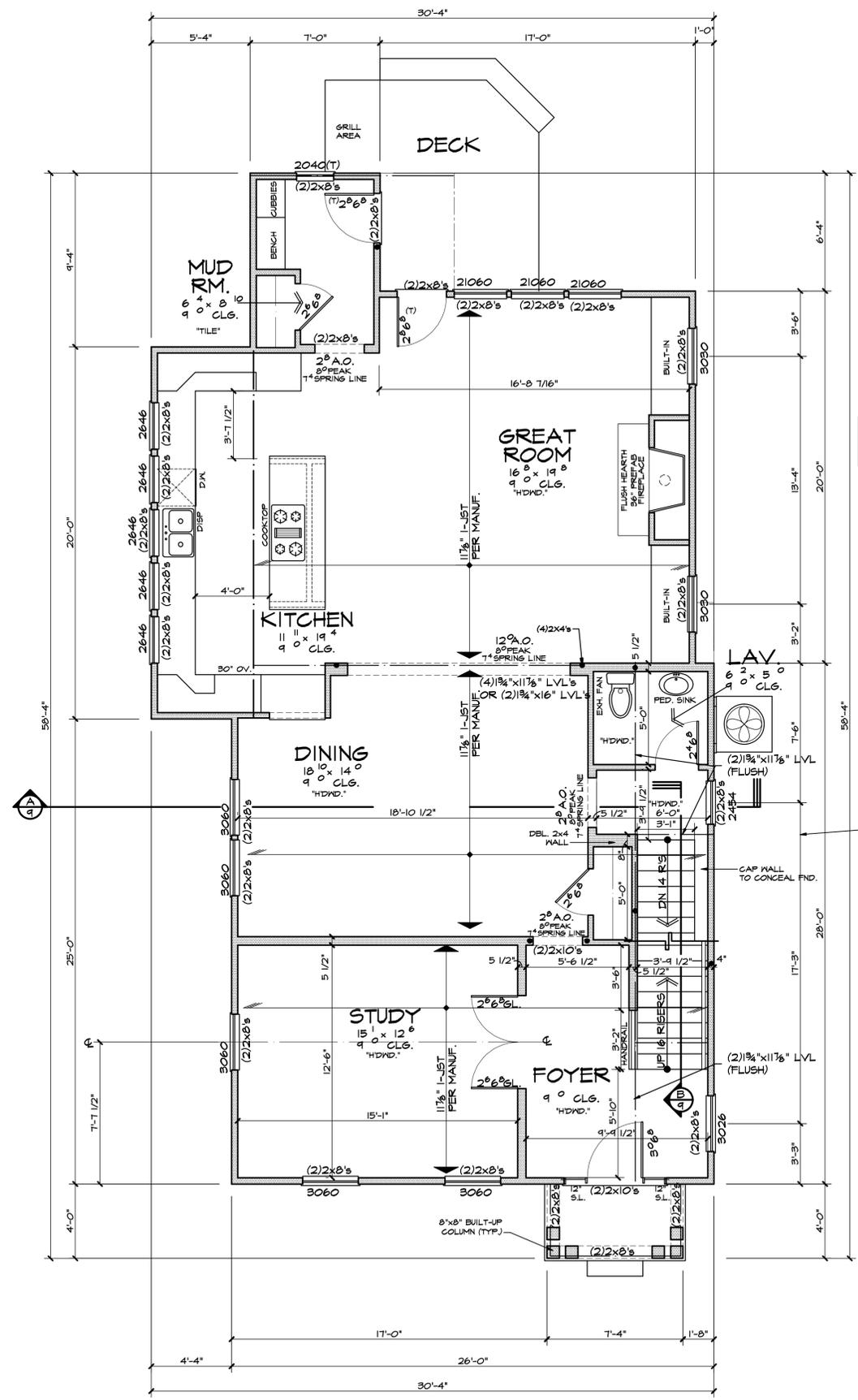
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FIRST FLOOR PLAN

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REV	DATE	DESCRIPTION
01	8/21/08	
02	9/25/08	
03	10/21/08	
04	10/25/08	
05	10/25/08	



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

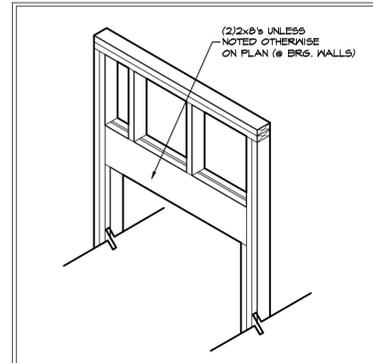
NOTE: REFER TO SHEET 2 FOR FLOOR JOIST BLOCKING DETAIL

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.

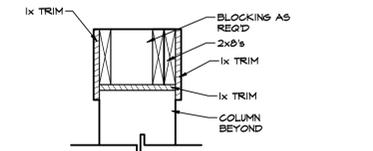
NOTE: REFER TO SHEET 1 FOR GENERAL FRAMING NOTES.

NOTE: VERIFY PREFAB FIREPLACE ROUGH-IN FRAMING WITH MANUFACTURERS SPECIFICATIONS PRIOR TO INSTALLATION (ADJUST AS REQUIRED) PROVIDE EXTERIOR AIR SUPPLY TO ENSURE PROPER COMBUSTION

NICHE @ 42" AFF.
4'-6" TALL
TOP @ 8'-0" AFF.



DOOR FRAMING DETAIL
NOT TO SCALE
NOTE:
1 JACK AND 2 FULL HEIGHT STUDS ARE SUGGESTED @ ALL DOORS AND CASED OPENINGS TO ALLOW FOR WIDER CASING DETAILS.



PORCH BREST DETAIL
SCALE: 1" = 1'-0"

- FLOOR PLAN NOTES:
- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET 1.
 - ALL INTERIOR WALLS ARE DIMENSIONED STUD-TO-STUD.
 - ALL INTERIOR WALLS ARE 3/4", EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
 - ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED. THIS MEANS THAT BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.
 - ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS SHALL HAVE A MINIMUM LINTEL OF (2)2x8s WITH 1/2" PLYWOOD SPACER. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x8s AND NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET 1. ALL OTHER LINTELS SHALL BE BUILT IN THE SAME MANNER.
 - ALL POSTS SHALL BE A MINIMUM OF (2)2x4s WITH GLUE APPLIED ON THE FULL MATING SURFACE AND NAILED PER THE FASTENING SCHEDULE ON SHEET 1.
 - FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT AND SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
 - REFER TO THE WINDOW NOTES ON THIS SHEET.
 - SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED W/ BATTERY BACK-UP.
 - CONTRACTOR SHALL SHIM ALL EXT. DOOR THRESHOLDS 3/4" VERIFY WITH BUILDER PRIOR TO COMMENCEMENT.
 - THE GARAGE SHALL BE SEPARATED FROM ITS ATTIC AREA BY 5/8" TYPE-X DRYWALL APPLIED TO THE CEILING OF THE GARAGE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 5/8" TYPE-X DRYWALL.

STAIR DATA

1ST FLR. TO BASEMENT	14 RISERS @ 7 1/4" = 8'-8 3/4"±
13 TREADS @ 10" = 10'-10"±	
1ST FLR. TO 2ND FLR.	16 RISERS @ 7 3/8" = 10'-1 3/8"±
15 TREADS @ 10" = 12'-6"±	

- STAIR REQUIREMENTS:
- | | |
|---|-------------|
| 1. MINIMUM TREAD DEPTH: | 10" |
| 2. NOSING PROJECTION: | 3/8" - 1/4" |
| 3. MAXIMUM RISER HEIGHT: | 7 3/4" |
| 4. MAXIMUM VARIANCE IN RISER HEIGHT: | 3/8" |
| 5. MINIMUM HEADROOM HEIGHT AT STAIR ANGLE: | 6'-8" |
| 6. MINIMUM LANDING DEPTH: | 36" |
| 7. MINIMUM/MAXIMUM HANDRAIL HEIGHT: | 34"/38" |
| 8. MINIMUM GUARDRAIL HEIGHT: | 36" |
| 9. AT BALCONIES, DECKS & ALL RAISED FLOOR SURFACES: | 34" |
| 10. MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL: | 3'-0" |
| 11. HAND GRIP MAY NOT EXCEED 2 1/2" IN CROSS SEC. DIMENSION. | |
| 12. HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER AND RETURN TO WALL OR NEVEL POST PER R315.1 | |
- (SEE R314.4 FOR CODES ON WINDER STAIRS)
(SEE SECTION 314.6 FOR CODES ON CIRCULAR STAIRS)

- WINDOW NOTES:
- ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZE (EX: 3060 - 3'-0"x6'-0")
 - WINDOW EGRESS REQUIREMENTS:
MAXIMUM SILL HEIGHT ABOVE FLOOR: 44"
MINIMUM NET CLEAR OPENING HEIGHT: 24"
MINIMUM NET CLEAR OPENING WIDTH: 20"
MINIMUM NET CLEAR OPENING S.F.: 5.7*
* GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 *
 - IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

NOTE:
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL BATH & KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER & BUILDER.
- ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MFG'R

STRUCTURAL LEGEND

(Symbol: Arrow with line)	DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
(Symbol: Arrow with line)	DIRECTION & SPAN OF STRUCTURAL MEMBERS
(Symbol: Circle with dot)	POST W/ PIER
(Symbol: Square with dot)	PIPE COLUMN W/PAD
(Symbol: Square with dot)	BEAM POCKET (4' BEARINGS)
(Symbol: Square with dot)	BEAM POCKET W/PILASTER (8' BEARINGS)
(Symbol: Circle with dot)	POINT LOAD FROM ABV.
(Symbol: Circle with dot)	(2)2x4s (MIN. BEARINGS)

NOTE: THESE PLANS HAVE BEEN REVIEWED BY A STRUCTURAL ENGINEER AND IT HAS BEEN DETERMINED THAT THE STANDARD WALL BRACING REQUIREMENTS OUTLINED IN THE COVER NOTES ARE ADEQUATE FOR ALL AREAS OF THIS STRUCTURE (UNLESS NOTED OTHERWISE)

DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN 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 ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

FF. 27155HERWOOD (12)25

FAIRFAX HOMES INC.

MARKET RESIDENCE
163 N. CASSINGHAM ROAD
BEXLEY, OHIO 43204
SECOND FLOOR PLAN / L, V, & E SCHEDULE

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REV	DATE	DESCRIPTION
01	8/21/04	
02	9/25/04	
03	10/21/04	
04	10/25/04	
05	10/25/04	

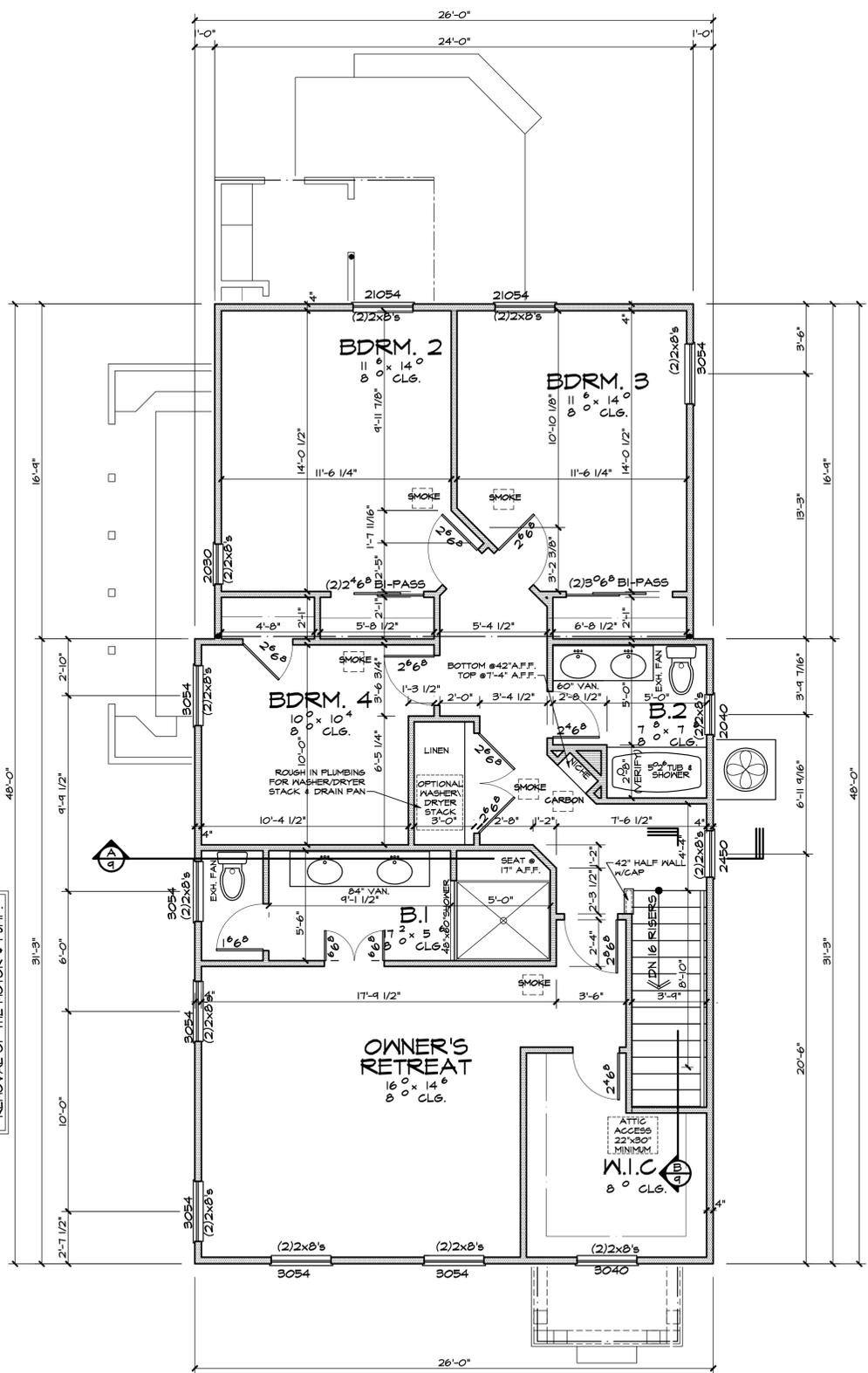
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ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPSIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

NOTE: REFER TO SHEETS 1&4 FOR GENERAL FRAMING NOTES, SEE SHEET 4 FOR WINDOW REQUIREMENTS, AND STAIR CALCULATIONS AND REQUIREMENTS

STRUCTURAL LEGEND

- DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- DIRECTION & SPAN OF STRUCTURAL MEMBERS
- POST W/ PIER
- PIPE COLUMN W/PAD
- BEAM POCKET (4" BEARINGS)
- BEAM POCKET W/PILASTER (6" BEARINGS)
- POINT LOAD FROM ABV.
- (2)2x4s (MIN. BEARINGS)



NOTE: PROVIDE PANEL TO ACCESS WHIRLPOOL TUB PLATFORM FOR THE SERVICING, MAINTENANCE AND/OR REMOVAL OF THE MOTOR & PUMP.

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1215.0 S.F.

LIGHT, VENT & EGRESS SCHEDULE

MANUFACTURER: UNITS BASED ON NOMINAL WINDOW SIZES

ROOM	ROOM S.F.	TYPE	MODEL # (see notes 1&3)	QTY.	OPERABLE	TEMP. GLAZING	UNIT S.F. GLAZING	TOTAL S.F. GLAZING	S.F. GLAZING REQ'D	UNIT S.F. VENT	TOTAL S.F. VENT	S.F. VENT REQ'D	S.F. EGRESS (see note 2)
LOWER LEVEL													
UNFINISHED	955	UTILITY	32/16	2	Y	N	2.6	5.2	76.4*	2.0	4.0	38.2*	2.0
LAUNDRY	96	UTILITY	32/16	1	Y	N	2.6	2.6	7.6*	2.0	2.0	3.8*	2.0
FIRST FLOOR													
MUD RM.	48.0	HALF LT. DOOR	2868	1	Y	Y	5.0	5.0	3.8	17.8	17.8	1.9	17.8
		SINGLE HUNG	3060	1	Y	Y	13.71	13.71		7.06	7.06		7.06
CAS. DNS.	86.2	SINGLE HUNG	3060	2	Y	N	13.71	27.42	6.8	7.06	14.12	3.4	7.06
GREAT RM.	294	SINGLE HUNG	2660	2	Y	N	11.02	22.04	23.5	5.78	10.56	11.7	5.78
		SINGLE HUNG	3060	2	Y	N	13.71	27.42		7.06	14.12		7.06
KITCHEN	233	SINGLE HUNG	3040	1	Y	N	8.62	8.62	18.6	4.34	8.68	9.3	4.34
		SINGLE HUNG	2454	1	Y	N	5.20	10.4		10.0	10.0		10.0
SUN RM.	94	SINGLE HUNG	2054	2	Y	N	7.56	15.12	7.5	4.03	8.06	3.8	4.03
		SINGLE HUNG	2654	4	Y	N	10.0	40.0		5.2	20.8		5.2
FORMAL DNG.	158	SINGLE HUNG	3060	2	Y	N	13.71	27.42	12.6	7.06	14.12	6.3	7.06
FOYER	136.5	3/4 LITE DR.	3068	1	Y	Y	6.6	6.6		21.0	21.0		21.0
		TRANSOM	1628	2	N	Y	2.1	4.2	10.92	N/A	N/A	5.46	N/A
		TRANSOM	3026	1	Y	N	5.0	5.0		N/A	N/A		N/A
SECOND FLOOR													
OWNER'S RETREAT	232	SINGLE HUNG	3050	2	Y	N	11.7	22.34	18.5	5.7	11.4	4.3	5.7
		TRANSOM	2026	2	N	N	3.0	6.0		N/A	N/A		N/A
BATH	94	TRANSOM	2026	1	N	Y	3.0	3.0	7.5	N/A	N/A	3.7	N/A
BDRM.2	147	SINGLE HUNG	3054	2	Y	N	14.88	29.76	11.7	6.38	12.76	5.8	6.38
BDRM.3	147	SINGLE HUNG	3054	2	Y	N	14.88	29.76	11.7	6.38	12.76	5.8	6.38
BDRM.4	100	SINGLE HUNG	3054	1	Y	N	14.88	14.88		6.38	6.38		6.38
		TRANSOM	2026	1	N	N	3.0	3.0	8.0	N/A	N/A	4.0	N/A
HALL	100	SINGLE HUNG	2450	1	Y	N	5.0	5.0	8.0	4.0	4.0	4.0	4.0
BATH 2	58.5	SINGLE HUNG	2040	1	Y	N	5.24	5.24	4.6	2.74	2.74	2.3	2.74

- SCHEDULE INFORMATION SHOWN FOR MULTIPLE MULLED UNITS REFLECTS INDIVIDUAL UNIT SIZE
- EGRESS FOR ONE WINDOW ONLY OF MULLED UNIT
- WHEN THREE OR MORE UNITS ARE MULLED TOGETHER, ONLY END MOST UNITS SHALL BE OPERABLE

NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT., THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE MINIMUM GLAZING AREA SHALL BE 8% OF THE HABITABLE FLOOR AREA AND THE MINIMUM VENTILATION SHALL BE 4% OF THE HABITABLE FLOOR AREA.

* NOTE:
THE GLAZED AREAS MAY BE OMITTED IN ROOMS WHERE THE OPENING IS NOT REQUIRED BY AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM, AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (648lm) OVER THE AREA OF THE ROOM AT A HEIGHT OF 90 INCHES (162mm) ABOVE THE FLOOR LEVEL.

NOTE: THESE PLANS HAVE BEEN REVIEWED BY A STRUCTURAL ENGINEER AND IT HAS BEEN DETERMINED THAT THE STANDARD WALL BRACING REQUIREMENTS OUTLINED IN THE COVER NOTES ARE ADEQUATE FOR ALL AREAS OF THIS STRUCTURE (UNLESS NOTED OTHERWISE)

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 BY 2/8" - ADJUST HEEL ACCORDINGLY - ALL PASCIA / FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS - CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES

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

- 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.
- GLAZING IN STORM DOORS.
- 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, STORAGE AREA, OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSES THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE DRAIN INLET AND 36 INCHES (914 MM) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
- 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) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M²).
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
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- GLAZING IN WALLS AND FENCES ENCLOSES INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
- 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.
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) 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, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

- OPENINGS IN DOORS THROUGH WHICH A 9-INCH (16 MM) SPHERE IS UNABLE TO PASS.
- DECORATIVE GLASS IN ITEMS 1, 6 OR 7.
- GLAZING IN ITEM 6, WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- 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.
- 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 ± 51MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 80 POUNDS PER LINEAR FOOT (14.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 INCHES (25 MM) IN HEIGHT.
- OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.78 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.
- LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
- MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
- SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
 - 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 CODE; AND
 - THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

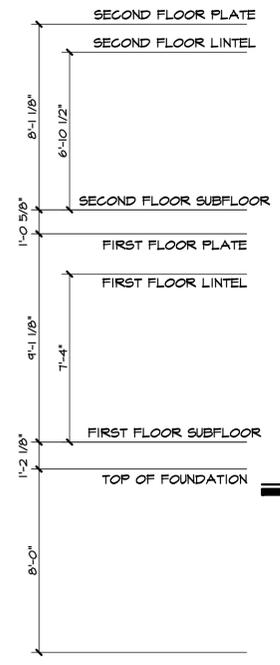
NOTE: GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.



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



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



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614 490-0027
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FF 271755HARDWOOD
(12)25

FAIRFAX
HOMES INC.

MARKET RESIDENCE
163 N. CASSINGHAM ROAD
BEXLEY, OHIO 43204
EXTERIOR ELEVATIONS

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LAY	MAY	9/25/04
DET	MAY	10/21/04
CHK	JAN	10/25/04
PRG	JAN	10/25/04

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



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

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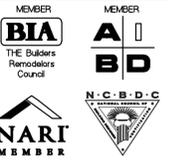
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- GLAZING IN ITEM 6, WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
- 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 ± 51MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 80 POUNDS PER LINEAR FOOT (14.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 INCHES (25 MM) IN HEIGHT.
- OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.78 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.
- LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
- MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
- SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
 - 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 CODE; AND
 - THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

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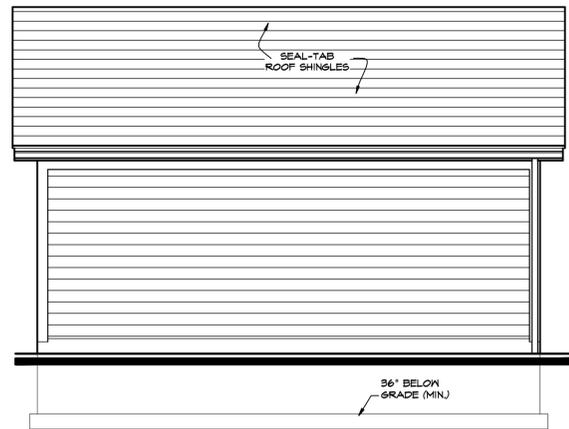
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EXTERIOR ELEVATIONS

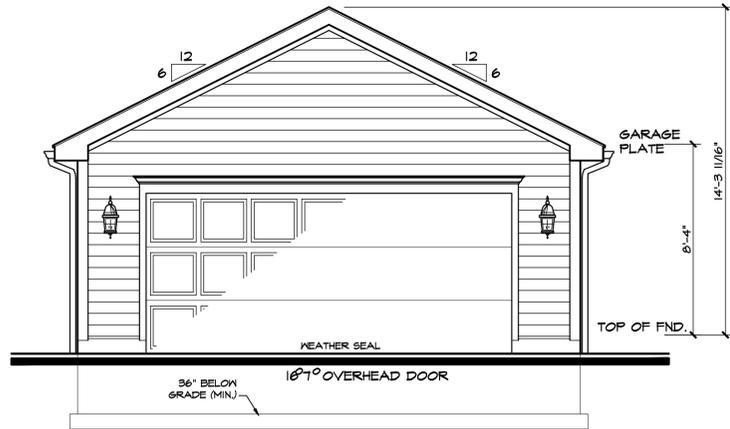
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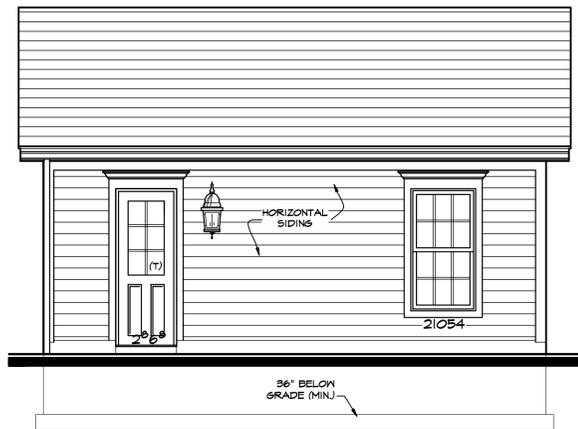
SHEET: 8



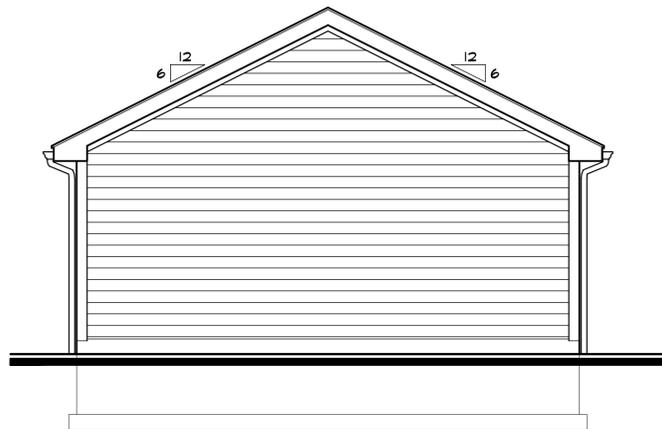
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



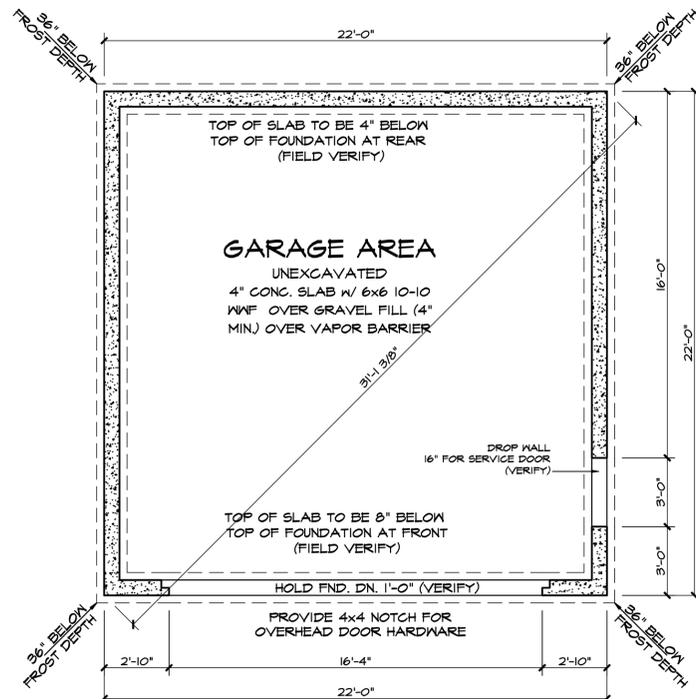
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



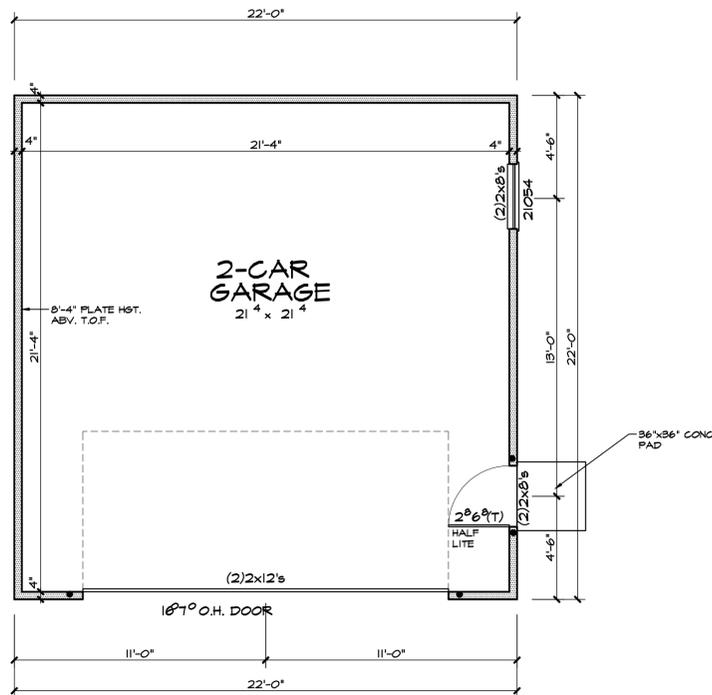
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



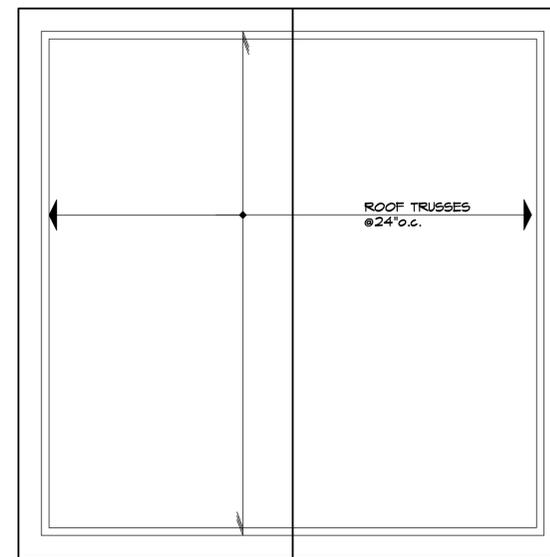
REAR ELEVATION
SCALE: 1/4" = 1'-0"



DETACHED GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



DETACHED GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

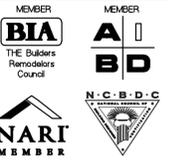
NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN
FIRST 10' FROM BUILDING PERIMETER.

SEE SHEET 6 FOR ELEVATION NOTES AND REQUIREMENTS

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DETACHED GARAGE PLAN

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