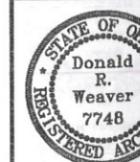


addition and alteration to an existing residence
 THE HIGGINS RESIDENCE
 465 N. COLUMBIA AVE.

ALPHA ARCHITECTURAL SERVICES, LLC
 DONALD R. WEAVER, ARCHITECT
 Ohio Registration #7748

620 Reindeer Lane, Gahanna, Ohio 43230

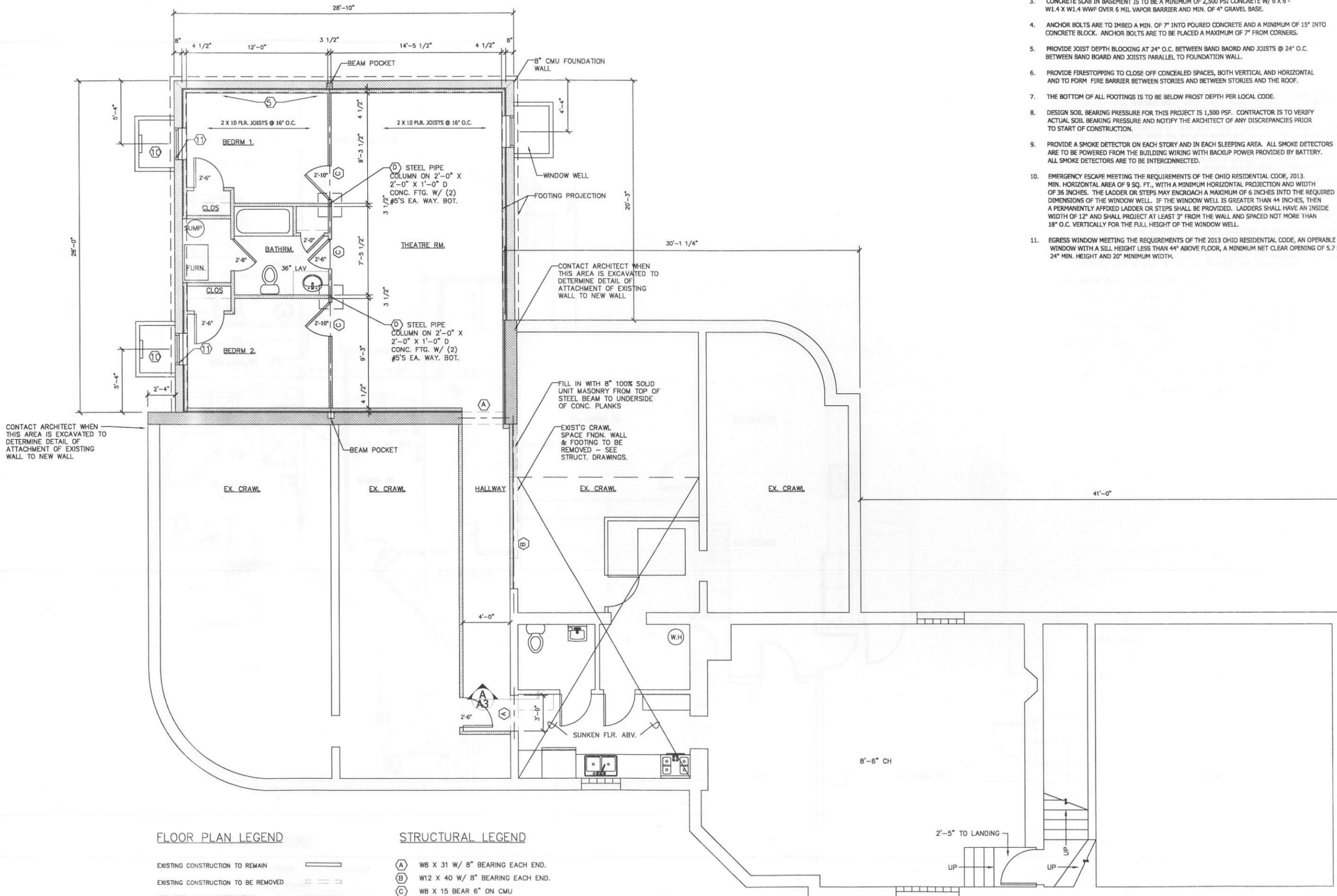
Revision: 1202



2.11.2013

CODED FOUNDATION PLAN NOTES

- ALL DIMENSIONS ARE TO ROUGH FRAMING OR MASONRY.
- FOOTINGS ARE TO BE 8" DEEP X 1'-4" WIDE AT 8" THICK FOUNDATION WALLS. FOUNDATION WALLS ARE TO BE CONSTRUCTED OF REINFORCED 8" CONCRETE BLOCK.
- CONCRETE SLAB IN BASEMENT IS TO BE A MINIMUM OF 2,500 PSI CONCRETE W/ 6 X 6 - W1.4 X W1.4 WWF OVER 6 MIL VAPOR BARRIER AND MIN. OF 4" GRAVEL BASE.
- ANCHOR BOLTS ARE TO IMBED A MIN. OF 7" INTO POURED CONCRETE AND A MINIMUM OF 15" INTO CONCRETE BLOCK. ANCHOR BOLTS ARE TO BE PLACED A MAXIMUM OF 7" FROM CORNERS.
- PROVIDE JOIST DEPTH BLOCKING AT 24" O.C. BETWEEN BAND BOARD AND JOISTS @ 24" O.C. BETWEEN BAND BOARD AND JOISTS PARALLEL TO FOUNDATION WALL.
- PROVIDE FIRESTOPPING TO CLOSE OFF CONCEALED SPACES, BOTH VERTICAL AND HORIZONTAL AND TO FORM FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND THE ROOF.
- THE BOTTOM OF ALL FOOTINGS IS TO BE BELOW FROST DEPTH PER LOCAL CODE.
- DESIGN SOIL BEARING PRESSURE FOR THIS PROJECT IS 1,500 PSF. CONTRACTOR IS TO VERIFY ACTUAL SOIL BEARING PRESSURE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- PROVIDE A SMOKE DETECTOR ON EACH STORY AND IN EACH SLEEPING AREA. ALL SMOKE DETECTORS ARE TO BE POWERED FROM THE BUILDING WIRING WITH BACKUP POWER PROVIDED BY BATTERY. ALL SMOKE DETECTORS ARE TO BE INTERCONNECTED.
- EMERGENCY ESCAPE MEETING THE REQUIREMENTS OF THE OHIO RESIDENTIAL CODE, 2013. MIN. HORIZONTAL AREA OF 9 SQ. FT., WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE LADDER OR STEPS MAY ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL. IF THE WINDOW WELL IS GREATER THAN 44 INCHES, THEN A PERMANENTLY AFFIXED LADDER OR STEPS SHALL BE PROVIDED. LADDERS SHALL HAVE AN INSIDE WIDTH OF 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- EGRESS WINDOW MEETING THE REQUIREMENTS OF THE 2013 OHIO RESIDENTIAL CODE, AN OPERABLE WINDOW WITH A SILL HEIGHT LESS THAN 44" ABOVE FLOOR, A MINIMUM NET CLEAR OPENING OF 5.7 S.F. AND 24" MIN. HEIGHT AND 20" MINIMUM WIDTH.



FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW STUD WALL CONSTRUCTION
- NEW CMU FOUNDATION WALL

STRUCTURAL LEGEND

- (A) W8 X 31 W/ 8" BEARING EACH END.
- (B) W12 X 40 W/ 8" BEARING EACH END.
- (C) W8 X 15 BEAR 6" ON CMU
- (D) 3" DIA. (3-1/2" O.D. X 7.59 LB./FT) STEEL COLUMN

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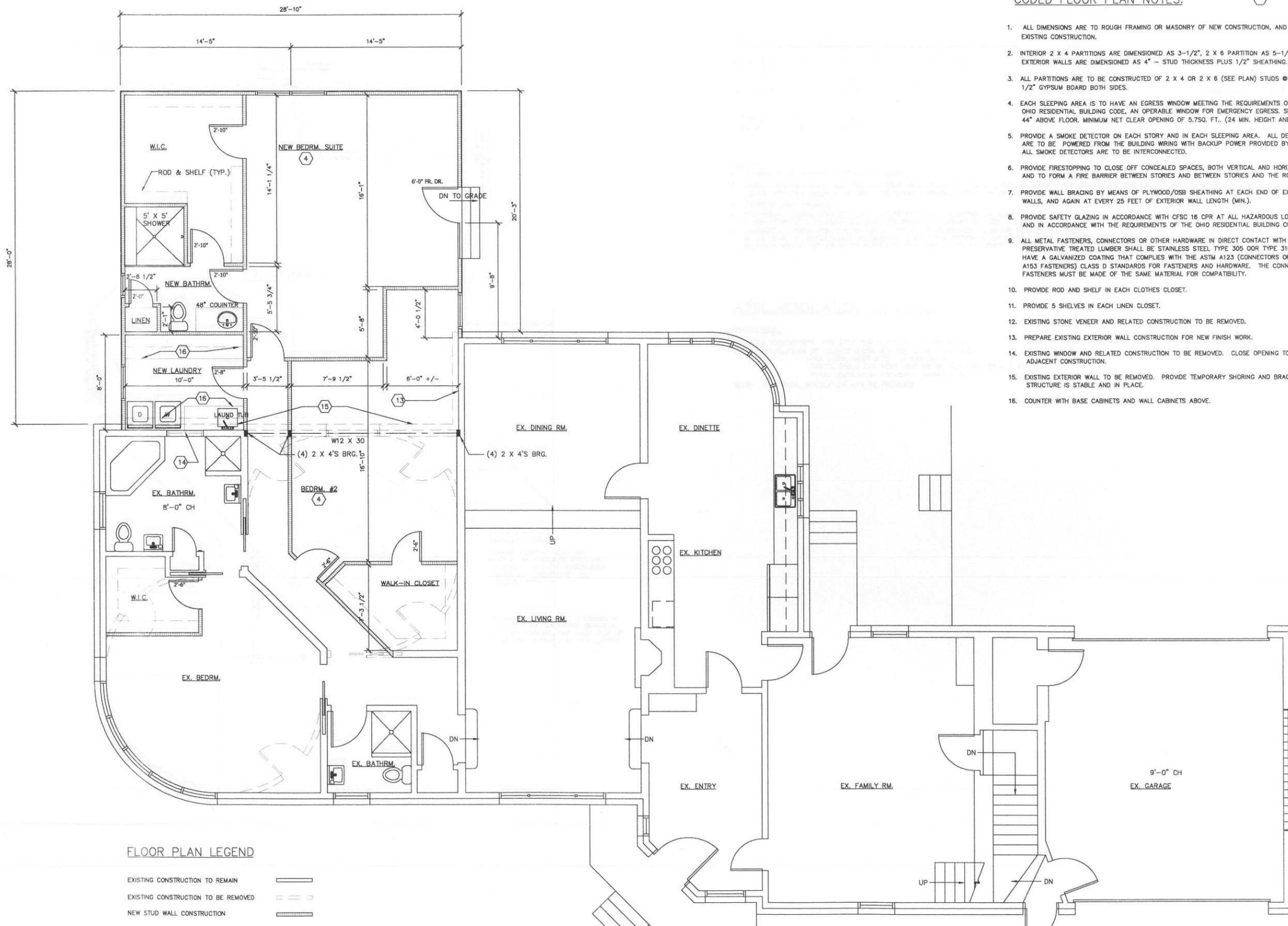
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Donald R. Weaver #7748
Expiration Date: 12/31/2013

2.11.2013

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- CODED FLOOR PLAN NOTES:**
1. ALL DIMENSIONS ARE TO ROUGH FRAMING OR MASONRY OF NEW CONSTRUCTION, AND TO FACE OF EXISTING CONSTRUCTION.
 2. INTERIOR 2 X 4 PARTITIONS ARE DIMENSIONED AS 3-1/2", 2 X 6 PARTITION AS 5-1/2". EXTERIOR WALLS ARE DIMENSIONED AS 4" - STUD THICKNESS PLUS 1/2" SHEATHING.
 3. ALL PARTITIONS ARE TO BE CONSTRUCTED OF 2 X 4 OR 2 X 6 (SEE PLAN) STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD BOTH SIDES.
 4. EACH SLEEPING AREA IS TO HAVE AN EGRESS WINDOW MEETING THE REQUIREMENTS OF THE 2013 OHIO RESIDENTIAL BUILDING CODE, AN OPERABLE WINDOW FOR EMERGENCY EGRESS. SILL HEIGHT LESS THAN 44" ABOVE FLOOR. MINIMUM NET CLEAR OPENING OF 5.750. FT.. (24 MIN. HEIGHT AND 20" MIN. WIDTH).
 5. PROVIDE A SMOKE DETECTOR ON EACH STORY AND IN EACH SLEEPING AREA. ALL DETECTORS ARE TO BE POWERED FROM THE BUILDING WIRING WITH BACKUP POWER PROVIDED BY BATTERY. ALL SMOKE DETECTORS ARE TO BE INTERCONNECTED.
 6. PROVIDE FIRESTOPPING TO CLOSE OFF CONCEALED SPACES, BOTH VERTICAL AND HORIZONTAL, AND TO FORM A FIRE BARRIER BETWEEN STORIES AND THE ROOF.
 7. PROVIDE WALL BRACING BY MEANS OF PLYWOOD/OSB SHEATHING AT EACH END OF EXTERIOR WALLS, AND AGAIN AT EVERY 25 FEET OF EXTERIOR WALL LENGTH (MIN.).
 8. PROVIDE SAFETY GLAZING IN ACCORDANCE WITH CFSC 16 CPR AT ALL HAZARDOUS LOCATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO RESIDENTIAL BUILDING CODE.
 9. ALL METAL FASTENERS, CONNECTORS OR OTHER HARDWARE IN DIRECT CONTACT WITH ANY PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 305 OR TYPE 316 OR HAVE A GALVANIZED COATING THAT COMPLIES WITH THE ASTM A123 (CONNECTORS OR A153 FASTENERS) CLASS D STANDARDS FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY.
 10. PROVIDE ROD AND SHELF IN EACH CLOTHES CLOSET.
 11. PROVIDE 5 SHELVES IN EACH LINEN CLOSET.
 12. EXISTING STONE VENEER AND RELATED CONSTRUCTION TO BE REMOVED.
 13. PREPARE EXISTING EXTERIOR WALL CONSTRUCTION FOR NEW FINISH WORK.
 14. EXISTING WINDOW AND RELATED CONSTRUCTION TO BE REMOVED. CLOSE OPENING TO MATCH ADJACENT CONSTRUCTION.
 15. EXISTING EXTERIOR WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING AND BRACING UNTIL NEW STRUCTURE IS STABLE AND IN PLACE.
 16. COUNTER WITH BASE CABINETS AND WALL CABINETS ABOVE.

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW STUD WALL CONSTRUCTION

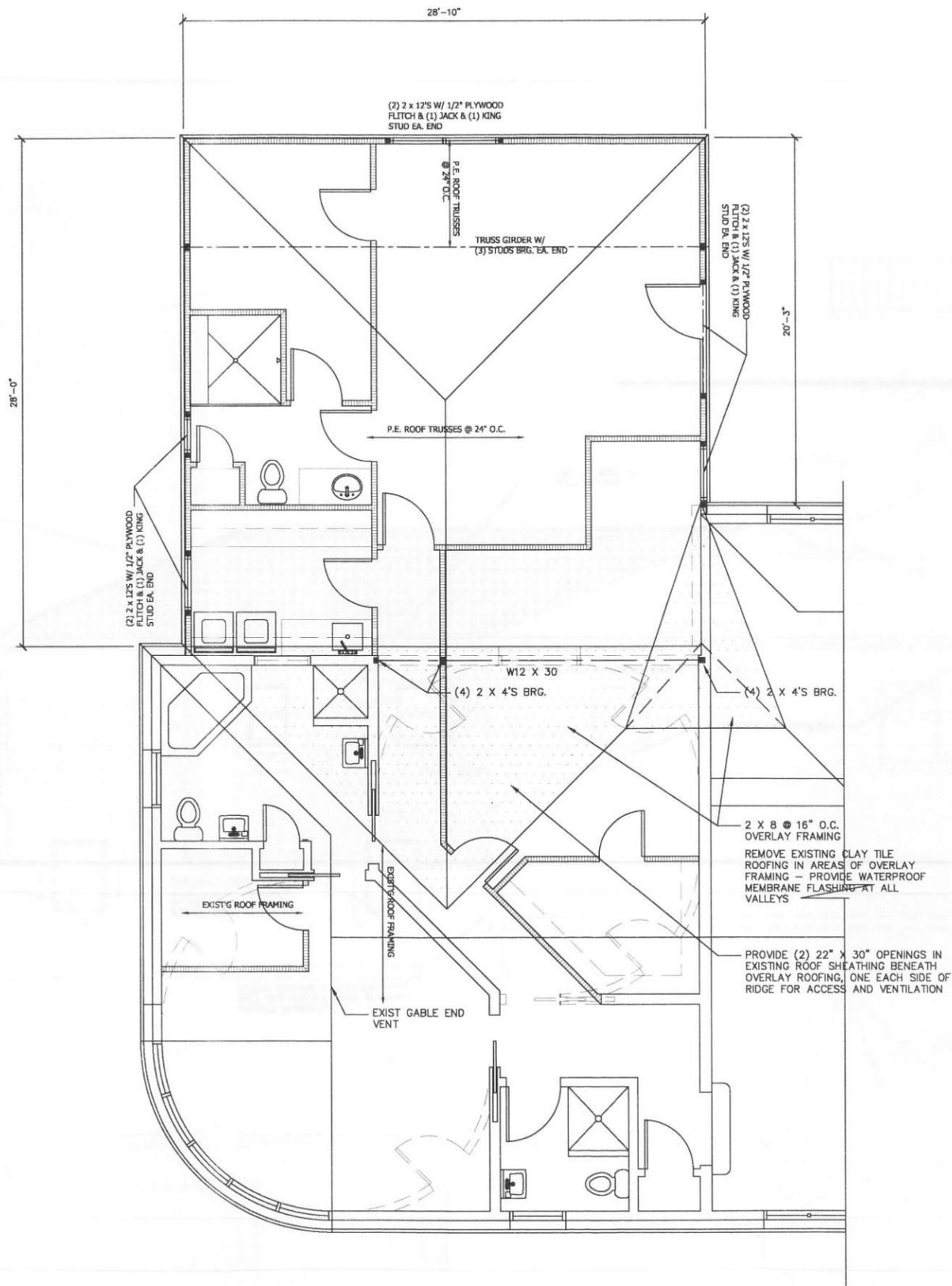
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ROOM VENTILATION AND LIGHT SCHEDULE

ROOM NAME	SQ. FT.	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENTILATION	ACTUAL VENTILATION	TEMPERED	EGRESS SQ. FT.	NOTES
BEDROOM #2	275	22.0	12.61	11	6.93		REQM'T MET	2, 4, 5
NEW BEDRM STE.	356	28.48	41.33	14.24	29.97		REQM'T MET	1, 2, 3
BEDRM. 1	106	8.48	9.5	4.24	9.0		REQM'T MET	2
BEDRM 2	106	8.48	9.5	4.24	9.0		REQM'T MET	2
THEATRE	384	30.72	9.5	15.36	9.0			4, 5

NOTES

- GLAZING IN ALL DOORS TO BE SAFETY GLAZING.
- EGRESS WINDOWS MUST MEET THE FOLLOWING REQUIREMENTS: CLEAR OPENABLE AREA = 5.7 SQ. FT. MIN., 5.0 SQ. FT. 1ST FLOOR ONLY, CLEAR OPENABLE WIDTH = 20" MIN. AND CLEAR OPENABLE HEIGHT OF 24" MIN.
- EXTERIOR DOOR PROVIDED
- PERMANENT CEILING MOUNTED LIGHT FIXTURE REQUIRED PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE ROOM AT A HEIGHT OF 30: AFF.
- MECHANICAL VENTILATION SYSTEM REQ'D CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE PER OCCUPANT

ATTIC VENTILATION SCHEDULE

ENTIRE ROOF

REQUIRED VENTILATION: $812 \text{ S.F.} / 300 = 2.71 \text{ S.F.} = 390 \text{ SQ. IN.}$
 ACTUAL VENTILATION: $2" \text{ SOFFIT VENTS } @ 9 \text{ SQ. IN. NET FREE AREA PER LINEAL FOOT } \times 76' = 684 \text{ SQ. IN.}$
 EXIST'G GABLE END VENT: $660 \text{ SQ. IN. NET FREE AREA} = 460$
 TOTAL VENTILATION PROVIDED: 1044 SQ. IN.

NOTE: ADDITIONAL VENTILATION MAY BE PROVIDED.

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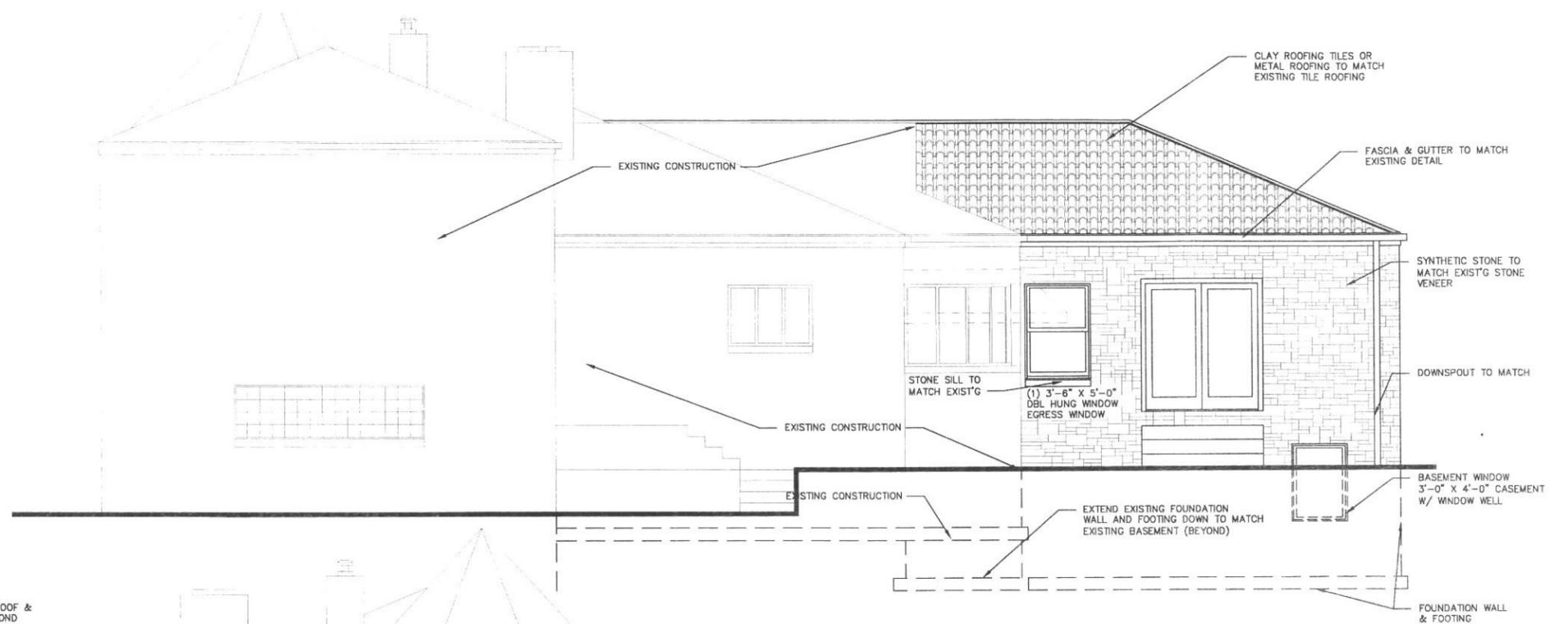
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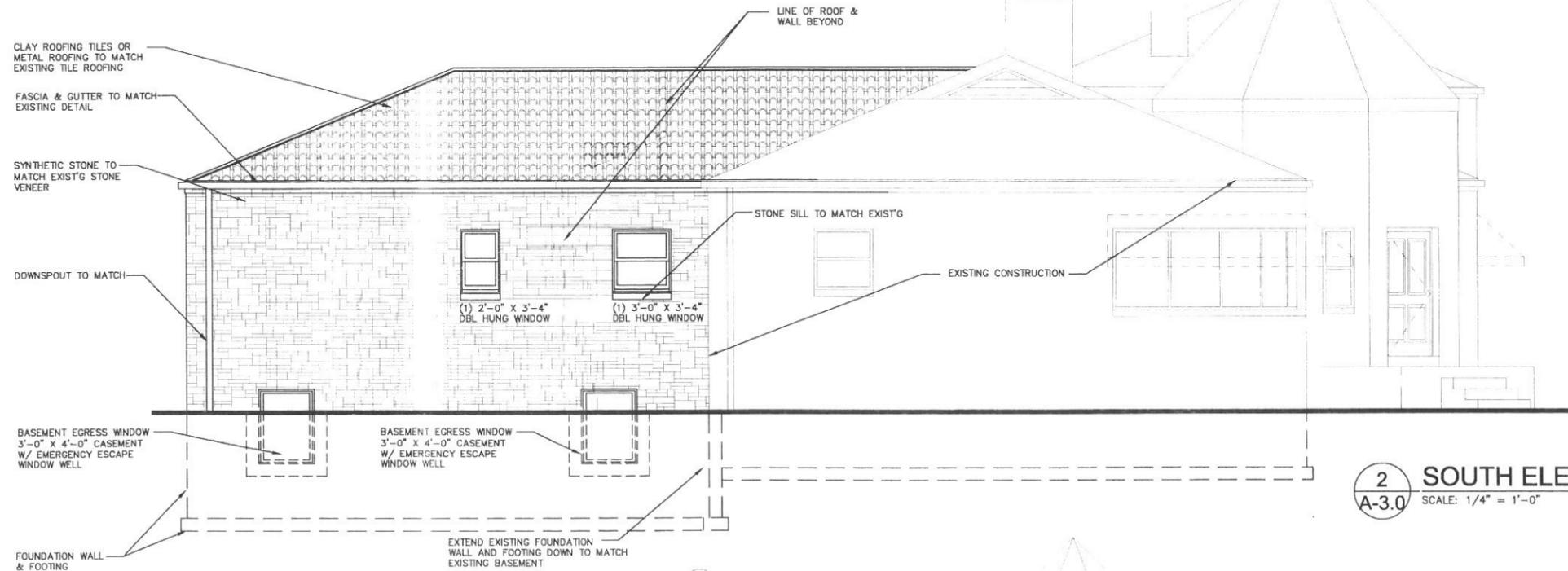


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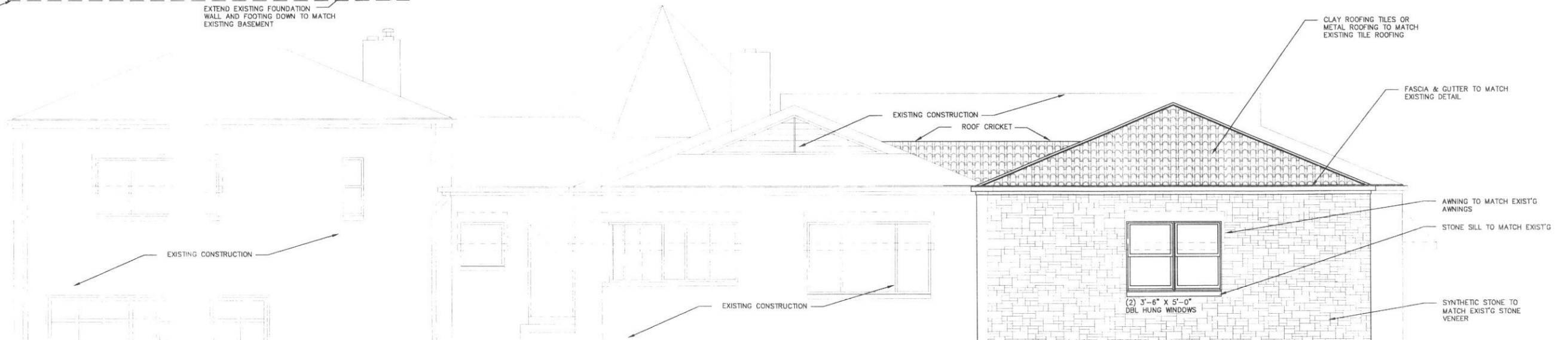
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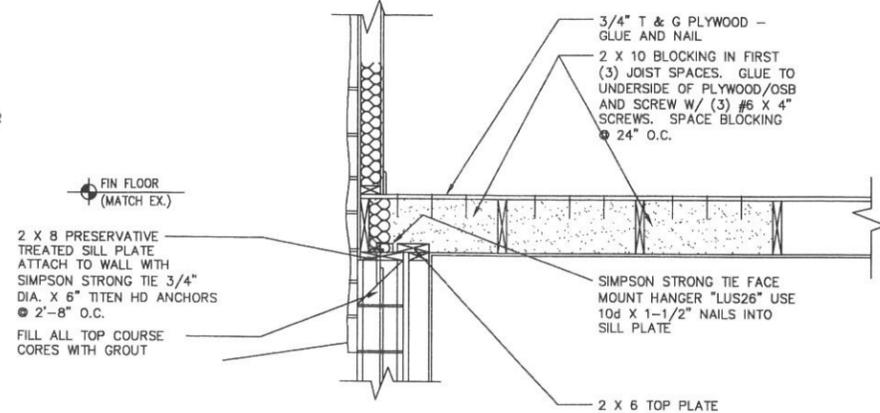
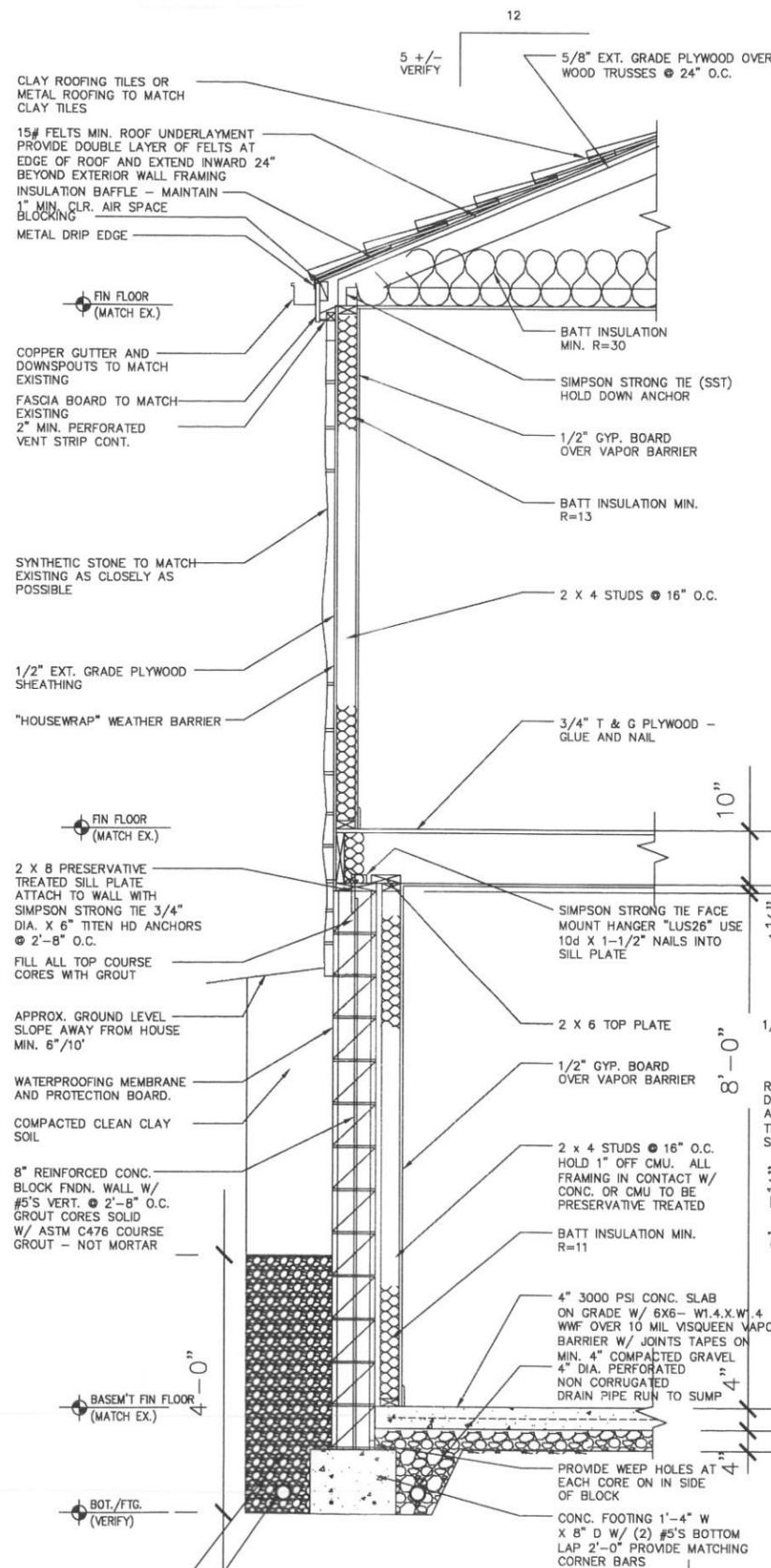


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

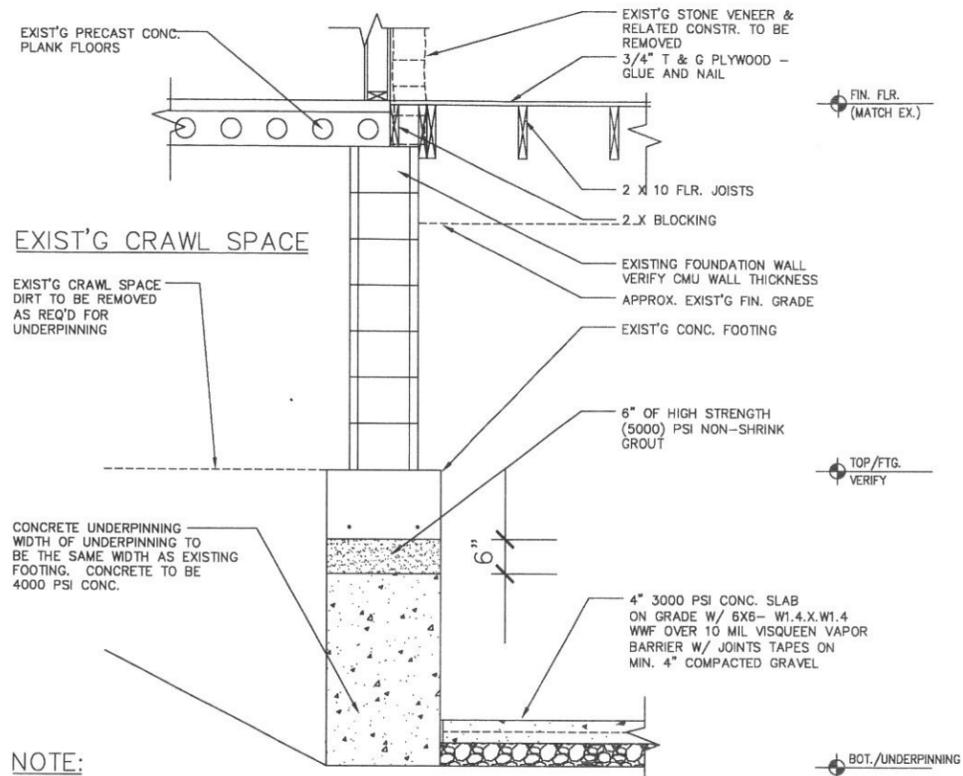


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



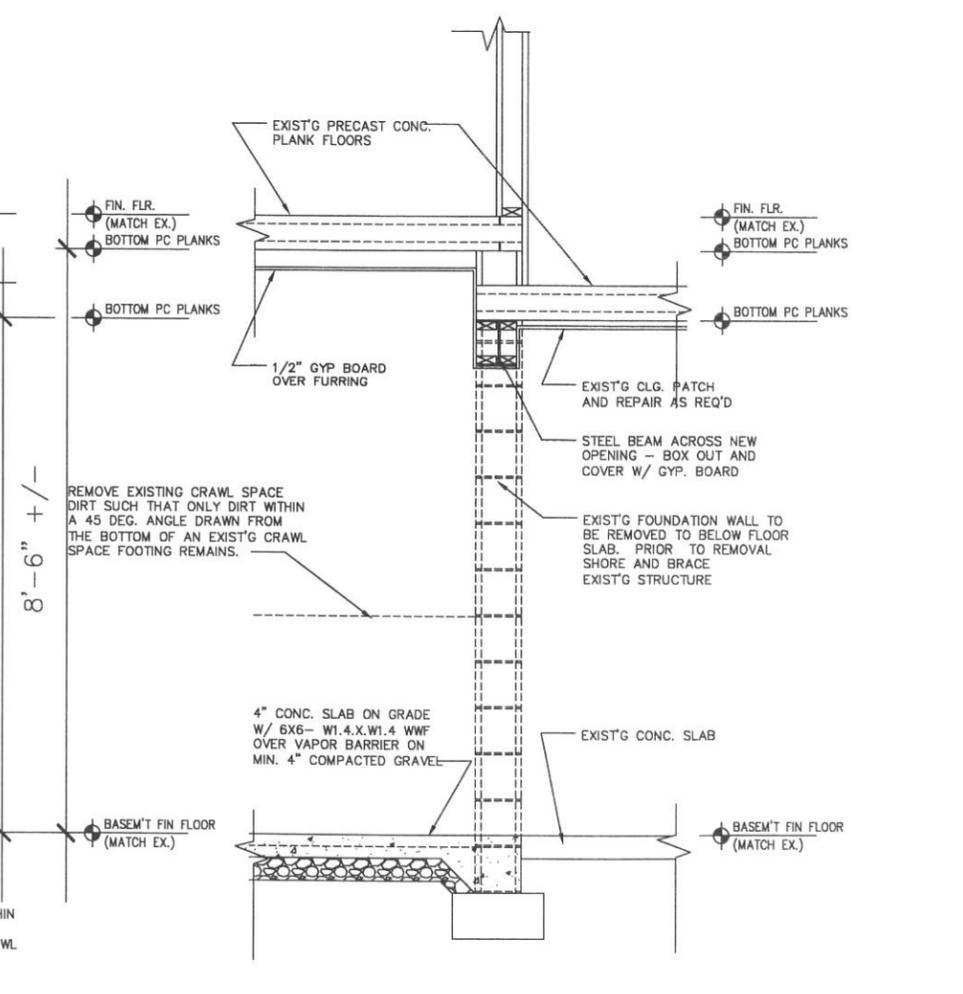
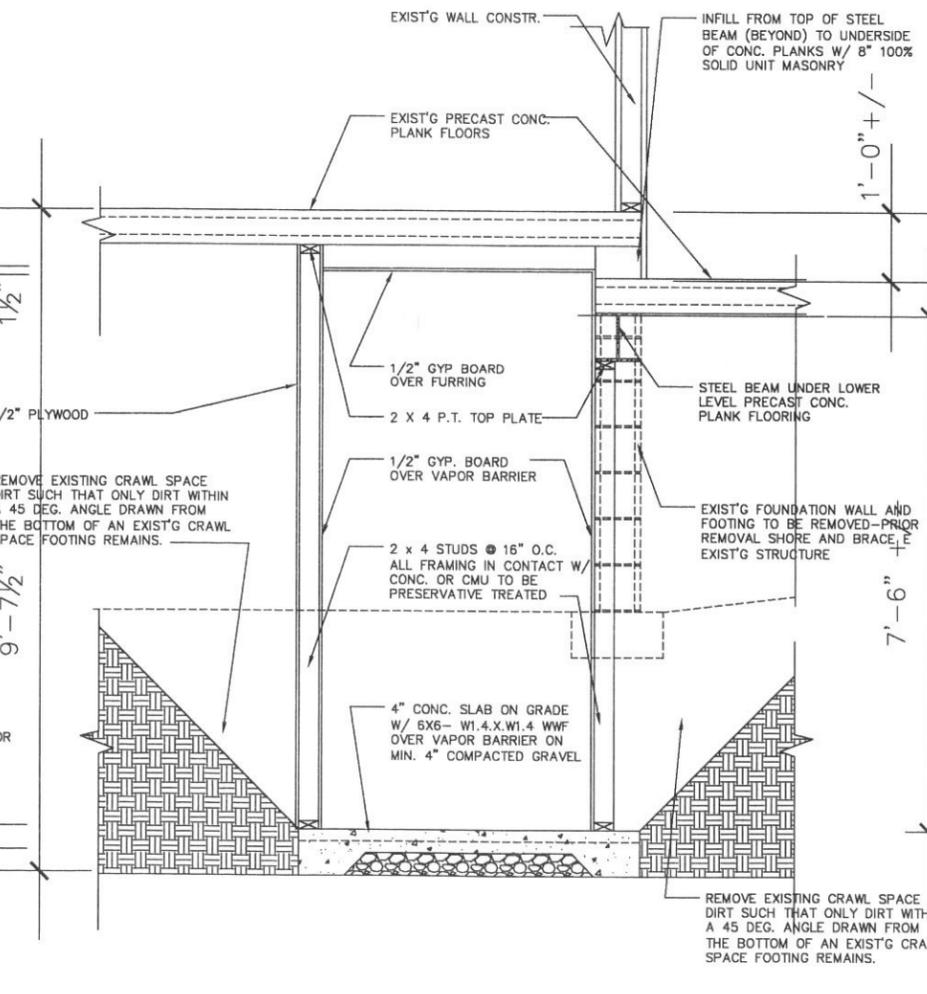


D JOISTS PARALLEL TO FNDN WALL SECTION
A-5.0 3/4" = 1'-0"



E UNDERPINNING WALL SECTION
A-5.0 3/4" = 1'-0"

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY SHORE THE EXISTING STRUCTURE PRIOR TO UNDERPINNING.



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