GENERAL NOTES

1. These plans have been developed and designed in accordance with the 2013 Residential Code of Ohio (2013 RCO)
   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.
2. All HVAC work shall be installed in accordance with the Building code in effect in this jurisdiction.
3. All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
4. Dimensional lumber used for all framing, except trusses, studs, sole plates, and cap plates shall be SPRUCE PINE FIR No. 2 or better. (North)
5. 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.
6. Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Pine Fir No.2 or better. (North)
7. All dimensional lumber shall have a maximum moisture content of 19%.
8. Where the term "G & 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.
9. 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.
10. Where gluing is specified it shall be completed as follows:
    A. Place continuous bead(s) of glue on one of the surfaces to be glued.
    B. Nail so that surfaces are held tightly together until glue attains full strength.
    C. Wipe away any excess glue which is expelled if its appearance will be unacceptable in the finished structure.
11. 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 CWN = common wire nail)
    A. Sub floor to joists: fasten with glue and 1-8d RSN @ 6" c/c.
    B. Sole plates to sub floor: glue and 1-16d CWN @ 8" c/c.
    C. Studs to sole plate: fasten with 2-16d CWN.
    D. Studs to cap plates: fasten with 2-16d CWN.
    E. Stud-to-stud and plate-to-plate: 2-10d CWN @ 6" c/c.
    F. Roof sheathing to trusses: 8d CWN @ 4" c/c.
    G. Roof trusses to walls: Simpson Strong-Tie anchor H2.5.
    H. Multiple 2x lintels: G & N with 16d CWN's as required.
    I. Multiple LVL beams: Fasten per manufacturer recommendations
    J. Roof trusses to LVL: Simpson Anchor HU210.
    K. Sheathing to studs: 1-8d RSN @ 6" c/c at all edges &
       1-8d RSN @ 12" c/c at all intermediate studs.
12. 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. = 1,500,000 psi. - Fb = 1700 psi
    - PARALLAM (PSL) M.O.E. = 2,000,000 psi. - 2900 psi
13. 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 2X8 (min) vertical blocking under the offset load, when the offset exceeds 5".
14. 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.
15. All elements of construction not specifically noted on these drawings shall comply with the Local Governing Codes, Requirements, and Regulations.
16. 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.
17. All steel beams in these plans are designed for 50 KSI yield strength.

PLANNING

1. All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
2. 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.
3. Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The maximum riser height shall be 7 3/4" and the minimum tread depth shall be 10" with a nosing of not less than 3/4" but not more than 1 1/4" at stairs with solid risers unless noted otherwise on plans.
11. The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8"
12. Winder stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 9" and the minimum depth of any tread shall not be less than 6"
13. Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 1/2" gypsum board.
14. 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.
15. 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".
16. 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.
17. 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.
18. 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.
19. Carbon monoxide alrams: For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. In existing dwellings: Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.
20. Foam plastic shall be separated from the interior of the building by a minimum ½" gypsum board. The gypsum board shall be installed using a mechanical system.
21. Wall and ceiling finishes shall have a flame spread index of not greater than 200.
22. 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 developed index not to exceed 450 when tested in accordance with ASTM E 84.
23. Sills and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservatively treated in accordance AWPA U1 , unless separated from such slab by an impervious moisture barrier.
24. Wood columns shall be approved wood of natural decay resistance or approved pressure preservatively treated wood.
25. 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.

WALL CONSTRUCTION

1. All structural members shall be fastened in accordance with chapter 6 of the building code in effect.
2. Engineered data sheets for built-up beams shall be provided prior to framing inspection.
3. All headers in exterior walls to be (2) 2x8 U.N.O. On plans.
4. 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 23/32-inch wood structural panel with joints backed by 23/32-inch wood structural panels or one thickness of ¾-inch particle board with joints backed by ¾" particle board, ½-inch gypsum board, or ¼-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.
5. All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" o.s.b. structural sheathing full height, on the entire perimeter of this structure. All interior walls shall be braced by attaching 1/2" (min.) gypsum board to wall studs, spaced no more than 24" o.c., with 5d cooler nails @ 7" o.c. (max.), or 1-5/8" long, 1/32" head, .0864 gypsum board nails @ 7" 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 5/8".
6. Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
7. 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.
8. The veneer shall be separated from the sheathing by an air space of a minimum of 1" but not more than 4 1/2".
9. 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.
10. Weep holes shall be provided in the outside wythe of masonry walls at a max. spacing of 33" on center. Weep holes shall be a min. of 3/16" in diameter located immediately above the flashing.
11. 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.
12. 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.

INDEX TO DRAWINGS

SH#	DESCRIPTION
1	COVER SHEET
2	INSULATION REQUIREMENTS
3	SITE PLAN
4	FLOOR PLANS
5	EXTERIOR ELEVATIONS
6	FRONT ELEVATION

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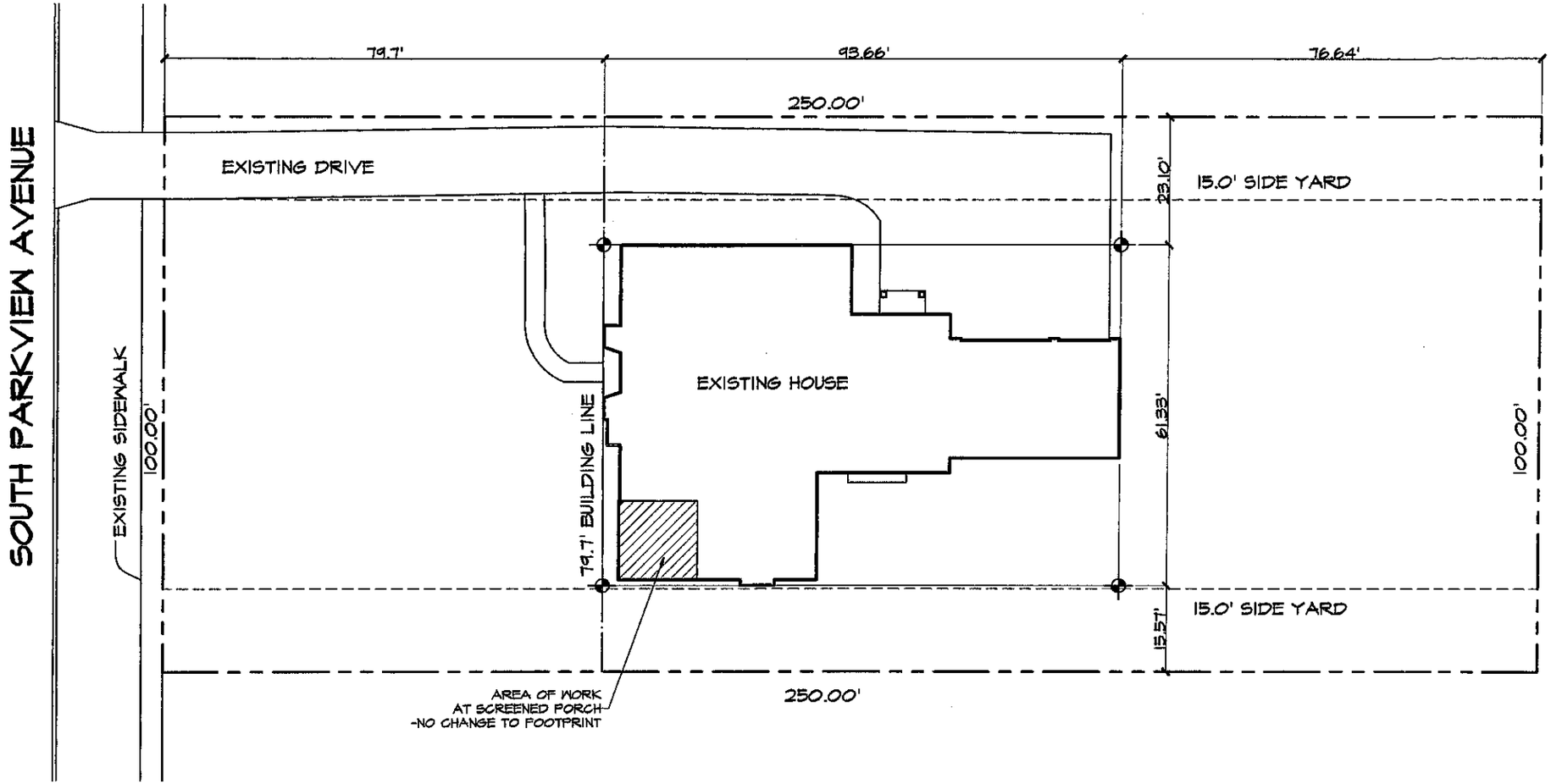
JL.100PARKVIEW
(13127)

LEVY RESIDENCE
100 PARKVIEW DRIVE
BEXLEY, OHIO

COVER SHEET

DSN	LJW	2013.9.9
LAY	MF	2013.9.30
DET	MF	2013.10.3
CHK	LJW	2013.10.3
PNCH	MF	2013.10.3

SHEET: 1



SITE PLAN

SCALE: 1"=20'-0"

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SITE PLAN

DWN	LW	2013.9.9
LAY	MF	2013.9.30
DET	MF	2013.10.3
CHK	LW	2013.10.3
PNCH	MF	2013.10.3

SHEET: 3

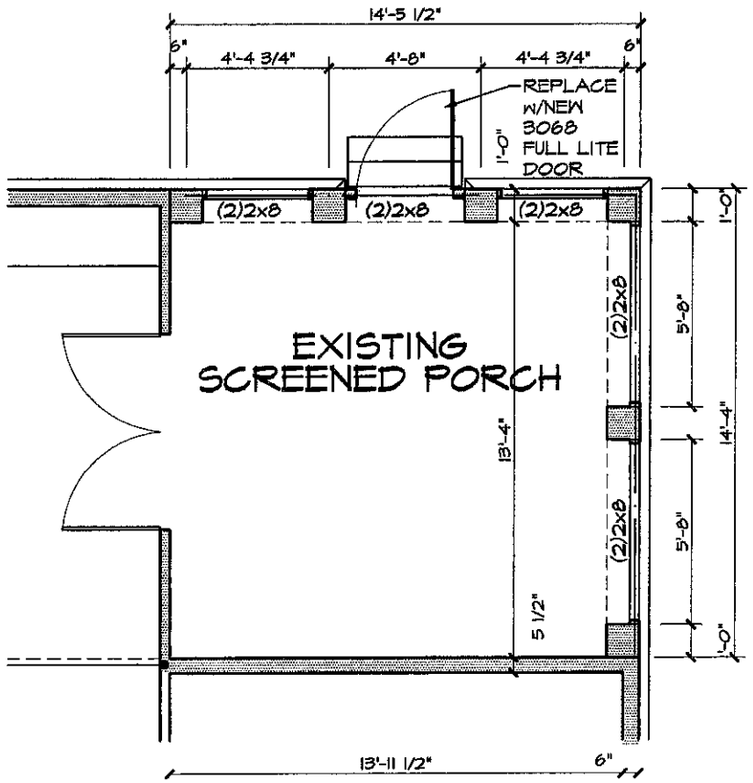
NOTE: REFER TO SHEET 1
FOR GENERAL FRAMING NOTES.

NOTE:
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.

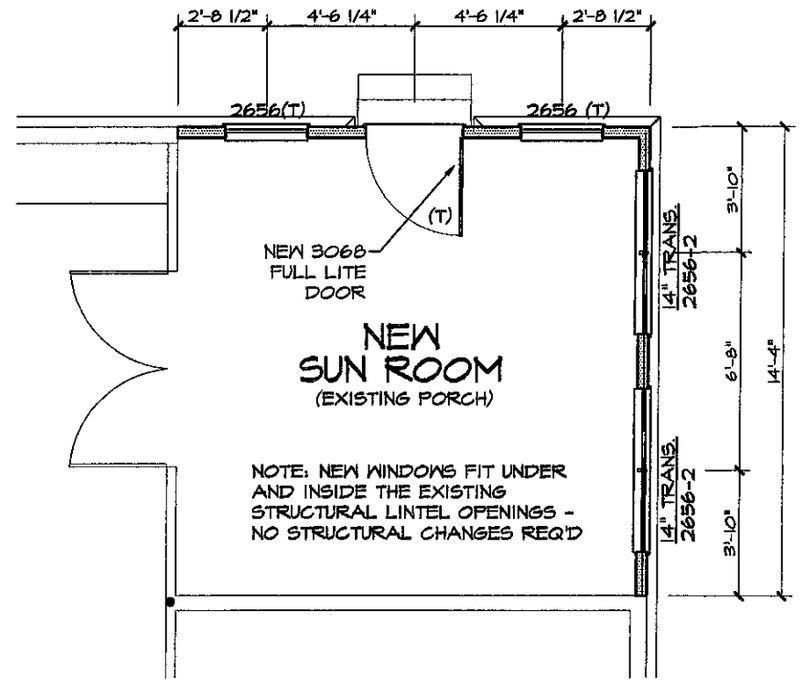
ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPSIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

WINDOW NOTES:

1. ALL WINDOW SIZES SHOWN ARE FOR:
NOMINAL WINDOW SIZE (EX: 3060 - 3'-0"x6'-0")



AS-BUILT SCREENED PORCH
SCALE: 1/4" = 1'-0"



SCREENED PORCH/SUN ROOM
SCALE: 1/4" = 1'-0"

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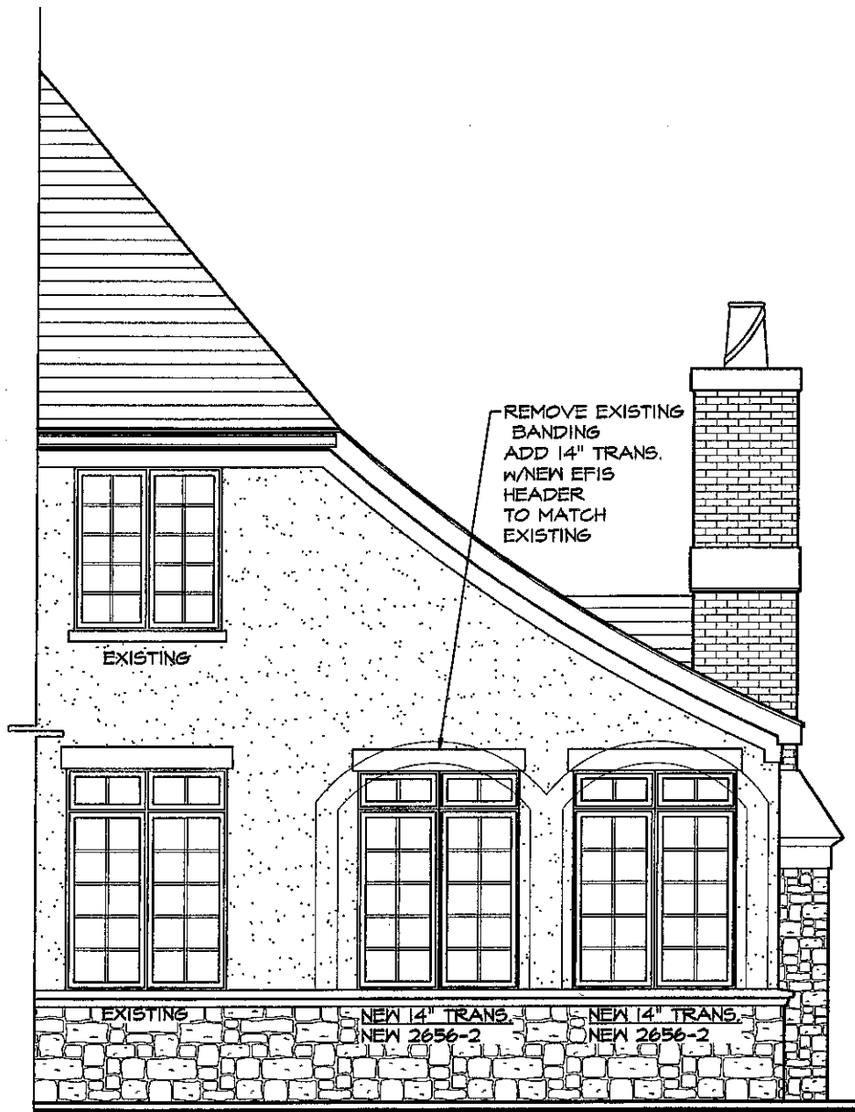
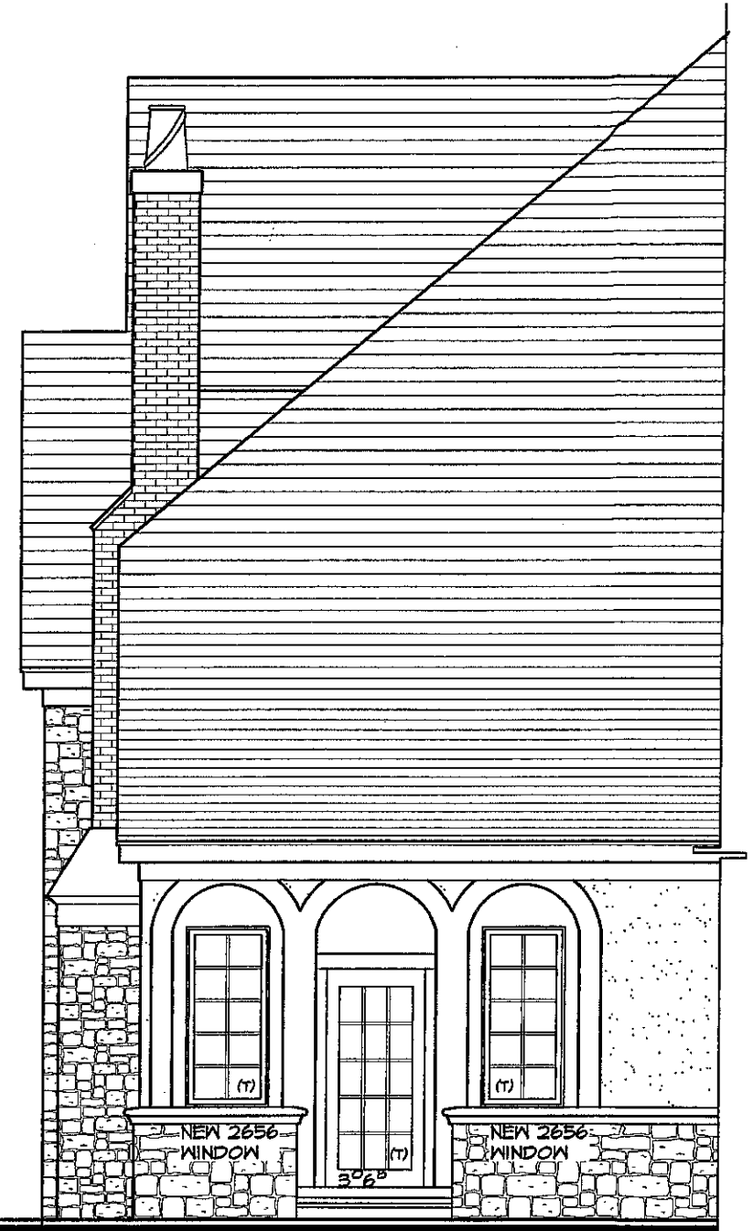
FLOOR PLANS

DSN	LWI	2013.9.9
LAY	MF	2013.9.30
DET	MF	2013.10.3
CHK	LWI	2013.10.3
PNCH	MF	2013.10.3

SHEET:
4



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



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

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EXTERIOR ELEVATION

DSN	LW	2013.03.13
LAY	MF	2013.03.30
DET	MF	2013.05.03
CHK	LW	2013.05.03
PHCH	MF	2013.05.03

SHEET: 5

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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FRONT ELEVATION

DSN	JW	2013.99
LAY	MF	2013.930
DET	MF	2013.103
CHK	JW	2013.103
PNCH	MF	2013.103

SHEET:
6

ENERGY CODE 2013

PRESCRIPTIVE METHOD	OHBA ALTERNATIVE	
	CLIMATE ZONE - 5	
	COMPLIANCE PATH #2	
	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	13	13
CEILING R-VALUE	49	--
CEILING R-VALUE (RAISED HEEL)	38	EXISTING
FENESTRATION U-FACTOR	.32	.32
SKYLIGHT U-FACTOR	.60	--
SHGC	NR	NR
FLOOR R-VALUE OVER UNCONDITIONED SPACE	30 or 19 IF SUFFICIENT TO FILL FRAMING CAVITY	30 or 19 IF SUFFICIENT TO FILL FRAMING CAVITY
BASEMENT WALL R-VALUE R-10 CONTINUOUS, R-13 CAVITY SPACE	10/13 (MIN 4 FEET)	--
SLAB R-VALUE	10, 2 FEET	--
CRAWL SPACE WALL R-VALUE R-10 CONTINUOUS, R-13 CAVITY SPACE	10/13	--
BUILDING AIR LEAKAGE	6 AC/H @ 50 Pa. TESTING REQUIRED (EFFECTIVE ONE YEAR AFTER DATE OF RULE)	
CONTROLS	PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 70 F, COOLING NO LOWER THAN 78 F	
DUCT INSULATION R-VALUE OUTSIDE THERMAL ENVELOPE	SUPPLY R-8 OTHERS R-6	
DUCT AIR TIGHTNESS, SEALING, OUTSIDE CONDITIONED SPACE, AT 50 Pa., OHBA (EFFECTIVE ONE YEAR AFTER RULE)	POST CONSTRUCTION TEST LEAKAGE TO OUTDOORS LESS THAN 4 cfm PER 100 SQ/FT. CONDITIONED FLOOR AREA TEST TOTAL LEAKAGE LESS THAN 6 cfm PER 100 SQ/FT FLOOR AREA ROUGH-IN TEST TOTAL LEAKAGE LESS THAN 4 cfm PER 100 SQ/FT OF CONDITIONED FLOOR AREA. NO AIR HANDLER TOTAL LEAKAGE LESS THAN 3 cfm PER 100 SQ/FT OF CONDITIONED FLOOR AREA	
LIGHTING	MINIMUM OF 75% OF PERMANENT LIGHTING HIGH-EFFICIENCY LAMPS	

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INSULATION REQUIREMENTS

DSN	LAI	2013.09
LAY	MF	2013.10
DET	MF	2013.10
CHK	LAI	2013.10
PCH	MF	2013.10

SHEET:
2