

# Stauffer Residence - *Patio Addition & Remodel*

99 South Remington Bexley, Ohio 43209



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

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| ARCHITECTURAL REVIEW SET | 06/12/2015 |
| SCHEMATIC DESIGN - R2    | 04/17/2015 |
| SCHEMATIC DESIGN - R1    | 04/15/2015 |
|                          |            |
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## Building Summary:

|                     |  |
|---------------------|--|
| Structure:          | Existing Two-Story, Single-Family Home       |
| Exterior Wall:      | Existing CMU or Rubble Foundation            |
| Lower Level:        | Existing Wood Stud Walls w/ Stone/Siding     |
| First Level:        | Existing Wood Stud Walls w/ Siding           |
| Second Level:       | Existing Wood Stud Walls w/ Siding           |
| Floor Construction: | Concrete                                     |
| Lower Level:        | 2x10 Wood Floor Joists ( <i>Unverified</i> ) |
| First Level:        | 2x10 Wood Floor Joists ( <i>Unverified</i> ) |
| Second Level:       | 2x10 Wood Floor Joists ( <i>Unverified</i> ) |
| Roof Construction:  | Conventional Wood Framing                    |
| Construction Type:  | V-B ( <i>Conventional Wood Framing</i> )     |
| Use Group:          | R ( <i>Single-Family Residential</i> )       |

## Scope of Work:

**Summary:**  
The Scope of Work for this Project includes the removal of the existing wood deck and wood pergola, and the addition of a new rear covered concrete patio extending along the full back of the home.

## Drawing List:

|    |       |   |
|----|-------|---|
| 1. |       | Cover Sheet                                   |
| 2. | SP1.0 | Site Plan                                     |
| 3. | A1.0  | First Floor Existing Plan and Foundation Plan |
| 4. | A1.1  | First Floor Proposed Plan                     |
| 5. | A2.1  | Existing Elevations                           |
| 6. | A2.2  | Proposed Elevations                           |
| 7. | A2.3  | Proposed Elevations and Details               |

## General Requirements

- Builder shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
- Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- All construction is to be in compliance with the following code: Residential Code of Ohio - 2013 (R.C.O. 2013).
- Use of these Documents beyond the construction of a single family home, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
- Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to upper floors are included. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted and two-story spaces are not included. We adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.
- The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

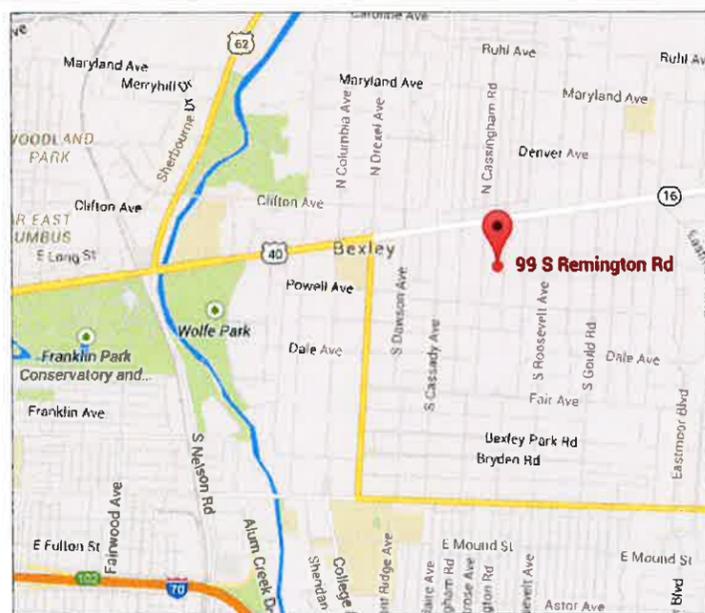
## Building Code Information:

|                   |                                       |
|-------------------|---------------------------------------|
| Applicable Codes: | Residential Code of Ohio (RCO) - 2013 |
| Building Code:    | Residential Code of Ohio (RCO) - 2013 |
| Mechanical Code:  | Residential Code of Ohio (RCO) - 2013 |
| Plumbing Code:    | Residential Code of Ohio (RCO) - 2013 |
| Electrical Code:  | National Electrical Code - 2011       |

## Climate & Geographic Design Criteria

| Ground Snow Load | Wind Speed (mph) | Seismic Design Category | Subject to Damage From |             |                   |                    | Winter Design Temp | Ice Shield Underlayment Required | Air Freezing Index | Mean Annual Temp |
|------------------|------------------|-------------------------|------------------------|-------------|-------------------|--------------------|--------------------|----------------------------------|--------------------|------------------|
|                  |                  |                         | Weathering             | Frost Depth | Termites          | Decay              |                    |                                  |                    |                  |
| 25               | 90               | B                       | Severe                 | 36"         | Moderate to Heavy | Slight to Moderate | 0                  | Yes                              | 2000               | 50               |

## Site Vicinity Map:



**Stauffer Residence**  
*Patio Addition & Remodel*

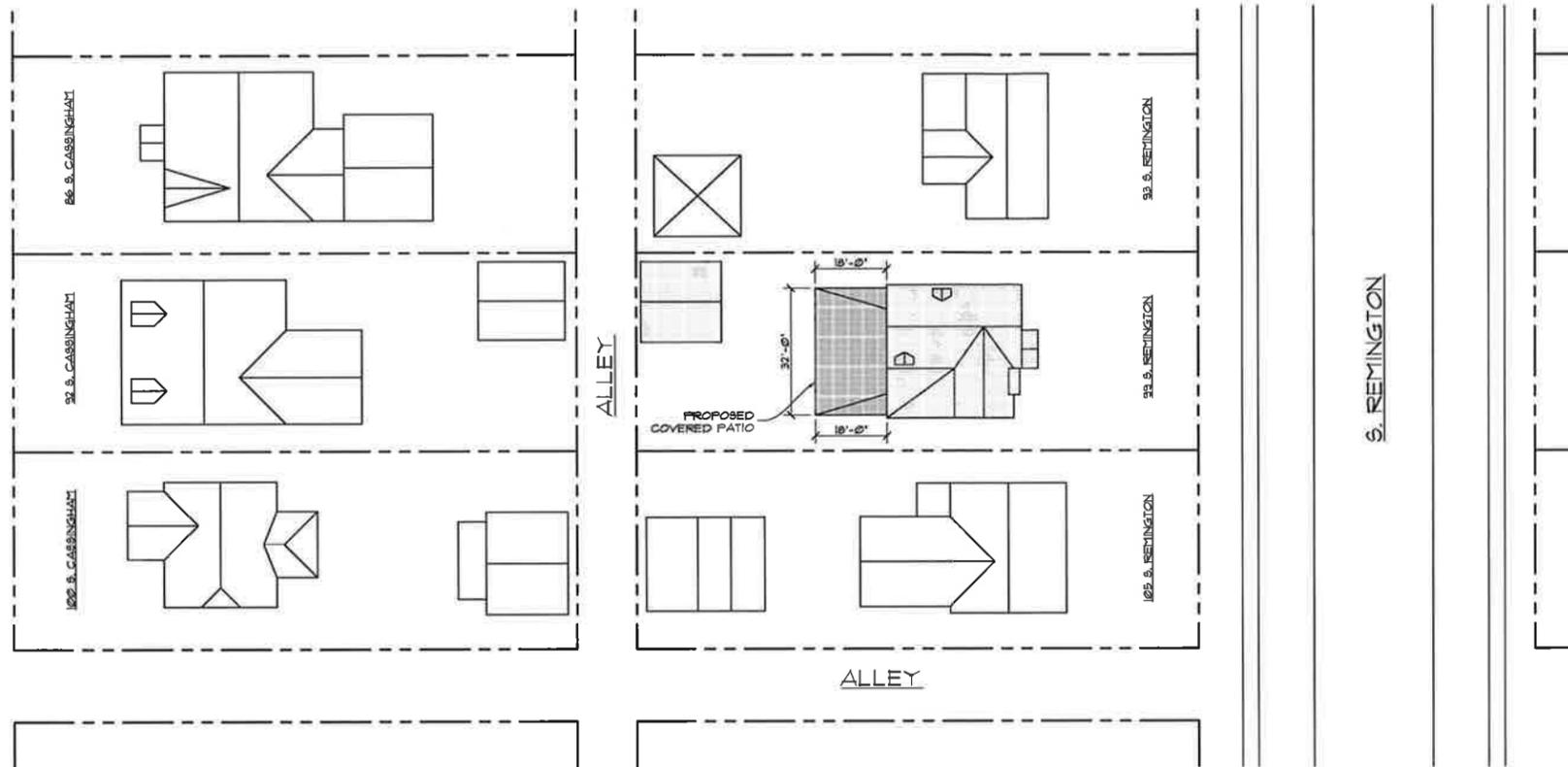
99 South Remington  
Bexley, Ohio

**OWNERS:**  
Cheryl & Louis Stauffer

Project No: 15-0076

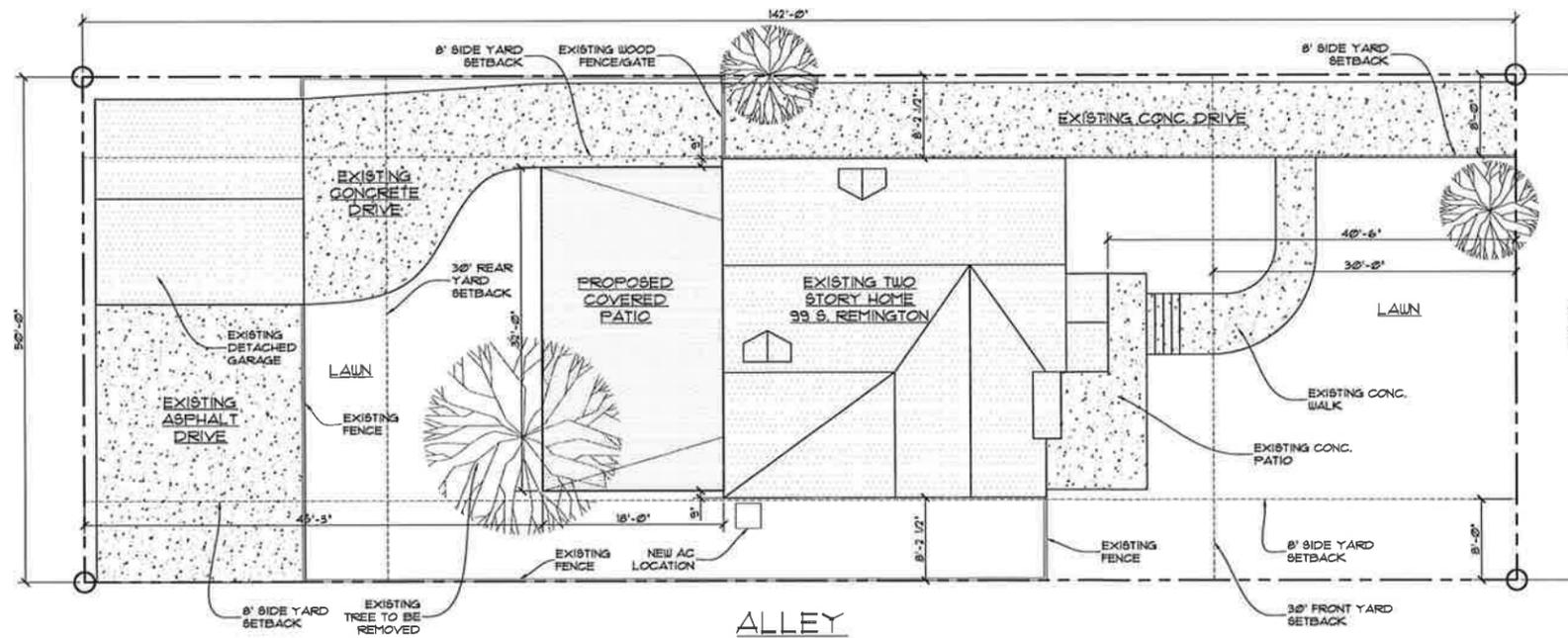
**COVER SHEET**  
&  
**SITE LOCATION**  
**INFORMATION**

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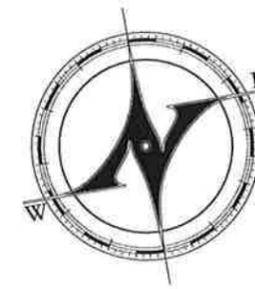
VICINITY SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN

SCALE: 1/8" = 1'-0"



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| SITE DATA             |   |
|-----------------------|---|
| ADDRESS               | 99 SOUTH REMINGTON ROAD<br>BEXLEY, OHIO                       |
| LOT AREA              | 1,020 SF (0.16 ACRE)  |
| PATIO ADDITION AREA:  | 316 SF (CONCRETE)   |
| EXISTING DRIVE/PATIO: | 1,940 SF CONCRETE   |
| BLDG/GAR FOOTPRINT:   | 1,588 SF  |
| LOT COVERAGE          | BUILDING + PATIO: 1,560 SF (30.5%)<br>(38% MAXIMUM ALLOWABLE) |

| SITE NOTES |   |
|------------|---|
| 1.         | THIS SITE PLAN HAS BEEN PREPARED TO PROVIDE BUILDING LOCATION AND LOT COVERAGE INFORMATION ONLY. DIMENSIONS ARE APPROXIMATE BASED ON EXISTING COUNTY GIS INFORMATION. A SITE PLAN INCLUDING FINAL GRADING ELEVATIONS AND DRAINAGE INFORMATION TO BE COMPLETED BY SURVEYOR SEPARATELY AS REQUIRED FOR PERMIT APPROVAL. |

LOWER LEVEL  
EXISTING/DEMO PLAN

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GENERAL NOTES AND SPECIFICATIONS

GENERAL

- THESE REQUIREMENTS MAY BE SUPERCEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.
- SOIL CONDITIONS SHALL CONFORM TO THE FOLLOWING CONDITIONS:
  - BEARING CAPACITY - 1500 PPF MAX.
  - WATER TABLE - SHALL BE BELOW BOTTOM OF LOWEST FLOOR LINE OF STRUCTURE. WHEN WATER TABLE FOUND ABOVE, NOTIFY ENGINEER OF RECORD IMMEDIATELY.
- BOTTOM OF ALL FOOTINGS SHALL EXTEND TO BELOW FROST LINE OF THE LOCALITY, SEE TABLE BELOW.
- UNLESS OTHERWISE NOTED, MINIMUM CONCRETE FOOTING WIDTHS SHALL BE:
 

|                              |   |        |
|------------------------------|---|--------|
| 1-STORY, NO BRICK VENEER     | - | 12 IN. |
| 2-STORY, NO BRICK VENEER     | - | 15 IN. |
| 1-STORY, WITH BRICK VENEER   | - | 12 IN. |
| 2-STORY, WITH BRICK VENEER   | - | 21 IN. |
| 2-STORY HOLLOW CONC MASONRY  | - | 21 IN. |
| 2-STORY ICF OR SOLID MASONRY | - | 23 IN. |

5. FREE DRAINING GRANULAR BACKFILL SHALL BE USED AGAINST FOUNDATION WALLS. ALL BACKFILL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL SUCH AS ORGANIC MATERIALS, DEBRIS, PIECES OF DEMOLISHED CONCRETE, OR ANY OTHER HARD AND/OR POINTED OBJECTS SPECIFICALLY ROCKS LARGER THAN FOUR INCHES IN DIAMETER. FOUNDATION WALLS ARE DESIGNED FOR A MAXIMUM LATERAL SOIL PRESSURE OF 45 PCF, UNLESS NOTED OTHERWISE ON THE FOUNDATION DETAILS. FOR WALLS WITH UNBALANCED BACKFILL GREATER THAN 4 FEET, BRACING IS REQUIRED TO PREVENT DAMAGE BY THE BACKFILL. THE MINIMUM HEIGHT OF BACKFILL ABOVE THE FOOTING SHALL BE 6 INCHES ABOVE THE FOOTING FOR A MINIMUM WIDTH OF 12 INCHES BEYOND THE FOOTING EDGE. ALL DRAIN TILES SHALL SIT ON TOP OF A MINIMUM OF 2 INCHES OF WASHED GRAVEL, AND BE COVERED BY NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

6. SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM THE FOUNDATION WALLS, PREFERABLY TO A STORM SEWER SYSTEM, BY GRADING THE SURFACE TO FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE PERIMETER OF THE HOUSE. SWALES MAY BE INCORPORATED WHERE NECESSARY WHERE LOT LINES PROHIBIT THE ABOVE.

7. THE MINIMUM DESIGN LIVE LOADS USED IN THE CALCULATIONS FOR THIS SET OF DRAWINGS ARE AS FOLLOWS:

|                                  |   |                                       |
|----------------------------------|---|---------------------------------------|
| DECKS                            | - | 40 psf                                |
| ATTICS WITHOUT STORAGE           | - | 10 psf (ROOF SLOPE 3:12 OR LESS)      |
| ATTICS WITH STORAGE              | - | 20 psf (ROOF SLOPE GREATER THAN 3:12) |
| HABITABLE ATTICS W/ FIXED STAIRS | - | 40 psf                                |
| FIRST FLOOR ROOMS                | - | 40 psf                                |
| SECOND FLOOR ROOMS               | - | 40 psf                                |
| STAIRS                           | - | 40 psf                                |
| GUARDRAILS/HANDRAILS             | - | 200 lbs                               |
| ROOF                             | - | 20 psf                                |

8. THE MINIMUM DESIGN WIND LOADS USED IN THE CALCULATIONS FOR THIS SET OF DRAWINGS ARE AS FOLLOWS:

|            |   |        |
|------------|---|--------|
| WIND SPEED | - | 90 MPH |
| EXPOSURE   | - | B      |

9. THE STRUCTURAL ELEMENTS OF THIS HOUSE HAVE BEEN DESIGNED TO MEET STANDARD DEFLECTION CRITERIA AS FOLLOWS: (MAXIMUM LIVE LOAD DEFLECTION OF 1/2-INCH FOR ALL CASES WITH ATTACHED DRYWALL)

|                                |   |                      |
|--------------------------------|---|----------------------|
| RAFTERS (3:12 PITCH OR LARGER) | - | L/180                |
| ENGINEERED FLOOR JOISTS        | - | L/480                |
| NOMINAL LUMBER FLOOR JOISTS    | - | L/360                |
| CERAMIC, TERRAZZO, MARBLE TILE | - | L/120                |
| EXTERIOR WALLS                 | - | H/360                |
| EXTERIOR WALLS WITH SIDING     | - | H/240                |
| INTERIOR WALLS                 | - | H/240                |
| CANTILEVERS                    | - | DOUBLE THE STIFFNESS |
| LINTELS SUPPORTING MASONRY     | - | L/1600               |
| ALL OTHER STRUCT. ELEMENTS     | - | L/740                |

CONCRETE

1. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS (f'c) AS FOLLOWS:

|                   |   |  |
|-------------------|---|--|
| FOUNDATION WALLS  | - | 3000 psi (6% air-entrained)  |
| EXTERIOR PIERS    | - | 3000 psi (6% air-entrained)  |
| FOOTINGS AND PADS | - | 2500 psi (6% air-entrained)  |
| INTERIOR SLABS    | - | 3500 psi (6% air-entrained) (if exposed to freezing during construction) |
| EXTERIOR SLABS    | - | 3500 psi (6% air-entrained)  |
| GARAGE SLABS      | - | 3500 psi (6% air-entrained)  |
| RETAINING WALLS   | - | 3000 psi (6% air-entrained)  |

2. ALL REINFORCING STEEL (REBAR, OR BAR) SHALL CONFORM TO ASTM A-615, GRADE 60. (60,000 psi)

3. ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A-185, LAPPING A MINIMUM OF 8-INCHES.

4. ALL OPENINGS IN FOUNDATION WALLS SHALL BE REINFORCED WITH A MINIMUM OF ONE #5 REBAR X 48-INCHES LONG, PLACED DIAGONALLY AT EACH CORNER.

5. MAXIMUM SLUMP OF 5-INCHES.

6. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-08.

LUMBER

1. ALL STRUCTURAL WOOD JOISTS AND HEADERS SHALL BE STRESS GRADED #2 SPRUCE-PINE-FIR (SPF), 19% M.C. IN ACCORDANCE WITH NDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL LUMBER SHALL COMPLY TO THE FOLLOWING MINIMUM SPECIFICATIONS:

|                                       |                             |   |                             |
|---------------------------------------|-----------------------------|---|-----------------------------|
| HEM-FIR NORTH (NO. 2) (F191 #2)       |                             | ENGINEERED LUMBER - LVL (19E)           |                             |
| Fb                                    | - 1500 psi (REPETITIVE USE) | Fb                                      | - 2300 psi (REPETITIVE USE) |
| E                                     | - 1000 psi (NON-REPETITIVE) | E                                       | - 2600 psi (NON-REPETITIVE) |
| Fv                                    | - 1600 psi                  | Fv                                      | - 1900 psi                  |
| Fc, parallel                          | - 145 psi                   | Fc, parallel                            | - 285 psi                   |
| Fc, perp.                             | - 405 psi                   | Fc, perp.                               | - 230 psi                   |
| SPRUCE PINE FIR (NO. 2) (SPF #2)      |                             | ENGINEERED LUMBER - PSL (20E)           |                             |
| Fb                                    | - 1000 psi (REPETITIVE USE) | Fb                                      | - 3355 psi (REPETITIVE USE) |
| E                                     | - 875 psi (NON-REPETITIVE)  | E                                       | - 2300 psi (NON-REPETITIVE) |
| Fv                                    | - 1400 psi                  | Fv                                      | - 2000 psi                  |
| Fc, parallel                          | - 135 psi                   | Fc, parallel                            | - 1600 psi                  |
| Fc, perp.                             | - 150 psi                   | Fc, perp.                               | - 650 psi                   |
| SOUTHERN YELLOW PINE (NO. 2) (SYP #2) |                             | SPRUCE PINE FIR (stud grade) (SPF stud) |                             |
| Fb                                    | - 1200 psi (REPETITIVE USE) | Fb                                      | - 716 psi (REPETITIVE USE)  |
| E                                     | - 1050 psi (NON-REPETITIVE) | E                                       | - 675 psi (NON-REPETITIVE)  |
| Fv                                    | - 1600 psi                  | Fv                                      | - 1200 psi                  |
| Fc, parallel                          | - 175 psi                   | Fc, parallel                            | - 135 psi                   |
| Fc, perp.                             | - 1500 psi                  | Fc, perp.                               | - 125 psi                   |
|                                       | - 565 psi                   | Fc, perp.                               | - 425 psi                   |

2. ALL MANUFACTURED WOOD TRUSSES (INCLUDING GIRDERS) SHALL BE DESIGNED BY THE SUPPLIER OR MANUFACTURER AND IN ACCORDANCE WITH TPI 1-2007, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. MANUFACTURER/SUPPLIER SHALL SUBMIT STAMPED (SEALED BY PROFESSIONAL ENGINEER, REGISTERED IN THE GOVERNING JURISDICTION) SHOP DRAWINGS TO THE BUILDING DEPARTMENT, UNLESS THE DESIGN DOES NOT MEET THE DESIGN OF THE ENGINEER OF RECORD. IN THIS CASE, SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER OF RECORD, PRIOR TO CONSTRUCTION OF THE TRUSSES.

3. THESE DRAWINGS HAVE BEEN DESIGNED BY A STRUCTURAL ENGINEER. THE TRUSS SUPPLIER/MANUFACTURER SHALL DESIGN THEIR ELEMENTS (TRUSSES AND GIRDERS) FOR A MAXIMUM BEARING PRESSURE OF 475 PSI, AS SET ON OFF #2 WALL PLATES.

4. ERECTION OF TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S (TPI) RECOMMENDATIONS AND COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS.

5. PRESSURE TREATED WOOD IS REQUIRED IN ALL OF THE FOLLOWING AREAS OF CONSTRUCTION:

- ALL STRUCTURAL WOOD EXPOSED TO THE EXTERIOR ELEMENTS
- ALL STRUCTURAL WOOD BEARING DIRECTLY ON CONCRETE OR MASONRY AND IS LESS THAN 8-INCHES FROM EXPOSED GROUND
- ALL STRUCTURAL WOOD BEARING DIRECTLY ON A CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND
- ALL WOOD SIDING, SHEATHING, AND FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND

6. FASTENERS FOR PRESSURE TREATED OR FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR COPPER WITH ONE EXCEPTION. ONE-HALF-INCH DIAMETER OR GREATER STEEL BOLTS ARE ALLOWED.

7. ALL WALL SILL PLATES BEARING DIRECTLY ON CAST IN PLACE CONCRETE OR CMU FOUNDATION WALLS SHALL BE ANCHORED WITH 1/2" DIAMETER ANCHOR BOLTS OR APPROVED GALVANIZED STEEL ANCHORS INTO THE WALL A MINIMUM OF 7-INCHES OF EMBEDMENT. MINIMUM TWO ANCHORS PER SECTION OF PLATE. MAXIMUM SPACING OF ANCHORS IS 6'-0". ANCHORS SHALL BE PLACED WITHIN 12-INCHES FROM EACH END OF EACH PLATE. PRE-CAST FOUNDATION WALL SILL ANCHORS SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

8. PROVIDE A CONTINUOUS DOUBLE TOP PLATE AT ALL BEARING STUD WALLS.

9. PROVIDE BLOCKING BETWEEN ALL NOMINAL LUMBER FLOOR JOISTS SPANNING 8'-0" OR MORE, AT INTERVALS NOT TO EXCEED 6'-0".

10. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWINGS, ALL STRUCTURAL WOOD POSTS UNDER BEAMS OR HEADERS SHALL ADHERE TO THE FOLLOWING TABLE:

| WOOD POSTS BENEATH BEAMS / HEADERS |           |                        |
|------------------------------------|-----------|------------------------|
| SPANS                              | STUD SIZE | QUANTITY OF JACK STUDS |
| 0' TO 4'-0"                        | 2x4       | 1                      |
| 4'-0" TO 6'-0"                     | 2x4       | 2                      |
| OVER 6'-0"                         | 2x4       | 3                      |

11. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWINGS, ALL STRUCTURAL WOOD HEADERS SHALL ADHERE TO THE FOLLOWING TABLE:

| WOOD HEADERS   |                          |                          |
|----------------|--------------------------|--------------------------|
| SPANS          | HEADER SIZE AT 2x4 WALLS | HEADER SIZE AT 2x6 WALLS |
| 0' TO 4'-0"    | (2)-2x8                  | (3)-2x6                  |
| 4'-0" TO 6'-0" | (2)-2x10                 | (3)-2x8                  |
| OVER 6'-0"     | (2)-2x12                 | (3)-2x10                 |

12. PROVIDE SOLID BLOCKING AT 24-INCHES ON-CENTER BETWEEN RIM JOIST AND FIRST INTERIOR PARALLEL JOIST, FOR BOTH NOMINAL LUMBER AND MANUFACTURED WOOD FLOOR JOISTS. THIS PERMANENT BLOCKING IS USED TO HELP LATERALLY SUPPORT THE FOUNDATION WALL.

13. PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS WITH APA APPROVED ELASTOMERIC STRUCTURAL ADHESIVE AND 8d COMMON NAILS SPACED AT 6-INCHES ON-CENTER AT PANEL EDGES AND 12-INCHES ON-CENTER AT INTERMEDIATE SUPPORTS.

14. ALL WOOD POSTS LABELED CONTINUOUS (CONT.) SHALL BE CONTINUOUS FROM UNDER SIDE OF BEAM TO CONCRETE OR STEEL BEARING.

15. ALL PLYWOOD OR OSB ROOF, FLOOR, AND WALL SHEATHING SHALL BE APA APPROVED.

STEEL

- ALL STRUCTURAL STEEL W (WIDE FLANGE) SHAPES SPECIFIED IN THESE DRAWINGS SHALL CONFORM TO ASTM A-992 (50 ksi).
- ALL STRUCTURAL STEEL L (ANGLE) SHAPES SPECIFIED IN THESE DRAWINGS SHALL CONFORM TO ASTM A-36 (36 ksi).
- ALL STRUCTURAL STEEL HSS (SQUARE/RECT. TUBE) SHAPES SPECIFIED IN THESE DRAWINGS SHALL CONFORM TO ASTM A-500 Gr. B (46 ksi).
- ALL STRUCTURAL STEEL FIXED LENGTH ROUND COLUMNS SHALL CONFORM TO ASTM A-53 Gr. B (35 KSI).
- ADJUSTABLE STRUCTURAL STEEL ROUND POSTS AND FIXED LENGTH POSTS SPECIFIED ON THESE DRAWINGS WERE SELECTED ACCORDING TO THE FOLLOWING SPECIFICATIONS. SUPPLIED POSTS MUST COMPLY WITH THE MINIMUM CAPACITIES LISTED IN THIS TABLE:

| DRAWING MARK        | OD.    | MIN THICKNESS             | FABRICATOR/SUPPLIER | CAPACITY (LBS) |        |        |        |
|---------------------|--------|---------------------------|---------------------|----------------|--------|--------|--------|
|                     |        |                           |                     | 7'-4"          | 8'-4"  | 9'-4"  | 10'-4" |
| 3" - ADJUSTABLE     | 3 1/2" | 0.216" (SCH. 40) 150 PLF  | SUBURBAN STEEL      | 35,300         | 32,900 | 30,300 | 27,600 |
| 3 1/2" - ADJUSTABLE | 4"     | 0.276" (SCH. 40) 9.12 PLF | SUBURBAN STEEL      | 40,500         | 37,800 | 34,900 | 32,100 |
| 3 1/2" - FIXED      | 4"     | 0.276" (SCH. 40) 9.12 PLF | SUBURBAN STEEL      | 40,500         | 37,800 | 34,900 | 32,100 |
| 4" - FIXED          | 4 1/2" | 0.231" (SCH. 40) 10.8 PLF | SUBURBAN STEEL      | 50,700         | 48,000 | 45,100 | 42,200 |

6. ALL WELDS SHALL COMPLY WITH THE STRUCTURAL WELDING CODE, 2006 AWS D11

7. ALL BOLTS IN BOLTED CONNECTIONS SHALL CONFORM TO ASTM A-325.

8. ALL REQUIRED STEEL ANCHOR STRAPS, JOIST HANGERS, ETC. SHALL BE CONSTRUCTED OF CODE APPROVED GALVANIZED STEEL, PAYING PARTICULAR ATTENTION TO GALVANIZED STEEL CONNECTORS ON PRESSURE TREATED LUMBER. SEE NOTE ON THE FOUNDATION SHEET FOR CLARIFICATION.

9. ALL CONNECTIONS SHALL CONFORM TO AISC STANDARDS.

MASONRY

1. MATERIALS: MORTAR: TYPE 'M' ASTM C270 HOLLOW CMU: ASTM C-90 FACE BRICK: ASTM C-216 GROUT AGGREGATE: ASTM C-404

2. ALL MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION AND SHALL NOT BE CONSTRUCTED BELOW 40 deg. F WITHOUT PRECAUTIONS NECESSARY TO PREVENT FREEZING. NO ANTI-FREEZE ADJUSTURES SHALL BE ADDED TO THE MORTAR.

3. BRICK VENEER SHALL BE ATTACHED TO WOOD FRAMING WITH A MINIMUM OF 22 GA. GALVANIZED, CORRUGATED METAL TIE A MIN. OF 1/8-INCH WIDE AT 16-INCH MAXIMUM VERTICAL SPACING.

4. PROVIDE WEEP HOLES AT 2'-0" ON-CENTER AT FIRST COURSE ABOVE GRADE.

5. THE TOP COURSE OF ALL MASONRY WALLS SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS OR GROUT FILLED HOLLOW UNITS.

6. ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND THE BRICK INDUSTRY ASSOCIATION (BIA).



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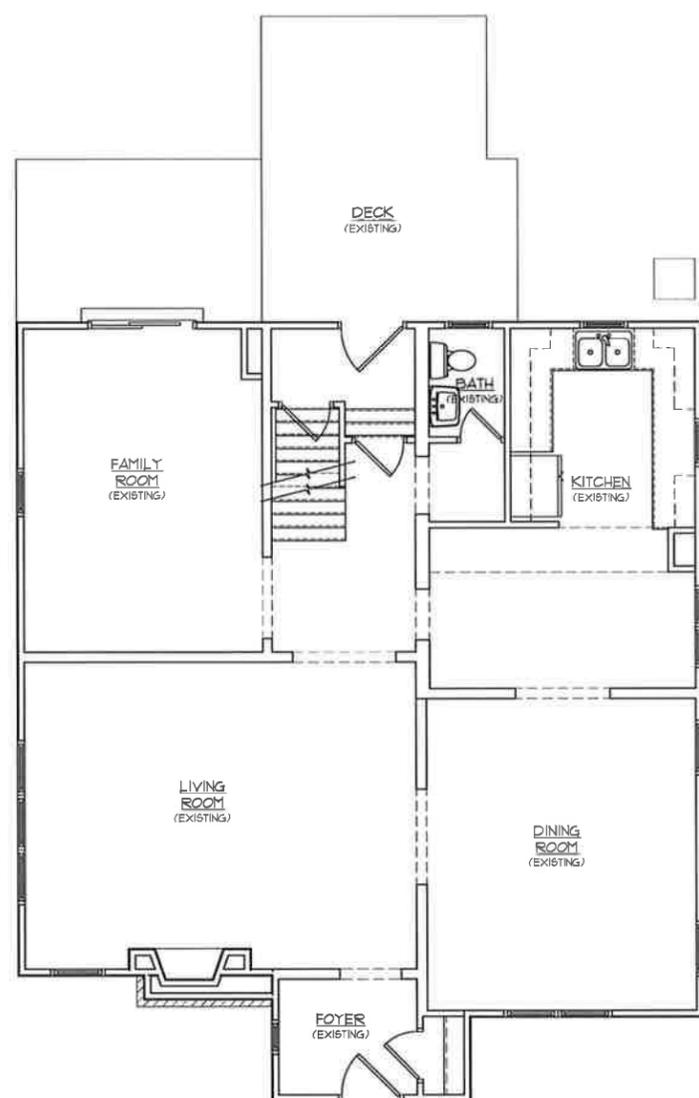
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Project No: 15-0076

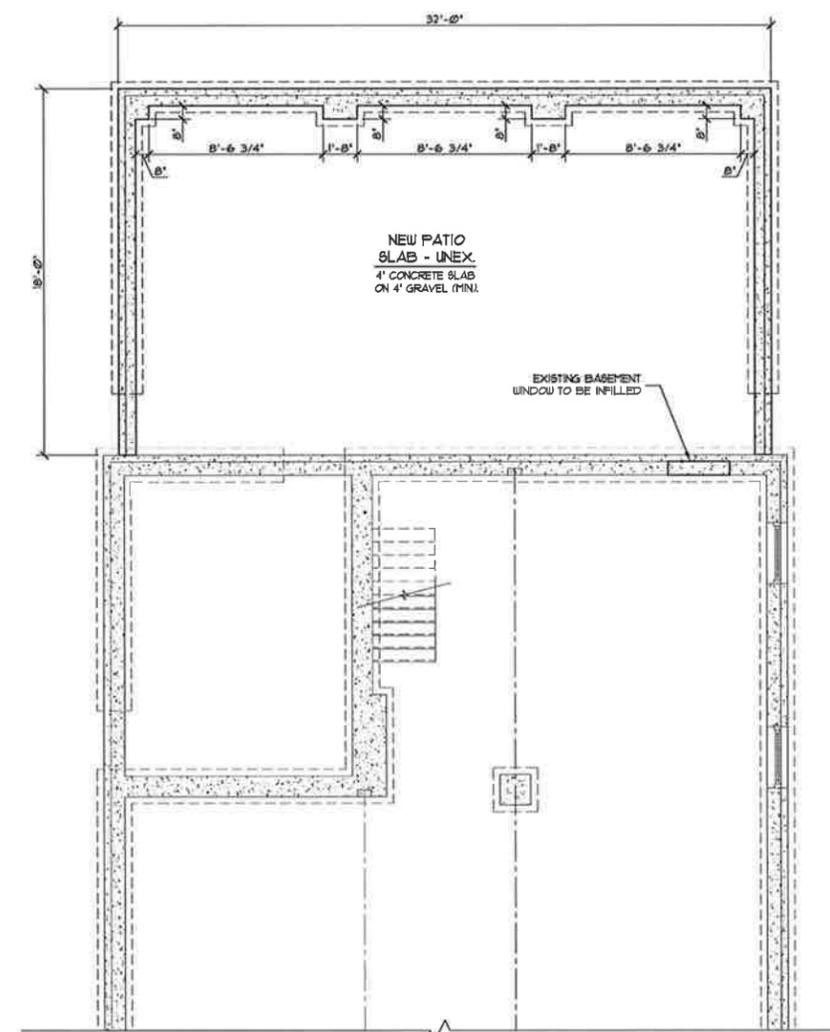
**EXISTING FIRST FLOOR  
AND FOUNDATION  
PLANS**

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**A1.0**



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



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



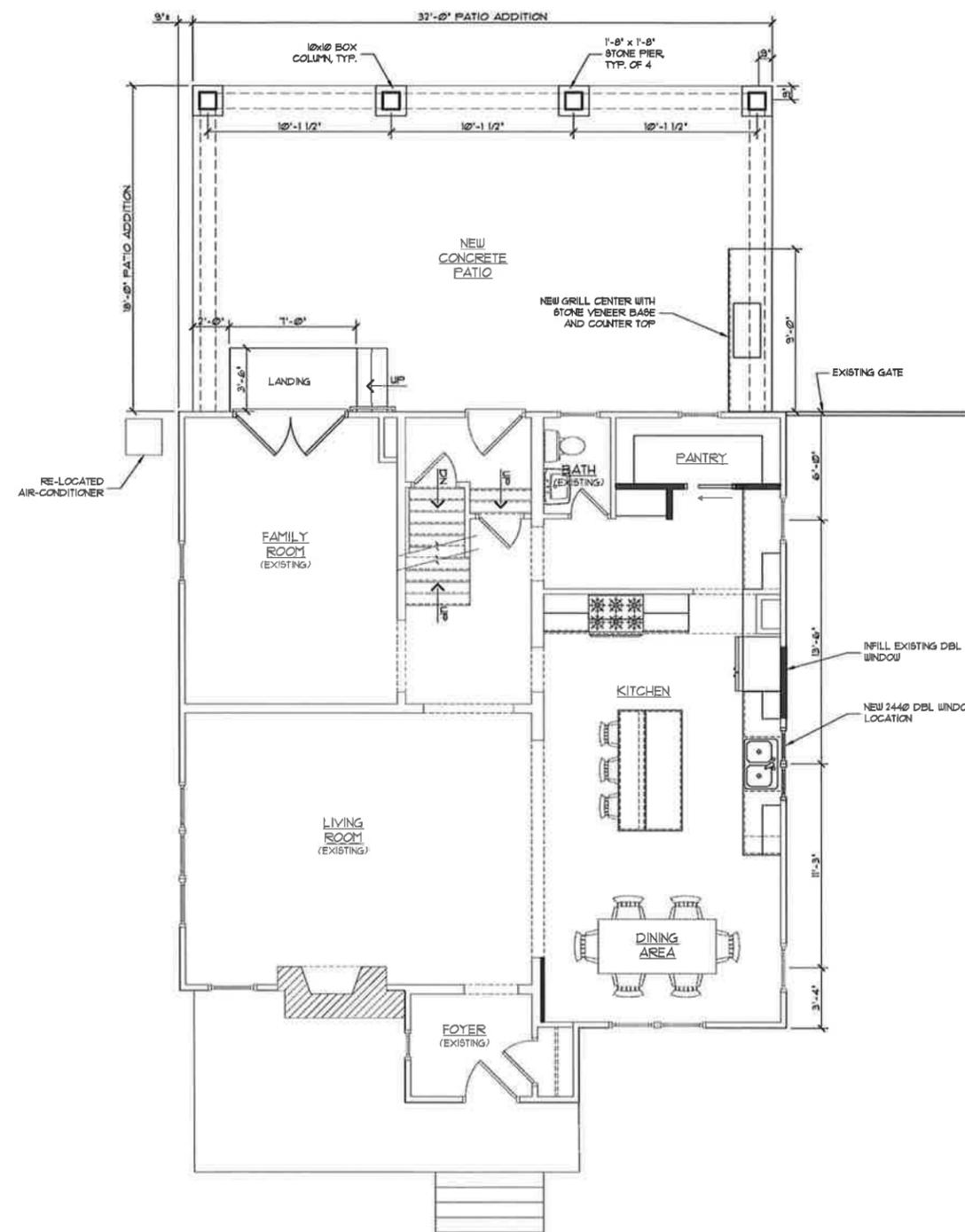
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| ARCHITECTURAL REVIEW SET | 05/12/05 |
| SCHEMATIC DESIGN - R2    | 04/12/05 |
| SCHEMATIC DESIGN - R1    | 04/15/05 |



**Stauffer Residence**  
*Patio Addition & Remodel*

99 South Remington  
Bexley, Ohio

OWNERS:  
Cheryl & Louis Stauffer

Project No: 15-0076

**FIRST FLOOR  
PLAN**

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**A1.1**

**FIRST FLOOR PLAN - PROPOSED**

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



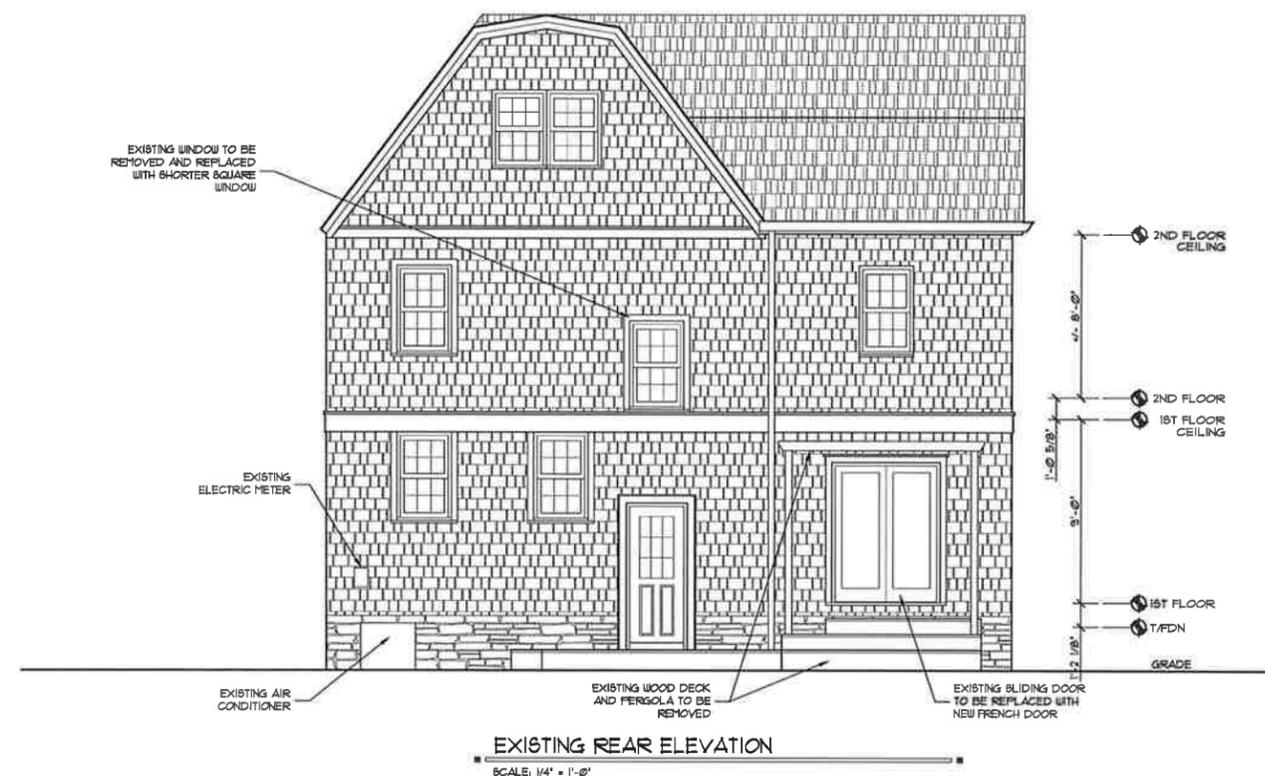
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| ARCHITECTURAL REVIEW SET | 05/12/2015 |
| SCHEMATIC DESIGN - R2    | 04/27/2015 |
| SCHEMATIC DESIGN - R1    | 04/15/2015 |



Stauffer Residence  
*Patio Addition & Remodel*

99 South Remington  
Bexley, Ohio

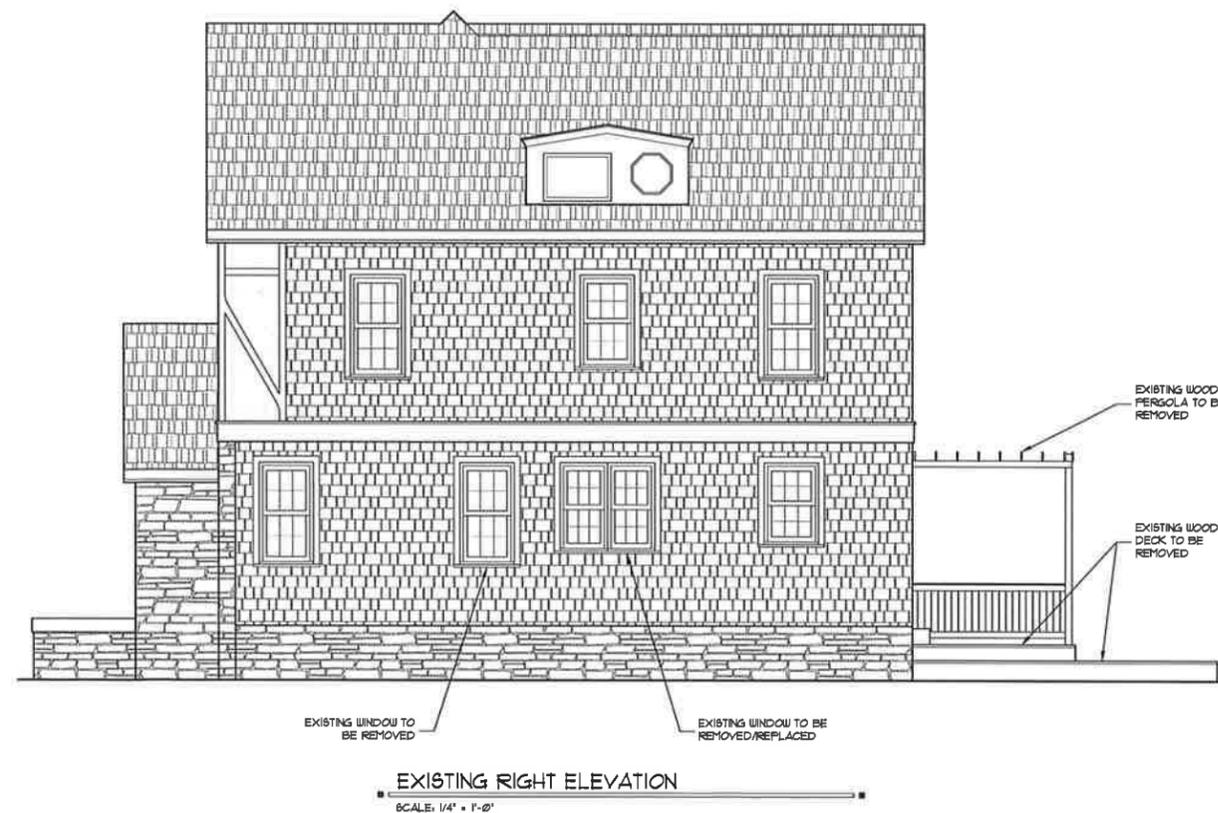
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EXISTING  
ELEVATIONS

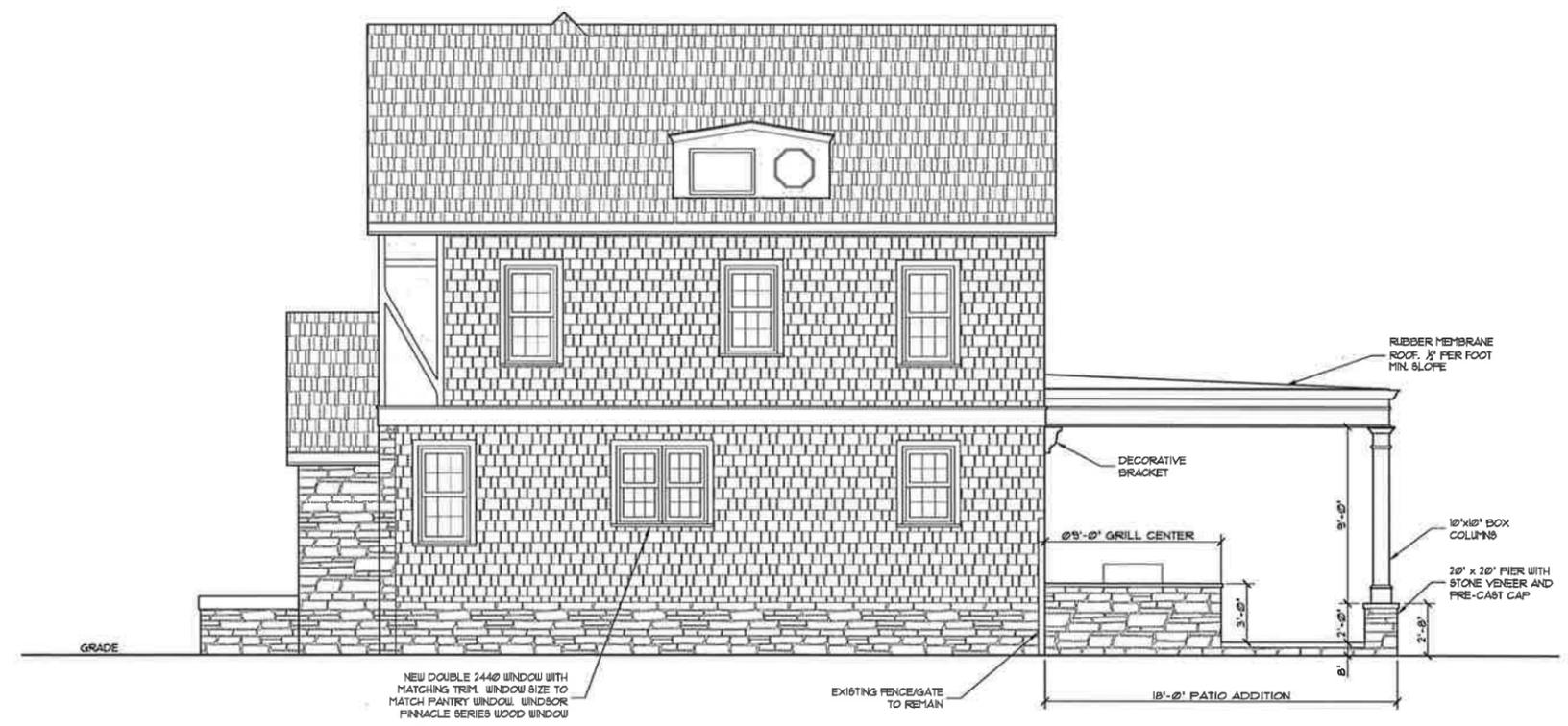
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A2.1



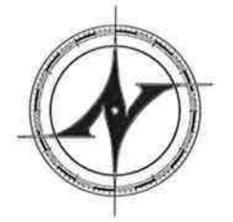


PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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

| MATERIAL SPEC   |                                |
|---|--------------------------------|
| <b>EXTERIOR MATERIALS:</b>  |                                |
| WINDOW/DOOR WOOD TRIM - PAINTED:  | BU 1610 WHITE DUCK             |
| PATIO BEAM AND COLUMN WOOD TRIM - PAINTED:  | BU 1610 WHITE DUCK             |
| STONE VENEER:   | LANG STONE - OLEN VALLEY       |
| PATIO ROOF:   | FLAT ROOF WITH RUBBER MEMBRANE |
| <b>NOTE:</b>  |                                |
| EXISTING MAIN HOUSE WINDOW AND DOOR TRIM AND ACCENT BAND TRIM SHALL BE PAINTED TO MATCH NEW PATIO COLUMN AND BEAMS. BU 0010 WHITE DUCK. |                                |



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| ARCHITECTURAL REVIEW SET | 05/12/05 |
| SCHEMATIC DESIGN - R2    | 04/17/05 |
| SCHEMATIC DESIGN - R1    | 04/13/05 |
|                          |          |
|                          |          |
|                          |          |
|                          |          |
|                          |          |
|                          |          |

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PROPOSED ELEVATIONS

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**A2.2**



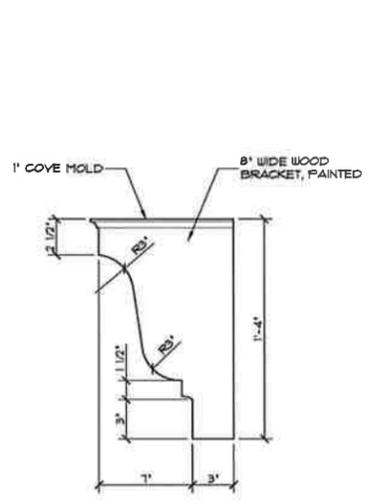
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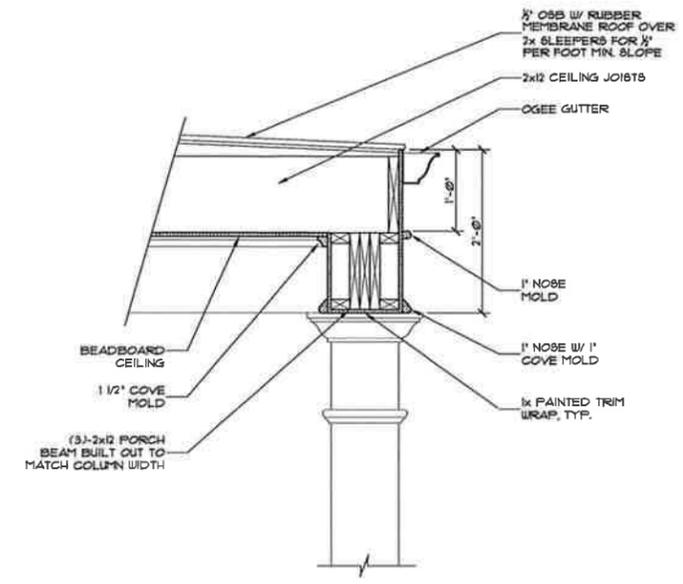
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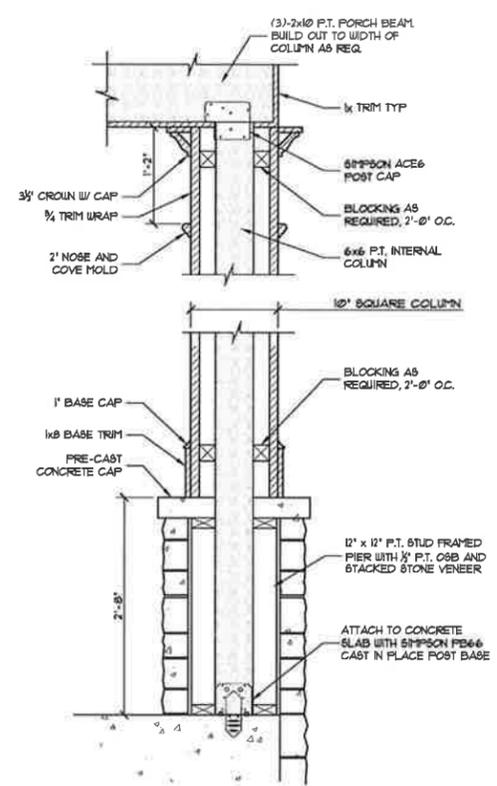
|                          |          |
|--------------------------|----------|
| ARCHITECTURAL REVIEW SET | 05/12/15 |
| SCHEMATIC DESIGN - R2    | 04/17/15 |
| SCHEMATIC DESIGN - R1    | 04/15/15 |



**BRACKET DETAIL**  
SCALE: NTS



**BREASTWORK DETAIL**  
SCALE: 1" = 1'-0"



**COLUMN DETAIL**  
SCALE: 1" = 1'-0"

| MATERIAL SPEC   |
|---|
| <b>EXTERIOR MATERIALS:</b>  |
| WINDOW/DOOR WOOD TRIM - PAINTED:<br>8W 1010 WHITE DUCK  |
| PATIO BEAM AND COLUMN WOOD TRIM - PAINTED:<br>8W 1010 WHITE DUCK  |
| STONE VENEER:<br>LANG STONE - OLEN VALLEY   |
| PATIO ROOF:<br>FLAT ROOF WITH RUBBER MEMBRANE   |
| <b>NOTE:</b><br>EXISTING MAIN HOUSE WINDOW AND DOOR TRIM AND<br>ACCENT BAND TRIM SHALL BE PAINTED TO MATCH<br>NEW PATIO COLUMN AND BEAMS: 8W 1010 WHITE<br>DUCK |



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

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*Patio Addition & Remodel*

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**OWNERS:**  
Cheryl & Louis Stauffer

Project No: 15-0076

**PROPOSED  
ELEVATIONS  
AND DETAILS**

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**A2.2**