PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, September 10, 2015, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

a. Application No.: 15- 038
   Applicant: Allen Baker – Baker Designs
   Owner: Molly Ruben
   Location: 2714 Bryden Road
   Request: The applicant is seeking architectural review and approval to allow modifications to the existing structure and a new detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which limits lot coverage to 35%, to allow the lot coverage to be 41.6%.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by 08-27-15

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015038

1. **Architectural Review for:**

   ____Addition ____Alteration ____New Structure (_____)

   ____Demolition of a Principal Structure ____Demolition of Garage

2. **Variance For:**

   ____Principal Structure ____Garage ____Fence ____ Other

3. **Variance To:**

   ____Front Yard Setback ____Side Yard Setback ____Rear Yard Setback ✓ lot coverage

4. Conditional Use For:_____ ____Home Occupation ____ sq.' / height of structure

5. LOCATION 2714 BRYDEN RD Zoning District R6

6. OWNER MOLLY RUBEN Phone #_____ or Cell # (614) 565-4115

**** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.***

7. Applicant BAKER DESIGNS ALLEN BAKER E-mail DESIGNER @ BAKER DESIGNS LTD.COM Phone #_____ or Cell# (614) ~~565-4115~~ 578-2512

   Address 108 N. 20TH ST. /City, State, Zip COLUMBUS OHIO 43203

8. Brief Description of Request and/or Variance LOT COVERAGE DEVELOPMENT CHANGE FROM 42.6% TO 41.6% REMODEL KITCHEN/MASTER BATH/MUD AND LAUNDRY

9. **Valuation of Project** $ 250,000

- **APPLICATION REVIEW FEES**, (based on valuation of the project):
  $90.00 – up to the first $10,000 valuation. And **$5.00** for each additional $10,000 valuation w/$600 cap.
  (Re-submittal fee **$50.00**)
- **VARIANCE REVIEW FEES**:
  Single Family **$100.00**; Fences or Special Permit **$65.00**; All others **$90.00**
- **SIGNATURE** Allen R Baker /DATE Aug 13 2015

Fee: based on valuation	$ 210
Fee: based on variance	$ 100
_____**Other**	$
TOTAL FEE DUE	$ 310

PAID

****Be advised, if the Board or Staff decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees. (Ord. 54-11)**

- **LOT INFORMATION**

Address 2714 BRYDEN RD. Zoning District R6

Lot Width 75.02 ft Depth 138.70 ft Total Area 10419.5 sq ft

Existing Residence (foot print) 2255.8 sq ft Garage _____ sq ft

Existing Building Height _____ one-story ✓ two-story

Proposed Addition (foot print) _____ sq ft _____ Height _____ one-story _____ two-story

Proposed Garage 529 sq.ft. 18'-7" Height ✓ one-story ___ two-story

Permitted Lot Coverage 35 % = 3646.8 sq ft

Lot to be covered 41.6 % = 4338.9 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or proposed structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage.

- **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer BAKER DESIGNS LTD. / ALLEN BAKER

Contractor/Builder TOM GORMAN & SONS / TOM GORMAN

Preliminary Review _____ Final Review ✓

- DESCRIPTION OF CHANGES PROPOSED DEMO PORTION OF EXIST'G GARAGE AND REPURPOSE AS LIVING SPACE AND SCREEN PORCH. ADD AN ADDITION 2 CAR GARAGE. REMOVE PORTION OF EXIST'G DRIVE

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

CHANGE PROPOSED TO ALLOW FOR MORE GREEN SPACE IN REAR YARD.

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

- **ROOFING** ☐ **House Only** / ☐ **Garage Only** / ☐ **House & Garage**
  1. Existing Roof Type:
     ✓ Slate ____ Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt Shingle
     ___ Architectural Dimensional Shingles ___ EPDM (rubber) Roofing ___ Metal
  2. New Shingle Manufacturer: CERTAINTEED
  3. New Roofing Type, Style & Color: HATTERAS / COLONIAL SLATE

- **WINDOWS**
  1. Existing Window Style:
     ✓ Casement ____Double Hung ____Horizontal Sliding ____Awning
     ___ Fixed _____Exterior Storm ____Other:_____
  2. Existing Window Materials:
     ___Wood ___Vinyl ____Vinyl Clad Wood ____Aluminum Clad Wood
     ___Aluminum ✓ Metal ___ Other:_____
  3. New Window Manufacturer: ANDERSON
  4. New Window Style, Material & Color: E-SERIES / EAGLE / VINYL CLAD WOOD / MATCH EXIST'G.

- **DOORS**

  Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

  1. Entrance Door Type ___Wood ___Insulated Metal ✓ Fiberglass
     ___Sidelights ___Transom Window
  2. Garage Door Type ___Wood ✓ Insulated Metal ___Fiberglass
  3. Door Finish ___Stained ✓ Painted

  Proposed Door Type INSULATED METAL /Style CARRIAGE Color MATCH EXIST'G

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	_____
( )	( )	Cultured Stone	_____
( )	( )	Brick	_____
( )	( )	Mortar	_____
( )	(✓)	Stucco	_____
( )	( )	Wood Shingle	_____
( )	( )	Wood Siding	_____
( )	( )	Vinyl Siding	_____
( )	( )	Aluminum Siding	_____
( )	( )	Other_____	_____

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ___Cedar ____Redwood _____Pine ____Vinyl
     ✓ Wood composite ____Aluminum Clad ____Molding
     ✓ Standard lumber Profile ____Other:_____
  2. Existing Window Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other: NONE
  3. Proposed NEW Door Trim: MATCH EXIST'G
  4. Proposed NEW Window Trim: MATCH EXIST'G
  5. Trim: Color(s): MATCH EXIST'G

**** Do the proposed changes affect the overhangs?** NO

- **DECKS**

EXISTING:

1. Existing Decking Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

2. Existing Railing Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

PROPOSED:

3. Proposed Decking Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

4. Proposed Railing Materials
5. Existing Railing Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

- - - - - - - - - - - - - - - - TO BE COMPLETED BY RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - - -

Date of Review_____Approved By_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Allen Baker

From: Molly Ruben [mollyhruben@gmail.com]
Sent: Thursday, August 06, 2015 10:19 AM
To: krose@bexley.org
Cc: Tom Gorman; Allen Baker
Subject: 2714 Bryden

Hello KathyRose!!!
As you know, I have purchased 2714 Bryden Road and plan on doing some re-modeling. This email is to let you know that my contractor, Tom Gorman and my architect/designer Allen Baker are my representatives for the project.
I am hoping that we can move the project along with out much difficulty and time lapse. Bexley has always been home to me, and I look forward to making 2714 Bryden a wonderful addition to the neighborhood.
Thank you in advance for any insight and help you may be able to offer.
Best!
Molly

Molly Ruben
mollyhruben@gmail.com
614.565.4115

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Permit Date: 08/26/2015 APPLICATION NUMBER : 2015038 V

Address: 2714 BRYDEN RD

Scope of Work: VARIANCE TO LOT COVERAGE
Project: GARAGE,LIVING SPACE, PORCH

Owner: MOLLY RUBEN
2714 BRYDEN RD

COLUMBUS, OH 43209
Telephone:

Applicant:
2714 BRYDEN RD
COLUMBUS OH 43209
Telephone:

An application to request review upon payment of a fee of $ $310.00 is hereby granted.

Receipt number: 2016500

KMR/D.S , 8-26-15
Zoning Officer Date

= = = = = = = = = = = = =

Date of Review Meeting:_____ Action:____Approved ____Denied

CITY OF BEXLEY

2242 EAST MAIN STREET
BEXLEY, OH 43209

* * * RECEIPT * * *

APPLICANT:

Receipt #: 2016500 08/26/2015

Application #: 2016914

Lot #: N/A

Address: 2714 BRYDEN RD

Description: V

AMOUNT PAID: $310.00

PAYMENT TYPE: CHK-1595

FEES: VARIANCE 310.00

AMOUNT DUE: $0.00

By: R.S.

legal1
2714 BRYDEN RD
2721 BRYDEN RD
2709 BEXLEY PK RD
2742 BRYDEN RD
2729 BRYDEN RD
2703 BRYDEN RD
2702 BRYDEN RD
2742 BRYDEN RD
2747 BEXLEY PK RD
2729 BEXLEY PK RD
2699 BEXLEY PK RD
2722 BRYDEN RD
NB90 BRYDEN RD
2693 BRYDEN RD
2737 BEXLEY PK RD
2719 BEXLEY PK RD
2713 BRYDEN RD

2714 Bryden Rd.

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. = 1,300,000 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 2X6 (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 2 or more risers, at no more than 8 1/4" 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 alarms: 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 in 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 1" 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.

FOUNDATIONS & CONCRETE

1. The assumed soil bearing capacity shall be 1,500 psf U.N.O.
2. The finished grade shall fall a minimum of 6" in the first 10 feet from building perimeter.
3. 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 5%-7% 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".
4. All concrete work shall comply with:
   a. ACI 301-05 "Specifications for Structural Concrete for Buildings"
   b. ACI 318-05 "Building Code Requirements for Reinforced Concrete"
5. All footings shall be as follows: (based on 1500 psf soil bearing)

nominal wall thickness	footing depth	footing width
8"	8"	16"
10"	8"	18"
12"	8"	20"

6. 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.
7. Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria this sheet)
8. 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.
9. 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 footer 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.
10. 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.
11. All surfaces of steel columns shall be given a shop coat of rust -inhibitive paint unless treated to provide corrosion resistance.
12. 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 1105
13. All anchor bolts shall conform to ASTM A307.
14. All reinforcing steel shall be grade 60.
15. Center footings on column centerlines.
16. Encase all steel columns, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.
17. 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 the tolerable 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

1. Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
2. The ends of each joist, beam, or girder shall have a minimum of 1-1/2" load bearing on wood or metal and a minimum of 3" on masonry or concrete. Steel beams to bear minimum 4" on concrete and 7" on masonry.
3. Pre-engineered floor joists, and or trusses shall be engineered by the manufacturer, engineered data sheets shall be provided prior to framing inspection.
4. All built up beams are connected with 1/2" diameter thru bolts at 24"o.c. top and bottom staggered 12" unless noted otherwise. Manufacturer connection details may be used in lieu of this instance.
5. Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
6. Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
7. Draft-stopping shall be provided as required when there is a usable space

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 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.
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, 9/32" head, .086% 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.

ROOF CONSTRUCTION

1. Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
2. 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.
3. 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 11&" the ridge board shall be constructed of a solid 2x12 with an additional 2x (as required) furred to the bottom edge of the 2x12.
4. Roof assemblies shall have rafter or truss ties provided at load bearing locations.
5. Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
6. Slopes less than four in twelve shingles shall be installed over (2) layers of #15 felt applied parallel to eaves with 19" top lap and 12" end lap, with end laps located at least 6 feet from end laps in preceding course.
7. Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide plywood clips at unsupported edges midway between members.
8. 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 (w/ attic storage)	= 20 psf.
Total load (w/ attic storage)	= 65 psf.

FIREPLACES

1. 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.
2. 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".
3. 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
4. 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.
5. 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 flue lining.
6. Factory built fireplaces shall be installed in accordance with the manufactures recommendations and the latest edition of the NFPA code. a copy of the manufacturer's recommendations shall be provided prior to inspection.
7. Factory built or masonry fireplaces shall be provided with an exterior air supply to assure proper fuel combustion.

HEATING & COOLING

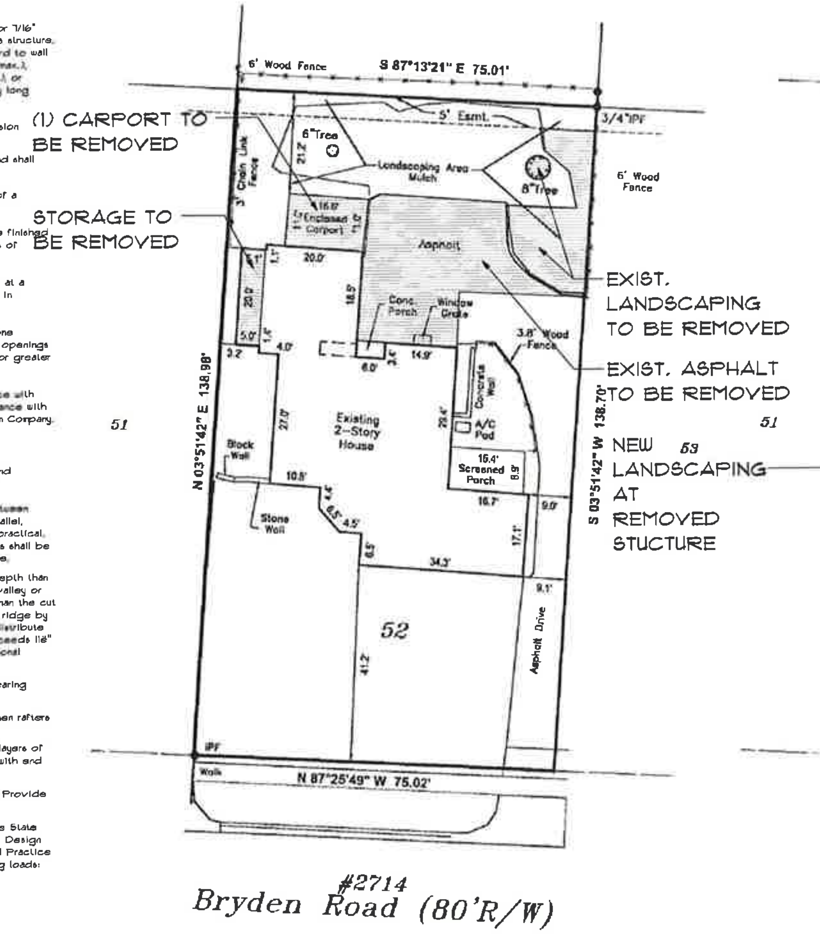
1. When heating and cooling equipment is located in an equipment room, an unobstructed working space not less than 30 inches wide and not less than 30 inches high shall be provided along the control side of the equipment when the door of the equipment room is open.
2. Fuel burning heating and cooling 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.
3. 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

1. Loading:

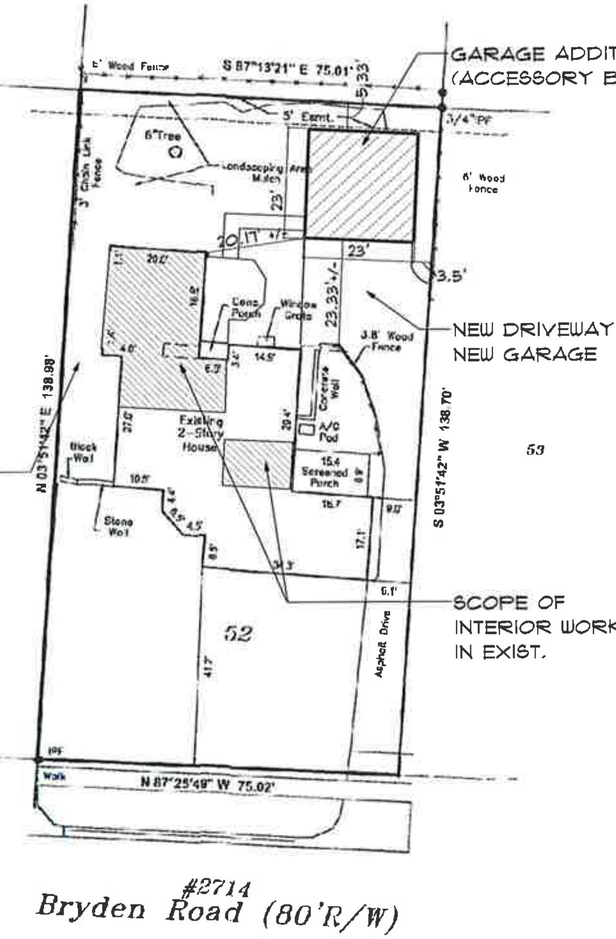
	Live:	Dead:
Roof	25psf	20psf
Roof Snow	20psf	0psf
Attic (w/storage)	20psf	0psf
2nd Floor	40psf	15psf
1st Floor	40psf	15psf
Ext. Balcony	40psf	10psf
Decks	40psf	10psf

2. Basic wind speed 90mph (category - C)
3. Seismic design category - B
4. Subject to damage from Weathering, Termite and Decay
5. Minimum required frost depth 36"



EX. SITE PLAN W/ DEMO

SCALE: ~ 1" = 20'-0"
2714 BRYDEN RD.
BEXLEY, OH 43209
ZONING R-6



EX. SITE PLAN W/ NEW WORK

SCALE: ~ 1" = 20'-0"
2714 BRYDEN RD.
BEXLEY, OH 43209
ZONING R-6

LOT COVERAGE TABLE

TOTAL LOT SQUARE FOOTAGE:	10419.5	S.F.
ALLOWABLE DEVELOPMENT COVERAGE LIMIT:	NONE	S.F.
EXISTING DEVELOPMENT COVERAGE:	4436.2	S.F. (42.6%)
DEMO'D DEVELOPMENT COVERAGE:	917.3	S.F. (8.8%)
NEW DEVELOPMENT COVERAGE:	938.7	S.F. (9.0%)
TOTAL DEVELOPMENT COVERAGE:	4338.9	S.F. (41.6%)
ALLOWABLE BUILDING COVERAGE LIMIT:	3646.8	S.F. (35%)
EXISTING BUILDING COVERAGE:	2255.8	S.F. (21.6%)
DEMO'D BUILDING COVERAGE:	103.4	S.F. (1%)
ACCESSORY BUILDING COVERAGE:	529.0	S.F. (5%)
TOTAL BUILDING COVERAGE:	2681.4	S.F. (25.7%)
ACCESSORY BUILDING COVERAGE LIMIT:	753.3	S.F. (35% OF PRINCIPLE BLDG.)
NEW ACCESSORY BUILDING COVERAGE:	529.0	S.F. (24.6% OF PRINCIPLE BLDG.)

REScheck Software Version 4.5.0

Compliance Certificate

Project Ruben Residence

Energy Code:	**2009 IECC**
Location:	**Bexley, Ohio**
Construction Type:	**Single-family**
Project Type:	**Alteration**
Climate Zone:	**5 (5708 HDD)**
Permit Date:	
Permit Number:	

Construction Site: 2714 Bryden Rd. Bexley, OH 43209

Owner/Agent: Molly Ruben, 2714 Bryden Rd. Bexley, OH 43209

Designer/Contractor: Gorman Builders, 10099 Sylan Dr. Dublin, OH 43017, 614.989.2154

Compliance: Passes

Compliance: 1.1% Better Than Code Maximum UA: 88 Your UA: 87

[illegible]

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	255	38.0	3.0	0.034	9
Wall 1: Wood Frame, 16" o.c.	347	13.0	3.0	0.082	26
Window 2030: Wood Frame:Double Pane	6			0.270	2
Window 3036: Wood Frame:Double Pane	11			0.270	3
Door 1: Glass	18			0.300	5
Floor 1: Slab On Grade:Heated Insulation depth: 4.0'	55		19.0	0.639	47

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 4.5.0 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: Ruben Residence Report date: 07/21/15
Data filename: G:\Pending Projects\MR.2714BRYDEN\04 Current Drawings\Current DWG Files\2015 7.21 Page 1 of 1
MR.2714BRYDEN.rck

SQUARE FOOTAGE TABLE

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

REMODELED/ADDITION AREAS:

UNFINISHED BASEMENT:	0	S.F.
FINISHED BASEMENT:	0	S.F.
TOTAL BASEMENT:	0	S.F.
REMODELED FIRST FLOOR:	254.7	S.F.
NEW GARAGE:	529.0	S.F.
REMODELED SCREENED PORCH:	188.7	S.F.
STORAGE:	0	S.F.
SECOND FLOOR:	0	S.F.
ADDITION SQUARE FOOTAGE:	529.0	S.F.
REMODELED SQUARE FOOTAGE:	443.4	S.F.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE: 1-800-362-2764(Ohio) or 811(National)
OHIO UTILITIES PROTECTION SERVICE

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

SHT	DESCRIPTION
CS.1.0	COVER SHEET
S.1.0	SURROUNDING SITES REFERENCE PLAN
A.1.0	FOUNDATION PLAN
A.2.0	FIRST FLOOR DEMOLITION PLAN
A.2.1	FIRST FLOOR PLAN
A.5.0	EXTERIOR ELEVATIONS
A.6.0	HOUSE SECTION
A.7.0	GARAGE FOUNDATION, FLOOR, & ROOF PLANS
A.8.0	GARAGE ELEVATIONS & WALL SECTION
E.2.0	FIRST FLOOR ELECTRICAL PLAN

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans.
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614 430-0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA THE Builders Remodelers Council
MEMBER AIBD
NARI MEMBER
N.C.B.D.C

DATE	BY	REVISION
7.31.2015	KL	REVISION
8.5.2015	KL	SITE SQ. FT. TABLE
8.6.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED ON 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.

MR.2714BRYDEN
(15178)

DESIGN DEVELOPED BY: BAKER DESIGNS
108 NORTH 20TH STREET
COLUMBUS, OH 43203
614.578.2512

GORMAN BUILDERS
CUSTOM HOME BUILDERS
10099 SYLIAN DRIVE
DUBLIN, OH 43017
PHONE: 614.989.2466

RUBEN RESIDENCE

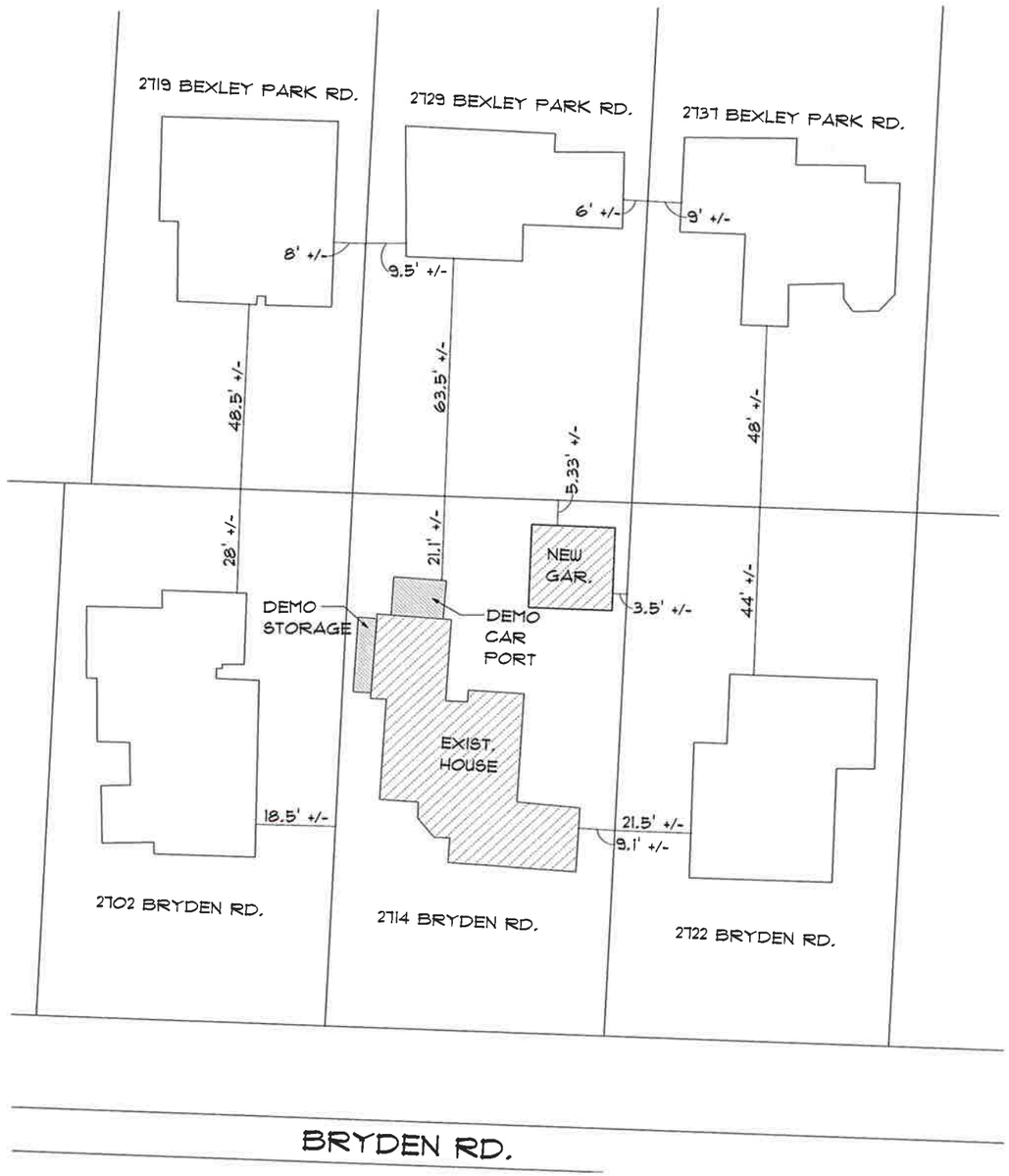
2714 BRYDEN RD.
BEXLEY, OH 43209

COVER SHEET

COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC THE SAME MAY NOT BE COPIED USED DISCLOSED OR CONSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL

DSN		ALLEN BAKER
LAY	KL	6.23.2015
DET	KL	7.13.2015
CHK	DL	7.28.2015
FNCH	KL	7.28.2015

SHEET: CS.1.0



SURROUNDING SITES REFERENCE PLAN

SCALE: 1" = 20'-0"

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans.
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614 430-0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA THE Builders Remodelers Council
MEMBER AIBD
NARI MEMBER
H·C·B·D·C

DATE	BY	REVISION
1.31.2015	KL	REVISION
6.3.2015	KL	SITE SQ. FT. TABLE
8.4.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTED DIMENSIONS AND ON DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

MR. 2714BRYDEN
(1917B)

DESIGN DEVELOPED BY: BAKER DESIGNS 108 NORTH 20TH STREET COLUMBUS, OH 43203 614.519.2512

GORMAN BUILDERS
CUSTOM HOME BUILDERS
10098 SYLVAN DRIVE
DUBLIN, OH 43017
PHONE: 614.389.2466

RUBEN RESIDENCE

2714 BRYDEN RD.
BEXLEY, OH 43209

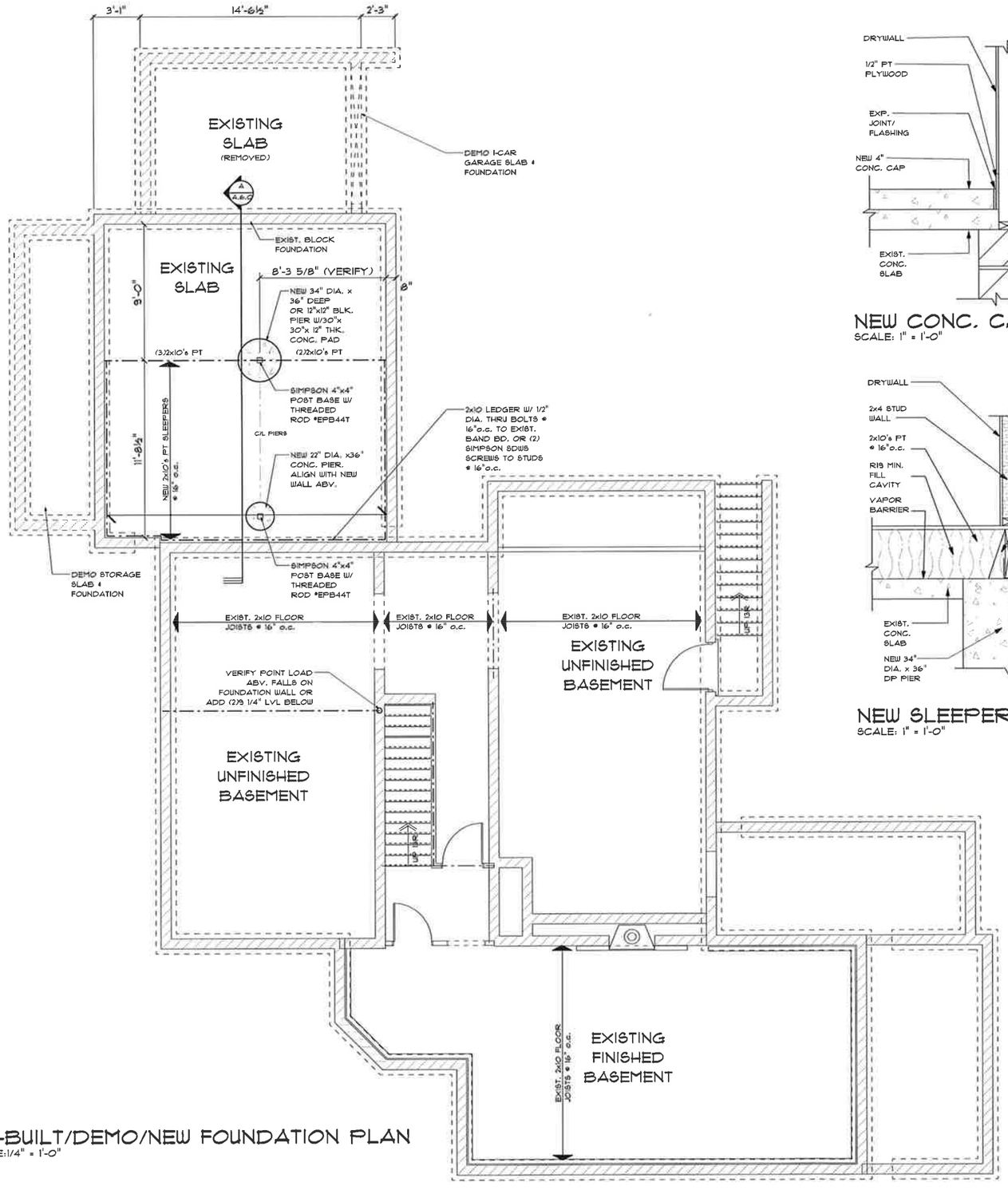
SURROUNDING SITES REFERENCE PLAN

COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC. THIS DATA MAY NOT BE COPIED USED DISCLOSED OR CONSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

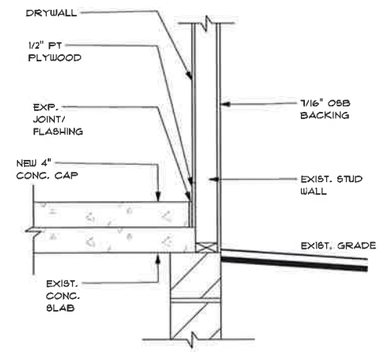
		ALLEN BAKER
DSN	KL	
LAY	KL	6.23.2015
DET	KL	7.13.2015
CHK	DL	7.28.2015
PRC	KL	7.28.2015

SHEET:

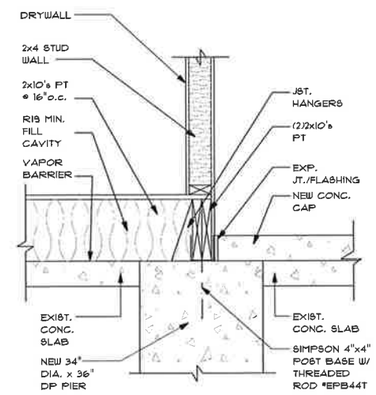
S.1.0



AS-BUILT/DEMO/NEW FOUNDATION PLAN
SCALE:1/4" = 1'-0"



NEW CONC. CAP
SCALE: 1" = 1'-0"



NEW SLEEPERS DETAIL
SCALE: 1" = 1'-0"

DESCRIPTION OF WORK
A. UNCOVER WORK TO PROVIDE FOR INSTALLATION OF NEW WORK OR INSPECTION OR BOTH.

B. REMOVE EXISTING WALLS, FLOORS, & CEILINGS WHERE SHOWN ON PLAND OR AS NEEDED TO ACCOMMODATE INSTALLATION OF THE NEW WORK.

QUALITY ASSURANCE
A. PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL CODES AND SPECIFICATIONS.

B. USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.

NOTICES TO RESIDENTIAL DESIGNER
ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS, OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

REUSING AND SAVING MATERIAL
A. PRIOR TO DEMOLITION, CONTRACTOR, AND OWNER SHALL WALK THROUGH THE PROJECT SITE AND CREATE A WRITTEN LIST OF MATERIALS AND LANDSCAPING THAT ARE TO BE SAVED, OR REMOVED AND SAVED FOR USE BY OWNER; REMOVED AND SAVED FOR REINSTALLATION BY THE CONTRACTOR AND/OR REMOVED AND SAVED FOR FILL. ALL OTHER MATERIALS NOT SO LISTED SHALL BE REMOVED FROM THE SITE IN AN APPROPRIATE AND SAFE MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. ANY ITEM ON THE "SAVE LIST" INADVERTENTLY REMOVED AND NOT SAVED OR OTHERWISE DAMAGED OR LOST BY CONTRACTOR SHALL BE REPLACED, RESTORED, OR REPAIRED AT NO ADDITIONAL COST TO OWNER.

MATERIALS
A. FOR REPLACEMENT WORK AND ALL NEW WORK, USE MATERIALS WHICH MATCH EXISTING MATERIALS OR ALTERNATE MATERIALS WITH THE APPROVAL OF THE OWNER.

B. ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER AND COMPLETE INSTALLATION OF THE WORK OF THE SECTION, SHALL BE SELECTED BY THE CONTRACTOR SUBJECT TO APPROVAL BY THE OWNER.

INSPECTION
A. INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, EXCAVATING, BACK FILLING, PATCHING, AND OTHER RELATED DEMOLITION WORK.

B. AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK.

C. IF UNCOVERED CONDITIONS ARE NOT ANTICIPATED, IMMEDIATELY NOTIFY THE DESIGNER AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

D. PROVIDE ALL REQUIRED PROTECTION INCLUDING, BUT NOT NECESSARILY LIMITED TO, SHORING, BRACING, AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE WORK AND ANY ADJOINING STRUCTURES; PROTECTION FROM DAMAGE TO ALL LANDSCAPING NOT DESIGNATED FOR REMOVAL; PROTECTION TO ALL PUBLIC WALKWAYS AND STREETS.

E. PERFORM ALL REQUIRED EXCAVATING AND BACK FILLING AS REQUIRED. PERFORM CUTTING, REMOVAL AND DEMOLITION WORK BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND SURROUNDING PUBLIC AND PERSONAL AND REAL PROPERTY AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIR AND NEW WORK.

NOTE:
1. ALL HALF TONE DASHED WALLS TO BE REMOVED WITH CAUTION TO MAKE WAY FOR NEW WALLS AND/OR DOORS & WINDOWS.
2. VERIFY ALL WALLS WITH PROPOSED FLOOR PLANS. ADDITIONAL TEAR OUT, NOT SHOWN ON PLAN, MAY BE NEEDED TO INSTALL PROPS AND COLUMNS FOR NEW POINT LOADS.
3. BUILDER TO VERIFY ALL NEW AND EXISTING POINT LOADS TRANSFER DOWN TO FOUNDATION.
4. VERIFY EXISTING STRUCTURE IS ADEQUATE AND AS IN THESE DRAWINGS. VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER AS SOON AS THEY ARE IDENTIFIED.

NOTE TO CONTRACTOR AND FELLOW SUB-CONTRACTORS:
IT IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS, AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPEAR, NOTIFY RESIDENTIAL DESIGNED SOLUTIONS IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

NOTE:
1. VERIFY ALL WALLS WITH PROPOSED FLOOR PLANS. ADDITIONAL TEAR OUT, NOT SHOWN ON PLAN, MAY BE NEEDED TO INSTALL PROPS AND COLUMNS FOR NEW POINT LOADS.
2. BUILDER TO VERIFY ALL NEW AND EXISTING POINT LOADS TRANSFER DOWN TO FOUNDATION.
3. VERIFY EXISTING STRUCTURE IS ADEQUATE AND AS IN THESE DRAWINGS. VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER AS SOON AS THEY ARE IDENTIFIED.

GENERAL MAINTENANCE NOTES:
1. CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE IN AREA OF WORK SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE.

2. ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS TO SAME.

GENERAL MAINTENANCE NOTES:

1. REPLACE EXISTING DOORS AND WINDOWS AS NEEDED, VERIFY SAME WITH OWNER\ BUILDER.

2. REMOVE EXISTING CORNER BOARDS, FRIEZE BOARDS, FASCIA'S, RAKES SIDING, AND WINDOW/DOOR TRIM. SIDING TO BE REPLACED WITH VINYL SIDING PER OWNER/BUILDER SPECIFICATIONS. ALL CORNER BOARDS, FRIEZE BOARDS, FASCIA'S, RAKES, AND WINDOW/DOOR TRIM TO BE REPAIRED OR REPLACED AS NEEDED. VERIFY SAME WITH BUILDER/OWNER.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWN SPOUTS WITH NEW EQUIVALENTS.

4. CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE ON HOUSE SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE

5. ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS TO SAME.

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas, Proven Plans.
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614.430.0027
FAX 430-8071
www.rdshomedesign.com
MEMBER BIA THE Builders Remodelers Council
MEMBER AIBD
N.C.B.D.C
NARI MEMBER

DATE	BY	REVISION
7.31.2015	KL	REVISION
8.3.2015	KL	SITE SQ. FT. TABLE
8.6.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED ON 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.

MR. 2714 BRYDEN (15178)

DESIGN DEVELOPED BY: BAKER DESIGNS
109 NORTH 20TH STREET
COLUMBUS, OH 43203
614.518.2512
G.O.R.M. BUILDERS
CUSTOM HOME BUILDERS
10099 SYLVAN DRIVE
DUBLIN, OH 43017
PHONE: 614.989.2466

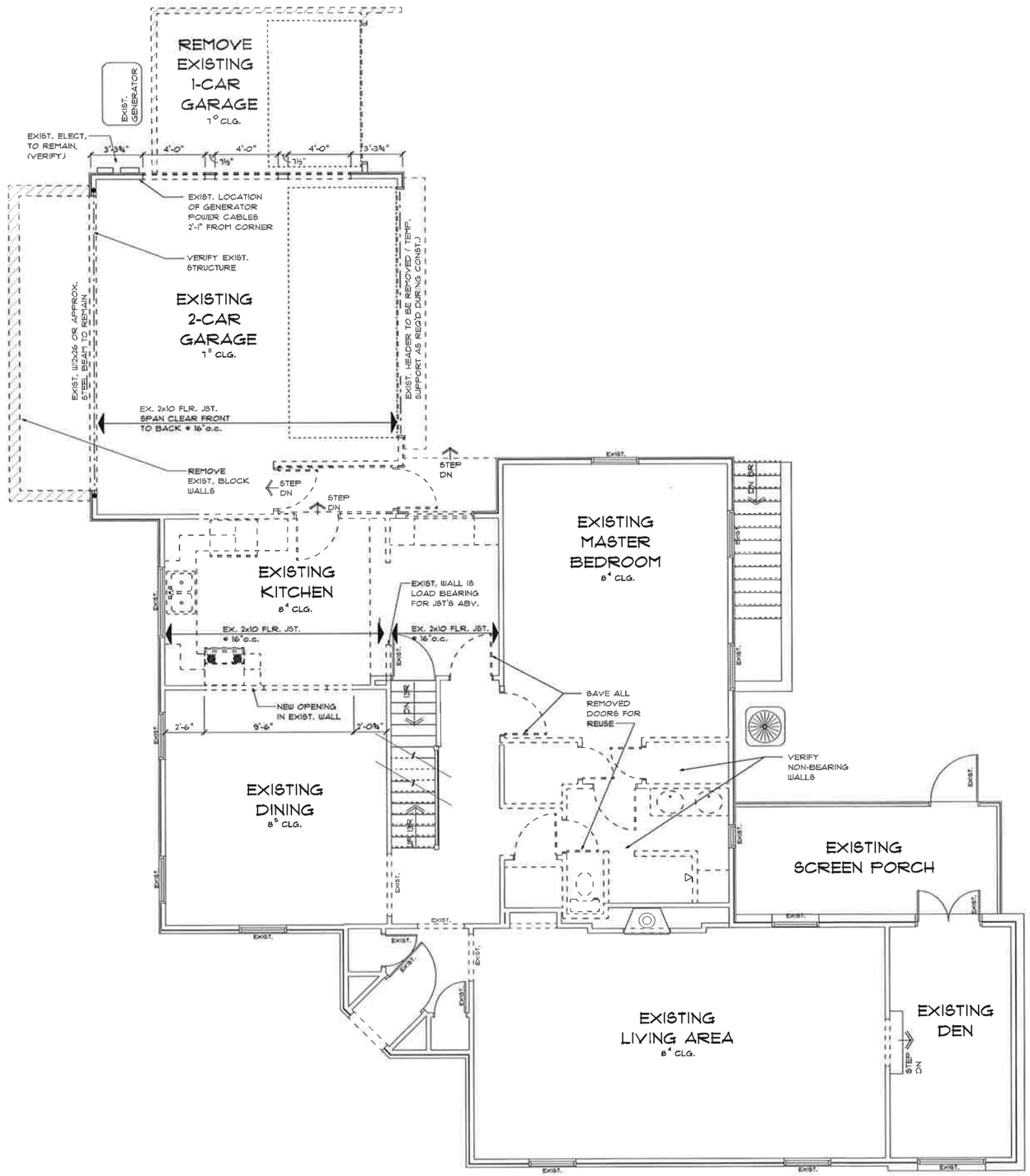
RUBEN RESIDENCE
2714 BRYDEN RD.
BEXLEY, OH 43209

AS-BUILT/DEMO/NEW FOUNDATION PLAN

COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC THE SAME MAY NOT BE COPIED USED DISCLOSED OR DISTRIBUTED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

		ALLEN BAKER
DSN		
LAY	KL	6.23.2015
DET	KL	1.13.2015
CHK	KL	1.28.2015
PICH	KL	1.28.2015

SHEET:
A.1.0



AS-BUILT/DEMO FIRST FLOOR PLAN

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

DESCRIPTION OF WORK

A. UNCOVER WORK TO PROVIDE FOR INSTALLATION OF NEW WORK OR INSPECTION OR BOTH.

B. REMOVE EXISTING WALLS, FLOORS, & CEILINGS WHERE SHOWN ON PLANS OR AS NEEDED TO ACCOMMODATE INSTALLATION OF THE NEW WORK.

QUALITY ASSURANCE

A. PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL CODES AND SPECIFICATIONS.

B. USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.

NOTICES TO RESIDENTIAL DESIGNER

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS, OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

REUSING AND SAVING MATERIAL

A. PRIOR TO DEMOLITION, CONTRACTOR, AND OWNER SHALL WALK THROUGH THE PROJECT SITE AND CREATE A WRITTEN LIST OF MATERIALS AND LANDSCAPING THAT ARE TO BE SAVED, OR REMOVED AND SAVED FOR USE BY OWNER, REMOVED AND SAVED FOR REINSTALLATION BY THE CONTRACTOR, AND/OR REMOVED AND SAVED FOR FILL. ALL OTHER MATERIALS NOT SO LISTED SHALL BE REMOVED FROM THE SITE IN AN APPROPRIATE AND SAFE MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. ANY ITEM ON THE "SAVE LIST" INADVERTENTLY REMOVED AND NOT SAVED OR OTHERWISE DAMAGED OR LOST BY CONTRACTOR SHALL BE REPLACED, RESTORED, OR REPAIRED AT NO ADDITIONAL COST TO OWNER.

MATERIALS

A. FOR REPLACEMENT WORK AND ALL NEW WORK, USE MATERIALS WHICH MATCH EXISTING MATERIALS OR ALTERNATE MATERIALS WITH THE APPROVAL OF THE OWNER.

B. ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER AND COMPLETE INSTALLATION OF THE WORK OF THE SECTION SHALL BE SELECTED BY THE CONTRACTOR SUBJECT TO APPROVAL BY THE OWNER.

INSPECTION

A. INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, EXCAVATING, BACK FILLING, PATCHING, AND OTHER RELATED DEMOLITION WORK.

B. AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK.

C. IF UNCOVERED CONDITIONS ARE NOT ANTICIPATED, IMMEDIATELY NOTIFY THE DESIGNER AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

D. PROVIDE ALL REQUIRED PROTECTION INCLUDING, BUT NOT NECESSARILY LIMITED TO, SHORING, BRACING, AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE WORK AND ANY ADJOINING STRUCTURES. PROTECTION FROM DAMAGE TO ALL LANDSCAPING NOT DESIGNATED FOR REMOVAL. PROTECTION TO ALL PUBLIC WALKWAYS AND STREETS.

E. PERFORM ALL REQUIRED EXCAVATING AND BACK FILLING AS REQUIRED, PERFORM CUTTING, REMOVAL AND DEMOLITION WORK BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND SURROUNDING PUBLIC AND PERSONAL AND REAL PROPERTY AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIR AND NEW WORK.

NOTE:

1. ALL HALF TONE DASHED WALLS TO BE REMOVED WITH CAUTION TO MAKE WAY FOR NEW WALLS AND/OR DOORS / WINDOWS.
2. VERIFY ALL WALLS WITH PROPOSED FLOOR PLANS. ADDITIONAL TEAR OUT, NOT SHOWN ON PLAN, MAY BE NEEDED TO INSTALL PROPS AND COLUMNS FOR NEW POINT LOADS.
3. BUILDER TO VERIFY ALL NEW AND EXISTING POINT LOADS TRANSFER DOWN TO FOUNDATION.
4. VERIFY EXISTING STRUCTURE IS ADEQUATE AND AS IN THESE DRAWINGS. VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER AS SOON AS THEY ARE IDENTIFIED.

NOTE TO CONTRACTOR AND FELLOW SUB-CONTRACTORS:
IT IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS, AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPEAR, NOTIFY RESIDENTIAL DESIGNED SOLUTIONS IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

NOTE:

1. VERIFY ALL WALLS WITH PROPOSED FLOOR PLANS. ADDITIONAL TEAR OUT, NOT SHOWN ON PLAN, MAY BE NEEDED TO INSTALL PROPS AND COLUMNS FOR NEW POINT LOADS.
2. BUILDER TO VERIFY ALL NEW AND EXISTING POINT LOADS TRANSFER DOWN TO FOUNDATION.
3. VERIFY EXISTING STRUCTURE IS ADEQUATE AND AS IN THESE DRAWINGS. VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER AS SOON AS THEY ARE IDENTIFIED.

GENERAL MAINTENANCE NOTES:

1. CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE IN AREA OF WORK SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE.

2. ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS TO SAME.

GENERAL MAINTENANCE NOTES:

1. REPLACE EXISTING DOORS AND WINDOWS AS NEEDED, VERIFY SAME WITH OWNER\BUILDER.

2. REMOVE EXISTING CORNER BOARDS, FRIEZE BOARDS, FASCIA'S, RAKES SIDING, AND WINDOW/DOOR TRIM. SIDING TO BE REPLACED WITH VINYL SIDING PER OWNER/BUILDER SPECIFICATIONS. ALL CORNER BOARDS, FRIEZE BOARDS, FASCIA'S, RAKES, AND WINDOW/DOOR TRIM TO BE REPAIRED OR REPLACED AS NEEDED. VERIFY SAME WITH BUILDER/OWNER.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWN SPOUTS WITH NEW EQUIVALENTS.

4. CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE ON HOUSE SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE

5. ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS TO SAME.

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans.
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614.430.0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA The Builders Remodelers Council
MEMBER A|D B|D
N·C·B·D·C
NARI MEMBER

DATE	BY	REVISION
7.31.2015	KL	REVISION
8.5.2015	KL	SITE SQ. FT. TABLE
8.6.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED ON 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.

MR.2714BRYDEN (15178)

DESIGN DEVELOPED BY: BAKER DESIGNS
108 NORTH 20TH STREET
COLUMBUS, OH 43203
614.516.2512

GORMAN BUILDERS
CUSTOM HOME BUILDERS
10098 SYLVAN DRIVE
DUBLIN, OH 43017
PHONE: 614.389.2466

RUBEN RESIDENCE

2714 BRYDEN RD.
BEXLEY, OH 43209

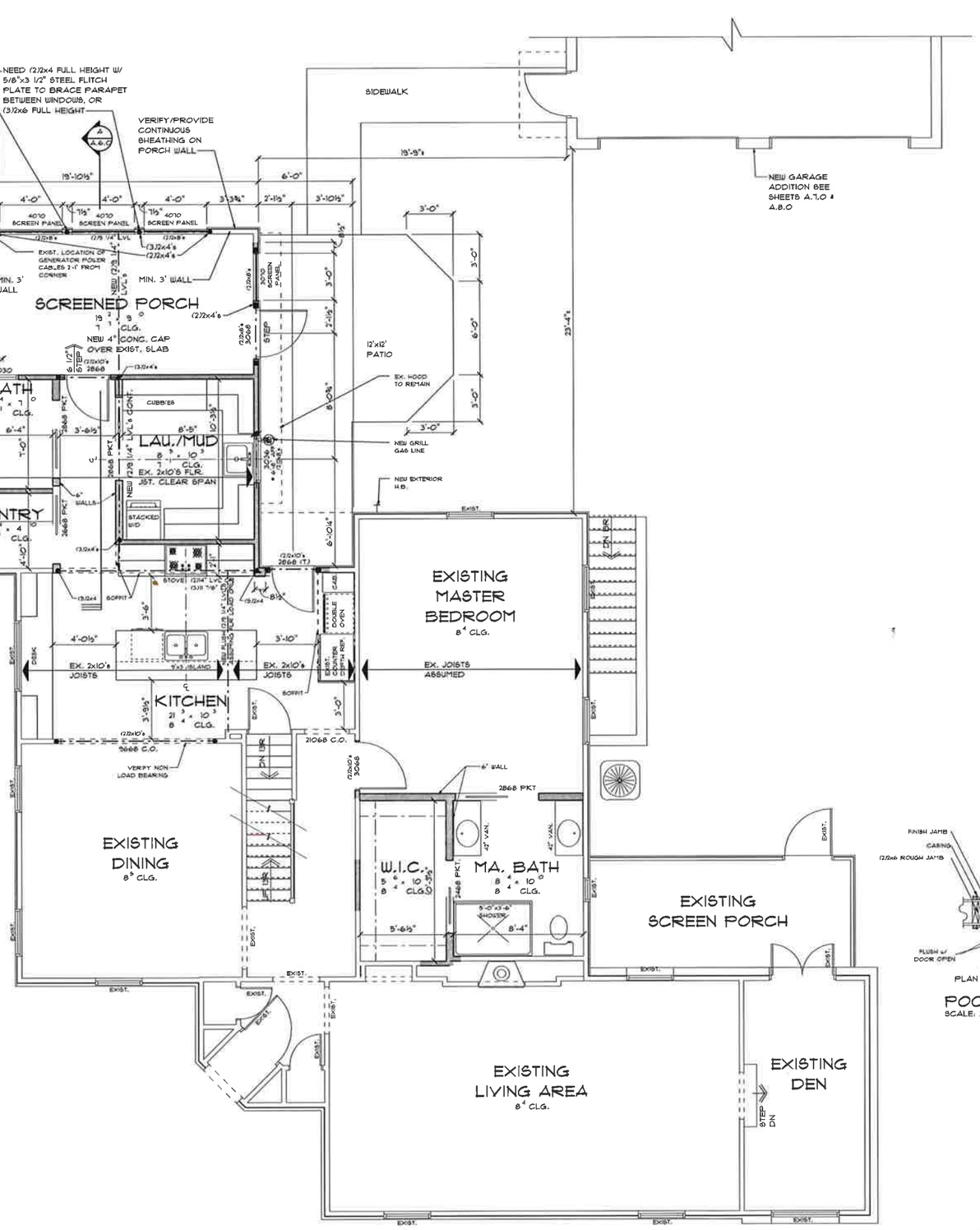
AS-BUILT/DEMO FIRST FLOOR PLAN

COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC. THE SAME MAY NOT BE COPIED (AND) DISCLOSED OR CONVEYED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

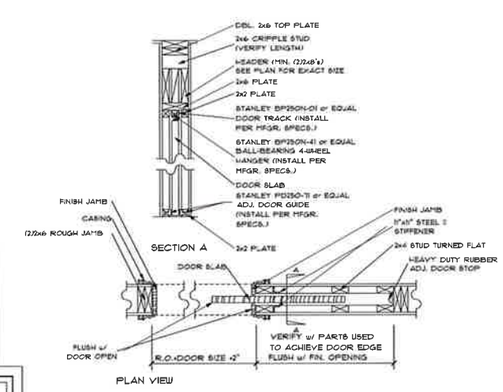
DSN		ALLEN BAKER
LAY	KL	6.23.2015
DET	KL	7.13.2015
CHK	DL	7.28.2015
PHC	KL	7.28.2015

SHEET:

A.2.0



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



POCKET DOOR DETAIL
SCALE: 3/4" = 1'-0"

NOTE: REFER TO SHEET C8.1.0 FOR GENERAL FRAMING NOTES.

GLASS IN SHOWER & TUB ENCLOSURES TO BE SAFETY GLAZING (TEMPERED OR LAMINATED). THIS INCLUDES ENCLOSURES WITH BOTTOM EDGE BELOW 60" ABOVE THE TOP OF THE TUB RIM DRAIN.

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.

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" BEARING)
- BEAM POCKET w/PILASTER (8" BEARING)
- POINT LOAD FROM ABV. (2)2x4 (MIN. BEARING)

NOTE:
WOOD SIDING AND SHEATHING LESS THAN 2" VERTICALLY ABOVE CONCRETE PORCHES AND STEPS MUST BE PRESSURE TREATED

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

FLOOR PLAN NOTES:

1. REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET C8.1.0.
2. ALL WALLS ARE DIMENSIONED STUD-TO-STUD.
3. ALL INTERIOR WALLS ARE 3-1/2", EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
4. 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.
5. ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS SHALL HAVE A MINIMUM LINTEL OF (2)2x8's WITH 1/2" PLYWOOD SPACER. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x8's AND NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET C8.1.0. ALL OTHER LINTELS SHALL BE BUILT IN THE SAME MANNER.
6. THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY SHEATHED WITH (1/2 , 9/32 , OR 7/16) OSB TO COMPLY WITH THE BRACE WALL REQUIREMENTS USING METHOD CS-WSP. ANY WALL AREAS THAT REQUIRE ALTERNATE BRACING METHODS WILL BE INDICATED AND LABELED WITH THE SPECIFIC METHOD REQUIRED. THIS SHEATHING SHALL EXTEND AND BE ATTACHED TO THE SILL AND CAP PLATES OF THE WALLS. THE SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH A MINIMUM OF 1/2" DIAMETER BOLTS SPACED NO MORE THAN 6'-0" ON CENTER.
   THESE ANCHOR BOLTS SHALL BE LOCATED BETWEEN 6" AND 12" FROM CORNERS AND ON EITHER SIDE OF DOORS THAT HAVE A THRESHOLD BELOW THE SILL PLATE.
   PER "METHOD CS-WSP", ALL HORIZONTAL JOINTS IN THE SHEATHING WILL BE BLOCKED TO ACCOMMODATE THE CODE SPECIFIED FASTENING REQUIREMENTS:
   6" O.C. @ THE EDGES AND 12" O.C. IN THE INTERIOR OF THE PANELS USING 8d COMMON NAILS
   ANY TRUSS HEELS OVER 9 1/2 INCHES WILL HAVE THE OSB EXTENDED UP TO WITHIN 2" OF THE UNDERSIDE OF THE RAFTER/AL. AND FASTENED IN THE SAME MANNER. TRUSS HEEL SHEATHING MUST SPAN ACROSS THE TOP PLATE/ TRUSS CONNECTION AND EXTEND DOWN THE WALL AT LEAST 24" AND THE SAME HORIZONTAL BLOCKING MUST BE PROVIDED BETWEEN THE TRUSSES FOR NAILING AS SPECIFIED ABOVE.
7. ALL POSTS SHALL BE A MINIMUM OF (2)2x4's WITH GLUE APPLIED ON THE FULL MATING SURFACE AND NAILED PER THE FASTENING SCHEDULE ON SHEET C8.1.0.
8. FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT AND SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
9. REFER TO THE WINDOW NOTES ON THIS SHEET.
10. SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED w/ BATTERY BACK-UP.
11. CONTRACTOR SHALL SHIM ALL EXT. DOOR THRESHOLDS 3/4" VERIFY WITH BUILDER PRIOR TO COMMENCEMENT.
12. THE GARAGE SHALL BE SEPARATED FROM IT'S 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.

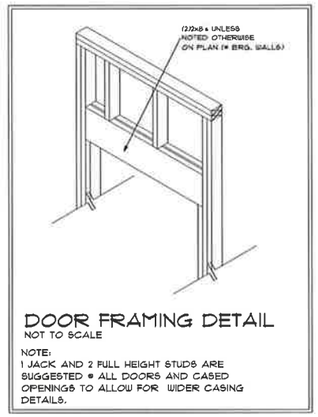
STAIR REQUIREMENTS:

1.	MINIMUM TREAD DEPTH:	10"
2.	NOSING PROJECTION:	3/4" - 1 1/4"
3.	MAXIMUM RISER HEIGHT:	8 1/4"
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: AT STAIRS*	34"
	AT BALCONIES, DECKS, & ALL RAISED FLOOR SURFACES*	36"
9.	MAXIMUM BALUSTER SPACING (CLEAR OPENING):	4"
10.	MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL:	3'-0"
11.	HAND GRIP MAY NOT EXCEED 2 5/8" IN CROSS SEC. DIMENSION.	
12.	HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER AND RETURN TO WALL OR NEWEL POST PER R315.1	

(SEE R315.5.8 FOR CODES ON UNDER STAIRS)
(SEE SECTION 311.5.8 FOR CODES ON CIRCULAR STAIRS)

WINDOW NOTES:

1. ALL WINDOW SIZES SHOWN ARE FOR:
   NOMINAL SIZED WINDOWS (3'-0"x6'-0" = 3060)
2. 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 S.F.
   * GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 S.F.
3. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.



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.

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans.
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614 430-0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA THE Builders Remodelers Council
MEMBER AIBD
NARI MEMBER
NCSDC

DATE	BY	REVISION
7.31.2015	KL	REVISION
8.3.2015	KL	SITE SQ. FT. TABLE
8.6.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE NOTED DIMENSIONS AND ON DRAWINGS CONTAINED ON 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.

MR. 2114 BRYDEN
(15118)

G.O.R.MAN BUILDERS
CUSTOM HOME BUILDERS
10088 STYLAN DRIVE
DUBLIN, OH 43017
PHONE: 614.989.2466

DESIGN DEVELOPED BY: BAKER DESIGNS COLUMBUS, OH 43203
108 NORTH 20TH STREET
614.578.2512

RUBEN RESIDENCE

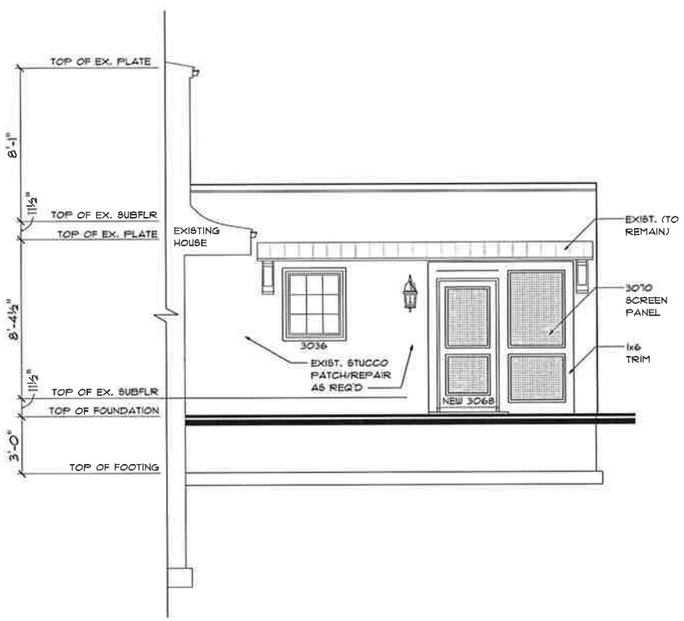
2114 BRYDEN RD.
BEXLEY, OH 43209

NEW FIRST FLOOR PLAN

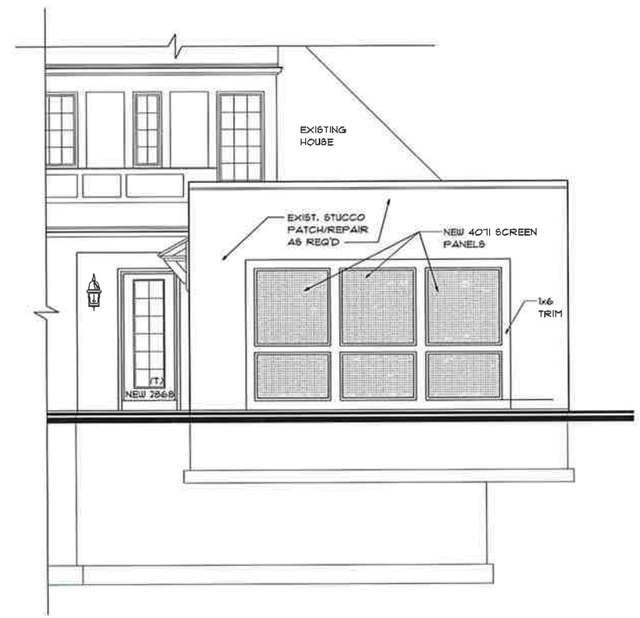
COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC. THE SAME MAY NOT BE COPIED, USED OR DISCLOSED ON CONSENT TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC. WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

DSN	ALLEN BAKER	
LAY	KL	6.23.2015
DET	KL	7.13.2015
CHK	CL	7.28.2015
PROJ	KL	7.28.2015

SHEET:
A.2.1



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



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

GENERAL NOTES:

1. ALL TRIM BOARDS TO BE BACKED w/ 1"OSB FOR STUCCO WALLS.
2. CORNER BOARDS TO BE OMITTED w/ STUCCO.
3. METHOD & QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER. ADHERE TO LOCAL CODE REQUIREMENTS.

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

PLEASE NOTE:
WINDOW GRILLS HAVE BEEN CAREFULLY SIZED TO MATCH THE DESIGN OF THIS HOME - STANDARD GRILL PATTERNS MAY NOT MATCH AND MAY DETRACT FROM THE OVERALL APPEARENCE

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

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

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. 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.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING 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.
6. 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.
7. 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:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M2).
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING 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 WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OFA WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. 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:

1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLASS IN ITEMS 1, 6 OR 7.
3. GLAZING IN ITEM 6, WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
4. GLAZING IN ITEM 6, IN WALLS PERPEN- DICULAR 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.
5. 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 OFWITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (14.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1" INCHES (38 MM) IN HEIGHT.
6. 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 (0.79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
7. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
8. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
9. SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
   9.1. THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE; AND
   9.2. THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas, Proven Plans
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614 430-0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA THE Builders Remodelers Council
MEMBER A B D
NARI MEMBER
N.C.B.D.C

DATE	BY	REVISION
7.31.2015	KL	REVISION
8.3.2015	KL	SITE SQ. FT. TABLE
8.6.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED ON 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.

MR. 2714 BRYDEN
(15178)

DESIGN DEVELOPED BY: BAKER DESIGNS 108 NORTH 20TH STREET COLUMBUS, OH 43203 614.919.2592

GORMAN BUILDERS
CUSTOM HOME BUILDERS
10099 SYLVAN DRIVE
DUBLIN, OH 43017
PHONE: 614.889.2466

RUBEN RESIDENCE

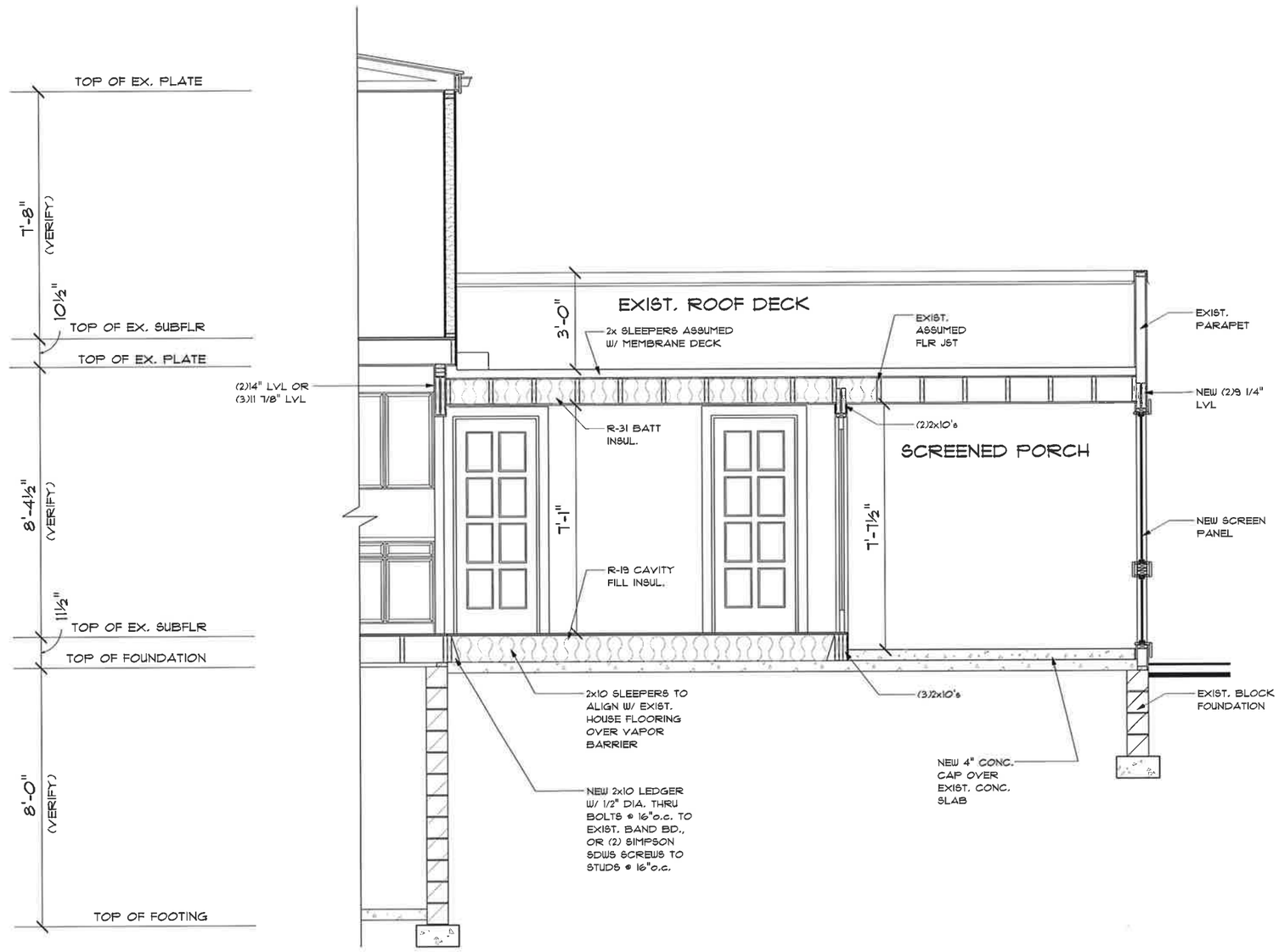
2714 BRYDEN RD.
BEXLEY, OH 43209

ELEVATIONS

COPYRIGHT 2015
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC THE SAME MAY NOT BE COPIED, USED, DISCLOSED OR CONSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC SINCH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

		ALLEN BAKER
DSN		
LAY	KL	6.23.2015
DET	KL	7.01.2015
CHK	DL	7.28.2015
PNCH	KL	7.28.2015

SHEET:
A5.0



A / A.6.0 HOUSE SECTION
SCALE: 1/2" = 1'-0"

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans
7844 FLINT ROAD
COLUMBUS, OHIO 43235
614 430-0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA THE Builders Remodelers Council
MEMBER AIBD
NARI MEMBER
H.C.B.D.C.

DATE	BY	REVISION
7.31.2015	KL	REVISION
8.5.2015	KL	SITE SQ. FT. TABLE
8.6.2015	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND OR DRAWINGS CONTAINED OR 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.

MR.2114BRYDEN (15178)

DESIGN DEVELOPED BY: BAKER DESIGNS
108 NORTH 20TH STREET
COLUMBUS, OH 43203
614.519.2512

GORMAN BUILDERS
CUSTOM HOME BUILDERS
10099 SYLAN DRIVE
DUBLIN, OH 43017
PHONE: 614.989.2466

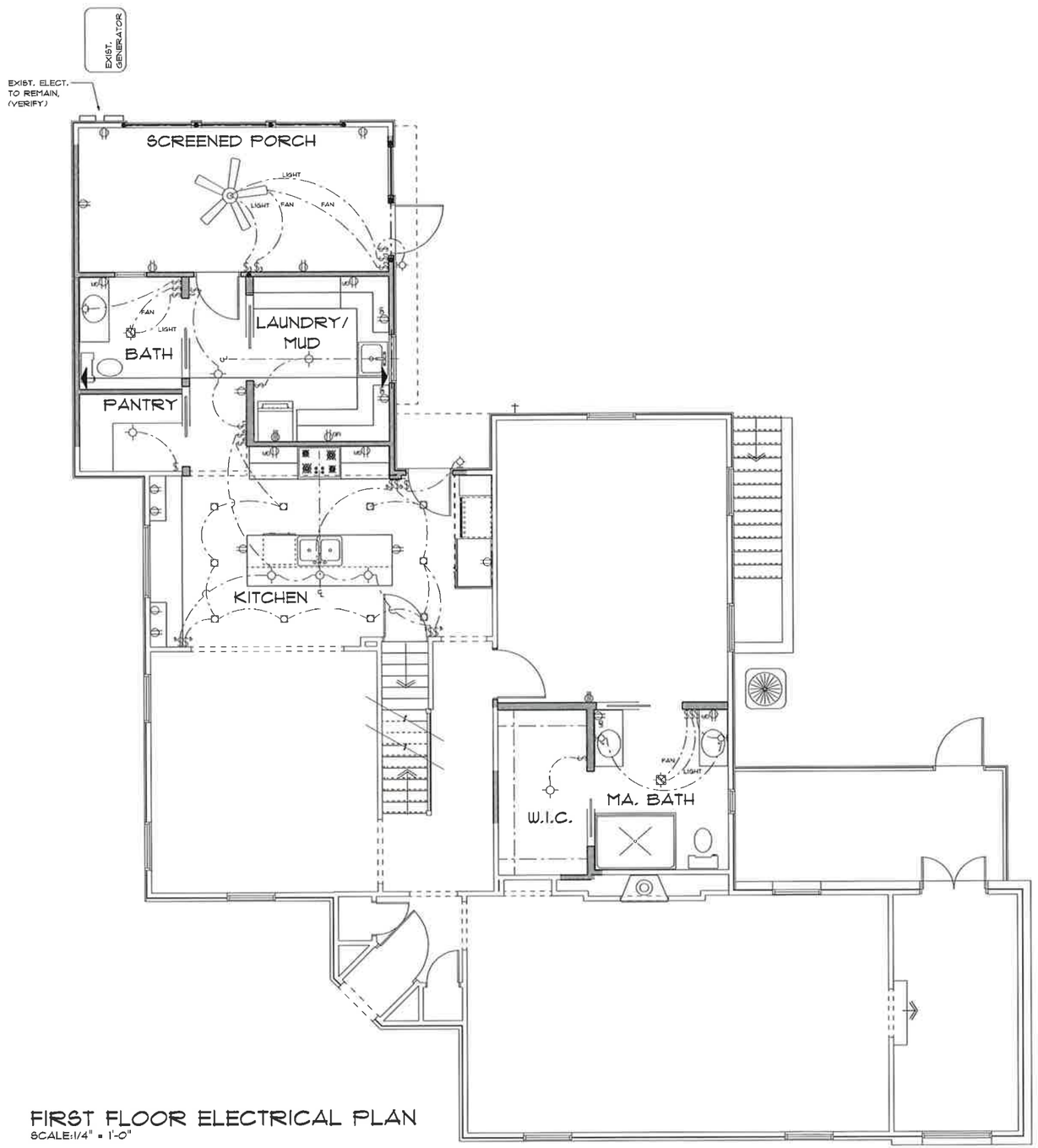
RUBEN RESIDENCE
2114 BRYDEN RD.
BEXLEY, OH 43209

HOUSE SECTION

COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC. THE DRAWINGS MAY NOT BE USED OR DISCLOSED ON CONVEYED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

DSN	ALLEN BAKER	
LAY	KL	6.23.2015
DET	KL	7.13.2015
CHK	KL	7.28.2015
PNCH	KL	7.28.2015

SHEET:
A.6.0



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

ELECTRIC SYMBOLS

- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- ANY SWITCH WITH DIMMER
- MOTION ACTIVATED SWITCH/SENSOR
- 110V DUPLEX RECEPTICAL
- 220V SINGLE RECEPTICAL
- 110V DUPLEX SPLIT RECEPTICAL
- SPECIAL OUTLET
- TELEPHONE OUTLET
- CABLE OUTLET
- DATA PORT (COMPUTER JACK)
- GFI — GROUND FAULT CIRCUIT INTERRUPTER
- WP — WEATHERPROOF
- JUNCTION BOX
- OWNER SELECTED CLG. MOUNTED FIXTURE
- OWNER SELECTED CLG. MOUNTED FIXTURE (INSTALL FAN BOX)
- = STACKED SWITCHES
- OWNER SELECTED WALL MOUNTED FIXTURE
- CEILING RECESSED FIXTURE NOTE: RECESSED CANS TO BE "SL PAR 30 HALOGEN BULBS SHORT NECK
- CEILING RECESSED (ADJUSTABLE SPLAY)
- R/P — CEILING EXHAUST W/ REMOTE FAN (VENT LOCATION) MOTOR IN ATTIC - VERIFY LOCATION W/ BUILDER
- CEILING EXHAUST FAN - NUTINE QT SERIES
- COMBINATION CEILING EXHAUST FAN AND LIGHT FIXTURE - NUTONE QT SERIES
- SERVICE PANEL (MAY BE RECESSED OR SURFACE MOUNTED)
- EXTERIOR FLOOD LIGHTS
- FLUORESCENT FIXTURE
- UNDER CABINET MOUNTED (KICHLER)
- TRACK LIGHTS
- CEILING FAN
- COMBINATION CEILING FAN AND LIGHT FIXTURE

TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12 (B)

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. EXCLUDED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, KITCHENS & BATHS.

NOTE: 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. SINGLE STATION CARBOM MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans.
7544 FLINT ROAD
COLUMBUS, OHIO 43235
614 430-0027
FAX 430-8071
www.rdshomedesign.com

MEMBER BIA THE Builders Remodelers Council — MEMBER AIBD — NCBDC — NARI MEMBER

DATE	BY	REVISION
7.31.2013	KL	REVISION
8.3.2013	KL	SITE SQ. FT. TABLE
8.6.2013	KL	CLIENT REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTED DIMENSIONS AND OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION WITHOUT THE DESIGNER'S ATTENTION OVER SUCH DISCREPANCIES AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

MR.2714BRYDEN (15118)

DESIGN DEVELOPED BY: BAKER DESIGNS
108 NORTH 20TH STREET
COLUMBUS, OH 43203
614.519.2512

GORMAN BUILDERS
CUSTOM HOME BUILDERS
10039 SYLVAN DRIVE
DUBLIN, OH 43017
PHONE: 614.389.2466

RUBEN RESIDENCE
2714 BRYDEN RD.
BEXLEY, OH 43209

FIRST FLOOR ELECTRICAL SHEET

COPYRIGHT 2015
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC THE SAME MAY NOT BE COPIED, USED OR DISCLOSED OR CONVEYED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL

		ALLEN BAKER
DRN	KL	6.23.2015
DES	KL	7.13.2015
CHK	KL	7.28.2015
PROJ	KL	7.28.2015

SHEET: E.2.0