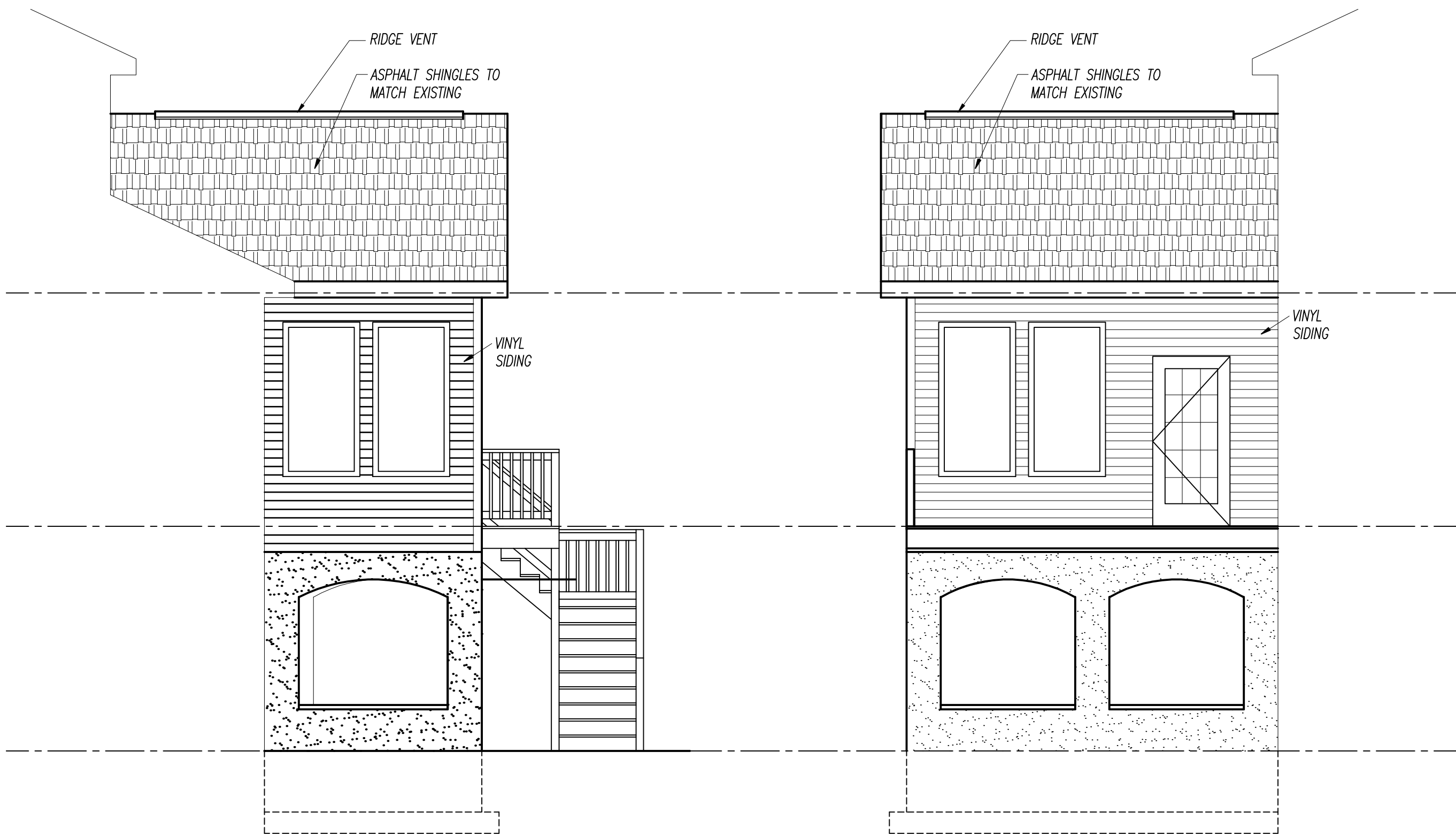


REAR ELEVATION
SCALE: 1/4"=1'-0"



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

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

2019 RESIDENTIAL CODE OF OHIO		
CHAPTER 11 ENERGY EFFICIENCY		
SECTION 1108 ADDITIONS		
SECTION 1108.1.1 PRESCRIPTIVE COMPLIANCE . (1108.1.1.1 – 1108.1.1.4)		
NEW BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ADDITION SHALL COMPLY WITH RCO SECTIONS 1102.12, 1102.2, 1102.3.1 THROUGH 1102.3.5 AND 1102.4 BUILDING THERMAL ENVELOPE TESTING IS NOT REQUIRED		
NEW HEATING, COOLING & DUCT SYSTEMS SHALL COMPLY WITH RCO 1103		
NEW SERVICE HOT WATER SYSTEMS SHALL COMPLY WITH 1103 COMPLIANCE USING OPTION 3 SECTION 1105 RCO SECTION 1102 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)		
TABLE 1102.1.12		
CLIMATE ZONE 5A	REQUIREMENTS PER TABLE	DESIGN
FENESTRATION U-FACTOR	U-.30	U-.30
SKYLIGHT U-FACTOR	U-.55	NOT APPLICABLE
CEILING R-VALUE	R-49	R-38 PER RCO 1122.2.2.1
WOOD FRAMED WALL R-VALUE	R-20 OR 13+5	R-15 +3
MASS WALL R-VALUE	R-13/17	NOT APPLICABLE
FLOOR R-VALUE	R-30	R-38
BASEMENT WALL R-VALUE	R-10/13	NOT APPLICABLE
SLAB R-VALUE AND DEPTH	R-10 FOR 2 FT	NOT APPLICABLE
CRAWL SPACE WALL R-VALUE	R-10/13	NOT APPLICABLE
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES		

- AIR LEAKAGE
- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
1. ALL JOINTS, SEAMS AND PENETRATIONS.
 2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
 3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
 4. UTILITY PENETRATIONS.
 5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
 6. KNEE WALLS.
 7. WALLS AND CEILINGS SEPARATING THE GARAGE FROM THE CONDITIONED SPACES.
 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
 9. ATTIC ACCESS OPENINGS.
 10. RIM JOISTS JUNCTION.
 11. OTHER SOURCES OF INFILTRATION.

REQUIREMENTS FOR NEW WORK.

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN THE CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSI. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

AT LEAST ONE THERMOSTAT SHALL BE INSTALLED FOR EACH NEW SEPARATE HEATING AND COOLING SYSTEM. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIME OF THE DAY PER RCO SECTION 1103.

SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 FOR DUCT 3" DIAMETER AND LARGER AND R-6 FOR DUCTS LESS THEN 3" DIAMETER. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6 FOR 3" DIAMETER AND LARGER AND R-4.2 FOR DUCTS LESS THAN 3" DIAMETER.

DUCTS, AIR HANDLERS, & FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH RCO SECTION 1601.4.1.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED AS SPECIFIED IN ACCA MANUAL S.

A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

DRAWING INDEX	
A1	BUILDING ELEVATIONS PROJECT INFO & DRAWING INDEX ENERGY CONSERVATION NOTES
A2	DEMO PLANS & NOTES GENERAL & STRUCTURAL NOTES FOUNDATION PLAN & NOTES WOOD DECK NOTES & DETAILS
A3	FASTENER SCHEDULE WINDOW FLASHING DETAILS ROOF PLAN & NOTES WALL SECTIONS A & B



2 WORKING DAYS

BEFORE YOU DIG

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OHIO UTILITIES PROTECTION SERVICE



PROJECT INFORMATION	
APPLICABLE CODES: 2019 RESIDENTIAL CODE OF OHIO 2024 OHIO PLUMBING CODE 2023 NATIONAL ELECTRIC CODE	
PROJECT: AN ADDITION TO RESIDENCE	
HEIGHT	1 STORY
AREA	BUILDING AREAS NEW SUNROOM =196 SF NEW DECK =250 SF
DESIGN CRITERIA GROUND SNOW LOAD = 30 PSF WIND DESIGN SPEED = Vuft=115 MPH, Vusd=89 MPH, 15 PSF ON WALLS SEISMIC DESIGN CATEGORY = A WEATHERING = SEVERE FROST LINE DEPTH = 40 INCHES TERMITE = MODERATE TO HEAVY WINTER DESIGN TEMP = 5' F ICE BARRIER UNDERLAYMENT REQUIRED = YES FLOOD HAZARDS= AIR FREEZING INDEX= 1500 OR LESS MEAN ANNUAL TEMP = 50.1' f FLOOR LIVE LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF MAXIMUM ALLOWABLE TOTAL LOAD DEFLECTION L/360 DESIGN SOIL BEARING = 1500 PSF PRESUMPTIVE	

#	REVISED	BY
1	10-2-2025	TS

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PROJECT
ADDITION TO
HARRIS RESIDENCE
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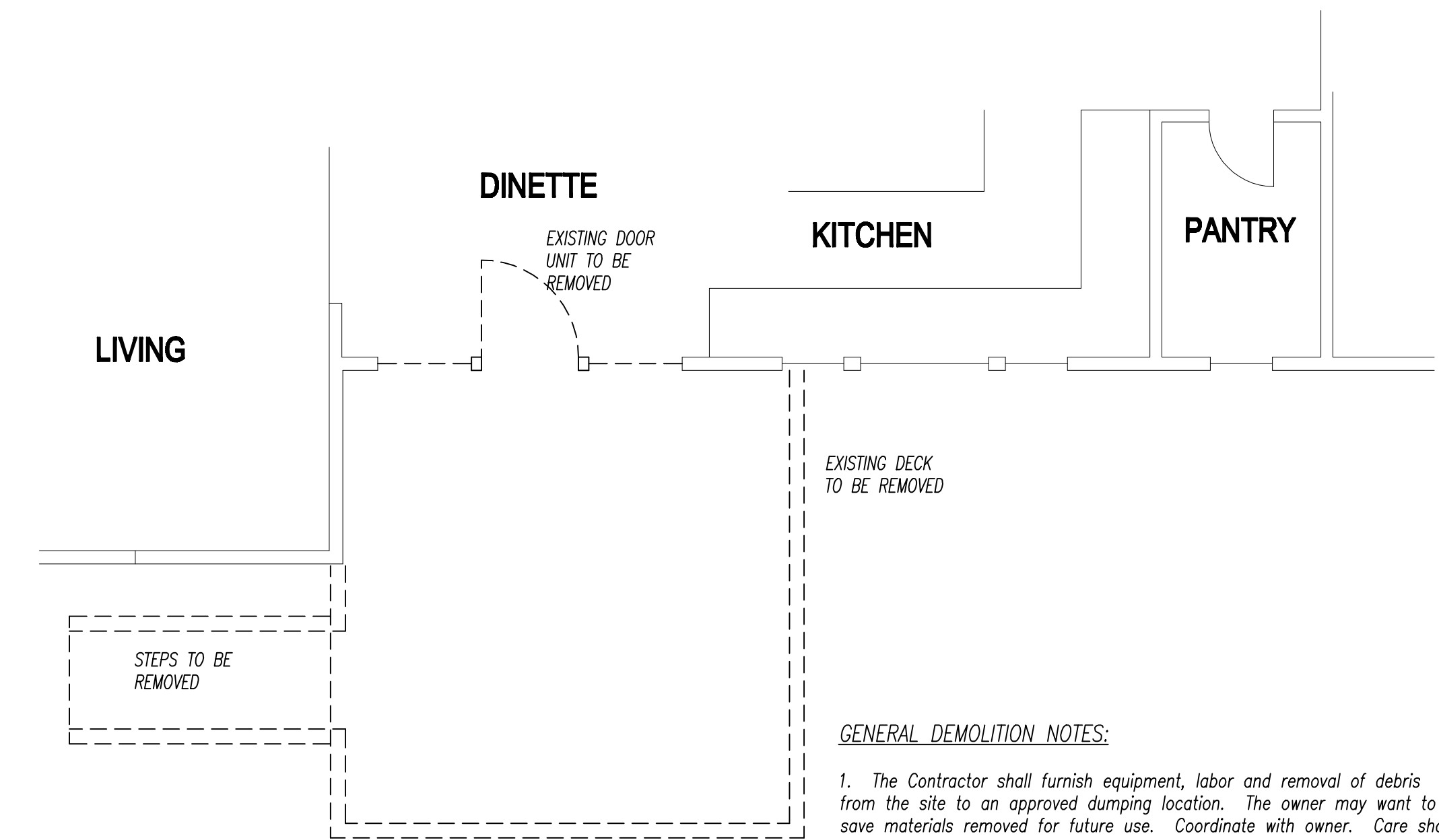
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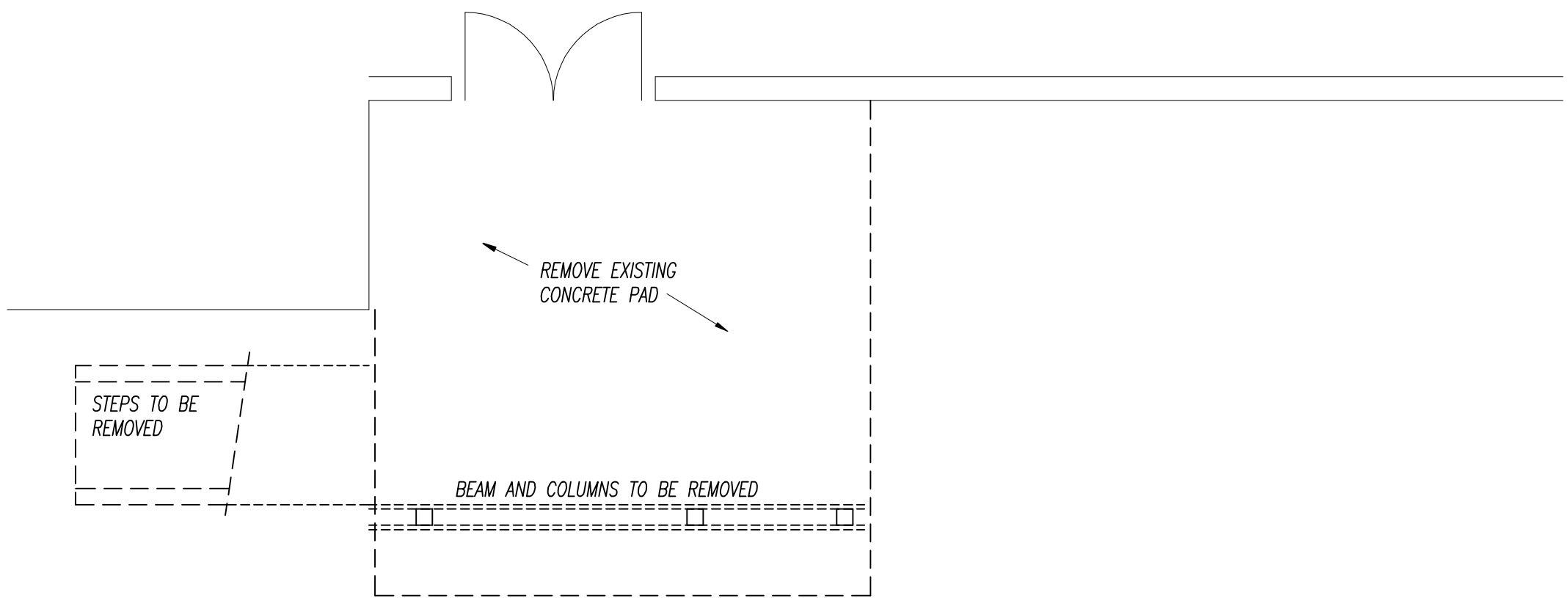
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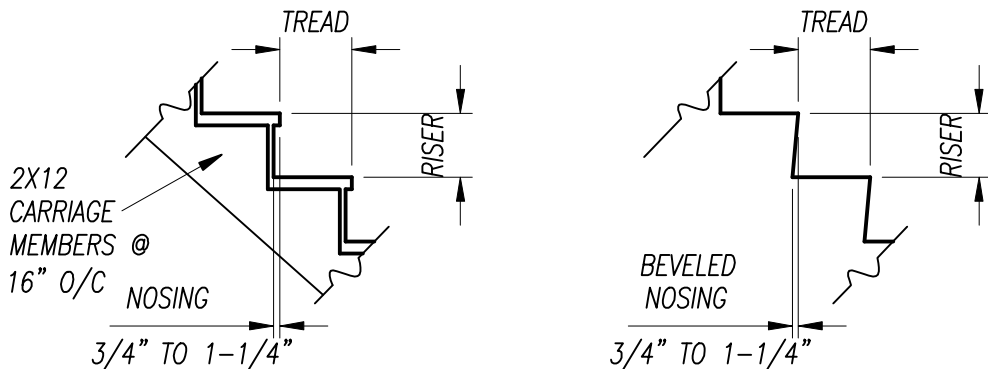
FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"



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

GENERAL DEMOLITION NOTES:

- The Contractor shall furnish equipment, labor and removal of debris from the site to an approved dumping location. The owner may want to save materials removed for future use. Coordinate with owner. Care shall be given to remove materials without damaging them.
- Contractor will be permitted to use his own methods of removal of wall sections, being careful not to damage the building.
- Consult with Architect if any special problem starts to develop.
- Take care not to damage existing work. Any such careless damage shall be repaired at Contractor's expense.
- Care shall be taken to protect the public during the demolition procedures.
- All remaining existing surfaces disturbed during demolition and/or construction shall be patched and refinished to match the adjacent existing finish.



STAIR DETAIL
SCALE: 1/2"=1'-0"

NOTE: CONTRACTOR SHALL VERIFY FLOOR TO FLOOR DIMENSION IN FIELD AND COORDINATE WITH FINISH FLOOR MATERIALS SELECTED BY OWNER. ADJUST RISER HEIGHT AS NECESSARY, BUT RISER SHALL NOT EXCEED 8 1/4".

GENERAL NOTES:

- Dimensions are to rough studs except the exterior walls, which include the 7/16" OSB sheathing to make 4 inches nominal.
- First floor exterior stud walls are 2 x 4 @ 16" o/c w/ 7/16" OSB sheathing
- Interior stud walls are 2 x 4 @ 16" O/C except as noted.
- Designates wood stud wall
- Designates Masonry Block
- Provide blocking behind all necessary items such as cabinets, screens, wall items, grab bars, etc. Remember blocking for curtain rods that are N.I.C.
- Min Lumber values
size Fb Fv E
2x12 975 90 1,600,000
others 875 70 1,400,000
- All dimensions should be read or calculated; not scaled.
- Window R.O.'s & Numbers are vinyl casement and picture. Provide insect screens on all operable windows.
- Provide a 22"X30" attic access panel to attic space if it has a clear height of over 30". Verify location with owner.
- All window headers shall be 2 2x10s with 1/2" osb between, glued and nailed, except as noted.
- Wall and ceiling finishes shall have a flame spread classification of not greater than 200 and a smoke-developed index of not greater than 450.
- Install all materials in accordance with manufacturer's instructions and the 2019 Residential Code of Ohio.
- The total net free ventilating area shall not be less than 1 to 300 of the area of the space ventilated. At least 50%, but not more than 80% of that ventilation shall be provided in the upper portion of that space.
- The mechanical system shall conform to the 2019 RCO.
- Heating & cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating & cooling methodologies.
- The electrical system shall conform to the 2023 National Electric Code.
- Handrail height shall be 34"-38" high above edge of nosing.
- All glass in doors shall be safety glazing.
- The plumbing, HVAC, and electrical contractors shall submit to the authority having jurisdiction, any information required to obtain permits for their respective work.
- All interior and exterior stairways, including the landings and treads, shall be illuminated.
- Provide 5" aluminum gutters and 2"x3" aluminum down spouts as shown on the elevations. Discharge to the ground surface a minimum of 5 feet from the structure or connect and discharge into the storm sewer if available.
- All branch circuits outlets within the habitable areas of residential dwellings shall be protected by "Arc-Fault Circuit Interrupter Protection (AFCI)"; or as required within that same section all specified outlets shall provide personnel protection via "ground-fault Circuit Interrupter Protection (GFCI)" per RCO 3401 and NEC 210.

STRUCTURAL NOTES:

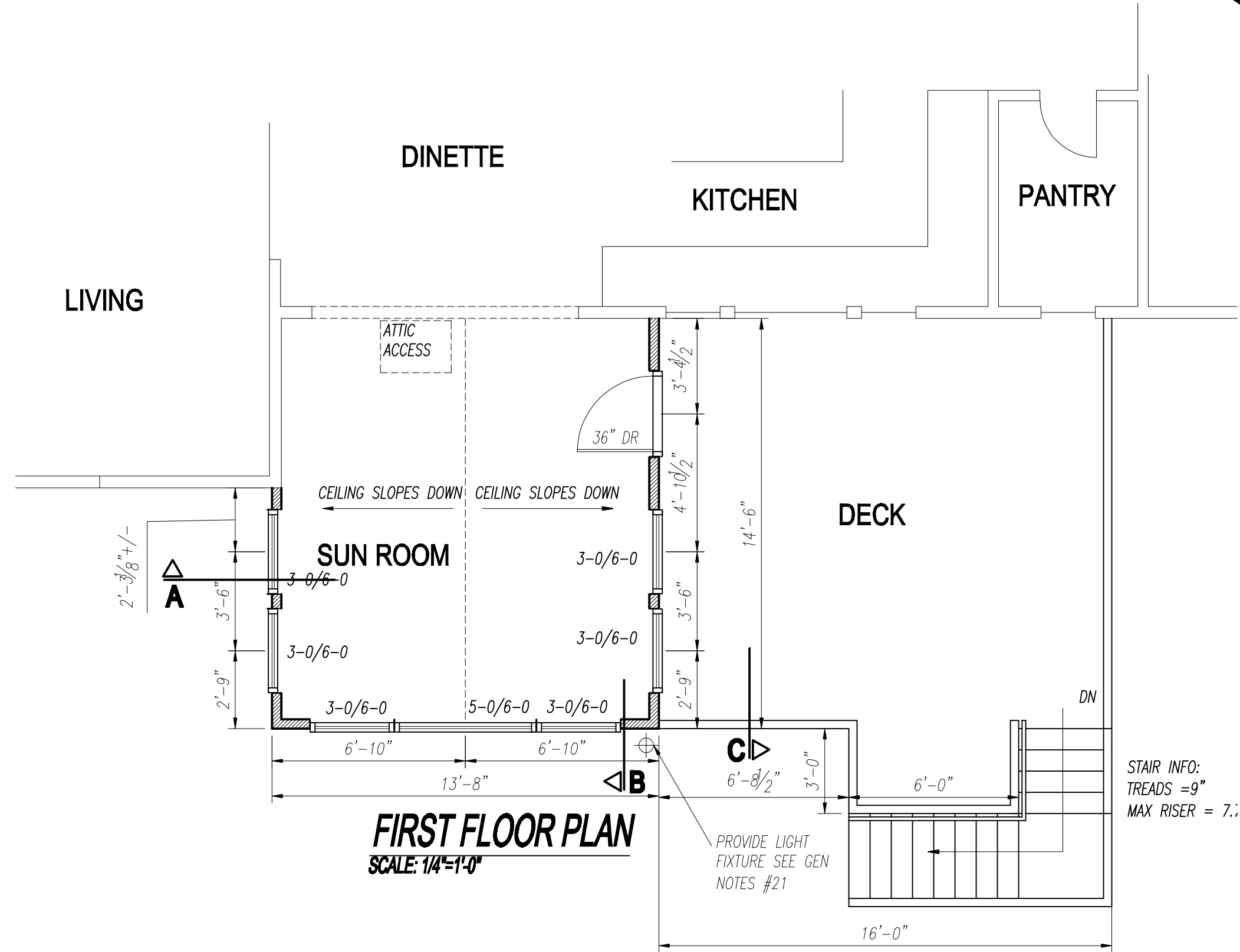
- Contractors involved in constructing walls, roof or related parts shall be responsible for lateral support during construction.
- All lumber shall be minimum SPF no.1/no.2 unless indicated otherwise.
- All wood in contact with concrete or masonry shall be cca pressure treated so. pine.
- All fasteners in contact with pressure treated lumber shall be galvanized.
- The contractor shall be solely responsible for construction means, methods, techniques, sequences or procedures and for safety precautions and programs in connection with the work.
- Window headers shall be min 2-2x10s w/ 1/2" plywood between glued and nailed unless otherwise noted.
- Provide hurricane straps per code on roof rafters and trusses.
- All surfaces of structural steel shall be given a shop coat of rust-inhibitive paint.
- The ends of each joist, beam or girder shall have not less than 1-1/2" of bearing on wood or metal and not less than 3" on masonry or concrete. Joist farming from opposite sides over a bearing support shall lap a min of 3" and shall be nailed together.
- Carefully follow drawing and truss manufacturer's drawings for lateral support of trusses. Truss manufacturer may require lateral bracing of certain web and other members. All bracing members are to be of minimum 2x4 lumber and fastened with a minimum of two 16d nails in each truss, unless otherwise specified.
- Erection and bracing of trusses shall be in accordance with HIB-91 and HIB-91 summary sheet published by the Truss Plate Institute.

NOTES FOR EXTERIOR WOOD DECKS

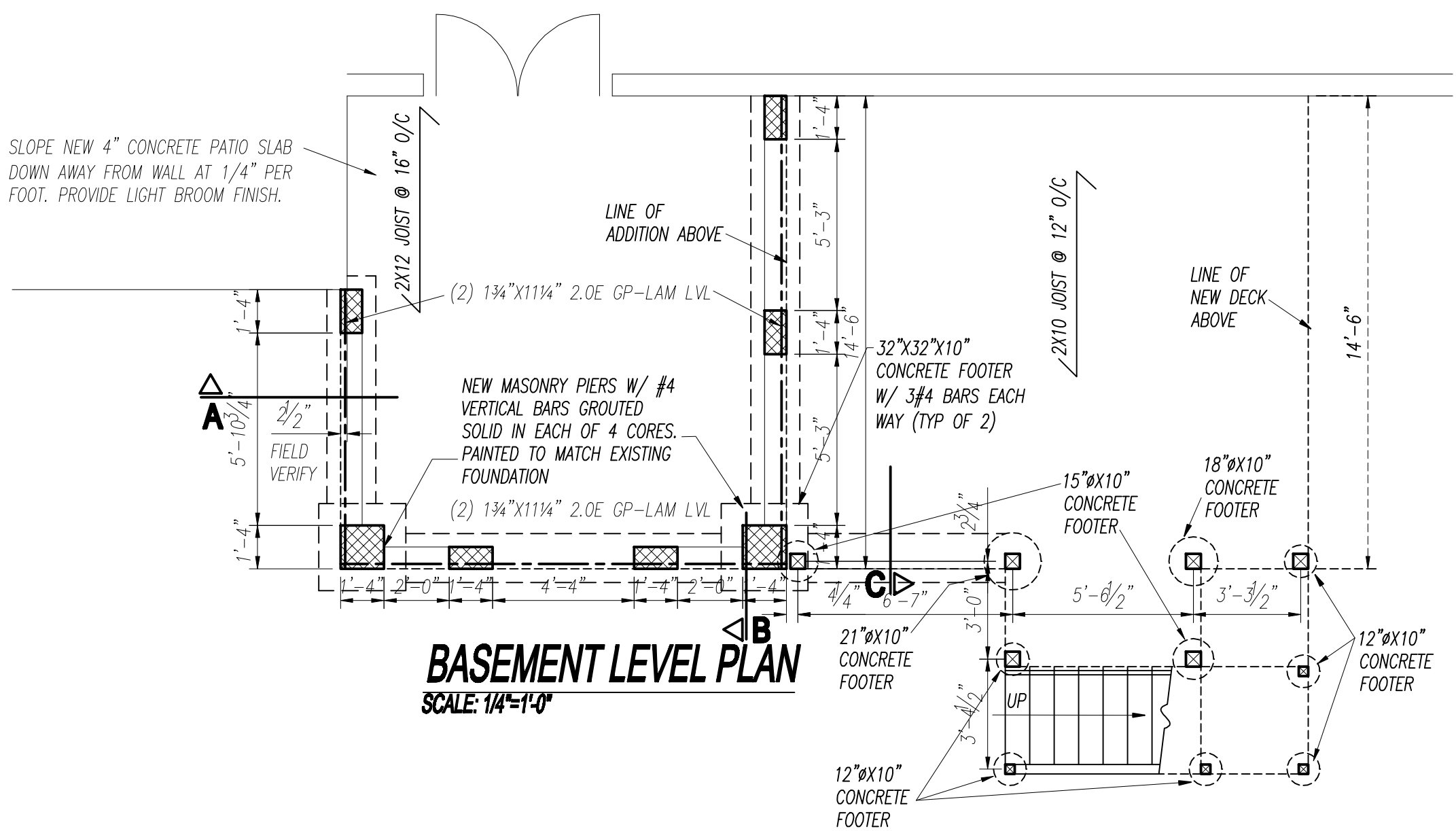
- ALL WOOD DECKS SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO, SECTION 507.
- ALL WOOD MATERIALS SHALL BE NO. 2 OR BETTER PRESERVATIVE-TREATED LUMBER IN ACCORDANCE WITH SECTION 318.
- PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND RCO SECTION 507.2.2. PLASTIC COMPOSITE DECK BOARDS AND STAIR TREADS, OR THEIR PACKAGING, SHALL BEAR A LABEL THAT INDICATES COMPLIANCE WITH ASTM D7032 AND INCLUDES THE ALLOWABLE LOAD AND MAXIMUM ALLOWABLE SPAN DETERMINED IN ACCORDANCE WITH ASTM D7032. PLASTIC OR COMPOSITE HANDRAILS AND GUARDS, OR THEIR PACKAGING, SHALL BEAR A LABEL THAT INDICATES COMPLIANCE WITH ASTM D7032 AND INCLUDES THE MAXIMUM ALLOWABLE SPAN DETERMINED IN ACCORDANCE WITH ASTM D7032.
- PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, AND HANDRAILS SHALL EXHIBIT A FLAME SPREAD INDEX NOT EXCEEDING 200 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 WITH THE TEST SPECIMEN REMAINING IN PLACE DURING THE TEST. PLASTIC COMPOSITE DETERMINED TO BE NONCOMBUSTIBLE ARE EXCEPTED.
- PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, AND HANDRAILS CONTAINING WOOD, CELLULOSIC OR OTHER BIODEGRADABLE MATERIALS SHALL BE DECAY RESISTANT AND TERMITE RESISTANT IN ACCORDANCE WITH ASTM D7032, AND INSTALLED PER THE RCO AND THE MANUFACTURER'S INSTRUCTIONS.
- METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION 317.3 AND TABLE BELOW.

ITEM	MATERIAL	MINIMUM FINISH COATING	ALTERNATE FINISH/COATING
NAILS AND TIMBER RIVETS, BOLTS, LAG SCREWS, INCLUDING NUTS & WASHERS	ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
	ASTM A307-BOLTS	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
	ASTM A563-NUTS	CLASS C (CLASS D FOR 3/8" DIA. AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695	STAINLESS STEEL, SILICON BRONZE OR COPPER
	ASTM F844-WASHERS	CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S/ASTM SPECIFICATION	A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ/F2 9(TOTAL BOTH SIDES)	STAINLESS STEEL

- FLASHING SHALL BE CORROSION-RESISTANT METAL OF NOMINAL THICKNESS NOT LESS THAN 0.019 IN OR APPROVED NONMETAL THAT IS COMPATIBLE WITH THE SUBSTRATE OF THE STRUCTURE AND THE DECKING MATERIALS.



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



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

FOUNDATION NOTES:

- Use NO organic materials in compacted fill to place floors at correct elevations.
- Foundations must be protected from standing water and from freezing.
- Footing design is based on soil bearing pressure of 1,500 PSF. Contractor shall notify Architect if actual bearing capacity is less than that. Use a minimum of 2,500 PSI concrete for foundations.
- All footings shall be placed on solid undisturbed earth and be a minimum of 3'-4" below grade for exterior wall foundations.
- Concrete floor shall be 4", 3,000 PSI concrete with 6 x 6 x 10/10 welded wire fabric on 6 mil vinyl vapor barrier and 4" of crushed stone or gravel, and have a trowelled smooth finish. Exterior conc. shall be 4", 3500 PSI concrete with 6 x 6 x 10/10 welded wire fabric, be air-entrained 5-7%, and have a light broom finish. Welded wire fabric can be replaced by fiberglass reinforcing fibers.
- Contractors involved in constructing walls, roof or related parts shall be responsible for lateral support of buildings and parts during construction. Provide permanent lateral bracing as shown and noted.
- Backfill adjacent to foundation wall shall not be placed until the wall has sufficient strength and has been anchored to the floor or has been sufficiently braced to prevent damage by the backfill if the wall has 3 ft or more of unbalanced fill.
- Where masonry walls are decreased in thickness, a course of solid masonry shall be constructed between the wall below and the thinner wall above.

NOTE: ANCHOR BOLTS SHALL BE A MIN. DIA. OF 1/2". THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 7" IN GROUTED MASONRY OR CONCRETE. THERE SHALL BE A MIN. OF TWO ANCHOR BOLTS PER SECTION OF PLATE AND ANCHOR BOLTS SHALL BE PLACED 12" FROM THE END OF EACH SECTION OF PLATE, W/ INTERMEDIATE BOLTS SPACED A MAX. OF 6'-0" O/C.

#	REVISION	BY
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