

GENERAL NOTES:

- THESE PLANS WERE DRAFTED BY BILL BLY & ASSOCIATES LTD. TO MEET MOST LOCAL BUILDING CODES IN THE NORTHWEST OHIO & LOWER MICHIGAN AREAS AT THE TIME THEY WERE DRAWN. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. HOWEVER, BECAUSE BUILDING CODES CAN CHANGE AND/OR CODE INTERPRETATION CAN VARY FROM JURISDICTION TO JURISDICTION, BILL BLY & ASSOCIATES LTD. DOES NOT WARRANT THE STRUCTURAL INTEGRITY OR BUILDING CODE COMPLIANCE OF ANY OF THE PARTICULARS OF THESE PLANS. IT IS, THEREFORE, STRONGLY RECOMMENDED THAT BEFORE ANY CONSTRUCTION COMMENCES OR CONTRACTUAL COMMITMENTS ARE MADE THAT THESE PLANS BE REVIEWED BY A STRUCTURAL ENGINEER FOR STRUCTURAL INTEGRITY, AS WELL AS FOR BUILDING CODE COMPLIANCE WITH ANY AND ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR(S) TO BUILD THIS PROJECT IN CONFORMANCE WITH ALL LOCAL BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES AS WELL AS MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT & FIRE MARSHAL & CONFORM WITH ALL STATE & LOCAL ENERGY REQUIREMENTS. ALL OF THE ABOVE BUILDING CODES & REQUIREMENTS SUPERSEDE OUR NOTES & DRAWINGS.
- IF THESE PLANS ARE FOR AN ADDITION AND/OR A RENOVATION TO AN EXISTING STRUCTURE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS ETC. AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR(S) TO MODIFY ALL EXISTING CONSTRUCTION AS MAY BE REQUIRED TO ADAPT TO ANY NEW CONSTRUCTION.
- THE PURCHASER OF THESE PLANS RELEASES BILL BLY & ASSOCIATES LTD., ITS OFFICERS AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE BEFORE OR DURING THE CONSTRUCTION OF THE STRUCTURE(S) DEPICTED IN THESE PLANS OR ANY TIME THEREAFTER.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF 1/2" RIGID INSULATION. ALL INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.
- THE CONTRACTOR(S) SHALL CHECK AND VERIFY DIMENSIONS, ETC. AT SITE BEFORE CONSTRUCTION AND/OR ORDERING MATERIAL. NOTIFY DESIGNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR(S) SHALL ENSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS AND VERIFY ALL UTILITY, STORM LINES ETC. FOR INTERFERENCE WITH EXCAVATION.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODES AND REQUIREMENTS.
- ALL ANGLED WALLS ON FLOOR PLANS ARE AT A 45° ANGLE UNLESS OTHERWISE NOTED.
- ALL WALLS ARE 8'-0" ± HIGH UNLESS OTHERWISE NOTED OR IMPLIED.
- CONFIRM WINDOW OPENINGS FOR YOUR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT & VENTILATION REQUIREMENTS.
- IF NO PARTICULAR WINDOW MANUFACTURER'S CATALOG NUMBERS HAVE BEEN NOTED (IE: "GENERAL SIZE WINDOWS"), THEN WINDOW SIZES SHOWN ARE NOMINAL. IN THAT CASE, EXACT SIZES SHALL BE DETERMINED BY CHOSEN MANUFACTURER'S CATALOG.
- INSTALL EXHAUST FANS IN ALL BATHS & LAV.'S PER 2013 EDITION OF RESIDENTIAL CODE OF OHIO)-SECTION 303.3 OR APPLICABLE LOCAL BUILDING CODE.
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER 2013 EDITION OF RESIDENTIAL CODE OF OHIO)-SECTION 308.4 OR APPLICABLE LOCAL BUILDING CODE.
- INSTALL GUARDRAILS AND STAIR HANDRAILS PER 2013 EDITION OF RESIDENTIAL CODE OF OHIO)-SECTION 312 OR APPLICABLE LOCAL BUILDING CODE.
- INSTALL SMOKE DETECTORS PER 2013 EDITION OF RESIDENTIAL CODE OF OHIO)-SECTION 314 OR APPLICABLE LOCAL BUILDING CODE. (ONE SMOKE DETECTOR IN EACH SLEEPING ROOM & OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS ...ETC.) CARBON MONOXIDE ALARM PER 315.
- COMPLETELY SEPARATE GARAGE FROM LIVING SPACE WITH MINIMUM 1/2" TYPE-X GYP. BOARD OR PER LOCAL APPLICABLE BUILDING CODE.
- INSTALL 1/2" DRYWALL ON ALL INTERIOR WALLS & CEILINGS. INSTALL 5/8" DRYWALL AT ALL CEILINGS WHICH HAVE FRAMING MEMBERS @ 24" C/C.
- ALL FLOORS, ATTICS, SOFFITS, ETC. SHALL BE FIRE-STOPPED PER CODE.
- PROVIDE ATTIC ACCESS WITH MINIMUM OF 22"x30" FRAMED OPENING.
- PRE-FABRICATED FIREPLACES & FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- BRICK SILLS TO HAVE FLASHING UNDER SILL AND UP UNDER SIDING. BRICK VENEER TO BE TIED TO STUD WALL WITH GALVANIZED BRICK TIES AT 16" C/C AND WEEPHOLES INSTALLED AT 32" C/C. PROVIDE BRICK LEDGE IN FOUNDATION AT ALL BRICK VENEER.
- PROVIDE 1 SQUARE FOOT OF FREE VENTILATING AREA FROM GRAVITY ROOF VENT FOR EVERY 150 SQUARE FEET OF ROOF.
- BUILD UP ROOF SADDLES TO CREATE POSITIVE ROOF DRAINAGE.
- ADJUST OVERHANGS TO ALLOW FASCIAS TO MAINTAIN A CONSISTENT LEVEL WHEN PLANS CALL FOR TWO DIFFERENT PITCHES AT A HIP.
- ALL MATERIALS, HARDWARE, APPLIANCES, CABINETS, INTERIOR FINISHES, COLOR ETC. SHALL BE APPROVED BY OWNER AND/OR BUILDER PRIOR TO INSTALLATION.

FOUNDATION NOTES:

- CONCRETE MATERIALS AND MIX PROPORTIONING**
 - DESIRED STRENGTH: 3500 P.S.I.
 - SLUMP: 3"-5"
 - CEMENT CONTENT: 6 BAG/C.Y.
 - COURSE AGGREGATE: MAXIMUM 1"
 - AIR CONTENT: 4-6.5%
- FOOTINGS**
 - ALL FOOTING SIZES ARE BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FEET.
 - EXCAVATION: BOTTOM OF FOOTING SHALL BE EXCAVATED TO A DEPTH OF 2" BELOW UNDISTURBED SOIL AND 6" BELOW THE DEPTH OF FROST PENETRATION.
 - REINFORCEMENT:**
 - HORIZONTAL- FOOTINGS SHOULD CONTAIN CONTINUOUS HORIZONTAL REINFORCEMENT WHEN UNSTABLE OR POOR SOIL CONDITIONS ARE ENCOUNTERED (ALLOWABLE SOIL PRESSURE BELOW 2000 P.S.F.)
 - VERTICAL- PROVIDE VERTICAL DOWELS AS SHOWN ON DRAWINGS. DOWELS TO BE TIED TO KEYWAY STRIP FOR SUPPORT.
 - FORMING**
 - EARTH FORMS ACCEPTABLE WHEN COHESIVE SOILS SUCH AS CLAY ARE ENCOUNTERED.
 - WOOD FORMS SHOULD BE USED WHEN NON-COHESIVE SOLIDS SUCH AS SAND ARE ENCOUNTERED.
- FORMWORK**
 - PLACEMENT: FORMWORK FOR CONCRETE WALLS SHALL BE DESIGNED AND PLACED AS PER ACI-SP-4 "FORMWORK FOR CONCRETE".
 - TOLERANCE: ALLOWABLE VARIATION FROM PLUMB TO LEVEL.
 - LENGTH: LESS THAN 20'- 1/2" ±, GREATER THAN 20'- 3/4" ±
 - THICKNESS: LESS THAN 12'- 3/8" ±
- JOINTS & REINFORCEMENT**
 - JOINTS**
 - VERTICAL CONTRACTION JOINTS: TO BE PROVIDED WHEN THE STRAIGHT LENGTH OF WALL (BETWEEN CORNERS) EXCEEDS 3 TIMES THE WALL HEIGHT. HORIZONTAL WALL REINFORCEMENT SHOULD CONTINUE ACROSS THE JOINTS.
 - VERTICAL CONSTRUCTION JOINTS: REQUIRED WHERE ONE DAY'S PLACEMENT ENDS.
 - COLD JOINTS: SHOULD BE PREVENTED WITH TIMELY DELIVERIES OF CONCRETE AND/OR WITH A VIBRATOR.
 - WATERSTOPS: MAY BE REQUIRED WHERE GROUND WATER CONDITIONS DICTATE.
 - REINFORCEMENT**
 - MATERIAL: REINFORCEMENT STEEL SHALL CONFORM TO A.S.T.M. A615 GRADE 60
 - FABRICATION & PLACEMENT: CONFORM TO CRSI "SPECIFICATIONS FOR PLACING OF REINFORCEMENT"
 - MINIMUM COVER
 - FOOTINGS EXPOSED TO EARTH- 3"
 - WALLS EXPOSED TO EARTH- 1 1/2" (#5 BARS OR SMALLER)
 - WALLS INTERIOR FACE- 3/4"
- PLACEMENT OF CONCRETE**
 - CONSOLIDATION: CONSOLIDATION OF CONCRETE SHALL BE ACHIEVED WITH THE USE OF INTERNAL VIBRATORS.
 - ADDITION OF WATER: THE ADDITION OF WATER AT THE JOB SITE IS PERMITTED PROVIDING ONLY SUFFICIENT WATER IS USED TO PROVIDE A WORKABLE MIX AND THE DESIGN WATER CEMENT RATIO AND/OR THE MAXIMUM SLUMP ARE NOT EXCEEDED.
- CURING**
 - WEATHER PRECAUTIONS: ACI RECOMMENDATIONS SHOULD BE STRICTLY FOLLOWED "HOT WEATHER" & "COLD WEATHER" CONCRETING (ACI-305 & ACI-306).
 - CURING: NORMAL CURING TIME IS 7 DAYS. FORMS MAY BE REMOVED DURING THIS PERIOD, AS LONG AS PROPER CURING METHODS ARE USED AS PER ACI-318.
- MOISTURE CONTROL**
 - WATERPROOFING: APPROVED WATERPROOFING BARRIER CONTINUOUS FROM THE EDGE OF FOOTING TO THE FINISH GRADE LINE SHALL BE PROVIDED AS FOLLOWS:
 - WHERE SOIL CONDITIONS INDICATE THAT THE WALLS COULD BE SUBJECT TO WATER PRESSURE.
 - FOUNDATION WALLS OF HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED AS PER O.B.O.A.-SECTION 406.2 OR APPLICABLE LOCAL BUILDING CODE.
 - DAMP-PROOFING: EXTERIOR FOUNDATION WALLS ENCLOSING BASEMENTS SHALL BE DAMPPROOFED BY APPLYING AN APPROVED BITUMINOUS MATERIAL TO THE WALL FROM THE FOOTING TO THE FINISHED GRADE.
 - FOUNDATION DRAINAGE: PROVIDE PERFORATED PVC PIPE AT OR BELOW THE BASEMENT FLOOR. BEDDING OR FILL TO CONSIST OF WASHED GRAVEL OR CRUSHED ROCK. MINIMUM BEDDING REQUIRED: 2", MINIMUM COVER REQUIRED 6"
- BACKFILLING**
 - BACKFILLING SHOULD NOT BE DONE UNTIL FIRST FLOOR FRAMING IS IN PLACE OR SHORING OF THE WALL IS PROVIDED.
 - BACKFILLING SHOULD BE PLACED IN LIFTS FROM 8" TO 15" IN DEPTH.
 - COMPACTION BY USE OF FLOODING OR ANY OTHER KIND OF WATER INFILTRATION WILL NOT BE PERMITTED.
 - CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO WATERPROOFING AND DRAINAGE SYSTEMS.
 - BACKFILL MATERIAL MUST HAVE SUFFICIENT INHERENT PERMEABILITY TO INSURE ADEQUATE DRAINAGE OF RAIN WATER BEHIND THE WALLS.
 - BACKFILL MATERIAL SHOULD NOT BE PLACED ON FROZEN GROUND NOR SHOULD IT CONTAIN ANY FROZEN MATERIAL. G. THE PREFERRED MATERIAL FOR USE AS BACKFILL WILL BE GRANULAR SOILS SUCH AS SAND, GRAVEL AND CRUSHED STONE.
 - FINAL GRADING OF SITE SHOULD SLOPE AWAY FROM BUILDING AT NO LESS THAN: THAN ONE QUARTER OF AN INCH PER FOOT.
 - HEIGHT OF BACKFILL:
 - MIN. OF 8" BELOW TOP OF FOUNDATION WALL
 - MIN. OF 4" BELOW TOP OF FOUNDATION WALL WITH BRICK VENEER.
- PLAIN CONCRETE (UN-REINFORCED)**
 - SAID WALLS SHOULD NOT BE USED UNDER THE FOLLOWING CONDITIONS:
 - LOCATED IN SEISMIC ZONE #2, #3 OR #4.
 - WHEN THERE IS A PERMANENT WATER TABLE BEHIND THE WALL.
 - THE INTENDED BACKFILL MATERIAL IS WET CLAY OR OTHER EARTH SPOILS WITH A PLASTICITY INDEX GREATER THAN (10) AS DETERMINED BY A REPUTABLE SOILS TESTING LABORATORY.



STRUCTURAL NOTES:

- LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY SPECIALTY LOADING CONDITIONS WILL NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE YOUR LOCAL BUILDING OFFICIALS FOR VERIFICATION OF YOUR SPECIFIC LOAD DATA, ZONING RESTRICTIONS AND SITE CONDITIONS.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE & QUALITY & MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON PLAN ARE TO BE SIZED BY OTHERS.
- ALL WOOD LAMINATED BEAMS (L.V.L. BEAMS, GLUE-LAM. BEAMS ETC.) ARE TO BE SIZED BY OTHERS. IF A WOOD BEAM SCHEDULE HAS BEEN PROVIDED AND BEAM SIZES APPEAR IN THAT SCHEDULE, THOSE SIZES WERE PROVIDED BY OTHERS. IN NO CASE WHATSOEVER DOES BILL BLY & ASSOCIATES LTD. ACCEPT ANY LIABILITY FOR ANY BEAM SIZES APPEARING ON THESE PLANS.
- SUBSTITUTION FOR STRUCTURAL MEMBERS SHOULD BE MADE ONLY AFTER CONSULTING A QUALIFIED ENGINEER.
- CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING & STRUCTURAL MEMBERS TO MEET ALL APPLICABLE LOCAL CODES.
- ALL COLUMNS OR SOLID MEMBERS SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT THE OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.
- ALL LOAD-BEARING HEADERS IN THE EXTERIOR & INTERIOR WALLS OVER DOORS & WINDOWS SHALL BE (2) 2x12'S WITH CONTINUOUS 1/2" PLYWOOD UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOISTS UNDER PARTITION WALLS WHICH ARE PARALLEL TO THE JOIST DIRECTION.
- ALL 2x8 AND GREATER DIMENSIONAL LUMBER SHALL BE S.P.F. GRADE 2 OR BETTER.
- ALL WALLS SHALL HAVE DOUBLE TOP PLATE.
- MINIMUM JOIST BEARING SHALL BE 1 1/2".
- ANCHOR BOLTS SHALL BE 1/2" DIAMETER, MIN. 12" LONG WITH A 2" LEG, 6'-0" C/C MIN., 12" FROM EVERY CORNER.
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD & CEILING JOISTS AT 4'-0" C/C MAX.
- ALL HIP & VALLEY RAFTERS OVER 20'-0" SPAN ARE TO BE LAMINATED VENEER LUMBER (L.V.L.).
- BEAM POCKET TO BE MIN. 4" DEEP FOR BEAM BEARING OR 3 1/2" WITH METAL SHIMS 6" WIDE. 4" CONCRETE OR SOLID BLOCK BACK OF POCKET. MORTAR POCKET SOLID AND MIN. (2) COURSES BLOCK BELOW BEAM.
- 2x4 STUD WALLS AT 16" C/C THROUGHOUT UNLESS OTHERWISE NOTED. TRAY & CATHEDRAL CEILINGS ARE PER PLANS OR BUILDER.
- PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH BEAMS FOR JOIST CONNECTION.
- ALL FLOOR, CEILING AND ROOF OPENINGS TO BE DOUBLE FRAMED MINIMUM OR AS SHOWN ON THE DRAWINGS.
- TONGUE & GROOVE (T&G) SUBFLOOR TO BE GLUED & NAILLED UNLESS OTHERWISE NOTED.
- ALL I-JOISTS SHALL HAVE WEB REINFORCING AT BEARING LOCATIONS AND SHALL BE BRACED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE MINIMUM SOLID 2x6 BLOCKING UNDER FULL POSTS OR BUILT UP POSTS FROM FOUNDATION WALL OR STEEL BEAM TO ORIGIN OF POST LOADING.
- ALL WOOD TRUSSES ARE TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER.

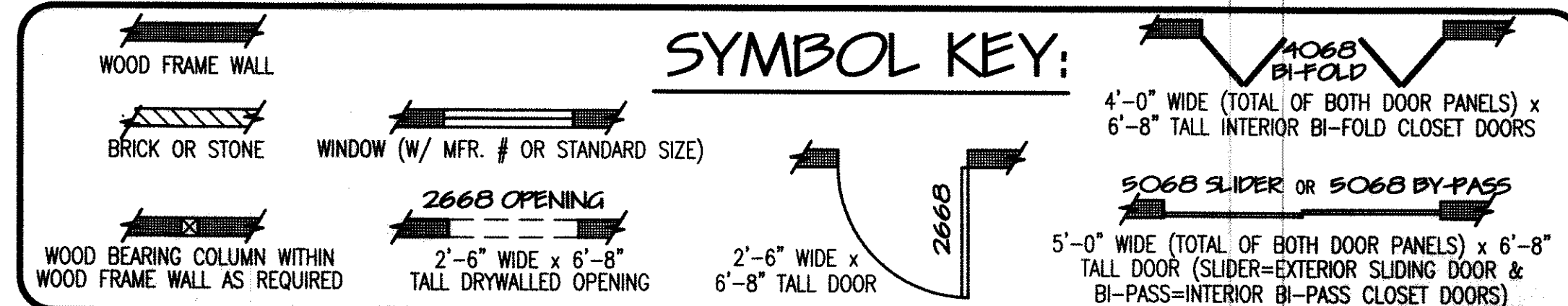
SQUARE FOOTAGES:

BILL BLY & ASSOCIATES LTD. DETERMINES FINISHED SQUARE FOOTAGE BY MEASURING TO THE OUTSIDE OF SHEATHING AT THE EXTERIOR WALLS OF ALL FINISHED SPACES INCLUDING ALL LOCATIONS WHERE THE FLOOR JOISTS PROJECT FROM THE FOUNDATION (EXCEPT EXTERIOR FIREPLACES). WE DO NOT INCLUDE WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION, THE UPPER AREA OF 2-STORY SPACES, GARAGES, BASEMENTS (IF UNFINISHED) AND ANY OTHER UNFINISHED AREAS.

LIVING SPACE SQUARE FOOTAGE
FIRST FLOOR = 1803.64 [Z]

OTHER SQUARE FOOTAGE
GARAGE = 496.38 [Z]

NOTE: [Z] = SQUARE FEET



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NOTES, SQUARE FOOTAGES, SYMBOL KEY
A NEW RESIDENCE FOR
GUY & KIM MILLER

REVISION DATA:

JOB NUMBER:
12317

DRAWN BY:
BB

DRAWING #:
12317-1

ISSUE DATE:
9-25-17

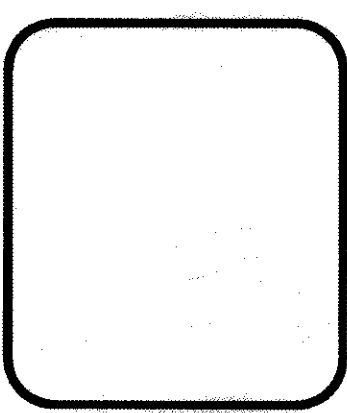
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OF 4

THESE PLANS WERE PREPARED BY BILL BY & ASSOCIATES, LTD. TO MEET MOST LOCAL BUILDING CODES IN THE NEAREST CITY & TOWN. THESE DOCUMENTS DO NOT PROVIDE SUFFICIENT INFORMATION TO THE OWNER OR CONTRACTOR TO PERFORM ANY CONSTRUCTION WITHOUT OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. BILL BY & ASSOCIATES, LTD. DOES NOT WARRANT THE ACCURACY OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF BILL BY & ASSOCIATES, LTD. ALL RIGHTS ARE RESERVED BY BILL BY & ASSOCIATES, LTD. FOR ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.

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 PHONE: 419-883-8800
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ELEVATIONS

**A NEW RESIDENCE FOR
 GUY & KIM MILLER**



REVISION DATES:

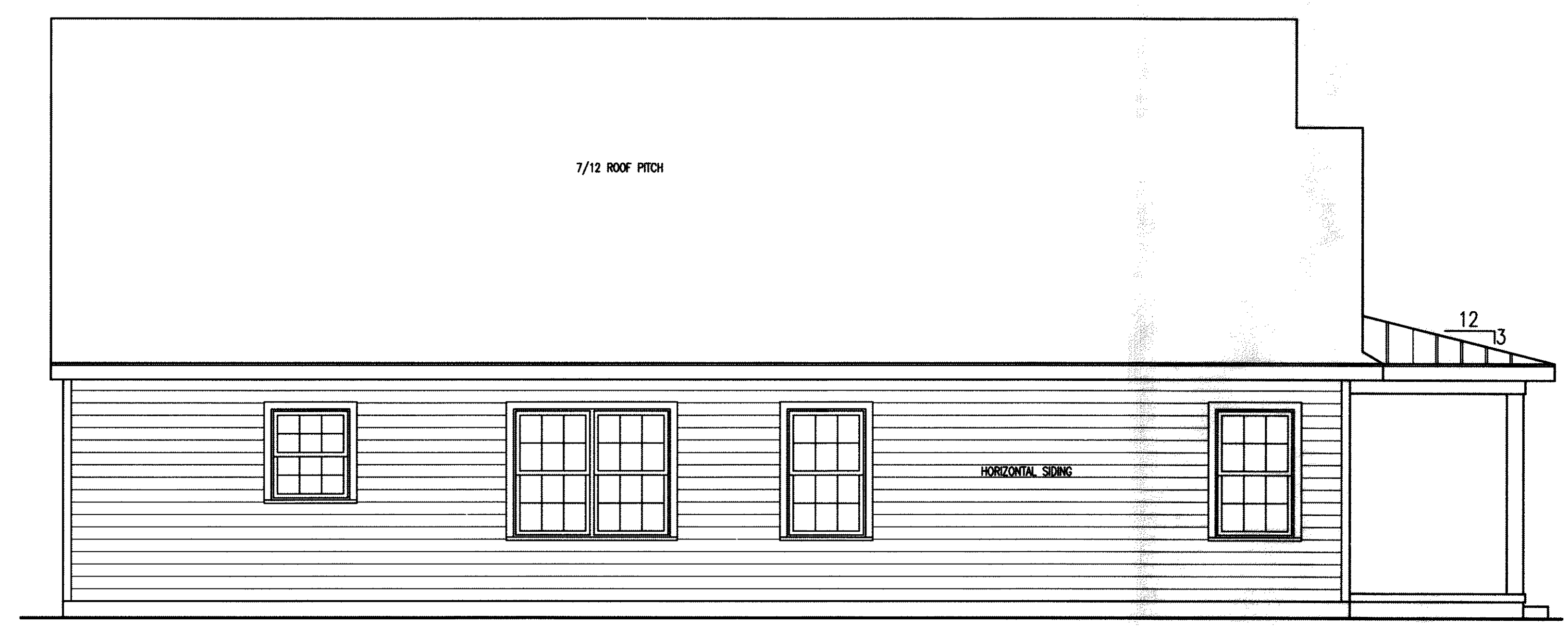
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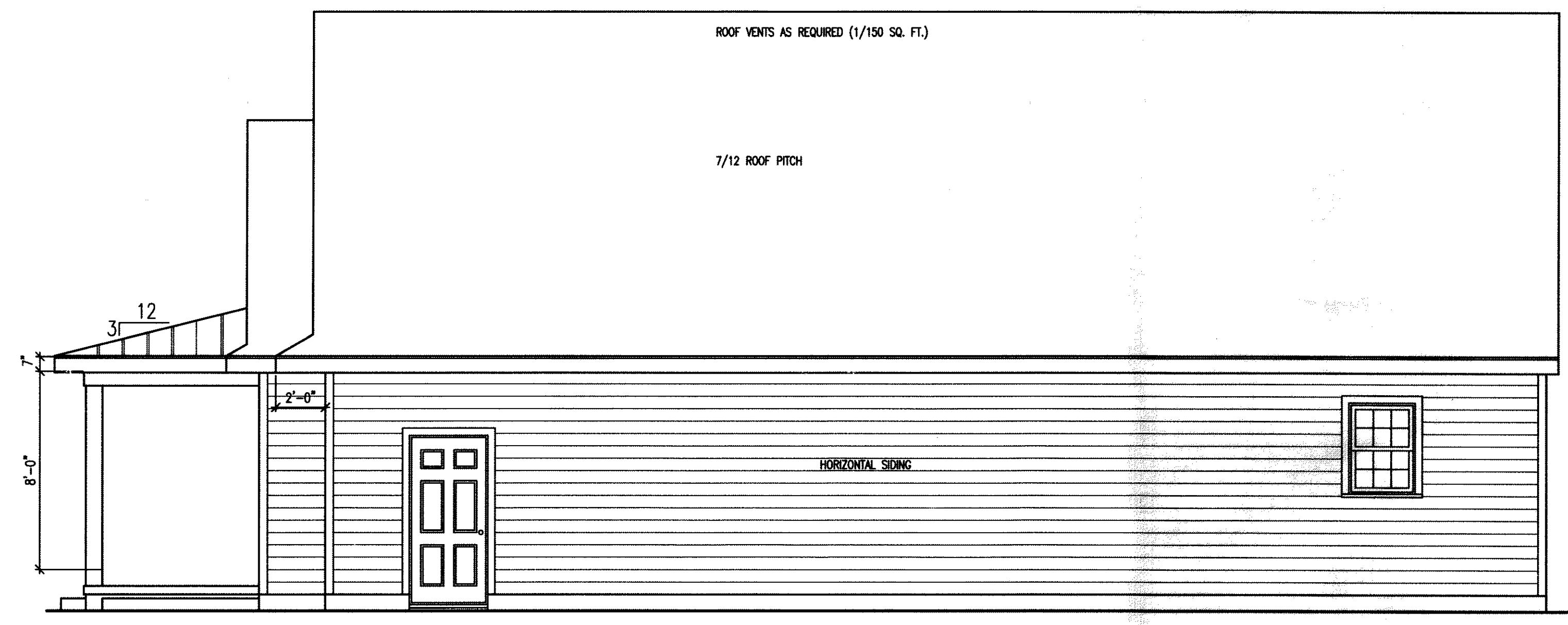
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LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



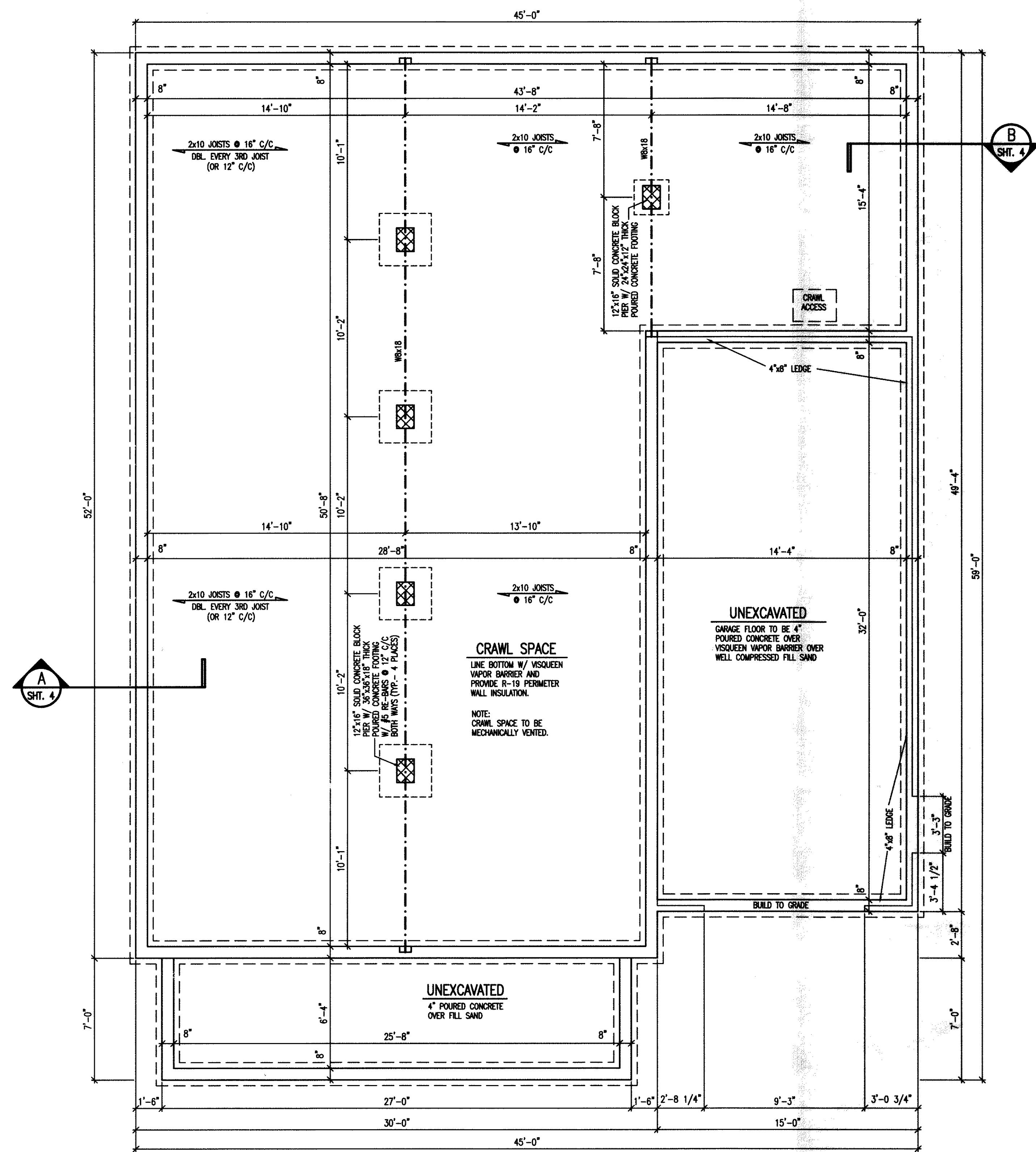
REAR ELEVATION
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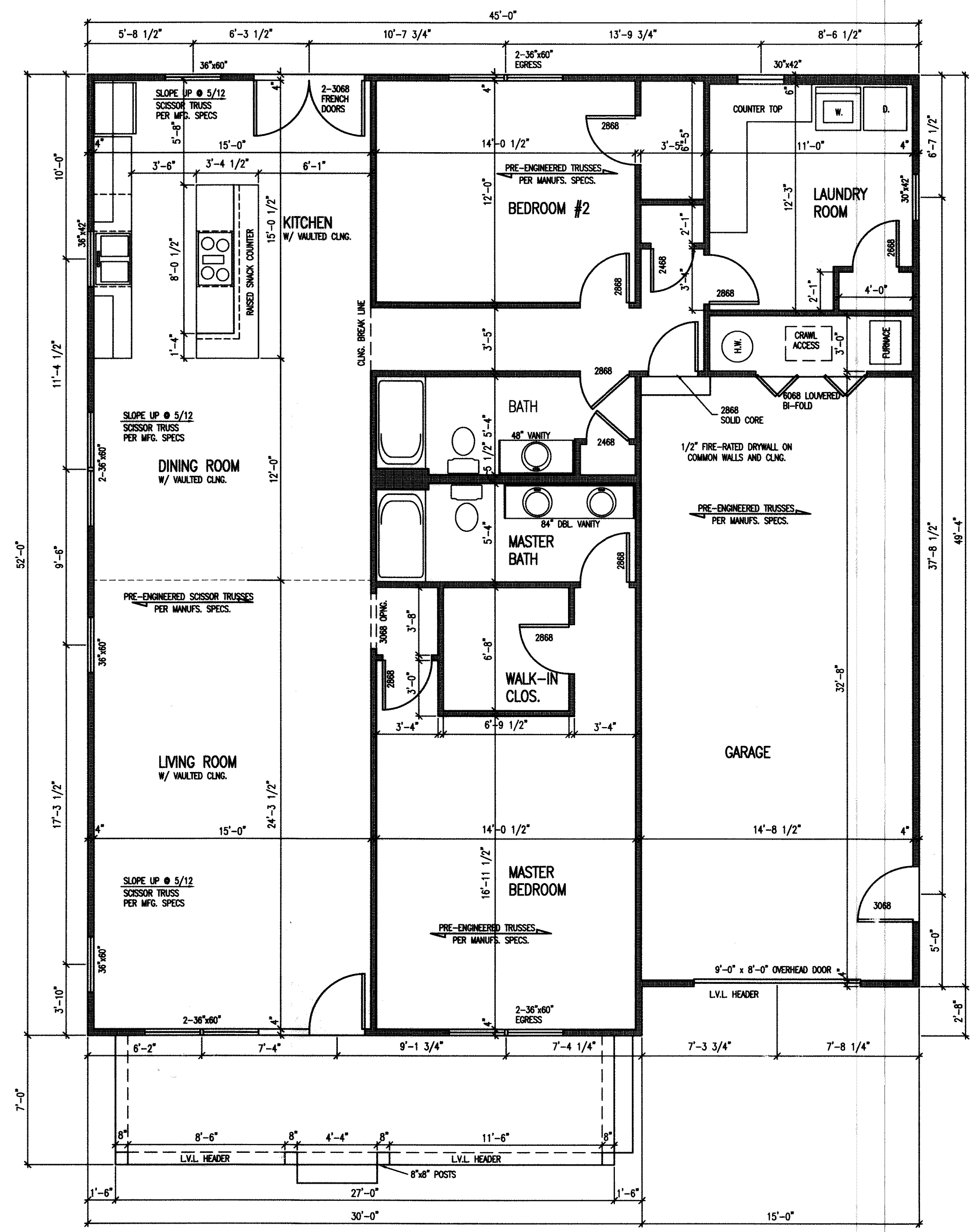
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

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FLOOR PLAN / FOUNDATION PLAN
A NEW RESIDENCE FOR
GUY & KIM MILLER

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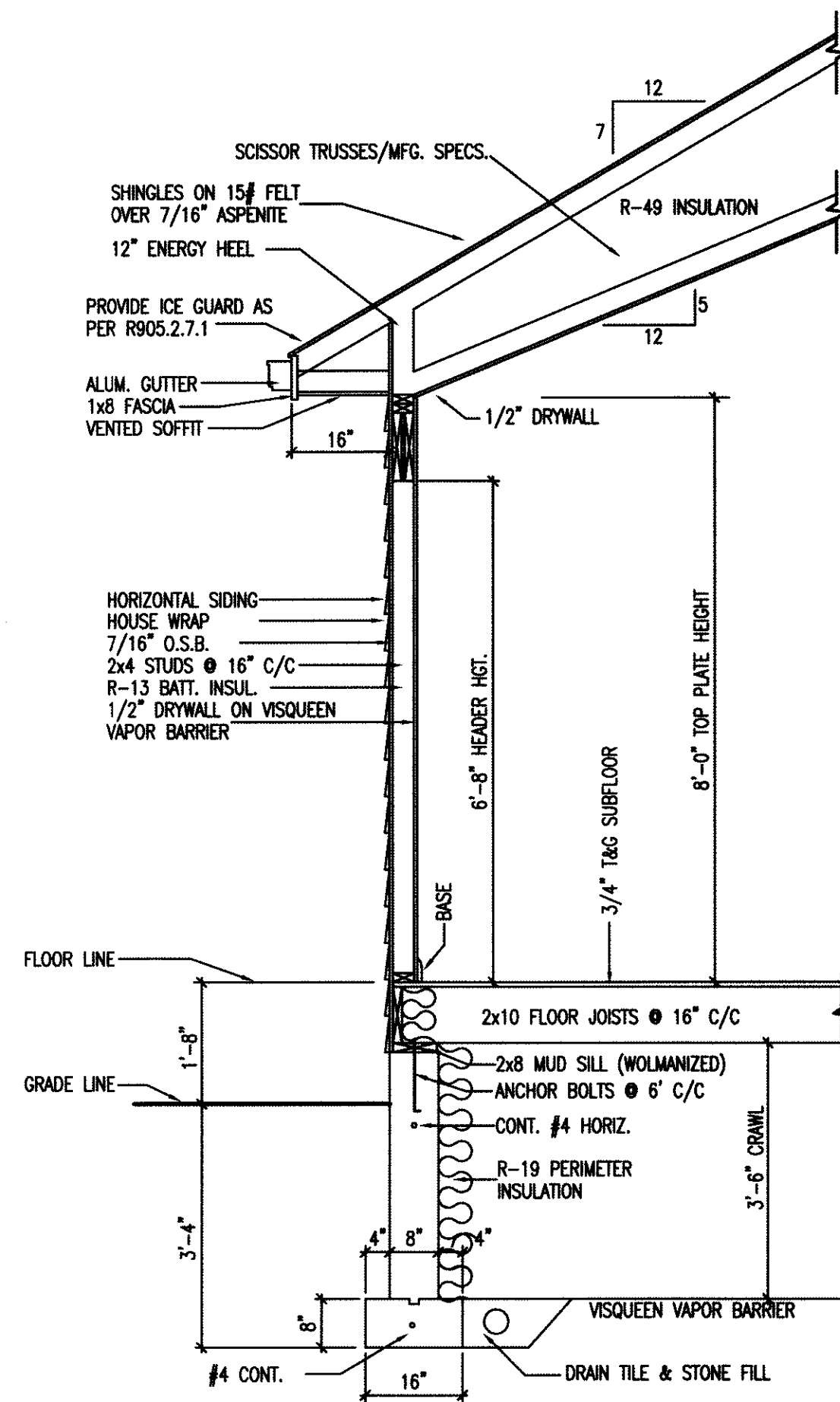
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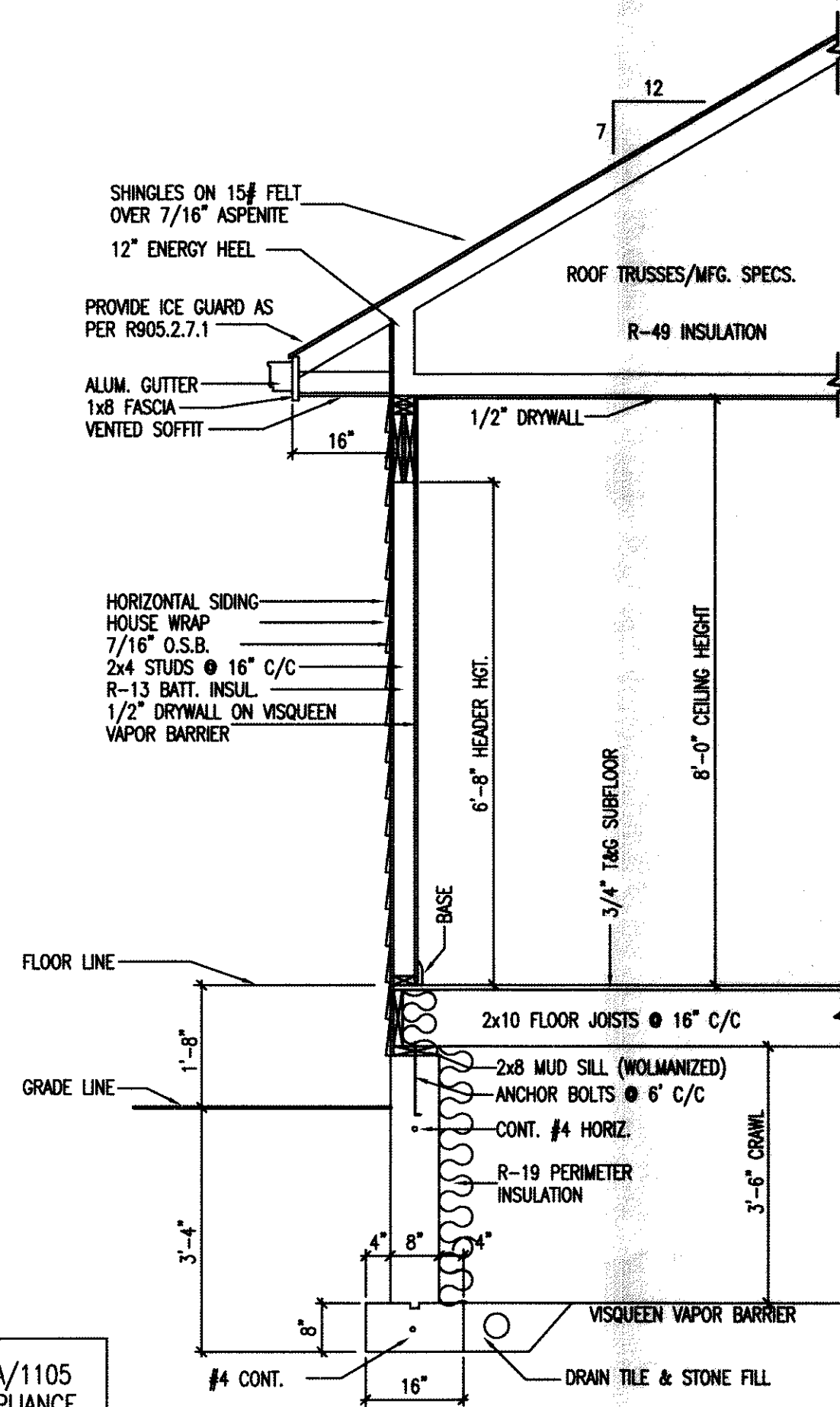
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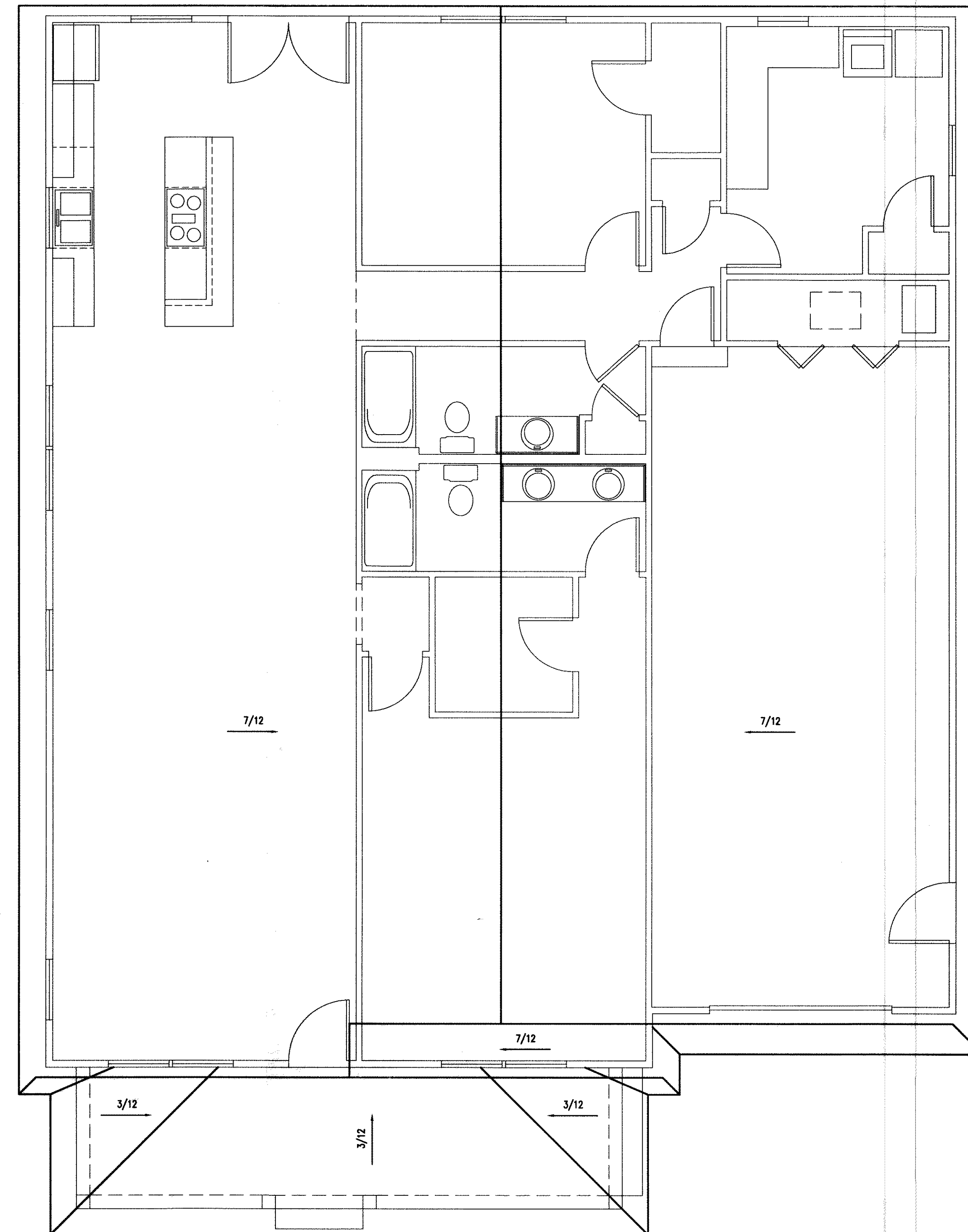


A WALL SECTION
SHT. 3
SCALE: 1/2" = 1'-0"



B WALL SECTION
SHT. 3
SCALE: 1/2" = 1'-0"

OHBA/1105
COMPLIANCE
PATH #2

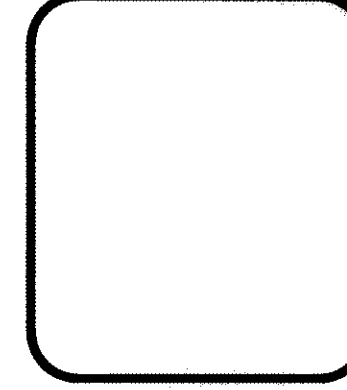


ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN / WALL SECTIONS
A NEW RESIDENCE FOR GUY & KIM MILLER



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OF 4