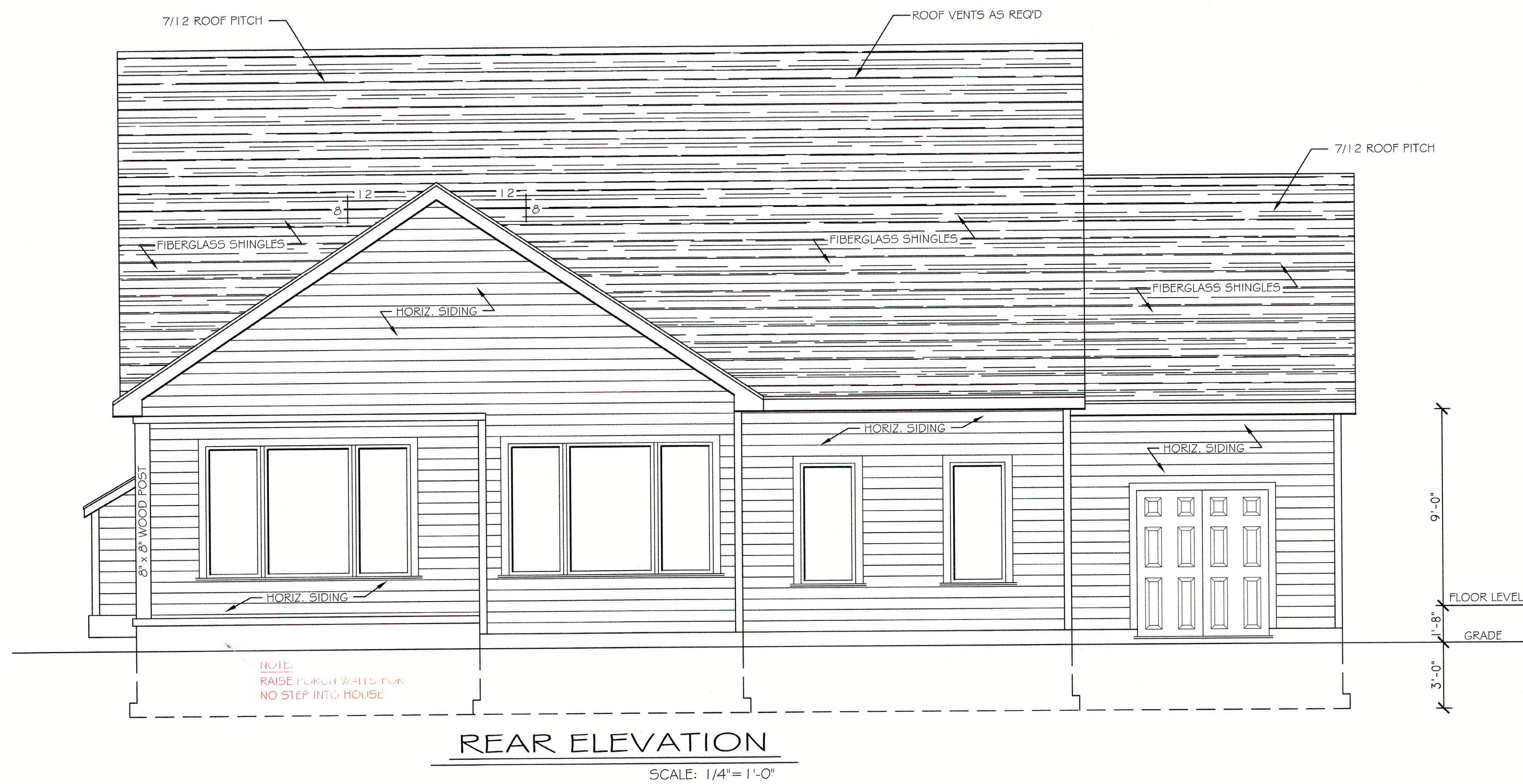




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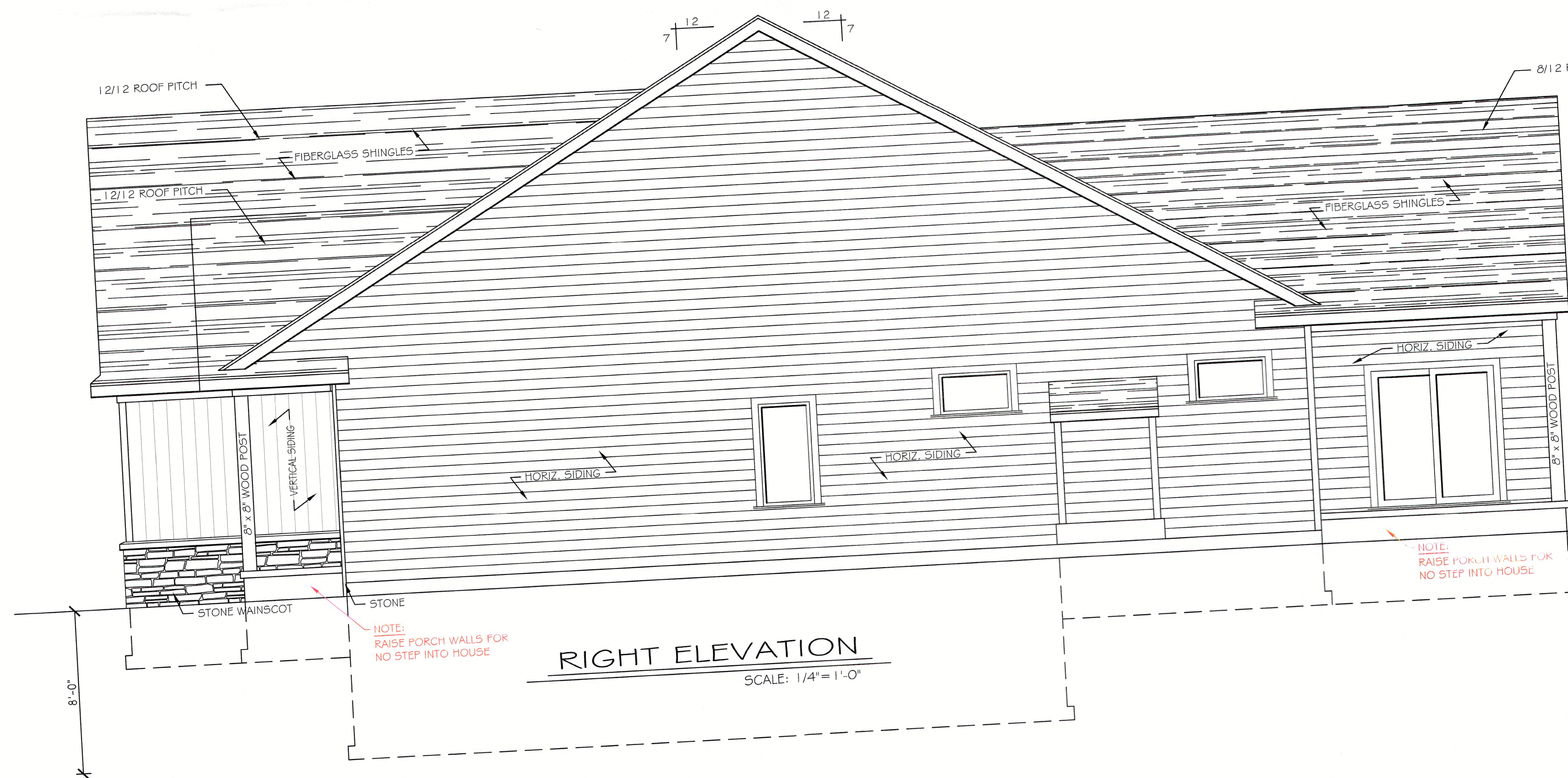
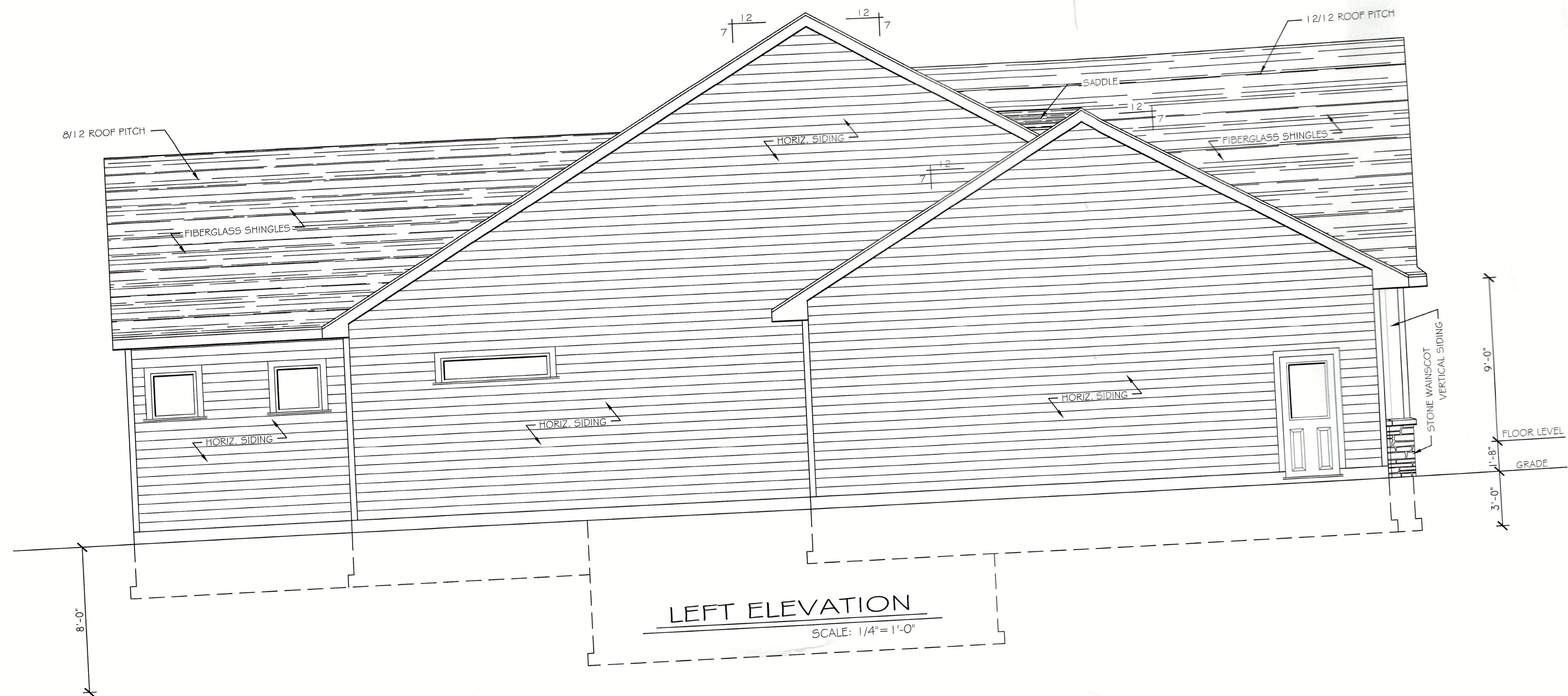
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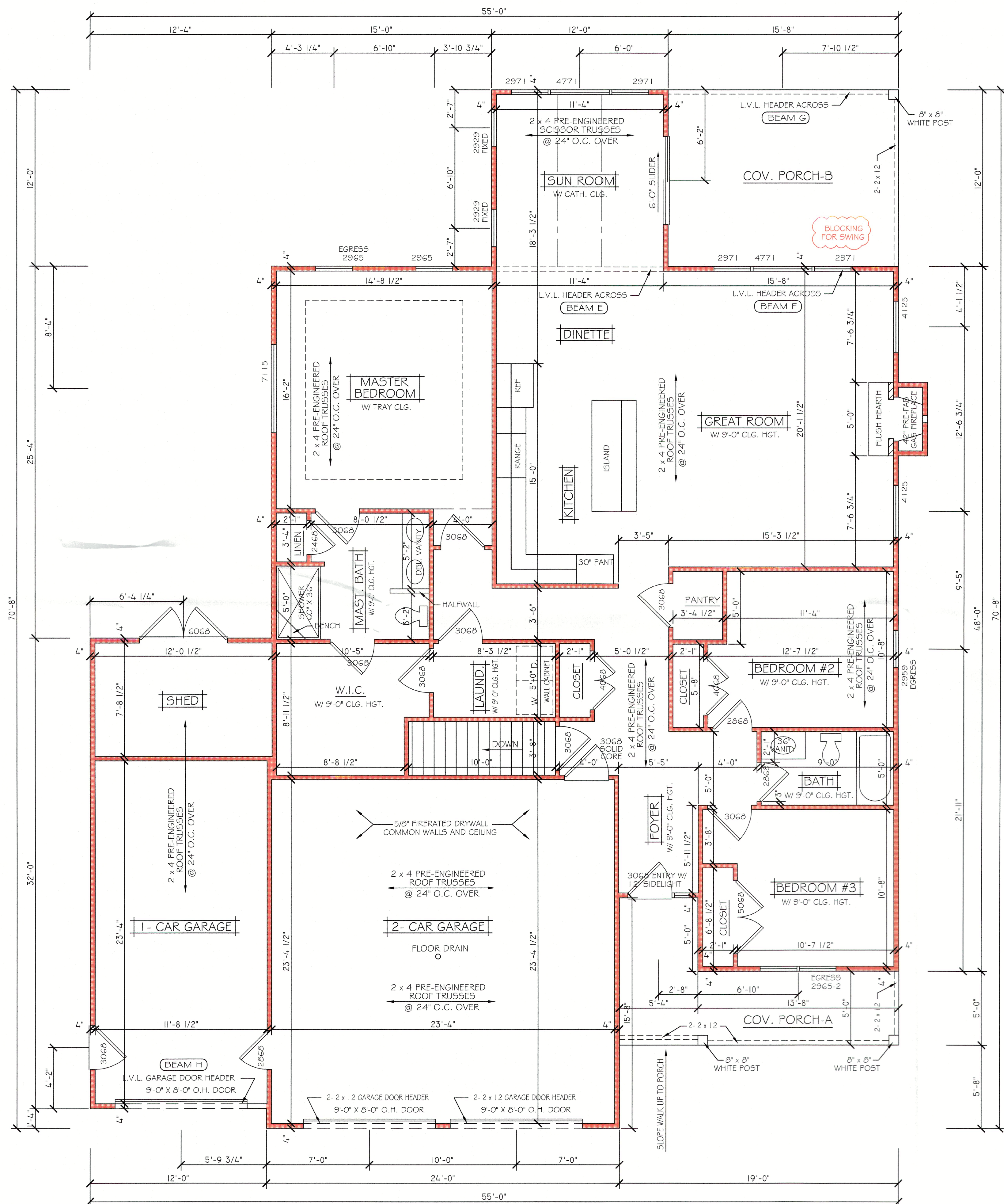
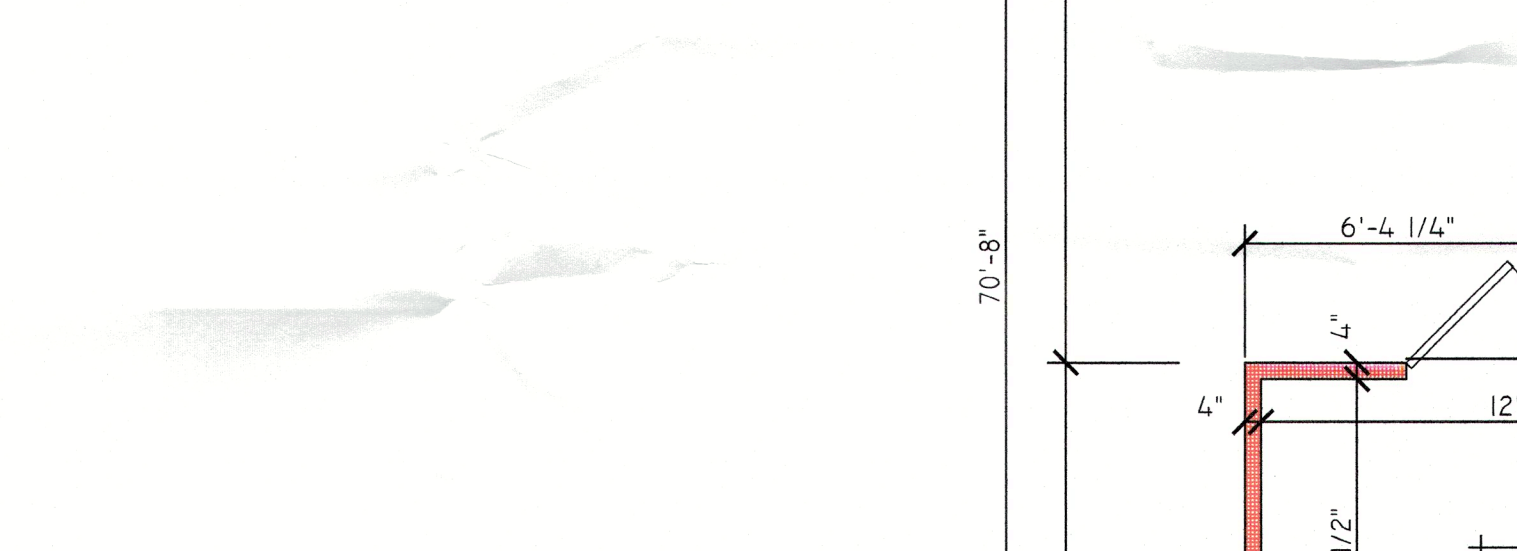
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- NOTES:
1. ALL WALLS ARE FIGURED AT 3 1/2" UNLESS NOTED OTHERWISE.
 2. DOUBLE EVERY THIRD JOIST UNDER ALL TILE OR MARBLE FLOORS.
 3. ALL WINDOWS ARE SHOWN AS PELLA PROLINE. VERIFY WITH BUILDER.
 4. ALL WALLS OVER 10'-0" HIGH SHALL BE 2 x 6 FRAMING.
 5. DOUBLE ALL FLOOR JOISTS UNDER ALL PARTITIONS THAT RUN PARALLEL TO THE FLOOR JOISTS.
 6. ALL FLOORS SHALL BE CROSS-BRIDGED W/ 1 x 3 BRIDGING. 8'-0" O.C. MAX.
 7. PROVIDE EXHAUST FANS W/ SEPARATE SWITCHES IN ALL LAVS AND BATHS.
 8. PROVIDE SMOKE SENSORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE. (HARD WIRE)
 9. ALL BEARING LOCATIONS OF I-JOISTS SHALL BE WEB REINFORCED.
 10. BACK ALL BRICK, ALUMINUM AND VINYL SIDING W/ HOUSE WRAP.
 11. ALL DOOR AND WINDOW HEADS SHALL BE DOUBLE 2 x 12S W/ 1 1/2" BEARING.
 12. ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS. DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. BUILDER RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED BUILDER IS TO CONTACT DESIGNER.
 13. WHERE HAND RAILS ARE SHOWN, HAND RAIL HEIGHT IS TO BE 34-36 ABOVE NOSING.
 14. 6'-8" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
 15. INSTALL WINDOWS W/ TEMPERED GLASS AS REQ'D BY CODE.
 16. PLANS ARE DRAWN TO COMPLY WITH SECTION 1105 - "THE OHIO HOME BUILDER'S ASSOCIATION (OHBA) ALTERNATIVE ENERGY CODE OPTION". BUILDER WILL SUPPLY ADDITIONAL INFORMATION IF ANOTHER OPTION IS USED.
 17. STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE TO SECTION 703.7.
 18. OVERHANGS THAT EXTEND WITHIN 5' OF PROPERTY LINE MUST BE FIRE RESISTANCE RATED. W/ 2 LAYERS OF 5/8" TYPE X DRYWALL, NON VENTED, PER RCO TABLE 302.1
 19. ALL WORK SHALL COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO

WOOD BEAM SCHEDULE		
LABEL	PLYS	SIZE
BEAM A		
BEAM B		
BEAM C		
BEAM D		
BEAM E		
BEAM F		
BEAM G		
BEAM H		
BEAM I		

SQUARE FOOTAGE	
FIRST FLOOR	1858.9
COVERED PORCH - A	121.7
COVERED PORCH - B	188.0
2 CAR GARAGE	565.8
1 CAR GARAGE	285.0
SHED	103.1
BASEMENT	1070.2

RCO COMPLIANCE PATH
SECTION 1112 - (OHBA) ALTERNATIVE
ENERGY CODE COMPLIANCE PATH # 2

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

FLOOR PLAN
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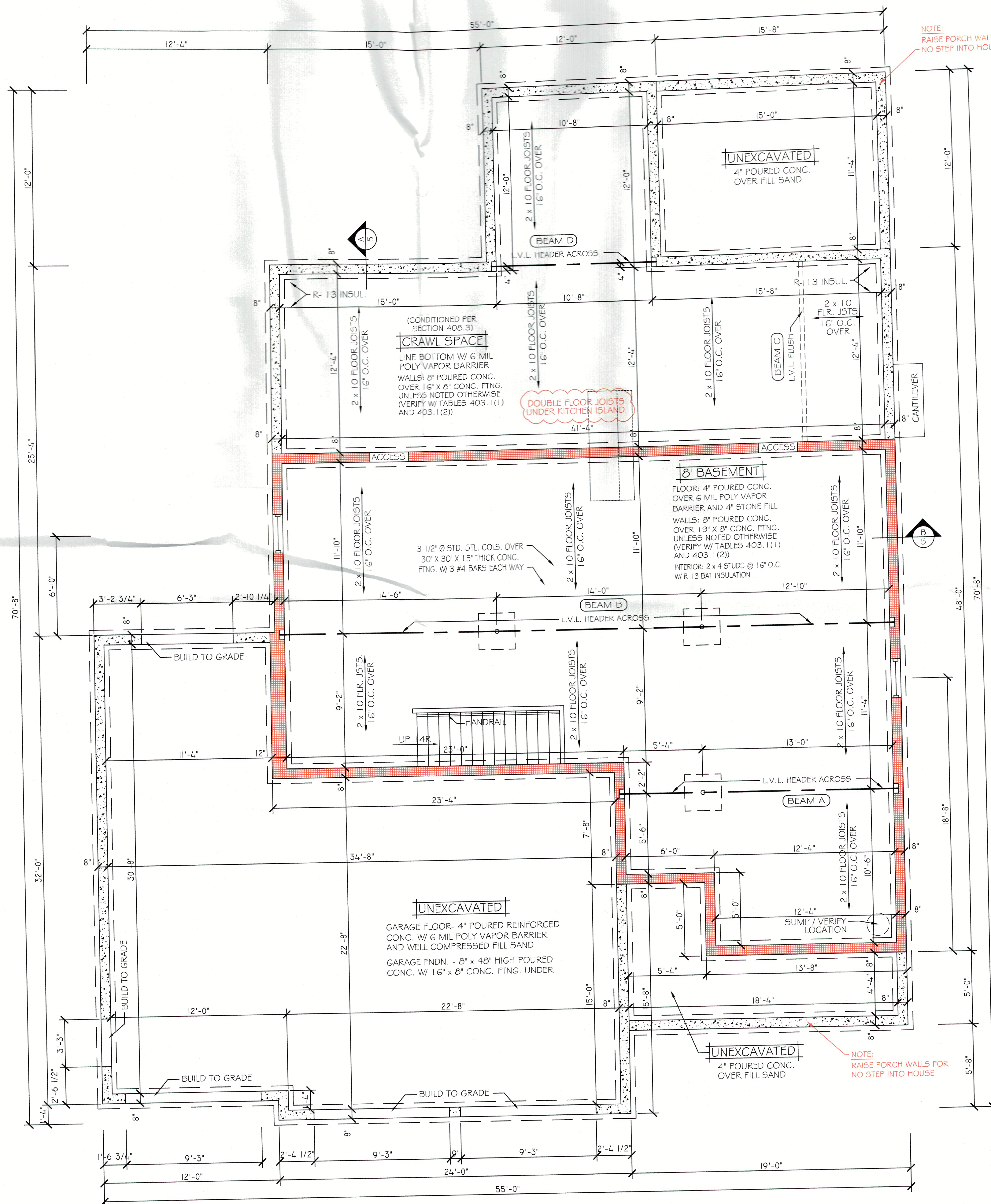
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FOUNDATION NOTES:

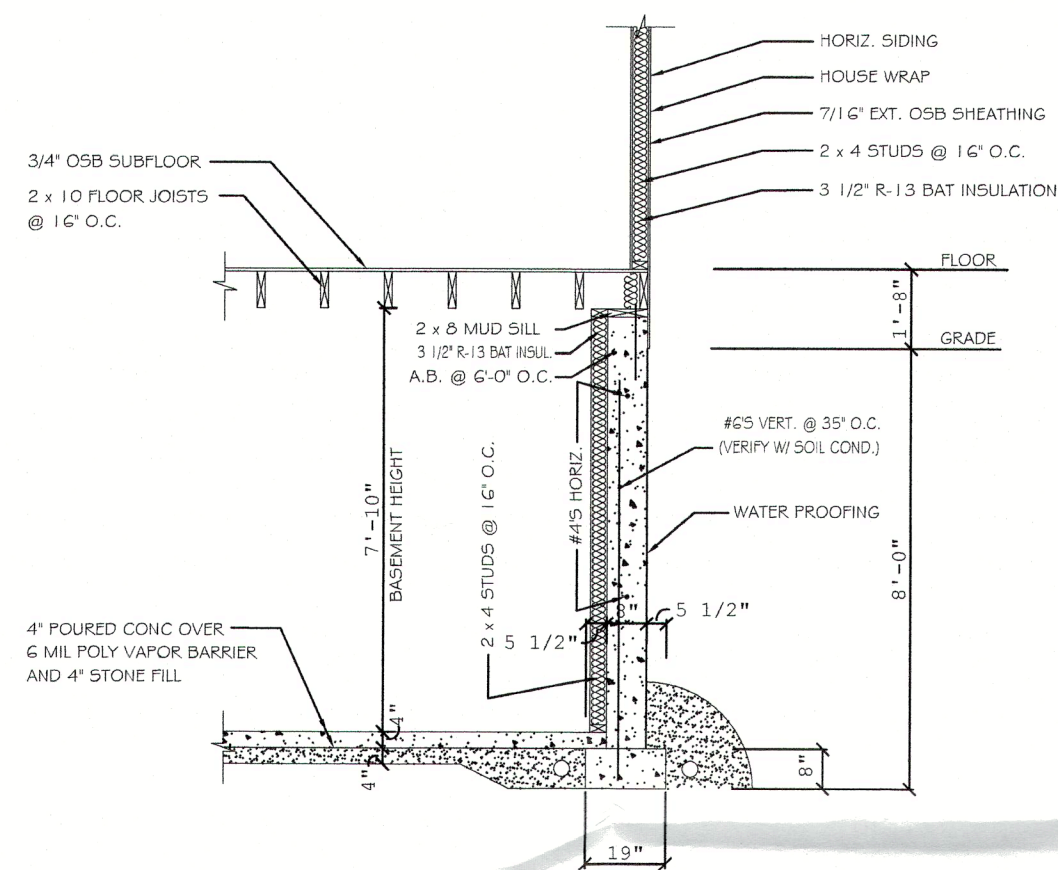
THE FOUNDATION DESIGN IS BASED UPON THE FOLLOWING:

1. MINIMUM SOIL BEARING PRESSURE CAPACITY OF 1500 P.S.F.
2. ANTICIPATED WATER TABLE IS BELOW BOTTOM OF FOOTING.
3. THE SOIL AT THIS SITE IS PREDOMINANTLY:
 - ☐ COURSE SAND OR SAND AND GRAVEL
 - ☐ MEDIUM SAND
 - ☐ FINE SAND OR SILT
 - ☐ CLAY AND SAND/SILT
 - ☐ CLAY
 - ☐ OTHER
4. ADD REBAR TO FOUNDATION WALL AND FOOTING IF UNSTABLE SOIL CONDITIONS EXIST.

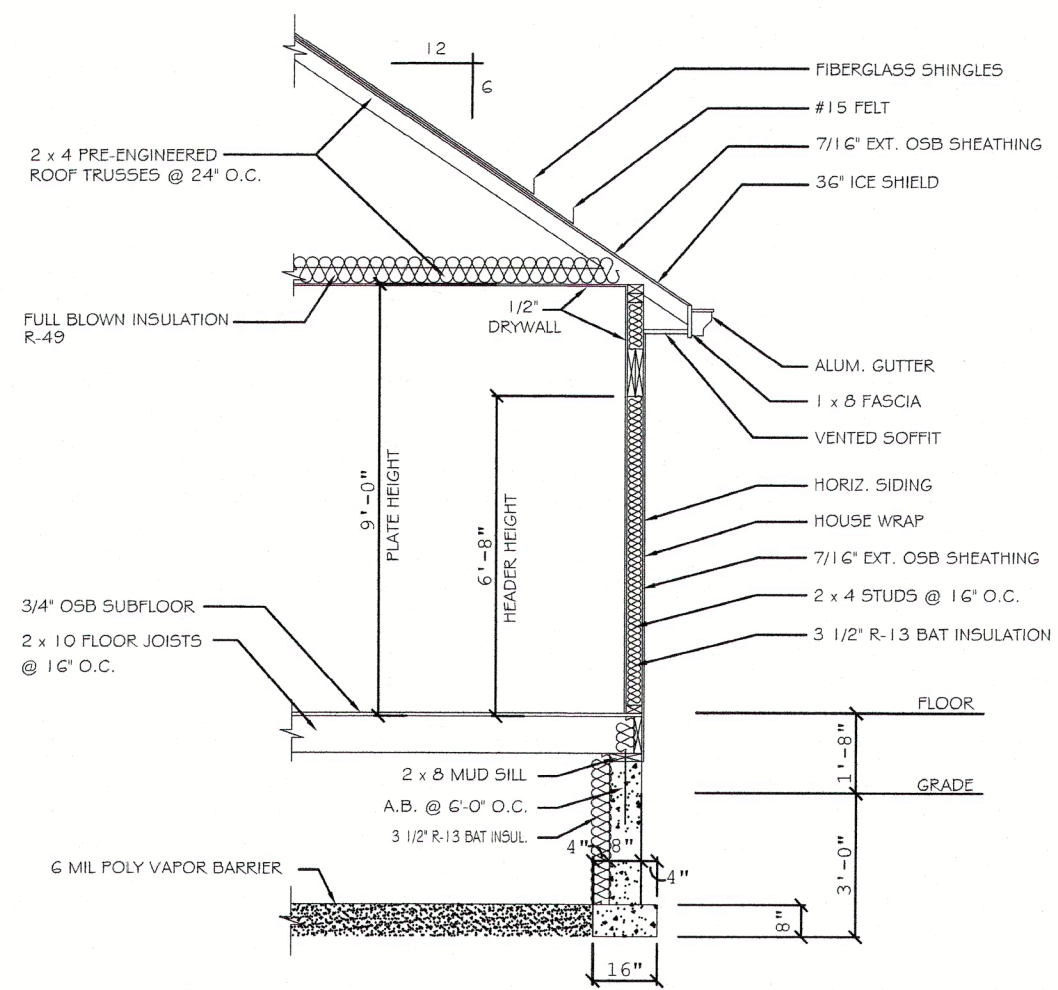
IF OTHER THAN THE ABOVE IS ENCOUNTERED THE FOOTING AND FOUNDATION WALL SHALL BE MODIFIED FOR PROPER SUPPORT PER 2019 RESIDENTIAL CODE OF OHIO.

BASEMENT AND FOUNDATION PLAN

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

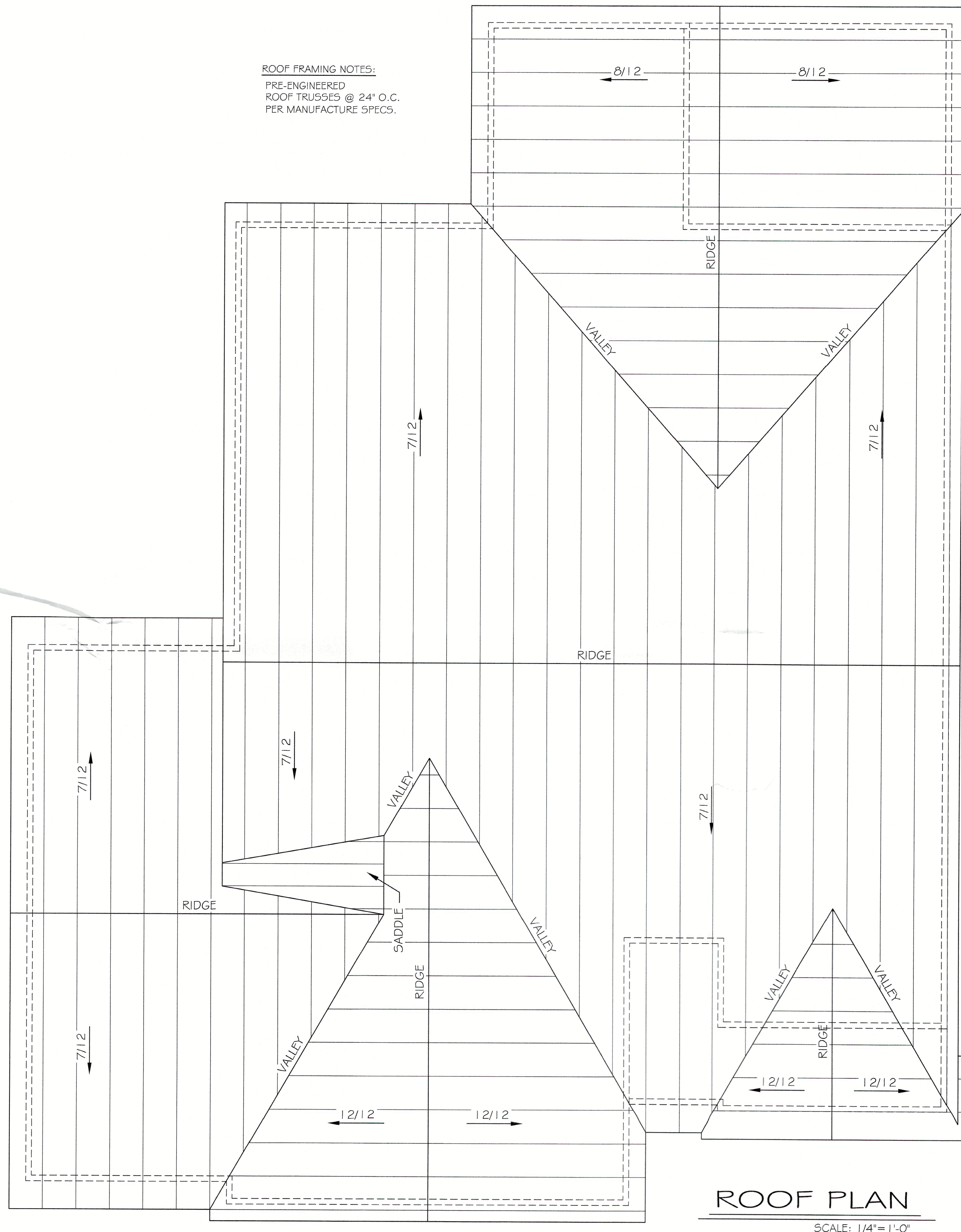


B SECTION @ GREAT ROOM
SCALE: 1/4"=1'-0"



A SECTION @ MASTER BEDROOM
SCALE: 1/4"=1'-0"

ROOF FRAMING NOTES:
PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C.
PER MANUFACTURE SPECS.



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

ROOF PLAN & SECTIONS
LOT 86 TWIN OAKS

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