DESCRIPTION OF REVIEW PLAN SET

Introducing our detailed Review Set of Drawings, tailored to provide sufficient information for you to properly evi:aute e teh plan detials and to provide to builders with adequate detailing to provide preliminary pricing for your new home.

Each Review Plan Set include the following elements:

Sheet C-1 Cover Sheet: providing comprehensive notes that offer a precise understanding of the construction process, materials, and requirements.

Electrical Notes Conforming to the 2019 National Electrical Code (NEC), these notes provide the complete electrical specifications, ensuring safety and compliance.

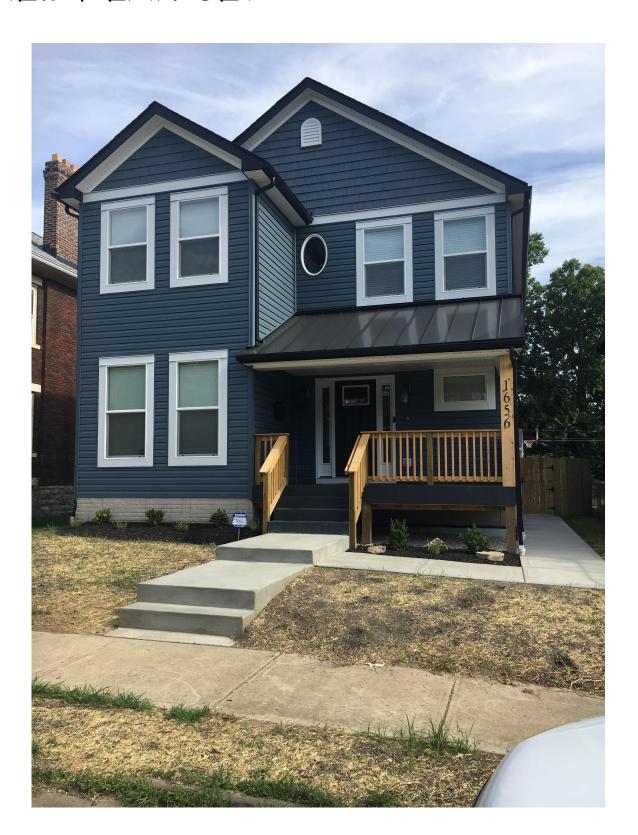
Door Opening Schedule: A meticulous schedule that lists the dimensions, types, and locations of all door openings.

Structural Design Data: Critical data on load limits, material specifications, and other structural details vital for the construction's integrity and safety.

General Framing Notes: Detailed insights on the framing process, including the materials used, assembly guidelines, and other key information.

- Sheet A-la: Foundation Plan: An in-depth foundation plan that guides the groundwork, setting a strong base for the construction.
- Sheet A-2: 1st Floor Plans: Detailed drawings of the first floor offer a comprehensive view of the space's layout and organization.
- Sheet A-3: 2nd Floor Plans: Detailed drawings of the second floor offer a comprehensive view of the space's layout and organization.
- Sheet A-4a: Elevation Plan: Includes the front and rear elevations, detailing the external appearance and finishes.
- Sheet A-4b: Elevation Plan: Includes the right and left elevations, detailing the external appearance and finishes.

Working Drawings are explicitly designed for construction purposes. NOTE Please be aware these plans have been prepared in substantial conformity to the 2019 Residential Building Code Ohio. Final Engineering of Beams, Columns, Headers, Floor and Roof and Roof Systems must be done by parties licensed to provide engineering in the area which this plan is to be built.



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INFO

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GENERAL PROJECT NOTES

Poured concrete walls shall be built in conformity to 2019 RCO Section R404

Waterproofing shall be installed in conformity to 2019 RCO Section R406

Masonry fireplace, (if included) shall be installed pursuant to 2019 RCO Section R1001

Factory Built fireplace, if included shall be installed in accordance to 2019 RCO Section R1004

Porches, balconies, and raised floor areas located more than 30" above floor or grade below shall have handrails and/or guardrails installed pursuant to 2019 RCO Section 312

Glazing shall comply with 2019 RCO Section 308

Anchor straps shall be installed a coording per manufacturer's recommendations, but in no case more than 1'-0" from a corner or more than 6'-0" O.C.

Grade shall be sloped a minimum of 6" in the first 10'-0" away from the foundation

Basement and foundation Walls shall comply with 2019 RCO R402.2 and Table RCO 301.2(1) and provide for a Minimum Compressive Strength of 3,000 p.s.i. and be air entrained where exposed to weather.

Basement and interior slabs shall comply with 2019 RCO R402.2 and Table RCO 301.2(1) and provide for a Minimum Compressive Strength of 2,500 p.s.i..

Exterior concrete and garage floor shall comply with 2019 RCO R402.2 and Table RCO 301.2(1) and provide for a Minimum Compressive Strength of 3,500 p.s.i. and be air entrained.

Braced Wall Panel Construction shall conform to 2019 RCO Section 602.10.3 Method 3

Firestopping shall be provided to cut off concealed openings (Vertical & Horizonral) and to form an effective fire barrier between stories and between the top story and the roof 2019 RCO Section 602.8

BUILDING CODE STATEMENT

Where applicable and not explicitly stated all construction shall conform to the requirements of the 2019 Residential Code of Ohio (RCO)

ELECTRICAL NOTES

(All Electric work shall conform to 2017 NEC.)

GFCI Receptacles NEC 210.8

GFCi protection for personnel shall be provided as required in 210.8(A) through (D). The ground-fault circuit-interrupter shall be installed in a readily accessible location. A readily accessible location shall be able to be reached quickly without the use of tools, removal of obstacles, climbing, or use of ladders. This may be difficult for refrigerators, dishwashers, microwaves, and disposals unless protected by a GFCI breaker. GFCI Receptacles NEC 210.8 (A) (7)

GFCi protection of receptacle outlets to all receptacles within 6 feet of any type of sink. This now required receptacles within 6 feet of the kitchen sink to have GFCI protection even if they are not part of the kitchen, including receptacles for disposals and refrigerators. Wall receptacles on the back side of a peninsula with a prep sink, hand sink, kitchen sink, or bar sink may fall into this 6 foot range and require GFCI protection.

GFCI Receptacles NEC 210.8 (A) (9) All receptacless within 6 feet of a shower stall or bathrub shall be GFCI protected even if they are not in a bathroom. An adjoining

closet, dressing table, or bedroom may fall in this range.

GFCI Receptacles NEC 210.8 (A) (IO) All receptacles within a laundry room shall be GFCI protection regardless of the presence or absence of a laundry sink,

GARAGE BRANCH CIRCUITS NEC 210,11

AT LEAST ONE 120 VOLT, 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLES OUTLETS IN ATTACHED AND DETACHED GARAGES WITH ELECTRIC POWER, THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. (NEC 210.11)

Arc-Fault NEC 210.12 (A) All 120 volt single phase, 15 and 20 am are by in a circ supplying outlets installed in du ling unit fam y rooms, rooms, living rooms, parlors, libraries, as, b droc s, su recreation rooms, closets, hallwas, or si be protected by a listed arc-fall combination type installed to provide protection of the branch

AFCI Receptacles NEC 210.12 (A)

This section has been expanded to include AFCI protection for kitchen and laundry areas. This will include the 20 amp small appliance branch circuits serving countertops, and the disposal, dishwasher, refrigerator and microwave receptacles. These areas will be both GFCI and AFCI protected.

AFCI Receptacles NEC 210.12 (B)

Existing non-AFCI protection circuits may be allowed to be extended 6 feet with no new devices or outlets added to

Receptacles NEC 210,52(G)

At least one receptacle outlet shall be installed for each car space within the garage, and the garage shall not supply outlets outside the garage.

LIGHTING OUTLETS NEC 210,70 (C):

FOR ATTICS AND UNDERFLOOR SPACES, UTILITY ROOMS AND BASEMENTS AT LEAST ONE LIGHTING OUTLET CONTAINING OR CONTROLLED BY A SIJITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED OR CONTAIN FOLIPMENT REQUIRING SERVICE

Outlets NEC 225.27

Electrical outlets shall be distributed per Section 210-52, in the 2014 edition of the National Electric Code.

Outlet Boxes NEC 314.27(A)

Outlet boxes listed for support of luminairs or lampholders shall contain markings for the maximym weight allowed on the inside of the box

Grounded Conductors NEC 404,2(C)

Now requires that a arounded conductor only be provided at one switch location when multiple switches control the same lighting circuit (it is now allowed to use a dead-end three

Receptacles NEC 406.4(D)

All receptacles in wet locations swhall have a listed "extra-dutu" in-use cover

Wet Locations NEC 406,9(B)(I)

Receptacless of 15 and 20 amperes, 125 and 250 volts installed in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. An outlet box hood installed for this purpose shall be listed and shall be identified as "extra-duty" Tamper Resistant NEC 406.12

In all areas specified in article 210-52, all nonlocking type 125-volt, 15 and 20 ampere receptacles shall be listed tamper-resistant receptacles.

Grounding Rods NEC 250.53(A)

Provide Grounding per NEC 250.53(A)(1) 250.53(A)(3)

(1) If practicable, rod, pipe, and plate electrodes shall be embedded below permanent moisture level. Rod, pipe, and plate electrode shall be free from nonconductive coatings such as paint or enamel.

(2) A single rod, pipe, or plate electrode shall be supplemented by an additional electrode of a type specified in 250.52(A)(2) through (A)(8). The supplemental electrode shall be permitted to be bonded to one of the following: 1) Rod, pipe, or plate electrode

- 2) Grounding electrode conductor
- 3) Grounded service entrance conductor
- 4) Nonflexible grounded service raceway
- 5) Any grounded service enclosure

(3) If multiple rod, pipe, or plate electrodes are installed to set the requirements of this section, they shall be not less

an G in at 1-part.

) When the state or of the electrodes of the type d in 50.52(A) of through (A)(T) are used, each sctrode of one groupding system (including that used for the terminal control of the part of the second of be not less than 6 feet from any other electrode of any other grounding system. Two or more grounding electrodes that are bonded together shall be considered a single grounding electrode system. (C) The bonding jumper(s) used to connect the grounding electrodes together to form the grounding electrode sustem shall be installed in accordance with 250.64(A),(B) and (E), shall be sized in accordance with 250.66, and shall be connected in the manner specified in 250,70

Smoke Detectors:

Smoke detectors shall be installed in all sleeping rooms area outside, adjacent and within 21 ft. of each sleeping room, they shall also be located on each story including basement and cellars and all detectors shall be hardwired and interconnected. listing, installation, and technology. all smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of the code and the household fire warning equipment of the NFPA 72. on each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. separate or dual-sensing smoke alarms may be used, a smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology, alterations, repairs and additions in existing dwellings, when interior alterations, repairs or additions requiring an approval are made to the space described in items 1 and 2 of section 314.3, smoke alarms shall be provided in those spaces as

reauired for a new dueling, exception: smoke alarms in existing areas shall not be required to be interconnected and hard wired where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the re-moval of interior finishes, power source: required smoke detectors primary power shall be from the building wiring and when the primary power is interrupted, shall receive power from a battery.wiring shall be permanent and without a disconnecting switch, cathedral or sloped ceilings: rooms with sloped ceilings that must have smoke detectors installed, the location of the smoke detector shall be 3 ft horizontally from the ceilings highest point. (314,1)(314,3,1)(314,4)(nfpa72)

DOOR OPENING SCHEDULE

1/6 x 6/8 Prehung Door	1'-8" × 6'-10 1/2"
2/0 x 6/8 Prehung Door	2'-2" × 6-'10 1/2"
2- 2/0 x 6/8 Prehung Door	4'-2" × 6'-10 1/2"
2/4 x 6/8 Prehung Door	2'-6" × 6-'10 1/2"
2/6 x 6/8 Prehung Door	2'-8" × 6'-10 1/2"
2- 2/6 x 6/8 Prehung Door	5'-2" × 6'-10 1/2"
2/8 x 6/8 Prehung Door	2'-10" × 6'-10 1/2"
4/0 x 6/8 Bifold Door	4'-1 1/2" × 6'-10"
5/0 x 6/8 Bifold Door	5'-1 1/2" × 6'-10"
6/0 x 6/8 Bifold Door	6'-1 1/2" × 6'-10"
3/0 x 6/8 Entrance Door	3'-2" × 6-10 1/2"
2/8 x 6/8 House/Garage Door	2'-10" × 6'-10 1/2"
5/0 x 6/8 Sliding Patio Door	5'-2" × 6'-10"
6/0 x 6/8 Sliding Patio Door	6'-2" × 6'-10"

STRUCTURAL DESIGN DATA

Live Load - Dwelling	40 Lb/SF
Live Load - Sleep Rms	30 Lb/6F
Live Load - Roof	20 Lb/SF
Dead Load	10 Lb/SF
Ground Snow Load	20 Lb/SF
Wind Speed	115 MPH
Wind Pressure	20.7 Lb/SF
Lumber Grade/Species	#2 SPF Unless Noted
Seismic Zone	Д
Weathering/Frost Depth	Severe/36"
Termite Infestation	Moderate to Heavy
Decay Probability	Slight to Moderate
Ice Shield Required	Yes
Flood Hazards	Д

GENERAL FRAMING NOTES

All exterior dimensions are from outside of sheathing. Unless otherwise noted interior walls are 3-1/2 Unless otherwise noted exterior walls are 4" Unless otherwise noted headers are #2 SPF Unless otherwise noted joists are #2 SPF

All interior dimensions are from stud

PLAN INDEX

	Foundation Plan
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A- 3	2nd Floor Plan
	Elevation Plan
A-4b	Elevation Plan

Plan Date 4/30/2024

Plan Revisions

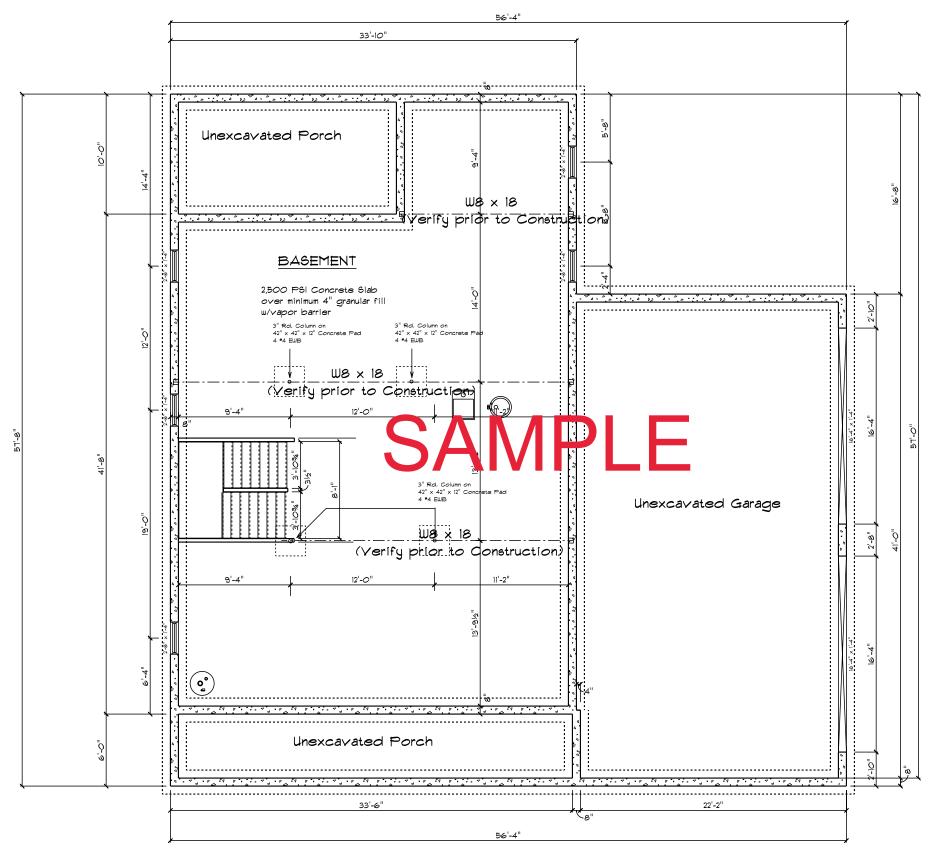
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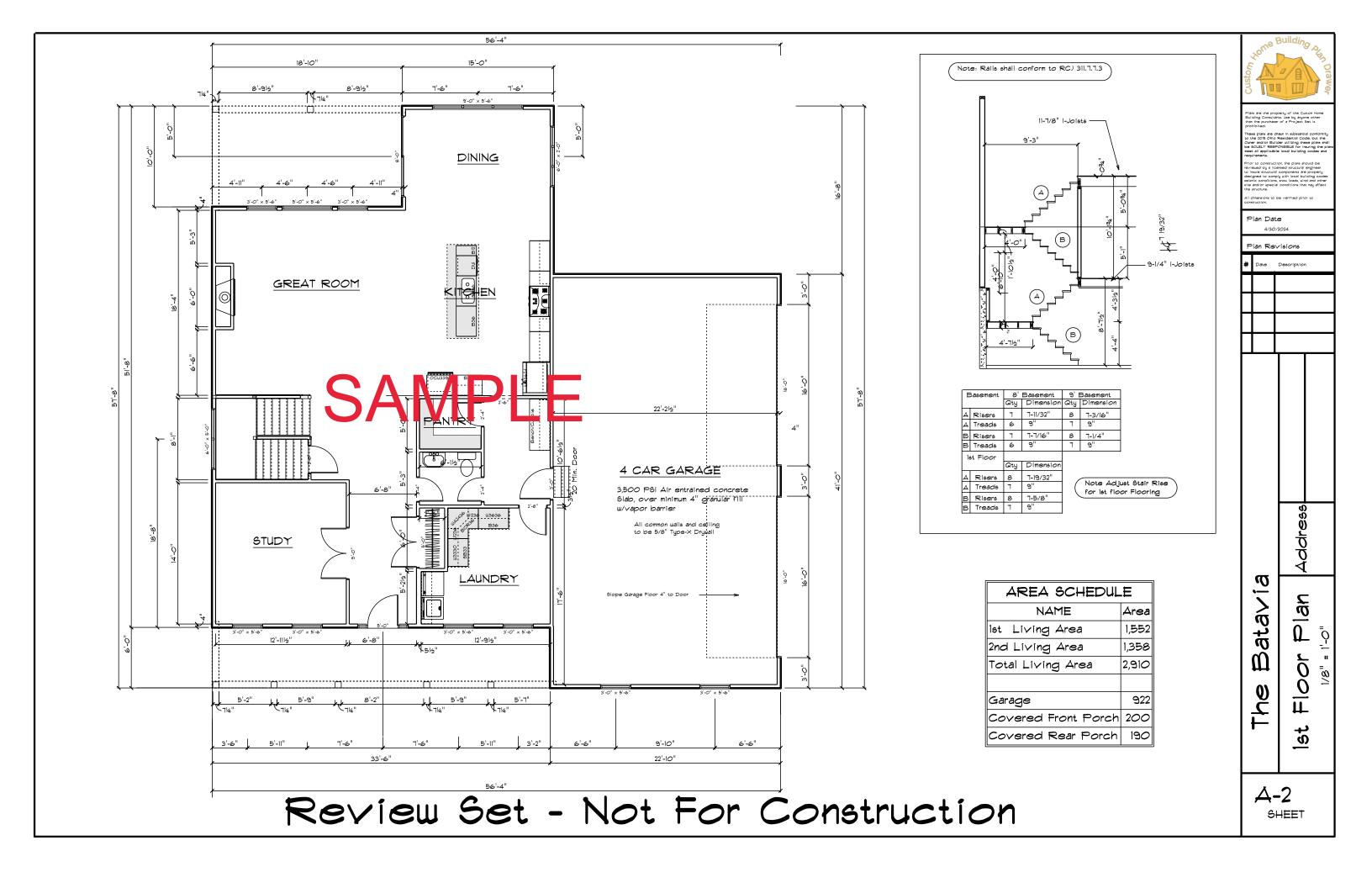
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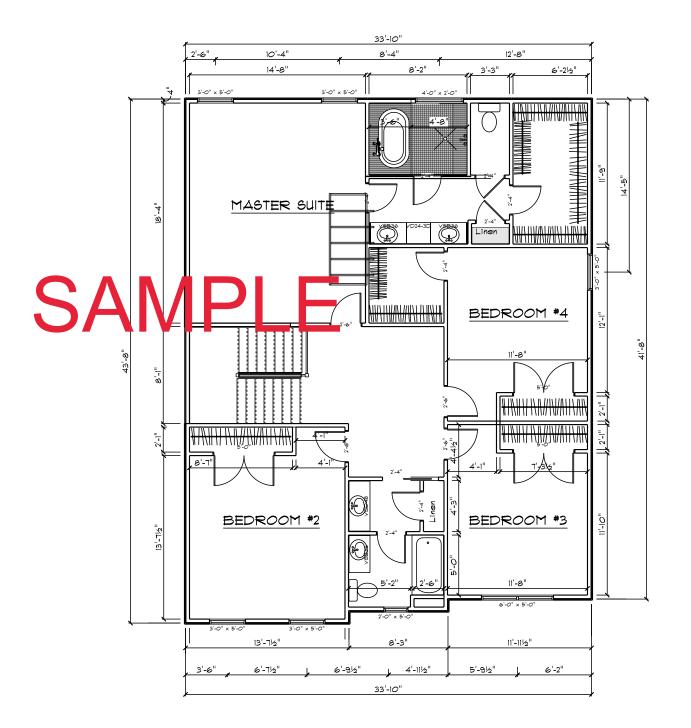


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These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the planeat all applicable local building codes and

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes selatelic conditions, snow locads, and and other aits and/or special conditions that may affect the structure.

All dimensions to be verified prior

Plan Date

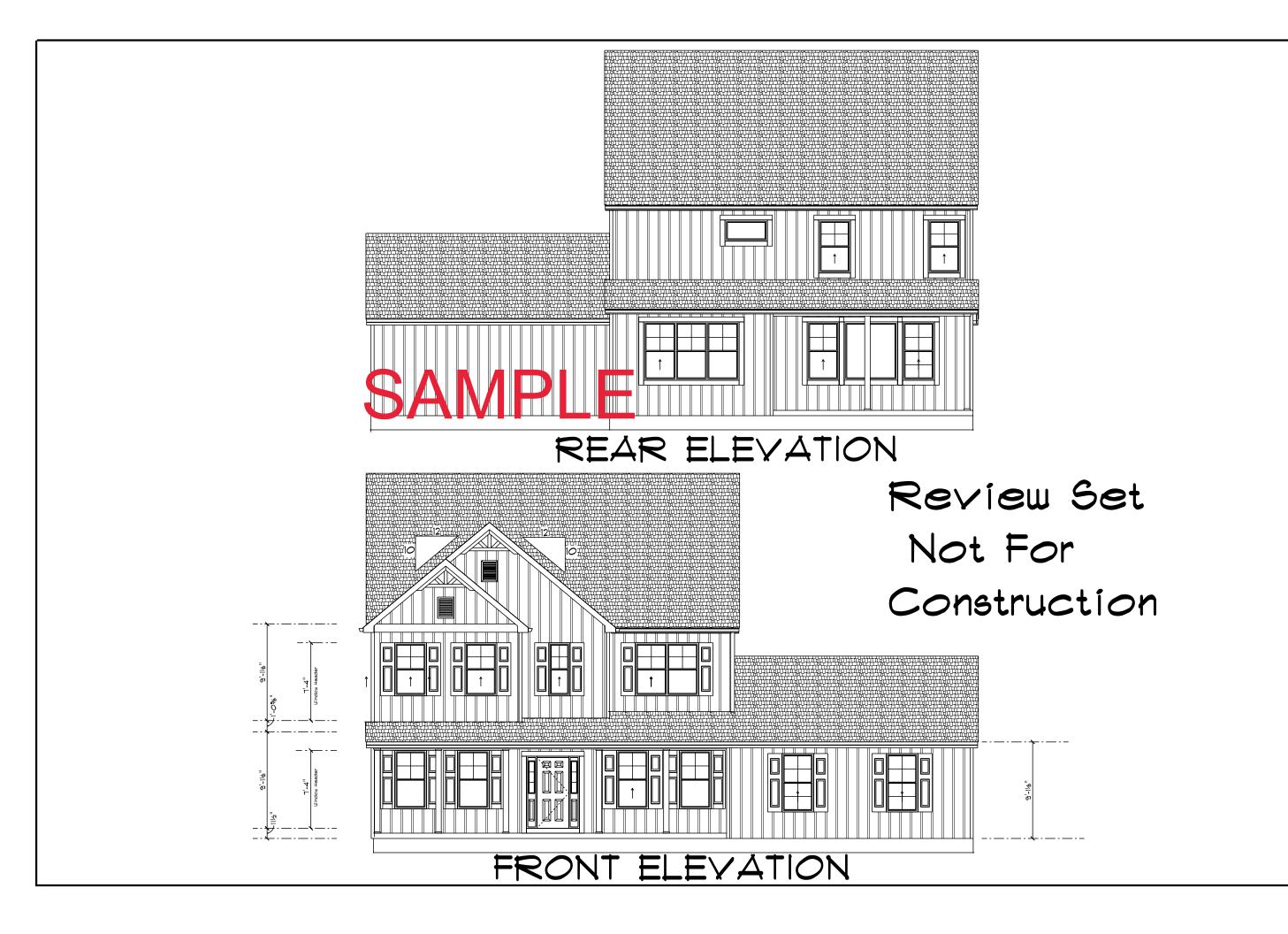
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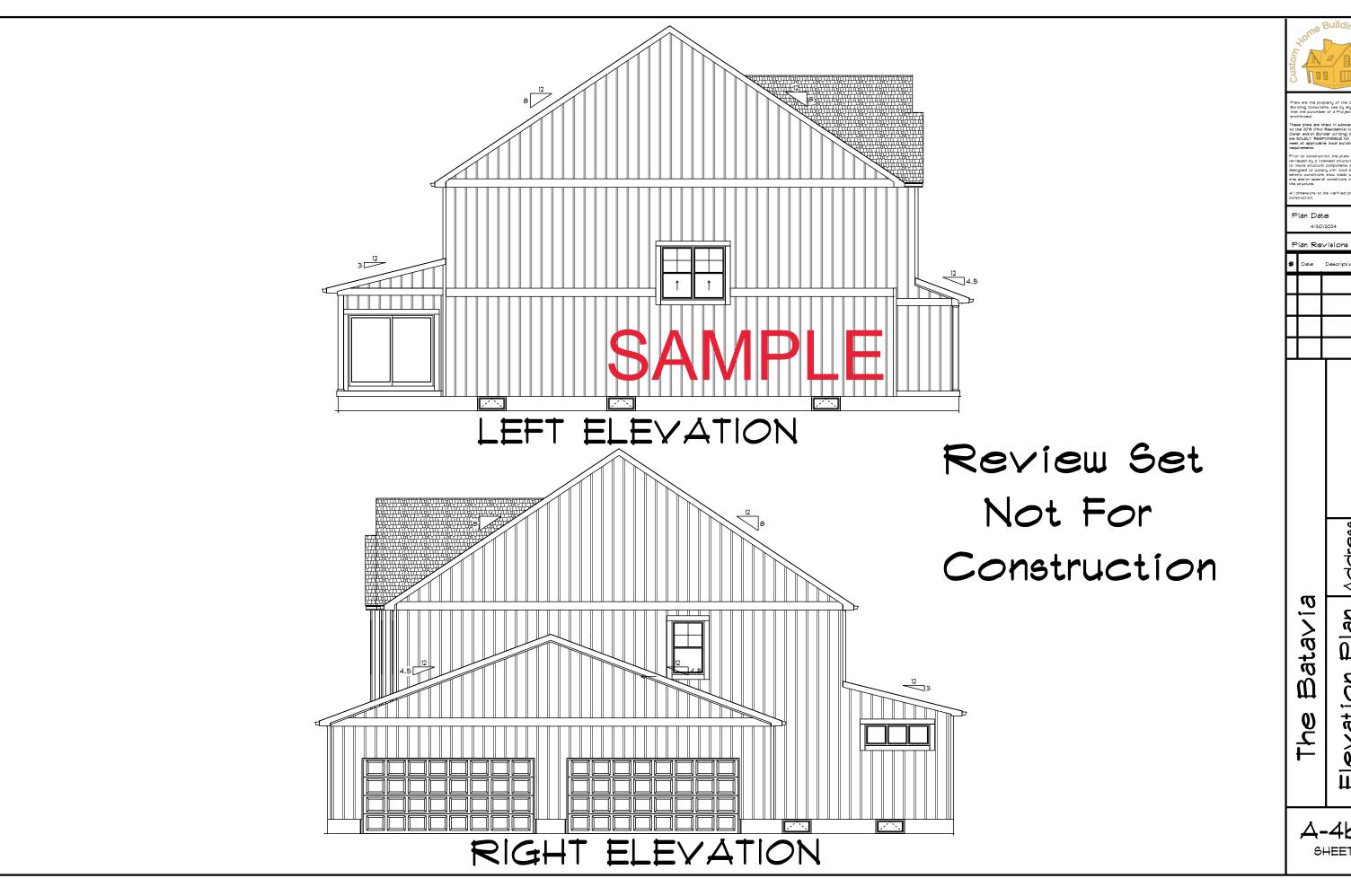
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