DESCRIPTION OF WORKING PLAN SET

Introducing our detailed working drawings, tailored to meet the demands of your custom home construction. These drawings serve as an essential guide for construction, translating the design into tangible structures.

Each working drawing plan set includes 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 electric code these notes provide the complete instruction electrical specifications and 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 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 factors.

Sheet A-1a: Foundation Plans: Drawing providing an in-depth foundation plan that guides the groundwork setting a strong base for the construction.

Sheet A-2: 1st Floor Plan: Drawings of the first floor offer a comprehensive view of the space's layout and organization.

Sheet A-3: 2nd Floor Plan: Drawings of the 2nd floor offer a comprehensive view of the space's layout and organization.

Sheet A-4a: Elevation Plan: Drawing of the front and rear elevations detailing the exterior appearance and finishes.

Sheet a 4b: Elevation Plan: Drawing of the left and right elevations detailing the exterior appearance and finishes.

Sheet A-5: First Floor Framing Plan: Drawing indicating joist sizing, placement of beam, and beam and header sizes.

Sheet A-6: Second Floor Framing Plan: Drawing indicating joist sizing, placement of beam, and beam and header sizes.

Sheet A-7: Roof Framing Plan: Drawings showing basic roof structure and Eave/rake overhang.

Sheet E-1: Electrical Plan: Drawing detailing lighting required outlet switches and other electrical items in substantial conformity to the 2019 National Electric Code

Sheet D-1: Detail Plan: Drawing providing common structural details.

Sheet D-2: Detail Plan: Drawing providing cabinetry plan and elevations as well as optional deck details.



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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Address

The Batavi Hoor Plan

INFO

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 quardrails installed pursuant to 2019 RCO Section 312

Glazing shall comply with 2019 RCO Section 308

Anchor straps shall be installed a ccording 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) (10)

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 YOLT, 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLES OUTLETS IN ATTACHED AND DETACHED GARAGES WITH ELECTRIC POUR THE C SHALL HAVE NO OTHER OUTLE (NEC 70.11) Arc-Fault NEC 210.12 (A)

All 120 volt single phase, 15 and 20 ampers br supplying outlets installed in dwaling uniforms, rooms, living rooms, parlors, libraries, sons, bedrooms, sumo recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter,

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

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 SWITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED OR CONTAIN EQUIPMENT REQUIRING SERVICE.

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

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 grounded 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-duty" in-use cover.

Wet Locations NEC 406.9(B)(1)

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

Grounding Rods NEC 250.53(A)

tamper-resistant receptacles.

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: l) Rod, pipe, or plate electrode

2) Grounding electrode conductor

3) Grounded service entrance conductor

Itiple red, pee, or plant electrodes are installed to ey shall be not less

re more that one of the electrodes of the tube electrode of one grounding system (including that used for 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 system 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 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 I and 2 of section 314.3, smoke alarms shall be provided in those spaces as

dweling, 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)(nfpal2)

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/SF |
| 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 |
| | |

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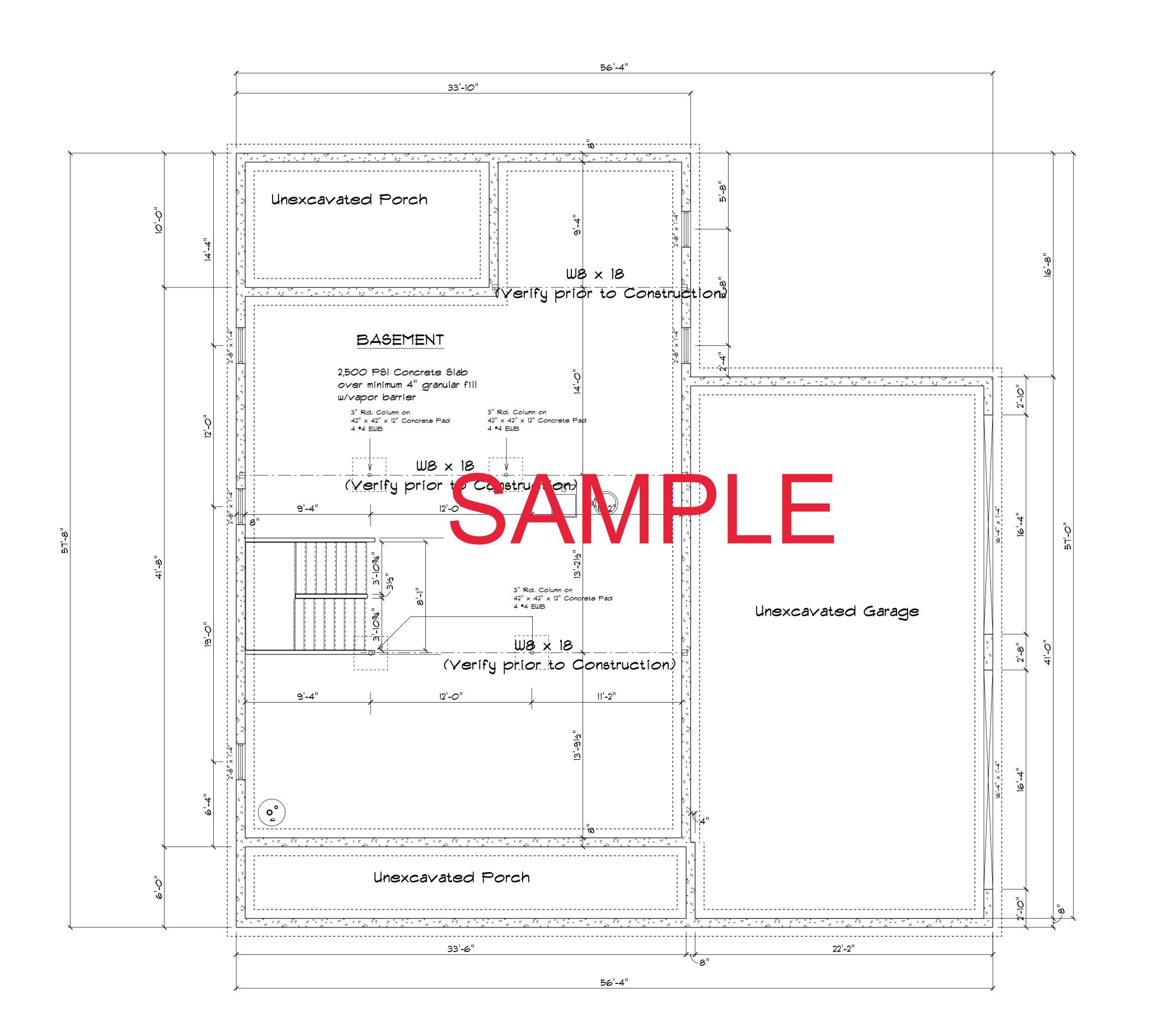
GENERAL FRAMING NOTES

All interior dimensions are from stud 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

A-7 Roof Framing A-1 Foundation Plan A-2 1st FLoor Plan E-1 Electrical Plan D-1 Details A-3 2nd Floor Plan A-4a Elevation Plan D-2 Details A-4b Elevation Plan A-5 1st Floor Framing A-6 2nd Floor Framing

PLAN INDEX





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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 seismic conditions, snow loads, wind and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

Plan Date

4/30/2024

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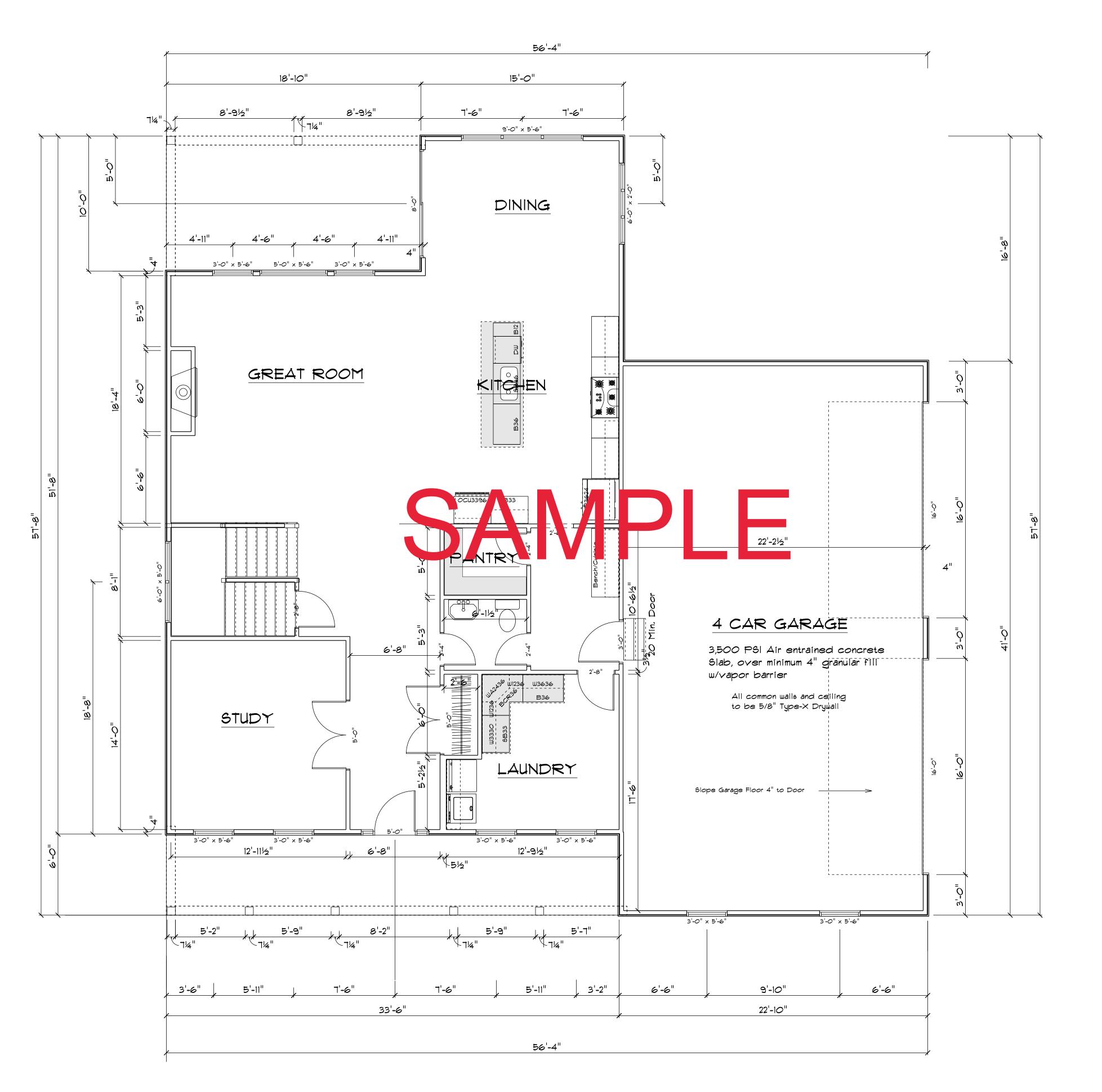
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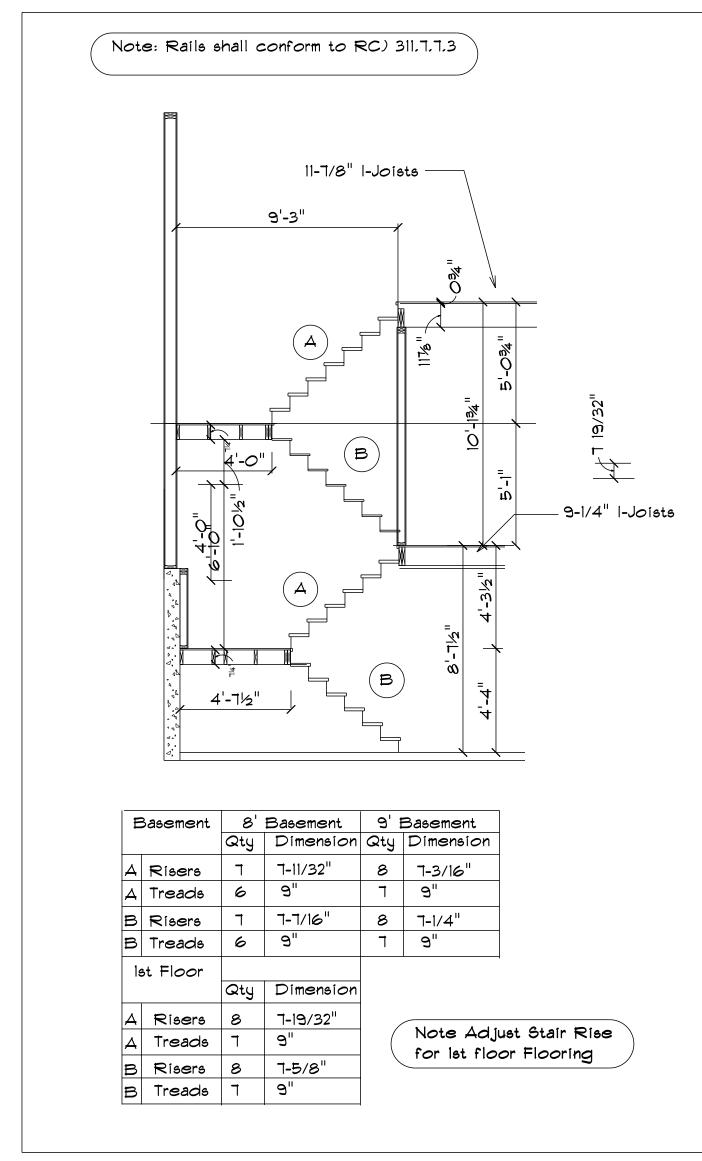
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| AREA SCHEDULE | | |
|---------------------|-------|--|
| NAME | Area | |
| 1st Living Area | 1,552 | |
| 2nd Living Area | 1,358 | |
| Total Living Area | 2,910 | |
| | | |
| Garage | | |
| Covered Front Porch | 200 | |
| Covered Rear Porch | 190 | |



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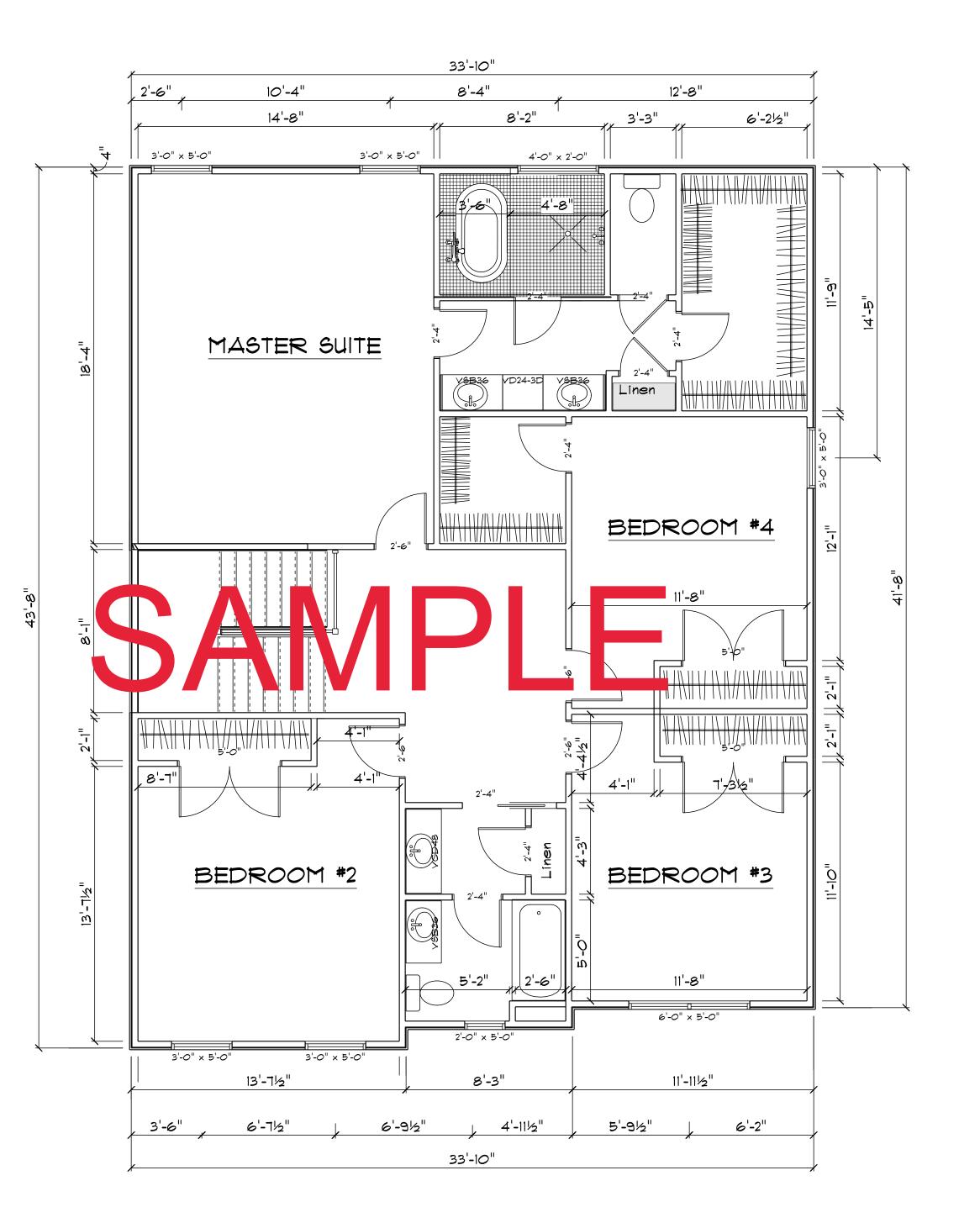
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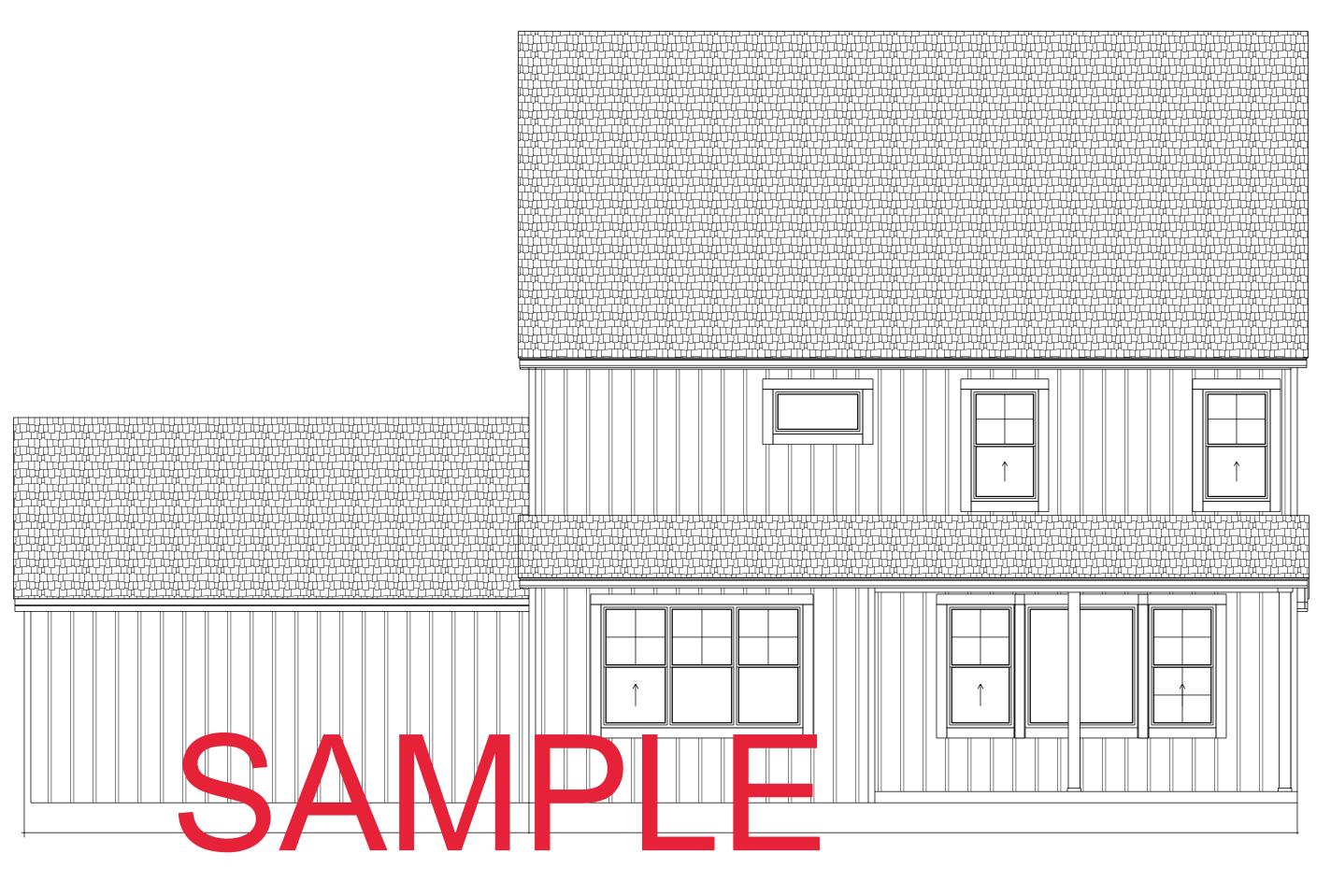
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REAR ELEVATION



FRONT ELEVATION



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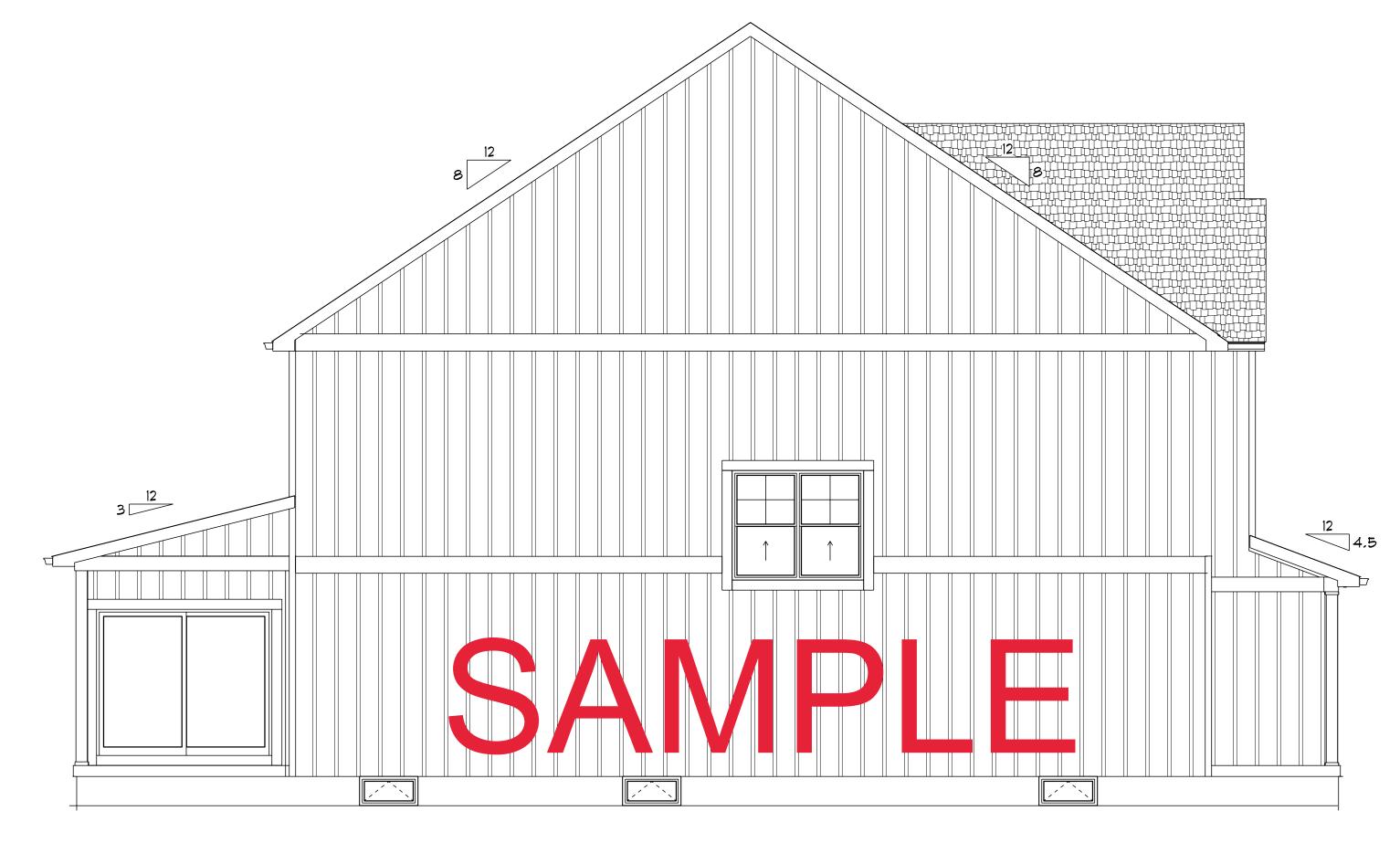
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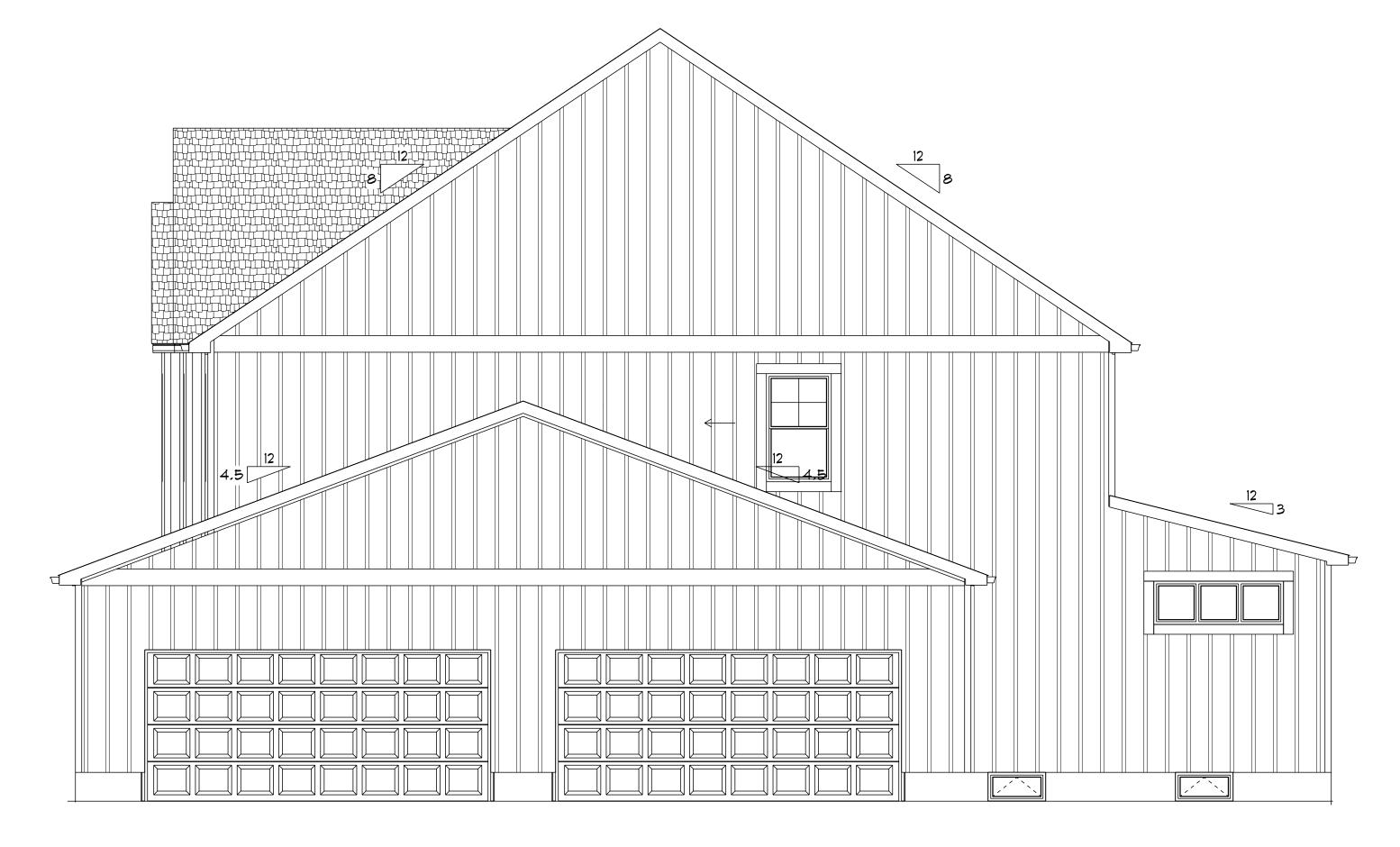
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LEFT ELEVATION



RIGHT ELEVATION



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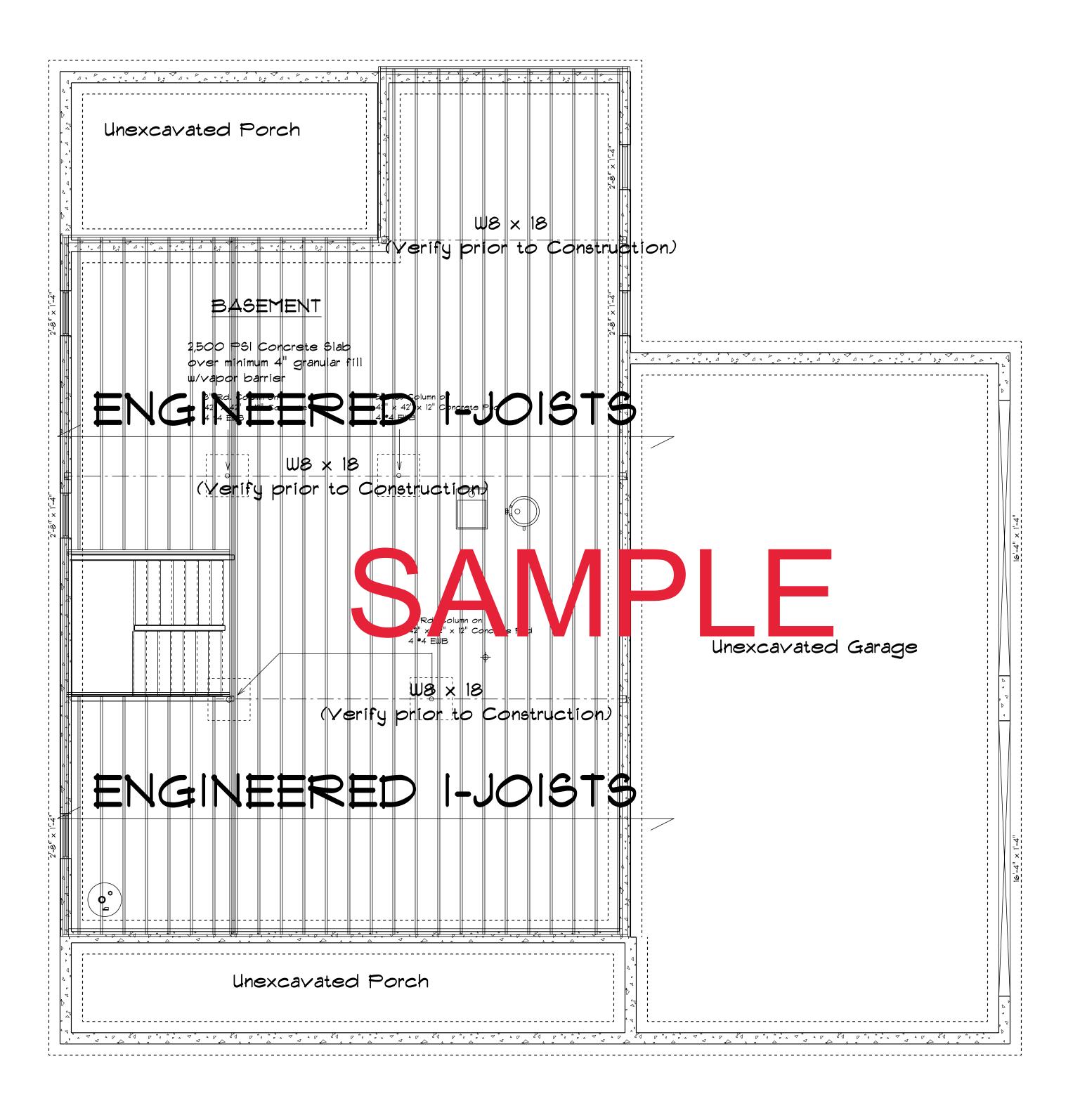
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| Fastener | Schedule |
|---------------|-------------------|
| Single 2 × 6 | - LUS26 or Equal |
| Double 2 x 6 | LUS26-2 or Equa |
| Triple 2 x 6 | LUS26-3 or Equa |
| Single 2 x 8 | - LUS28 or Equal |
| Double 2 x 8 | - LUS28-2 or Equa |
| Triple 2 x 8 | LUS28-3 or Equá |
| Single 2 x 10 | LUS210 or Equa |
| Double 2 x 10 | LUS210-2 or Equ |
| Triple 2 x 10 | LUS210-3 or Eq |

comply with ORC Table 602.3(1)

Bath Fans shall be minimum of 50 CFM and shall

from the building wiring and be provided with battery back-up per OBOA 316.2 $\,$

Attic access shall be $22" \times 32"$ with 30" + clear heightfor access per OBOA 807.1



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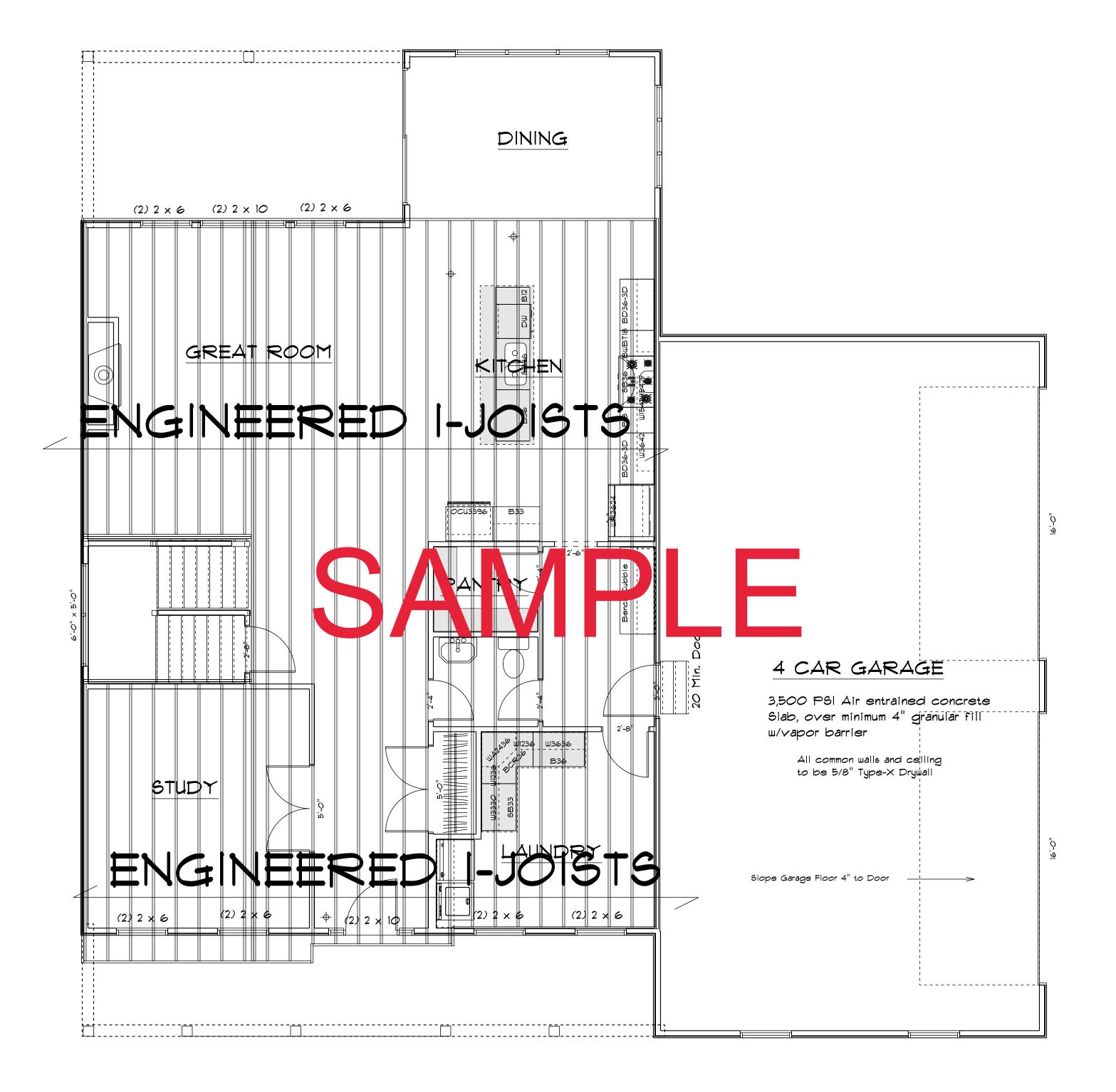
All dimensions to be verified prior to

Plan Date 4/30/2024

Plan Revisions

Description

Engineered Floor System Layout and Design by Manufacturer



| Fastener Schedule |
|---|
| Single 2 x 6 LUS26 or Equal |
| Double 2 x 6 LUS26-2 or Equal |
| Triple 2 x 6 LUS26-3 or Equal |
| Single 2 x 8 LUS28 or Equal |
| Double 2 x 8 LUS28-2 or Equal |
| Triple 2 x 8 LU628-3 or Equal |
| Single 2 x 10 LUS210 or Equal |
| Double 2 x 10 LUS210-2 or Equal |
| Triple 2 x 10 LUS210-3 or Equa |
| Note: Structural Member fastening sha comply with ORC Table 602,3(1) |

General Plan Notes

Bath Fans shall be minimum of 50 CFM and shall be vented to the outside per OBOA 303.3

Smoke detectors shall receive their primary power source from the building wiring and be provided with battery back-up per OBOA 316.2

Attic access shall be 22" x 32" with 30" + clear height for access per OBOA 807.1



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All dimensions to be verified prior to construction,

Plan Date 4/30/2024

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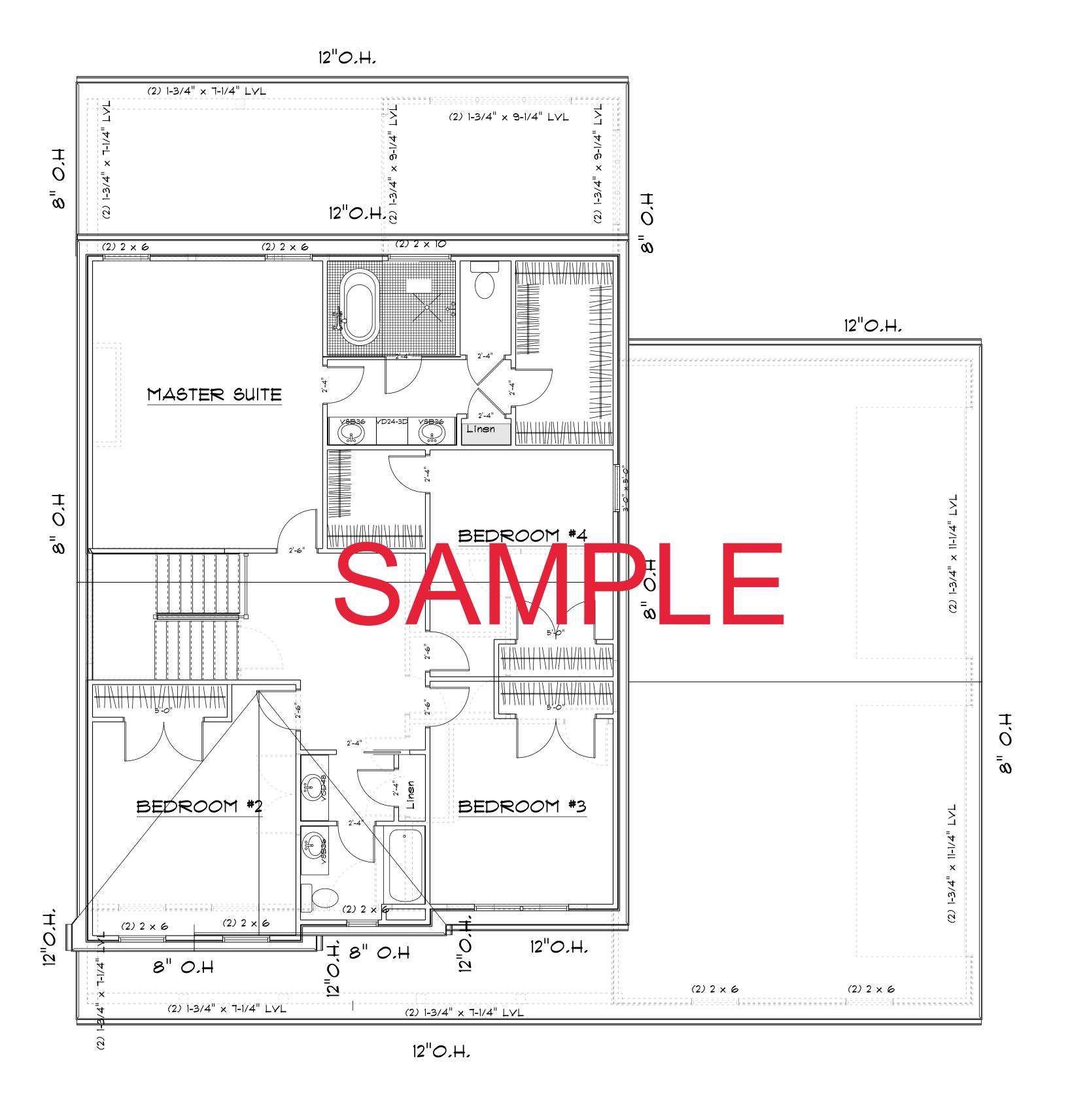
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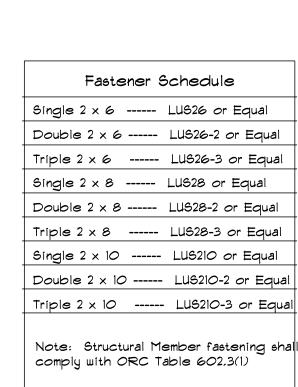
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Engineered Floor System Layout and Design by Manufacturer





Note: Bearing Partitions:

Pursuant to R502.6 provide solid blocking at all point loads from roof to foundation.

Note: Beam Bearing:

Pursuant to R502.6 Ends of Joists, beams, or girders shall bear 1-1/2" or greater on wood or metal and 3" or greater on masonry

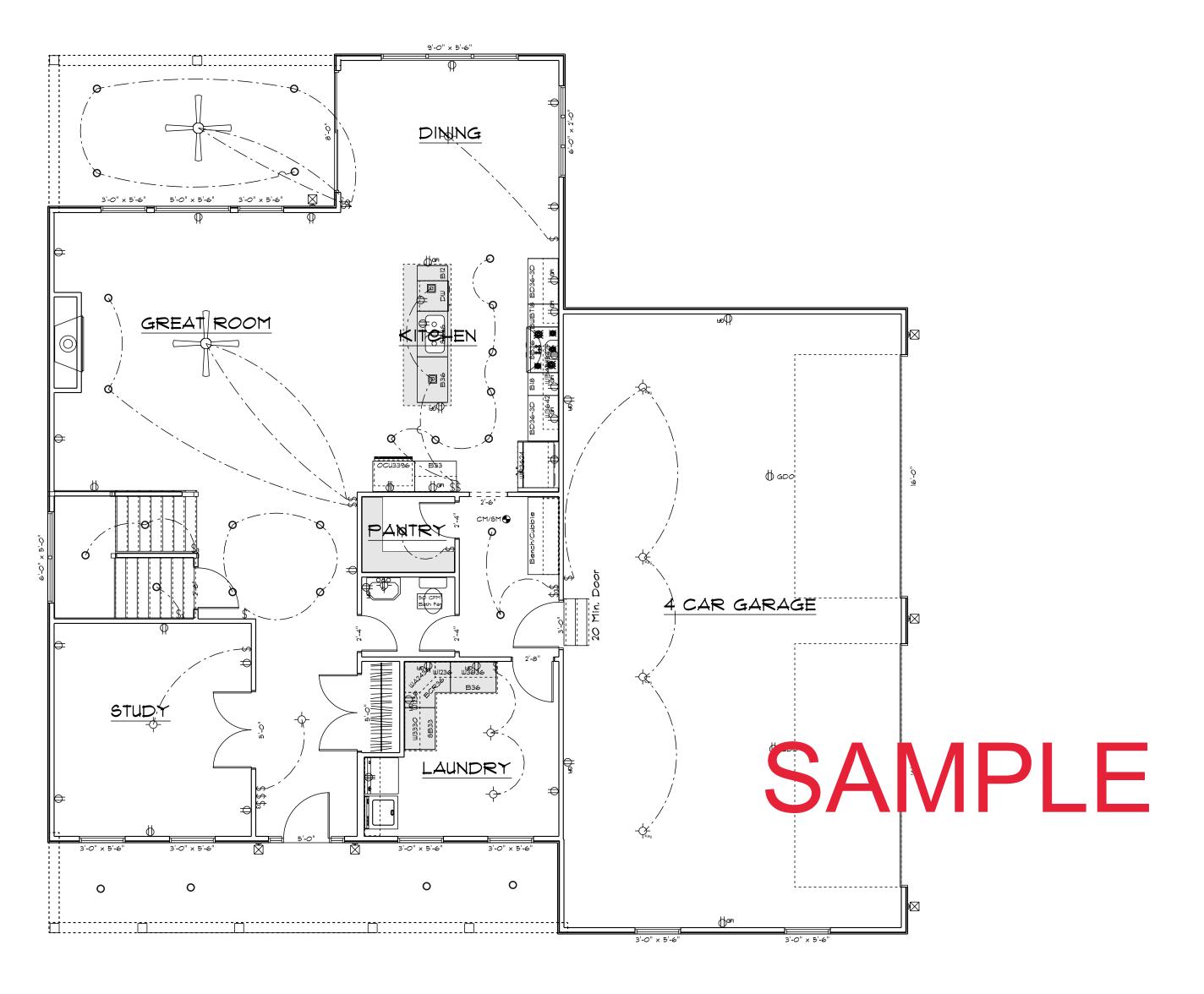
Note: All Trusses shall be installed utilizing Simpson H-2.5A Truss Clip or approved alternate.

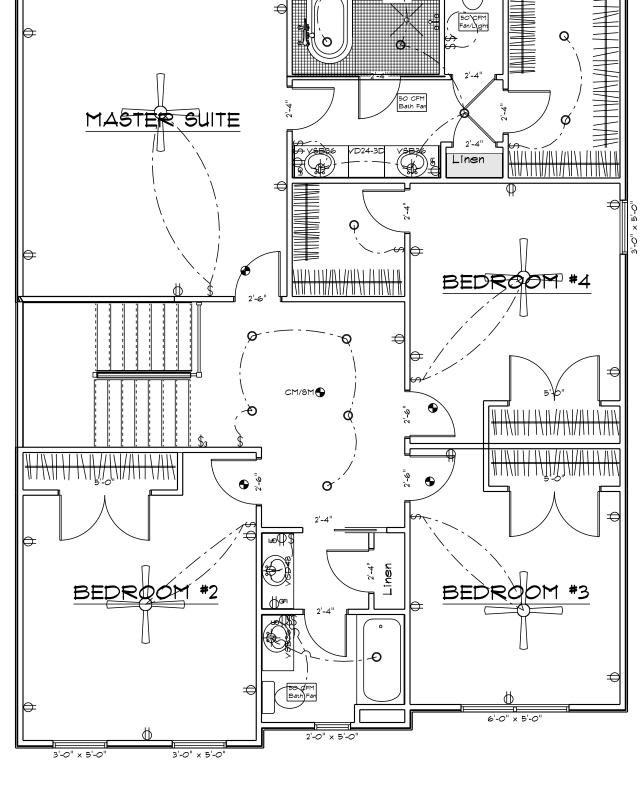
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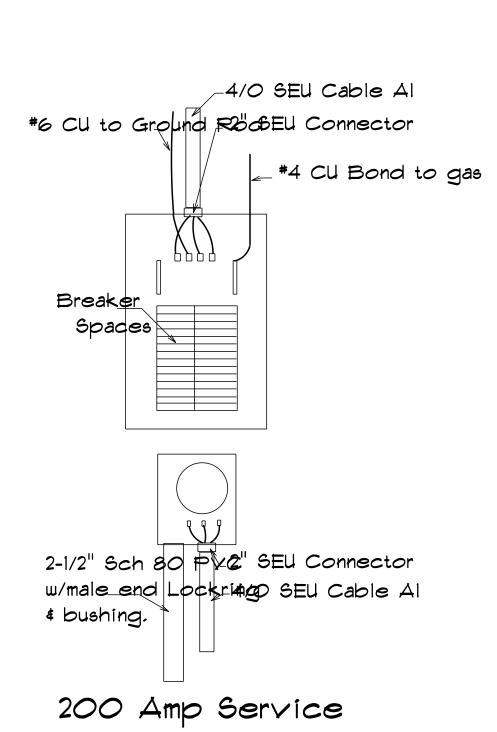
Truss Design and Layout by Truss Manufacturer

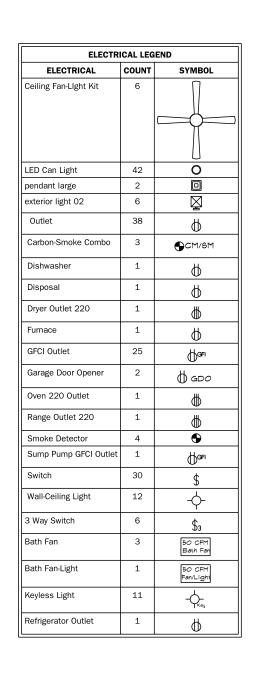


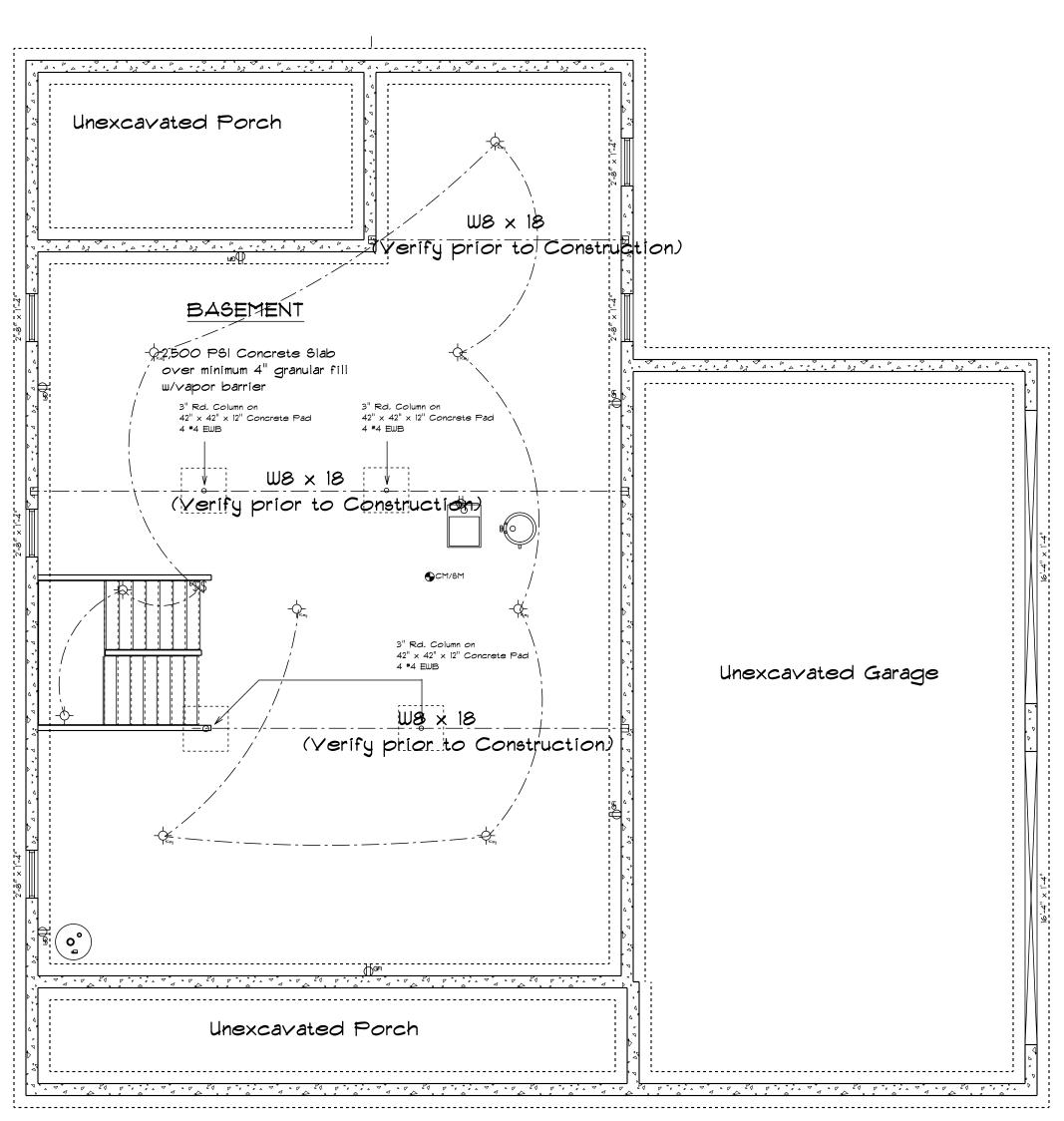


3'-0" × 5'-0"

3'-0" × 5'-0"







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