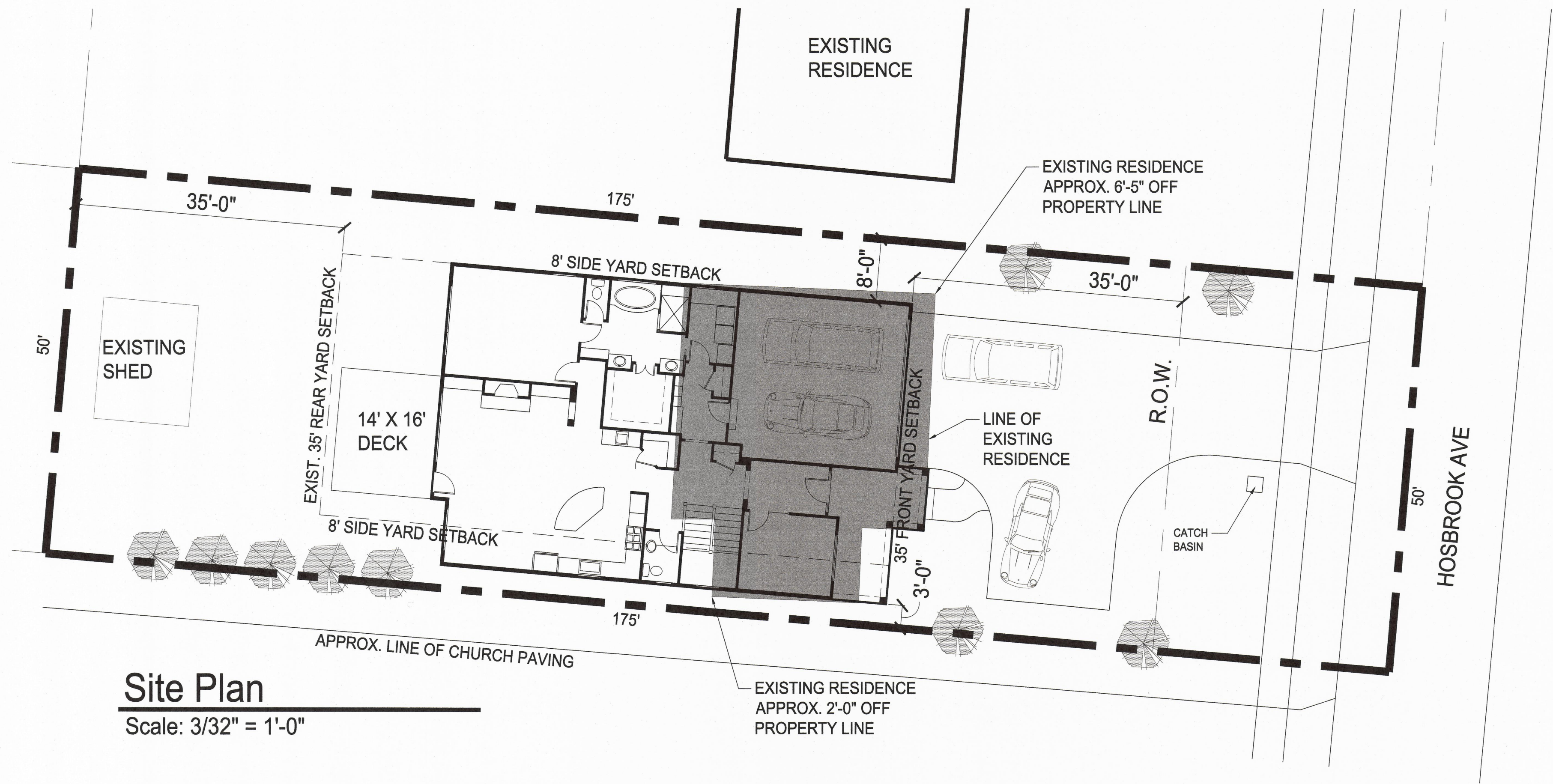


Front Elevation

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



Site Plan

Scale: 3/32" = 1'-0"

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TYPICAL SYMBOLS	DRAWING INDEX
<div><div>CONCRETE</div><div>2x4 WOOD STUDS U.N.O.</div><div>SMOKE DETECTOR W/ BATTERY BACKUP</div><div>CARBON MONOXIDE DETECTOR</div></div>	<div>ARCHITECTURAL</div> <div>TS TITLE SHEET / SITE PLAN</div> <div>A0.1 FOUNDATION PLAN</div> <div>A1.0 FIRST FLOOR PLAN</div> <div>A1.1 ROOF PLAN, SECTION</div> <div>A2.0 ELEVATIONS, WALL SECTION</div>

GENERAL NOTES

- GOVERNING CODE**
2013 OHIO BUILDING CODE
- DESIGN LOADS**
- | | |
|------------------------------------|---------------------------|
| 1. FLOORS, STAIRS & EXTERIOR DECKS | 40 PSF LIVE + 10 PSF DEAD |
| 2. ROOFS | 25 PSF LIVE + 15 PSF DEAD |
| 3. WIND LOAD | 90 MPH |
| 4. GARAGE FLOOR | 50 PSF |
| 5. SNOW | 20 PSF |
- ASSUMED SOIL BEARING CAPACITY = 1,500 PSF MAX
- DEFLECTION LIMITS (MAX PER MEMBER)**
- | | |
|--------------------|-------|
| 1. ROOF / BEAMS | L/240 |
| 2. RAFTERS W/ CLG | L/240 |
| 3. RAFTERS W/O CLG | L/180 |
| 4. FLOORS | L/360 |
- CONSTRUCTION AND SAFETY**
- ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
 - THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT / ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS OF THE SITE.
 - CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT / ENGINEER OF ALL RESPONSIBILITY, ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT / ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY ISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT / ENGINEER IMMEDIATELY OF THE CONDITION.
 - CONTRACTOR TO COMPLY W/ ALL STATE AND LOCAL BUILDING CODES AND SAFETY REGULATIONS.

- DRAWING NOTES**
- ARCHITECTURAL SPECIFICATIONS ARE MADE AN INTEGRAL PART OF THESE DRAWINGS U.N.O.
 - DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED INCLUDING DIMENSIONS TO / FROM EXTERIOR WALLS.
 - ROOF / FLOOR TRUSS DRAWINGS W/ LAYOUT SHEETS TO BE ON SITE AND PROVIDED AT FRAMING INSPECTION.
- GENERAL NOTES**
- ENTIRE HOME TO BE EQUIPPED WITH HARD-WIRED (110 VOLT) BATTERY BACK-UP SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, AND A MINIMUM OF ONE ON EACH LEVEL OF HOME.
 - CARBON MONOXIDE DETECTORS WILL BE PROVIDED OUTSIDE OF AND IN THE IMMEDIATE VICINITY OF ALL SLEEPING AREAS
 - ALL BATH AND SHOWER ROOM EXHAUST FANS MUST BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME.
 - REAR FRENCH DOORS, FRONT DOOR SIDELITES, GLASS SHOWER DOORS, WINDOWS ABOVE TUBS TO BE TEMPERED GLASS, AND ANY / ALL GLAZING WITHIN 24" OF ANY DOOR OR LESS THAN 18" AFF.
 - VAPOR BARRIER OF 4 MIL POLYETHYLENE MIN. TO BE PLACED ON WARM SIDE OF INSUL. IN EXT. WALLS, FLOORS, AND CLGS, TAPE ALL JOINTS.
 - ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE STRUCTURAL GRADE #2 OR BETTER.
 - ALL NEW EXTERIOR STUD FRAMING TO BE 2 x 4 @ 16" O.C., INTERIOR STUD WALLS TO BE 2 x 4 @ 16" O.C. U.N.O.
 - ALL WOOD IN CONTACT W/ FOUNDATION OR WITHIN 8" OF FIN. GRADE TO BE PRESSURE TREATED.
 - ALL FRAMING HEADERS UNDER 6" TO BE DBL 2x6 FRAMING W/ MIN 1/2" BEARING EACH SIDE.
 - ALL TRUSSES SHALL BE CONSTRUCTED SUCH THAT A 24" W x 42" H OBJECT SHALL NOT PASS THRU MORE THAN 2 CONSECUTIVE TRUSSES.
 - FIREPLACE INSERTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS INCLUDING HOLDING ALL COMBUSTIBLE MATERIALS (FRAMING) A MINIMUM OF 2" CLEAR OF FIREBOX AND FLUE SYSTEM. INSTALLATION MANUAL AND SPECIFICATIONS FOR EACH UNIT SHALL BE ON PROJECT SITE AND AVAILABLE TO INSPECTOR AT FRAMING INSPECTION.
 - CONCRETE STRENGTH (PSI) SHALL BE AS FOLLOWS: FTGS. / INT. FLOORS = 2500, FDTN WALLS = 3000, EXTERIOR = 3500, FDTN WALLS, GARAGE FLOORS AND EXTERIOR CONCRETE REQUIRE 8% - 7% AIR ENTRAINMENT.
 - COORDINATE BLOCKING IN CLOSET FOR SHELVING.
 - PROVIDE FIRE-BLOCKING AT THE TOP OF ALL CONCEALED WALL CAVITIES AND EVERY 10 FEET HORIZONTALLY
 - ALL EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM SILL HEIGHT OF 44" A.F.F., AND A MINIMUM NET CLEAR WIDTH OF 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE
 - ALL L.V.L. BEAMS SHALL BE 1 3/4" THICK WITH A MIN. E-VALUE OF 2.0 U.N.O.

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DRAWN BY: MJW

JOB NO:

DATE: JAN 23, 2017

DRAWING NO:

TS

