APPLICATION NUMBER
SYCB240004
DO NOT WRITE IN THIS SPACE

SYCAMORE TOWNSHIP

BOARD OF ZONING APPEALS	
BZA APPEAL	$150.00
VARIANCE	$150.00
CONDITIONAL USE	$500.00
NON-CONFORMING USE	$500.00

Planning & Zoning Department

8540 Kenwood Road, Sycamore Township, Ohio 45236Phone: (513) 792-7250
www.sycamoretownship.org

1. PROJECT ADDRESS: 6975 MIAMI HILLS DR. ZIP CODE: 45243

2. NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
PROPERTY OWNER WILLIAM JESTER	6975 MIAMI HILLS DR	45243	jesterus@gmail.com	513-702-5052
CONTRACTOR				
DESIGN PROFESSIONAL				
APPLICANT SAME				
APPLICANT'S EMAIL ADDRESS SAME				

3. BOARD OF ZONING APPEAL PROJECT REQUEST:

☐ APPEAL ☒ VARIANCE
☐ CONDITIONAL USE ☐ NON-CONFORMING USE

(Please Note: If the application involves a setback or the requirement to understand the location of a property line to render a decision, a professional stamped survey is required, which would show property lines, dimensions, location(s) of structures and setbacks.)

4. DESCRIBE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
RESIDENCE. REQUESTING VARIANCE FOR ATTACHED ADDITION ON SOUTHWEST CORNER, ATTACHED.

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____

8. ESTIMATED START DATE: _____ 9. ESTIMATED FINISH DATE: _____

The owner of this project and undersigned do hereby agree to comply with the zoning laws of Sycamore Township pertaining to the construction of the proposed project according to the drawings and specifications submitted herewith, and certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. Lot consolidation is required to obtain zoning approval for the construction of any structure. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this application.

7/30/24
APPLICANT'S SIGNATURE DATE

7/30/24
PROPERTY OWNER'S SIGNATURE DATE

NOTE:
FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Letter of Intent

William Jester- Homeowner
6975 Miami Hills Dr.
Cincinnati, OH 45243

Property size: approx. 12,501 sq ft

The purpose of this request to is to request a variance of a new addition. Per table 4-6, the "B" district allows for a Rear yard of a Single-family detached to be 35 ft. This addition at the address above being proposed would be at 32.15 feet from the boundary, a difference of 2.85 feet, on the west side of the property. This dimensional information comes directly from the survey performed in July of 2024.

The specific section of the Zoning Resolution is the Table 4-6, under Minimum Yard Requirements, section III Rear Yard, A. Single-Family Detached, District B.

To Whom It May Concern:
Thank you for taking the time to review my request for variance. The request is for an addition, attached to the residence listed above. This addition would ultimately rest at the southwest corner of the house, not in front facing to view to either Miami Hills Dr or Tiki Ave, upon which the house sits on a corner lot.

This variance would not cause harm to the essential character of the area, under the Standards of Variances, 21-6.7.
For example, the variance:

a. Would not result in a use or development on the subject property that would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of the property or improvements permitted in the vicinity.
b. Would not materially impair an adequate supply of light due to adverse location of shadow to the properties and improvements in the vicinity.
c. Would not substantially increase hazardous conditions in the public streets due to traffic or parking.
d. Would not unduly increase the danger or flood or fire.
e. Would not unduly tax public utilities and facilities in the area.
f. Would not endanger the public health or safety.

NOTE: It is worth being noted that the dimensions on the west side of the new addition (the side in question) would not exceed past the current structure.

The reason for this variance request could cause a hardship on the homeowner. When the process began several months back, the homeowner went directly to the office of Planning & Zoning to make sure he was getting the correct information for boundary setbacks. Several conversations took place between the homeowner and members of the Planning

and Zoning Department concerning the addition of the attached structure. During these conversations, the homeowner was told that the offset for the new structure from the boundary was 30 feet. It is possible the Planning & Zoning team thought this residence was B-2 District, as that term had been used several times in the conversations. For example, on June 7, 2024, the homeowner met with members of Planning & Zoning, and asked exactly what was needed to have his plans approved. The homeowner was told "there are 3 steps: First is a survey, which needed to show plot plan drawing showing setbacks of the new addition, minimum of 8 feet on the south side, and 30 feet on the west. Step 2 is the Sycamore Township stamp, which would be 1-2 days, and Step 3 was the Hamilton Co building department." At that time, the homeowner wrote down everything he was told and was given a paper with Hamilton Co Building Department information. Therefore, upon taking information given, the homeowner had to have structural engineered drawings done for his contractor that cost $1500.00. The homeowner let the structural engineer know the offset was 30 feet, therefore he would have 2+ feet of buffer. These drawings were needed for the surveyor to provide his plot points and dimensional drawings, which are provided. Upon this survey completion, the application was submitted and then denied by Planning & Zoning. After discussing with the Planning & Zoning office, the homeowner was told the new structure would encroach the 35 feet setback by 2.85 feet, as they were a B District. This was contradictory to the information he had been previously given on multiple occasions. If the homeowner needs to have the drawings redone, it would come at a cost of another $1500.00. It would also come at further postponement of the project (time). The homeowner is not placing blame upon the members of the Planning & Zoning Department. The homeowner recognizes we are all humans and mistakes can be made. Planning & Zoning speak to many people about different plans often, and sometimes information can be relayed which might not be correct.

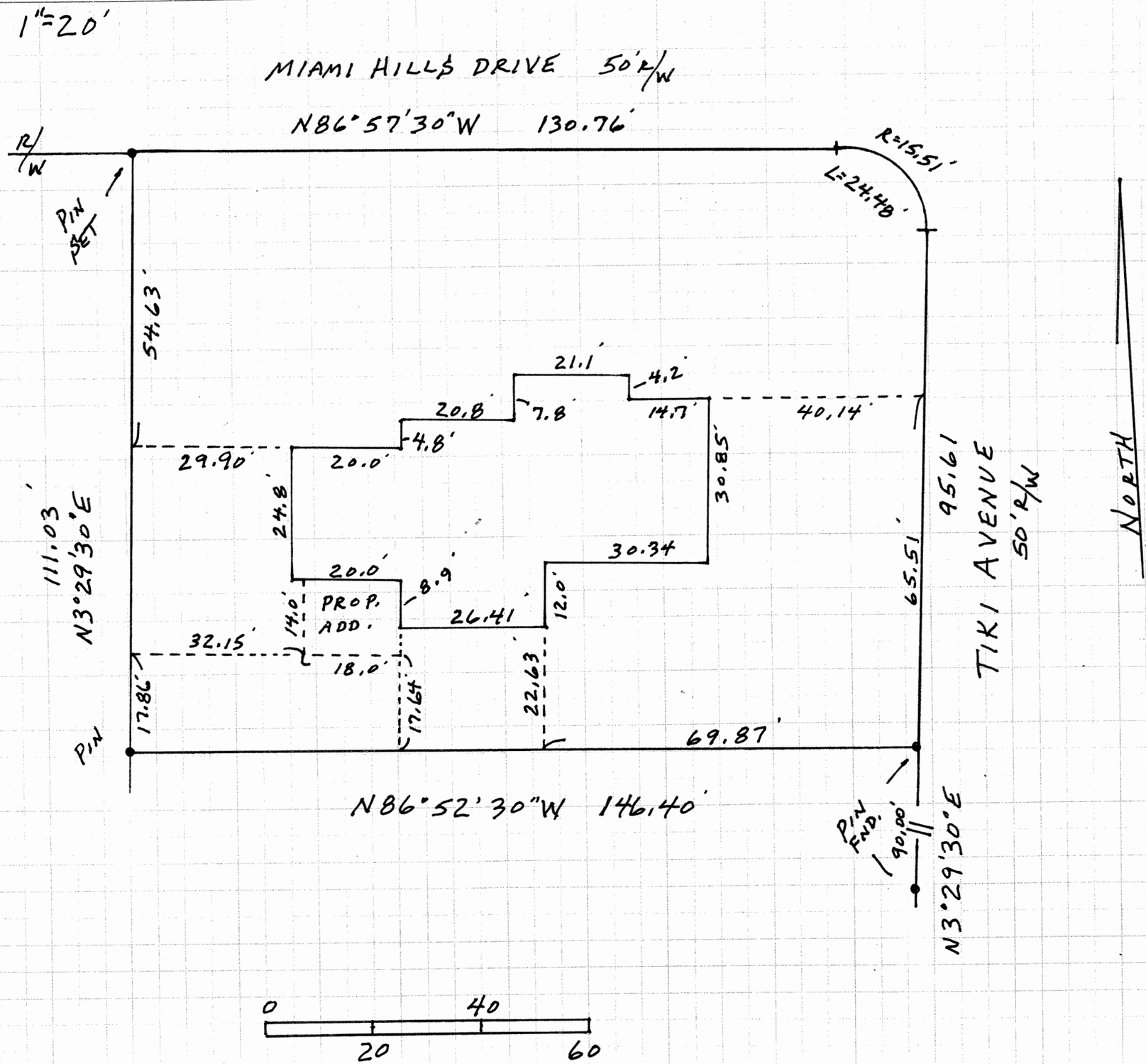
Thank you for your consideration.

CHIEF HLG
TRANSIT
ROD MICHAEL

WORK CODE _____ **DATE** JULY 2024 **BOOK NO.** _____ **PAGE** _____

JOB NAME 6975 MIAMI HILLS DRIVE LAURA & WILLIAM JESTER

1"=20'



SURVEY PLAT
S7, T4, ER 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY
OHIO

STATE OF OHIO
HAROLD L. GLORIUS JR.
S-7147
REGISTERED PROFESSIONAL SURVEYOR

Harold L. Glorius Jr.

HAROLD L. GLORIUS, JR.
6571 MADEIRA HILLS DR.
CINTI., OHIO 45243
513-659-3679

M-159-R2 ELEC

6975 MIAMI HILLS DRIVE
NEW THREE-SEASONS ROOM
CONSTRUCTION DRAWINGS

TABLE OF CONTENTS:

DESIGN CRITERIA

- 2024 OHIO BUILDING CODE (IBC 2021/ASCE 7-16)
- Dead Load = 10 PSF
- Snow Load = 20 PSF
- Roof Live Load = 20 PSF
- L/360 = Max Allowable Live Load Deflection
- L/240 = Max Allowable Total Load Deflection

SI&A ENGINEERING LLC
6958 WINDWOOD DRIVE
WEST CHESTER, OH 45241

STATE OF OHIO
DAVID VALENTI
E-84516
REGISTERED
PROFESSIONAL ENGINEER

5-17-24

VERSIONS		
1	Submittal 1	5-17-24

CLIENT: JIM KINCAID

PROJECT NAME: NEW THREE-SEASONS ROOM

PROJECT ADDRESS: 6975 MIAMI HILLS DRIVE CINCINNATI, OH 45243

COVER

SHEET:	DATE:
P-1	5-17-24
DRAWN BY: DDV	SCALE: N.T.S.

HVAC NOTES:

1. SOLID FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH COMBUSTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

2. AIR FOR COMBUSTION, VENTILATION, & DILUTION OF FLUE GASES FROM APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY APPLICATION OF 1 OF THE METHODS PRESCRIBED IN SECTIONS G2407.5 THROUGH G2407.9. WHERE THE REQUIREMENTS OF SECTION G2407.5 ARE NOT MET, OUTDOOR AIR SHALL BE INTRODUCED IN ACCORDANCE WITH 1 OF THE METHODS PRESCRIBED IN SECTIONS G2407.6 THROUGH G2407.9. DIRECT VENT APPLIANCES, GAS APPLIANCES OF OTHER THAN NATURAL DRAFT DESIGN, VENTED GAS APPLIANCES NOT DESIGNATED AS CATEGORY 1 & APPLIANCES EQUIPPED WITH POWER BURNERS, SHALL BE PROVIDED COMBUSTION, VENTILATION, & DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTIONS (IRC G2407.1).

3. N1102.4.4(R402.4.4) ROOMS CONTAINING FUEL BURNING APPLIANCES.

4. IN CLIMATE ZONES 3-8, WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES & COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM, ISOLATED FROM INSIDE THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED & INSULATED IN ACCORDANCE WITH ENVELOPE REQUIREMENTS OF TABLE N1102.1.2, WHERE THE WALLS, FLOORS, & CEILINGS SHALL MEET A MIN OF THE BASEMENT WALL R VALUE REQUIREMENT. THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED & ANY WATER LINES & DUCTS IN THE ROOM INSULATED IN ACCORDANCE WITH SECTION N1103. COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH THE CONDITIONED SPACE TO MIN R-8.

   EXCEPTIONS:
1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE
2. FIREPLACES AND STOVES COMPLYING WITH SECTIONS N1102.4.2 AND R1006.

5. APPLIANCES LOCATED SO AS NOT TO INTERFERE WITH PROPER CIRCULATION OF COMBUSTION, VENTILATION, & DIULTION AIR (IRC G2407.2) WHERE EXHAUST FANS, CLOTHES DRYERS, & KITCHEN VENTILATION SYSTEMS INTERFERE WITH THE OPERATION OF APPLIANCES, MAKEUP AIR SHALL BE PROVIDED (IRC G2407.4).

6. COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES SHALL BE AT A MIN RATE OF ONE SQUARE INCH PER 3,000 BTU PER HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM.

7. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE W/MANUFACTURERS INSTRUCTIONS (IRC M1502.1).

8. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE TO THE OUTDOORS (IRC M1502.2).

9. EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATION SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATION SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION (IRC M1502.3).

10. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED AS FOLLOWS: (IRC TABLE M1502.4.5.1)

11. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45 DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90 DEGREE ELBOW	5 FEET
6" RADIUS SMOOTH 45 DEGREE ELBOW	1 FOOT
6" RADIUS SMOOTH 90 DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS SMOOTH 45 DEGREE ELBOW	1 FOOT
8" RADIUS SMOOTH 90 DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS SMOOTH 45 DEGREE ELBOW	9 INCHES
10" RADIUS SMOOTH 90 DEGREE ELBOW	1 FOOT 6 INCHES

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROX EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, & REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED (IRC M1503.4).

2. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATED THROUGH 1 OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS (IRC M1503.4.).

3. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS & THE EARTH UNDER THE BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1(ONE)SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1(ONE)SQUARE FOOT FOR EA 1,500 SQUARE FEET OF UNDER FLOOR SPACE AREA. 1 SUCH VENTILATING OPENING SHALL BE WITHIN 3' OF EA CORNER OF THE BUILDING (IRCR408.1).

4. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MIN OF 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL NOT BE LESS THAN 16" BY 24" WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" x 24" SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. (IRC R408.4).

5. ALL GAS APPLIANCES (INC GAS LOG FIREPLACES) TO HAVE A SHUT OFF VALVE WITHIN 6' OF THE APPLIANCE.

6. INSULATE HEATING TRUNK & BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, ETC.

7. DOOR SWING: (G2426.7.1)

   APPLIANCE AND EQUIPMENT VENT TERMINALS SHALL BE LOCATED SUCH THAT DOORS CANNONT SWING WITHING 12 INCHES HORIZONTALLY OF THE VENT TERMINAL. DOOR STOPS OR CLOSERS SHALL NOT BE INSTALLED TO OBTAIN THIS CLEARANCE.

8. N1103.3.2 (R403.3.1) SEALING (MANDATORY) DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR SECTION M1601.4.1

   EXCEPTIONS:
1. AIR IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
2. FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2" OF WATER COLUMN (500 Pa), ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUSLY WELDED JOINTS AND SEAMS, AND LOCKING-TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.

20. N1103.3.3 (R403.3.3) DUCT TESTING (MANDATORY) DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
1. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 Pa) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

   EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE 65% OF THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHING THE BUILDING THERMAL ENVELOPE.

   A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. THE FOLLOWING PARTIES SHALL BE APPROVED TO CONDUCT TESTING:
1. PARTIES CERTIFIED BY BPI OR RESNET
2. LICENSED CONTRACTORS WHO HAVE COMPLETED TRAINING PROVIDED BY A DUCT TEST EQUIPMENT MANUFACTURER OR COMPARABLE TRAINING

N1103.3.4 (R403.3.4) DUCT LEAKAGE (PRESCRIPTIVE) THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION N1103.3.3, SHALL BE AS FOLLOWS:

a. ROUGH IN TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 6 CUBIC FEET PER MINUTE PER 100 SQUARE FEET.
b. POST CONSTRUCTION TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE PER100 SQUARE FEET OF CONDITIONED FLOOR AREA.

21. ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

22. MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150TH OF THE AREA OF THE VENTED SPACE (IRC R806.2.

23. WHERE EAVE OR CORNICE VENTS ARE INSULATED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT (IRC R806.3).

24. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE W/THE REQUIREMENTS OF IRC SECTION R903 INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE W/THE REQUIREMENTS OF IRC SECTION R703.1.

WINDOW/EGRESS NOTES:

1. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS, OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED (IRC R303.1).

2. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507(IRC R303.1 EXCEPTION 1).

SI&A ENGINEERING LLC
6958 WINDWOOD DRIVE
WEST CHESTER, OH 45241

STATE OF OHIO
DAVID VALENTI
E-84516
REGISTERED
PROFESSIONAL ENGINEER
5-17-24

VERSIONS

1	Submittal 1	5-17-24

CLIENT: JIM KINCAID

PROJECT NAME: NEW THREE-SEASONS ROOM

PROJECT ADDRESS: 6975 MIAMI HILLS DRIVE CINCINNATI, OH 45243

GENERAL NOTES

SHEET:	DATE:
P-2	5-17-24
DRAWN BY:	SCALE:
DDV	N.T.S.

3. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WITH A MECHANICAL VENTILATION SYSTEM AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (IRC R303.1 EXCEPTION 2).

4. EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S/F THE NET CLEAR OPENING DIMENSIONS SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20". GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 S/F. (IRC R310.2.1).

5. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR: WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PERMITTED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THAT THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36" IN HEIGHT TO A YARD OR COURT (IRC R310.2.4).

7. BATHROOMS, WATER CLOSET COMPARTMENTS, & OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 S/F, ON HALF OF WHICH MUST BE OPENABLE. THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM THE SPACE MUST BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

8. TEMPERED GLAZING REQUIRED LOCATIONS: IRC R308 1.
   a. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
   i. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
   ii. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND W/IN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
   b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   i. THE EXPOSTED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S/F
   ii. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
   iii. THE TOP OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
   c. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS
   d. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.

9. WHERE DWELLING ADDITIONS OCCUR THAT CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS OCCUR THAT HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT. (IRC R310.5).

10. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING (IRC R310.5 EXCEPTION 1).

11. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY ESCAPE AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSIBLE FROM THE NEW BASEMENT (IRC R310.5 EXCEPTION 2).

12. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR REPAIRS (IRC R310.6).

13. NEW SLEEPING ROOMS CREATED IN AN EXISTING BASEMENT SHALL BE PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH R310.1 (IRC R 310.6 EXCEPTION 1).

PLUMBING NOTES:

1. TOILET = 1.6 GALLONS PER FLUSH MAX.

2. SHOWERHEAD = 2.5 GPM @ 80 PSI MAX.

3. LAVATORY FAUCETS = 2.2 GPM @ 60 PSI MAX.

4. SINK FAUCETS = 2.2. GPM @ 60 PSI MAX.

5. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEG. F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

6. WATER USAGE LABELS SHALL BE LEFT ON PLUMBING FIXTURES UNTIL FINAL INSPECTION HAS BEEN DONE SO THAT PROOF OF WATER USAGE COMPLIANCE CAN BE VERIFIED BY THE BUILDING DEPARTMENT.

7. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD.

8. ALL EXTERIOR HOSE BIBBS SUBJECT TO FREEZING, INCLUDING THE "FROSTPROOF" TYPE SHALL BE EQUIPPED WITH AN ACCESSIBLE STOP AND WASTE TYPE VALVE INSIDE THE BUILDING SO THAT THEY CAN BE CONTROLLED AND DRAINED DURING COLD PERIODS (IRC P2903.10).

9. ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

10. PROVIDE AN ACCESS DOOR, 18" x 24" MINIMUM, WITHIN 20 FT. OF THE PLUMBING CLEANOUT.

11. PROVIDE MIN 30-INCH-WIDE SPACE AT WATER CLOSET, EXTENDING AT LEAST 21 INCHES IN FRONT (IRC R2705).

12. SHOWER DRAINS SHALL HAVE AN OUTLET SIZE OF NOT LESS THAN 1 1/2 INCHES IN DIAMETER (P2708.2).

13. SHOWER PANS TO BE INSTALLED, SLOPED, & TESTED BEFORE COVERING WITH EITHER SOLID SURFACE/TILE.

14. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (IRC R307.2).

15. JETTED TUB REQUIREMENTS:
   a. MOTOR ACCESS PANEL
   b. SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT
   c. BOND FAUCETS
   d. GREEN COLOR GROUND WIRES

16. WATER SUPPLY PIPING MUST BE PROTECTED FROM ABRASIVE WEAR AT LOCATION IT PENETRATES THROUGH FOUNDATION.

17. SHOWER DOORS MUST HAVE 22" WIDE NET CLEAR OPENING.

18. HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A TEMPERATURE OF NOT GREATER THAN 120 DEGREES F BY A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH IRC P2708.4 (IRC P2713.3).

19. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE (IRC P2804).

20. WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL NOT BE LESS THAN 3" IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1' INSIDE THE THERMAL ENVELOPE OF THE BUILDING (IRC P3103.2).

21. IN CONCEALED LOCATIONS, WHERE PIPING, OTHER THAT CAST IRON OR GALVANIZED STEEL, IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS, OR SIMILAR MEMBERS LESS THAN 1 1/4" FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY STEEL SHIELD PLATES. SUCH SHIELD PLATES SHALL HAVE A THICKNESS OF NOT LESS THAN 0.0575" (#16 GAGE). SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED AND SHALL EXTEND NOT LESS THAN 2" ABOVE SOLE PLATES AND BELOW TOP PLATES. (IRC P2603.2.1).

SITE PLAN NOTES:

1. OWNER AND/OR BUILDER TO VERIFY THE LOCATION OF WATER METER OR PRIVATE WELL, SEWER LATERAL OR SEPTIC CONNECTION, ELECTRICAL CONNECTION, PUBLIC UTILITY EASEMENTS, & OTHER UTILITIES.

2. NO GROUND UTILITY BOXES, CANS, CLEANOUTS, ETC, TO BE INSTALLED IN DRIVEWAY, WALKWAY, PATIO, ETC.

3. DUMPSTER & TEMP TOILET TO BE LOCATED ON PRIVATE PROPERTY & NOT IN THE PUBLIC RIGHT OF WAY.

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VERSIONS

1	Submittal 1	5-17-24

CLIENT: JIM KINCAID

PROJECT NAME: NEW THREE-SEASONS ROOM

PROJECT ADDRESS: 6975 MIAMI HILLS DRIVE CINCINNATI, OH 45243

GENERAL NOTES

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4. IRC 401.3 DRAINAGE:
   a. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS THE GRADE SHALL FALL A MINIMUM OF 6" WINTHIN THE FIRST 10'.

   EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A, MINIMUM OF 2% AWAY FROM THE BUILDING.

ELECTRICAL NOTES:

1. TAMPER-RESISTANT RECEPTACLES (E4002.14)
   a. IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

   EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:
   I. RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR,
   II. RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE
   III. A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER. THE APPLIANCES SHALL BE CORD-AND-PLUG-CONNECTED TO SUCH RECEPTACLES IN ACCORDANCE WITH SECTION E3909.4.

2. ELECTRICAL RECEPTACLES SHALL BE NO MORE THAN 12' APART, INCLUDING ANY WALL 2' OR WIDER AND WITHIN 6' FROM ANY OPENING TO A ROOM (BATHROOMS & UTILITY ROOMS EXCEPTED).

3. 120 VOLT, SINGLE PHASE, 15/20 AMP RECPTACLES LOCATED 6' HORIZONTALLY OF A SINK/BATHTUB/SHOWER, IN BATHROOMS, GARAGES, EXT LOCATIONS, LAUNDRY ROOMS, KITCHENS, CRAWL SPACES, UNFINISHED BASEMENT AREAS, OR SUPPLYING DISHWASHERS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION (GFCI).

4. BATHROOMS SHALL BE PROVIDED WITH SWITCHES CONTROLLING LIGHT FIXTURES & MECH VENTILATION.

5. EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED AT ALL DOORS TO THE EXTERIOR. SWITCHES SHALL BE PROVIDED NEAR DOORS CONTROLLING OUTDOOR LIGHT FIXTURES.

6. A CONCRETE ENCASED ELECTRODE CONSISTING OF AT LEAST 20' OF EITHER OF THE FOLLOWING SHALL BE CONSIDERED AS A GROUNDING ELECTRODE: (IRC E3608.1.2).
   a. ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2" IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20-FOOT LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL WIRE TIES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20' OR GREATER LENGTH.
   b. A BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.

   ELECTRODE SHALL TERMINATE W/ENOUGH WIRE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS GROUND SOURCE.

7. REINFORCE ALL CEILING MOUNTED LIGHTS, FIXTURES, AND/OR DEVICES.

8. OUTLETS, SWITCH BOXES & DEVICES ON EXT WALLS SHALL BE INSTALLED W/SEALANT/GASKETING/FLASHINGS AS REQUIRED.

9. AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED IN ATTICS, UNDER FLOOR SPACE, IN UTILITY ROOMS, IN BASEMENTS USED FOR STORAGE OR WHERE EQUIPMENT REQUIRING SERVICING IS LOCATED, & AT BASEMENT EXTERIOR EXITS.

10. PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

11. RECEPTACLES ARE REQUIRED AT THE FRONT/REAR OF THE HOME, & MUST BE WITHIN 6'-6" OF GRADE, AND WEATHERPROOF GFCI PROTECTED.

12. EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS OR AUTOMATIC DAMPERS.

13. ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSET SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES CLEARANCE TO COMBUSTIBLE MATERIALS. FIXTURES SHALL BE VERTICALLY CLEAR TO FLOOR OR RECESSED.

14. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (IRC R 314.3).
   a. IN EACH SLEEPING ROOM.
   b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   c. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS & HABITABLE ATTICS, & NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS & WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   d. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.

15. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3 (IRC R 314.3.1).
   a. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
   b. IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
   c. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

16. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT & OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM (IRC R315.3 AMENDED).

17. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS (IRC R315.4).

18. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF THE BASEMENT, IN EACH ATTACHED GARAGE, & IN EACH DETACHED GARAGE OR ACCESSORY BUILDING THAT IS PROVIDED WITH ELECTRIC POWER. THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE AND NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE (IRC E3901.9).

   EXCEPTION: RECEPTACLES OR OTHER OUTLETS ADJACENT TO THE EXTERIOR WALLS OF A GARAGE, OUTLETS ADJACENT TO AN EXTERIOR WALL OF THE GARAGE, OR OUTLETS IN A STORAGE ROOM WITH ENTRY FROM THE GARAGE MAY BE CONNECTED TO THE GARAGE BRANCH CIRCUIT.

CONCRETE/FOUNDATION NOTES:

1. TYPICAL CONCRETE FOOTING:
   a. FOOTING DIMENSIONS AND REBAR SIZE/QUANTITY/PLACEMENT FOUND IN FOUNDATION DETAIL SHEET/S.
   b. INTERIOR FOOTINGS TO BE FORMED & PLACED AT SAME TIME AS EXTERIOR FOOTINGS.
   c. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (CONTRACTOR TO VERIFY LOCAL FROST DEPTH REQUIREMENTS).
   d. CONTRACTOR TO STEP FOOTING/FOUNDATION AS NEEDED TO MATCH TERRAIN.
   e. FOOTINGS MUST BEAR ON UNDISTURBED NATIVE MATERIALS OR ON PROPERLY PLACED AND COMPACTED ENGINEERED FILL.
   f. CONTRACTOR SHALL HAVE SOILS TESTED AS NEEDED TO VERIFY SOIL CONDITIONS.
   g. IF REQUIRED, A SOILS REPORT WILL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOOTING INSPECTION.
   h. WHERE NO SOILS REPORT IS PROVIDED, ALLOWABLE SOIL BEARING IS ASSUMED TO BE 1500 PSF.

2. TYPICAL 8" CONCRETE BASEMENT FOUNDATION WALL:
   b. 1/2" DRYWALL.
   c. 6 MIL POLY VAPOR BARRIER.
   d. 2x4 STUDS @ 16" O.C.
   e. BATT INSULATION.
   f. 8" REINFORCED CONCRETE FOUNDATION WALL.
   g. ASPHALT DAMPPROOFING.

3. TYPICAL SILL ASSEMBLY: (IRC R403.1.6).
   a. 2 X 4 OR 2 X 6 REDWOOD OR PRESSURE TREATED SILL.
   b. 1/4" SILL GASKET.
   c. 1/2" X 10" ANCHOR BOLT AT 32" O.C. EMBEDDED 7" MIN (UNLESS NOTED OTHERWISE BY ENGINEER).
   d. 3" X 3" x .229 SLOTTED SQUARE WASHER.
   e. ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.

4. TYPICAL BASEMENT FLOOR: (IRC R-506.1).
   a. 3.5" MIN. CONCRETE SLAB ON 4" COMPACTED BASE COURSE CONSISTING OF CLEAN GRADED SAND, CRUSHED STONE, CRUSHED CONCRETE, OR CRUSHED BLAST-FURNACE SLAG. A BASE COURSE IS NOT REQUIRED WHERE THE CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM.
   b. 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS.

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VERSIONS

1	Submittal 1	5-17-24

CLIENT: JIM KINCAID

PROJECT NAME: NEW THREE-SEASONS ROOM

PROJECT ADDRESS: 6975 MIAMI HILLS DRIVE CINCINNATI, OH 45243

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5. BASEMENT WINDOW WELLS: (IRC R-310.2.3) & (IRC R 310.2.3.1).
   n. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL NOT BE LESS THAN 9 SF, WITH A HORIZONTAL PROJECTION & WIDTH OF NOT LESS THAN 36". THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
   o. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES AND SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PLACING CONCRETE.

7. REINFORCE ALL FOOTINGS AND WALLS WITH REBAR PER STRUCTURAL ENGINEERING DETAILS ALL REINFORCING STEEL SHALL BE GRADE 60 & BE PROPERLY TIED IN PLACE PRIOR TO PLACING CONCRETE.

8. MIN CONCRETE COMPRESSIVE STRENGTH: 3,000 PSI FOR FOOTINGS/FOUNDATION, 3,000 PSI FOR FLATWORK.

9. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES U.N.O.

10. NOMINAL MAX AGGREGATE SHALL BE 3/4" U.N.O.

11. MAX WATER/CEMENT RATIO TO BE 0.50 U.N.O.

12. LAP ALL REINFORCING BARS A LENGTH OF 30 BAR DIAMETERS MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 BAR DIAMETERS EACH WAY FOR EACH PIECE OF CONTINUOUS REINFORCING.

13. CONTROL JOINTS IN CONCRETE SLABS SHALL BE LOCATED SO THAT THE MAX AREA WITHIN JOINTS IS 600 SQUARE FEET OR LESS AND THE RATIO OF SIDE DIMENSIONS IS NO MORE THAN 2:1.

14. FOUNDATION WALLS SHOULD NOT BE BACKFILLED UNTIL THE HOUSE IS COMPLETELY FRAMED (INCLUDING ROOF) OR UNTIL AT LEAST 10 DAYS OF CURING TIME FOR CONCRETE HAS ELAPSED. BACKFILL SHALL BE FREE OF DELELTERIOR MATERIAL AND SHALL COMPACTED IN SUCH A MANNER TO HAVE A MINIMUM OF 90% STANDARD PROCTOR DENSITY.

15. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALLED DIMENSIONS.

MISCELLANEOUS NOTES:

1. ALL MATERIALS, SUPPLIES, AND EQUIPMENT ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.

2. SUBCONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AS WELL AS OTHER TRADES AS NECESSARY.

3. THE GENERAL CONTRACTOR WILL COORDINATE WITH THE OWNER AND THE DESIGN CONSULTANT WITH REGARD TO THE LOCATION OF FIXTURES AND MECHANICAL SYSTEM COMPONENTS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD.

5. INSTALLATION INSTRUCTIONS FOR LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT TIME OF INSPECTION.

6. THE NOTES, RECOMMENDATIONS, AND CONSIDERATIONS INCLUDED HEREIN ARE OFFERED IN GOOD FAITH FOR THE CONTRACTORS REFERENCE. THESE NOTES ARE NOT ALL INCLUSIVE AND DO NOT BY ANY MEANS INCLUDE ALL OF THE INFORMATION NECESSARY TO COVER ALL ASPECTS OF THE CONSTRUCTION PROJECT. THESE NOTES ARE SUPERCEDED BY THE GENERAL CONTRACTOR'S AND TRADES CONTRACTOR'S EXPERIENCE, BEST JUDGEMENT, AS WELL AS THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE. THE DRAWINGS, ILLUSTRATIONS, & DIAGRAMS INCLUDED IN THIS PACKAGE ARE DESIGNS OF THE BUILDING AND IMPROVEMENTS AND ARE TO BE USED IN COORDINATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF ALL ASSEMBLIES AND ALL WORK IS TO CONFORM TO ACCEPTED RESIDENTIAL CONSTRUCTION STANDARDS.

7. WEATHER RESISTANT EXTERIOR WALL ENVELOPE INSPECTIONS:

   AN INSPECTION SHALL BE MADE OF THE WEATHER RESISTANT EXTERIOR WALL ENVELOPE AS REQUIRED BY IRC R703.1 AS WELL AS FLASHINGS AS REQUIRED BY IRC R703.8 TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE BARRIER.

8. APPROVED NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY ON ALL NEW BUILDINGS (IRC R321.1).

9. 1/2" GYPSUM BOARD REQUIRED UNDER STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE.

10. 1/2" GYPSUM BOARD REQUIRED ON ALL GARAGE WALLS AND CEILINGS.

11. 5/8" TYPE X REQUIRED ON CEILING IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY WITH LIVING SPACE ABOVE (IRC R309.2 & R302.5).

FRAMING NOTES:

1. SEE ENGINEERING SPECIFICATIONS/CALCULATIONS FOR SHEAR PANEL SIZE, LOCATION, AND NAILING SCHEDULE. CONTACT ENGINEER BEFORE SUBSTITUTING ANY FASTENERS. (IE STAPLES VS NAILS, ETC).

2. LUMBER IN CONTACT WITH CONCRETE SHALL BE REDWOOD OR PRESSURE TREATED.

3. HEADERS & BEAMS SHALL BEAR ON COLUMNS OR TRIMMERS THAT EXTEND DOWN CONTINIOUSLY THROUGH THE STRUCTURE TO THE CONCRETE FOUNDATION BELOW. ALL COLUMNS SHALL BE BRACED AT FLOOR & CELING LEVELS AS NEEDED.

4. ATTIC ACCESS: (IRC R807.1).
   BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF NOT LESS THAN 30 S/F VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH FRAMED OPENING SHALL BE NOT LESS THAN 22" x 30" & SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22" WIDE X 30" HIGH. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS.

5. FIRE BLOCKING REQUIRED AT ALL EXTERIOR BASEMENT WALLS EVERY 10 FEET, EXTERIOR WALLS AT FLOOR JOISTS, & DROPPED CEILINGS.

6. ALL STUD WALLS TALLER THAN 9' 0" ARE TO BE SOLID BLOCKED TWICE AT THE THIRD HEIGHTS.

7. ANY STRUCTURAL AND/OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY THE CONTRACTOR. CONSULT WITH A LICENSED STRUCTURAL ENGINEER WHEN NECESSARY.

8. EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF THE STUDS IN THE CASE OF SIDING/STUCCO FINISHES U.N.O.

9. EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF THE MASONRY IN THE CASE OF STONE/BRICK FINISHES U.N.O.

10. INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUDS U.N.O.

11. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALLED DIMENSIONS.

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12. LANDINGS: (IRC R311.3) & (IRC R311.3.2 EXCEPTION 1).
    a. A MINIMUM LANDING OF 36" X 36" IS REQUIRED AT ALL EXTERIOR DOORS. LANDING MUST BE A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE DOOR SERVICED. A MAXIMUM STEP DOWN FROM THE FLOOR TO LANDING SHOULD NOT EXCEED 7 3/4". THE SLOPE @ EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%).
    b. A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

13. ALL TRUSSES TO BE ENGINEERED AND CONSTRUCTED BY A TPI MEMBER TRUSS MANUFACTURER.

14. INSTALL TEMPORARY AND PERMENANT BRIDGING PER TRUSS MANUFACTURER'S RECOMMENDATIONS.

15. FRAME ALL OVERBUILDS WITH 2 x 10 MEMBERS UNLESS NOTED OTHERWISE BY ENGINEER.

16. SIMPSON A35 CONNECTOR REQUIRED AT TOP AND BOTTOM OF EVERY RAFTER.

17. TRUSS DESIGN DRAWINGS PREPARED IN CONFORMANCE TO SECTION R802.10.1 SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION.
    SEE IRC R802.10.1 FOR MINIMUM INFORMATION REQUIRED ON TRUSS DESIGN DRAWINGS.

18. TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G. HVAC EQUIPMENT, WATER HEATER, ETC) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING (IRC R802.10.4).

19. TRUSSES AND RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS.(IRC R 802.11.1.2/802.11.1.3).

20. FLASHING: (IRC R703.8) & (IRC R 903.2.1) FLASHING REQUIRED OVER ALL EXPOSED WOOD CONNECTIONS (RIM JOIST TO STRUCTURE, DECK JOIST TO RIM JOIST, AND DECK JOIST TO DECK BEAM) AND AT ANY WOOD PROJECTIONS FROM THE HOME FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICLE SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH/#26 GALVANIZED SHEET METAL.

21. EXTERIOR DECKS (R507.2.3) FASTENERS USED IN DECK LEDGER CONNECTIONS IN ACCORDANCE WITH TABLE R507.2 SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL & SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R507.2.1 & FIGURES R507.2.1(1) AND R507.2.1(2).

22. NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED (IRC 806.2)

23. ROOFING: (IRC R905.2.2) & (IRC R 905.1.2).
    a. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICLE IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE W/SECTION R905.1.1.
    b. IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES, AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAY CEMENTED TOGETHER OR A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAY AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG WITH THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

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STATE OF OHIO
DAVID VALENTI
E-84516
REGISTERED PROFESSIONAL ENGINEER
5-17-24

VERSIONS

1	Submittal 1	5-17-24

CLIENT: JIM KINCAID

PROJECT NAME: NEW THREE-SEASONS ROOM

PROJECT ADDRESS: 6975 MIAMI HILLS DRIVE CINCINNATI, OH 45243

GENERAL NOTES

SHEET:	DATE:
P-6	5-17-24
DRAWN BY:	SCALE:
DDV	N.T.S.

INSULATION FIGURES:

PROJECT ADDRESS
IS IN CLIMATE ZONE 4A

TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13 + 5[h]	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

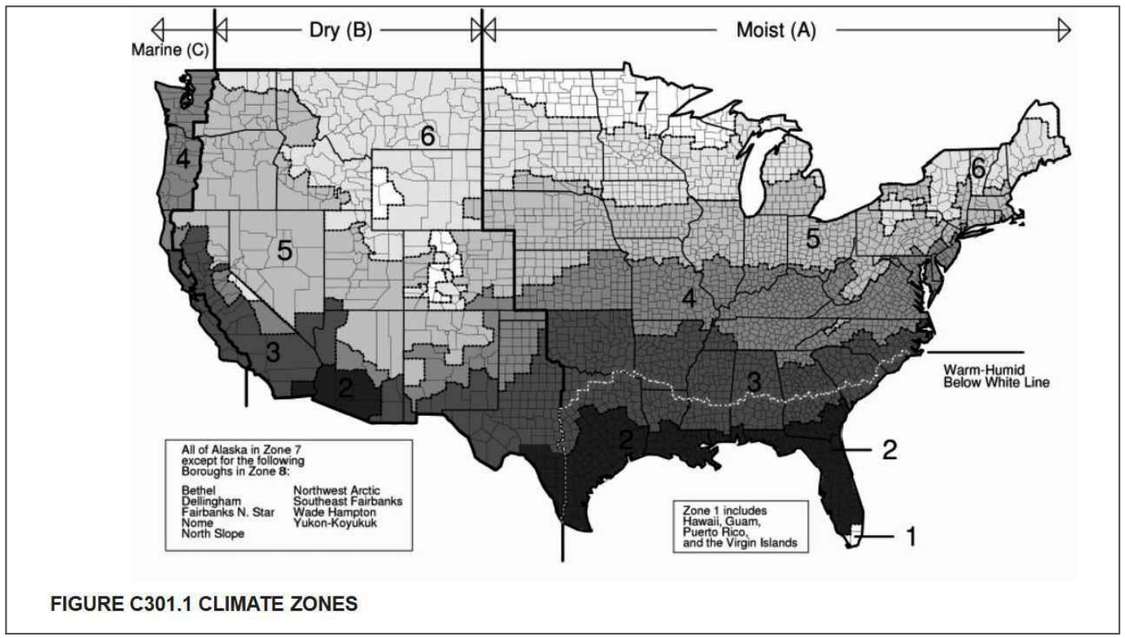

FIGURE C301.1 CLIMATE ZONES

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6975 MIAMI HILLS DRIVE
CINCINNATI, OH 45243

GENERAL NOTES

SHEET: P-7

DATE: 5-17-24

DRAWN BY: DDV

SCALE: N.T.S.

MIAMI HILLS DRIVE

6975 MIAMI HILLS DRIVE

TIKI DRIVE

EXISTING
STRUCTURE

14'

18'

PROPOSED NEW
THREE-SEASONS
ROOM

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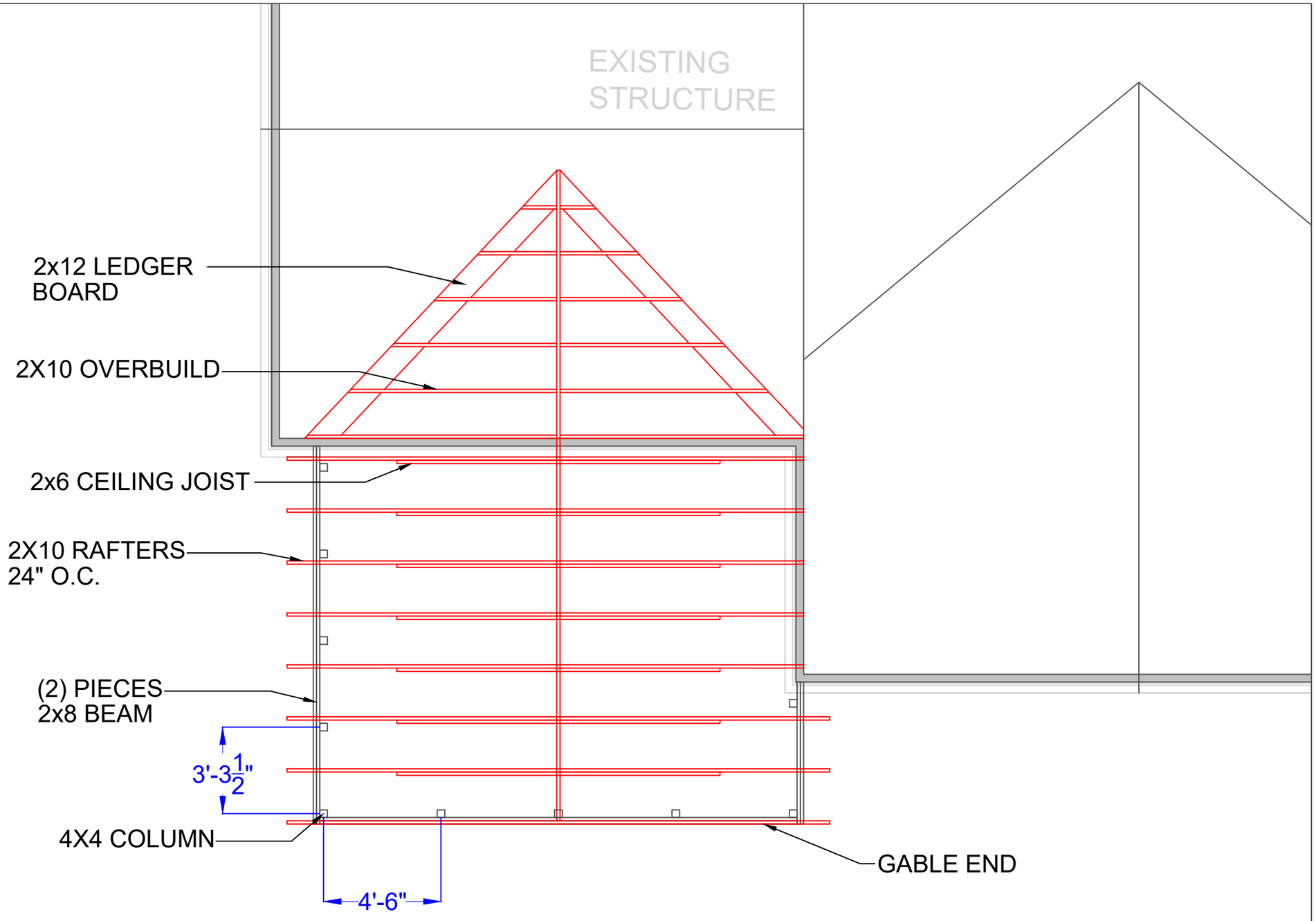
SITE PLAN

SHEET:	DATE:
P-8	5-17-24
DRAWN BY:	SCALE:
DDV	1/16" = 1'-0"



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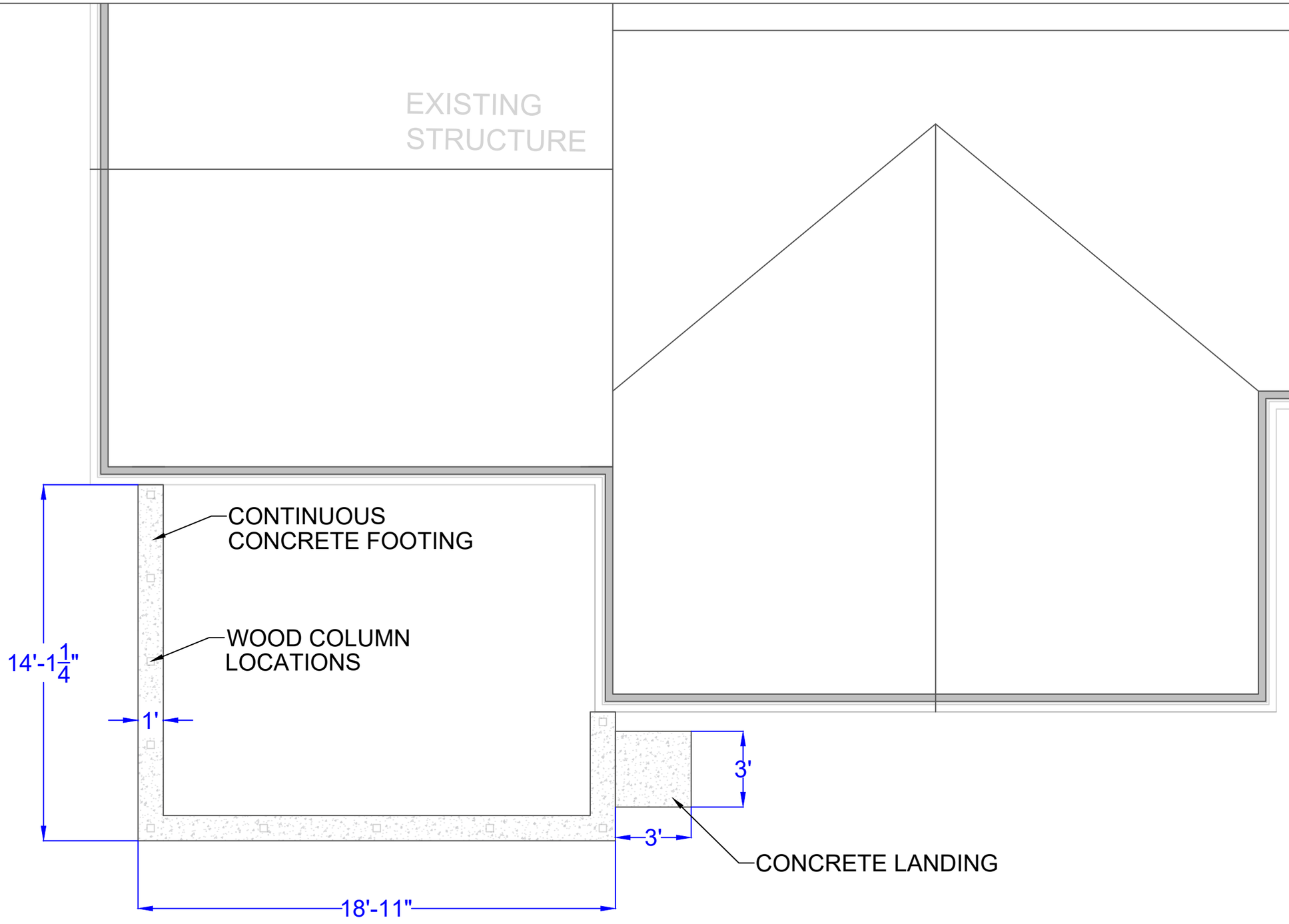
FRAMING PLAN VIEW

SHEET:	DATE:
P-9	5-17-24
DRAWN BY:	SCALE:
DDV	1/4" = 1'-0"



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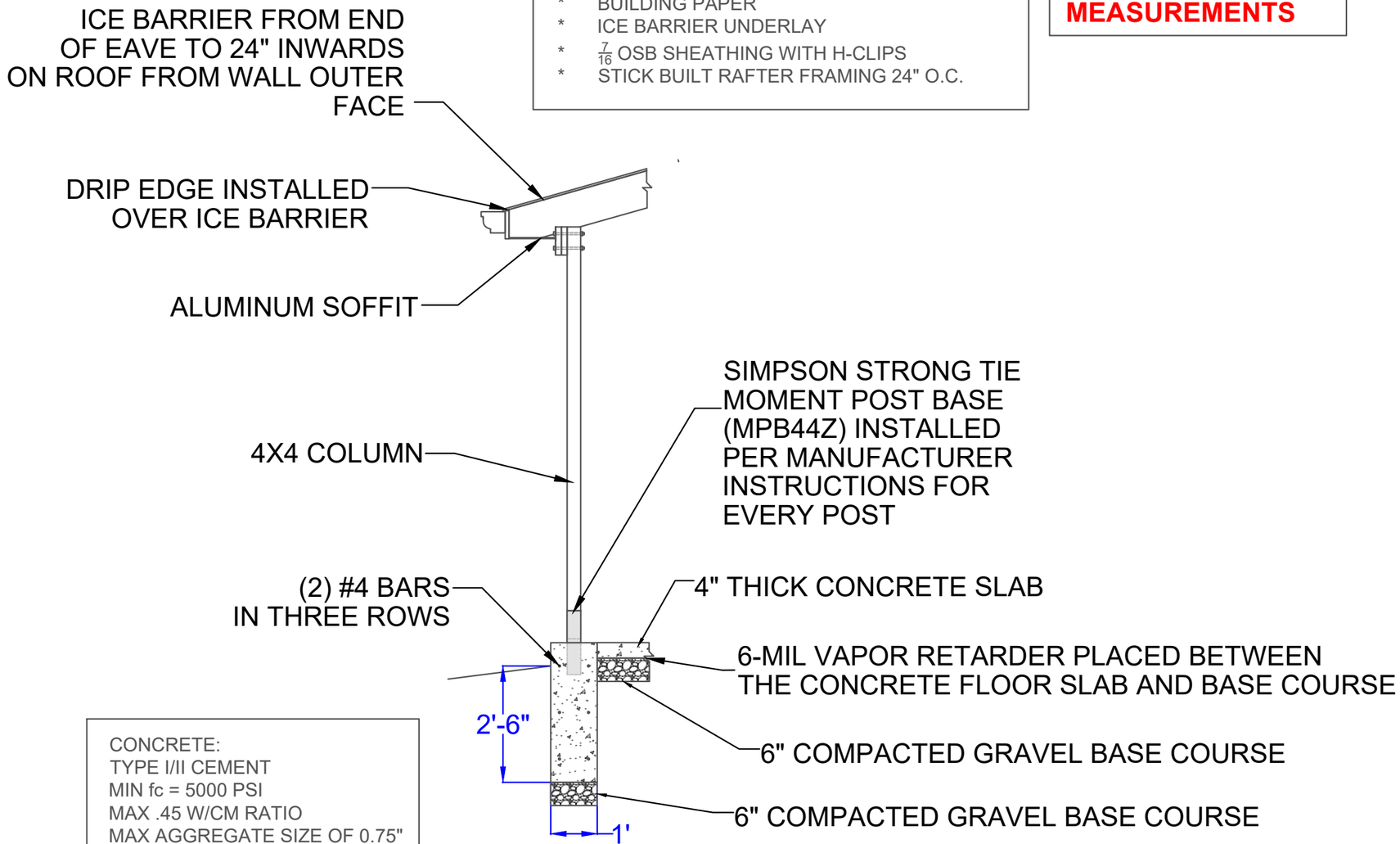
FOUNDATION PLANS

SHEET:	DATE:
P-10	5-17-24
DRAWN BY:	SCALE:
DDV	1/4" = 1'-0"

ROOF CONST.:
* COMPOSITE/ASPHALT SHINGLES
* BUILDING PAPER
* ICE BARRIER UNDERLAY
* $\frac{7}{16}$ OSB SHEATHING WITH H-CLIPS
* STICK BUILT RAFTER FRAMING 24" O.C.

****FIELD VERIFY ALL MEASUREMENTS**



CONCRETE:
TYPE I/II CEMENT
MIN fc = 5000 PSI
MAX .45 W/CM RATIO
MAX AGGREGATE SIZE OF 0.75"
TARGET AIR CONTENT = 6%

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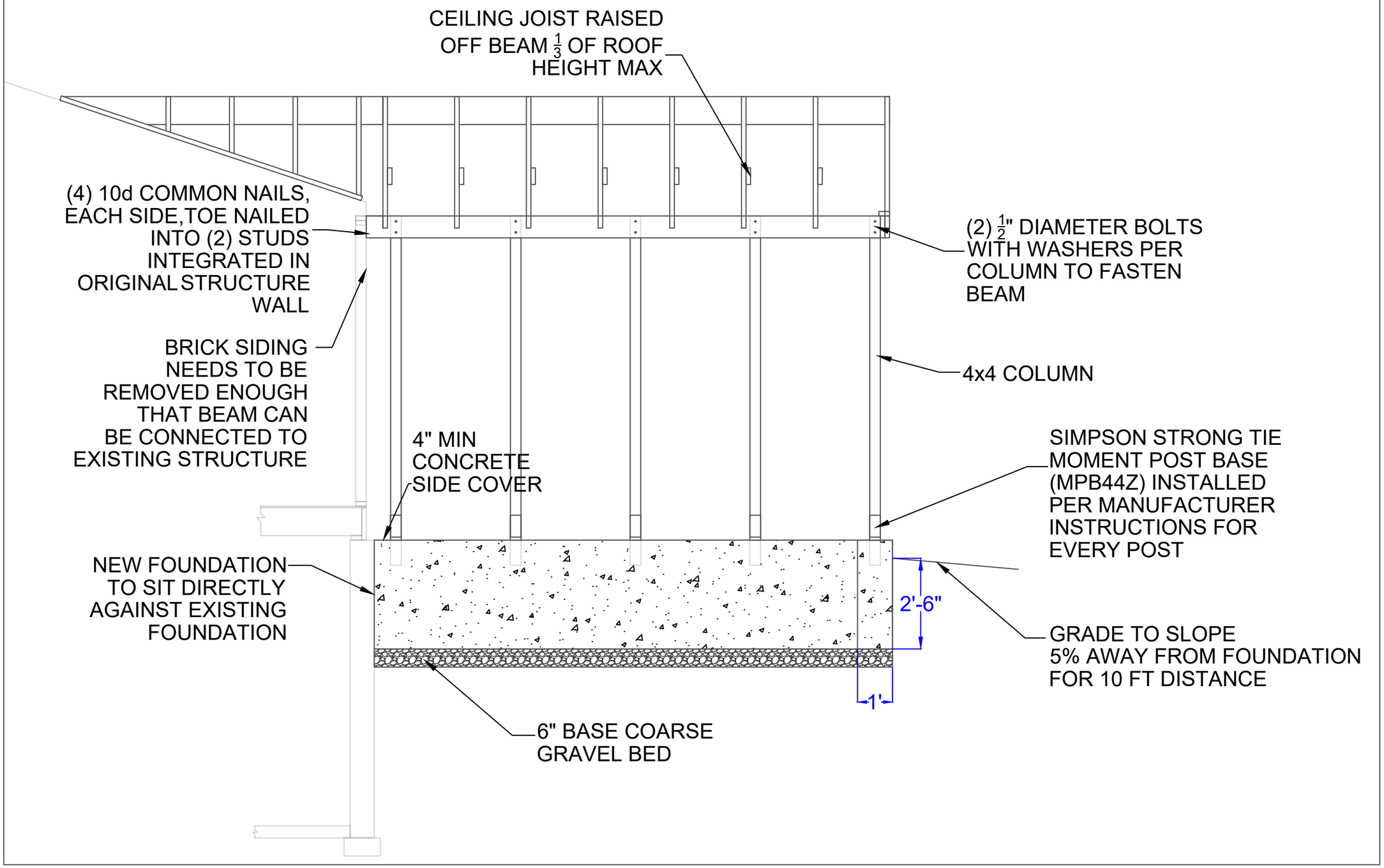
STRUCTURAL DETAILS

SHEET:	DATE:
P-11	5-17-24
DRAWN BY:	SCALE:
DDV	$\frac{3}{8}$" = 1'-0"



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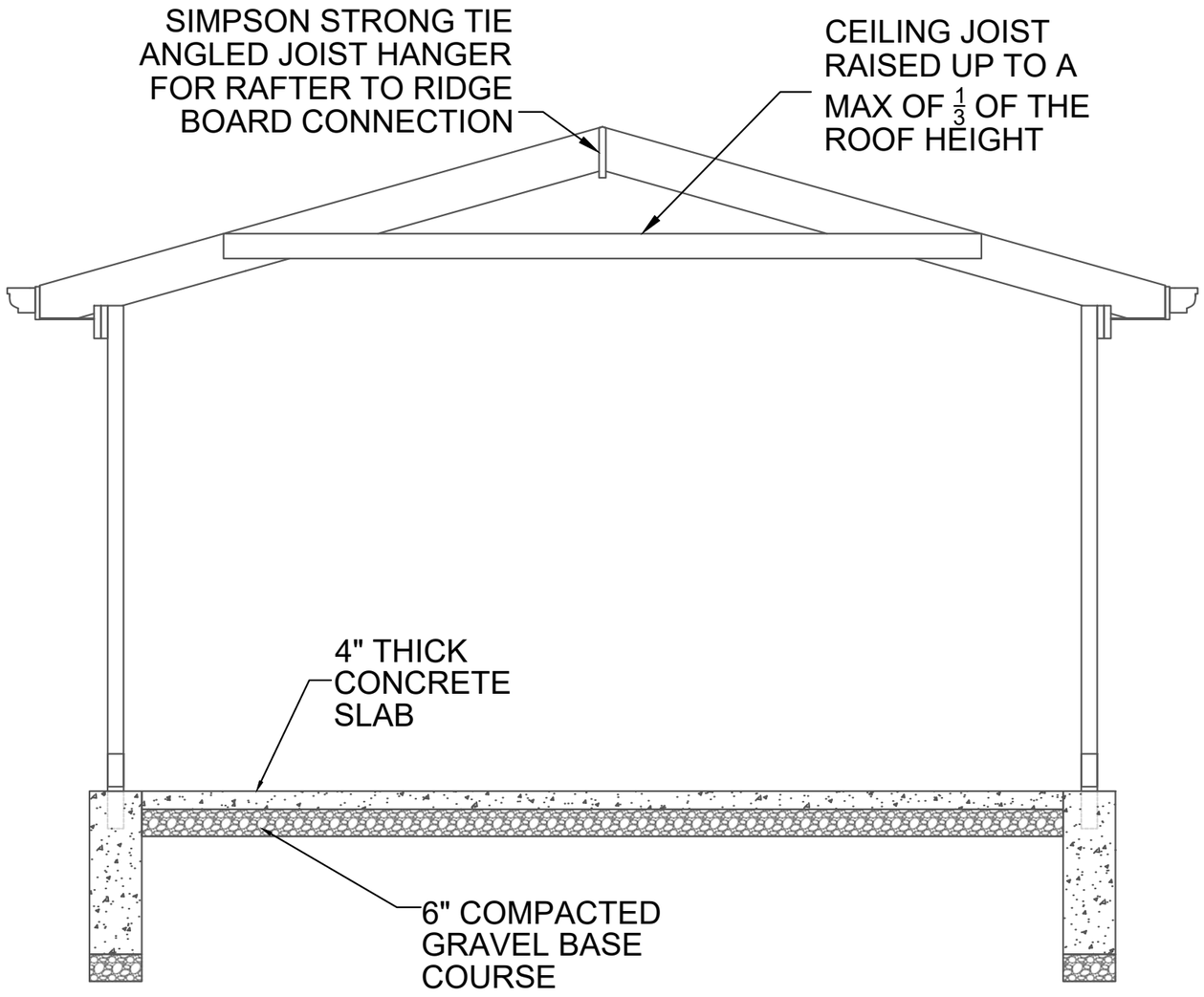
STRUCTURAL SIDE VIEW

SHEET:	DATE:
P-12	5-17-24
DRAWN BY:	SCALE:
DDV	$\frac{3}{8}$" = 1'-0"

Connections:

- **Ceiling Joist to Rafter:** 6-16d common (3.5" x 0.162"), face nailed
- **Rafter to Beam:** 4-10d common (3" x 0.128"), 2 toe nails on each side of rafter
- **Band or Rim Joist to Joist:** 3-16d common (3.5" x 0.162"), end nailed
- **Built-up Girders and Beams, 2-inch lumber layers:** 10d box (3" x 0.128") nails, 24" o.c. face nailed at top and bottom staggered on opposite sides and 3-10d box (3" x 0.128") nails, face nailed at ends and at each splice
- **$\frac{3}{8}$" to $\frac{1}{2}$" Exterior Wall, Subfloor and Roof Sheathing:** 6d common (2" x 0.113" nails, 6" spacing at edges and 12" spacing at intermediate supports
- **All others not listed** or shown on details refer to IRC Table R602.3(1)



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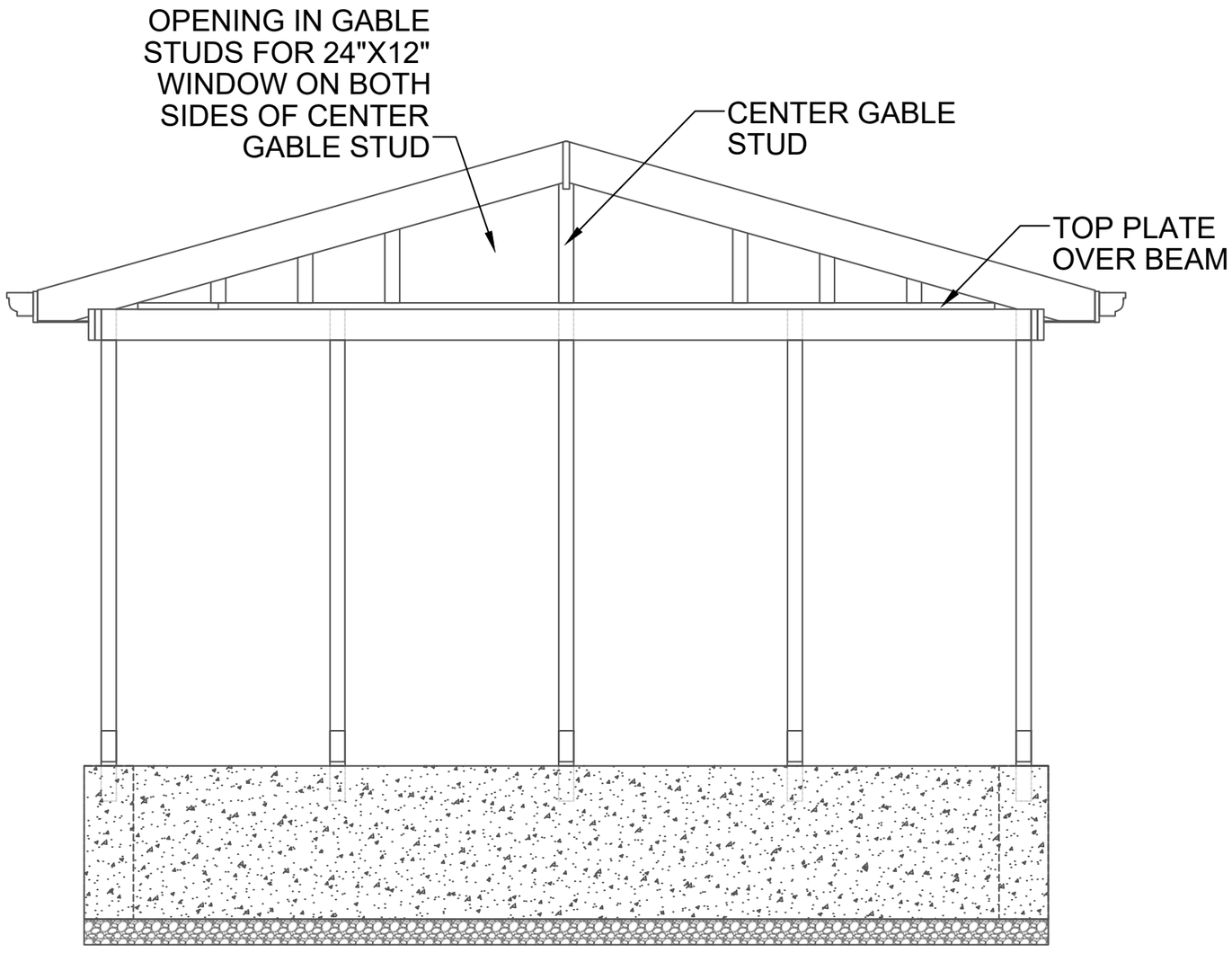
FRAMING CUT VIEW

SHEET:	DATE:
P-13	5-17-24
DRAWN BY: DDV	SCALE: $\frac{3}{8}$" = 1'-0"



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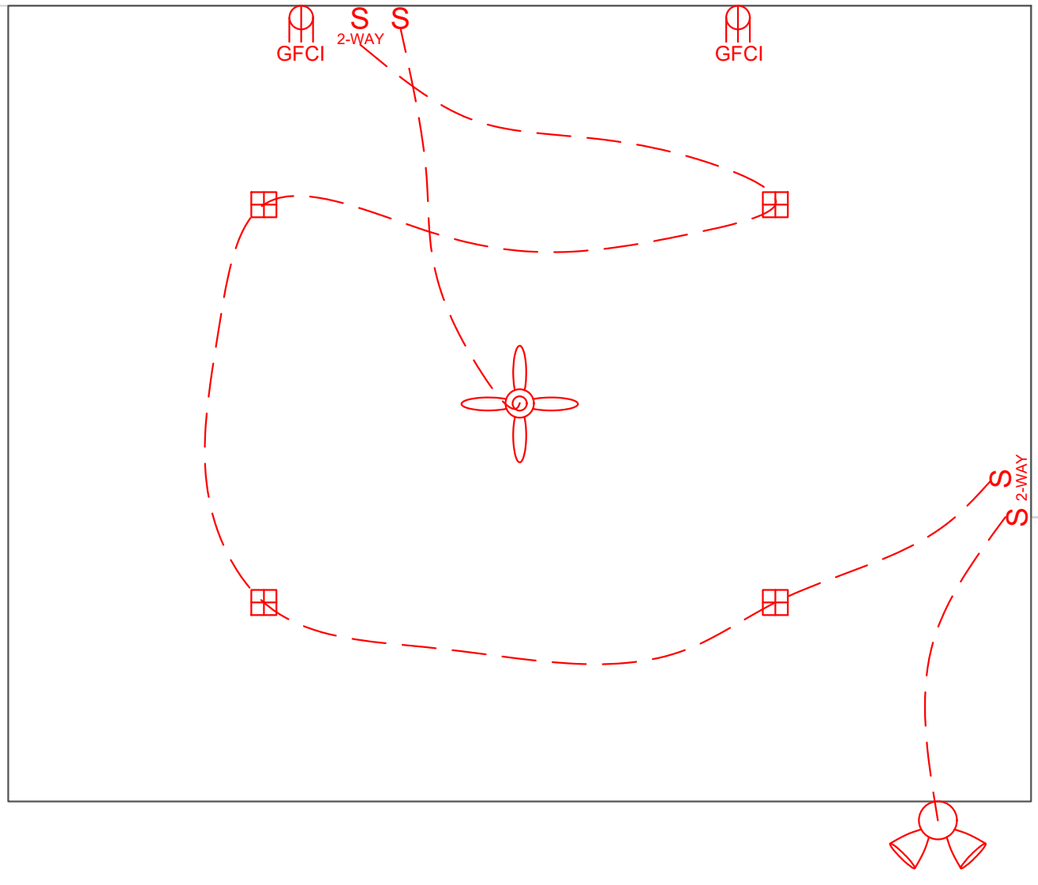
GABLE END VIEW

SHEET:	DATE:
P-14	5-17-24
DRAWN BY: DDV	SCALE: 3/8" = 1'-0"

EXISTING
STRUCTURE



S	SWITCH	GFCI	DUPLEX GFCI OUTLET
S 2-WAY	TWO-WAY SWITCH		CEILING FAN
	LIGHT FIXTURE		FLOOD LIGHT

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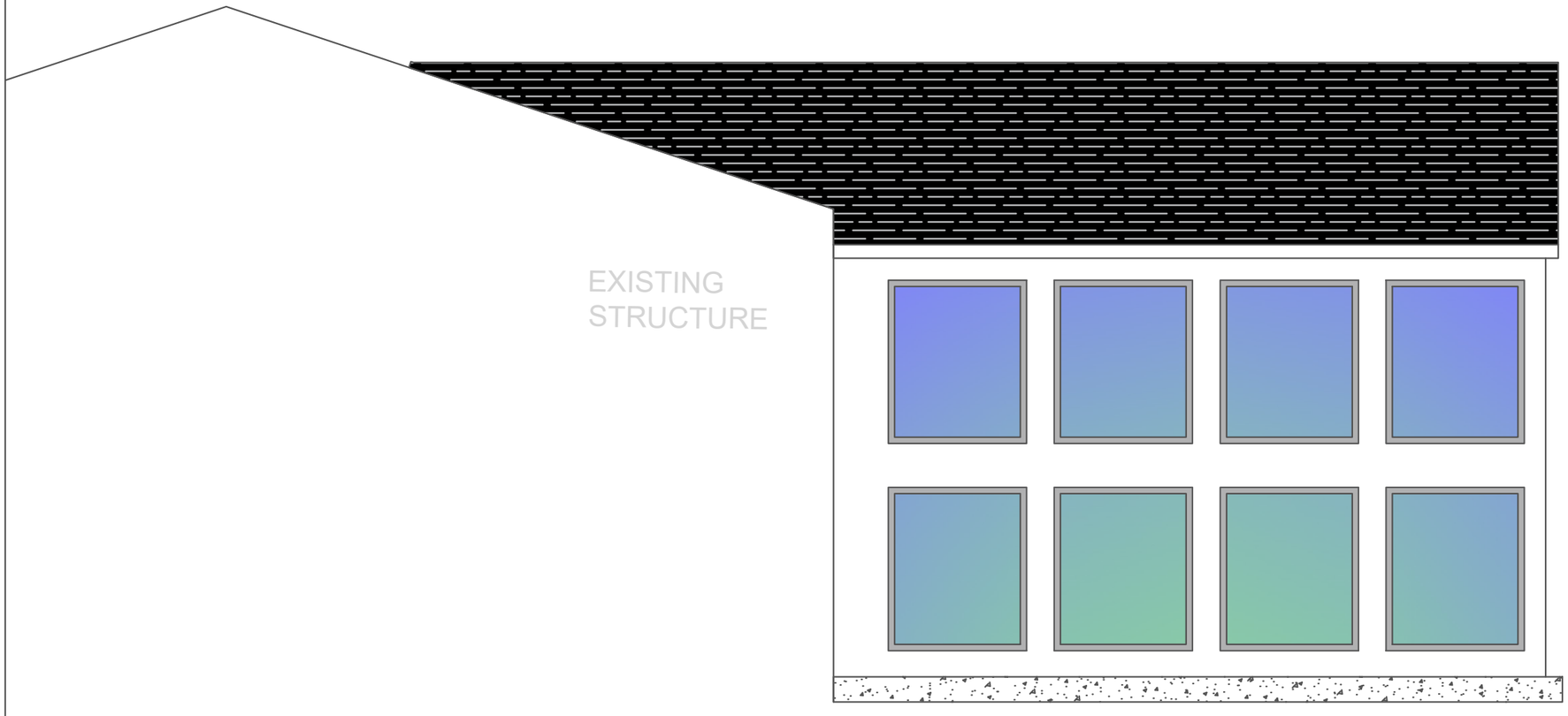
ELECTRIC LAYOUT

SHEET:	DATE:
P-15	5-17-24
DRAWN BY: DDV	SCALE: 3/8" = 1'-0"



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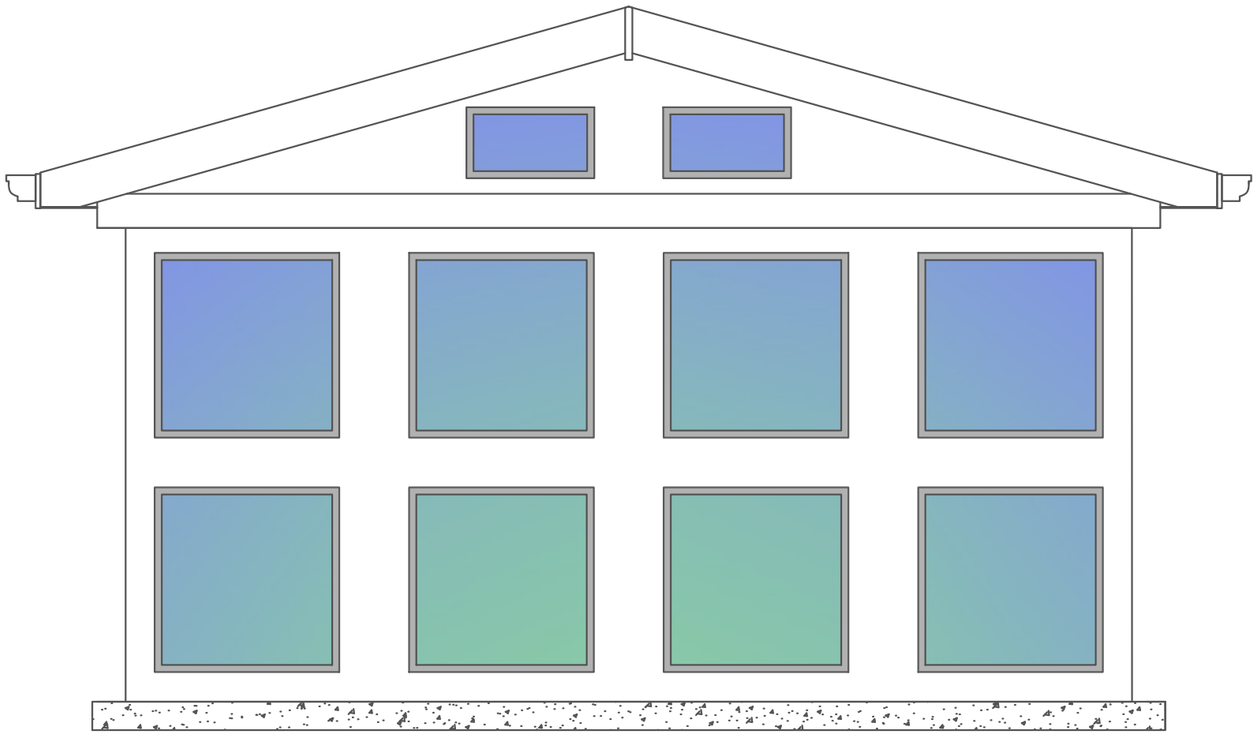
FINISH VIEW 1

SHEET:	DATE:
P-16	5-17-24
DRAWN BY:	SCALE:
DDV	3/8" = 1'-0"



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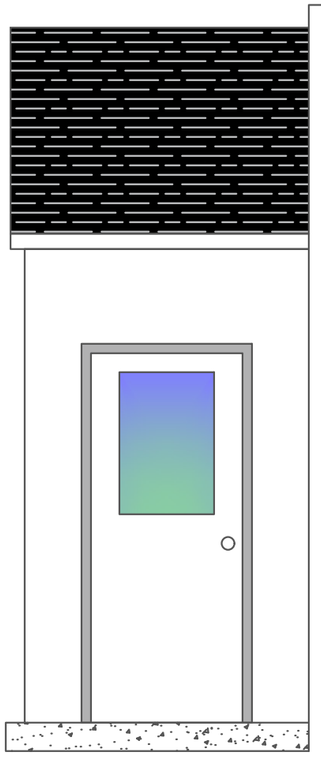
FINISH VIEW 2

SHEET:	DATE:
P-17	5-17-24
DRAWN BY:	SCALE:
DDV	3/16" = 1'-0"



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FINISH VIEW 3

SHEET:	DATE:
P-18	5-17-24
DRAWN BY:	SCALE:
DDV	3/8" = 1'-0"