



HISTORIC DOWNTOWN ADVISORY COMMISSION (HDAC) CERTIFICATE OF APPROPRIATENESS APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Per Fee Ordinance 2019-49

Applicant: 3 Pillar Homes

Address/City/State/Zip: PO Box 278, Lewis Center, OH 43035

Email Address: emilychapin@3pillar.com

Phone No: 614845-6055 **Cell Phone No:** _____ **Fax No:** _____

Property Owner: Ryan Kirkham

Address/City/State/Zip: 6805 Kinsale Lane, Powell, OH 43065

Email Address: r.kirkham@uslawns.net

Phone No: 513-568-7595 **Cell Phone No:** _____ **Fax No:** _____

Architect/Designer for Applicant: Adam Rainwater

Address/City/State/Zip: PO Box 278, Lewis Center, OH 43035

Email Address: arainwater@3pillar.com

Phone No: 614-845-6055 **Cell Phone No:** _____ **Fax No:** _____

Property Address: 67 Grace Drive South

Lot Number/Subdivision: _____ **Existing Use:** Vacant Lot **Proposed Use:** New Single Family Residence

Proposed type of Environmental Change:

Checklist:

- ☒ Attach 5 copies of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.
 - ☐ 1 digital copy (CD, USB, Email) of the complete application packet.
 - ☒ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
 - ☐ Attach the required fee - \$150.00 per unit (New Residential Construction)
 - ☐ Attach the required fee - \$50.00 (Residential Additions/Remodeling)
 - ☐ Attach the required fee - \$250.00 per unit (New Commercial Construction)
 - ☐ Attach the required fee - \$100.00 (Commercial Additions/Remodeling)
 - ☐ Attach the required fee - \$50.00 (Commercial Signs)
 - ☐ Attach the required fee - \$100.00 (Demolition Review)
 - ☒ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: Chris Bauer

Date: 3/29/2021

Office Use
Received

Office Use
Type/Date: <u>3/30/21 CK# 0395</u>
Prepared by: <u>Pam Friend</u>
Reviewed by: _____
PAYOR: <u>3 PILLAR HOMES</u>
RECIEPT # <u>008388</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· www.cityofpowell.us

Property Owners Within 250 Feet of 67 Grace Drive South	
Name	Address/Parcel Number
Cheryl Kirkham	55 Sharp St, Powell, OH 43065
Cheryl Kirkham	31942513051001
Paul & Cheryl Kirkham	53 Sharp St, Powell, OH 43065
Paul & Cheryl Kirkham	31942513069000
FB Powell LLC	120 E Olentangy St, Powell, OH 43065
FB Powell LLC	110 Grace Drive S, Powell, OH 43065
90 Grace Drive LLC	31942513082000
Powell Liberty Associates LLC	31942513054001
Village of Powell	78 N Liberty St, Powell, OH 43065



LANDMARK SURVEY GROUP, INCORPORATED

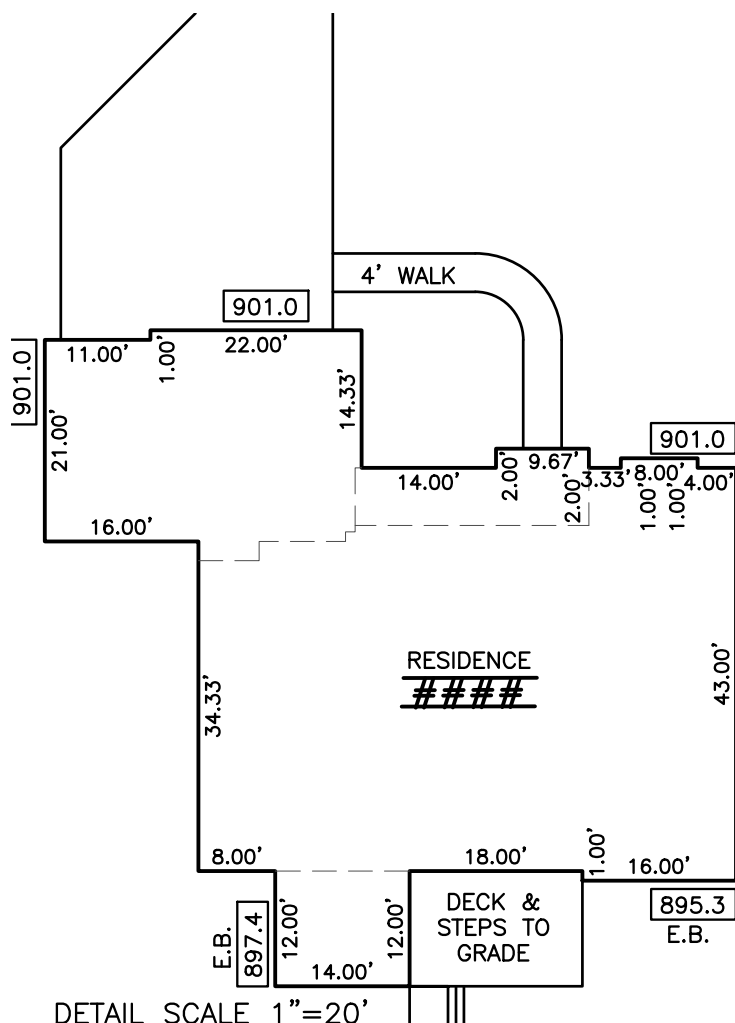
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
02/17/21	MOVED HSE AS PER PLAN(AEL)

ORDER NO. 1025.21

DATE: 01/26/21

FOR 3 PILLAR HOMES HOUSE STYLE KIRKHAM RESIDENCE COUNTY OF DELAWARE
LOT/SUBDIVISION 0.965 ac. LOCATED IN PART OF OUTLOTS 7&8 OF CASE'S ADDITION CITY/TWP OF POWELL
ADDRESS GRACE DRIVE SCALE 1"= 40' DRAWN BY: JL/AB
MINIMUMS: R: 30' S: 5' BK: 3 PG: 99 MAXIMUM BUILDING HEIGHT = 35'
MINIMUMS: F: 20' MIN, 25' MAX



LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT CALCULATIONS	
LOCATION	S.F.
LOT	42051
HOUSE	3148
DRIVE	1478
APPROACH	N/A
WALK	N/A
SER WALK	149
PATIO	239
SOD	N/A
LOT COV	7.49%
IMPERV COV	12.48%
WDTH @ BL	127.07'

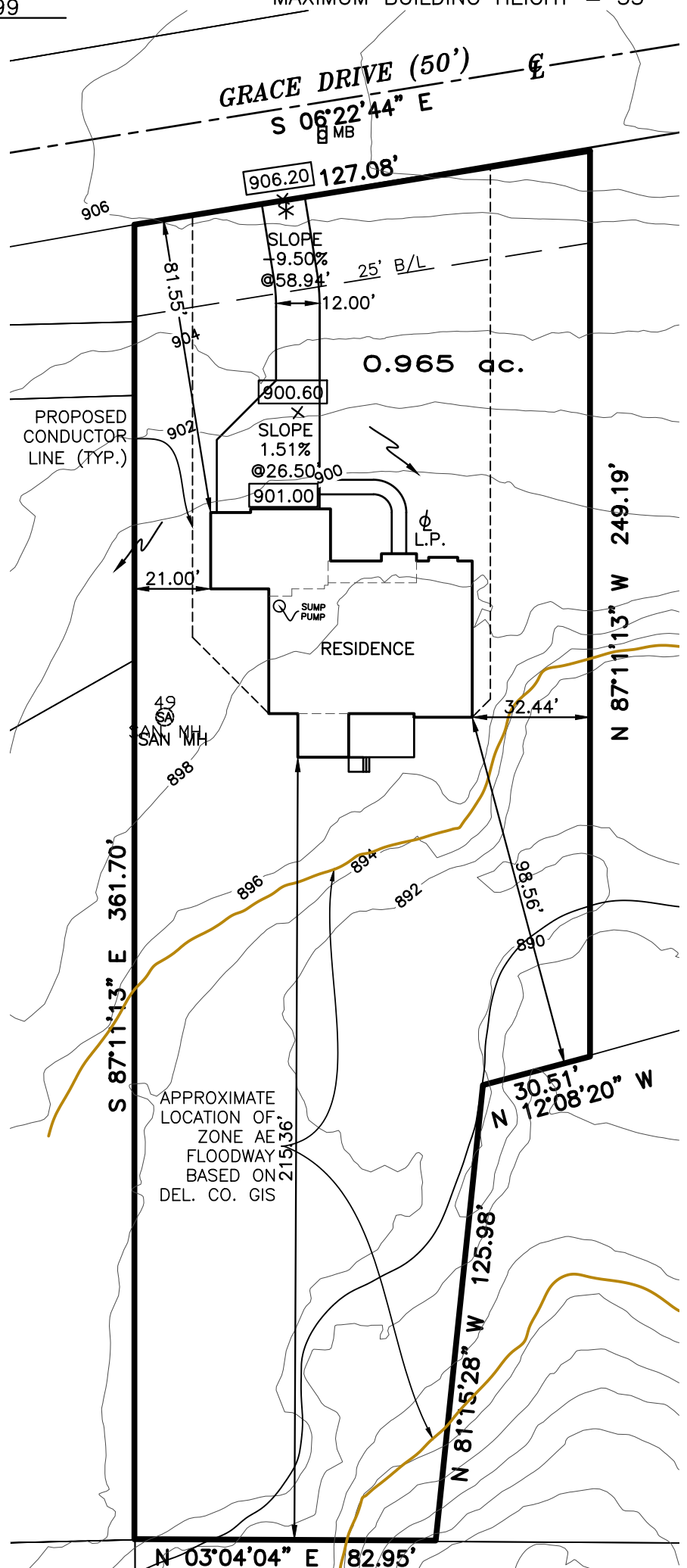
BASE FLOOD ELEVATION =893.00
CONTOURS BASED ON DEL-CO GIS

MAILBOX AND LIGHT POST TO BE PLACED IN ACCORDANCE WITH POWELL STANDARDS

3 PILLAR	
POURED WALL	= 9'
FINISH FLOOR	= 903.00
TOP OF FOUNDATION	= 902.00
FINISH GRADE	= 901.00
GARAGE PAD	= 901.00
BASEMENT FLOOR	= 893.50
TOP OF FOOTER	= 893.00
DRIVE SLOPE DISTANCE	= 85.44

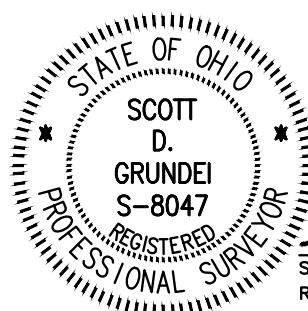
* STABILIZE CONSTRUCTION ENTRANCE.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X & AE. MAP NO. 39041C0237K. EFF. DATE: 04/16/2009.



BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



Scott D. Grunde 01/26/21
SCOTT D. GRUNDE, P.S. DATE
REGISTERED SURVEYOR NO. 8047

GENERAL NOTES

DOCUMENT OWNERSHIP:
ALL DRAWINGS AND SPECIFICATIONS PREPARED AS PART OF THIS COMMISSION ARE THE PROPERTY OF 3 PILLAR HOMES, INC. AND WILL NOT BE TRANSFERRED OR USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT.

GENERAL REQUIREMENTS:
WORK PERFORMANCE SHALL COMPLY WITH THE FOLLOWING:
1) PACKAGE CONTAINING BOTH SPECIFICATIONS (IF PROVIDED) AND DRAWINGS.
2) APPLICABLE STATE AND LOCAL BUILDING CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AND SUBCONTRACTOR.

WORKMANSHIP:
ALL THE WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.

ON-SITE & EXISTING CONDITIONS VERIFICATION:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO REVIEW THE PROJECT WITH THE OWNER AND TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK AND METHODS OF CONSTRUCTION.

INTERPRETATION OF CONTRACT DOCUMENTS:
SHOULD DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATION BE FOUND, OR INQUIRED AS TO THE MEANING OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE SUBMITTED TO THE DRAFTER AND WILL BE ANSWERED BY ADDENDA. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO DATE OF THE SIGNING OF THE AGREEMENT WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACT AND SUBCONTRACTOR.

MANUFACTURERS PRODUCTS AND FABRICATIONS:
ALL MANUFACTURERS AND FABRICATORS PRINTED WARNING FOR HANDLING OF HIS PRODUCTS MUST BE STRICTLY OBSERVED. ALSO AS PER LOCAL CODES AND OTHER REQUIREMENTS.

ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY 3 PILLAR HOMES AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

FIREPLACE NOTES:
CHIMNEY OUTLETS SHALL BE LOCATED A MINIMUM OF 3'-0" ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY PENETRATES THE ROOF. CHIMNEY OUTLETS SHALL BE A MINIMUM OF 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0".

CONSTRUCTION DEBRIS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION AND CONSTRUCTION AS REQUIRED.

PROPERTY PROTECTION:
PRECAUTIONS SHALL BE TAKEN TO PROTECT THE GROUNDS, PLANTINGS, DRIVE, ETC. FROM ANY DAMAGE. DAMAGE INCURRED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST PROOF BARRIERS AT AREAS WHICH ARE UNDER CONSTRUCTION.

CONSTRUCTION MATERIALS:
ALL MATERIALS SHALL BE STORED ON THE SITE AS DIRECTED BY THE OWNER OR GENERAL CONTRACTOR.

MISCELLANEOUS NOTES:
ROOF TRUSS PROFILES ARE SHOWN FOR CONFIGURATION ONLY. TRUSS MANUFACTURER AND CONTRACTOR TO COORDINATE ALL DIMENSIONAL RELATIONSHIPS. ALL ROOF TRUSSES AND GIRDERS TO BE ENGINEERED BY TRUSS SUPPLIER AND MANUFACTURER. SEND TRUSS SHOP DRAWINGS TO 3 PILLAR FOR REVIEW OF ARCHITECTURAL CONFIGURATION. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED IN THESE DOCUMENTS IF NOTED.

THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X BRACING, AND EXTERIOR LOAD BEARING MASONRY WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETED.

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL ANGLED WALLS ARE A 45 OR 90 DEGREE ANGLE, UNLESS OTHERWISE NOTED.

ADJUST OVERHANGS TO MAINTAIN CONSISTENT LEVEL WHEN THE PLANS CALL FOR (2) DIFFERENT PITCHES AT A HIP.

FINISHED SQUARE FOOTAGES ARE MEASURED TO THE OUTSIDE OF ALL WALLS THEY INCLUDE INTERIOR FIREPLACES AND EVERY LOCATION IN WHICH THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.

NOT INCLUDED IN SQUARE FOOTAGES: WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION, 2-STORY ENTRIES, GARAGES, DECKS, PATIOS, PORCHES, UNFINISHED STORAGE AREAS, BASEMENTS OR ANY OTHER UNFINISHED STORAGE AREAS.

OWNERS PERSONAL PROPERTY:
THE OWNER SHALL BE RESPONSIBLE FOR REMOVING PERSONAL PROPERTY AS REQUIRED BY THE CONTRACTOR TO PROVIDE CLEAR AND EASY ACCESS TO ALL AREAS UNDER CONSTRUCTION.

POST CONSTRUCTION NOTES:
AT THE COMPLETION OF THE PROJECT AND DURING THE PROJECT AS NECESSARY, CONTRACTOR SHALL THOROUGHLY CLEAN ALL WORK, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:
1) REMOVAL OF MORTAR SPLATTERS OR STRAINS FROM ALL INTERIOR AND EXTERIOR FINISHES.
2) REMOVAL OF MASONRY WATERPROOFING ABOVE FINISH GRADE.
3) REMOVAL OF ANY STAINING OR STAINS FROM EXTERIOR SIDING, ROOFING, OR OTHER EXTERIOR MATERIALS.
4) REMOVAL OF ALL STAINS FROM ALL EXPOSED CONCRETE WORK, WITH EXCEPTION OF CRAWL SPACE CONCRETE.
5) REMOVAL OF STAINS AND CLEANING OF ALL INTERIOR FINISHES (COUNTERTOPS, PLUMBING FIXTURES, FLOORING, ETC.).
6) THOROUGH CLEANING OF FAUCET SCREENS AND PLUMBING TRAPS.
7) VACUUMING OF ALL FLOORS, FOLLOWED BY WET MOPPING OF ALL HARD SURFACE FLOORS.
8) DUSTING OF ALL WALLS, CEILINGS, TRIM, DOORS, WINDOWS, CABINETS, ETC., INCLUDING THE INTERIOR SURFACES OF ALL CABINETS.
9) REMOVAL OF ALL WINDOWS AND DOORS STICKERS, INCLUDING GLUE RESIDUE, PAINT OR STAIN OVERLAPPING ON GLASS AND OTHER GLASS SPLATTERS.
10) POLISHING OF ALL WINDOWS, MIRRORS OR SURFACES WITH REFLECTIVE OR TRANSPARENT QUALITIES.
ADDITIONALLY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, INCLUDING VACUUMING, OF ALL CONSTRUCTION, OR OTHER DEBRIS, FROM JOIST, RAFTER, STUD OR OTHER CAVITIES, PRIOR TO GYPSUM BOARD, INSULATION, FINISHED FLOORING OR SURFACING.

DEMOLITION NOTES: (IF APPLICABLE)
WHERE EXISTING STRUCTURE IS TO BE REMOVED, REMAINING STRUCTURE SHALL BE ADEQUATELY SUPPORTED USING TEMPORARY BRACING, UNDERPINNING, OR OTHER SHORING, AS NECESSARY, PRIOR TO THE BEGINNING OF DEMOLITION. TEMPORARY SUPPORT TO REMAIN IN PLACE AND UNDISTURBED TILL FINAL CONSTRUCTION OR PERMANENT STRUCTURE COMPLETED.

DISMANTLE ALL STRUCTURES, FLOORS, FLOORING, WALLS, WINDOWS, DOORS, CABINETS, SHELVING, ETC. AS SHOWN OR REQUIRED. SALVAGE OF MATERIALS TO BE DICTATED BY OWNER. REMOVE, TERMINATE OR RELOCATED ALL EXISTING ELECTRICAL, PLUMBING, HVAC, IT, STEREO WIRING, CENTRAL VACUUM, IRRIGATION SYSTEMS, OR OTHER DEVICES AS REQUIRED FOR DEMOLITION OR NEW CONSTRUCTION. ALL WASTE AND DEBRIS FROM DEMOLITION WORK SHALL PROMPTLY BE REMOVED FROM THE SITE.

CONTRACTOR SHALL UTILIZE ALL MEANS NECESSARY DURING DEMOLITION AND NEW CONSTRUCTION TO INSURE THAT ALL NEW CONSTRUCTION AND EXISTING FINISHED SPACES ARE THOROUGHLY PROTECTED FROM WATER, THERMAL AND WIND DAMAGE, AND SHALL REMEDY, AT THE CONTRACTORS EXPENSE, ANY SUCH DAMAGE THAT MAY OCCUR.

STRUCTURE SHALL BE PROTECTED, AS NECESSARY, WITH TEMPORARY ENCLOSURES FOR WEATHER RELATED PROTECTION AND SECURITY PURPOSES. CONSTRUCTION MATERIALS STORED OUTSIDE SHALL BE COVERED AND PROTECTED WITH WATERPROOF TARP AND ADEQUATELY SECURED FROM NATURAL AND INDUCED MOVEMENT. WOOD AND SIMILAR MATERIALS SHALL NOT BE STORED IN CONTACT WITH THE GROUND.

BARRIERS, BARRICADES, SIGNS, WARNING LIGHTS OR OTHER SAFETY DEVICES SHALL BE PROVIDED TO INSURE SAFETY TO THE OWNER, WORKERS AND THE GENERAL PUBLIC FROM HAZARDOUS CONDITIONS WHICH MAY ARISE AS A RESULT OF THE WORK. TO MINIMIZE INTRUSION OF DUST AND OTHER DEBRIS, CONSTRUCTION AREAS SHALL BE SEALED-OFF FROM INTERIOR SPACES WITH PLASTIC ENCLOSURES WITH ZIPPERED DOORWAY OR SIMILAR. DUST, DEBRIS, AIRBORNE PAINTS, DISTURBING OR TOXIC FUMES OR OTHERS, ARE TO BE ISOLATED FROM EXISTING FINISH SPACES, AS WELL AS FROM THE GENERAL PUBLIC. DAMAGE RESULTING FROM THE PREVIOUSLY MENTIONED TO BE REMEDIED BY THE CONTRACTOR.

WHERE DEMOLITION, CONSTRUCTION, OR RELATED ACTIVITIES ARE TO OCCUR IN AREAS WITH EXISTING CARPET, HARDWOOD, VINYL, OR CERAMIC FLOOR FINISH, ADEQUATE PROTECTIVE COVERINGS SHALL BE TEMPORARILY INSTALLED, BY THE CONTRACTOR, TO PROTECT FINISHES FROM DAMAGE. HVAC LOUVERS AND DIFFUSERS SHALL BE COVERED WITH TEMPORARY FILTERS DURING THE DEMOLITION AND CONSTRUCTION PHASE.

WHERE NECESSARY, CONTRACTOR SHALL PROVIDE A PORTABLE TOILET FOR USE BY ALL PERSONNEL, LOCATED WHERE DIRECTED BY OWNER, WHICH SHALL BE CLEANED AND SERVICED ON A REGULAR BASIS. CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND ZONING ORDINANCES AFFILIATED WITH PORTABLE TOILETS, WHERE APPLICABLE.

STRUCTURAL NOTES

- A. GENERAL**
1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLEY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE DOWNING THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
 2. IT IS SOLEY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
 3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
 4. GOVERNING CODES: 2019 RESIDENTIAL CODE OF OHIO, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, 2017 PLUMBING CODE, 2017 NATIONAL ELECTRICAL CODE
 5. DESIGN ROOF SNOW LOAD: 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER OBC.
GROUND SNOW LOAD (Pg) = 25 PSF | FLAT ROOF SNOW LOAD = 20 PSF
SNOW EXPOSURE FACTOR (Ce) = 1.0 | SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
 6. DESIGN LIVE LOADS:
FIRST FLOOR = 40 PSF | SECOND FLOOR = 40 PSF | ATTIC = 20 PSF (AREAS WHERE HEIGHT IS 30" OR GREATER)
EXTERIOR BALCONIES AND DECKS = 40 PSF OR OCCUPANCY SERVED | ROOF = 25 PSF
 7. WIND DESIGN PARAMETERS:
BASIC WIND SPEED = 90 MPH | WIND LOAD IMPORTANCE FACTOR = 1.0 | WIND EXPOSURE = EXPOSURE B
 8. SEISMIC DESIGN PARAMETERS
OCCUPANCY CATEGORY = II | SITE CLASS = D
 9. SOIL DESIGN ASSUMPTIONS
a. ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF
b. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
c. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT.
- B. CONCRETE**
1. MATERIALS:
a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-05 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
b. STRUCTURAL CONCRETE
LOCATION: BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER Fc: *2500 MIN. * CONCRETE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION TO BE AIR ENTRAINED PER 1904.4.1
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS *2500 MIN.
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO WEATHER 3000 (WITH AIR)
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLABS, GARAGE SLABS, STEPS, AND OTHER FLATWORK EXPOSED TO THE WEATHER 3000 (WITH AIR)
c. ALL DEFORMED REINFORCING BARS: Fy = 60,000
 2. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED OR THE FOUNDATION WALLS ARE SUFFICIENTLY BRACED TO RESIST DAMAGE FROM BACKFILL.
 3. IN COLD WEATHER, CONCRETE TO BE PROTECTED AS DETAILED IN "ACI 306R-10 GUIDE TO COLD WEATHER CONCRETING" WHEN REQ'D BY ACI 306R-10. CONCRETE IS TO BE PROTECTED BY THE FOLLOWING FOR 3 DAYS:
22-32 DEGREES(F) - ONE INSULATED BLANKET = R6 17-21 DEGREES(F) - TWO INSULATED BLANKET = R6 EA. BELOW 17 DEGREES(F) - HEATED ENCLOSURE, MAINT. TEMP ABOVE 32 DEGREES(F)
- C. MASONRY**
1. SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
 2. MATERIALS:
a. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
b. MORTAR: ASTM C270 USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
c. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 7.
d. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
e. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
f. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
g. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS.
h. FILL CORE SOLID AROUND ANCHOR BOLTS.
i. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
 3. LINTELS
PROVIDE LINTELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED, PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS. USE 6 INCHES MINIMUM BEARING EACH END.
MASONRY OPENINGS SECTION 1 TO 4'-0" L x 3 1/2 x 3 1/2 x 5/16 1/4"-1" TO 5'-6" L x 4 x 3 1/2 x 5/16 1/4 LV 5'-7" TO 6'-0" L x 5 1/2 x 3 1/2 x 5/16 1/4 LV 6'-1" TO 8'-0" L x 6 x 3 1/2 x 5/16 1/4 LV
- D. STRUCTURAL STEEL**
1. MATERIALS:
a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, Fy = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, Fy = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; Fy = 35 KSI MIN; SQUARE AND RECTANGULAR TUBING: ASTM A500, Fy = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT TZ," SIMPSON STRONG-TIE "STRONG BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HILTI "HIT-CE/HIT HY 150," SIMPSON STRONG-TIE "ACRYLIC-TIE," ITW RED-HEAD "A7 ACRYLIC."
b. MINIMUM BEAM BEARING ON MASONRY = 7'-1/2" U.N.O. | MINIMUM BEAM BEARING ON CONCRETE = 3'-1/2" U.N.O.
c. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT | 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
 2. CONNECTIONS:
a. WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:
FLANGE WIDTH BOLTS POWDER ACTUATED FASTENERS
4" 3/8" DIA. @ 30" O.C. .145" DIA. @ 18" O.C.
5" OR GREATER 1/2" DIA. @ 42" O.C. .145" DIA. @ 18" O.C.

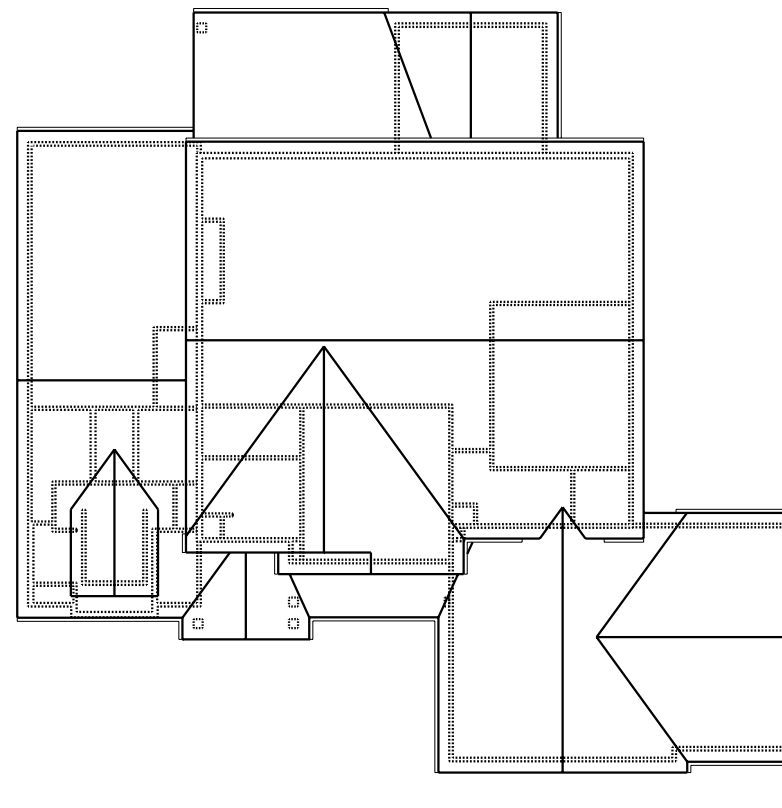
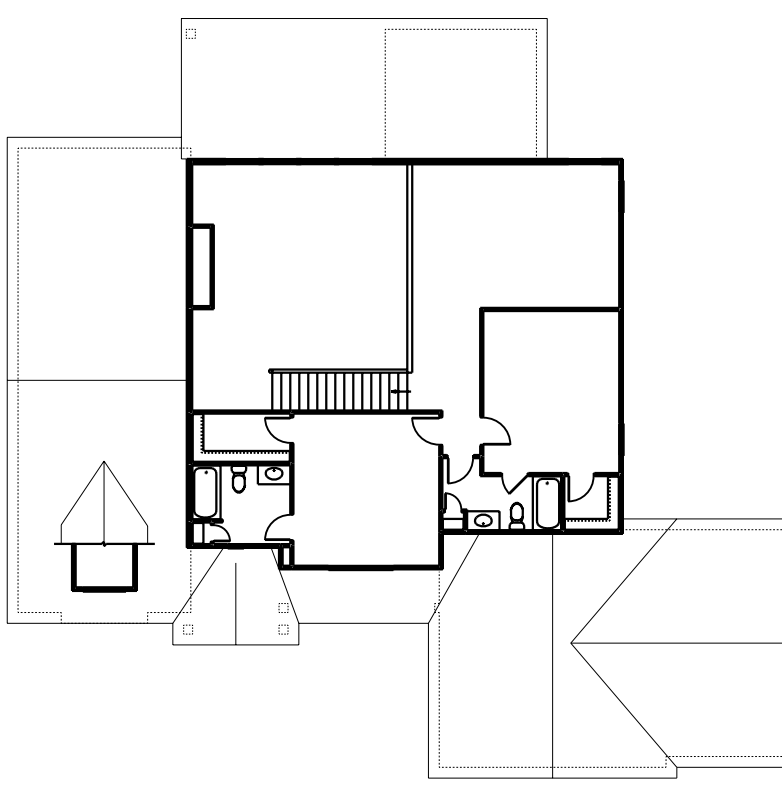
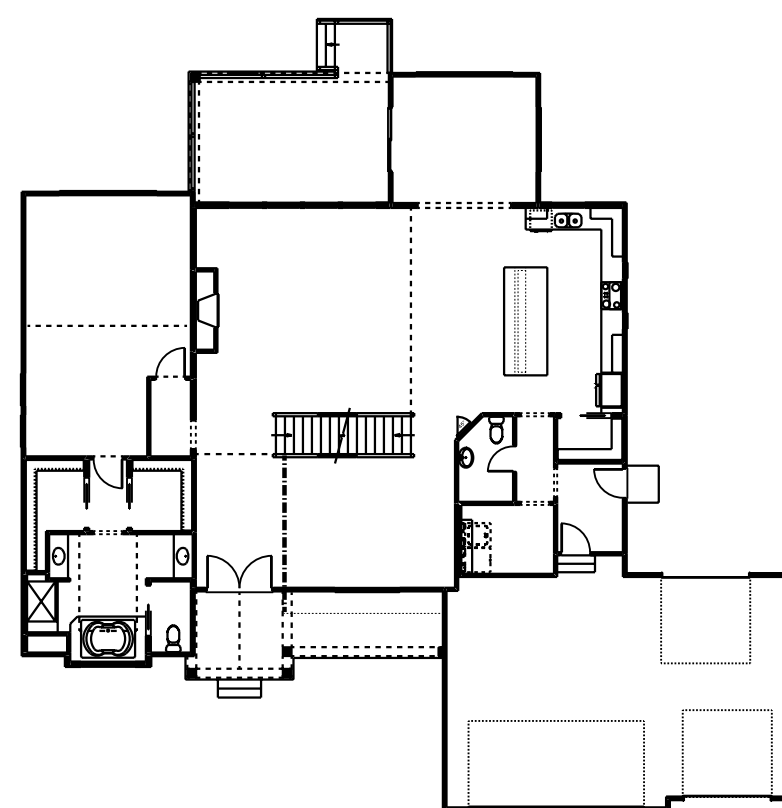
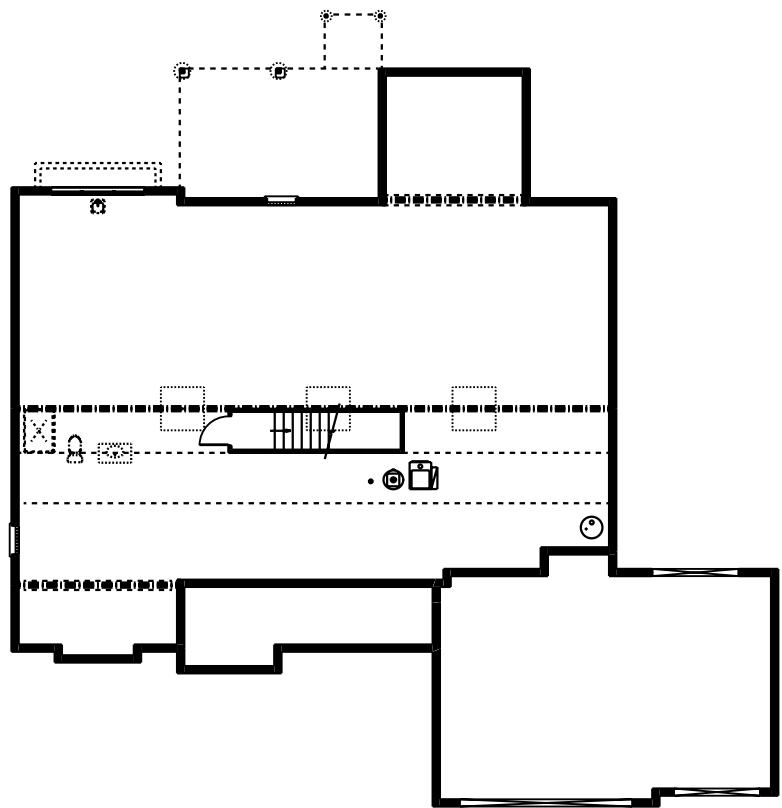
STRUCTURAL NOTES, CONT.

- E. STRUCTURAL LUMBER**
1. MATERIALS:
a. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2018 EDITION; 19% MAX. M.C.
b. PLYWOOD: PLYWOOD, CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 15/32 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH.
c. OSB: FOR WALLS: 1/2 INCH THICK WITH PANEL INDEX W24, EXPOSURE 1. FOR ROOFS: 1/2 INCH THICK WITH PANEL INDEX 1R24, EXPOSURE 1. FOR FLOORS: 3/4 INCH THICK, STURD-FLOOR WITH PANEL INDEX 1R24, EXPOSURE 1. TONGUE AND GROOVE.
d. MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON LEVEL TRUS JOIST.
 2. SPECIFICATIONS:
UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2009 INTERNATIONAL RESIDENTIAL CODE
 3. CONNECTIONS:
a. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
b. RAFTERS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
c. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. USE AHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
d. SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
e. SHEATHING TO WALLS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS.
f. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
g. SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY. 1/2"x6" TITAN BOLTS @ 48" O.C. MAX MAY BE SUPPLEMENTED FOR MISSING OR MISPOURED ANCHOR BOLTS AS NECESSARY, VERIFY IN FIELD.
h. BUILT UP WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
i. MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.
 4. MISCELLANEOUS:
a. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
b. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE IF SHEATHING IS NOT PROVIDED. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
c. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
d. USE DOUBLE STUDS AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE. (1) JACK STUD & (1) KING STUD, GLUE AND NAIL)
e. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
f. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
g. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
h. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
i. WHERE DIMENSIONAL JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24 INCHES ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING. PRE-ENGINEERED JOISTS BLOCK PER LAYOUT.
- F. PREFABRICATED WOOD TRUSSES**
1. MATERIALS:
a. LUMBER: BY TRUSS DESIGNER, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2005 EDITION; 19% MAX. M.C.
b. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.
 2. DESIGN:
TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD: = 10 PSF
BOTTOM CHORD DEAD LOAD = 5 PSF | BOTTOM CHORD LIVE LOAD = 5 PSF
NET WIND UPLIFT = 6 PSF

a. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN b. SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
c. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
d. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
e. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
 3. MISCELLANEOUS:
a. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
b. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 x 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
c. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.
- G. PRE-ENGINEERED JOISTS AND BEAMS**
1. DESIGN:
LIVE LOADS AS LISTED ABOVE.
DEAD LOADS: MINIMUM 10 PSF FOR FLOORS, 15PSF IN KNOWN TILE AREAS.
INCLUDE WEIGHT OF ALL FRAMING, WALLS, FINISHES, ECT. AS SHOWN ON DRAWINGS.
 2. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/480.
MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240
MEMBERS SUPPORTING BRITTLE FINISHES SUCH AS PLASTER OR MASONRY TO BE DESIGNED FOR A MAXIMUM DEFLECTION OF L/600.
 3. CONNECTIONS: ALL CONNECTIONS, BEARING, BLOCKING, AND SUPPORTS OF PRE-ENGINEERED MEMBERS TO BE DESIGNED AND SPECIFIED BY THE MEMBER DESIGNER FOR THE LOADS AS INDICATED ABOVE.
 4. FABRICATION:
FABRICATION AND INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE LATEST EDITIONS OF THE OHIO RESIDENTIAL CODE, AND NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

DRAWING INDEX

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05	ROOF PLAN
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08	WALL SECTIONS
09	STAIR SECTION



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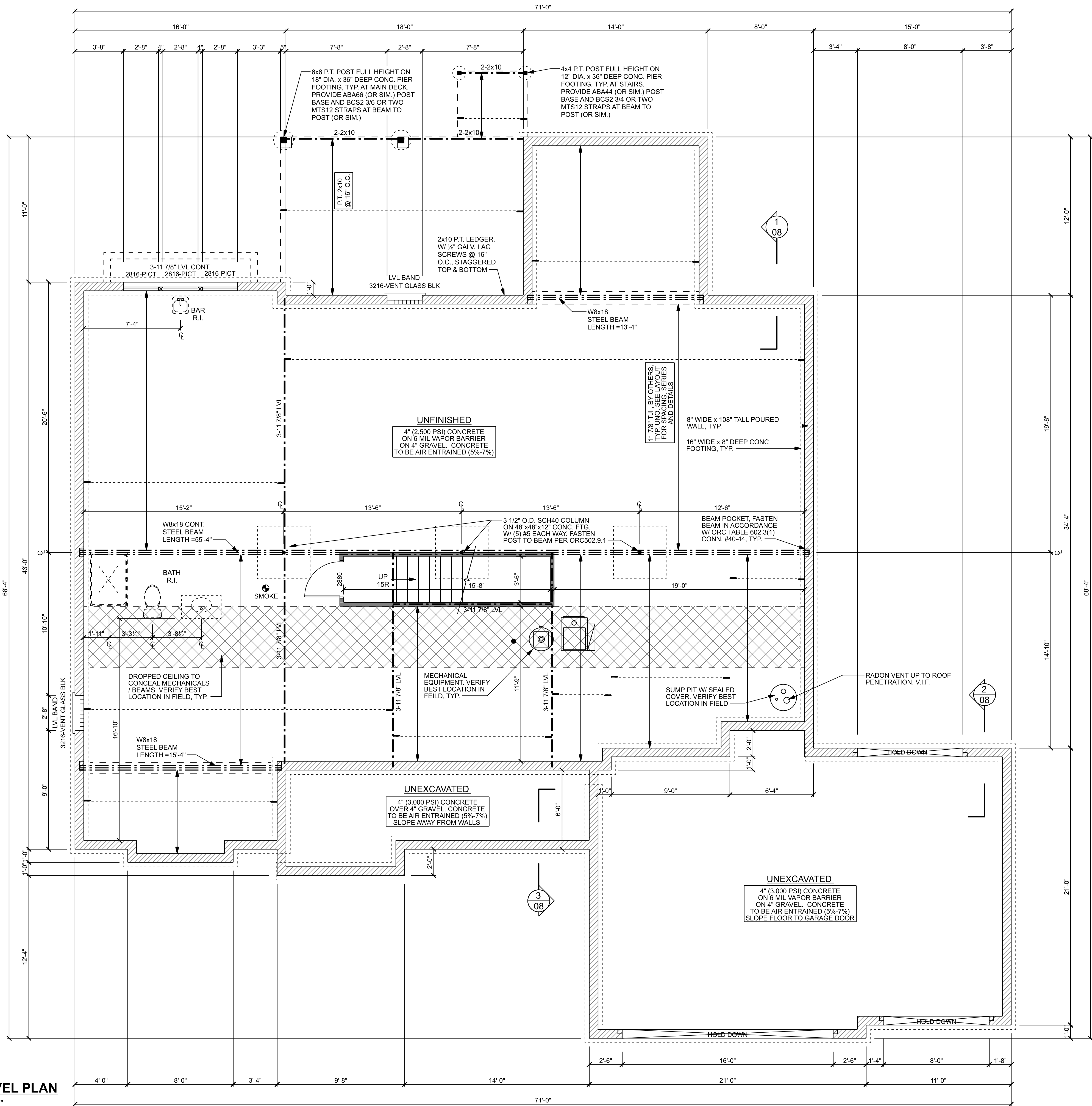
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LOWER LEVEL PLAN

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

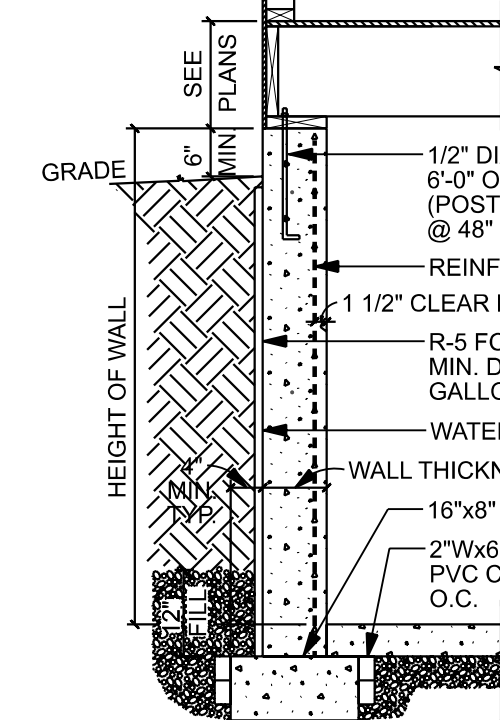


FOUNDATION NOTES

- ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" X 8" CONTINUOUS POURED CONCRETE FOOTING.
- ALL 12" FOUNDATION WALLS SHALL HAVE A MINIMUM 20" X 8" CONTINUOUS POURED CONCRETE FOOTING.
- REFER TO STRUCTURAL NOTES ON COVER SHEET FOR GENERAL STRUCTURE INFORMATION.
- STEEL DIA. PIP SIZES TO BE:
3" DIA. = 216 (OUTSIDE DIA. = 3.5") & 4" DIA. = 237 (OUTSIDE DIA. = 4.5")
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- CEILING HEIGHTS IN BASEMENTS SHALL NOT BE LESS THAN 7'-6" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-8" MINIMUM.
- ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
- WINDOW WELLS WITH A VERTICAL DEPTH OF 4" SHALL BE EQUIPPED WITH A PERMANENTLY AFIZED LADDER OR STEPS USABLE WITH THE WINDOWS IN THE FULLY OPEN POSITION. LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- SEE SHEET 01 FOR STRUCTURAL NOTES.
- BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.
- THESE DRAWINGS HAVE BEEN REVIEWED FOR STRUCTURAL COMPLIANCE BASED ON ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD.
- PROVIDE BLOCKING IN FIRST TWO JOIST CAVITIES PARALLEL TO FDN. (OR BRIDGED) AT ANCHOR BOLT LOCATIONS, TYP.
- FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.
- LVL DATA SHEETS MUST BE PROVIDED AT FRAMING INSPECTION.
- SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP, CONNECTED TOGETHER, AND UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INTSTALLED WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING PROVISIONS OF NFPA72. SMOKE ALARMS LOCATED IN ACCORDANCE WITH SECTION 314.3(2) SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY.
- MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSIVE COMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.
- FIRE RESISTANCE OF FLOORS: FLOOR ASSEMBLIES, NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2" INCH GYPSUM BOARD MEMBRANE OR A 5/8 INCH WOOD STRUCTURAL PANEL MEMBRANE OR AN EQUIVALENT MATERIAL ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER WHICH COMPLES WITH SECTION 302.1.4.
- EXCEPTIONS:
 - FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 313.1.1 OR 313.2.1.
 - FLOOR ASSEMBLIES LOCATED DIRECTLY OVER AN UNDERFLOOR SPACE AS REFERENCED IN SECTION 408 WHICH IS NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
 - PORTIONS OF FLOOR ASSEMBLIES CAN BE UNPROTECTED WHEN COMPLYING WITH THE FOLLOWING:
 - THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS SHALL NOT EXCEED 80 SQUARE FEET PER STORY.
 - FIRE BLOCKING IN ACCORDANCE WITH SECTION 302.11.1 SHALL BE INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
 - WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH NOMINAL DIMENSIONS, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

FOUNDATION WALL REINFORCING

SCALE: 1/2" = 1'-0"



FOUNDATION WALL DESIGN - POURED WALLS			
CONCRETE = f _c MIN. = 3,000 PSI			
REINFORCING f _y MIN. = 60,000 PSI			
MAXIMUM EQUIVALENT SOIL PRESSURE = 60 PSF			
MAX CONC. WALL HEIGHT*	CONC. WALL THICKNESS	MINIMUM WALL REINFORCEMENT	
7'-4"	8"	NONE REQUIRED	
8'-8"	8"	#4@24" OR #5@32" OR #6@48" O.C.	
10'-0"	8"	#5@24" O.C.	
11'-4"	8"	#6@24" O.C.	

* WALL HEIGHT IS FROM TOP OF SLAB TO TOP OF WALL
* UNBALANCED FILL ASSUMED @ 12" LESS THAN WALL HEIGHT
HORIZONTAL REINFORCING NOTES:
WALLS LESS THAN OR EQUAL TO 8'-0" IN HEIGHT ADD (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT MID HEIGHT. FOR WALLS GREATER THAN 8'-0", PROVIDE (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT THIRD POINTS OF THE WALL. PROVIDE (2) #4 HORIZ. WALL REINFORCING BELOW BASEMENT WINDOWS. PROVIDE #4 VERT. REINFORCING FULL HEIGHT AT EACH SIDE OF EACH BASEMENT WINDOW.

LIGHTING & VENTILATION CALC.

LIGHT & VENT. REQUIREMENTS FOR HABITABLE SPACES				
PER RESIDENTIAL CODE OF OHIO SECTION 303				
ROOM NAME	ROOM SQ. FT.	WINDOW TYPE	TEMP. GLAZING	BEDRM. EGRESS
REC ROOM	0.0 sq ft.	NONE	NO	N/A
MEDIA ROOM	0.0 sq ft.	NONE	NO	N/A
BEDROOM	0.0 sq ft.	SLIDER	NO	1-@10.0 S.F.
BEDROOM	0.0 sq ft.	SLIDER	NO	1-@10.0 S.F.
EXERCISE	0.0 sq ft.	NONE	NO	N/A

CONTINUED			
ROOM NAME	REQ. S.F. GLAZING	ACT. S.F. GLAZING	REQ. S.F. VENT.
REC ROOM	#	#	#
MEDIA ROOM	#	#	#
BEDROOM	#	#	#
BEDROOM	#	#	#
EXERCISE	#	#	#

303.1 HABITABLE ROOMS
SEE SHEETS 03 & 04 FOR LIGHT AND VENTILATION NOTES AND EXCEPTIONS

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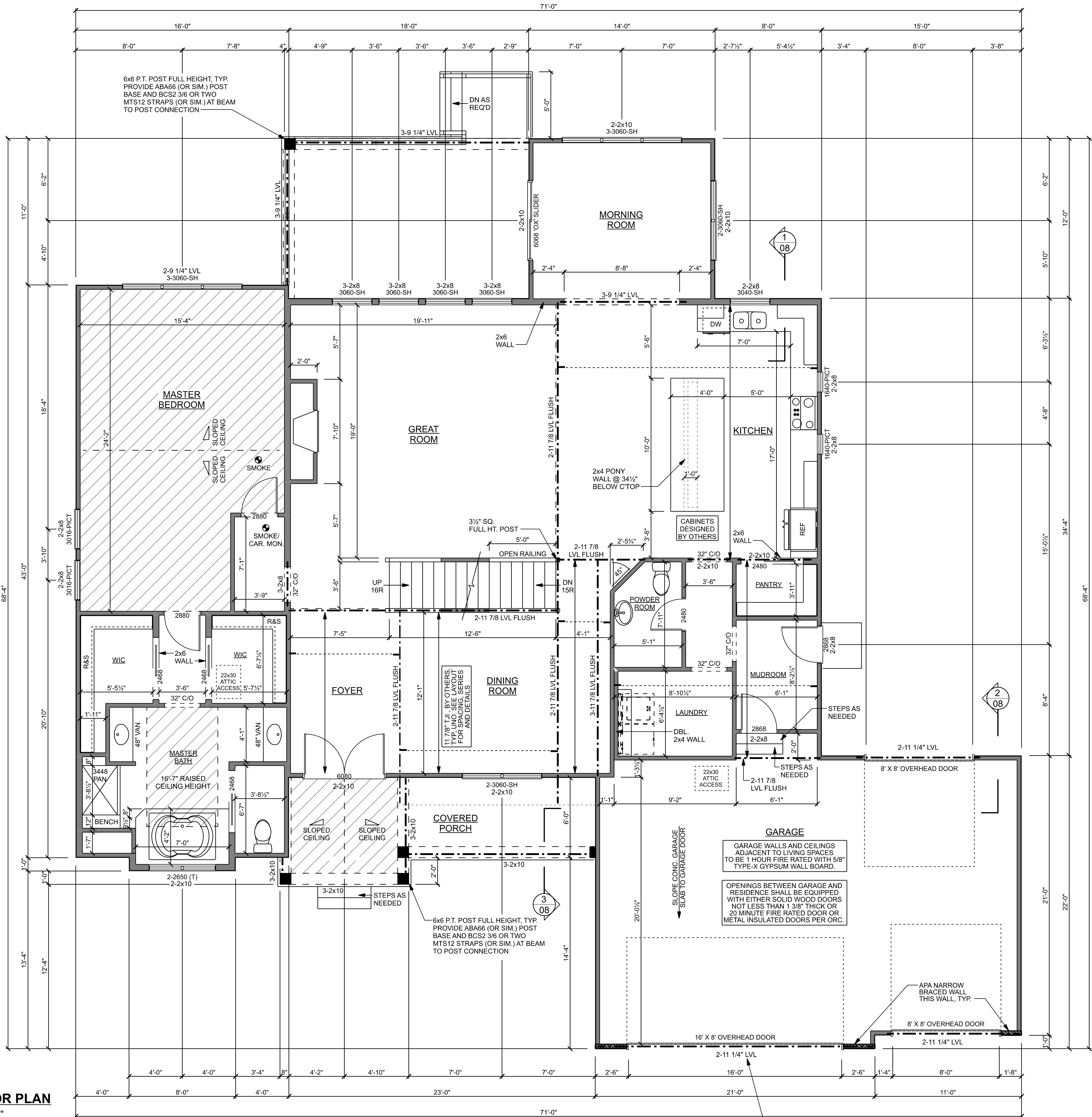
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FIRST FLOOR PLAN

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

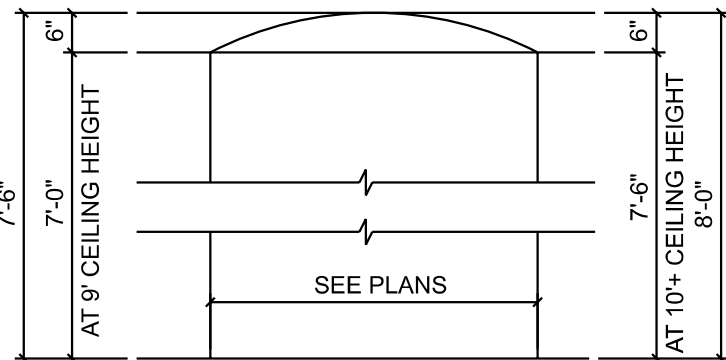
2270.0 sq ft.



FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE. CLOSET DOORS TO BE CENTERED IN CLOSET U.N.O.
- ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD.
- A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22" x 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO KEISER DESIGN GROUP IN WRITING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL WOOD, CONCRETE, AND STEEL MEMBERS SHALL MEET OR EXCEED ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE OR MASONRY, OR IN DIRECT CONTACT WITH GROUND.
- WALL STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS.
- ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- SEE SHEET 01 FOR STRUCTURAL NOTES.
- LOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.
- INSTALL PRE-FAB FIREPLACES PER MFR.'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE MFR. INSTALLATION SHEETS AT INSPECTION.
- THESE DRAWINGS HAVE BEEN REVIEWED FOR STRUCTURAL COMPLIANCE BASED ON ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- BRICK LINTEL SCHEDULE
0'-0" - 4'-0" = 3 1/2 x 3 1/2 x 5/16 STEEL ANGLE
4'-1" - 5'-0" = 4 x 3 1/2 x 5/16 STEEL ANGLE
5'-7" - 6'-0" = 5 x 3 1/2 x 5/16 STEEL ANGLE
6'-1" x 8'-0" = 6 x 4 x 5/16 STEEL ANGLE
- FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.
- O.S.B. ROOF, WALL AND FLOOR SHEATHING: LEAVE 1/8" MINIMUM GAP ON EDGES AND AROUND OPENINGS TO ALLOW FOR EXPANSION AND CONTRACTION OF SHEATHING.
- LVL DATA SHEETS MUST BE PROVIDED AT FRAMING INSPECTION.
- SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP, CONNECTED TOGETHER, AND UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL171 AND INSTALLED WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING PROVISIONS OF NFPA72. SMOKE ALARMS LOCATED IN ACCORDANCE WITH SECTION 314.3(2) SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY.
- ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
A. GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS LARGER THAN CAN PASS A 3" SPHERE.
B. GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS.
C. GLAZING WITHIN 24" OF ANY DOOR JAMB IN THE CLOSED POSITION WHERE THE BOTTOM EDGE IS WITHIN 60" OF FINISH FLOOR.
D. GLAZING OVER 9 S.F. WITHIN 18" OF FINISH FLOOR WHERE THE TOP EDGE IS MORE THAN 36" ABOVE FINISH FLOOR, AND IS WITHIN 36" (MEASURED HORIZ.) OF A WALKING SURFACE.
E. GLAZING IN RAILINGS.
F. GLAZING LESS THAN 60" (MEASURED HORIZ.) ADJACENT TO TUBS & POOLS WHERE THE BOTTOM EDGE IS WITHIN 60" OF FINISH FLOOR.
G. GLAZING IN SHOWERS WHERE THE BOTTOM EDGE IS WITHIN 60" OF FINISH FLOOR.
H. GLAZING WITHIN 36" ADJACENT TO STAIRWAY LANDINGS AND RAMPS WHERE THE BOTTOM EDGE IS WITHIN 60" OF FINISH FLOOR.

ARCHED OPENING DETAIL



LIGHTING & VENTILATION CALC.

LIGHT & VENT. REQUIREMENTS FOR HABITABLE SPACES				
PER RESIDENTIAL CODE OF OHIO SECTION 303				
ROOM NAME	ROOM SQ. FT.	WINDOW TYPE	TEMP. GLAZING	BEDRM. EGRESS
GREAT ROOM	362.8 sq. ft.	SH/PIC/T	NO	N/A
KITCHEN, M/R	534.3 sq. ft.	SH/PIC/T/DR	YES	N/A
DINING	200.4 sq. ft.	SH	NO	N/A
MASTER BED.	340.7 sq. ft.	SH	NO	3-@9.0 S.F.
CONTINUED				
ROOM NAME	REQ. S.F. GLAZING	ACT. S.F. GLAZING	REQ. S.F. VENT.	ACT. S.F. VENT.
GREAT ROOM	29.0	72.0	14.5	36.0
KITCHEN, M/R	42.7	154.0	21.4	71.0
DINING	16.0	36.0	8.0	18.0
MASTER BED.	27.3	63.0	13.6	27.0

303.1 HABITABLE ROOMS
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA SQUARE FOOTAGE OF SUCH ROOMS. ONE-HALF OF THE REQUIRED AREA OF GLAZING SHALL BE OPENABLE (4%).

EXCEPTION 1:
THE GLAZED AREA SHALL NOT BE REQUIRED WHEN THE ROOM HAS AN ARTIFICIAL LIGHT SOURCE THAT IS A PERMANENT PART OF THE DWELLING, SUCH AS CEILING LIGHTS. PLUGGED LAMPS DO NOT QUALIFY.

EXCEPTION 2a: VENTILATION - THE GLAZED AREAS NEED NOT BE OPENABLE TO MEET THE 4% REQUIREMENT WHEN THE MECHANICAL VENTILATION SYSTEM IS CAPABLE OF SUPPLYING OUTDOOR VENTILATION OF 15 CUBIC FT. PER MIN. PER OCCUPANT.

EXCEPTION 2b: INSTALL A MINIMUM OF 6 INCH MAKE-UP AIR TO THE HVAC SYSTEM OR PROVIDE CALCULATIONS FROM YOUR HVAC CONTRACTOR.



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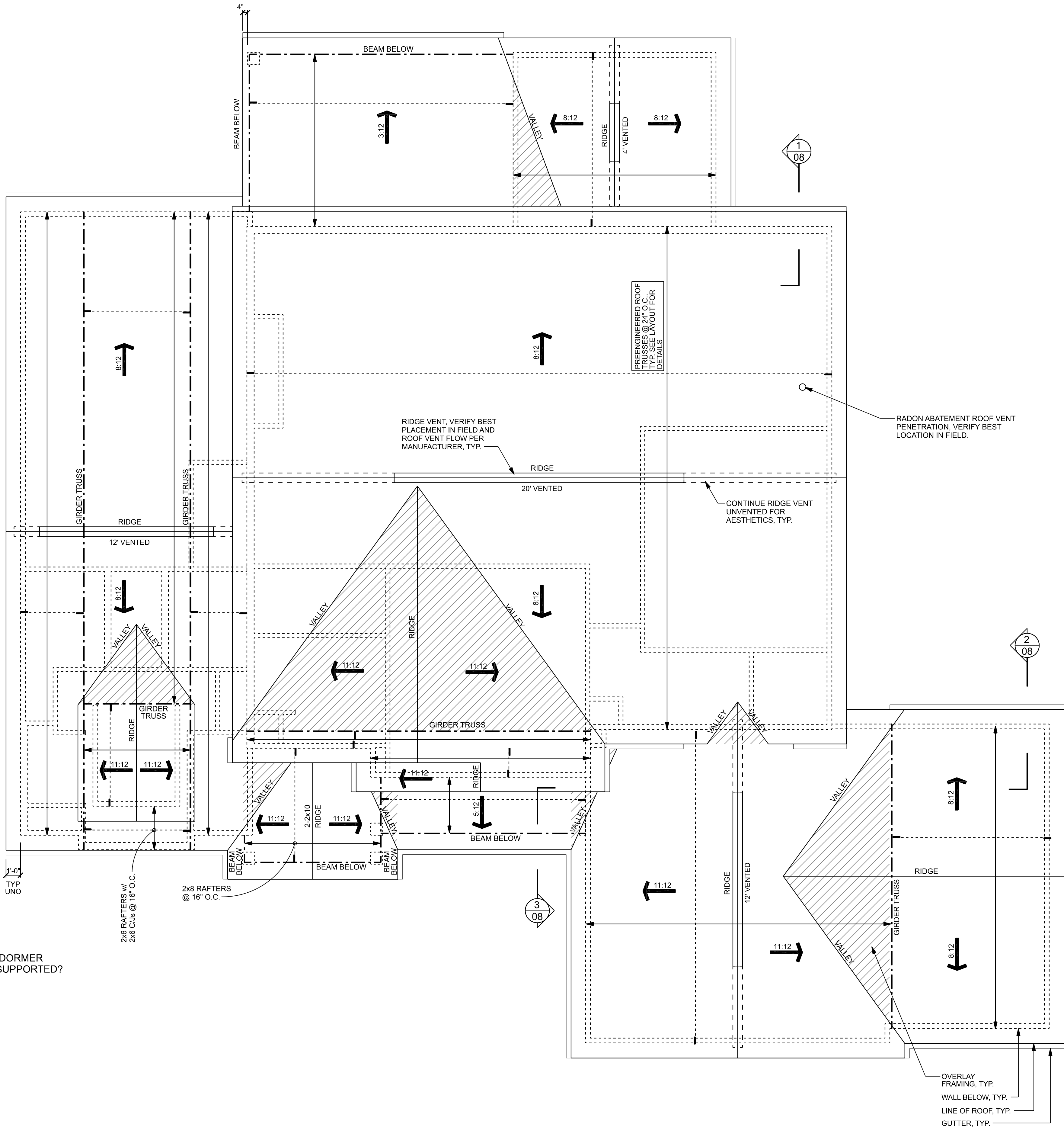
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PAGE :
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ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

1. CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER APPLICABLE CODE(S) FOR PROPER ROOF DRAINAGE.
2. PROVIDE CRICKETS AS NECESSARY FOR PROPER WATER DRAINAGE.
3. REFER TO COVER SHEET FOR GENERAL STRUCTURE INFORMATION.
4. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SO THAT FASCIA'S ALIGN PER EXTERIOR ELEVATIONS.
5. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE, LOCATED AS NEAR THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 4'-0" O.C. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
6. RIDGE BOARDS SHALL BE AT LEAST 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 11 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x (AS REQ'D) FURRED TO THE BOTTOM EDGE OF THE 2x12.
7. VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT ENDS OF THE RAFTERS.
8. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY/ DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
9. FALSE CHIMNEYS, DORMERS, CUPOLAS, AND OTHER SIMILAR FEATURES, SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL, OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM THE FIREBOX.
10. SEE SHEET 01 FOR STRUCTURAL NOTES.
11. BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.
12. CONTRACTOR TO PROVIDE TRUSS DATA AND TRUSS LAYOUT ON SITE AT FRAMING INSPECTION.
13. THESE DRAWINGS HAVE BEEN REVIEWED FOR STRUCTURAL COMPLIANCE BASED ON ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
14. ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPPING WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER.
15. OVERLAY FRAMING: @ 24" O.C.
 - 0'-0" - 6'-0" SPAN = 2x4s
 - 6'-0" - 9'-0" SPAN = 2x6s
 - 9'-0" - 12'-0" SPAN = 2x8s
 - 12'-0" - 15'-0" SPAN = 2x10s
 - 15'-0" - 18'-0" SPAN = 2x12s
16. PROVIDE ICE AND WATER SHIELD AT:
 - 1. ALL VALLEYS AND ROOF PENETRATIONS.
 - 2. 3' TALL HORIZONTALLY EXTENDING FROM THE BOTTOM OF THE ROOF.
 - 3. WHERE ROOF PLANES INTERSECT VERTICAL WALLS (18" MIN UP WALL AND ONTO ROOF).
17. DESIGN GIRDER TRUSSES TO CARRY CONVENTIONAL FRAMING LOADS.
18. USE RAFTER SIZES OR FUR DOWN FOR MINIMUM ROOF INSULATION VALUE COMPLIANCE.

ROOF VENTILATION NOTES

ATTIC VENTILATION (RCO SECTION 806): ENCLOSED ATTICS AND ENCLOSED RAFTER SPACE FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

MAIN HOUSE:
1,527 S.F. / 300 = 5.09 / 2 = 2.55 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 2.55 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

GARAGE:
726 S.F. / 300 = 2.42 / 2 = 1.21 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 1.21 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

MASTER SUITE:
707 S.F. / 300 = 2.36 / 2 = 1.18 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 1.18 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

MORNING ROOM:
193 S.F. / 300 = 0.64 / 2 = 0.32 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 0.32 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

ROOF VENT NFVA CALCULATION:
CONTINUOUS RIDGE VENT ASSUMED TO BE 18" NET FREE VENT AREA PER LINEAR FOOT OF RIDGE VENT. (12" NET FREE AT HIPS)
ROOF LOUVERS (HAT VENTS) ASSUMED TO BE 50" NET FREE VENT AREA PER INDIVIDUAL ROOF LOUVER.
CATHEDRAL VENT (SHED VENT) ASSUMED TO BE 9" NET FREE VENT AREA PER LINEAR FOOT OF VENT.
UNDEREAVE VENT ASSUMED TO BE 9" NET FREE VENT PER LINEAR FOOT OF VENT (CONTINUOUS), 28" NET FREE AREA PER VENT (16"x4")

THE THICKNESS OF BLOWN OR SPRAYED ROOF / CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET (28 M²) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MIN. INITIAL INSTALLED THICKNESS WITH NUMBERS A MIN. OF 1 INCH (25MM) IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.

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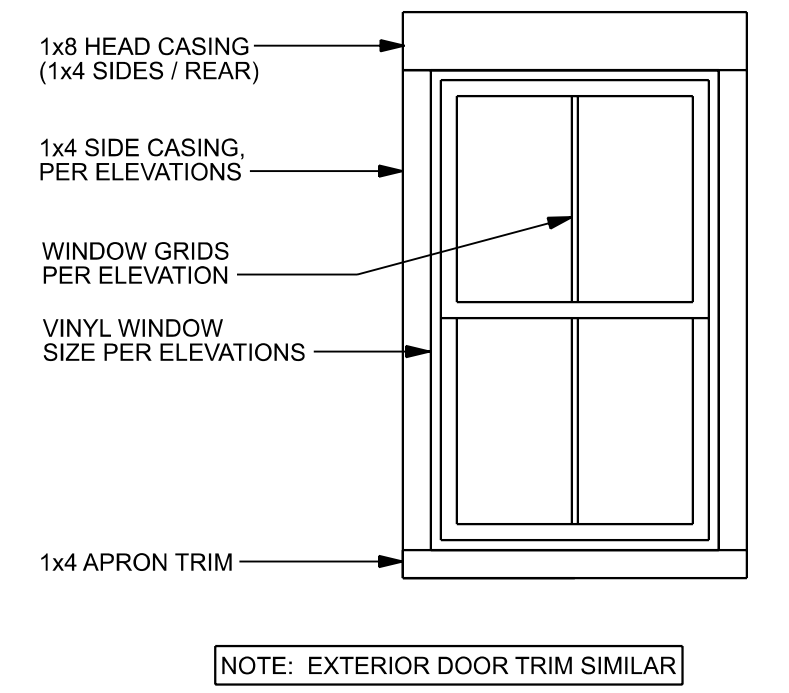


REAR ELEVATION
SCALE: 1/4" = 1'-0"

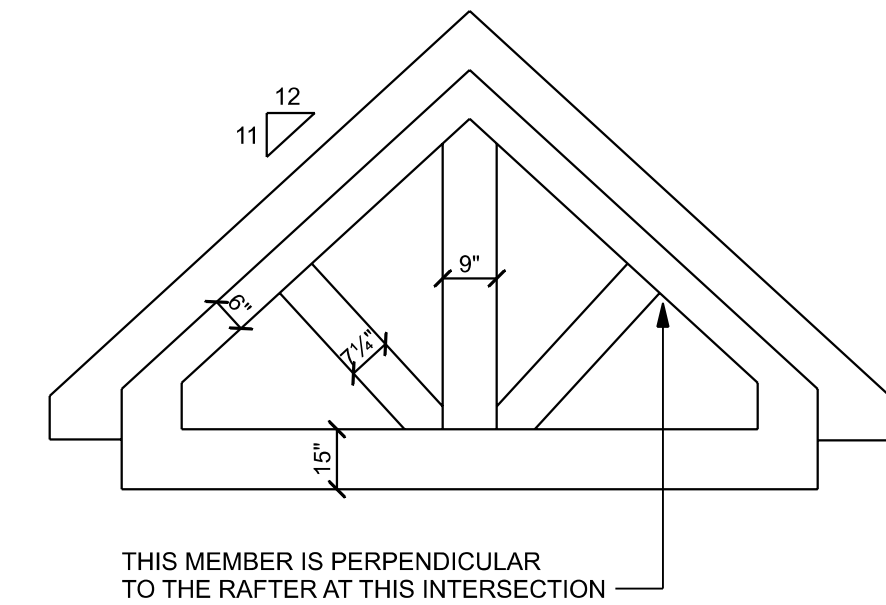


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

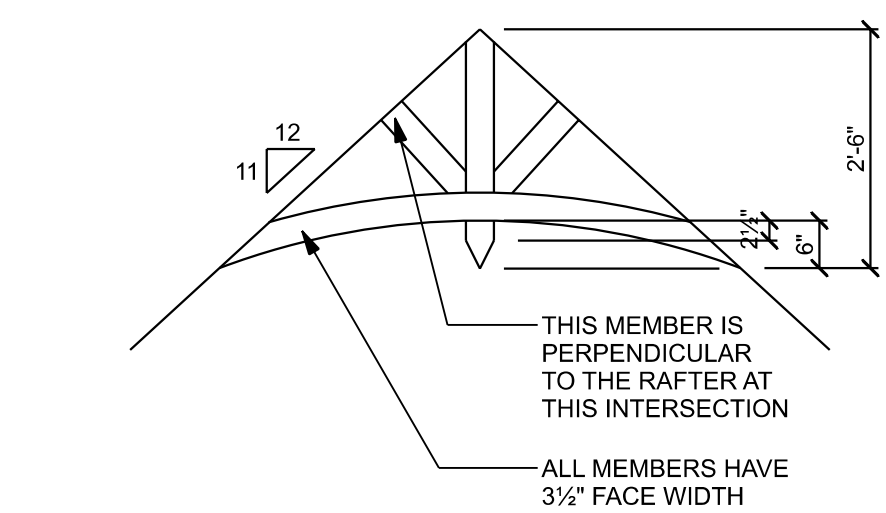
ENLARGED WINDOW ELEVATION



ENLARGED ENTRY GABLE DETAIL



ENLARGED DECORATIVE GABLE DETAIL



MATERIAL LEGEND (AS APPLICABLE)

	BRICK VENEER		DIMENSIONAL SHINGLES
	SYNTHETIC STONE VENEER		STANDING SEAM METAL ROOF
	SHAKES		BOARD & BATTEN SIDING
	STUCCO		HORIZONTAL LAP SIDING



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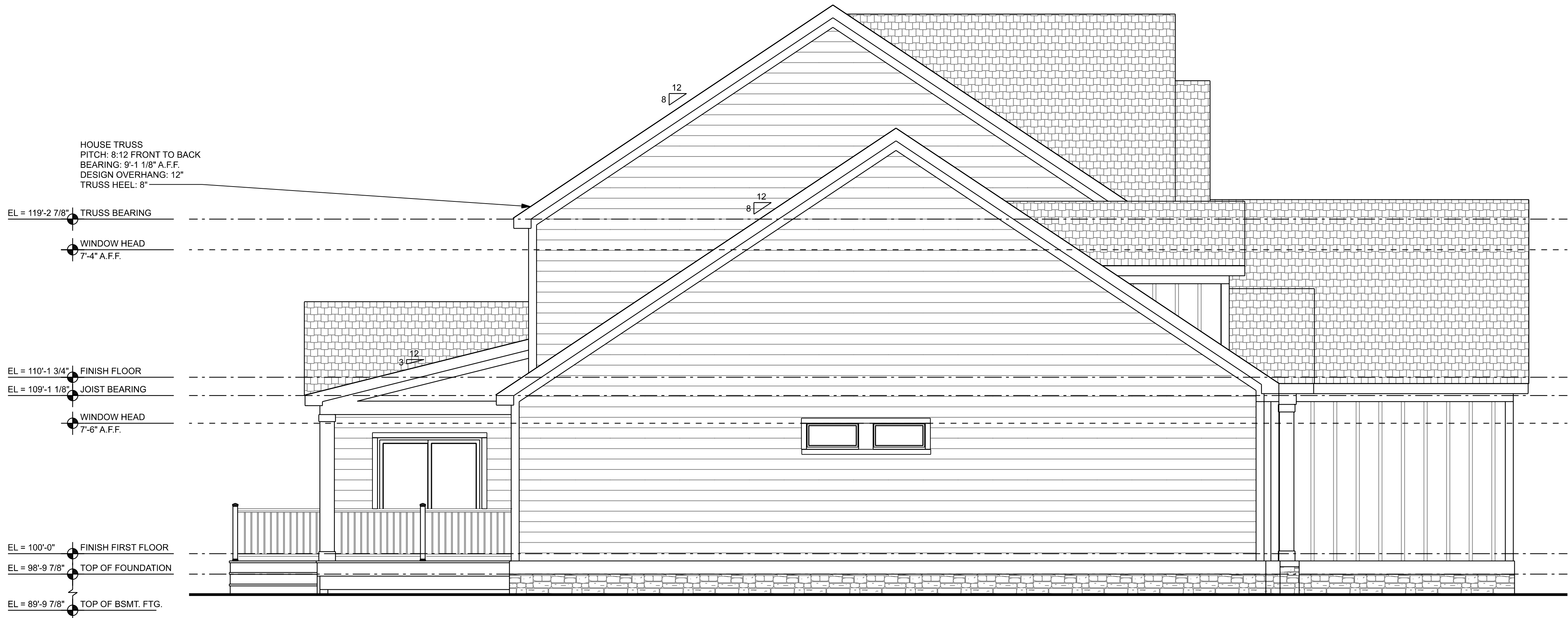
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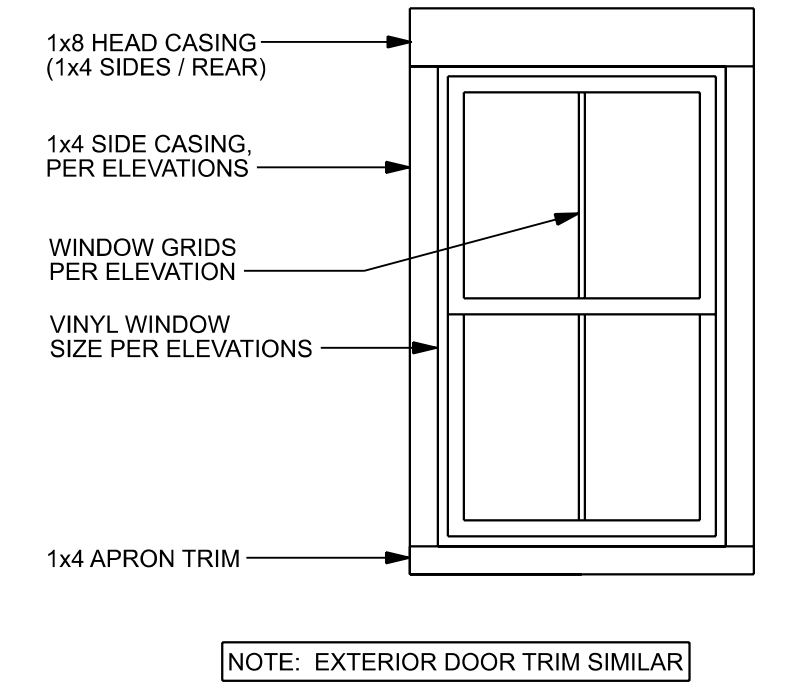


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

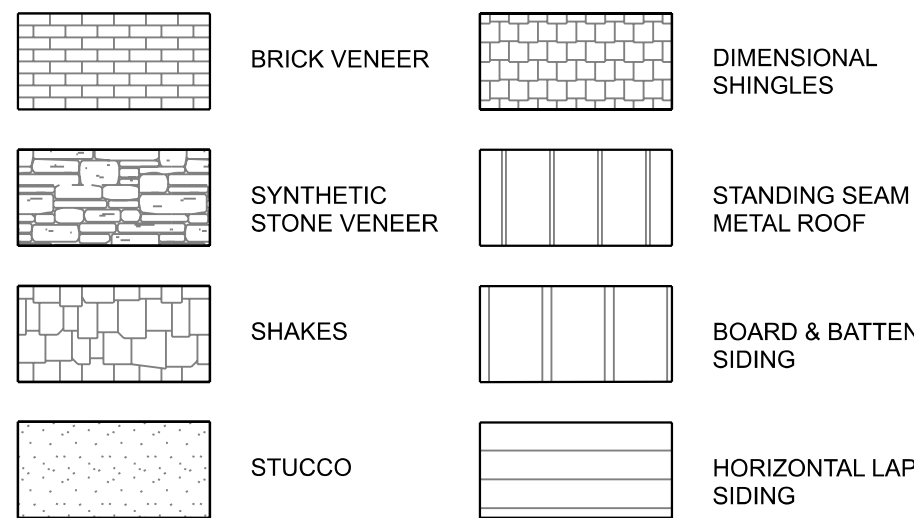


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ENLARGED WINDOW ELEVATION



MATERIAL LEGEND (AS APPLICABLE)



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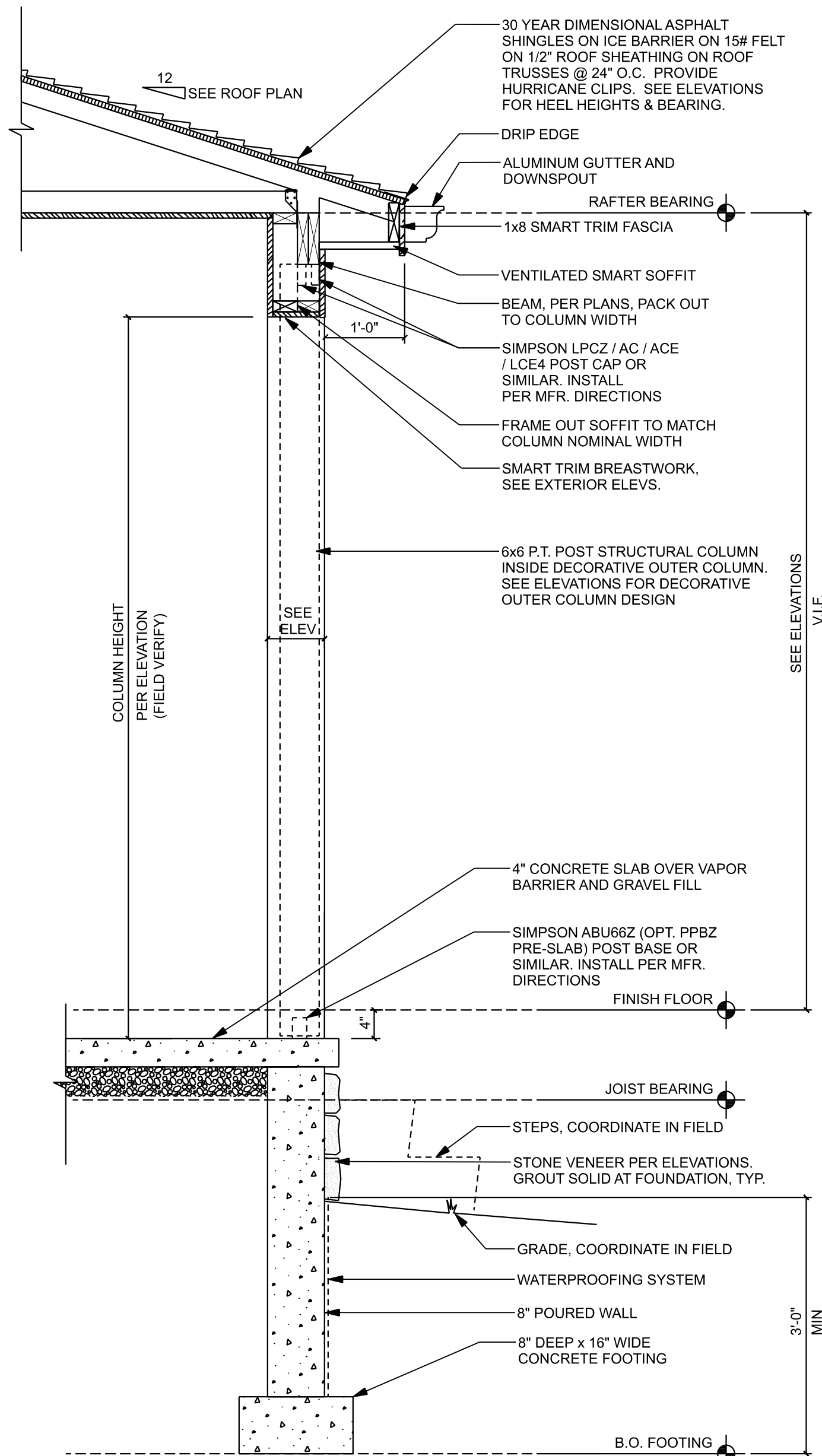


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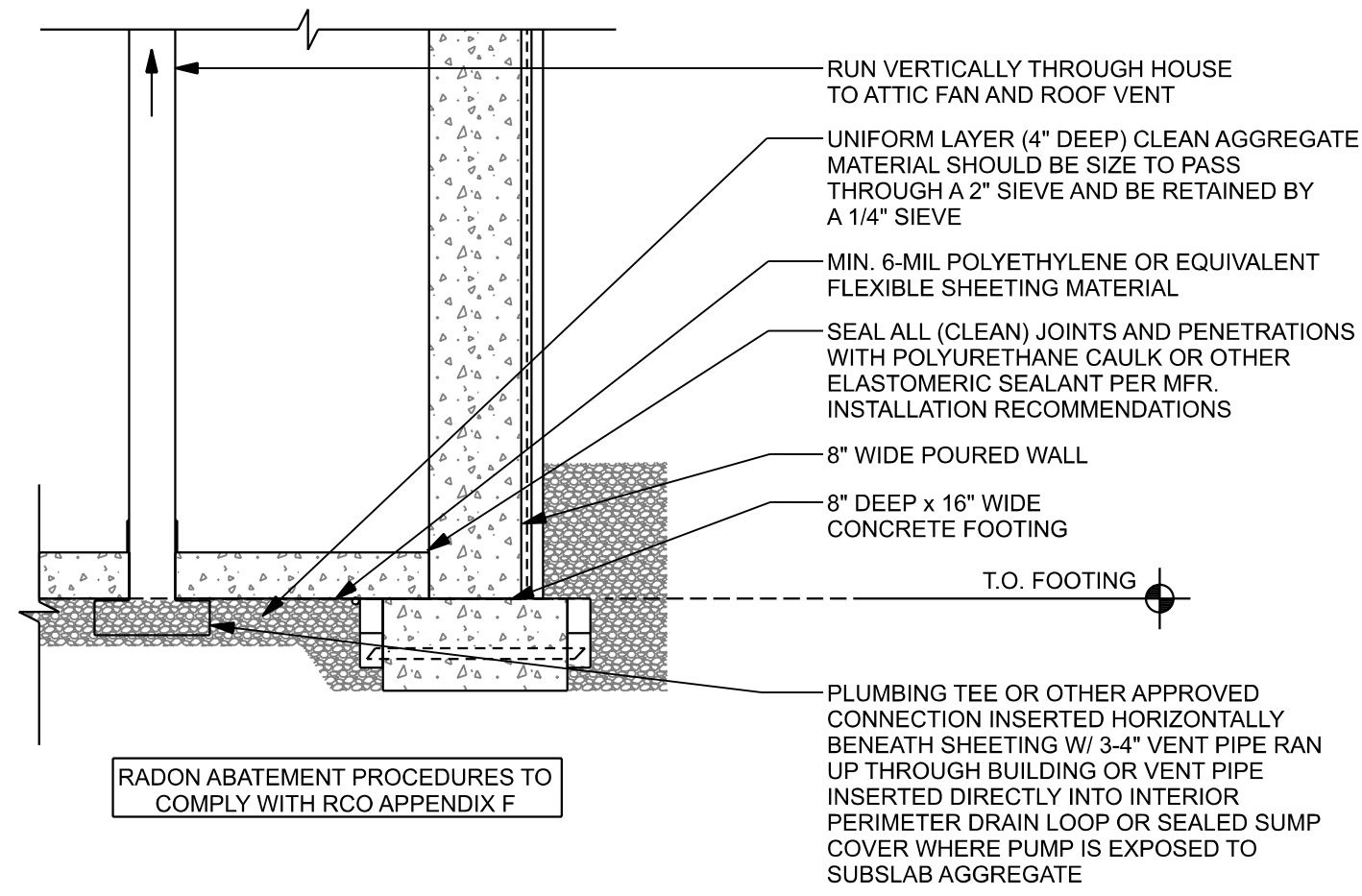
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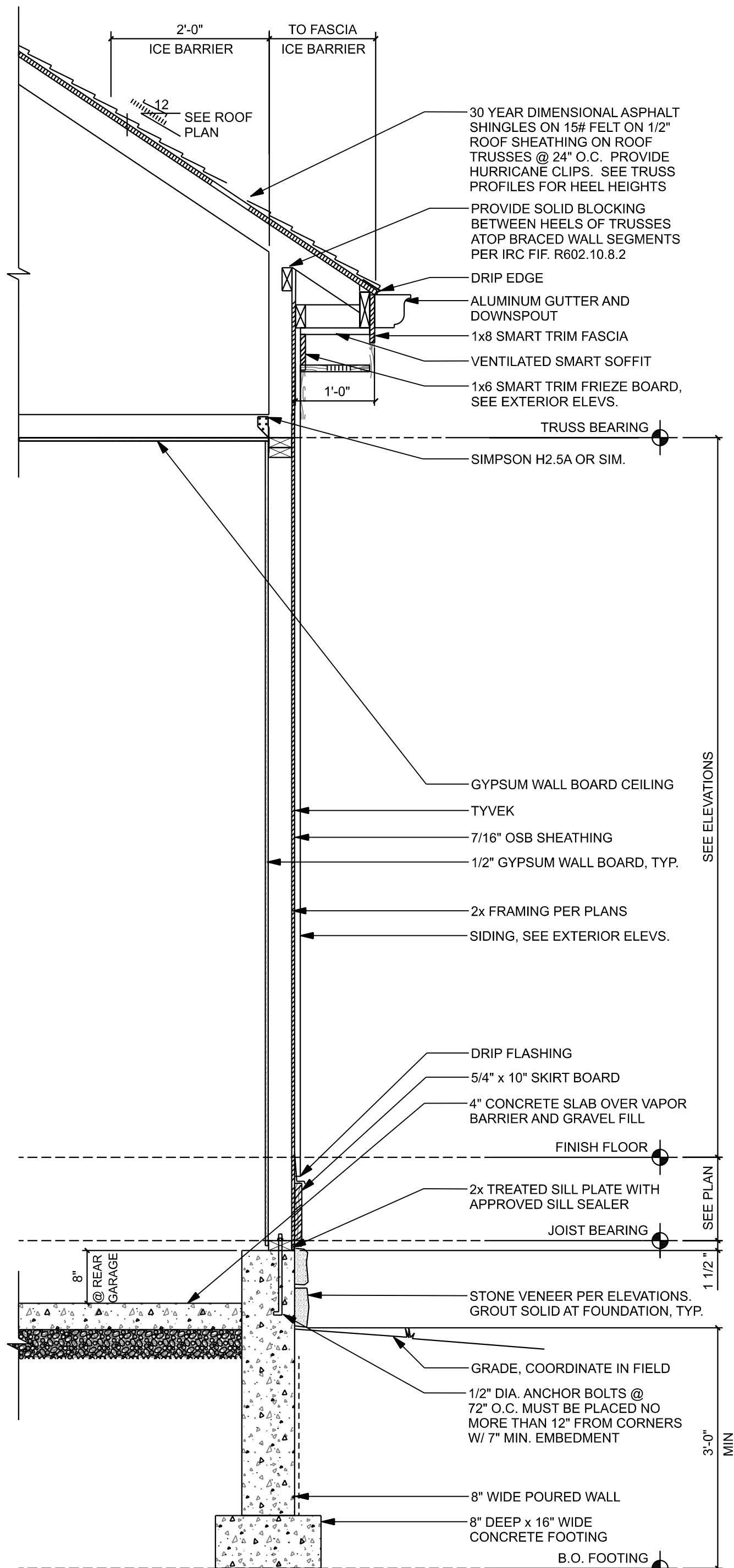




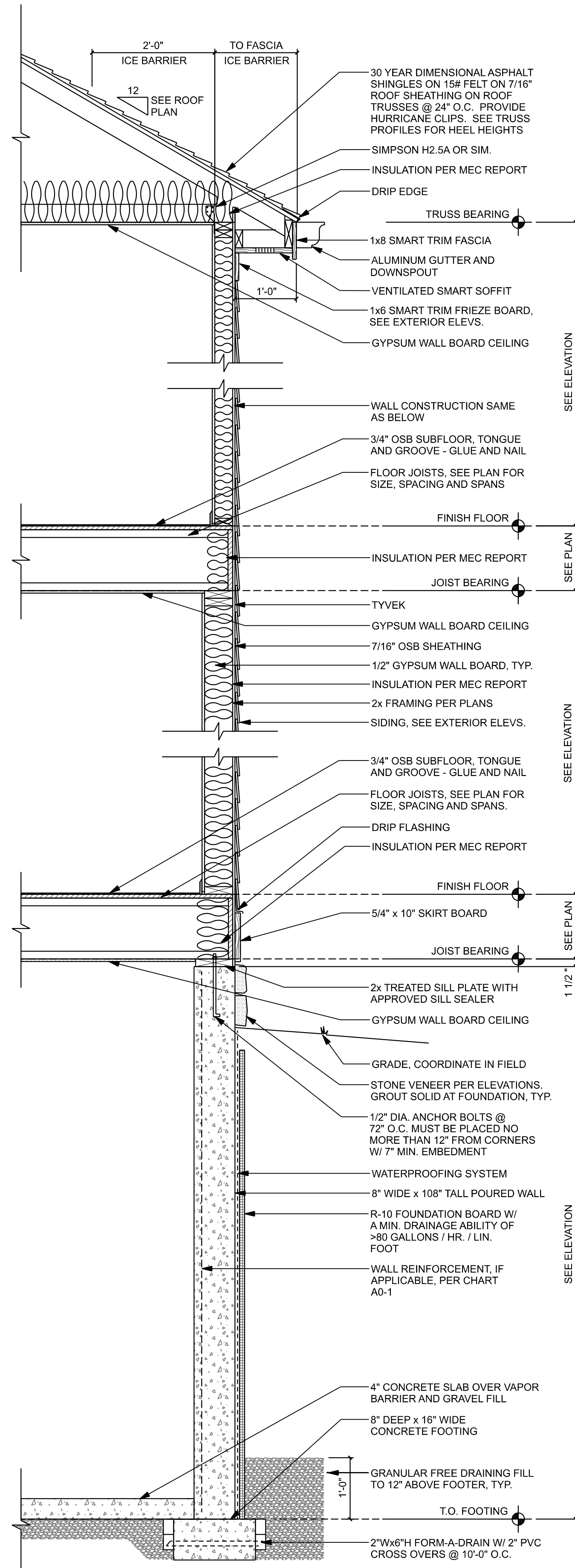
3 FRONT PORCH WALL SECTION (REAR SIM. IF APPLICABLE)



5 RADON ABATEMENT DETAIL (IF APPLICABLE)



2 GARAGE WALL SECTION

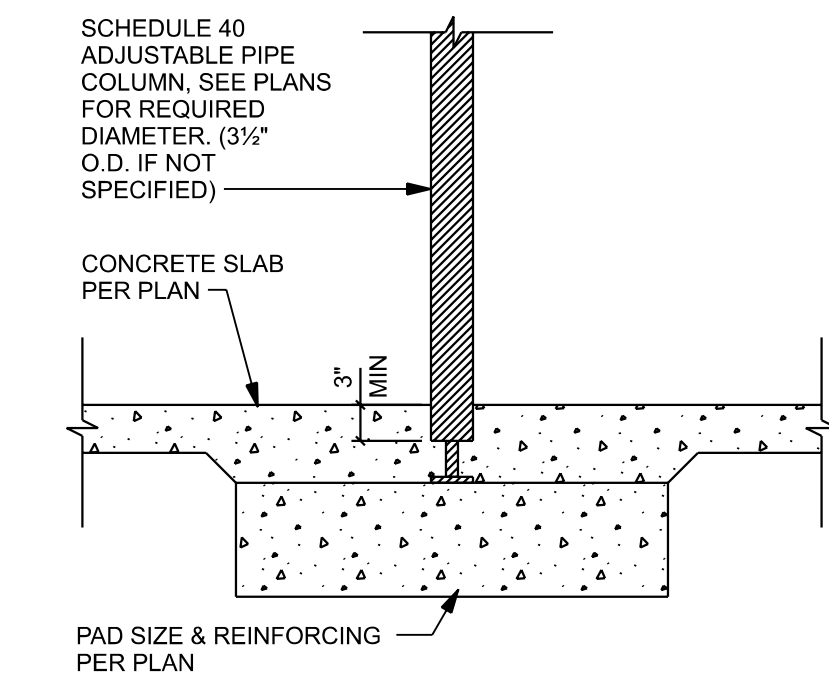


1 2 STORY WALL SECTION (1 STORY SIM. IF APPLICABLE)

WALL SECTION NOTES

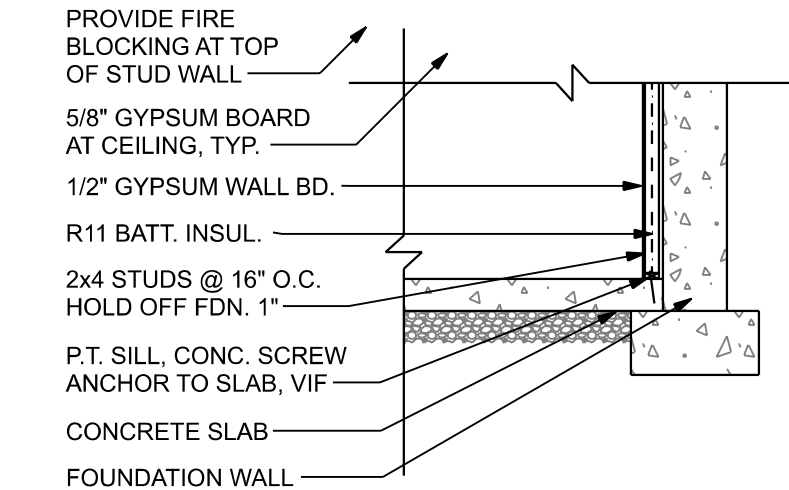
- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES.
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO 3 PILLAR HOMES IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OF FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT ALL WALL AND ROOF INTERSECTIONS.
 - WEEP SCREDS - A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

ALTERNATE COLUMN DETAIL



NOTE: ALL PIPE COLUMNS INSTALLED PER THE ABOVE DETAIL SHALL BE CONSIDERED AS A FIXED COLUMN FOR LOADING PURPOSES. IN AREAS WHERE THE ADJUSTABLE SCREW CANNOT BE ENCASED PER THE DETAIL ABOVE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS ASSUMED BY THE STRUCTURAL ENGINEER'S CALCULATIONS.

BASEMENT WALL FRAMING DETAIL



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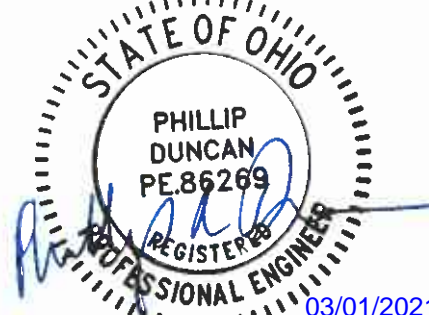
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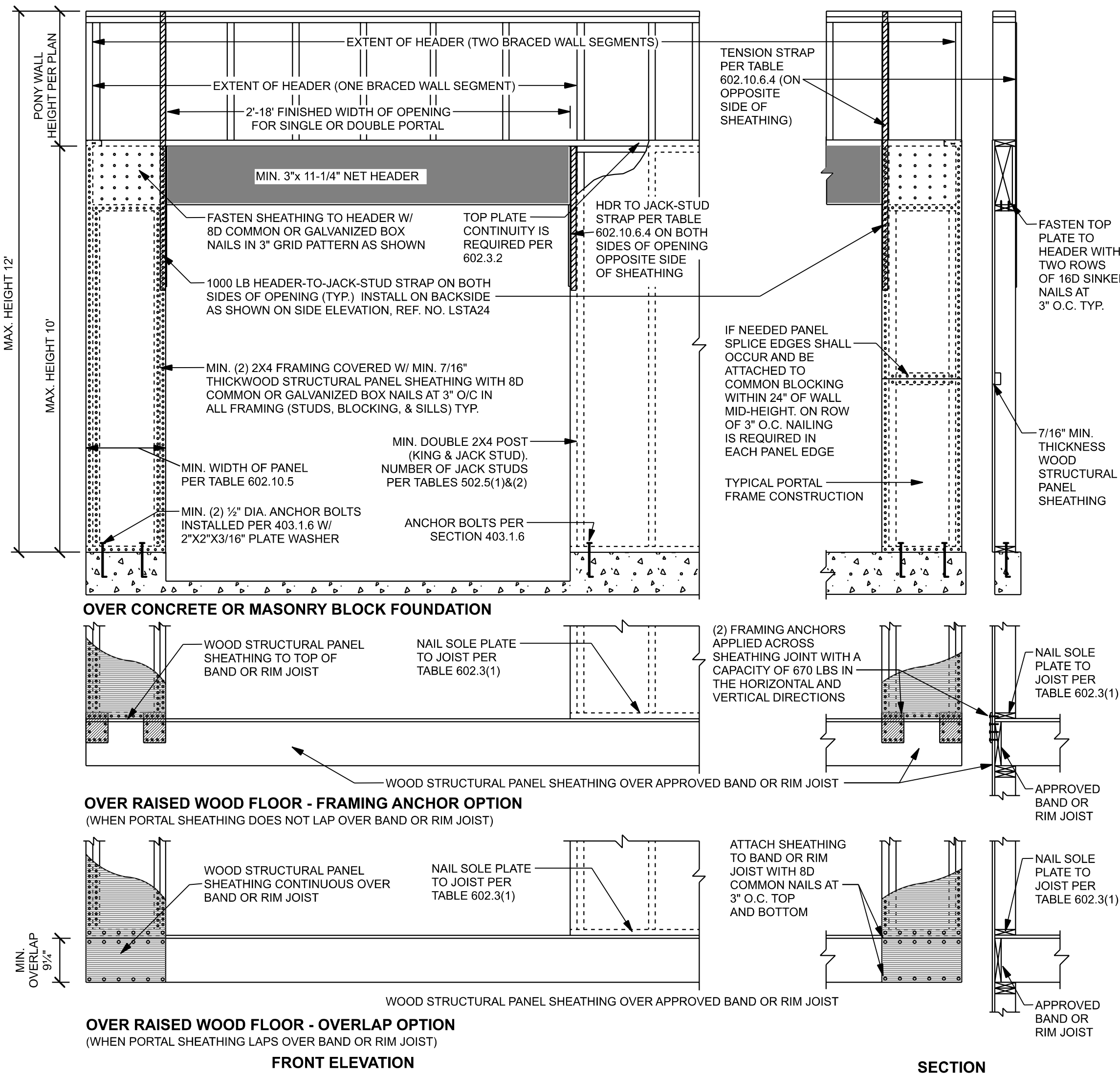
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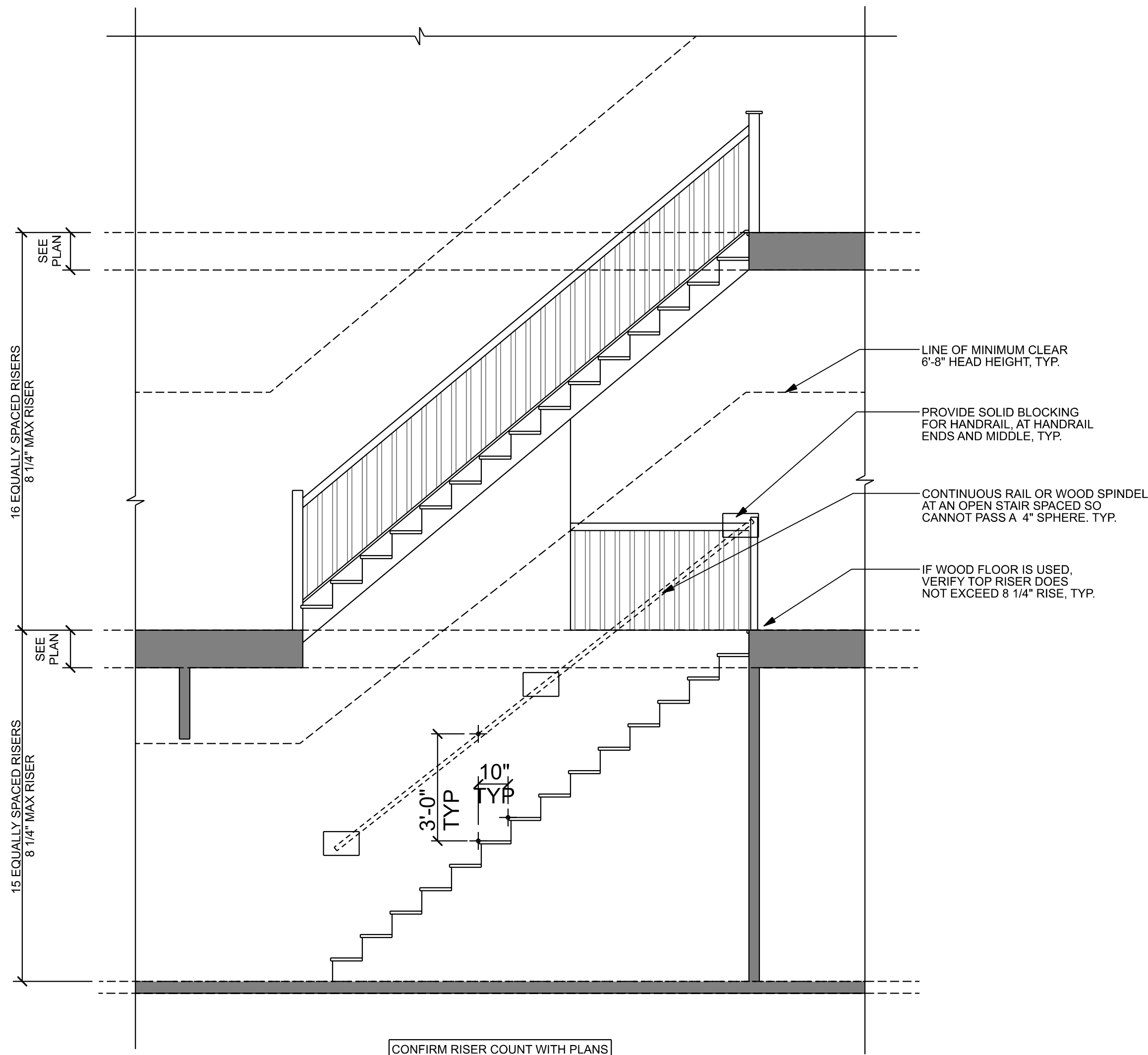
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2 CS-PF BRACED WALL METHOD DETAIL



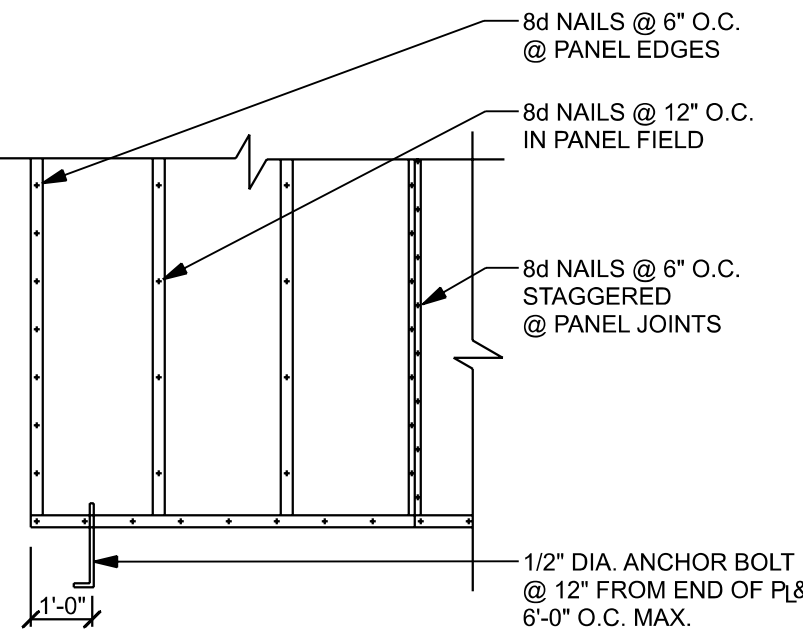
1 STAIR SECTION

STAIR SECTION NOTES

- HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38" AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR BETWEEN.
- MAXIMUM RISER HEIGHT TO BE 8 1/4".
- MINIMUM TREAD DEPTH TO BE 9".
- NOSING TO BE 1" PROTRUSION.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING AT THE TOP AND BOTTOM OF THE STAIR. EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIR. THE CONTROL FOR ARTIFICIAL LIGHT SOURCE(S) FOR AN INTERIOR STAIRWAY SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIR WITHOUT TRAVERSING ANY STEP OF THE STAIR. THE ILLUMINATION OF EXTERIOR STAIRS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY ACTIVATED.

BRACED WALL DETAIL

TYPICAL BRACED WALL SHEATHING ATTACHMENT



WALL BRACING DESIGN CRITERIA

EXTERIOR BRACED WALL PANEL:

CONTINUOUS SHEATHING, MINIMUM 7/16" OSB OR PLYWOOD PER CODE
METHOD CS-WSP PER TABLE 602.10.4 ATTACHED PER TABLE 602.3(3)
TABLE 602.10.1.3 - BRACED WALL LINE SPACING 60 FT
MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO
SECTION 602.10.4.2 - CONTINUOUS SHEATHING METHODS
TABLE 602.10.5 - MINIMUM LENGTH OF BRACED WALL PANELS

INTERIOR BRACED WALL PANEL:

GYPSUM WALL BOARD FASTENED BOTH SIDES PER CODE
METHOD GB PER TABLE 602.10.4 - 1/2" GYPSUM BOARD WITH 7" O.C. FIELD AND EDGE NAILING PER TABLE 702.3.5
TABLE 602.10.4 - MINIMUM 48" LENGTHS OF PANELS

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Michael David
design center

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Ryan Kirkham

EXTERIOR SELECTIONS*

STONE VENEER	dutch quality charcoal limestone
MORTAR	white struck Joint
ROOF SHINGLES	TAMKO HERITAGE SHINGLES rustic black
LAP SIDING	PRIMED SMARTSIDE sw 7035 aesthetic white
BOARD AND BATTEN	PRIMED SMARTSIDE sw 7035 aesthetic white
EXTERIOR TRIM (SOFFIT, FASCIA, FRIEZE, WINDOW TRIM/MISC TRIM DETAILS)	SMART TRIM/PAINTED sw7035 aesthetic white
FRONT PORCH CEILING	SMART TRIM/PAINTED sw7035 aesthetic white
FRONT AND BACK PORCH POSTS 1X10 CEDAR WRAPPED	COLOR tbd (STAIN) PLEASE DO SAMPLE FOR HOMEOWNER ON SITE
REAR DECK CEILING	SMART TRIM/PAINTED sw7035 aesthetic white
GARAGE DOORS	sw6258 tricorn black
SERVICE DOORS	tbd
GUTTERS AND DOWN SPOUTS	black
WINDOWS AND GRIDS	black
front door	COLOR tbd (STAINED) PLEASE DO SAMPLE FOR HOMEOWNER ON SITE
FRONT ENTRY	CEDAR VAULTED ENTRYWAY WITH OPEN GABLE AND CEDAR GABLE ACCENTS stain tbd (sample of natural stain and/or mountain ash sw3540 semi transparent)
all bracket/corbels in peaks	stain tbd (sample of natural stain and/or mountain ash sw3540 semi transparent)

*Upgrade/adjustment pricing to come from 3 Pillar Homes. Michael David Design Center to assist in selection only.

1.21.21
updated 1.26.21