



May 27, 2021

Re:  
Kirkham Residence  
67 Grace Drive, Powell Ohio 43065

Dear Historic Downtown Advisory Commission,

3 Pillar Homes' design for the Kirkham Family home located at 67 Grace Drive has been updated to include the following revisions based on the feedback from the Review Board in conjunction with the Architectural Guidelines for the Historic Overlay District:

1. Extension of the Board & Batten siding around the sides of the home.
2. Window mullions matching the primary elevation on secondary elevations.
3. Removal of flanking windows to window above main garage door.
4. Window sizes revised to meet more appropriate vertical proportions.
5. Front doors revised to  $\frac{3}{4}$ -lite to match districts 'Alternative Doors for New Construction' options.

Thank you

Adam Rainwater  
Director of Architecture & Design  
3 Pillar Homes



LANDMARK SURVEY GROUP, INCORPORATED

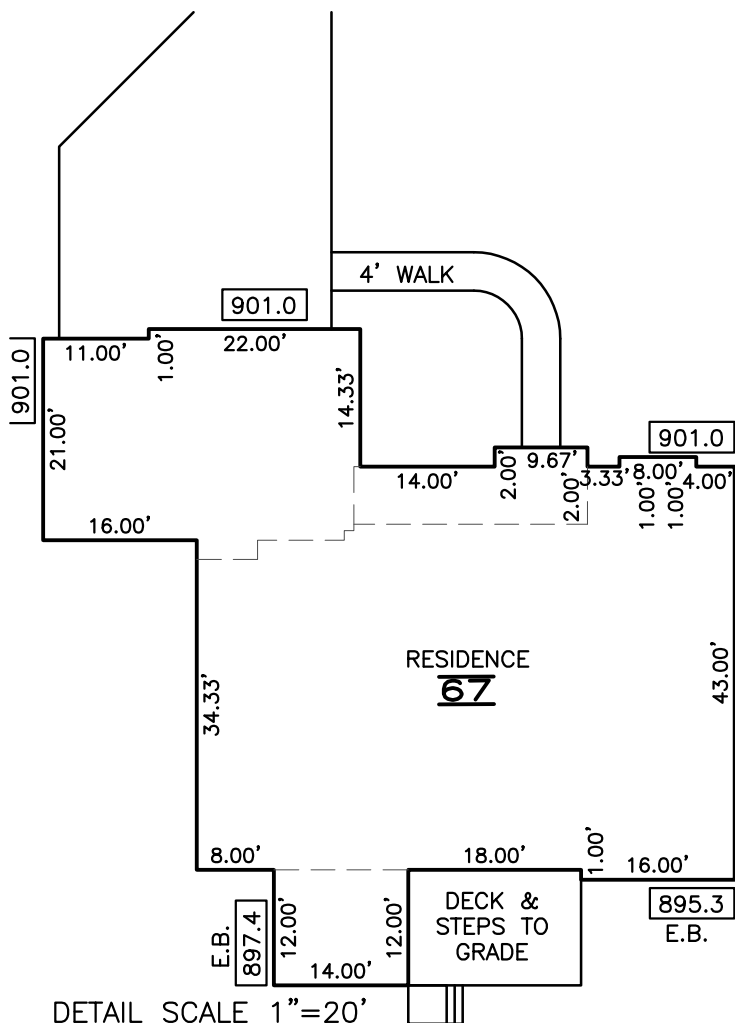
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
02/17/21	MOVED HSE AS PER PLAN(AEL)
03/24/21	ADD EASEMENTS (AB)
04/19/21	ADD EASEMENT (AB)
06/02/21	ADD SIDEWALK (AB)

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 67 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	120
WALK	576
SER WALK	149
PATIO	239
SOD	N/A
LOT COV	7.49%
IMPERV COV	12.48%
WDTH @ BL	127.07'

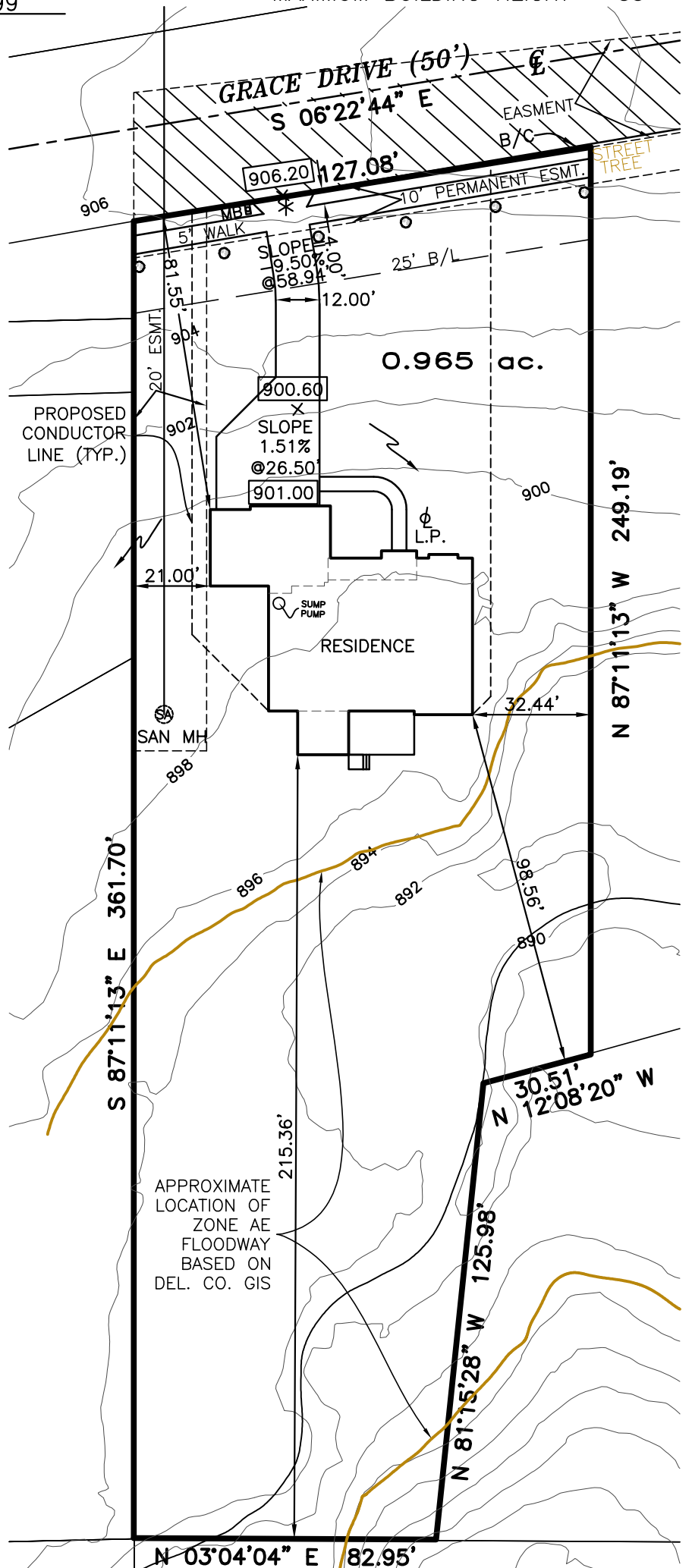
BASE FLOOD ELEVATION =893.00  
CONTOURS BASED ON DEL-CO GIS

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

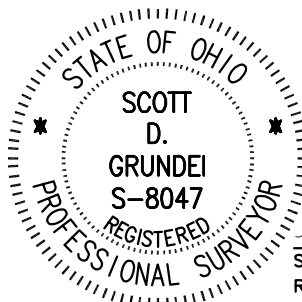
\* STABILIZE CONSTRUCTION ENTRANCE.

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. GRUNDEI, P.S.  
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 A RESULT OF THE MEANINGS OR INTENT 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. ALL 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

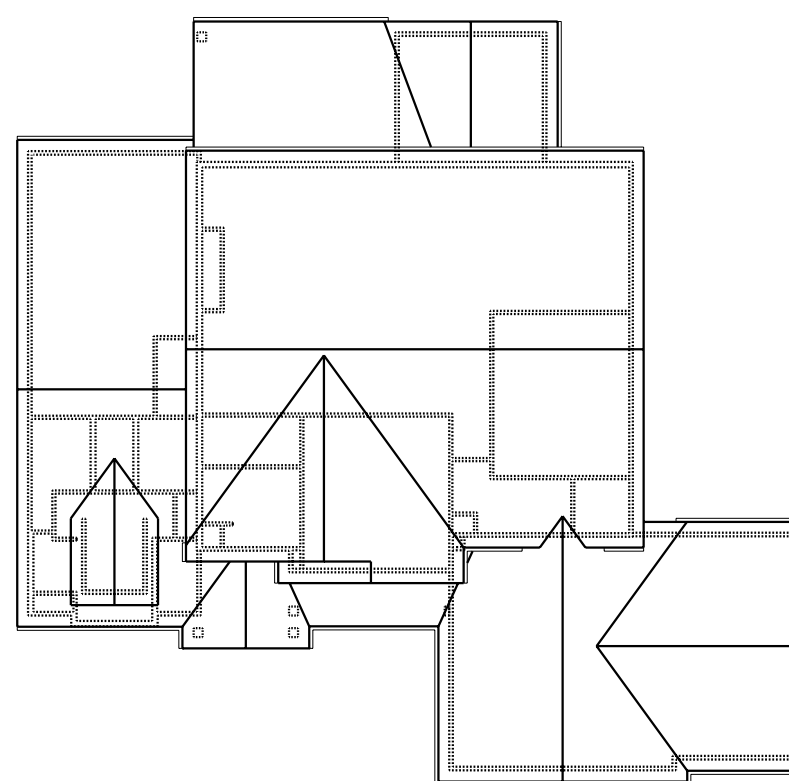
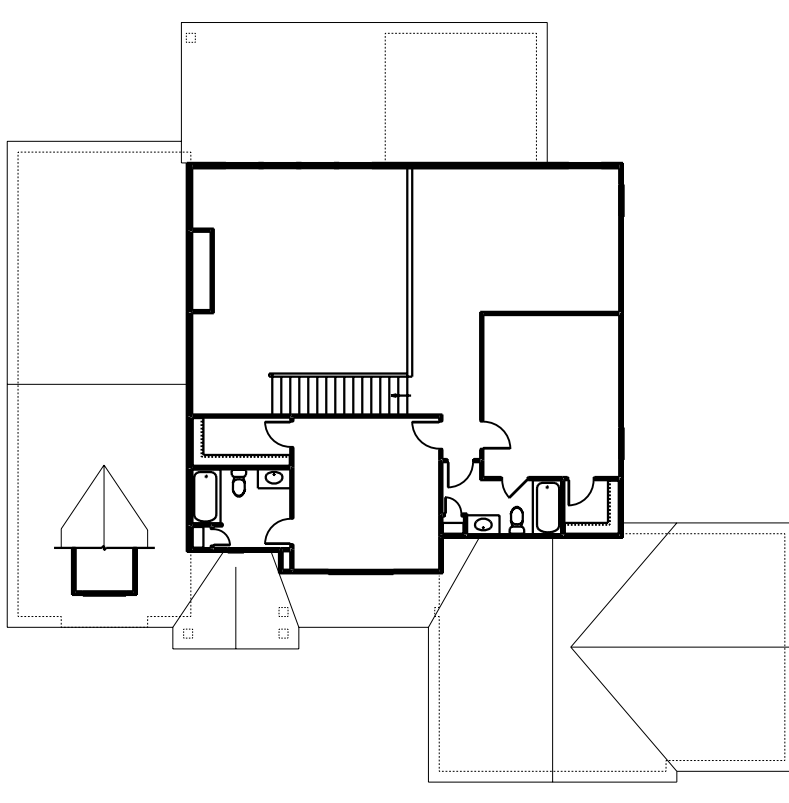
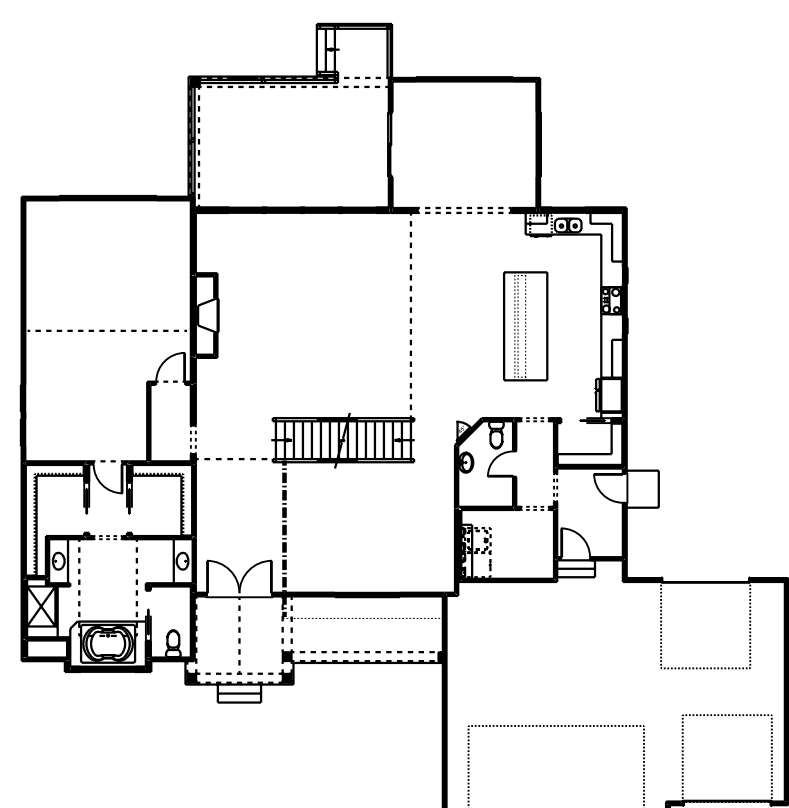
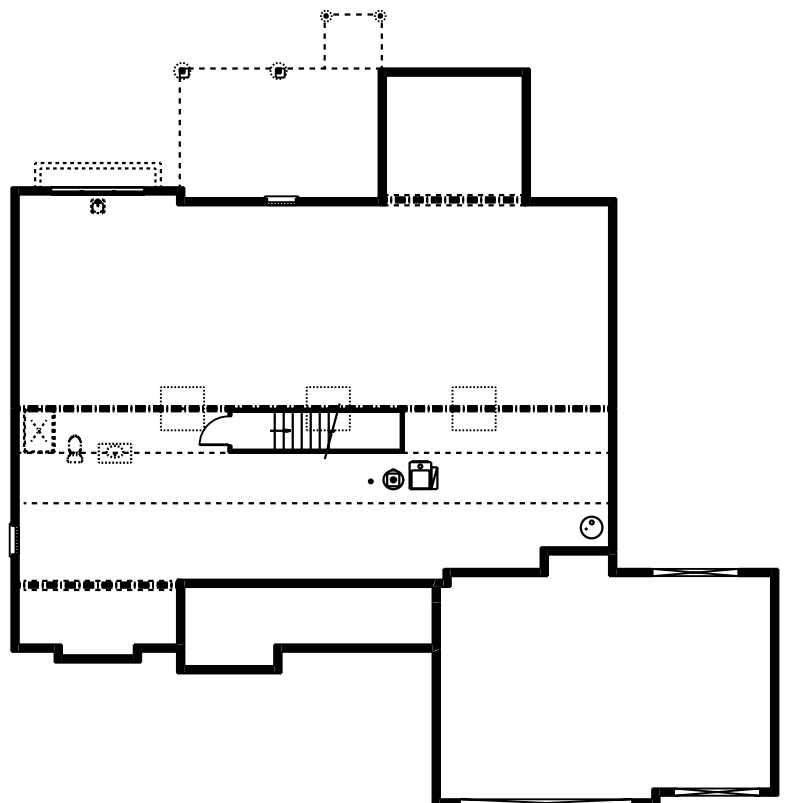
- A. GENERAL**
1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLEY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY 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 FLOOR SLABS BASEMENT WALLS 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 3 1/2 x 3 1/2 x 5/16 [4'-1" TO 5'-6" L 4 x 3 1/2 x 5/16 LLV | 5'-7" TO 6'-0" L 5 x 3 1/2 x 5/16 LLV 6'-1" TO 8'-0" L 6 x 3 1/2 x 5/16 LLV
- 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

01	COVER SHEET/STRUCTURAL NOTES
02	LOWER LEVEL PLAN
03	FIRST FLOOR PLAN
04	SECOND FLOOR PLAN
05	ROOF PLAN
06	EXTERIOR ELEVATIONS
07	EXTERIOR ELEVATIONS
08	WALL SECTIONS
09	STAIR SECTION



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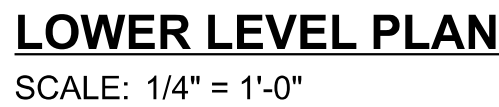
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PAGE: BMH

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9.





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 M<sup>2</sup>) 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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MORNING ROOM TRUSS  
PITCH: 8:12 SIDE TO SIDE  
BEARING: 9'-1 1/8" A.F.F.  
DESIGN OVERHANG: 12"  
TRUSS HEEL: 8"



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

FRONT TRUSS  
PITCH: 11:12 SIDE TO SIDE  
BEARING: 9'-1 1/8" A.F.F.  
DESIGN OVERHANG: 12"  
TRUSS HEEL: 11"

DORMER TRUSS  
PITCH: 11:12 SIDE TO SIDE  
BEARING: 16'-7 1/8" A.F.F.  
DESIGN OVERHANG: 12"  
TRUSS HEEL: 11"

BKT 10x12x4

5/4" x 6" CORNER TRIM, TYP.

10" SKIRT BOARD  
TRIM, TYP.

GRADE, COORDINATE  
IN FIELD, TYP.



ADDRESS DESIGNATION  
VERIFY BEST LOCATION  
IN FIELD

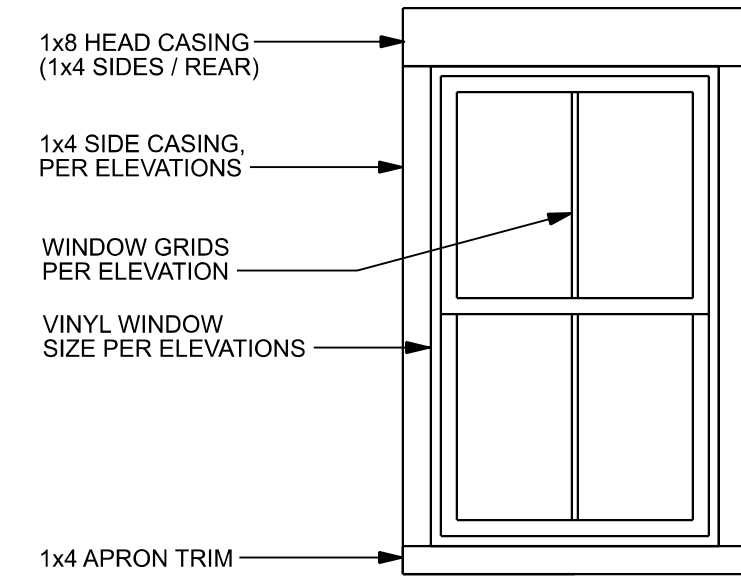
LIGHT FIXTURE  
SEE SPECIFICATIONS, TYP.

1 x 10 HEAD TRIM,  
TYP. @ OVERHEAD  
GARAGE DOORS

1 x 10 BANDING TRIM,  
TYP. @ SIDING BREAK

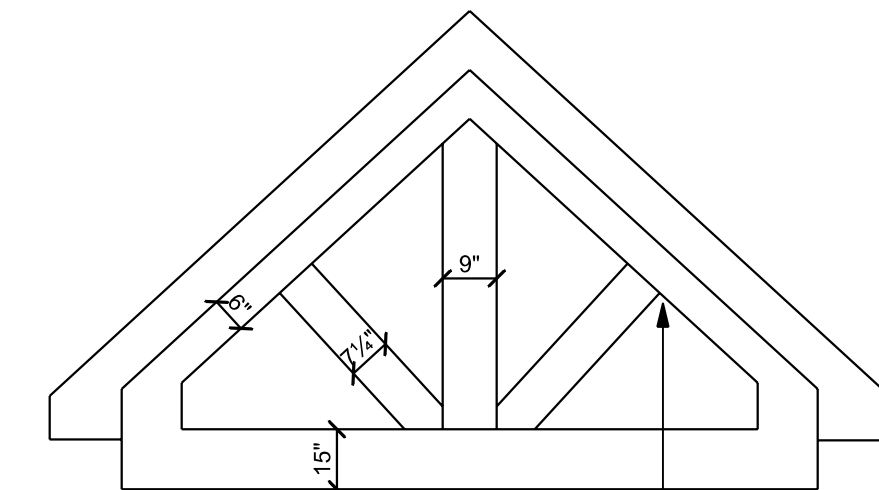
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**ENLARGED WINDOW ELEVATION**



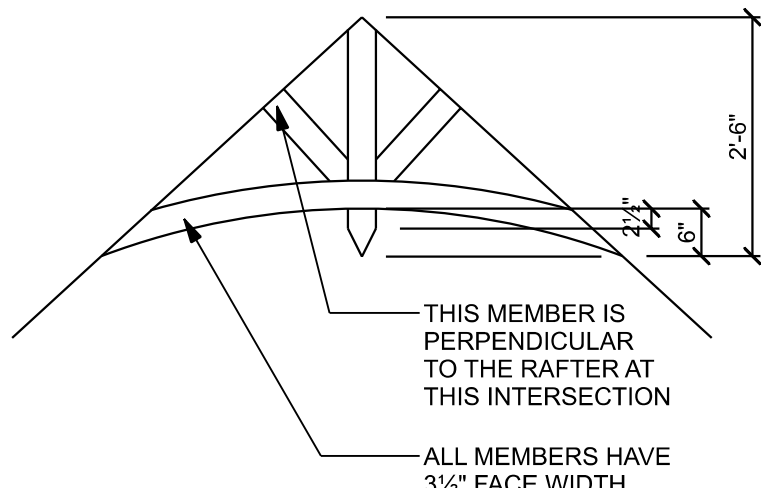
NOTE: EXTERIOR DOOR TRIM SIMILAR

**ENLARGED ENTRY GABLE DETAIL**



THIS MEMBER IS PERPENDICULAR  
TO THE RAFTER AT THIS INTERSECTION

**ENLARGED DECORATIVE  
GABLE DETAIL**



THIS MEMBER IS PERPENDICULAR  
TO THE RAFTER AT  
THIS INTERSECTION

ALL MEMBERS HAVE  
3/2" FACE WIDTH

**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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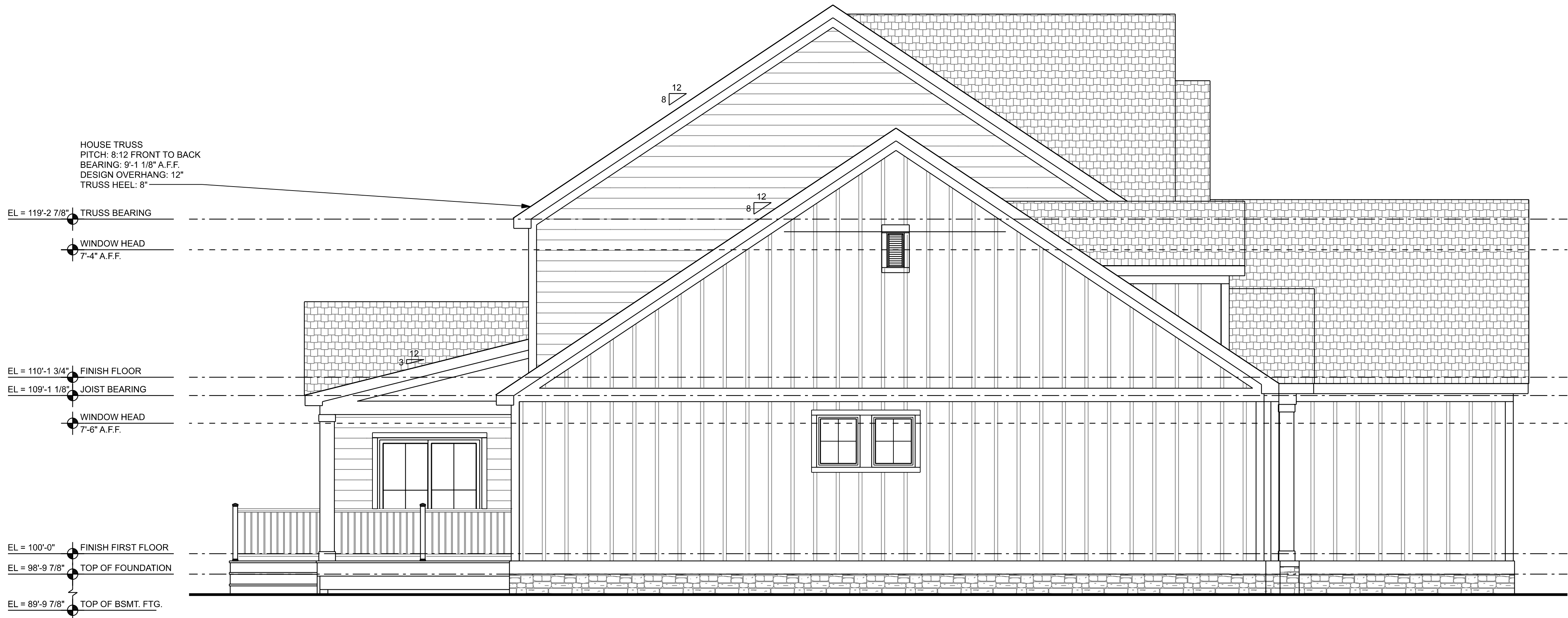
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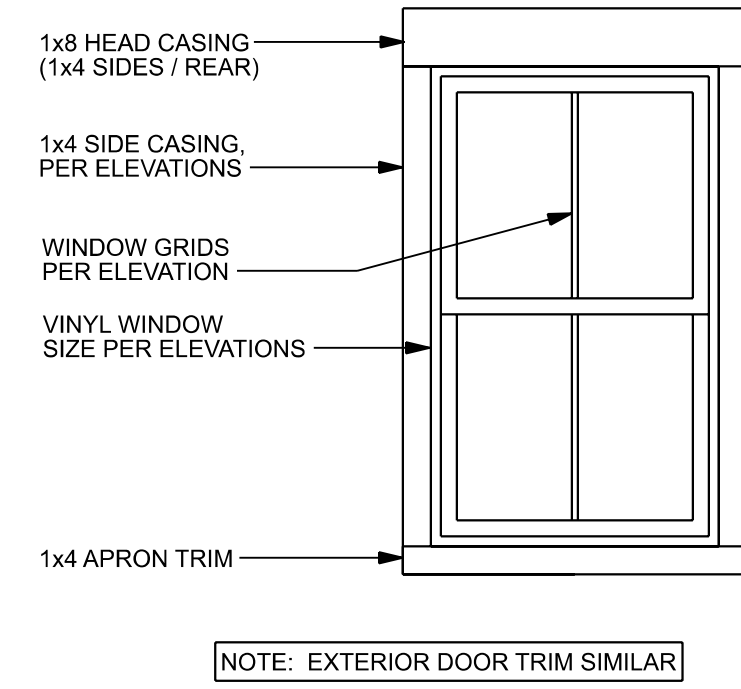


**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

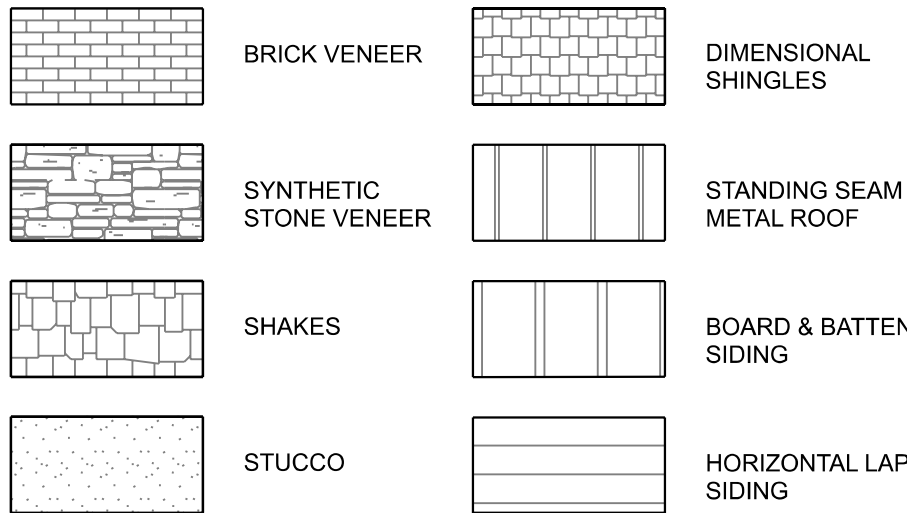


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

ENLARGED WINDOW ELEVATION



MATERIAL LEGEND (AS APPLICABLE)



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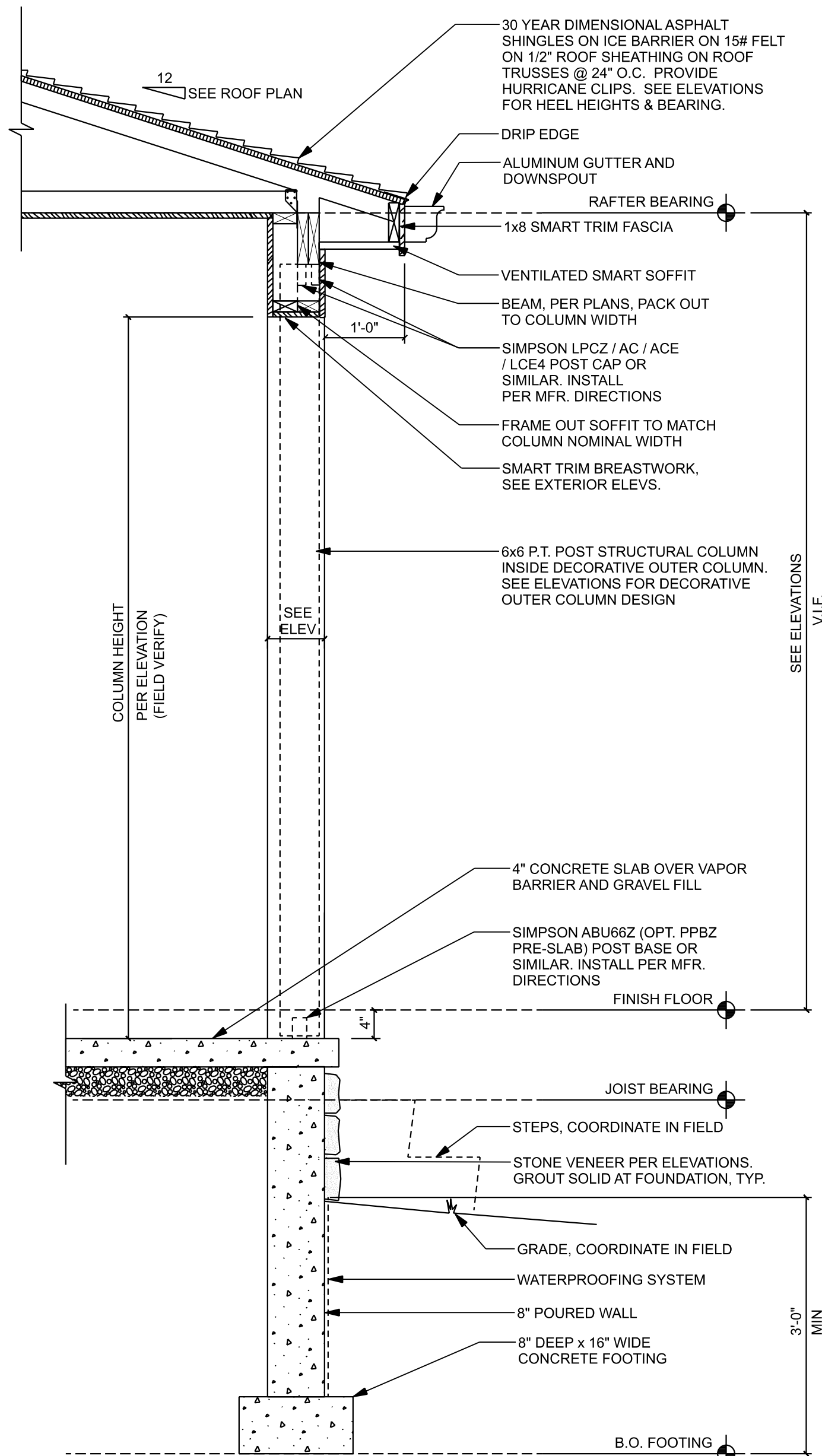
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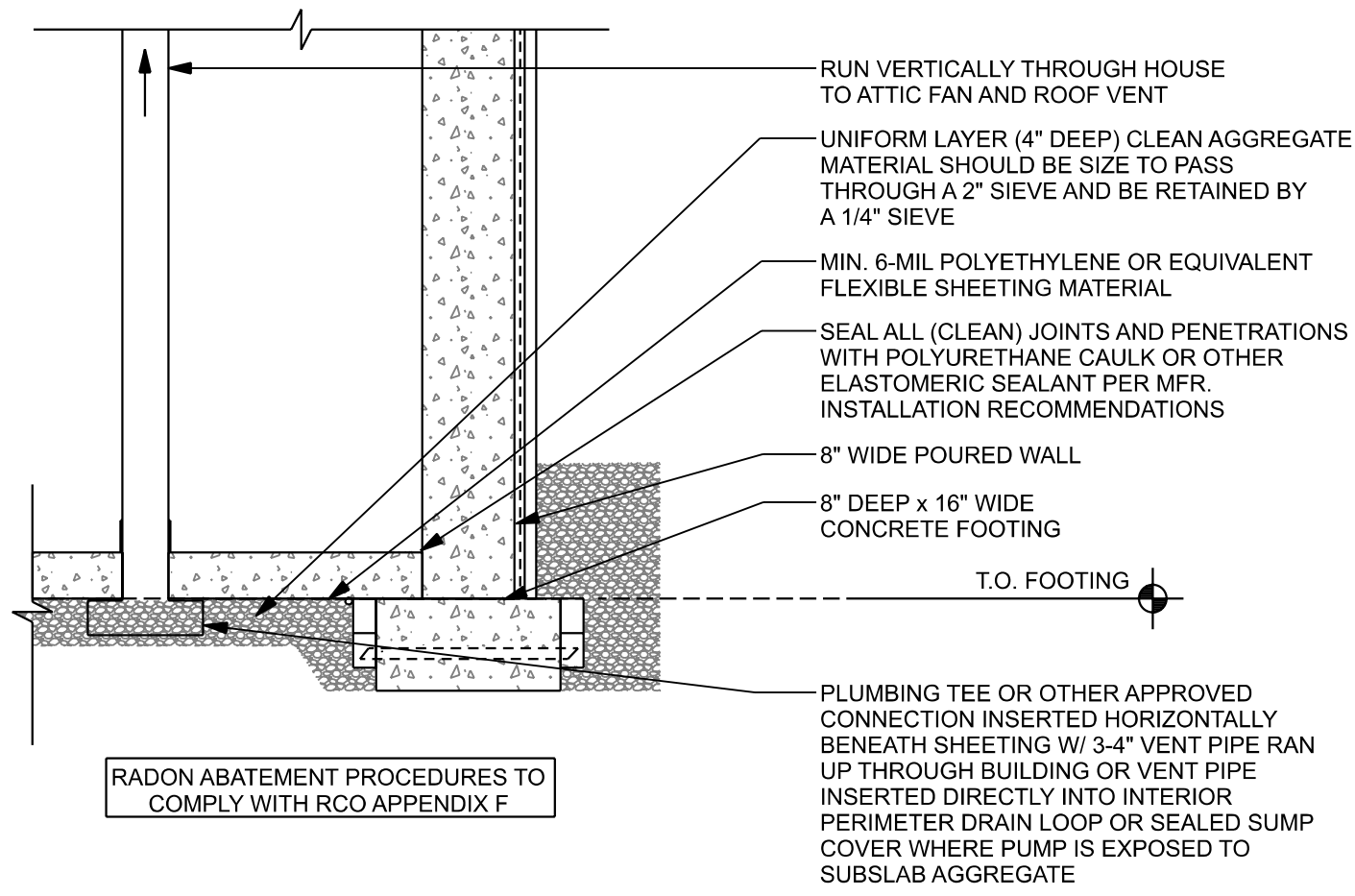
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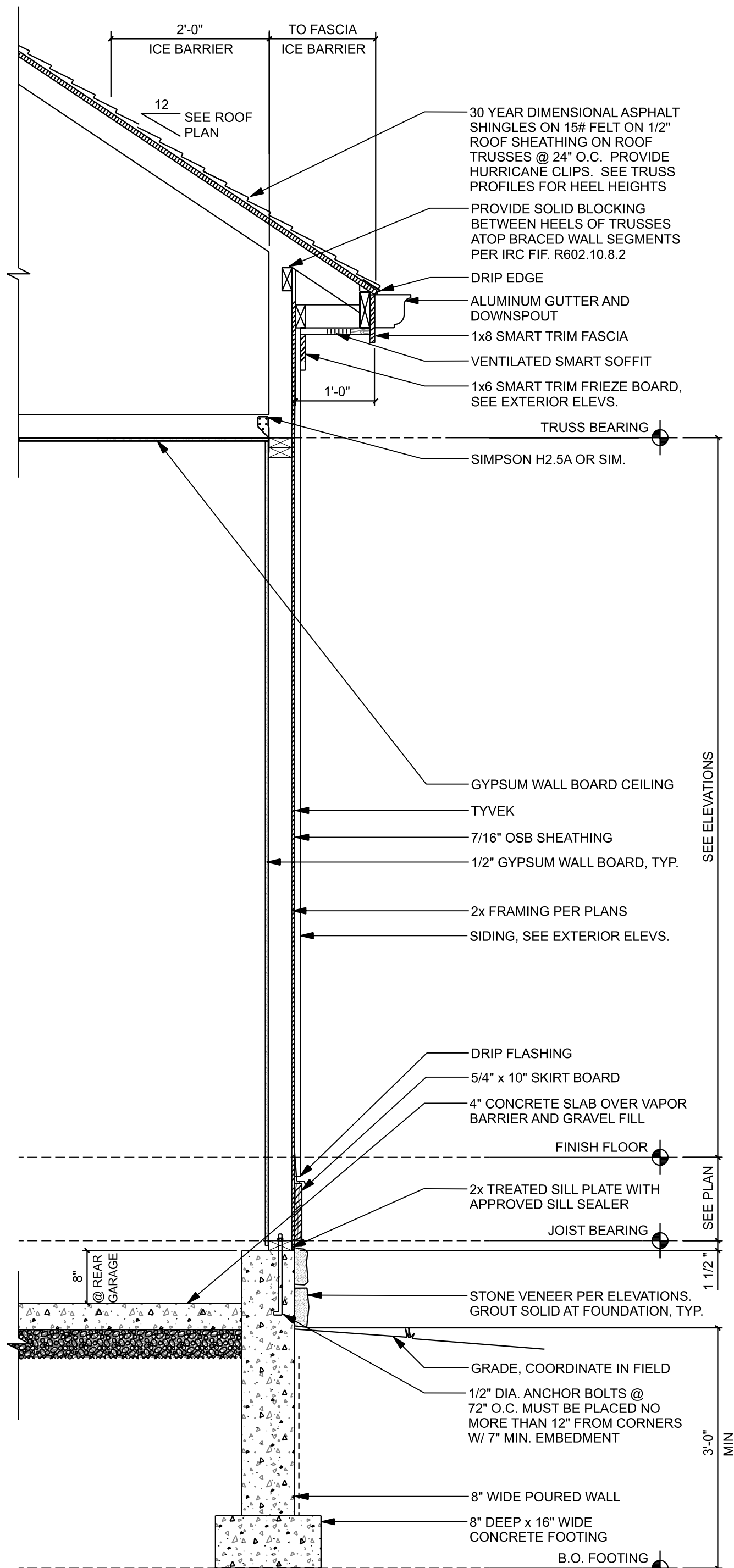
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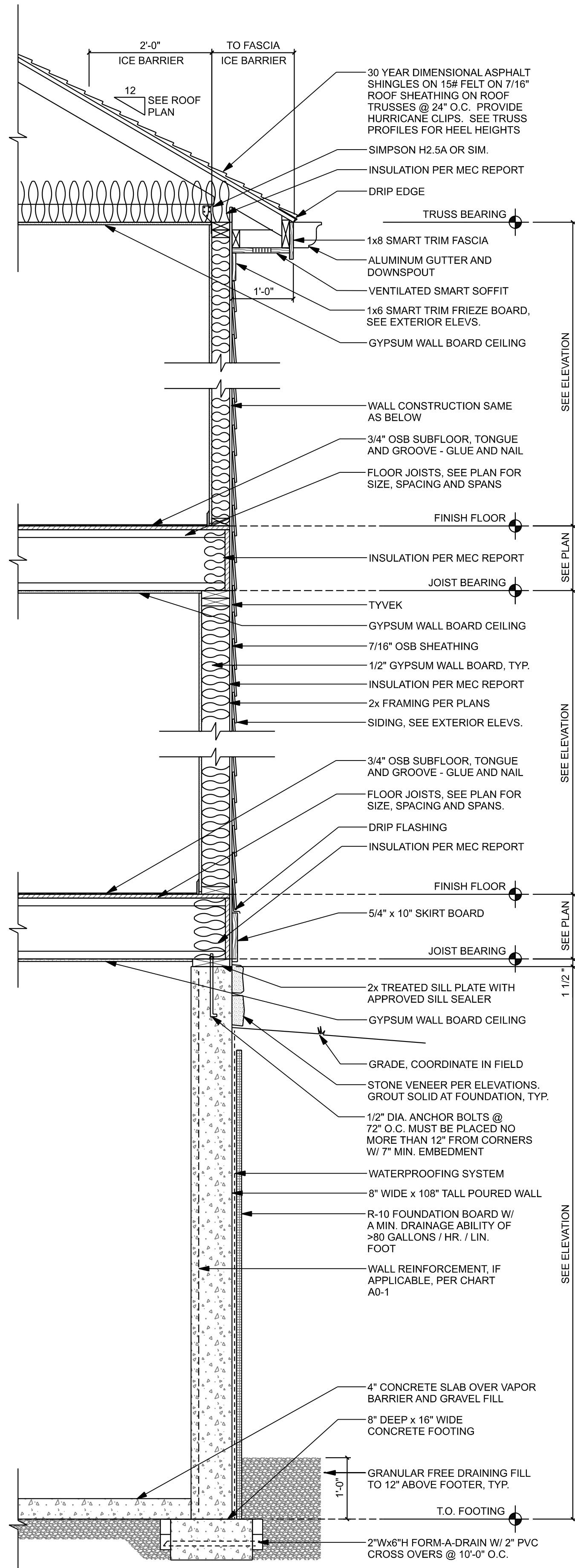
3 FRONT PORCH WALL SECTION (REAR SIM. IF APPLICABLE)



5 RADON ABATEMENT DETAIL (IF APPLICABLE)



2 GARAGE WALL SECTION

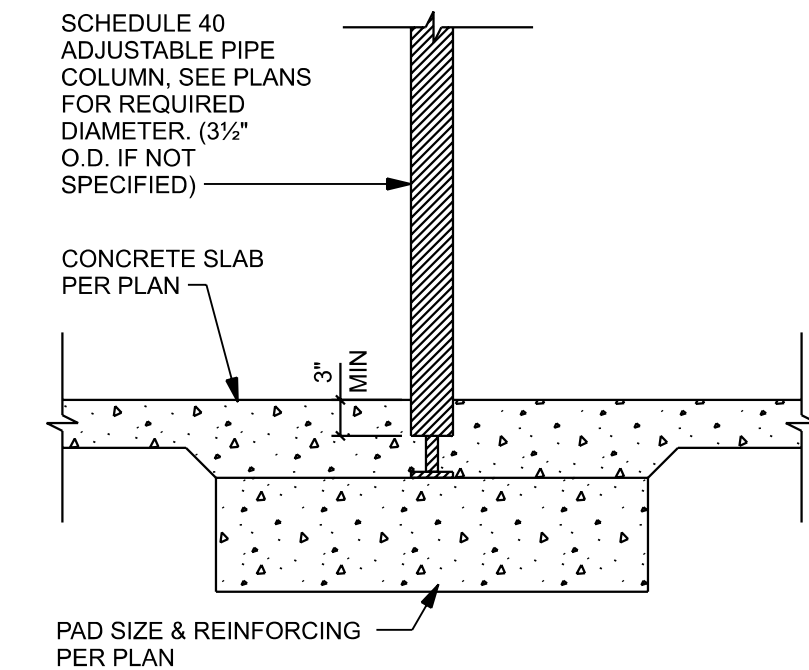


1 2 STORY WALL SECTION (1 STORY SIM. IF APPLICABLE)

WALL SECTION NOTES

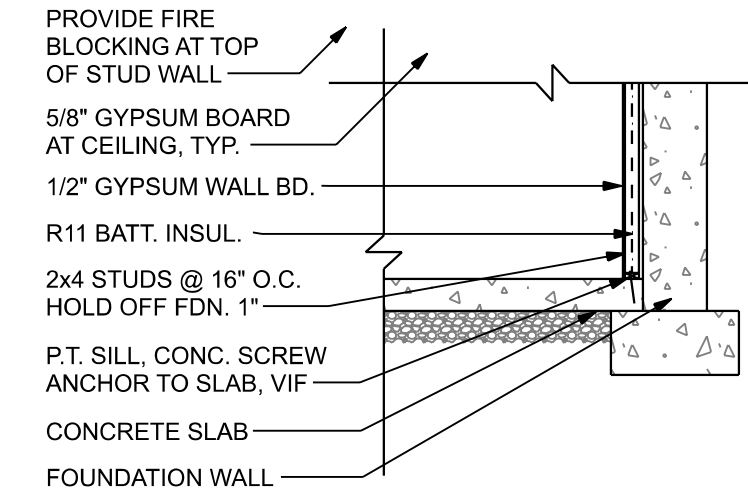
- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES.
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO 3 PILLAR HOMES IMMEDIATELY IN WRITING FOR CORRECTION 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:  
A. AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.  
B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.  
C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.  
D. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OF FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.  
E. AT ALL WALL AND ROOF INTERSECTIONS.
- WEEP SCREEDS - 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 ENGINEERS CALCULATIONS.

BASEMENT WALL FRAMING DETAIL



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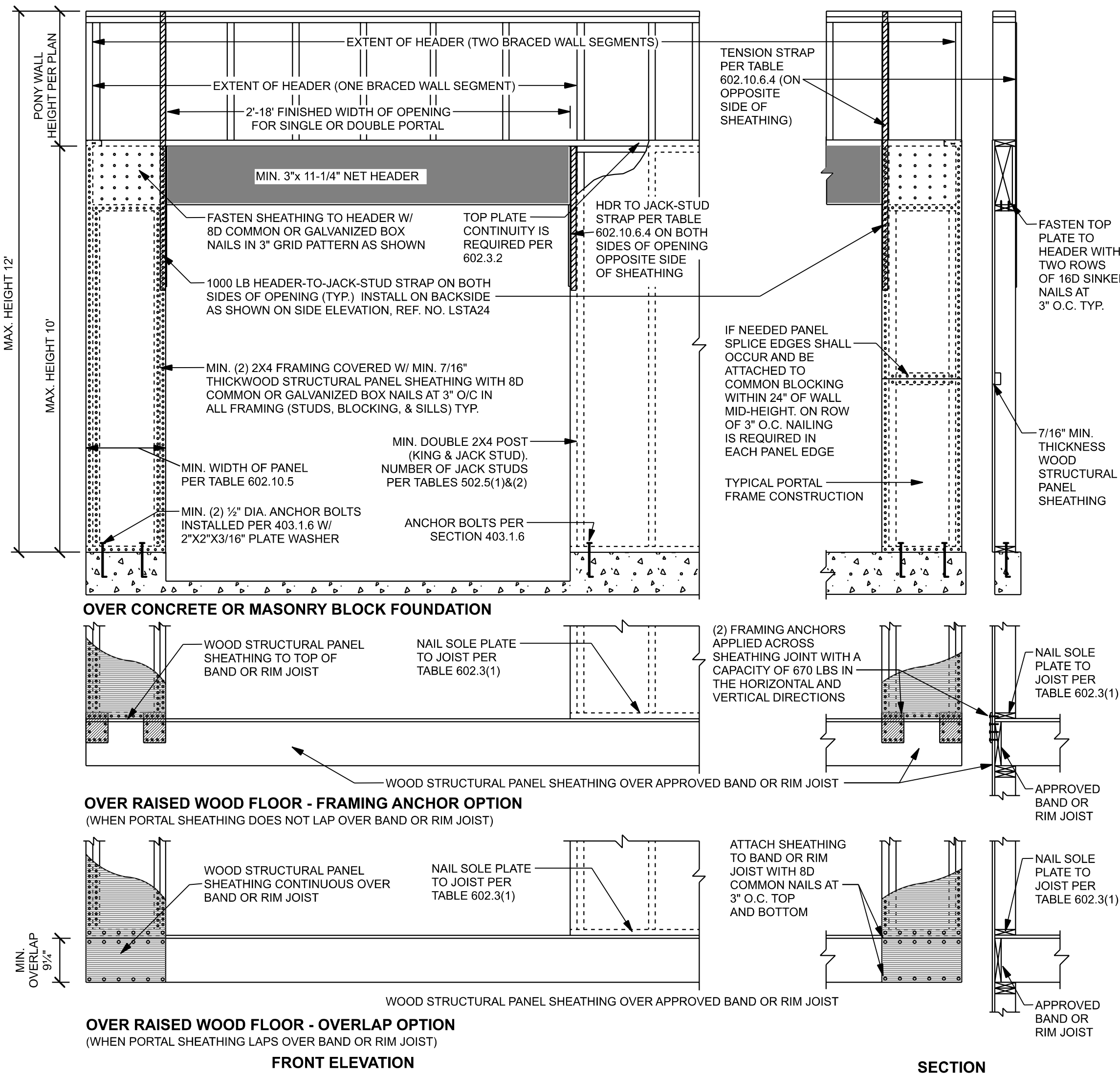
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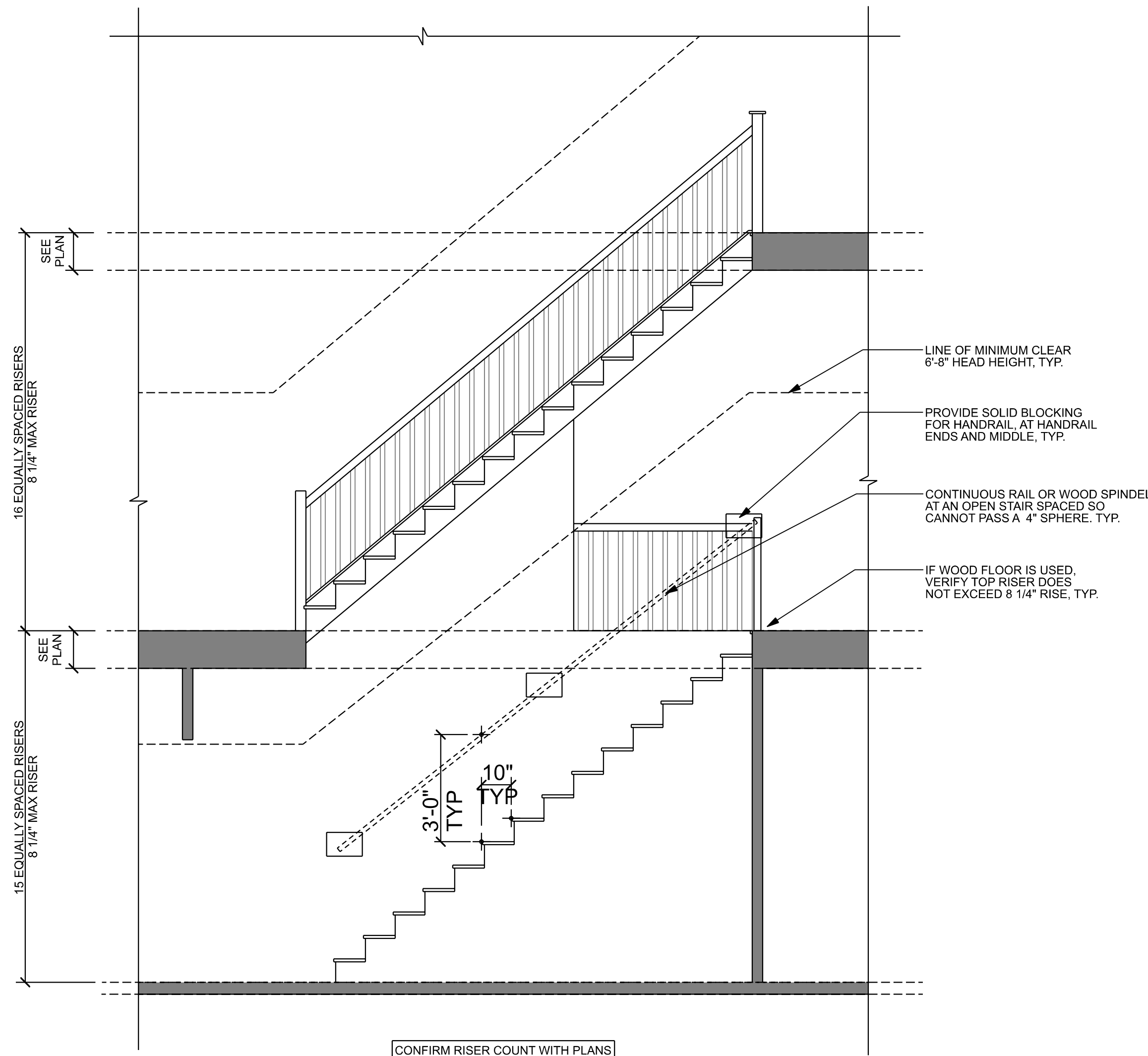
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2 CS-PF BRACED WALL METHOD DETAIL



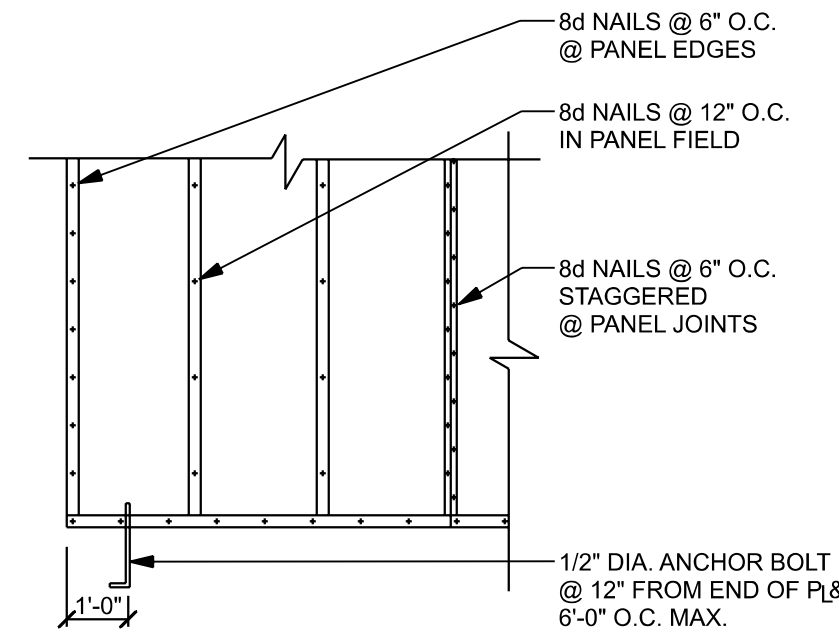
1 STAIR SECTION

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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