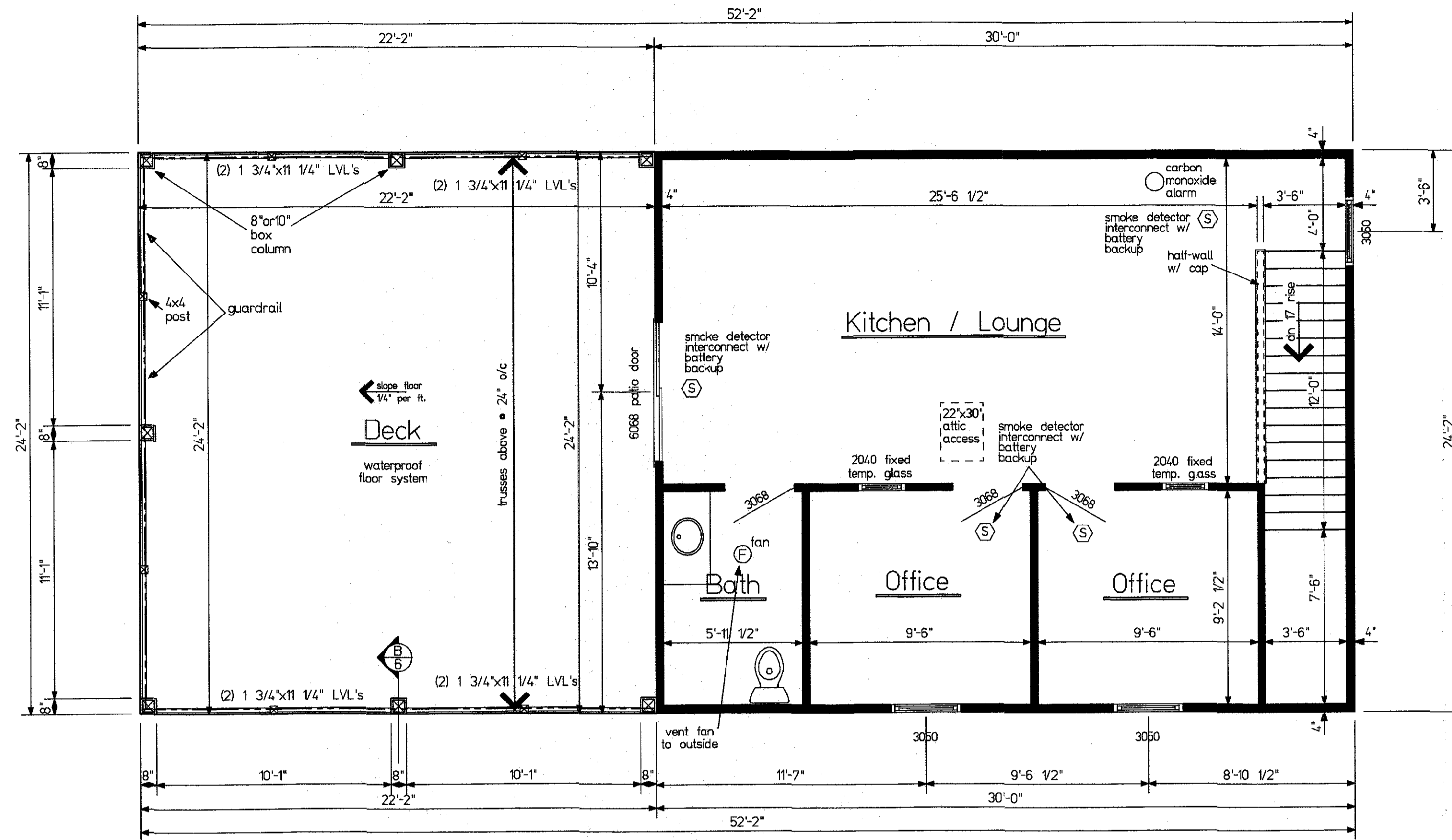


FLOOR PLAN NOTES:

- Do not scale drawings.
- All temp glass locations to follow 2018 ROC code 308.4
- All smoke detectors to be 10 volt with battery backup and connected so that if one sounds all sound. each level to have min one ionization and one photoelectric smoke detector or one combo unit. smoke detectors outside sleeping area to be min. photoelectric. per section rco 314.
- All windows shown to be as manufactured by Pella or equal wood clad max. U-factor of 0.32
- Standard window header height this floor to be 7'-10 3/4" A.F.F. unless noted otherwise.
- Ceiling height this floor to be 9'-1 1/8" A.F.F. (rough) unless noted otherwise.
- All inside/outside stairway, open/covered porches, screened porches, decks, etc., shall be properly illuminated.
- All wall sheathing seams backed by blocking equal to stud size. Sheathing to run conts. over all plate seams. all sheathing seams shall break over studs or at the mid-point of the rim joist. Sheathing for this floor to be 7/16" o.s.b. attach w/ 10d nails 3" lg. 6" o.c. on all intermediate edges and 4" o.c. all boundary edges.
- Install guardrails 34"-38" above nosing • all open stairs over 30" high. Guardrails 36" min. above floor • all floors/decks over 30" high. Guardrails shall not allow an object 4" or more in diameter to pass through and shall not be constructed in any pattern that results in a ladder effect.
- 5/8" type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6 inches o.c. by minimum 1 7/8 inches 6d coated nails or equivalent drywall screws.
- All hall width to be a min. of 36" finished per R311.3
- All exposed fasteners to be hot-dipped galvanized, or stainless steel.
- Smoke alarms in bedrooms shall have ionization technology. A minimum of one smoke alarm with ionization and photoelectric technologies shall be provided on each floor of structure, including basements and adjacent to each separate sleeping area. Smoke detectors are interconnected (all sound) in new construction. Smoke detectors are powered by the building wiring w/battery backup.
- provide carbon monoxide alarm outside each separate sleeping area in the immediate vicinity of the bedrooms
- Provide (3) 2x10 headers above 6' openings on first floor unless otherwise noted on plans.

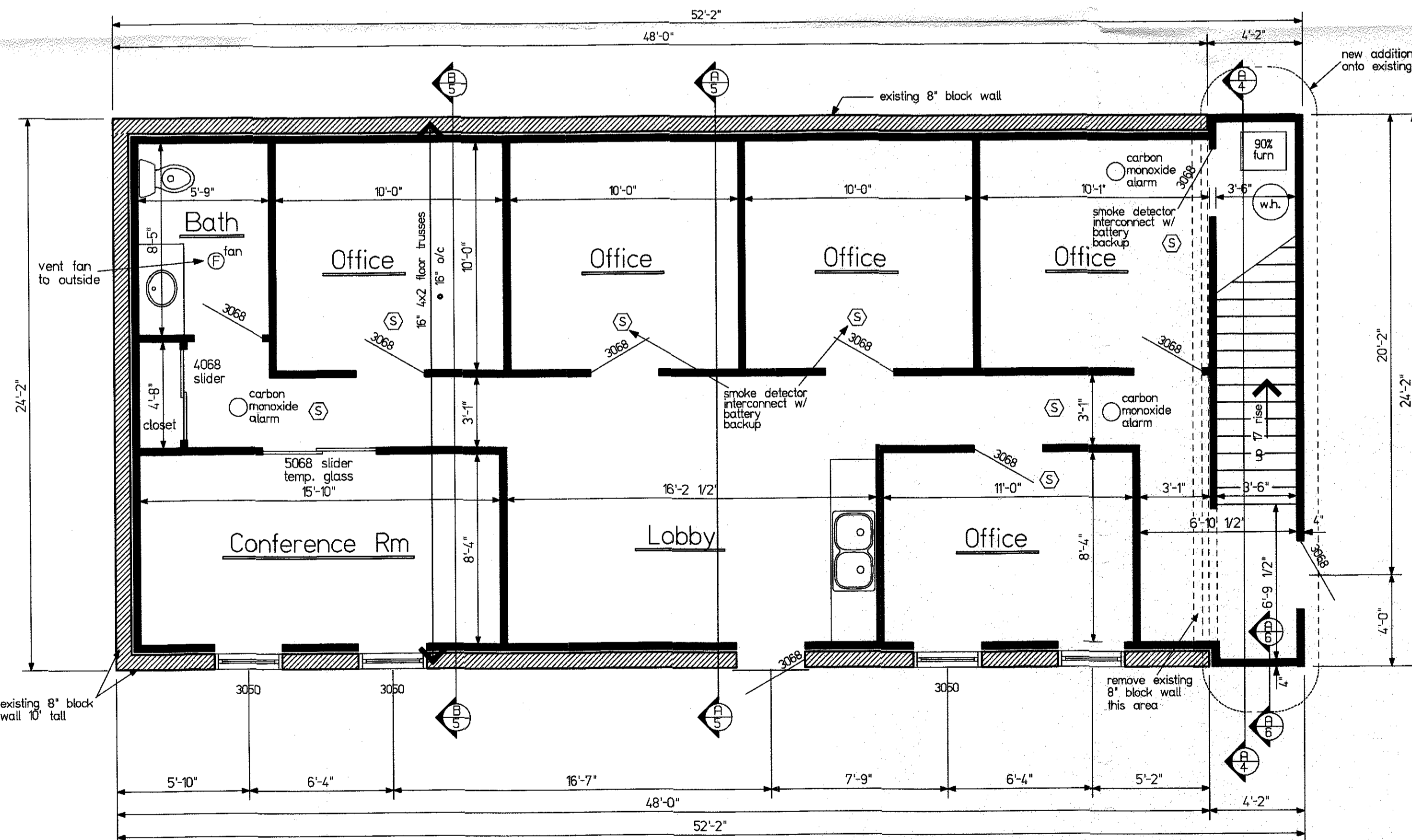


Purposed Second Floor

scale: 1/4" = 1' = 0"

FLOOR PLAN NOTES:

- Do not scale drawings.
- All temp glass locations to follow 2018 ROC code 308.4
- All smoke detectors to be 10 volt with battery backup and connected so that if one sounds all sound. each level to have min one ionization and one photoelectric smoke detector or one combo unit. smoke detectors outside sleeping area to be min. photoelectric. per section rco 314.
- All windows shown to be as manufactured by Pella or equal wood clad max. U-factor of 0.32
- Standard window header height this floor to be 7'-10 3/4" A.F.F. unless noted otherwise.
- Ceiling height this floor to be 10'-1" A.F.F. (rough) unless noted otherwise.
- All inside/outside stairway, open/covered porches, screened porches, decks, etc., shall be properly illuminated.
- All wall sheathing seams backed by blocking equal to stud size. Sheathing to run conts. over all plate seams. all sheathing seams shall break over studs or at the mid-point of the rim joist. Sheathing for this floor to be 7/16" o.s.b. attach w/ 10d nails 3" lg. 6" o.c. on all intermediate edges and 4" o.c. all boundary edges.
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- All exposed fasteners to be hot-dipped galvanized, or stainless steel.
- Smoke alarms in bedrooms shall have ionization technology. A minimum of one smoke alarm with ionization and photoelectric technologies shall be provided on each floor of structure, including basements and adjacent to each separate sleeping area. Smoke detectors are interconnected (all sound) in new construction. Smoke detectors are powered by the building wiring w/battery backup.
- provide carbon monoxide alarm outside each separate sleeping area in the immediate vicinity of the bedrooms
- Provide (3) 2x10 headers above 6' openings on first floor unless otherwise noted on plans.
- Programmable thermostat required for all forced air furnaces.

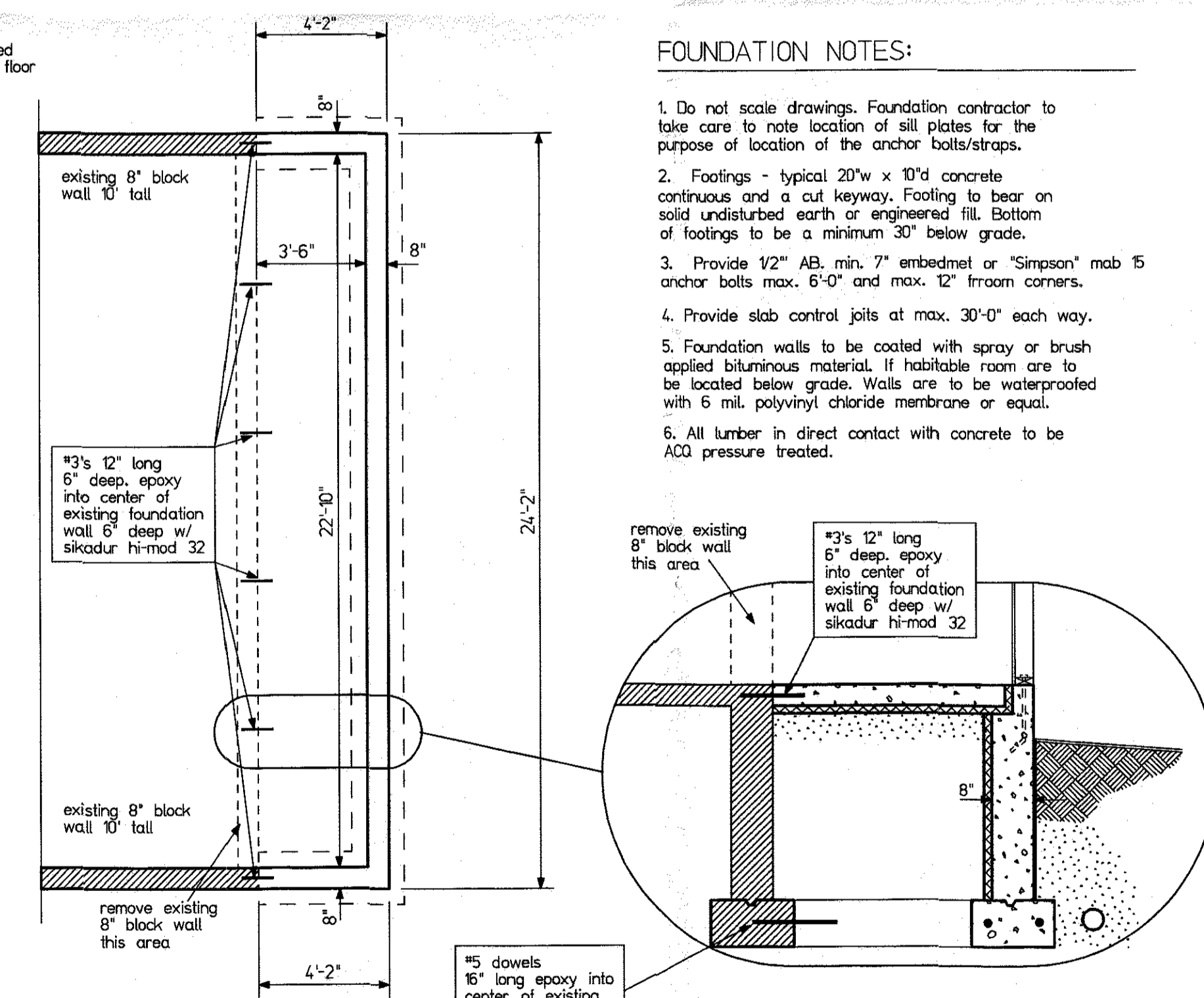


Purposed First Floor

scale: 1/4" = 1' = 0"

FOUNDATION NOTES:

- Do not scale drawings. Foundation contractor to take care to note location of sill plates for the purpose of location of the anchor bolts/straps.
- Footings - typical 20" w x 10" h concrete continuous and a cut keyway. Footing to bear on solid undisturbed earth or engineered fill. Bottom of footings to be a minimum 30" below grade.
- Provide 1/2" AB, min. 7" embedment or "Simpson" mab 15 anchor bolts max. 6'-0" and max. 12" from corners.
- Provide slab control joints at max. 30'-0" each way.
- Foundation walls to be coated with spray or brush applied bituminous material. If habitable room are to be located below grade. Walls are to be waterproofed with 6 mil. polyvinyl chloride membrane or equal.
- All lumber in direct contact with concrete to be ACO pressure treated.



New Found. Wall Section

1/2" = 10"

New Foundation Wall

scale: 1/4" = 1' = 0"

EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO INSURE THEIR ACCURACY. HOWEVER, THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY AND REPORT ANY DISCREPANCIES TO MAKER FOR VERIFICATION OR CORRECTIVE ACTION.

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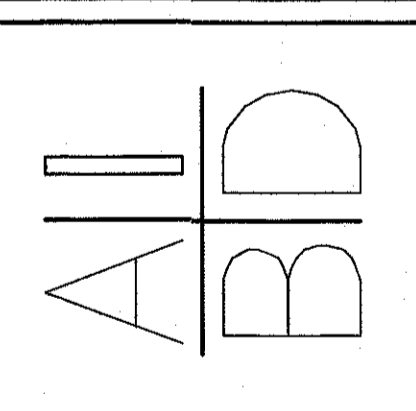
DATE	BY	REVISIONS
3-23-22	mgg	mgg
4-21-22	mgg	mgg
5-31-22	mgg	mgg

New Residence for :

LOVINS

130 WATER STREET
MILFORD, OH 45150

HOMESITE :



File No.	Hand
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Home Type:	ADDITION
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Job No.	COLDSTREAM
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Sheet No.	3
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FLOOR PLANS