Design Review Board Meeting
Tuesday, April 23, 2024 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
4. Action on Minutes
   a. March 26, 2024
5. TABLED Application # 2-12-1 Sign Permit; 28 B South Main Street
   a. Application updated
6. TABLED Application # 3-18-5 Certificate of Appropriateness/Design Plan; 105 Jersey Street
   a. Application updated
7. Application # 3-19-2 Sign Permit/COA; 670 W. Coshocton
   a. Application
8. Other Business
9. Adjourn

Design Review Board
Tuesday, March 26, 2024 - 5:00 PM
MINUTES

1. Call to Order

   Board Chair Heather Green called the Design Review Board to order for March 26, 2024 at 5:06 pm

2. Roll Call

   Present - Heather Green, Candice Evans, Andrew Hale, Franz Stein
   Absent - Craig Bohning

   Staff present - Sean Staneart - City Manager, Trevor Traphagen - City Planner/MKSK, Terry Wymer - Zoning Inspector, Teresa Monroe - Clerk of Council

   Public present - Andy Williamson

3. Public Comment on items not on the agenda

   No comments

4. Approval of Minutes

   a. March 12, 2024

   ACTION: Franz Stein moved to approve; Heather Green seconded and the vote was as follows:
   AYES: Franz Stein, Candice Evans, Andrew Hale, Heather Green
   NOES: None
   ABSTAIN: None

   Passed 4 - 0

5. Tabled Applications

   a. Application # 2-12-1 Sign Permit; 28 B S. Main Street

   Nothing new submitted.

6. Application # 3-12-1 Commercial Demolition Permit; 292 S. Main Street (barn behind Youth for Christ)

   a. Application

   This is a dilapidated structure on the lot behind the Youth for Christ church, located at 292 S. Main Street. Owner, Central Ohio Youth for Christ requests approval to demolish. Board members had no issue with the demolition of this structure.

   ACTION: Andrew Hale moved to approve with the condition that the area is returned to grass, there are no attractive nuisances left on the lot and any utilities are disconnected; Candice Evans seconded and the vote was as follows:
   AYES: Andrew Hale, Heather Green, Franz Stein, Candice Evans
   NOES: None
   ABSTAIN: None

   Passed 4 – 0

DRAFT

7. Application # 3-18-5 Certificate of Appropriateness/Design Plan; 105 Jersey Street

a. Application

Applicant Buddy Dowell, seeks approval of a Certificate of Appropriateness and Design Plan to build a single family home on the vacant lot at 105 W. Jersey Street. A variance was previously granted by the Planning & Zoning Commission for lot size and setbacks. Board review of materials, color, and design plans submitted; discussion on board and batten and lap siding visuals and consensus that they would like to see some additional windows. Changes requested were reviewed with Andy Williamson who was present for the application. The board requested updated elevations showing the design changes requested, Mr. Williamson said he would request new drawings from the architect.

ACTION: Andrew Hale moved to table pending re-submission with changes; Candice Evans seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Candice Evans
NOES: None
ABSTAIN: None

Passed 4 - 0 TABLED

8. Other Business

1. Josh Harrison's resignation leaves the Co-Chair position vacant, board discussion and motion.

ACTION: Heather Green moved to nominate Andrew Hale for Board Co-Chair; Franz Stein seconded and all were in favor.
AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale
NOES: None
ABSTAIN: None

Passed 4 - 0

2. Andrew Hale passed out a draft of "Demolition of structures within Historic Village Center district and Urban Neighborhood district". Members to review and discuss further at next meeting, digital version sent to Sean to share with Trevor.
3. Inquiry and discussion on the temporary sign at the Kroger plaza.
4. Discussion on the board's desire to be a part of the Design Guidelines process.

ACTION: Heather Green moved to recommend to council that the sitting Design Review Board members be a part of the design standards review committee; Andrew Hale seconded and all were in favor.
AYES: Heather Green, Candice Evans, Franz Stein, Andrew Hale
NOES: None
ABSTAIN: None

Passed 4 - 0

9. Adjourn

With no further business, Heather Green moved to adjourn, Andrew Hale seconded and all were in favor. Motion passed 4-0 and the meeting adjourned at 6:00 pm.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: 2.12.1 Date: 2/19/2024

FEES:

Base fee: $150 - Sign size in sq. ft.: _____ @ $.50 = $_____

Total Amount: $_____ Paid: Check #: _____ Cash: $_____

1. Applicant: Conrad Sokolowski (Garage Sale 24/7)
2. Address: 5019 Clancy CT City: Columbus State: OH Zip: 43230
3. Phone: (860) 490 - 4822
4. E-mail Address: conradsokolowski@yahoo.com Zoning District: _____
5. Business Address: 28 B South Main Street Johnstown, OH. 43031
6. Existing Use of Property: Commercial / Retail
7. Proposed Use of Property: N/A
8. Type of Sign:
   - Canopy / Awning: _____ Size: _____
   - Identification: (Name & Address of business only): Size: _____
   - Marquee: _____ Size: _____
   - Projecting: _____ Size: _____
   - Wall: _____ Size: _____
   - Monument: _____ Size: _____
   - Other: Wall Sign Size: _____
9. Wording on Sign: Garage Sale 24/7
10. Elevation: Length: _____ ft. Width: _____ ft. Height: _____ ft.

20' linear ft. = 13.33 sq ft.
13 - 14 sq ft.

11. Contractor Information:

Name: Thomas J. Baker

Address: 5171 Sulgrave Dr City: New Albany State: OH Zip: 43054

E-mail: thomasjbaker8302@gmail.com

Contractor Business Phone Number: (614) 949 - 8733

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.
- Attach Certificate of Liability Insurance.

The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.

Applicant's Signature: _____ *Date:* 2 / 12 / 24

OFFICE USE ONLY:

Date Received in Office: 2 / 19 / 2024

Received By: T. Wymer

Date Permit Issued: ____/____/____ By: _____

Date of Inspection If Required: ____/____/____ By: _____

Zoning Code Enforcement Official: x_____

Additional Comments: _____

_____

1 & 1/4" Depth
14" Tall
GarageSale 24/7
96" Wide

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

DESIGN PLAN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 3-18-5 Date: 3/18/24

FEES:

Base Fee: $ ~~300~~

Total Fee Amount: $_____ Paid: Check # _____ Cash: $_____

(PLEASE PRINT)

1. Applicant: Buddy Dowell Phone: (740) 404-7265
2. Property Address: 105 Jersey st City: Johnstown State: Oh Zip: 43031
3. Applicant's E-mail: jhdowell3@gmail.com
4. Business Owner's Name: — Phone: (____)____-____
5. Contractor's Name: — Phone: (____)____-____
6. Principal Business Activity: —
7. Existing Use of Property: Vacant
8. Square Footage of Proposed Building or Business: 2238 sq. ft.
9. Zoning District: UR-2 Number of Off-Street Parking Spaces: 2
10. Estimated Cost of Improvements: $ 200,000

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- (*Conditional*) Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

List of Materials that will be used on the project:

1. metal roof (black) 2. _____
3. vinyl siding (white) 4. _____
5. wood 6. _____
7. concrete 8. _____

List of Contiguous Neighbors and Addresses:

	Neighbor's Name	Neighbor's Address	State	Zip Code
1.	Alicia Hart	119 W Jersey st	Oh	43031
2.	Patricia Baker	95 Jersey st	Oh	43031
3.	Sharon Alexander	217 S Williams st	Oh	43031
4.	Marlene Cannon	92 Jersey st	Oh	43031

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x [signature] Date: 03 / 18 / 24

OFFICE USE ONLY:

Date Received in Office: 3 / 18 / 24 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 3 / 26 / 2024

Date Permit Approved or Denied by Planning Commission: ___ / ___ / ___

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

Framing Notes

All wall studs are spaced 16" c/c UNO with dbl-top plate that overlaps at corners. All roof trusses spaced 24" c/c UNO (engineered by others).

Exterior 2x4 walls measured 4"; 2x6 walls measured 6" (1/2" OSB sheathing).
Interior 2x4 walls measured 3.5"; 2x6 walls measured 5.5" (1/2" drywall each side).

Wall bracing: Per APA Guidelines, all exterior walls sheathing is to be min 4x8ft sheets of 1/2" (7/32") oriented-strand board (OSB) overlapping framed rim/joist/band boards, and nailed every 6" c/c @ outside studs & 12" c/c on interior studs (or per APA guidelines). See additional notes for narrow-wall bracing conditions.

All structural lumber min #2 S.P.F. #2 (Canadian) or better U.N.O. w/ less than 19% moisture content, and is to be graded & marked with the appropriate grade stamp.

All headers in exterior walls to be sized per floorplan (minimum 2-2x6). Interior non-bearing openings can be 2x4 flat header w/ cripple-studs @ 16" c/c up to top plate.

All framing in contact with concrete or exposed to weathering is to be pressure-treated or equivalent, and all fasteners used in pres-treated lumber must be 3x hot-dipped or galvanized.

Provide in-wall blocking as necessary for toilet accessories & curtain rods, h/c grab-bars, and any other wall attachments as needed. Provide fire blocking in concealed spaces of stud walls & partitions, including soffits & furred spaces, and where wall meets ceilings.

All multiple-ply headers & beams are to be nailed together with min. 2 rows of 16P nails every 12" c/c (both top & bottom).

Roof trusses, LVL, and manufactured beams, and all other pre-constructed materials are to be designed & engineered by manufacturer. Any brand names mentioned are for reference only.

Avoid placing floorjoists directly below plumbing drains. Any cuts or holes in joists must not exceed either manufacture's specs nor code allowances.

Use of metal hangers must be in conformance with manufacturer's specifications.

Contractors must site-verify all plan dimensions, and report any discrepancies with the plans to both the job supervisor and residential designer immediately - do not continue work without their approval first.

Use AF&PA Span Tables for grades and species not listed in code tables.

Foundation Notes

Soil bearing capacity is assumed to be 1500psi unless otherwise shown by a geotechnical report for this specific site by a registered engineer (provide for permit submittals).

All reinforced concrete must comply with ACI-301-89 "Specifications for Structural Concrete for Buildings". All steel reinforcing bars Fy=60,000 psi.

All poured concrete footings carrying foundation walls are to be minimum 16" wide x 8" deep U.N.O. (minimum 3000 psi compressive strength) or better.

Step down footings & foundation walls as necessary on sloping sites to maintain minimum frost depths.

Provide perimeter drain piping around exterior of footing w/ silt screening.

All footings are to be placed on undisturbed soil below the appropriate frost line dictated by the county the site is located in. For central Ohio, use:

Delaware County = 36" frost line Franklin County = 34" frost line

To tie together footings of different levels, hold back higher footing and use poured lintels to bridge & tie together, maintaining minimum 8" bearing on each end.

If using CMU (concrete block) walls, follow Section 4014 - especially concerning necessary steel reinforcement and allowable backfill height & block widths. It is recommended that contractor employ an engineer to determine exact foundation requirements based on soil characteristics & site conditions.

All foundation corners are to be considered 90 degrees unless noted otherwise.

Waterproof / dampproof basement walls per applicable code requirements.

Horizontal poured concrete slabs (flatwork) are to be air-entrained 4" think poured concrete (3500 psi compressive strength) with welded-wire mesh, sitting on minimum 4" of clean gravel fill. Provide appropriate control joints for cracking.

Anchor bolts are to be 1/2" dia x 16" long galv steel, spaced @ 36" c/c, thru pres-treated sill plates, minimum 12" off all corners or splices, or per manufacturer's specifications. As an alternative, 18" anchor straps @ 42" c/c may be used (per manufacturers specs).

General Construction Notes

The contractor shall provide or arrange for all necessary materials, labor, permits, & equipment to complete this work, and shall maintain a clean & safe worksite.

These plans are designed to generally conform to the 2019 edition of the RESIDENTIAL CODE OF OHIO (RCO). There may be state regulations, local zoning laws, and subdivision restrictions having additional requirements. Locations with more stringent earthquake & hurricane protection requirements will need to contact a local engineer to update these plans, and adjust beam sizing to reflect higher roof loading. Sprinkler system design, if required is not part of these plans.

All contractors are required to review & understand the appropriate contract documents and construction drawings prior to ordering any materials or beginning any construction. If questions arise, they must contact the job supervisor & residential designer for clarification prior to proceeding. These drawings are abbreviated and indicate the minimum standards necessary to comply with typical building codes and permit regulations. The author has made every attempt to be accurate & complete, but should any errors or omissions be discovered it is the contractors responsibility to immediately notify the job supervisor & residential designer for problem resolution prior to continuing construction. By accepting & using these plans, all parties agree to hold-harmless the author of these plans from any & all omissions & errors, and any associated costs to remedy such.

Verify existing & future underground utilities with owners & contact a utility-marking service minimum 2 days prior to digging. Call 811 nationwide for utility marking, or visit www.digsafely.com for state-specific One-Call contact information.

DO NOT SCALE DRAWINGS! Written dimensions are to be assumed accurate, and are generally measured from face-to-face of rough framing or foundation walls U.N.O. Contact the residential designer if a necessary dimension is missing & needed prior to proceeding.

Electrical, plumbing, & HVAC design, engineering, sizing, & placement are not part of the residential designer's responsibilities, but may be shown for reference only, or included when done by others as part of this plan package. All electrical equipment & installation shall comply with the appropriate N.E.C.

At lease one smoke detector must be located on every level, in every bedroom, in hallways within 15ft of all bedroom doors, and be hardwired with battery backup, and be interconnected so that activation of one alarm will activate all others (per Section 313).

All handrails & guardrails shall comply with Sections 311 & 312.

Substitutions of equal or better materials, methods & assemblies may be allowed with prior review/approval by the owner & job supervisor & residential designer.

Stair design criteria: max 8 1/4" riser / min 9" tread unless noted otherwise / min 6'-8" clear headroom, and must comply with Section 311.5. All egress doors & hallways & landings must comply with Section 311.4.

Live Load design criteria (varies per location, shown for OH below):

Floor live load = 40 psf (residential)
Roof live load = 20 psf / basic wind speed = 90 mph (20.7 psf)
Attics with storage = 20 psf / Attics without storage = 10 psf
Decks & balconies = 60 psf / Guardrails = 200 psf (single concentrated load @ top)
Stairs = 40 psf uniform load -or- a 300lb concentrated load in a 4 sq inch area
Wind exposure = B / Seismic design category = A / severe weathering probable
Subject to possible termite damage conditions & decay conditions
Winter design temperature = 5 degr Fahrenheit (ice shield required)

Interior wall & ceiling finishes shall not exceed flame-spread classifications as dictated by all applicable codes. Contractor shall verify fire alarm, smoke detectors, carbon monoxide detectors, and fire extinguisher requirements & locations with the building owner & verify with local jurisdictional requirements.

Interior doors are shown 4" off corners unless dimensioned otherwise.
All interior openings are drywall-wrapped unless noted as "CO" = wood cased opening.

Attic access (22x30in) must comply with Sections 806 & 807.

Garage-to-house wall separation must comply with Section 309.2.

All glazing must comply with Section 308.4 - verify tempered glass with window provider.

Window manufacturer & specific sizes are to be determined by builder & homeowner based off the generic sizes shown on plans. Window types & sizes are noted as such:

Window sizes are called out by foot / inch and always width / depth. For example, a 2850DH is 2ft-8inches (32") by 5ft-0inches (60") tall and pronounced "two-eight, five-zero".

Calculating Living Space (square feet) in a Single-Family Residence:

Square footage (SF or SQFT) is measured from the outside of the framing & sheathing along the perimeter of the heated & finished areas of the living spaces. Stairs are counted only once, usually on the first floor. Two-story volumes are counted only once, always on the lowest level. Fireplaces and chimney areas are generally not included if on an exterior wall, but may be included if surrounded on all sides by finished space. Areas in basements that are finished (drywalled, painted, & serviced by HVAC) are counted. Exterior porches, garages, crawlspaces, attics, decks and other non-habitable spaces are not counted as living space, but may be listed separately.

The above statement complies with ANSI Z765 National Standards (1997).

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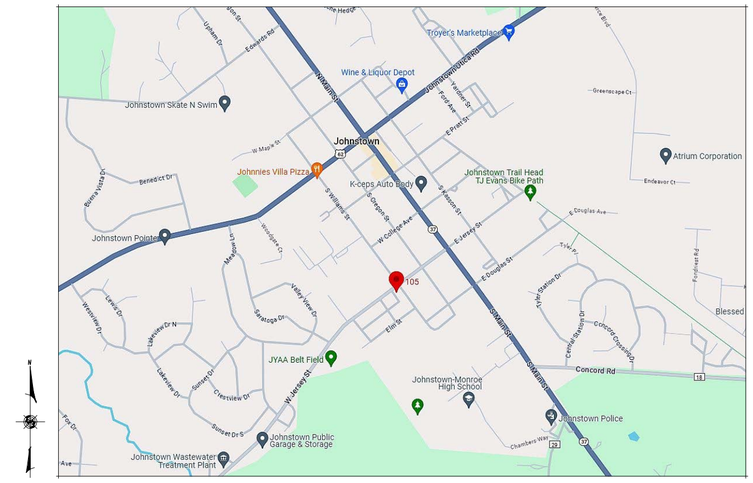
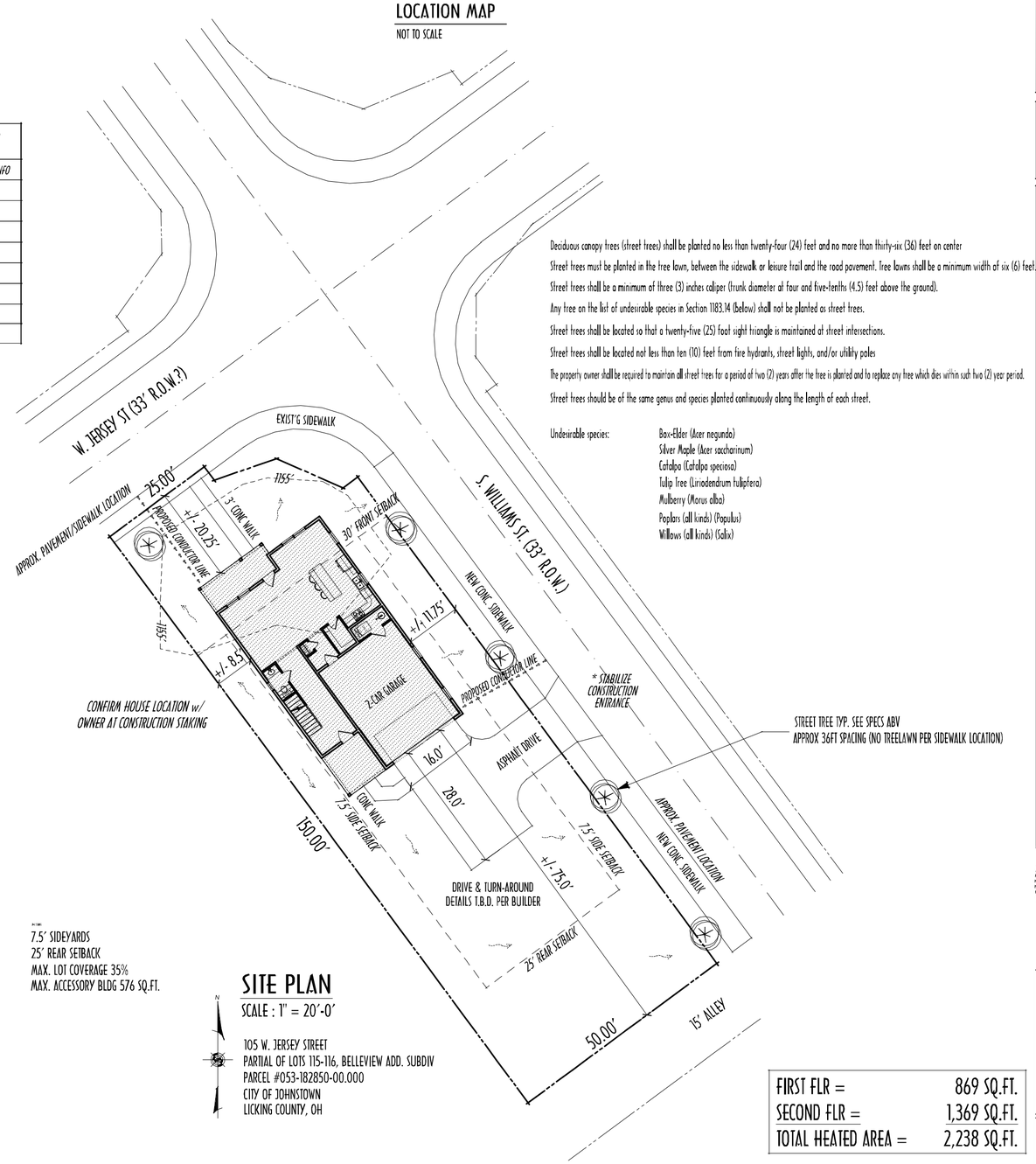


LOCATION MAP

NOT TO SCALE

INDEX OF DRAWINGS

1	SITEPLAN & COVER SHEET W/ CODE INFO
2	FOUNDATION
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	EXTERIOR ELEVATIONS
6	PRELIMINARY ROOF PLAN
7	BUILDING & WALL SECTIONS
8	FLOORJOIST LAYOUTS
9	PRELIMINARY ELECTRICAL PLAN



NOTE:
7.5' SIDEYARDS
25' REAR SETBACK
MAX. LOT COVERAGE 35%
MAX. ACCESSORY BLDG 576 SQ.FT.

SITE PLAN

SCALE : 1" = 20'-0"

105 W. JERSEY STREET
PARTIAL OF LOTS 115-116, BELLEVIEW ADD. SUBDIV
PARCEL #053-182850-00.000
CITY OF JOHNSTOWN
LICKING COUNTY, OH

SITEPLAN DRAWN PER DEED & PLAT OF BELLEVIEW SUBDIVISION (CIRCA 1913)
AERIAL / G.I.S. DATA FROM COUNTY AUDITORS OFFICE, AND ASSUMED CORRECT

FINAL LANDSCAPE / HARDSCAPE & PAVING/DRIVEWAY LAYOUT & DESIGN BY OTHERS (MAY REQUIRE ADDITIONAL APPROVALS BY SUBDIVISION OR JURISDICTION)

SLOPE GRADING AWAY FROM HOUSE MIN. 6" FALL IN FIRST 10FT OF RUN
TILE OR PIPE DOWNSPOUTS & END DRAINS AWAY FROM HOUSE TO DAYLIGHT

PROVIDE EROSION CONTROL (SILT FENCE OR EQUIV) AROUND CONSTRUCTION AREAS & ANY PROP LINES WITHIN 50' OF HOUSE

BUILDER TO MAINTAIN EROSION PROTECTION THROUGHOUT BUILDING PROCESS
FIELD MODIFICATIONS MAY BE NECESSARY TO LOCATIONS SHOWN AS CONDITIONS REQUIRE

SITE PLAN & ELEVATIONS ARE SUBJECT TO REVIEW BY DEVELOPER & ZONING OR BUILDING DEPT'S AND MAY REQUIRE ALTERATIONS FOR PERMIT APPROVALS

MAILBOX & POST LIGHT TO BE LOCATED PER SUBDIVISION OR JURISDICTION REQUIREMENTS (IF NECESSARY)

FLOOD HAZARD ZONE "X" (OUTSIDE OF 100 YR FLOODPLAIN)
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M MAP
COMMUNITY PANEL 39089C0143 J EFFECTIVE ON 3/16/2015

VERIFY EXACT/FINAL HOUSE LOCATION W/ HOMEOWNER PRIOR TO STAKING & EXCAVATION, AND ADJUST AS NECESSARY

ALL UTILITY & SERVICE LOCATIONS SHOWN ARE ESTIMATES TO BE VERIFIED w/ HOMEOWNER CONFIRM W/ SERVICE PROVIDERS & ENGINEERS AND ADJUST IN FIELD AS NECESSARY

GRADING AND OTHER LOT CONDITIONS SHOWN ARE BASED OFF AERIAL / GIS FROM COUNTY, AND ASSUMED CORRECT

Deciduous canopy trees (street trees) shall be planted no less than twenty-four (24) feet and no more than thirty-six (36) feet on center

Street trees must be planted in the tree lawn, between the sidewalk or leisure trail and the road pavement. Tree lawns shall be a minimum width of six (6) feet.

Street trees shall be a minimum of three (3) inches caliper (trunk diameter at four and five-tenths (4.5) feet above the ground).

Any tree on the list of undesirable species in Section 1183.14 (below) shall not be planted as street trees.

Street trees shall be located so that a twenty-five (25) foot sight triangle is maintained at street intersections.

Street trees shall be located not less than ten (10) feet from fire hydrants, street lights, and/or utility poles

The property owner shall be required to maintain all street trees for a period of two (2) years after the tree is planted and to replace any tree which dies within such two (2) year period.

Street trees should be of the same genus and species planted continuously along the length of each street.

Undesirable species:
- Box-Elder (Acer negundo)
- Silver Maple (Acer saccharinum)
- Catalpa (Catalpa speciosa)
- Tulip Tree (Liriodendrum tulipifera)
- Mulberry (Morus alba)
- Poplars (all kinds) (Populus)
- Willows (all kinds) (Salix)

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

Abbreviations:

ABV - above
A/C - air conditioning unit
ACAP - as close as possible
AFF - above finished floor
BD - board
BP - bearing point
BM - beam
BRG - bearing
C/C - center-to-center spacing
C/J - ceiling joist
CF - cubic feet
CONC - concrete
CSMT - casement (window)
DIA - diameter
DIAG - diagonal
DIM - dimension
DH - double hung (window)
DN - down
DW - drywall or dishwasher
EA - each
EEO - emergency egress operable
ELEV - elevation
EXIST - existing
F/J - floorjoist
FT - feet
FFE - first floor elev
FGE - finish grade elev
FTG - footing
GALV - galvanized
GFI - ground-fault circuit interrupt outlet
GYPBD - gypsum board (drywall)
HB - hose bibb
HDR - header
HGT - height
HVAC - heating, ventilation, air conditioning
IN - inch
INSUL - insulation
LF - linear foot
LL - live load
LVL - laminated veneer lumber (engineered wood beam)
MFGR - manufacturer
MECH - mechanical
MIN - minimum
MISC - miscellaneous
NEC - national electric code
NTS - not to scale
O/C - on center (also C/C)
O/H - overhang
O/O - out to out
OPT - optional / extra
OSB - oriented strand board (sheathing)
PICT - picture (fixed window)
PLF - pounds per linear foot
PLWD - plywood
PSF - pounds per square foot
PSI - pounds per square inch
PT- pressure-treated
R - riser
REFG - refrigerator
REV - revised / revision
RO - rough opening
SAN - sanitary
SC - solid core
SD - smoke detector
SH - single hung (window)
SQFT or SF - square feet
SPECS - specifications
TEMPRD - tempered (glazing)
TOF - top of foundation
TYP - typical
U.N.O. - unless noted otherwise
WP - weatherproof outlet
WT - weight
WWM - welded wire mesh
w/ - with

COVER SHT

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cell/txt: 614.207.6266
e-mail: dannednd@gmail.com
THESE PLANS MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS. ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF RON DANNE, AIA

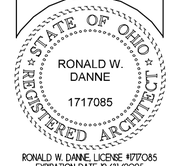
Danne Residential Design & Drafting, LLC

Contractor:
B. Dowell
jhdowell3@gmail.com

An Proposed New Single-Family Residence at:

105 Jersey St

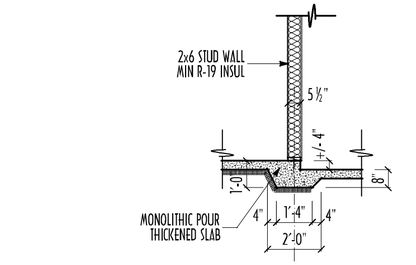
City of Johnstown, Licking County OH



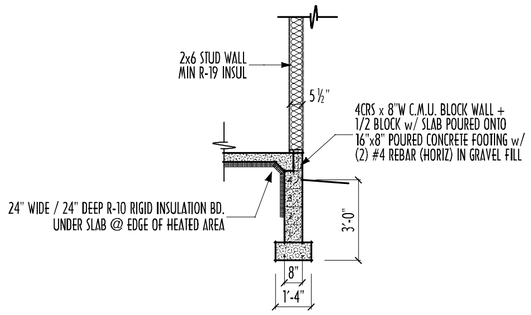
RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2025

Revisions	By
6/14/23 & 6/26/23	ldn
7/6/23 & 7/18/23	ldn
8/1/23	ldn
12/19/23 & 2/17/24	rwd
2/19/24 & 2/26/24	jr
3/27/24	jr

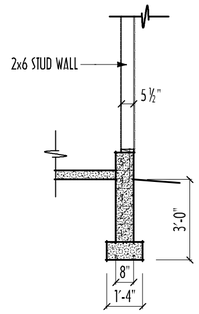
3/27/2024 11:01 AM



TYP FND SECTION (HOUSE/GARAGE WALL)
SCALE : 1/4" = 1'-0"



TYP FND SECTION (HOUSE)
SCALE : 1/4" = 1'-0"



TYP FND SECTION (GARAGE)
SCALE : 1/4" = 1'-0"

24" GRAVEL UP WALL ABV FOOTER TILE

WATERPROOFING / DAMPROOFING PER LOCAL CODE

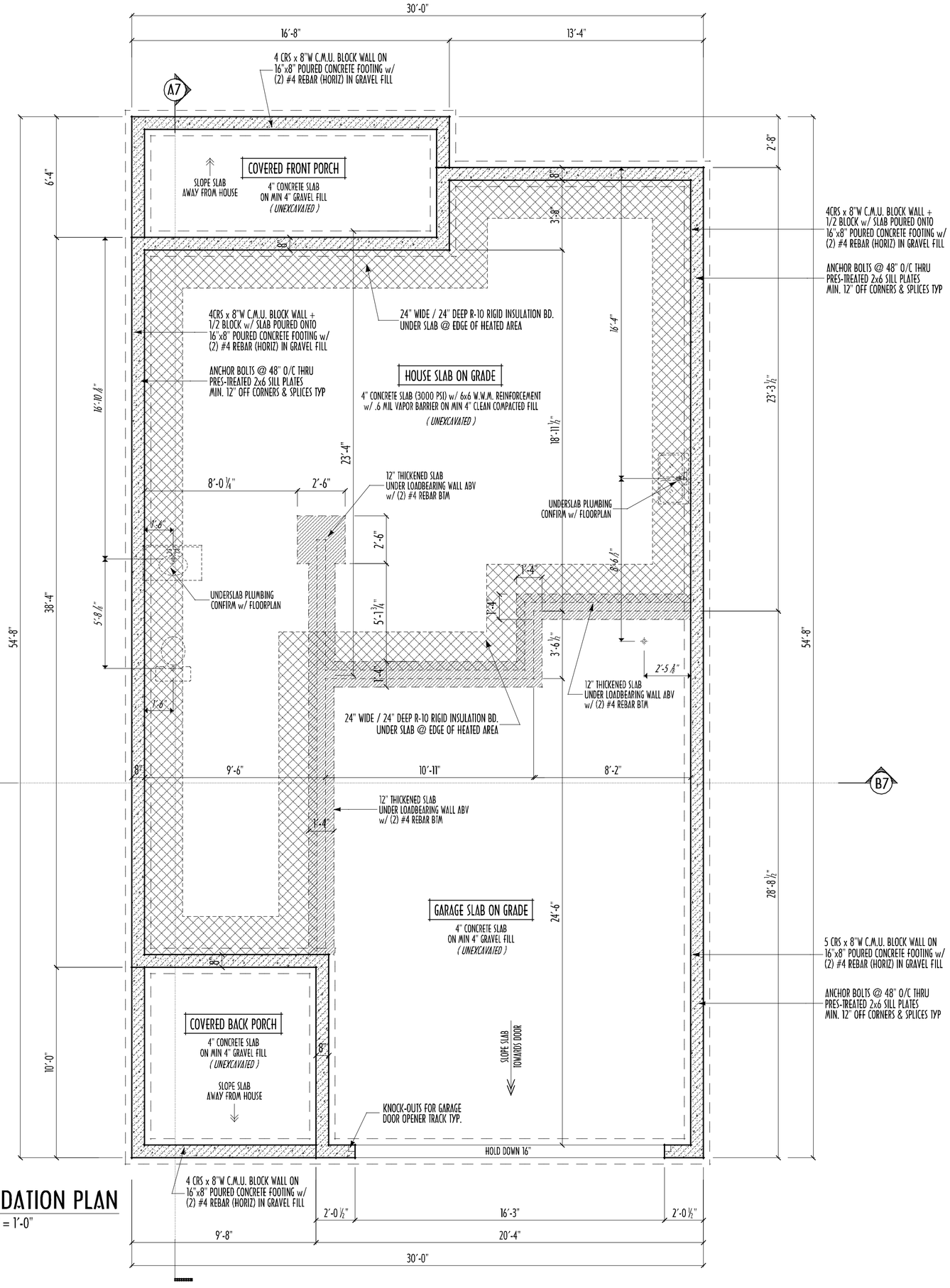
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

STEP DOWN FOOTING AS NECESSARY PER SITE CONDITIONS TO REMAIN BELOW LOCAL FROST LINE (MIN 36")

GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY MIN. 6" FALL IN FIRST 10FT OF RUN

USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE

ALL FOUNDATION WALL ENGINEERING & REBAR REINFORCEMENT IS TO FOLLOW CODE-MINIMUM OR BETTER REQUIREMENTS, UNLESS DESIGNED OTHERWISE BY AN ENGINEER



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

CONC SLAB =	1,311 SQ.FT.
FRONT PORCH =	103 SQ.FT.
BACK PORCH SLAB =	97 SQ. FT.

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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FOUNDATION

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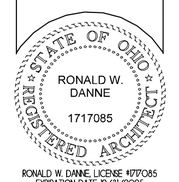
Danne Residential Design & Drafting LLC

Contractor:
B. Dowell
jhdowell3@gmail.com

An Proposed New Single-Family Residence at:

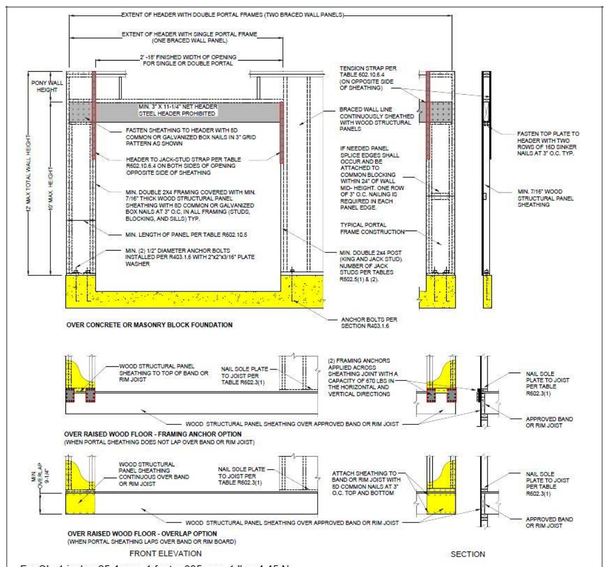
105 Jersey St

City of Johnstown, Licking County OH



RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2025

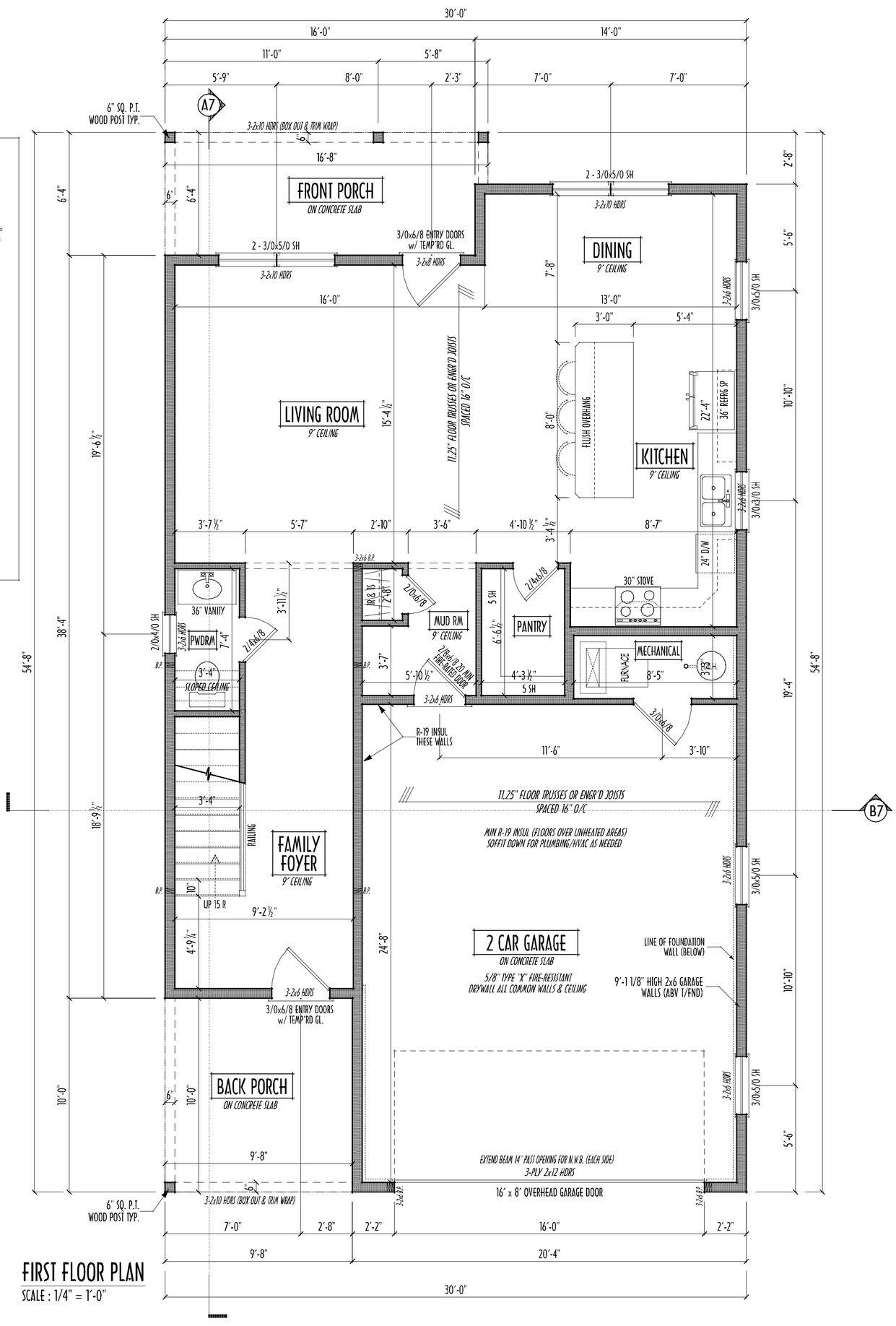
Revisions	By
6/14/23 & 6/26/23	ldn
7/6/23 & 7/18/23	ldn
8/1/23	ldn
12/19/23 & 2/17/24	rwd
2/19/24 & 2/26/24	jr
3/27/24	jr



For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N

FIGURE R602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

NARROW WALL BRACING -OR- USE CODE APPROVED ALTERNATIVE



FIRST FLOOR PLAN

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

FIRST FLOOR CEILINGS AT 9'-1 1/8" ROUGH UNLESS NOTED
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED

EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)

CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

ALL CONSTRUCTION IS TO CONFORM TO THE APPROPRIATE BUILDING CODE FOR THE LOCATION OF CONSTRUCTION.

WINDOW TYPE/MANUFACTURER : VINYL SINGLE/DBL-HUNG & PICT PER PLAN

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S W/ MANUFACTURER OR SUPPLIER

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS (OUTSIDE OF SHEATHING) OR OPENINGS TYP.

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS OR FLUES

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) BRACE FLOORJOISTS AT MIDSPAN PER CODE (EXCEPT I-JOISTS UNLESS NOTED)

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE

NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER R.C.O. 310

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 [<75 FSR, <450 SDR PER ASTM E84]

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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1ST FLR

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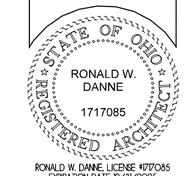

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3/27/24	jr

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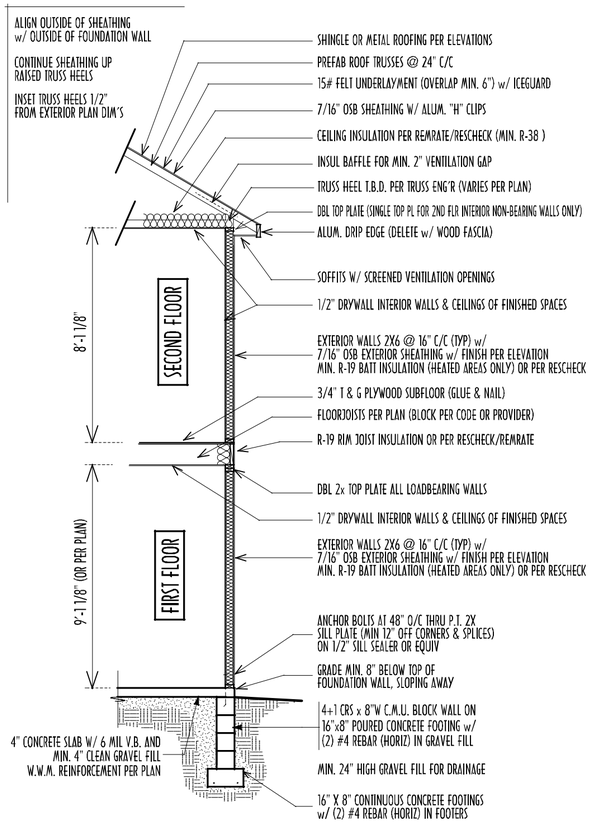


TYPICAL WALL SECTION

NOT TO SCALE

THIS IS A GENERIC WALL SECTION DESCRIBING THE TYPICAL CONSTRUCTION MATERIALS & METHODS UTILIZED FOR THIS TYPE OF SINGLE-FAMILY WOOD FRAME RESIDENCE SPECIFICATIONS, BUILDING CODE REQUIREMENTS, AND PLAN SPECIFIC SECTIONS OVERRIDE THIS DETAIL

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED

EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)

CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

ALL CONSTRUCTION IS TO CONFORM TO THE APPROPRIATE BUILDING CODE FOR THE LOCATION OF CONSTRUCTION.

WINDOW TYPE/MANUFACTURER : VINYL SINGLE/DBL-HUNG & PICT PER PLAN

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S W/ MANUFACTURER OR SUPPLIER
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS

OF WOOD FRAMING LENGTHS (OUTSIDE OF SHEATHING) OR OPENINGS TYP.

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS OR FLUES

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE (EXCEPT I-JOISTS UNLESS NOTED)

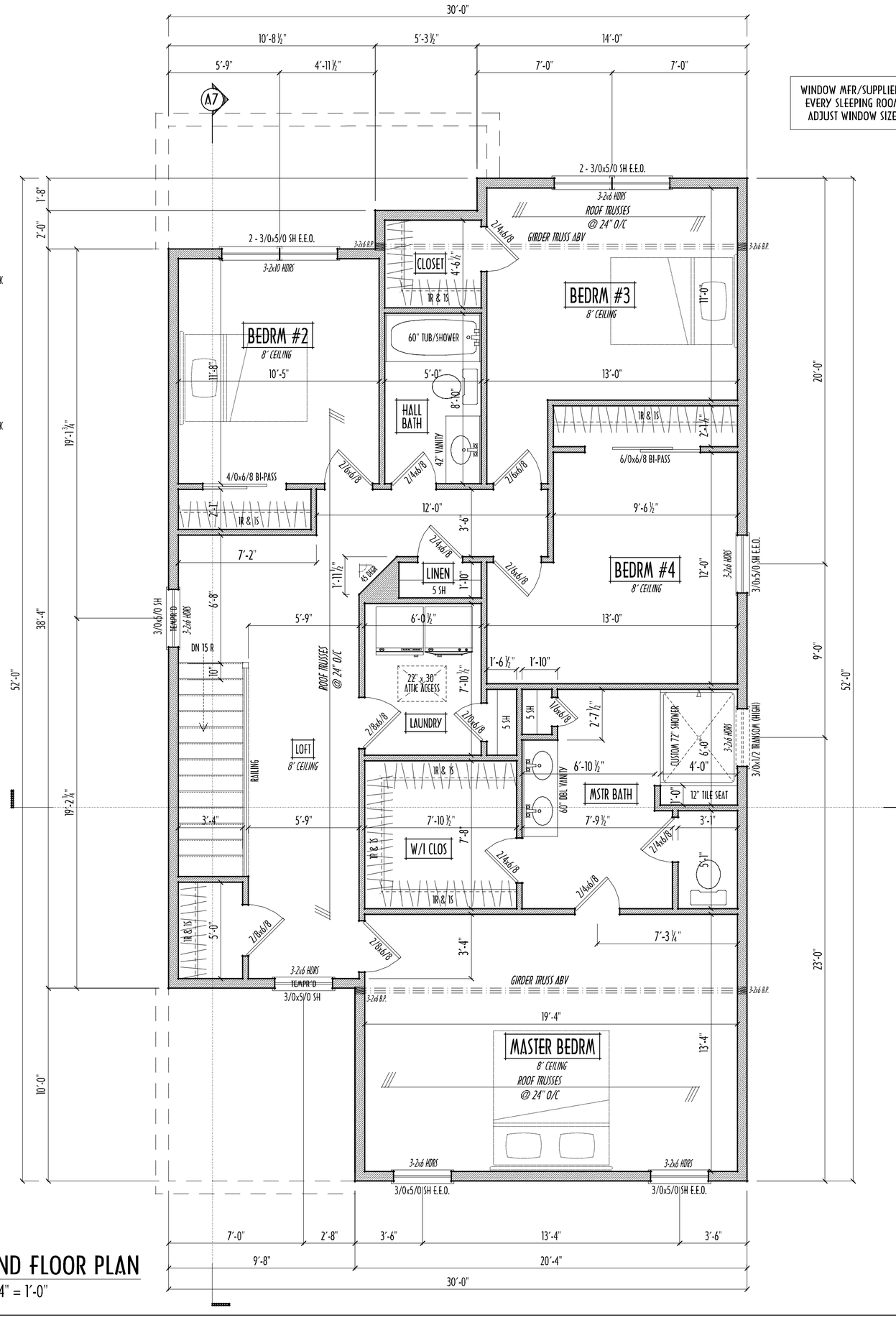
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE

NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER R.C.O. 310

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 [<75 FSR, <450 SDR PER ASTM E84]

WINDOW MFR/SUPPLIER TO VERIFY MIN. ONE WINDOW IN EVERY SLEEPING ROOM TO MEET EGRESS REQUIREMENTS ADJUST WINDOW SIZES SHOWN AS NECESS. TO COMPLY



SECOND FLOOR PLAN

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

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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2ND FLR

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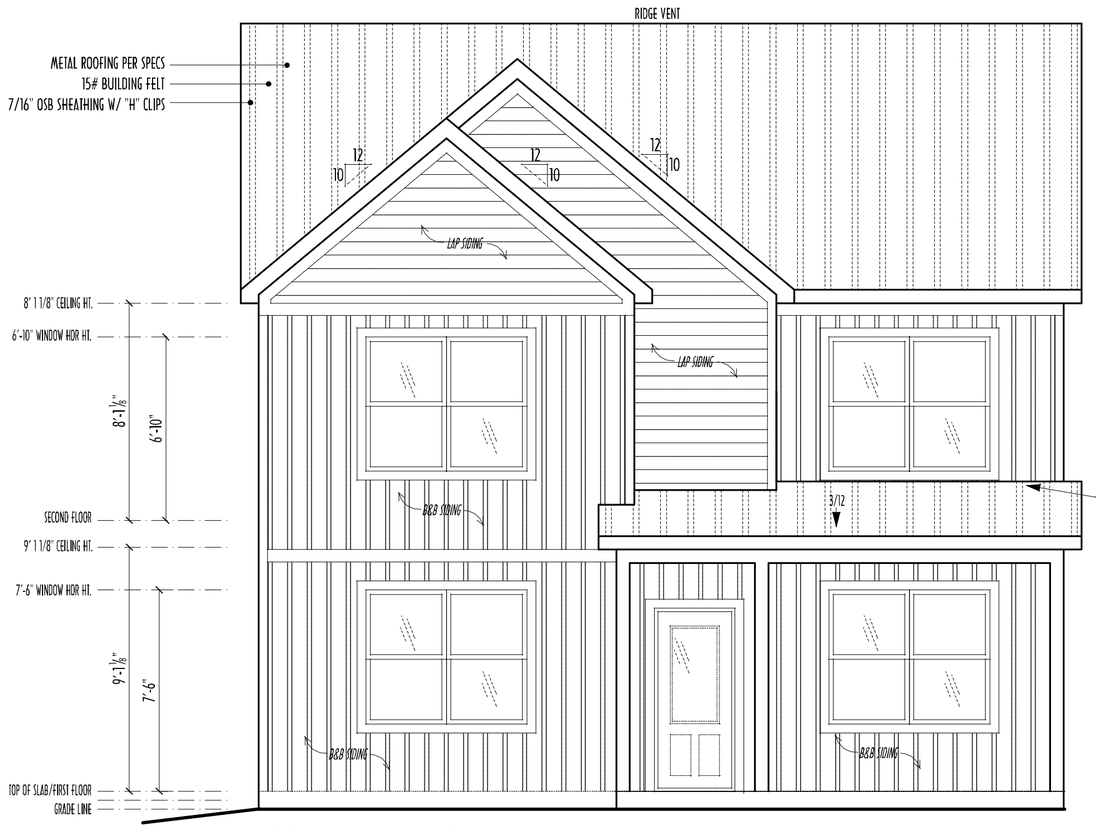
3/27/24	yr

Page: 4 of 9



FRONT ELEVATION

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

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED

SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS

SEE ROOF PLAN FOR SOFFIT & RAKE SIZES

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOW TYPE & MANUFACTURER: VINYL SINGLE-HUNG & PICT (MFGR TO-BE-DETERMINED)

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

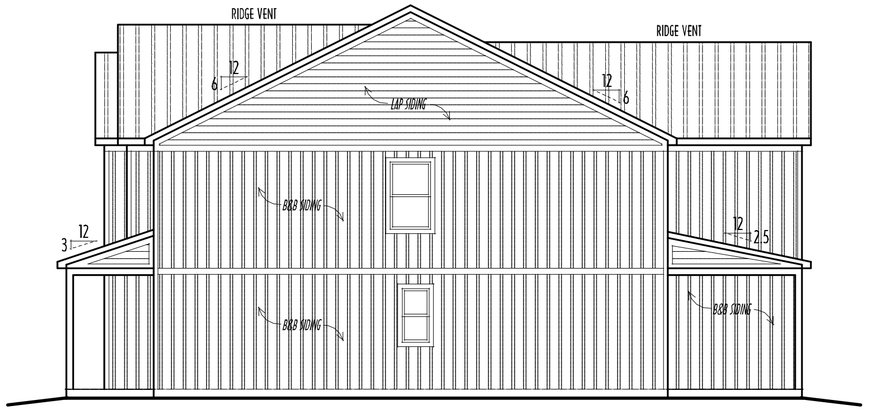
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

ALL EXTERIOR WOOD TRIM TO BE EITHER CEMENT-BOARD OR WOOD COMPOSITE (EX. LP SMARTRIM) OR VINYL

METAL ROOFING (TYPE T.B.D.)

HORIZ. SIDING (TYPE T.B.D.)

BOARD & BATTEN SIDING (TYPE T.B.D.)



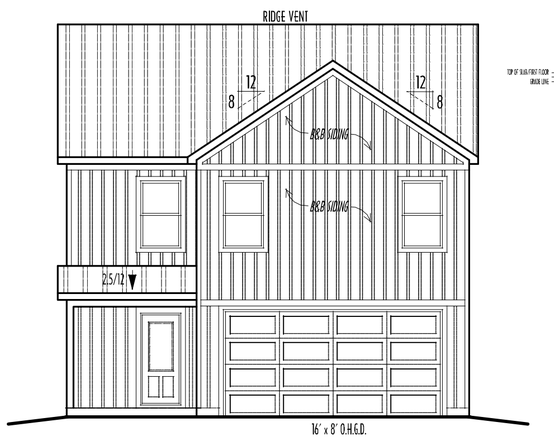
RIGHT ELEVATION

SCALE : 1/8" = 1'-0"

FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

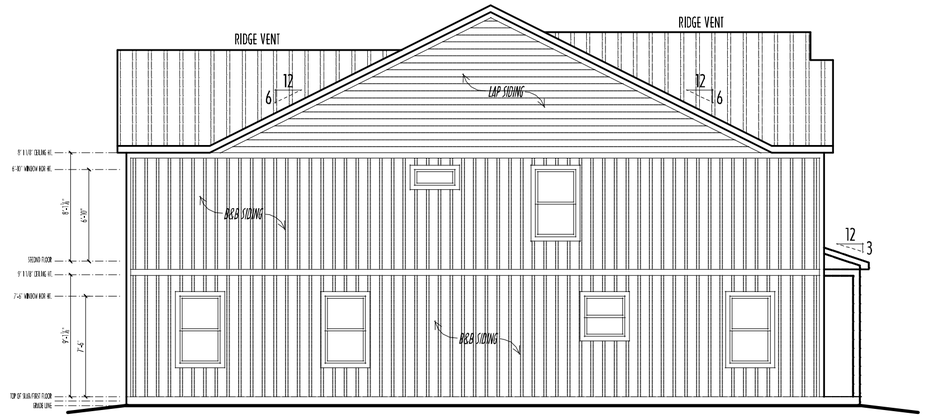
EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

GRADE ELEVATION SHOWN IS APPROXIMATE FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



BACK ELEVATION

SCALE : 1/8" = 1'-0"



LEFT ELEVATION

SCALE : 1/8" = 1'-0"

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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ELEVATIONS

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2/19/24 & 2/26/24	jyr
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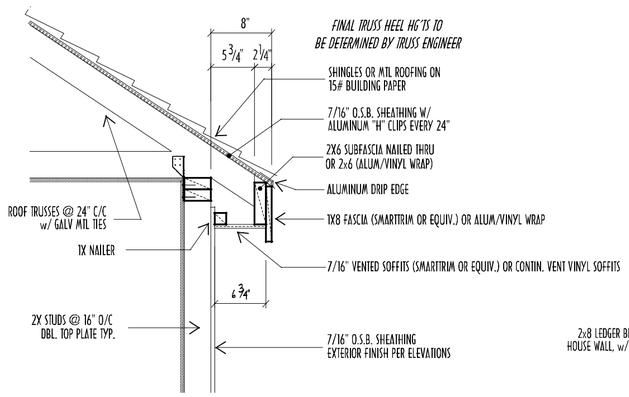
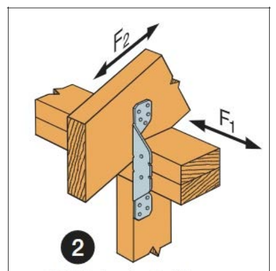
Page: 5 of 9



8" SOFFIT / EAVE DETAIL

SCALE: 1" = 1'-0"



MAX. ALLOWABLE SPANS

RAFTERS

CEILING APPLIED DIRECTLY TO BOTTOM / REPETITIVE USE

SOUTHERN YELLOW PINE #2	SPRUCE/PINE/FIR #2
2x4 @ 16" ~ MAX. SPAN = 8'-11"	2x4 @ 16" ~ MAX. SPAN = 8'-6"
2x4 @ 24" ~ MAX. SPAN = 7'-5"	2x4 @ 24" ~ MAX. SPAN = 6'-11"
2x6 @ 16" ~ MAX. SPAN = 13'-0"	2x6 @ 16" ~ MAX. SPAN = 12'-5"
2x6 @ 24" ~ MAX. SPAN = 10'-8"	2x6 @ 24" ~ MAX. SPAN = 10'-2"
2x8 @ 16" ~ MAX. SPAN = 16'-10"	2x8 @ 16" ~ MAX. SPAN = 15'-9"
2x8 @ 24" ~ MAX. SPAN = 13'-9"	2x8 @ 24" ~ MAX. SPAN = 12'-10"
2x10 @ 16" ~ MAX. SPAN = 20'-1"	2x10 @ 16" ~ MAX. SPAN = 19'-3"
2x10 @ 24" ~ MAX. SPAN = 16'-5"	2x10 @ 24" ~ MAX. SPAN = 15'-8"
2x12 @ 16" ~ MAX. SPAN = 23'-7"	2x12 @ 16" ~ MAX. SPAN = 22'-4"
2x12 @ 24" ~ MAX. SPAN = 19'-3"	2x12 @ 24" ~ MAX. SPAN = 18'-3"

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AMERICAN SOFTWOOD LUMBER STND. PS20-99
FHA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO

MAX. ALLOWABLE SPANS

CEILING JOISTS

SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)

EXTREME FIBER STRESS IN BENDING "FB" = 1100+ PSI
MODULUS OF ELASTICITY "E" = 1.4 MIL PSI

NO STORAGE ALLOWED:	LIMITED ATTIC STORAGE:
2x4 @ 16" ~ MAX. SPAN = 10'-9"	2x4 @ 16" ~ MAX. SPAN = 8'-11"
2x4 @ 24" ~ MAX. SPAN = 9'-10"	2x4 @ 24" ~ MAX. SPAN = 7'-8"
2x6 @ 16" ~ MAX. SPAN = 16'-11"	2x6 @ 16" ~ MAX. SPAN = 13'-6"
2x6 @ 24" ~ MAX. SPAN = 15'-6"	2x6 @ 24" ~ MAX. SPAN = 11'-0"
2x8 @ 16" ~ MAX. SPAN =22'-4"	2x8 @ 16" ~ MAX. SPAN =17'-5"
2x8 @ 24" ~ MAX. SPAN = 20'-1"	2x8 @ 24" ~ MAX. SPAN = 14'-2"
2x10 @ 16" ~ MAX. SPAN = n/a	2x10 @ 16" ~ MAX. SPAN = 20'-9"
2x10 @ 24" ~ MAX. SPAN = 23'-11"	2x10 @ 24" ~ MAX. SPAN = 16'-11"

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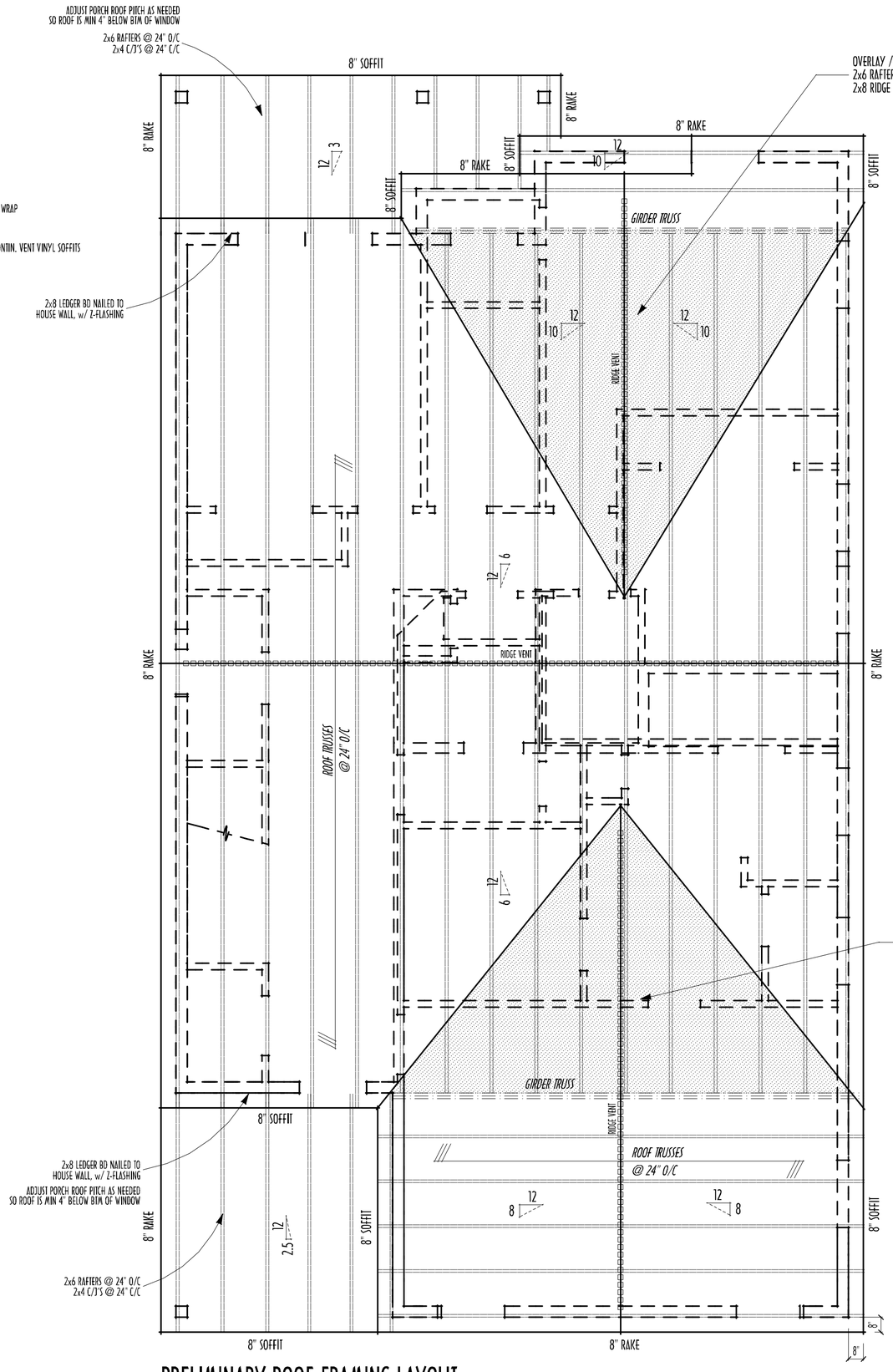


PRELIMINARY ROOF FRAMING LAYOUT

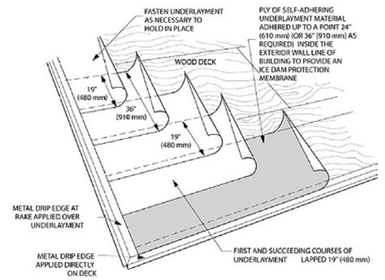
SCALE : 1/4" = 1'-0"

FOR REFERENCE ONLY - TRUSS DRAWINGS TO BE ENGINEERED BY TRUSS DESIGNER

TRUSS & FRAMING SHOWN FOR REFERENCE ONLY

ROOF FRAMING CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ENGINEERING, MANUFACTURING, AND SAFE CONSTRUCTION OF ROOF FRAMING MATERIALS TO ENSURE COMPLIANCE WITH ANY APPLICABLE CODE REQUIREMENTS REGARDING ALLOWABLE SPANS, ACCEPTABLE MATERIALS, AND BUILDING SAFETY.

FINAL BEAM CALCS T.B.D. ONCE TRUSS LAYOUT & PROFILES ARE PROVIDED TO BUILDING DESIGNER & HOMEOWNER (PRIOR TO FRAMING)



NOTE - DIMENSIONS ARE APPROXIMATE

PROVIDE ICE-DAM PROTECTION @ EAVES USING 2 LAYERS OF OVERLAPPED UNDERLAYMENT CEMENTED TOGETHER UNDER SHINGLES EXTENDING IN MIN. 24" FROM OUTSIDE OF WALL BELOW

NOTE: ROOF SLOPES LESS THAN 4 IN 12 SHALL HAVE MIN. (2) LAYERS OF #15 FELT PARALLEL TO EAVES, WITH MIN. 19" LAP AT TOP AND MIN. 12" END LAP, WITH MIN. 72" BETWEEN ROWS OF END LAPS

- OR - INSTALLED PER SHINGLE MANUFACTURER'S SPECIFICATIONS FOR COLD-WEATHER LOW-SLOPE CONDITIONS

ROOF VENTILATION CALC'S

HORIZONTAL AREA OF ATTIC SPACES =	1,720 SQ.FT.
DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)	
REQUIRED SQ.FT. OF VENT OPENINGS =	5.73 SQ.FT.
ACTUAL LINEAR FT. OF RIDGE VENT (64) =	64 LF x .11 PER = 7.04 SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (MIN 7) =	7 x.25 = 1.75 SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS =	8.79 SQ.FT.

INFILL & OVERLAY FRAMING:

2X6 RAFTERS @ 24" O/C
2X8 RIDGE BOARDS (OR LVL) PER FRAMING PACKAGE
BLOCK DOWN TO BEARING WALLS BELOW
W/ 2-2X4 PURLINS @ 48" O/C WHEREVER POSSIBLE

ALL RIDGE BEAMS & HIP RAFTER DEPTHS ARE TO BE NOT LESS THAN DEPTH OF END CUT OF RAFTER

ALL RAFTERS & OTHER CONVENTIONAL ROOF FRAMING LUMBER IS TO COMPLY WITH SPAN TABLES ABOVE

MIN. 2X6 VALLEY PLATE ON ROOF SHEATHING NAIL THRU TO RAFTERS/TRUSSES BELOW

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ROOF

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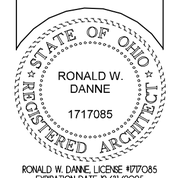

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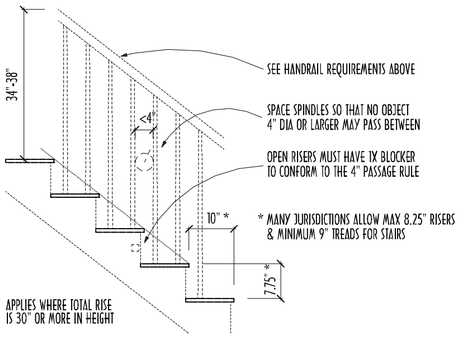


MINIMUM CLEAR WIDTH BETWEEN STAIR WALLS IS 36" (37" FRAMING +DRYWALL)
MINIMUM CLEAR WITH BETWEEN HANDRAILS IS 27" IF TWO RAILS, OR 31.5" IF ONE RAIL

RISER HEIGHTS MAY NOT VARY MORE THAN 3/8" BETWEEN TALLEST & SHORTEST

HEADROOM CLEARANCE MINIMUM 6'-8" (MEASURED VERTICALLY FROM NOSING)

LANDINGS OR FLOORS ARE REQUIRED AT TOP & BOTTOM OF ALL STAIR FLIGHTS
THE MINIMUM WIDTH/DEPTH OF LANDINGS NOT LESS THAN 36" (OR = STAIR WIDTH)

EXCEPTION: INTERIOR & ENCLOSED GARAGE STAIRS AS LONG AS NO DOOR SWINGS OUT OVER STAIRS

STAIR CODE DETAILS

NOT TO SCALE

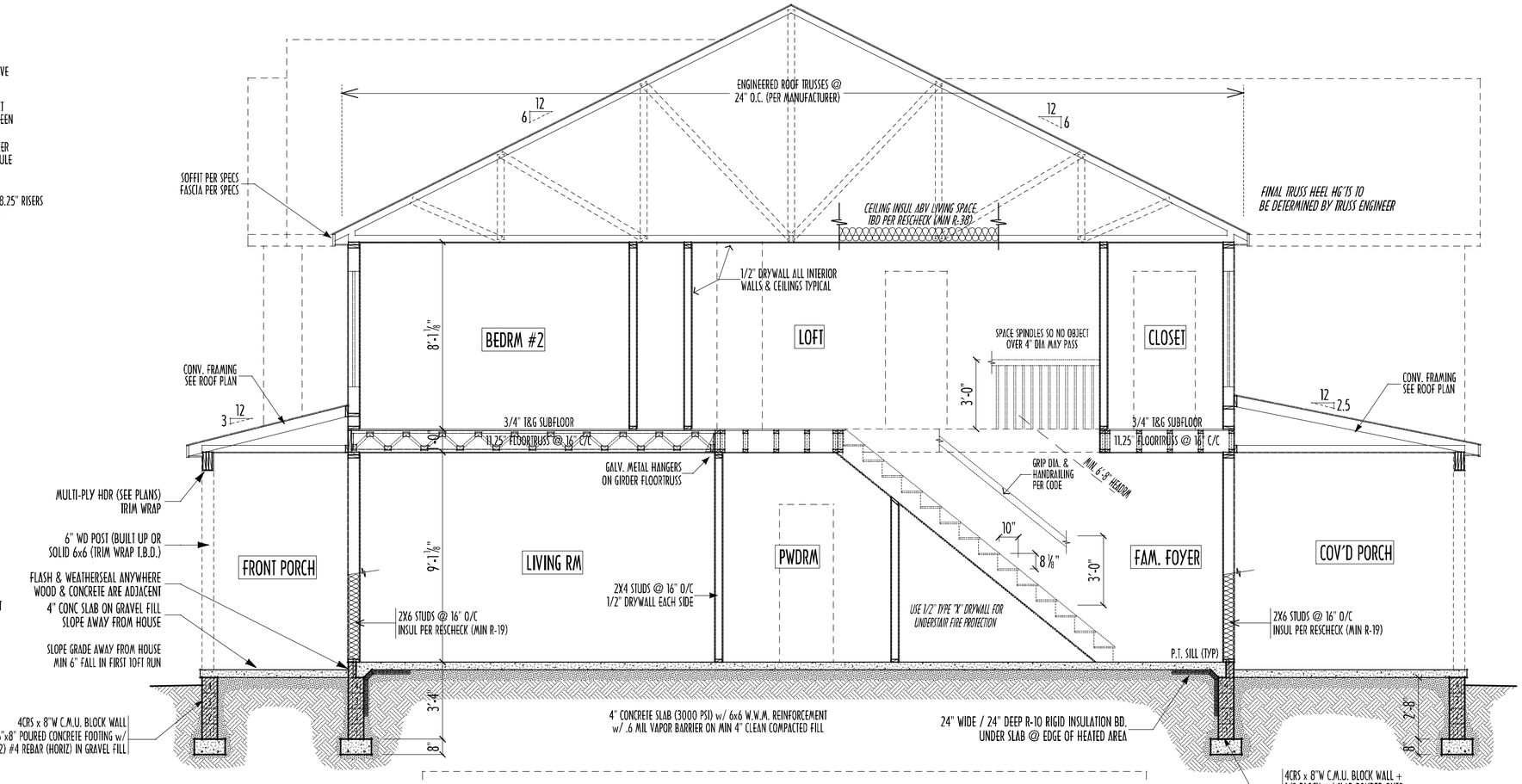
HANDRAIL GRIP REQUIREMENTS:

TYPE I
FOR CIRCULAR CROSS SECTIONS: MIN 1.25" DIAMETER & MAX 2" DIAMETER
NON-CIRCULAR CROSS SECTIONS: MIN PERIMETER 4" MAX 6.25", MAX CROSS SECTION 2.25'

TYPE II
FOR PERIMETERS GREATER THAN 6.25", PROVIDE GRASPABLE FINGER RECESSES EACH SIDE BEGINNING 3/4" VERTICALLY FROM TALLEST POINT & BEING 5/16" DEEP WITHIN 7/8" OF WIDEST PART AND CONTINUING MIN 3/8" TO A LEVEL NOT LESS THAN 1.75" FROM TALLEST PART
MIN WIDTH OF RAIL ABOVE RECESS IS 1.25" & MAX 2.75". MAX EDGE RADIUS 0.01"

HANDRAILS ARE TO BE CONTINUOUS FOR FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER, AND TERMINATE INTO A NEWELL POST OR BE RETURNED INTO WALL

MIN. 1.5" SPACE REQUIRED BETWEEN HANDRAILS AND ADJACENT WALLS



Ⓐ SECTION THRU LIVING RM / STAIRS / PORCHES
SCALE : 1/4" = 1'-0"

FINAL BEAM CALCS T.B.D. ONCE TRUSS LAYOUT & PROFILES ARE PROVIDED TO BUILDING DESIGNER & HOMEOWNER (PRIOR TO FRAMING)

TYPICAL DETAILS & NOTES: CONTRACTOR IS TO ASSUME ALL GENERAL NOTES & DETAILS APPLY THROUGHOUT THE PLANS IN SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. ALL CONSTRUCTION PROCEDURES THAT ARE GENERALLY FOLLOWED FOR THIS TYPE OF BUILDING (SINGLE-FAMILY WOOD FRAME RESIDENTIAL HOUSE ON A POURED CONCRETE FOUNDATION) ARE TO BE FOLLOWED, AS ARE ALL CODE PROVISIONS & LOCAL JURISDICTIONAL REQUIREMENTS. THESE PLANS ARE ABBREVIATED AND MAY NOT SHOW ALL NECESSARY DETAILS & ASSEMBLIES THAT BUILDER IS REQUIRED TO APPLY.

CALL OR E-MAIL ARCHITECT & OWNER WITH QUESTIONS OR ISSUES PRIOR TO PROCEEDING WITH CONSTRUCTION. COSTS ASSOCIATED w/ FAILURE TO DO SO WILL BE CONTRACTOR RESPONSIBILITY

HANDRAIL / GUARDRAIL REQUIREMENTS

PROVIDE FOR STAIR SETS W/ 3+ RISERS OR PORCHES W/ >30 STEP-DOWN TO GRADE
RAILING MIN. 36" HIGH WITH GRIP NOT TO EXCEED 2 5/8" DIAMETER
DISTANCE BETWEEN BALUSTERS (SPINDLES) SHALL BE LESS THAN 4"

GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY

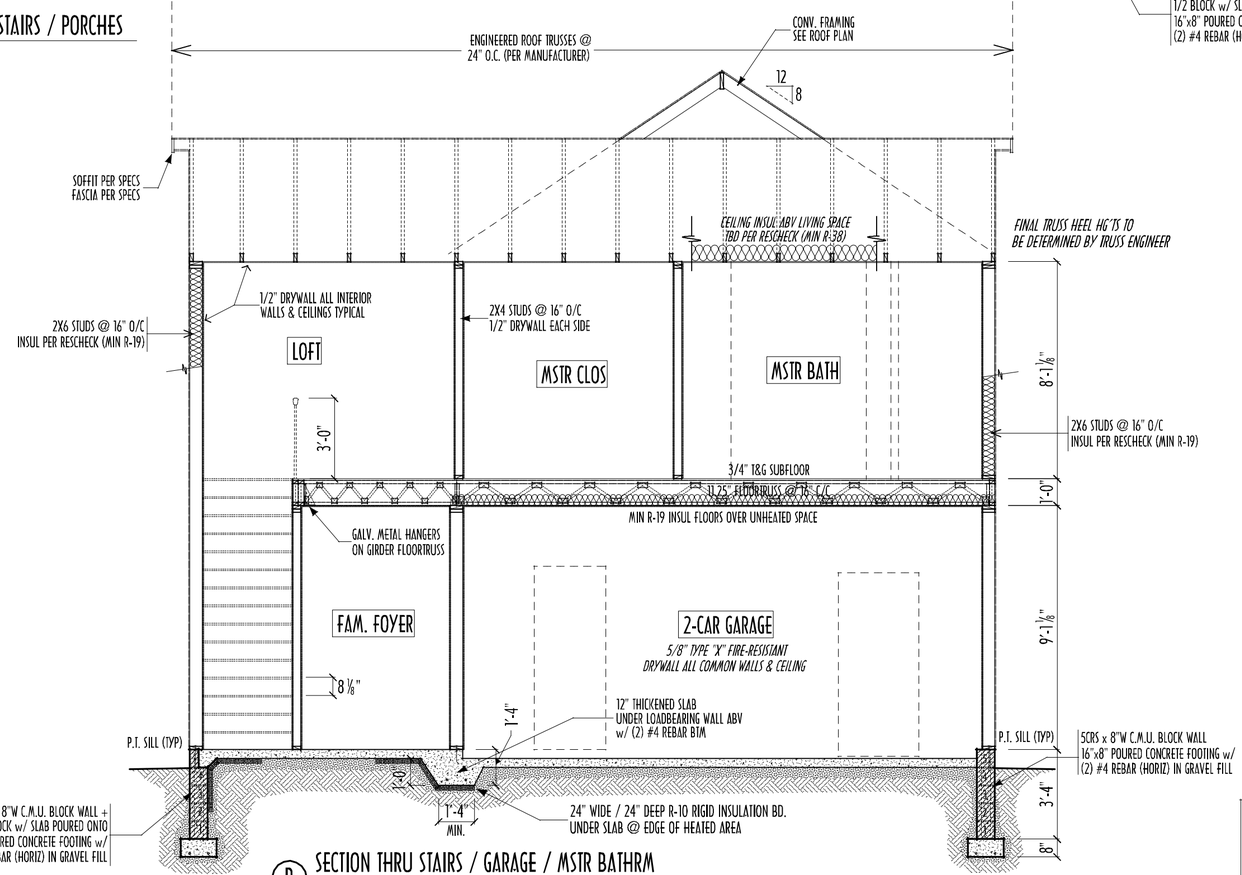
ALL LOADBEARING HEADERS PER PLAN, MIN 2-2x6 FOR EXTERIOR NON-LOADBEARING HEADERS IN EXTERIOR WALLS, 2X4 FLAT FOR NON-BEARING INTERIOR WALLS TYP.

MIN. 2-STUD BEARING POINT (GLUE & NAIL)
TYPICAL FOR ALL HEADERS UNLESS NOTED

PORCH POSTS SECURED TO CONCRETE SLAB/BASE USING SIMPSON S-T GALV METAL POST BASES (EMBED PER MFR)

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REMRATE SHEETS FROM INSULATION SUPPLIER (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)



Ⓑ SECTION THRU STAIRS / GARAGE / MSTR BATHRM
SCALE : 1/4" = 1'-0"

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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SECTIONS

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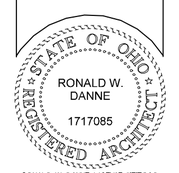
Danne Residential Design & Drafting LLC

Contractor:
B. Dowell
jhdowell3@gmail.com

An Proposed New Single-Family Residence at:

105 Jersey St

City of Johnstown, Licking County OH



RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2025

Revisions	By
6/14/23 & 6/26/23	ldn
7/6/23 & 7/18/23	ldn
8/1/23	ldn
12/19/23 & 2/17/24	rwd
2/19/24 & 2/26/24	jr
3/27/24	jr

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LPI JOIST SPECIFICATIONS

I. GENERAL

A) LPI joists are to be manufactured with Gang-Lam LVL, MSR lumber or visually graded lumber flanges, OSB webs, and assembled with waterproof glue.

LPI joists shall have SBCCI, BOCA, Wisconsin and ICBO acceptances.

The product shall be manufactured using an approved quality control system and supervised by an approved third party agency.

Shop drawings showing dimensions, typical details and framing plans, outlining installation procedures and unit identification marks, shall be submitted for approval of the project engineer and/or architect.

B) DELIVERY: The product shall be banded together in bundles to maintain structural rigidity. The product shall be delivered on equipment adequate in size to prevent damage during transportation.

C) HANDLING: Unload LPI joists carefully, by lifting. Support the bundles to reduce excessive bowing. Individual LPI joists shall be handled in a manner which prevents physical damage to the LPI joist during measuring, cutting, erection, etc.

D) STORAGE: Store units upright on smooth, well drained, supportive surfaces and cover with waterproof materials.

II. DESIGN:

Size units in accordance with details, loadings and information on architectural and/or structural plans.

Unit design shall be in accordance with applicable codes.

III. INSTALLATION

Verify location of supports.

Follow framing plan when placing units. Shim as required to provide level support

Nail bottom flange to support with two 8d nails or 10d box nails unless otherwise specified by project architect or engineer.

Provide temporary lateral support to prevent toppling of units.

Cut openings through webs only as authorized in product literature or in writing by Louisiana-Pacific Corporation.

SPAN CHART FOR STIFFNESS/BOUNCE

LLTC=LIVE LOAD TOP CHORD (PEOPLE, FURNITURE) = 40
DLTC=DEAD LOAD TOP CHORD (FLOORING MATERIAL) = 10
LLBC=LIVE LOAD BOTTOM CHORD (STORAGE) = 0
DLBC=DEAD LOAD BOTTOM CHORD (CEILING MATERIAL) = 5
TOTAL 55# PSF

MAXIMUM SPANS BELOW 4×2 TOP & BOTTOM CHORDS & WEBS

SPAN CHART FOR L/480

4×2 WOOD		DEPTH	ON CENTER SPACING 12"	16"	19.2"	24"
188-4167	*	9.25"	18' 2"	16' 5"	15' 4"	13' 6"
188-4170	*	11.25"	21' 5"	19' 4"	18' 0"	16' 8"
188-4173		12"	22' 7"	20' 4"	19' 0"	17' 6"
188-4199	*	14"	25' 6"	23' 0"	21' 7"	19' 10"
188-4212	*	16"	28' 3"	25' 6"	23' 11"	22' 1"
188-4238	*	18"	30' 10"	27' 10"	26' 1"	24' 1"
188-4254		20"	33' 4"	30' 2"	28' 3"	26' 1"
188-4270		22"	35' 9"	32' 4"	30' 4"	28' 0"
188-4296		24"	38' 0"	34' 5"	32' 3"	29' 10"

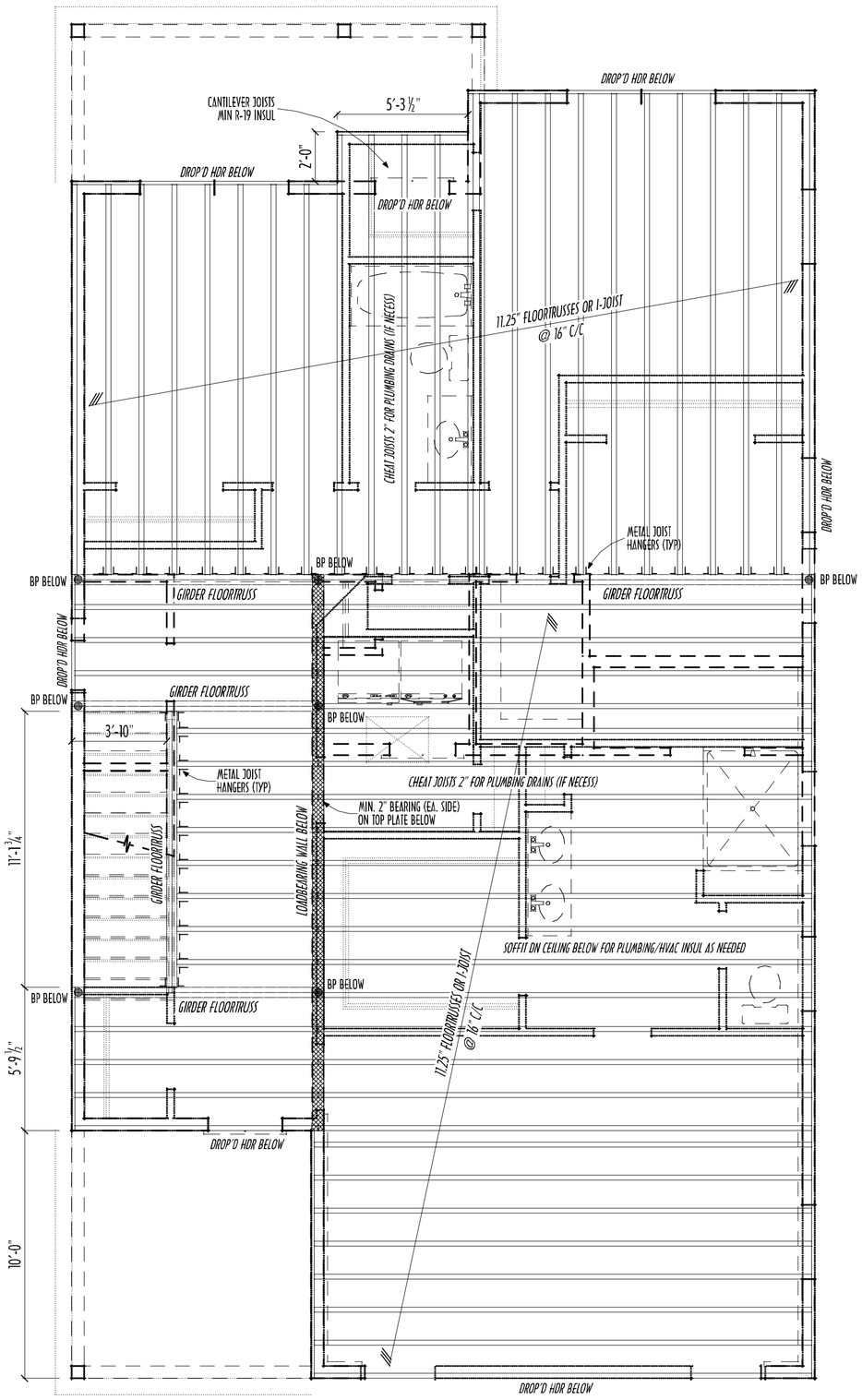
SPAN CHART FOR L/360

4×2 WOOD		DEPTH	ON CENTER SPACING 12"	16"	19.2"	24"
188-4167	*	9.25"	18' 5"	18' 2"	16' 10"	13' 6"
188-4170	*	11.25"	22' 5"	21' 5"	20' 1"	17' 7"
188-4173		12"	23' 11"	21' 10"	20' 5"	19' 0"
188-4199	*	14"	27' 4"	24' 10"	23' 2"	21' 4"
188-4212	*	16"	30' 0"	27' 5"	25' 11"	23' 9"
188-4238	*	18"	32' 9"	29' 8"	28' 0"	26' 3"
188-4254		20"	35' 7"	32' 0"	30' 1"	28' 0"
188-4270		22"	37' 11"	34' 5"	32' 3"	29' 8"
188-4296		24"	40' 0"	36' 10"	34' 5"	31' 9"

* DEPTHS AVAILABLE FOR CUSTOM TRIMMABLE FLOORS.
* CUSTOM TRIMMABLE FLOORS CAN BE SINGLE OR DOUBLE END TRIMMABLE. NOTE ON ORDER.

Floor Truss Girders

Many building designs require Floor Truss Girders. Floor Truss Girders are most often used around stairway openings, open to below areas around Foyers and Great Rooms as well as for individual Point Loads.

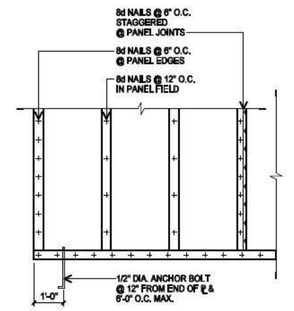


2ND FLOOR JOIST LAYOUT

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

FOR REFERENCE ONLY - CONSULT LUMBER SUPPLIER FOR FINAL JOIST LAYOUT

BRACED WALL DETAIL



TYPICAL BRACED WALL SHEATHING ATTACHMENT

WALL BRACING DESIGN CRITERIA

EXTERIOR BRACED WALL PANEL (ALL EXTERIOR WALLS)
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 (ALL INTERIOR WALLS where shown)
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

SEE COVER SHEET FOR FRAMING NOTES

ALL CONSTRUCTION IS TO CONFORM TO APPLICABLE BUILDING CODES & ACCEPTED CONSTRUCTION PRACTICES

ALL FLOORJOISTS ARE MIN. 11.25" DEEP FLOORTRUSSES OR 11 7/8" I-JOIST EQUIV. SPACED 16" O/C UNLESS NOTED OTHERWISE

SUBFLOOR TO BE 3/4" (EQUIV) T&G OSB OR BETTER, GLUE & SCREW

PRELIM. LAYOUT FOR REFERENCE ONLY - CONSULT FRAMING PACKAGE FROM LUMBER SUPPLIER FOR EXACT LAYOUT

AVOID FLOORJOIST BELOW PLUMBING DRAINS - HEADER & BLOCK AROUND AS NECESS.

PROVIDE APPROPRIATE BRIDGING @ MIDSPAN FOR ALL JOIST SPANS PER JOIST MANUFACTURER

FRAMING CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ENGINEERING, MANUFACTURING, AND SAFE CONSTRUCTION OF ALL FRAMING MATERIALS TO ENSURE COMPLIANCE WITH ANY APPLICABLE CODE REQUIREMENTS REGARDING ALLOWABLE SPANS, ACCEPTABLE MATERIALS, AND BUILDING SAFETY.

ALL ENGINEERED BEAMS ARE LOUISIANA-PACIFIC GANG-LAM OR EQUIVALENT 1.9E UNLESS NOTED OTHERWISE
ENGINEERED CUT-SHEETS WILL BE PROVIDED TO BUILDING OFFICIALS AT FRAMING INSPECTION

B.P. = "BEARING POINT BELOW", FRAMER TO INSTALL MIN. 2 STUDS NAILED TOGETHER 12" C/C VERTICALLY

= METAL JOIST HANGERS. NOT ALL LOCATIONS ARE SHOWN EXACT LOCATIONS & SIZES TO BE PROVIDED BY JOIST SUPPLIER

= SPECIFIC BEARING LOCATION FOR LVL / BEAM (MIN 3-2x STUDS)

= LOADBEARING WALL BELOW

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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FLRJOISTS

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Contractor:
B. Dowell
jhdowell3@gmail.com

An Proposed New Single-Family Residence at:

105 Jersey St

City of Johnstown, Licking County OH

STATE OF OHIO REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE #1717085
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	rwd
12/19/23 & 2/17/24	jr
2/19/24 & 2/26/24	jr
3/27/24	

PRELIMINARY ELECTRICAL LAYOUTS ARE FOR REFERENCE ONLY - BUILDER & OWNER ARE TO WALK THE PROJECT AFTER FRAMING TO DETERMINE FINAL FIXTURE LAYOUT w/ ELECTRICIAN

ELECTRICAL KEY

OUTLET & FIXTURE LOCATIONS SHOWN ARE FOR REFERENCE ONLY. EXACT LOCATIONS & SIZES ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR AND/OR BUILDER'S SPECS

ALL WIRING & FIXTURE INSTALLATION TO BE DONE PER NEC & LOCAL/STATE CODES

- CEILING OR WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- RECESSED / CAN LIGHT
- BATHROOM EXHAUST FAN
- ELECTRICAL OUTLET
- SMOKE ALARMS (SEE DESCRIPTION BELOW)
- TELEPHONE JACK
- EXTERIOR FLOOD LIGHTS
- SWITCH
- WIRE

SMOKE DETECTOR TYPES & LOCATIONS:

- IONIZATION SMOKE DETECTORS IN EVERY SLEEPING ROOM
- CARBON MONOXIDE / PHOTOELECTRIC SMOKE DETECTORS IN HALLWAYS OUTSIDE OF SLEEPING AREAS
- IONIZATION/PHOTOELECTRIC SMOKE DETECTORS IN EVERY LEVEL WITHOUT ANY SLEEPING AREAS

GROUND-FAULT INTERRUPT CIRCUITS IN KITCHENS, GARAGES, AND ALL BATHS TYPICAL, PER NATIONAL ELECTRIC CODE (NEC)

GROUNDING ELECTRODE SYSTEM & CONDUCTOR SIZE PER NEC 250.66 (EXAMPLES INCLUDE WATER PIPE IN DIRECT CONTACT W/ EARTH FOR MIN 10FT -OR- CONC ENCASED ELECTRODE)

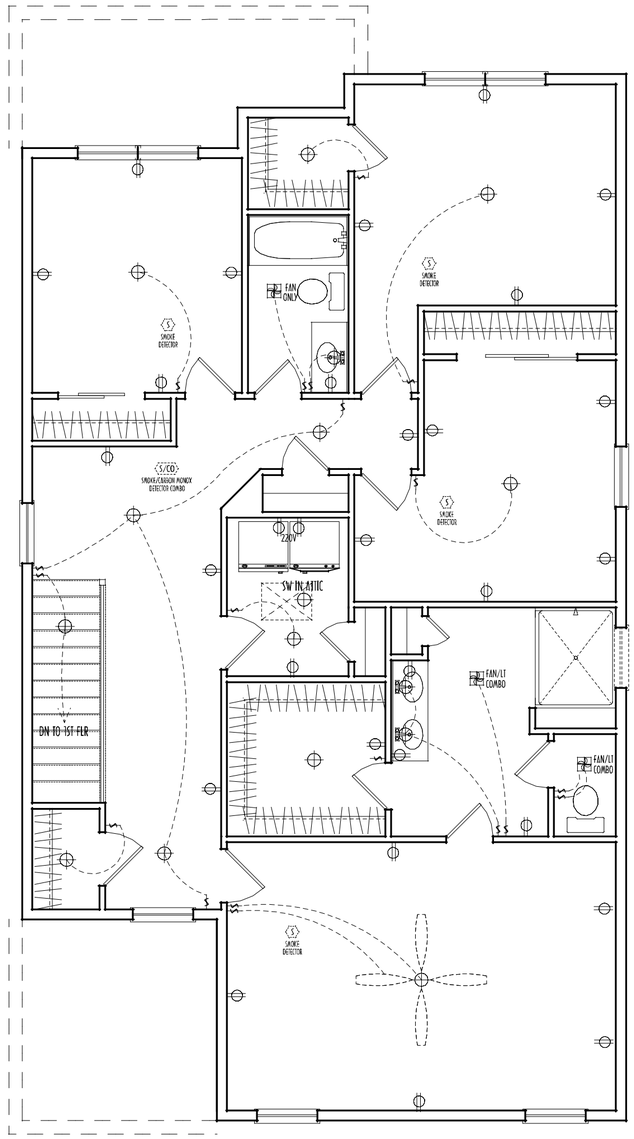
MIN (2) 20 AMP CIRCUITS IN KITCHEN, WITH RECEPTACLES EVERY 24" OF COUNTERTOP FOR APPLIANCES, PER NEC 210.52

FOR HABITABLE ROOMS, SPACE OUTLETS SO THAT NO SPACE IS MORE THAN 6FT HORIZONTALLY FROM A RECEPTACLE, PER NEC 210.52

AT LEAST ONE WEATHERPROOF G.F.I. OUTLET INSTALLED AT FRONT & BACK EXTERIOR OF HOUSE, NO MORE THAN 6.5FT ABV GRADE

EXPOSED INCANDESCENT LIGHTING FIXTURES ARE NOT PERMITTED IN CLOTHES CLOSETS PER NEC 410.16

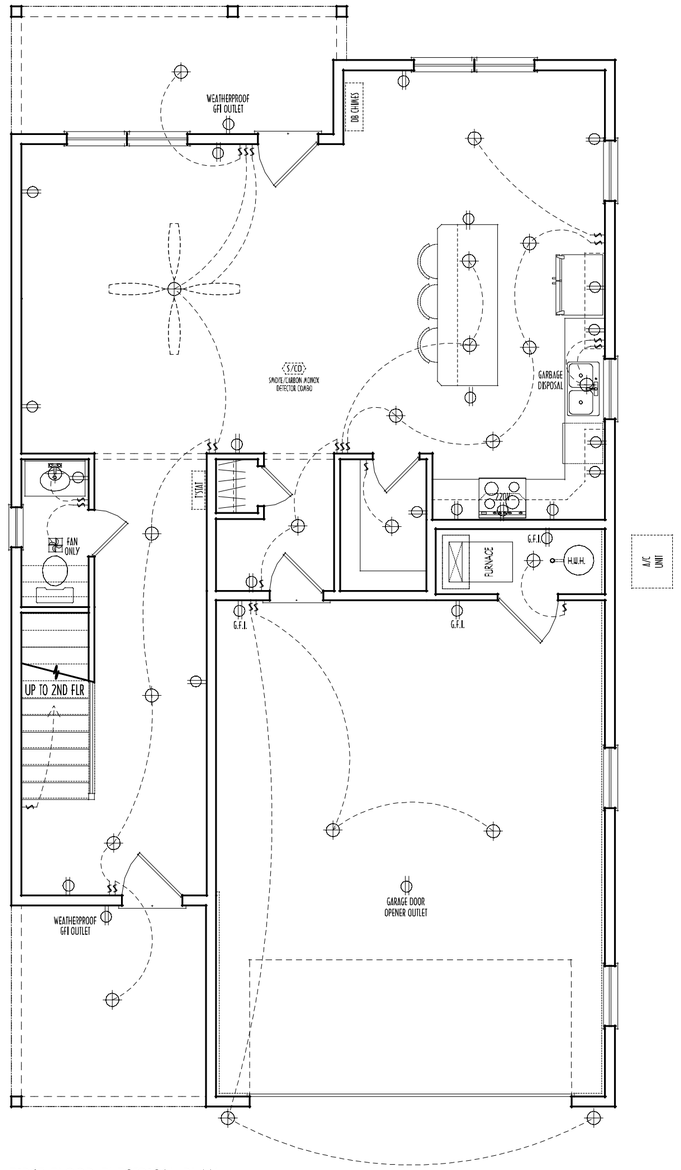
ALL INTERIOR STAIRWAYS SHALL BE ADEQUATELY ILLUMINATED FROM ABOVE BY CEILING OR WALL FIXTURES SWITCHED AT BOTH BOTTOM & TOP OF STAIR RUN



SECOND FLOOR ELECTRICAL PLAN

SCALE : 3/16" = 1'-0"

FOR REFERENCE ONLY - CONSULT ELECTRICIAN FOR FINAL ELECTR PLAN



FIRST FLOOR ELECTRICAL PLAN

SCALE : 3/16" = 1'-0"

FOR REFERENCE ONLY - CONSULT ELECTRICIAN FOR FINAL ELECTR PLAN

electrical prelims - for reference only

FIRST FLR =	869 SQ.FT.
SECOND FLR =	1,369 SQ.FT.
TOTAL HEATED AREA =	2,238 SQ.FT.

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ELECTRICAL

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RONALD W. DANNE 1717085 STATE OF OHIO REGISTERED ARCHITECT

RONALD W. DANNE, LICENSE #1717085
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12/19/23 & 2/17/24	nwd
2/19/24 & 2/26/24	yr
3/27/24	yr

Page: 9 of 9

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: 3-19-2 Date: 3/19/2024

FEES:

Base fee: $150 - Sign size in sq. ft.: 48 @ $.50 = $ 174.00

Total Amount: $_____ Paid: Check #: _____ Cash: $_____

1. Applicant: Terry L. Henson
2. Address: 670 West Coshocton Road City: Johnstown State: OH Zip: 43031
3. Phone: (614) 554 - 9328
4. E-mail Address: tsampson@camelcityposters.com Zoning District: 9328GCC-2
5. Business Address: 670 West Coshocton Road Johnstown. OH. 43031
6. Existing Use of Property: Businesses
7. Proposed Use of Property: Businesses
8. Type of Sign:
   - Canopy / Awning: _____ Size: _____
   - Identification: (Name & Address of business only): Size: _____
   - Marquee: _____ Size: _____
   - Projecting: _____ Size: _____
   - Wall: _____ Size: _____
   - Monument: _____ Size: 6'X8'
   - Other: _____ Size: _____
9. Wording on Sign: 670 West Coshocton Street
10. Elevation: Length: 144" ft. Width: 8' ft. Height: 9' ft.

11. Contractor Information:

Name: Irvin

Address: 326 Newsome Road City: King State: NC Zip: 27021

E-mail: tsampson@CamelCityPosters.com

Contractor Business Phone Number: (614) 264 - 1936

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.
- Attach Certificate of Liability Insurance.

The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.

Applicant's Signature: [signature] *Date:* 3 / 19 / 2024

OFFICE USE ONLY:

Date Received in Office: 3 / 19 / 2024

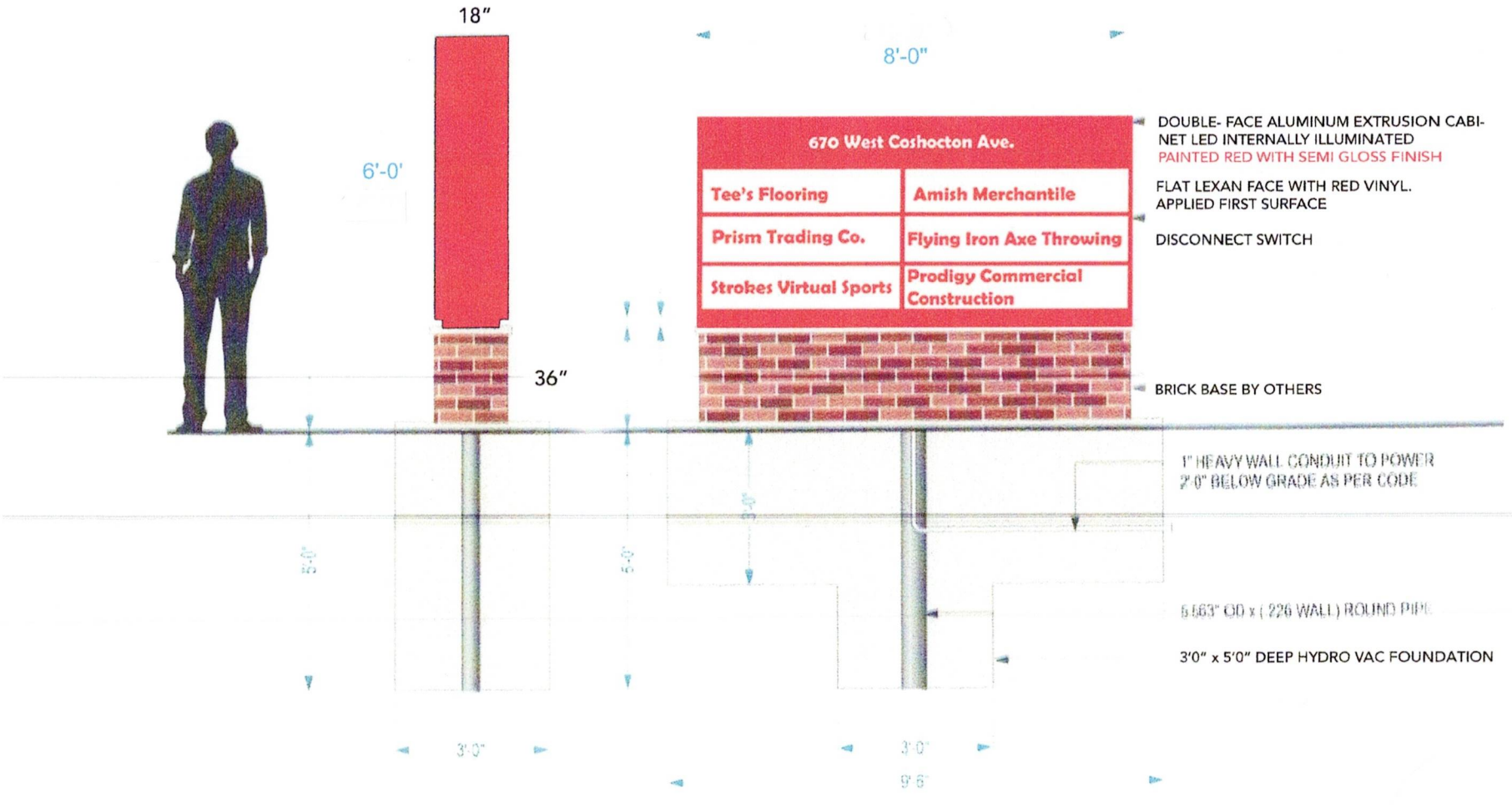
Received By: T. Wymer

Date Permit Issued: ____/____/____ By: ____

Date of Inspection If Required: ____/____/____ By: ____

Zoning Code Enforcement Official: x ____

Additional Comments: ____


18"
8'-0"
6'-0'
670 West Coshocton Ave.
Tee's Flooring
Amish Merchantile
Prism Trading Co.
Flying Iron Axe Throwing
Strokes Virtual Sports
Prodigy Commercial Construction
36"
DOUBLE- FACE ALUMINUM EXTRUSION CABI-
NET LED INTERNALLY ILLUMINATED
PAINTED RED WITH SEMI GLOSS FINISH
FLAT LEXAN FACE WITH RED VINYL.
APPLIED FIRST SURFACE
DISCONNECT SWITCH
BRICK BASE BY OTHERS
1" HEAVY WALL CONDUIT TO POWER
2'-0" BELOW GRADE AS PER CODE
5.563" OD x (.226 WALL) ROUND PIPE
3'0" x 5'0" DEEP HYDRO VAC FOUNDATION
3'-0"
3'-0"
9'-6"