



Design Review Board Meeting
Tuesday, October 14, 2025 - 5:00 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
 - a. September 23, 2025
4. TABLED - Application # 7-15-25 Certificate of Appropriateness; 67 S. Main St. - Exterior
 - a. Updated Application
5. TABLED - Application # 8-18-25 Certificate of Appropriateness; 244 N. Main St. - Home/Garage Addition
 - a. Application
6. Application # 9-12-25 Certificate of Appropriateness; 300 N. Oregon St. - Sunroom Addition
 - a. Application
7. Application # 9-16-25C Certificate of Appropriateness; 29 Greenscape Ct. - New Building
 - a. Application
8. Design Guidelines prep for joint meeting with council
9. Other Business
10. Adjourn



Design Review Board
Tuesday, September 23, 2025 - 5:00 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for September 23, 2025 at 5:05 pm

Present - Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken

Absent - Franz Stein

Staff present: Sean Stanearth - City Manager, Dave Selan - City Council, Donald Barnard - City Council/Mayor, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present - Jack Maxwell, Terron Howell, Justin and Lauren Hartfield

2. Public Comment on items not on the agenda

No comments

3. Approval of Minutes

a. September 9, 2025

ACTION: Craig Bohning moved to approve; Andrew Hale seconded and all were in favor.

AYES: Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 4 - 0

4. TABLED - Application # 7-15-25 Certificate of Appropriateness; 67 S. Main St. - Exterior
Remains tabled, awaiting revised submission.

5. TABLED - Application # 8-5-25 Certificate of Appropriateness; 68 S. Main St. - Sign

a. Application - Updated

Sign representative was present for the application.

ACTION: Craig Bohning moved to take from the table; Heather Green seconded and all were in favor.

AYES: Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 4 - 0

Board review and discussion on the updated sign shown to scale and material samples as requested.

ACTION: Craig Bohning moved to approve as presented; Andrew Hale seconded and the vote was as follows:

AYES: Craig Bohning, Dustin Gerken, Andrew Hale, Heather Green

NOES: None

ABSTAIN: None

Passed 4 - 0

6. Application # 6-2-35 Certificate of Appropriateness; 852 W. Coshocton St. - Sign

a. Application

Sign representative present for the application. Sean Staneart provided background. Jersey Mike's had to go for a variance for sign size which was approved by the Planning & Zoning Commission. The commission has made a recommendation to council to modify the calculation so that anything in GCC-2 with a similar sized sign as presented will no longer need to go through a variance process. Mr. Staneart said the sign presented is consistent with the other signs in the area. It was noted that the original design presented at Planning & Zoning showed internal illumination, the applicant was informed that was not allowed, the current design shows non-illuminated. Board review of the application, sign design and material samples. Question asked about the total sign depth, the representative said it would be about four inches, two inches for the backer and two inches for the letters. No further questions.

ACTION: Andrew Hale moved to approve; Heather Green seconded and the vote was as follows:

AYES: Andrew Hale, Heather Green, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 4 - 0

7. Application # 8-18-25 Certificate of Appropriateness; 244 N. Main St. - Home/Garage Addition

a. Application

Homeowners Justin and Lauren Hartfield were present, they said they want to tear off the existing sunroom and replace it with something a little larger and then put up a garage where the shed is now. Mr. Hartfield said they will be matching the stone and intend for it to look like these were built with the rest of the house in 1948.

Board review of the application and preliminary design. Discussion on materials, none were provided. Mr. Harfield said what they currently have on the home is actual stone block, they looked at Home Depot and found stone facade panels they could use, on review of the spec sheet, Heather Green said her concern is that this material won't weather the same as their existing stone. Andrew Hale said the spec showed concrete/polyurethane so it will not weather the same, he recommended they take a trip through Hamilton Parker, with some pictures of what they have so they can get an actual masonry product as opposed to polyurethane. Mr. Hartfield said his intent is to get something that looks like the existing house. Dustin Gerkin said they should definitely pick out a stone because their house is one of the more unique ones on the whole street, Mr. Hartfield said that is their intention. Ms. Green said they should definitely go with a stone so it weathers the same, she noted that they would be using stone for the body of the garage and asked if they would be doing any of the board and batten accent on the garage as is shown on the roof area of the home. Mr. Hartfield said right now the garage is drawn up with lap siding, that the house has some sort of imitation board and batten sheet metal, he would like to use the lap siding on the garage and eventually pull that metal off of the house and see what is under there and either refinish it or replace it with lap siding. Mr. Hale asked if they were planning to re-roof the existing house. Mr. Hartfield said the roof is doing just fine, his goal right now is not to, although he is aware they are twenty to thirty years old. Mr. Hale said they are likely fragile and it may be

difficult to weave those into the new section. Mr. Gerkin said more than the stone they select, they should be cognizant of the mortaring technique, he also provided the applicant with another stone vendor. The board was in agreement that they would need to see material samples of what is actually being used. Ms. Green said they definitely see their intent, but for the board's approval, they need to see the actual finishes and materials that are going to be used. Samples requested are the stone, shingles, lap siding and the colors being used.

ACTION: Heather Green moved to table pending submission of samples of finishes for the addition and the garage; Andrew Hale seconded and the vote was as follows:

AYES: Heather Green, Craig Bohning, Dustin Gerken Andrew Hale

NOES: None

ABSTAIN: None

Passed 4 - 0 TABLED

8. Other Business

1. Discussion on a joint meeting of the Design Guidelines Steering Committee and council on the design guidelines draft and desired topics. Andrew Hale said he feels this board needs another workshop to go through the draft because they have not met together since it was presented in its final form. Craig Bohning said he thinks they should get council's input first. Some further discussion. Mayor Barnard asked if there was a way he could get a list from the DRB members on what they see as their successes that he could take to council.

9. Adjourn

ACTION: Andrew Hale moved to adjourn; Heather Green seconded and all were in favor.

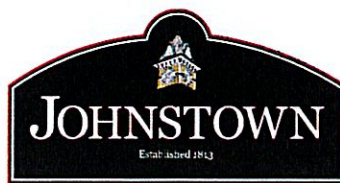
AYES: Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 4 - 0

The meeting ended at 6:29 pm.



(7-15-25)

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Page 5 of 70

Some of the requests below may not apply to your application.

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
- (3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
- (4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
- (5) Samples of proposed building materials.
- (6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

- | | |
|--------------------------------|---|
| 1. Black Aluminum Storefront | 2. OBE Series 3000 Thermal Multiplane Glass |
| 3. Black composite trim | 4. PROVIA ENDURA EN 600 SERIES IN BLACK VINYL |
| 5. BLACK POWDER-COATED RAILING | 6. _____ |
| 7. _____ | 8. _____ |

List of Contiguous Neighbors and Addresses:

1.	Sunset 85 Properties	73 S Main St, Johnstown	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code
2.	Ghost Town Properties	10-18 W Pratt St, Johnstown	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code
3.	67-69 South Main LLC	22 W Pratt St, Johnstown	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code
4.	Daulton Straub Properties	65 S Main St, Johnstown	OH	43031
	Neighbor's Name	Neighbor's Address	State	Zip Code

*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 Bradley Blumensheid Digitally signed by Bradley Blumensheid
DN: cn=US, email=bradley@cityofnewark.com, c=US, Bradley Blumensheid
Date: 2025.10.07 15:22:47-0400 Date: 10 / 07 / 2025

OFFICE USE ONLY:
Date Received in Office: 7/15/25 10/7/25 By: [Signature]
Date of ~~Planning and Zoning Commission~~ Meeting: DRB 10/14/25
Date Permit Approved or Denied by ~~Planning Commission~~: DRB / /
Conditions Necessary for Approval: _____

City Manager Signature: x _____

EXTERIOR
STOREFRONT
67 SOUTH MAIN STREET



2025-10-07

EXISTING ADJACENT BUILDING
(NOT IN SCOPE OF WORK)

I.O. EX'G PARAPET
EL: +/- 128'-10 3/8"

EXISTING FRIEZE TO REMAIN; TYP

EXISTING WINDOWS TO REMAIN
AND BE PAINTED AND REPAIRED
AS REQUIRED; TYP

EXISTING BRICK TO REMAIN; TYP

EXISTING STONE CAP TO REMAIN; TYP

EXISTING ADJACENT BUILDING
METAL CANOPY TO REMAIN

EXISTING METAL CANOPY
TO BE REMOVED

I.O. EXISTING STOREFRONT
EL: +/- 107'-4 5/8"

EXISTING ADJACENT BUILDING
WOOD PANEL AND STUD
FRAMING WALL
CONSTRUCTION TO REMAIN

EXISTING CLEAR ANODIZED
STOREFRONT SYSTEM TO BE REMOVED

EXISTING STONE PILASTER TO
REMAIN; TYP

WOOD PANEL AND STUD
FRAMING WALL CONSTRUCTION
TO BE REMOVED

EXISTING PARTIAL HEIGHT BRICK
WALL TO BE REMOVED

EXISTING CLEAR
ANODIZED STOREFRONT
SYSTEM TO BE REMOVED

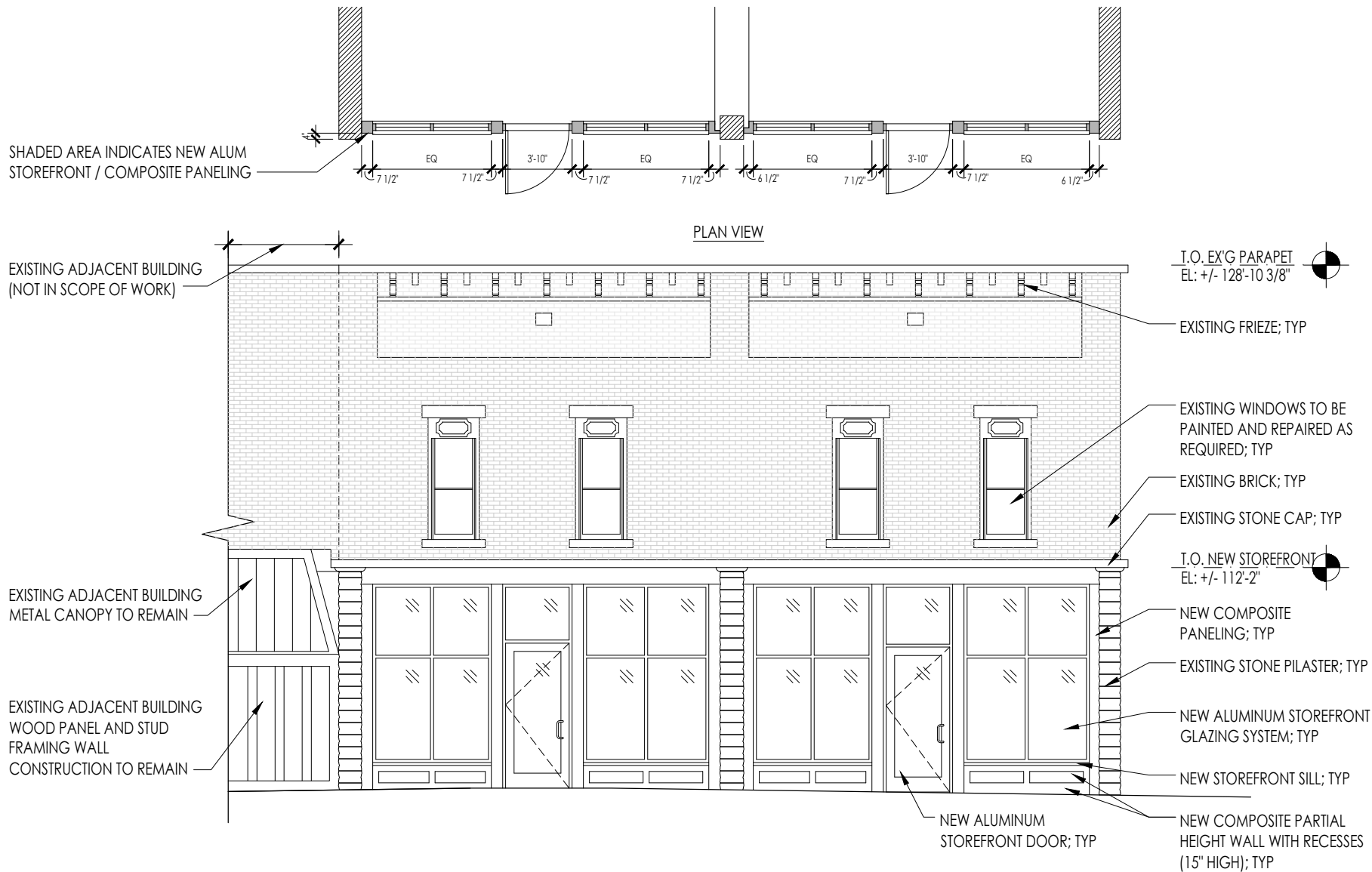
EXISTING CLEAR
ANODIZED STOREFRONT
DOOR TO BE REMOVED

EXISTING PARTIAL HEIGHT BRICK
WALL TO BE REMOVED

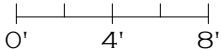
EXISTING STREET ELEVATION

0' 4' 8'

10/07/2025



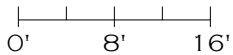
PROPOSED STREET ELEVATION



10/07/2025



PROPOSED NORTH ELEVATION



10/07/2025

EXISTING GUTTER AND
DOWNSPOUTS TO REMAIN

EXISTING WINDOWS TO BE PAINTED
AND REPAIRED AS REQUIRED; TYP

EXISTING WALL PACK LIGHTING TO
REMAIN (TYP OF 2)

ELECTRICAL PANELS AND METERS
WITH UNDERGROUND FEEDS

NEW ALUMINUM STOREFRONT
DOOR IN EXISTING OPENING

NEW RAILING SYSTEM - 42" HIGH
BLACK POWDER-COATED SINGLE
FLUSH TOP & SINGLE FLUSH BOTTOM
RAIL FENCING WITH NEW SURFACE
MOUNT MATCHING POSTS

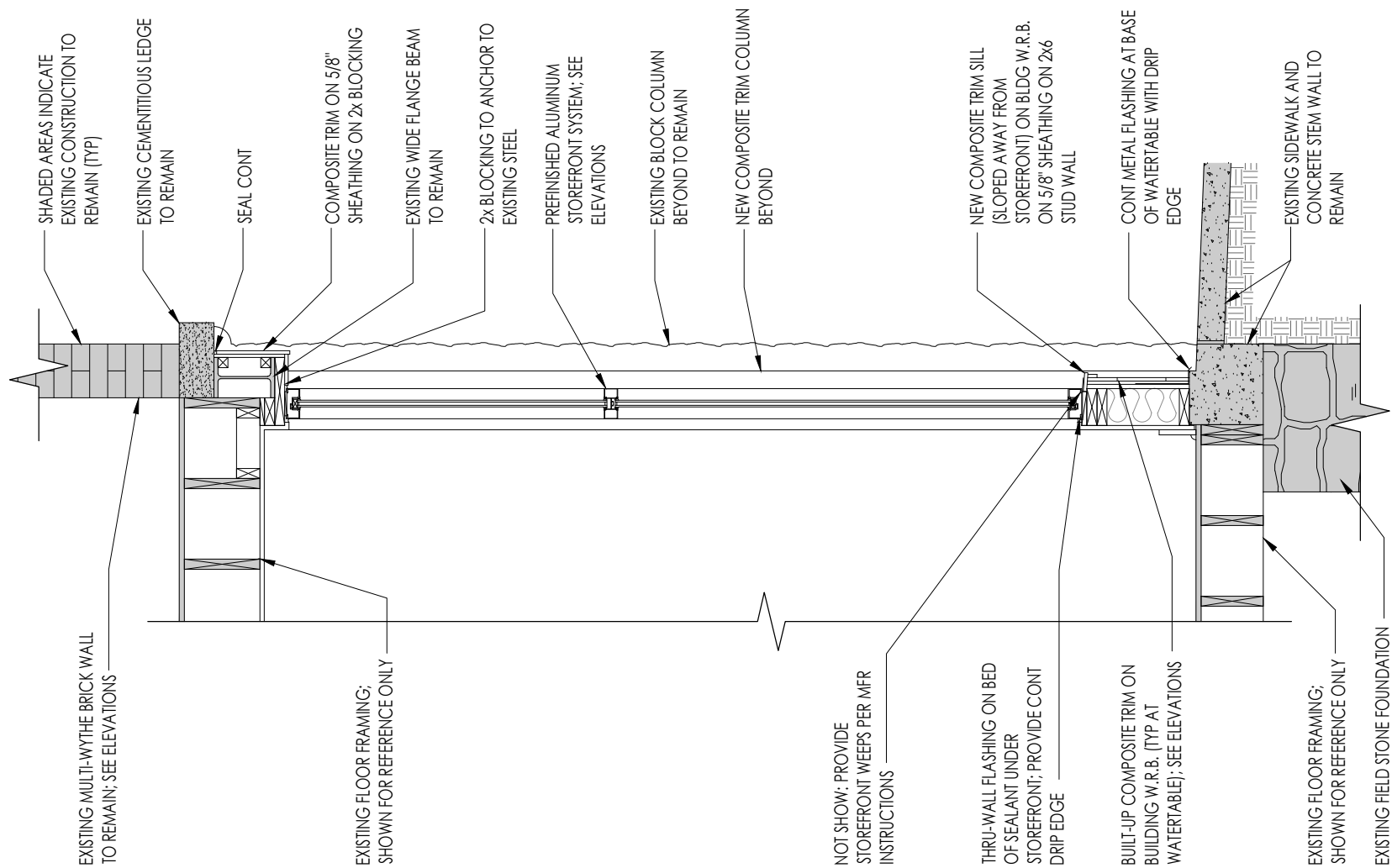
EXISTING BILCO BASEMENT
ACCESS DOOR TO REMAIN

NEW ALUMINUM STOREFRONT
DOOR IN EXISTING OPENING

PROPOSED REAR ELEVATION

0' 4' 8'

10/07/2025



STOREFRONT SECTION

0' 1' 2'

10/07/2025





PHOTO OF EXISTING STOREFRONT FROM INSIDE OF WOOD PANELING

08/22/2025













PLANNING STAFF REPORT

APPLICATION 7-15-25 | CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

To: Design Review Board

Reviewer: Trevor Traphagen, AICP (MKSK)

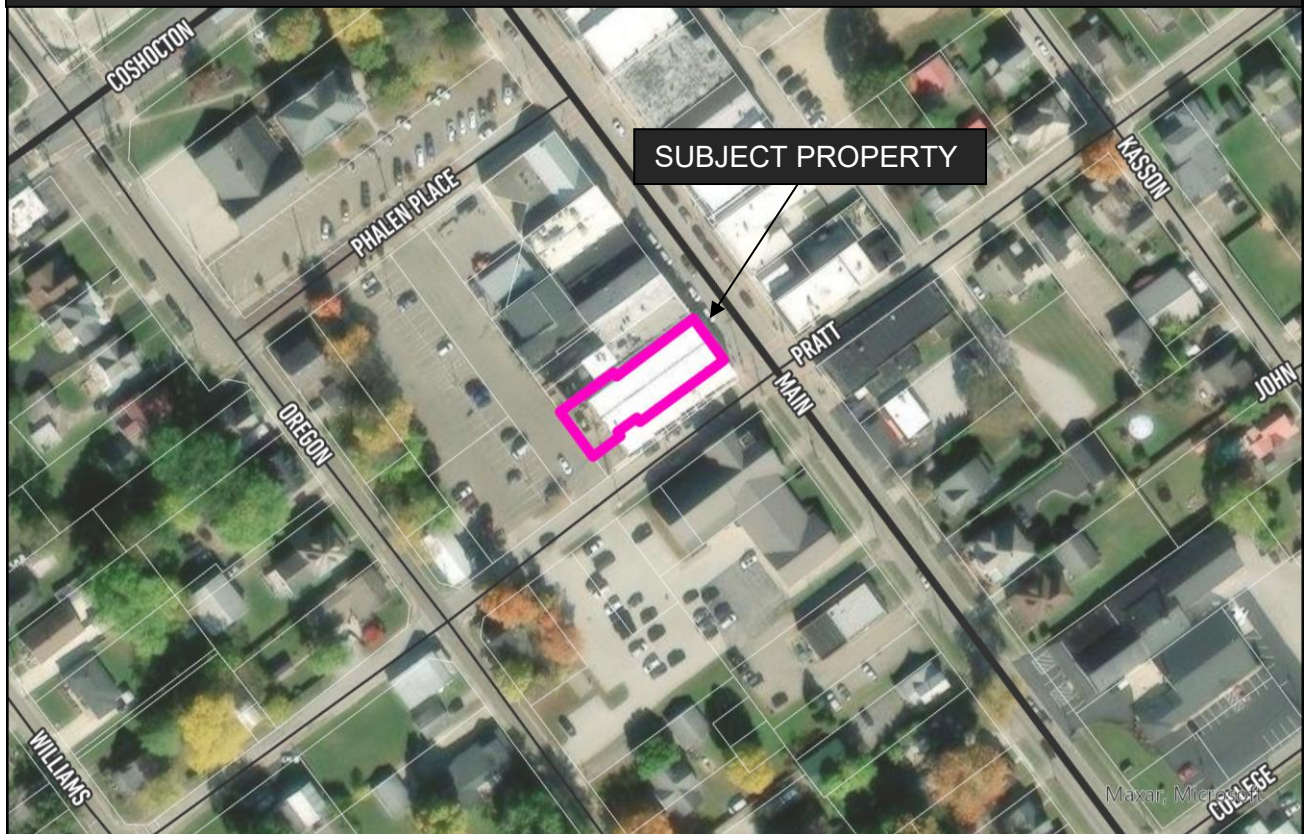
Applicant: Andrew Burik (Rhythm Architecture)

Request: To conduct exterior improvements – façade, electrical, and window replacements on the building at 67 S Main Street.

Recommendation: Consider the proposal and determine compliance with applicable guidelines and regulations. See page 6 for detailed recommendation.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map



PROPERTY INFORMATION

Property Location:	Main Street	Property Owner:	Mason Equity Group LLC
Comp Plan Land Use Designation:	Downtown	Overlay District:	Yes – Historic Village Center
Existing Zoning Designation:	General Community Commercial (GCC-1)	Design Review District:	Yes – GCC-1

BACKGROUND INFORMATION

The applicant is requesting a Certificate of Appropriateness for proposed alterations of the building at 67 S Main Street. The parcel is 0.07 acres in size. There is an existing building on the parcel. The applicant has submitted building elevations illustrating the proposed alterations and some material data for the proposed storefront system. These materials included as an attachment with the packets provided to the DRB.

Based on the building elevations and photos submitted, the proposed alterations include removal of the following elements: the existing metal canopy (black/dark gray color), the existing aluminum storefront window and door system, the partial height brick wall (constructed of non-original brick), and wood paneling. The elements remaining based on the provided building elevations include the following: existing stone cap (between ground floor and first floor), existing brick, existing windows (along Main Street façade – will be painted/repared as needed), and the existing frieze.

The City staff shared with the reviewer that the windows on the northern building façade have been replaced without a COA. Additionally, some electrical / demo work has already been completed with exterior impacts including installation of new electric meters and associated gray conduit lines, demolition of a portion of an existing patio fence (which does not appear original to the building), and removal of the sign mount from the rear of the building. *These items were addressed at the 8/26 DRB meeting.*

COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Downtown”. The description of the Downtown land use included in the comprehensive plan states:

The City’s Downtown Core is scaled to maintain the city’s village character and experience, with a special focus on creating pedestrian-oriented spaces and buildings. The Downtown Core also provides small to medium-sized commercial spaces to support the city’s small-businesses, shopkeeper community and it’s local workforce.

Reviewer Comment: The intent of these changes are to allow the building to be used for small businesses that activate the street.

EXISTING ZONING SUMMARY

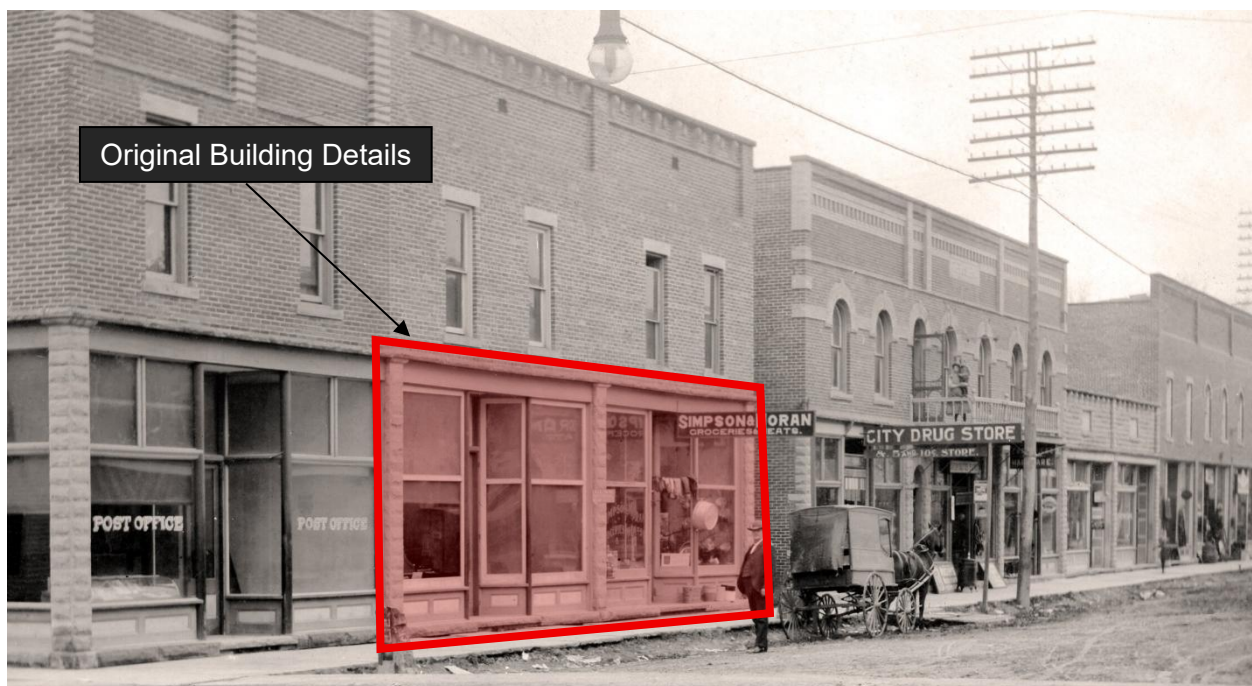
Chapter 1155.01 establishes the purpose of the General Community Commercial (GCC-1) zoning district which states: "The purpose of the GCC-1 District is to promote and foster the economic and physical revitalization of Johnstown's historic town center, while recognizing the unique physical characteristics of the area and preserving historic mixed use and pedestrian focus. The standards and requirements of the GCC-1 (Town Center District) are based on the following principles:

- (a) The maintenance and improvement of the downtown physical environment is important in promoting an active and vital business environment.
- (b) Development standards and regulations should encourage the adaptive use of older structures.
- (c) The upper stories of older structures should be promoted for productive uses that contribute to the business vitality of the area.
- (d) The downtown should be particularly receptive to small local-based entrepreneurship and start-up businesses.
- (e) Housing - and particularly owner-occupied housing - should be an integral component of the physical fabric of areas within and adjacent to Village Center.

Reviewer Comment: The improvements will facilitate the reuse of an existing building and create an opportunity for new business to be located within downtown along Main Street.

HISTORIC PHOTO FOR REFERENCE

The Johnstown Historical Society has photos of this building from before paved streets were present in Johnstown. The photo below is representative of the building in its original condition and can be used for reference when reviewing this application.



CRITERIA FOR EVALUATION OF APPLICATION FOR CERTIFICATION OF DESIGN APPROPRIATENESS (CHAPTER 1187.08)

The City's Codified Ordinances establish multiple criteria that must be evaluated when considering a Certificate of Appropriateness. Specifically, Chapter 1187.08 of the Codified Ordinances states: "In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or Village staff member shall consider the following, as a part of its review" The specific conditions are noted below with the reviewer's comments following in *italicized* text.

- (a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the Village, incorporated by reference.

Reviewer Comment: The adopted design guidelines establish Building Character Standards in Part III – Supplemental Design Standards and Guidelines, subsection IX – Building Character. As the guidelines are somewhat subjective, the Design Review Board may determine there are additional deviations during their independent reviews.

Page 63, Subsection 9(b)– Design Standards. The primary material that will be used to replace the materials removed is a storefront system that includes aluminum and glass. A concrete partial height wall will also be installed along the bottom of the storefront system. Concrete is not identified as a desirable material (although cement-based products are encouraged). The DRB can reference the "Required and Desirable Materials" list on page 64 of the adopted design guidelines for options to enhance the overall design, if desired. Existing brick/stone on the front façade will remain in place.

- (b) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Reviewer comment: The proposal is to restore a storefront aesthetic to the existing building. The proposed alterations will restore large windows. Given the removal of original windows and details along the ground floor over time, this alteration will more closely align the building with the original form.

- (c) The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.

Reviewer Comment: No changes to the site layout are proposed. The proposed alterations will impact the existing building only.

- (d) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Reviewer Comment: The proposed alterations bring the building closer to its original form, restoring larger windows and additional details.

- (e) Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.

Reviewer Comment: The existing building has clear and reliable historic imagery to base changes on. The existing character of the building is not reflective of the original details and character. Including details that mimic the original will bring the structure into greatest compliance with the design guidelines.

- (f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Reviewer Comment: Based on the location, the alterations since original construction, and the proposed alterations, the proposed amendment restores much of the original character of the building with modern materials.

- (g) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Reviewer Comment: Many of the original details along the ground floor have been removed by previous alterations. The photo on page 3 illustrates the original ground-floor details on this structure.

- (h) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.

Reviewer Comment: No cleaning using abrasive or damaging treatments have been proposed as part of this application.

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Reviewer Comment: As noted previously, the proposed alterations will return the large windows and front doors to the sidewalk. This proposal will return the majority of the character of this building that has been lost to previous alterations over time. The DRB should review the window replacements that have occurred on the northern façade of the building prior to this application being submitted.

- (j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Reviewer Comment: No expansion or addition of the building is proposed as part of this application.

- (k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.

Reviewer Comment: The reviewer was not provided with any information that points to the presence of any archeological resources on the site.

- (l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

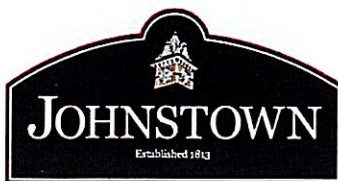
Reviewer Comment: The proposed storefront system now includes details requested by the DRB and more closely aligns with the original details of the building.

- (m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it related to consideration of the demolition of a structure.

Reviewer Comment: The proposed alterations do not include demolition of this structure.

CONCLUSION

The proposed alterations restore much of the original character. The reviewer recommends approval of this application.



Application Number: 8-18-25 Date: 8/18/25

Total Fee Amount: \$ 300 Paid: Check # 1040 Cash: \$ CITY OF JOHNSTOWN

Some of the requests below may not apply to your application.

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
- (3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
- (4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
- (5) Samples of proposed building materials.
- (6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. Match Existing House. See Photos
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

List of Contiguous Neighbors and Addresses:

1. Lisa and Ron Danne	39 Leary Knoll Way	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
2. Tina Priest	238 North Main Street	OH	43081
Neighbor's Name	Neighbor's Address	State	Zip Code
3. Peggy Ferrell	272 North Main Street	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
4. Tucker Arthurs + Kayla McMorris	53 Leary Knoll Way	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code

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's Signature: x

Date: 8 / 18 / 2025

Date Received in Office:

8, 18, 25

By:

Surethra

~~Date of Planning and Zoning Commission Meeting:~~

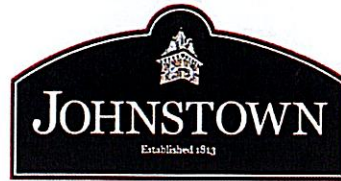
9, 23, 25

Date Permit Approved or Denied by Planning Commission:

_____ / _____ / _____

Conditions Necessary for Approval:

City Manager Signature: x



ZONING CERTIFICATE & CERTIFICATE OF COMPLIANCE PERMIT APPLICATION: CHAPTER #1127

Application Number: _____ Date: ____/____/____

FEES:

Base Fee Single Family Residence: \$100

Base Fee All Other Uses: \$200

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

1. Applicant: Lauren and Justin Hartfield Phone: _____
2. Property Address: 244 North Main Street City: Johnstown State: OH Zip: 43031
3. E-mail Address: _____ Zoning District: _____
4. Business Name: _____
5. Existing Use of Property: Residential
6. Proposed Use of Property: Residential
7. Number and Dimensions of Existing and Proposed Off-Street Parking or Loading Spaces, Applicable: _____ & Sq. Ft. Per Space: _____
8. Contractor Name: _____ Phone: (____) _____ - _____
9. Number of Dwelling Units: _____ Square Footage of Unit: _____
10. Height of Proposed Buildings or Alterations: _____
11. Yard Dimensions: Front: 132' Rear: 133' Left Side: 132' Right Side: 132'
12. Percentage of Lot to be covered: 14 % Area of Lot: 17,424 sq. ft.
13. Estimated Cost of Unit: \$_____

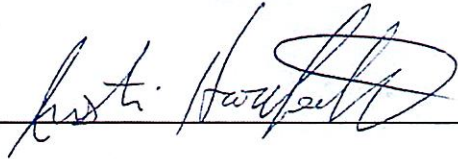
Certificate of Zoning Compliance Required. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Zoning Compliance shall have been issued therefor by the Zoning Inspector stating that the proposed use of the building or land conforms to the requirements of this Ordinance.

Application for Certificate of Zoning Compliance. Certificates of Zoning Compliance shall be applied for by the applicant giving written notice to the Zoning Inspector that the exterior erection or structural alteration of such building shall have been completed in conformance with the provisions of this Ordinance.

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- A set of one (1) of scale plans and dimensioned drawings showing the lot, with location of existing and proposed buildings their height and planned alterations are required.
- Attach any requested, supplemental or necessary documentation such as: Number of dimensions of existing and proposed off-street parking or loading spaces, applicable. Other material may be requested by the Zoning Inspector to determine conformance with and provide for the enforcement of this ordinance.
- For all new businesses or change of business use, for all commercial buildings with interior remodeling projects you are required to notify the Johnstown Monroe Fire Inspector at (740) 967-2976 of business and interior structure changes. A Licking County Building Department Permit is required for all structural changes, electrical, HVAC and plumbing. Their contact number is (740) 349-6671. (Ask for Heidi or Erin)

The undersigned is applying for a Zoning Permit for the following use 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 regulations.

Applicant's Signature:  Date: 8 / 18 / 2025

OFFICE USE ONLY:

Date Received in Office: ____ / ____ / ____ By: _____

Permit was Approved Issued on Date: ____ / ____ / ____

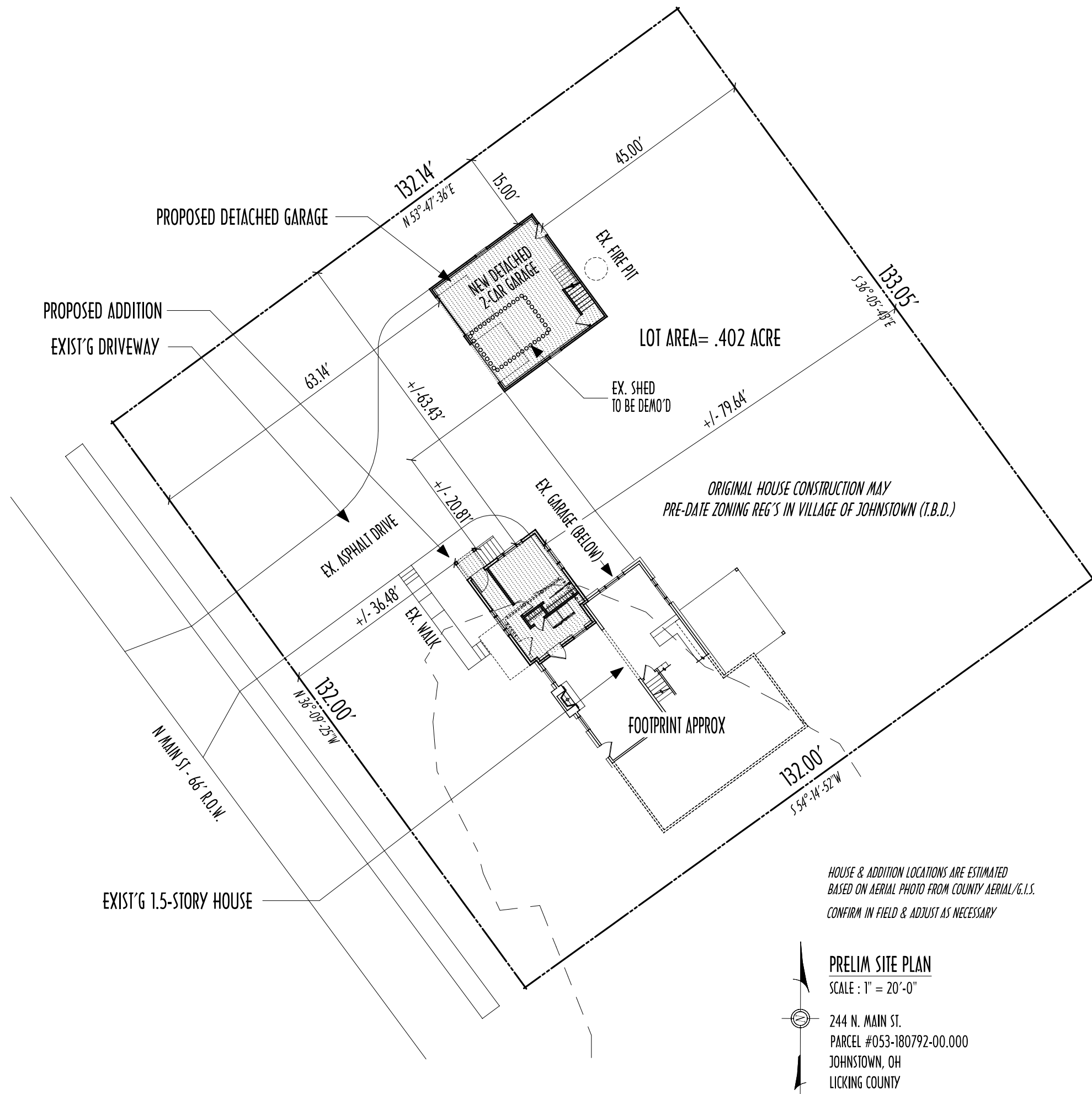
Permit was Denied on Date: ____ / ____ / ____

Zoning Code Enforcement Official: x _____
or City Manager.

Additional comments or requirements:

9/4. 2025 N601 DMB FRM , THOUGH N6601

in front of IN front



HOUSE & ADDITION LOCATIONS ARE ESTIMATED
 BASED ON AERIAL PHOTO FROM COUNTY AERIAL/G.I.S.
 CONFIRM IN FIELD & ADJUST AS NECESSARY

PRELIM SITE PLAN

SCALE : 1" = 20'-0"

244 N. MAIN ST.
 PARCEL #053-180792-00.000
 JOHNSTOWN, OH
 LICKING COUNTY

Date / Rev	By
2/10/25 6/3/21/25	JF
3/25/25 6/4/14/25	CJ
4/28/25 6/4/29/25	jam
..	..
..	..

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

NEW FIRST FLOOR WALLS AT 8'-1 1/8" ROUGH UNLESS NOTED
FIRST 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 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.

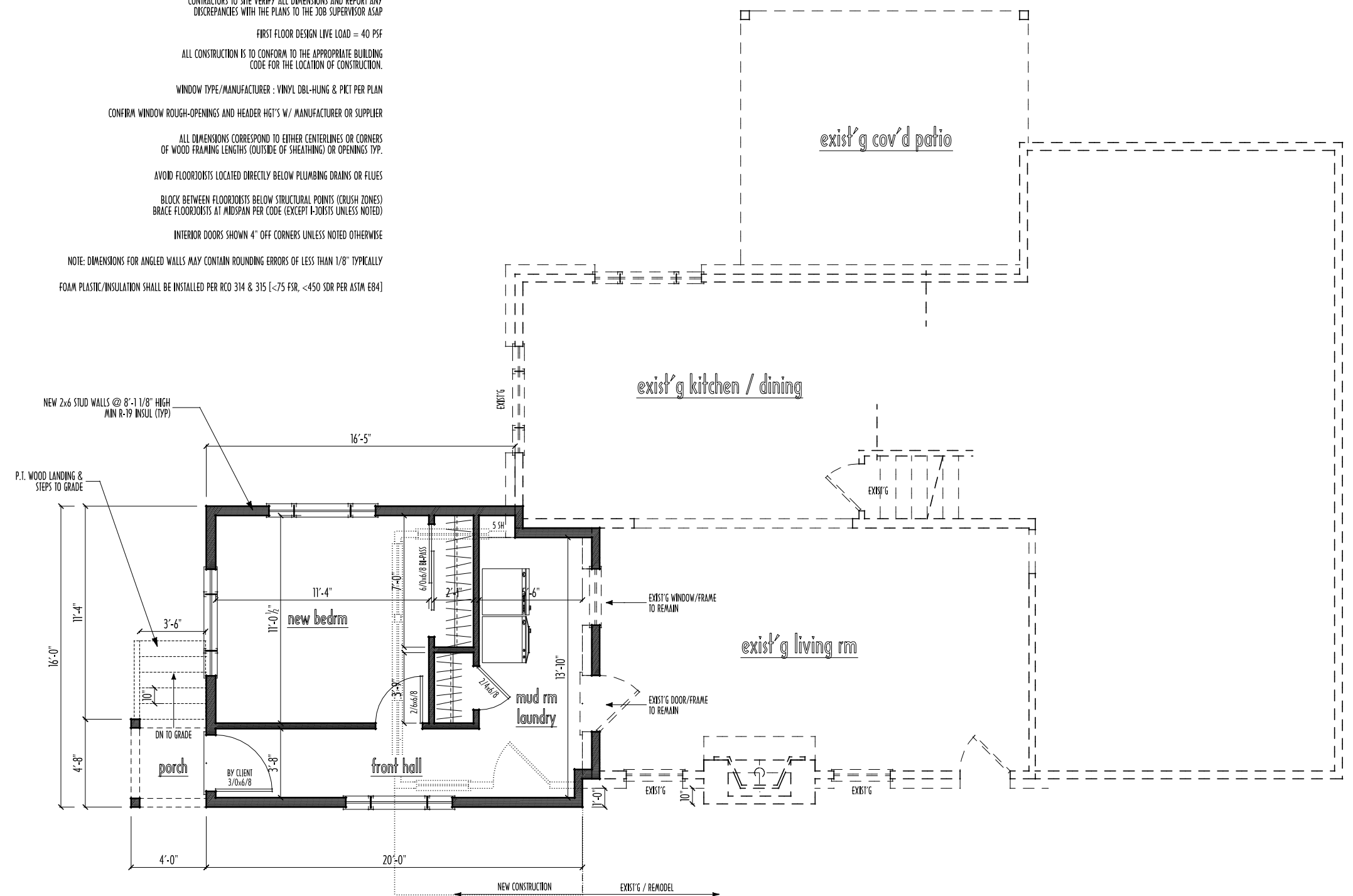
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS OR FLUES

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

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



FIRST FLOOR PLAN - CONCEPT "D"
SCALE : 1/4" = 1'-0"

IMPORTANT NOTE TO OWNER & ALL CONTRACTORS:
THE ARCHITECT HAS MADE EVERY ATTEMPT TO DOCUMENT ACCURATE & COMPLETE PLANS FOR THIS PROJECT. HOWEVER
DUE TO THE AGE & CONDITION OF THE EXISTING STRUCTURE IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO
VERIFY AND ADJUST (AS NECESSARY) ALL CONSTRUCTION ACTIVITIES TO MEET THE INTENT OF THE DESIGN AS WELL AS
ALL APPLICABLE BUILDING CODES. CONTACT THE ARCHITECT & BUILDER WITH ANY QUESTIONS OR ISSUES PRIOR TO PROCEEDING.
BY ACCEPTING AND USING THESE PLANS, ALL PARTIES AGREE TO HOLD HARMLESS THE ARCHITECT FROM ANY & ALL ERRORS & OMISSIONS.

EXIST'G 1ST FLR AREA = +/- 1,247 SQ.FT.
PROPOSED 1st FLR ADDITION = 321 SQ.FT.
NEW TOTAL 1ST FLR AREA = 1,568 SQ.FT.

SEE ROOF PLAN FOR SOFFIT & RAKE SIZES

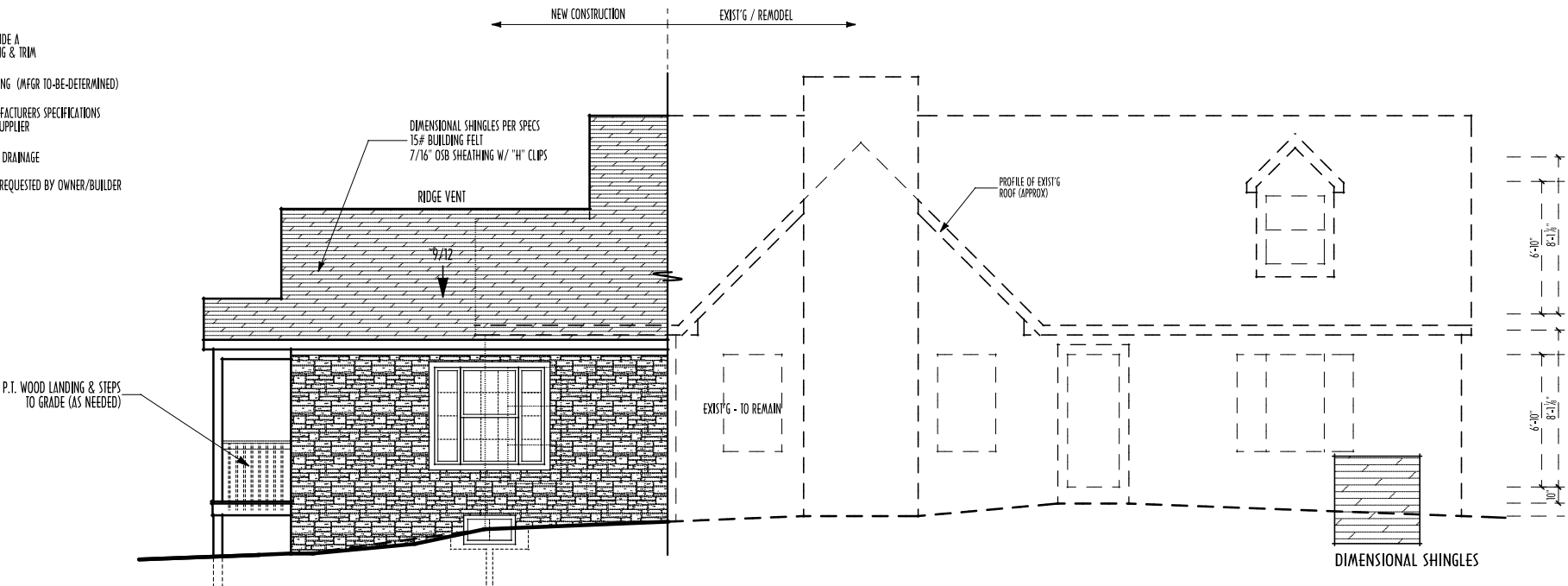
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOW TYPE & MANUFACTURER: VINYL SINGLE-HUNG (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 TRIM TO BE VINYL, UNLESS NOTED OR REQUESTED BY OWNER/BUILDER



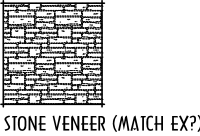
FRONT (SOUTH) ELEVATION
SCALE : 3/16" = 1'-0"

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

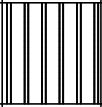
EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

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

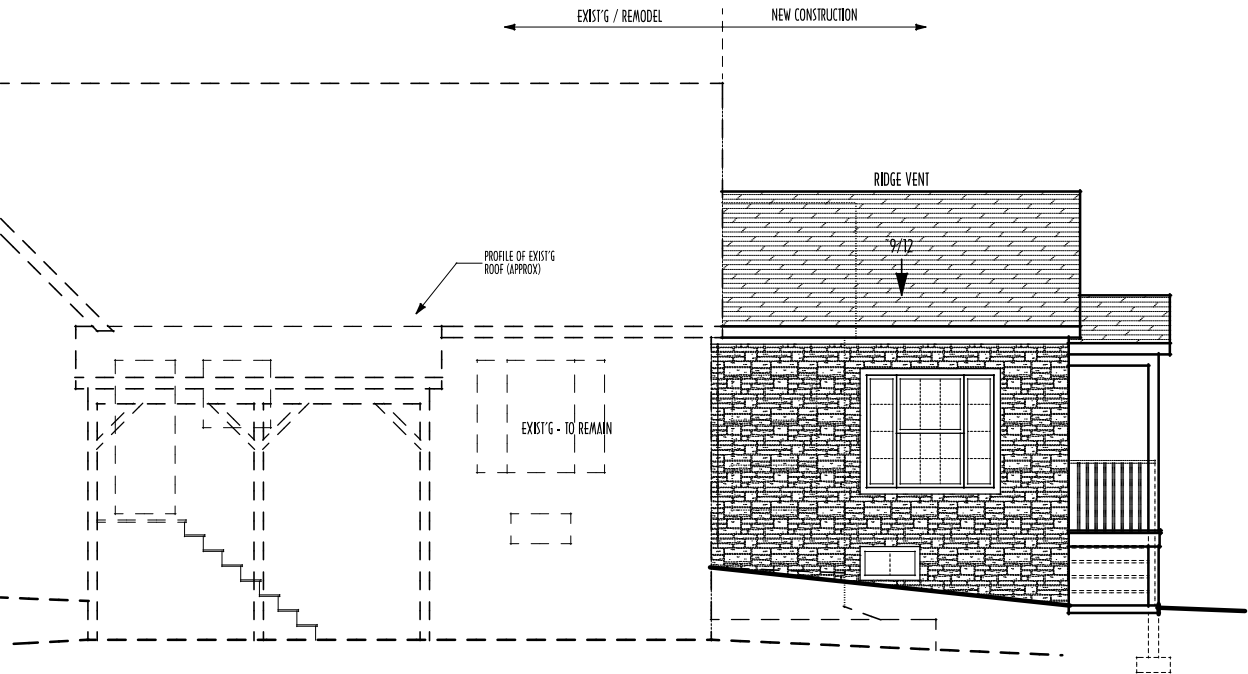
DIMENSIONAL SHINGLES



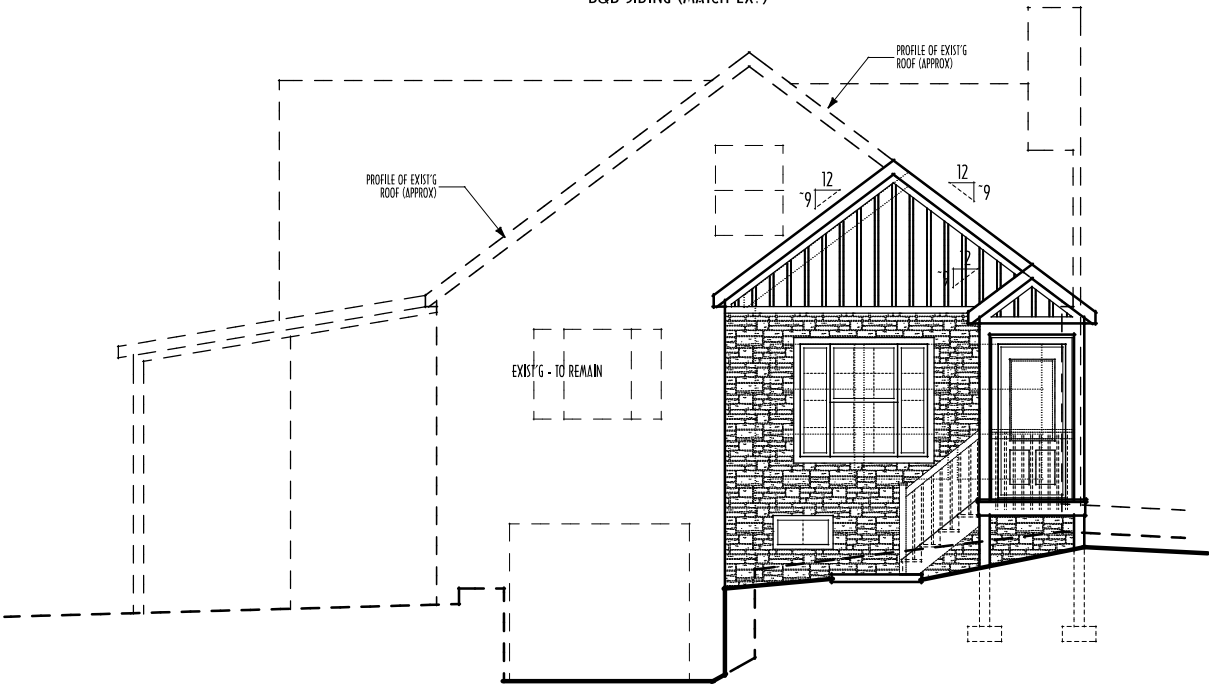
STONE VENEER (MATCH EX?)



B&B SIDING (MATCH EX?)



BACK (NORTH) ELEVATION
SCALE : 3/16" = 1'-0"



LEFT (WEST) ELEVATION
SCALE : 3/16" = 1'-0"

EXIST'G 1ST FLR AREA = +/- 1,247 SQ.FT.
PROPOSED 1st FLR ADDITION = 321 SQ.FT.
NEW TOTAL 1ST FLR AREA = 1,568 SQ.FT.

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IMPORTANT NOTE: EX ROOF PITCHES ARE BASED ON VISUAL ESTIMATION AND MAY BE SLIGHTLY DIFFERENT FROM NEW ROOF PITCHES

IMPORTANT NOTE: NEW SOFFITS & FASCIAS MAY NOT ALIGN EXACTLY WITH EXISTING DUE TO WALL HGT DIFFERENCES AND OLD/NEW TRUSS ENGINEERING

CONFIRM ALL ROOF PITCHES & WALL HEIGHTS PRIOR TO CONSTRUCTION

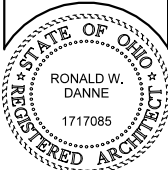
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

ELEVATIONS

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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 DESIGN REMAIN THE EXCLUSIVE PROPERTY OF DANNE, INC.

Danne
Residential Design & Drafting LLC

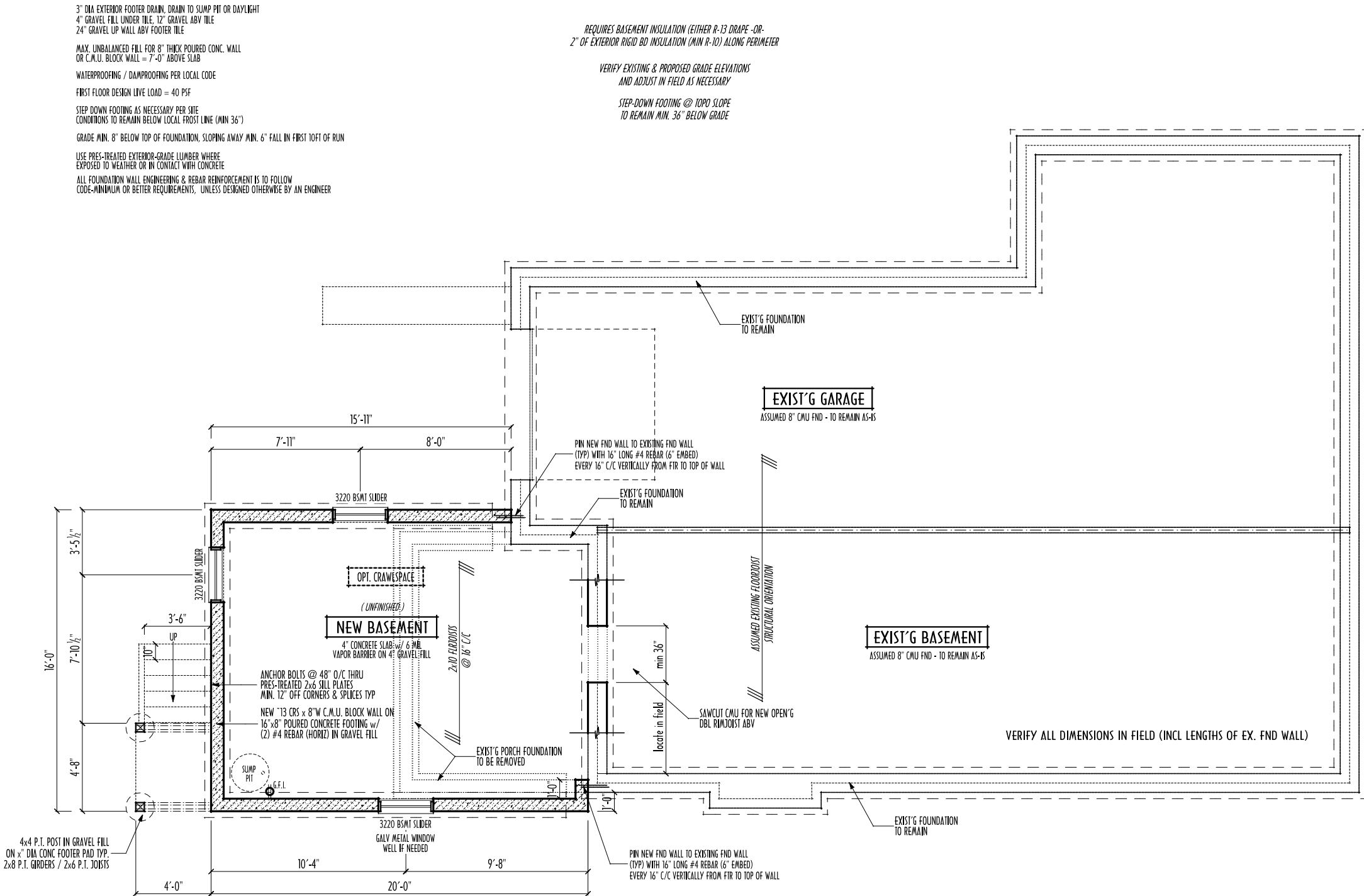
A Remodel & Addition to a Single-Family Home
The Hartfield Residence
244 N. Main St, Johnstown Oh



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

Date / Rev	By
2/10/25 & 3/21/25	JF
3/25/25 & 4/14/25	CF
4/28/25 & 4/29/25	jam
..	..
..	..

Page: x of x



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

IMPORTANT NOTE TO OWNER & ALL CONTRACTORS:
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 PROPOSED 1st FLR ADDITION = 321 SQ.FT.
 NEW TOTAL 1ST FLR AREA = 1,568 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

FOUNDATION

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Danne
Residential Design & Drafting LLC

A Remodel & Addition to a Single-Family Home
The Hartfield Residence
244 N. Main St, Johnstown Oh

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2025

Date / Rev	By
2/10/25 6:3/21/25	JF
3/25/25 6:4/14/25	CF
4/28/25 6:4/29/25	JAM
..	..
..	..

Page: x of x

Page 36 of 73

MAX. ALLOWABLE SPANS
CEILING JOISTS
SPRUCE/PINE/FIR #2 OR BETTER (REPETITIVE USE)

EXTREME FIBER STRESS IN BENDING $f_b^* = 1100 \text{ psi}$
MODULUS OF ELASTICITY $E^* = 1.4 \text{ MIL PSI}$

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"

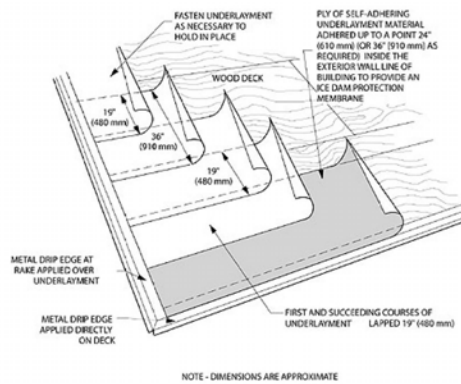
CANADIAN WOOD COUNCIL - US SPANS FOR CANADIAN LUMBER GUIDE
AMERICAN SOFTWOOD LUMBER SYND. PS20-99
ITPA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO

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"

CANADIAN WOOD COUNCIL - US SPANS FOR CANADIAN LUMBER GUIDE
AMERICAN SOFTWOOD LUMBER SYND. PS20-99
ITPA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO



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

IMPORTANT NOTE: EX ROOF PITCHES ARE BASED ON VISUAL ESTIMATION AND MAY BE SLIGHTLY DIFFERENT FROM NEW ROOF PITCHES

IMPORTANT NOTE: NEW SOFFITS & FASCIAS MAY NOT ALIGN EXACTLY WITH EXISTING DUE TO WALL HG'T DIFFERENCES AND OLD/NEW TRUSS ENGINEERING

CONFIRM ALL ROOF PITCHES & WALL HEIGHTS PRIOR TO CONSTRUCTION

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

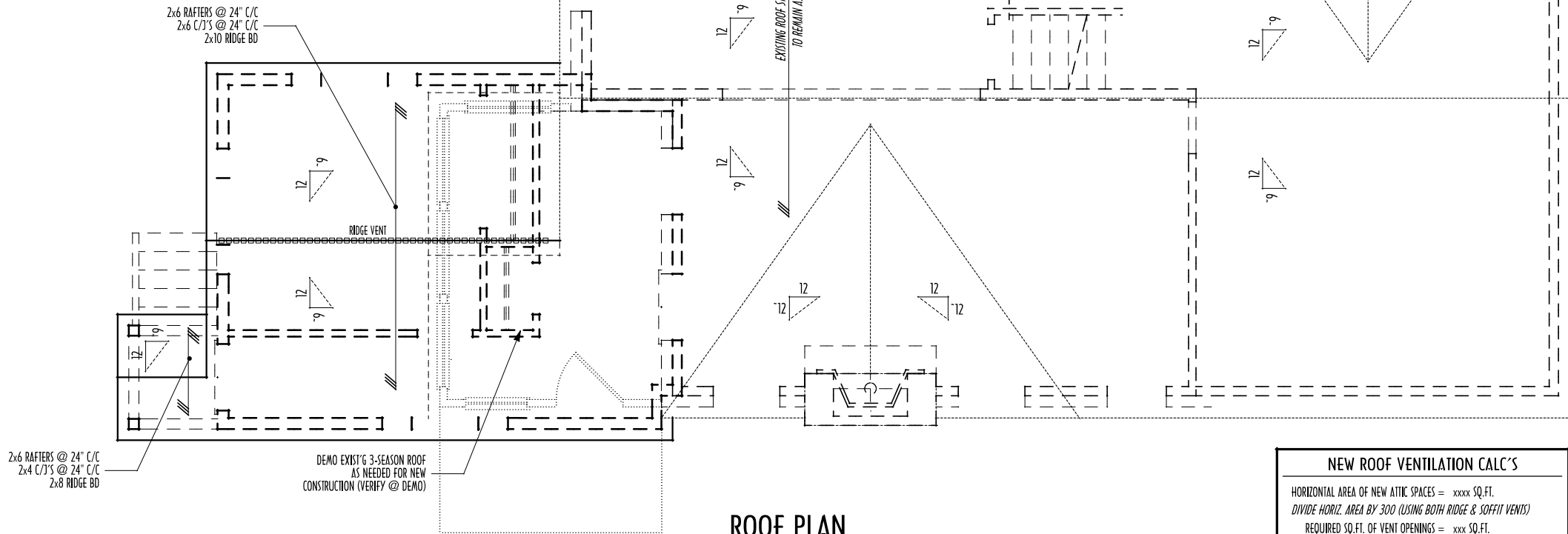
ALL RAFTERS & OTHER CONVENTIONAL ROOF FRAMING LUMBER IS TO COMPLY WITH SPAN TABLES ABOVE

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

ALL EXTERIOR WALLS CAN BE CONSIDERED LOADBEARING. DO NOT BEAR RAFTERS ON INTERIOR WALLS UNLESS NOTED AS "ABLE TO LOADBEAR" ON PLANS

PROVIDE APPROPRIATE FLASHING/WEATHERSEALING FOR ROOF / WALL INTERSECTIONS

PROVIDE APPROPRIATE FIRE-STOPPING IN ALL CONCEALED HORIZONTAL & VERTICAL DRAFT SPACES TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN EACH STORY AND ROOF



ROOF PLAN

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.

NEW ROOF VENTILATION CALC'S

HORIZONTAL AREA OF NEW ATTIC SPACES =	xxxx SQ.FT.
DIVIDE HORIZ. AREA BY 300 (USING BOTH RIDGE & SOFFIT VENTS)	
REQUIRED SQ.FT. OF VENT OPENINGS =	xxx SQ.FT.
ACTUAL LINEAR FT. OF RIDGE VENT (xx) =	xx LF x .11 PER = xx SQ.FT.
ACTUAL SQ.FT. OF SOFFIT VENT (MIN xx) =	xxx x .25 = xx SQ.FT.
ACTUAL TOTAL SQ.FT. OF VENTS =	xxx SQ.FT.

EXIST'G 1ST FLR AREA = +/- 1,247 SQ.FT.
PROPOSED 1st FLR ADDITION = 321 SQ.FT.
NEW TOTAL 1ST FLR AREA = 1,568 SQ.FT.

IMPORTANT NOTE TO OWNER & ALL CONTRACTORS:

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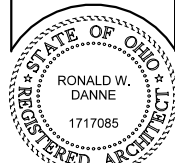
BY ACCEPTING AND USING THESE PLANS, ALL PARTIES AGREE TO HOLD HARMLESS THE ARCHITECT FROM ANY & ALL ERRORS & OMISSIONS.

ROOF

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cell / txt : 614.207.6266
e-mail: damnednd@gmail.com
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Danne
Residential Design & Drafting LLC

A Remodel & Addition to a Single-Family Home
The Hartfield Residence
244 N. Main St, Johnstown Oh



RONALD W. DANNE LICENSE #070085
EXPIRATION DATE 12/31/2025

Date / Rev	By
2/10/25 6:31/25	JF
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..	..
..	..

Page: x of x





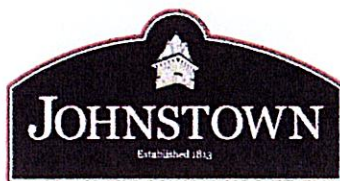
CEDAR LAP SIDING – SAMPLE PROVIDED



BLUFF LIMESTONE - SAMPLE PROVIDED



MALARKEY ROOFING PRODUCTS – WEATHERED WOOD PLUS



Some of the requests below may not apply to your application.

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
- ✓(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
- ✓(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
- ✓(5) Samples of proposed building materials.
- ✓(6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. Craft Bilt Sunroom Materials
2. Pressure treated decking materials
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

List of Contiguous Neighbors and Addresses:

- | | | | | |
|----|-----------------|--------------------|-------|----------|
| 1. | _____ | | | |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |
| 2. | _____ | | | |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |
| 3. | _____ | | | |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |
| 4. | _____ | | | |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |

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's Signature: x Julie Ramsay Date: 7 / 16 / 2025

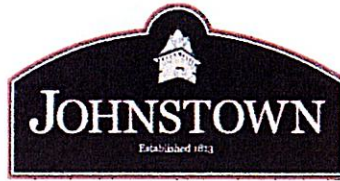
Date Received in Office: 9/8/05 By: JM

Date of Planning and Zoning Commission Meeting: 10/4/25

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

Conditions Necessary for Approval: _____

City Manager Signature: x_____



ZONING CERTIFICATE & CERTIFICATE OF COMPLIANCE PERMIT APPLICATION: CHAPTER #1127

Application Number: _____ Date: 7 / 16 / 2025

FEES:

Base Fee Single Family Residence: \$100 ✓

Base Fee All Other Uses: \$200

Total Fee Amount: \$ 100 - Paid: Check # 3158 / Cash: \$ _____

PAID

JUL 23 2025

CITY OF JOHNSTOWN

1. Applicant: Julie Ramsey Phone: () -
2. Property Address: 300 N Oregon St City: Johnstown State: Oh Zip: 43031
3. E-mail Address: _____ Zoning District: _____
4. Business Name: JSB Home Solutions
5. Existing Use of Property: Residential, previous sunroom and deck
6. Proposed Use of Property: Residential, take down and replace sunroom and deck
7. Number and Dimensions of Existing and Proposed Off-Street Parking or Loading Spaces, Applicable: _____ & Sq. Ft. Per Space: _____
8. Contractor Name: J.S. Brown & CO Phone: () -
9. Number of Dwelling Units: _____ Square Footage of Unit: _____
10. Height of Proposed Buildings or Alterations: Approx 8'
11. Yard Dimensions: Front: ' Rear: ' Left Side: ' Right Side: '
12. Percentage of Lot to be covered: 3.6 % Area of Lot: 384 sq. ft.
13. Estimated Cost of Unit: \$ \$77,535.00

Certificate of Zoning Compliance Required. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Zoning Compliance shall have been issued therefor by the Zoning Inspector stating that the proposed use of the building or land conforms to the requirements of this Ordinance.

Application for Certificate of Zoning Compliance. Certificates of Zoning Compliance shall be applied for by the applicant giving written notice to the Zoning Inspector that the exterior erection or structural alteration of such building shall have been completed in conformance with the provisions of this Ordinance.

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- A set of one (1) of scale plans and dimensioned drawings showing the lot, with location of existing and proposed buildings their height and planned alterations are required.
- Attach any requested, supplemental or necessary documentation such as: Number of dimensions of existing and proposed off-street parking or loading spaces, applicable. Other material may be requested by the Zoning Inspector to determine conformance with and provide for the enforcement of this ordinance.
- For all new businesses or change of business use, for all commercial buildings with interior remodeling projects you are required to notify the Johnstown Monroe Fire Inspector at (740) 967-2976 of business and interior structure changes. A Licking County Building Department Permit is required for all structural changes, electrical, HVAC and plumbing. Their contact number is (740) 349-6671. (Ask for Heidi or Erin)

The undersigned is applying for a Zoning Permit for the following use 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 regulations.

Applicant's Signature: Julia Ramsey Date: 7 / 16 / 2025

<u>OFFICE USE ONLY:</u>	
Date Received in Office:	<u>Complete</u> <u>9 / 12 / 23</u> By: <u>JAR</u>
Permit was Approved Issued on Date:	____/____/____
Permit was Denied on Date:	____/____/____
Zoning Code Enforcement Official:	x _____ or City Manager.
Additional comments or requirements: _____ _____	

Existing Room + Deck - Demo & Replace

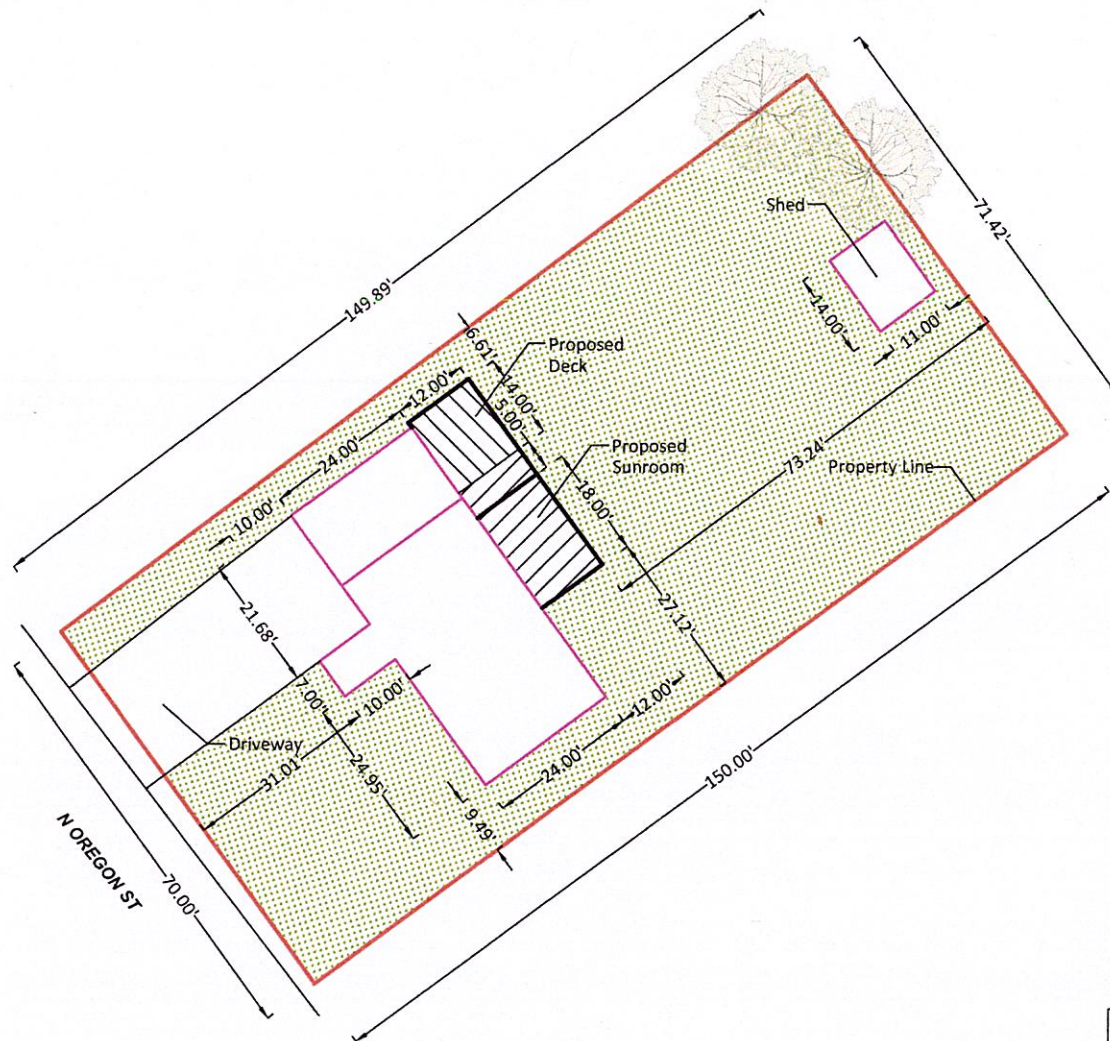












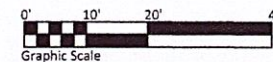
Parcel No. (APN) 053-178746-00.000
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 10,498 SF (0.24 ACRES)

ADDRESS: 300 N OREGON ST JOHNSTOWN, OH 43031

Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



GENERAL NOTES:

- PER 2019 RESIDENTIAL CODE OF OHIO (2019 RCO) / 2019 INTERNATIONAL RESIDENTIAL CODE (2019 IRC) R301.2.1.1.1. SUNDROOMS, SUNDROOMS SHALL COMPLY WITH AIAA/NFPA/ANSI 2000. CATEGORY III A THERMALLY ISOLATED SUNDROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNDROOM PENETRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED 2019 RCO / 2019 IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD: SEE TABULATED VALUES.
 - WIND SPEED: 120 MPH, EXP. B.
- ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2019).
- CODE REFERENCES LISTED IN PROJECT NOTES BELOW ARE PER 2019 RCO / 2019 IRC.
- ALLOWABLE DEFLECTION NOT TO EXCEED $1/200$ PER IRC TABLE R301.7, NOTE 2.
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R302.1.1, R302.1.2, R302.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R302.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWINGS(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER).
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#505S @ 6" ON CENTER).
- BARRIER MEMBRANE(S) COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7'5" OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 9'6" (ALUMINUM ENCLOSURES) OR 11'3" (NYLON ENCLOSURES).

FASTENER NOTES:

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED WIND AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY ACQ-C, ACQ-D AND CA-B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A653 (CLASS G-105) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (1.5" x 3" x 0.6") TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHAFT MIN. DIAMETER (0.133" DIA FOR #10 WOOD SCREWS, 0.150" DIA FOR #12 WOOD SCREWS, 0.171" DIA FOR #4 WOOD SCREWS / 0.25" DIA LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 25x NOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 15x NOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B19.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2x6 IN TABLES REQUIRES 2 ROWS OF 6 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HILTI ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- FRAMING VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

CBM ROOF / WALL PANEL NOTES:

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H174 ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 1.5" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL-H STIFFENERS ALONG JOINTING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 505S TEK @ 6" OC) OR AS REQUIRED TO ACHIEVE FIRE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 6-INCHES.

WINDOWS & DOORS NOTES:

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS IRC R308.

DECK NOTES:

- LUMBER SPECIES / SIZES SHOWN ON APPROVED DECK DRAWINGS REPRESENT MINIMUM REQUIREMENTS TO SAFELY SUPPORT LOADING FROM DECK LIVE (40 PSF), DECK DEAD (10 PSF), GROUND SNOW (50 PSF MAX.) AND WIND (16 MPH EXP. B).
- INSTALLED LUMBER SPECIES / SIZES TO EXCEED THE FOLLOWING MINIMUM PROPERTIES:

SPECIES: SOUTHERN PINE NO. 2	2"x8"	2"x10"	2"x12"
BENDING STRESS F_b (PSI)	1,000	925	800
COMP. PERP. TO GRAIN F_{cp} (PSI)	565	565	565
COMP. PARALLEL TO GRAIN F_{cl} (PSI)	1,400	1,350	1,300
SHEAR PARALLEL TO GRAIN F_v (PSI)	175	175	175
MODULUS OF ELASTICITY E (PSI)	1,400,000		
- REF. 2019 NDS DESIGN VALUES FOR WOOD CONSTRUCTION.
- ALL LUMBER EXPOSED TO WEATHER / WATER / CONCRETE / MASONRY / FUNGUS / TERMITES OR ANY TYPE OF DECAY TO BE PRESERVED TREATED / WOLMANIZED AND/OR PROTECTED PER CODE AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ELEVATED DECKS (30" OR MORE ABOVE GRADE) TO BE INSTALLED WITH BRACING TO RESIST LATERAL LOADS PER CODE.
- INSTALL A 6-MIL (0.006 INCH) POLYETHYLENE (OR APPROVED) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES BELOW FLOORING IF REQUIRED BY CODE. REFERENCE VENTILATION IRC SECTION R401.
- BLOCKING, NAILED BOTH SIDES, TO BE PROVIDED BETWEEN ADJACENT JOISTS AT 8FT O.C.
- WOOD FRAMED DECKS TO BE IN ACCORDANCE WITH R507.1.
- ATTACH DECK LEDGER TO BAND JOIST PER IRC R507.9.
- PLACE LAG SCREWS OR BOLTS IN DECK LEDGERS AND BAND JOISTS PER IRC R507.9.1.3 & TABLES R507.9.1.3(1) & R507.9.1.3(2) & FIGURES R507.9.1.3(1) & R507.9.1.3(2).
- INSTALL LATERAL LOAD CONNECTIONS FOR DECK USING HOLD-DOWN TENSION DEVICES AT 2 LOCATIONS (MIN) PER IRC R507.9.2 & FIGURE R507.9.2(1) OR R507.9.2(2).
- CONTRACTOR TO VERIFY JOIST HANGERS SATISFY LOCAL CODE(S) AND ARE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- LANDSCAPE RUNOFF / DRAINAGE AWAY FROM HOUSE / DECK / ENCLOSURE, BY OTHERS.

ABBREVIATIONS:

CBM = CRAFT-BILT MANUFACTURING COMPANY
 D = DOOR, W = MULLION, W = WINDOW, P = PANEL
 HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS
 AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER
 PT = PRESERVE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT
 IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ. FOOT
 IRC = INTERNATIONAL RESIDENTIAL CODE, IBC = INTERNATIONAL BUILDING CODE
 SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER
 505 = SELF-DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERS
 NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

CONCRETE SLAB NOTES:

- MINIMUM CONCRETE COMPRESSIVE STRENGTH FOR SLAB TO BE 3,000 PSI AT 28 DAYS OR PER IRC R402.2 & TABLE R402.2.
- CONCRETE EXPOSED TO THE WEATHER TO BE AIR ENTRAINED (5% - 7%) PER IRC R402.2 & TABLE R402.2.
- MINIMUM SIZES FOR CONCRETE FOOTINGS TO BE 12-INCHES OR PER IRC R403.1.1, TABLES R403.1(1), R403.1(2), R403.1(3) & FIGURE R403.1(1) OR R403.1(3), WHICHEVER IS GREATER.
- FOOTINGS TO BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER IRC R403.1.
- FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS & STRUCTURES TO BE PROTECTED FROM FROST PER IRC R403.1.4.1.
- FOR CONDITIONED SPACE, PROVIDE INSULATION FOR FOOTINGS PER IRC R403.3.1.2 & FIGURE R403.3(4) & TABLE R403.3(1).
- POSITION 1-#3 REBAR (MIN) TYPE ASTM A63, GRADE 60 STEEL WITH 3-INCHES (MIN) COVER AT BOTTOM CENTER OF FOOTING.
- REBAR TO BE SPLICED USING OVERLAP = 40 X REBAR DIAMETER, WHERE REQUIRED.
- CONCRETE SLAB ON-GROUND FLOORS TO BE 3.5-INCHES THICK (MIN) AND DESIGNED AND CONSTRUCTED PER IRC R506.1 OR ACI 302.
- CONCRETE SLAB ON-GROUND FLOORS TO BE POURED ON A 4-INCH-THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL OR CRUSHED STONE PER IRC R506.2.2.
- INSTALL A 6-MIL (0.006 INCH) POLYETHYLENE (OR APPROVED) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE PER IRC R506.2.3.
- PLACE 6X6-W2.0W2.0 WELDED WIRE FABRIC (WWF) IN SLAB (OVERLAP 6-INCHES MIN.) & SUPPORT IN PLACE FROM THE CENTER TO UPPER 1/3 OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT PER IRC R506.2.4.
- PLACEMENT OF CONCRETE DURING HOT OR COLD WEATHER TO CONFORM TO ACI 305 OR 306 REQUIREMENTS.
- FOR CONCRETE OVERPOURS, EXISTING CONCRETE TO BE CLEANED THEN COATED WITH BONDING AGENT PER MANUF. PRIOR TO PLACEMENT.

ENGINEERED LUMBER / LAMINATED VENEER LUMBER (LVL) NOTES:

- CONTRACTOR: ALL LVL JOISTS ARE RATED FOR "DRY-USE / INTERIOR" APPLICATIONS ONLY.
- LVL JOISTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - LVL MODULUS OF ELASTICITY 2.0 E RATED (MIN.)
 - LVL JOISTS NOT TO BE INSTALLED IN DIRECT CONTACT WITH CONCRETE OR MASONRY CONSTRUCTION.
 - LVL JOIST BEARINGS AT SUPPORTS TO BE SIZED PER MANUFACTURER'S INSTRUCTIONS BUT NOT LESS THAN 3 INCHES FULL CONTACT. THE BEARING SURFACE MUST BE SOLID AND CONTINUOUS OVER THE WHOLE SURFACE.
 - LVL JOISTS TO BE RESTRAINED AGAINST ROTATION AT ENDS AND SUPPORTS, PER MANUFACTURER'S INSTRUCTIONS.
 - LVL JOIST TOP (OR COMPRESSION EDGE) TO BE LATERALLY SUPPORTED BY PERPENDICULAR FRAMING OR BRACING AT 24-INCHES ON-CENTER OR CLOSER, PER MANUFACTURER'S INSTRUCTIONS.
 - EXTERIOR-RATED LVLs TO BE SUBSTITUTED PER MANUFACTURER'S RECOMMENDATION FOR APPLICATIONS WHERE LVL IS NOT PROTECTED FROM WEATHER.

PROJECT DRAWING LIST

SHEET 1 OF 2 - GABLE ENCLOSURE LAYOUT NOTES
 SHEET 2 OF 2 - GABLE ENCLOSURE WALLS / LAYOUT

ALUMINUM GABLE ENCLOSURE LAYOUT NOTES

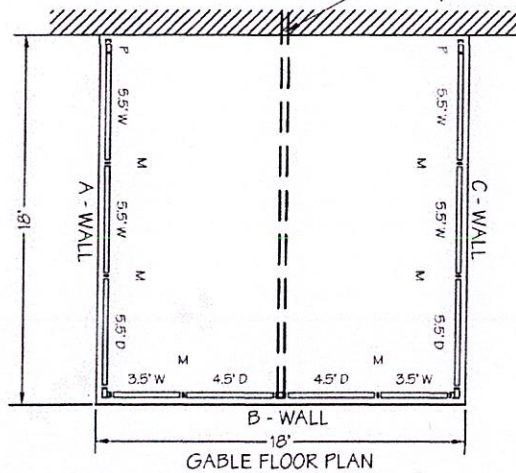
PROJECT:	CONTRACTOR:
DRAWN BY: LY	DWG NO.: SHEET 1 OF 2
SCALE: N.T.S.	Encl -
	DATE: 01 / 17 / 2020



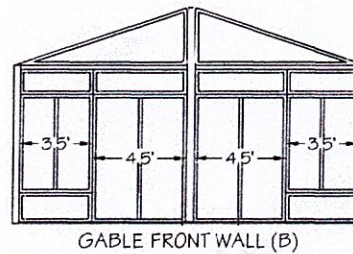
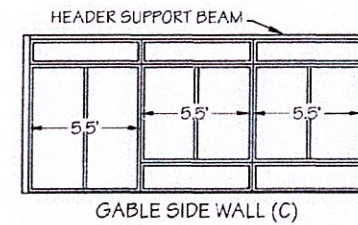
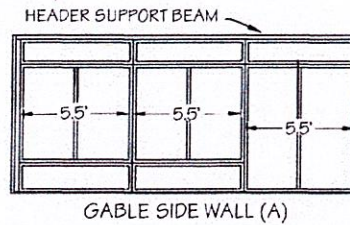
LAYOUT PLANS

EXISTING BUILDING

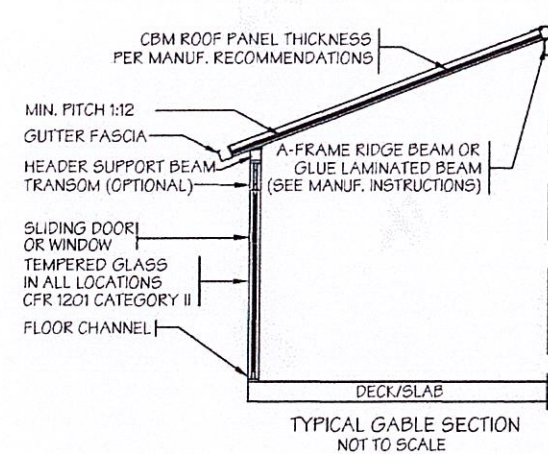
TIE-IN TO EXISTING HOUSE BY CONTRACTOR
SUPPORT CONTINUOUS TO FOUNDATION
EXISTING STRUCTURE MUST RESIST (MIN.):
4500 LBS - GRAVITY LOAD & 1650 LBS - UPLIFT LOAD
1200 LBS - LATERAL LOAD (BY OTHERS)
END BEARING PER MANUF. (MIN. 4") (BY OTHERS)



WALL SECTIONS



ASSEMBLY DETAILS



FOR NOTES SEE SHEET 1 - LAYOUT NOTES



PROJECT:	CONTRACTOR:	12' x 18' ALUMINIUM GABLE ENCLOSURE GENERAL LAYOUT
DRAWN BY: LY	DWG NO.: SHEET 2 OF 2	
SCALE: N.T.S.	Encl - 12 x 18 AF 19	
	DATE: 01 / 17 / 2020	

GENERAL NOTES:

- PER 2019 RESIDENTIAL CODE OF OHIO (2019 RC) / 2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC) R301.2.1.1.1. SUIEROOMS, SUIEROOMS SHALL COMPLY WITH AMERICAN STANDARD 2100. CATEGORY II: A THERMALLY ISOLATED SUIEROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUIEROOM FENESTRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN 2019 RC / 2018 IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD - 40PSF
 - WIND SPEED - 120 MPH, EXP B (TABLE 1B) 130 MPH, EXP B (TABLE 2B), 150 MPH, EXP B (TABLE 3B).
 - ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
 - CODE REFERENCES LISTED IN PROJECT NOTES BELOW ARE PER 2019 RC / 2018 IRC.
 - ALLOWABLE DEFLECTION NOT TO EXCEED L/20 PER RC TABLE R301.7, NOTE 4.
 - PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1, R312.2, R312.3.
 - PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
 - EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
 - CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
 - OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
 - ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
 - DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
 - DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
 - ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
 - STUDIO ENCLOSURES EXCEEDING 10FTx20FT AND GABLE ENCLOSURES EXCEEDING 10FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
 - STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER).
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBERS(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILT-UP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#B5S @6" O.C.).
- BARRIER MEMBRANE(S) COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- WULFON SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 80-3/4" (ALUMINUM ENCLOSURES) OR 111-3/4" (VINYL ENCLOSURES).

FASTENER NOTES:

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED SNOW AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY A2C-G, A2C-D AND CA-B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A563 (CLASS G-105) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (0.5 & 0.6) TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHANK MIN DIAMETER (0.133" DIA FOR #10 WOOD SCREWS, 0.100" DIA FOR #12 WOOD SCREWS, 0.117" DIA FOR #14 WOOD SCREWS / 0.25" DIA LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 2.5X NOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 1.5X NOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A307 OR SAE J428 GRADES 10K 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B19.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2@ IN TABLES REQUIRES 2 ROWS OF 6 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HITL ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- MASONRY VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

CBM ROOF / WALL PANEL NOTES:

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H37A ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 15" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER, PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL-H-STIFFENERS ALONG ADJOINING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 SDS TEK @ 6" O.C.) OR AS REQUIRED TO ACHIEVE FIVE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 6-INCHES.

WINDOWS & DOORS NOTES:

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS PER IRC R308.

ENGINEERED LUMBER / LAMINATED VENEER LUMBER (LVL) NOTES:

- CONTRACTOR: ALL LVL JOISTS ARE RATED FOR "DRY-USE / INTERIOR" APPLICATIONS ONLY.
- LVL JOISTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- LVL MODULUS OF ELASTICITY 2.0 E RATED (MIN).
- LVL JOISTS NOT TO BE INSTALLED IN DIRECT CONTACT WITH CONCRETE OR MASONRY CONSTRUCTION.
- LVL JOIST BEARING AT SUPPORTS TO BE SIZED PER MANUFACTURER'S INSTRUCTIONS BUT NOT LESS THAN 3 INCHES FULL CONTACT. THE BEARING SURFACE MUST BE SOLID AND CONTINUOUS OVER THE WHOLE SURFACE.
- LVL JOISTS TO BE RESTRAINED AGAINST ROTATION AT ENDS AND SUPPORTS, PER MANUFACTURER'S INSTRUCTIONS.
- LVL JOIST TOP (OR COMPRESSION EDGE) TO BE LATERALLY SUPPORTED BY PERPENDICULAR FRAMING OR BRACING AT 24-INCHES ON-CENTER OR CLOSER, PER MANUFACTURER'S INSTRUCTIONS.
- EXTERIOR RATED LVL TO BE SUBSTITUTED PER MANUFACTURER'S RECOMMENDATION FOR APPLICATIONS WHERE LVL IS NOT PROTECTED FROM WEATHER.

ABBREVIATIONS:

CBM = CRAFT BILT MANUFACTURING COMPANY
 D = DOOR, M = MILLION, W = WINDOW, P = PANEL
 HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS
 AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER
 PT = PRESSURE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT
 IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ FOOT
 RC = INTERNATIONAL RESIDENTIAL CODE, IRC = INTERNATIONAL BUILDING CODE
 SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER
 SDS = SELF DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERS
 NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

CONNECTION DRAWING LIST

- SHEET 1 OF 2 - ALUMINUM GABLE ENCLOSURE CONNECTION NOTES
 SHEET 2 OF 2 - TYPICAL ALUMINUM GABLE ENCLOSURE CONNECTION DETAILS

ALUMINUM GABLE FASTENER TABLES

Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Room Width (B-Wall)				
			10'	12'	14'	16'	18'
113A	F1	3/8" x 3" Lag Screw	1@12"	1@12"	1@12"	1@12"	1@12"
113A	F2	1/2" x 3" Lag Screw	2x2	2x2	2x2	2x2	2x3
113B	F1*	1/4" Lag + 3x3x0.1" Washer	-	-	-	-	-
113C	F1*	1/4" Lag Screw thru Al H Stiffener	1@36"	1@36"	1@36"	1@36"	1@36"
113C	F2	#8x3/4" SDS@Mullion/H	2x3	2x3	2x3	2x3	2x3
113C	F2	#8x3/4" SDS@3x3 Post	1x4	1x4	1x5	2x3	2x3
112D	F1	#8x3/4" SDS@MullPost	2x3	2x3	2x3	2x3	2x3
112D	F1	#10x3/4" SDS@A-Fr Col	2x4	2x4	2x5	2x5	2x6
112D	F1	#10 SDS@Brt@A-Fr Col	4x2	4x2	4x2	4x2	4x2
112D	F2	1/4" Lag+Washer@Post	2x3	1x3	1x3	1x3	1x3
112D	F2	1/4" Lag+Washer@A-Fr Col	2x3	2x3	2x3	2x4	2x4
112D	F2	1/4" Lag+Brt@A-Fr Col	2-2x1	2-2x1	2-2x1	2-2x1	2-3x1
112F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5

Note: * Lag thread to fully engage Al H Ranges and Header top flange
 ** Table valid for enclosed structures

Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Room Width (B-Wall)				
			10'	12'	14'	16'	18'
113A	F1	3/8" x 3" Lag Screw	1@12"	1@12"	1@12"	1@12"	1@12"
113A	F2	1/2" x 3" Lag Screw	2x2	2x2	2x2	2x2	2x3
113B	F1*	1/4" Lag + 3x3x0.1" Washer	-	-	-	-	-
113C	F1*	1/4" Lag Screw thru Al H Stiffener	1@36"	1@36"	1@36"	1@36"	1@36"
113C	F2	#8x3/4" SDS@Mullion/H	2x5	2x5	2x5	2x5	2x5
113C	F2	#8x3/4" SDS@3x3 Post	1x4	1x4	1x5	2x3	2x3
112D	F1	#8x3/4" SDS@MullPost	2x5	2x5	2x5	2x5	2x5
112D	F1	#10x3/4" SDS@A-Fr Col	2x4	2x4	2x5	2x5	2x6
112D	F1	#10 SDS+Brt@A-Fr Col	4x2	4x2	4x2	4x2	4x2
112D	F2	1/4" Lag+Washer@Post	2x2	2x2	2x2	2x2	2x2
112D	F2	1/4" Lag+Washer@A-Fr Col	2x4	2x4	2x4	2x4	2x4
112D	F2	1/4" Lag+Brt@A-Fr Col	2-2x1	2-2x1	2-3x1	2-3x1	2-3x1
112F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5

Note: * Lag thread to fully engage Al H Ranges and Header top flange
 ** Table valid for enclosed structures

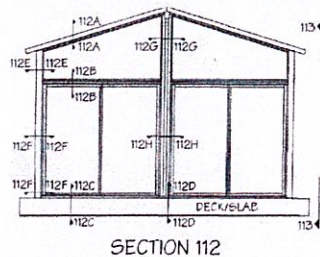
Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Room Width (B-Wall)				
			10'	12'	14'	16'	18'
113A	F1	3/8" x 3" Lag Screw	1@12"	1@12"	1@12"	1@12"	1@12"
113A	F2	1/2" x 3" Lag Screw	2x2	2x2	2x2	2x2	2x3
113B	F1*	1/4" Lag + 3x3x0.1" Washer	-	-	-	-	-
113C	F1*	1/4" Lag Screw thru Al H Stiffener	2@36"	2@36"	2@36"	2@36"	2@36"
113C	F2	#8x3/4" SDS@Mullion/H	2x6	2x6	2x6	2x6	2x6
113C	F2	#8x3/4" SDS@3x3 Post	2x3	2x3	2x3	2x3	2x3
112D	F1	#8x3/4" SDS@MullPost	2x6	2x6	2x6	2x6	2x6
112D	F1	#10x3/4" SDS@A-Fr Col	2x4	2x4	2x5	2x5	2x6
112D	F1	#10 SDS+Brt@A-Fr Col	4x2	4x2	4x2	4x2	4x2
112D	F2	1/4" Lag+Washer@Post	2x3	2x3	2x3	2x3	2x3
112D	F2	1/4" Lag+Washer@A-Fr Col	2x4	2x4	2x5	2x5	2x6
112D	F2	1/4" Lag+Brt@A-Fr Col	2-3x1	2-3x1	2-3x1	2-4x1	2-4x1
112F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5

Note: * Lag thread to fully engage Al H Ranges and Header top flange
 ** Table valid for enclosed structures

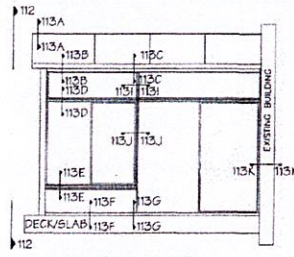
	PROJECT:	CONTRACTOR:	ALUMINUM GABLE ENCLOSURE CONNECTION NOTES (EXPOSURE B)
	DRAWN BY: LY	DWG NO.: SHEET 1 OF 2	
	SCALE: N.T.S.	ALUM GBL-CONN	
		DATE: 01 / 17 / 2020	

2/25/2020

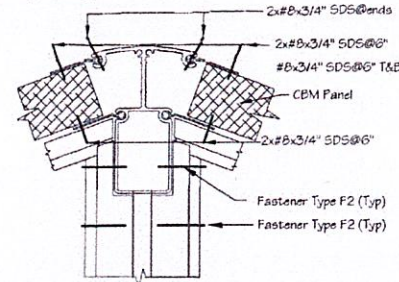
TYPICAL FRONT WALL CONNECTION DETAILS TYPICAL SIDE WALL CONNECTION DETAILS



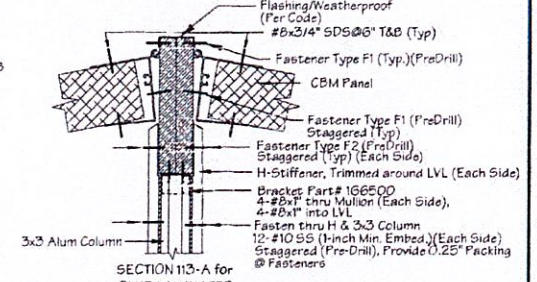
SECTION 112



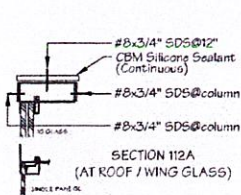
SECTION 113



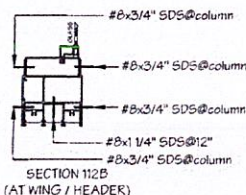
SECTION 113-A
for ALUMINUM
A-FRAME BEAM



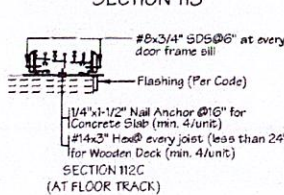
SECTION 113-A for
GLUE LAMINATED
A-FRAME BEAM



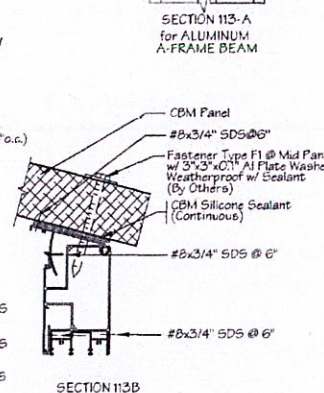
SECTION 112A
(AT ROOF / WING GLASS)



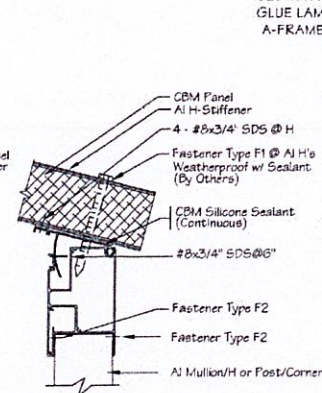
SECTION 112B
(AT WING / HEADER)



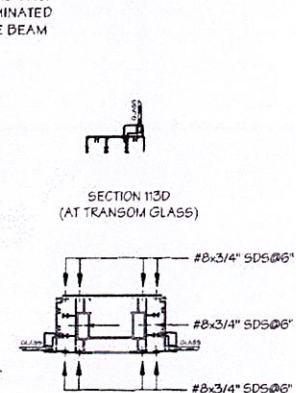
SECTION 112C
(AT FLOOR TRACK)



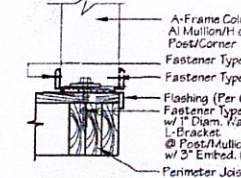
SECTION 113B
(HEADER IN BETWEEN POSTS)



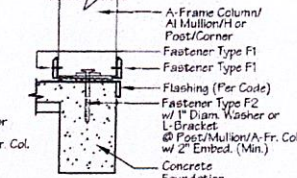
SECTION 113C
(HEADER AT MULLION/POST)



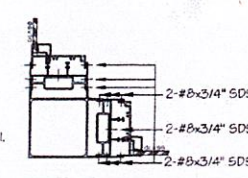
SECTION 113D
(AT TRANSOM GLASS)



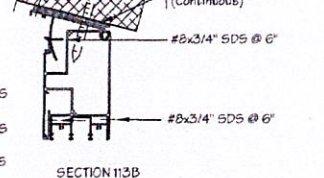
SECTION 112D
(AT RIM BOARDS OF
TIMBER DECK)



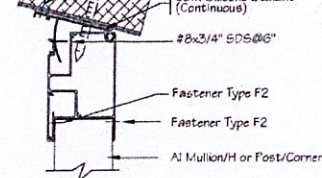
SECTION 112D
(AT CONCRETE FOOTING)



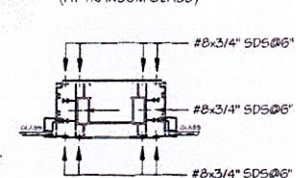
SECTION 112E
(AT WING GLASS)



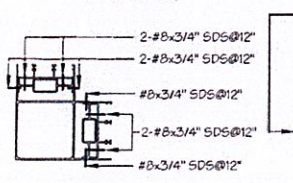
SECTION 113B
(HEADER IN BETWEEN POSTS)



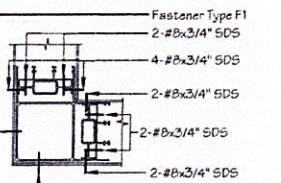
SECTION 113C
(HEADER AT MULLION/POST)



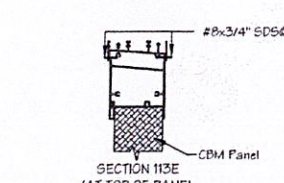
SECTION 113I
(AT TRANSOM GLASS)



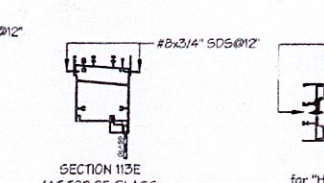
SECTION 112F
(ABOVE FLOOR LEVEL TO TOP)



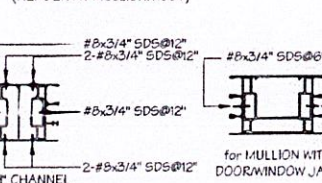
SECTION 112F
(AT FLOOR LEVEL)



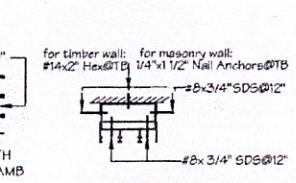
SECTION 113E
(AT TOP OF PANEL
KNEEWALL)



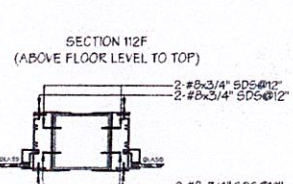
SECTION 113E
(AT TOP OF GLASS
KNEEWALL)



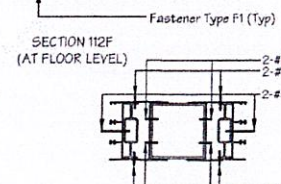
SECTION 113J
(AT MULLION)



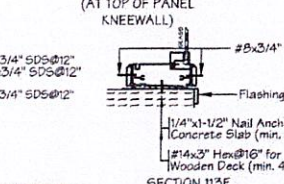
SECTION 113K
(AT HOUSE WALL)



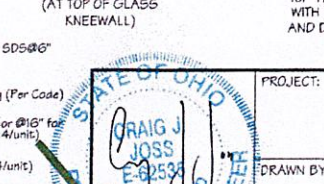
SECTION 112G
(GBL POST AT TRANSOM GLASS)



SECTION 112H
(GBL POST AT ROOM)



SECTION 113F
(AT FLOOR / KNEEWALL)



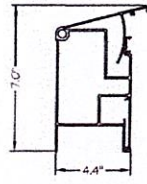
FOR NOTES SEE SHEET 1 - CONNECTION NOTES

PROJECT:	CONTRACTOR:	ALUMINIUM GABLE ENCLOSURE CONNECTION DETAILS 120, 140 & 150 MPH EXP B & 40 PSF SNOW
DRAWN BY: LY	DWG NO: SHEET 2 OF 2	
SCALE: N.T.S.	ALUM GBL-CONN	
	DATE: 01 / 17 / 2020	

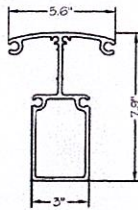
FLOOR / HEADER / RIDGE BEAM OPTIONS



A-FRAME FLOOR CHANNEL



A-FRAME WALL HEADER



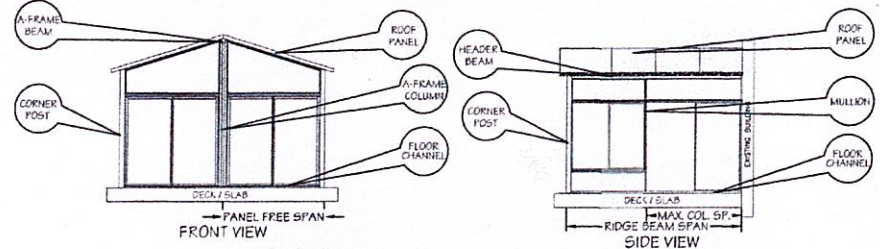
A-FRAME RIDGE BEAM

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
5	100	150	200	250	300	350
6	100	150	200	250	300	350
7	100	150	200	250	300	350
8	100	150	200	250	300	350
9	100	150	200	250	300	350
10	100	150	200	250	300	350

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
5	100	150	200	250	300	350
6	100	150	200	250	300	350
7	100	150	200	250	300	350
8	100	150	200	250	300	350
9	100	150	200	250	300	350
10	100	150	200	250	300	350

RIDGE BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
5	100	150	200	250	300	350
6	100	150	200	250	300	350
7	100	150	200	250	300	350
8	100	150	200	250	300	350
9	100	150	200	250	300	350
10	100	150	200	250	300	350

TYPICAL GABLE ENCLOSURE



GENERAL NOTES:

- PER 2019 RESIDENTIAL CODE OF OHIO (2019 RCO) / 2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC) R301.2.1.11 SUNROOMS, SUNROOMS SHALL COMPLY WITH AIAA/NFPA/NSA 2100.
- CATEGORY III-A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNROOM PENETRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN 2019 RCO / 2018 IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD - SEE TABULATED VALUES IN CHART.
 - WIND SPEED - 120 MPH, EXF 2.
- ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
- CODE REFERENCES LISTED IN PROJECT NOTES BELOW ARE PER 2019 RCO / 2018 IRC.
- ALLOWABLE DEFLECTION NOT TO EXCEED $L/120$ PER IRC TABLE R301.7, NOTE 1.
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 70-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 10FTx20FT AND GABLE ENCLOSURES EXCEEDING 10FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (≥ 40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

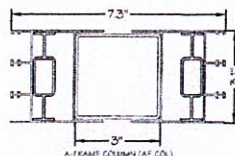
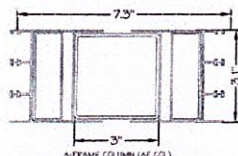
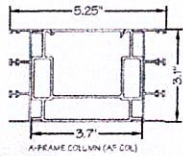
- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER).
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN 2x6x5x5 @ 6"oc/PLY).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 75FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 9'-3/4" (ALUMINUM ENCLOSURES) OR 11'-3/4" (VINYL ENCLOSURES).



PROJECT:	CONTRACTOR:
DRAWN BY: LY	DWG NO.: SHEET 1 OF 1
SCALE: N.T.S.	Alum Encl AF 120B Beam 19
	DATE: 01/20/2020

ALUMINIUM
GABLE ENCLOSURE
STRUCTURAL FRAMING
120MPH - EXPOSURE B
FLOOR/HEADER/RIDGE BEAM

A-FRAME COLUMNS



AF COL - ELECTRICAL - 2 JAMBS (MAX HT 9 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - 2H + 2x3x3 - 2 JAMBS (MAX HT 9 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - 2H + 2x3x3 - 2 JAMBS (MAX HT 10 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - ELECTRICAL - 2 JAMBS (MAX HT 10 FT)

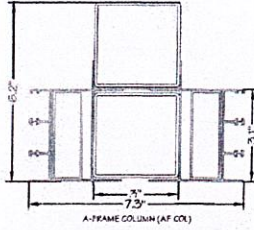
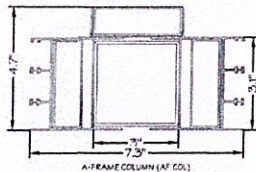
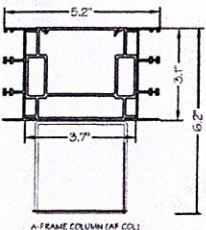
ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - 2H + 2x3x3 - 2 JAMBS (MAX HT 10 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - 2H + 2x3x3 - 2 JAMBS (MAX HT 11 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100



AF COL - 3x3 - ELECTRICAL - 2 JAMBS (MAX HT 10 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - 2H + 3x3x3 - 2 JAMBS (MAX HT 10 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 2-3x3 - 2H + 2x3x3 + C - 2 JAMBS (MAX HT 10 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - ELECTRICAL - 2 JAMBS (MAX HT 11 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - 2H + 3x3x3 - 2 JAMBS (MAX HT 11 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 2-3x3 - 2H + 2x3x3 + C - 2 JAMBS (MAX HT 11 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 3x3 - ELECTRICAL - 2 JAMBS (MAX HT 12 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

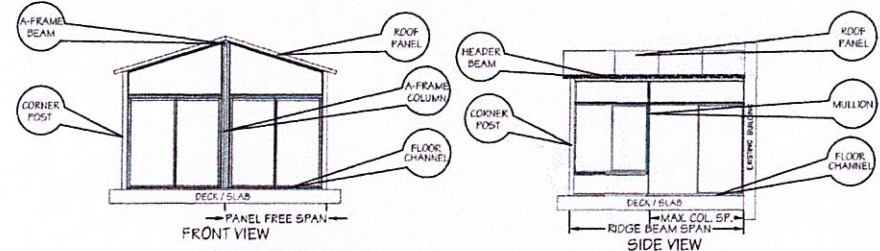
AF COL - 3x3 - 2H + 3x3x3 - 2 JAMBS (MAX HT 12 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

AF COL - 2-3x3 - 2H + 2x3x3 + C - 2 JAMBS (MAX HT 12 FT)

ROOF BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)				
	0	5	10	15	20
6	100	100	100	100	100
8	100	100	100	100	100
10	100	100	100	100	100
12	100	100	100	100	100
14	100	100	100	100	100
16	100	100	100	100	100
18	100	100	100	100	100
20	100	100	100	100	100

TYPICAL GABLE ENCLOSURE

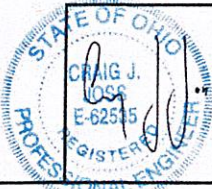


GENERAL NOTES:

- PER 2019 RESIDENTIAL CODE OF OHIO (2019 RCO) / 2019 INTERNATIONAL RESIDENTIAL CODE (2019 IRC) R301.2.1.11 SUNROOMS, SUNROOMS SHALL COMPLY WITH AIAA/ANPEANSA 2100. CATEGORY III: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNROOM PENETRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBELT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN 2019 RCO / 2019 IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD - SEE TABULATED VALUES IN CHART.
 - WIND SPEED - 120 MPH, EXP B.
- ALLOWABLE STRESS DESIGN PER 2015 ALUMINUM DESIGN MANUAL.
- CODE REFERENCES LISTED IN PROJECT NOTES BELOW ARE PER 2012 IRC / 2015 IRC.
- ALLOWABLE DEFLECTION NOT TO EXCEED 1/120 PER IRC TABLE R301.7, NOTE 4.
- PROVIDE GUARDS ALONG OPEN SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30 INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR, JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 15FT-20FT AND GABLE ENCLOSURES EXCEEDING 15FT-20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

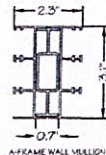
FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER).
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILT UP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2x8x505 @ 90°/11°).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5 FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 50'-3/4" (ALUMINUM ENCLOSURES) OR 11'-3/4" (VINYL ENCLOSURES).



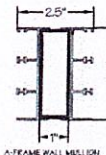
PROJECT:	CONTRACTOR:	ALUMINUM GABLE ENCLOSURE STRUCTURAL FRAMING 120MPH - EXPOSURE B A-FRAME COLUMN
DRAWN BY: LY	DWG NO.: SHEET 1 OF 1	
SCALE: N.T.S.	Alum Encl AF 120B Col 19	
	DATE: 01 / 17 / 2020	

A-FRAME WALL MULLIONS



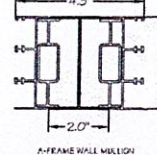
A-FRAME WALL MULLION

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700



A-FRAME WALL MULLION

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700



A-FRAME WALL MULLION

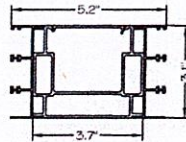
MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

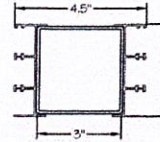
MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

A-FRAME WALL MULLIONS / CORNER



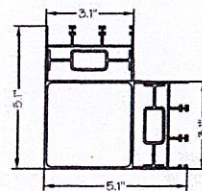
A-FRAME WALL MULLION

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700



A-FRAME WALL MULLION

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700



A-FRAME CORNER

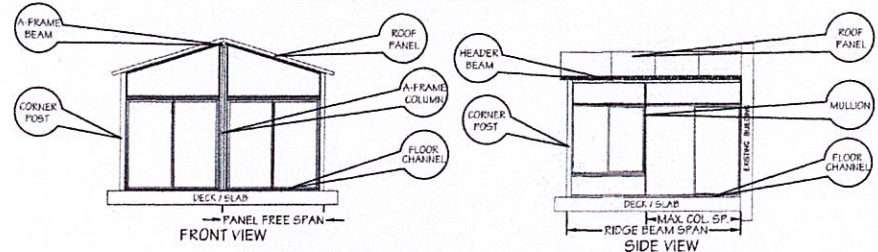
MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)
8	100
6	150
4	200
2	300
1	400
0.5	500
0.25	600
0.125	700

TYPICAL GABLE ENCLOSURE



GENERAL NOTES:

- PER 2019 RESIDENTIAL CODE OF OHIO (2019 RCO) / 2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC) R301.2.1.1 SUNROOMS, SUNROOMS SHALL COMPLY WITH A-MANUFACTURER'S 2100.
- CATEGORY III: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNROOM FENESTRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN 2019 RCO / 2018 IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD - SEE TABULATED VALUES IN CHART.
 - WIND SPEED - 120 MPH, EXP. B.
- ALLOWABLE STRESS DESIGN PER 2015 ALUMINUM DESIGN MANUAL.
- CODE REFERENCES LISTED IN PROJECT NOTES BELOW ARE PER 2019 RCO / 2018 IRC.
- ALLOWABLE DEFLECTION NOT TO EXCEED L/160 PER IRC TABLE R301.7, NOTE c.
- PROVIDE GUARDS ALONG OPEN SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
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- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

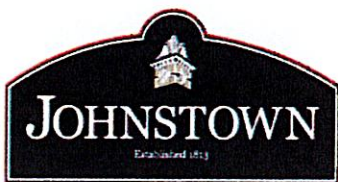
FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER).
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARINGS OF FRAMING MEMBERS(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#505 6063-T6).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 80-3/4" (ALUMINUM ENCLOSURES) OR 111-3/4" (VINYL ENCLOSURES).



PROJECT:	CONTRACTOR:
DRAWN BY: LY	DWG NO.: SHEET 1 OF 1
SCALE: N.T.S.	Alum Encl AF 1203 Mul 19
	DATE: 01 / 17 / 2020

ALUMINIUM
GABLE ENCLOSURE
STRUCTURAL FRAMING
120MPH - EXPOSURE B
WALL MULLIONS



CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 9-16-25C Date: 9/16/25

FEES:

Base Fee: \$ 300

Total Fee Amount: \$ 300 Paid: Check # 6760 Cash: \$

(PLEASE PRINT)

1. Applicant: A&E Properties LLC. Phone: () -
2. Property Address: 29 Greenscape CT City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail:
4. Business Owner's Name: Gary Pittman Phone: () -
5. Contractor's Name: Ohio Dutch Construction Phone: () -
6. Principal Business Activity: Light Sheet Metal Production
7. Existing Use of Property: Green Space
8. Square Footage of Proposed Building or Business: 22320 sq. ft.
9. Zoning District: LM Number of Off-Street Parking Spaces: 26
10. Estimated Cost of Improvements: \$ 2,300,000.00

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. 8' above grade Metal Siding
2. Metal Roof
3. 8' of Splitface Masonry Block
- 4.
- 5.
- 6.
- 7.
- 8.

List of Contiguous Neighbors and Addresses:

- | | | | | |
|----|------------------------------------|-------------------------|-------|----------|
| 1. | CDM Capital Asset Group Inc. | 451 E. Coshocton Street | OH | 43031 |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |
| 2. | Delaware Valley Wool Scouring Inc. | 143 Commerce Blvd. | OH | 43031 |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |
| 3. | Solomon Ventures LLC. | 155 Commerce Blvd. | OH | 43031 |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |
| 4. | | | | |
| | Neighbor's Name | Neighbor's Address | State | Zip Code |

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  Date: ⁹ / 15 / 25

OFFICE USE ONLY:

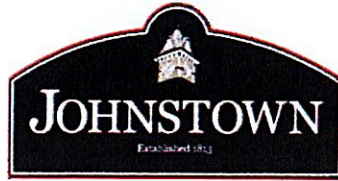
OFFICE USE ONLY:
Date Received in Office: 9/16/25 By: Seena Hord

Date of Planning and Zoning Commission Meeting: 10/14/25

Date Permit Approved or Denied by DRB Planning Commission: ____/____/____

Conditions Necessary for Approval: _____

City Manager Signature: x _____



ZONING CERTIFICATE & CERTIFICATE OF COMPLIANCE PERMIT APPLICATION: CHAPTER #1127

Application Number: 9-16-252 Date: 9/16/25

FEES:

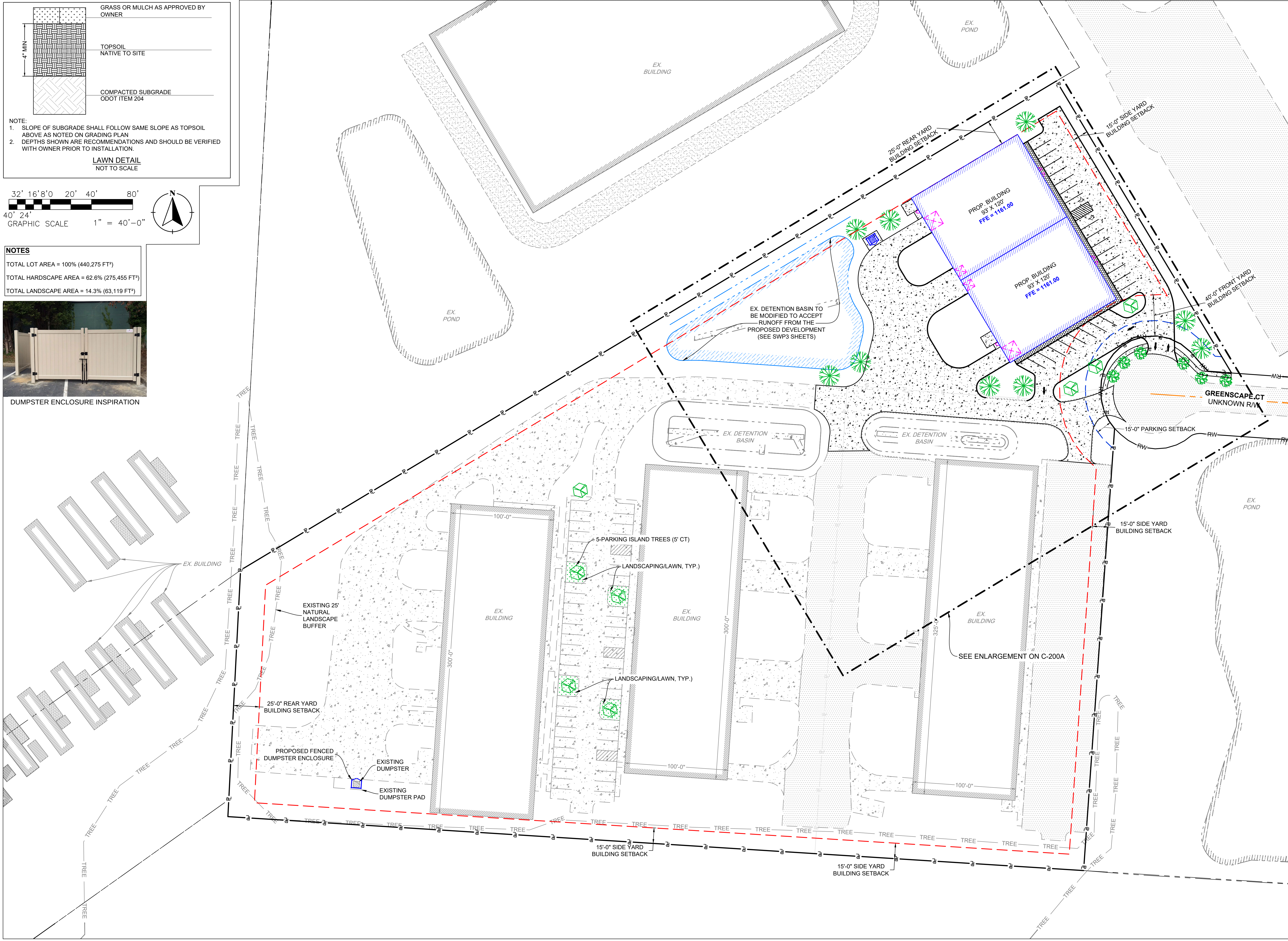
Base Fee Single Family Residence: \$100

Base Fee All Other Uses: \$200

Total Fee Amount: \$ 200 Paid: Check # 6760 / Cash: \$ _____

1. Applicant: A&E Properties LLC. Phone: () -
2. Property Address: 29 Greenscape CT City: Johnstown State: OH Zip: 43031
3. E-mail Address: _____ Zoning District: _____
4. Existing Use of Property: Green Space
5. Proposed Use of Property: Light Sheet Metal Production
6. Number and Dimensions of Existing and Proposed Off-Street Parking or Loading Spaces, Applicable: 30 - 9x19 & Sq. Ft. Per Space: 171
7. Contractor Name: Ohio Dutch Construction Phone: () -
8. Number of Dwelling Units: na Square Footage of Unit: 22,320
9. Height of Proposed Buildings or Alterations: 24'
10. Yard Dimensions: Front: 45' Rear: 70' Left Side: 20' Right Side: 10'
11. Percentage of Lot to be covered: 75 % Area of Lot: 440151 sq. ft.
12. Estimated Cost of Unit: \$ 2,300,000.00

Application for Certificate of Zoning Compliance. Certificates of Zoning Compliance shall be applied for by the applicant giving written notice to the Zoning Inspector that the exterior erection or structural alteration of such building shall have been completed in conformance with the provisions of this Ordinance.



GRASS OR MULCH AS APPROVED BY OWNER

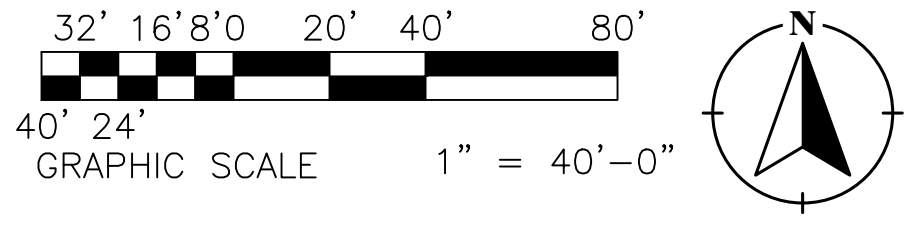
TOPSOIL NATIVE TO SITE

COMPACTED SUBGRADE ODOT ITEM 204

NOTE:

1. SLOPE OF SUBGRADE SHALL FOLLOW SAME SLOPE AS TOPSOIL ABOVE AS NOTED ON GRADING PLAN
2. DEPTHS SHOWN ARE RECOMMENDATIONS AND SHOULD BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.

LAWN DETAIL NOT TO SCALE



NOTES

TOTAL LOT AREA = 100% (440,275 FT²)

TOTAL HARDSCAPE AREA = 62.6% (275,455 FT²)

TOTAL LANDSCAPE AREA = 14.3% (63,119 FT²)



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CONTRACTOR:

A&E PROPERTIES BUILDING #4

29 GREENSCAPES CT,
JOHNSTOWN, OH 43031

LICKING COUNTY

← 1" ACTUAL →

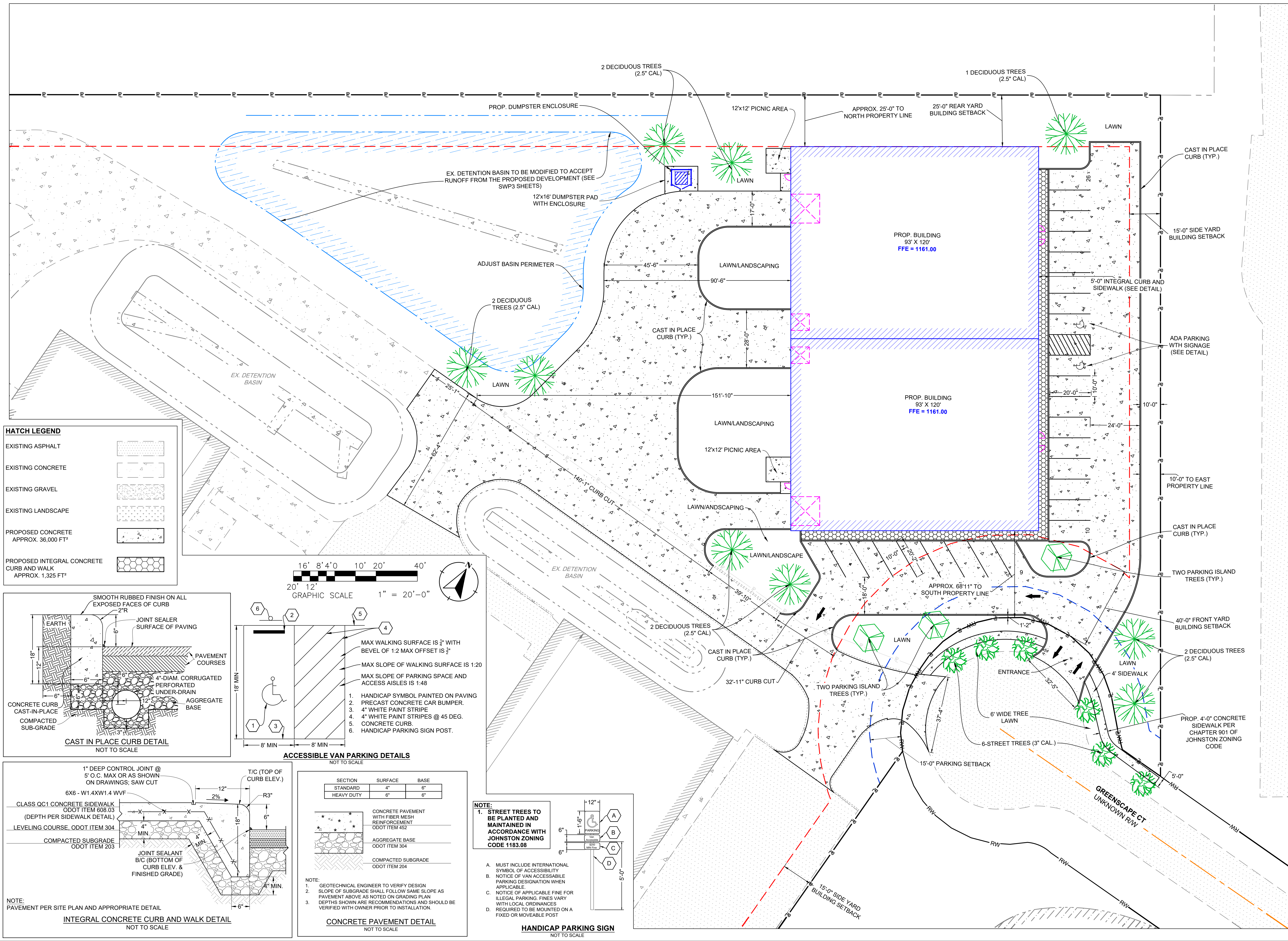
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Date:	9/15/2025
Scale:	AS NOTED
Job:	25-184
Sheet	

C-200

OVERALL SITE MODIFICATION PLAN

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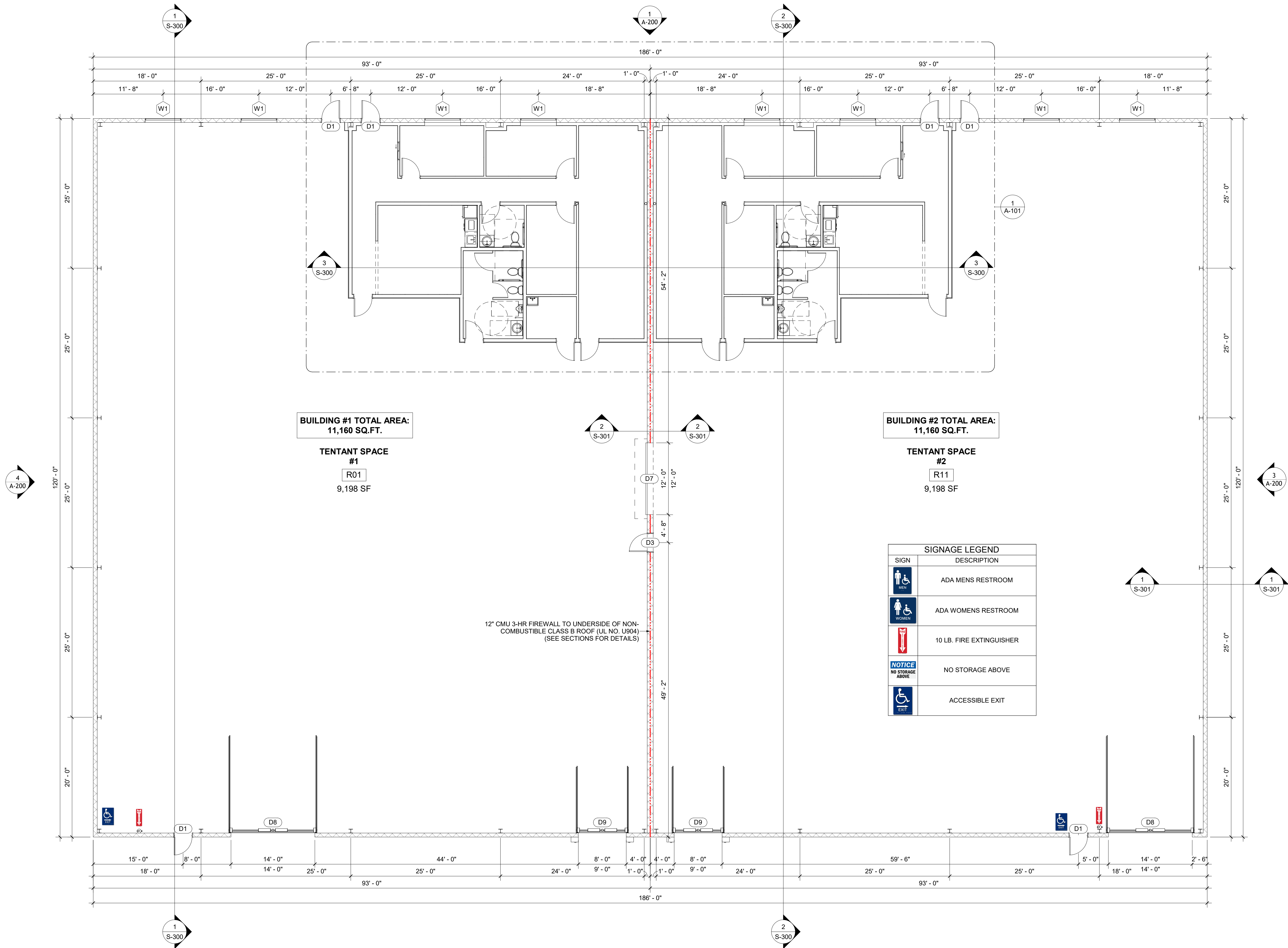
LICKING COUNTY

← 1" ACTUAL →

Date: 9/15/2025
Scale: AS NOTED
Job: 25-184
Sheet

C-200A

SITE PLAN



1 FLOOR PLAN
1/8" = 1'-0"

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29 GREENSCAPES CT
JOHNSTOWN, OH 43031
LICKING COUNTY

DATE: 6/17/2025
SCALE: AS NOTED
JOB: 25-184

A-100

FLOOR PLAN

CONTRACTOR:

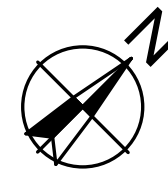


SEAL

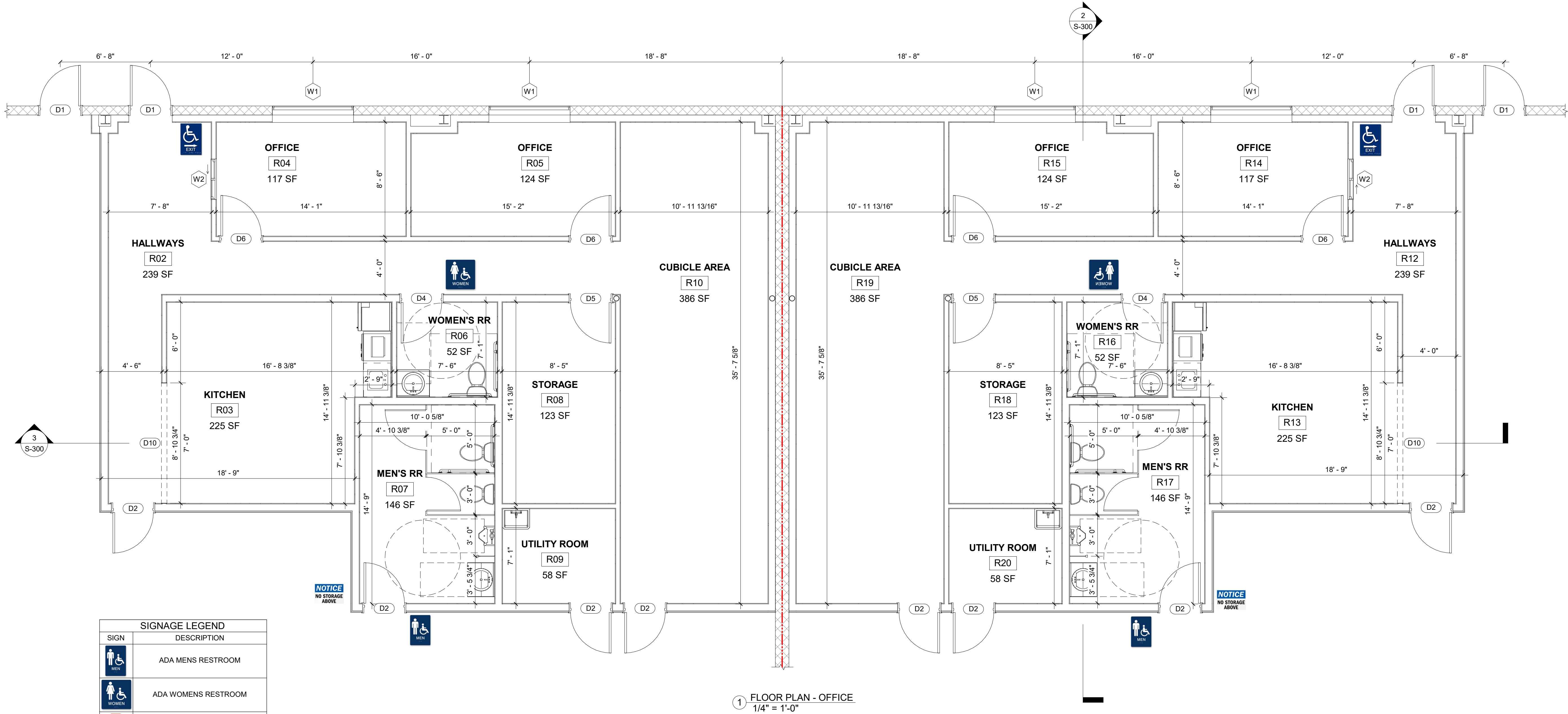
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SIGNAGE LEGEND	
SIGN	DESCRIPTION
	ADA MENS RESTROOM
	ADA WOMENS RESTROOM
	10 LB. FIRE EXTINGUISHER
	NO STORAGE ABOVE
	ACCESSIBLE EXIT

1 FLOOR PLAN - OFFICE
1/4" = 1'-0"

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A&E PROPERTIES BLDG. #4

29 GREENSCAPES CT
JOHNSTOWN, OH 43031
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JOB:	25-184

A-101

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 - A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE; SECTION 1013.4 OBC. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR.
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 - FLOORS (OBC 804.2):MINIMUM CLASS II
 - INTERIOR WALL AND CEILING FINISHES (TABLE 803.11)
 - CORRIDORS: MINIMUM CLASS B
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 - ROOMS: MINIMUM CLASS C
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 - ROOF COVERING CLASSIFICATION OF "C". EXCEPT CLASS B WHERE FIREWALL IS PERMITTED TO TERMINATE AT THE UNDERSIDE OF ROOF SHEATHING.

GENERAL NOTES

- COORDINATE DIMENSIONS WITH THE STRUCTURAL DRAWINGS.
- BRING ANY CONFLICTS TO THE ATTENTION OF THE DESIGN PROFESSIONAL BEFORE STARTING CONSTRUCTION.
- ALL DIMENSIONS THAT ARE UNCLEAR OR NOT INDICATED SHALL BE VERIFIED WITH THE DESIGN PROFESSIONAL. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES BEFORE PROCEEDING WITH THEIR WORK. COMMENCEMENT OF THE WORK CONSTITUTE ACCEPTANCE OF THE EXISTING AND NEW CONDITIONS.
- FLASHING SHALL BE INSTALLED IN SUCH A MANNER TO PREVENT MOISTURE FROM ENTERING ANY WALLS OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR.

DOOR AND WINDOW NOTES

- DOOR HARDWARE (LEVERS, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS) SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLASS DOORS TO BE TEMPERED SAFETY GLAZING.
- FOR EGRESS DOORS , THE THRESHOLD RISE FROM FINISHED FLOOR SHALL BE LESS THAN OR EQUAL TO 1/2".
- THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR DOOR, NOT REQUIRED BY SECTION 715 OBC TO BE A FIRE DOOR ASSEMBLY, SHALL BE 5 LBF.

GENERAL - WINDOW SCHEDULE

MARK	QTY.	WINDOW		TYPE	MATERIAL	TEMPERED	FIRE RATING	NOTES
		WIDTH	HEIGHT					
W1	8	6' - 0"	4' - 0"	FIXED	VINYL			
W2	2	3' - 0"	2' - 0"	SLIDING	VINYL			

GENERAL - DOOR SCHEDULE

MARK	QTY.	TYPE	DOOR		HARDWARE SET	SEAL	SELF CLOSING	TEMPERED	GLAZING	FIRE RATING
			WIDTH	HEIGHT						
D1	6	INSULATED METAL ENTRY DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (SECURITY) OR EQUIV.	X	X	X	HALF	
D2	8	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.		X			
D3	1	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.	X	X			3-HR
D4	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PRIVACY) OR EQUIV.		X			
D5	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.					
D6	4	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.			X	HALF	
D7	1	METAL FIRE DOOR	12' - 0"	12' - 0"	FUSIBLE LINK W/ AUTOMATIC SMOKE DETECTION FIRE DOOR	X	X			3-HR
D8	2	INSULATED METAL OVERHEAD DOOR	14' - 0"	14' - 0"	ELECTRIC OPENER	X				
D9	2	INSULATED METAL OVERHEAD DOOR	8' - 0"	9' - 0"	ELECTRIC OPENER	X				
D10	2	FRAMED OPENING	8' - 10 3/4"	7' - 0"	N/A					

ROOM OCCUPANCY SCHEDULE (MULTIPLE BUILDINGS)

ROOM NAME	RM #	KEY SET	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT COUNT	ACTUAL OCCUPANCY
		ROOM FUNCTION				
TENTANT SPACE #1	R01	Warehouse	9,198 SF	500 SF - GROSS	18	
HALLWAYS	R02	XX - Circulation	239 SF	0 SF - GROSS	0	
KITCHEN	R03	Assembly w/o fixed seats - Unconcentrated	225 SF	15 SF - NET	14	
OFFICE	R04	Business areas	117 SF	150 SF - GROSS	0	
OFFICE	R05	Business areas	124 SF	150 SF - GROSS	0	
WOMEN'S RR	R06	XX - Commerical Bathroom	52 SF	0 SF - GROSS	0	
MEN'S RR	R07	XX - Commerical Bathroom	146 SF	0 SF - GROSS	0	
STORAGE	R08	Storage/stock	123 SF	300 SF - GROSS	0	
UTILITY ROOM	R09	Mechanical equipment room	58 SF	300 SF - GROSS	0	
CUBICLE AREA	R10	Business areas	386 SF	150 SF - GROSS	2	
TENTANT SPACE #2	R11	Warehouse	9,198 SF	500 SF - GROSS	18	
HALLWAYS	R12	XX - Circulation	239 SF	0 SF - GROSS	0	
KITCHEN	R13	Assembly w/o fixed seats - Unconcentrated	225 SF	15 SF - NET	14	
OFFICE	R14	Business areas	117 SF	150 SF - GROSS	0	
OFFICE	R15	Business areas	124 SF	150 SF - GROSS	0	
WOMEN'S RR	R16	XX - Commerical Bathroom	52 SF	0 SF - GROSS	0	
MEN'S RR	R17	XX - Commerical Bathroom	146 SF	0 SF - GROSS	0	
STORAGE	R18	Storage/stock	123 SF	300 SF - GROSS	0	
CUBICLE AREA	R19	Business areas	386 SF	150 SF - GROSS	2	
UTILITY ROOM	R20	Mechanical equipment room	58 SF	300 SF - GROSS	0	

GENERAL - ROOM FINISH SCHEDULE

Level	RM #	ROOM NAME	CEILING FINISH	FLOOR FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	BASE FINISH
FIRST FLOOR									
FIRST FLOOR	R01	TENTANT SPACE #1	WMP-10 INSULATION FACING	SEALED CONCRETE	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY BLOCK	MASONRY SPLITFACE BLOCK	
FIRST FLOOR	R02	HALLWAYS	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R03	KITCHEN	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R04	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R05	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R06	WOMEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R07	MEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R08	STORAGE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R09	UTILITY ROOM	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R10	CUBICLE AREA	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R11	TENTANT SPACE #2	WMP-10 INSULATION FACING	SEALED CONCRETE	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY BLOCK	
FIRST FLOOR	R12	HALLWAYS	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R13	KITCHEN	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R14	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R15	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R16	WOMEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R17	MEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R18	STORAGE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R19	CUBICLE AREA	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R20	UTILITY ROOM	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE



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A&E PROPERTIES BLDG. #4

29 GREENSCAPES CT.
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LICKING COUNTY

1" = 1' ACTUAL

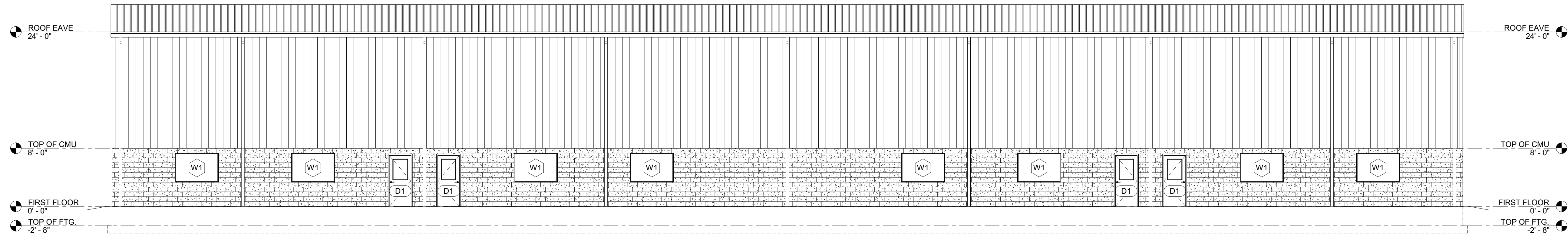
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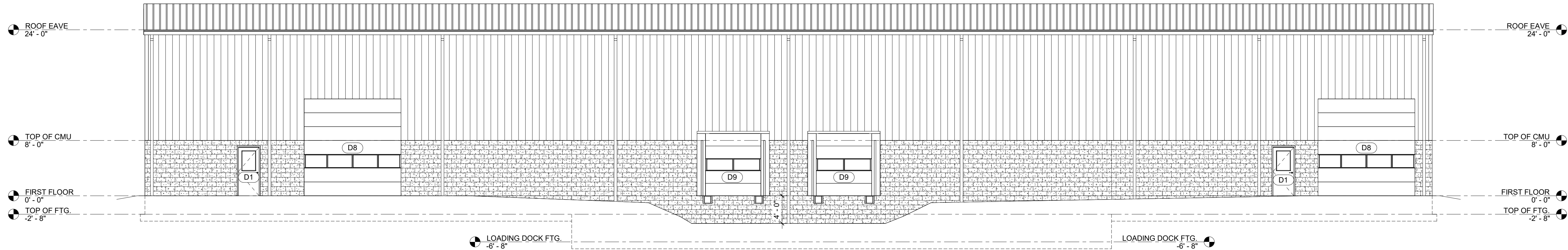
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GENERAL NOTES & SCHEDULE

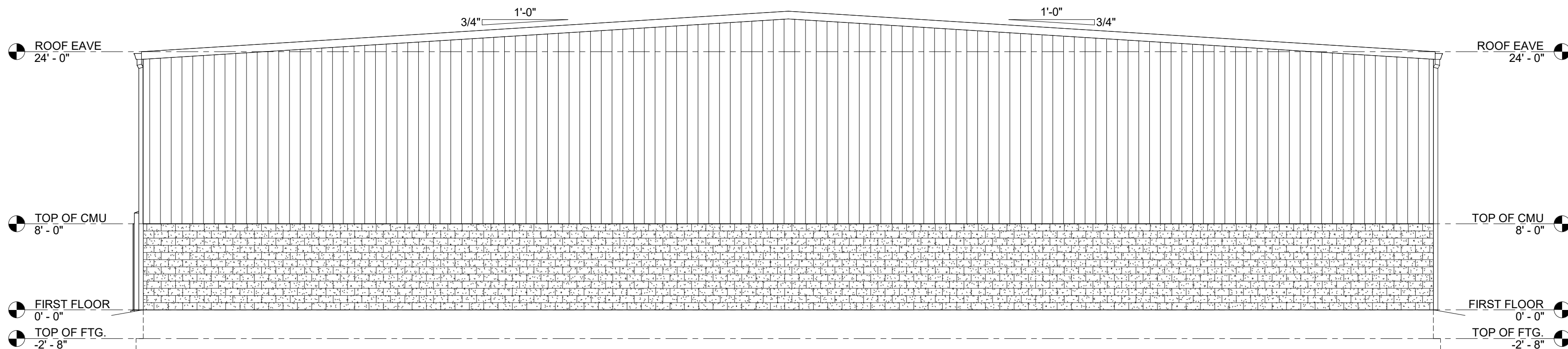
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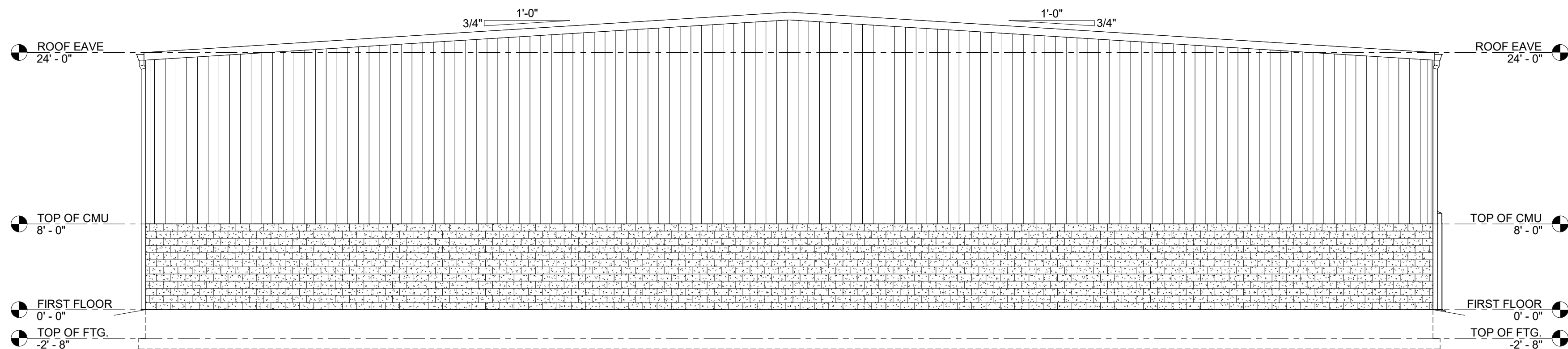
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



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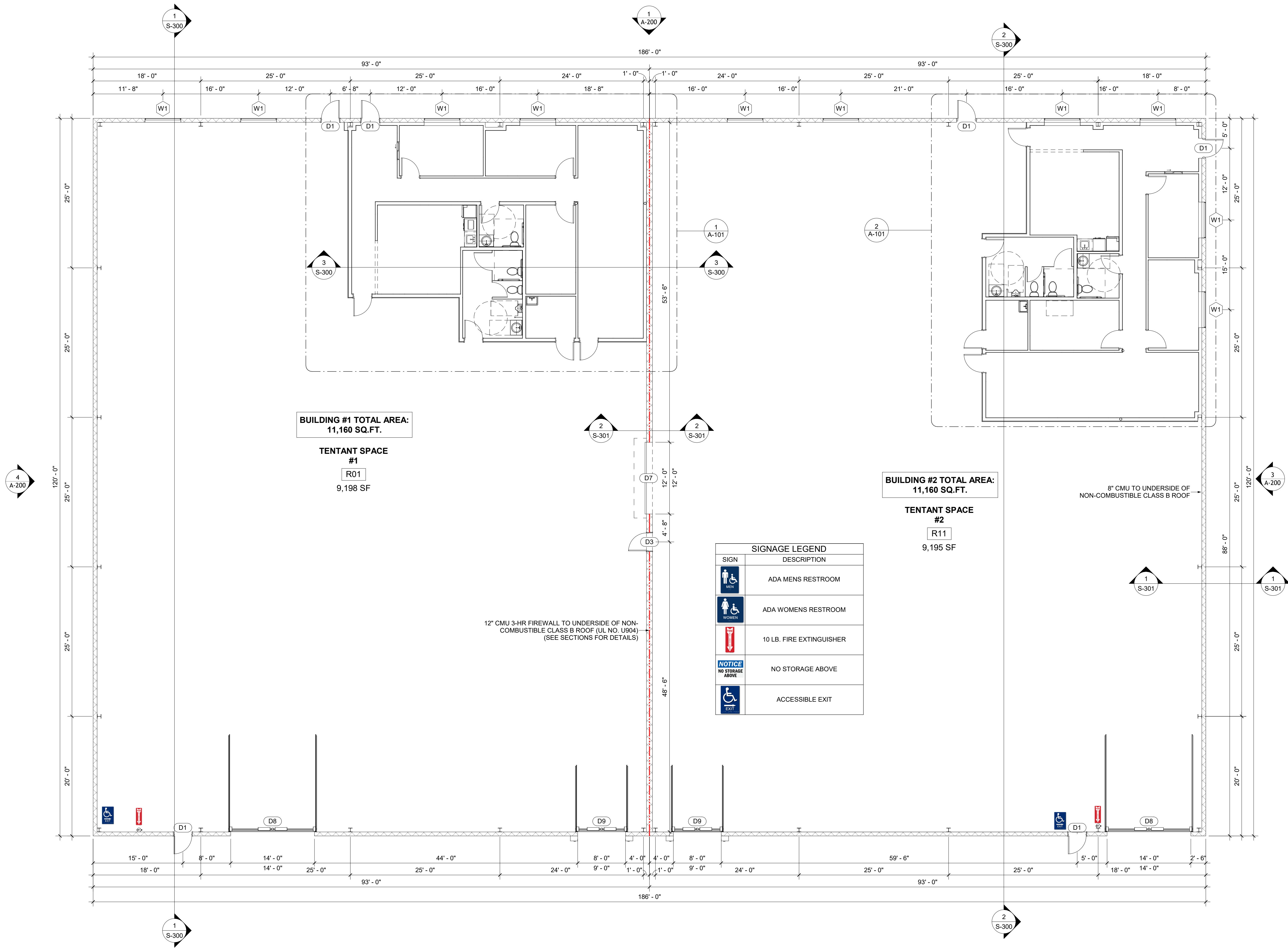
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A-200

BUILDING ELEVATIONS



1 FLOOR PLAN
1/8" = 1'-0"

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A-100

FLOOR PLAN

CONTRACTOR:

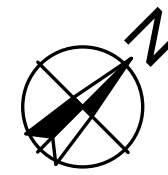


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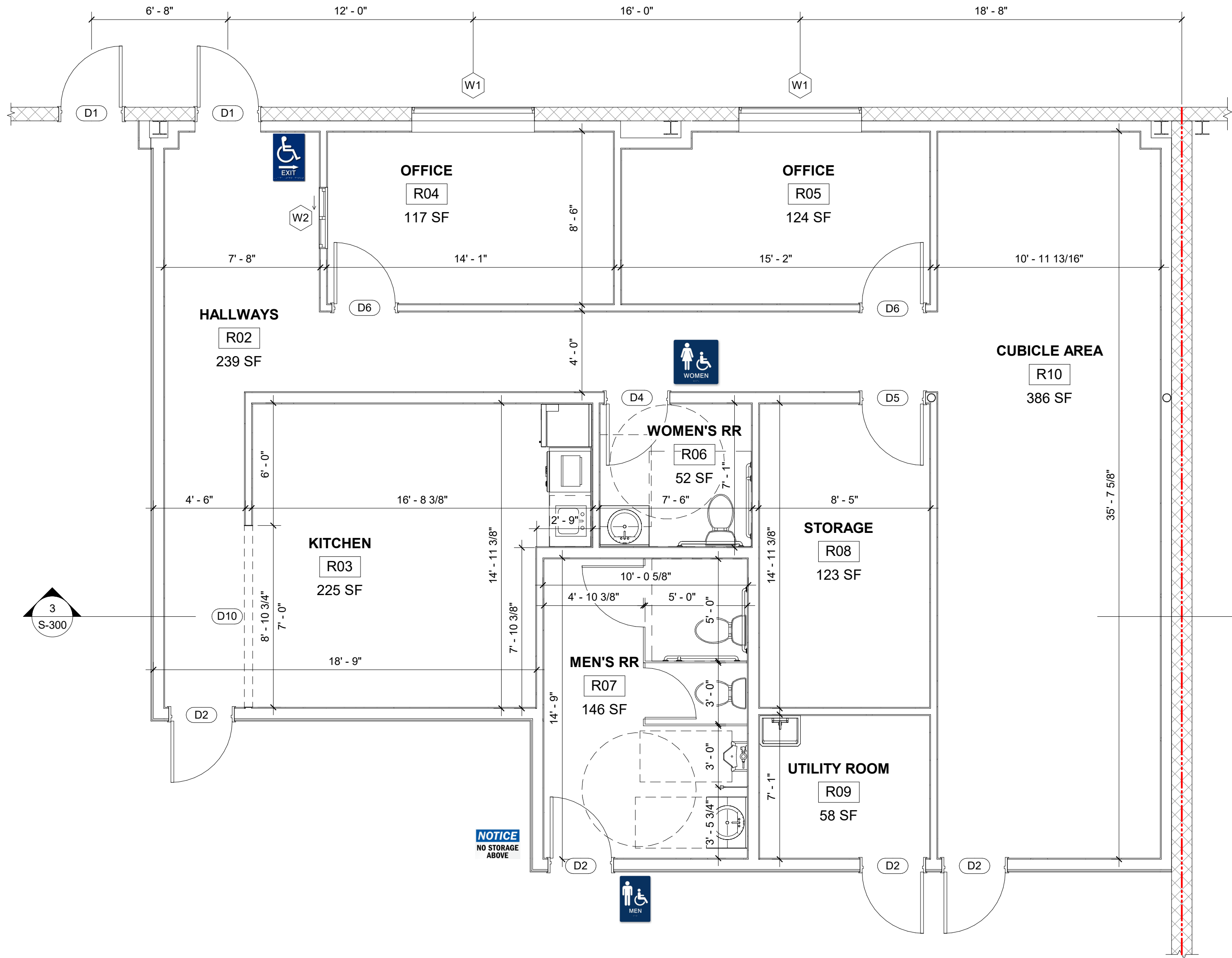
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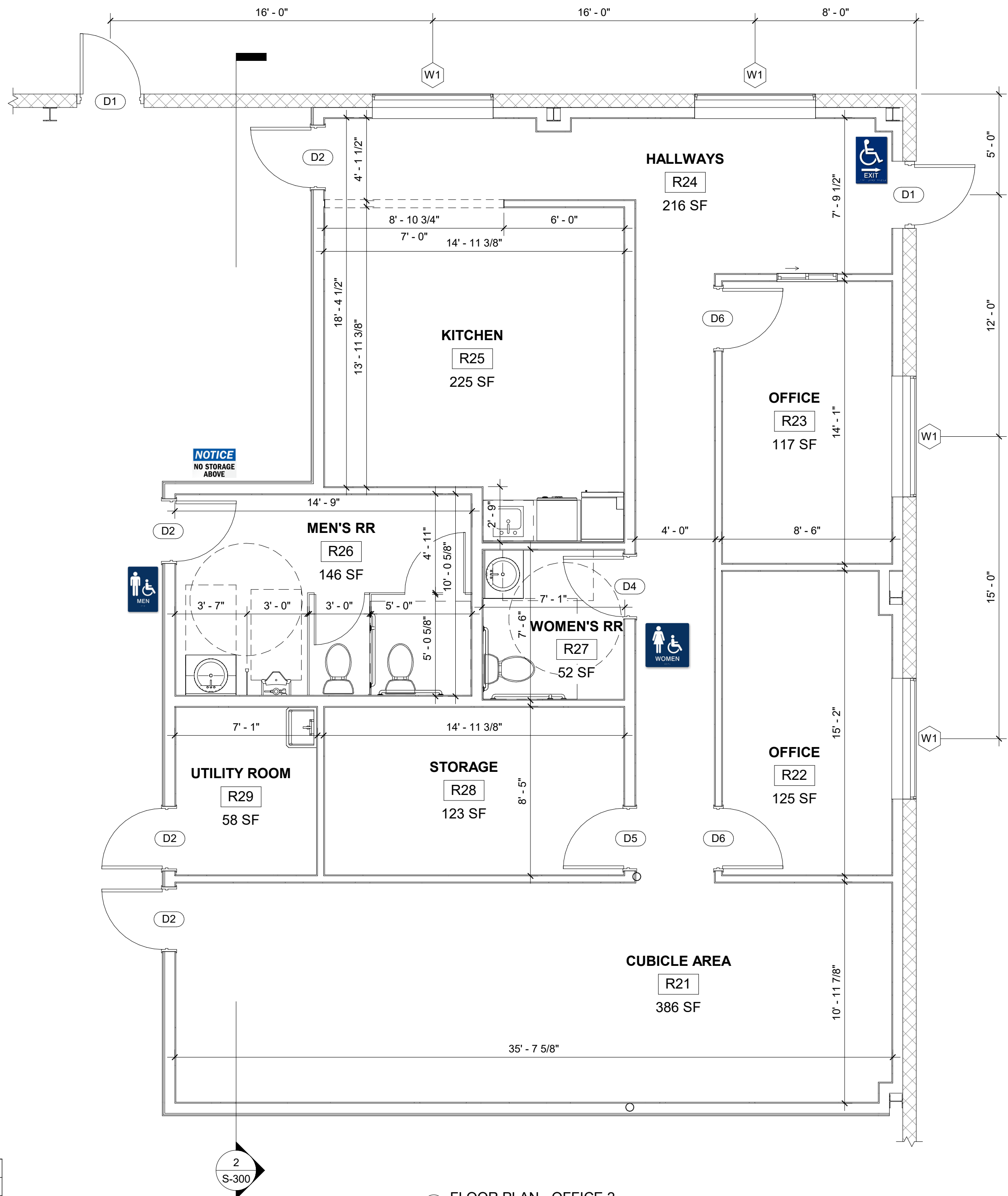


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1 FLOOR PLAN - OFFICE 1
1/4" = 1'-0"

SIGNAGE LEGEND	
SIGN	DESCRIPTION
	ADA MENS RESTROOM
	ADA WOMENS RESTROOM
	10 LB. FIRE EXTINGUISHER
	NO STORAGE ABOVE
	ACCESSIBLE EXIT



2 FLOOR PLAN - OFFICE 2
1/4" = 1'-0"

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GENERAL NOTES

- COORDINATE DIMENSIONS WITH THE STRUCTURAL DRAWINGS.
- BRING ANY CONFLICTS TO THE ATTENTION OF THE DESIGN PROFESSIONAL BEFORE STARTING CONSTRUCTION.
- ALL DIMENSIONS THAT ARE UNCLEAR OR NOT INDICATED SHALL BE VERIFIED WITH THE DESIGN PROFESSIONAL. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES BEFORE PROCEEDING WITH THEIR WORK. COMMENCEMENT OF THE WORK CONSTITUTE ACCEPTANCE OF THE EXISTING AND NEW CONDITIONS.
- FLASHING SHALL BE INSTALLED IN SUCH A MANNER TO PREVENT MOISTURE FROM ENTERING ANY WALLS OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR.

DOOR AND WINDOW NOTES

- DOOR HARDWARE (LEVERS, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS) SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLASS DOORS TO BE TEMPERED SAFETY GLAZING.
- FOR EGRESS DOORS , THE THRESHOLD RISE FROM FINISHED FLOOR SHALL BE LESS THAN OR EQUAL TO 1/2".
- THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR DOOR, NOT REQUIRED BY SECTION 715 OBC TO BE A FIRE DOOR ASSEMBLY, SHALL BE 5 LBF.

GENERAL - DOOR SCHEDULE										
MARK	QTY.	WINDOW		TYPE	MATERIAL	TEMPERED	FIRE RATING	NOTES		
		WIDTH	HEIGHT							
W1	10	6' - 0"	4' - 0"	<varies>	<varies>					
W2	2	3' - 0"	2' - 0"	SLIDING	VINYL					

MARK	QTY.	TYPE	DOOR		HARDWARE SET	SEAL	SELF CLOSING	TEMPERED	GLAZING	FIRE RATING
			WIDTH	HEIGHT						
D1	6	<varies>	3' - 0"	7' - 0"	<varies>	<varies>	<varies>	<varies>	<varies>	
D2	8	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.		X			
D3	1	INTERIOR METAL DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.	X	X			3-HR
D4	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PRIVACY) OR EQUIV.		X			
D5	2	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.					
D6	4	INTERIOR WOOD DOOR	3' - 0"	7' - 0"	COMMERCIAL GRADE LEVER HANDLE (PASSAGE) OR EQUIV.			X	HALF	
D7	1	METAL FIRE DOOR	12' - 0"	12' - 0"	FUSIBLE LINK W/ AUTOMATIC SMOKE DETECTION FIRE DOOR	X	X			3-HR
D8	2	INSULATED METAL OVERHEAD DOOR	14' - 0"	14' - 0"	ELECTRIC OPENER	X				
D9	2	INSULATED METAL OVERHEAD DOOR	8' - 0"	9' - 0"	ELECTRIC OPENER	X				
D10	2	FRAMED OPENING	8' - 10 3/4"	7' - 0"	N/A					

ROOM OCCUPANCY SCHEDULE (MULTIPLE BUILDINGS)						
ROOM NAME	RM #	KEY SET	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT COUNT	ACTUAL OCCUPANCY
		ROOM FUNCTION				
TENTANT SPACE #1	R01	Warehouse	9,198 SF	500 SF - GROSS	18	
HALLWAYS	R02	XX - Circulation	239 SF	0 SF - GROSS	0	
KITCHEN	R03	Assembly w/o fixed seats - Unconcentrated	225 SF	15 SF - NET	14	
OFFICE	R04	Business areas	117 SF	150 SF - GROSS	0	
OFFICE	R05	Business areas	124 SF	150 SF - GROSS	0	
WOMEN'S RR	R06	XX - Commerical Bathroom	52 SF	0 SF - GROSS	0	
MEN'S RR	R07	XX - Commerical Bathroom	146 SF	0 SF - GROSS	0	
STORAGE	R08	Storage/stock	123 SF	300 SF - GROSS	0	
UTILITY ROOM	R09	Mechanical equipment room	58 SF	300 SF - GROSS	0	
CUBICLE AREA	R10	Business areas	386 SF	150 SF - GROSS	2	
TENTANT SPACE #2	R11	Warehouse	9,195 SF	500 SF - GROSS	18	
CUBICLE AREA	R21	Business areas	386 SF	150 SF - GROSS	2	
OFFICE	R22	Business areas	125 SF	150 SF - GROSS	0	
OFFICE	R23	Business areas	117 SF	150 SF - GROSS	0	
HALLWAYS	R24	XX - Circulation	216 SF	0 SF - GROSS	0	
KITCHEN	R25	Assembly w/o fixed seats - Unconcentrated	225 SF	15 SF - NET	14	
MEN'S RR	R26	XX - Commerical Bathroom	146 SF	0 SF - GROSS	0	
WOMEN'S RR	R27	XX - Commerical Bathroom	52 SF	0 SF - GROSS	0	
STORAGE	R28	Storage/stock	123 SF	300 SF - GROSS	0	
UTILITY ROOM	R29	Mechanical equipment room	58 SF	300 SF - GROSS	0	

GENERAL - ROOM FINISH SCHEDULE									
Level	RM #	ROOM NAME	CEILING FINISH	FLOOR FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	BASE FINISH
FIRST FLOOR									
FIRST FLOOR	R01	TENTANT SPACE #1	WMP-10 INSULATION FACING	SEALED CONCRETE	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY BLOCK	MASONRY SPLITFACE BLOCK	
FIRST FLOOR	R02	HALLWAYS	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R03	KITCHEN	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R04	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R05	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R06	WOMEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R07	MEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R08	STORAGE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R09	UTILITY ROOM	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R10	CUBICLE AREA	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R11	TENTANT SPACE #2	WMP-10 INSULATION FACING	SEALED CONCRETE	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY SPLITFACE BLOCK	MASONRY BLOCK	
FIRST FLOOR	R21	CUBICLE AREA	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R22	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R23	OFFICE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R24	HALLWAYS	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R25	KITCHEN	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R26	MEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R27	WOMEN'S RR	ACOUSTICAL CEILING TILE	SEALED CONCRETE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER COVE
FIRST FLOOR	R28	STORAGE	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE
FIRST FLOOR	R29	UTILITY ROOM	ACOUSTICAL CEILING TILE	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED WOOD BASE



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A&E PROPERTIES BLDG. #4

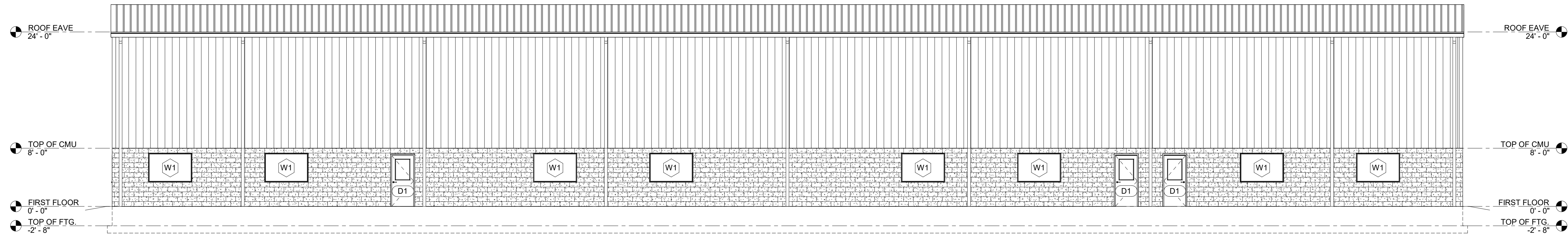
29 GREENSCAPES CT.
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LICKING COUNTY

1" = 1' ACTUAL	
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
DATE:	6/17/2025
SCALE:	AS NOTED
JOB:	25-184

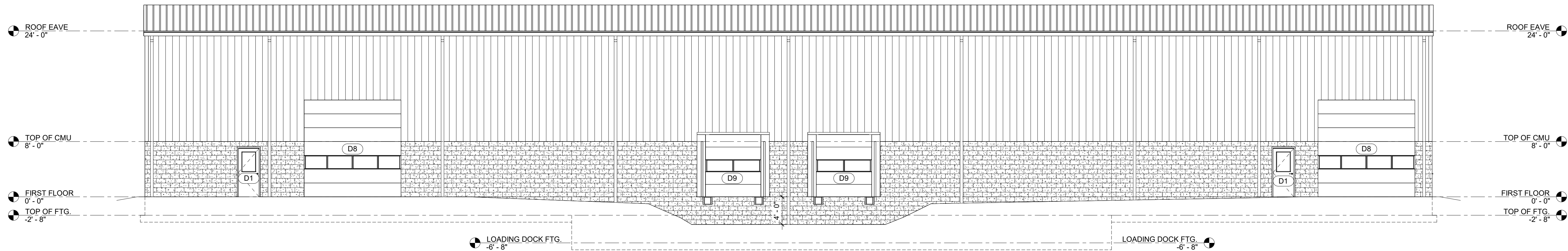
A-102

GENERAL NOTES & SCHEDULE

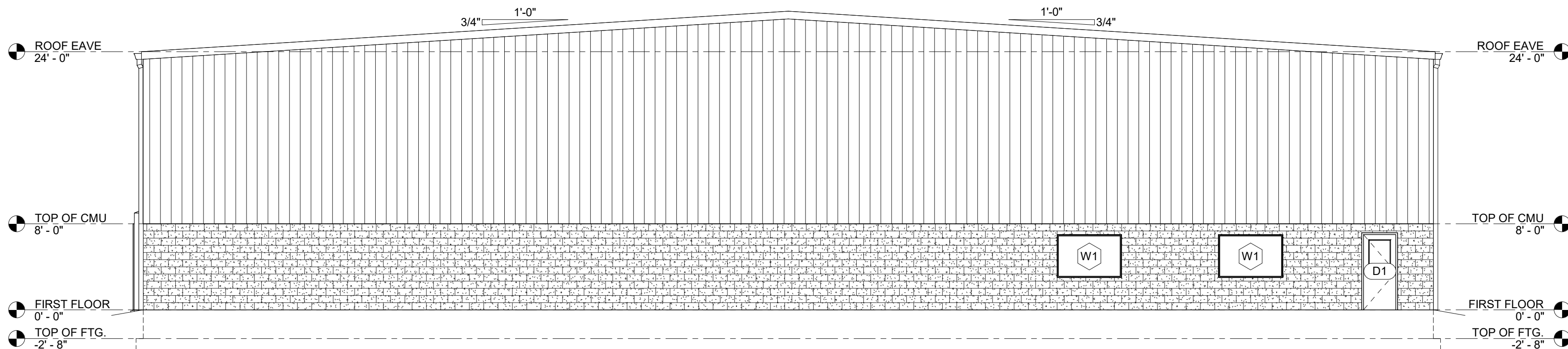
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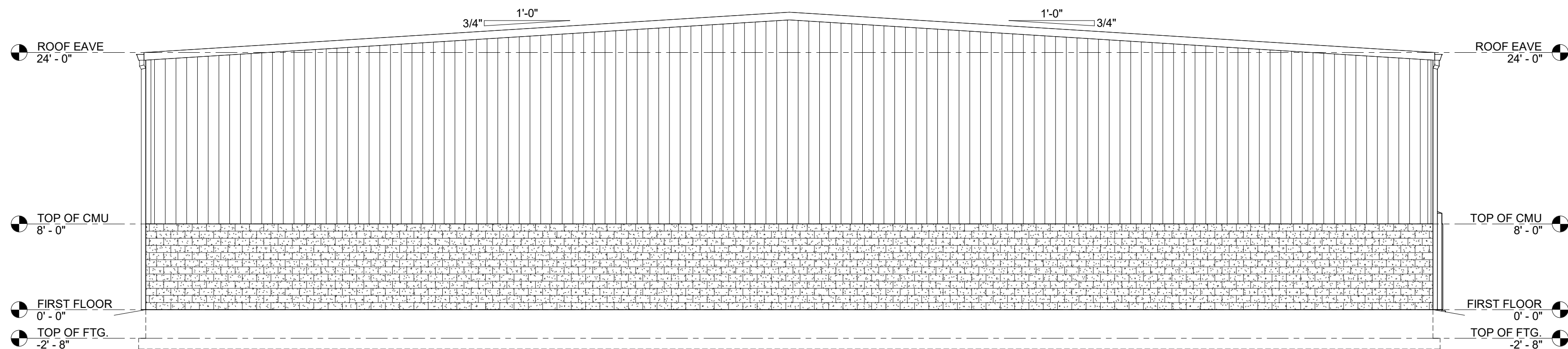
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



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JOB: 25-184

A-200

BUILDING ELEVATIONS