

6024 LEYCROSS DR, HUBER HEIGHTS, OH 45424, USA

PROJECT INFORMATION

OWNER

PROJECT LOCATION

6024 LEYCROSS DR, HUBER HEIGHTS, OH 45424, USA

PROJECT DATA

ADDRESS: 6024 LEYCROSS DR, HUBER HEIGHTS, OH 45424, USA
PARCEL ID: P70 01 701 0055
LOT SIZE: 12,748 SQFT
LOT: 7495
PROPERTY TYPE: SINGLE FAMILY RESIDENCE
OCCUPANCY: R-3
CITY: HUBER HEIGHTS
COUNTY: MONTGOMERY COUNTY
STATE: OHIO

PROJECT DESCRIPTION

NEW CONSTRUCTION

SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE STORY GARAGE (780 SQFT).

SHEET INDEX

GENERAL
A00 COVER SHEET

ARCHITECTURAL

A01 PROPOSED SITE PLAN
A02 PROPOSED FIRST FLOOR PLAN
A03 PROPOSED ROOF PLAN
A04 PROPOSED EXTERIOR ELEVATIONS
A05 PROPOSED CROSS SECTION
A06 PROPOSED FOUNDATION PLAN
A07 PROPOSED WALL BRACING PLAN
A08 PROPOSED WALL FRAMING PLAN
A09 PROPOSED WALL FRAMING ELEVATIONS

GENERAL NOTES:

- DISCREPANCIES TO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM: INTERNATIONAL BUILDING CODES 2021 EDITION ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELD'S APPLICABLE CODES AND STANDARDS.
- CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.
- INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION, AND CEILINGS WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.
- PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.
- ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

ABBREVIATIONS / DEFINITIONS:

#	AND	(E)	EXISTING/ EAST/	I.D.	INSIDE DIAMETER/
<	ANGLE		ENTRY EACH		INTERIOR DESIGNER
@	AT	E.J.	EXPANSION JOINT	IN.	INCH
C	CENTERLINE	E.L.	ELEVATION	INSUL.	INSULATION
D	DIAMETER OR ROUND	ELEC.	ELECTRIC	INT.	INTERIOR
PL	PROPERTY LINE, PLATE	ELEV.	ELEVATOR	INV.	INVERTED
		EMER.	EMERGENCY		
A.B.	ANCHOR BOLT	ENCL.	ENCLOSURE	JAN.	JANITOR
ABV.	ABOVE	E.F.	ELECTRIC PANEL	JT.	JOINT
A.C.	AIR CONDITIONING	E.O.	EQUAL/	JST.	JOIST
A.C.	ASPHALT CONCRETE		EQUIVALENT		
ACOUS.	ACOUSTICAL	EQPT/	EQUIPMENT	KIT.	KITCHEN
ADFL.	AREA DRAIN	EQPM	EQUIPMENT		
ADJ.	ADHESIVE	E.W.	EACH WAY		
ADJ.	ADJUSTABLE	EXST.	EXISTING	L.	LOWLINEN
AL.	ALUMINUM	EXH.	EXHAUST	L.A.	LANDSCAPED AREA
ALT.	ALTERNATE	EXPO.	EXPOSED	L.B.	LABORATORY
ANOD.	ANODIZED	EXT.	EXTERIOR	LAM.	LAMINATE
A.P.	ACCESS PANEL	E.G.	EXISTING GRADE	LAV.	LAVATORY
APPX.	APPROXIMATELY			LBS.	POUNDS
APPVD.	APPROVED	F.	FIXED	LFA.	LOAD FROM ABOVE
ARCH.	ARCHITECTURAL	F.A.	FIRE ALARM	L.H.	LEFT HAND
ASB.	ASBESTOS	FAC.	FACTORY	LKR.	LOCKER
ASSY.	ASSEMBLY	F.C.O.	FLOOR CLEAN OUT	LT.	LIGHT
AUTO.	AUTOMATIC	F.D.	FLOOR DRAIN	LUM.	LUMINOUS
		FDN.	FOUNDATION		
B.	BATH	F.E.	FIRE EXTINGUISHER	MAINT.	MAINTENANCE
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MAS.	MASONRY
BDL.	BELOW	F.G.	FINISH GRADE	MAT.	MATERIAL
BET.	BETWEEN	F.H.	FLANK HEAD	MAX.	MAXIMUM
BTUM.	BITUMENOUS	FIN.	FINISH	M.B.	METAL BOLT
BLDG.	BUILDING	FIXTURE	FIXTURE	M.C.	MEDICINE CABINET
BLK.	BLOCK	F.J.	FLOOR JOIST	MECH.	MECHANICAL
BLKG.	BLOCKING	FL.	FLOOR LINE	MEMB.	MEMBRANE
BM.	BEAM	FLASH.	FLASHING	MEM.	MEMBER
B.O.	BY OWNER/ OTHERS	FLR.	FLOOR	MFR/MFR.	MANUFACTURER
BOT.	BOTTOM	FLUOR.	FLUORESCENT	M.H.	MAN HOLE
BR.	BEDROOM	F.O.C.	FACE OF CONCRETE/	MIN.	MINIMUM
BR.	BACK OF WALK/		FACE OF CURB	MIR.	MIRROR
BW.	BOT. OF WALL	F.O.F.	FACE OF FINISH	MISC.	MISCELLANEOUS
		F.O.S.	FACE OF STUDY	M.O.	MASONRY OPENING
		F.O.S.	FACE OF STRUCTURE	MOS.	MOSAIC
		F.O.S.	FACE OF MASONRY	MTO.	MOUNTED
CAB.	CABINET	F.O.M.	FACE OF MASONRY	MUL.	MULLION
C.B.	CATCH BASIN	FP.	FIRE PLACE		
CEM.	CEMENT	F.S.	FLOOR SINK	(N.)	NEW
C.G.	CORNER GUARD	FT.	FOOT OR FEET	N.	NORTH
CHAN.	CHANNEL	FUR.	FLOORING	NAT.	NATURAL
CHG.	CHARGE	FURK.	FLOORING	N.I.C.	NOT IN CONTRACT
C.I.	CAST IRON	FUT.	FUTURE	N.G.	NATURAL GRADE
C.J.	CONTROL JOINT/	F.V.	FIELD VERIFY	NO.	NUMBER
CLC.	CONST. JOINT			NOM.	NOMINAL
CLG.	CEILING CLING JOIST			N.T.S.	NOT TO SCALE
CLR.	CEILING				
CLR.	CLEAR	GA.	GAUGE		
CONR.	COUNTER	GALV.	GALVANIZED	O.	OVER
CONC.	CONCRETE	G.B.	GRAB BAR/GRADE BEAM	O.	OVERALL
COND.	CONDIGRUS	G.C.	GENERAL CONTRACTOR	OBS.	OBSOLETE
CONST.	CONSTRUCTION	GEN.	GENERAL	O.C.	ON CENTER
CONT.	CONTRACTORY CONTINUOUS	GFI.	GROUND FAULT INTERRUPT	O.D.	OUTSIDE DIAMETER/
CORR.	CORRIDOR, CORROSIIVE	G.I.	GALVANIZED IRON		DIVERSION
CTR.	COUNTERSUNK	G.L.B.	GLU-LAM BEAM	O.F.D.	OVERFLOW DRAIN
CTR.	CENTER	GND.	GROUND	OFF.	OFFICE
		GR.	GRADE	OPNC.	OPENING
DBL.	DOUBLE	G.P.	GRADE PLANE	OPP.	OPPOSITE
DECO.	DECORATIVE				
DEPT.	DEPARTMENT	H.	HIGH	PERIM.	PERIMETER
DET.	DETAIL	H.B.	HOLE BOLT	PL.	PLATE/PROPERTY LINE
D.F.	DRINKING FOUNTAIN/	H.C.	HOLLOW CORE	PLAM.	PLASTIC LAMINATE
	DOUGLASS FIR	HD.	HARD	PLAS.	PLASTER
DIA.	DIAMETER	HDR.	HEADER	PLUMB.	PLUMBING
DIAG.	DIAGONAL	HDR.	HARDWOOD	PLYWD.	PLYWOOD
DIM.	DIMENSION	HDR.	HARDWARE	PNT.	PAINT
DN.	DOWN	H.M.	HOLLOW METAL	P.O.C.	POINT OF CONNECTION
DR.	DOOR	HORIZ.	HORIZONTAL	PR.	PAIR
D.S.	DOWN SPOUT	HR.	HOUR	PROJ.	PROJECTION
D.S.P.	DRY STAND PIPE	HT.	HEIGHT	PSL.	PARALLEL STRAND
DWG.	DRAWING	HVAC	HEATING VENTILATING/		LAMINATE
			AIR COND.	PT.	POINT

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.



PROJECT FOR

6024 LEYCROSS DR, HUBER
HEIGHTS, OH 45424, USA

NO.	REVISION

DRAWING NO.:

DATE:

07-25-2026

DRAWN BY:

SHEET:

A00

GENERAL NOTES

1. CONTRACTOR SHALL STUDY THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING WITH THE WORK INVOLVED. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OWNER IN WRITING FOR CORRECTIONS OR CLARIFICATION.
2. CONTRACTOR SHALL VERIFY ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
3. ALL NEW WINDOWS SHALL BE DUAL-GLAZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
4. ALL WINDOWS ARE TO BE WEATHER STRIPPED AND SEALED TO PREVENT AIR AND WATER INFILTRATION. SMOKE DETECTORS SHALL BE INSTALLED IN AREAS GIVING ACCESS TO SLEEPING ROOMS AND IN EACH SLEEPING ROOM AS REQUIRED.
5. EXISTING UTILITY LINES AND ACCESSORIES SHALL BE VERIFIED AND PROTECTED. ANY REQUIRED RELOCATION SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY.
6. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
7. CAULK AND SEAL ALL PENETRATIONS AT WALLS, WINDOWS, AND DOOR OPENINGS.
8. ALL EXTERIOR FINISH MATERIALS SHALL MATCH EXISTING IN TYPE, TEXTURE, AND COLOR.
9. ALL NEW ELECTRICAL WIRING SHALL BE COPPER.
10. DUCTS, IF ALTERED OR EXTENDED, SHALL BE SIZED APPROPRIATELY AND INSTALLED PER STANDARD MECHANICAL PRACTICE.
11. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.
12. NO SOLID WASTE MATERIALS OR WASTEWATER GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.
13. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES AND REMOVE DEBRIS GENERATED BY CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL ENSURE THAT ALL WORK DOES NOT DAMAGE OR DISTURB EXISTING STRUCTURAL ELEMENTS TO REMAIN.
15. ALL WORK SHALL BE PERFORMED IN A MANNER THAT DOES NOT RESTRICT ACCESS TO EXISTING UTILITIES OR BUILDING EGRESS PATHS.

SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE STORY GARAGE (780 SQFT)

PROPERTY INFORMATION

PROJECT FOR: NEW CONSTRUCTION
ADDRESS: 6024 LEYCROSS DR, HUBER HEIGHTS, OH 45424, USA
LOT: 7495
PROPERTY TYPE: SINGLE FAMILY RESIDENCE
OCCUPANCY: R-3
CITY: HUBER HEIGHTS
COUNTY: MONTGOMERY COUNTY
STATE: OHIO

BUILDING DESCRIPTION

PARCEL ID: P70 01 701 0055
LOT SIZE: 12,745 SQFT
INACTIVE DATE: 1963
SPRINKLER SYSTEM: N/A
STORIES: SINGLE STORY WITH BASEMENT

SQUARE FOOTAGE

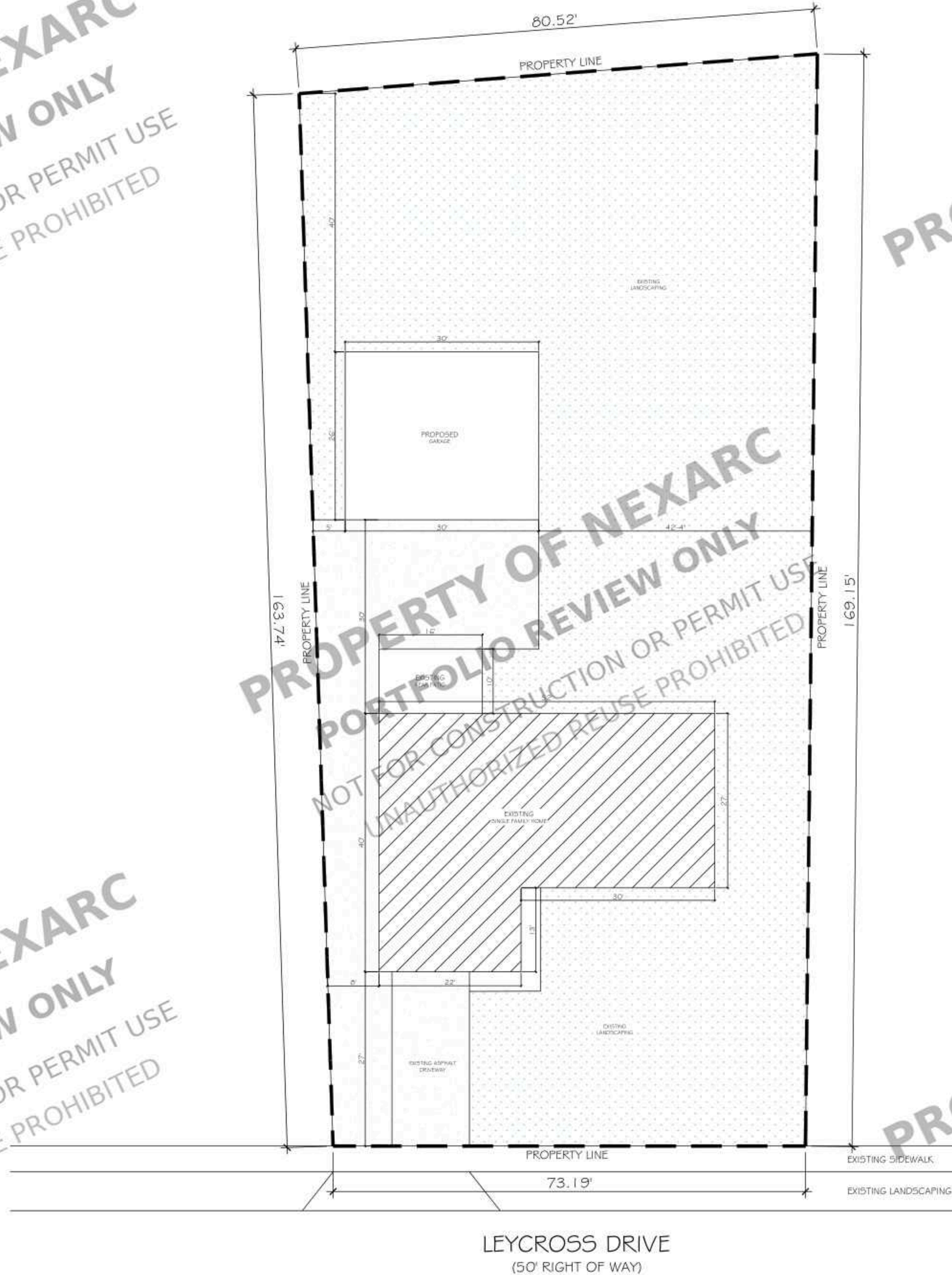
LOT AREA: 12,745 SQFT
EXISTING HOME: 1,690 SQFT
EXISTING PATIO: 160 SQFT
PROPOSED GARAGE: 780 SQFT
TOTAL AREA: 2,630 SQFT
RATIO: 20.63%

CODE COMPLIANCE

- 2024 OBC: OHIO BUILDING CODE (2024 EDITION)
- 2024 OBC: OHIO RESIDENTIAL CODE (2024 EDITION)
- 2024 OBC: OHIO EXISTING BUILDING CODE (2024 EDITION)
- 2023 NEC: NATIONAL ELECTRIC CODE (2024 EDITION)
- 2024 OPC: OHIO PLUMBING CODE (2024 EDITION)
- 2024 OMC: OHIO MECHANICAL CODE (2024 EDITION)



VICINITY MAP



SITE PLAN
SCALE : 3/32" = 1'-0"

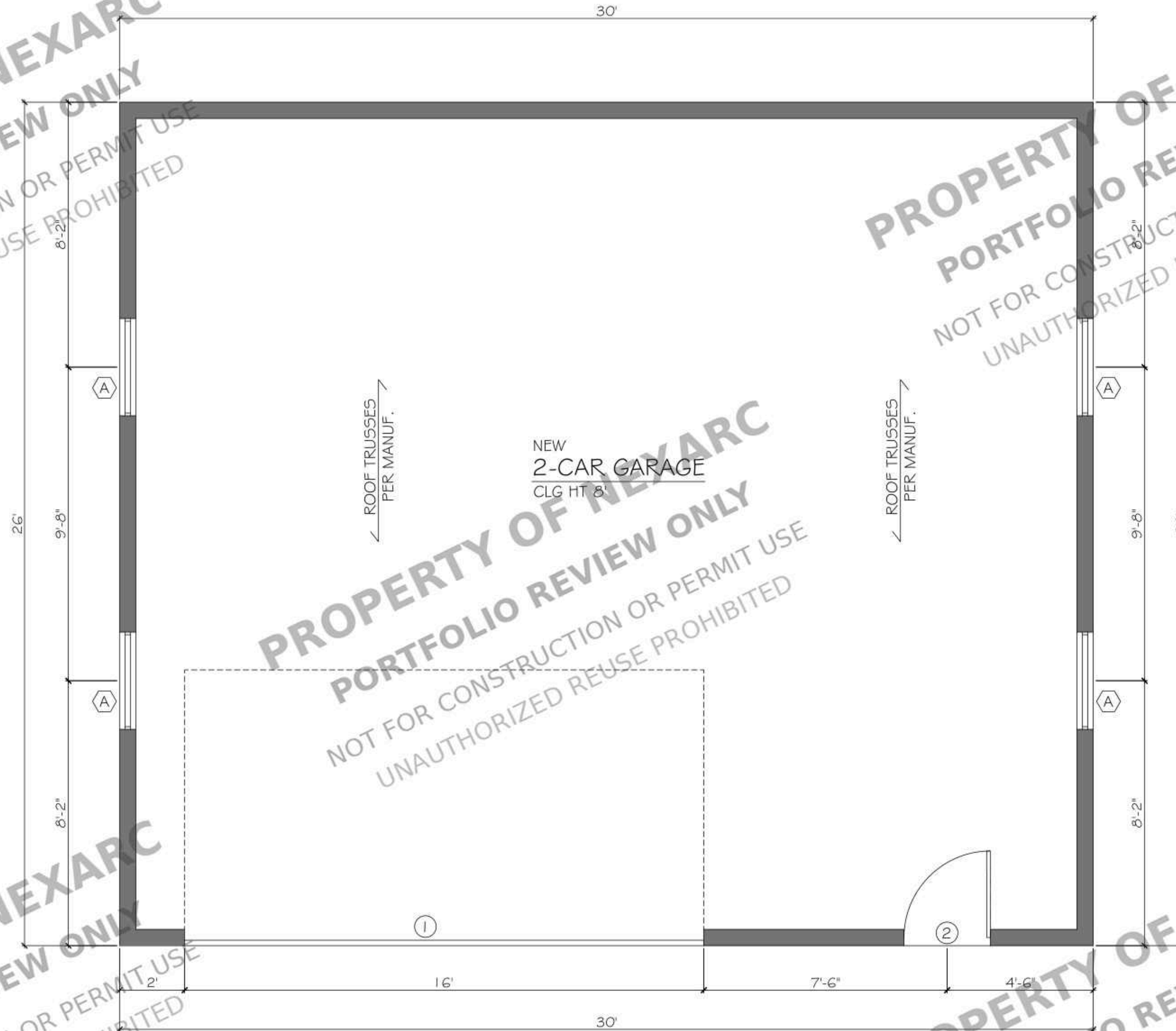
PROJECT FOR
6024 LEYCROSS DR, HUBER
HEIGHTS, OH 45424, USA

NO.	REVISION

DRAWING NO.:
DATE: 07-25-2026
DRAWN BY:
SHEET:

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND REGULATIONS HAVING JURISDICTION.
2. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND MANUFACTURERS' WRITTEN INSTALLATION INSTRUCTIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL PRIOR TO PROCEEDING.
4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
5. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR AND INTERIOR WALLS SHALL BE CONSTRUCTED AS INDICATED ON THE PLANS. REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS.
7. PROVIDE FIRE BLOCKING, DRAFT STOPPING, AND BLOCKING AS REQUIRED BY THE APPLICABLE BUILDING CODE.
8. PROVIDE PRESSURE-TREATED WOOD PLATES WHERE WOOD IS IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
9. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD OR CEMENT BACKER BOARD IN WET AREAS AS REQUIRED BY THE FINISH APPLICATION.
10. INSTALL INSULATION IN EXTERIOR WALLS, CEILINGS, FLOORS, AND OTHER LOCATIONS AS REQUIRED TO COMPLY WITH THE APPLICABLE ENERGY CODE.
11. ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTALLATION INSTRUCTIONS AND SHALL BE PROPERLY FLASHED AND SEALED TO PROVIDE A WEATHER-RESISTIVE ENVELOPE.
12. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS AND ACCESS PANELS.
13. ALL GLAZING SHALL COMPLY WITH THE APPLICABLE BUILDING CODE. PROVIDE SAFETY GLAZING WHERE REQUIRED.
14. PROVIDE SEALANT AT ALL EXTERIOR JOINTS, PENETRATIONS, WINDOWS, DOORS, AND DISSIMILAR MATERIAL TRANSITIONS TO MAINTAIN A WEATHER-TIGHT BUILDING ENVELOPE.
15. ALL PLUMBING, MECHANICAL, ELECTRICAL, AND GAS SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND APPLICABLE CODES.
16. COORDINATE ALL OPENINGS, SLEEVES, CHASES, AND PENETRATIONS WITH ALL TRADES PRIOR TO CONSTRUCTION.
17. PROVIDE SOLID BLOCKING FOR CABINETS, HANDRAILS, GRAB BARS, SHELVING, AND OTHER WALL-MOUNTED FIXTURES AS REQUIRED.
18. INSTALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN LOCATIONS REQUIRED BY THE APPLICABLE BUILDING CODE. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
19. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS UNLESS OTHERWISE NOTED.
20. PATCH, REPAIR, AND FINISH ANY SURFACES AFFECTED BY CONSTRUCTION TO PROVIDE A COMPLETE AND UNIFORM APPEARANCE.
21. MAINTAIN A CLEAN AND SAFE JOB SITE THROUGHOUT CONSTRUCTION. REMOVE CONSTRUCTION DEBRIS REGULARLY.
22. ALL WORK SHALL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
23. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, AND OTHER DISCIPLINE DRAWINGS FOR ADDITIONAL REQUIREMENTS.
24. NO SUBSTITUTIONS OF MATERIALS OR PRODUCTS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER OR DESIGN PROFESSIONAL WHERE REQUIRED.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING COMPLETED WORK FROM DAMAGE UNTIL FINAL PROJECT ACCEPTANCE.



PROPOSED
FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"

WALL LEGEND

NEW EXTERIOR WALL (2X6)

DOOR SCHEDULE

Mark	Qty	Floor	Width	Height	Head Height	Description
1	1	First	16'-0"	7'-0"	7'-0"	Entry Overhead Door
2	1	First	2'-8"	6'-8"	6'-8"	Entry Swing Door

WINDOW SCHEDULE

Mark	Qty	Floor	Width	Height	Head Height	Description
A	4	First	3'-0"	2'-0"	6'-8"	Sliding Window

PROJECT FOR

6024 LEYCROSS DR., HUBER
HEIGHTS, OH 45424, USA

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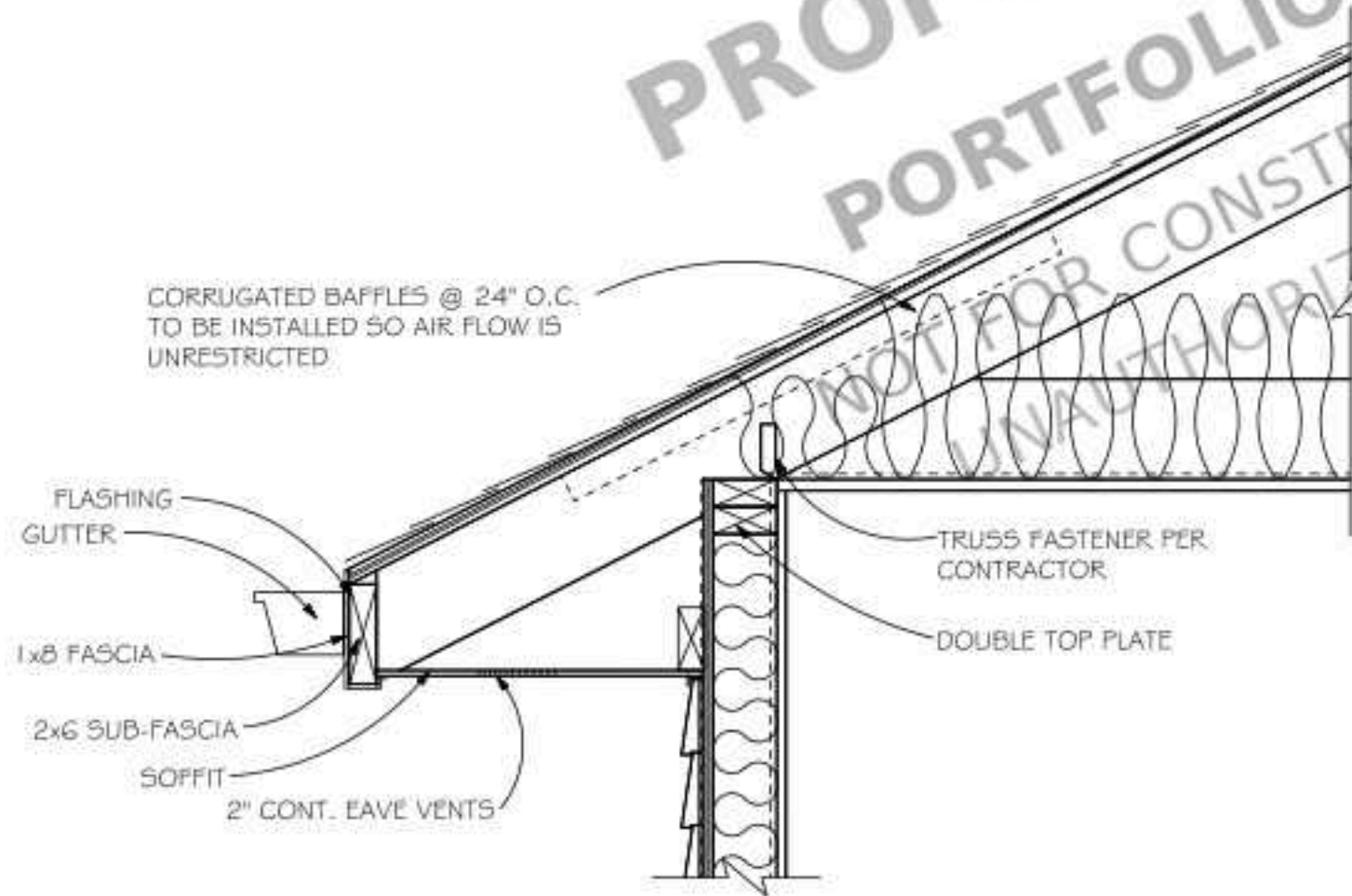
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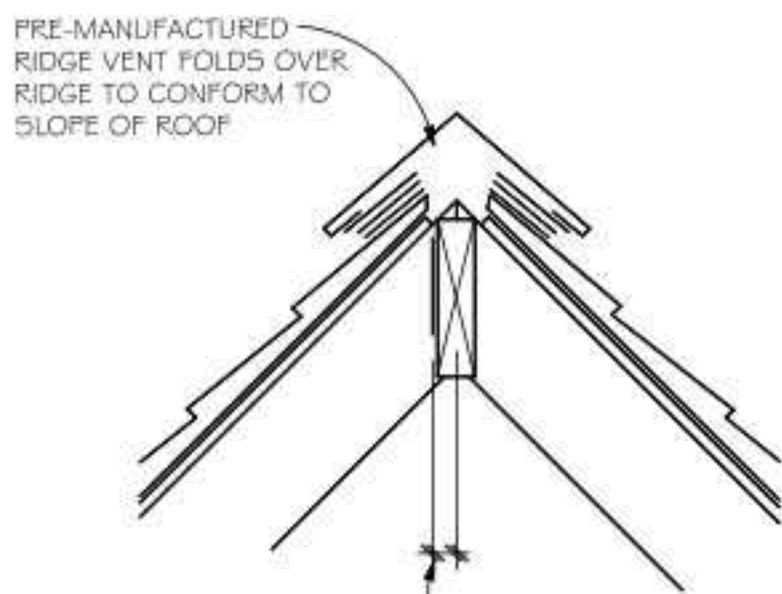
A02

ROOF PLAN NOTES

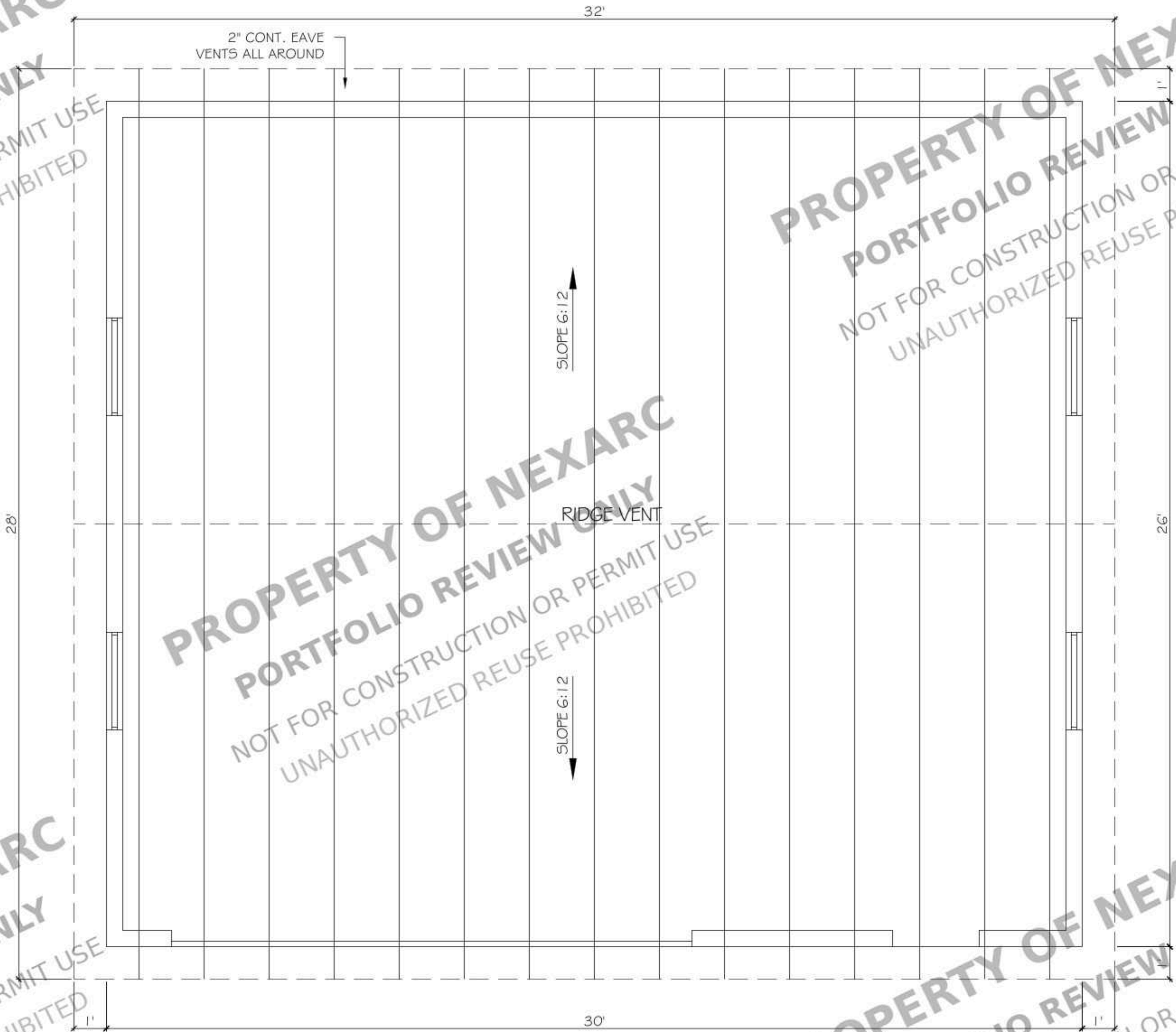
1. ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, STRUCTURAL DRAWINGS, AND ALL APPLICABLE BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL ROOF DIMENSIONS, SLOPES, AND ELEVATIONS PRIOR TO CONSTRUCTION.
3. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING, SHEATHING, CONNECTIONS, AND BRACING REQUIREMENTS.
4. PROVIDE ROOF COVERING IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
5. INSTALL APPROVED UNDERLAYMENT, FLASHING, DRIP EDGE, AND ACCESSORIES AS REQUIRED TO PROVIDE A WEATHER-RESISTIVE ROOF ASSEMBLY.
6. FLASH ALL ROOF PENETRATIONS, VALLEYS, CHIMNEYS, VENTS, SKYLIGHTS, AND WALL INTERSECTIONS IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S REQUIREMENTS.
7. PROVIDE RIDGE, SOFFIT, AND/OR ROOF VENTILATION AS REQUIRED BY THE APPLICABLE BUILDING CODE.
8. INSTALL GUTTERS AND DOWNSPOUTS AS SHOWN ON THE PLANS, WHERE APPLICABLE.
9. ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS PRIOR TO INSTALLATION.
10. MAINTAIN POSITIVE DRAINAGE TO PREVENT WATER PONDING ON THE ROOF SURFACE.
11. ALL EXPOSED METAL FASTENERS, FLASHINGS, AND ACCESSORIES SHALL BE CORROSION-RESISTANT AND COMPATIBLE WITH THE ROOFING MATERIAL.
12. CONTRACTOR SHALL PROTECT THE ROOF FROM WATER INTRUSION DURING CONSTRUCTION AND REPAIR ANY DAMAGE PRIOR TO PROJECT COMPLETION.



EAVE VENT



RIDGE VENT

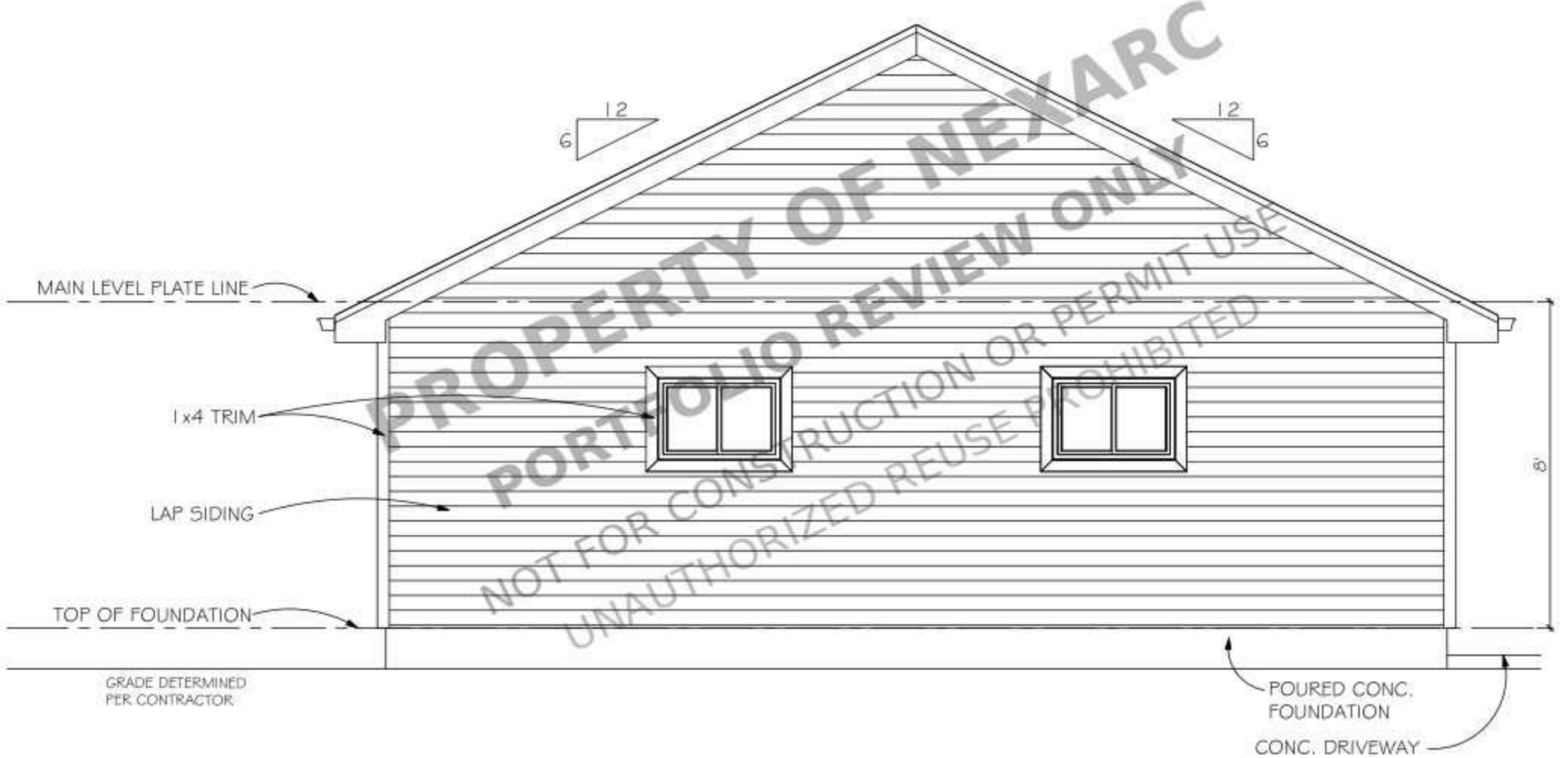


PROPOSED
ROOF PLAN
SCALE : 1/2" = 1'-0"

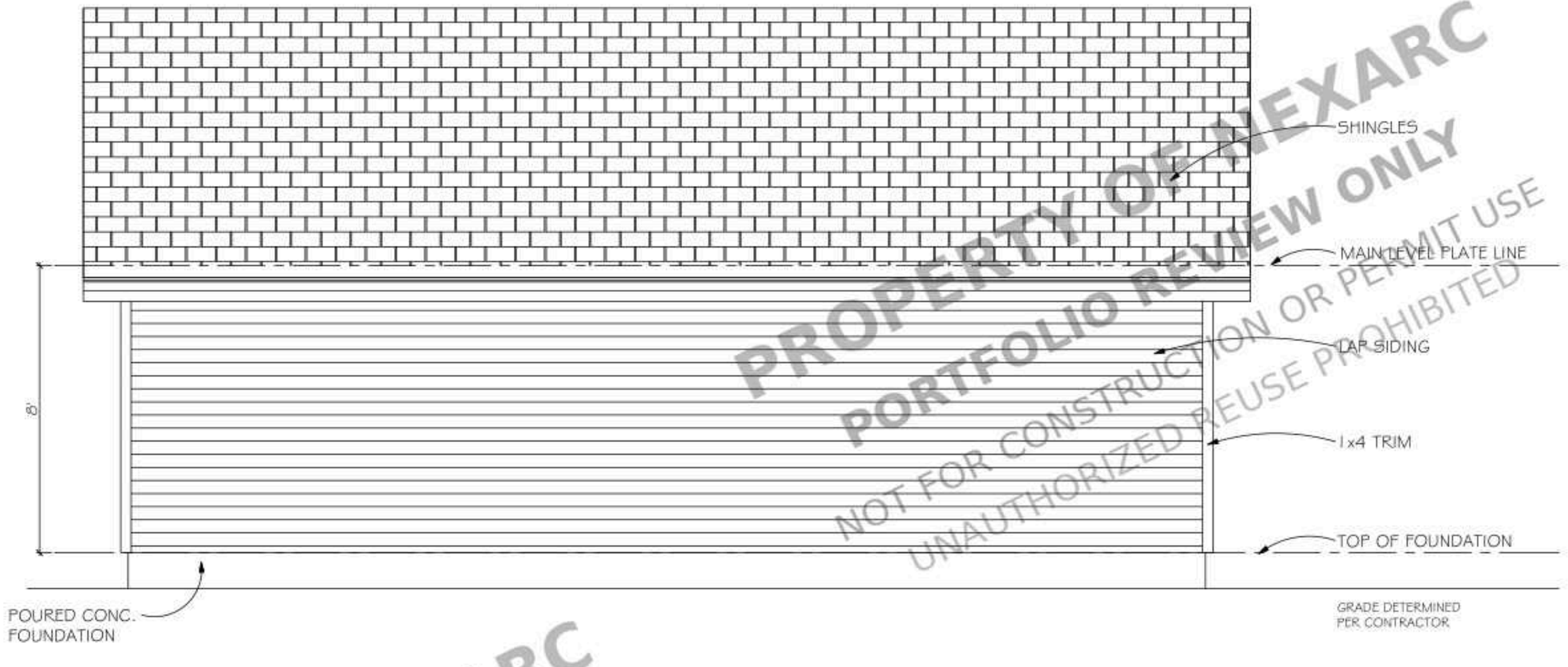
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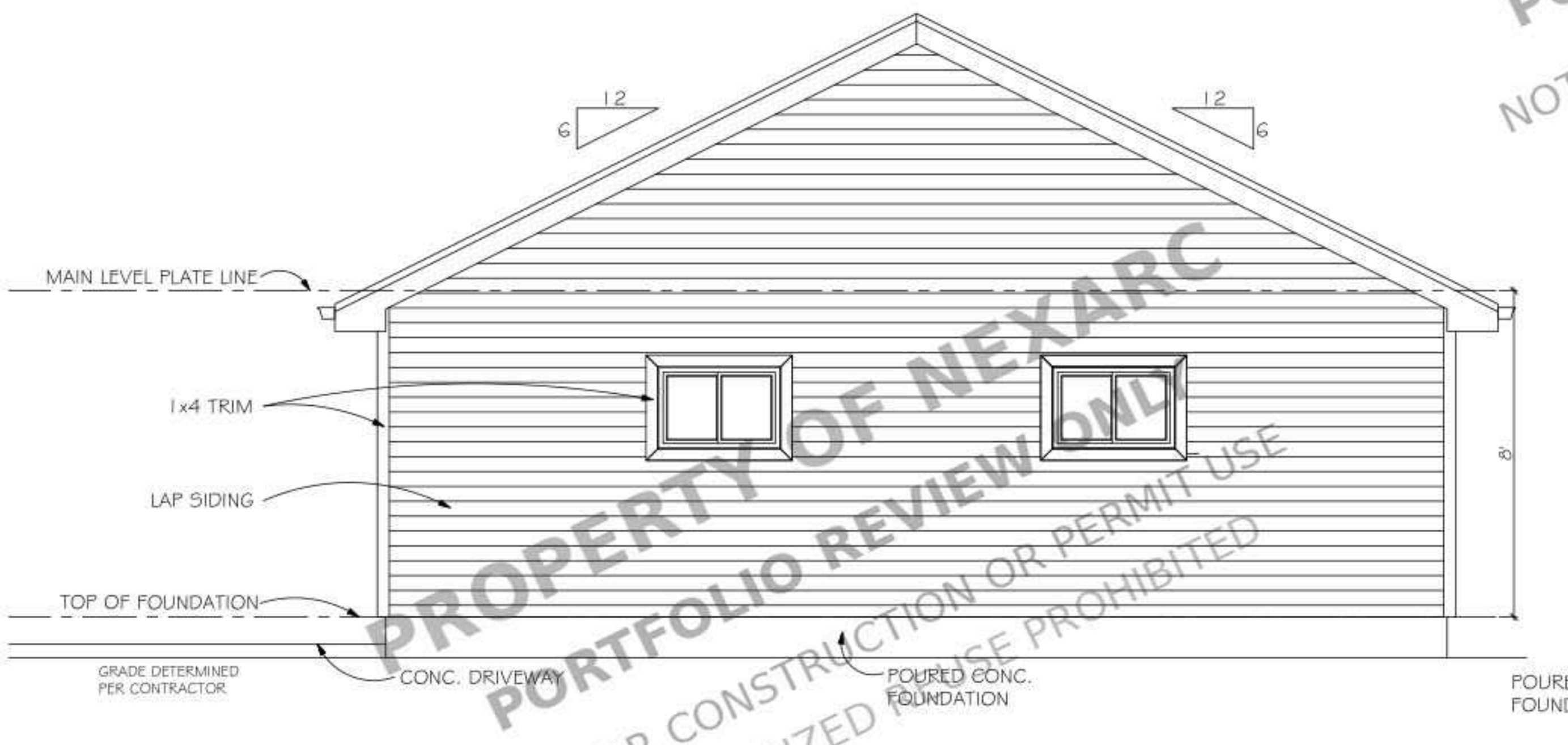
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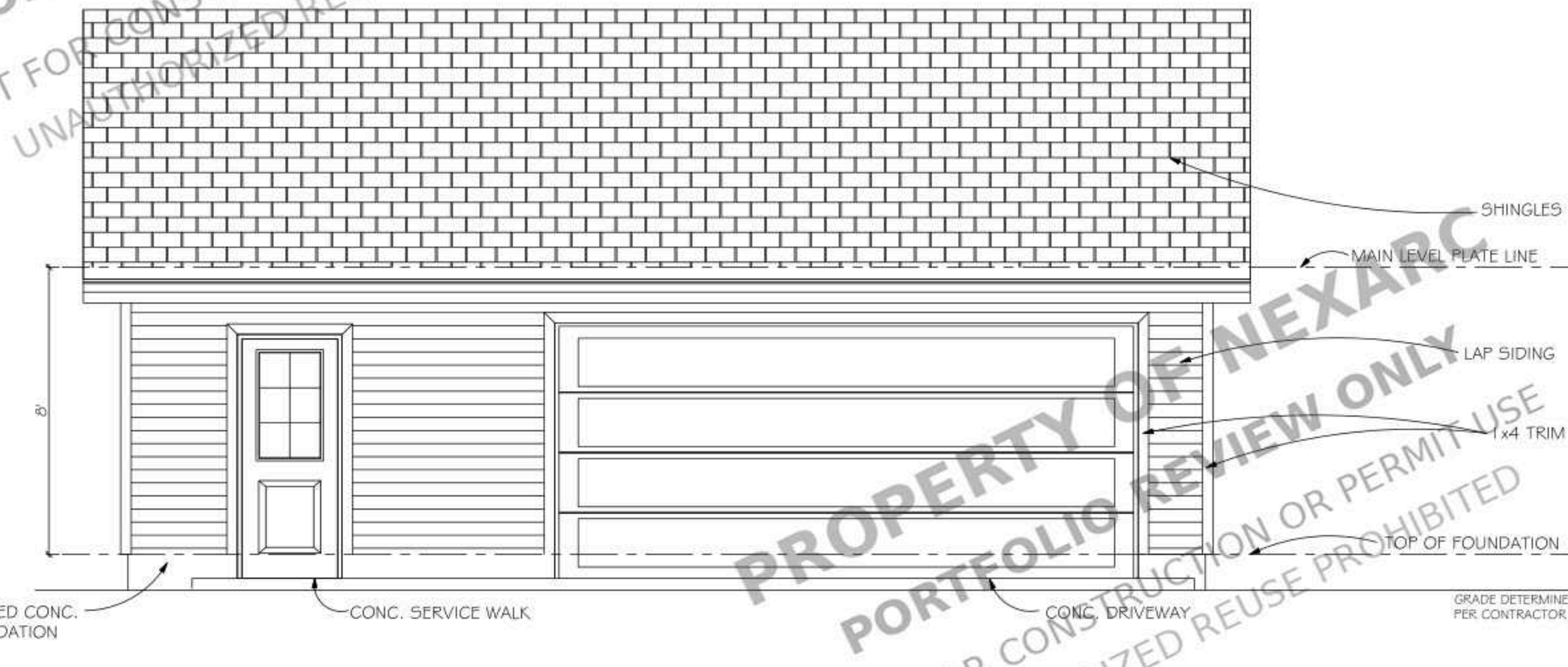
PROPOSED
RIGHT SIDE ELEVATION
SCALE : 3/8" = 1'-0"



PROPOSED
REAR ELEVATION
SCALE : 3/8" = 1'-0"



PROPOSED
LEFT SIDE ELEVATION
SCALE : 3/8" = 1'-0"



PROPOSED
FRONT ELEVATION
SCALE : 3/8" = 1'-0"

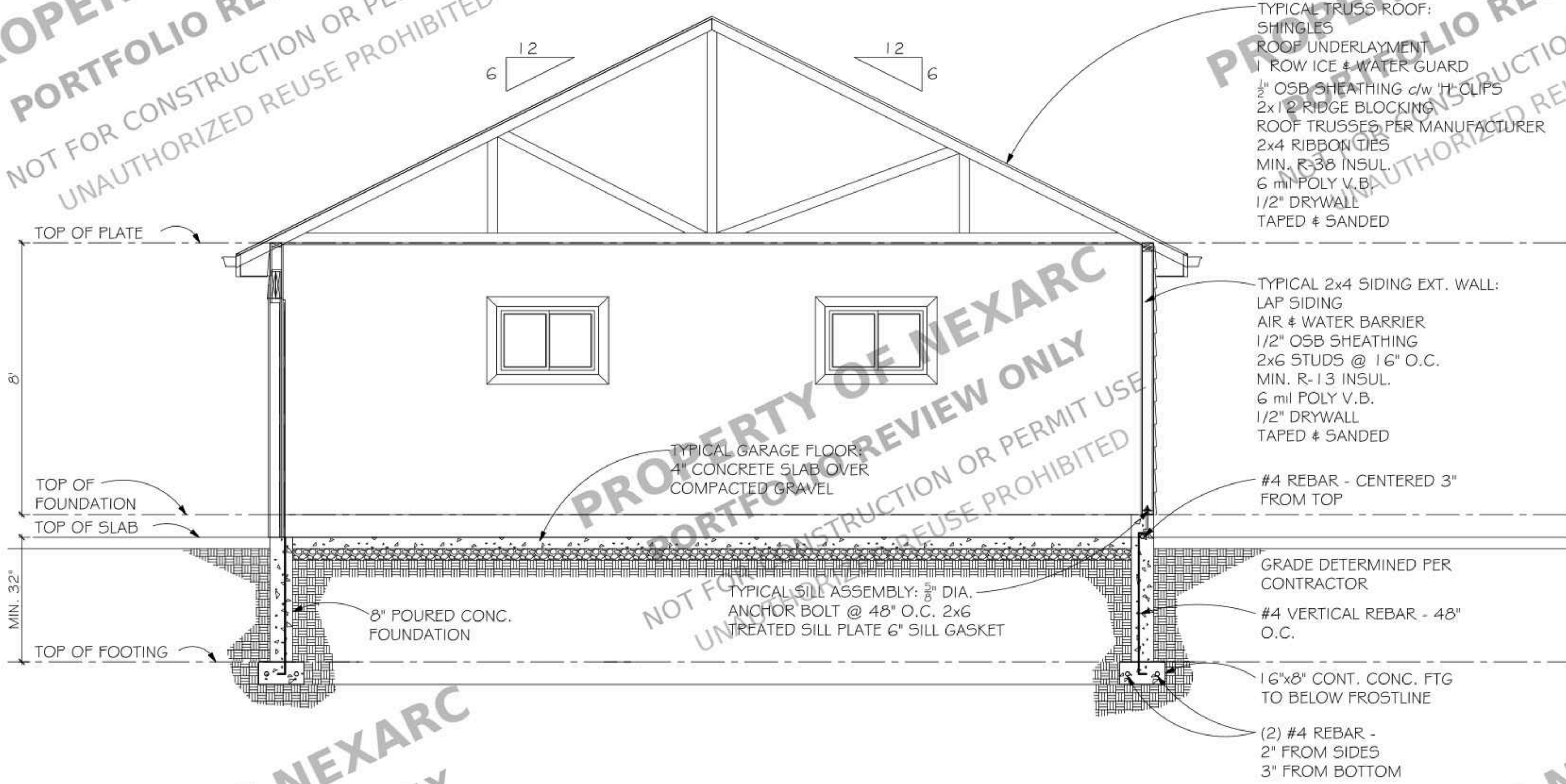
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PROPERTY OF NEXARC
PORTFOLIO REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT USE
UNAUTHORIZED REUSE PROHIBITED

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PORTFOLIO REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT USE
UNAUTHORIZED REUSE PROHIBITED



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PROPOSED
CROSS-SECTION
SCALE: 1/2" = 1'-0"

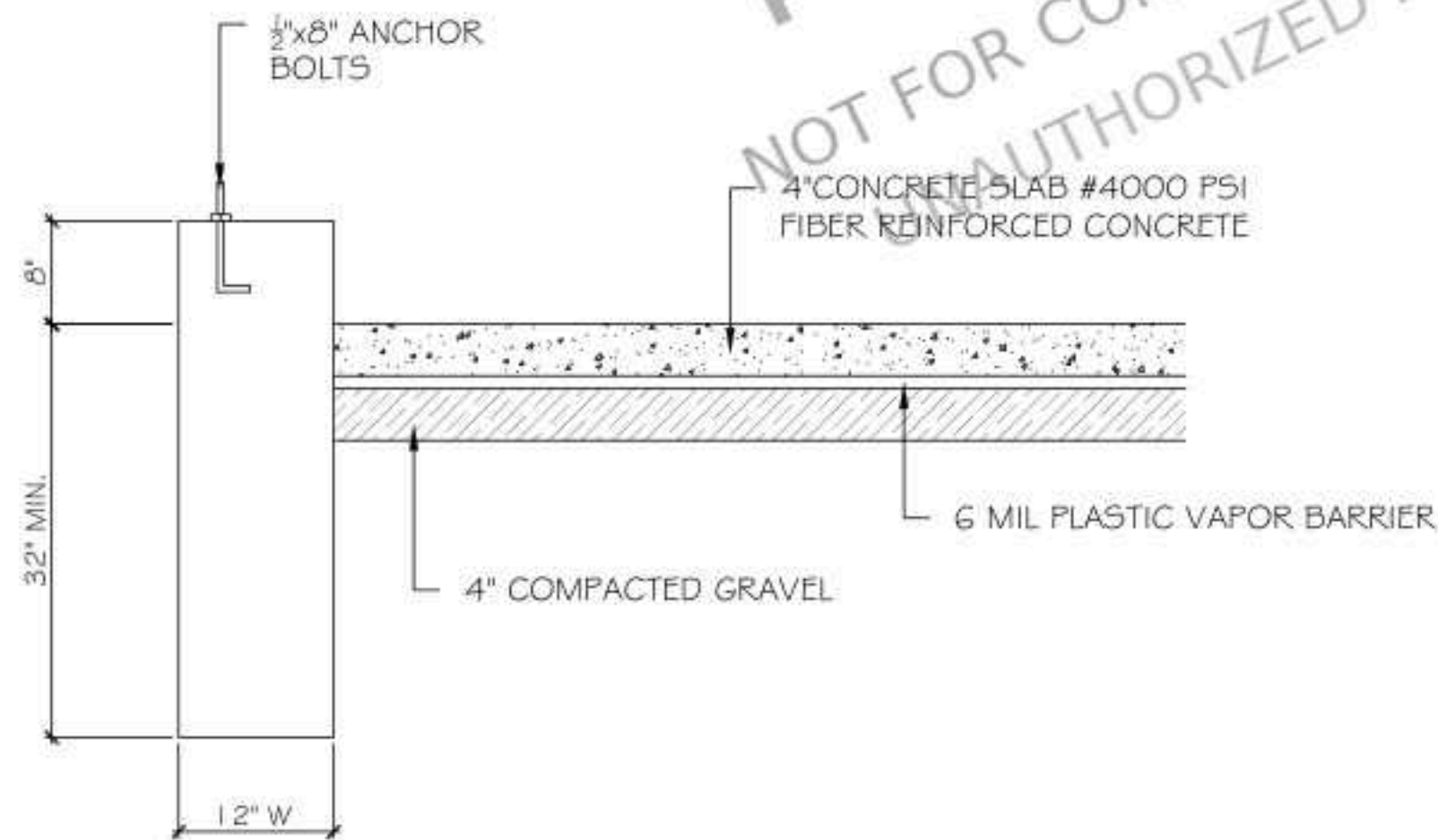
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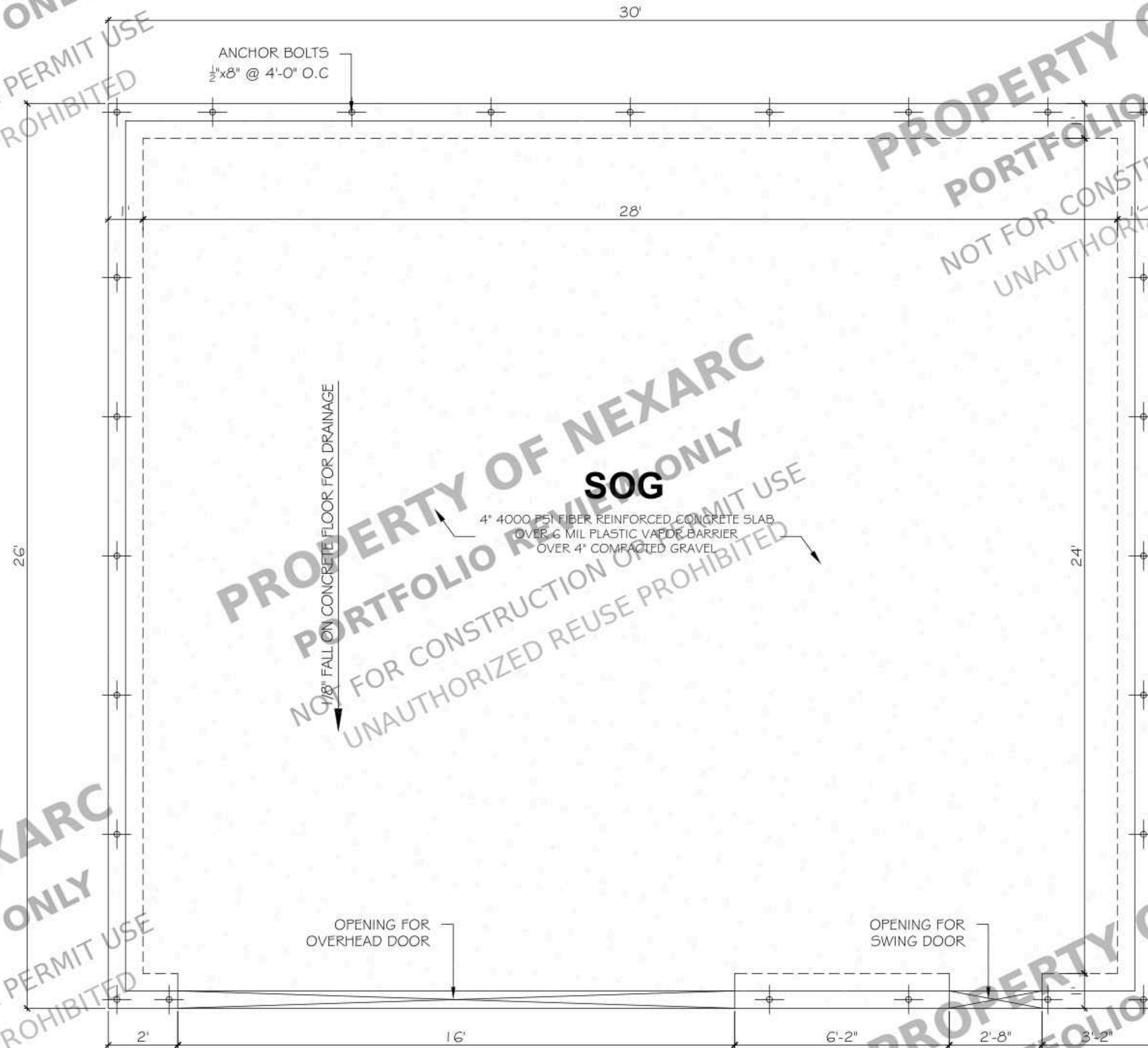
DRAWING NO.:
DATE: 07-25-2026
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SHEET:

FOUNDATION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST APPLICABLE BUILDING CODES AND LOCAL GOVERNING JURISDICTIONS.
2. ALL DIMENSIONS MUST BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER/DESIGNER OF ANY DISCREPANCIES OR UNFORESEEN SITE CONDITIONS BEFORE PROCEEDING.
4. EXCAVATE ALL ORGANIC MATERIAL, TOPSOIL, DEBRIS, AND UNSTRUCTURED FILL FROM THE BUILDING FOOTPRINT PRIOR TO CONCRETE PLACEMENT.
5. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
6. PROVIDE A MINIMUM OF 4" COMPACTED GRAVEL SUB-BASE BENEATH CONCRETE SLAB.
7. STEEL WALLFOOTING DEPTH TO EXTEND A MINIMUM OF 32" BELOW FINISHED GRADE OR TO THE LOCAL FROST DEPTH (WHICHEVER IS GREATER).
8. ALL CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO ACI 318 STANDARDS.
9. SLAB ON GRADE (SOG) SHALL BE 4" THICK 4,000 PSI FIBER-REINFORCED CONCRETE.
10. FOOTINGS AND STEM WALLS SHALL BE 12" WIDE WITH 3,000 PSI MINIMUM CONCRETE STRENGTH.
11. PROVIDE A 6 MIL PLASTIC VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLABS-ON-GRADE OVER GRAVEL BASE, LAPPING JOINTS 6" MINIMUM.
12. CONCRETE SLAB SHALL HAVE A MINIMUM 1:5' FALLSLOPE TOWARDS THE OVERHEAD DOOR FOR DRAINAGE AS SHOWN ON PLAN.
13. ANCHOR BOLTS SHALL BE 1/2" Ø x 8" LONG, SPACED AT 4'-0" O.C. MAXIMUM, AND WITHIN 12" MAX / 4" MIN FROM THE END OF EACH SILL PLATE OR CORNER.
14. ALL ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO SOLID CONCRETE.
15. ALL SILL PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED LUMBER.



TYP. FOUNDATION DETAIL



PROPOSED
FOUNDATION PLAN
SCALE : 1/2" = 1'-0"

PROJECT FOR

6024 LEYCROSS DR., HUBER
HEIGHTS, OH 45424, USA

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PROPOSED
WALL BRACING PLAN
SCALE : 1/2" = 1'-0"

PRESCRIPTIVE BRACING LEGEND
PER R602.10 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018)

CS-WSP	R602.10.4.2 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING (IRC 2018) MINIMUM 7/16" THK APA APPROVED WOOD STRUCTURAL PANEL FASTENED WITH 8D COMMON NAILS @ 6" SPACING EDGES AND 12" O.C. FIELD.
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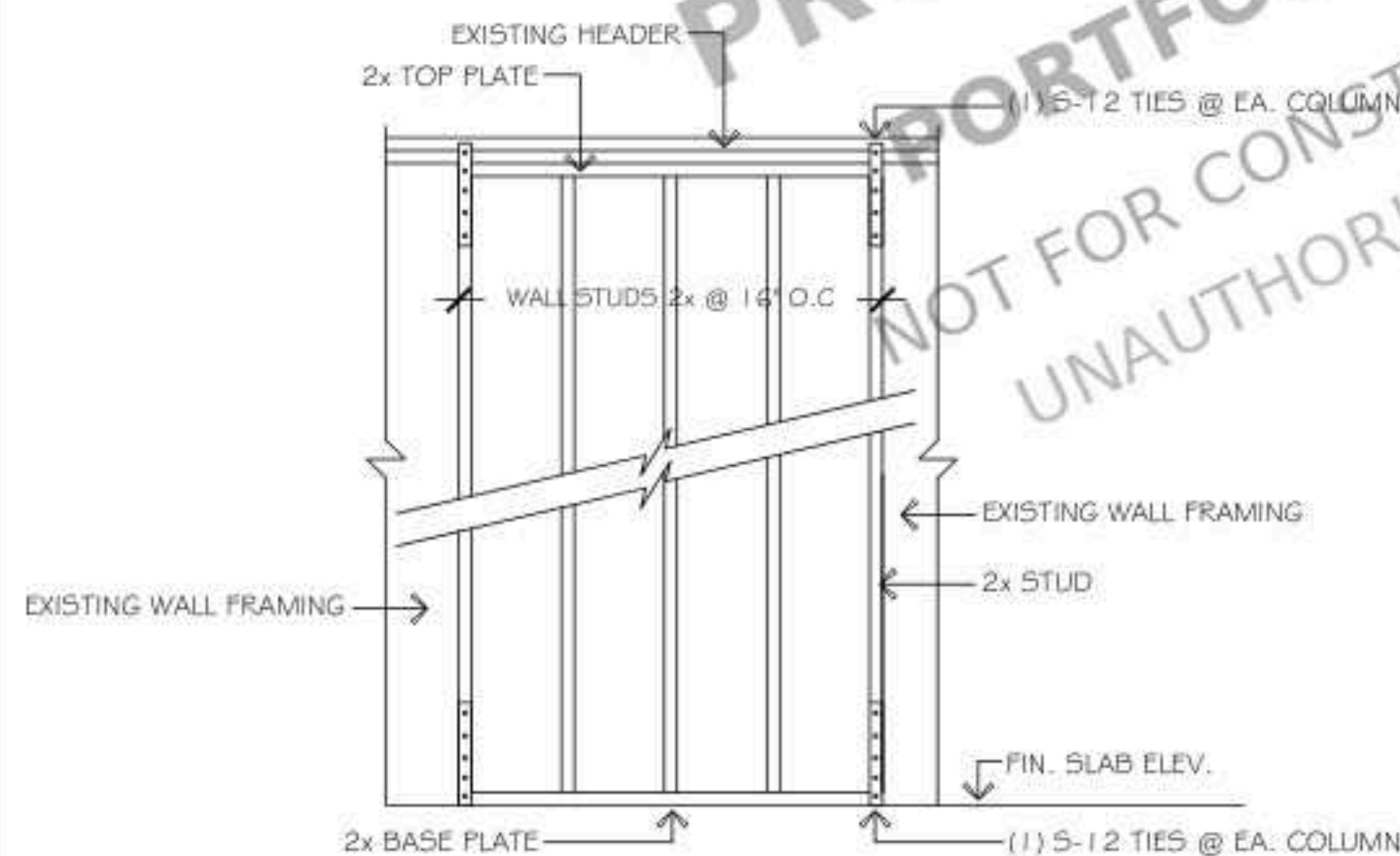
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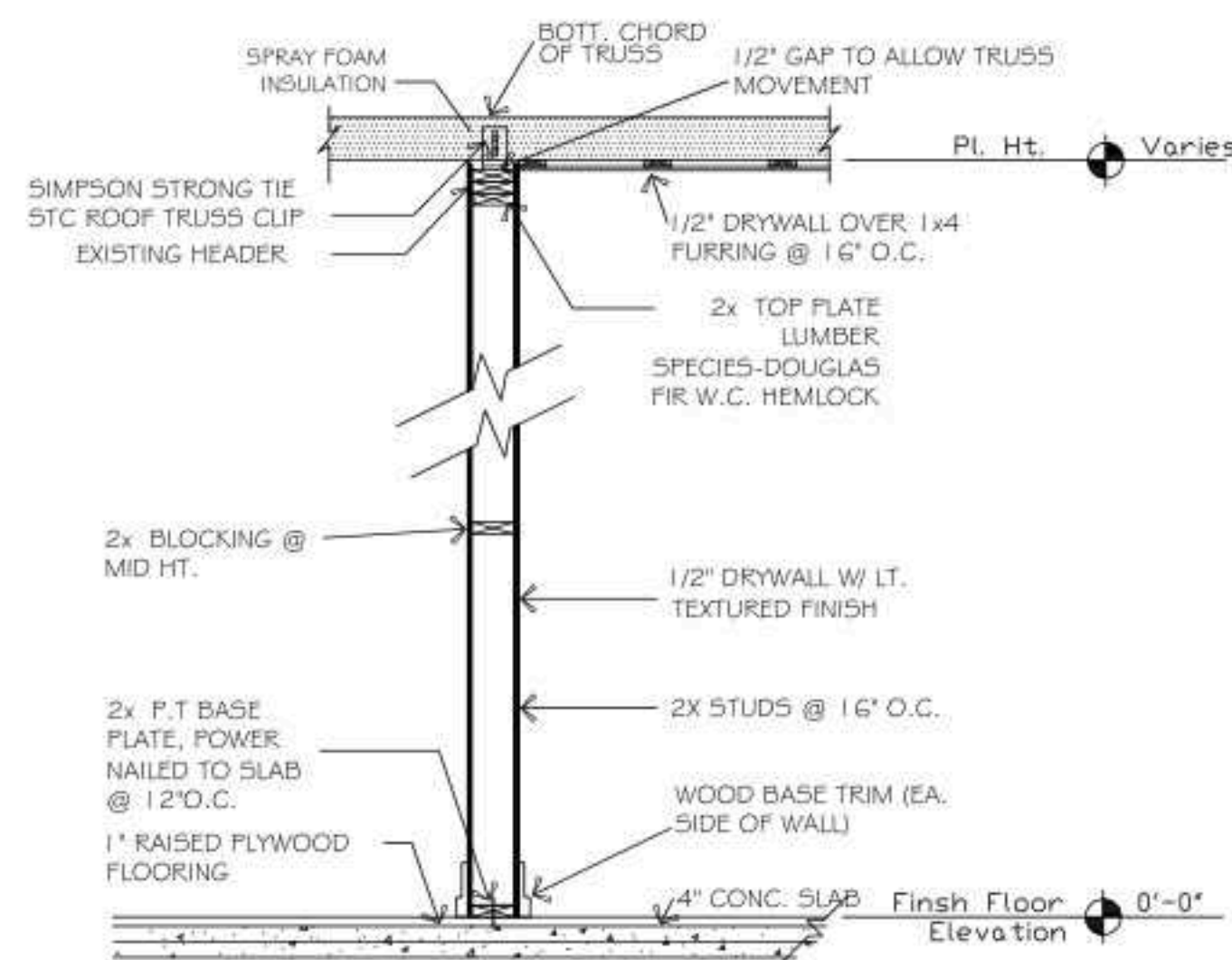
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WALL FRAMING NOTES

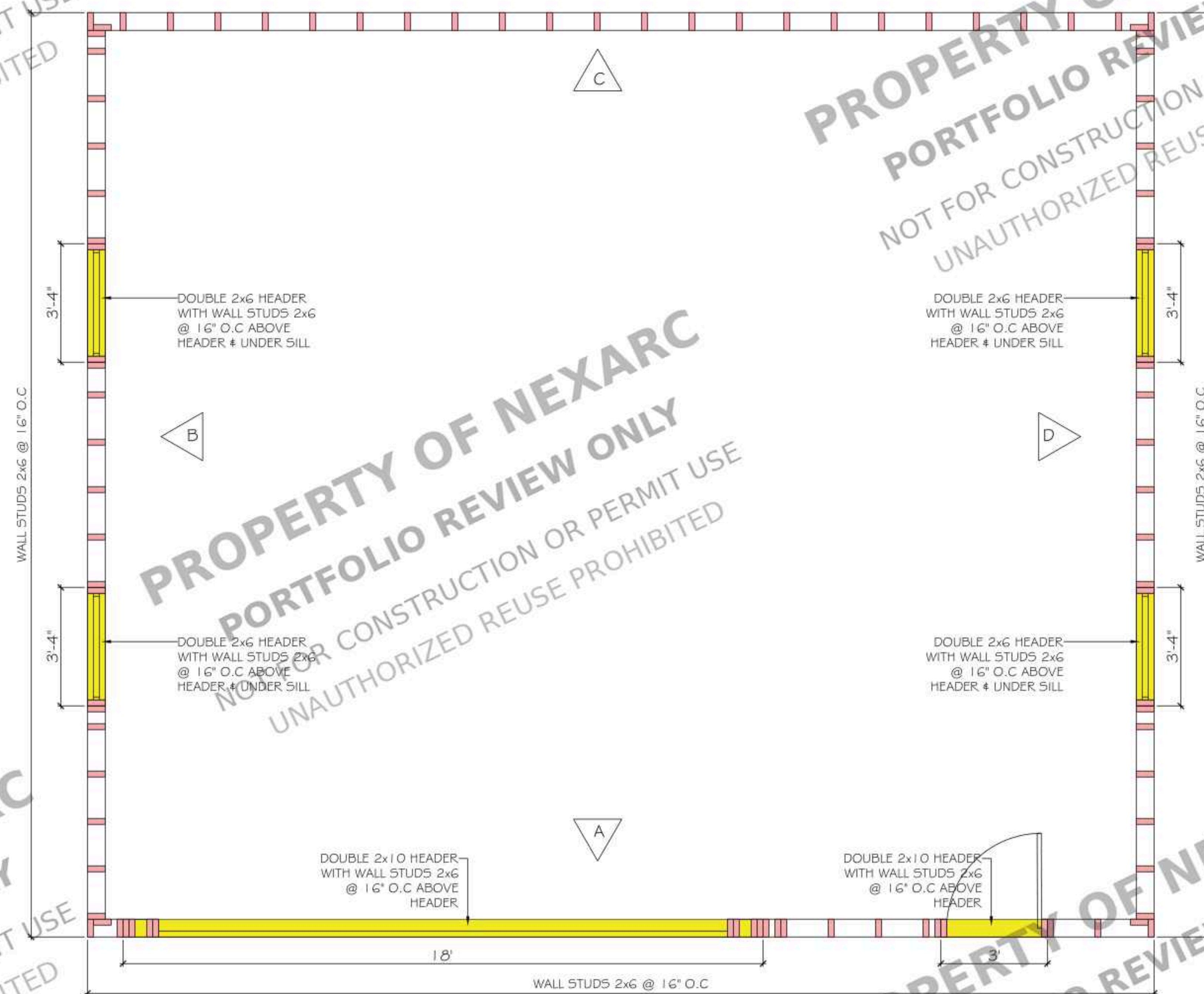
1. WALL FRAMING:
ALL STUD WALLS SHALL BE FRAMED USING 2X4 OR 2X6 STUDS SPACED AT 16 INCHES ON CENTER (O.C.), UNLESS OTHERWISE NOTED.
2. LUMBER SPECIFICATION:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER, KILN-DRIED (KD), CONFORMING TO NDS (NATIONAL DESIGN SPECIFICATION) STANDARDS.
3. TOP & BOTTOM PLATES:
PROVIDE (2) 2X4 OR 2X6 TOP PLATES, LAPPED AT CORNERS AND SPLICES A MINIMUM OF 24 INCHES.
PROVIDE (1) CONTINUOUS 2X4 OR 2X6 BOTTOM PLATE SECURELY ANCHORED TO THE FLOOR OR FOUNDATION.
4. FASTENING:
STUDS TO PLATES: (2) 16D NAILS AT EACH END.
PLATES TO STUDS: NAILED PER APPLICABLE CODES.
ALL WALLS SHALL COMPLY WITH CODE REQUIREMENTS.
5. BLOCKING:
INSTALL SOLID HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL STUDS EXCEEDING 8'-0" HEIGHT OR AS REQUIRED FOR FIRE STOPPING AND BRACING.
6. SHEATHING:
WHERE APPLICABLE, PROVIDE 7/16" OSB OR PLYWOOD STRUCTURAL SHEATHING, NAILED PER SHEAR WALL SCHEDULE.
7. FIRE STOPPING:
INSTALL FIRE BLOCKING AT:
TOP AND BOTTOM OF WALLS
INTERSECTIONS WITH FLOORS OR CEILINGS
AT 10-FOOT INTERVALS VERTICALLY.
8. STUD LENGTHS:
STUD LENGTHS SHALL BE VERIFIED FOR EXACT WALL HEIGHT, ACCOUNTING FOR FLOOR FINISH, CEILING FINISH, AND PLATE THICKNESSES.



FRAMING SECTION



TYPICAL INTERIOR PARTITION SECTION



PROPOSED
WALL FRAMING PLAN
SCALE : 1/2" = 1'-0"

PROJECT FOR
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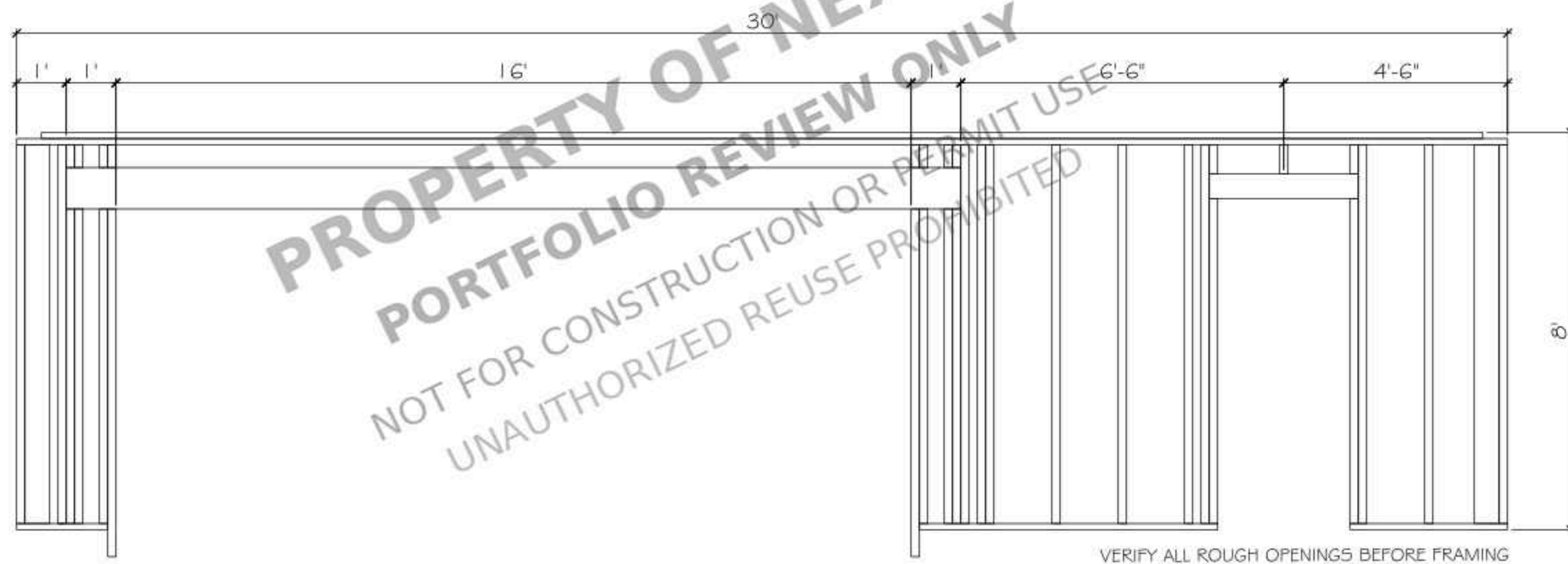
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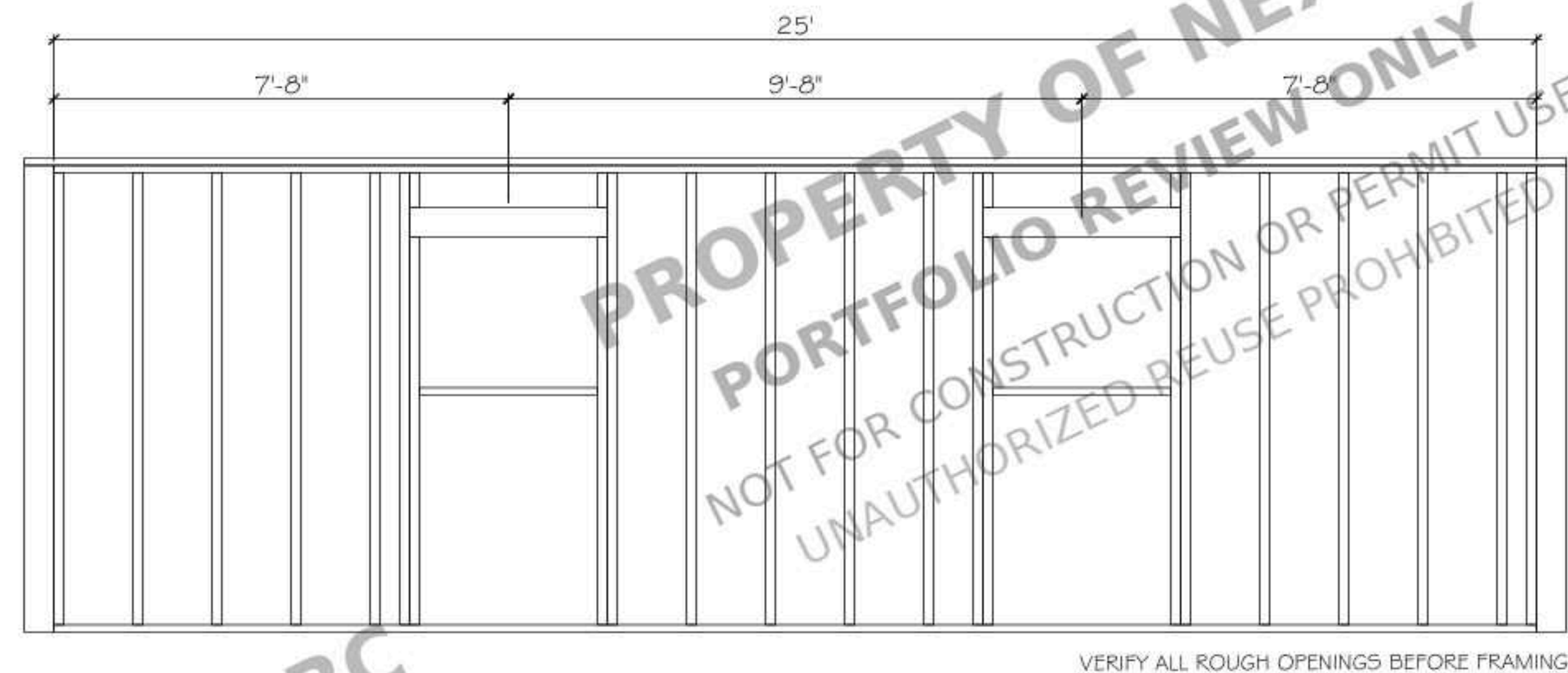
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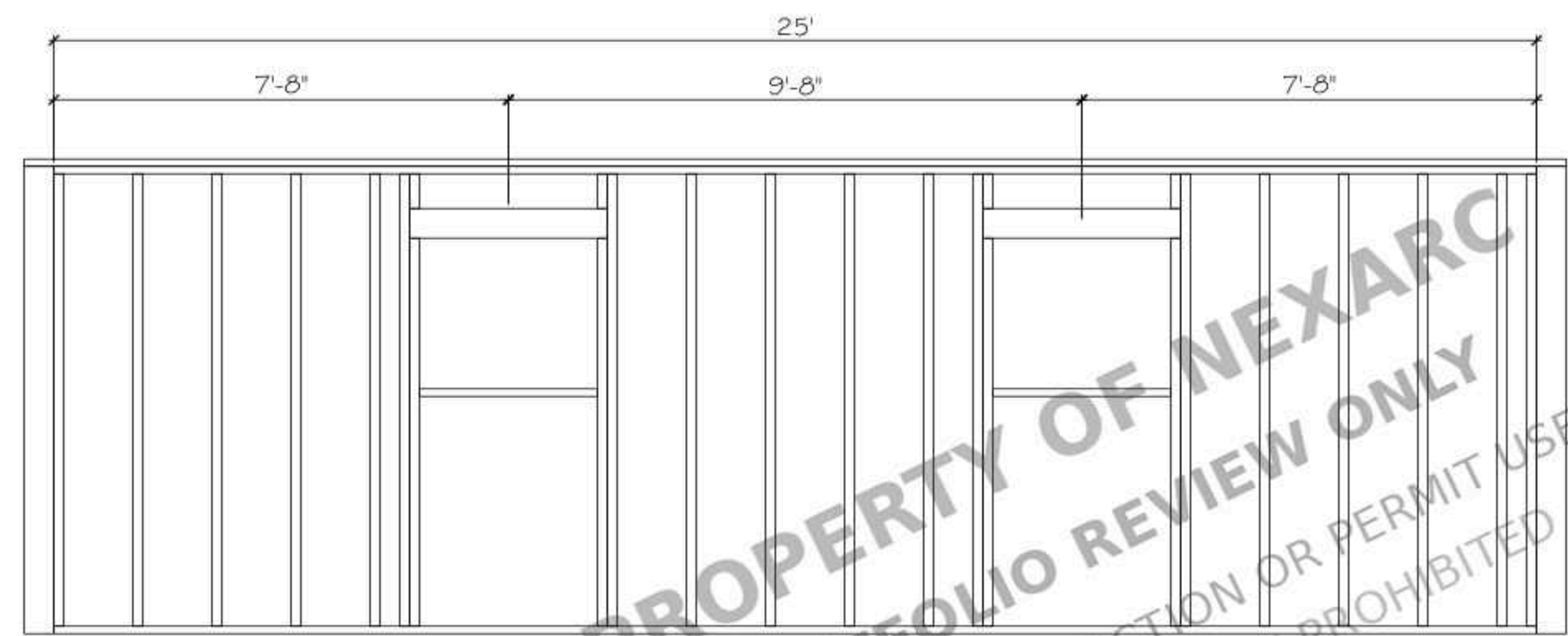
PROPOSED
WALL-A FRAMING ELEVATION
SCALE : 1/2" = 1'-0"



PROPOSED
WALL-B FRAMING ELEVATION
SCALE : 1/2" = 1'-0"



PROPOSED
WALL-C FRAMING ELEVATION
SCALE : 1/2" = 1'-0"



PROPOSED
WALL-D FRAMING ELEVATION
SCALE : 1/2" = 1'-0"

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