

sheet number

Address: 2342 Tremont Road
Upper Arlington, Ohio 43221

Parcel: 070-000984-00

Scope of Project: The project consists of the following:

- First floor renovation with reconfiguration of spaces,
- Second floor renovation with reconfiguration of spaces,
- Removal of radiant heating system & installation of new furnace,
- New electric & lighting throughout,
- Interior cosmetic improvements including new flooring and painting.

Total First Floor SF:	1,620 sf
Total Second Floor SF:	2,064 sf
Total House SF:	3,684 sf

Attached Garage SF: 808 sf

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	13,875 sf	12,000 sf
Lot Width:	Varies	90'
Building Cover Limit	Actual	Zoning Req't
Bldg Cover:	2,469 sf (18%)	4,023 sf (29%) Meets Zoning
Development Cover Limit	Actual	Zoning Req't
Dvprnt Cover:		12,960 sf (40%)
Building Cover:	2,469 sf	
Driveway & Walks:	1,832 sf	
Front Steps:	18 sf	
Rear Patio:	297 sf	
New front patio:	75 sf	
Dvprnt Cover Total:	4,691 sf (34%)	Meets Zoning

A1.0	Site Plan & General Info	A3.1	First Floor Finish Plans
A2.0	Basement Plans	A3.2	Second Floor Finish Plans
A2.1	First Floor Plans	A4.1	Interior Elevations
A2.2	Second Floor Plans	A4.2	Interior Elevations
		MEP.0	Basement MEP Plans
		MEP.1	First Floor MEP Plans
		MEP.2	Second Floor MEP Plans

2019 Residential Code of Ohio
Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Fireblocking shall be provided in wood frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including tured spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontal at intervals not more than 10 feet.
2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cover ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section 302.7.
4. In openings around vertical pipes, ducts, and pipes in the ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
5. In the blocking of openings in exterior walls, in accordance with 1903.19.
6. In buildings or structures with more than one dwelling, fireblocking of corridors is required at the line of dwelling unit separation.

Fire blocking materials:

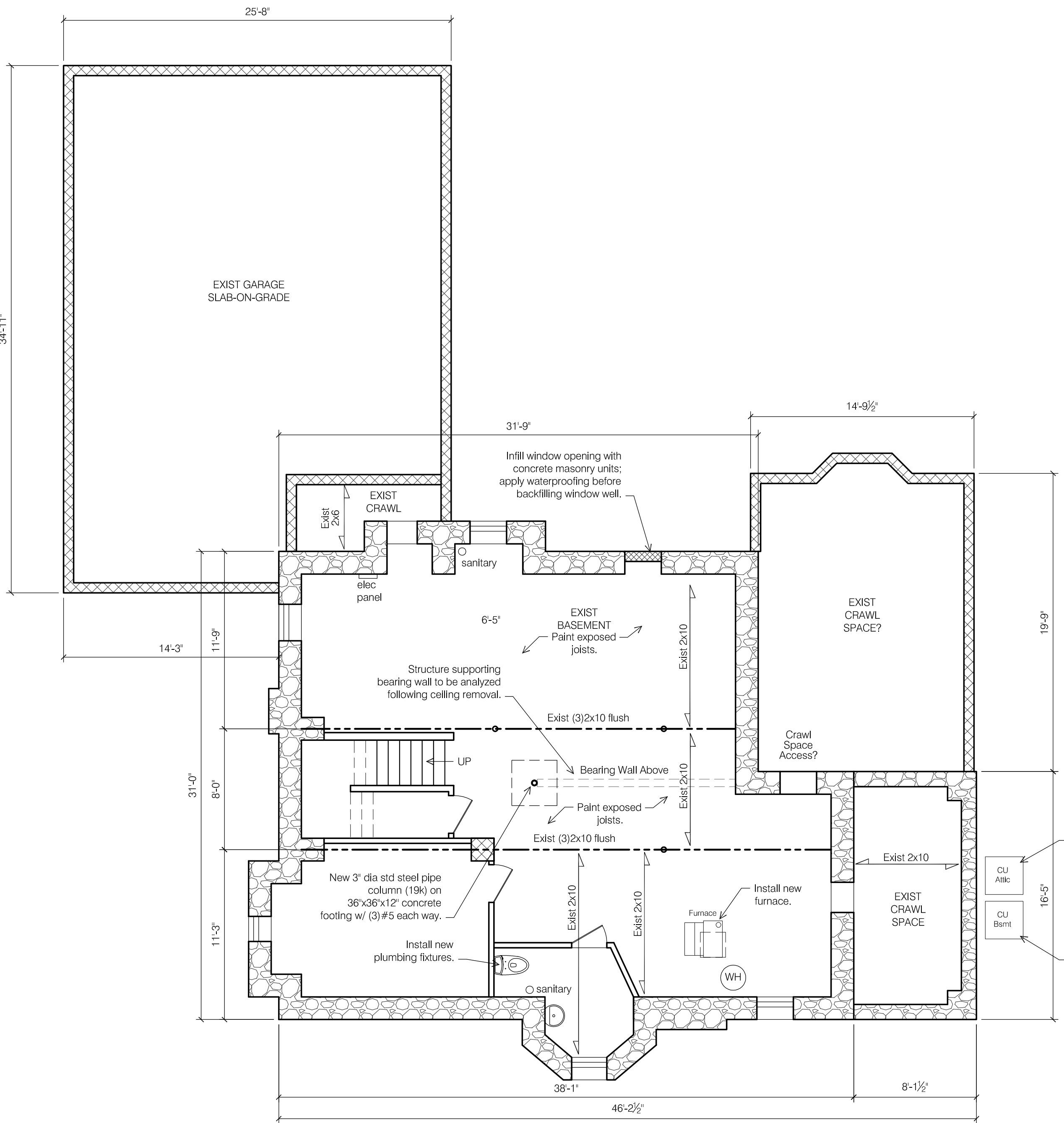
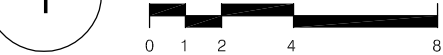
1. Two-inch nominal lumber.
2. Two thicknesses of 1-inch nominal lumber with broken lap joints.
3. One thickness of 23/32-inch wood structural panels with joints backed by 23/32-inch wood structural panels.
4. One thickness of 1/4-inch particleboard with joints backed by 1/4-inch particleboard.
5. One-half-inch gypsum board.



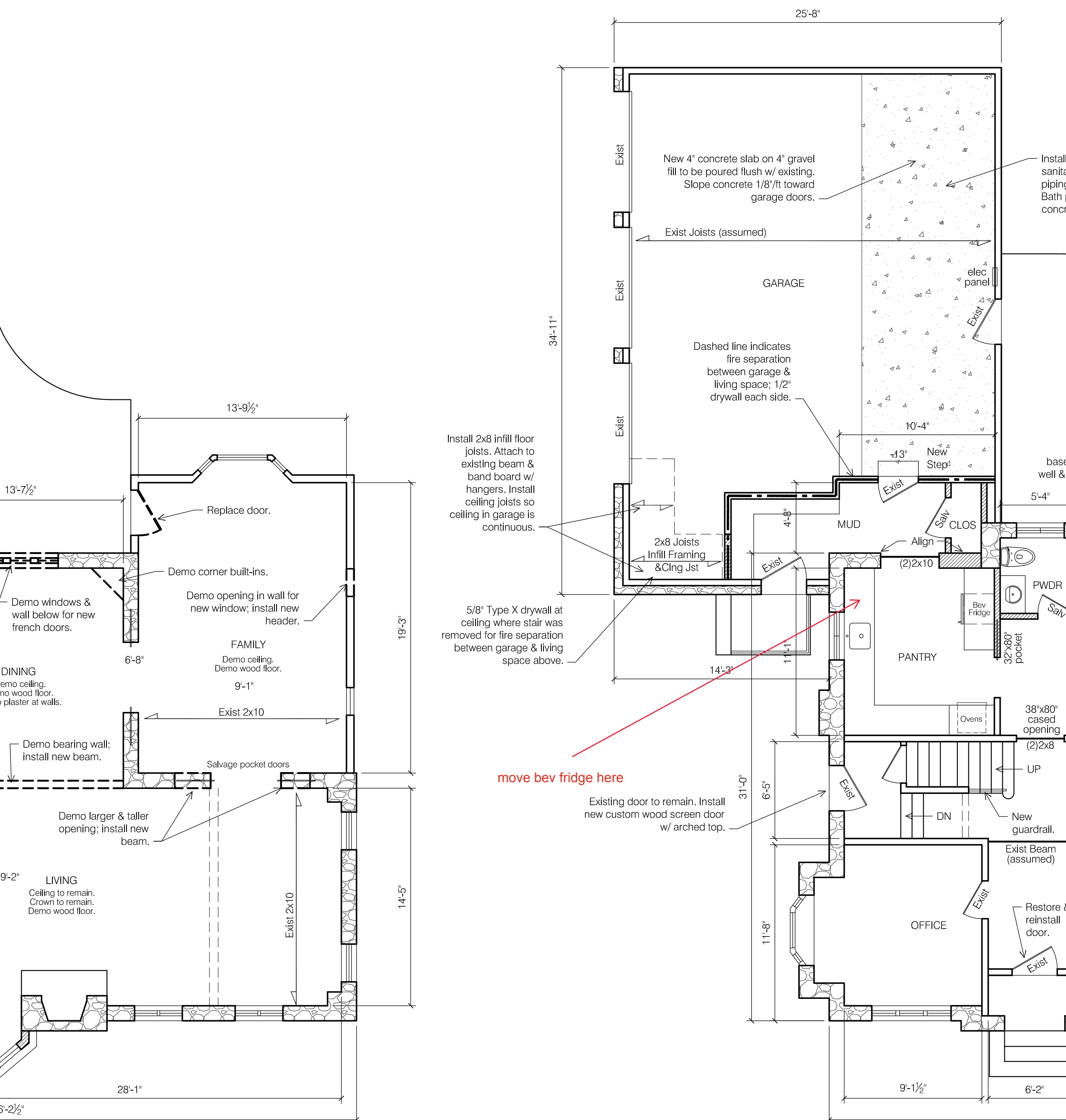
key plan

BASEMENT PLANS

1 BASEMENT PLAN - DEMO
SCALE: 3/16" = 1'-0"



- Relocate existing condensing unit serving attic.
- Install new condensing unit.



Owner:
Kutasay Residence
2342 Tremont Road
Upper Arlington, Ohio 43221

Architect:
Brenda Parker
The Columbus Architectural Studio
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signature



rev. date description

key plan

issue date July 2, 2024
phase
issued for Permit Set
project number 2342 TR
sheet title

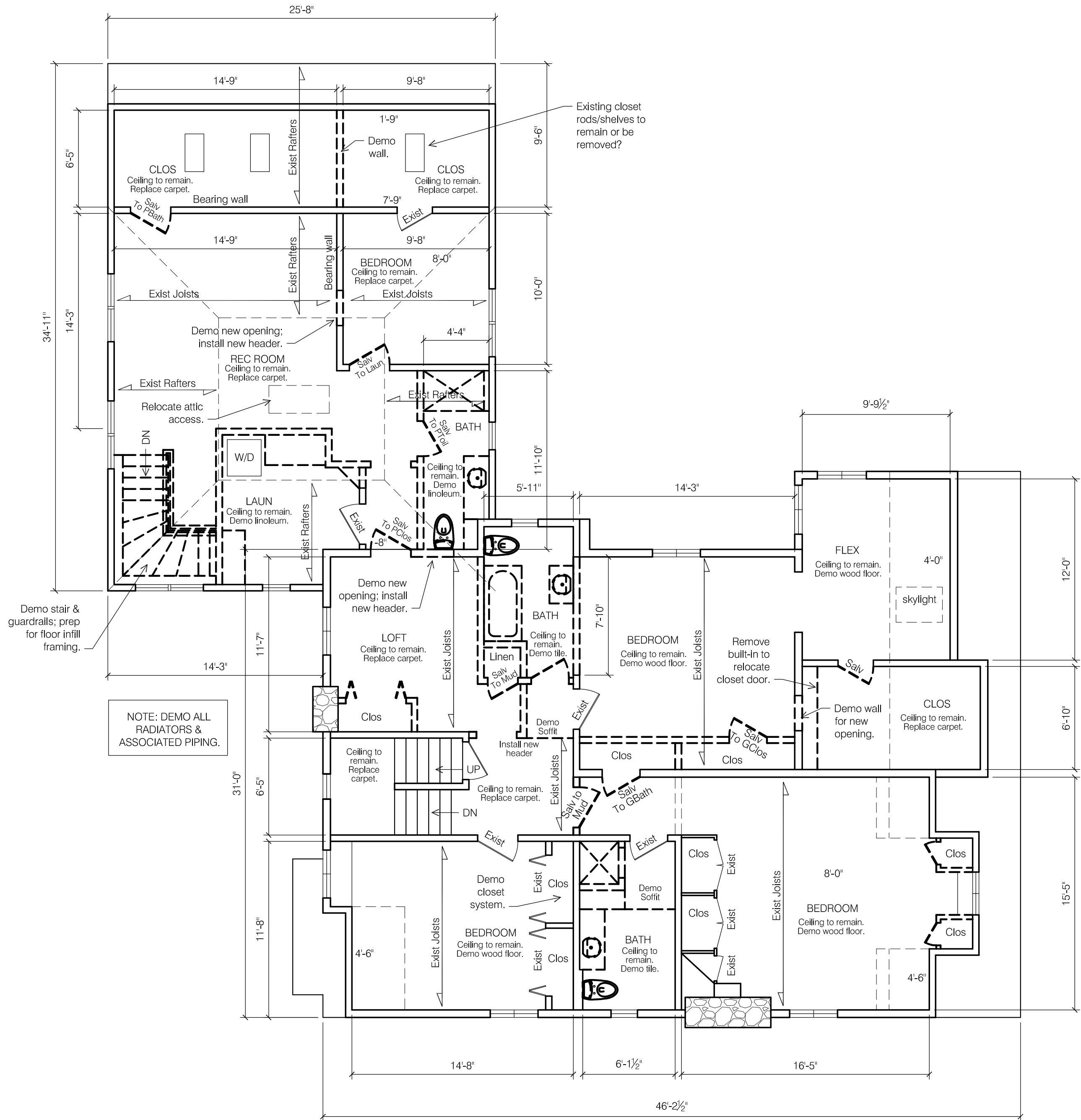
SECOND FLOOR PLANS

sheet number

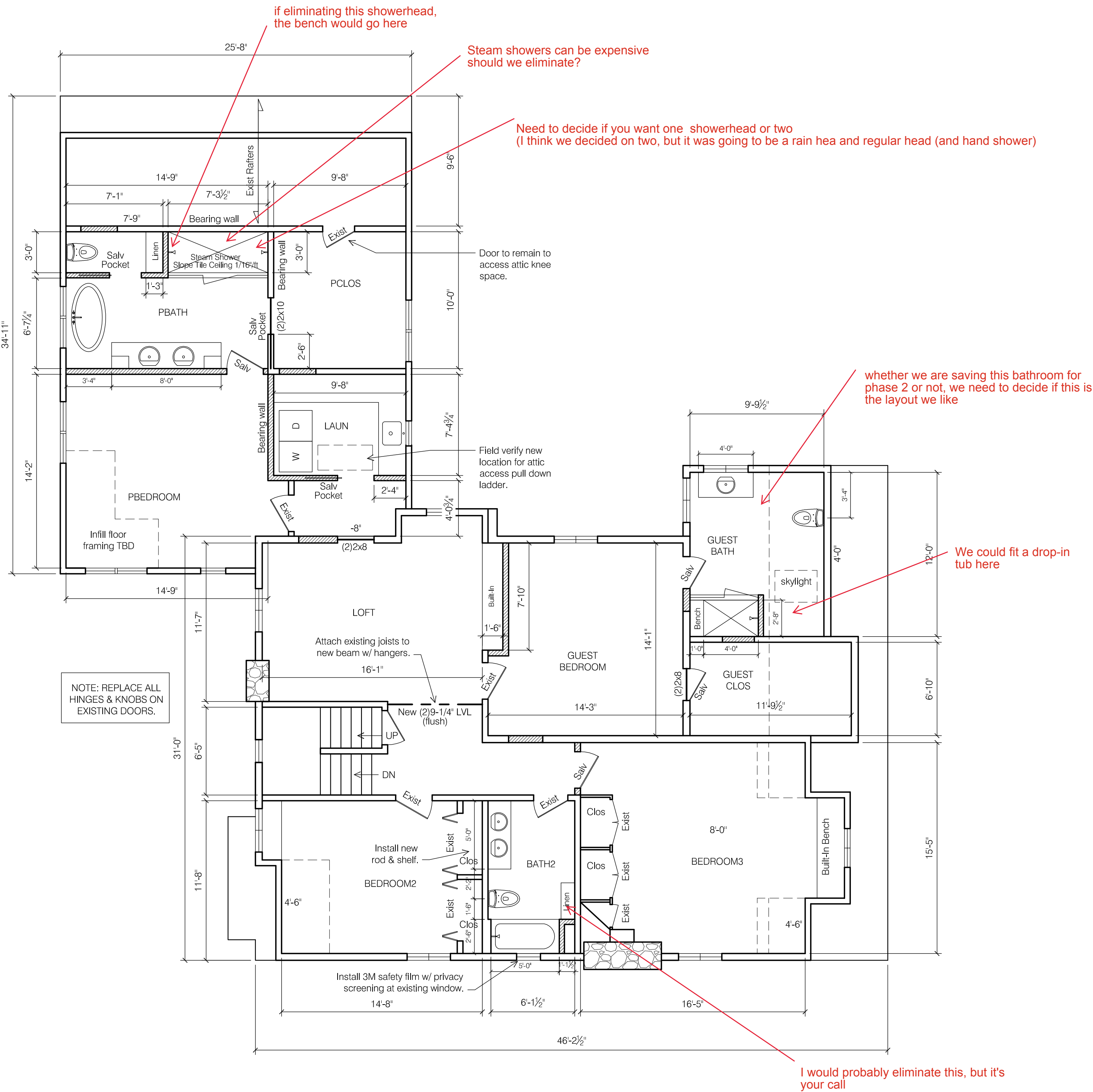
A2.2

WALL LEGEND:		GENERAL NOTES:	
	Demo existing wall or component as noted.		New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior. (Treated sill plate at basement walls). (1/2" cement board at shower walls).
	Existing masonry wall.		New Basement walls: 2x4 wood studs @ 16" o.c. (treated sill plate); 1/2" gypsum wallboard at interior.
	New 8" CMU foundation wall.		New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced fiberglass batt insulation; 1/2" gypsum wallboard at interior.
	Existing 2x4 wood stud wall @ 16" o.c.		

1. All dimensions are to finished face of drywall.
2. See Sheet A5.2 for Fireblocking requirements.
3. All structural framing members are to be fastened per RCO Table 602.3.
4. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7
5. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
6. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
7. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1 SECOND FLOOR PLAN - DEMO
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR PLAN - NEW WORK
SCALE: 3/16" = 1'-0"



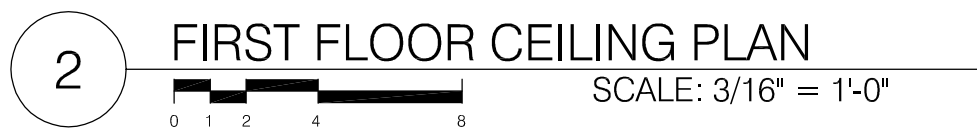
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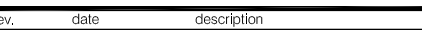
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2342 TR

Sheet number









Coded Notes:

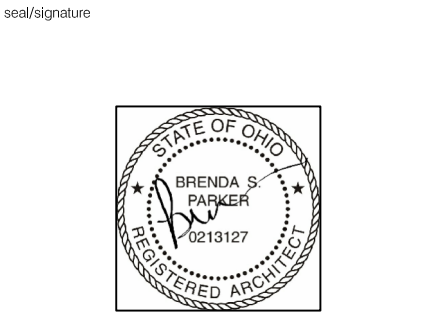
- Paint:
All walls to be primed & painted.
All trim to be primed & painted.
All doors to be painted.
All windows are vinyl, no finish required.

Millwork:
Doors & Door Hardware: Selected by Owner.
Base: One-piece finger-jointed poplar; 5-1/4" with bevel.
Casing: Finger-jointed poplar; 1x4 with 1" backband. Sill & apron at windows (except at kitchen).

 Hatch indicates new 1/2" GWB ceiling, smooth finish, paint latex flat.

-  Sconce light.
-  6" LED recessed light.
-  Decorative pendant.
-  Exhaust fan.





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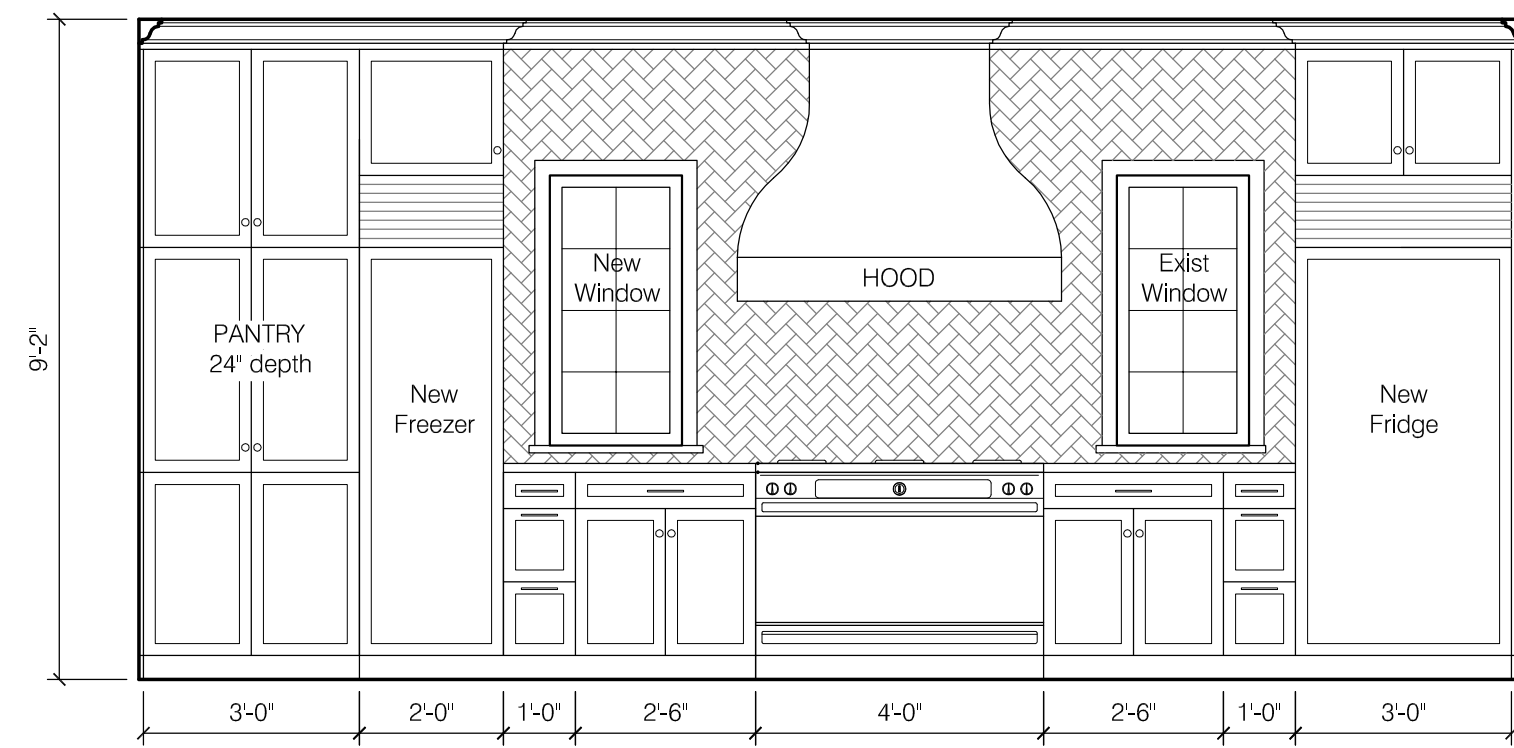
key plan

Issue Date: July 2, 2024
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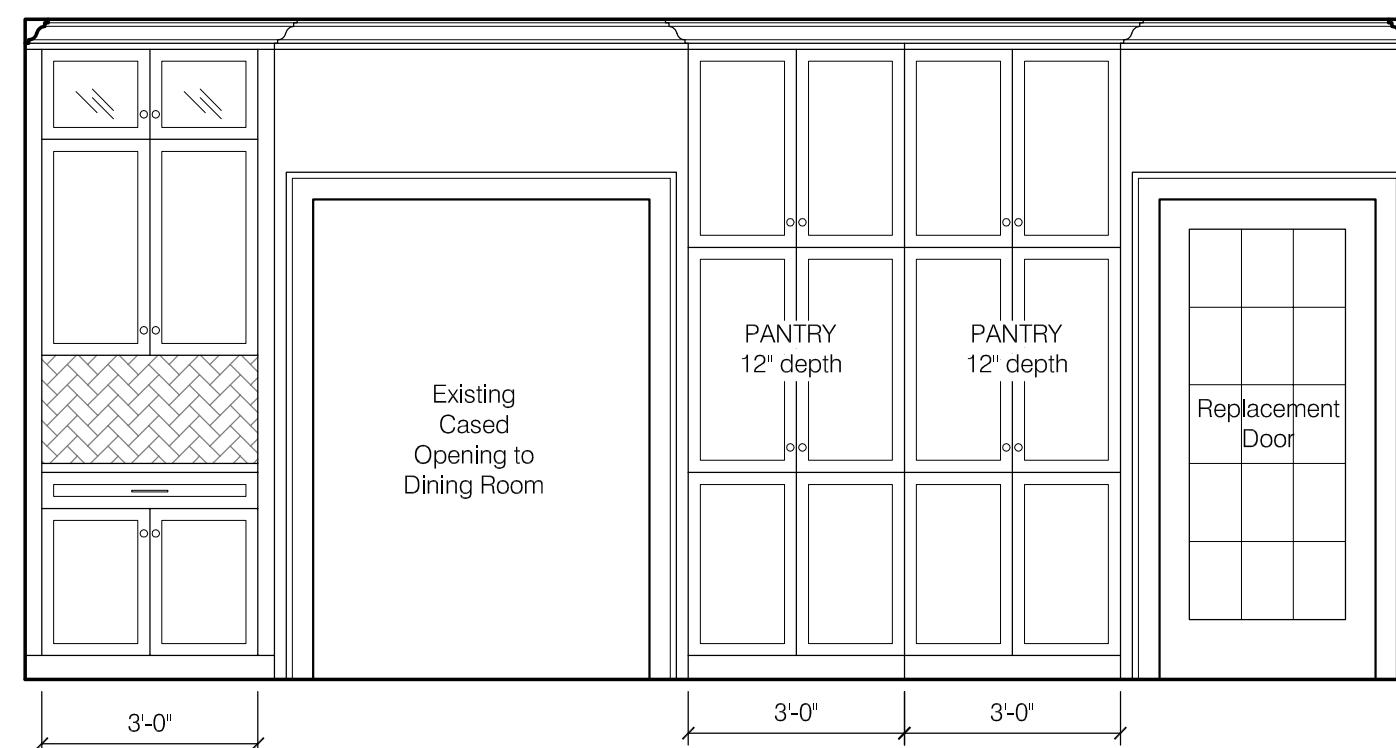
INTERIOR ELEVATIONS

Sheet Number

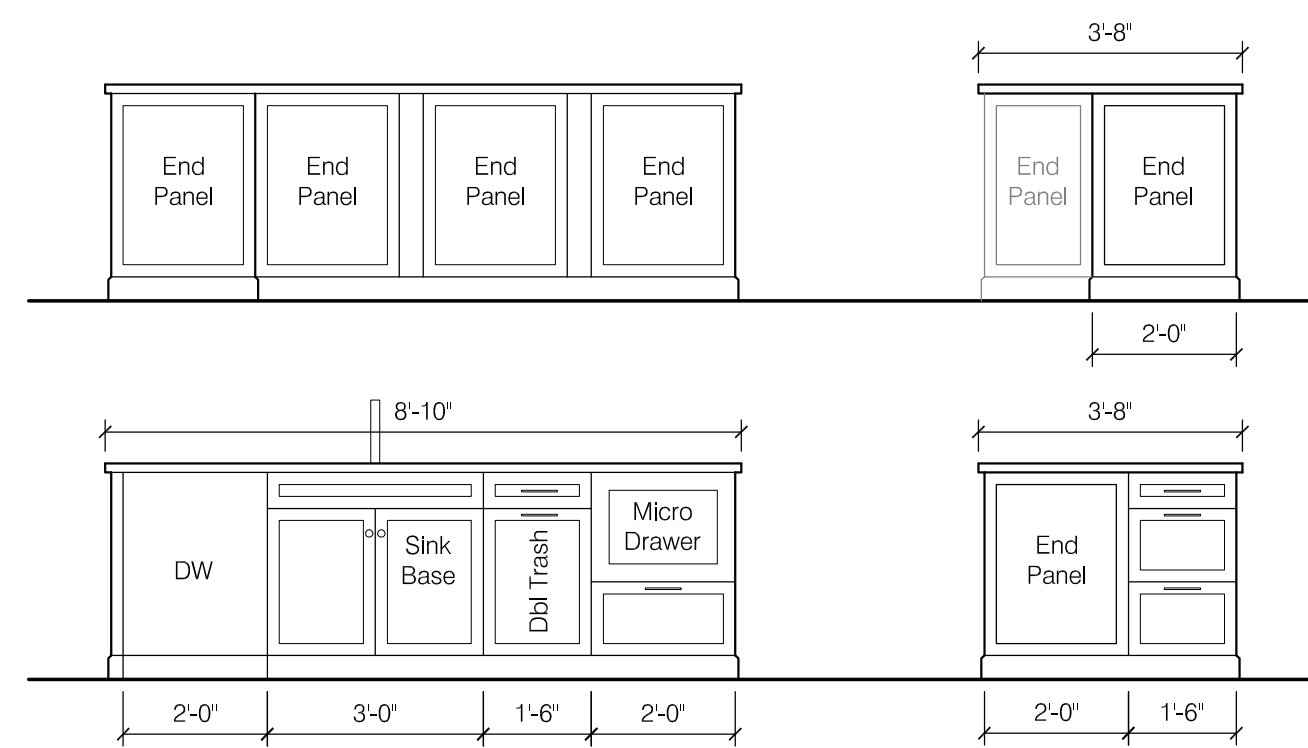
A4.1



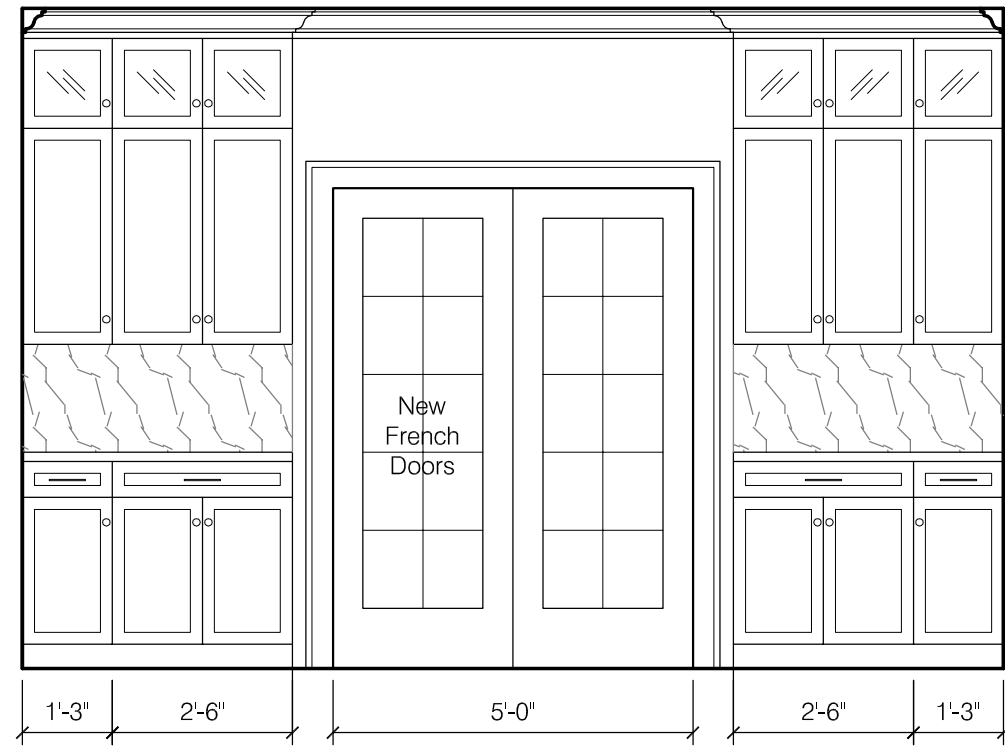
1 KITCHEN SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



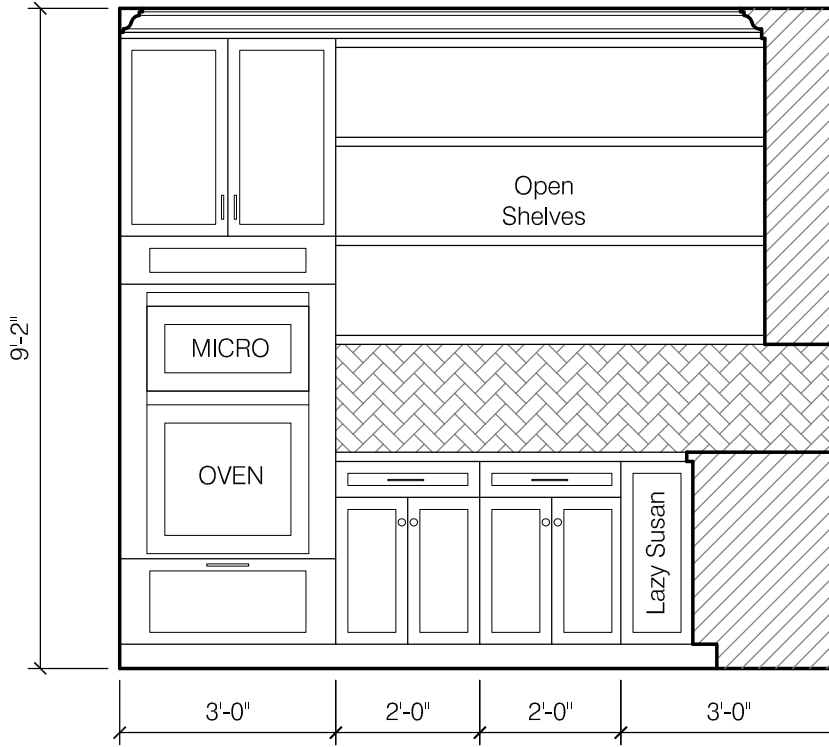
2 KITCHEN NORTH ELEVATION
SCALE: 3/8" = 1'-0"



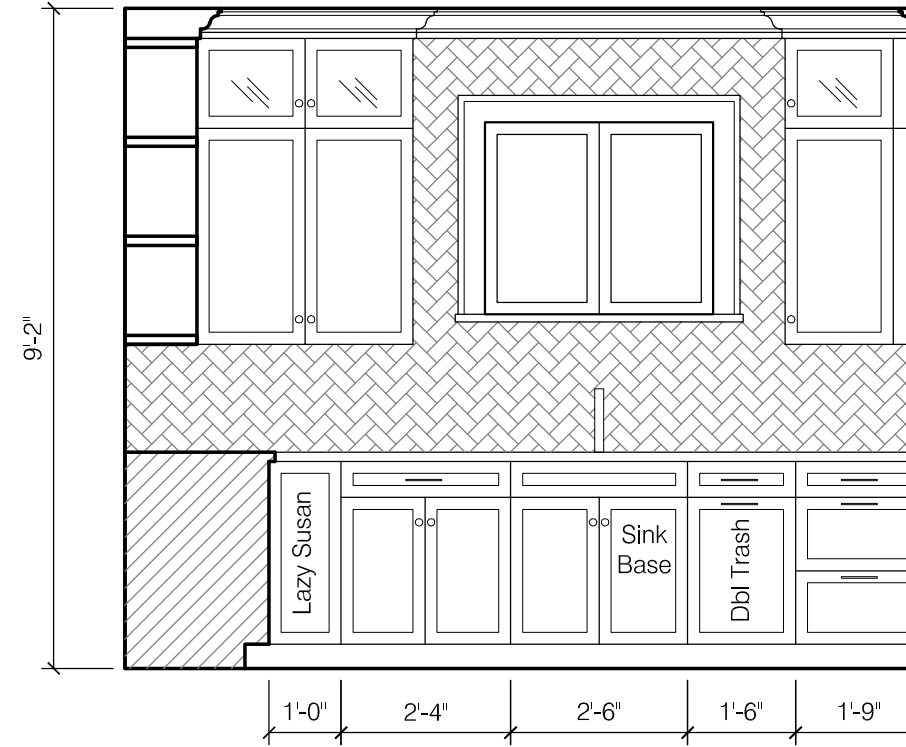
3 KITCHEN ISLAND ELEVATIONS
SCALE: 3/8" = 1'-0"



4 DINING EAST ELEVATION
SCALE: 3/8" = 1'-0"



PANTRY WEST ELEVATION

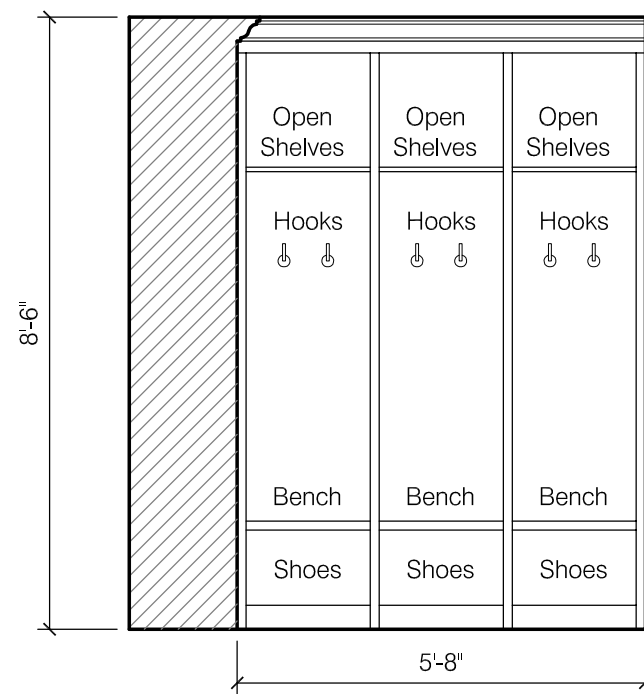


PANTRY NORTH ELEVATION

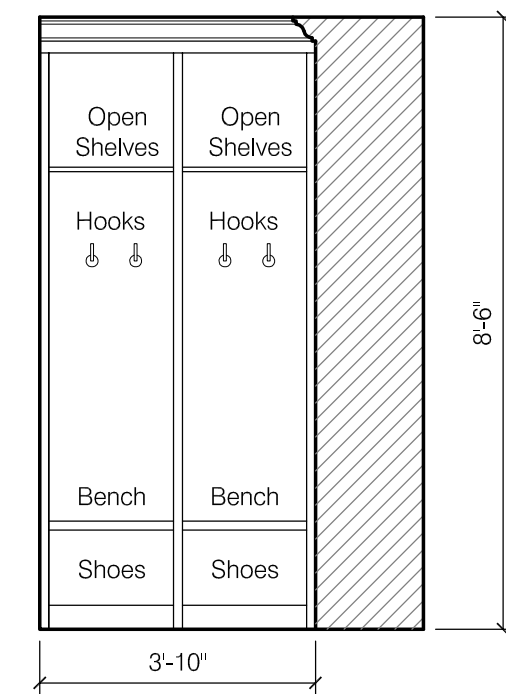


PANTRY EAST ELEVATION

5 PANTRY ELEVATIONS
SCALE: 3/8" = 1'-0"



MUD EAST ELEVATION

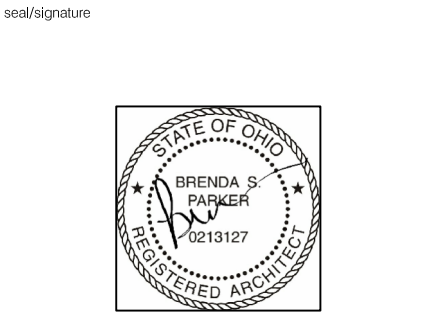


MUD NORTH ELEVATION

7 MUDROOM ELEVATIONS
SCALE: 3/8" = 1'-0"

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Kutassy Residence
2342 Tremont Road
Upper Arlington, Ohio 43221

Architect:
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The Columbus Architectural Studio
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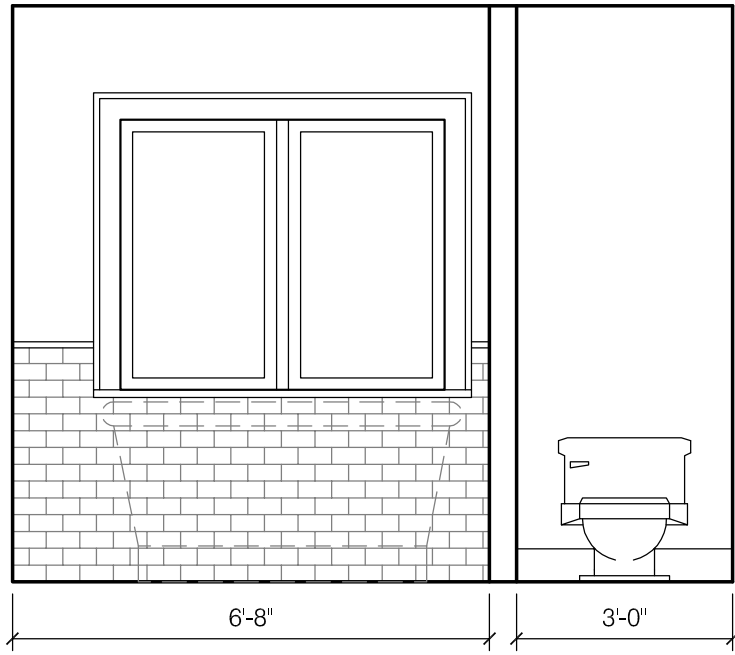
key plan

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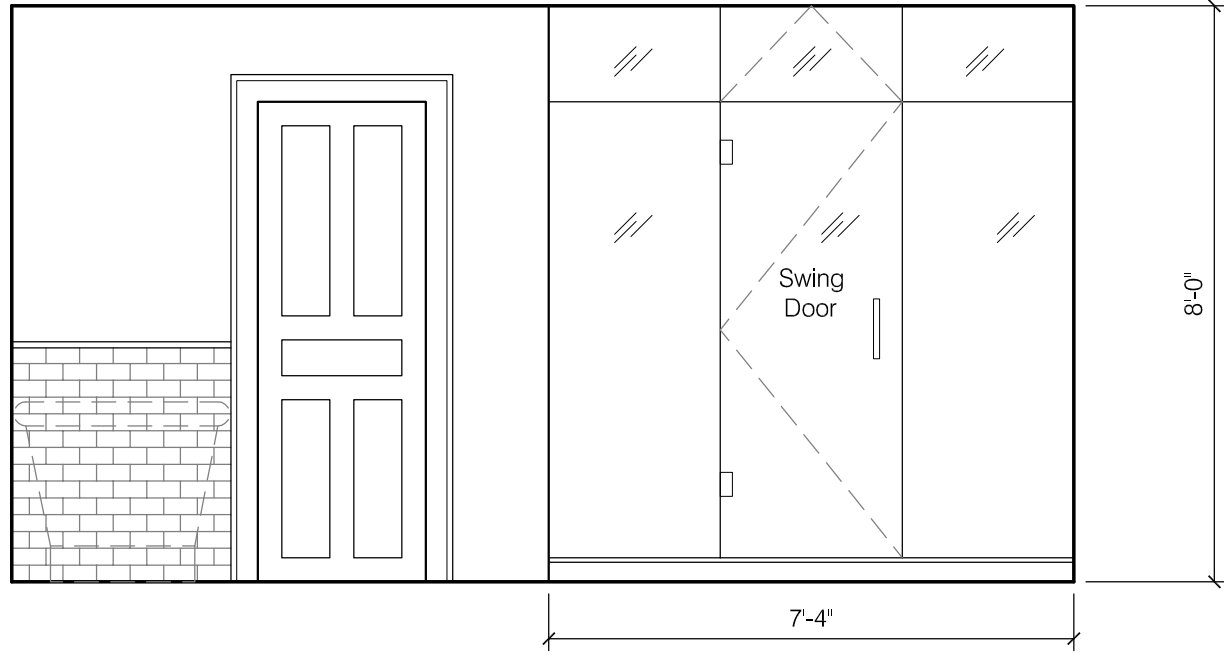
INTERIOR ELEVATIONS

Sheet Number

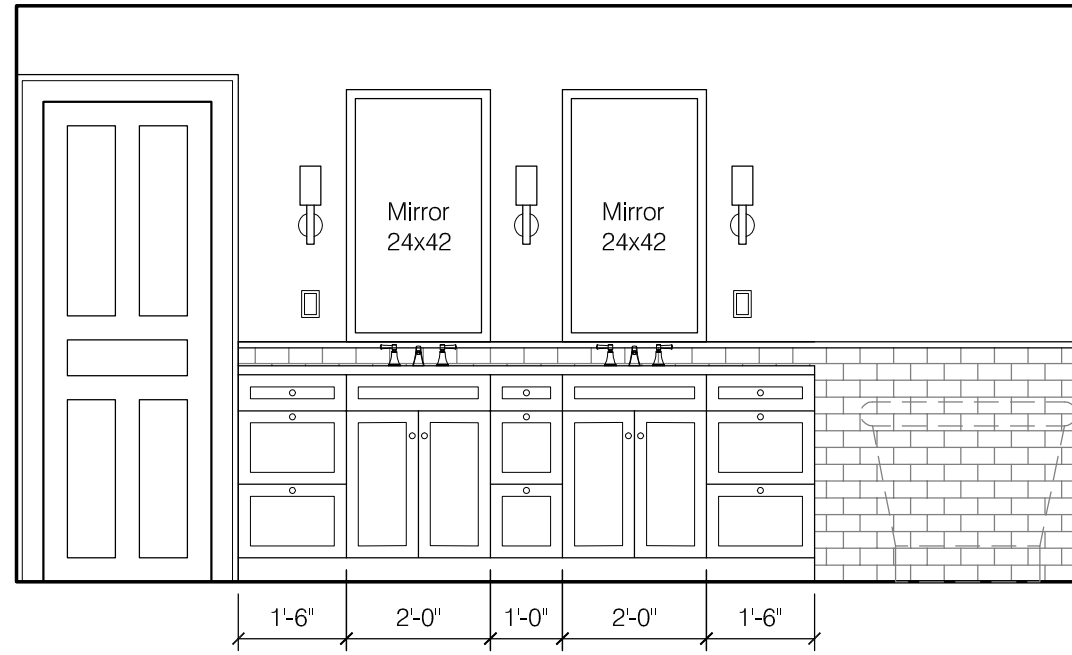
A4.2



PBATH NORTH ELEVATION



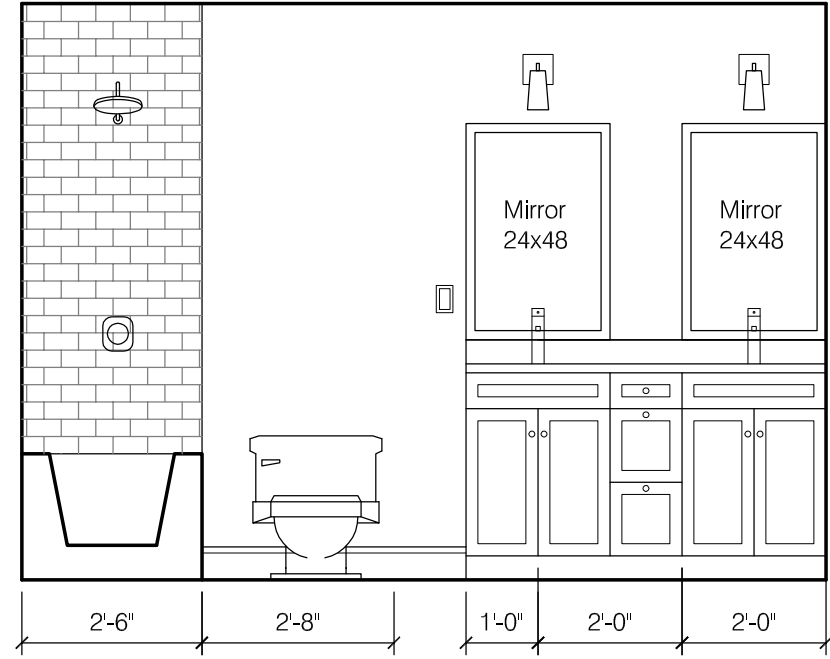
PBATH EAST ELEVATION



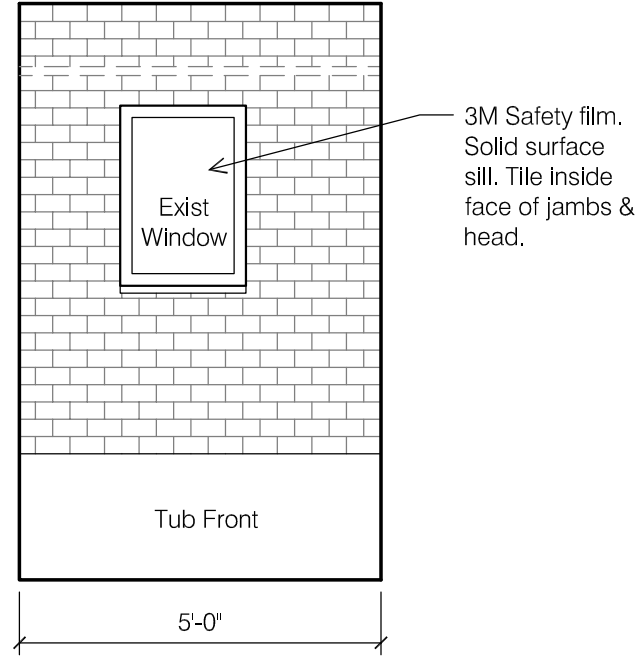
PBATH WEST ELEVATION

8 PRIMARY BATH ELEVATIONS

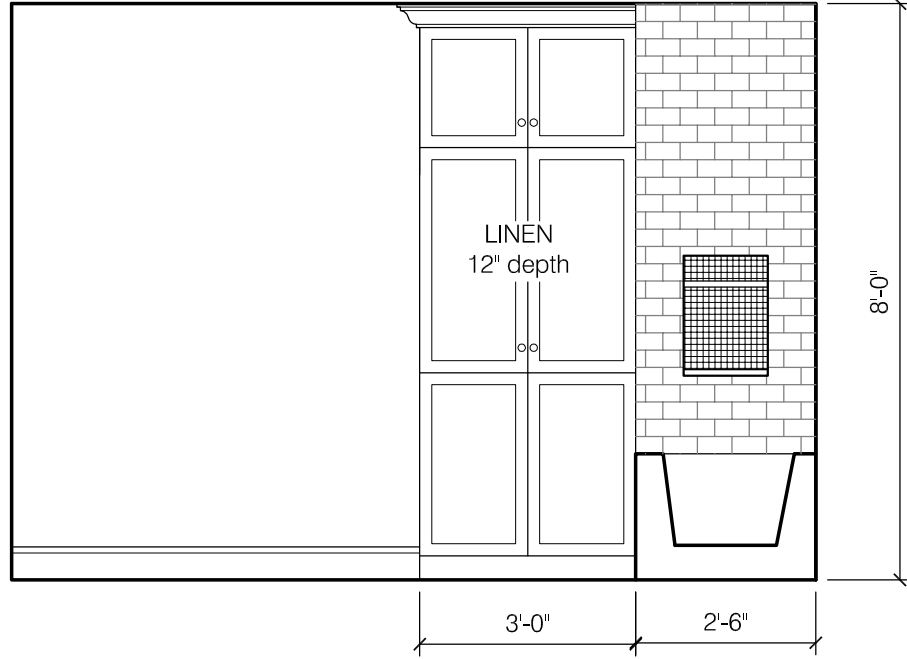
SCALE: 3/8" = 1'-0"



BATH2 NORTH ELEVATION



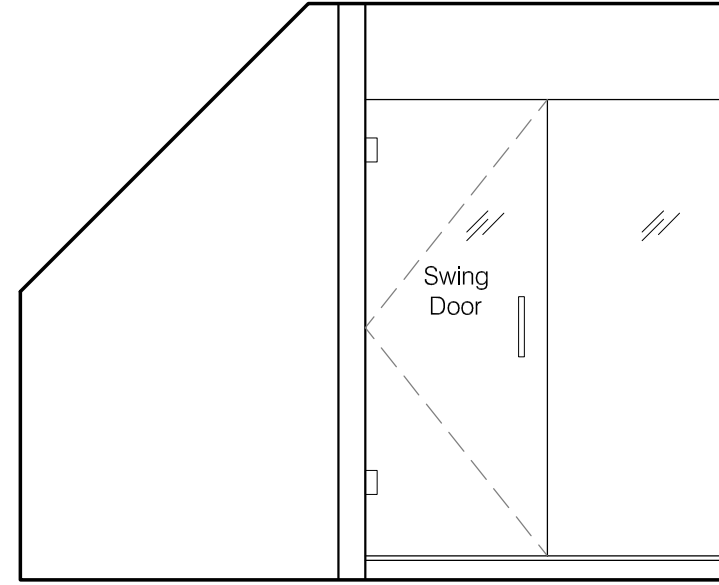
BATH2 WEST ELEVATION



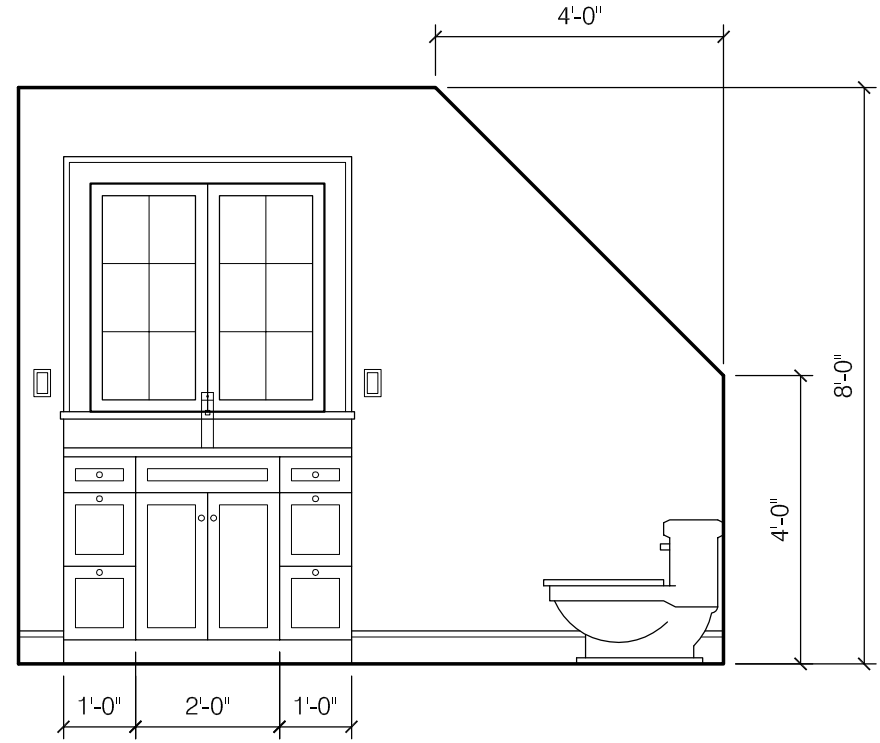
BATH2 SOUTH ELEVATION

9 BATH2 ELEVATIONS

SCALE: 3/8" = 1'-0"



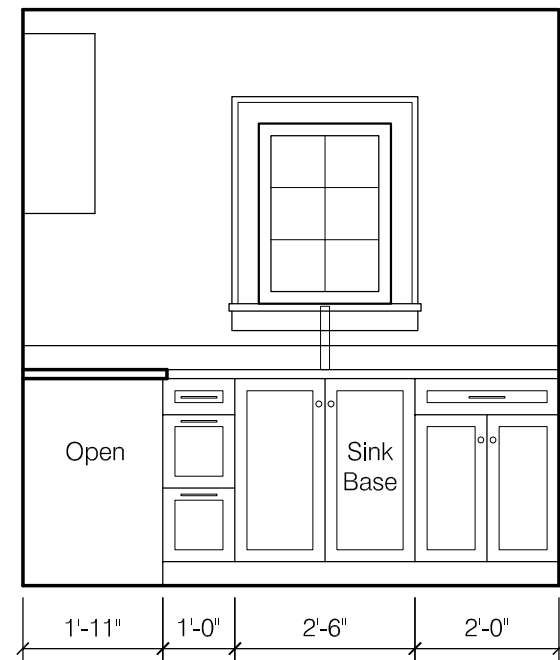
GUEST BATH WEST ELEVATION



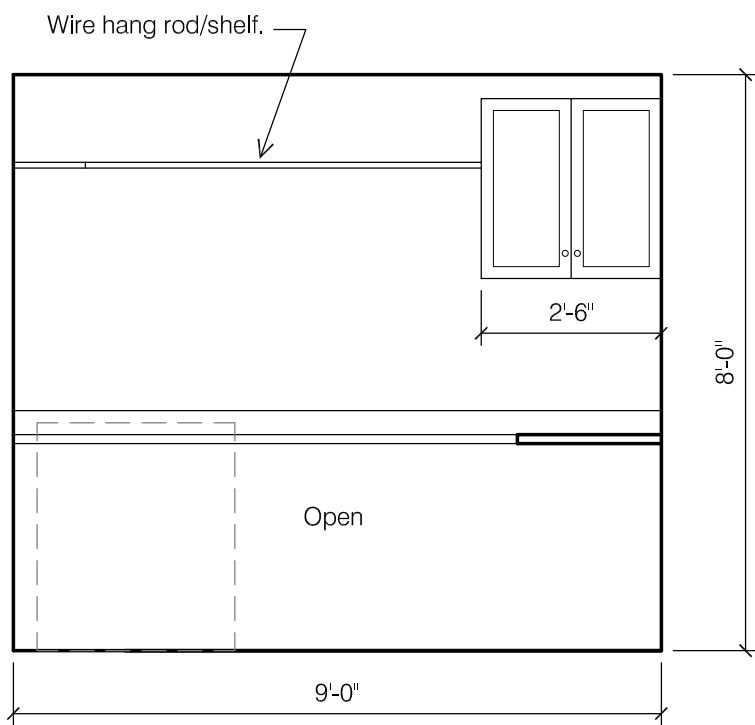
GUEST BATH EAST ELEVATION

10 GUEST BATH ELEVATIONS

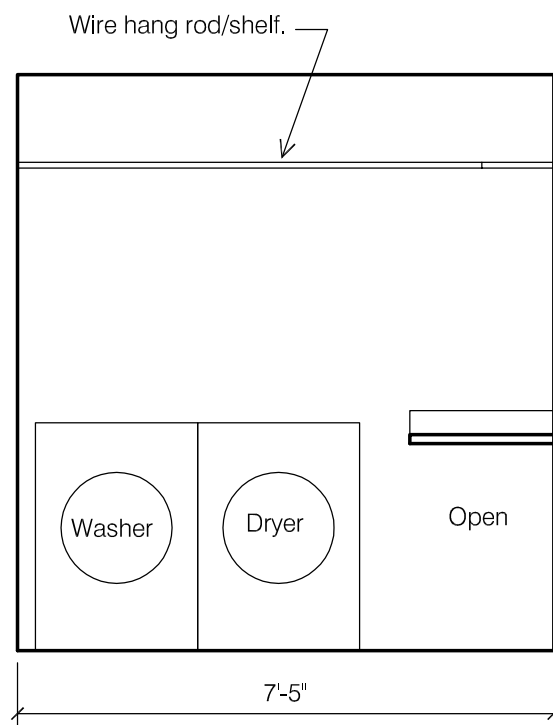
SCALE: 3/8" = 1'-0"



LAUN SOUTH ELEVATION



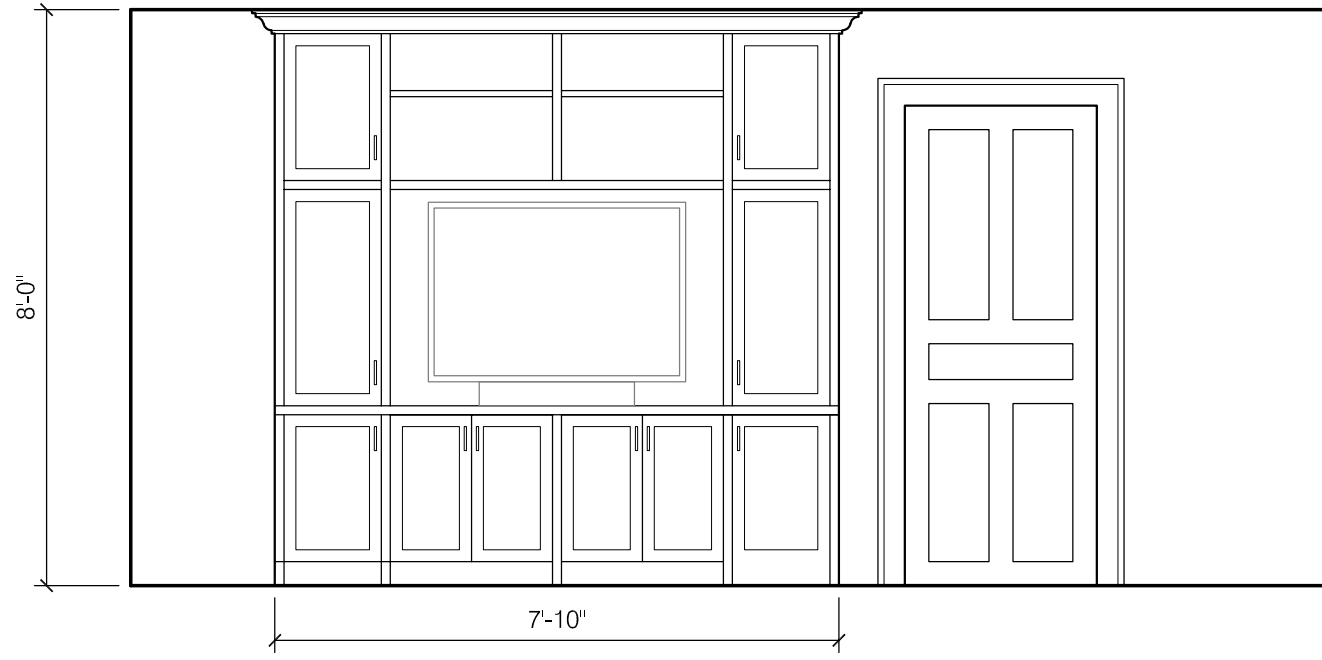
LAUN EAST ELEVATION



LAUN NORTH ELEVATION

11 LAUNDRY ELEVATIONS

SCALE: 3/8" = 1'-0"



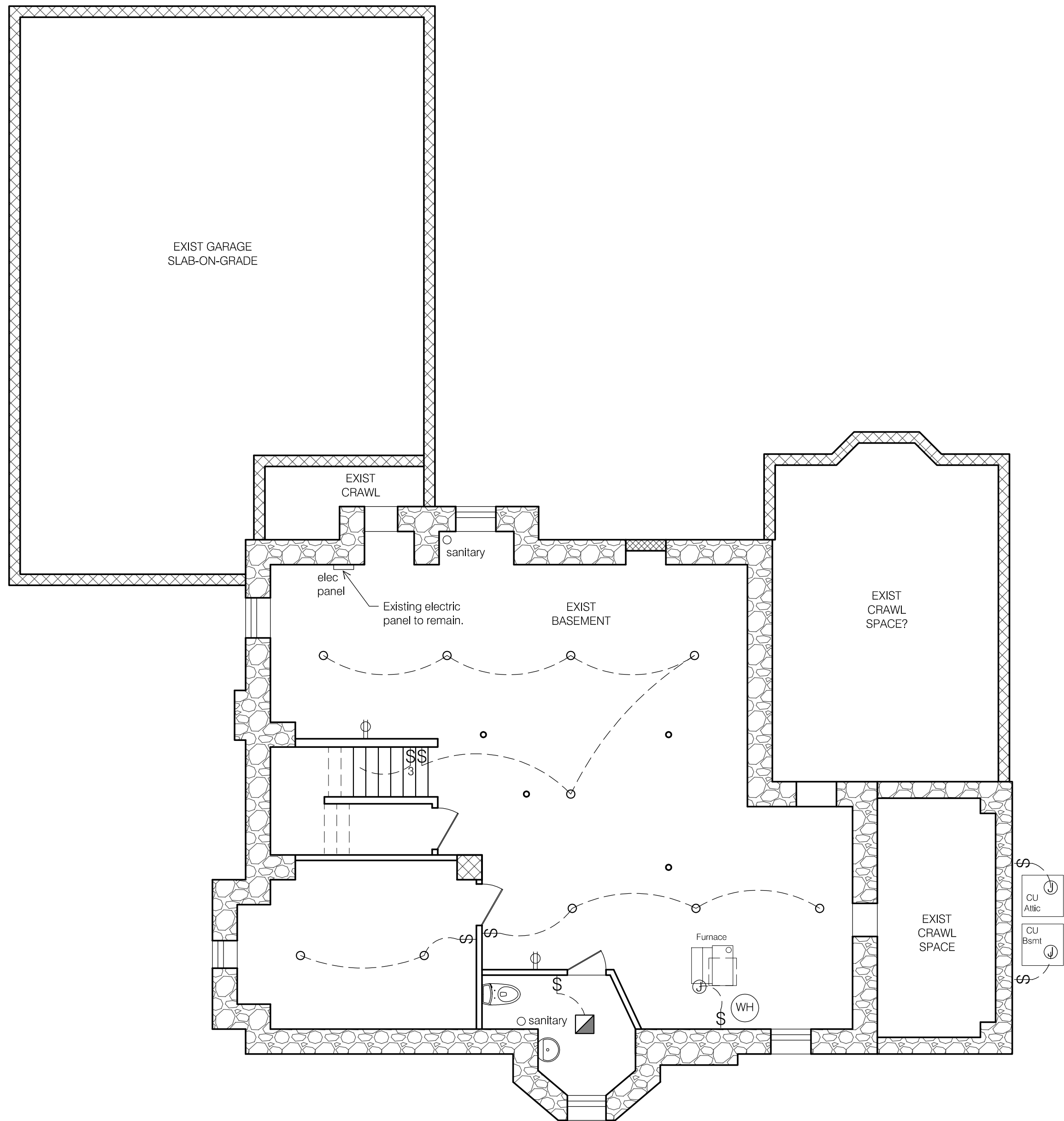
12 LOFT BUILT-IN ELEVATION

SCALE: 3/8" = 1'-0"

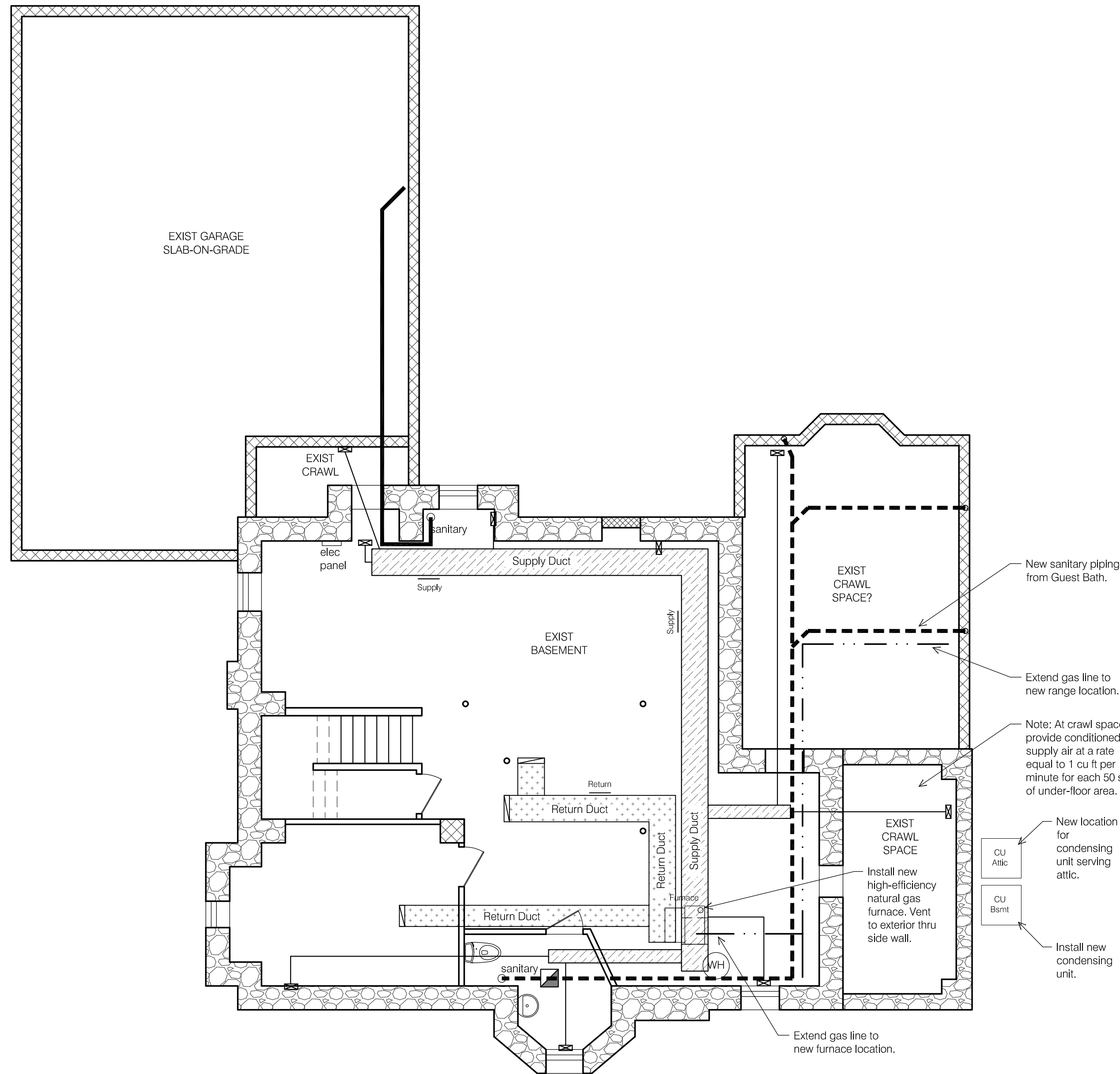


ELECTRIC LEGEND

	Carbon monoxide detector.		Electric switch.		Wall sconce light.		LED utility light.	Note: Electric installation to comply with current version of NEC.
	Dual sensing photoelectric and ionization smoke detector. Hard-wired with battery backup. All detectors to be interconnected.		Electric switch with dimmer.		LED recessed light.		Undercabinet light.	
			Electric outlet; height as indicated.		Pendant light.		Ceiling fan.	Note: 120 volt AFCI Protected Receptacle Outlets are required at the following locations: Bedrooms, Living Rooms, Dining Rooms, Rec Rooms, Hallways, Kitchens, Laundry Rooms.
			Electric outlet with ground fault circuit interrupter; height as indicated.		Exhaust fan.		Pendant light.	
					Exhaust fan w/ light.			Note: Electrical contractor to determine best method for re-configuring power & lighting. Information shown on the drawings indicates the desired end solution.



1 BASEMENT ELECTRIC PLAN
SCALE: 3/16" = 1'-0"

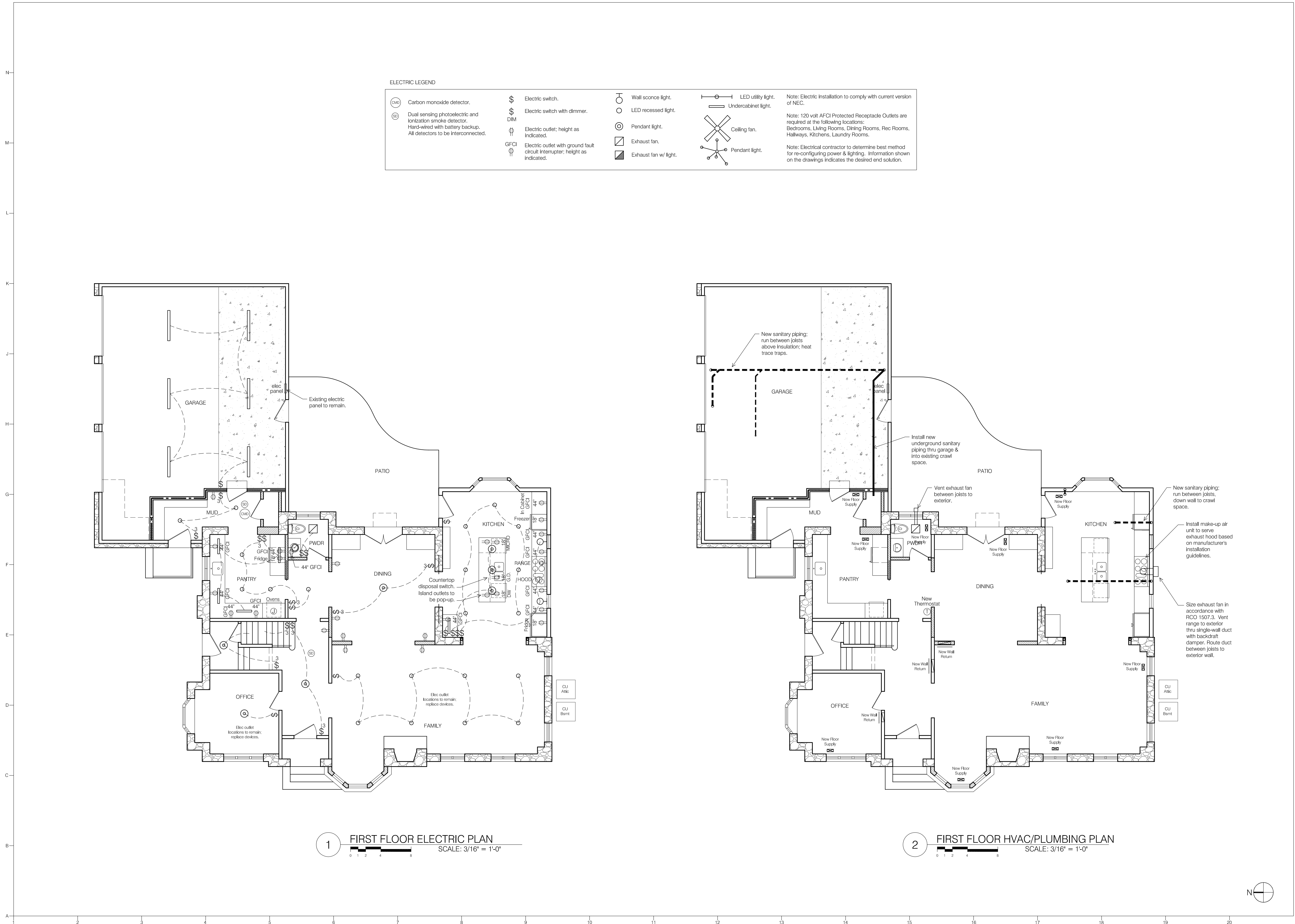


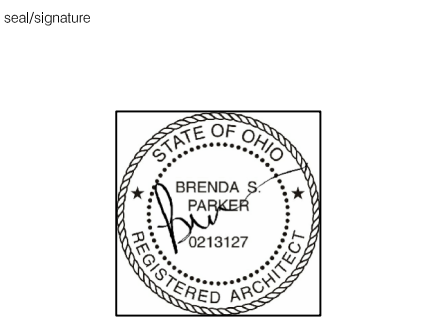
2 BASEMENT HVAC/PLUMBING PLAN
SCALE: 3/16" = 1'-0"





FIRST FLOOR MEP PLANS





REV. DATE DESCRIPTION

key plan

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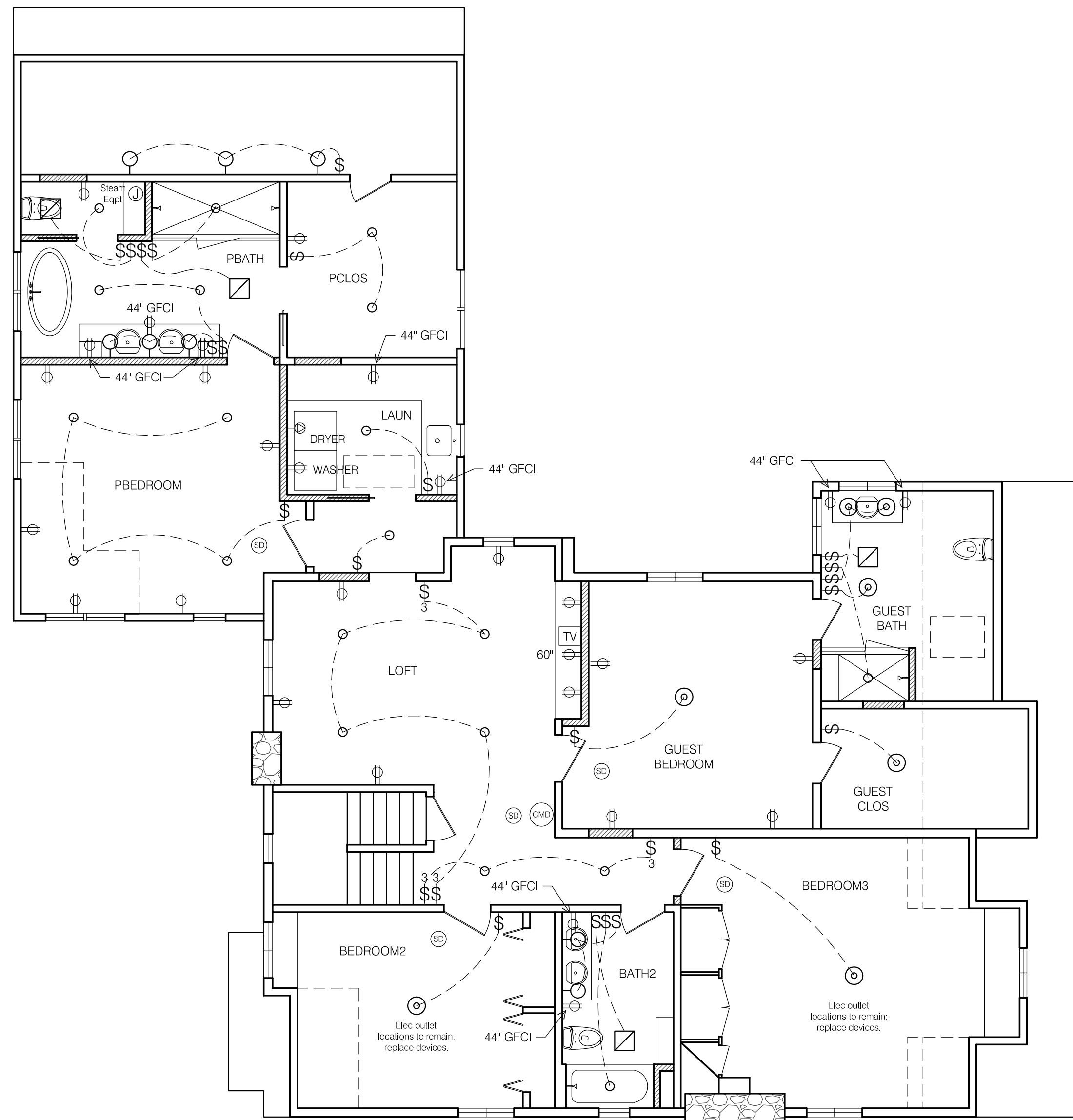
SECOND FLOOR MEP PLANS

Sheet Number

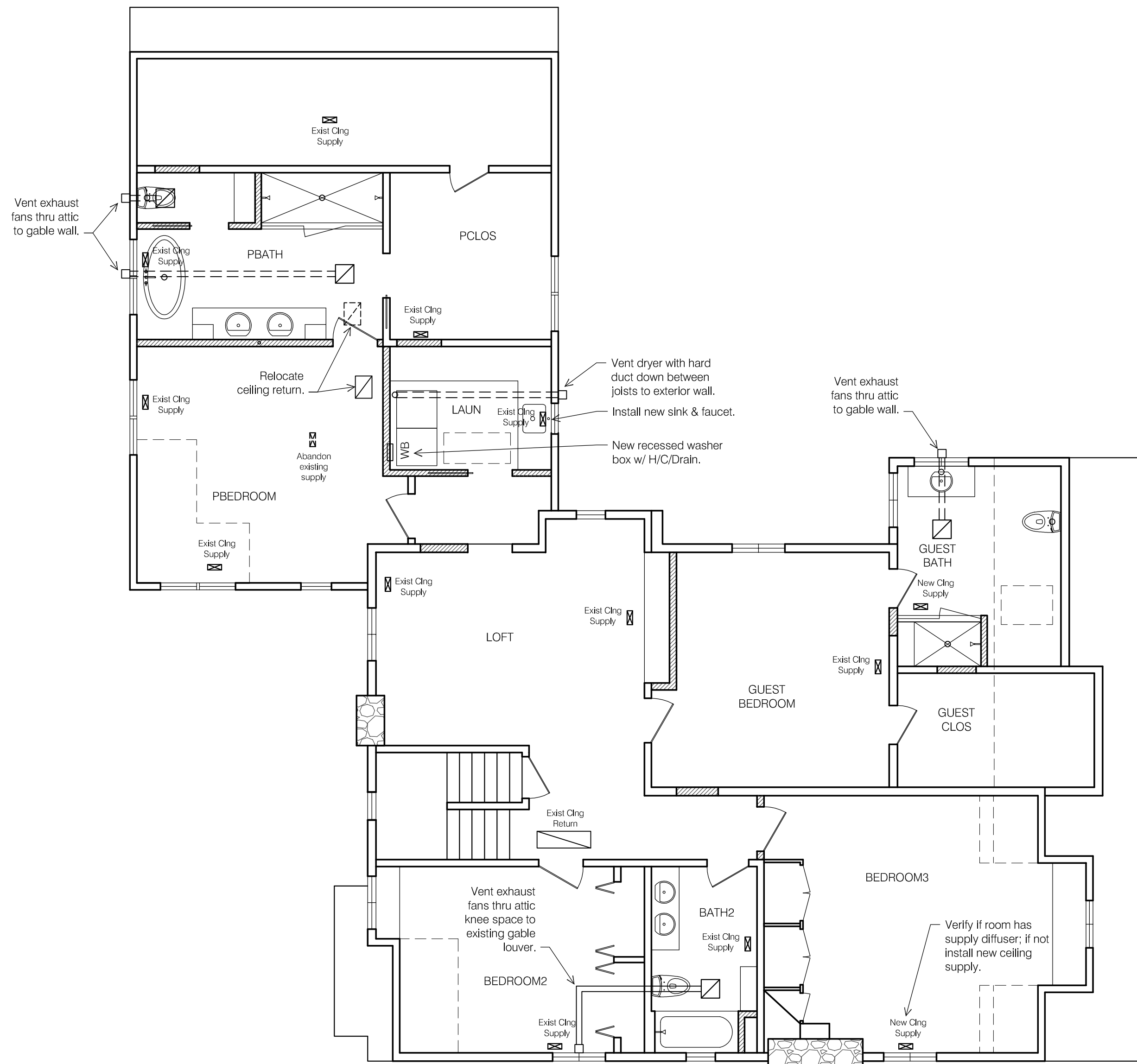
MEP.2

ELECTRIC LEGEND

	Carbon monoxide detector.		Electric switch.		Wall sconce light.		LED utility light.	Note: Electric installation to comply with current version of NEC.
	Dual sensing photoelectric and ionization smoke detector. Hard-wired with battery backup. All detectors to be interconnected.		Electric switch with dimmer.		LED recessed light.		Undercabinet light.	
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1 SECOND FLOOR ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR HVAC/PLUMBING PLAN
SCALE: 3/16" = 1'-0"

