



Board of Zoning Appeals

April 17, 2024

Board Meeting

Agenda

5:30 PM

VIDEO BROADCASTING & RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Apr 3, 2024 5:30 PM

BZA FILES

- 2024-BZA-07 : 721 N Sandusky ST - Conditional Use Permit for Mini-Storage Buildings
- 2024-BZA-09 : 1104 E Gambier ST - Variance(S) for Accessory Structure

ADJOURN



Board of Zoning Appeals Meeting: 04/17/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

TABLED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3996)

DOC ID: 3996

2024-BZA-07 : 721 N SANDUSKY ST - CONDITIONAL USE PERMIT FOR MINI-STORAGE BUILDINGS

Item Number	2024-BZA-07
Site Address	721 N Sandusky ST
Parcel Number	66-00579.000
Zoning District	GB
Presented By	Rick Bergman

Quick Guide to Codified Ordinance Sections (may not be inclusive):

1167.02 Conditional Uses (General Business District)
 (b)(6) Mini-storage buildings

1173.11 Principal Building Per Lot (Supplementary District Regulations)

1173.04 Regulation of Accessory Uses and Buildings (Supplementary District Regulations)

1173.06 General Requirements (Supplementary District Regulations)

Request: Applicant applied for a Zoning Permit to build a (third) mini-storage building.

Background: During the Zoning Permit Review, it was discovered this property was annexed from Clinton Township in 1998. The 2 existing mini-storage buildings were constructed in 1987 & 1980.

Mini-storage buildings require a Conditional Use Permit in the GB – General Business District.

HISTORY:

04/03/24

Board of Zoning Appeals

TABLED

Next: 04/17/24

The applicant was not available to attend the hearing; therefore it was tabled until the next regularly scheduled meeting of the BZA.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

Hearing Request

Type of Hearing Requested

Variance Conditional Use Appeal of Decision Map Interpretation Substantially Similar Use

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date:

By:

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

\$100.00

Status of Board's Action

Approved

Denied

Attachment: BZA-Hearing-Application-Packet--Store More (3996 : 2024-Bza-07)

Narrative statements

*establishing and substantiating that the variance conforms to the following standards:
(initial beside the number to signify agreement; provide narrative for #3 & 4)*

_____ 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

_____ 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

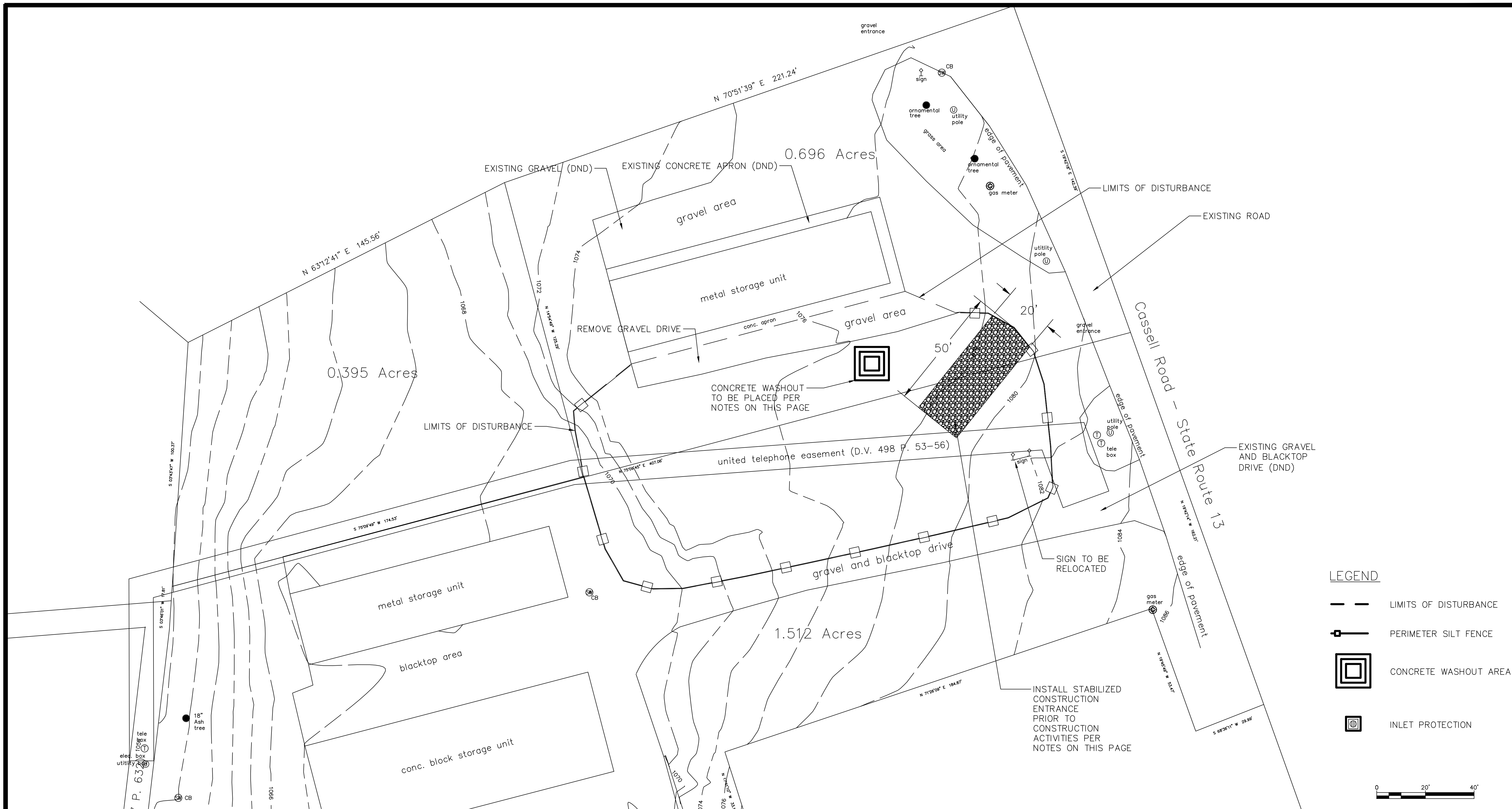
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

_____ 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

_____ 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

_____ 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.



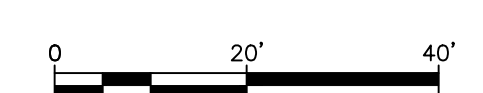
EROSION CONTROL NOTES

1. STABILIZED CONSTRUCTION ENTRANCE
 - 1.1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT 20' WIDE X 50' LONG WITH 6" OF #2 STONE OVER GEOTEXTILE FABRIC. FLARE THE ENTRANCE AT ENTRY TO PUBLIC ROADWAYS WITH A 10' RADIUS TO ACCOMMODATE DUMP TRUCKS TURNING ONTO STREETS.
 - 1.2. INSTALL A 12" MINIMUM CULVERT UNDER THE STABILIZED CONSTRUCTION ENTRANCE IF A STORM DITCH OR DRAINAGE SWALE EXISTS AT THE PROPOSED ENTRANCE. THE CULVERT PIPE SHALL MATCH THE EXISTING DITCH AT BOTH SIDES OF THE ENTRANCE.
 - 1.3. INSPECT STONE PAD ON CONSTRUCTION ENTRANCE WEEKLY AND AFTER ANY 1/2 RAIN OR GREATER STORM EVENT.
 - 1.4. TOP DRESS AND CLEAN #2 STONE AS NEEDED TO MITIGATE TRACKING OF MUD ON PUBLIC ROADWAYS.
 - 1.5. IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.
2. SILT FENCE
 - 2.1. FURNISH SILT FENCE AT 30" WIDE GEOTEXTILE FABRIC WITH SOUND WOODEN SUPPORTS ON A 10' MAXIMUM CENTER TO CENTER SPACING. USE GEOTEXTILE FABRIC CONFORMING TO 712.09, TYPE C.
 - 2.2. INSTALLATION INSTRUCTIONS FOR SILT FENCE:
 - 2.2.1. EXCAVATE A 6"x6" TRENCH ALONG PROPOSED FENCE LINE.
 - 2.2.2. PLACE FABRIC AND SUPPORT STAKES AND EXTEND FABRIC INTO THE TRENCH WITH A 6" BURY OF THE BOTTOM OF THE FENCE INTO THE TRENCH.
 - 2.2.3. BACKFILL AND COMPACT THE EXCAVATED SOIL AROUND THE FENCE.
3. CONCRETE WASHOUT AREA
 - 3.1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS. ACCUMULATED CONCRETE SHALL REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
 - 3.2. CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED OF A 10' X 10' WIDE STONE BERM AGAINST HAY BALES PLACED IN A RECTANGULAR PATTERN WITH A 100 SQUARE FOOT INSIDE AREA. AS AN ALTERNATE THE CONTRACTOR MAX USE A ROLL OFF BOX WITH A LINER.

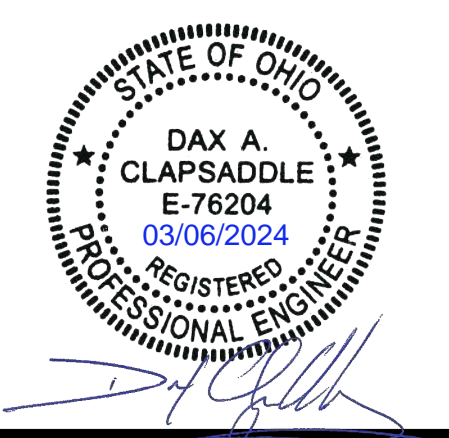
Note: easements to Ohio Cumberland Gas in D.V. 374 P. 19, D.V. 390 P. 449 and D.V. 472 P. 670 are all Blanket Easements.

LEGEND

- LIMITS OF DISTURBANCE
- PERIMETER SILT FENCE
- CONCRETE WASHOUT AREA
- INLET PROTECTION



EXISTING CONDITIONS AND EROSION CONTROL PLAN
SCALE: 1"=20'



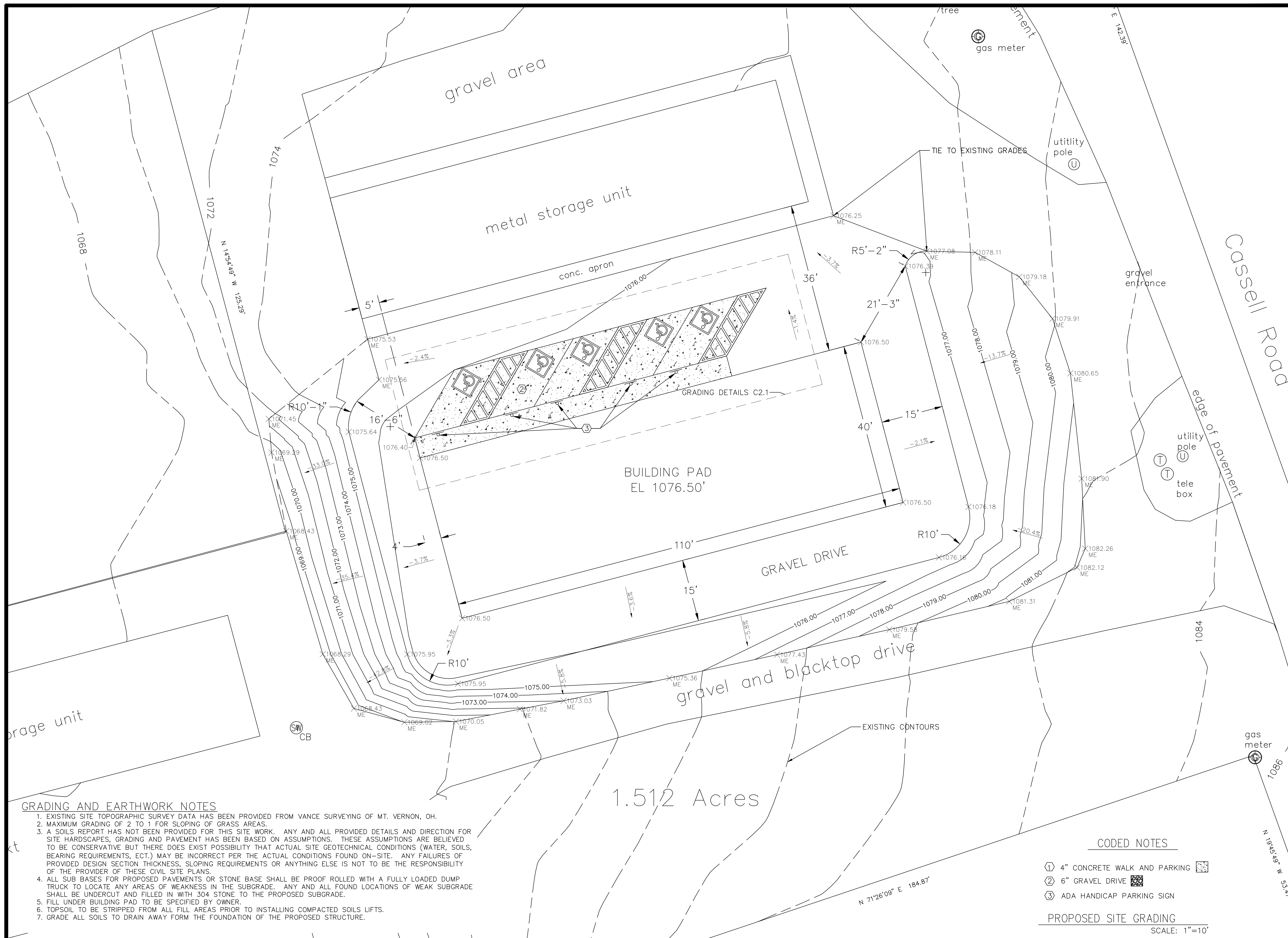
Project
 PROPOSED STORAGE BUILDING
 715 N SANDUSKY ST
 MOUNT VERNON, OH 43050

DESIGN COMPLETED BY:
Structured
 DESIGN AND CONSULTING LLC

Project No.: _____
 DATE: 02/27/2024
 DRAWN BY: JRS 02/27/2024
 DESIGNED BY: DAC 03/01/2024
 REVISED: _____

Sheet Title
DEMOLITION AND EROSION CONTROL

C1.0



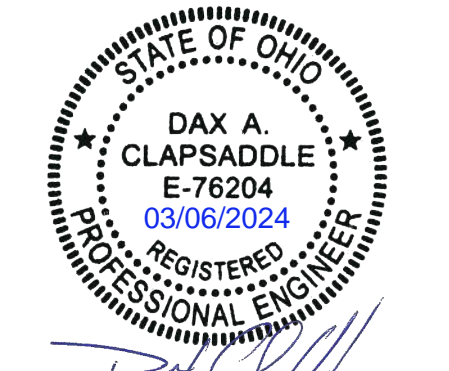
GRADING AND EARTHWORK NOTES

1. EXISTING SITE TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED FROM VANCE SURVEYING OF MT. VERNON, OH.
2. MAXIMUM GRADING OF 2 TO 1 FOR SLOPING OF GRASS AREAS.
3. A SOILS REPORT HAS NOT BEEN PROVIDED FOR THIS SITE WORK. ANY AND ALL PROVIDED DETAILS AND DIRECTION FOR SITE HARDSCAPES, GRADING AND PAVEMENT HAS BEEN BASED ON ASSUMPTIONS. THESE ASSUMPTIONS ARE BELIEVED TO BE CONSERVATIVE BUT THERE DOES EXIST POSSIBILITY THAT ACTUAL SITE GEOTECHNICAL CONDITIONS (WATER, SOILS, BEARING REQUIREMENTS, ECT.) MAY BE INCORRECT PER THE ACTUAL CONDITIONS FOUND ON-SITE. ANY FAILURES OF PROVIDED DESIGN SECTION THICKNESS, SLOPING REQUIREMENTS OR ANYTHING ELSE IS NOT TO BE THE RESPONSIBILITY OF THE PROVIDER OF THESE CIVIL SITE PLANS.
4. ALL SUB BASES FOR PROPOSED PAVEMENTS OR STONE BASE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK TO LOCATE ANY AREAS OF WEAKNESS IN THE SUBGRADE. ANY AND ALL FOUND LOCATIONS OF WEAK SUBGRADE SHALL BE UNDERCUT AND FILLED IN WITH 304 STONE TO THE PROPOSED SUBGRADE.
5. FILL UNDER BUILDING PAD TO BE SPECIFIED BY OWNER.
6. TOPSOIL TO BE STRIPPED FROM ALL FILL AREAS PRIOR TO INSTALLING COMPACTED SOILS LIFTS.
7. GRADE ALL SOILS TO DRAIN AWAY FORM THE FOUNDATION OF THE PROPOSED STRUCTURE.

CODED NOTES

- ① 4" CONCRETE WALK AND PARKING
- ② 6" GRAVEL DRIVE
- ③ ADA HANDICAP PARKING SIGN

PROPOSED SITE GRADING
SCALE: 1"=10'



Project
 PROPOSED STORAGE BUILDING
 715 N SANDUSKY ST
 MOUNT VERNON, OH 43050

DESIGN COMPLETED BY:
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 DESIGN AND CONSULTING LLC

Project No.: _____
 DATE: 02/27/2024
 DRAWN BY: JRS 02/27/2024
 DESIGNED BY: DAC 03/01/2024
 REVISED: _____

Sheet Title
SITE GRADING

C2.0



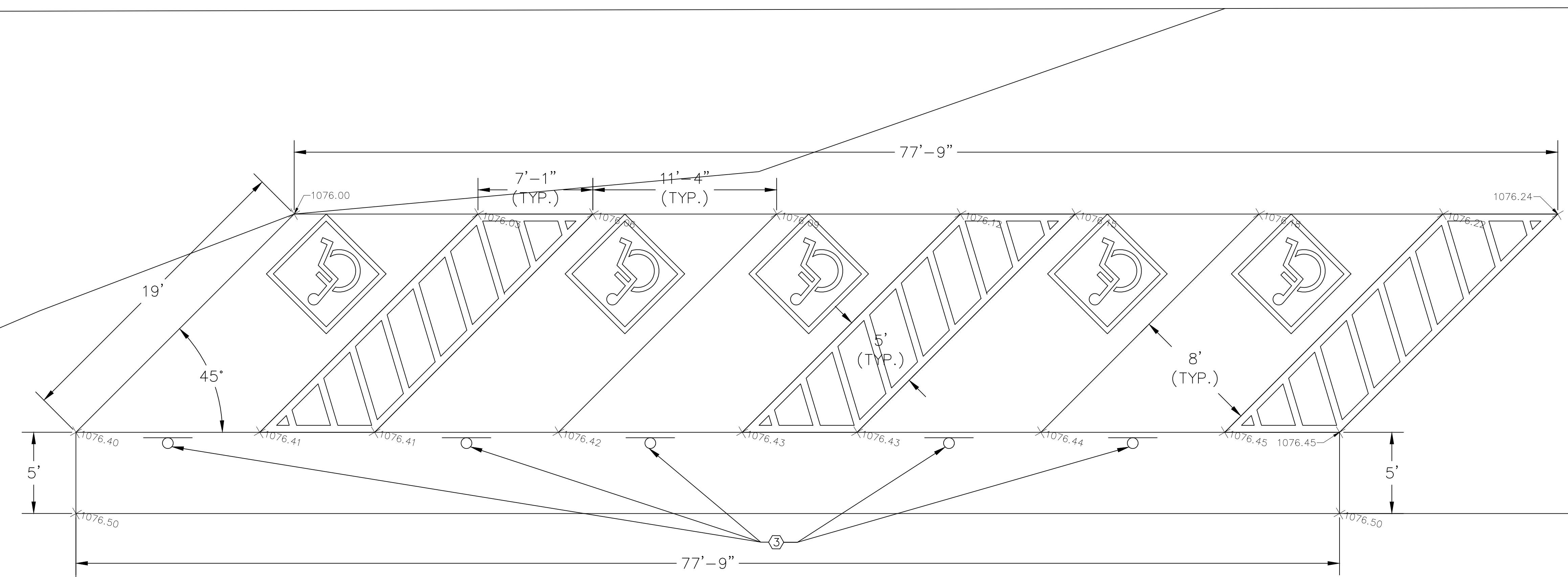
[Signature]

PROPOSED STORAGE BUILDING
715 N SANDUSKY ST
MOUNT VERNON, OH 43050

Project

DESIGN COMPLETED BY:
Structured
DESIGN AND CONSULTING LLC

Attachment: store_more_lic_..._site_plan_stamped (3996 : 2024-Bza-07)



GRADING AND EARTHWORK NOTES

1. EXISTING SITE TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED FROM VANCE SURVEYING OF MT. VERNON, OH.
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4. ALL SUB BASES FOR PROPOSED PAVEMENTS OR STONE BASE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK TO LOCATE ANY AREAS OF WEAKNESS IN THE SUBGRADE. ANY AND ALL FOUND LOCATIONS OF WEAK SUBGRADE SHALL BE UNDERCUT AND FILLED IN WITH 304 STONE TO THE PROPOSED SUBGRADE.
5. FILL UNDER BUILDING PAD TO BE SPECIFIED BY OWNER.
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7. GRADE ALL SOILS TO DRAIN AWAY FORM THE FOUNDATION OF THE PROPOSED STRUCTURE.

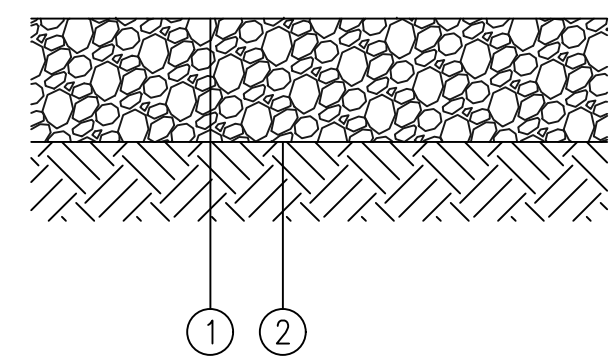
ADA PAVEMENT GRADING
SCALE: 1"=4'



Project No.: _____
 DATE: 02/27/2024
 DRAWN BY: JRS 02/27/2024
 DESIGNED BY: DAC 03/01/2024
 REVISED: _____

Sheet Title
GRADING DETAIL

C2.1

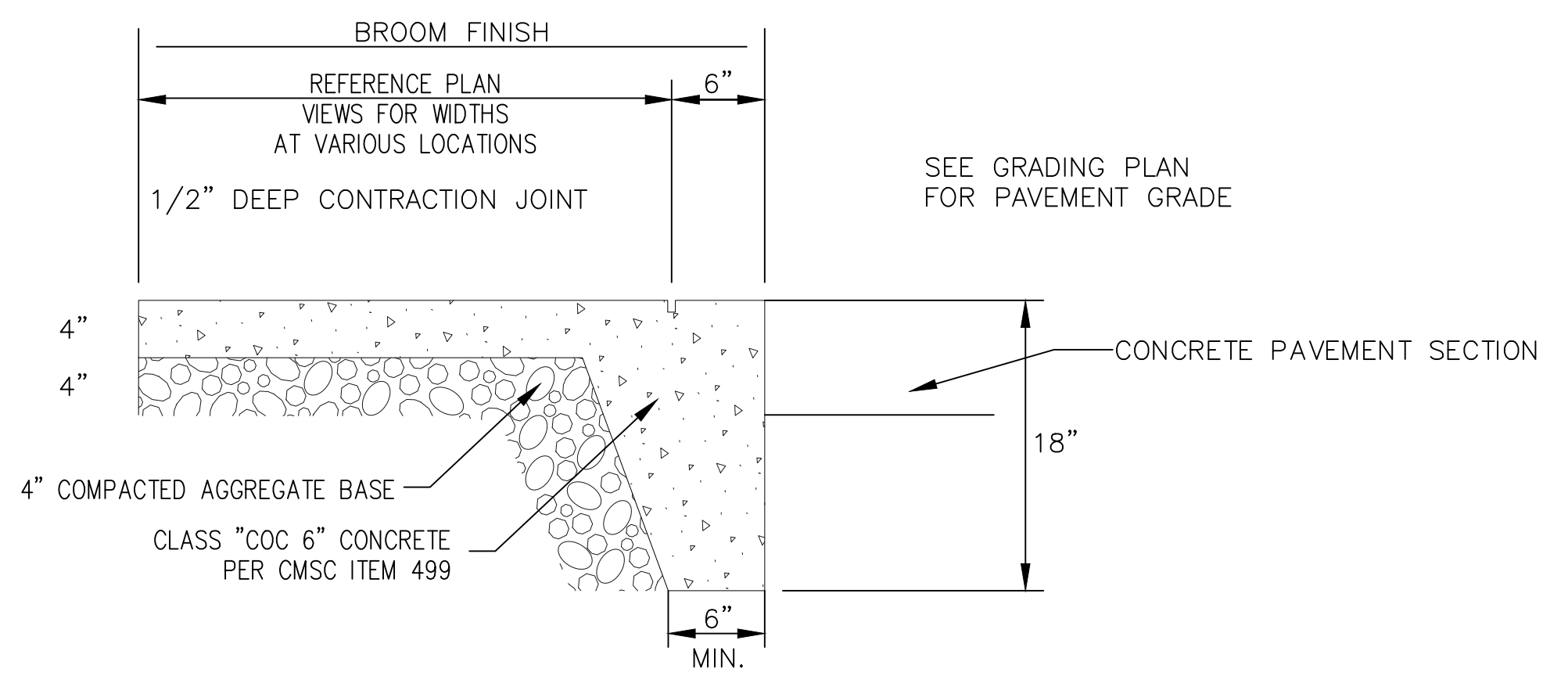


- ① ITEM 304, 6" CRUSHED AGGREGATE BASE
- ② SUBGRADE COMPACTION

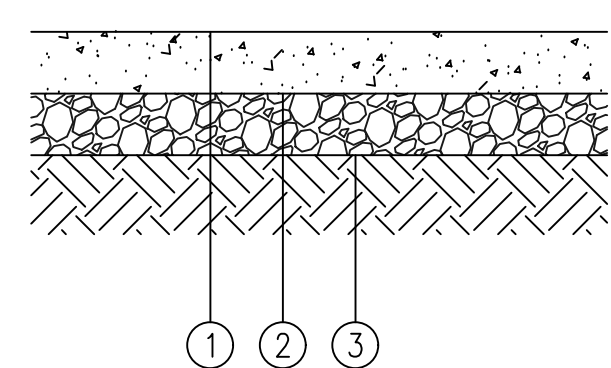
ALL MATERIALS SHALL CONFORM TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

GRAVEL ROADWAY SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. STRUCTURED DESIGN AND CONSULTING DOES NOT WARRANT PAVEMENT OR HARDSCAPES DESIGN.

GRAVEL ROADWAY SECTION
SCALE: NTS



SIDEWALK SECTION
SCALE: NTS

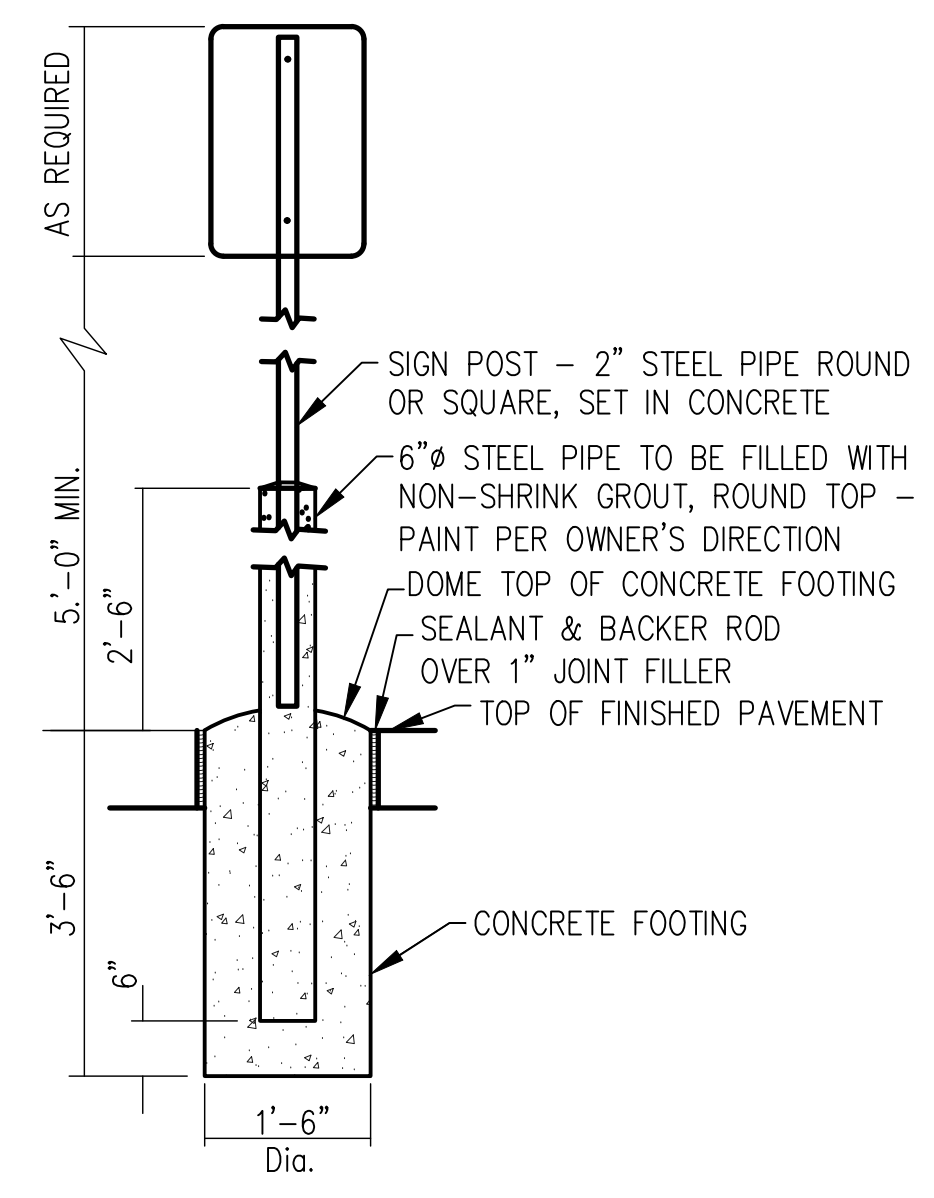


- ① ITEM 608, 4" CONCRETE (CLASS "COC 6" CONCRETE)
- ② ITEM 304, 4" CRUSHED AGGREGATE BASE
- ③ SUBGRADE COMPACTION

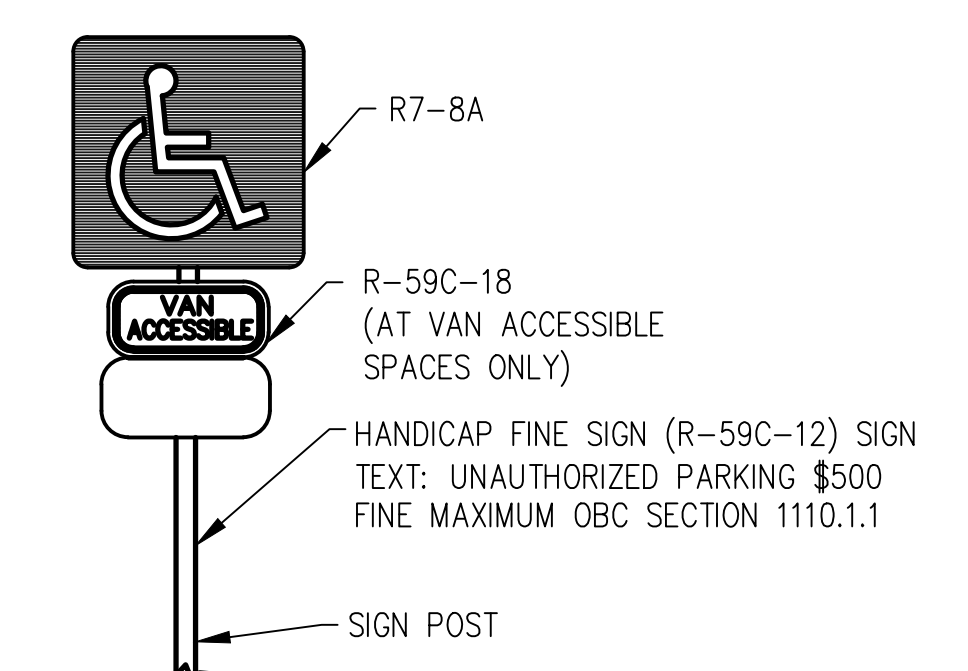
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CONCRETE SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. STRUCTURED DESIGN AND CONSULTING DOES NOT WARRANT PAVEMENT OR HARDSCAPES DESIGN.

CONCRETE PARKING SECTION
SCALE: NTS

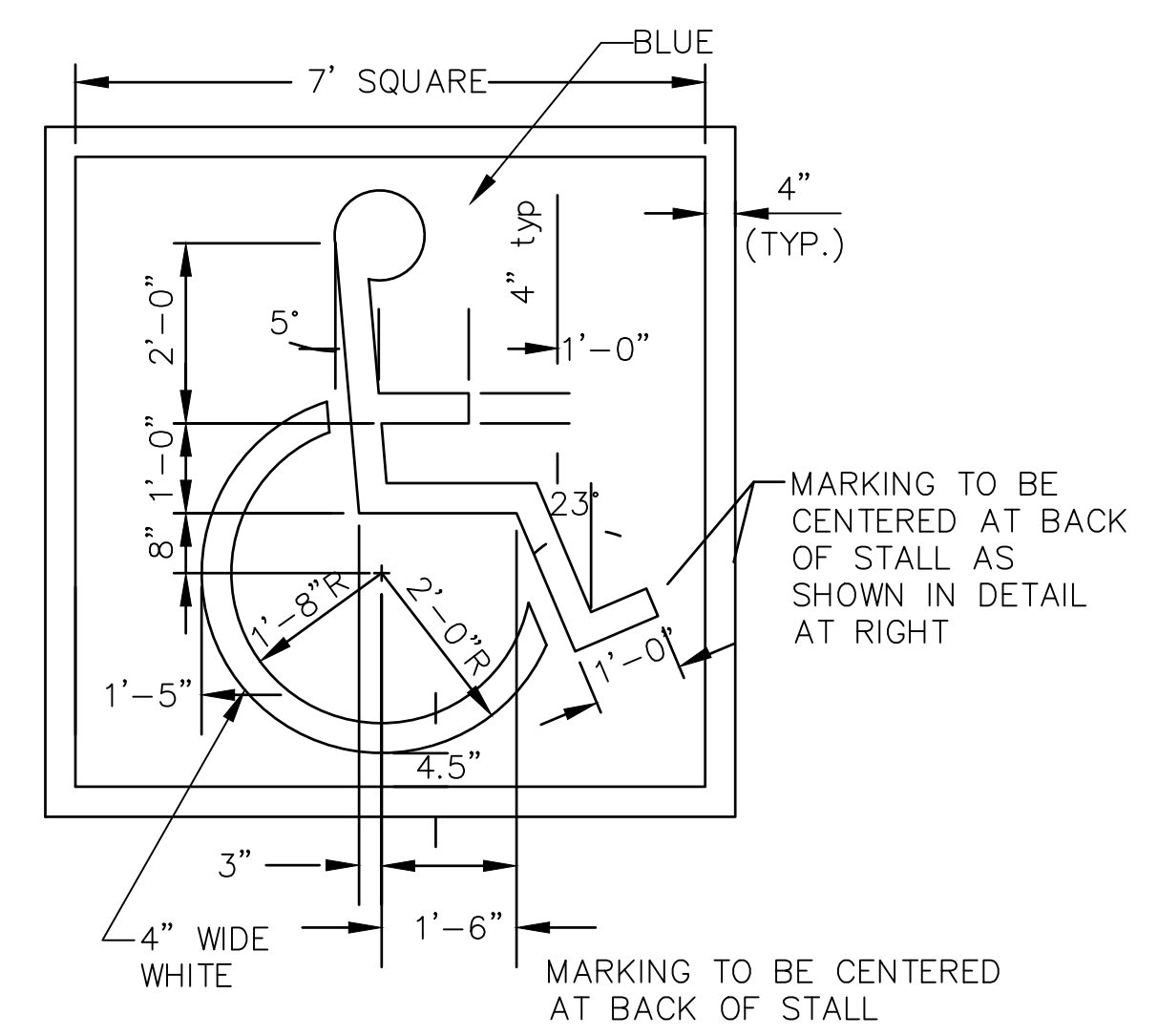


TYPICAL SIGN POST IN PAVEMENT
SCALE: NTS

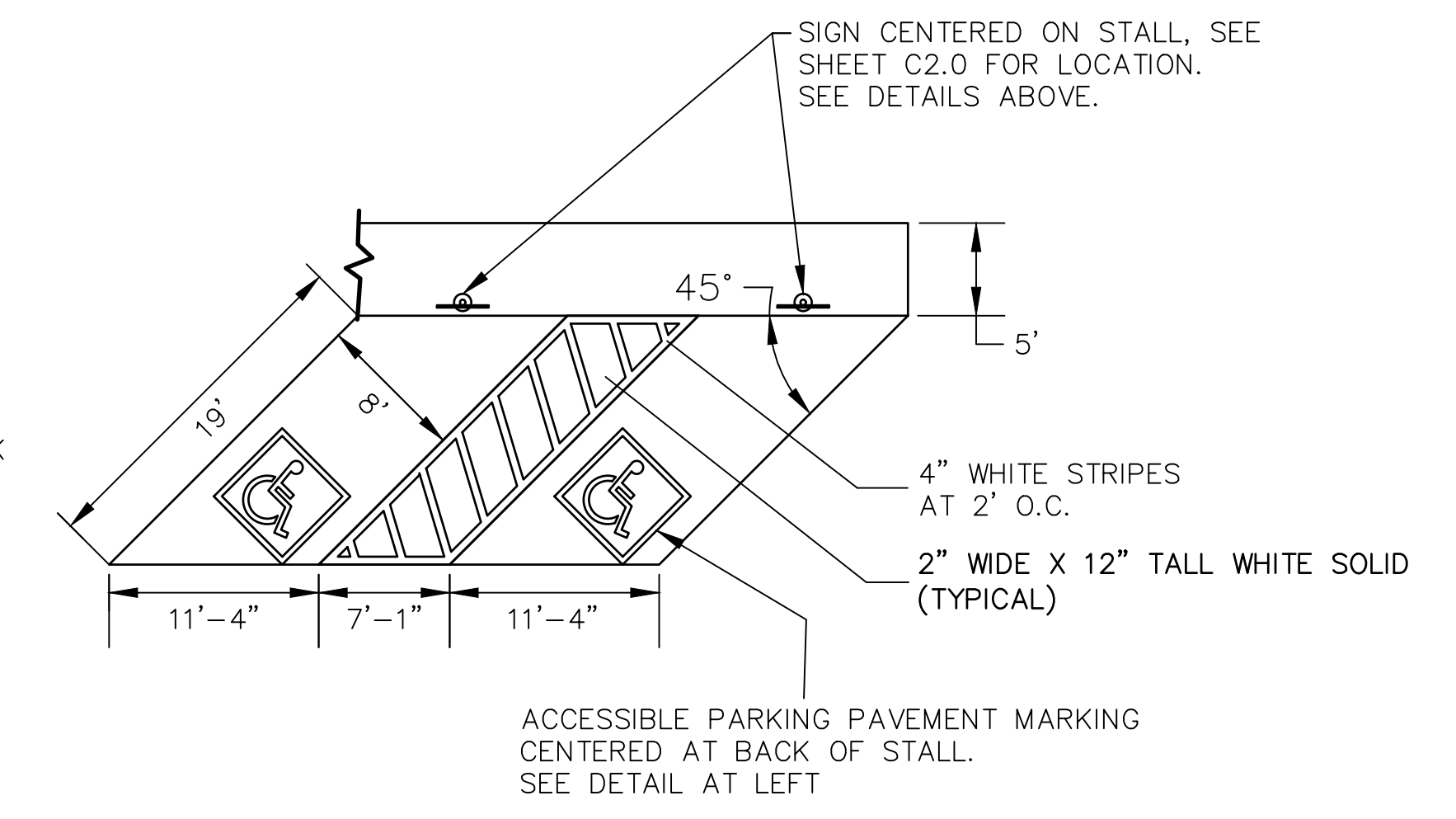


NOTE: HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

HANDICAP PARKING & VAN ACCESSIBLE SIGN
SCALE: NTS



HANDICAP & ACCESSIBLE STALL DETAIL
SCALE: NTS



ACCESSIBLE PARKING PAVEMENT MARKING CENTERED AT BACK OF STALL. SEE DETAIL AT LEFT



PROPOSED STORAGE BUILDING
715 N SANDUSKY ST
MOUNT VERNON, OH 43050

Project

DESIGN COMPLETED BY:
Structured
DESIGN AND CONSULTING LLC

Project No.: _____
DATE: 02/27/2024
DRAWN BY: JRS 02/27/2024
DESIGNED BY: DAC 03/01/2024
REVISED: _____

Sheet Title

SITE DETAIL

C3.0



Board of Zoning Appeals Meeting: 04/17/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

SCHEDULED Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 4005)

DOC ID: 4005

**2024-BZA-09 : 1104 E GAMBIER ST - VARIANCE(S) FOR ACCESSORY
 STRUCTURE**

Item Number	2024-BZA-09
Site Address	1104 E Gambier ST
Parcel Number	66-04365.000
Zoning District	RR Rural Residential
Presented By	R. Linn Bebout

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 Chapter 1159 – Rural Residential District
 §1173.06 – General Requirements (Supplementary District Regulations)

Request: Construct a 40' x 90' Accessory Structure, 22.5' feet tall, before constructing the primary dwelling, proposed to have a total footprint of 3,673 sf, including 2,174 of living space, 509 sf front porch, 372 sf rear porch, and 618 sf garage.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

Hearing Request

Type of Hearing Requested

Variance Conditional Use Appeal of Decision Map Interpretation Substantially Similar Use

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date:

By:

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

\$100.00

Status of Board's Action

Approved

Denied

Attachment: Bebout BZA-Hearing-Application-Packet (4005 : 2024-Bza-09)

Narrative statements

*establishing and substantiating that the variance conforms to the following standards:
(initial beside the number to signify agreement; provide narrative for #3 & 4)*

_____ 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

_____ 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

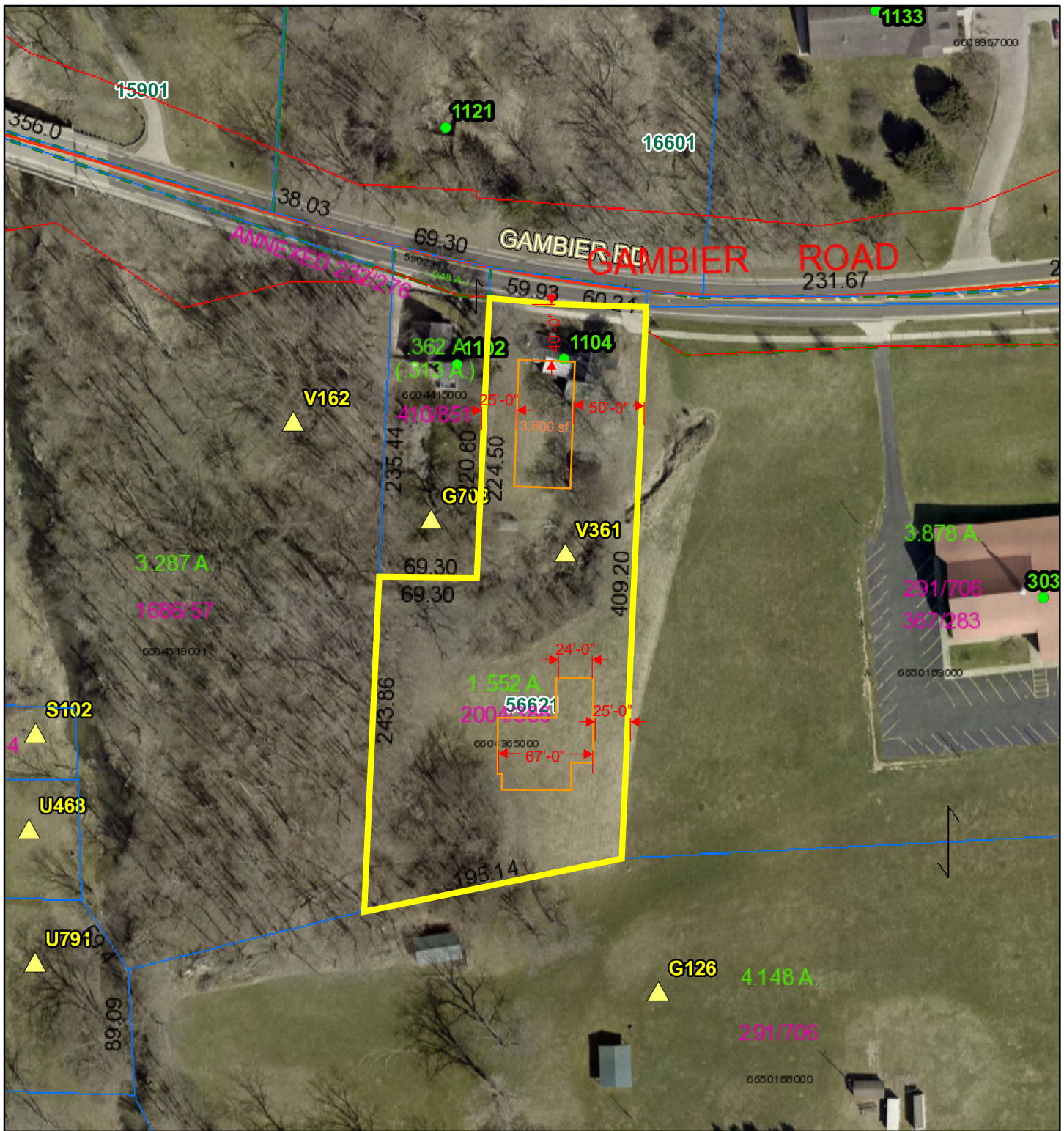
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

_____ 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

_____ 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

_____ 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.



Attachment: Aerial 1104 E Gambier (4005 : 2024-Bza-09)

April 5, 2024

- 1 inch -
Scale - 1:1,200

1 inch = 100 feet
1 inch = 0.019 miles

Knox County, OH; Bruce Harris & Associates

4

3

2

1

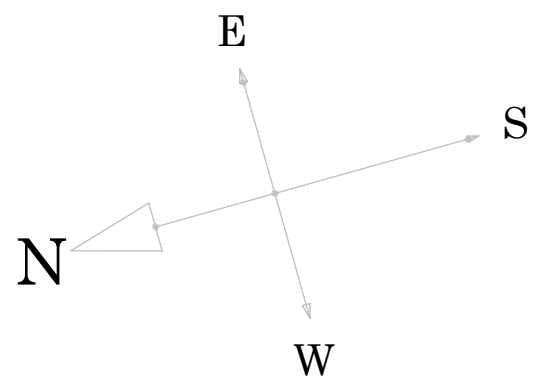
B

22'6"

16'

40'

90'



A


4

3

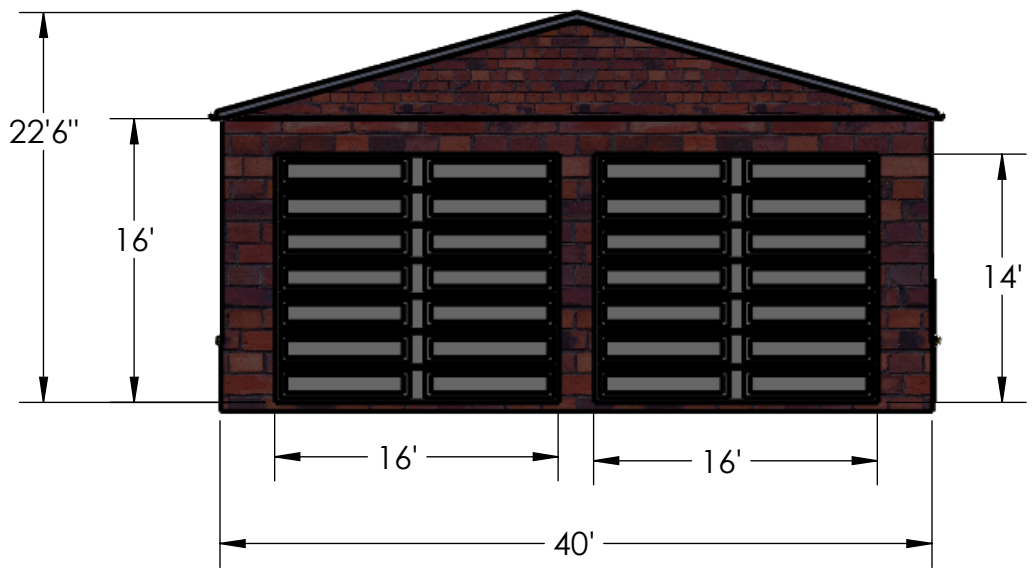
2

1

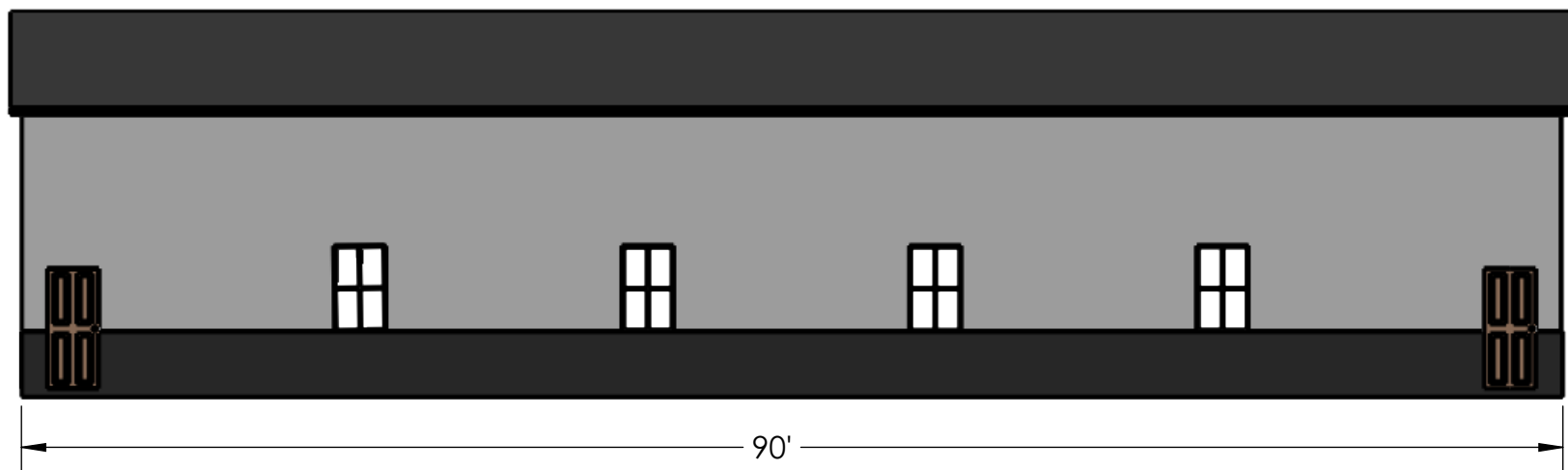
Attachment: LINNBEOUTSET (4005 : 2024-Bza-09)

REV	Date	Revision Description	NAME	DATE		
		Insert:	DRAWN	Micah	5/14/97	 8924 Columbus Rd. Mount Vernon, Ohio 43050 740-382-1383 Customer: John Doe Job Name: Part 1 Description: Insert:
			CHECKED			
			P.O. No.	123		
			DWG. No.			
			Q.A.			
		PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Custom Cutters. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Custom Cutters IS PROHIBITED.	USED ON		COMMENTS: Insert:	Sheet: 1 OF 1 REV#:
			MATERIAL			
		FINISH				

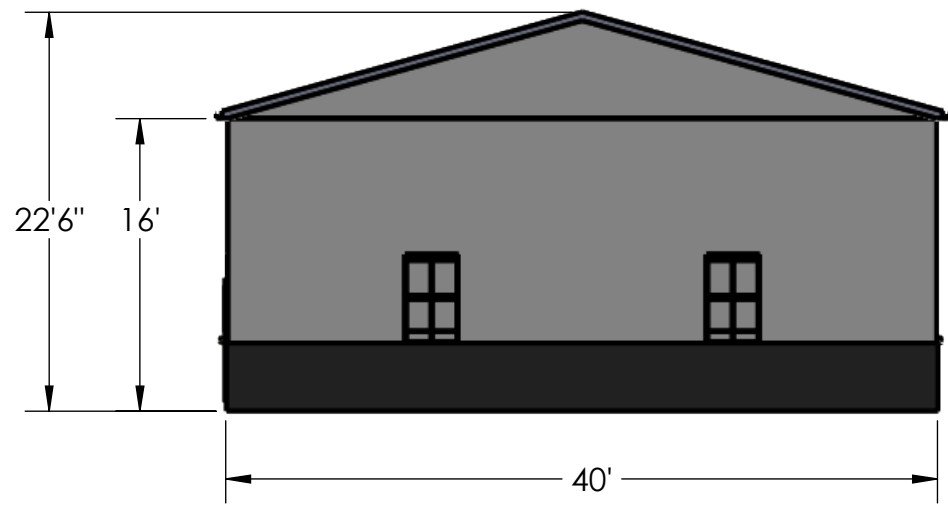
NORTH/FRONT



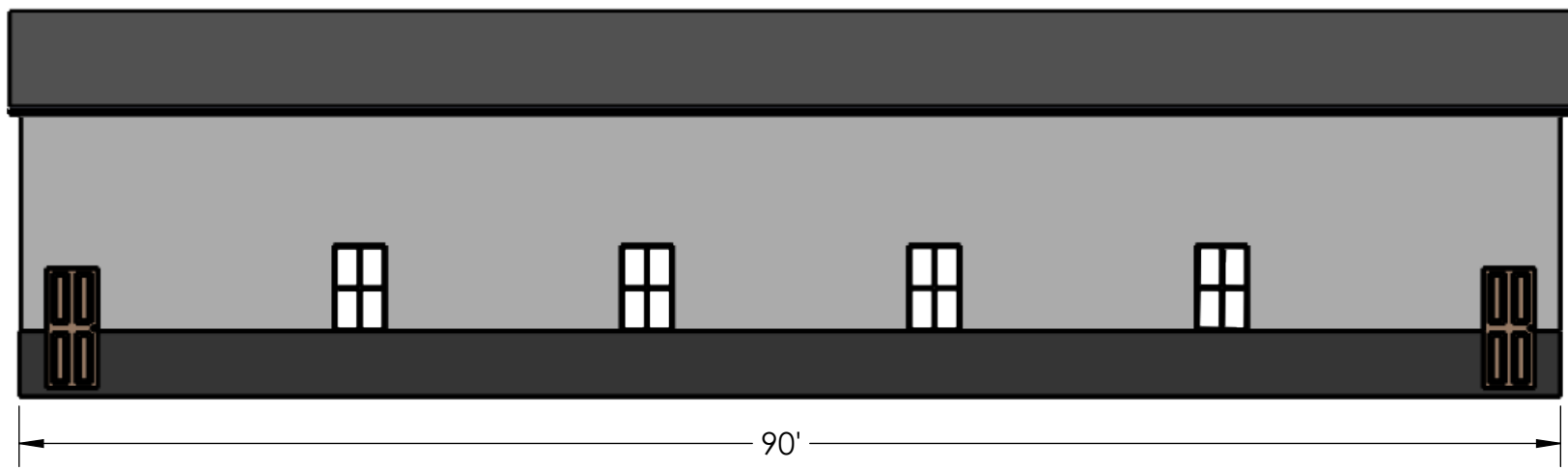
EAST/LEFT SIDE




SOUTH/BACK



WEST/RIGHT SIDE



REV	Date	Revision Description	NAME	DATE
		Insert:	DRAWN	Micah 5/14/97
			CHECKED	
			P.O. No.	123
			DWG. No.	
			Q.A.	
			COMMENTS:	Insert:

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Custom Cutters. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Custom Cutters IS PROHIBITED.	USED ON	 8924 Columbus Rd. Mount Vernon, Ohio 43050 740-382-1383 Customer: John Doe Job Name: Part 1 Description: Insert:
	MATERIAL	
	FINISH	Sheet: 1 OF 1
		REV#:

Attachment: LINNBEOUTSET (4005 : 2024-Bza-09)



The Darlington

GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS OTHERWISE NOTED.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. GUARDS AND RAILINGS SHALL COMPLY WITH IRC 2018, R312.1.1 AND R312.1.2. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R302.3.1 (2) OF THE IRC. 2018 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
10. RE. SEC. 308 GLAZING IN HAZARDOUS LOCATIONS 4 TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 IRC 2018)
11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" ON CENTER VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.61 SQ. FEET OF WALL PER SECTION R103.3.4.1
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
13. DRYER VENT MUST HAVE MAX LENGTH 25'
14. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.

WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609. SEE TABLE R302.1.2 OF IRC 2018.

HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY:		2 STORY:	
• 2 FLY 2X6*	4'-2" MAX	• 2 FLY 2X6*	3'X1" MAX
• 2 FLY 2X8*	5'-4" MAX	• 2 FLY 2X8*	4'X6" MAX
• 2 FLY 2X10*	7'-6" MAX	• 2 FLY 2X10*	6'X2" MAX
* REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS			

NOTE:
ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R306). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

GENERAL MATERIALS:

1. EXTERIOR WALLS:
 - REINFORCED CEMENTITIOUS SIDING
 - "TYVEK" BUILDING WRAP
 - 1/2" O.S.B. SHEATHING
 - R-19 BATT INSULATION
2. INTERIOR WALLS:
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD INTERIOR
3. CEILING:
 - 2X JOISTS @ 1'-4" O.C.
 - R30 INSULATION
4. ROOF SYSTEM:
 - STANDING SEAM METAL ROOF
 - 1/2" O.S.B. OR CDX FLYWOOD
 - 2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)
 - 1/2" GYPSUM BOARD INTERIOR
 - 1/2" GYPSUM BOARD ON BOTH SIDES
 - 1/2" GYPSUM BOARD
 - #8 FELTS
 - 2X6 RAFTERS @ 2'0" O.C. (CONFIRM W/ LOCAL CODE)

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

PROTECTION AGAINST TERMITES:

1. SUBTERRANEAN TERMITE CONTROL IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT, THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY TERMITE RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT, FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO ALPFA M4 AS PER IRC 2018, R310.12

WINDOW EGRESS NOTES

1. R310.1 - MEANS OF EGRESS, DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
2. R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M²).
3. R310.2.2 - WINDOW SILL HEIGHT, WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
4. R310.2.3 - WINDOW WELLS, THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.83 M²) WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 - SHALL BE PERMITTED TO ENCRUSH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
5. R310.2.3.1 - LADDER AND STEPS, WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311 AND R318. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
6. R312.2 - WINDOW FALL PROTECTION, WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.
7. R312.2.1 - WINDOW SILLS, IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (305 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.
8. R312.2.2 - WINDOW OPENING CONTROL DEVICES, WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R312.2.

CODE DISCLAIMER:

1. THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING 4 FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2018 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE IRC.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

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Lins Bebout



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Attachment: Bebout house plans for BZA (4005 - 2024-Bza-09)

Project No.: The Darlington-BSM
DATE: OCTOBER 17, 2023
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

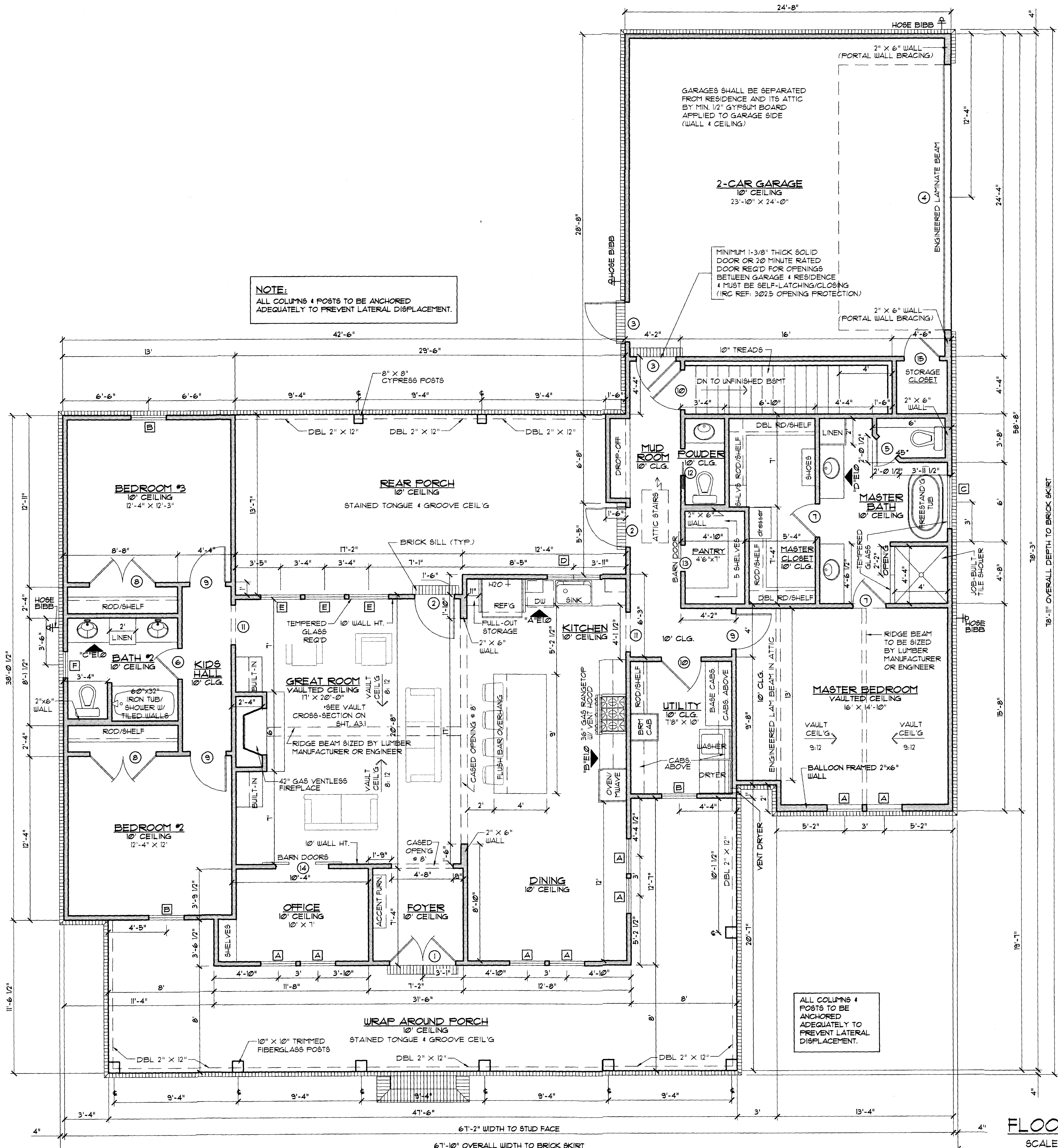
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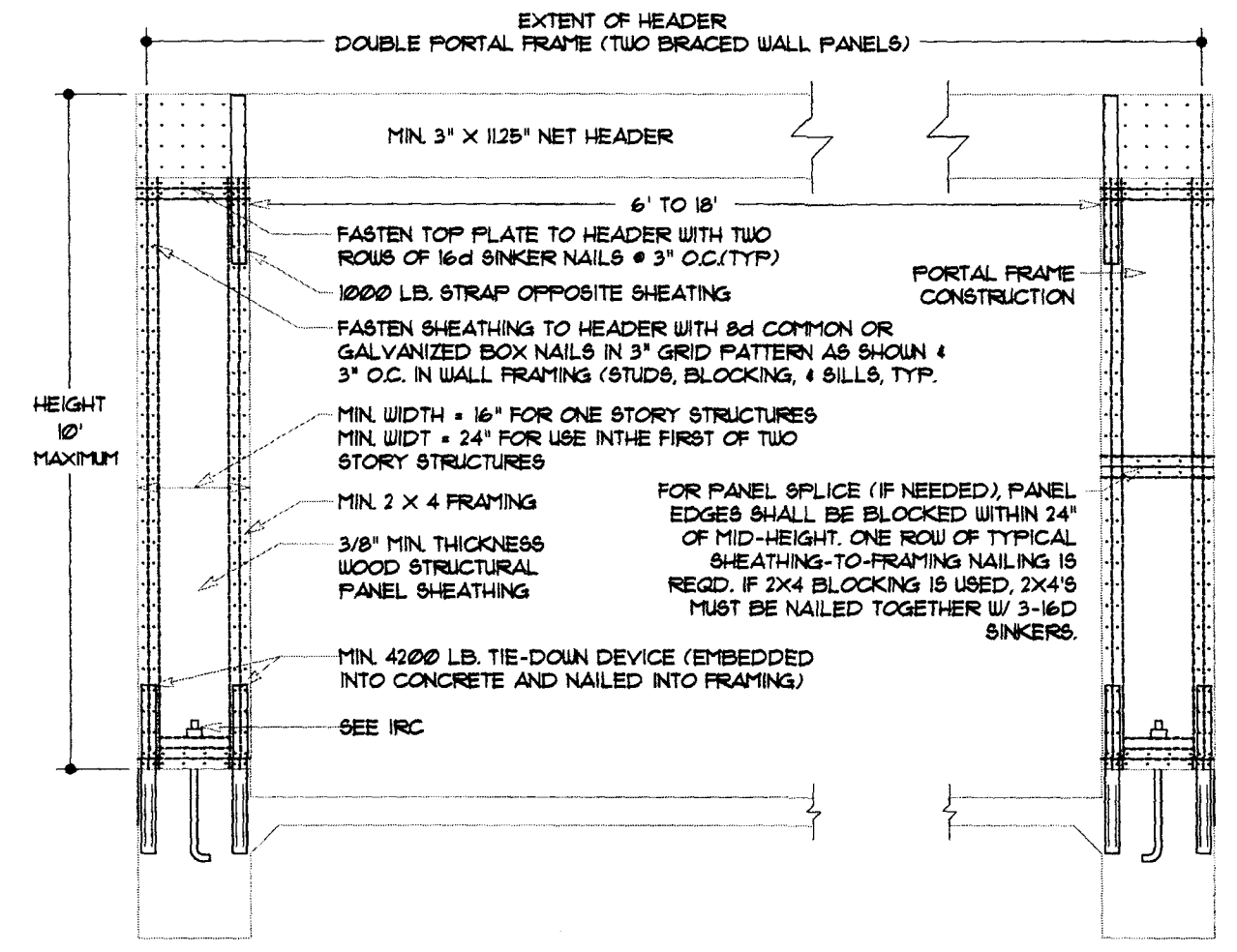
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WINDOW SCHEDULE			
MARK	OPENING SIZE	DESCRIPTION	QTY.
A	2'8" X 6'6"	2/2 LITE VINYL SINGLE HUNG DBL INSULATED WINDOW	8
B	2'8" X 6'0"	2/2 LITE VINYL SINGLE HUNG DBL INSULATED WINDOW	3
C	4'0" X 4'0"	4 LITE VINYL FIXED DBL INSULATED WINDOW	1
D	DBL 2'0" X 4'0"	DBL 4 LITE VINYL FIXED DBL INSULATED WINDOW	1 PAIR
E	3'0" X 6'0"	2/2 LITE VINYL SINGLE HUNG DBL INSULATED WINDOW	3
F	2'0" X 4'0"	4 LITE VINYL FIXED DBL INSULATED WINDOW	2

DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	QTY.
1	DBL 2'6" X 8'0"	EXTERIOR 4 LITE 3/4 FRENCH SOLID WOOD DOORS	1 PAIR
2	3'0" X 8'0"	EXTERIOR 1 LITE FULL FRENCH WOOD DOOR	2
3	3'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	2
4	2'0" X 8'0"	EXTERIOR OVERHEAD METAL GARAGE DOOR W/ OPENER	1
5	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
6	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
7	2'6" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
8	DBL 2'6" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOORS	2 PAIR
9	2'8" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	3
10	3'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
11	3'0" X 8'0"	CASED OPENING	2
12	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE POCKET DOOR	1
13	2'0" X 8'0"	INTERIOR WOOD SLIDING BARN DOOR - OWNER SELECT	1
14	DBL 2'0" X 8'0"	INTERIOR WOOD SLIDING BARN DOORS - OWNER SELECT	1 PAIR
15	2'8" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	1
	2'8" X 6'8"	HORIZONTAL 6 PANEL H.C. MASONITE DOOR @ BSMT CLOSET	1

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" AFF.



SQUARE FOOTAGE	
LIVING	2174
FRONT PORCH	509
REAR PORCH	312
GARAGE	618
TOTAL SQ. FT.	3613

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

CONTRACTOR TO LOCATE WATER HEATER & A/C UNITS ON SITE

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RESIDENCE OF
ROBYN BEBOUT

Project

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS

Attachment: Bebout house plans for BZA (4005 - 2024-Bza-09)

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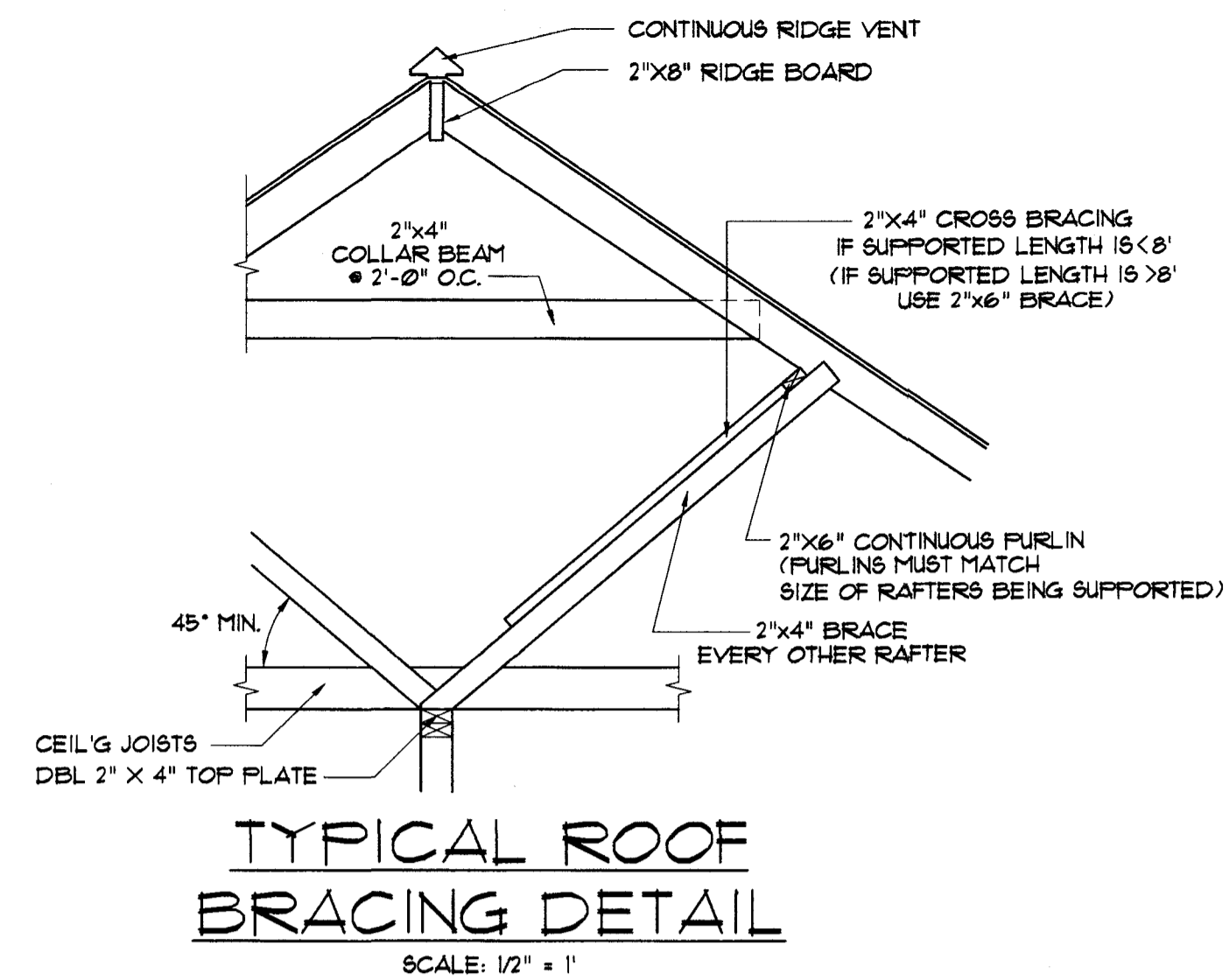
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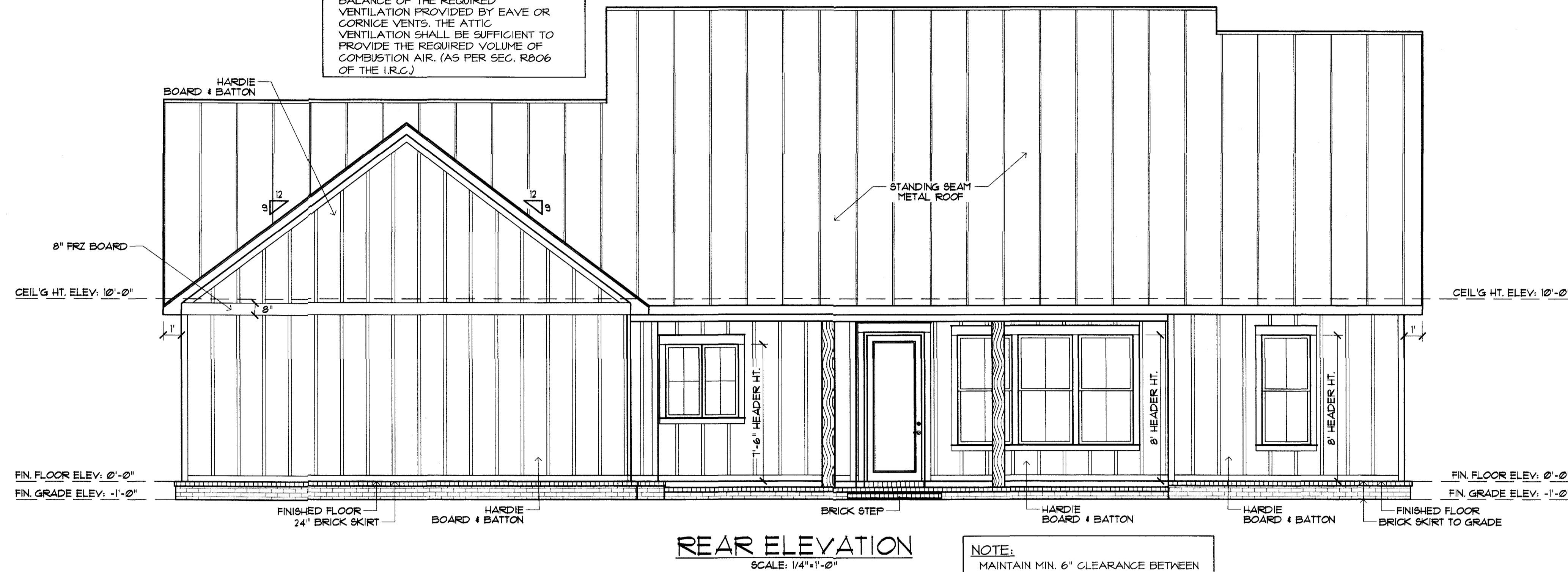
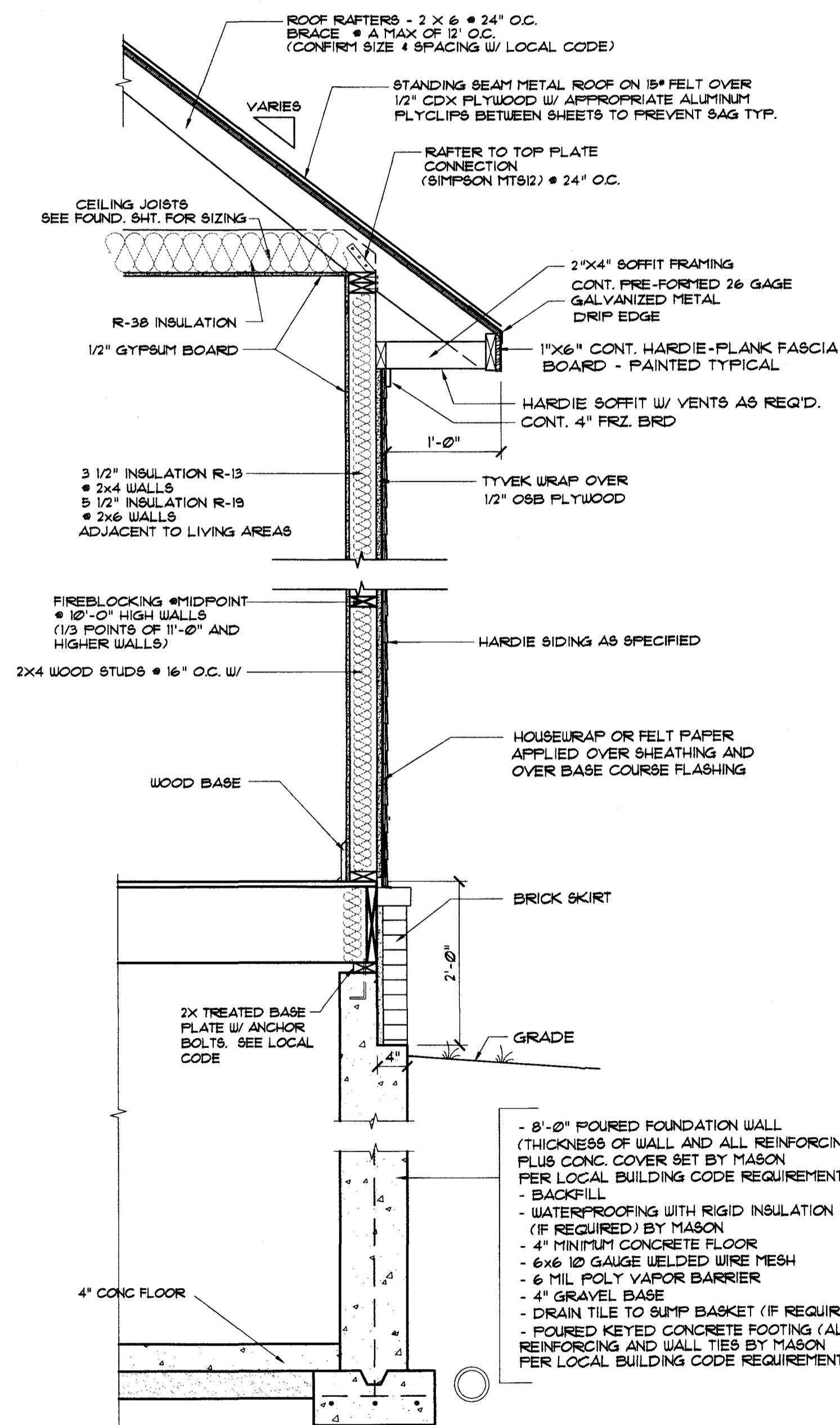
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FLOOR PLAN

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□ Construction Doc.

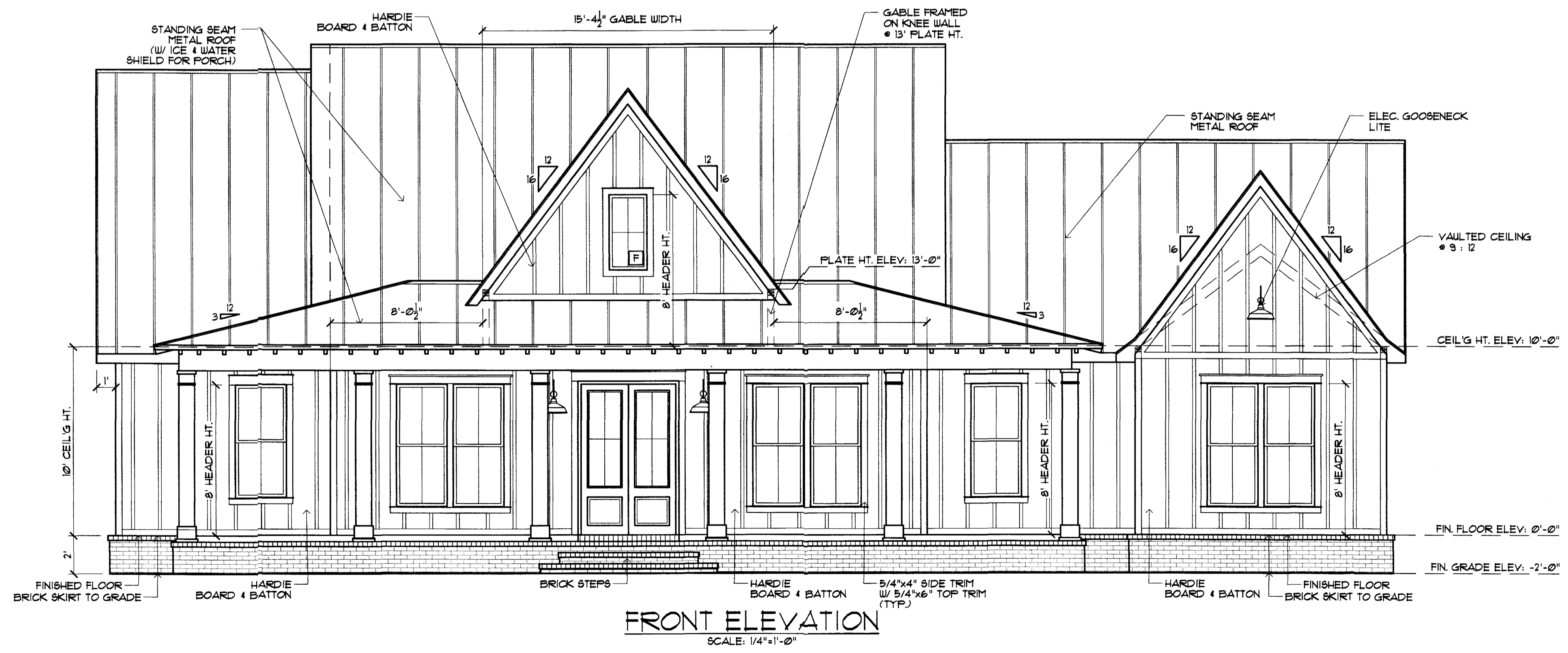
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ATTIC VENTILATION:
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT A REDUCTION OF THE TOTAL AREA TO 1/80 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 60% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE ATTIC VENTILATION SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED VOLUME OF COMBUSTION AIR. (AS PER SEC. R806 OF THE I.R.C.)



NOTE:
MAINTAIN MIN. 6" CLEARANCE BETWEEN BOTTOM OF BRICK OR SIDING AND TOP OF FINAL GRADING AND SODDING - TYPICAL ALL AROUND STRUCTURE



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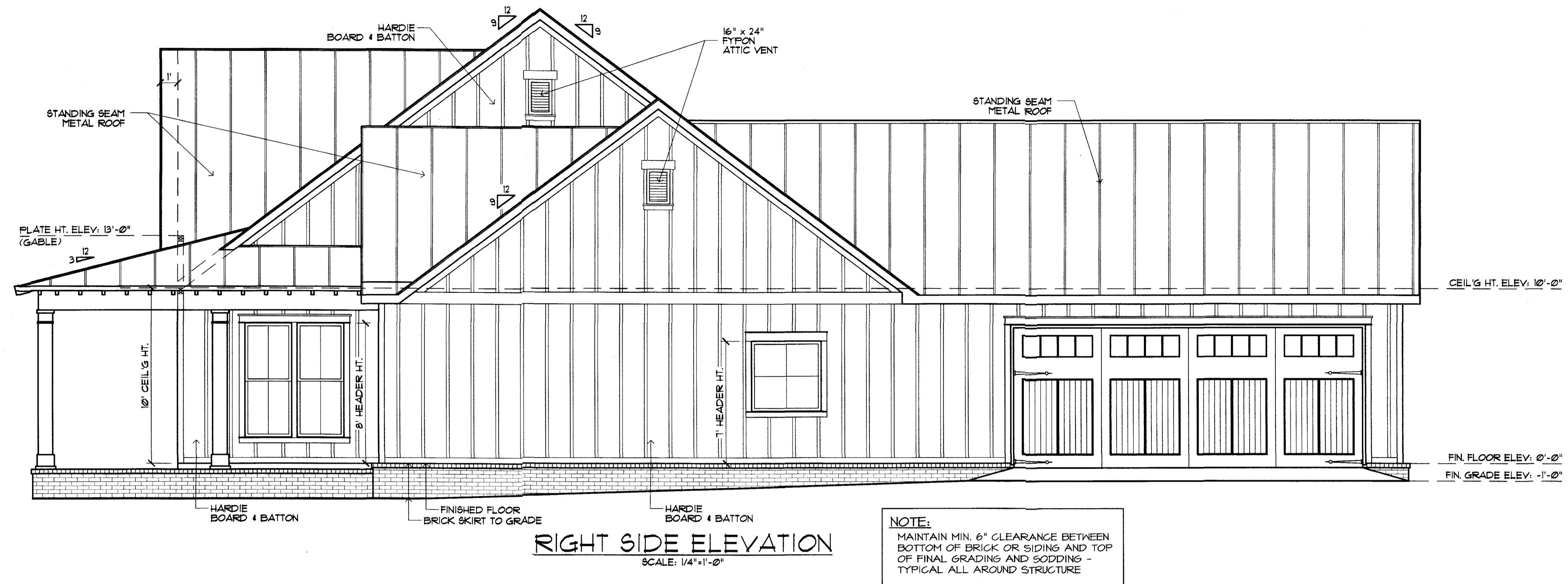
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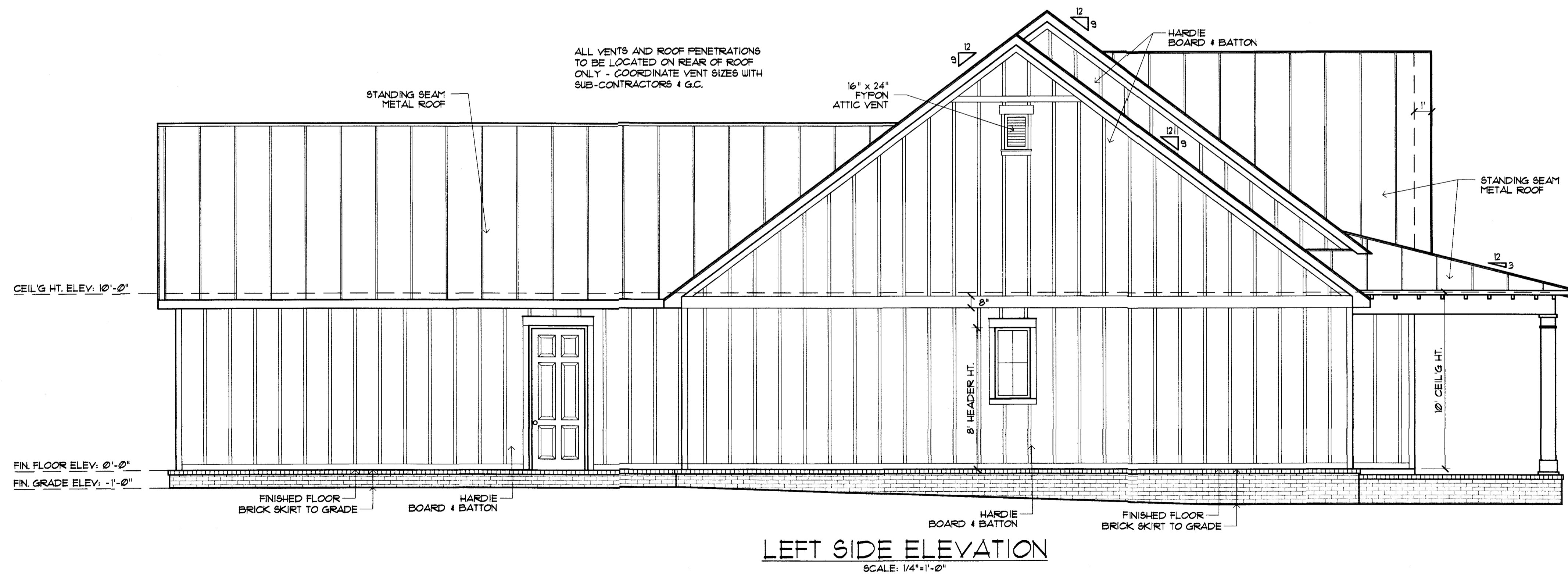
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FRONT & REAR ELEVATIONS

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 OF FINAL GRADING AND SODDING -
 TYPICAL ALL AROUND STRUCTURE



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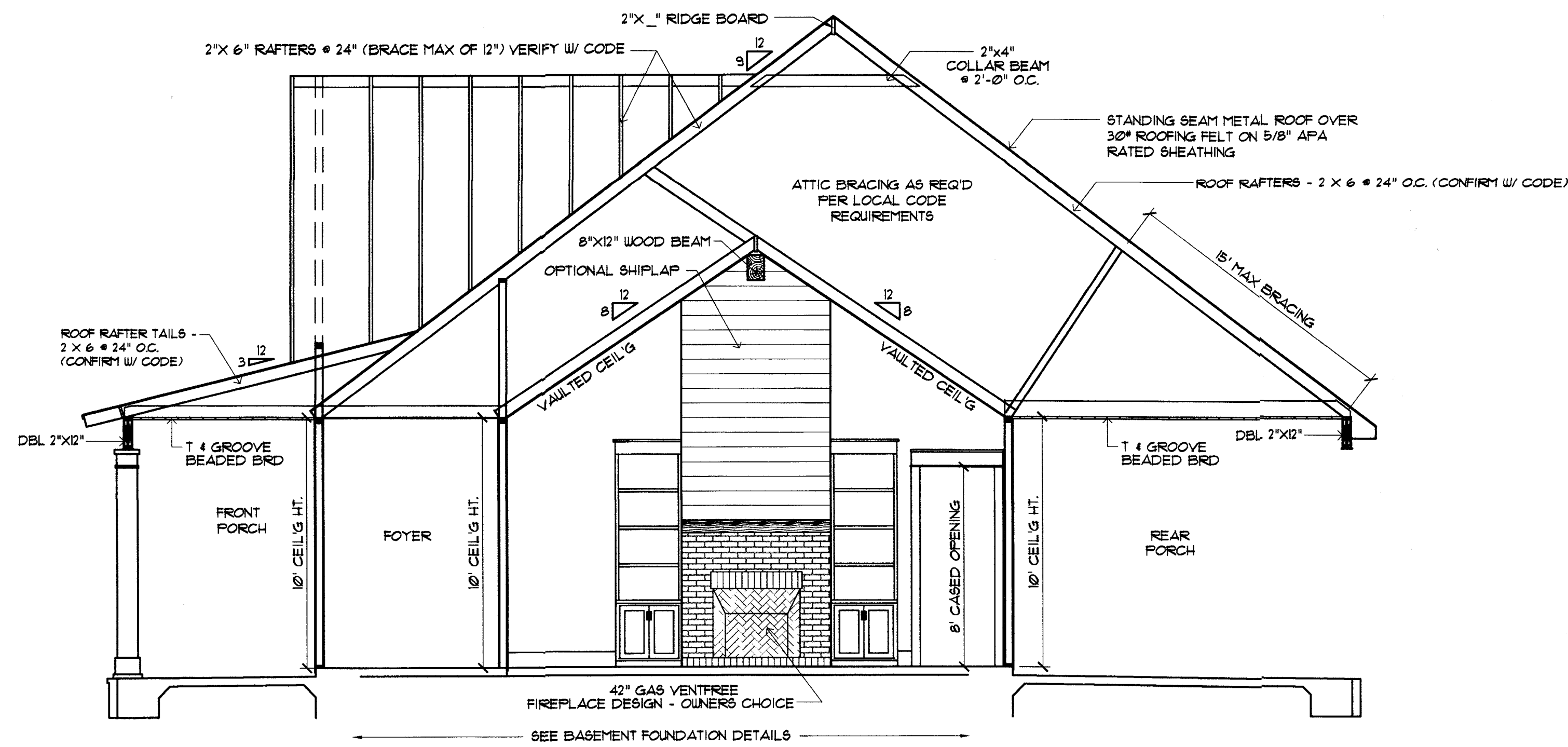
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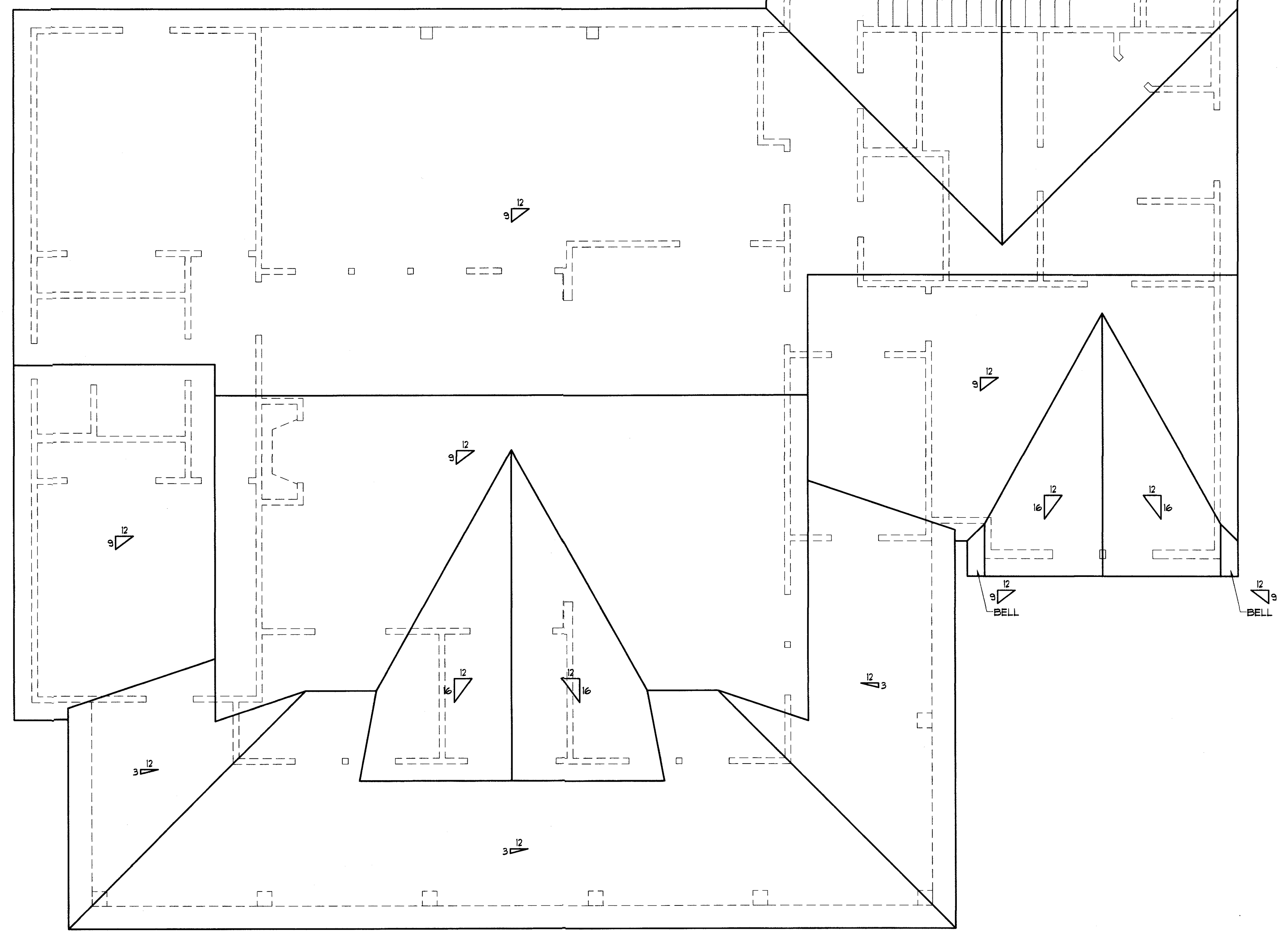
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 ELEVATIONS**

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A3.C



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



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

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ROOF PLAN

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