

GENERAL NOTES:

- 1. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL, STATE & LOCAL BUILDING CODES.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DRAWN SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BRACED WALL PANEL NOTES:

B.P. BRACED WALL PANEL - 3/4" MIN. LENGTH w/ 1/16" OSB OR 1/2" PLYWOOD AND 3/4 COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL - 1/2" GYP. BD PER R 602.10(3)(5); 1/2 5/8" EACH SIDE w/ #6 X 1/4 TYPE 5 OR 1/4 SCREWS PER ASTM C1002 @ 12" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL - 2-3/8" MIN. WIDTH w/ 1/16" OSB OR 1/2" PLYWOOD AND 3/4 COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800" MIN. HOLD DOWN EACH END (HP4HD22 OR STD10)

P.F.H. PORTAL FRAME W/ HOLD DOWNS BRACED WALL PANEL - 1/2" MAX. WIDTH w/ 1/16" OSB OR 1/2" PLYWOOD AND 3/4 COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD 3" o/c AT MID SPAN BRACING & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800" MIN. HOLDDOWN EACH END (HP4HD22 OR STD10)

GENERAL STEEL NOTES:

ANCHOR BOLTS: ASTM A307, GRADE A. PROVIDE WITH STANDARD WASHERS AND NUTS. GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO ASTM A193, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A563. PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.

DOOR AND WINDOW NOTES:

- 1. EVERY WINDOW SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
2. ALL WALK-THRU DOORS SHALL BE SOLID CORE
3. INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING

NAILING NOTES: (PER IRC TABLE R602.3(11))

- JOIST TO SILL OR GIRDER BRIDGING TO JOIST OR BLKG: TOE NAIL (3)-3/4 TOE NAIL EA. END (2)-3/4 FACE NAIL 16d @ 16" O/C TOE NAIL (4)-3/4 END NAIL (2)-16d TOP PLATE TO STUD
DOUBLE STUDS: FACE NAIL 16d @ 24" O/C DOUBLE TOP PLATES: FACE NAIL 16d @ 16" O/C CONTINUOUS HEADER, TWO PIECES: 16d @ 16" O/C ALONG EA. EDGE BUILT-UP HEADER, TWO PIECES: 16d @ 16" O/C ALONG EA. EDGE 1/4" 1/2" SPACER: 16d @ 16" O/C ALONG EA. EDGE TOP PLATES, LAPs AND INTERSECTIONS: FACE NAIL (2)-16d
CEILING JOISTS TO PLATE: TOE NAIL (3)-3/4 CONTINUOUS HEADER TO STUD: TOE NAIL (4)-3/4 CEILING JOISTS, LAPs OVER PARTITIONS: FACE NAIL (3)-1/4 CEILING JOISTS TO PARALLEL RAFTERS: TOE NAIL (2)-16d RAFTER TO PLATE: TOE NAIL (2)-16d 1" BRACE TO EACH STUD AND PLATE: FACE NAIL (2)-3/4 BUILT-UP CORNER STUDS: 10d @ 24" O/C (2)-16d @ EA. BRG.
12" PLYWOOD ROOF AND WALL SHEATHING: EDGES 3d @ 6" O/C INTERMEDIATE 3d @ 12" O/C
3/4" PLYWOOD SUBFLOOR: EDGES 3d @ 6" O/C INTERMEDIATE 3d @ 12" O/C
2x MULTIPLE JOISTS - STAGGER @ 15" O/C W/2 @ EA. END OR SLICE (3) OR FEWER 16d NAILS (4) OR MORE 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

FRAMING NOTES:

- 1. PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
2. PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
3. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
4. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

ABBREVIATION NOTES:

- 1. AHJ = Authority Having Jurisdiction.
2. CMU = Concrete Masonry Units.
3. F&I = Furnish & Install.
4. FFE = Furniture, Fixtures & Equipment.
5. GC = General Contractor.
6. LF = Linear Feet.
7. MACAP = Match As Closely As Possible.
8. M-E-P = Mechanical (HVAC), Electrical, Plumbing.
9. NIC = Not In Contract. OTR = Over The Road.
10. PM = Project Manager.
11. SF = Square Feet.
12. SS = STAINLESS STEEL.
13. T&M = Time & Material.
14. TBD = To Be Determined.
15. TR = Pressure Treated Lumber.
16. UG = Underground.
17. U.I. = Window Unit Inches.
18. UNO = Unless Noted Otherwise.
19. W/P = Weatherproof.
20. W/P(F) = Weatherproof (FCI) Receptacle.
21. XG = Existing Conditions.
22. ETR = Existing To Remain.

FOUNDATION NOTES:

- 1. BASEMENT ADDITION SLAB ON GRADE.
2. ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS ARE REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
3. CONCRETE STRENGTH: 3,000 PSI AT 28 DAYS FOR ALL SLABS (FOUNDATION DESIGN BASED ON 2,500 PSI); 3,000 PSI AT 28 DAYS FOR ALL OTHER CONCRETION. MAXIMUM SLUMP, 4".
4. USE ASTM A615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.
5. CONCRETE JOINTS AND ANCHORS SHALL BE SIMPSON WEDGE-BALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.
6. INFILTRATION: ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED: JOINTS AROUND WINDOW AND DOOR FRAMES JOINTS BETWEEN WALL CAVITY AND WINDOW/FME. JOINTS BETWEEN WALL AND FOUNDATION JOINTS BETWEEN WALL AND ROOF JOINTS BETWEEN WALL PANELS UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL STAIR & RAILING NOTES:

- 1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCRoACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 4". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-3" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. 34" MIN. HEIGHT GUARDRAILS ARE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
9. RAILING AND GUARDRAIL BAULSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

GRADING NOTES:

- 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 3 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

EROSION CONTROL NOTES:

- 1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION FOR WHICH THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000/LB/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 WAGNE OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVY AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

ELECTRICAL, DATA, & AUDIO NOTES:

- HOME OWNER SHALL PROVIDE ALL NECESSARY INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
ELECTRICAL:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORS F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.
AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q." SYSTEM TO BE APPROVED BY HOME OWNER.
DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

EXTERIOR FINISH NOTES:

- 1. EXTERIOR FINISH MATERIALS TO MATCH EXISTING MATERIALS AND COLORS AS CLOSE AS POSSIBLE.
2. ROOFING TO BE ASPHALT SHINGLES OVER 1/8" FELT ON 5/8" OSB SHEATHING.
3. NEW GUTTERS AND DOWNSPOUTS TO MATCH AND TIE INTO EXISTING AS IS POSSIBLE OR NOTED OTHERWISE.

3D RENDERING FINISH NOTES:

- 1. RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION AND REFERENCE ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS.
2. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

STRUCT. WOOD CONSTRUCTION:

STRUCTURAL SAWN LUMBER: DESIGN VALUES FOR SAWN LUMBER, SIZES 2" THICK X 5" AND WIDER: DFL NO.2 DESIGN VALUES: SFF NO.2 DESIGN VALUES: Fb = 1,140 PSI (SINGLE) Fb = 1,105 PSI (SINGLE) E = 1,600,000 PSIE = 1,400,000 PSI Fc = 425 PSI (PERPENDICULAR TO GRAIN) Fc = 425 PSI (PERPENDICULAR TO GRAIN) HEM FIR NO.2 DESIGN VALUES: SOUTHERN PINE NO.2 DESIGN VALUES: Fb = 1,075 PSI (SINGLE) Fb = 1,210 PSI (SINGLE) E = 1,300,000 PSIE = 1,600,000 PSI Fc = 405 PSI (PERPENDICULAR TO GRAIN) Fc = 565 PSI (PERPENDICULAR TO GRAIN) TYPICAL FRAMING SHALL BE SOUTHERN PINE NO.2 OR BETTER. LONG SPAN JOIST SHALL BE SPRUCE PINE FIR OR DOUGLAS FIR LARCH PINE NO.2 OR BETTER. ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT," "DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS. ALL LUMBER CONNECTORS SHALL HAVE ICC APPROVAL. ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE TREATED LUMBER. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. ALL SILL PLATES SHALL BE FULL WIDTH OF CONCRETE FOUNDATION OR WALL. REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS. ALL WOOD PLATES SHALL BE ANCHORED TO FOUNDATION WALL WITH 1/2" DIA X 16" LONG ANCHOR BOLTS @ 8'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS. MINIMUM. ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. DO NOT DRILL OVERSIZE HOLES FOR RISERS WITHOUT ARCHITECT'S APPROVAL. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY. ALL WINDOW AND DOOR HEADERS IN WOOD FRAMED WALLS TO BE 2.2X10'S W/1/2" PLYWOOD SHIM, UNLESS OTHERWISE NOTED.

THERMAL ENVELOPE WALL CONSTRUCTION:

- INSULATION MINIMUM R-VALUES: EXTERIOR WALLS: R-19 FLAT CEILING: R-30 PROVIDE VENTILATION BAFFLES @ ALL RAFTER SPACES. FOAM ALL OPENINGS IN EXTERIOR WALLS. FOAM ALL OPENINGS IN TOP PLATES. WALL ABOVE GRADE WALLS TO HAVE A VAPOR PERMEABLE AIR BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS. JOINTS SHALL OVERLAP AND BE SEALED WITH MANUFACTURER APPROVED TAPE. ATTACHMENT PENETRATIONS TO BE SEALED WITH MANUFACTURER APPROVED METHODS. AIR BARRIER AND INSULATION REQUIREMENTS: GENERAL REQUIREMENTS: CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. CEILING/ATTIC: THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED. WINDOWS, SKYLIGHTS AND DOORS: THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED. RIM JOISTS: RIM JOISTS SHALL INCLUDE THE AIR BARRIER. FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES: THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION. CRAWL SPACE WALLS: EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED. SHAFTS, PENETRATIONS: DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. GARAGE SEPARATION: AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES. RECESSED LIGHTING: RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE. SHOWERTUB OR EXTERIOR WALL: THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB. ELECTRICAL/PHONE BOX ON EXTERIOR WALLS: THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED. HVAC REGISTER BOOTS: HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL, COVERING OR CEILING PENETRATED BY THE BOOT.

GENERAL PROJECT DATA

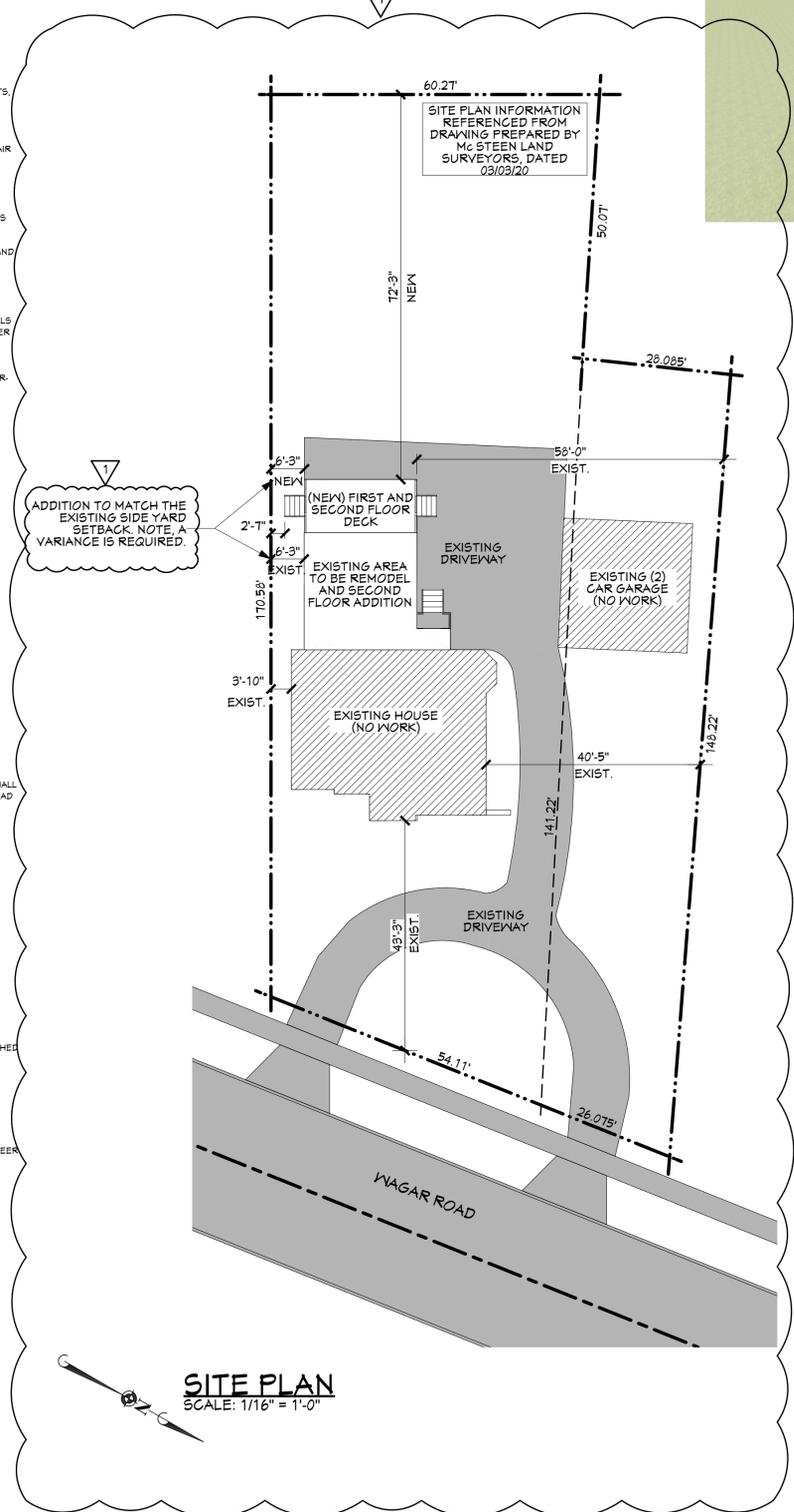
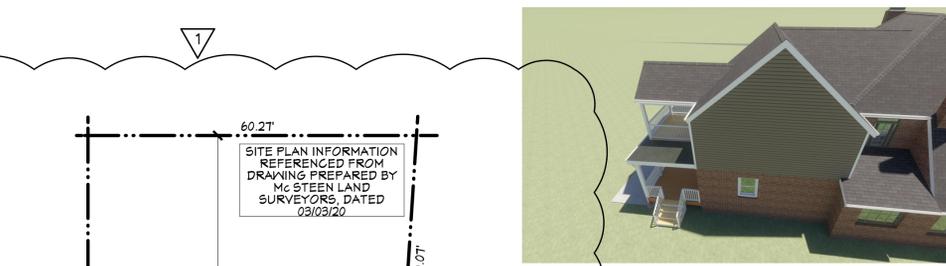
ALL CODES GOVERN OVER DRAWINGS. RESIDENTIAL BUILDING CODE OF OHIO 1, 2 & 3 FAMILY RESIDENCE. LOCAL CODES AND ORDINANCES (VERIFY) USE GROUP CLASSIFICATION: RESIDENTIAL-SINGLE-FAMILY CONSTRUCTION CLASSIFICATION: WOOD FRAME, TYPE 5B, UNPROTECTED CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (301.2) GROUND SNOW LOAD: 20 PSF WIND DESIGN SPEED: 115 MPH WIND EXPOSURE CATEGORY: EXPOSURE B (301.2.1.4) WIND DESIGN TOPOGRAPHIC EFFECTS: NO SEISMIC DESIGN CATEGORY: B SUBJECT TO DAMAGE FROM WEATHERING: SEVERE SUBJECT TO DAMAGE FROM FROST LINE DEPTH: 42 INCHES SUBJECT TO DAMAGE FROM TERMITES: MODERATE TO HEAVY WINTER DESIGN TEMP: 5 DEG HEATING DEGREE DAYS: 6,351 DEGREES NORTH LATITUDE: 41 DEG 20 MIN ICE BARRIER UNDERLAYMENT REQUIRED: YES AIR FREEZING INDEX: <1500 WEATHERING PROBABILITY FOR CONCRETE: SEVERE 301.3 ALLOWABLE STORY HEIGHT: (AS PERMITTED BY SECTION 611 TABLES PLUS FLOOR FRAMING HEIGHT) 301.4 DEAD LOADS: THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.

THE FOLLOWING ARE USED FOR TYPICAL DEAD LOADS: FLOOR JOISTS: 10 PSF CEILING JOISTS: 10 PSF ROOF RAFTERS: 20 PSF

LIVE LOADS (301.5): ATTICS WITHOUT STORAGE: 10 BALCONIES (EXTERIOR) AND DECKS: 40 GUARDRAILS AND HANDRAILS: 200 GUARDRAIL IN-FILL COMPONENTS: 50 ROOMS OTHER THAN SLEEPING ROOM: 40 SLEEPING ROOMS: 30 STAIRS: 40 ROOF LOADS (301.6) SLOPES UP TO 12:12: 16 PSF SLOPES @ 12:12: 12 PSF

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS: RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS: L/180 INTERIOR WALLS AND PARTITIONS: H/180 FLOORS AND PLASTERED CEILING: L/360 ALL OTHER STRUCTURAL MEMBERS: L/240 EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES: L/120 LINTELS SUPPORTING MASONRY VENEER WALLS: L/600

DEFERRED SUBMITTALS DEFERRED SUBMITTALS TO BE DESIGNED UNDER THE SUPERVISION OF AN ENGINEER LICENSED IN THE STATE OF OHIO: - ENGINEERED TRUSS DRAWINGS. - ENGINEERED ICF DRAWINGS. - MECHANICAL SYSTEM DRAWINGS. - NOTARIZED SOIL TESTING LETTER OF EXCAVATING COMPANY ON SITE



DRAWING INDEX table listing drawing numbers and descriptions such as GENERAL CONSTRUCTION NOTES, DEMO PLANS, FOUNDATION PLAN, etc.

PROJECT SQUARE FOOTAGES table showing existing and proposed areas for total lot, living areas, and deck additions.

SCOPE OF WORK (REMODEL, EXISTING AND ADDITION SINGLE-FAMILY) THE SCOPE OF WORKS CONSISTS ON LEVELING AND REMODELING THE BACK PORTION ON THE FIRST FLOOR WITH A SECOND FLOOR MASTER BEDROOM, MASTER BATH AND CLOSET ADDITION, ALSO WITH FIRST AND SECOND FLOOR DECK ADDITION.



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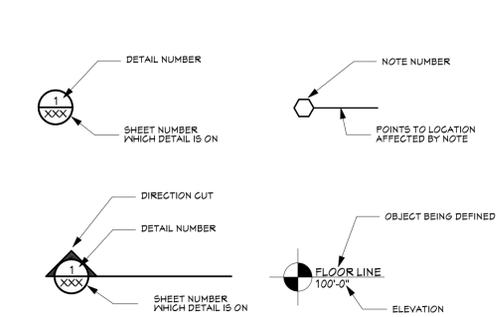
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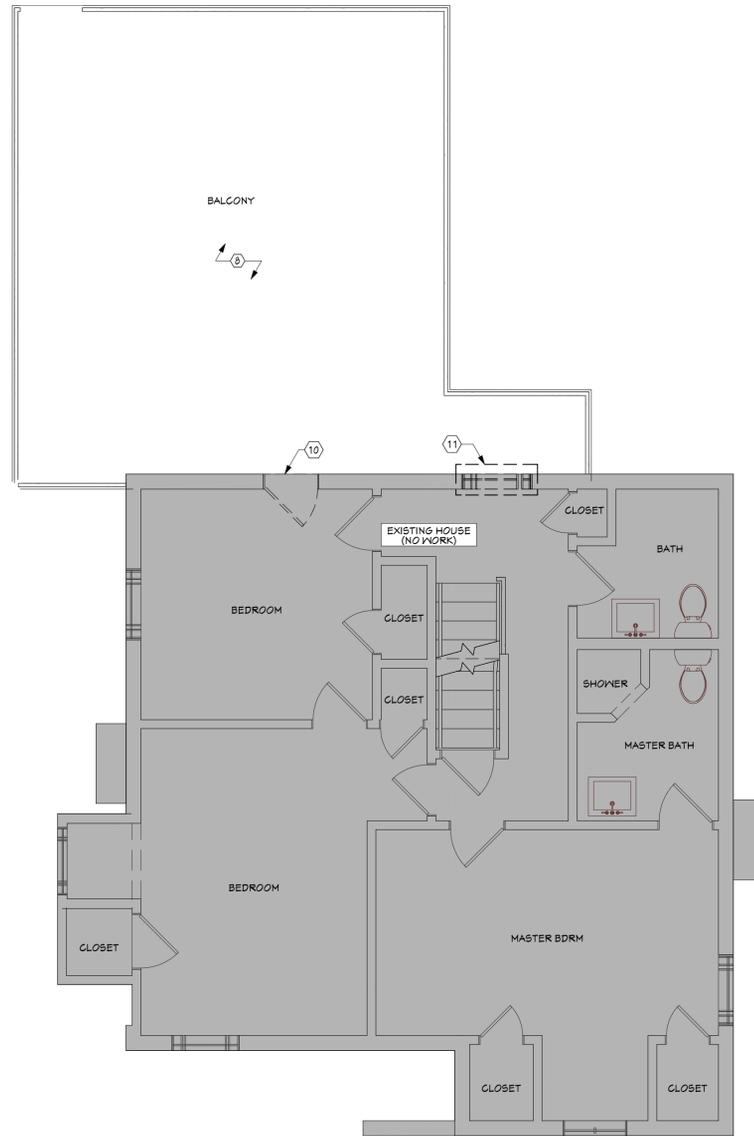
GV DRAFTING & DESIGN SERVICES 12401 Rockside Rd. # 25611, Cleveland, OH (216)-278-2466 gabriel.g@gvdraftingdesign.com

Revision Table with columns for Number, Date, and Description.

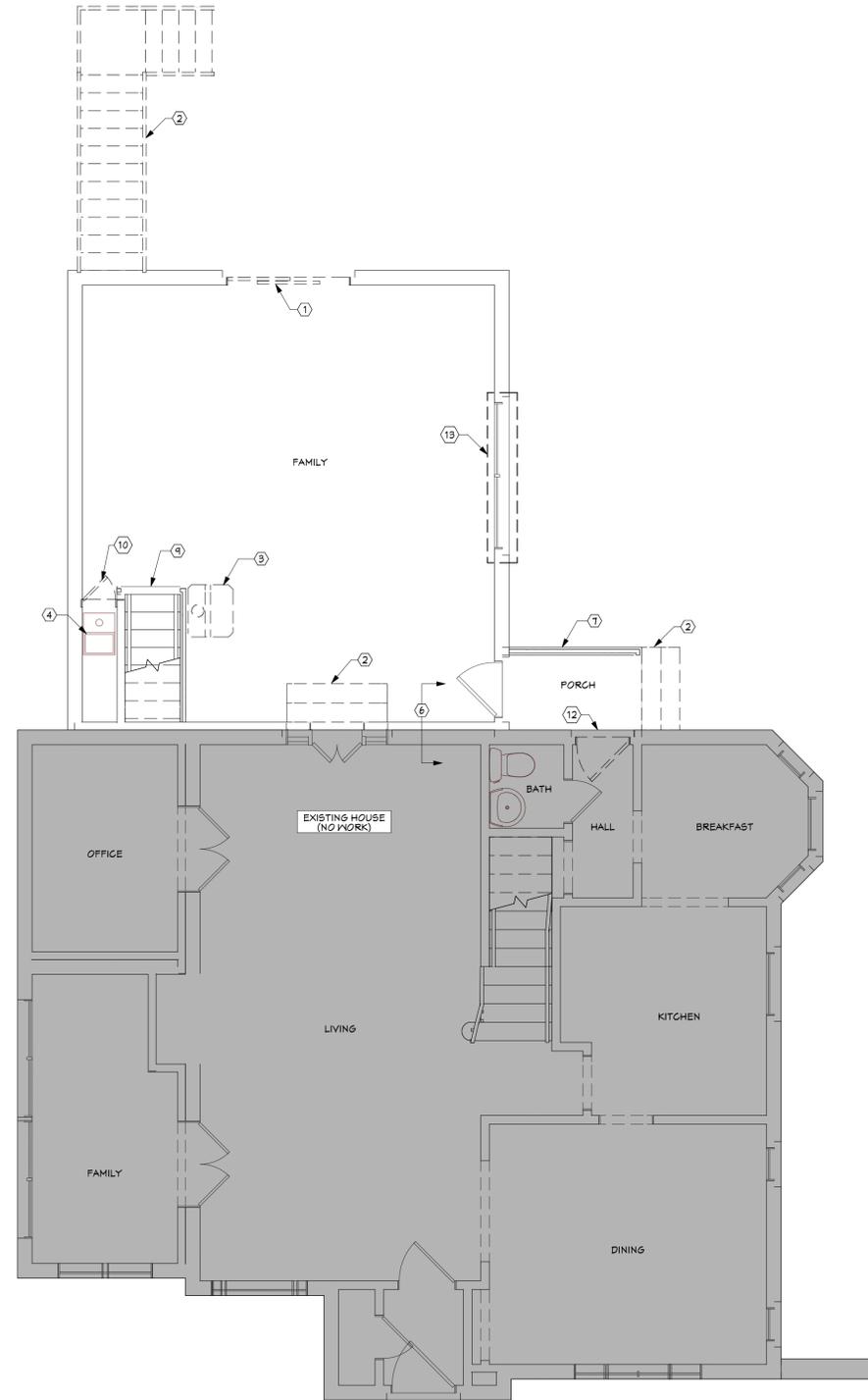
DATE: 5/22/2024 SCALE: SHEET: A-1

SYMBOLS LEGEND





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



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

NOTE SCHEDULE

1	REMOVE AND REPLACE DOOR
2	DEMO STAIRS
3	REMOVE EXISTING WOOD BURNING HEATER
4	EXISTING FURNACE TO REMAIN
6	LEVEL FLOORS
7	ENCLOSE EXISTING PORCH UNDERLAYMENT
8	REMOVE RAILINGS AND ROOF STAIRS TO REMAIN FOR FUTURE CRAWL SPACE ACCESS
10	REMOVE AND ENCLOSE DOOR NEW DOOR OPENING
11	REMOVE WINDOW AND FRAME REMOVE DOOR AND LEAVE OPENING
12	REMOVE DOOR AND LEAVE OPENING
13	REMOVE AND ENCLOSE WINDOW

2D SYMBOL	WALL SCHEDULE	COMMENTS
[Symbol]	BRICK-4, EXISTING	
[Symbol]	INTERIOR-4, EXISTING, DRYWALL ONE SIDE	
[Symbol]	8" CMU (BLOCK) STEM WALL, NEW	
[Symbol]	INTERIOR-6, EXISTING	
[Symbol]	INTERIOR-4, EXISTING	
[Symbol]	INTERIOR RAILING	
[Symbol]	SIDING-4, EXISTING	
[Symbol]	12" BRICK WALL, EXISTING	
[Symbol]	8" CMU (BLOCK) STEM WALL, EXISTING	
[Symbol]	8" CMU (BLOCK) 2" INT. WALL, EXISTING ONE SIDE	
[Symbol]	8" CMU (BLOCK) - BRICK, EXISTING	

Revision Table	
Number	Date

DATE:

5/22/2024

SCALE:

SHEET:

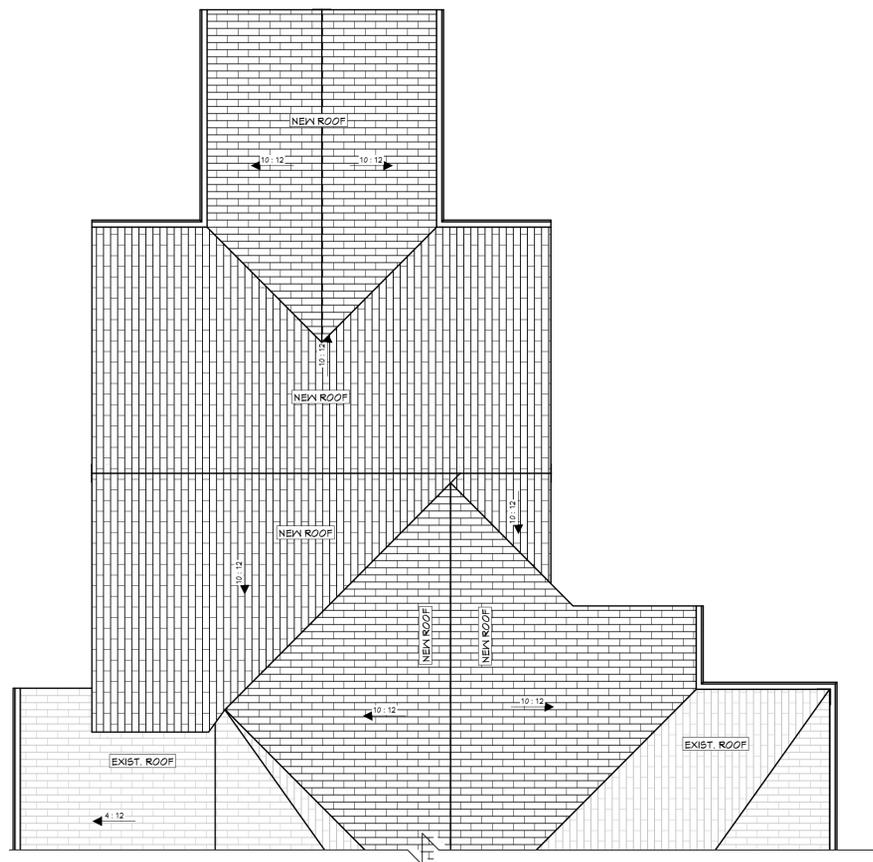
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Revision Table	
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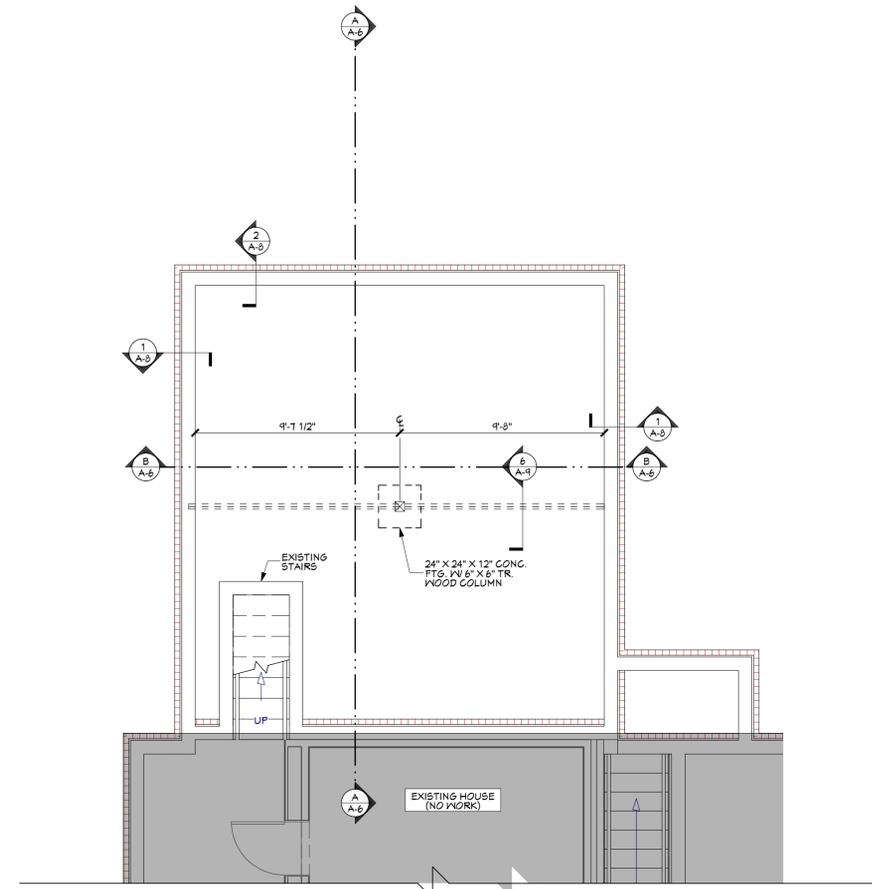
DATE:
5/22/2024

SCALE:

SHEET:
A-3



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



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

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	AREA INTERIOR (SQ. FT.)	CEILING HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH
KITCHEN & DINING	1	403	96 1/4"	DRYWALL	OAK 5" PLANK - WEATHERED, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE
HALL	1	20	96 1/4"	BRACCIANO, DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE
DECK	1	212	96 1/4"	BRACCIANO, SABLE BROWN		DRYWALL, COLOR - BONE
DECK	1	19				DRYWALL, COLOR - BONE
TOTALS:		654				

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	AREA INTERIOR (SQ. FT.)	CEILING HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH
MASTER BDRM	2	301	84 1/2"	AFRICAN GRAY (SIN 9162)	OAK 5" PLANK - WEATHERED, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2
MASTER BATH	2	51	84 1/2"	AFRICAN GRAY (SIN 9162)	HEXAGON TILE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE
CLOSET	2	66	84 1/2"	AFRICAN GRAY (SIN 9162)	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE
SHOWER	2	12	84 1/2"	AFRICAN GRAY (SIN 9162)	HEXAGON TILE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE
BALCONY	2	100	84 1/2"	SABLE BROWN	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE
TOTALS:		530				

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	1	0	30"	74 3/8"	HINGED DOOR P04	
D05	1	1	30"	80"	HINGED DOOR P04	
D06	1	1	31"	80"	EXT. HINGED DOOR E05	EXTERIOR
D08	1	1	32"	80"	EXT. HINGED DOOR E05	EXTERIOR
D11	1	1	72"	80"	EXT. SLIDER GLASS PANEL	EXTERIOR
D12	3	2	30"	80"	HINGED DOOR P04	
D13	1	2	24"	72"	SHOWER GLASS SLAB	
D15	1	2	60"	80"	EXT. SLIDER GLASS PANEL	EXTERIOR

SIZES SHOWN FOR THESE UNITS ARE APPROXIMATE - VERIFY SIZES IN FIELD
* DO NOT USE AS FINAL SIZE *

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	EGRESS BOTTOM	DESCRIPTION
W01	1	1	32"	34 7/8"	33"X40 7/8"	40 1/2"	DOUBLE HUNG
W02	1	1	32"	49"	33"X49"	32"	DOUBLE HUNG
W03	1	2	24"	24"	25"X25"	56"	SINGLE CASEMENT-HL
W04	1	2	32"	49"	33"X49"	32"	DOUBLE HUNG
W05	1	2	36"	24"	37"X25"	56"	LEFT SLIDING
W06	1	2	36"	24"	37"X25"	56"	RIGHT SLIDING

SIZES SHOWN FOR THESE UNITS ARE APPROXIMATE - VERIFY SIZES IN FIELD
* DO NOT USE AS FINAL SIZE *

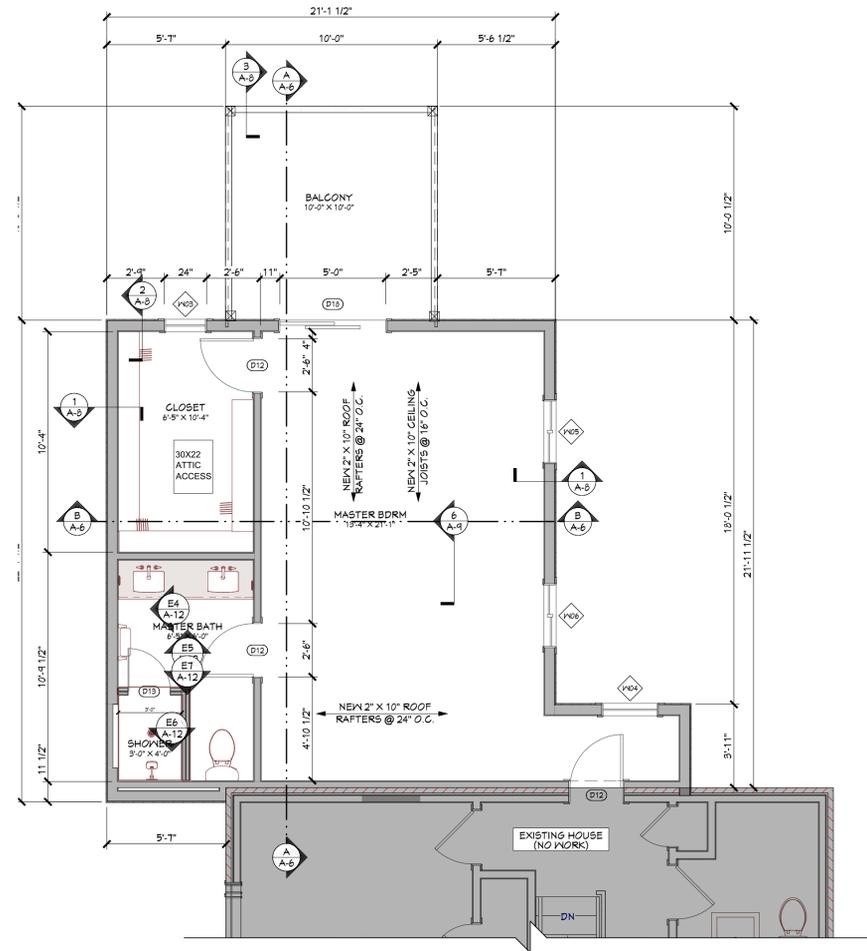
WALL SCHEDULE		
2D SYMBOL	WALL TYPE	COMMENTS
[Symbol]	BRICK-4, EXISTING	
[Symbol]	INTERIOR-4, EXISTING, DRYWALL ONE SIDE	
[Symbol]	INTERIOR-4, NEW	
[Symbol]	INTERIOR-6, EXISTING	
[Symbol]	INTERIOR-4, EXISTING	
[Symbol]	INTERIOR RAILING	
[Symbol]	SIDING-4, EXISTING	
[Symbol]	12" BRICK WALL, EXISTING	
[Symbol]	8" CMU (BLOCK) STEM WALL, EXISTING	
[Symbol]	SIDING-6, NEW	
[Symbol]	8" CMU (BLOCK) 2" INT. WALL, EXISTING ONE SIDE	
[Symbol]	8" CMU (BLOCK) - BRICK, EXISTING	
[Symbol]	BRICK-4, NEW	
[Symbol]	INTERIOR-4, NEW, DRYWALL ONE SIDE	
[Symbol]	SIDING-4, NEW	
[Symbol]	DECK RAILING/FENCE	
[Symbol]	GLASS SHOWER	
[Symbol]	8" CMU (BLOCK) STEM WALL, NEW	

Revision Table	
Number	Date

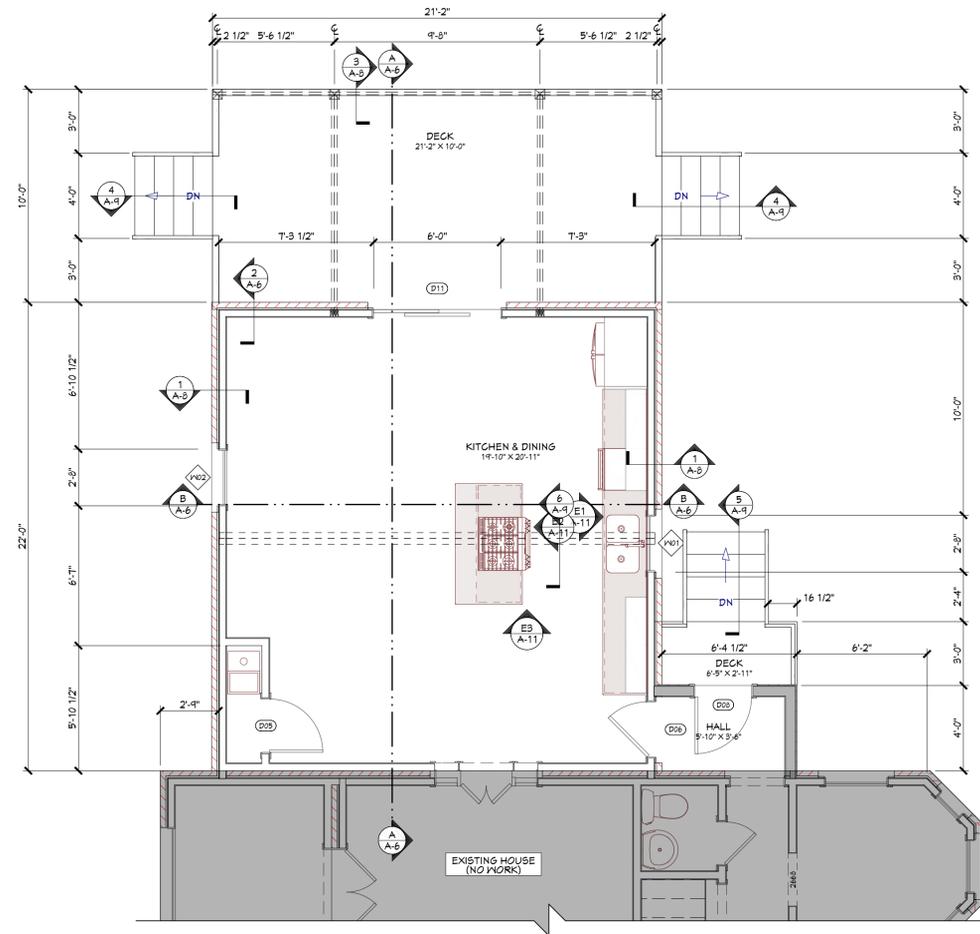
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5/22/2024

SCALE:

SHEET:
A-4



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



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

2D SYMBOL	WALL SCHEDULE	COMMENTS
[Symbol]	BRICK-4, EXISTING	
[Symbol]	INTERIOR-4, EXISTING, DRYWALL ONE SIDE	
[Symbol]	INTERIOR-4, NEW	
[Symbol]	INTERIOR-6, EXISTING	
[Symbol]	INTERIOR-4, EXISTING	
[Symbol]	INTERIOR RAILING	
[Symbol]	SIDING-4, EXISTING	
[Symbol]	12" BRICK WALL, EXISTING	
[Symbol]	8" CMU (BLOCK) STEM WALL, EXISTING	
[Symbol]	SIDING-6, NEW	
[Symbol]	8" CMU (BLOCK) 2" INT. WALL, EXISTING ONE SIDE	
[Symbol]	8" CMU (BLOCK) - BRICK, EXISTING	
[Symbol]	BRICK-4, NEW	
[Symbol]	INTERIOR-4, NEW, DRYWALL ONE SIDE	
[Symbol]	SIDING-4, NEW	
[Symbol]	DECK RAILING/FENCE	
[Symbol]	GLASS SHOWER	



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Revision Table	
Number	Date
1	5/21/2024

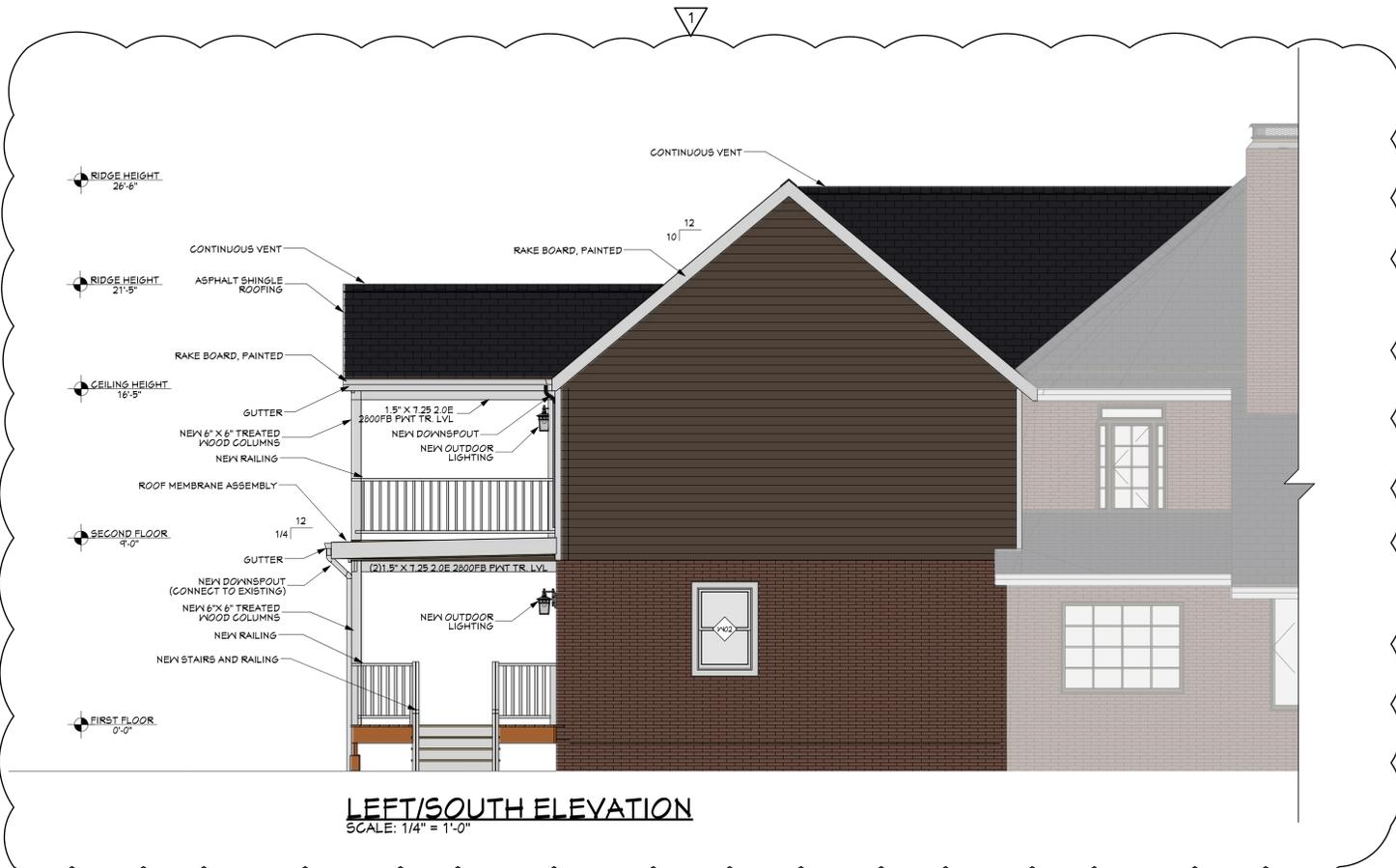
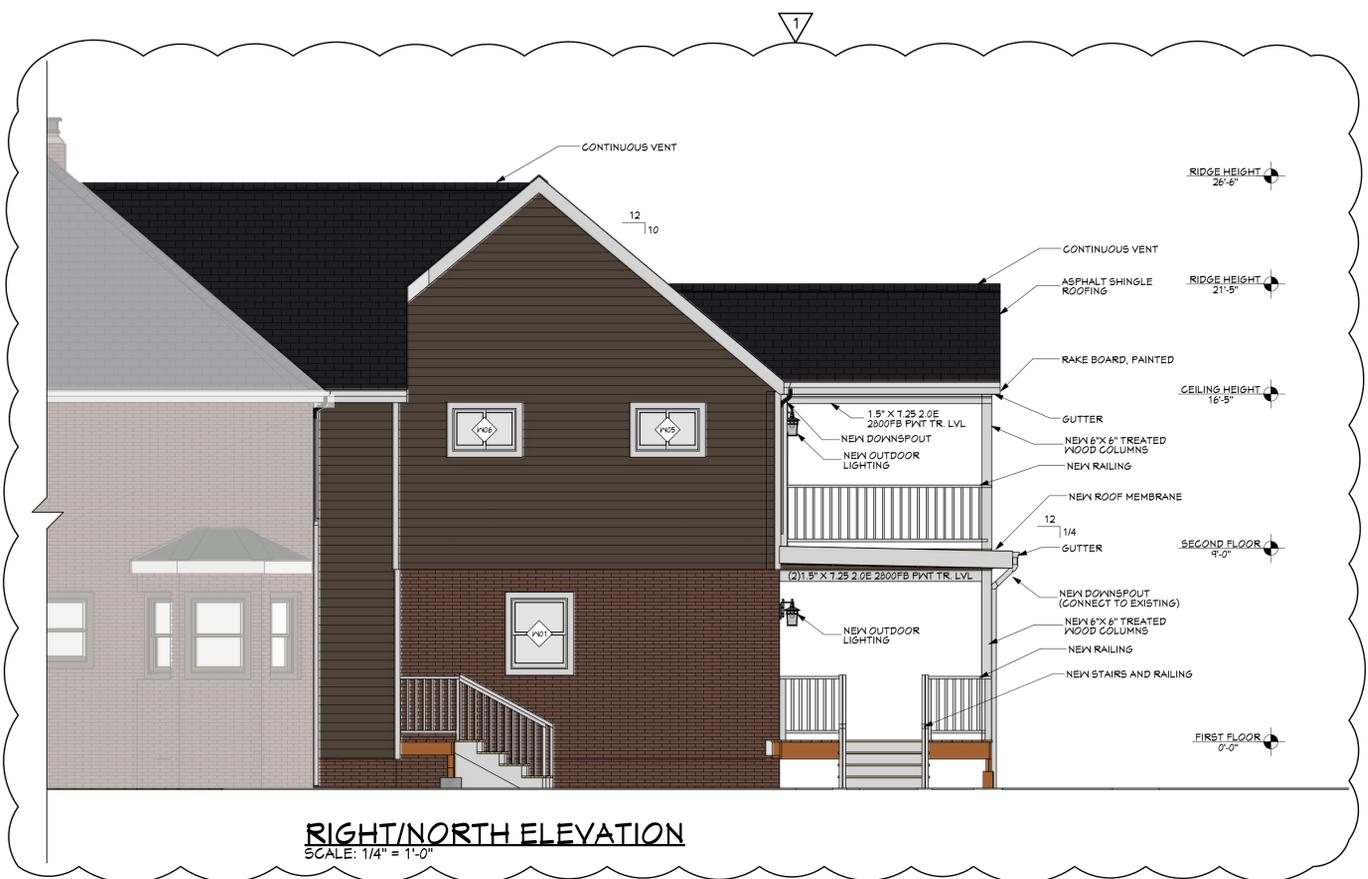
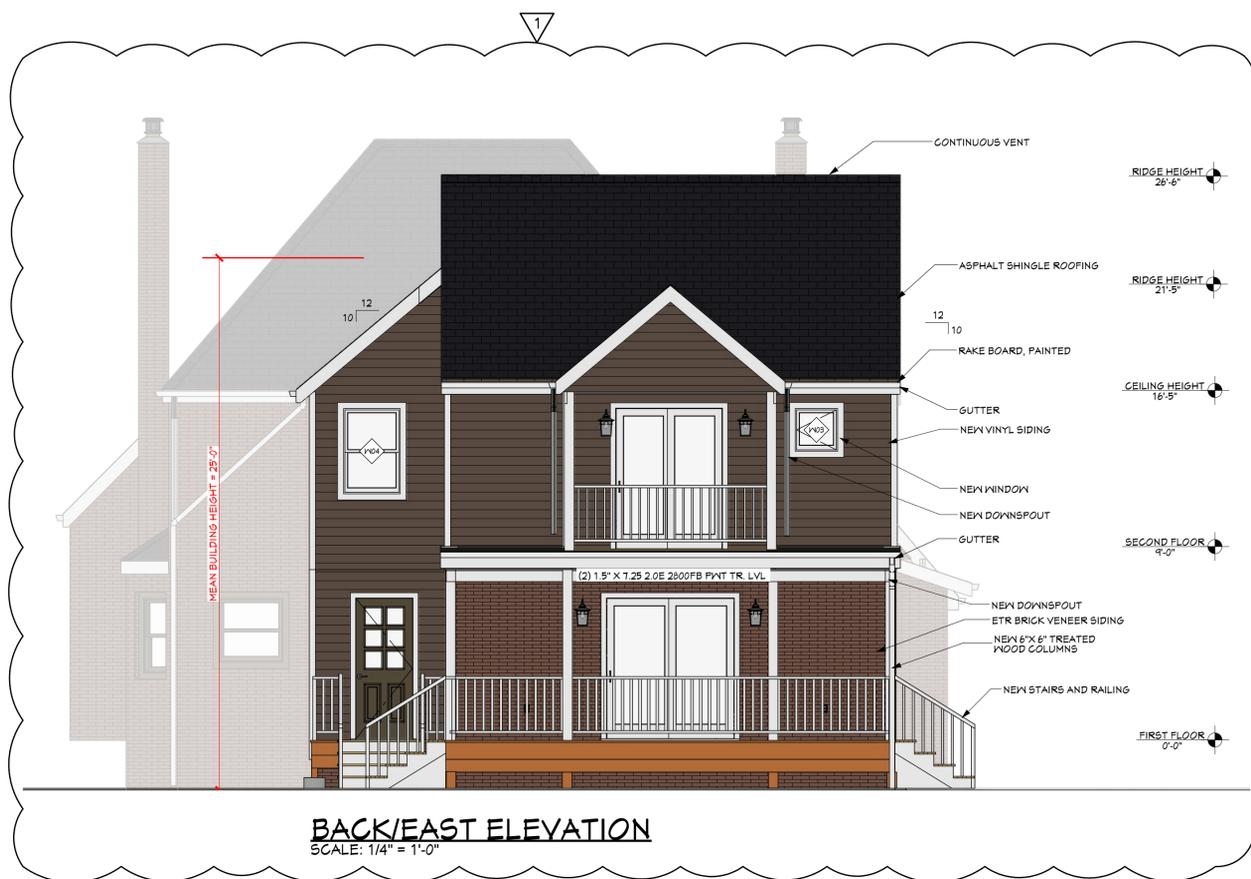
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SHEET:

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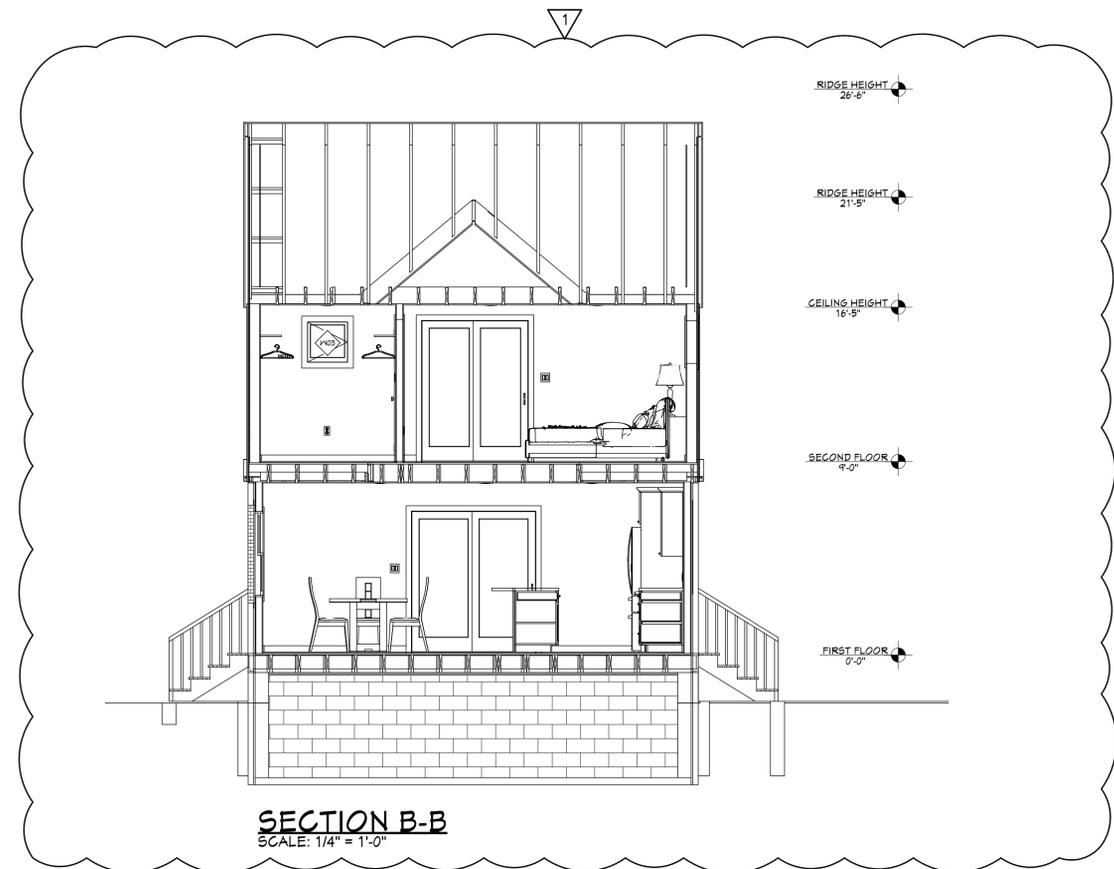
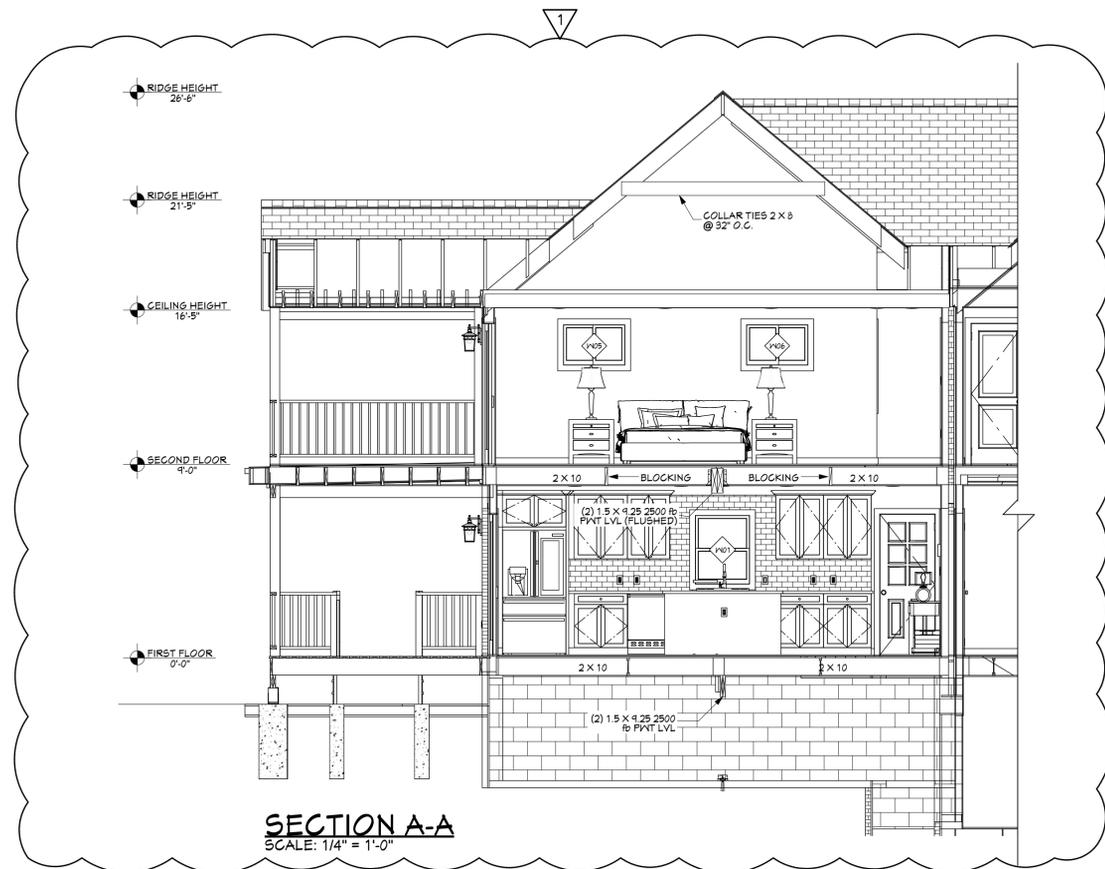
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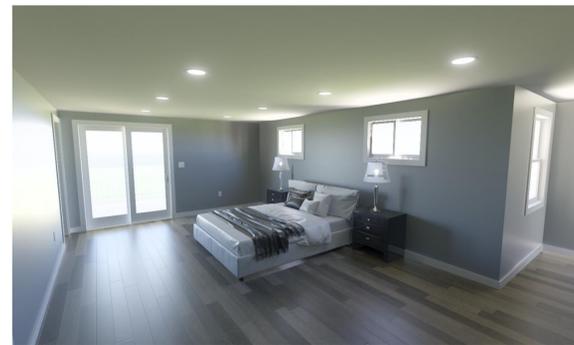
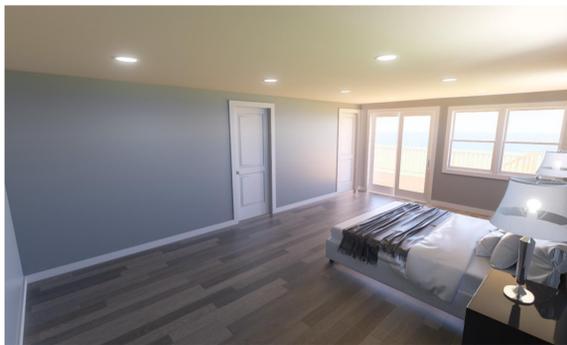
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Revision Table	
Number	Date

DATE:

5/22/2024

SCALE:

SHEET:

A-13

3D RENDERING FINISH NOTES:
 1. RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION AND REFERENCE ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS.
 2. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.