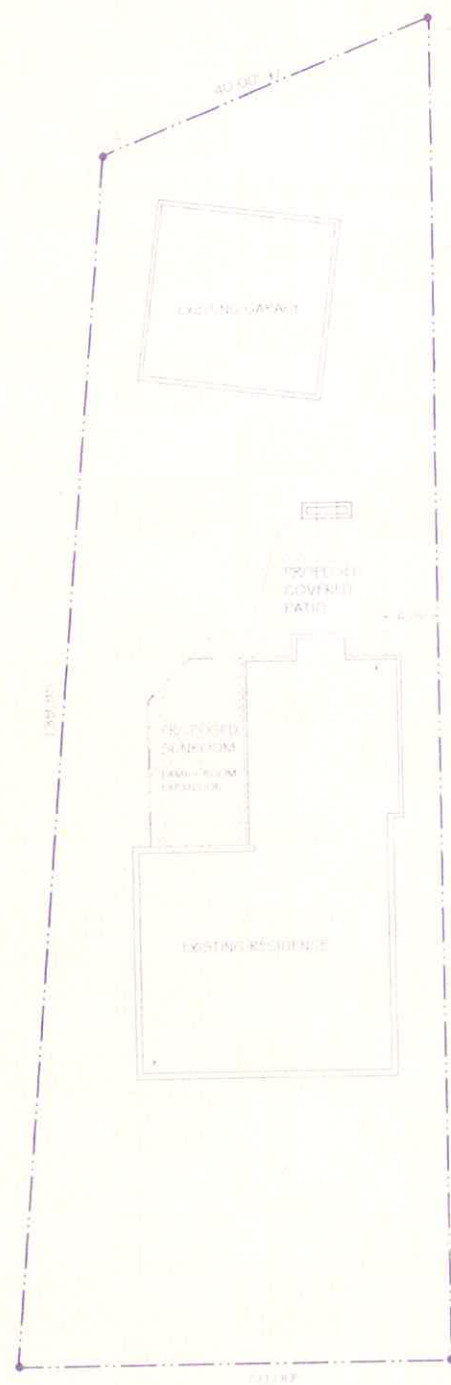




SITE PLAN
1"=20'



USE CONTRACT DATA

EXISTING RESIDENCE	1,200 sq. ft.
NEW GARAGE	400 sq. ft.
NEW PATIO	130 sq. ft.
NEW DETACHED GARAGE	130 sq. ft.
TOTAL	2,130 sq. ft.

CONTRACT TO CONSTRUCTION OUTLINE
40' 0" x 11' 0" x 13' 0" x 10' 0" x 13' 0"



ADDITION and RENOVATION to:

The Boccia Residence

60 BUCKINGHAM ROAD ROCKY RIVER, OHIO

DRAWING INDEX

#	DESCRIPTION
1	COVER SHEET • SITE PLAN • DRAWING INDEX
2	FIRST and SECOND FLOOR DEMOLITION PLAN • GENERAL NOTES
3	FOUNDATION PLAN • FIRST FLOOR PLAN
4	SECOND FLOOR PLAN • ROOF PLAN
5	NORTH, WEST AND SOUTH EXTERIOR ELEVATIONS
6	TYPICAL/GENERAL SECTION

DANIEL MARGULIES COMPANY, INC.
20545 CENTER RIDGE ROAD STE. 11-40
ROCKY RIVER, OHIO 440.356.0888

The Boccia Residence
THE SNYDER RESIDENCE
60 BUCKINGHAM ROAD
ROCKY RIVER, OHIO

DANIEL MARGULIES COMPANY, INC. - DESIGN
20545 CENTER RIDGE ROAD - SUITE 11-40
ROCKY RIVER, OHIO 44116
440.356.0888

The Boccia Residence
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ROCKY RIVER, OHIO

GENERAL NOTES:

ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE CODES CURRENTLY ENFORCED IN AND BY THE CITY OF SOLO.

FOUNDATION NOTES:

FOUNDATIONS ARE DESIGNED TO BEAR ON MEDIUM SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 3000 psf. VERIFY SOIL CAPACITY AT TIME OF EXCAVATION. IF A LESSER CAPACITY IS DISCOVERED, THIS FOUNDATION SYSTEM IS VOID AND MUST BE RE-DESIGNED.

BASEMENT WALLS HAVE BEEN DESIGNED FOR SOIL HAVING AN EQUIVALENT FLUID PRESSURE OF 45 psf PER FOOT OF DEPTH.

COMPACT BACKFILL BEHIND BASEMENT WALLS TO A MINIMUM OF 90% OF STANDARD PROCTOR DENSITY. BACKFILL SHALL BE FREE OF ORGANICS, OTHER DELETERIOUS MATERIALS. BRACE ALL WALLS DESIGNED AS BASEMENT WALLS DURING BACKFILLING UNTIL FRAMING IS IN PLACE. DO NOT BACKFILL WITHOUT FIRST FLOOR DECKING & ENGINEERED BRACING AT THE TOP OF WALL.

SOILS UNDER FOOTINGS TO BE AT 90% STANDARD PROCTOR DENSITY. SOILS UNDER SLABS TO BE AT 90% STANDARD PROCTOR DENSITY.

PROVIDE 42" MINIMUM COVER OVER FOOTINGS.

ALL CONSTRUCTION ON ALL SOILS SHALL BE REVIEWED BY A REGISTERED GEOTECHNICAL ENGINEER.

CONCRETE NOTES:

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURE.

CONCRETE SHALL BE NORMAL WEIGHT GRADE CONCRETE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS.

LAP ALL REINFORCING BARS TO 30 BAR DIAMETERS, MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 DIAMETERS EACH WAY, FOR EACH PIECE OF CONTINUOUS REINFORCING.

WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.

LAP WELDED WIRE FABRIC 12" MINIMUM AT ALL SPICES.

WHERE PIPE PASSES THROUGH A FOUNDATION WALL, DROP THE WALL FOOTING TO PASS BELOW THE PIPE. PROVIDE 1/2" THICK COMPRESSIBLE MATERIAL AROUND PIPE.

ALL CONSTRUCTION JOINTS SHALL BE ROUGH SURFACE AND CLEANED BEFORE THE NEXT POUR. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED IN WALLS OR SLABS.

USE SAWN OR FORMED CONTROL JOINTS IN ALL SLABS. LOCATE JOINTS SO THAT THE MAXIMUM AREA BOUNDED WITHIN JOINTS IS 600 SQUARE FEET, AND THE RATIO OF THE SIDES IS NO MORE THAN 2:1.

ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO ASTM A307.

STEEL NOTES:

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL.

STRUCTURAL STEEL, INCLUDING PLATES, SHALL CONFORM TO ASTM A36.

STRUCTURAL WOOD FRAMING NOTES:

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND THE NATIONAL ONE AND TWO FAMILY DWELLING CODE.

LUMBER FLOOR BEAMS, HEADERS, JOISTS AND RAFTERS SHALL BE SOUTHERN PINE NO. 2 (E=1,600,000 psi, F=1000 psi) OR EQUAL.

GLULAM BEAMS TO BE INDUSTRIAL APPEARANCE GRADE AND HAVE AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 2400 psi.

FITCH PLATED BEAMS SHALL BE COMPOSED OF TWO PIECES OF SOUTHERN PINE NO. 2 OF THE SIZE INDICATED ON THE PLANS, AND AS ASTM A36 STEEL PLATE OF THE THICKNESS SHOWN ON THE PLAN AND EQUAL IN DEPTH TO THE ACTUAL SIZE OF THE 2 X MEMBER. THE BEAM SHALL BE THROUGH BOLTED WITH 1/2" DIAMETER BOLTS IN TWO ROWS, STAGGERED AT 16" o.c. WITH 2 BOLTS AT EACH END.

PROVIDE 1 X 4 DIAGONAL BRIDGING OR SOLID BLOCKING AT 8' o.c. MAXIMUM IN ALL FLOOR JOISTS.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.

DO NOT CUT FRAMING MEMBERS FOR PLUMBING, ELECTRICAL, OR MECHANICAL WITHOUT REINFORCING MEMBER TO ITS ORIGINAL CAPACITY.

LUMBER FOR 2X4 AND 2X6 STUDS SHALL BE STUD GRADE, SPRUCE, PINE, FIR, OR EQUAL UNLESS OTHERWISE NOTED.

STUD WALLS SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2X6 AT 16" o.c. ALL OTHER WALLS TO BE 2X4 AT 16" o.c. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 8'-0" TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THREE POINTS.

BALCONY FRAME ALL TWO STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FITCH PLATES AND FOR 2X6 FRAMING.

ALL HEADERS AND BEAMS TO BE SUPPORTED BY BUILT-UP 2X12'S OR COLUMNS AS SHOWN ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.

BEARING-TYPE CONNECTIONS MAY BE DETAILERED, ALL OTHER CONNECTIONS OF STRUCTURAL MEMBERS TO BE MADE USING JOIST HANGERS.

ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' o.c. MAXIMUM.

PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND MANUFACTURED BY A TRU MEMBER.

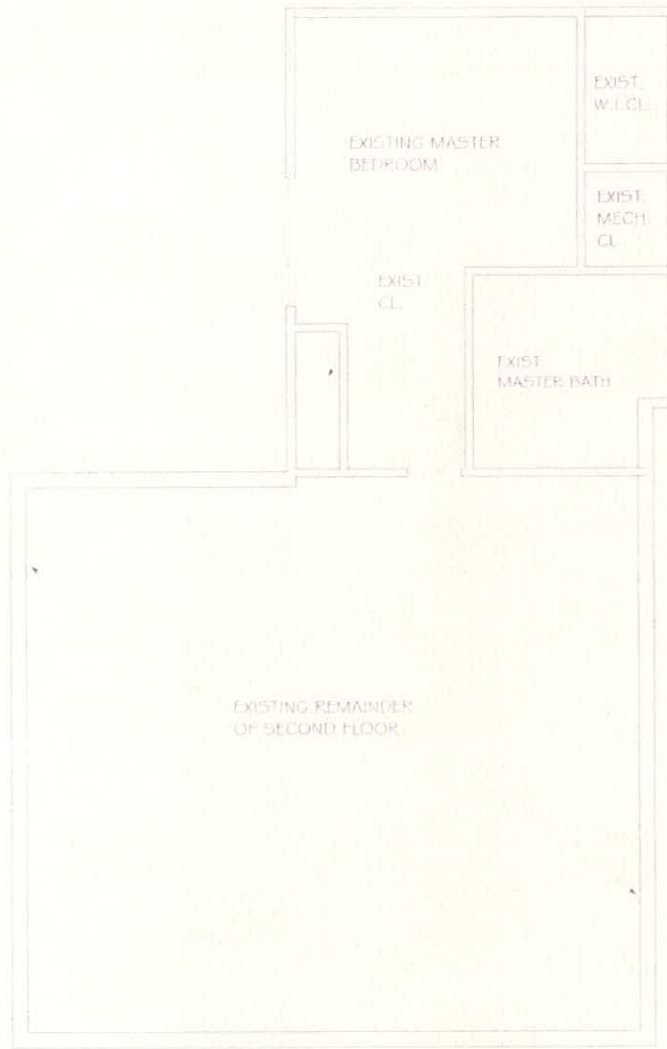
THE TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS FOR ALL TRUSSES, SHOWING TEMPORARY AND PERMANENT BRACING, AND BRACING LOCATIONS.

MECHANICAL NOTES:

ELECTRICAL CONTRACTOR TO REVIEW PLANS AND EXISTING CONDITIONS, AND PROVIDE LOAD CALCULATIONS FOR BUILDING DEPT. REVIEW PRIOR TO OBTAINING PERMIT.

PLUMBING CONTRACTOR TO PROVIDE ALL STACK DIAGRAMS IN 755-000. FOR BUILDING DEPT. REVIEW PRIOR TO OBTAINING PERMIT.

HVAC CONTRACTOR TO PROVIDE ALL NECESSARY SCHEMATIC DIAGRAMS OF HEATING AND COOLING SYSTEM AND ENERGY CALCULATIONS FOR BUILDING DEPT. REVIEW PRIOR TO OBTAINING PERMIT.



SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

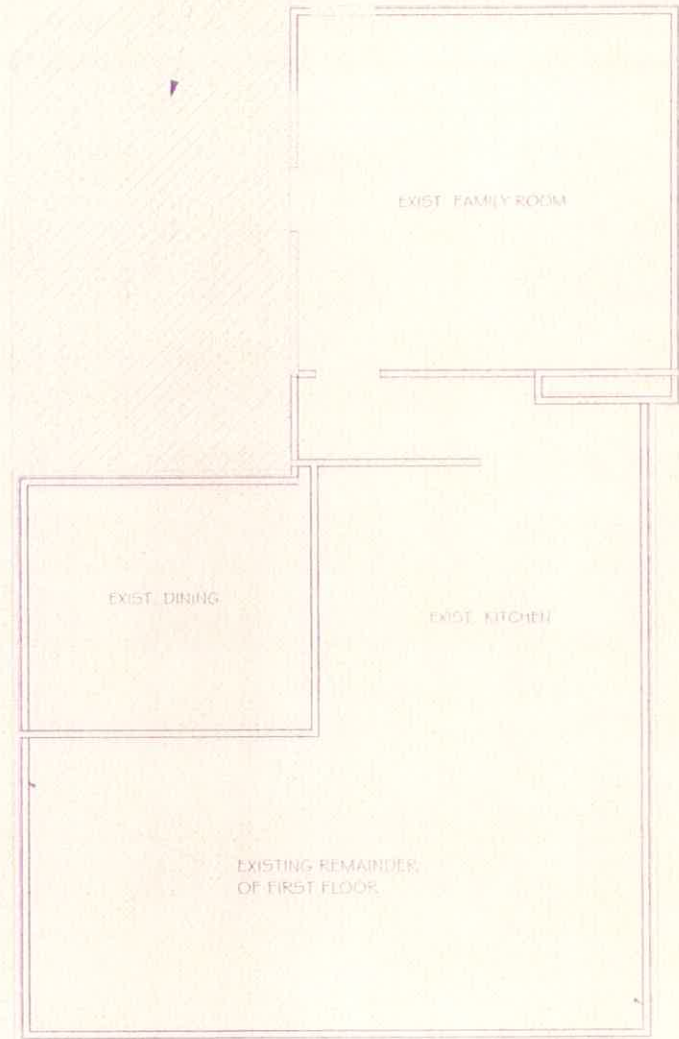
NOTES:

BRACE EXISTING CONSTRUCTION TO REMAIN AS NECESSARY PRIOR TO ANY DEMOLITION.

CAP OR TERMINATE (DEPENDING ON FUTURE USE) ANY ELECTRICAL, PLUMBING, HVAC OR NATURAL GAS ITEM AS NECESSARY PRIOR TO DEMOLITION OR WHEN EXPOSED DURING DEMOLITION.

OWNER IS TO DETERMINE ANY ITEM TO BE SAVED PRIOR TO DEMOLITION.

DEMOLISH EXISTING CONCRETE SLAB AND PROVIDE FOR OVERDIG FOR NEW FOUNDATION



FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

The Boccia Residence

60 BUCKINGHAM ROAD
ROCKY RIVER, OHIO

DANIEL MARGULIES COMPANY, INC.'S DESIGNS

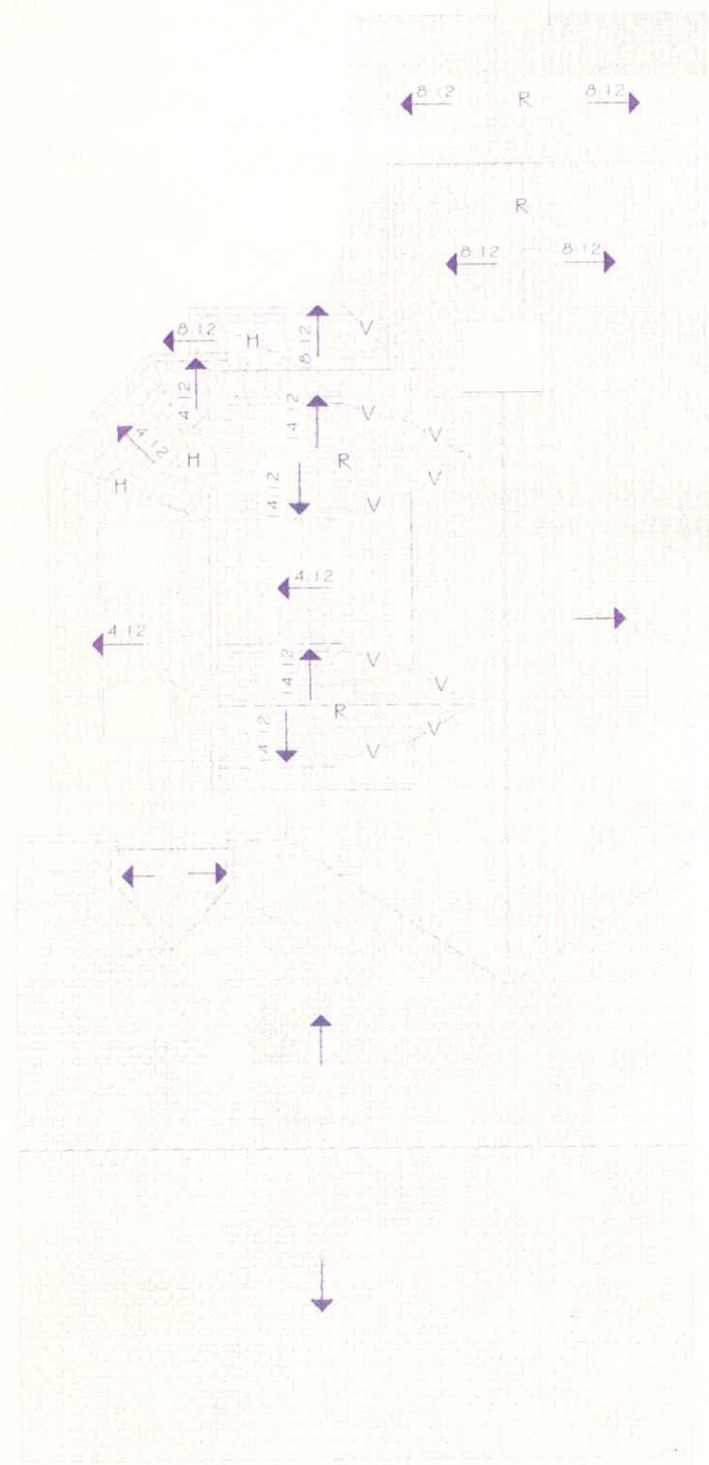
20545 CENTER RIDGE ROAD SUITE LL-40

ROCKY RIVER, OHIO 44116

440.356.0888

ELEV.

DATE

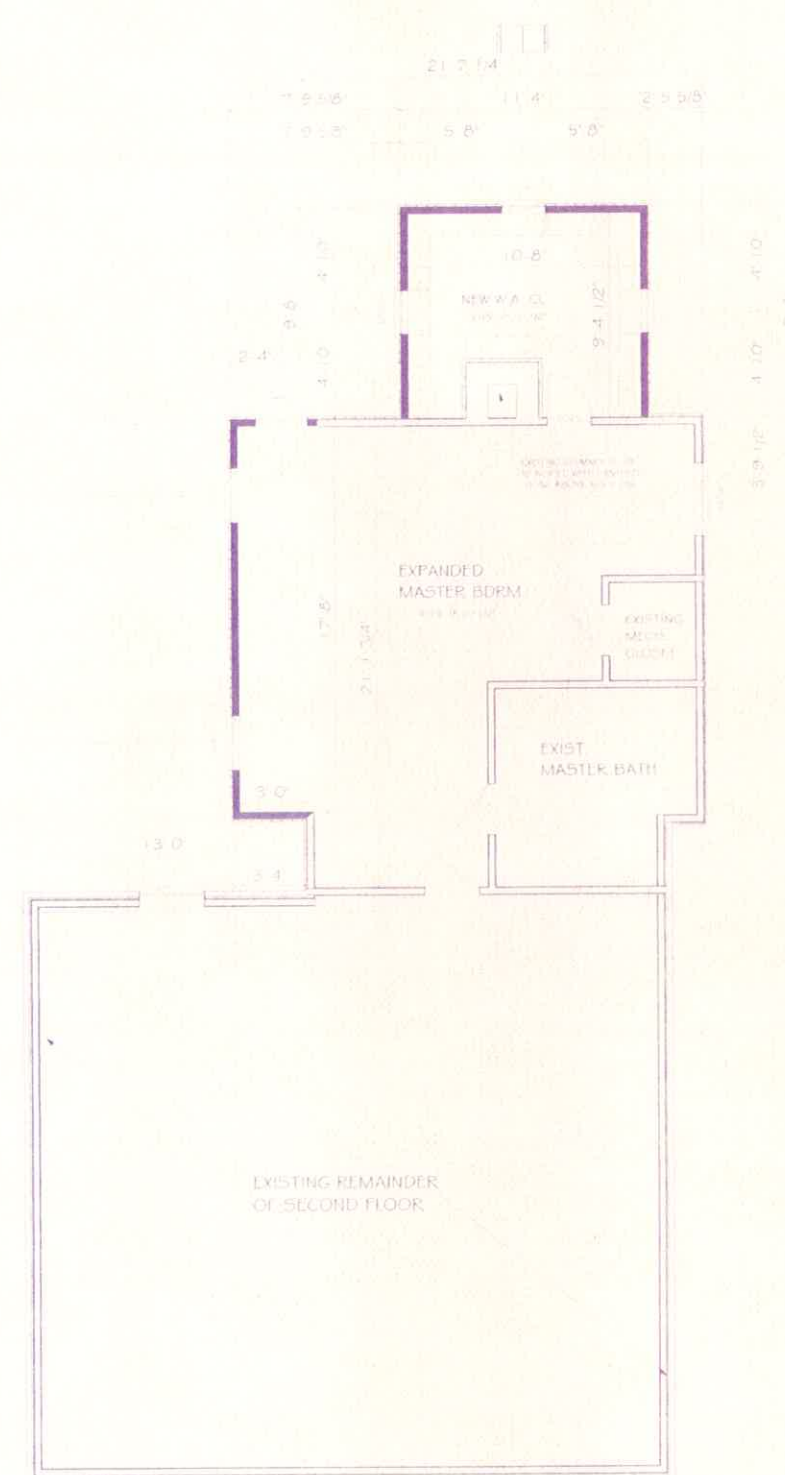


ROOF PLAN

1/4" = 1'-0"

12 DIRECTION OF WATER FLOW AND ROOF PITCH (ARROW WITH NO PITCH INDICATION IS EXISTING AND IS TO REMAIN)

R - RIDGE
V - VALLEY
H - HIP



SECOND FLOOR PLAN

1/4" = 1'-0"

DOORS AND WINDOWS WITHOUT A NUMBER DESIGNATION ARE EXISTING AND TO REMAIN
(SEE ELECTRICAL SYMBOL ON SHEET 05)



MASTER BEDROOM
EXPANSION

NEW SUNROOM
ON EXISTING
CONC. PATIO

SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS

ROOF: ASPHALT/FLYSHOALS
COMPOSITION CHANGES TO MATCH
EXISTING

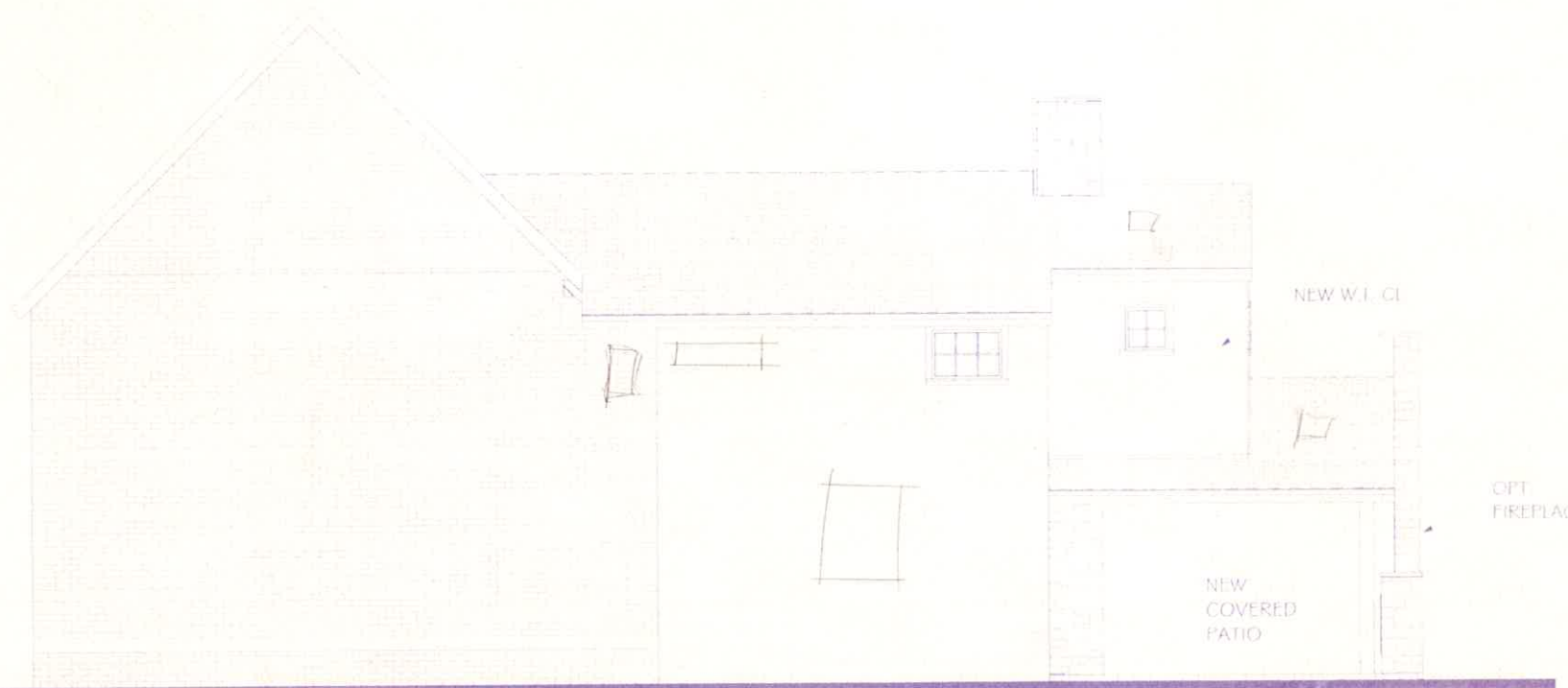
WALLS: SYNTHETIC STUCCO/EIFS
MATCH EXISTING GARAGE
FINISH

RAILS, EAVES AND GUTTERS TO
BE ALUMINUM TO MATCH
EXISTING

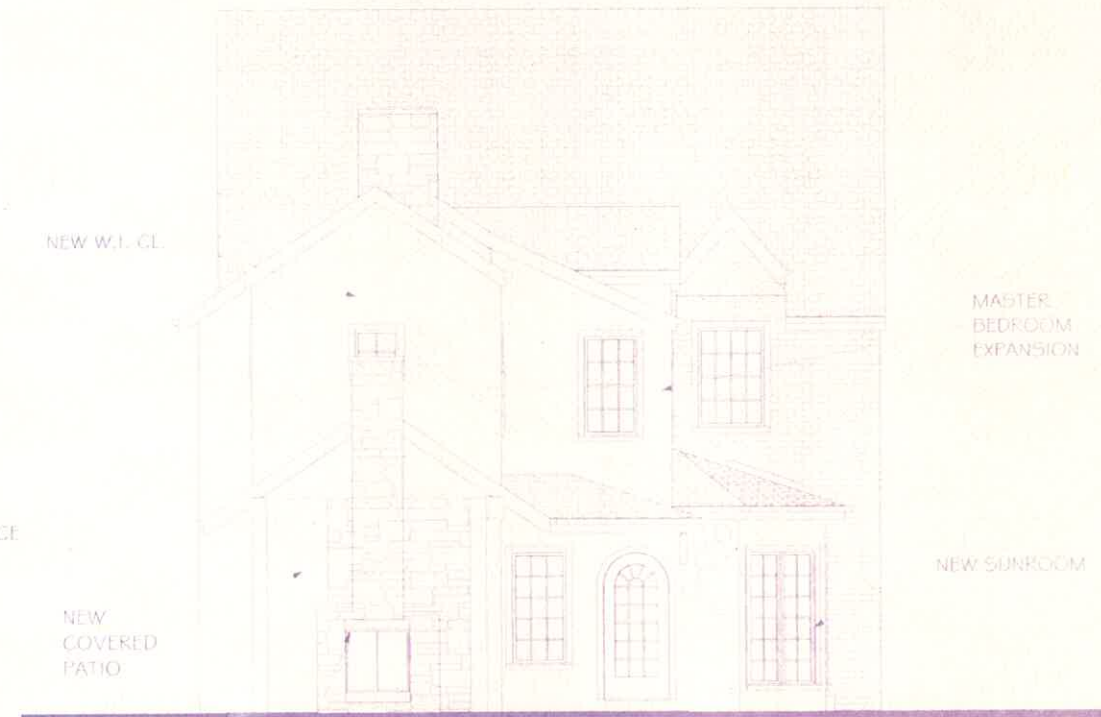
ALUMINUM GUTTERS AND
DOWNSPOUTS TO MATCH EXISTING

INSTALL "REGULAR" MINIMUM 4"
WORK ON ALL EAVES AND
VALLEYS AND PARAPETS (SLOPE)
OF 4:12 ROOF PITCH

INSTALL CONTINUOUS RIDGE
VENTING WHERE POSSIBLE WITH
CORRESPONDING CONTINUOUS
SOFFIT VENTING



NORTH ELEVATION
1/4" = 1'-0"



OPT.
FIREPLACE

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

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