

## SITE PLAN

SCALE: 1" = 20'



NEW ADDITION

<u>% OF HOUSE TO YARD</u>	
SITE =	18,150 S.F.
EXISTING HOUSE = AND GARAGE	1,801 S.F.
ADDITION =	340 S.F.
TOTAL S.F. =	<u>2,141 S.F.</u> = 11.8%

# The Thomas Residence

132 Clairhaven Drive  
Hudson, Ohio 44236

**SCOPE OF WORK:**

WHOLE HOUSE INTERIOR RENOVATION  
ADDITION OF A FIRST FLOOR MASTER SUITE  
ADDITION AND EXPANSION OF A EXISTING KITCHEN

ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE SUBMITTED SEPARATELY

**STOCKMAN  
ARCHITECTURE**  
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THOMAS  
RESIDENCE  
132 Clairhaven Drive  
Hudson, Ohio 44236

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**TITLE  
INDEX AND  
NOTES**

Job #: 1808

Drawing #  
**A 1**

GENERAL NOTES

- ALL CODES GOVERN OVER DRAWINGS. APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.
- ALL PLUMBING WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.
- CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE RECOMMENDATIONS.
- EACH CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AS THEY PERTAIN TO THE ACCEPTABLE COMPLETION OF THEIR WORK.
- COORDINATE ALL WORK WITH ARCHITECTURAL AND EQUIPMENT DRAWINGS.
- VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.
- VERIFY ALL LOCATIONS OF RECESSED LIGHTING W/ OWNER.
- DO NOT SCALE DRAWING, FOLLOW DIMENSIONS.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS W/ MANUFACTURER PRIOR TO FRAMING.

FOUNDATION NOTES (cont)

- SLAB ON GRADE SHALL BE PLACED ON GRANULAR COMPACTED MATERIAL, MIN. 4".
- DURING EXCAVATION AND ALL PHASES OF CONSTRUCTION, PROTECT EXISTING CONSTRUCTION BY SHORING AND STRUTTING AS REQUIRED.
- MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE:  
3000 PSI - FOOTINGS  
4000 PSI - SLABS
- ALL CONCRETE WORK PER ACI-318 AND ACI-301.
- PROTECTION TO CONCRETE REINFORCEMENT:  
AGAINST SOIL - 3"  
EXPOSED CONCRETE - 2"  
SLAB ON GRADE - 2" FROM TOP
- PROVIDE 2 x 4 CONTINUOUS KEY AT ALL CONSTRUCTION JOINTS. INSTALL WATERSTOP PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE CORNER BARS IN WALL TO MATCH HORIZONTAL REBAR.
- REINFORCING BARS: ASTM A615, GRADE 60 WELDED WIRE FABRIC: ASTM A185
- PROVIDE 6x6-W2.9 X W2.9 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.
- MORTAR FOR EXTERIOR BELOW GRADE AND VERTICALLY REINFORCED WALLS SHALL BE ASTM C270, TYPE S.
- GROUT SHALL CONFORM TO ASTM C476. USE FINE GROUT FOR COLLAR JOINTS 1" WIDE OR LESS AND WHEN GROUTING CELLS OF HOLLOW MASONRY UNITS, WITH OR WITHOUT VERTICAL REINFORCING. MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI.
- ALL MASONRY WALLS SHALL HAVE GALVANIZED HORIZONTAL REINFORCING OF THE BELOW GRADE WALLS AND VERTICALLY REINFORCED WALLS, SPACED 16" ON CENTER. LADDER TYPE, 9CM SIDE RODS AND #9 GAGE CROSS RODS, FOR EXTERIOR.
- ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HEAD, BED (FACE SHELLS), WEBS AND COLLAR JOINTS, UNLESS OTHERWISE NOTED.

STRUCTURAL NOTES

- DESIGN LOADS:  
WIND = 20 PSF  
SNOW = 30 PSF  
LIVE LOAD = 40 PSF (LIVING, FAMILY, KITCHEN, DINING)  
LIVE LOAD = 30 PSF (BEDROOM, BATHROOM)  
DEAD LOAD = 10 PSF
- CONSTRUCTION LOAD NOT TO EXCEED 50 PSF. PROTECT AS REQUIRED.
- ALL SAWN TIMBER CONSTRUCTION SHALL BE PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - CURRENT EDITION. AND 2006 OHIO RESIDENTIAL CODE FOLLOW CODE FOR ALL NOTCHING AND DRILLING OF FRAMING.
- ALL WOOD FRAMING SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER.  
FB=875 PSI OR BETTER  
E=1,400,000 PSI OR BETTER
- STRUCTURAL FRAMING IS TO BE #2 KD OR BETTER, SOUTHERN PINE, SPF, OR DOUGLAS FIR, LESSER GRADES OF LUMBER ARE NOT ACCEPTABLE. ANY FRAMING THAT HAS A GREATER SPAN THAN 14'-0" MUST BE DOUGLAS FIR.
- PROVIDE BRIDGING @ 6'-0" O.C. MAX. FOR ALL FLOOR JOIST, OR @ MIDSPAN OF JOIST SPANNING LESS THAN 12'-0", TYP.
- PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, AND BATH TUBS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
- ALL WOOD USED FOR SILL PLATES OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PREASSUR TREATED LUMBER.
- ALL BOLTS SHALL BE A-307.GALVANIZED (G185) USE WITH HEAVY DUTY PLATE WASHERS.
- ALL STEEL PLATES SHALL BE ASTM A-36.
- ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - CURRENT EDITION.
- ALL JOIST, STUD, AND OTHER CONCEALED SPACES TO BE FIRESTOPPED PER CODE.
- ALL METAL FASTENERS AND BOLTS IN CONTACT WITH TREATED LUMBER SHALL BE RATED FOR CONSTRUCTION WITH SPECIFIC CHEMICAL TREATMENT USED.

B. DESIGN CRITERIA

- STRUCTURAL DESIGN STANDARDS:  
RESIDENTIAL CODE OF OHIO (CURRENT EDITION)  
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)  
SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (ASD)  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)  
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)
- FLOOR LIVE LOADS:  
MAIN FLOOR = 40 PSF  
SLEEPING ROOMS = 30 PSF
- ROOF LIVE LOAD:  
MINIMUM = 20 PSF  
SNOW = 25 PSF+DRIFT (PER ASCE 7)  
Pg = 20 PSF  
Ce =1.0 (EXPOSURE B, PARTIALLY EXPOSED)  
Ct = 1.0 (R>25)
- WIND LOAD:  
BASIC WIND SPEED (3 SEC GUST)= 90 MPH  
Iw = 1.0 (CATEGORY I), EXPOSURE B  
GCpi = (ENCLOSED, H LESS THAN 60 FT., EXPOSURE B)  
DESIGN WIND PRESSURE FOR EXTERIOR COMPONENT & CLADDING: REFER TO OBC TABLE 1609.6.2.1(2) AND USE H=15 FT AND EXPOSURE C, ADJUSTMENT COEFFICIENT = 1.29
- EARTHQUAKE LOAD: = 1.0 (SEISMIC USE GROUP I)  
IE = 0.20g  
SDS = 0.093g  
SD1  
SITE CLASS = D (STIFF SOIL PROFILE)  
BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WOOD WALLS

FOUNDATION NOTES

- ASSUMED BEARING = 2000 PSI
- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING MATERIAL OF DESIGN CAPACITY.
- FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 3'-6" BELOW FINISH GRADE.
- WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS.
- DO NOT BACK FILL AGAINST CRAWL SPACE WALLS UNTIL FIRST FLOOR DECK IS IN PLACE AND ABLE TO RESIST THE IMPOSED FORCES.

SHEET LEGEND	
SHEET NO.	SHEET NAME
A-1	TITLE SHEET, INDEX AND NOTES
A-2	SITE PLAN, DEMOLITION PLAN
A-3	FOUNDATION PLAN/WALL SECTION AND DETAILS
A-4	CONSTRUCTION PLAN
A-5	ROOF PLAN
A-6	EXTERIOR ELEVATIONS
A-7	OPEN
A-8	CEILING PLAN
A-9	KITCHEN PLAN AND INTERIOR ELEVATIONS



**A NORTH ELEVATION**

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

REPAINT FRONT DOOR AND SIDELIGHTS  
NEW SCREEN DOOR

**NOTES:**

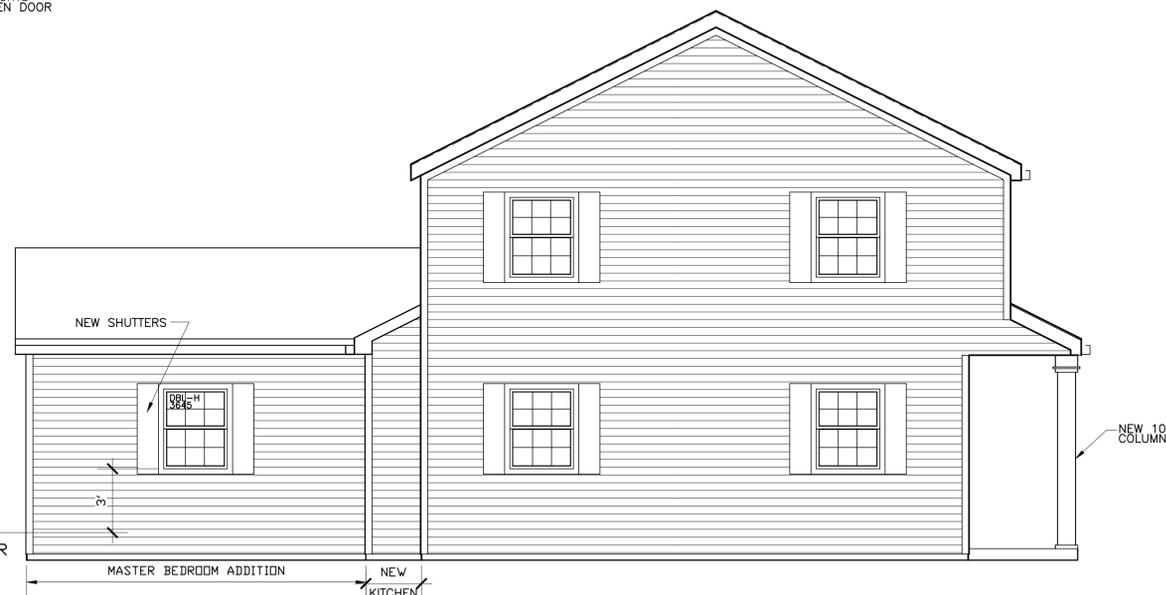
1. REMOVE VINYL SIDING AND INSTALL NEW VINYL SIDING
2. SHUTTERS TO BE REPAINTED.
3. ADDITION, HEIGHT SHALL MATCH EXISTING FASCIA BOARD.
4. NEW FOUNDATION SHALL MATCH EXISTING
5. NEW TRIM TO MATCH EXISTING
6. OVERHANGS TO MATCH EXISTING
7. ROOF PITCH TO MATCH EXISTING
8. Remove Chimney

FIRST FLOOR  
GROUND FLOOR



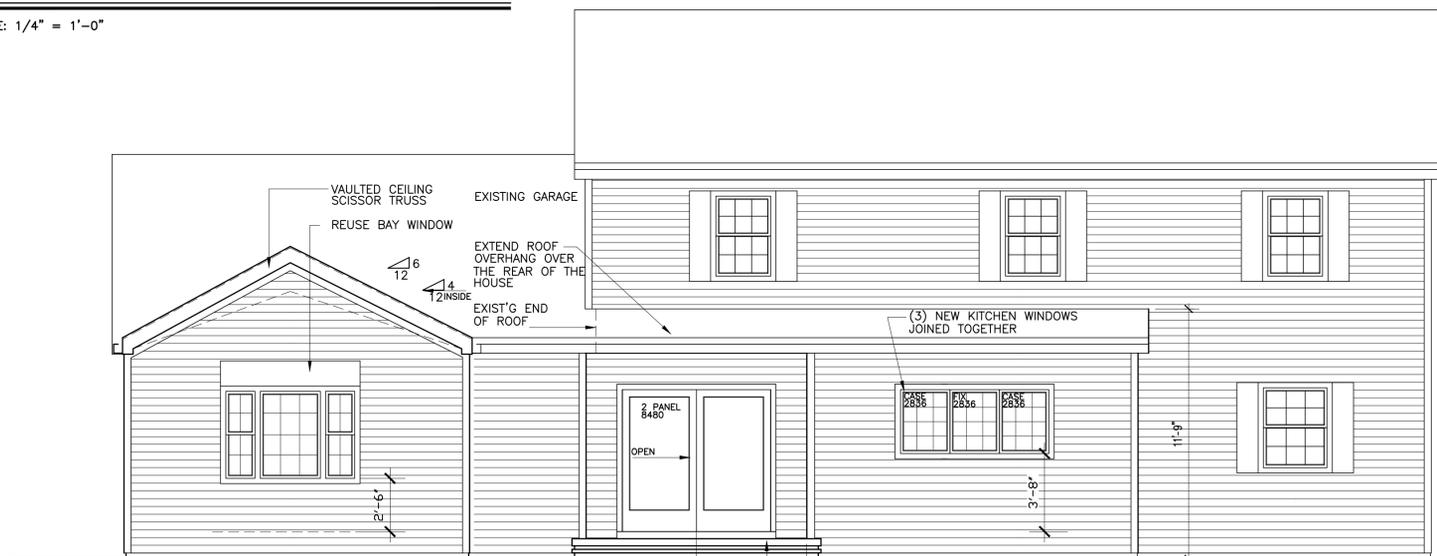
**B WEST ELEVATION**

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



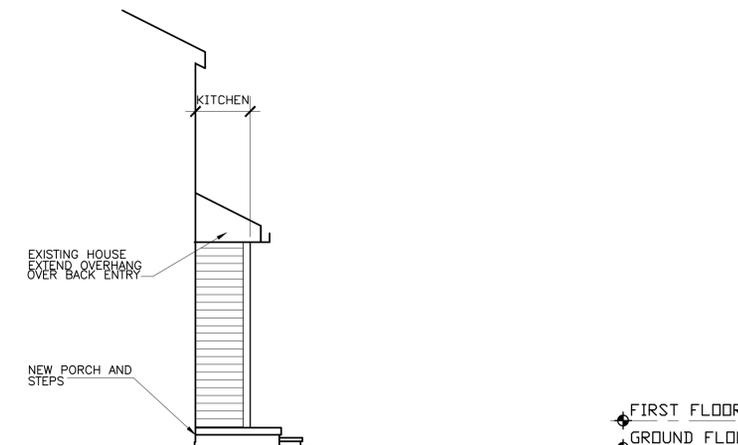
**C EAST ELEVATION**

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



**D SOUTH ELEVATION**

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



**E WEST ELEVATION**

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

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**EXTERIOR ELEVATIONS**

Job #:  
1808

Drawing #  
**A-6**

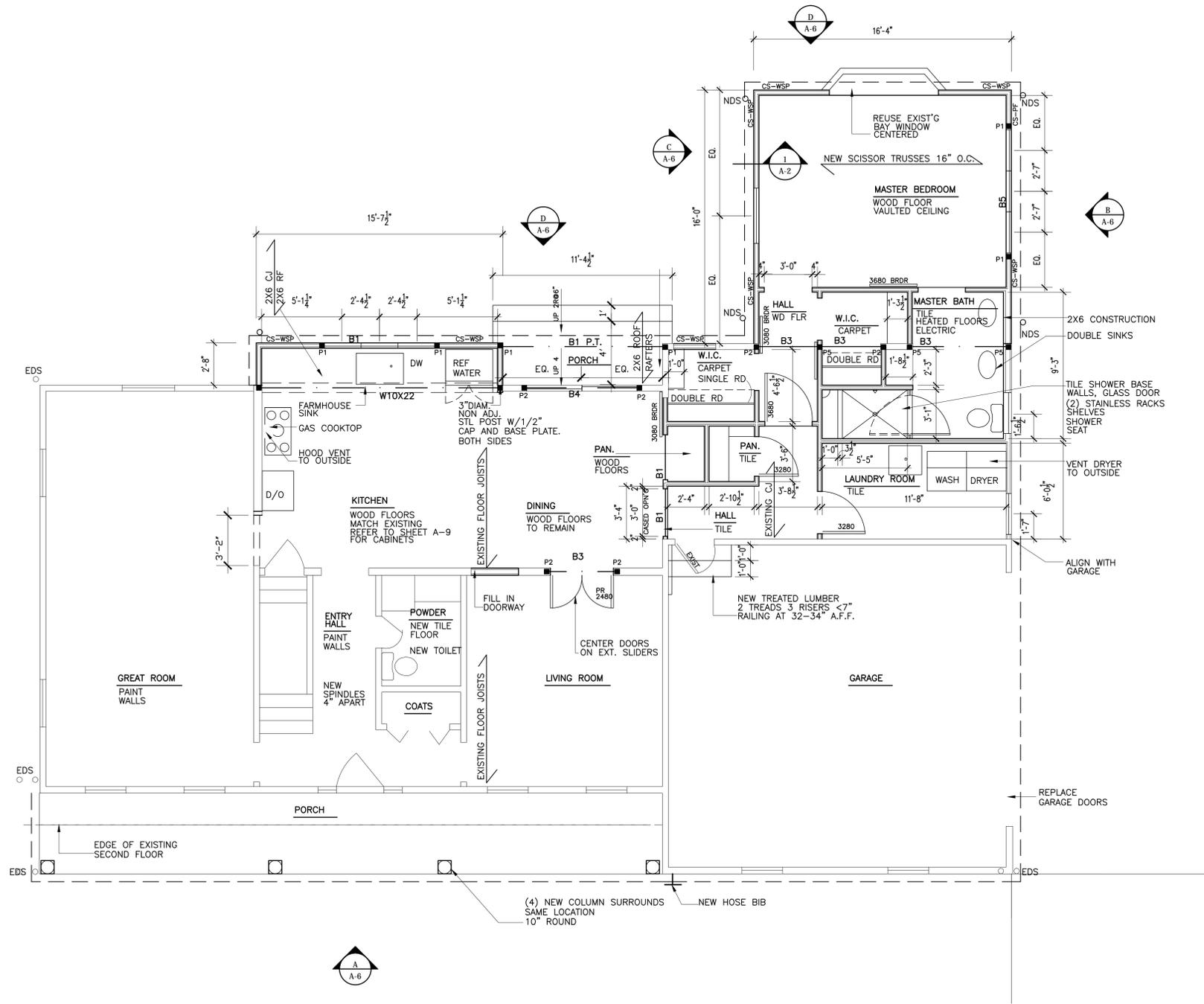




**PLAN NOTES**

- UPDATE TANKLESS WATER HEATER IN BASEMENT.
- OPEN
- NEW WINDOWS SHALL BE PELLA WINDOWS. COLOR WHITE
- 2-2X4 WOOD STUDS AT ENDS OF ALL BEAM LOCATIONS UNLESS NOTED OTHERWISE
- 1/2" GYP. BD. ALL WALLS (GREEN BD. IN BATHS) 5/8" GYP.BD. ALL CEILINGS.
- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. (EXTERIOR STUDWALLS ARE 4")
- ALL EXTERIOR DOORS ARE WEATHER-STRIPPED
- PATCH TO MATCH WITH ADJ. MATERIALS.
- ENERGY EFFICIENCY PATH - SECTIONS 1101-1104 IN RCO 2013.  
R-10 FLOOR SLAB  
R-20 WALLS (SPRAY FOAM CLOSED CELL)  
R-38 CEILING/ROOF - (SPRAY FOAM CLOSED CELL)
- HEADERS NOT MARKED SHALL BE (2) 2X8.
- CONTRACTOR TO INSTALL SOLID BLOCKING AT ALL POINT LOAD. ENSURE THAT ALL POINT LOADS BEAR ON SOUND FOUNDATION ALL FRAMING THAT FRAMES PERPENDICULAR TO BEAMS MUST BE SECURED WITH SIMPSON JOIST HANGERS.
- APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE SECOND FLOOR HALLWAY.
- SMOKE ALARMS SHALL BE LOCATED IN EACH BEDROOM, SECOND FLOOR HALLWAY, ATTIC, BASEMENT, AND ONE ON THE FIRST FLOOR. THESE DEVICES SHALL BE INTERCONNECTED.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS. (EXTERIOR STUDWALL DIMENSIONS ARE TO FACE OF SHEATHING)
- ALL EXISTING STRUCTURE SHALL BE FIELD VERIFIED.
- ALL CLOSETS HAVE A HANGER ROD AND SOLID WOOD SHELF UNLESS NOTED OTHERWISE
- TRUSSES ARE BY OTHERS
- MFG. OF TRUSSES SHALL SUBMIT SHOP DWGS. OF TRUSSES AND SPECIFY CONNECTIONS OF TRUSSES TO FRAMING STRUCTURE.

BEAM AND POSTS		BRACED WALL SCHEDULE	
MARK	BEAM		
B1	(2) 2X10	WSP	WOOD STRUCTURAL PANEL
B2	(3) 2X10		- 7/16" OSB OR PLYWD SHEATHING
B3	(2) 1 3/4 x 9 1/4 LVL		APPLIED TO ONE SIDE.
B4	(3) 1 3/4 x 9 1/4 LVL		- 6" O.C. EDGE NAILING
B5	(2) 2X12		- 12"O.C. FIELD NAILING
B6	(3) 2X12		- LENGTH AS NOTED
B7	(2) 1 3/4 x 11 1/4 LVL	CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
B8	(3) 1 3/4 x 11 1/4 LVL		- 7/16" OSB OR PLYWD SHEATHING
B9	(2) 1 3/4 x 11 7/8 LVL		APPLIED TO ONE SIDE.
B10	(3) 1 3/4 x 11 7/8 LVL		- 6" O.C. EDGE NAILING
B11	(2) 1 3/4 x 14 LVL		- 12"O.C. FIELD NAILING
B12	(3) 1 3/4 x 14 LVL		- LENGTH AS NOTED
B13	(2) 1 3/4 x 16 LVL		- AREAS ABOVE & BELOW OPENINGS SHALL BE SHEATHED
B14	(3) 1 3/4 x 16 LVL		
B15	(2) 1 3/4 x 18 LVL		
P1	(2) 2X4	CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME (APA)
P2	(3) 2X4		1. REFERENCE FIGURE 602.10.6.4 IN RESIDENTIAL CODE OF OHIO (RCO)
P3	(2) 2X6		
P4	(3) 2X6		
P5	3 1/2 x 3 1/2 PSL		
P6	3 1/2 x 5 1/4 PSL		
P7	5 1/4 x 5 1/4 PSL		



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 ——— EXISTING  
 ——— NEW WALL 2X4 STUDS 1/2" GYP BD. EACH SIDE.



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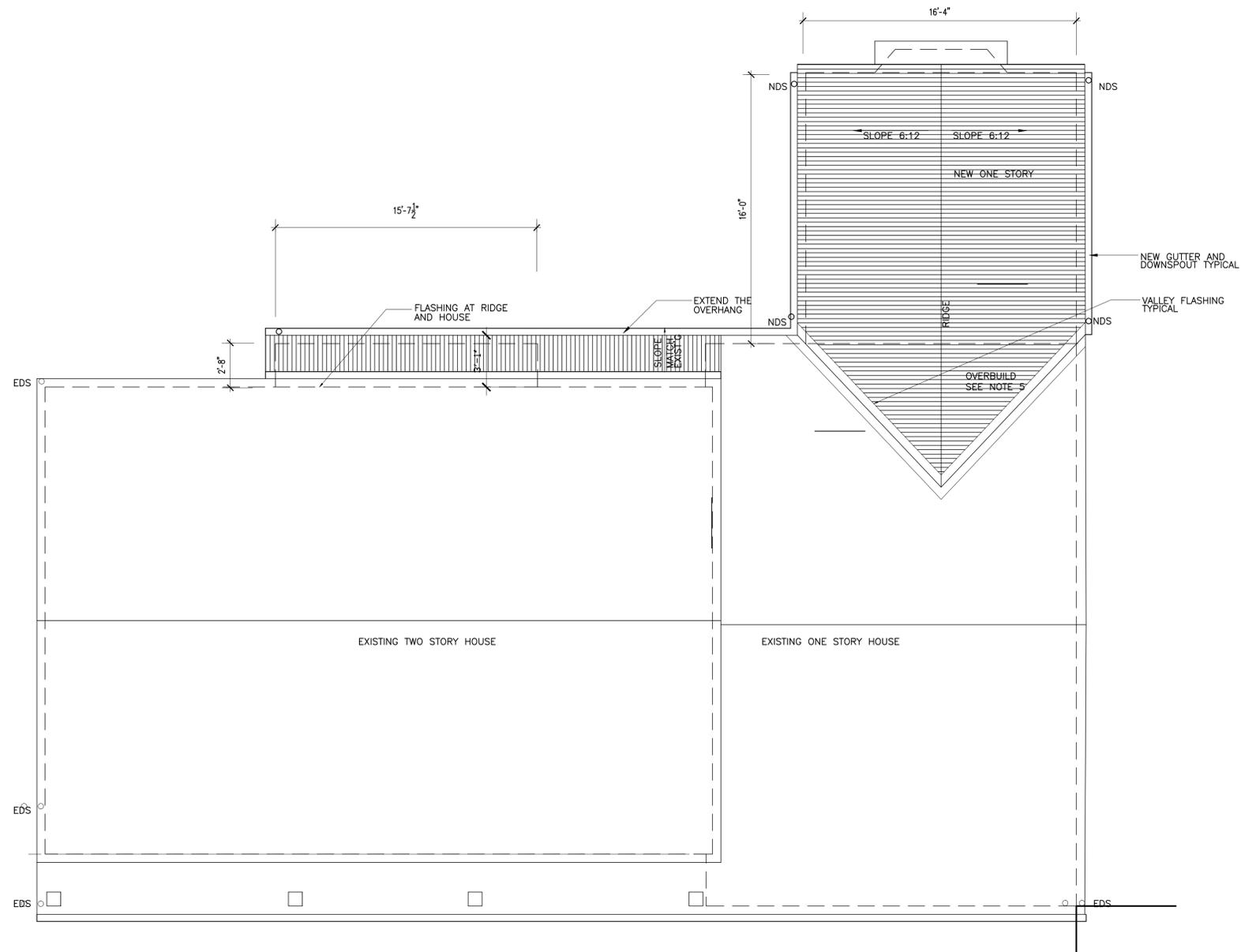
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CONSTRUCTION PLAN  
 Drawing # A-4  
 Job # 1808



**ROOF PLAN**

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

 = NEW ROOFING

**NOTE:**

1. RUN ICE GUARD UNDERLAYMENT UP FROM VALLEYS, AROUND ANY ROOF PENETRATIONS, AND 2'-0" FROM EDGE TYP.
2. MATCH ASPHALT SHINGLES WITH HOUSE AND GARAGE.
3. ALL FLASHING SHALL BE ALUMINUM
4. RIDGE VENTS AT ALL NEW RIDGES.
5. RAFTER OVERBUILD ASSUMED TO BE 2X10 @ 16" O.C. TO MATCH RAFTERS OVER THE CLOSET
6. VERIFY IN FIELD THAT THE EXISTING RAFTERS UNDER NEW OVERBUILD ARE AT LEAST 2X8 @ 16" O.C.
7. ALL GUTTERS SHALL BE LEAF GUARD GUTTERS & 5"

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**ROOF  
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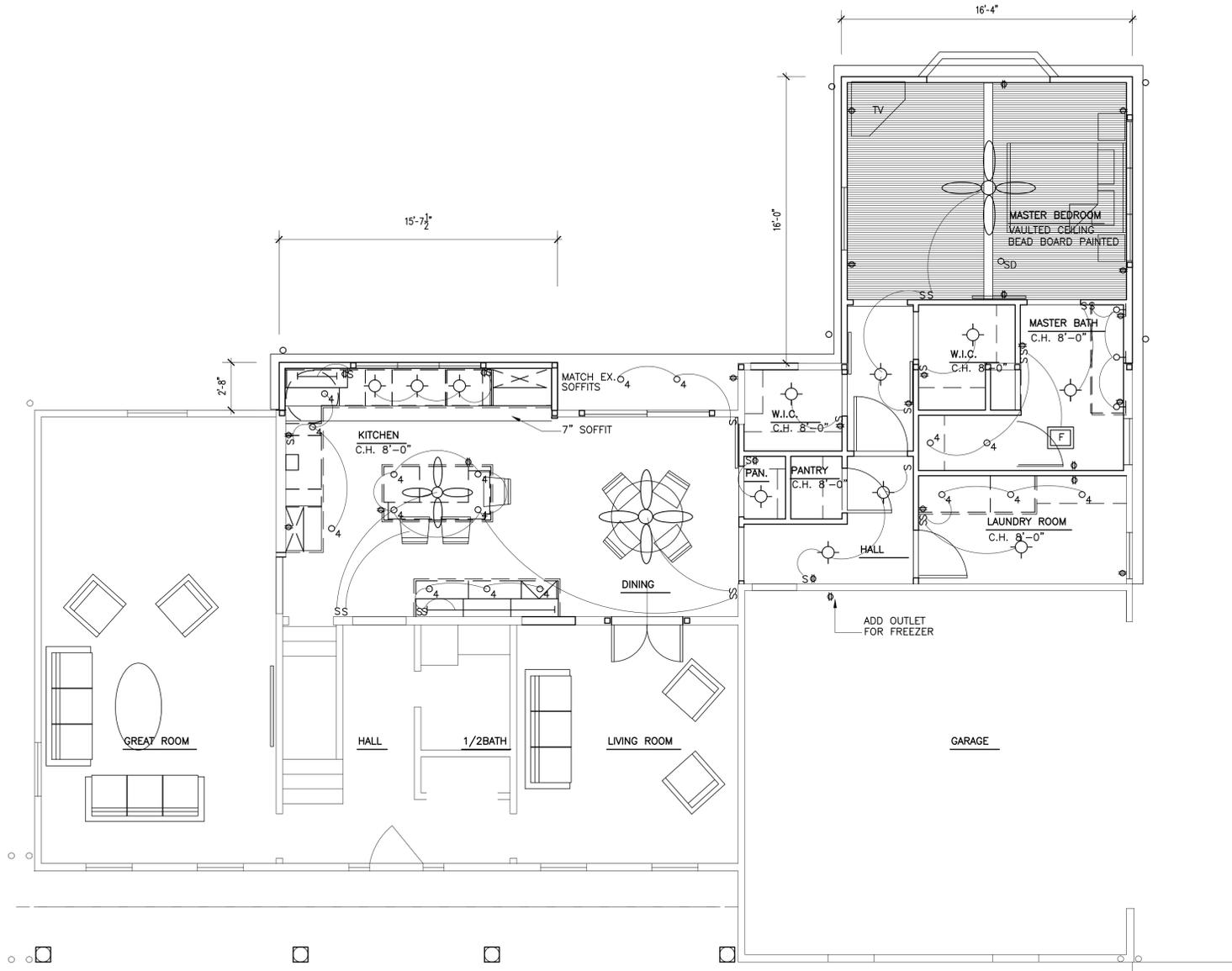
Drawing #

A-5

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CEILING PLAN LEGEND		
SYMBOL	DESCRIPTION	COLOR REMARKS
	SURFACE MOUNTED LIGHT OR HANGING FIXTURE	OWNER TO SELECT
	WALL MOUNTED LIGHT FIXTURE	OWNER TO SELECT
	4" RECESSED LIGHT LED	
	HARD WIRE SMOKE DETECTOR W/BATTERY BACK UP	
	EXHAUST FAN - VENTED TO THE OUTSIDE	OWNER TO SELECT
	DIRECTIONAL DOWN LIGHT	
	CEILING FAN	OWNER TO SELECT
	UNDER CABINET LIGHTS	
	6" RECESSED LIGHT	



**FIRST FLOOR CEILING PLAN**

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

- ALL RECEPTACLES TO BE GFCI PROTECTED OR ARC FAULT PROTECTED.
- ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS IN EACH ROOM PER CODE.
- ELECTRICAL CONTRACTOR SHALL DO A WALK THRU WITH OWNER AFTER FRAMING IS COMPLETE TO DETERMINE LOCATION OF FIXTURES.
- BEDROOM, SUNROOM, AND KITCHEN SHALL HAVE USB PORT, PHONE JACK AND CABLE.







