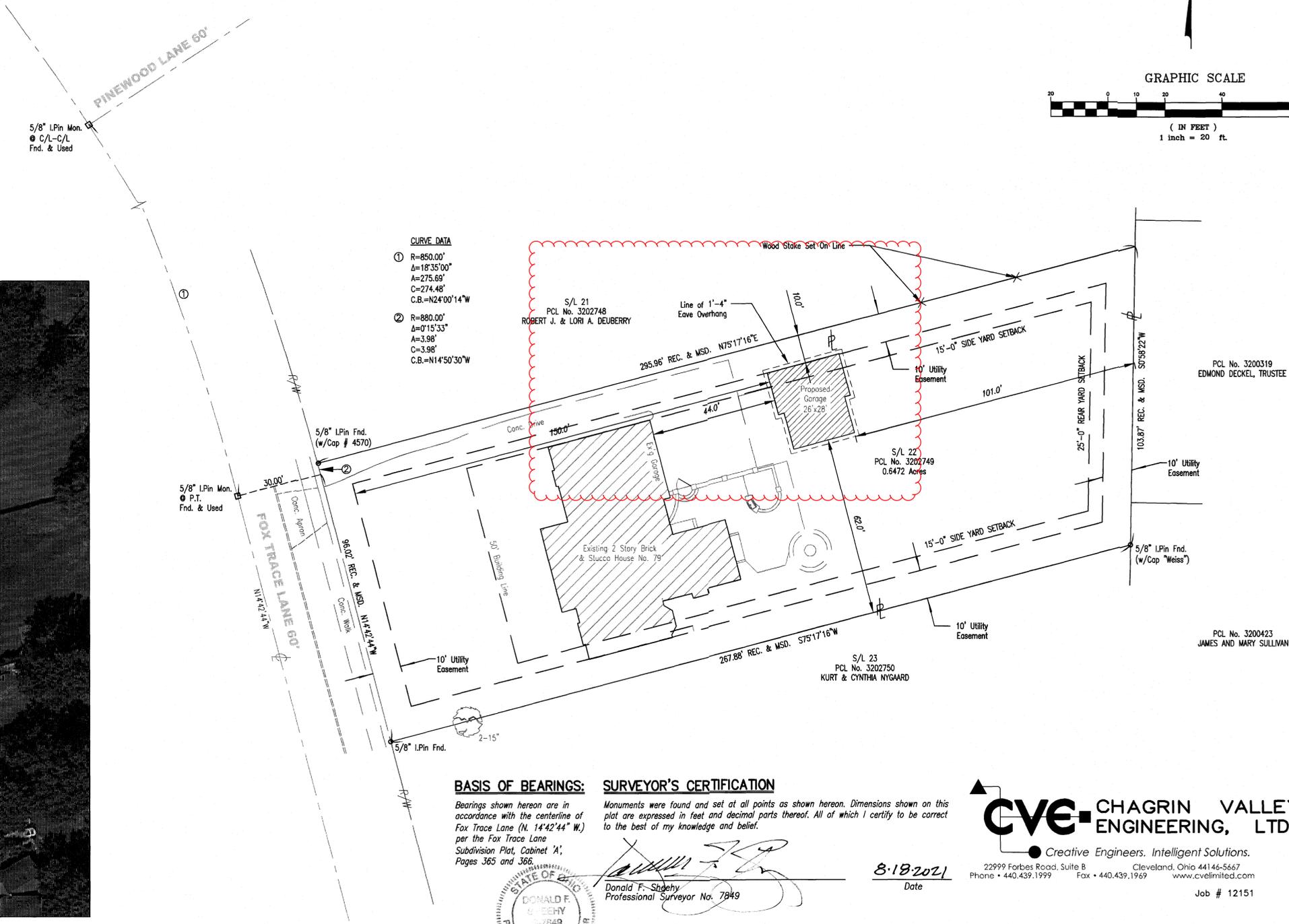
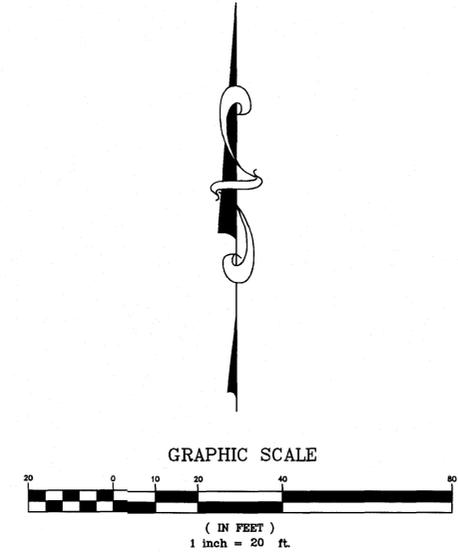


# MAP OF SURVEY FOR 79 FOX TRACE LANE

Situated in the City of Hudson, County of Summit and State of Ohio and known as being Sublot No. 22 in the Fox Trace Subdivision as recorded in Cabinet A, Pages 365 and 366 of Summit county Records.



**CURVE DATA**  
 ① R=850.00'  
 Δ=18°35'00"  
 A=275.69'  
 C=274.48'  
 C.B.=N24°00'14"W  
 ② R=860.00'  
 Δ=0°15'33"  
 A=3.98'  
 C=3.98'  
 C.B.=N14°50'30"W

**BASIS OF BEARINGS:**  
 Bearings shown hereon are in accordance with the centerline of Fox Trace Lane (N. 14°42'44" W.) per the Fox Trace Lane Subdivision Plat, Cabinet 'A', Pages 365 and 366.

**SURVEYOR'S CERTIFICATION**  
 Monuments were found and set at all points as shown hereon. Dimensions shown on this plat are expressed in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

*Donald F. Stuechy*  
 Donald F. Stuechy  
 Professional Surveyor No. 7849



8-18-2021  
 Date

**CVE-CHAGRIN VALLEY ENGINEERING, LTD.**  
 Creative Engineers. Intelligent Solutions.  
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 Phone • 440.439.1999 Fax • 440.439.1969 www.cvelimited.com

Job # 12151

2 Aerial View  
 S-1 NTS

1 Site Plan  
 S-1 1"=20'



**Spec. Div. 5: Metals**

**STRUCTURAL STEEL:** Structural steel shall be detailed, fabricated, and erected in accordance with the latest AISC Specification for Structural Steel Buildings, Allowable Stress Design, and Code of Standard Practice.

**Fitch Plates:** Steel fitch plates shall be ASTM A-36 steel (Fy = 36 KSI). Fitch plates shall be connected to wood members with 1/2" dia. flush mounted through bolts. Minimum edge and end distance to be 2". See plans for size of plates and spacing of bolts.

**Lintels for masonry openings** shall conform to the following schedule unless otherwise noted on the Drawings.

Clear span up to 4'-0"	Lintel L 3 1/2" x 3 1/2" x 1/4"
4'-1" to 6'-0"	L 4" x 3 1/2" x 5/16" LLV
6'-1" to 8'-0"	L 5" x 3 1/2" x 5/16" LLV
8'-1" to 9'-0"	L 6" x 3 1/2" x 5/16" LLV

All lintels shall have 1" of bearing for each foot of span with a minimum of 6" at each end. All lintels at exterior walls shall be hot-dipped galvanized.

**Beams:** shall be ASTM A-992 steel (Fy = 50 ksi), sizes as shown on drawings, in continuous lengths between bearing points. Steel beams bearing on masonry walls shall bear on steel bearing plates (sizes shown on plans) and masonry grouted solid 16" wide by 8" deep.

**Columns:** Steel columns shall be ASTM A-53 steel (Fy=35 ksi), sizes as noted on *The Drawings*. Columns shall be continuous from footing to beam, with 1/2" top and bottom bearing plates (unless otherwise noted) welded to columns. Light gauge steel posts to be H.L.D. and B.O.C.A. approved, size as shown on *The Drawings*, as manufactured by Tel-O-Post, Tapco Mono Post, or equal, and shall be installed with adjustment nut at bottom. Basement columns and posts shall be installed and adjusted prior to casting concrete floors. Beams shall be bolted to cap plates w/(4) 3/4" dia. bolts. Column base plates shall be connected to footing with a minimum of (2) 3/4" anchor bolts.

**Shop Painting:** Structural steel to be finished with two shop coats of rust inhibitive paint.

**Connectors:** Connectors and Accessories to be included as required for complete structural support. All shop connections to be made with ASTM A307 bolts or welded using E70 electrodes and shall conform to the specification set forth in the AWS Structural Welding Code. All field connections to be ASTM A307 bolts, unless noted otherwise. Anchor bolts, nuts, washers, straps, framing anchors, hangers, masonry ties, and other accessories to be hot-dipped galvanized.

**Spec. Div. 6: Wood and Plastics**

**A. ROUGH FRAMING: GENERAL**

All structural framing shall be detailed, fabricated, and erected in accordance with the "National Design Specification" by the National Forest Products Association (N.F.P.A.), latest edition. Nail or spike members in accordance with the Residential Code of Ohio, latest edition, Chapter 5-9. All nails exposed to weather to be hot-dipped galvanized at minimum. Framing lumber shall be seasoned to a moisture content of 19% or less (S-DRY). Brace all walls, rafters, floor and roof joists as required to prevent shifting, racking or other movement both during construction and after completion of the work. Cut framing square on bearings, closely fitted, accurately set to required lines and levels and plumb. Do not use shims for leveling on wood or metal bearings. **LVL (Laminated Veneer Lumber) & Pre-Engineered Joists (TJ's):** where indicated, shall be stored, installed, braced, and blocked per the manufacturer's directions. Notching, drilling or other cutouts shall be in accordance with manufacturer's published instructions. LVL beams over two members wide shall be assembled with 1/2" dia. flush-mounted through bolts 2 per row at 24" o.c. with (2) bolts at each end, all located 2" from edges and ends.

**Framing:** All structural framing members shall be single lengths between points of support.

1. Floor and ceiling joists shall have solid bridging at minimum 8'-0" intervals or at mid-spans, with minimum 2" bearing at ends. Floor joists to be doubled under partitions parallel to joist direction. Solid blocking required under partitions perpendicular to joist direction. Solid blocking required at 32" o.c. to the first joist back to parallel foundation walls, where foundation walls run parallel to joist direction.
2. Sill plates and wall plates on concrete block or slabs shall be pressure-treated wood and bear over 1/2" compressible sill sealer as manufactured by Dow, Celotex, or Amoco. Sill plates shall be anchored with 1/2" anchor bolts @ 4'-0" o.c. (max.) and 1'-0" from corners and openings. Minimum (2) bolts per plate. Embedment of anchor bolts shall be no less than 12".
3. Exterior stud framing to be spaced 16" o.c., doubled at openings, framed for solid backing at corners and angles for drywall. Inner trimmer/jack studs at window/door, etc., openings shall be cut to support the header over the opening and shall extend in one piece from header to bearing. Jack studs shall be doubled at openings exceeding 8'-0". Walls taller than 9'-0" shall receive solid, horizontal blocking at mid-height.
4. **Wall opening headers** shall be minimum (2) 2x 8's with plywood spacers for spans less than 3'-6" and (2) 2x10's with 1/2" plywood for spans equal to or greater than 3'-6" unless indicated otherwise on Drawings.
5. Dormers: provide double rafters and headers at all dormers and skylights, unless noted otherwise. Connect doubled headers to rafters with galvanized hangers.
6. Hearth and other floor openings: Provide doubled joists as a minimum at perimeter of hearths and all floor openings. Headered members to be hangered to doubled joists where interrupted.

**ROUGH LUMBER:** Unless otherwise noted on the Drawings, material shall be selected and warranted by The Contractor to satisfy the following minimum design stresses for sawn lumber and laminated veneer lumber:

Framing Member	Fb (psi)	Fv (psi)	Fc (psi)	E (psi)
Beams and Headers	1000	130	1000	1,400,000
Floor Joists	1000	130	1000	1,400,000
Rafters & Cl'g Jst's	1000	130	1000	1,400,000
Studs & Misc. Fram'g	875	110	1000	1,400,000
MicroIam (LVL)	2600	285	2510	1,900,000

**2x Rough Framing:** shall be S4S #2 Southern pine, Hem-Fir, Spruce Pine Fir or better.

**Sill plates, all framing against masonry or concrete, and framing exposed to weather:** shall be pressure-treated lumber.

**EXTERIOR WALL STUD FRAMING:** to be 2x6, unless noted otherwise on drawings for walls up to 9'-5" tall and 2x6 for walls over 9'-5". Gable walls with uninterrupted vertical studs over 14'-0" in height to be 2x8.

**FLOOR SHEATHING:** shall be 3/4", APA rated exterior grade tongue-and-groove plywood, and span rated for the specified joist spacing. All joints parallel to joists to be fully supported by floor joists below. All plywood floor sheathing shall be installed with construction adhesive such as PL400 or equal, and nailed to framing. Prior to installation of finish flooring over new or existing floor sheathing, thoroughly inspect all sub-flooring for squeaks and, where located, install screws as required to stop such squeaking. Openings in existing sheathing and underlayment, such as at abandoned HVAC floor diffusers, shall be filled with new plywood of the same thickness and shall be adequately blocked from beneath, nailed, and glued so no squeaking or discernible movement is apparent after installation of finish flooring or carpeting.

**ROOF AND WALL SHEATHING: INSTALLATION:** Install panels over two or more spans with the long dimension perpendicular to the floor framing. Space 4" panel ends a minimum of 1/8" at time of installation. End joints of adjacent panel runs should be staggered. Square edge panels should be installed with a minimum spacing of 1/8" on all panel edges at time of installation. Use 1/4" bead of polyurethane or solvent-based adhesives, which conforms to industry standards AFG-01 and follow manufacturers' recommendations. Joist to be clean and dry and apply only enough adhesive to lay one or two panels at a time. Fasteners should penetrate framing members at least 1". Apply fasteners 3/8" from panel edges. Space fasteners 6" o.c. on supported edges (4' ends) and 12" o.c. at intermediate support locations. Use 10d ring shank nails or screw shank nails. Cutouts for plumbing and electrical components should be oversized by at least 1/4" to avoid a forced fit. All joints parallel to joists to be fully supported by floor joists below. Sheathing unsupported more than 20" in either direction shall be reinforced or supported with edge blocking or "H" clips **NOTE:** Allow for crown or moldings at fascia and rake, where detailed on drawings. Roof sheathing **MUST** overhang to accept details as drawn: insufficient overhang will be rejected and rebuilt.

**MATERIAL:** shall be [1/2"] [3/4"] for walls, 3/8" for roofs, APA-rated exterior [plywood] [Oriented-Strand Board], span rated for the rafter or truss spacing shown. Sheathing for vertical batten or vertical siding is to be exterior plywood, 5/8" nominal thickness.

**CONNECTORS:** Where shown on *The Drawings* or required herein metal connections shall be provided, designed for specific loading requirements, fabricated from galvanized sheet metal or painted steel plate, as manufactured by Simpson Strong-Tie or equal.

**PRESERVATIVE PRESSURE TREATED WOOD** shall meet the following AWPA standards for ACQ Preservative retention rates:

Above ground (decking & joists, etc.)	0.25 lb/cu.ft.
Ground contact (posts)	0.40 lb/cu.ft.
Permanent Foundations (poles)	0.60 lb/cu.ft.

**EXTERIOR TRIM: OPTION A: Cedar Exterior Casings and Trim:** Exterior window and door casings, corner trim, frieze board, panel frames and belts shall be 5/4 x (width shown on drawings) solid #2 cedar, jamps to butt into head casing. Add solid cedar drip cap over all head casing, except where window head butts tight under frieze board or soffit. Sub-sills at all exterior windows to be 2x material, sloped to wash, with 2" projection. Fascia board to be 1 x (width shown on drawings) solid #2 cedar. All crowns, panel molds, and other profiled trim shown on drawings shall match casing wood species, unless noted otherwise. Rout or groove back of flat trim members. For painted or stained finish, back-prime all trim members with alkyl/oil stain-blocking primer or transparent stain-sealer for stained finish (end-prime after final cuts are made). Complete exterior priming within two weeks of installation: do not allow unprotected cedar to weather more than two weeks or final finish may be compromised. Install as detailed with end joints set tight and caulked. Use stainless steel casing nails for exterior trim (or hot-dipped galvanized casing nails if approved by *The Architect*) with min. 1 1/2" penetration into framing lumber.

**OPTION B: Azek Exterior Casings and Trim:** Exterior window and door casings, corner trim, frieze board, panel frames and belts shall be 5/4 x (width shown on drawings) solid cellular pvc, Azek or equal as approved by Architect. Jamps to butt into head casing. Add solid cellular pvc drip cap over all head casing, except where window head butts tight under frieze board or soffit. Sub-sills at all exterior windows to be 2x material, sloped to wash, with 2" projection. All crowns, panel molds, and other profiled trim shown on drawings shall be cellular pvc, unless noted otherwise. Install as detailed with end joints set tight and caulked. Use stainless steel casing nails for exterior trim (or hot-dipped galvanized casing nails if approved by *The Architect*) with min. 1 1/2" penetration into framing lumber.

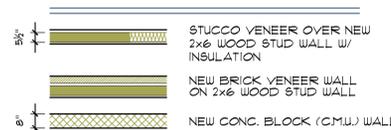
**OPTION C: Boral Exterior Casings and Trim:** Exterior window and door casings, corner trim, frieze board, panel frames and belts shall be 5/4 x (width shown on drawings) synthetic poly-ash trim, Boral TruExterior or equal as approved by Architect. Jamps to butt into head casing. Add solid cellular pvc drip cap over all head casing, except where window head butts tight under frieze board or soffit. Sub-sills at all exterior windows to be 2x material, sloped to wash, with 2" projection. All crowns, panel molds, and other profiled trim shown on drawings shall be synthetic poly-ash trim, unless noted otherwise. Install as detailed with end joints set tight and caulked. Use stainless steel casing nails for exterior trim (or hot-dipped galvanized casing nails if approved by *The Architect*) with min. 1 1/2" penetration into framing lumber.

**SOFFITS:** to be [3/8" smooth, AC grade, fir plywood] [1/4" beaded 2" o.c. radiata pine plywood paneling] [1x6 v-groove T&G #2 cedar], with continuous prefinished aluminum soffit vents, to be [painted to match trim color] [stained natural finish]. Patch and sand nail holes prior to paint/stain finish.

**INTERIOR TRIM, GENERAL:** All wood interior trim material, including flooring, shall be delivered and acclimate in an interior, weather-tight, heated and conditioned environment for minimum one week. Upon delivery, flooring shall be broken into small lots and stored in the rooms where it is to be installed. All trim shall be carefully matched, mitered, coped, etc., finish nailed tight to surfaces, and sanded, ready for painting or staining. All horizontal trim shall be installed in continuous lengths wherever possible, or mitered when not, and coped at inside corners. Jamps at Door and Casel Openings shall be tightly shimmed in a minimum of three locations on each side including at hinges and locksets. Wherever trim terminates and is not fully stopped by cabinets, casings, plinths, etc., repeat profile of trim at end by miter-returning, coping or molding as needed. **Window casing** to include molded stool, miter-returned at ends, and apron of casing material, inverted and miter-returned at ends. Doorways at end of Halls shall be centered in Hall, unless shown otherwise, and all doorways roughed-in and jamps hung so that full casing may be installed. When casings are within 1" of corner walls, fill gap between casing and wall with S4S wood trim 1/8" thinner than casing. Closet doors shall be fully jambed and cased on both sides (Reach-in closets may have secondary casing type for interior, as approved by *The Architect*) Casing at bi-fold or bypassing doors shall be installed to conceal track and hardware above doors. **Shoe mould** shall be installed at all new hardwood, ceramic tile, vinyl, or other hard surface flooring.

**INTERIOR TRIM:** All new woodwork shall be clear poplar, thoroughly seasoned and kiln dried, molded or S4S, no finger joints. **INTERIOR WOOD FLOORING:** to **OPTION B:** be [clear][character][reclaimed][specify grade], full-face measure 3/4" T & G [3"] [4"] [5"] [6"] [mixed 6-8"] [mixed 4-6"] with square edge and end matched, with final flooring selection to be approved by the *Owner*. Install at manufacturer recommended moisture contents over flooring felt and fasten to subfloor with concealed cut nails, all joints to be tight. Floor HVA/C registers shall be flush or surface mounted hardwood to match the surrounding flooring, with removable diffuser and adjustable air-flow regulators at supply registers. Feather new flooring areas into adjacent existing with staggered joints to conceal new flooring addition. Where abutting adjacent surfaces of a different level at doorways or other openings install full jamb width [sloped wood threshold to match species and finish] [marble threshold with beveled sides as required to meet adjacent flooring]. **FLOORING FINISH:** Thoroughly machine sand to smooth, level finish. Finish with stain/sealer (color as approved by the *Owner* from samples provided by the *Contractor*) and three coats of polyurethane, varnish, or other finish as approved by the *Owner*. After thorough drying, protect finished floors with red rosin paper, taped in place, as necessary prior to *Owner* occupying space.

**Wall Legend**



**NOTE:** ALL DIMENSIONS TO FACE OF WOOD STUD (NEW WALLS), FACE OF EXISTING FINISH (EXISTING WALLS), OR FACE OF MASONRY UNIT, UNO.

D.S. = DOWNSPOUT  
EX'G = EXISTING  
F.V. / V.I.F. = FIELD VERIFY / VERIFY IN FIELD  
GSF = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)  
GYP. BD. = GYPSUM BOARD (DRYWALL)  
H.B. = HOSE BIB  
NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)  
FL. HT. = ROUGH FLATE HEIGHT  
RD. = ROOF DRAIN  
TYP. = TYPICAL  
UNO. = UNLESS NOTED OTHERWISE

**Project Description**

THE PROJECT SCOPE INCLUDES THE CONSTRUCTION OF A NEW DETACHED GARAGE

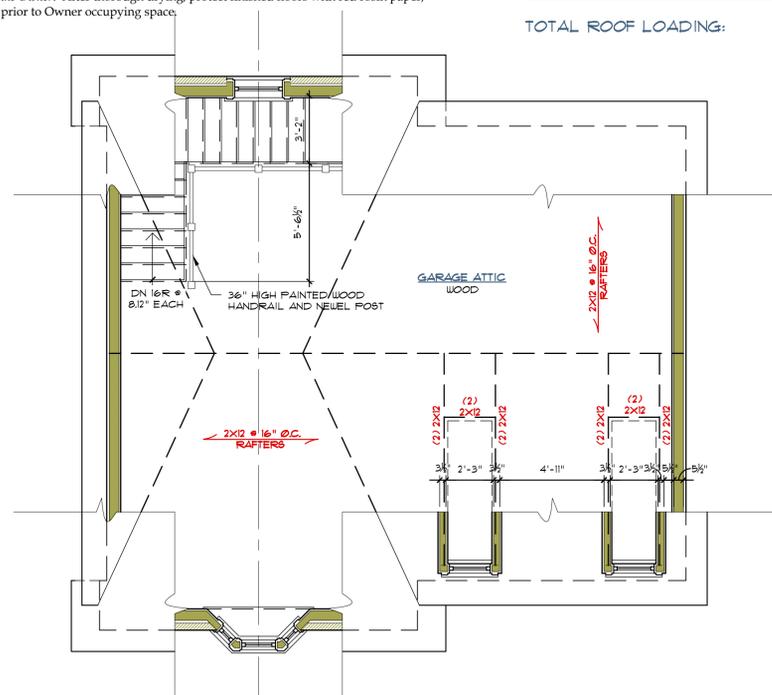
**Project Area**

EXISTING FIRST FLOOR AREA:	3,359	SF
NEW HOUSE FLOOR AREA:	0	SF
NEW DETACHED GARAGE AREA:	676	SF
TOTAL LOT COVERAGE:	4,035	SF
LOT AREA:	28,192	SF
PERCENTAGE LOT COVERAGE:	14.3%	

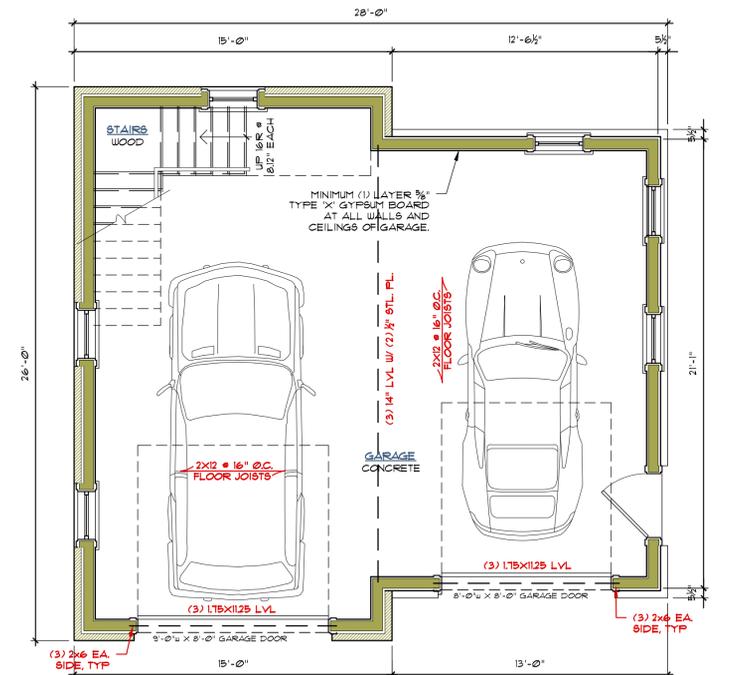
**Design Loads**

SEISMIC DESIGN CATEGORY: "B"  
WIND SPEED (mph): 115

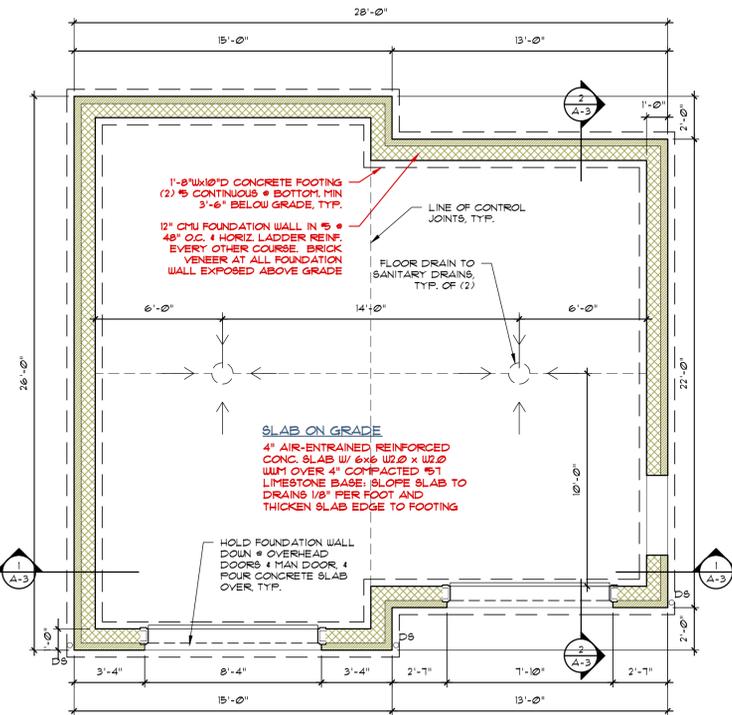
1. FLOOR LIVE LOADS:  
FIRST FLOOR: 40 psf  
SECOND FLOOR: 30 psf  
FLOOR DEAD LOADS: 10 psf
  2. ROOF LIVE LOADS (SNOW): 30 psf  
ROOF/CEILING DEAD LOAD: 12 psf
- TOTAL ROOF LOADING: 42 psf



**3 Attic Plan**  
1/4"=1'-0"



**2 First Floor Plan**  
1/4"=1'-0"



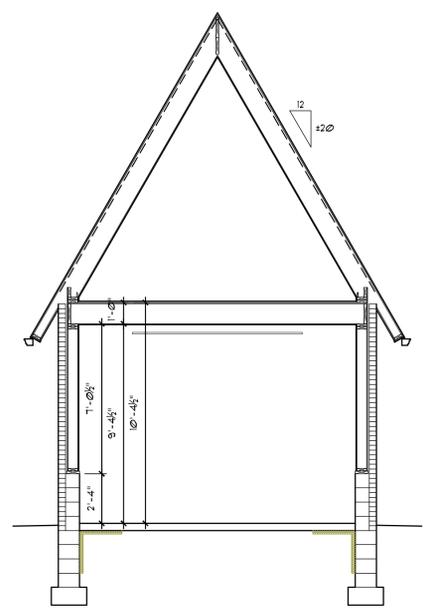
**1 Foundation Plan**  
1/4"=1'-0"



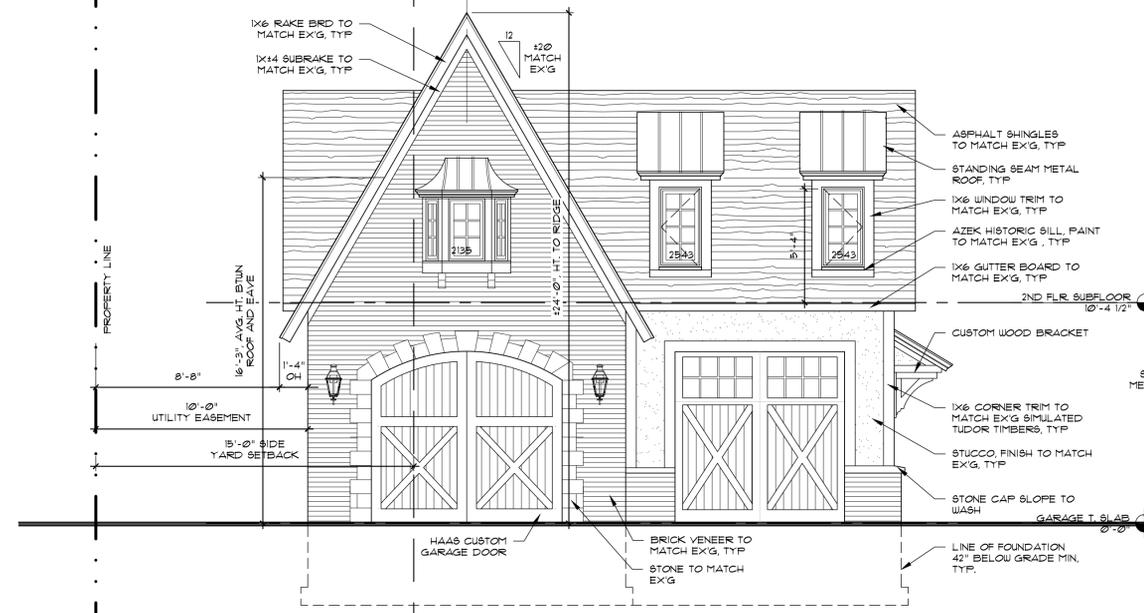
**8**  
A-3  
**Ex'g Front Elevation**  
1/8"=1'-0"



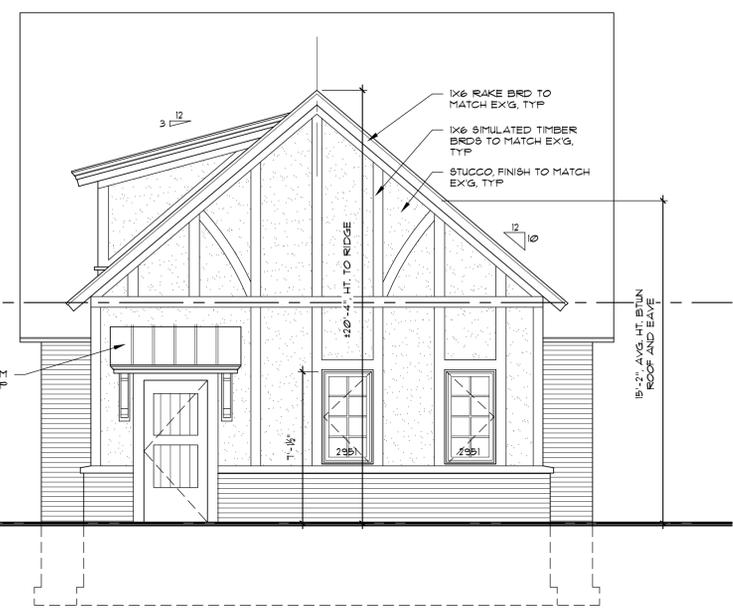
**7**  
A-3  
**Ex'g Front Elevation with Proposed Garage**  
1/8"=1'-0"



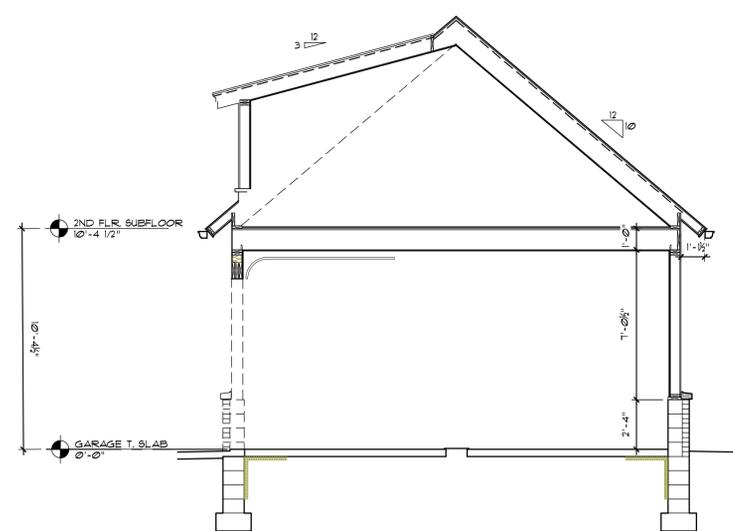
**6**  
A-3  
**Building Section**  
1/4"=1'-0"



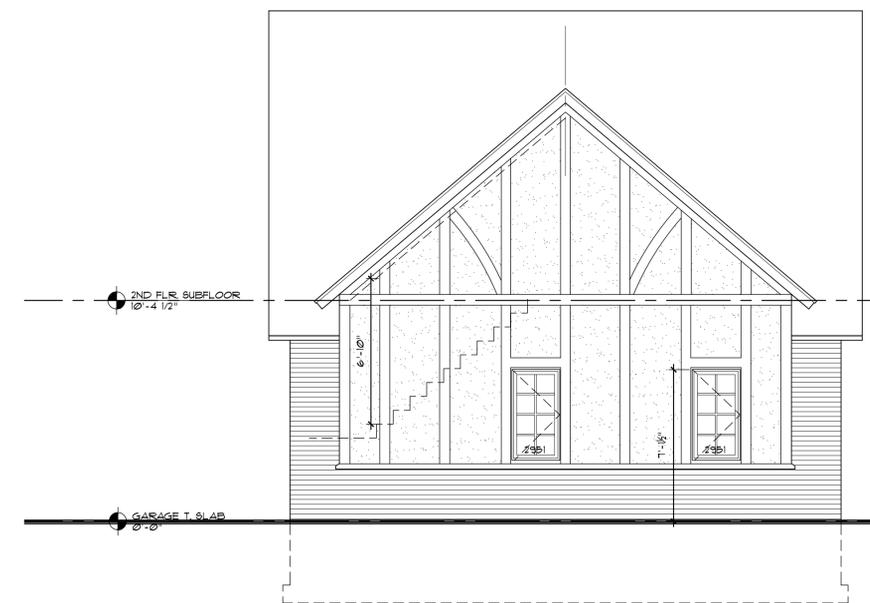
**5**  
A-3  
**Front (West) Elevation**  
1/4"=1'-0"



**4**  
A-3  
**Left Side (North) Elevation**  
1/4"=1'-0"



**3**  
A-3  
**Building Section**  
1/4"=1'-0"



**2**  
A-3  
**Right Side (South) Elevation**  
1/4"=1'-0"



**1**  
A-3  
**Rear (East) Elevation**  
1/4"=1'-0"



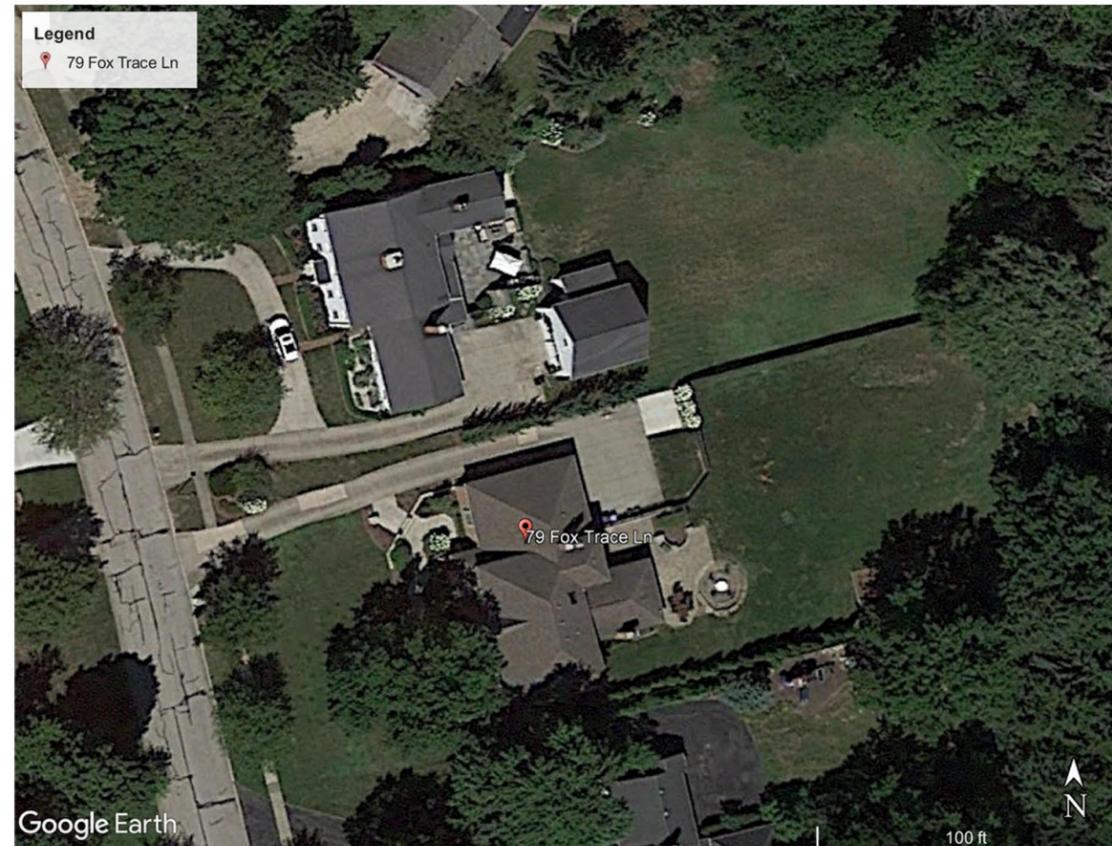
1) Project Area Side View



2) Project Area Front View



3) Project Area Side View



3) Project Area Side View



1) 79 Fox Trace - Ex'g Front View



2) 79 Fox Trace - Ex'g Rear View



3) 79 Fox Trace - Ex'g Side View



2) 79 Fox Trace - Ex'g Side View from Driveway