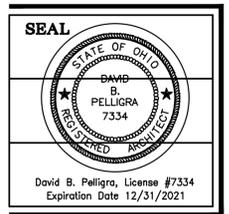


GARAGE ADDITION FOR: KAULIG RESIDENCE

2581 DEER HOLLOW • HUDSON, OHIO

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 DATE: 11.24.2021



DRAWING INDEX		
DRAWING NUMBER	SHEET NUMBER	DRAWING DESCRIPTION
1	CVR	COVER SHEET
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4	S-1	FOUNDATION & FRAMING PLAN
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9	A-4	PROPOSED WALL SECTIONS

GENERAL NOTES:

1. TO BE CONSTRUCTED UNDER SUMMIT COUNTY BUILDING INSPECTION MATERIALS AND CONSTRUCTION OF THIS PROJECT SHALL MEET LOCAL CODES, OHIO BUILDING CODE, OHIO MECHANICAL CODE, OHIO PLUMBING CODE AND NATIONAL ELECTRICAL CODE.
2. PERMITS SHALL BE OBTAINED FOR ALL CONSTRUCTION WORK PRIOR TO CONSTRUCTION FROM GOVERNING DEPARTMENTS AFTER DRAWING APPROVALS ARE RECEIVED BY THE OWNER OR CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED TYPE AND NUMBER OF INSPECTIONS AND SHALL NOTIFY OFFICIALS WELL IN ADVANCE OF ALL SUCH INSPECTIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ALL SAFETY PRECAUTIONS USED ON THE SITE.
5. THESE PLANS ARE FOR GENERAL INFORMATION ONLY. ALL CONTRACTORS SHALL FIELD CHECK, VERIFY AND APPROVE ALL DIMENSIONS, LOCATIONS AND CONDITIONS, ETC. IN THEIR SCOPE OF WORK.
6. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS AS SHOWN ON PLANS.
7. ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOT SPECIFIED, BUT WHICH IS NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER.
8. ALL CONTRACTORS SHALL FOLLOW THE MATERIAL OR EQUIPMENTS RECOMMENDED SPECIFICATIONS, UNLESS NOTED OTHERWISE. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER.
9. ALL CONCRETE SLABS THAT ARE CUT OR REMOVED SHALL BE PROPERLY PATCHED TO MATCH THE EXISTING FINISH FLOOR. ALL WALLS ETC. THAT ARE TO BE REMOVED SHALL BE PROPERLY BRACED SUPPORTING ANY OVERHEAD ASSEMBLY PRIOR TO THE REMOVAL. EXISTING WIRING, HVAC, AND PLUMBING SHALL BE REMOVED OR REROUTED AS NECESSARY.
10. ALL EXISTING ASBESTOS MATERIAL FOUND ON THE JOB SITE SHOULD BE REMOVED AND DISCARDED PER ENVIRONMENTAL PROTECTION AGENCY GUIDELINES AND BY A LICENSED AND INSURED HAZARDOUS WASTE CONTRACTOR.
11. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL THE REQUIRED PORTABLE FIRE EXTINGUISHERS AS DIRECTED BY THE LOCAL FIRE DEPARTMENT OFFICIALS. CONTRACTOR SHALL FURNISH PORTABLE FIRE EXT. ON EACH FLOOR LEVEL DURING CONSTRUCTION.
12. THE OWNER'S REPRESENTATIVE SHALL REVIEW AND APPROVE ALL FINISH MATERIALS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL ETC. PRIOR TO PURCHASE AND INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE PROOF OF HIS LIABILITY INSURANCE TO THE OWNER PRIOR TO COMMENCEMENT OF THE WORK.
14. THE OWNER SHALL PROVIDE PROPERTY INSURANCE AND ALL RISK INSURANCE COVERING THE ENTIRE PROJECT SCOPE.

SITE WORK:

1. EARTHWORK AND EXCAVATION
 - A. ALL CURING, GRUBBING AND SCALPING SHALL COMPLY WITH LOCAL AND STATE REGULATIONS REGARDING EROSION AND SEDIMENTATION CONTROL.
 - B. ALL SURFACE OBJECTS, ROOTS, DEBRIS AND ALL TREES, STUMPS, GRASS, WEEDS SHALL BE CLEARED FROM THE AREA TO BE GRADED OR FILLED. SUCH ITEMS SHALL BE REMOVED AND THEIR HOLES SHALL BE FILLED WITH SUITABLE MATERIAL.
 - C. ALL TOPSOIL AND ORGANIC SURFICIAL SOILS SHALL BE STRIPPED WITHIN THE LIMITS OF EARTHWORK. TOPSOIL THAT IS SUITABLE FOR USE IN THE FINAL WORK SHALL BE STOCKPILED ON THE SITE AS DIRECTED BY OWNER. ALL OTHER SOILS SHALL BE REMOVED FROM THE SITE.
 - D. PROTECT EXISTING TREES, VEGETATION AND OTHER EXISTING IMPROVEMENTS TO REMAIN IN PLACE. DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR AS DIRECTED.
 - E. EXISTING ASPHALT AND CONCRETE PAVEMENT AREAS WITHIN THE LIMITS OF THE NEW CONSTRUCTION SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF-SITE. EXISTING CLEAN BASE COURSE MAY BE STOCKPILED FOR REUSE IF DESIRED.
 - F. ALL GENERAL SITE GRADING SHALL BE COMPLETED BEFORE WORK IS STARTED ON THE BUILDING FOUNDATIONS.
 - G. PRIOR TO EXCAVATION, LOCATE AND MARK THE EXISTING UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. PROVIDE ADEQUATE MEANS OF PROTECTION DURING EARTHWORK FOR EXISTING UTILITIES TO REMAIN. REPAIR ANY DAMAGED UTILITY OR SITE IMPROVEMENT THAT MAY OCCUR IF UTILITIES ARE ADJUSTED IN THE FIELD COORDINATE CHANGES WITH ALL OTHER PARTIES.
 - H. PREVENT SURFACE WATER FROM FLOWING INTO EXCAVATIONS OR ADJOINING PROPERTIES. EXISTING WALKS, PARKING AREAS AND STREETS SHALL BE KEPT BROOD CLEAN DAILY, FREE OF ALL DIRT AND DEBRIS FROM THE CONSTRUCTION SITE.
2. UTILITIES
 - A. TRENCHES FOR UTILITIES SHALL BE MINIMUM 36 INCHES DEEP WITH ADEQUATE WIDTH FOR WORKING, UNLESS NOTED OTHERWISE.
 - B. PIPE BEDDING SHALL BE CLEAN NATURAL OR PROCESSED BANK RUN GRAVEL, CONFORMING ASTM C33, NO. 67, 100 PASSING A 1" SIEVE, AND RETAINED ON A NO. SIEVE.
 - C. USE CLEAN GRANULAR FILL MATERIAL FREE OF ALL ROCKS, DEBRIS, AND OTHER CONSTRUCTION MATERIAL FOR BACKFILLING ALONG UTILITY EXCAVATIONS TO WITHIN A MINIMUM OF 12" ABOVE THE NEW CONDUIT OR PIPING WITHOUT COMPACTION. COMPACT BACKFILL IN 8" LAYERS USING HEAVY COMPACTION EQUIPMENT OR 4" LAYERS USING HAND-OPERATED TAMPERS.
 - D. NEW UNDERGROUND STORM AND SANITARY LINES SHALL BE PROVIDED A MINIMUM SLOPE OF 1/8", UNLESS NOTED OTHERWISE. USE SCHEDULE 40 PVC PIPING UNLESS NOTED.
 - E. VERIFY ALL EXISTING AND NEW UTILITIES WITH LOCAL UTILITY COMPANIES PRIOR TO WORK. SEE THE MECHANICAL AND ELECTRICAL DRAWINGS FOR EACH RESPECTIVE UTILITY OR SERVICE.
 - F. DIRT OR OTHER FOREIGN MATERIAL SHALL BE PREVENTED FROM ENTERING THE JOINT OF PIPE JOINT DURING HANDLING OR LAYING OPERATIONS AND ANY PIPE OR FITTING THAT HAS BEEN INSTALLED WITH DIRT OR FOREIGN MATERIAL IN IT SHALL BE REMOVED, CLEANED AND RELAID.

FOUNDATION NOTES:

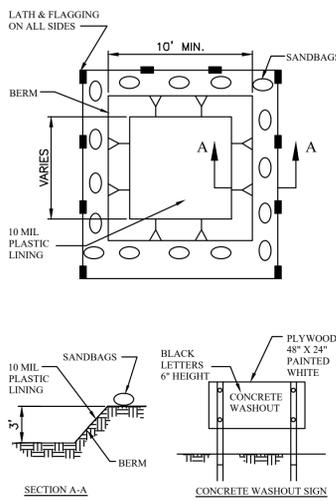
1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. MAXIMUM DESIGN SOIL PRESSURE - 2500 LBS. SQ. FT. TOP OF ALL EXTERIOR FOOTINGS TO BE MINIMUM 2' - 8" BELOW FINISH FLOOR. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. TWO BARS SHALL BE PLACED CONTINUOUS IN BOTTOM OF ALL FOOTINGS. SEE FOUNDATION PLAN FOR BAR SIZES.
3. WHERE FOOTINGS CHANGE ELEVATIONS, STEP FOOTINGS TWO HORIZONTAL TO ONE VERTICAL.
4. FOOTING ELEVATIONS SHOWN ON DRAWINGS ARE TO TOP OF FOOTINGS.
5. ALL REINFORCING BARS TO BE DEFORMED BARS INTERMEDIATE GRADE.
6. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL CONFORM WITH ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318-65).

CONCRETE NOTES:

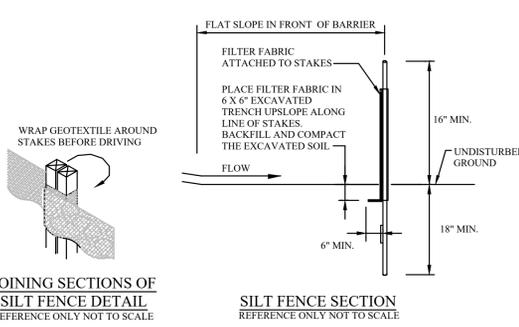
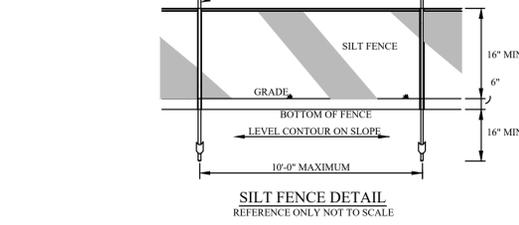
1. ALL CONCRETE WORK SHALL BE IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE, INCLUDING: FORMWORK, PLACEMENT, REINFORCEMENT, AND FINISHES.
2. ALL CONCRETE FORMWORK SHALL BE STRAIGHT, FREE OF DISTORTION AND DEFECTS. FORMS SHALL RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL OF SUCH.
3. ALL EXTERIOR CONCRETE TO BE 3500 PSI AT 28 DAYS, AIR ENTRAINED, 6 BAGS. USE LIGHT BROOM FINISH ON EXTERIOR SLABS, WALKS, DRIVES, AND PARKING AREAS.
4. CONCRETE SHALL BE COMPOSED OF PORTLAND CEMENT, FINE AGGREGATE, COURSE AGGREGATE, WATER AND AIR ENTRAINING AGENT, AS REQUIRED. ALL CONCRETE SHALL HAVE WATER/CEMENT RATIOS CORRESPONDING CEMENT FACTORS SUFFICIENT TO MEET STRENGTH AND WORKABILITY REQUIREMENTS.
5. USE OF CALCIUM CHLORIDE AND WATER REDUCER MIXTURES ARE PROHIBITED.
6. ALL EXTERIOR CONCRETE SHALL BE TREATED WITH AN ANTI-SPLALLING TREATMENT ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ALL EXPOSED CONCRETE AREAS INSIDE OF BUILDINGS TO HAVE A DUSTPROOF SEALER PROVIDED PER MANUFACTURER'S INSTRUCTIONS. USE A TROUPEL FINISH ON INTERIOR SLABS.
6. ALL CONCRETE SLABS SHALL BE SAW CUT AS SOON AS POSSIBLE FOLLOWING THE PATTERNS AS SET FORTH IN THE DRAWINGS. SAW CUT LARGE AREAS INTO A MAXIMUM OF 200 SF/CONTROL JOINT. USE AN EDGING TOOL ON THE PERIMETER OF ALL CONCRETE WALKS.
7. PRE CAST CONCRETE PLANK FLOOR SYSTEM FOR MEZZANINE TO BE PROPERLY INSTALLED STRICTLY FOLLOWING MANUFACTURER'S GUIDELINES.

MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL MEET ASTM C90 STANDARD FOR HOLLOW LOAD BEARING MASONRY UNITS. ASTM C145 SOLID LOAD BEARING MASONRY UNITS.
2. MORTAR FOR UNIT MASONRY SHALL COMPLY WITH ASTM C-270-80A. MORTAR FOR REINFORCED MASONRY SHALL COMPLY WITH ASTM C-476-80.
3. FIRE RATED MASONRY SHALL COMPLY WITH REQUIREMENTS FOR MATERIALS AND INSTALLATION ESTABLISHED BY THE AMERICAN INSURANCE ASSOCIATION.
4. ALL MASONRY SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI WITH ULTIMATE DESIGN OF 1500 PSI.
5. USE TYPE #8 MORTAR FOR EXTERIOR WORK. USE TYPE #1 MORTAR FOR STRUCTURAL APPLICATIONS.
6. GROUT SHALL BE HIGH STRENGTH, NON SHRINK.
7. LAY OUT WALLS IN ADVANCE FOR ACCURATE SPACING. AVOID THE USE OF LESS-THAN-HALF SIZE UNITS AT CORNERS OR WHEREVER POSSIBLE.
8. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING, SHALL NOT BE USED IN MORTAR OR GROUT.
9. CONCRETE MASONRY SHALL BE PROTECTED AGAINST WETTING PRIOR TO USE.
10. MASONRY UNITS SHALL BE LAID WITH ALL HEAD AND BED JOINTS FULL. DO NOT ADJUST MASONRY UNITS WHEN MORTAR HAS BEGUN TO SET.
11. MASONRY ACCESSORIES SHALL BE CORROSION RESISTANT WITH A MINIMUM OF 3/8" MORTAR COVERAGE.
12. INSTALL HORIZONTAL JOINT REINFORCING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, UNLESS NOTED OTHERWISE. PLACE REINFORCEMENT AT 16" O.C. VERTICAL. REINFORCEMENT IS TO BE PLACED OVER ALL OPENINGS, AND EXTEND 48" ON EACH SIDE OF OPENING. ALL REINFORCING SHALL BE LAPPPED 6" MINIMUM. STOP REINFORCING AT ALL CONTROL JOINTS.
13. CONTRACTOR TO PROTECT PARTIALLY COMPLETED MASONRY AGAINST WEATHER WHEN WORK IS NOT IN PROGRESS.
14. WALLS BELOW GRADE SHALL BE THOROUGHLY SET AND BRACED PRIOR TO BACKFILLING.
15. REFERENCE STANDARD, "SPECIFICATION FOR DESIGN AND CONSTRUCTION OF CONCRETE MASONRY" BY NATIONAL CONCRETE MASONRY ASSOCIATION.



1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. FACILITY SHALL BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10'.
3. LATH AND FLAGGING SHALL BE COMMERCIAL TYPE. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
4. A SIGN SHALL BE INSTALLED ADJACENT TO WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT PROCEDURES.
6. WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED IN DESIGNATED AREAS ONLY.
7. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. CONCRETE WASTES SHALL BE ALLOWED TO HARDEN THEN BROKEN UP, REMOVED, AND PROPERLY DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATION ON A REGULAR BASIS.
9. WHEN TEMPORARY WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.



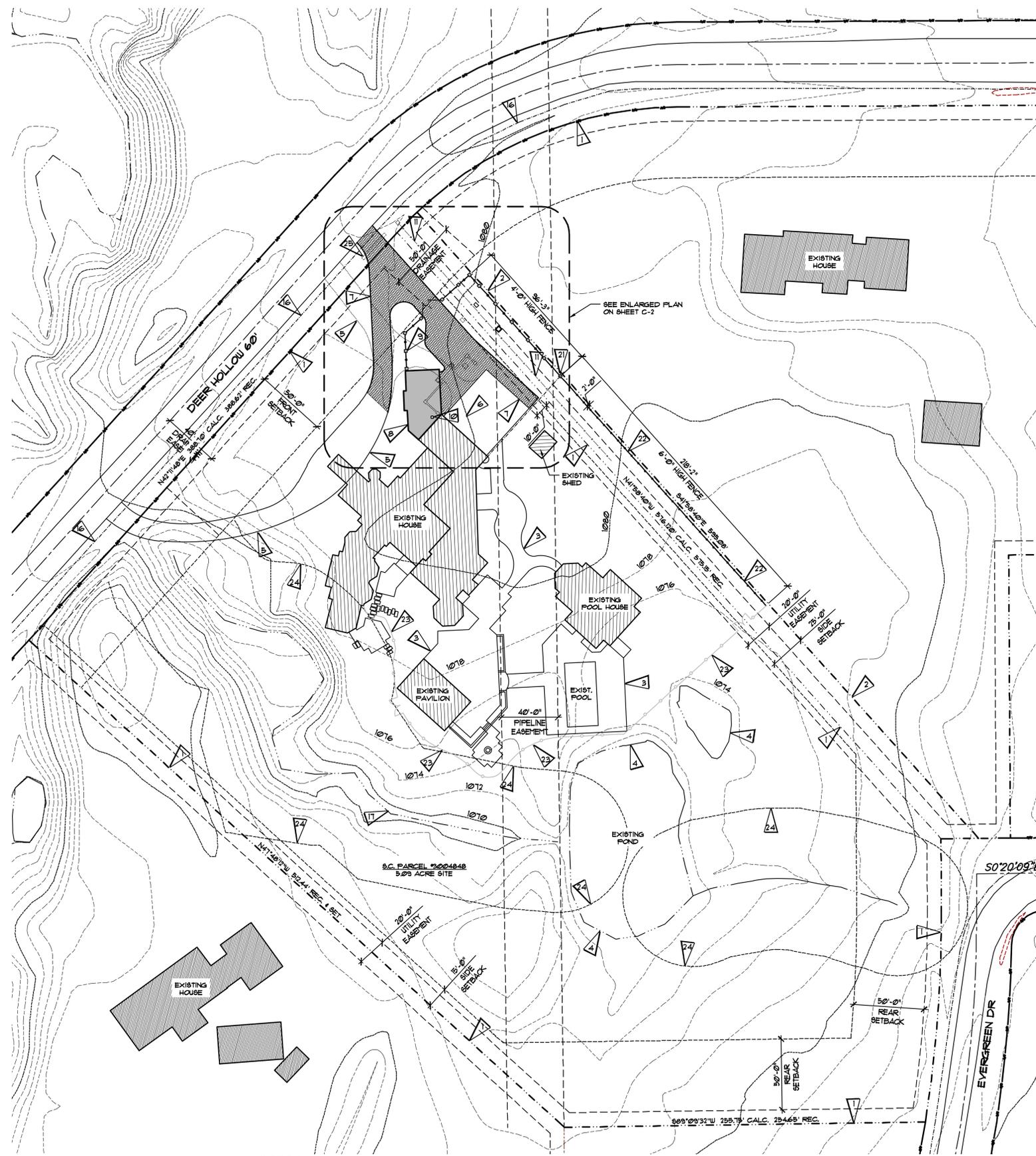
DEMOLITION NOTES:

1. ALL DEMOLITION AND MATERIAL REMOVAL OPERATIONS SHALL BE CAREFULLY AND SAFELY CARRIED OUT TO ACCOMMODATE FUTURE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR SAFE PROCEDURES, PRACTICES AND OPERATION. CONTRACTOR SHALL PROVIDE AND LOCATE ALL BARRICADES, WARNING LIGHTS, DANGER SIGNS, OVERHEAD PROTECTION, AND ALL OTHER RELATED SAFETY PRECAUTIONS, TO PROTECT ALL PERSONS AND PROPERTY EITHER DIRECTLY RELATED OR INCIDENTAL TO THE PROJECT, FROM INJURY OR DAMAGE FROM ANY CAUSE.
2. PROTECT ALL STRUCTURAL COMPONENTS AND IN-USE BUILDING SERVICE FROM DAMAGE. PROTECT EXISTING MATERIALS THAT ARE NOT TO BE DEMOLISHED. DO NOT DAMAGE EXISTING MATERIALS DESIGNATED TO BE REUSED. MAKE REQUIRED REPAIRS TO EQUIPMENT FOR PROPER OPERATION.
3. IF EXISTING STRUCTURE APPEARS TO BE IN DANGER OR HAZARDOUS MATERIALS ARE DISCOVERED, CEASE OPERATIONS IMMEDIATELY AND NOTIFY THE CONTRACTOR FOR DIRECTION.
4. PROVIDE WEATHERTIGHT TEMPORARY CONSTRUCTION FOR AREAS OF REMOVED ENTRY DOORS, REMOVED GLAZING AND OTHER AREAS REQUIRED CONSTRUCTION UNDER THE CONTRACT.
5. ALL WALLS, PARTITIONS, FRAMES AND OTHER MATERIALS SHOWN TO BE REMOVED SHALL HAVE NEATLY REMOVED CUT EDGES WHERE THEY WILL BE VISIBLE AFTER NEW CONSTRUCTION IS COMPLETED.
6. ALL DEMOLISHED ITEMS SHALL BE THE PROPERTY OF THE OWNER. ANY ITEMS NOT CLAIMED AND STORED BY THE OWNER SHALL BE DISCARDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL PROVIDE SAFETY AND DUST PROOF BARRIERS FROM ALL PUBLIC OCCUPIED AREAS DURING THE ENTIRE CONSTRUCTION PERIOD.
8. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL DEBRIS DAILY.
9. ALL CONCRETE SLABS THAT ARE CUT OR REMOVED SHALL BE PROPERLY PATCHED TO MATCH EXISTING FINISH FLOOR.
10. ALL DEAD AND ABANDONED MECHANICAL, ELECTRICAL LINES SHALL BE DISCONNECTED AND REMOVED.
11. ALL ABANDONED PLUMBING LINES SHALL BE CAPPED OVER WITH CONCRETE AT FINISH FLOOR.
12. LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO DEMOLITION. CAPPED UTILITIES SHALL BE ACCURATELY RECORDED.
13. EGRESS WIDTHS AND ACCESS SHALL NOT BE OBSTRUCTED.
14. DO NOT DISABLE OR DISRUPT BUILDING FIRE OR LIFE SAFETY SYSTEMS WITHOUT NOTICE.
15. DO NOT BURN OR BURY MATERIALS ON SITE.

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PROJECT
GARAGE ADDITION FOR:
KAULIG RESIDENCE
 2581 DEER HOLLOW HUDSON, 44286
DRAWING
COVER SHEET

PROJECT NO.
 2070
SHEET NO.

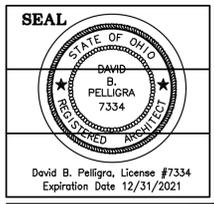


NORTH
 PROPOSED OPTION #1
OVERALL SITE PLAN
 SCALE - 1" = 40'-0"

NOTE: THIS SITE LAYOUT IS BASED ON SITE SURVEY BY SPAGNIOLO & ASSOCIATES, LLC PREPARED ON SEPTEMBER 2020. CONTRACTOR TO REVIEW FIELD CONDITIONS PRIOR TO CONSTRUCTION.



FLAG NOTES	
SYMBOL	DESCRIPTION
1	EXISTING PROPERTY LINE
2	PROPOSED NEW PROPERTY LINE
3	EXISTING WALK WAYS TO REMAIN
4	APPROXIMATE EDGE OF EXISTING POND TO REMAIN
5	EDGE OF EXISTING DRIVEWAY TO REMAIN
6	EXISTING DRIVEWAY TO REMAIN
7	NEW DRIVEWAY AREA SHOWN HATCHED
8	NEW GARAGE ADDITION
9	NEW PARTIAL HEIGHT STONE VENEER MASONRY PIERS WITH STONE CAPS TO MATCH EXISTING, SEE EXTERIOR ELEVATIONS
10	APPROXIMATE LOCATION OF EXISTING WELL TO BE ELIMINATED
11	APPROXIMATE LOCATION OF EXISTING FENCE TO BE REMOVED
12	APPROXIMATE LOCATION OF EXISTING GAS METER TO BE RELOCATED
13	EXISTING ELECTRICAL TRANSFORMER, CABLE UTILITY BOX AND/OR PHONE UTILITY BOX TO BE RELOCATED
14	EDGE OF EXISTING DRIVEWAY TO BE REMOVED SHOWN DASHED
15	EXISTING PARTIAL HGT. MASONRY WALLS AND ROOF STRUCTURE TO BE REMOVED SHOWN DASHED
16	APPROXIMATE CENTERLINE OF EXISTING SWALE TO REMAIN
17	EXISTING STREAM
18	PROPOSED NEW LOCATION OF ELECTRICAL TRANSFORMER
19	PROPOSED NEW LOCATION OF GAS METER
20	PROPOSED NEW PAINTED METAL FENCE
21	TRANSITION POINT BETWEEN NEW 4'-0" HIGH FENCE AND 6'-0" HIGH FENCE SYSTEM
22	PROPOSED NEW 6'-0" HIGH PAINTED METAL FENCE
23	PROPOSED FUTURE 6'-0" HIGH PAINTED METAL FENCE
24	EDGE OF EXISTING 50' RIPARIAN SETBACK
25	EXISTING HDPE CULVERT DRAINAGE PIPE RELOCATED TO NEW APRON

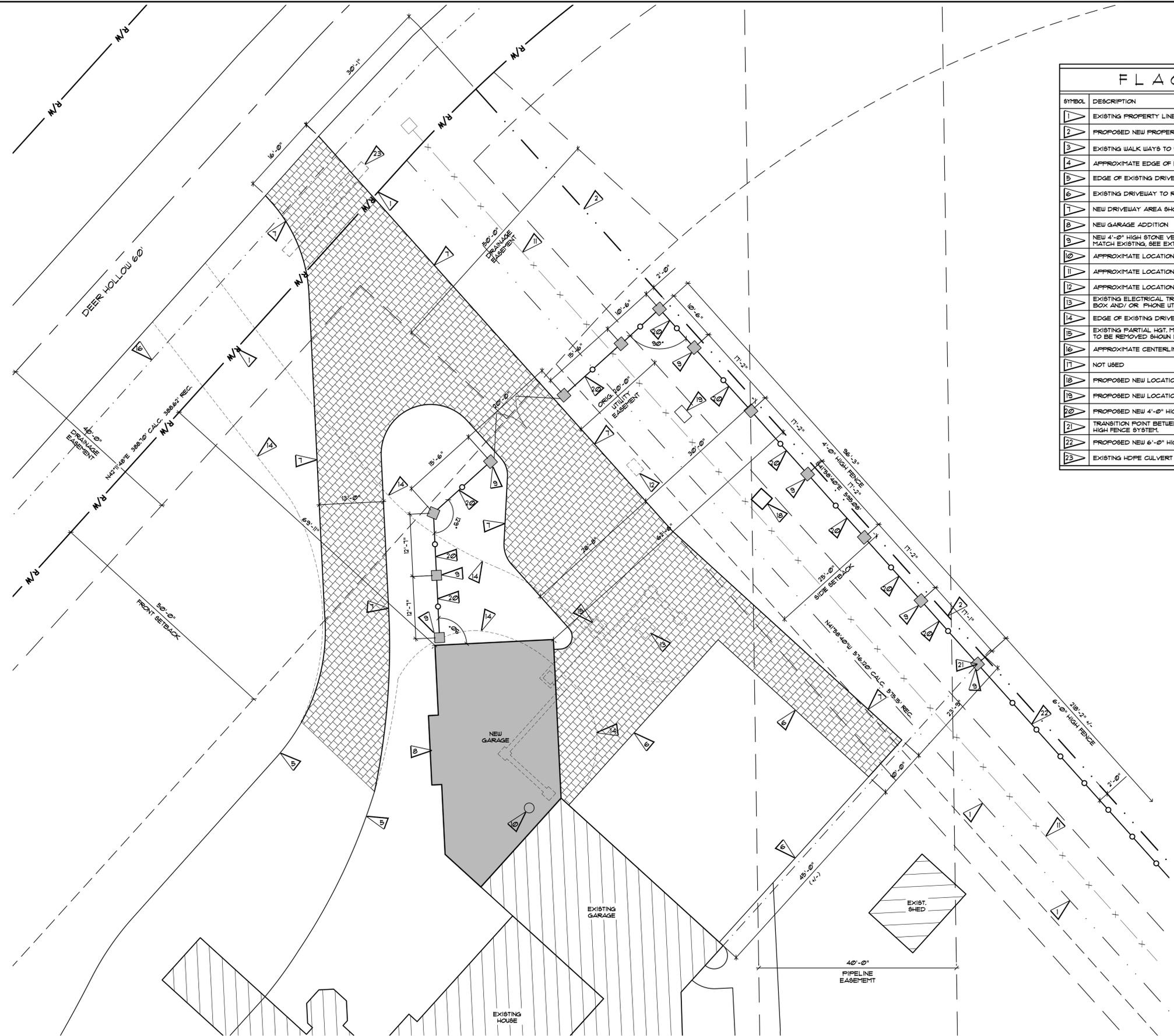


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 DATE
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PROJECT
GARAGE ADDITION
 KAULIG RESIDENCE
 2531 DEER HOLLOW, HUDSON, OHIO 44236
 DRAWING
ENLARGED SITE PLAN

PROJECT NO.
2070
 SHEET NO.
C-1

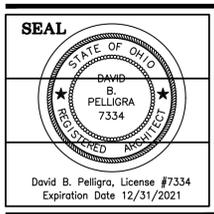


FLAG NOTES	
SYMBOL	DESCRIPTION
1	EXISTING PROPERTY LINE
2	PROPOSED NEW PROPERTY LINE
3	EXISTING WALK WAYS TO REMAIN
4	APPROXIMATE EDGE OF EXISTING POND TO REMAIN
5	EDGE OF EXISTING DRIVEWAY TO REMAIN
6	EXISTING DRIVEWAY TO REMAIN
7	NEW DRIVEWAY AREA SHOWN HATCHED
8	NEW GARAGE ADDITION
9	NEW 4'-0" HIGH STONE VENEER MASONRY PIERS WITH STONE CAPS TO MATCH EXISTING, SEE EXTERIOR ELEVATIONS
10	APPROXIMATE LOCATION OF EXISTING WELL TO BE ELIMINATED
11	APPROXIMATE LOCATION OF EXISTING FENCE TO BE REMOVED
12	APPROXIMATE LOCATION OF EXISTING GAS METER TO BE RELOCATED
13	EXISTING ELECTRICAL TRANSFORMER, CABLE UTILITY BOX AND/OR PHONE UTILITY BOX TO BE RELOCATED
14	EDGE OF EXISTING DRIVEWAY TO BE REMOVED SHOWN DASHED
15	EXISTING PARTIAL HGT. MASONRY WALLS AND ROOF STRUCTURE TO BE REMOVED SHOWN DASHED
16	APPROXIMATE CENTERLINE OF EXISTING SWALE TO REMAIN
17	NOT USED
18	PROPOSED NEW LOCATION OF ELECTRICAL TRANSFORMER
19	PROPOSED NEW LOCATION OF GAS METER
20	PROPOSED NEW 4'-0" HIGH PAINTED METAL FENCE
21	TRANSITION POINT BETWEEN NEW 4'-0" HIGH FENCE AND 6'-0" HIGH FENCE SYSTEM
22	PROPOSED NEW 6'-0" HIGH PAINTED METAL FENCE
23	EXISTING HDPE CULVERT DRAINAGE PIPE RELOCATED TO NEW APRON

NOTE: THIS SITE LAYOUT IS BASED ON SITE SURVEY BY SPAGNUOLO & ASSOCIATES, LLC PREPARED ON SEPTEMBER 2020. CONTRACTOR TO REVIEW FIELD CONDITIONS PRIOR TO CONSTRUCTION.



NORTH
 PROPOSED:
ENLARGED SITE PLAN
 SCALE - 1" = 10'-0"

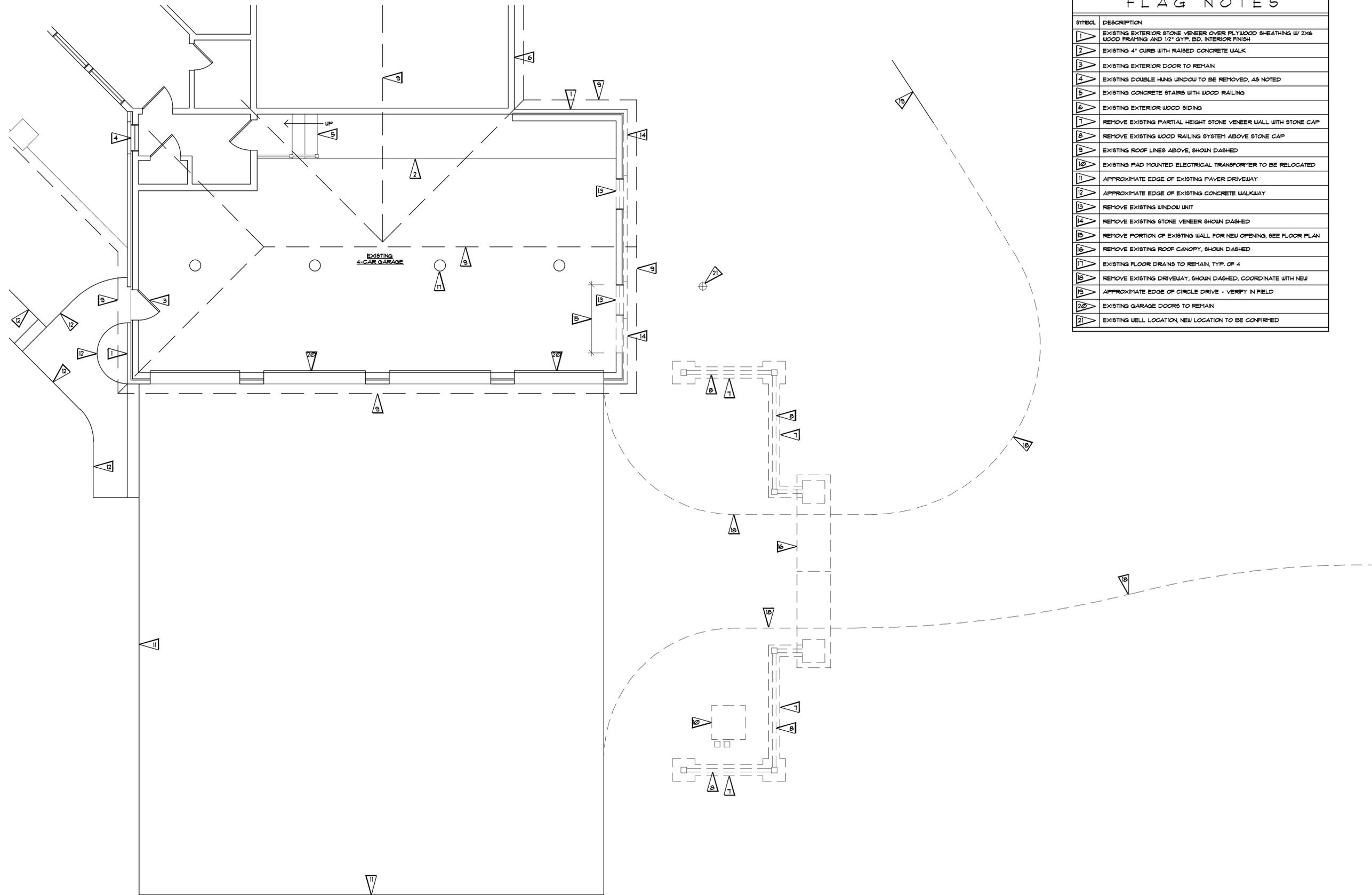


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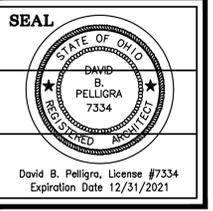
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PROJECT
GARAGE ADDITION
 KAULIG RESIDENCE
 2531 DEER HOLLOW, HUDSON, OHIO 44236
 DRAWING
ENLARGED SITE PLAN

PROJECT NO.
2070
 SHEET NO.
C-2



FLAG NOTES	
SYMBOL	DESCRIPTION
1	EXISTING EXTERIOR STONE VENEER OVER PLYWOOD SHEATHING W/ 2X6 WOOD FRAMING AND 1/2" GYP. BD, INTERIOR FINISH
2	EXISTING 4" CURB WITH RAISED CONCRETE WALK
3	EXISTING EXTERIOR DOOR TO REMAIN
4	EXISTING DOUBLE HUNG WINDOW TO BE REMOVED, AS NOTED
5	EXISTING CONCRETE STAIRS WITH WOOD RAILING
6	EXISTING EXTERIOR WOOD SIDING
7	REMOVE EXISTING PARTIAL HEIGHT STONE VENEER WALL WITH STONE CAP
8	REMOVE EXISTING WOOD RAILING SYSTEM ABOVE STONE CAP
9	EXISTING ROOF LINES ABOVE, SHOWN DASHED
10	EXISTING PAD MOUNTED ELECTRICAL TRANSFORMER TO BE RELOCATED
11	APPROXIMATE EDGE OF EXISTING PAVED DRIVEWAY
12	APPROXIMATE EDGE OF EXISTING CONCRETE WALKWAY
13	REMOVE EXISTING WINDOW UNIT
14	REMOVE EXISTING STONE VENEER SHOWN DASHED
15	REMOVE PORTION OF EXISTING WALL FOR NEW OPENING, SEE FLOOR PLAN
16	REMOVE EXISTING ROOF CANOPY, SHOWN DASHED
17	EXISTING FLOOR DRAINS TO REMAIN, TYP. OF 4
18	REMOVE EXISTING DRIVEWAY, SHOWN DASHED, COORDINATE WITH NEW
19	APPROXIMATE EDGE OF CIRCLE DRIVE - VERIFY IN FIELD
20	EXISTING GARAGE DOORS TO REMAIN
21	EXISTING WELL LOCATION, NEW LOCATION TO BE CONFIRMED



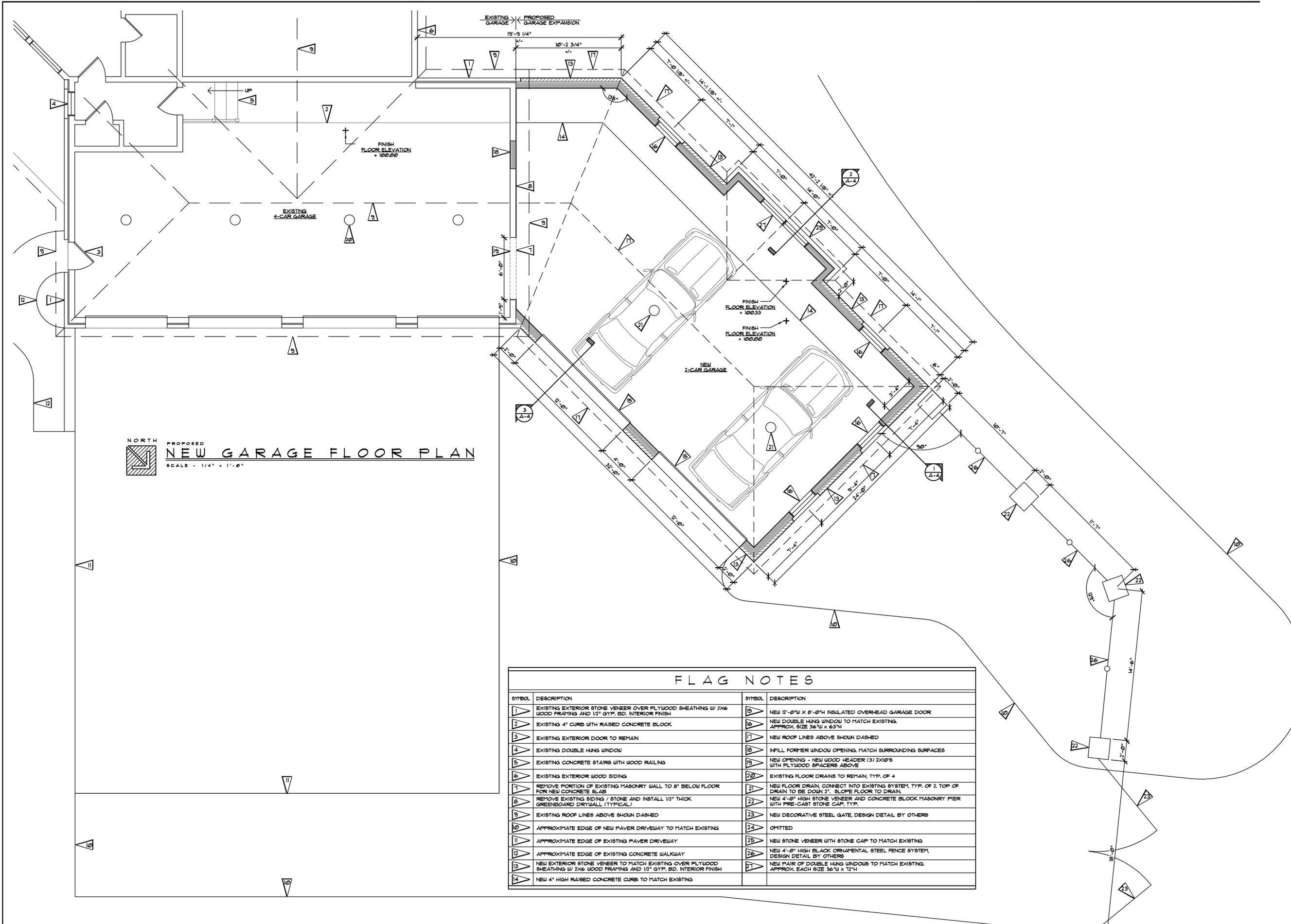
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PROJECT
 GARAGE ADDITION
 KAULIG RESIDENCE
 2531 DEER HOLLOW, HUDSON, OHIO 44236
DRAWING
 EXISTING/ DEMO PLAN

PROJECT NO.
 2070
SHEET NO.
 EX-1

NORTH
 PROPOSED:
EXISTING/ DEMOLITION PLAN
 SCALE - 1/4" = 1'-0"



NORTH
 PROPOSED
NEW GARAGE FLOOR PLAN
 SCALE - 1/4" = 1'-0"

FLAG NOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	EXISTING EXTERIOR STONE VENEER OVER PLYWOOD SHEATHING W/ 2X6 WOOD FRAMING AND 1/2" GYP. BD. INTERIOR FINISH	15	NEW 12'-0" W X 8'-0" H INSULATED OVERHEAD GARAGE DOOR
2	EXISTING 4" CURB WITH RAISED CONCRETE BLOCK	16	NEW DOUBLE HUNG WINDOW TO MATCH EXISTING. APPROX. SIZE 36" W X 63" H
3	EXISTING EXTERIOR DOOR TO REMAIN	17	NEW ROOF LINES ABOVE SHOWN DASHED
4	EXISTING DOUBLE HUNG WINDOW	18	INFILL FORMER WINDOW OPENING. MATCH SURROUNDING SURFACES
5	EXISTING CONCRETE STAIRS WITH WOOD RAILING	19	NEW OPENING - NEW WOOD HEADER (3) 2X10'S WITH PLYWOOD SPACERS ABOVE
6	EXISTING EXTERIOR WOOD SIDING	20	EXISTING FLOOR DRAINS TO REMAIN, TYP. OF 4
7	REMOVE PORTION OF EXISTING MASONRY WALL TO 8" BELOW FLOOR FOR NEW CONCRETE SLAB	21	NEW FLOOR DRAIN. CONNECT INTO EXISTING SYSTEM. TYP. OF 2. TOP OF DRAIN TO BE DOWN 2". SLOPE FLOOR TO DRAIN.
8	REMOVE EXISTING SIDING / STONE AND INSTALL 1/2" THICK GREENBOARD DRYWALL (TYPICAL)	22	NEW 4'-0" HIGH STONE VENEER AND CONCRETE BLOCK MASONRY PIER WITH PRE-CAST STONE CAP. TYP.
9	EXISTING ROOF LINES ABOVE SHOWN DASHED	23	NEW DECORATIVE STEEL GATE, DESIGN DETAIL BY OTHERS
10	APPROXIMATE EDGE OF NEW PAVED DRIVEWAY TO MATCH EXISTING	24	OMITTED
11	APPROXIMATE EDGE OF EXISTING PAVER DRIVEWAY	25	NEW STONE VENEER WITH STONE CAP TO MATCH EXISTING
12	APPROXIMATE EDGE OF EXISTING CONCRETE WALKWAY	26	NEW 4'-0" HIGH BLACK ORNAMENTAL STEEL FENCE SYSTEM, DESIGN DETAIL BY OTHERS
13	NEW EXTERIOR STONE VENEER TO MATCH EXISTING OVER PLYWOOD SHEATHING W/ 2X6 WOOD FRAMING AND 1/2" GYP. BD. INTERIOR FINISH	27	NEW PAIR OF DOUBLE HUNG WINDOWS TO MATCH EXISTING. APPROX. EACH SIZE 36" W X 72" H
14	NEW 4" HIGH RAISED CONCRETE CURB TO MATCH EXISTING		

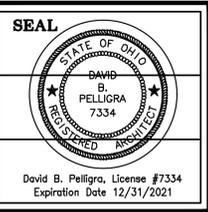
SEAL

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PROJECT
GARAGE ADDITION
 KAULIG RESIDENCE
 2531 DEER HOLLOW, HUDSON, OHIO 44236
 DRAWING
PROPOSED FLOOR PLAN

PROJECT NO.
2070
 SHEET NO.
A-1

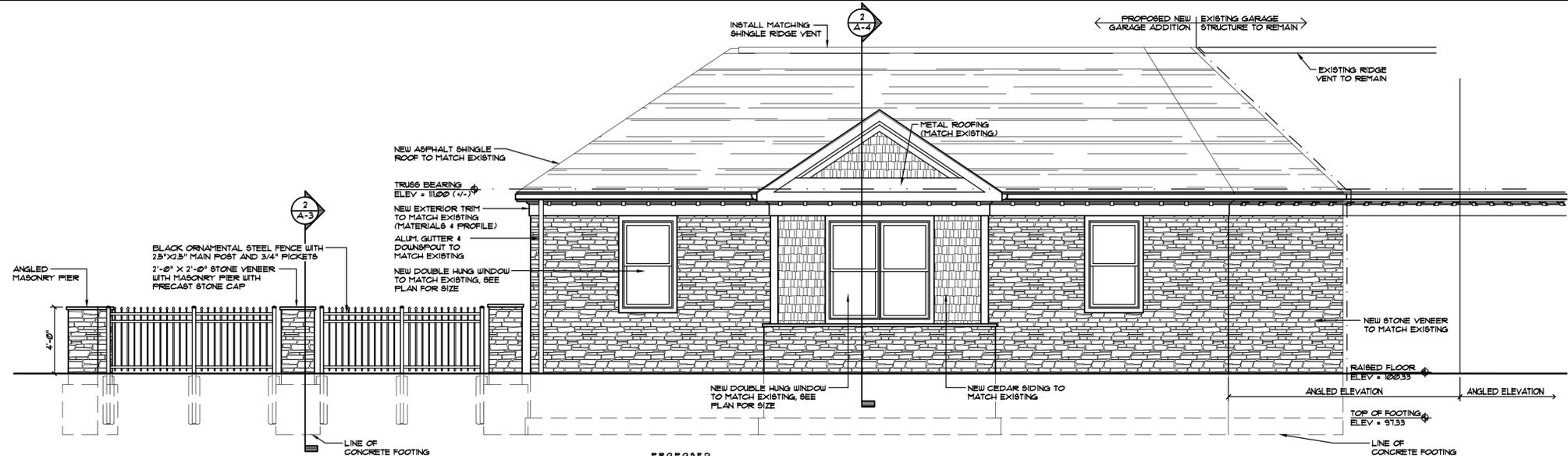


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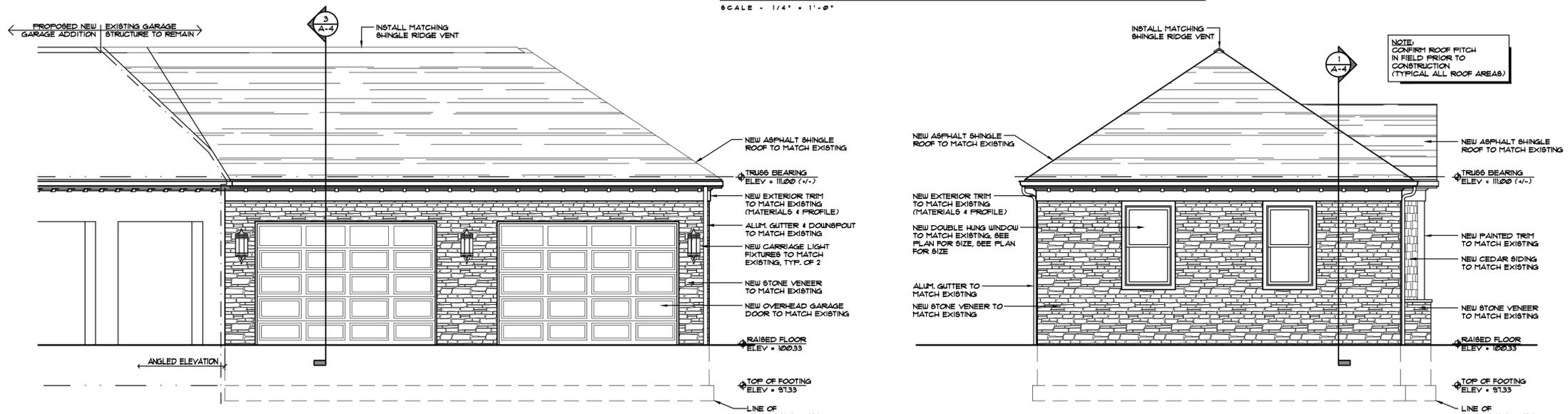
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PROJECT
GARAGE ADDITION
KAULIG RESIDENCE
 2531 DEER HOLLOW, HUDSON, OHIO 44286
DRAWING
PROPOSED ELEVATIONS

PROJECT NO.
 2070
SHEET NO.
 A-2

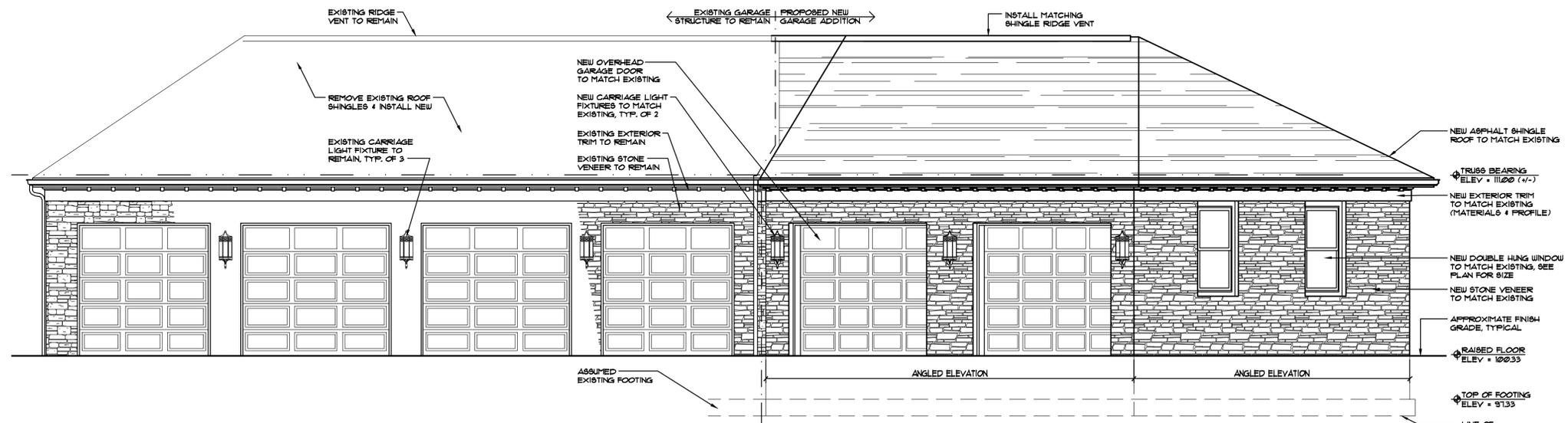


PROPOSED WEST EXTERIOR ELEVATION
 SCALE - 1/4" = 1'-0"

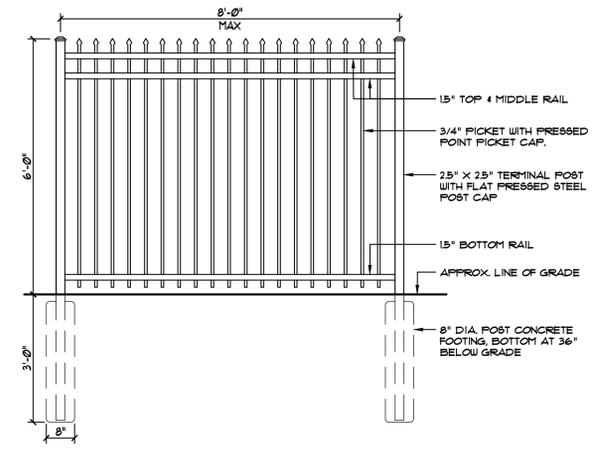
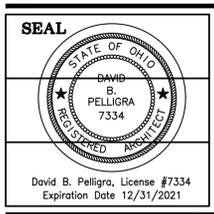


PROPOSED EAST EXTERIOR ELEVATION
 SCALE - 1/4" = 1'-0"

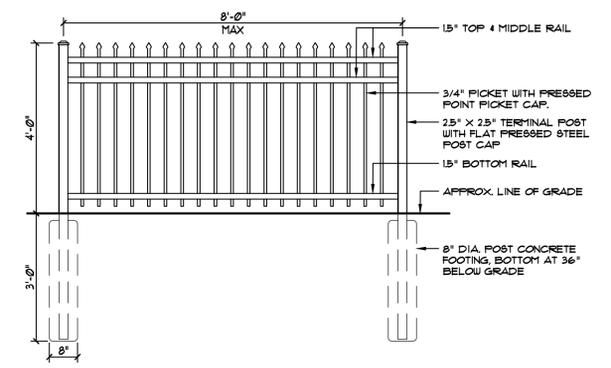
PROPOSED NORTH EXTERIOR ELEVATION
 SCALE - 1/4" = 1'-0"



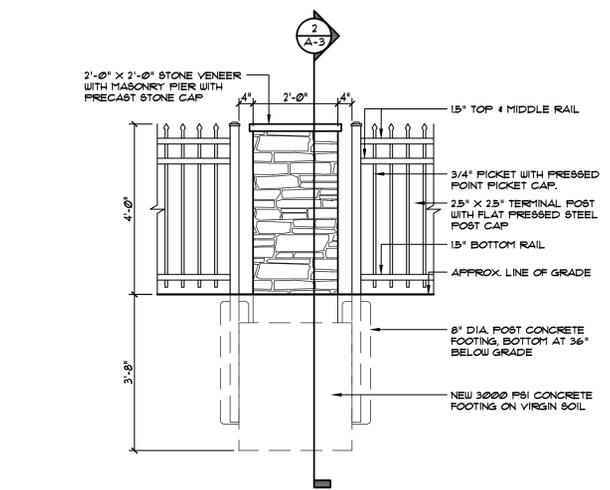
PROPOSED NORTHEAST EXTERIOR ELEVATION
 SCALE - 1/4" = 1'-0"



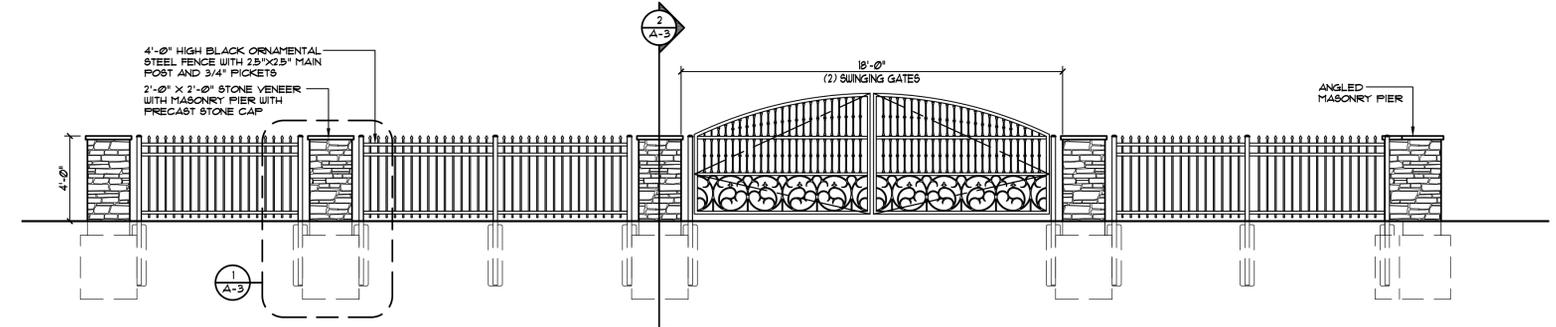
TYPICAL 6'-0"
FENCE ELEVATION
SCALE - 1/2" = 1'-0"



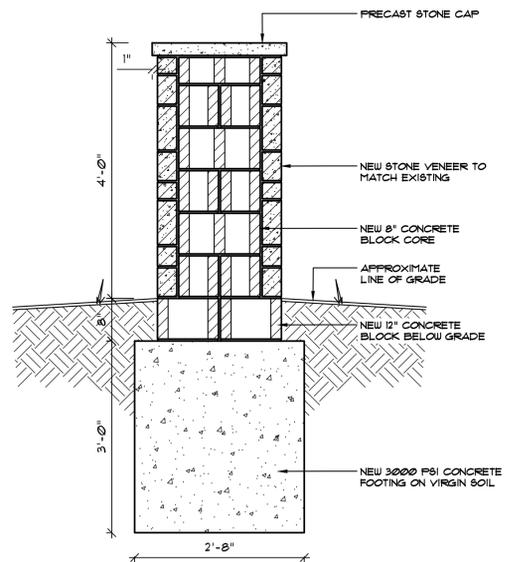
TYPICAL 4'-0"
FENCE ELEVATION
SCALE - 1/2" = 1'-0"



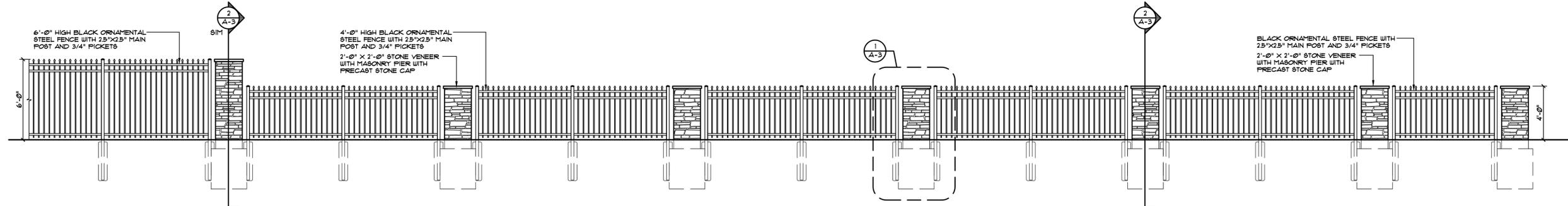
PROPOSED:
PIER & FENCE DETAIL
SCALE - 3/4" = 1'-0"



NEW GATE & FENCE
NORTHWEST EXTERIOR ELEVATION
SCALE - 1/4" = 1'-0"



PROPOSED:
WALL SECTION
SCALE - 3/4" = 1'-0"



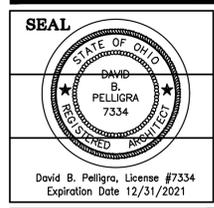
NEW GATE & FENCE
NORTHEAST EXTERIOR ELEVATION
SCALE - 1/4" = 1'-0"

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PROJECT
GARAGE ADDITION
KAULIG RESIDENCE
2531 DEER HOLLOW, HUDSON, OHIO 44226
DRAWING
PROPOSED ELEVATIONS

PROJECT NO.
2070
SHEET NO.
A-3

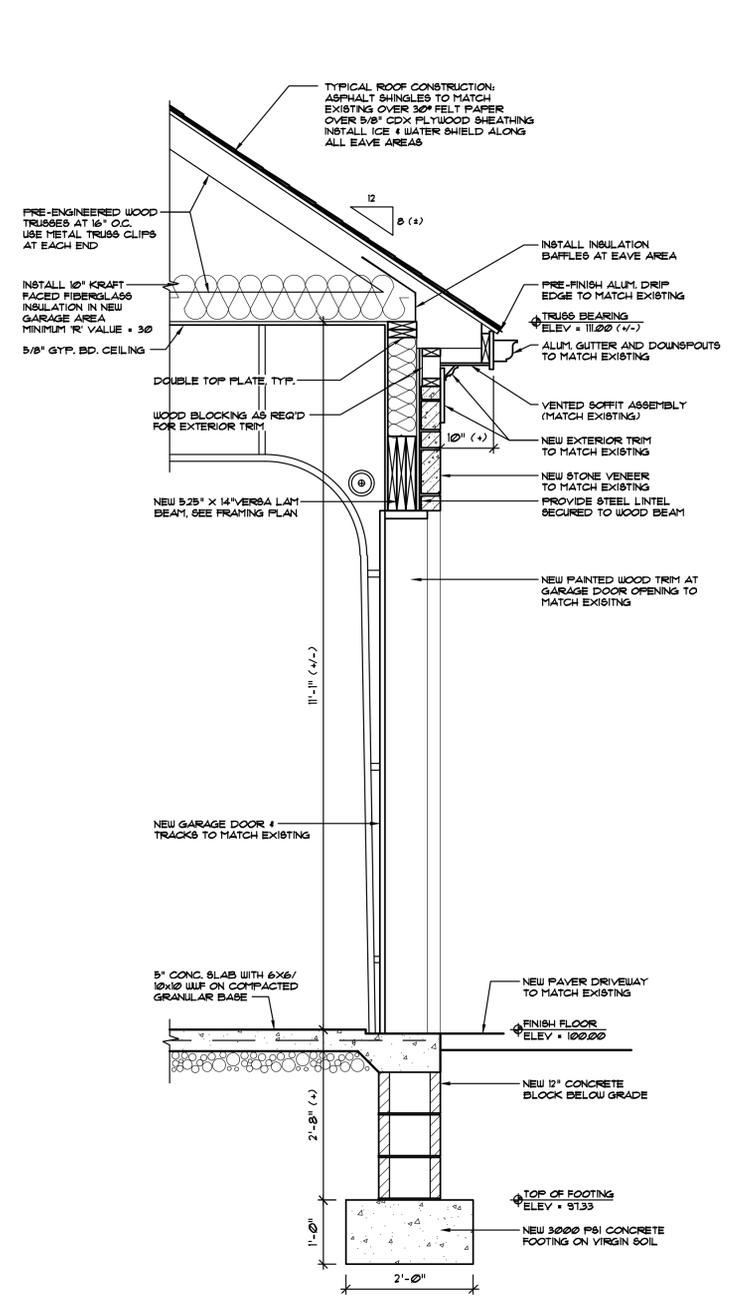


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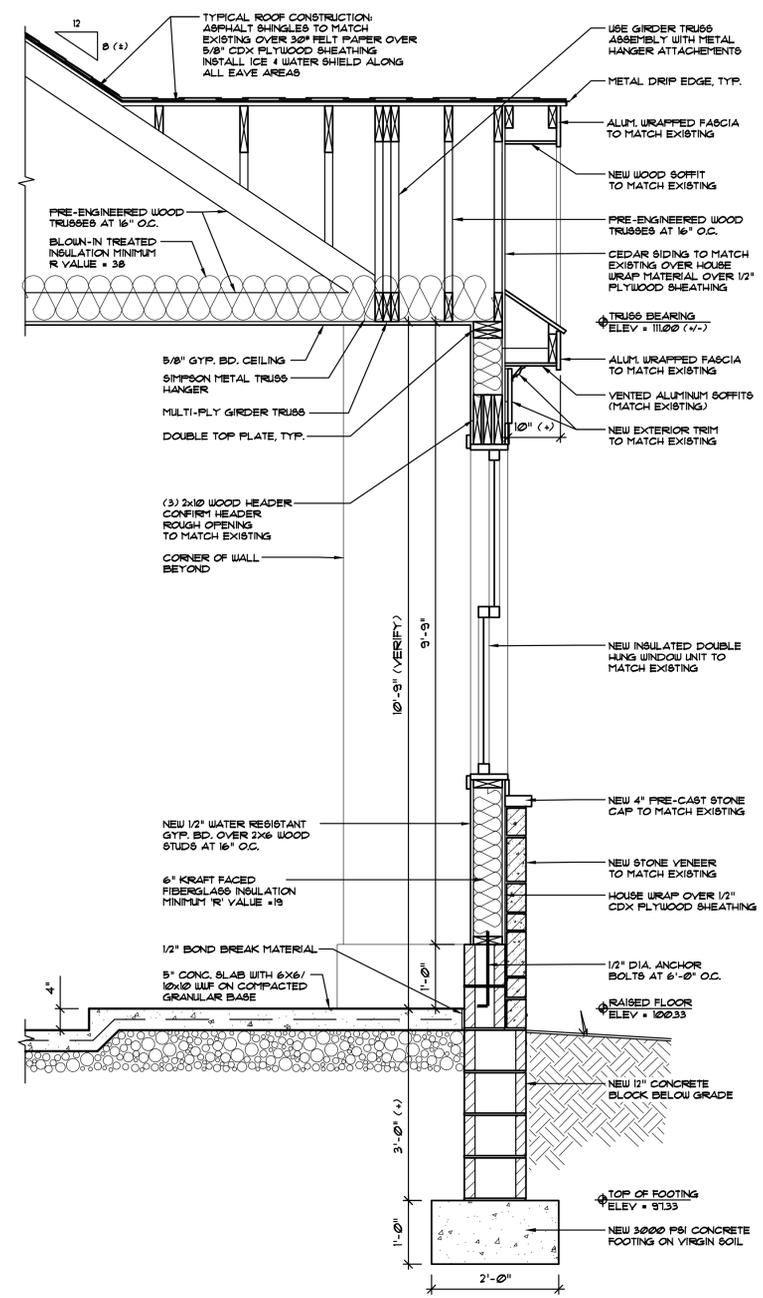
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PROJECT
GARAGE ADDITION
 KAULIG RESIDENCE
 2531 DEER HOLLOW, HUDSON, OHIO 44236
DRAWING
PROPOSED WALL SECTIONS

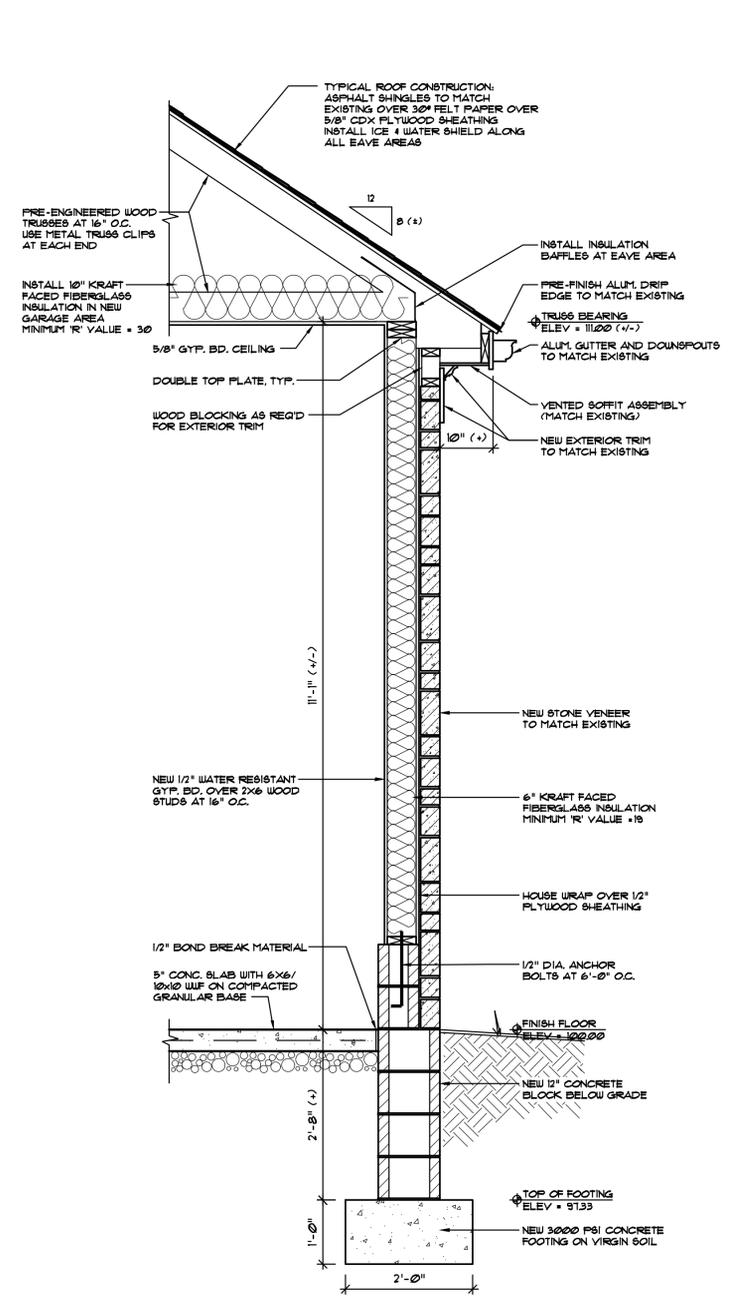
PROJECT NO.
 2070
SHEET NO.
 A-4



PROPOSED:
3 WALL SECTION
 SCALE - 3/4" = 1'-0"



PROPOSED:
2 WALL SECTION
 SCALE - 3/4" = 1'-0"



PROPOSED:
1 WALL SECTION
 SCALE - 3/4" = 1'-0"