

93-120
 8/193
 Zoning Inspector

SHEET DESCRIPTION:
 SITE PLAN

PROJECT:
 EISMON RESIDENCE
 11 GREAT OAKS DRIVE
 HUDSON OHIO

REVISIONS:
 12.11.2020
 01.04.2021
 01.19.2021

DATE:
 12.01.2020

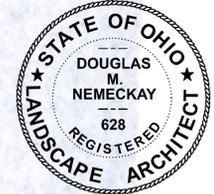
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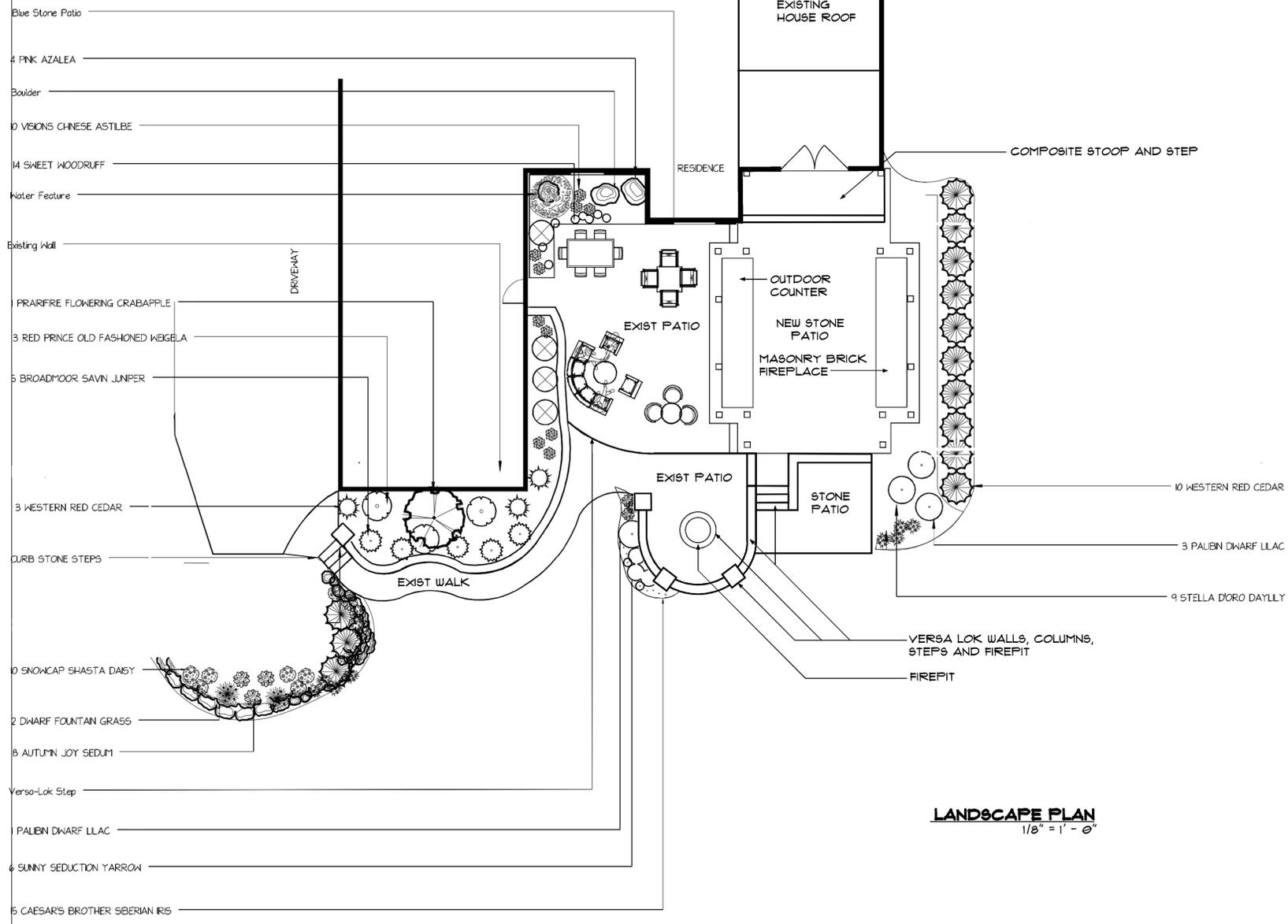
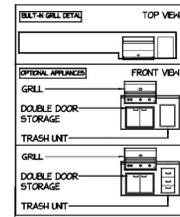
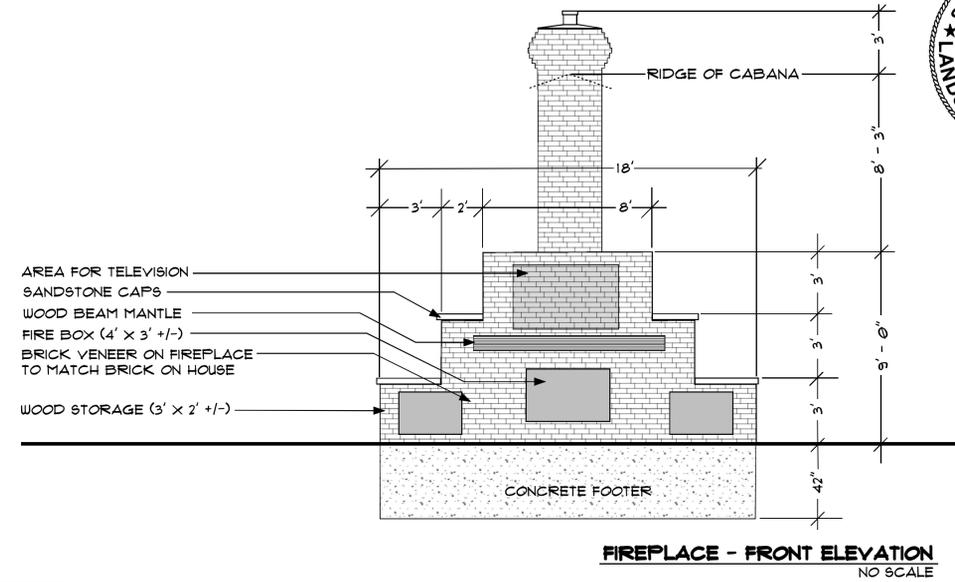
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SCALE:
 1" = 8'

SHEET:
 2 OF 2







ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2021

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440-946-0721

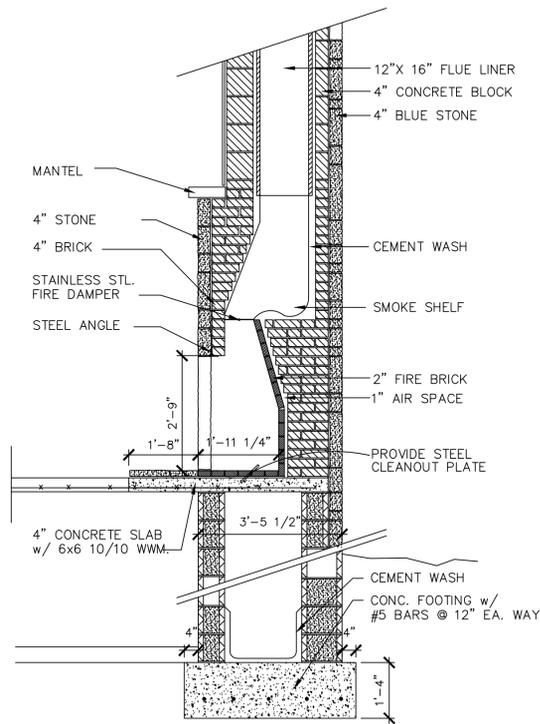
NEW EXTERIOR ALTERATIONS FOR:
EISMON RESIDENCE
71 GREAT OAKS DRIVE
HUDSON, OHIO

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND WILL REMAIN THE PROPERTY OF ROBERT OROVETS ARCHITECT. THE USE OF THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT OROVETS.

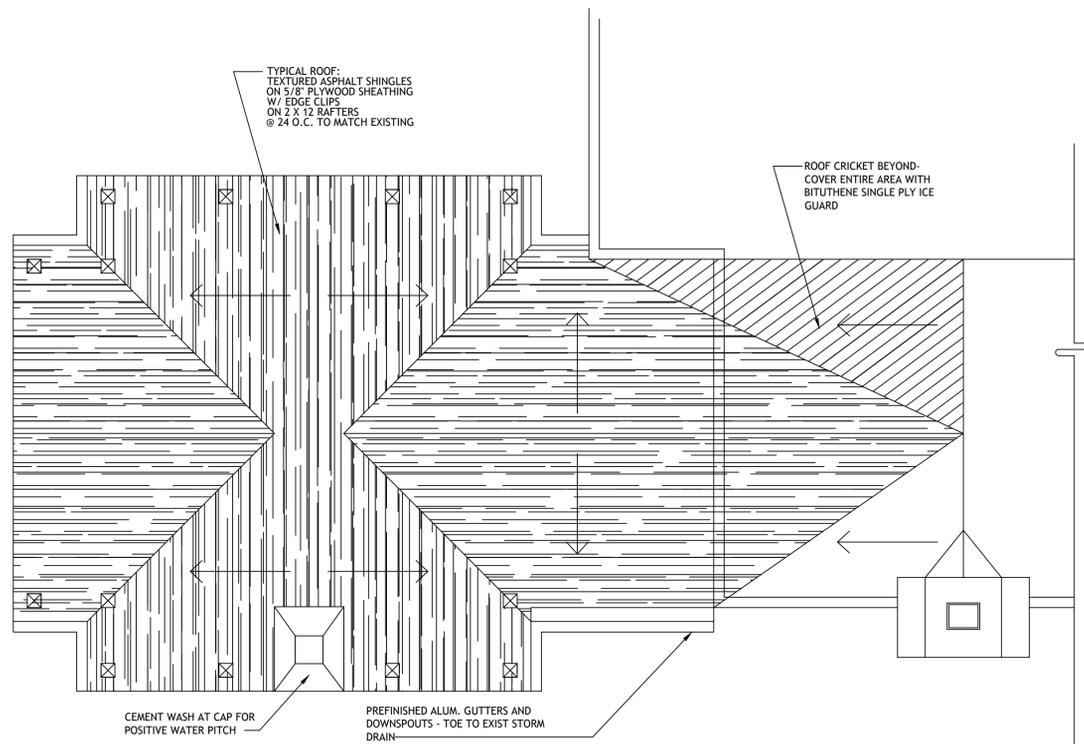
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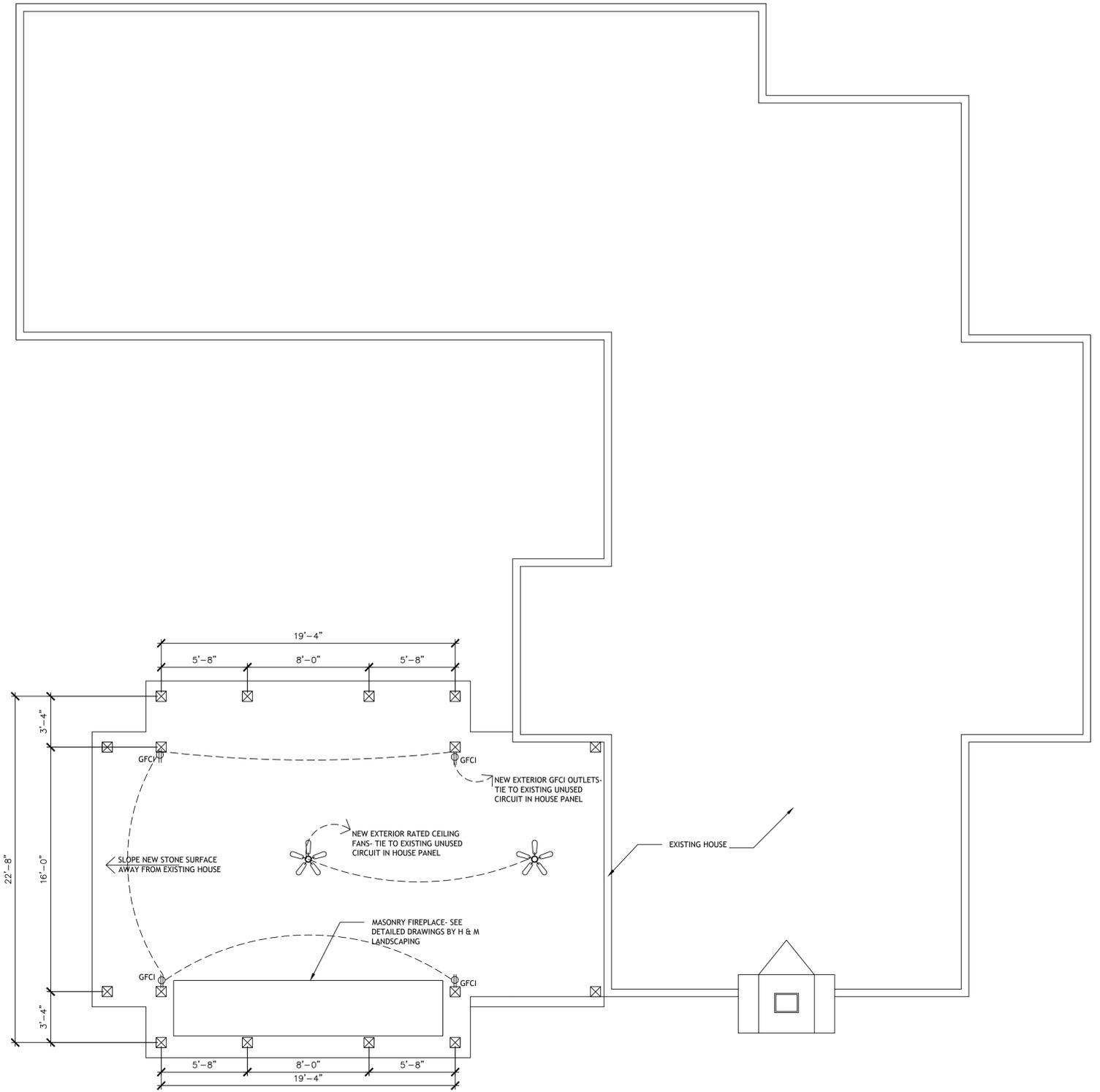
A1
JOB NUMBER
202102



1 TYPICAL FIREPLACE SECTION
A1 SCALE: 1/2"=1'-0"



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



NEW PATIO PLAN
SCALE: 1/4"=1'-0"

SPECIFICATIONS

SITE GRADING

1. THE AREA TO BE GRADED AND AREA TO BE OCCUPIED BY NEW STRUCTURE INCLUDING WALKS AND DRIVES SHALL BE CLEARED OF TREES AND ALL PERISHABLE OR OBJECTIONABLE MATTER. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 18" BELOW SUBGRADE IN PAVED AREAS AND TO SUBGRADE IN TURF AREAS.
2. STOCKPILE ALL CLEAN TOPSOIL AT AREA DESIGNED ON DRAWINGS FOR FINAL GRADING. TOPSOIL (FINISH) TO BE MINIMUM DEPTH OF 4", FREE OF ALL CONSTRUCTION DEBRIS.
3. PROTECT ALL TREES NOT INDICATED TO BE REMOVED WITH SNOW FENCING AT THE PERIMETER OF THE TREE'S CANOPY.
4. CONTRACTOR IS TO REMOVE ALL EXCAVATED MATERIAL FROM SITE.
5. COORDINATE WORK WITH LANDSCAPE CONTRACTOR AND HIS INSTALLATION OF LANDSCAPING AND EXTERIOR IRRIGATION SYSTEM (IF APPLICABLE).

CONCRETE

1. CONCRETE CONSTRUCTION TO COMPLY WITH RECOMMENDED PRACTICE AND STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCED CONCRETE, PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, LATEST EDITION. READY MIXED CONCRETE TO CONFORM WITH ASTM C94-78.
2. POROUS UNDERBED UNDER ALL CONCRETE SLABS ON SUBGRADE TO BE 4" MINIMUM DEPTH: SAND, WASHED GRAVEL, OR CRUSHED STONE (1" MAXIMUM SIZE).
3. CONCRETE SHALL BE COMPOSED OF PORTLAND CEMENT, COARSE AGGREGATE, FINE AGGREGATE, AND POTABLE WATER. AN AIR ENTRAINING ADMIXTURE SHALL BE USED PER MANUFACTURER'S SPECIFICATIONS FOR EXTERIOR CONCRETE, 4% TO 6% CONTENT. MINIMUM CEMENT CONTENT IN CONCRETE TO BE:
5 SACK/CU. YD. PROTECTED
5 1/2 SACK/CU. YD. EXPOSED
MAXIMUM WATER/6 GALLON PER SACK
4. CLASSIFICATION OF CONCRETE:
FOUNDATION 3000 PSI - 1 1/2" TO 3" CRUSHED STONE - 3" TO 5" SLUMP; SLAB ON GRADE 3000 PSI 3/4" TO 1 1/2" CRUSHED STONE - 2" TO 4" SLUMP.
5. ALL INTERIOR CONCRETE SLABS TO HAVE 6 MIL PLASTIC VAPOR BARRIER. SEE DRAWINGS FOR REINFORCING BAR SIZE AND PLACEMENT AS REQUIRED.
6. ALL WORK TO BE IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS. PROVIDE 3" MINIMUM CONCRETE COVERAGE OVER REBARS.

FOUNDATION

1. DESIGN BEARING PRESSURE HAS BEEN ASSUMED TO BE 2,000 PSF ON NATURAL UNDISTURBED SOIL AND/OR ENGINEERED BACKFILL. GENERAL CONTRACTOR MUST RETAIN AN APPROVED SOILS TESTING LABORATORY TO VERIFY SOIL BEARING CAPACITY AND SETTLEMENT CHARACTERISTICS OF SOIL PRIOR TO THE PLACEMENT OF ANY CONCRETE. SUBMIT REPORTS TO ARCHITECT.
2. NOTIFY ARCHITECT OF ANY UNUSUAL SOIL CONDITIONS BEFORE PROCEEDING WITH WORK.
3. FOOTING STEPS MAY BE ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH MAXIMUM STEP OF TWO (2) FEET.
4. MATERIAL IN CONTACT WITH FOUNDATION WALLS MUST BE FREELY DRAINED AT ALL TIMES.
5. BOTTOM OF ALL FOOTINGS MUST BE A MINIMUM OF 3'-6" BELOW FINISHED EXTERIOR GRADE FOR PROTECTION FROM FROST.

LUMBER

1. STRUCTURAL FRAMING LUMBER (STUDS, JOISTS, RAFTERS, AND TRUSSES) TO BE KILN DRIED DOUGLAS FIR, 1500 PSI FIBER STRESS (NO YELLOW PINE OR SPRUCE), #2 CONSTRUCTION GRADE, SIZED AND FRAMED TO DRAWING.
2. ALL EXTERIOR PLYWOOD WALL SHEATHING TO BE 1/2" CDX TYPE, OR WAFERBOARD. ROOF SHEATHING TO BE 3/4" CDX PLYWOOD, OR WAFERBOARD. FLOOR SHEATHING TO BE 3/4" T & G WAFERBOARD OR CDX PLYWOOD WITH 1/2" PLYWOOD UNDERLAYMENT, STAGGERED JOINTS, FOR FINISH (GLUED AND SCREWED INSTALLATION). VERIFY UNDERLAYMENT REQUIRED FOR FLOOR MATERIAL.
3. ROOF FRAMING TO BE AS SHOWN ON DRAWINGS.
4. T&I & T&L JOIST SPECIFICATION
FLANGE MEMBERS, WEB MEMBERS AND ADHESIVES SHALL CONFORM TO THE PROVISIONS OF NDS REPORT NO. NER-200. THE T&I & T&L JOISTS, IF STORED PRIOR TO ERECTION, SHALL BE STORED IN A VERTICAL POSITION AND PROTECTED FROM THE WEATHER. THEY SHALL BE HANDLED WITH CARE SO THAT THEY ARE NOT DAMAGED. THE T&I & T&L JOISTS ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS. TEMPORARY CONSTRUCTION LOADS WHICH CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. ERECTION BRACING IS TO BE PROVIDED TO KEEP T&I & T&L JOISTS STRAIGHT AND PLUMB AS REQUIRED AND TO ASSURE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL T&I & T&L JOISTS AND THE ENTIRE SYSTEM, UNTIL THE SHEATHING MATERIAL HAS BEEN APPLIED.

MASONRY

1. CONCRETE BLOCK TO BE STANDARD TYPE NOMINAL 8" x 12" x 16" (ASTM C90-75 AND C145-75) HOLLOW AND SOLID.
2. FACE BRICK TO BE "MICHIGAN BRICK" ROYAL OAK MODULAR BRICK ALLOWANCE \$275.00 PER 1000.
3. MORTAR TO BE COMPOSED OF POTABLE WATER, MASON'S SAND (ASTM C-144), PORTLAND CEMENT TYPE I (ASTM C-190), MASONRY CEMENT TYPE II (ASTM C-91), COLORED CEMENT FOR FACE BRICK TO BE "MEDUSA" OR APPROVED EQUAL. COLOR TO BE SELECTED BY ARCHITECT.
4. ALL WALL TIES AND REINFORCING TO BE "DURWAL" OR EQUAL. WALL VENEERS TO BE SECURED WITH GALVANIZED TIES PER CODE REQUIREMENTS (16" O.C. VERTICAL x 32" O.C. HORIZONTAL).
5. SEE DRAWINGS FOR REINFORCED BAR SIZE AND PLACEMENT AS REQUIRED. ALL WORK TO BE IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS.

ROUGH CARPENTRY

1. WOOD FRAMING TO BE SIZED AS SHOWN ON DRAWINGS. ALL MEMBERS TO BE IN SINGLE LENGTHS BETWEEN SUPPORTS. ALL MEMBERS TO BE BOLTED OR SPIKED AND ERECTED IN SUBSTANTIAL MANNER.
2. ALL PARTITIONS AND WALLS TO HAVE SOLE PLATES AND CAPS. CORNERS AND ANGLES TO BE FORMED, BLOCKED AND SET SQUARE AND PLUMB. STUDS TO BE DOUBLED AT ALL OPENINGS. HEADS OF OPENINGS OVER 4'-0" WIDE TO BE TRUSSED. ALL STUDDING TO BE AT 16" O.C.
3. FLOOR AND CEILING JOISTS TO BE RIGIDLY BRIDGED AT INTERVALS NOT EXCEEDING 8'-0" WITH (ONE) 1/2" x 3" CROSS BRIDGING, DOUBLE FOR STUD HEIGHT EXCEEDING 8'-0".
4. JOISTS TO BE DOUBLED OR TRIPLED UNDER PARTITIONS WHICH PARALLEL THEM. DOUBLE HEADERS AND TRIMMERS TO BE PROVIDED FOR OPENINGS. PIPE AND DUCT PASSAGES, WHERE PIPES INTERSECT DOUBLE JOIST, BLOCK APART SUFFICIENTLY, BUT NOT OVER 6" TO PERMIT CLEARANCE. BLOCKS TO BE SPACED 10" APART.
5. SILLS AND PLATES RESTING ON MASONRY TO BE PRESSURE TREATED AND ANCHORED WITH 5/8" BOLTS AT 4'-0" O.C. SET ON COMPRESSIBLE MATERIAL (CELOTEX OR FLEXCELL).
6. TERMITE SHIELDS TO BE PLACED UNDER ALL WOOD PLATES ON MASONRY WALLS.

EXTERIOR CARPENTRY

1. VINYL SIDING TO MATCH EXISTING OVER AIR INFILTRATION VAPOR BARRIER AND PLYWOOD SHEATHING NAILED AT STUD LOCATIONS.

CAULKING

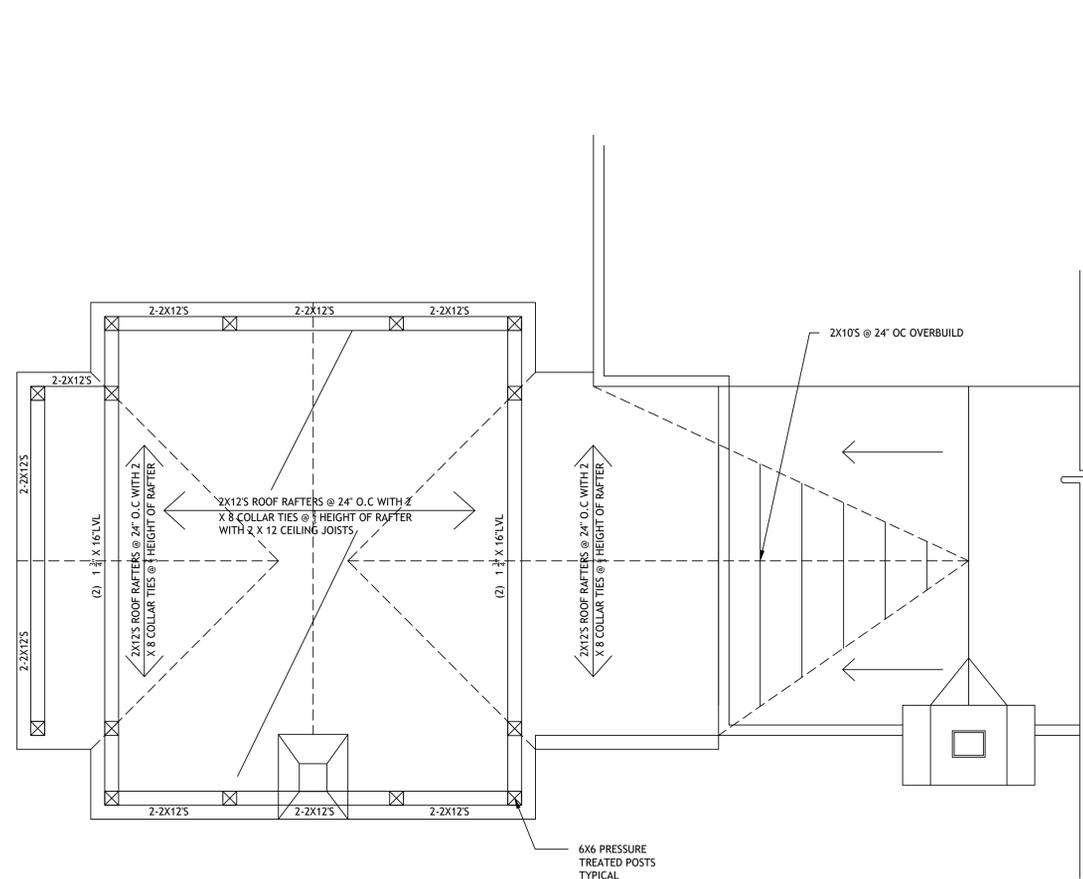
1. ALL JOINTS TO BE CAULKED WITH ELASTOMERIC TYPE MATERIAL PROPERLY BACKED AND SET. ALL JOINTS TO BE CLEAN. CAULK MATERIAL TO MATCH COLOR OF SURROUNDING MATERIAL. PROVIDE SAMPLES FOR APPROVAL OF ARCHITECT.

ROOFING

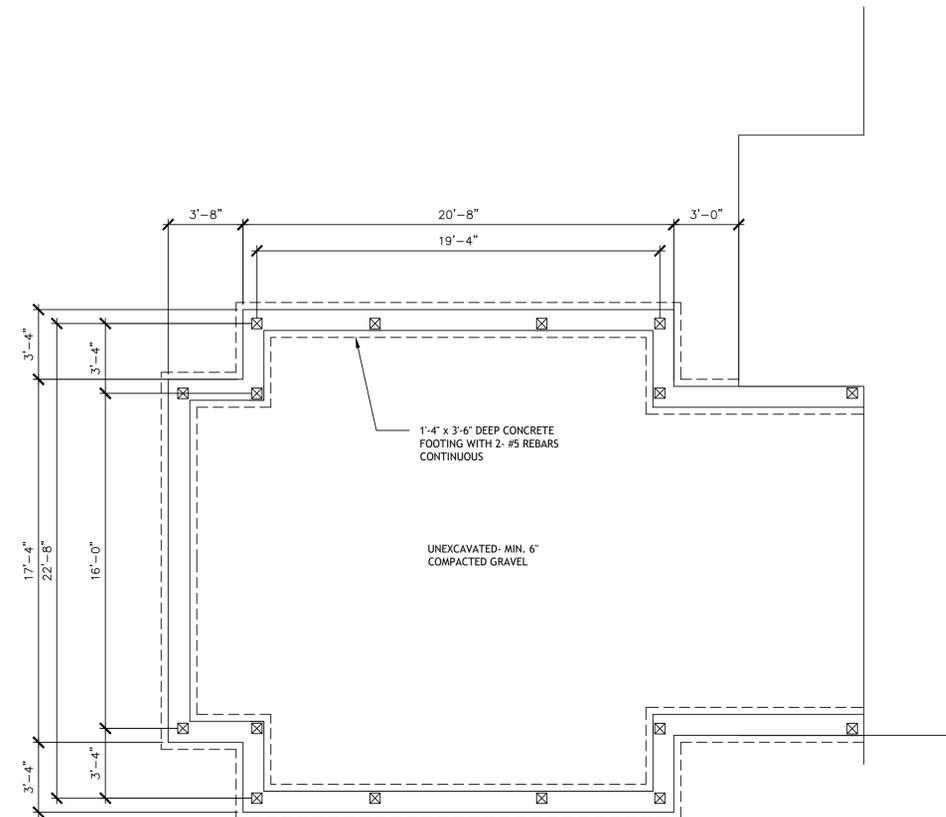
1. CLASS 'A' ASPHALT/FIBERGLASS SHINGLES TO MATCH EXISTING. INSTALL TO MANUFACTURER'S SPECS.

FLASHING, VENTS, GUTTERS, DOWNSPOUTS

1. FLASHING
 - A. ALUMINUM FLASHING TO BE 0.32" FOR UNBROKEN DIMENSION UP TO 12" AND 0.40 FOR ABOVE 12" OR AS NOTED ON PLANS. FLASHING EXPOSED TO VIEW TO BE PREFINISHED WITH FLUORO POLYMER FINISH OR BETTER FINISH. COLORS TO BE SELECTED. CONCEALED FLASHING TO BE CLEAR ANODIZED. SIZES AND SHAPES TO BE AS NOTED ON PLANS.
 - B. INSTALL WITH NONCORROSIVE FASTENERS. PROVIDE CONCEALED RETAINER CLIPS, PREFABRICATED CORNERS AND COLOR MATCHED BACKERS AT SPLICE JOINTS. SEAL JOINTS WITH ELASOMERIC SEALANTS.
2. VENTS
 - A. ROOF VENTS TO BE FACTORY FINISHED. SIZE AND TYPES AS NOTED ON PLANS. COLOR TO MATCH ROOFING.
3. GUTTERS, DOWNSPOUTS, SCUPPERS
 - A. PROVIDE 5" OEGE CONTINUOUS GUTTER SYSTEM SLOPED TO DOWNSPOUTS/SCUPPERS.
 - B. INSTALL LEAF SCREENS AT GUTTERS, SECURE TO TOP OF GUTTER.
 - C. SCUPPERS TO BE ALUMINUM, FABRICATE TO SIZES AND SHAPES INDICATED ON PLANS.
 - D. DOWNSPOUTS TO BE 4" AT CORRUGATED DOWNSPOUTS SECURELY ANCHORED TO WALL WITH COLOR MATCHED STRAPS.
 - E. ALL MATERIAL TO BE PREFINISHED COLORS AS SELECTED BY ARCHITECT. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL.



NEW PATIO FRAMING PLAN
SCALE: 1/4"=1'-0"



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



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EXPIRATION 12-31-2021

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NEW EXTERIOR ALTERATIONS FOR:
EISMON RESIDENCE
71 GREAT OAKS DRIVE
HUDSON, OHIO

DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY ME IN CONFIDENCE AND I REMAIN THE PROPERTY OF ROBERT OROVETS ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE SPECIFIC PROJECT NAMED HEREIN. IT IS STRICTLY PROHIBITED WITHOUT MY WRITTEN CONSENT TO REPRODUCE OR COPY THESE PLANS.

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202102



ROBERT D. OROVETS
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EXPIRATION 12-31-2021

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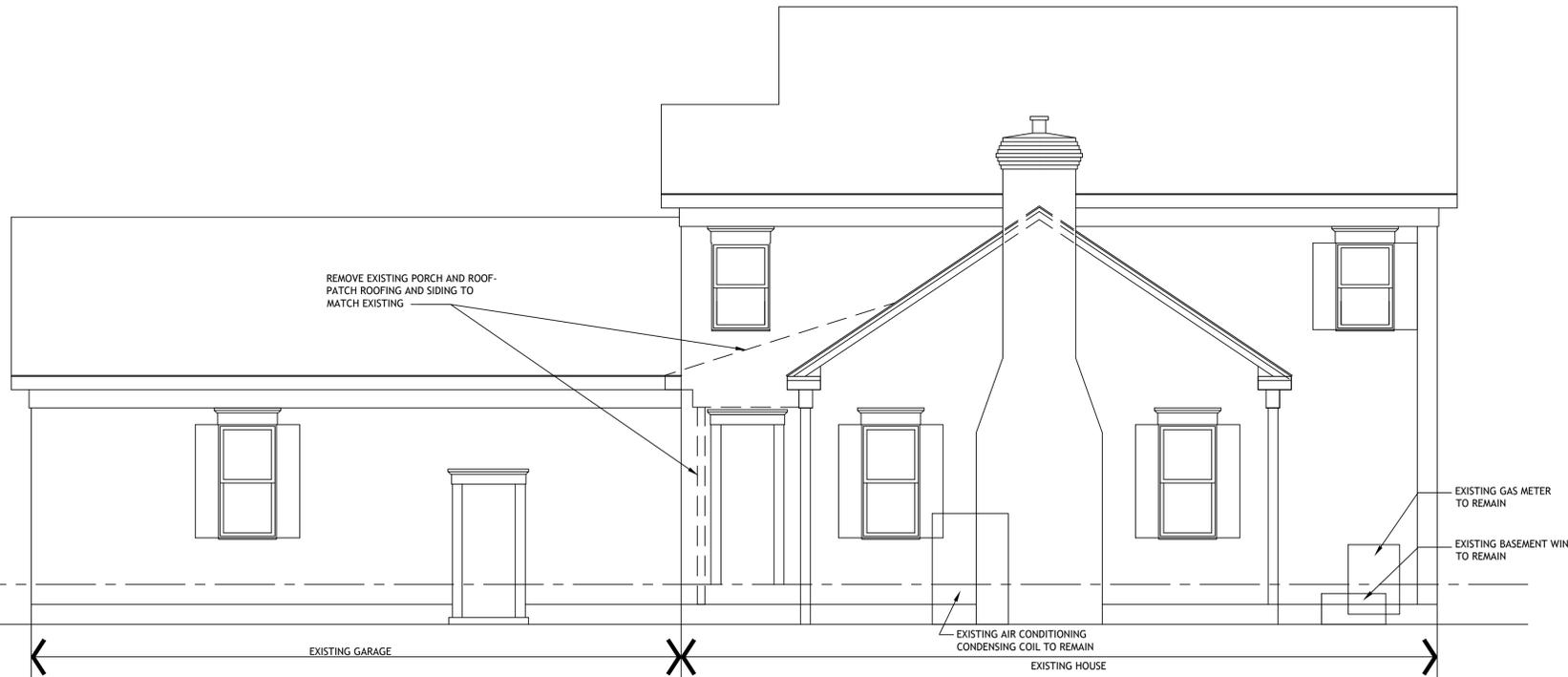
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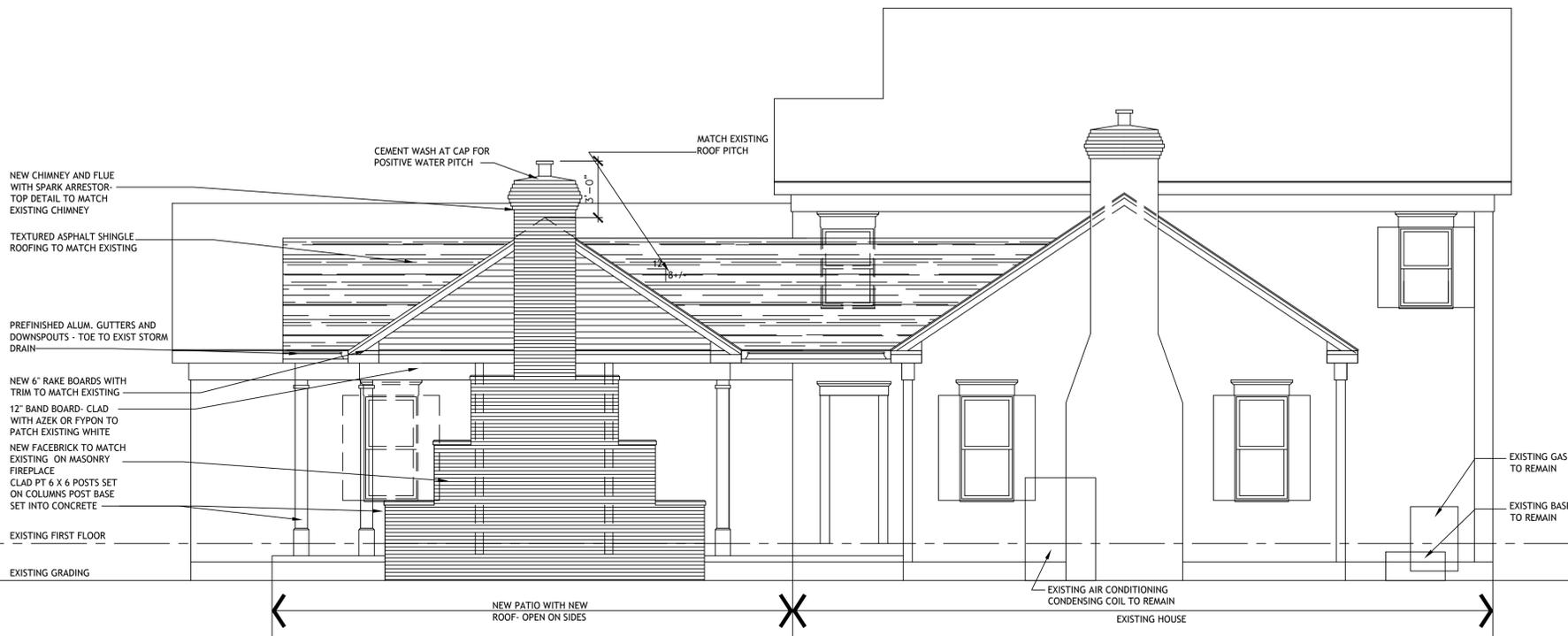
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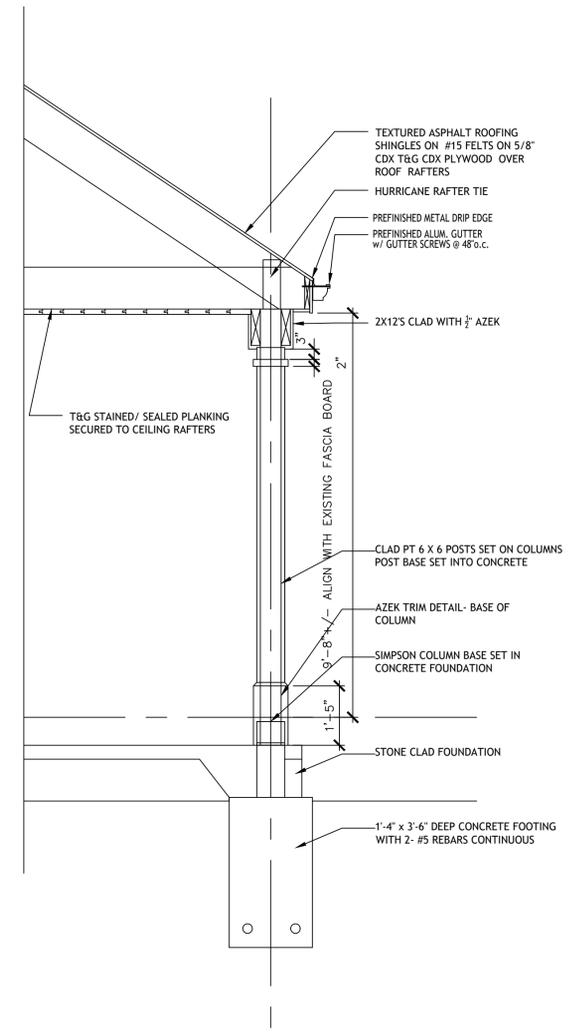
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JOB NUMBER
202102



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



1 TYPICAL WALL SECTION
A3 SCALE: 1/2"=1'-0"



ROBERT D. OROVETS
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EXPIRATION 12-31-2021

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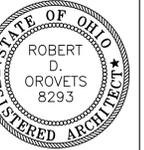


FRONT
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



- NEW CHIMNEY AND FLUE WITH SPARK ARRESTOR
- TEXTURED ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- PREFINISHED ALUM. GUTTERS AND DOWNSPOUTS - TOE TO EXIST STORM DRAIN
- NEW FACEBRICK TO MATCH EXISTING ON MASONRY FIREPLACE
- CLAD PT 6 X 6 POSTS SET ON COLUMNS POST BASE SET INTO CONCRETE
- EXISTING FIRST FLOOR
- EXISTING GRADING

FRONT
EPROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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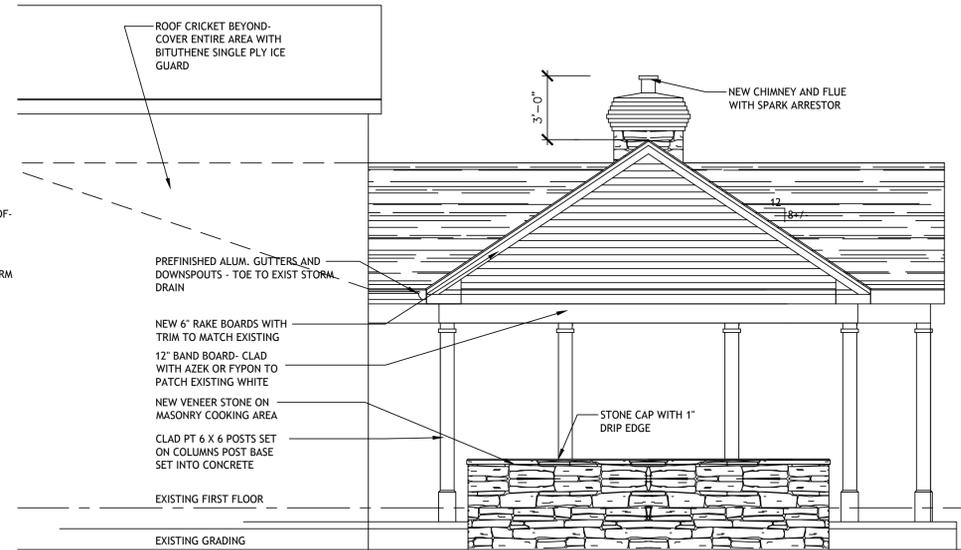
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EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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

Proposed stone for cooking area.



















