

# ZWOLINSKI RESIDENCE-PRIMARY SUITE ADDITION

3193 HUDSON AURORA ROAD-HUDSON, OHIO

## CONSTRUCTION NOTES

### FOUNDATIONS:

- Design soil bearing pressure has been assumed to be 2000 PSF prior to construction. The general contractor must verify soil bearing pressure and that settlements at this pressure will be within acceptable limits.
- All grades at foundations shall have a minimum of 6" of fall within the first 10'-0"

### CONCRETE:

- Concrete to have a minimum cement content of 564#/y. A maximum water to cement ratio of 0.49 and obtain a minimum strength of 3000 PSI-28 days unless noted otherwise.
- Use 6 % +/- 1% entrained air for all concrete exposed to weather.
- All garage slabs shall have a minimum strength of 4000 PSI and shall be air entrained. 610Lbs cement with c=0.48 air entrained
- All basement and garage floor slabs to have control joints at a maximum of 15'-0" on center each way.

### MASONRY:

- Concrete masonry units per ASTM C90-01 min. fm=1900 psi grade N-1, brick masonry units per ASTM CC216-01a, grade S, type fbs, mortar per ASTM C270-01a, type S.
- No backfilling against basement walls is to take place prior to bracing or installation of first floor joist bridging, and sheathing.
- Provide min.16"x16" solid grouted masonry bearing for all steel beams.
- Masonry wall reinforcement steel to be ASTM grade 615 60 KSI steel
- Make sure block cores align so reinforcing falls within full core full height provide 2500 psi grout strength
- Masonry construction shall comply with AC1530-16  
Grout shall be placed with low lift grouting methods in lifts not exceeding 5'-0" in height, Otherwise inspection holes need placed in bottom of wall.  
Walls shall have horizontal reinforcing consisting of 9 Ga. Ladder reinforcing 16" o/c

### STEEL:

- Rolled shapes, plates and bars per ASTM A36, Pipe per ASTM A53.

- Anchor bolts- see typical wall section for requirements

### WOOD:

- Ceiling joist must be continuous from eave to eave and connected to the rafters to resist the horizontal loads from the rafter to the support wall. Hip roof construction, knee wall construction or other construction situations where ceiling joists are not available, provide collar ties from rafter to rafter at or close as possible to eaves. Member to member connections shall be set forth in the Residential Building code of Ohio
- Sawn lumber to be NO.2 grade D.F. or S.P.F
- Trussed roofs, if applicable, to meet truss plate institute specifications for metal plate connected wood trusses TPI-1. All truss designs and loading by manufacturer.
- All posts under wood beams to be 3-2x4 minimum unless noted otherwise. All posts under steel beams to steel posts or lvl posts unless noted otherwise. All post loads to be carried continuously down to foundations or supporting beams.
- All exposed lumber or lumber in contact with concrete or masonry to be treated.
- Double all floor joists running parallel under partition walls above.
- Provide 2 bays of solid blocking 4'-0" o/c when floor joists are parrallel to foundation wall.
- Double All framing under whirl pools, spas or tubs, kitchen islands and fireplaces
- Double full length all rafters & headers around skylights and dormers
- Typical window & door lintels to be 2-2x10 with 1/2 inch plywood plate between (unless noted otherwise on floor plans).
- All wood except for exterior treated lumber shall be a minimum of 8 inches above exterior grade per (2019 Ohio Residential Code R317.1)

### STAIRS:

- Stairway illumination per (2019 Residential Code of Ohio 303.6)
- Provide under stair protection per (2019 Residential Code of Ohio 302.7)

### STAIR HANDRAILS:

- 311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

- 311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm)  
Exceptions:
  - The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
  - Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

- 311.7.8.2 Handrail projection. Handrails shall not project more than 4-1/2 inches (114 mm) on either side of the stairway.  
Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6-1/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

- 311.7.8.3 Handrail clearance. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches (38 mm) between the wall and the handrails.

- 311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.  
Exceptions:

- Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
- A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.
- Two or more separate rails shall be considered continuous if the termination of the rails occurs over a single tread and positioned within 4 inches of each other. If the transition occurs between a wall mounted handrail and handrail/guardrail combination, the wall mounted handrail shall return into the wall.

- 311.7.8.5 Grip size. Required handrails shall be of one of the following types or provide equivalent graspability.

- Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) and a cross section of not more than 2-1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
- Type II. Handrails with a perimeter greater than 6-1/4 -inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 -inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 -inch (8 mm) within 7/8 -inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 -inch (10 mm) to a level that is not less than 1-3/4 -inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1-1/4 -inches (32 mm) and not more than 2-3/4 -inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

### STAIR TREADS & RISERS:

- 311.7.5.1 Risers. The riser height shall be not more than 8-1/4 -inches (209 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

- 311.7.5.2 Treads. The tread depth shall be not less than 9 -inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

- 311.7.5.3 Nosings. Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14 mm) or a bevel not greater than 1/2 inch (12.7 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 -inch (9.5 mm) within a stairway.

### WINDOWS & DOORS

- All exterior doors to be insulated steel, doors to garages to be firerated and provide a self closer as required by local code.

- All sleeping rooms shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches per (2019 Ohio Residential Code R310.1)

- Safety glass is required to be installed in all exit doors, door like fixed glass panels, patio doors, storm doors, shower doors, tub enclosures and all unframed glass doors and windows, windows adjacent to spa tubs per (2019 Ohio Residential Code R308.4)

### FIRE CODE NOTES:

- Wall and ceiling finishes shall have a smoke developed index of not greater than 450 per (2019 Ohio Residential Code 302.92)
- Wall & ceiling finishes shall have a flame spread classification of not greater than 200 per (2019 Ohio Residential Code 302.91)

- Smoke detectors on each level shall be installed in each sleeping area and outside each sleeping area in the immediate vicinity of the bedrooms per (2019 Ohio Residential Code 314.3)

- Carbon monoxide alarms. For new construction and additions approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages per (2019 Ohio Residential Code 315.1)

- Garages to be completely separated from other parts of the structure by means of 1 hour minimum fire resistant walls & ceilings per (2019 Ohio Residential Code R309.2)

- Provide fireblocking per (2019 Ohio Residential Code 302.11)  
In combustible construction, Fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

### PLUMBING CODE NOTES:

- Individual shower and tub shower combination valves installed shall be balanced pressure thermostatic or combo valves per (Ohio Plumbing Code 424.3)
- All open vent pipes that extend through the roof shall be terminated 12" above the roof per (Ohio Plumbing Code 904.1)

### ELECTRICAL CODE NOTES

Electrical outlets switches and fixtures shown on plans are for illustrative purposes only. All electrical shall be to local and national codes.

### GROUNDING ELECTRODE SYSTEM

- NEC 250-50 Grounding Electrode System section 250.50 of The National Electrical Code requires electrodes as described in section 250.52 (A) (1) Through (A) (6) that are present at each building or structure shall be bonded together to form the grounding electrode system. This includes concrete encased electrodes, I.E. an electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet or one or more bare zinc galvanized or other electrically conductive coated steel reinforcing bars or rods. Not less than 1/2 inch diameter; or consisting of at least 20 feet of bare copper conductor not smaller than 4 awg. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wire or other effective means.
- NEC 210-8 Ground Fault Circuit Interrupter Protection. All 125 volt, single phase, 15 or 20 ampere receptacles installed in the locations specified in A through G shall have ground fault circuit interrupter protection.
  - Bathrooms
  - Garage
  - Outdoors
  - Crawl spaces at or below grade level
  - Unfinished basements
  - Kitchens where receptacles are installed to serve countertop surfaces
  - Laundry, Utility and wet bar sinks where the receptacles are installed within 6 feet of the outside edge of the sink.

- NEC 210-12 (b) Arc Fault Circuit Interrupter Protection  
All 125 volt single phase 15 or 20 ampere receptacles installed in dwelling unit Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens Bedrooms, Sun rooms, Rec Rooms, Closets, Hallways or similar rooms shall be protected by an Arc Fault Circuit Interrupter listed to provide protection of the entire branch.

- NEC 210-52 (E) Outdoor Outlets  
At least one receptacle outlet accessible while standing at grade level and not located more than 6 1/2 feet above grade shall be installed at the front and back of the dwellings, provide bubble type cover for weather proofing.

- NEC 210-52 (E) (3) Balconies Deck and Porches  
All Balconies Decks or Porches that are accessible from the inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the Balcony, Deck or Porch. The receptacle shall not be located more than 6 1/2 feet above the Balcony, Deck or Porch, provide bubble type cover for weather proofing.

- NEC 406.11 Tamper Resistant Receptacles  
All 125 volt 15 and 20 ampere receptacles shall be listed as tamper resistant receptacles.

- Provide a minimum of 30"x36" clear working area in front of the disconnecting means for the condensing unit per (2017 National Electrical Code 110-26 (A1) and 110-26 (A2).

- Provide an electrical outlet within 25'-0" of condensing units per (2017 National Electrical Code 210.63).

- All Bathrooms to be equipped with exhaust fans vented to the outside, Do not vent to Attic per (2019 Ohio Residential Code R-303.3).

### MISCELLANEOUS:

- Premises identification  
Approved addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road facing the property. Street addresses shall be posted on site prior to starting work and during construction.

- Soffit & ridge vents must supply open space for ventilation of not less than 1/150 of the total attic or space they are ventilating. Provide screening as required.

- Attic access doors insulated and weather stripped per (2019 Residential Code of Ohio 1102.2.3)

- In the preparation of these documents every attempt has been made to insure correct dimensions and proper construction practices. Dimensions take precedence over scale. It is the responsibility of the contractor to verify the information herein and to correct errors and oversights. The contractor is responsible for assuring that all work is done in accordance with local codes whether indicated as such on the drawings or not. It is the contractors responsibility to provide proper flashing, ice guarding and caulking as required to ensure proper weather proofing of structure.

## DESIGN CRITERIA

## DRAWING SCHEDULE

## SQUARE FOOTAGE

## ENERGY CODE

DESIGN CRITERIA	DRAWING SCHEDULE	SQUARE FOOTAGE	ENERGY CODE
LUMBER ALLOWABLE STRESSES F <sub>b</sub> =1000 PSI E=1,700,000 F <sub>v</sub> =95 PSI	T1 TITLE PAGE WITH CONSTRUCTION NOTES	FIRST FLOOR PLAN:ADDING 247 SQ. FT.	OHIO HOME BUILDERS ASSOCIATION ALTERNATIVE ENERGY COMPLIANCE PATH #1
FLOOR LOADS 40 PSF LIVE 15 PSF DEAD	A1 FRONT & LEFT SIDE ELEVATIONS	SECOND FLOOR PLAN:NONE	EXTERIOR WALL INSULATION FIBERGLASS INSULATION RESULTING IN R-15
ROOF LOADS 30 PSF LIVE 15 PSF DEAD	A2 RIGHT SIDE ELEVATION SITE PLAN	TOTAL:ADDING 247 SQ. FT.	CEILING INSULATION FIBERGLASS INSULATION RESULTING IN R-38
WIND LOAD (115 MPH 3 SECOND GUST) 20 PSF	A3 FOUNDATION PLAN TYPICAL WALL SECTION	BASEMENT:UNFINISHED	FOUNDATION WALL INSULATION R-10 FOAM INSULATION
SOIL LOAD BEARING PRESSURE 2,000 PSF	A4 PROPOSED FIRST FLOOR PLAN ROOF PLAN		EXTERIOR WINDOWS & DOORS (VERIFY WITH MANUFACTURE) .30 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .32
	A5 EXISTING FIRST FLOOR PLAN		ENTRY DOORS (VERIFY WITH MANUFACTURER) .28 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .24

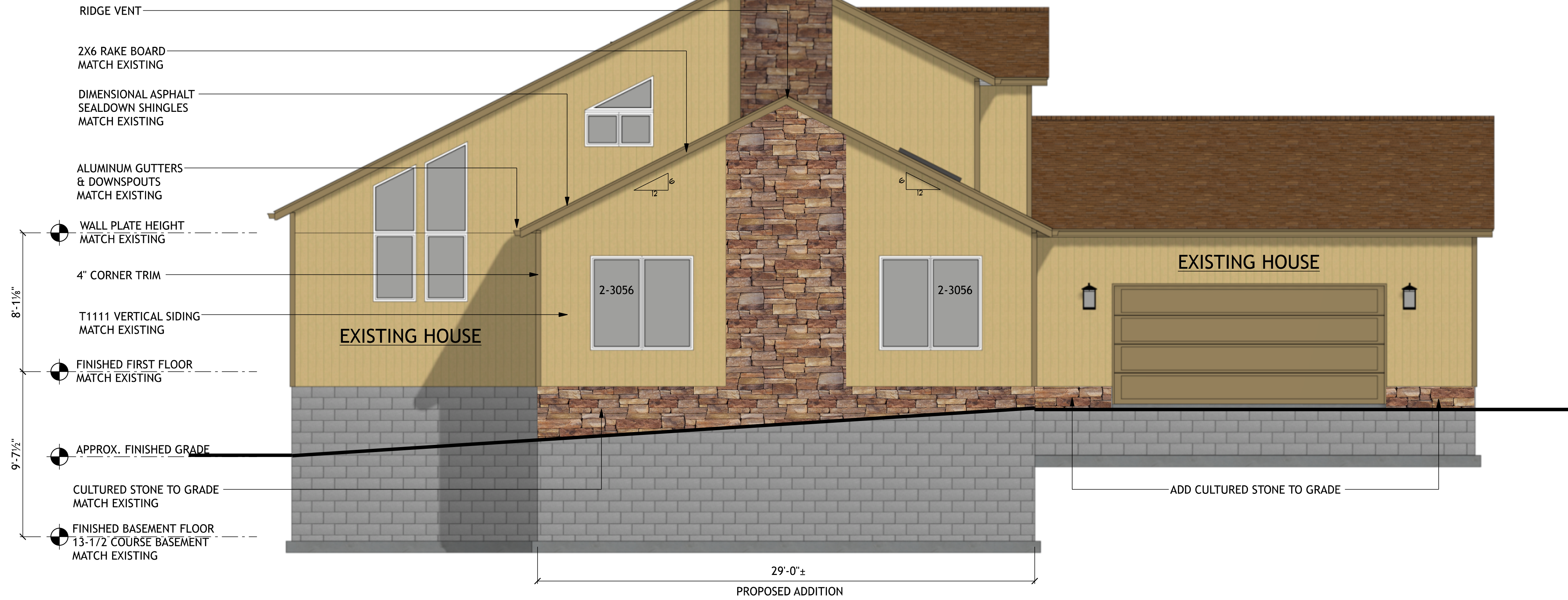


**ZWOLINSKI RESIDENCE-PRIMARY SUITE ADDITION**  
 3193 HUDSON AURORA ROAD-HUDSON, OHIO

REVISIONS	DATE	BY
D.P. 05-15-25		
D.P. 06-05-25		
D.P. 07-25-25		
D.P. 07-25-25 REV B		
D.P. 07-25-25 REV C		

T1

NOTE: REFERENCED VINYL CASEMENT WINDOW NUMBERS SHOWN ARE GENERIC OVERALL UNIT SIZES EXAMPLE 3056=3'-0"X5'-6"



### FRONT ELEVATION

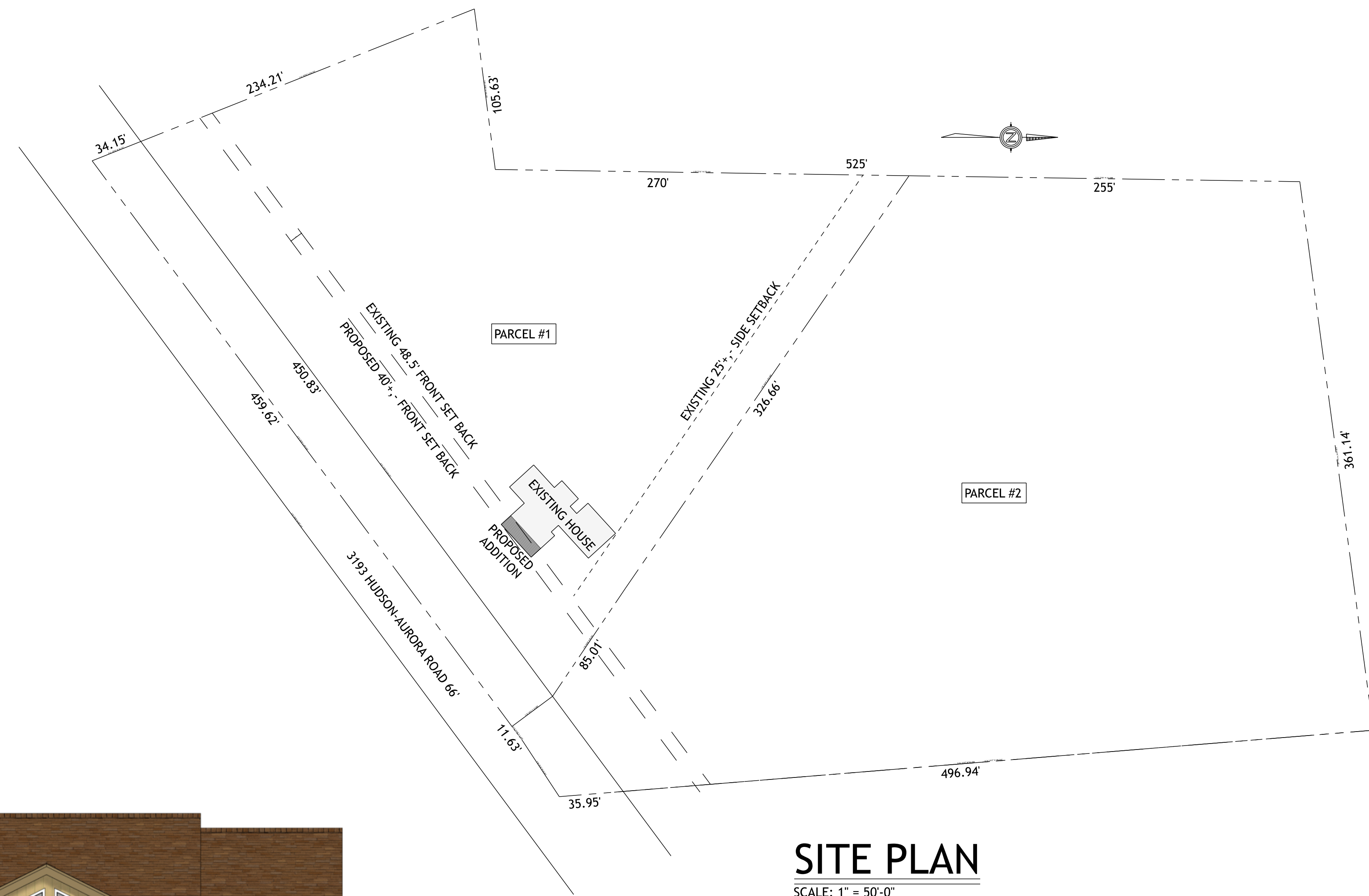
SCALE: 1/4" = 1'-0"



### LEFT ELEVATION

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

DATA	REVISIONS
JOB NUMBER: 202424	D.P. 05-15-25
DATE DRAWN: 05-13-25	D.P. 06-05-25
DRAWN BY: D.P.	D.P. 07-25-25
	D.P. 07-25-25 REV B
	D.P. 07-25-25 REV C



**SITE PLAN**

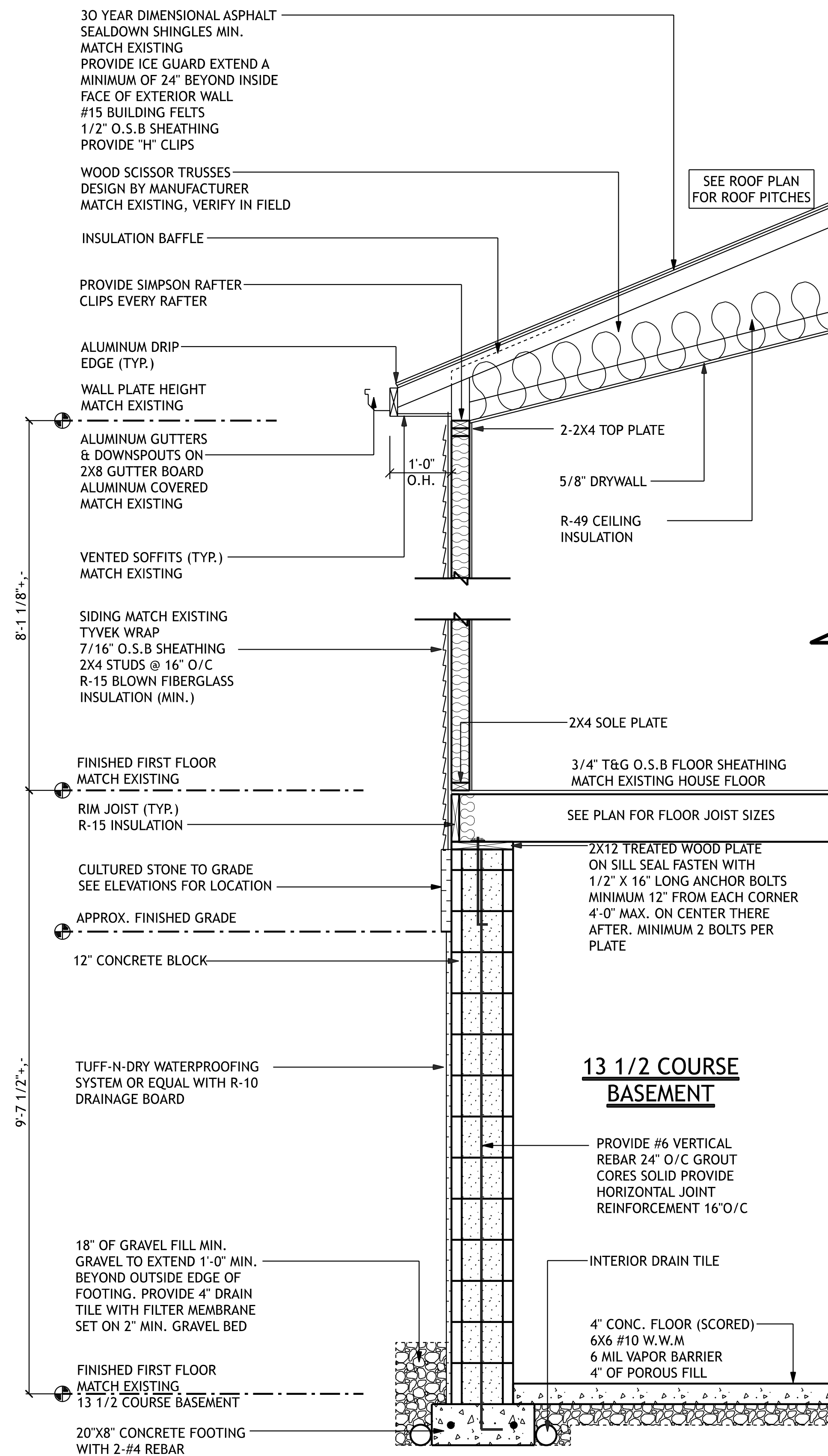
SCALE: 1" = 50'-0"



**RIGHT ELEVATION**

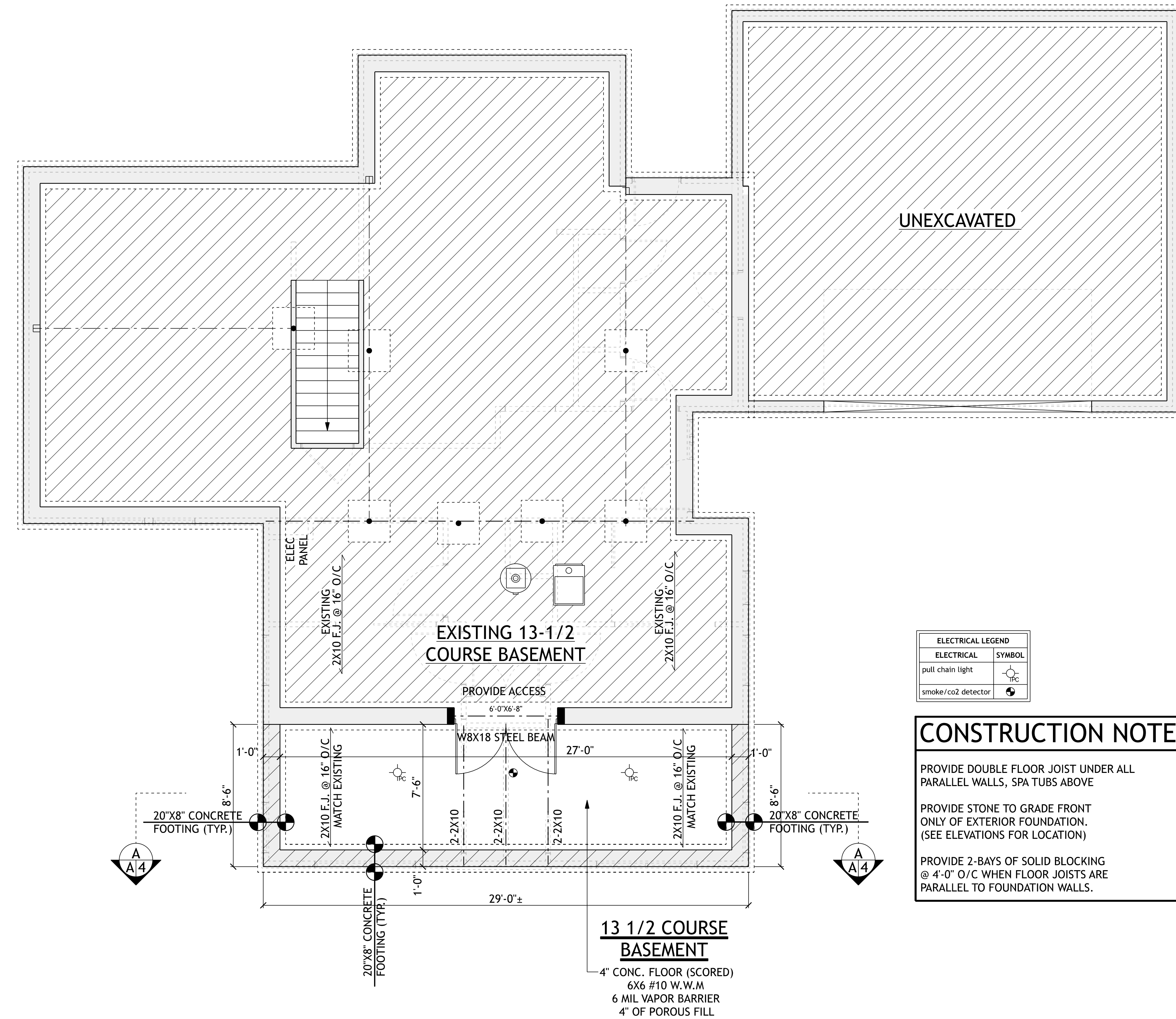
SCALE: 1/4" = 1'-0"

DATA	REVISIONS
JOB NUMBER: 202424	D.P. 05-15-25
DATE DRAWN: 05-13-25	D.P. 06-05-25
DRAWN BY: D.P.	D.P. 07-25-25
	D.P. 07-25-25 REV B
	D.P. 07-25-25 REV C



**TYPICAL WALL SECTION**

SCALE: 3/4" = 1'-0"



**PROPOSED FOUNDATION PLAN**

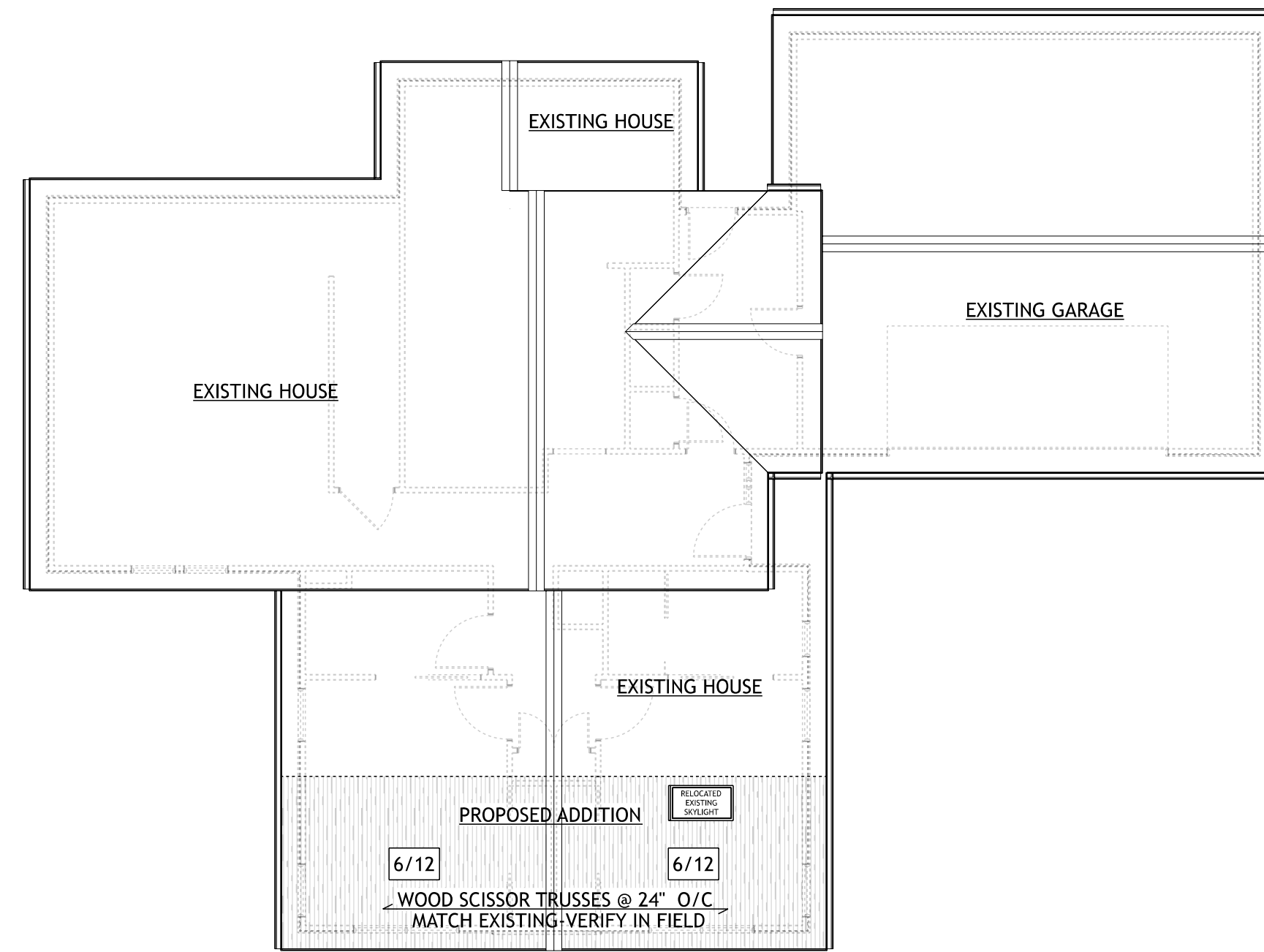
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
pull chain light	
smoke/co2 detector	

**CONSTRUCTION NOTES**

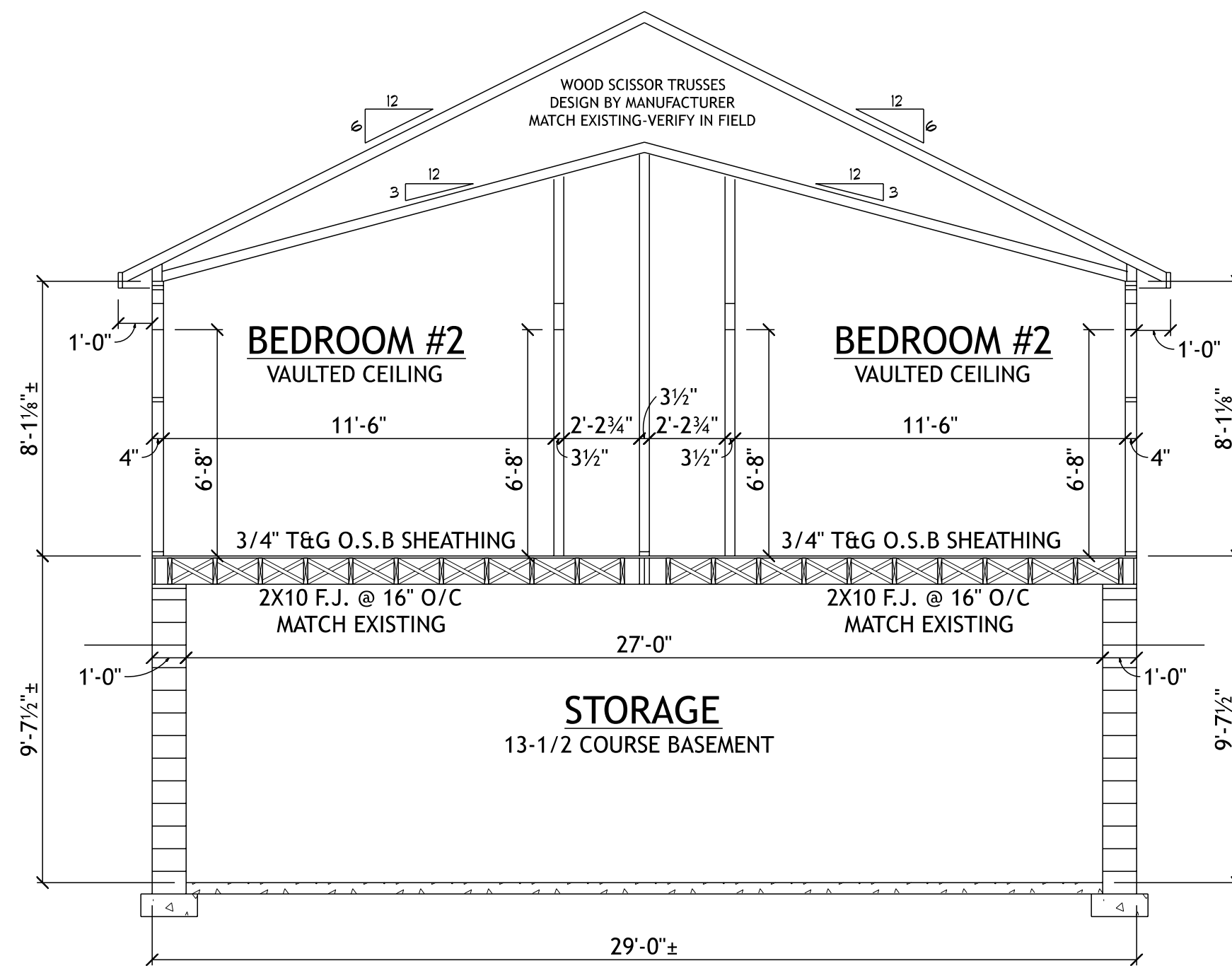
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALLEL WALLS, SPA TUBS ABOVE
- PROVIDE STONE TO GRADE FRONT ONLY OF EXTERIOR FOUNDATION. (SEE ELEVATIONS FOR LOCATION)
- PROVIDE 2-BAYS OF SOLID BLOCKING @ 4'-0" O/C WHEN FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALLS.

DATA	REVISIONS
JOB NUMBER: 202424	D.P. 05-15-25
DATE DRAWN: 05-13-25	D.P. 06-05-25
DRAWN BY: D.P.	D.P. 07-25-25
	D.P. 07-25-25 REV B
	D.P. 07-25-25 REV C



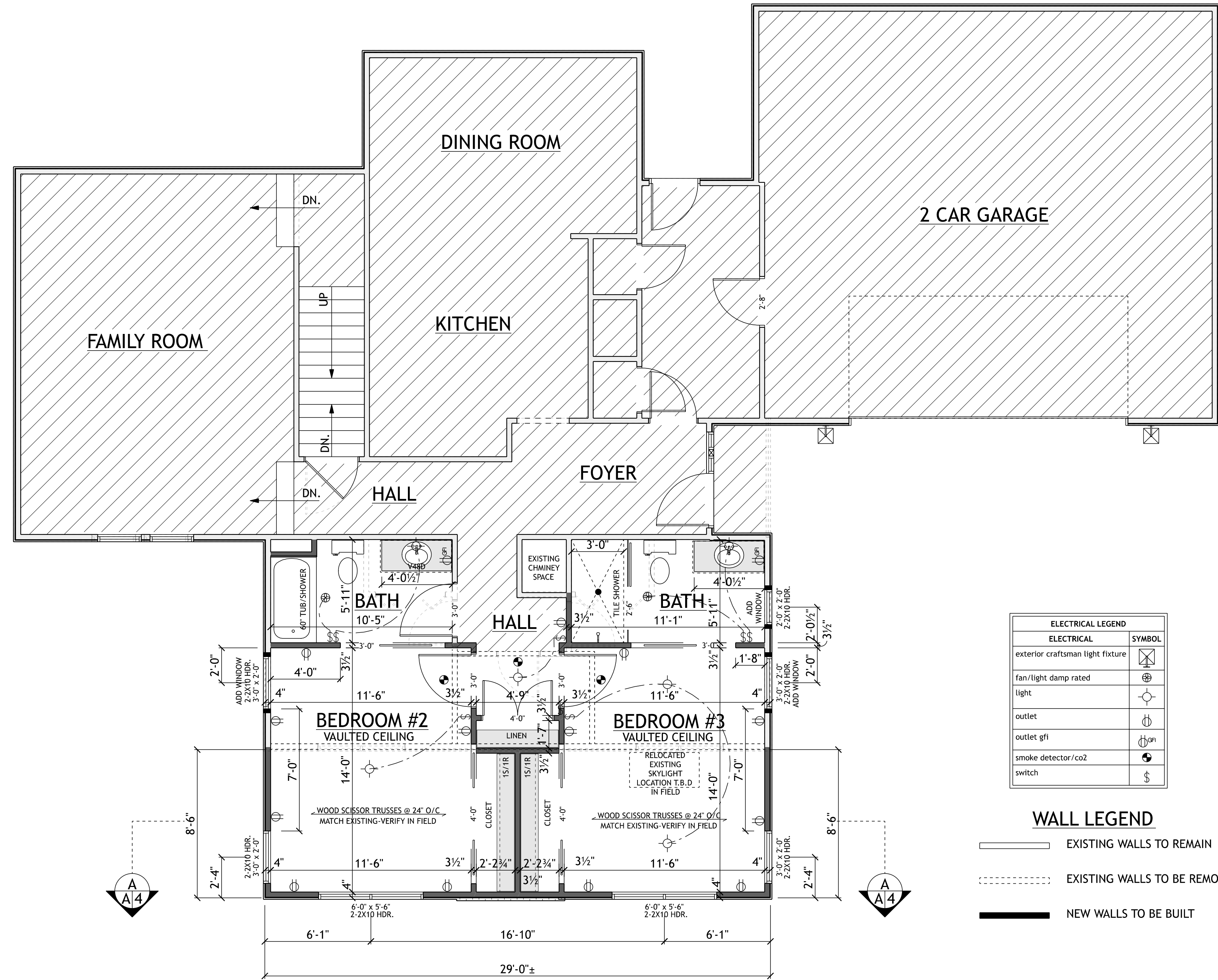
### ROOF PLAN

SCALE: 1/8" = 1'-0"



### ADDITION CROSS SECTION

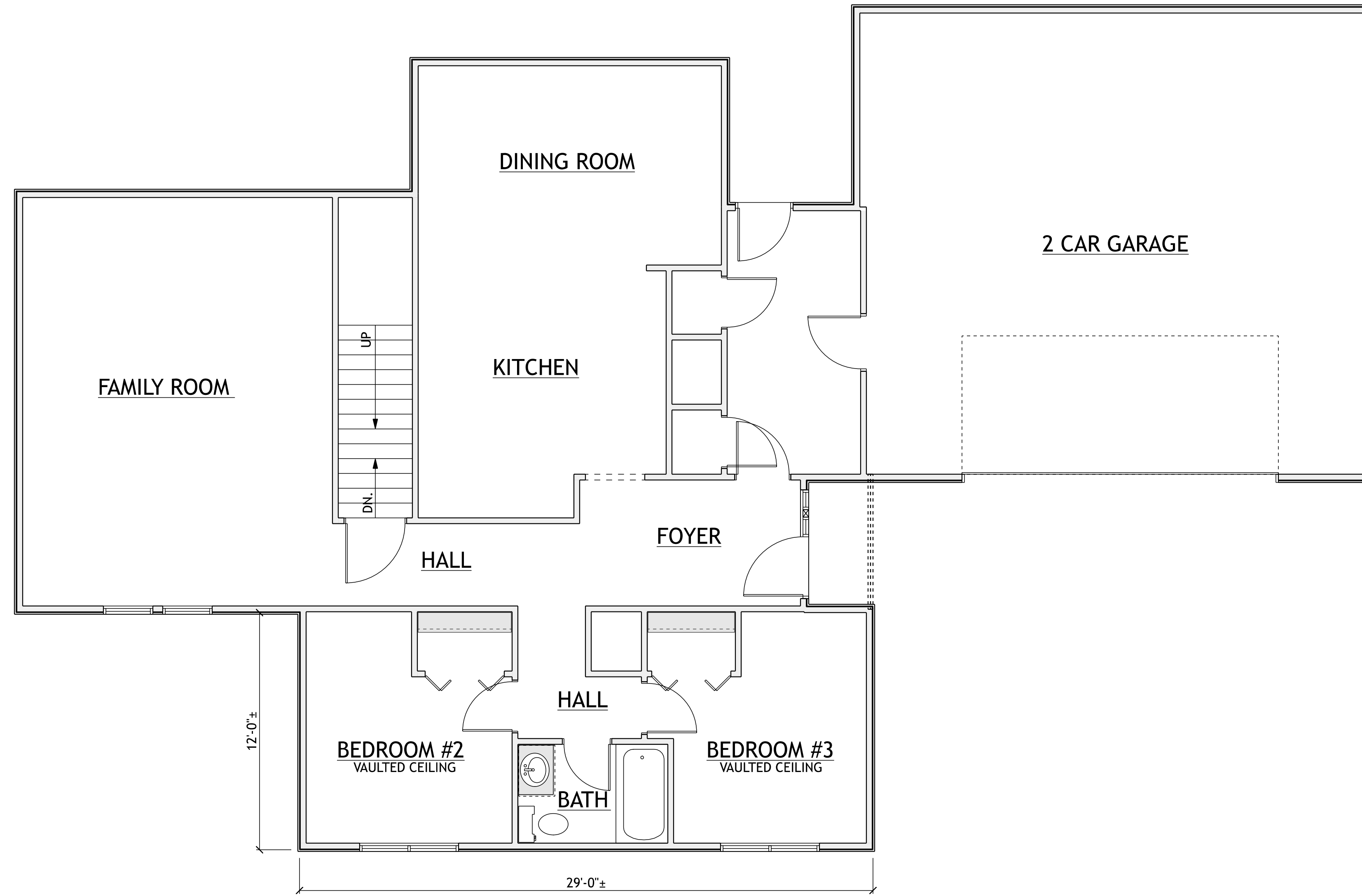
SCALE: 1/4" = 1'-0"



### PROPOSED FIRST FLOOR

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

DATA	REVISIONS
JOB NUMBER: 202424	D.P. 05-15-25
DATE DRAWN: 05-13-25	D.P. 06-05-25
DRAWN BY: D.P.	D.P. 07-25-25 REV B
	D.P. 07-25-25 REV C



**EXISTING FIRST FLOOR**

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



The Planworks, LLC.  
 3193 Hudson Aurora Road - Hudson, Ohio  
 Email: theplanworksllc@gmail.com  
 Phone: 440-413-5932

**ZWOLINSKI RESIDENCE-PRIMARY SUITE ADDITION**  
 3193 HUDSON AURORA ROAD-HUDSON, OHIO

DATA	REVISIONS
JOB NUMBER: 202424	D.P. 05-15-25
DATE DRAWN: 05-13-25	D.P. 06-05-25
DRAWN BY: D.P.	D.P. 07-25-25
	D.P. 07-25-25 REV B
	D.P. 07-25-25 REV C

**A5**

Front Elevation View



West Elevation View



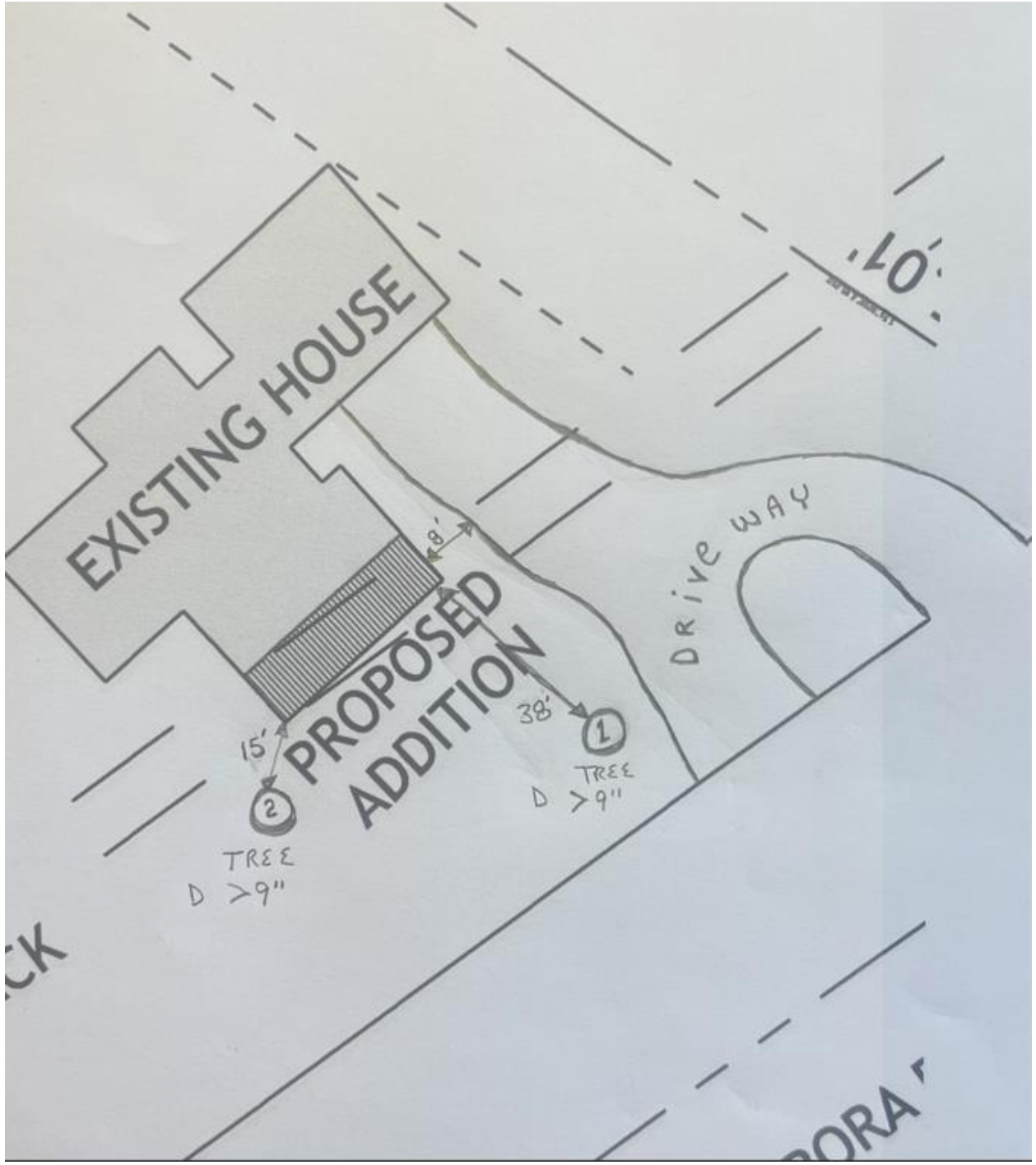


East Elevation View



Rear Elevation View





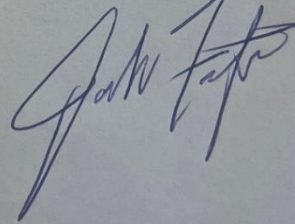
Survey of Neighbors  
Regarding proposed Addition  
to house located at  
3193 Hudson Aurora Rd.  
Hudson OH 44236

As an adjacent property owner, whose property is within 300' of  
3193 Hudson-Aurora Rd., have reviewed the proposed addition  
and do not have any concerns with the addition proceeding forward.

Date: 8-12-25

Name: JACK FITZGER

Address: 3221 Hudson Aurora Rd. Hudson OH



**East Neighbor**

**(Mr. Jack Fetzer 3221 Hudson-Aurora Rd. setback approx.. 300')**

**looking west towards 3193 Hudson Aurora Rd**



**Southern Neighbor**

**Park Lands across street**

**(Formerly 3210 Hudson-Aurora Rd. Elsie TenBroack property)**

**looking North at 3193 Hudson Aurora Rd.**

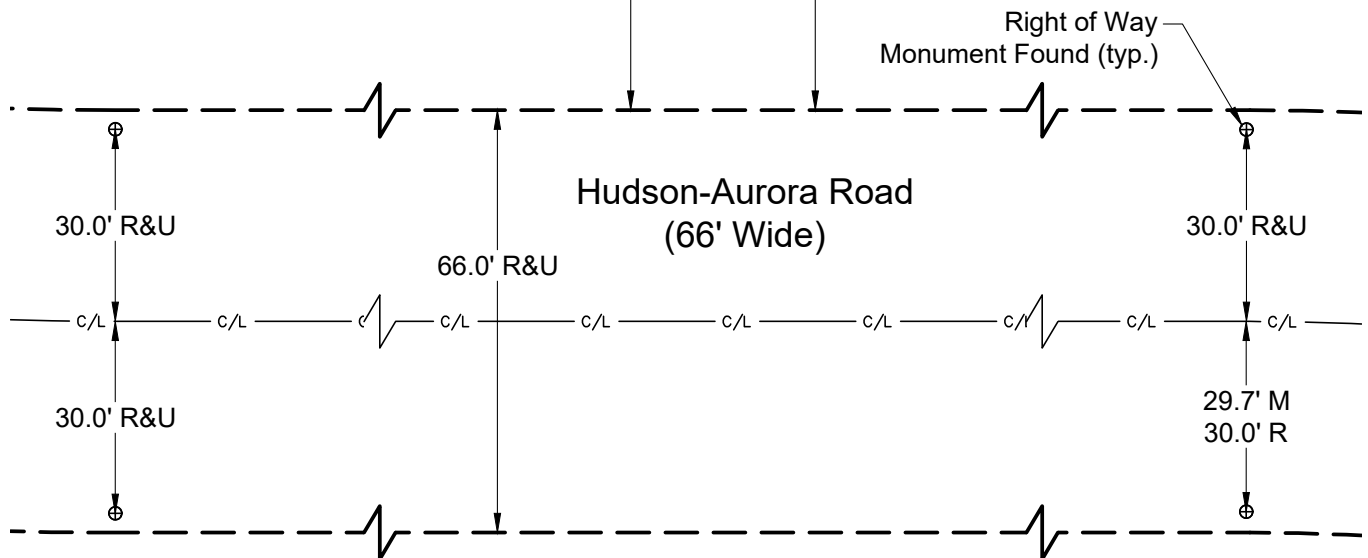
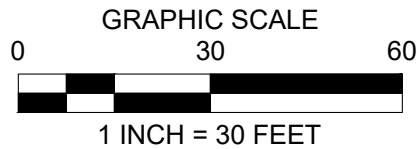
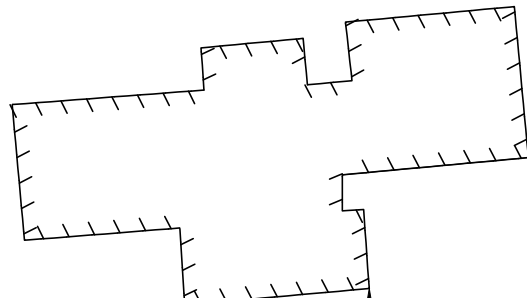


**West Neighbor**

Tinkers Creek

looking East towards 3193 Hudson Aurora Rd

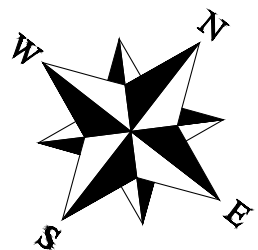
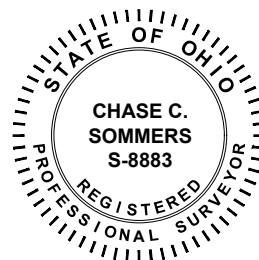




**Surveyor's Notes:**

This map was prepared from a survey performed by me or under my direction in July 2025. The purpose of this map is to graphically depict the existing structure and to provide dimensions to/from the existing Hudson-Aurora Road Right of Way. This map is not valid unless signed and stamped by Surveyor.

*Chase C. Sommers*  
Chase Sommers, PS 8883



PHONE: (216) 800-9677  
INFO@ECSSURVEYING.COM  
2717 SOUTH ARLINGTON ROAD, SUITE C  
AKRON, OHIO 44312

**Setback Exhibit**

3193 Hudson-Aurora Road  
Hudson, Ohio

Revision Table		
No.	Date	Description
R0	7/16/2025	Original Issue



Job Number  
25-284

Drawing name:  
25-284 CS Boundary

Drafted by:  
CS

Reviewed by:  
CS

**Sheet  
1 of 1**

# Survey of Neighbors

## Regarding proposed Addition to house located at 3193 Hudson Aurora Rd. Hudson OH 44236

As an adjacent property owner, whose property is within 300' of 3193 Hudson-Aurora Rd., have reviewed the proposed addition and do not have any concerns with the addition proceeding forward.

Follow-Up Text after phone discussion:

*“Hey mark. My name is Dominic Spitalieri the son of Peter and Celeste Spitalieri that own the homes at 3139 & 3087 Hudson Aurora Road. After looking at your renderings for your addition, we do not have any concerns with your project. Let us know if you need anything else. Thank you.”*

Date: \_\_\_\_\_ Sept 18, 2025 \_\_\_\_\_

Name: \_\_\_\_\_ Dominic Spitalieri \_\_\_\_\_

Address: \_\_\_\_\_ 3139 & 3087 Hudson Aurora Road. \_\_\_\_\_



HUDSON TOWNSHIP  
ZONING OFFICE

THE EVAPORATOR WORKS • 46 RAVENNA STREET, SUITE D3 • HUDSON, OHIO 44236  
(216) 650-6613 • (216) 656-1753  
AKRON CLEVELAND

April 23, 1991

Mark Zwolinski  
3193 Hudson-Aurora Road  
Hudson, Ohio 44236

Dear Mr. Zwolinski:

Enclosed please find a copy of the decision reached on April 20, 1991 by the Board of Zoning Appeals regarding your request for exception in order to renovate and add to the residence at 3193 Hudson-Aurora Road.

Please note that the Board granted approval of your project provided that the distance between the front of the house and the street right-of-way will not be less than 40 feet. Also the level of the footing drain tile will be at an elevation of 1007 feet. The Board of Zoning Appeals and Hudson Township will not be held liable for any flooding at that property. The Board also took into consideration the fact that Summit County Health Department granted approval for a sewage disposal system and that the applicant agreed to submit revised plans to the Zoning Office.

Sincerely,

*Barbara M. Palmer*

Barbara M. Palmer  
Zoning Secretary

cc: Trustees  
BZA Members  
Patrick Clapp