

THE GALIZIO RESIDENCE

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (PSF)	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WEATHER DESIGN TEMP.	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST DEPTH LINE	TERMATIC	DECAY					
20	115	B	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO HEAVY	0-10	YES	FEMA MAPS	1000-2000	50

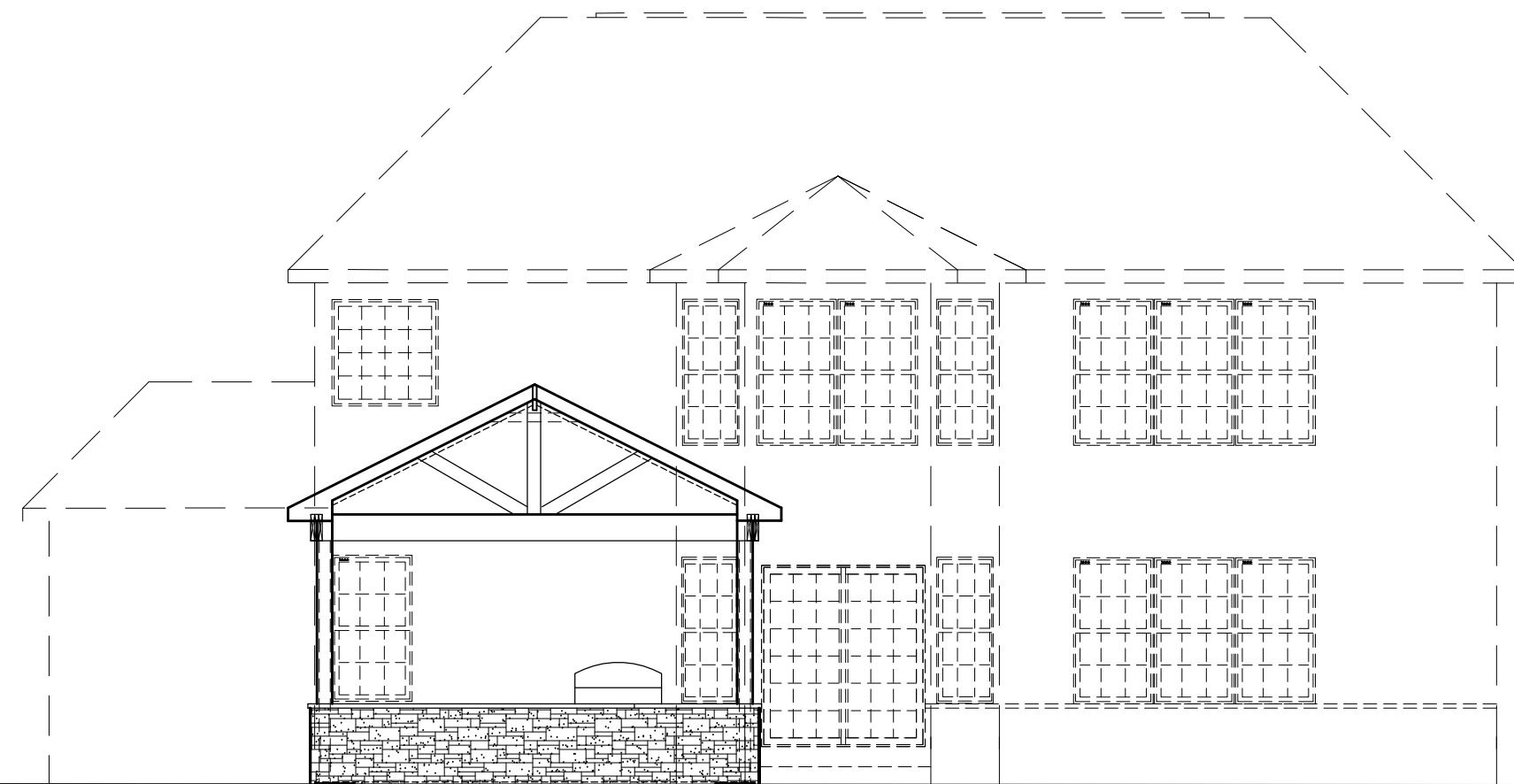
BUILDING CODE COMPLIANCE

RESIDENTIAL CODE OF OHIO (RCO) FOR ONE-, TWO- AND THREE-FAMILY DWELLINGS, 2019 EDITION
~~OHIO BUILDING CODE (OBC)~~
~~RESIDENTIAL CODE OF OHIO (RCO) FOR ONE-, TWO- AND THREE-FAMILY DWELLINGS, 2009 EDITION~~

HOUSE AREAS & SQ. FT.

CONDITIONED
 UN-CONDITIONED COVERED PATIO = 360

THE ABOVE AREA CALCULATIONS ARE BASED ON THE METHOD LAID OUT IN ANSI STANDARD Z765



DESIGN SHEETS

- CVR COVER SHEETS
- A1 ELEVATIONS
- A2 ELEVATIONS
- A3 FOUNDATION PLAN
- A4 FIRST FLOOR

- E1 FIRST FLOOR ELECTRIC

- S1 DETAILS

DRAWING SHEET CODING

- CVR - COVER SHEET
- S - STRUCTURAL
- A - DESIGN DRAWINGS
- C - CIVIL DRAWINGS (SITE)
- E - ELECTRICAL

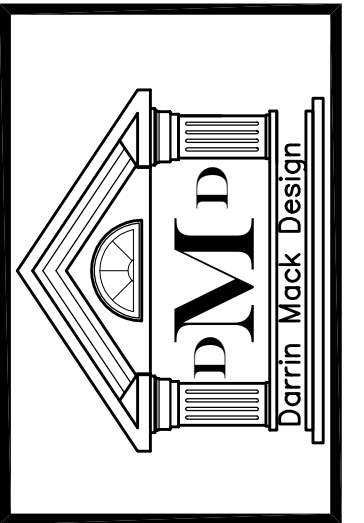
- SK - SKETCHES

DESIGN SYMBOLS (SOME SYMBOLS NOT APPLICABLE FOR ALL PLANS)

KEYNOTE AND NUMBER	WINDOW NUMBER	TIMBER POST OR BEAM WITH FINISH SIZES
COLUMN REFERENCE GRID	SLOPE	FIBERGLASS INSULATION
ELEVATION VIEW (INTERIOR OR FRAME)	WORK OR CONTROL POINT OR DATUM ELEVATION	TEMPERED SAFETY GLAZING REQUIRED & ELSEWHERE PER CODE
SECTION OR DETAIL REFERENCE NUMBER	EXISTING SPOT GRADE ELEVATION	ROOF PITCH RATIO
DRAWING SHEET SHOWN OR CUT ON	NEW FINISH SPOT GRADE ELEVATION	CEILING PADDLE FAN / LIGHT
NORTH ARROW (SITE OR PLAN NORTH)	SMOKE DETECTOR	PLAN DETAIL OR SECTION REFERENCE NUMBER
DOOR NUMBER	DRAWING SHEET SHOWN OR CUT ON	REFERENCES REVISION NUMBER
ROOM NAME & NUMBER		

MATERIAL LEGEND (SOME SYMBOLS NOT APPLICABLE FOR ALL PLANS)

BRICK
GRANULAR OR GRAVEL FILL
STRUCTURAL INSULATED PANELS (S.I.P.)
UNDISTURBED EARTH
BACKFILL MATERIAL
INTERIOR WEIGHT BEARING 2x WD. STUD WALL
2x WD. STUD WALL
RIGID INSULATION (FOAM)
CONCRETE
CONCRETE MASONRY UNIT (CMU)
GRAVEL
SPRAY FOAM INSULATION
GRANULAR OR GRAVEL FILL



THE GALIZIO RESIDENCE

APPROVAL SET

NAME: _____

DATE: _____

ISSUED FOR:

4-19-26 PLOTTED

REVISD

DRAWING NUMBER

CVR-1

APPROVED: STAFF APPROVAL DATE _____
 APPROVED: ENGINEERING DEPT. APPROVAL DATE _____
 APPROVED: LANDSCAPE ARCHITECTURE APPROVAL DATE _____

BUILDER: PULTE HOMES OF OHIO, LLC
 ADDRESS: 387 MEDINA ROAD, SUITE 1700, MEDINA, OHIO 44256
 PHONE: 330-239-1587

NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

INITIAL SITE BENCHMARK:
 SUMMIT COUNTY GEODETIC MONUMENT HU 118
 STATE PLAN COORDINATE
 N 572,745.649
 E 2,293,912.041
 ELEVATION = 1006.912 NAVD 1988

NOTE:
 PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE

PRIMARY BENCHMARK
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 187/188
 ELEV. = 1004.45

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 188
 ON WALNUT COURT
 ELEV. = 1007.32

THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION.

OWNER:
 ADDRESS:
 PHONE:

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	7.50'	50.00'	3.75'	7.43'	S 30 38 12" W	6 35 38"
C2	79.93'	80.00'	44.79'	71.79'	N 06 09 26" E	17 29 10"

NOTE:
 PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.

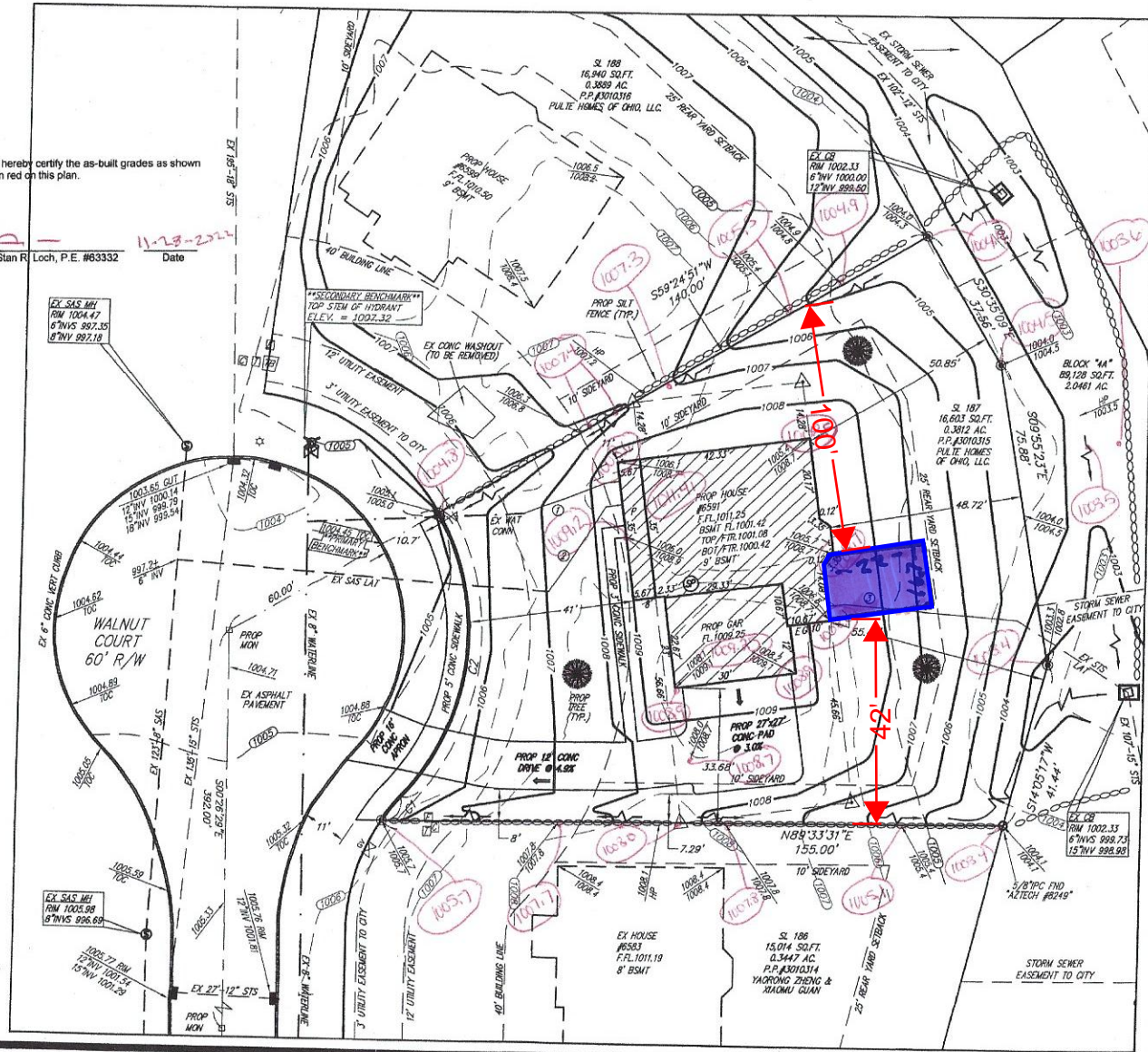
DATE OF SURVEY:
 MARCH 24th, 2021

NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

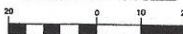
NOTE:
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).

I hereby certify the as-built grades as shown in red on this plan.

Stan R Loch, P.E. #63332 Date 11-23-2021



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 25.2%

HOUSE COVERAGE = 2,504 SQ.FT.
 DRIVEWAY COVERAGE = 1,501 SQ.FT.
 WALKWAY COVERAGE = 171 SQ.FT.
 TOTAL COVERAGE = 4,176 SQ.FT.

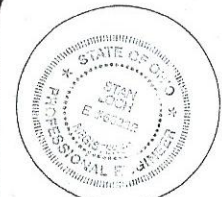
TYPE OF HOUSE:
 PLAN # AT WATER
 ELEVATION: 5 W/ FIREPLACE
 GAR: 3 CAR SIDE RT W/ 8' BASEMENT

NOTE:
 PLEASE TAKE NOTICE, THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.08 MIN 108 MAX
- ③ = PROP 6" PVC STS CONN @ 1.08 MIN 108 MAX

NOTE:
 ALL PROPOSED FOOTERS WILL REQUIRE SURVEY CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION

- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - ⊕ = EX CURB INLET
 - ⊗ = EX SANITARY MANHOLE
 - ⊞ = EX YARD DRAIN
 - ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH #8249"
 - = IRON PIN FOUND
 - = EXISTING GRADE
 - = PROPOSED GRADE
 - ∞ = PROP SILT FENCE
 - = INLET PROTECTION
 - = ELECTRIC BOX
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = TRANSFORMER BOX
 - ⊞ = EX HYDRANT
 - ⊞ = EX WATER VALVE
 - ⊞ = EX STORM MANHOLE
 - ⊞ = EX STUMP PUMP
 - ⊞ = IRON PIN SET
 - ⊞ = SWALE
 - ⊞ = FLOW ARROW
 - ⊞ = AIR CONDITIONER
 - ⊞ = ELECTRIC CONNECTION
 - ⊞ = GAS CONNECTION
 - ⊞ = OFFSET HUB
 - ⊞ = CABLE PEDESTAL
 - ⊞ = EXPOSED CONDUIT



I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Stan R. Loch P.E. #63332 DATE 4-8-2021

5425 WARNER ROAD - SUITE 12
 VALLEY VIEW, OHIO 44125
 440-602-9071



ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES OF OHIO, LLC
 SUBLot 187
 6591 WALNUT COURT
 IN THE RESERVE AT RIVER OAKS SUBDIVISION PH. 4
 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

REVISIONS		
NO.	DATE	DESCRIPTION

HORIZ. SCALE		VERT. SCALE	
1" = 20'		1" = 20'	
DRAWN BY	KEG	DATE	4-7-2021
CHECKED BY	SRL	DRAWING NO.	20142977-4
JOB NO.	20142977-4	SHEET	1 OF 1

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

- DESIGN LOADS PER (SEE COVER SHEET)
- ROOF LOADS: 25 PSF LIVE, 20 PSF DEAD, 45 PSF TOTAL, LIVE LOAD DEFLECTION L/360 RECOMMENDED & L/240 MAX.
- FLOOR LOADS: 40 PSF LIVE, 10 PSF DEAD, 50 PSF TOTAL FOR FIRST FLOORS, LIVE LOAD DEFLECTION L/480 RECOMMENDED & L/360 MAX.
- FLOOR LOADS / SECOND FLOORS: 30 PSF LIVE, 10 PSF DEAD, 40 PSF TOTAL, LIVE LOAD DEFLECTION L/480 RECOMMENDED & L/360 MAX.
- EXTERIOR BALCONIES LOADS: 60 PSF LIVE, 10 PSF DEAD, 70 PSF TOTAL, LIVE LOAD DEFLECTION L/360 MAX.
- CEILING LOADS WITH NO FUTURE ROOMS AND NO ATTIC STORAGE: (3:12 MAX, ROOF SLOPE) 10 PSF LIVE, 5 PSF DEAD (DRYWALL), 15 PSF TOTAL, LIVE LOAD DEFLECTION L/240-L/360.
- CEILING LOADS WITH NO FUTURE ROOMS AND LIMITED ATTIC STORAGE: 20 PSF LIVE, 10 PSF DEAD (DRYWALL), 30 PSF TOTAL, LIVE LOAD DEFLECTION L/240-L/360.
- FRAME PARTITION WALLS: WOOD STUDS, 1/2" GYPSUM BOARD EA SIDE: 8 PSF
- WIND: V= 115 MPH, PRESUMPTIVE EXPOSURE C.
- SEISMIC: DESIGN CATEGORY: B

FRAMING MEMBERS

- FLOOR JOISTS, CEILING JOISTS, HEADERS, & ROOF RAFTERS, IN-GRADE BASE DESIGN VALUES, SPRUCE-PINE-FIR (SPF) SPECIES, Fb = 875 PSI, Ft = 450 PSI, Fc PERP. = 425 PSI, Fc PARALLEL = 1150 PSI, Fv = 70 PSI, E = 1,400,000 PSI, GRADE NO. 2 OR BETTER, U.S. DOMESTIC OR CANADIAN.
- WALL STUDS, IN GRADE BASE DESIGN VALUES, SPRUCE-PINE-FIR (SPF) SPECIES, Fb = 675 PSI, Fv = 70 PSI, Ft = 350 PSI, Fc PERP. = 425 PSI, Fc PARALLEL = 725 PSI, E = 1,200,000 PSI, STUD GRADE OR BETTER, CANADIAN.
- COLUMN, BEAM, OR HEADER PRODUCT, LAMINATED VENEER LUMBER (LVL), MICROLLAM BY BOISE. SEE BOISE SPEC SHEET FOR VALUES.

- MOISTURE TREATED LUMBER, WET SERVICE CM @ 0.85 X Fb BASE = Fb WET, 0.4 PCF TREATMENT DENSITY, ABOVE GRADE USE, 19% MAX. MOISTURE CONTENT, FOR EXTERIOR DECKS OR PORCHES, IN GRADE BASE VALUES, SOUTHERN YELLOW PINE (SYP), U.S. DOMESTIC, BASE @ 2x4 Fb = 1500 PSI, 2x6 Fb = 1250 PSI, 2x8 Fb = 1200 PSI, 2x10 Fb = 1050 PSI, 2x12 Fb = 975 PSI, Fv = 90 PSI, Fc PERP. = 565 PSI, Fc PARALLEL = 1450 - 1600 PSI, E = 1,600,000 PSI, GRADE NO. 2 OR BETTER. (ALL METAL FASTENERS OR CONNECTORS INTO OR IN CONTACT WITH MOISTURE TREATED WOOD SHALL BE STAINLESS STEEL (SSTL.). THIS INCLUDES NAILS, SCREWS, ANCHOR BOLTS, LAG BOLTS, METAL HANGERS, ETC.)

COORDINATION OF TRADES

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE OWNER TO COORDINATE CHASES WITH THE RESPONSIBLE TRADES PRIOR TO THE COMMENCEMENT OF EACH TRADES WORK IN AN EFFORT TO LINE UP THE PLUMBING, VENT, ETC. WITH MINIMAL IMPACT.

GENERAL/STANDARD NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL DIMENSIONS, NOTES AND DETAILS ON THE DRAWINGS FOR COMPATIBILITY WITH THE OTHER CONSULTANTS' DRAWINGS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR ASSUMES RESPONSIBILITY FOR COORDINATING THE VARIOUS OTHER FABRICATION DOCUMENTS WITH THE CURRENT DESIGN LAYOUT DRAWINGS TO ASSURE CODE COMPLIANCE AND CORRECTNESS OF WORK.

THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING FINAL COMMENTS AND APPROVAL FROM ALL LOCAL GOVERNING AGENCIES.

BY USE OF THESE DOCUMENTS, THE OWNER AND THE CONTRACTOR CERTIFY THAT THEY HAVE REVIEWED THEM AND ARE IN AGREEMENT WITH THEIR CONTENT.

SHOULD ANY DISCREPANCIES OR OMISSIONS BE FOUND, IT IS UP TO THE CONTRACTOR OR OWNER TO NOTIFY THE RESIDENTIAL DESIGNER (IN WRITING) AS SOON AS POSSIBLE SO THAT CORRECTIONS CAN BE MADE.

IT IS UP TO THE CONTRACTOR OR OWNER TO PROVIDE A LEVEL AND SQUARE FOUNDATION TO ENSURE A GOOD FIT OF THE PRE-ENG./FABRICATED BUILDING MATERIALS. THE RESIDENTIAL DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR ANY VARIANCES FROM THE FINAL SIGNED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM THE CONDITIONS ENCOUNTERED ON THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

GENERAL NOTES CONTINUED

THE RESIDENTIAL DESIGNER DRAWINGS ARE TO BE USED AS A GUIDE FOR THE CORRECT PLACEMENT AND INSTALLATION, AND ARE BY NO MEANS A REPLACEMENT FOR PRE-ENGINEERED MANUFACTURER DETAILS OF ASSEMBLY OR INSTALLATION. THESE DRAWINGS EXCLUDE DESIGN MECHANICAL, ELECTRICAL, & PLUMBING.

ALL WRITTEN DIMENSIONS SHOWN ON PLANS, SECTIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED FOR STRUCTURE STABILITY AND FOR CONSTRUCTION LOADING UNTIL THE PROJECT IS COMPLETED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS DURING CONSTRUCTION AND SHALL ENSURE COMPLIANCE TO CURRENT AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE CLIENT, GENERAL CONTRACTOR TO COORDINATE ALL STRUCTURAL SYSTEMS, FLOOR JOIST, ROOF TRUSS, ICF (INSULATED CONCRETE FORM) FOUNDATION, MANUFACTURER'S TO ENSURE ALL ARE IN COMPLIANCE WITH STATE AND LOCAL CODES, REQUIREMENTS OF THIS PROJECT WITH MANY FACTORS AND MANUFACTURER SYSTEMS. AT NO TIME SHALL ANY ITEM OF THIS DESIGN BE THE RESPONSIBILITY OF THE RESIDENTIAL DESIGNER. G.C. IS TO VERIFY ALL STRUCTURAL ELEMENTS TO ENSURE PROPER STRUCTURAL INTEGRITY FOR THE PROJECT. THE OWNER OR G.C. IS TO NOTIFY THE RESIDENTIAL DESIGNER OF ANY ITEMS THAT THEY FEEL NEEDS A RE-REVIEW PRIOR TO CONTINUING WITH PROJECT.

PRIOR TO DIGGING - G.C. IS TO LOCATE ANY UTILITIES ABOVE OR BELOW GROUND TO ENSURE NO PROBLEMS TO OCCUR.

MECHANICAL/ELECTRICAL AND PLUMBING -IT IS THE RESPONSIBILITY OF THE OWNER AND G.C. TO SIZE PROPER MECHANICAL/ELECTRICAL AND PLUMBING SYSTEMS OR THEIR SUBS TO SIZE, INSTALL AND ENSURE THAT ALL ARE IN WITH IN STATE AND LOCAL CODE COMPLIANCE AND TO ENSURE THAT INSPECTIONS ARE TO BE CARRIED OUT IF REQUIRED.

VENTILATION NOTE (IF APPLICABLE)

A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE SINGLE FAMILY DWELLING COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO TIMBER FRAMING, STRUCTURAL INSULATED PANELS OR OTHER BUILDING MATERIALS.

FOR EXAMPLE, THE 2003 INTERNATIONAL MECHANICAL CODE (IMC) REQUIRES OUTSIDE AIR AT A MINIMUM OF 0.35 AIR CHANGES PER HOUR (VOLUME IN C.F./60 = CFM) OR 15 CFM PER PERSON (WITH TWO PERSONS FOR FIRST BEDROOM & ONE PERSON FOR EACH ADDITIONAL BEDROOM) WHICHEVER IS GREATER, FOR OUTSIDE AIR AT LIVING AREAS; 100 C.F.M. INTERMITTENT OR 25 C.F.M. CONTINUOUS AT KITCHENS; 50 C.F.M. INTERMITTENT OR 20 C.F.M. CONTINUOUS MECHANICAL EXHAUST FOR TOILET ROOMS & BATHROOMS; AND 100 C.F.M. PER CAR FOR GARAGES. THE RCO 2019 REQUIRES UP TO 5 AIR CHANGES PER HOUR (PER 401.2)

APPLICATIONS VOLUME RECOMMENDS 15 CFM PER PERSON. A HIGHER CFM VENTILATION RATE MAY BE REQUIRED IN A HIGH VOLUME TIMBER FRAME HOME. CONSULT YOUR MECHANICAL CODE, CONTRACTOR, OR BUILDING OFFICIAL FOR ADDITIONAL CODE AND/OR VENTILATION INFORMATION. THIS DOES NOT INCLUDE COMBUSTION AIR.



P.U.C.O. PUBLIC UTILITY COMMISSION OF OHIO

CALL BEFORE YOU DIG
(800) 686-PUCO (7826)
WWW.PUCO.OHIO.GOV/PUCO/

GENERAL/MANUFACTURER COORDINATION NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE FOLLOWING: FOUNDATION/POINT LOADS & BEARING, WALLS, CONVENTIONAL FRAMING, STRUCTURAL MEMBERS SO AS THE BUILDING STRUCTURE IS SOUND AND SECURE AND MEETS ALL LOCAL, STATE, NATIONAL BUILDING CODES AND ANY AMENDMENTS.

ABBREVIATIONS (SOME ABBREVIATIONS NOT APPLICABLE FOR ALL PLANS)

A	AT	H	HEADER	Q	QTY.	QUANTITY
A/C	AIR CONDITIONING	HDR.	HORIZONTAL	R	RAD.	RISER
ADJ.	ADJUSTABLE	HORIZ.	HORIZONTAL	REIN.	REINFORC.	RADIUS
A.F.F.	ABOVE FINISH FLOOR	HT.	HEIGHT	R.F.	RIVERBEND	REINFORCEMENT/
A.F.G.	ABOVE FINISH GRADE	HVAC	HEATING, VENTILATING & AIR CONDITIONING	R.O.	ROUGH OPENING	REQUIRED
ALUM.	ALUMINUM			RTF	RIVERBEND TIMBER FRAMING	ROOM
ARCH.	ARCHITECT/ARCHITECTURAL	I	INCH	S	SEC.	SECOND
AVE.	AVERAGE	INSUL.	INSULATION	S.F.	SQ. FT.	SQUARE FOOT OR SQ. FT.
B	BOARD	INT.	INTERIOR	SH	SHOWER	SHEET
BD.	BELOW FINISH FLOOR	J	JOIST	SHW.	SIM.	SIMILAR
B.F.F.	BELOW FINISH FLOOR	JST.	JOIST	S.I.P.	STRUCTURAL	STRUCTURAL
BLK.	BEAM			SO.	SQUARE	SQUARE
BL.	BEAM			SPEC.	SPECIFICATIONS	SPECIFICATIONS
BTM.	BOTTOM			SSTL.	STAINLESS STEEL	STAINLESS STEEL
B.P.	BEAM POCKET	K	KITCHEN	STD.	STANDARD	STANDARD
BRG.	BEARING	KIT.	KITCHEN	STL.	STEEL	STEEL
BRM.	BEDROOM			T	TREAD	TREAD
BSMT.	BASEMENT			T&G.	TO BE DETERMINED	TO BE DETERMINED
C	CABINET	LAM.	LAMINATED	THK.	THICKNESS	THICKNESS
CAB.	CENTER TO CENTER	LAV.	LAVATORY	TRANS.	TRANSOM	TRANSOM
C.C.	CENTERLINE	LB.	POUNDS	TRAP.	TRAPEZOID	TRAPEZOID
C/L	CONTROL JOINT	LN.	LINEN	TRT.	TREATED	TREATED
CLG.	CEILING	L.L.	LIVE LOAD	TYP.	TYPICAL	TYPICAL
CLO.	CLOSET	L.S.L.	LAMINATED STRAND LUMBER	TJI	TRUS JOIST 'S	TRUS JOIST 'S
C.M.U.	CONCRETE MASONRY UNIT	L.V.L.	LAMINATED VENEER LUMBER	U	UNEXC.	UNEXCAVATED
C.O.	CONCRETE			U.O.	OUT TO OUT	
CONC.	CONCRETE			OPG.	OPENING	
CONT.	CONTINUOUS			O.S.B.	ORIENTED STRAND BOARD	
COL.	COLUMN	M	MAXIMUM			
D	DRYER	MECH.	MECHANICAL			
DBL	DOUBLE	MFR.	MANUFACTURER			
DET.	DETAIL	MIN.	MINIMUM			
DIA.	DIAMETER (OR Ø)	MISC.	MISCELLANEOUS			
DM.	DIMENSION	M.O.	MASONRY OPENING			
DN.	DOWN	N	NOT APPLICABLE			
DR.	DOOR	N.A.	NOT APPLICABLE			
DW.	DISHWASHER	NO.	NUMBER			
DWG.	DRAWING	NOM.	NOMINAL			
E	EACH	N.T.S.	NOT TO SCALE			
E.A.	EXTERIOR INSULATION FINISH SYSTEM	O	ON CENTER			
E.I.F.S.	EXPANDED POLYSTYRENE	O.C.	ON CENTER			
ELEV.	EQUAL	O.H.	OVERHEAD			
EPS.	EQUAL	O.O.	OUT TO OUT			
EQ.	EQUAL	OPG.	OPENING			
EW.	EXCAVATED	O.S.B.	ORIENTED STRAND BOARD			
EXC.	EXTERIOR	P	PLATE			
EXT.	EXTERIOR	R. OR PL.	ROOF OR PLATE			
F	FURNACE	PAN.	PANTRY			
F.D.	FLOOR DRAIN	PLF	POUNDS PER LINEAL FOOT			
FDN.	FOUNDATION	PLY.	PLYWOOD			
FLJ.	FLOOR JOIST	POLY.	POLYETHYLENE			
FTG.	FOOTING	PRELIM.	PRELIMINARY			
G	ENGINEERED WOOD PRODUCT	PSF	POUNDS PER SQUARE FOOT			
GALV.	GLUE-LAMINATED	P.D.	POCKET DOOR			
GLULAM	GROUND	P.T.	PRESSURE TREATED			
GND.	GROUND	PSL	PARALLEL STRAND LUMBER			
GYP. BD.	GYPSUM BOARD					

CLIENT DRAWING REVIEW & APPROVAL INFORMATION:

- CLIENT:
- SCHEMATIC DESIGN DRAWINGS (SD'S)
 - REVISED SD'S
 - DESIGN DEVELOPMENT DRAWINGS (DD'S)
 - CONSTRUCTION DOCUMENT DRAWINGS (CD'S)

- HAVE BEEN PREPARED IN ACCORDANCE TO THE:
- DESIGN AGREEMENT
 - OWNERS ROUGH OPENINGS, NOTES, & PHASED COMMENTS

PLEASE CAREFULLY & THOROUGHLY REVIEW & STUDY THESE DRAWINGS. SIGN AND DATE EACH SHEET AT THE "APPROVAL SET APPROVED BY" STAMP. RETURN ONE SET TO DESIGNER. MARKUP ANOTHER IDENTICAL SET WITH YOUR COMMENTS FOR YOUR RECORDS AND BACKCHECKING IN NEXT PHASE. PLEASE MAKE COMMENTS ON DRAWINGS WITH RED OR OTHER COLOR OF PENCIL, PEN OR MARKER.

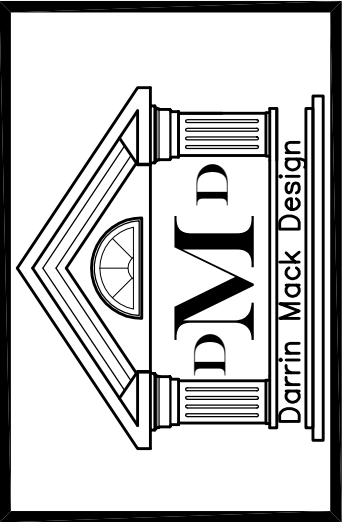
DRAWING COORDINATION

VERIFY SITE RESTRICTIONS, USE, ZONING, LEGAL AND DEED RESTRICTIONS. REQUEST THE INFORMATION REQUIRED FOR A BUILDING PERMIT AND NOTE THE DRAWINGS INCLUDED IN YOUR AGREEMENT. CLIENT TO CONFIRM ALL WINDOW, DOOR, SKYLIGHT AND OTHER ROUGH OPENING SIZES WITH MANUFACTURER TO ENSURE NO CONFLICTS AND PROPER LOCATION.

NOTE: THE NEXT DRAWING OR PRODUCTION PHASE CANNOT BE STARTED WITHOUT CLIENT'S PRIOR WRITTEN APPROVAL AND RETURN OF THE PREVIOUS PHASE DRAWINGS SET. IF YOUR RESPONSE HAS MAJOR CHANGES, AN ADDITIONAL APPROVAL RESUBMITTAL PROCESS (REVISED PHASE) WILL BE REQUIRED. CALL THE DESIGNER. A RESUBMITTAL MAY TAKE ADDITIONAL TIME, DESIGN SERVICES, AND COSTS WHICH COULD DELAY YOUR PROJECT'S CONSTRUCTION SCHEDULE.

DISCLAIMER

DRAFTSMAN IS NOT A REGISTERED ARCHITECT. THESE PLANS ARE A GENERAL "GUIDE" FOR CONSTRUCTION. DRAFTSMAN TAKES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. CONTRACTOR/HOMOWNER TO VERIFY ALL STRUCTURAL ITEMS WITH A REGISTERED ARCHITECT AND OR STRUCTURAL ENGINEER IF THEY DEEM NECESSARY.



THE GALIZIO RESIDENCE

APPROVAL SET

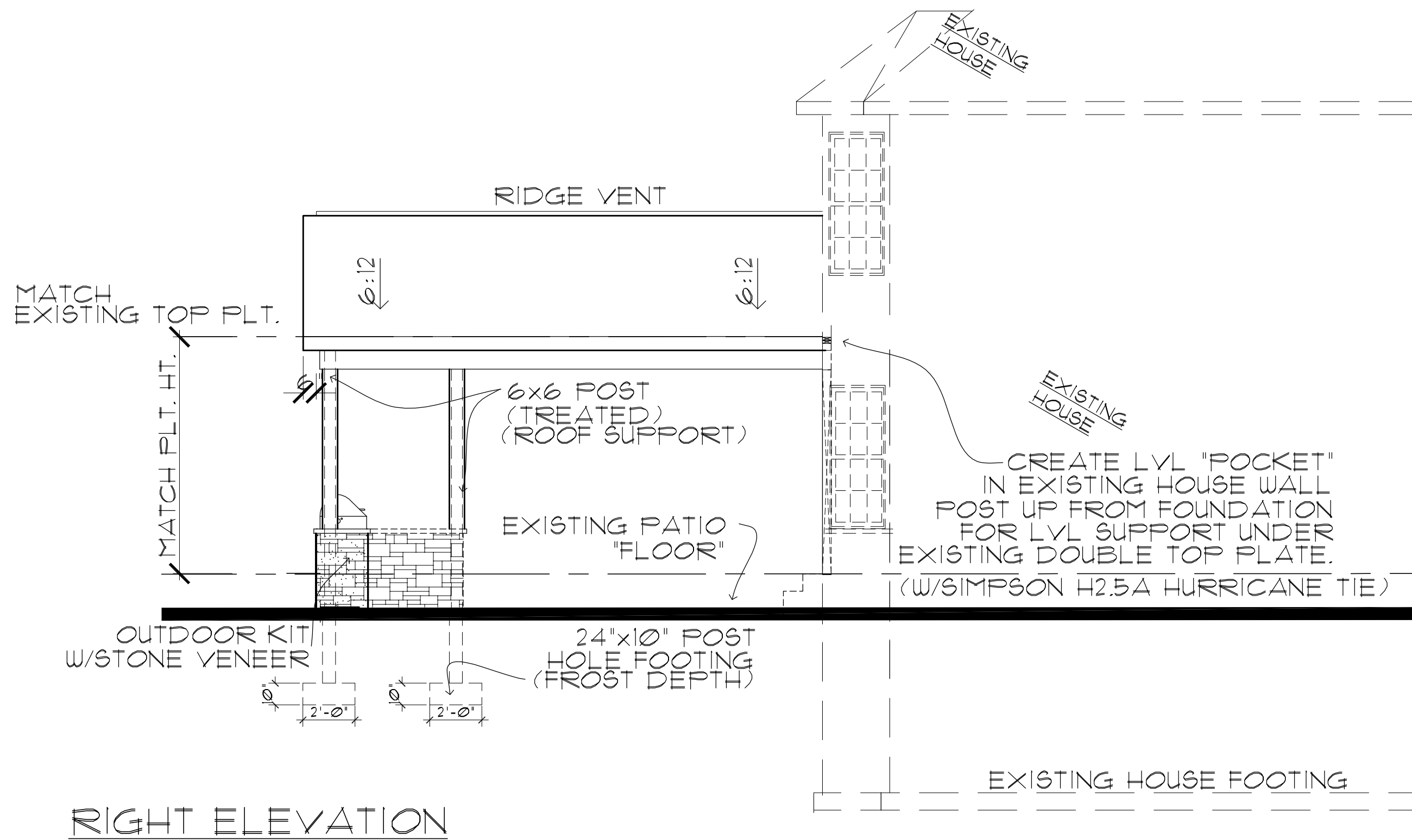
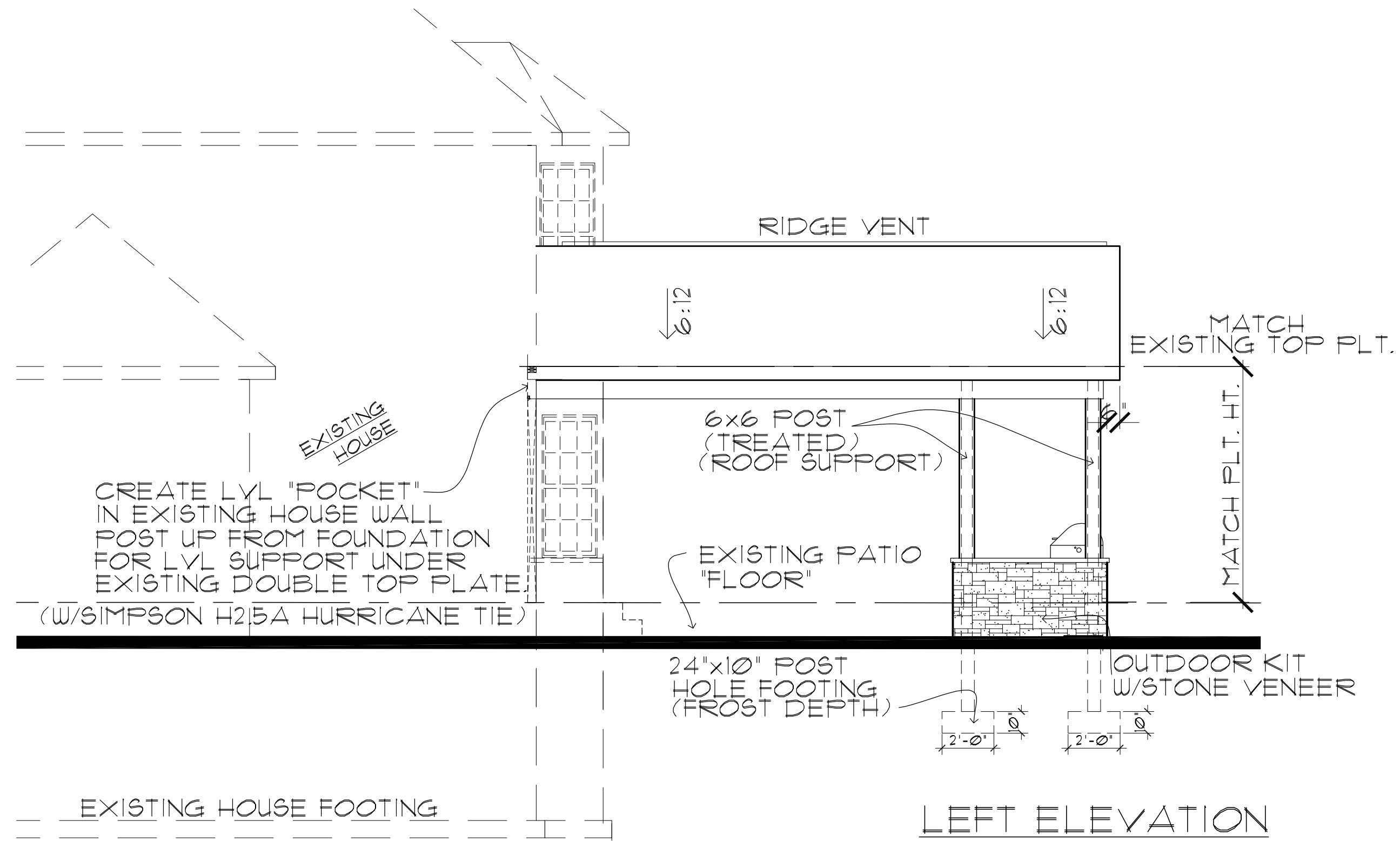
NAME: _____
DATE: _____

ISSUED FOR:

4-19-26 PLOTTED
REVISED

DRAWING NUMBER

CVR-2



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

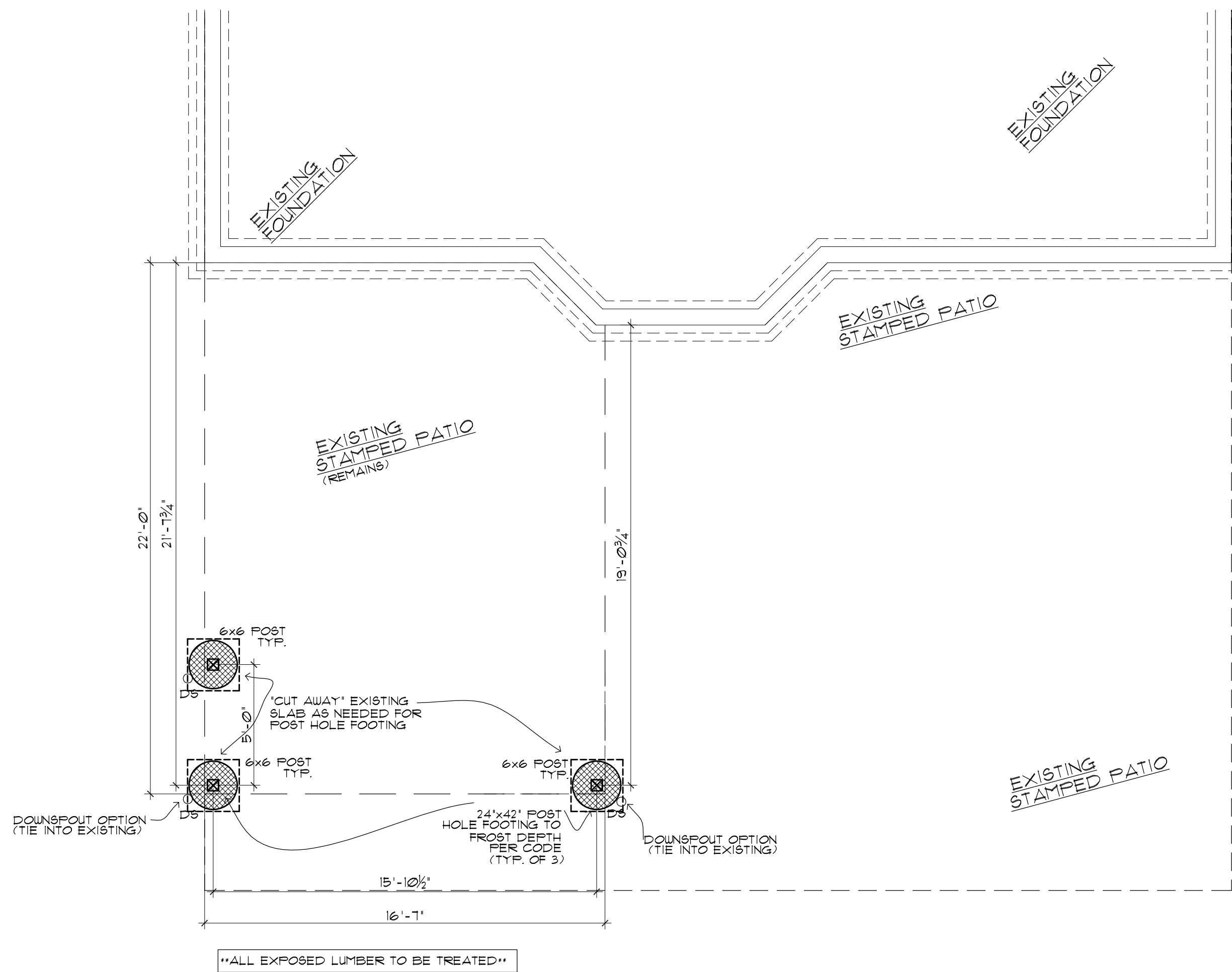
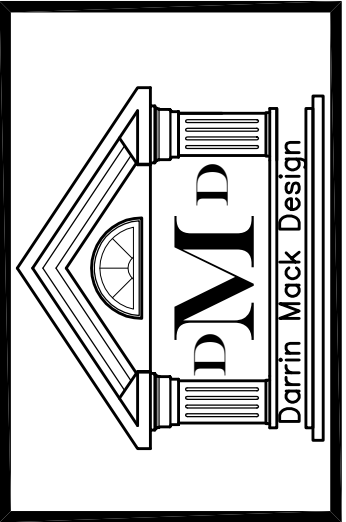
THE GALIZIO RESIDENCE

APPROVAL SET
NAME: _____
DATE: _____

ISSUED FOR:
4-19-26 PLOTTED
REVISIONS

DRAWING NUMBER

A-2



THE GALIZIO RESIDENCE

APPROVAL SET

NAME: _____

DATE: _____

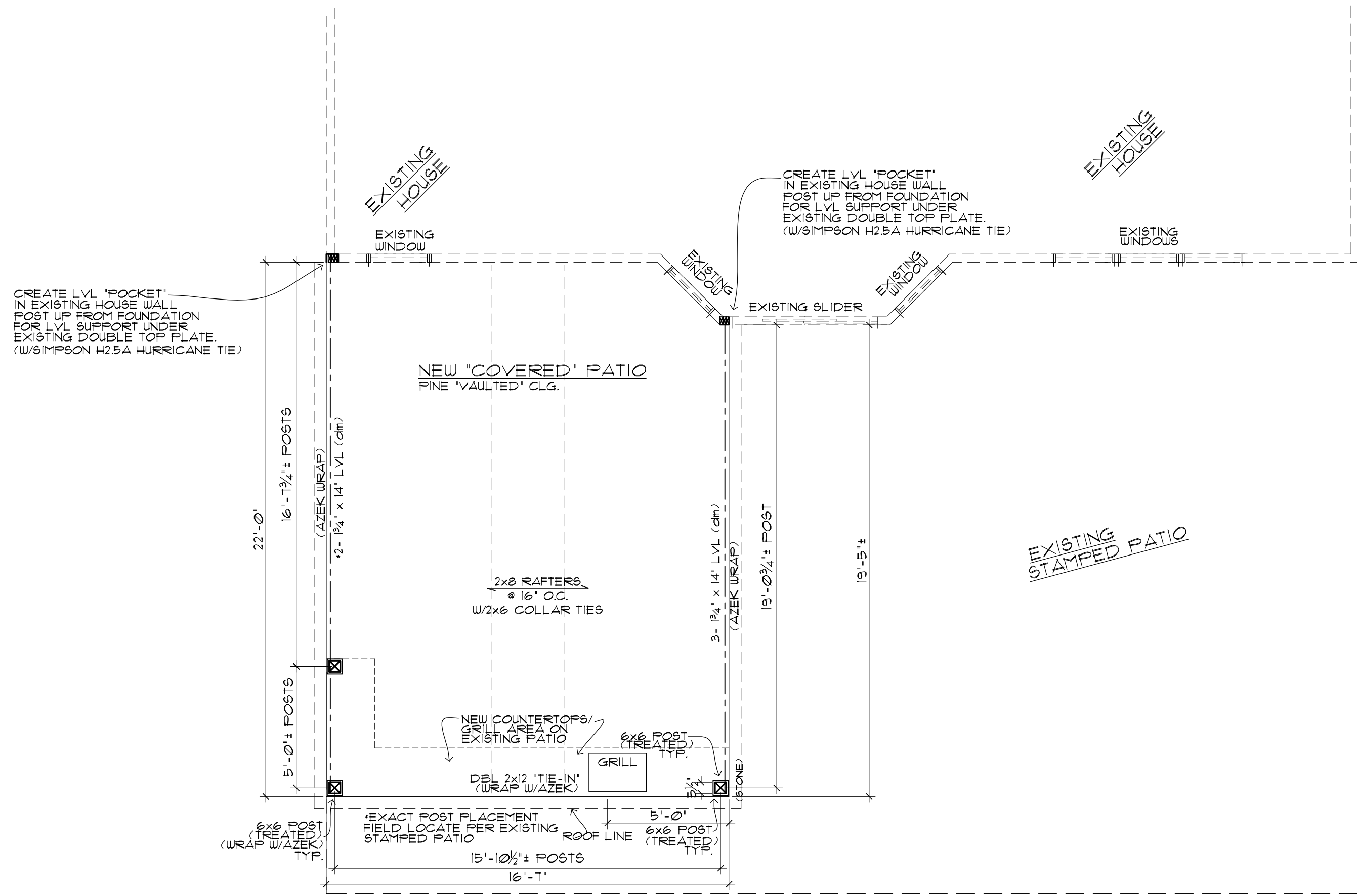
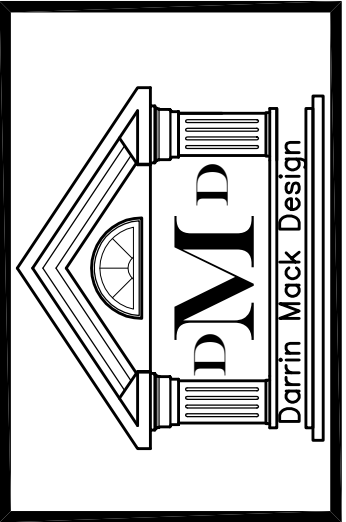
ISSUED FOR:	
4-19-26	PLOTTED
.	REVISED

DRAWING NUMBER

A-3

FOUNDATION

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



CREATE LVL "POCKET" IN EXISTING HOUSE WALL POST UP FROM FOUNDATION FOR LVL SUPPORT UNDER EXISTING DOUBLE TOP PLATE. (W/SIMPSON H2.5A HURRICANE TIE)

CREATE LVL "POCKET" IN EXISTING HOUSE WALL POST UP FROM FOUNDATION FOR LVL SUPPORT UNDER EXISTING DOUBLE TOP PLATE. (W/SIMPSON H2.5A HURRICANE TIE)

••ALL EXPOSED LUMBER TO BE TREATED••

THE GALIZIO RESIDENCE

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 DATE: _____

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4-19-26	PLOTTED
	REVISED

DRAWING NUMBER

A-4

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

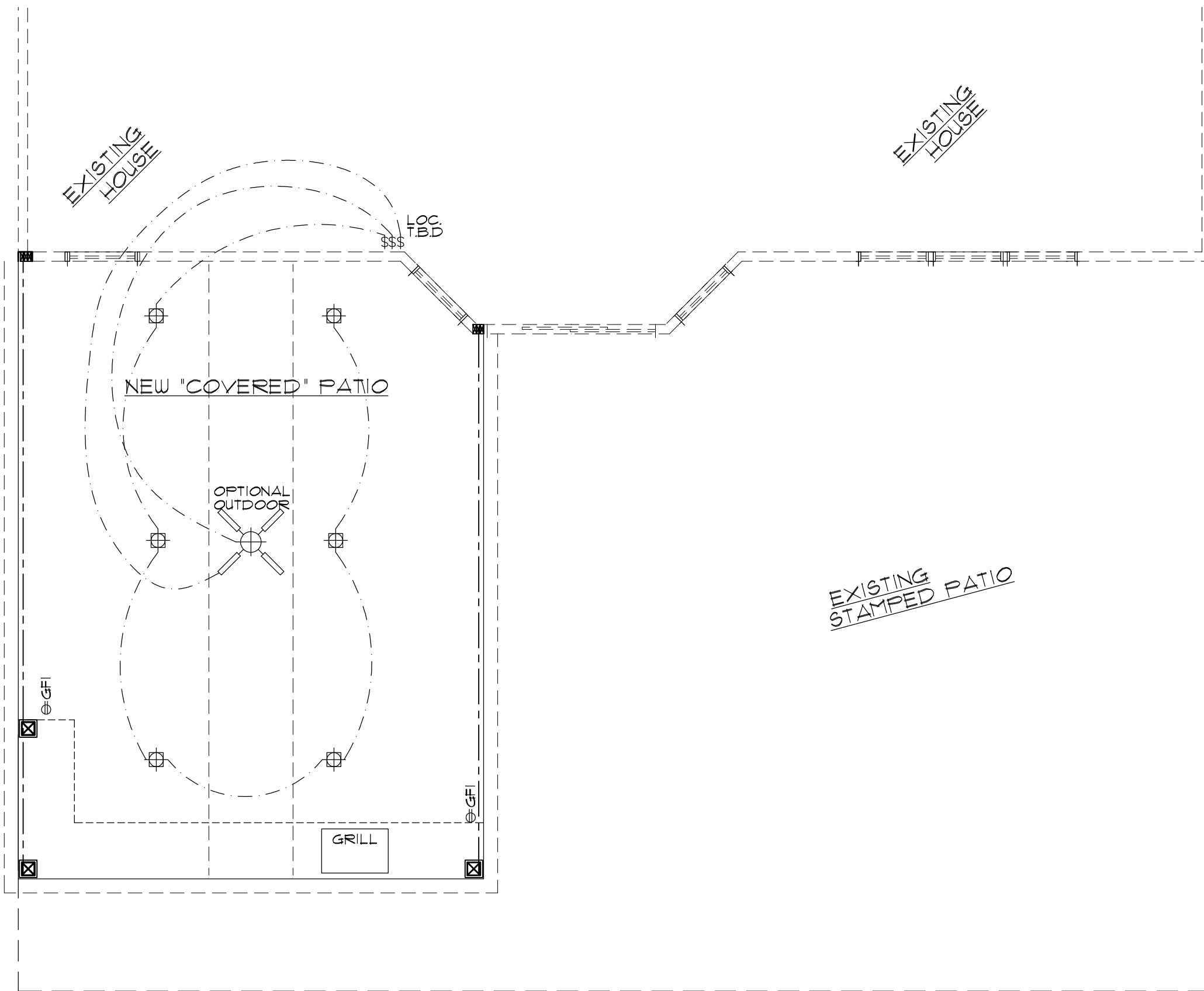
ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- OUTLET FOR GARAGE DOOR OPENER (OPTIONAL)
- CHIMES (OPTIONAL)
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC PANEL
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

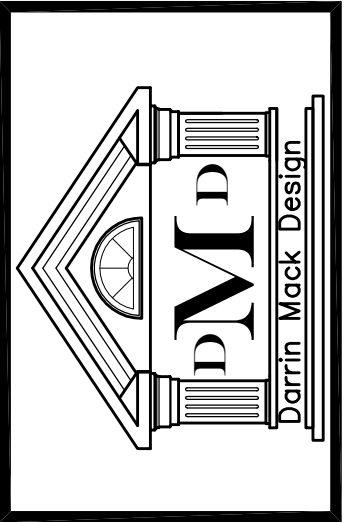
NOTES:

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
4. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:

*HEIGHTS ARE TO	SWITCHES.....42"
BOTTOM OF BOX	OUTLETS.....12"
	TELEPHONE.....12"
	TELEVISION.....12"
	VANITY LITES.....81"



••ALL EXPOSED LUMBER TO BE TREATED••



THE GALIZIO RESIDENCE

APPROVAL SET

NAME: _____

DATE: _____

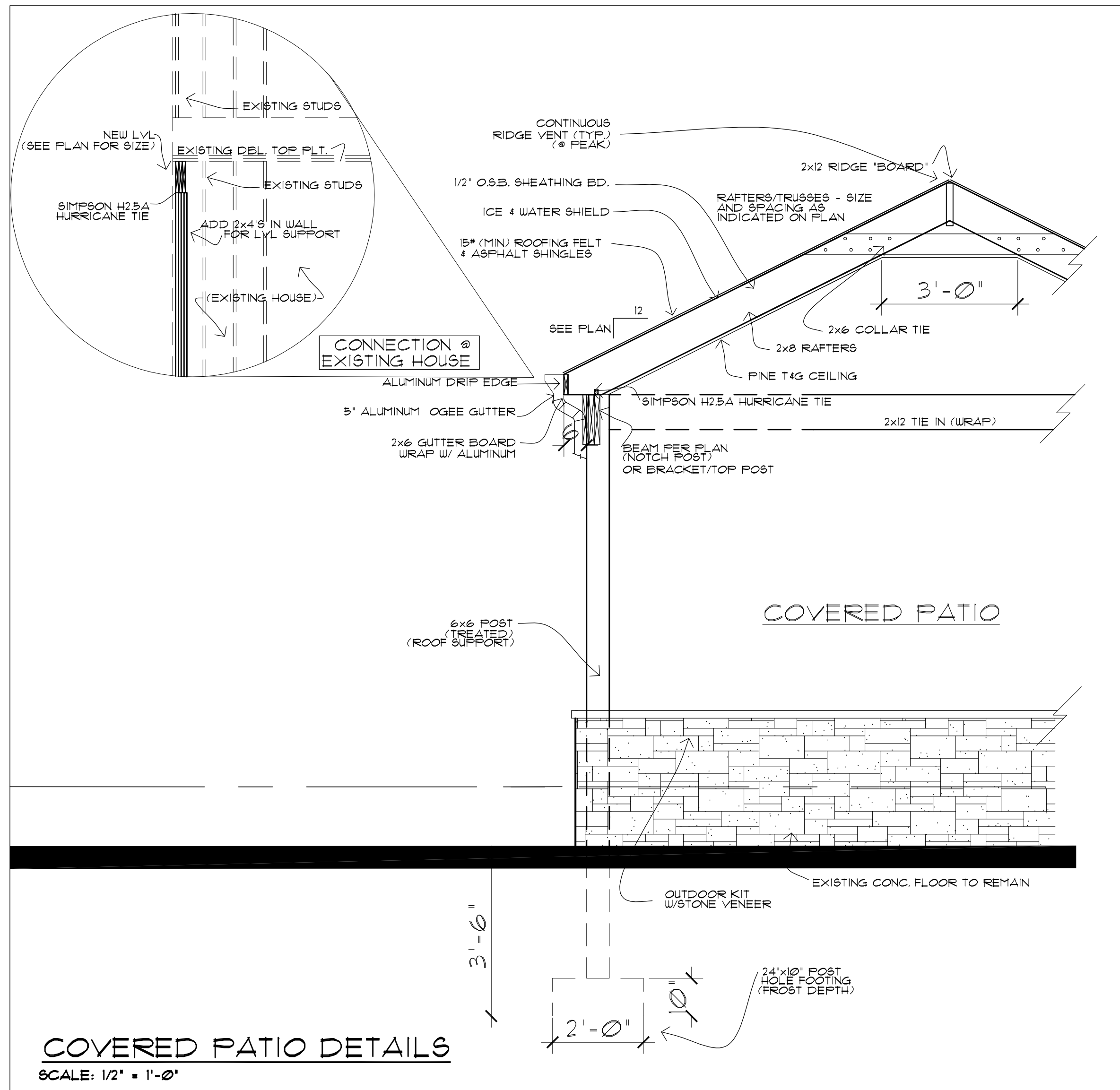
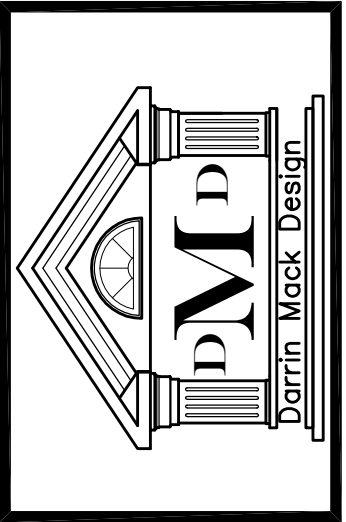
ISSUED FOR:

4-19-26 PLOTTED

REVISD

DRAWING NUMBER

E-1



THE GALIZIO RESIDENCE

APPROVAL SET
NAME: _____
DATE: _____

ISSUED FOR:	
4-19-26	PLOTTED
	REVISED

DRAWING NUMBER
S-1

DETAILS
SCALE: 1/2" = 1'-0"

