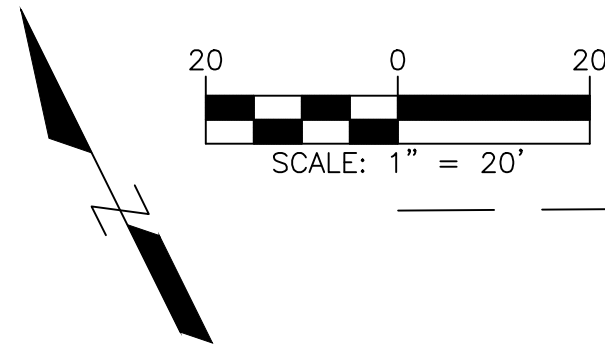


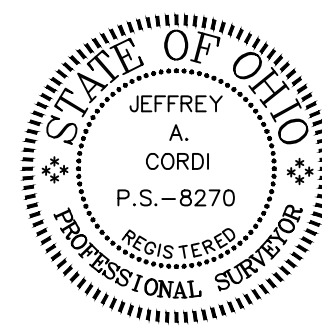


Block A
Fox Trace Subdivision
Plat Cabinet A, Slides 365-366

SITE PLAN FOR 241 RAVENNA STREET

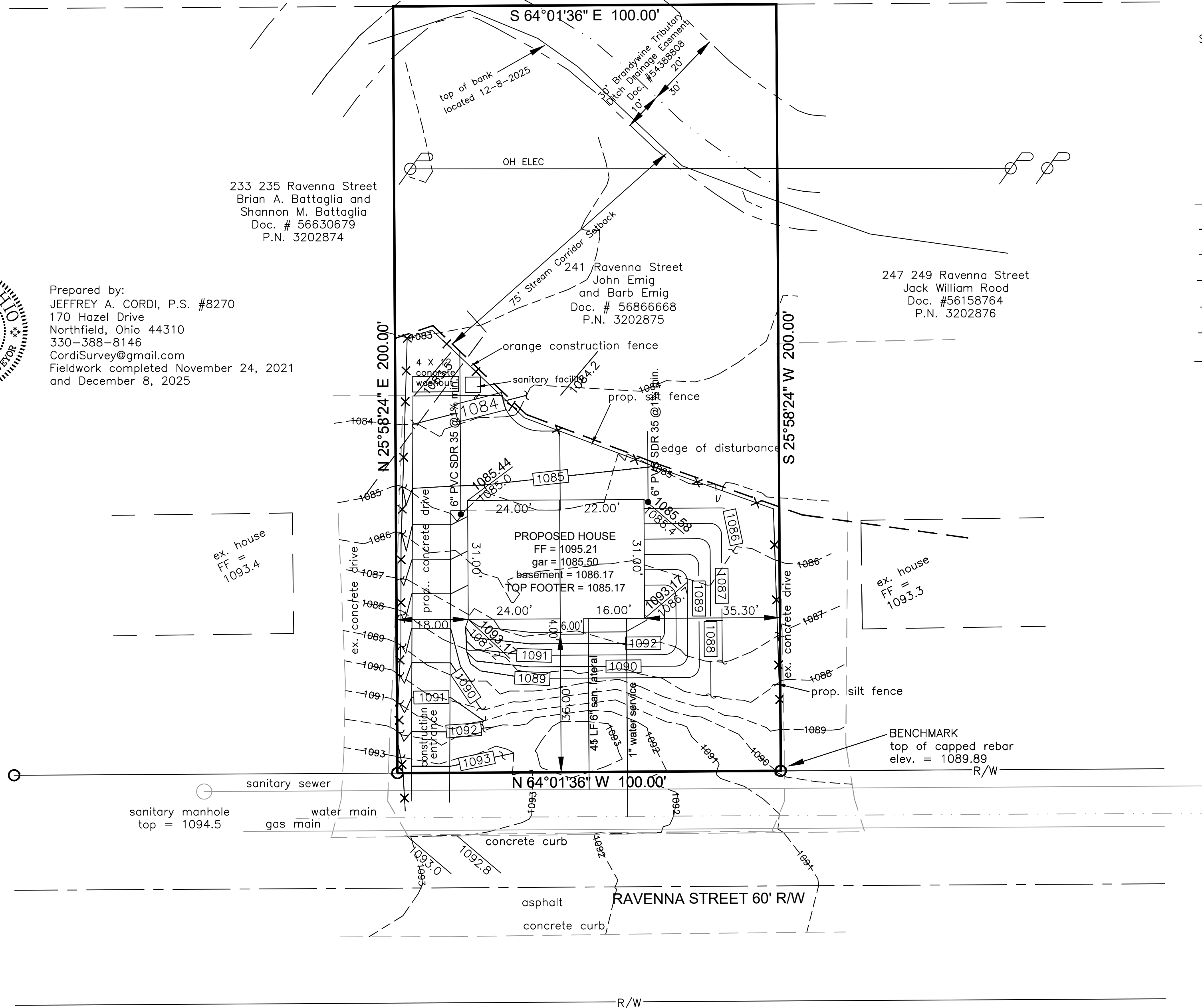
SITUATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO
AND KNOWN AS BEING PART OF BLOCK B OF THE
FOX TRACE SUBDIVISION RECORDED IN
CABINET A, SLIDES 365 AND 366 OF
THE SUMMIT COUNTY RECORDS
SCALE: 1" = 20' DATE: JANUARY 2026

233 235 Ravenna Street
Brian A. Battaglia and
Shannon M. Battaglia
Doc. # 56630679
P.N. 3202874



Prepared by:
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Fieldwork completed November 24, 2021
and December 8, 2025

- LEGEND:
- IRON PIN FOUND
 - ○ STRUCTURE AS NOTED
 - 1092 — CONTOUR
 - — — PROPERTY LINE
 - - - - CENTERLINE
 - — — OTHER PROPERTY LINE
 - 1092 — PROPOSED CONTOUR
 - — — SETBACK
 - × × SILTFENCE
 - EXISTING SPOT ELEVATION
 - $\frac{1085.58}{1085.4}$ PROPOSED ELEVATION
EXISTING ELEVATION
 - UTILITY POLE
 - DOWNSPOUT
 - PROPOSED HOUSE



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ABBREVIATIONS

A/C	AIR CONDITIONING	FT	FOOT/FEET	FVMT	PAVEMENT
AB	ANCHOR BOLT	FTG	FOOTING	QT	QUARRY TILE
ABV	ABOVE	FUR	FUR(ED)(ING)	R	RADIUS, RISER OR ROD
ACT	ACTUAL	FURN	FURNACE	RA	RETURN AIR
AD	APRON DRAWER	FX	FIXED	RD	ROOF DRAIN
ADH	ADHESIVE	GA	GAUGE	REC	RECREATION, RECESSED
ADJ	ADJUSTABLE	GAR	GARAGE	REC D	RECEIVED
AFF	ABOVE FINISH FLOOR	GC	GENERAL CONTRACT(OR)	REF	REFRIGERATOR
AGG	AGGREGATE	GFI	GROUND FAULT INTERRUPTER	REFR	REFERENCE
ALT	ALTERNATE	GI	GALVANIZED IRON	REINF	REINFORCED(ING)
ARCH	ARCHITECT(URAL)	GL	GLASS, GLAZING	REQ D	REQUIRED
ASPH	ASPHALT	GL BLK	GLASS BLOCK	RES	RESILIENT
AUTO	AUTOMATIC	GR	GREAT ROOM	REV	REVISION(S), REVISED
AWN	AWNING	GRAN	GRANULAR	RF6	ROOFING
BA	BATH	GWB	GYPSUM WALLBOARD	RI	ROUGH-IN
BD	BOARD	HB	HOSE BIBB	RJB	REINFORCED JUNCTION BOX
BF	BIFOLD	HC	HOLLOW CORE	RL	RAILING
BIT	BITUMINOUS	HDR	HEADER	RM	ROOM
BLDG	BUILDING	HDR	HARDWARE	RNG	RANGE
BLK	BLOCK	HM	HOLLOW METAL	RO	ROUGH OPENING
BLKG	BLOCKING	HORIZ	HORIZONTAL	RON	RIGHT OF WAY
BM	BEAM	HP	HEAT PUMP	SC	SOLID CORE
BOT	BOTTOM	HT	HEIGHT	SCHED	SCHEDULE
BP	BIPASS	HTR	HEATER	SD	SMOKE DETECTOR
BR	BEDROOM	HVAC	HEATING/VENTILATING/AIR COND	SECT	SECTION
BRG	BEARING	ID	INSIDE DIAMETER	SGD	SLIDING GLASS DOOR
BRK	BREAKFAST	INSUL	INSULATE(ED)(ION)	SH	SHelf, SHELVING OR SINGLE HUNG
BRKF	BREAKFAST	INT	INTERIOR	SHT	SHEET
BSMT	BASEMENT	IS.L.O.	IN SIDE LOOKING OUT	SHTH	SHEATHING
BVL	BEVELED	JST	JOIST	SIM	SIMILAR
CAB	CABINET	JT	JOINT	SL	SLIDER
CMD	CARBON MONOXIDE DETECTOR	KIT	KITCHEN	SPEC	SPECIFICATIONS
CEN	CEMENT	LAM	LAMINATED	SPKR	SPEAKER
CER	CERAMIC	LAUN	LAUNDRY	SQ	SQUARE
CI	CAST IRON	LAV	LAVATORY	SOFT	SQUARE FEET (FOOT)
CIR	CIRCLE	LIV	LIVING	SQIN	SQUARE INCHES
CJ	CONTROL JOINT	LL	LIVE LOAD	SST	STAINLESS STEEL
CLG	CELLINGS	LNTL	LINTEL	STD	STANDARD
CLK	CAULK(ING)	LT	LIGHT	STL	STEEL
CLR	CLEAR(ANCE)	LVL	LAMINATED VENEER LUMBER	STN	STONE
CMU	CONCRETE MASONRY UNIT	LVR	LOUVER	STO	STORAGE
COL	COLUMN	MAS	MASONRY	STOR	STORAGE
COMB	COMBINATION	MATL	MATERIAL	STRUCT	STRUCTURAL
CONC	CONCRETE	MAX	MAXIMUM	SUSP	SUSPENDED
CONSTR	CONSTRUCTION	MBA	MASTER BATH	T & G	TONGUE AND GROOVE
CONT	CONTINUOUS	MBR	MASTER BEDROOM	T/	TOP
CONTR	CONTRACTOR	MC	MEDICINE CABINET	TB	TOWEL BAR
CPT	CARPET	MECH	MECHANICAL	TEL	TELEPHONE
CRS	COURSE(S)	MFR	MANUFACTURER	THK	THICK(NESS)
CMT	CASEMENT	MH	MANHOLE	THR	THRESHOLD
CT	CERAMIC TILE	MIN	MINIMUM	TOC	TOP OF CONCRETE
CU FT	CUBIC FOOT	MIR	MIRROR	TOF	TOPE OF FOUNDATION
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	TP	TOILET PAPER HOLDER
DED	DEDICATED	MLDG	MOLDING, MOULDING	TRD	TREAD
DET	DETAIL	MM	MILLIMETER	TRPL	TRIPLE
DH	DOUBLE HUNG	MO	MASONRY OPENING	TV	TELEVISION
DIA	DIAMETER	MOD	MODULAR	TYP	TYPICAL
DIM	DIMENSION	MTG	MOUNT(ED)(ING)	UNF	UNFINISHED
DL	DEAD LOAD	MTL	METAL	UTIL	UTILITY(IES)
DN	DOWN	MULL	MULLION	UC	UTILITY CABINET
DR	DRAWING	NIC	NOT IN CONTRACT	V	VANITY
DS	DOWNSPOUT	NOM	NOMINAL	VB	VAPOR BARRIER
DW	DISH WASHER	NTS	NOT TO SCALE	VERT	VERTICAL
EA	EACH	OA	OVERALL	VIN	VINYL
ELEC	ELECTRIC(AL)	OC	ON CENTER	VNR	VENEER
ELEV	ELEVATION	OH	OVERHEAD	VP	VAPOR PROOF
ENTR	ENTRY	CHD	OVERHEAD DOOR	VT	VINYL TILE
EQ	EQUAL	OPT	OPTIONAL	W/	WITH
EST	ESTIMATE	O.S.L.I.	OUT SIDE LOOKING IN	W/O	WITHOUT
EXH	EXHAUST	PAR	PARALLEL	WC	WATER CLOSET
EXST	EXISTING	PG	FULL CHAIN	WD	WOOD
EXT	EXTERIOR	PDR	POUNDER ROOM	WF	WIDE FLANGE
FAM	FAMILY	PFED	PERFESTAL	WH	WATER HEATER
FBO	FURNISHED BY OTHERS	PERI	PERIMETER	WI	WROUGHT IRON
FD	FLOOR DRAIN	PL	PLATE	WIC	WALK IN CLOSET
FDN	FOUNDATION	PLAS	PLASTER	WIN	WINDOW
FIN	FINISH	PNL	PANEL	WO	WALK-OUT
FLASH	FLASHING	PNTL	PAINT(ED)	WP	WATER PROOF
FLR	FLOOR(ING)	PRFAB	PREFABRICATE(D)	WS	WATER SOFTNER
FLUOR	FLUORESCENT	PSF	POUNDS PER SQUARE FOOT	WSCOT	WAINSCOT
FO	FACE OF	PSI	POUNDS PER SQUARE INCH	WNF	WELDED WIRE FABRIC
FP	FIREPLACE	PSL	PARALLEL STAND LUMBER	WWM	WELDED WIRE MESH
FPB	FROST PROOF HOSE BIB	PT	PRESSURE TREATED		
		PTN	PARTITION		
		PV	PAVED(ING)		
		PVC	POLYVINYL CHLORIDE		

DESIGN CRITERIA / CODE COMPLIANCE

THESE PLANS ARE TO COMPLY WITH:

GENERAL CONDITIONS / MISC. INFORMATION

FIREPLACE ROUGH OPENINGS (AS PER DETAIL SH-7):
HEATILATOR (DV) NDV42361 - 42" WIDE X 34-7/8" TALL
HEATILATOR (DV) NDV48421 - 49" WIDE X 34-7/8" TALL
HEATILATOR (RADIANT WB) EL36 - 42" WIDE X 39-3/4" TALL
HEATILATOR (CIRC. WB) A36C - 43" WIDE X 41-1/2" TALL
HEATILATOR (CIRC. WB) A42C - 49" WIDE X 41-1/2" TALL
HEATILATOR (WB) C-40 CONSTITUTION - 42-1/2" WIDE X 56-3/4" TALL
HEAT & GLO (DV) SL750-TRS-IP1-E - 42" WIDE X 38-1/4" TALL
HEAT & GLO (RADIANT WB) RH36 - 42" WIDE X 39-3/4" TALL
HEAT & GLO (CIRC. WB) EM-415 - 43" WIDE X 41-1/2" TALL
HEAT & GLO (CIRC. WB) EM-485T - 49" WIDE X 41-1/2" TALL

ELECTRIC FIREPLACE ROUGH OPENINGS:
BOTTOM OF R.O. HEIGHT ABOVE FINISHED FLOOR TO BE PER FLOOR PLAN
SIMPLIFIRE SCION 55" ELECTRIC - 57" WIDE X 24-1/4" TALL
SIMPLIFIRE INCEPTION 36" ELECTRIC - 42" WIDE X 34-7/8" TALL

SHEET INDEX

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A-3.20	LOWER LEVEL FLOOR PLAN
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A-3.40	LOWER LEVEL MECHANICAL PLAN
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A-7.10	FRONT/ REAR ELEVATIONS
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A-7.21	MISC. EXTERIOR DETAILS
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A-9.10	BUILDING SECTION
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GRAPHIC LEGEND

	CONCRETE (SECTIONS)		VINYL SIDING (ELEVATIONS)
	SOIL (SECTIONS)		BRICK (ELEVATIONS)
	GRAVEL (SECTIONS)		STONE (ELEVATIONS)
	INSULATION (SECTIONS)		SHAKE SIDING (ELEVATIONS)

SQUARE FOOTAGE SUMMARY

LOWER FLOOR AREA	O S.F.
OPTIONAL FINISHED BSMT AREA	O S.F.
FIRST FLOOR AREA	O S.F.
SECOND FLOOR AREA	O S.F.
TOTAL FINISHED AREA	O S.F.
GARAGE AREA	O S.F.

CHANGE ORDER SUMMARY

PRELIMS COMPLETED THRU CHANGE ORDER #	PRELIM PRINT
PERMS COMPLETED THRU CHANGE ORDER #	REVIEWED & APPROVED
FINALS COMPLETED THRU CHANGE ORDER #	O

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JOHN & BARBAR EMIG
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HUDSON, OH 44236

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GENERAL NOTES

FOUNDATION NOTES

- STOOP TIE INTO BASEMENT WALL WITH (2) PIECES OF DUROWALL AT 5th AND 8th COURSES.
- PORCHES LACED INTO BASEMENT WALL PER DETAIL FM-2.
- (2) ANCHOR BOLTS WITHIN 1'-0" OF EACH CORNER AND 72" ON CENTER AT ALL OTHER WALLS. (2) ANCHOR BOLTS TO BE WITHIN 1'-0" OF SILL PLATE SEAMS. MIN (2) ANCHOR BOLTS PER PLATE. NO ANCHOR BOLTS TO BE LOCATED UNDER WINDOWS IN SPLIT LEVEL. ANCHOR BOLT SPACING ON SPLIT/BILEVEL KNEEWALLS PER PRINTS. ANCHOR BOLTS AT O.H. DOORS TO BE SET 8" FROM M.O. 1/2" ANCHOR BOLTS USED AND INSTALLED MINIMUM 7" IN MASONRY/CONCRETE
- ADD WATER PLUG (SINGLE CELL) POURED CORE TO THE END OF ALL BULKHEADS AND LINTELS. (REFER TO LEGEND FOR SYMBOL)
- 6 MIL VAPOR BARRIER TO BE INSTALLED BENEATH ALL CONCRETE SLABS.
- POURED CORES CONSIST OF, (2) FILLED CELLS w/(1) #4 PER CELL, EACH, UNLESS OTHERWISE NOTED.

FRAMING NOTES

- DOUBLE STUDS AT INTERIOR BEARING WALLS (1) STUD TO SUPPORT EACH JOIST AT HEAT RUNS.
- USE JOIST HANGERS WHERE NO SOLID BEARING IS PROVIDED.
- ADD DOUBLE 2x10 BLOCKING UNDER ALL JACK AND KING STUDS AT ALL BEARING WALL OPENINGS
- HOUSE AND GARAGE SILL PLATES OFFSET 1/2" FROM OUTSIDE FOUNDATION WALL SO SHEATHING WILL BE FLUSH WITH FOUNDATION WALL, UNLESS OTHERWISE NOTED.
- LVL NAILING PATTERN TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. 4 PLY OR LARGER NEEDS TO BE NAILED OR SCREWED PER PATTERN.
- ADD 2x10 HORIZONTAL BLOCKING BETWEEN STUDS IN THESE LOCATION (TOP, MIDDLE, BOTTOM) OF STAIRWAY FOR HANDRAIL BRACKETS. BLOCKING TO BE INSTALLED IN FULL WALL OR OPPOSITE/RAIL AREA.
- INSTALL 1x6 BLOCKING ON TOP PLATE OF ALL INTERIOR WALLS PERPENDICULAR TO TRUSSES IN THE MIDDLE THIRD OF THE TRUSS SPAN PER DETAIL SM-1.
- INTERIOR TOP PLATES OF INTERSECTING WALLS NEED TO BE TIED IN.
- ALL TRUSSES MUST BE INSTALLED AND BRACED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTION THAT ARE LEFT WITH TRUSS LOAD.
- TRUSSES AND TRUSS WEBS ARE NEVER TO BE CUT OR ALTERED WITHOUT APPROVED ENGINEERING FROM BUILDER.
- NO WOODEN SHIMS ARE TO BE USED UNDER ANY BEAMS (ONLY METAL SHIMS).
- 1x4 #3 PINE STARTER STRIP IS TO BE USED AT THE BACK OF THE FLOORING LAYOUT PER DETAIL SF-3.

INSULATION NOTES

- INSTALL R-7 INSULATION BETWEEN 2x2 FURRING STRIPS ON FOUNDATION WALLS, WHEN APPLICABLE. USE R-13 BATT SPLIT IN HALF.

EXTERIOR ENVELOPE QUALITY

- INSTALL PAN FLASHNG UNDER ALL EXTERIOR DOORS EXCEPT FOR GARAGE/HOUSE AND GARAGE SERVICE DOOR PER DETAIL.
- INSTALL 24" PVC BLACK PORCH FLASHING PER DETAIL.
- ALL EXTERIOR WALLS COVERED w/HOUSEWRAP IN A SHINGLE AFFECT.
- ALL WINDOWS TO BE INSTALLED, CAULKED AND TAPED PER DETAILS.
- INSTALL PATIO DOOR PAN FLASHING PER DETAIL.
- INSULATE AND HOUSE WRAP ALL CANTILEVERS PER DETAIL.
- CORNER STEP FLASHING IS TO BE INSTALLED ON ALL WALLS PROTRUDING THROUGH ROOF.
- BRICK FLASHING AND WEEP HOLES INSTALLED PER DETAIL.
- VINYL J-BLOCKS ARE TO BE USED AT ALL EXTERIOR LIGHT FIXTURES, METER BASES, HOSE BIBS, DISCONNECTS AND A/C OR H/P ELECTRICAL HOOK-UPS.
- ALL PENETRATIONS WITHOUT J-BLOCK ARE TO HAVE DUCT SEAL INSTALLED.
- FINAL ROUGH GRADE TO BE SLOPED TO TAKE WATER AWAY FROM FOUNDATION IN ALL DIRECTIONS. SLOPE OF GRADE MUST BE AT MINIMUM OF 6" EVERY 10'.

FINISHES

- TOWEL BAR HEIGHT TO BE 46" FROM FLOOR.
- PAPER HOLDER HEIGHT TO BE 24" FROM FLOOR.
- TOWEL RING TO BE MOUNTED AT 60" ABOVE FINISHED FLOOR.

JOB SPECIFIC

-

PRELIM VERIFY NOTES

- VERIFY LOCATION OF FURNACE MUST REMAIN DUE TO THE STAIR PLACEMENT AND HOW THE TRUNK LINE NEED TO RUN ACROSS THE HOME.
- VERIFY THE STRAIGHT RUN STAIR REQUIRED A LANDING AT THE BOTTOM WHICH MADE MORE OF AN L-SHAPE IN THE UTILITY SPACE.
- VERIFY FLOORING SQUARE WAS ADDED AT FRONT DOOR SINCE THE FOYER HAS BEEN ELIMINATED AND IS NOW LOCATED IN THE GREAT RM SPACE WHICH IS CARPET. DRAWN AS A 6'x4' SPACE.
- VERIFY GREAT RM FRONT WINDOWS WERE ADJUSTED FOR THE STRAIGHT RUN STAIR.
- VERIFY 1' WAS ADDED TO FRONT OF THE FOUNDATION OF THE HOME. THIS IS DUE TO THE GRADE ADJUSTMENT AND DESIGN CHANGES. THE FRONT WALL OF THE HOME NEEDED SUPPORTED WITHOUT THE USE OF THE CANTILEVER THAT WAS ORIGINALLY THERE. ADJUST CONTRACT AS NEEDED.

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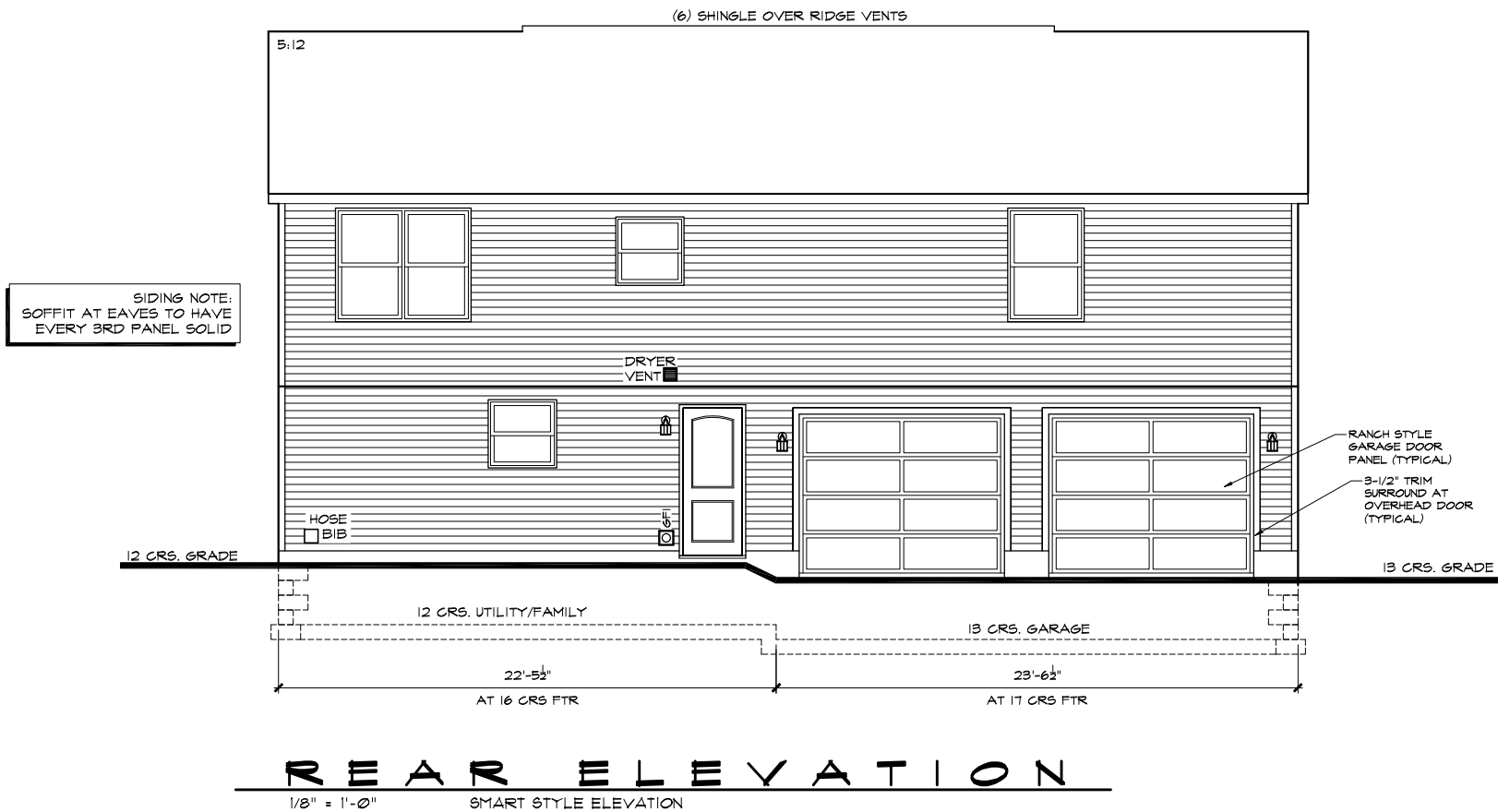
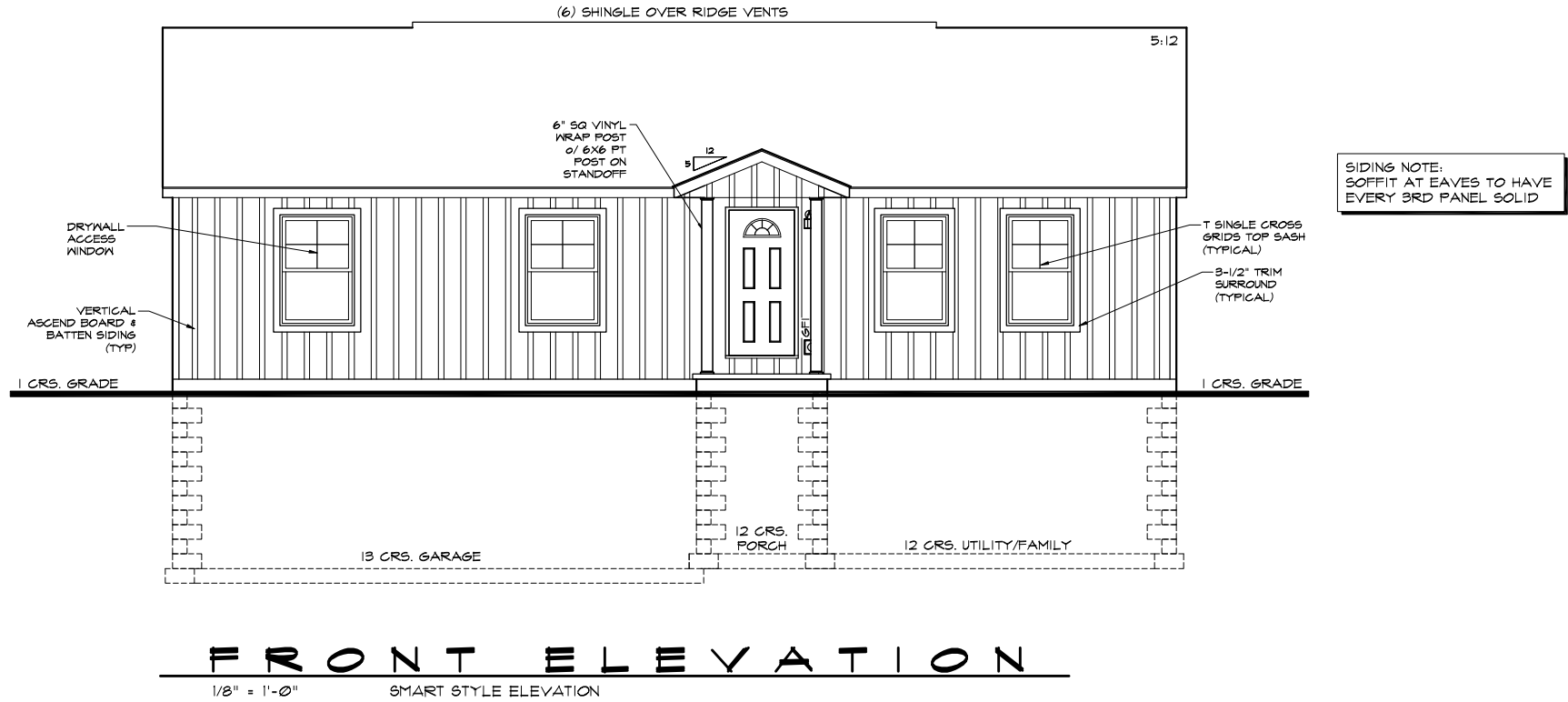
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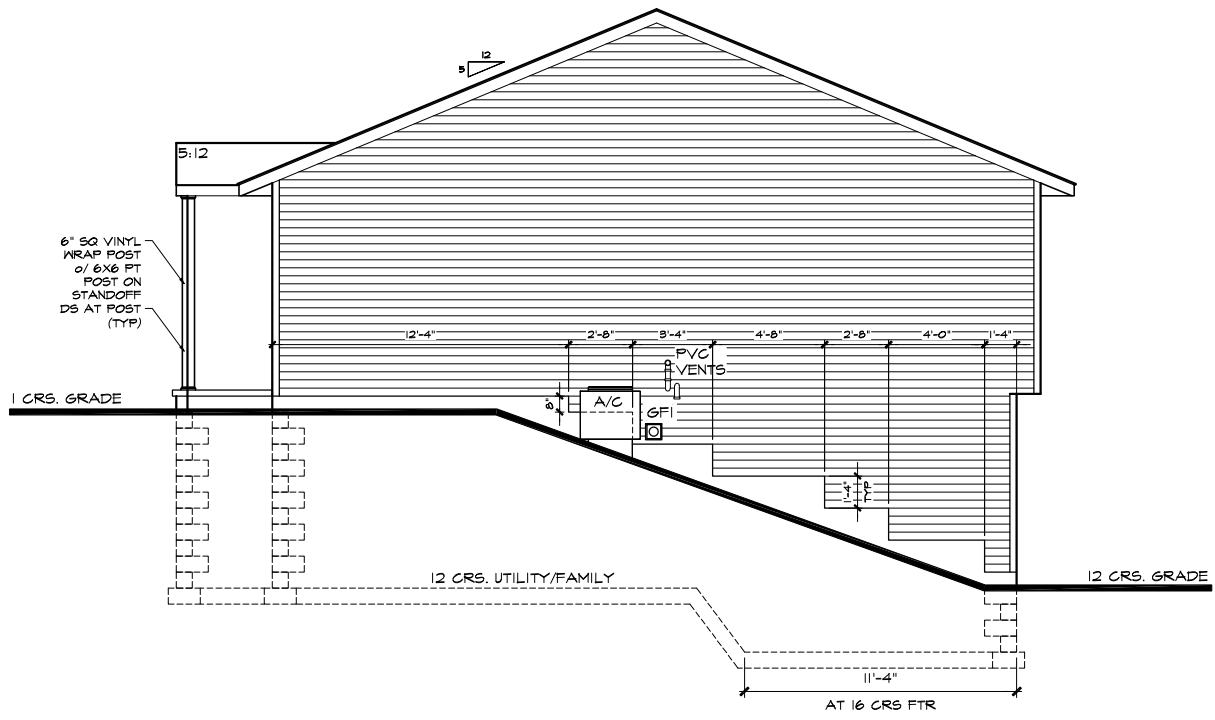
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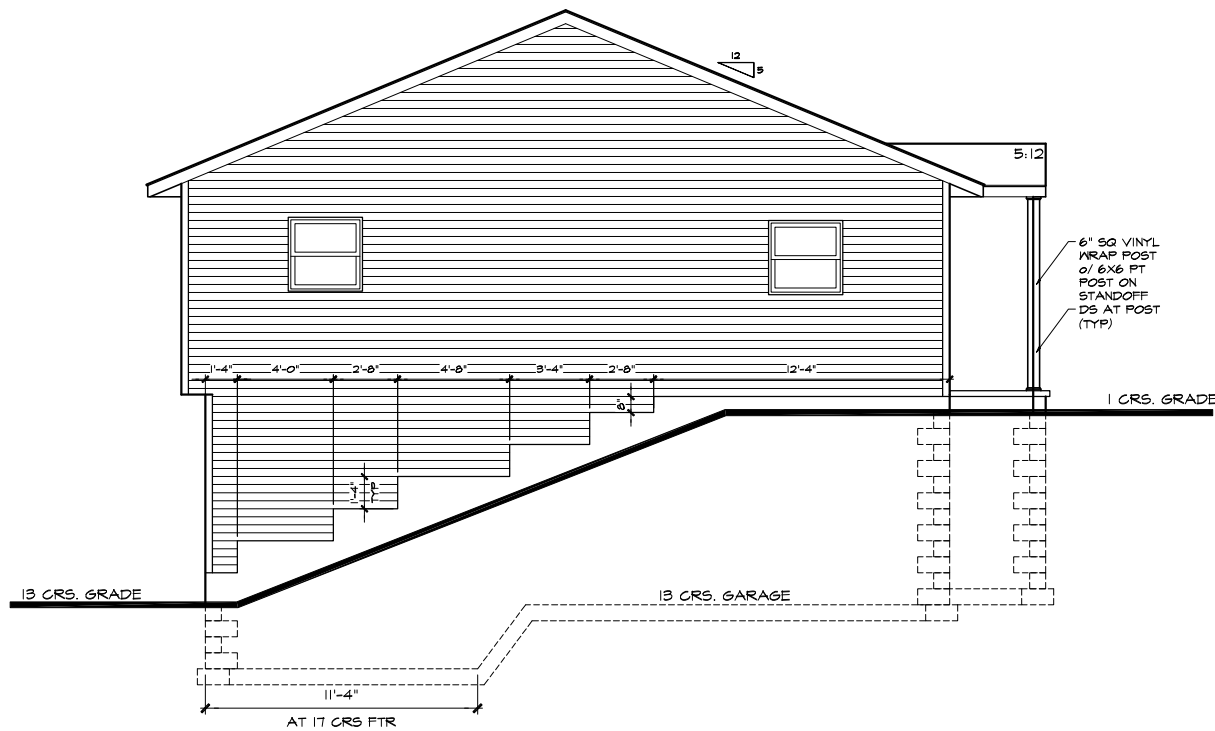
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RIGHT ELEVATION
1/8" = 1'-0" SMART STYLE ELEVATION



LEFT ELEVATION
1/8" = 1'-0" SMART STYLE ELEVATION

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**RIGHT & LEFT
ELEVATIONS**

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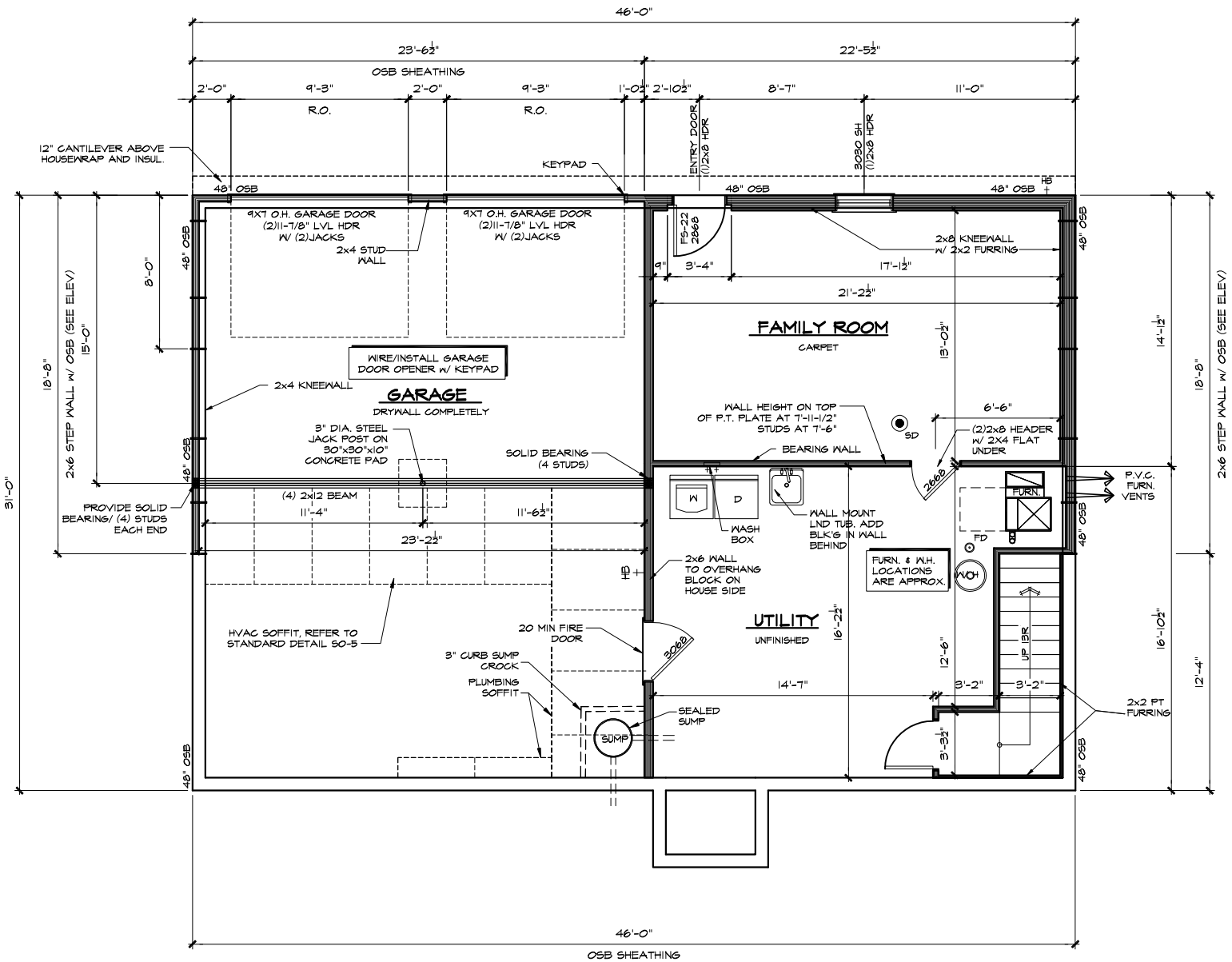
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LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"
SMART STYLE ELEVATION

CONSTRUCTION NOTES:

GENERAL CONSTRUCTION:

1. THESE PLANS WILL COMPLY WITH 2020 NEC
2. UP TO (2) CONTINUOUS RUN FANS.
3. THESE PLANS WILL COMPLY WITH 2023 NEC.
4. SMOOTH COLONIST INTERIOR DOORS.
5. SWITCHED ATTIC LIGHTS
6. KNOCKDOWN STOMPED CLG TEXTURE.
- INCLUDES GARAGE & HOUSE CLGS

MASONRY/CONCRETE:

1. BASE BLK UNDER SMALLER BLK AT BLK SIZE TRANSITIONS TO BE SOLID
2. FILTER FABRIC TO BE INCLUDED OVER FOOTER GRAVEL
3. 4 CRS FROST FTR REQUIRED.

FRAMING:

1. ICE AND WATER SHIELD TO BE INSTALLED AT ALL EAVES AND VALLEYS.
2. FIRESTOPPING REQUIRED
3. EXT WALLS BEHIND TUBS/SHOWERS MUST BE INSULATED & COVERED W/ HOUSEWRAP PRIOR TO ROUGH FRAME INSPECTION.
4. USE OSB ON UNDERSIDE OF STRINGERS TO CLOSE OFF.
5. 3'X3' LANDING REQUIRED ON ALL EXT DOORWAYS WHERE FINISHED GRADE IS GREATER THAN 2 RISERS
6. ADD BLOCKING FOR WALL MOUNT LAUNDRY SINK

PRELIM PRINT
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LOWER LEVEL
FLOOR PLAN

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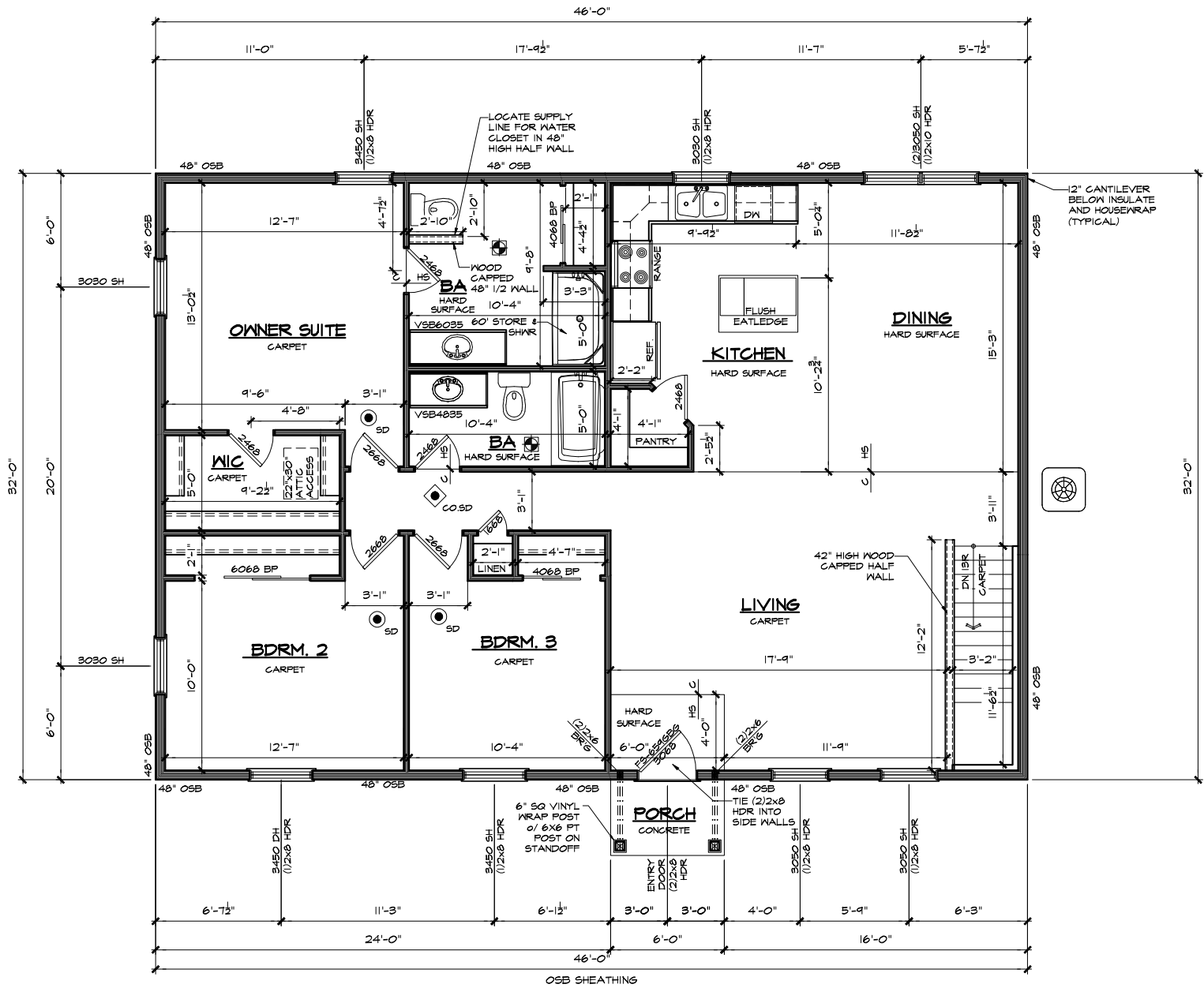
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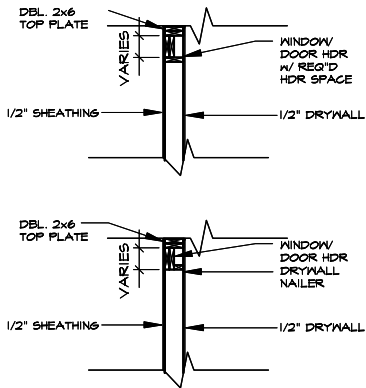
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
SMART STYLE ELEVATION

CONSTRUCTION NOTES:

- GENERAL CONSTRUCTION:
1. THESE PLANS WILL COMPLY WITH 2020 NEC
 2. UP TO (2) CONTINUOUS RUN FANS.
 3. THESE PLANS WILL COMPLY WITH 2023 NEC.
 4. SMOOTH COLONIST INTERIOR DOORS.
 5. SWITCHED ATTIC LIGHTS
 6. KNOCKDOWN STOMPED CL6 TEXTURE. - INCLUDES GARAGE & HOUSE CLGS

- MASONRY/CONCRETE:
1. BASE BLK UNDER SMALLER BLK AT BLK SIZE TRANSITIONS TO BE SOLID
 2. FILTER FABRIC TO BE INCLUDED OVER FOOTER GRAVEL
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 6. ADD BLOCKING FOR WALL MOUNT LAUNDRY SINK

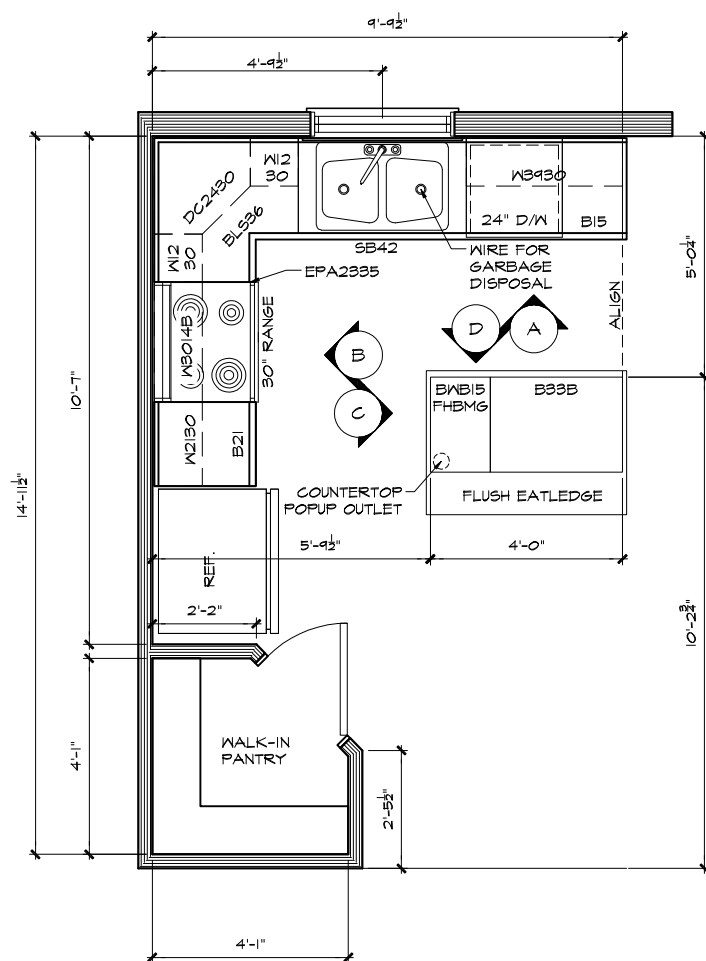
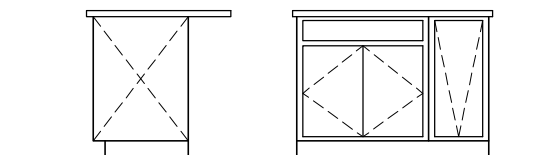
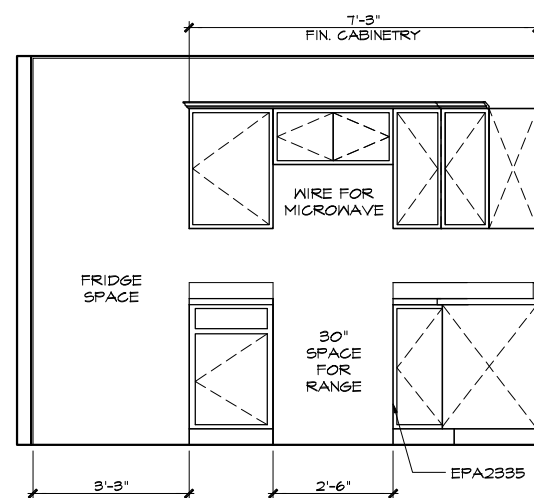
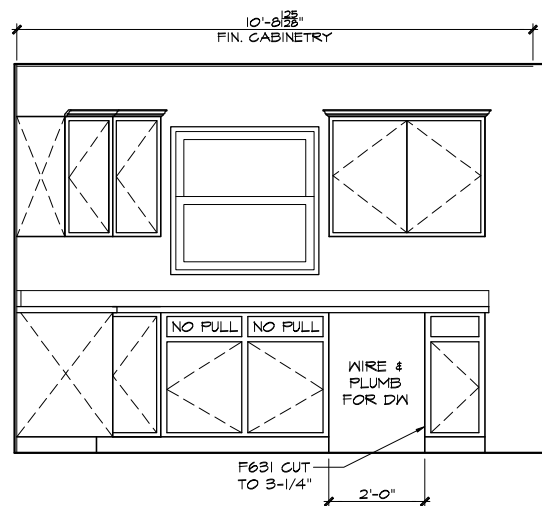


2x6 HEADER DETAILS

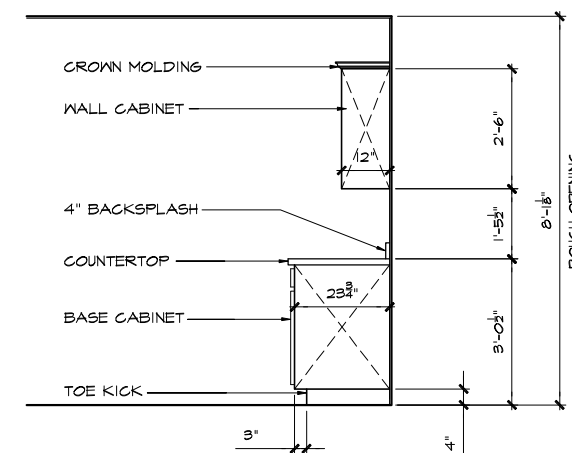
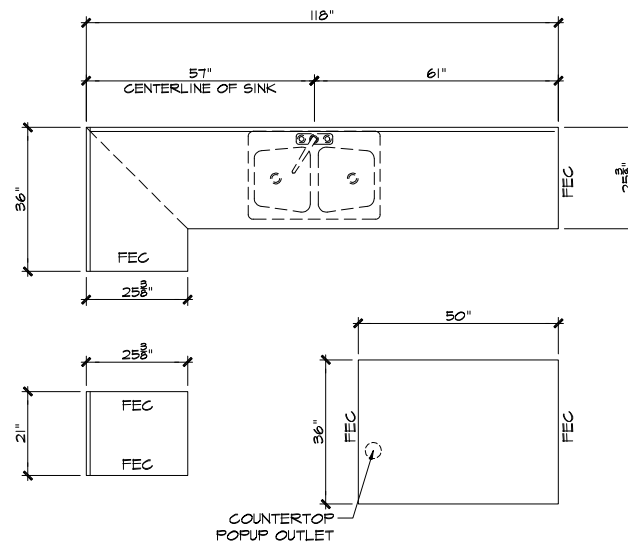
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PULLS AT ALL
CABINETS UNLESS
NOTED OTHERWISE



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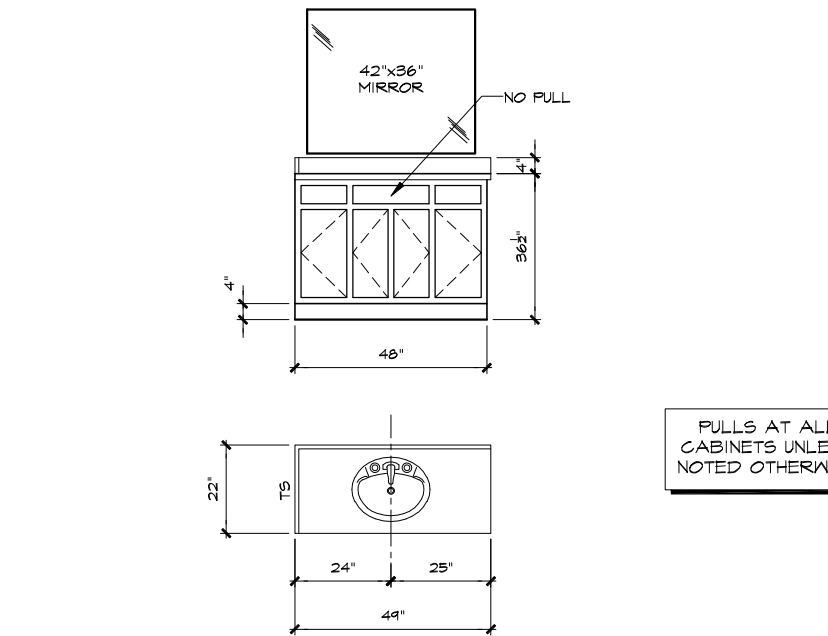
KITCHEN PLAN AND CABINETRY DETAILS

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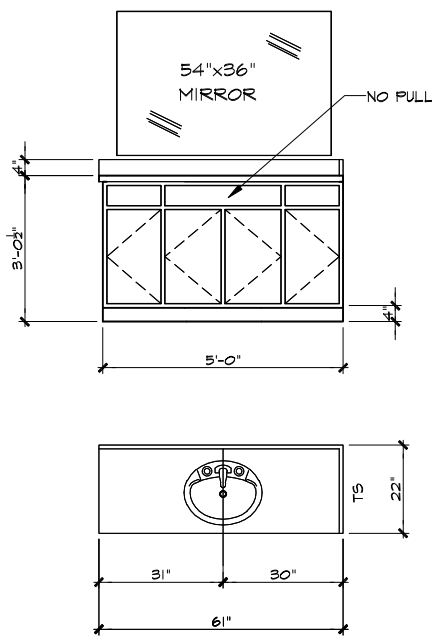
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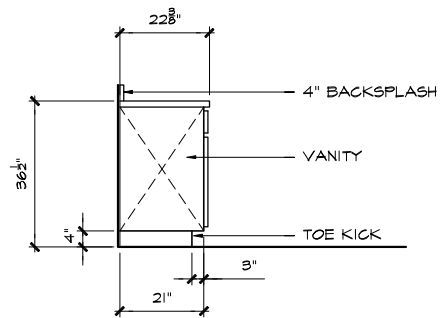
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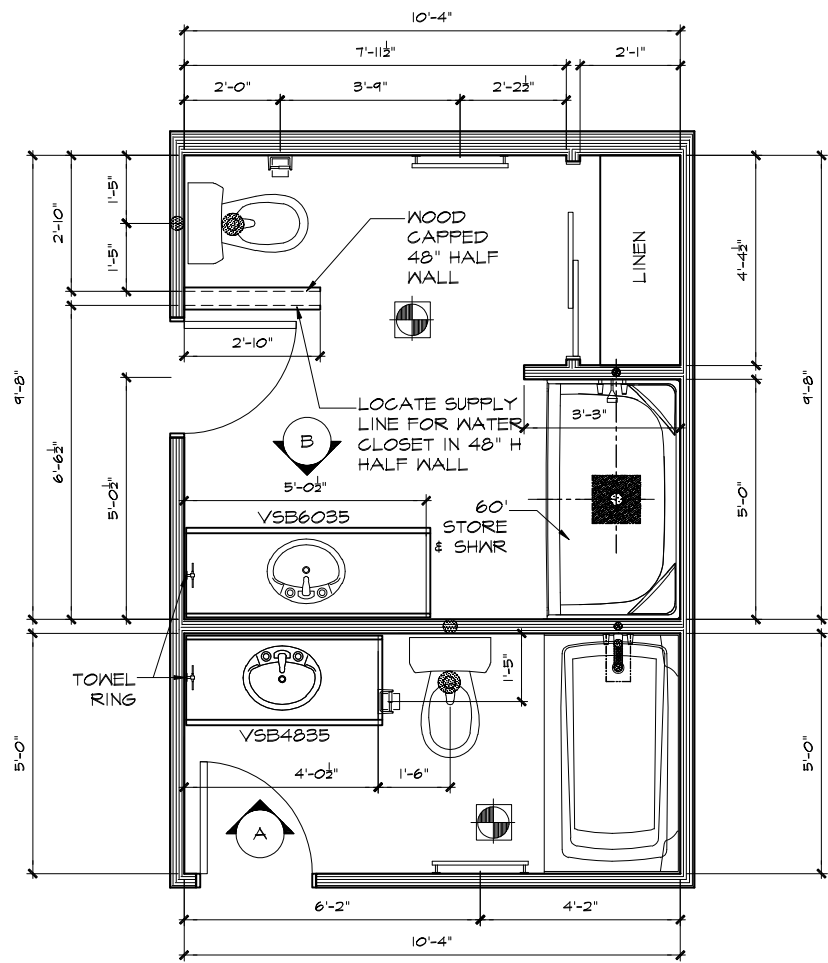
A MAIN BATH VANITY



B OWNER BATH VANITY



SECTION



OWNER/MAIN BATH
SCALE: 1/4" = 1'-0"

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BATH PLAN AND
CABINETRY DETAILS

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ABBREVIATIONS

A/C	AIR CONDITIONING	FT	FOOT/FEET	FVMT	PAVEMENT
AB	ANCHOR BOLT	FTG	FOOTING	QT	QUARRY TILE
ABV	ABOVE	FUR	FURRIED(ING)	R	RADIUS, RISER OR ROD
ACT	ACTUAL	FURN	FURNACE	RA	RETURN AIR
AD	APRON DRAWER	FX	FIXED	RD	ROOF DRAIN
ADH	ADHESIVE	GA	GAUGE	REC	RECREATION, RECESSED
ADJ	ADJUSTABLE	GAR	GARAGE	REC D	RECEIVED
AFF	ABOVE FINISH FLOOR	GC	GENERAL CONTRACT(OR)	REF	REFRIGERATOR
AGG	AGGREGATE	GFI	GROUND FAULT INTERRUPTER	REFR	REFERENCE
ALT	ALTERNATE	GI	GALVANIZED IRON	REINF	REINFORCED(ING)
ARCH	ARCHITECT(URAL)	GL	GLASS, GLAZING	REQ D	REQUIRED
ASPH	ASPHALT	GL BLK	GLASS BLOCK	RES	RESILIENT
AUTO	AUTOMATIC	GR	GREAT ROOM	REV	REVISION(S), REVISED
AWN	AWNING	GRAN	GRANULAR	RF6	ROOFING
BA	BATH	GWB	GYPSPUM WALLBOARD	RI	ROUGH-IN
BD	BOARD	HB	HOSE BIBB	RJB	REINFORCED JUNCTION BOX
BF	BIFOLD	HC	HOLLOW CORE	RL	RAILING
BIT	BITUMINOUS	HDR	HEADER	RM	ROOM
BLDG	BUILDING	HDM	HARDWARE	RNG	RANGE
BLK	BLOCK	HM	HOLLOW METAL	RO	ROUGH OPENING
BLKG	BLOCKING	HORIZ	HORIZONTAL	RON	RIGHT OF WAY
BM	BEAM	HP	HEAT PUMP	SC	SOLID CORE
BOT	BOTTOM	HT	HEIGHT	SCHED	SCHEDULE
BP	BIPASS	HTR	HEATER	SD	SMOKE DETECTOR
BR	BEDROOM	HVAC	HEATING/VENTILATING/AIR COND	SECT	SECTION
BRG	BEARING	ID	INSIDE DIAMETER	SGD	SLIDING GLASS DOOR
BRK	BREAKFAST	INSUL	INSULATE(ED)(ION)	SH	SHELF, SHELVING OR SINGLE HUNG
BRKF	BREAKFAST	INT	INTERIOR	SHT	SHEET
BSMT	BASEMENT	IS.L.O.	IN SIDE LOOKING OUT	SHTH	SHEATHING
BVL	BEVELED	JST	JOIST	SIM	SIMILAR
CAB	CABINET	JT	JOINT	SL	SLIDER
CMD	CARBON MONOXIDE DETECTOR	KIT	KITCHEN	SPEC	SPECIFICATIONS
CEN	CEMENT	LAM	LAMINATED	SPKR	SPEAKER
CER	CERAMIC	LAUN	LAUNDRY	SQ	SQUARE
CI	CAST IRON	LAV	LAVATORY	SOFT	SQUARE FEET (FOOT)
CIR	CIRCLE	LIV	LIVING	SQIN	SQUARE INCHES
CJ	CONTROL JOINT	LL	LIVE LOAD	SST	STAINLESS STEEL
CLG	CELLINGS	LNTL	LINTEL	STD	STANDARD
CLK	CAULK(ING)	LT	LIGHT	STL	STEEL
CLR	CLEAR(ANCE)	LVL	LAMINATED VENEER LUMBER	STN	STONE
CMU	CONCRETE MASONRY UNIT	LVR	LOUVER	STO	STORAGE
COL	COLUMN	MAS	MASONRY	STOR	STORAGE
COMB	COMBINATION	MATL	MATERIAL	STRUCT	STRUCTURAL
CONC	CONCRETE	MAX	MAXIMUM	SUSP	SUSPENDED
CONSTR	CONSTRUCTION	MBA	MASTER BATH	T & G	TONGUE AND GROOVE
CONT	CONTINUOUS	MBR	MASTER BEDROOM	T/	TOP
CONTR	CONTRACTOR	MC	MEDICINE CABINET	TB	TOWEL BAR
CPT	CARPET	MECH	MECHANICAL	TEL	TELEPHONE
CRS	COURSE(S)	MFR	MANUFACTURER	THK	THICK(NESS)
CMT	CASEMENT	MH	MANHOLE	THR	THRESHOLD
CT	CERAMIC TILE	MIN	MINIMUM	TOC	TOP OF CONCRETE
CU FT	CUBIC FOOT	MIR	MIRROR	TOF	TOPE OF FOUNDATION
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	TP	TOILET PAPER HOLDER
DED	DEDICATED	MLDG	MOLDING, MOULDING	TRD	TREAD
DET	DETAIL	MM	MILLIMETER	TRPL	TRIPLE
DH	DOUBLE HUNG	MO	MASONRY OPENING	TV	TELEVISION
DIA	DIAMETER	MOD	MODULAR	TYP	TYPICAL
DIM	DIMENSION	MTG	MOUNTED(ING)	UNF	UNFINISHED
DL	DEAD LOAD	MTL	METAL	UTIL	UTILITY(IES)
DN	DOWN	MULL	MULLION	UC	UTILITY CABINET
DR	DRAWING	NIC	NOT IN CONTRACT	V	VANITY
DS	DOWNSPOUT	NOM	NOMINAL	VB	VAPOR BARRIER
DW	DISH WASHER	NTS	NOT TO SCALE	VERT	VERTICAL
EA	EACH	OA	OVERALL	VIN	VINYL
ELEC	ELECTRIC(AL)	OC	ON CENTER	VNR	VENEER
ELEV	ELEVATION	OH	OVERHEAD	VP	VAPOR PROOF
ENTR	ENTRY	CHD	OVERHEAD DOOR	VT	VINYL TILE
EQ	EQUAL	OPT	OPTIONAL	W/	WITH
EST	ESTIMATE	OS.L.I.	OUT SIDE LOOKING IN	W/O	WITHOUT
EXH	EXHAUST	PAR	PARALLEL	WC	WATER CLOSET
EXST	EXISTING	PG	FULL CHAIN	WD	WOOD
EXT	EXTERIOR	PDR	POUNDER ROOM	WF	WIDE FLANGE
FAM	FAMILY	PFED	PERFESTAL	WH	WATER HEATER
FBO	FINISHED BY OTHERS	PERI	PERIMETER	WI	WROUGHT IRON
FD	FLOOR DRAIN	PL	PLATE	WIC	WALK IN CLOSET
FDN	FOUNDATION	PLAS	PLASTER	WIN	WINDOW
FIN	FINISH	PNL	PANEL	WO	WALK-OUT
FLASH	FLASHING	PNTL	PAINTED	WP	WATER PROOF
FLR	FLOOR(ING)	PRFAB	PREFABRICATE(D)	WS	WATER SOFTNER
FLUOR	FLUORESCENT	PSF	POUNDS PER SQUARE FOOT	WSCOT	WAINSCOT
FO	FACE OF	PSI	POUNDS PER SQUARE INCH	WNF	WELDED WIRE FABRIC
FP	FIREPLACE	PSL	PARALLEL STAND LUMBER	WWM	WELDED WIRE MESH
FPB	FROST PROOF HOSE BIB	PT	PRESSURE TREATED		
		PTN	PARTITION		
		PV	PAVED(ING)		
		PVC	POLYVINYL CHLORIDE		

DESIGN CRITERIA / CODE COMPLIANCE

THESE PLANS ARE TO COMPLY WITH:

GENERAL CONDITIONS / MISC. INFORMATION

FIREPLACE ROUGH OPENINGS (AS PER DETAIL SH-7):
HEATILATOR (DV) NDV42361 - 42" WIDE X 34-7/8" TALL
HEATILATOR (DV) NDV48421 - 49" WIDE X 34-7/8" TALL
HEATILATOR (RADIANT WB) EL36 - 42" WIDE X 39-3/4" TALL
HEATILATOR (CIRC. WB) A36C - 43" WIDE X 41-1/2" TALL
HEATILATOR (CIRC. WB) A42C - 49" WIDE X 41-1/2" TALL
HEATILATOR (WB) C-40 CONSTITUTION - 42-1/2" WIDE X 56-3/4" TALL
HEAT & GLO (DV) SL750-TRS-IP1-E - 42" WIDE X 38-1/4" TALL
HEAT & GLO (RADIANT WB) RH36 - 42" WIDE X 39-3/4" TALL
HEAT & GLO (CIRC. WB) EM-415 - 43" WIDE X 41-1/2" TALL
HEAT & GLO (CIRC. WB) EM-485T - 49" WIDE X 41-1/2" TALL

ELECTRIC FIREPLACE ROUGH OPENINGS:
BOTTOM OF R.O. HEIGHT ABOVE FINISHED FLOOR TO BE PER FLOOR PLAN
SIMPLIFIRE SCION 55" ELECTRIC - 57" WIDE X 24-1/4" TALL
SIMPLIFIRE INCEPTION 36" ELECTRIC - 42" WIDE X 34-7/8" TALL

SHEET INDEX

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A-1.20	WINDOW SCHEDULE
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A-3.20	LOWER LEVEL FLOOR PLAN
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A-3.30	LOWER LEVEL ELECTRICAL PLAN
A-3.40	LOWER LEVEL MECHANICAL PLAN
A-4.00	FIRST FLOOR FRAMING PLAN
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A-4.30	FIRST FLOOR ELECTRICAL PLAN
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A-5.00	SECOND FLOOR FRAMING PLAN
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A-5.30	SECOND FLOOR ELECTRICAL PLAN
A-5.40	SECOND FLOOR MECHANICAL PLAN
A-6.00	ROOF FRAMING PLAN
A-7.10	FRONT/ REAR ELEVATIONS
A-7.11	LEFT/ RIGHT ELEVATIONS
A-7.21	MISC. EXTERIOR DETAILS
A-8.10	KITCHEN PLAN
A-8.20	BATH PLAN
A-8.30	LAUNDRY PLAN
A-9.10	BUILDING SECTION
A-9.11	ALTERNATE BUILDING SECTION

GRAPHIC LEGEND

	CONCRETE (SECTIONS)		VINYL SIDING (ELEVATIONS)
	SOIL (SECTIONS)		BRICK (ELEVATIONS)
	GRAVEL (SECTIONS)		STONE (ELEVATIONS)
	INSULATION (SECTIONS)		SHAKE SIDING (ELEVATIONS)

SQUARE FOOTAGE SUMMARY

LOWER FLOOR AREA	O S.F.
OPTIONAL FINISHED BSMT AREA	O S.F.
FIRST FLOOR AREA	O S.F.
SECOND FLOOR AREA	O S.F.
TOTAL FINISHED AREA	O S.F.
GARAGE AREA	O S.F.

CHANGE ORDER SUMMARY

PRELIMS COMPLETED THRU CHANGE ORDER #	PRELIM PRINT
PERMS COMPLETED THRU CHANGE ORDER #	REVIEWED & APPROVED
FINALS COMPLETED THRU CHANGE ORDER #	O

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GENERAL NOTES

FOUNDATION NOTES

- STOOP TIE INTO BASEMENT WALL WITH (2) PIECES OF DUROWALL AT 5th AND 8th COURSES.
- PORCHES LACED INTO BASEMENT WALL PER DETAIL FM-2.
- (2) ANCHOR BOLTS WITHIN 1'-0" OF EACH CORNER AND 72" ON CENTER AT ALL OTHER WALLS. (2) ANCHOR BOLTS TO BE WITHIN 1'-0" OF SILL PLATE SEAMS. MIN (2) ANCHOR BOLTS PER PLATE. NO ANCHOR BOLTS TO BE LOCATED UNDER WINDOWS IN SPLIT LEVEL. ANCHOR BOLT SPACING ON SPLIT/BILEVEL KNEEWALLS PER PRINTS. ANCHOR BOLTS AT O.H. DOORS TO BE SET 8" FROM M.O. 1/2" ANCHOR BOLTS USED AND INSTALLED MINIMUM 7" IN MASONRY/CONCRETE
- ADD WATER PLUG (SINGLE CELL) POURED CORE TO THE END OF ALL BULKHEADS AND LINTELS. (REFER TO LEGEND FOR SYMBOL)
- 6 MIL VAPOR BARRIER TO BE INSTALLED BENEATH ALL CONCRETE SLABS.
- POURED CORES CONSIST OF, (2) FILLED CELLS w/(1) #4 PER CELL, EACH, UNLESS OTHERWISE NOTED.

FRAMING NOTES

- DOUBLE STUDS AT INTERIOR BEARING WALLS (1) STUD TO SUPPORT EACH JOIST AT HEAT RUNS.
- USE JOIST HANGERS WHERE NO SOLID BEARING IS PROVIDED.
- ADD DOUBLE 2x10 BLOCKING UNDER ALL JACK AND KING STUDS AT ALL BEARING WALL OPENINGS
- HOUSE AND GARAGE SILL PLATES OFFSET 1/2" FROM OUTSIDE FOUNDATION WALL SO SHEATHING WILL BE FLUSH WITH FOUNDATION WALL, UNLESS OTHERWISE NOTED.
- LVL NAILING PATTERN TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. 4 PLY OR LARGER NEEDS TO BE NAILED OR SCREWED PER PATTERN.
- ADD 2x10 HORIZONTAL BLOCKING BETWEEN STUDS IN THESE LOCATION (TOP, MIDDLE, BOTTOM) OF STAIRWAY FOR HANDRAIL BRACKETS. BLOCKING TO BE INSTALLED IN FULL WALL OR OPPOSITE/RAIL AREA.
- INSTALL 1x6 BLOCKING ON TOP PLATE OF ALL INTERIOR WALLS PERPENDICULAR TO TRUSSES IN THE MIDDLE THIRD OF THE TRUSS SPAN PER DETAIL SM-1.
- INTERIOR TOP PLATES OF INTERSECTING WALLS NEED TO BE TIED IN.
- ALL TRUSSES MUST BE INSTALLED AND BRACED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTION THAT ARE LEFT WITH TRUSS LOAD.
- TRUSSES AND TRUSS WEBS ARE NEVER TO BE CUT OR ALTERED WITHOUT APPROVED ENGINEERING FROM BUILDER.
- NO WOODEN SHIMS ARE TO BE USED UNDER ANY BEAMS (ONLY METAL SHIMS).
- 1x4 #3 PINE STARTER STRIP IS TO BE USED AT THE BACK OF THE FLOORING LAYOUT PER DETAIL SF-3.

INSULATION NOTES

- INSTALL R-7 INSULATION BETWEEN 2x2 FURRING STRIPS ON FOUNDATION WALLS, WHEN APPLICABLE. USE R-13 BATT SPLIT IN HALF.

EXTERIOR ENVELOPE QUALITY

- INSTALL PAN FLASHNG UNDER ALL EXTERIOR DOORS EXCEPT FOR GARAGE/HOUSE AND GARAGE SERVICE DOOR PER DETAIL.
- INSTALL 24" PVC BLACK PORCH FLASHING PER DETAIL.
- ALL EXTERIOR WALLS COVERED w/HOUSEWRAP IN A SHINGLE AFFECT.
- ALL WINDOWS TO BE INSTALLED, CAULKED AND TAPED PER DETAILS.
- INSTALL PATIO DOOR PAN FLASHING PER DETAIL.
- INSULATE AND HOUSE WRAP ALL CANTILEVERS PER DETAIL.
- CORNER STEP FLASHING IS TO BE INSTALLED ON ALL WALLS PROTRUDING THROUGH ROOF.
- BRICK FLASHING AND WEEP HOLES INSTALLED PER DETAIL.
- VINYL J-BLOCKS ARE TO BE USED AT ALL EXTERIOR LIGHT FIXTURES, METER BASES, HOSE BIBS, DISCONNECTS AND A/C OR H/P ELECTRICAL HOOK-UPS.
- ALL PENETRATIONS WITHOUT J-BLOCK ARE TO HAVE DUCT SEAL INSTALLED.
- FINAL ROUGH GRADE TO BE SLOPED TO TAKE WATER AWAY FROM FOUNDATION IN ALL DIRECTIONS. SLOPE OF GRADE MUST BE AT MINIMUM OF 6" EVERY 10'.

FINISHES

- TOWEL BAR HEIGHT TO BE 46" FROM FLOOR.
- PAPER HOLDER HEIGHT TO BE 24" FROM FLOOR.
- TOWEL RING TO BE MOUNTED AT 60" ABOVE FINISHED FLOOR.

JOB SPECIFIC

-

PRELIM VERIFY NOTES

- VERIFY LOCATION OF FURNACE MUST REMAIN DUE TO THE STAIR PLACEMENT AND HOW THE TRUNK LINE NEED TO RUN ACROSS THE HOME.
- VERIFY THE STRAIGHT RUN STAIR REQUIRED A LANDING AT THE BOTTOM WHICH MADE MORE OF AN L-SHAPE IN THE UTILITY SPACE.
- VERIFY FLOORING SQUARE WAS ADDED AT FRONT DOOR SINCE THE FOYER HAS BEEN ELIMINATED AND IS NOW LOCATED IN THE GREAT RM SPACE WHICH IS CARPET. DRAWN AS A 6'x4' SPACE.
- VERIFY GREAT RM FRONT WINDOWS WERE ADJUSTED FOR THE STRAIGHT RUN STAIR.
- VERIFY 1' WAS ADDED TO FRONT OF THE FOUNDATION OF THE HOME. THIS IS DUE TO THE GRADE ADJUSTMENT AND DESIGN CHANGES. THE FRONT WALL OF THE HOME NEEDED SUPPORTED WITHOUT THE USE OF THE CANTILEVER THAT WAS ORIGINALLY THERE. ADJUST CONTRACT AS NEEDED.

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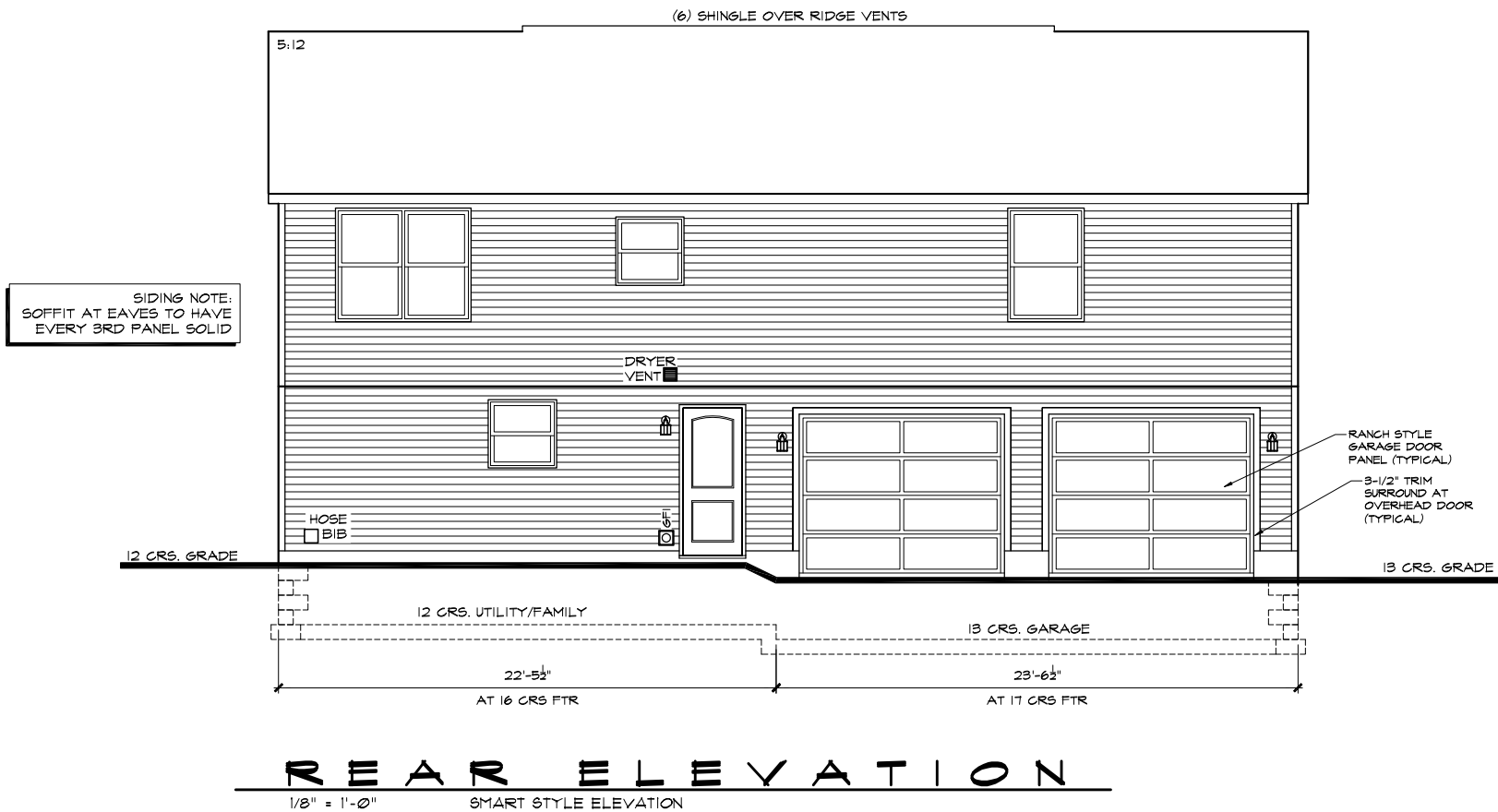
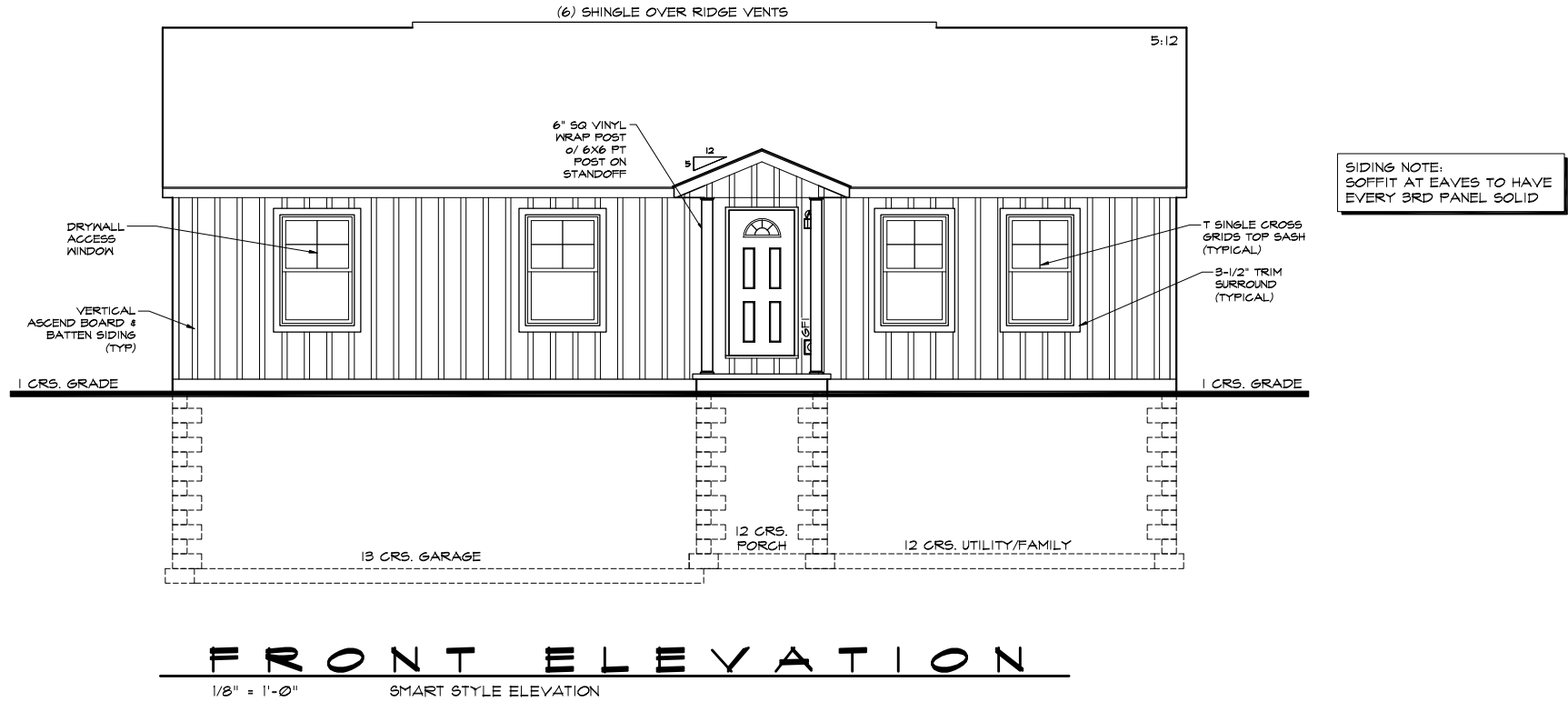
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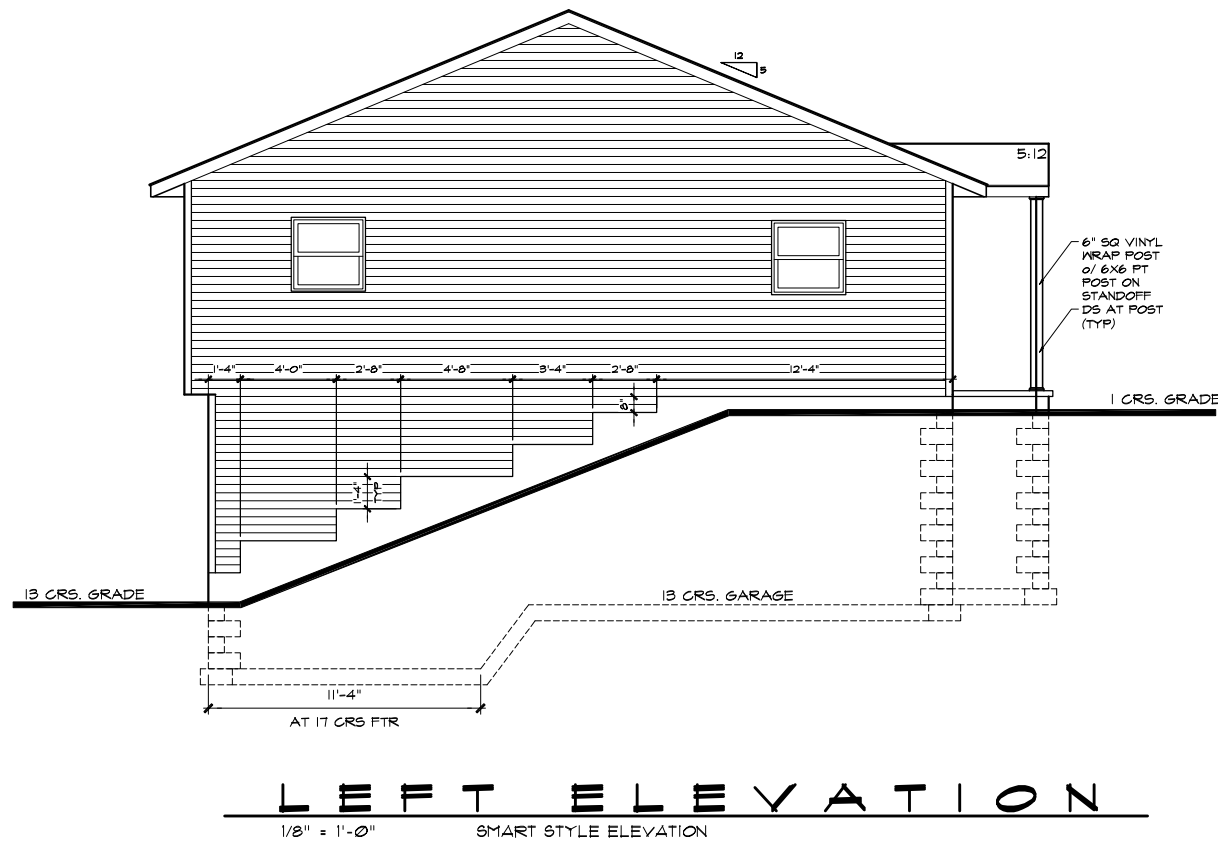
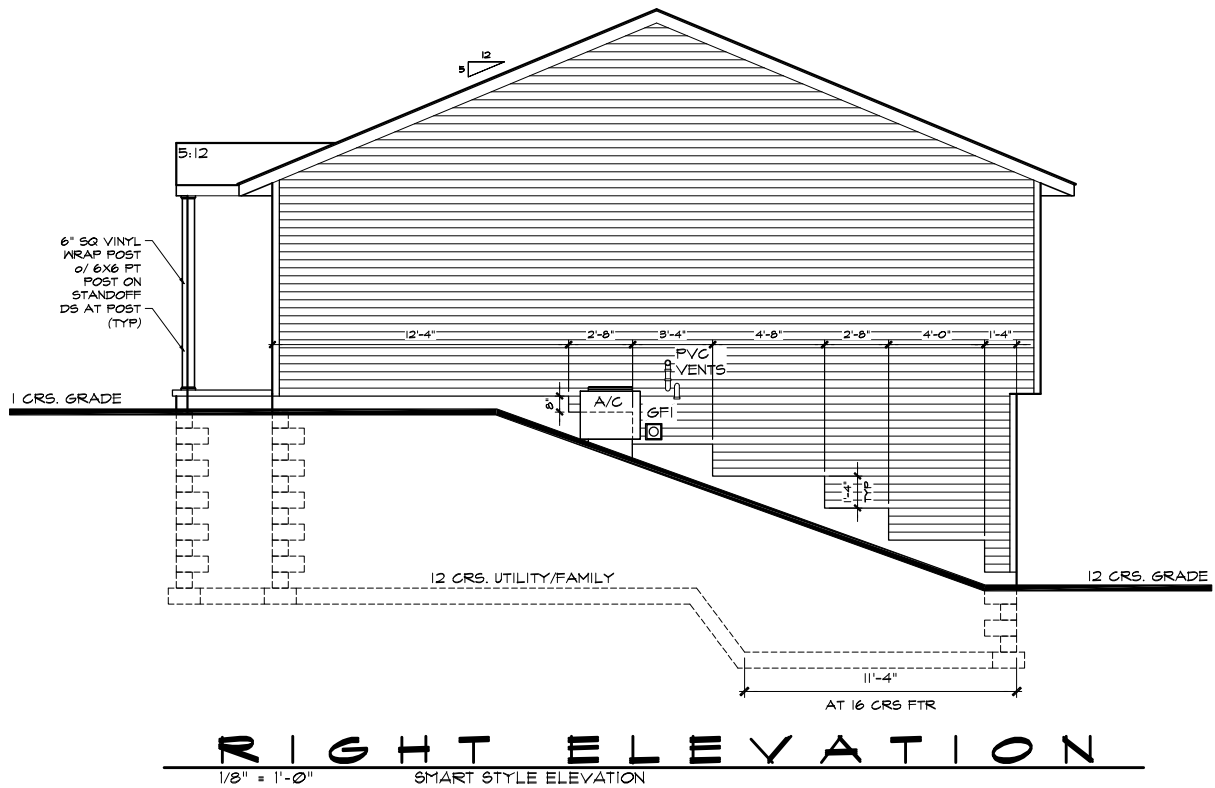
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**RIGHT & LEFT
ELEVATIONS**

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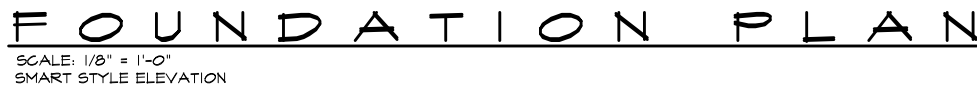
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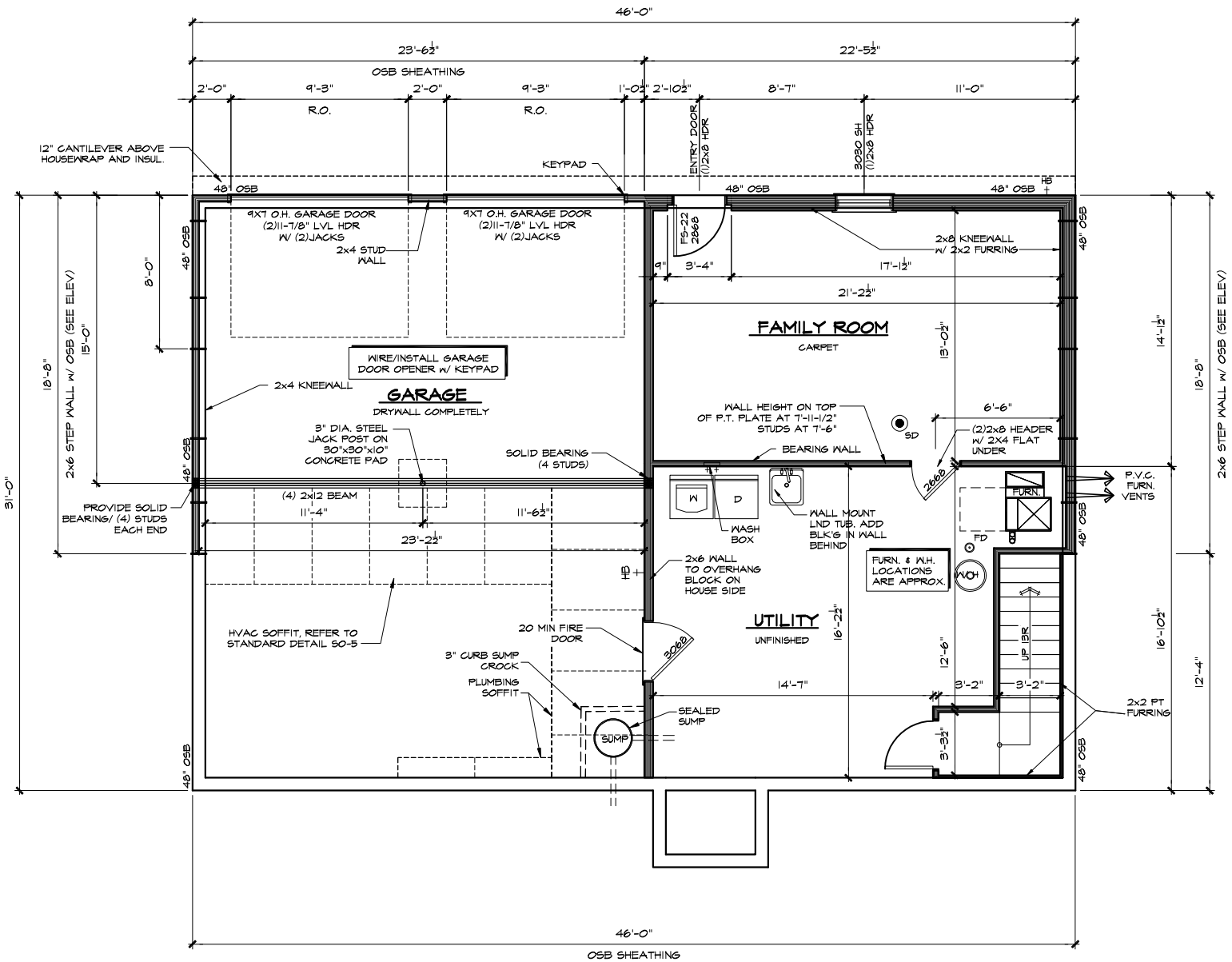
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1. ICE AND WATER SHIELD TO BE INSTALLED AT ALL EAVES AND VALLEYS.
2. FIRESTOPPING REQUIRED
3. EXT WALLS BEHIND TUBS/SHOWERS MUST BE INSULATED & COVERED W/ HOUSEWRAP PRIOR TO ROUGH FRAME INSPECTION.
4. USE OSB ON UNDERSIDE OF STRINGERS TO CLOSE OFF.
5. 3"x3" LANDING REQUIRED ON ALL EXT DOORWAYS WHERE FINISHED GRADE IS GREATER THAN 2 RISERS
6. ADD BLOCKING FOR WALL MOUNT LAUNDRY SINK

REBAR FOOTLOCK LOOPS TO BE 2'-0" FROM
INSIDE CORNERS AND 6'-0" O.C. ON ALL WALLS.
(SEE DETAIL FM-09)

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LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"
SMART STYLE ELEVATION

CONSTRUCTION NOTES:

- GENERAL CONSTRUCTION:
1. THESE PLANS WILL COMPLY WITH 2020 NEC
 2. UP TO (2) CONTINUOUS RUN FANS.
 3. THESE PLANS WILL COMPLY WITH 2023 NEC.
 4. SMOOTH COLONIST INTERIOR DOORS.
 5. SWITCHED ATTIC LIGHTS
 6. KNOCKDOWN STOMPED CLG TEXTURE.
- INCLUDES GARAGE & HOUSE CLGS

- MASONRY/CONCRETE:
1. BASE BLK UNDER SMALLER BLK AT BLK SIZE TRANSITIONS TO BE SOLID
 2. FILTER FABRIC TO BE INCLUDED OVER FOOTER GRAVEL
 3. 4 CRS FROST FTR REQUIRED.

- FRAMING:
1. ICE AND WATER SHIELD TO BE INSTALLED AT ALL EAVES AND VALLEYS.
 2. FIRESTOPPING REQUIRED
 3. EXT WALLS BEHIND TUBS/SHOWERS MUST BE INSULATED & COVERED W/ HOUSEWRAP PRIOR TO ROUGH FRAME INSPECTION.
 4. USE OSB ON UNDERSIDE OF STRINGERS TO CLOSE OFF.
 5. 3'X3' LANDING REQUIRED ON ALL EXT DOORWAYS WHERE FINISHED GRADE IS GREATER THAN 2 RISERS
 6. ADD BLOCKING FOR WALL MOUNT LAUNDRY SINK

PRELIM PRINT
REVIEWED & APPROVED

LOWER LEVEL
FLOOR PLAN

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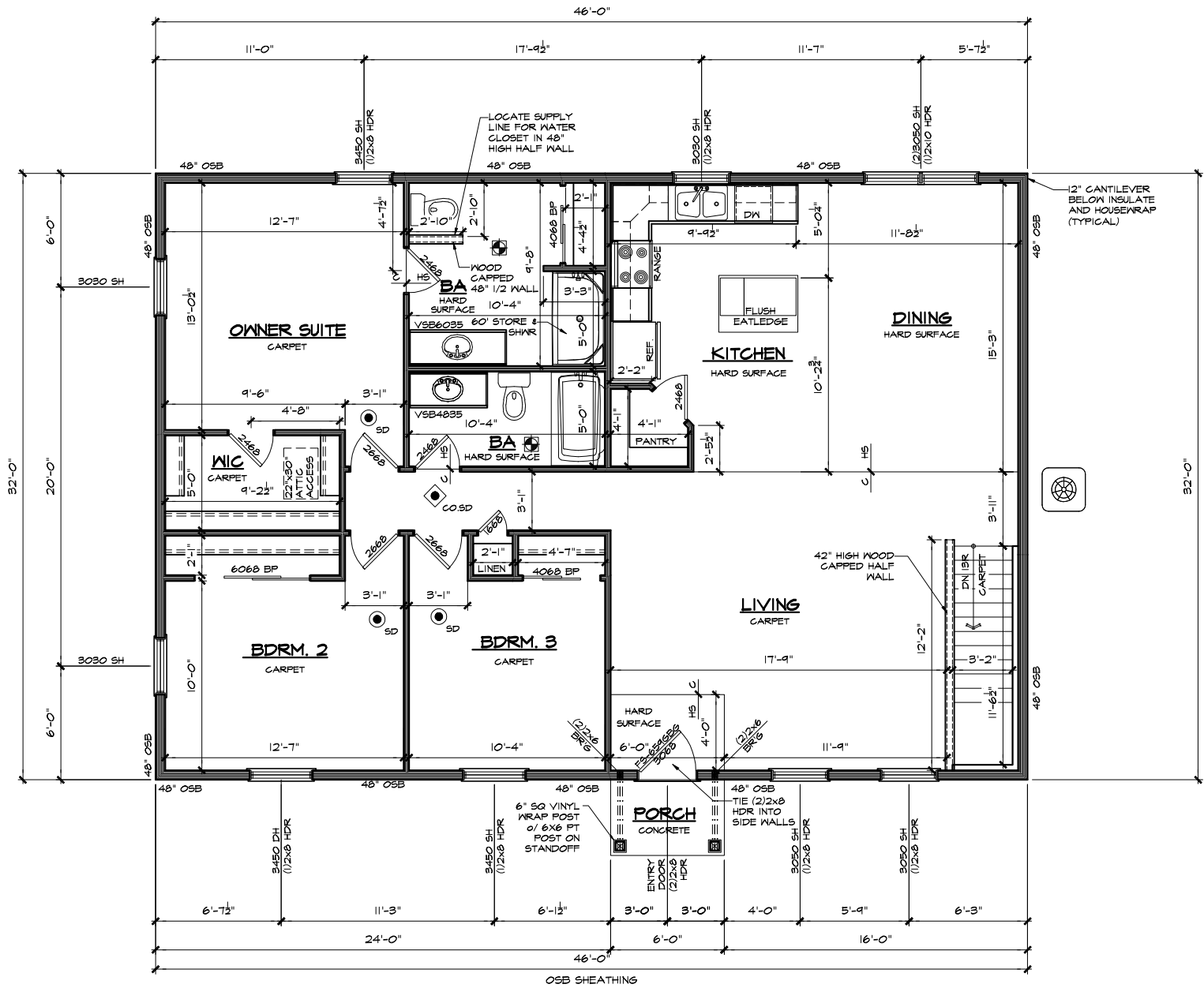
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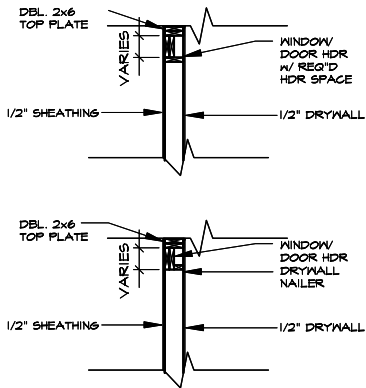
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
SMART STYLE ELEVATION

CONSTRUCTION NOTES:

- GENERAL CONSTRUCTION:
1. THESE PLANS WILL COMPLY WITH 2020 NEC
 2. UP TO (2) CONTINUOUS RUN FANS.
 3. THESE PLANS WILL COMPLY WITH 2023 NEC.
 4. SMOOTH COLONIST INTERIOR DOORS.
 5. SWITCHED ATTIC LIGHTS
 6. KNOCKDOWN STOMPED CL6 TEXTURE. - INCLUDES GARAGE & HOUSE CLGS

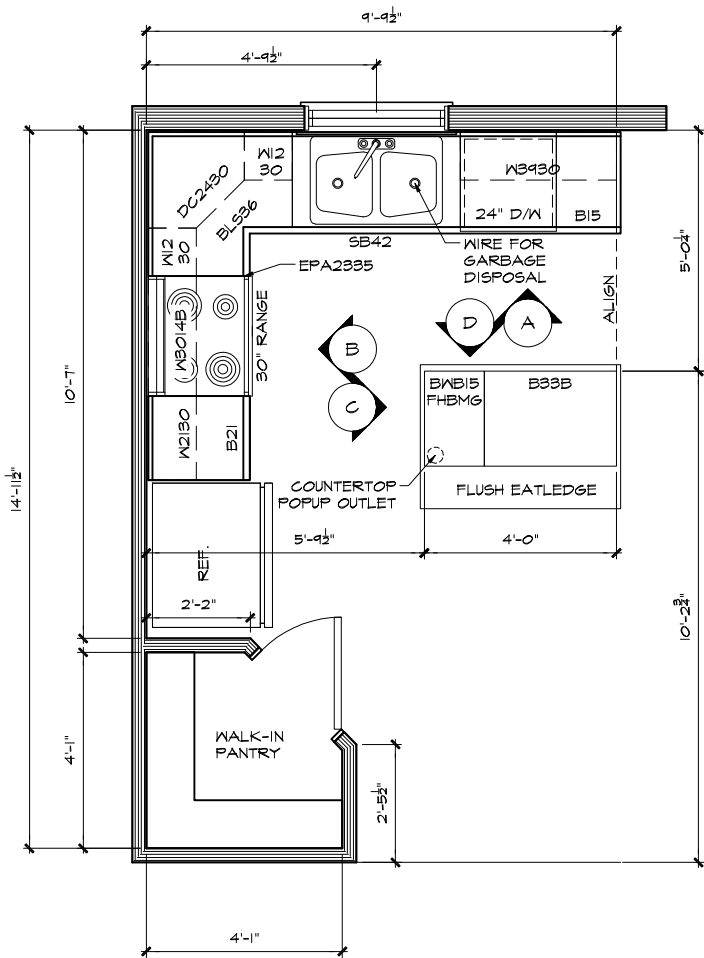
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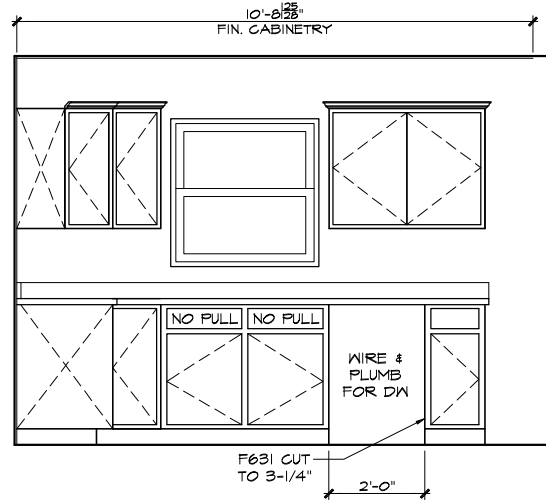


2x6 HEADER DETAILS

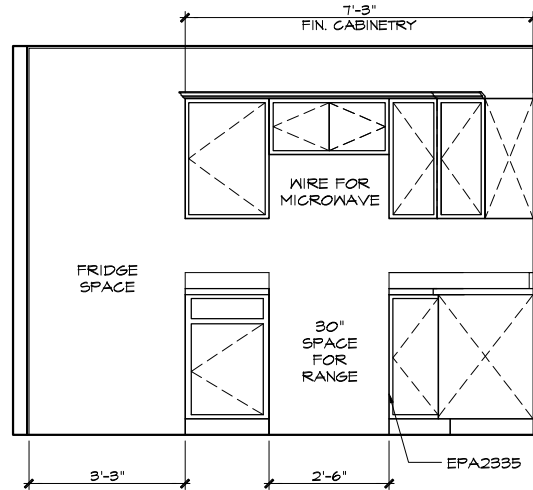
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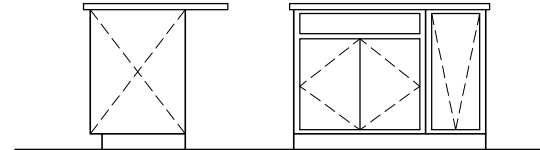
KITCHEN PLAN
SCALE: 1/4" = 1'-0"



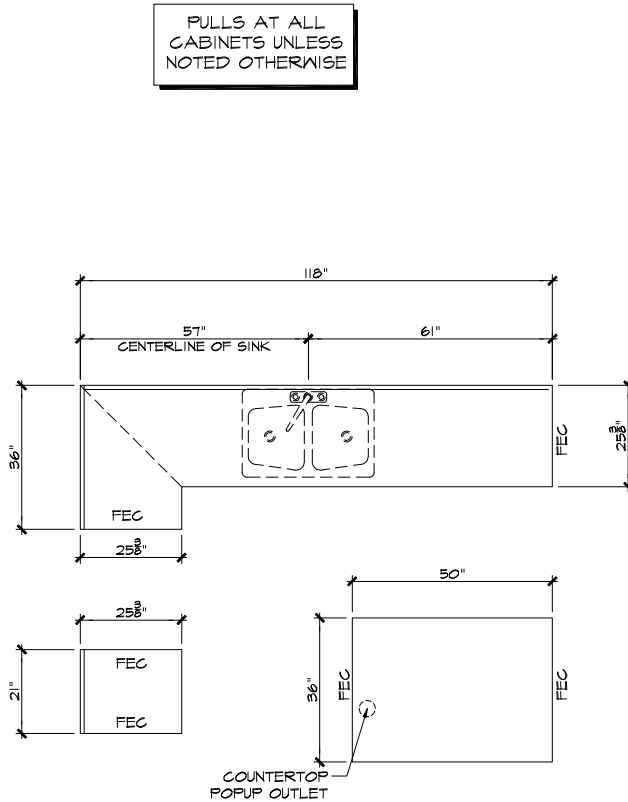
CABINET ELEVATION



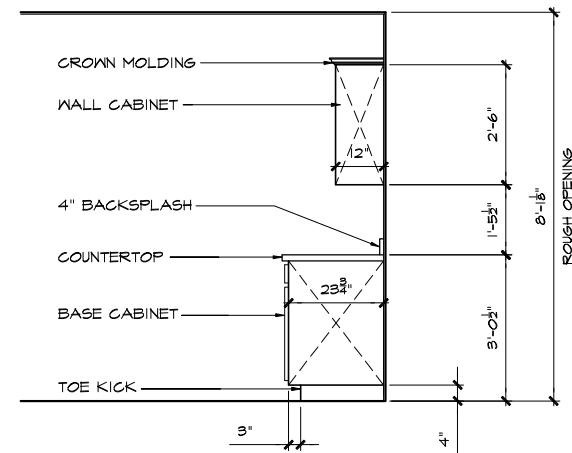
CABINET ELEVATION



CABINET ELEVATION



COUNTERTOP LAYOUTS



CABINET SECTION

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KITCHEN PLAN AND
CABINETRY DETAILS

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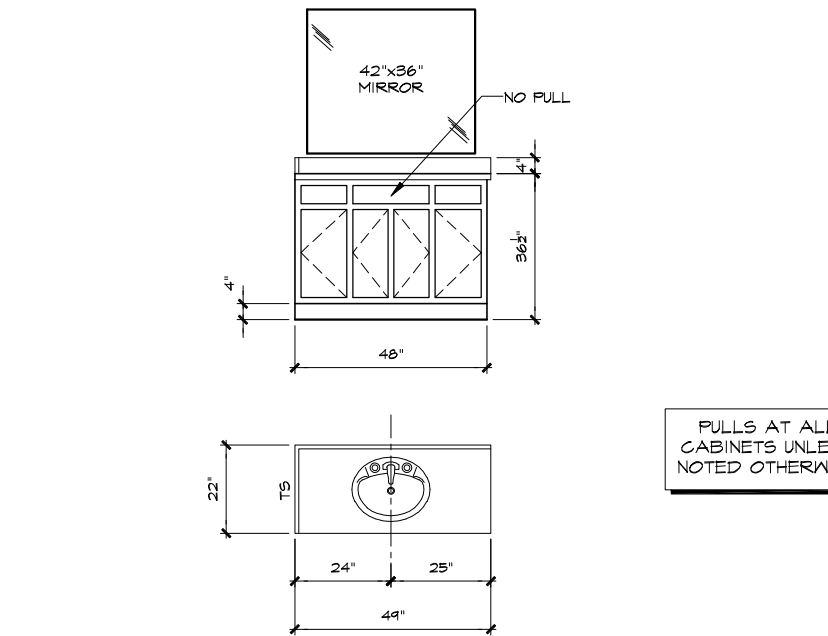


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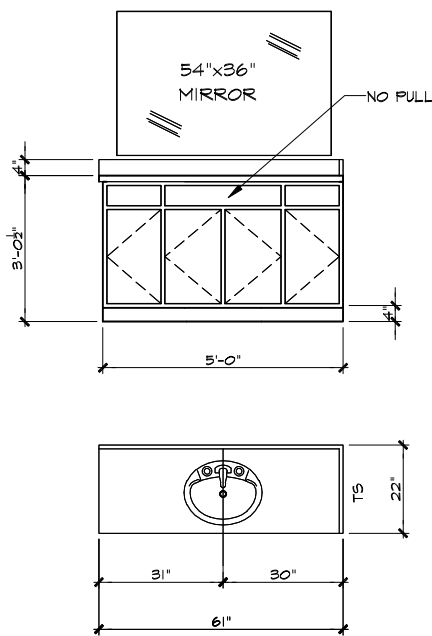
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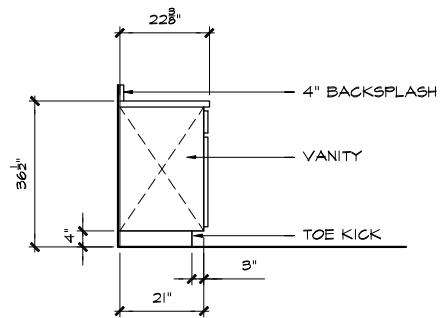
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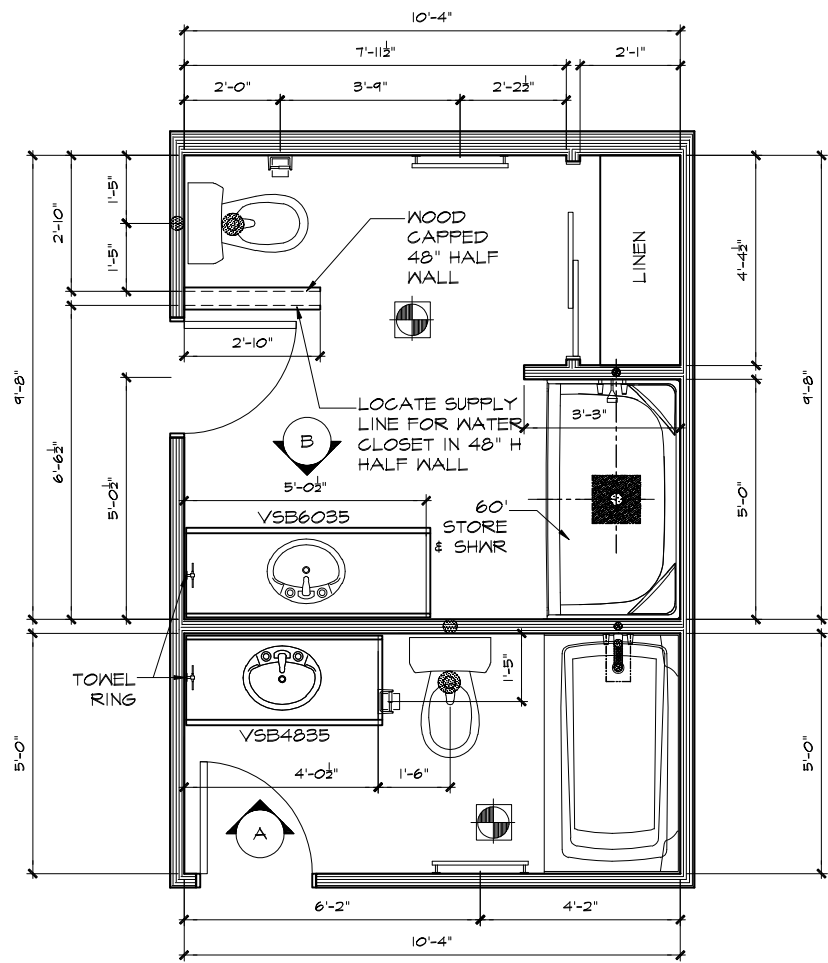
A MAIN BATH VANITY



B OWNER BATH VANITY



SECTION



OWNER/MAIN BATH
SCALE: 1/4" = 1'-0"

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**BATH PLAN AND
CABINETRY DETAILS**

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Look Alike Map





2.



3.



4.



5.



6.



7.



8.



9.



10.



11.

