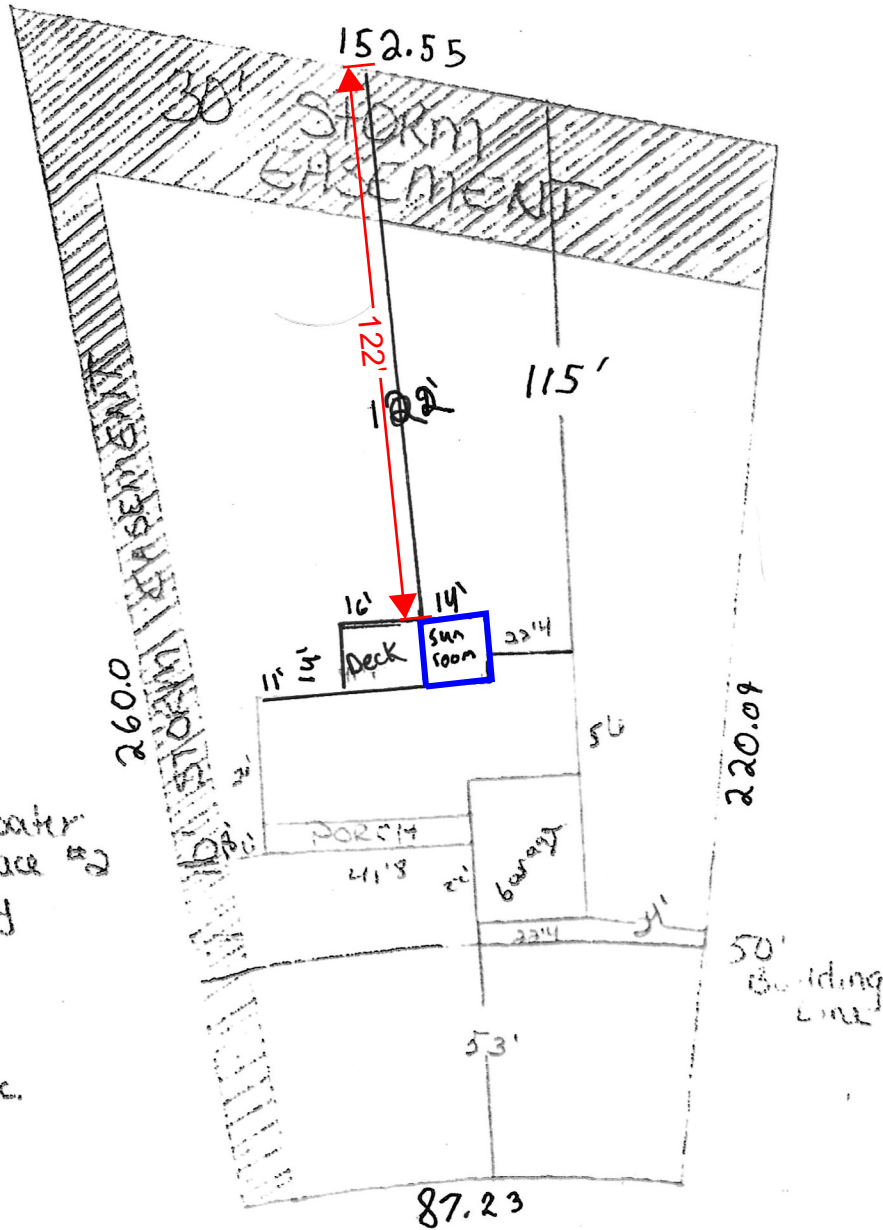
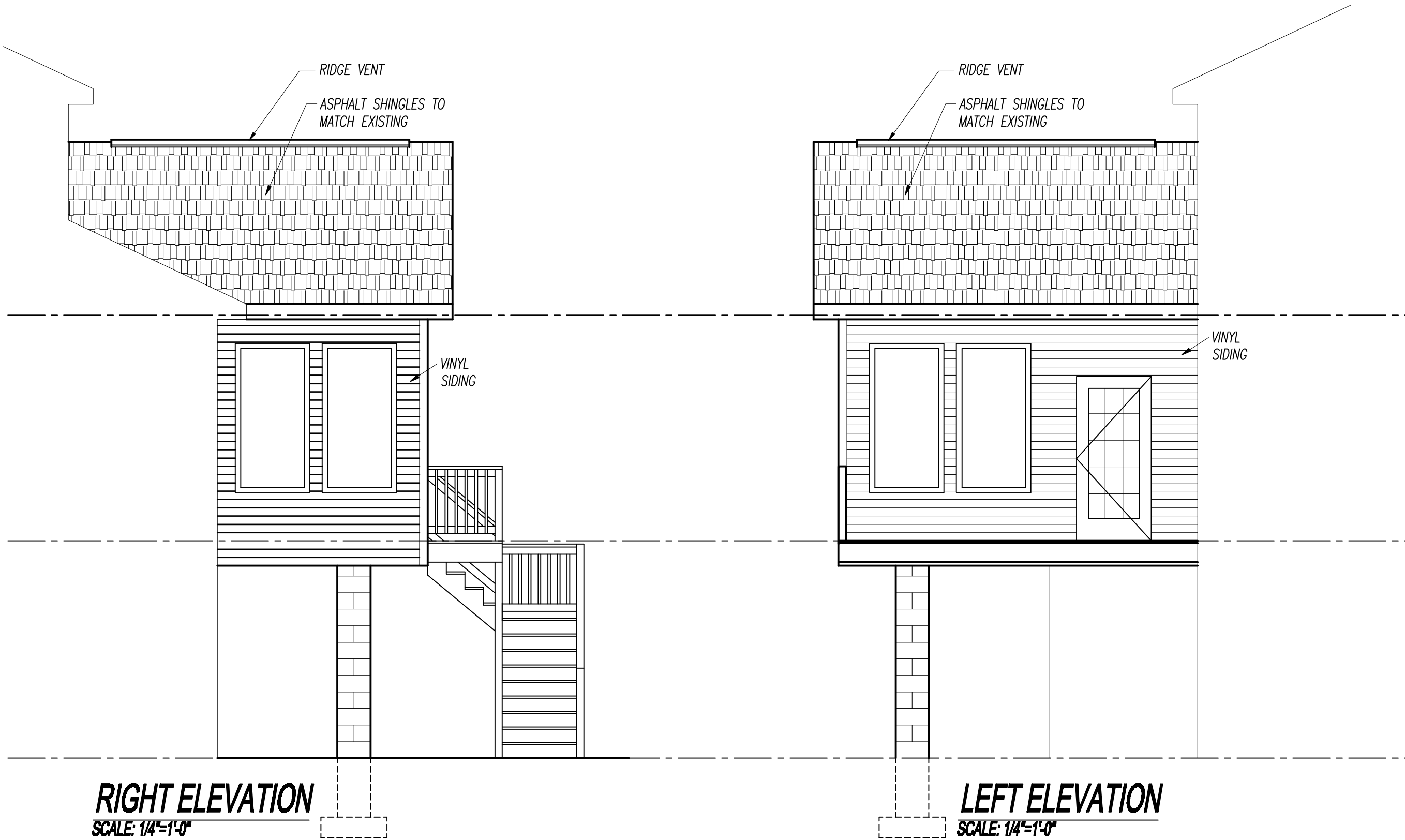
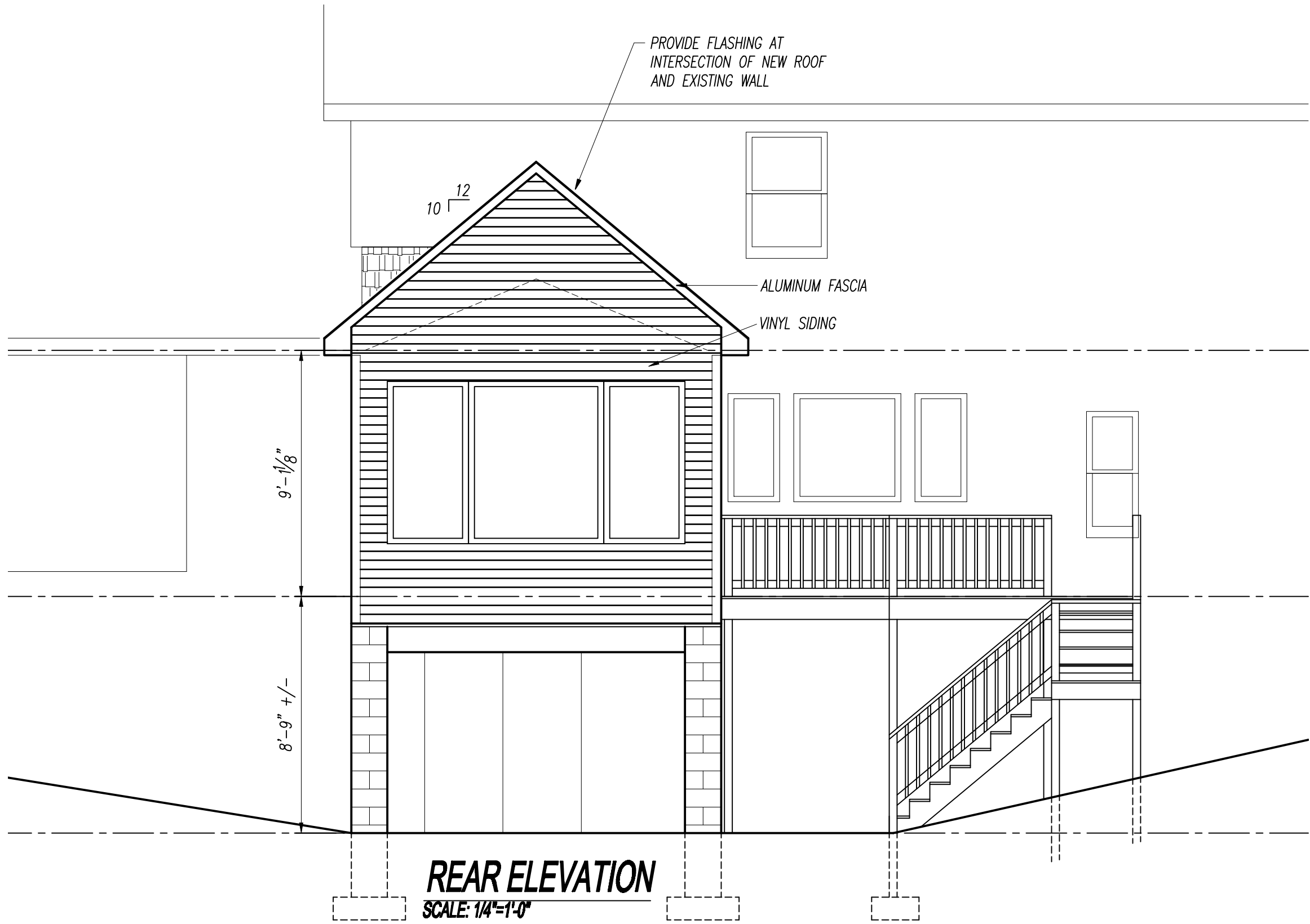


BW65



Lot #65 Bridgewater
 Place #2
 358 Oldham Way
 Hudson, Ohio
 44236
 1"=40'
 12-26-89
 Lot size .6355 AC.
 House 51' x 1690'
 2nd 1218'
 garage 440'



2019 RESIDENTIAL CODE OF OHIO
CHAPTER 11 ENERGY EFFICIENCY
SECTION 1108 ADDITIONS
SECTION 1108.1.1 PRESCRIPTIVE COMPLIANCE . (1108.1.1.1 – 1108.1.1.4)
NEW BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ADDITION SHALL COMPLY WITH RCO SECTIONS 1102.12, 1102.2, 1102.3.1 THROUGH 1102.3.5 AND 1102.4 BUILDING THERMAL ENVELOPE TESTING IS NOT REQUIRED
NEW HEATING, COOLING & DUCT SYSTEMS SHALL COMPLY WITH RCO 1103
NEW SERVICE HOT WATER SYSTEMS SHALL COMPLY WITH 1103 COMPLIANCE USING OPTION 3 SECTION 1105 RCO SECTION 1102 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)
TABLE 1102.1.12
CLIMATE ZONE 5A
FENESTRATION U-FACTOR U-.30
SKYLIGHT U-FACTOR U-.55
CEILING R-VALUE R-49
WOOD FRAMED WALL R-VALUE R-20 OR 13+5
MASS WALL R-VALUE R-13/17
FLOOR R-VALUE R-30
BASEMENT WALL R-VALUE R-10/13
SLAB R-VALUE AND DEPTH R-10 FOR 2 FT
CRAWL SPACE WALL R-VALUE R-10/13
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

REQUIREMENTS PER TABLE	DESIGN
U-.30	U-.30
U-.55	NOT APPLICABLE
R-49	R-38 PER RCO 1122.2.2.1
R-20 OR 13+5	R-15 +3
R-13/17	NOT APPLICABLE
R-30	R-38
R-10/13	NOT APPLICABLE
R-10 FOR 2 FT	NOT APPLICABLE
R-10/13	NOT APPLICABLE

ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

- AIR LEAKAGE
THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
1. ALL JOINTS, SEAMS AND PENETRATIONS.
 2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
 3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
 4. UTILITY PENETRATIONS.
 5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
 6. KNEE WALLS.
 7. WALLS AND CEILINGS SEPARATING THE GARAGE FROM THE CONDITIONED SPACES.
 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
 9. ATTIC ACCESS OPENINGS.
 10. RIM JOISTS JUNCTION.
 11. OTHER SOURCES OF INFILTRATION.

REQUIREMENTS FOR NEW WORK.
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN THE CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSI. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.
AT LEAST ONE THERMOSTAT SHALL BE INSTALLED FOR EACH NEW SEPARATE HEATING AND COOLING SYSTEM. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIME OF THE DAY PER RCO SECTION 1103.

SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 FOR DUCT 3" DIAMETER AND LARGER AND R-6 FOR DUCTS LESS THEN 3" DIAMETER. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6 FOR 3" DIAMETER AND LARGER AND R-4.2 FOR DUCTS LESS THAN 3" DIAMETER.
DUCTS, AIR HANDLERS, & FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH RCO SECTION 1601.4.1.
HEATING AND COOLING EQUIPMENT SHALL BE SIZED AS SPECIFIED IN ACCA MANUAL S.
A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

DRAWING INDEX	
A1	BUILDING ELEVATIONS PROJECT INFO & DRAWING INDEX ENERGY CONSERVATION NOTES
A2	DEMO PLANS & NOTES GENERAL & STRUCTURAL NOTES FOUNDATION PLAN & NOTES WOOD DECK NOTES & DETAILS
A3	FASTENER SCHEDULE WINDOW FLASHING DETAILS ROOF PLAN & NOTES WALL SECTIONS A & B



PROJECT INFORMATION	
APPLICABLE CODES: 2019 RESIDENTIAL CODE OF OHIO 2024 OHIO PLUMBING CODE 2023 NATIONAL ELECTRIC CODE	
PROJECT: AN ADDITION TO RESIDENCE	
HEIGHT	1 STORY
AREA	BUILDING AREAS NEW SUNROOM =196 SF NEW DECK =250 SF
DESIGN CRITERIA GROUND SNOW LOAD = 30 PSF WIND DESIGN SPEED = Vwlt=115 MPH, Vusd=89 MPH, 15 PSF ON WALLS SEISMIC DESIGN CATEGORY = A WEATHERING = SEVERE FROST LINE DEPTH = 40 INCHES TERMITE = MODERATE TO HEAVY WINTER DESIGN TEMP = 5° F ICE BARRIER UNDERLAYMENT REQUIRED = YES FLOOD HAZARDS= AIR FREEZING INDEX= 1500 OR LESS MEAN ANNUAL TEMP = 50.1° f FLOOR LIVE LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF MAXIMUM ALLOWABLE TOTAL LOAD DEFLECTION L/360 DESIGN SOIL BEARING = 1500 PSF PRESUMPTIVE	

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PROJECT
ADDITION TO
HARRIS RESIDENCE
358 OLDHAM WAY
HUDSON, OH 44236

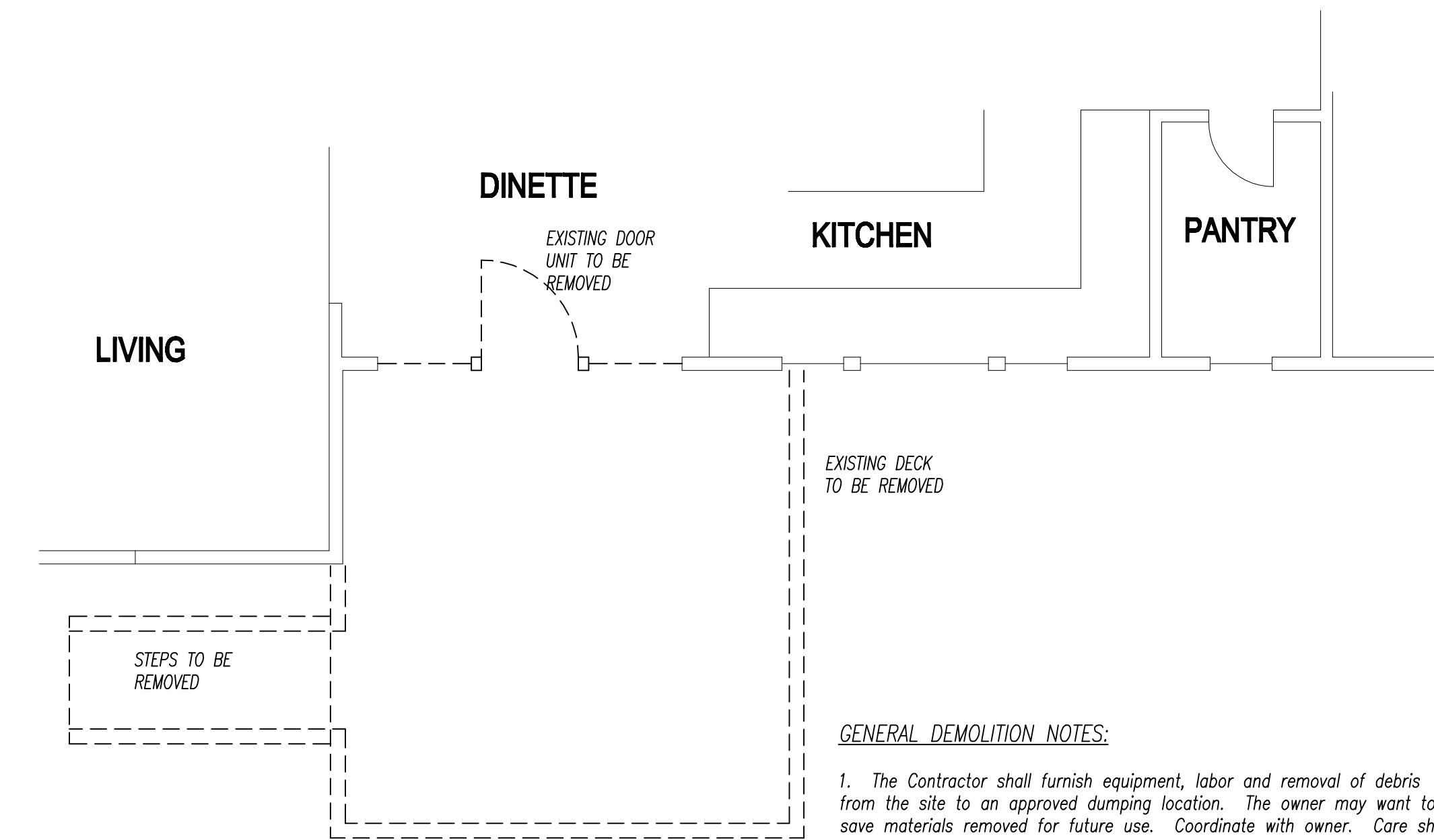
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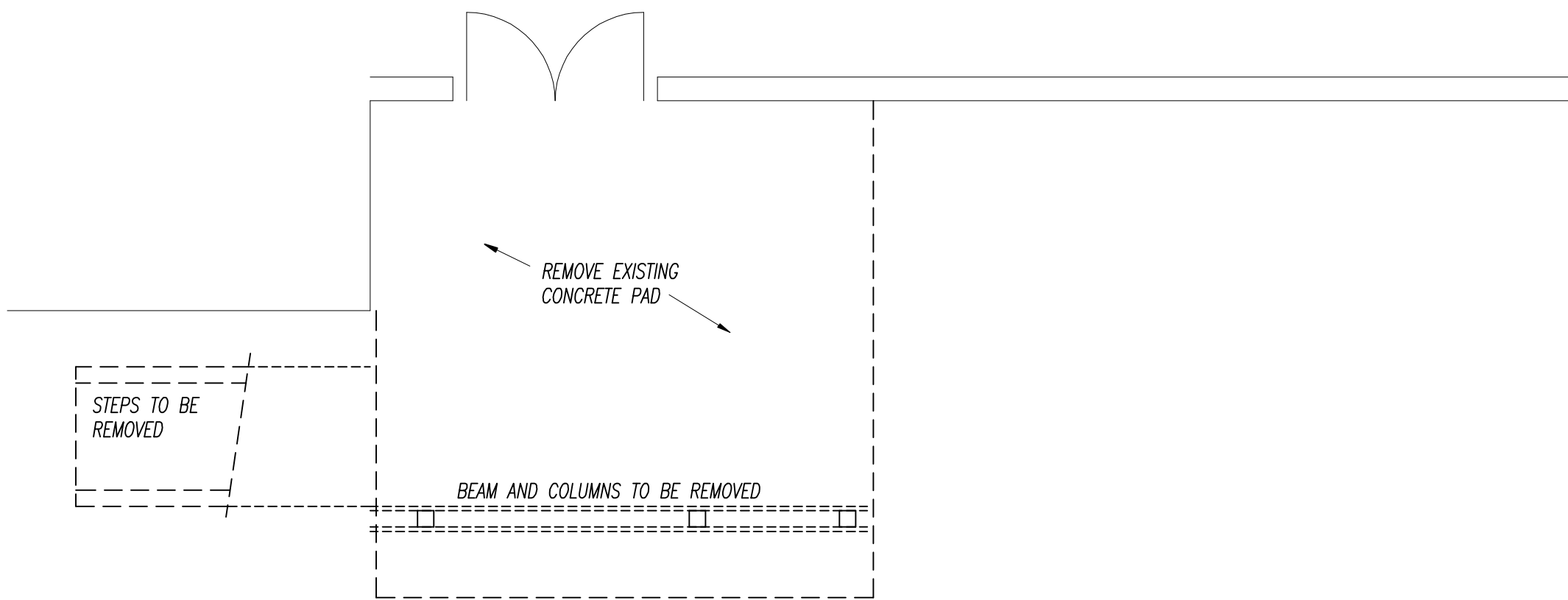
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2025-28-886-01

SHEET
A1
SHEET 1 OF 3



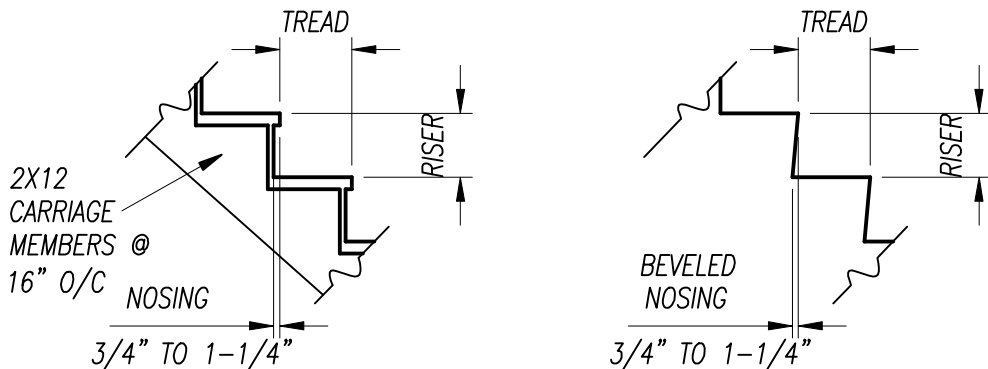
FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"



BASEMENT LEVEL DEMO PLAN
SCALE: 1/4"=1'-0"

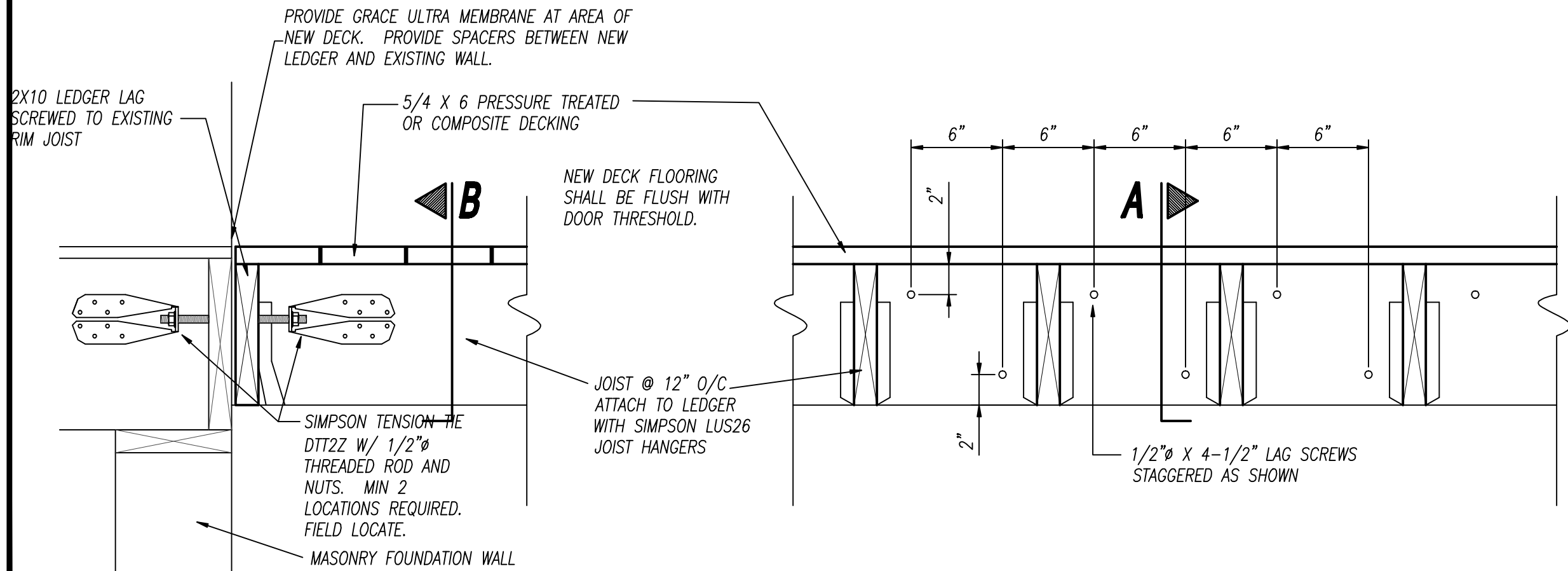
GENERAL DEMOLITION NOTES:

- The Contractor shall furnish equipment, labor and removal of debris from the site to an approved dumping location. The owner may want to save materials removed for future use. Coordinate with owner. Care shall be given to remove materials without damaging them.
- Contractor will be permitted to use his own methods of removal of wall sections, being careful not to damage the building.
- Consult with Architect if any special problem starts to develop.
- Take care not to damage existing work. Any such careless damage shall be repaired at Contractor's expense.
- Care shall be taken to protect the public during the demolition procedures.
- All remaining existing surfaces disturbed during demolition and/or construction shall be patched and refinished to match the adjacent existing finish.



STAIR DETAIL
SCALE: 1/2"=1'-0"

NOTE: CONTRACTOR SHALL VERIFY FLOOR TO FLOOR DIMENSION IN FIELD AND COORDINATE WITH FINISH FLOOR MATERIALS SELECTED BY OWNER. ADJUST RISER HEIGHT AS NECESSARY, BUT RISER SHALL NOT EXCEED 8 1/4".



SECTION A

TYPICAL DECK LEDGER DETAILS
SCALE: 1/12"=1'-0"

SECTION B

GENERAL NOTES:

- Dimensions are to rough studs except the exterior walls, which include the 7/16" OSB sheathing to make 4 inches nominal.
- First floor exterior stud walls are 2 x 4 @ 16" o/c w/ 7/16" OSB sheathing
- Interior stud walls are 2 x 4 @ 16" O/C except as noted.
- Designates wood stud wall
- Designates Masonry Block
- Provide blocking behind all necessary items such as cabinets, screens, wall items, grab bars, etc. Remember blocking for curtain rods that are N.I.C.
- Min Lumber values
size Fb Fv E
2x12 975 90 1,600,000
others 875 70 1,400,000
- All dimensions should be read or calculated; not scaled.
- Window R.O.'s & Numbers are vinyl casement and picture. Provide insect screens on all operable windows.
- Provide a 22"X30" attic access panel to attic space if it has a clear height of over 30". Verify location with owner.
- All window headers shall be 2 2x10s with 1/2" osb between, glued and nailed, except as noted.
- Wall and ceiling finishes shall have a flame spread classification of not greater than 200 and a smoke-developed index of not greater than 450.
- Install all materials in accordance with manufacturer's instructions and the 2019 Residential Code of Ohio.
- The total net free ventilating area shall not be less than 1 to 300 of the area of the space ventilated. At least 50%, but not more than 80% of that ventilation shall be provided in the upper portion of that space.
- The mechanical system shall conform to the 2019 RCO.
- Heating & cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating & cooling methodologies.
- The electrical system shall conform to the 2023 National Electric Code.
- Handrail height shall be 34"-38" high above edge of nosing.
- All glass in doors shall be safety glazing.
- The plumbing, HVAC, and electrical contractors shall submit to the authority having jurisdiction, any information required to obtain permits for their respective work.
- All interior and exterior stairways, including the landings and treads, shall be illuminated.
- Provide 5" aluminum gutters and 2"x3" aluminum down spouts as shown on the elevations. Discharge to the ground surface a minimum of 5 feet from the structure or connect and discharge into the storm sewer if available.
- All branch circuits outlets within the habitable areas of residential dwellings shall be protected by "Arc-Fault Circuit Interrupter Protection (AFCI)"; or as required within that same section all specified outlets shall provide personnel protection via "ground-fault Circuit Interrupter Protection (GFCI)" per RCO 3401 and NEC 210.

STRUCTURAL NOTES:

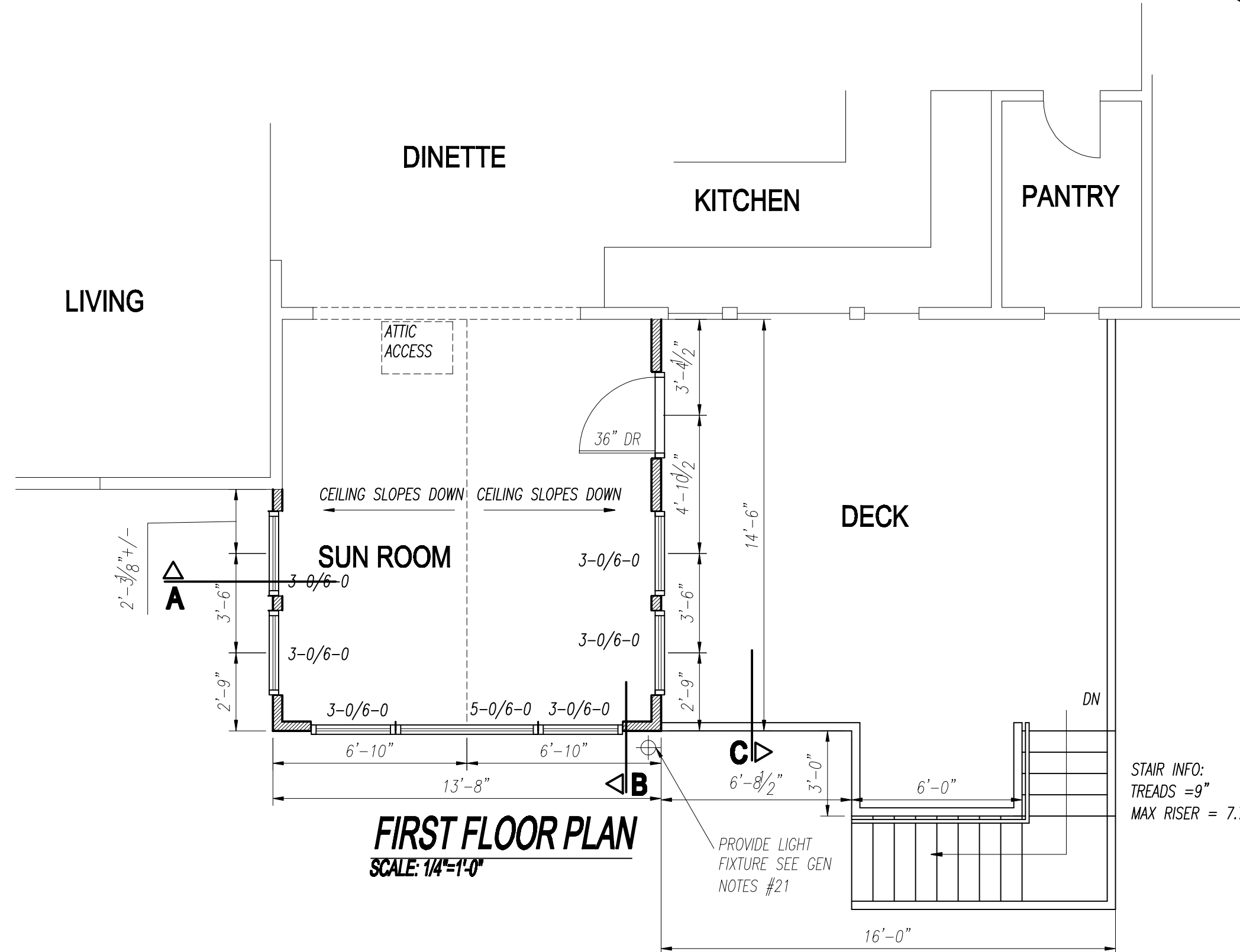
- Contractors involved in constructing walls, roof or related parts shall be responsible for lateral support during construction.
- All lumber shall be minimum SPF no.1/no.2 unless indicated otherwise.
- All wood in contact with concrete or masonry shall be cca pressure treated so. pine.
- All fasteners in contact with pressure treated lumber shall be galvanized.
- The contractor shall be solely responsible for construction means, methods, techniques, sequences or procedures and for safety precautions and programs in connection with the work.
- Window headers shall be min 2-2x10s w/ 1/2" plywood between glued and nailed unless otherwise noted.
- Provide hurricane straps per code on roof rafters and trusses.
- All surfaces of structural steel shall be given a shop coat of rust-inhibitive paint.
- The ends of each joist, beam or girder shall have not less than 1-1/2" of bearing on wood or metal and not less than 3" on masonry or concrete. Joist farming from opposite sides over a bearing support shall lap a min of 3" and shall be nailed together.
- Carefully follow drawing and truss manufacturer's drawings for lateral support of trusses. Truss manufacturer may require lateral bracing of certain web and other members. All bracing members are to be of minimum 2x4 lumber and fastened with a minimum of two 16d nails in each truss, unless otherwise specified.
- Erection and bracing of trusses shall be in accordance with HIB-91 and HIB-91 summary sheet published by the Truss Plate Institute.

NOTES FOR EXTERIOR WOOD DECKS

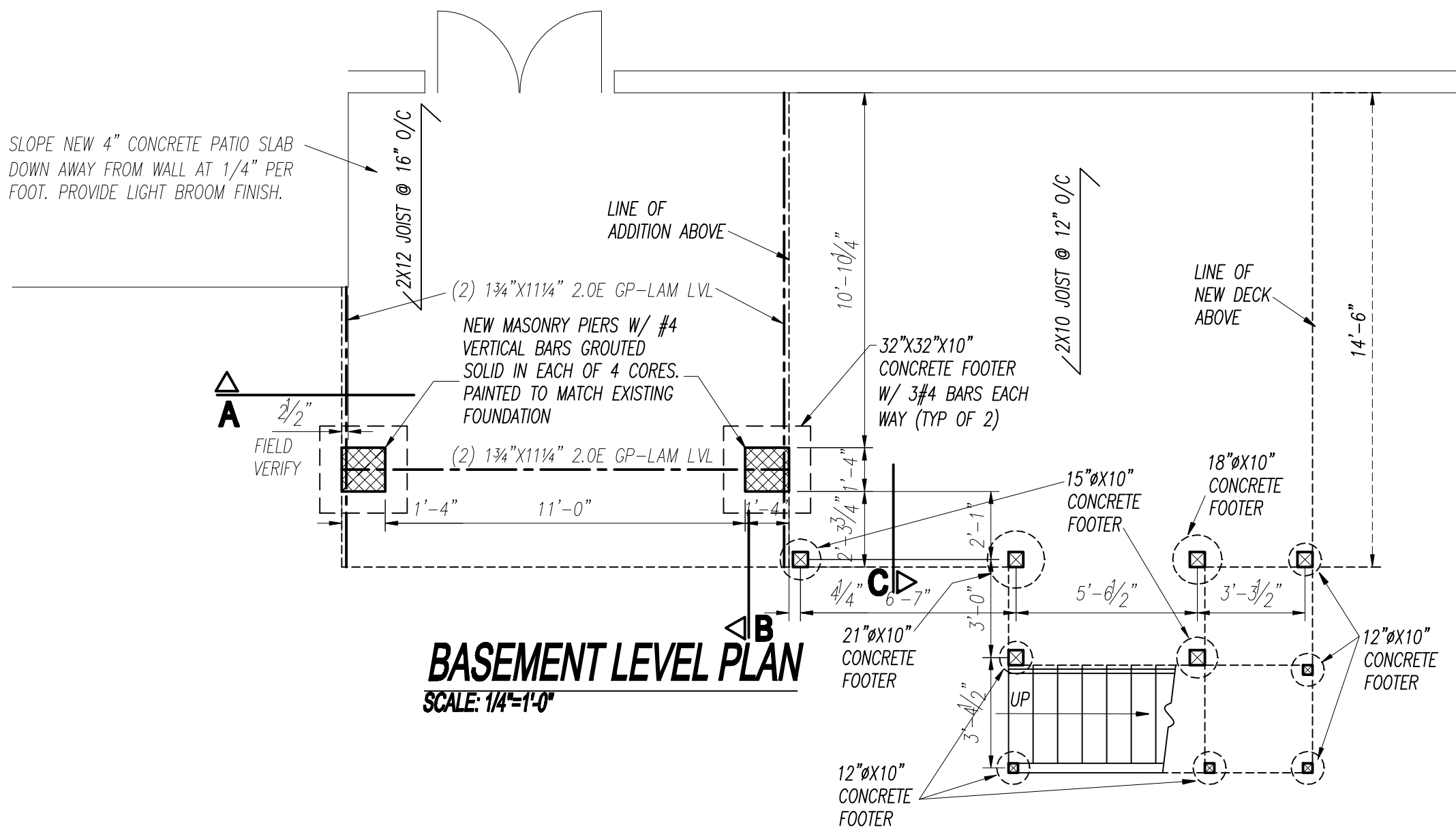
- ALL WOOD DECKS SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO, SECTION 507.
- ALL WOOD MATERIALS SHALL BE NO. 2 OR BETTER PRESERVATIVE-TREATED LUMBER IN ACCORDANCE WITH SECTION 318.
- PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND RCO SECTION 507.2.2. PLASTIC COMPOSITE DECK BOARDS AND STAIR TREADS, OR THEIR PACKAGING, SHALL BEAR A LABEL THAT INDICATES COMPLIANCE WITH ASTM D7032 AND INCLUDES THE ALLOWABLE LOAD AND MAXIMUM ALLOWABLE SPAN DETERMINED IN ACCORDANCE WITH ASTM D7032. PLASTIC OR COMPOSITE HANDRAILS AND GUARDS, OR THEIR PACKAGING, SHALL BEAR A LABEL THAT INDICATES COMPLIANCE WITH ASTM D7032 AND INCLUDES THE MAXIMUM ALLOWABLE SPAN DETERMINED IN ACCORDANCE WITH ASTM D7032.
- PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, AND HANDRAILS SHALL EXHIBIT A FLAME SPREAD INDEX NOT EXCEEDING 200 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 WITH THE TEST SPECIMEN REMAINING IN PLACE DURING THE TEST. PLASTIC COMPOSITE DETERMINED TO BE NONCOMBUSTIBLE ARE EXCEPTED.
- PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, AND HANDRAILS CONTAINING WOOD, CELLULOSIC OR OTHER BIODEGRADABLE MATERIALS SHALL BE DECAY RESISTANT AND TERMITE RESISTANT IN ACCORDANCE WITH ASTM D7032, AND INSTALLED PER THE RCO AND THE MANUFACTURER'S INSTRUCTIONS.
- METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION 317.3 AND TABLE BELOW.

ITEM	MATERIAL	MINIMUM FINISH COATING	ALTERNATE FINISH/COATING
NAILS AND TIMBER RIVETS, BOLTS, LAG SCREWS, INCLUDING NUTS & WASHERS	ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
	ASTM A307-BOLTS	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
	ASTM A563-NUTS	CLASS C (CLASS D FOR 3/8" DIA. AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695	STAINLESS STEEL, SILICON BRONZE OR COPPER
	ASTM F844-WASHERS	CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S/ASTM SPECIFICATION	A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ/FT2 9TOTAL BOTH SIDES)	STAINLESS STEEL

- FLASHING SHALL BE CORROSION-RESISTANT METAL OF NOMINAL THICKNESS NOT LESS THAN 0.019 IN OR APPROVED NONMETAL THAT IS COMPATIBLE WITH THE SUBSTRATE OF THE STRUCTURE AND THE DECKING MATERIALS.



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



BASEMENT LEVEL PLAN
SCALE: 1/4"=1'-0"

FOUNDATION NOTES:

- Use NO organic materials in compacted fill to place floors at correct elevations.
- Foundations must be protected from standing water and from freezing.
- Footing design is based on soil bearing pressure of 1,500 PSF. Contractor shall notify Architect if actual bearing capacity is less than that. Use a minimum of 2,500 PSI concrete for foundations.
- All footings shall be placed on solid undisturbed earth and be a minimum of 3'-4" below grade for exterior wall foundations.
- Concrete floor shall be 4", 3,000 PSI concrete with 6 x 6 x 10/10 welded wire fabric on 6 mil vinyl vapor barrier and 4" of crushed stone or gravel, and have a trowelled smooth finish. Exterior conc. shall be 4", 3500 PSI concrete with 6 x 6 x 10/10 welded wire fabric, be air-entrained 5-7%, and have a light broom finish. Welded wire fabric can be replaced by fiberglass reinforcing fibers.
- Contractors involved in constructing walls, roof or related parts shall be responsible for lateral support of buildings and parts during construction. Provide permanent lateral bracing as shown and noted.
- Backfill adjacent to foundation wall shall not be placed until the wall has sufficient strength and has been anchored to the floor or has been sufficiently braced to prevent damage by the backfill if the wall has 3 ft or more of unbalanced fill.
- Where masonry walls are decreased in thickness, a course of solid masonry shall be constructed between the wall below and the thinner wall above.

NOTE: ANCHOR BOLTS SHALL BE A MIN. DIA. OF 1/2". THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 7" IN GROUTED MASONRY OR CONCRETE. THERE SHALL BE A MIN. OF TWO ANCHOR BOLTS PER SECTION OF PLATE AND ANCHOR BOLTS SHALL BE PLACED 12" FROM THE END OF EACH SECTION OF PLATE, W/ INTERMEDIATE BOLTS SPACED A MAX. OF 6'-0" O/C.

#	REVISED	BY

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ADDITION TO HARRIS RESIDENCE
358 OLDHAM WAY
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Timothy J. Sexton, License #12392
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SHEET
A2
SHEET 2 OF 3

BUILDING ELEMENT	FASTENER SCHEDULE	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
ROOF			
BLOCKING BETWEEN JOISTS OR PARTIERS TO TOP PLATE, 10E NAIL	3-6d (2 1/2" X 0.113")	—	—
CEILING JOISTS TO PLATE, 10E NAIL	3-6d (2 1/2" X 0.113")	—	—
CEILING JOISTS NOT ATTACHED TO PARALLEL PARTER LAYS OVER PARTIERS, FACE NAIL	3-10d	—	—
COLLAR TIE PARTER, FACE NAIL OR 1/4"X20 GAGE RODS	3-10d (3" X 0.128")	—	—
PARTER TO PLATE, 10E NAIL	2-16d (3 1/2" X 0.135")	—	—
PARTER TO ROOF, VALLEY OR HP PARTERS, 10E NAIL	4-16d (3 1/2" X 0.135")	—	—
FACE NAIL	3-16d (3 1/2" X 0.135")	—	—
WALL			
BUILT-UP CORNER STUDS	16d (3" X 0.128")	24" O/C	—
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2" X 0.135")	16" O/C ALONG EACH EDGE	—
CONTINUED HEADER, TWO PIECES	16d (3 1/2" X 0.135")	16" O/C ALONG EACH EDGE	—
CONTINUOUS HEADER TO STUD, 10E NAIL	4-6d (2 1/2" X 0.113")	—	—
DOUBLE STUDS, FACE NAIL	10d (3" X 0.128")	24" O/C	—
DOUBLE TOP PLATES, FACE NAIL	10d (3" X 0.128")	24" O/C	—
DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OR END JOIST, FACE NAIL IN LAPPED AREA	8-16d (3 1/2" X 0.135")	—	—
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2" X 0.135")	16" O/C	—
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2" X 0.135")	16" O/C	—
STUD TO SOLE PLATE, 10E NAIL	3-6d (2 1/2" X 0.113")	—	—
OR 2-16d (3 1/2" X 0.135")	—	—	—
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2" X 0.135")	—	—
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" X 0.128")	—	—
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2" X 0.113")	—	—
OR 2 STRAPLES 1 3/4"	—	—	—
1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" X 0.113")	—	—
OR 2 STRAPLES 1 3/4"	—	—	—
1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" X 0.113")	—	—
OR 3 STRAPLES 1 3/4"	—	—	—
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" X 0.113")	—	—
OR 4 STRAPLES 1 3/4"	—	—	—
FLOOR			
JOIST TO SILL OR GIRDER, 10E NAIL	3-6d (2 1/2" X 0.113")	—	—
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" X 0.113")	—	—
OR 2 STRAPLES 1 3/4"	—	—	—
2" SUBFLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL	2-16d (3 1/2" X 0.135")	—	—
NAIL JOIST TO TOP PLATE, 10E NAIL (ROOF APPLICATION ALSO)	6d (2 1/2" X 0.113")	6" O/C	—
2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3 1/2" X 0.135")	AT EACH BEARING	—
BUILT-UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	10d (3" X 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O/C AT TOP AND BOTTOM AND SPOURED, TWO NAILS AT ENDS AND AT EACH JOIST	—
LEADER STRIP SUPPORTING JOISTS OR PARTERS			
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING, DESCRIPTION OF FASTENERS ^{a,c,e}	3-16d (3 1/2" X 0.135")	AT EACH JOIST OR PARTER	—
OTHER WALL SHEATHING ^f			
3/8" - 1/2"	6d COMMON (2" X 0.113") NAIL (SUBFLOOR WALL)	6	12 9
5/16" - 1/2"	6d COMMON (2" X 0.113") NAIL (SUBFLOOR WALL)	6	12 9
19/32" - 1"	6d COMMON (2 1/2" X 0.131") NAIL (ROOF)	6	12 9
1 1/8" - 1 1/4"	10d COMMON (3" X 0.148") NAIL OR 6d (2 1/2" X 0.131) DEFORMED NAIL	6	12
1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1/2" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN SHAPLE 16 GA., 1 1/4" LONG	3	6
23/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN SHAPLE 16 GA., 1 1/2" LONG	3	6
1/2" GRSUM SHEATHING ^d	1 1/2" GALVANIZED ROOFING NAIL, SHAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
5/8" GRSUM SHEATHING ^d	1 3/4" GALVANIZED ROOFING NAIL, SHAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL OR 6d COMMON (2 1/2" X 0.131") NAIL	6	12
7/8" - 1"	6d COMMON (2 1/2" X 0.131") NAIL OR 6d DEFORMED (2 1/2" X 0.120") NAIL	6	12
1 1/8" - 1 1/4"	10d COMMON (3" X 0.148") NAIL OR 6d DEFORMED (2 1/2" X 0.120") NAIL	6	12

NOTES TO SCHEDULE

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have a minimum average bending yield strengths as shown: 80ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. staples are 16 gage wire and have a minimum 7/16 inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four feet by 8 foot or 4 foot by 9 foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table 602.2(2) of the RC2.

f. For regions having basic wind speed of 110 mph or greater, 6d deformed (2 1/2" x 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48 inch distance from gable end walls; if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48 inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

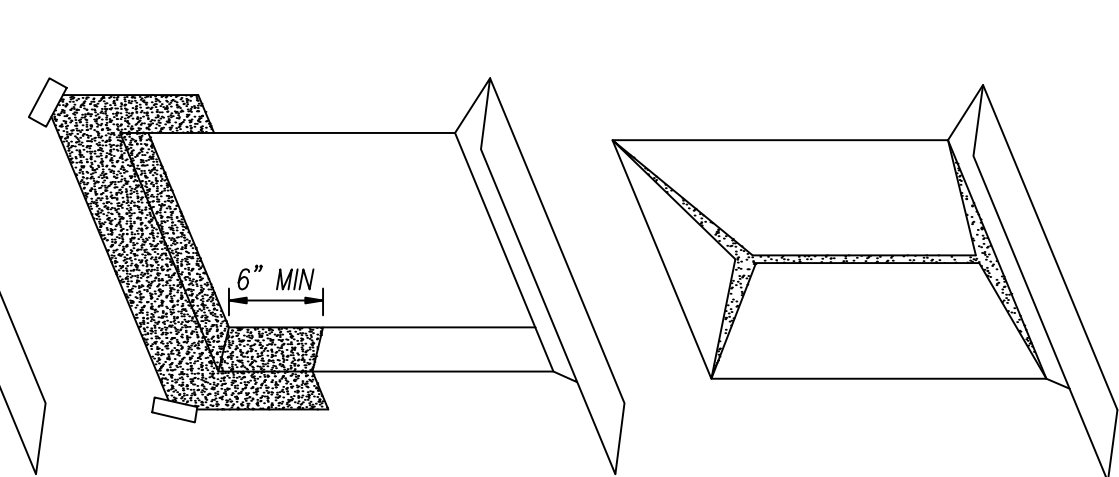
i. Spacing of fasteners on floor sheathing panel edges apply to panel edges supported by framing members and require blocking and at all floor parameters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and require blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of the code. Floor perimeter shall be supported by framing members or solid blocking.

WINDOW FLASHING DETAILS

THE FOLLOWING DETAILS A GENERAL METHOD FOR FLASHING WINDOW OPENINGS. WHEN AVAILABLE, ALWAYS FOLLOW MANUFACTURER'S FLASHING DETAILS FOR YOUR SPECIFIC CLADDING AND WINDOWS. SINCE SOME CLADDING SYSTEMS MAY REQUIRE DIFFERENT AND/OR ADDITIONAL FLASHING TECHNIQUES THAN THOSE SHOWN BELOW.

STEP 1 – WEATHER RESISTIVE BARRIER INSTALLED 1. CUT THE WRB COVERING THE ROUGH OPENING IN THE SHAPE OF A MODIFIED "Y" 2. FOLD THE SIDE AND BOTTOM FLAPS INTO THE WINDOW OPENING AND SECURE. 3. ABOVE THE WINDOW OPENING, CUT A HEAD FLAP AND FLIP UP TO EXPOSE SHEATHING, AND LOOSELY TIE IN PLACE OUT OF THE WAY.

STEP 2 – SILL FLASHING 1. INSTALL SELF-ADHESIVE FLASHING TO THE SILL, ENSURING THAT FLASHING EXTENDS UP JAMBS AT LEAST 6" 2. ONE COMMERCIAL PRODUCT COMES WITH TWO REMOVABLE STRIPS OVER THE ADHESIVE. REMOVE THE FIRST STRIP TO EXPOSE HALF OF THE ADHESIVE AND APPLY THIS AREA TO THE SILL, BEGIN PRESSING IN THE MIDDLE OF THE SILL AND WORK TOWARDS THE SIDES. REMOVE THE SECOND STRIP TO EXPOSE THE ADHESIVE THAT WILL BE USED TO APPLY THE FLASHING BELOW THE WINDOW TO THE OUTSIDE WALL. 3. TIE DOWN THE BOTTOM CORNERS OF THE FLASHING.

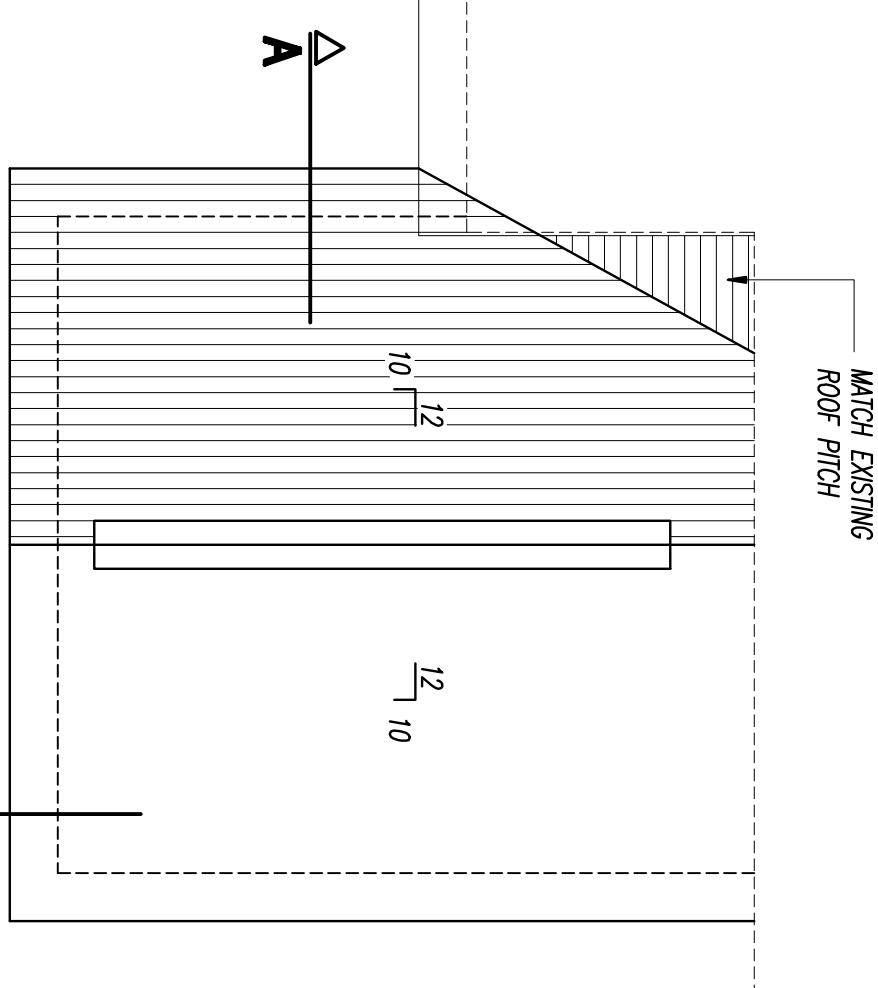


STEP 3 – JAMB FLASHING 1. CHALK THE OUTSIDE EDGES OF THE HEAD AND SILL 2. DO NOT CHALK ACROSS THE SILL 3. INSTALL THE WINDOW USING CORROSION RESISTANT NAILS AND FOLLOWING THE MANUFACTURER'S SPECIFICATIONS.

STEP 4 – JAMB AND FLASHING 1. INSTALL SELF-ADHESIVE JAMB FLASHING, EXTENDING 4" ABOVE THE TOP OF THE HEAD FLANGE AND EVEN WITH THE BOTTOM OF THE SILL FLASHING. 2. INSTALL SELF-ADHESIVE HEAD FLASHING, EXTENDING 1" BEYOND THE JAMB FLASHING. 3. MAKE SURE THAT THE HEAD FLAP, WHEN IT IS FOLDED DOWN, WILL COVER THE TOP OF THE FLASHING.

STEP 5 – SEAL ROUGH OPENING GAP 1. ON THE INTERIOR SIDE OF THE WINDOW, SEAL GAP BETWEEN THE WINDOW AND THE ROUGH OPENING WITH APPROPRIATE SEALANT.

STEP 6 – HEAD FLAP 1. FOLD HEAD FLAP OVER THE HEAD FLASHING AND TAPE ACROSS THE TOP WINDOW FLANGE AND THE 45 DEGREE ANGLE SEAMS



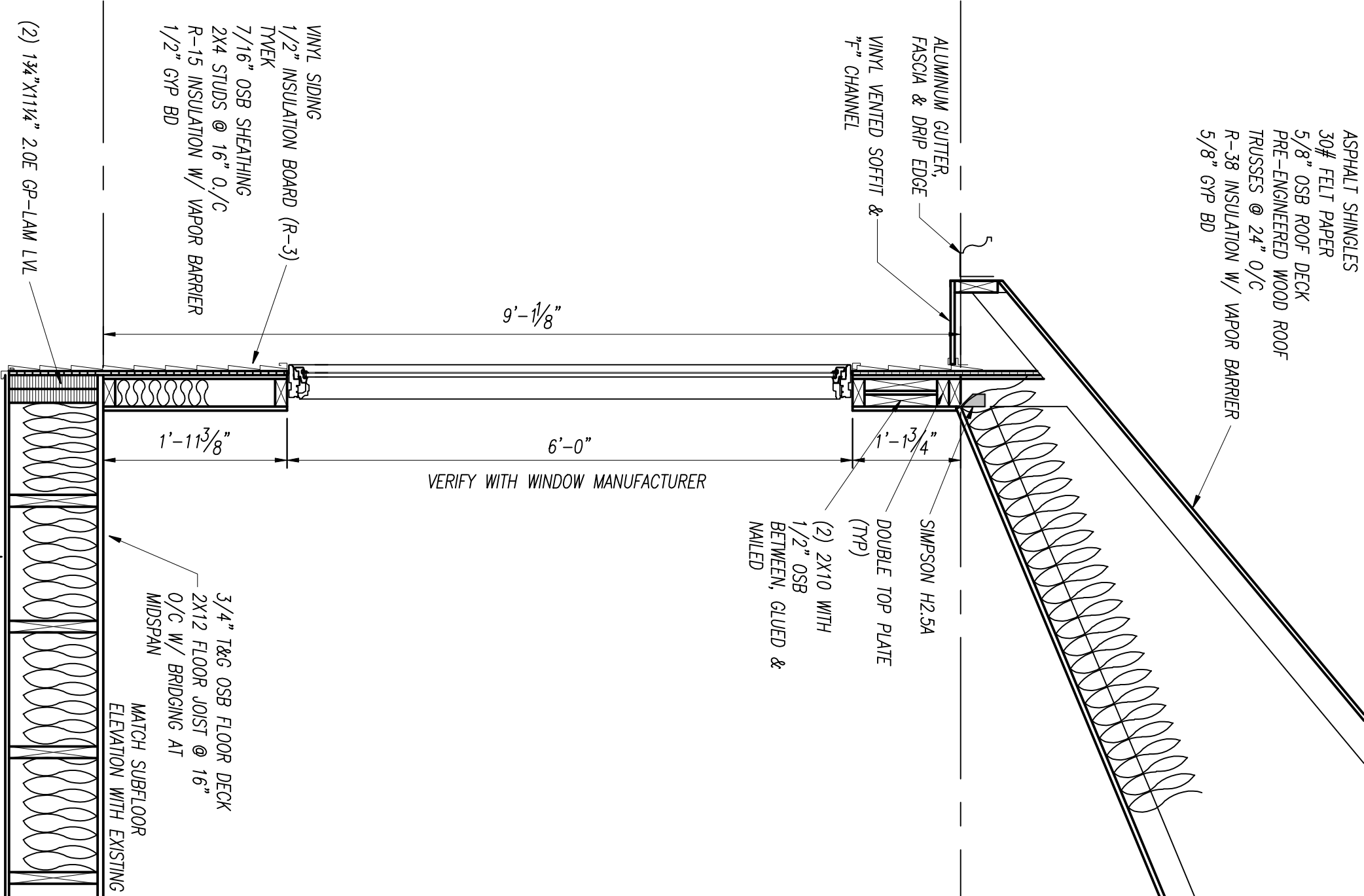
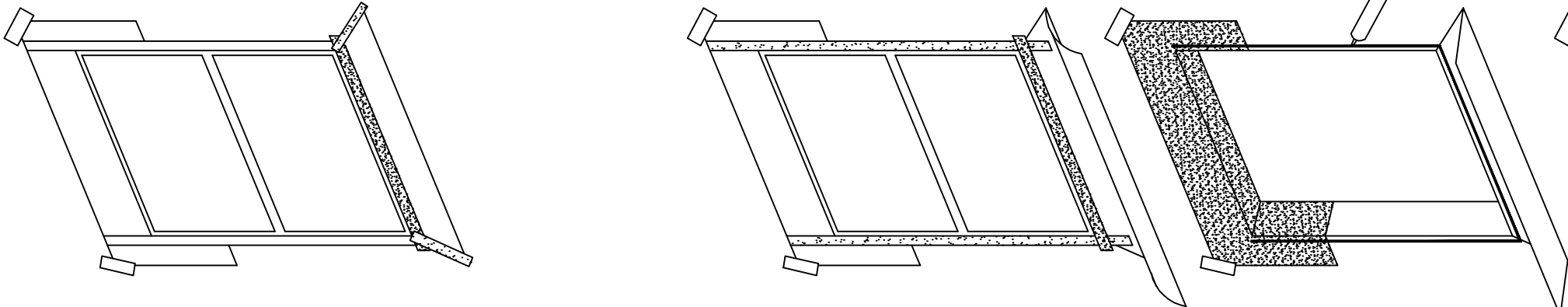
ROOF PLAN

SCALE 1/4"=1'-0"

UNDERLAMENT SHALL BE APPLIED SINGLE PLYSQUIN, PARALLEL TO AND SHARPEN FROM THE EAVE AND LAPPED 2" FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET. ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS. FASTENERS FOR SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN 12 GA SHANK W. A MIN 3/8" DIA. HEAD, ASTM 1667 AN LONG ENOUGH TO PENETRATE A MIN OF 3/4" INTO THE ROOF SHEATHING. PROVIDE THE MINIMUM NUMBER REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN 4 PER SINGL SHINGLE OR 2 PER SINGLE SHINGLE. PROVIDE ROOF VENTILATION AT A MIN RATE OF 1/300 OF SPACE VENTILATED PER SECTION 8806 OF THE 2019 RESIDENTIAL CODE OF OHIO.

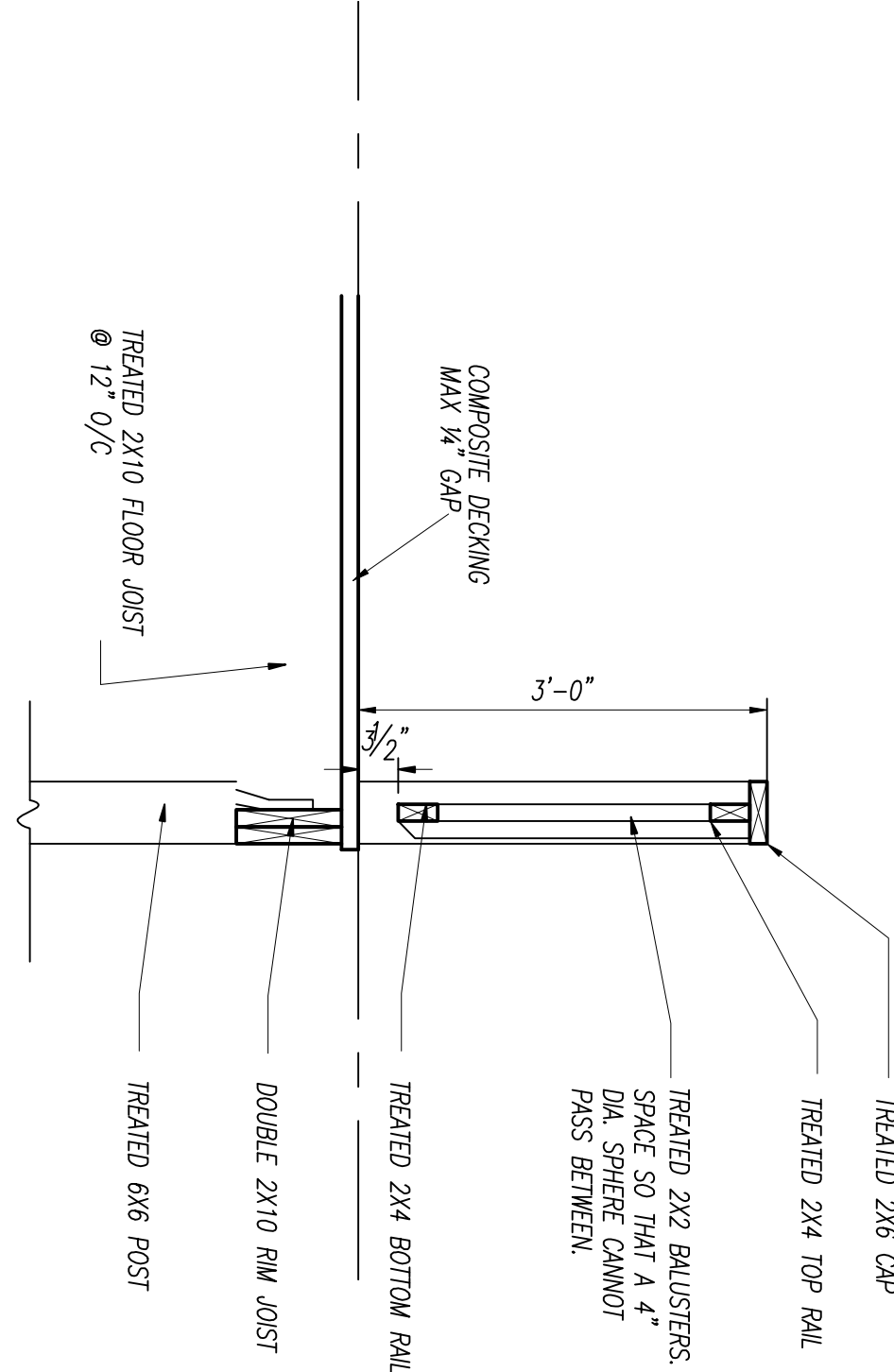
PROVIDE MIN 5" ALUM GUTTER AT ALL EAVE FASCIA AND 2"x3" ALUM DOWN SPOUTS IN SUFFICIENT NUMBER TO DRAIN WATER UNDER A 2.75" /HR RAIN. INSTALL ICE & WATERSHIELD MEMBRANE AT ALL VALLEYS AND EAVES OF ROOF TO A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE.

ASPHALT SHINGLES SHALL CONFORM TO EITHER ASTM D225 OR ASTM D346 AND BE TESTED IN ACCORDANCE WITH ASTM 7136.



WALL SECTION C

SCALE 3/4"=1'-0"



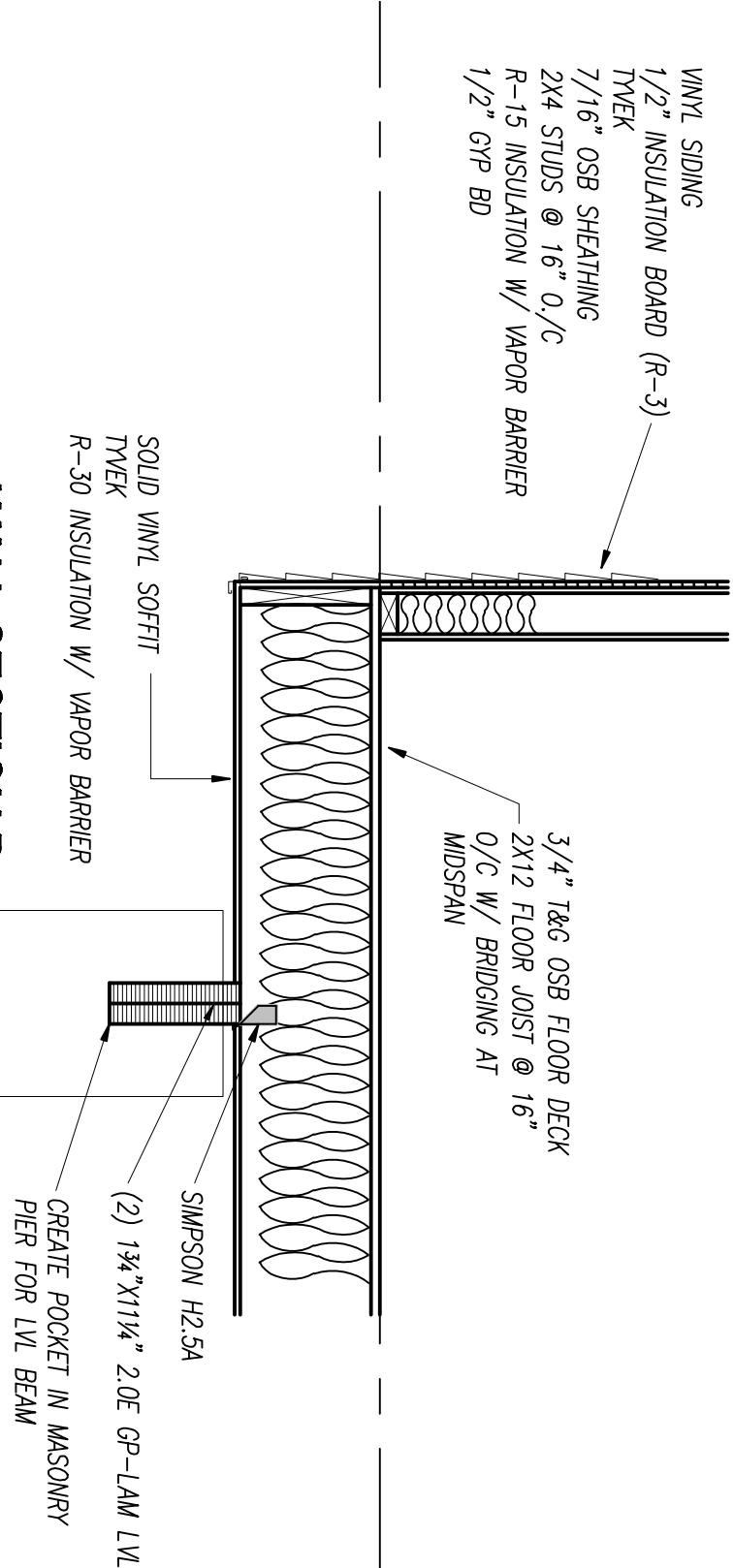
WALL SECTION A

SCALE 3/4"=1'-0"



WALL SECTION B

SCALE 3/4"=1'-0"



#	REVISED	BY


SEXTON ASSOCIATES
ARCHITECTS, inc.

611 HOUSEL CRAFT RD
CORTLAND, OH 44410
PHI 330-889-0065

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PROJECT

ADDITION TO HARRIS RESIDENCE
358 OLDHAM WAY
HUDSON, OH 44236

SCALE

Issued by: Sexton, License #12392
Expiration Date: 12/31/2025

DESIGN BY	DATE
TS	8/18/2025
CHECKED BY	SCALE
TS	AS NOTED

JOB NO.
2025-28-886-01

SHEET

A3

SHEET 3 OF 3



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Concept 4 Insurance Agency, Inc. 125 West Ave., Suite 103 Tallmadge, OH 44278	CONTACT NAME: Rita Schreiner PHONE (A/C, No. Ext): (330)630-2543 FAX (A/C, No): (330)630-2605 E-MAIL ADDRESS: rita@concept4ins.com INSURER(S) AFFORDING COVERAGE INSURER A: Merchants Preferred Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 12901
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INSURED

Portage Timberworks LLC
8152 Peck Rd.
Ravenna, OH 44266

COVERAGES**CERTIFICATE NUMBER: 95949970-250129123455****REVISION NUMBER: 5**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			CTRI016828	02/01/2025	02/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Summit County
Dep't. of Building Standards
1030 East Tallmadge Ave.
Akron, OH 44310

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(RTS)

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