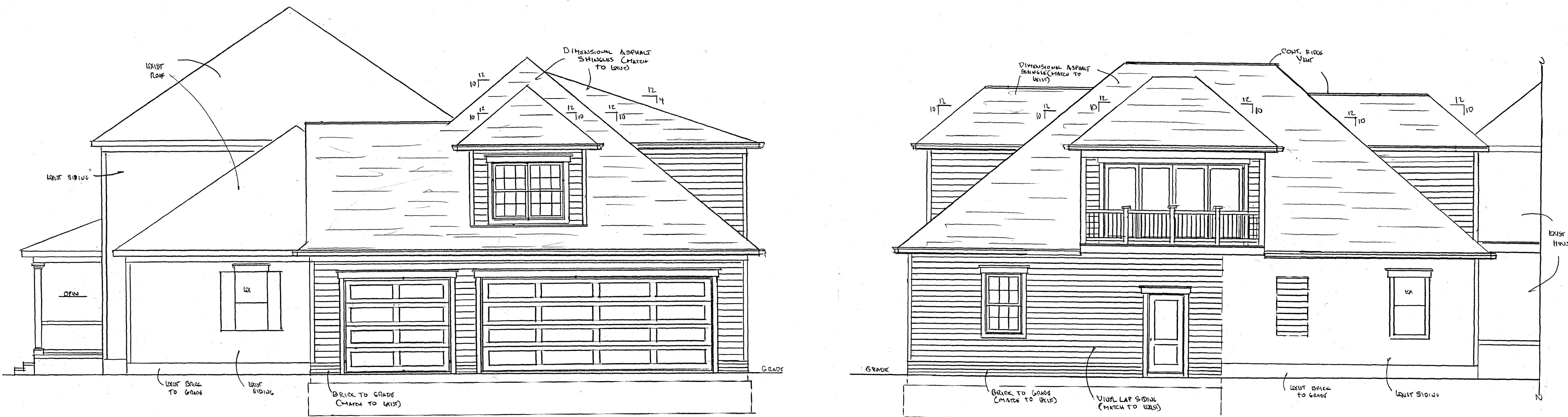


FRONT ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

FRONT ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"



RIGHT ELEVATION:
SCALE: $\frac{1}{4}'' = 1'-0''$

RIGHT ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

PARTIAL REAR ELEVATION:
SCALE: $\frac{1}{4}$ " = 1'-0"

PARTIAL REAR ELEVAT

ELECTRICAL/MECHANICAL/PLUMBING NOTES:

1. All electrical, mechanical and plumbing work shall be in compliance with all applicable building, 2019 ORC, and current 2023 NEC and 2017 National Mechanical and Plumbing Codes.
2. All garages & exterior electrical plugs near water source must be "GFI" protected and Provide separate circuits for "GFI" plugs only. All electrical plugs to be installed on AFCI breakers.
3. All receptacles to be tamper resistant, where all branch circuits, except for GFCI circuits, shall be protected by a AFCI combination type circuit breaker.
4. Provide labeling of all circuit breakers in all panels and sub-panels.
5. Provide grounding for copper plumbing line, (if, necessary).
6. Provide sticker on panels for electrical contractor name & phone numbers for emergencies.
7. All electrical outlets shall be spaced no more than 12' o.c. along wall space. An electrical outlet shall be placed by no more than 6' from any door or window.
8. Any light fixture above a shower, tub and pool must be damp proof with tempered glass.
9. Under separate cover, the electrical contractor to submit the proposed electrical panel circuitry, electrical loads and calcs. To the building dept.
10. All recessed cans with white trim. All cans to be switched with dimmer switches.
11. Under separate cover, the electrical contractor shall submit the proposed electrical panel circuitry, electrical loads and calcs to the building dept..
12. Install a new high efficient furnace with a/c in conditioned space under new stairs. New furnace to be 95% efficient gas fired furnace with min. 13 SEER a/c to service the new 1st and 2nd floor addition, with zoning for the 2nd floor. Provide a programmable thermalstat on each floor.
13. Modify the existing ductwork and grills on the existing floor area to accommodate the new layout.
14. Install a new frost free hot and cold water spickets in the left wall of the new garage. Also install a new frost free water spicket on either the rear or left wall of the existing walls.
15. Install a new LED spot light by the left and rear mandoors. Recess weatherproof can fixtures in the balcony area.
16. Provide 2 "GFI" plugs in weatherproof boxes in the balcony area and also add plugs on all exterior walls of the new addition.
17. Bathroom exhaust fans to be "quiet" type and exhaust to the exterior

FOUNDATION NOTES:

1. 3 COURSE 12" / 8" THICK BLOCK GARAGE FOUNDATION ON REINFORCED CONCRETE TRENCH FOOTER WITH 1 TO 2 COURSES EXPOSED TO GRADE.
2. GARAGE SLAB ON GRADE: 4" CONCRETE SLAB, 6 SAC, REINFORCED, SLOPED SLAB OVER 6 MIL VISQUEEN OVER POROUS FILL, (COMPACTED). OVERLAP VISQUEEN BY MIN: 12".
CRAWL SPACE SLAB: EXISTING SLAB COATED WITH VAPOR BARRIER PAINT SEALER
3. FOOTERS: GARAGE: 20" / 16" X 34" DEEP REINFORCED CONCRETE TRENCH FOOTER. ALL CONTINOUS FOOTERS TO INCLUDE 2: #5 REBAR, CONTINOUS
4. GARAGE SLAB ON GRADE W/ CONTROL JOINTS W/ A MAXIMUM SEPARATION OF 10'.
5. FINISH GRADE AND GRADE SLOPE AROUND FOUNDATION WILL BE DETERMINED ON SITE WITH GRADE SLOPING AWAY FROM STRUCTURE.
6. BRICK TO GRADE, (MATCH TO EXISTING) ON ALL ELEVATIONS.
7. ALL 1/2" ANCHOR BOLTS X 16" LONG TO FASTEN TO TREATED SILL PLATES AT 6'-0" O.C., AND MAXIMUM 12" FROM CORNERS OF ALL FOUNDATION WALLS. ANY FOUNDATION WALL AT OR LESS THAN 2'-0" LONG TO INCLUDE MIN. 2 ANCHOR BOLTS.
8. CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS
9. GARAGE SLAB TO BE SLOPED TOWARDS NEW FLOOR DRAINS.
10. NEW CRAWL SPACE KNEE WALL OVER EXISTING GARAGE SLAB TO BE TREATED 2 X 4 SILL PLATE OVER DOW SEALER, FASTENED WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. INTO THE EXISTING SLAB. COVER GARAGE SIDE OF KNEE WALL WITH 5/8" RATED MOISTURE RESISTANT DRYWALL.
11. INSTALL R-24.5 CLOSED CELL FOAM INSULATION ON PERIMETER WALLS AND RIM BOARD LOCATIONS OF NEW CRAWL SPACE WALLS, INCLUDING EXTERIOR WALLS AND NEW WALL BETWEEN CRAWL AND GARAGE.
12. KNOCK OUT ACCESS OPENING FROM EXISTING BASEMENT/CRAWL SPACE TO NEW CRAWL SAPCE, WITH MIN. 32" WIDE X FULL HEIGHT OPENINGS.
13. CONCRETE COLUMN PAD FOR STEEL COLUMN TO BE 36" X 36" X 10" DEEP REINFORCED CONCRETE PAD WITH 3: #5 REBAR SET EACH WAY.

1ST FLOOR DEMO PLAN:
SCALE: $\frac{1}{4}$ " = 1'- 0"

SCALE: $\frac{1}{4}$ " = 1'-0"

SCALE: $\frac{1}{4}$ " = 1'-0"

Hand-drawn architectural site plan showing a property layout with various rooms and exterior areas. The plan includes labels for existing structures and demolition/renovation tasks. Key labeled areas include:

- EXIST KITCHEN**: Includes annotations for removing cabinets and demo to studs.
- EXIST BATH**: Includes annotations for removing walls.
- EXIST HALL**: Includes annotations for removing walls.
- EXIST LAUNDRY**: Includes annotations for removing walls.
- EXIST CLO.**: Includes annotations for removing walls.
- EXIST FAMILY RM**: Includes annotations for removing walls.
- EXIST DININ**: Includes annotations for removing walls.
- EXIST GARAGE**: Includes annotations for removing existing garage door and demo garage to studs.
- EXIST COUNTER**: Includes annotations for removing existing window and replacing with new door.
- EXIST SIDEWALK**: Includes annotations for removing existing sidewalk.
- EXIST CONC. PAD**: Includes annotations for removing existing concrete slab.
- EXIST DRIVEWAY**: Includes annotations for removing existing driveway.

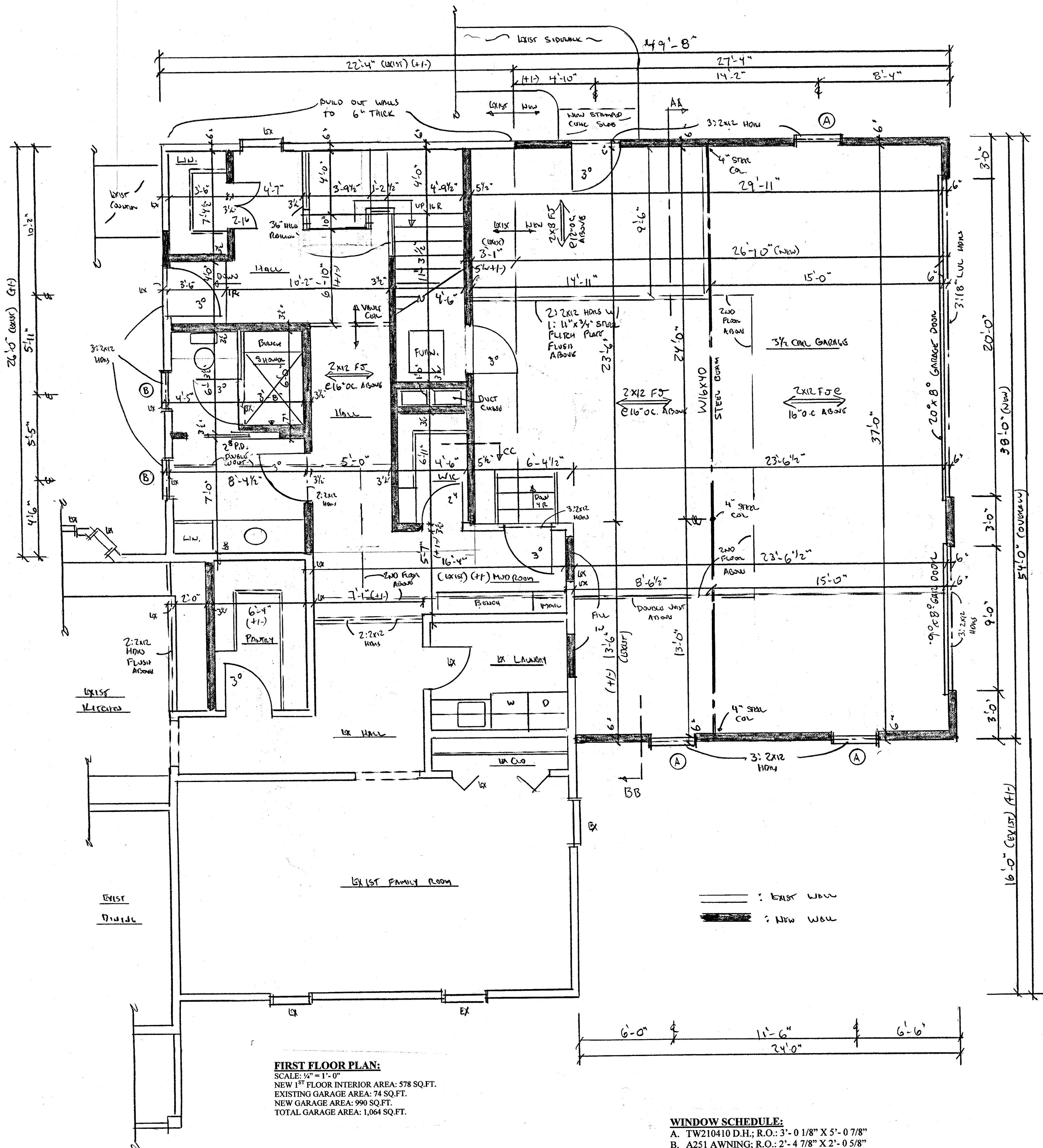
Annotations for demolition and renovation include:

- EXIST: Existing wall.
- DEMOL/REMOVE WALL: Demolition or removal of wall.

Handwritten notes and arrows provide specific instructions for each area, such as removing windows, doors, and structural elements, and replacing them with new ones. The plan also shows the layout of the property, including the garage, driveway, and various rooms.

FOUNDATION PLAN:

SCALE: $\frac{1}{4}$ " = 1'-0"



FIRST FLOOR PLAN:
SCALE: $\frac{1}{4}$ " = 1' - 0"
NEW 1ST FLOOR INTERIOR AREA: 578 SQ.FT.
EXISTING GARAGE AREA: 74 SQ.FT.
NEW GARAGE AREA: 990 SQ.FT.
TOTAL GARAGE AREA: 1,064 SQ.FT.

WINDOW SCHEDULE:

WINDOW SCHEDULE

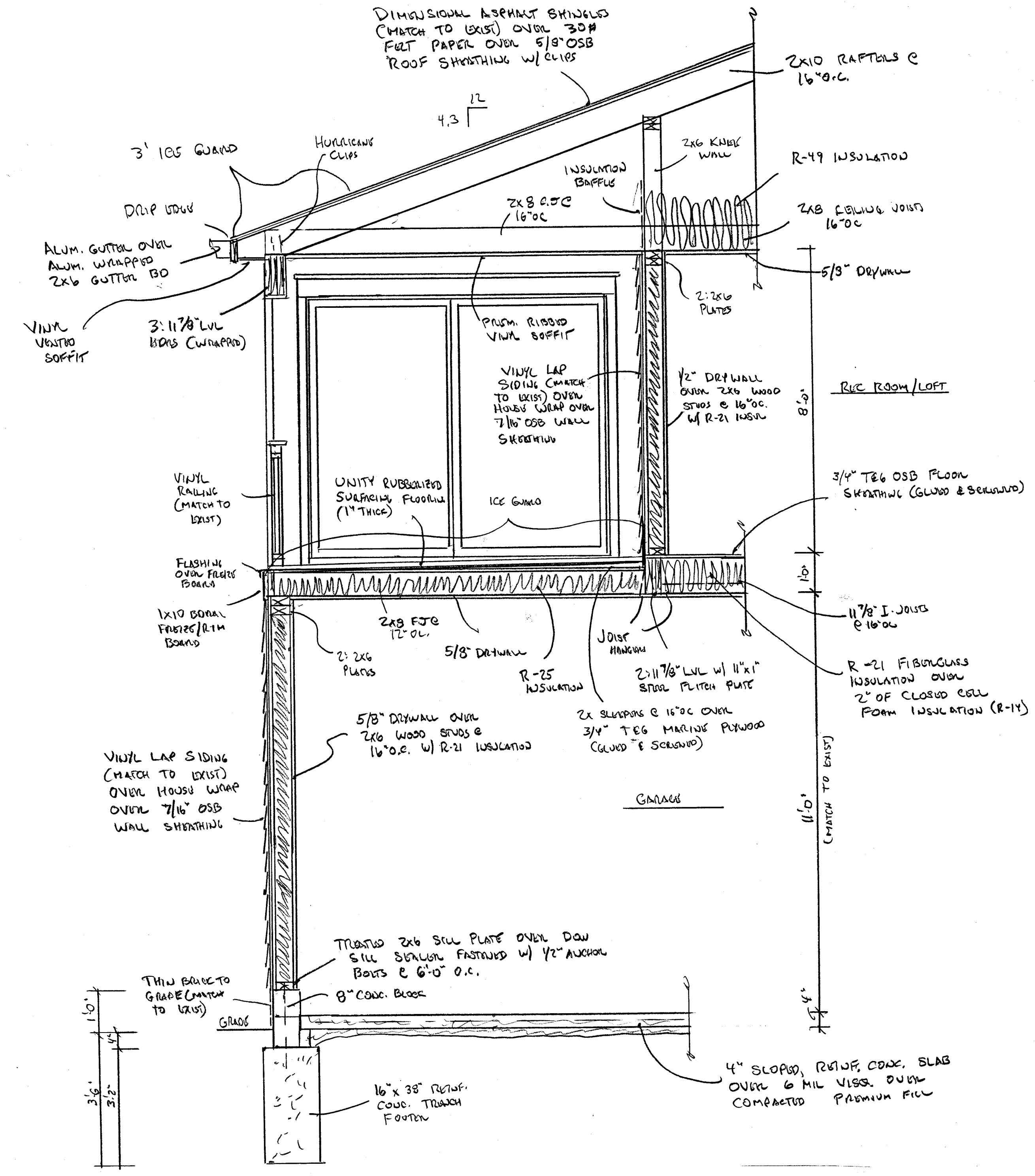
- A. TW210410 D.H.; R.O.: 3'- 0 1/8" X 5'- 0 7/8"
- B. A251 AWNING; R.O.: 2'- 4 7/8" X 2'- 0 5/8"
- C. TW26310 D.H.; R.O.: 2'- 8 1/8" X 4'- 0 7/8" (FRONT PEAK)
- D. NLGD 120611-4 SLIDING PATIO DOOR; R.O.: 11'- 9 3/4" X 6'- 11"
- E. 2: TWT20111 AWNING: R.O.: 4'- 4 1/8" X 2'- 1 7/8"
- F. 2: TW210410 D.H.; R.O. 6'- 0 1/8" X 5'- 0 7/8"

WINDOW & DOOR NOTES:

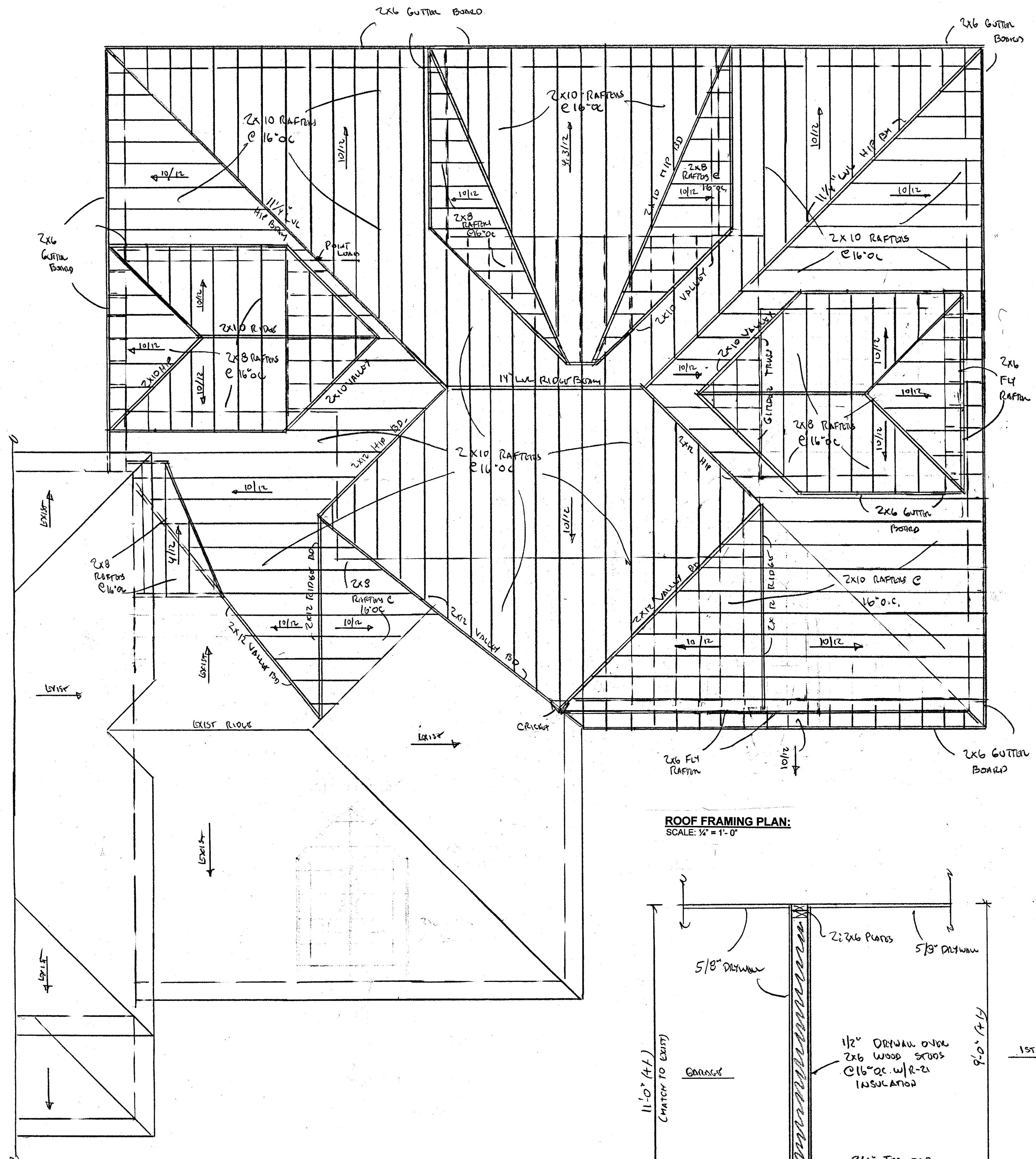
WINDOW & DOOR NOTES:

1. NEW WINDOWS TO BE ANDERSON 400 SERIES TILT DOUBLE HUNG AND AWNING WITH VINYL CLAD EXTERIOR AND WOOD INTERIOR, (OR EQUAL).
2. ALL WINDOWS WITH SCREENS,
3. EXTERIOR COLOR TO BE WHITE.
4. ALL WINDOWS WITH BUILT IN COLONIAL GRIDS, EXCEPT FOR SLIDING PATIO DOORS IN 2ND FLOOR BALCONY.
5. ALL WINDOWS BELOW 18" A.F.F.; HAS A LARGER PANE OVER 9 SQ.FT.; OR WITHIN 60" OF A TUB OR SHOWER MUST BE TEMPERED, (SAFETY GLAZED), AND LABELED AS SUCH PER 2019 RCO.
6. GLAZING TO BE HIGH PERFORMANCE DOUBLE PANE INSULATED W/LOW E GLAZING.
7. WINDOW HEIGHTS FOR NEW WINDOWS TO BE SET AT 6'- 10" A.F.F., 2ND FLOOR WINDOWS AND DOORS SET AT 6'- 11" A.F.F.
8. ALL WINDOWS TO BE SET IN 6" THICK WALLS. 4" THICK FOR EXISTING LEFT WALL.
9. PRIOR TO INSTALLATION OF WINDOWS, PROVIDE TYVEK WINDOW FLEX WRAP AROUND WINDOW OPENINGS.
10. REAR SERVICE GARAGE DOOR TO BE 3' WIDE X 6'- 10" TALL 2 PANEL INSULATED DOOR; DOORS BETWEEN GARAGE AND HOUSE TO BE 3' WIDE X 6'- 10" TALL FIBERGLASS 2 PANELLED INSULATED RATED DOORS WITH 1 HOUR RATING AND SELF CLOSER.

DIMENSIONAL ASPHALT SHINGLES
(MATCH TO EXIST) OVER 30#
FELT PAPER OVER 5/8" OSB
ROOF SHEATHING W/ CLIPS

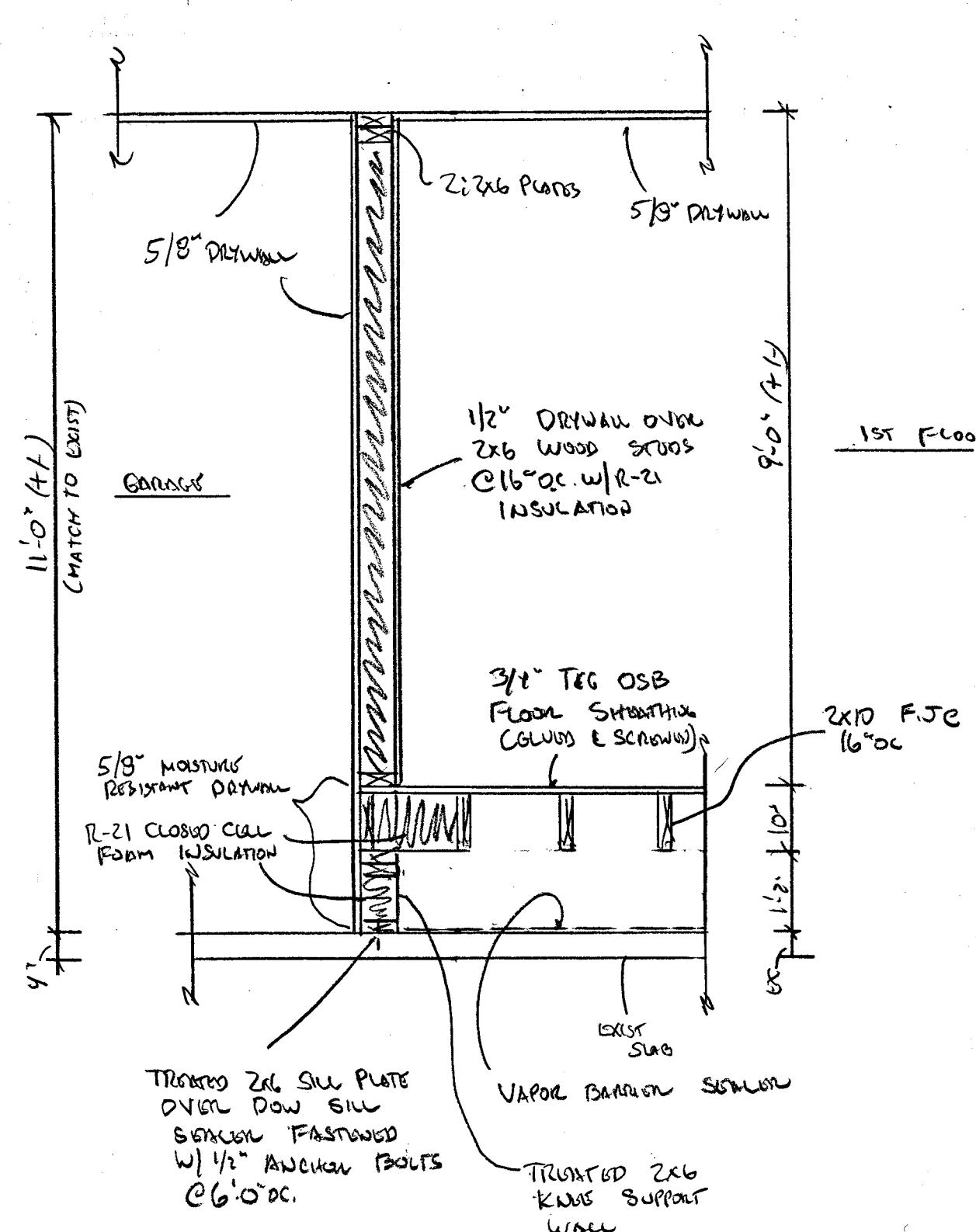


SECTION VIEW AA:



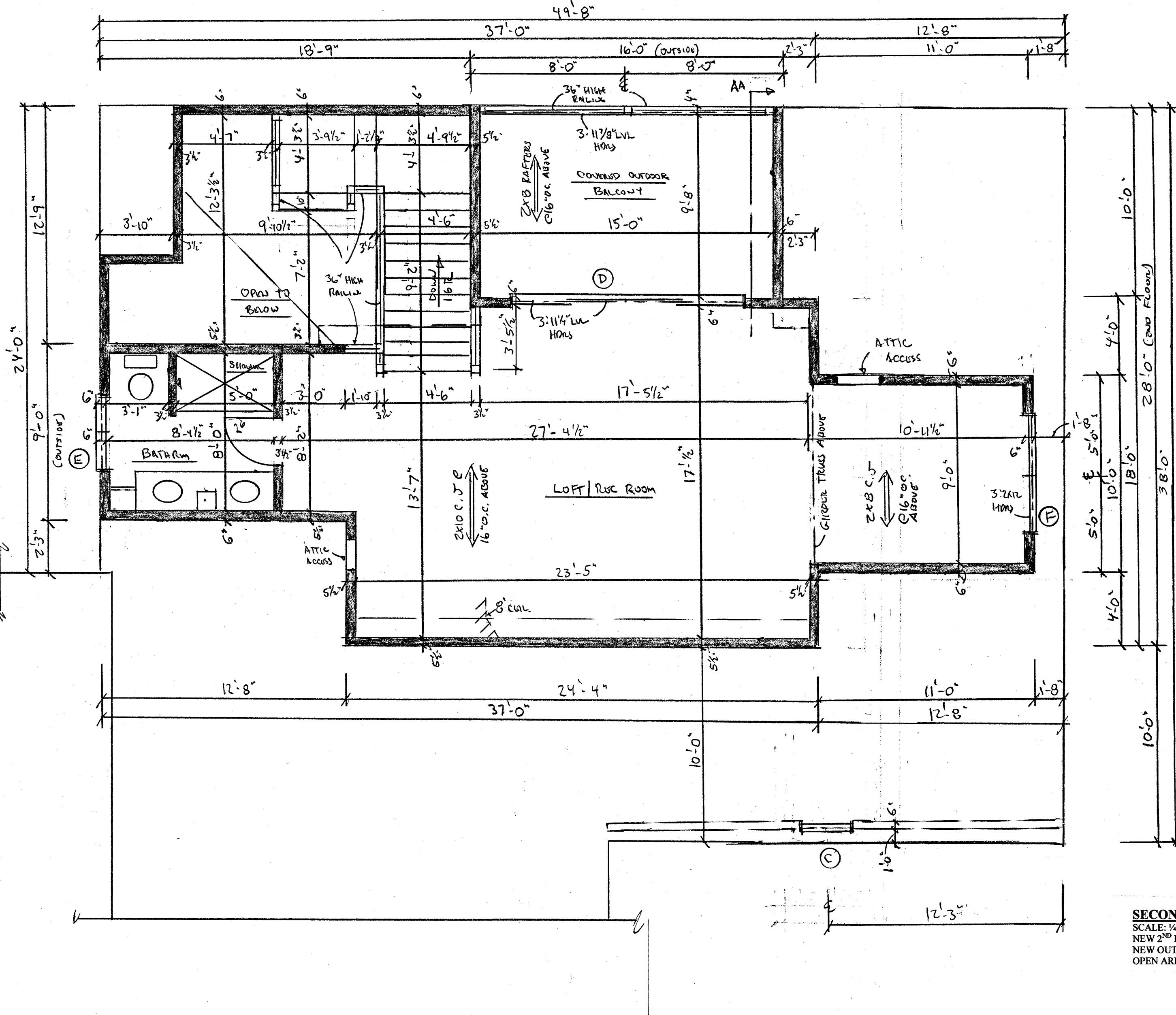
ROOF FRAMING PLAN:

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



SECTION VIEW BB:

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



SECOND FLOOR PLAN:

SCALE: $1/4" = 1'-0"$
NEW 2ND FLOOR AREA: 650 SQ.FT.
NEW OUTDOOR BALCONY AREA: 160 SQ.FT.
OPEN AREA: 211.5 SQ.FT.

CONSTRUCTION NOTES:

- ALL NEW WORK ON THIS PROJECT, INCLUDING ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES INCLUDING THE 2019 VERSION OF THE OHIO RESIDENTIAL CODES AND THE 2017 VERSION OF THE MECHANICAL AND PLUMBING NATIONAL CODES AND 2023 NATIONAL ELECTRICAL CODES.
- THIS PROJECT WILL CONSIST OF ADDING A NEW 2 STORY ADDITION TO THE RIGHT OF THE EXISTING HOUSE/GARAGE, INCLUDING RELOCATING AND EXPANDING THE GARAGE TO THE RIGHT OF THE EXISTING GARAGE AND CONVERT THE EXISTING GARAGE TO LIVING SPACE, ALONG WITH A NEW LOFT AND BATHROOM ON THE SECOND FLOOR, AS NOTED. EXISTING DIMENSIONS AND LOCATIONS OF EXISTING WALLS ARE BASED ON FIELD MEASUREMENTS. THE CONTRACTOR / TRADES ARE RESPONSIBLE FOR MATCHING NEW FLOOR ELEVATIONS, WALL LOCATIONS TO EXISTING.
- REPLACE/UPDATE THE EXISTING ELECTRICAL/MECHANICAL AT THE EXISTING AREAS THAT WILL BE REMODELED TO CURRENT CODE REQUIREMENTS.
- AT POINT LOADS ON ROOF PLAN, PROVIDE SOLID JACKING AND/OR STEEL POSTS FOR PROPER SUPPORT BEAMS UNDER POINT LOADS WITH LOAD TRANSFERS TO FOUNDATION.
- ALL EXTERIOR WALLS FOR ALL NEW ADDITION AND REBUILD TO BE 2 X 4 (4.2 X 6) WOOD STUD CONSTRUCTION AS NOTED ON THE PLANS, ALL OTHER NEW INTERIOR WALLS TO BE 2 X 4 CONSTRUCTION.
- STRUCTURAL HEADERS 2 (OR 3): 2" X 12", EXCEPT AS OTHERWISE NOTED. FIELD VERIFY ALL EXISTING WALL BEARING EXTERIOR WINDOW AND DOOR HEADERS ARE PROPERLY SIZED, IF NOT, REPLACE WITH NEW 3 (OR 2) X 12 HEADERS. AT NEW OPENINGS, PROVIDE ONE JACK ON EACH SIDE FOR SPANS UNDER 4', TWO JACKS FOR SPANS OVER 4'.
- ALL NEW WINDOW OPENINGS TO BE SET AT EXISTING WINDOW HEIGHTS OR 6'-8" A.F.F.
- DOOR SIDELETS AND ALL OTHER WINDOWS BELOW 18" A.F.F. OR WITHIN 60" OF A TUB OR SHOWER OR HAS OVER 9 SQ.FT. PER ANY SINGLE PIECE OF GLAZING MUST BE TEMPERED GLASS, AND LABELED AS SUCH.
- ALL NEW BATHROOM AND KITCHEN HOOD EXHAUSTS MUST BE EXHAUSTED TO EXTERIOR.
- CEILING HEIGHTS FOR NEW INTERIOR 1ST FLOOR ADDITION TO BE AT 9' - 0" A.F.F. (EQUAL TO EXISTING), NEW GARAGE CEILING TO BE 11'-0" A.F.F. SECOND FLOOR TO BE 8'-0" A.F.F.
- GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING UTILITIES ARE NOT IN THE WAY OF THE NEW CONSTRUCTION.
- PRIOR TO THE START OF WORK, HOMEOWNER WILL NEED TO REMOVE ALL INTERIOR FURNISHINGS, PERSONAL BELONGINGS, AND EXISTING APPLIANCES / FIXTURES IN THE Affected CONSTRUCTION AREAS.
- ALL NEW SOFFITS, TO BE VINYL RIBBED OR EQUAL TO EXISTING. ALL OVERHANG SOFFITS TO BE VENTED.
- INSTALL VINYL 4" SMOOTH LAP SIDING, (MATCH TO EXISTING), ALL OVER HOUSE WRAP, WRAP ALL WINDOWS AND DOORS WITH 4" WIDE TRIM, WRAPPED WITH BORAL IX TRIM. INSTALL 1X BORAL FREIZE BOARDS AS NOTED. TYPON WINDOW PEDIMENT ABOVE WINDOWS, (MATCH TO EXISTING)
- ROOF SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES OVER 30# FELT PAPER, (MATCH TO EXISTING). INSTALL ICE GUARD UNDERLAYMENT AT VALLEYS, AND IN ENTIRE CRICKET AREA BETWEEN THE 2 REAR PEAKS, AND ALONG PERIMETER AND UP ADJACENT WALLS MIN. 12".
- INSTALL BRICK TO GRADE, (MATCH TO EXISTING), ON ALL ELEVATIONS AS NOTED ON THE PLANS.
- PROVIDE ROOF VENTS FOR PROPER VENTILATION AS REQUIRED BY CODE. PROVIDE NEW RIDGE VENTS.
- UNDER ALL BEAM SUPPORTS ON FIRST FLOOR, VERIFY SOLID BLOCKING AND/OR SUPPORT IS PROVIDED FOR WEIGHT TRANSFER TO THE FOUNDATION.
- FOR EXISTING EXTERIOR WALLS: INSTALL R-15 FIBERGLASS INSULATION; NEW WALLS TO BE INSULATED WITH R-21 FIBERGLASS INSULATION, RIM BOARD LOCATIONS INSULATE WITH R-21 CLOSED CELL FOAM INSULATION; R-49 FIBERGLASS INSULATION FOR NEW CEILINGS WITH OUTER PERIMETER, (3" X 24" OF ATTIC), AND VAULTED CEILING AREAS FILLED WITH CLOSED CELL FOAM INSULATION (R-14) AND R-21 FIBERGLASS INSULATION. INSULATE THE GARAGE WALLS WITH R-21 INSULATION AND GARAGE CEILING WITH R-25 INSULATION.
- ALL SMOKE DETECTORS TO HAVE BATTERY BACK UP AND ALL TO BE INTERCONNECTED, IN ALL NEW AND EXISTING SLEEPING QUARTERS AND EGRESS HALLWAYS. PROVIDE CO DETECTOR IN HALL OUTSIDE SLEEPING QUARTERS ON EACH FLOOR AREA.
- ALL DRYWALL FOR NEW CEILINGS TO BE MIN. 5/8" DRYWALL. ALL WALLS TO BE 1/2" DRYWALL SANDED SMOOTH. GARAGE CEILING AND WALLS TO BE COVERED WITH 5/8" RATED DRYWALL, PER 2019 IBC.
- ROOF TO BE DESIGNED WITH MIN. TOTAL LOAD OF 55 PSF. (35L / 20D).
- INSTALL NEW FURNACE AND A/C UNDER STAIRS TO SERVICE THE NEW 1ST AND 2ND FLOOR AREAS. A/C UNIT LOCATED AT REAR OF NEW ADDITION.
- WHERE STRUCTURAL WALLS/FOUNDATION ARE REMOVED, PROVIDE TEMPORARY BRACING UNTIL NEW CONSTRUCTION IS IN PLACE.
- REMOVE THE EXISTING ROOF ABOVE THE REAR PART OF THE EXISTING GARAGE AND REBUILD TO ACCOMMODATE THE NEW HIGHER ROOF STRUCTURE.
- ALL EXTERIOR STEPS TO BE MIN. 12" DEPTH WITH RISERS AT NO MORE THAN 8". INTERIOR STEPS TO BE MIN. 10" DEPTH WITH 7 1/4" RISERS.
- NEW GARAGE DOORS TO BE FIBERGLASS PANELLED INSULATED DOORS WITH GARAGE DOOR OPENERS.
- INTERIOR RAILING TO BE METAL AND WOOD 36" HIGH RAILING WITH SPINDLES SPACED AT 4" O.C. EXTERIOR BALCONY RAILING TO BE VINYL 36" HIGH RAILING WITH SPINDLES SPACED AT 4" O.C.
- NEW REAR COVERED BALCONY FLOOR DECK TO BE UNITY RUBBER FLOOR SYSTEM OVER WATERPROOF MEMBRANE OVER SLOPED MARINE PLYWOOD OVER SLOPED SLEEPERS.
- PROVIDE AND INSTALL BUILT IN LOCKERS/BENCH IN MUDROOM.

PROPOSED ADDITION / REMODEL
FOR THE

TARA J ABALLA RESIDENCE
7508 N MARBLEHEAD ROAD
HUDSON, OHIO

11/29/2024





