

Renovation and Expansion to the HAVENS RESIDENCE

7563 Lakedge Court
Hudson, Ohio 44236

Owner:
Peter and Monica Havens
330.221.7301



DATE	REVISIONS

HEART
DESIGN GROUP

GENERAL STRUCTURAL NOTES

The structure shall be designed in accordance with the latest edition of the Ohio Building Code (OBC) and the National Electric Code (NEC).

Review the site conditions and the building drawings and promptly notify the Architect of any discrepancies.

The Contractor is responsible for coordinating all inspections.

The Contractor is responsible for the installation of all final equipment, built-ins and fixtures.

Demolition, Excavation and Embankment:

Remove all debris, tree stumps and construction materials throughout the construction period.

Locate all existing utilities in area of construction. Coordinate with local utility for any shut-off requirements of active lines.

Protect existing and adjacent utilities/structures/roads and be responsible for the proper repair that occurs from his work.

Remove top soil in areas of the building and concrete slabs and stock pile in areas that will not hinder the work of other trades.

Embankment under slabs and pavement shall be existing material free from debris, organic material, brick, and concrete. Fill shall be placed in lifts not to exceed 8".

Do not backfill against basement walls until the walls are adequately shored or the floor is in place, unless the wall has been designed to resist the unequal lateral pressure.

Footings and Concrete Walls:

Footings shall rest on undisturbed soil free from organic material. If poor soils are encountered notify the architect before proceeding with construction.

Footings are designed based on allowable soil bearing capacity of 1500 psf.

Place concrete in footings immediately following excavation and inspection.

Utility lines shall not be placed through or below footings.

28 day compressive strength – footings 3000psi, walls and slabs 4000 psi

Reinforcing bars shall conform to ASTM A615, grade 60

Welded wire fabric reinforcing shall conform to ASTM A185 and be furnished in flat sheets.

Reinforcing embedment and lap splices shall conform to ACI 318-02.

Wood Framing:

All wood in contact with concrete shall be pressure treated SYP.

Roof rafters, floor joists, heavy timber and headers shall be SYP or Douglas Fir Larch (North) #2 or better.

All studs SPF
Provide number of studs equal to beam width.

LVL beams shall be 2.0E Microllam LVL manufactured by Truss Joist Macmillan or approved equal.

PSL beams shall be 2.0 Parallam manufactured by Truss Joist Macmillan or approved equal.

Floor joists and roof rafters and beams shall have minimum bearing of 1.5" on wood and 3" on concrete.

Structural Loadings:

Roof snow load 20 psf

Roof Live Load 16 psf

Floor Live Load 30 psf sleeping rooms

40 psf balconies and decks

40 psf all other

Dead Load 15 psf roofs w/ceilings

10 psf roof w/o ceilings

10 psf floors

Wind Loads Wind speed 90 mph, exposure "B"

PROJECT DESCRIPTION

THIS PROJECT IS A RENOVATION AND ADDITION TO AN EXISTING 2-STORY DETACHED SINGLE-FAMILY HOUSE.

INTERIOR RENOVATIONS: RECONFIGURATION OF THE FOLLOWING FIRST FLOOR SPACES: KITCHEN/DINING, LIVING ROOM, BATHROOM, AND LAUNDRY ROOM.

EXTERIOR UPDATES TO EXISTING HOUSE: REPLACEMENT OF EXISTING ROOFING AND SIDING WITH NEW MATERIALS; CLADDING OF EXISTING BRICK VENEER WITH ADHERED STONE VENEER.

NEW ADDITION: ONE-STORY PRIMARY BEDROOM AND BATHROOM SUITE OVER NEW FINISHED BASEMENT.

DRAWING INDEX

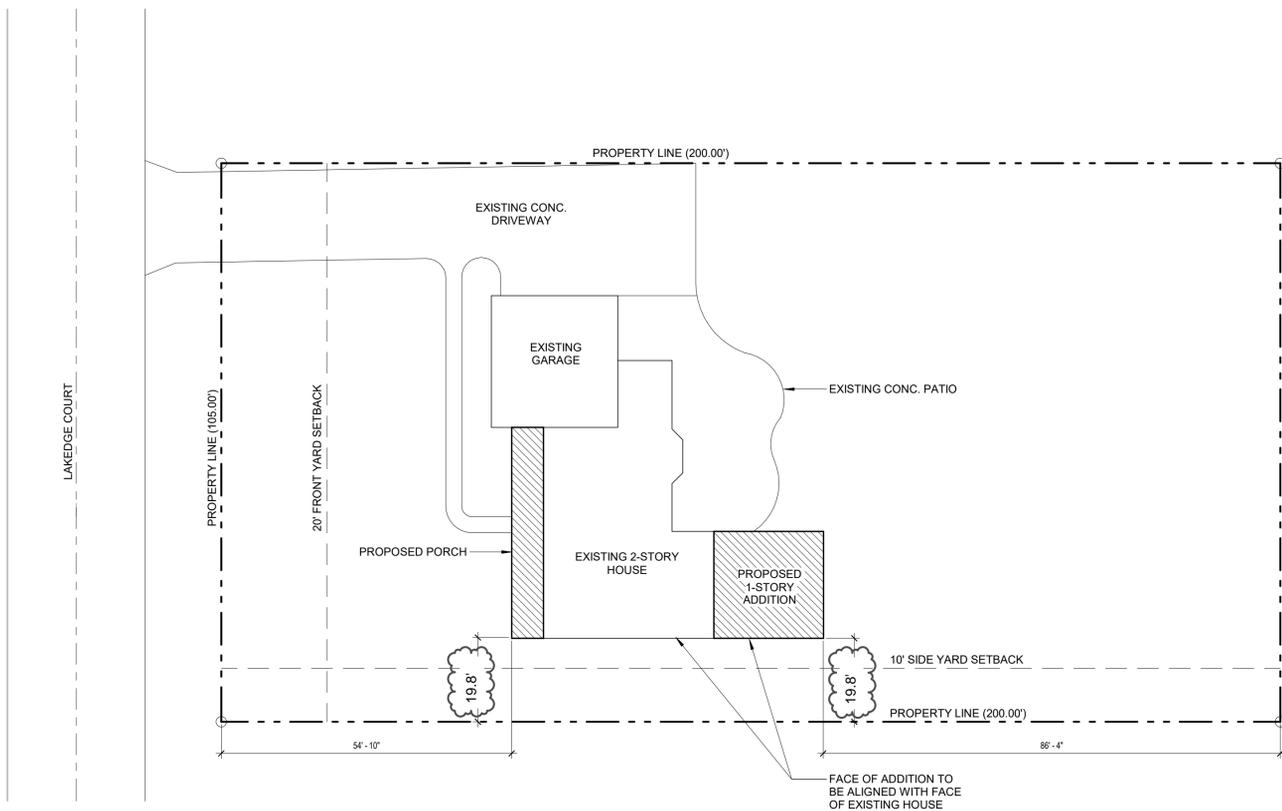
T1	TITLE SHEET & SITE PLAN
A1	DEMOLITION PLAN
A2	BASEMENT PLAN & FLOOR FRAMING PLAN
A3	FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	SECTIONS & DETAILS

PROJECT GROSS BUILDING AREA

FIRST FLOOR ADDITION:	445 SF
FINISHED BASEMENT AT ADDITION:	445 SF
TOTAL:	890 SF

SYMBOL LEGEND

	DOOR TAG
	WINDOW TAG
	SECTION MARK
	ELEVATION TAG
	BREAK MARK
	DATUM MARK



7563 LAKEDGE COURT
PARCEL #3000166
ZONE 1-SUBURBAN RESIDENTIAL NBHD.
SETBACKS PER SECTION 1207.06 *OPEN SPACE CONSERVATION SUBDIVISIONS)
FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 25 FEET

1 SITE PLAN
1/16" = 1'-0"

HAVENS RESIDENCE
7563 LAKEDGE COURT
HUDSON, OH 44236

PROJECT #:
ISSUE DATE: 01/27/2025
DRAWN BY:
SCALE:
SHEET NAME
TITLE SHEET AND SITE PLAN

SHEET #
T-1

REVISED 03/11/2025

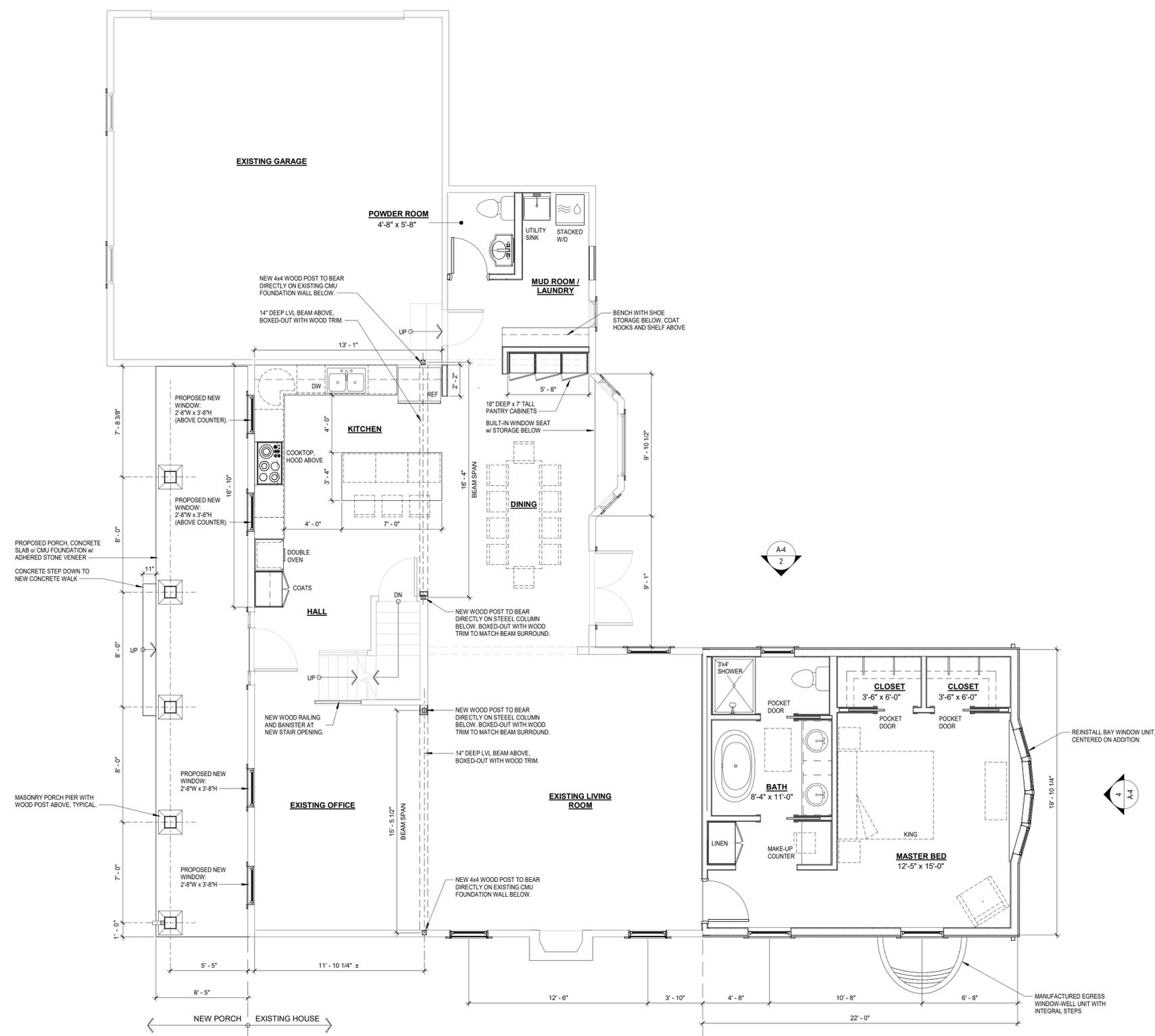
REVISIONS	DATE

HEART
DESIGN GROUP

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HUDSON, OH 44236

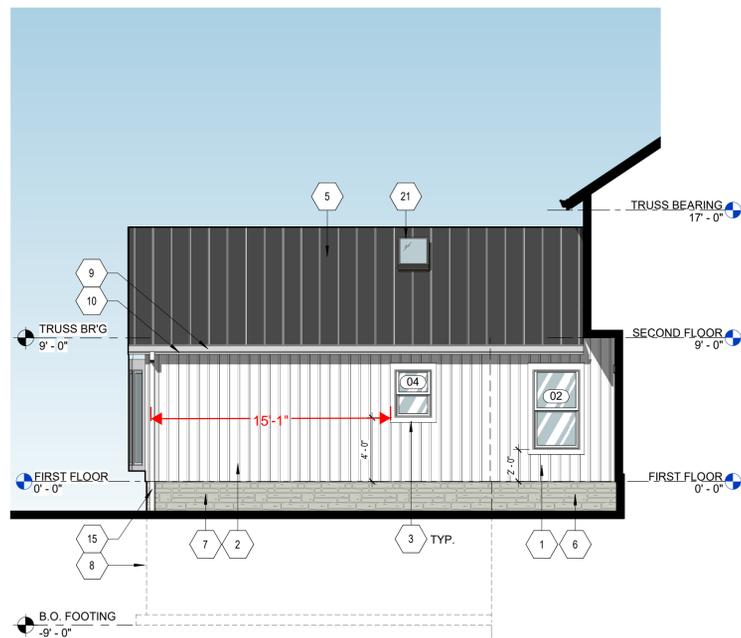
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ISSUE DATE: _____
DRAWN BY: _____
SCALE: _____
SHEET NAME
FLOOR PLAN
SHEET #

A-3

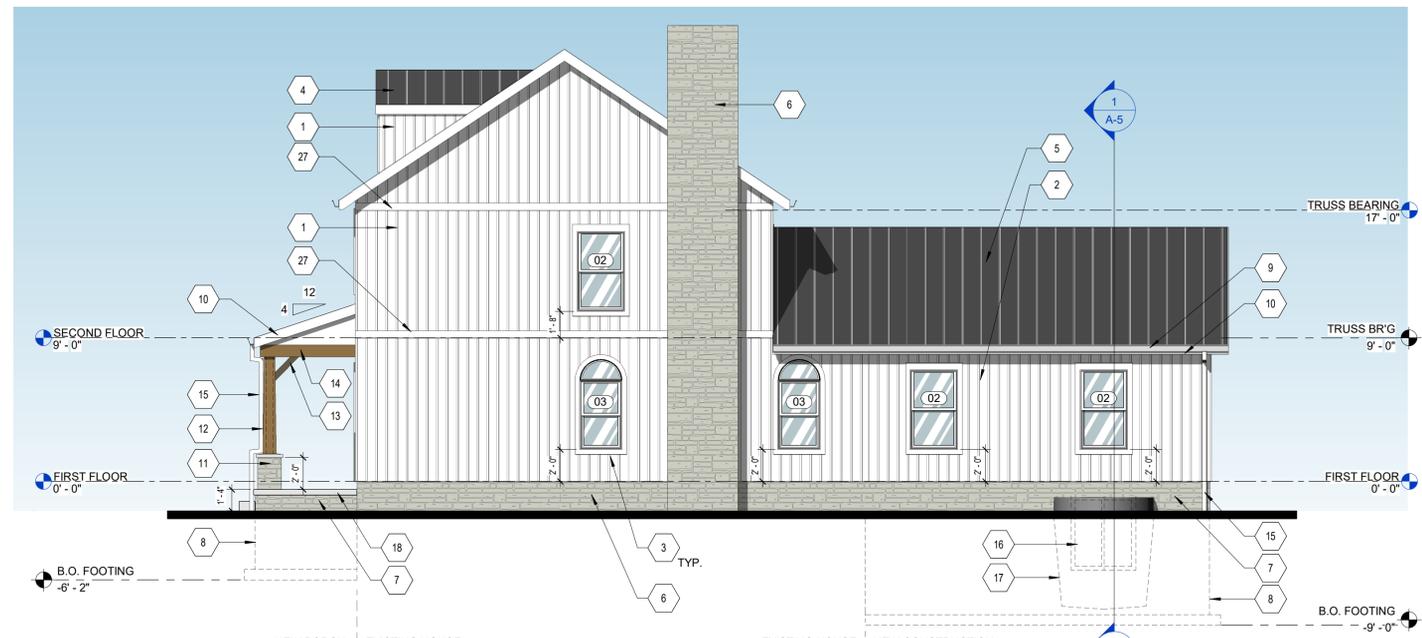


1 FIRST FLOOR PLAN
1/4" = 1'-0"

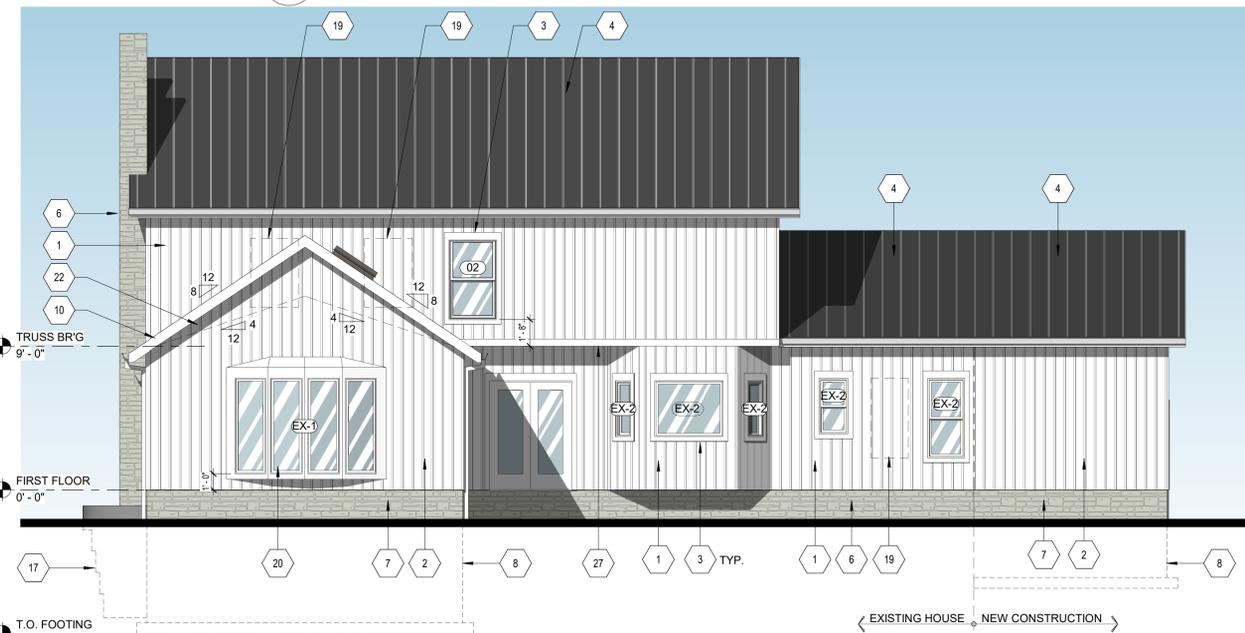
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2 NORTH ELEVATION
3/16" = 1'-0"



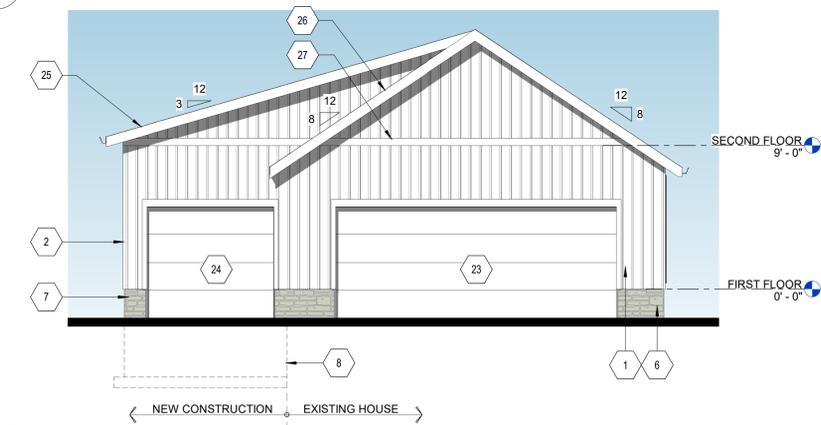
3 SOUTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"



5 GARAGE ELEVATION
3/16" = 1'-0"

SHEET KEYNOTES

- 1 REMOVE EXISTING SIDING DOWN TO SHEATHING. REPLACE WITH NEW AIR BARRIER AND BOARD AND BATTEN SIDING, COLOR: WHITE.
- 2 BOARD AND BATTEN SIDING, COLOR: WHITE.
- 3 PROVIDE EXTERIOR TRIM AROUND ALL WINDOWS AND DOORS, BOTH NEW AND EXISTING. SIZE: 4" WIDE (NOM); COLOR: WHITE.
- 4 REMOVE EXISTING ROOFING DOWN TO SHEATHING AND REPLACE WITH NEW STANDING-SEAM METAL ROOF PANELS of MANUFACTURER-RECOMMENDED UNDERLAYMENT.
- 5 STANDING-SEAM METAL ROOF PANELS of MANUFACTURER-RECOMMENDED UNDERLAYMENT.
- 6 CLAD EXISTING BRICK VENEER WITH NEW ADHERED STONE VENEER.
- 7 ADHERED STONE VENEER OVER CMU FOUNDATION WALL.
- 8 FOUNDATION, SHOWN DASHED.
- 9 ALUMINUM GUTTER.
- 10 ALUMINUM FASCIA AND TRIM TO MATCH EXISTING HOUSE.
- 11 ADHERED STONE VENEER OVER CMU PORCH PIER.
- 12 WOOD TRIM WITH NATURAL FINISH OVER 6x6 STRUCTURAL WOOD PORCH POST.
- 13 DECORATIVE BRACE: 4x4 WOOD WITH NATURAL FINISH.
- 14 BOX-OUT STRUCTURAL WOOD BEAM WITH WOOD TRIM WITH NATURAL FINISH.
- 15 ALUMINUM DOWNSPOUT.
- 16 4'-0"W x 4'-8"H SLIDING EGRESS WINDOW.
- 17 MANUFACTURED EGRESS WINDOW-WELL UNIT WITH INTEGRAL STEPS.
- 18 4" THICK CONCRETE PORCH SLAB.
- 19 INFILL FORMER WINDOW OPENING TO MATCH EXISTING ADJACENT CONSTRUCTION.
- 20 REINSTALL BAY WINDOW UNIT FROM FORMER LOCATION, CENTERED ON ADDITION.
- 21 22" WIDE SKYLIGHT ASSEMBLY. LOCATE BETWEEN ROOF TRUSSES, CENTERED ABOVE BATHROOM.
- 22 ROOF SHALL BE FRAMED WITH SCISSOR TRUSSES TO PROVIDE VAULTED CEILING.
- 23 EXISTING OVERHEAD SECTIONAL GARAGE DOOR TO REMAIN.
- 24 NEW OVERHEAD SECTIONAL GARAGE DOOR: 8'-0"W x 7'-0"H. TO MATCH COLOR AND STYLE OF EXISTING GARAGE DOOR.
- 25 MATCH SLOPE OF EXISTING ROOF BEYOND.
- 26 MAINTAIN EAVE OF THE FORMER BACK SIDE OF GARAGE.
- 27 HORIZONTAL TRIM BOARD, WHITE.

WINDOW SCHEDULE

MARK	TYPE	SIZE	MATERIAL	REMARKS
01	DOUBLE HUNG	2'-8" W x 3'-8" H	VINYL	--
02	DOUBLE HUNG	3'-0" W x 5'-0" H	VINYL	--
03	DOUBLE HUNG + HALF ROUND	2'-8" W x 4'-4" H	VINYL	HALF-ROUND UNIT MULLED AT TOP
04	DOUBLE HUNG	2'-4" W x 3'-4" H	VINYL	--
EX-1	EXISTING VINYL BAY WINDOW UNIT.			TO BE RELOCATED FROM EXISTING LOCATION
EX-2	EXISTING VINYL WINDOW UNIT TO REMAIN			

GENERAL WINDOW NOTES:

- A. WINDOW FRAME AND SASH COLORS:
 - a. FRONT OF HOUSE: BLACK
 - b. BACK AND SIDES OF HOUSE: WHITE
- B. ALL EXTERIOR WINDOW TRIM SHALL BE WHITE.

REVISIONS

NO.	DATE	DESCRIPTION
1		

HEART DESIGN GROUP

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DRAWN BY:
SCALE:

SHEET NAME
ELEVATIONS

SHEET #

A-4







