

GENERAL NOTES

- A. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS WITH THE DRAWINGS. PARTICULAR ATTENTION IS TO BE MADE OF ANY OBSTRUCTIONS WHICH WILL CONFLICT WITH THE NEW CONSTRUCTION.
- B. CONTRACTOR SHALL INSPECT AND REPORT TO THE ARCHITECT ANY CONDITION WHICH MAY CONFLICT WITH THE DRAWINGS. NOTIFY THE ARCHITECT OF ANY VARIANCES PRIOR TO COMMENCING WORK IN WRITTEN FORM. FAILURE TO REPORT SAME SHALL MAKE ANY COSTS INCURRED ARISING FROM THESE CONDITIONS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY HIDDEN OR UNCOVERED CONDITIONS SHALL BE REPORTED IN THE SAME MANNER AND WITH THE SAME RESTRICTIONS.
- C. PROVIDE A DUMPSTER OR OTHER TRASH DEVICE. COORDINATE THE LOCATION WITH THE OWNER. PREMISES TO BE MAINTAINED BROOM CLEAN.
- D. PROTECT ADJOINING AREAS FROM ANY DAMAGE WHICH MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ANY DAMAGE ARISING FROM HIS WORK.
- E. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED BUILDING PERMITS.
- F. ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, ARE AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN THE WORK BEING DONE OVER AT CONTRACTOR'S EXPENSE.

SPECIFICATIONS

FOUNDATION DESIGN

A. DESIGN OF INDIVIDUAL AND CONTINUOUS FOOTINGS IS BASED ON AN ASSUMED MAX. ALLOWABLE BEARING PRESSURE OF 2000 LBS. PER SQAURE FOOT (DEAD LOAD PLUS LIVE LOAD), PLACED ON THE NATURAL UNDEISTURBED SOIL, OR COMPACTED STRUCTURAL FILL, BELOW FROST DEPTH.

REINFORCED CONCRETE

A. ALL CONCRETE DESIGN IS BASED ON THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". (ACI 318-99). ALL STRUCTURAL CONCRETE TO HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

WALL FRAMING & CARPENTRY

- A. ALL DIMENSIONAL LUMBER TO SPF #2, EXCEPT AS NOTED.
- B. ALL WOOD TRIM TO BE PAINT GRADE NUMBER ONE POPLAR SMOOTH SANDED WITH TIGHT JOINTS, SCARIFIED HORIZONTAL, GLUED, AND NAILED. NO BUTT JOINTS WILL BE ACCEPTED. ALL CORNERS TO BE COPED AND GLUED TIGHT. NO SPLIT, CHECKED, OR KNOTTY MATERIALS WILL BE ACCEPTED. ALL NAILS TO BE SET AND PUTTIED. ALL WORK TO BE TRUE AND STRAIGHT.

PLYWOOD SHEATHING

- A. EXTERIOR SHEATHING SHALL BE 1/2" O.S.B. FOR ROOF SHEATHING, AND 1/2" O.S.B. FOR WALL SHEATHING.

DESIGN SPECIFICATIONS

DESIGN CRITERIA

First Floor Live Load = 40 PSF
Second Floor Live Load = 30 PSF
Roof Load = 25 PSF
Wind Load = 20 PSF

FRAMING DESIGN

2019 RESIDENTIAL CODE OF OHIO
Header per table 602.7A
Rafters per table 802.4.2(14)

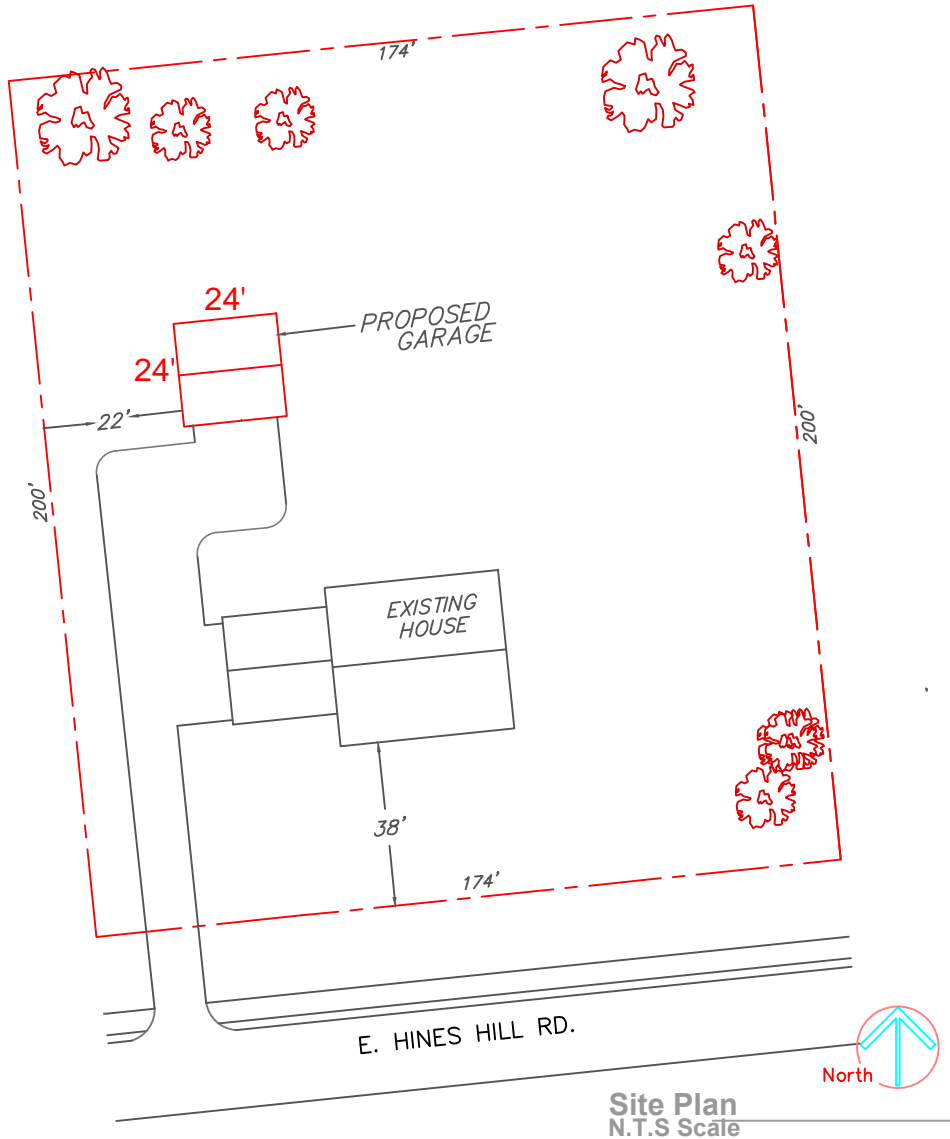
FRAMING MEMBER: WESTER SPRUCE PINE FIR NO. 2 OR BETTER				
	Fb	Fv	Fc	E
WOOD BEAMS & HDRS	875	135	1150	1,400,000
WOOD JOISTS	875	135	1150	1,400,000
WD. STUDS & MISC. FR.	1000	135	1400	1,300,000

Sheet Index

C1-0 COVER SHEET, GEN. INFO, SITE PLAN
A1-0 FLOOR PLAN & WALL SECTION
A2-0 ELEVATIONS

General Note:

All plans per Ohio Residential Building Code 2019.



Lot Coverage

DESIGN CRITERIA

Existing House (Conditioned First Floor) = 1176 SF
Existing Attached Garage = 528 SF
Proposed Garage = 576 SF
Lot Size = .7668 ACRES (33,400 SF)
Lot Coverage (Conditioned SF) = 3%

Marshall Residence Garage

1991 E. Hines Hill Rd.
HUDSON, OHIO
44236

1 July 2025
Issue Date



REVISIONS

No.	Date	Purpose

prepared by:

WILLIAM OEFLEIN RA
PEPPER PIKE, OHIO
216.905.7150 CELL
woeflein@gmail.com

C1-0
Cover Sheet & Site Plan

Marshall
Residence
Garage

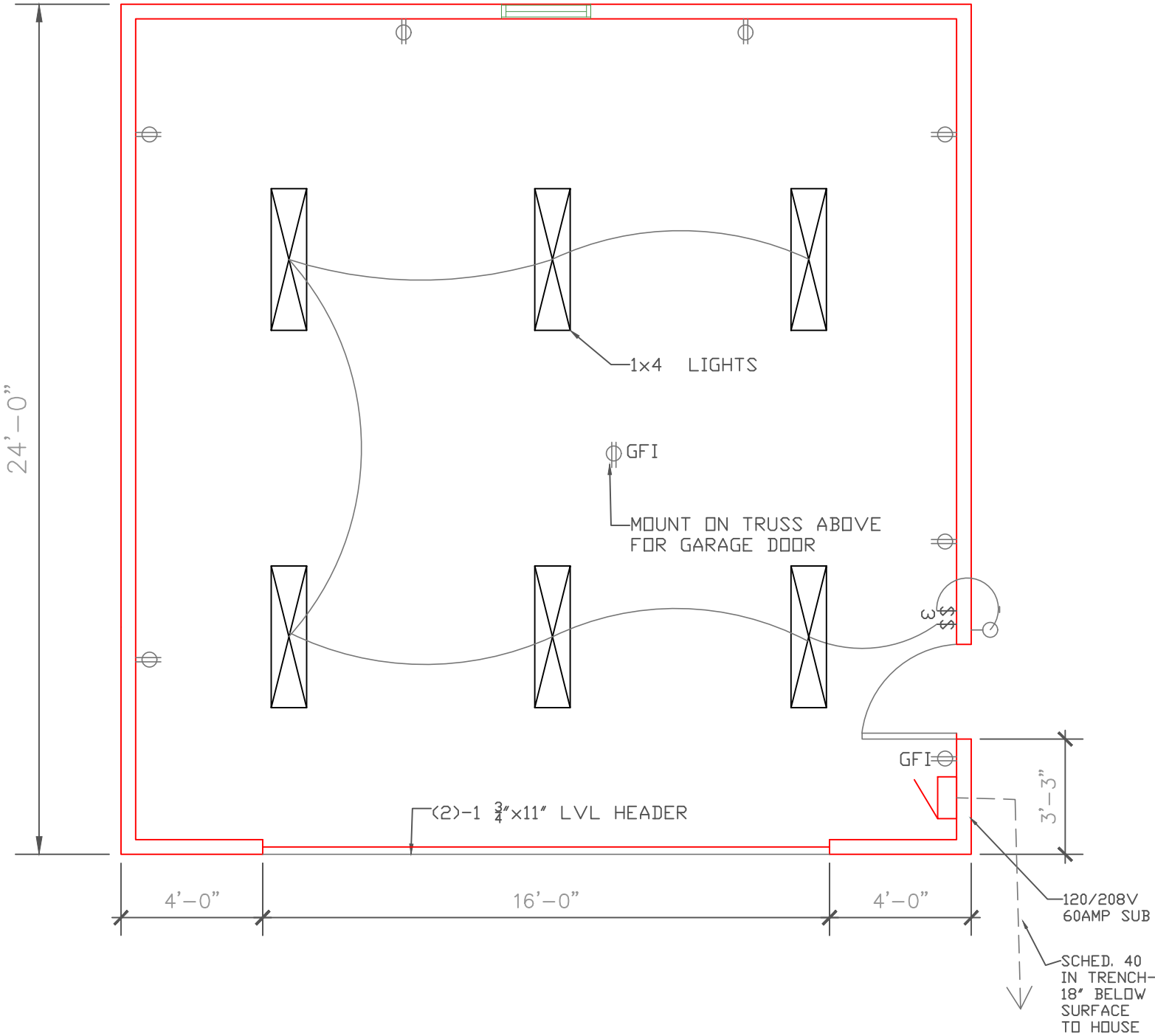
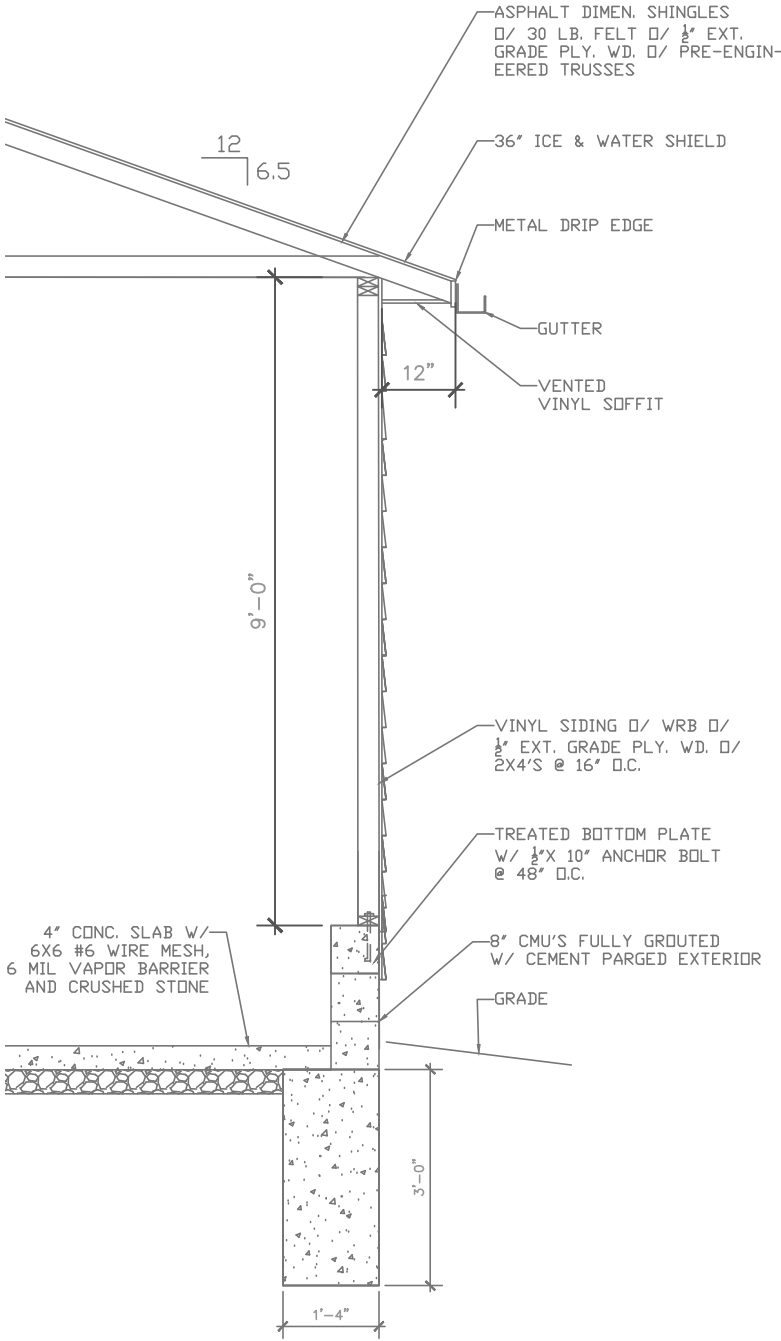
1991 E. Hines Hill Rd.
HUDSON, OHIO
44236

1 July 2025
Issue Date



REVISIONS		
No.	Date	Purpose

prepared by:
WILLIAM OEFLEIN RA
PEPPER PIKE, OHIO
216.905.7150 CELL
woeflein@gmail.com



Seciton
3/8" Scale

Floor Plan
1/4" Scale

A1-0
Floor Plan &
Wall Section

Marshall
Residence
Garage

1991 E. Hines Hill Rd.
HUDSON, OHIO
44236

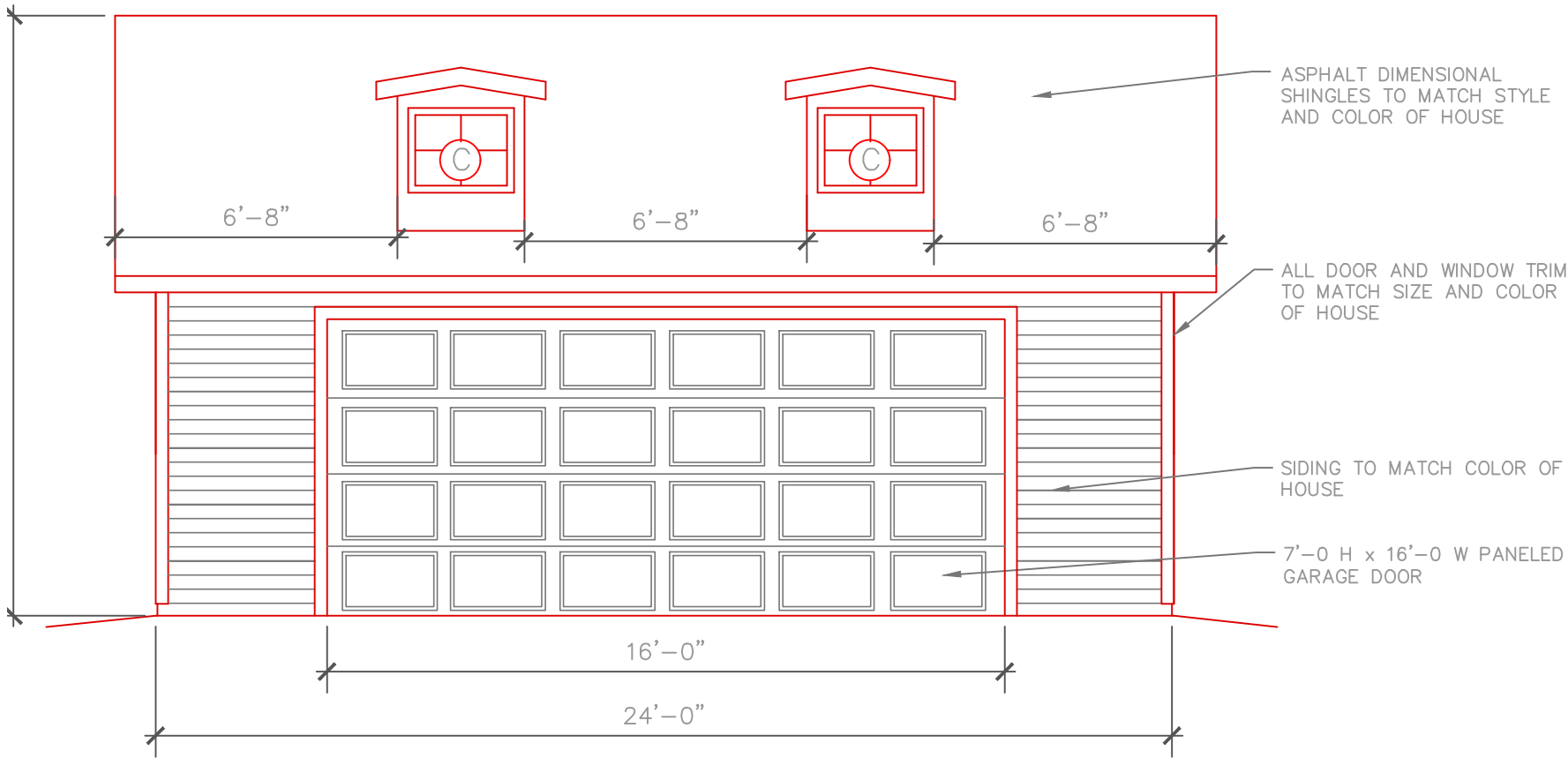
1 July 2025
Issue Date



REVISIONS		
No.	Date	Purpose

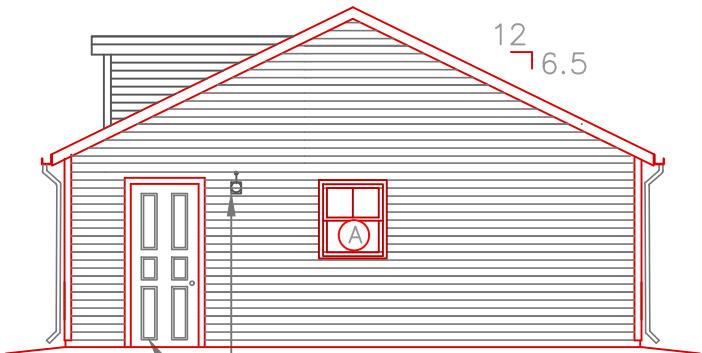
prepared by:
WILLIAM OEFLEIN RA
SHAKER HEIGHTS, OHIO
216.905.7150 CELL
bill@ecopoint.biz

A2-0
Elevations

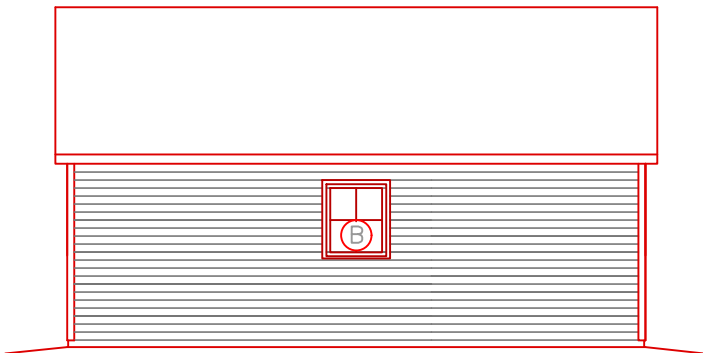


South Elevation
1/4" Scale

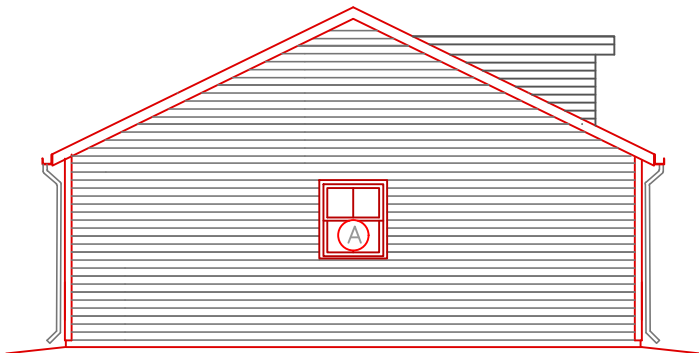
WINDOW SCHEDULE			
MARK	NO.	SIZE (WxH) NOM.	DESCRIPTION
A	2	30"W X 36"H	DOUBLE HUNG — WITH GRIDS
B	1	30"W X 36"H	FIXED — WITH GRIDS
C	2	30"W X 24"H	FIXED — WITH GRIDS



East Elevation
1/8 Scale



North Elevation
1/8 Scale



West Elevation
1/8 Scale





Archived: Monday, July 14, 2025 2:06:29 PM
From: [dmarshalesq \(null\)](#)
Sent: Monday, July 14, 2025 2:04:57 PM
To: [Marshall, Daniel](#)
Subject: [EXTERNAL] House

Importance: Normal

Sensitivity: None



Sent from my iPhone





Archived: Monday, July 14, 2025 2:05:46 PM
From: [dmarshalesq \(null\)](#)
Sent: Monday, July 14, 2025 2:04:26 PM
To: [Marshall, Daniel](#)
Subject: [EXTERNAL] Garage
Importance: Normal
Sensitivity: None



Sent from my iPhone

