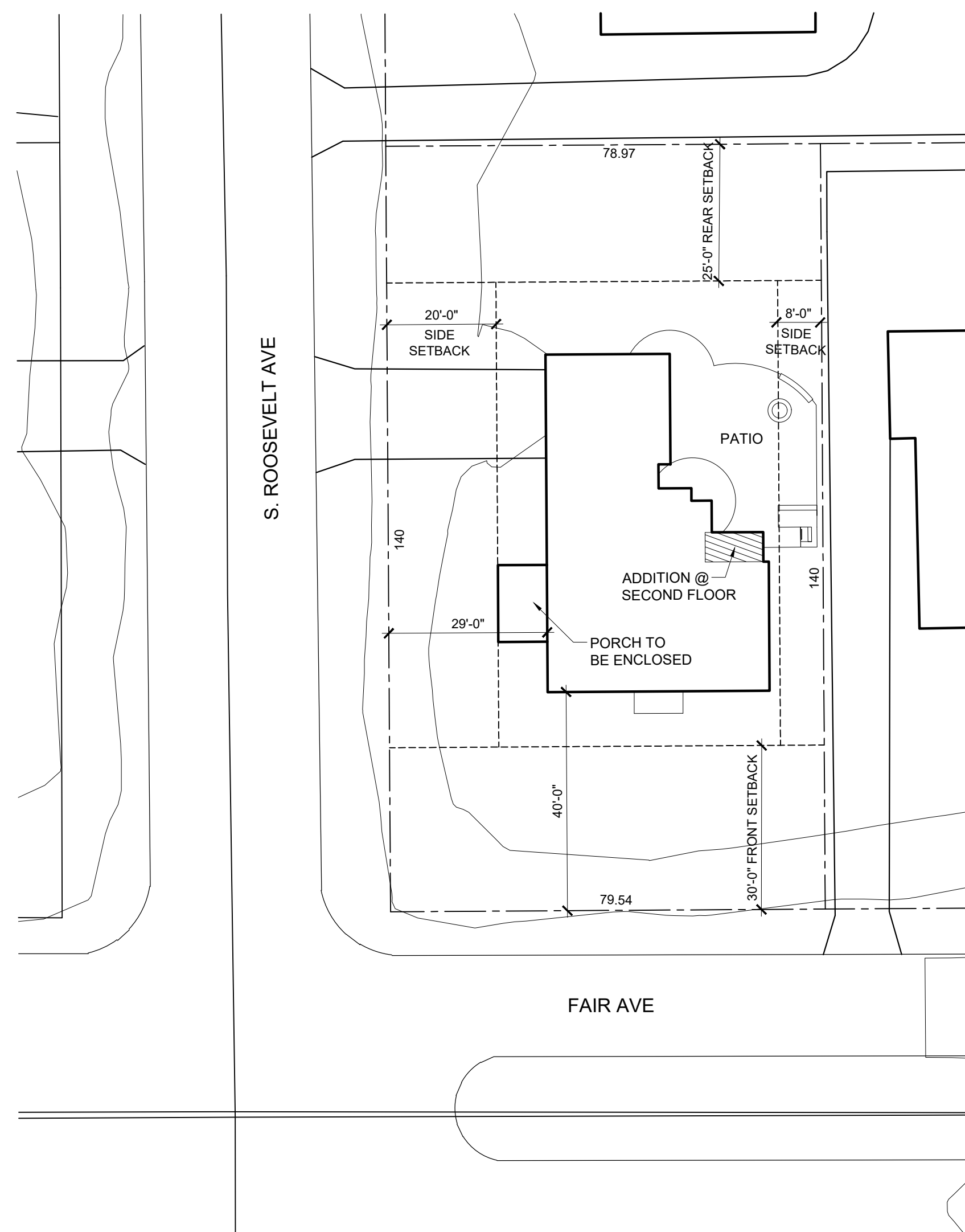


SITE PLAN
EXISTING
SCALE: 1" = 20'-0"



SITE PLAN
PROPOSED
SCALE: 1" = 20'-0"

PARCEL ID:	020-003246-00		
ZONING CLASSIFICATION:	R-6		
LOT AREA:	11,095± SQ. FT.		
PERMITTED BUILDING COVER	- 3,883 SQ. FT.	35.0% OF LOT AREA	
EXISTING BUILDING COVER	- 2,085 SQ. FT.	18.8% OF LOT AREA (NO CHANGE)	
PERMITTED DEVELOPMENT COVER	- 6,657 SQ. FT.	60.0% OF LOT AREA	
EXISTING DEVELOPMENT COVER	- 3,429 SQ. FT.	30.9% OF LOT AREA (NO CHANGE)	

GENERAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE RESIDENTIAL CODE OF OHIO FOR ONE, TWO, AND THREE FAMILY DWELLINGS AS AMENDED IN 2019. REPORT ANY CONFLICTS OR INCONSISTENCIES TO THE ARCHITECT.
- OBTAIN MISSING DIMENSIONS OR INFORMATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.
- SOME DETAILS, SYSTEMS AND MEANS OF CONSTRUCTION ARE SHOWN TYPICALLY FOR A SINGLE CONSTRUCTION DETAIL BUT ARE INTENDED TO BE USED WITH REASONABLE MODIFICATIONS BY THE CONTRACTOR TO APPLY TO ALL REMAINING SIMILAR DETAILS.
- ALL CONTRACTORS SHOULD NOTE THAT A COMPLETE SET OF CONSTRUCTION DOCUMENTS CONSISTS OF THE DRAWINGS, SPECIFICATIONS, CONTRACT, BUILDING AND REGULATORY CODES. THE LEVEL OF WORK WILL BE THE GREATER STANDARD IN THE EVENT OF A CONFLICT BETWEEN THE DOCUMENTS.
- ALL WALLS AND EQUIPMENT ARE PERPENDICULAR TO THE 90 DEGREE GRID UNLESS SPECIFICALLY NOTED OTHERWISE.
- NEW WALLS ARE 5/8" AND 3/4" WOOD STUD PARTITIONS, STUDS 16" O.C., UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE ACTUAL SITE CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR REMOVAL OF SPOILS, CUTTINGS, DROPPINGS, EXCESS MATERIALS AND DEBRIS.
- DO NOT REMOVE SALVAGEABLE MATERIALS FROM THE SITE WITHOUT THE APPROVAL OF THE OWNERS.
- ALL MATERIAL AND COLOR SELECTIONS SHALL BE FURNISHED BY THE ARCHITECT AND/OR OWNERS.
- GENERAL CONTRACTOR TO COORDINATE ROUGH FRAMING DIMENSIONS WITH APPLIANCES, CABINETS, ETC., PRIOR TO INSTALLATION.
- FIELD VERIFY ALL DIMENSIONS REQUIRED FOR EQUIPMENT, APPLIANCES, CABINETS, WINDOWS ETC., PRIOR TO INSTALLATION.
- ALL DIMENSIONS ARE FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.
- BUILDING PERMIT WILL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL PERMITS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY MEASURES, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE ARCHITECT AND ENGINEERING CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION NOT HEREIN SPECIFIED.
- SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT FOR ALL CABINETRY.
- GENERAL CONTRACTOR RESPONSIBLE FOR SIZING, CONFIGURATION AND LAYOUT OF HVAC SYSTEM. SUBMIT PROPOSED HVAC SYSTEM AND LAYOUT TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- ALL LUMBER TO BE NO. 1 / NO. 2 SPRUCE-PINE-FIR OR BETTER, UNLESS NOTED OTHERWISE.
- WINDOWS ARE TO BE MARVIN, SIGNATURE ULTIMATE COLLECTION, WOOD CLAD, WITH LOWE ARGON-FILLED INSULATING GLAZING. WINDOWS TO HAVE SDL'S AND SPACER BARS.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL HAVE EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE AFTER INSTALLATION. THE FOLLOWING ARE CONSIDERED HAZARDOUS LOCATIONS FOR PURPOSES OF GLAZING:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS, EXCEPT OPENINGS THROUGH WHICH A 6 INCH DIAMETER SPHERE IS UNABLE TO PASS- SEE CODE FOR EXCEPTIONS (R310.4-1).
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE- SEE CODE FOR EXCEPTIONS (R310.4-2).
 - GLAZING IN THE INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEET ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF THE INDIVIDUAL PANE GREATER THAN 9 SQ. FT.;
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR;
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. (R308.4-3)
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMP WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. (R308.4-3)
 - GLAZING IN ENCLOSURES FOR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE- SEE CODE FOR EXCEPTIONS. (R308.4-5)
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMP WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE- SEE CODE FOR EXCEPTIONS. (R308.4-7)
- WINDOW MARKED EGRESS ON THE FLOOR PLAN SHALL MEET THE FOLLOWING REQUIREMENTS. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. THESE WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. (R310.1)
- ALL NEW TREADS AND RISERS SHALL MEET THE FOLLOWING REQUIREMENTS: THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2" AS MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT VARY BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH SHALL BE 9" AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT VARY MORE THAN 3/8". (R311.7.4) THE PROFILE OF THE RADIUS OF CURVATURE AT THE NOSING SHALL BE IN ACCORDANCE WITH R311.7.4.3.
- SMOKE ALARMS
 - GENERAL. SMOKE ALARMS SHALL COMPLY WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72 AND SECTION 314.
 - LISTINGS. SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND UL 2034.

- TECHNOLOGIES. ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SEPARATE OR DUAL SENSING SMOKE ALARMS MAY BE USED. A SMOKE ALARM LOCATED IN ACCORDANCE WITH SECTION 314.3(2) SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY. EXCEPTION: A SYSTEM MEETING THE REQUIREMENTS OF SECTION 314.7 IS NOT REQUIRED TO INCLUDE BOTH TECHNOLOGIES.
- ALTERATIONS, REPAIRS, AND ADDITIONS, WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING AN APPROVAL OCCUR, SMOKE ALARMS SHALL BE INSTALLED, AS REQUIRED FOR NEW CONSTRUCTION, AS FOLLOWS:
 - WHEN ALTERATIONS OR REPAIRS ARE MADE TO SPACES DESCRIBED IN ITEMS 1 AND 2 OF SECTION 314.3, SMOKE ALARMS SHALL BE PROVIDED IN THOSE AREAS.
 - WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED TO OR CREATED IN EXISTING DWELLING UNITS, THE NEW SLEEPING ROOMS AND THE IMMEDIATE VICINITY OUTSIDE EACH SLEEPING ROOM SHALL BE EQUIPPED WITH SMOKE ALARMS. EXCEPTIONS:
 - WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK.
 - INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS.
- LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
 - INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 314.3:
 - IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION 314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED AND LABELED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
 - COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
 - POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. EXCEPTIONS:
 - SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.
 - HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES.
 - ALTERATIONS, REPAIRS AND ADDITIONS. IN EXISTING DWELLING UNITS, HAVING FUEL-FIRED APPLIANCES OR AN ATTACHED GARAGE, WHERE AN APPLICATION FOR APPROVAL IS REQUIRED FOR WORK INVOLVING ANY OF THE FOLLOWING AREAS OR SYSTEMS WITHIN THAT DWELLING UNIT, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS:
 - GENERAL. SMOKE ALARMS SHALL COMPLY WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72 AND SECTION 314.
 - LISTINGS. SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND UL 2034.

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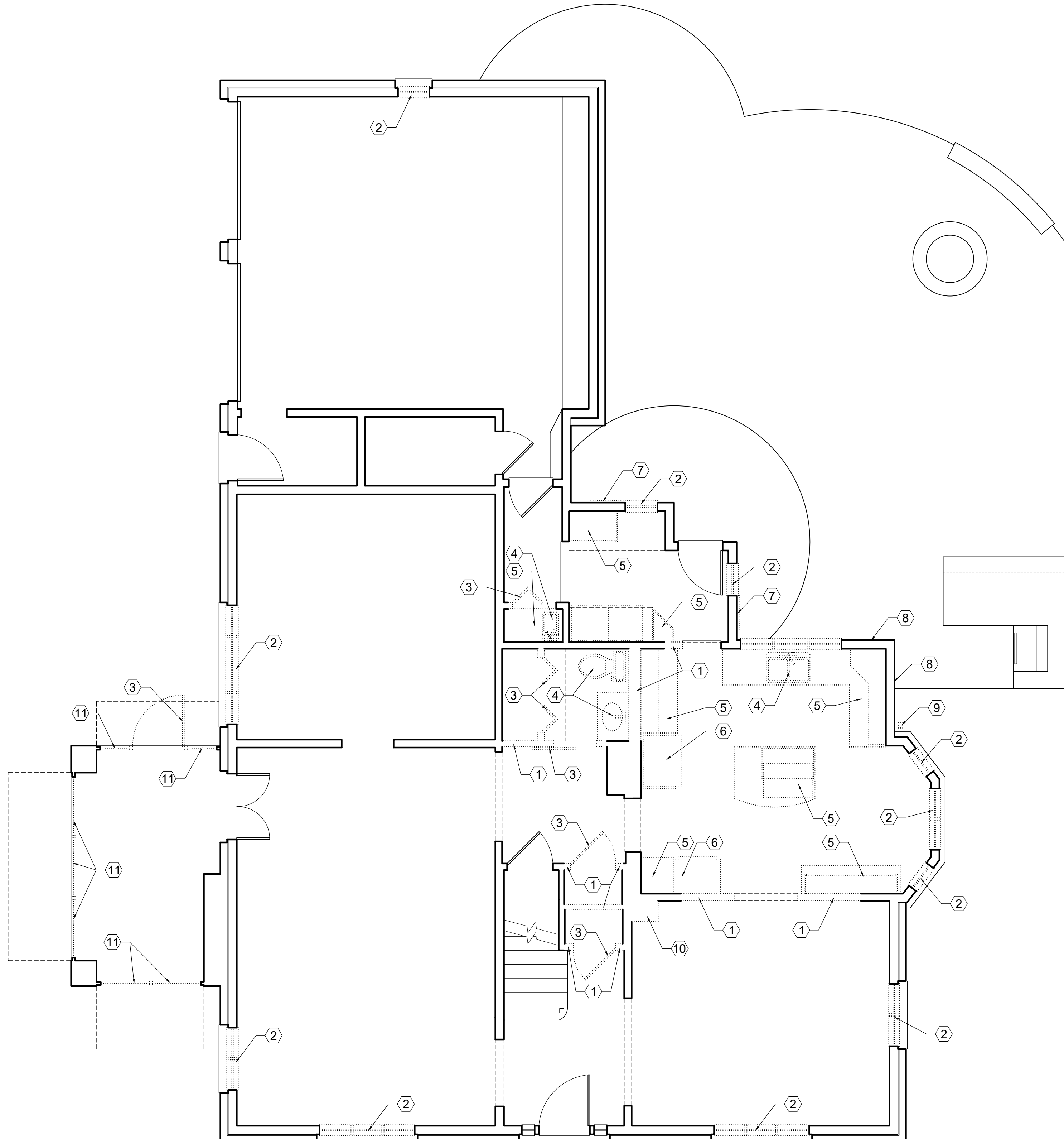
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GENERAL NOTES (CONT.)

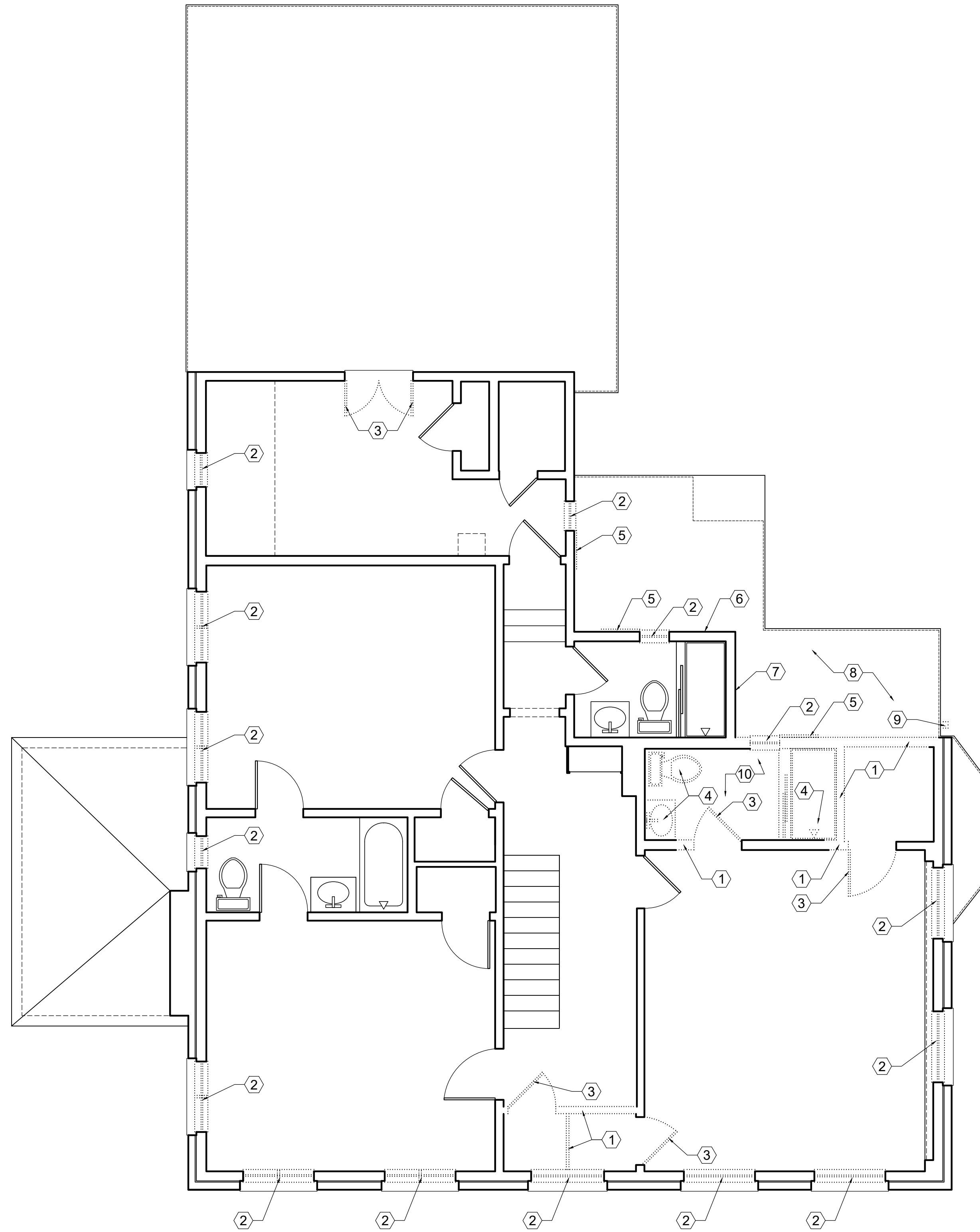
1. THE ADDITION OR CREATION OF A NEW SLEEPING ROOM.
2. AN ALTERATION OF A SLEEPING ROOM.
3. AN ALTERATION IN THE IMMEDIATE VICINITY OUTSIDE OF A SLEEPING ROOM.
4. AN ADDITION OF, OR AN ALTERATION TO, AN ATTACHED GARAGE.
5. AN ADDITION, ALTERATION, REPAIR OR REPLACEMENT OF A FUEL-FIRED APPLIANCE
- 315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- 315.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
26. FIRE RESISTANT CONSTRUCTION: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH HORIZONTAL AND VERTICAL, AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11) FIREBLOCKING MATERIALS, IN ACCORDANCE WITH R302.11.1, SHALL BE PROVIDED IN WOOD-FRME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - a.) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FEET;
 - b.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH THAT OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, WOOD FRAME BATHTUB DECKS, ETC.;
 - c.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH R302.7;
 - d.) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH APPROVED MATERIALS AS REQUIRED BY THE CODE. (R302.11)
27. CEILING JOISTS AND RAFTER CONNECTIONS: CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RATER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE A MINIMUM OF 2-INCH BY 4-INCH (NOMINAL), INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R602.3(1). COLLAR TIES SHALL BE A MINIMUM OF 1-INCH BY 4-INCH (NOMINAL), SPACED NOT MORE THAN 4 FEET ON CENTER (R802.3.1) BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1 1/2 INCHES OF BEARING ON WOOD OR METAL ND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE. (R802.6)
28. ATTIC VENTILATION: ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY PROTECTED VENTILATING OPENINGS. (R806.1) THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR BY THE INSTALLATION OF A CLASS I OR II VAPOR BARRIER. (R806.2) CEILING GUARD OR APPROVED EQUAL ICE AND WATERGUARD UNDERLAYMENT TO BE USED AT ALL VALLEYS, 3'-0" UP FROM EDGE OF ALL EAVES, AND OVER ALL ROOF SURFACES WITH A SLOPE LESS THAN 4:12
29. RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING. WHERE DOMESTIC KITCHEN COOKING APPLIANCES ARE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN-DRAFT EXHAUST SYSTEMS, THE FANS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1507.3. EXHAUST HOOD SYSTEMS SHALL BE PROVIDED WITH MAKEUP AIR AS REQUIRED IN THE MANUFACTURERS' INSTALLATION GUIDELINES.



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

FIRST FLOOR DEMOLITION PLAN NOTES

1. WALL TO BE REMOVED
2. WINDOW TO BE REMOVED
3. DOOR TO BE REMOVED
4. PLUMBING FIXTURE TO BE REMOVED
5. CABINERY TO BE REMOVED
6. APPLIANCE TO BE REMOVED
7. SHUTTER TO BE REMOVED
8. SHINGLES TO BE REMOVED
9. DOWNSPOUT TO BE REMOVED
10. CLOTHES CHUTE TO BE REMOVED
11. SCREENS TO BE REMOVED



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

SECOND FLOOR DEMOLITION PLAN NOTES

1. WALL TO BE REMOVED
2. WINDOW TO BE REMOVED
3. DOOR TO BE REMOVED
4. PLUMBING FIXTURE TO BE REMOVED
5. SHUTTER TO BE REMOVED
6. WOOD SHINGLES TO BE REMOVED
7. SHINGLES AND SHEATHING TO BE REMOVED, STUDS TO BE EXPOSED
8. ROOF TO BE REMOVED
9. DOWNSPOUT TO BE REMOVED
10. FLOOR FINISH TO BE REMOVED

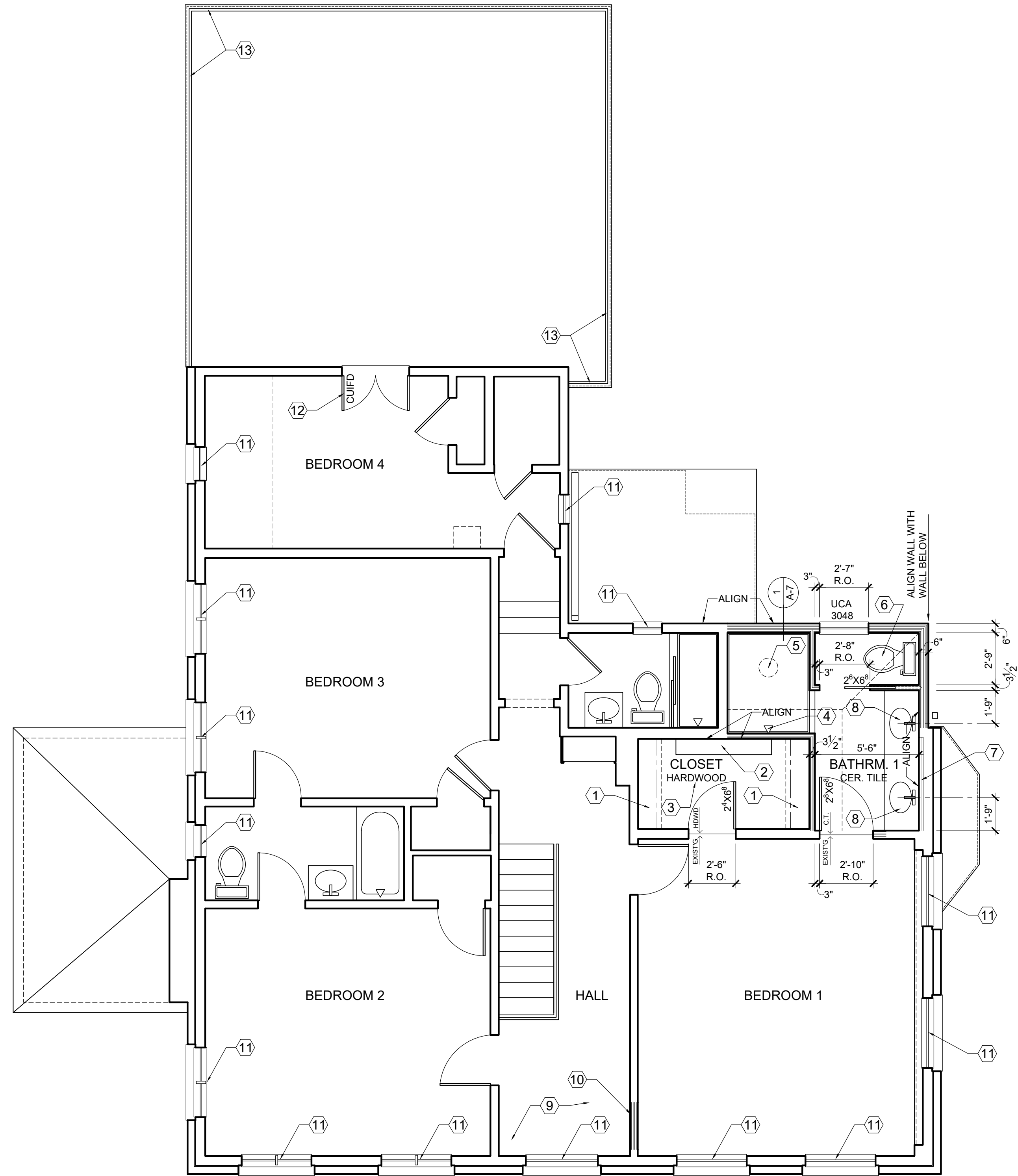
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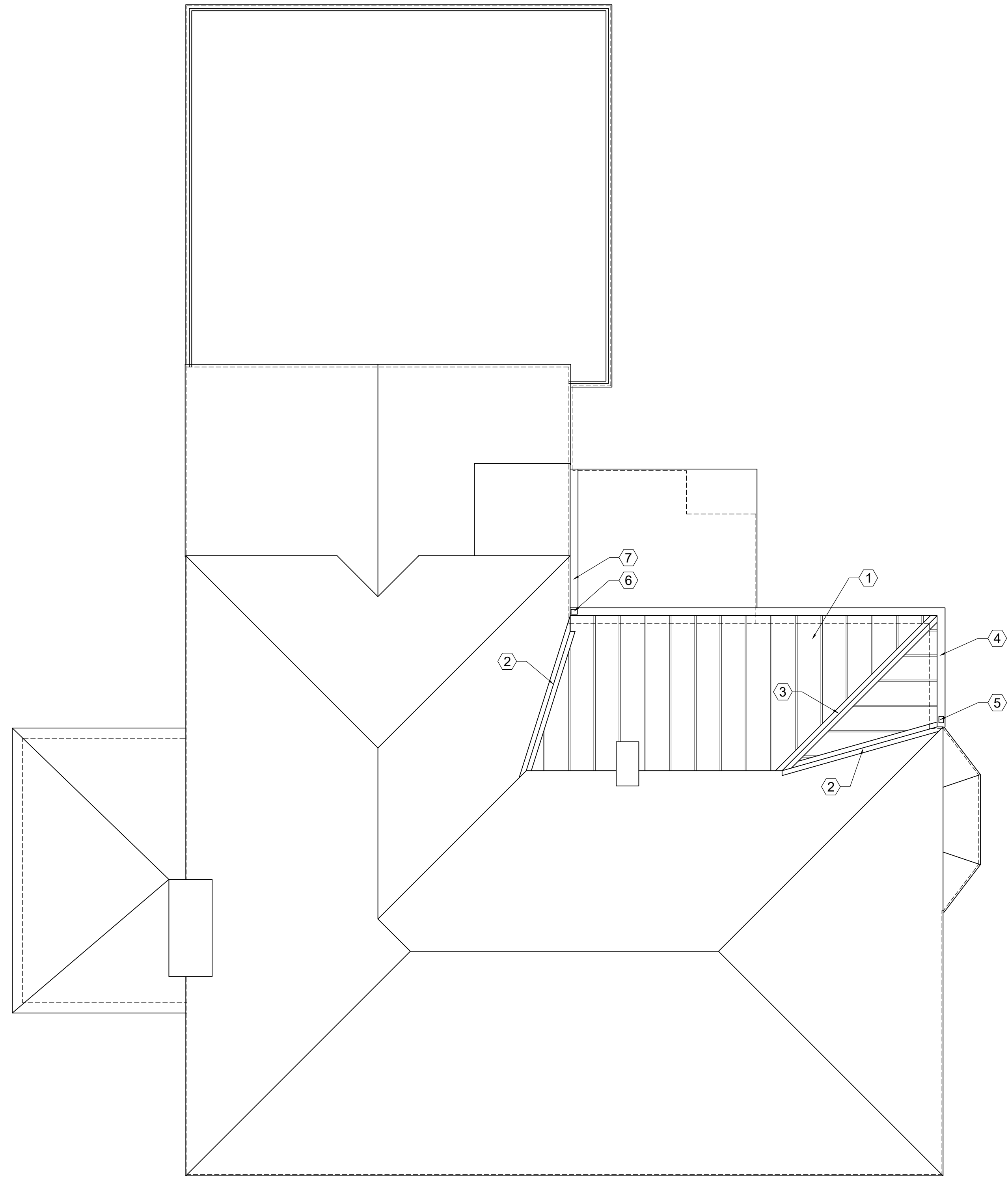
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN NOTES

1. ROD AND SHELF
2. SHELVES
3. G.C. TO PROVIDE ALLOWANCE FOR CLOSET ORGANIZING SYSTEM
4. SHOWER HEAD WITH HANDHELD WAND
5. RAINHEAD TYPE SHOWER HEAD
6. NEW TOILET
7. FURR-OUT WALL AS REQUIRED TO ALIGN WALLS
8. UNDERMOUNT SINK IN VANITY CABINET. G.C. CONSULT OWNERS REGARDING HEIGHT OF COUNTERTOP
9. TOOTH NEW FLOOR INTO EXISTING WHERE WALL REMOVED. REFINISH NEW AND EXISTING FLOOR SURFACES
10. 2X4 STUDS AT 16" O.C. IN EXISTING OPENING. NEW WALL FINISH MATERIAL TO ALIGN WITH EXISTING
11. ALUMINUM CLAD WOOD WINDOW. SIZE TO EXISTING OPENING
12. SIZE DOOR TO EXISTING OPENING
13. WROUGHT IRON GUARDRAIL



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

ROOF PLAN NOTES

1. STANDING SEAM COPPER ROOF, ROOF PANELS 1'-4" WIDE
2. COPPER VALLEY
3. COPPER HIP CAP
4. PREFINISHED ALUMINUM OGEE PROFILE GUTTER. GUTTER TO MATCH EXISTING AT MUD ROOM
5. PREFINISHED ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR TO MATCH GUTTER
6. PREFINISHED ALUMINUM DOWNSPOUT. COLOR TO MATCH EXISTING GUTTER
7. EXTEND DOWNSPOUT ACROSS ROOF TO GUTTER BELOW

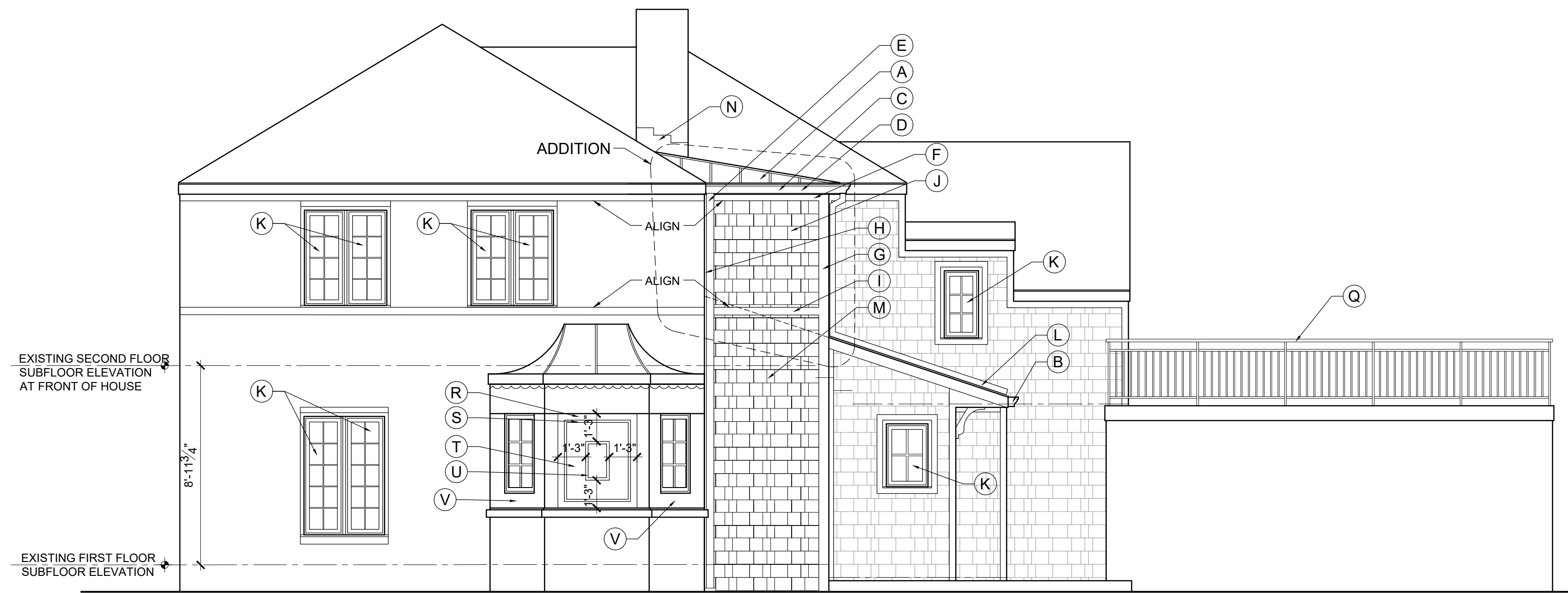
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SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LIST

- ALL EXTERIOR TRIM TO BE WOOD OR BORAL. IF WOOD TRIM IS USED, TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.
- ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS
- A. STANDING SEAM COPPER ROOF, PANELS 1'-4" WIDE
- B. EXISTING PREFINISHED ALUMINUM OGEE PROFILE GUTTER
- C. 1X6 FASCIA
- D. PREFINISHED OGEE STYLE ALUMINUM GUTTER TO MATCH EXISTING
- E. 3"x4" PREFINISHED ALUMINUM DOWNSPOUT TO REPLACE

- F. 5/4 TRIM AT SOFFIT, ALIGN WITH EXISTING TRIM
- G. 5/4 X 6 CORNER BOARD
- H. 5/4 X 4 INSIDE CORNER BOARD
- I. 5/4 TRIM WITH HEAD FLASHING, WIDTH TO MATCH ADJACENT STONE COURSE
- J. SHINGLES TO MATCH EXISTING
- K. ALUMINUM CLAD WOOD WINDOWS, SIZED TO EXISTING OPENINGS
- L. 3"x4" PREFINISHED ALUMINUM DOWNSPOUT
- M. NEW SHINGLES OVER EXISTING SHEATHING
- N. COPPER STEP FLASHING
- O. HEAD TRIM WITH HEAD FLASHING TO MATCH EXISTING
- P. JAMB AND SILL TRIM TO MATCH EXISTING
- Q. WROUGHT IRON GUARDRAIL
- R. 1X4 TRIM
- S. PANEL MOLDING, HOLMES LUMBER 7125, 5/8" X 1 1/4"
- T. FIBER CEMENT PANEL, SMOOTH FINISH, HARDIPANEL OR APPROVED EQUAL
- U. PANEL MOLDING, HOLMES LUMBER 71388, 3/4" X 1 3/8"
- V. 1X TRIM

**ADDITION & REMODELING
THE SOLOMON RESIDENCE**
2722 FAIR AVE.

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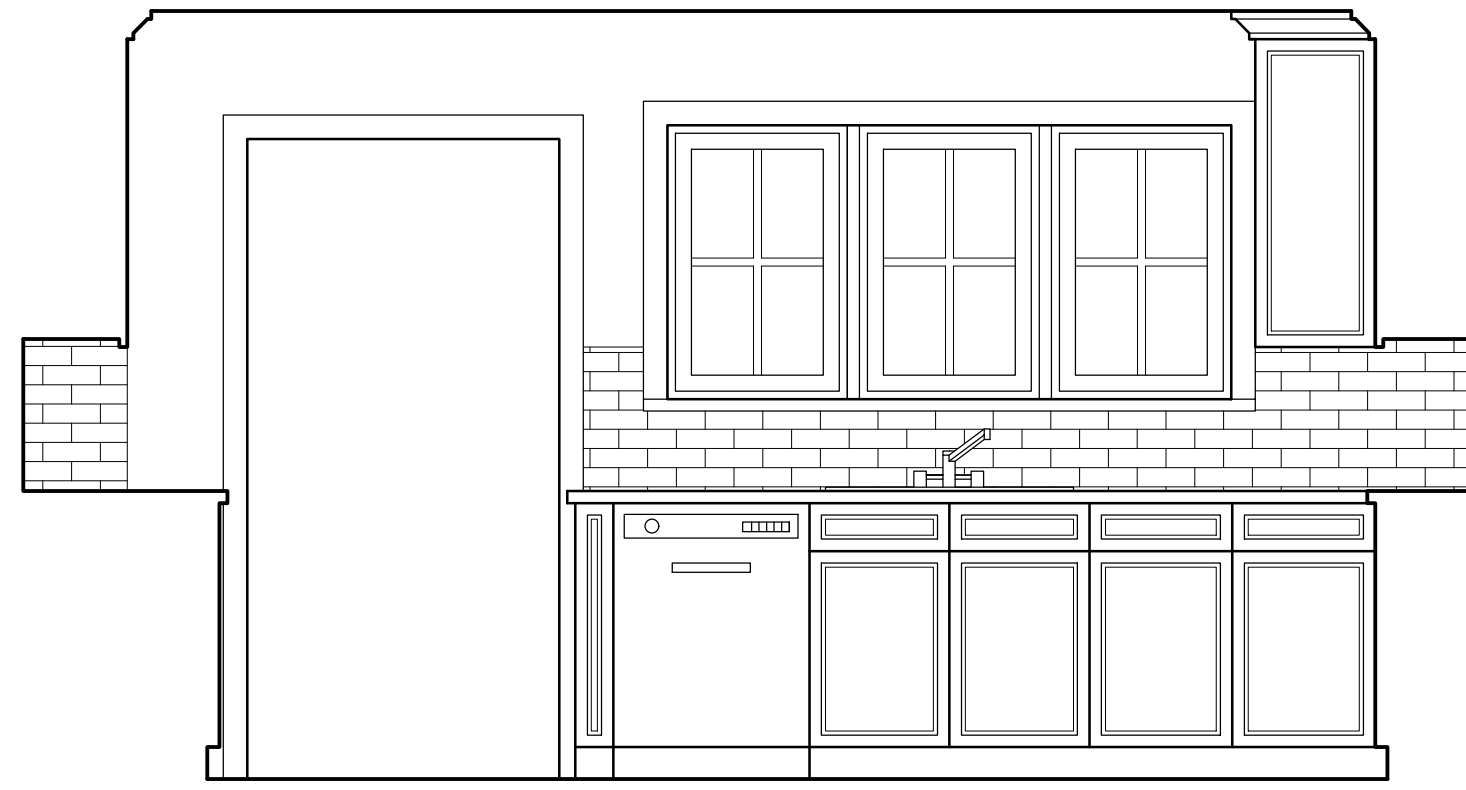
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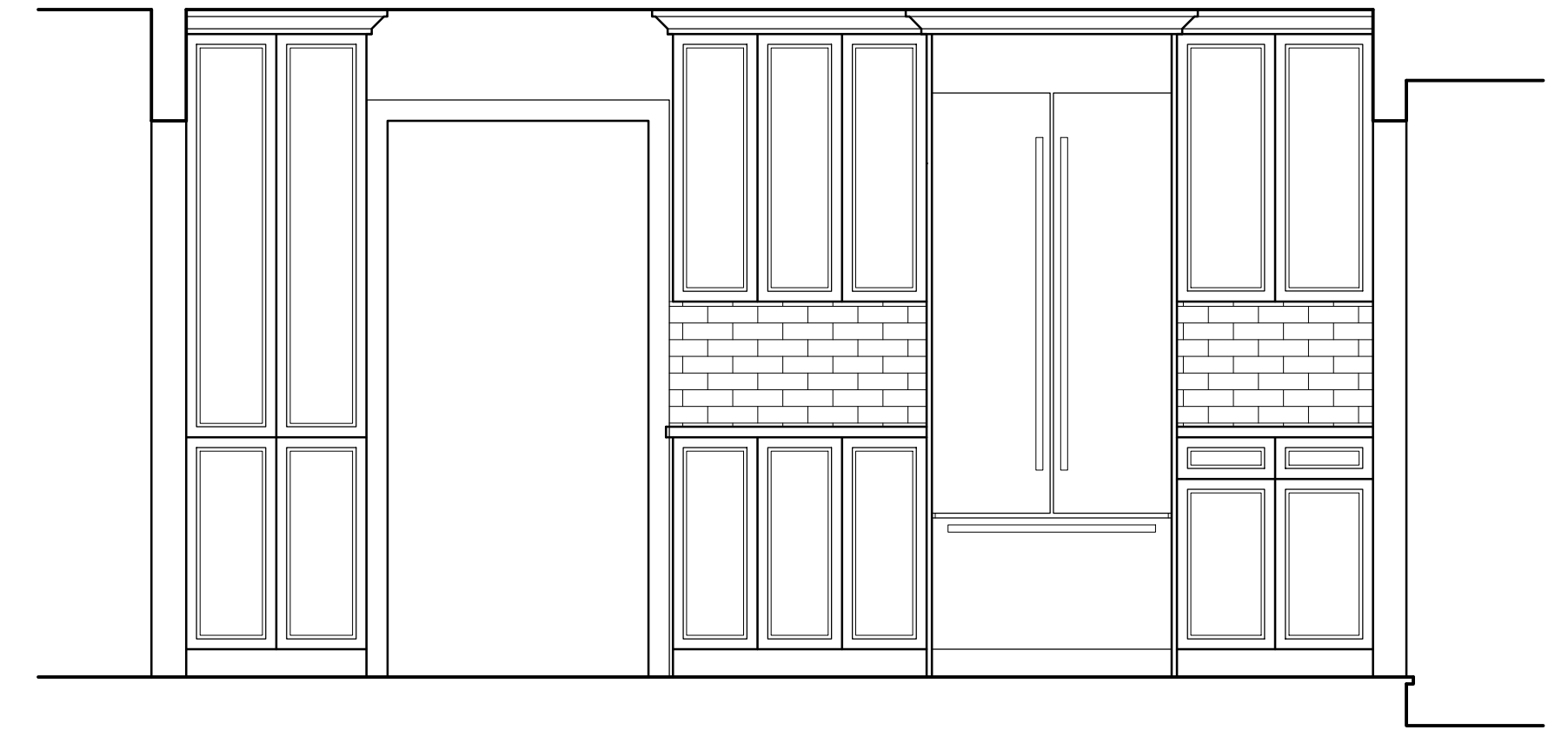
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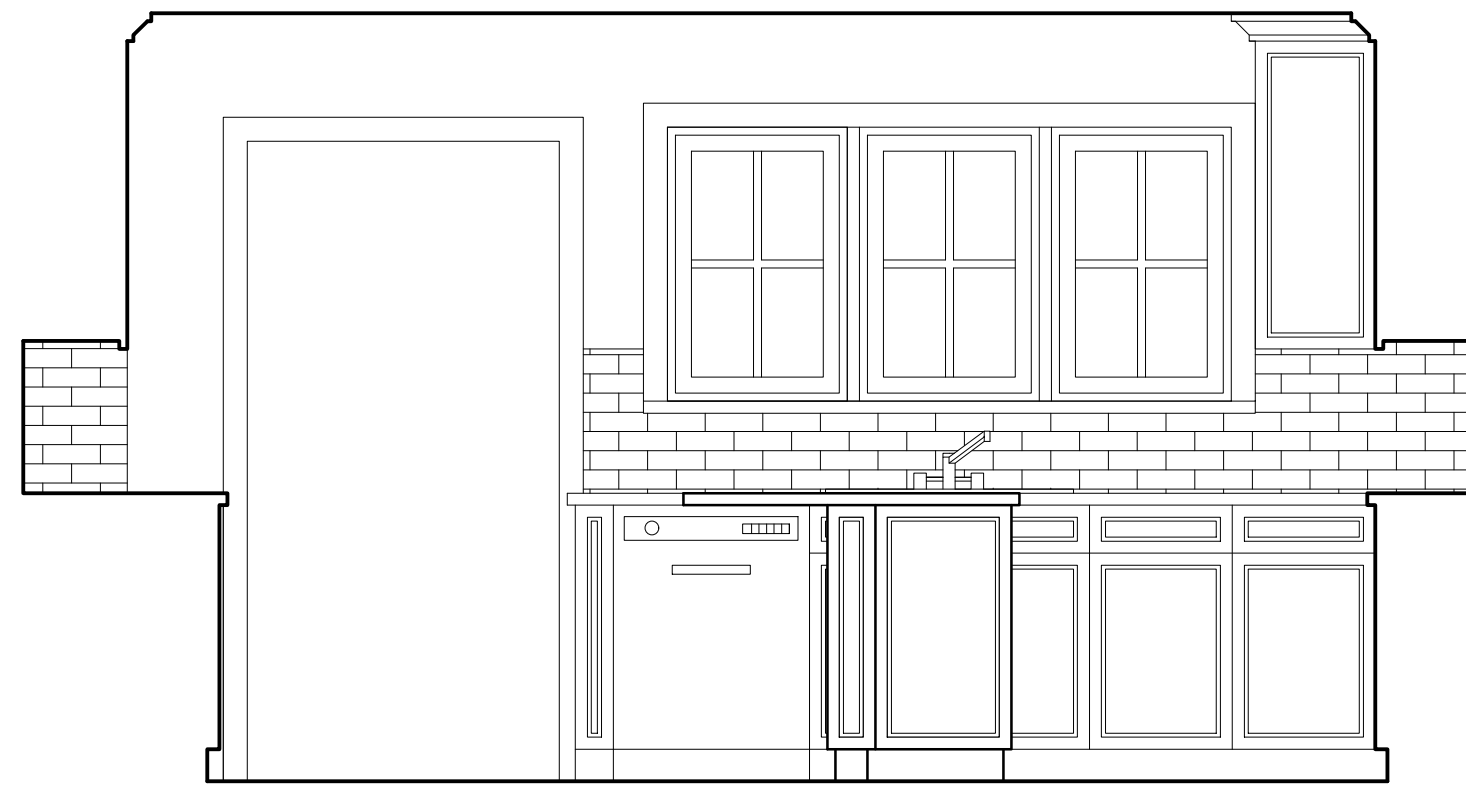
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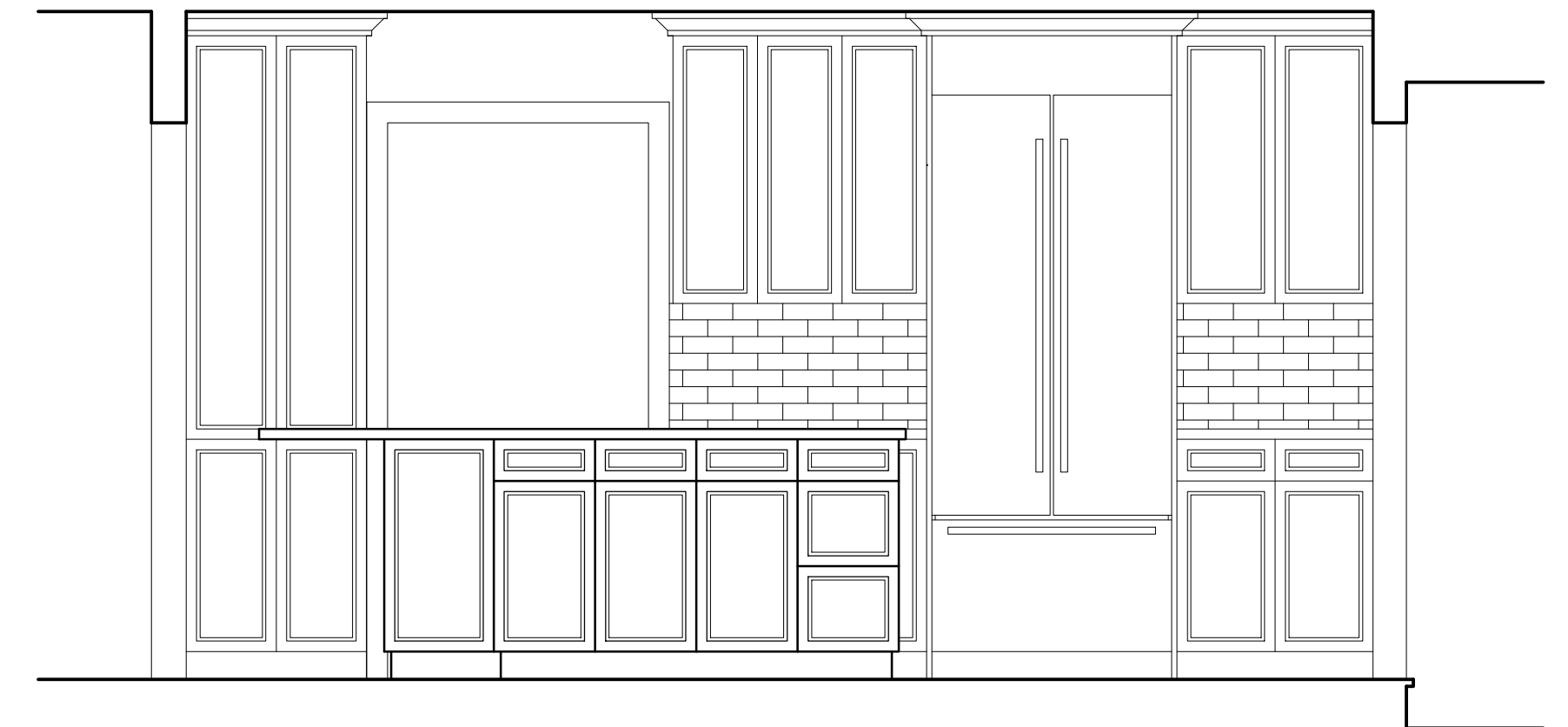
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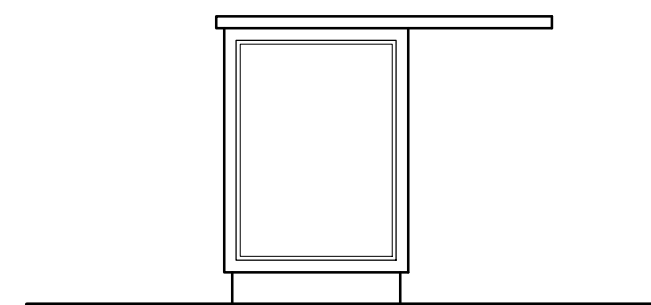
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E



F



G

INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"

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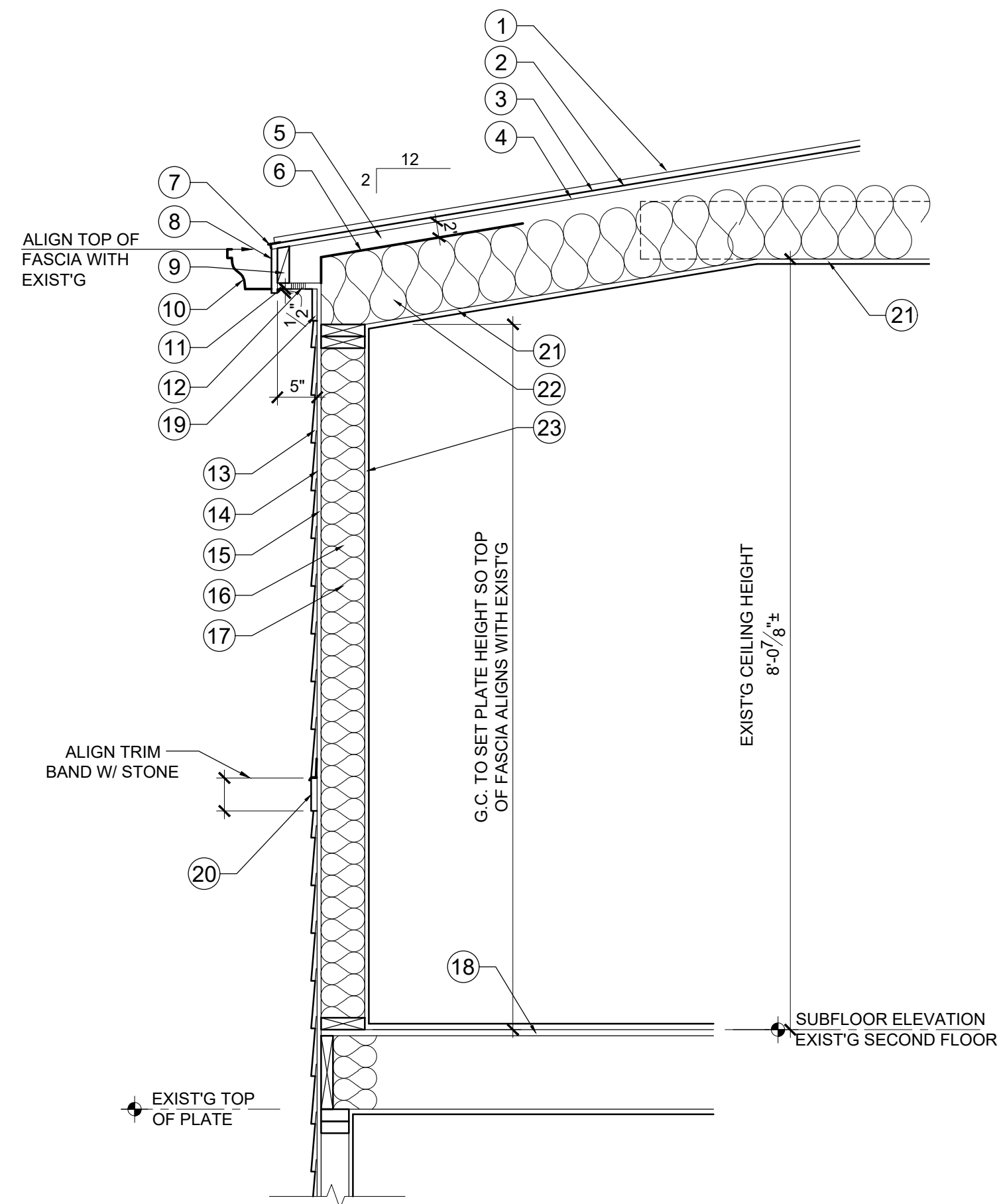
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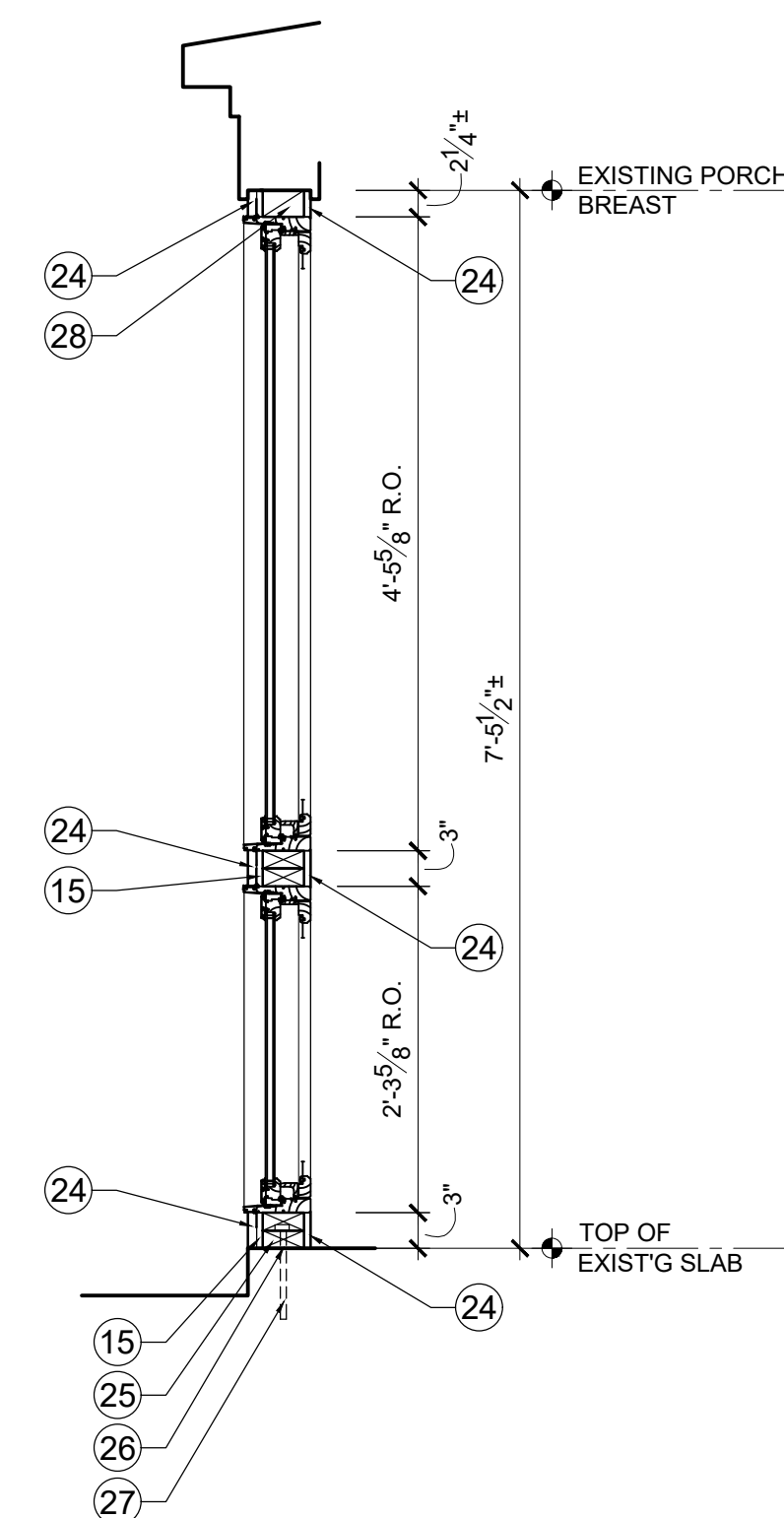
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① WALL SECTION
SECOND FLOOR ADDITION
SCALE: 3/4" = 1'-0"



② DETAIL
WINDOWS AT PORCH
SCALE: 3/4" = 1'-0"

- MATERIALS LIST
1. STANDING SEAM COPPER ROOF, PANELS 1'-4" WIDE
 2. 15# ROOFING FELTS
 3. ICE AND WATER GUARD UNDERLAYMENT OVER ENTIRE ROOF SURFACE
 4. 5/8" ROOF SHEATHING
 5. AIR SPACE
 6. INSULATION STOP
 7. PREFINISHED METAL DRIP EDGE, COMPATIBLE WITH COPPER ROOF
 8. 1X6 FASCIA
 9. 2X SUB FASCIA
 10. PREFINISHED ALUMINUM OGEE PROFILE GUTTER TO MATCH EXISTING AT REAR
 11. 3/8" PLYWOOD SOFFIT
 12. 2" CONTINUOUS SOFFIT VENT
 13. SHINGLE SIDING TO MATCH EXISTING
 14. WATER-RESISTANT, BREATHABLE, AIR BARRIER, TYVEK HOMEWRAP OR EQUAL
 15. 1/2" WALL SHEATHING
 16. 2X6 STUDS @ 16" O.C.
 17. R-21 INSULATION WITH VAPOR RETARDER
 18. 3/4" T&G PLYWOOD SUBFLOOR, GLUED AND NAILED
 19. 5/4 TRIM AT SOFFIT TO ALIGN WITH EXISTING
 20. 5/4 TRIM WITH HEAD FLASHING
 21. 5/8" GYPSUM WALLBOARD (CEILINGS)
 22. R-38 FIBERGLASS BATT INSULATION
 23. 1/2" GYPSUM WALLBOARD
 24. 1X TRIM
 25. 2X4 TREATED WOOD SILL PLATE
 26. FIBERGLASS SILL SEALER
 - 27.
 28. BLOCKING AS REQUIRED

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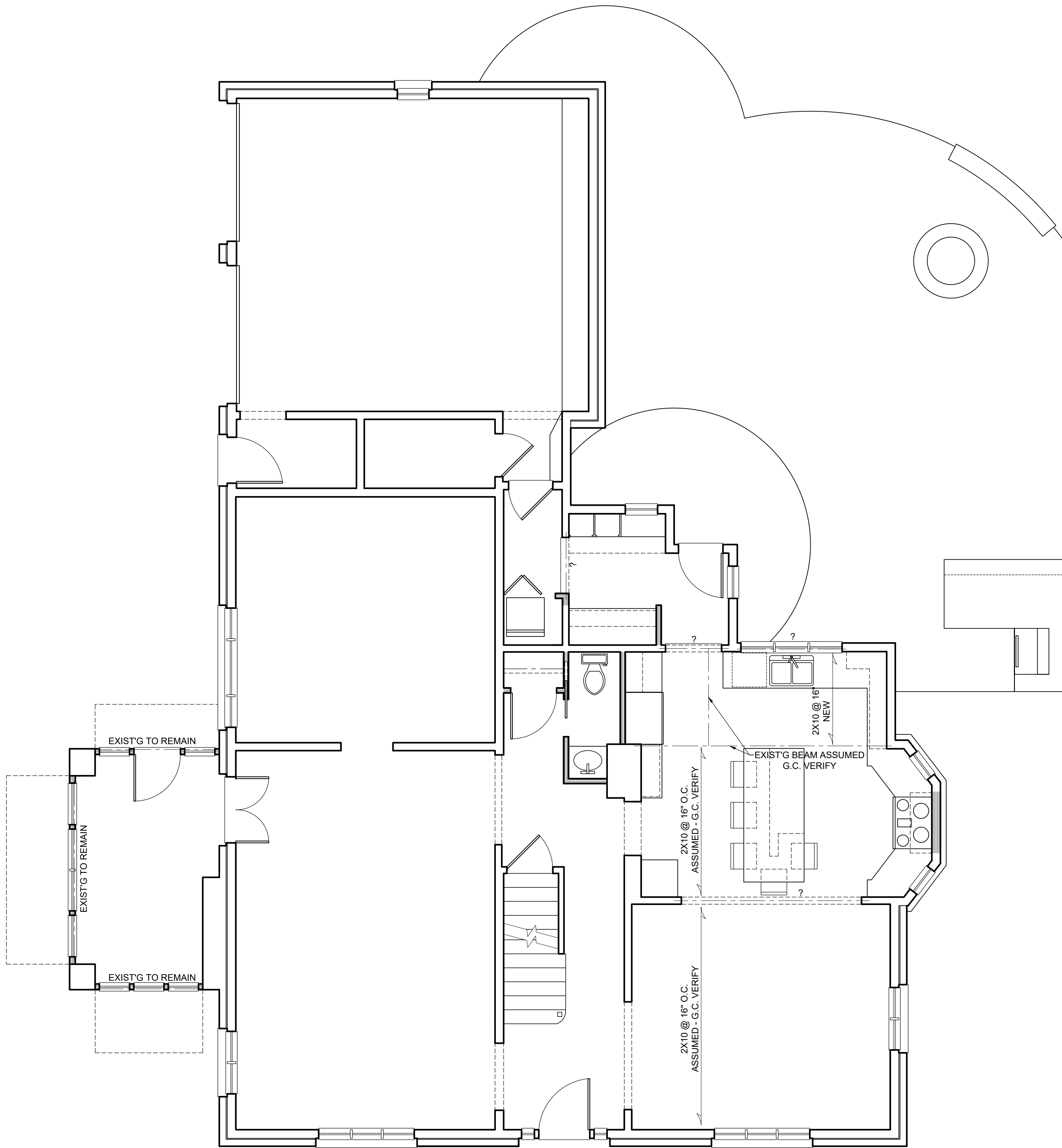
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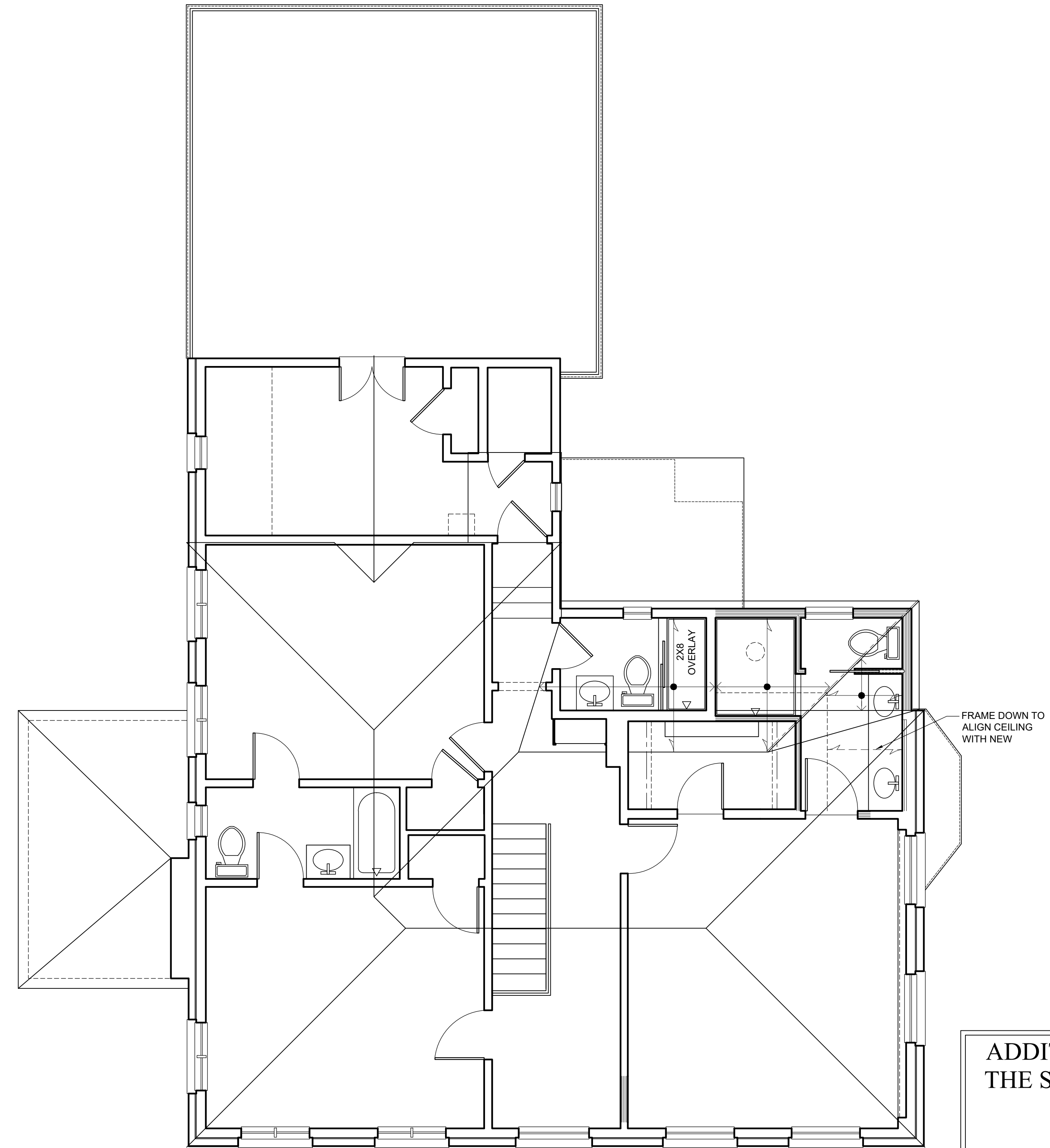
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SECOND FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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

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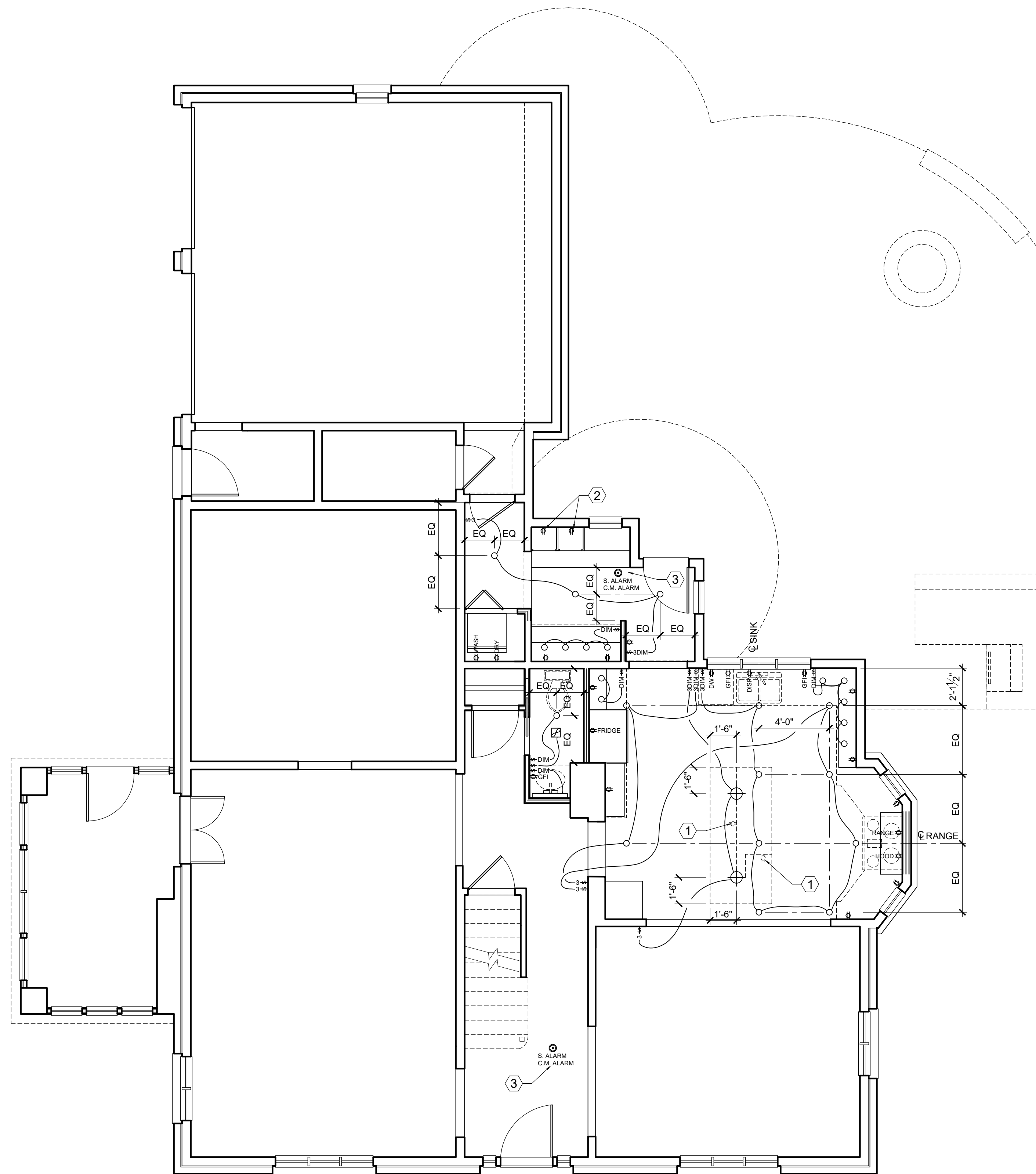
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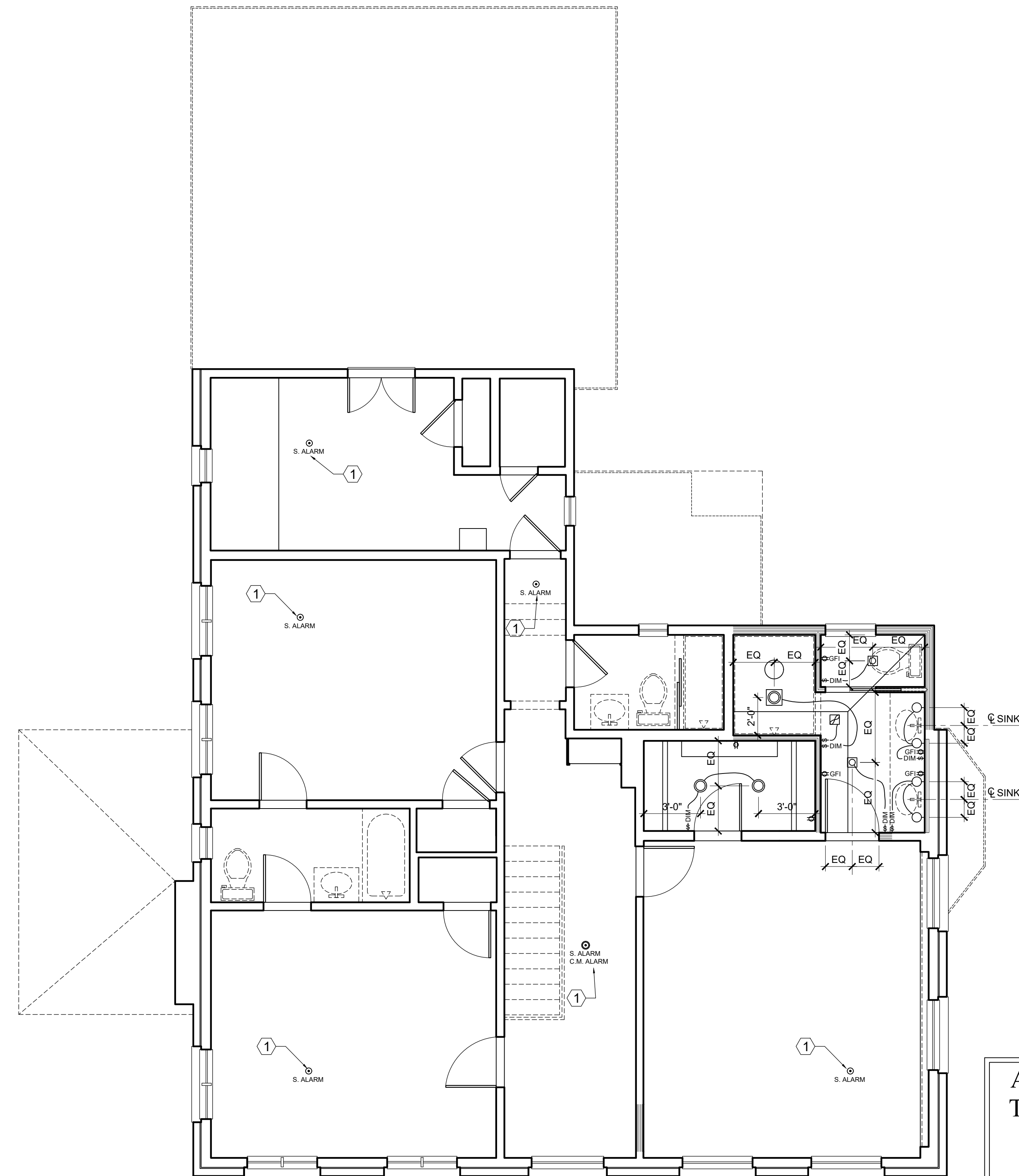


FIRST FLOOR LIGHTING/REFLECTED CEILING PLAN

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

NOTE: DIMENSIONS LOCATING LIGHT FIXTURES ARE FOR GENERAL LAYOUT. MODIFICATIONS MAY BE REQUIRED DEPENDING ON FRAMING CONDITIONS

- FIRST FLOOR LIGHTING/REFLECTED CEILING PLAN NOTES**
1. RECEPTACLE BELOW COUNTERTOP IN FACE OF CABINET
 2. RECEPTACLE ABOVE LOWEST SHELF FOR CHARGING STATION
 3. DO NOT INSTALL IF CODE COMPLIANT ALARM IS PRESENT



SECOND FLOOR LIGHTING/REFLECTED CEILING PLAN

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

NOTE: DIMENSIONS LOCATING LIGHT FIXTURES ARE FOR GENERAL LAYOUT. MODIFICATIONS MAY BE REQUIRED DEPENDING ON FRAMING CONDITIONS

- SECOND FLOOR LIGHTING/REFLECTED CEILING PLAN NOTES**
1. DO NOT INSTALL IF CODE COMPLIANT ALARM IS PRESENT

LIGHTING KEY

- 4" RECESSED CAN-TYPE FIXTURE WITH LED LAMP
- ◻ 4" RECESSED CAN-TYPE FIXTURE WITH LED LAMP; SLOPED CEILING APPLICATION
- ⊙ 6" RECESSED CAN-TYPE FIXTURE SEALED WITH DROPPED OPALEX TRIM
- ◻ 6" RECESSED CAN-TYPE FIXTURE SEALED WITH DROPPED OPALEX TRIM; SLOPED CEILING APPLICATION
- ⊕ SURFACE MOUNTED WALL FIXTURE
- ⊕ PENDANT
- ⊕ UNDERCABINET LED LIGHTING
- ⊕ EXHAUST FAN
- ⊕ SMOKE ALARM
- ⊕ SMOKE AND CARBON MONOXIDE ALARM
- ⊕ SURFACE MOUNTED WALL FIXTURE ABOVE VANITY

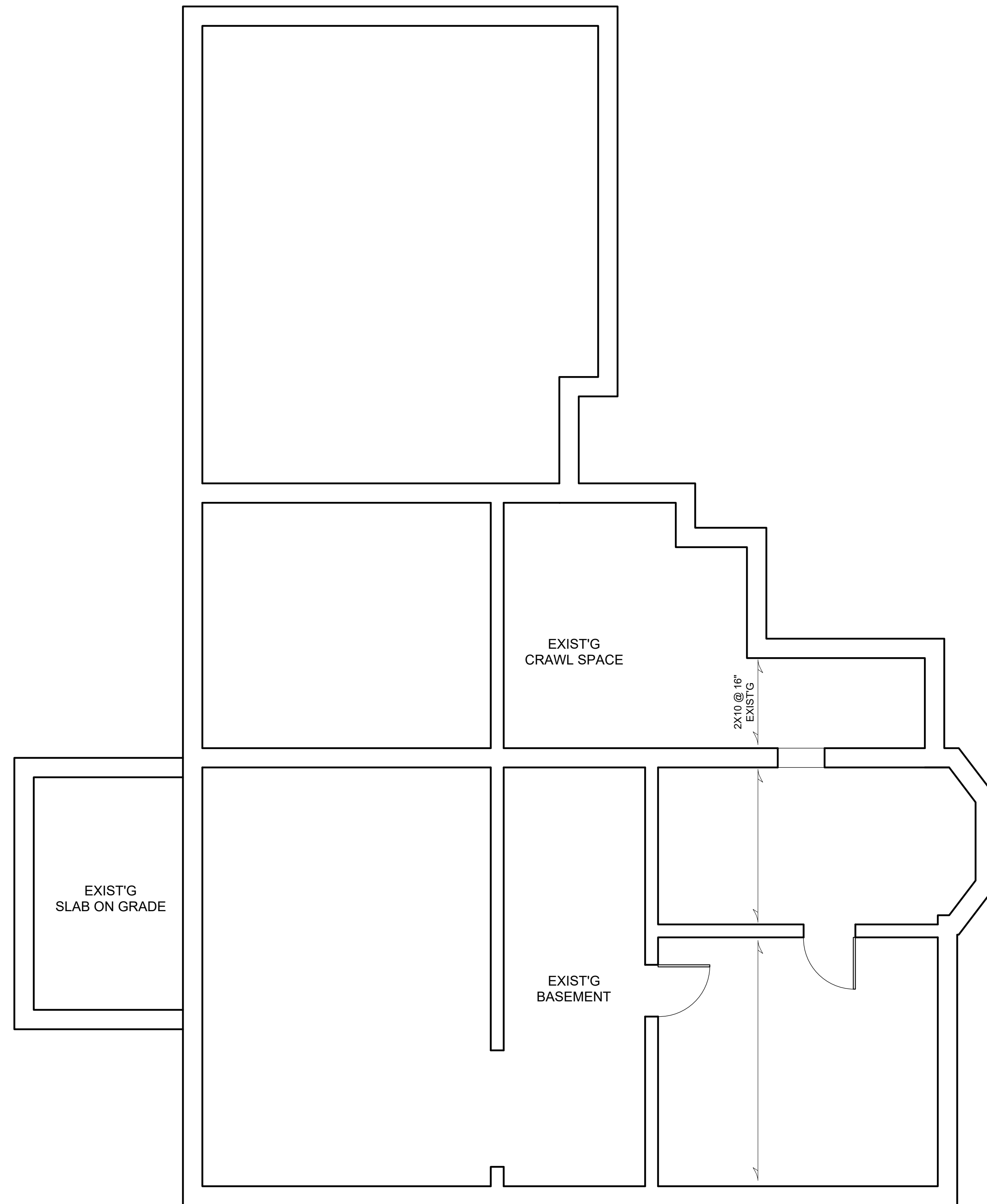
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LOWER LEVEL/FOUNDATION/FIRST FLOOR FRAMING PLAN

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

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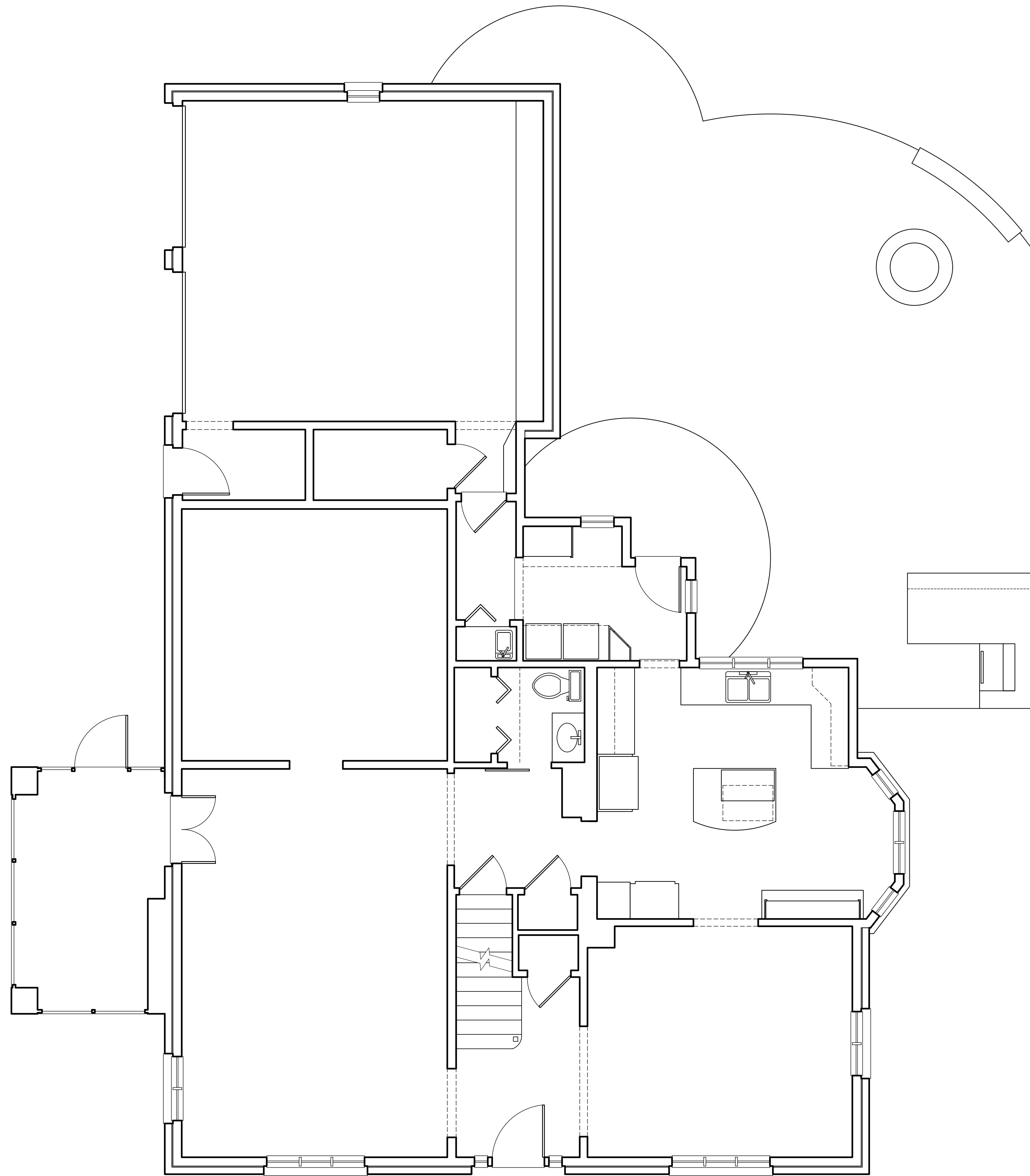
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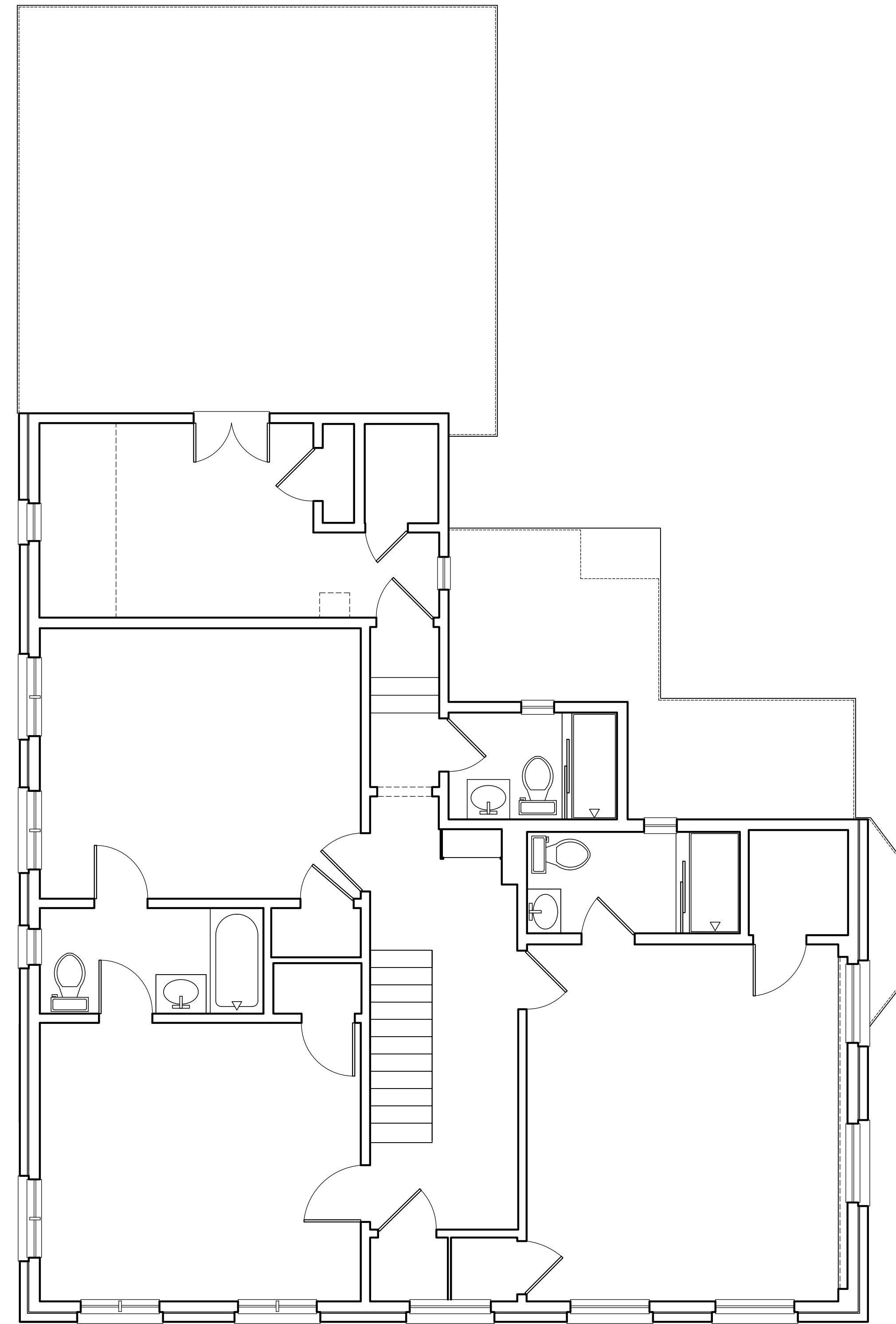
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FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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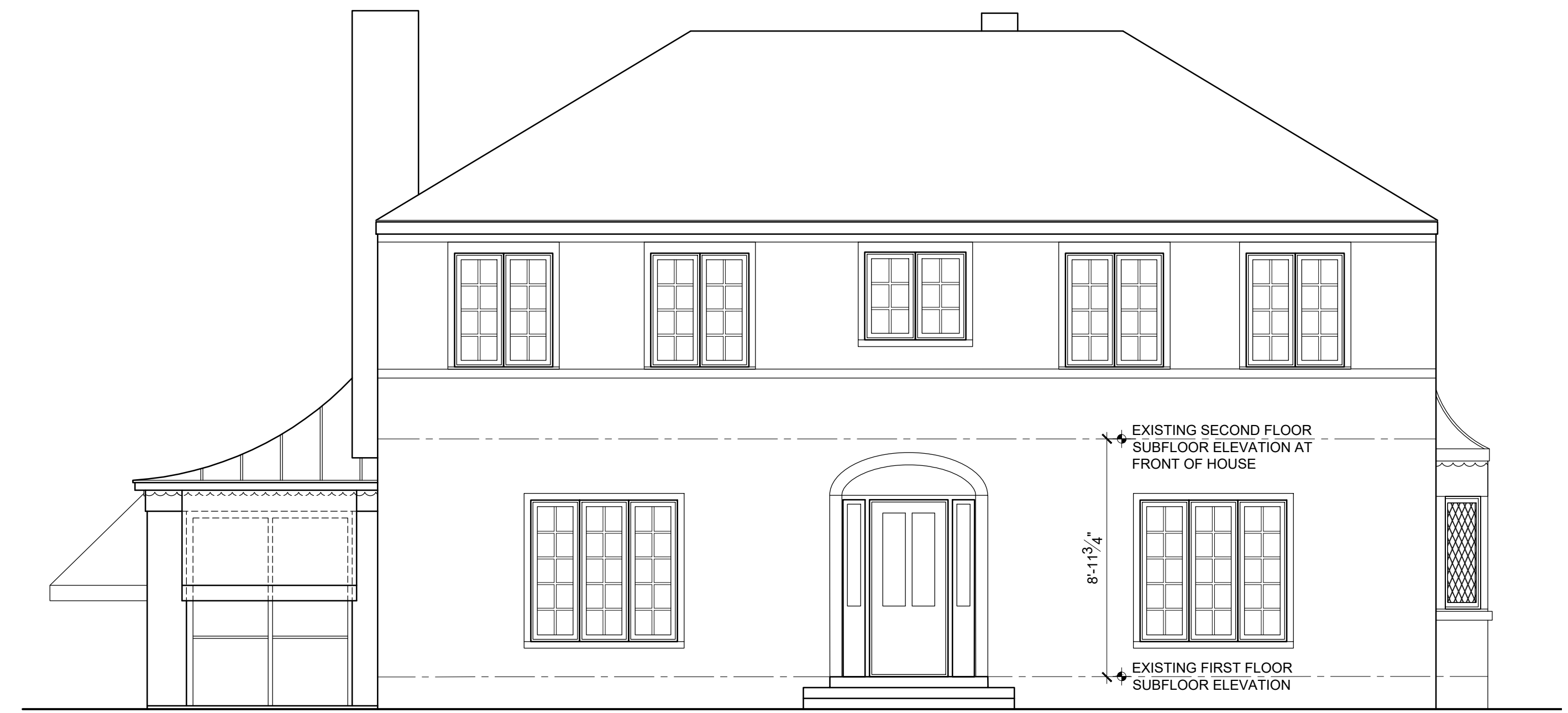
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SIDE (EAST) ELEVATION
 EXISTING
 SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
 EXISTING
 SCALE: 1/4" = 1'-0"



REAR (NORTH) ELEVATION
 EXISTING
 SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION
 EXISTING
 SCALE: 1/4" = 1'-0"

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