

6160 ROBIN CIR  
SIDING + BRICK VENEER





Lighting

# WOLFE RESIDENCE-PRIMARY SUITE ADDITION

6160 ROBIN CIRCLE-MAYFIELD, OHIO

## CONSTRUCTION NOTES

### FOUNDATIONS:

Design bearing pressure has been assumed to be 2000 PSF prior to construction. The general contractor must verify soil bearing pressure and that settlements at this pressure will be within acceptable limits.

### CONCRETE:

1. Concrete to have a minimum cement content of 564#/y. A maximum water to cement ratio of 0.49 and obtain a minimum strength of 3000 PSI-28 days unless noted otherwise.

2. Use 6 % +/- 1% entrained air for all concrete exposed to weather.

3. All garage slabs shall have a minimum strength of 4000 PSI and shall be air entrained. 610Lbs cement with c=0.48 air entrained

4. All basement and garage floor slabs to have control joints at a maximum of 15'-0" on center each way.

### MASONRY:

1. Concrete masonry units per ASTM C90-01 min. fm=1900 psi grade N-1, brick masonry units per ASTM CC216-01a, grade S, type fbs, mortar per ASTM C270-01a, type S.

2. No backfilling against basement walls is to take place prior to bracing or installation of first floor joist bridging, and sheathing.

3. Provide min, 16"x16" solid grouted masonry bearing for all steel beams.

4. Masonry wall reinforcement steel to be ASTM grade 615 60 KSI steel

5. Make sure block cores align so reinforcing falls within full core full height provide 2500 psi grout strength

6. Masonry construction shall comply with AC1530-16

Grout shall be placed with low lift grouting methods in lifts not exceeding 5'-0" in height. Otherwise inspection holes need placed in bottom of wall. Walls shall have horizontal reinforcing consisting of 9 Ga. Ladder reinforcing 16" o/c

### STEEL:

1. Rolled shapes, plates and bars per ASTM A36, Pipe per ASTM A53.

2. Anchor bolts- see typical wall section for requirements

### WOOD:

1. Ceiling joist must be continuous from eave to eave and connected to the rafters to resist the horizontal loads from the rafter to the support wall. Hip roof construction, knee wall construction or other construction situations where ceiling joists are not available, provide collar ties from rafter to rafter at or close as possible to eaves. Member to member connections shall be set forth in the Residential Building code of Ohio

2. Sawn lumber to be NO.2 grade D.F. or S.P.F

3. All posts under beams to be 3-2x4 minimum unless noted otherwise. All post loads to be carried continuously down to foundations or supporting beams.

4. All exposed lumber or lumber in contact with concrete or masonry to be treated.

5. Double all floor joists running parallel under partition walls above.

6. Double All framing under whirl pools, spas or tubs, kitchen islands and fireplaces

7. Double full length all rafters & headers around skylights and dormers

8. Typical window & door lintels to be 2-2x10 with 1/2 inch plywood plate between (unless noted otherwise on floor plans).

9. All wood except for exterior treated lumber shall be a minimum of 8 inches above exterior grade per (2019 Ohio Residential Code R317.1)

### WINDOWS & DOORS

1. All exterior doors to be insulated steel, doors to garages to be fire-rated and provide a self closer as required by local code.

2. All sleeping rooms shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches per (2019 Ohio Residential Code R310.1)

3. Safety glass is required to be installed in all exit doors, door like fixed glass panels, patio doors, storm doors, shower doors, tub enclosures and all unframed glass doors and windows, windows adjacent to spa tubs per (2019 Ohio Residential Code R308.4)

### FIRE CODE NOTES:

1. Wall and ceiling finishes shall have a smoke developed index of not greater than 450 per (2019 Ohio Residential Code 302.92)

2. Wall & ceiling finishes shall have a flame spread classification of not greater than 200 per (2019 Ohio Residential Code 302.91)

3. Smoke detectors on each level shall be installed in each sleeping area and outside each sleeping area in the immediate vicinity of the bedrooms per (2019 Ohio Residential Code 314.3)

4. Carbon monoxide alarms. For new construction and additions approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages per (2019 Ohio Residential Code 315.1)

5. Garages to be completely separated from other parts of the structure by means of 1 hour minimum fire resistant walls & ceilings per (2019 Ohio Residential Code R309.2)

6. Provide fireblocking per (2019 Ohio Residential Code 302.11)

In combustible construction. Fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

### PLUMBING CODE NOTES:

1. Individual shower and tub shower combination valves installed shall be balanced pressure thermostatic or combo valves per (Ohio Plumbing Code 424.3)

2. All open vent pipes that extend through the roof shall be terminated 12" above the roof per (Ohio Plumbing Code 904.1)

### STAIRS:

1. Stairway illumination per (2019 Residential Code of Ohio 303.6)

2. Stairway handrails to be continuous set at 36" above tread nosing per (2019 Residential Code of Ohio 311.7.7)

3.) Provide under stair protection per (2019 Residential Code of Ohio 302.7)

### MISCELLANEOUS:

1. Premises Identification  
Approved addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road facing the property. Street addresses shall be posted on site prior to starting work and during construction.

2. All grades at foundations shall have a minimum of 6" of fall within the first 10'-0"

3. Soffit & ridge vents must supply open space for ventilation of not less than 1/150 of the total attic or space they are ventilating. Provide screening as required.

4. Attic access doors insulated and weather stripped per (2019 Residential Code of Ohio 1102.2.3)

### ELECTRICAL CODE NOTES

Electrical outlets switches and fixtures shown on plans are for illustrative purposes only. All electrical shall be to local and national codes.

### GROUNDING ELECTRODE SYSTEM

1. NEC 250-50 Grounding Electrode System section 250.50 of The National Electrical Code requires electrodes as described in section 250.52 (A) (1) Through (A) (6) that are present at each building or structure shall be bonded together to form the grounding electrode system. This includes concrete encased electrodes, I.E. an electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet or one or more bare zinc galvanized or other electrically conductive coated steel reinforcing bars or rods. Not less than 1/2 inch diameter, or consisting of at least 20 feet of bare copper conductor not smaller than 4 awg. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wire or other effective means.

2. NEC 210-8 Ground Fault Circuit Interrupter Protection  
All 125 volt, single phase, 15 or 20 ampere receptacles installed in the locations specified in A through G shall have ground fault circuit interrupter protection.

A. Bathrooms  
B. Garage  
C. Outdoors  
D. Crawl spaces at or below grade level  
E. Unfinished basements

F. Kitchens where receptacles are installed to serve countertop surfaces  
G. Laundry, Utility and wet bar sinks where the receptacles are installed within 6 feet of the outside edge of the sink.

3. NEC 210-12 (b) Arc Fault Circuit Interrupter Protection  
All 125 volt single phase 15 or 20 ampere receptacles installed in dwelling unit Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens Bedrooms, Sun rooms, Rec Rooms, Closets, Hallways or similar rooms shall be protected by an Arc Fault Circuit Interrupter listed to provide protection of the entire branch.

4. NEC 210-52 (E) Outdoor Outlets  
At least one receptacle outlet accessible while standing at grade level and not located more than 6 1/2 feet above grade shall be installed at the front and back of the dwellings, provide bubble type cover for weather proofing.

5. NEC 210-52 (E) (3) Balconies Deck and Porches  
All Balconies Decks or Porches that are accessible from the inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the Balcony, Deck or Porch. The receptacle shall not be located more than 6 1/2 feet above the Balcony, Deck or Porch, provide bubble type cover for weather proofing.

6. NEC 406.11 Tamper Resistant Receptacles  
All 125 volt 15 and 20 ampere receptacles shall be listed as tamper resistant receptacles.

7. Provide a minimum of 30"x36" clear working area in front of the disconnecting means for the condensing unit per (2017 National Electrical Code 110-26 (A1) and 110-26 (A2).

8. Provide and electrical outlet within 25'-0" of condensing units per (2017 National Electrical Code 210.63).

9. All Bathrooms to be equipped with exhaust fans vented to the outside. Do not vent to Attic per (2019 Ohio Residential Code R-303.3).

In the preparation of these documents every attempt has been made to insure correct dimensions and proper construction practices. Dimensions take precedence over scale. It is the responsibility of the contractor to verify the information herein and to correct errors and oversights. The contractor is responsible for assuring that all work is done in accordance with local codes whether indicated as such on the drawings or not. It is the contractors responsibility to provide proper flashing, ice guarding and caulking as required to ensure proper weather proofing of structure.

## SITE PLAN



6160 ROBIN CIRCLE-MAYFIELD, OHIO  
1"=20'-0"

### DESIGN CRITERIA

LUMBER ALLOWABLE STRESSES	Fb=1000 PSI E=1,700,000 Fv=95 PSI
FLOOR LOADS	40 PSF LIVE 15 PSF DEAD
ROOF LOADS	30 PSF LIVE 15 PSF DEAD
WIND LOAD (115 MPH 3 SECOND GUST)	20 PSF
SOIL LOAD BEARING PRESSURE	2,500 PSF

### DRAWING SCHEDULE

T1	TITLE PAGE WITH CONSTRUCTION NOTES		
A1	PROPOSED ELEVATIONS		
A2	PROPOSED FOUNDATION PLAN PROPOSED FIRST FLOOR PLAN		
A3	ROOF PLAN, HOUSE CROSS SECTION TYPICAL WALL SECTION & DETAILS		

### SQUARE FOOTAGE

FIRST FLOOR PLAN: ADDING 600 SQ. FT.
SECOND FLOOR PLAN: NONE
TOTAL: ADDING 600 SQ. FT.
BASEMENT: NONE-CRAWL SPACE

### ENERGY CODE

OHIO HOME BUILDERS ASSOCIATION ALTERNATIVE ENERGY COMPLIANCE PATH #1	
EXTERIOR WALL INSULATION	FIBERGLASS INSULATION RESULTING IN R-21
CEILING INSULATION	FIBERGLASS INSULATION RESULTING IN R-30
FOUNDATION WALL INSULATION	R-10 INSULATION MIN. TO FLOOR
EXTERIOR WINDOWS & DOORS (VERIFY WITH MANUFACTURER)	.30 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .32
ENTRY DOORS (VERIFY WITH MANUFACTURER)	.28 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .24

The Planworks, LLC.  
Residential Design and Construction  
Phone: 614.413.9372

WOLFE RESIDENCE-PRIMARY SUITE ADDITION  
6160 ROBIN CIRCLE MAYFIELD VILLAGE, OHIO



REVISIONS  
D.P. 07-16-23

DATA  
JOB NUMBER: 202337  
DATE DRAWN: 07-14-23  
DRAWN BY: D.P.

T1



**PROPOSED REAR ELEVATION**

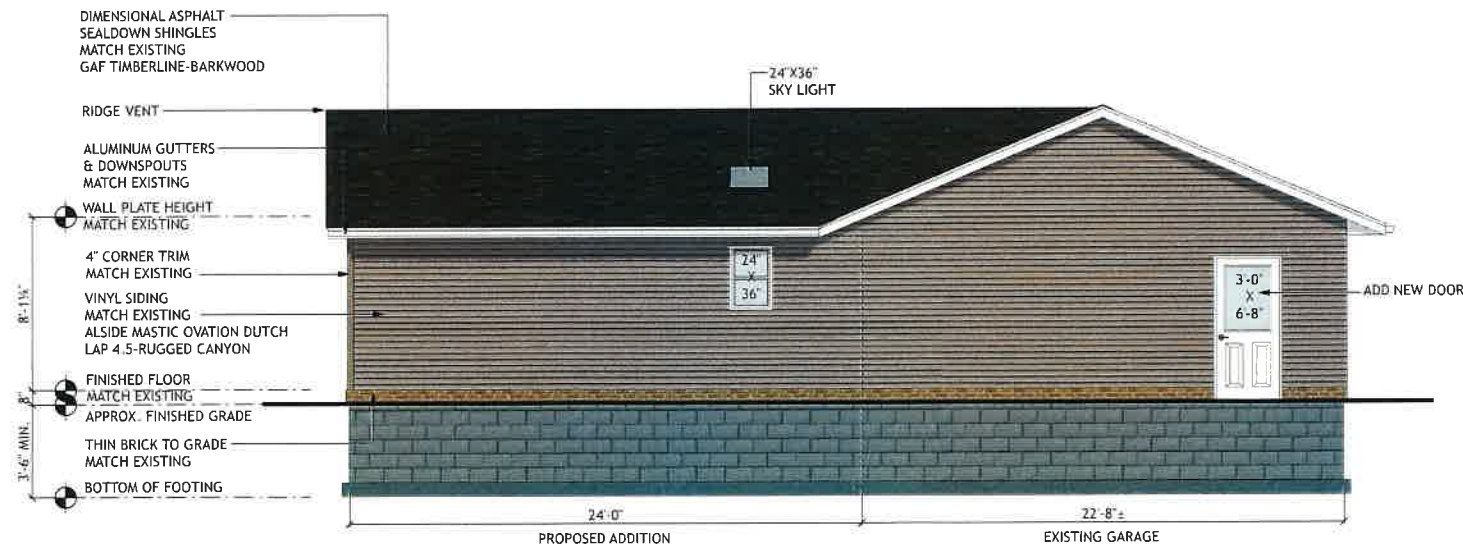
SCALE: 1/4" = 1'-0"

NOTE:  
MATCH EXISTING KITCHEN WINDOW  
LENGTH VERIFY WINDOW SIZE



**PROPOSED RIGHT SIDE ELEVATION**

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



**PROPOSED LEFT SIDE ELEVATION**

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



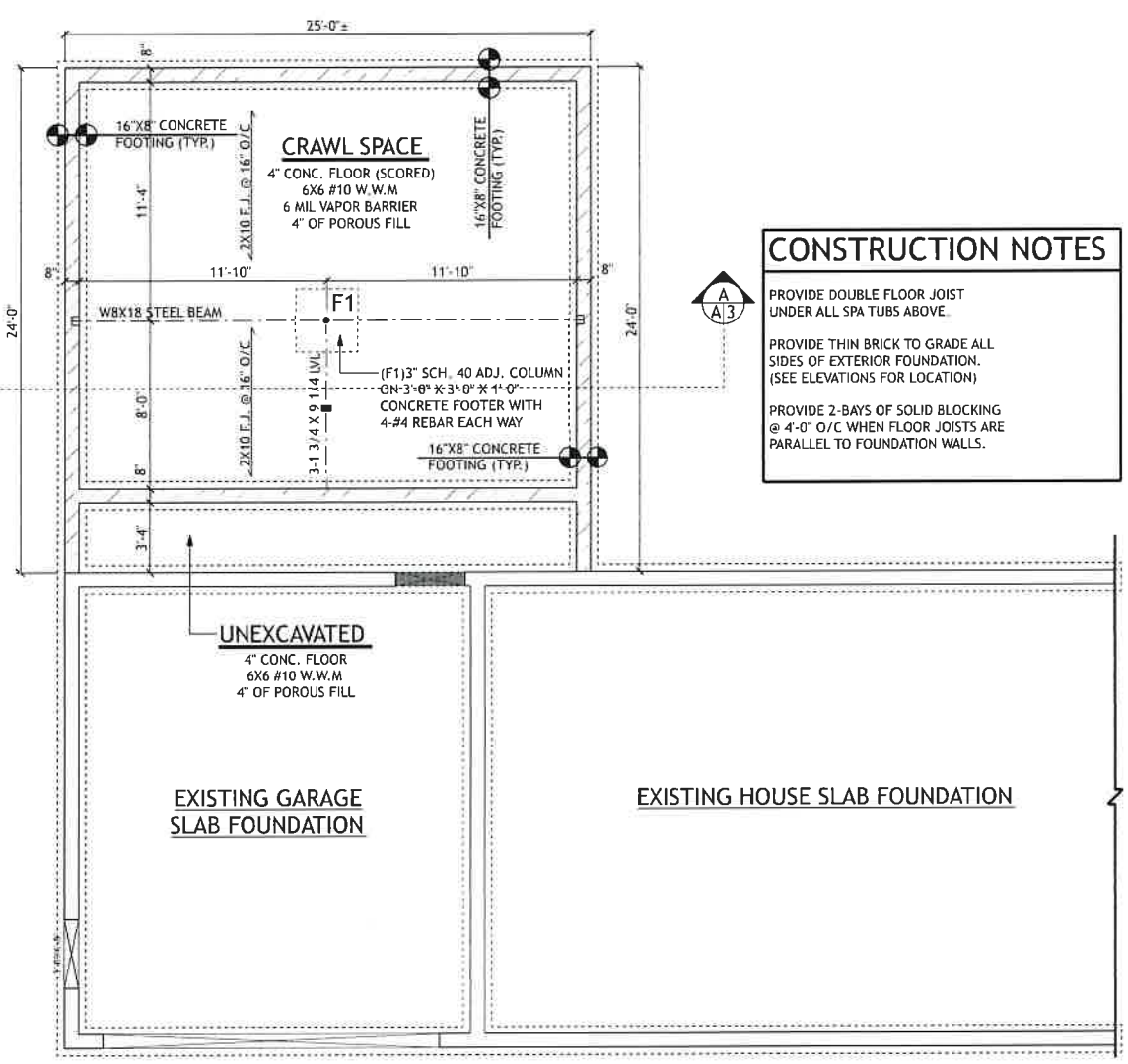
**WOLFE RESIDENCE-PRIMARY SUITE ADDITION**  
6160 ROBIN CIRCLE MAYFIELD VILLAGE, OHIO



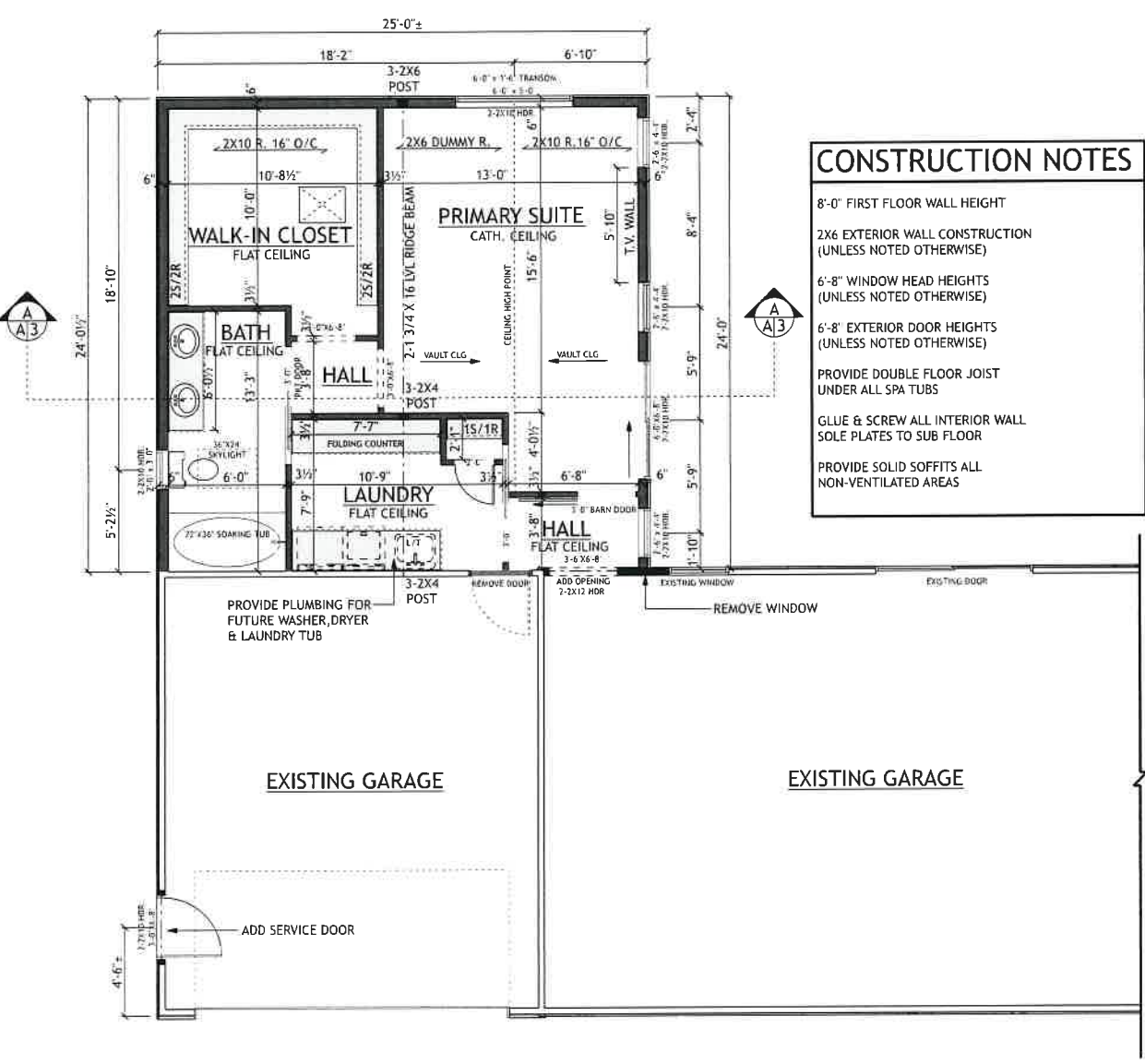
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DATE DRAWN: 07-14-23	
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**A1**

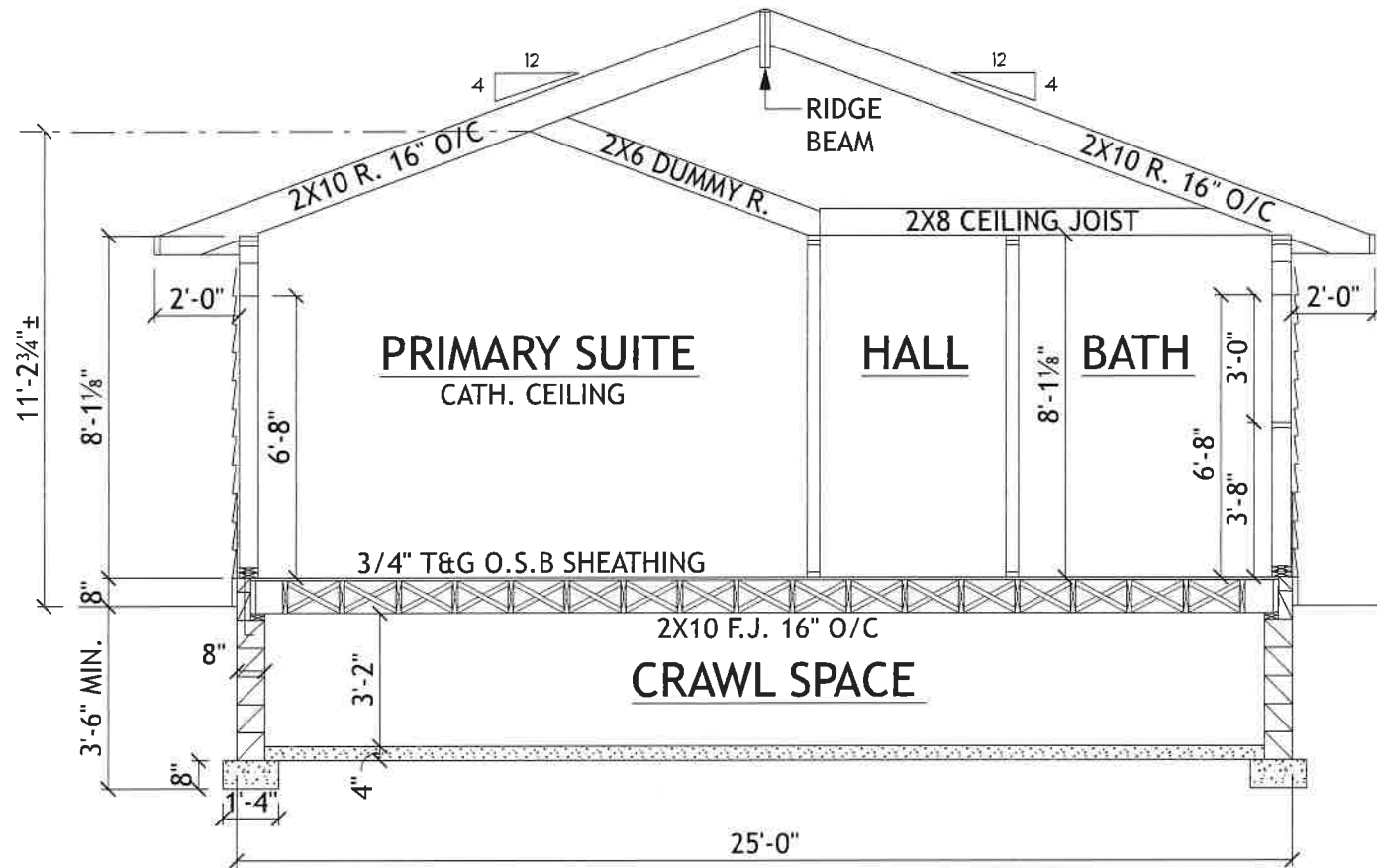
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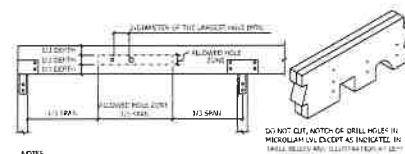
**PROPOSED FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



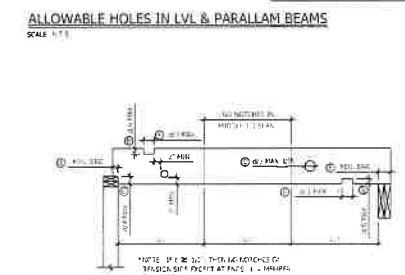
**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**ADDITION CROSS SECTION**  
SCALE: 1/2" = 1'-0"



**ALLOWABLE HOLES IN LVL & PARALLAM BEAMS**  
SCALE: 1/2" = 1'-0"

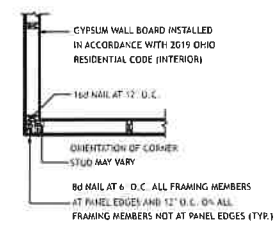


JOIST SIZE	MIN. HOLE WIDTH	MIN. HOLE LENGTH	MIN. HOLE SPACING	MIN. HOLE TO END	MIN. HOLE TO JOIST
2x4	1 1/2"	12"	12"	4"	4"
2x6	2 1/4"	12"	12"	4"	4"
2x8	3 1/4"	12"	12"	4"	4"
2x10	4 1/4"	12"	12"	4"	4"

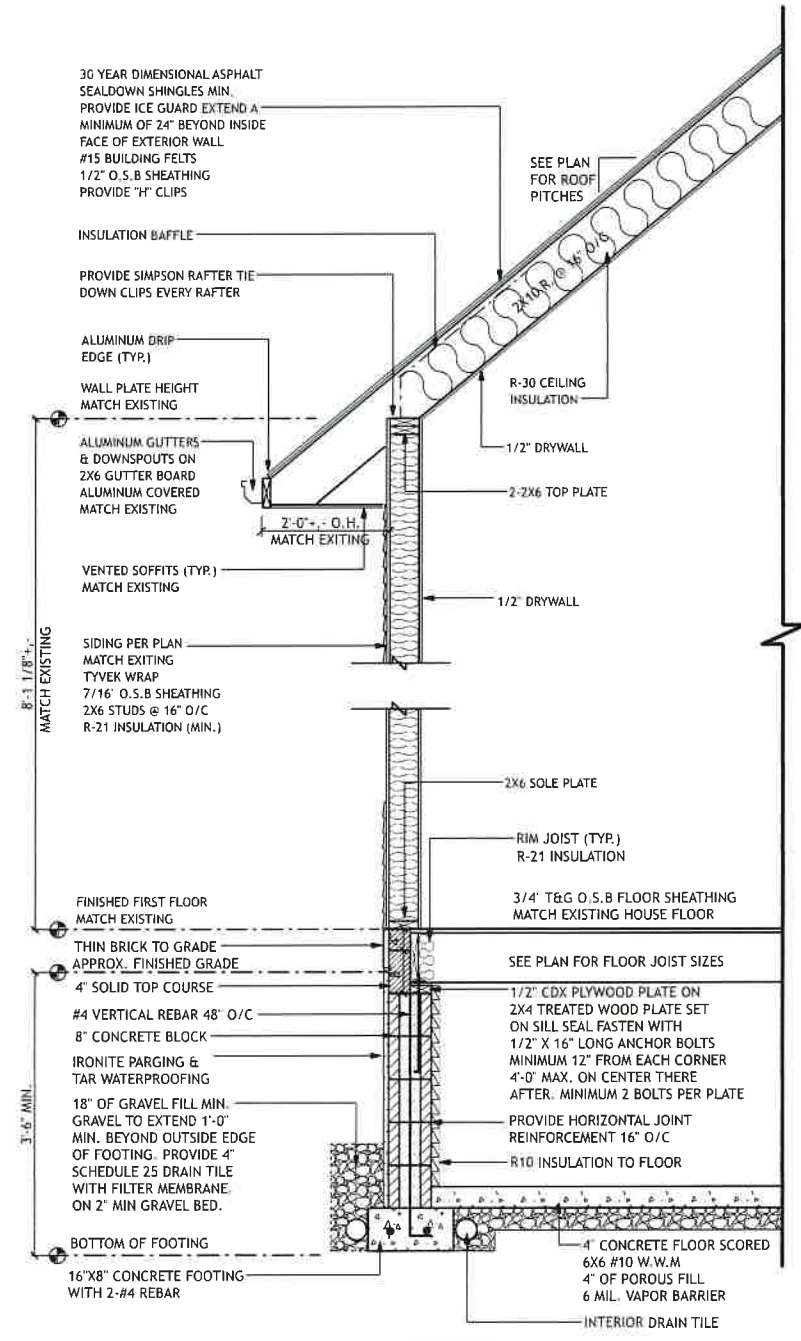
**JOIST HOLES & NOTCHES**  
SCALE: 1/2" = 1'-0"

DESCRIPTION	QUANTITY	LOCATION
2x4 STUDS @ 16" O.C.	12	WALL
2x6 STUDS @ 16" O.C.	12	WALL
2x8 STUDS @ 16" O.C.	12	WALL
2x10 STUDS @ 16" O.C.	12	WALL
2x12 STUDS @ 16" O.C.	12	WALL
2x14 STUDS @ 16" O.C.	12	WALL
2x16 STUDS @ 16" O.C.	12	WALL
2x18 STUDS @ 16" O.C.	12	WALL
2x20 STUDS @ 16" O.C.	12	WALL
2x22 STUDS @ 16" O.C.	12	WALL
2x24 STUDS @ 16" O.C.	12	WALL
2x26 STUDS @ 16" O.C.	12	WALL
2x28 STUDS @ 16" O.C.	12	WALL
2x30 STUDS @ 16" O.C.	12	WALL
2x32 STUDS @ 16" O.C.	12	WALL
2x34 STUDS @ 16" O.C.	12	WALL
2x36 STUDS @ 16" O.C.	12	WALL
2x38 STUDS @ 16" O.C.	12	WALL
2x40 STUDS @ 16" O.C.	12	WALL
2x42 STUDS @ 16" O.C.	12	WALL
2x44 STUDS @ 16" O.C.	12	WALL
2x46 STUDS @ 16" O.C.	12	WALL
2x48 STUDS @ 16" O.C.	12	WALL
2x50 STUDS @ 16" O.C.	12	WALL
2x52 STUDS @ 16" O.C.	12	WALL
2x54 STUDS @ 16" O.C.	12	WALL
2x56 STUDS @ 16" O.C.	12	WALL
2x58 STUDS @ 16" O.C.	12	WALL
2x60 STUDS @ 16" O.C.	12	WALL
2x62 STUDS @ 16" O.C.	12	WALL
2x64 STUDS @ 16" O.C.	12	WALL
2x66 STUDS @ 16" O.C.	12	WALL
2x68 STUDS @ 16" O.C.	12	WALL
2x70 STUDS @ 16" O.C.	12	WALL
2x72 STUDS @ 16" O.C.	12	WALL
2x74 STUDS @ 16" O.C.	12	WALL
2x76 STUDS @ 16" O.C.	12	WALL
2x78 STUDS @ 16" O.C.	12	WALL
2x80 STUDS @ 16" O.C.	12	WALL
2x82 STUDS @ 16" O.C.	12	WALL
2x84 STUDS @ 16" O.C.	12	WALL
2x86 STUDS @ 16" O.C.	12	WALL
2x88 STUDS @ 16" O.C.	12	WALL
2x90 STUDS @ 16" O.C.	12	WALL
2x92 STUDS @ 16" O.C.	12	WALL
2x94 STUDS @ 16" O.C.	12	WALL
2x96 STUDS @ 16" O.C.	12	WALL
2x98 STUDS @ 16" O.C.	12	WALL
2x100 STUDS @ 16" O.C.	12	WALL

**TYPICAL STRUCTURAL DETAILS**  
SCALE: NOT TO SCALE



**APA WALL BRACING OUTSIDE CORNER DETAIL**  
SCALE: 1/4" = 1'-0"



**TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"

The Planworks, LLC.  
11000 W. 11th Street, Suite 100, Overland Park, KS 66211  
Phone: 484-413-5122

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**JEMM construction**

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DATA	
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**A3**