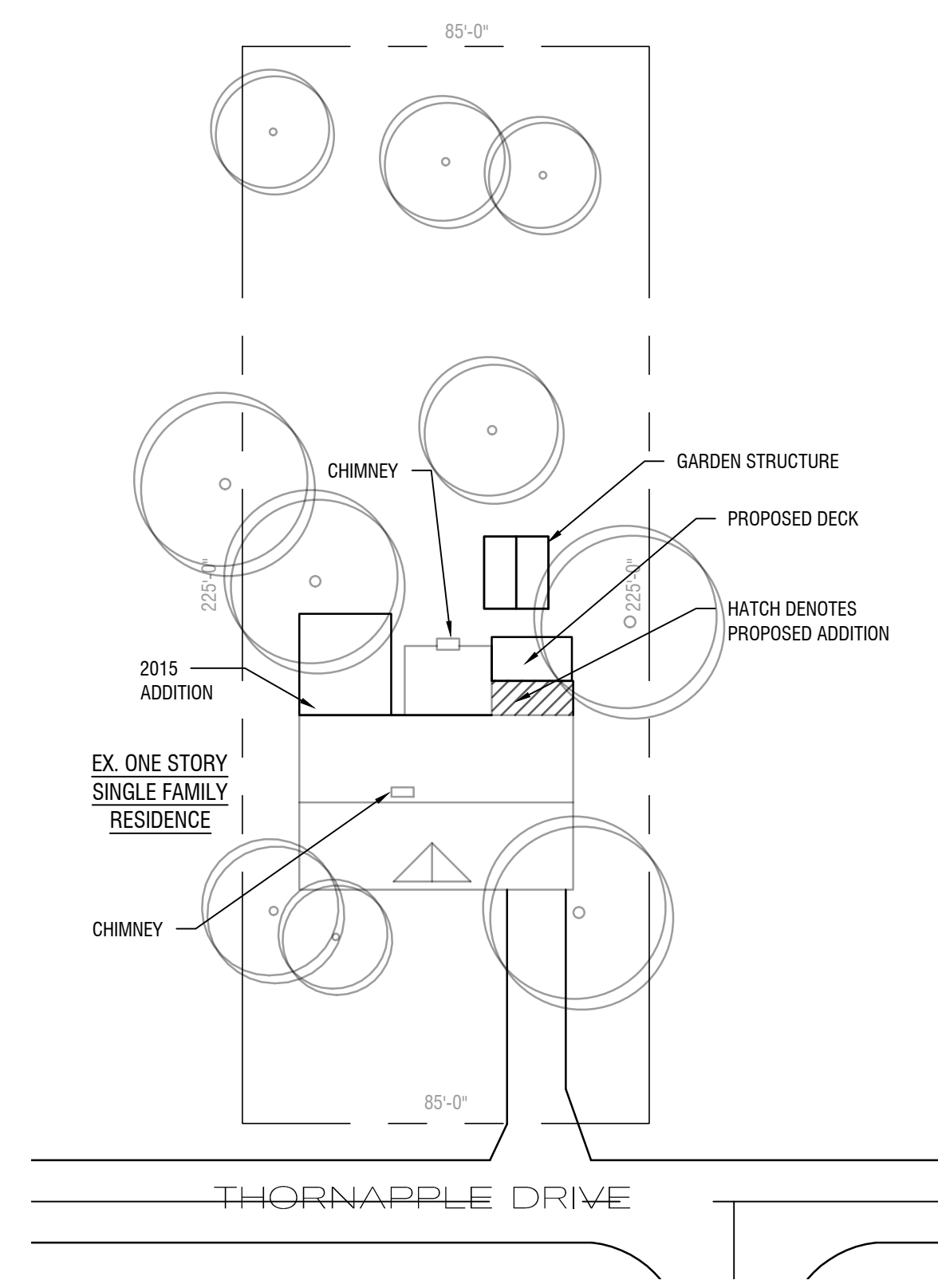


1st FL Coded Plan Notes	
Mark	Description
1	KITCHEN SINK, FAUCETRY & DISPOSAL
2	DISHWASHER
3	OVENS
4	REFRIGERATOR/FREEZER 1: BASIS OF DESIGN IS 23 CU. FT. LG SMART WI-FI ENABLED DOOR-IN-DOOR COUNTER DEPTH REFRIGERATOR. DEPTH w/o HANDLES IS 28 1/2"; w/HANDLES IS 31 1/2"; WIDTH IS 35 1/2".
5	COOKTOP WITH EXHAUST HOOD- EXHAUST TO OUTSIDE AIR.
6	INSTALL NEW POST IN EXISTING WALL. PATCH AND MATCH EXISTING ADJACENT CONSTRUCTION.
7	APPLY SIDING ON ZIP SYSTEM TO EXISTING BRICK WALL.
8	EMPIRE COMFORT SYSTEMS "PREMIUM 36" DIRECT-VENT NG MILLIVOLT CONTROL FIREPLACE"
9	INFILL EXISTING OPENING w/ GYP. BD. ON WOOD STUDS. FINISH SURFACE TO BE FLUSH w/ ADJACENT CONSTRUCTION
10	ISLAND: BASE CABINETS, COUNTERTOP w/ RAISED PART
11	BASE CABINETS, COUNTERTOP, BACKSPLASH, & WALL CABINETS
12	CLOSET SYSTEM TBD80- CONTRACTOR COORDINATE REQUIRED BLOCKING.
13	ENCLOSE NEW STEEL COLUMN w/ FINISH TBD80.
14	VACATE EXISTING LAUNDRY ROOM & PREPARE FOR OFFICE FINISHES. REMOVE ALL UTILITIES AS REQ'D. PATCH ROOF & FLOOR AS MAY BE REQUIRED.
15	INFILL EXISTING OPENING.
16	ALIGN, PATCH & MATCH EXISTING ADJACENT CONSTRUCTION.
17	EXISTING RELOCATED SLIDING DOOR- PROVIDE DOOR TO MATCH EXISTING (USES SALVAGED DOOR AS POSSIBLE), FRAME AND HARDWARE (TBD80).
18	EXISTING SLIDING DOOR TO BE REMOVED & RELOCATED. SEE NOTE 17. ENLARGE OPENING AS SHOWN.
19	NEW WINDOW IN EXISTING BRICK VENEER WALL- CAREFULLY CUT OPENING. PROVIDE GALV. JOISTS BEAR 6" MIN. ONTO REMAINING MASONRY. PROVIDE FLASHING INCLUDING END DAMS OVER LINTEL. PROVIDE HEAD JOINT WEAPS AT 1/2 POINTS.

Roof Plan
SCALE: 1/8" = 1'-0"



Site Plan
SCALE: 1" = 32'

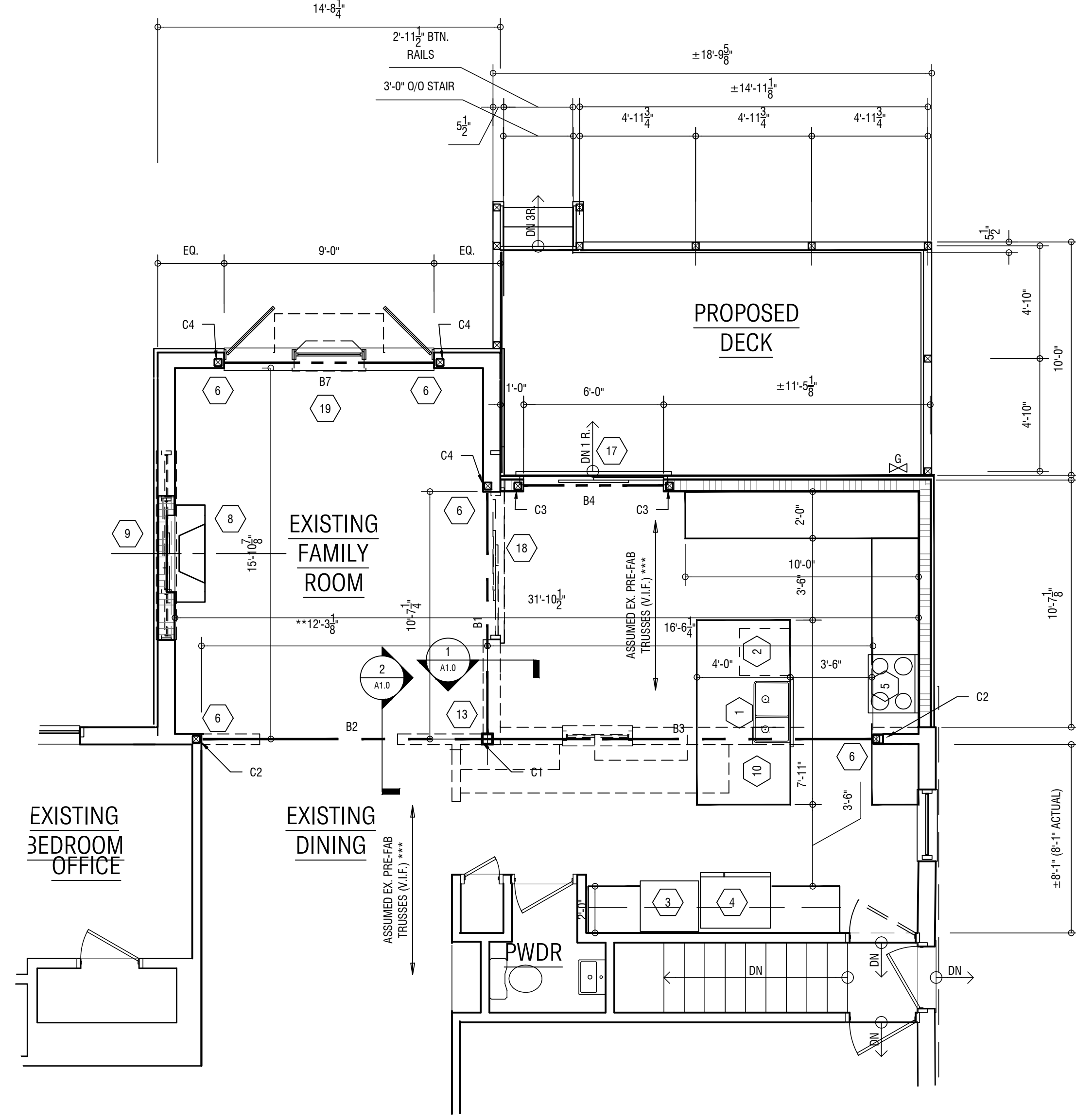
Project Description:
Proposed 1 Story Addition to Existing Residence

Building Code:
Code 2019 Ohio Residential Code + all local governing codes

Proposed Addition Area
Addition 204 sf
Deck 185 sf

General Constuction & Plan Notes

- The AIA General Conditions, current edition shall apply to this project.
- The Conditions of the Contract shall apply to all the contractors involved with the project.
- The Contractor, as part of his services, shall carefully study and compare all drawings, specifications and other information as given him by the architect both as to figures, materials, and methods of construction, and shall immediately report to the architect for rectification of any error in consistency or omission therein which he shall discover. Omission from documents of exact references to any labor or materials reasonably to be inferred therefrom and necessary for the complete execution of the work, shall not relieve the Contractor from furnishing such labor and materials of a quality to match the general character of the work.
- In a conflict between drawings and specifications, the most stringent shall apply.
- Shop drawings and samples must be reviewed and stamped as such by the Contractor prior to submission to the Architect.
- All dimensions shall be verified in the field by the Contractor prior to commencing with the work. The Architect shall be notified immediately of any discrepancies.
- Do not scale drawings.
- The Contractor shall furnish all required bracing to properly construct the work. The Contractor shall be responsible for the design, installation and final clearance of any required needling, underpinning, shoring or bracing of the existing structure.
- The exact location of all mechanical and electrical lines shall be coordinated by the Contractor.
- Unless otherwise noted, all interior finishes are to be selected by the Owner.
- The Contractor is responsible for all connections and their conformance with governing codes. As required by City or Contract, submit connection details, supporting calculations and stamp by State of Ohio PE indicating conformance w/ all governing codes.
- Window and door headers are (2) 2x10's w/ 1/2" plywood filch u.n.o. Ext. window and door headers are (3) 2x10's w/ (2) plywood filch plates.
- Align all studs flush with plates, heads, and fire blocking, etc. correct offsets preventing flush installation of gyp. board before installation of gyp. board.
- Do not fully cut plates for plumbing risers.
- Provide square butt joints at the bottom of all plates.
- Remove all cross connections between stud rows including temporary and/or permanent blocking, nails, wedges, straps, concrete, or other materials unless explicitly shown on the drawings.
- Install 3/4" layer of fiberglass insulation in all stud bays containing water lines or waste stacks.
- All interior wall dimensions are to face of GWB. All exterior dimensions are to exterior face of wood studs or masonry.
- All interior walls are 4 1/2" unless otherwise noted.
- Ext. doors are to be weather-stripped.
- Framing to be coordinated with final mechanical layout for chases and soffits. Contractor to line up structure & bridging to coordinate with all mechanical work.
- Provide cement board at all areas that are potentially wet.
- All headers & beams shall bear on 2 studs minimum. Where not shown or noted otherwise, provide (1) 2x4 for each ply of the header for 2x4 walls & (1) 2x6 for each ply of the header for 2x6 walls.
- The Contractor is responsible for all connections and their conformance with governing codes. As required by City or Contract, submit connection details, supporting calculations and stamped by State of Ohio PE indicating conformance w/ all governing codes.
- Provide trim to match existing trim when cutting new openings into existing walls.
- When removing doors, windows, & walls, salvage existing trim as possible.
- Where walls are removed, patch w/ materials to match existing adjacent materials unless otherwise noted.
- Provide heat trace at pipes in unheated areas. Provide insulation around pipes in unheated areas.
- Contractor shall coordinate all final utility rough-ins with Owner.
- All new Kitchen Cabinetry, appliances, plumbing fixtures and faucets are to be determined by Owner.
- Contractor to adjust exterior grades as required to provide positive drainage away from addition.



Partial 1st Floor Plan Showing Power & Roof Framing Above
SCALE: 1/4" = 1'-0"

DIMENSIONS NOTED THIS *** SHALL BE VERIFIED IN THE FIELD. IF ACTUAL VARIES FROM DIMENSION INDICATED MORE THAN 3", CONTACT ARCHITECT TO VERIFY STRUCTURAL MEMBERS.

Structural Member Schedule	
Mark	Description
B1	(3) 2 x 8's + (2) 2" PLYWOOD
B2	W8 x 21
B3	W8 x 21
B4	(3) 2 x 10's + (2) 1/2" PLYWOOD
B5	(2) 2 x 10's
B6	2 x 10 LEDGER FASTENED TO MASONRY WALL
B7	(2) 2 x 10's + 1/2" PLYWOOD
C1	HSS 5 x 5 x 1/4
C2	(4) 2 x 6's REV 6-1-24
C3	(2) 2 x 6's

MARK FREMONT ARCHITECTS
2910 HAMPSHIRE ROAD / CLEVELAND HEIGHTS, OHIO 44118 / T. (216) 952-4080 / WWW.FREMONTASSOC.COM
Commission:

Additions & Alterations to
Blaustein Residence
6708 Thornapple Drive
Mayfield, Ohio

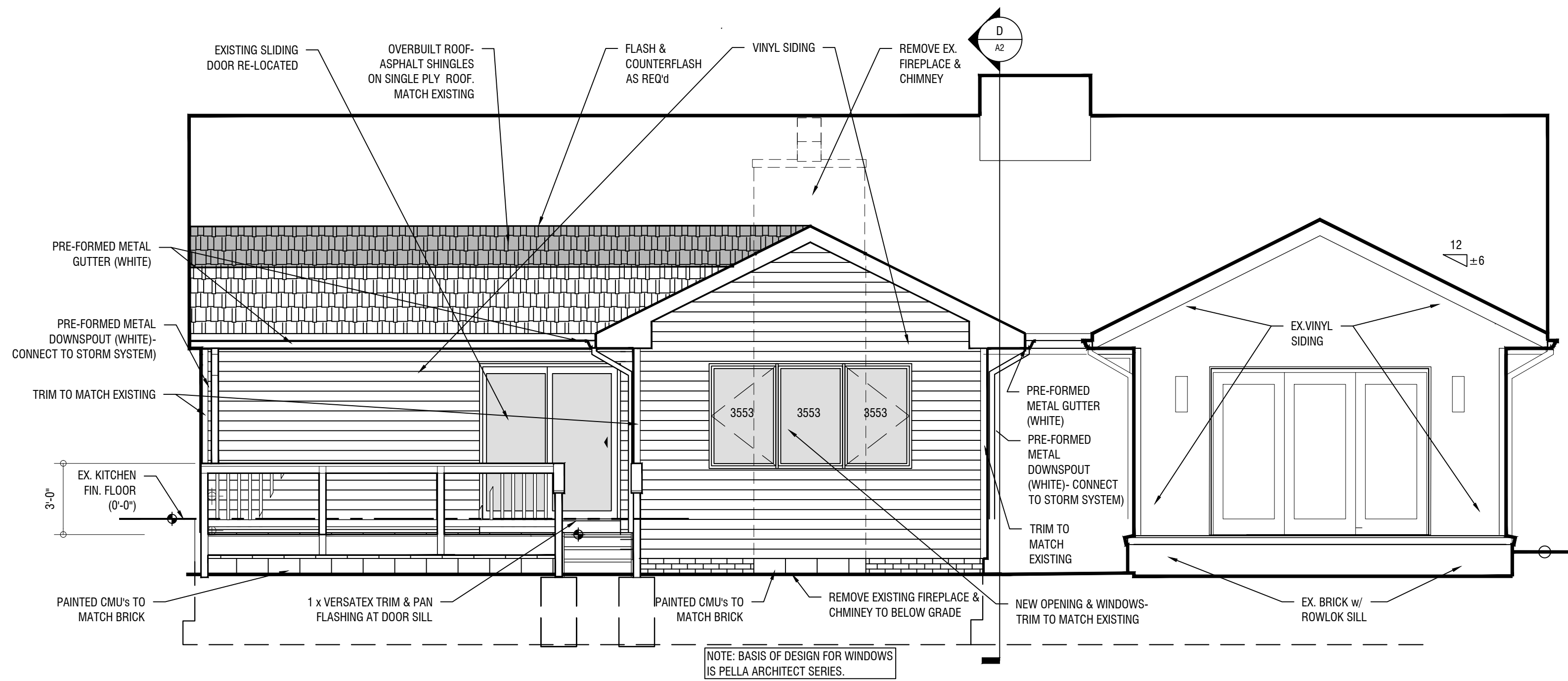
Site Plan, Roof Plan, Floor Plan, Details

Drawn By: MF6/12/24
Checked By: MF

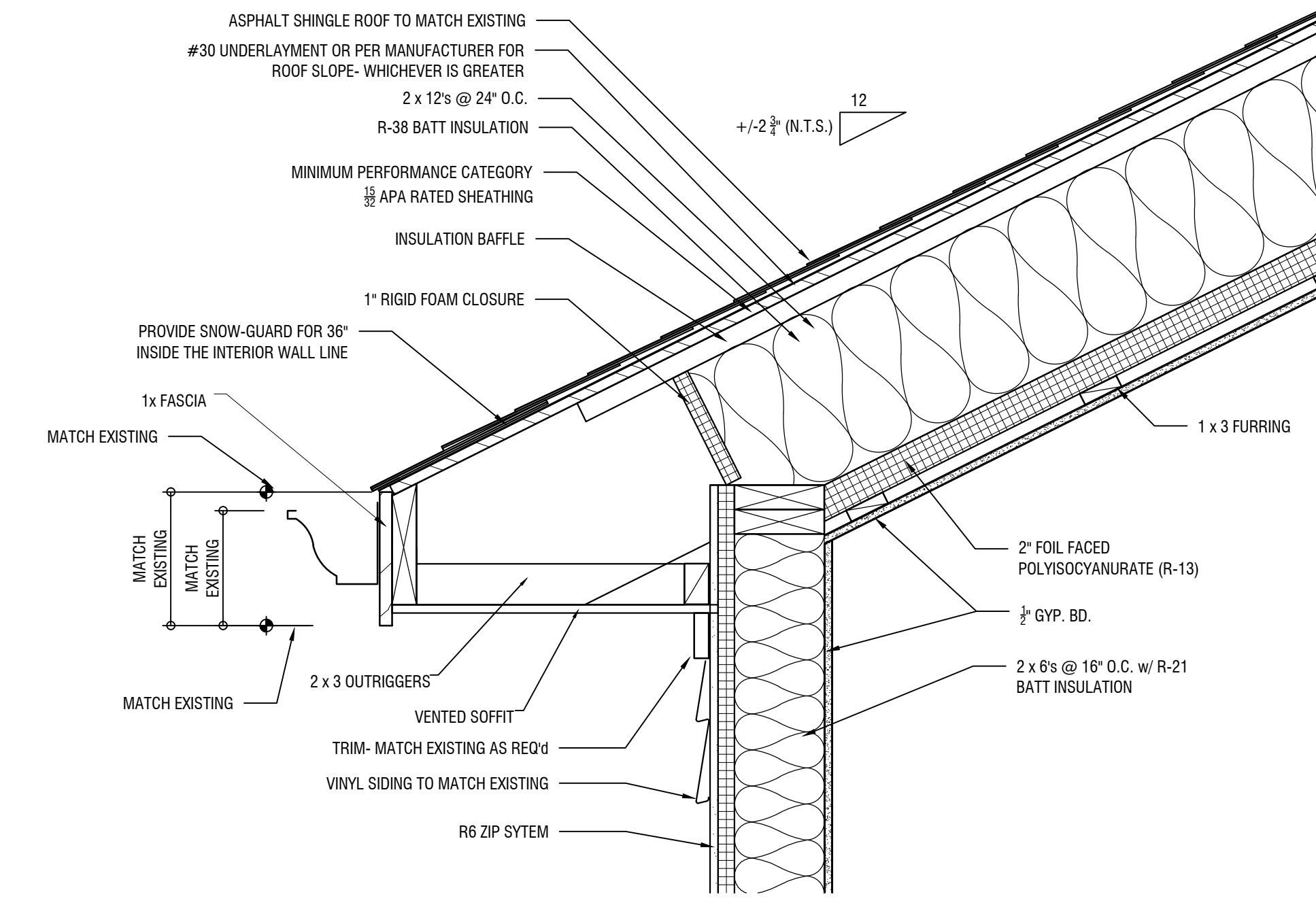
STATE OF OHIO
MARK H. FREMONT
REGISTERED ARCHITECT
#8532

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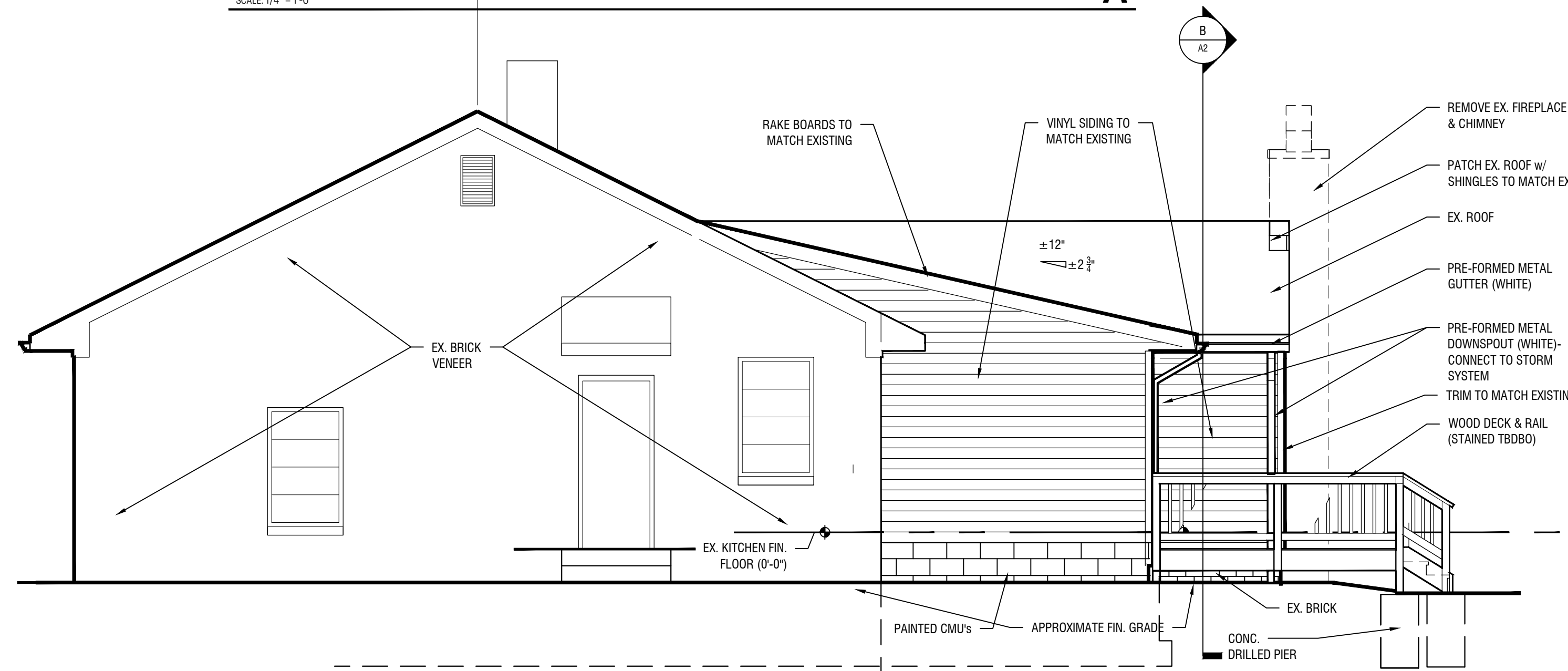
Mark Fremont, License #8532
Expiration Date 12/31/2025
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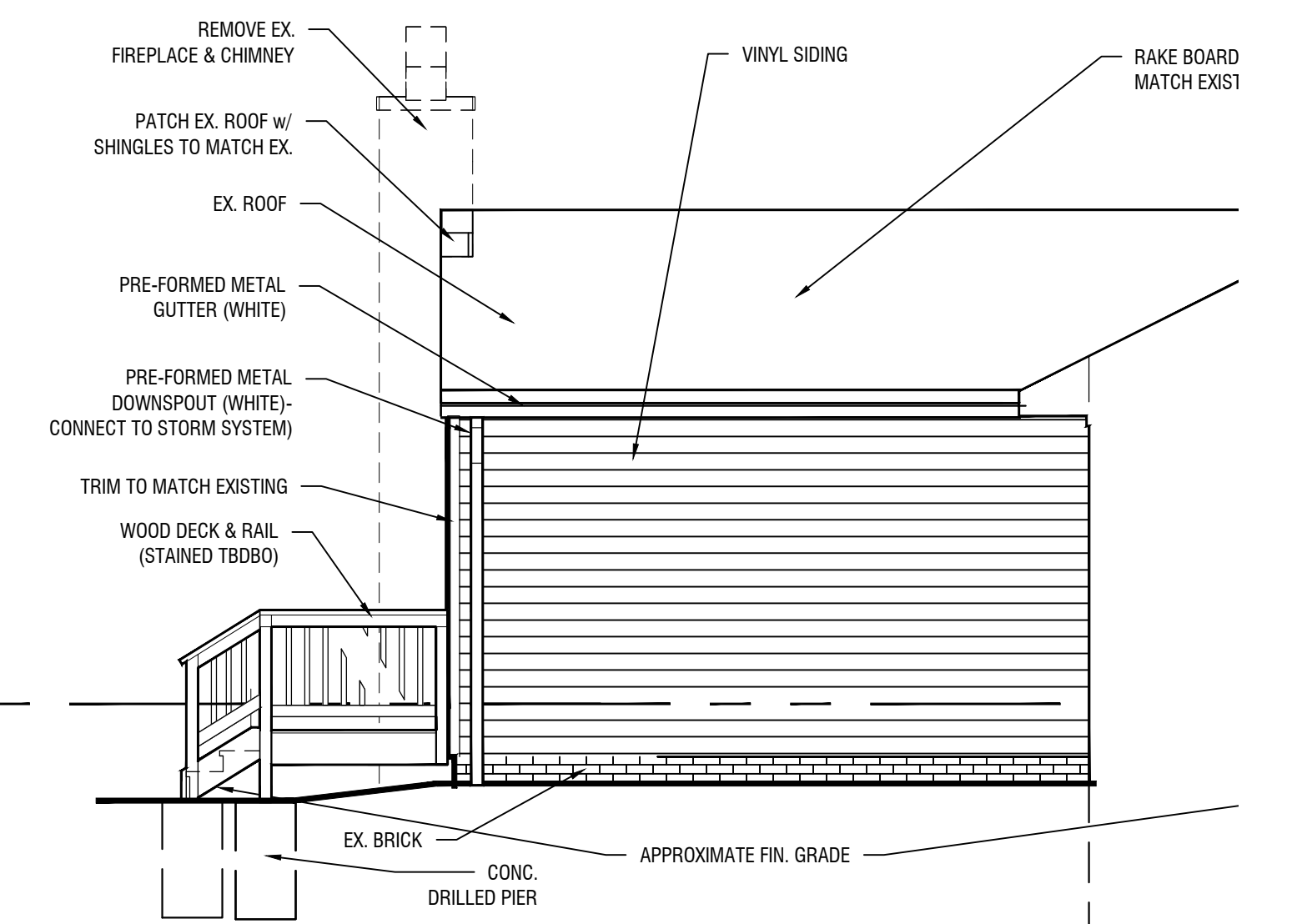
South Elevation
SCALE: 1/4" = 1'-0"
A



Typical Section Detail at New Roof Gutter
SCALE: 1/2" = 1'-0"
1



West Elevation
SCALE: 1/4" = 1'-0"
B



East Elevation of Existing Family Room
SCALE: 1/4" = 1'-0"
C

MARK
FREMONT
ARCHITECTS
2910 HAMPSHIRE ROAD / CLEVELAND HEIGHTS, OHIO 44118 / T. (216) 522-4080 / WWW.FREMONTASSOC.COM

Commission:
**Additions & Alterations to
Blaustein Residence**
6708 Thornapple Drive
Mayfield, Ohio
Elevations, Detail



Drawn By: MF 6-12-24
Checked By: MF

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