DR. SUAREZ RESIDENCE

13816 ECKEL JUNCTION

PERRSYBURG, OH

ISSUED FOR	DATE
REVIEW	07-20-07
PERMITS/CONSTR.	08-08-07
BULLETIN 1	08-13-07
BULLETIN 2	08-23-07

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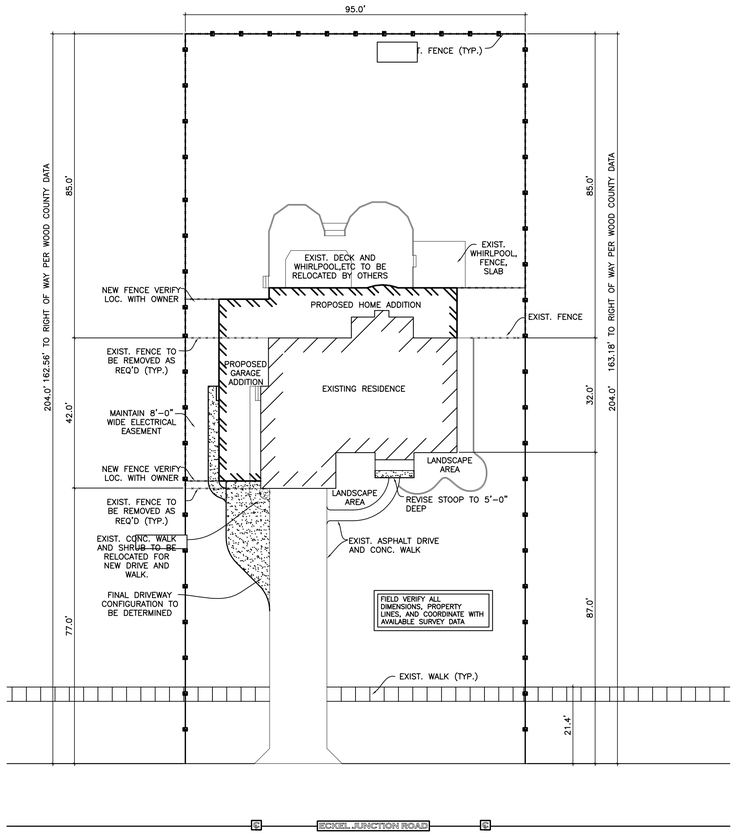
GENERAL NOTES

1. THESE PLANS WERE DRAFTED BY DUBOSE & ASSOCIATES TO MEET MOST LOCAL BUILDING CODES IN THE NORTHWEST OHIO & LOWER MICHIGAN AREAS AT THE TIME THEY WERE DRAWN. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. HOWEVER, BECAUSE BUILDING CODES CAN CHANGE AND/OR CODE INTERPRETATION CAN VARY FROM JURISDICTION TO JURISDICTION, DUBOSE & ASSOCIATES DOES NOT WARRANT THE STUCTURAL INTEGRITY OR BUILDING CODE COMPLIANCE OF ANY OF THE PARTICULARS OF THESE PLANS. IT IS, THEREFORE, STRONGLY RECOMMENDED THAT BEFORE ANY CONSTRUCTION COMMENCES OR CONTRACTUAL COMMITMENTS ARE MADE THAT THESE PLANS BE REVIEWED BY A STRUCTURAL ENGINEER FOR STRUCTURAL INTEGRITY, AS WELL AS FOR BUILDING CODE COMPLIANCE WITH ANY AND ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR(S) TO BUILD THIS PROJECT IN CONFORMANCE WITH ALL LOCAL BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES AS WELL AS MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT & FIRE MARSHAL & CONFORM WITH ALL STATE & LOCAL ENERGY REQUIREMENTS. ALL OF THE ABOVE BUILDING CODES & REQUIREMENTS SUPERSEDE OUR NOTES & DRAWINGS.
3. IF THESE PLANS ARE FOR AN ADDITION AND/OR A RENOVATION TO AN EXISTING STRUCTURE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS ETC. AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR(S) TO MODIFY ALL EXISTING CONSTRUCTION AS MAY BE REQUIRED TO ADAPT TO ANY NEW CONSTRUCTION.
4. THE PURCHASER OF THESE PLANS RELEASES DUBOSE & ASSOCIATES ITS OFFICERS AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE BEFORE OR DURING THE CONSTRUCTION OF THE STRUCTURE(S) DEPICTED IN THESE PLANS OR ANY TIME THEREAFTER.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
6. ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF SHEATHING. ALL INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD NOMINALLY TO FACE OF STUD.
7. THE CONTRACTOR(S) SHALL CHECK AND VERIFY DIMENSIONS, ETC. AT SITE BEFORE CONSTRUCTION AND/OR ORDERING MATERIAL. NOTIFY DESIGNER OF ANY DISCREPENCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
8. CONTRACTOR(S) SHALL ENSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS AND VERIFY ALL UTILITY, STORM LINES ETC. FOR INTERFERENCE WITH EXCAVATION.
9. ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODES AND REQUIREMENTS.
10. ALL ANGLED WALLS ON FLOOR PLANS ARE AT A 45° ANGLE UNLESS OTHERWISE NOTED.
11. ALL WALLS ARE 8'-0" ± HIGH UNLESS OTHERWISE NOTED OR IMPLIED.
12. CONFIRM WINDOW OPENINGS FOR YOUR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT & VENTILATION REQUIREMENTS.
13. IF NO PARTICULAR WINDOW MANUFACTURER'S CATALOG NUMBERS HAVE BEEN NOTED (IE: "GENERAL SIZE WINDOWS"), THEN WINDOW SIZES SHOWN ARE NOMINAL. IN THAT CASE, EXACT SIZES SHALL BE DETERMINED BY CHOSEN MANUFACTURER'S CATALOG.
14. INSTALL EXHAUST FANS IN ALL BATHS & LAV.'S PER 2006 EDITION OF RESIDENTIAL CODE OF OHIO- SECTION R303.3 OR APPLICABLE LOCAL BUILDING CODE.
15. PROVIDE SAFTEY GLAZING AT HAZARDOUS LOCATIONS PER 2006 EDITION OF RESIDENTIAL CODE OF OHIO- SECTION R308.4 OR APPLICABLE LOCAL BUILDING CODE.
16. INSTALL GUARDRAILS AND STAIR HANDRAILS PER 2006 EDITION OF RESIDENTIAL CODE OF OHIO- SECTION R312 OR APPLICABLE LOCAL BUILDING CODE.
17. INSTALL SMOKE DETECTORS PER 2006 EDITION OF RESIDENTIAL CODE OF OHIO-SECTION R313 OR APPLICABLE LOCAL BUILDING CODE. (ONE SMOKE DETECTOR IN EACH SLEEPING ROOM & OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS ...ETC.)
18. COMPLETELY SEPARATE GARAGE FROM LIVING SPACE WITH MINIMUM 1/2" TYPE-X GYP. BOARD OR PER LOCAL APPLICABLE BUILDING CODE.
19. INSTALL 1/2" DRYWALL ON ALL INTERIOR WALLS & CEILINGS. INSTALL 5/8" DRYWALL AT ALL CEILINGS WHICH HAVE FRAMING MEMBERS @ 24" C/C.
20. ALL FLOORS, ATTICS, SOFFITS, ETC. SHALL BE FIRE-STOPPED PER CODE.
21. PROVIDE ATTIC/CRAWLSPACE ACCESS WITH MINIMUM OF 22"x30" FRAMED OPENING.
22. PRE-FABRICATED FIREPLACES & FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
23. BRICK SILLS TO HAVE FLASHING UNDER SILL AND UP UNDER SIDING. BRICK VENEER TO BE TIED TO STUD WALL WITH GALVANIZED BRICK TIES AT 16" C/C AND WEEPHOLES INSTALLED AT 32" C/C. PROVIDE BRICK LEDGE IN FOUNDATION AT ALL BRICK VENEER.
24. PROVIDE 1 SQUARE FOOT OF FREE VENTILATING AREA FROM CRAWLSPACE VENT/GRAVITY ROOF VENT FOR EVERY 150 SQUARE FEET OF CRAWLSPACE/ROOF.
25. BUILD UP ROOF SADDLES TO CREATE POSITIVE ROOF DRAINAGE.
26. ADJUST OVERHANGS TO ALLOW FASCIAS TO MAINTAIN A CONSISTENT LEVEL WHEN PLANS CALL FOR TWO DIFFERENT PITCHES AT A HIP.
27. ALL MATERIALS, HARDWARE, APPLIANCES, CABINETS, INTERIOR FINISHES, COLOR ETC. SHALL BE APPROVED BY OWNER AND/OR BUILDER PRIOR TO INSTALLATION.

SQUARE FOOTAGE		OPENING TO WALL RATIO	
FIRST FLOOR =	EXISTING 1581 SF NEW 1271 SF (INC. 300 SF GARAGE) TOTAL 2852 SF	660	SQUARE FEET OF OPENINGS OUT OF
		3600	SQUARE FEET OF HEATED PERIMETER WALL
SECOND FLOOR =	EXISTING 1662 SF NEW 438 SF TOTAL 2456 SF	= 18.33 %	OPENING TO WALL RATIO
GARAGE =	462 SF	NOTE: SQUARE FOOTAGE IS A GROSS (NOT NET) SQUARE FOOTAGE CALCULATION. ALSO, THE OPENING TO WALL RATIO IS AN APPROXIMATION.	
FINISHED BASEMENT =	NO WORK		
COVERED PORCHES =	NA		
UNCOVERED PORCHES =	DECK TBD		

SQUARE FOOTAGES:

DUBOSE & ASSOCIATES DETERMINES FINISHED SQUARE FOOTAGE BY MEASURING TO THE OUTSIDE OF SHEATHING AT THE EXTERIOR WALLS OF ALL FINISHED SPACES INCLUDING ALL LOCATIONS WHERE THE FLOOR JOISTS PROJECT FROM THE FOUNDATION (EXCEPT EXTERIOR FIREPLACES). WE DO NOT INCLUDE THE UPPER AREA OF 2-STORY SPACES, GARAGES, BASEMENTS (IF UNFINISHED) AND ANY OTHER UNFINISHED AREAS.



SITEPLAN

SCALE: 1" = 20'-0"

THE EXACT LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR(S). CALL THE OHIO UTILITIES PROTECTION SERVICE BEFORE STARTING ANY EXCAVATION 1-800-362-2764.

Underground Utilities

2 WORKING DAYS
BEFORE YOU DIG
Call Toll Free 800-362-2764
Ohio Utilities Protection Service
Non - Members
Must Be Called Directly

DRAWING INDEX

SHEET NO.	DESCRIPTION	ISSUED FOR: DATE	REVIEW 07-20-07	PERMITS / CONSTRUCTION 08-08-07	BULLETIN 1 08-13-07	BULLETIN 2 08-23-07
T-1	COVER SHEET		●	●	●	●
A-1	FIRST FLOOR PLAN		●	●		
A-2	SECOND FLOOR PLAN		●	●		
A-3	ELEVATIONS		●	●		
A-4	ELEVATIONS		●	●		
A-5	SECTIONS		●	●	●	
S-1	FOUNDATION PLAN		●	●	●	●
S-2	FRAMING PLAN		●	●		●

DR. SUAREZ RESIDENCE
13816 ECKEL JUNCTION
PERRSYBURG, OH

TITLE SHEET

THOMAS DUBOSE & ASSOCIATES, INC.
350 S. Reynolds Road
Toledo, Ohio 43615
PHONE: (419) 537-1441
FAX: (419) 537-1886
www.tdubose.com

Design & Consulting Engineers
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DRAWN: GRK
CHECKED: GRK
DATE: 07-20-07
SCALE: AS NOTED
JOB NO.: 07-162
SHEET: T-1

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