

SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"



SP

JOB NUMBER: 24-53

NOVEMBER 30, 2024

JANUARY 9, 2025

SITE PLAN

SCALE: 1" = 20'-0"

RESIDENCE ALTERATION

3543 Shannon Rd.
CLEVELAND HEIGHTS, OH 44118

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DRAWING INDEX:

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SQUARE FOOTAGES

EXISTING AREA :	1st FLOOR - 1,848 S.F.
	2nd FLOOR - 1,690 S.F.
TOTAL:	3,538 S.F.
PROPOSED AREA :	1st FLOOR - 2,044 S.F.
	2nd FLOOR - 1,846 S.F.
TOTAL:	3,890 S.F.
ADDED LIVING AREA:	352 S.F.
ATTACHED GARAGE:	535 S.F.

GENERAL STRUCTURAL NOTES:

STRUCTURAL DESIGN CRITERIA

CODE: OHIO RESIDENTIAL CODE, CURRENT ED.	
ROOF LIVE LOAD:	20 PSF MIN.
GROUND SNOW LOAD:	30 PSF
SNOW IMPACT FACTOR:	1.0
SNOW EXPOSURE FACTOR:	0.9
ROOF SNOW LOAD:	30 PSF
FLOOR LIVE LOAD:	
FIRST FLOOR	40 PSF
SECOND FLOOR	30 PSF
STAIR LOADS:	100 PSF
GUARDRAIL LOADS:	200 LBS ANY DIRECTION OR 50 LBS ANY DIRECTION NOT APPLIED SIMULTANEOUSLY
WIND LOAD:	
DESIGN VELOCITY:	90 MPH
EXPOSURE:	B
IMPORTANCE FACTOR:	1.0
DESIGN PRESSURE:	15 PSF MWFRS
DEFLECTION CRITERIA	
NORMAL FLOOR LOADS	L480 LIVE LOAD
	L360 TOTAL LOAD
STONE TILE FLOORS	L720 FOR SPANS < 13'-0"
	0.25" FOR SPANS > 13'-0"
CERAMIC TILE FLOORS	L480 LIVE LOAD
	L360 TOTAL LOAD
BEAMS AND HEADERS	L600 FOR CONC. 300 LB
	L360 TOTAL LOAD

GENERAL

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN CASE OF CONFLICT, MORE COSTLY REQUIREMENTS GOVERN FOR BIDDING. SUBMIT DOCUMENTS IN A FORM PRIMARILY APPROPRIATE FOR WORK.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF BRACING.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRIORITY OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. UNLESS NOTED OTHERWISE, DETAILS IN STRUCTURAL DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: OHIO RES CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT AFFECT THE CONTRACTOR'S PAYMENT.
- ASTM STANDARDS ON THE DRAWINGS SHALL BE OF THE LATEST EDITION. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

FOUNDATION

- GENERAL CONTRACTOR TO RETAIN GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY AND ADEQUACY OF SOILS FOR PROJECT. SUBMIT WRITTEN REPORT TO BOTH ENGINEER OF RECORD AND LOCAL BUILDING AUTHORITY.
- FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION: ALLOWABLE BEARING = 2000 PSF. FOOTINGS SHALL BEAR ON COMPACTED FILL OR NATIVE SOILS TESTED.
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EARTH SURFACE WATER, GROUND WATER, OR SEEPAGE, IF REQUIRED.
- CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES, INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN CONFORMANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS SETTED. USE BRACED STABILIZATION.
- FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.
- SLABS ON GRADE SHALL SUPPORTED ON NATURAL GRADE OR COMPACTED FILL. PROOF ROLL PRIOR TO PLACING BASE. REPLACE SOFT AREAS WITH COMPACTED FILL.
- PLACE FLOOR TO BE COMPACTED AT 1/2" MAX 4" LOOSE LIFTS. COMPACT TO MIN 95% OF DESIGN STRENGTH AT 1/2" OPTIMUM MOISTURE WHEN TESTED IN ACCORDANCE WITH ASTM D-288.
- DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FLOOR STRUCTURE IS COMPLETE OR WALL IS ADEQUATELY BRACED. USE STRUCTURAL PIPE BRACING. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF BRACING.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE VISIONS OF ACI 318, LATEST EDITION.
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES (SLUMP LISTED IS MAX):

LOCATION IN STRUCTURE	ALL CONCRETE FOOTINGS
DEPTHS:	145 PCF
W/C RATIO	0.55
STRENGTH	3000 PSI
SLAB-ON-GRADE (INT & EXT)	
DENSITY	145 PCF
W/C RATIO	0.45
STRENGTH	4000 PSI
AIR ENTRAINMENT	6% FOR EXT & GARAGE SLABS
CONTRACTOR AT HIS OPTION MAY INCREASE SLUMP WITH USE OF HRWRC ADMIXTURE. LIMIT SLUMP INCREASE TO 3"	78% OF HRWRC ADMIXTURE.
GREATER THAN THAT ALLOWED WITHOUT HRWRC.	THAN THAT ALLOWED WITHOUT HRWRC.
3. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.	3. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
4. CUT JOINTS FOR SLABS ON GRADE A MAXIMUM OF 12'-0" O.C., UNLESS NOTED OTHERWISE. ON THE CONTRACT DOCUMENTS, CUT JOINTS WITHIN 8 (EIGHT) HOURS AFTER PLACING CONCRETE. CONCRETE EXPOSED TO THE WEATHER, FREEZE-THAW, DEICING CHEMICALS, AND OR PARKED VEHICLES SHALL CONTAIN 6% (%1/4%-%1/2%) ENTRAINED AIR ETHYLENE TYPE "A" PORTLAND CEMENTS OR ADMIXTURES CONFORMING TO ASTM C-306.	4. CUT JOINTS FOR SLABS ON GRADE A MAXIMUM OF 12'-0" O.C., UNLESS NOTED OTHERWISE. ON THE CONTRACT DOCUMENTS, CUT JOINTS WITHIN 8 (EIGHT) HOURS AFTER PLACING CONCRETE. CONCRETE EXPOSED TO THE WEATHER, FREEZE-THAW, DEICING CHEMICALS, AND OR PARKED VEHICLES SHALL CONTAIN 6% (%1/4%-%1/2%) ENTRAINED AIR ETHYLENE TYPE "A" PORTLAND CEMENTS OR ADMIXTURES CONFORMING TO ASTM C-306.
5. CURE CONCRETE BY WET CURING OR LIQUID SPRAY CONFORMING TO ASTM C-309. CONTRACTOR TO VERIFY CURING AGENT IS COMPATIBLE WITH ANY FLOOR ADHESIVES SPECIFIED WITHIN THE CONTRACT DOCUMENTS.	5. CURE CONCRETE BY WET CURING OR LIQUID SPRAY CONFORMING TO ASTM C-309. CONTRACTOR TO VERIFY CURING AGENT IS COMPATIBLE WITH ANY FLOOR ADHESIVES SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
6. CALCIUM CHLORIDE OR CHLORIDE CONTAINING ADMIXTURES % WILL NOT % BE PERMITTED UNDER ANY CIRCUMSTANCES. 18 DURING HOT WEATHER PLACE CONCRETE IN CONFORMANCE WITH ACI 305. DURING COLD WEATHER PLACE CONCRETE IN CONFORMANCE WITH ACI 306.	6. CALCIUM CHLORIDE OR CHLORIDE CONTAINING ADMIXTURES % WILL NOT % BE PERMITTED UNDER ANY CIRCUMSTANCES. 18 DURING HOT WEATHER PLACE CONCRETE IN CONFORMANCE WITH ACI 305. DURING COLD WEATHER PLACE CONCRETE IN CONFORMANCE WITH ACI 306.

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 OF THE ACI CODE, ASTM A615, GRADE 60 UNO.
- BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (MATS ONLY).
- PROVIDE LAPS PER THE ACI CODE SECTION 12.8, 9" MINIMUM. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.
- CONCRETE PROTECTION FOR REINFORCEMENT CAST-IN-PLACE CONCRETE (NOT PREPRESS) THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT % UNCOVER UNLESS NOTED OTHERWISE:
 - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER: 2"
 - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 1 1/4"
 - D. SLABS, WALLS, JOISTS: 3/4"

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION (EXCLUDING SECTION A7).
- SLABS ON GRADE SHALL SUPPORTED ON NATURAL GRADE OR COMPACTED FILL. PROOF ROLL PRIOR TO PLACING BASE. REPLACE SOFT AREAS WITH COMPACTED FILL.
- PLACE FLOOR TO BE COMPACTED AT 1/2" MAX 4" LOOSE LIFTS. COMPACT TO MIN 95% OF DESIGN STRENGTH AT 1/2" OPTIMUM MOISTURE WHEN TESTED IN ACCORDANCE WITH ASTM D-288.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (U.O.):

ALL W/F SHAPES, U.O.:	ASTM A992
BASE PLATES, CONNECTION PLATES, ANGLES, CHANNELS, AND MISCELLANEOUS:	ASTM A-36
PIPE COLUMNS:	ASTM A-53, GRADE B
TUBE SECTIONS:	A-500, GRADE B
H.S. BOLTS:	A-325, S.C. U.O.
NON-MECHANICAL BOLTS:	
3. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODE (U.O.). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTION SECTION AND STEEL DETAIL DRAWINGS FOR WELDING INSPECTION REQUIREMENTS.	

- ALL W/F SHAPES, U.O.:
- BASE PLATES, CONNECTION PLATES, ANGLES, CHANNELS, AND MISCELLANEOUS:
- PIPE COLUMNS:
- TUBE SECTIONS:
- H.S. BOLTS:
- NON-MECHANICAL BOLTS:
3. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODE (U.O.). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTION SECTION AND STEEL DETAIL DRAWINGS FOR WELDING INSPECTION REQUIREMENTS.

MASONRY

- CONSTRUCT ALL MASONRY WALLS IN ACCORDANCE WITH ACI 530 AND ACI 530.1 UNLESS OTHERWISE SHOWN OR NOTED.
- MATERIALS:

1. C-20 LOAD BEARING UNITS:	ASTM C-20 LOAD BEARING UNITS:
2. C-24 LOAD BEARING UNITS:	ASTM C-24 LOAD BEARING UNITS:
3. C-28 LOAD BEARING UNITS:	ASTM C-28 LOAD BEARING UNITS:
4. C-32 LOAD BEARING UNITS:	ASTM C-32 LOAD BEARING UNITS:
5. C-36 LOAD BEARING UNITS:	ASTM C-36 LOAD BEARING UNITS:
6. C-40 LOAD BEARING UNITS:	ASTM C-40 LOAD BEARING UNITS:
7. C-48 LOAD BEARING UNITS:	ASTM C-48 LOAD BEARING UNITS:
8. C-52 LOAD BEARING UNITS:	ASTM C-52 LOAD BEARING UNITS:
9. C-56 LOAD BEARING UNITS:	ASTM C-56 LOAD BEARING UNITS:
10. C-60 LOAD BEARING UNITS:	ASTM C-60 LOAD BEARING UNITS:
11. C-64 LOAD BEARING UNITS:	ASTM C-64 LOAD BEARING UNITS:
12. C-68 LOAD BEARING UNITS:	ASTM C-68 LOAD BEARING UNITS:
13. C-72 LOAD BEARING UNITS:	ASTM C-72 LOAD BEARING UNITS:
14. C-76 LOAD BEARING UNITS:	ASTM C-76 LOAD BEARING UNITS:
15. C-80 LOAD BEARING UNITS:	ASTM C-80 LOAD BEARING UNITS:
16. C-84 LOAD BEARING UNITS:	ASTM C-84 LOAD BEARING UNITS:
17. C-88 LOAD BEARING UNITS:	ASTM C-88 LOAD BEARING UNITS:
18. C-92 LOAD BEARING UNITS:	ASTM C-92 LOAD BEARING UNITS:
19. C-96 LOAD BEARING UNITS:	ASTM C-96 LOAD BEARING UNITS:
20. C-100 LOAD BEARING UNITS:	ASTM C-100 LOAD BEARING UNITS:
21. C-104 LOAD BEARING UNITS:	ASTM C-104 LOAD BEARING UNITS:
22. C-108 LOAD BEARING UNITS:	ASTM C-108 LOAD BEARING UNITS:
23. C-112 LOAD BEARING UNITS:	ASTM C-112 LOAD BEARING UNITS:
24. C-116 LOAD BEARING UNITS:	ASTM C-116 LOAD BEARING UNITS:
25. C-120 LOAD BEARING UNITS:	ASTM C-120 LOAD BEARING UNITS:
26. C-124 LOAD BEARING UNITS:	ASTM C-124 LOAD BEARING UNITS:
27. C-128 LOAD BEARING UNITS:	ASTM C-128 LOAD BEARING UNITS:
28. C-132 LOAD BEARING UNITS:	ASTM C-132 LOAD BEARING UNITS:
29. C-136 LOAD BEARING UNITS:	ASTM C-136 LOAD BEARING UNITS:
30. C-140 LOAD BEARING UNITS:	ASTM C-140 LOAD BEARING UNITS:
31. C-144 LOAD BEARING UNITS:	ASTM C-144 LOAD BEARING UNITS:
32. C-148 LOAD BEARING UNITS:	ASTM C-148 LOAD BEARING UNITS:
33. C-152 LOAD BEARING UNITS:	ASTM C-152 LOAD BEARING UNITS:
34. C-156 LOAD BEARING UNITS:	ASTM C-156 LOAD BEARING UNITS:
35. C-160 LOAD BEARING UNITS:	ASTM C-160 LOAD BEARING UNITS:
36. C-164 LOAD BEARING UNITS:	ASTM C-164 LOAD BEARING UNITS:
37. C-168 LOAD BEARING UNITS:	ASTM C-168 LOAD BEARING UNITS:
38. C-172 LOAD BEARING UNITS:	ASTM C-172 LOAD BEARING UNITS:
39. C-176 LOAD BEARING UNITS:	ASTM C-176 LOAD BEARING UNITS:
40. C-180 LOAD BEARING UNITS:	ASTM C-180 LOAD BEARING UNITS:
41. C-184 LOAD BEARING UNITS:	ASTM C-184 LOAD BEARING UNITS:
42. C-188 LOAD BEARING UNITS:	ASTM C-188 LOAD BEARING UNITS:
43. C-192 LOAD BEARING UNITS:	ASTM C-192 LOAD BEARING UNITS:
44. C-196 LOAD BEARING UNITS:	ASTM C-196 LOAD BEARING UNITS:
45. C-200 LOAD BEARING UNITS:	ASTM C-200 LOAD BEARING UNITS:
46. C-204 LOAD BEARING UNITS:	ASTM C-204 LOAD BEARING UNITS:
47. C-208 LOAD BEARING UNITS:	ASTM C-208 LOAD BEARING UNITS:
48. C-212 LOAD BEARING UNITS:	ASTM C-212 LOAD BEARING UNITS:
49. C-216 LOAD BEARING UNITS:	ASTM C-216 LOAD BEARING UNITS:
50. C-220 LOAD BEARING UNITS:	ASTM C-220 LOAD BEARING UNITS:
51. C-224 LOAD BEARING UNITS:	ASTM C-224 LOAD BEARING UNITS:
52. C-228 LOAD BEARING UNITS:	ASTM C-228 LOAD BEARING UNITS:
53. C-232 LOAD BEARING UNITS:	ASTM C-232 LOAD BEARING UNITS:



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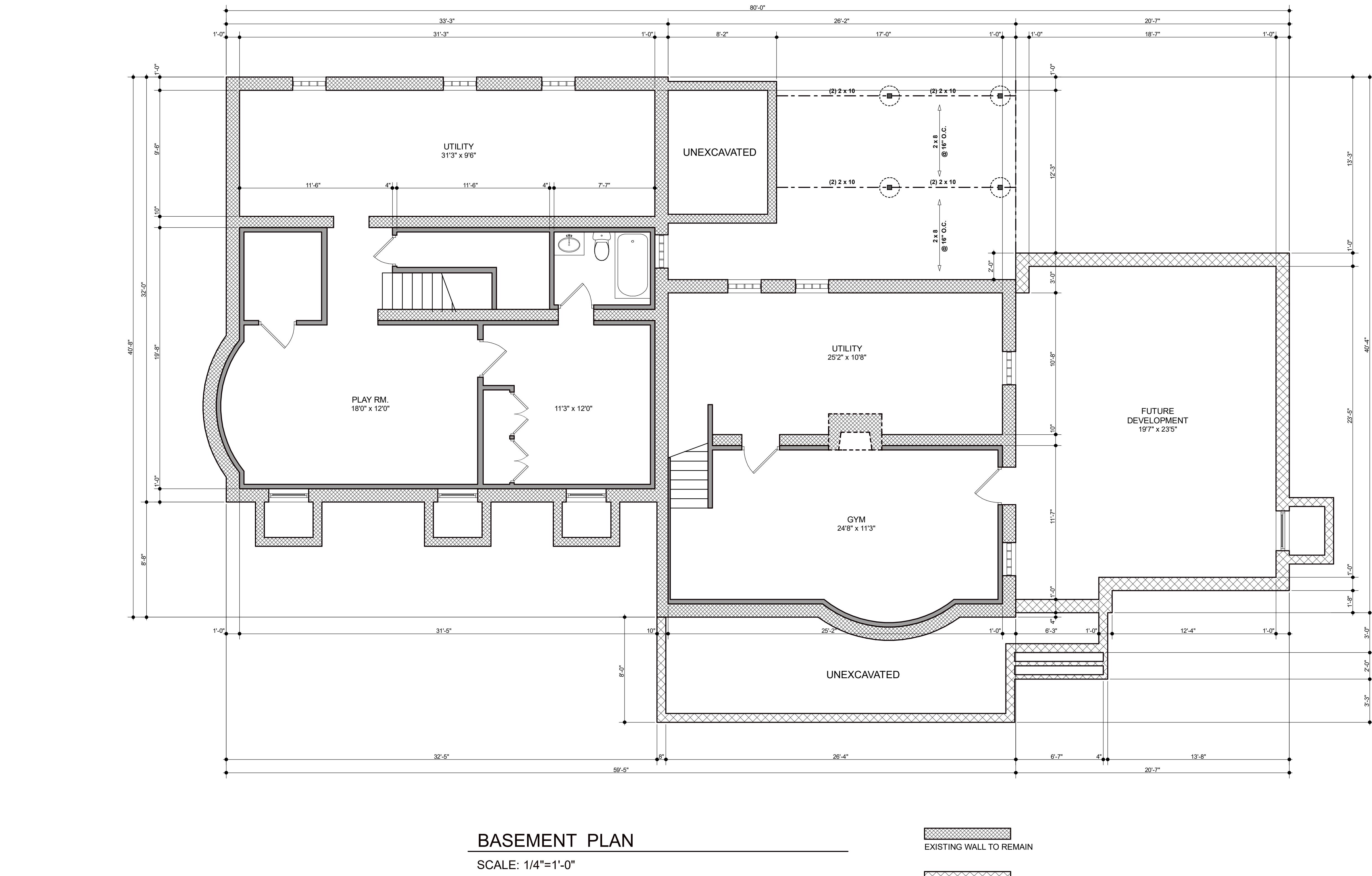
BASEMENT PLAN

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JOB NUMBER: 24-53

NOVEMBER 28, 2024

A-1



BASEMENT PLAN

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



EXISTING WALL TO REMAIN



NEW WALLS



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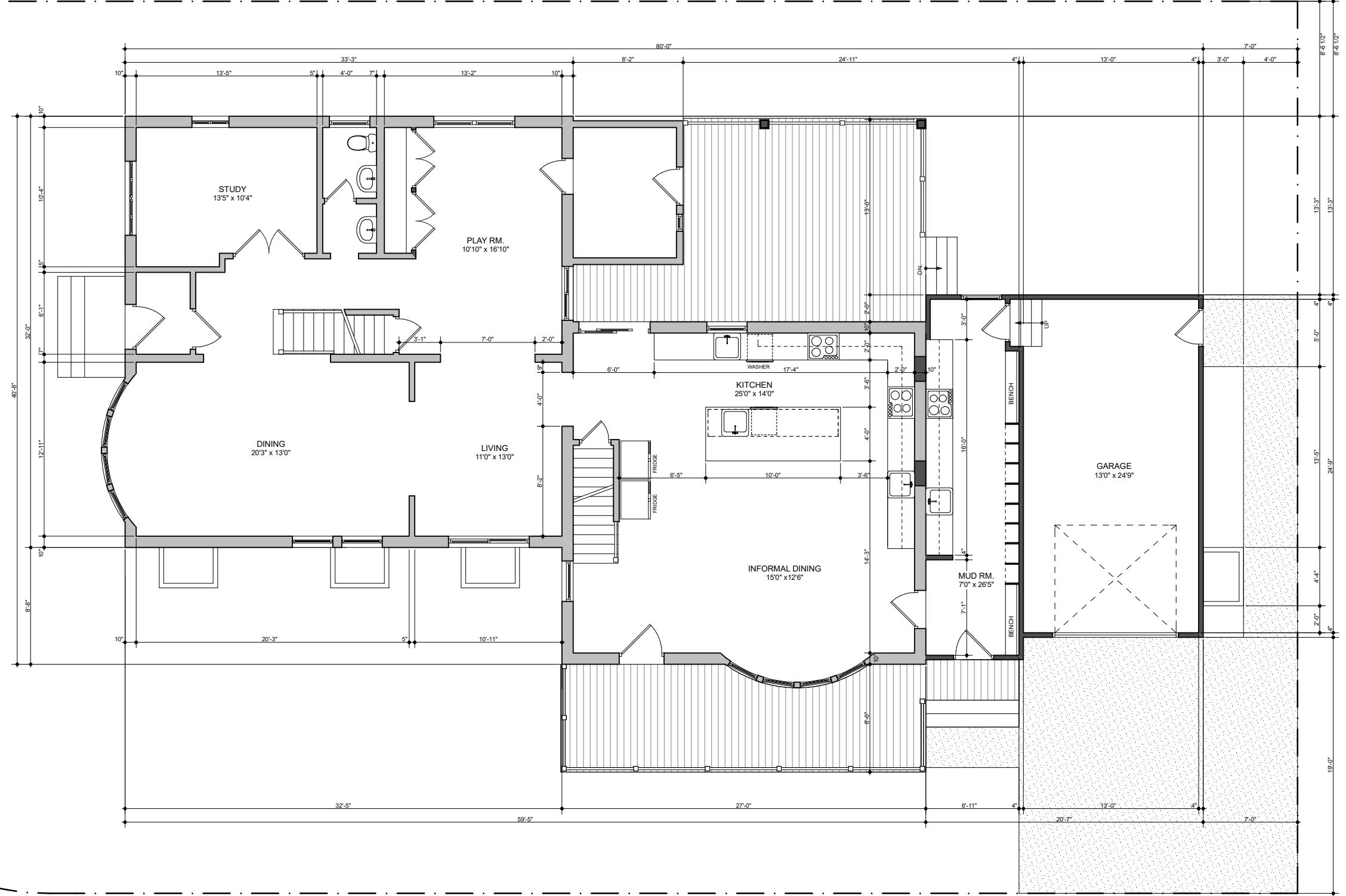
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CLEVELAND HEIGHTS, OH 44118

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

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A-2



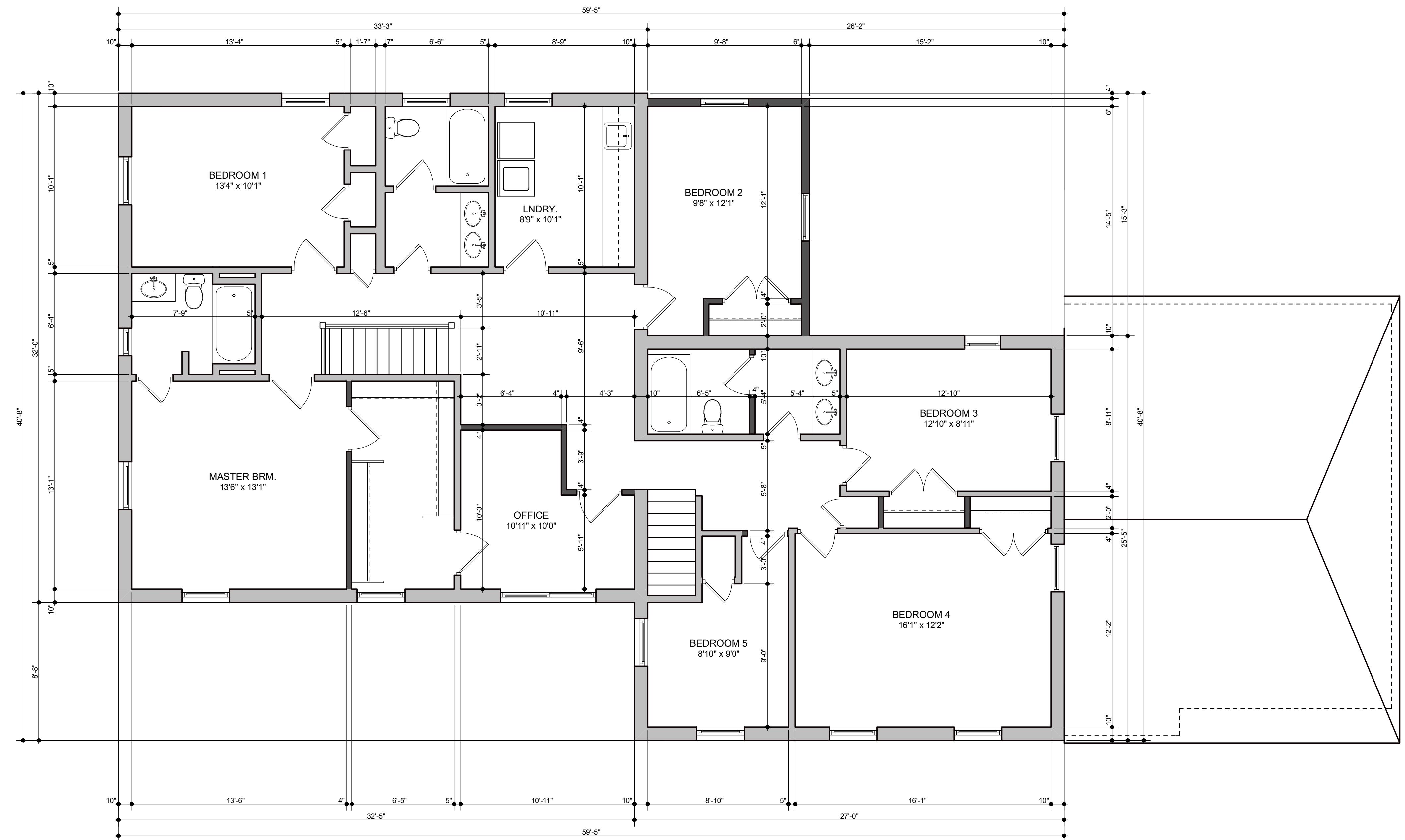
1st FLOOR PLAN

2,044 S.F.

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

EXISTING WALL TO REMAIN

NEW WALLS



2nd FLOOR PLAN

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

1,846 S.F.

EXISTING WALL TO REMAIN
NEW WALLS

2nd FLOOR PLAN

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

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A-3

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TOP OF PLATE

8'-0" (PLATE HT.)

12

6

30 YEAR ASPHALT OR F.G. SHINGLES OVER 30# ROOFING FELT - TYP.

R-38 FIBERGLASS INSULATION WITH VAPOR BARRIER

THERMAL BAFFLE

2 x 10 RAFTERS @ 16" O.C.

1/2" PLYWOOD ROOF SHEATHING

36" WIDE ICE & WATER SHIELD

ALUM. DRIP EDGE - TYP.

1x6 RSC GUTTER BOARD ON 2x6 SUBFASCIA

6" ALUMINUM Ogee GUTTER

CONTINUOUS ALUM. VENTED SOFFIT

SECOND FLOOR

10"

8'-0" (PLATE HT.)

1/2" GYPSUM BOARD

FLOORING ON 3/4 PLYWOOD SUBFLOOR (APA RATED FOR 16" O.C.)

HOUSE WRAP ON 1/2" OSB

SIDING BY OWNER

2 x 10 @ 16" O.C.

1/2" GYPSUM BOARD

R-21 FIBERGLASS INSULATION WITH VAPOR BARRIER

FIRST FLOOR

10"

1 1/2"

2 x 6 STUDS @ 16" O.C.

1/2" GYPSUM BOARD

FLOORING ON 3/4 PLYWOOD SUBFLOOR (APA RATED FOR 16" O.C.)

R-15 FIBERGLASS INSULATION WITH VAPOR BARRIER WITH VAPOR BARRIER

4" FACE BRICK TO GROUND

2 x 10 @ 16" O.C.

2 x 12 P.T. SILL PLATE WITH "FLEXEL" PLATE BEDDING OR EQUIVALENT AND 1/2" DIA. x 16" ANCHOR BOLTS @ 6'-0" O.C. (MIN. 2 PER PLATE AND 12" FROM ANY CORNER)

8" C.M.U.

12" C.M.U.

SCHEDULE 40-3" DIA. P.V.C. DOWNSPOUT DRA

R-11 FIBERGLASS BASEMENT WALL INSULATION BLANKET

7' HIGH BASEMENT WALL (1) #5 REINFORCING ROD FULLY GROUTED @ 48" O.C. MIN. 48" ROD LENGTH MIN. 16" LAP (TYP.)

TOP OF MASONRY

8'-0" EXISTING

DURAWALL HORIZONTAL REINFORCING @ 16" O.C. VERTICAL

12" C.M.U.

CONCRETE SLAB - 4" THK. 3000 PSI W/ 6" x 6" #10/10 W.W.M. OVER 4 MIL VAPOR BARRIER OVER 4" (MIN.) POROUS FILL

DELTA-MS WATERPROOFING SYSTEM

12" WIDE (MIN.) POROUS BACKFILL MIN. 30"

SCHEDULE 40-3" DIA. P.V.C. PERFORATED FOOTING DRAIN

TOP OF FOOTING

4"

FELT BOND BREAK

CONCRETE SPREAD FOOTING -

WALL SECTION

SCALE: 3/4"=1'-0"

This technical drawing shows the front elevation of a two-story brick house. The house features a gabled roof with a brick chimney on the right side. The first floor has a central entrance with a four-panel door, flanked by two sets of double doors. To the left of the entrance is a window with four panes, and to the right is a window with four panes. The second floor has four windows, each with four panes, arranged in a 2x2 grid. The house is built of light-colored brick. The drawing includes vertical dimension lines on the left side indicating heights: 'PL. HT.' at the top, '2nd FLR.' with a height of '10'' between the second and third floors, '1st FLR.' with a height of '8'-2"' between the first and second floors, and '2'-4"' at the base. The word 'Exist' is written inside each window frame. The title 'FRONT ELEVATION' is centered at the bottom of the drawing.

FRONT ELEVATION

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

This architectural elevation drawing shows a two-story house with a gabled roof and a side entrance. The first floor is primarily brick, while the second floor and side sections are wood siding. The house features a side entrance with a double door, a window labeled 'Exist', and a house number '3648'. The drawing includes dimensions for the first and second floors, such as 8'-0" height, 10" width, and 2'-4" overhang. Labels indicate 'PL. HT.' for the roofline and '1st FLR.' and '2nd FLR.' for the floor levels.

REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

RIGHT & LEFT ELEVATION

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

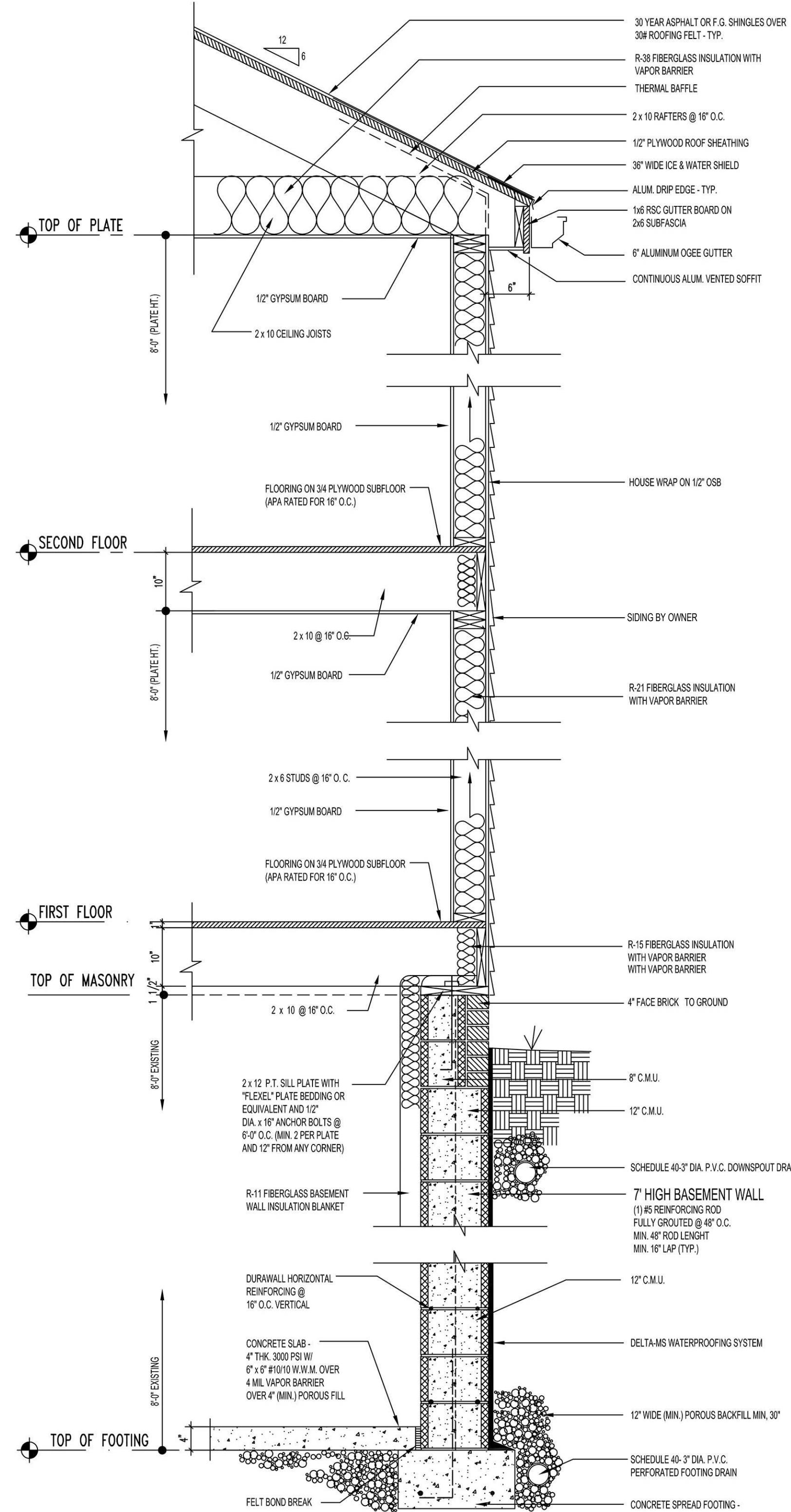
PRIVATE RESIDENCE
ALTERATION

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WALL SECTION

SCALE: 3/4"=1'-0"



FRONT ELEVATION

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



REAR ELEVATION

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