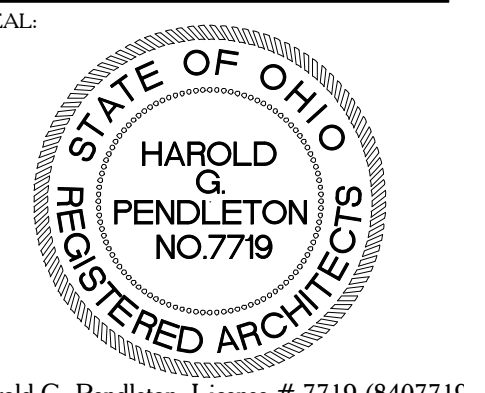


SITE PLAN
 SCALE: 1/16" = 1'-0"
 PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME
 THE HERMITAGE CLUB
 7150 RAGLAND ROAD LOT #15
 CINCINNATI, OH 45244



Harold G. Pendleton, License # 7719 (8407715)
 Expiration Date 12/31/2025

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PROJECT:

PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME
 THE HERMITAGE CLUB
 7150 RAGLAND ROAD LOT #15
 CINCINNATI, OH 45244

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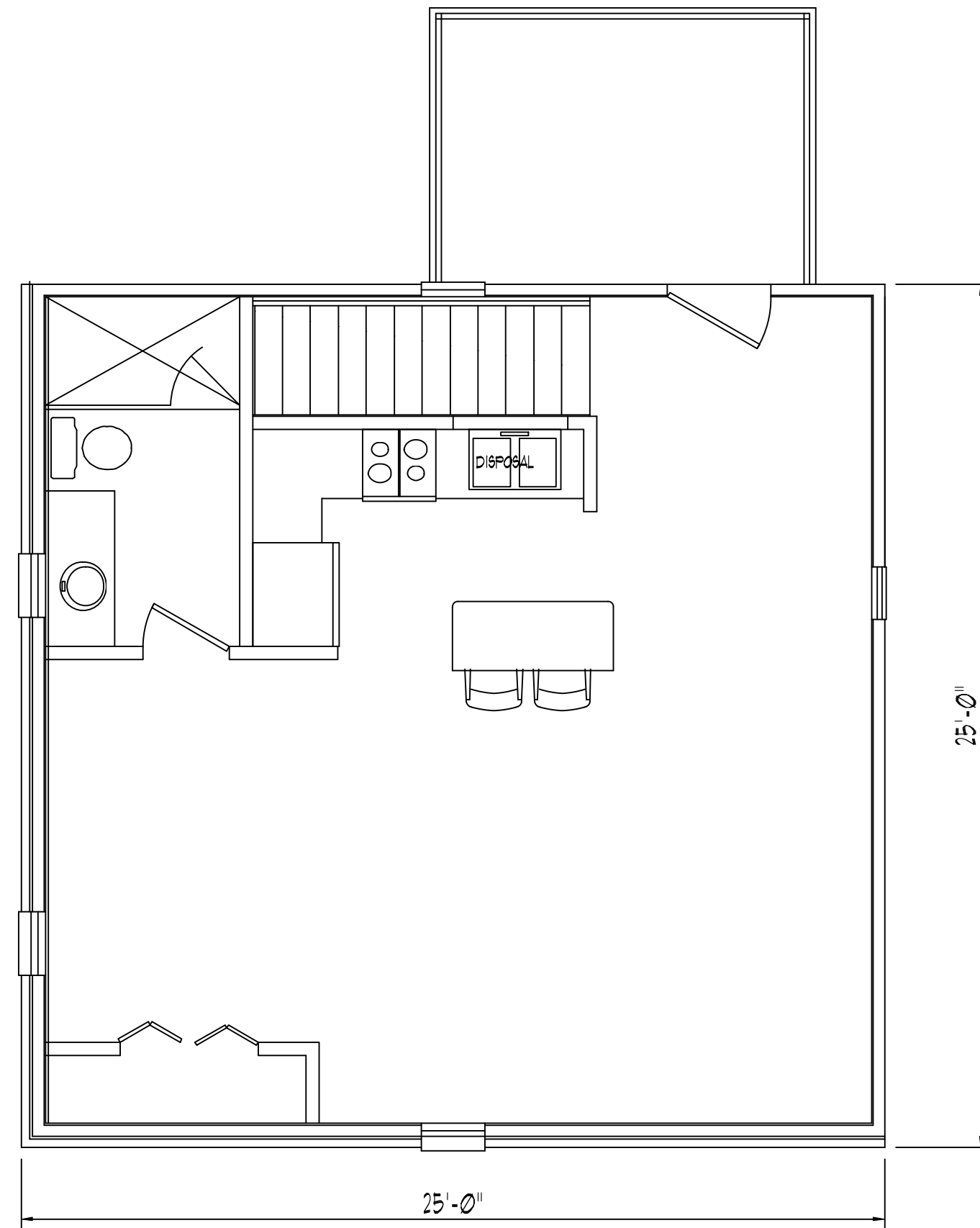
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 SITE PLAN AND NOTES

ZONING DATE: 4-8-2024
 SCALE: AS NOTED
 PROJECT: JOB #

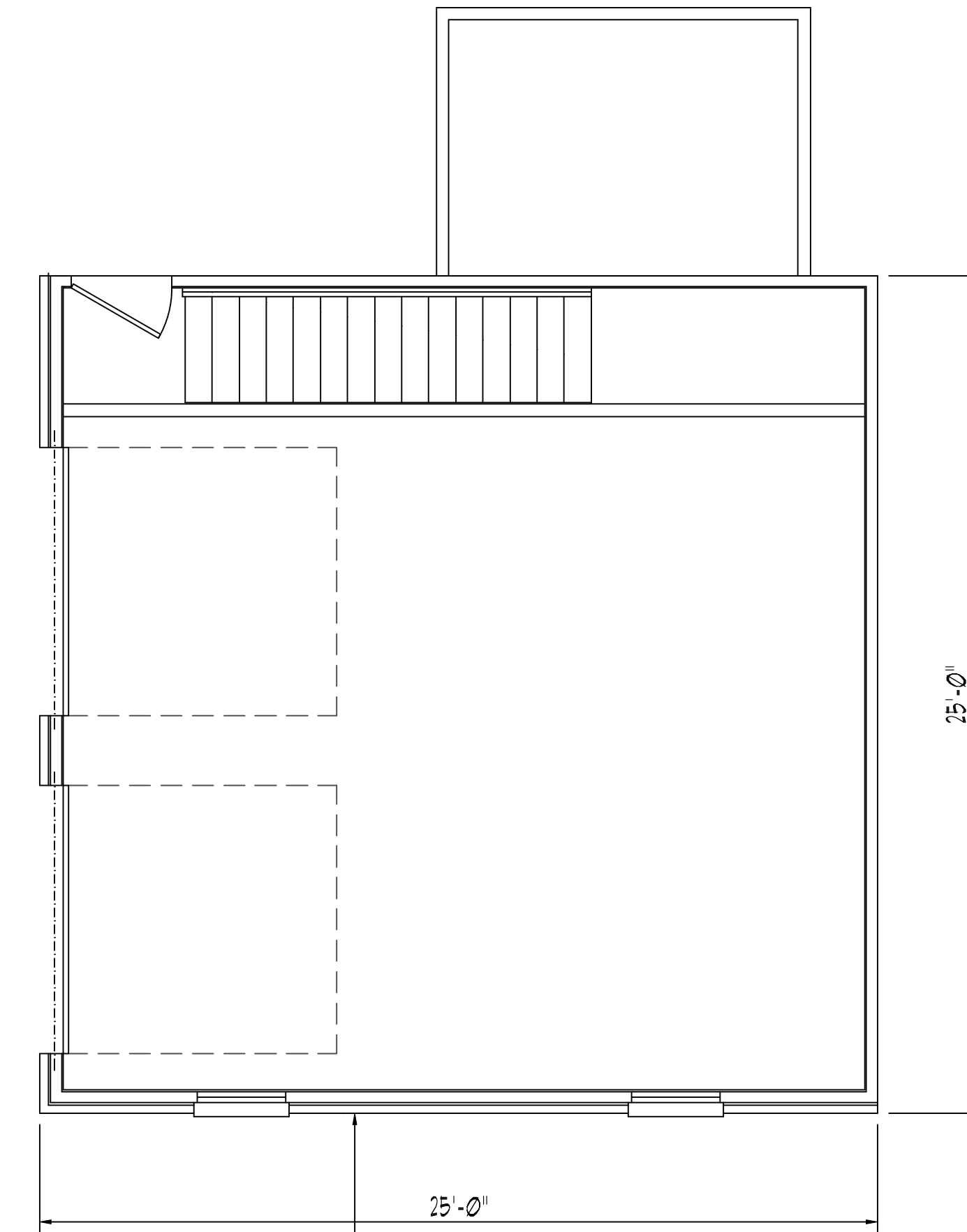
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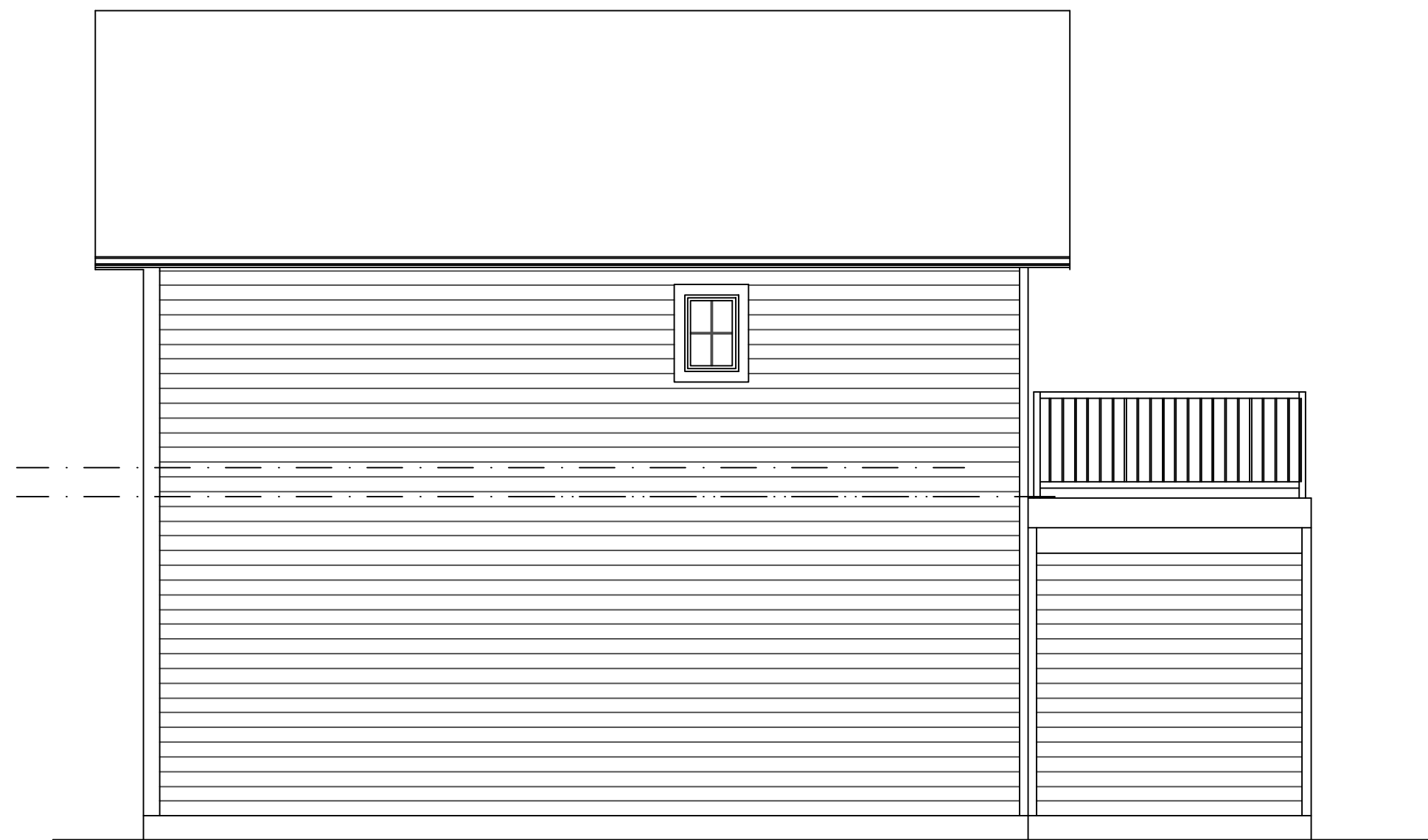
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



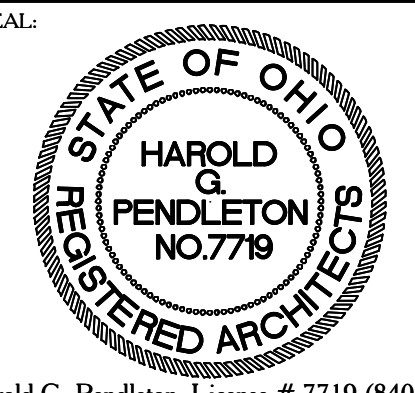
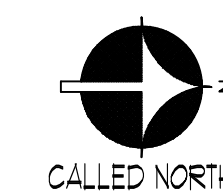
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME

THE HERMITAGE CLUB
7150 RAGLAND ROAD LOT #15
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PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME

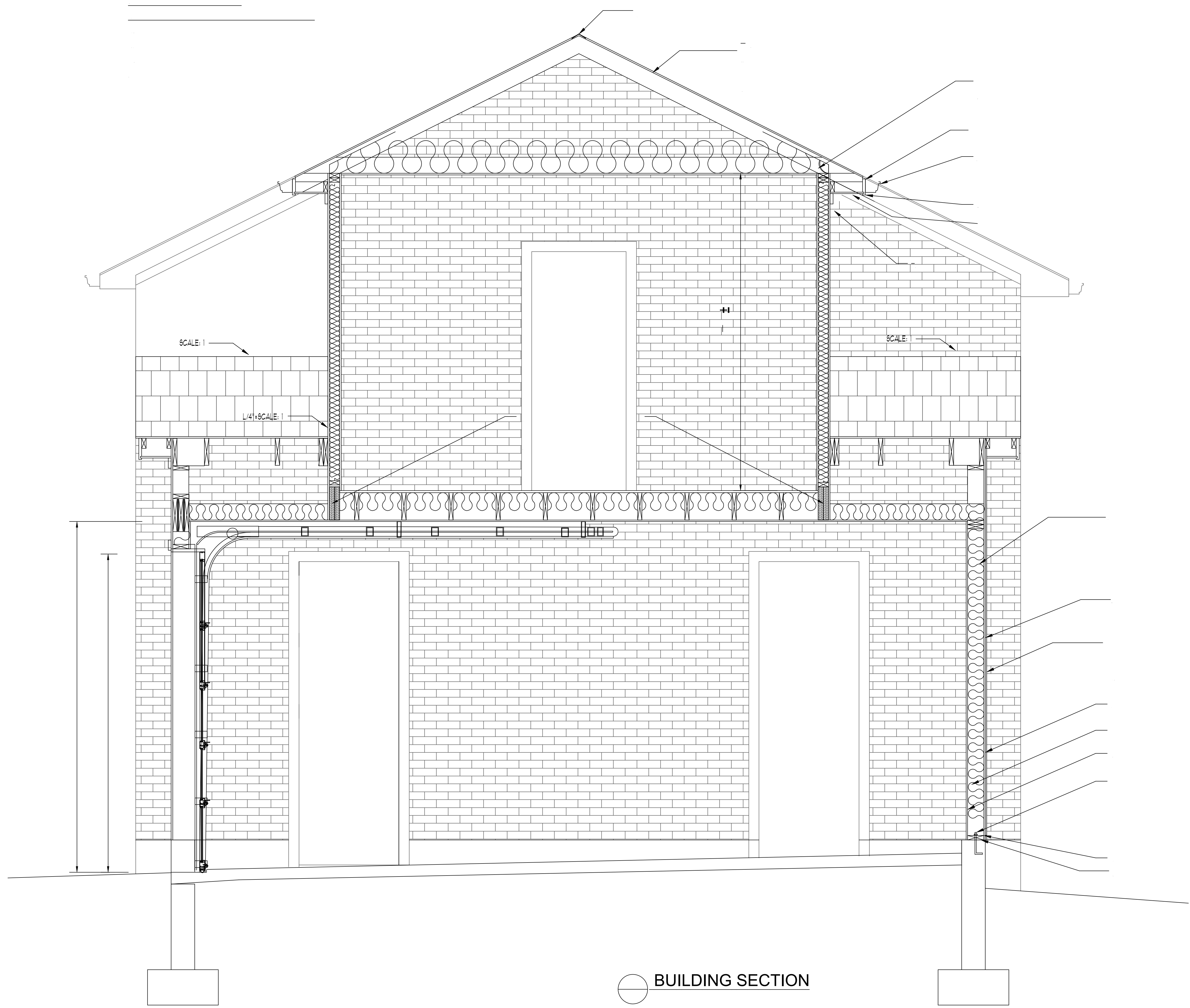
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7150 RAGLAND ROAD LOT #15
CINCINNATI, OH 45244

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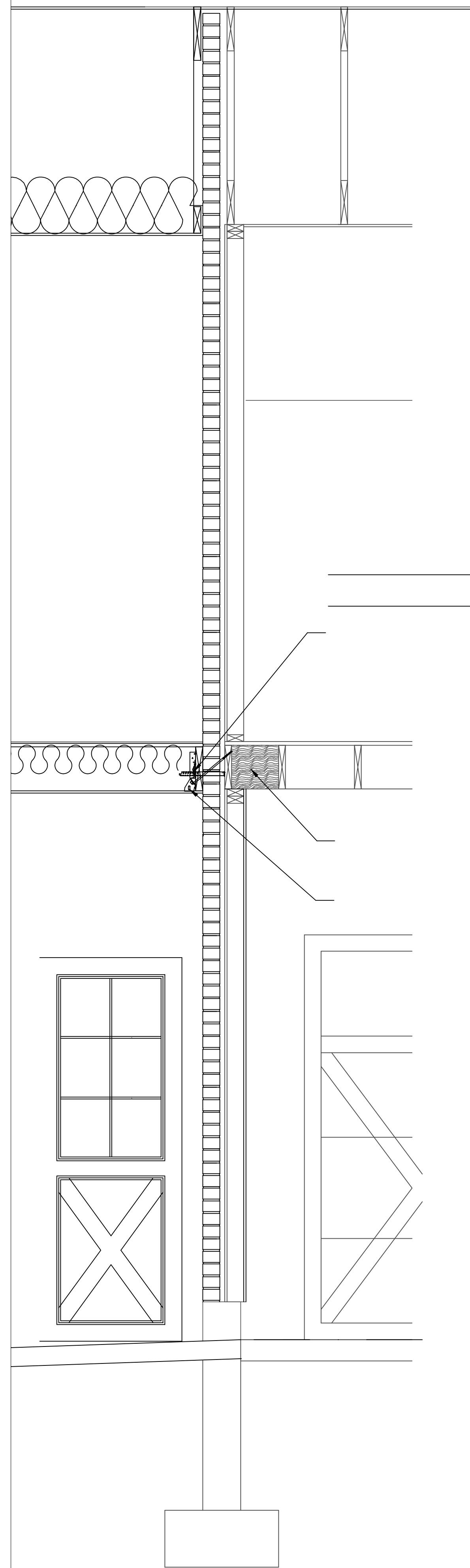
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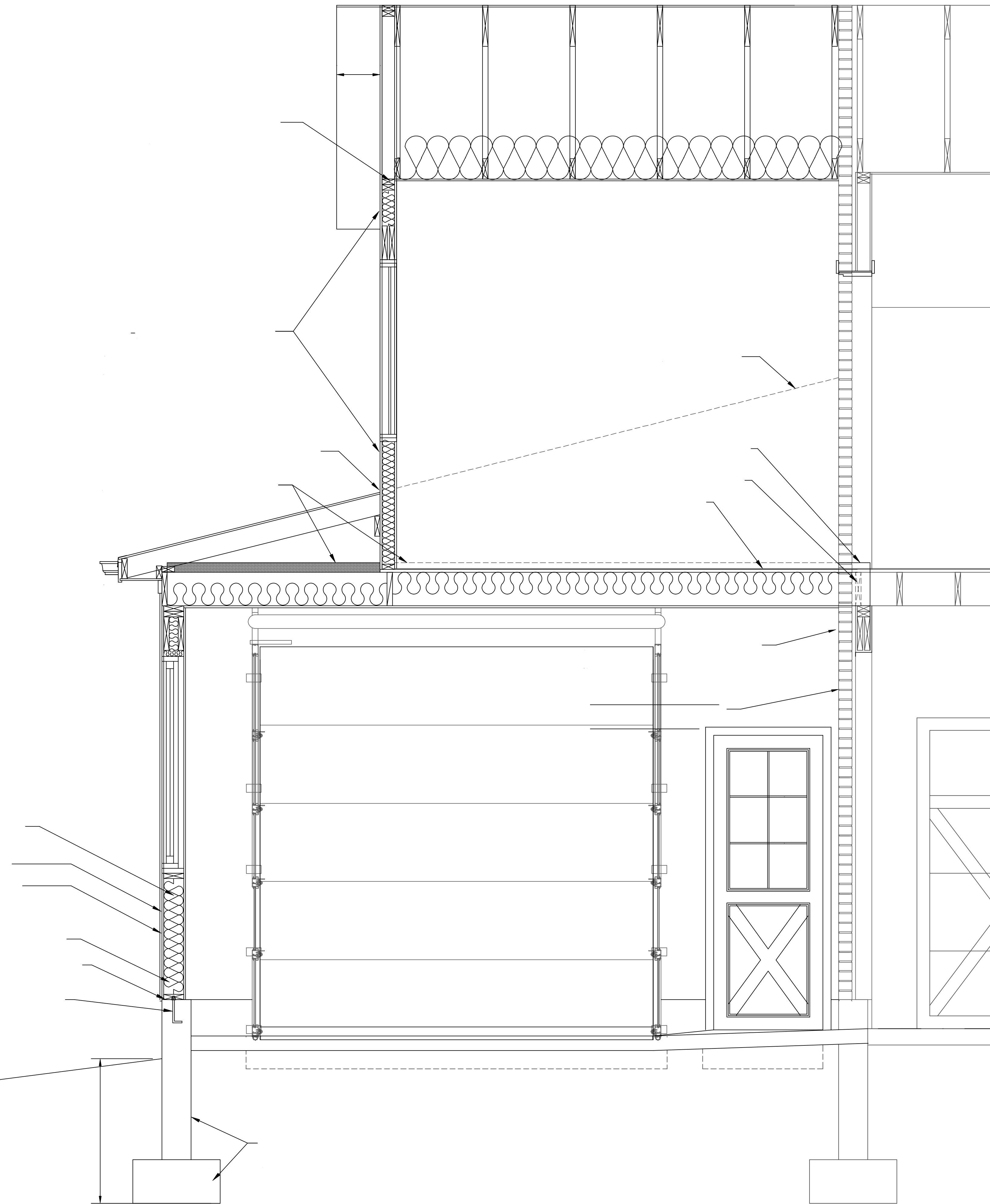
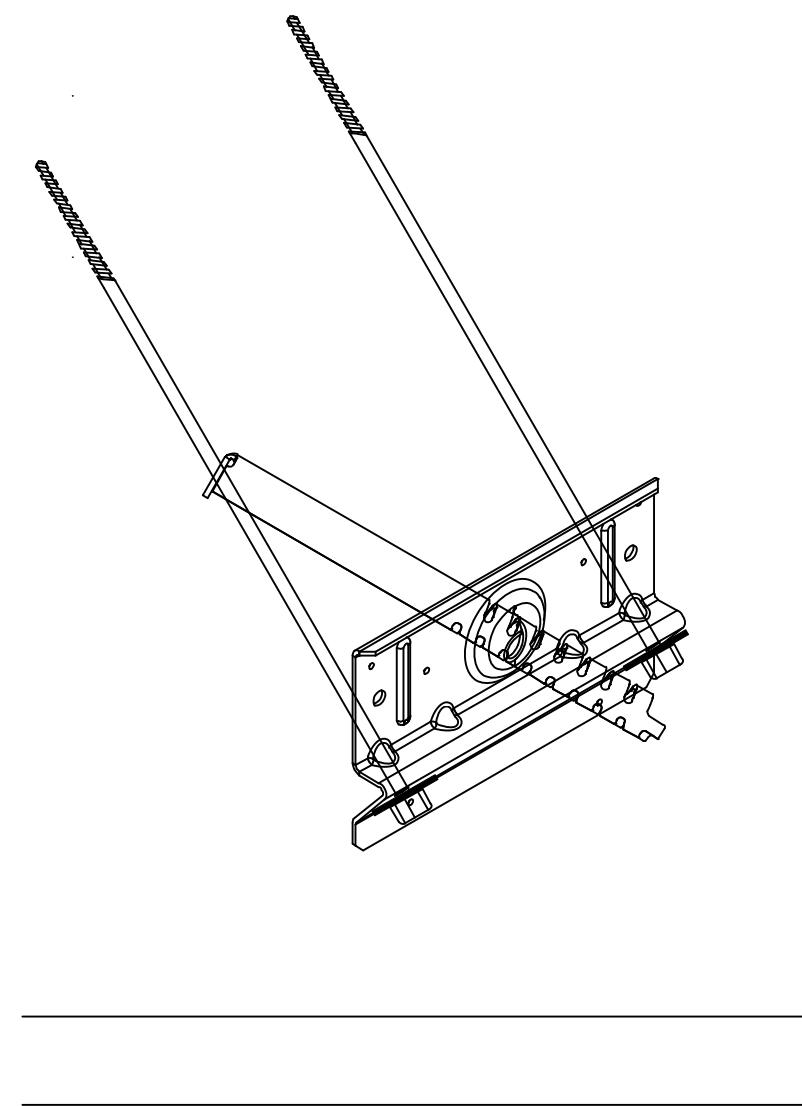
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○ BUILDING SECTION



FLOOR JOIST SECTION @ EXISTING WALL

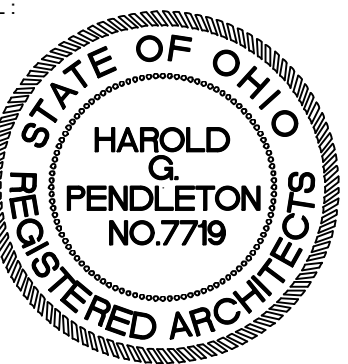


BUILDING SECTION

SEAL:
 STATE OF OHIO
 HAROLD G. PENDLETON
 REGISTERED ARCHITECTS
 NO. 7719
 Harold G. Pendleton, Lic.
 Expiration Date 12/3

ARCHITECT:

PROPOSED ADDITION FOR:
 BRIAN & ELIZABETH HOFME
 THE HERMITAGE CLUB #15
 7150 RAGLAND ROAD LOT #15
 CINCINNATI, OH 45244



architect

hgsa

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PERMIT DATE: 3-8-2
 SCALE: AS NOTI
 PROJECT: JOB

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A-5
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GENERAL NOTES

THESE GENERAL NOTES APPLY TO ALL STRUCTURAL DRAWINGS AND SUPPLEMENT THE PROJECT SPECIFICATIONS WHICH SHALL BE REFERRED TO FOR ADDITIONAL REQUIREMENTS.

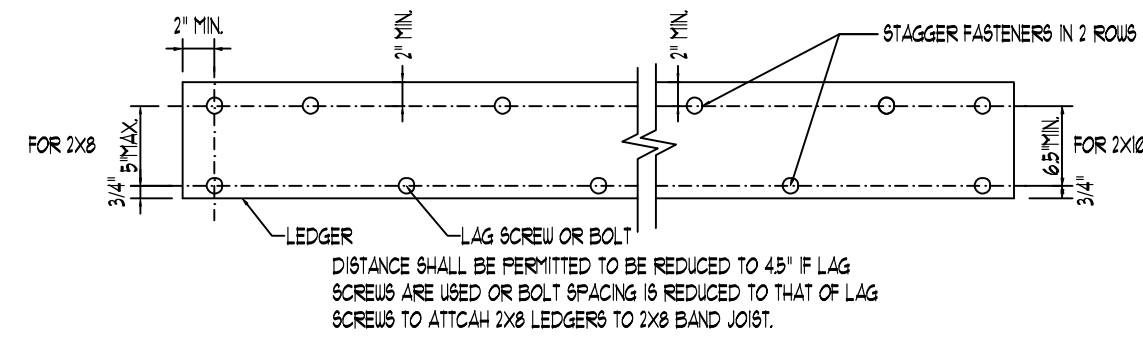
1) STRUCTURAL HANGING DEVICES

- A) EXCEPT AS NOTED, JOISTS SHALL BE ANCHORED W/ 1/2" DIA. HD. GALV. JOIST HANGERS W/ TOP LIP TO BUILT-UP 2X10S OR 2X12S (SEE PLANS) USING 8TLB-8TL OR HD. GALV. THROUGH-BOLTS, SCREWS OR NAILS. NAILS TO BE SPIRAL SHANK OR RING TYPE.
- B) TREAT ALL CUT OR BORED WOOD W/PRESERVATIVE PRIOR TO PLACEMENT.
- 2) ALL SIDING SHALL BE VINYL SIDING. ALL EXTERIOR WOOD TRIM SHALL BE UNWRAPPED IN ALUMINUM.
- 3) SOIL TREATMENT IN SLAB AREAS REQUIRED. ALL LUMBER (GENERAL USE) SHALL BE #2 GRADE SPRUCE OR BETTER W/ A MIN. Fc = 875 FSI Fv = 10 E = 16E6 FSI.
- 4) DESIGN LIVE LOADS (PSF)
 - WOOD SHINGLES = 30 PSF
 - 1 X 4 NAILERS AT 8" O.C. = (1/2) X 4 AT 12" O.C. X (15) = 105 PSF
 - 3 1/2" OF BATT INSULATION = (35) X (30) = 105 PSF
 - 2 X 4 RAFTERS AT 16" O.C. = 11 PSF
 - TOTAL DEAD LOADS = 30 + 105 + 105 + 11 = 6.2 PSF
 - LIVE LOAD = 20 PSF MAY BE LESS DEPENDING ON ROOF SLOPE.

5) DO NOT SCALE DRAWINGS

- 6) DIMENSION NOTES:
 - A) ALL EXT. DIMENSIONS ARE TO THE FACE OF FOUNDATION WALLS
 - B) ALL INT. DIMENSIONS ARE TO THE FACE OF DRYWALL
- 7) ALL CONCRETE SHALL HAVE A MIN. Fc = 3000 PSI. GARAGE SLABS, WALKWAYS AND MECH. EQUIPMENT SLABS SHALL BE Fc = 4000 PSI.
- 8) ALL WOOD EXPOSED TO SOIL/CONC. BRICK TREATED LUMBER RATED FOR DIRECT GROUND CONTACT.

- A) LUMBER SHALL BE S-P-F NO. 1 FOR STUDS AND S-P-F SELECT STRUCTURAL OR BETTER (UNLESS NOTED OTHERWISE) WITH MINIMUM Fc OF 875 FOR NO. 1 AND 1375 FOR SELECT STRUCTURAL FSI MINIMUM.
- B) ALL WOOD CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROVISIONS OF "THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS."



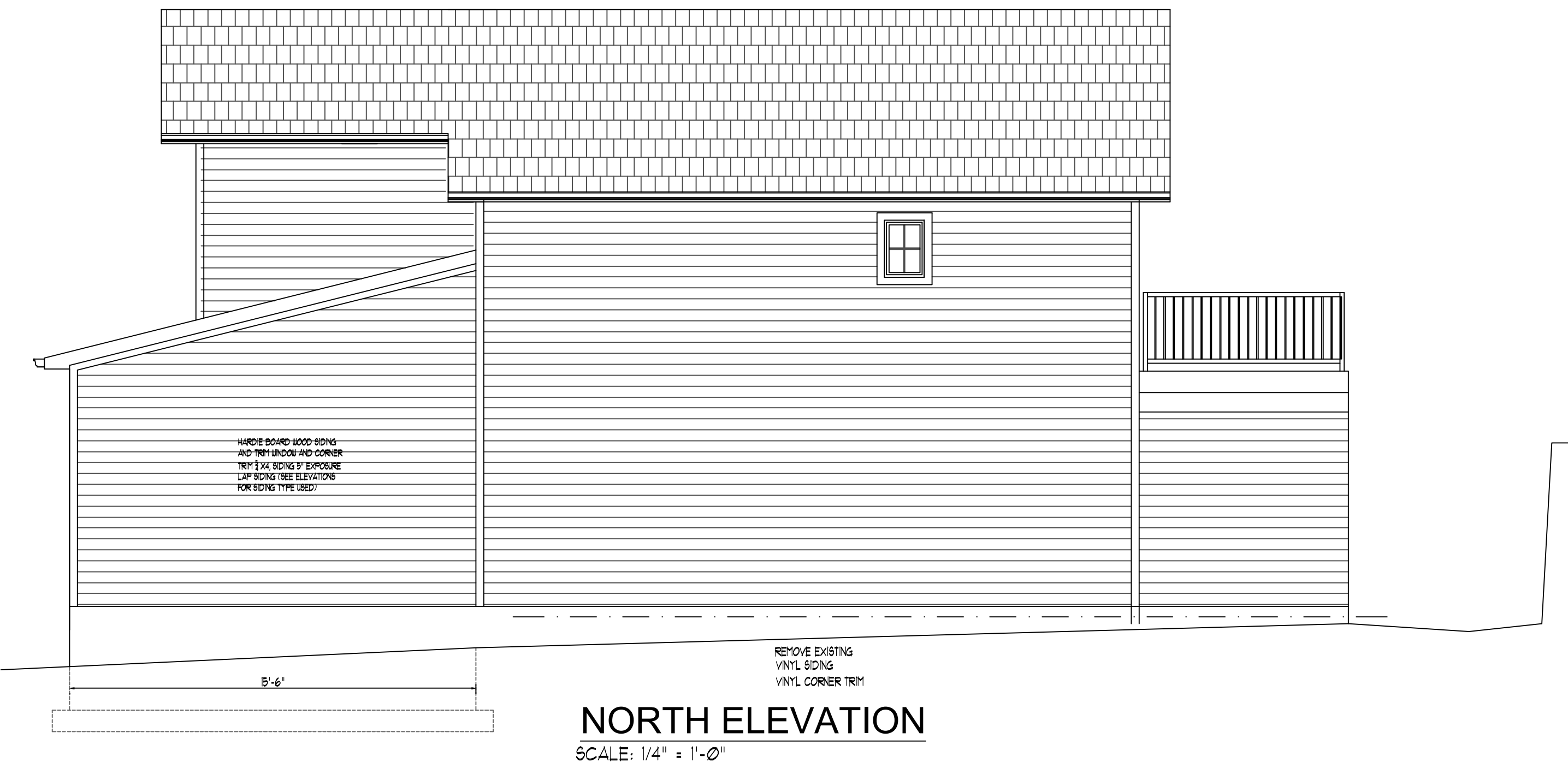
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER ^{a)}	2 INCHES ^{b)}	3/4 INCHES ^{b)}	2 INCHES ^{b)}	1-8/8 INCHES ^{b)}
BAND JOIST ^{c)}	3/4 INCHES	2 INCHES ^{d)}	2 INCHES ^{d)}	1-8/8 INCHES ^{d)}

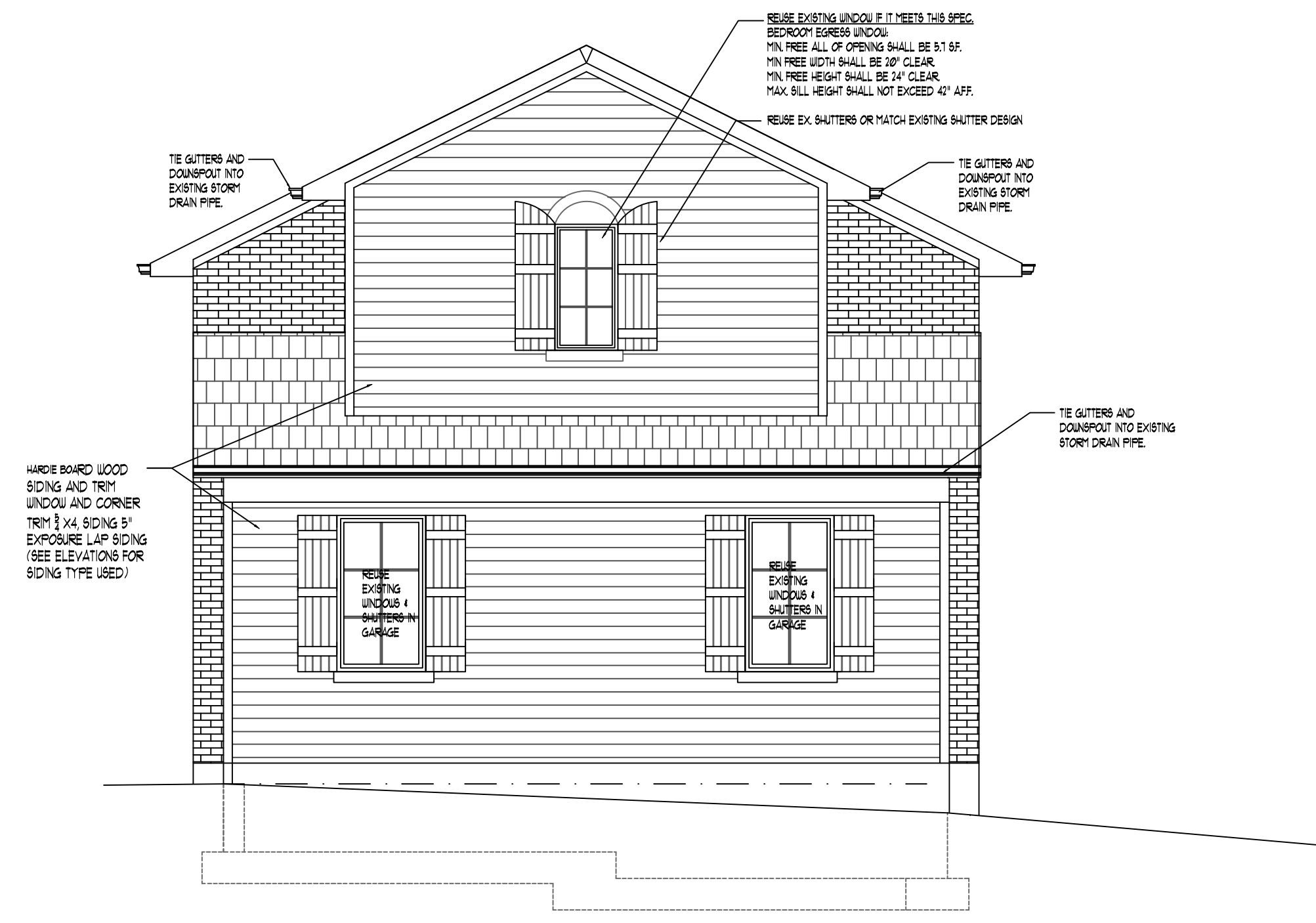
- a. LAG SCREW OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OF THE DECK LEDGER.
- b. MAXIMUM 5 INCHES
- c. FOR ENGINEERED RM. JOISTS, THE MANUFACTURER'S RECOMMENDATIONS SHALL GOVERN.
- d. THE MINIMUM DISTANCE FROM BOTTOM ROW OF LAG SCREWS OR BOLTS TO THE TOP EDGE OF THE LEDGER SHALL BE SCHEDULE ABOVE.



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



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



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

FLASHING GENERAL NOTES:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AIAA 114. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AIAA 114. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 9013 FOR SUBSEQUENT DRAINAGE MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AIAA 114 FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS.
 - OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
 - OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. IN ACCORDANCE WITH OTHER APPROVED METHODS AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS AT BUILT-IN GUTTERS.



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Expiration Date 12/31/2025

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PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME

THE HERMITAGE CLUB
7150 RAGLAND ROAD LOT #15
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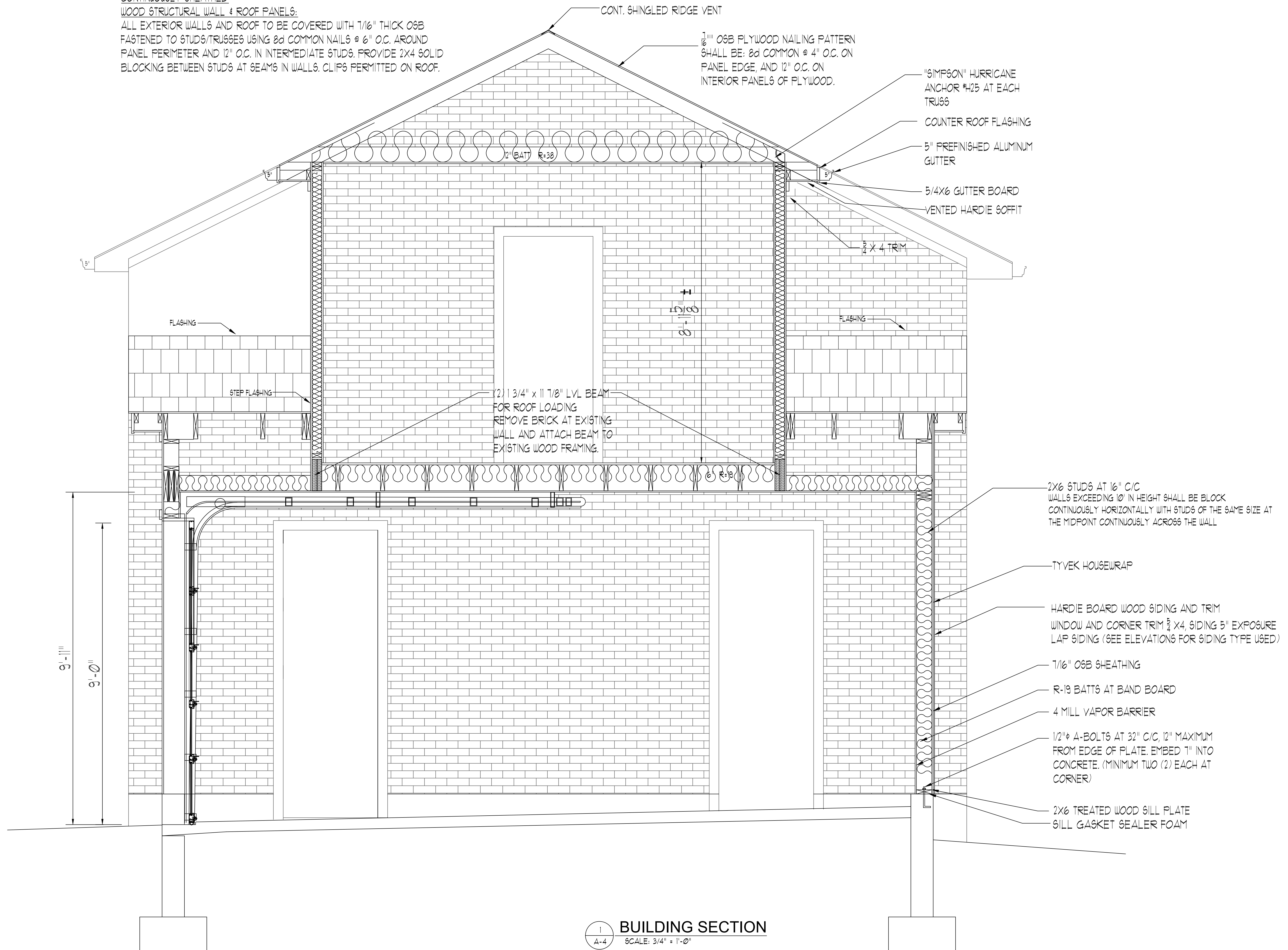
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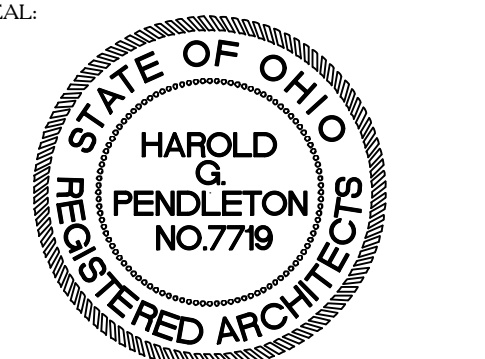
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PROJECT: JOB #

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PERMIT SET
A-3
3-8-2024

CONTINUOUSLY SHEATHED
WOOD STRUCTURAL WALL & ROOF PANELS:
ALL EXTERIOR WALLS AND ROOF TO BE COVERED WITH 1/16" THICK OSB
FASTENED TO STUDS/TRUSSES USING 8d COMMON NAILS @ 6" O.C. AROUND
PANEL PERIMETER AND 12" O.C. IN INTERMEDIATE STUDS. PROVIDE 2X4 SOLID
BLOCKING BETWEEN STUDS AT SEAMS IN WALLS. CLIPS PERMITTED ON ROOF.



1 BUILDING SECTION
A-4 SCALE: 3/4" = 1'-0"



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PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME

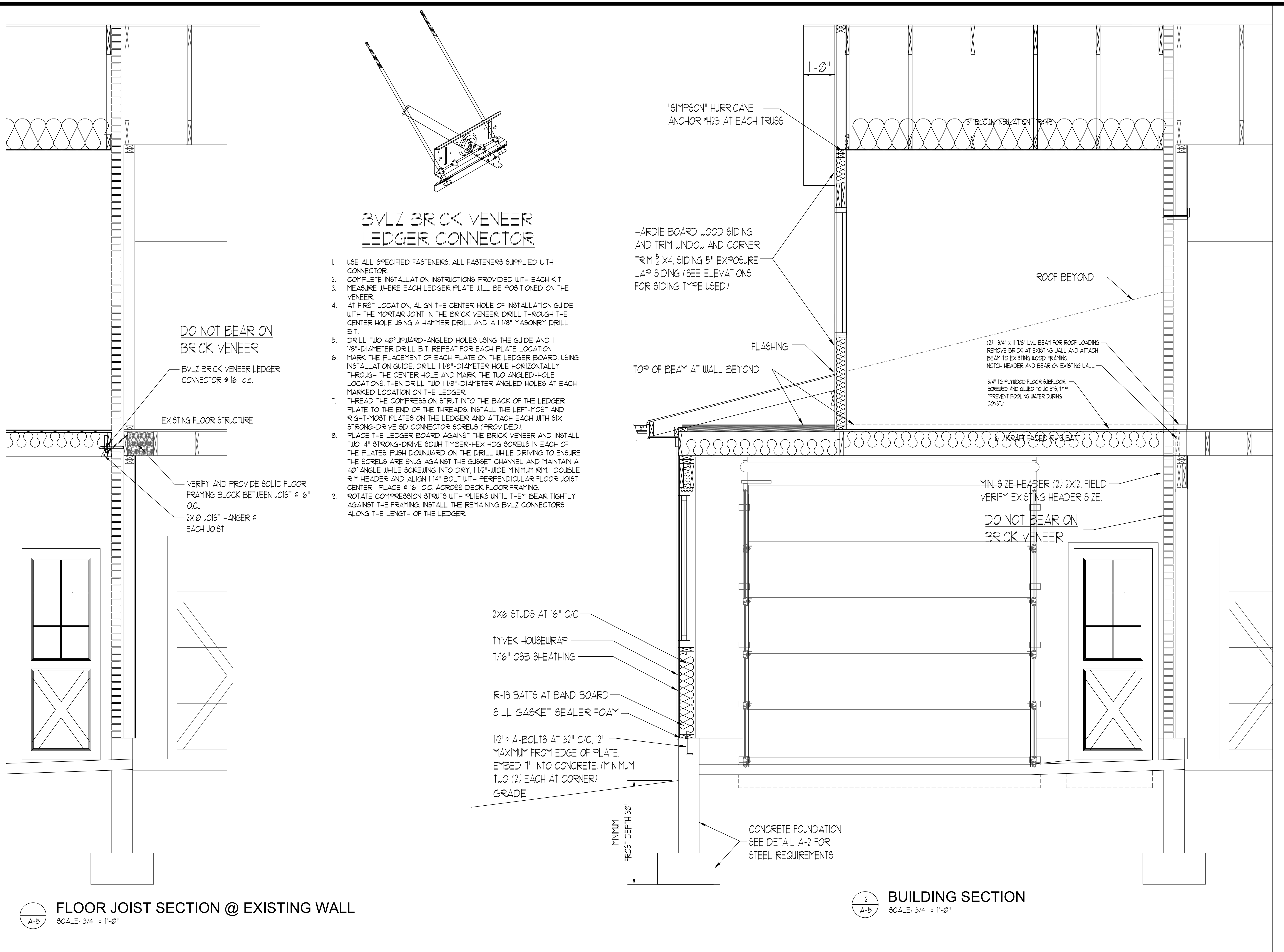
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BVLZ BRICK VENEER LEDGER CONNECTOR

1. USE ALL SPECIFIED FASTENERS. ALL FASTENERS SUPPLIED WITH CONNECTOR.
2. COMPLETE INSTALLATION INSTRUCTIONS PROVIDED WITH EACH KIT.
3. MEASURE WHERE EACH LEDGER PLATE WILL BE POSITIONED ON THE VENEER.
4. AT FIRST LOCATION, ALIGN THE CENTER HOLE OF INSTALLATION GUIDE WITH THE MORTAR JOINT IN THE BRICK VENEER. DRILL THROUGH THE CENTER HOLE USING A HAMMER DRILL AND A 1 1/8" MASONRY DRILL BIT.
5. DRILL TWO 40° UPWARD-ANGLED HOLES USING THE GUIDE AND 1 1/8"-DIAMETER DRILL BIT. REPEAT FOR EACH PLATE LOCATION.
6. MARK THE PLACEMENT OF EACH PLATE ON THE LEDGER BOARD. USING INSTALLATION GUIDE, DRILL 1 1/8"-DIAMETER HOLE HORIZONTALLY THROUGH THE CENTER HOLE AND MARK THE TWO ANGLED-HOLE LOCATIONS. THEN DRILL TWO 1 1/8"-DIAMETER ANGLED HOLES AT EACH MARKED LOCATION ON THE LEDGER.
7. THREAD THE COMPRESSION STRUT INTO THE BACK OF THE LEDGER PLATE TO THE END OF THE THREADS. INSTALL THE LEFT-MOST AND RIGHT-MOST PLATES ON THE LEDGER AND ATTACH EACH WITH SIX STRONG-DRIVE 6D CONNECTOR SCREWS (PROVIDED).
8. PLACE THE LEDGER BOARD AGAINST THE BRICK VENEER AND INSTALL TWO 1/4" STRONG-DRIVE SDWH TIMBER-HEX HDG SCREWS IN EACH OF THE PLATES. PUSH DOWNWARD ON THE DRILL WHILE DRIVING TO ENSURE THE SCREWS ARE SNUG AGAINST THE GUSSET CHANNEL AND MAINTAIN A 40° ANGLE WHILE SCREWING INTO DRY; 1 1/2"-WIDE MINIMUM RIM. DOUBLE RIM HEADER AND ALIGN 1 1/4" BOLT WITH PERPENDICULAR FLOOR JOIST CENTER. PLACE # 16" O.C. ACROSS DECK FLOOR FRAMING.
9. ROTATE COMPRESSION STRUTS WITH FLIERS UNTIL THEY BEAR TIGHTLY AGAINST THE FRAMING. INSTALL THE REMAINING BVLZ CONNECTORS ALONG THE LENGTH OF THE LEDGER.

DO NOT BEAR ON BRICK VENEER

BVLZ BRICK VENEER LEDGER CONNECTOR @ 16" o.c.

EXISTING FLOOR STRUCTURE

VERIFY AND PROVIDE SOLID FLOOR FRAMING BLOCK BETWEEN JOIST @ 16" O.C.

2X10 JOIST HANGER @ EACH JOIST

2X6 STUDS AT 16" C/C

TYVEK HOUSEWRAP

7/16" OSB SHEATHING

R-19 BATTS AT BAND BOARD

SILL GASKET SEALER FOAM

1/2" # A-BOLTS AT 32" C/C, 12" MAXIMUM FROM EDGE OF PLATE. EMBED 7" INTO CONCRETE. (MINIMUM TWO (2) EACH AT CORNER) GRADE

MINIMUM FROST DEPTH 30"

CONCRETE FOUNDATION SEE DETAIL A-2 FOR STEEL REQUIREMENTS

"SIMPSON" HURRICANE ANCHOR #25 AT EACH TRUSS

HARDIE BOARD WOOD SIDING AND TRIM WINDOW AND CORNER TRIM 5/4 X4, SIDING 5" EXPOSURE LAP SIDING (SEE ELEVATIONS FOR SIDING TYPE USED)

FLASHING

TOP OF BEAM AT WALL BEYOND

ROOF BEYOND

(2) 1 3/4" x 11 7/8" LVL BEAM FOR ROOF LOADING REMOVE BRICK AT EXISTING WALL AND ATTACH BEAM TO EXISTING WOOD FRAMING. NOTCH HEADER AND BEAR ON EXISTING WALL.

3/4" 1G FLYWOOD FLOOR SUBFLOOR SCREWED AND GLUED TO JOISTS TYP. (PREVENT POOLING WATER DURING CONST.)

6" KRAFT PAPER (R13 BATT)

MIN. SIZE HEADER (2) 2X12, FIELD VERIFY EXISTING HEADER SIZE.

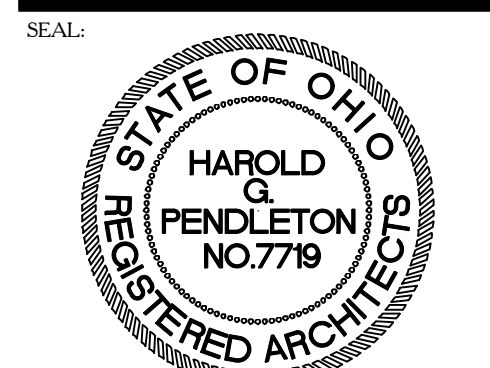
DO NOT BEAR ON BRICK VENEER

1 FLOOR JOIST SECTION @ EXISTING WALL
SCALE: 3/4" = 1'-0"

A-5

2 BUILDING SECTION
SCALE: 3/4" = 1'-0"

A-5



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PROJECT:

**PROPOSED ADDITION FOR:
BRIAN & ELIZABETH TOME**

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