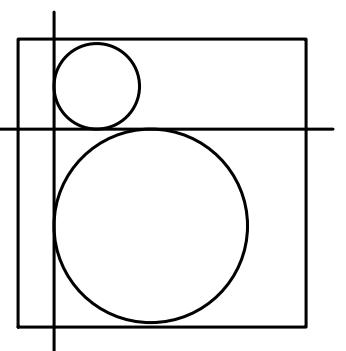


AEILLO RESIDENCE

20019 RIVERWOOD AVENUE



BRANDT
ARCHITECTURE, LLC

2220 Wooster Rd.
Rocky River, OH 44116
440-865-1824
brandtarchitecture.com

2/16/23 PERMIT

GENERAL NOTES AND SPECIFICATION

GENERAL CONDITIONS

- Materials and methods of construction shall comply with all applicable local, state and federal building codes.
- Contractor to provide minimum 1 year warranty on material and labor as well as provide Owner with manufacturer's warranty where applicable.
- All work shall be installed in compliance with manufacturers' recommended installation methods and limitations.
- Work schedule shall be coordinated with Owner prior to the start of construction. This shall include but not be limited to the days and hours of operation, as well as estimated completion date.

5. Contractor shall be responsible for removal of debris from site at the completion of work.

6. Contractor responsible for verifying dimensions & locations of existing walls, stairs, ceiling heights etc.

7. Contractor responsible for verifying locations of existing utilities and roads.

8. Contractor shall ensure structural stability of existing building during construction. Contractor shall maintain integrity of structural, mechanical, plumbing and electrical systems of existing building where impacted by new work.

9. Contractor shall patch and repair areas impacted by new work. Finishes to match existing.

10. Contractor shall cap all electrical and plumbing lines disconnected by scope of work in these documents

11. If any unfavorable or unforeseen conditions are discovered, contractor shall bring them to Owner's attention prior to proceeding with work.

12. Base bid shall consist of manufacturers as noted on drawings and this specification. Any substitutions, i.e.: casework, windows, fixtures, hardware, siding, etc. recommended by Contractor shall be separately listed for Owner review. Substitutions shall include change in cost and schedule as well as product information or samples.

13. All submittals to be reviewed by Contractor prior to review by Owner. Submittals shall include but not be limited to sheets for hardware, equipment, plumbing and electrical fixtures, and color selections for finish materials.

EARTHWORK

1. Protect all adjacent structures, utilities, sidewalks, pavements and other facilities from damage caused by excavation, settlement, washout and any other hazards created by earthwork operations. Contractor is responsible for locating all utilities.

2. Unused excavated soil to be transported to on site location as designated by Owner.

3. Prevent surface water and ground water from entering excavations or flooding Project site and surrounding area.

4. Excavate to ensure footings and foundations bear on undisturbed soil. If soil is found to be insufficient bearing, Contractor shall notify Owner and Engineer prior to proceeding with work.

5. Utility trenches shall be excavated to provide uniform width and working clearance around utility line. Back fill w/ sand then soil.

6. At areas to receive concrete slab, install minimum 4" #57 limestone over compacted soil.

7. All foundation and sewer work in the City or

ENERGY EFFICIENCY REQUIREMENTS

This project shall comply with the RCO requirements for energy efficiency using the prescriptive method outlined in sections 1101.14 - 1104 of the RCO.

BUILDING THERMAL ENVELOPE

1. Insulation R values shall be as follows:

- Walls: R=20
- Ceilings R=49 for new construction
- a. R=38 where insulation is installed over 100% of the area and extends over wall top plate
- Floor: R=30
- Basement R=10 to depth of 10' below grade or basement floor
- Slab: R=10 at 2' from perimeter
- Window U=.30

A permanent certificate shall be completed and posted by furnace listing R= values of all insulation components.

2. Where insulation extends over top plate in a vented attic, install an eave baffle. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation.

3. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the

Rocky River will be required to verify and correct if necessary any cross connections of storm vs. sanitary lines. This includes, but is not limited to, downspouts, drain tile, yard, driveway or garage drains.

8. Contractor must perform dye test or visual inspections of the drainage system and submit results in writing to the Rocky River Building Department prior to any footer inspections.

9. All new work shall comply with section 914.1 of the City's Ordinances.

10. Contractor to finish grade site effected by work. Provide smooth transition between adjacent grades. Slope away from building. Owner shall seed and landscape.

FRAMING

1. All framing shall be Southern Yellow Pine species #2 grade or better.

2. LVL's shall be Boise Cascade 2.0E GP Lam or equal.

3. Where multiple piles of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more piles are used, beams shall be nailed on both sides, staggered. Follow manufacturer's recommendation for alternate fasteners.

4. Plywood shall be standard PS-1 and OSB shall be standard PS-2

5. All exposed lumber or lumber in contact with concrete or masonry shall be pvt (u.n.o.).

6. All preservative pressure treated (pvt) lumber shall be southern pine #2.

7. Provide blocking at mid span of joists exceeding 2x12.

8. Provide bridging or lateral support between rafters and ceiling joists greater than 2x10 at point of bearing.

9. Any necessary holes or notching in load bearing studs shall be in accordance with section 602.6 of the RCO.

10. Any necessary holes in load bearing top plates shall be in accordance with section 602.6 of the RCO. provide min. 16 ga. strap 1.5" wide and min. 16" long at notch.

11. Provide fire blocking at exterior walls between stories, at stairs, soffits, openings and vents between floors, at chimneys and other locations outlined in section 302.11 of the RCO.

12. Provide draftstopping in floor/ ceiling locations as outlined in section 302.12 of the RCO.

MASONRY

1. Construct all masonry walls in accordance with ACI 530.

2. Foundations walls shall be standard 12x8x16 & 8x8x16 masonry units as shown on plans.

3. Mortar for reinforced masonry and load bearing walls shall be type S. Non-bearing walls shall use Type N.

4. Grout solid minimum 2 courses (16") below beam bearing.

5. Apply 1/2" min. cement parging from the bottom of the footing up the foundation wall to grade with 1 coat of ironite waterproofing and 1 coat asphaltic emulsion over parging.

6. Provide pipe sleeves for any through wall penetrations per OPC 305.

7. Brick shall match existing in size, texture, color and variation. Contractor shall provide 2 samples for Owner & Architect approval prior to ordering and installation.

8. Brick mortar shall tinted to match existing mortar. Contractor shall provide a minimum of 2 samples for Owner & Architect approval prior to ordering and installation.

9. Brick shall be installed in running bond pattern with color distribution to match existing.

10. Provide metal ties vertically every 24" O.C.

11. Weep screeds shall be installed according to manufacturer's recommendations. Weep screeds shall have a minimum 3.5" flange installed under the Tyvek/water resistant barrier.

DOORS AND HARDWARE

1. Reuse existing doors where possible.

2. Provide 2'-6"x 6'-8"x 1 3/8" solid core wood door unless otherwise noted on plan. Panel size and pattern to match existing. Doors shall be stained to match existing. Color selected by Owner. Door shall be hung level and true.

3. Exterior doors to have screen door with storms, glazing & lock.

INTERIOR FINISHES

1. Gypsum Board shall be ASTM C 36, regular 1/2" and 5/8" type "X" as indicated in drawings with tapered edges.

2. Provide water resistant gypsum board in all wet rooms such as bathrooms and at kitchen counters.

3. Install "durorock" wall board where tile to be installed.

4. Provide in maximum lengths and widths to minimize joints and correspond with support system.

WINDOWS

1. Windows shall be Pella Impervia low e glass. Windows shall be double hung & casement with screens, traditional grilles and locks. Color to match existing. Alternatives shall be Andersen, or Owner approved equal.

2. Exterior windows and sliding doors shall be tested by an independent laboratory and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440.

3. Windows shall meet standards for wind design loads per section 301.2 of the RCO.

EXTERIOR FINISHES

1. Horizontal lap siding to be Certainteed "Mainstreet" 5" double lap vinyl siding or Owner approved equal. Match existing color & profile. Standard color to be selected by Owner.

2. Provide thresholds and reducer strips as needed with finish floor materials.

3. All gyp. bd. to be primed and painted.

MASONRY

1. Horizontal lap siding to be Certainteed "Mainstreet" 5" double lap vinyl siding or Owner approved equal. Match existing color & profile. Standard color to be selected by Owner.

2. Roof shingles shall be GAF Timberline "Natural Shadow". Color and texture to be selected by Owner.

3. Metal roof to be 26 ga. steel, 36" wide panel with 3/4" rib classic rib pattern by ABC or Owner approved equal. Standard color to be selected by Owner.

4. Install self sealing hip and ridge cap shingle matching the color of selected roof shingle.

EXTERIOR FINISHES

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2. Provide thresholds and reducer strips as needed with finish floor materials.

3. All gyp. bd. to be primed and painted.

SYSTEMS

1. Not less than one thermostat shall be provided for each separate heating and cooling system.

2. Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter.

3. Seal all ducts, air handlers and filter boxes. Joints and seams shall comply with Section 1601.4.1.

4. Ducts shall be pressure tested to determine air leakage per section 1103.3.3 of the RCO. Ducts can be tested at rough-in or post construction. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official.

5. Building cavities shall not be used as supply ducts.

6. Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

VENTILATION

1. The building shall be provided with ventilation that complies with the requirements of Section 1505.

2. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close

9. Where applicable, flashing shall extend min. 6" up wall and behind vapor barrier to prevent water entry.

10. Flashing shall be installed in a shingle style or overlapping to prevent water entry.

11. At valleys install eaves protection membrane on least 36 (914mm) inches wide and centered on the valley. Lap ends 6 inches (152mm) and seal.

12. Install 5" K style seamless aluminum gutters with 3" downspouts. Install all necessary endcaps, brackets, screws, elbow and joints. Install per manufacturer's recommendation. Gutter to be white, downspouts to match siding.

INSULATION

1. Provide 2'-6"x 6'-8"x 1 3/8" batt or spray insulation as indicated in building & wall sections.

2. All insulation R values shall meet or exceed minimum standards outlined in RCO.

ACCEPTABLE MANUFACTURERS

1. Provide manufacturers for batt insulation shall be Owens Corning, Certainteed, Johns Manville or Owner approved equal.

INTERIOR FINISHES

1. Gypsum Board shall be ASTM C 36, regular 1/2" and 5/8" type "X" as indicated in drawings with tapered edges.

2. Provide water resistant gypsum board in all wet rooms such as bathrooms and at kitchen counters.

3. Install "durorock" wall board where tile to be installed.

DOORS AND HARDWARE

1. Reuse existing doors where possible.

2. Provide 2'-6"x 6'-8"x 1 3/8" solid core wood door unless otherwise noted on plan. Panel size and pattern to match existing. Doors shall be stained to match existing. Color selected by Owner. Door shall be hung level and true.

3. Exterior doors to have screen door with storms, glazing & lock.

INTERIOR FINISHES

1. Horizontal lap siding to be Certainteed "Mainstreet" 5" double lap vinyl siding or Owner approved equal. Match existing color & profile. Standard color to be selected by Owner.

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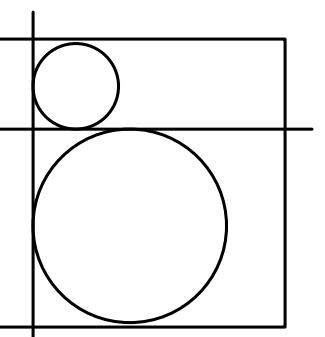
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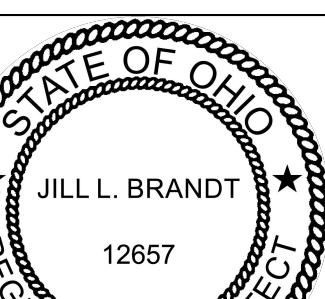
2. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close



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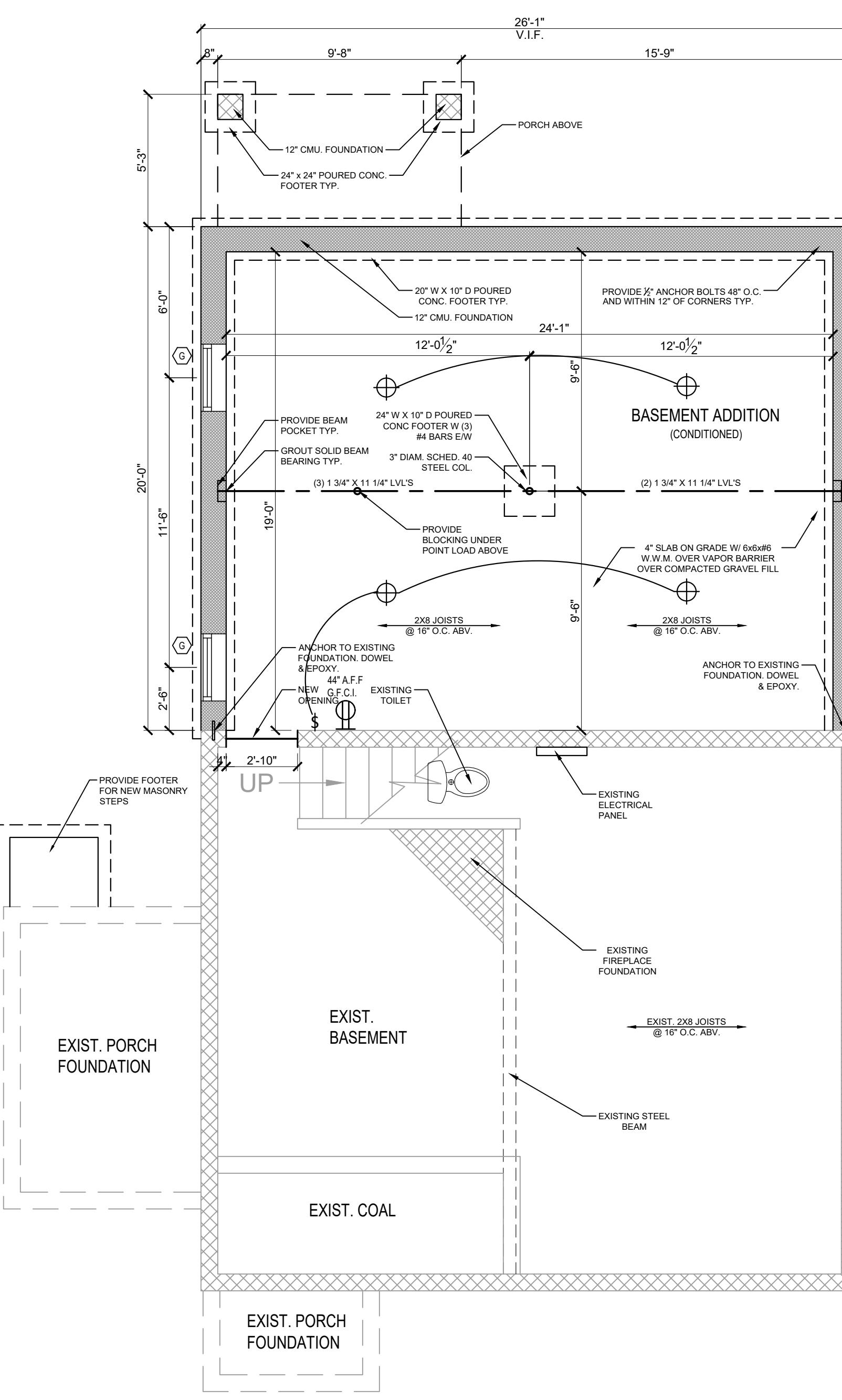
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WINDOW SCHEDULE #

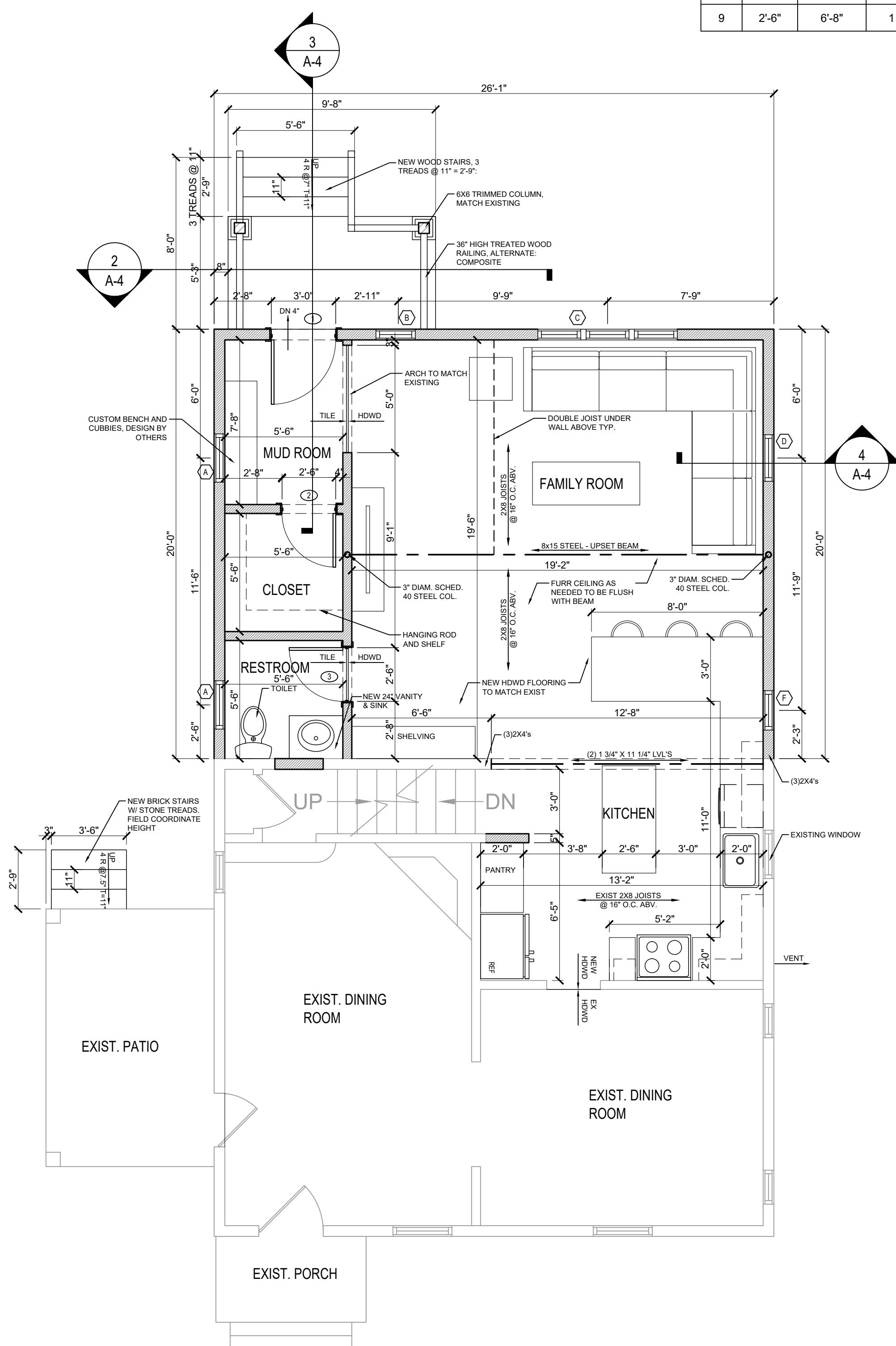
KEY	QUANTITY	UNIT SIZE W X H	MAT'L	FUNCTION	GLASS	REMARKS
A	6	26X48	VINYL	DOUBLE HUNG		
B	3	22X36	VINYL	DOUBLE HUNG		
C	1	22X64	VINYL	DOUBLE HUNG		TRIPLE
D	1	22X64	VINYL	DOUBLE HUNG		
E	2	36X48	VINYL	DOUBLE HUNG		EGRESS
F	1	22X32	VINYL	DOUBLE HUNG		
G	2	16X32	VINYL	HOPPER		

DOOR SCHEDULE #

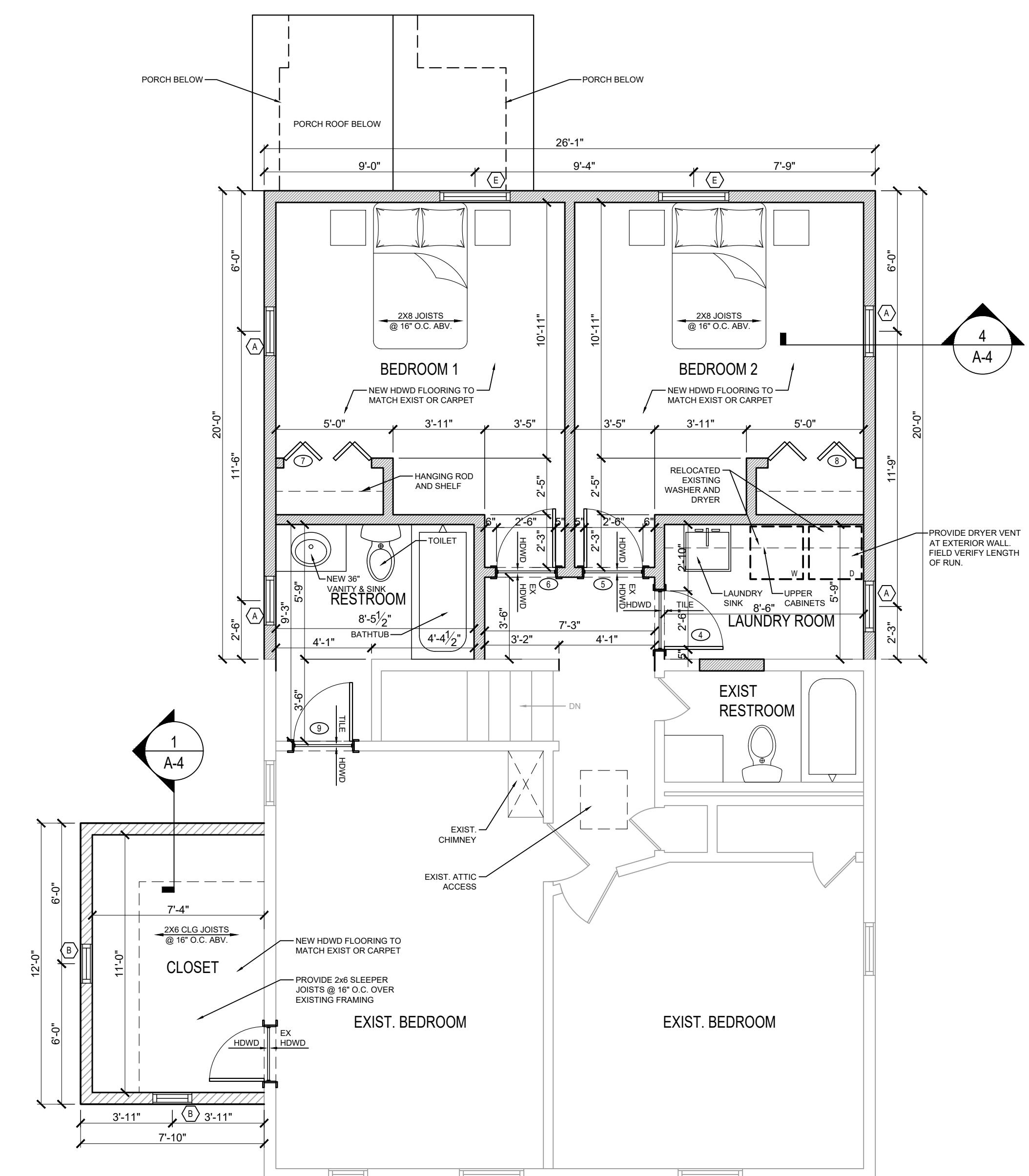
#	WIDTH	HEIGHT	THICK.	DOOR		FRAME		HARDWARE		SILENCERS	KICKPLATE	HAND	REMARKS
				MAT'L	FINISH	MAT'L	FINISH	LOCKSET	HINGE				
1	3'-0"	6'-8"	1 1/2"	FIBERGLASS	PAINT	WOOD	PAINT	ENTRANCE DEADBOLT	BUTT	-	-	RH	1/2 LIGHT
2	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PASSAGE	BUTT	-	-	LH	-
3	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	-	-	RH	-
4	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PASSAGE	BUTT	-	-	RH	-
5	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	-	-	LH	-
6	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	-	-	RH	-
7	(2) 2'-0"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	BALL CATCH	BUTT	-	-	RHRA	BIFOLD
8	(2) 2'-0"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	BALL CATCH	BUTT	-	-	RHRA	BIFOLD
9	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	-	-	RH	-



1 BASEMENT PLAN
A-1 SCALE: 1/4" = 1'-0"



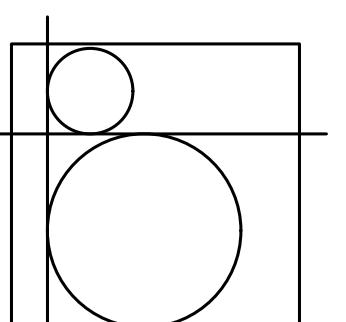
2 FIRST FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"

A-1

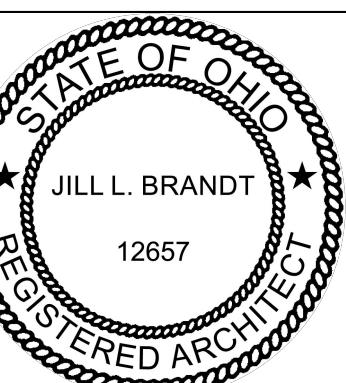
FLOOR PLANS



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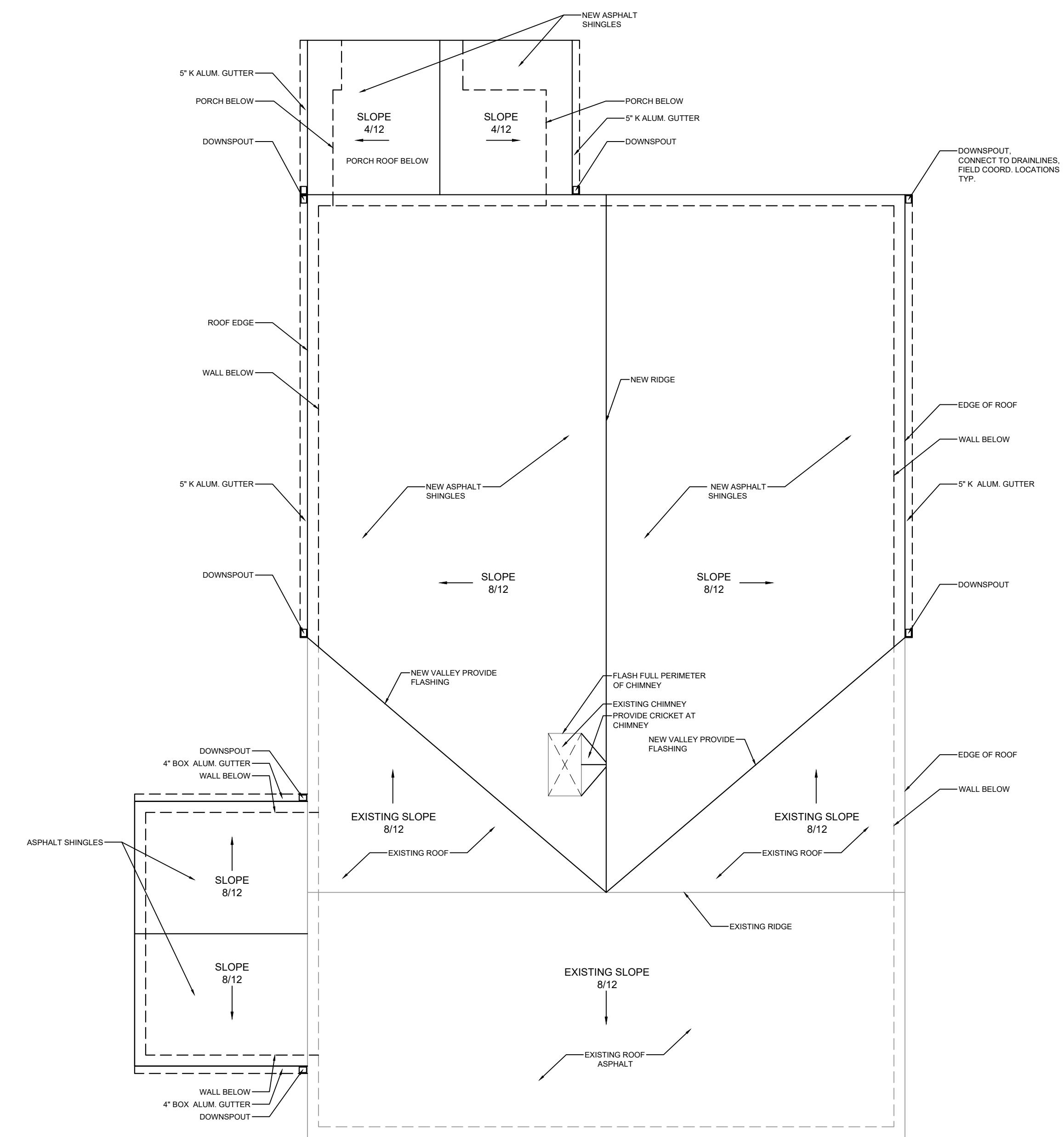
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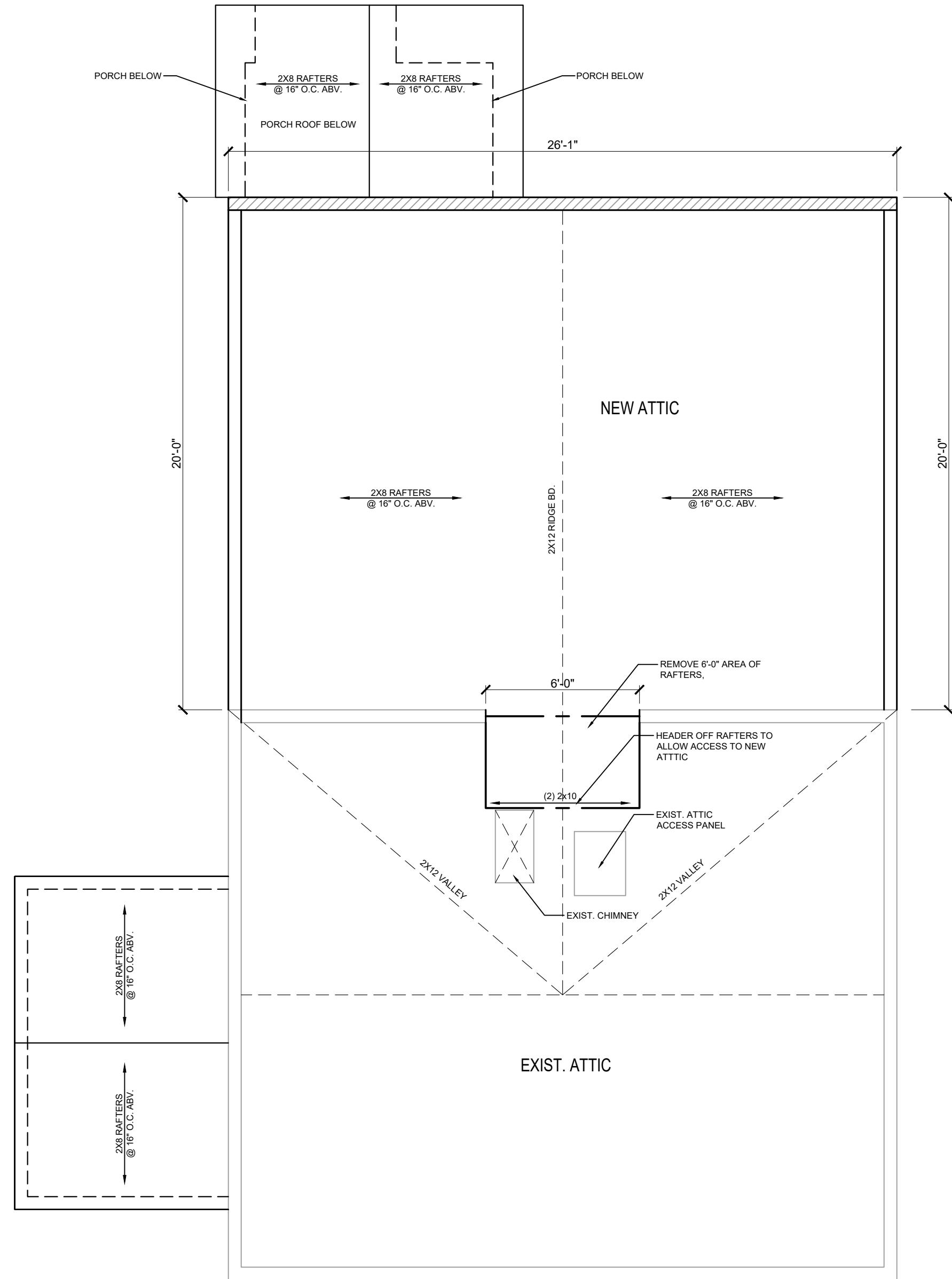


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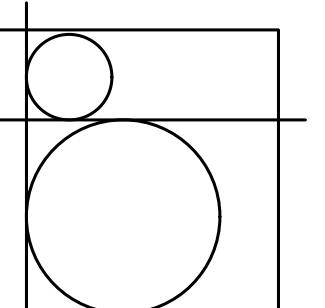
1
A-2 ROOF PLAN
SCALE: 1/4" = 1'-0"



2
A-2 ATTIC PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLANS

A-2



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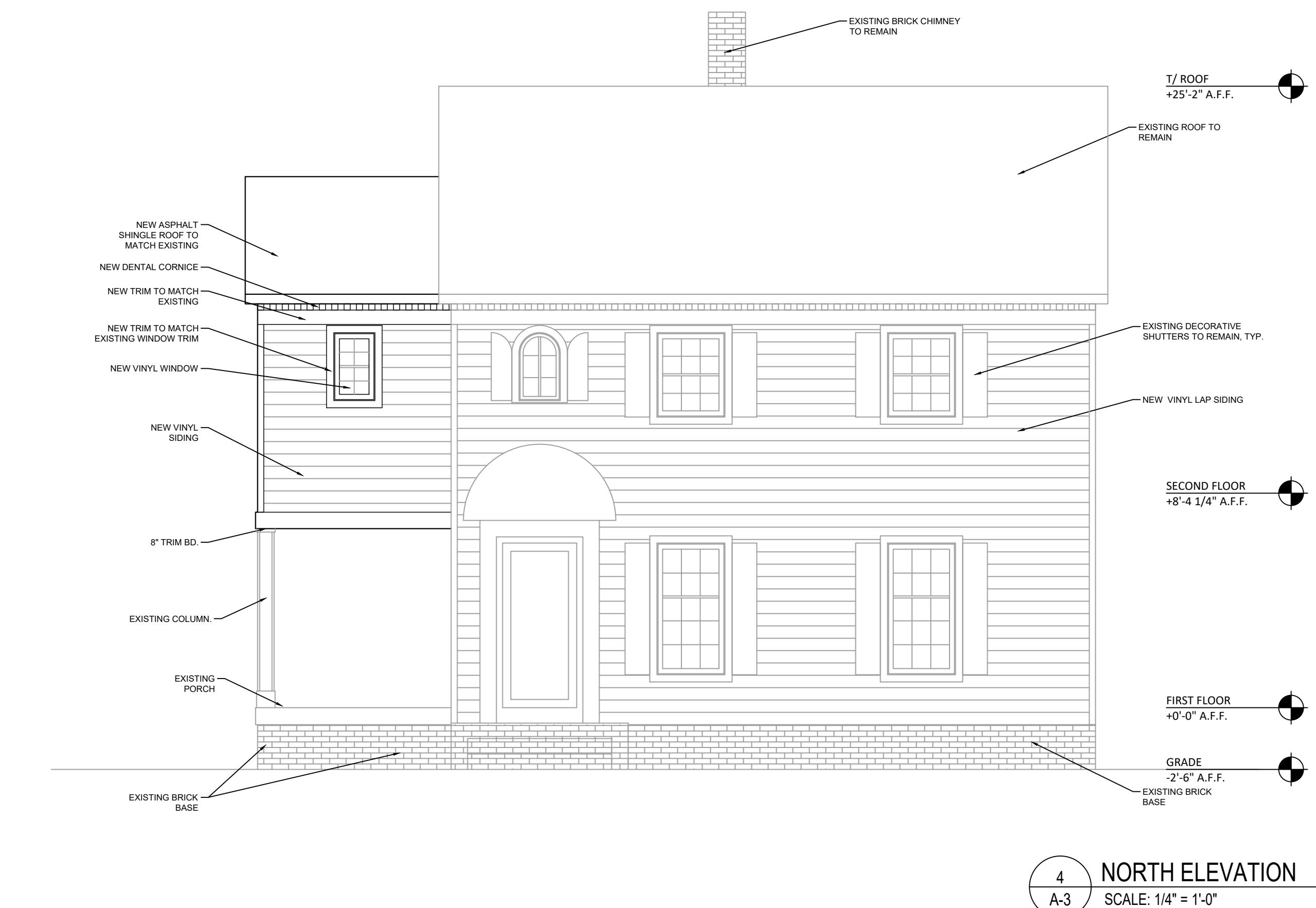
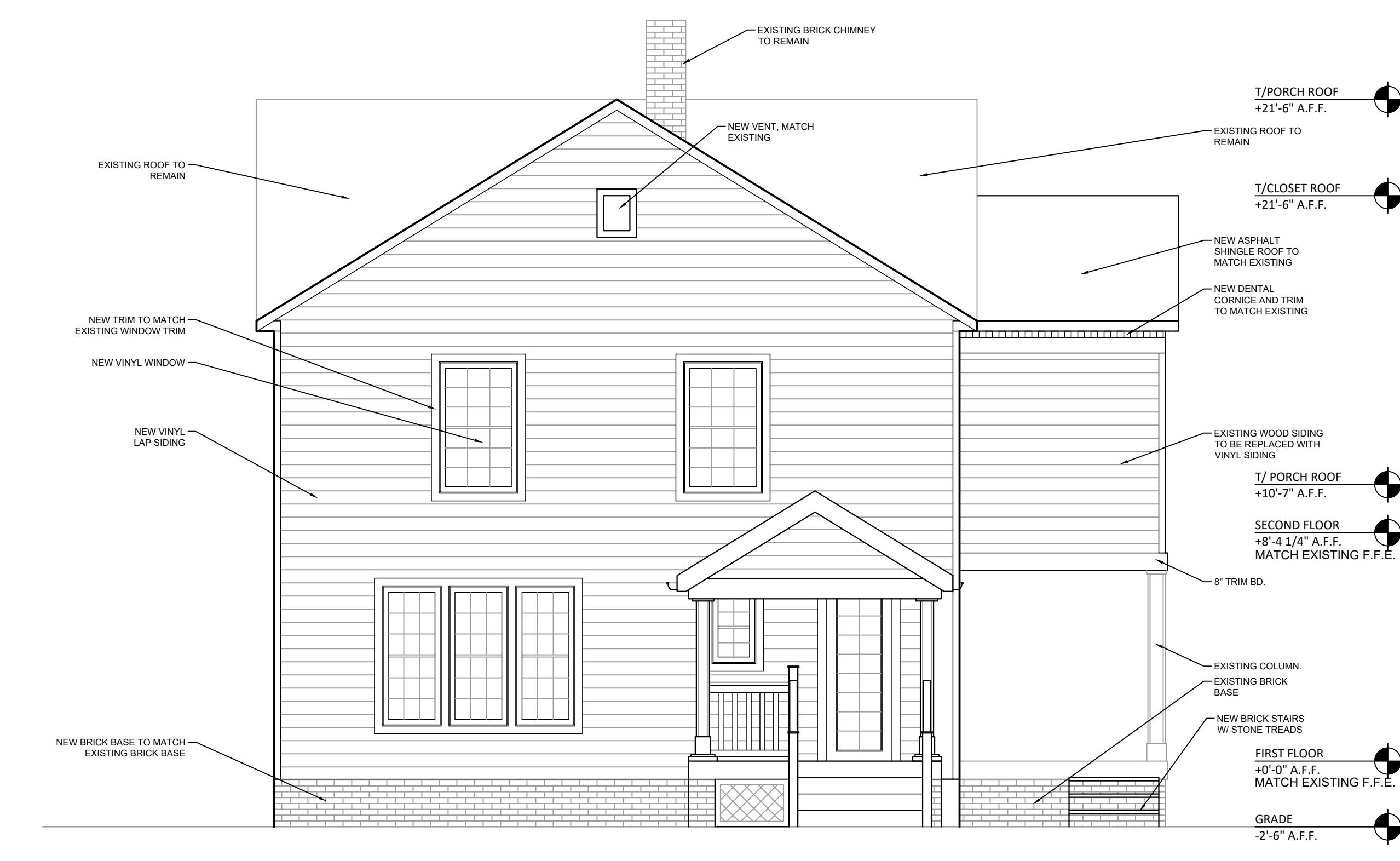


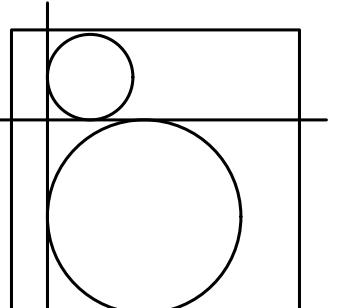
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2019 RIVERWOOD AVENUE
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ELEVATIONS

A-3

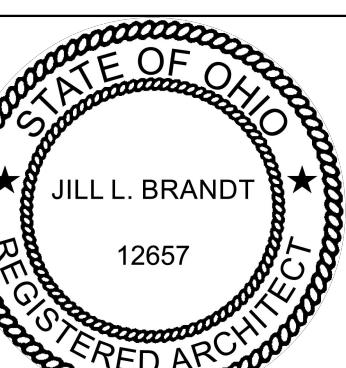




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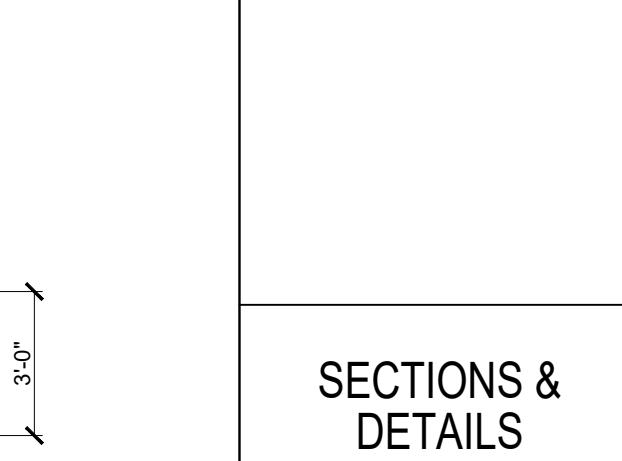
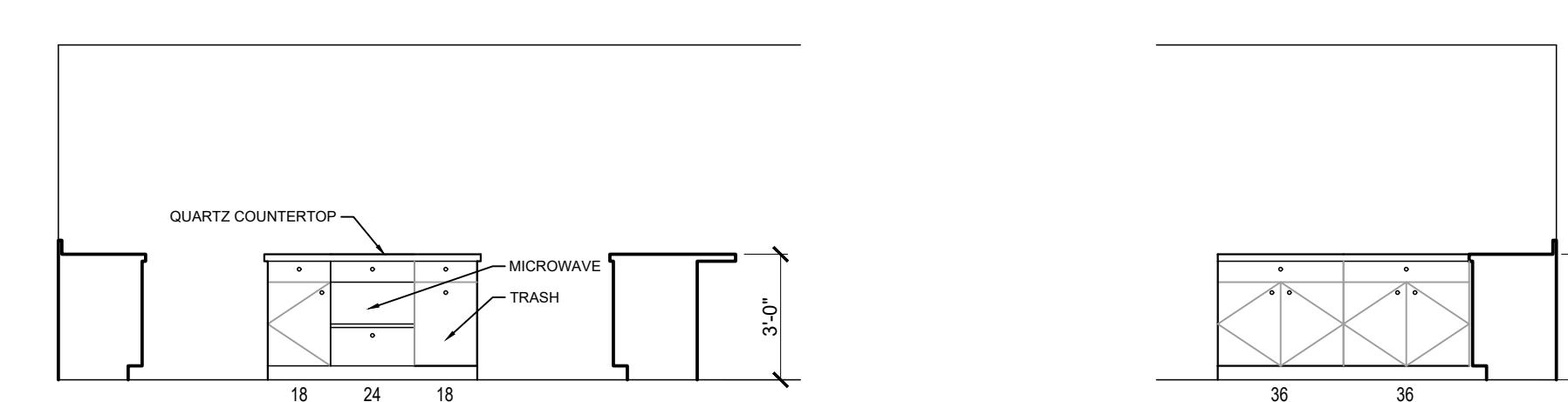
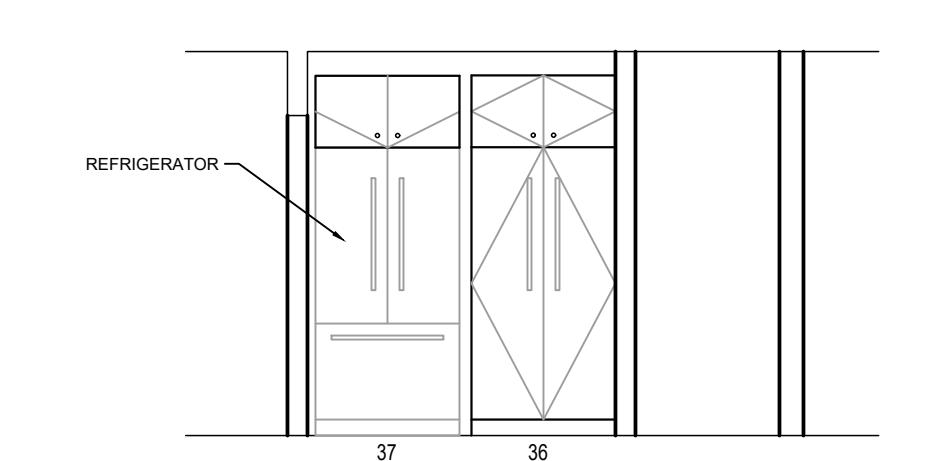
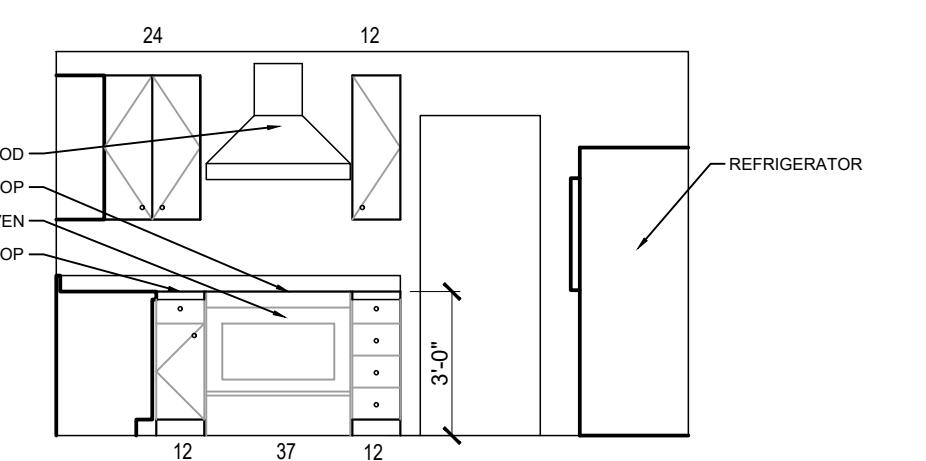
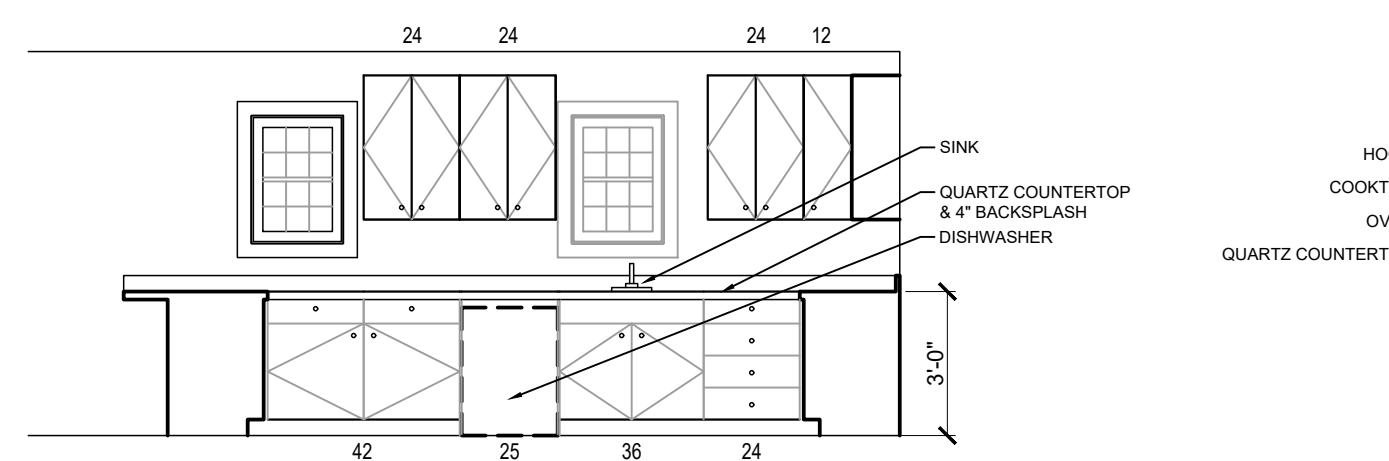
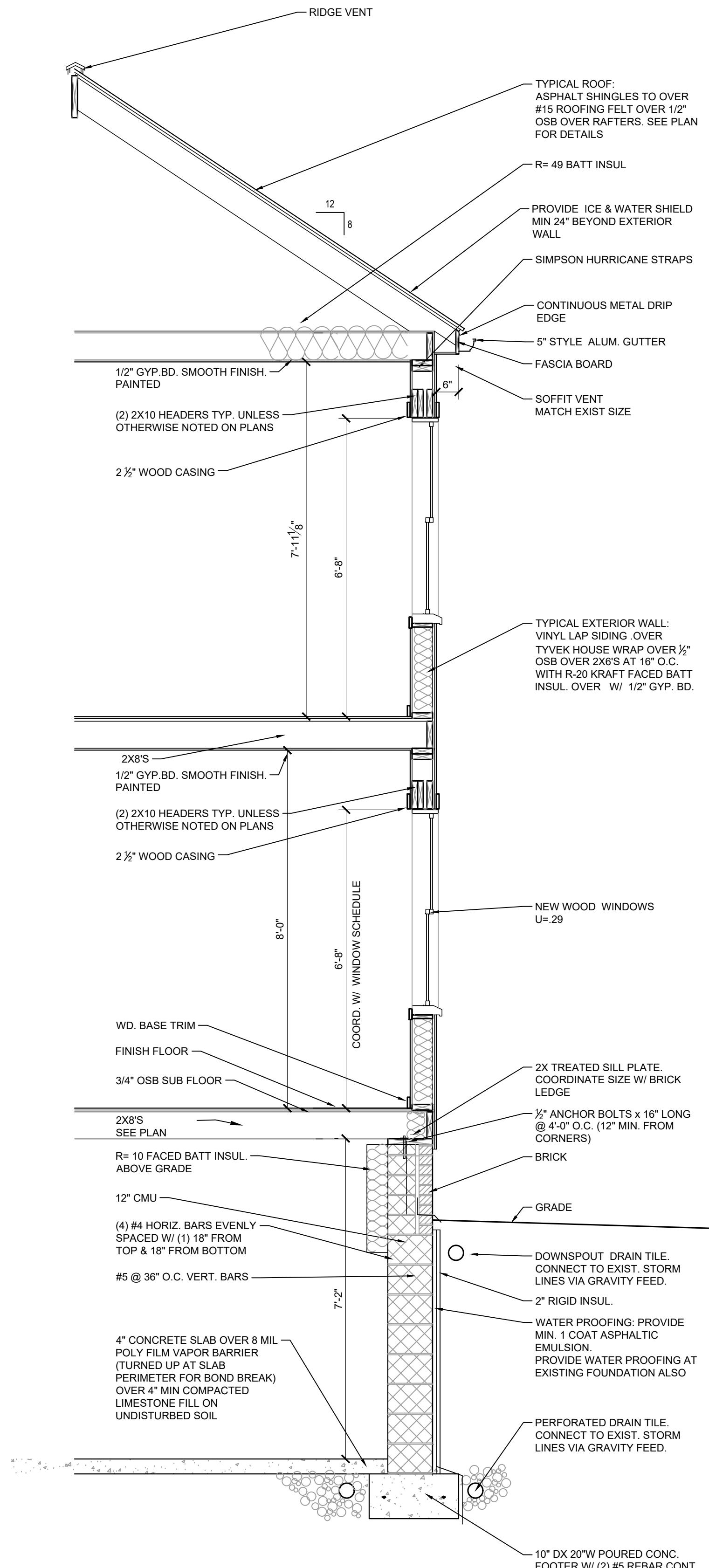
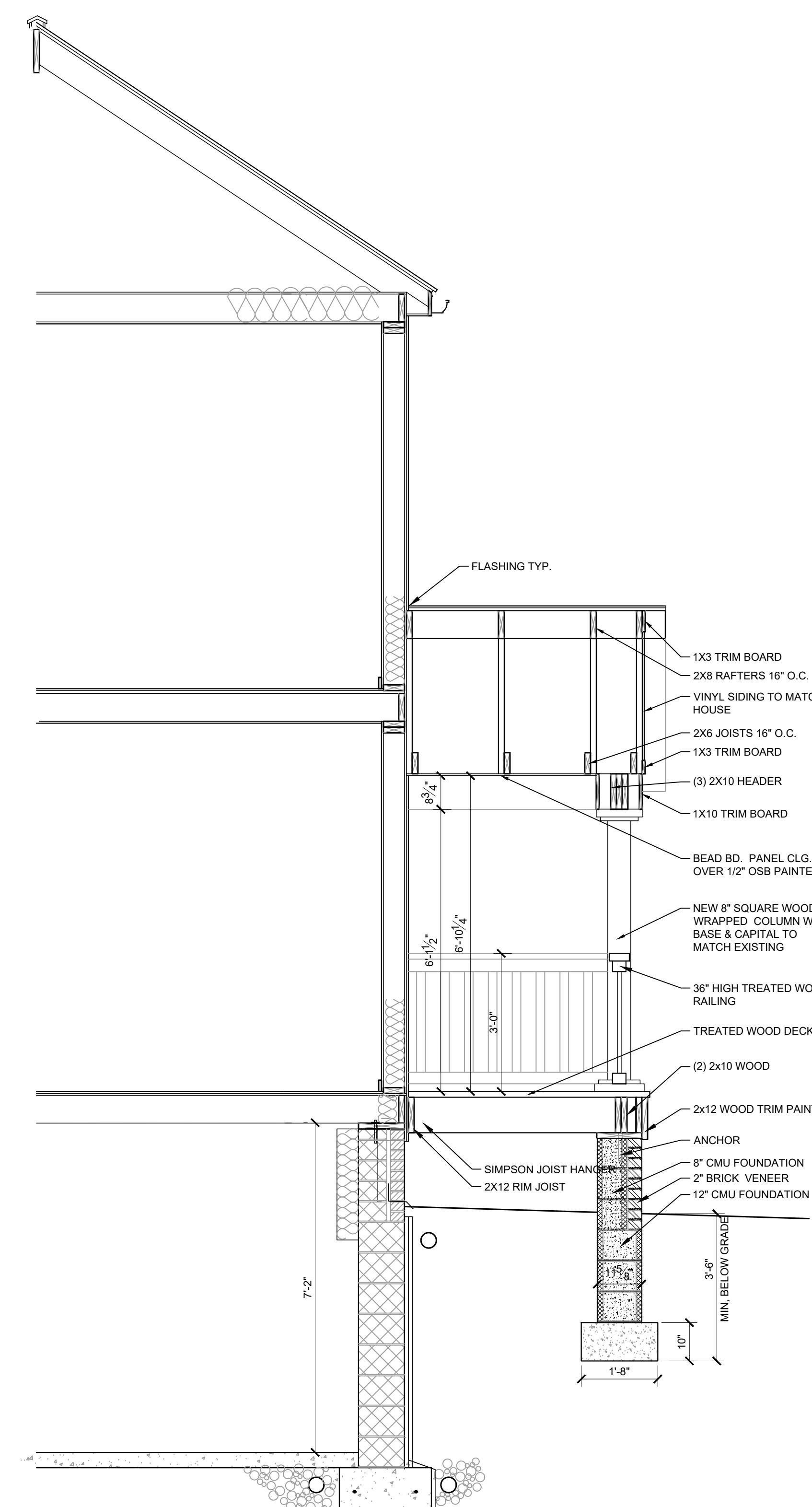
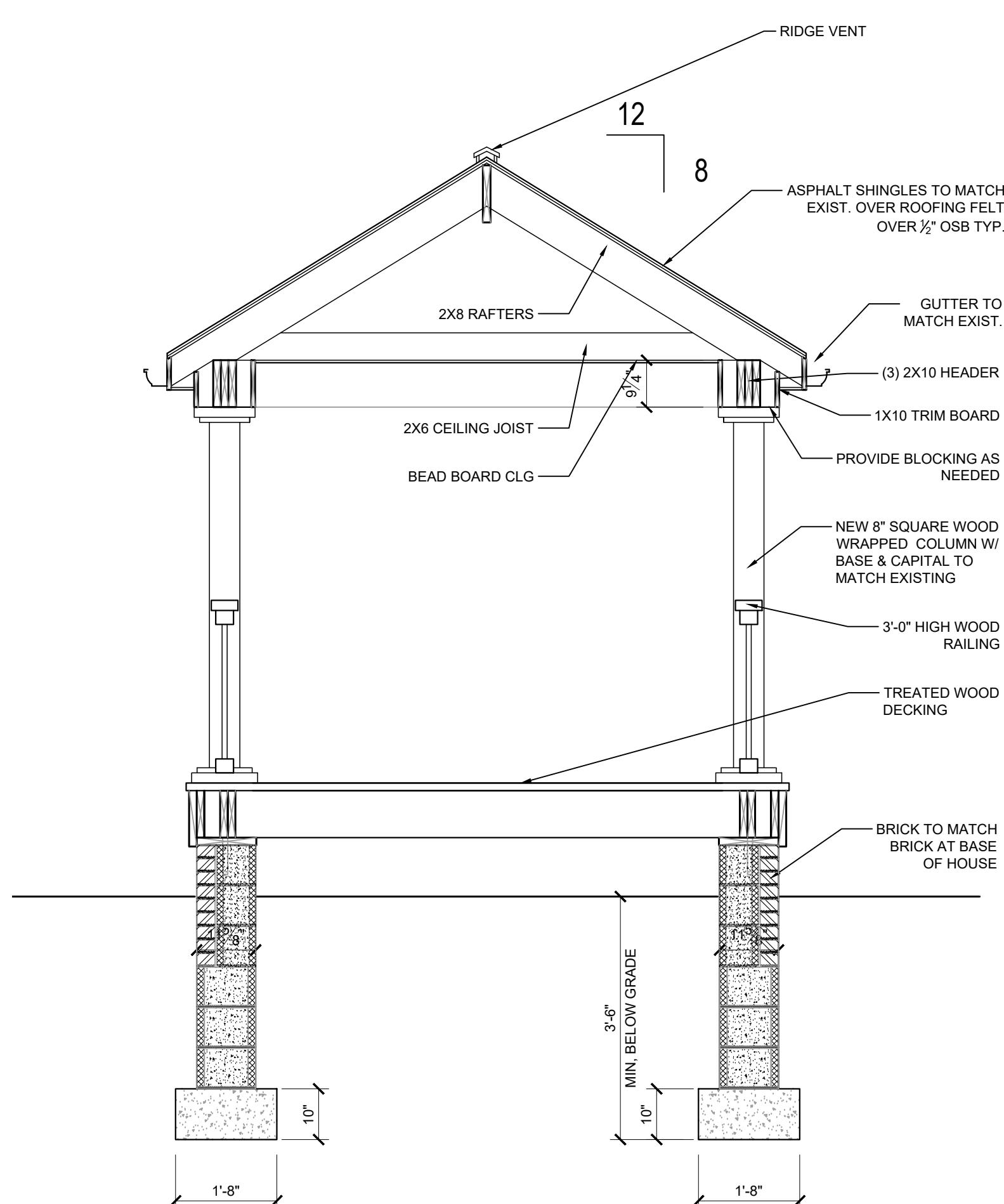
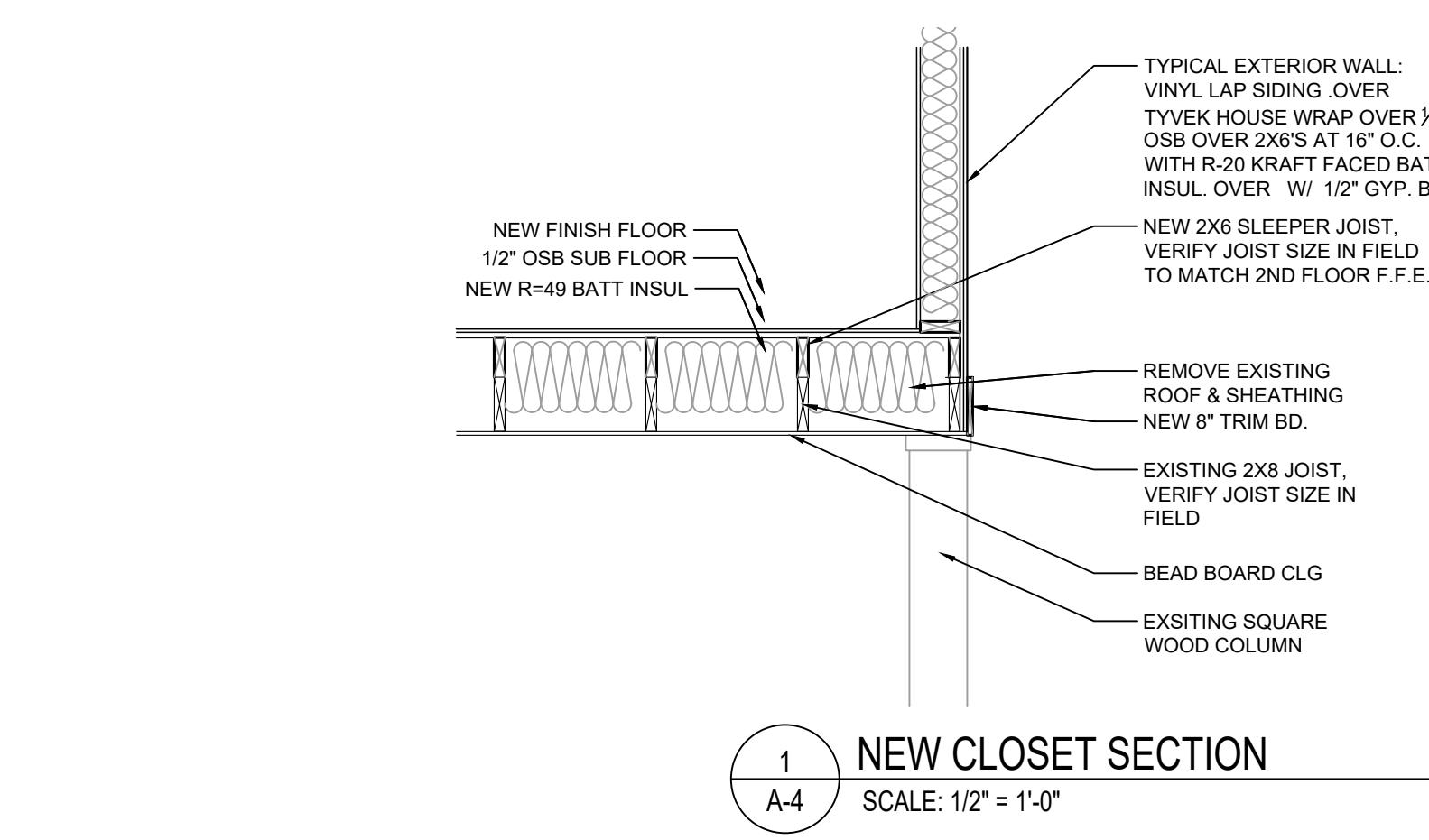
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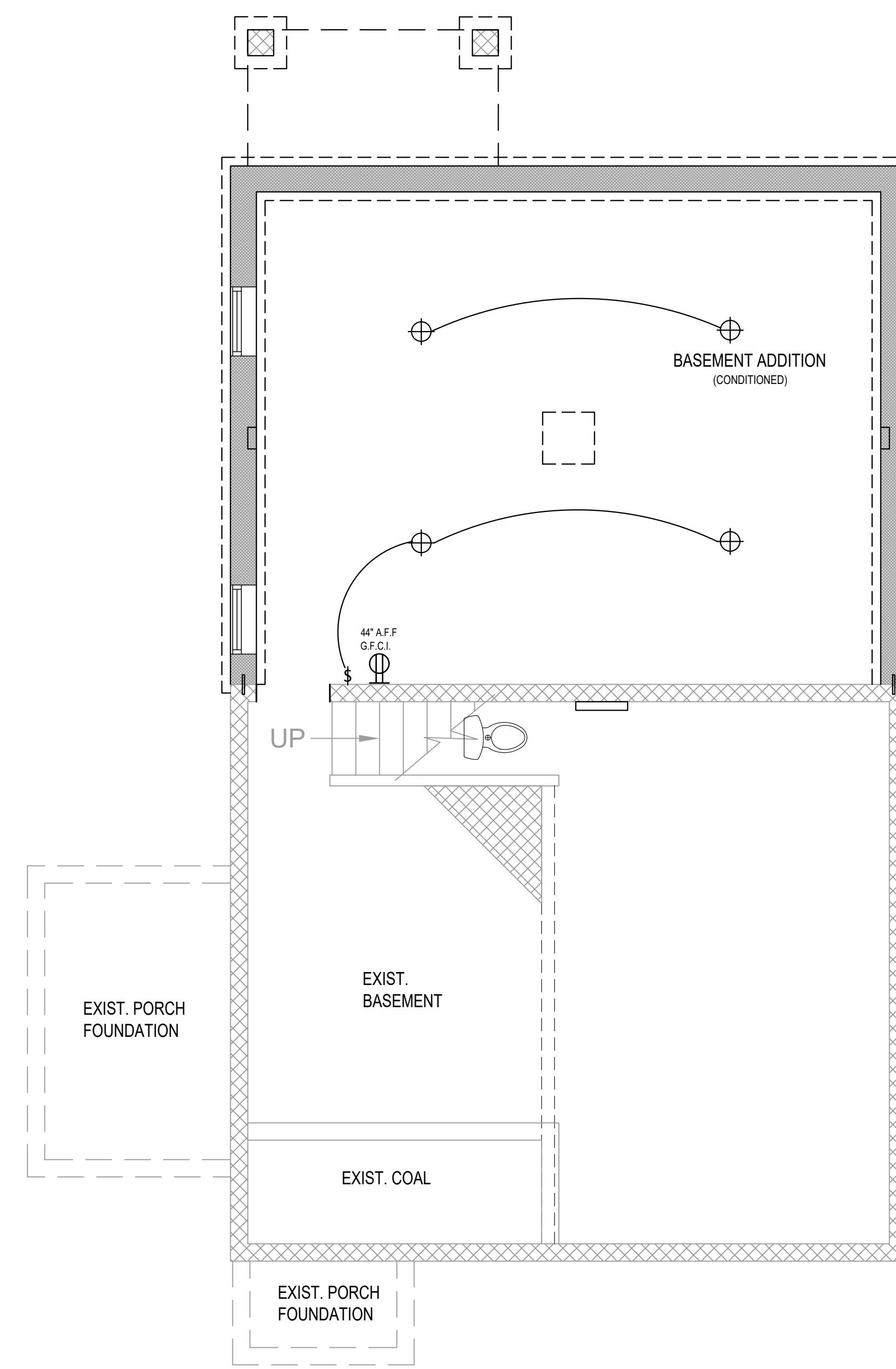
SECTIONS &
DETAILS

A-4

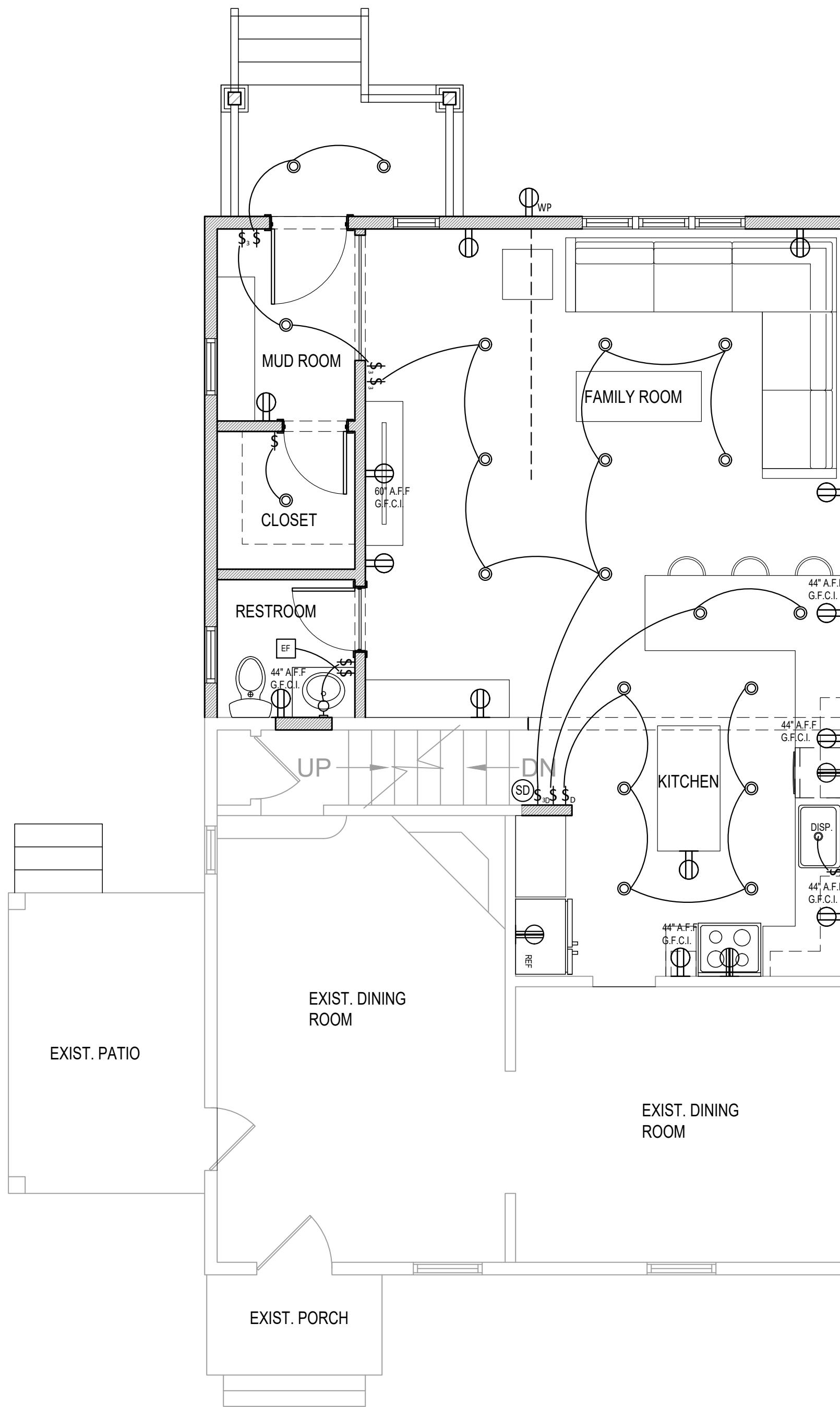
ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE RCO & IFGC, NEC, AND FEDERAL, STATE AND LOCAL CODES.
2. ANY INCOMPATIBILITY WITH ELECTRIC PANEL SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING WITH WORK.
3. FIELD VERIFY EXISTING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR SHALL COORDINATE EXISTING AND NEW OUTLET LOCATIONS TO MEET CURRENT CODE REQUIREMENTS
4. NEW AND EXTENDED CIRCUITS (EXCEPT THOSE AT KITCHEN COUNTERTOPS) SHALL RECEIVE AFCI PROTECTION.
5. PROVIDE A MINIMUM OF TWO (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR RECEPTACLES AT KITCHEN COUNTER.
6. PROVIDE A MINIMUM OF ONE (1) 20 AMP SMALL APPLIANCE CIRCUIT FOR RECEPTACLES AT LAUNDRY ROOM.
7. PROVIDE A MINIMUM OF ONE (1) 20 AMP SMALL DEDICATED BRANCH CIRCUIT FOR EACH BATHROOM & POWDER ROOM.
8. PROVIDE HARDWIRED SMOKE DETECTORS PER CODE RCO SECTION 314.3: 1 PER SLEEPING ROOM AND 1 LOCATED ON EACH FLOOR.
9. EACH FLOOR SHALL HAVE BOTH IONIZATION AND PHOTOELECTRIC SMOKE ALARMS.
10. PROVIDE CARBON MONOXIDE DETECTORS PER CODE RCO SECTION 316: 1 PER FLOOR.
11. OWNER SHALL PROVIDE DECORATIVE LIGHTING.
12. RECOMMENDED MANUFACTURERS FOR NEW FIXTURES SHALL BE LITHONIA, OR OWNER APPROVED EQUAL.
13. ALL EQUIPMENTS AND SYSTEM COMPONENTS SHALL BE SQUARE D OR APPROVED EQUAL.
14. NEW LIGHT FIXTURES SHALL USED CFL'S OR LED OR MEET ENERGY EFFIECIENCY REQUIRMENTS.
15. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
16. PROVIDE NEW CIRCUIT TO AIR CONDITIONING CONDENSER WITH DISCONNECT IN SIGHT OF CONDENSER. CIRCUIT MUST HAVE OVERCURRENT PROTECTION PER MANUFACTURER'S INSTRUCTIONS.

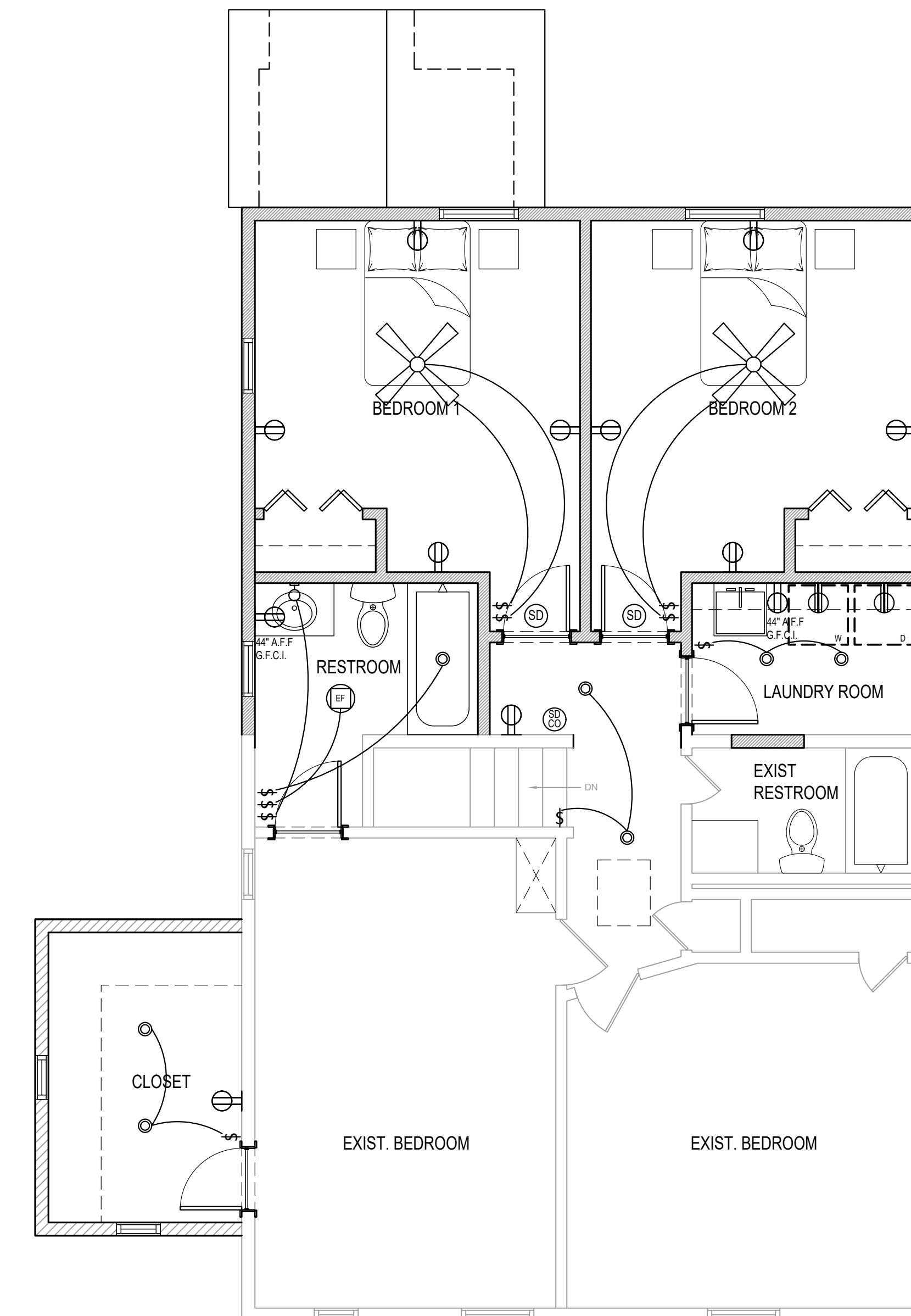
SYMBOL	DESCRIPTION
	DUPLEX OUTLET
	DEDICATED APPLIANCE OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER OUTLET
	WATER PROOF OUTLET
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	4" RECESSSED LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	WALL WASH LIGHT FIXTURE
	FLOOD LIGHT
	EXHAUST FAN VENT TO EXTERIOR
	COMBINATION EXHAUST FAN / LIGHT
	CEILING FAN/ LIGHT FIXTURE
	HARDWIRED SMOKE DETECTOR
	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR



1
E-1 **BASEMENT PLAN**
SCALE: 1/4" = 1'-0"



2
E-1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
E-1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ELECTRICAL

E-1



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