

PORCH and DORMER ADDITION INTERIOR RENOVATION PROJECT FOR

Martini Productions

3315 Higley Road Rocky River, Ohio 44116

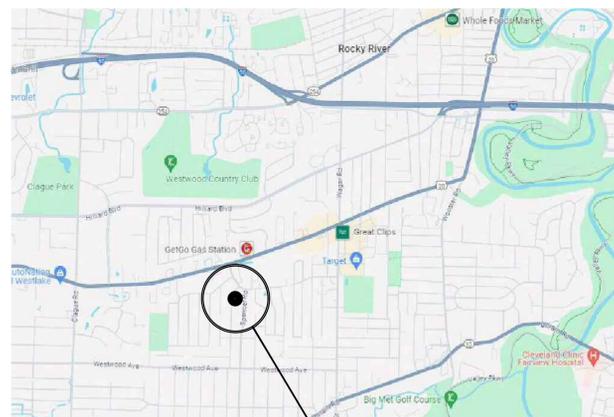
GENERAL PROJECT NOTES

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED AS A CONTRACTOR WITH THE LOCAL BUILDING DEPARTMENT.
2. CONTRACTOR(S) SHALL ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL GIVE AND POST ALL NOTICES, COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK IN THIS CONTRACT.
4. UNLESS OTHERWISE PROVIDED FOR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SPECIAL CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
5. OWNER SHALL PAY ALL BUILDING PERMIT APPLICATION AND GENERAL PERMIT FEES.
6. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DRAWINGS. OUTLETS MAY BE DIMENSIONED FROM ELECTRICAL POWER PLAN.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH WORK.
8. WHERE THERE ARE ANY QUESTIONS REGARDING THE FINISH OR CONSTRUCTION OF ANY ITEMS FOR THIS PROJECT, BUILDER SHALL CLARIFY WITH OWNER AND/OR ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. FINISH WOOD SPECIES NOT IDENTIFIED ON THE DRAWINGS SHALL BE POPLAR WHERE PAINTED AND RIFT CUT PINE WHERE STAINED AND SEALED (UNLESS OTHER SPECIES IS REQUESTED BY OWNER, VERIFY W/ OWNER). COLOR TO BE SELECTED BY OWNER.
10. NEW INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2x4 WD STUDS @ 16" OC W/ 1/2" GYP. BD. ON BOTH SIDES. NEW GYP. BD. SHALL HAVE JOINTS AND CORNERS TAPED, BED AND FLOATED TO A LEVEL 4 FINISH.
11. ALL LIGHT FIXTURES SHALL BE SELECTED BY OWNER, PURCHASED AND INSTALLED BY ELECTRICAL CONTRACTOR.
12. ALL DOOR AND DOOR HARDWARE, STYLE AND FINISHES, SHALL BE SELECTED BY OWNER.
13. WINDOW NUMBERS SPECIFIED IN PLAN ARE PELLA 250 (U.30 glass) VINYL SERIES, OTHER MANUFACTURERS MAY BE USED WITH OWNER'S APPROVAL. OWNER MAY REPLACE EXISTING WINDOWS IN EXISTING OPENINGS. EXISTING WINDOW SIZES SHALL BE REPLACED WITH WINDOWS OF SAME SIZE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS FOR WINDOW LOCATIONS.
14. ALL WOOD LUMBER EXPOSED TO WEATHER OR BURIED IN SOILS OR FOOTINGS SHALL BE TREATED LUMBER.
15. GYPSUM BOARD SURFACES SHALL BE SANDED TO A LEVEL 4 FINISH.
16. VERIFY WITH OWNER WHETHER NEW CEILINGS ARE TO BE SMOOTH OR TEXTURED.
17. ALL INTERIOR SURFACES TO BE SELECTED BY OWNER. FLOORS SHALL BE PROPERLY PREPARED FOR NEW FLOORING SURFACES AS RECOMMENDED BY MANUFACTURER, OR INDUSTRY STANDARDS.
18. CLOSETS SHALL HAVE SHELVING AS SELECTED BY OWNER.
19. WHERE TOILETS ARE INSTALLED OR NEWLY INSTALLED, AND FLOOR JOISTS ARE IN CONFLICT WITH THE NEW LOCATION, TOILETS MAY BE MOVED UP TO 2" TO AVOID THE FLOOR JOIST. THE TOILET SHALL NEVER BE CLOSER THAN 15" TO THE ADJACENT WALL, MEASURED FROM THE CENTER OF THE TOILET.

DRAWING INDEX	
NO.	NAME
T-1	DRAWING INDEX, BUILDING DATA, SITE PLAN, LOCATION PLAN AND GENERAL PROJECT NOTES
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MPE-3	MECHANICAL, PLUMBING AND ELECTRICAL SPECIFICATIONS-WORK/ DOOR & WINDOW HEADER SCHEDULE/ PLUMBING DIAGRAMS

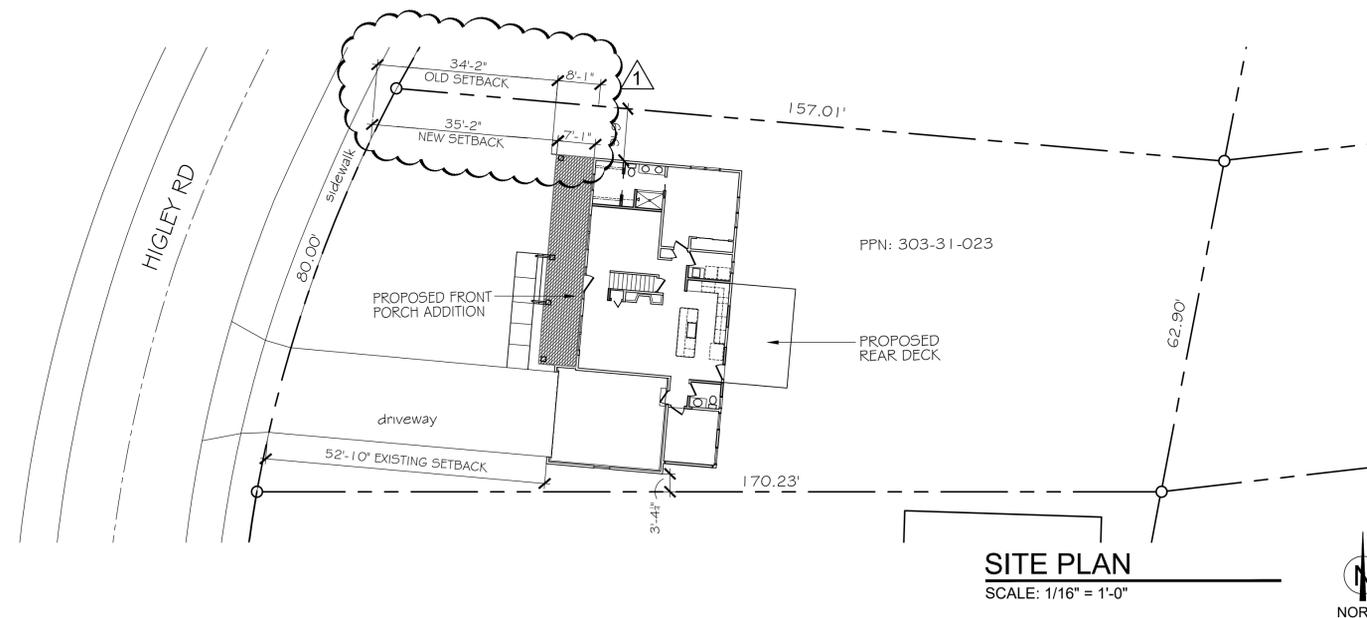
BUILDING INFORMATION

- BUILDING IS AN EXISTING SINGLE FAMILY DWELLING
- EXISTING FIRST FLOOR SQUARE FEET: 1,288
- NEW FIRST FLOOR SQUARE FEET: 10
- EXISTING SECOND FLOOR SQUARE FEET: 827
- NEW SECOND FLOOR SQUARE FEET: 150
- TOTAL SQUARE FEET: 2,275



LOCATION PLAN
SCALE: NTS

SITE LOCATION



SITE PLAN
SCALE: 1/16" = 1'-0"



DRAWING INDEX, BUILDING DATA, SITE PLAN, SITE LOCATION PLAN AND GENERAL PROJECT NOTES

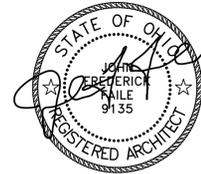
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DATE: 05-04-2024
REV: 5-21-2024

T-1



JOHN FREDERICK FAILE #8909135
EXPIRES:12/31/2024

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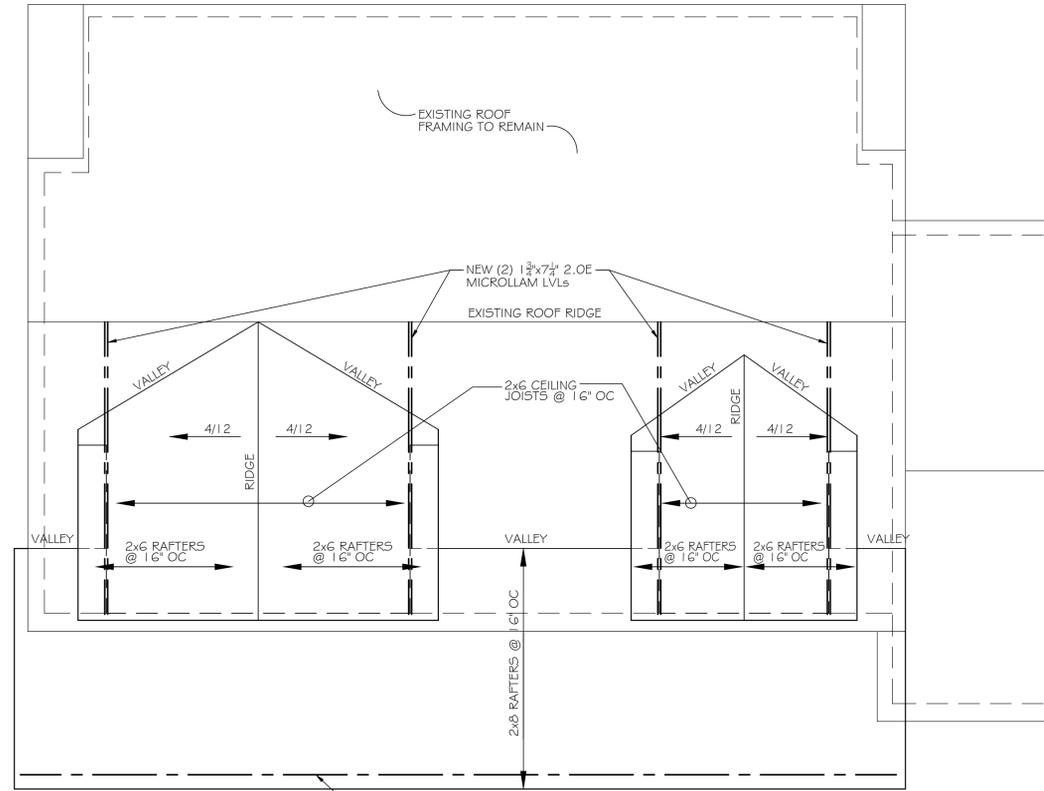
CONSTRUCTION FLOOR PLANS/ ROOF FRAMING PLAN

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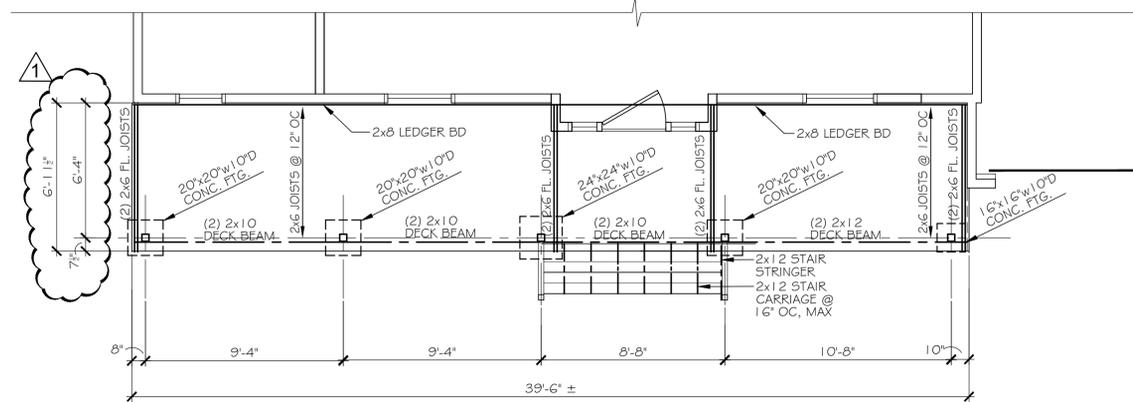
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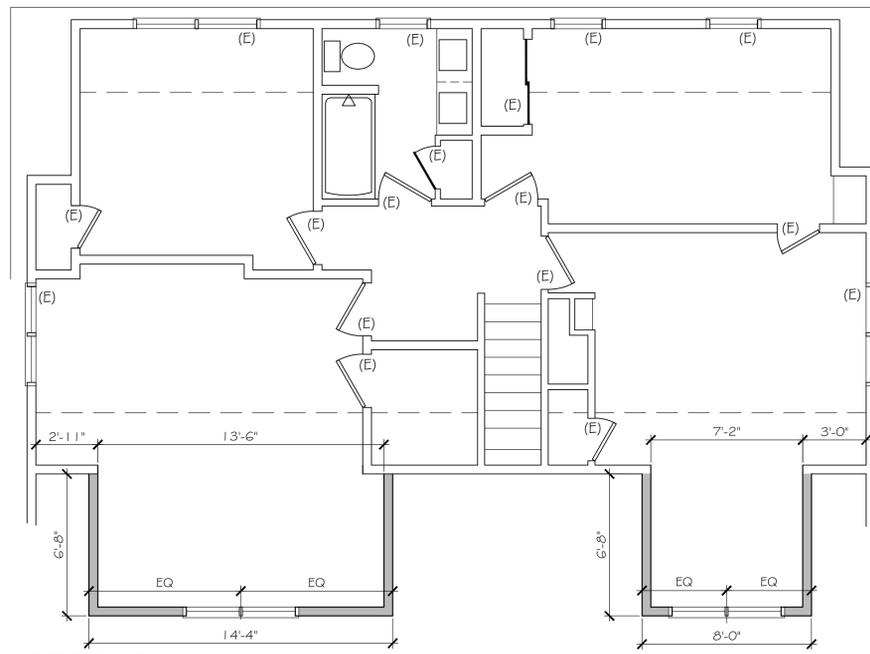
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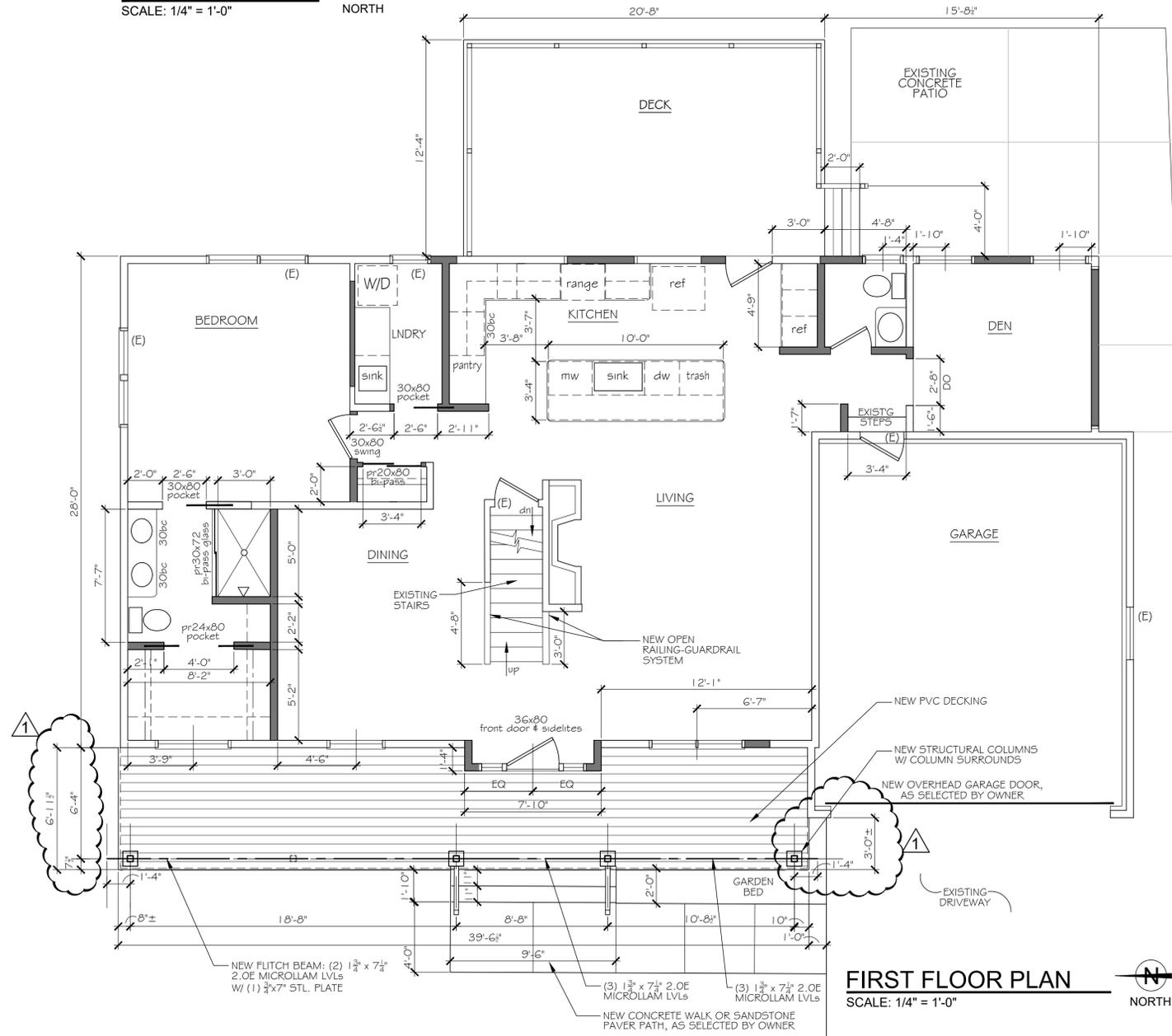
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FRONT DECK FOUNDATION
SCALE: 1/4" = 1'-0"



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



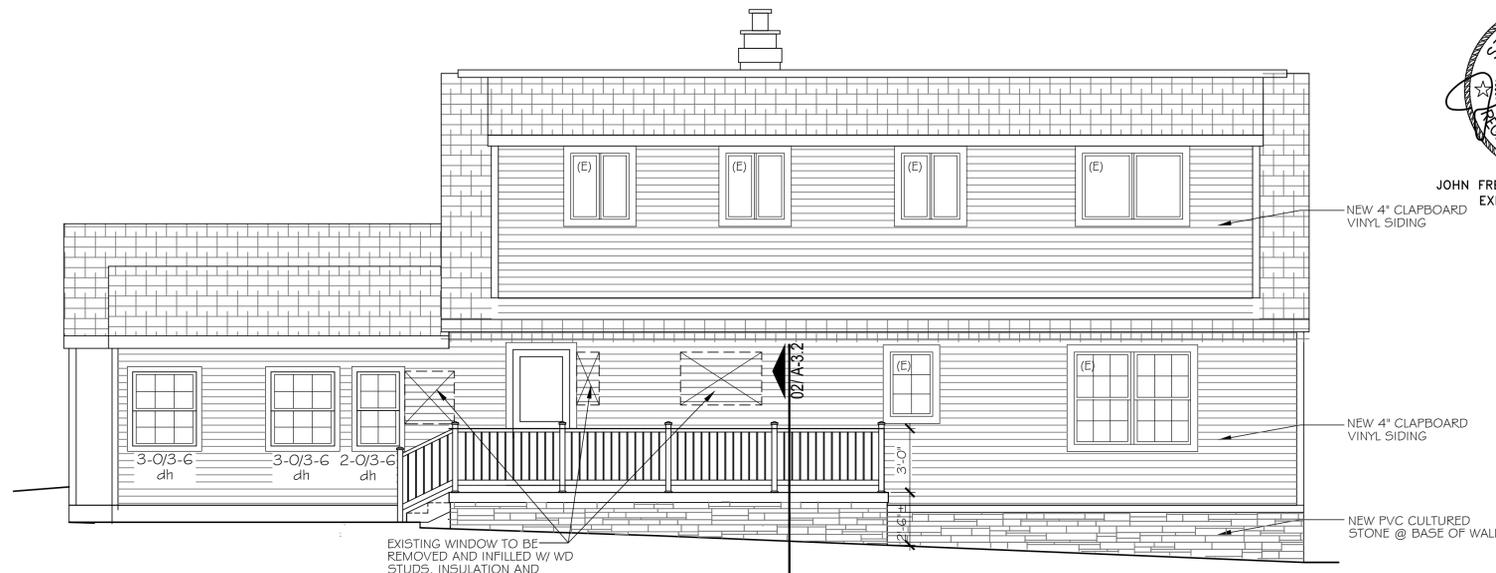
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"





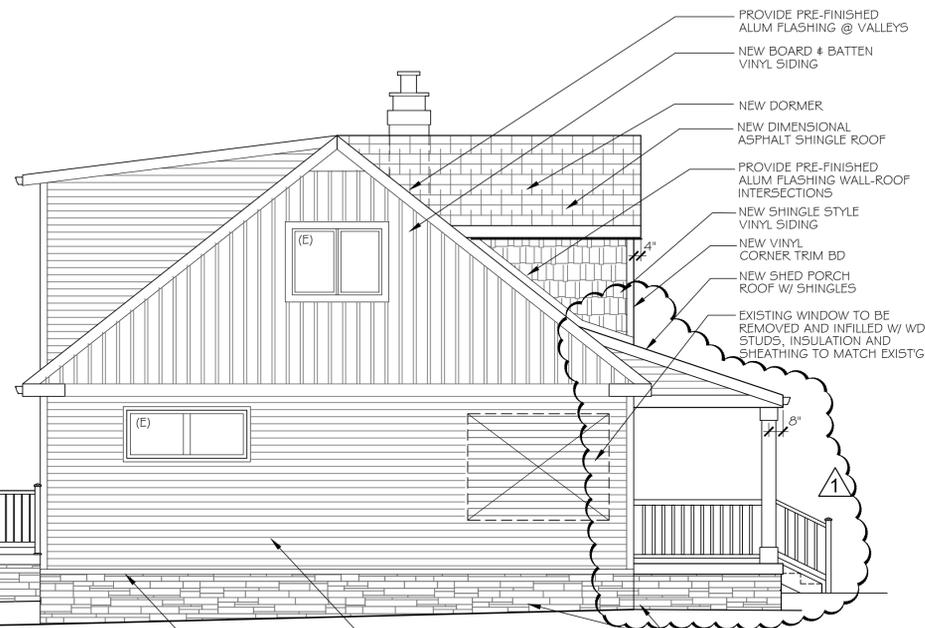
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REAR (EAST) ELEVATION

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



SIDE (NORTH) ELEVATION

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

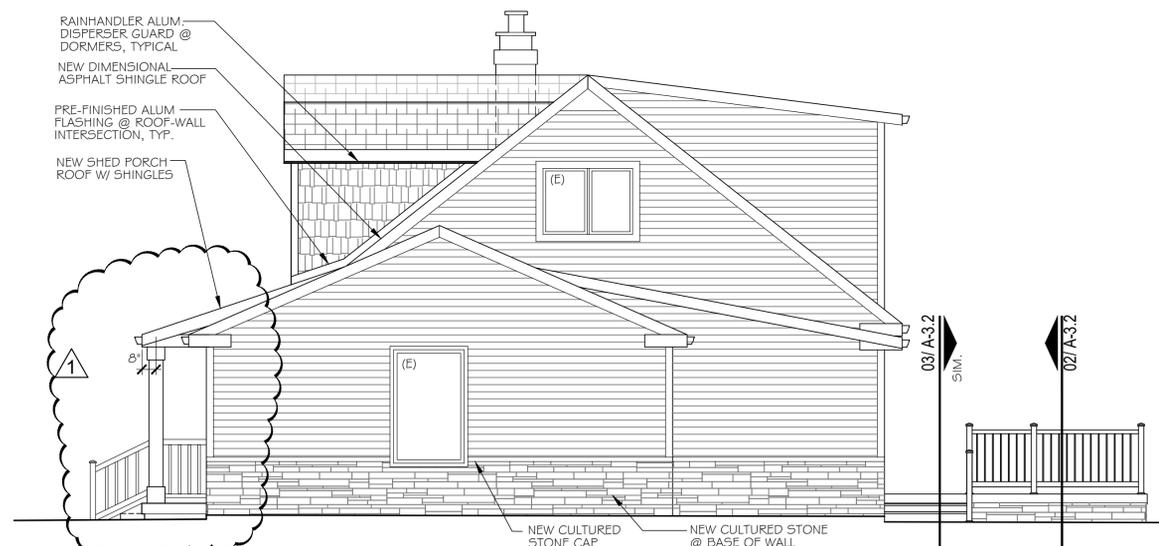


**FRONT (WEST) ELEVATION
WITHOUT GUARDRAIL**

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

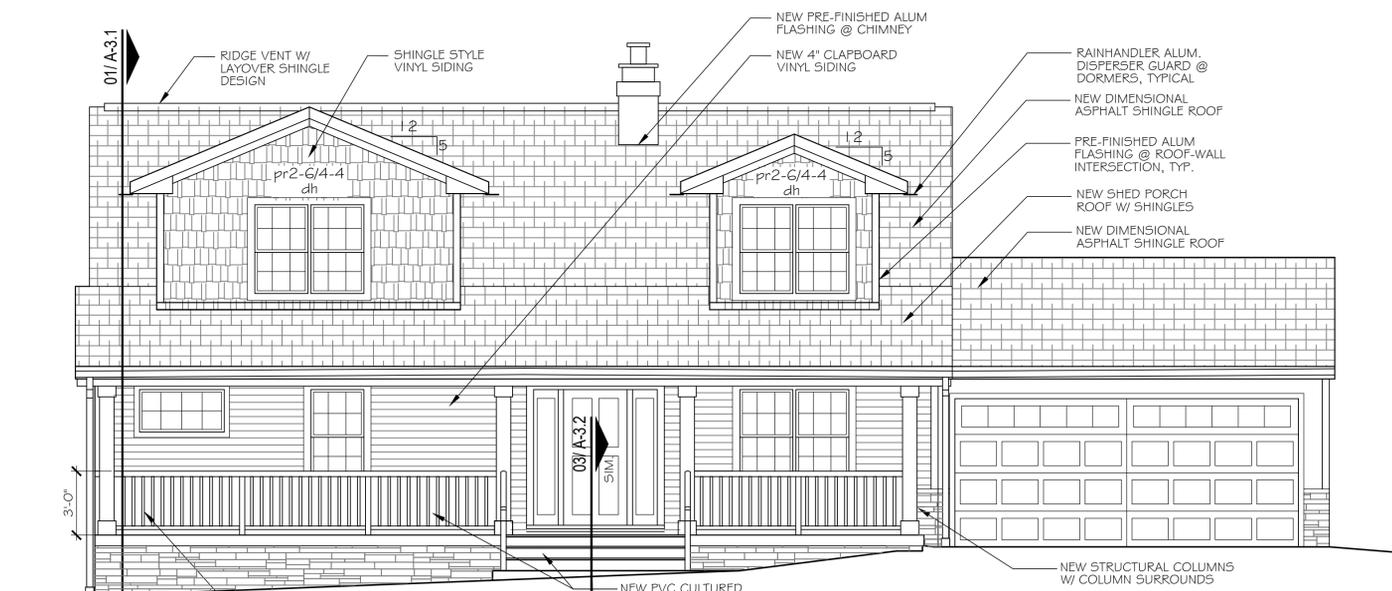
EXTERIOR FINISH NOTES

1. EXISTING HOUSE TO HAVE NEW SIDING, COLOR AND STYLE TO BE SELECTED BY OWNER.
2. EXISTING ASPHALT SHINGLE ROOF TO BE REPLACED, STYLE AND COLOR TO BE SELECTED BY OWNER.
3. EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED, AS REQUIRED.



SIDE (SOUTH) ELEVATION

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



FRONT (WEST) ELEVATION

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

EXTERIOR ELEVATIONS

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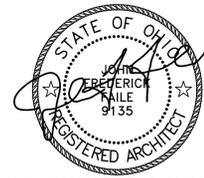
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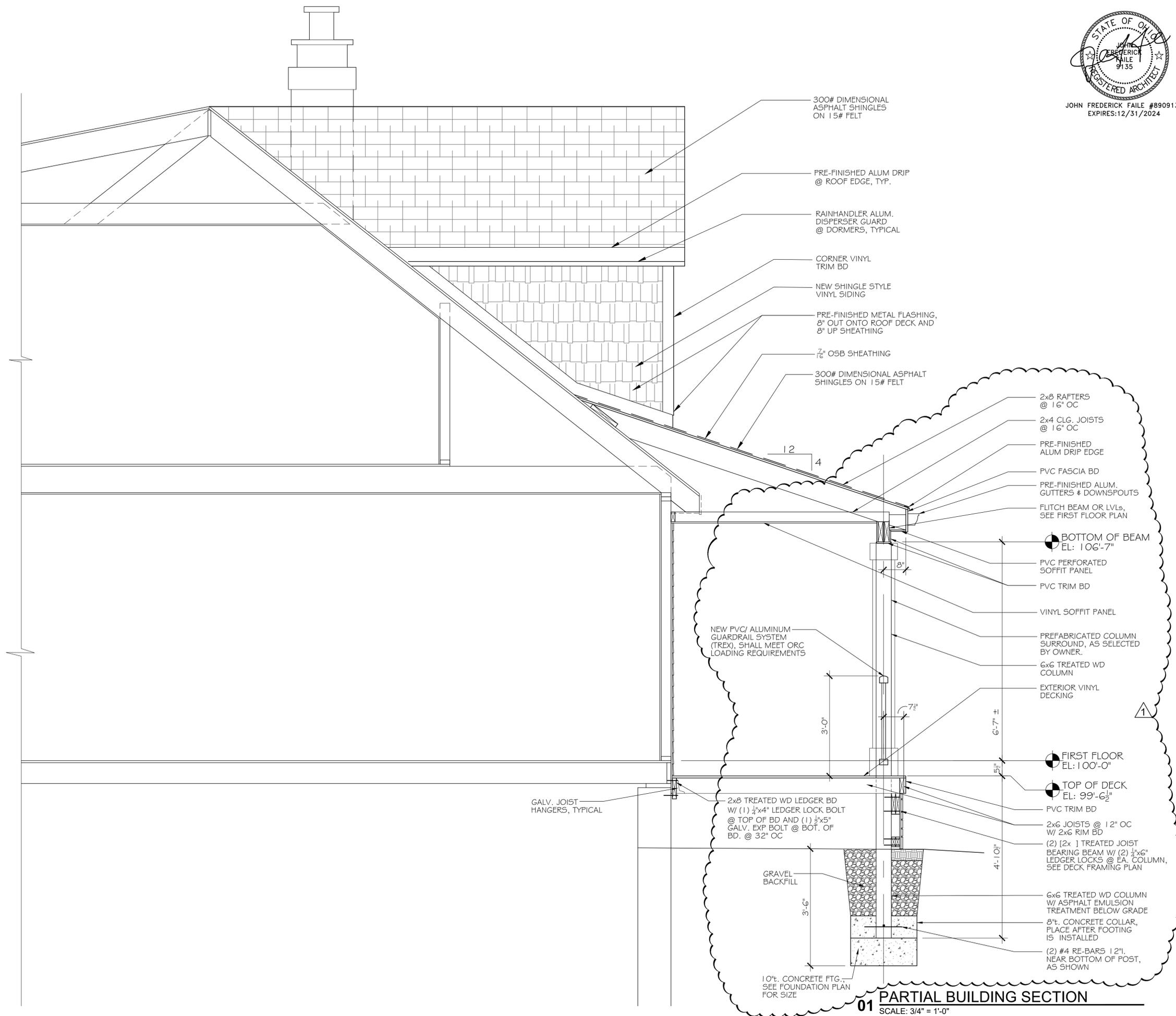
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EXPIRES:12/31/2024



300# DIMENSIONAL ASPHALT SHINGLES ON 15# FELT

PRE-FINISHED ALUM DRIP @ ROOF EDGE, TYP.

RAINHANDLER ALUM. DISPERSER GUARD @ DORMERS, TYPICAL

CORNER VINYL TRIM BD

NEW SHINGLE STYLE VINYL SIDING

PRE-FINISHED METAL FLASHING, 8" OUT ONTO ROOF DECK AND 8" UP SHEATHING

7/8" OSB SHEATHING

300# DIMENSIONAL ASPHALT SHINGLES ON 15# FELT

2x8 RAFTERS @ 16" OC

2x4 CLG. JOISTS @ 16" OC

PRE-FINISHED ALUM DRIP EDGE

PVC FASCIA BD

PRE-FINISHED ALUM. GUTTERS & DOWNSPOUTS

FLITCH BEAM OR LVLs, SEE FIRST FLOOR PLAN

BOTTOM OF BEAM EL: 106'-7"

PVC PERFORATED SOFFIT PANEL

PVC TRIM BD

VINYL SOFFIT PANEL

PREFABRICATED COLUMN SURROUND, AS SELECTED BY OWNER.

6x6 TREATED WD COLUMN

EXTERIOR VINYL DECKING

FIRST FLOOR EL: 100'-0"

TOP OF DECK EL: 99'-6 1/2"

PVC TRIM BD

2x6 JOISTS @ 12" OC W/ 2x6 RIM BD

(2) [2x 1] TREATED JOIST BEARING BEAM W/ (2) 1/2"x6" LEDGER LOCKS @ EA. COLUMN, SEE DECK FRAMING PLAN

6x6 TREATED WD COLUMN W/ ASPHALT EMULSION TREATMENT BELOW GRADE

8"t. CONCRETE COLLAR, PLACE AFTER FOOTING IS INSTALLED

(2) #4 RE-BARS 12"t. NEAR BOTTOM OF POST, AS SHOWN

GALV. JOIST HANGERS, TYPICAL

2x8 TREATED WD LEDGER BD W/ (1) 1/2"x4" LEDGER LOCK BOLT @ TOP OF BD AND (1) 1/2"x5" GALV. EXP BOLT @ BOT. OF BD. @ 32" OC

GRAVEL BACKFILL

10"t. CONCRETE FTG., SEE FOUNDATION PLAN FOR SIZE

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

PARTIAL BUILDING SECTION

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