

PROJECT DESCRIPTION
Abbreviated written summary: Interior and exterior renovation with a new wood-framed sunroom addition to an existing residence located in Rocky River, Ohio.

Applicable code: Current RCO one- and two-family and three family dwelling code and the Rocky River, Ohio Zoning code.

Work included: Architectural, structural, mechanical, plumbing, electrical.

The contractor shall provide all labor, materials, tools and equipment, required to complete the work in accordance with the plans, specifications and applicable building codes. All work must be fulfilled in a first class manner at a level higher than accepted industry standards.

The mechanical, plumbing, and electrical work of this contract shall be completed on a design build basis with the installing contractor, meeting all requirements of the applicable buildings codes, whether referenced herein or not.

All contractors and subcontractors for the work of this contract shall be properly licensed and registered in accordance with the regulations of the City of Rocky River, Ohio.

GENERAL PROJECT DATA
All codes govern over drawings.
• Codified Ordinances of the City of Rocky River, Ohio.
• 2019 Residential Code of Ohio.
• 2023 National Electric Code.
• RCO Part V regulates mechanical systems.
• Mechanical systems not specifically covered by the RCO shall comply with 2024 Ohio Mechanical Code.
• 2019 Ohio Mechanical Code.
• RCO Chapter 25 regulates plumbing systems adopted with modifications of 2024 Ohio Plumbing Code.
• RCO Chapter 11 regulates energy efficiency.

Use Group Classification:
Residential: Single-Family

Construction Classification:
Wood Frame, Type 5b, Unprotected

GENERAL NOTES
All work to be performed in accordance with applicable national, state & local codes & ordinances.

Each contractor shall verify all dimensions and conditions as they pertain to the acceptable completion of their work.

Written dimensions take precedence over scaled dimensions. Notify Architect of any discrepancies.

When drawings and specifications are at variance with each other, the architect shall rule as to the intent of the documents.

All interior walls are 3-1/2" (u.n.o.)

All materials used in this job shall be of the best quality in their particular field. Materials shall be installed according to manufacturer's directions and recommendations.

All workmanship in this job shall be first quality.

Provide require clearances between wood framing or combustible framing and masonry fireplace per Figure 1001.1 of the Residential Code of Ohio.

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by The Arcus Group, Inc., The client recognizes that such changes and results thereof are not the responsibility of The Arcus Group, Inc. Therefore, the client agrees to release The Arcus Group, Inc. from any liability arising from the construction, use or result of such changes. In addition, the client agrees, to the fullest extent permitted by law, to indemnify and hold The Arcus Group, Inc. harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from the sole negligence or willful misconduct of The Arcus Group, Inc.

Contractor to schedule special inspection for the Soil Bearing Capacity listed on (Foundation Notes) per Section 108.2.2 of the 2019 Residential Code of Ohio.

SITE NOTES
verify all existing & proposed grades prior to construction.

It is the sole responsibility of the General Contractor and Excavator to verify the location of all utility lines prior to excavation. The Architect has not been provided with information about, or is aware, of the location of underground utilities or other buried obstructions.

All excess excavated earth and debris to be removed off site.

Contractor shall provide all sediment/erosion control per local regulations.

Anyone doing site work or landscaping is required to have read and must comply with recommendations of the Geotechnical Engineer's Subsurface Investigation Report.

TREE PROTECTION AREAS
Provide tree protection fencing: 2-1/2"x2-1/2" steel posts or approved equal, 10'-0" O.C. max. Use approved snow fence or orange mesh construction fencing material, minimum 4'-0" high.

Install protection fencing to surround existing trees scheduled to remain. Locate protective fencing directly below the drip line of such trees.

The following must not occur in tree protection areas:
A. Stockpiling of soil or other materials.
B. Operating or storing construction equipment and vehicles.
C. Regrading causing runoff or flooding.
D. Parking vehicles.
E. Spilling of toxic materials.
F. Spraying herbicides.

Interfering branches of trees scheduled to remain may be removed when acceptable to the Architect.

Repair trees scheduled to remain promptly in a manner acceptable to the architect.

Water existing trees and plants to remain within the limits of construction. Maintain soil around roots in a moist condition.

Addition & Renovation for the Roberts Residence

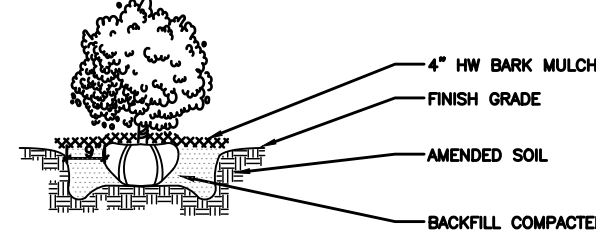
21017 Aberdeen

Rocky River, OH

Drawing Index:

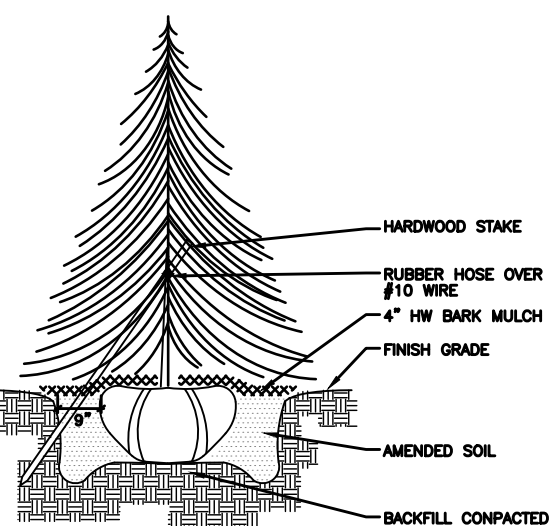
- T-1 Title Sheet, Site Plan & Notes
- A-1 Lower Level / Foundation Plan
- A-2 First Floor Plan
- A-3 Roof Framing Plan
- A-4 Elevations
- A-5 Elevations & Typical Wall Section
- S-1 Structural Notes & Details
- S-2 Structural Notes & Details

SHRUB PLANTING



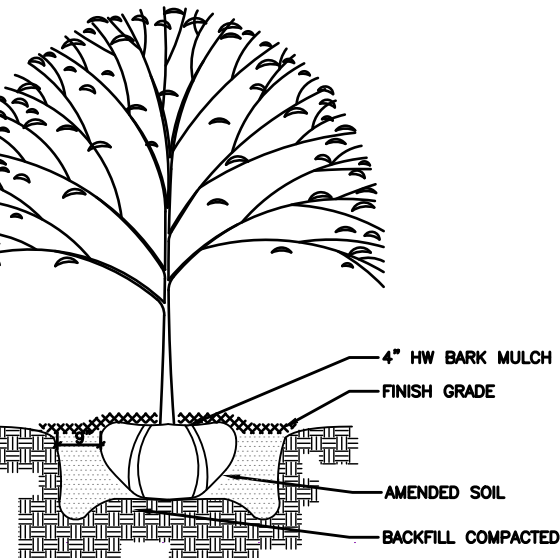
- NOTES
1. Top of root ball to be 2'-3" above adjacent finish grade.
 2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from limbs.

EVERGREEN PLANTING DETAIL



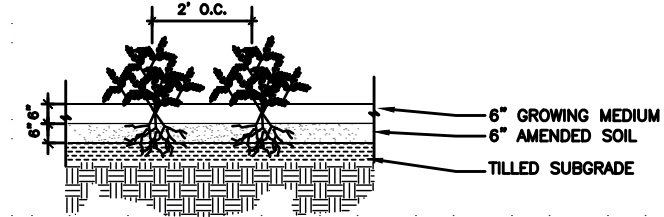
- NOTES
1. Top of root ball to be 2'-3" above adjacent finish grade.
 2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from limbs.
 3. Stake support shall be located to the top of the stake face into the prevailing wind.

ORNAMENTAL TREE PLANTING

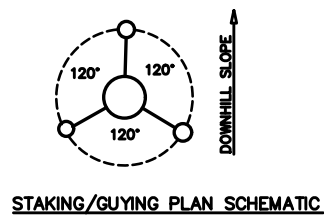
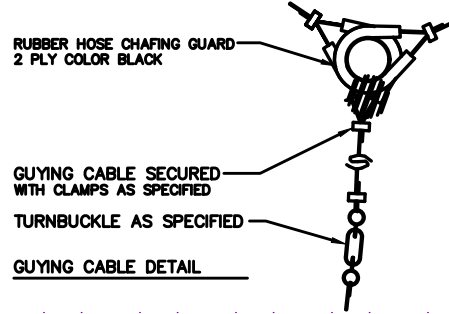


- NOTES
1. Top of root ball to be 2'-3" above adjacent finish grade.
 2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from limbs.

PERENNIAL PLANTING



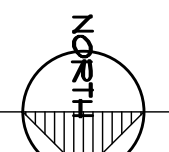
TREE STAKING AND GUYING



Site Plan

SCALE 1" = 10'-0"

SITE AREA:
ALLOWABLE BUILDING COVERAGE: 28%
EXISTING BUILDING AREA: 2,289 SQ. FT.
PROPOSED BUILDING AREA: 3,070 SQ. FT.
PROPOSED BUILDING COVERAGE: 18.5%



Addition & Renovation for The Roberts Residence		Ohio
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Title Sheet, Site Plan & Notes		
T-1		
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PROJECT NO: 25-23		
DRAWN BY: BCK		
CHECKED BY: DTM		