

PROJECT SCOPE & DATA:

BUILDING & ZONING INFO:

PARCEL NUMBER: 301 - 37 - 006

EXISTING PARCEL AREA: 0.217 Acres

EXISTING BUILDING USE: RESIDENTIAL (SINGLE-FAMILY DWELLING)

EXISTING CONSTRUCTION TYPE: VB

EXISTING AREA:

-BASEMENT FLOOR LEVEL: 896 SF

-GROUND FLOOR LEVEL: 1,189 SF

-SECOND FLOOR LEVEL: 1,112 SF

TOTAL AREA: 3,061 SF

PROPOSED NEW AREA:

-BASEMENT FLOOR LEVEL: 0 SF

-GROUND FLOOR LEVEL: 100 SF

-SECOND FLOOR LEVEL: 90 SF

TOTAL AREA: 190 SF

SCOPE OF WORK:

THIS IS A PROPOSED RENOVATION & ADDITION OF AN EXISTING SINGLE FAMILY RESIDENCE (EXISTING TWO STORY STRUCTURE). THE MAJORITY OF THE EXISTING BUILDING SHELL, ENVELOPE CONSTRUCTION & STRUCTURAL FRAMING IS TO REMAIN WITH MINOR REPAIRS AS NECESSARY.

INTERIOR WORK TO INCLUDE NEW PARTITIONS, FINISHES, FIXTURES, MILWORK, ETC.

WORK SHALL INCLUDE, BUT NOT LIMITED TO:

- SELECTIVE DEMOLITION TO ACCOMMODATE NEW CONSTRUCTION
- MINOR REPAIR OF EXISTING STRUCTURAL FRAMING (WALLS & FLOORING)
- NEW EXTERIOR WOOD SHEATHING, WEATHER BARRIER & CLADDING
- NEW INTERIOR PARTITIONS & FINISHES
- NEW PLUMBING FIXTURES & DISTRIBUTION
- NEW HVAC EQUIPMENT & DISTRIBUTION
- NEW ELECTRICAL / TELEPHONE / DATA & DISTRIBUTION



GENERAL NOTES:

- GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHOULD BE REPORTED DURING THE BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. EXTRAS WILL NOT BE ALLOWED FOR UN-VERIFIED EXISTING JOB CONDITIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS, NEW AND EXISTING, IN THE FIELD AND NOTIFY ARCHITECT OF ANY SUBSTANTIAL VARIANCES FROM THE CONSTRUCTION DOCUMENTS.
- THE CONSTRUCTION DOCUMENTS AS DEFINED BY THE DRAWING INDEX ARE ALL NECESSARY TO DEFINE THE TOTAL PROJECT. PARTIAL PLANS SHOULD NOT BE ISSUED BY THE GENERAL CONTRACTOR FOR BIDDING OR CONSTRUCTION. THE GENERAL CONTRACTOR & SUB-CONTRACTORS ARE RESPONSIBLE FOR THE ENTIRE DRAWING SET.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER AND IN NO WAY SHALL DAMAGE OR WEAKEN THE INTEGRITY OF THE BUILDING. ALL DAMAGES SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. IN ADDITION, THE G.C. IS RESPONSIBLE TO ENSURE THE FOLLOWING:
 - ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP - ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS - MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.
 - CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE OHIO BUILDING CODE, CURRENT EDITION, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES, LOCAL AND STATE RESTRICTIONS INCLUDING ADA ACCESSIBILITY STANDARDS.
 - PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FORM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
 - ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIAL OR WORKMANSHIP WHICH SHALL APPEAR WITHIN A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. A SUBSTANTIAL COMPLETION CERTIFICATE WILL BE EXECUTED AND DISTRIBUTED BY THE ARCHITECT.
- REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY & HEALTH ACT (OSHA), LATEST EDITION.
- ALL CONTRACTORS ENGAGED BY THE G.C. SHALL BE BONDABLE, LICENSED CONTRACTORS, HAVING GOOD LABOR RELATIONS, CAPABLE OF PERFORMING QUALITY WORKMANSHIP AND CAPABLE OF WORKING IN HARMONY WITH THE GENERAL CONTRACTOR AND OTHER CONTRACTORS.
- PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE. ALL CONTRACTORS FOR THIS WORK ARE REQUIRED TO HAVE INSURANCE OF THE TYPES AND LIMITS SPECIFIED BY THE OWNER AND/OR AS REQUIRED BY LOCAL & STATE AGENCIES.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AIA GENERAL CONDITIONS DOCUMENT AND IT SHALL BE CONSIDERED PART OF THESE DOCUMENTS AS MODIFIED BY THE SPECIFIC CONDITIONS AND PROVISIONS INCLUDED WITHIN THESE DRAWINGS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, AND/OR SLEEVES.
- ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS (LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ETC.) MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INITIATING WORK.
- THE PREMISES SHALL BE KEPT CLEAN DURING ALL PHASES OF THE CONSTRUCTION. CONTRACTOR SHALL CLEAN WORK AREAS ON A DAILY BASIS SO AS TO NOT ACCUMULATE DEBRIS - UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST AND RESIDUE AND DEBRIS. DELIVER BUILDING TO OWNER IN CLEAN CONDITION ALLOWING IMMEDIATE OPERATION.
- ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A STANDARDS.
- CONTRACTOR SHALL FORWARD TO THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
- ALL PROPOSED NEW EQUIPMENT, FIXTURES, FINISHES, ETC. SHALL BE INSTALLED PER THE MANUFACTURER'S STANDARD WRITTEN INSTRUCTION TO ACHIEVE MFR'S STANDARD WARRANTY. PREPARE ALL SURFACES, EXISTING CONDITIONS, ETC. AS REQUIRED PRIOR TO INSTALLATION.
- SUBSTITUTIONS AND QUALIFICATIONS: ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITH SUBSTITUTION OR ALTERATION. THE GENERAL CONTRACTOR SHALL CALL OUT AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE OWNER AND ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO THE BID PROPOSING ALTERNATIVE SYSTEMS, MATERIALS, METHODS, ETC. (WHICH IN THE GENERAL CONTRACTORS OPINION REDUCE THE TOTAL COST OF THE JOB) SHALL BE OUTLINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND OWNER.
- SCHEDULE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SCHEDULE. THE G.C. SHALL ORDER AND SCHEDULE DELIVERY OF MATERIAL IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, AND MAY BE ASKED TO MAKE RECOMMENDATIONS FOR EQUAL MATERIALS THAT WOULD BE AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE & BUDGET.
- SHOP DRAWINGS & SUBMITTALS: GENERAL CONTRACTOR TO PREPARE AND PROVIDE SHOP DRAWINGS & PRODUCT SUBMITTALS FOR ALL MATERIALS, INTERIOR FINISHES AND MILLWORK FOR ARCHITECTS REVIEW (DIGITAL COPIES, PDF). THE ARCHITECT'S/ENGINEER'S REVIEW OF SHOP AND ERECTION DRAWINGS IS AN APPROVAL OF GENERAL LAYOUT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM THE NECESSITY OF MAKING, WITHOUT COST TO THE OWNER, CHANGES OR CORRECTIONS DUE TO ERRORS IN FABRICATION OR ERRORS IN DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS.
- ALL DRAWINGS SHOWN HEREWITHIN DESCRIBE & ILLUSTRATE A SPECIFIC DESIGN INTENT ADDRESSING PERFORMANCE & AESTHETIC CRITERIA. IT IS THE CONTRACTOR'S RESPONSIBILITY (INCLUDING SUPPLIERS, MANUFACTURERS, INSTALLERS, ETC.) TO PROVIDE DETAILED DESIGN SHOP DRAWINGS THAT BEAR THE SEAL OF AN OHIO REGISTERED DESIGN PROFESSIONAL THAT MEET OR EXCEED THE DESIGN CRITERIA SET FORTH HEREWITHIN & CONFORM TO THESE DOCUMENTS. THE FOLLOWING SEALED DRAWINGS WILL ALSO NEED TO BE SUBMITTED FOR REVIEW & APPROVAL TO AUTHORITIES HAVING JURISDICTION:
 - TRUSS SHOP DRAWINGS WILL REQUIRE BUILDING DEPARTMENT REVIEW & APPROVAL.

ISSUED FOR: DATE:

Bldg. Review 3-16-23

CLIENT/OWNER:

STEVE & JENNA

MCINTOSH

PROJECT ADDRESS:

18580 E SHORELAND AVE

ROCKY RIVER, OH 44116

DESIGNER:

HALLE BARAN

SIL & PARK INTERIORS

17432 CLIFTON BLVD

LAKEWOOD, OH 44107

SIL & PARK

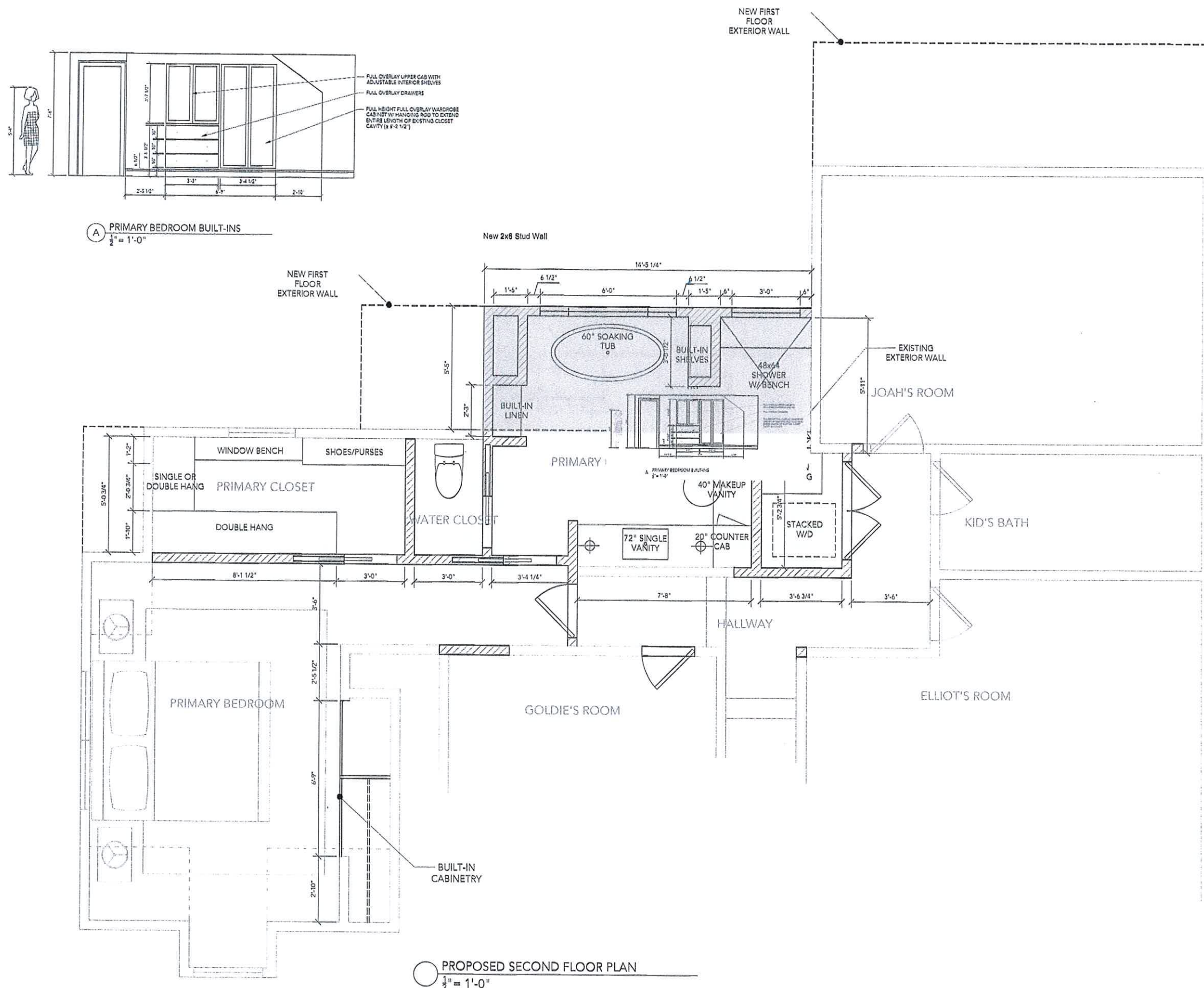
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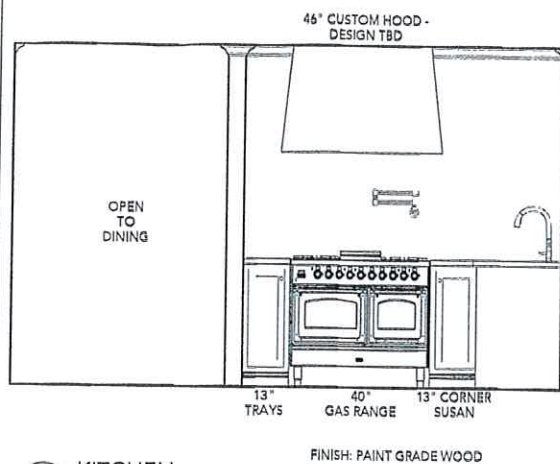
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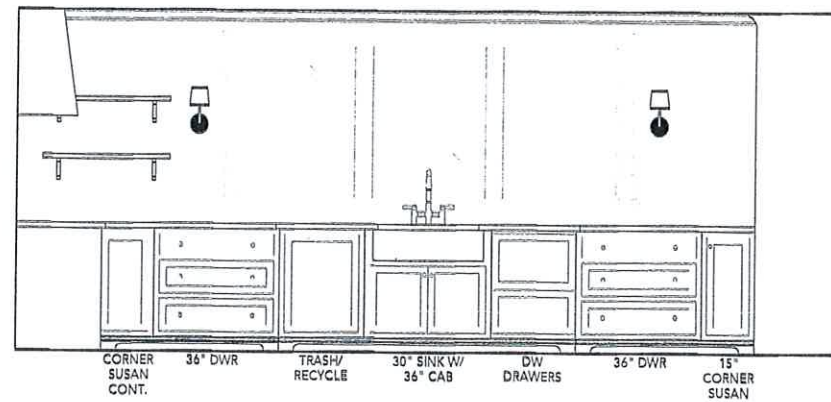
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PROPOSED FLOOR PLAN

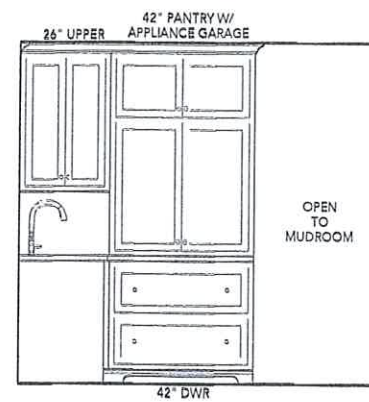
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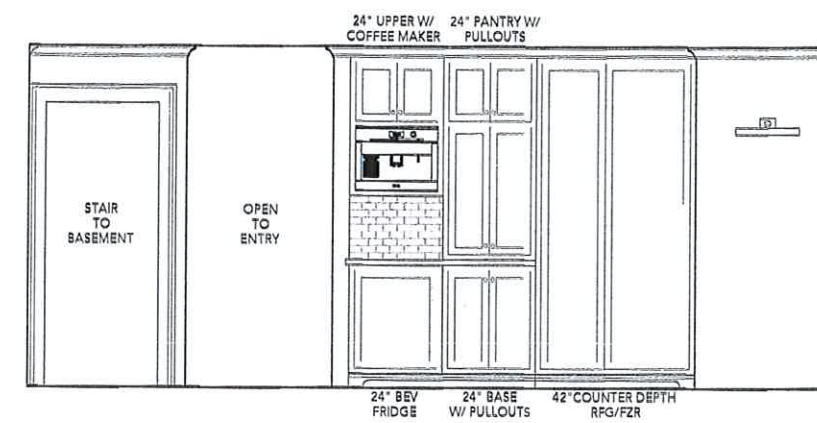
A KITCHEN
1/2" = 1'-0"



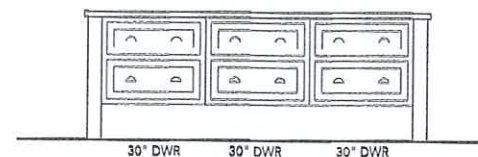
B KITCHEN
1/2" = 1'-0"



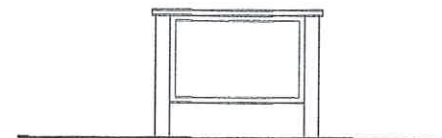
C KITCHEN
1/2" = 1'-0"



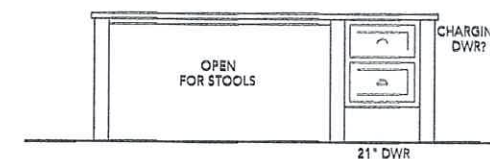
D KITCHEN
1/2" = 1'-0"



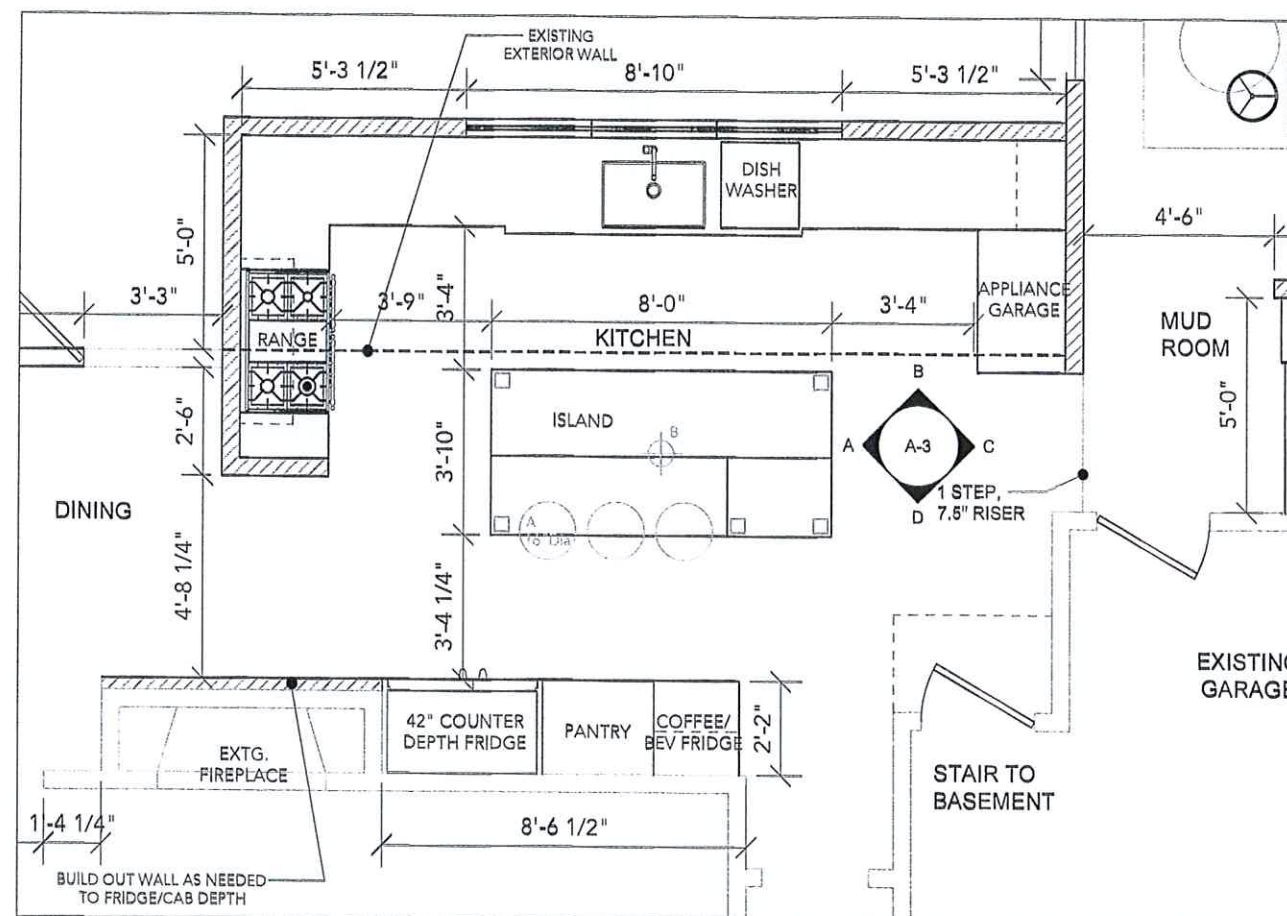
ISLAND - FACING SINK
1/2" = 1'-0"



FINISH: STAIN GRADE WOOD



ISLAND - FACING FRIDGE
1/2" = 1'-0"



KITCHEN PLAN
1/2" = 1'-0"

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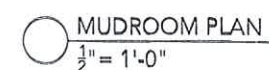
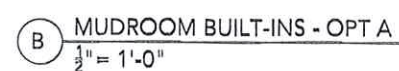
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ROUGH CARPENTRY & FRAMING GENERAL NOTES

- ALL EXTERIOR / PERIMETER WALLS TO BE CONSTRUCTED WITH NOM. 2x6 WOOD STUD FRAMING @ 16" O.C. MAX. TO MATCH EXISTING ADJACENT CONSTRUCTION - TYPICAL U.O.N. ALL EXTERIOR DIMENSIONS ARE TO BE TAKEN FROM THE OUTSIDE FACE OF SHEATHING.
- ALL INTERIOR WALLS TO BE CONSTRUCTED WITH NOM. 2x4 WOOD FRAMING @ 16" O.C. MAX. - TYPICAL U.O.N. ALL INTERIOR DIMENSIONS ARE TO BE TAKEN FROM FACE OF STUD OF WALL (TYPICAL UNLESS OTHERWISE NOTED).
- SHEATHING: ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED - APA RATED FOR EXTERIOR APPLICATION, EXTERIOR GRADE AT ALL LOCATIONS.
 - PLYWOOD: APA VOLUNTARY STANDARD PS-1
 - ORIENTATED STRAND BOARD: VOLUNTARY STANDARD PS-2
- FRAMING: ALL STRUCTURAL LUMBER (STUDS, RAFTERS, JOISTS, ETC.) SHALL BE SPF, DOUGLAS FIR, SOUTHERN PINE, GRADE NO.2 OR BETTER.
- ALL EXPOSED LUMBER OR ANY LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ANY TREATED LUMBER TO BE FACTORY APPLIED AS FOLLOWS:
 - EXTERIOR EXPOSURES: GROUND CONTACT, AWPA UC3B OR UC4B
 - FIRE RESISTANT: AWPA UCFA FOR INTERIOR AND UCFA FOR EXTERIOR
- CONNECTIONS: LUMBER SUPPLIER SHALL FURNISH ALL APPROPRIATE CONNECTIONS FOR ATTACHING LUMBER FRAMING AND ANCHORING TO ADJACENT CONSTRUCTION. CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM SHEET METAL FOR SINGLE OR DOUBLE 2x LUMBER MEMBERS, AS MANUFACTURED BY SIMPSON 'STRONGTIE', OR APPROVED EQUAL.
- BOLTS, NAILS, SPIKES AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO FIRE-TREATED LUMBER, CHEMICAL FUMES, WEATHER AND/OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED. UNLESS OTHERWISE NOTED.
- ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND SPIKES USED FOR PRESSURE-TREATED LUMBER CONNECTIONS SHALL BE FABRICATED FROM STAINLESS STEEL, TYPE 304 OR 316.
- HEADERS: PROVIDE WOOD HEADERS AS PER THE FOLLOWING SCHEDULE IN ALL STUD WALL OPENINGS WHEN NOT SPECIFICALLY SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

10.1. FOR OPENINGS FROM 4'-0" TO 6'-0"	(2) 2x8's
10.2. FOR OPENINGS FROM 6'-1" TO 8'-0"	(2) 2x10's
10.3. FOR OPENINGS FROM 8'-1" TO 10'-0"	(2) 2x12's

- ADD ONE 2x MEMBER FOR EACH ADDITIONAL 2" NOMINAL WALL WIDTH.
- STUD BEARING SCHEDULE - USE THE FOLLOWING SCHEDULE, UNLESS NOTED OTHERWISE ON PLANS. PROVIDE ONE ADDITIONAL KING STUD EACH SIDE, FULLY NAILED TO JACK STUDS.

MAX OPENING SIZE	NON-BEARING WALLS	BEARING WALLS
UP TO 4'	ONE	ONE
4' TO 6'	ONE	ONE
6' TO 8'	ONE	2
8' TO 10'	2	3
10' TO 12'	2	3
OVER 12'	SEE PLAN	SEE PLAN
- PROVIDE BEARING JACK STUDS EQUAL TO NUMBER OF BEAM LAMINATIONS PLUS ONE KING STUD UNDER ALL BEAM BEARING LOCATIONS. STUDS ARE TO EXTEND TO SOLID OR BEAM BEARING OR AS NEEDED. PROVIDE SOLID BLOCKING AS REQUIRED.
- TRUSSES: DESIGN, FABRICATE AND ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE "DESIGN SPECIFICATION OR METAL PLATE CONNECTED WOOD TRUSSES." SHOP DRAWINGS & CALCULATIONS TO BE PREPARED PRIOR TO FABRICATION. DRAWINGS ARE TO INCLUDE: DESIGN LOADS, REACTIONS, MEMBER SIZES, STRESSES, PLATE SIZES, DIMENSIONS, BRACING AND ERECTION DRAWINGS AS REQUIRED.
 - TOP CHORD LIVE LOAD: 30 PSF SNOW LOAD / 60 PSF SNOW LOAD FOR DRIFT AREAS
 - TOP CHORD DEAD LOAD: 14 PSF
 - BOT. CHORD LIVE LOAD: 10 PSF
 - BOT. CHORD DEAD LOAD: 10 PSF
 - MAXIMUM DEFLECTION OF TRUSS RAFTERS SHALL BE EQUAL OR LESS THEN 1/360.
- TRUSS DESIGN DRAWINGS & CALCULATIONS ARE TO BE DESIGNED & STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF OHIO AND SUBMITTED FOR APPROVAL PRIOR TO FABRICATION & INSTALLATION.
- ADDITIONAL LOADS:

FLOOR LL (FIRST FLOOR) = 40 PSF
FLOOR LL (SECOND FLOOR) = 30 PSF
FLOOR DL = 10 PSF
- BEAMS: ALL STRUCTURAL WOOD BEAMS SHALL BE MICROLAM 1.9E LVL OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATION. MIN. BEARING LENGTH IS 3'-3/4".

RF-1 ASPHALT SHINGLE & UNDERLAYMENT AS SCHEDULED OVER 5/8" THICK MIN. ROOF SHEATHING

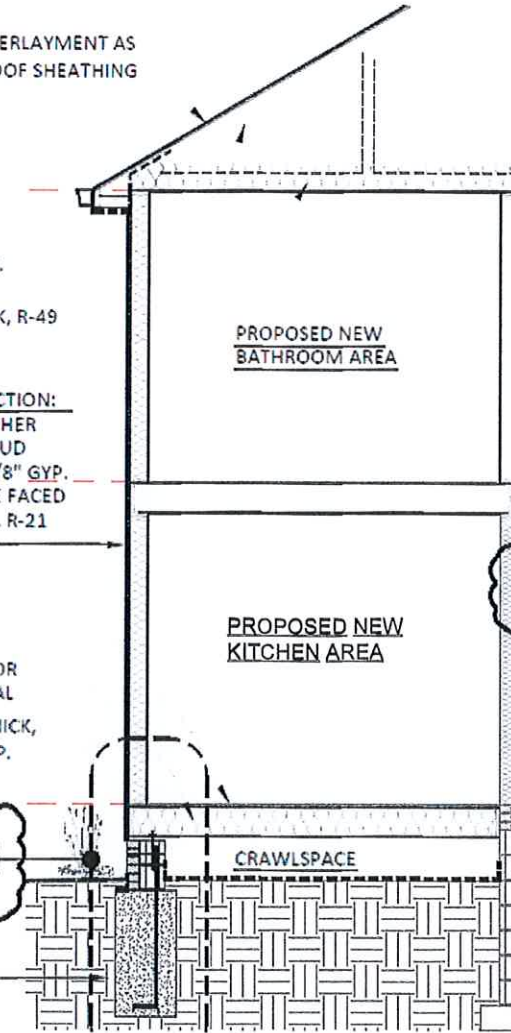
PRE-FAB. TRUSSES AT 24" O.C. MAX.

FACED BATT INSULATION (14" THICK, R-49 MIN.) FIT BETWEEN TRUSSES, TYP.

TYPICAL EXTERIOR WALL CONSTRUCTION: 1/2" EXTERIOR SHEATHING & WEATHER BARRIER OVER 2x6 NOM. WOOD STUD FRAMING @ 16" O.C. MAX. WITH 5/8" GYP. BOARD ON INTERIOR SIDE, INCLUDE FACED FIBER GLASS INSULATION (6" THICK, R-21 MIN.) FIT INTO STUD SPACE.

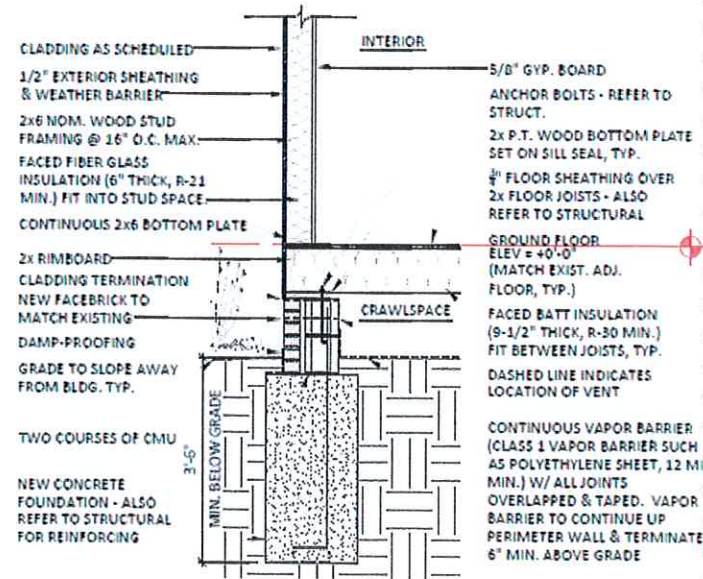
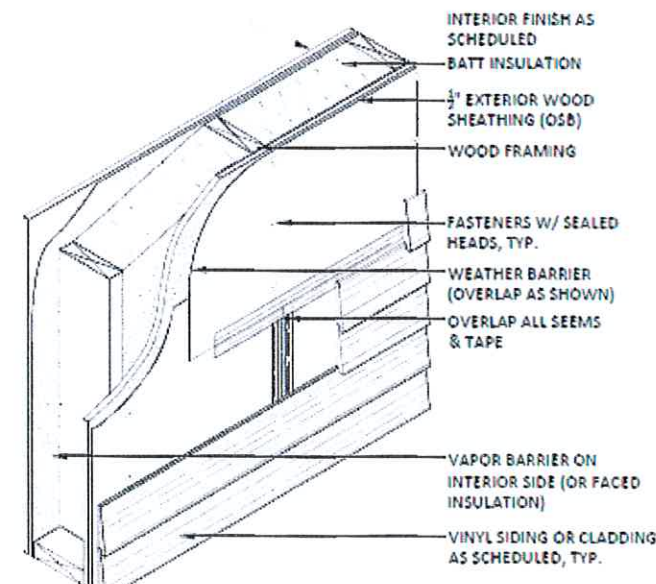
3/4" FLOOR SHEATHING OVER 2x FLOOR JOISTS - ALSO REFER TO STRUCTURAL
FACED BATT INSULATION (9-1/2" THICK, R-30 MIN.) FIT BETWEEN JOISTS, TYP.

NEW CONCRETE FOUNDATION - REFER TO STRUCTURAL



TYPICAL EXTERIOR WALL / ENCLOSURE ASSEMBLY

- GENERAL NOTES:
- ALL EXTERIOR CLADDING AS SPECIFIED BELOW IS TO BE INSTALLED OVER A CONTINUOUS WEATHER BARRIER DIRECTLY OVER 5/8" EXTERIOR WOOD SHEATHING OVER NOM. 2x6 WOOD STUD FRAMING @ 16" O.C. MAX. - TYPICAL U.O.N. ALL EXTERIOR DIMENSIONS ARE TO BE TAKEN FROM THE OUTSIDE FACE OF SHEATHING. EXTERIOR WALL COMPONENTS TO CONSIST OF THE FOLLOWING:
- WEATHER BARRIER: TYVEK 'HOUSE WRAP' AS MFR'D BY DUPONT OR EQUAL. INSTALLED HORIZONTALLY WITH OVERLAPPING SEAMS AND ALL JOINTS TAPED WITH MFR'S APPROVED PRODUCT. INSTALL WITH FASTENERS WITH PLASTIC WASHER HEADS SUCH AS TYVEK 'WRAP CAPS' OR EQUAL.
 - CAVITY INSULATION: FACED BATT INSULATION FIT INTO STUD SPACE, 6" THICK (R-21 MIN.).
 - WALL CLADDING: AS SPECIFIED - REFER TO ELEVATIONS & DETAILS



TYPICAL FOUNDATION WALL SECTION DETAIL
SCALE: 1/2" = 1'-0"

ISSUED FOR: DATE:

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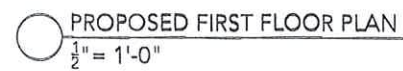
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