

PROPOSED REMODEL for
Chapman Residence
1090 Homeland Dr
Rocky River, Ohio 44116

GENERAL FRAMING & DESIGN NOTES

1. WOOD STRESS GRADES:
SOLID STRUCTURAL FRAMING MEMBERS:
Fb= 975 PSI
E= 1,400,000 PSI
Fy= 175 PSI
2. CONSTRUCTION TO CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION. FIREBLOCKING SHALL BE INSTALLED IN ALL WALLS PER ORC 302.11.
3. FRAMING TIMBER TO BE SOUTHERN YELLOW PINE, NO.2 GRADE OR BETTER.
4. TYPICAL WINDOW AND DOOR HEADER LINTEL (T.L.) TO BE MINIMUM OF (3) 2"x 10" WITH (2) 1/2" PLYWOOD PLATES BETWEEN UNLESS NOTED. ALL HEADERS TO HAVE A BEARING OF 4" BOTH SIDES OVER SOLID JACK POSTING (TYP).
5. PROVIDE HEADERS OVER ALL OPENINGS IN NON BEARING WALLS AS FOLLOWS (UNLESS NOTED):
UP TO 5'-0" 2" x 10"
5'-0" TO 9'-0" 2" x 10"
9'-0" TO 11'-0" 2" x 12"
ADD MEMBERS AND PLYWOOD AS NEEDED TO MATCH WALL THICKNESS.
6. WALLS AND SILLS TO BE ANCHORED TO THE FOUNDATION USING 1/2" x 15" LONG THREADED STEEL ANCHOR BOLTS. BOLTS ARE TO BE INSTALLED A MIN OF 12" OFF EACH CORNER AND A MINIMUM OF TWO BOLTS ARE TO BE INSTALLED IN EACH SILL PLATE. ANCHOR BOLTS ARE TO BE SPACED A MAXIMUM OF 60" o/c ELSEWHERE, UNLESS NOTED OTHERWISE. BOLTS TO CONFORM WITH ASTM A-307 AND INCLUDE WASHERS AND NUTS. BOLTS TO HAVE A MINIMUM OF 2" PROJECTION ABOVE SILL PLATE (EXPOSED THREADS).
NOTE: SIMPSON STRONG TIE # HDU4-SDS2.5, OR DESIGNER APPROVED EQUAL. HOLD DOWN ANCHORS MAY BE SUBSTITUTED FOR THE APA WALL DETAILS SHOWN.
7. ALL BUILT-UP POSTS UNDER BEAMS TO BE A MINIMUM (3) NOMINAL 2" x 4" FULL LENGTH STUDS. LVL POST TO BE INSTALLED WHERE NOTED. ALL POSTS TO BE CONTINUOUS FROM SUPPORT BEAM TO FOUNDATION AND FASTENED WITH CLIPS AS NOTED. FIELD FRAMED POSTS TO BE NAILED USING 16d NAILS AT 8" CENTERS BETWEEN EACH INDIVIDUAL MEMBER.
8. CUTTING OF JOIST / BEAMS FOR PIPING SHALL CONFORM TO ACCEPTABLE LUMBER PRATICES AS OUTLINED IN "OHIO RESIDENTIAL CODE" OR AS DIRECTED BY DESIGNER. HOLES IN SILLS, OR PLATES OF SHEAR AND BEARING WALLS ARE TO BE CENTERED IN THE MEMBER AND THE DIAMETER SHALL BE NO LARGER THAN 1/3 THE WIDTH OF THE MEMBER. NOTCHING OF THE MEMBER IS NOT PERMITTED. SHOULD A HOLE LARGER THAN THAT NOTED ABOVE BE NEEDED, THE MEMBER IS TO BE CONSIDERED TWO PIECES AND REINFORCING AND ANCHORING SHALL BE INSTALLED ACCORDINGLY.
9. OVERSIZED HOLES (1/2") FOR ALL BOLTS ARE TO BE INSTALLED. WASHERS ARE TO BE USED AT ALL LOCATIONS WHERE THERE IS A NUT AGAINST WOOD. WASHERS ARE TO BE STANDARD PLAIN WASHERS EXCEPT AS NOTED OTHERWISE. BOLTS TO CONFORM TO ASTM A-307 AND TO BE GALVANIZED WHERE EXPOSED TO WEATHER.
10. STUD WALLS ABOVE 8'-0" ARE TO HAVE HORIZONTAL BRIDGING INSTALLED. STUD WALLS SUPPORTING BEAMS ARE TO HAVE SOLID POSTING UNDER THE BEAM BACK TO EITHER THE FOUNDATION OR BEAM SUPPORT.

11. ALL POSTS OR STUD WALLS INTERSECTING WITH CONCRETE OR MASONRY TO HAVE THE END OF THE MEMBER BOLTED WITH 1/2" DIAMETER SLEEVE ANCHORS AND BE PRESSURE TREATED LUMBER OR PROPELY SEPERATED FROM CEMENT CONTACT.
12. DOUBLE PLATES TO LAP A MINIMUM OF 48" AND TO BE NAILED USING 8-16d NAILS (MINIMUM), OR AS DIRECTED BY DESIGNER OR NOTED. ALL CUTS IN PLATES TO OCCUR OVER BEARING LOCATIONS.
13. JOIST HANGERS, STRAPS, HURRICANE CLIPS, OR OTHER ITEMS NOTED ON THE DRAWING ARE TO BE SUPPLIED BY SIMPSON STRONG TIES, OR DESIGNER APPROVED EQUAVILANT. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL AND STATE DESIGN CODES.
14. PARTITION WALLS TO BEAR FULLY ON FLOOR JOIST BELOW (SEE FRAMING PLAN).
15. DOUBLE HEADERS TO BE INSTALLED AT EACH OPENING (FLOOR). DOUBLING OF FLOOR JOISTS UNDER EXCESSIVE LOADS (WHIRLPOOLS, TUBS) ARE TO BE COORDINATED WITH OWNER AND FINAL DESIGN.
16. COORDINATE STAIRS, IF REQUIRED, WITH FINAL SITE LOCATION AND FOUNDATION (SLAB OR BASEMENT). STAIRS RISER NOT TO EXCEED 8.25".
17. EXPOSED LUMBER OR LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED / WOLMANIZED.
18. FIRE STOPPING TO BE INSTALLED IN ACCORDANCE WITH LATEST ADDITION OF LOCAL AND RESIDENTIAL CODE (RCO-302.11, 502.13).
19. GALZING ADJENT TO DOOR SHALL BE SAFETY GALZING (ORC 308.4.7)
20. FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. IN THE EVENT OF DISCREPENCRY NOTIFY THE DESIGNER FOR CLAIRIFICATION. ALL CHANGES TO BE IN WRITING.
21. DO NOT SCALE DRAWINGS.
22. DO NOT BACK FILL AGAINST BELOW GRADE WALLS UNTIL THE FIRST FLOOR FRAMING, AND FLOOR SHEETING ARE INSTALLED.
23. THE DESIGN IS BASED ON A SOIL BEARING OF 2,000 PSF (SILTY SAND, CLAYEY; (SW, SP, SM, SC, GM, and GC)).
24. APPLICANT SHALL MEET ALL APPLICABLE REQUIREMENTS OF ORC 1112-2 OHIO HOME BUILDERS ASSOCIATION (OHBA) ALTERNATIVE ENERGY CODE, PATH 2 FOR ZONE 5.
25. FINAL GRADE SHALL BE DETERMINED AS A SEPERATE SUBMISSION FROM THIS DOCUMENT AND WILL DEPEND ON THE FOUNDATION BEING INSTALLED (SLAB OR BASEMENT). COORDINATE SLOPE AWAY FROM STRUCTURE (6" DROP TO A POINT 10' AWAY). IMPERVIOUS SURFACES SHALL HAVE A 2% SLOPE AWAY FROM STRUCTURE (ORC 401.3)
26. CONCRETE:
CONCRETE FOR FOUNDATIONS SHALL MEET OR EXCEED ODOT CLASS "C"
27. ELECTRIC PANEL, INSULATION AND HVAC EQUIPMENT SHALL BE PERMANENTLY LABELED PER ORC 1112.1.8, M-1302, AND M-1303
28. ROLLED STEEL SHAPES, PLATES, ANGLES AND BARS SHALL CONFORM TO ASTM A-36
29. STEEL PIPE TO CONFORM TO ASTM A501.
30. WATER LINES TO BE INSULATED PER (OPC 305.4), AND PROTECTED IN CONCEALED SPACES (OPC305.6).
31. WATER SUPPLY LINE TO BE PROPERLY FLUSHED AND TESTED FOR PURITY PRIOR TO PUTTING INTO SERVICE.
32. BATHROOMS REQUIRING EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE. EXHAUSTING INTO ATTIC SPACES OR CRAWL SPACES IS NOT PERMITTED.
33. ALL GUTTERS, DOWNSPOUTS AND STORM DRAINAGE SHALL DISCHARGE INTO APPROVED DISCHARGE MEANS AS APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION. GUTTERS TO BE EXTRUDED ALUMINUM (0.016 GAGE (min)). DOWNPOUTS TO BE STANDARD 3" RECTANGULAR CORRUGATED. DESIGN LOCATIONS BAESED ON 100 YR INTENSITY (5 MIN INTENSITY). FIELD VERIFY LOCATIONS WITH FINAL SITE.
34. CONTRACTOR IS SOLELY RESPONSIBLE TO ASSURE THAT ALL WORK IS COMPLETED ACCORDING TO LOCAL, STATE AND FEDERAL CODES / REGULATIONS. OMISSION OF SUCH DETAILS DO NOT RELIEVE THE CONTRACTOR AND THEIR TRADES FROM COMPLETING THE PROJECT PER CODE.
35. PREPERATION OF THESE DOCUMENTS INCLUDE EVERY ATTEMPT TO CLEARLY DIMENSION AND IDENTIFY THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION AND CORRECT ERRORS AND OMISSIONS. CONTACT THE DESIGNER IF CLAIRIFICATION IS NEEDED TO CORRECT THE ERROR / OMISSION.
36. WHEN APPLICABLE, ELECTRICAL FIXTURES AND RECEPTICALS ARE SHOWN FOR GENERAL INFORMATION ONLY. VERIFY EXACT LOCATION, AND QUANTITY WITH OWNER PRIOR TO COMMENSING WORK. ALL WORK IS TO COMPLY WITH N.E.C., LOCAL AND STATE REGULATIONS.
37. IN ROOMS WHERE TUBS, SINKS OR OTHER WATER SOURCES ARE LOCATED, ALL RECEPTICALS ARE TO BE GFCI RATED (GFCI). IN ALL REMAINING RECEPTICALS ARE TO BE ARC FAULT RATED (ARC). RECEPTICALS ARE TO BE GROUNDED BACK TO THE POWER PANEL. COORDINATE COLOR WITH OWNER. ALL RECEPTICALS TO BE INSTALLED 18" ABOVE THE FLOOR, OR AS NOTED ON THE DRAWING. COORDINATE ALL HEIGHT AND OUTLET USE AT CABINET WITH OWNER PRIOR TO WIRING.
38. ALL DUCTS TO BE TESTED FOR TIGHTNESS IN UNCONDITIONED SPACES (IECC 403.2.2).

DESIGN LOADS:.

LIVE LOAD DESIGN: 40 PSF (LIVING)
30 PSF (SLEEPING)

ROOF LOAD: 20 PSF

ROOF SNOW LOAD: MIN SNOW DESIGN PRESSURE IS 20 PSF.

DESIGN WIND CRITERIA:
V = 115 MPH
I = 1.0
EXPOSURE = B

SEISMIC CRITERIA:
Av = 0.057
Aa = 0.172
HAZ GROUP = I
PERFORMANCE CAT B
SOIL TYPE: D

SHEAR WALL; R = 4½, CD = 4

INDEX:.

SHEET:	DESCRIPTION:
COVER	COVER
1	FOUNDATION/FLOOR PLAN & DETAILS
2	ELEVATIONS
1 of 1	PROPOSED SITE PLAN

GENERAL BUILDING NOTES:

1. INSTALL CO2 AND SMOKE DETECTORS IN ALL SLEEPING AREAS AND AREAS ADJACENT TO SLEEPING ROOMS AND AT CEILING HEIGHTS GREATER THAN 24". DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP AS REQUIRED BY LOCAL CODE.
2. DOOR OPENINGS ARE NOTED AS SLAB OPENINGS, NOT ROUGH OPENINGS. DRAFTSTOPPING TO BE INSTALLED IN AREAS THAT ARE USEABLE ABOVE FINISHED AREAS (ATTIC & CRAWL SPACE) SO AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 sq. ft. DRAFTSTOPPING TO BE VERIFIED IN THE FIELD AND SHALL BE CONSTRUCTED USING 1/2" RATED DRYWALL RUNNING PARALLEL TO THE STRUCTURE FRAMING, OR OTHER APPROVED METHODS PER LOCAL CODE. FIREBLOCKING SHALL BE INSTALLED AS NEEDED TO SEPARATE FLOOR LEVELS AND ROOF NOMINAL 2x WOOD BLOCKING TO BE USED.
3. EXTERIOR LOCATIONS FOR AIR DUCT EXHAUST AND INTAKE OPENINGS SHALL BE A MIN OF 5' OFF PROPERTY LINES, AND FROM BUILDING OPENINGS. ALL DUCTS TO HAVE BACKDRAFT DAMPERS AS RECOMMENDED BY MANUFACTURER. AIR INTAKE OR EXHAUST THAT TERMINATE OUTSIDE SHALL HAVE CORROSION RESISTANT SCREENING, LOUVERS, OR GRILLS MAX OPENING, IN EITHER DIRECTION NOT TO EXCEED 1/4" AND DESIGNED TO RESIST LOCAL WEATHER CONDITIONS PER CURRENT RESIDENTIAL BUILDING CODE.
4. DUCTS FOR KITCHEN RANGES SHALL BE METAL AND EQUIPPED WITH BACKDRAFT DAMPERS PER LOCAL RESIDENTIAL CODE.
- 5a. M1503.4 EXHAUST HOOD CAPABLE OF EXHAUSTING GREATER THAN 400 cfm SHALL BE MECHANICALLY, OR NATURALLY PROVIDED WITH MAKE-UP AIR CAPABLE TO MATCH EXHAUST AIR VOLUME. MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE GRAVITY FED, OR ELECTRONICALLY OPERATED THAT OPEN AUTOMATICALLY (LINKED) WHEN THE EXHAUST FAN IS IN OPERATION. DAMPERS SHALL BE ACCESSIBLE FOR MAINTENANCE, REPAIR, OR REPLACEMENT WITHOUT HAVING TO REMOVE PERMANENT STRUCTURES, DUCTWORK OR ANY OTHER CONCEALED ITEMS (V.I.F.).
- 5b. M1503.4.1 KITCHEN EXHAUST MAKE-UP AIR SHALL BE DISCHARGED IN THE SAME ROOM AS EXHAUST, OR INTO ROOMS THAT ADJOIN THROUGH ONE OR MORE PERMANENT OPENINGS. PERMANENT OPENINGS TO HAVE A NET CROSS SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKE-UP AIR SUPPLY OPENINGS.
6. ALL INTERIOR FINISHES TO MEET MINIMUM SMOKE DEVELOPMENT AND FLAME SPREAD REQUIREMENTS PER CURRENT RESIDENTIAL CODE.
7. GLAZING IN ALL FIXED OR OPERABLE PANELS IN DOORS, OR ADJACENT, OR WITHIN 12" TO SAID OPENINGS SHALL HAVE SAFETY GLAZING

GARAGE NOTES:

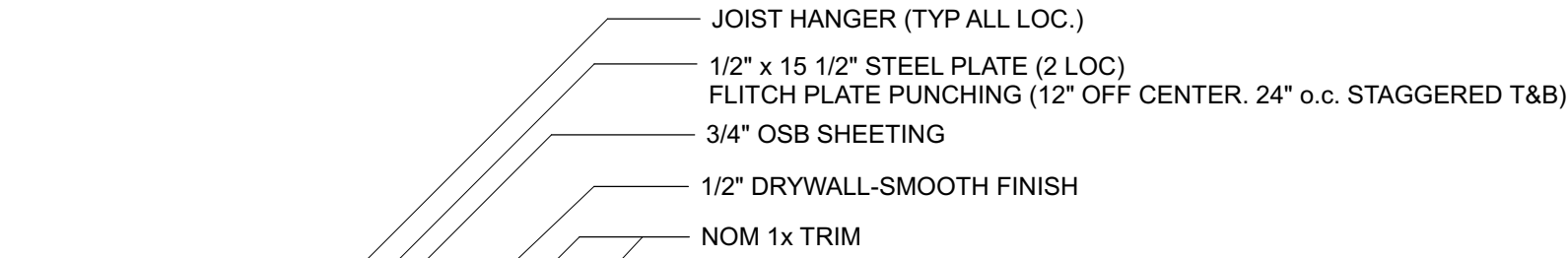
1. GARAGES SHALL BE SEPARATED FROM RESIDENCE AND ATTIC SPACE BY A MIN 1hr SEPARATION CONSTRUCTED OF NOT LESS THAN 5/8" TYPE "X" DRYWALL. THE STRUCTURE SUPPORTING SEPARATION WALL SHALL BE PROTECTED WITH A 1hr RATED ASSEMBLY.
2. OPENINGS SEPARATING RESIDENCE AND GARAGE SHALL HAVE A 20min FIRE RATING. RATING LABEL IS TO BE PERMANENTLY ATTACHED TO DOOR AND REMAIN EXPOSED (DO NOT PAINT).
3. DUCTWORK IN GARAGE AREA AND DUCTS PENETRATING THE RATED WALL SHALL BE METAL (26ga. MIN) WITH FIRE RATED DAMPER AT WALL LOCATION. NO OPENING SHALL BE ALLOWED IN GARAGE AREA. WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT OF SEISMIC ACTIVITY (ZONES 3 & 4). STRAPPING TO BE WITHIN THE UPPER AND LOWER THIRDS OF THE HEATER, OR AS REQUIRED BY LOCAL CODE. PROVIDE OUTDOOR COMBUSTION AIR FOR ALL HEATERS (FURNACE, AND HOT WATER TANK).
4. GARAGE FLOOR SURFACES SHALL BE CONCRETE OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL. GARAGE ARE TO BE USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES AND FLOOR SHALL NOT BE SLOPED TO ALLOW MOVEMENT OF LIQUIDS TOWARDS ANY SOURCE OF IGNITION. FLOOR TO SLOPE TOWARDS APPROVED DRAINS, OR TOWARDS MAIN ENTRANCE POINT (GARAGE DOOR).

WINDOW (EGRESS) NOTES:

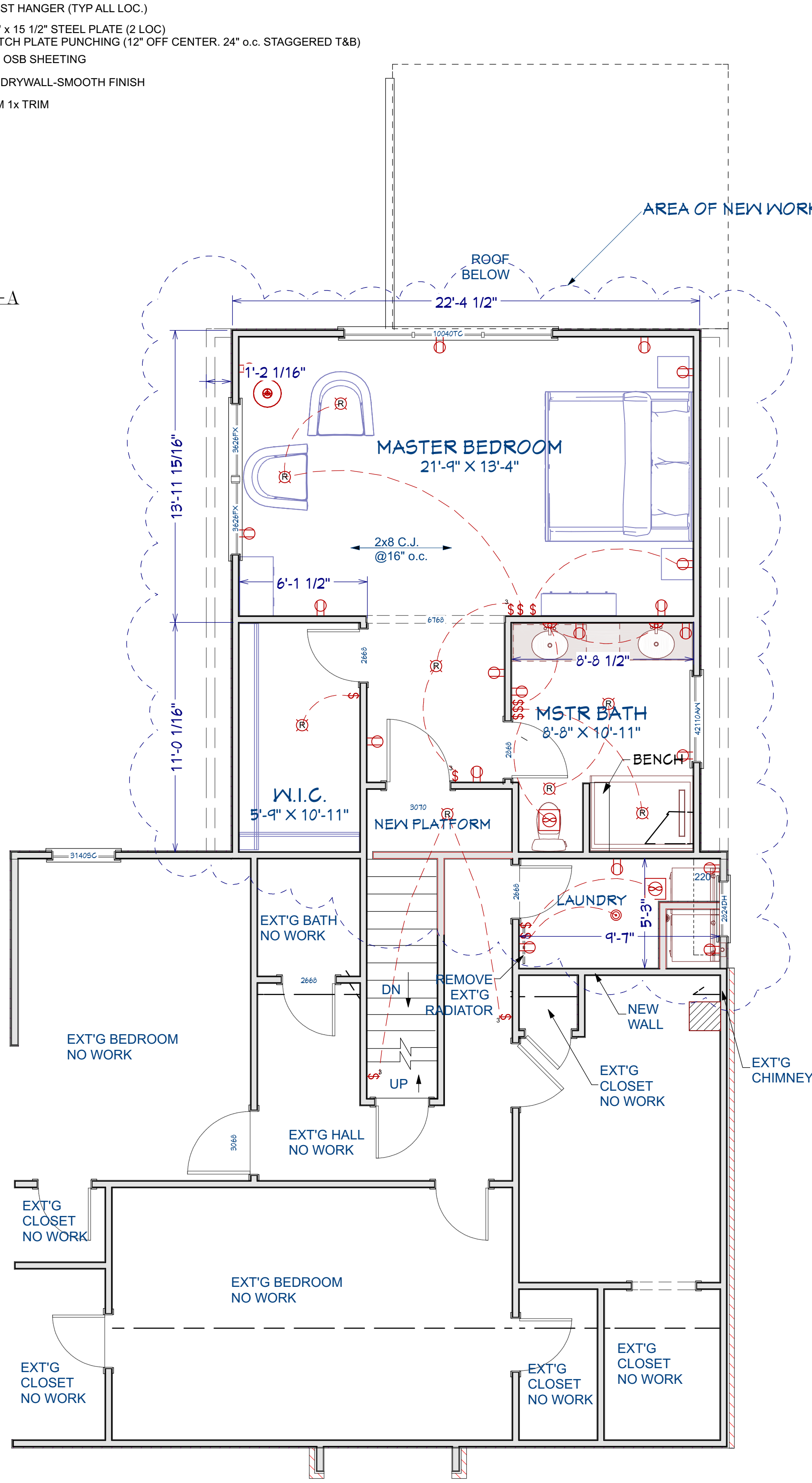
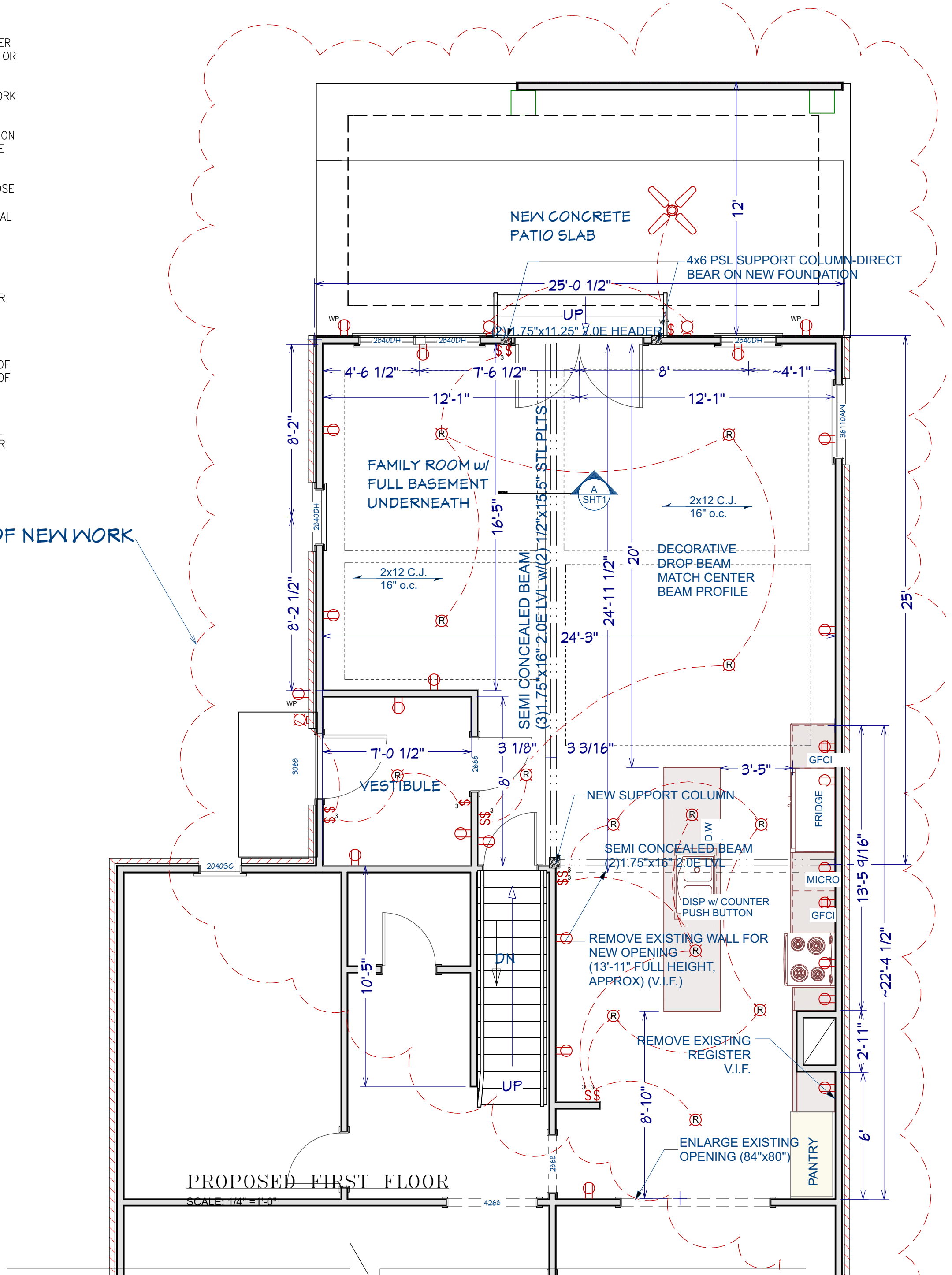
1. EACH SLEEPING AREA BELOW FOUR STORIES AND IN BASEMENT AREA SHALL HAVE AN EGRESS PATH THROUGH AN WINDOW. OPENING TO BE OPERABLE WITHOUT SPECIAL KNOWLEDGE OR KEYS.
OPENABLE AREA: 5.7 sq.ft.
MIN CLEAR OPENABLE HEIGHT: 24"
MIN CLEAR OPENABLE WIDTH: 20"
MAXIMUM SILL HEIGHT: 44"

GENERAL NOTES:

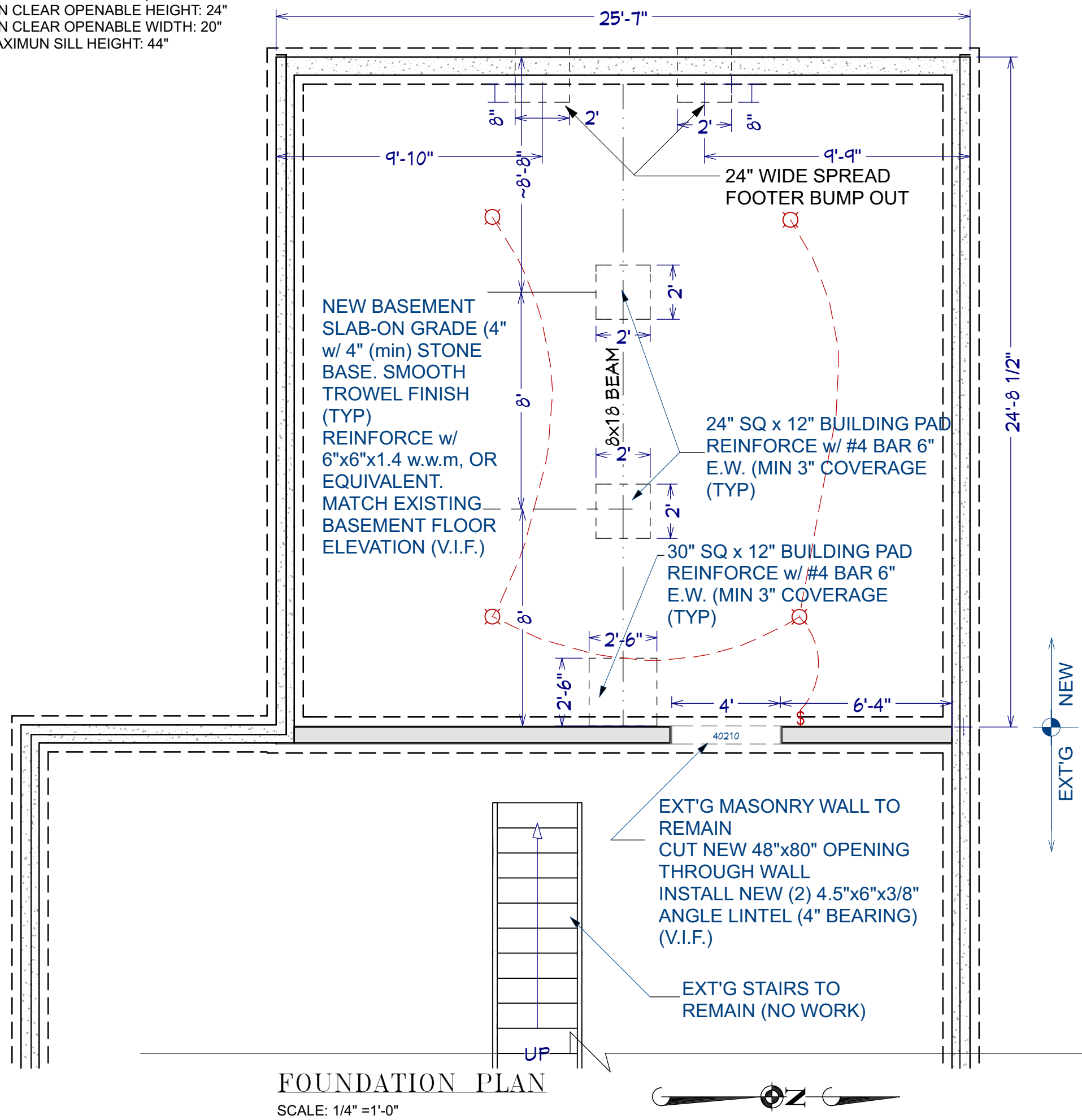
1. THE DRAWINGS ARE INTENDED TO GRAPHICALLY DEPICT THE GENERAL REQUIREMENTS FOR THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROJECT. THEY DO NOT SHOW OR IDENTIFY EACH AND EVERY COMPONENT, MATERIAL, ITEM OR INSTALLATION METHOD NECESSARY TO MEET MANUFACTURERS OR REGULATORY REQUIREMENTS. SPECIFIC REGULATORY COMPLIANCE ITEMS OR PROVISIONS ARE IDENTIFIED AND/OR REFERRED TO BY INDICATION OF THE APPROPRIATE ASSEMBLY DESIGNATION OR GENERAL TERMINOLOGY. THE CONTRACTOR(S) SHALL BE REQUIRED TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE CODE PROVISIONS, ASSEMBLY DESIGNATION OR MATERIAL IDENTIFIED AND SHALL COMPLETE THE PROJECT IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS.
2. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCING AND SAFETY REQUIREMENTS FOR THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, LABORER OR OTHER PERSONS PERFORMING WORK ON THE PROJECT SITE SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE WORKPLACE & CONSTRUCTION SAFETY REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES, INCLUDING BUT NOT LIMITED TO, US DEPT. OF LABOR OCCUPATIONAL SAFETY & HEALTH ACT (OSHA), THE INDUSTRIAL COMMISSION OF THE STATE OF OHIO OR OTHER INDUSTRY REQUIREMENTS APPLICABLE TO CONSTRUCTION SITES AND SAFETY. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS SOLELY RESPONSIBLE FOR ASSURING THAT SITE SPECIFIC SAFETY REQUIREMENTS ARE DOCUMENTED AND DISSEMINATED TO ALL PARTIES AND SHALL MAINTAIN ALL REQUIRED RECORDS, FORMS, MANUALS, RULES OR OTHER DOCUMENTS AT THE SITE.
3. THE CONTRACTOR AND/OR THE APPLICABLE TRADE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES, PUBLIC OR PRIVATE, IN THE AREAS OF WORK PRIOR TO THE START OF WORK. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING THE COMPLETION OF THE PROJECT.
4. EACH SHEET CONTAINED IN THIS SET OF DRAWINGS IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. PORTIONS OF THE WORK DESCRIBED ON ONE SHEET MAY IMPACT, BE IMPACTED BY, OR RELY UPON INFORMATION OR WORK SHOWN ON THE OTHER SHEETS WITHIN DRAWINGS OR WITHIN THE SPECIFICATIONS. EACH CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK REQUIRED FOR THE ENTIRE PROJECT AND SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR RESPECTIVE PORTIONS WITH OTHER TRADES TO ASSURE THAT THE WORK PROGRESSES IN AN ORDERLY AND TIMELY FASHION.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR OR OTHER PERSON PERFORMING WORK ON THE PROJECT SHALL REFER TO THE APPROVED DOCUMENTS FOR THE SCOPE OF WORK REQUIRED. USE OF BID SETS, LOOSE SHEETS OR OTHER ITEMS/DOCUMENTS NOT PART OF THE APPROVED DOCUMENTS IS DONE AT THE RESPECTIVE PARTIES SOLE RISK. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR MAINTENANCE AND SAFEKEEPING OF THE APPROVED DOCUMENTS.
6. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCY IS FOUND OR ANY INFORMATION OR CLARIFICATION IS NEEDED WHICH CANNOT BE REASONABLY DETERMINED BY THE CONSTRUCTION DOCUMENTS, CONTACT THE AUTHOR FOR RESOLUTION. IN CASE OF DISCREPANCY REGARDING THE QUANTITY OR QUALITY, THE HIGHER QUALITY OR GREATER QUANTITY SHALL BE PROVIDED UNLESS DIRECTED OTHERWISE BY THE OWNER OR AUTHOR.
7. UNLESS OTHERWISE NOTED, THE RIGHTS, RESPONSIBILITIES AND DUTIES OF THE CONTRACTOR, AND OWNER, SHALL BE GOVERNED BY THE PROVISIONS OF THE CONSTRUCTION CONTRACT.
8. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL APPLICABLE PERMITS RELATED TO THEIR PORTION OF THE WORK AND SHALL PAY ALL REQUIRED FEES TO SECURE SUCH APPROVALS. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL CERTIFICATES OF COMPLETION, INSPECTION OR OTHERWISE RELATED TO THEIR PORTION OF THE WORK.
9. ALL FINISH ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS OR SPECIFICATIONS, SUCH AS HARDWARE, PLUMBING AND ELECTRICAL FIXTURES, KITCHEN EQUIPMENT, SIGNAGE AND MATERIAL TEXTURES, AND COLORS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
10. PRE-FINISHED MATERIALS WHICH ARE DAMAGED EITHER BEFORE OR AFTER INSTALLATION SHALL BE REPLACED WITH NEW MATERIALS. ANY MATERIALS WHICH ARE FINISHED AFTER INSTALLATION WHICH ARE DAMAGED SHALL BE REPLACED OR REFINISHED AS THE OWNER MAY DIRECT.
11. ALL WORK, APPARATUS, FIXTURES AND THE STRUCTURE SHALL BE PROTECTED IN ALL RESPECTS FROM WEATHER, FROM ALL BUILDING HAZARDS, FIRE, UNNECESSARY INTRUSIONS, DUST, DIRT OR DEBRIS. HVAC SYSTEMS SHALL NOT BE OPERATED DURING CONSTRUCTION WITHOUT APPROVAL BY THE OWNER AND SHALL BE THOROUGHLY CLEANED BEFORE BEING PLACED IN FINAL OPERATION.
12. EACH CONTRACTOR SHALL FREQUENTLY CLEAN UP AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS DURING THE WORK. PRIOR TO OCCUPANCY, EACH CONTRACTOR SHALL PROVIDE FINAL CLEAN UP OF THE PROJECT, INCLUDING BUT NOT LIMITED TO: REMOVAL OF ALL ACCUMULATED TRASH, REMOVAL OF ALL SURPLUS BUILDING MATERIALS NOT OTHERWISE BEING LEFT FOR THE OWNER, CLEAN ALL GLASS SURFACES (INSIDE AND OUT), CLEAN AND POLISH ALL METAL SURFACES (DOOR HARDWARE, ETC.), VACUUM ALL FLOORS, MOP AND SCRUB ALL HARD SURFACE FLOORING, REMOVE ALL STAINS OR DIRT.
13. THIS PROJECT IS UTILIZING A DESIGN-BUILD DELIVERY APPROACH. EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH OTHER TRADES AND THE DRAWINGS.



FIRST FLOOR CEILING DETAIL-A
SCALE: 1/4" = 1'-0"

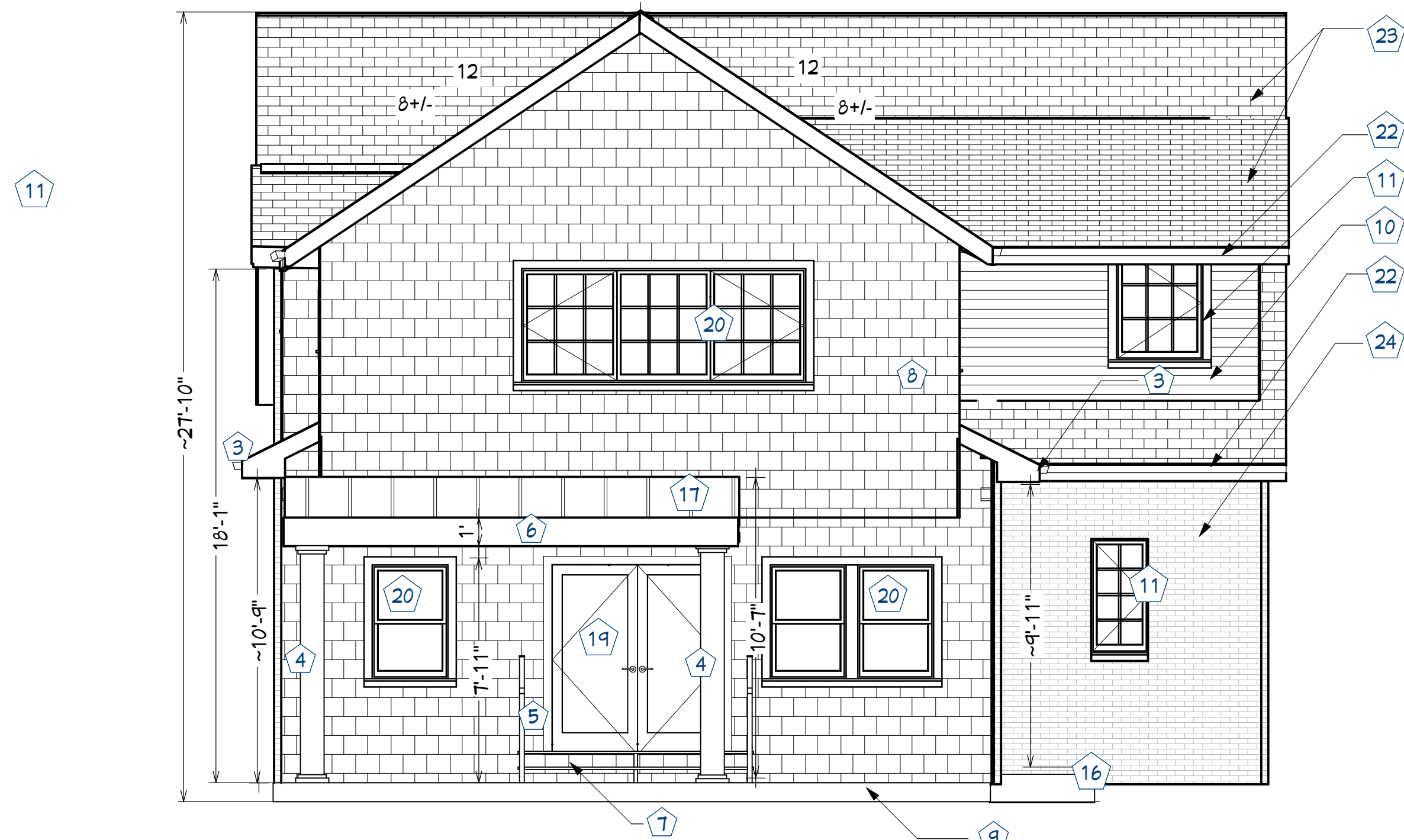


PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

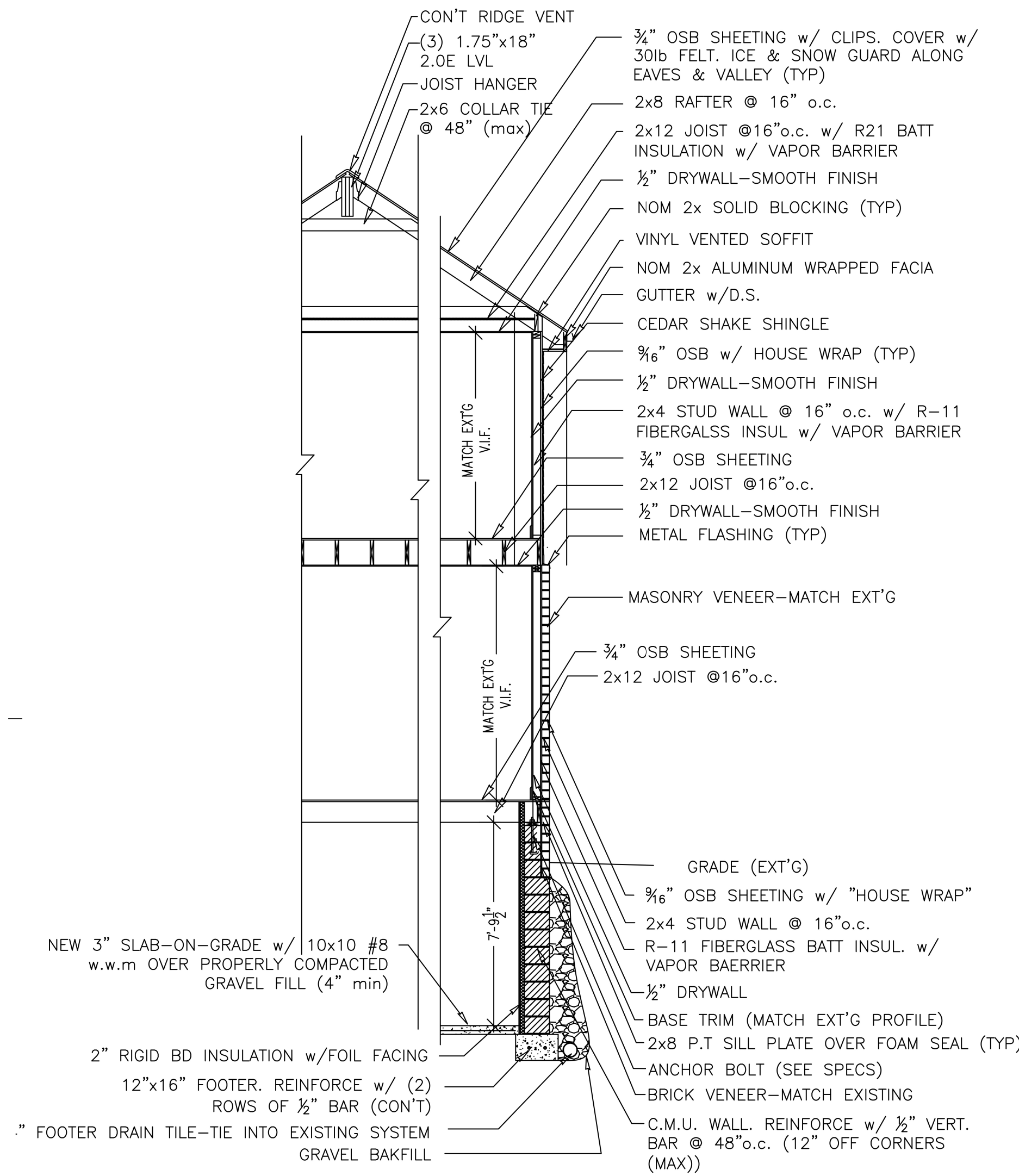


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

REVISION TABLE	
NUMBER	DATE
REVISION BY	
DESCRIPTION	

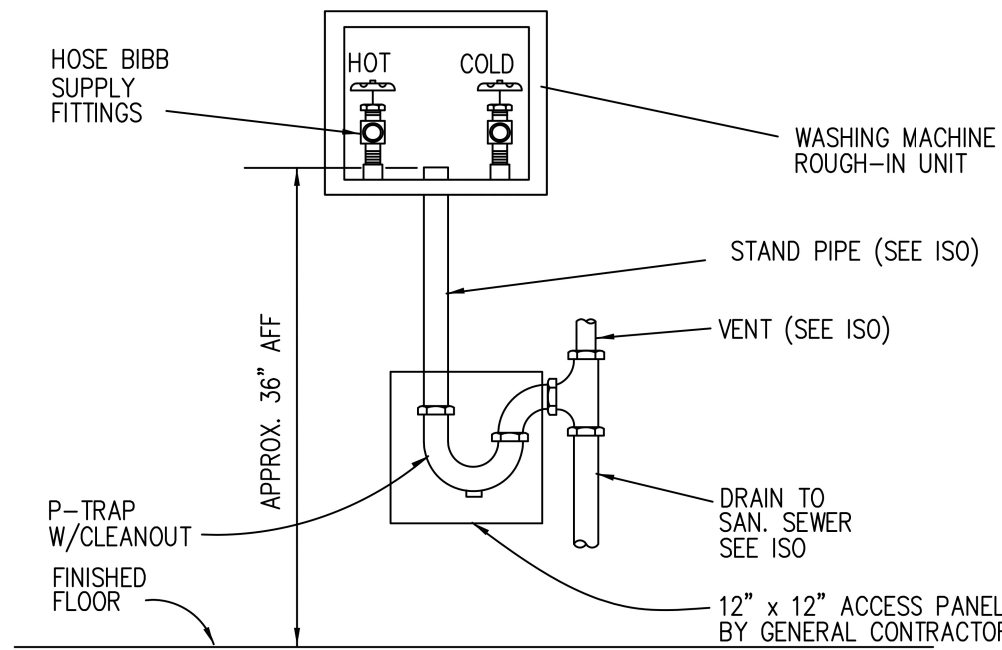


PROPOSED WEST ELEVATION
SCALE 1/4"=1'-0"

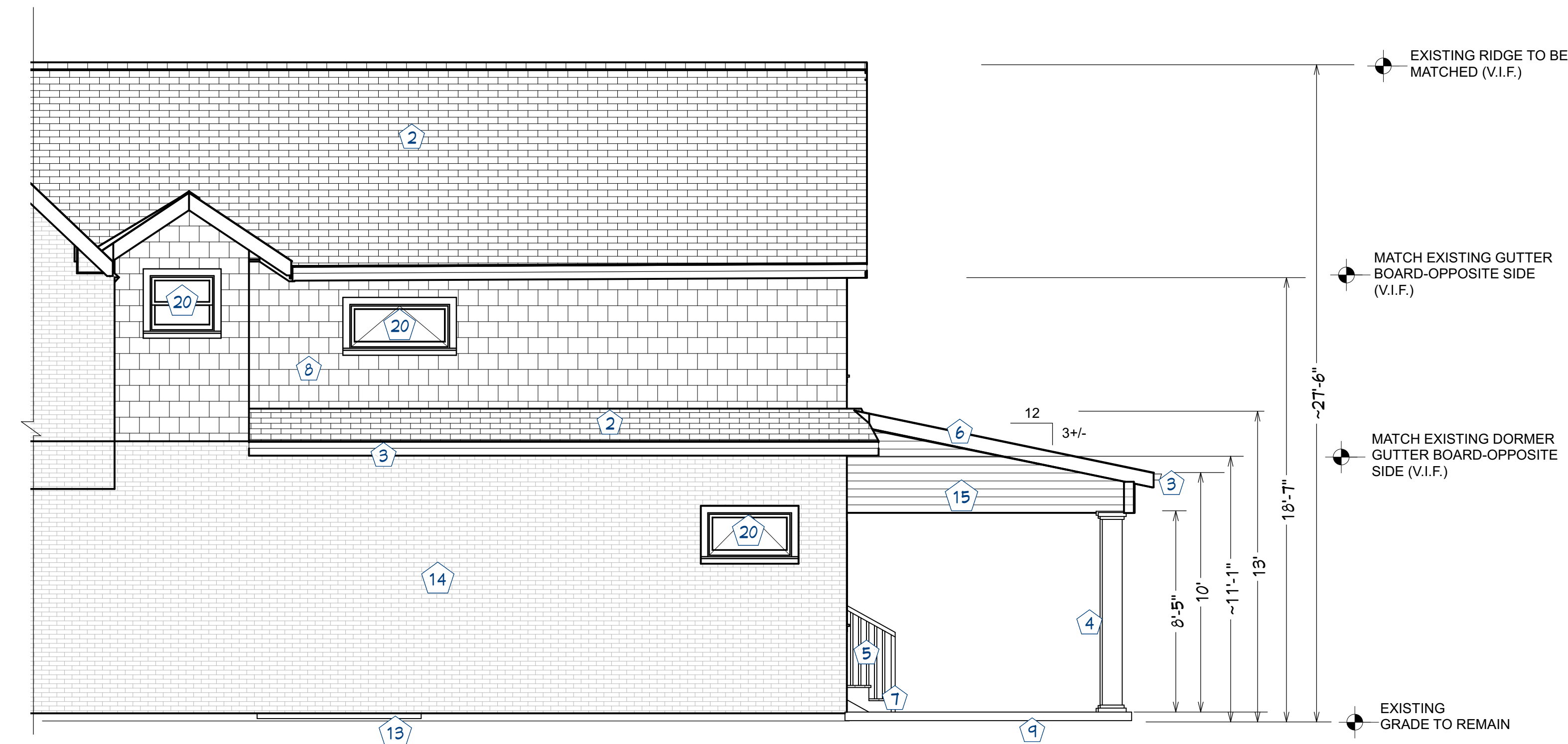


TYPICAL CROSS SECTION
SCALE 1/4"=1'-0"

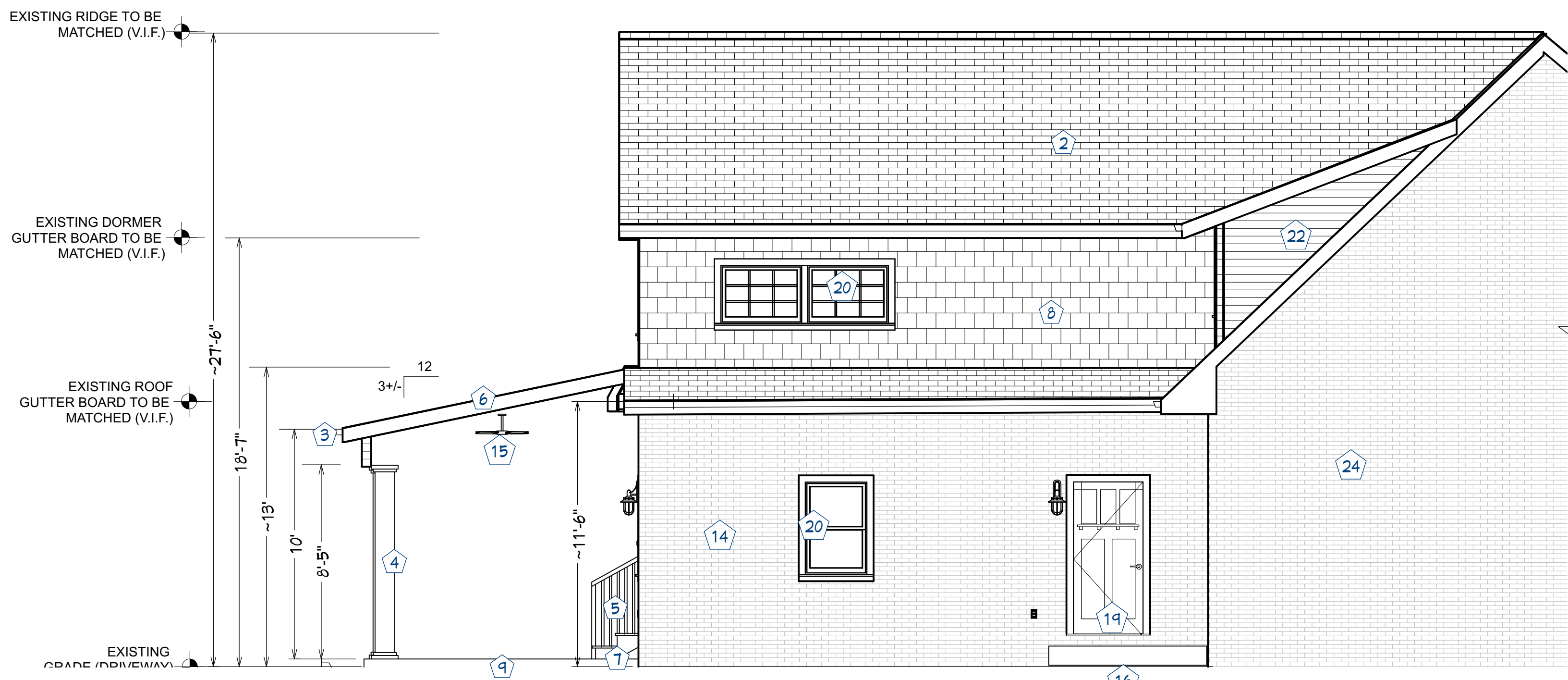
- ELEVATION NOTES:
1. EXISTING MASONRY (NO WORK)
 2. "LIFETIME" DIMENSIONAL SHINGLES OVER 30lb FELT, RIDGE TO HAVE CONTINUOUS RIDGE VENT (TYP), VALLEY TO HAVE "ICE & SNOW" GUARD (4" EACH SIDE).
 3. ALUMINUM GUTTER w/ DOWNSPOUT OVER ALUMINUM WRAPPED 2x6 FACIA. TIE DOWNSPOUT INTO APPROVED CITY STORM (EXT'G).
 4. PVC WRAPPED 4x4 SUPPORT POST. COORDINATE w/ OWNER.
 5. RAILING-AZEK OR EQUIVALENT
 6. PAINTED WOOD FACIA TRIM.
 7. WOOD STAIRS w/ RAILING. COORDINATE w/ OWNER.
 8. CEDAR SHAKE SHINGLES, OR EQUIVILANT APPROVED VINYL SHAKE, COORDINATE w/ OWNER
 9. CONCRETE DECK-COORDINATE FINISH w/ OWNER
 10. EXISTING SIDING TO REMAIN
 11. EXISTING WINDOW-NO WORK.
 12. EXISTING DOOR-NO WORK.
 13. NEW FROST WALL-MATCH EXISTING (V.I.F.).
 14. NEW MASONRY VENEER-MATCH EXISTING
 15. NEW VINYL SIDING-COORDINATE COLOR w/ OWNER
 16. NEW CONCRETE STOO-VERIFY IN FIELD
 17. STANDING SEAM (12") DECORATIVE METAL ROOF OVER "ICE & SNOW" GUARD (TYP)
 18. EXISTING FACIA.
 19. NEW ENTRANCE DOOR. SEE PLAN
 20. NEW WINDOW. SEE PLAN
 21. EXISTING FACIA-PAINT AS DIRECTED
 22. EXISTING FREEZE BOARD w/ GUTTER & DOWNSPOUT TO REMAIN
 23. EXISTING ROOF-NO WORK
 24. EXISTING MASONRY-NO WORK



LAUNDRY BOX CONNECTION DETAIL
(SURFACE MOUNT)
SCALE: NONE



PROPOSED NORTH ELEVATION (PARTIAL)
SCALE 1/4"=1'-0"



PROPOSED SOUTH ELEVATION (PARTIAL)
SCALE 1/4"=1'-0"