

GENERAL NOTES AND SPECIFICATION

GENERAL CONDITIONS

1. Materials and methods of construction shall comply with all applicable local, state and federal building codes.

2. Contractor to provide minimum 1 year warranty on material and labor as well as provide Owner with manufacturer's warranty where applicable.

3. All work shall be installed in compliance with manufacturers' recommended installation methods and limitations.

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

CONCRETE

1. Concrete slab at building shall be Portland Cement ASTM C 150 Type 1 cement. Concrete to have a minimum cement content of 564# / cu. yd., a maximum water to cement ratio of 0.53 and obtain a minimum strength of 4,000 psi at 28 days. (unless noted otherwise - u.n.o.)

2. All garage slabs and exterior slabs shall have a minimum strength of 4,000 psi.

3. All reinforcing steel shall conform with astm a615, 60 ksi yield.

4. Trowel finish for interior concrete and broom finish for exterior concrete. Comply with ASTM C 94 for mixing, delivery and testing.

5. All reinforcing steel, anchor bolts, plumbing & electrical sleeves shall be placed prior to pouring concrete.

6. Cut joints for all slabs on grade shall be a maximum of 12'-0" O.C. unless otherwise noted. All cuts shall be made 8 hours after placing concrete.

7. At all expansion joints, install backer rod and sealant.

REINFORCING STEEL

1. Reinforcing bars shall comply with the ACI code, ASTM A615, grade 60 U.N.O.

2. Lap all horizontal bars at corners and intersection.

3. Dowel all vertical rebar to foundations.

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 LVL or equal.

3. Where multiple plies of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more plies 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 ppt (u.n.o).

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

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

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

9. Any necessary holes or notching in load bearing studs shall be in accordance with section 602.6 of 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 n 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. Weeps screeds shall have a minimum 3.5" flange installed under the Tyvek/ water resistant barrier.

DOORS AND HARDWARE

1. Exterior doors to have screen door with storms, glazing & lock. Coordinate keying with Owner.

2. Exterior doors shall be (2) 32" X80" X 1 1/2" wood look half lite doors with panel Fiberglass Pella, Therma Tru or Owner approved equal.

3. Interior & exterior doors & hardware to match exist. Where possible, new door hardware shall be by Schlage or approved equal. Style and finish selected by Owner.

WINDOWS

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

4. 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 RCO.

EXTERIOR FINISHES

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

Pprovide alternate for J.L. Hardie "Northwoods" cedarlook double lap siding.

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.

5. Provide #30 Roofing Underlayment

6. Provide ice & water shield minimum 5'-0" up from all eaves and valleys and 2'-0" up from walls where abutting roof. Install per manufacturer's recommendation.

7. Exposed flashing shall be pre-finished metal flashing 24 gauge hot-dip galvanized steel sheet, complying with ASTM A 653/A 653M, G90/Z275.

8. Concealed flashing shall be self-adhesive membrane type flashing.

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 at 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 batt or spray insulation as indicated in building & wall sections.

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

3. Acceptable manufacturers for batt insulation shall be Owens Corning, Certainteed, John's 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 in maximum lengths and widths to minimize joints and correspond with support system.

3. Gypsum board trim shall be galvanized or aluminum coated steel, rolled zinc, plastic, or paper faced galvanized stainless steel. Provide corner beads at outside corners and LC bead, j- shaped, on long exposed edges.

4. Joint treatment shall comply with ASTM C 475. Prefill open joints, beveled edges and any damaged surface areas. Tape and embed joints and fasteners to ASTM C 840 standards.

ROTH RESIDENCE 18580 HIGH PKWY ROCKY RIVER, OH

SCOPE OF WORK:
FRONT PORCH ADDITION TO EXISTING HOME TO INCLUDE NEW DORMER ON 2ND FLOOR BEDROOM AND OVER GARAGE. NEW REAR DECK INCLUDING NEW EXTERIOR FIREPLACE.

LOT COVERAGE:
LOT SIZE: = 22943 SF

EXIST. HOUSE TO REMAIN = 2353 SF
FRONT PORCH ADDITION = 345 SF

TOTAL : = 2698 SF = 11.7%

DRAWING INDEX

T-1 SITE PLAN & SPECIFICATION

A-1 FLOOR PLANS & SCHEDULES

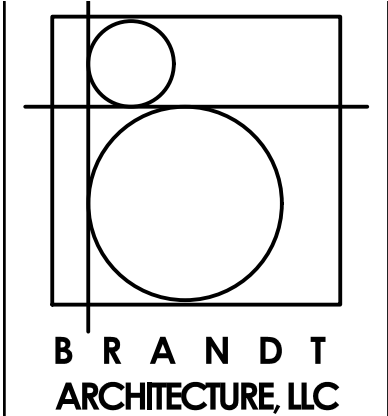
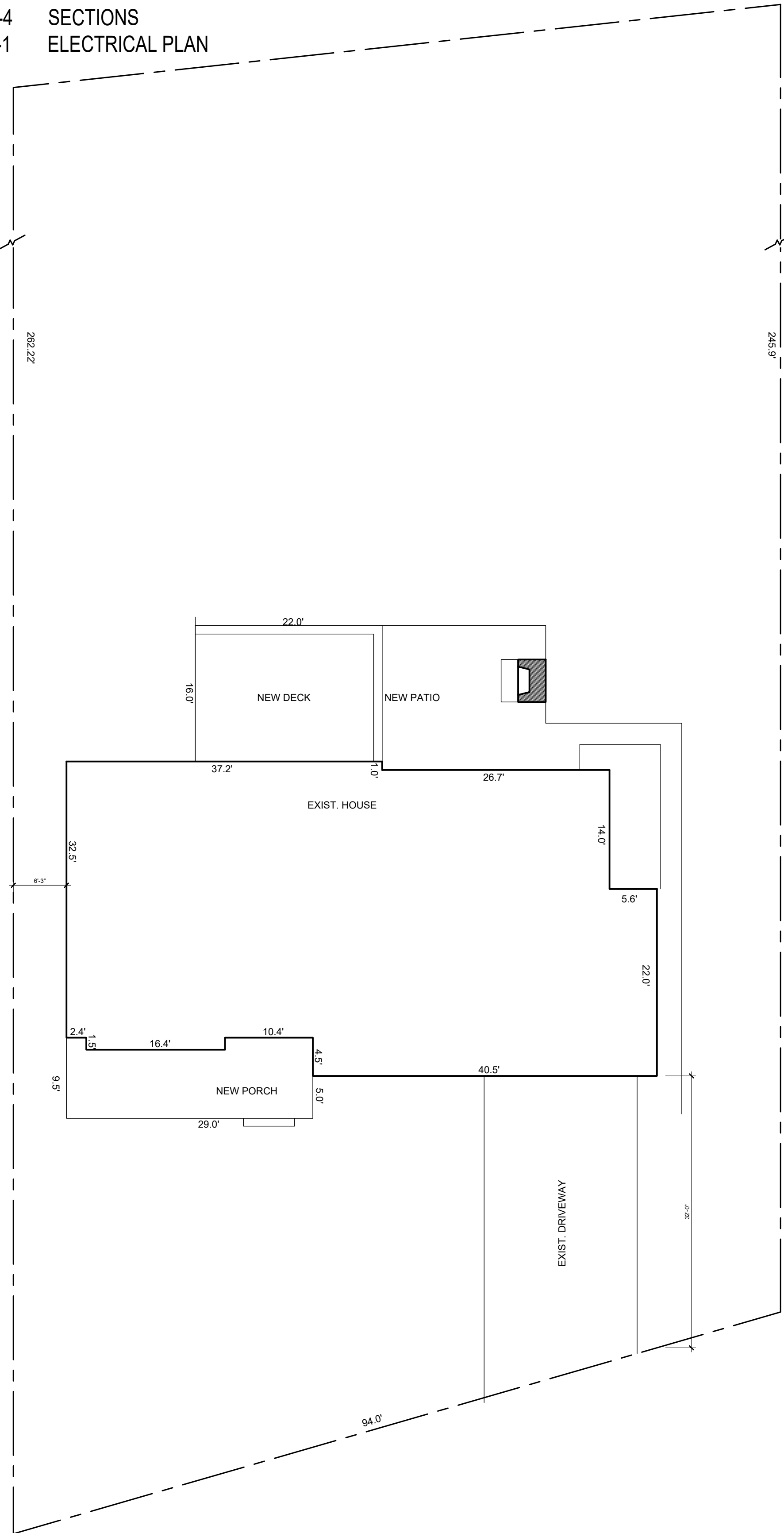
A-1.1 DECK PLANS & ELEVATIONS

A-2 ELEVATIONS

A-3 SECTIONS

A-4 SECTIONS

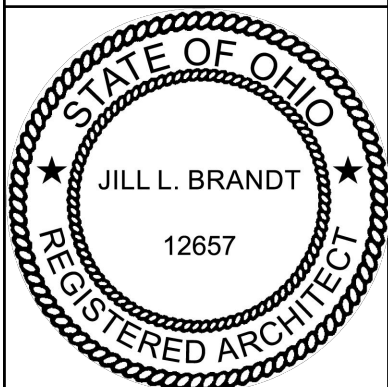
E-1 ELECTRICAL PLAN



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

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Jill L. Brandt
OH #12657
EXP 12/31/23

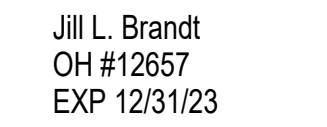
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TITLE
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T-1



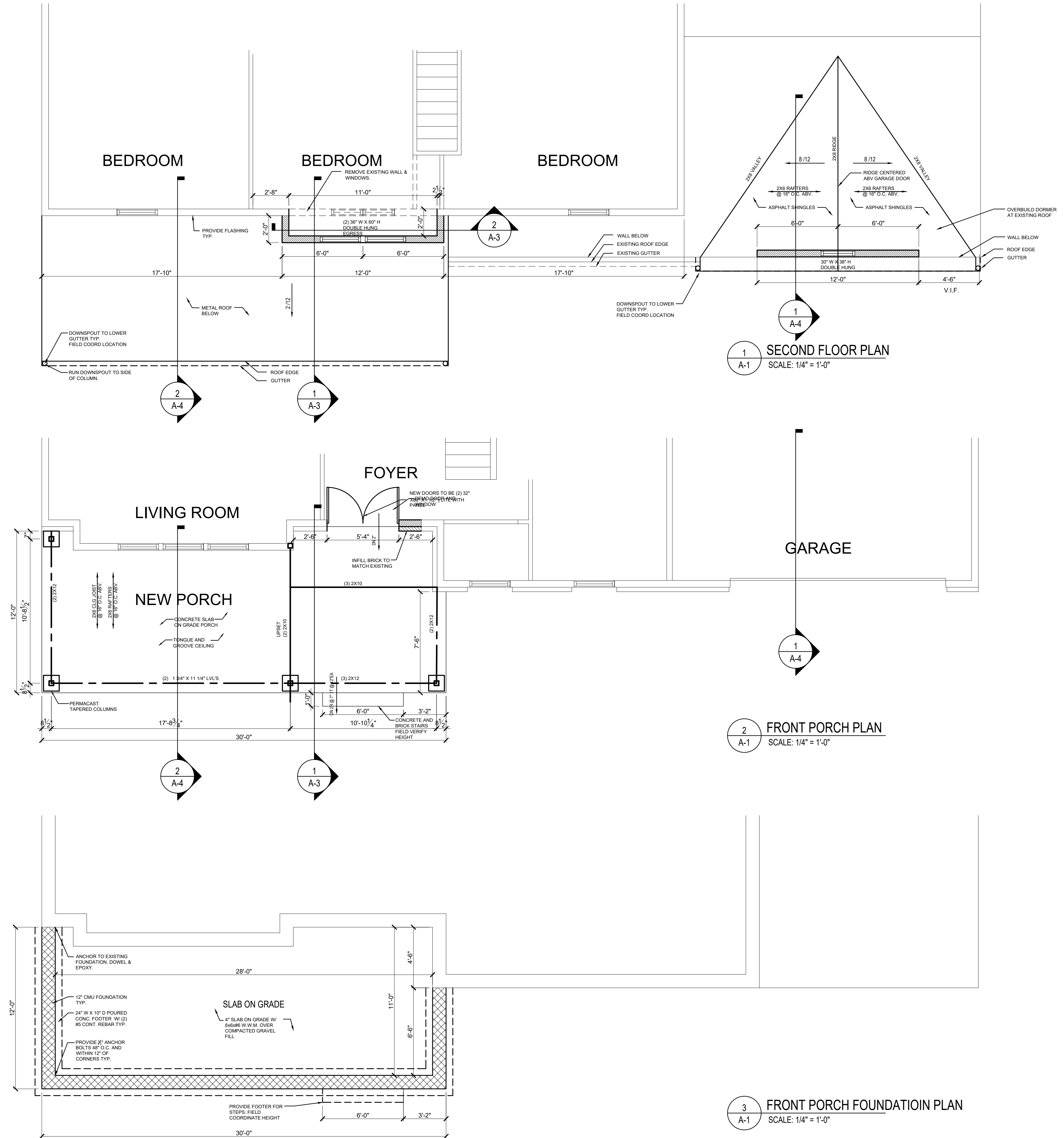
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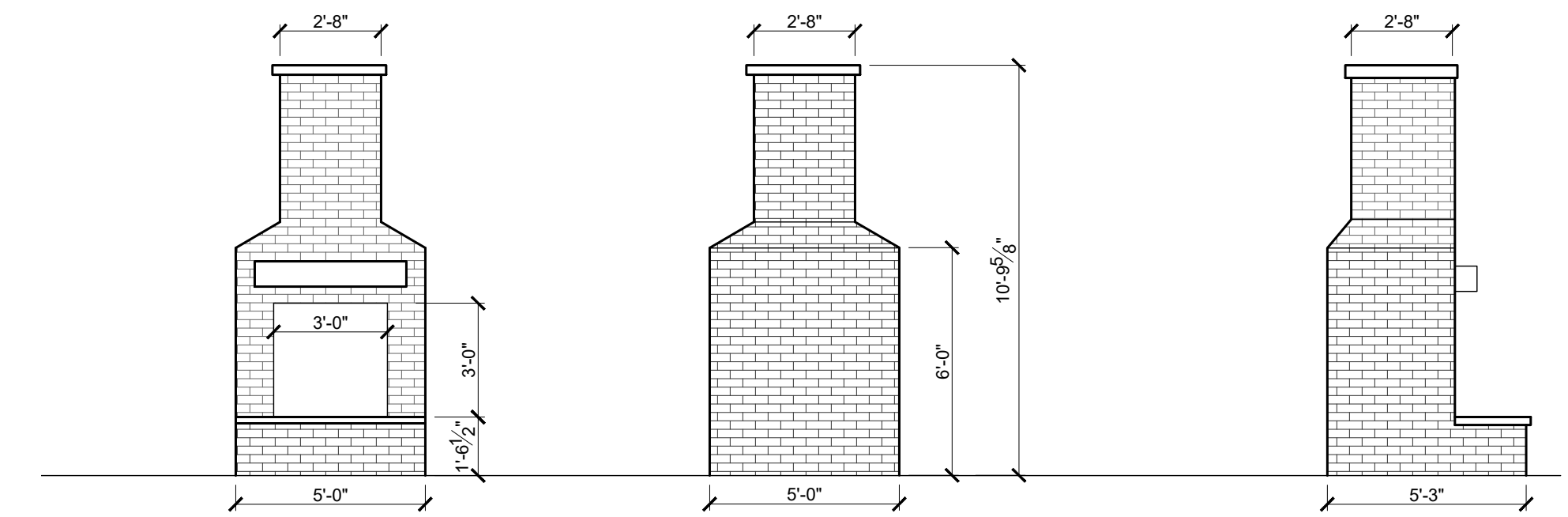


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ROCKY RIVER, OHIO 44116

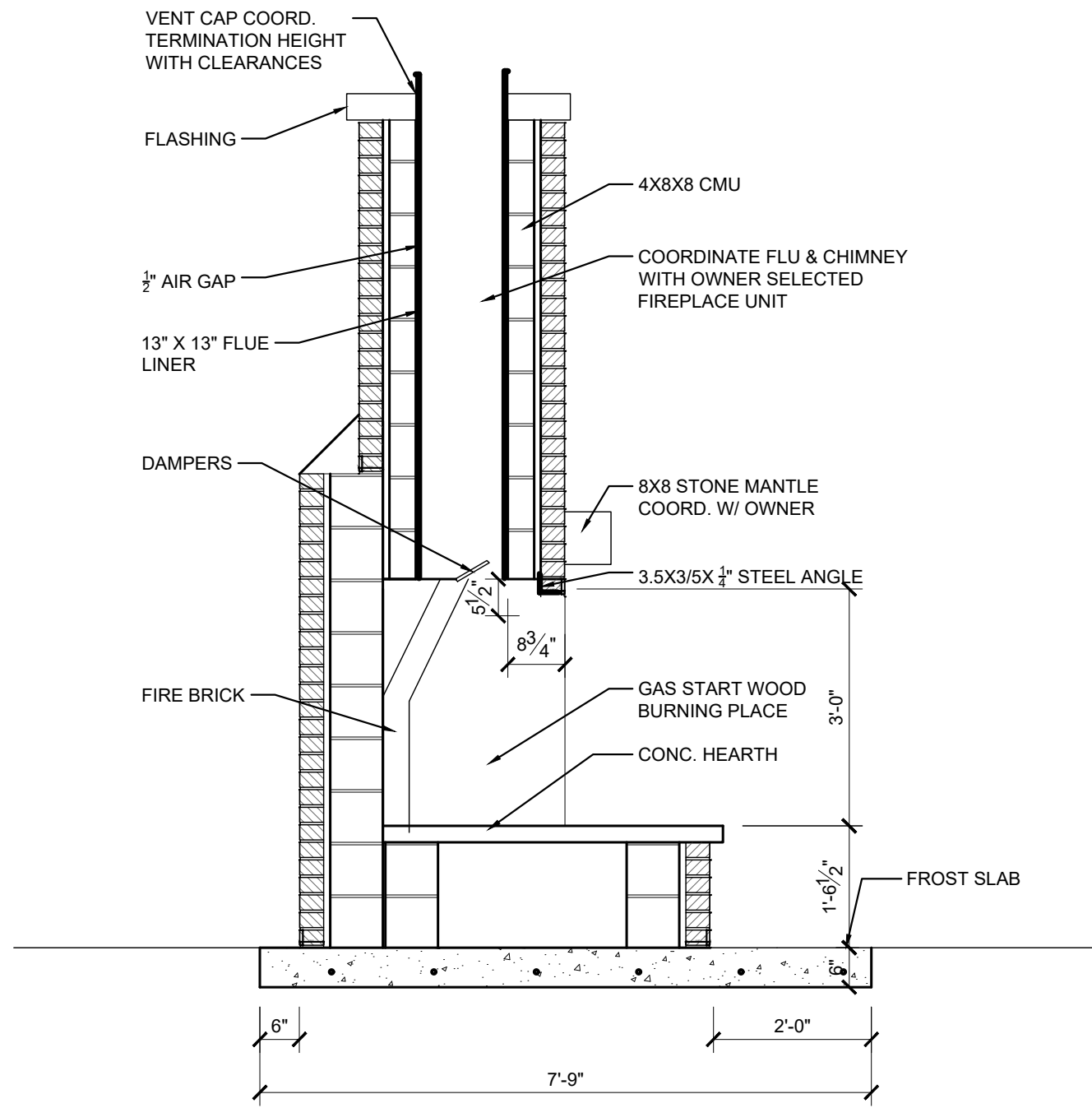
PLANS & FOUNDATION PLAN

A-1

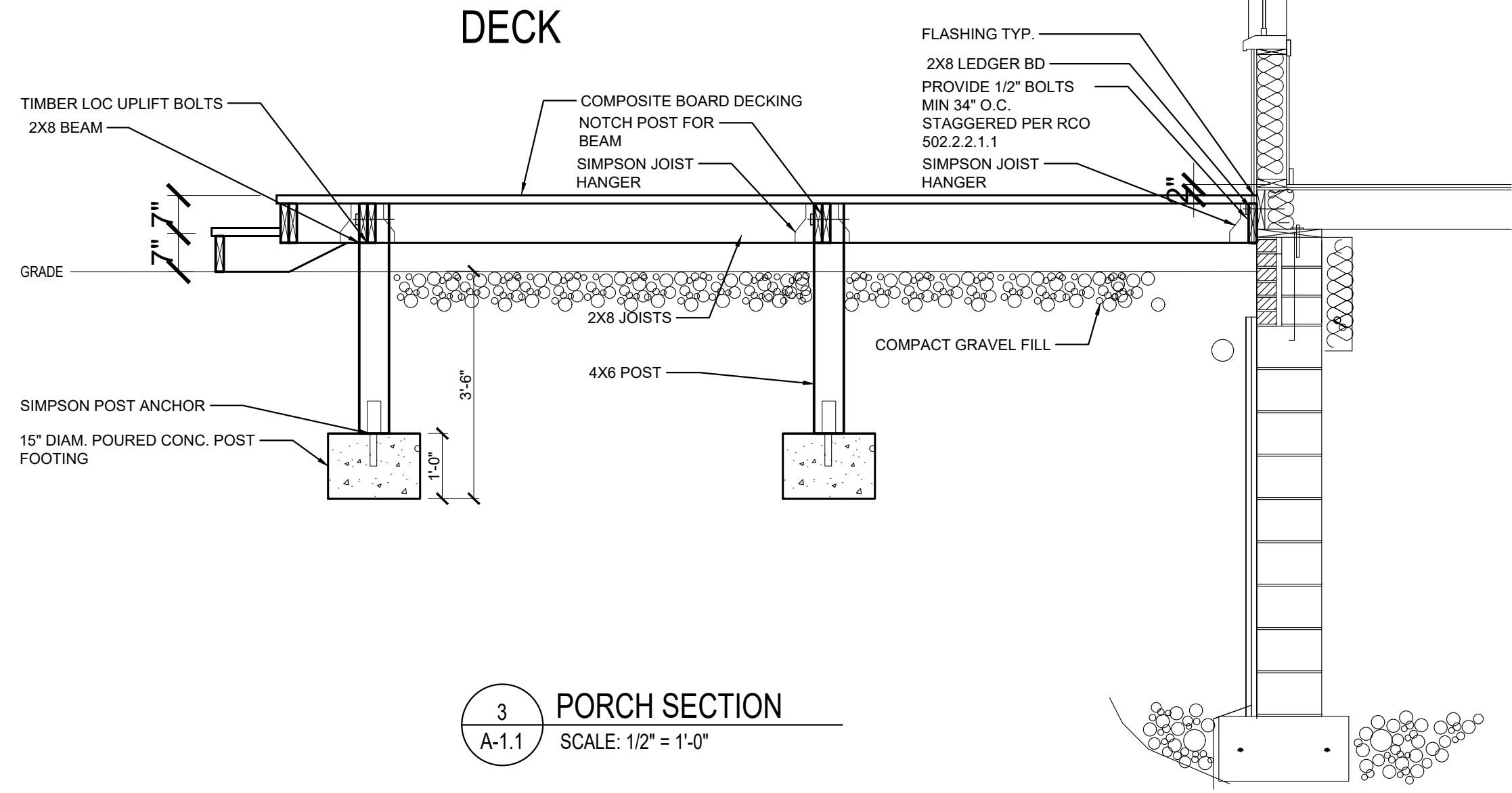




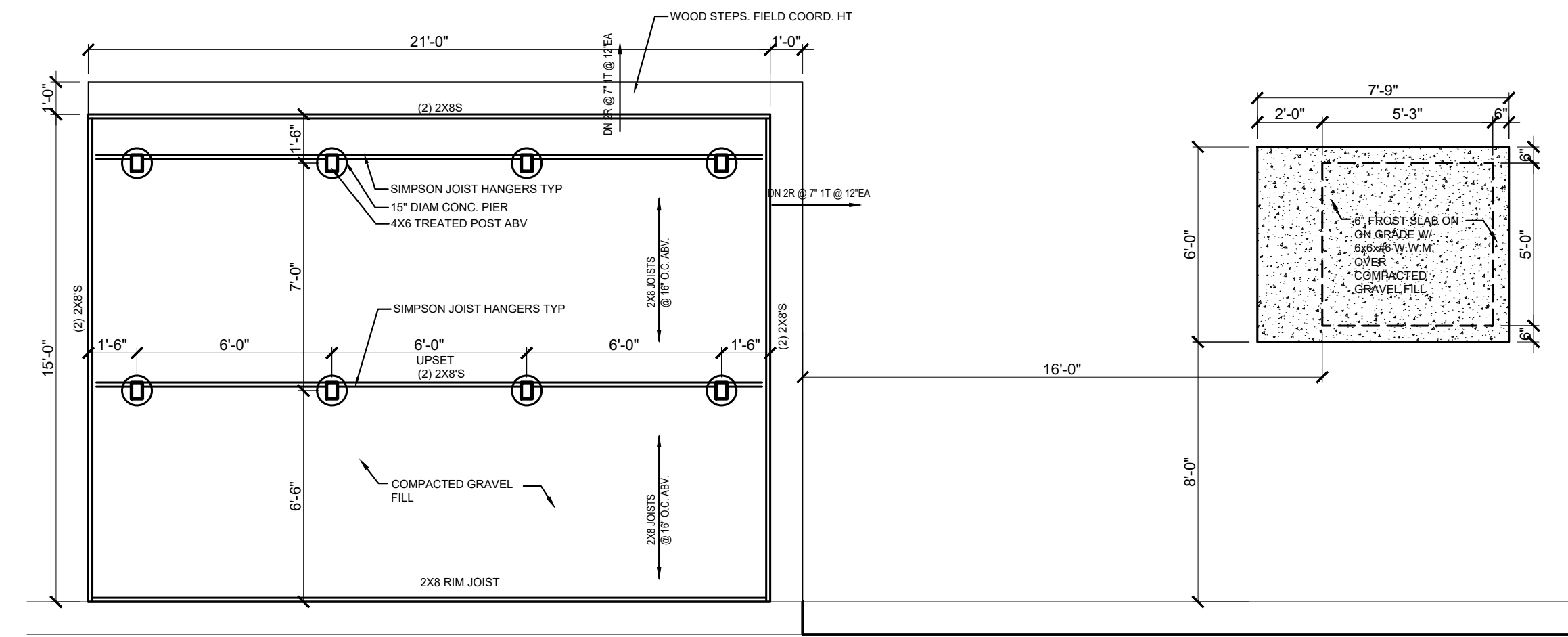
1 OUTDOOR FIREPLACE ELEVATION
A-1.1 SCALE: 1/4" = 1'-0"



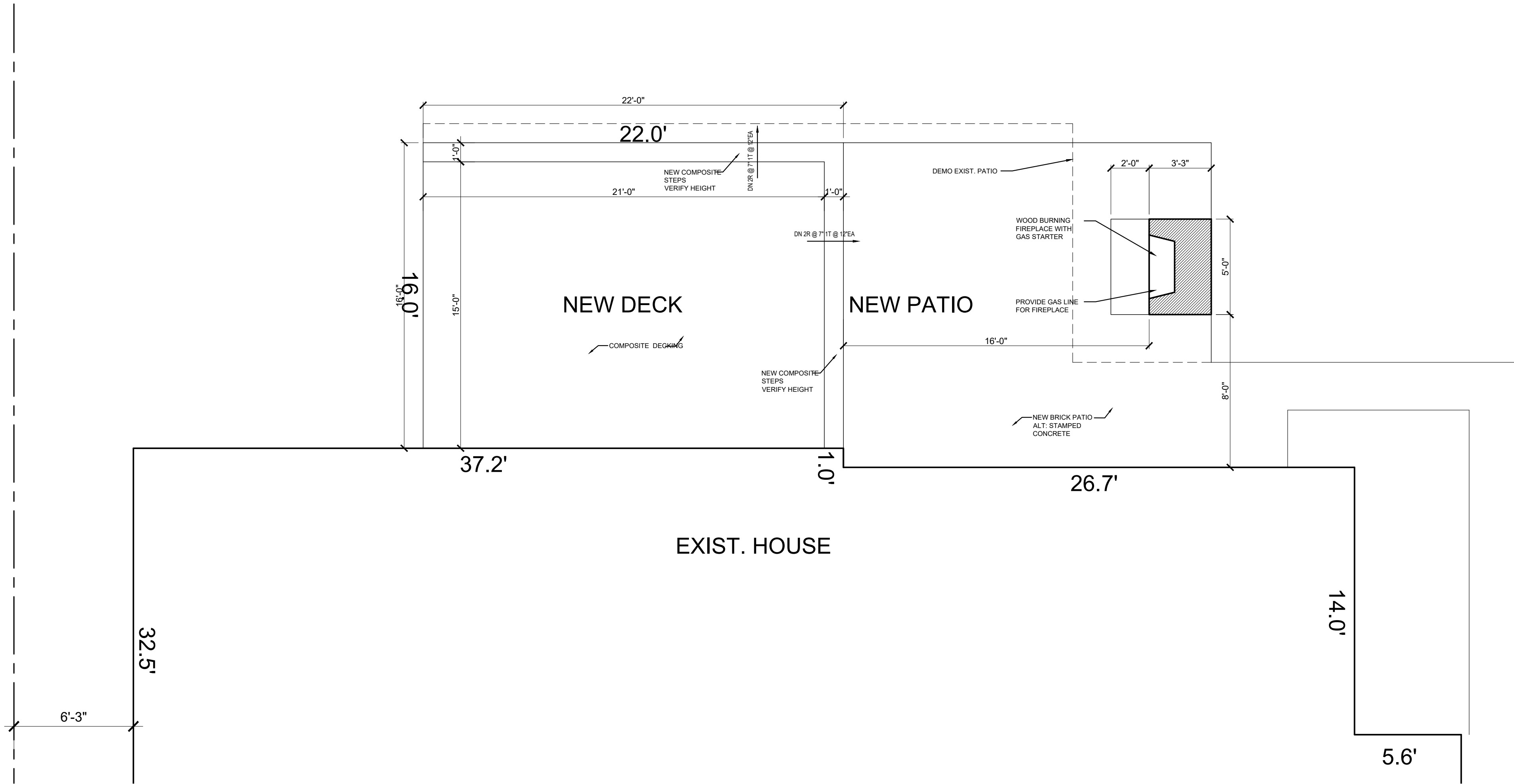
2 OUTDOOR FIREPLACE SECTION
A-1.1 SCALE: 1/2" = 1'-0"



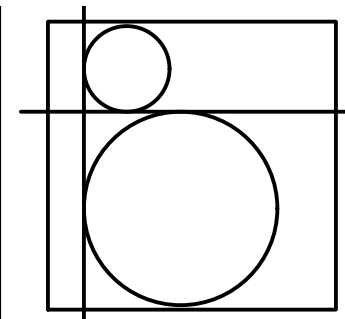
3 PORCH SECTION
A-1.1 SCALE: 1/2" = 1'-0"



4 PORCH FOUNDATION PLAN
A-1.1 SCALE: 1/4" = 1'-0"



5 PORCH AND DECK PLAN
A-1.1 SCALE: 1/4" = 1'-0"

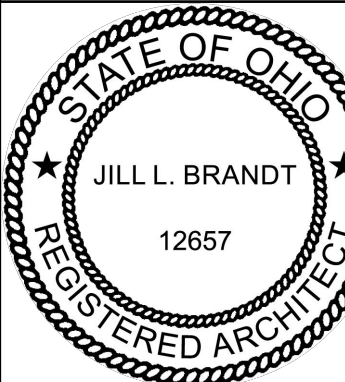


**BRANDT
ARCHITECTURE, LLC**

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Rocky River, OH 44116
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brandtarchitecture.com

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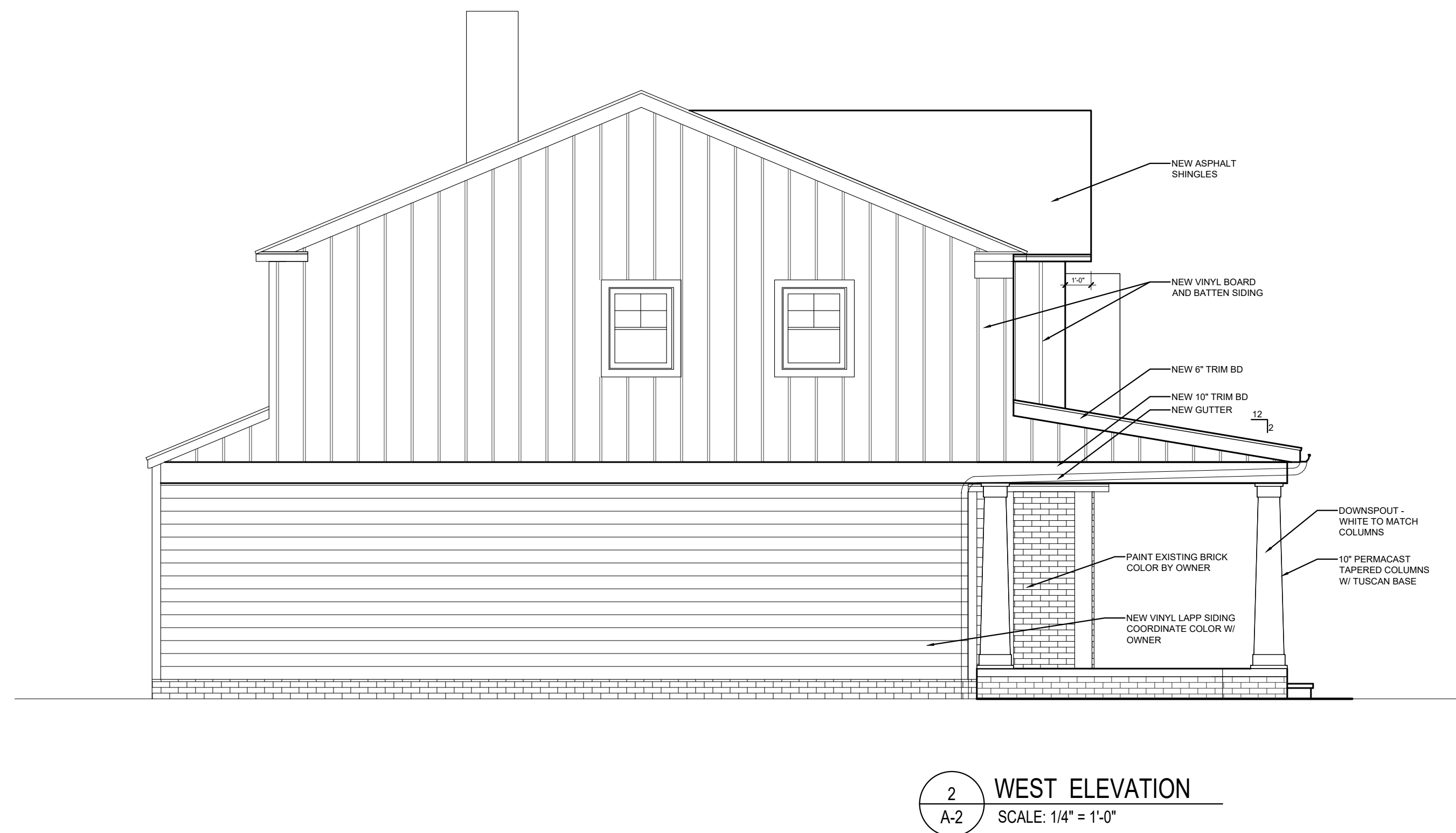


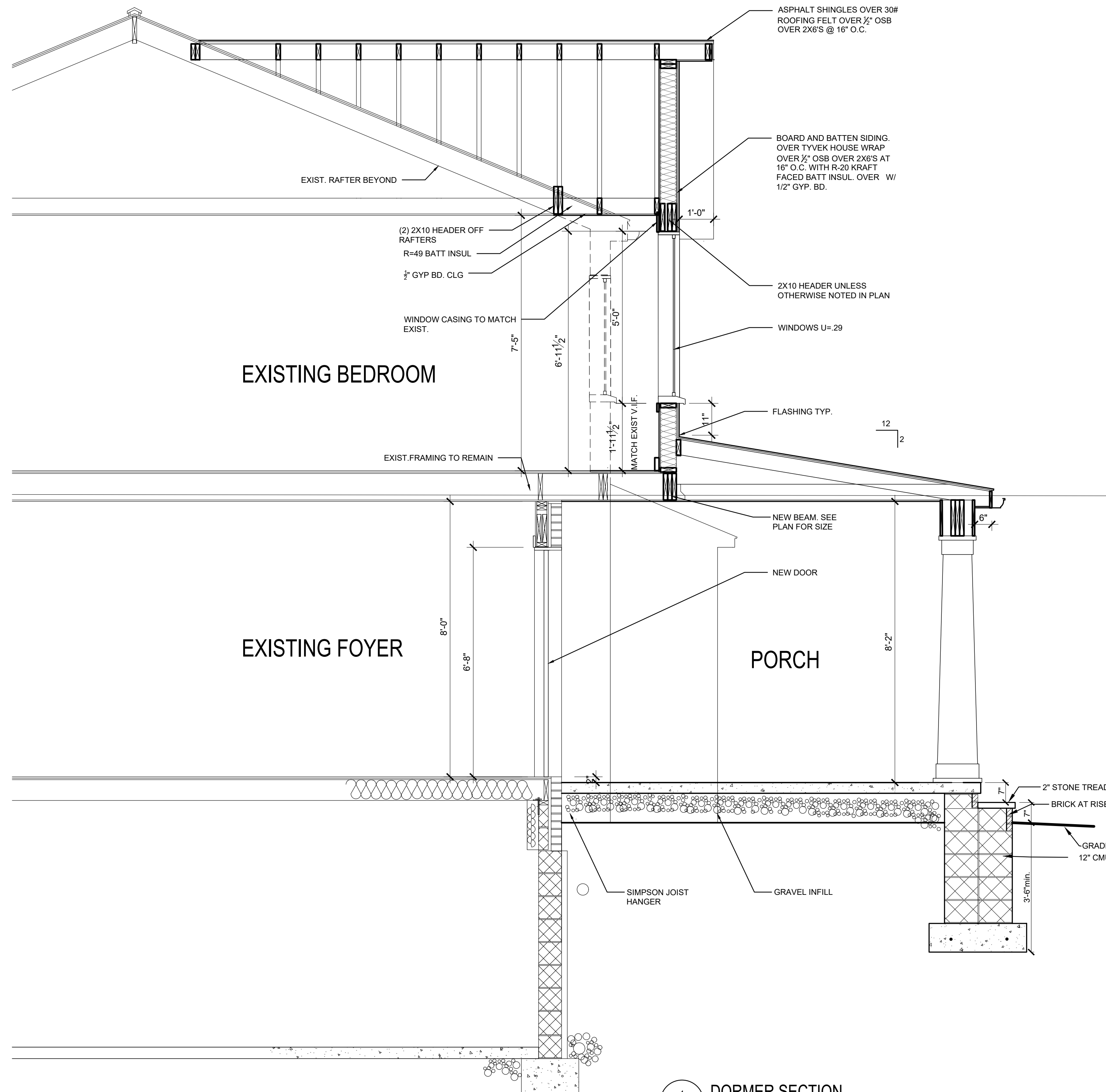
Jill L. Brandt
OH #12657
EXP 12/31/23

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18580 HIGH PKWY
ROCKY RIVER, OHIO 44116

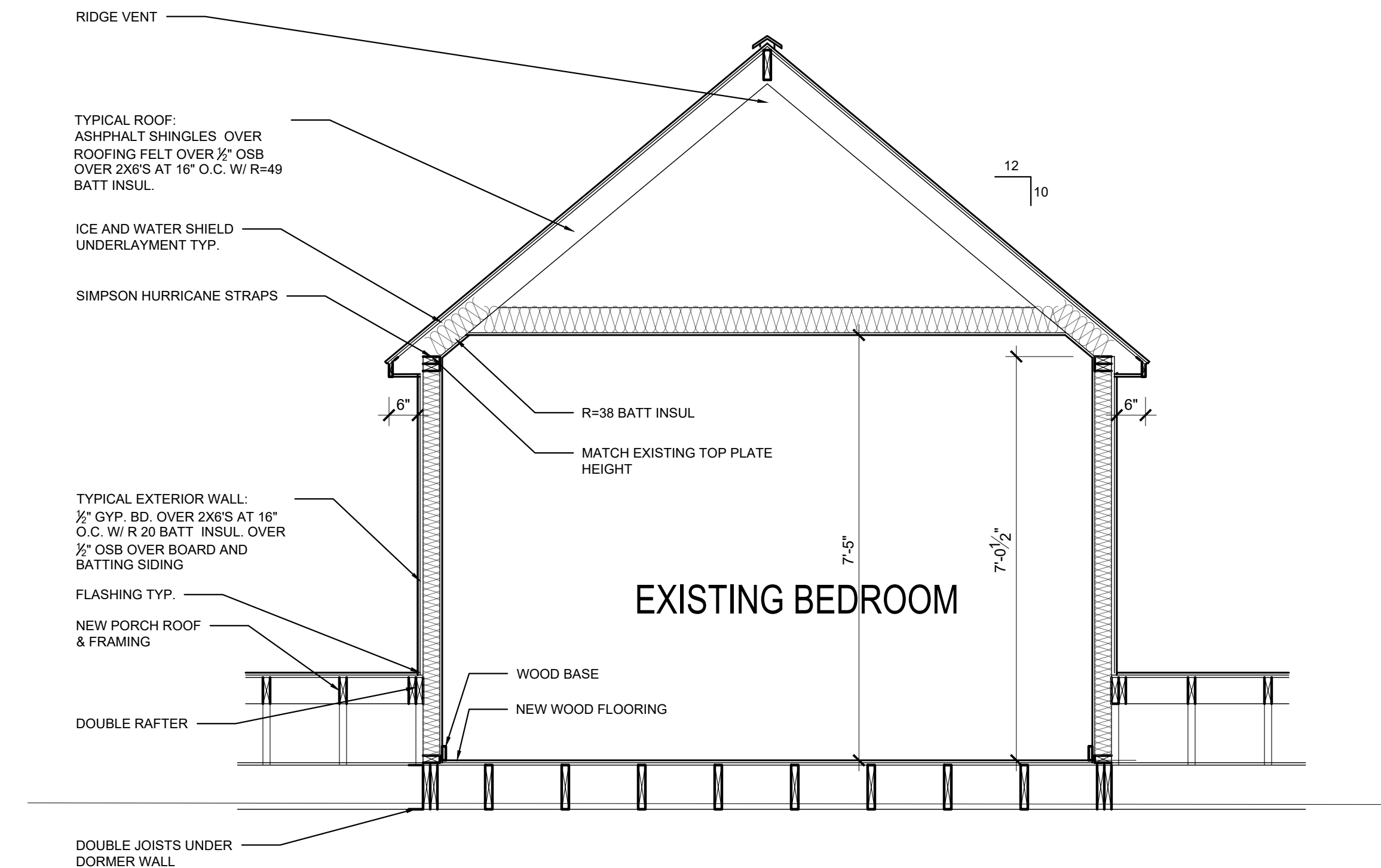
ELEVATIONS

A-2

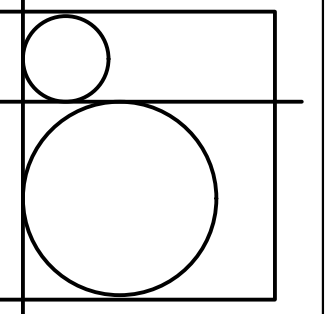




1
A-3 DORMER SECTION
SCALE: 1/4" = 1'-0"



2
A-3 BEDROOM DORMER SECTION
SCALE: 1/4" = 1'-0"

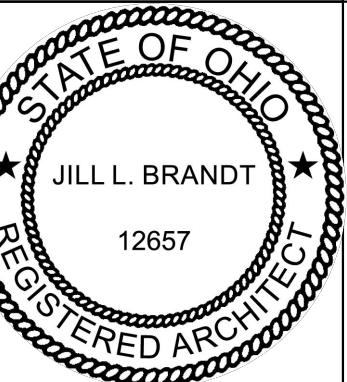


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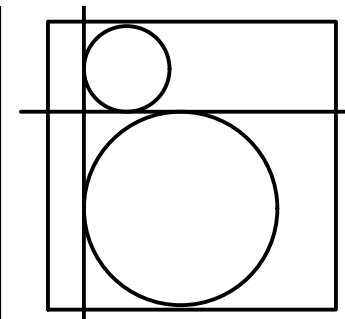


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OH #12657
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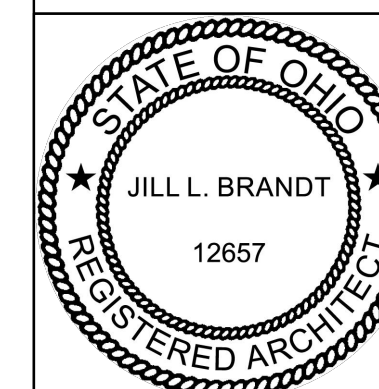
A-3



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ARCHITECTURE, LLC

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Rocky River, OH 44116
440-865-1824
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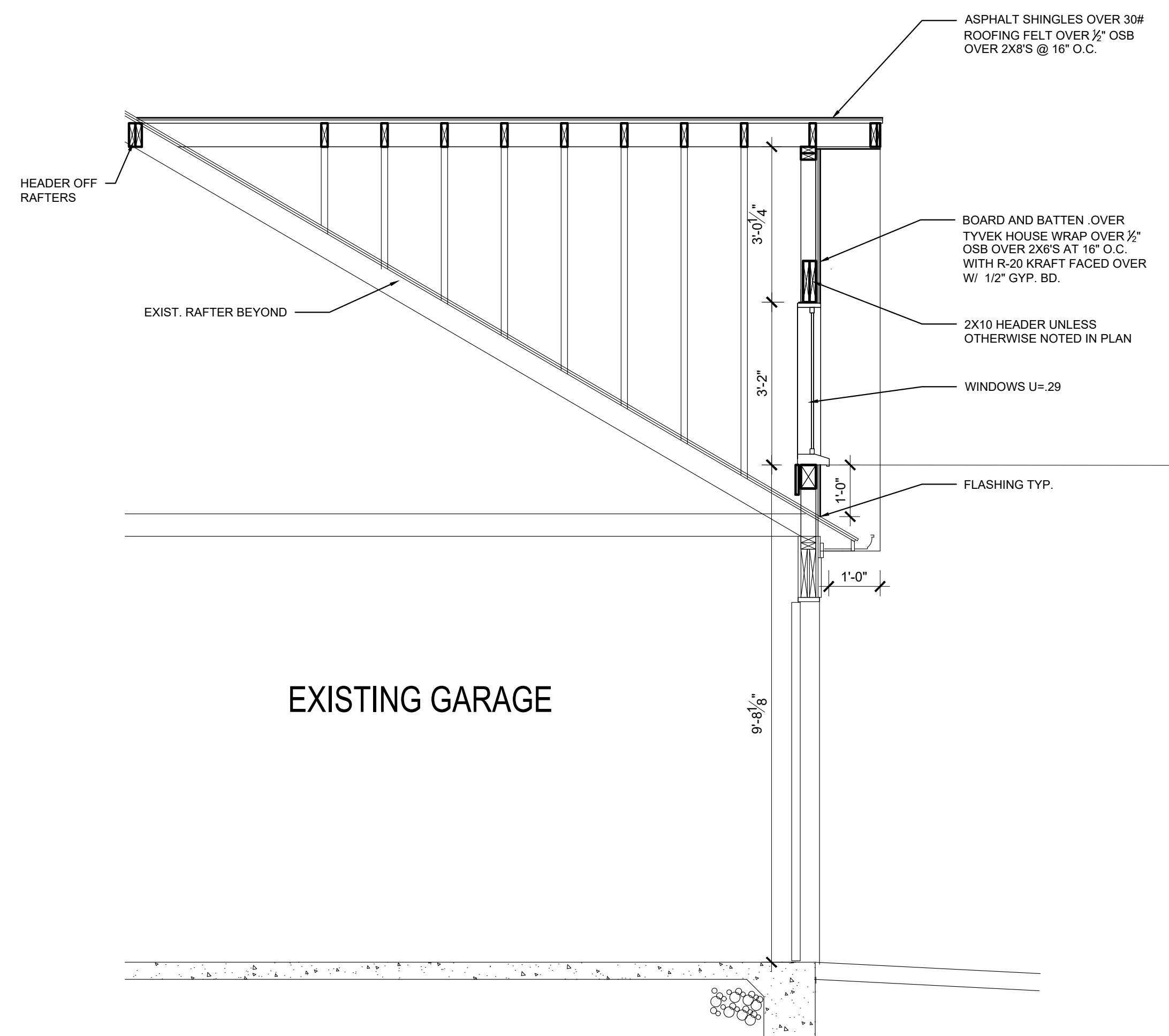


Jill L. Brandt
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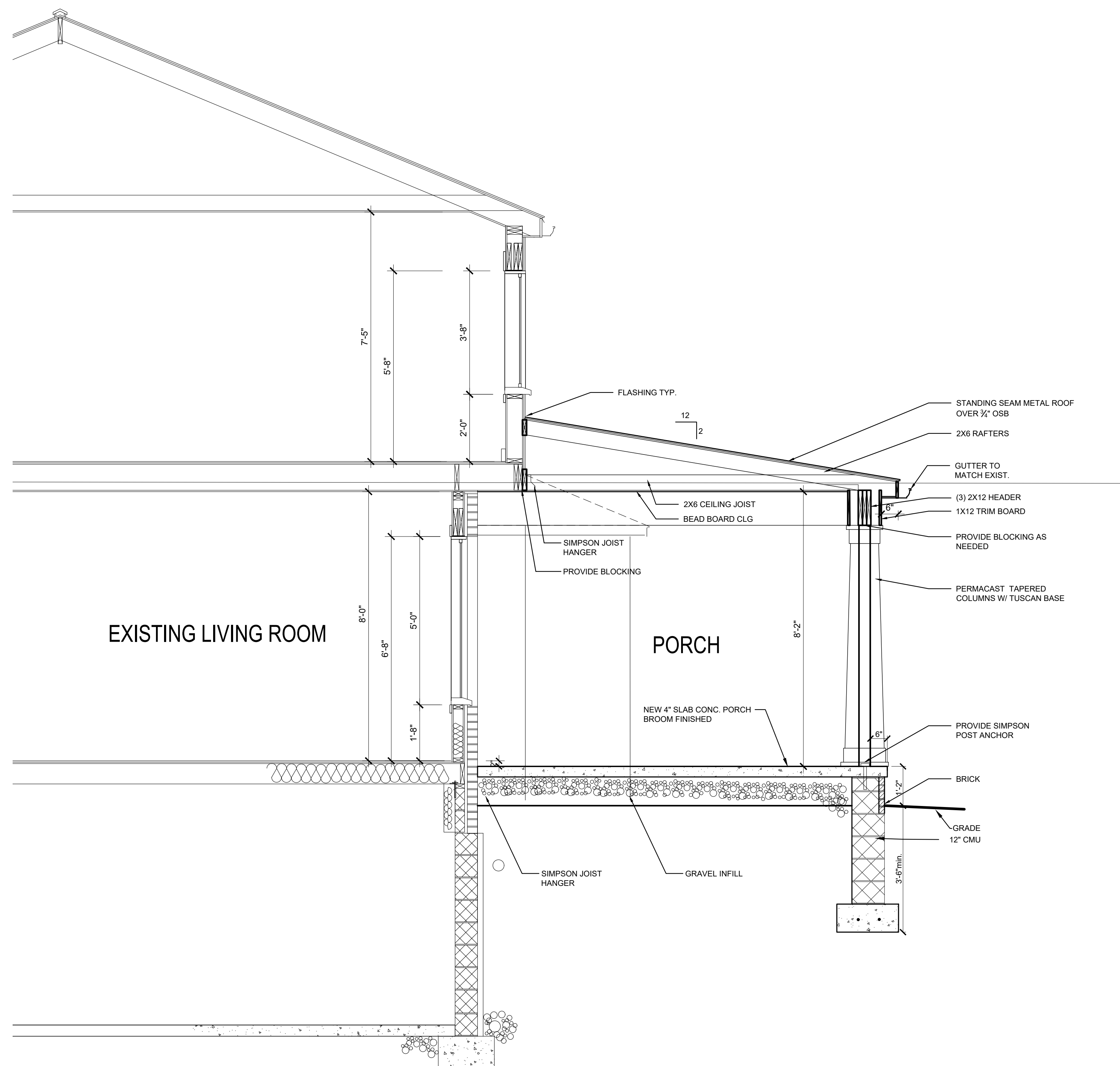
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SECTIONS

A-4



1
A-4 GARAGE DORMER SECTION
SCALE: 1/2" = 1'-0"



2
A-4 TYPICAL PORCH SECTION
SCALE: 1/4" = 1'-0"