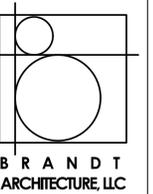


# FERGUSON RESIDENCE

## 20791 BEACONSFIELD BLVD

### ROCKY RIVER, OHIO 44116



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2/20/2024 PROGRESS  
5/20/2024 PERMIT



Jill L. Brandt  
OH #12657  
EXP 12/31/25

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SITE PLAN  
AND SPECS

T-1

#### GENERAL NOTES AND SPECIFICATION

- GENERAL CONDITIONS**
- Materials and methods of construction shall comply with all applicable local, state and federal building codes.  
Current issue code = RCO effective July 1, 2019.
  - Contractor to provide minimum 1 year warranty on material and labor as well as provide Owner with manufacturer's warranty where applicable.
  - All work shall be installed in compliance with manufacturers' recommended installation methods and limitations.
  - 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.
  - Contractor shall be responsible for removal of debris from site at the completion of work.
  - Contractor responsible for verifying dimensions & locations of existing walls, stairs, ceiling heights etc.
  - Contractor responsible for verifying locations of existing utilities and roads.
  - 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.
  - Contractor shall patch and repair areas impacted by new work. Finishes to match existing.
  - Contractor shall cap all electrical and plumbing lines disconnected by scope of work in these documents
  - If any unfavorable or unforeseen conditions are discovered, contractor shall bring them to Owner's attention prior to proceeding with work.
  - 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.
  - 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.
- FRAMING**
- All framing shall be Southern Yellow Pine species #2 grade or better.
  - LVL's shall be Boise Cascade 2.0E GP Lam LVL or equal.
  - Where multiple piles of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more piles are used, beams shall be nailed on both sides, staggered. Follow manufacturer's recommendation for alternate fasteners.
  - Plywood shall be standard PS-1 and OSB shall be standard PS-2
  - All exposed lumber or lumber in contact with concrete or masonry shall be ppt (u.n.o).
  - All preservative pressure treated (ppt) lumber shall be southern pine #2.
  - Provide blocking at mid span of joists exceeding 2x12.
  - Provide bridging or lateral support between rafters and ceiling joists greater than 2x10 at point of

#### ENERGY EFFICIENCY REQUIREMENTS

This project shall comply with the RCO requirements for energy efficiency using the prescriptive method outlined in sections 1101.14 - 1104 of the RCO.

#### BUILDING THERMAL ENVELOPE

- Insulation R values shall be as follows:  
Walls: R=20  
Ceilings R=49 for new construction  
a. R=38 where insulation is installed over 100% of the area and extends over wall top plate  
Floor: R=30  
Basement R=10 to depth of 10' below grade or basement floor.  
Stair: R=10 at 2' from perimeter  
Window U=30  
A permanent certificate shall be completed and posted by furnace listing R- values of all insulation components.

#### bearing.

- Any necessary holes or notching in load bearing studs shall be in accordance with section 602.6 of RCO.
- 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.
- 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.
- Provide draftstopping in floor/ceiling locations as outlined in section 302.12 of the RCO.

#### DOORS AND HARDWARE

- Reuse exist. doors where practical.
- Provide 2'-6"x 6'-8"x 1 3/8" solid core wood door unless otherwise noted on plan. Panel size and pattern selected by owner. Doors shall be primed and painted. Color selected by Owner. Door shall be hung level and true.
- 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

- Windows shall be Pella 250 series vinyl windows with low e glass. Windows shall be casement with screens, traditional grilles and locks. Windows shall have brown finish to match existing. Alternates shall be Andersen, or Owner approved equal.
- 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 1011.S.2/A440.
- Windows shall meet standards for wind design loads per section 301.2 of RCO.

#### EXTERIOR FINISHES

- Horizontal Hardie siding to be Northwoods 7" wood grained composite siding collection. Standard color to match existing house trim.
- Roof shingles shall be GAF Timberline "Natural Shadow". Color and texture to be selected by Owner.
- Install self sealing hip and ridge cap shingle matching the color of selected roof shingle.
- Eave and ridge vents must supply open space for ventilation of not less than 1 to 150 of the area which they are ventilating. Provide corrosion-resistant screening over openings as per the details and notes in these construction documents or contact the designer.
- Provide #30 Roofing Underlayment
- 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.
- Exposed flashing shall be pre-finished metal flashing 24 gauge hot-dip galvanized steel sheet, complying with ASTM A 653/A 653M, G90/Z275.
- Concealed flashing shall be self-adhesive membrane type flashing.
- Where applicable, flashing shall extend min. 6" up wall and behind vapor barrier to prevent water entry.
- Flashing shall be installed in a shingle style or overlapping to prevent water entry.

- At valleys install eaves protection membrane at least 36" (914mm) inches wide and centered on the valley. Lap ends 6 inches (152mm) and seal.
- 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

- Provide batt or spray insulation as indicated in building & wall sections.
- All insulation R values shall meet or exceed minimum standards outlined in RCO.
- Acceptable manufacturers for batt insulation shall be Owens Corning, Certainteed, John's Manville or Owner approved equal.

#### INTERIOR FINISHES

- Gypsum Board shall be ASTM C 36, regular 1/2" and 5/8" type "x" with tapered edges, as indicated in drawings
- Provide water resistant gypsum board in all wet rooms such as bathrooms and at kitchen counters.
- Install "durorock" wall board where tile to be installed.
- Provide in maximum lengths and widths to minimize joints and correspond with support system.
- 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.
- 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.
- All wood trim, including but not limited to wood base, crown mould, window & door trim, to match existing size and profile.
- Provide thresholds and reducer strips as needed with finish floor materials.
- Provide smooth finish at walls and knock down finish at ceiling.
- All gyp. bd. to be primed and painted.
- Apply paint according to manufacturer's written instruction using applicators and techniques best suited for substrates and material applied. Provide smooth opaque surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, laps, brush marks runs and other imperfections will not be accepted.
- Provide the following finish system over interior gypsum board: Two finish coats of low luster acrylic - enamel finish, over a primer. Primer shall be interior gypsum primer. Acceptable manufacturers shall be Benjamin Moore, Sherwin Williams.
- All finish colors and materials to be selected by Owner.
- Cabinetry selection by others.
- Provide allowance for flooring where indicated on these plans. Size and species to be selected by Owner.
- Provide allowance for tile where noted on plan. Tile and grout selection by Owner.
- Provide concrete substrates with dry-set or

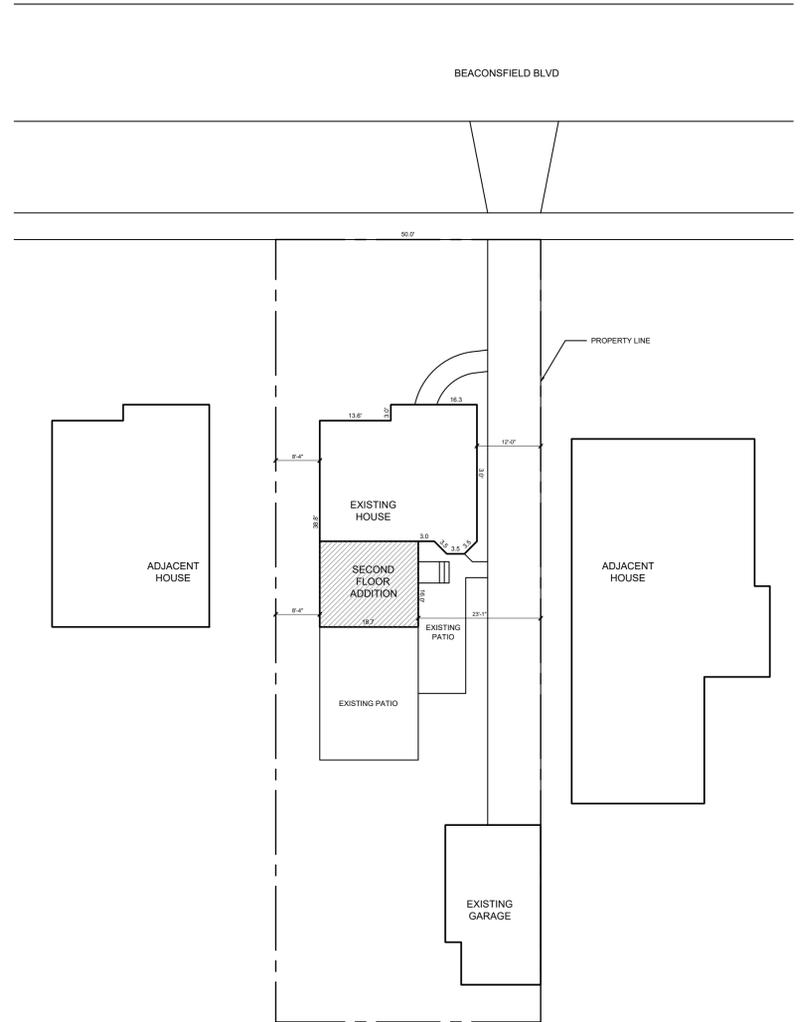
#### latex-portland cement mortar.

- Trowel level, free of any bumps and protrusions.
- Install tile under counters and equipment to provide complete floor covering without interruption.
- Lay tile in grid pattern on floor and brick pattern on walls unless otherwise indicated verify layout with Owner prior to installation.
- Accurately form intersections and evenly space joints.
- Grout tile completely per grout manufacturer's recommendations. Clean tile after grouting
- Toilet room accessories: mirror, soap, towel and toilet paper holders shall be provided by Owner and installed by contractor.

#### MECHANICAL, ELECTRICAL & PLUMBING

- Provide new electrical wiring, outlets, junction boxes etc. throughout addition.
- Connect to existing electrical system. Contract to field verify capacity and notify Owner of any necessary upgrades in base bid.
- Coordinate light fixture locations with Owner. Coordinate switching with existing switch and fixture locations. Contractor shall walk through with Owner once framing is completed to confirm fixture locations.
- All bath exhaust fans and dryer exhaust duct runs shall be vented out through exterior walls or up through the roof. Avoid venting at the front of house where possible. Do not vent through soffits into soffits or into attics. Provide a duct termination kit (energy efficient with screen) and roof flashing as required at the duct exterior outlet. Paint the exterior wall and roof penetrations to match the finished surface. The duct run shall be smooth metal with foil 'mastic' tape joints and clamps (no screws) and insulated or in an insulated cavity for the exterior outlet.
- Plumbing systems to connect to existing domestic supply & wastelines. Contractor to notify Owner of any necessary upgrades in existing systems and include work in base bid.
- Plumbing contractor to provide isometric of system upon request of the City prior to pulling permits.
- Plumbing fixtures by Owner. Acceptable manufacturers shall be Moen, Kohler, Delta.
- Provide HVAC to habitable areas impacted by this scope of work.
- HVAC contractor to verify capacity of existing furnace. Notify owner of any unnecessary upgrades in base bid.
- Alternate: Provide elect. mini-split system. HVAC contractor to size system and install per manufacturer's requirements.
- Duct sizing and layout by mechanical contractor.
- J Schedule provided by HVAC contractor.

<b>SCOPE OF WORK:</b> NEW 300 SF SECOND FLOOR BEDROOM SUITE. NO CHANGE TO BUILDING FOOTPRINT	
LOT COVERAGE:	= 7,350 SF
LOT SIZE:	= 7,350 SF
EXISTING GARAGE	= 516 SF
EXISTING HOUSE TO REMAIN=	1,033 SF
TOTAL :	= 1,549 SF = 21.1%
<b>DRAWING INDEX</b>	
T-1	SITE PLAN & SPECIFICATION
A-1	FLOOR PLANS
A-2	ELEVATIONS
A-3	SECTIONS
MEP-1	ELECTRICAL & MECHANICAL PLANS



materials shall allow for differential expansion and contraction.

- The building or dwelling unit shall be tested and verified as having an air leakage rate of not more than five air changes per hour. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.
- Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and labeled as having an air leakage rate of not greater than 2.0 cfm

#### SYSTEMS

- Not less than one thermostat shall be provided for each separate heating and cooling system.
- Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter.
- Seal all ducts, air handlers and filter boxes. Joints and seams shall comply with Section 1601.4.1.
- Ducts shall be pressure tested to determine air leakage per section 1103.3.3 of the RCO. Ducts can be tested at rough-in or post construction. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official
- Building cavities shall not be used as supply ducts.
- Mechanical system piping capable of

carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

#### VENTILATION

- The building shall be provided with ventilation that complies with the requirements of Section 1505
- Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

1 SITE PLAN  
T-1 SCALE: 1/16" = 1'-0" N





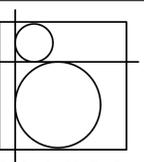
1 EAST ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



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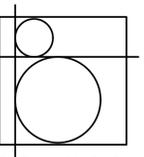


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ELEVATIONS

**A-2**



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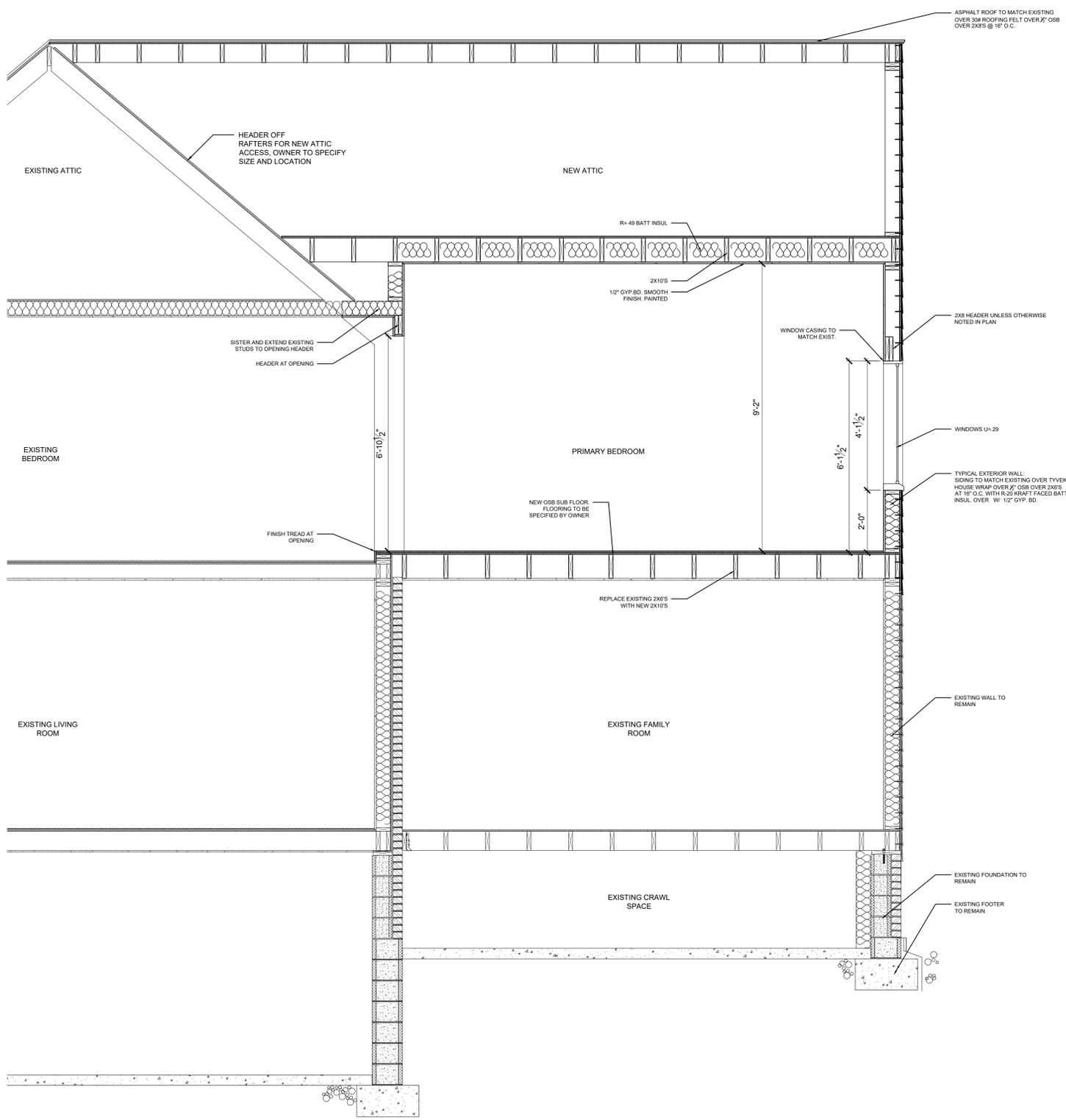


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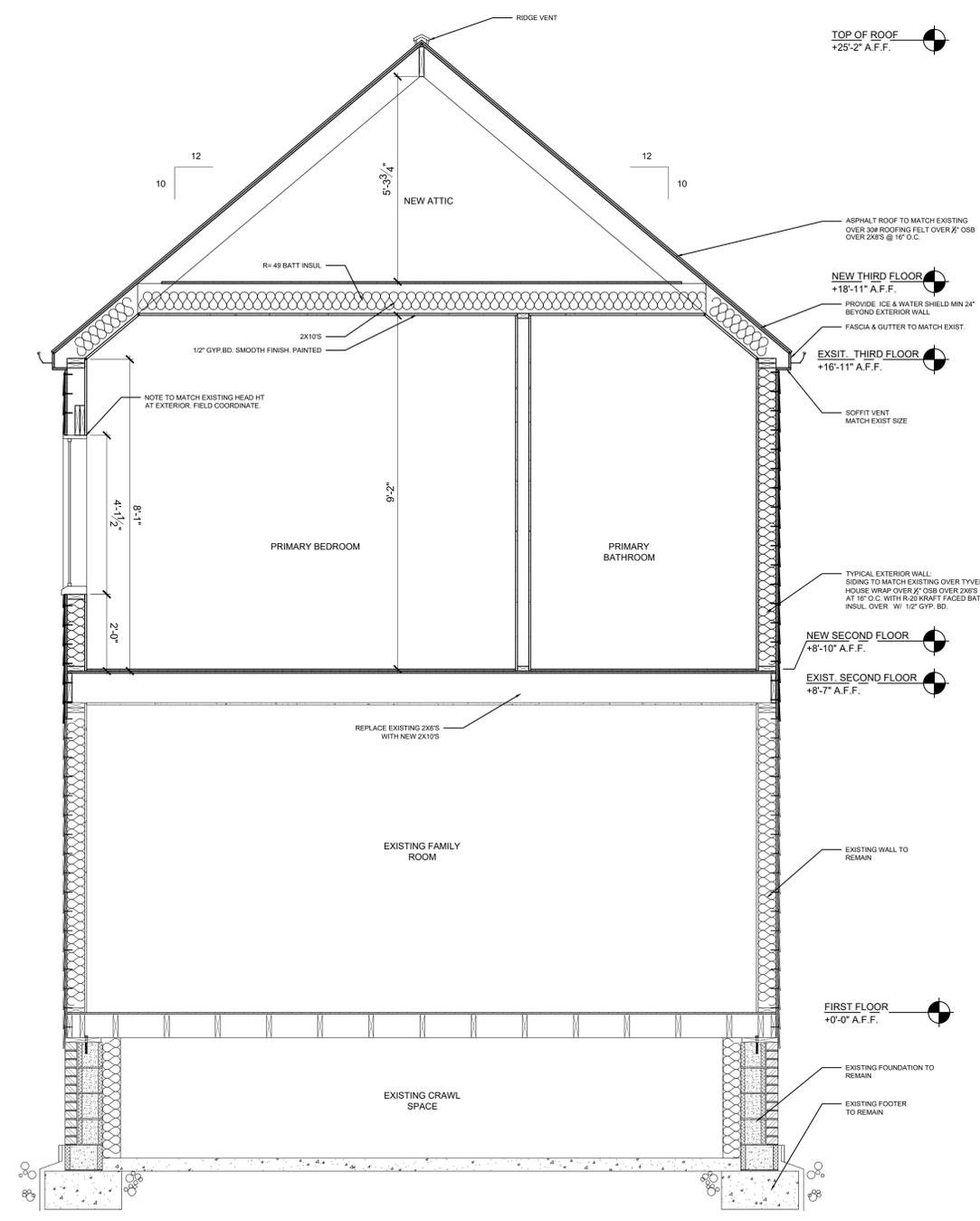
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SECTIONS

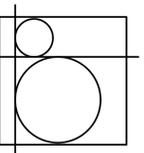
**A-3**



**1**  
SECTION 1  
SCALE: 1/2" = 1'-0"



**2**  
SECTION 2  
SCALE: 1/2" = 1'-0"



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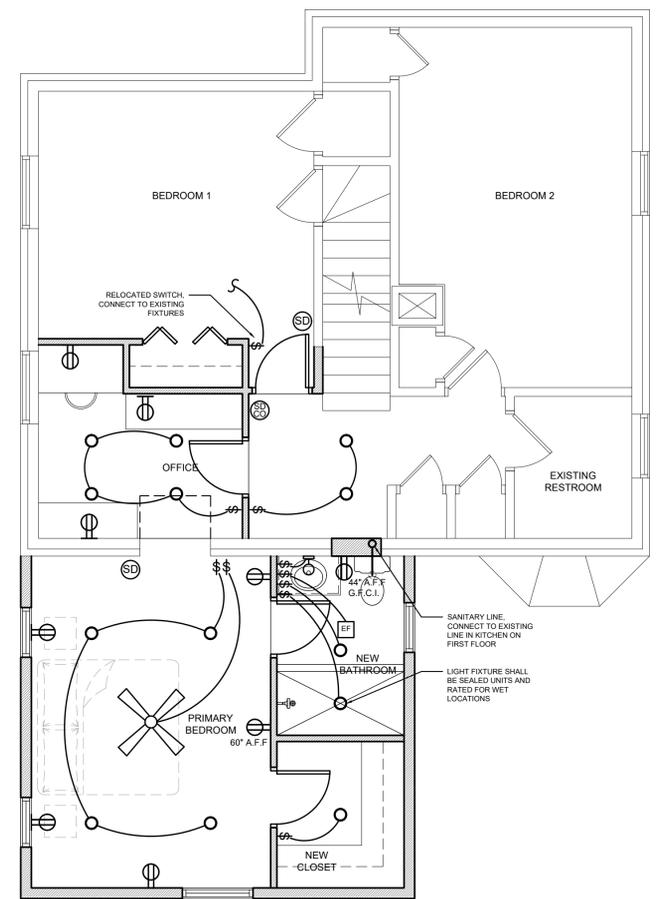
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ELECTRICAL  
PLAN

MEP-1

SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET
⊕	DEDICATED APPLIANCE OUTLET
⊕ <sub>GFCI</sub>	GROUND FAULT CIRCUIT INTERRUPTER OUTLET
⊕ <sub>WR</sub>	WATER RESISTANT OUTLET
⊕	CEILING MOUNTED LIGHT FIXTURE
⊖	WALL MOUNTED LIGHT FIXTURE
○	PENDANT LIGHT FIXTURE
○	4" RECESSED LIGHT FIXTURE
—	UNDER CABINET LIGHT FIXTURE
EF	EXHAUST FAN VENT TO EXTERIOR
EF	COMBINATION EXHAUST FAN / LIGHT
+	CEILING FAN / LIGHT FIXTURE
⊙	HARDWIRED SMOKE DETECTOR
⊙	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR

- ELECTRICAL NOTES:
- ALL WORK SHALL COMPLY WITH THE RCO & IFGC, NEC, AND FEDERAL, STATE AND LOCAL CODES.
  - ANY INCOMPATIBILITY WITH ELECTRIC PANEL SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING WITH WORK.
  - FIELD VERIFY EXISTING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR SHALL COORDINATE EXISTING AND NEW OUTLET LOCATIONS TO MEET CURRENT CODE REQUIREMENTS
  - NEW AND EXTENDED CIRCUITS (EXCEPT THOSE AT KITCHEN COUNTERTOPS) SHALL RECEIVE AFCI PROTECTION.
  - PROVIDE A MINIMUM OF TWO (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR RECEPTACLES AT KITCHEN COUNTER.
  - PROVIDE A MINIMUM OF ONE (1) 20 AMP SMALL APPLIANCE CIRCUIT FOR RECEPTACLES AT LAUNDRY ROOM.
  - PROVIDE A MINIMUM OF ONE (1) 20 AMP SMALL DEDICATED BRANCH CIRCUIT FOR EACH BATHROOM & POWDER ROOM.
  - PROVIDE HARDWIRED SMOKE DETECTORS PER CODE RCO SECTION 314.2: 1 PER SLEEPING ROOM AND 1 LOCATED ON EACH FLOOR. ALL NEW SMOKE ALARMS WILL HAVE BATTERY BACK-UP POWER, UNLESS ADDITIONAL FINISHES MUST BE REMOVED, THEY SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE ACTIVATES ALL INTERCONNECTED SMOKE ALARMS
  - EACH FLOOR SHALL HAVE BOTH IONIZATION AND PHOTOELECTRIC SMOKE ALARMS.
  - PROVIDE CARBON MONOXIDE DETECTORS PER CODE RCO SECTION 316: 1 PER FLOOR.
  - OWNER SHALL PROVIDE DECORATIVE LIGHTING.
  - RECOMMENDED MANUFACTURERS FOR NEW FIXTURES SHALL BE LITHONIA, OR OWNER APPROVED EQUAL.
  - ALL EQUIPMENTS AND SYSTEM COMPONENTS SHALL BE SQUARE D OR APPROVED EQUAL.
  - NEW LIGHT FIXTURES SHALL USED CFL'S OR LED OR MEET ENERGY EFFICIENCY REQUIREMENTS.
  - ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
  - ALL WEATHER RESISTANT OUTLETS TO BE ENCLOSED



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