

SAHND RESIDENCE

718 WAGAR ROAD, ROCKY RIVER, OHIO 44116

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. All foundation and sewer work in the City or Rocky River will be required to verify and correct if necessary any cross connections of storm vs. sanitary lines. This includes, but is not limited to, downspouts, drain tile, yard, driveway or garage drains.

8. Contractor must perform dye test or visual inspections of the drainage system and submit results in writing to the Rocky River Building Department prior to any footer inspections.

9. All new work shall comply with section 914.1 of the City's Ordinances.

10. 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 #615, 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 #615, grade 60 U.N.O.

2. Lap all horizontal bars at corners and intersection.

3. Dowel all vertical rebar to foundations.

MASONRY

1. Construct all masonry walls in accordance with ACI 308.

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 be standard in size, texture, color and variation to match existing. Contractor shall provide 3 samples for Owner & Architect approval.

8. Tint mortar to match existing.

9. Brick shall be installed in running bond pattern with color distribution to match existing.

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 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.

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. Provide blocking at mid span of joists exceeding 2x12.

8. Provide bridging or lateral support between rafters and ceiling joists greater than 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.

DOORS AND HARDWARE

2. Provide 2'-6"x6'-8"x1 3/8" solid core wood door unless otherwise noted on plan. Panel size and pattern to match existing. Doors shall be stained to match existing. Color

selected by Owner. Door shall be hung level and true.

3.Exterior doors to have screen door with storms, glazing & lock.

4. Exterior doors shall be fiber glass Pella, Therma Tru or Owner approved equal. Coordinate keying with Owner.

5. 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.

6. Door and window head, sill and jamb details to match existing.

WINDOWS

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

2. 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 shall be JL Hardie plank lap siding 7" select cedar mill. Color to be per finish schedule noted in these drawings. Verify with Owner.

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.

14. 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

2.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 water resistant gypsum board in all wet rooms such as bathrooms and at kitchen counters.

3. Install "durorock" wall board where tile to be installed.

4. Provide in maximum lengths and widths to minimize joints and correspond with support system.

5. 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.

6. 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.

7. All wood trim, including but not limited to wood base, crown mould, window & door trim, to match existing size and profile.

8. Provide thresholds and reducer strips as needed with finish floor materials.

9. All gyp. bd. to be primed and painted.

10. 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.

11. 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.

12. All finish colors and materials to be selected by Owner.

13. Provide allowance for hardwood flooring where indicated on these plans. Size and species to be selected by Owner.

14. Hardwood floors to be stained with 3 coats tinted oil base stain. Allow stain to fully dry. sand between coats.

15. Provide allowance for tile where noted on plan. Tile and grout selection by Owner.

Tile 1 mudroom 12x12 ceramic

16. Provide concrete substrates with dry-set or latex-portland cement mortar.

17. Trowel level, free of any bumps and protrusions.

18. Install tile under counters and equipment to provide complete floor covering without interruption.

19. Lay tile in grid pattern on floor and brick pattern on walls unless otherwise indicated verify layout with Owner prior to installation.

20. Accurately form intersections and evenly space joints.

21. Grout tile completely per grout manufacturer's recommendations. Clean tile after grouting.

MECHANICAL, ELECTRICAL & PLUMBING

1. Provide new electrical wiring, outlets, junction boxes etc. throughout addition.

2. Coordinate light fixture locations with Owner. Coordinate switching with existing switch and fixture locations where practical.

3. All Kitchen equipment to be purchased by Owner and installed by Contractor. Contractor responsible for coordinating plumbing and electrical requirements for kitchen equipment. Owner shall provide equipment cut - sheets 1 week prior to delivery.

4. Plumbing systems to connect to existing system. Contractor to notify Owner of any necessary upgrades in existing systems and include work in base bid.

5. Contractor to verify capacity of existing water heater. Provide new water heater if necessary.

6. Provide pipe protection for exterior plumbing line sand utilities per OPC 305.

7. Plumbing contractor to provide isometric of system upon request of the City.

8. Plumbing fixtures by Owner.Acceptable manufacturers shall be American Standard,Moen, Kohler, Delta.

9. Contractor to provide heating and ventilation to areas as required by all applicable building codes.

10. Provide new furnace and AC condensor. Coordinate

condensor location with Owner.

12.Furnace shall be high efficiency direct vent unit. Contractor to provide heating and ventilation to areas as required by all applicable building codes

11. New furnace & duct sizing and layout by mechanical contractor.Furnace and duct sizing and layout by mechanical contractor.

12. J Schedule provided by HVAC contractor.

SCOPE OF WORK:

NEW 550 SF ADDITION WITH A KITCHEN AND FAMILY ROOM, 150 SF DECK, AND NEW DRIVEWAY

LOT COVERAGE:

LOT SIZE: = 10,100 SF

EXIST. HOUSE TO REMAIN = 1,300 SF

EXIST. GARAGE TO REMAIN = 616 SF

ADDITION = 550 SF

TOTAL : = 2,466 SF = 24.4%

DRAWING INDEX

T-1 SITE PLAN & SPECIFICATION

A-1 FLOOR PLANS

A-2 ELEVATIONS

A-3 SECTIONS

A-3.1 SECTIONS AND INT. ELEVATIONS

MEP-1 MEP DRAWINGS

ENERGY EFFICIENCY REQUIREMENTS

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

BUILDING THERMAL ENVELOPE

1. 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.

Slab 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.

2. Where insulation extends over top plate in a vented attic, install an eave baffle. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation.

3. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

4. Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking

AIR LEAKAGE

1. The building thermal envelope shall be constructed to limit air leakage and comply with sections 1102.4 of the RCO

2. Sealing methods between dissimilar materials shall allow for differential expansion and contraction.

3. 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.

4. 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

1. Not less than one thermostat shall be provided for each separate heating and cooling system.

2. 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.

3. Seal all ducts, air handlers and filter boxes. Joints and seams shall comply with Section 1601.4.1.

4. 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

5. Building cavities shall not be used as supply ducts.

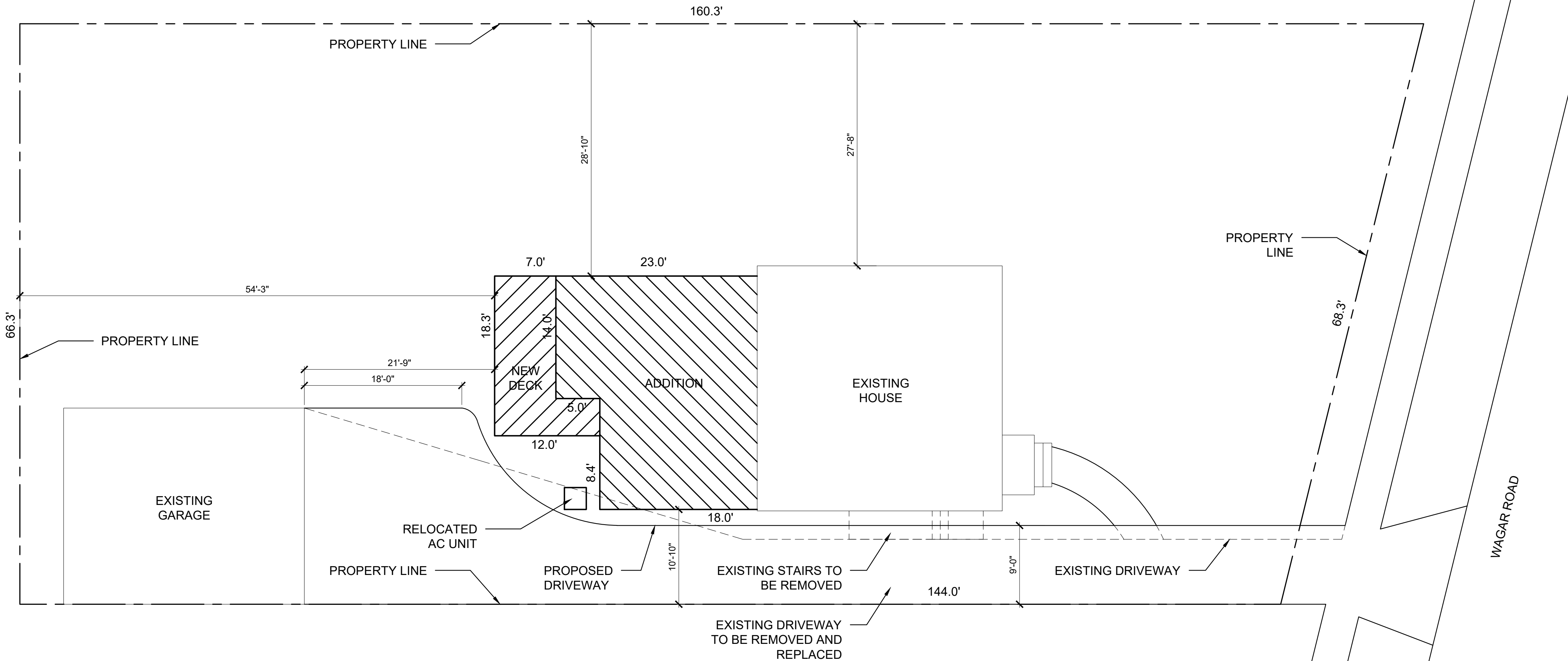
6. Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

VENTILATION

1. The building shall be provided with ventilation that complies with the requirements of Section 1505

2. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

3. 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.



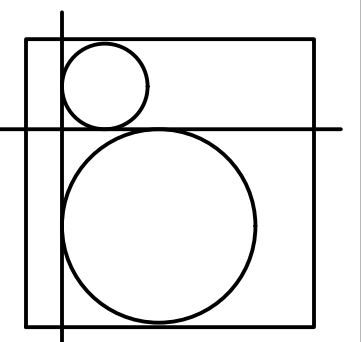
1 SITE PLAN
T-1 SCALE: 1/8" = 1'-0"



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SITE PLAN
AND SPECS

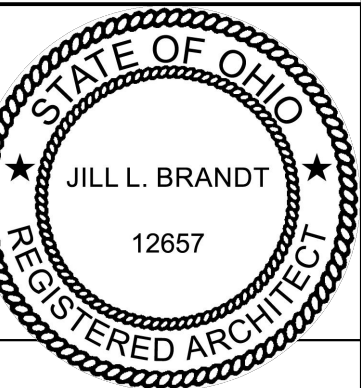
T-1



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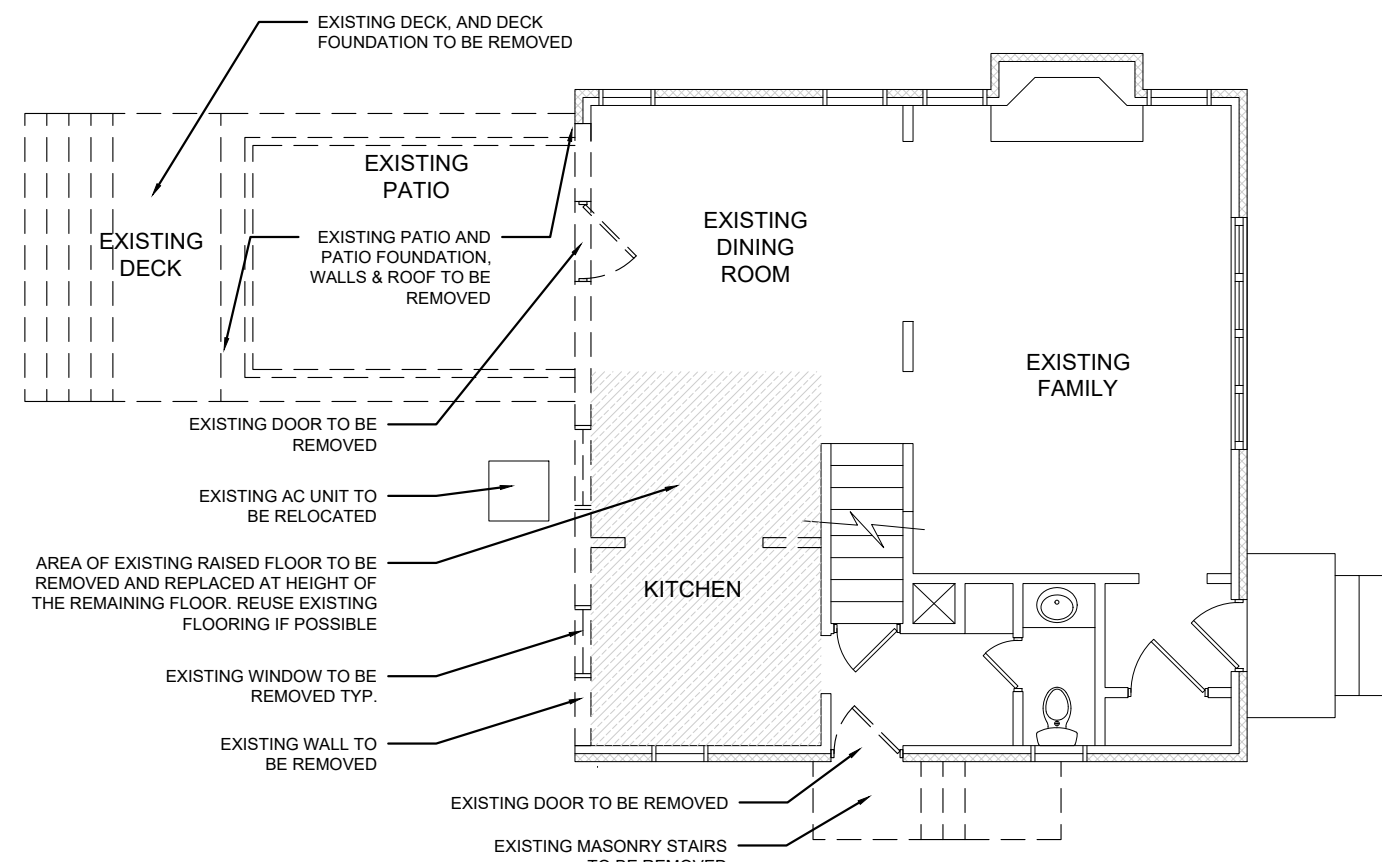
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EXP 12/32/23

	DOOR					FRAME		HARDWARE						
#	WIDTH	HEIGHT	THICK.	MAT'L	FINISH	MAT'L	FINISH	LOCKSET	HINGE	SILENCERS	KICKPLATE	CLOSER	HAND	REMARKS
1	3'-0"	6'-8"	1 1/2"	FIBER GLASS	PAINT	WOOD	PAINT	DEADBOLT ENTRY	-	-	-	-	LH	8-LIGHT
2	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	-	Y	-	-	RH	-

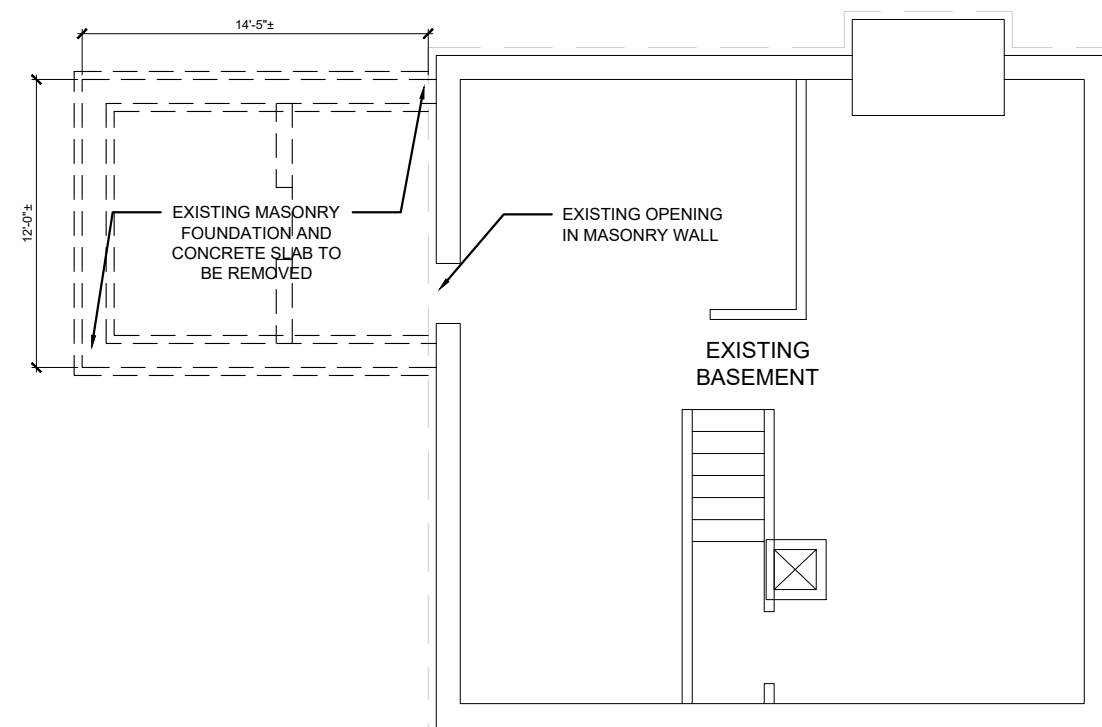
WINDOW SCHEDULE 

#	QTY	UNIT SIZE W X H	MAT'L	FUNCTION	GLASS	REMARKS
A	2	24" X 40"	VINYL	DOUBLE HUNG	X	MATCH EXISTING
B	3	56" X 48"	VINYL	DOUBLE HUNG	X	DOUBLE
C	1	60" X 66"	VINYL	CASEMENT	X	TRIPLE

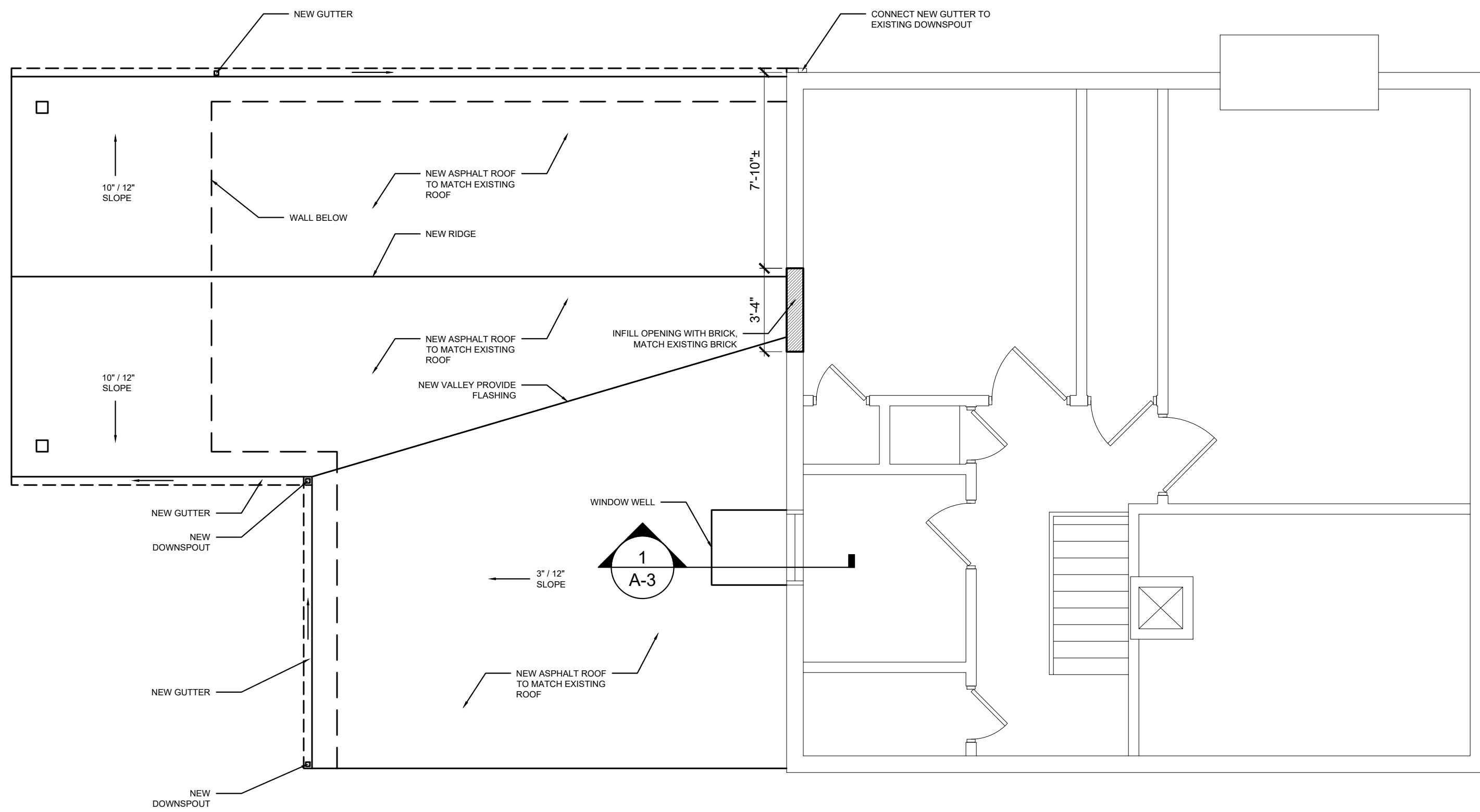


1 SECOND FLOOR PLAN

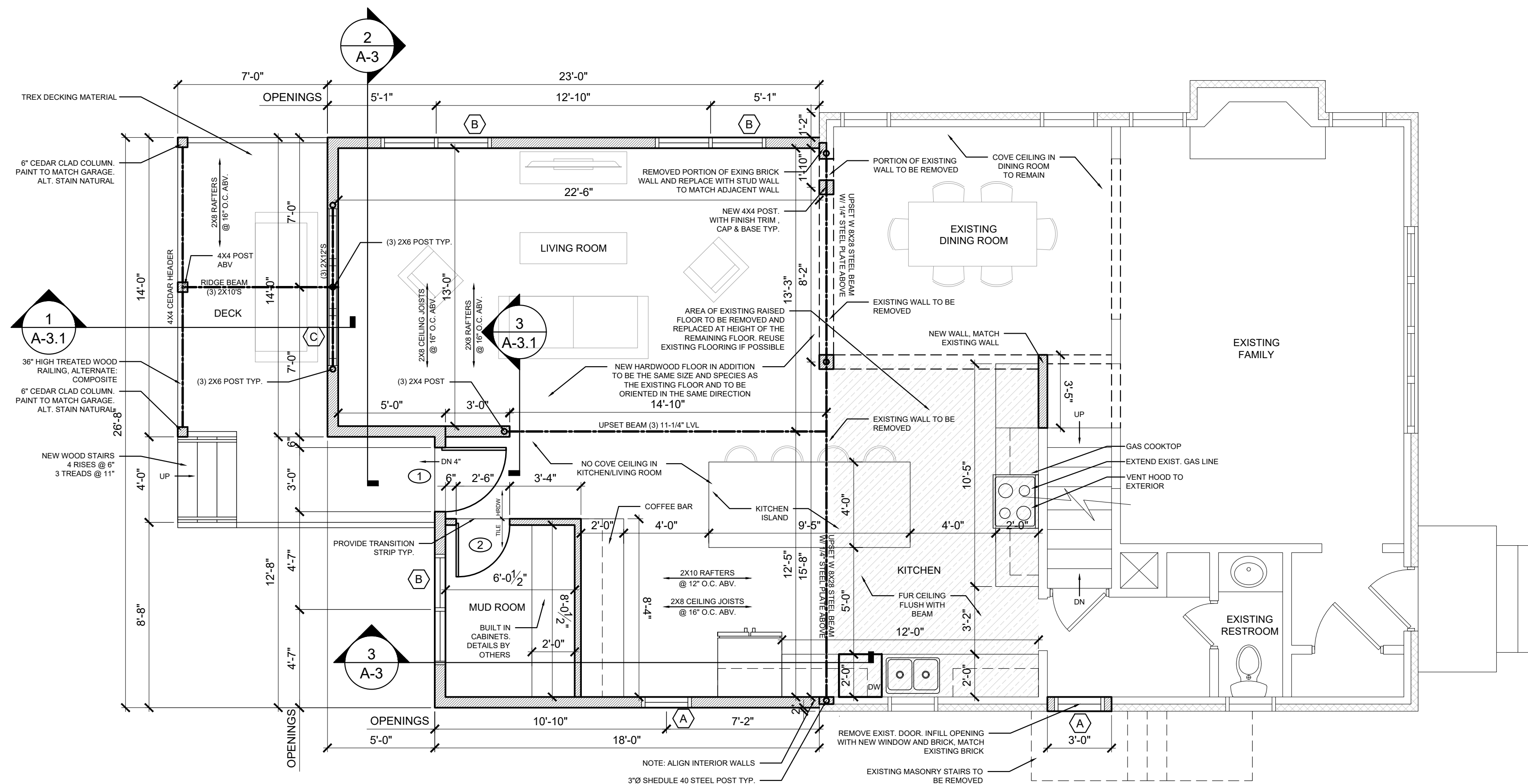
A-1 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

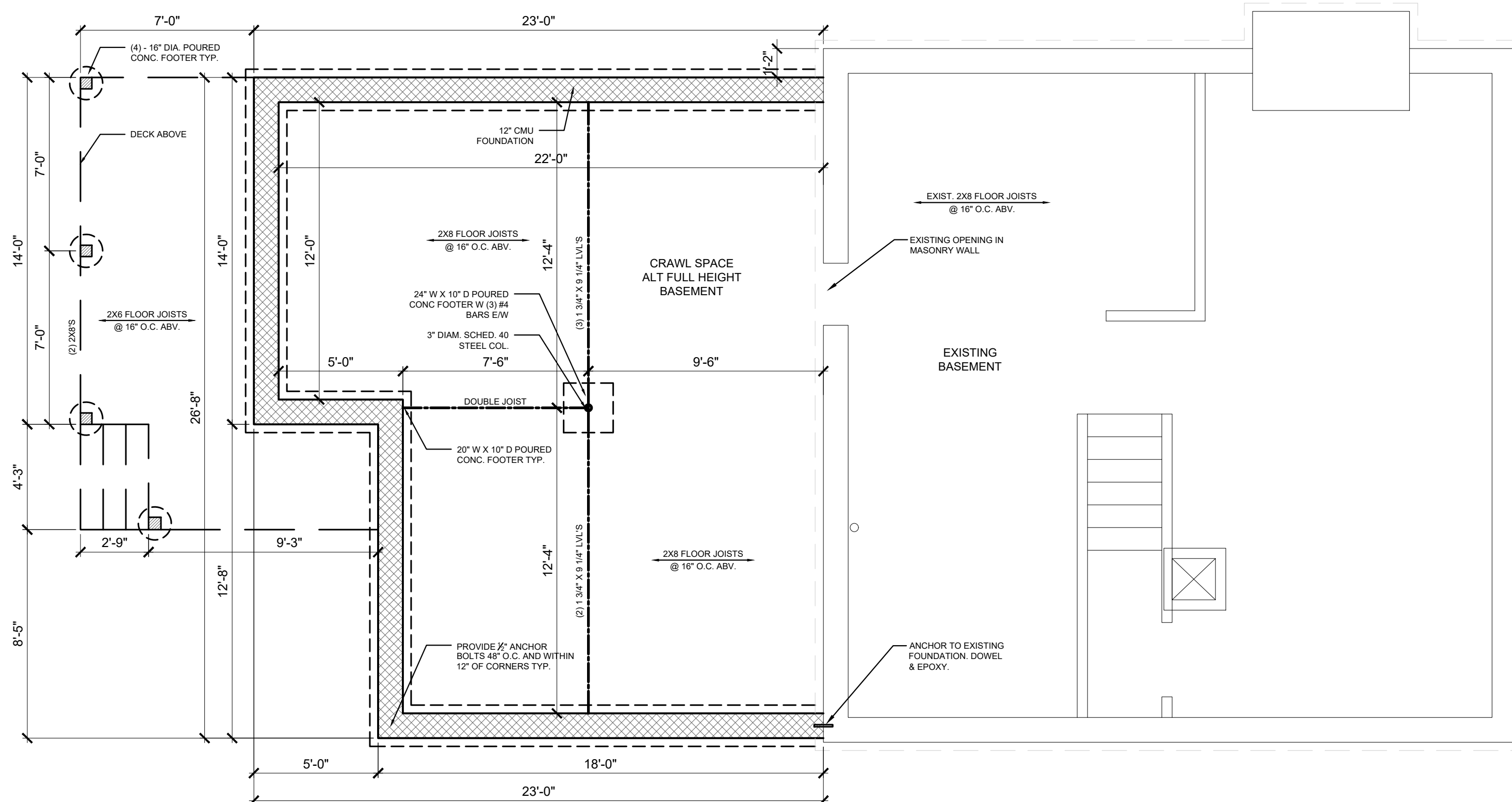


4 SECOND FLOOR / ROOF PLAN
A-1 SCALE: 1/4" = 1'-0"



3
A-1

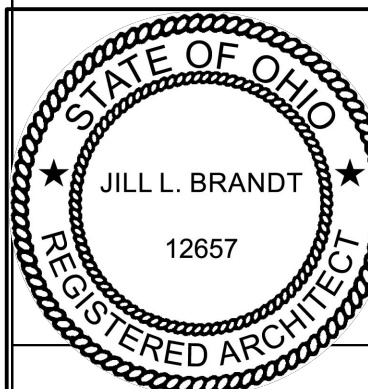
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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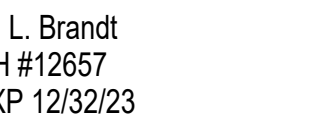
FLOOR PLANS

A-1

MATERIAL	MANUFACTURER & COLOR
BRICK	BRICK TO MATCH EXISTING BRICK COLOR AND PATTERN
SIDING	SIDING TO MATCH PATTERN AND COLOR AS GARAGE
ASPHALT ROOF ROOF	ROOF TO MATCH EXISTING ROOF IN COLOR AND PATTERN

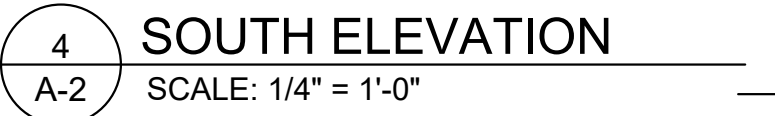
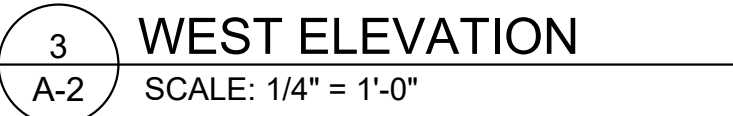
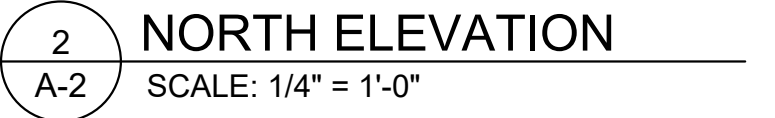
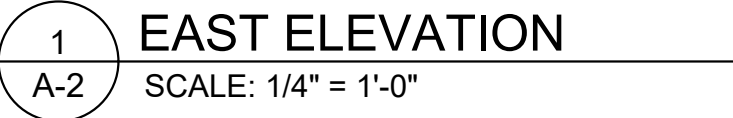
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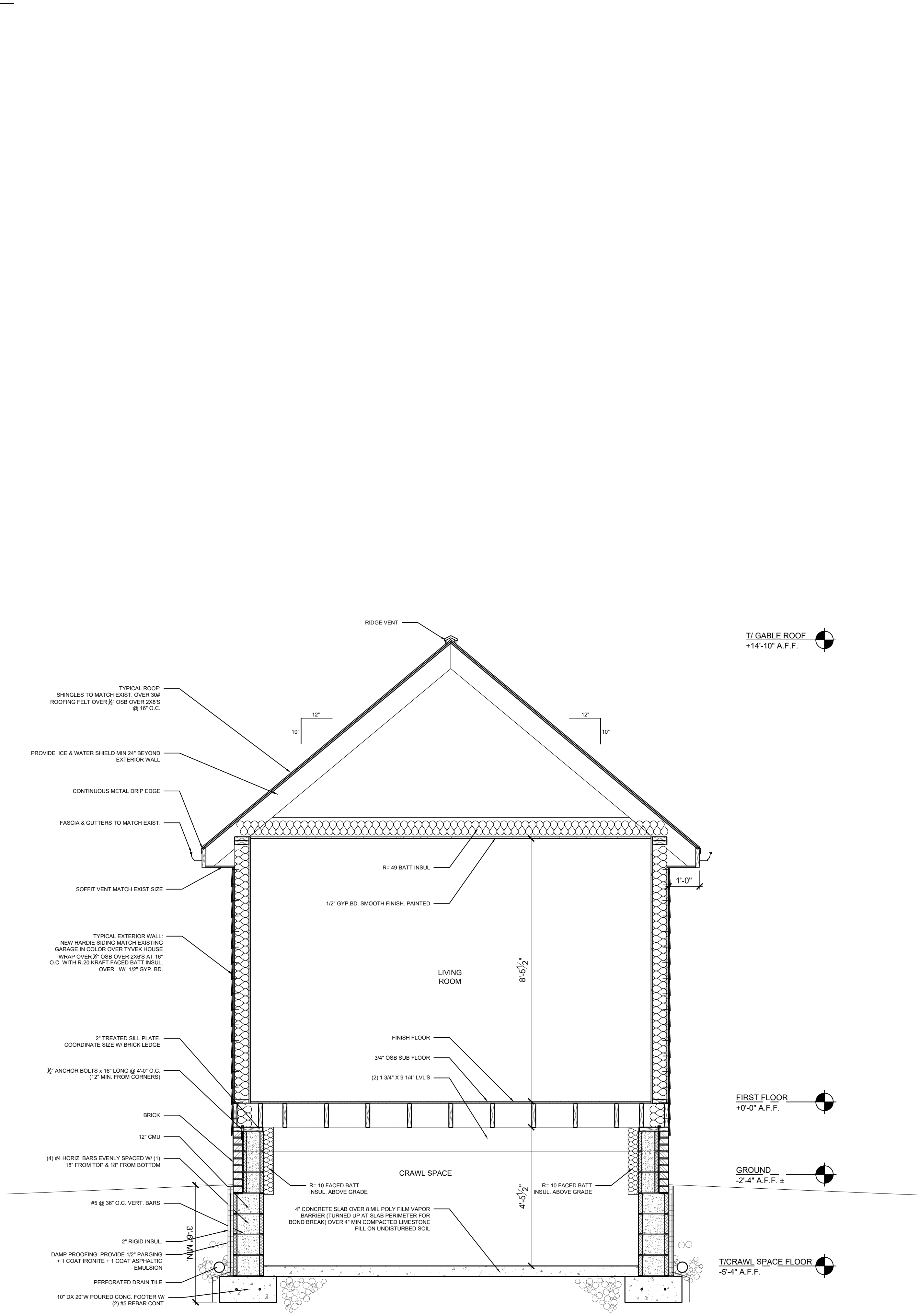
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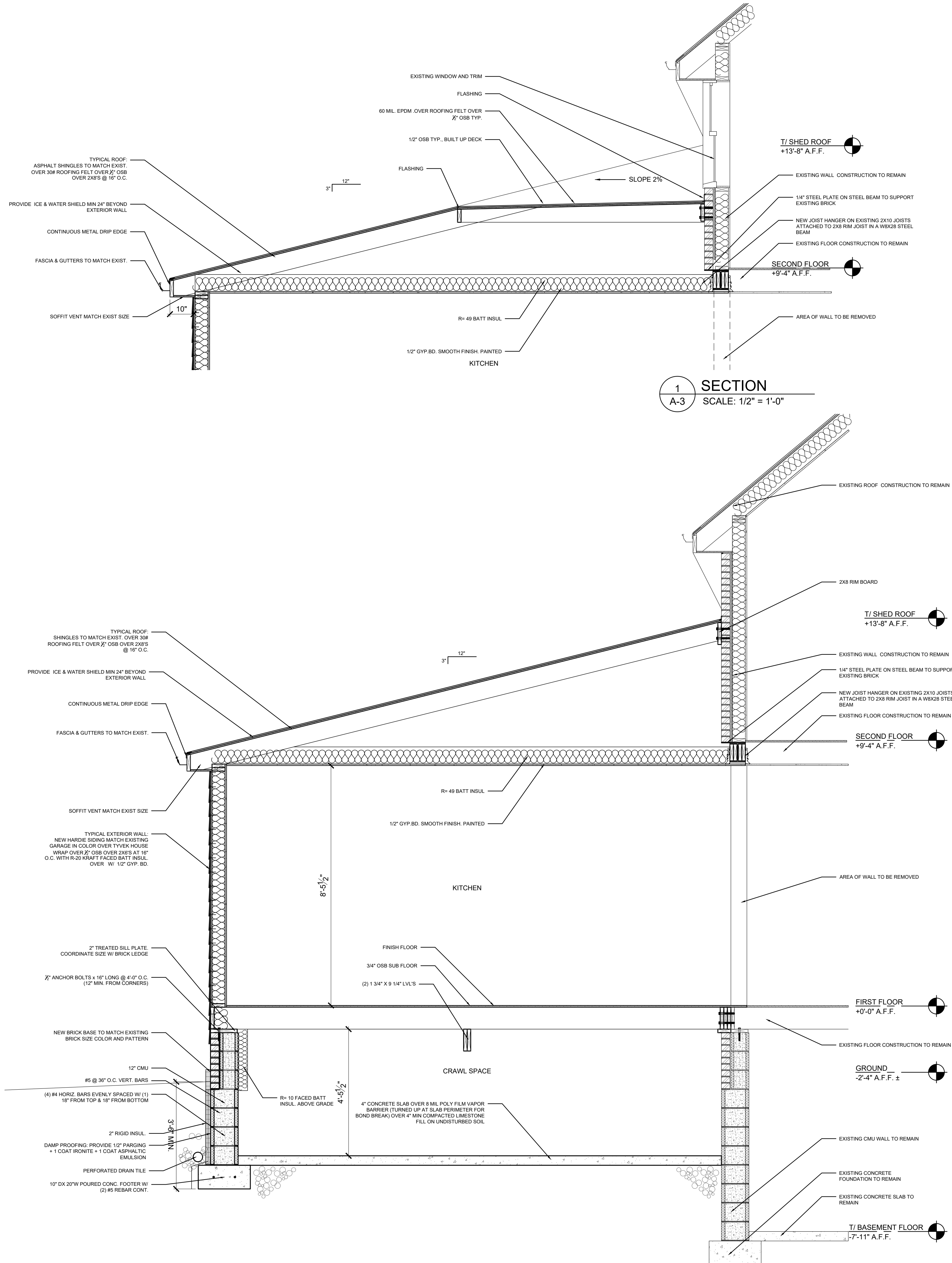
LEVATIONS

A-2

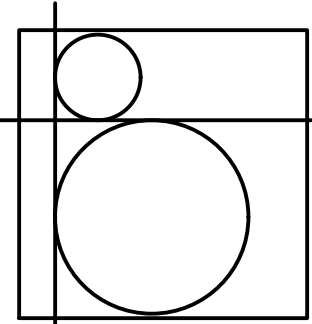




2 SECTION
A-3 SCALE: 1/2" = 1'-0"



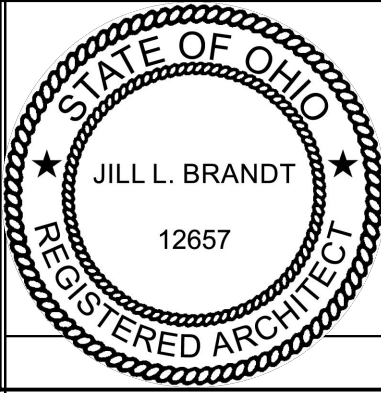
3 SECTION
A-3 SCALE: 1/2" = 1'-0"



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SECTIONS &
INT ELEVATIONS

A-3

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STATE OF OHIO

JILL L. BRANDT

12657

REGISTERED ARCHITECT

Jill L. Brandt

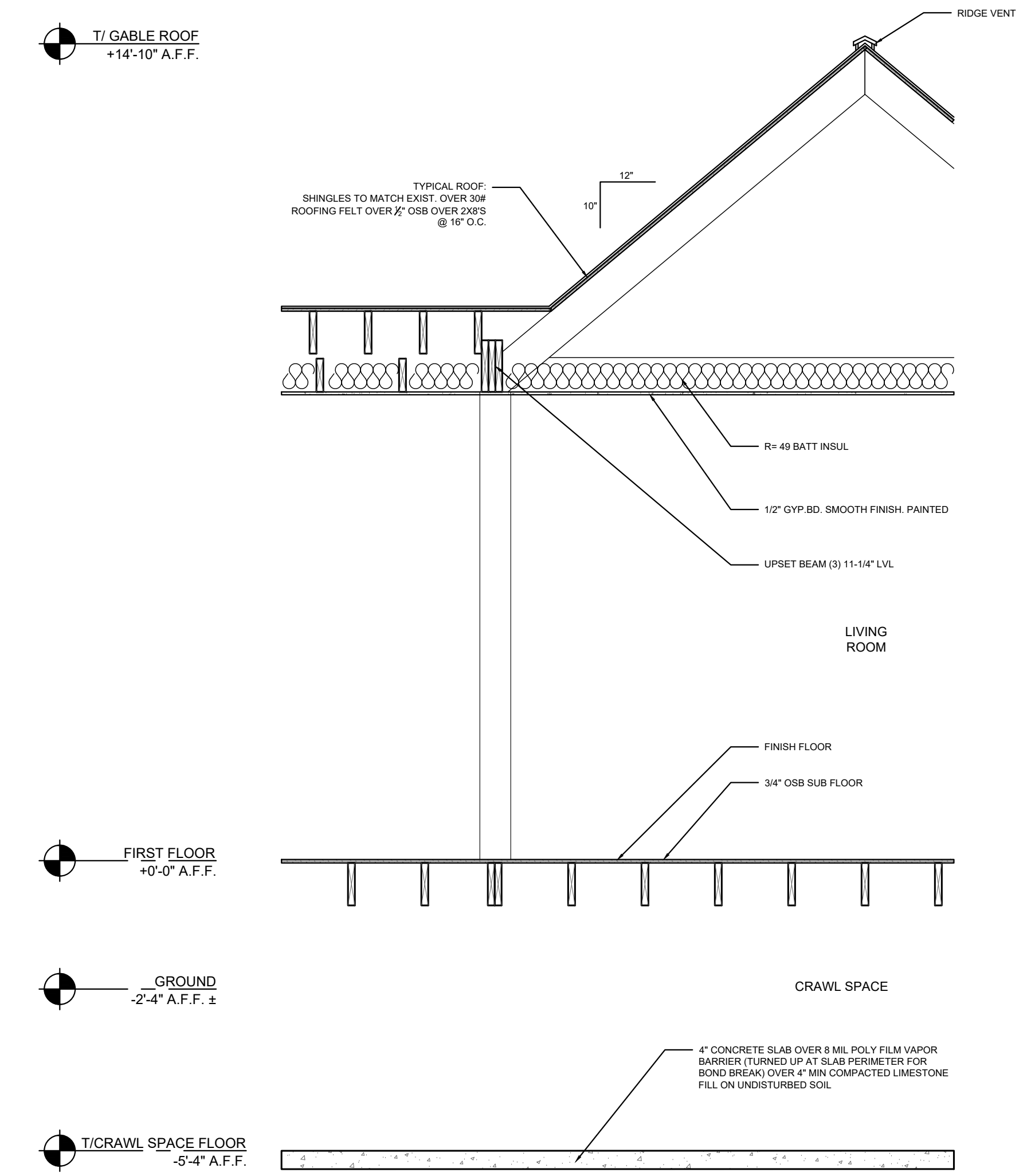
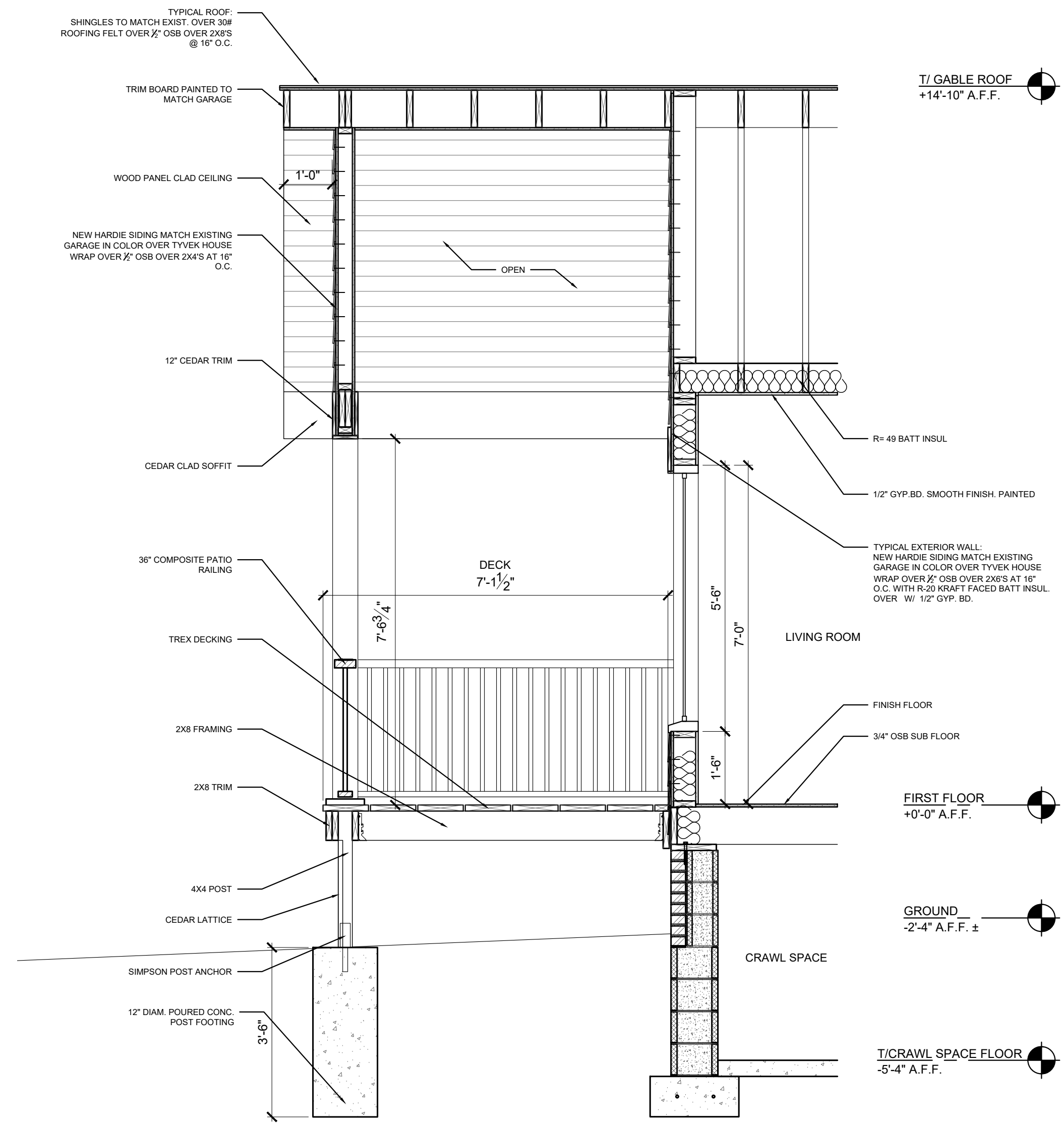
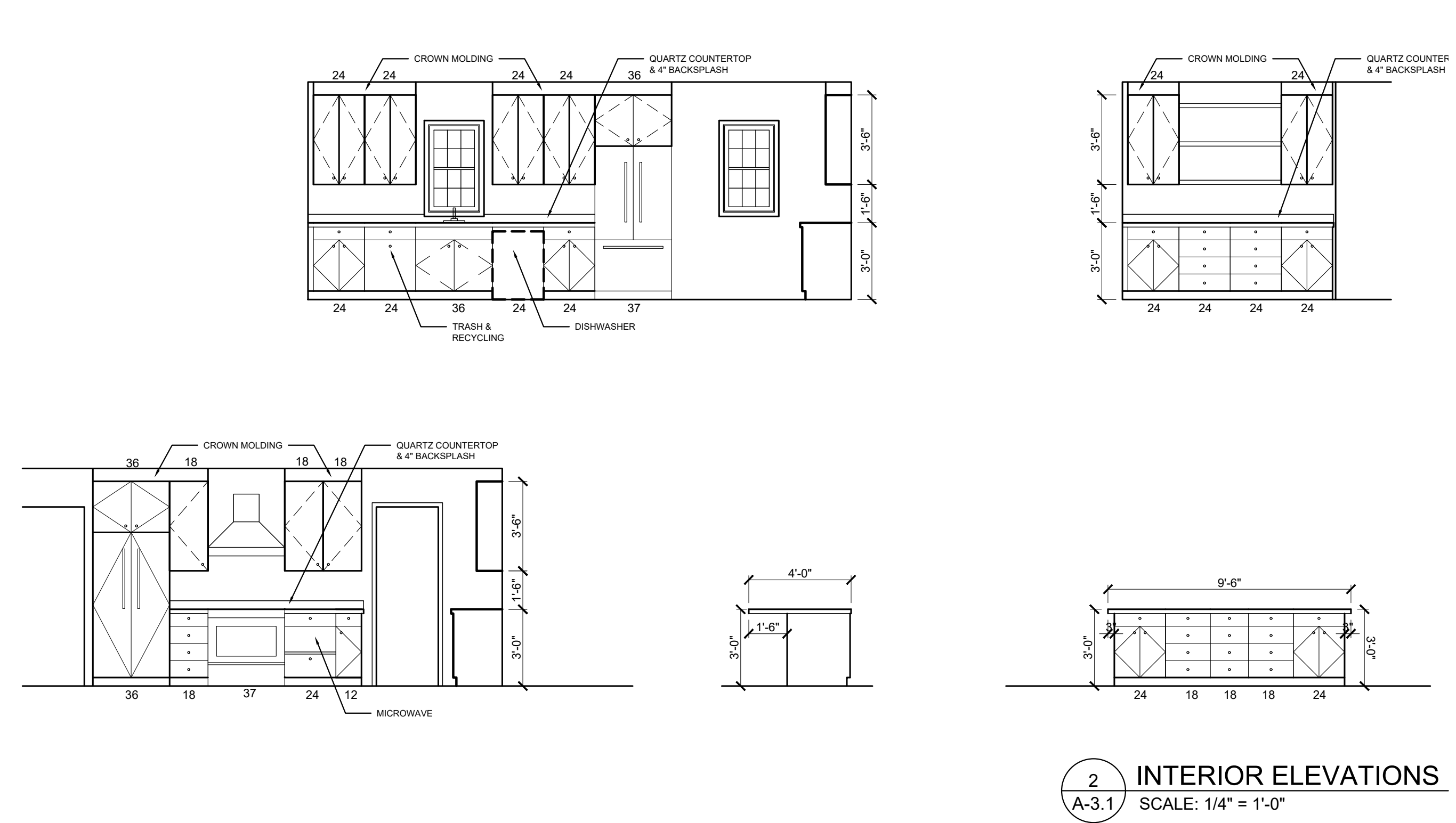
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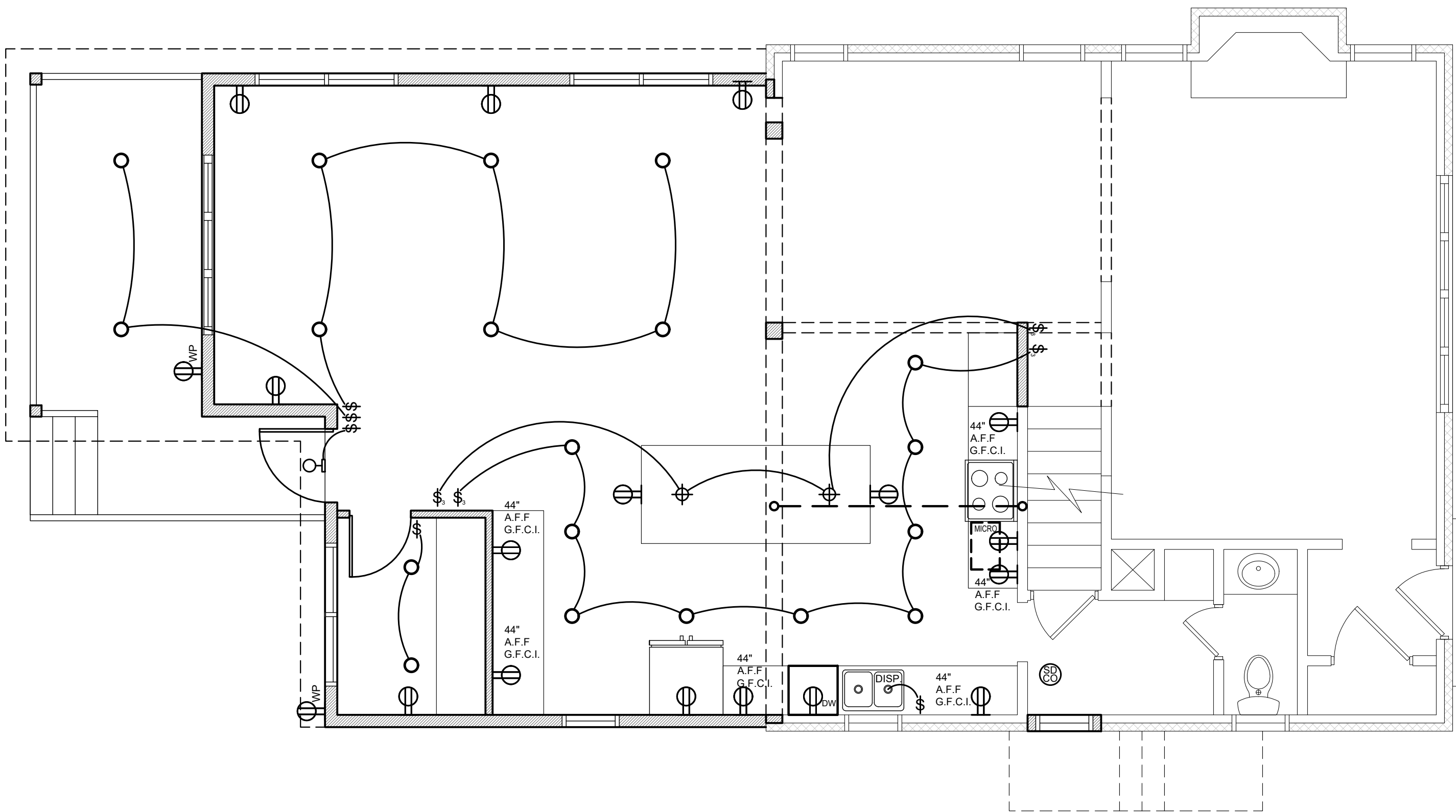
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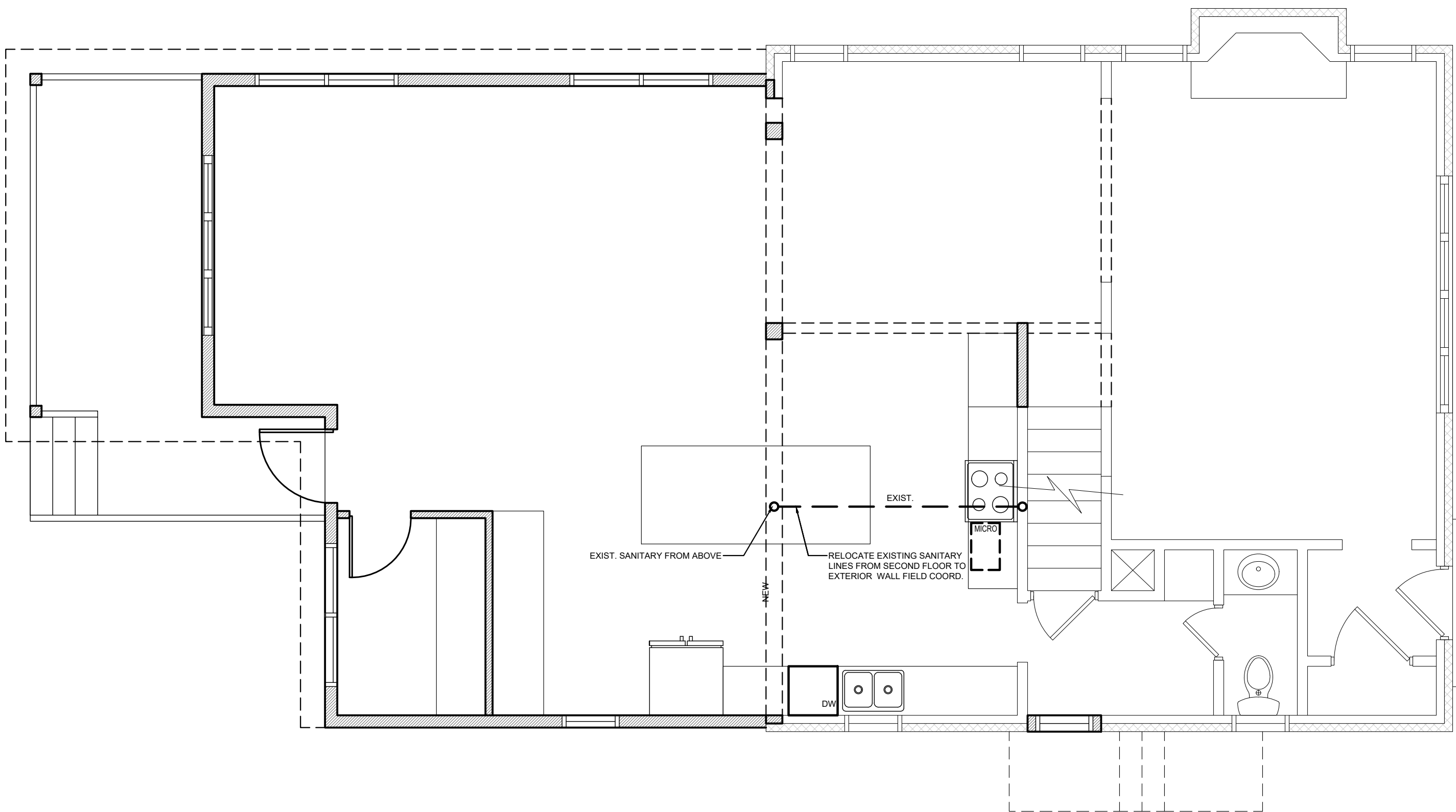
SECTIONS &
INT ELEVATIONS

A-3.1





1 ELECTRICAL PLAN
MEP-1 SCALE: 1/4" = 1'-0"

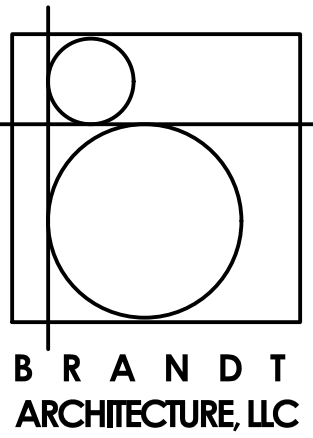


1 PLUMBING PLAN
MEP-1 SCALE: 1/4" = 1'-0"

LIGHTING KEY

SYMBOL	DESCRIPTION
	4' SURFACE MOUNTED LIGHT FIXTURE LITHONIA #SB2-32-MVOLT-GE810IS
	4' SURFACE MOUNTED LIGHT FIXTURE - EMERGENCY BACKUP LITHONIA #SB2-32-MVOLT-GE810IS
	WALL WASH LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	RECESSED CAN LED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	BACK MOUNTED EXIT SIGN WITH BATTERY PACK AND 2 ADJUSTABLE HEAD LIGHTS. REUSE EXIST. WHERE POSSIBLE
	WALL MOUNTED EMERGENCY BATTERY PACK AND 2 ADJUSTABLE HEAD LIGHTS
	WALL MOUNTED PHOTOMETRIC FLOOD LIGHT
	WALL SCNCE
	DUPLEX OUTLET
	QUAD OUTLET
	DEDICATED APPLIANCE OUTLET
	EXIST. DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER OUTLET
	SPECIALTY OUTLET - COORDINATE WITH EQUIPMENT SCHEDULE
	DUPLEX OUTLET WITH USB PORTS
	EXHAUST FAN
	HARDWIRED SMOKE DETECTOR
	HARDWIRED 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 HARDWIRED SMOKE DETECTORS PER CODE RCO SECTION 314.3: 1 PER SLEEPING ROOM AND 1 LOCATED ON EACH FLOOR.
 - EACH FLOOR SHALL HAVE BOTH IONIZATION AND PHOTOELECTRIC SMOKE ALARMS.
 - PROVIDE CARBON MONOXIDE DETECTORS PER CODE RCO SECTION 315: 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 EFFIECIENCY REQUIRMENTS.
 - ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
 - PROVIDE NEW CIRCUIT TO AIR CONDITIONING CONDENSER WITH DISCONNECT IN SIGHT OF CONDENSER. CIRCUIT MUST HAVE OVERCURRENT PROTECTION PER MANUFACTURER'S INSTRUCTIONS.



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MECH, ELEC,
AND PLUMB

MEP-1