21213 Aberdeen Road

Rocky River, Ohio

PROJECT DESCRIPTION
Abbreviated written summary Wood framed addition, located in Rocky River, Chio

Applicable code: Current RCO one-and two-family and three family dwelling code and the <u>Rocky River</u>, Ohio Zoning code.

Work included Architectural, structural, mechanical, plumbing,

The contractor shall provide all labor, materials, tools and equipment, required to complete the work in accordance with the plans, specifications and applicable building codes. All work must be fulfilled in a first class manner at a level higher than accepted industry standards.

he mechanical, plumbing, and electrical work of this contract shall be completed on a design build basis with the installing contractor, meeting all requirements of the applicable buildings codes, whether referenced herein or not.

All contractors and subcontractors for the work of this contract shall be properly licensed and registered in accordance with the regulations of the City of Rocky River, Ohio.

GENERAL PROJECT DATA
All codes govern over drawings.
Codified Ordinances of the City of Rocky River.
2019 Residential Code of Ohio
2019 National Electric Code
2019 Ohio Mechanical Code
2019 Ohio Plumbing Code
2019 Energy Code

Use Group R-4 (Residential Single-Family)

Construction Classification: Wood Frame, Type 5b, Unprotected

SUPPLEMENTARY CONDITIONS
The Owner shall effect and maintain special oullders risk insurance upon the entire structure and upon all materials, in or adjacent thereto and intended for use therein. The insurance shall not cover any tools owned or rented by the Contractor of Subcontractors. The Owner shall not be responsible for any loss of such property.

The Contractor shall carry public liability insurance in the amount of not less than \$500,000 per person or per accident and property damage in the amount of not less than \$100,000. Contractors shall also carry a \$1,000,000 umbrella policy as excess coverage and XCU riders. Certificates must be filed with Owner.

GENERAL NOTES

All work to be performed in accordance with applicable national, state & local codes & ordinances.

Each contractor shall verify all dimensions and conditions as they pertain to the acceptable completion of their work

Written dimensions take precedence over scaled dimensions.

When drawings and specifications are at variance with each other, the architect shall rule as to the intent of the documents.

All interior walls are 3-1/2" (u.n.o.)

All materials used in this job shall be of the best quality in their particular field. Materials shall be installed according to manufacturer's directions and recommendations.

All workmanship in this job shall be first quality.

Provide require clearances between wood framing or combustible framing and masonry fireplace per Figure 1001,1 of the 2013 Residential Code of Ohio.

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by The Arous Group, Inc., The client recognizes that such changes and results thereof are not the responsibility of The Arous Group, Inc. Therefore, the client agrees to release The Arous Group, Inc. Therefore, the client agrees to release The Arous Group, Inc. from any liability arising from the construction, use or result of such changes, in addition, the client agrees, to the fullest extent permitted by law, to indemnity and hold The Arous Group, Inc. harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from the sole negligence or willful misconduct of The Arous Group, Inc. In the event the client consents to, allows, authorizes or

Contractor to schedule special inspection for the Soil Region Capacity listed on (Foundation Notes) per Section 108.2.10 of the 2013 Residential Code of Ohio.

TREE PROTECTION AREAS
Provide free protection fencing. 2-1/2*x2-1/2* steel posts or approved equal, 10-0** O.c. max. Use approved snow fence or orange mesh construction fencing material, minimum 4*-0**

to remain. Locate protective fencing directly below the drip line

- The following must not occur in tree protection areas:

 A. Stockpilling of soil or other materials.

 B. Operating or storing construction equipment and vehicles.

 C. Regrading causing runoff or flooding.

 D. Parking vehicles.
- Spilling of toxic materials,
- F. Spraying herbicides.

Interfering branches of trees scheduled to remain may be removed when acceptable to the Architect.

Repair trees scheduled to remain promptly in a manner acceptable to the architect

Water existing trees and plants to remain within the limits of construction. Maintain soil around roots in a moist condition

SITE NOTES
Verify all existing & proposed grades prior to construction.

It is the sole responsibility of the General Contractor and Excavator to verify the location of of all utility lines prior to excavation. The Architect has not been provided with information about, or is aware, of the location of underground utilities or other buried obstructions.

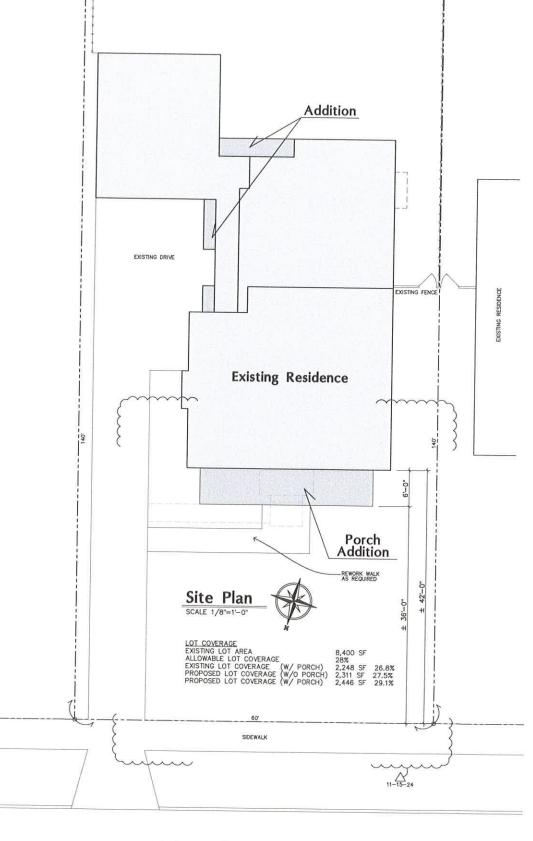
All excess excavated earth and debris to be removed off site.

Contractor shall provide all sediment/erosion control per

Anyone doing site work or landscaping is required to have read and must comply with recommendations of the Geotechnical Engineer's Subsurface Investigation Report.

Drawing Index

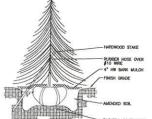
- Title Sheet, Site Plan & Notes
- Lower Level & First Floor Plans
- Second
- & Third Floor Plans Roof Framing Plan & General Notes
- Elevations



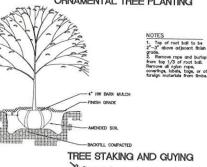
SHRUB PLANTING

PERENNIAL PLANTING

EVERGREEN PLANTING DETAIL



ORNAMENTAL TREE PLANTING



RUBBER HOSE CHAPMS GUARD-GUYING CABLE SECURED WITH CLAMPS AS SPECIFIED QUYSNG CABLE DETAIL STAKING/GUYING PLAN SCHEMATIC



Street View Rendering

Aberdeen Road

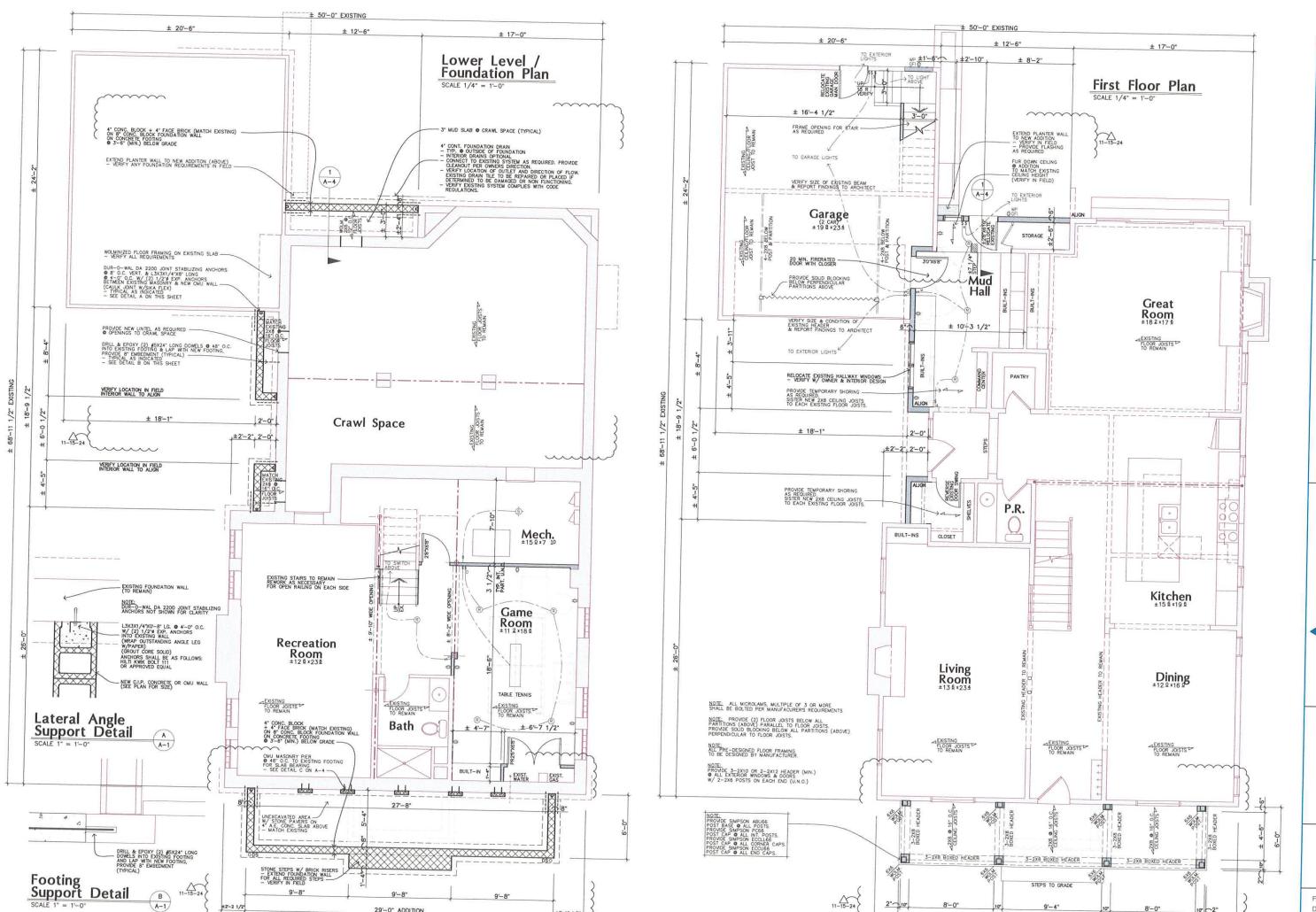
Renovation

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Addition

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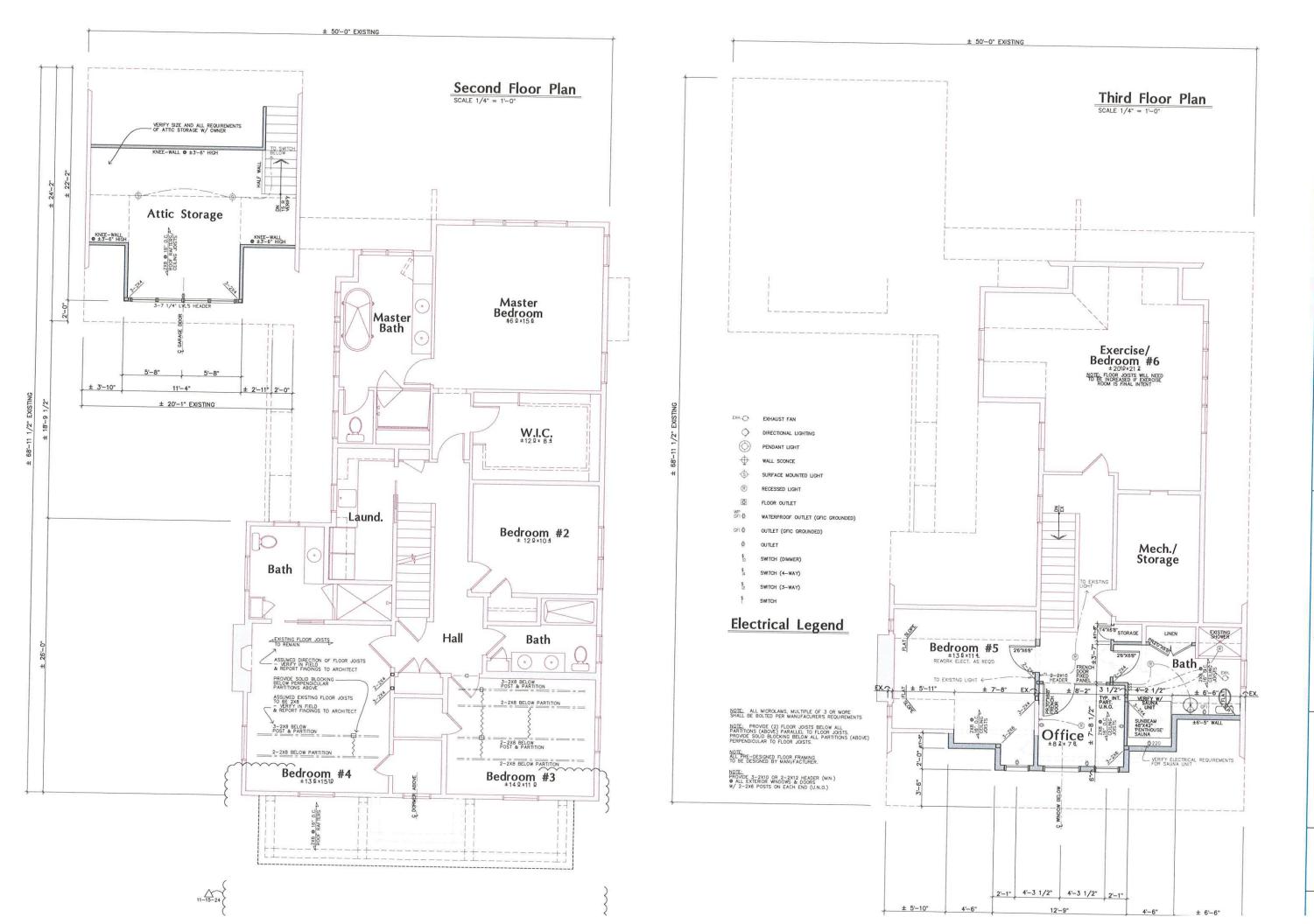
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Addition & Renovation for

Lower Level & First Floor Plane

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Renovation for 10-14-24 R

Addition &

Second &

A

PROJECT NO DRAWN BY: USE GROUP CLASSIFICATION: RESIDENTIAL: SINGLE-FAMILY

CONSTRUCTION CLASSIFICATION: WOOD FRAME, TYPE 5B, UNPROTECTED

LOOR LOADS:
DEAD LOAD
SEFFING ROOMS LIVE LOAD
SEFFING ROOMS LIVE LOAD
DWELLING SPACES LIVE LOAD
ATTIC LIVE LOAD
ROOF LOAD
DESIGN WIND CRITERIA
BALCONIES (EXTERIOR)
DECKS (EXTERIOR)
STORAGE LOADS 20 P.S.F. (BASED ON 115 M.P.H.) 60 P.S.F.

GENERAL NOTES

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS THEY PERTAIN TO THE ACCEPTABLE COMPLETION OF THEIR WORK.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL EXTERIOR WALLS ARE 6" (1ST FLOOR) OR 4" (2ND FLOOR) (U.N.O.). ALL INTERIOR WALLS ARE 3-1/2" (U.N.O.). $5-\frac{1}{2}$ " AT PLUMBING WALLS, TYP.

PROVIDE TEMPERED GLASS IN ALL DOORS & WINDOWS LESS THAN 18" ABOVE ABOVE THE FLOOR, AND ALL SHOWER & TUB ENCLOSURES AND AT ALL WINDOWS WITHIN 5"-0" FROM TUB OR SHOWER UNITS.

ALL ROOFS TO BE VENTED AS PER CODE.

DOWNSPOUT LOCATION SHALL BE VERIFIED BY CONTRACTOR IN FIELD

PROVIDE 22"X30" MINIMUM ACCESS WITH SWITCHED LIGHT TO ALL ATTIC AREAS OVER 30" CLEAR HEIGHT.

PROVIDE 2" SPACING BETWEEN MASONRY FIREPLACE AND WOOD FRAMING FOR MASONRY CHIMMEYS BUILT PARTIALLY OR ENTIRELY WITHIN THE DWELLING, PROVIDE 1" SPACE IF CHIMMEY IS BUILT ENTIRELY OUTSIDE THE DWELLING, PROVIDE FIRESTOPPING BETWEEN FLOORS.

IN THE EVENT THE CUENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANCES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANCES ARE NOT APPROVED IN WRITING BY THE AROUS GROUP, INC., THE CUENT RECORDINES THAT SUCH CHANCES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE AROUS GROUP, INC. THEREFORE, THE CUENT AGREES TO RELEASE THE AROUS GROUP, INC. THEREFORE, THE CUENT AGREES TO CONSTRUCTION, USE OR RESULT OF SUCH CHANCES. IN ADDITION, THE CUENT CONSTRUCTION, USE OR RESULT OF SUCH CHANCES. IN ADDITION, THE CUENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE AROUS GROUP, INC. HARMLESS FROM ANY DAMAGE, LUABILITY OR COST (INCLUDING REASONABLE ATTORNEYS FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANCES, EXCEPT ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR MILIFUL MISCONDUCT OF THE AROUS GROUP, INC.

FOUNDATION NOTES
FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 P.S.F., TO BE VERIFIED IN FIELD BY TESTING AGENCY, PRIOR TO PLACING FOUNDATIONS.

ASSUMED BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF ANY UNUSUAL SOIL CONDITION(S) BEFORE PROCEEDING WITH ANY WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO BOTTOM OF FOOTING

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST $3^{\circ}-6^{\circ}$ BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE FLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND PROTECTION.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MAX. STEP OF 2 FEET.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK IS IN PLACE AND CONCRETE SLAB HAS CURED SO BOTH ARE ABLE TO RESIST THE IMPOSED FORCES.

A MORE ELABORATE FOUNDATION AND OR WATERPROOFING/DAMPPROOFING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING SITE COON WALLSNOTHONS.

FOUNDATION WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS #57 STONE.

REMOVE ALL MAN-MADE FILL AND RUBBLE FROM THE BUILDING SITE.

PROVIDE 1/2" CEMENT PARGING, TAR & IRONITE DAMPPROOFING ON ALL FOUNDATION WALLS.

MASONRY

BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES, WHICH COVERS DESIGN MATERIALS TO BE USED & CONSTRUCTION, SHALL FOLLOW THE TMS 402/602-22.

HOLLOW LOAD BEARING CONCRETE MASONRY UNITS PER ASTM C90.

MORTAR FOR MASONRY PER ASTM C270, TYPE S 1,800 PSI (MIN.) CUBE STRENGTH.

GROUT SHALL CONFORM TO ASTM C476. USE FINE GROUT FOR COLLAR JOINTS 1" WIDE OR LESS AND WHICH GROUTING CELLS OF HOLLOW MASCNEY UNITS, WITH OR WITHOUT VERTICAL REINFORCING, USE COURSE GROUT WHEN GROUTING BOND BEAMS, MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI.

REINFORCING BARS PER ASTM A615, GRADE 60, LAP SPLICES 24° MINIMUM AND GROUT SOLID INTO WALLS.

PROVIDE SOLID MASONRY UNDER WALL BEARING BEAMS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MORTAR FOR EXTERIOR BELOW - GRADE AND VERTICALLY REINFORCED WALLS SHALL BE ASTM C270, TYPE S.

ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HEAD, BED (FACE SHELLS), WEBS AND COLLAR JOINTS, UNLESS OTHERWISE NOTED.

ALL MASONRY WALLS SHALL HAVE GALVANZED HORIZONTAL REINFORCING OF THE BELOW GRADE WALLS AND VERTICALLY REINFORCED WALLS, SPACED 16" ON CENTER TRUSS TYPE, 3/16" SIDE ROOS AND #9 GAGE CROSS ROOS.

THE USE OF CALCIUM CHLORIDE, SALTS AND OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS PROMIBITED UNLESS OTHERWISE APPROVAL. CONTRACTOR TO SUBMIT PROPOSED ADMIXTURE WITH MIX DESIGN FOR APPROVAL.

STRUCTURAL STEEL
STRUCTURAL STEEL SHALL BE NEW AND TO CONFORM TO AISC SPECIFICATION FOR
THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.*

BOLTS PER ASIM A325, BEARING TYPE CONNECTIONS.
ANCHOR BOLTS INTO CONCRETE OR MASONRY TO BE PER ASIM A307 OR ASIM A36.
ALL STEEL TO BE PER ASIM A36. ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE

CAST-IN-PLACE CONCRETE
ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI-318 & ACI-301, LATEST EDITION.

ADMIXTURES:

A. USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT FOOTINGS.

B. USE AN APPROVED 2ND AND 3RD CENERATION HIGH RANGE WATER REDUCER

(WRINE) FOR ALL SLASS ON GRADE.

C. USE AN APPROVED ARE DETERMINED AGENT FOR ALL CONCRETE EXPOSED TO

WEATHER, USE OF ENTRANSED AIR.

D. THE USE OF CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES IS

PROHIBITED.

CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES. REINFORCING BARS: ASTM A185

REINFORCING SIEEL.
A. REINFORCING BARS #4 AND LARGER PER ASTM AG15, GRADE 60.
B. LAP REINFORCEMENT 36 DIAMETERS UNLESS OTHERWISE NOTED.

PROTECTION TO REINFORCEMENT:

CONCRETE SLAB ON GRADE SHALL BE PLACED ON 4" MINIMUM COMPACTED GRANULAR SUB-DRAINAGE MATERIAL OVER 6 MIL. VAPOR BARRIER PLACED ON BEARING SOIL.

PLACE WELDED WIRE FABRIC IN CONCRETE SLABS, 1-1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.

WALLS FORMED SLABS MUD MAT CONC. FILL 3/8" MAX. AGG.

CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES.

ANCHORS TO BE:

A. NELSON FLUXED, HEADED ANCHOR STUDS (NS) OR DEFORMED BAR ANCHORS (DBA).

C. "SIMPSON STRONG-TIE" CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A615, GRADE 60 WELDED WIRE FABRIC: ASTM A185

PATIO & WALKS: PROVIDE 6X6-W1.4XW1.4 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.

PROVIDE CONTROL JOINTS IN ALL WALKS EQUAL TO THE WIDTH OF THE WALK.

STRUCTURAL WOOD CONSTRUCTION

STRUCTURAL SAME LUMBER:
STRUCT. SIZES 2" THEN X 5" AND WIDER SHALL BE SOUTHERN PINE NO. 2, OR APPROVED EQUAL WITHER FOLLOWING MINIMUM DESIGN VALUES:

FIB + 1,200 PSI (SNGLE)
FIB + 1,400 PSI (REPETITIVE)
E = 1,600,000 PSI
FV= 90 PSI
FO= 555 PSI (PERPEDIDICULAR TO GRAIN)
FO= 1,000 PSI (PARALLEL TO GRAIN)
FO= 1,000 PSI (PARALLEL TO GRAIN)
FIBOLO. ALLOWABLE STRESSES FOR SAME LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT. "DESIGN VALUES FOR MOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

ALL LUMBER CONNECTORS SHALL HAVE B.O.C.A. AND I.C.B.O. APPROVAL

LAMINATING VENEER LUMBER (LVL) SHALL BE MICRO-LAM MEMBERS OF TRUSJOST CORPORATION OR GANG-LAM (LVL), AS MANUFACTURED BY GANG-HAML SYSTEM INC. A MULTIPLE MEMBERS SHALL BE FASTENGEFIER WITH 180 NAILS AT 12 NICHES O.C. ALONG THE TOP AND BOTTOM EDITOR THE TOP AND BOTTOM EDITOR THE TOP AND BOTTOM TOP AND HOME OF THE TOP AND BOTTOM TOP AND HOME OF THE TOP AND HOME OF THE TOP AND HOME SHALL BE BOUTED PER MANUFACTURERS REQUIREMENTS. B. LAMINATED VENEER LUMBER MEMBERS DESIGNATED LVL. ON PLAN.

ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE PRESSURE TREATED LUMBER.

ALL ANCHOR BOLTS SHALL BE ASTM A307. USE WITH HEAVY DUTY PLATE WASHERS. ALL STEEL PLATES SHALL BE ASTM A36.

ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

DO NOT DRILL OVERSIZE HOLES FOR MISFITS WITHOUT ARCHITECTS APPROVAL ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

ALL WINDOW AND DOOR HEADERS IN 2X4 WALLS TO BE 2-2X10S W/1/2" PLYWOOD SHIM, UNLESS OTHERMSE NOTED. ALL WINDOW AND DOOR HEADERS IN 2X6 WALLS TO BE 3-2X10S W/1/2" PLYWOOD SHIM, UNLESS OTHERMSE NOTED.

ALL JACKS SHALL BE BLOCKED BELOW THE DECK

ALL PARTITIONS OVER 10"-0" HIGH SHALL BE FRAMED • 12" O.C.

PROVIDE 3-2X4 STRUCTURAL COLUMN @ WOOD BEAM BEARING POINTS.

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLTS \bullet 24° O.C. W/ 3/8" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS @ ALL FLUSH BEAMS. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PROVIDE 1/2" PAINTED SHEATHING AT ALL JOIST OVERHANG

PROVIDE FIRESTOPPING AT ALL SOFFITS AND FURRED OFF SPACES.

PROVIDE 2X8 STIFFBACKS 0 10'-0" O.C. FOR ALL CEILING JOISTS. PROVIDE 2X8 COLLAR TIES © EVERY OTHER RAFTER. LOCATION TO BE 1/3 DOWN FROM THE PEEK TO THE CEILING RAFTERS.

ALL HEADERS SHALL BE FREE FROM SPLITS, CHECKS & SHAKES.

PROVIDE DOUBLE HEADER JOIST & TRIMMER AT ALL FLOOR OPENINGS & JOISTS UNDER ALL PARALLEL PARTITIONS.

ALL ANGLED WALLS ARE 45' UNLESS OTHERWISE NOTED.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

ANY HIP OR VALLEY RAFTERS EXCEEDING 28-0" TO BE L.V.L. (U.N.O.) ALL SILL PLATES SHALL BE FULL WIDTH OF FOUNDATION.

PROVIDE CORNER BRACING AT ALL CORNERS IF FOAM SHEATHING IS USED.

REPAIR/ REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.

EXTERIOR SHEATHING TO BE CONTINUOUS OVER ALL FRAMING MEMBERS INCLUDING BUT NOT LIMITED TO RIM JOISTS, SILL PLATES, DOUBLE TOP PLATES & AND CORNER FRAMING.

ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH 1/2" DIAMETER X 16" LONG GALVANIZED ANCHOR BOLTS © 4"-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MINIMUM.

PROVIDE WOOD HEADERS PER THE FOLLOWING SCHEDULE IN ALL STUD WALL OPENINGS WIED NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, WEGHANCAL AND ELECTRICAL DRAWINGS. FOR WINDOWS & DOORS.

WEGHANCAL AND ELECTRICAL DRAWINGS. FOR WINDOWS & DOORS.

OPENINGS FROM 3-0" TO 4-0" (2) 2XSS W / 1/2" PLYWD SPACER.

OPENINGS FROM 6-1" TO 8-0" (2) 2XISS W / 1/2" PLYWD SPACER.

OPENINGS FROM 8-1" TO 9-0" (2) 2XISS W / 1/2" PLYWD SPACER.

OPENINGS FROM 8-1" TO 9-0" (2) 2XISS W / 1/2" PLYWD SPACER.

OPENINGS ROM 8-1" TO 9-0" AND NOT SHOWN ON PLANS CONTACT ARCHITECT.

ALL HEADERS SHALL BEAR ON 2 STUDS AT EACH END. (U.N.O.)

ADD ONE 2X MEMBER FOR EACH ADDITIONAL 2° NOMINAL WALL WIDTH.

PROVIDE 1/2" REGULAR GYPSUM BOARD THROUGHOUT ENTIRE STRUCTURE EXCEPT AS

PROMDE 5/8" TYPE "X" FIRE CODE GYPSUM BOARD THROUGHOUT GARAGE & WALLS COMMON TO HOUSE IN GARAGE ATTIC. PROVIDE 5/8" GYPSUM BOARD ON ALL ATTIC ACCESS PANELS.

PROVIDE WATER-RESISTANT GYPSUM BOARD IN ALL BATH & TOILET AREAS.

USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS EXCEED 24" O.C.

R-23 SPIDER INSULATION INSULATION (R-49)
INSULATION (R-38)
INSTILATION (R-38)
INSULATION (R-38)
Of THICK INSULATION (R-30)

FLOOR PERIMETER
(R-19 MIN.) BOX ENDS... (R-19 MIN.) 2" RIGID EXTRUDED POLYSTYRENE (R-10), 2 FEET

PROVIDE VENTILATION BAFFLES . ALL RAFTER SPACES. CAULK ALL OPENINGS IN EXTERIOR WALLS.

WINDOWS & DOORS:
PROVIDE EXTERIOR MINDOWS AND DOORS SHOP DRAWINGS AND OR LISTS
FOR ARCHITECTS RELIEW AND APPROVAL. ARCHITECT SHALL NOT BE
RESPONSIBLE FOR WINDOWS OR DOORS ORDERED WITHOUT SHOP DRAWING APPROVAL.

MECHANICAL VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

RETURNS COMPLETE SYSTEM W/ PANS BETWEEN JOIST AND STUDS.

S.A. ROUNDS FEED TO ROOMS W/DAMPERS

ALL PREFABRICATED FIREPLACES AND FLUES SHALL BE U.L. APPROVED.

ALL PLUMBING WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.

SUMP PUMPS SHALL HAVE AN INLINE CHECK VALVE.

ELECTRICAL
ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.

SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED. ALL UNDERGROUND ELECTRIC LINES SHALL BE EMBEDDED IN SAND.

VERIFY ALL LIGHTING, PHONE AND CABLE LOCATIONS WITH OWNER PRIOR TO INSTALLATION OF DRYWALL OR OTHER FINISH MATERIALS.

INTERIOR FINISHES
TO BE COORDINATED WITH THE BUILDERS STANDARDS

PLUMBING FIXTURES
TO BE COORDINATED WITH THE BUILDERS STANDARDS.

CABINETS & KITCHEN EQUIPMENT
TO BE COORDINATED WITH THE BUILDERS STANDARDS & KITCHEN MANUFACTURER/
DESIGNER/ SUPPLIER LAYOUTS/DETAILS.

DEMOLITION NOTES

SELECTIVE DEJICUTION OF INTERIOR PARTITIONS, SYSTEMS, AND BUILDING COMPONENTS DESIGNATED THE REMOVED.
SELECTIVE DEMOLITION OF EXTERNOR FACAGE, STRUCTURES, AND COMPONENTS DESIGNATED TO BE REMOVED.
PROTECTION OF PORTIONS OF BUILDING ADJACENT TO OR AFFECTED BY SELECTIVE DEJICUTION.

PROTECTION OF PARTITUDES AS BUILDING PROJECT TO GO AS RECEIVED FROM THE REPORT OF THE PROPERTY OF THE PROPERTY

ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.

SUBMIT FOR APPROVAL OF SELECTIVE DEMOLITION SCHEDULE, INCLUDING SCHEDULE AND METHODS FOR CAPPING UTILITIES TO BE ABANDONED AND MAINTAINING EXISTING UTILITY SERVICE. COMPLY WITH GOVERNING CODES AND REGULATIONS. USE EXPERIENCED WORKERS.

DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE, NOT INCLUDED ON SCHEDULE OF SALVAGE ITEMS TO BE RETURNED TO OWNER, SHALL BE REMOVED FROM STRUCTURE. STURAGE OR SALE OF ITEMS AT PROJECT SITE IS PROHIBITED.

DO NOT CLOSE OR OBSTRUCT WALKS, DRIVES OR OTHER OCCUPIED OR USED SPACES OR FACILITIES OF THE WRITTEN PERMISSION OF THE OWNERS AND THE AUTHORITIES MINOUT THE WRITTEN PERMISSION OF THE OWNERS AND OR USED FACILITIES WITSON WRITTEN FEMILISSION OF THE OWNERS AND AUTHORITIES HAVING JURISDICTION. F. REESSARY, PROVIDE TEMPORARY UTILITIES. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERTY.

PROVIDE ADEQUATE PROTECTION AGAINST ACCIDENTAL TRESPASSING. SECURE PROJECT AFTER WORK HOURS.

ITEMS FOR PROTECTIONS DURING DEMOUTION AND CONSTRUCTION:
A. DESIGNATED SITE IMPROVEMENTS, TREES, AND PLANTINGS.
B. ADJACENT CONSTRUCTION.

UTILITIES REQUIRING INTERRUPTION, CAPPING, OR REMOVAL.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF MAY NECESSARY NEEDLANG, UNDERPIRANCE, STORING, OR BRACING OF EXISTING STRUCTURES. CONTRACTOR OF MAY NECESSARY NEEDLANG, OR COLUMN TO BE EMBOYED THAT IS NON-LOAD BEARING PROPER OF DEADLANG, OR COLUMN TO BE ACCORDINGLY. NOTIFY ARCHITECT SHOULD THERE BE ANY OUESTION AS TO WALL TO SHOULD SHOULD

CUTTING AND PATCHING NOTES

PROVIDE CUTTING AND PATCHING WORK TO PROPERLY COMPLETE THE WORK OF THE A. STRUCTURAL WORK. STRUCTURAL WORK.

MECHANICAL/ELECTRICAL SYSTEMS.

MSUAL REQUIREMENTS, INCLUDING DETAILING AND TOLERANCES.

OPERATIONAL AND SAFET UNITIATION.

MSPECTION, PREPARATION, AND PERFORMANCE.

CLEANING.

DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASED ENERGY PERFORMANCE, INCREASED MAINTENANCE, DECREASED OPERATIONAL LIFE, OR DECREASED SAFETY. MATCH EXISTING MATERIALS FOR CUTTING AND PATCHING WORK WITH NEW MATERIALS CONFORMING TO PROJECT REQUIREMENTS.

INSPECT CONDITIONS PRIOR TO WORK TO IDENTIFY SCOPE AND TYPE OR WORK REQUIRED. PROTECT ADJACENT WORK. NOTIFY OWNER OF WORK REQUIRING INTERRUPTION TO BUILDING SERVICES OR OWNERS OPERATIONS. PERFORM WORK WITH WORKMEN SKILLED IN THE TRADES INVOLVED. PREPARE SAMPLE AREA OF EACH TYPE OF WORK FOR APPROVAL.

CUTTING: USE CUTTING TOOLS, NOT CHOPPING TOOLS. MAKE NEAT HOLES. MINIMIZE DAMAGE TO ADJACENT WORK. CHECK FOR CONCEALED UTILITIES AND STRUCTURE BEFORE CUTTING. PATCHING: MAKE PATCHES, SEAMS, AND JOINTS DURABLE AND INCONSPICUOUS. COMPLY WITH TOLERANCES FOR NEW WORK. CLEAN WORK AREA AND AREAS AFFECTED BY CUTTING AND PATCHING OPERATIONS.

± 50'-0" EXISTING Roof Framing Plan OVERBUILD ROUNDED ROOF OVERBUILD DORMER ROOF EXISTING RIDGE BOARD 2-2X8 FLUS 2-288 FLUS NOTE: ALL MICROLANS, MULTIPLE OF 3 OR MORE SHALL BE BOLTED PER MANUFACURER'S REQUIREMENTS. NOTE: PROVIDE (2) FLOOR JOISTS BELOW ALL PARTITIONS (ABOVE) PARALLEL TO FLOOR JOISTS. PROVIDE SOLD BLOCKING BELOW ALL PARTITIONS (ABOVE) PERPENDICULAR TO FLOOR JOISTS. COLLAR TIES ALL PRE-DESIGNED FLOOR FRAMING TO BE DESIGNED BY MANUFACTURER. NOTE: PROVIDE 3-2X10 OR 2-2X12 HEADER (MIN.) @ ALL EXTERIOR WINDOWS & DOORS W/ 2-2X6 POSTS ON EACH END (U.N.O.) ± 5'-10"



for

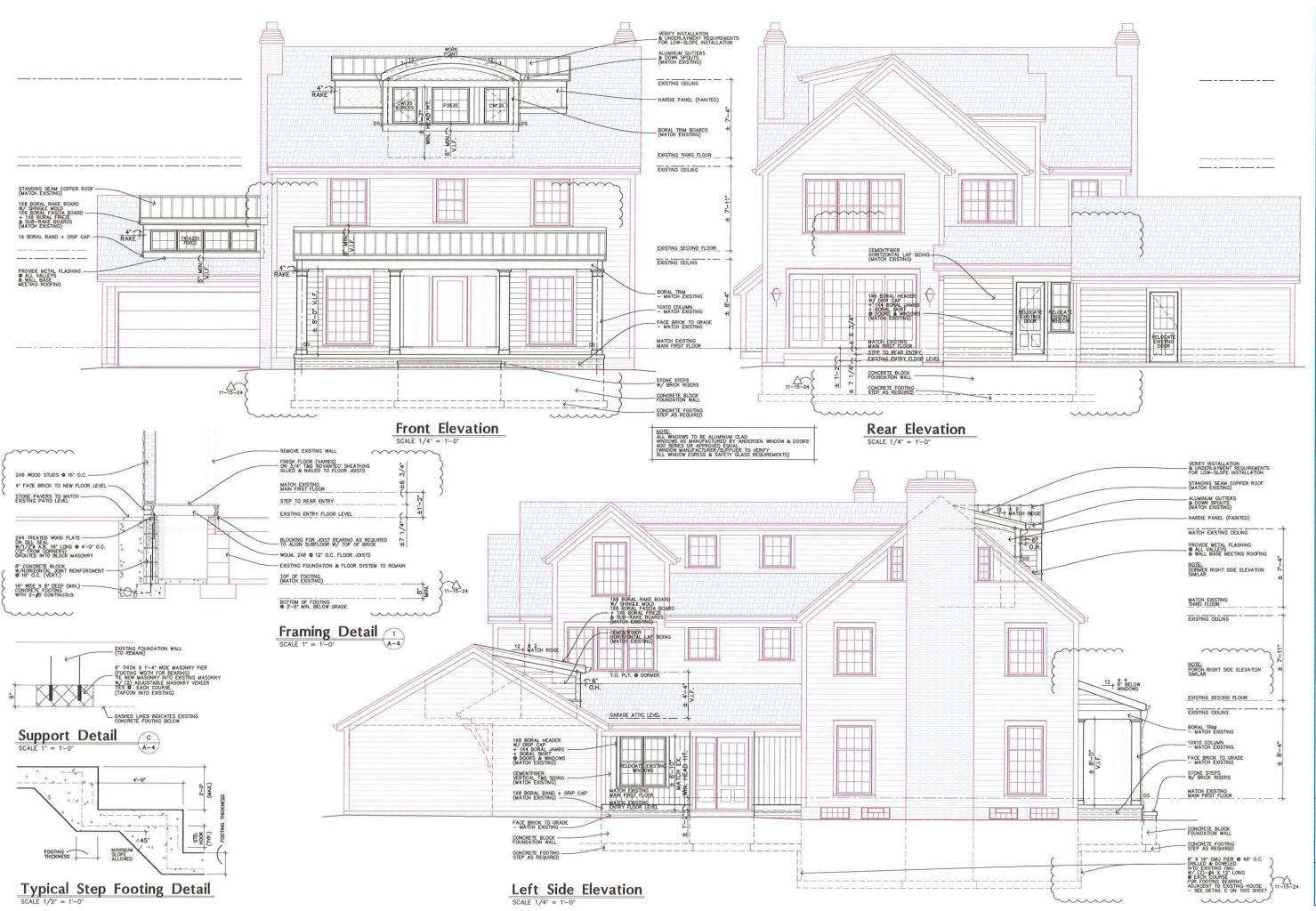
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Addition & Renovation

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Neighbor to East



Neighbor to West



Satellite Image



Current Front View

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PROJECT DRAWN E CHECKED