

Addition & Renovation for Mason & Amy Oatey..

21213 Aberdeen Road
Rocky River, Ohio

PROJECT DESCRIPTION

Abbreviated written summary: Wood framed addition, located in Rocky River, Ohio.

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

Work included: Architectural, structural, mechanical, plumbing, electrical.

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.

The 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 building 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 Classification:
Use Group R-4 (Residential Single-Family)

Construction Classification:
Wood Frame, Type 5b, Unprotected

SUPPLEMENTARY CONDITIONS

The Owner shall effect and maintain special builders 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 or 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. Notify Architect of any discrepancies.

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 required 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 Arcus Group, Inc., the client recognizes that such changes and results thereof are not the responsibility of The Arcus Group, Inc. Therefore, the client agrees to release The Arcus 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 indemnify and hold The Arcus 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 Arcus Group, Inc.

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

TREE PROTECTION AREAS

Provide tree 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" high.

Install protection fencing to surround existing trees scheduled to remain. Locate protective fencing directly below the drip line of such trees.

The following must not occur in tree protection areas:
A. Stockpiling of soil or other materials.
B. Operating or storing construction equipment and vehicles.
C. Regrading causing runoff or flooding.
D. Parking vehicles.
E. 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 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.

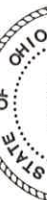
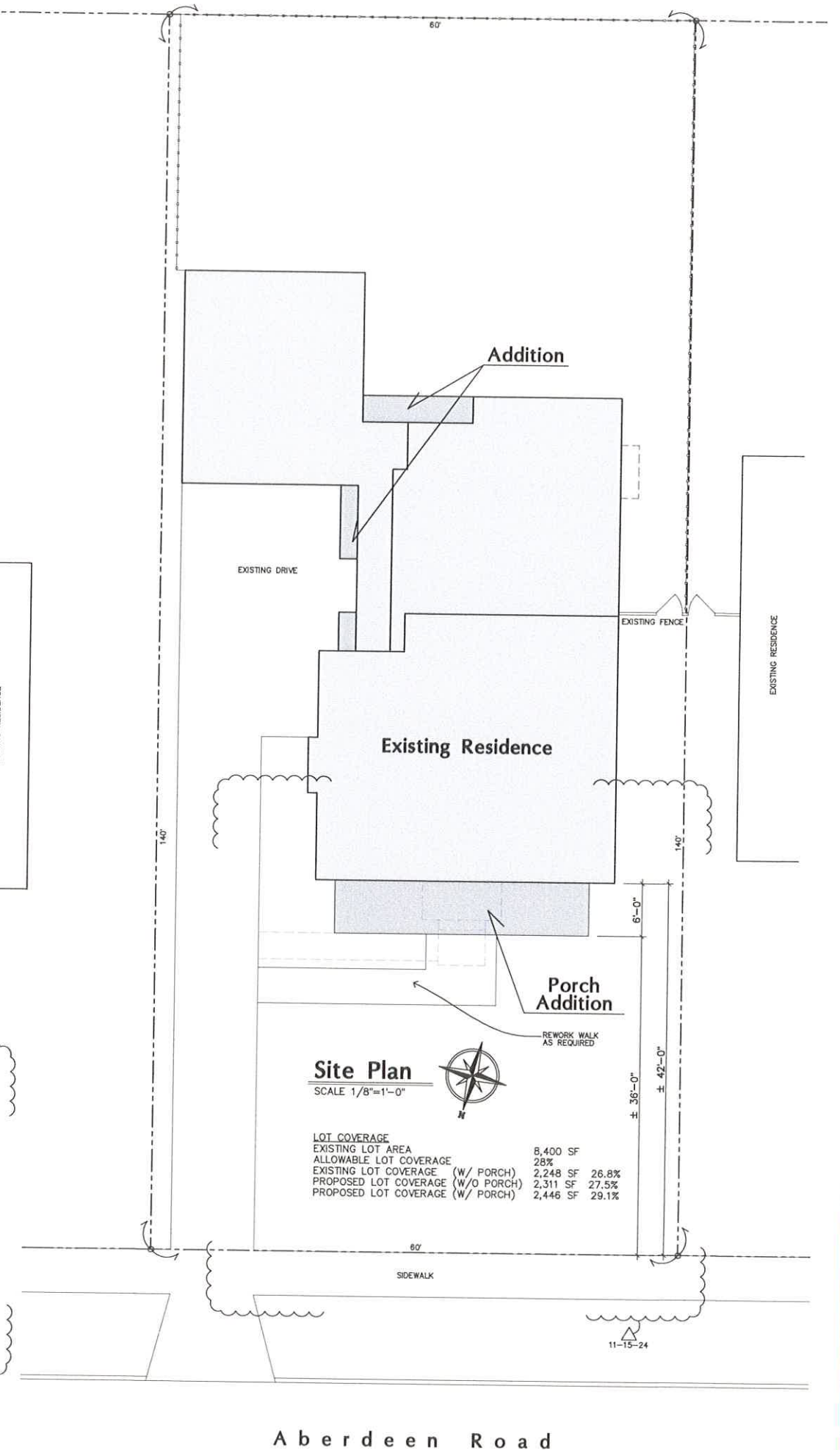
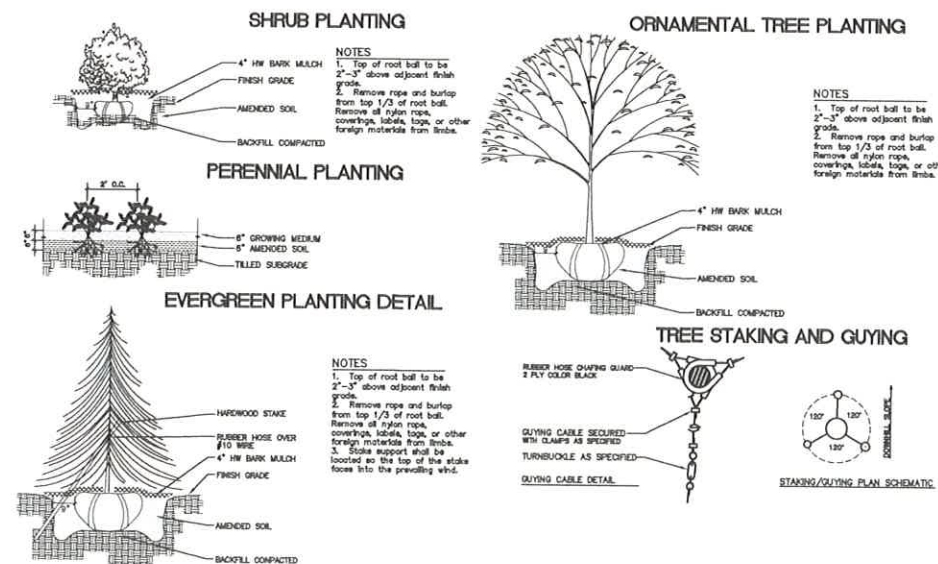
All excess excavated earth and debris to be removed off site.

Contractor shall provide all sediment/erosion control per local regulations.

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

- T-1 Title Sheet, Site Plan & Notes
- A-1 Lower Level & First Floor Plans
- A-2 Second & Third Floor Plans
- A-3 Roof Framing Plan & General Notes
- A-4 Elevations



ISSUE:
9-26-24 REVIEW
10-14-24 PERMIT

Addition & Renovation for



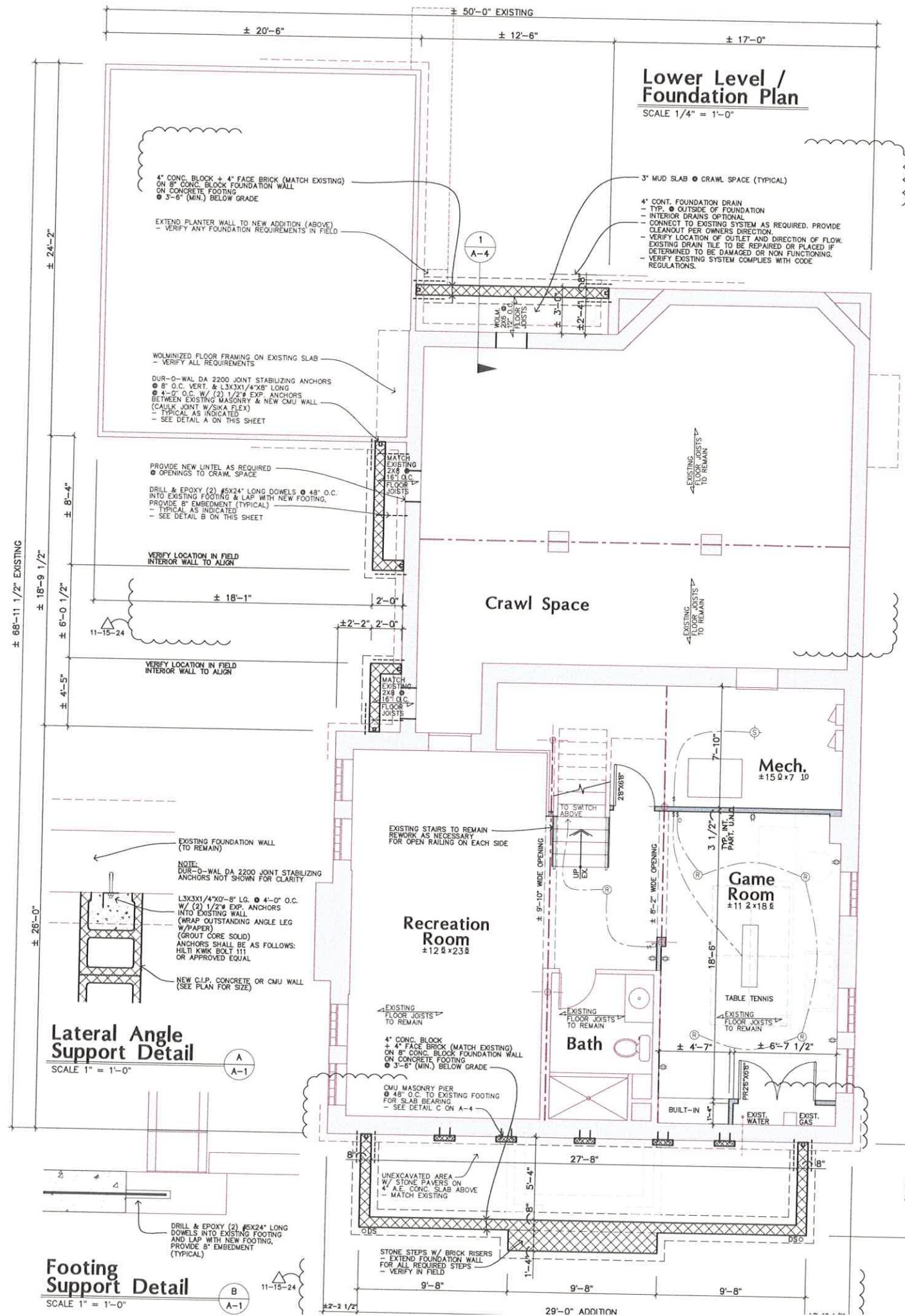
Title Sheet

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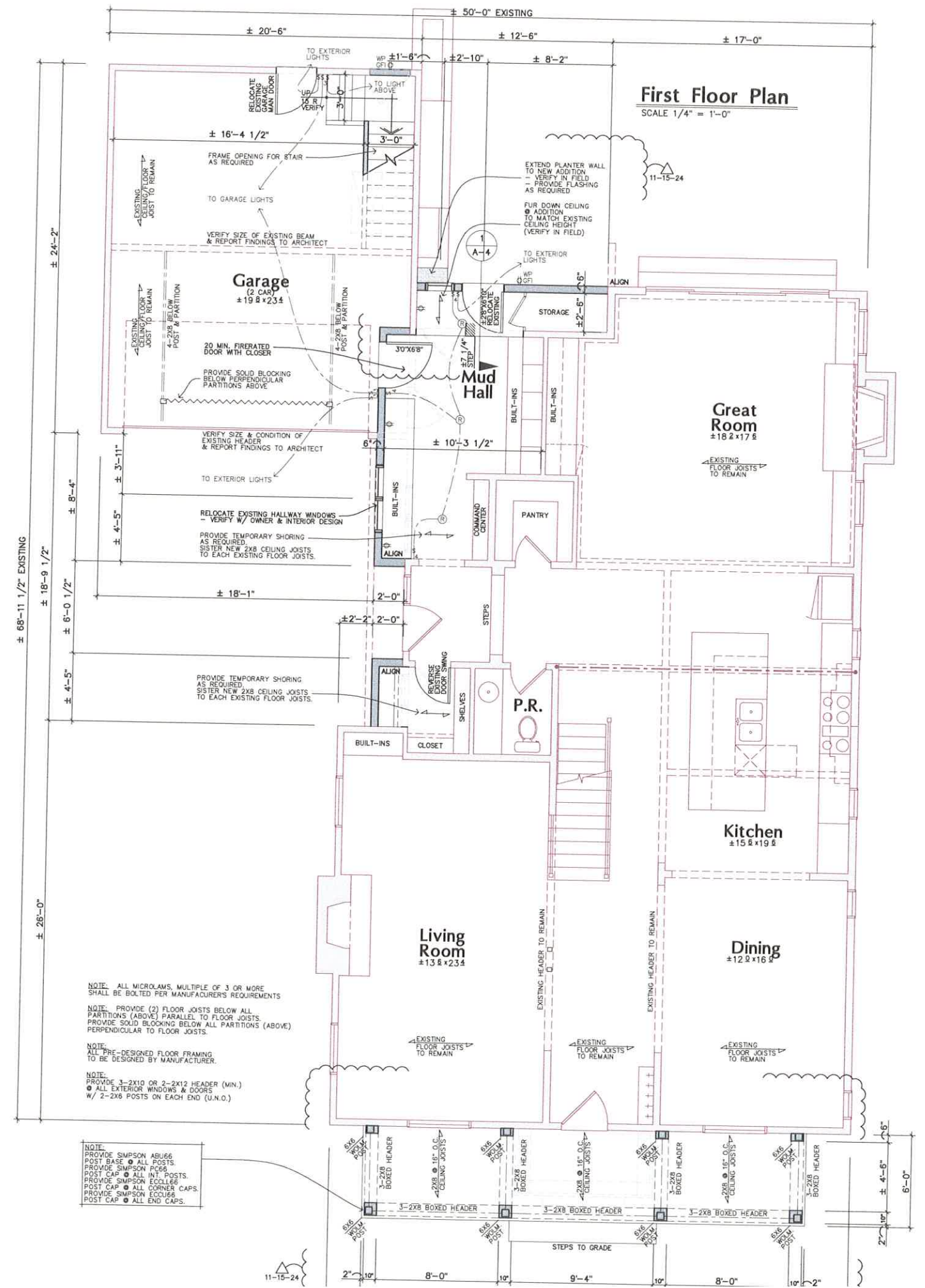
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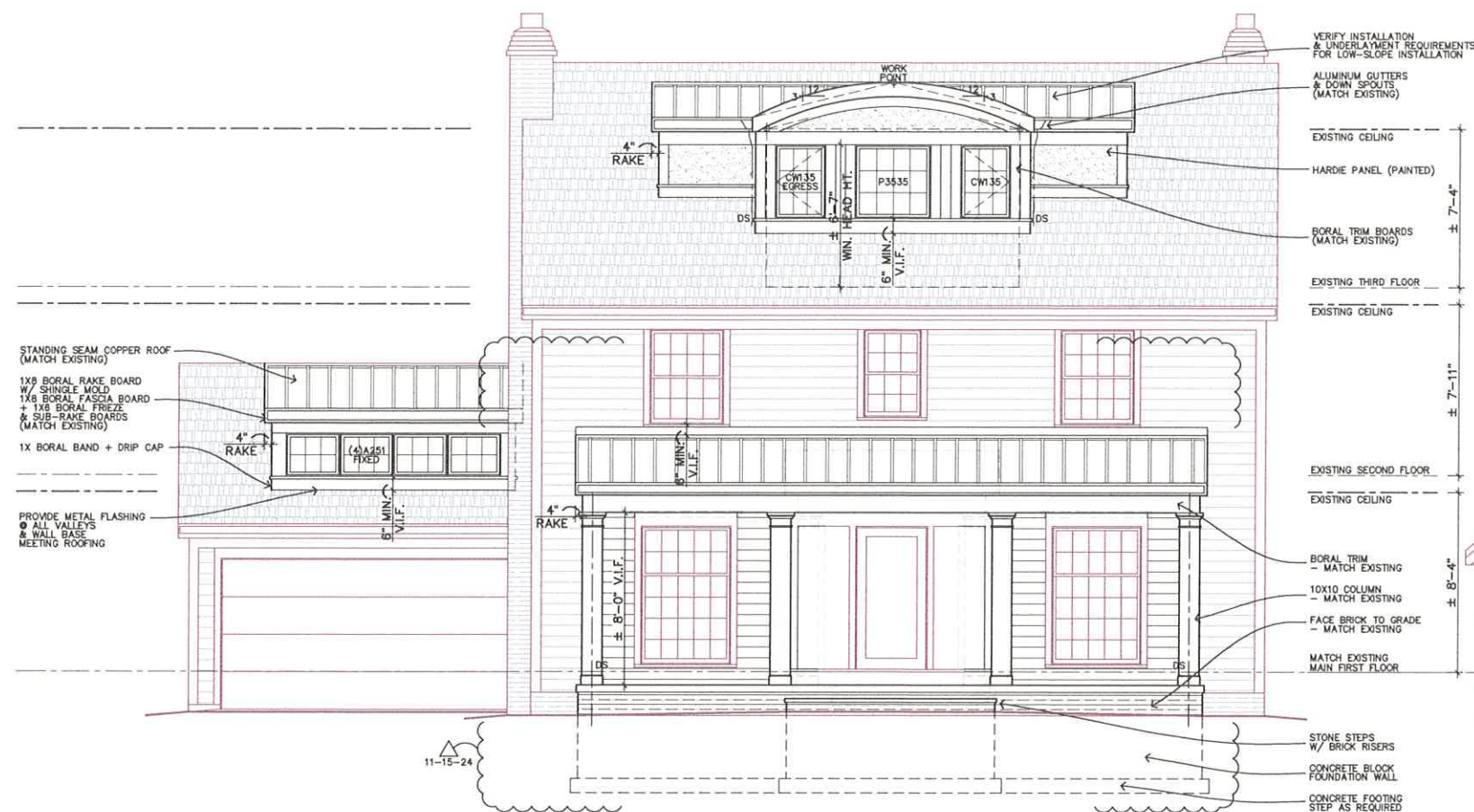


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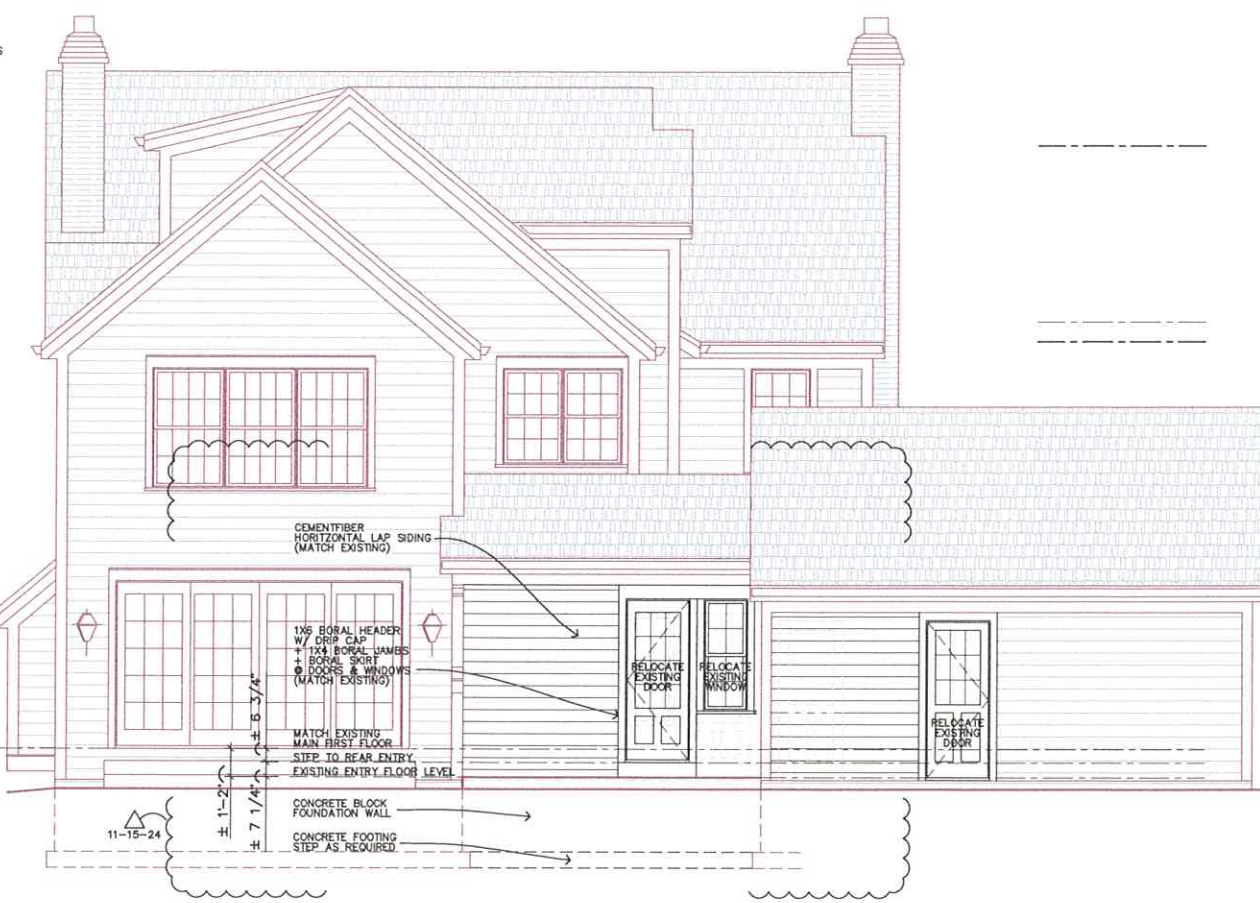
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Front Elevation

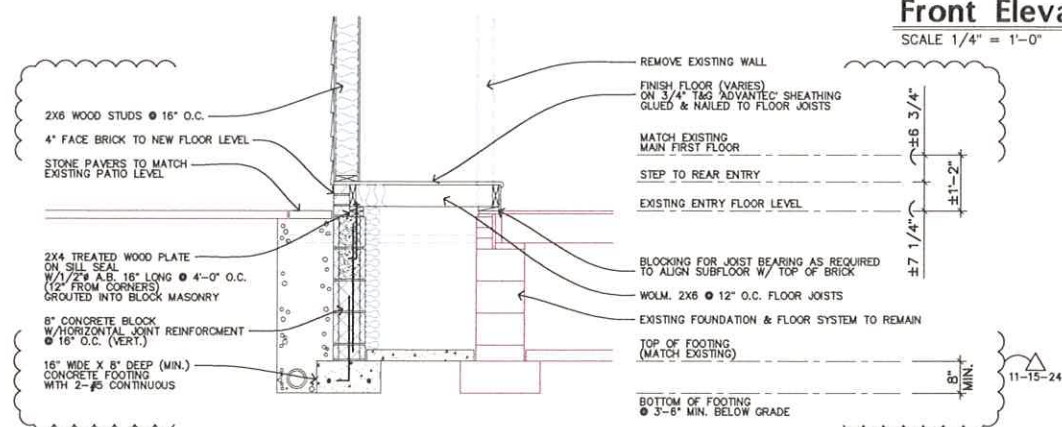
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Rear Elevation

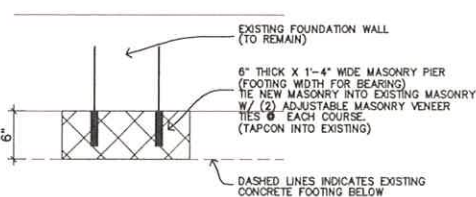
SCALE 1/4" = 1'-0"

NOTE:
ALL WINDOWS TO BE ALUMINUM CLAD
WINDOWS AS MANUFACTURED BY 'ANDERSEN WINDOW & DOORS'
400 SERIES OR APPROVED EQUAL
(WINDOW MANUFACTURER/SUPPLIER TO VERIFY
ALL WINDOW EGRESS & SAFETY GLASS REQUIREMENTS)



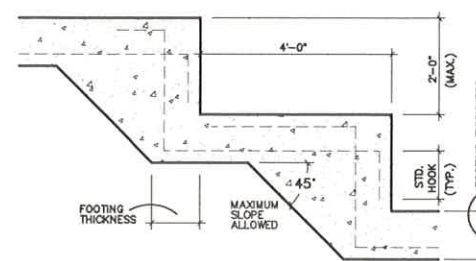
Framing Detail

SCALE 1" = 1'-0"



Support Detail

SCALE 1" = 1'-0"



Typical Step Footing Detail

SCALE 1/2" = 1'-0"



Left Side Elevation

SCALE 1/4" = 1'-0"



Neighbor to East



Neighbor to West



Satellite Image



Current Front View