

PROJECT DESCRIPTION:

THE PROJECT INCLUDES RENOVATING AN EXISTING SCREENED PORCH. THE EXISTING ROOF WILL REMAIN. THE SCREENING MATERIAL & WALL FRAMING IS TO BE REMOVED AND REPLACED WITH NEW WALL FRAMING, TO CREATE A 3-SEASON ROOM. THE WORK IS PROPOSED FOR AN EXISTING SINGLE-FAMILY HOUSE LOCATED IN ROCKY RIVER, OHIO.

GENERAL NOTES:

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE (RCO 2019) AND CITY CODES AND ORDINANCES.

THE CONTRACTOR SHALL FIELD VERIFY EXIST. CONDITIONS & SHALL NOTIFY THE OWNER--BEFORE PROCEEDING-- OF ANY DISCREPANCIES AND/OR DAMAGED EXIST. BUILDING ELEMENTS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE WORK.

ALL TRADES SHALL FOLLOW THE LATEST GUIDELINES FOR THEIR LOCAL, STATE OR NATIONAL TRADE ORGANIZATIONS DIRECTING THE USE OF MATERIALS, METHODS OF INSTALLATION, PROTECTION OF WORK IN PROGRESS AND FINAL APPEARANCE.

CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR TO EXISTING CONDITIONS, FINISHES, EQUIPMENT, ETC. AS REQUIRED DUE TO NEW WORK.

OWNER TO APPROVE ALL PRODUCTS, WINDOWS & FINISHES BEFORE PURCHASE.

WINDOW & EXTERIOR DOOR NOTES:

EXTERIOR COLOR TO BE WHITE TO MATCH EXIST. GLASS TO BE DOUBLE-PANE INSULATED. U-FACTOR: 32 OR LOWER.

WINDOW & DOOR SIZES SHOWN ON DRAWINGS ARE APPROXIMATE; OWNERS TO APPROVE WINDOWS & DOOR BEFORE PURCHASE.

TEMPERED SAFETY GLASS SHALL BE USED IN DOORS W/ GLASS PANELS, IN ALL WINDOWS WHEN BOTTOM EDGE OF GLAZING IS LESS THAN 18" TO FINISHED FLOOR, WHEN WINDOWS ARE LOCATED LESS THAN 24" FROM A DOOR, & IN ALL LOCATIONS REQUIRED BY THE RCO 2019.

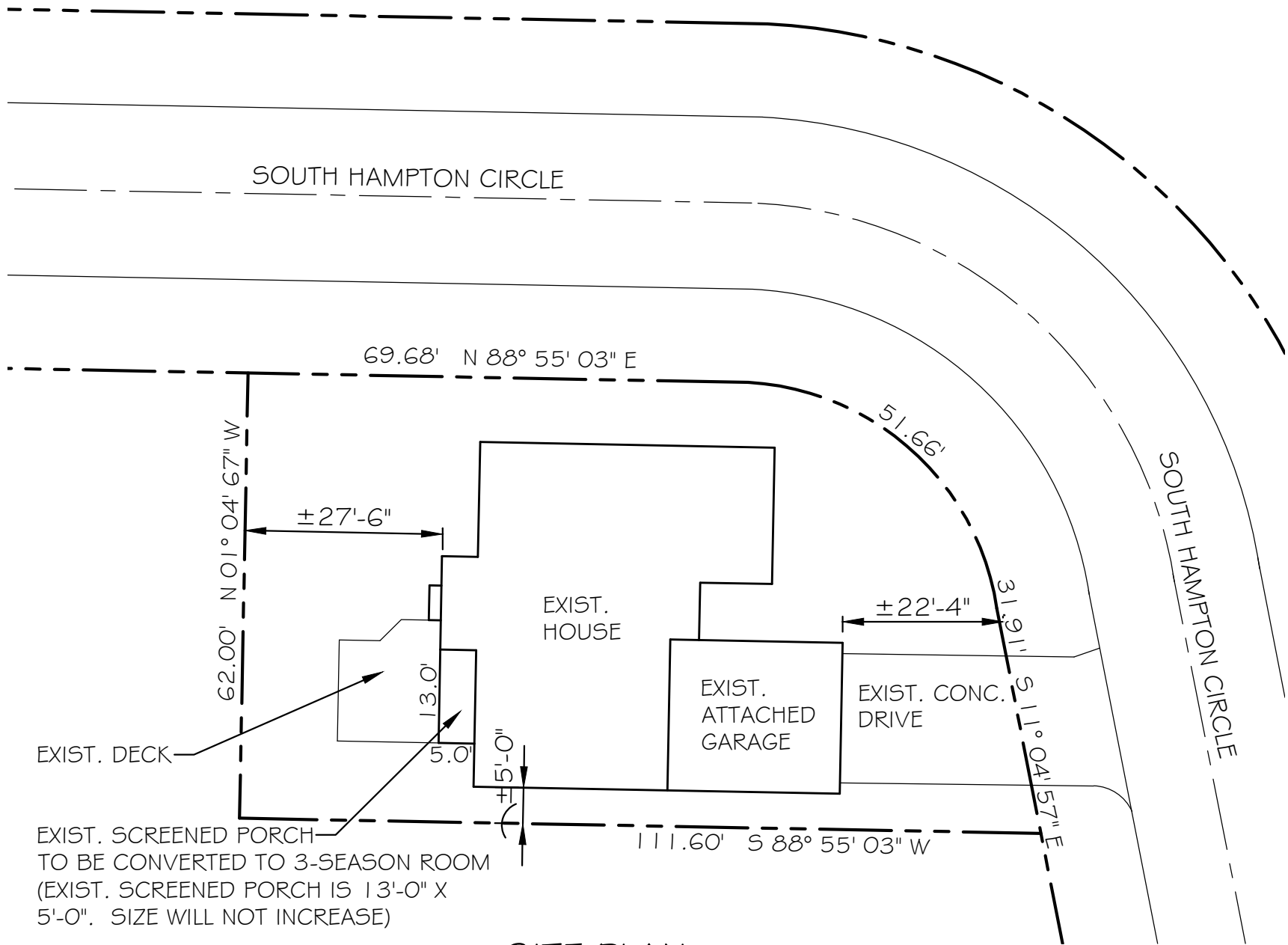
ALL NEW WINDOWS AND EXTERIOR DOORS TO FULLY COMPLY WITH THE RCO 2019.



EXIST. WEST VIEW

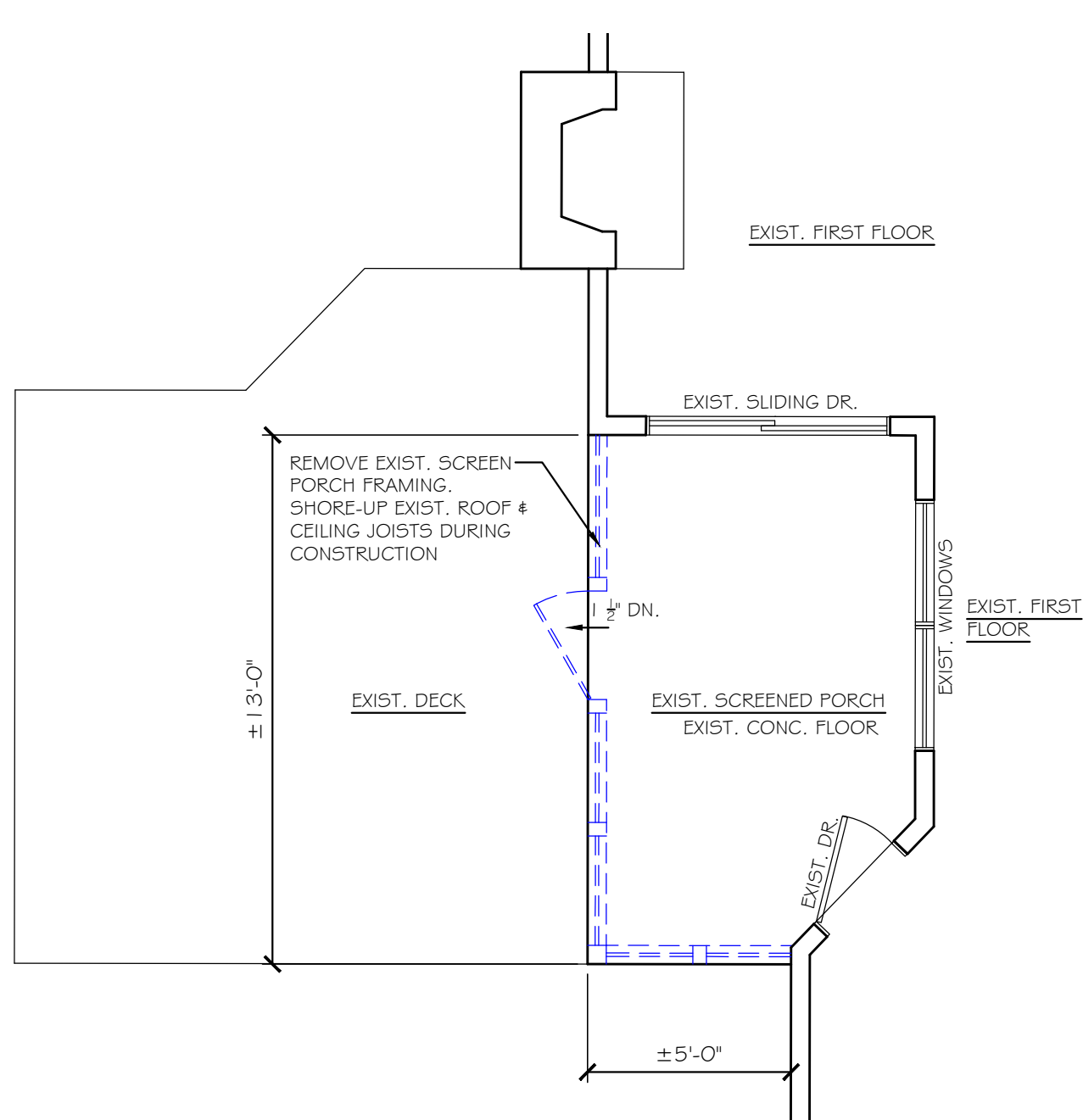


EXIST. SOUTHWEST VIEW



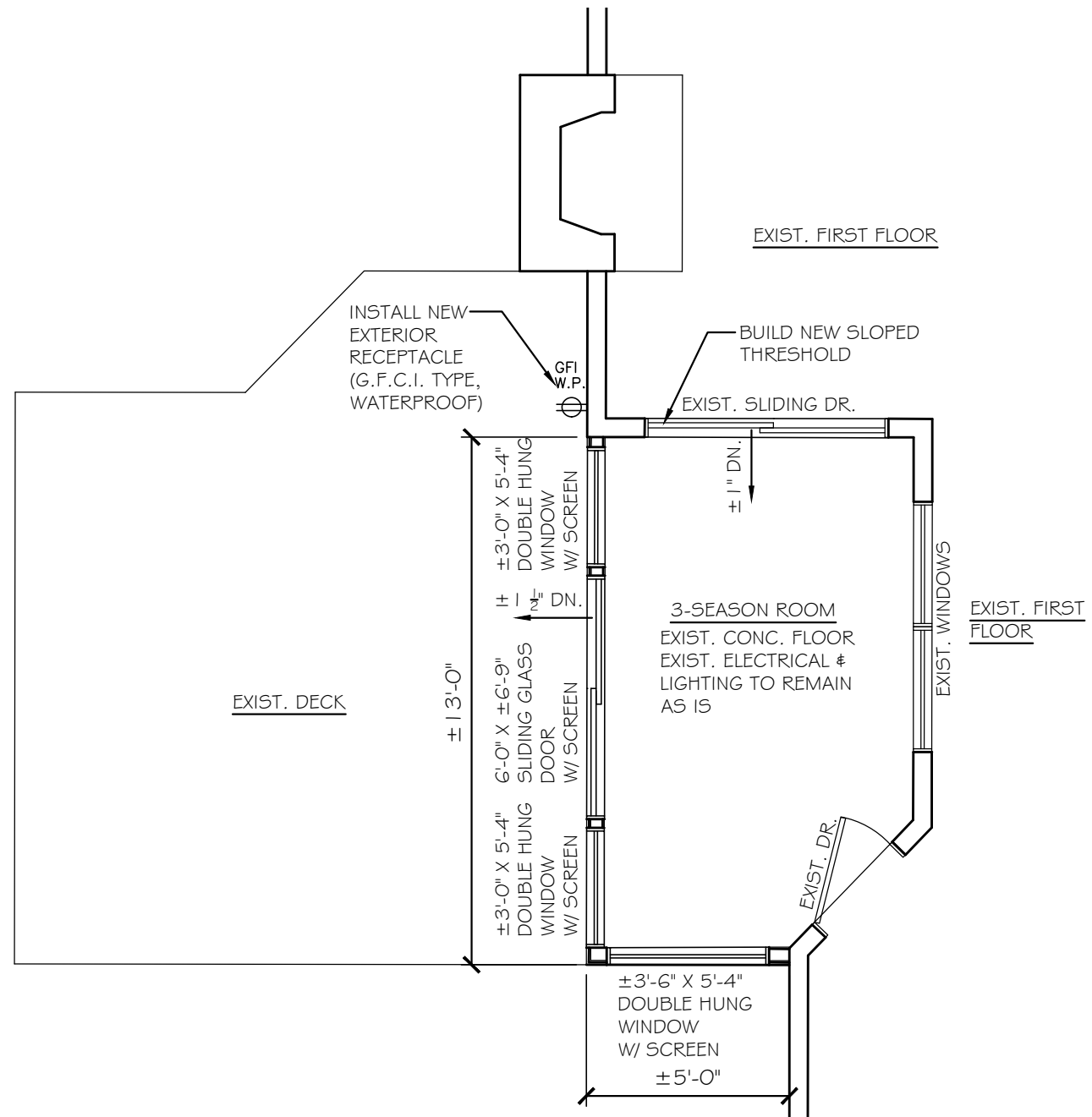
SITE PLAN
SCALE: 1" = 20'

Revisions
Date:
RENOVATION OF EXIST. PORCH BODMANN HOUSE 22 SOUTH HAMPTON CIRCLE ROCKY RIVER, OHIO 44116
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EXIST. & DEMO PLAN

SCALE: 1/4" = 1'-0"



3-SEASON ROOM PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL NOTES:

1. # 12 MIN. COPPER WIRING.
2. ALL CIRCUITS TO BE ARC-FAULT PROTECTED.
3. NEW RECEPTACLES TO BE TAMPERPROOF, IN COMPLIANCE WITH N.E.C.
4. CIRCUIT(S) SERVING RECEPTACLE OUTLETS SERVE NO OTHER DEVICES.
5. ALL WORK TO COMPLY WITH RCO 2019 & N.E.C.
6. CONTRACTOR TO CONFIRM LOCATION & HEIGHT OF NEW RECEPTACLE.

Revisions

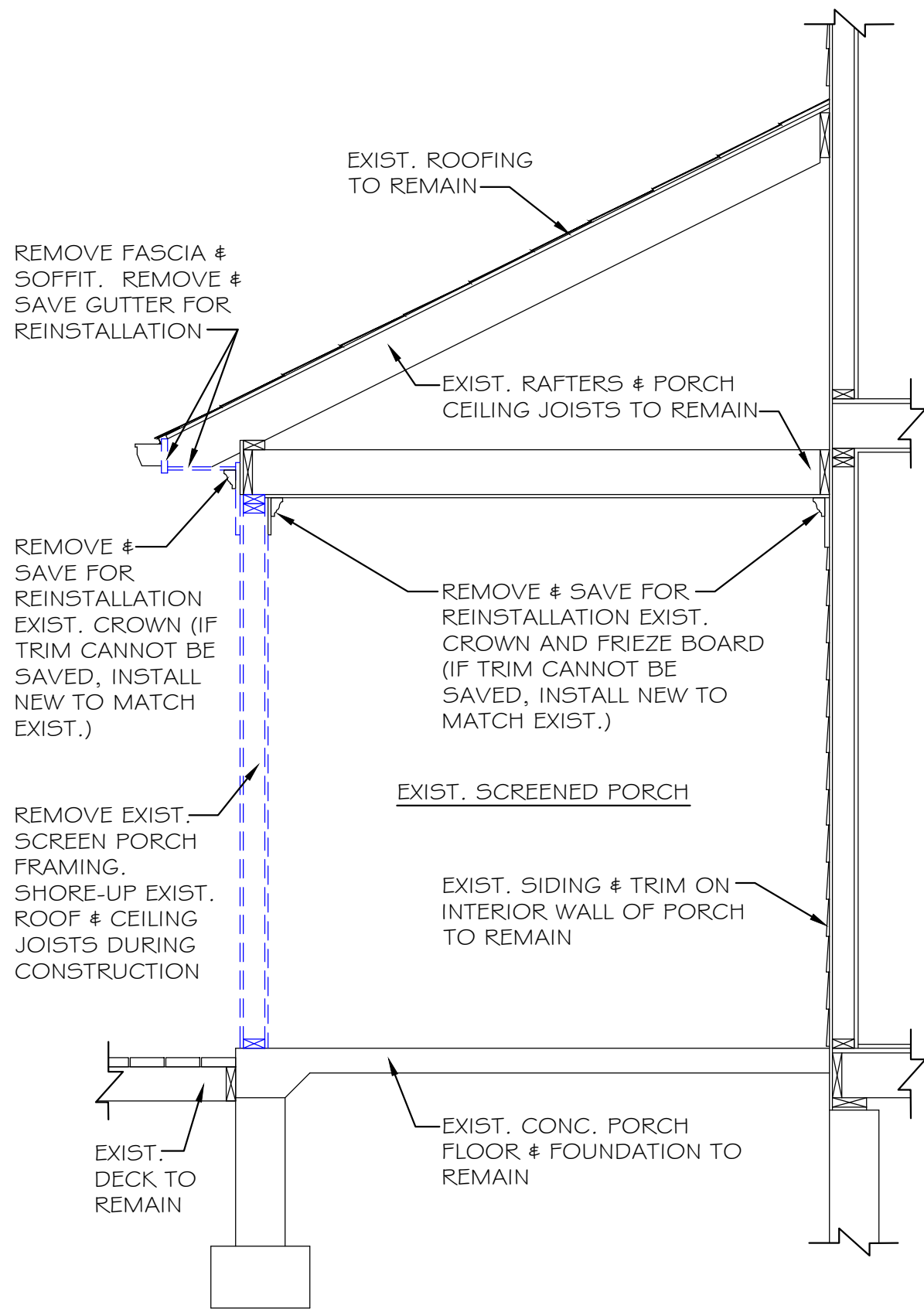
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ROCKY RIVER, OHIO 44116

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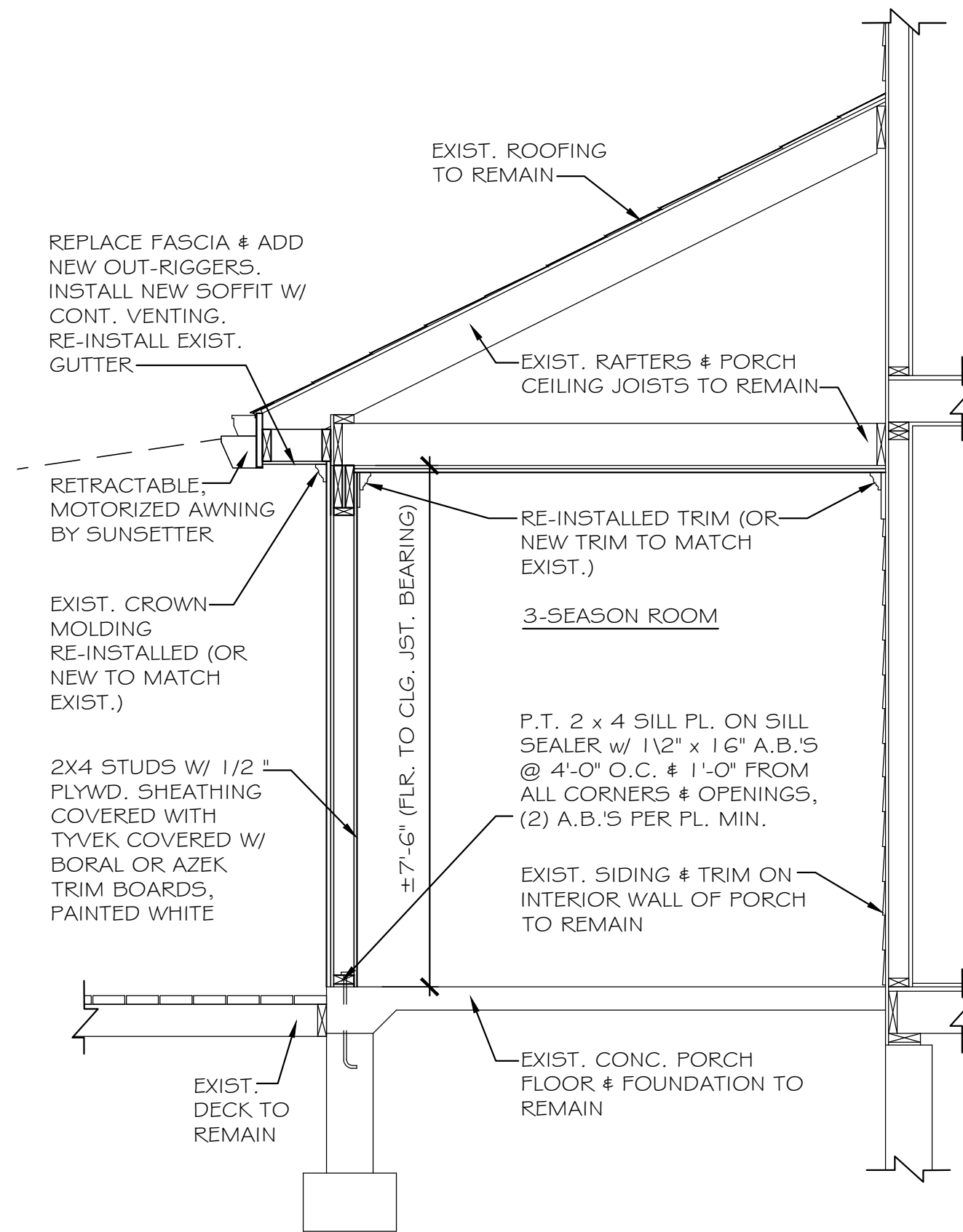
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EXIST. & DEMO SECTION

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



NEW SECTION

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

Revisions

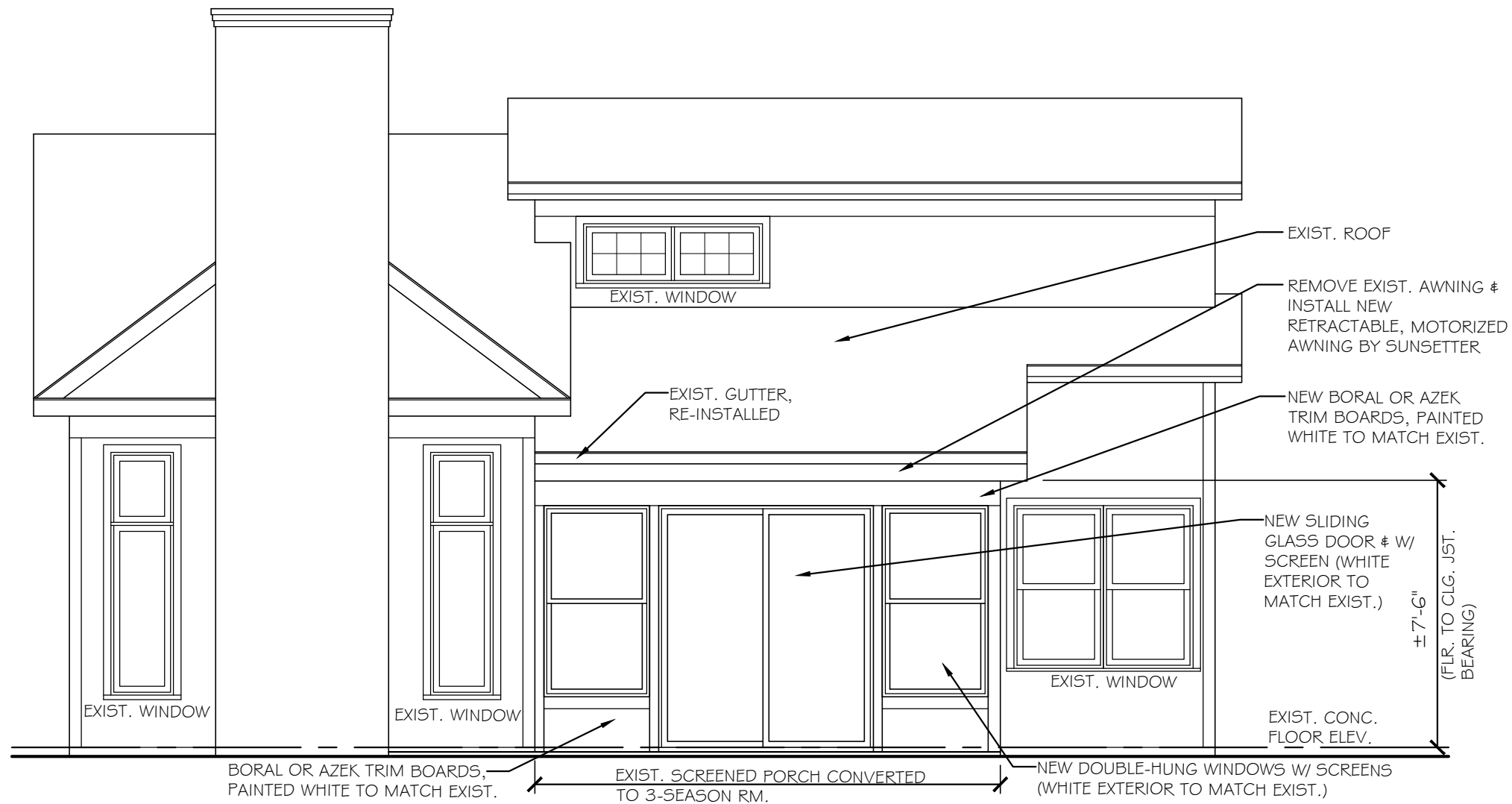
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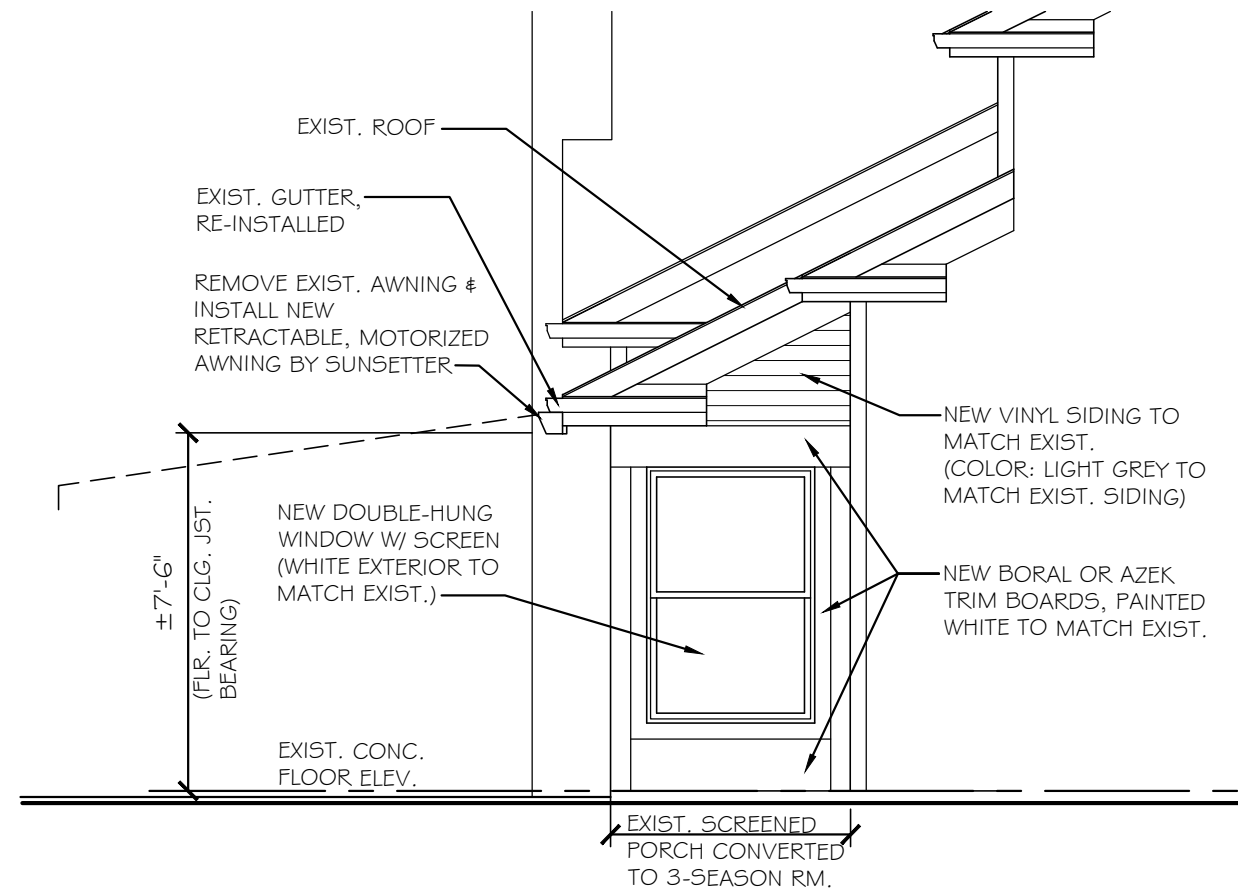
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WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Revisions

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