

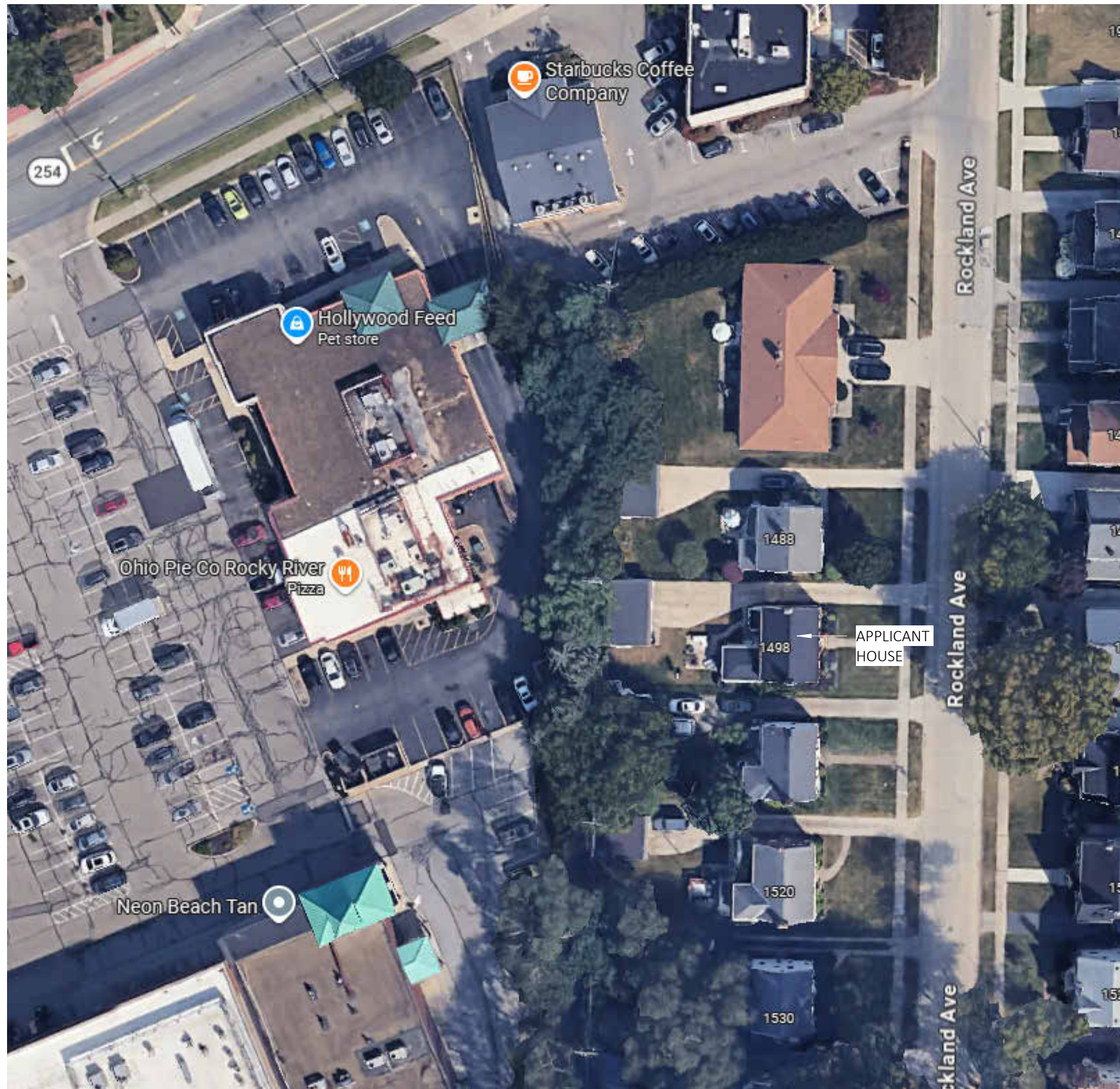


APPLICANT HOUSE



Street Context

Megan and William McLaughlin
Bedroom and Mudroom Addition



Site Context

Megan and William McLaughlin
Bedroom and Mudroom Addition



Megan and William McLaughlin

Bedroom and Mudroom Addition

1498 Rockland Ave
Rocky River, Ohio 44116

ARB Submittal

2025.04.27



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Megan and William McLaughlin
Bedroom and Mudroom Addition
1498 Rockland Ave
Rocky River, Ohio 44116

ABBREVIATIONS

ADA	UL A117.1 2009 STANDARDS	N.I.C.	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
ALUM	ALUMINUM		
B/	BOTTOM OF	O/	OVER
BD	BOARD	OC	ON CENTER
BLDG	BUILDING	OBC	OHIO BUILDING CODE
BOTT	BOTTOM	OL	OCCUPANT LOAD
		OPP	OPPOSITE
C.O.	CLEANOUT		
CFM	CUBIC FEET PER MINUTE	PT	PRESSURE TREATED
CLG	CEILING	PERF	PERFORATED
CLR	CLEAR	PLAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
CONC	CONCRETE	PR	PAIR
CONT	CONTINUOUS	PTD	PAINTED
CPT	CARPET	PVC	POLYVINYL CHLORIDE
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DEMO	DEMOLITION/DEMOLISH	REF	REFERENCE
DIA	DIAMETER	REQ'D	REQUIRED
DN	DOWN	RH	RIGHT HAND
DWG	DRAWING	RM	ROOM
		RR	RESTROOM
(E)	EXISTING	RTU	ROOF TOP UNIT
ETR	EXISTING TO REMAIN		
EA	EACH	S.B.O.	SUPPLIED BY OWNER
ELEV	ELEVATION	SAN	SANITARY
EQ	EQUAL	SCHED	SCHEDULE
EW	EACH WAY	SF	SQUARE FOOT
EXIST	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	SSTL	STAINLESS STEEL
		STL	STEEL
FD	FLOOR DRAIN	STRUCT	STRUCTURE/ STRUCTURAL
FE	FIRE EXTINGUISHER		
FFE	FINISH FLOOR ELEVATION	T/	TOP OF
FRP	FIBERGLASS REINFORCED PLASTIC	TYP	TYPICAL
FRT	FIRE RETARDANT TREATED		
FT	FEET/FOOT	UL	UNDERWRITERS LABORATORIES
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
		V	VOLT
GA	GUAGE	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	VTR	VENT THROUGH ROOF
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER		
GWB	GYP SUM WALL BOARD	W	WIDE
GYP	GYP SUM	W/	WITH
		WD	WOOD
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HSS	HOLLOW STEEL SECTION		
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	@	AT
		'	CENTERLINE
LAV	LAVATORY	∅	DIAMETER
LH	LEFT HAND		
LVL	LAMINATED VENEER LUMBER		
M.O.	MASONRY OPENING		
MASY	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEP	MECHANICAL, ELECTRICAL, & PLUMBING		
MFR	MANUFACTURER		
MGYP	MOISTURE RESISTANT GYP SUM BOARD		
MIN	MINIMUM		
MTL	METAL		

GENERAL PROJECT NOTES

- The work shall conform to all applicable local, state, and national codes.
- Field verify existing conditions prior to performing any demolition, fabrication, or construction work.
- Contractor shall review and become familiar with all existing conditions prior to commencing work. Any conditions not documented on these drawings or observed to be different than those shown on these drawings are to be reported to the architect and owner prior to commencing the work. Contractor shall submit all not already submitted permit documents, qualifications, etc. and be responsible for all fees associated with permits, utility extensions, tap-inspections, etc. The contractor is responsible for obtaining the permits, and all associated permit and inspection costs / fees.
- If a discrepancy or conflict between code requirements, drawing details, specifications, engineering data, manufacturer's recommendations, existing conditions, or owner provided information becomes known to the contractor, they shall promptly report it to the architect/engineer and owner for corrective action.
- Contractor and sub-contractors shall determine erection procedures and sequencing and provide all required shoring and bracing as needed to complete the work. It is the sole responsibility of the contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work.
- Written dimensions take precedence over scaled dimensions.
- Before any work is started, all boundary lines shall be marked at their intersections with permanent markers and setbacks shall be checked for conformance.

DRAWING INDEX

A0.0	Title Sheet
A0.1	General Notes
A1.0	Demolition Plans
A1.1	First and Second Floor Plans
A2.0	Exterior Elevations
A3.0	Wall Sections and Roof Plan
A3.1	Wall Section and Framing Plans
A4.0	Electrical Plans

SYMBOL LEGEND

	SECTION CUT		ELEVATION BENCHMARK
	DETAIL MARK		REVISION TAG
	ELEVATION MARK		

CODE COMPLIANCE

Applicable Codes: 2019 Residential Code of Ohio (RCO)
2024 Ohio Plumbing Code (OPC)
2024 Ohio Mechanical Code (OMC)
2023 National Electric Code (NEC)
Local Building and Zoning Ordinances

General Project Scope: New addition to a single family home.

Design Criteria:

Ground snow load	20 psf (RCO 301.2(6))
Wind design speed	115 mph (RCO 301.2(1))
Seismic design category	A (RCO 301.2(2))
Winter design temp	5° (RCO 301.2(1)e)
Ice barrier underlayment Required	(RCO 301.2(1))
Flood hazard	N/A
Air freezing index	1500 (RCO 403.3(2))
Dead load	
Floor Construction	12 psf
Roof Construction	15 psf
Exterior Stud Wall Construction	
Vinyl Siding	12 psf
Brick Veneer	48 psf
Interior Wall Construction	
Gypsum Board	8 psf
Plaster	20 psf
Live load (RCO 301.5)	
Sleeping room	30 psf
Rooms other than sleeping rooms	40 psf
Passenger vehicle garages	50 psf
Stairs	40 psf
Balconies and decks	40 psf
Min roof live load (RCO 301.6)	
Flat to < 4:12	20 psf
4:12 pitch to < 12:12 pitch	16 psf
12:12 pitch or greater	12 psf
Allowable Deflection (RCO 301.7)	
Interior Walls and Partitions	H/180
Floors	L/360
Gypsum Ceilings	L/240
All other structural members	L/240
Exterior walls	H/180

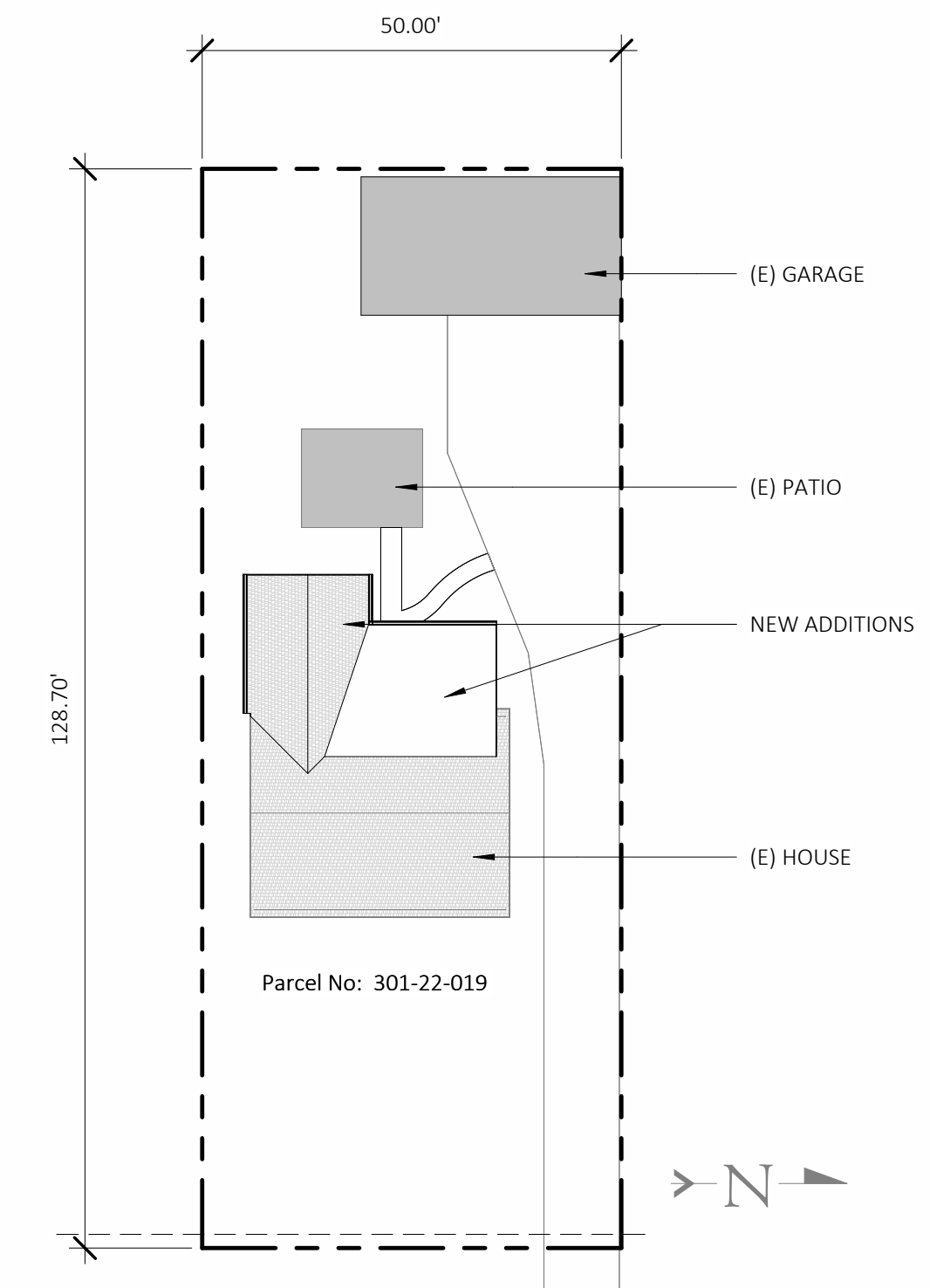
Energy Efficiency - Chapter 11

Ohio Home Builders Association Alternative Energy Code Option
Table 1112.2.1 - Insulation and Fenestration Requirements by Component
Compliance Path #1

Fenestration U-Factor:	U-0.32
Skylight U-Factor:	U-0.60
Ceiling R-Value:	R-49 (or R-38 where the insulation extends uncompressed over the top wall plate at the eaves per 1102.2.1)
Wood Frame Wall R-Value:	R-15
Mass Wall R-Value:	R-13 or R-17 when more than half the insulation is on the interior of the mass wall.
Floor R-Value:	R-30 or sufficient to fill the framing cavity (R-19 min.)
Basement Wall R-Value:	R-10 continuous or R-13 cavity (min. 4 feet)
Slab R-Value:	R-10 for 2 feet
Crawl Space R-Value:	R-10 continuous or R-13 cavity

SITE PLAN

SCALE: 1" = 20'-0"



Building Areas	
Name	Area
(E) First Floor	764 SF
(E) Family Room	203 SF
Mud Room Addition	55 SF
(E) Second Floor	720 SF
New Second Floor Addition	381 SF

NOT FOR
CONSTRUCTION

2025.04.27 ARB Submittal

Title Sheet

A0.0

Project Number: 2533

GENERAL NOTES

1. Verify all rough openings with manufacturer prior to framing.
2. All windows are indicated by frame size.
3. Exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics, and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/1.S.2/A440.
4. Exterior side hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/1.S.2/A440 or AMD 100, or ASTM E330.
5. All habitable rooms shall have an aggregate glazing of not less than 8% of the room floor area.
6. Provide tempered glass in all windows less than 18" above finished floor, glass in doors, windows within 24" of a door, glass in guards and railings, glass shower enclosures, and where glass is within 60 inches of the bottom stair.
7. All handrails shall be mounted between 34" min. and 38" max from tread nosing.
8. Minimum head room at stairs shall be 6'-8".
9. Provide sill pitch on all windows and doors towards the exterior.
10. Provide pan flashing for all openings.
11. Provide all necessary, unspecified flashing.
12. Provide all necessary, unspecified roof saddles.
13. Step flash all roof and wall intersections with kick flashing at gutter wall locations.
14. Provide all necessary downspouts and footing drains with connections to local storm sewer.
15. All enclosed attic and rafter spaces shall have cross ventilation with net free area not less than 1/300 of the area to be vented with 40-50% of the ventilation provided in the upper portion of the attic or rafter space. All openings shall be protected against the entry of snow and rain.
16. Contractor shall verify all color selections, finish selections, plumbing fixture selections, etc. with the home owner.
17. Provide ridge vent at all horizontal ridges of a length greater or equal to 10'-0".
18. Provide weather stripping for man door between garage and living area.
19. Provide an attic access panel where there is 30" min of clear height. Panel shall be a min. of 22" x 30" with a min. R-value of 10 and gasketing. Provide a switched light.
20. The following areas shall be caulked, gasketed, weatherstripped, or otherwise sealed with an air barrier material, suitable film, or solid material:
 1. All joints, seams, and penetrations
 2. Site built windows, doors, and skylights
 3. Openings between window and door assemblies and their respective jambs and framing
 4. Utility penetrations
 5. Dropped ceilings or chases adjacent to the thermal envelope
 6. Knee walls
 7. Walls and ceilings separating the garage from conditioned spaces
 8. Behind tubs and showers on exterior walls
 9. Attic access openings
 10. Rim joist junction
 11. Other sources of infiltration
21. Provide 1/2" regular gypsum board throughout structure unless noted otherwise.
22. Provide moisture resistant gypsum board in all bathrooms with showers.
23. Provide cement backer board at all wet walls to receive tile.
24. Insulation shall not be compressed in the cavity per manufacturer's recommendations.
25. Provide ventilation baffles at all rafter spaces in vented roof assemblies.
26. All foam insulation should be separated from the interior of a building with 1/2" gypsum board or other approved thermal barrier per RCO 316.
27. Caulk all openings in exterior walls. Foam all opening in top plates.
28. Insulation facing shall be located on the warm side of the insulation.
29. Insulation materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces, and attics shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UL 723.
30. Foam insulation shall have a flame spread index of not more than 75 and a smoke-developed index of not more than 450 when tested in in the maximum thickness and density intended for use in accordance with ASTM E84 or UL 723. Foam plastic shall be separated from the interior of a building by an approved thermal barrier of not less than 1/2" gypsum wall board or 23/32" wood structural panel. Refer to RCO 316.5 for specific requirements.
31. Enclosed accessible space under stairs shall have walls, under-stair surfaces, and any soffits protected on the enclosed side with 1/2" gypsum board.
32. Bedrooms shall have emergency egress windows:
 - Minimum 5-7 SF clear opening
 - 24" minimum clear opening height
 - 20" minimum clear opening width
 - Sill 44" maximum above finish floor
33. Means of Egress:
 - Front door shall be a minimum of 34" x 80"
 - The exterior landing shall not be more than 8-1/4" below the top of the threshold with an inswinging door.
 - Minimum hallway width is 3'-0"
 - Minimum stairway width is 36" above the handrail
 - Minimum stairway width is 31-1/2" at or below the handrail
 - Maximum riser height is 8-1/4"
 - Minimum tread depth is 9"
34. Smoke alarms are required:
 - At each floor level (including basement)
 - In each bedroom.
 - Outside each sleeping area in the adjacent hall.
 - Interconnected with battery backup (interconnection / hardwiring is not required in existing inaccessible areas)
35. Carbon monoxide detectors required in the immediate vicinity of bedrooms and within bedrooms where there are fuel burning appliances.

FOUNDATION NOTES

1. Assumed soil bearing capacity is 1,500 psf. The contractor is responsible for verifying this capacity. A geotechnical engineer shall be the responsibility of the contractor and/or homeowner.
2. All footing concrete shall be 3,000 psi (28 day compressive strength)
3. All slabs on grade shall be 4,000 psi (28 day compressive strength)
4. Provide 6 mil vapor barrier under all interior and garage slabs.
5. All footings to be 8" wider than the wall they support and bear on undisturbed soil of bearing capacity.
6. The bottom of all footings shall be minimum 42" below grade, or at least 12" below undisturbed soil, whichever is greater.
7. Foundations shall not be backfilled unless properly braced.
8. Provide a capped clean out to grade with access if length of the wall along each below grade wall with drain tile being worked on.
9. Top of foundation walls shall be at least 6" above finished grade at the full perimeter of the structure.

SITE NOTES

1. It is the responsibility of the builder and/or owner to retain the services of a registered surveyor or engineer to verify existing field conditions such as property lines, utility locations, and grading.
2. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a min. of 6" within the first 10 feet.
3. Provide sawn or hand troweled control joints @ 10'-0" oc max. each way in driveways and patios.
4. Provide control joints in all walks equal to the width of the walk.
5. Existing on-site topography shall not be changed. Soil excavated from foundation or other construction shall be hauled off site unless a proposed grading plan is provided to the city for review and is approved.

FRAMING NOTES

1. Framing lumber shall be Spruce-Pine-Fir #2 grade or better.
2. All lumber shall be stamped with the grade mark of an approved testing agency.
3. All LVL beams noted on these drawings shall must meet the following design criteria and be all sizes shall be verified by supplier.
 1. Bending Stress: 2900 Fb
 2. Modulus of Elasticity: 2,000,000
 3. Shear Stress: 285 Fv
 4. Compression Stress: 3200 F (parallel to grain) and 750 F (perpendicular to grain)
 5. Deflection: L/360 LL and L/240 TL
4. Provide double joists at all parallel partitions, tub locations, and cantilevers.
5. Provide double header joist and trimmer at all floor openings.
6. Provide solid blocking at all bearing locations and @ 8'-0" oc.
7. Provide minimum 2x4 collar ties @ 4'-0" oc for all rafters unless noted otherwise. Collar ties shall be placed in the upper third of the rafter.
8. All partitions over 10'-0" high shall be framed @ 12" oc.
9. All posts and jack studs shall be blocked below the deck.
10. Provide 2x8 stiffbacks @ 10'-0" oc for all ceiling joists.
11. All sill plates shall be full width of foundation wall below.
12. Structural floor members shall not be cut or notched in excess of the limitations specified in RCO 502.8
 - A. Notches in solid lumber joists, rafters, and beams shall not exceed 1/6 of the depth of the member, shall not be longer than 1/3 of the depth of the member and shall not be located in the middle 1/3 of the span. Notches at the ends of the member shall not exceed 1/4 of the depth of the member. The tension side of members 4" or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed 1/3 the depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. Where the member is notched, the hole shall not be closer than 2 inches from the notch.
13. All drilling and notching of studs shall be done in conformance with RCO R602.6.
 - A. Notching - Any stud in an exterior wall or bearing partition shall be permitted to be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions shall be permitted to be notched to a depth not to exceed 40% of a single stud width.
 - B. Drilling - Any stud shall be permitted to be bored or drilled, provided that the diameter of the resulting hole is not more than 60% of the stud width, the edge of the hole is not closer than 5/8" to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40% and up to 60% shall be doubled with not more than two successive doubled studs bored. Exception: Use of approved stud shoes is permitted where they are installed in accordance with the manufacturer's recommendations.
14. Drilling and notching of top plate: Where piping or ductwork is placed in or partially in an exterior wall or load bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50% of its width, a galvanized metal tie not less than 0.054 inch thick (16 ga) and 1-1/2" wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d nails having a minimum length of 1-1/2" at each side or equivalent. The metal tie must extend not less than 6" past the opening.
15. Structural roof members shall not be cut, bored, or notched in excess of the limitations specified in RCO 802.7
 - A. Cuts, notches and holes in solid wood joists, rafters, blocking and beams shall comply with RCO Section 502.8 as outlined above, except for cantilevered portions of rafters.
 - B. Notches on cantilevered portions of rafters are permitted provided the dimension of the remaining portion of the rafter is not less than 3-1/2" and the length of the cantilever does not exceed 24" in accordance with RCO figure 802.7.1.1.
16. Taper cuts at the ends of the ceiling joist shall not exceed 1/4 the depth of the member in accordance with RCO figure 802.7.1.2.
17. Cuts, notches, and holes bored in trusses, structural composite lumber, structural glue-laminated members, cross-laminated timber members or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.
18. All joists, beams, and girders shall bear a min. of 1-1/2" on wood or metal and 3" on masonry UNO.
19. Pressure treated wood shall be used in the following locations:
 1. Wood framing members that rest on concrete or masonry foundation walls and are less than 8" from the exposed ground.
 2. Sills and sleepers on a concrete slab unless separated with an impervious moisture barrier.
 3. Ends of wood girders entering exterior masonry walls having clearances less than 1/2" on tops, sides and ends.
 4. Wood sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground or less than 2" measured vertically from concrete steps or slabs.
 5. All wood in contact with the ground.
 6. Wood columns, unless on concrete or metal pedestals.
20. Column to beam fastening:
 - A. Beam ending in concrete pocket: Provide top plate continuously welded to beam on both sides, or no less than (2) 3/4" diameter bolts placed diagonally through top plate of steel column and bottom of the beam. The base plate(s) of steel column(s) shall be anchored to concrete footing pad(s) with no less than two 3/4" diameter anchors or bolts placed diagonally through the base plate(s) of the steel column(s) into the concrete footing pad(s).
 - B. Beam ending on steel column with bolted connection: Provide no less than four 3/4" diameter bolts shall be used connecting the top plate of the steel column to the beam. The base plate of the steel column shall be anchored to the concrete footing pad with no less than four 3/4" diameter anchors through the base plate of the steel column to the concrete footing pad.
 - C. or per design professional or manufacturer's recommendation
 - D. Powder actuated fasteners are prohibited.
21. Fireblocking consisting of 2 inch nominal lumber (or other materials as listed in RCO 302.11.1) to be provided in the following locations:
 - A. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - a. Vertically at the ceiling and floor levels.
 - b. Horizontally at intervals not exceeding 10 feet
 - B. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.
 - C. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with 302.7.
 - D. At openings around vents, pipes, ducts, cables, and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annual space shall not be required to meet the ASTM E136 requirements.
 - E. For the fireblocking of chimneys and fireplaces, see Section 1003.19.
 - F. In buildings or structures with more than one dwelling unit, fireblocking of cornices is required at the line of dwelling unit separation.

ELECTRICAL NOTES

1. In addition to the branch circuits installed to supply general illumination and receptacle outlets in dwelling units, the following minimum requirements apply:
 - A. Two 20-amp circuits for the kitchen receptacles.
 - B. One 20-amp circuit for the laundry receptacles.
 - C. One 20-amp circuit for the bathroom receptacles.
 - D. One 20-amp circuit for the garage receptacles.
 - E. One individual branch circuit for central heating equipment (ie. furnace).
2. All branch circuits supplying 125-volt, 15- and 20-amp outlets or devices in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, laundry areas, closets, hallways, or similar areas shall be protected by a listed combination type-AFCI device. AFCI protection is also required where branch circuit wiring in the above locations is modified, replace, or extended.
3. Any receptacle within 6' of sink must be GFCI protected
4. All countertop receptacles in kitchen to be GFCI protected
5. At least 1 GFCI receptacle shall be provided on each side of sink in kitchen island
6. Kitchen receptacles shall be provided within 24" of all counter spaces measured horizontally along the wall.
7. A receptacle outlet shall be installed at each counter space 12 inches or wider and at each island counter or peninsula space greater than 24 inches by 12 inches.
8. Master Bath lav to have 1 GFCI receptacle on each side OR 1 GFCI between bowls.
9. Receptacles shall not be installed within 3 feet horizontally and 2.5 feet vertically from the top of the bathtub rim or shower stall threshold.
10. Receptacles in Laundry rooms shall be GFCI.
11. Receptacles to be provided in all habitable rooms within 6' of doorways and 12' max spacing. A receptacle outlet shall be installed in each wall space 2-feet or more in width.
12. Where one or more lighting outlets are installed for interior stairways, there shall be a wall switch at each floor level and landing level that includes an entryway, to control the lighting outlets where the stairway between floor levels has six risers or more.
13. At least one GFCI receptacle required in Garage in each vehicle bay not more than 66" above the floor.
14. For dwelling units, attached garages, and detached garages with electrical power, at least one wall switch - controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade - level access. A vehicle door in a garage shall not be considered as an outdoor entrance or exit.
15. GFCI receptacle required with 25' of HVAC equipment (within the same space)
16. Bedrooms must be AFCI protected
17. Foyers greater than 60 sq. ft. shall have a receptacle in each wall 3' or more in width.
18. At least one wall switch controlled lighting outlet shall be installed in every habitable room, kitchen and bathroom, hallway, stairway, garage and basement spaces.
19. Receptacles that are installed or replaced in wet locations shall be listed as weather resistant "WR" and shall have an enclosure that is weatherproof with the cord inserted. Covers shall be marked "extra duty".
20. At least one receptacle outlet accessible from grade shall be installed at the front and back of the dwelling with an extra duty cover that is weatherproof, whether or not an attachment plug cap is inserted in the receptacle outlet.
21. Balconies, decks, and porches accessible from inside a dwelling unit shall have at least one receptacle outlet located less than 6 1/2 feet above the floor.
22. Smoke detectors shall be hard wired and interconnected with battery back up.
23. All underground electrical lines shall be embedded in sand.

HVAC AND PLUMBING NOTES

1. It is the responsibility of the builder to have all HVAC and plumbing systems designed and installed by licensed mechanical specialists.
2. It is the responsibility of the contractor to submit mechanical and plumbing descriptions to the city for approval prior to initiation of the work.
3. All mechanical flues shall be routed to the rear of the house.
4. Condensing units shall be placed in the rear or side yards in accordance with local zoning codes.
5. All toilet and bath/shower areas shall have an exhaust fan vented to the exterior.
6. Vent thru roof (VTR) shall be a min. of 10'-0" away from outside air intake openings.
7. Ducts in unconditioned spaces shall be insulated with a min. R-8 insulation.
8. Verify the exact location of the water heater and furnace prior to installation of floor drains.
9. Sump pumps (if required) shall have an in line check valve.
10. Unvented crawl spaces shall have the following:
 - A. A class I vapor retarder under the concrete slab. Joints of the vapor retarder shall overlap by 6 inches and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches up the stem wall and shall be attached and sealed to the stem wall or insulation.
 - B. One of the following:
 - a. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute for each 50 square feet of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated with R-10 rigid insulation.
 - b. Dehumidification sized to provide 70 pints of moisture removal per day for every 1,000 square feet of crawl space floor area.

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General Notes

A0.1

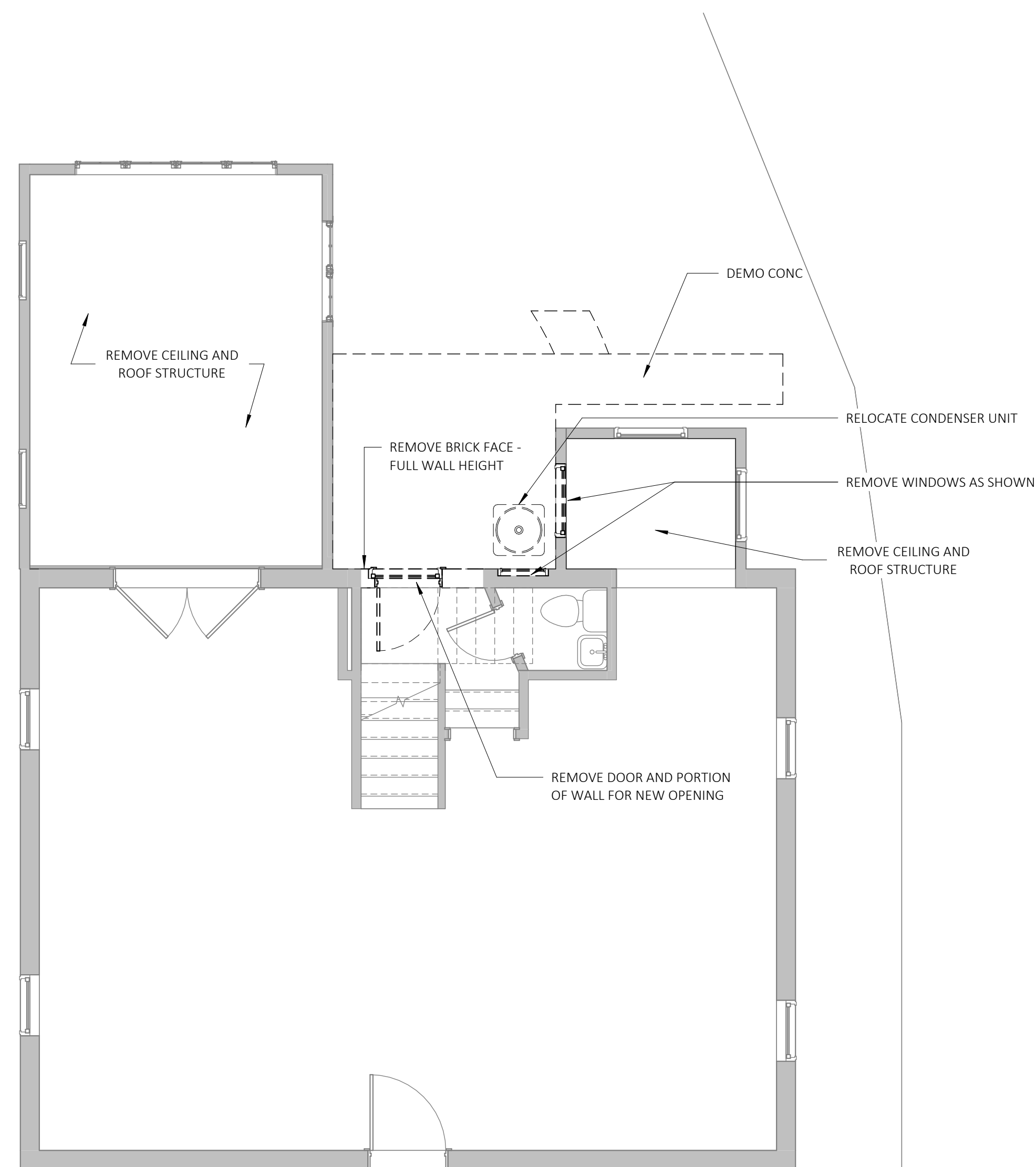
Project Number: 2533

DEMOLITION GENERAL NOTES

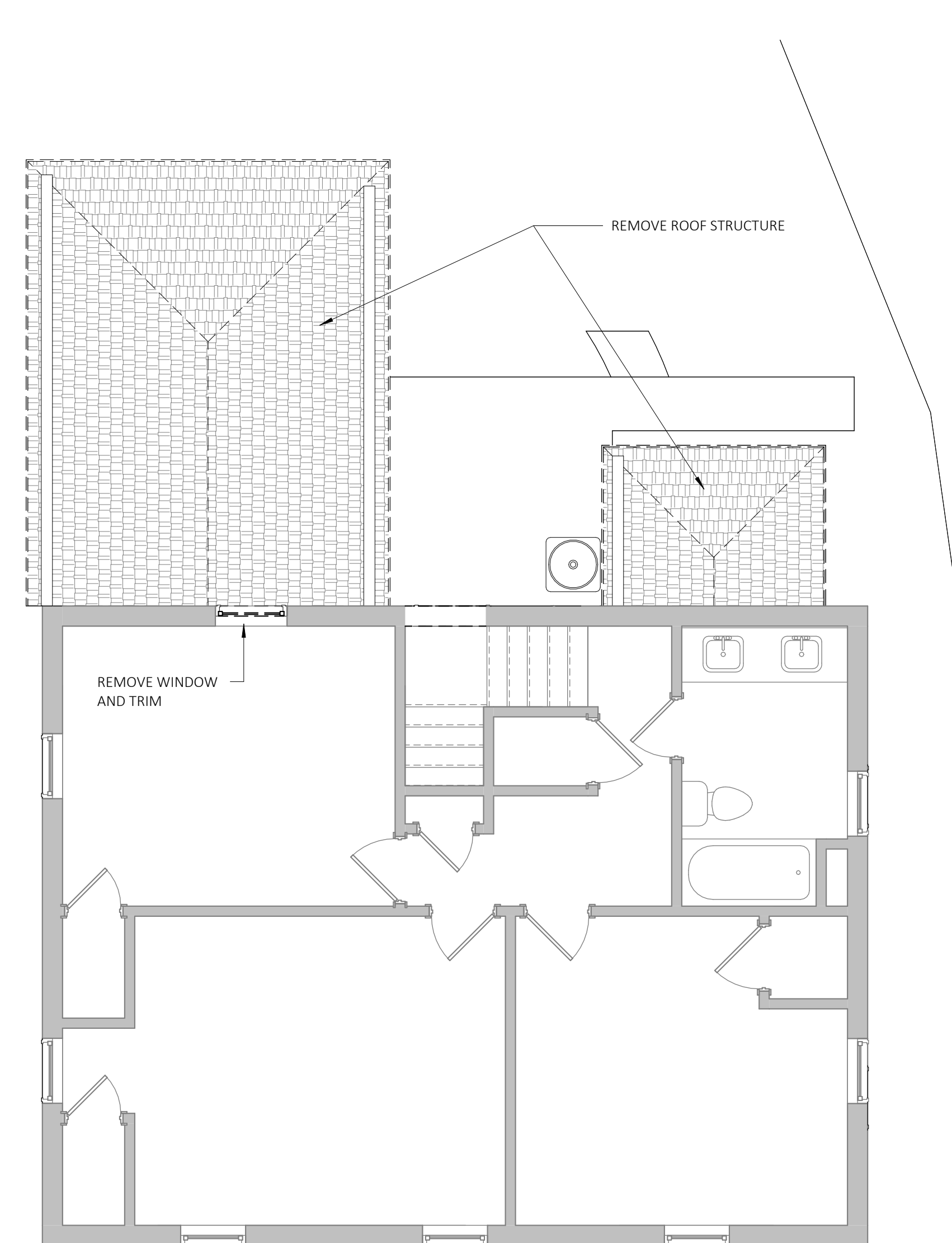
1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION ACTIVITIES. NOTIFY THE ARCHITECT OF ANY CONDITIONS AFFECTING THE WORK THAT VARY FROM THOSE INDICATED WITHIN THESE DOCUMENTS.
2. REMOVE ALL MATERIALS SCHEDULED FOR DEMOLITION FROM THE PROJECT SITE AND DISPOSE OF THEM IN A LEGAL MANNER. DO NOT BURN MATERIALS.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF ADJACENT AREAS AND SURFACES THAT ARE NOT SCHEDULED FOR DEMOLITION IN ORDER TO ENSURE NO DAMAGE IS CAUSED TO ADJACENT AREAS OR SURFACES.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY DUST PARTITIONS AND WALK OFF MATS AS REQUIRED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW CONSTRUCTION AS NEEDED.

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN



A First Floor Demo
1/4" = 1'-0"



B Second Floor Demo
1/4" = 1'-0"

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Demolition
Plans

A1.0

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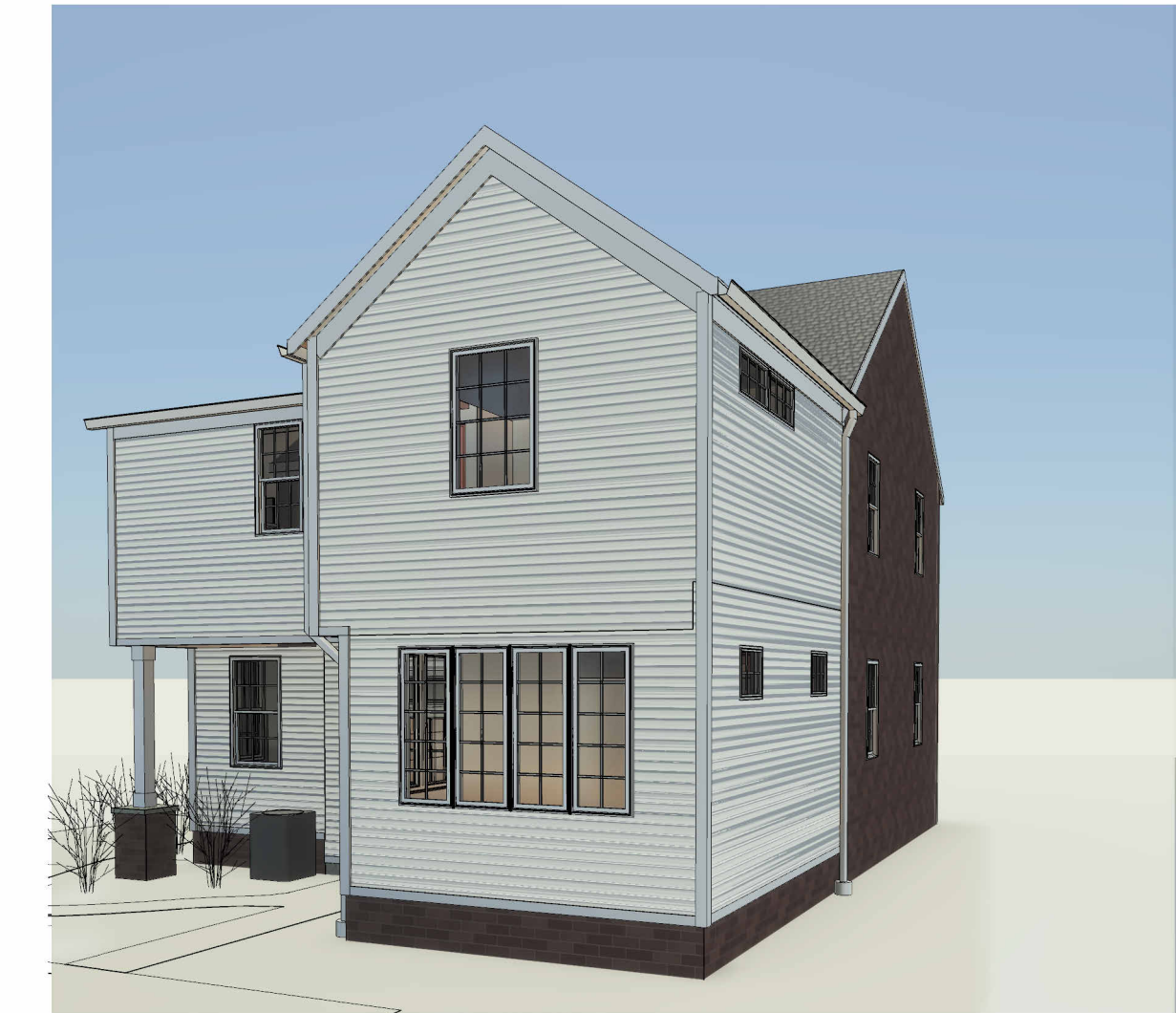
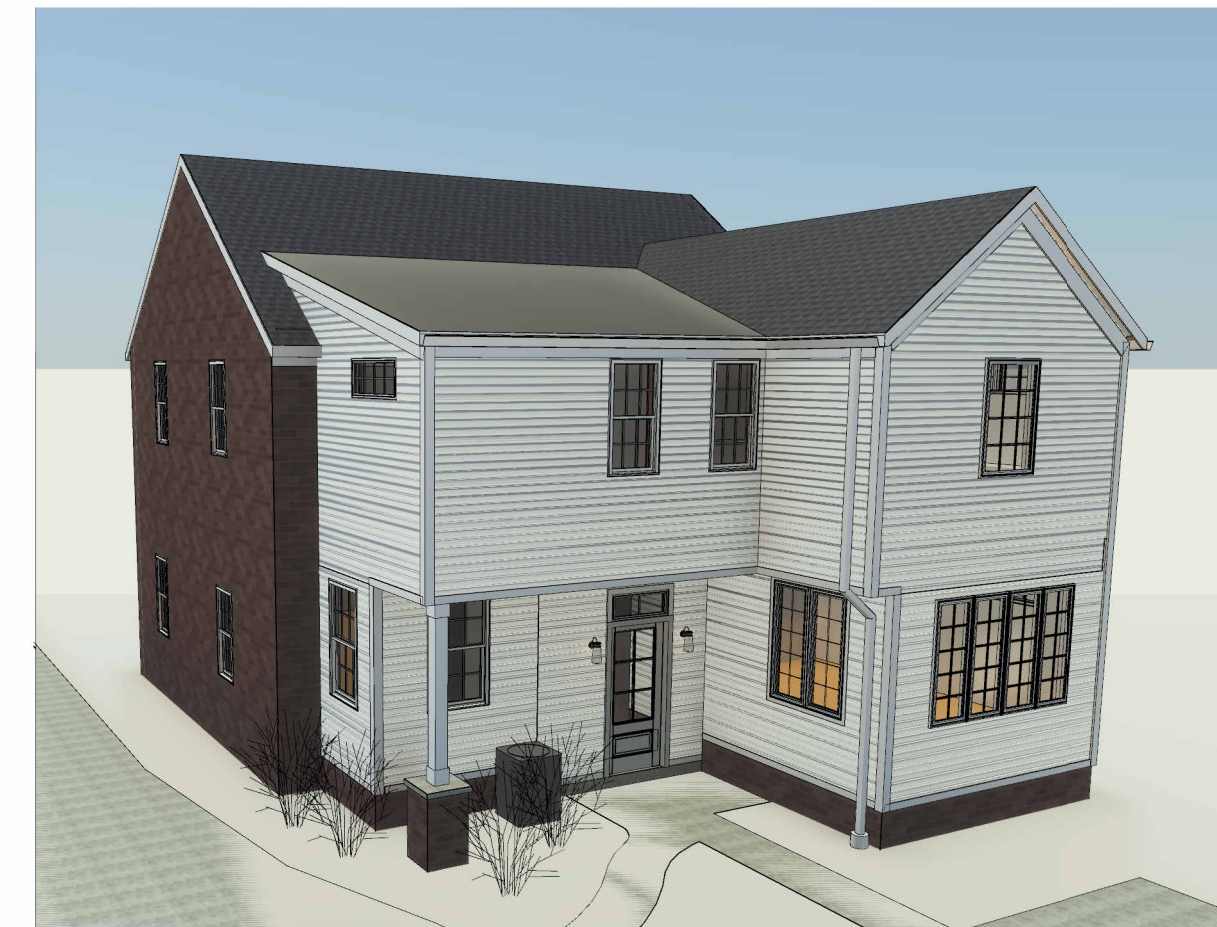
EXTERIOR ELEVATION GENERAL NOTES

1. NEW VINYL SIDING, VINYL WINDOWS, AND ASPHALT SHINGLES TO MATCH EXISTING
2. ① INDICATES TEMPERED GLASS

Megan and William McLaughlin
Bedroom and Mudroom Addition
1498 Rockland Ave
Rocky River, Ohio 44116



A West Elevation
1/4" = 1'-0"



B North Elevation
1/4" = 1'-0"



C South Elevation
1/4" = 1'-0"

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Exterior
Elevations

A2.0

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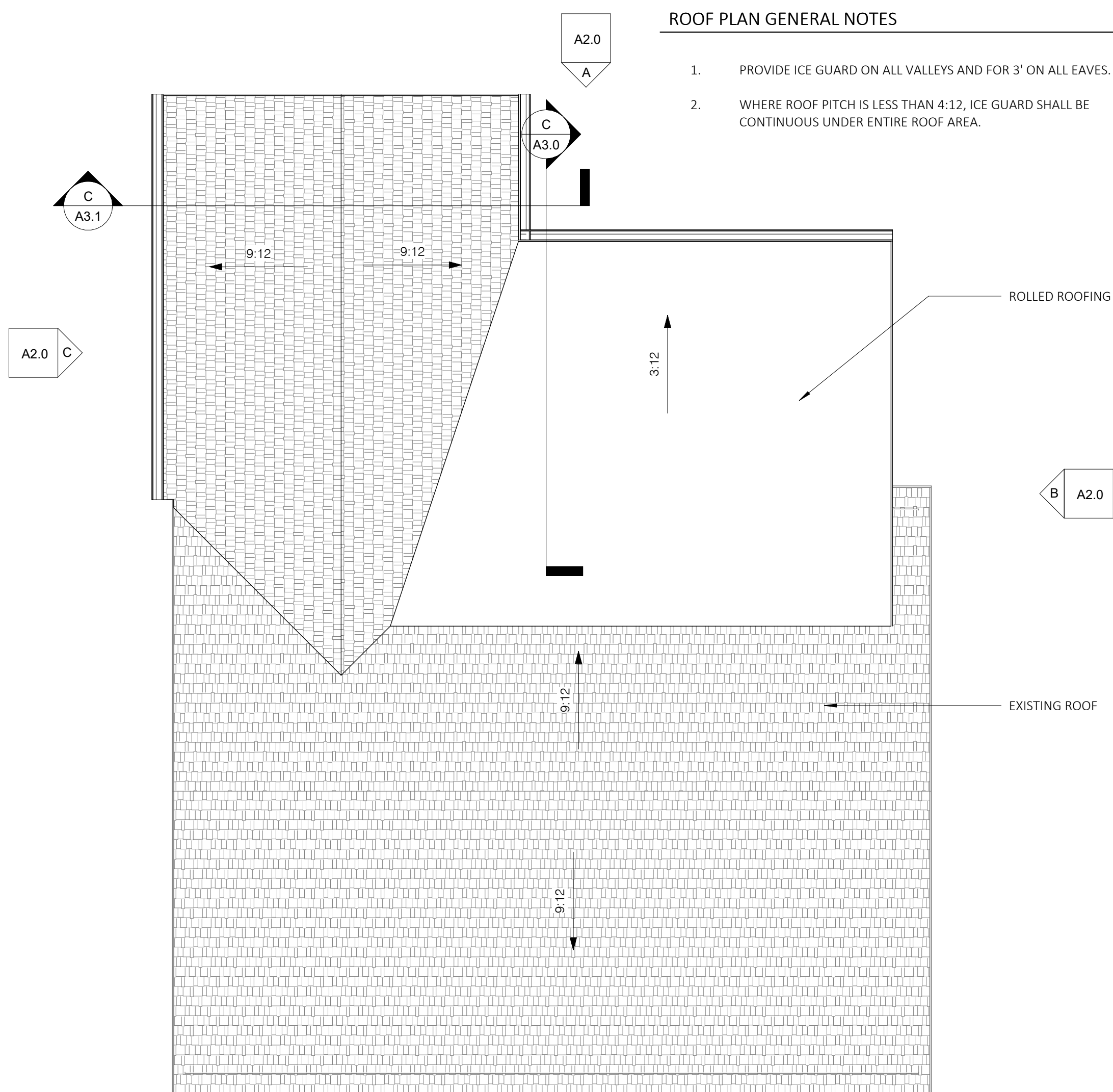
Wall Sections and Roof Plan

A3.0

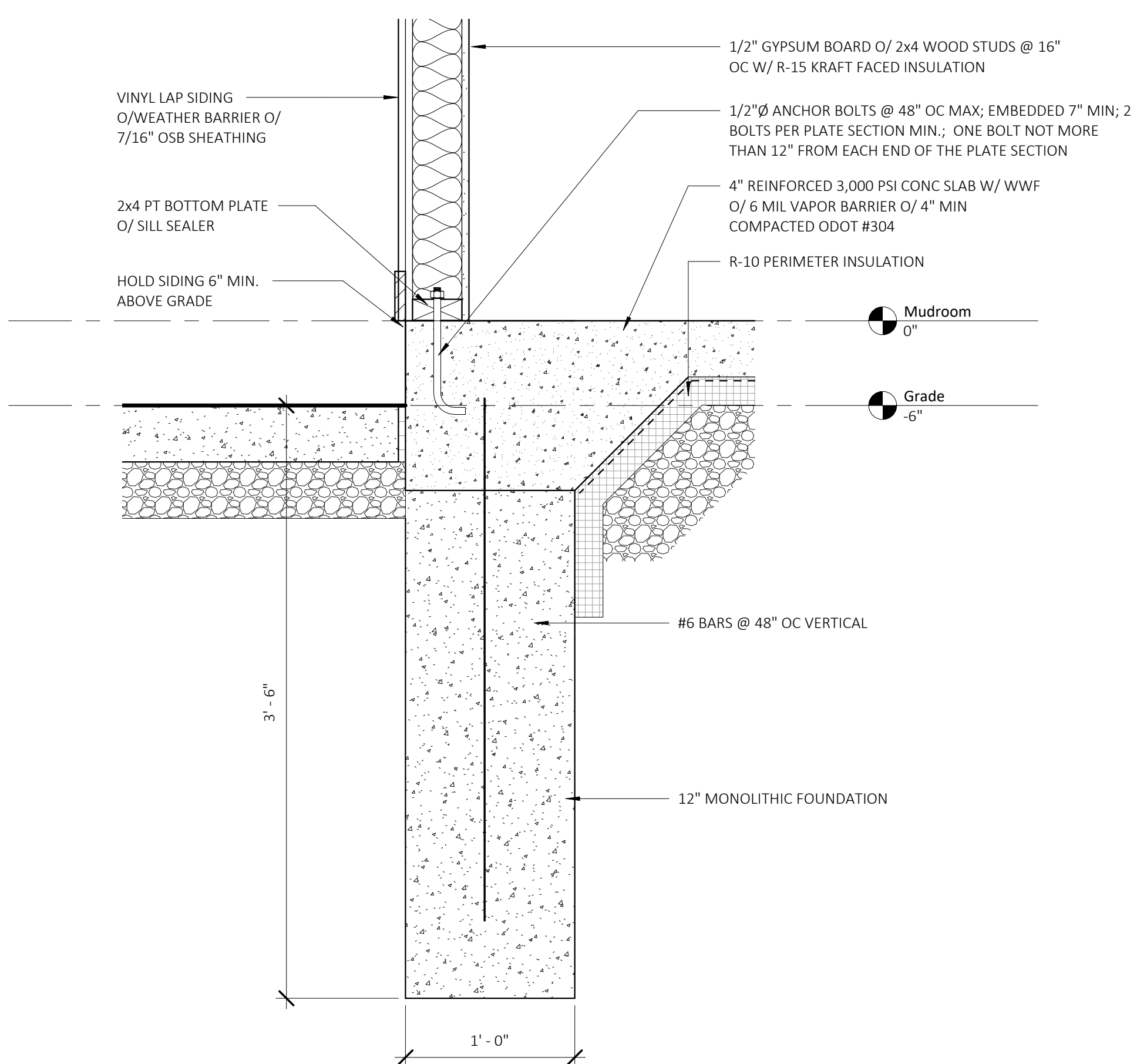
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ROOF PLAN GENERAL NOTES

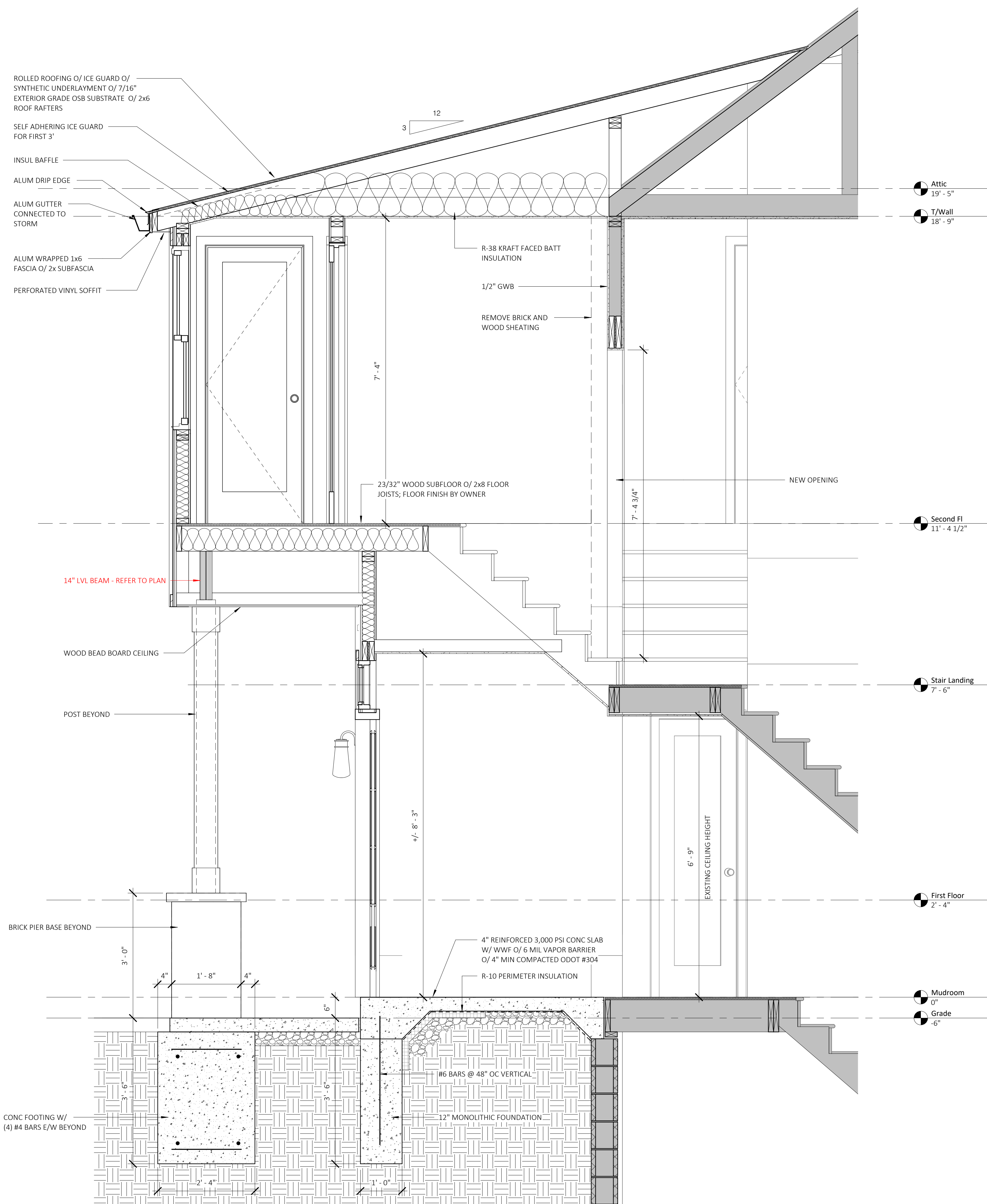
1. PROVIDE ICE GUARD ON ALL VALLEYS AND FOR 3' ON ALL EAVES.
2. WHERE ROOF PITCH IS LESS THAN 4:12, ICE GUARD SHALL BE CONTINUOUS UNDER ENTIRE ROOF AREA.



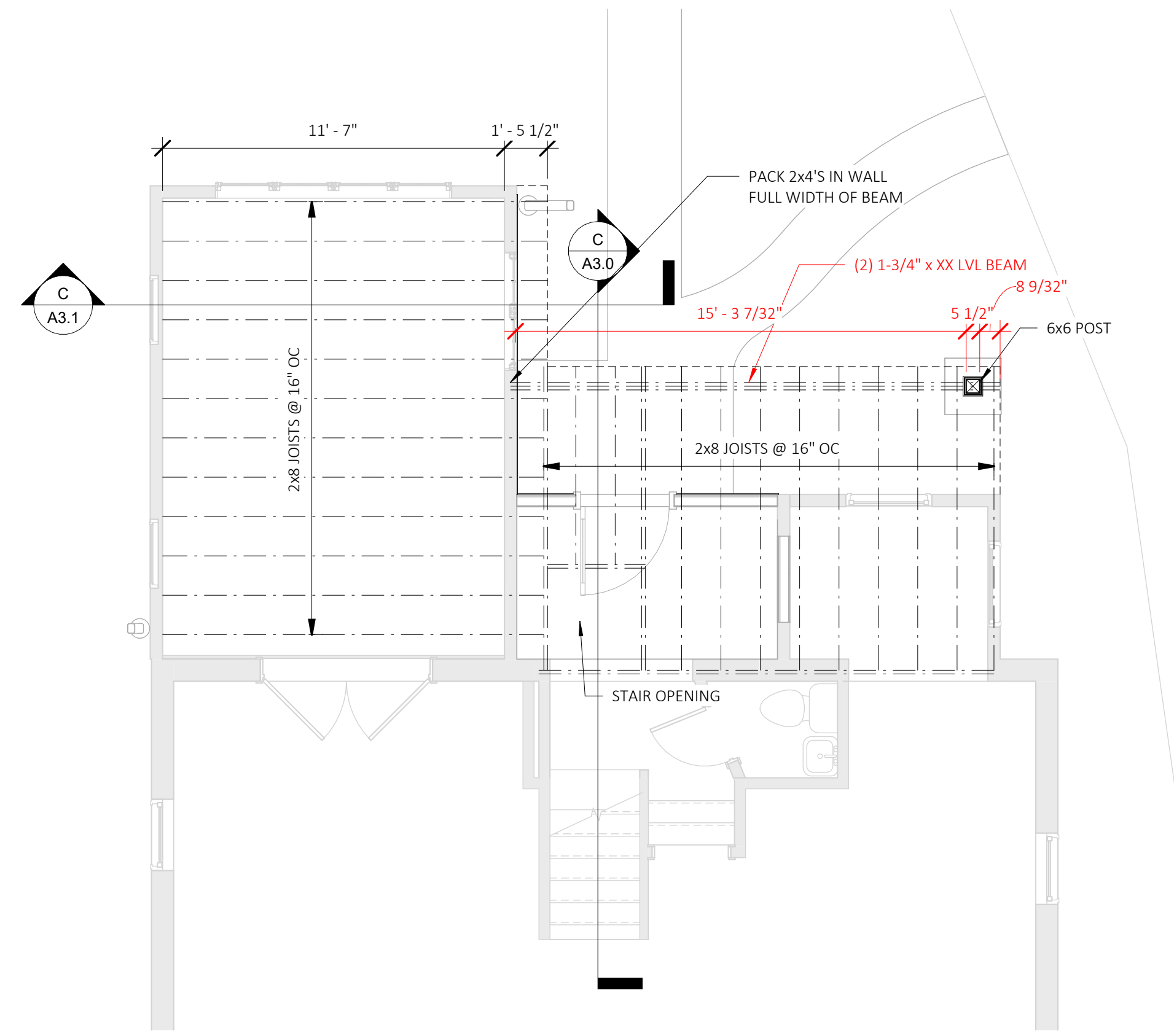
A Roof Plan
1/4" = 1'-0"



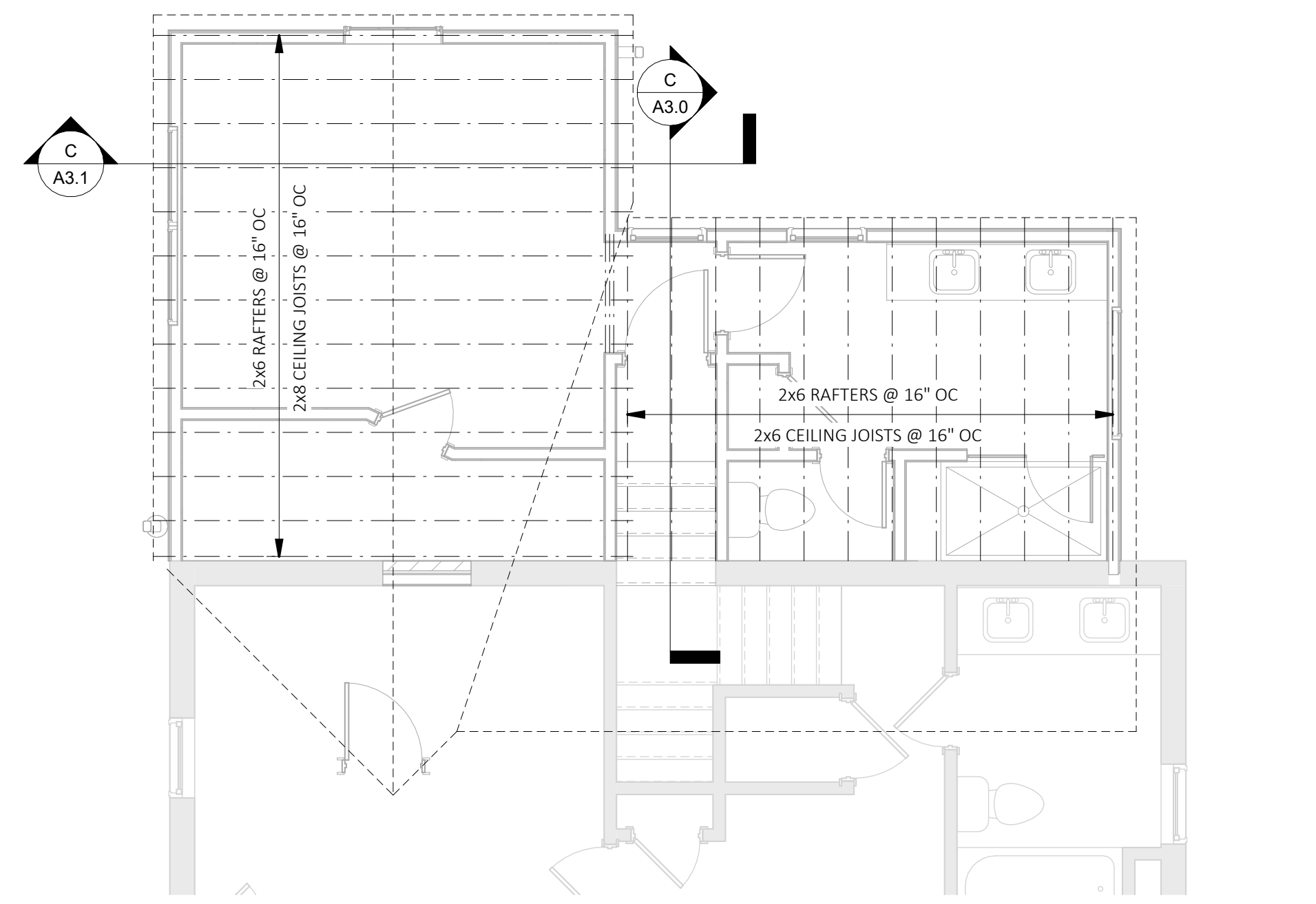
B Section Detail at Stem Wall
1 1/2" = 1'-0"



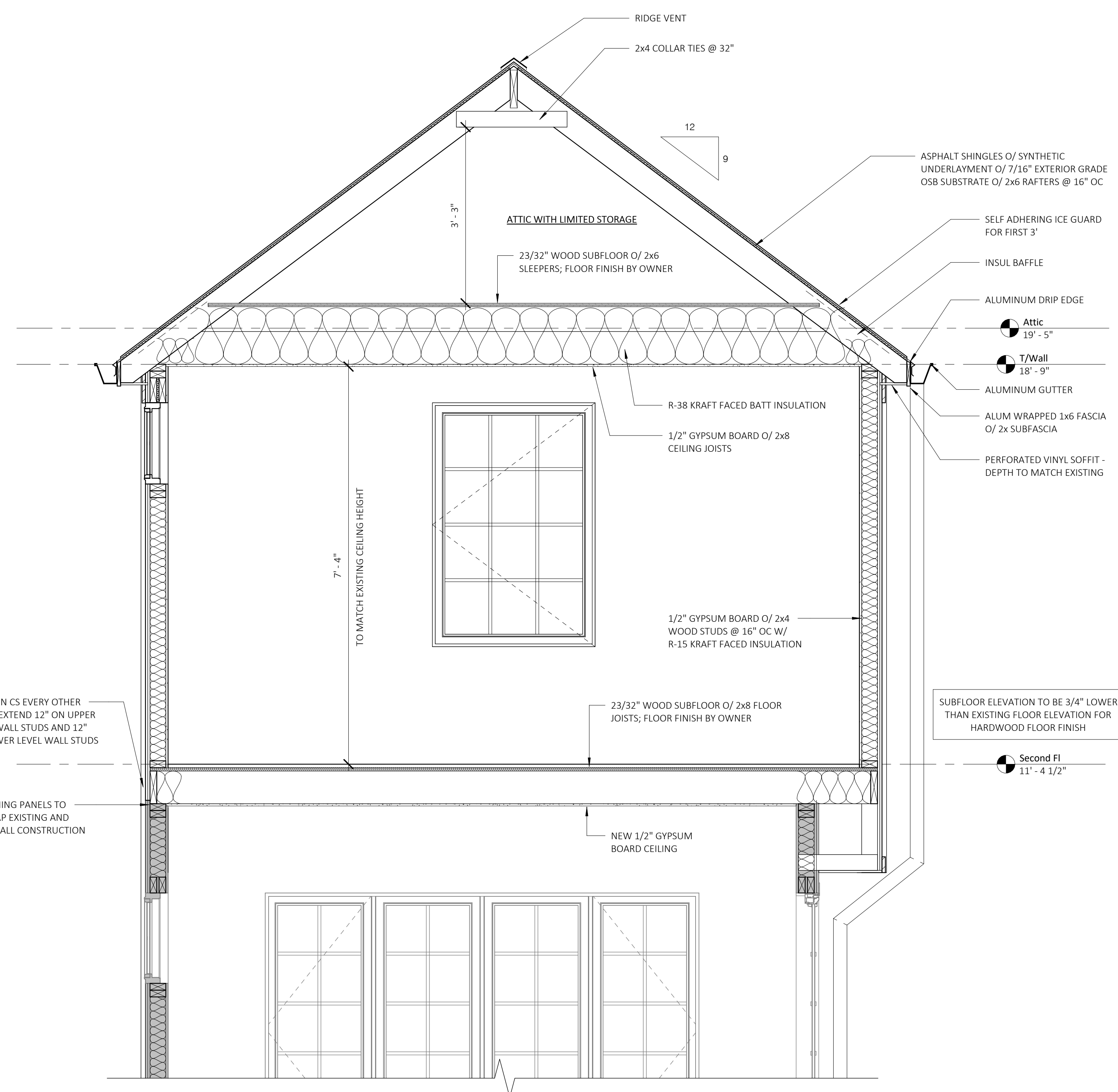
C Wall Section at Mud Room / Stair
3/4" = 1'-0"



A Second Floor Framing Plan
1/4" = 1'-0"



B Roof Framing Plan
1/4" = 1'-0"



C Wall Section at Bedroom
3/4" = 1'-0"

FRAMING PLAN LEGEND

CS-WSP-XX CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 7/16" OSB OR PLYWOOD SHEATHING. MIN. LENGTH NOTED IN INCHES. REFER TO SHEET A0.2 FOR CONSTRUCTION DETAILS.

FRAMING PLAN GENERAL NOTES

- EXISTING EXTERIOR AND INTERIOR WALL FRAMING CONSISTS OF 2x4 WOOD STUDS AT 16" OC
- NEW INTERIOR WALL ASSEMBLIES SHALL CONSIST OF 1/2" GYP BD ON EA SIDE OF 2x4 WOOD FRAMING @ 16" OC, UNO
- HEADER SIZES IN BEARING WALLS ARE NOTED ON THE PLANS.
- PROVIDE 1x4 COLLAR TIES AT 48" OC MAX - LOCATED IN UPPER THIRD OF GABLE
- REFER TO BUILDING SECTIONS FOR HEIGHT OF RAISED RAFTER BEAMS
- WOOD FRAMING TO BE SPRUCE-PINE-FIR #2 OR BETTER
- PROVIDE SOLID BLOCKING DOWN TO SILL PLATE AT ALL POST LOCATIONS.
- ENSURE EXISTING FOUNDATION WALLS ARE SOLID WHERE NEW POSTS BEAR.
- WALL BRACING SHALL BE CONSTRUCTED IN COMPLIANCE WITH RCO 602.10. REFER TO SHEET A0.2 FOR CONSTRUCTION DETAILS.

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

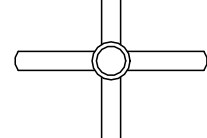




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Wall Section and Framing Plans

A3.1

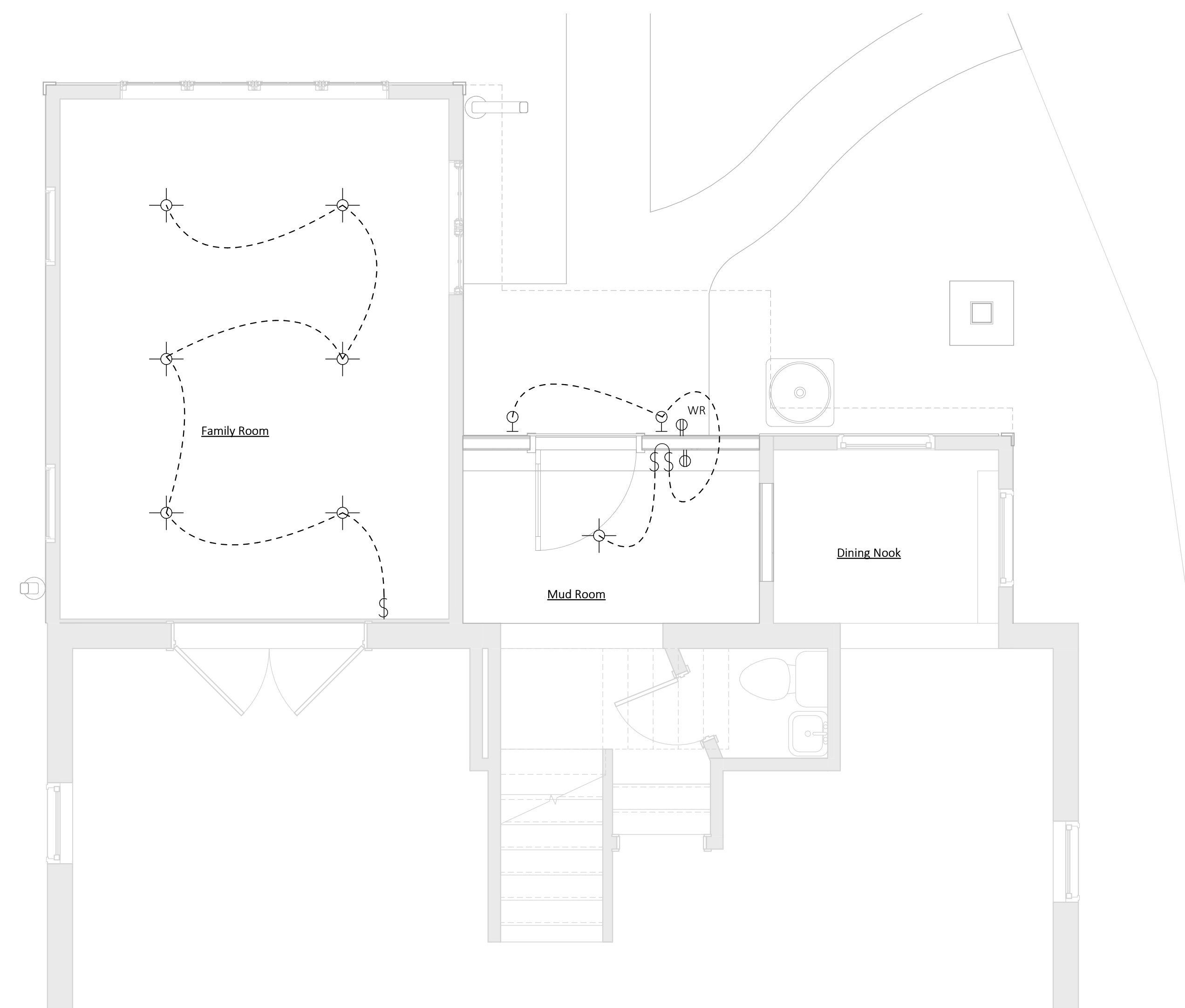
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ELECTRICAL LEGEND

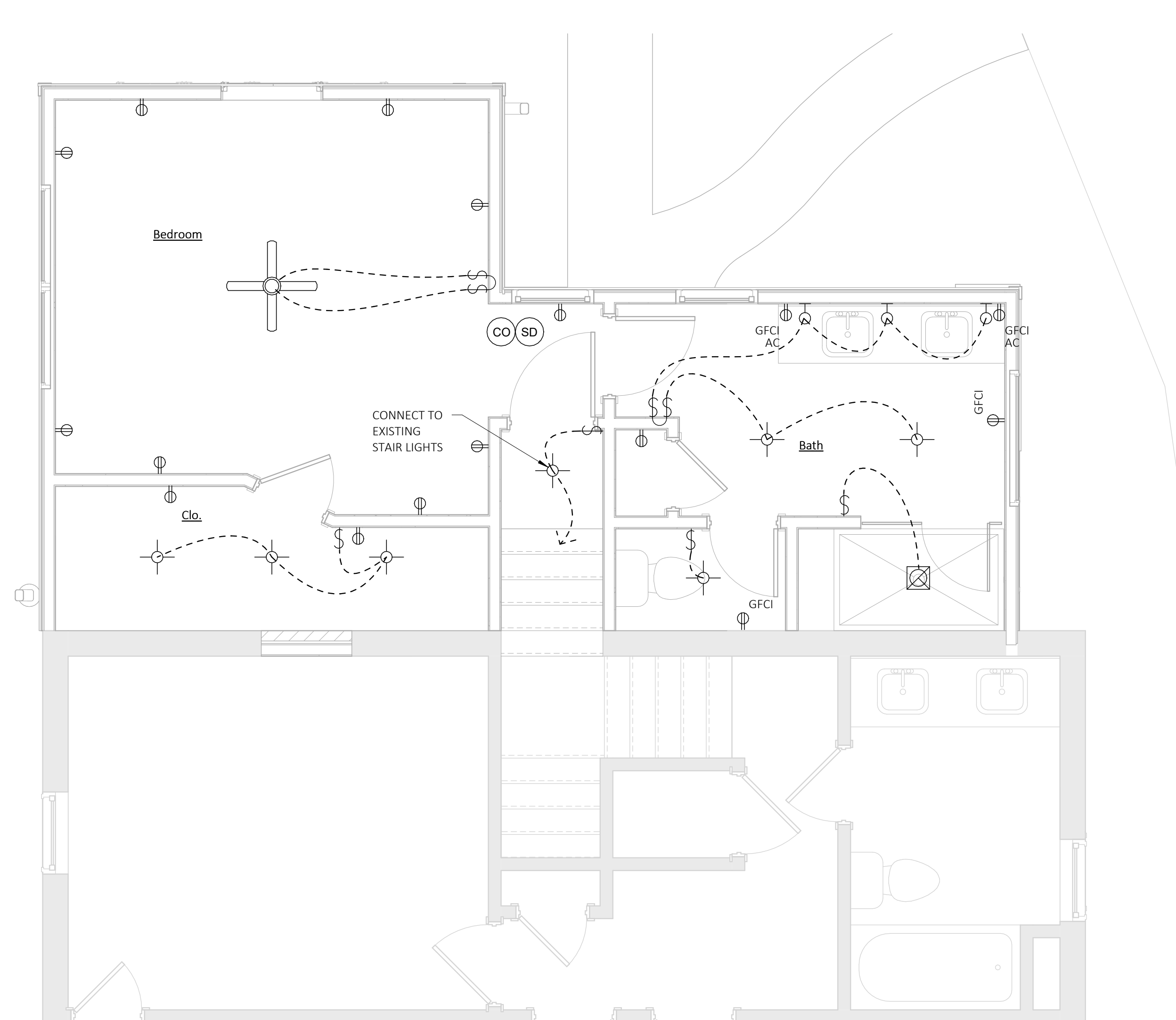
	LIGHT FIXTURE - SELECTED BY OWNER		NEW DUPLEX RECEPTACLE (120V) @ 18" AFF UNO WITH +#"
	WALL MOUNTED LIGHT FIXTURE - SELECTED BY OWNER		SINGLE SWITCH
	CEILING FAN W/ LIGHT - SELECTED BY OWNER		CIRCUIT HOMERUN TO PANEL
	EXHAUST FAN/ LIGHT COMBO	ABBREVIATION CODE:	
	CEILING MOUNTED SMOKE DETECTOR	AC	ABOVE COUNTER (MIN 8" AC)
	CEILING MOUNTED CARBON MONOXIDE DETECTOR	CAB	IN/UNDER CABINET
		GFCI	GROUND FAULT CIRCUIT INTERRUPTER
		WR	WEATHER RESISTANT GFCI (PROVIDE ENCLOSURE THAT IS WEATHERPROOF WITH THE CORD INSERTED. COVER TO BE MARKED "EXTRA DUTY".

ELECTRICAL AND LIGHTING NOTES

- REFER TO SHEET A0.1 FOR GENERAL ELECTRICAL NOTES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL SWITCHES, OUTLETS, LIGHTING, CABLE, DATA, PHONE, AUDIO ETC WITH THE HOME OWNER PRIOR TO INSTALLATION.
- WHILE SYMBOLS MAY BE SHOWN ADJACENT, ALIGN SWITCHES AND WALL RECEPTACLES WHERE POSSIBLE.
- RECESSED LIGHTING IN INSULATED CEILING AREAS SHALL BE FULLY SEALED WITH A GASKET OR CAULK.
- RECESSED LIGHTS SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF.



A First Floor Electrical
3/8" = 1'-0"



B Second Floor Electrical
3/8" = 1'-0"

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Electrical Plans

A4.0

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