

DAHODWALA RESIDENCE
21010 ABERDEEN DR.

GENERAL NOTES AND SPECIFICATION

GENERAL CONDITIONS

1. Materials and methods of construction shall comply with all applicable local, state and federal building codes.
Current issue code = RCO effective July 1, 2019.

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 building & wall sections. 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.

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 plies of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more plies 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. Any necessary holes or notching in load bearing studs shall be in accordance with section 602.6 of RCO.

8. 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.

WINDOWS

1. Windows shall be Pella 250 vinyl double low e glass. Windows shall be double hung & awning with screens, traditional grilles and locks. Windows shall have black finish. Alternates shall be Jeld-Wen, 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 1011.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. Trim board shall match profile & material of existhouse

INSULATION

1. Provide batt insulation or spray as indicated in 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.

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" with tapered edges. as indicated in drawings

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

3. 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.

4. 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.

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

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

7. Provide smooth finish at walls and knock down finish at ceiling.

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

9. 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.

10. 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.

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

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

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

MECHANICAL, ELECTRICAL & PLUMBING
2. Provide new electrical wiring, outlets, junction boxes etc. throughout addition.

3. Connect to existing electrical panel. Contractor shall field verify capacity. Notify owner of any necessary upgrades in base bid.

4. Coordinate light fixture locations with Owner. Coordinate switching with existing switch and fixture locations. Contractor shall walk through with Owner once framing is completed to confirm fixture locations.

11. Provide HVAC to habitable areas impacted by this scope of work.

12. HVAC contractor to verify capacity of existing furnace. Notify owner of any unnecessary upgrades in base bid.

14. Duct sizing and layout by mechanical contractor.

15. J Schedule provided by HVAC contractor.

SYMBOL	DESCRIPTION
	DUPLEX OUTLET
	DEDICATED APPLIANCE OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER OUTLET
	WATER RESISTANT OUTLET
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE

ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE RCO & IFGC, NEC, AND FEDERAL, STATE AND LOCAL CODES.

2. ANY INCOMPATIBILITY WITH ELECTRIC PANEL SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING WITH WORK.

3. FIELD VERIFY EXISTING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR SHALL COORDINATE EXISTING AND NEW OUTLET LOCATIONS TO MEET CURRENT CODE REQUIREMENTS

4. NEW AND EXTENDED CIRCUITS SHALL RECEIVE AFCI PROTECTION.

5. OWNER SHALL PROVIDE DECORATIVE LIGHTING.

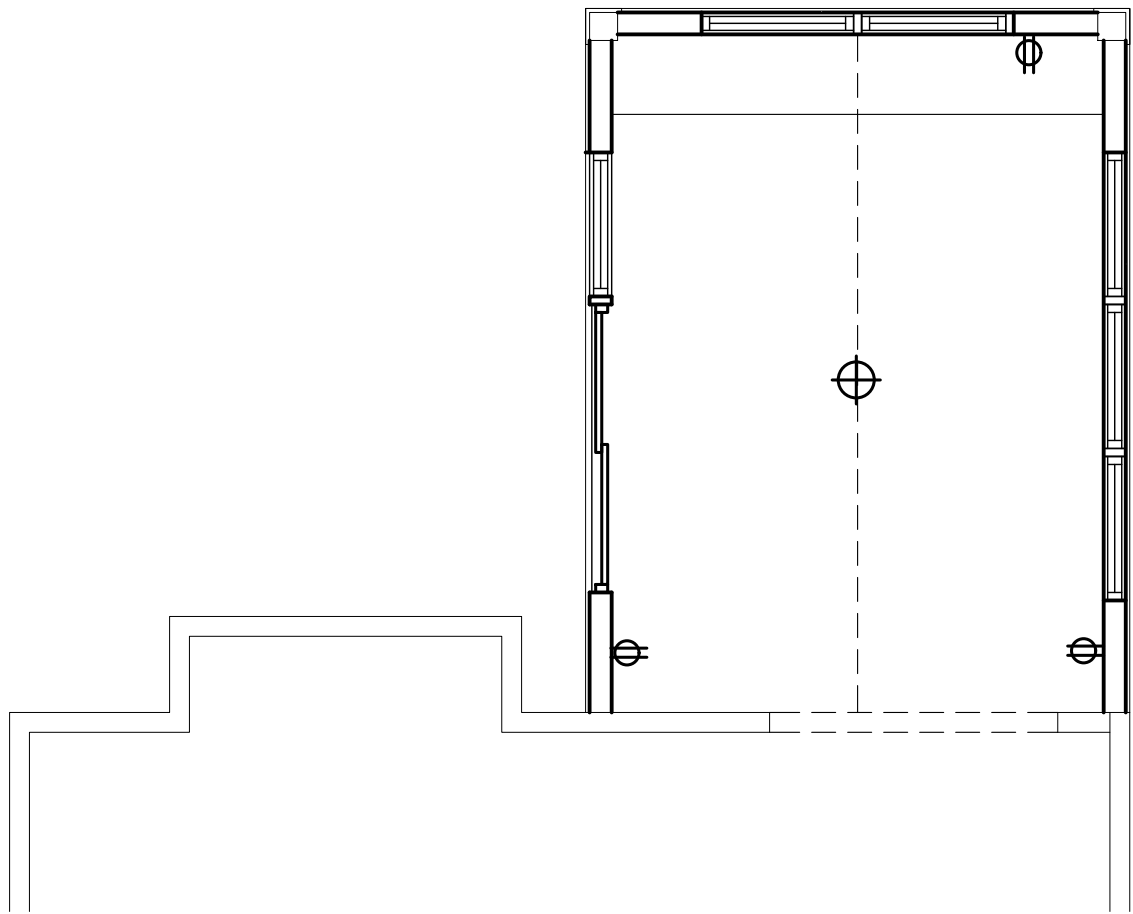
8. RECOMMENDED MANUFACTURERS FOR NEW FIXTURES SHALL BE LITHONIA, OR OWNER APPROVED EQUAL.

6. ALL EQUIPMENTS AND SYSTEM COMPONENTS SHALL BE SQUARE D OR APPROVED EQUAL.

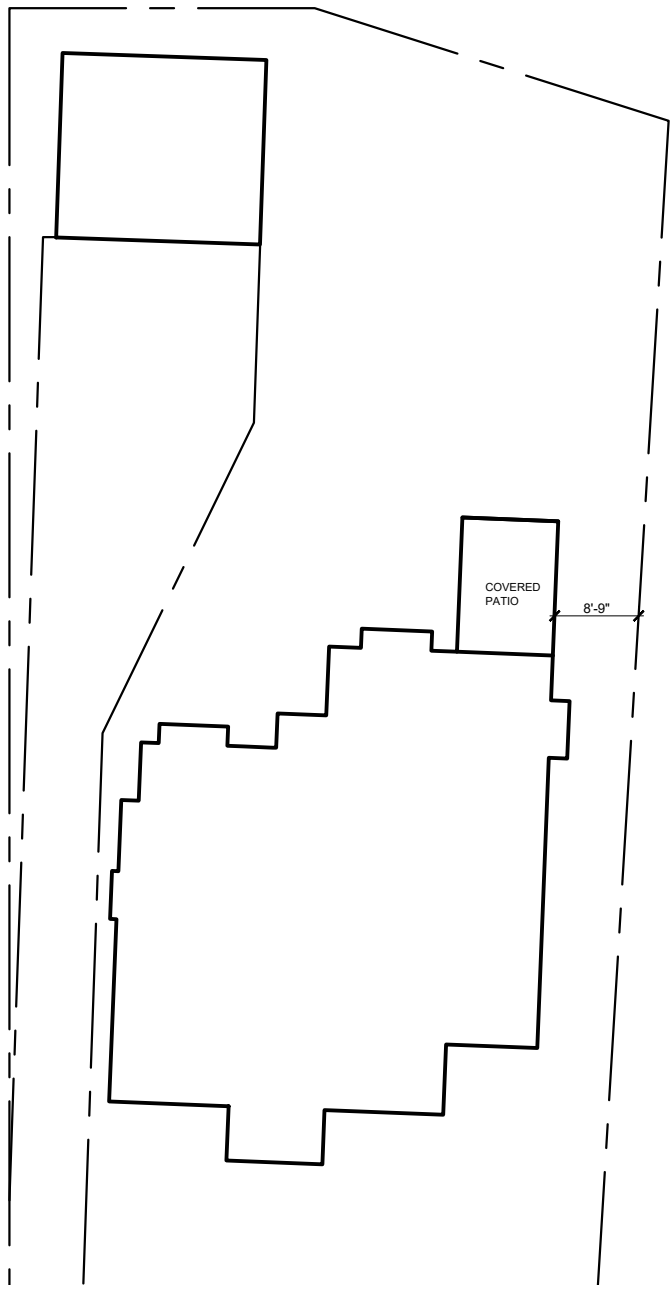
7. NEW LIGHT FIXTURES SHALL USED CFL'S OR LED OR MEET ENERGY EFFICIENCY REQUIREMENTS.

8. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

9. ALL WEATHER RESISTANT OUTLETS TO BE ENCLOSED

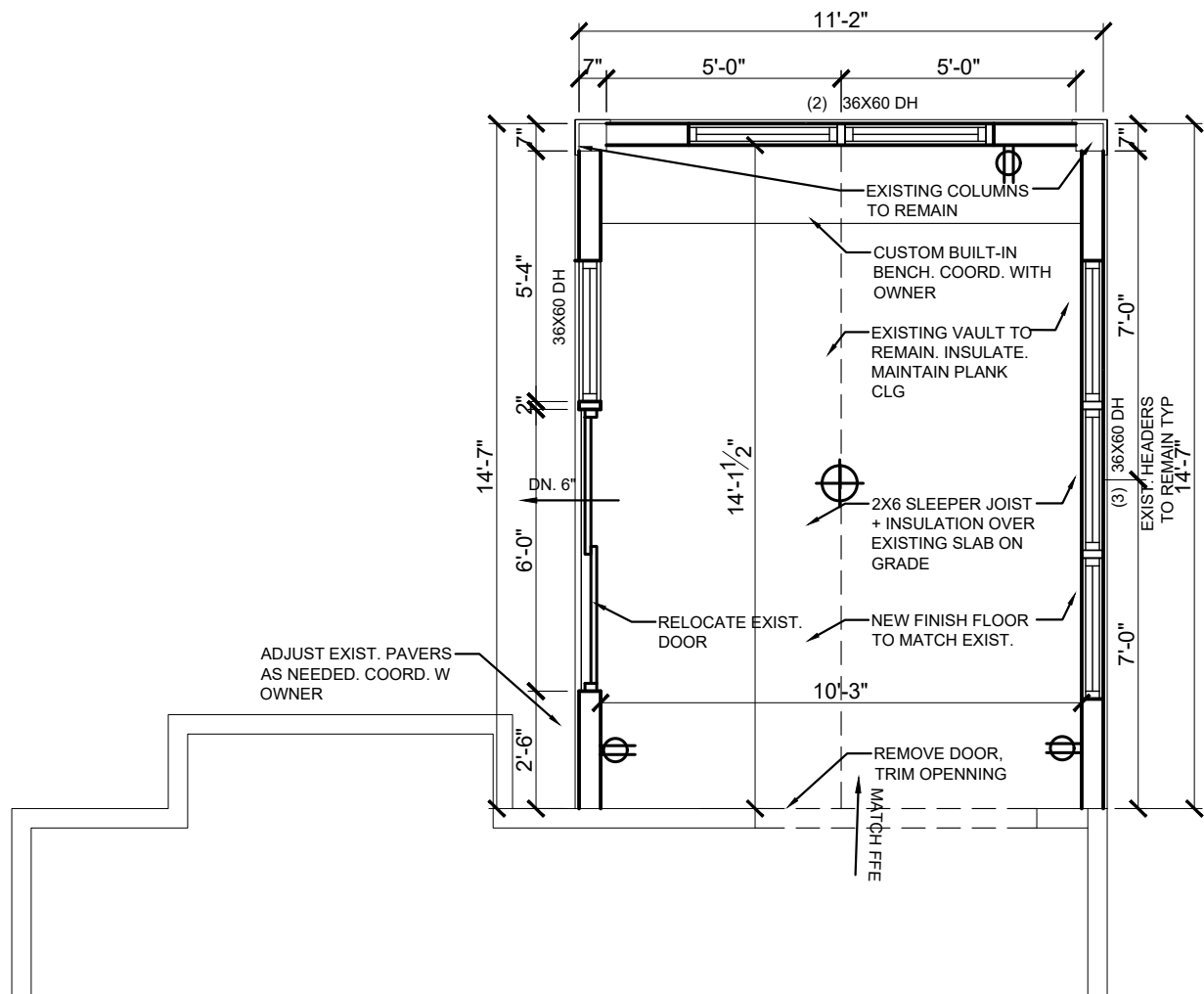


1 ELECTRICAL PLAN
A-1 Scale: 1/4" = 1'-0"

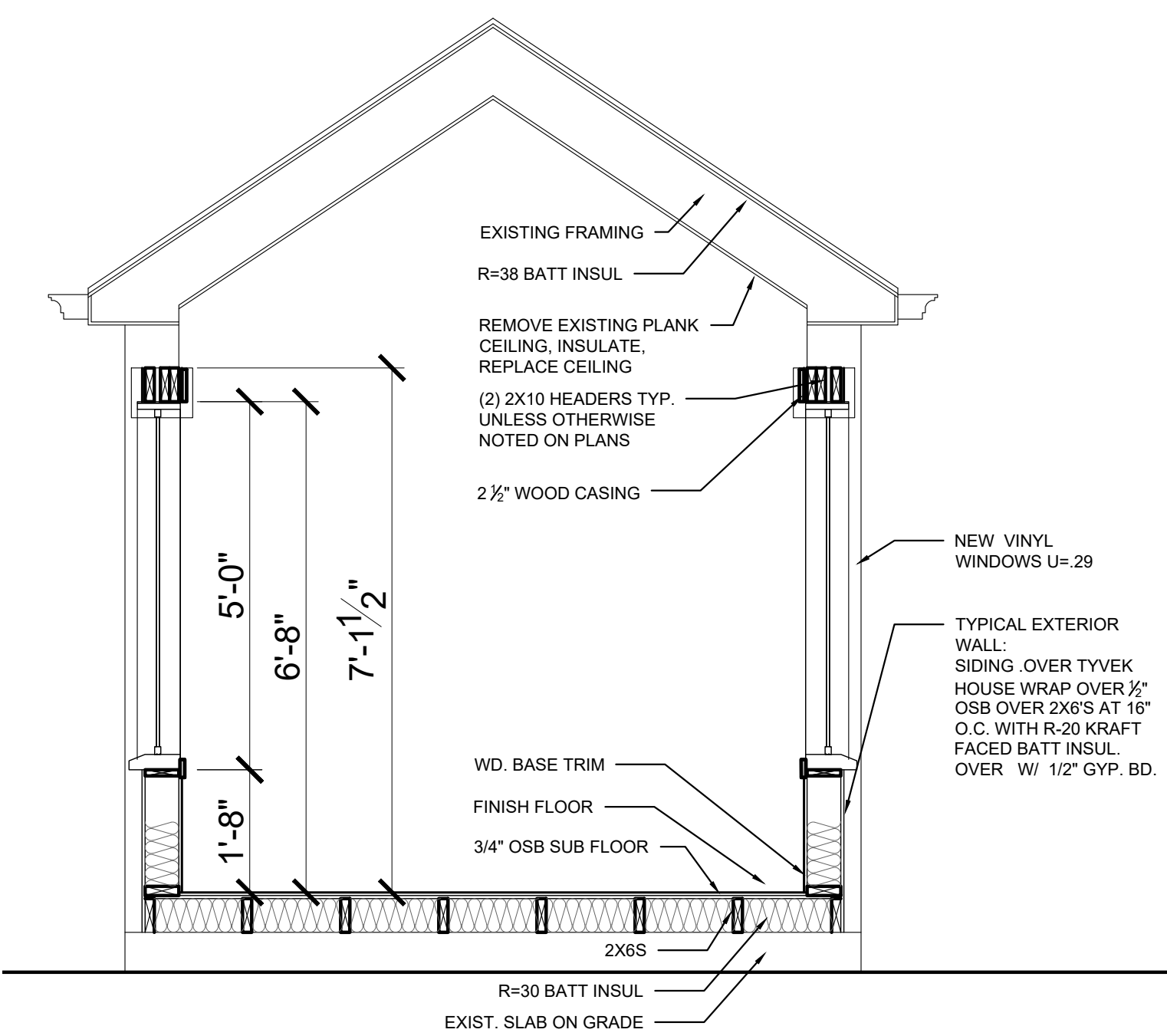


1 SITE PLAN
A-1 Scale: 1" = 20'-0"

SCOPE OF WORK:
INFILL 164SF PORCH TO BE 4 SEASON ROOM. NO CHANGE TO BUILDING FOOTPRINT.



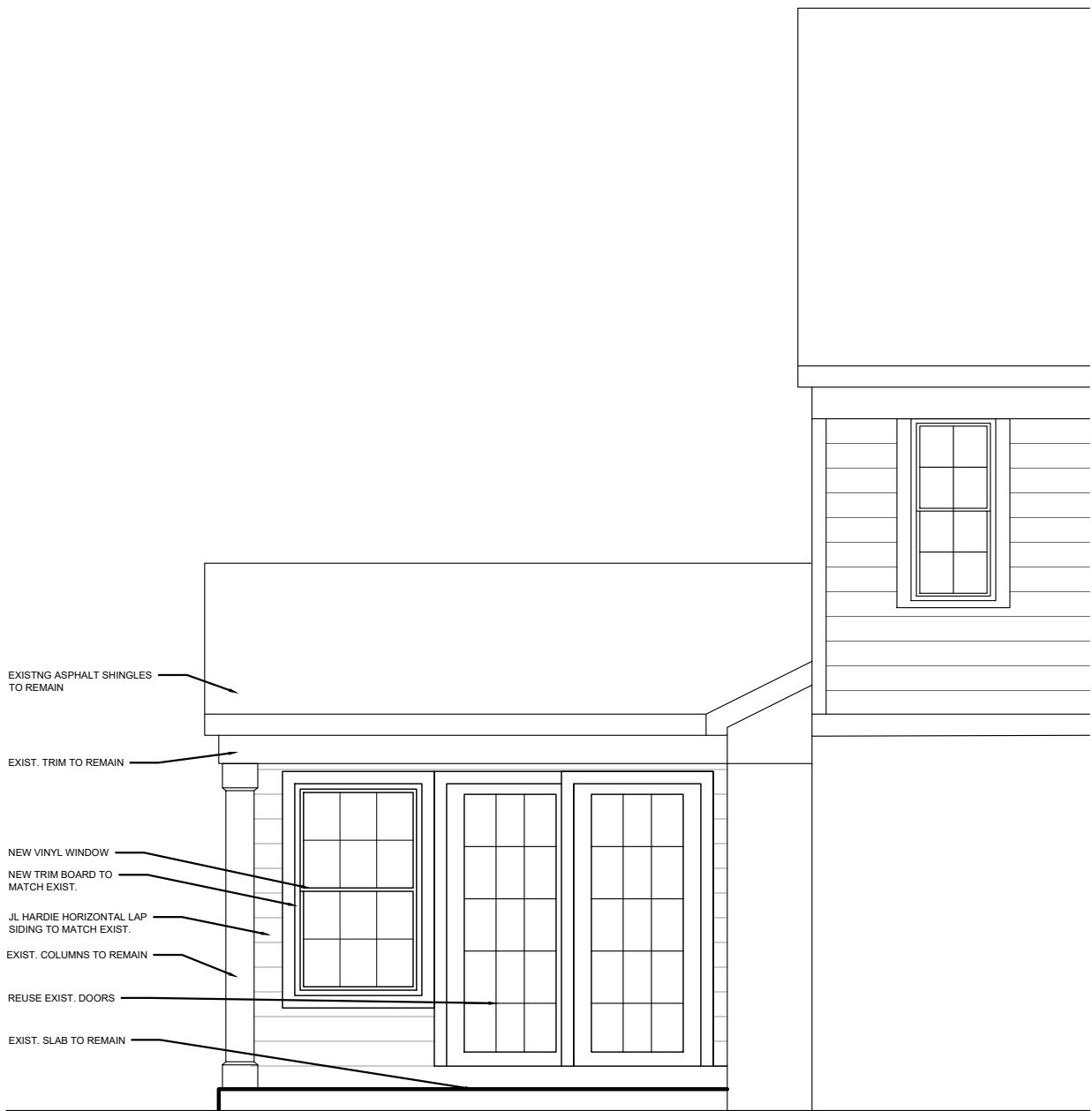
2 FLOOR PLAN
A-1 Scale: 1/4" = 1'-0"



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



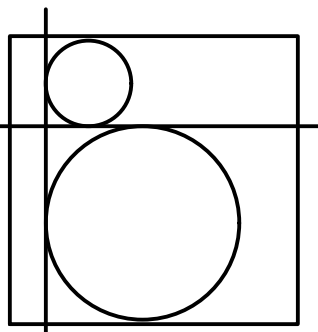
4 EAST ELEVATION
A-1 Scale: 1/4" = 1'-0"



5 WEST ELEVATION
A-1 Scale: 1/4" = 1'-0"



6 NORTH ELEVATION
A-1 Scale: 1/4" = 1'-0"



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07/27/2026 PERMIT



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PLANS

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