

SILT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. SEE DIAGRAM.

1 THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)

2 THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINT. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.

3 POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.

4 A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPED FROM THE BARRIER.

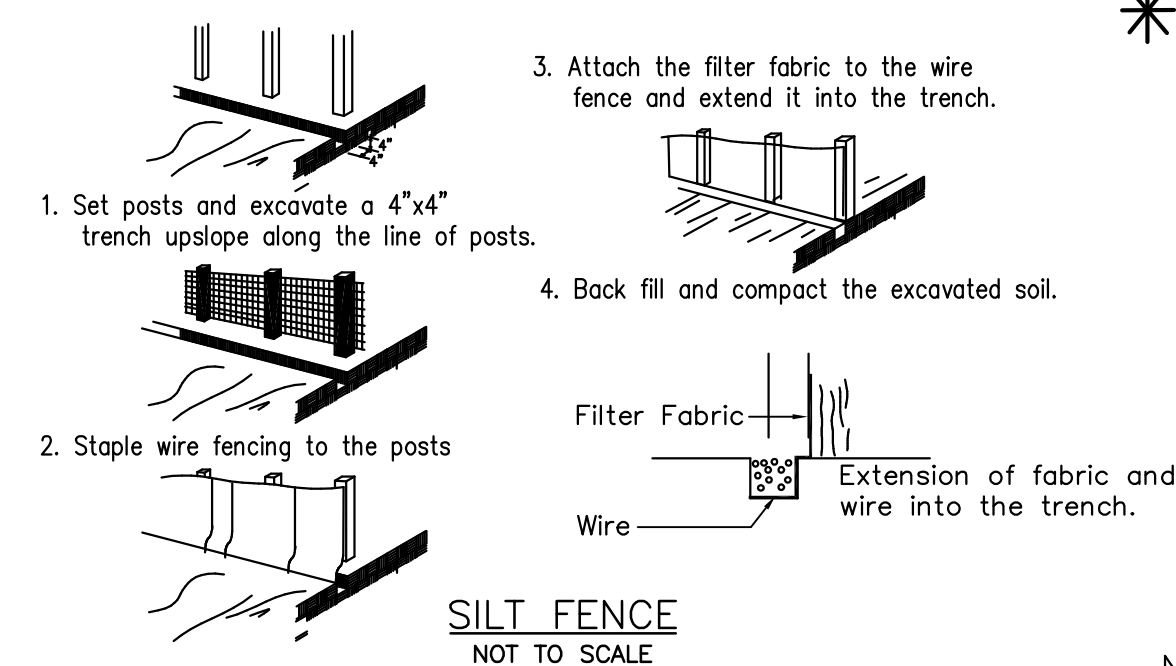
5 WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OF HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

6 THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO THE EXISTING TREES.

7 WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.

8 THE TRENCH SHALL BE BACK FILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.

9 SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



MAINTENANCE:

1 SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

2 SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4 ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

A. MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE, AS NEEDED TO PREVENT DIRT AND MUD FROM TRACKING ONTO THE ROADWAY. REGULAR SWEEPING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS.

B. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO THE ENVIRONMENTAL CONDITIONS AND MAY BE REQUIRED AT THE DISCRETION OF THE PORTAGE SOIL AND WATER CONSERVATION DISTRICT, THE VILLAGE OF GARRETTSVILLE OR ITS REPRESENTATIVES.

C. SITE STABILIZATION WHETHER PERMANENT OR TEMPORARY MUST FOLLOW THE REQUIREMENTS AS APPLICABLE PER THE TABLES SHOWN ON THIS PAGE.

SEEDING AND MULCHING OF ALL DISTURBED AREAS WHETHER PERMANENT OR TEMPORARY MUST FOLLOW THE FOLLOWING SCHEDULE AS APPLICABLE:

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL REMAIN FOR ONE YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREA WITHIN 50 FEET OF A STREAM AND AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE.
ANY AREA AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREA WITHIN 50 FEET OF A STREAM AND NOT AT FINAL GRADE	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE, IF THAT AREA WILL REMAIN IDLE FOR MORE THAN 21 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA, INCLUDING SOIL STOCKPILES, THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A STREAM.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA.
DISTURBED AREA THAT WILL BE IDLE OVER THE WINTER.	PRIOR TO NOVEMBER 1

NOTE: WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING, EROSION MATTING, OR PLACEMENT OF STONE.

AS REQUIRED BY THE OHIO EPA NPDES GENERAL CONSTRUCTION PERMIT OH0000002

VEGETATIVE STABILIZATION

REFERENCES USED:

- DEEDS OF RECORD
- MARBLEHEAD ESTATES PHASE 2 CAB. I PGS 980-981
- CHADDS FORD SETTLEMENTS PAHSE IV CAB. K PAGES 774-777

NOTES:

- NO TITLE COMMITMENT SUPPLIED

CONTRACTOR TO VERIFY DEPTH AND LOCATIONS OF EXISTING CONNECTIONS IN FIELD BEFORE DIGGING FOR FOOTERS.

NOTES:

- SEE ARCHITECT'S PLANS FOR COMPLETE HOUSE DIMENSIONS.
- BUILDER TO ESTABLISH SWALES AS REQUIRED.
- INSTALL SILT FENCE AND EROSION CONTROL AS REQUIRED BY THE CITY OF HUDSON OR THE SUMMIT COUNTY SOIL AND WATER DISTRICT.
- INSTALL YARD DRAIN AS REQUIRED BY THE THE CITY OF HUDSON OR THE SUMMIT COUNTY SOIL AND WATER DISTRICT.
- UTILITY CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIRED SUMMIT COUNTY AND CITY OF HUDSON REGULATIONS.
- FINISH FLOOR GRADE, BASEMENT COURSES, WELL LOCATION, AND FINAL GRADING SUBJECT TO CHANGE BY OWNER OR BUILDER.
- THE LOCATIONS OF THE EXISTING UTILITY CONNECTIONS ARE APPROXIMATE. THE LOCATION, DEPTH, AND CONDITION OF THE CONNECTIONS MUST BE VERIFIED BY THE CONTRACTOR BEFORE STARTING ANY SITE WORK.
- OUTLET DOWNSPOUTS TO SPLASH BLOCKS

UNDERGROUND UTILITIES NOTE:

The location both horizontal and vertical of the underground utilities shown hereon, have been obtained by a diligent and comprehensive search of available records. Verification by field observation has been conducted where practical. However, Rudy E. Schwartz, P.S. No. 7193 does not guarantee the completeness, nor accuracy thereof.



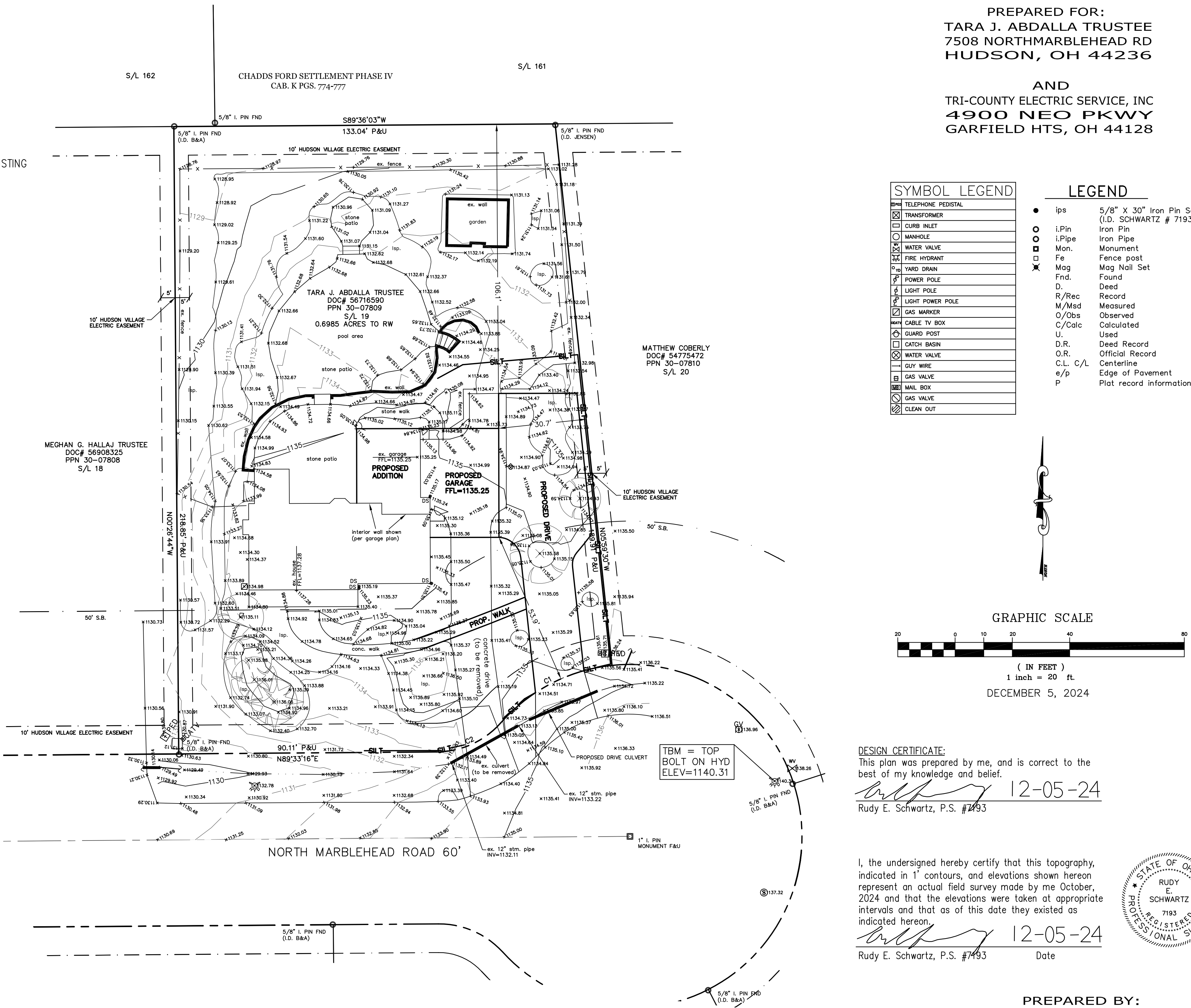
2 WORKING DAYS
BEFORE YOU DIG



CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	44.65	60.00	42°38'35"	S62°41'13"W	43.63
C2	25.23	30.00	48°11'17"	N65°27'38"E	24.49



SITE PLAN

For

TARA J. ABDALLA TRUSTEE

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND THE STATE OF OHIO AND KNOWN AS BEING SUBLT 19 OF THE MARBLEHEAD ESTATES, PHASE TWO AS SHOWN NY PLAT RECORDED IN CABINET I, PAGES 980-981 OF SUMMIT COUNTY PLAT RECORDS.

PREPARED FOR:

TARA J. ABDALLA TRUSTEE
7508 NORTHMARBLEHEAD RD
HUDSON, OH 44236

AND

TRI-COUNTY ELECTRIC SERVICE, INC
4900 NEO PKWY
GARFIELD HTS, OH 44128

SYMBOL LEGEND

TELEPHONE PEDISTAL	TRANSFORMER	CURB INLET	MANHOLE	WATER VALVE	FIRE HYDRANT	YARD DRAIN	POWER POLE	LIGHT POLE	LIGHT POWER POLE	GAS MARKER	CABLE TV BOX	GUARD POST	CATCH BASIN	WATER VALVE	GLY WIRE	GAS VALVE	MAIL BOX	GAS VALVE	CLEAN OUT
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LEGEND

ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ # 7193)
lPin	Iron Pin
lPipe	Iron Pipe
Mon.	Monument
Fe	Fence post
Mag	Mag Nail Set
Fnd.	Found
D.	Deed
R/Rec	Record
M/Msd	Measured
O/Obs	Observed
C/Calc	Calculated
U.	Used
D.R.	Deed Record
O.R.	Official Record
C.L. C/L	Centerline
e/p	Edge of Pavement
P	Plat record information

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DECEMBER 5, 2024

DESIGN CERTIFICATE:

This plan was prepared by me, and is correct to the best of my knowledge and belief.

Rudy E. Schwartz 12-05-24
Rudy E. Schwartz, P.S. #7193

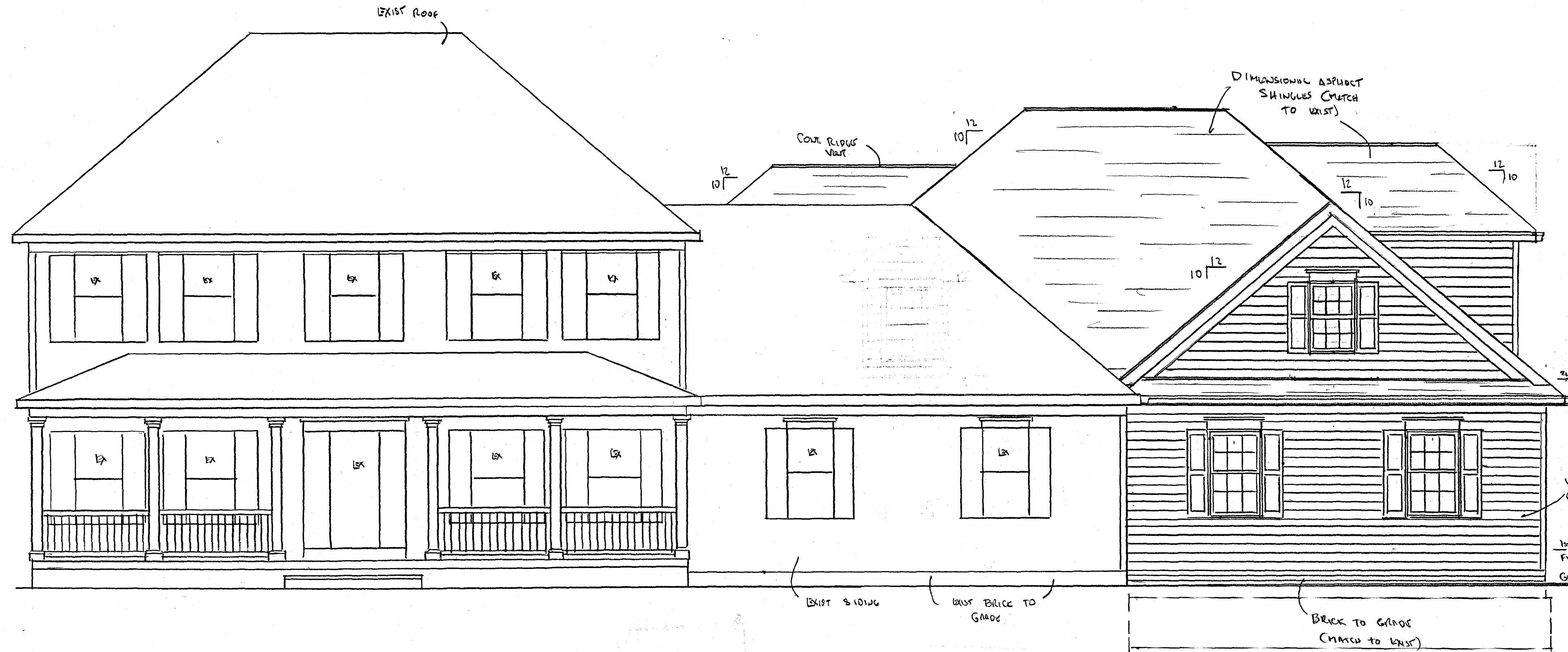
I, the undersigned hereby certify that this topography, indicated in 1' contours, and elevations shown hereon represent an actual field survey made by me October, 2024 and that the elevations were taken at appropriate intervals and that as of this date they existed as indicated hereon.

Rudy E. Schwartz 12-05-24
Rudy E. Schwartz, P.S. #7193 Date

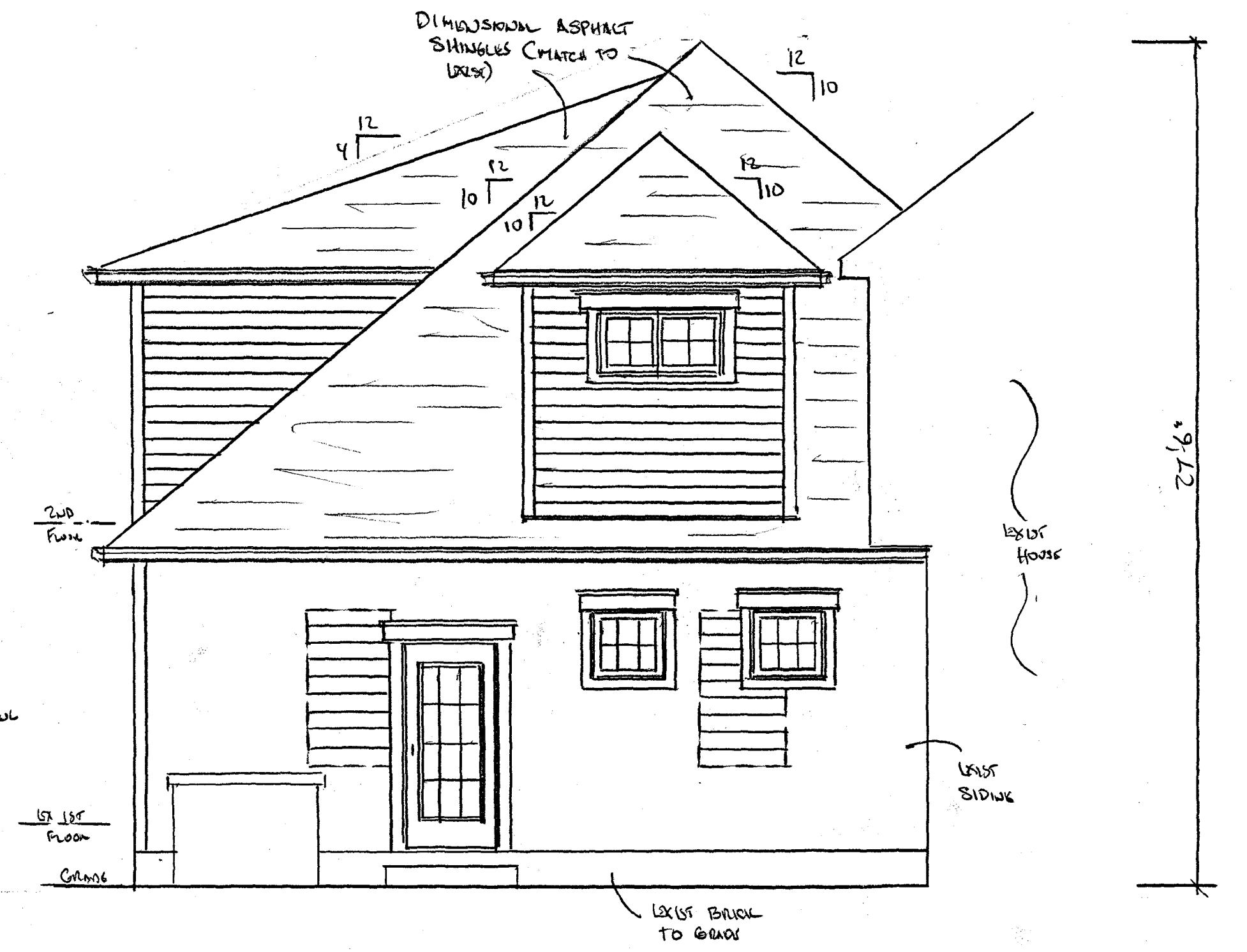
PREPARED BY:

SCHWARTZ LAND SURVEYING INC.

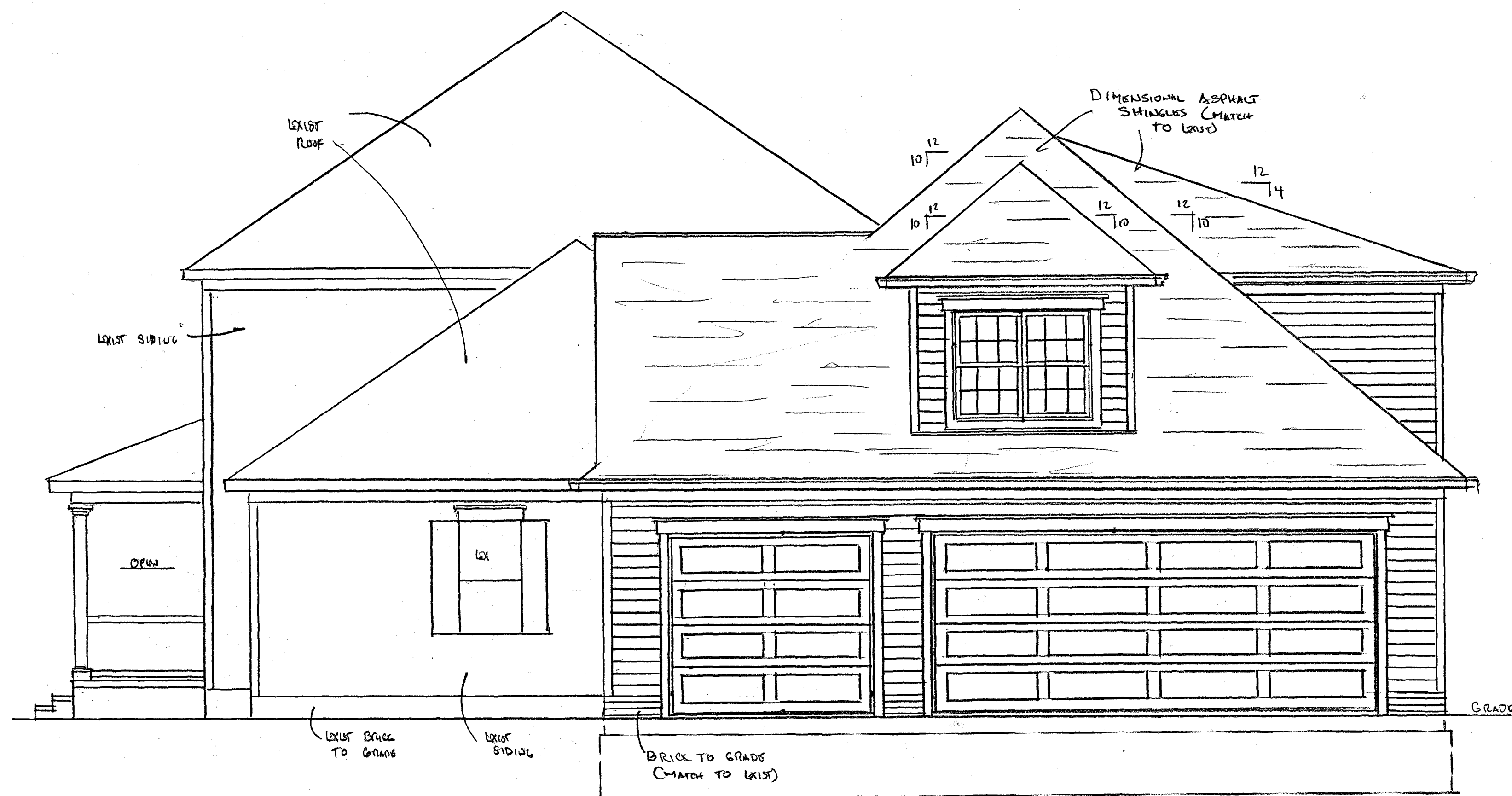
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285



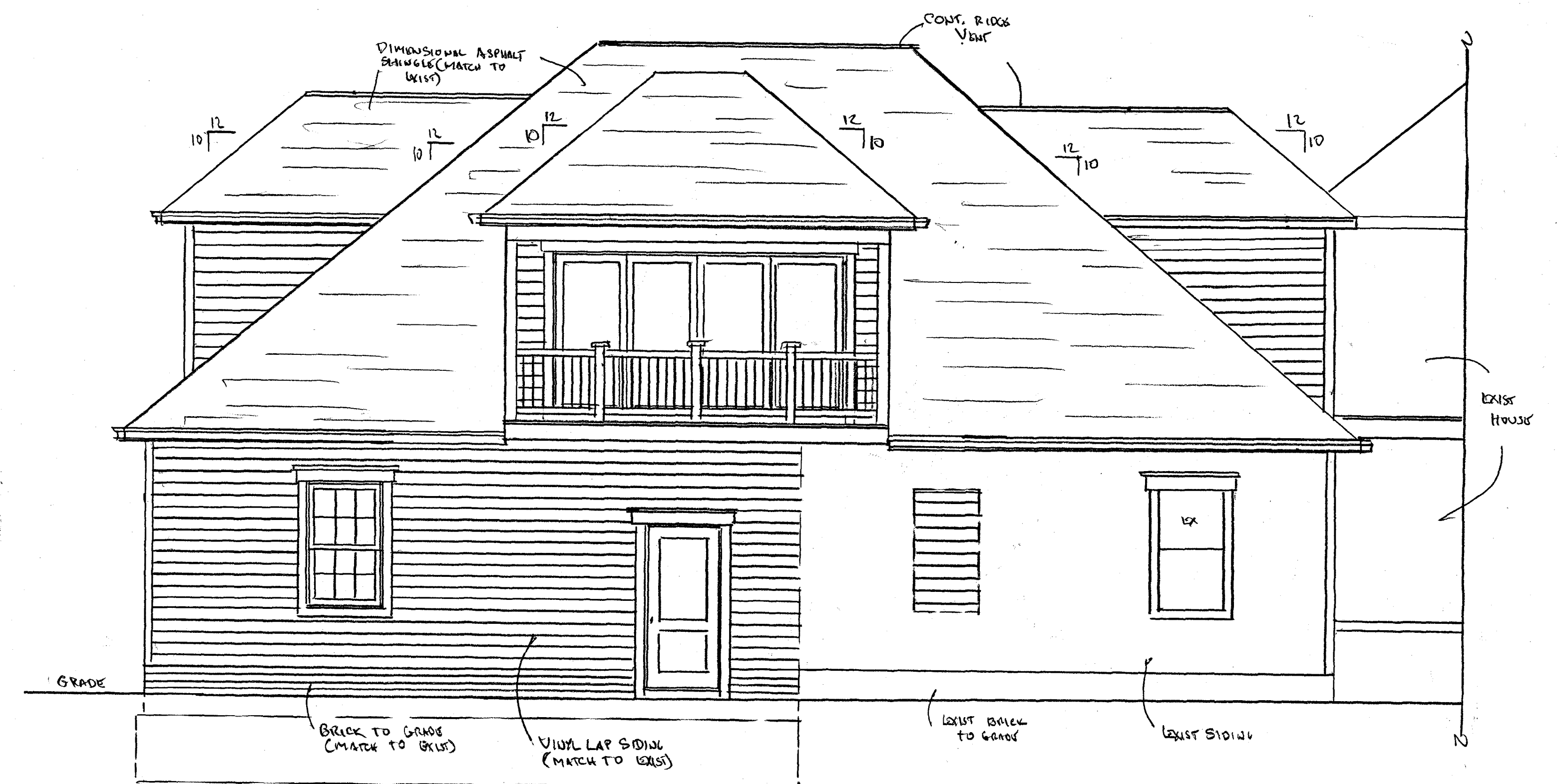
FRONT ELEVATION:
SCALE: 1/4" = 1'-0"



PARTIAL LEFT ELEVATION:
SCALE: 1/4" = 1'-0"



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



PARTIAL REAR ELEVATION:
SCALE: 1/4" = 1'-0"

1. All electrical, mechanical and plumbing work shall be in compliance with all applicable building, 2019 ORC, and current 2023 NEC and 2017 National Mechanical and Plumbing Codes.
2. All garages & exterior electrical plugs from any water source must be "GFI" protected and provide separate circuits for "GFI" plugs only. All electrical plugs to be installed on GFCI breakers.
3. All receptacles to be tamper resistant, where all branch circuits, except for AFCI circuits, shall be protected by a AFCI combination type circuit breaker.
4. Provide labeling of all circuit breakers in all panels and sub-panels.
5. Provide grounding for copper plumbing line, (if necessary).
6. Provide sticker on panels for electrical contractor name & phone numbers for emergencies.
7. All electrical outlets shall be spaced no more than 12' o.c. along wall space. An electrical outlet shall be placed by no more than 6' from any door or window.
8. Any light fixture above a shower, tub and pool must be damp proof with tempered glass.
9. Under separate cover, the electrical contractor to submit the proposed electrical panel circuitry, electrical loads and cables. To the building dept.
10. All recessed cans with white trim. All cans to be switched with dimmer switches.
11. Under separate cover, the electrical contractor shall submit the proposed electrical panel circuitry, electrical loads and cables to the building dept.
12. Install a new high efficient furnace with a/c in conditioned space under new stairs. New furnace to be 95% efficient gas fired furnace with min. 13 SEER a/c to service the new 1st and 2nd floor addition, with zoning for the 2nd floor. Provide a programmable thermostat on each floor.
13. Modify the existing ductwork and grills on the existing floor area to accommodate the new layout.
14. Install a new frost free hot and cold water spickets in the left wall of the new garage. Also install a new frost free hot water spicket on either the rear or left wall of the existing walls.
15. Install a new LED spot light by the left and rear main doors. Recess weatherproof can fixtures in the balcony area.
16. Provide 2 "GFI" plugs in weatherproof boxes in the balcony area and also add plugs on all exterior walls of the new addition.
17. Bathroom exhaust fans must be "quiet" type and exhaust to the exterior

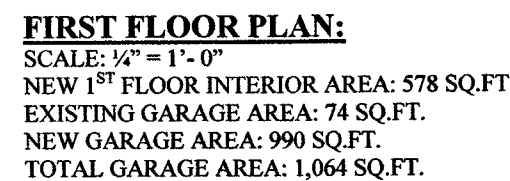
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FOOTING NOTES:

1. TYPICAL 12"x12" BLOCK GARAGE FOUNDATION ON REINFORCED CONCRETE TRENCH FOOTER WITH 1 TO 2 COURSES EXPOSED TO GRADE.
2. GARAGE SLAB ON GRADE: 4" CONCRETE SLAB, 6 SAC, REINFORCED, SLOPED SLAB OVER 6 MIL VISQUEEN OVER POROUS FILM, (COMPACTED), OVERLAP VISQUEEN BY MIN: 12".
3. CRAWL SPACE SLAB: EXISTING SLAB COATED WITH VAPOR BARRIER PAINT SEAL.
4. FOOTERS: GARAGE: 20"x16" x 34" DEEP REINFORCED CONCRETE TRENCH FOOTER. ALL CONTINUOUS FOOTERS TO INCLUDE 2: #5 REBAR, CONTINUOUS
5. GARAGE SLAB ON GRADE W/CONTROL JOINTS W/ A MAXIMUM SEPARATION OF 10'.
6. FINISH GARAGE AND GRADE SLOPE AROUND FOUNDATION WILL BE DETERMINED ON SITE WITH GRADE SLOPING AWAY FROM STRUCTURE.
7. BRICK TO GRADE, (MATCH TO EXISTING) ON ALL ELEVATIONS.
8. ALL ½" ANCHOR BOLTS x 16" LONG TO FASTEN TO TREATED SILL PLATES AT 6'-0" O.C., AND MAXIMUM 12" FROM CORNERS OF ALL FOUNDATION WALLS. ANY FOUNDATION WALL AT OR LESS THAN 2'-0" LONG TO INCLUDE MIN. 2 ANCHOR BOLTS.
9. CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS
10. GARAGE SLAB TO BE SLOPED TOWARDS NEW FLOOR DRAINS.
11. NEW CRAWL SPACE KNEE WALL OVER EXISTING GARAGE SLAB TO BE TREATED 2 X 4 SILL PLATE OVER DOW SEALER, FASTENED WITH ½" ANCHOR BOLTS AT 4'-0" O.C. MIN. 32" WIDE X FULL HEIGHT GARAGE SIDE OF KNEE WALL WITH 5/8" RATED MOISTURE RESISTANT DRYWALL.
12. INSTALL R-24.5 CLOSED CELL FOAM INSULATION ON PERIMETER WALLS AND RIM BOARD LOCATIONS OF NEW CRAWL SPACE WALLS, INCLUDING EXTERIOR WALLS AND NEW WALL BETWEEN CRAWL AND GARAGE.
13. BLOCK OUT ACCESS OPENINGS FROM EXISTING BASEMENT WALL SPACE TO NEW CRAWL SPACE, MIN. 32" WIDE X FULL HEIGHT OPENINGS.
14. CONCRETE COLUMN PAD FOR STEEL COLUMN TO BE 36" x 36" x 10" DEEP REINFORCED CONCRETE PAD WITH 3: #5 REBAR SET EACH WAY.

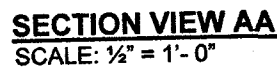
FOUNDATION PLAN:
SCALE: 1/4" = 1' - 0"

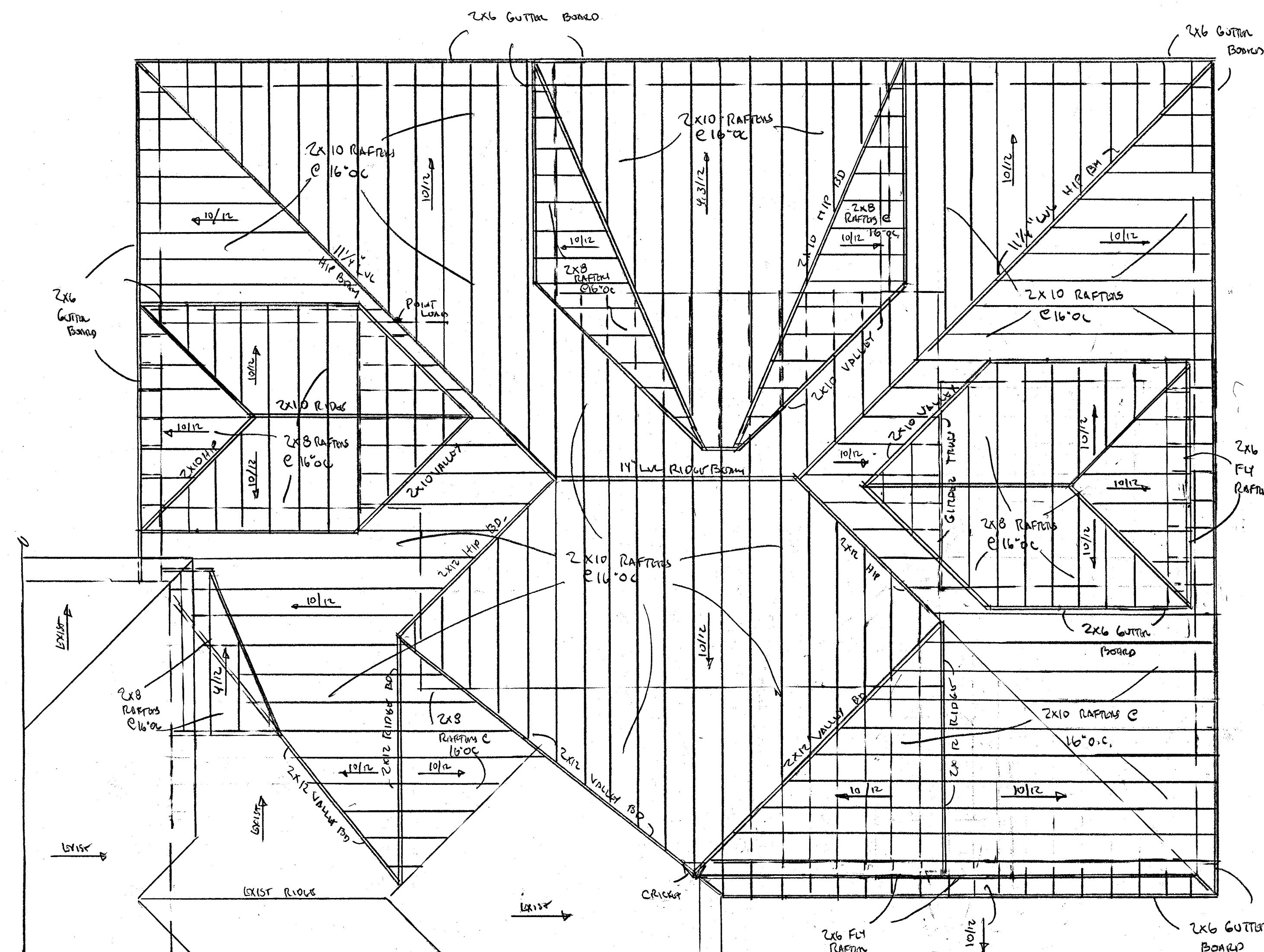
SHEET 2 OF 4



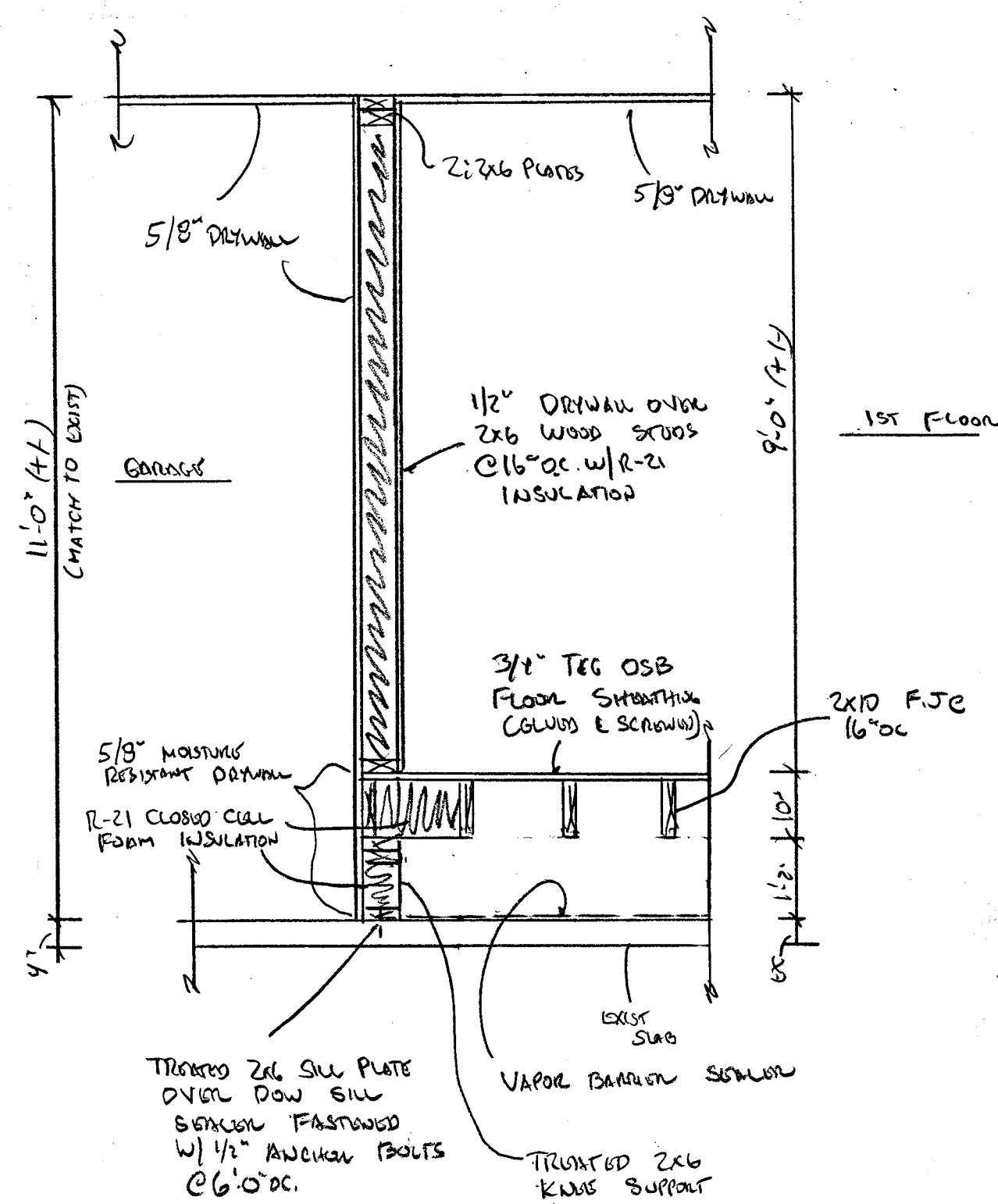
A. TW210410 D.H.; R.O.: 3'-0 1/8" X 5'-0 7/8"
B. A251 AWNING; R.O.: 2'-4 7/8" X 2'-0 5/8"
C. TW26310 D.H.; R.O.: 2'-8 1/8" X 4'-0 7/8" (FRONT PEAK)
D. NLGD 120611-4 SLIDING PATIO DOOR; R.O.: 11'-9 3/4" X 6'-11"
E. 2: TW120111 AWNING; R.O.: 4'-4 1/8" X 2'-1 7/8"
F. 2: TW210410 D.H.; R.O. 6'-0 1/8" X 5'-0 7/8"

1. NEW WINDOWS TO BE ANDERSSON 400 SERIES TILT DOUBLE HUNG AND AWNING WITH VINYL CLAD EXTERIOR AND WOOD INTERIOR, (OR EQUAL).
2. ALL WINDOWS WITH SCREENS,
3. EXTERIOR COLOR TO BE WHITE.
4. ALL WINDOWS WITH BUILT IN COLONIAL GRIDS, EXCEPT FOR SLIDING PATIO DOORS IN 2ND FLOOR BALCONY.
5. ALL WINDOWS BELOW 18" A.F.F.; HAS A LARGER PANE OVER 9 SQ.FT.; OR WITHIN 60" OF A TUB OR SHOWER MUST BE TEMPERED, (SAFETY GLAZED), AND LABELED AS SUCH PER 2019 RCO.
6. GLAZING TO BE HIGH PERFORMANCE DOUBLE PANE INSULATED W/LOW E GLAZING.
7. WINDOW HEIGHTS FOR NEW WINDOWS TO BE SET AT 6'-10" A.F.F., 2ND FLOOR WINDOWS AND DOORS SET AT 6'-11" A.F.F.
8. ALL WINDOWS TO BE SET IN 6"-11" THICK WALLS, 4" THICK FOR EXISTING LEFT WALL.
9. PRIOR TO INSTALLATION OF WINDOWS, PROVIDE TYVEK WINDOW FLEX WRAP AROUND WINDOW OPENINGS.
10. REAR SERVICE GARAGE DOOR TO BE 3' WIDE X 6'-10" TALL 2 PANEL INSULATED DOOR; DOORS BETWEEN GARAGE AND HOUSE TO BE 3' WIDE X 6'-10" TALL FIBERGLASS 2 PANELLED INSULATED PARTIAL DOORS WITH 1 HOUR RATING AND SELF CLOSER.

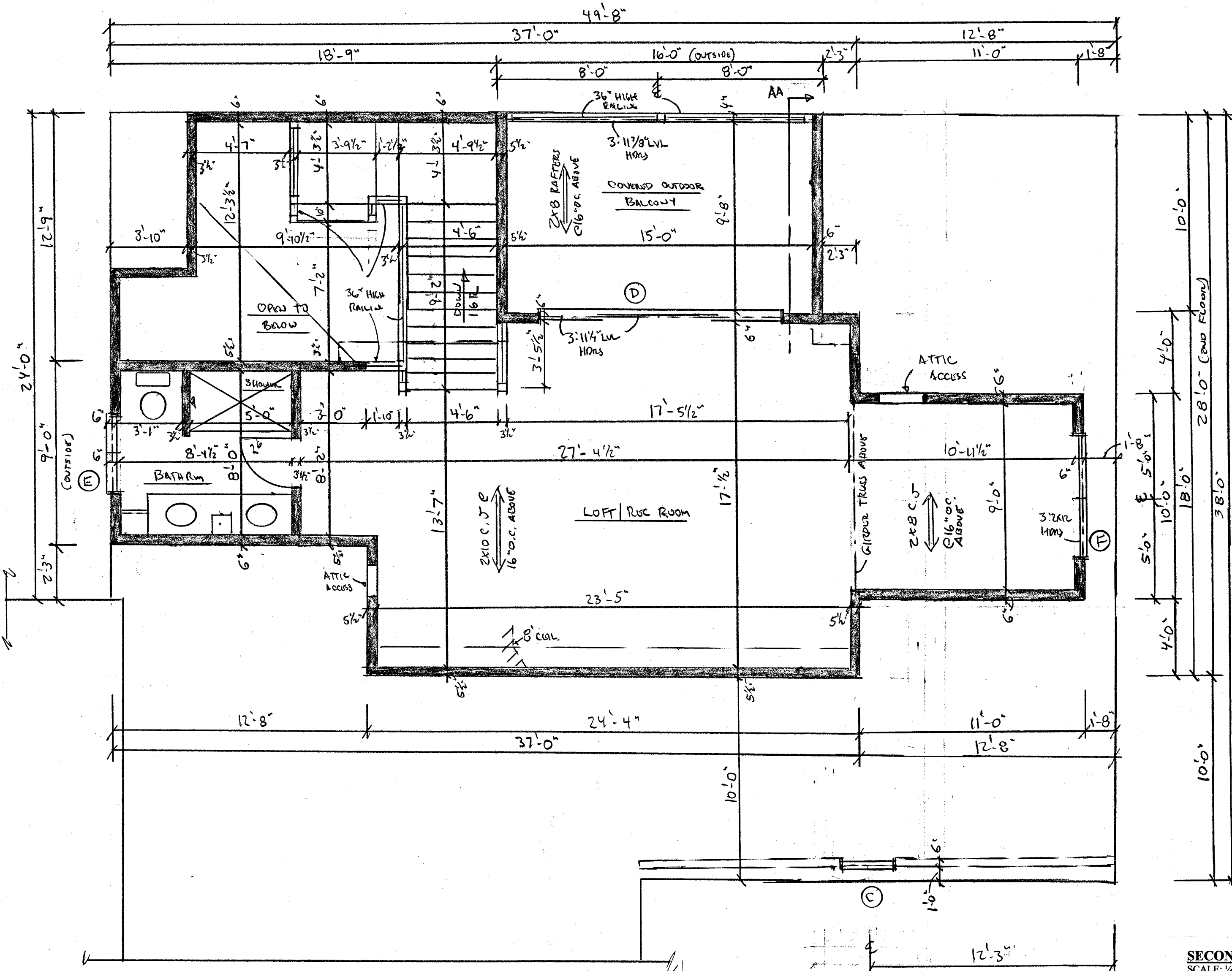




ROOF FRAMING PLAN:
SCALE: 1/4" = 1'-0"



SECTION VIEW BB:
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN:
SCALE: 1/4" = 1'-0"
NEW 2ND FLOOR AREA: 650 SQ. FT.
NEW OUTDOOR BALCONY AREA: 160 SQ. FT.
OPEN AREA: 211.5 SQ. FT.

CONSTRUCTION NOTES:

- ALL NEW WORK ON THIS PROJECT, INCLUDING ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES INCLUDING THE 2019 VERSION OF THE OHIO RESIDENTIAL CODES AND THE 2017 VERSION OF THE MECHANICAL AND PLUMBING NATIONAL CODES AND 2023 NATIONAL ELECTRICAL CODES.
- THIS PROJECT WILL CONSIST OF ADDING A NEW 2 STORY ADDITION TO THE RIGHT OF THE EXISTING HOUSE/GARAGE, INCLUDING RELOCATING AND EXPANDING THE GARAGE TO THE RIGHT OF THE EXISTING GARAGE AND CONVERT THE EXISTING GARAGE TO LIVING SPACE, ALONG WITH A NEW LOFT AND BATHROOM ON THE SECOND FLOOR, AS NOTED. EXISTING DIMENSIONS AND LOCATIONS OF EXISTING WALLS ARE BASED ON FIELD MEASUREMENTS. THE CONTRACTOR / TRADES ARE RESPONSIBLE FOR MATCHING NEW FLOOR ELEVATIONS, WALL LOCATIONS TO EXISTING.
- REPLACE/UPDATE THE EXISTING ELECTRICAL/MECHANICAL AT THE EXISTING AREAS THAT WILL BE REMODELED TO CURRENT CODE REQUIREMENTS.
- AT POINT LOADS ON ROOF PLAN, PROVIDE SOLID JACKING AND/OR STEEL POSTS FOR PROPER SUPPORT BEAMS UNDER POINT LOADS WITH LOAD TRANSFERS TO FOUNDATION.
- ALL EXTERIOR WALLS FOR ALL NEW ADDITION AND REBUILD TO BE 2 X 4 (& 2 X 6) WOOD STUD CONSTRUCTION AS NOTED ON THE PLANS, ALL OTHER NEW INTERIOR WALLS TO BE 2 X 4 CONSTRUCTION.
- STRUCTURAL HEADERS: 2 (OR 3) 2" X 12", EXCEPT AS OTHERWISE NOTED. FIELD VERIFY ALL EXISTING WALL BEARING EXTERIOR WINDOW AND DOOR HEADERS ARE PROPERLY SIZED. IF NOT, REPLACE WITH NEW 3 (2) 2 X 12 HEADERS. AT NEW OPENINGS, PROVIDE ONE JACK ON EACH SIDE FOR SPANS UNDER 4', TWO JACKS FOR SPANS OVER 4'.
- ALL NEW WINDOW OPENINGS TO BE SET AT EXISTING WINDOW HEIGHTS OR 6" - 8" A.F.F.
- DOOR SIDELITES AND ALL OTHER WINDOWS BELOW 18" A.F.F. OR WITHIN 60" OF A TUB OR SHOWER OR HAS OVER 9 SQ. FT. PER ANY SINGLE PIECE OF GLAZING MUST BE TEMPERED GLASS, AND LABELED AS SUCH.
- ALL NEW BATHROOM AND KITCHEN HOOD EXHAUSTS MUST BE EXHAUSTED TO EXTERIOR.
- CEILING HEIGHTS FOR NEW INTERIOR 1ST FLOOR ADDITION TO BE AT 9' - 0" A.F.F. (EQUAL TO EXISTING), NEW GARAGE CEILING TO BE 11' - 0" A.F.F., SECOND FLOOR TO BE 8' - 0" A.F.F.
- GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING UTILITIES ARE NOT IN THE WAY OF THE NEW CONSTRUCTION.
- PRIOR TO THE START OF WORK, HOMEOWNER WILL NEED TO REMOVE ALL INTERIOR FURNISHINGS, PERSONAL BELONGINGS, AND EXISTING APPLIANCES / FIXTURES IN THE AFFECTED CONSTRUCTION AREAS.
- ALL NEW SOFFITS, TO BE VINYL RIBBED OR EQUAL TO EXISTING. ALL OVERHANG SOFFITS TO BE VENTED.
- INSTALL VINYL 4" SMOOTH LAP SIDING, (MATCH TO EXISTING), ALL OVER HOUSE WRAP. WRAP ALL WINDOWS AND DOORS WITH 4" WIDE TRIM, WRAPPED WITH BORAL 1X TRIM. INSTALL 1X BORAL FREEZE BOARDS AS NOTED. FYPON WINDOW PEDIMENTS ABOVE WINDOWS, (MATCH TO EXISTING)
- ROOF SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES OVER 30# FELT PAPER, (MATCH TO EXISTING). INSTALL ICE GUARD UNDERLAYMENT AT VALLEYS, AND IN ENTIRE CRICKET AREA BETWEEN THE 2 REAR PEAKS, AND ALONG PERIMETER AND UP ADJACENT WALLS MIN. 12".
- INSTALL BRICK TO GRADE, (MATCH TO EXISTING), ON ALL ELEVATIONS AS NOTED ON THE PLANS.
- PROVIDE ROOF VENTS FOR PROPER VENTILATION AS REQUIRED BY CODE. PROVIDE NEW RIDGE VENTS.
- UNDER ALL BEAM SUPPORTS ON FIRST FLOOR, VERIFY SOLID BLOCKING AND/OR SUPPORT IS PROVIDED FOR WEIGHT TRANSFER TO THE FOUNDATION.
- FOR EXISTING EXTERIOR WALLS: INSTALL R-15 FIBERGLASS INSULATION; NEW WALLS TO BE INSULATED WITH R-21 FIBERGLASS INSULATION, RIM BOARD LOCATIONS INSULATE WITH R-21 CLOSED CELL FOAM INSULATION; R-49 FIBERGLASS INSULATION FOR NEW CEILING WITH OUTER PERIMETER, (1" 24" OF ATTIC), AND VAULTED CEILING AREAS FILLED WITH CLOSED CELL FOAM INSULATION (R-7/ INCH). IN FLOOR AREA ABOVE GARAGE, INSTALL 2" OF CLOSED CELL FOAM INSULATION (R-14) AND R-21 FIBERGLASS INSULATION. INSULATE THE GARAGE WALLS WITH R-21 INSULATION AND GARAGE CEILING WITH R-25 INSULATION.
- ALL SMOKE DETECTORS TO HAVE BATTERY BACK UP AND ALL TO BE INTERCONNECTED, IN ALL NEW AND EXISTING SLEEPING QUARTERS AND EGRESS HALLWAYS. PROVIDE CO DETECTOR IN HALL OUTSIDE SLEEPING QUARTERS ON EACH FLOOR AREA.
- ALL DRYWALL FOR NEW CEILINGS TO BE MIN. 5/8" DRYWALL. ALL WALLS TO BE 1/2" DRYWALL SANDED SMOOTH. GARAGE CEILING AND WALLS TO BE COVERED WITH 5/8" RATED DRYWALL, PER 2019 RCO.
- ROOF TO BE DESIGNED WITH MIN. TOTAL LOAD OF 55 PSF. (35L/20D).
- INSTALL NEW FURNACE AND A/C UNDER STAIRS TO SERVICE THE NEW 1ST AND 2ND FLOOR AREAS. A/C UNIT LOCATED AT REAR OF NEW ADDITION.
- WHERE STRUCTURAL WALLS/FOUNDATION ARE REMOVED, PROVIDE TEMPORARY BRACING UNTIL NEW CONSTRUCTION IS IN PLACE.
- REMOVE THE EXISTING ROOF ABOVE THE REAR PART OF THE EXISTING GARAGE AND REBUILD TO ACCOMMODATE THE NEW HIGHER ROOF STRUCTURE.
- ALL EXTERIOR STEPS TO BE MIN. 12" DEPTH WITH RISERS AT NO MORE THAN 8". INTERIOR STEPS TO BE MIN. 10" DEPTH WITH 7/8" RISERS.
- NEW GARAGE DOORS TO BE FIBERGLASS PANELED INSULATED DOORS WITH GARAGE DOOR OPENERS.
- INTERIOR RAILING TO BE METAL AND WOOD 36" HIGH RAILING WITH SPINDLES SPACED AT 4" O.C. EXTERIOR BALCONY RAILING TO BE VINYL 36" HIGH RAILING WITH SPINDLES SPACED AT 4" O.C.
- NEW REAR COVERED BALCONY FLOOR DECK TO BE UNITY RUBBER FLOOR SYSTEM OVER WATERPROOF MEMBRANE OVER SLOPED MARINE PLYWOOD OVER SLOPED SLEEPERS.
- PROVIDE AND INSTALL BUILT IN LOCKERS/BENCH IN MUDROOM.





