

Preliminary!
 NOT FOR CONSTRUCTION

Rebecca Pantuso, License No. 0914809
 Expires: 12/31/2024
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PANTUSO ARCHITECTURE
 30 S Franklin Street, Chagrin Falls, Ohio 44022
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Additions and Renovations to
 The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
 Title Sheet, Elevation, Specs 1-2

Job Number 2324 Drawn By RP

2023.09.22 Client Review
 2023.12.02 Client Review
 2024.02.20 Review
 2024.04.01 ARB Submittal



Spec. Div. 1: General Requirements

BUILDING CODE: All work under this contract shall be subject to the RESIDENTIAL CODE OF OHIO for One-, Two- and Three-Family Dwellings, latest edition, and all municipal and local laws and regulations.

CONTRACT: The Owner will enter into a working relationship with the selected General Contractor based on an agreement format proposed by General Contractor and approved by The Owner, or by using "Agreement Between Owner and Contractor for Construction Projects of Limited Scope-AIA Document A107," which shall include The General Conditions of A107 which are hereby made a part of these Specifications and The Contract Documents. The Contract Documents, including The Drawings, Specifications, and General Conditions are complimentary and what is required by one shall be as if required by all.

Generally, the Specifications take precedence over the Drawings and The General Conditions of the Contract take precedence over the Specifications. Should conflicts occur within the Contract Documents, the Contractor is assumed to have based his cost on the more expensive method of performing the Work unless The Architect has issued clarification before submittal of the Bid Proposal or the Contractor has specifically clarified the issue within his proposal.

When applying for subsequent draws, The Contractor shall submit to the Owner an Affidavit of Release of Liens (AIA-G706) for amounts previously paid to the Contractor by the Owner or a lending institution. The Release of Liens (AIA-G706) shall be presented from himself, all subcontractors, suppliers of material and equipment and all performers of Work, labor or services.

INSURANCE: Before beginning the Work, The Contractor shall provide to The Owner a Certificate of Insurance for an amount equal to the Contract Amount and shall also provide a copy of his current Worker's Compensation Certificate. He shall also provide proof of Builder's Risk and Liability Insurance. The Owner will obtain or increase existing Homeowner's Insurance to cover work incorporated into the job.

JOB SITE SECURITY/SAFETY/CONDITION: Barriers, barricades, signs or warning lights, and other safety devices shall be provided to insure safety to The Owner, workers, and the general public from hazardous conditions which may arise as a result of the work. The Contractor shall utilize all means necessary during demolition and construction to insure that all new construction and existing finished spaces are thoroughly protected from vandalism, theft, water and wind damage; and shall remedy/replace, at The Contractor's expense, any such damage that does occur. The Contractor shall provide a portable toilet for use by all personnel, located where directed by the Owner, which shall be cleaned and serviced on a regular basis.

MATERIALS PROTECTION/STORAGE: Construction materials stored outside shall be covered and protected with weatherproof tarps. Wood and similar materials shall not be stored in contact with the ground.

WARRANTY: The Contractor shall provide to The Owner a minimum one-year guarantee on materials, equipment and workmanship to commence at the point of substantial completion for all contract work. The Contractor shall furnish The Owner with copies of all equipment guarantees and Owner's Manuals.

WORK: Before submitting his Bid Proposal, The Contractor shall visit the Project Site and familiarize himself with existing conditions and shall carefully study and compare the Contract Documents with the existing conditions and report to The Architect any errors, discrepancies, inconsistencies or omissions, and materials, products, systems, procedures, and construction methods shown or specified which are incorrect, inadequate, obsolete, or unsuitable for actual field conditions discovered, or which The Contractor would not warrant as required by The Contract Documents.

Prior to ordering materials or doing work at the site, The Contractor shall verify dimensions and conditions affecting materials to be ordered or work to be done, to insure that information shown on The Contract Documents accurately reflects actual conditions, and shall not proceed without The Architect's instructions if there are omissions, errors, discrepancies or inconsistencies.

The Contractor shall provide all labor, material, equipment, apparatuses and accessories required to complete all work shown on these drawings, or reasonably implied and necessary for the completion of the project. All materials and equipment to be installed following manufacturers' instructions and best construction methods and standards.

The Contractor shall obtain and pay for all required permits, royalties, shipping charges, fees and licenses and shall arrange for all inspections necessary for the proper execution of the Work. Approval Certificates shall be posted in a prominent, central location and per local authority's requirements.

Substitutions for items herein specified, or shown on Drawings, must be approved by the Architect. The phrase "or equal" in the Drawings or Specifications shall be interpreted as meaning equal in the opinion of the Architect, and must have his approval prior to ordering.

EXISTING CONDITIONS:

RE-USE/PRESERVATION: Prior to demolition, The Owner shall call Habitat for Humanity ReStore 216.429.3631 ext. 238 for any potential donations.

Within the area of demolition, The Contractor shall ask The Owner for any items to be preserved and shall furnish an additional cost to carefully dismantle any and all beams, doors, trim, and cabinets, etc., as requested by The Owner, stockpiling where directed by The Owner.

SELECTIVE DEMOLITION: Where any portion of an existing structure is to be removed, the remaining structure shall be shored, braced or underpinned as may be required prior to beginning the demolition. Temporary support shall remain in place until permanent support or construction is completed.

Contractor to include removal, termination, or relocation of all existing electrical, plumbing, HVAC, phone/TV antenna or cable/stereo wiring, central vacuum, electronic pet barriers, lawn irrigation systems, or other devices as required for demolition or new construction.

WASTE REMOVAL: All other waste and debris from demolition work shall be removed from site using a recycling waste removal service offering 85% minimum repurposing/recycling of existing building materials. Waste service provider to be approved by The Architect.

INDOOR AIR QUALITY: To minimize intrusion of dust and other debris, HVAC registers shall be covered and sealed during the demolition and construction phases.

Duct cleaning per NADCA standards is required upon completion of project. Contractor to use a well-controlled brushing of duct surfaces in conjunction with contact HEPA vacuum cleaning to dislodge dust and other particles. See Specifications Div. 15 for further mechanical requirements.

PROJECT CLEANING: At the completion of the project, and during the project as may be appropriate, the Contractor shall thoroughly clean all work, including, but not limited to, the following: removal of mortar spatters or stains from all interior and exterior masonry; removal of masonry waterproofing above finish grade; removal of any spatters or stains from exterior siding, roofing, or other exterior materials; removal of all stains from all exposed concrete work, except for Crawl Space concrete; removal of stains and cleaning of counter tops, ceramic tile, plumbing fixtures and fittings, etc.; thorough cleaning of faucet screens and plumbing traps; vacuuming of all floors, followed by wet mopping of hardwood, ceramic, stone or other hard surface floors; dusting of all walls, ceilings, trim, doors, windows, cabinets, etc., including the interiors of all cabinets; removal of all window and door stickers, paint or stain overlapping on glass, and other glass spatters; polishing of all windows, mirrors or other glass.

In addition, The Contractor shall be responsible for the removal, including final vacuuming, of all construction, or other, debris from joist, rafter, stud, or other cavities prior to concealing with flooring, drywall.

ENERGY AUDIT: Upon project completion, The Owner shall separately contract with an approved energy auditor licensed by RESNET. Audit shall include infiltration test w/blower-door, and full energy loss analysis.

RADON TESTING: The Owner shall separately contract for Radon Testing services. If test results in more than 4 pCi/L, mitigation shall strictly follow EPA standards.

A copy of the Drawings and Specifications, any Addenda issued before or during construction, and all detail drawings submitted during construction, shall be kept and maintained in a suitable condition on the site for use by the Owner, Architect, General Contractor, and all tradesmen.

Spec. Div. 2: Site Work and Excavation

SITE ACCESS: The Contractor shall access the site, stockpile construction materials and park construction vehicles and equipment where agreed with The Owner. Work shall be executed in a manner to minimize damage to existing drives, walks, lawns, plantings, trees, house, utilities, etc. Any such items that are damaged by construction activities shall be repaired to their original condition at The Contractor's expense.

The Contractor shall remove topsoil in areas of new excavations, if any, and stockpile where agreed with The Owner for reuse as finish grading material. The Contractor shall limit site disturbance to minimum required for access and mobility.

Spec. Div. 2: Site Work and Excavation

SOIL EROSION PROTECTION: Slopes greater than 12% and open and exposed soil areas including any stockpiles of subsoil or topsoil shall be enclosed with straw wattles, fiber rolls, straw bale dams, or other recycled materials to prevent soil from washing onto adjacent property or into drainage paths. Such barriers shall be maintained during all construction phases of work, through final grading.

TREE PROTECTION: The Contractor shall actively protect all trees onsite unless requested otherwise by The Owner or on the drawings. Before heavy equipment is employed on site, PROTECTION FENCING must be erected where required to prevent root damage by equipment travel within tree drip line. The Contractor shall obtain approval of the Owner prior to removal of any trees not directly within perimeter of new construction.

TREE/ PLANTINGS REMOVAL:

All trees to be removed will be handled directly by Owner, prior to the start of excavation work. The Owner shall remove all plantings in area of construction that are to be saved, prior to the start of excavation work.

EXCAVATION: Prior to beginning any excavation work, The Contractor shall ascertain the location of all underground utilities and services, using utility company location services if necessary, and carefully avoid damage to these items, or interruption of service, to include electric, phone, water, gas, sanitary/storm sewers, etc. The cost to repair and restore any damage to such services shall be paid for by The Contractor.

The Contract Documents have been prepared with an assumed soil bearing capacity of 2,000 psf. No sub-surface geotechnical report or soil bearing logs have been provided or reviewed prior to design of this work. The Contractor shall verify soil conditions and shall notify The Architect and The Owner of any suspected or unusual soil conditions that may affect the footing or foundation work, and shall not proceed until so directed. No new work shall bear on unusual or questionable soil. Excavate to depths as required to provide floor levels as shown on Drawings. Provide a minimum footing depth of 3'-6" below grade. If existing footings are shallower than new adjacent footings, DO NOT disturb soil, call Architect for further instructions BEFORE proceeding. Minimize over-digging and do not allow water to stand in excavation (pump as required). Stockpile excavated subsoil needed for back-filling and grading where agreed with the Owner and dispose of any remaining soil off-site.

FOOTING DRAINS: Install 4" dia. Schedule 35 perforated footing drains, holes oriented down, at the interior and exterior of all footings, with minimum slope of 1/16" per L.F. Exterior footing drain system shall include a minimum of (2) flush ports, or clean-out risers to grade, with threaded PVC caps, and shall be wrapped in silt filter fabric. Filter fabric shall wrap an additional 6" radius of gravel around the pipe; fabric shall not be tightly wrapped to pipe itself. Layout and install where required to permit cleaning of all footing drains. Plug ends of downspout and footing drains when work is in progress to prevent clogging, and clean out before covering. Note: existing invert heights must be low enough to allow for proper placement and slope of new footer drains, and The Owner and The Architect must be notified immediately if the existing system is not of proper depth or is otherwise inadequate. Any alternate drainage system must be approved by The Architect, The Owner and by The Building Inspector.

DOWNSPOUT DRAINS: The Contractor shall connect new boots to the existing downspout drainage system using 4" dia. Schedule 35 solid PVC with minimum slope of 1/8" per L.F. No connection with the footing drainage system is allowed, except downstream combination to storm main exit pipe.

BACK-FILLING: Foundations shall not be back-filled until Crawlspace floor slab and First Floor deck are in place or until walls are adequately braced to accommodate loading. Before backfilling, thoroughly clean all excavations around foundations and any retaining walls of all masonry and other construction debris. Backfill around foundation shall be washed river stone to within 6" of finished grade. Backfill top 6" with clean soil. Excavations for utilities under steps and/or terraces shall be filled with granular material.

GRADING: Prior to final grading, clean site of all construction debris. Rough grade with clean excavated subsoil in a fashion to continue natural contours and provide good drainage away from house. Provide drainage swales or yard drains connected to storm sewers for any low areas where surface water is likely to collect. The Contractor shall be responsible for insuring that finish grades are a minimum of 8" below siding/sill plate, and that all surface water drains away from house. Finish grade with stockpiled topsoil and provide additional topsoil if necessary.

DRIVEWAY: NIC

Project Description

THE PROJECT SCOPE INCLUDES THE RENOVATION AND REMODELING OF AN EXISTING RESIDENCE WITH A NEW FRONT PORCH, EXTERIOR RE-SKINNING, PERGOLAS, PRIMARY SUITE RENOVATION.

Project Area

EX'G FIRST FLOOR AREA:	12,164 SF
NEW FIRST FLOOR AREA	+13 SF
NEW FIRST FLOOR PATIO AREA	+555 SF
EX'G SECOND FLOOR AREA:	12,704 SF
NEW SECOND FLOOR AREA:	+359 SF
NEW SECOND FLOOR PATIO AREA:	+179 SF
EX'G ATTACHED GARAGE AREA:	1,079 SF
TOTAL LOT COVERAGE:	3,843 SF
LOT AREA:	136,284 SF
PERCENTAGE LOT COVERAGE:	1%

Design Loads

SEISMIC DESIGN CATEGORY: "B"
WIND SPEED (mph): 115

1. FLOOR LIVE LOADS:	
FIRST FLOOR:	40 psf
SECOND FLOOR:	30 psf
FLOOR DEAD LOADS:	10 psf
2. ROOF LIVE LOADS (SNOW):	30 psf
ROOF/ CEILING DEAD LOAD:	12 psf
TOTAL ROOF LOADING:	42 psf

Project Team

ARCHITECT
BECKY PANTUSO
PANTUSO ARCHITECTURE
440-589-7589
PROJECT LEAD:
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ANDREW@PANTUSOARCHITECTURE.COM

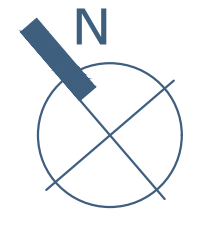
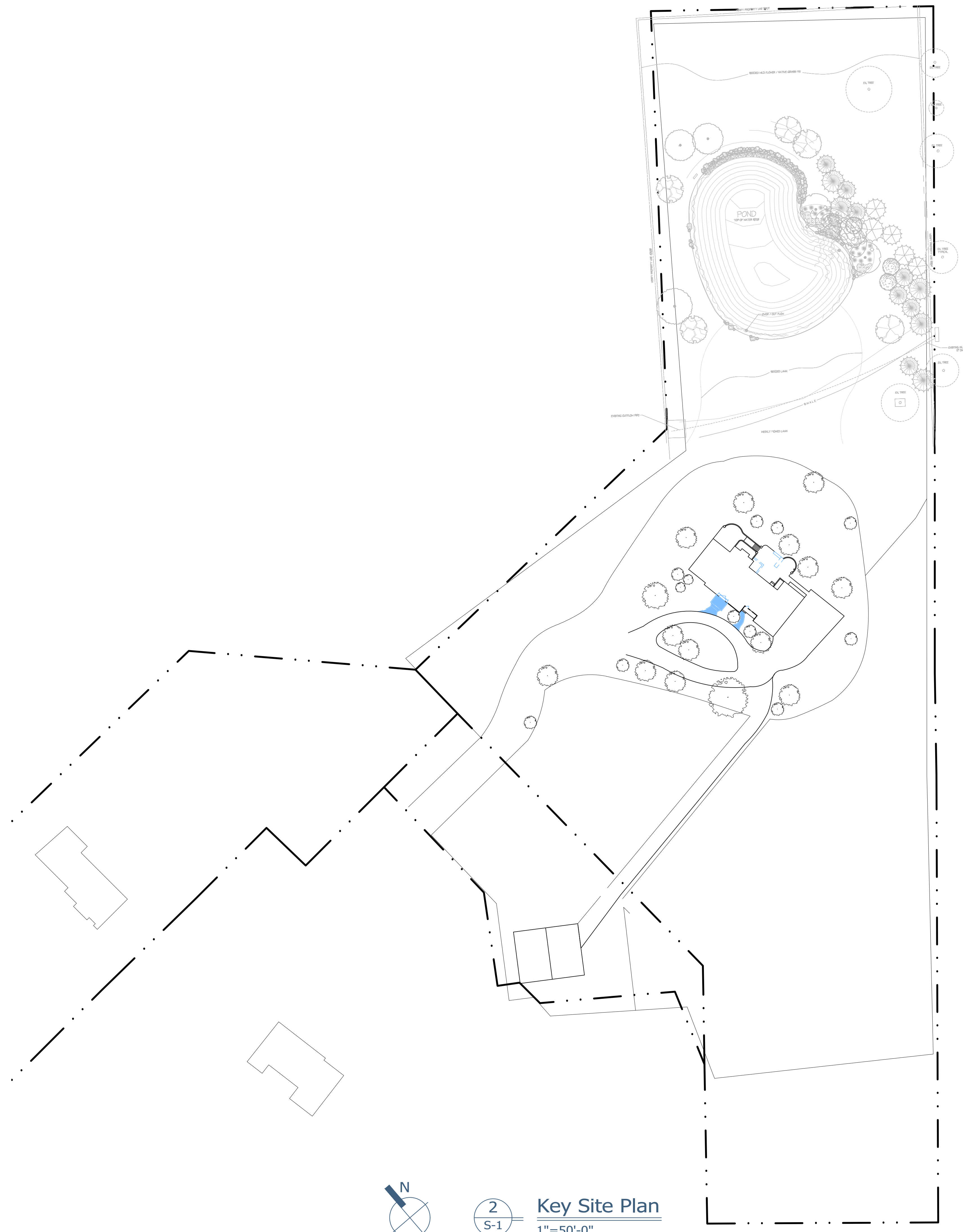
CONTRACTOR
NAME
COMPANY
PHONE NUMBER
EMAIL

STRUCTURAL ENGINEER
ISAAC LEWIN
COMPANY: LEWIN AND ASSOCIATES
PHONE NUMBER: 216-291-3131
EMAIL: ILEWIN@LEWINANDASSOCIATES.COM

Index of Drawings

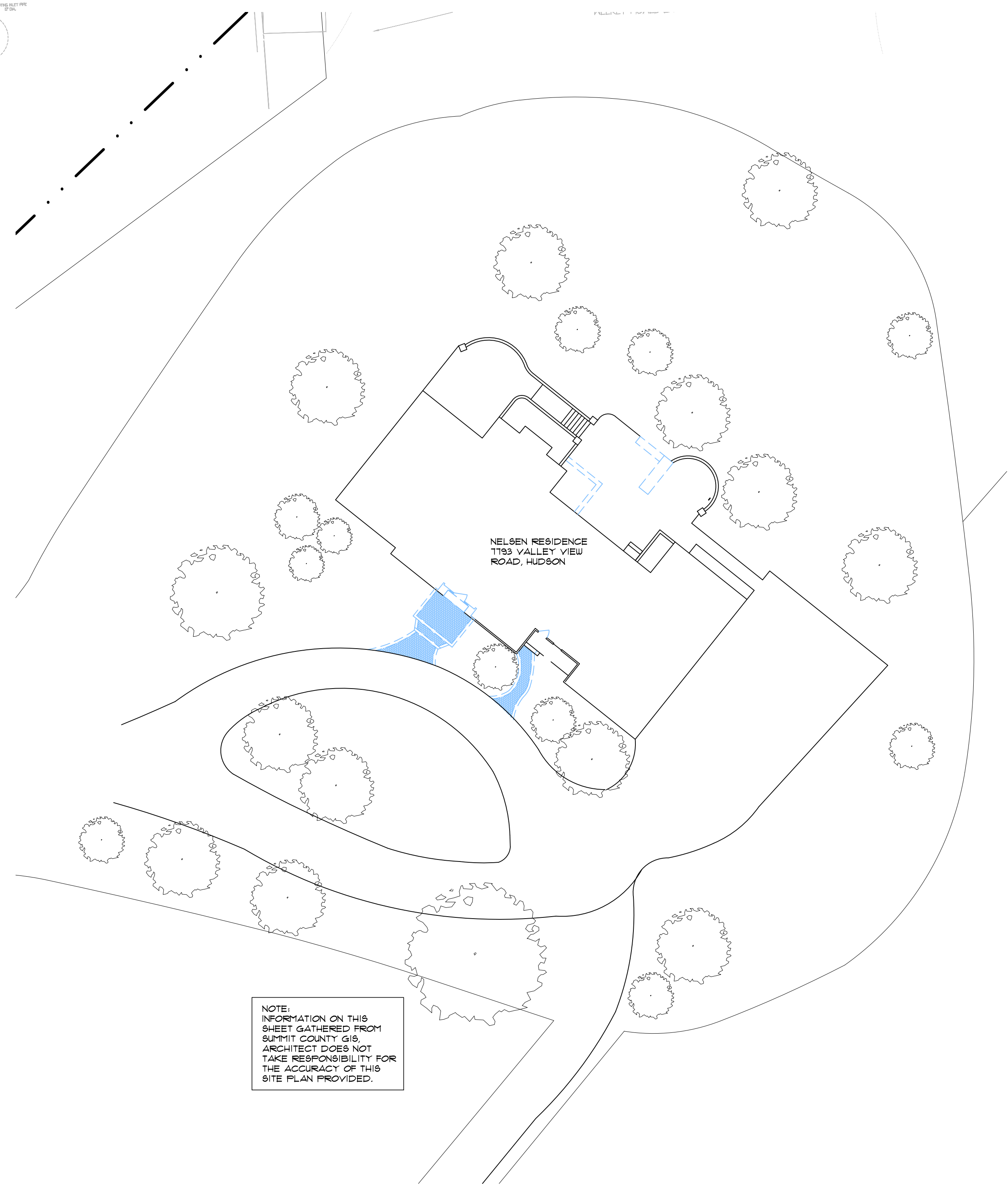
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Mr. and Mrs. Phil and Kathy Nelsen

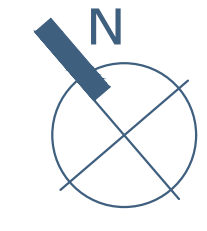


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S-1

Key Site Plan
1"=50'-0"



NOTE:
INFORMATION ON THIS
SHEET GATHERED FROM
SUMMIT COUNTY GIS.
ARCHITECT DOES NOT
TAKE RESPONSIBILITY FOR
THE ACCURACY OF THIS
SITE PLAN PROVIDED.



1
S-1

Architectural Site Plan
1"=20'-0"

Additions and Renovations to
The Nelsen Residence
7793 Valley View Road, Hudson, OH 44236
Architectural Site Plan

Job Number	Drawn By
2324	RP
2023.09.22	Client Review
2023.12.02	Client Review
2024.02.20	Review
2024.04.01	ARB Submittal



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






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Expiration Date 12/31/2024

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Wall Legend

-  EXISTING WALL TO REMAIN
-  EXISTING CONSTRUCTION TO BE DEMOLISHED
-  NEW 2x6 WOOD STUD WALL w/ INSULATION
-  NEW 2x4 WOOD STUD WALL w/ INSULATION
-  NEW STONE VENEER WALL ON 2x6 WOOD STUD WALL
-  NEW CONG. BLOCK (CMU) WALL
-  NEW CONCRETE WALL

NOTE: ALL DIMENSIONS TO FACE OF WOOD STUD (NEW WALLS), FACE OF EXISTING FINISH (EXISTING WALLS), OR FACE OF MASONRY UNIT, UNO.

D.S. = DOWNSPOUT
 EXG = EXISTING
 F.V. / V.F. = FIELD VERIFY / VERIFY IN FIELD
 GSF = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)
 GYP. BD. = GYPSUM BOARD (DRYWALL)
 H.B. = HOSE BIB
 NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)
 PL. HT. = ROUGH PLATE HEIGHT
 RD. = ROOF DRAIN
 TYP. = TYPICAL
 UNO. = UNLESS NOTED OTHERWISE

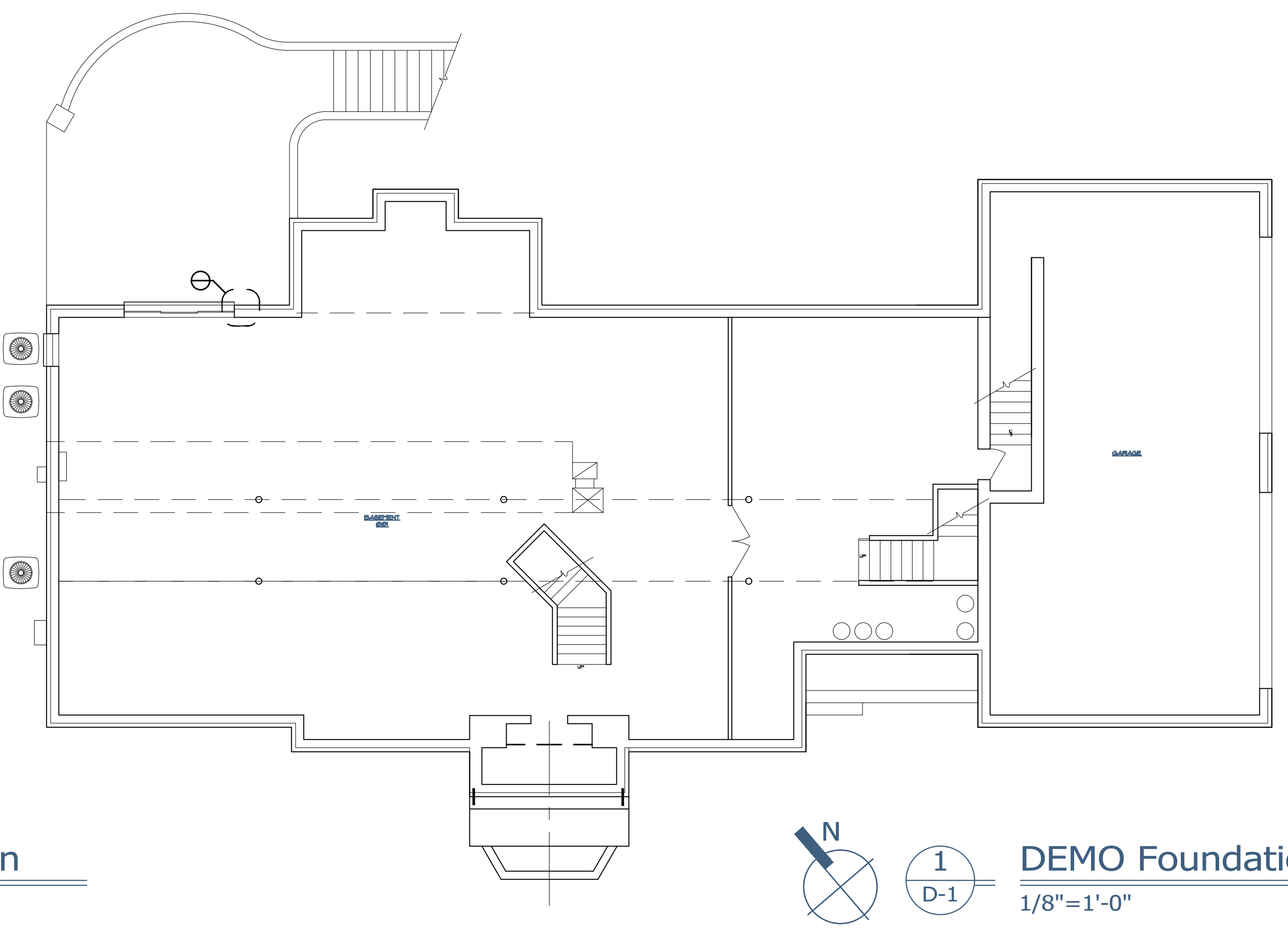
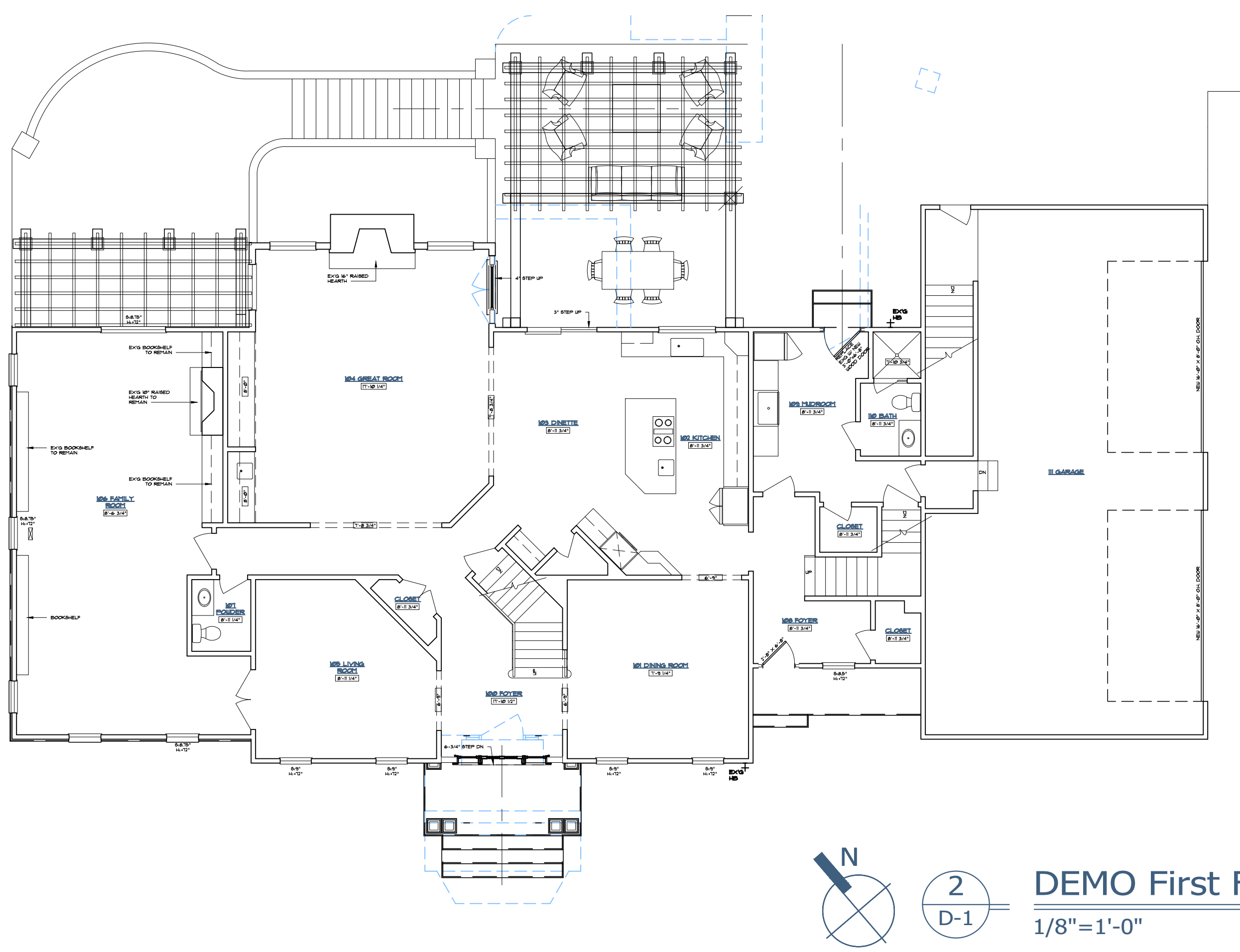
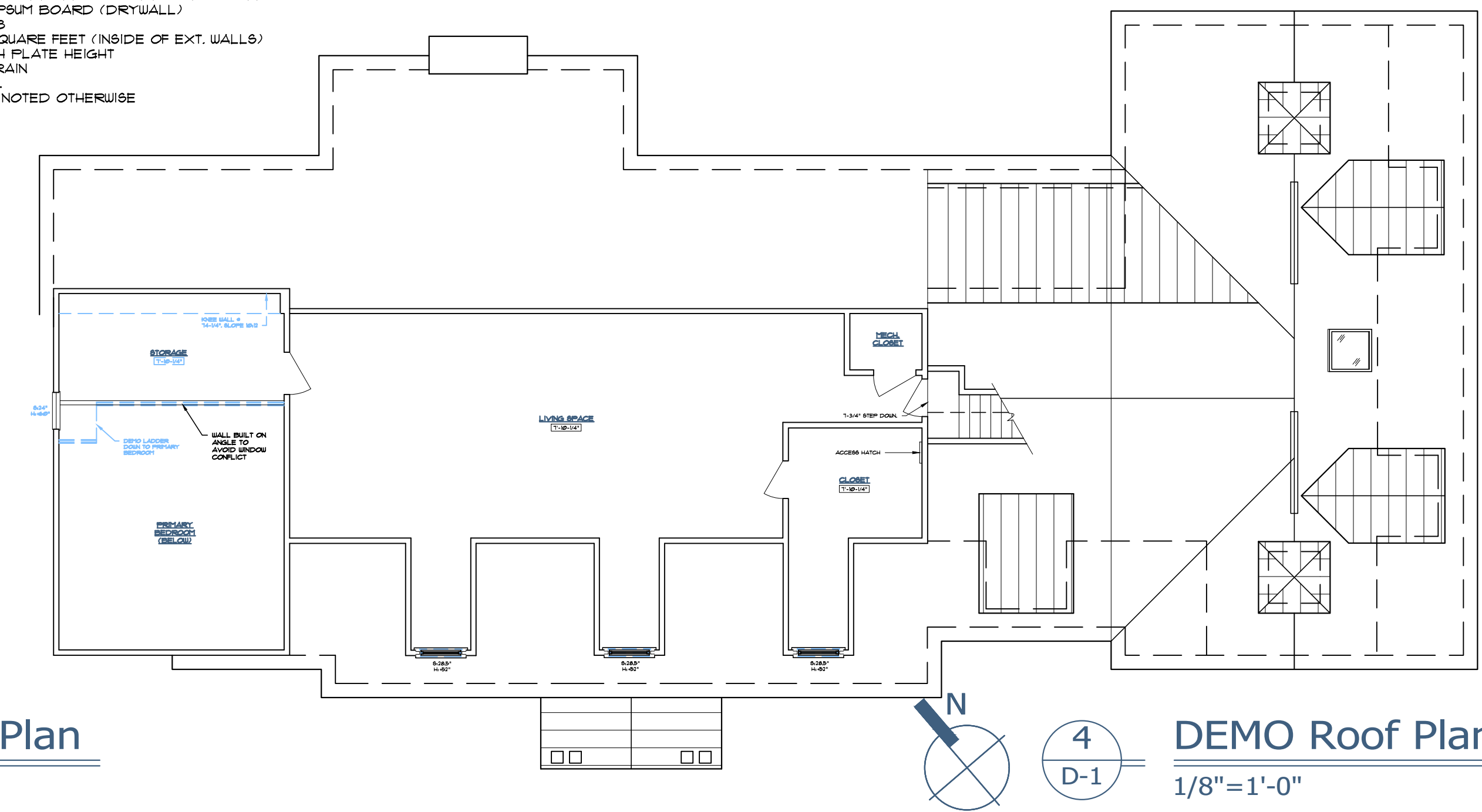
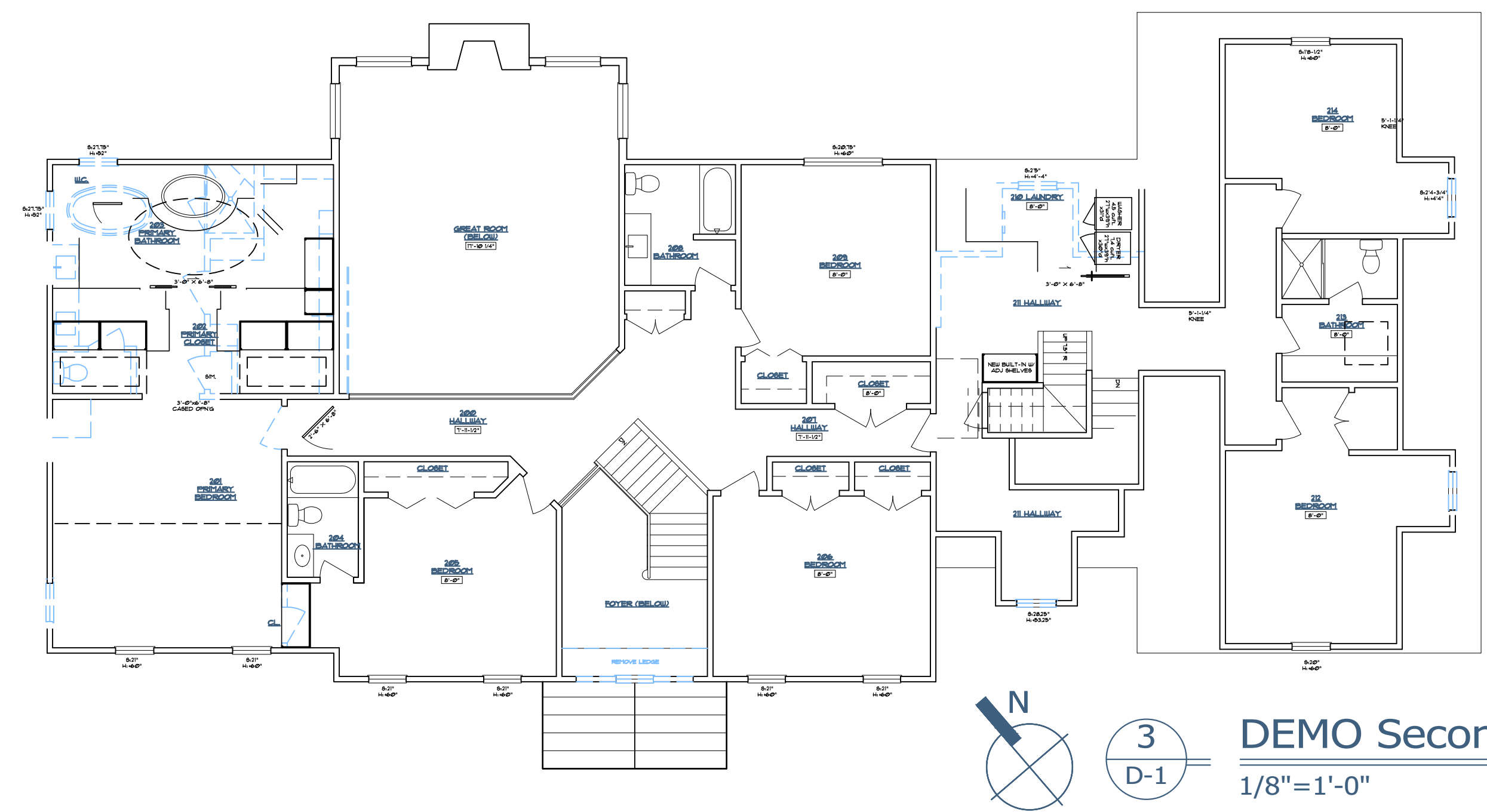
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Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
DEMO First Floor Plan

Job Number 2324 Drawn By RP
 2023.09.22 Client Review
 2023.12.02 Client Review
 2024.02.20 Review
 2024.04.01 ARB Submittal

D-1



Spec. Div. 3: Concrete

GENERAL: Cast-in-place concrete construction shall conform to the latest edition of American Concrete Institute ACI-301, 305, 306, 315, 318, and 347, unless noted otherwise.
Slump for all classes of concrete to be between 4" and 5" (ASTM C-143)
Concrete shall be discharged at the site within 1 1/2 hours after water has been added to the cement and aggregates. Addition of water to the mix at the project site will not be permitted.
CONCRETE WASTE and wash water should be returned with each concrete truck for disposal at the concrete batch plant. If this is not possible, operators can install prefabricated or built on-site concrete washout area per *The Architect's* instructions.
Contractor must not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped onsite, except in designated concrete washout areas.
COMPRESSIVE STRENGTH: The compressive strength of concrete in 28 days shall be as follows:

Grout:	2,500 psi minimum	
Footings and Interior slabs:	3,000 psi	
Exterior and Garage slabs-on-grade:	4,000 psi with 6% +/- 1% Air-entrainment	

Water/Cement Ratio: The water/cement ratio shall not exceed the following:

Comp. Strength	Non Air-entrained	Air-entrained
3,000 psi	0.58	
4,000 psi	0.53	0.44

REINFORCING: Concrete steel reinforcing bars shall conform to ASTM A-615, Grade 60. Welded wire fabric (w.w.f.) shall conform to ASTM A-185-79 (60,000 psi yield). All detailing, fabrication, and placement of reinforcing steel shall conform to the Manual of Standard Practice for Detailing Reinforced Concrete Members.
For footings and concrete walls: Lap all reinforcing bar splices 45 bar diameters minimum. Bend all horizontal bars 36 bar diameters past each corner or provide equivalent corner bars matching horizontal reinforcing.
For slabs: Wire shall lap one full mesh +2" and be securely wired each side and end. Reinforcing placed at 1/3 of slab thickness from top of slab, typical.
Properly support all reinforcing and wire mesh on chairs. Minimum coverage for concrete reinforcing shall be:

- Concrete deposited against the ground: 3"
- Concrete exposed to the weather: 2"
- Slabs/wall not exposed to the weather: 3/4"
- Beams/columns (over main reinforcing): 2"

FOOTING: Sizes and reinforcement shall be as detailed on the *Drawings* but shall not be less than 10" thick, 8" wider than the wall supported, and reinforced with (2) #5 bars, bot. Below masonry chimney construction, footings to be min. 12" thick, 12" wider than masonry above, with #5 bar @ 12" each way, bot. Carefully form all footings with 2x material staked and adequately supported. Verify that footing layout is square and the tops of all footings are level. Construction over footings shall not commence for 48 hours after casting minimum, or per local code. Footings to reach 3000 psi compressive strength at 28 days, water/cement ratio not to exceed 0.58

INTERIOR SLAB: 4" thick, 3000 psi concrete with w.w.f. 6x6-W2.9xW2.9. Slab to reach 3000 psi compressive strength at 28 days, water/cement ratio not to exceed 0.58. Under floor slab construction, provide minimum 4" compacted #57 limestone fill down to undisturbed earth beneath a 10 mil concrete vapor barrier. Finish to be metal floated and steel troweled to a smooth, ridgless, finish (no machine finishing will be permitted without approval from *The Owner and The Architect*), at a level to match adjacent concrete floors or as shown on *Drawings*. Slabs to be level to within 1/4" per 10' radius.

MUDSLAB: Crawlspace mudslabs to be 3" thick, unreinforced, over 10 mil vapor barrier and 4" sand or gravel base. Finish to be wood floated to a smooth finish.

Spec. Div. 3: Concrete (cont'd)

CONTROL JOINTS: Exterior slabs shall have troweled control joints, and basement slabs shall have saw-cut control joints, dividing slabs into rectangular panels as nearly square as possible. The long side of any panel shall not be more than 1 1/2 times the short side and spacing of joints shall be 10' to 12' max. for 4" thick slabs. Control joints shall be a minimum of 1/4 the depth of the slab and shall be continuous to the edge of the slab. Isolation joints shall be cut-in around columns, piers, etc. and panels shall have no "inside" corners. Provide control joints in all slabs on grade within 8 hours of casting concrete.

Spec. Div. 4: Masonry

GENERAL: Construct all masonry walls in accordance with ACI 530.1 specifications (with requirements for Owner Inspection and Acceptance deleted), unless otherwise noted. Anti-freeze admixtures shall not be used and uncured walls shall be protected from freezing as may be required. The tops of walls under construction shall be covered at the end of each day and protected from rain or snow. The minimum Masonry Prism Strength (fm) shall be 1500 p.s.i. at 28 days, unless noted otherwise.

MATERIALS (GENERAL): Masonry materials shall conform to the following ASTM specifications:

Concrete Masonry Units	ASTM C-90 (Grade N-1)
Facing Brick	ASTM C-216 (Type FBS, Grade SW)
Mortar (Type M,S,N,O)	ASTM C-270
Grout	ASTM C-476 (2,500 psi @ 28days)
Reinforcing Steel Bars	ASTM A-615 (Grade 60)

MORTAR: Mortar for use above and below grade shall be as follows:

Exterior, below grade:	Type 5
Exterior, above grade:	Type 5
Interior, Non-load bearing:	Type 5

EXISTING WALLS: Irregular surfaces at new or enlarged openings in existing masonry walls shall be patched with cement mortar as required to achieve a smooth surface.

MASONRY VENEER:

Brick to match existing. Contractor shall provide sample(s) of selected brick for approval by *The Owner and Architect* prior to ordering.

MORTAR TO BE custom color to match existing and shall be approved by Owner and Architect prior to install.
JOINT APPEARANCE: Width style to match existing.

4" MAS'Y. VENEER SYSTEMS: ANCHORING AND REINFORCEMENT: Masonry veneer over 16" high shall be attached to concrete block back-up, poured-in-place concrete back-up, or structural wood wall (direct to studs) with galvanized metal "Z" Ties at 16" on center, horizontally and vertically.

C.M.U. BACK-UP WALLS: to be damp-proofed prior to placement of veneer. Base of veneer and all lintels shall have thru-wall membrane flashing, top edge to be embedded into masonry joint. Provide weeps at steel lintels over doors, windows or other openings and at base of veneer set at approximately 6" above finished grade. At foundations, all exposed exterior masonry shall be veneer material. Ascertain height of finish grading and, if lower or higher in certain areas than shown on *Drawings*, lay veneer to suit. No exposed concrete block or waterproofing materials will be permitted above finish grade.

Spec. Div. 4: Masonry (cont'd)

4" MASONRY CAVITY-WALL: Build brick on 6" brick ledge, with nominal 2" cavity. Cavity will have two layers, 15# building felt air-and-moisture barrier over complete back-up wall sheathing/ surface. Provide weeps at 32" O.C. at steel lintels over doors, windows or other openings and at base of cavity set at approximately 6" above finished grade. Base of cavity and all lintels to have thru-wall membrane flashing. Cavity to be grouted solid below flashing to brick ledge. Honeycomb vents to be provided at top of cavity at 24" O.C. horizontally; cavity to be blocked solid for closure at top. Masonry veneer shall be secured to back-up wall (directly to studs for 2x6 wood framing) with horizontally and vertically adjustable eye-and-pintle galvanized ties (sample to be approved by *Architect*). Ties to be spaced 16" horizontally and vertically.

MASONRY FOUNDATION WALLS: TO BE 12" nominal thickness, reinforced with #5 bars, vertical, at 32" on center with #9 gauge Dur-O-Wall Ladur-type horizontal joint reinforcing every other block course.

REINFORCEMENT: Foundation wall reinforcement shall be as shown on the *Drawings* but in no case shall un-balanced fill against 8" masonry walls exceed 4'-0" (6 block courses) or 6'-0" (nine block courses) for 12" walls. When grade or other conditions require heights exceeding these figures the walls shall be reinforced full height of the wall and lapped 45 bar diameters min. with projecting bar cast into the footing. Cores shall be grouted solid at anchor bolts and reinforcing bars, and the bars shall be held 1" clear of the interior face of the core.
MASONRY FOUNDATION DAMPROOFING: The exterior of all foundation block and brick walls shall be parged with 3/8" cement with ironite from cove at footing to a finish grade level to be approved by *The Owner or The Architect*. Fully dried parging shall be coated with 60 mil. wet thickness, two-coat application of Watchdog Waterproofing polymer-enhanced asphalt liquid-applied membrane or approved alternate. Both parging and waterproofing shall run continuous and uninterrupted around complete basement perimeter, installed prior to construction of intersecting masonry walls. Insulating (expanded polystyrene or equal) protection board shall be installed below grade, full depth to footing, prior to backfilling.

Spec. Div. 5: Metals

STRUCTURAL STEEL: Structural steel shall be detailed, fabricated, and erected in accordance with the latest AISC Specification for Structural Steel Buildings, Allowable Stress Design, and Code of Standard Practice.

Fitch Plates: Steel fitch plates shall be ASTM A-36 steel (Fy = 36 KSI). Fitch plates shall be connected to wood members with 1/2" dia. flush mounted through bolts. Minimum edge and end distance to be 2". See plans for size of plates and spacing of bolts.

Lintels for masonry openings shall conform to the following schedule unless otherwise noted on the *Drawings*.

Clear span	Lintel
up to 4'-0"	L 3 1/2" x 3 1/2" x 1/4"
4'-1" to 6'-0"	L 4" x 3 1/2" x 5/16" LLV
6'-1" to 8'-0"	L 5" x 3 1/2" x 5/16" LLV
8'-1" to 9'-0"	L 6" x 3 1/2" x 5/16" LLV

All lintels shall have 1" of bearing for each foot of span with a minimum of 6" at each end. All lintels at exterior walls shall be hot-dipped galvanized.

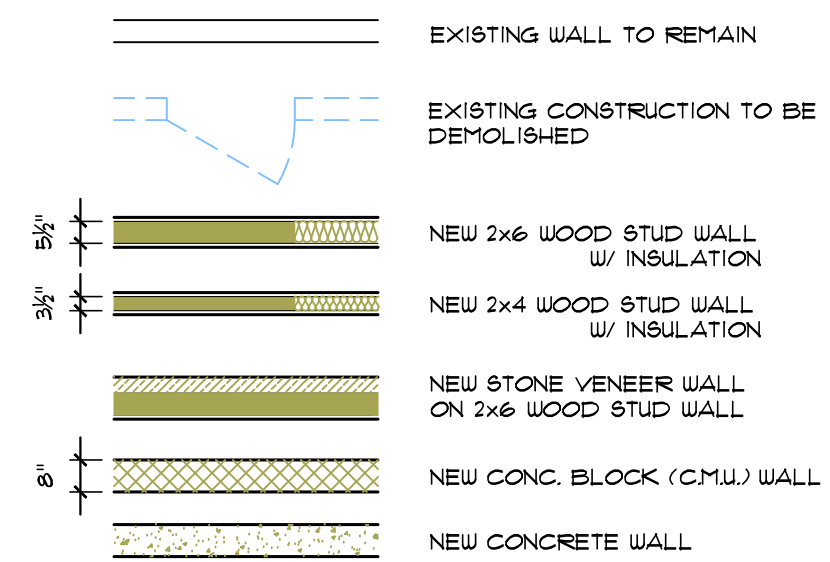
Beams: shall be ASTM A-992 steel (Fy = 50 ksi), sizes as shown on drawings, in continuous lengths between bearing points. Steel beams bearing on masonry walls shall bear on steel bearing plates (sizes shown on plans) and masonry grouted solid 16" wide by 8" deep.

Columns: Steel columns shall be ASTM A-53 steel (Fy=35 ksi), sizes as noted on the *Drawings*. Columns shall be continuous from footing to beam, with 1/2" top and bottom bearing plates (unless otherwise noted) welded to columns. Light gauge steel posts to be H.U.D. and B.O.C.A. approved, size as shown on the *Drawings*, as manufactured by Tel-O-Post, Tapco Mono Post, or equal, and shall be installed with adjustment nut at bottom. Basement columns and posts shall be installed and adjusted prior to casting concrete floors. Beams shall be bolted to cap plates w/ (4) 3/4" dia. bolts. Column base plates shall be connected to footing with a minimum of (2) 3/4" anchor bolts.

Shop Painting: Structural steel to be finished with two shop coats of rust inhibitive paint.

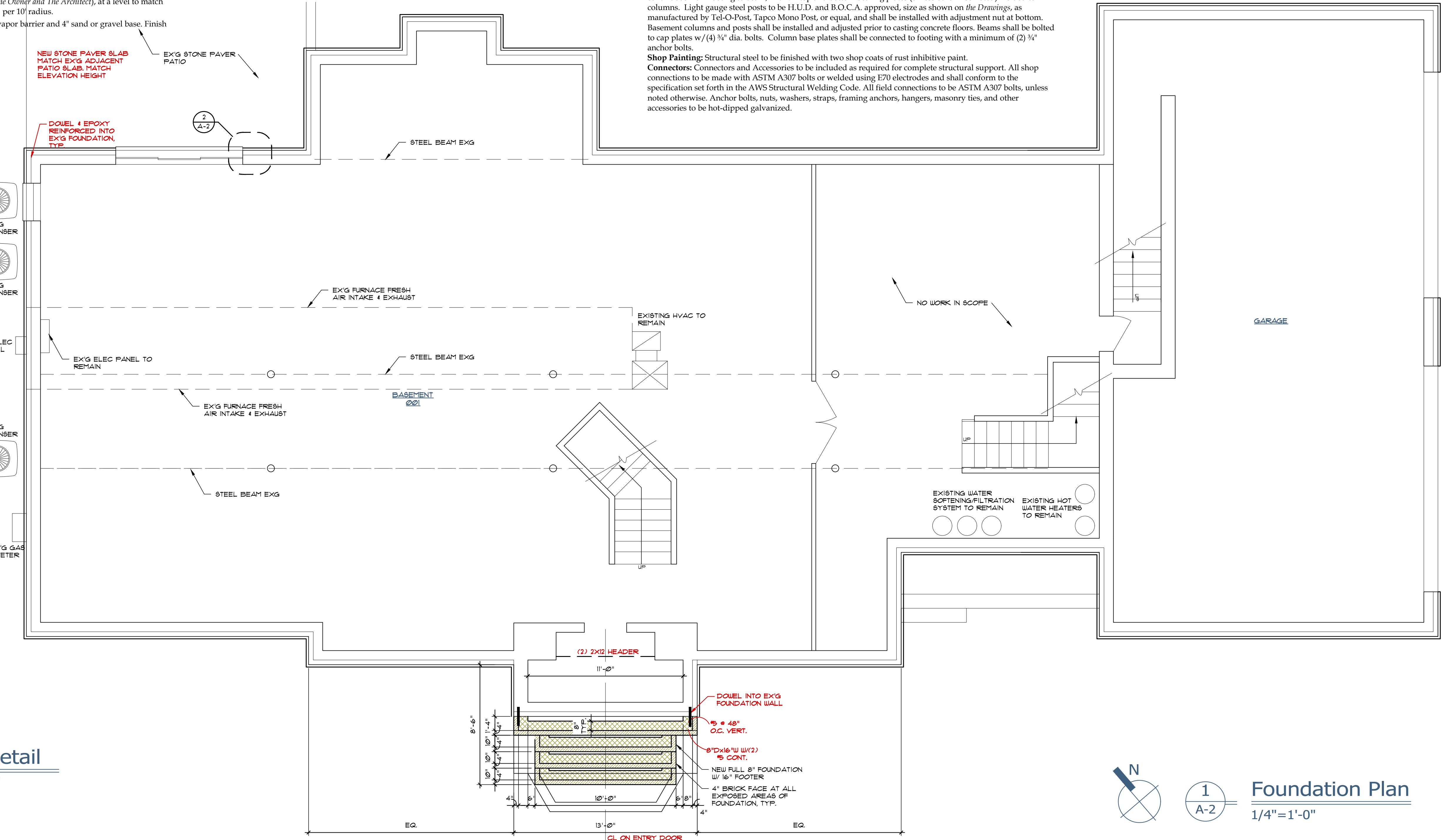
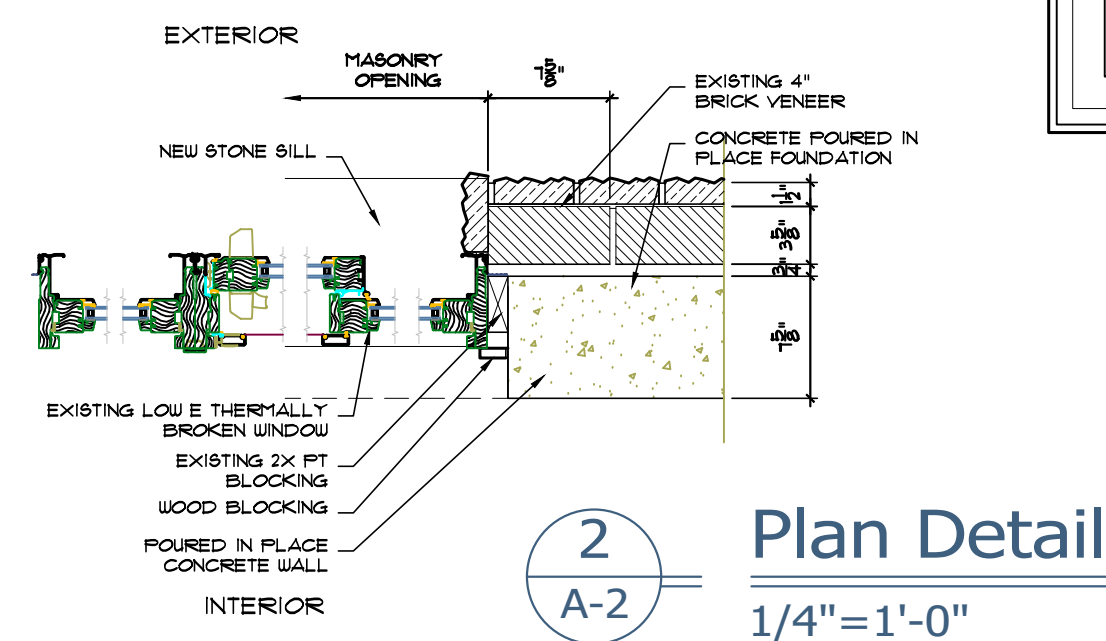
Connectors: Connectors and Accessories to be included as required for complete structural support. All shop connections to be made with ASTM A307 bolts or welded using E70 electrodes and shall conform to the specification set forth in the AWS Structural Welding Code. All field connections to be ASTM A307 bolts, unless noted otherwise. Anchor bolts, nuts, washers, straps, framing anchors, hangers, masonry ties, and other accessories to be hot-dipped galvanized.

Wall Legend



NOTE: ALL DIMENSIONS TO FACE OF WOOD STUD (NEW WALLS), FACE OF EXISTING FINISH (EXISTING WALLS), OR FACE OF MASONRY UNIT, UNO.

D.S. = DOWNSPOUT
EX'G = EXISTING
F.V. / V.I.F. = FIELD VERIFY / VERIFY IN FIELD
GSF = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)
GYP. BD. = GYPSUM BOARD (DRYWALL)
H.B. = HOSE BIB
NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)
P.L. HT. = ROUGH PLATE HEIGHT
RD. = ROOF DRAIN
TYP. = TYPICAL
UNO. = UNLESS NOTED OTHERWISE



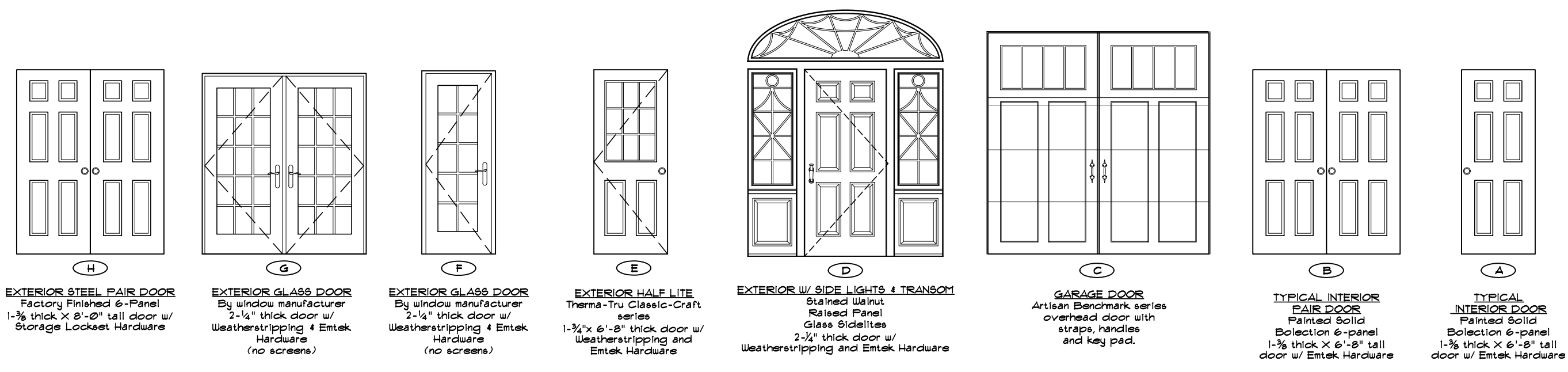
Rebecca Pentuso, License No. 0914809
 Registered Professional Engineer
 Registration Date 12/31/2024
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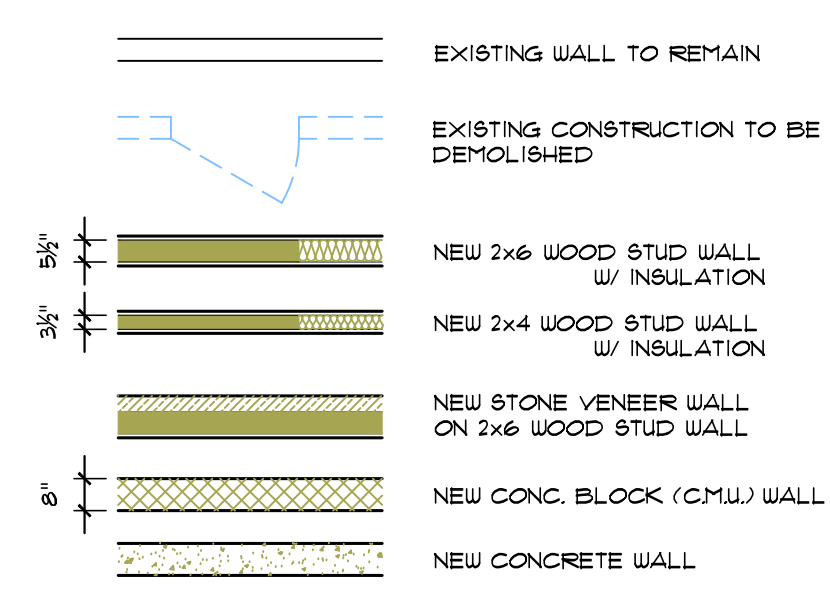
Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Foundation Plan, Spec 3-5

Job Number 2324
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 2023.09.22 Client Review
 2023.12.02 Client Review
 2024.02.20 Review
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Wall Legend

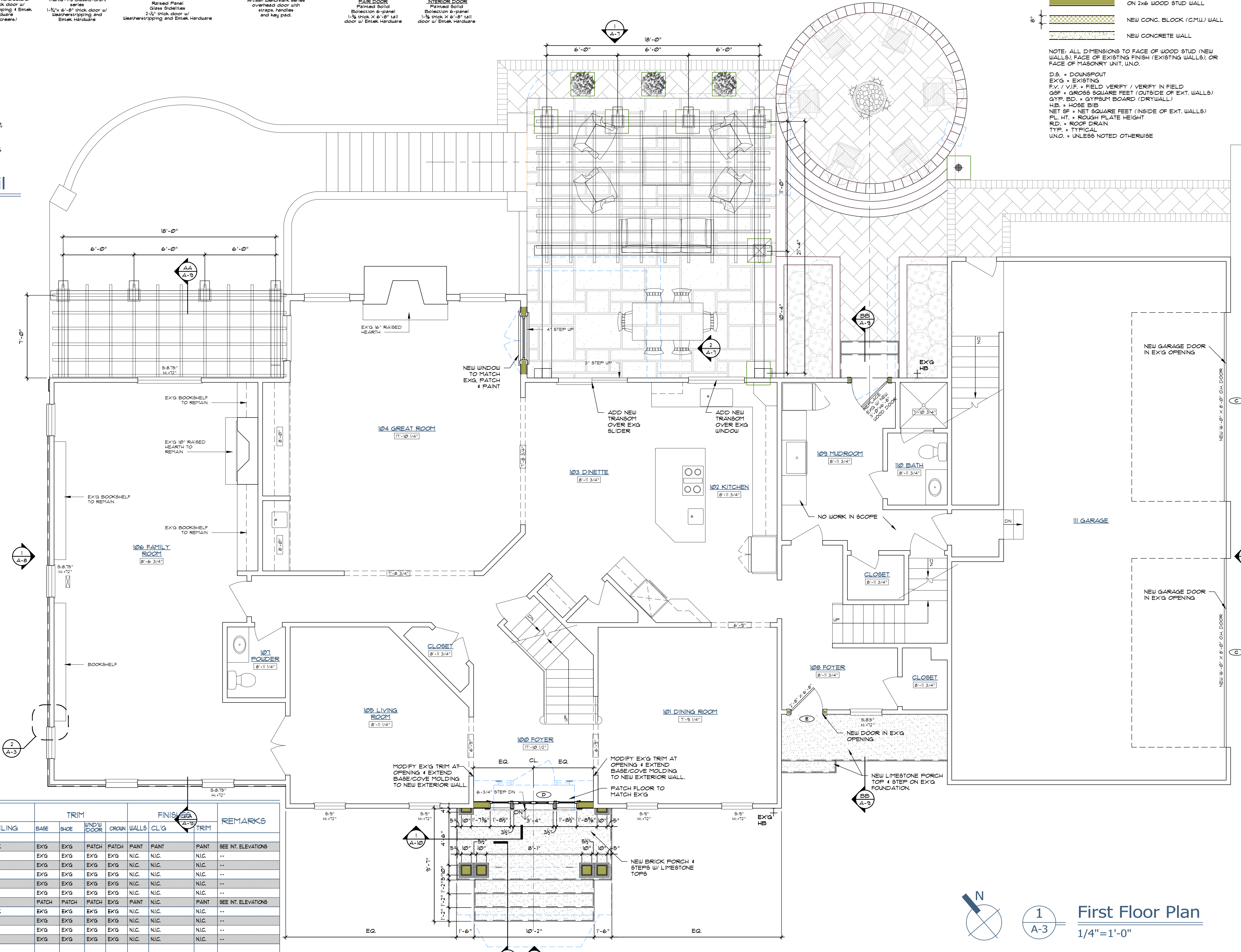


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2
A-3
Plan Detail
 1/4" = 1'-0"



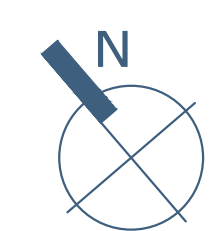
Room Finish Schedule

RM. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM			FINISH		REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	WINDOW DOOR	CROWN	WALLS	
102	FOYER	HT-10'-1/2"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	PATCH	PATCH	PAINT	SEE INT. ELEVATIONS
101	DINING ROOM	HT-8'-1/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
102	KITCHEN	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
103	DINETTE	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
104	GREAT ROOM	HT-10'-1/2"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
105	LIVING ROOM	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
106	FAMILY ROOM	HT-6'-3/4"	PATCH	PATCH	NO WORK	PATCH	PATCH	PATCH	EX'G	PAINT	SEE INT. ELEVATIONS
107	POWDER ROOM	HT-11'	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
108	FOYER	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
109	MUDROOM	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
110	BATH	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.
111	GARAGE	HT-11'-3/4"	NO WORK	NO WORK	NO WORK	EX'G	EX'G	EX'G	EX'G	N.I.C.	N.I.C.

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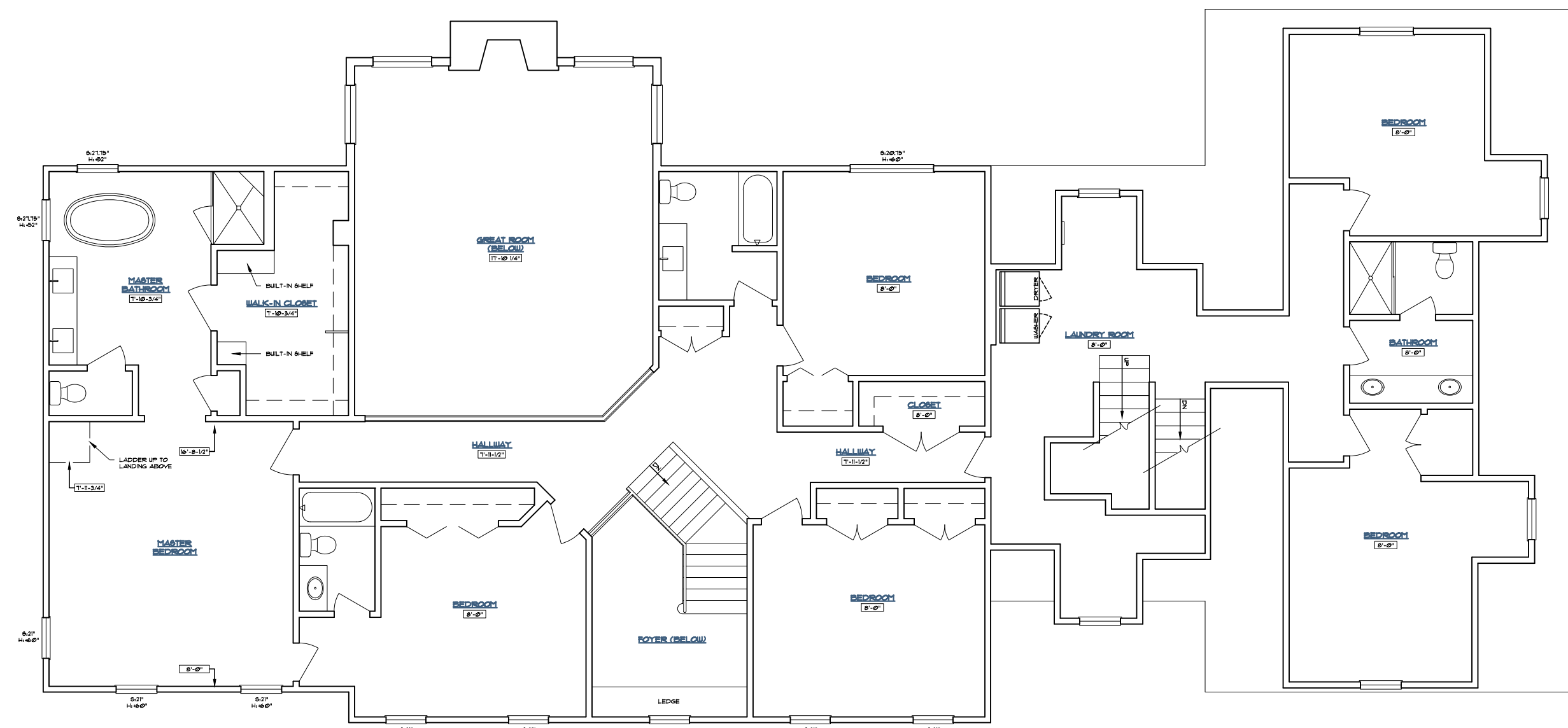
Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
First Floor Plan, Details, Doors

Job Number 2324
 Drawn By RP
 2023.09.22 Client Review
 2023.12.02 Client Review
 2024.02.20 Review
 2024.04.01 ARB Submittal



1
A-3
First Floor Plan
 1/4" = 1'-0"



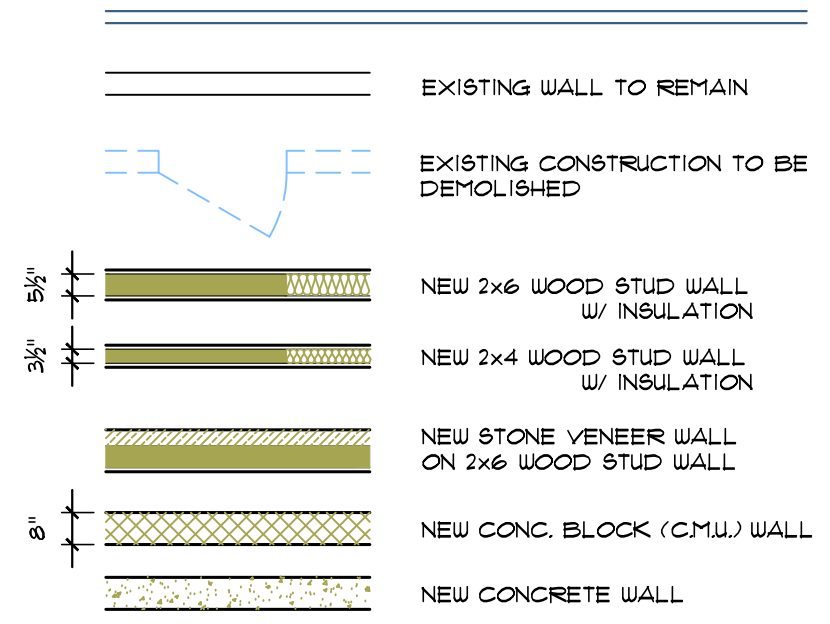


2
EXG Second Floor Plan
 NTS For Reference Only

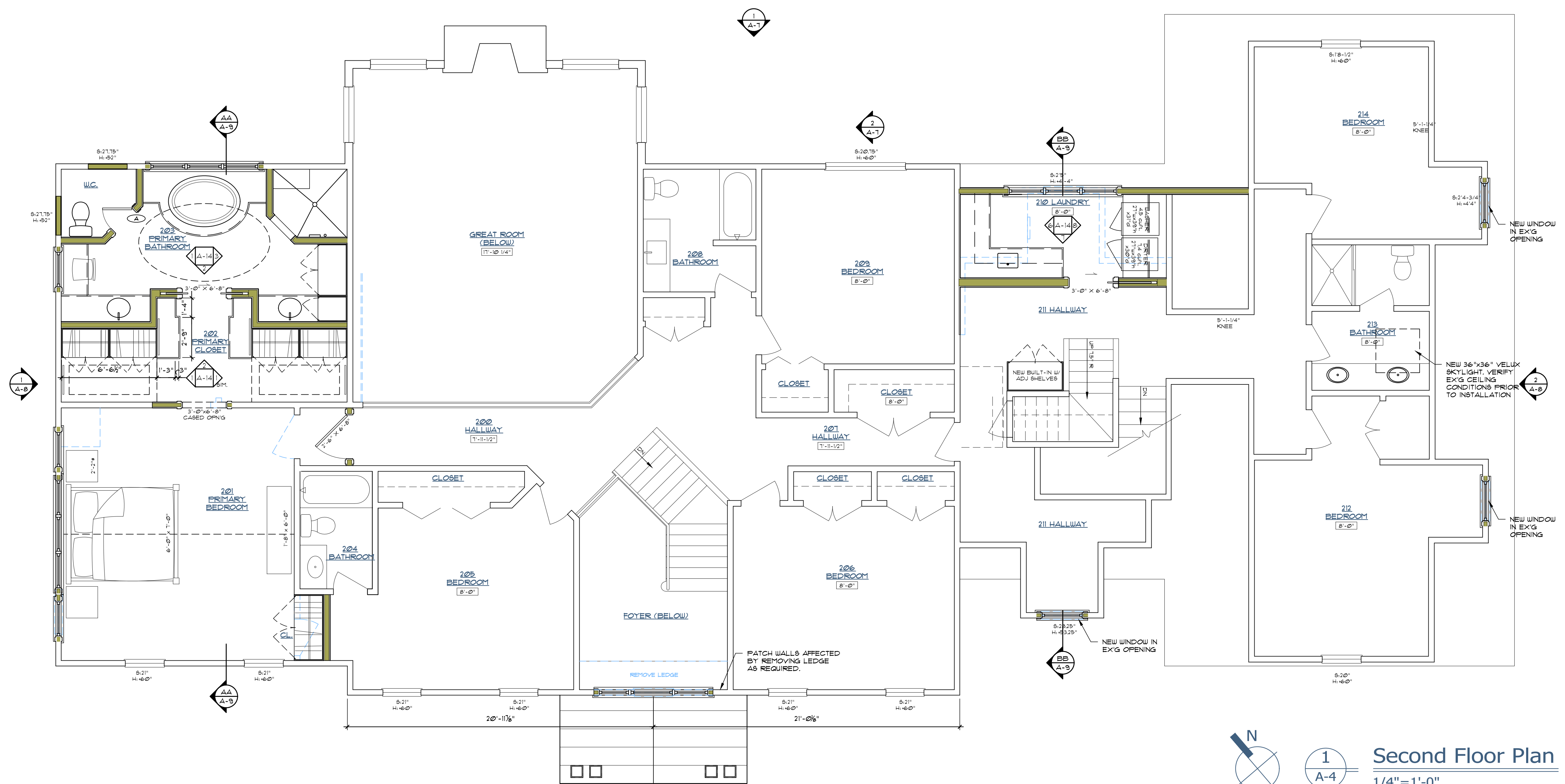
Room Finish Schedule

RM. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES			REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	WINDU/DOOR	CROWN	WALLS	CLG	TRIM	
SECOND FLR													
200	HALLWAY	11-11 1/2'	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
201	PRIMARY BEDROOM	8'-0"	WOOD	5/8" GYP. BD.	5/8" GYP. BD.	B-1	S-1	T-1	C-1	PAINT	PAINT	PAINT	SEE NT. ELEVATIONS
202	PRIMARY CLOSET	8'-0"	WOOD	5/8" GYP. BD.	5/8" GYP. BD.	B-1	S-1	T-1	C-1	PAINT	PAINT	PAINT	SEE NT. ELEVATIONS
203	PRIMARY BATHROOM	7'-8 1/2" x 9'-1 1/4"	CERAMIC TILE	5/8" GYP. BD.	5/8" GYP. BD.	B-1	S-1	T-1	C-1	PAINT	PAINT	PAINT	SEE NT. ELEVATIONS
204	BATHROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
205	BEDROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
206	BEDROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
207	HALLWAY	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
208	BATHROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
209	BEDROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	PATCH	EXG	PATCH	EXG	PATCH	--
210	LAUNDRY	10'-0"	CERAMIC TILE	5/8" GYP. BD.	5/8" GYP. BD.	B-1	S-1	T-1	C-1	PAINT	PAINT	PAINT	SEE NT. ELEVATIONS
211	HALLWAY	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
212	BEDROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
213	BATHROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--
214	BEDROOM	8'-0"	NO WORK	NO WORK	NO WORK	EXG	EXG	EXG	EXG	EXG	EXG	EXG	--

Wall Legend



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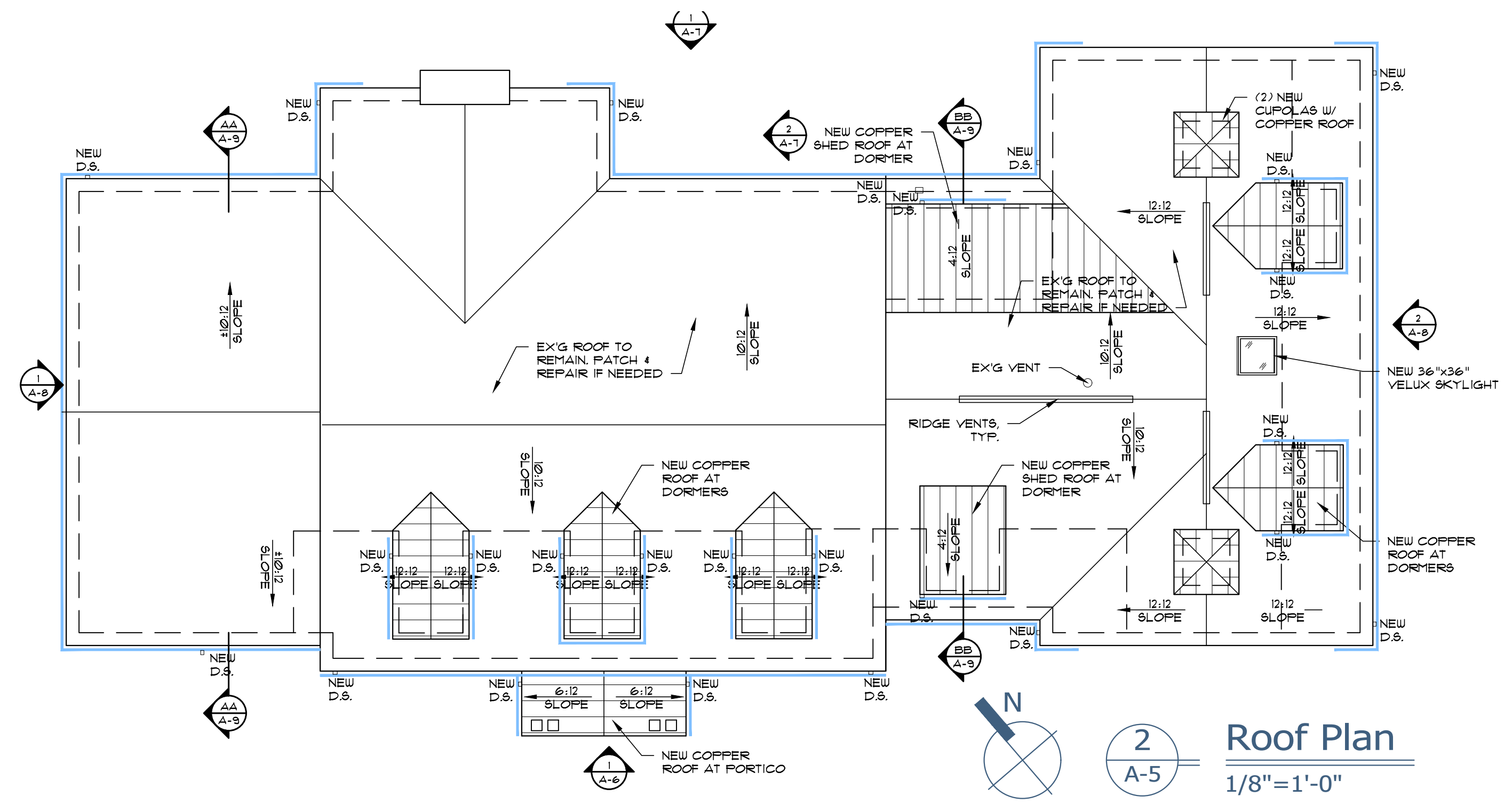


1
Second Floor Plan
 1/4" = 1'-0"

Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Second Floor Plan

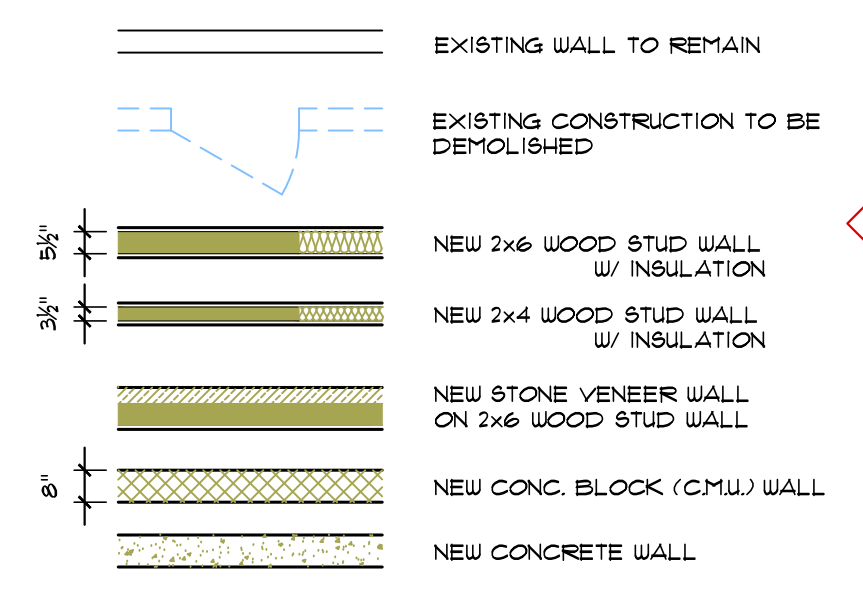
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 2024.02.20 Review
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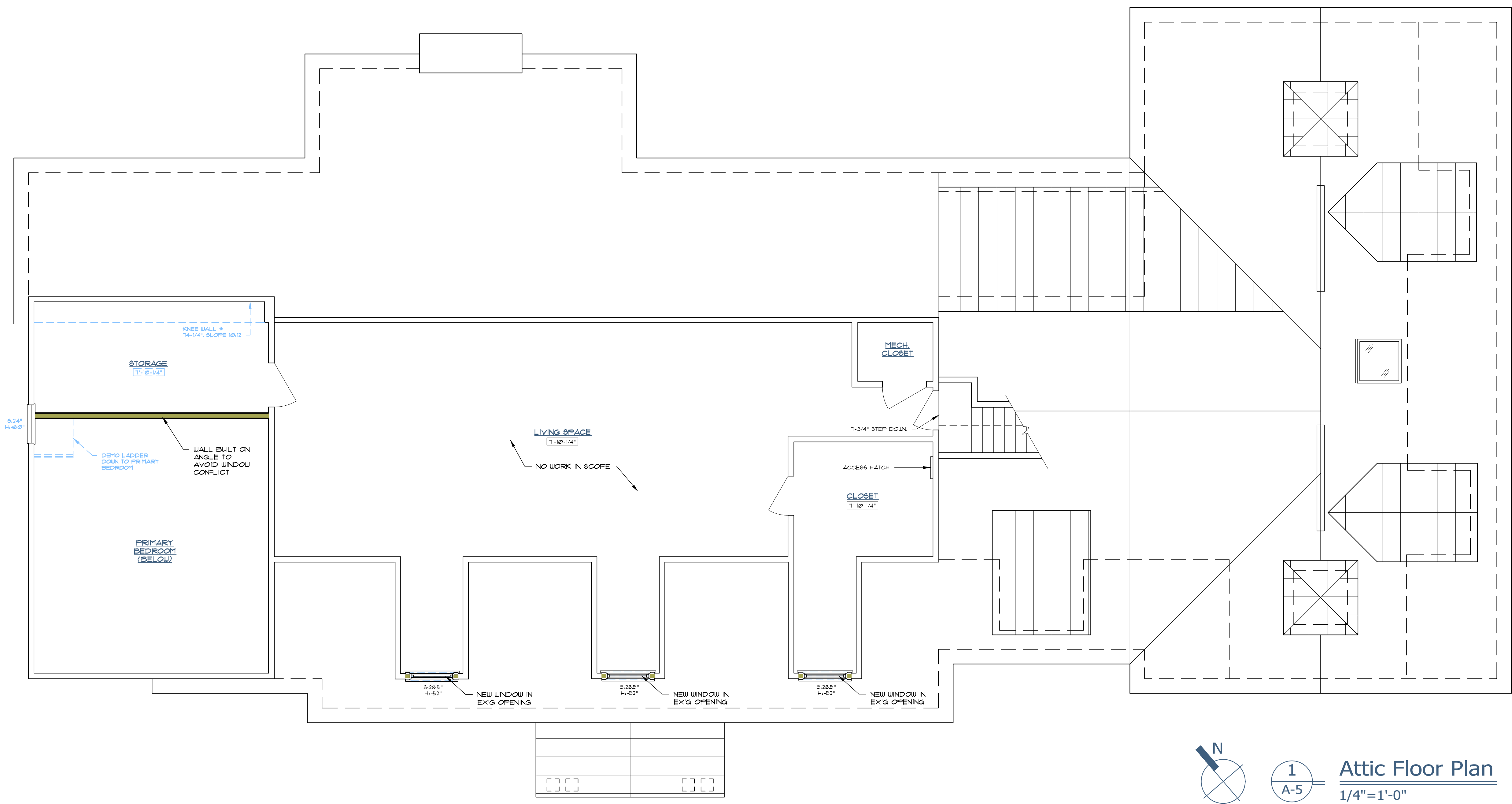


2
A-5
Roof Plan
1/8"=1'-0"

Wall Legend



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 R.D. = ROOF DRAIN
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1
A-5
Attic Floor Plan
1/4"=1'-0"

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 Expiration Date 12/31/2024
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Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Attic and Roof Plan

Job Number 2324
 Drawn By RP
 2023.09.22 Client Review
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Spec. Div. 6: Wood and Plastics

A. ROUGH FRAMING: GENERAL

All structural framing shall be detailed, fabricated, and erected in accordance with the "National Design Specification" by the National Forest Products Association (N.F.P.A.), latest edition. Nail or spike members in accordance with the Residential Code of Ohio, latest edition, Chapter 5-9. All nails exposed to weather to be hot-dipped galvanized at minimum. Framing lumber shall be seasoned to a moisture content of 19% or less (S-DRY). Brace all walls, rafters, floor and roof joists as required to prevent shifting, racking or other movement both during construction and after completion of the work. Cut framing square on bearings, closely fitted, accurately set to required lines and levels and plumb. Do not use shims for leveling on wood or metal bearings.

LVI (Laminated Veneer Lumber) & Pre-Engineered Joists (TJ's): where indicated, shall be stored, installed, braced, and blocked per the manufacturer's directions. Notching, drilling or other cutouts shall be in accordance with manufacturer's published instructions. LVI beams over two members wide shall be assembled with 1/2" dia. flush-mounted through bolts 2 per row at 24" o.c. with (2) bolts at each end, all located 2" from edges and ends.

Framing: All structural framing members shall be single lengths between points of support.

- Floor and ceiling joists shall have solid bridging at minimum 8'-0" intervals or at mid-spans, with minimum 2" bearing at ends. Floor joists to be doubled under partitions parallel to joist direction. Solid blocking required under partitions perpendicular to joist direction. Solid blocking required at 32" o.c. to tie first joist back to parallel foundation walls, where foundation walls run parallel to joist direction.
- Sill plates and wall plates on concrete block or slabs shall be pressure-treated wood and bear over 1/2" compressible sill sealer as manufactured by Dow, Celotex, or Amoco. Sill plates shall be anchored with 1/2" anchor bolts @ 6'-0" o.c. (max.) and 1'-0" from corners and openings.
- Exterior stud framing to be spaced 16" o.c., doubled at openings, framed for solid backing at corners and angles for drywall. Inner trimmer/jack studs at window/door, etc., openings shall be cut to support the header over the opening and shall extend in one piece from header to bearing. Jack studs shall be doubled at openings exceeding 8'-0". Walls taller than 9'-0" shall receive solid, horizontal blocking at mid-height.
- Wall opening headers** shall be minimum (2) 2 x 8's with plywood spacers for spans less than 3'-6" and (2) 2x10's with 1/2" plywood for spans equal to or greater than 3'-6" unless indicated otherwise on Drawings.
- Dormers: provide double rafters and headers at all dormers and skylights, unless noted otherwise. Connect doubled headers to rafters with galvanized hangers.
- Hearth and other floor openings: Provide doubled joists as minimum at perimeter of hearths and all floor openings. Header members to be hangered to doubled joists where interrupted.

ROUGH LUMBER: Unless otherwise noted on the Drawings, material shall be selected and warranted by The Contractor to satisfy the following minimum design stresses for sawn lumber and laminated veneer lumber:

Framing Member	Fb (psi)	Fv (psi)	Fc (psi)	E (psi)
Beams and Headers	1000	130	1000	1,400,000
Floor Joists	1000	130	1000	1,400,000
Rafters & Clg Jst's	1000	130	1000	1,400,000
Studs & Misc. Fram'g	875	110	1000	1,400,000
MicroIam (LVI)	2600	285	2510	1,900,000

2x Rough Framing: shall be S4S #2 Southern pine, Hem-Fir, Spruce Pine Fir or better.

Sill plates, all framing against masonry or concrete, and framing exposed to weather: shall be pressure-treated lumber.

EXTERIOR WALL STUD FRAMING: to be 2x6, unless noted otherwise on drawings for walls up to 9'-5" tall and 2x6 for walls over 9'-5". Gable walls with uninterrupted vertical studs over 14'-0" in height to be 2x8.

INTERIOR WALL STUD FRAMING: to be 2x4, unless noted otherwise on drawings for walls up to 9'-5" tall, and 2x6 for walls over 9'-5". Gable walls with uninterrupted vertical studs over 14'-0" in height to be 2x8.

FLOOR SHEATHING: shall be 3/4", APA rated exterior grade tongue-and-groove plywood, and span rated for the specified joist spacing. All joints parallel to joists to be fully supported by floor joists below. All plywood floor sheathing shall be installed with construction adhesive such as PL400 or equal, and nailed to framing. Prior to installation of finish flooring over new or existing floor sheathing, thoroughly inspect all sub-flooring for squeaks and, where located, install screws as required to stop such squeaking. Openings in existing sheathing and underlayment, such as at abandoned HVAC floor diffusers, shall be filled with new plywood of the same thickness and shall be adequately blocked from beneath, nailed, and glued so no squeaking or discernible movement is apparent after installation of finish flooring or carpeting.

ROOF AND WALL SHEATHING: INSTALLATION: Install panels over two or more spans with the long dimension perpendicular to the floor framing. Space 4" panel ends a minimum of 1/8" at time of installation. End joints of adjacent panel runs should be staggered. Square edge panels should be installed with a minimum spacing of 1/8" on all panel edges at time of installation. Use 1/4" bead of polyurethane or solvent-based adhesives, which conforms to industry standards AFG-01 and follow manufacturers' recommendations. Joist to be clean and dry and apply only enough adhesive to lay one or two panels at a time. Fasteners should penetrate framing members at least 1". Apply fasteners 3/8" from panel edges. Space fasteners 6" o.c. on supported edges (4' ends) and 12" o.c. at intermediate support locations. Use 10d ring shank nails or screw shank nails. Cutouts for plumbing and electrical components should be oversized by at least 1/4" to avoid a forced fit. All joints parallel to joists to be fully supported by floor joists below. Sheathing unsupported more than 20" in either direction shall be reinforced or supported with edge blocking or "H" clips

NOTE: Allow for crown or moldings at fascia and rake, where detailed on drawings. Roof sheathing MUST overhang to accept details as drawn: insufficient overhang will be rejected and rebuilt.

MATERIAL: shall be 1/2" for walls, and ADVANTECH FLOOR AND ROOF SHEATHING shall be of thickness as shown on The Drawings, but not less than 7/8" for floors and 5/8" for roofs.

CONNECTORS: Where shown on the Drawings or required herein metal connections shall be provided, designed for specific loading requirements, fabricated from galvanized sheet metal or painted steel plate, as manufactured by Simpson Strong-Tie or equal.

PRESERVATIVE PRESSURE TREATED WOOD shall meet the following AWPFA standards for ACQ Preservative retention rates:

Above ground (decking & joists, etc.)	0.25 lb/cu.ft.
Ground contact (posts)	0.40 lb/cu.ft.
Permanent Foundations (poles)	0.60 lb/cu.ft.

EXTERIOR TRIM: Boral Exterior Casings and Trim: Exterior window and door casings, corner trim, frieze board, panel frames and belts shall be 5/4 x (width shown on drawings) synthetic poly-ash trim, Boral TruExterior or equal as approved by Architect. Jambs to butt into head casing. Add solid cellular pvc drip cap over all head casing, except where window head butts tight under frieze board or soffit. Sub-sills at all exterior windows to be 2x material, sloped to wash, with 2" projection. All crowns, panel molds, and other profiled trim shown on drawings shall be synthetic poly-ash trim, unless noted otherwise. Install as detailed with end joints set tight and caulked. Use stainless steel casing nails for exterior trim (or hot-dipped galvanized casing nails if approved by The Architect) with min. 1 1/2" penetration into framing lumber.

EXTERIOR SIDING: Cement-fiber clapboard siding: Cement-fiber siding shall be pre-primed, smooth surface, exposure as indicated on drawings. Use stainless steel or hot dipped galvanized nails (0.09" shank x 0.221" HD x 2" long) or 11ga. roofing nail (0.121" shank x 0.371" HD x 1.25" long) fastened into wood framing. Install joint flashing behind all butt joints and blind nail 3/8" from side edge and 1" above coursing level. 1 1/4" minimum overlap to be used.

SOFFITS: to be 1/2" smooth fir plywood with continuous prefinished aluminum soffit vents, to be painted to match trim color.

SHUTTERS: Exterior window shutters shall be Custom wood shutters by Timberlane, panel type, standard color as selected by The Owner. Shutter width to be 1/2 total nominal window width, typical. Shutter length shall be as close as possible to window frame height, without exceeding this dimension.

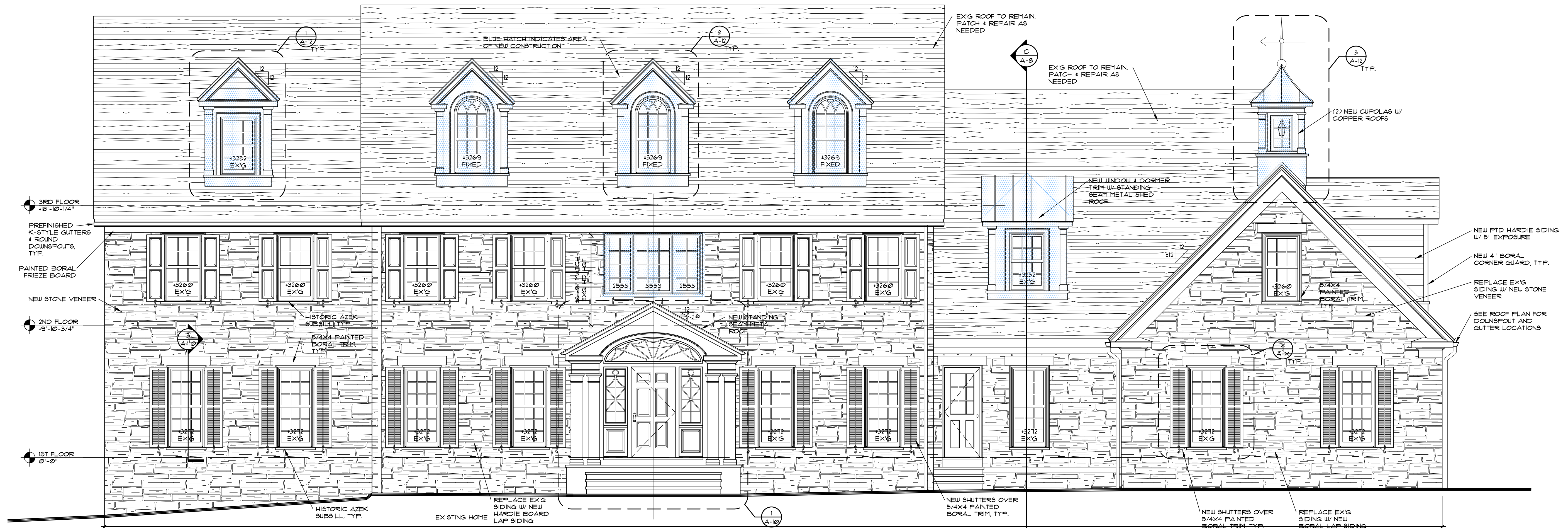
INTERIOR TRIM, GENERAL: All wood interior trim material, including flooring, shall be delivered and acclimate in an interior, weather-tight, heated and conditioned environment for minimum one week. Upon delivery, flooring shall be broken into small lots and stored in the rooms where it is to be installed. All trim shall be carefully matched, mitered, coped, etc., finish nailed tight to surfaces, and sanded, ready for painting or staining. All horizontal trim shall be installed in continuous lengths wherever possible, or mitered when not, and coped at inside corners. Jambs at Door and Cased Openings shall be tightly shimmed in a minimum of three locations on each side including at hinges and locksets.

Wherever trim terminates and is not fully stopped by cabinets, casings, plinths, etc., repeat profile of trim at end by miter-returning, coping or molding as needed. **Window casing** to include molded stool, miter-returned at ends, and apron of casing material, inverted and miter-returned at ends. Doorways at end of Halls shall be centered in Hall, unless shown otherwise, and all doorways roughed-in and jambs hung so that full casing may be installed. When casings are within 1" of corner walls, fill gap between casing and wall with S4S wood trim 1/8" thinner than casing. Closet doors shall be fully jambed and cased on both sides (Reach-in closets may have secondary casing type for interior, as approved by the Architect) Casing at bi-fold or bypassing doors shall be installed to conceal track and hardware above doors. **Shoe mould** shall be installed at all new hardwood, ceramic tile, vinyl, or other hard surface flooring. **Window casing** to include molded stool, miter-returned at ends, and apron of casing material, inverted and miter-returned at ends.

INTERIOR TRIM: All new woodwork shall be clear poplar, thoroughly seasoned and kiln dried, molded or S4S, no finger joints.



2 Existing Elevation
A-6 NTS



1 Proposed Front Elevation
A-6 1/4"=1'-0"

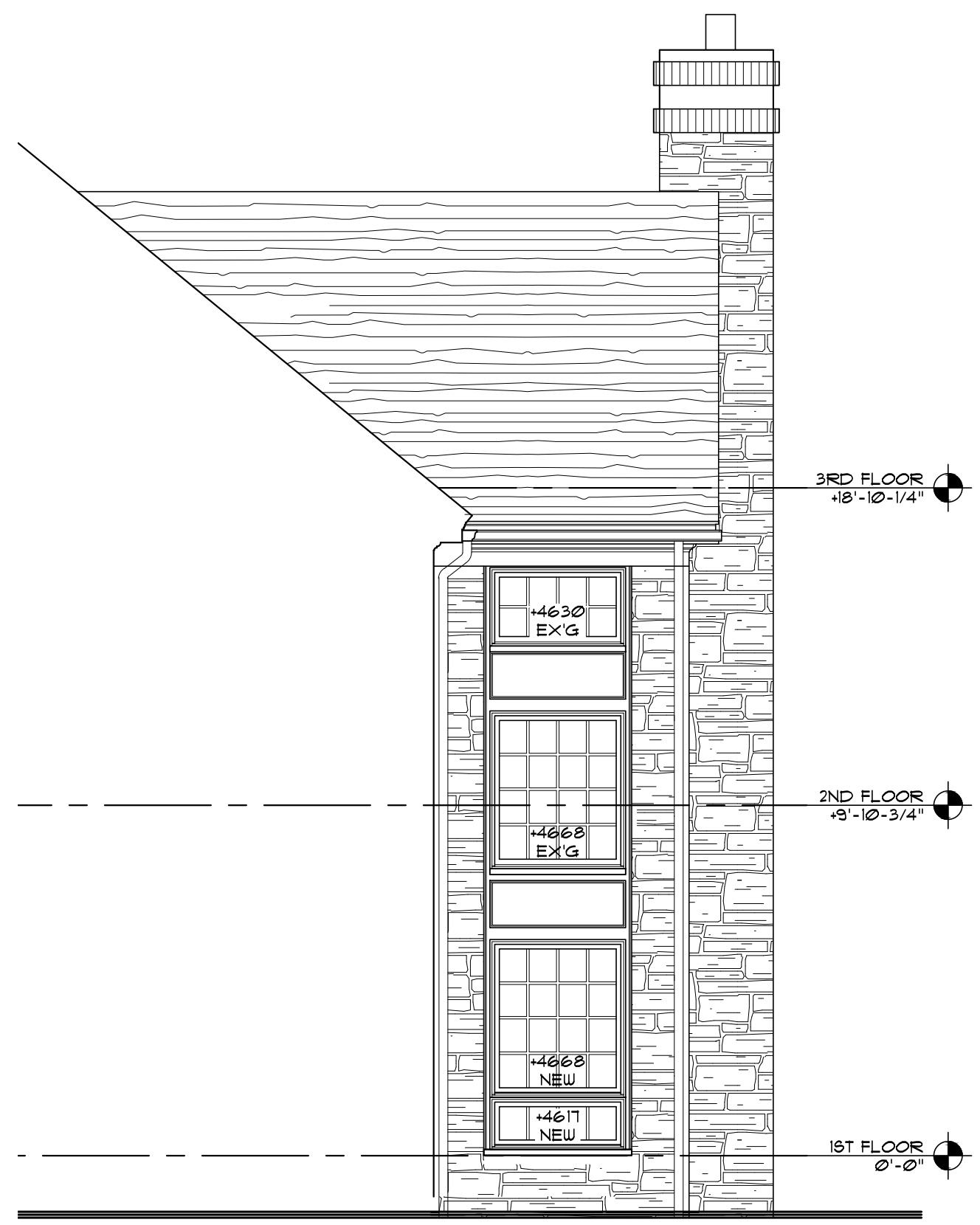
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Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Elevations, Spec 6

Job Number 2324
 Drawn By RP
 2023.09.22 Client Review
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 2024.02.20 Review
 2024.04.01 ARB Submittal

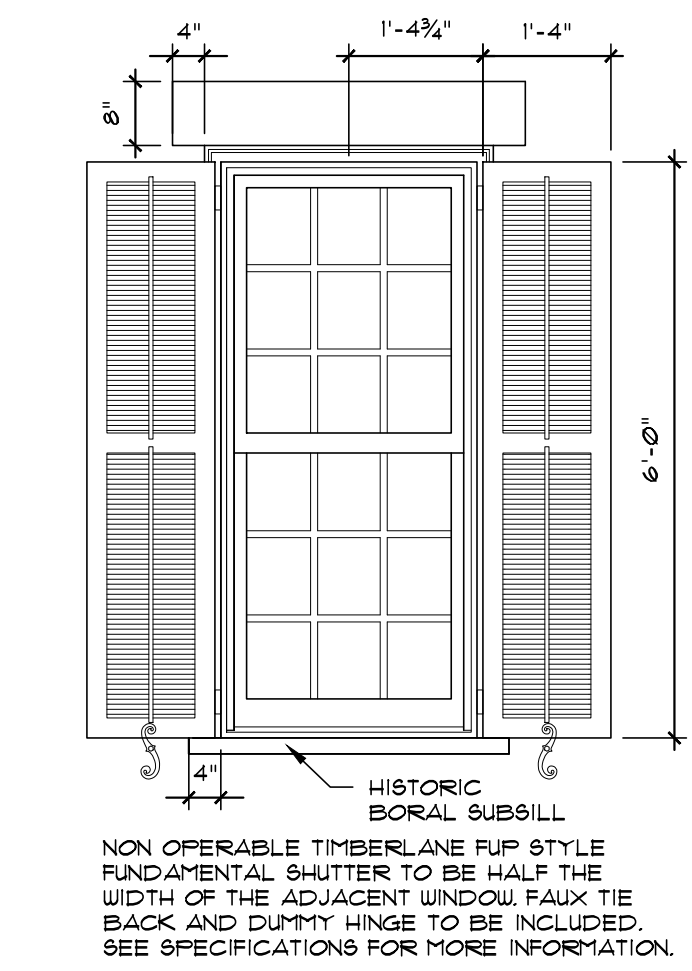
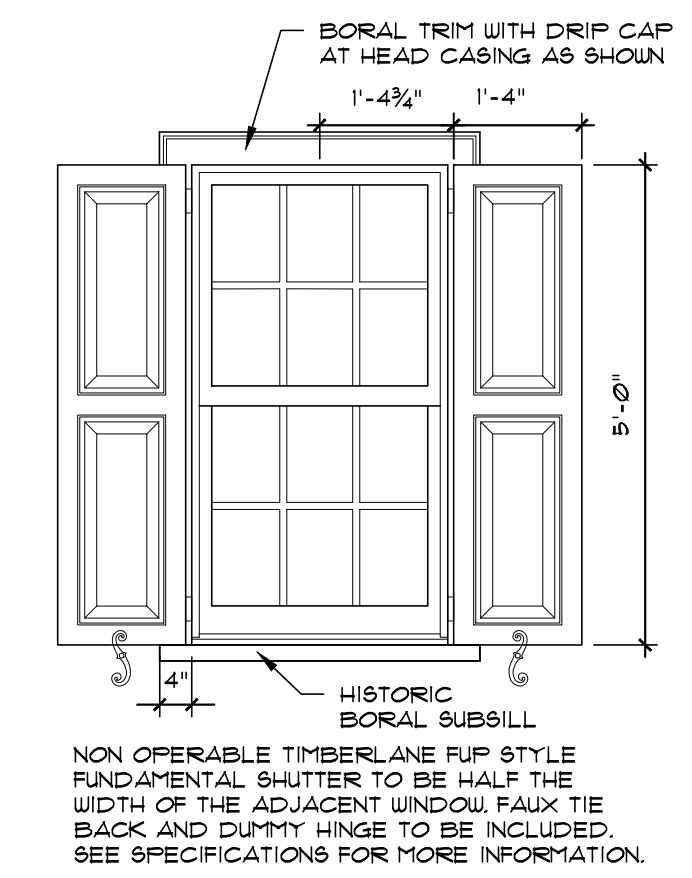




2
 A-7 Partial Side Elevation
 NTS



3
 A-7 Existing Elevation
 NTS



4
 A-7 Window Details
 NTS



1
 A-7 Proposed Rear Elevation
 1/4" = 1'-0"

Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Elevations, Details

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Spec. Div. 8: Windows and Doors

WINDOW PACKAGE ORDERING: Architect to receive copy of window order with min. three days to review/approve order prior to execution of window order. Contractor to directly confirm with Owner to approve interior finish of screens and window hardware, interior finish of door hardware, acceptability of glass color, details of muntin bars as specified. Jeld-Wen and Windsor to remove sash groove, top and bottom, at DH windows. Owner to see window sample upon request.

WINDOW INSTALLATION: Air-and-moisture barrier shall be applied to the building exterior, properly taped and wrapped at openings, before installation of windows. Apply a continuous bead of sealant under nailing fins. Apply Protecto Tape 5" wide bitumen-modified self-adhesive protection tape at head, jamb, and window sill over nailing fin and providing positive seal from window unit to building wrap. Lap tape for proper drainage.

TEMPERED/SAFETY GLAZING: Tempered or safety glazing shall be required for the following locations considered hazardous:

- 1) Glazing in a fixed or operable panel within 24 inches of an adjacent door and whose bottom edge is less than 60 inches above the floor or walking surface.
- 2) Glazing in a fixed or operable panel that is larger than 9 square feet and whose bottom edge is less than 18 inches above the walking surface.
- 3) Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- 4) Glazing adjacent to stairways, landings and ramps within 36 inches measured horizontally of a walking surface and whose bottom edge is less than 60 inches above the plane of the adjacent walking surface. Glazing adjacent to stairways within 60 inches measured horizontally from the bottom tread of the stairway and whose bottom edge is less than 60 inches above the nose of the tread.

MANUFACTURED WINDOWS AND DOORS: to be [wood construction with extruded aluminum cladding] [wood construction with poltruded fiberglass cladding] [poltruded fiberglass construction] [Sirius or European triple-glazed, R-6 to R-11, see manufacturer's specifications for all performance and installation requirements]. All new-construction (and replacement, where applicable and approved by the Architect) windows, as well as exterior doors supplied by window manufacturer to meet the following specification standards:

GENERAL: units to have nailing fins w/corner waterproof closure; high-performance, 5" wide butyl-modified window tape included with order.

GLASS: to be double-pane glass with 272 Low-E Coating; stainless steel warm-edge spacers and argon gas, window units Energy-Star 2009 Rated for Northern Zone w/ either U= 0.30 or less OR U= 0.31 and SHGC greater than 0.35 APPROVED PRODUCTS: Marvin Clad Ultimate Double-Hung or Casement Windows; Pella Architect Series 850 Double-Hung or Casement Windows **Note: Interior Surface #4 Low-E coatings are not acceptable due to unforeseen condensation issues not yet fully resolved in the industry.**

The Contractor shall be responsible for installing tempered glass units where required by any applicable codes or ordinances.

MUNTIN BARS: to be: **OPTION A:** [7/8"] [3/4"] Simulated Divided Lite, pattern as indicated on drawings, w/spacer bars, exterior to be [extruded aluminum] [poltruded fiberglass], finish to match windows. Provide wider (1 1/2" to 2") SDL bars to simulate double-hung center sash if indicated. **OPTION B:** [7/8"] [3/4"] snap-in interior wood grills with perimeter frame **OPTION C:** GBG (Grills-between-the-glass)

EXTERIOR FINISH: **OPTION A:** Aluminum-clad finish to be 70% fluoropolymer modified acrylic topcoat applied over fluoropolymer primer. Meets or exceeds AAMA 2605 requirements. **OPTION B:** Aluminum-clad finish to be fluoropolymer modified acrylic topcoat applied over fluoropolymer primer. Meets or exceeds AAMA 2603 requirements. **OPTION C:** putruded-fiberglass finish to meet or exceed AAMA 623-10 [White exterior finish] [Standard color exterior finish] [Custom color exterior finish]

INTERIOR FINISH: **OPTION A:** Unfinished [pine] [wood species] **OPTION B:** Pre-primed wood interiors, including interior muntin bars. Window manufacturer to verify with Owner and Architect all Interior/Exterior window and hardware finish choices prior to window order. [Standard] [Custom] hardware finish included.

DOUBLE-HUNG WINDOWS: to have sash liner [concealed with wood closure] [white vinyl] [grey/taupe vinyl]

OPTION: SPECIAL CASEMENT WINDOW UNITS: to have, where indicated, [Push-out Window hardware with operable, wood-framed screen] [French-casement paired window]

SCREENS: to be [Dark fiberglass mesh] [charcoal aluminum mesh] screening. Double-hung units to have [Full screens/Half Screens]

OPTION: (Integrated shade options)

OPTION: Window units to include (Aluminum-extruded panning extensions) (BORAL panning extensions) with profile for jamb, head, and sill as indicated

SKYLIGHTS: to be stock skylight units as indicated with flashing kit, installed per all manufacturer requirements - Velux, VSE and PS per drawings, aluminum clad (color to be black or bronze), manual control, Type EDL flashing, with Code 75 tempered, Low-E Argon gas-filled insulating glass, R-4. Install finished wood jambs within skylight opening.

INTERIOR DOORS: to be as indicated on Floor Plan. For solid masonite/MDF doors, finish shall be smooth (NO WOOD GRAIN). Set doors to provide maximum 1/4" clearance between bottom edge of doors and finish flooring, including carpeting. Jambs at Door and Casement Openings shall be tightly shimmed in a minimum of three locations on each side including at hinges and locksets. Interior doors from house to Garage: door and frame to have one hour fire rating and self-closing mechanism.

GARAGE DOORS AND OPENERS:

NEW/REPLACEMENT OVERHEAD GARAGE DOORS: to be Artisan Benchmark series BE-SW-16L-2FP (verify style reflects that shown in the drawings), flush finish, four section, 1 3/8" thick, solid polyurethane core with inside and outside steel skins with composite overlays. Door shall be complete with hinges, interior handles, latch mechanisms, and compressible-type rubber weather-strip for bottom rail and weather-strips for top and side rails.

NEW/REPLACEMENT DOOR OPENERS: shall be LiftMaster Premium Series Model 3265-267, 3/4 H.P., with Multi-Function Controls Panel, manual release, Remote Control Units, and optical and contact sensors.

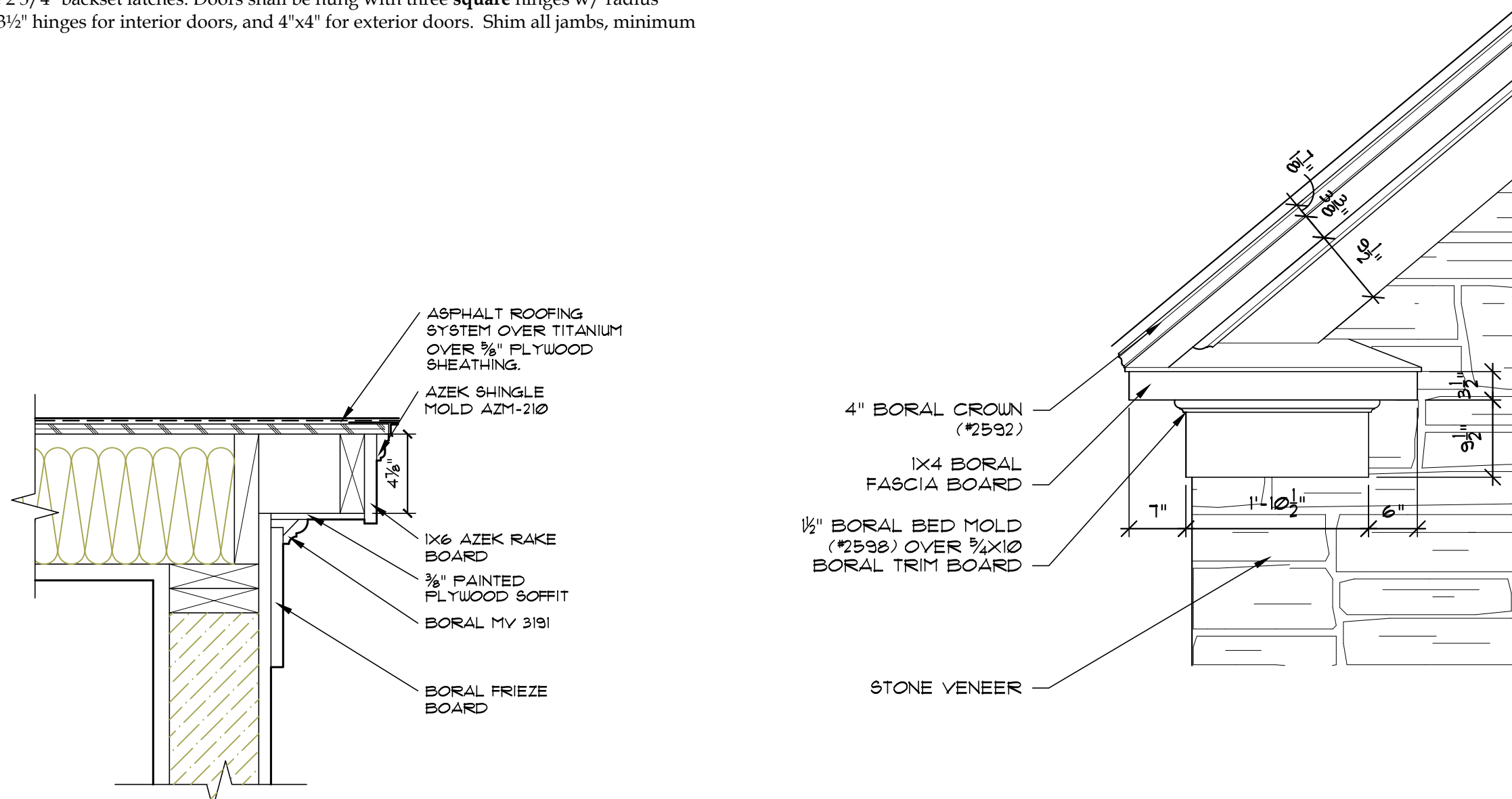
DOOR HARDWARE: Provide and install all finish hardware as selected by The Owner and Architect under allowance, and shall include all door latches/knobs and stops. Unless otherwise directed, door hardware shall be 2 3/4" backset latches. Doors shall be hung with three square hinges w/ radius corners per door, 3/8" x 3 1/2" hinges for interior doors, and 4" x 4" for exterior doors. Shim all jambs, minimum 3 shims per side jamb.



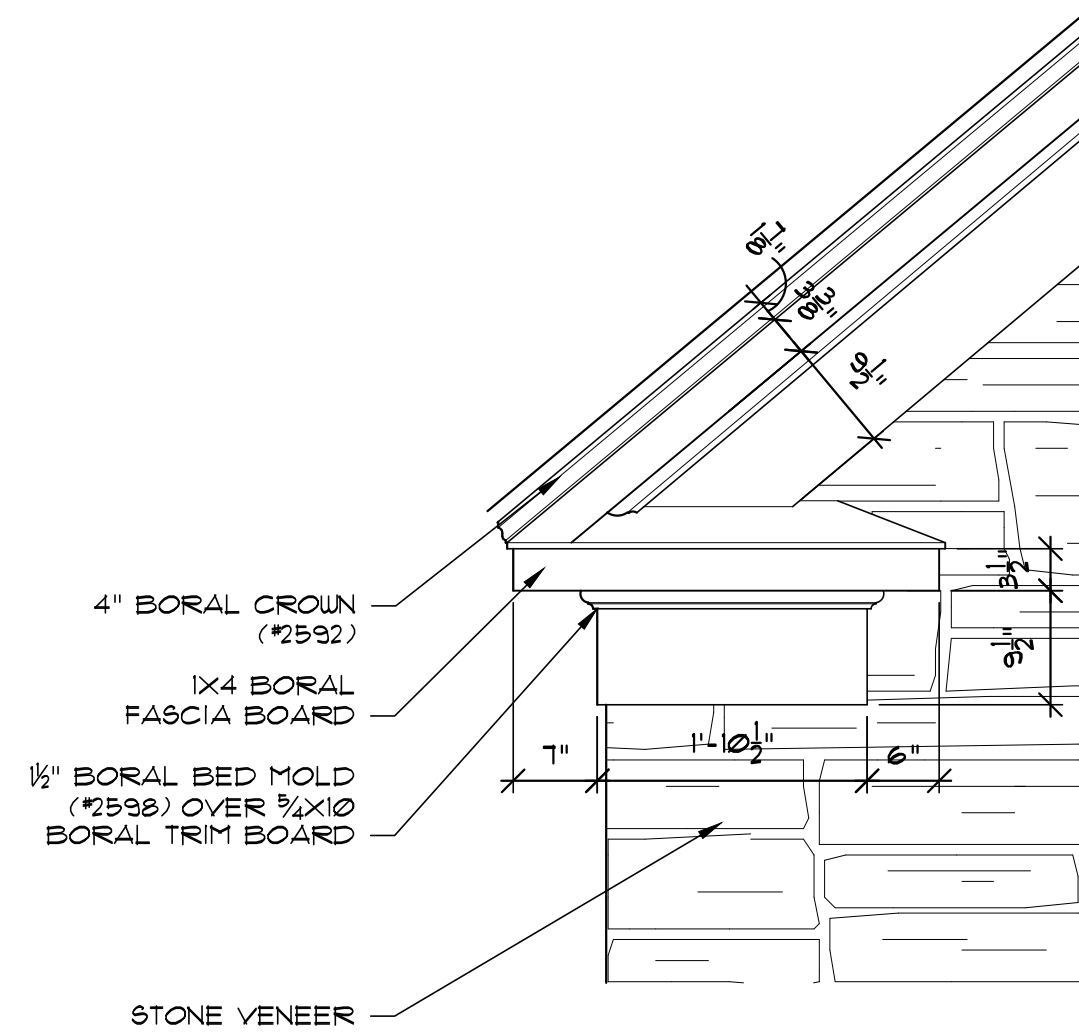
3 Existing Elevation
A-8 NTS



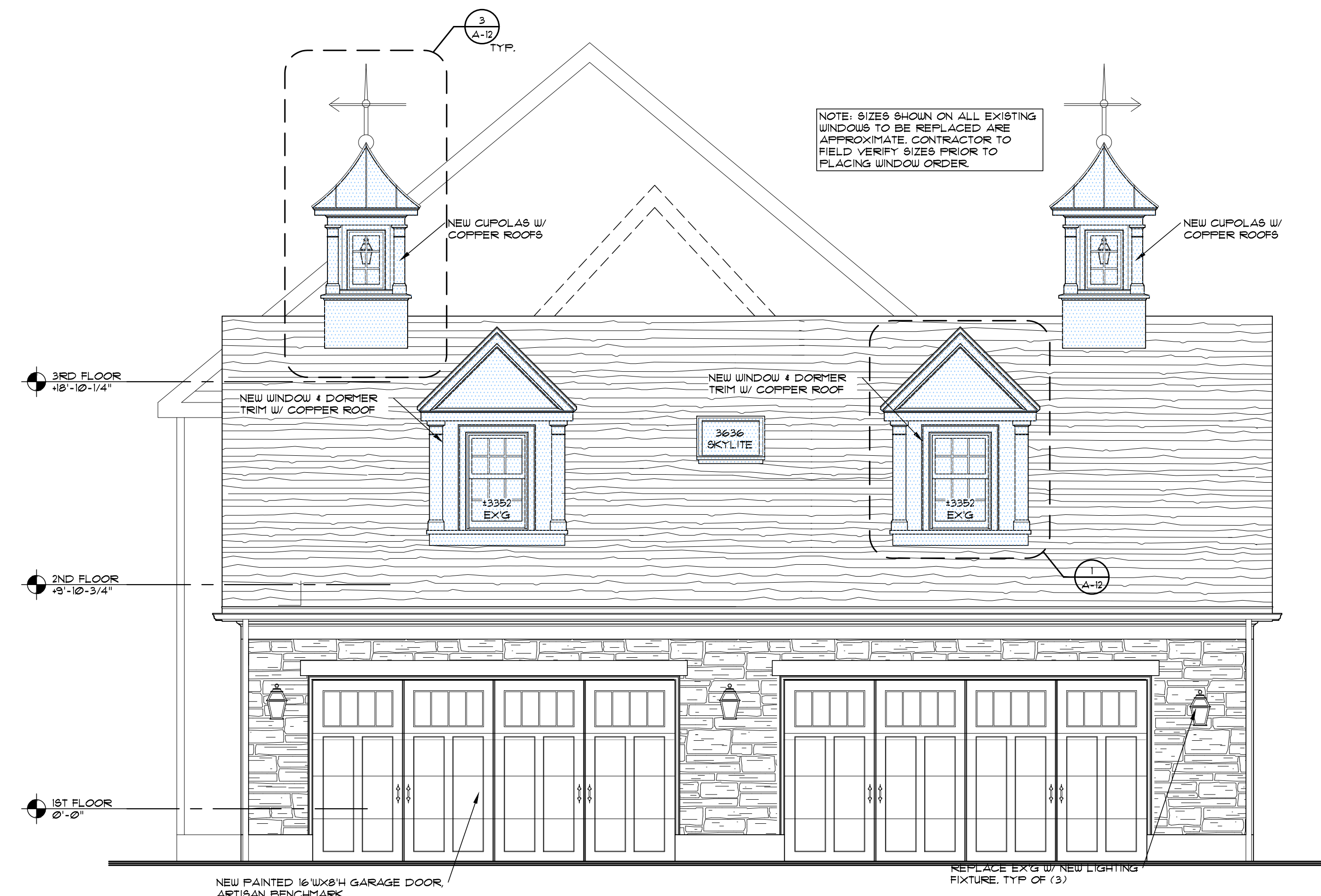
4 Existing Elevation
A-8 NTS



6 Typical Rake Detail
A-8 1-1/2" = 1'-0"



5 Proposed Eave Detail
A-8 3/4" = 1'-0"



2 Proposed Side Elevation
A-8 1/4" = 1'-0"



1 Proposed Side Elevation
A-8 1/4" = 1'-0"

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 Architect Registration Board
 Registration Date 12/31/2024
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Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Elevations, Details, Specs 8

Job Number 2324 Drawn By RP
 2023.09.22 Client Review
 2023.12.02 Client Review
 2024.02.20 Review
 2024.04.01 ARB Submittal

A-8

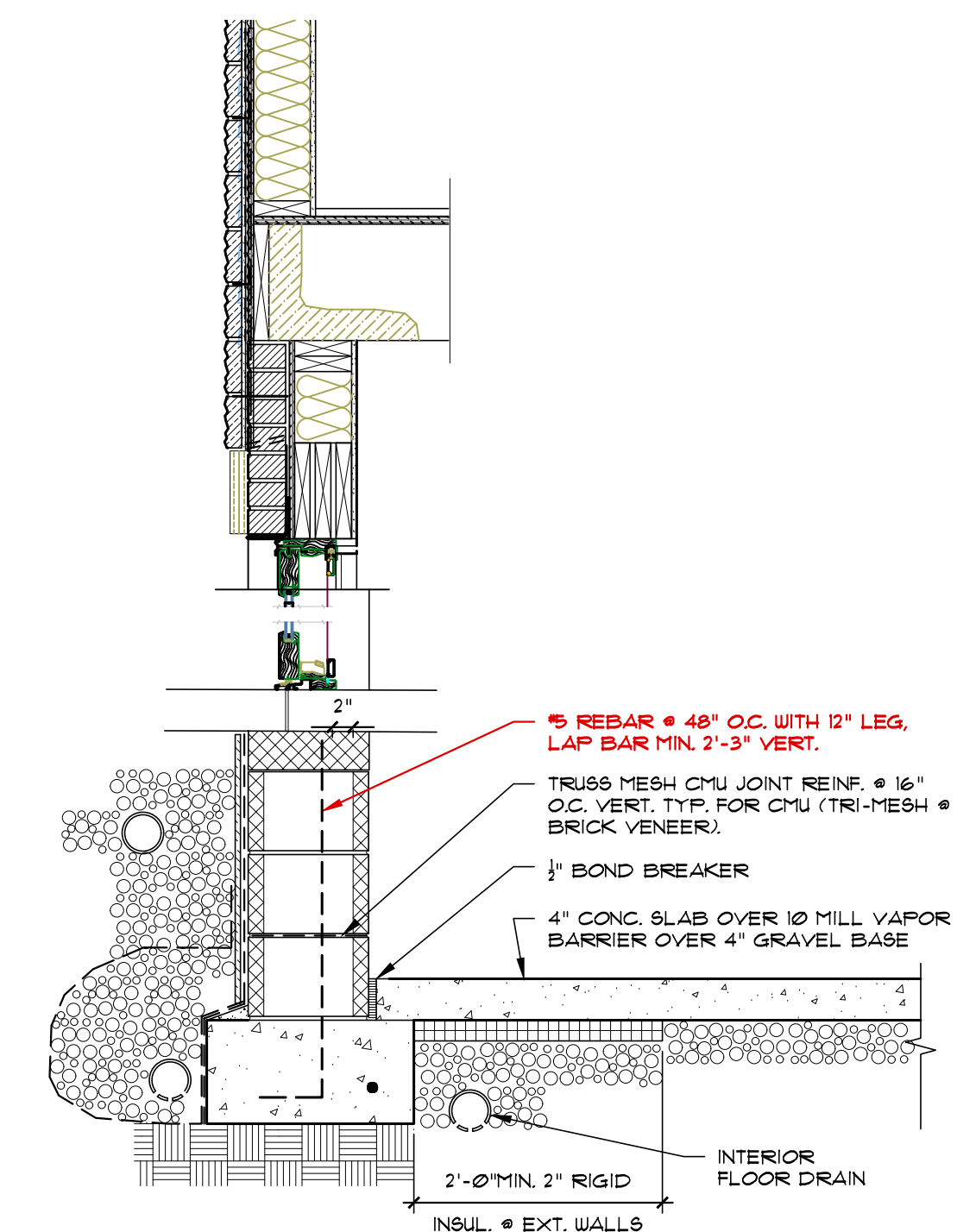
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 Architect Registration Date 12/31/2024
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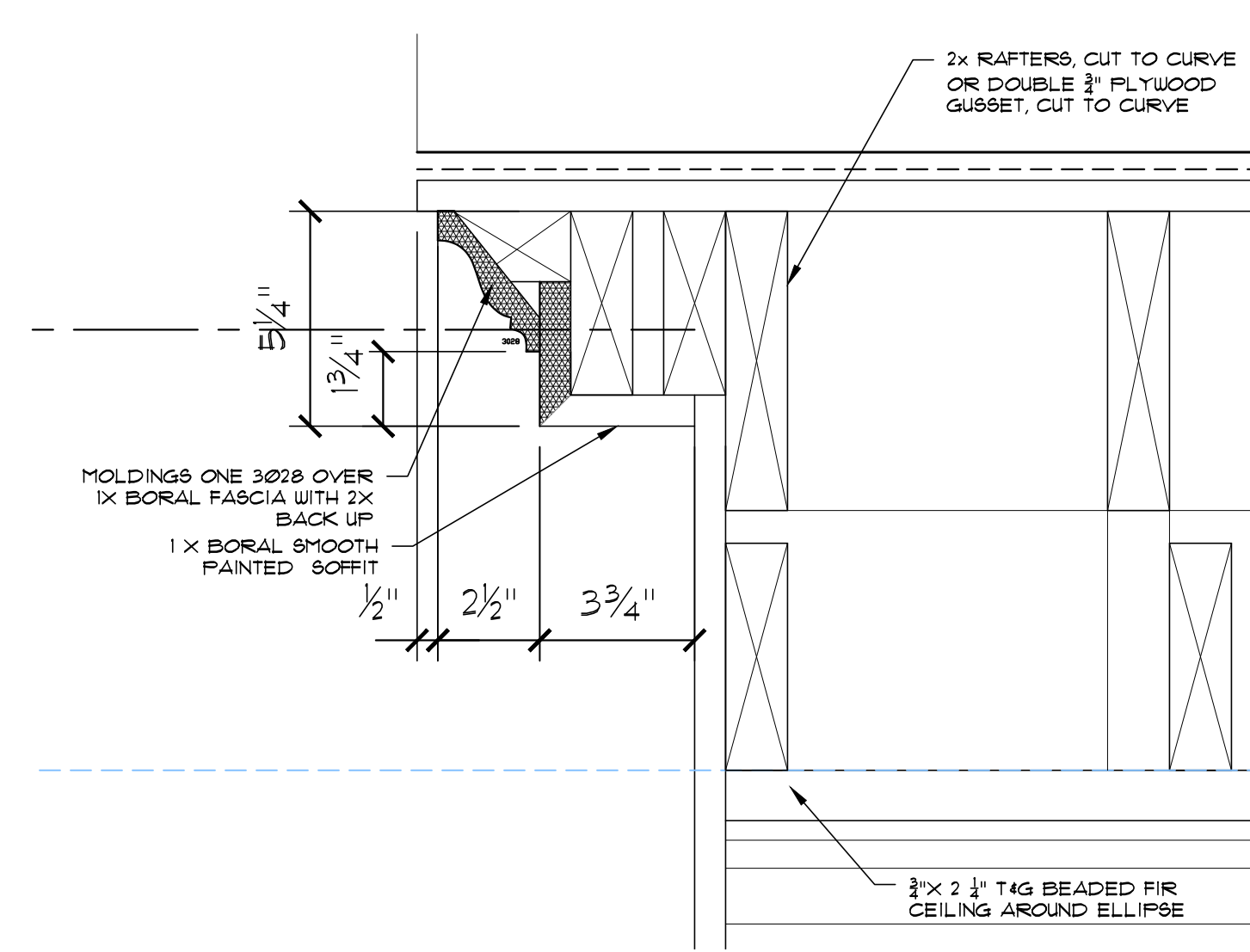
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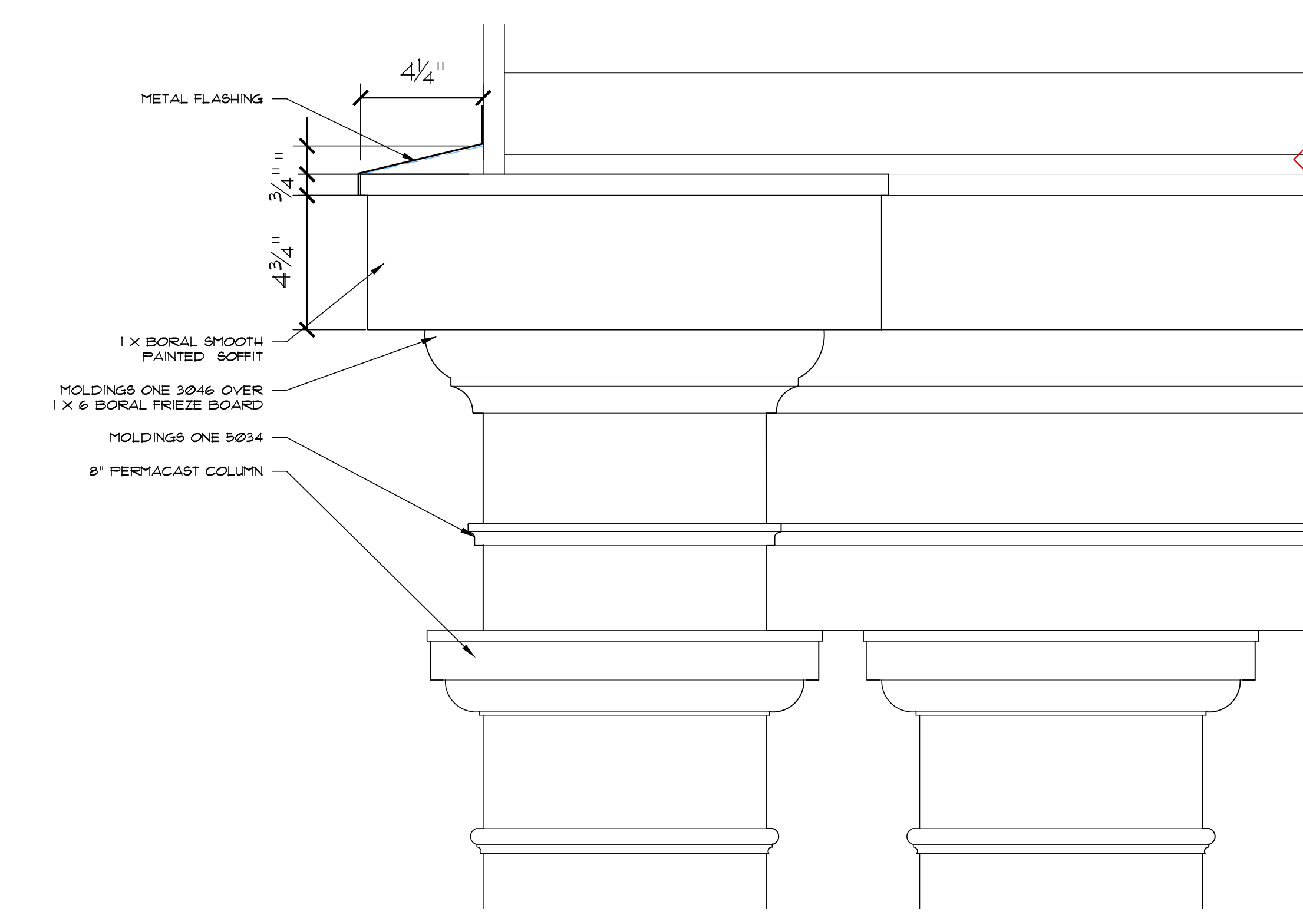
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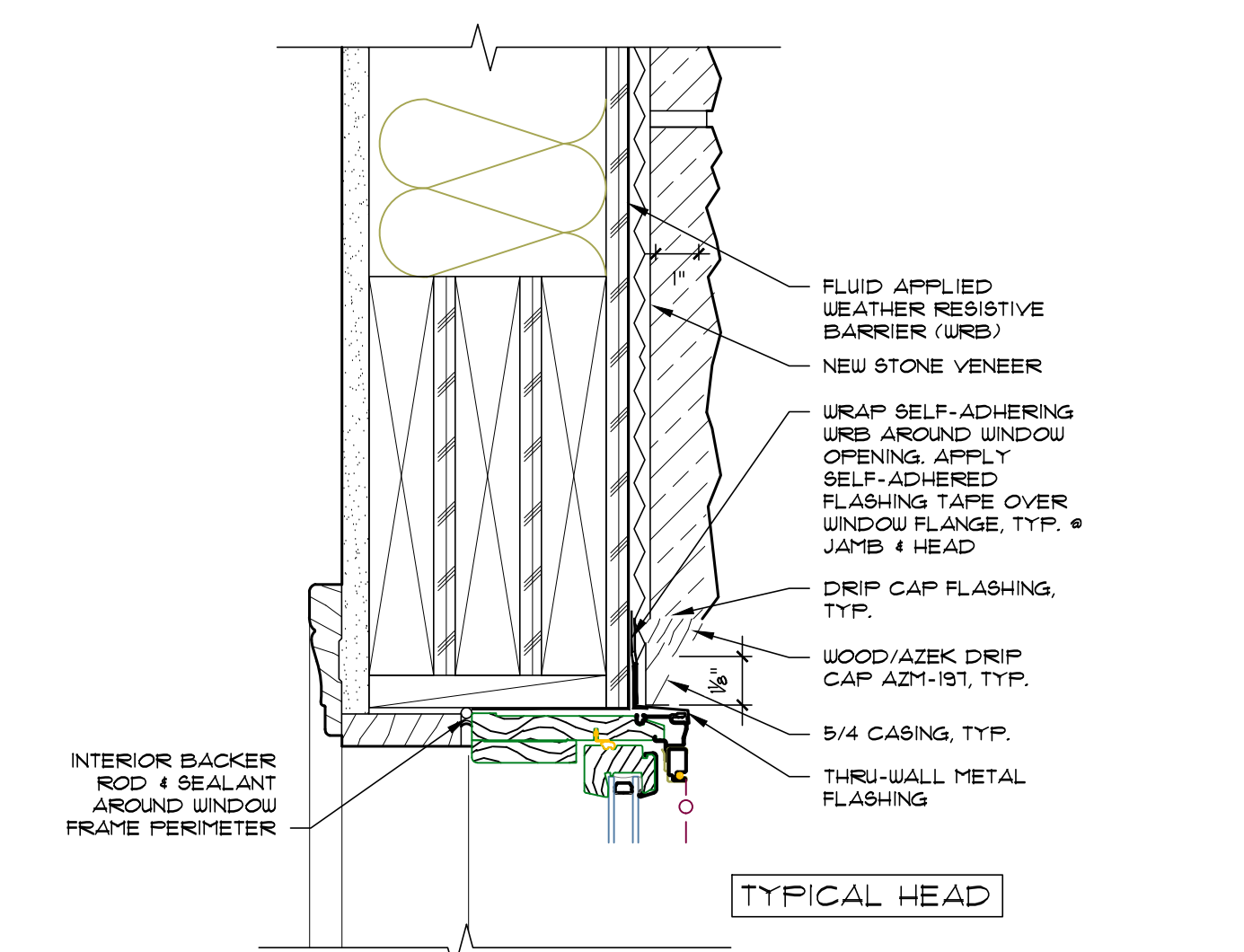
5 Window Detail
 A-10 3"=1'-0"



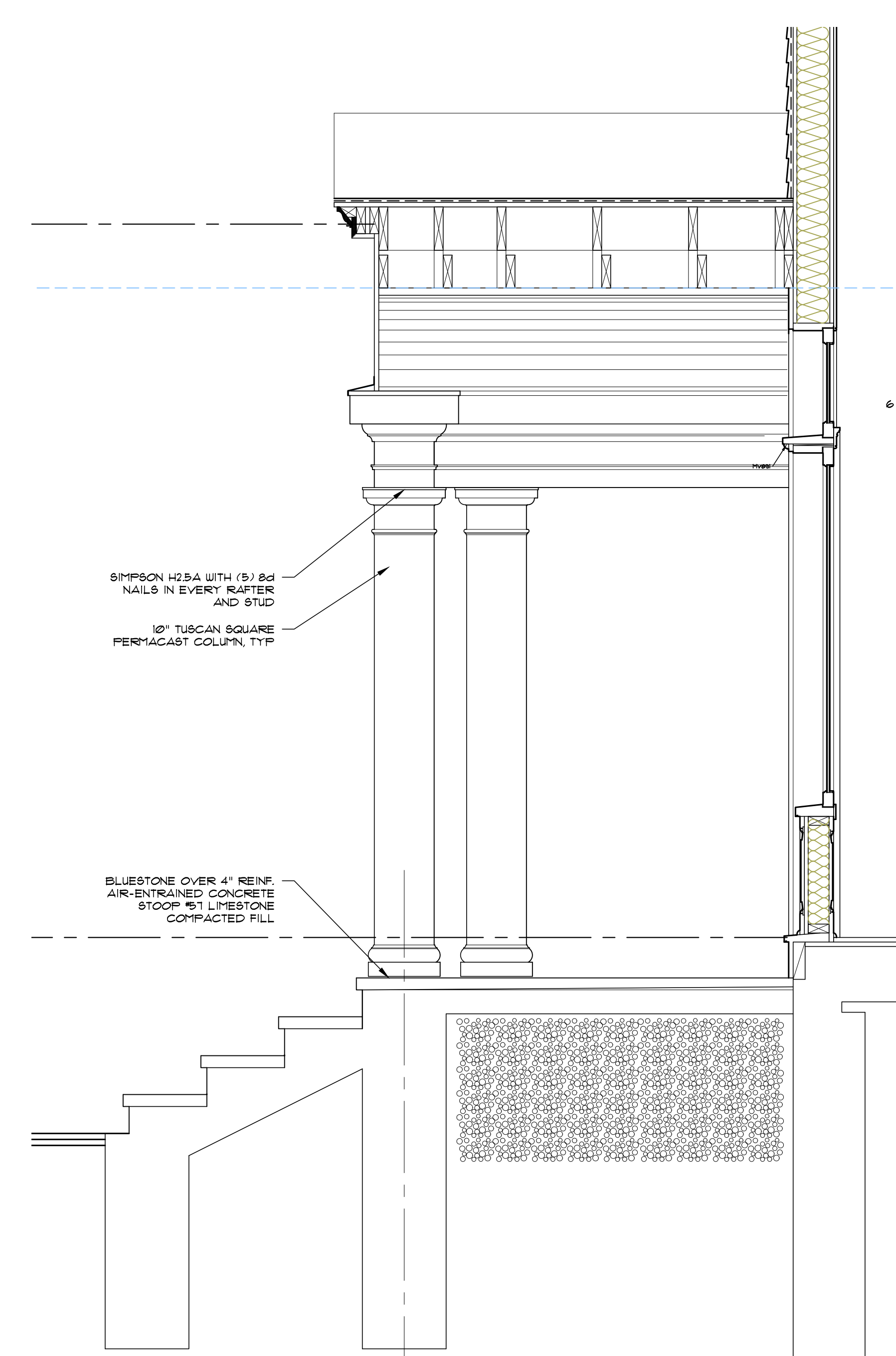
6 Rake Detail
 A-10 3"=1'-0"



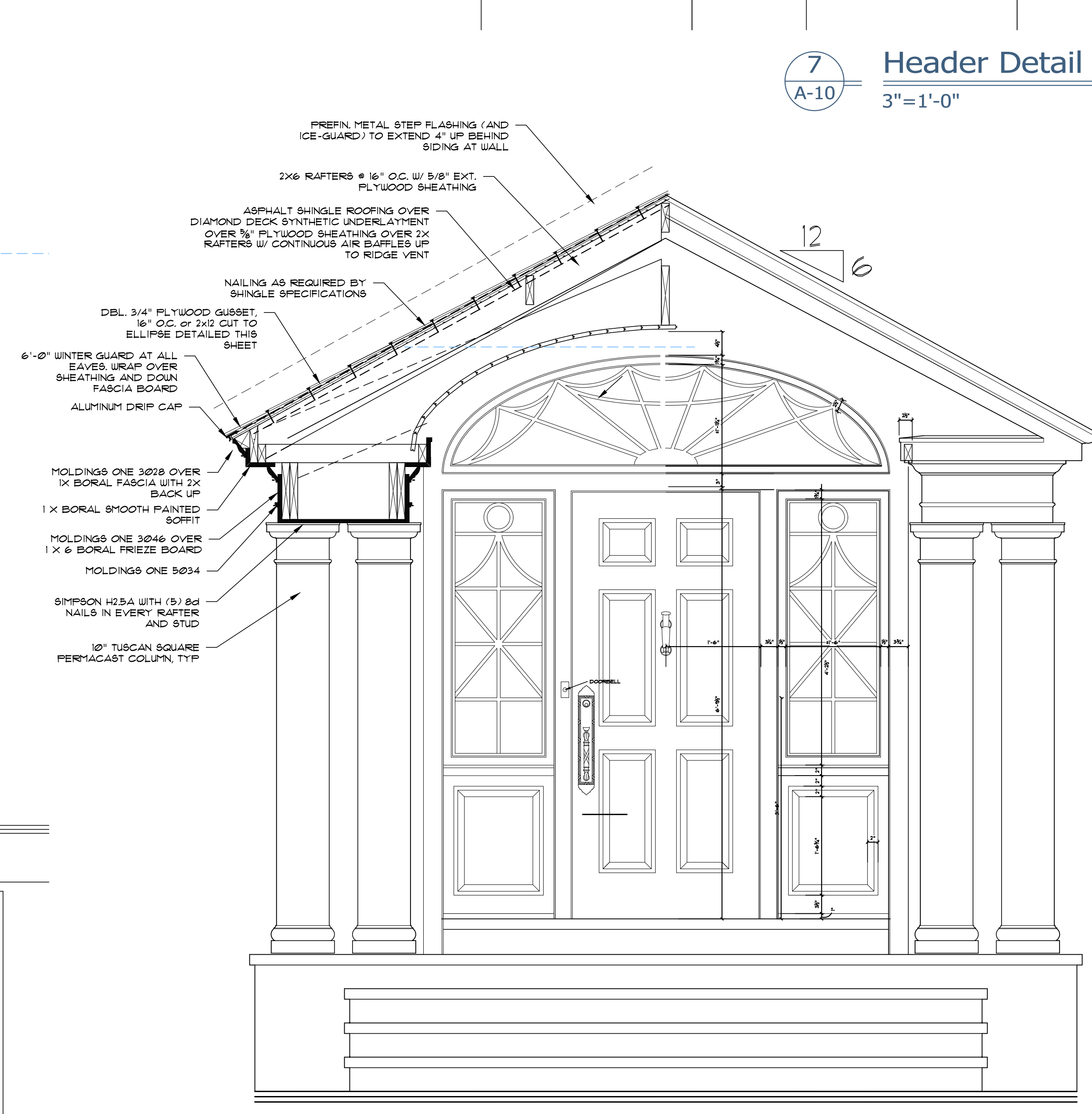
7 Header Detail
 A-10 3"=1'-0"



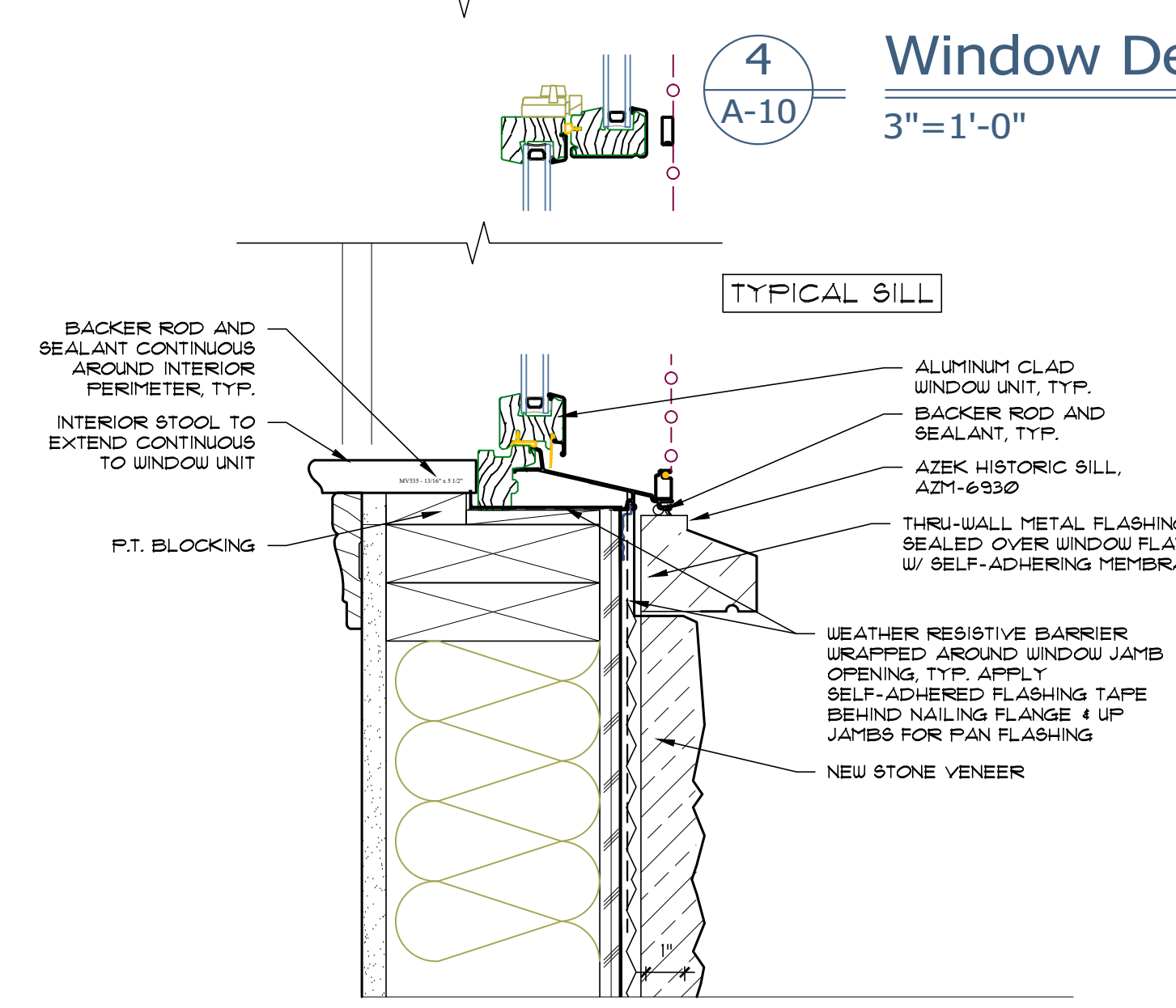
4 Window Detail
 A-10 3"=1'-0"



2 Front Porch Section
 A-10 3/4"=1'-0"



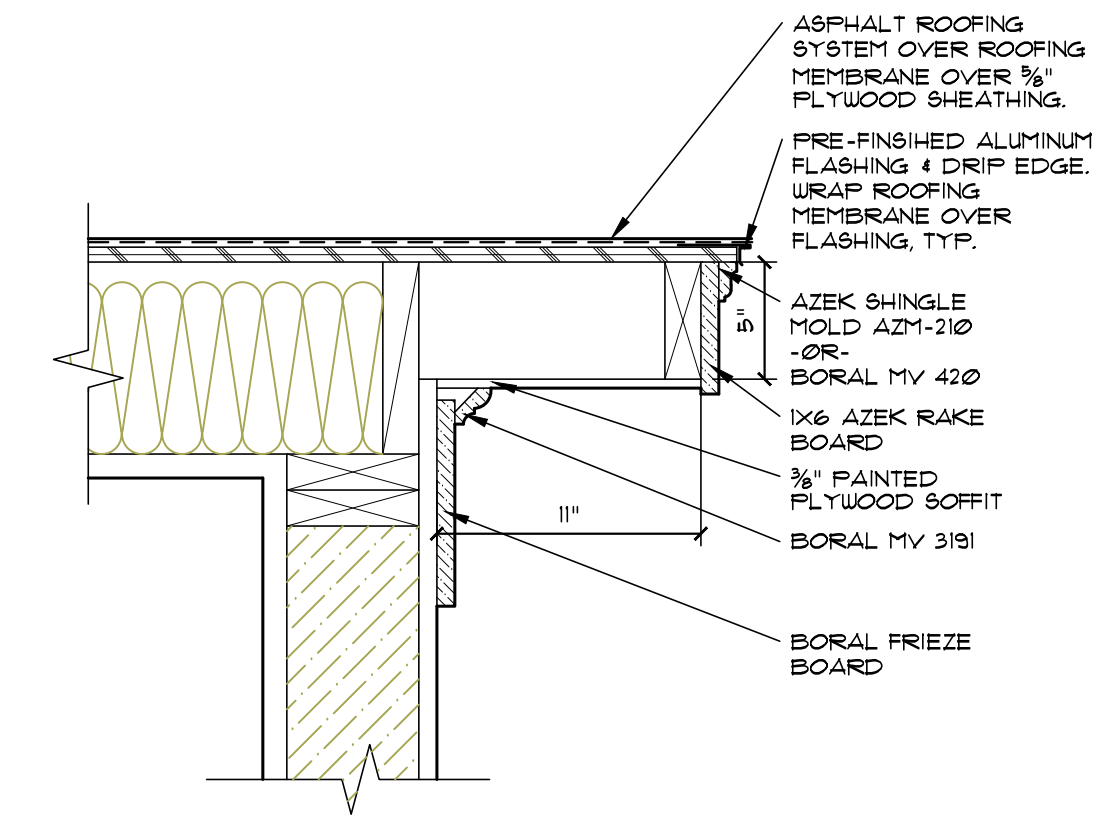
1 Front Porch Section
 A-10 3/4"=1'-0"



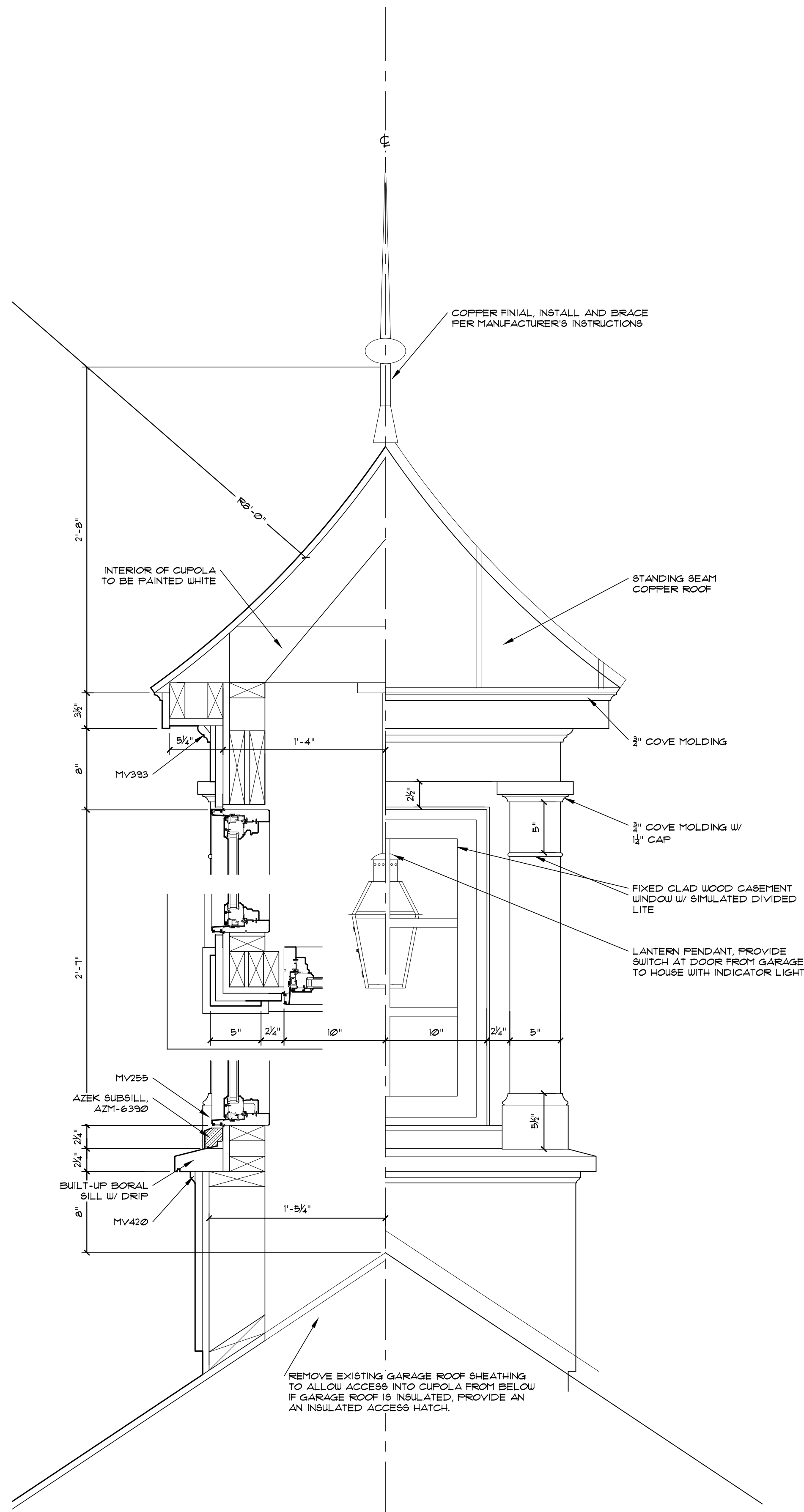
3 Window Detail
 A-10 3"=1'-0"

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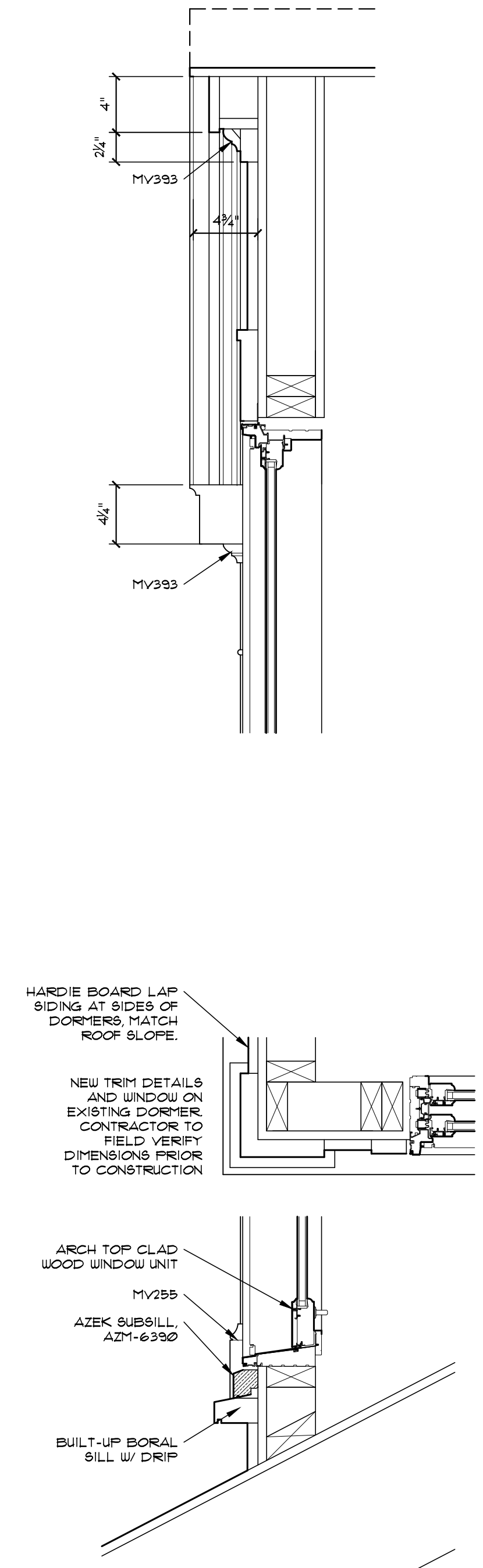
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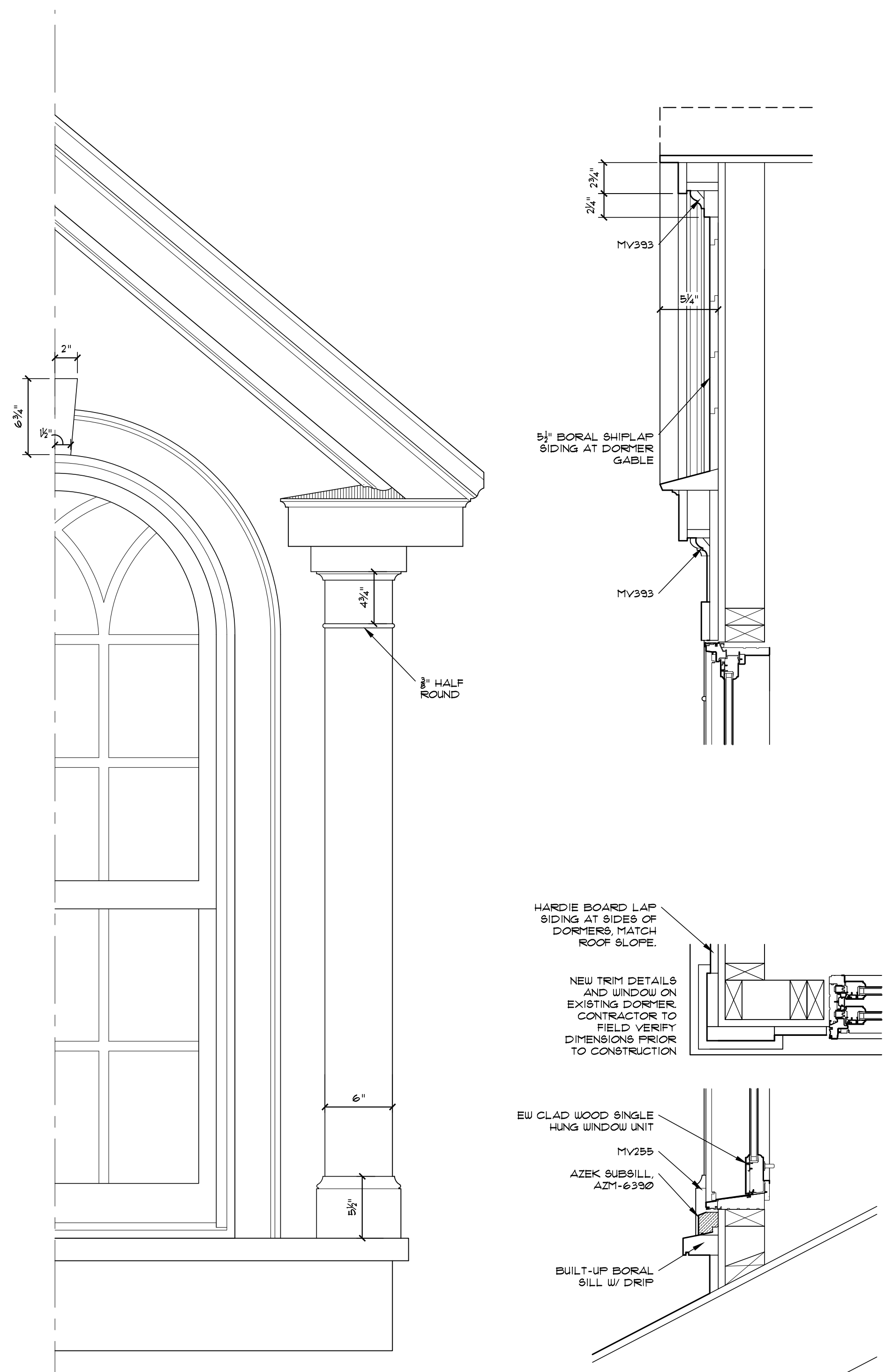
4
 A-11
Typical Rake Detail
 1-1/2" = 1'-0"



3
 A-11
Cupola Details
 1 1/2" = 1'-0"



2
 A-11
Arched Dormer Detail
 1 1/2" = 1'-0"

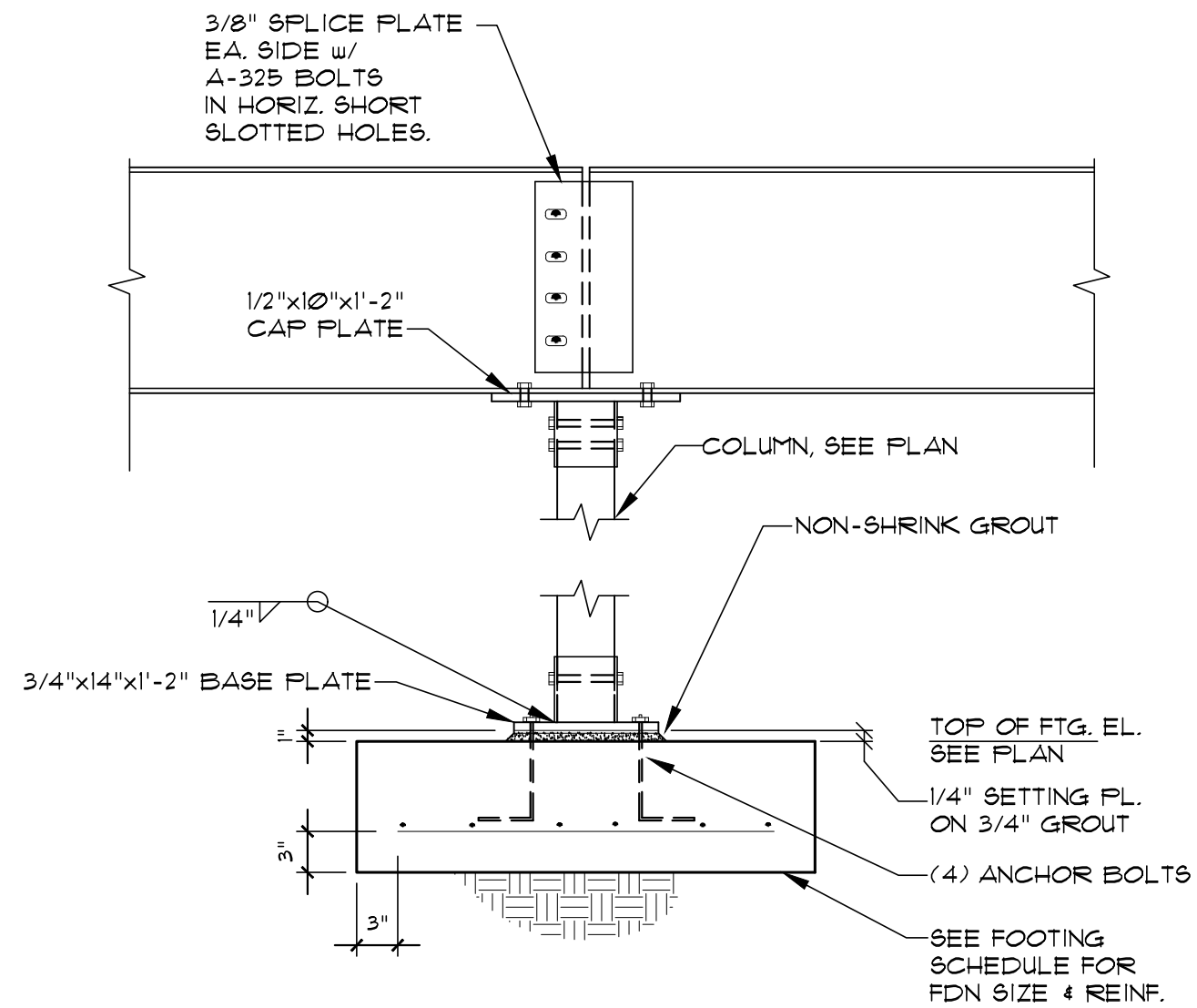


1
 A-11
Dormer Detail
 1 1/2" = 1'-0"

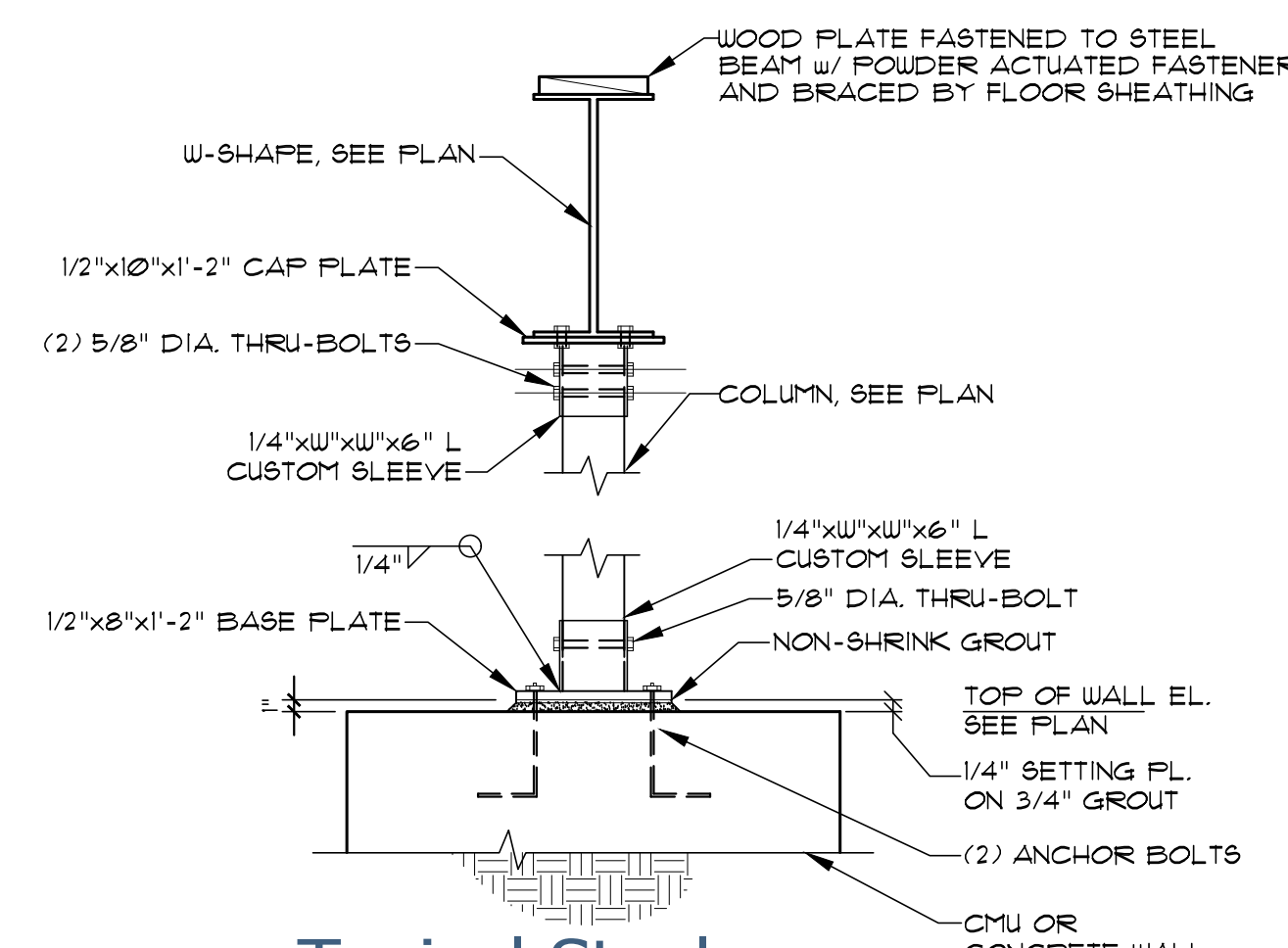
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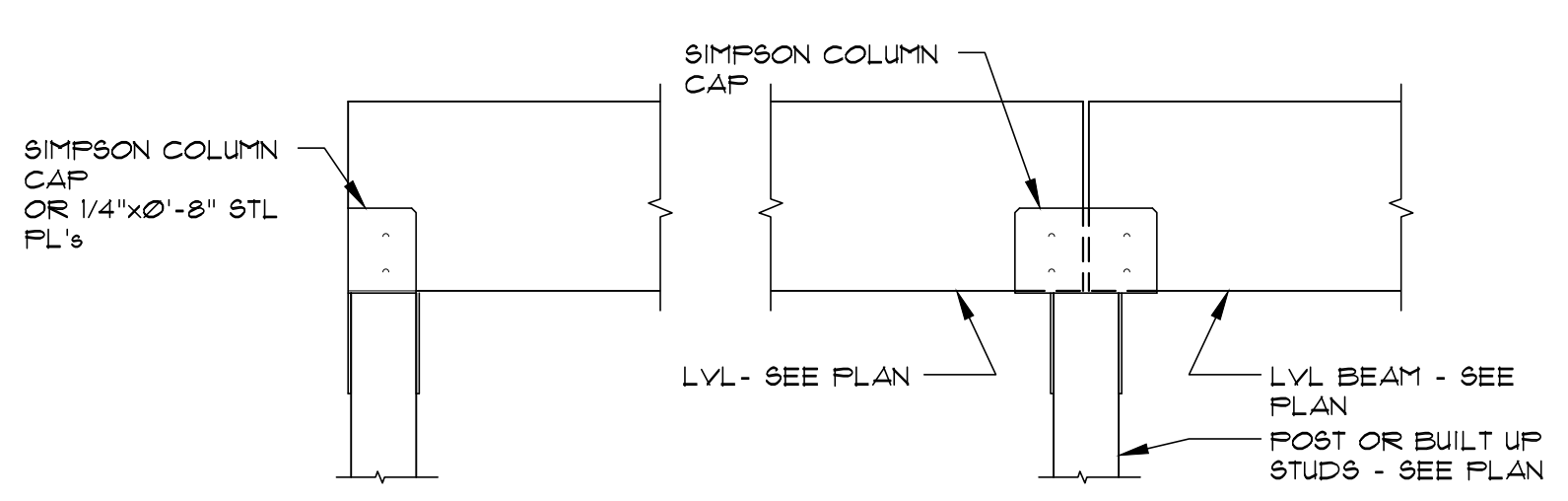
A-11



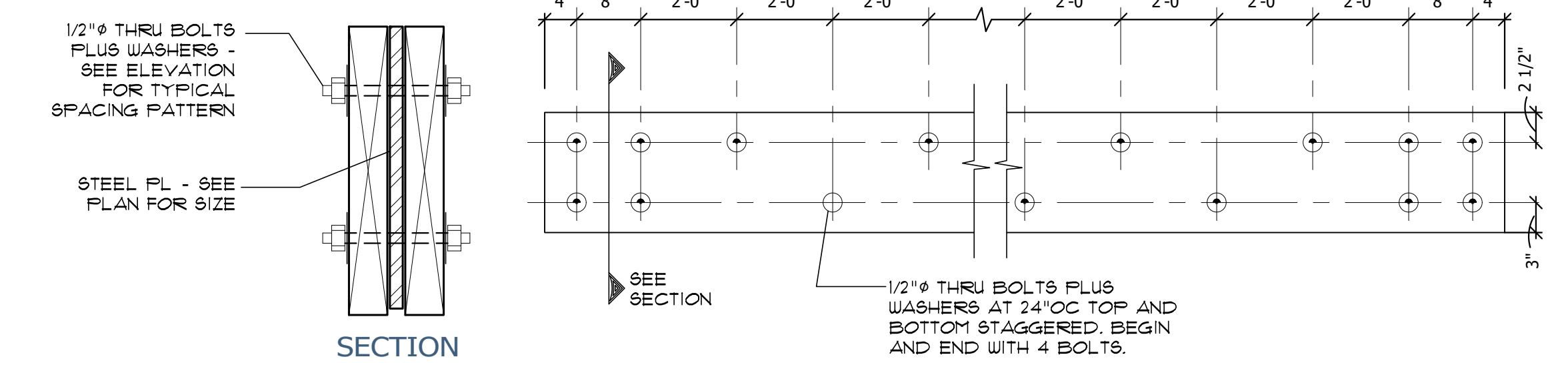
1
 A-12
 Typical Steel Beam-to-Post Detail
 N.T.S.



1
 A-12
 Typical Steel Beam-to-Wood Post Detail
 N.T.S.



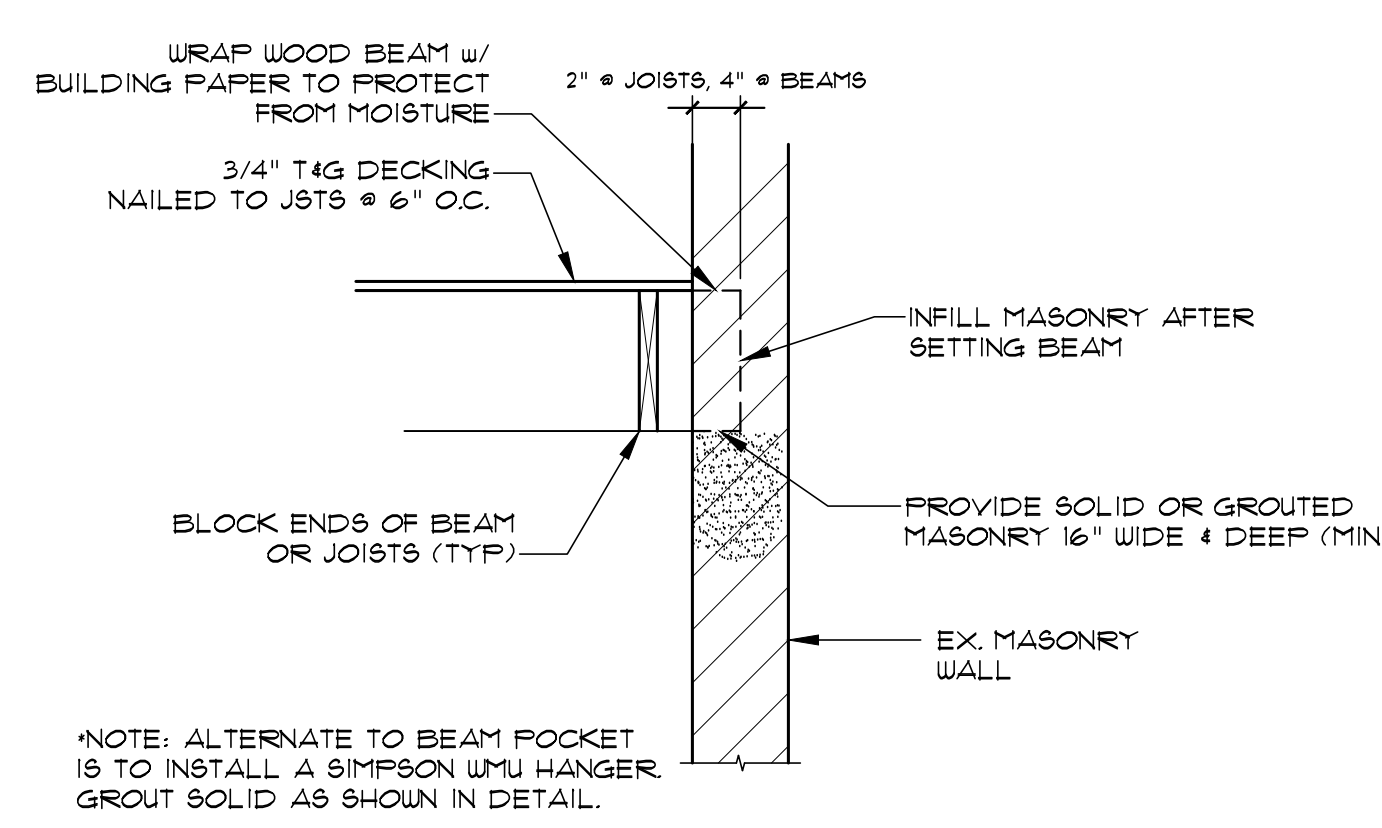
6
 A-12
 LVL-to-Wood Post Connection
 N.T.S.



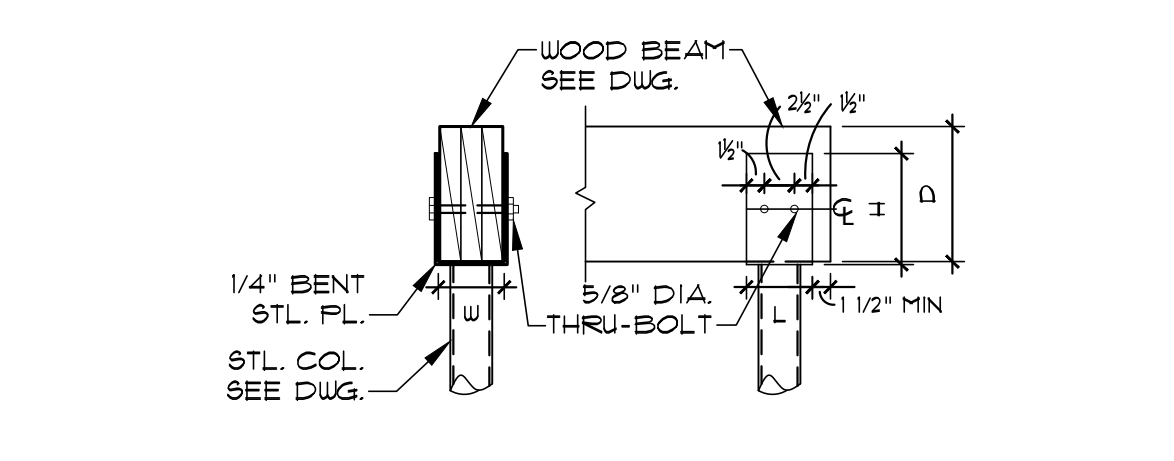
3
 A-12
 Fitch Beam Detail
 N.T.S.

BEAM	L	BOLTS
W8 OR W10	6"	2
W12 OR W14	9"	3
W16	12"	4
W18	15"	5
W21 OR W24	18"	6
W27 OR W30	21"	7

12
 A-12
 Steel Beam-to-Steel Beam Connection
 N.T.S.

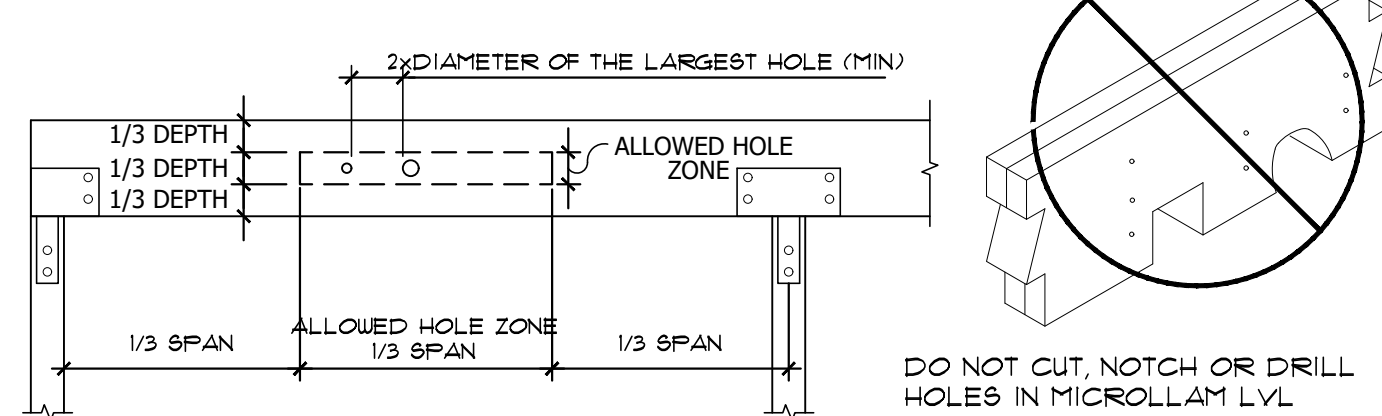


8
 A-12
 Wood Beam Bearing on Masonry Connection
 N.T.S.



BEAM WIDTH	W	L	H	REMARKS
(3) 1 3/4" LVL	5 1/2"	5 1/2"	D - 3"	SEE PLAN FOR "D" DIMENSION
(2) 1 3/4" LVL	3 3/8"	5 1/2"	D - 3"	SEE PLAN FOR "D" DIMENSION

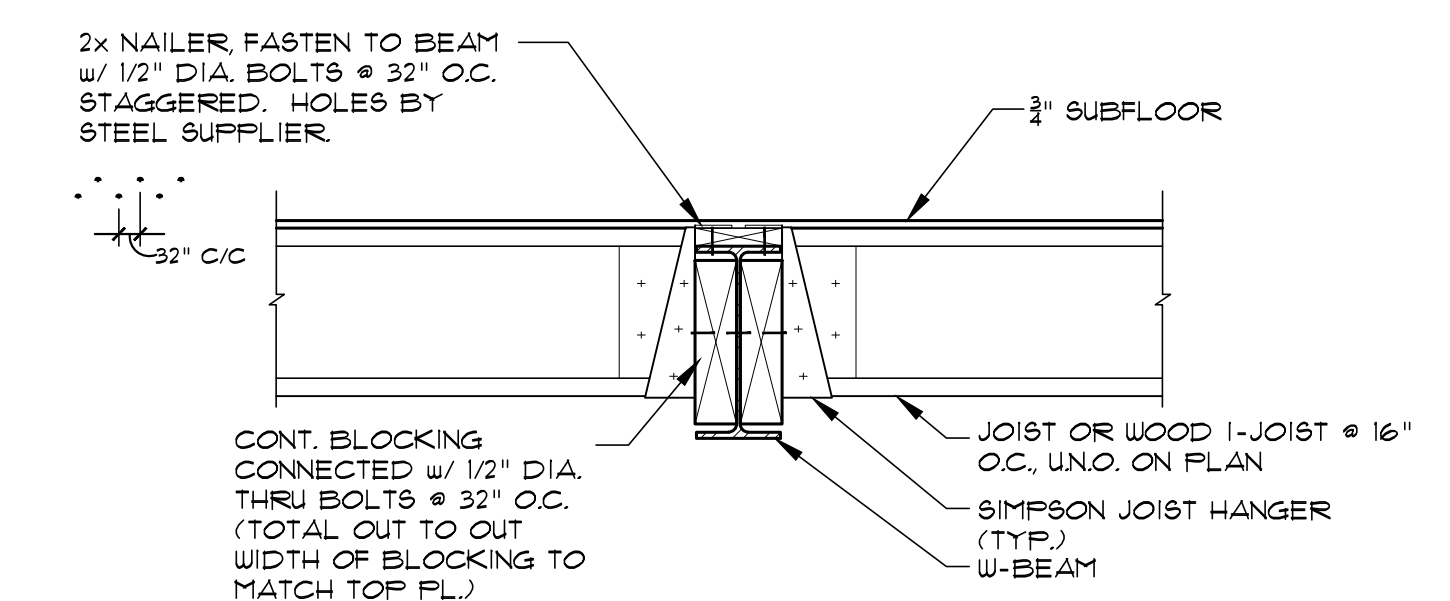
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 A-12
 Wood Beam-to-Steel Post Connection
 N.T.S.



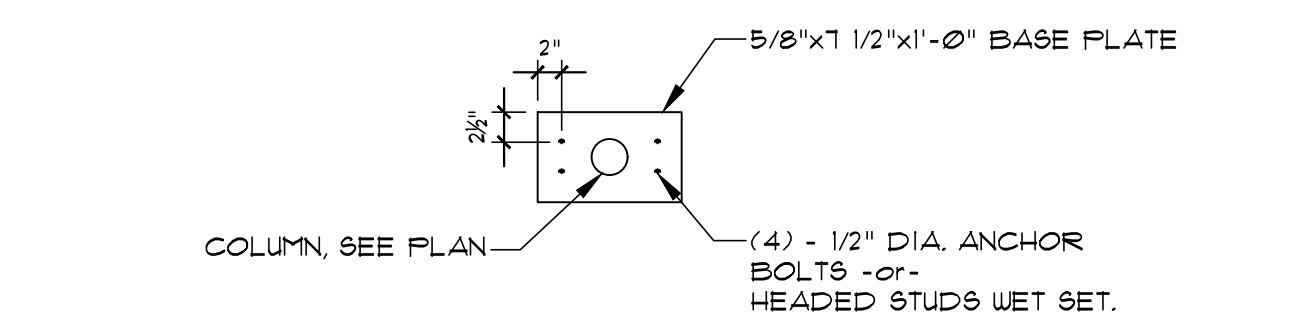
DO NOT CUT, NOTCH OR DRILL HOLES IN MICROLAM LVL, EXCEPT AS INDICATED IN TABLE BELOW AND ILLUSTRATION AT LEFT.

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
5 1/2"	1 3/4"
7 1/4" TO 18"	2"

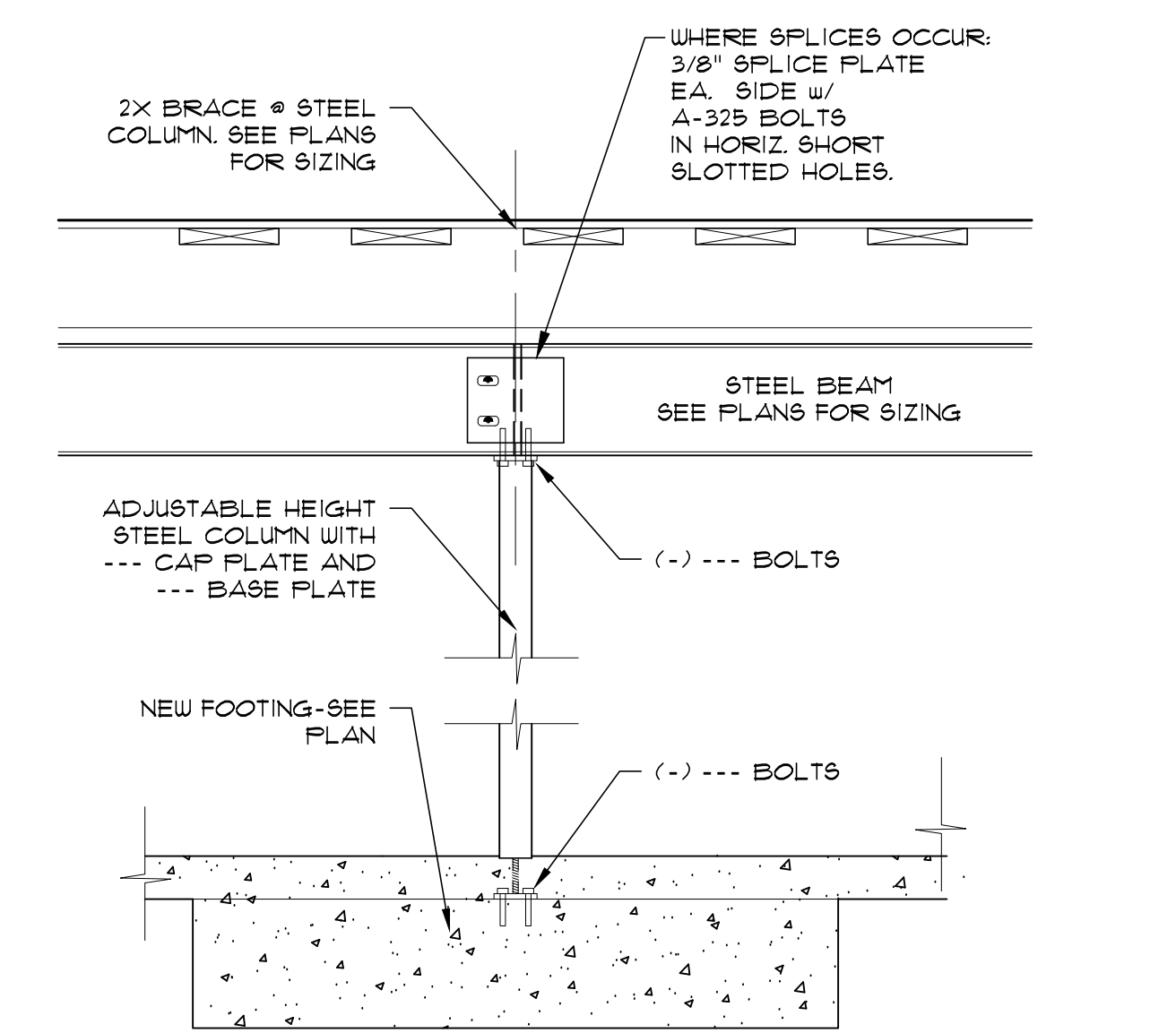
2
 A-12
 Allowable Holes in LVL & Parallam Beams
 N.T.S.



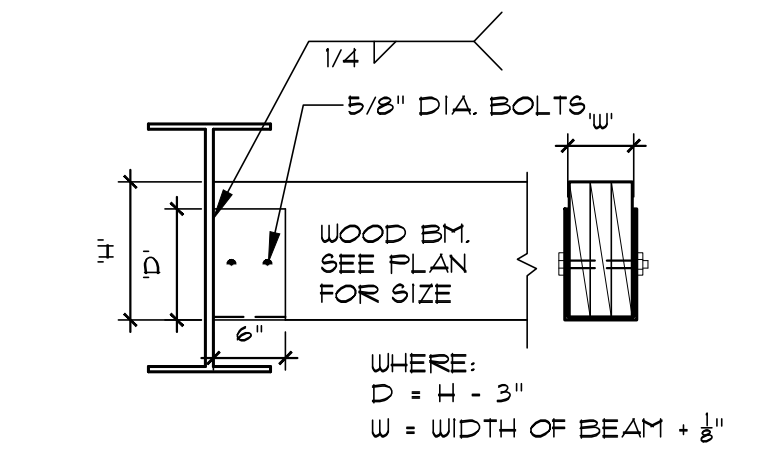
11
 A-12
 Joist-to-Steel Beam Connection
 N.T.S.



7
 A-12
 Steel Post Base Plate Detail
 N.T.S.



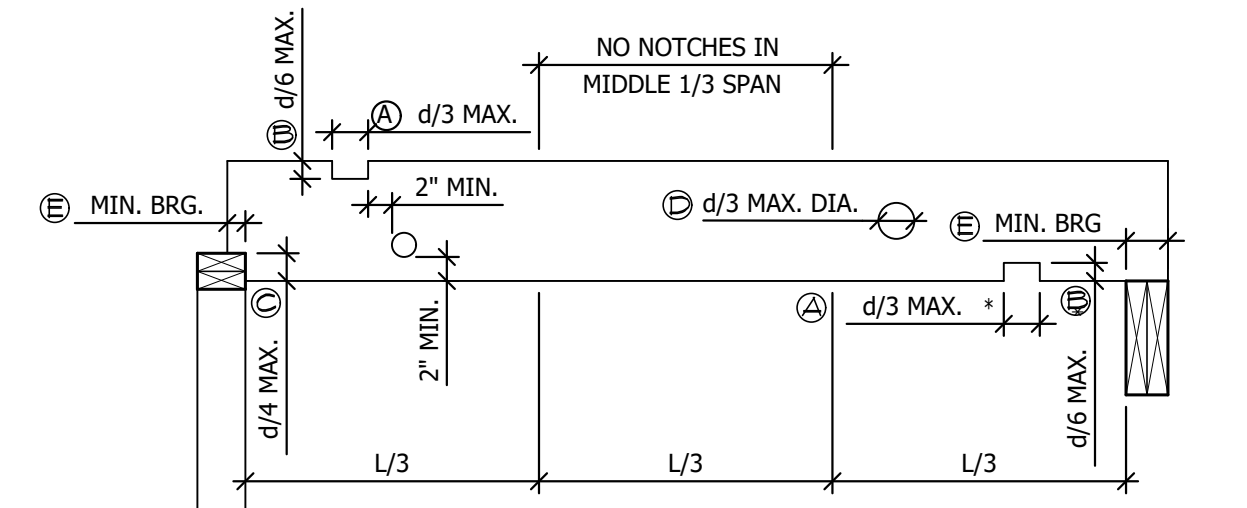
4
 A-12
 Steel Beam-to-Steel Post Detail
 N.T.S.



10
 A-12
 Wood Beam-to-Steel Beam Connection
 N.T.S.

FASTENING SCHEDULE		
CONNECTION	FASTENING a, b	LOCATION
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C. 3" x Ø131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d PER 16" 3" x Ø131" NAIL 16" 3" 14 GAGE STAPLE PER 16"	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON 3 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 4 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
	2-16d COMMON 3 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
DOUBLE STUDS	16d AT 24" O.C. 3" x Ø131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 8" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	16d AT 16" O.C. 3" x Ø131" NAIL AT 12" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	FACE NAIL
	8-16d COMMON 12 - 3" x Ø131" NAIL 12 - 3" 14 GAGE STAPLE TYP. FACE NAIL	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TOP PLATE	3-8d COMMON 3 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
RIM JOIST TO TOP PLATE	8d AT 6" (152 MM) O.C. 3" x Ø131" NAIL AT 6" O.C. 3" 14 GAGE STAPLE AT 6" O.C.	TOE NAIL
TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON 3 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE SEE SECTION 2308101, TABLE 2308101	3-8d COMMON 3 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2 - 3" x Ø131" NAIL 2 - 3" 14 GAGE STAPLE	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON 3" x Ø131" NAIL 3" 14 GAGE STAPLE	24" o.c. 16" o.c.
BUILT-UP GIRDER AND BEAMS	20d COMMON 32" O.C. 3" x Ø131" NAIL 24" O.C. 3" 14 GAGE STAPLE 24" O.C. 2-20d COMMON 3 - 3" x Ø131" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP	3-16d COMMON 4 - 3" x Ø131" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL

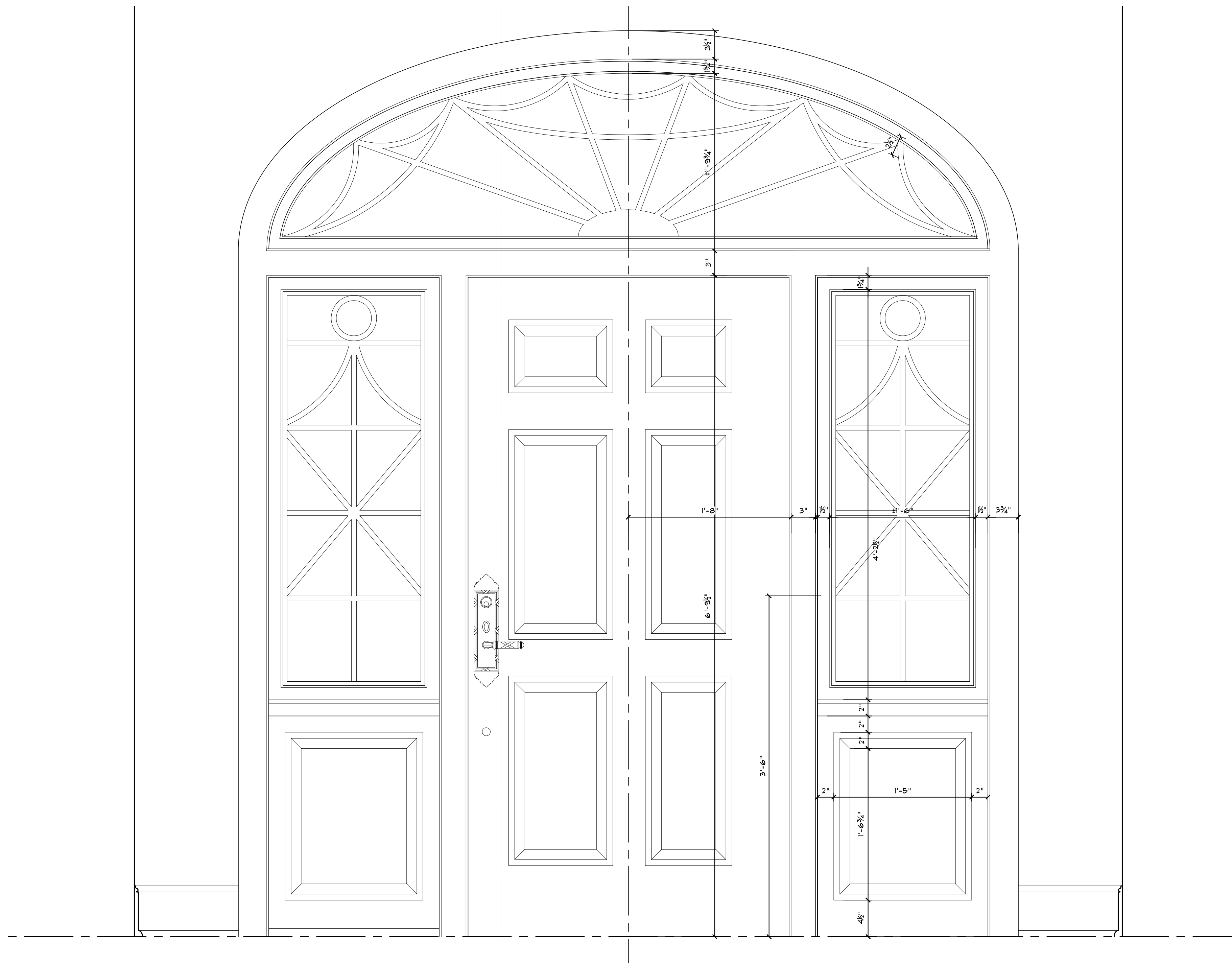
a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE NOTED.
 b. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 1/16" INCH.
 c. SEE SECTIONS FOR FASTENING NOTES NOT SHOWN IN THIS TABLE.



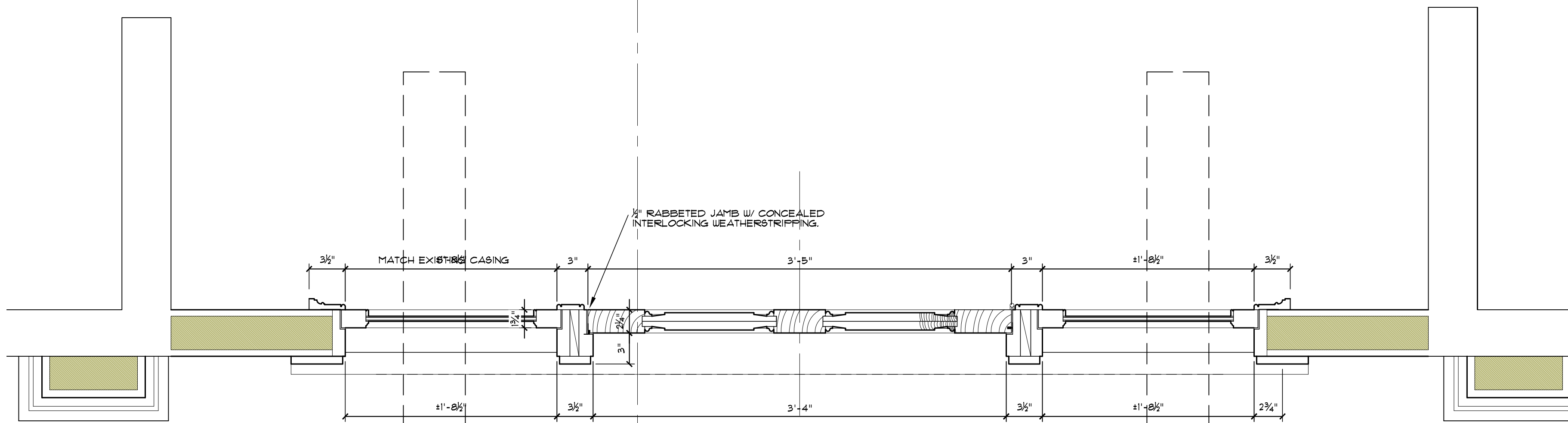
*NOTE: IF $b \geq 3 \frac{1}{2}$ ", THEN NO NOTCHES ON TENSION SIDE EXCEPT AT ENDS.
 b = MEMBER THICKNESS.

JOIST SIZE	(A) MAXIMUM NOTCH LENGTH	(B) MAXIMUM NOTCH DEPTH	(C) MAXIMUM END NOTCH DEPTH	(D) MAXIMUM HOLE DEPTH	(E) MINIMUM (1) BEARING LENGTH
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2"

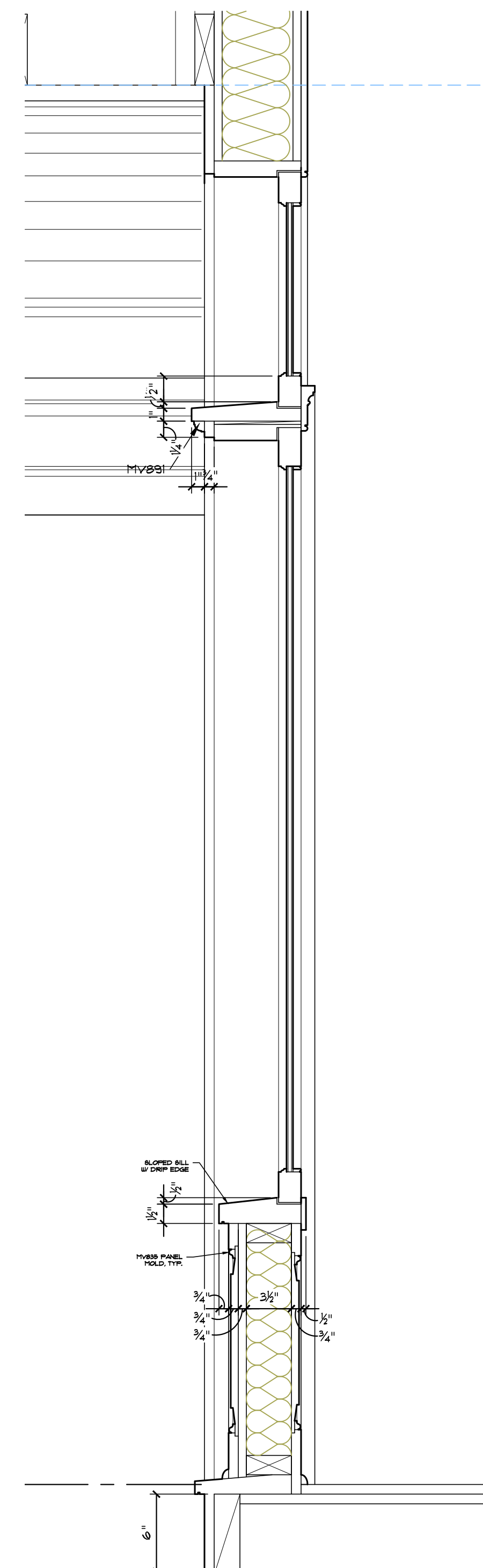
1
 A-12
 Joist Holes & Notches
 N.T.S.



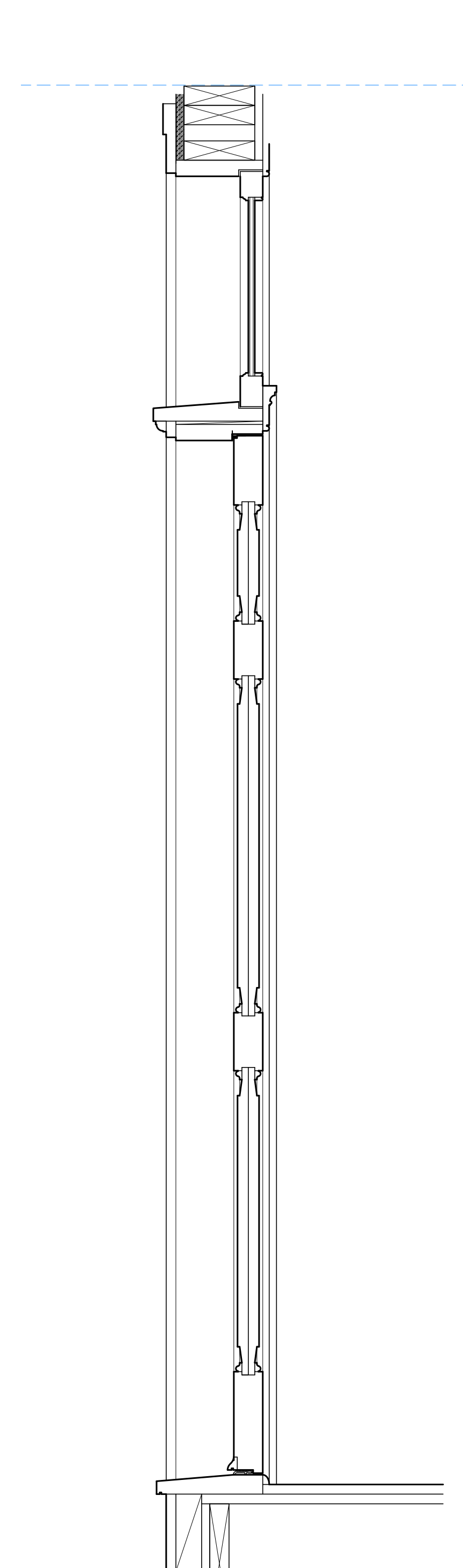
7
A-15 **Door Interior Elevation**
1 1/2" = 1'-0"



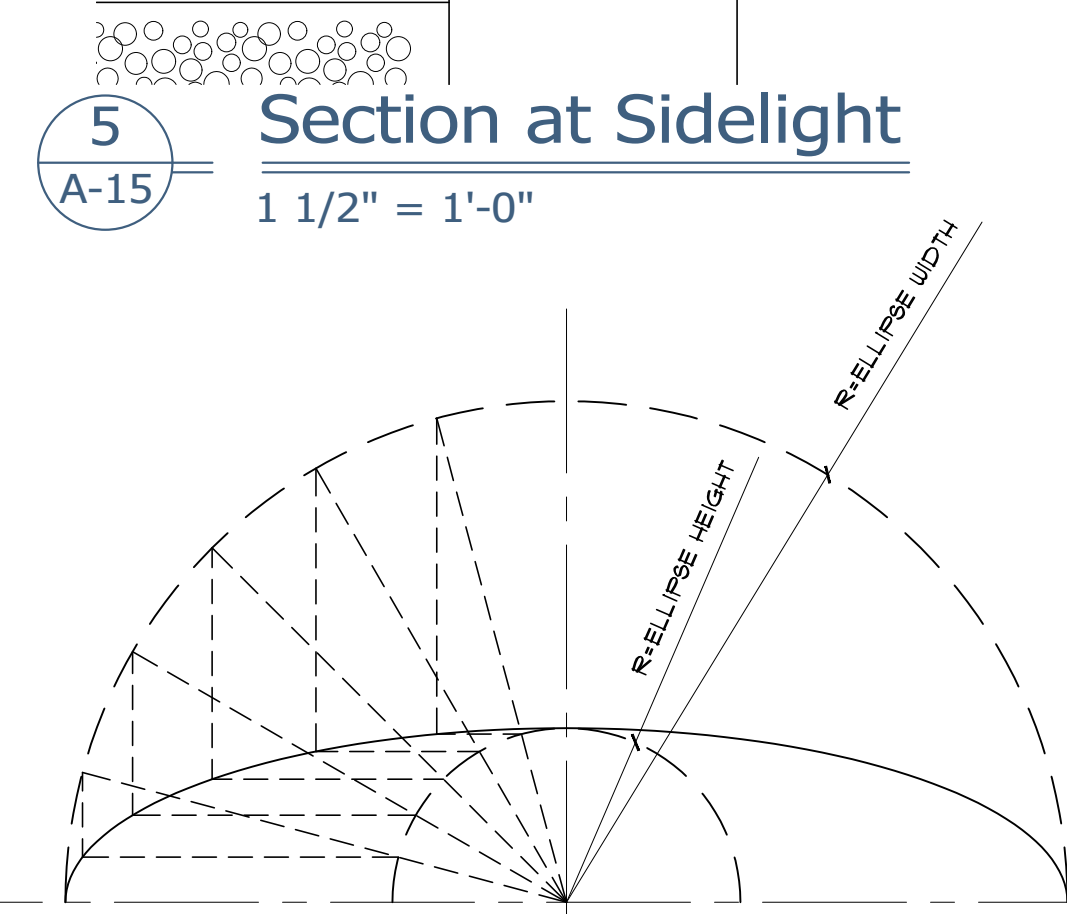
3
A-15 **Door Surround Plan**
1 1/2" = 1'-0"



5
A-15 **Section at Sidelight**
1 1/2" = 1'-0"

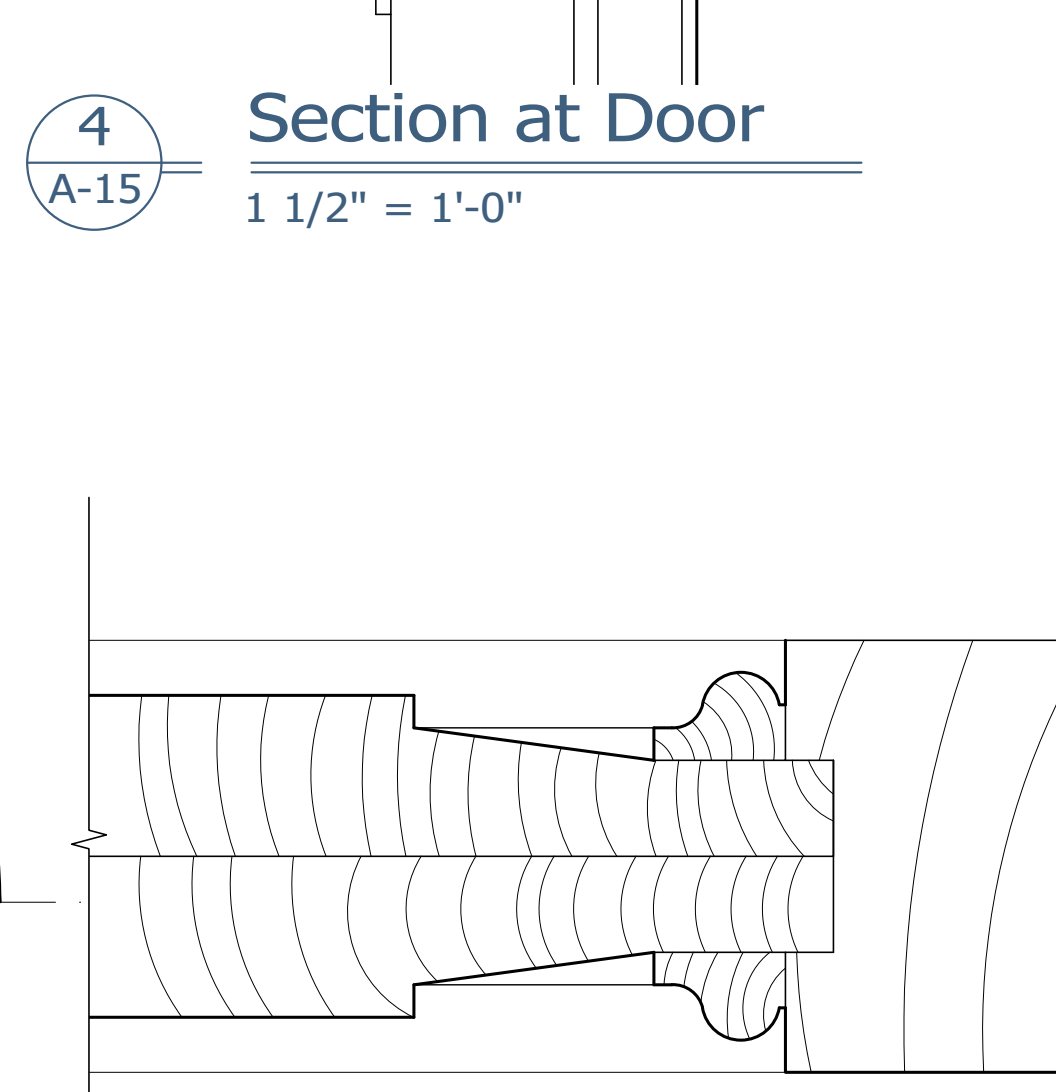


4
A-15 **Section at Door**
1 1/2" = 1'-0"



1. Draw two concentric circles, the first at the height of the ellipse and the second at the width of the ellipse.
2. Draw regular rays from center of smaller circle to larger circle.
3. Draw a horizontal line from the intersection of the ray with the smaller circle and a vertical line from the intersection of the ray with the larger circle.
4. Intersection of these lines gives the shape of the ellipse.
5. Horizontal centerline of the ellipse occurs at the inside edge of the transom sash. This will generate the ellipse for the inside edge of the sash along the ellipse.

2
A-15 **Ellipse Layout Diagram**
N.T.S.



1
A-15 **Panel Detail**
FULL SCALE

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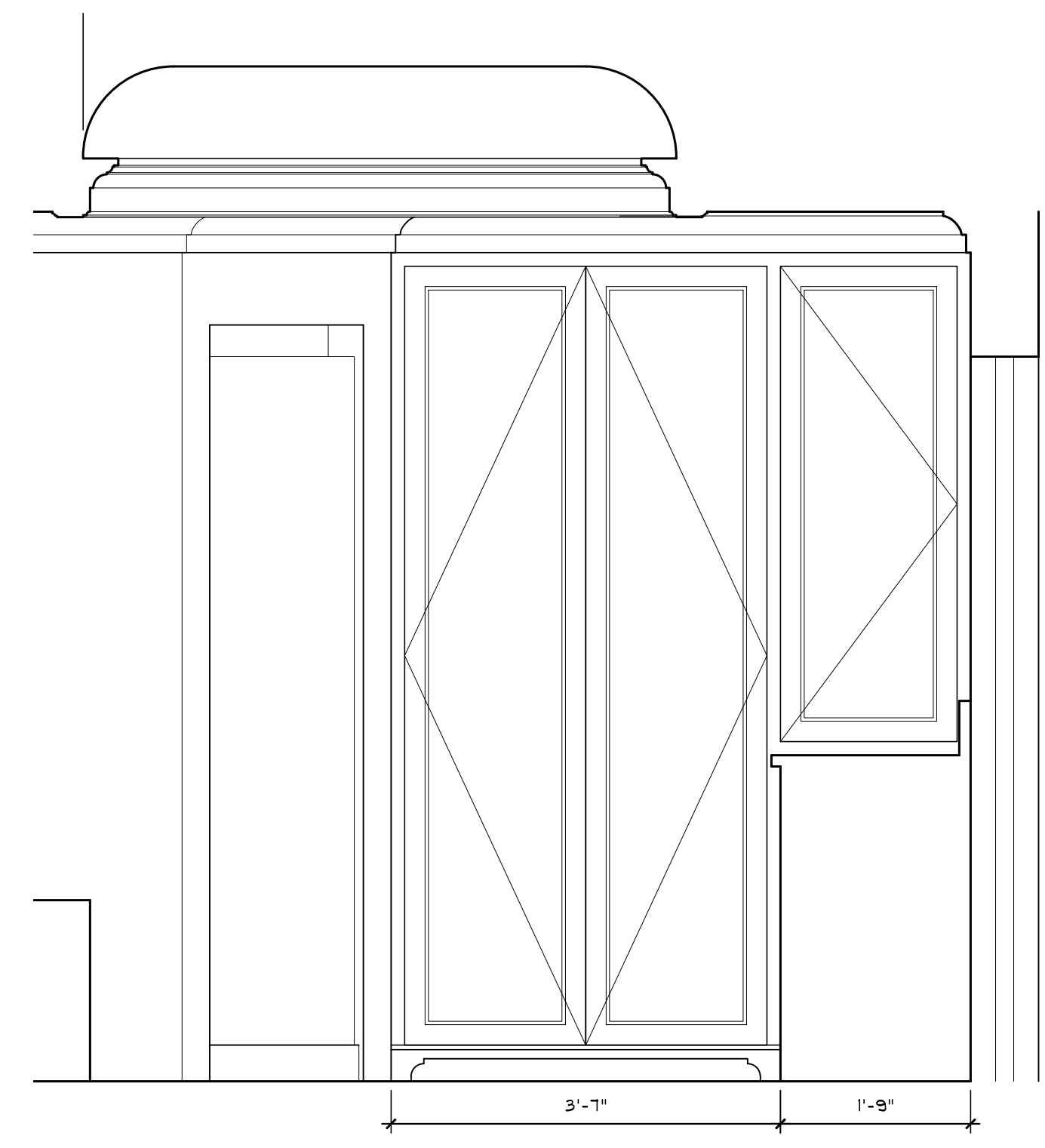
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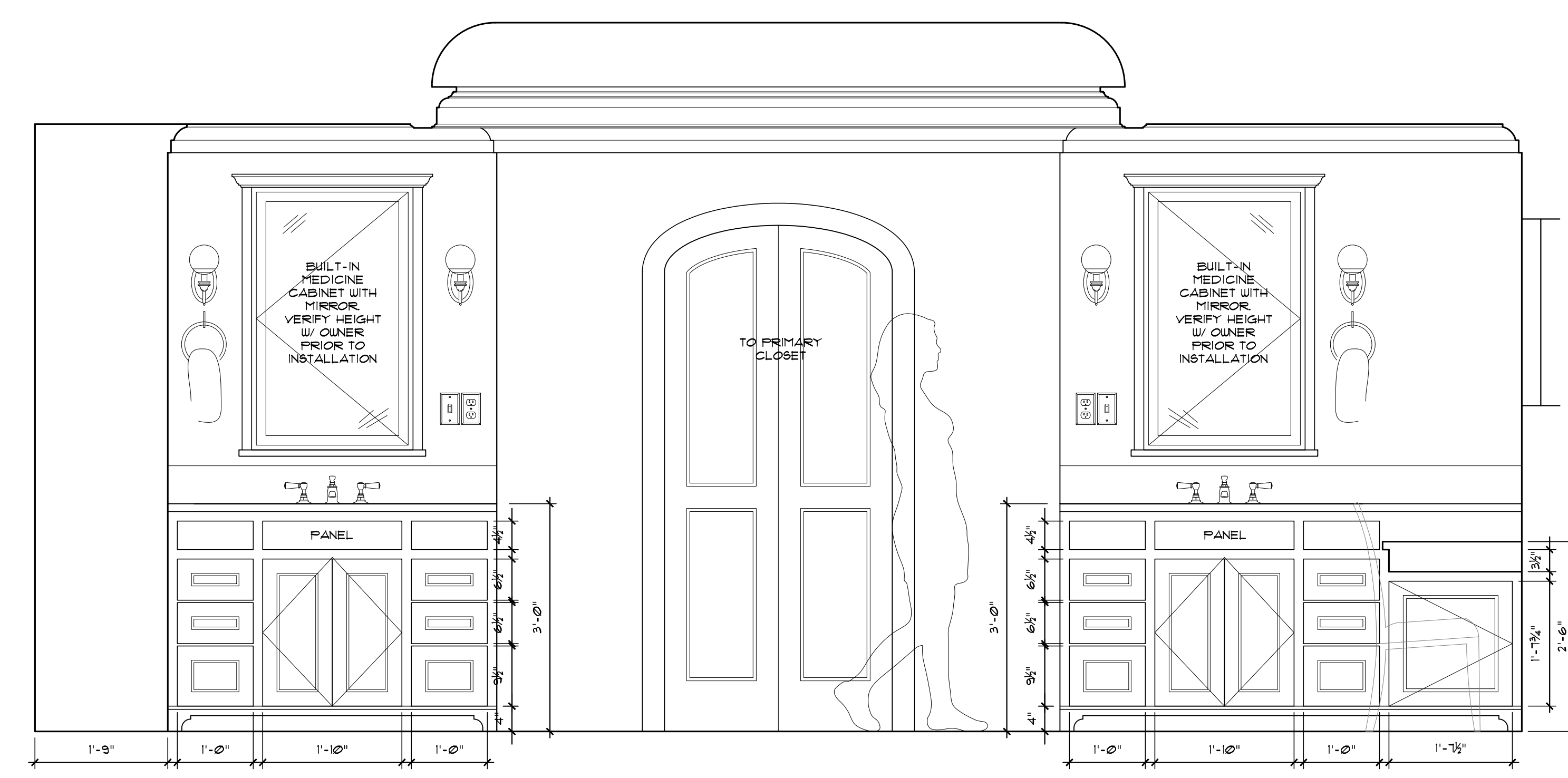
A-13

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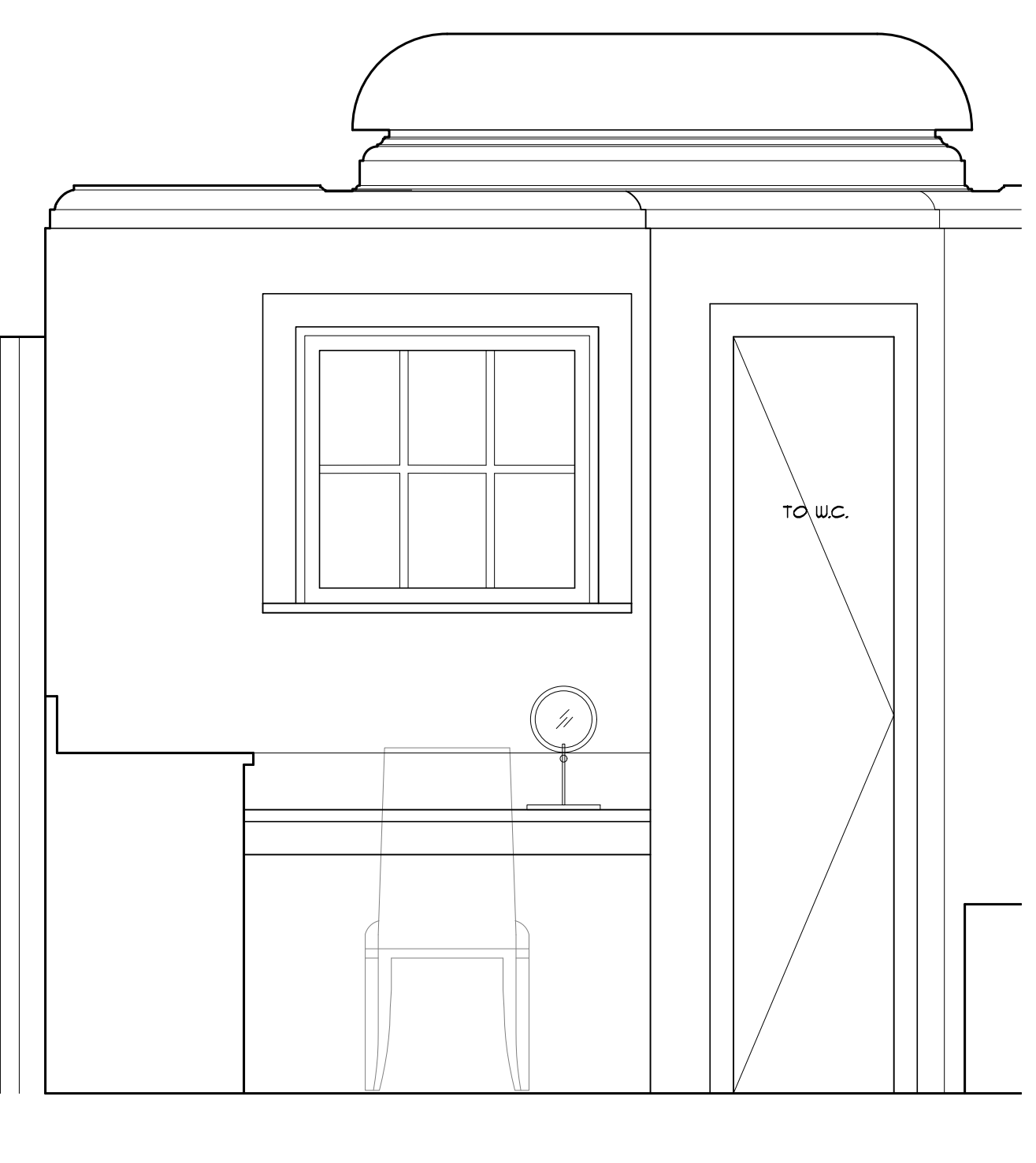
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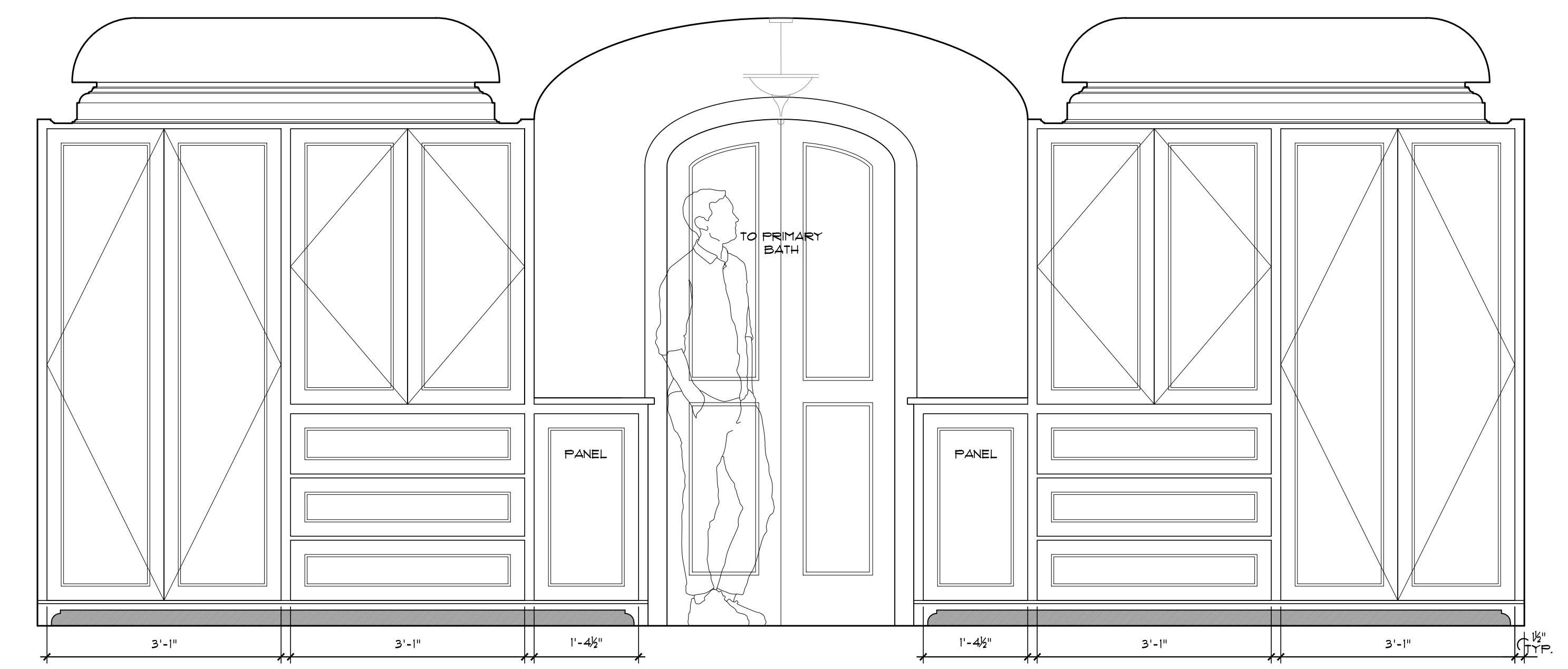
5 Primary Bath Elevation
 A-14 3/4"=1'-0"



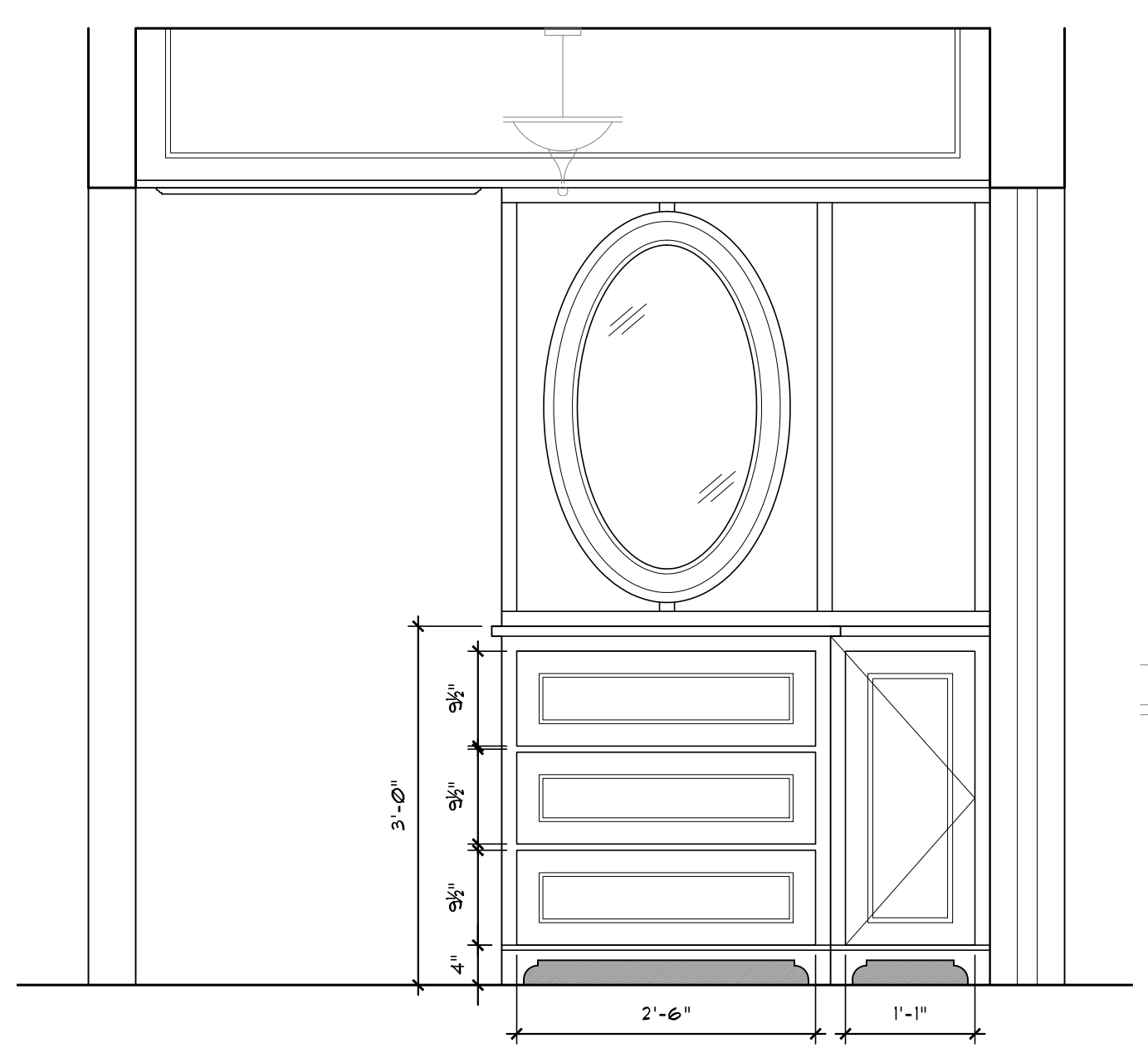
4 Primary Bath Elevation
 A-14 3/4"=1'-0"



3 Primary Bath Elevation
 A-14 3/4"=1'-0"



2 Primary Closet Elevation
 A-14 3/4"=1'-0"



1 Primary Closet Elevation
 A-14 3/4"=1'-0"

Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Interior Elevations

Job Number 2324 Drawn By RP
 2023.09.22 Client Review
 2023.12.02 Client Review
 2024.02.20 Review
 2024.04.01 ARB Submittal



Spec. Div. 9: Finishes

DRYWALL: Use 5/8" gypsum-board for new wall finish; Use 5/8" gypsum-board for new ceiling finish. Verify adequate/level framing before installation to avoid visibly uneven surface. All ends and edges of gypsum board should occur over framing members or other solid backing except where treated joints occur at right angles to framing or furring members. Gypsum Board is applied directly to wood framing members. Ceilings are applied first, then sidewalls. Boards should be accurately cut and joints abutted but not forced together. Horizontal application, long edges at right angles to nailing members, is preferred for it minimizes joints and strengthens the wall or ceiling. Enclosed, accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed with minimum 1/2" gypsum board.

FASTENERS: NAIL APPLICATION: Nails shall be spaced not to exceed 7" on ceilings, or 8" on sidewalls, a minimum of 3/8" and a maximum of 1 1/2" from edges and ends of gypsum board. Gypsum board nails or annular ring nails, such as the GWB-54, are recommended. **SCREW APPLICATION:** Screw application is often preferred as the screw holds the gypsum board tight against the framing when applied as recommended. Type W 1 1/4" Drywall Screws are driven with an electric screw gun equipped with adjustable screw depth control and a #2 Phillips bit. If framing is spaced up to 16" o.c., screws are spaced 12" o.c. max on ceilings and 16" o.c. max on walls. If framing is spaced 24" o.c., screw spacing must not exceed 12" o.c. Minimum screw penetration shall be 5/8" for wood studs.

GYPNUM BOARD BENDING RADII: Lengthwise Bending: 1/4" (6.4 mm) = 5'-0" radius; 3/8" (9.4 mm) = 7'-6" radius; 1/2" (12.7 mm) = 10'-0" radius; 5/8" (15.9 mm) = 15'-0" radius; Note: To achieve tighter bending radii, use 1/4" High Flex Gypsum Board.

GYPNUM BOARD FINISHING: Execution of finishing is to conform to Gypsum Association publication GA 214-10: Recommended Levels of Gypsum Board Finish. Levels shall be attained according to ASTM C 840, "The Standard Specification for Application and Finishing of Gypsum Board." Tape all edges, all joints thoroughly bedded, taped and feathered, and all drywall corners finished with metal corner bead. All finish surfaces to be smooth, free of cracks, breaks, bulges, ridges, etc., with all topping compound well feathered and sanded and thoroughly concealed. Carefully cut around all electric, HVAC or other openings. Furr walls and ceilings as required where installed adjacent to existing plastered surfaces.

Level 4: If the final decoration is to be a flat paint, light texture or lightweight wall covering, a Level 4 finish is required. As stated in Level 4, "All joints and interior angles shall have tape embedded in joint compound and shall be immediately wiped with a joint knife leaving a thin coating of joint compound over all joints and interior angles. Two separate coats of joint compound shall be applied over all flat joints and one separate coat of joint compound shall be applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. All joint compound shall be smooth and free of tool marks and ridges." It is recommended that the prepared surface be coated with a **drywall primer** prior to the application of final finishes.

Level 5: Level 5 finish is recommended for areas where severe lighting conditions exist and areas that are to receive gloss, semi-gloss, enamel or non-textured flat paints. Level 5 requires all the operations in Level 4. Additionally, a thin skim coat of joint compound, or material manufactured especially for this purpose, is applied to the entire surface. A skim coat of joint compound is intended to conceal small imperfections in joints and on the surface of the gypsum board to help conceal joints and create the appearance of flatness. A skim coat will also smooth the texture of the paper, minimize differences in surface porosity, and create a more uniform surface to which the final decoration can be applied. The Level 5 finish is required to achieve the highest degree of quality by providing a uniform surface and minimizing the possibility of joint photographing and/or fasteners showing through the final decoration.

CEILING TEXTURES: Smooth.

FIRE-RATED GYPNUM BOARD: 5/8" fire-rated drywall to be installed and finished as required by all governing building codes. Panel complies with requirements of ASTM C 1396, Type X. Typically, all attached garage walls and ceiling to be fire-rated.

MOLD AND MOISTURE RESISTANT GYPNUM BOARD: Gold Bond® BRAND XP Gypsum Board or equal, panel complies with requirements of ASTM C 1396. Mold/Mildew Resistance: 10 when tested in accordance with ASTM D 3273. Moisture resistant drywall shall be used in areas prone to moisture, such as bathrooms, laundry rooms, basements, garages, kitchens and utility rooms. Also may be used as tile backer in limited wet areas, such as bathroom and basement walls, as well as kitchen and laundry wall tile areas.

BACKER BOARD: Cementitious, water durable, board; surfaced with fiberglass reinforcing mesh on front and back; long edges wrapped; and complying with ANSI A118.9 and ASTM C 1325. Approved fasteners: **Nails:** 1-1/2-in. long, hot dipped galvanized, and in accordance with FS FF-N-105B, Type 2, Style 20. **Screws:** Hi-Lo thread screws (No. 8) w/fer head, corrosion-resistant, 1-1/4 in. or 1-5/8 in. long, and complying with ASTM C 1002. Joint Treatment: Use alkali-resistant fiberglass mesh tape intended for use with cement board. Install in accordance with ANSI A108.11 and Manufacturer's Recommendations: "PermaBase Cement Board Construction Guide;" 110831, National Gypsum Co.

CERAMIC/PORCELAIN/STONE TILE: Tile shall be selected by *The Owner* under allowance and installed per the latest edition of The Tile Council of America specifications as follows:

THIN-SET FLOORS: Dry-set or latex-Portland cement mortar bond coat over 1/2" cementitious-backer board (USC Dur-rock or equal) over plywood sub floor, per F144. Tape joints with 4" Dur-rock tape set into tile setting material.

TUB/SHOWER SURROUNDS/BACKSPLASH: Dry-set or latex-Portland cement mortar bond coat on 1/2" cementitious-backer board (USG Dur-rock or equal) over wood studs, W244 or B412. Add waterproof membrane over cementitious backer board for tub decks.

OPTION: STEAM ROOM SURROUNDS: A waterproof membrane, installed on top of the cement board, is required meeting the standards of ANSI A118.10 (as well as being rated and recommended by the manufacturer for the steam room application) should be used where ceramic tile is specified (bonded directly to the membrane or otherwise incorporated into the system). Always refer to the manufacturer's instructions and TCNA guidelines. For thin-set applications refer to TCNA Handbook detail SR614.

THRESHOLDS: Tapered marble thresholds shall be installed at transitions between tile flooring and adjacent flooring surfaces, and shall be installed per Tile Council of America specification TH 611.

SEALING: All porous stone, ceramic tile, or other porous flooring and wall tile shall be sealed following installation to prevent staining, and other precautions taken to prevent damage to such tile work.

INTERIOR PAINTING:

PREPARATION: Prior to starting the Work, *The Contractor* shall inspect all surfaces to be painted or stained to ascertain that all such surfaces are dry, clean and in perfect condition for finishing. Wood surfaces shall be smoothly sanded; all nail and screw holes and imperfections filled with non-shrinking putty and refilled as required so that these imperfections are indiscernible; and all knots, pitch pockets and sap streaks primed with shellac. After priming fill gaps between trim and walls/ceilings with paintable latex/silicone caulk and wipe smooth.

MATERIALS: Painting materials to be Sherwin Williams, Pratt and Lambert, Benjamin-Moore, or approved equal, delivered to job in new, unopened containers. Paint or finish shall be of color, shade, sheen and texture as selected and approved by *The Owner* prior to commencement of work, samples presented on a reasonably large area.

EXECUTION: Finish work shall be of uniform shades, free from shadows, runs, sags, grain, grain variations (when stained) and dust, dirt or other airborne particles. Where surfaces of different colors meet, the final appearance shall be of a fine, straight line. All light fixtures, electric outlet covers, HVAC grills, hardware, or other removable materials adjacent to painted surfaces shall be removed and replaced after painting is completed. Other built-in materials adjacent to painted surfaces shall be carefully masked prior to painting/staining.

INTERIOR PAINTED WOOD or MDF trim work: shall be painted with three coats: First, alkyd enamel primer; Second and third, alkyd base enamel, Benjamin Moore Impervo or equal, finish as selected by Owner, second coat tinted to differentiate from final coat. Putty prior to primer coat. Sand between coats. All window muntin grilles to be painted or stained at inside to match adjacent woodwork finish, and painted at exterior to match window color.

STAINED WOODWORK: to be stain finished with three coats: First, stain/sealer; Second and third, clear polyurethane or approved equal, satin finish. Sand between coats.

DRYWALL WALLS AND CEILINGS: to be painted with three coats: First, latex wall primer; Second and third, latex enamel. After initial priming, inspect all surfaces and re-prime as required following surface corrections, if any. Prime and paint all edges of all doors, including top and bottom edges, after trimming, shaving, undercutting or other adjustments to doors. Prime and finish paint all edges of windows and exterior doors.

FLOOR FINISHES: New hardwood floors to be sanded and finished on-site and stair treads shall be stained and finished with three coats: First, stain/sealer; Second and third, polyurethane, varnish, or other satin finish as approved by *The Owner*. Shoe mold at new hardwood floors shall be finished using three coat process as noted above for woodwork.

EXTERIOR PAINTING AND STAINING:

PREPARATION: *The Contractor* shall inspect, clean, and properly prepare all exterior surfaces that are to be painted or stained. *The Architect* shall be notified of any surfaces that cannot be brought up to proper standards for finishes specified. Sand any exposed wood to a fresh surface. Patch all nail holes with a wood filler or putty and sand smooth. Work to include application of sealant on all exterior joints between siding and windows, trim or other exterior openings or areas where moisture penetration is likely (see Division 7).

NEW WOOD PRIMING: prime and back-prime all new exterior wood trim and wood siding prior to installation. Prime all cut ends or rips prior to installation.

EXTERIOR PAINTED WOOD TRIM AND SIDING: *The Contractor* shall paint all exterior siding, trim and woodwork with one coat of alkyd-based stain-blocking primer (prior to installation). Finish paint with two coats of highest-quality exterior latex house paint, Sherwin-Williams 'Duration' or equal, color and texture to match existing. Include all exterior surfaces of windows and doors concealed by meeting rails or overlapping members.

CELLULAR PVC OR BORAL TRIM: shall be painted with two coats highest-quality latex acrylic house paint, color and sheen as approved by *The Owner*.

METAL AND STEEL PAINTING IN FIELD: Use specially-formulated primer as recommended by finish paint mfr. (SW DTM acrylic primer or equal) and two coats semi-gloss exterior latex enamel. Do not paint pre-finished metal elements such as windows or gutters.

Spec. Div. 10: Specialties

CUSTOM-BUILT CABINETS: Cabinetry and Casework to be built with solid wood doors, drawers, and face-frames. Box and shelving construction to be veneer plywood, 1/2" thickness minimum for sides and backs, 3/4" min. thickness for shelving. Interior melamine finish for cabinet interiors at *The Owner's* option only. All construction to comply with Architectural Wood Institute Custom Grade Standards.

CABINET HARDWARE: Drawer glides to be full-extension, self-closing, soft close, under-mounted Blum Motion. Door hinges shall be **fully concealed European style with soft close plywood built hinges selected by the Owner** and shall include all required latches and stops. Adjustable shelving to use drilled holes with chrome pin shelf supports. Glass shelves, if indicated, to be thickness as recommended for span by glass supplier, tempered with polished edges all sides. Door glass, where required, shall be tempered and cushioned against wood door frame to avoid rattling. Cabinet pulls/knobs shall be furnished under Allowance and set by *Contractor*. All cabinetry and casework installation shall be by *The Contractor*. Install all cabinets level and plumb, securely fastened to walls and to each other, and scribed to walls. Cabinetry fabricator is responsible for field verifying all dimensions and clearances with trims, doors, windows, and appliances.

COUNTERTOPS: Provide counter and vanity material as shown on drawings. Colors and material types shall be approved by *The Owner*. For stone countertops, installation shall follow recommendations of the Granite and Marble Association. Reinforce base cabinets as required to support stone or concrete countertops, and notify/coordinate with *The Architect* if additional brackets or support is required for tops. Stone tops as selected by *The Owner* under Allowance shall be installed by marble supplier/ fabricator whose work shall include installation of any under-counter sinks or lavatories.

CLOSET HARDWARE: Closet rods to be polished stainless steel clad iron pipe, Knap & Vogt #770-1, set on KV #734 CHR closed flange and KV #735 CHR open flange.

TOILET AND BATH ACCESSORIES: Toilet and Bath Accessories shall be selected by *The Owner* under Allowance and installed by *The Contractor*, and shall include towel bars/rings, robe hooks, toilet paper holders, toothbrush holders, etc. 2x blocking shall be provided behind all wall-mounted accessories.

BATH AND SHOWER ENCLOSURES: Tempered glass tub and shower enclosures and doors shall be selected by *The Owner* under Allowance and installed by *The Contractor*, material and labor to be covered by Allowance.

Spec. Div. 11: Equipment

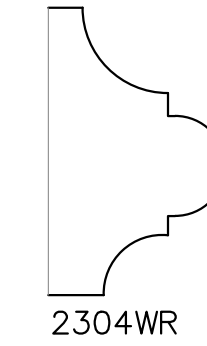
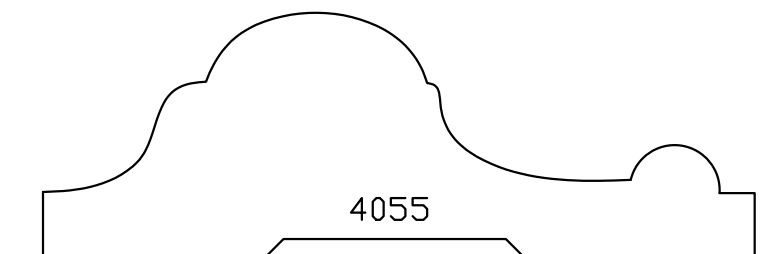
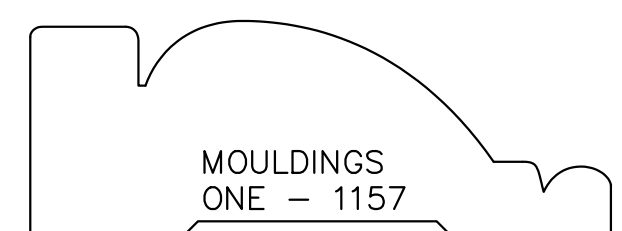
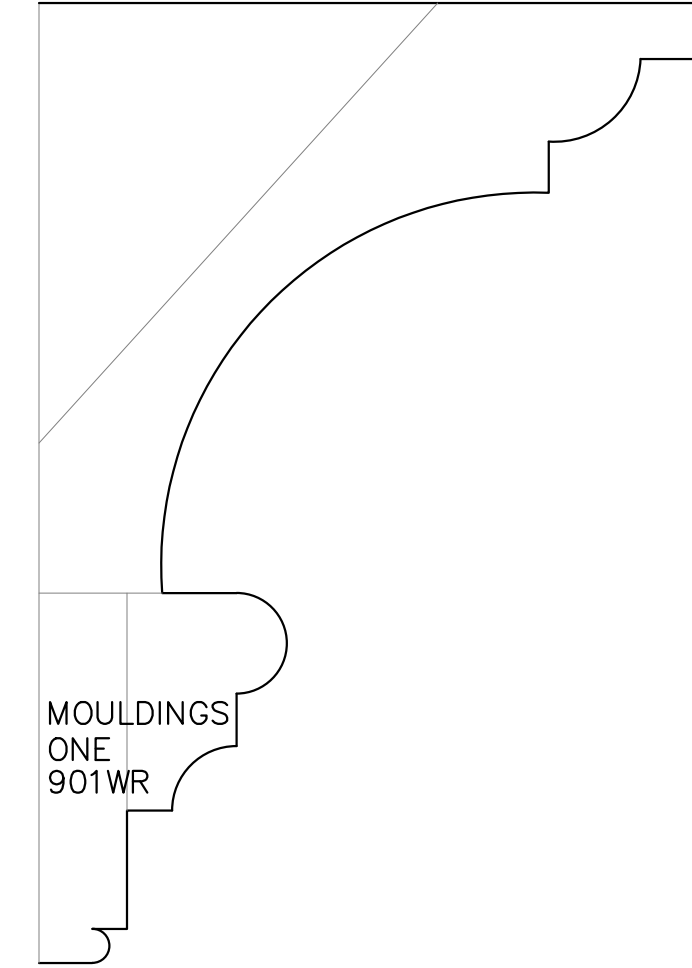
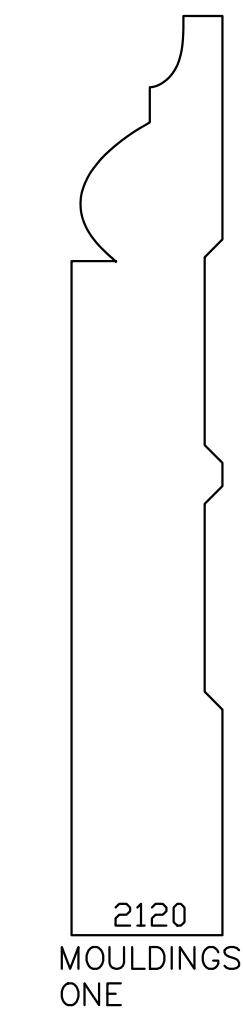
APPLIANCES AND EQUIPMENT: All appliances as shown on drawings to be installed by *The Contractor*, and contract price must include all electric circuitry, gas supply piping, or other required infrastructure to support appliances and equipment as shown on drawings. All fuel fired appliances to comply with venting per RCO Section 2427.6 as applicable. All clothes dryers to be constructed of smooth metal duct, minimum 4" nominal in diameter and comply with installation requirements per RCO Section 1502.

SECURITY: Security to be handled directly by *The Owner* under separate contract. *The Owner* is responsible for coordinating the Security system work as directed by *The Contractor*.

DOORBELLS: Include wiring and installation of doorbells at front, side and rear entry doors, whether shown on The Drawings or not.

TELEVISION: Television outlet locations shown on The Drawings shall be wired with RJ-6 shielded coaxial television antenna/cable lead-in, and be "home-run" to cable or antenna entrance into home.

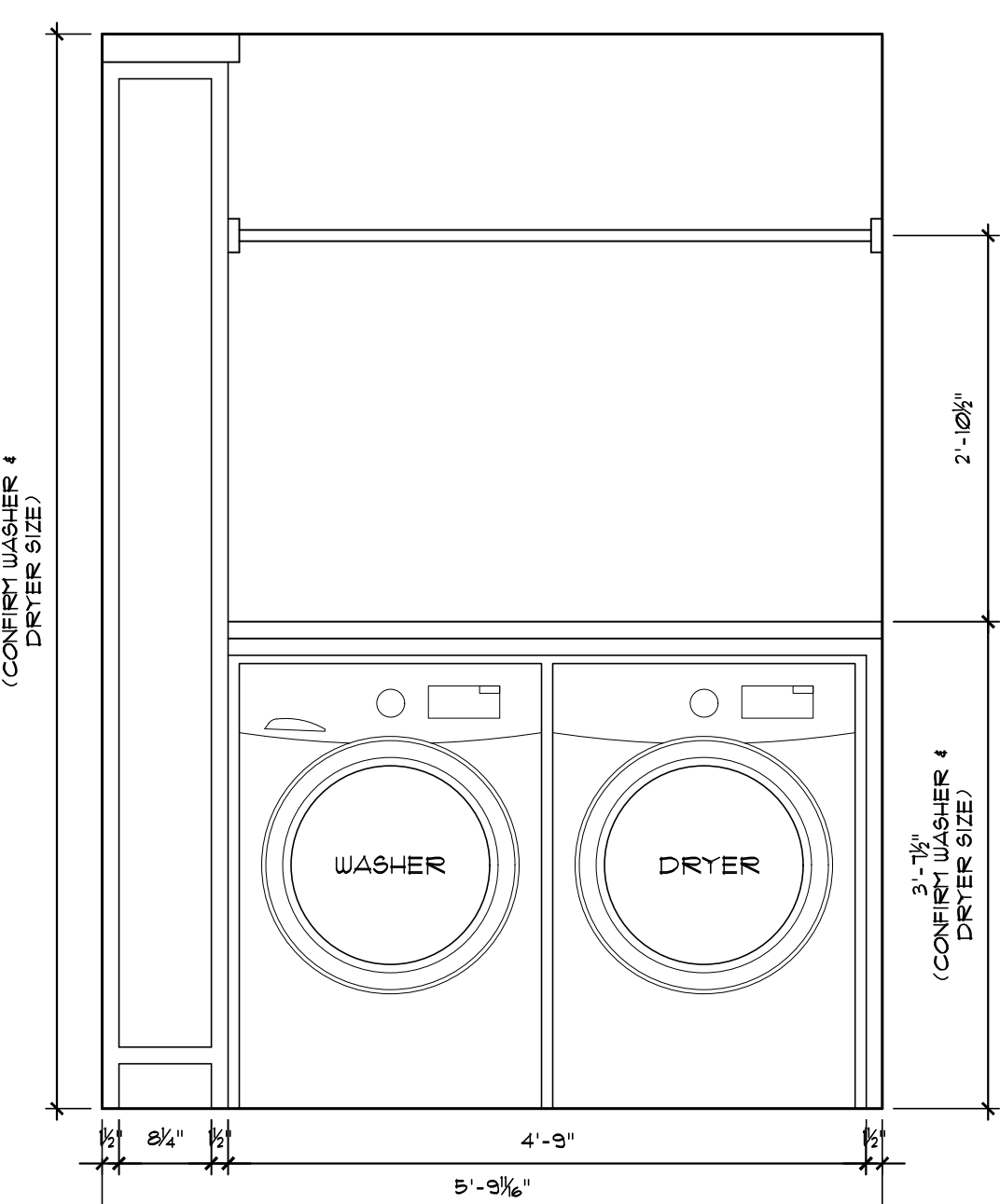
PHONE/DATA: Install voice, Ethernet and telephone outlets and wiring where shown on The Drawings and as confirmed with *The Owner*. All such wiring shall be CAT #5-e.



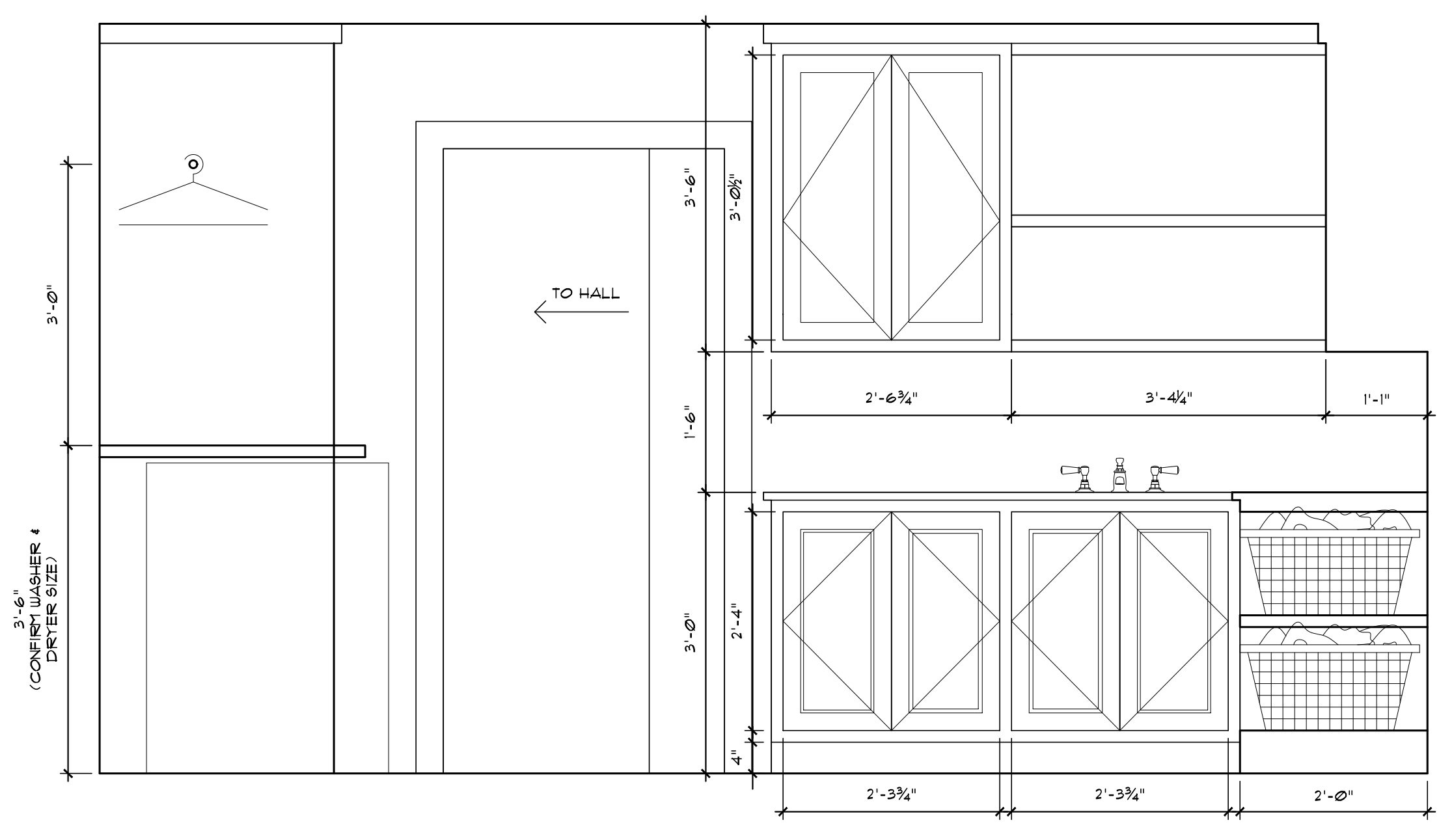
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Trim Profiles

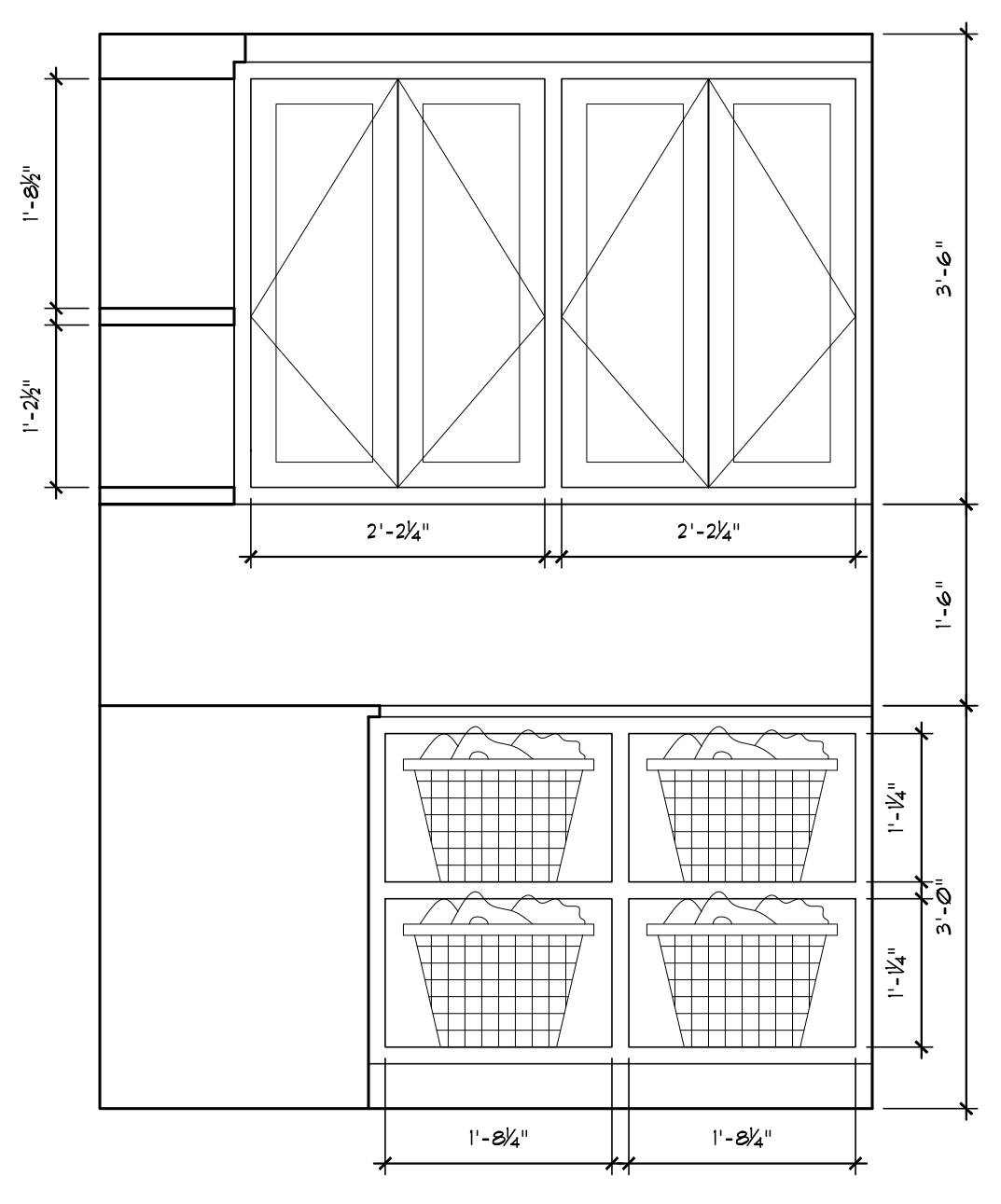
3/4"=1'-0"



3
A-15
Laundry Elevation
3/4"=1'-0"



2
A-15
Laundry Elevation
3/4"=1'-0"



1
A-15
Laundry Elevation
3/4"=1'-0"

Rebecca Pantuso, License No. 0914809
 Expires: 12/31/2024
**PRELIMINARY!
NOT FOR
CONSTRUCTION**

PANTUSO ARCHITECTURE
 30 S Franklin Street, Chagrin Falls, Ohio 44022
 440.589.7589 PantusoArchitecture.com

Additions and Renovations to
The Nelsen Residence
 7793 Valley View Road, Hudson, OH 44236
Interior Elevations & Specs 9-11

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Spec Div. 22: Plumbing

GENERAL: All plumbing work shall meet or exceed requirements of the latest edition of the National Plumbing Code and all other applicable codes and ordinances. Water supply lines shall not be installed in exterior walls less than 6" (nom) thick. Lines in 6" walls shall have a minimum of R-12 insulation behind them. Water supply branches to plumbing fixtures to be 3/4" diameter, to include enlargement of existing supply branches as required. New Hot Water supply shall be a looped system with legs to individual faucets kept to as short as possible. Include removal, termination or relocation of existing plumbing work as required for demolition, new construction, as shown in The Drawings or as required to meet applicable codes. Any wall device mounting boards shall be fabricated from 3/4" MDO sheet material, primed and finish painted beige prior to the installation of any devices. Seal all fixtures and fittings to abutting surfaces, with all fixture traps, wastes, supplies, valves, etc., exposed in vanities or elsewhere to be polished chrome finish, such incidental materials to be supplied by Contractor. Provide and install gas piping and valves for all gas fired appliances and devices. If applicable, provide and install water piping and valve for refrigerator, ice maker, and hook-ups to same, all per manufacturers' specifications. Provide all required natural-gas piping for supply of indicated gas-fired equipment and appliances.

SUPPLY PIPING: Water pipes to be **Type L copper**, sized and arranged to provide even pressure and temperature to all fixtures, with 18" air chambers and shut off valves for hot and cold supply lines at each fixture. No ferrous metal to be in contact with copper lines. Hot & cold water lines in un-heated spaces shall be wrapped with 3/4" thick, closed-cell, foam insulation.

Cross-Linked Polyethylene (PEX) Water Supply Piping is an approved alternate. Provide supply manifold(s) with dedicated runs less than 25 feet to each fixture to allow for shut-off to individual fixtures.

HOSE BIBBS: to be all copper, frost free, anti-siphon type. Provide two hose-bibbs, minimum, as part of work.

SANITARY/WASTE PIPING:

Soil, waste and vent lines to be PVC, vents penetrating rear roofs. All soil and waste piping in ceilings and walls of finished living spaces to be situated to avoid contact with framing and drywall, areas where piping and framing are in close proximity shall be filled with expandable foam. Floor joist or stud spaces at soil or waste lines shall be insulated with dense pack cellulose acoustical insulation.

HOT WATER HEATER: Reuse Existing

Plumbing Contractor to evaluate existing hot water heater for adequacy based on new fixture requirements. If required, new hot water heater to conform to the following:

LAUNDRY SHUT-OFFS: The Contractor shall install an electrically actuated washing machine shutoff valve on the hot and cold water supply at washing machines located in or above finished spaces. Shutoff valve to be Watts Intelliflow Automatic Washing Machine Shutoff Valve or an approved alternate to be installed per manufacturer's specifications.

PLUMBING FIXTURES: Plumbing fixtures shall be selected by The Owner under allowance. Fixtures shall be purchased, delivered, stored, and installed by The Contractor. The Contractor shall protect new plumbing fixtures, including fiberglass shower or bath units if applicable, from damage or staining during construction. Acrylic shower or tub base units to be solidly set into mortar base.

Spec Div. 23: HVA/C

GENERAL- EXISTING SYSTEM: Existing HVAC system is forced air with air conditioning.

BATHROOM VENTILATION: Provide all bathrooms with mechanical exhaust vent per applicable governing codes. Use Fantech Premium Series bath fans OR Panasonic Whisper-Green fan series, sized in accordance with code but in no case less than 110 CFM per fan, providing minimum 8 ACH. Employ variable speed control system to set continuous, lower level venting at 0-70 CFM and pre-set timer for on-demand 60 min. high setting exhaust. Second-floor bathrooms to have in-line, combined bath exhaust unit if practicable. Owner to approve first-floor bath fan noise level (higher noise level desired).

Spec Div. 26: Electrical

GENERAL: ALL ELECTRICAL WORK TO COMPLY WITH THE 2017 NEC WITH MODIFICATIONS TO THE NEC AS LISTED IN THE RESIDENTIAL CODE OF OHIO, CHAPTER 34.

ELECTRICAL: Provide and install all electrical materials shown or inferred in The Drawings, including hook-ups of all new appliances, mechanical equipment or other electrical devices shown. Disconnect, terminate, rewire or relocate all existing electrical devices as required for new construction and as noted on Electrical and Demolition Plans or as required to meet all applicable codes.

The Contractor shall calculate electrical load requirements for all existing and new work, feed new circuits from existing subpanel(s), or provide and install new Square D, or approved equal, circuit breaker type main/sub distribution panel, sized to accommodate new and existing electrical load requirements and an additional 25% capacity for future electric work, if required. The Base Bid shall include all labor and material costs associated with relocating the existing meter and service entrance and with upgrading the electrical service into the house, if required to accommodate electric requirements specified herein. Any wall device mounting boards, for electrical distribution panels or other devices, shall be fabricated from 3/4" MDO sheet material, primed and finish painted beige prior to the installation of any devices.

WIRING: Wiring layout, circuiting, materials and installation shall conform to the requirements of latest edition of the National Electric Code. Electrical contractor must use 12 gauge wiring at a minimum. 14 gauge wire is not acceptable unless contractor acquires written approval from The Owner.

CIRCUIT PROTECTION: AFCI PROTECTION: All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling living spaces shall be protected.

GFCI PROTECTION: Include in Bid the installation of GFCI protected outlets where shown on The Drawings and in all other locations per applicable codes.

OUTLETS: In all areas dwelling areas, all non-locking-type, 125-volt, 15- and 20-ampere outlet receptacles shall be tamper-resistant.

WATERPROOF OUTLET COVERS: shall be White Greenfield diecast zamak alloy low profile 1 gang electrical box with this UL Listed, weatherproof flip cover.

ELECTRICAL WALKTHROUGH: Before wiring, all outlet work boxes shall be tacked in place where shown on The Drawings, and exterior lantern or outlet locations marked on sheathing, reviewed with The Architect and The Owner, and relocated as directed.

COVE LIGHTING: to be Elemental LED Strip Lighting; 2.9W/FT, 2700K with DIMMABLE REMOTE and transformer sized per load and located as approved by The Architect.

Spec Div. 26: Electrical

DECORATIVE LIGHTING: (interior and exterior) and surface lighting fixtures and paddle fans shown on Electrical Plans shall be selected by The Owner under Allowance. The Base Bid shall include all material & labor costs for recessed light housings and trim (as shown on drawings), undercabinet or within-cabinet lighting, flood lights, closet utility lighting, recessed fluorescent lighting and porcelain lamp holders. Exterior wall lanterns shall be mounted on 1 1/2" thick shaped Azek blocks with routed edges, painted to match adjacent surface.

RECESSED LIGHTING: All recessed light housings in insulated areas to be IC type; size and specification as indicated on Lighting Fixture Schedule.

SWITCHES: All switches to be silent type; all switch and duplex receptacle devices and outlet cover colors to be industry standard white or ivory, as selected by The Owner. Outlet covers to be plastic. Other colors or cover materials to be provided to The Owner for an additional charge. Dimmer switches, assumed for all surface mounted and recessed lights to be Lutron "Diva" or "Toggle", whichever is consistent with switch style selected by The Owner. In general, it shall be assumed that all wall and ceiling surface mounted light fixtures, flood lights and lanterns, incandescent under-cabinet lighting, cabinet display lighting, and recessed lighting shall be dimmed, whether shown on The Drawings or not.

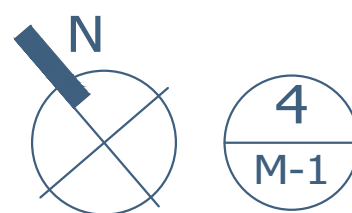
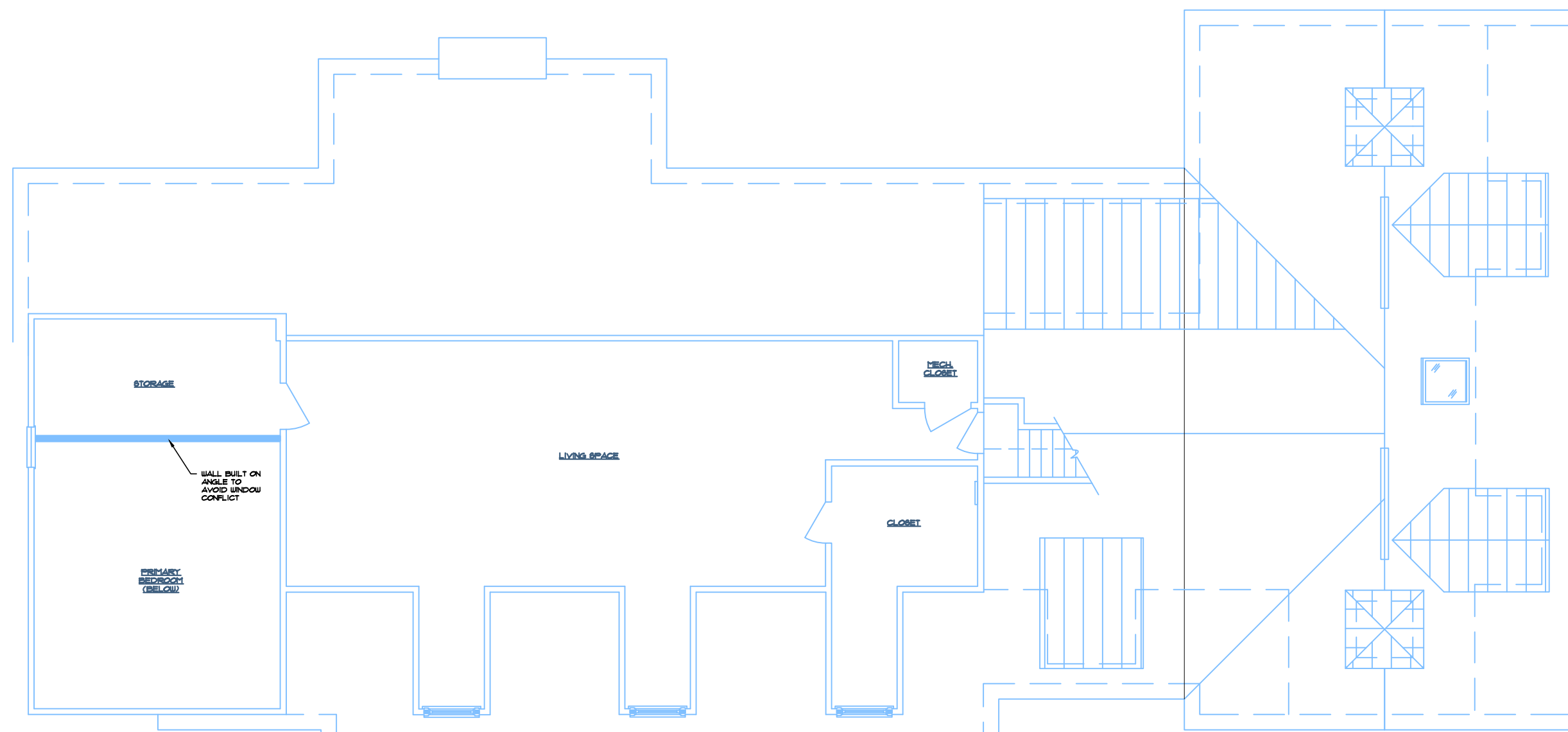
FLOODLIGHTS: Double floodlights shall be minimum 70 watt LED type with white finish and shall be included in the Base Bid.

SMOKE DETECTORS: to be provided per Residential Code of Ohio, R314: The residence shall be wired for photoelectric and ionization smoke detectors per requirements for a new residence. All smoke detectors to be interconnected and hardwired. Carbon-monoxide detectors to be installed in locations per applicable codes and manufacturer's recommendations.

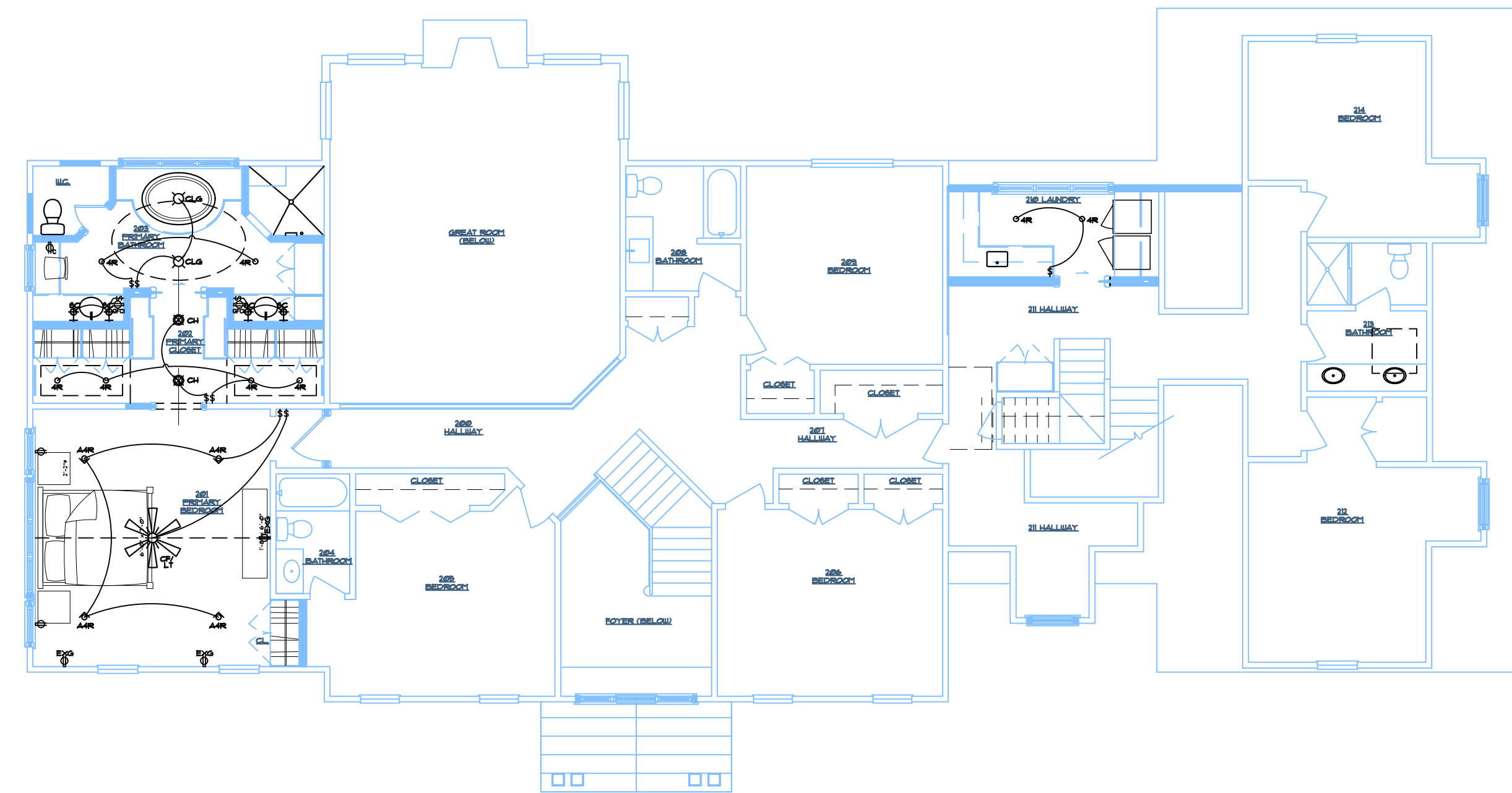
DOORBELLS: Include wiring and installation of doorbells at front, side and rear entry doors, whether shown on The Drawings or not.

TELEVISION: Television outlet locations shown on The Drawings shall be wired with RJ-6 shielded coaxial television antenna/cable lead-in, and be "home-run" to cable or antenna entrance into home.

PHONE/DATA: Install voice, Ethernet and telephone outlets and wiring where shown on The Drawings and as confirmed with The Owner. All such wiring shall be CAT #5-e.



Third Floor MEP Plan
1/8" = 1'-0"



Second Floor MEP Plan
1/8" = 1'-0"

Lighting Fixture Schedule

SYMBOL	DESCRIPTION	TYPE	LAMPING
3R	3" RECESSED	HALO H36LV HOUSING W/3003WHWB (WHITE RING/ BAFFLE) W/LED LAMPING	2700K L.E.D. MR16 EQUIV.
A3R	3" AIMING RECESSED	HALO H36LV HOUSING W/3009WHWB (WHITE RING/ GIMBAL) W/LED LAMPING	2700K L.E.D. MR16 EQUIV.
U4R	4" WALL WASHER	HALO H1499 HOUSING OR EQ. W/ 1496P RETRACTABLE ELBOW TRIM W/LED LAMPING	2700K L.E.D. MR16 EQUIV.
A4R	4" AIMING RECESSED	HALO H457 HOUSING ELG406927WH 4" LED ADJUSTABLE GIMBAL OR EQ. (WHITE RING/ GIMBAL)	
4R	4" RECESSED	HALO H995 HOUSING OR EQ. W/LED LAMPING: HALO RL460WH927PK W/ADAPTER (INTEGRATED TRIM)	HALO RL460WH927PK
LV	LOW VOLT PUCK	LOW VOLTAGE "PUCK" LIGHTING: COOPER LED13 2700K OR EQUAL, IN CABINET	
PIN	LOW VOLT PIN	LOW VOLTAGE RECESSED GIMBAL "PIN": ELEMENTAL LED 'SPOTMOD' DI-SPOT-RG30-15-BA	CONFIRM 15 OR 45 DEGREE
4UR	4" WET RECESSED	HALO H457 HOUSING OR EQ. W/LED: HALO EL406927 W/ TL422PS (WHITE RING/BAFFLE)	
EX/ Ex/	EXHAUST FAN	COMBINATION FAN/LIGHT FIXTURE: 6" BROAN RECESSED FAN LIGHT MODEL 744 (WHITE RING/BAFFLE)	
CV	COVE L.V. LIGHTING	ELEMENTAL LED STRIP LTG: 197 LUMENS/FT 2700K 45° W/ ALUM. CHANNEL/DIFFUSER, DIMMABLE	
UC	UNDER CABINET	ELEMENTAL LED STRIP LTG: 150 LUMENS/FT 2700K 45° W/ ALUM. CHANNEL/DIFFUSER, DIMMABLE	
SC	WALL MOUNTED	SURFACE-MOUNTED SCOCNE BY OWNER (RUSTPROOF AT EXT. AND PORCH)	
CLG	CEILING MOUNTED	SURFACE-MOUNTED CLG. FIXTURE BY OWNER (RUSTPROOF AT EXT. AND PORCH)	
u	UTILITY FIXTURE	LEVITON PORCELAIN KEYLESS TOP WIRED INCANDESCENT LAMP HOLDER	
EX	EXHAUST FAN	EXHAUST FAN FIXTURE: BROAN QTXE150	
EX/ LT	EXHAUST FAN/LT	COMBINATION FAN/LIGHT FIXTURE: BROAN QTXE150FLT SWITCHED SEPARATELY	
EX/ LT/H	EXHAUST FAN/LT/H	COMBINATION FAN/LIGHT/HEATER FIXTURE: BROAN QTX110HFLT SWITCHED SEPARATELY	

Electrical Symbol Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
\$	SWITCH - SINGLE POLE	⊕	QUADRUPLE RECEPTACLE - VERIFY HEIGHT. 110V
\$3	SWITCH - THREE WAY	⊕C	DUPLEX RECEPTACLE - 7" ABOVE COUNTER TOP
\$4	SWITCH - FOUR WAY	⊕S	DUPLEX RECEPTACLE - SPLIT WIRED
\$D	SWITCH WITH DIMMER	⊕FL	DUPLEX RECEPTACLE - FLOOR MOUNTED VERIFY LOCATION
=	SWITCH - PUSH BUTTON DOOR SWITCH	⊕FL	QUADRUPLE RECEPTACLE - FLOOR MOUNTED VERIFY LOCATION
⊕	DUPLEX RECEPTACLE - 18" A.F.F. 110V	⊕CLG	DUPLEX RECEPTACLE - CEILING MOUNTED VERIFY LOCATION
⊕20	DUPLEX RECEPTACLE - 18" A.F.F. 220V	⊕WP	DUPLEX RECEPTACLE - WEATHER PROOF 24" A.F.F.
⊕GFCI	DUPLEX RECEPTACLE - G.F.C.I TYPE	⊕M	DUPLEX RECEPTACLE - 3" ABOVE MANTEL
⊕	DUPLEX RECEPTACLE - ARC FAULT TYPE	⊕D	DUPLEX RECEPTACLE - DEDICATED

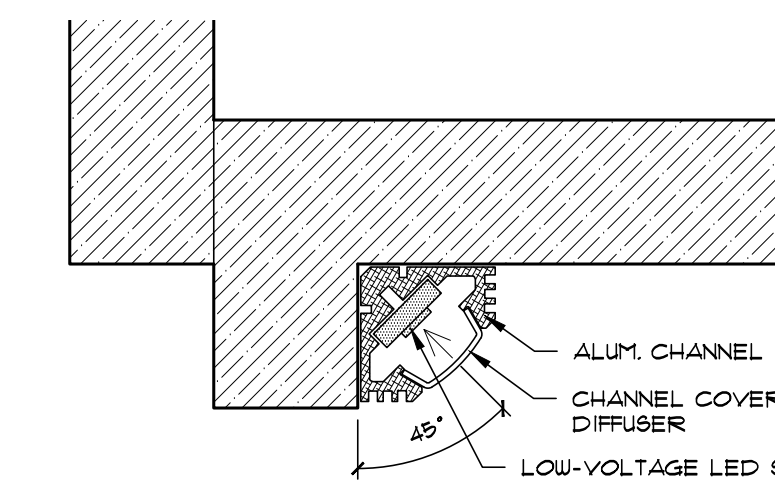
NOTE: SEE SPECIFICATION DIV 26, ELECTRICAL CONTRACTOR SHALL MEET ALL CODES

Note:

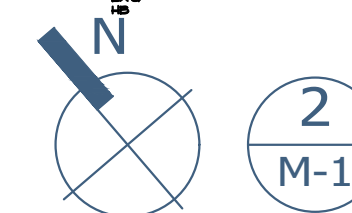
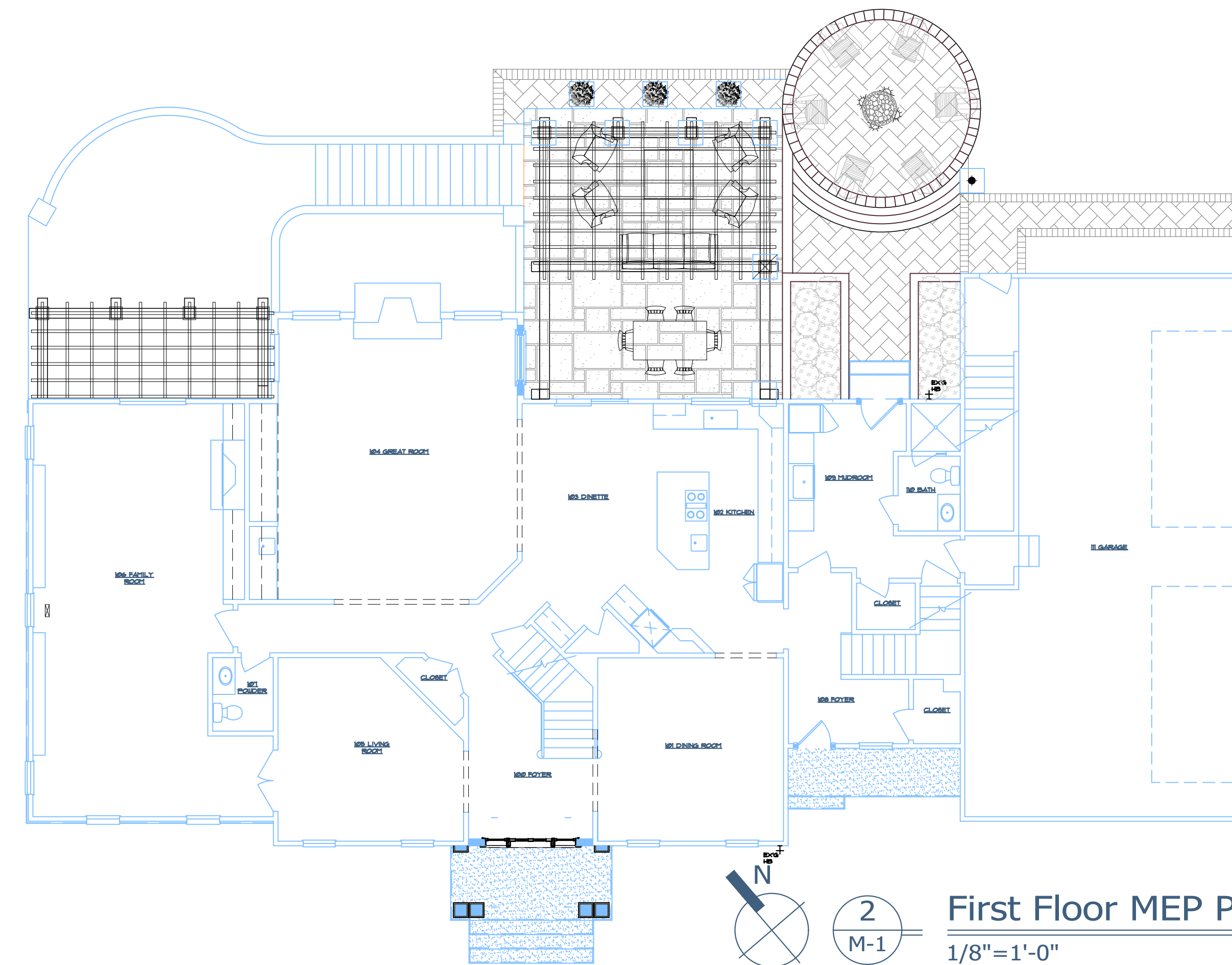
- 1) ALL SWITCH, OUTLET & LIGHTING LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS W/ OWNER & ARCHITECT DURING ELECTRICAL WALKTHROUGH.
- 2) CONTRACTOR RESPONSIBLE FOR ALL COORDINATION OF APPLIANCES & WIRING, AS REQUIRED
- 3) COORDINATE DIMMER LOCATIONS W/OWNER PRIOR TO INSTALLATION
- 4) CONTRACTOR TO CONFIRM SMOKE DETECTORS EXIST PER CODE AND ARE IN GOOD WORKING ORDER

Note:

ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT F.A.M. R.M.B., LIVING R.M.B., PARLORS, DEN'S, BEDROOMS, BUNKROOMS, REC. R.M.'S, CLOSETS, HALLWAYS, OR SIM. AREAS TO BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTOR PER NEC 210.12 (b)



LED Strip Detail
1:1



First Floor MEP Plan
1/8" = 1'-0"

Additions and Renovations to
The Nelsen Residence
7793 Valley View Road, Hudson, OH 44236
MEP Plans, Specs 11-26

Job Number 2324
Drawn By RP
2023.09.22 Client Review
2023.12.02 Client Review
2024.02.20 Review
2024.04.01 ARB Submittal

M-1

Rebecca Pantuso, License No. 0914809
 Expires Date 12/31/2024
**PRELIMINARY!
NOT FOR
CONSTRUCTION**

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