




































NEW ARTS AND CRAFTS STUDIO for 30 JOHN CLARK LANE HUDSON, OHIO

PROJECT DESCRIPTION		ZONING	SITE PLAN
THIS PROJECT CONSISTS OF A NEW ARTIST STUDIO AT 30 JOHN CLARK LANE		SEE SITE PLAN FOR ZONING SETBACKS	<div></div> <div>COMPACTON NOTE: HOUSE FOUNDATIONS, DRIVEWAY, PARKING, AND UTILITIES SHALL BE CONSTRUCTED ON FULLY COMPACTED NON-ORGANIC SOIL OR PREMIUM ENGINEERED FILL. IT IS RECOMMENDED THAT THE OWNER ENGAGE A GEOTECHNICAL ENGINEER TO APPROVE THE COMPACTION AT ALL CRITICAL LOCATIONS.</div> <div>GRADING NOTE: OWNER SHALL ENGAGE A DESIGN BUILD SITE CONTRACTOR WITH CIVIL ENGINEERING COMPONENT TO DESIGN FINAL GRADING AND DRAINAGE PLAN. CONTRACTOR SHALL CLOSELY COORDINATE FINAL TOPOGRAPHY WITH OWNER AND WITH LOCAL SOIL AND WATER DISTRICT REGARDING DRAINAGE DESIGN AND EROSION CONTROL.</div> <div>EROSION NOTE: CONTRACTOR SHALL PROVIDE A FINAL SILT FENCE PLAN AND CONCRETE WASH OUT PIT DIAGRAM TO BUILDING DEPARTMENT AND LOCAL SOIL AND WATER DISTRICT FOR APPROVAL PRIOR TO BEGINNING EXCAVATION. CONTRACTOR SHALL SEED ALL DISTURBED SOIL WITH A QUICK GROWING GRASS TO PREVENT EROSION PER THE RECOMMENDATIONS OF THE LOCAL SOIL AND WATER DISTRICT.</div> <div><div>SITE PLAN</div><div>SCALE: 1" = 30'-0"</div><div><div>0'15'30'</div><div></div></div></div> <div>SITE PLAN DATA WAS DERIVED FROM PUBLIC GIS DATA. SYSTEM AND OWNER PROVIDED SURVEY BY PAUL COUCH P.S. PROPERTY CORNERS, LINES AND SETBACKS SHALL BE CONFIRMED IN THE FIELD BY A REGISTERED SURVEYOR AS REQUIRED. SEE OWNER PROVIDED SURVEY FOR TREE LOCATIONS AND OTHER PERTINENT INFORMATION.</div>
INDEX TO DRAWINGS		SYMBOLS LEGEND	
T1.01 TITLE SHEET / SITE PLAN / SPECIFICATIONS T1.02 SPECIFICATIONS A2.01 FLOOR PLAN A2.02 REFLECTED CEILING PLAN / ROOF PLAN A2.03 FOUNDATION / FRAMING PLANS A3.01 ELEVATIONS A4.01 BUILDING SECTION	<div><div><div>NORTH ARROW</div><div>ADDENDUM TAG</div><div>BULLETIN TAG</div><div>DETAIL REFERENCE</div><div>COLUMN TAG</div><div>DATUM</div><div>DETAIL MARK</div><div>DOOR NO.: REFER TO DOOR SCHEDULE</div><div>ELEVATION NOTE</div><div>EXTERIOR & INTERIOR ELEV.</div><div>FLAG NOTES</div><div>FINISH MATERIAL NOTE: REFER TO SCHEDULE</div><div>LOUVER TAG: REFER TO SCHEDULE</div><div>REFLECTED CEILING PLAN TAG</div><div>TRUSS ARROW</div></div><div><div>PARTITION TYPE TAG</div><div>WINDOW TAG: REFER TO SCHEDULE</div><div><div>ROOM NAME XXX</div>NEW ROOM DESIGNATION</div><div><div>ROOM NAME XXX</div>EXISTING ROOM DESIGNATION</div><div>ASPHALT</div><div>BATT INSULATION</div><div>BRICK</div><div>CERAMIC TILE</div><div>CONCRETE</div><div>CONCRETE BLOCK</div><div>EARTH</div><div>FINISH WOOD</div><div>FIREBRICK</div><div>GRAVEL OR STONE</div><div>GYPSUM WALL BOARD</div><div>LUMBER OR WOOD BLOCKING</div><div>PLYWOOD</div><div>RIGID INSULATION</div><div>SPRAY FOAM INSULATION</div><div>STEEL</div></div></div>		
ABBREVIATIONS			
ACT acoustical ceiling tile ADA Americans W/ Disabilities Act AFF above finished floor ALUM aluminum BD board BLDG building BLK blocking BOT bottom BRG bearing CJ control joint CPT carpet CL centerline CLG ceiling CMU concrete masonry unit COL column CONC concrete CORR corridor CT ceramic tile CTB cermic tile base DBL double DF drinking fountain (bubbler) DIM (S) dimension DN down DS down spout DTL detail DWG drawing EA each ELEC electrical ELEV elevation EJ expansion joint EQ equal ETR existing to remain EWC electric water cooler EX existing EXIST existing FE fire extinguisher FEC fire extinguisher cabinet FIN finish FLR floor FRP fiberglass reinforced panel FTG footing GA gauge GALV galvanized GC general contractor GFCI ground fault circuit interrupter GYP BD gypsum wall board HM hollow metal HORZ horizontal ID inside diameter IN inch MECH mechanical MO masonry opening MFR manufacturer MIN minimum NIC not in contract NO number NTS not to scale OC on center OD outside diameter OH opposite hand OVHD overhead PLAM plastic laminate PL plate PLBG plumbing PNT paint PR pair PSI pounds per square inch QT quarry tile RB rubber base RCP reflected ceiling plan RO rough opening REQ require (d) RM room SECT section SIM similar SQ square SRC sound reduction coefficient STD standard STL structural STRUC structure SV sheet vinyl T&B top & bottom T&G tongue and grove TCA tile council of america TEMP tempered TOS top of steel TYP typical UNO unless noted otherwise VCT vinyl composition tile VERT vertical VVC vinyl wall covering W/ with WC water cooler WD wood WF wide flange WXD width X depth XFMR transformer			

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

1. SUMMARY OF THE WORK: The work shall include all labor, materials and equipment to construct the new art studio as described in the accompanying drawings

2. CONTINUITY OF DOCUMENTS: The drawings and specifications form the conditions of construction as a whole, and shall interrelate, with the more stringent or higher quality method governing where two methods are shown or specified. An item shown only once but part of a system shall be considered part of the same system throughout the building unless otherwise noted.

ALTERNATES: NOT USED

4. COORDINATION: The Contractor shall be responsible for coordinating the work of all subtrades to insure the proper delivery and execution of the work described in the drawings and specifications. The Contractor shall work with the Owner regarding working times and conditions.

5. CUTTING AND PATCHING: Shall be undertaken by each subtrade as required for the installation of all new work in his agreement. The Subcontractor shall disturb conditions only to the extent required for the installation of new work. Coordinate the locations and placement of all subtrade required cutting and patch all disturbed areas adjacent to damaged areas to match adjacent construction. Provide all necessary safety precautions in the cutting and patching of new work to insure proper structural integrity throughout.

6. REGULATORY REQUIREMENTS: The General Contractor will obtain and pay for all required building permits and plan approvals. Each Subcontractor shall obtain and pay for all fees, permits and certificates of inspections, guarantees, etc. relative to his work, and as required by the municipality having jurisdiction over the work. Water and sewer tapping fees shall be paid for by the site improvement contractor.

7. CONSTRUCTION SCHEDULE: This shall be submitted by the General Contractor within five (5) days of the award of the contract and shall graphically show the order and interdependence of all activities necessary to complete the work, and the sequence in which the activity is to be accomplished.


8. SUBMITTALS: Shop drawings will be required for various items concerning the construction and shall be submitted in pdf format to the Owner for his review and approval. Shop drawings and information cut sheets will be required on the following: doors and frames, windows, finish hardware, shingles, siding, porch flooring, cultured stone,metal roofing, brackets, all interior finishes and materials. Contractor shall not proceed with the ordering or installation of any items requiring shop drawings/ samples until obtaining the Owner's approval. Samples shall be submitted as required on all finish items.

9. SCHEDULE OF VALUES: Prior to the first Application for Payment, the Contractor shall submit a list of the breakdown of work items and their relative construction cost values. This shall be utilized in analyzing the percentage of completion and shall accurately reflect the cost or subcontract amount involved in each work item.

10. TEMPORARY FACILITIES AND CONTROLS: The Subcontractors shall provide and pay for the following temporary facilities, as they are required on the project, by the trades as indicated:
a. NOT USED
b. Temporary Water - piping and supply shall be provided by the General Contractor for use during the construction period. Contractor may coordinate with Owner for water connections to existing, if acceptable to Owner.
c. Telephone Equipment - shall be provided by the General Contractor for use during the construction period.
d. Temporary Sanitary Facilities - shall be provided by the General Contractor as required for use by all construction personnel.
e. Enclosures and Safety Barricades - shall be provided and maintained by the subcontractor creating the hazard, throughout the duration of construction to protect and warn the public of any hazardous areas on the construction site.
f. Temporary Fencing - shall be provided by the General Contractor if necessary to control the public from encroaching on the construction area.
g. Shoring and Bracing - shall be provided as required for proper safety and execution of the work by the subcontractor creating the hazard.
h. Security Conditions - shall be the responsibility of each contractor and subcontractor in securing their materials, tool boxes and hand tools throughout the use in the project.
i. Safety Requirements - shall be observed by all construction personnel and shall involve all governmental regulations applicable to the project and those necessary to maintain worker and public safety. All requirements of OSHA shall be followed.
j. Access and Construction Parking - shall be coordinated with the Owner throughout the construction process. Subcontractors shall park all construction vehicles in area designated by Owner. Subcontractor shall be required to maintain and clean public and private thoroughfares and shall be responsible for the continuous maintenance and repair of any facilities damaged during the construction process.
k. Temporary Controls - shall be maintained to protect the Owner's property from weather and dust throughout the project. Carpentry Subcontractor shall construct and maintain temporary weather and dust barricades and partitions as required to control the effects of the construction work. All Subcontractors shall clean all areas affected by the dust and damage of the new construction work. Cleanup of all debris is provided by all trades creating debris.

Linekst
More Than Arch

440-313-4672
14095 Country River Lane Newbury, Ohio 44065



Joseph V. Linek, License # 1115432
Expiration Date 12/31/2023

NEW ARTS AND CRAFTS STUDIO
FOR
30 JOHN CLARK LANE
HUDSON, OHIO

TITLE / SITE PLAN

FOR ABR / PERMIT 10-27-2023

SHEET NUMBER:
T1.01

Linekstudio
More Than Architecture

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NEW ARTS AND CRAFTS STUDIO
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T1.01

I. Product Handling - Each Subcontractor shall provide for the proper handling and storage of all delivered materials and equipment. The Owner may reject any non-complying storage procedures and require the Subcontractors to properly protect and store all construction goods. The Subcontractor shall repair or replace any items damaged due to improper handling or storage.

m. Contract Closeout - will require that the Subcontractors submit for a Substantial Completion Certificate and prior to final completion have submitted the proper project maintenance manuals for all equipment and materials installed in the project. The manual shall include all warranties and bonds, spare parts lists, and include all certificates of inspection and certificate of occupancy from the local authorities.

n. Cleaning - shall be required in a continuous procedure throughout the construction process. Each Subcontractor shall weekly clean the site and building of all debris and waste materials. All Subcontractors shall insure the proper disposal and removal of waste materials and meet all applicable city ordinances regarding the transportation and final disposition of all waste material. Final cleaning shall be required at the completion of the project and shall include the cleaning of all interior and exterior surfaces to remove grease, dust, dirt, stains, labels, and fingerprints from all finished surfaces and glass areas.

o. Payments to Contractor - will be made upon receipt of the properly executed Contractor form for Application and Certification of Payment to Contractor, and shall include all release of liens for previously installed labor and material, including material suppliers.

12. SHOP DRAWING SCHEDULE: The General Contractor to prepare a schedule of shop drawing submittal to the owner within five (5) days of the award of contract.

13. SUPERVISION: Provide a superintendent who shall be familiar with all the requirements of this project. Supervision shall be as necessary to insure the quality of the work and the coordination and interface of subtrades.

14. SITE VISIT: All contractors shall visit the site prior to bidding the work to familiarize themselves with the scope of work and the extent of the demolition required.

15. TEMPORARY STAGING AND SCAFFOLDING: All temporary flooring, planking and scaffolding necessary in connection with the erection of the structural steel or the support of erection machinery shall be provided as a part of the erection work, and shall meet requirements of all applicable municipal and state laws and all governing safety regulation including the Federal Occupational Safety Act. Wherever required, provision shall be made to take care of stresses resulting from same.

DIVISION 2 - SITEWORK

1. EXCAVATING, BACKFILLING AND COMPACTING: Sitework Subcontractor shall excavate every type of material encountered within the limits of the work to the lines, grades and elevations indicated and required. Redistribute as required, approved waste material and transport from the site all waste material not suitable for fill or for reuse on the existing site. Excavate in a manner to provide proper drainage at all times and provide all dewatering techniques and equipment necessary to keep all trenches and excavations free of water and loose material. Strip and store all acceptable topsoil for reuse during the landscaping phase. Locate and protect all existing utilities to remain, contacting utility companies as appropriate. All existing abandoned or future abandoned utilities shall be cut, capped or removed as required to the satisfaction of the local authorities. Maintain access to the site at all times and provide all necessary temporary safety barricades and safety devices during times of open excavation. Provide all necessary shoring and bracing to provide stability of excavation sidewalls and prevent cave-ins. Bottoms of all excavation shall be cleaned of loose material with a smooth, hard, tamped, compacted bottom surface.

a. BACKFILLING - Subcontractor shall backfill all excavated materials to required grades and subgrades as required. Subcontractor shall utilize satisfactorily excavated materials or borrow material. Provide granular subbase and fill where specified. Provide for proper compaction, testing of compacted surfaces and removal of all trash and debris from compacting material. Place compacted fill in horizontal layers of thicknesses not exceeding 8 inches and compact to densities required. Compact fill material under structures and pavement to 95% of maximum density, compact fill at lawn to 85% of maximum density, compact fill under walkways to 90% of maximum density. Control the moisture level in all compacting material by adding water or allowing fill to dry to required moisture condition prior to compacting.

GRADING - Subcontractor shall grade and compact adjacent areas of site to limits indicated on drawings. All grade lines and slopes shall conform with local engineering standards. Subcontractor shall take necessary care in compacting adjacent to new building walls to prevent triangulation and disturbance to structural stability of walls.

2. SITE UTILITIES AND DRAINAGE: Subcontractor shall coordinate work with Owner and local authorities and comply with all respective municipal and utility company standards. Maintain all operating existing active utilities, sewers and gutters and other drains encountered and repair or replace any damage caused during the process of the construction work. Subcontractor shall furnish and install required on-site utilities in compliance with specifications and industry standards. The use of Schedule 40 or ASTM approved PVC shall be permitted if approved by local authorities. Joints in all sewer pipe materials shall be with factory made approved solvents and jointing materials, and Subcontractor shall provide factory made Y-branches and "L"s and not construct such out of straight pipe. All pipe shall be installed in approved trenches on full bearing bedding material suitable and approved for use with the respective utility. Make all necessary connections to existing sewers with proper invert elevations to insure drainage and maintain proper flow. Coordinate all work with excavating, backfilling and grading Subcontractor as required.

3.GROUND COVER: shall be approved by the Owner and meet the specifications of Federal, State, County and local requirements for plant disease and insect control. Use balanced 10-6-4 fertilizer and soil conditioners fortified with organic nitrogen. Provide mulch in new beds to match existing when complete. Furnish and install grass seed to blend into existing yard composed of Kentucky or Marion Bluegrass and red fescue in 60% bluegrass to 40% fescue mix. Spread all existing topsoil or provide new topsoil to cover all landscape areas to a minimum thickness of 6". Fine grade, rake and remove all deleterious materials prior to installation of seed or sod. Seed all areas at a rate of 5 lbs. per 1000 square feet and fertilize earth at 2 lbs. per 1000 square feet and immediately wet the seed bed thoroughly. Subcontractor shall remove and relocate all plants and trees as called for or required to complete the new construction. Dig all holes for planting of containers of balled materials as required to meet American Association of Nurserymen Standards. Thoroughly water each plant after tamping soil on installation of planted material. Maintain all planting material for thirty (30) calendar days after planting is complete and approved by Owner. Replace all unapproved or dead planting materials for a period of one (1) year after acceptance by Owner.

DIVISION 3 - CONCRETE

1. CAST-IN-PLACE CONCRETE: shall be provided as required and shown on drawings and include all formwork, reinforcement and finishing necessary. Comply with specifications for structural concrete for buildings, AC301. Design, erect and construct all required forms as required to obtain accurate alignment locations and grades. Install built-in items. Install moisture barriers of 6 mil polyethylene film as called for on the drawings. All reinforcing steel rebars shall be Grade 60, ASTM A-615; all welded wire fabric shall be ASTM A-185, and be installed in accordance with American Concrete Institute specifications. Lap, tie and install bars as required. Concrete shall be 3000 psi class concrete for footings, concrete below grade, and interior slabs. Exterior concrete shall be 4000 psi 6% +/- 1% air entrained concrete exposed to weather. Materials shall be: Portland Cement ASTM C-150, Type 1, low alkali; Aggregate - ASTM C-33, and the appropriate aggregate sized for mix design. Provide proper sealers, hardeners, water reducing agents and air entraining agent. Wet cure concrete whenever possible, coordinate with carpet manufacturer so as to prevent moisture creep. Joint fillers shall be provided meeting ASTM D-1751 and be of non-extruded and resilient luminous types. Subcontractor shall install and clean all forms, provide all built-in items and sleeves, transport and place concrete, in strict accordance with ACI standards. Vibrate all concrete as necessary to consolidate mix and finish concrete with appropriate surface to receive finishes as approved by Owner or to provide proper non-slip surface. Concrete Subcontractor will provide and install styrofoam by Dow Chemical, where shown below grade on footer walls or below interior concrete. Provide saw cuts at 10' in each direction or as shown on plans.

DIVISION 4 - MASONRY
MASONRY: contractor shall install all masonry as required to build and construct the masonry portions of the project. Mortar shall be Portland Cement, ASTM C-150, Type 1, in natural gray color. Provide Type S pre-mixed mortar only, having required lime and aggregate proportions. Furnish and install all necessary masonry accessories including horizontal wire joint reinforcing and anchor bolts, flashing as indicated on drawings, and other reinforcing bars, accessories and weepholes as indicated on drawings or as required. Do not place any materials during frozen weather and protect the last course laid in the evening until next day's work. Lay masonry in straight walls and build in all headers as shown and required. Machine cut units to be trimmed or shaped as necessary. Insure proper plumb and square for modular window units by utilizing templates or other approved methods.

DIVISION 5 - METALS NOT USED

DIVISION 6 - WOOD AND PLASTICS

1. ROUGH CARPENTRY: shall include furnishing and installing all wood framing, nails, bolts, screws and miscellaneous construction framing accessories as required for a complete project as shown or as required for proper installation. All structural lumber shall be 1500 psi grade stamped with West Coast Lumber Inspection Bureau stamp. All plywood shall conform with the American Plywood Association standards for this type of installation. All treated wood shall be volmanized or equal. Store all material under tarps off of the ground. Install all framing with tight, true joints with well-nailed or screwed connections and assembled in accordance with the drawings and pertinent codes and regulations. Select lumber carefully and discard any defective lumber which would render the piece unusable to serve its intended function. Architect will inspect and reject any twisted, crooked, checked, warped or previously used lumber and metal studs. Furnish and install all blocking, cross bracing and miscellaneous wall back-up material for the installation of handrails, medicine cabinets, etc. Install framing members to allow plywood to have required bearing with face grain perpendicular to supports, with plywood spanning continuously over last two supports.

2. FINISH CARPENTRY: shall include furnishing and installing of all wood, nails, screws and miscellaneous items as needed to perform the finish carpentry for the construction shown on the drawings and specified herein and as needed for a complete and proper installation. Use only first quality materials with proper grade stamps of accepted grading and inspection bureau. Examine all areas and conditions under which the work of this section will be performed, and correct all conditions which will be detrimental to the proper completion of the work. Report all unsatisfactory conditions to the Owner for correction instructions. Using skilled workmen, install all finish carpentry to provide joints which are true, tight and well nailed, with materials which are free of defects which will visually affect the work. Install trim in pieces as long as possible and miter and/or cope all joints as required for neat and finished installation. Use properly sized nails to prevent splitting of wood and set, putty and sand all nail holes to provide smooth, finished surface ready for finish. Install all items in straight, true and plumb and level lines, firmly anchored suitable to meet conditions or items installed.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

1. ASPHALT ROOFING SHINGLES: shall include all labor, materials, and equipment necessary to furnish and install (whinals) all flashing and roofing shingles as shown on the drawings, as specified herein, and as needed for a complete and proper installation. Shingles shall be #300 rectangular 12"x36", 5" exposure, 25-year warranty with Underwriters Laboratory Class "A" label, Certainited Dimensional shingles as selected by the Owner. Provide manufacturer's 25-year written warranty on material and 2-year written warranty on installation, and install all shingles in strict compliance with manufacturer's written installation instructions. Do not install underlayment or shingles on wet surfaces or when air temperature is below 40 degrees. Properly align all joints and install required 15 lb. underlayment felt using hot dip galvanized steel or aluminum roofing nails for installation of felt and shingles to plywood sheathing. Metal drip edges shall be .032 aluminum edges, 6" long with 3/4" drip. Install at rake edge and eave typically. Install double layer of 15 lb. felt extended 24" up from face of interior wall line for ice dam. Snap chalk lines to guide application and maintain level line parallel to eaves and ridge. Apply starter course of shingles with tab out off, and overhang finished eaves and rake by 3/4". Install proper nailing for required exposure and install required flashing as shown on the drawings and as required for complete watertight installation.

3. ALUMINUM GUTTER SYSTEM: Shall include providing all siding, trim, flashing and accessories where shown on the drawings, as specified herein, and as needed for a complete and proper installation. Vinyl and aluminum materials shall be equal to Alcoa standard products with manufacturer's 50 and 30-year transferable written warranty on material and 2-year written warranty on installation. All materials shall be installed in strict accordance with manufacturer's written printed installation instructions and SMACNA Architectural Sheet Metal Manual. Vinyl siding and soffit materials shall be Alcoa solid vinyl siding and matching soffit, with double-4 profile of color selected by owner. Aluminum trim and cladding material shall be .024" prefinished material per manufacturer's standards, with base and cap flashing as required of .027" thick prefinished aluminum, rain carrying material shall be Alcoa standard .032" aluminum gutter, with .019" aluminum downspouts and be vinyl coated with alodine #1200, inside finish of copolyester epoxy resin for corrosion resistance, and exterior surface shall be finished with high gloss, baked-on polyester paint and protected with zipshield polyethylene film. Fasteners, clips and nails shall be per aluminum manufacturer's standard equipment and all joint and seaming compound shall be "Mono" as manufactured by Tremco, Inc. Install 5" OG Style Colonial prefinished aluminum gutters with strap anchors at 2 c.c. and provide all necessary expansion joints and closer flanges as required. Downspouts shall be anchored to wall a maximum of 6' o.c. and all dissimilar materials shall be coated to prevent electrolysis between the two materials. Gutters shall be installed and sloped to provide positive drainage throughout, and downspouts shall be terminated into storm sewer with proper transition boot.

4. SEALANTS AND CAULKING: shall be shown on the drawings and be provided elsewhere as required to provide a positive barrier against passage of moisture and air. Exterior products shall be similar to Monokontoments as manufactured by Tremco Inc., and interior products similar to Tremco Acrylic Latex Caulk, and shall be applied in strict accordance with manufacturer's printed installation instructions, with special consideration to the cleanliness of the surface being applied to and the temperature during which installation is undertaken. Use primers which are non-staining and have been tested for durability on the surfaces to be sealed, and install back-up material as required in all reglets and gaps of close-cell resilient urethane or polyvinylchloride foam. Clean and prepare all surface conditions prior to the installation of caulking and sealant, install back-up materials and primer, and tool joints to proper profile for neat and completely sealed condition. Color of sealants shall be as selected by the Architect from manufacturer's standard colors normally available and matching adjacent surfaces. Clean all adjacent surfaces of over-applied sealant.

DIVISION 8 - DOORS, WINDOWS & GLASS SEE ELEVATIONS

3. FINISH HARDWARE: shall be first quality products and Contractor shall provide all labor, material and installation equipment necessary to complete all the work indicated on the drawings or as required for complete operating systems. Furnish all necessary templates and coordinate hardware schedule and delivery with door manufacturer, and provide all master keying required by the Owner. The Contractor and hardware supplier shall be responsible for checking the floor plans for quantities and details and also furnishing all hardware in strict compliance with all state and local building codes. Deliver, store and install all hardware to prevent damage and maintain proper operation.
a. Hinges shall be Hager or Stanley.
b. Locksets and latchsets and cylinders shall be Schlage, Sargent, Russwin or Corbin.
g. Sliding door hardware by Grant Hardware Company. Contractor shall coordinate closers for proper size and operation of selected door. Install door stops mounted off of the floor wherever possible, and provide blocking in stud walls to support and reinforce walls stops. Contractor shall also provide any miscellaneous cabinetry hardware required not specified elsewhere. All hardware finishes shall be as selected by the Owner.

DIVISION 9 - FINISHES

1. PAINTING AND/ OR STAINING: Subcontractor shall provide all materials, labor and equipment necessary to complete the painting or staining of all surfaces which do not have an integral finish, i.e. ceramic tile, anodized aluminum, etc. All materials shall be manufacturer's first quality, in unopened containers delivered to the job, and be installed in strict accordance with manufacturer's printed installation instruction in material suitable for surface to be covered. Painting shall be done only when environmental conditions are appropriate and all surfaces to receive paint have been totally cured or dried. Utilize safe procedures in the storing, mixing and maintenance of paints, thinners, and oil soaked rags. All surfaces shall be prepared to receive painting in strict accordance with manufacturer's instruction, acceptable to the Owner and Contractor shall correct any defective surface as instructed by the Architect. Coating Schedule included shall be based on Benjamin Moore paints or use similar products of Sherwin Williams or Dutch Boy. All coats specified herein are in addition to primers, sealer or other preparatory or protective coats required.

a. COATING APPLICATION: All coats shall be flowed on, or brushed on, to a uniform film. Completed work shall be free of runs, sags, blocked angles, raised grain, and all other evidence of poor or careless workmanship. Texture of coating (Flat, Satin, Semi-Gloss, Gloss, High Gloss, etc.) shall be selected by Owner for each specific architectural item. Stains may be applied by cloth or sponge. Coatings shall be thoroughly stirred and kept at a uniform consistency during application. Tint all undercoats toward the color or the final coat, with shade of each coat sufficiently different from that of work in place to permit easy identification. Allow sufficient time before recoating to insure proper drying of the preceding coat. For enamel and varnish finishes on wood or metal, sand original (or shop primed) surface, and between coats, with fine sandpaper and remove all resulting grit and dust before application of each coat. Sand wood surfaces with the grain only, never across the grain.

b. CLEAN AND PROTECT: Provide clean drop cloths, and other protection as approved to protect floors, doors, windows and other parts from damage. Where any work is accidentally splattered, clean promptly and leave in satisfactory condition. Water closets, tubs and other fixtures of all kinds shall not be used as supports for planking and shall be thoroughly protected from damage at all times. No plumbing fixture, open waste or vent pipe (or other pipe of any kind) shall be used to dispose of paint materials, used rags, waste or other material. Upon completion of this work, this Contractor shall remove all paint splatters, touch up and restore any damaged finishes, and remove all scaffolding, tools, equipment, surplus materials and debris of all kinds.

11. COATING SCHEDULE:
(1) Exterior Wood Painted: 1st coat - Exterior Primer
2nd & 3rd coats - semigloss finish
(2) Exterior Wood Stained: 1st & 2nd coats - Semi-Transparent water based stain
(3) Interior Painted Wood: 1st coat - water based low voc Primer
2nd & 3rd coats - Satin Finish water based low voc
(4) Interior Plaster & Gypsum Board (Smooth Finish): 1st coat - Quick Drying Primer/Sealer
2nd & 3rd coats - Flat at ceiling or Satin at walls low voc water based
(5) Interior Concrete Block: 1st coat - Block Filler
2nd & 3rd coats - Satin Finish low voc
(6) Interior wood stain 1st coat stain 2nd and 3rd coats shall be polyurethane finish sand between coats

DIVISION 10 - SPECIALTIES Not Used
DIVISION 12 - FURNISHINGS Not Used
DIVISION 15 - MECHANICAL SEE MECHANICAL AND PLUMBING NOTES

DIVISION 16 - ELECTRICAL

1. ELECTRICAL WORK: Contractor shall provide all necessary labor, material and equipment for a complete installation of electrical system shown in conformance with National Electric Code and local code requirements. The work shall include furnishing, branch circuit wiring, wall switches and receptacles, outlet boxes, plates, conduit, and wire as required by code or as shown on the drawings. Furnish all wiring to mechanical and electrical equipment. Materials and equipment shall comply with standards of Underwriters Laboratories. Provide and install light fixtures as shown to comply with existing building standards. Provide all required single and three way switching as required. Provide duplex and ground fault interrupted circuits as required by code. Coordinate exact location of devices with Owner. Coordinate all work with the work of other trades and provide for and pay for all required building department permits and inspections. Provide final certificate of inspection and occupancy for local building department prior to acceptance of project.

RESIDENTIAL STRUCTURAL NOTES

A. GENERAL
1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
2. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTALLATION INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: CURRENT RESIDENTIAL CODE OF OHIO.
5. DESIGN ROOF SNOW LOAD: 30 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER OBC6.
a. GROUND SNOW LOAD (Pg) = 30 PSF
b. FLAT ROOF SNOW LOAD = 30 PSF
c. SNOW EXPOSURE FACTOR (Ce) = 1.0
d. SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
6. DESIGN LIVE LOADS:
FIRST FLOOR = 40 PSF
SECOND FLOOR = 40 PSF
ATTIC = 20 PSF (AREAS WHERE HEIGHT IS 30' OR GREATER)
EXTERIOR BALCONIES AND DECKS = 40 PSF OR OCCUPANCY SERVED.
ROOF = 25 PSF
7. WIND DESIGN PARAMETERS
a. BASIC WIND SPEED = 115 MPH
b. WIND LOAD IMPORTANCE FACTOR = 1.0
c. WIND EXPOSURE = EXPOSURE B
8. SEISMIC DESIGN PARAMETERS
OCCUPANCY CATEGORY = II
SITE CLASS = D
SOIL DESIGN ASSUMPTIONS
ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF
EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PSF
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT.

B. REINFORCED CONCRETE

1. MATERIALS:
a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-05 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
b. STRUCTURAL CONCRETE

CLASS LOCATION FC

I FOOTINGS, PIERS, 3000
AND UNDERPINNING.
II INTERIOR SLABS ON GRADE, 3500
WALLS, AND ALL
INTERIOR CONCRETE NOT
OTHERWISE IDENTIFIED.
III EXTERIOR SLABS ON GRADE, 4000
RETAINING WALLS, BASEMENT
WALLS, PIERS AND COLUMNS
PLACED INTEGRALLY WITH
BASEMENT WALLS, AND ALL
EXTERIOR CONCRETE NOT
OTHERWISE IDENTIFIED.

c. ALL DEFORMED REINFORCING BARS: FY = 60,000

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLABONGRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.

C. MASONRY
1. SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MATERIALS:
a. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
b. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S. MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
c. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER IRC SECTION R609.
d. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIZE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY-WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
e. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED), PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS.
FILL CORE SOLID AROUND ANCHOR BOLTS.
PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
3. LINTELS: PROVIDE LINTELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED, PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS. USE 6 INCHES MINIMUM BEARING EACH END.
MASONRY OPENINGS SECTION
10' 4'-0" L 3'-12 X 3'-12 X 5/16
4'-1" TO 5'-6" L 4-X 3'-12 X 5/16 LLV
5'-7" TO 6'-0" L 5 X 3'-12 X 5/16 LLV

E. STRUCTURAL STEEL
1. MATERIALS:
a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN. SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HULTI "KWIK-BOLT" T2; SIMPSON STRONG-TIE "STRONG-BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HULTI "HIT-CEMENT HY 150," SIMPSON STRONG-TIE "ACRYLIC-TIE," ITW RED-HEAD "AT ACRYLIC." b. MINIMUM BEAM BEARING ON MASONRY = 7'-12", ON CONCRETE = 5' INCHES UNLESS NOTED OTHERWISE.
c. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
1/2 INCH DIAMETER BOLTS --- 3-12 INCHES EMBEDMENT
3/4 INCH DIAMETER BOLTS --- 5 INCHES EMBEDMENT
2. CONNECTIONS:
a. WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:
FLANGE WIDTH BOLTS POWDER ACTUATED FASTENERS
4" 3/8" DIA. @ 30" O.C. 145" DIA. @ 18" O.C.
5' OR GREATER 1/2" DIA. @ 42" O.C. 145" DIA. @ 18" O.C.
H. STRUCTURAL LUMBER
1. MATERIALS:
STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2005 EDITION; 19% MAX. M.C.
PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION NDEX 240 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH MIN.
OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR ROOFS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK, STURD-I-FLOOR WITH SPAN RATING OF 24 C.O. EXPOSURE 1, TONGUE AND GROOVE.
MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON I-LEVEL TRUS JOIST.

2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
a. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
b. U.S. PRODUCT STANDARD PS1
2009 INTERNATIONAL RESIDENTIAL CODE
3. CONNECTIONS:
a. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
SHEATHING TO WALLS - NAILED - USE 8d COATED SINKERS AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. ALL VERTICAL AND HORIZONTAL JOINTS ARE TO BE OVER A COMMON STUD, PLATE, BAND BOARD, OR 2X BLOCKING.
ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
BUILT UP WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.
ALL OTHER CONNECTIONS TO BE PER TABLE R602.3(1) MINIMUM.

4. MISCELLANEOUS:
a. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
b. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE IF SHEATHING IS NOT PROVIDED. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
c. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
d. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
e. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUEAND-GROOVE PANELS.
f. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
g. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
h. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
i. WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2X BLOCKING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24 INCHES ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

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More Than Architecture

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Joseph V. Linek, License # 1115432
Expiration Date 12/31/2023

NEW ARTS AND CRAFTS STUDIO
FOR
30 JOHN CLARK LANE
HUDSON, OHIO

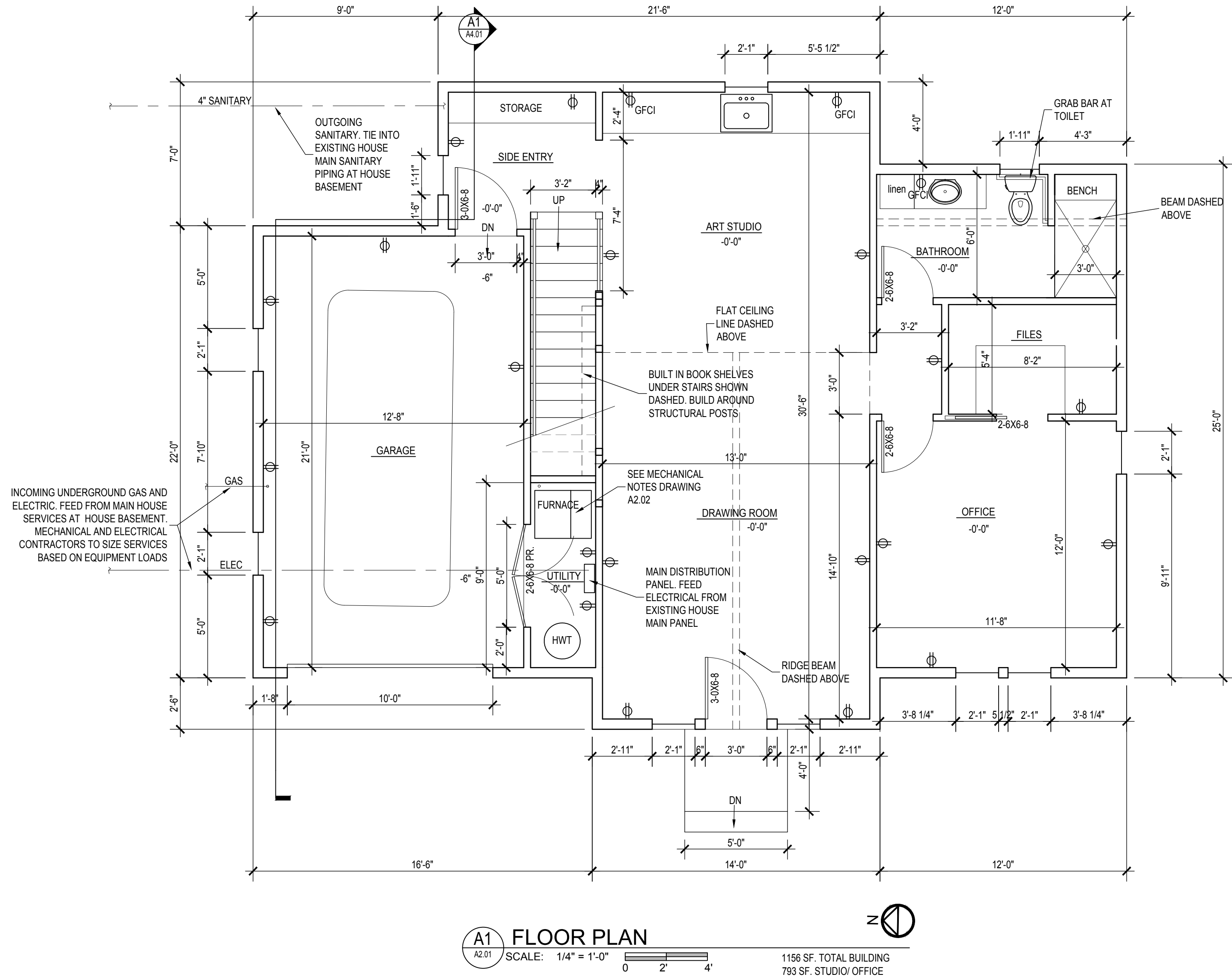
SPECIFICATIONS

FOR ABR / PERMIT 10-27-2023

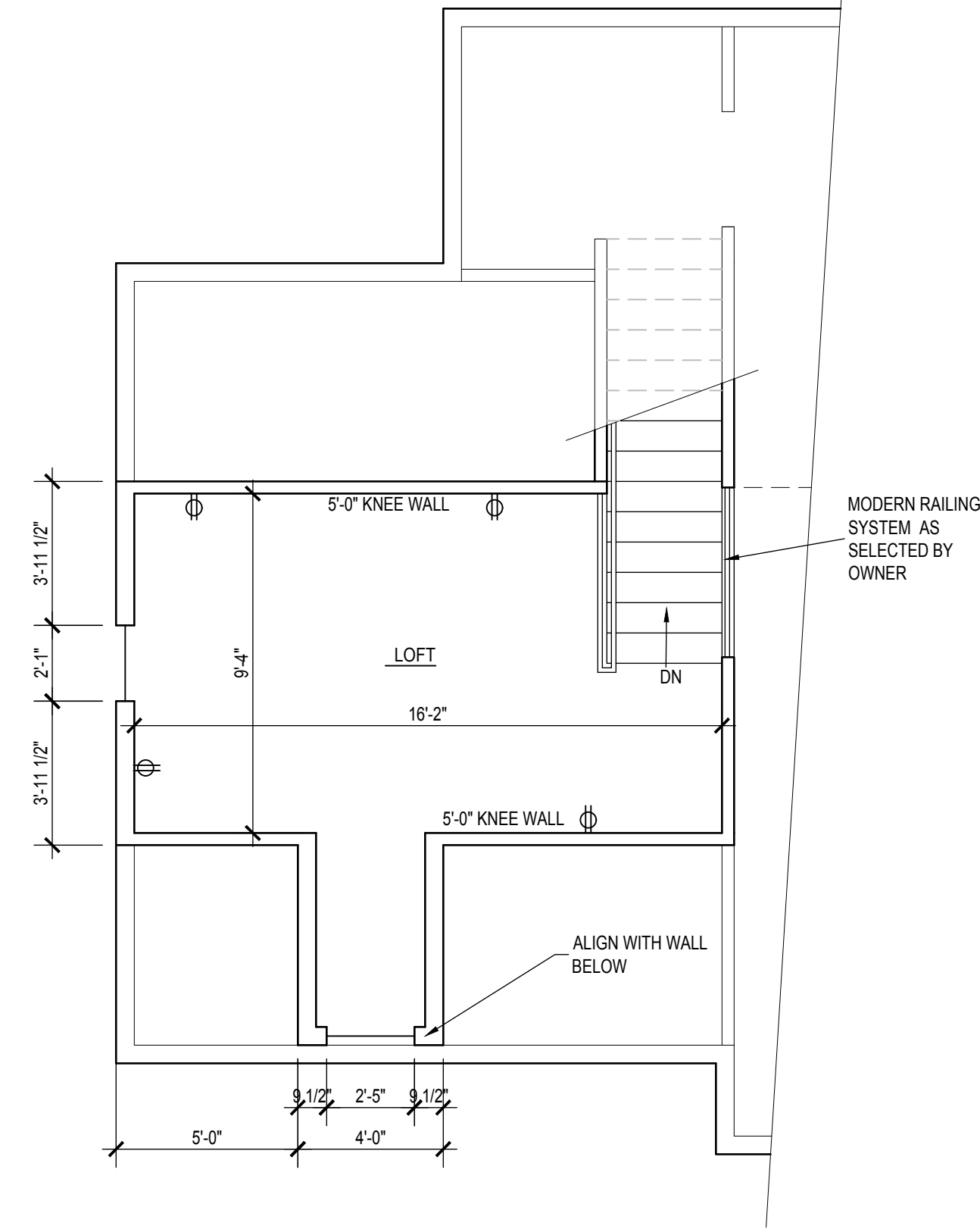
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ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⌞	SWITCH AT 48" AFF. UNO. (HUBBEL #HBL-121 OR EQUAL.
⌚	DUPLEX RECEPTACLE AT 18" AFF. UNO. (HUBBELL #5352 OR EQUAL)
▽	PHONE OR CABLE TECHNOLOGY ROUGH IN OUTLET BOX AT 18" AFF. UON.



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
1156 SF. TOTAL BUILDING
793 SF. STUDIO/OFFICE



A2 LOFT PLAN
SCALE: 1/4" = 1'-0"
136 SF. LOFT

GENERAL DOOR NOTES:

- DOOR HARDWARE SHALL BE SELECTED BY OWNER. CONFIRM STYLE PRIOR TO PURCHASE.
- ALL DOORS MUST BE EQUIPPED WITH HARDWARE WHICH CAN BE READILY OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED SLIDING FLUSH OR SURFACE BOLTS ARE PROHIBITED.
- DOOR HARDWARE SHAPE MUST ALLOW EASY OPERATION WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- PROVIDE FLOOR, WALL OR HINGE STOP @ EA. DOOR, NEW OR EXISTING.
- IF OWNER CHOOSES A GLASS DOOR ALL GLASS WITHIN DOORS SHALL BE 1/4" MIN. TEMPERED PER CODE.

DOOR NOTES:

- ALL INTERIOR DOORS SHALL BE SOLID CORE 1-3/8" DOORS AS SELECTED BY OWNER. HARDWARE SHALL BE AS SELECTED BY OWNER. CONFIRM STYLES WITH OWNER PRIOR TO ORDERING.

WINDOW ROUGH IN NOTE

- ALL WINDOW DIMENSIONS SHOWN FOR WINDOWS ARE +/- AND SHALL BE VERIFIED WITH ACTUAL WINDOW ROUGH IN SCHEDULE PRIOR TO FRAMING.

SEE ELEVATIONS FOR SIZING

GENERAL GLAZING NOTES:

- ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
A. GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING SLIDING PANELS AND SIDE LIGHTS.
B. GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS
C. GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION.
D. GLAZING WITHIN 18" OF THE FINISH FLOOR
E. GLAZING IN RAILINGS
F. GLAZING IN WALLS AND FENCES ENCLOSING A SWIMMING POOL WITH THE BOTTOM EDGE WITHIN 60" OF THE FLOOR.
G. GLAZING ADJACENT TO TUBS & SHOWERS

GENERAL NOTES:

- INTERIOR WALLS SHALL BE CONSTRUCTED OUT OF 2X4 WOOD STUDS CLAD WITH 1/2" GYP. BD. UNLESS OTHERWISE NOTED.
- INSTALL WOOD TRIM AND CASING THROUGHOUT AS SELECTED BY OWNER.
- ALL GYP. BD. SHALL BE SCREWED TO STRUCTURE. NAILS ARE NOT ALLOWED.
- NEW EXTERIOR WALLS SHALL BE 2X6 STUDS WITH 7/16" PLYWOOD OR OSB SHEATHING AT EXTERIOR AND 1/2" GYP. BD. AT INTERIOR UNLESS OTHERWISE NOTED.
- PROVIDE SOLID BLOCKING AT ALL SHELF AND ROD LOCATIONS.

ALLOWANCE NOTES

- EXACT CABINET CONFIGURATION SHALL BE CONFIRMED WITH OWNER PRIOR TO ORDERING.
- CABINET STYLE SHALL BE SELECTED BY OWNER FROM CONTRACTORS ALLOWANCE.
- COUNTER TOP STYLE SHALL BE SELECTED BY OWNER FROM CONTRACTORS ALLOWANCE.
- SINK AND FAUCET SHALL BE SELECTED BY OWNER FROM CONTRACTORS ALLOWANCE.
- CONTRACTOR SHALL DISCUSS OWNER PREFERRED STYLES OF CABINETS, COUNTERS, FIXTURES AND FINISHES WITH OWNER PRIOR TO SETTING ALLOWANCES. CONTRACTOR SHALL SET REALISTIC ALLOWANCES BASED ON EXPECTATIONS OF OWNER.

FINISH NOTES

ALL FINISHES SHALL BE SELECTED BY OWNER VIA CONTRACTOR ALLOWANCES. CONTRACTOR SHALL ESTABLISH ALLOWANCES FOR CABINETRY, VANITIES, FLOORING, TILE, PAINT, TRIM AND CASING. COORDINATE ALL COLORS, MATERIALS AND FINISHES WITH OWNER PRIOR TO INSTALLATION.

INSTALL (AT TILE FLOORS) AFTER PLUMBING IS ROUTED. INSTALL UNCOUPLING MAT EQUAL TO SCHULTER DITRA UNDER A NON SLIP TILE AS SELECTED BY OWNER IN A LATEX MODIFIED MORTAR BED. INSTALL A WATERPROOF MEMBRANE AT WET LOCATIONS. PROVIDE AN ADA TRANSITION FROM WOOD FLOOR TO TILE. INSTALL TILE IN STRICT ACCORDANCE WITH TILE COUNCIL OF AMERICA'S STANDARDS AND RECOMMENDATIONS FOR WET CONDITIONS ON WOOD SUBSTRATE.

PROVIDE BLOCKING AT ALL CABINET AND SHELF LOCATIONS

APPLIANCES ARE BY OWNER

- SEE SPECIFICATIONS FOR FURTHER DETAIL REGARDING FINISHES
- GYP. BD. FINISH SHALL BE A LEVEL 4 MINIMUM.

FIREPLACE NOTES In the event the owner decides to install a fireplace the following notes shall apply. Fireplace surrounds shall meet requirements set forth in CBC section 1001.11. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches (51 mm) from the front faces and sides of masonry fireplaces and not less than 4 inches (102 mm) from the back faces of masonry fireplaces. The air space shall not be filled, except to provide fire blocking in accordance with Section 1001.12.

3. Exposed combustible trim and the edges of sheathing materials such as wood siding, flooring and drywall shall be permitted to abut the masonry fireplace side walls and hearth extension in accordance with Figure 1001.11, provided such combustible trim or sheathing is a minimum of 12 inches (305 mm) from the inside surface of the nearest firebox lining.

4. Exposed combustible mantels or trim may be placed directly on the masonry fireplace front surrounding the fireplace opening providing such combustible materials are not placed within 6 inches (152 mm) of a fireplace opening. Combustible material within 12 inches (306 mm) of the fireplace opening shall not project more than 1/8 inch (3 mm) for each 1-inch (25 mm) distance from such an opening.

General electrical notes

- Contractor shall coordinate locations of all lighting fixtures and ceiling mounted devices with the owner. Contractor shall also coordinate locations of receptacles and other wall-mounted devices with the interior millwork, cabinetry and finishes.
- The electrical wiring, connection and protection requirements for owner furnished equipment or appliances shall be verified in the field with the owners equipment supplier and with the nameplate data. Contractor shall furnish the proper NEMA receptacle configurations, connections, cords and plugs and circuits in accordance with the manufacturers recommendations.
- All branch circuits and feeders shall contain an insulated grounding conductor in accordance with specifications. Neutral conductors in receptacle circuits serving data equipment loads shall not be shared.
- The electrical contractor shall provide all cutting necessary for installation of new work. Coordinate cutting with finishes contractor to simplify patching and minimize work. Cutting of a structural member is prohibited without specific written permission from the architect.
- Tie all new circuits into nearest subpanel. Utilize spare circuits as required.

LIGHT FIXTURE NOTE

ALL LIGHT FIXTURES SHALL BE SELECTED BY OWNER THROUGH CONTRACTOR ALLOWANCE.

PLUMBING FIXTURE NOTE

ALL PLUMBING FIXTURES SHALL BE SELECTED BY OWNER THROUGH CONTRACTOR ALLOWANCE.

NOTE: MECHANICAL CONTRACTOR SHALL LOCATE THERMOSTATS AT OPTIMUM LOCATIONS AWAY FROM OUTSIDE WALLS. COORDINATE WITH OWNER

FIRE PROTECTION NOTE:

SMOKE DETECTORS SHALL BE INSTALLED THROUGHOUT THE STRUCTURE PER CODE. INSTALL ON EACH FLOOR. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER.

INSTALL UL 203A APPROVED CARBON MONOXIDE DETECTORS ON EACH FLOOR

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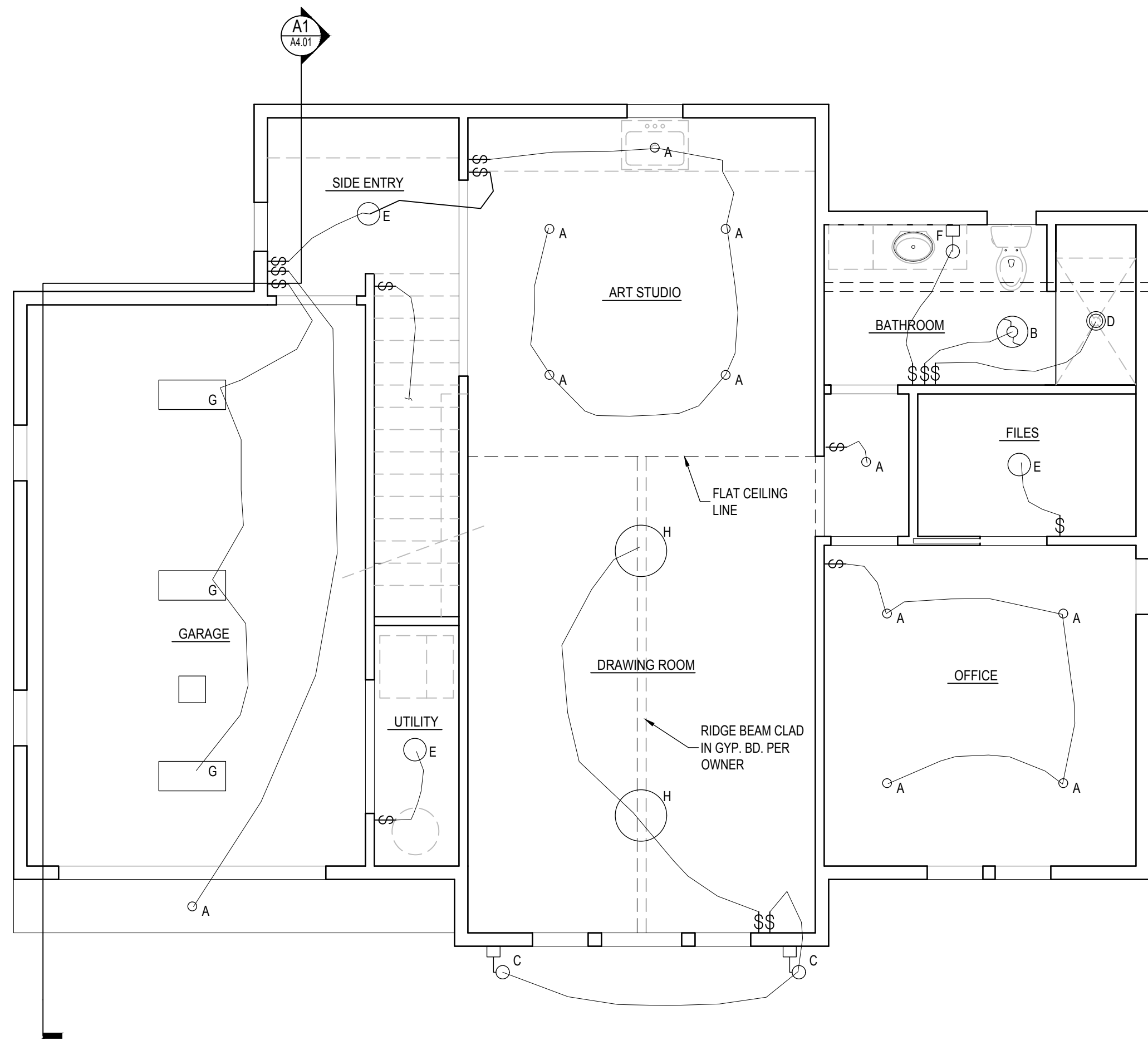
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FOR
30 JOHN CLARK LANE
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FLOOR PLANS

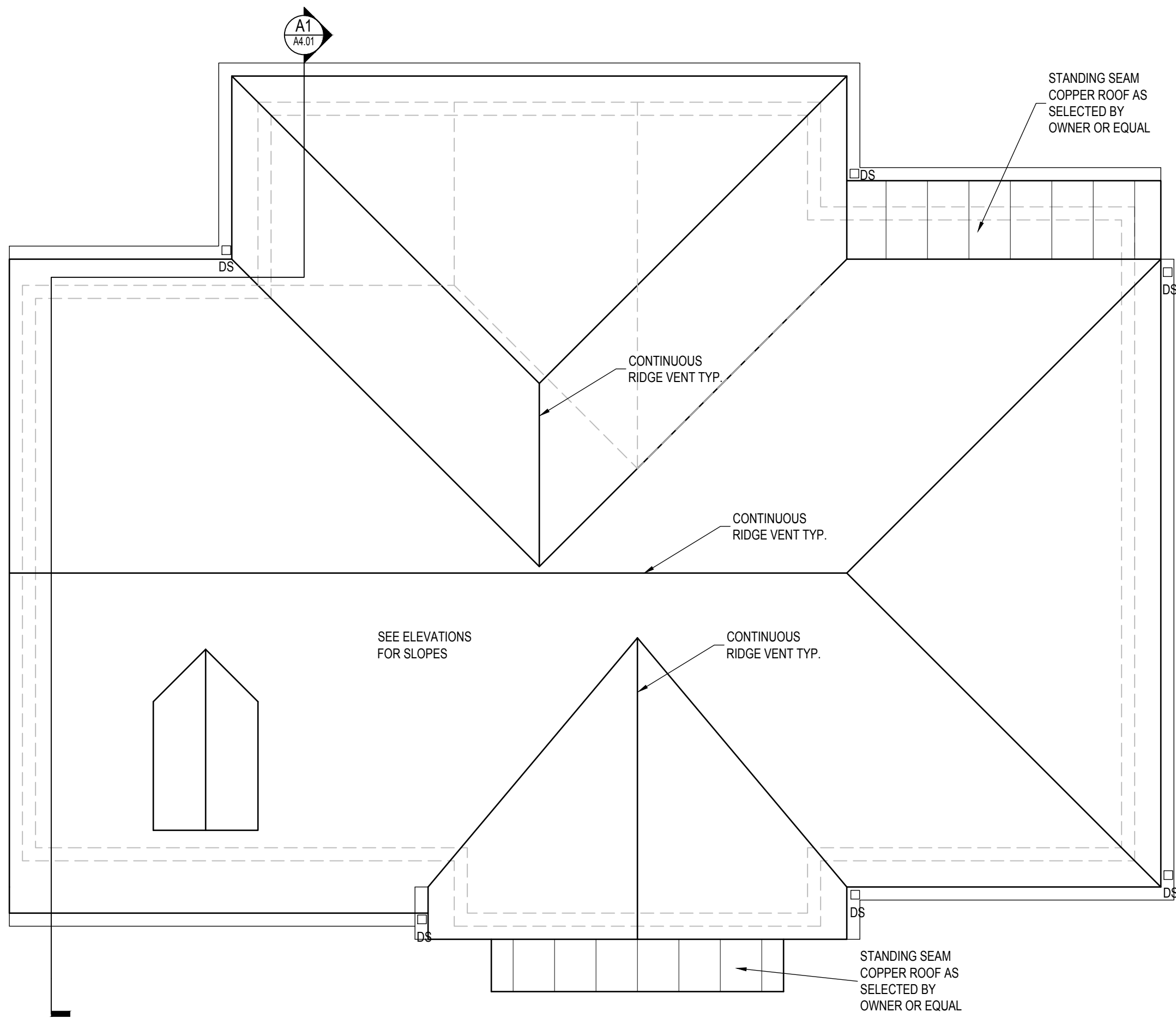
DESIGN REVIEW 04-06-2023
DESIGN REVIEW 04-18-2023
DESIGN REVIEW 04-19-2023
DESIGN REVIEW 05-15-2023
REVIEW 10-17-2023
FOR ARB/PERMIT 10-27-2023

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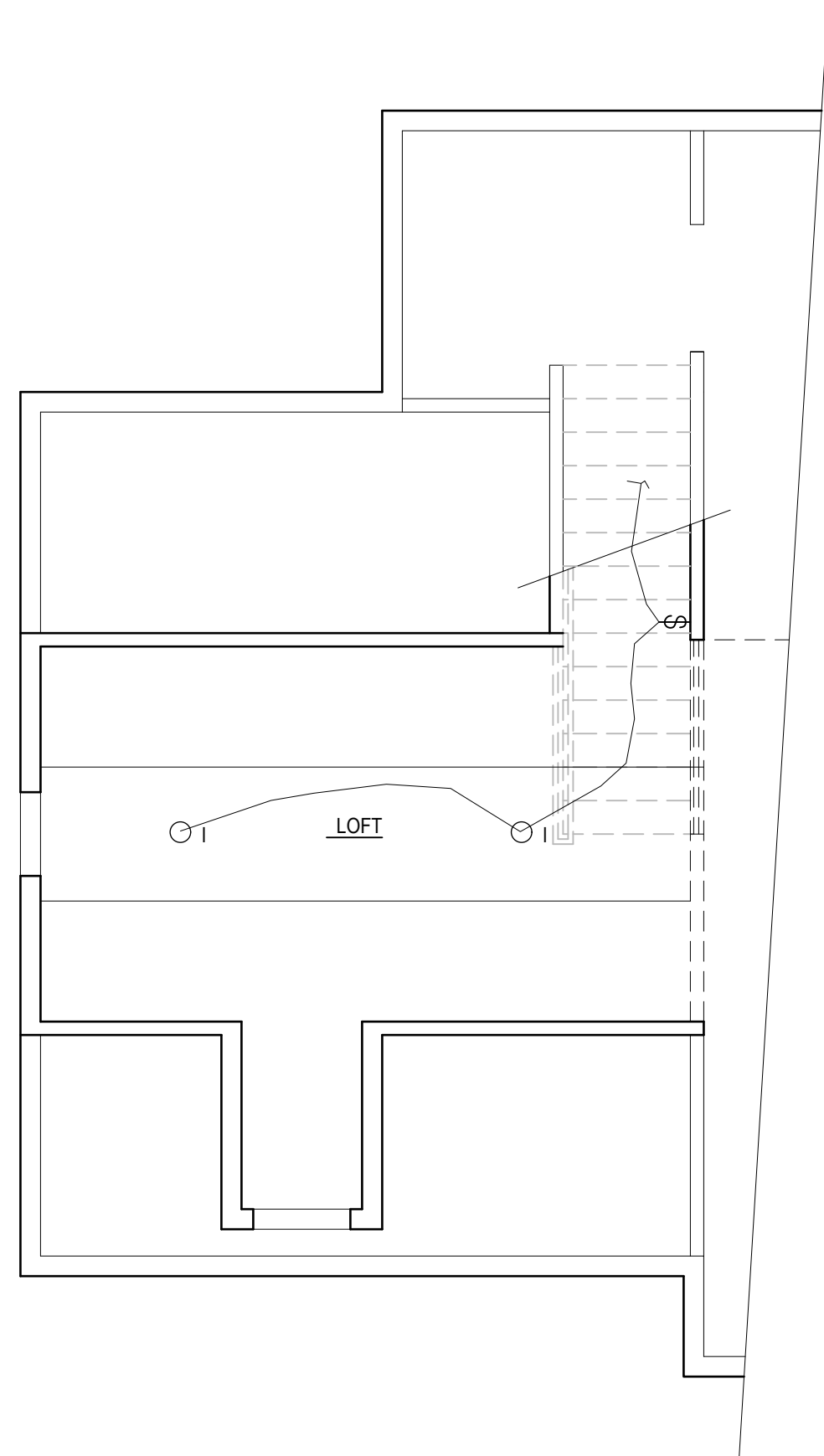
A2.01



A1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



A2 ROOF PLAN
SCALE: 1/4" = 1'-0"



A3 REFLECTED CEILING PLAN LOFT
SCALE: 1/4" = 1'-0"

MECHANICAL NOTES

HVAC SYSTEM: Contractor shall provide space heating and cooling system design, installed and balanced or adjusted to provide for the distribution of heating and cooling to habitable rooms and other spaces in accordance with accurately calculated heat loss criteria. Provide all work in strict accordance with manufacturer's printed installation instructions, local codes and in conformance with ASHRAE and UL requirements. Gas fired furnaces shall be high efficiency, by Trane or Carrier or approved equal. Furnace shall be thermostatically operated with electronic digitally controlled heating/cooling thermostat. Ductwork sizing shall be as required by calculations following the National Sheet Metal and Air Conditioning Contractors Association Standards. All installation shall be done by experienced craftsmen and according to the rules of the trade. Ductwork shall be insulated sheet metal ductwork sized for heating and/or cooling requirements and shall include all shut-off and balanced dampers required for proper balancing of the entire system. Provide supply and return air ductwork at appropriate positions in floor and coordinate locations with Owner. Insulate all supply and return lines in unheated spaces. Contractor shall apply for and pay for all required permits and inspections and provide final inspection certificate from local authority prior to final acceptance of system.

1. Ducts.

A. Provide and install all supply and return ducts. Connection to equipment to be made with double canvas. Air ducts shall be built of the following gauge galvanized iron into conform to SMACNA standards.

Rectangular	Round
Max. size up to 12" = 26ga.	12" dia. = 24 ga.
Max. size up to 30" = 24ga.	30" dia. = 22 ga.
Max. size up to 60" = 22ga.	

B. Joints to be straight, type to be best suited for particular size, sections to be no longer than 8 feet. All surfaces 15 inches or wider shall be cross broken. Where ducts pass through rated floor, roof or walls, space around duct shall be packed with fireproof material. All supply elbows are to be curved vanes. All grilles shall be screwed to flanged ducts with sponge rubber gaskets and made airtight. All grilles are to have prime coat finish unless otherwise noted.

2. Dampers and deflectors

A. The contractor shall furnish and install all balancing dampers, splitters, and deflectors necessary to properly distribute the air. Balancing dampers shall be installed in each branch duct and as required to properly balance the airflow. Where a grille or registers is supplied such that it is impractical to provide a damper in the branch duct, a damper shall be provided with the grill and register.

B. Where dampers and splitters are concealed in suspended ceilings they shall be provided with access doors, except doors may be omitted where ceilings are of the removable type.

C. All other dampers shall be no longer than 12 inches wide by 40 inches long where necessary more than one blade shall be provided. Dampers 24 inches and less in length shall be 16 gauge

3. Duct insulation

- All supply and return air ducts shall be insulated
- Ducts to be wrapped shall be insulated using own coming fiberglass all service face Duct wrap or approved equal

Insulation may be Johns Manville, Pittsburgh plateglass or Owens - Corning

General Notes

- Duct runout size shall be the same as the air outlet/inlet connection size unless otherwise noted.
- Refer to mechanical plans for locations of air distribution devices.
- All ductwork dimension shown are gross, net free area of wrapped insulation
- Access doors shall be provided in ductwork for access to all dampers/coils etc.
- Flexible ductwork shall not be used in exposed locations
- Contractor shall furnish and install balancing dampers at all supply and return air branch ducts as required for air balance.
- Ductwork construction and installation shall conform to Ohio mechanical code.

- Mechanical contractor shall field verify prior to installation that all ductwork can be installed as shown on the drawings. Any discrepancy shall be brought to the attention of the architect prior to fabrication.
- Mechanical contractor shall coordinate placement of new equipment routing in elevations of ductwork with other contractors on the project.
- Mechanical system piping in ductwork shall be supported in accordance with the Ohio mechanical code.
- All ducts and joints to be sealed with latex type duct sealer. No ducts to be run through outside walls.

GUTTER AND DOWNSPOUT NOTES

PROVIDE NEW GUTTERS AND DOWNSPOUTS THROUGHOUT PROJECT. TIE DOWNSPOUTS INTO EXISTING STORM DRAIN SYSTEM. GUTTER CONTRACTOR TO SIZE GUTTER AND DOWNSPOUTS PER CODE TO ALLOW FOR PROPER DRAINAGE CAPACITY

GUTTERS SHALL BE KYNAR COATED ALUMINUM OGEE GUTTERS AND RECTANGULAR DOWNSPOUTS IN COLOR AND STYLE TO MATCH EXISTING

GENERAL NOTES

PROVIDE 6'-0" OF ICE AND WATERSHIELD AT EAVES AND 3'-0" AT VALLEYS. TYPICAL

RUN ICE AND WATERSHIELD UP WALL A MIN. OF 18" ICE AND WATERSHIELD SHALL BE RUN BEHIND HOUSE WRAP AND SIDING. LAP ICE AND WATERSHIELD DOWN FACIA BEHIND GUTTER BOARD TYP.

PROVIDE STEP FLASHING AT WALL ROOF INTERSECTIONS.

PROVIDE CONTINUOUS RIDGE VENTS AS REQUIRED FOR CODE COMPLIANT VENTILATION

ROOF VENTING NOTE

A MINIMUM OF A 1" AIR SPACE MUST BE MAINTAINED ON THE ROOF SIDE OF THE INSULATION FOR VENTING. SOFFIT AND RIDGE VENT AREA MUST EQUAL 1/150 OF THE TOTAL ROOF SQUAREFOOTAGE PER THE BUILDING CODE. SOFFIT VENTS SHOULD EXHIBIT 9" SQIN OF NET FREE AREA PER FOOT MINIMUM. WALL INSULATION SHALL BE MIN. R-19 AND ROOF INSULATION SHALL BE MIN. R-30 FOR EXISTING ROOF CONSTRUCTION AND R-60 FOR NEW.

LIGHT FIXTURE SCHEDULE

SYMBOL	DESCRIPTION
⊙ A	4" RECESSED CAN LIGHT - LIGHT SHALL BE INSULATION RATED
⊙ B	COMBINATION EXHAUST FAN / LIGHT
⊙ C	EXTERIOR WALL SCONCE AS SELECTED BY OWNER
⊙ D	MOISTURE RATED SHOWER LIGHT AS SELECTED BY OWNER
⊙ E	SURFACE MOUNTED LIGHT AS SELECTED BY OWNER
⊙ F	WALL MOUNTED. VANITY LIGHT AS SELECTED BY OWNER
⊙ G	1x4 LED SHOP LIGHT AS SELECTED BY OWNER
⊙ H	PENDENT LIGHT AS SELECTED BY OWNER
⊙ I	PENDENT LIGHT AS SELECTED BY OWNER

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
⌚	SWITCH AT 48" AFF. UNO. (HUBBELL #HBL-121 OR EQUAL.
⌚	DUPLEX RECEPTACLE AT 18" AFF. UNO. (HUBBELL #5352 OR EQUAL)
▽	PHONE OR CABLE TECHNOLOGY ROUGH IN OUTLET BOX AT 18" AFF. UON.

General electrical notes

1. Contractor shall coordinate locations of all lighting fixtures and ceiling mounted devices with the owner. Contractor shall also coordinate locations of receptacles and other wall-mounted devices with the interior millwork, cabinetry and finishes.

2. The electrical wiring, connection and protection requirements for owner furnished equipment or appliances shall be verified in the field with the owners equipment supplier and with the nameplate data. Contractor shall furnish the proper NEMA receptacle configurations, connections, cords and plugs and circuits in accordance with the manufacturers recommendations.

3. All branch circuits and feeders shall contain an insulated grounding conductor in accordance with specifications. Neutral conductors in receptacle circuits serving data equipment loads shall not be shared.

4. The electrical contractor shall provide all cutting necessary for installation of new work. Coordinate cutting with finishes contractor to simplify patching and minimize work. Cutting of a structural member is prohibited without specific written permission from the architect.

5. Tie all new circuits into nearest subpanel. Utilize spare circuits at required.

LIGHT FIXTURE NOTE

ALL LIGHT FIXTURES SHALL BE SELECTED BY OWNER THROUGH CONTRACTOR ALLOWANCE.

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Expiration Date 12/31/2023

NEW ARTS AND CRAFTS STUDIO
FOR
30 JOHN CLARK LANE
HUDSON, OHIO

REFLECTED CEILING AND ROOF PLANS

DESIGN REVIEW 04-06-2023
DESIGN REVIEW 04-18-2023
DESIGN REVIEW 04-19-2023
DESIGN REVIEW 05-15-2023
REVIEW 10-17-2023
FOR ABB/PERMIT 10-27-2023

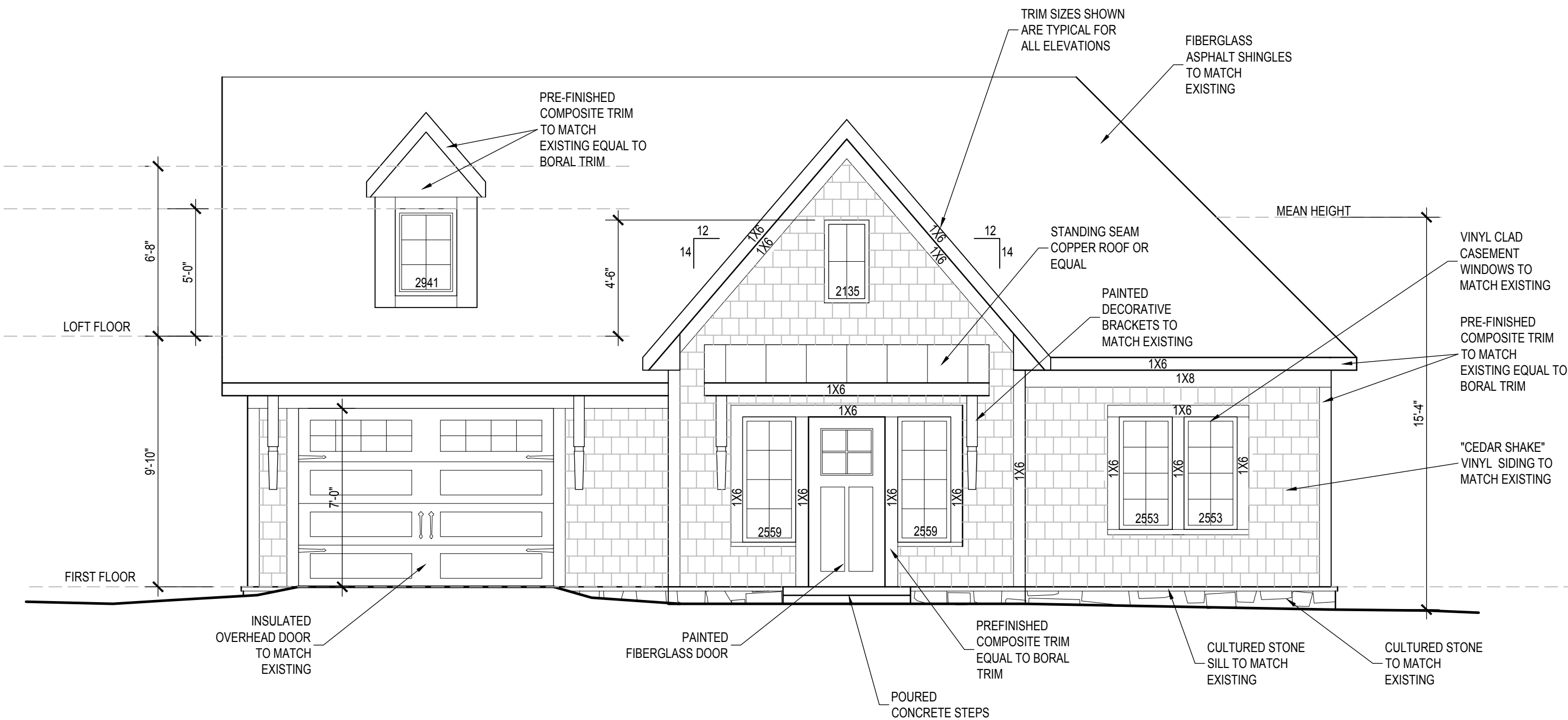
SHEET NUMBER:

A2.02

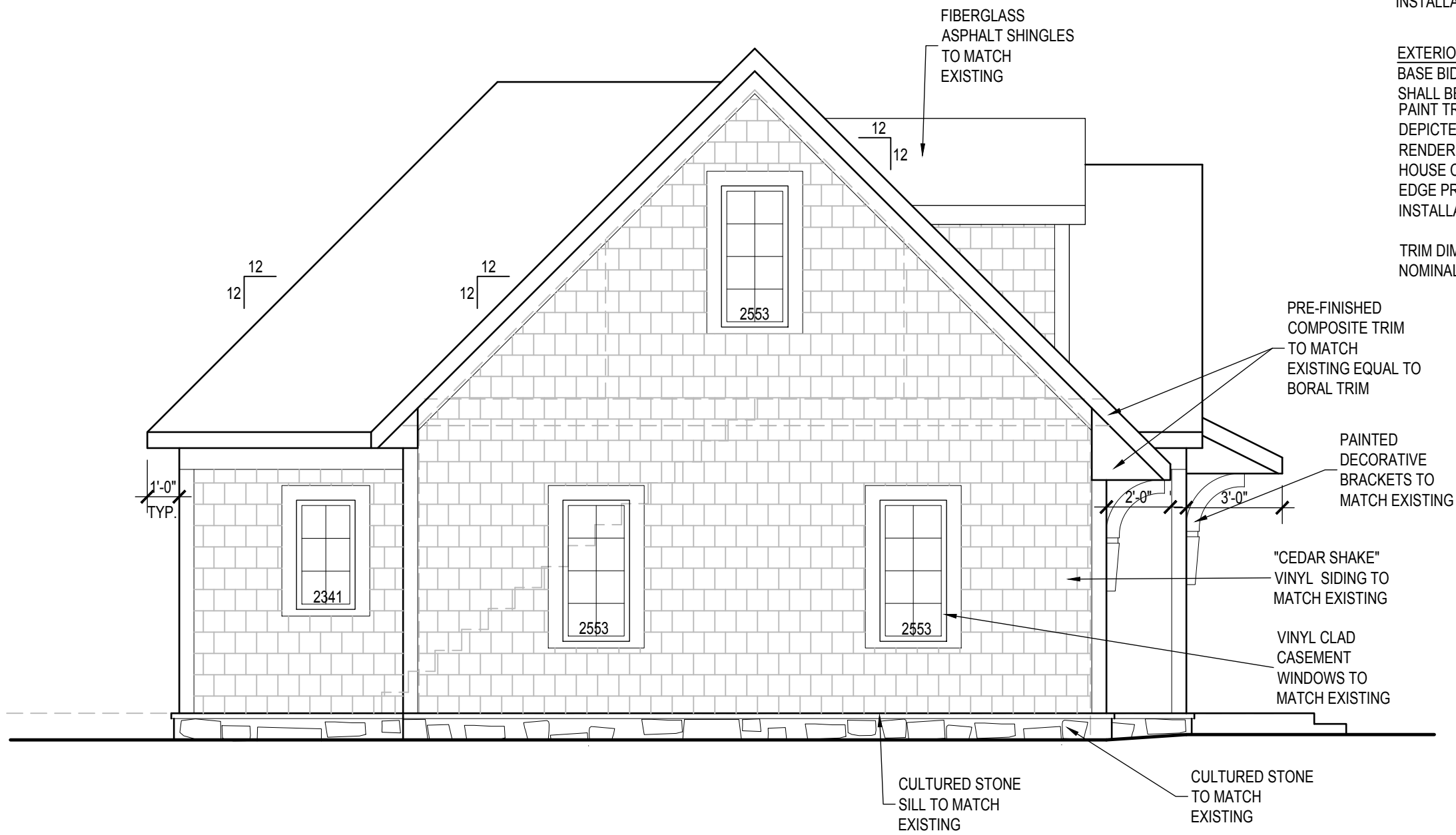
AS SELECTED BY OWNER NOTES:
ALL MATERIALS NOTED AS
SELECTED BY OWNER SHALL BE
SELECTED IN CONJUNCTION WITH
GENERAL CONTRACTOR BASED
ON CONTRACTOR ALLOWANCES

WINDOW NOTES:
WINDOWS SHOWN ARE PELLA 250
SERIES VINYL WINDOWS.
PRE-FINISHED INTERIOR TRIM
COLOR AS SELECTED BY OWNER.
GRILLE PATTERN SHALL BE 7/8"
INTEGRAL LIGHT TECHNOLOGY
GRILLES. VERIFY COLORS WITH
OWNER PRIOR TO ORDERING.
***WINDOW SUPPLIER AND
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS IN FIELD PRIOR TO
ORDERING. DIMENSIONS SHOWN ARE
NOMINAL SIZES. CONTRACTOR SHALL
VERIFY EXACT ROUGH OPENING IN
FIELD.
FLASH AND SEAL WINDOW OPENINGS
IN STRICT ACCORDANCE WITH
MANUFACTURERS WRITTEN
INSTALLATION INSTRUCTIONS

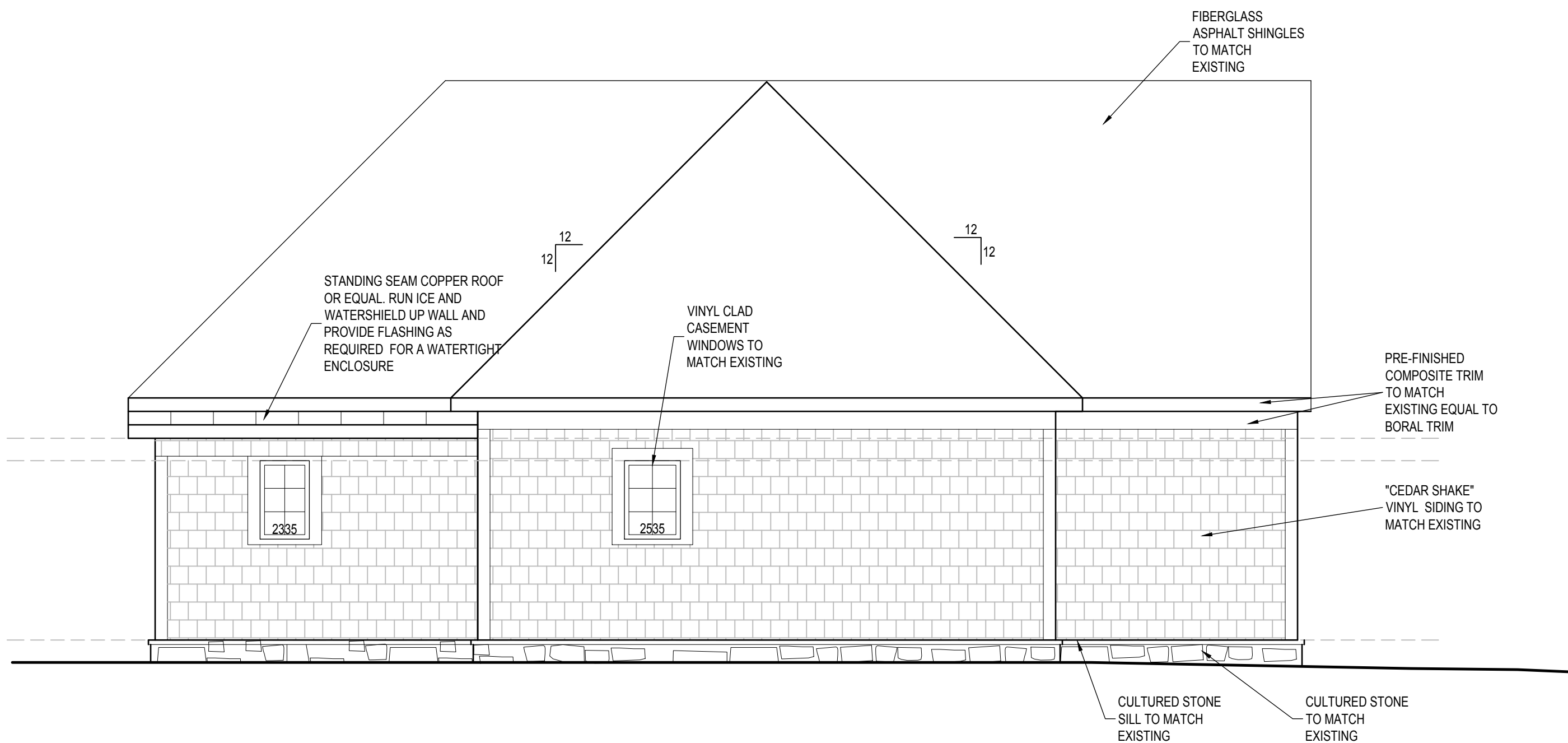
EXTERIOR TRIM NOTE
BASE BID WINDOW AND DOOR TRIM
SHALL BE PAINTED BORAL TRIM
PAINT TRIM WITH COLORS AS
DEPICTED IN ARCHITECTURAL
RENDERINGS TO MATCH EXISTING
HOUSE COLORS. BACKPRIME AND
EDGE PRIME TRIM PRIOR TO
INSTALLATION.
TRIM DIMENSIONS SHOWN ARE
NOMINAL.



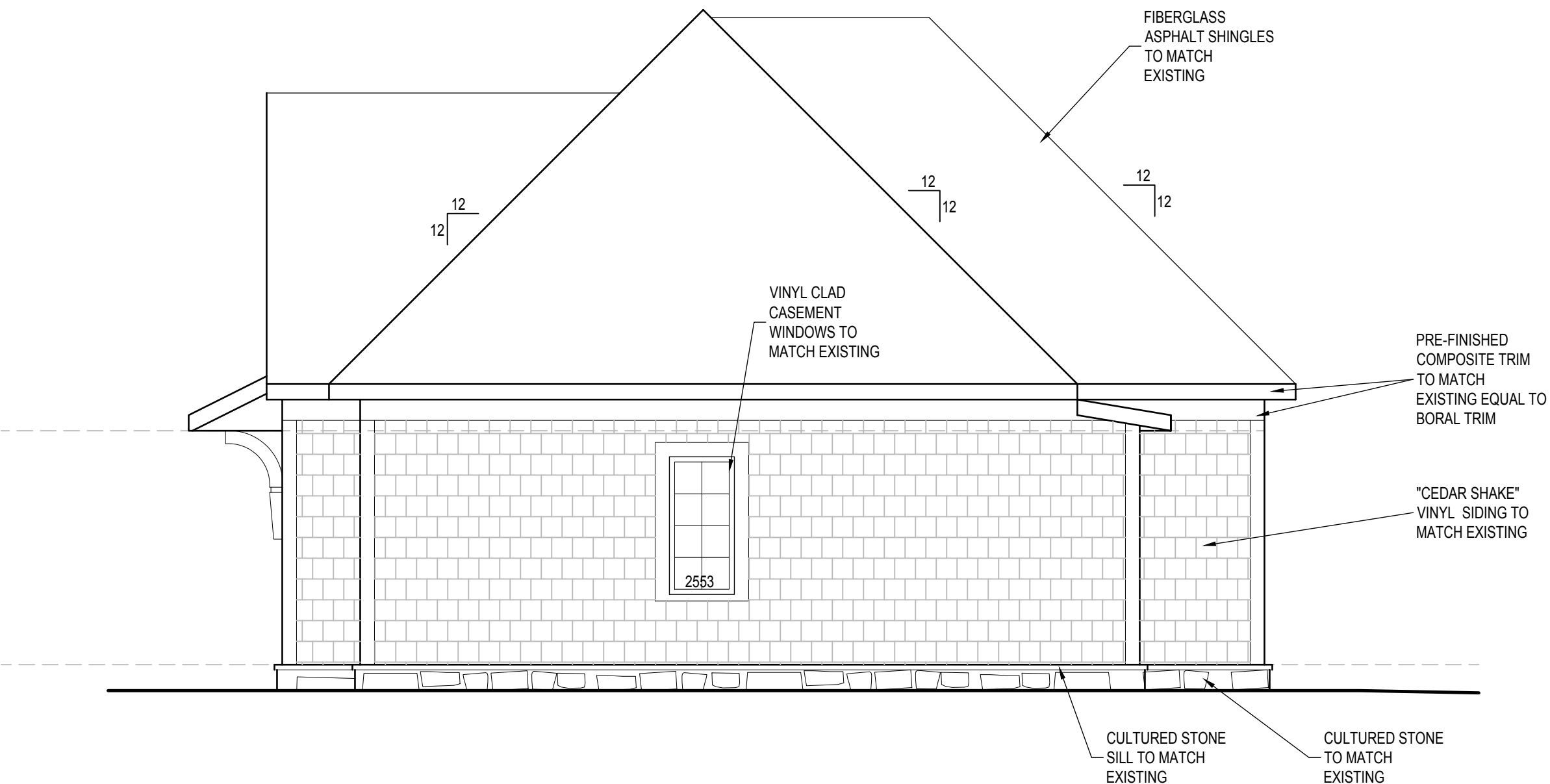
A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



A2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



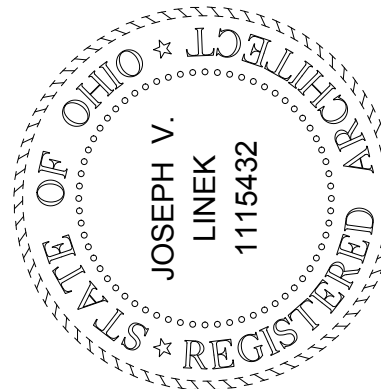
A3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



A4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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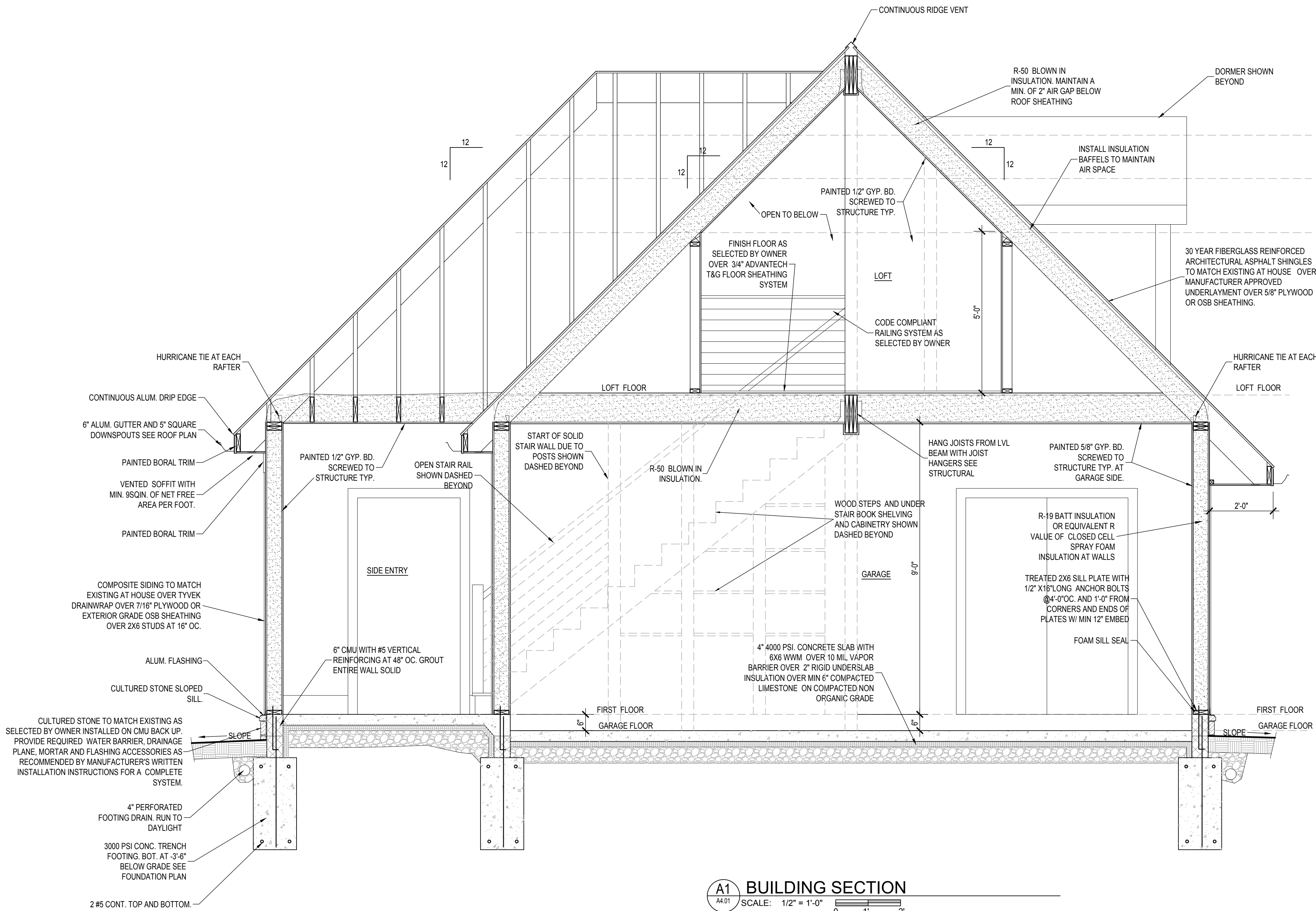
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FOR
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HUDSON, OHIO

ELEVATIONS

DESIGN REVIEW 04-06-2023
DESIGN REVIEW 04-18-2023
DESIGN REVIEW 04-19-2023
DESIGN REVIEW 05-15-2023
FOR ARB/PERMIT 10-27-2023

SHEET NUMBER:

A3.01



INSULATION NOTE:

A MINIMUM OF A 2" AIR SPACE MUST BE MAINTAINED ON THE ROOF SIDE OF THE INSULATION FOR VENTING. SOFFIT AND RIDGE VENT AREA MUST EQUAL 1/150 OF THE TOTAL ROOF SQUAREFOOTAGE PER THE BUILDING CODE. SOFFIT VENTS SHOULD EXHIBIT 9" SQIN OF NET FREE AREA PER FOOT MINIMUM. WALL INSULATION SHALL BE MIN. R-19 AND ROOF INSULATION SHALL BE MIN. R-50.

NOTE: AVOID DUCTWORK IN ATTIC SPACES WHERE POSSIBLE. IF NO OTHER ROUTE IS FEASIBLE INSULATE DUCTWORK AS REQUIRED IN ALL ATTIC SPACES WITH FOIL BASED INSULATION. FURNACES INSTALLED IN ATTIC SPACES ARE NOT RECOMMENDED. WHERE NO OTHER POSSIBLE SOLUTION CALLS FOR A FURNACE INSTALLED IN AN ATTIC, CREATE AN INSULATED WOOD STUD AND GYP. BD. ENCLOSURE. INSULATE WITH R-50 TO KEEP HEAT WITHIN CONDITIONED SPACE AND OUT OF COLD VENTED ATTIC.

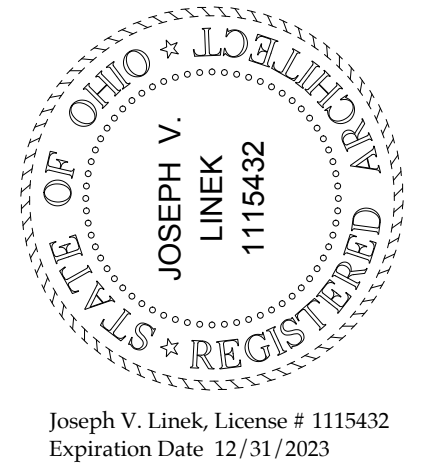
CLOSED CELL SPRAY FOAM:

IF CLOSED CELL SPRAY FOAM IS CHOSEN, FOR AN INSULATION SYSTEM, A MIN. OF R-21 IN WALLS AND R-50 IN ATTIC/ROOF SHALL BE USED. IF THIS METHOD IS CHOSEN, THE ROOF SYSTEM CAN BE UN-VENTED PER CODE. A MIN. OF 3" CLOSED CELL SPRAY FOAM SHALL BE SPRAYED ON THE OUTSIDE FACE OF THE WALL TOP PLATES INTO SOFFIT TO ENCAPSULATE TOP PLATES FOR A CONTINUOUS INSULATION BARRIER.

NOTE: OPEN CELL FOAM OR A COMBINATION OF CLOSED CELL AND BATT OR BLOWN IN INSULATION IS NOT RECOMMENDED AND SHOULD NOT BE USED.

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NEW ARTS AND CRAFTS STUDIO
FOR
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HUDSON, OHIO

BUILDING SECTION

DESIGN REVIEW 04-06-2023
DESIGN REVIEW 04-18-2023
DESIGN REVIEW 04-19-2023
DESIGN REVIEW 05-15-2023
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A4.01













