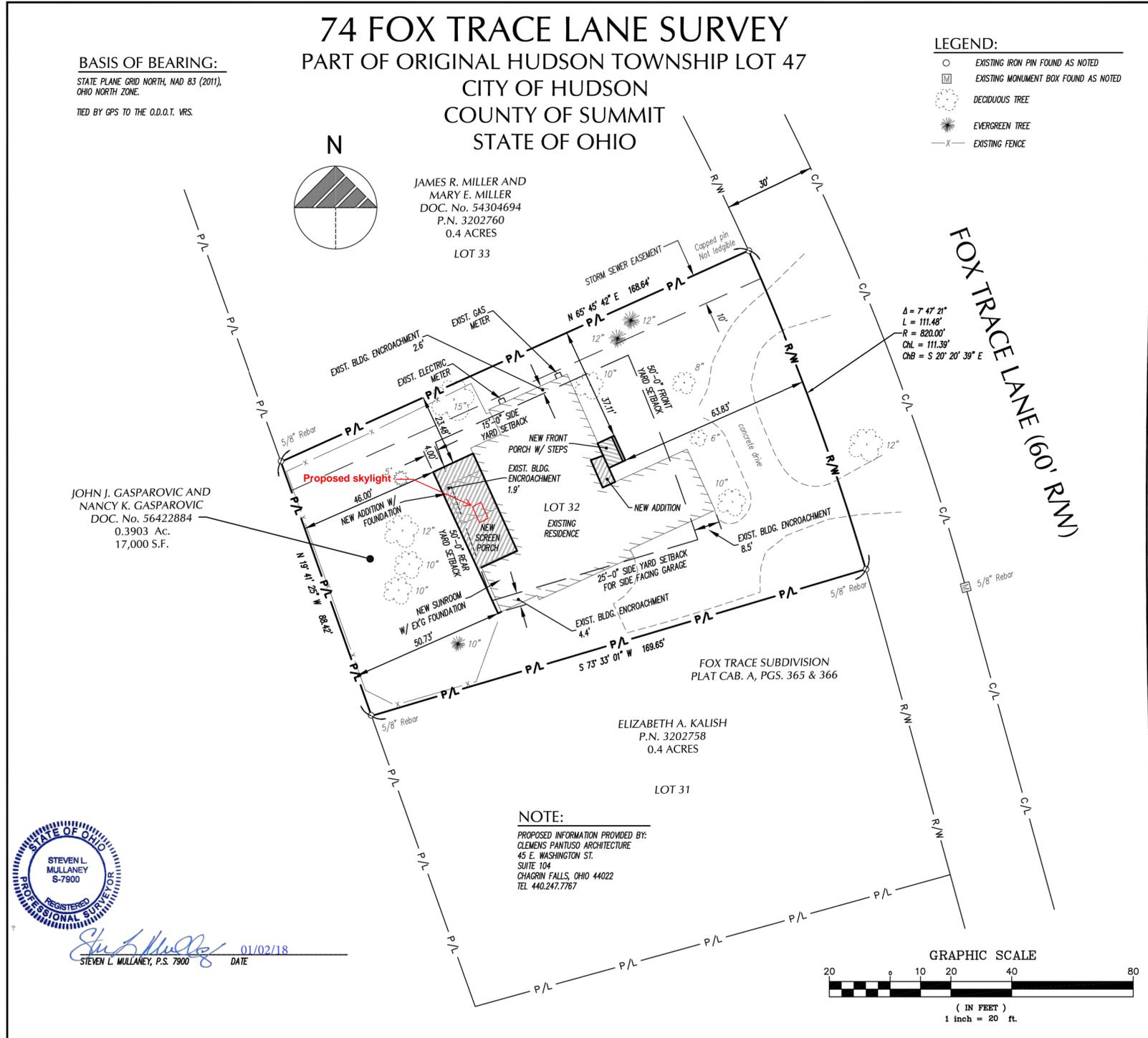


2  
S-1

Aerial View  
NTS

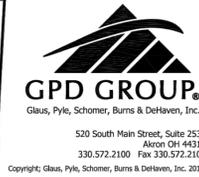


*Steven L. Mullaney* 01/02/18  
STEVEN L. MULLANEY, P.S. 7900 DATE



1  
S-1

Site Plan  
1"=20'-0"



74 FOX TRACE LANE  
HUDSON, OHIO 44236

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.  
2018072.63

1 of 1

Rebecca L. Pantuso, License No. 0914899  
Expiration Date 12/31/2019

CLEMENS PANTUSO

architecture

Additions and Renovations to

The Gasparovic Residence

74 Fox Trace Lane, Hudson OH 44236

Site Plan (By others)

Job number	1845
Drawn by	AR / RLP
Date drawn	

Issued for

12.14.18 Client Review  
12.18.18 BZA Submit  
12.31.18 BZA Submit  
01.02.19 BZA Submit

Drawing number

S-1

45 E. Washington St., Chagrin Falls, OH 44022  
tel 440.247.7767 fax 440.317.7752  
CLEMENS PANTUSO ARCHITECTURE

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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.

**EMERGENCY EGRESS:** Windows located in bedrooms shall comply with RCO section R310.1 and be provided with minimum opening area, opening height, width and compliant operating hardware.

**MANUFACTURED WINDOWS AND DOORS:** to be wood construction with extruded aluminum cladding. 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

**INTEGRAL SHADES:** Marvin top down bottom up integral shades to be included in all Sunroom and Office windows. Color to be white as approved by the Owner.

**APPROVED PRODUCTS:** Marvin Clad Ultimate 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.**

**MUNTIN BARS:** to be 7/8" Simulated Divided Lite, pattern as indicated on drawings, w/ spacer bars, exterior to be extruded aluminum, finish to match windows. Provide wider (1 1/2" to 2") SDL bars to simulate double-hung center sash if indicated.

**EXTERIOR FINISH:** Aluminum-clad finish to be 70% fluoropolymer modified acrylic topcoat applied over fluoropolymer primer. Meets or exceeds AAMA 2605 requirements.

**INTERIOR FINISH:** 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. Custom hardware finish included.

**DOUBLE-HUNG WINDOWS:** to have sash liner concealed with wood closure

**SCREENS:** to be dark fiberglass mesh screening. Double-hung units to have full screens. Integrated shade option

**SKYLIGHTS:** Stock skylight units as indicated with flashing kit, installed per all manufacturer requirements: Velux, FS D06 per drawings, aluminum clad (color to be determined), manual control, Type EDL 000B flashing, with Code 75 tempered, Low-E Argon gas-filled insulating glass, R-4. Install finished wood jambs within skylight opening.

**CUSTOM SKYLIGHT:** to be Wasco pyramid 6'-0" x 8'-0" Clear Glass Pyramid Skylight.

**SKYLIGHT SHADING:** Provide outlet for future installation of SkyBlind Cellular Light Filtering Fabric to be frost colored. Contractor to get Owner approval prior to ordering.

**PHANTOM SCREEN:** Contractor to install fully motorized recessed Phantom Executive Retractable Screen with in wall controls. Unit to have Pfifer 18 / 14 Charcoal mesh screens, Hartford Green powder coated finish exterior, and Mahogany interior. Unit to be reviewed by Architect prior to ordering.

**CUSTOM EXTERIOR DOORS:** Custom exterior doors to be 2 1/4" thick, stained, mahogany. Weatherstripping to be kerted compression bulb.

**INTERIOR DOORS:** to be as indicated on Door Schedule. For solid masonry/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 Cased 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 OVERHEAD GARAGE DOORS** to be overhead, sectional solid composite construction by Artisan Doorworks Benchmark Series. Door accessories to include strap hinges, latches, pull handles, style to be approved by The Owner.

**NEW DOOR OPENERS** shall be LiftMaster Premium Series Model 3265-267, 3" H.P., with Multi-Function Controls Panel, manual release, Remote Control Units, and optical and contact sensors. Each door to include (4) heart strap hinges and (2) heart pull handles.

**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 per door, 3 1/2"x3 1/2" hinges for interior doors, and 4"x4" for exterior doors. Shim all jambs, minimum 3 shims per side jamb.

**Column Detail**  
3/4" = 1'-0"

**Material List**

TYPE	MANUFACTURER	MATERIAL	COLOR
SIDING	BORAL	FLY-ASH	WHITE
TRIM	BORAL	FLY-ASH	WHITE
ROOFING	LANDMARK SERIES	ASPHALT	WEATHERED WOOD
SHUTTERS	RINOS WOODWORKING	THERMO-TREATED POPLAR	BLACK
WINDOWS	MARVIN	CLAD ULTIMATE	WHITE
DOWNSPOUTS/ GUTTERS	-	ALUMINUM OGEE STYLE	WHITE
SKYLIGHT	WASCO	GLASS	CLEAR
SCREENS	PHANTOM PULL-DOWN	MESH	CLEAR VIEW

**6 Typical Eave Detail**  
1 1/2" = 1'-0"

**Material List**

TYPE	MANUFACTURER	MATERIAL	COLOR
SIDING	BORAL	FLY-ASH	WHITE
TRIM	BORAL	FLY-ASH	WHITE
ROOFING	LANDMARK SERIES	ASPHALT	WEATHERED WOOD
SHUTTERS	RINOS WOODWORKING	THERMO-TREATED POPLAR	BLACK
WINDOWS	MARVIN	CLAD ULTIMATE	WHITE
DOWNSPOUTS/ GUTTERS	-	ALUMINUM OGEE STYLE	WHITE
SKYLIGHT	WASCO	GLASS	CLEAR
SCREENS	PHANTOM PULL-DOWN	MESH	CLEAR VIEW

**Material List**

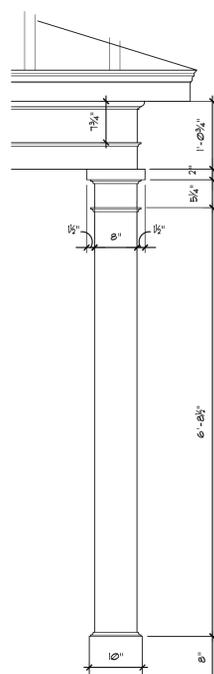
TYPE	MANUFACTURER	MATERIAL	COLOR
SIDING	BORAL	FLY-ASH	WHITE
TRIM	BORAL	FLY-ASH	WHITE
ROOFING	LANDMARK SERIES	ASPHALT	WEATHERED WOOD
SHUTTERS	RINOS WOODWORKING	THERMO-TREATED POPLAR	BLACK
WINDOWS	MARVIN	CLAD ULTIMATE	WHITE
DOWNSPOUTS/ GUTTERS	-	ALUMINUM OGEE STYLE	WHITE
SKYLIGHT	WASCO	GLASS	CLEAR
SCREENS	PHANTOM PULL-DOWN	MESH	CLEAR VIEW



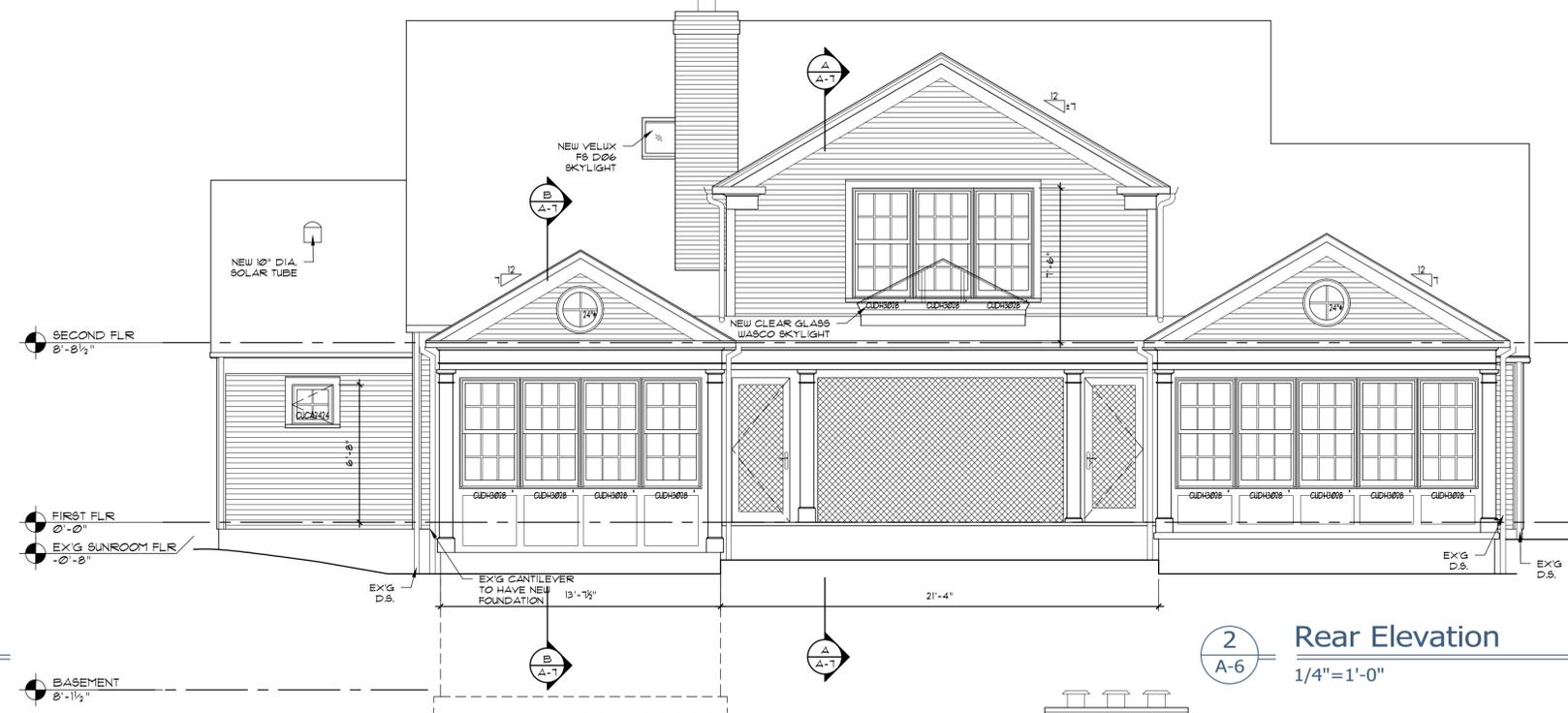
**4 Ex'g Rear Elevation**  
For Reference Only



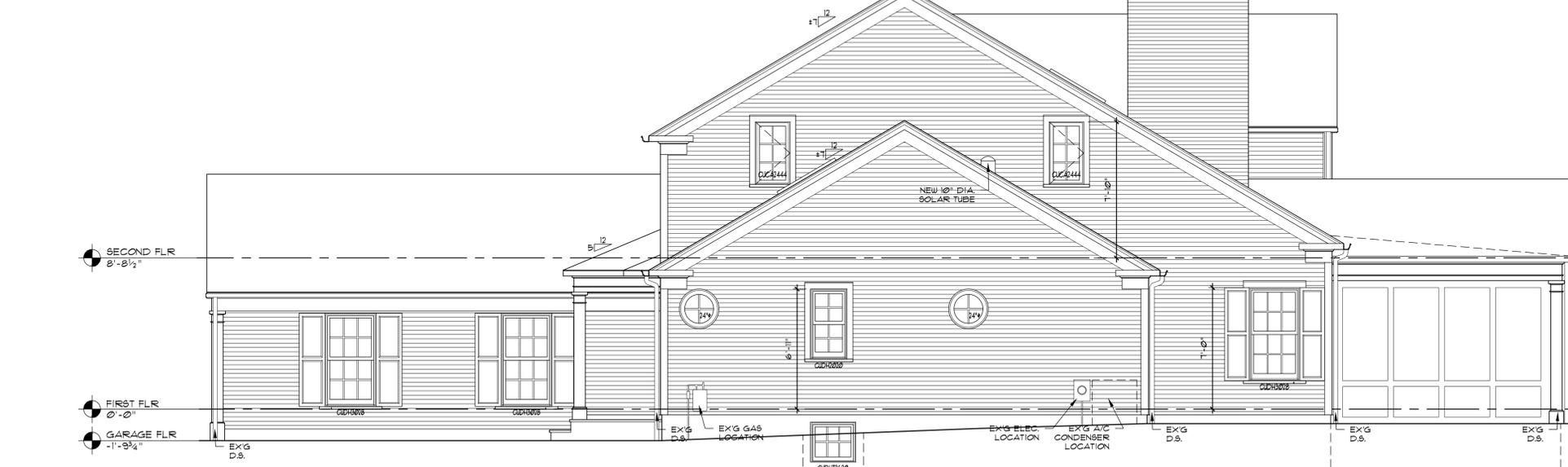
**3 Ex'g Side Elevation**  
For Reference Only



**5 Column Detail**  
3/4" = 1'-0"



**2 Rear Elevation**  
1/4" = 1'-0"



**1 Side Elevation**  
1/4" = 1'-0"

Rebecca L. Pantuso, License No. 0914809  
Expiration Date 12/31/2019

**CLEMENS PANTUSO**  
architect

Additions and Renovations to  
The Gasparovic Residence  
74 Fox Trace Lane, Hudson OH 44236

Elevations, Details, Specs DIV 8

Job number	1845
Drawn by	AR / RLP
Date drawn	

- Issued for
- 12.14.18 Client Review
  - 12.18.18 BZA Submit
  - 01.10.19 Client Review
  - 01.18.19 ARB Submit
  - 02.08.19 Review
  - 02.20.19 Review
  - 03.05.19 Bid Set
  - 04.16.19 Resubmit

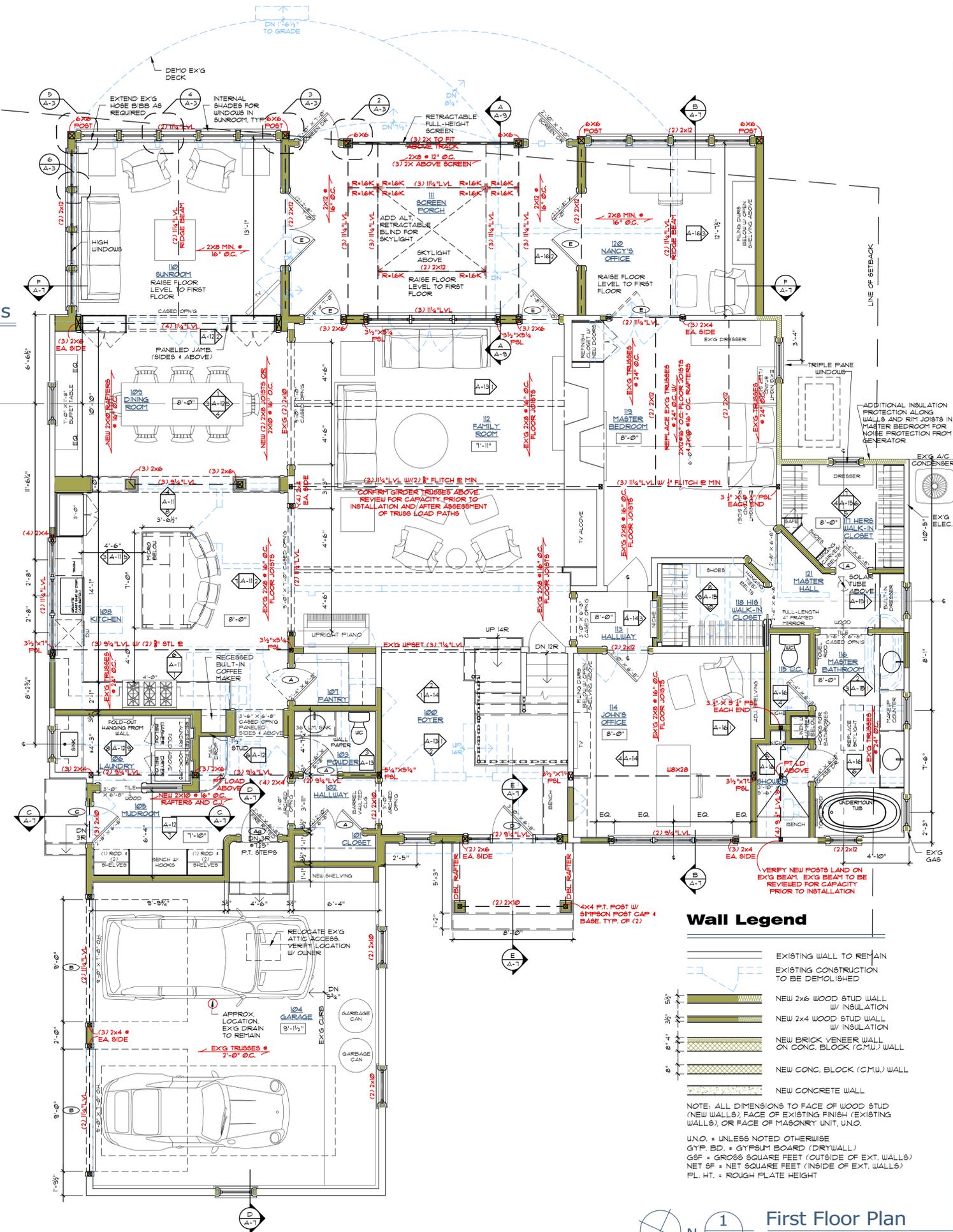
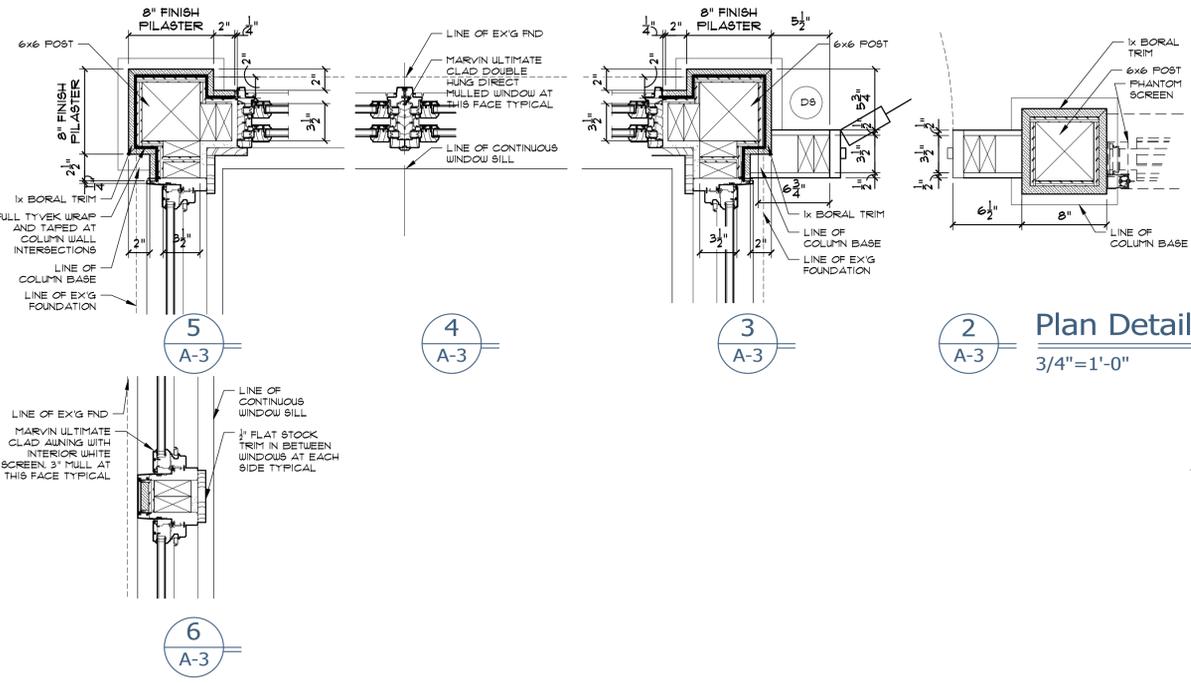
Drawing number

**A-6**

45 E. Washington St., Chagrin Falls, OH 44022  
Tel 440.247.7767 Fax 440.317.7752  
CLEMENS PANTUSO ARCHITECTURE

Job number	1845
Drawn by	AR / RLP
Date drawn	

Issued for  
12.18.18 BZA Submit  
01.10.19 Client Review  
01.18.19 ARB Submit  
02.08.19 Review  
02.20.19 Permit Set  
03.05.19 Bid Set  
04.16.19 ARB Resubmit  
Drawing number



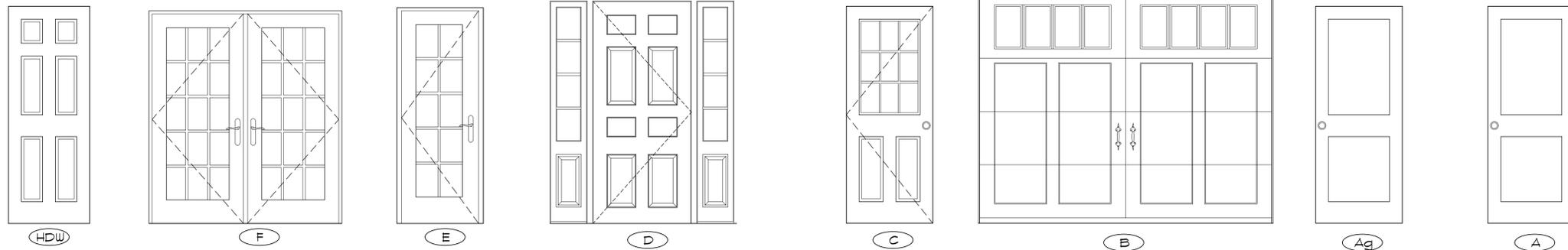
**Wall Legend**

- EXISTING WALL TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW 2x6 WOOD STUD WALL W/ INSULATION
- NEW 2x4 WOOD STUD WALL W/ INSULATION
- NEW BRICK VENEER WALL ON CONC. BLOCK (CMU) WALL
- NEW CONC. 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.  
UNO. = UNLESS NOTED OTHERWISE  
GYP. BD. = GYPSUM BOARD (DRYWALL)  
G&F = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)  
NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)  
PL. HT. = ROUGH PLATE HEIGHT

**Room Finish Schedule**

Rm. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM			FINISHES			REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	WINDW. DOOR	CROWN	WALLS	CLG	
100	FOYER	11'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
101	CLOSET	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
102	HALLWAY	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
103	POWDER	8'-0"	WOOD	3/4" GYP. BOARD/PAPER	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
104	GARAGE	9'-1 1/2"	CONCRETE	3/4" GYP. BOARD	3/4" GYP. BOARD	-	-	-	PTD	PTD	PTD	
105	MUDROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
106	LAUNDRY	8'-0"	TILE	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
107	PANTRY	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
108	KITCHEN	8'-0"	WOOD	3/4" GYP. BOARD/TILE	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
109	DINING ROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
110	SUNROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	BEADBOARD
111	SCREEN PORCH	8'-0"	WOOD	GYP. BOARD/PANELING	BEADBOARD WOOD CLG	BI	SI	TI	PTD	PTD	PTD	
112	FAMILY ROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
113	HALLWAY	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
114	JOHN'S OFFICE	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	FUR OUT CLG TO FIT W8X28
115	W.C.	8'-0"	TILE	3/4" GYP. BOARD/TILE	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
116	MASTER BATHROOM	8'-0"	TILE	3/4" GYP. BOARD/TILE	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
117	WALK-IN CLOSET	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
118	WALK-IN CLOSET	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
119	MASTER BEDROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
120	NANCY'S OFFICE	8'-0"	WOOD	GYP. BOARD/PANELING	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
121	MASTER HALL	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	



REPLACE HARDWARE SET 4 HINGES ON EX'G DOOR (IN BASEMENT)

EXTERIOR GLASS DOOR By window manufacturer 1-3/8" thick door w/ Emtek Hardware (no screens)

EXTERIOR GLASS DOOR By window manufacturer 1-3/8" thick door w/ Emtek Hardware (no screens)

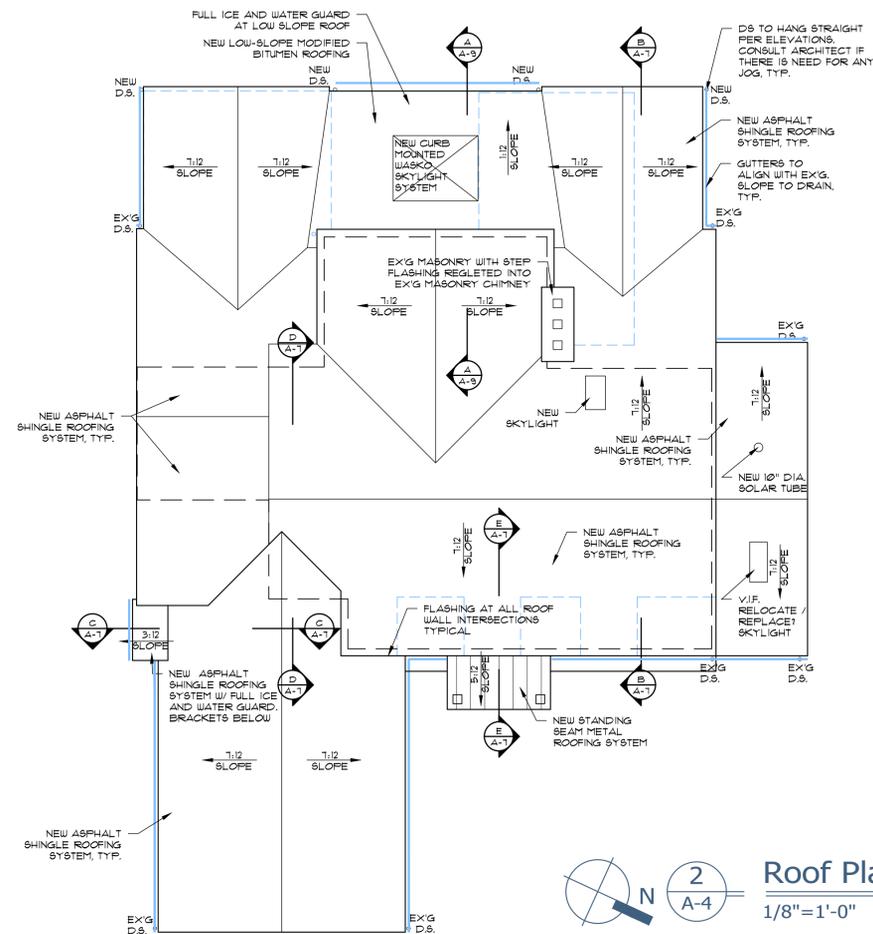
EXTERIOR W/ SIDE LIGHTS Stained Mahogany Craftsman Style Translucent Glass 1-3/4" thick door w/ Weatherstripping and Emtek Hardware

EXTERIOR HALF LITE Thermo-Tru Classic-Craft series 1-3/4" x 6'-7" thick door w/ Weatherstripping and Emtek Hardware

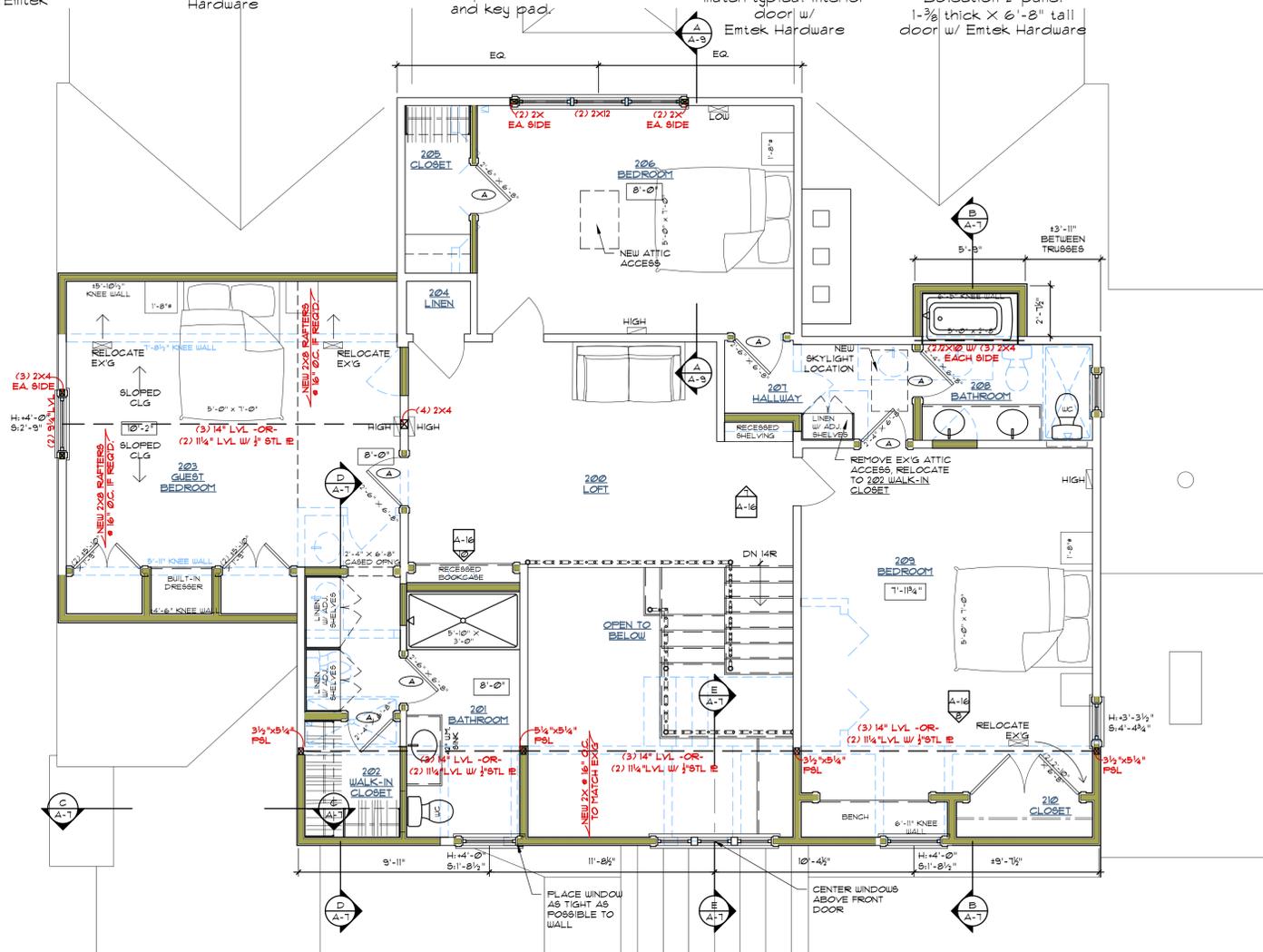
GARAGE DOOR Artisan Benchmark series overhead door with straps, handles and key pad.

INTERIOR GARAGE DOOR Flush Metal Fire-Rated door w/ wood applied to match typical interior door w/ Emtek Hardware

TYPICAL FIRST FLOOR INTERIOR DOOR Painted Solid Bolection 2-panel 1-3/8" thick X 6'-8" tall door w/ Emtek Hardware



Roof Plan  
1/8" = 1'-0"



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

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 BRICK VENEER WALL ON CONC. BLOCK (CMU) WALL
- NEW CONC. BLOCK (CMU) WALL
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GSF = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)  
NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)  
PL. HT. = ROUGH PLATE HEIGHT

Room Finish Schedule

RTI NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES	REMARKS	
			FLOOR	WALLS	CEILING	BASE	SHOE	WINDOW FLOOR	CROWN			WALLS
200	LOFT	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	SMOOTH EX'G	PTD	
201	BATHROOM	8'-0"	TILE	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
202	WALK-IN CLOSET	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
203	GUEST BEDROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
204	LINEN	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
205	CLOSET	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
206	BEDROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
207	HALLWAY	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
208	BATHROOM	8'-0"	TILE	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
209	BEDROOM	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	
210	CLOSET	8'-0"	WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	BI	SI	TI	PTD	PTD	PTD	

Additions and Renovations to

The Gasparovic Residence

74 Fox Trace Lane, Hudson OH 44236

Second Floor, Roof Plan, Door Types

CLEMENS PANTUSO

architecture

Rebecca L. Pantuso, License No. 0914809

Expiration Date 12/31/2019

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CLEMENS.PANTUSO@C.COM

Job number	1845
Drawn by	AR / RLP
Date drawn	

Issued for

- 12.18.18 BZA Submit
- 01.10.19 Client Review
- 01.18.19 ARB Submit
- 02.08.19 Review
- 02.20.19 Review
- 02.22.19 Permit Set
- 03.05.19 Bid Set
- 04.16.19 ARB Resubmit

Drawing number

**A-4**



1 Front Elevation  
A-5 1/4"=1'-0"



2 Rear Elevation  
A-6 1/4"=1'-0"

Additions and Renovations to

The Gasparovic Residence

74 Fox Trace Lane, Hudson OH 44236

**Rendered Elevations**

Job number  
1845  
Drawn by  
AR / RLP  
Date drawn

Issued for

12.14.18 Client Review  
01.10.19 Client Review

Drawing number

**A-5**

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*architecture*

Rebecca L. Pantuso, License No. 0914809  
Expiration Date 12/31/2019

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Example



Example



Example



Example



Example





