

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 one of the following two agreements: (1) "Standard Abbreviated Agreement Between Owner and Contractor-AIA Document A104-2017," or (2) an agreement format proposed by General Contractor and approved by The Owner, which shall include The General Conditions of A104, which are hereby made a part of these Specifications and The Contract Documents. The Contract Documents, including The Drawings, Specifications, and General Conditions are complementary 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. 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.

Debris: On a daily basis The Contractor shall place all construction debris in a mobile refuse container, located where agreed with The Owner, to insure a safe, orderly and clean construction site. All debris shall be removed at completion of the project. No burying or burning of construction debris shall be permitted unless approved in advance by The Owner.

PORTABLE TOILET: 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. The Contractor may use existing facilities only if The Owner has provided written approval prior to signing a contract. Expectations of cleaning and use shall be clearly discussed in advance.

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.

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.

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.

Project Description

THE PROJECT SCOPE INCLUDES THE ADDITION OF A SECOND STORY PRIMARY SUITE, FRONT PORTICO REPLACEMENT, MISCELLANEOUS EXTERIOR IMPROVEMENTS AND MINOR INTERIOR RENOVATIONS.

Design Loads

Table with 2 columns: Category and Value. Includes seismic design category (B), wind speed (115), floor live loads (40 psf), roof live loads (30 psf), and total roof loading (42 psf).

Project Area

Table with 2 columns: Description and Value. Includes new first floor area (0 sf), new second floor area (184 sf), total lot coverage (unchanged), lot area (55,452 sf), and percentage lot coverage (unchanged).

Project Team

ARCHITECT: BECKY PANTUSO, PANTUSO ARCHITECTURE, 440-589-1589, PROJECT LEAD: BECKY@PANTUSOARCHITECTURE.COM

CONTRACTOR: MATT POWERS, POWERS CONSTRUCTION GROUP, INC., PHONE NUMBER: 630-963-1458, EMAIL: MATT@POWERSCONSTRUCTIONGROUP.COM

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

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; 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

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.

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.

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: NA

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.

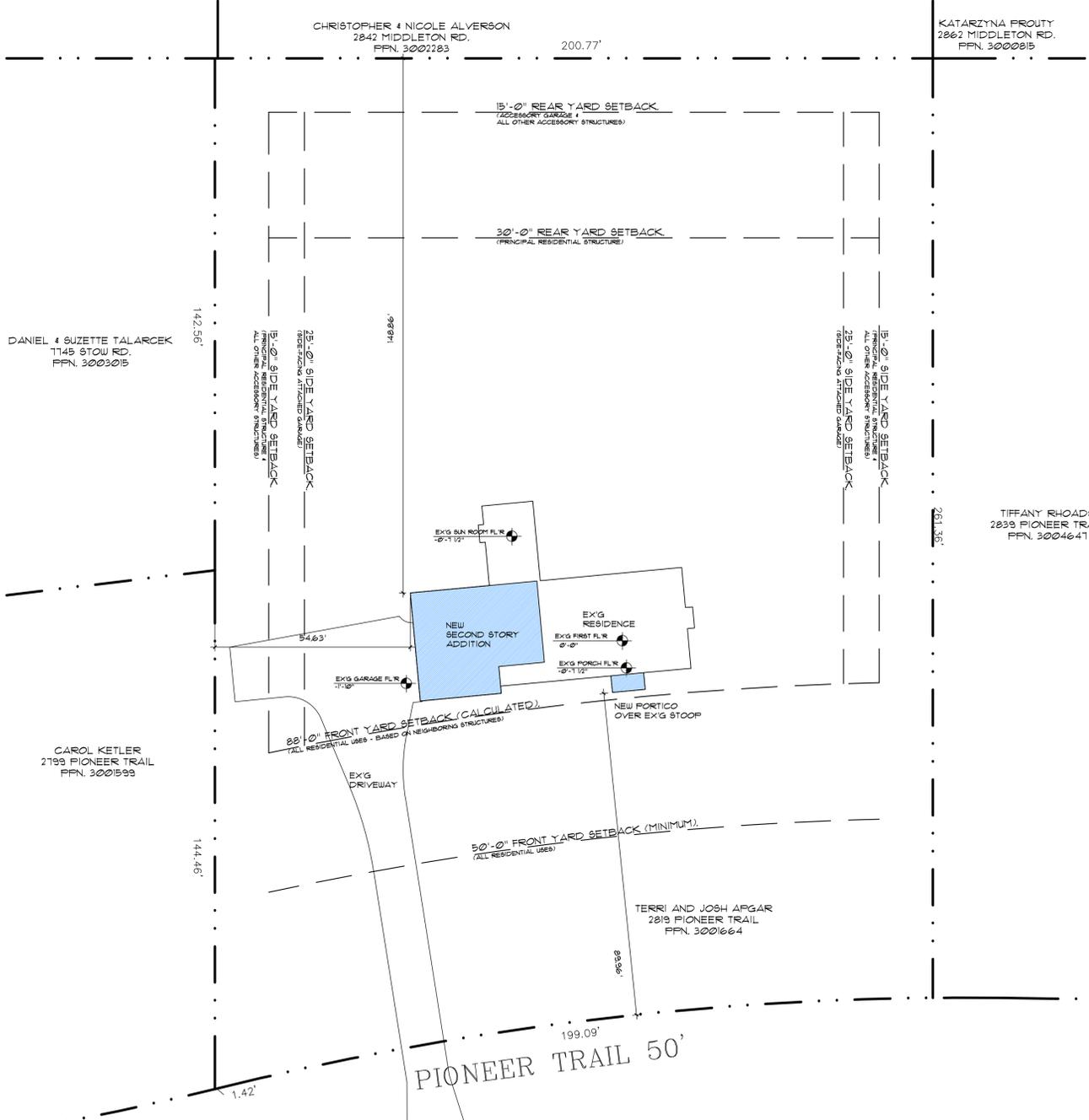
The Contract Documents have been prepared with an assumed soil bearing capacity of 2,000 psf. No sub-surface geotechnical report or soil bearing logs have been provided or reviewed prior to design of this work. The Contractor shall verify soil conditions and shall notify The Architect and The Owner of 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 The 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.

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 or Basement 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 smooth, rounded, 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. New grading to be reseeded.

DRIVEWAY: NA



Mr. and Mrs. Apgar

Index of Drawings

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Arch. Site Plan 1" = 20'-0"

1 A-1 Front Elevation NTS For Reference Only

Additions and Renovations to The Apgar Residence 2819 Pioneer Trail, Hudson, OH 44236

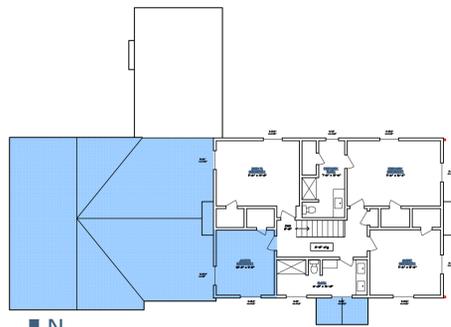
Title Sheet, Arch. Site Plan, Elevation, Specs. 1-2

Job Number 2113 Drawn By RP/DE

ISSUANCE 2022-01-05 STRUCT. REVIEW 2022-02-11 Hudson ARHB



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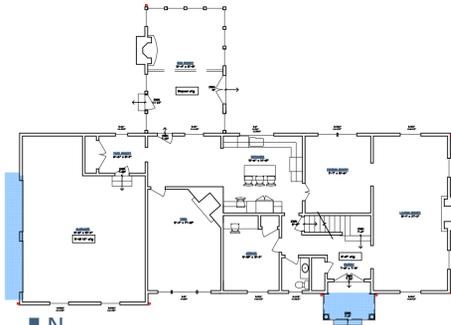
4 Existing Second Floor Plan
NTS - For Reference Only

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

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

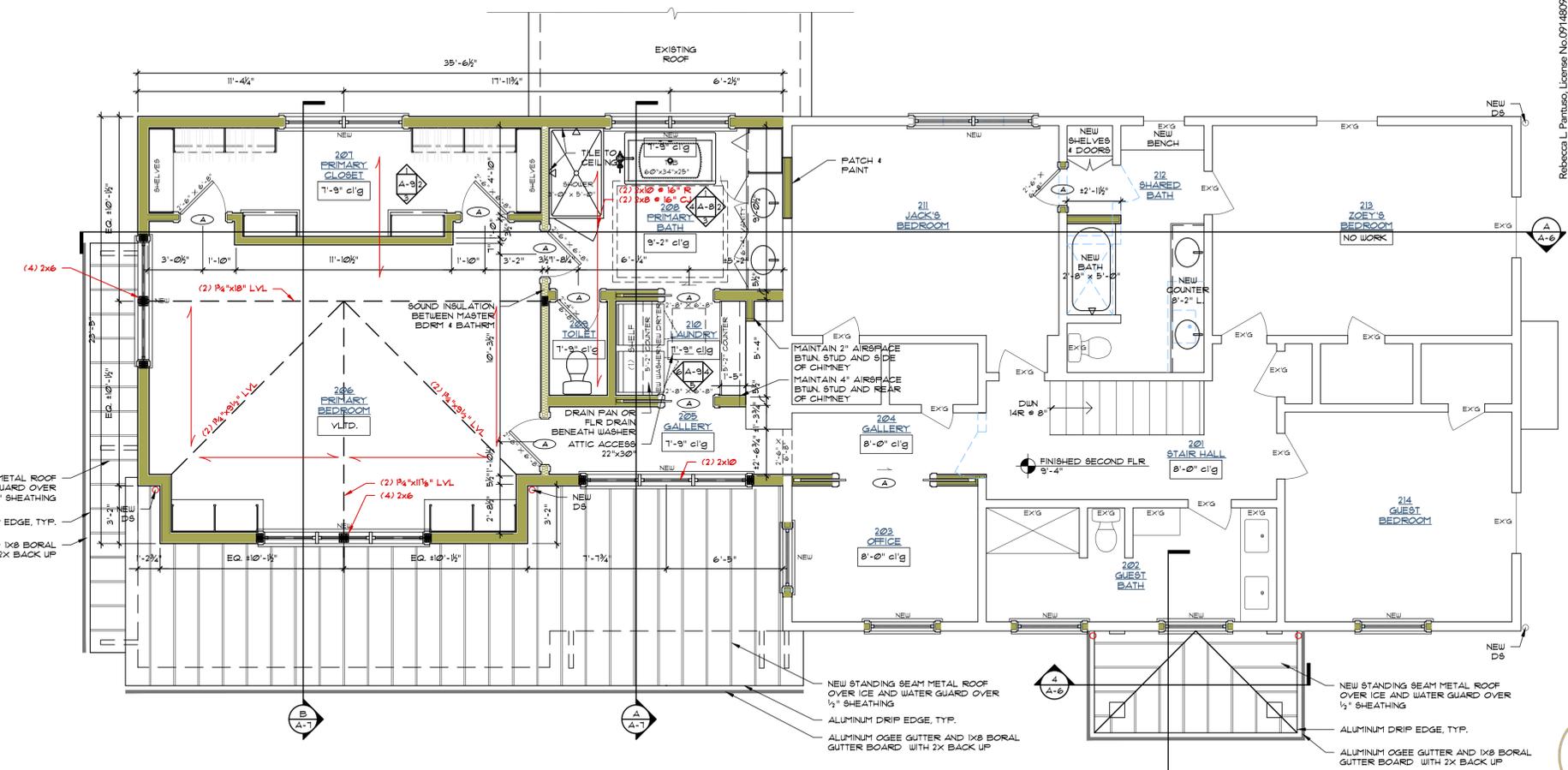
- D.S. = DOWNSPOUT
- EX'G = EXISTING
- F.V. / V.I.F. = FIELD VERIFY / VERIFY IN FIELD
- G.S.F. = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)
- GYP. BD. = GYPSUM BOARD (DRYWALL)
- H.B. = HOSE BIB
- NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)
- PL. HT. = ROUGH PLATE HEIGHT
- R.D. = ROOF DRAIN
- TYP.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



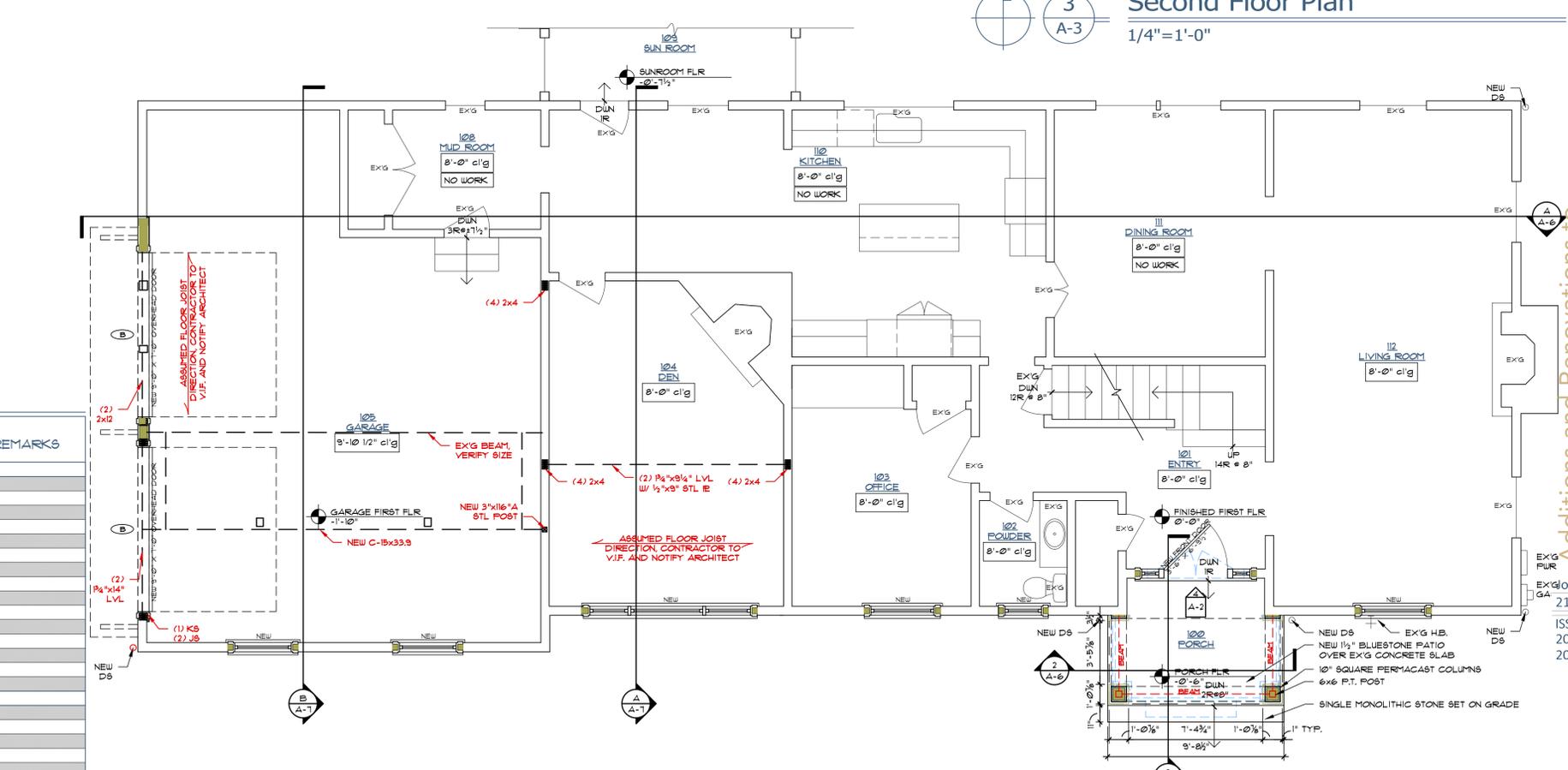
2 Existing First Floor Plan
NTS - For Reference Only

Room Finish Schedule

RM. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES		REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	UNDO	CROWN	WALLS	CL'G	
SECOND FLR												
201	STAIR HALL	10'-0"	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.
202	GUEST BATH	10'-0"	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.
203	OFFICE	10'-0"	NEW WOOD	3/4" GYP. BOARD	3/4" GYP. BOARD	TT	TT	TT	TT	PTD.	PTD.	PTD.
204	GALLERY	10'-0"										
205	GALLERY	10'-0"										
206	PRIMARY BEDROOM	V.L.T.D.				TT	TT	TT	TT			
207	PRIMARY CLOSET	11'-6"				TT	TT	TT	TT			
208	PRIMARY BATH	10'-0"	NEW TILE			TT	TT	TT	NIC.			
209	TOILET	10'-0"							NIC.			
210	LAUNDRY	10'-0"							NIC.			
211	JACK'S BEDROOM	10'-0"	NIC.	PATCH EX'G	NIC.	NIC.	NIC.	TT	NIC.	NIC.	NIC.	
212	SHARED BATH	10'-0"	NEW TILE						NIC.			
213	ZOEY'S BEDROOM	10'-0"	NIC.						NIC.			
214	GUEST BEDROOM	10'-0"	NIC.						NIC.			
FIRST FLOOR												
101	ENTRY	10'-2"	NIC.	3/4" GYP. BOARD	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.	NIC.
102	POULDER	10'-0"										PTD.
103	OFFICE	10'-0"										
104	DEN	10'-0"										
105	GARAGE	10'-10"			PATCH EX'G							
106	MUD ROOM	10'-0"	NIC.	NIC.								NIC.
109	SUN ROOM	10'-0"										
110	KITCHEN	10'-0"										
111	DINING ROOM	10'-0"										
112	LIVING ROOM	10'-0"			PATCH EX'G							PTD.



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



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



PANTUSO ARCHITECTURE
 REBECCA L. PANTUSO
 REGISTERED ARCHITECT
 STATE OF OHIO
 LICENSE NO. 0914809
 EXPIRATION DATE 12/31/2021
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The Appar Residence
 2819 Pioneer Trail, Hudson, OH 44236
 Additions and Renovations to

ISSUANCE 2022-01-05 STRUCT. REVIEW
 2022-02-11 HUDSON ARHB



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 3½" x 3½" x 1/4"
4'-1" to 6'-0"	L 4" x 3½" x 5/16" LLV
6'-1" to 8'-0"	L 5" x 3½" x 5/16" LLV
8'-1" to 9'-0"	L 6" x 3½" 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 show 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 ½" 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) ¾" dia. bolts. Column base plates shall be connected to footing with a minimum of (2) ¾" 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.

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. **LVL (Laminated Veneer Lumber) & Pre-Engineered Joists (TJTs):** 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. LVL 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 ½" anchor bolts @ 4'-0" o.c. (max.) and 1'-0" from corners and openings. Minimum (2) bolts per plate. Embedment of anchor bolts shall be no less than 12".
- 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 ½" plywood for spans equal to or greater than 3'-6" unless indicated otherwise on Drawings.

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 & C/g Jst's	1000	130	1000	1,400,000
Studs & Misc. Fram'g	875	110	1000	1,400,000
MicroIam (LVL)	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 ¾", 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 abandoned HVAC diffusers, shall be filled with new wood 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 ½" 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. Cutsouts 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 ½" for walls, ¾" for roofs, APA-rated exterior Oriented-Strand Board, span rated for the rafter or truss spacing shown. Sheathing for vertical batten or vertical siding is to be exterior plywood, 5/8" nominal thickness.

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 AWWA 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: Cedar 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) solid #2 cedar, jamba to butt into head casing. Add solid cedar 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. Fascia board to be 1 x (width shown on drawings) solid #2 cedar. All crowns, panel molds, and other profiled trim shown on drawings shall match casing wood species, unless noted otherwise. Rout or groove back of flat trim members. For painted or stained finish, back-prime all trim members with alkyd/oil stain-blocking primer or transparent stain-sealer for stained finish (end-prime after final cuts are made). Complete exterior priming within two weeks of installation: do not allow unprotected cedar to weather more than two weeks or final finish may be compromised. 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. 1½" penetration into framing

lumber.

EXTERIOR SIDING; Cedar clapboard siding: Cedar siding shall be beveled (smooth clean grade S-Dry, 19% max moisture content, stored and acclimated for 7 days on site or clear, premium MC15 kiln-dried for immediate use), exposure as indicated on drawings. Siding to be pre-primed all sides or primed on site, all sides, with alkyd/oil stain-blocking primer or transparent stain-sealer for stained finish. Use split-less, stainless steel siding head nails per manufacturer specs. Alternate siding profiles: Dutch-lap, flush-lap

SOFFITS: to be ¾" smooth plywood, with continuous prefinished aluminum soffit vents, to be painted to match trim color. Patch and sand nail holes prior to paint/stain finish.

SHUTTERS: Exterior window shutters shall be by OWNER. Contractor to provide add Alternate for Timberlane Fundamental shutter,or Custom wood shutter by--, [unovered type][panel type], standard color as selected by *The Owner*. Shutter width to be ½ 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. Jamba at Door and Cased Openings shall be tightly shimmied 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 jamba 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.

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

INTERIOR WOOD FLOORING: to **OPTION A:** match existing species, dimension, and appearance **OPTION B:** be [clear][character][reclaimed][specify grade], full-face measure 3/4" T & G [3"][4"][5"][6"] [mixed 6-8"] [mixed 4-6"] with square edge and end matched, with final flooring selection to be approved by *the Owner*. Install at manufacturer recommended moisture contents over flooring felt and fasten to subfloor with concealed cut nails, all joints to be tight. Floor HVA/C registers shall be flush or surface mounted hardwood to match the surrounding flooring, with removable diffuser and adjustable air-flow regulators at supply registers. Feather new flooring areas into adjacent existing with staggered joints to conceal new flooring addition. Where abutting adjacent surfaces of a different level at doorways or other openings install full jamb width [sloped wood threshold to match species and finish][marble threshold with beveled sides as required to meet adjacent flooring].

FLOORING FINISH: Thoroughly machine sand to smooth, level finish. Finish with stain/sealer (color as approved by *the Owner* from samples provided by *the Contractor*) and three coats of polyurethane, varnish, or other finish as approved by *the Owner*. After thorough drying, protect finished floors with red resin paper, taped in place, as necessary prior to Owner occupying space.

UNDERLAYMENT: at Carpet shall be Plywood, Underlayment at Ceramic Tile: Where ceramic tile is to be installed over thin-set mortar or epoxy, underlayment shall be ½" USG Dur-Rock waterproof cement-board. **CLOSET SHELVING** and vertical supports to be constructed of 3/4" pre-finished A-A Birch plywood with 1/2" x 3/4" hardwood nosing, to include Pantry shelves. Where vertical shelving or closet rod supports are shown on plans, depth of such supports shall accommodate shelf depth shown or closet rod and ferrule. Shelf ledgers between vertical supports shall be 1x3 with ogee molded bottom edge.



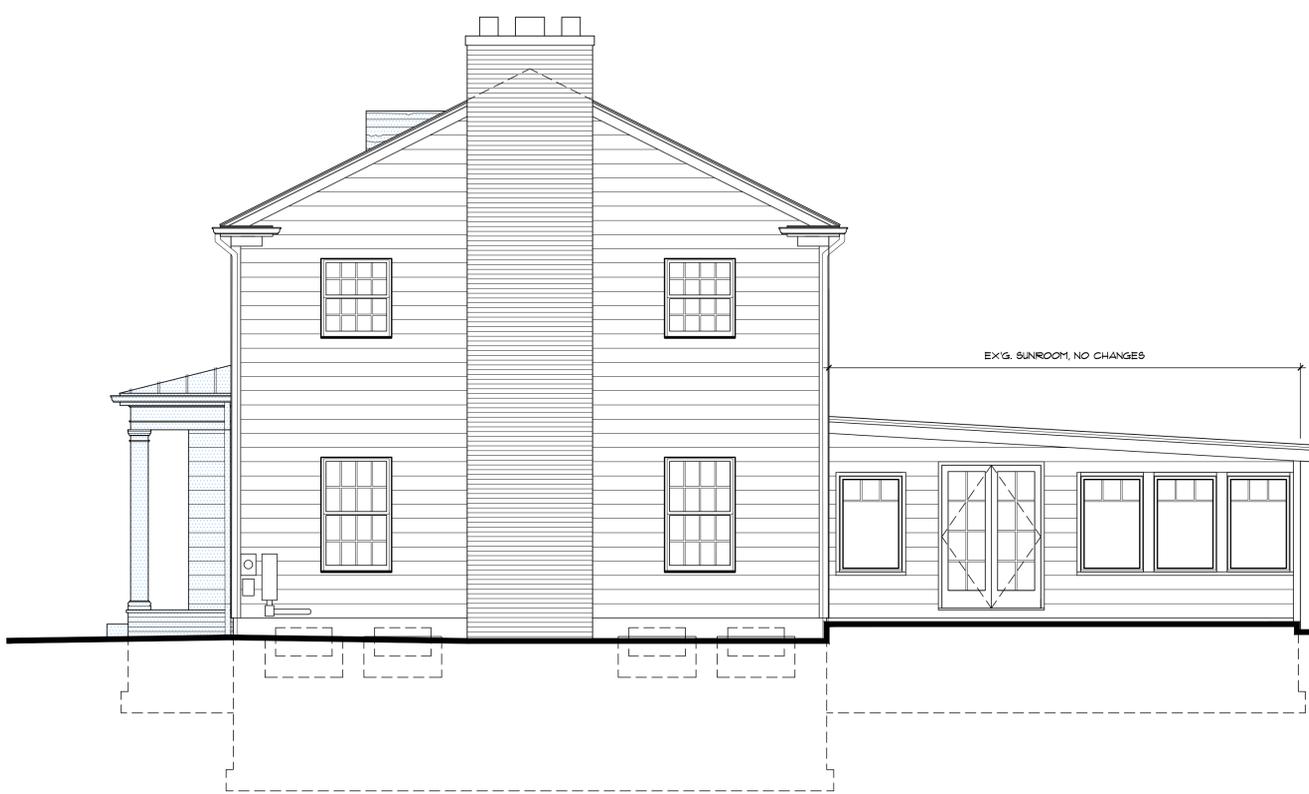
4
A-4
Existing West Elevation
NTS - For Reference Only



2
A-4
Existing East Elevation
NTS - For Reference Only



3
A-4
West Elevation
1/4" = 1'-0"



1
A-4
East Elevation
1/4" = 1'-0"

Rebecca L. Pantuso, License No. 0914809
Expiration Date 12/31/2021



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Elevations, Specs.

Job Number 2113 Drawn By RP/DE

ISSUANCE 2022-01-05 STRUCT. REVISED
2022-02-11 Hudson ARHB





4 Existing Rear Elevation
A-5 NTS - For Reference Only

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. See Division 10 for egress window well specification.

MANUFACTURED WINDOWS AND DOORS: to be wood construction with poltruded fiberglass 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 and argon gas, U= 0.30 or less. APPROVED PRODUCT: Lincoln: Marvin Integrity Double-Hung or Casement Windows; Pella Architect Series 850 Double-Hung or Casement Windows; Windsor

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

EXTERIOR FINISH: pultruded-fiberglass finish to meet or exceed AAMA 623-10, [White exterior finish][Standard exterior finish][Custom color exterior finish].

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. Standard hardware finish included.

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

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

SCREEN DOORS: Provide manufacturer's standard screen door(s) when French swing or sliding patio doors are indicated on the plans leading to exterior spaces. Screen material to match screen selected for new windows/doors. Manufacturer to verify with Owner and Architect all door and hardware finish choices.

INTERIOR DOORS: to be as indicated on Door Schedule. 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. Jams 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/REPLACEMENT OVERHEAD GARAGE DOORS to be overhead, sectional solid composite construction by Artisan Doorworks Benchmark Series. Door accessories to include strap hinges[latches][pull handles][ring pulls][slaves], style to be approved by The Owner.

NEW/REPLACEMENT DOOR OPENERS shall be LiftMaster Premium Series Model 3265-267, 1/2 H.P., with Multi-Function Controls Panel, manual release, Remote Control Units, and optical and contact sensors.

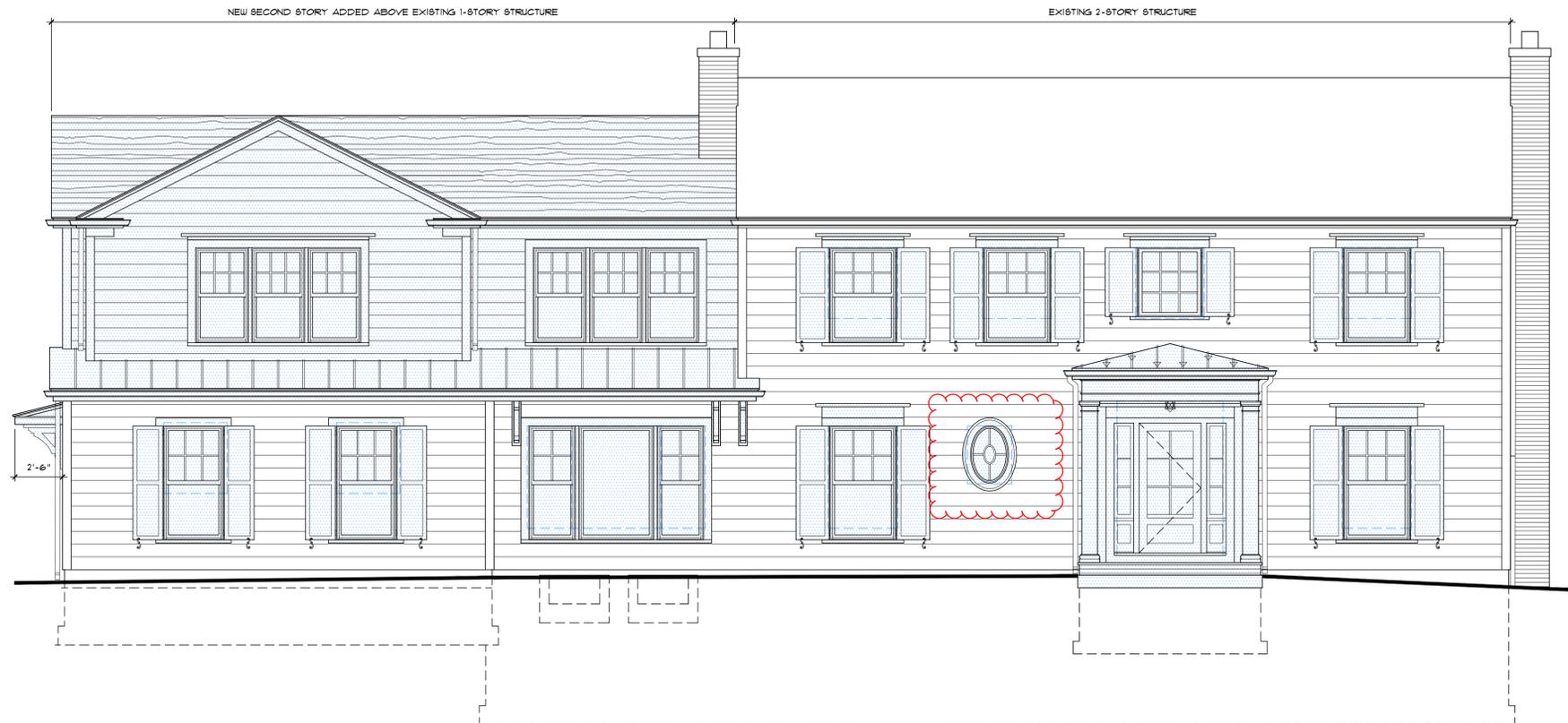
DOOR HARDWARE: Provide and install all finish hardware as selected by The Owner and Architect under allowance, and shall include all door latches/knobs and stops. Unless otherwise directed, door hardware shall be 2 3/4" backset latches. Doors shall be hung with three square hinges per door, 3 1/2"x3 1/2" hinges for interior doors, and 4"x4" for exterior doors. Shim all jambs, minimum 3 shims per side jamb.



2 Existing Front Elevation
A-5 NTS - For Reference Only



3 Rear Elevation
A-5 1/4"=1'-0"



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

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Div. 7: Thermal & Moisture Protection

INSULATION, GENERAL: Material specifications and R-value ratings calculated by installer to comply with the latest edition of the prevailing Dept. of Energy Building Energy Codes as adopted into the Ohio Residential Code for residential structures (listed below). In general, all heated living spaces shall be totally enveloped in insulation. Access doors from conditioned spaces into unconditioned attics shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. The Work shall include corrugated rigid foam insulation baffles at sloped ceilings and rafter/sidewall intersections as shown on *The Drawings*.

Minimum R Values by component (See Residential Code Table 1102.1.2 and 1107.4.1 for more information):

	New Construction	Addition/Renovation
Ceilings (cathedral, flat)	R-49	R-38
Wood Framed Walls	R-20 or R-13 + R-5 cont.	same
Mass Walls (cmu, concrete, icf)	R-13/R-17 *	same
Floors (framed)	R-30 **	same
Basement Walls	R-10/R-13 ***	same
Concrete Slab (ground, basement)	R-10 for 24"	same
Crawl space	R-10/R-13 ***	same

* R-17 applies where more than half of the insulation is on the interior of the mass wall.

** Alternatively, insulation sufficient to fill the framing cavity providing not less than R-19.

*** R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of basement wall.

WALL/CEILING INSULATION: All thermal insulation shall be cellulose/spray foam conforming to the following:

OPTION A: Wall cavities and cathedral ceilings: dense packed or damp-sprayed cellulose insulation, installed to a density of 3.5 lb. per cubic foot installed per manufacturer's specifications. Alternate: open-cell (low-density) foam to full wall thickness. Attic spaces: pneumatic-spray loose cellulose to a minimum R value as listed above, settled depth. Cellulose to be Borate-treated for fire-, mold and insect resistance.

OPTION C: Wall cavities: 4" closed cell spray foam insulation, installed to a density of 1.8 lb. per cubic foot/R-24 installed per manufacturer's specifications. Rafter spaces: 8" +/- closed cell spray foam insulation, installed to a density of 1.8 lb. per cubic foot per the R value as listed above, installed per manufacturer's specifications. Continue foam up rafters to create warm attic condition.

OPTION D: Wall cavities to receive R-21 unfaced batt; cathedral ceilings to receive unfaced batt with baffles for airflow beneath roof to minimum R value as listed above; attic spaces to receive fiberglass batt or pneumatic-spray loose cellulose to minimum R value as listed above, settled depth.

FLOORS OVER UNHEATED SPACE BELOW: [dense-pack with cellulose insulation] [spray with 2" closed-cell foam and fill with un-faced batt] [fill with un-faced fiberglass batt] to full depth of floor joists to a minimum R value as listed above.

FIRST AND SECOND FLOOR BOX/RIM JOIST SPACE: Closed-cell (high-density) foam to 2" thickness; fully seal each first floor joist bay to mudsill and masonry. Fill remainder of space with insulation to match exterior wall insulation type and total R-value.

AIR-SEALING: Contractor to perform the following:

- 1) Non-expanding foam to seal around all window and door rough-openings.
- 2) Seal with caulk at tight joints, bottom plate all walls, top plate all walls, and at vertical joints between separately-erected wall sections (corners, etc.). Seal top and bottom of rim joists with floor sheathing.
- 3) Fully seal all floor/wall penetrations for plumbing, mechanical, etc. with fire-code approved material. Fully block up with rigid foam and foam seal all vertical chases at top of basement and at attic.
- 4) Fully seal behind electrical and communication boxes within exterior walls or provide air-sealed boxes.
- 5) All exterior doors to be fully weather-stripped

ACOUSTICAL INSULATION: Where shown on *the Drawings*, sound attenuating insulation shall be 3" Ruxal Safe'n'Sound Mineral Wool batts or approved alternate.

MOISTURE/AIR BARRIER (HOUSE WRAP): All exterior walls shall have Dupont Tyvek Homewrap, or approved equal, over exterior wall sheathing. See Division 8 for required window/door installation and flashing. See Division 4 for requirements at Masonry veneer walls.

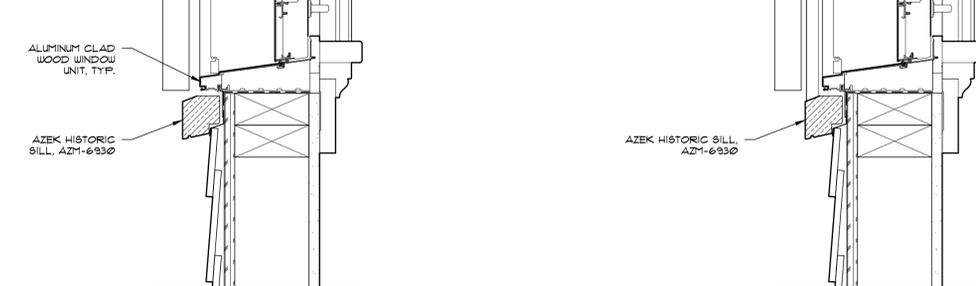
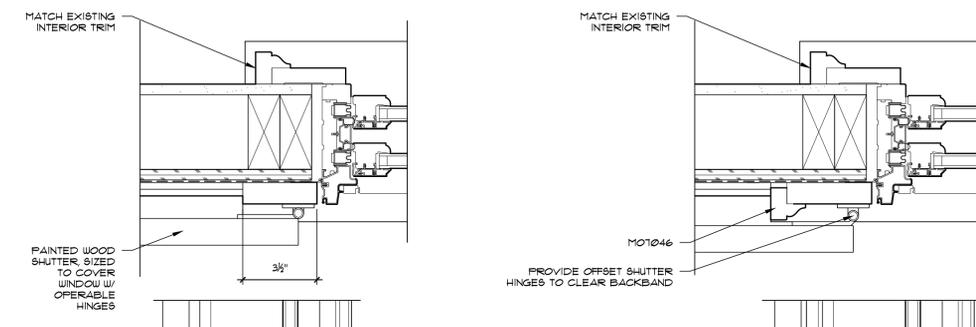
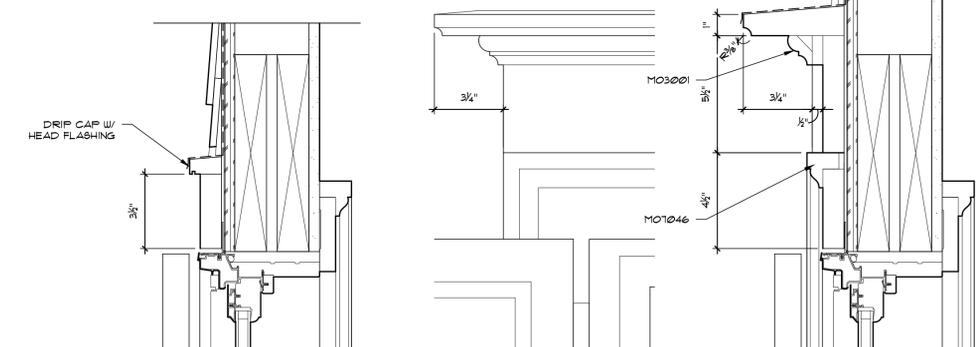
SEALANTS: Provide the following sealants, or equal as approved by Architect, where shown on drawings or required for a complete and proper installation. Install per manufacturer's specifications in a neat bead and a workmanlike manner.

- A. General Exterior Sealant to be OSI's Quad
- B. Secondary Exterior Sealant to be DAP's Side Winder or OSI's Advantage
- C. General Interior Sealant and DYNAFLEX 230 Premium

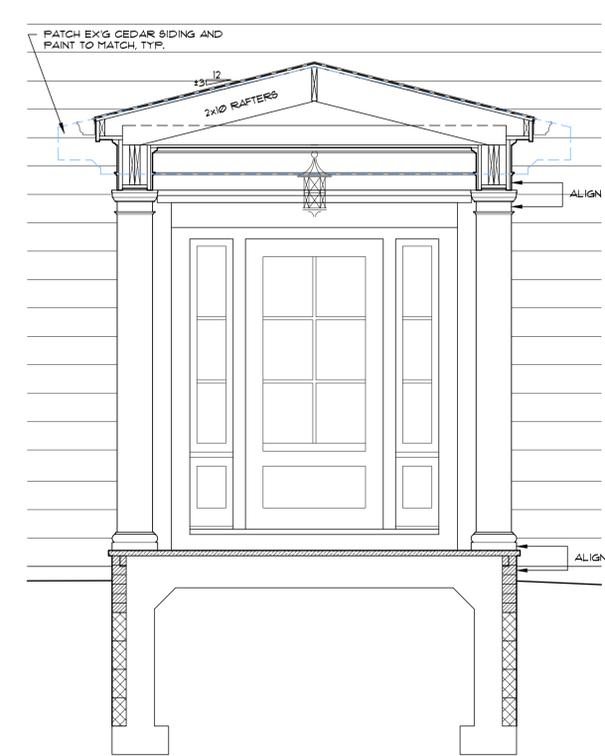
Completely seal with caulking compound, joints around frames and sills of doors, windows, joints of dissimilar material and other openings in exterior masonry. Use Bond Breakers, backer rods and Primers as recommended by caulking mfr.



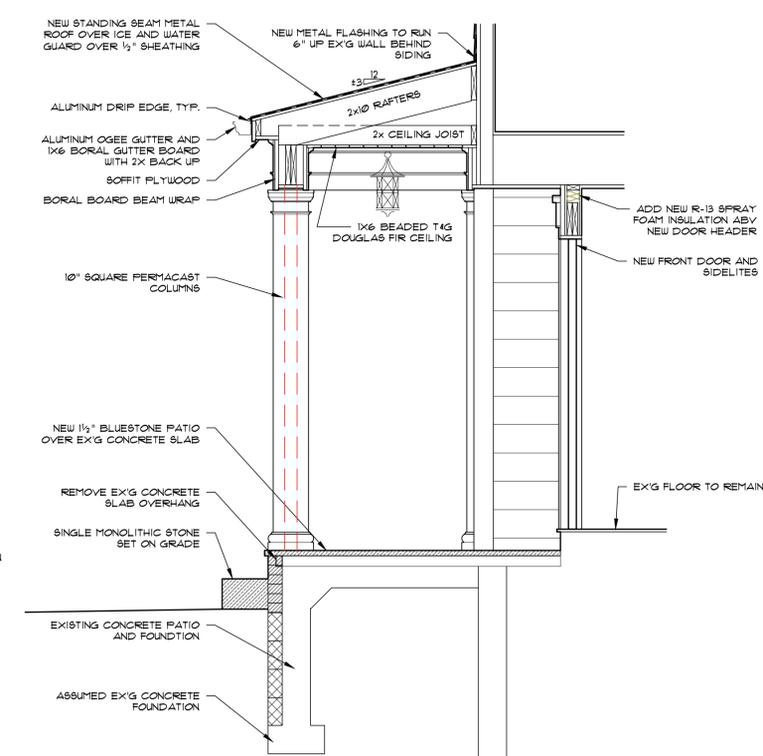
A Building Section (EW)
A-6
1/4" = 1'-0"



2 Typ. Window Details
A-6
3" = 1'-0"



4 Portico Section (EW)
A-6
1/2" = 1'-0"



3 Portico Section (NS)
A-6
1/2" = 1'-0"



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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.

GYPSTUM 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.

GYPSTUM 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 GYPSTUM 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 GYPSTUM 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) water 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 (USG 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.

TILE WAINSCOT (DRY AREAS/BACKSPLASHES): Dry-set or latex Portland cement mortar bond coat or adhesive (organic adhesive in accordance with ANSI A136.1, Type 1) over water-resistant gypsum-board on wood studs, apply per B413.

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 saps 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*.

HARDIE SIDING: For cement fiber-reinforced siding, use specially formulated primer (SW Loxon or equal), where siding is not pre-primed, and two coats exterior house paint as specified above.

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.

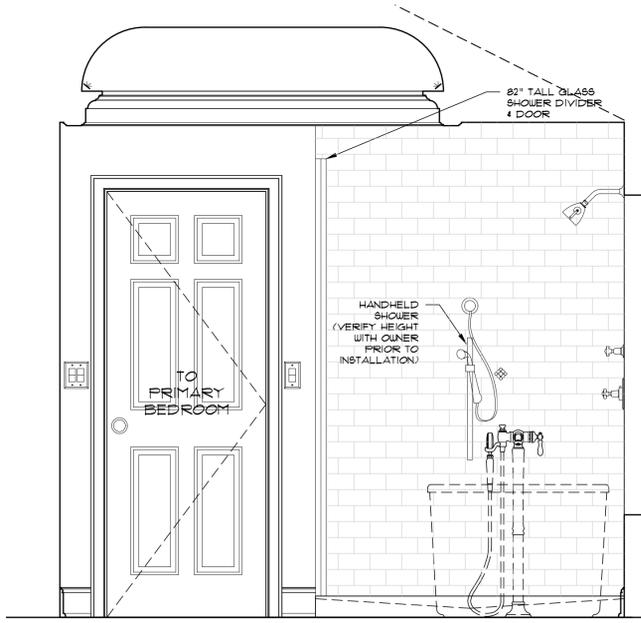
CABINET HARDWARE: Drawer glides to be full-extension, self-closing, soft close, under-mounted Blum Motion. Door hinges shall be fully concealed European-style with soft close/exposed butt hinges as selected by *The Owner* and shall include all required latches and stops. Adjustable shelving to use drilled 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.

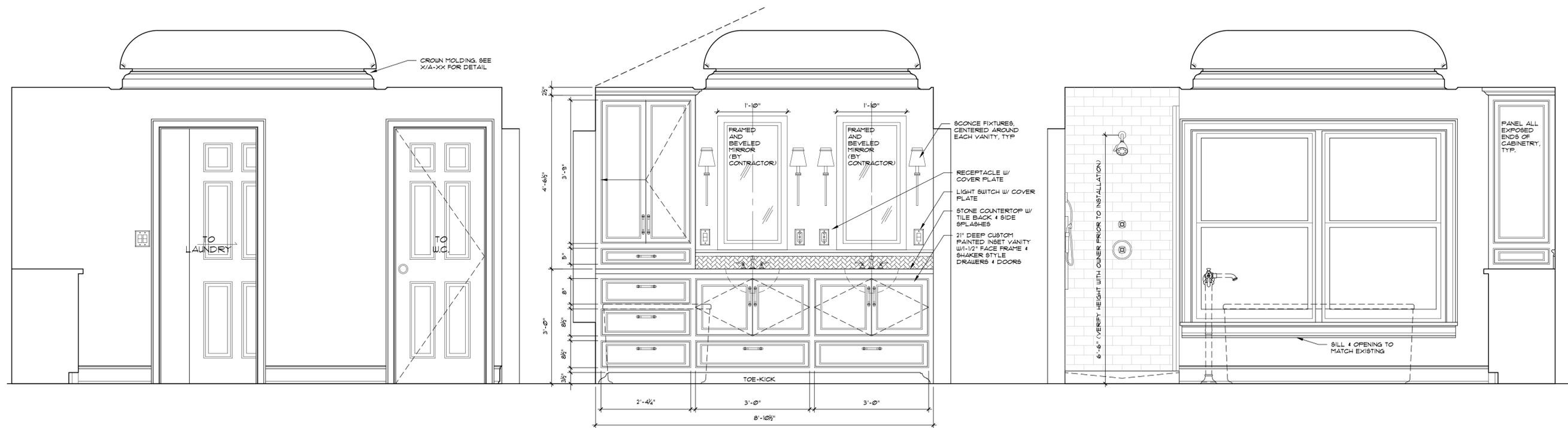
CLOSET HARDWARE: Closet rods to be polished stainless steel clad iron pipe, Knappe & Vogt #770-1, set on KV #734 CHR closed flange and KV #735 CHR open flange.

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.



4 Interior Elevation
A-8 3/4"=1'-0"



3 Interior Elevation
A-8 3/4"=1'-0"

2 Interior Elevation
A-8 3/4"=1'-0"

1 Interior Elevation
A-8 1/4"=1'-0"

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Expiration Date 12/31/2021
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REGISTERED ARCHITECT
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Additions and Renovations to
The Appgar Residence
2819 Pioneer Trail, Hudson, OH 44236
Interior Elevations & Specs.

Job Number 2113 Drawn By RP/DE
ISSUANCE 2022-01-05 STRUCT. REVIEW
2022-02-11 Hudson ARHB



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*

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 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:

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:
 Provide and install a **single** A.O. Smith, Rudd, or approved equal 30 gallon hot water heater, with maximum efficiency and 5 year warranty. New water heater(s) to be **High-efficiency, sealed-combustion** units.

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.
HVA/C FWA SYSTEM: Provide and install material and equipment necessary to heat and cool new house evenly (+/- 2 degrees F. between rooms) to 72 degrees F. at 0 degrees F. outside and 90 degrees F. outside. Ductwork shall be installed in full accord with ASHRAE and National Warm Air Standards and recommendations. All diffusers, grills, louvers, dampers and other required accessories required for a complete installation shall be included. Provide flexible connections at air units, turning vanes at elbows and balancing dampers in all branches and runouts. Use transition type fittings and adapters. Support or suspend ductwork from structure and keep as close to joists, partitions and columns as feasible. All rooms over 60 sq.ft., except for bathrooms, shall have ducted return air. Bedroom suites shall have a minimum of one return air. Crawl spaces to be conditioned per RCO Section 408, unless noted otherwise. All new ductwork, and ductwork affected by construction, shall be kept free of debris during construction and vacuumed at completion of the work. All new ductwork shall be completely **MASTIC-SEALED** to minimize leakage in both supply and return ducts. New ductwork in unheated spaces shall be fully insulated.

SYSTEM TESTING: Ductwork to be tested (by *The Owner's* Energy Auditor) through ductblaster method prior to and upon project completion. New ductwork to be completely sealed per Energy Auditor requirements. All equipment shall be started, tested and balanced by *The Contractor*. All filters shall be replaced after construction is completed. System shall be balanced and regulated to distribute the air quantities as required and to provide quiet, efficient operation. All controls shall be accurately set.

SYSTEM BALANCE: Upon completion of the HVA/C system *The Contractor* shall balance the system in operation and adjust and Balance the system in such a way to provide as close as possible continuous air circulation, as described in the current edition of the National Warm Air Heating and Air Conditioning Manual. If required, *The Contractor* shall re-balance the system during the heating season and shall provide service exclusive of normal maintenance for one year after start-up, without additional charge to *The Owner*. All dampers shall be clearly and neatly marked as to their function, and *The Owner* shall be instructed in the method of operation and care of the system. Manufacturer's instructions for maintenance and operation of equipment shall be attached to all equipment.

WARRANTY: This *Contractor* guarantees by his acceptance of the contract that all work installed will be free from any and all defects in workmanship, equipment, materials, and that all apparatus will develop characteristics specified. If any such defects appear within one year from the date of final completion and acceptance of the Work, *The Contractor* shall, without cost to *The Owner*, remedy such defects within a reasonable time to be specified in notice from *The Owner*. In default thereof, *The Owner* may have work done and charge the cost to *The Contractor*. The one (1) year guarantee period on workmanship and equipment operation shall start from the date of Final Payment by *The Owner*.

HVA/C EQUIPMENT: HVA/C heating and cooling equipment shall be Trane, Carrier, Lennox, or approved equal, gas-fired, forced-air, 92% efficiency furnace with PVC exterior side-wall intake and exhaust, and electric air conditioning with Puron coolant and condensing unit with a minimum 14 SEER rating, to include a programmable thermostat. *The Contractor* shall submit with his proposal a written recommendation for equipment, make and sizing, ductwork layout and sizing, and diffuser locations and type. The cost of new HVA/C work shall be included in the *Contractor's* Base Bid and a cost break-out for the HVA/C work shall accompany the Bid Proposal form.

MECHANICAL PADS: Provide 4" concrete slabs for air conditioning condensing units. Pads shall be sized appropriately for the mechanical equipment installed, i.e. slab shall be no more than 6" wider than the unit on any side. Location(s) shall be determined and the HVA/C *Contractor* and approved by *The Owner*.

DIFFUSERS: Where floor-type diffusers are installed in hardwood floor, baseboards, or kickplates, the diffuser shall be wood to match the surrounding finish (DIFFUSERS IN WOOD FLOORS SET FLUSH INTO FLOORING). Where floor-type diffusers are installed in tile, the diffuser shall be metal painted to match tile. Where floor-type diffusers are installed in carpet, the diffuser shall be metal colored to match carpet.

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*.

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 "Divva" 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.

Electrical Symbol Legend

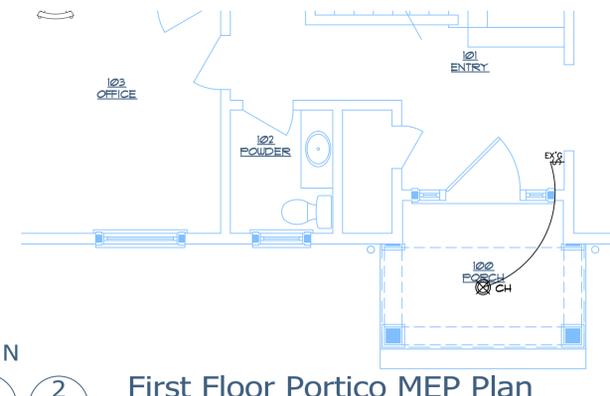
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ⓢ	SWITCH - SINGLE POLE	Ⓢ _{WP}	DUPLEX RECEPTACLE - WEATHER PROOF @ 24" A.F.F.
Ⓢ ₃	SWITCH - THREE WAY	Ⓢ _{3WP}	DUPLEX RECEPTACLE - @ 3" ABOVE MANTEL
Ⓢ ₄	SWITCH - FOUR WAY	Ⓢ _{4DP}	DUPLEX RECEPTACLE - DEDICATED
Ⓢ _D	SWITCH WITH DIMMER	Ⓢ _{OP}	AUTOMATIC OVERHEAD GARAGE DOOR OPENER
Ⓢ	SWITCH - PUSH BUTTON DOOR SWITCH	KJ	TELEPHONE OUTLET W/ (2)LINE @ 18" A.F.F.
Ⓢ ₁₈	DUPLEX RECEPTACLE - @ 18" A.F.F. 110V	K3W	WALL MOUNTED TELEPHONE OUTLET W/ (2)LINE @ 48" A.F.F
Ⓢ ₁₈ ₂₂₀	DUPLEX RECEPTACLE - @ 18" A.F.F. 220V	Ⓢ _{INT}	INTERNET (DATA) CABLE
Ⓢ _{GFCI}	DUPLEX RECEPTACLE - G.F.C.I TYPE	Ⓢ _{TV}	TELEVISION OUTLET (COAXIAL) @ 18" A.F.F.
Ⓢ _{ARC}	DUPLEX RECEPTACLE - ARC FAULT TYPE	Ⓢ _{HT}	SPEAKER OUTLET, VERIFY HEIGHT
Ⓢ _Q	QUADRUPLX RECEPTACLE -VERIFY HEIGHT. 110V	Ⓢ _{DB}	DOOR BELL
Ⓢ _{7"}	DUPLEX RECEPTACLE - @ 7" ABOVE COUNTER TOP	Ⓢ _{CM}	CARBON MONOXIDE DETECTOR
Ⓢ _S	DUPLEX RECEPTACLE - SPLIT WIRED	Ⓢ _{SD}	SMOKE DETECTOR
Ⓢ _{FL}	DUPLEX RECEPTACLE - FLOOR MOUNTED VERIFY LOCATION	Ⓢ _{CB}	CIRCUIT BREAKER PANEL BOARD
Ⓢ _{FL} _Q	QUADRUPLX RECEPTACLE -FLOOR MOUNTED VERIFY LOCATION	Ⓢ _{SB}	CIRCUIT BREAKER SUB-PANEL BOARD
Ⓢ _{CLG}	DUPLEX RECEPTACLE - CEILING MOUNTED VERIFY LOCATION	Ⓢ	INDICATES EXISTING

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

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.
Ⓢ _{W4R}	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
Ⓢ _{4UR}	4" WET RECESSED	HALO H457 HOUSING OR EQ. W/LED: HALO EL406927 W/ TL422PS (WHITE RING/BAFFLE)	
Ⓢ _{CV}	COVE L.V. LIGHTING	ELEMENTAL LED STRIP LTG: 197 LUMENS/FT 2700K @45° W/ ALUM. CHANNEL/DIFFUSER, DIMMABLE	
Ⓢ _{SC}	WALL MOUNTED	SURFACE-MOUNTED SCOURCE BY OWNER (RUSTPROOF AT EXT. AND PORCH)	
Ⓢ _{CLG}	CEILING MOUNTED	SURFACE-MOUNTED CLG. FIXTURE BY OWNER (RUSTPROOF AT EXT. AND PORCH)	
Ⓢ _{CH}	CHANDELIER	CHANDELIER FIXTURE BY OWNER (RUSTPROOF AT EXT. AND PORCH)	
Ⓢ _{CF}	CEILING FAN	MINKA GROUP PADDLE FAN	
Ⓢ _{EX}	EXHAUST FAN	EXHAUST FAN FIXTURE: BROAN QTXE150	
Ⓢ _{EX/ LT}	EXHAUST FAN/LT	COMBINATION FAN/LIGHT FIXTURE: BROAN QTXE150FLT SWITCHED SEPARATELY	
Ⓢ _M	MOTION DETECTOR	MOTION DETECTOR	

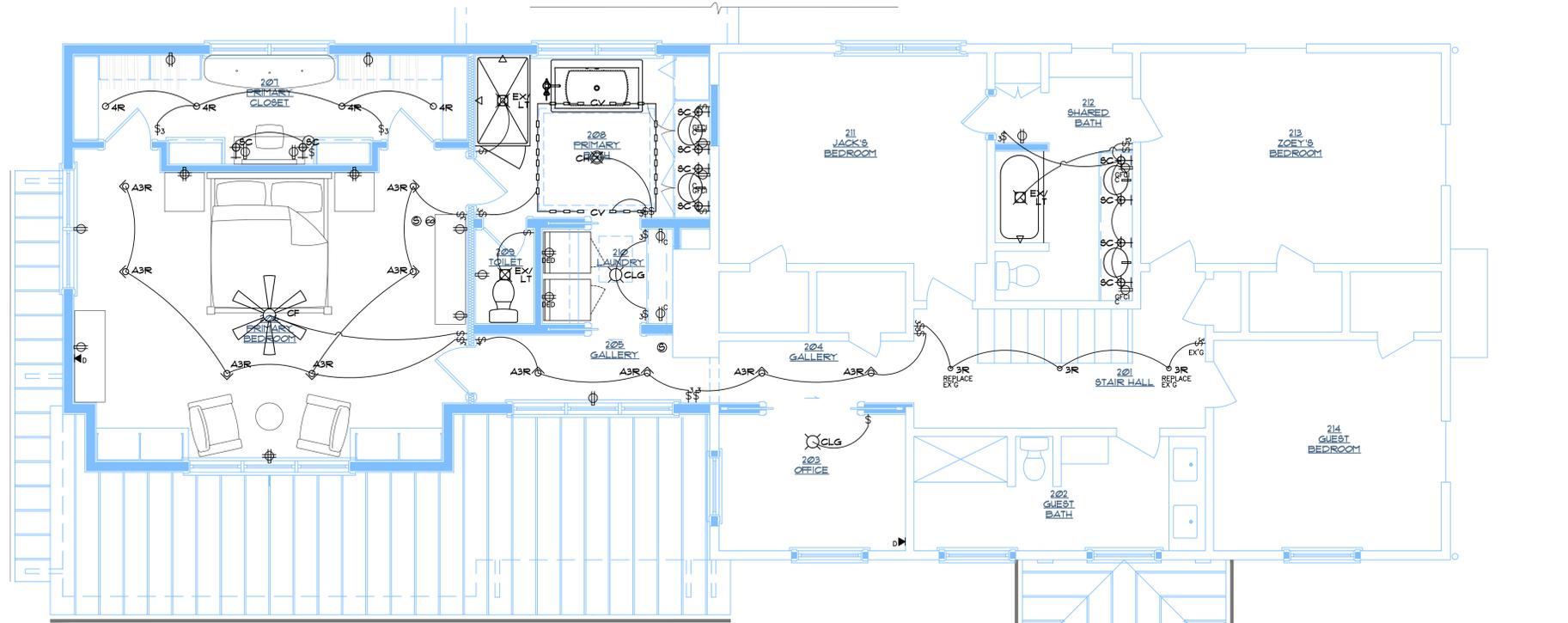
NOTE: USE I.C. AND/OR REMODEL CANS AS REQ'D FOR ALL RECESSED FIXTURES.



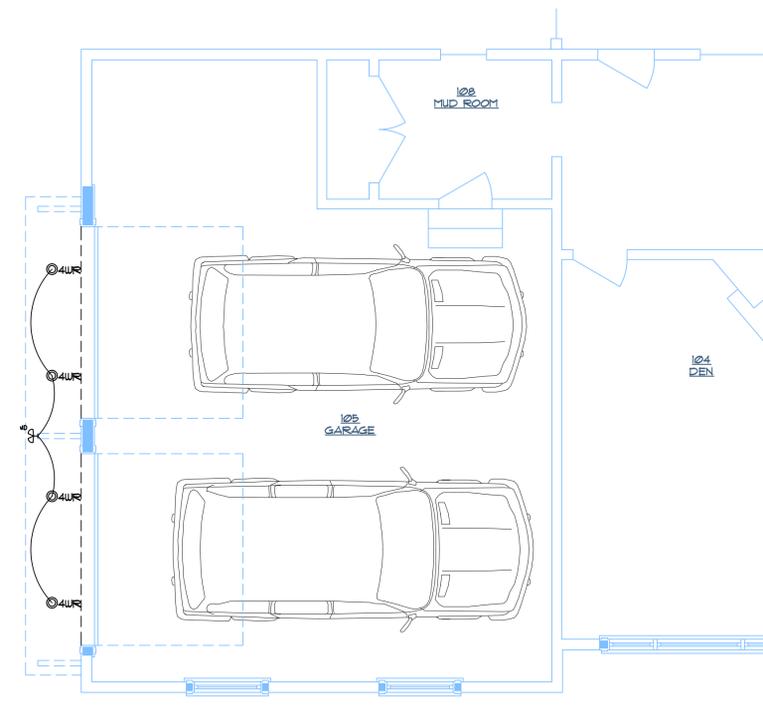
First Floor Portico MEP Plan
1/4"=1'-0"

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 FAN, RFB, LIVING RFB, PARLORS, DINING, BEDROOMS, SUNROOMS, REC. RFB, CLOSETS, HALLWAYS, OR SIM. AREAS TO BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTOR PER NEC 210.12 (b)



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



First Floor Garage MEP Plan
1/4"=1'-0"

Additions and Renovations to
The Appgar Residence
 2819 Pioneer Trail, Hudson, OH 44236
MEP Plans, Specs.

Job Number 2113 Drawn By RUP/DE
 ISSUANCE 2022-01-05 STRUCTURE
 2022-02-11 Hudson ARHB



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PANTUSO ARCHITECTURE





Front/South Elevation



East Elevation



Project Area



North Elevation



West Elevation