

1
S-1
Site Plan
1"=20'-0"

S-1
Drawing number

Issued for
06.21.20 Progress Set
07.14.20 ARB Submittal

Job number	2018
Drawn by	RP/CF
Date drawn	

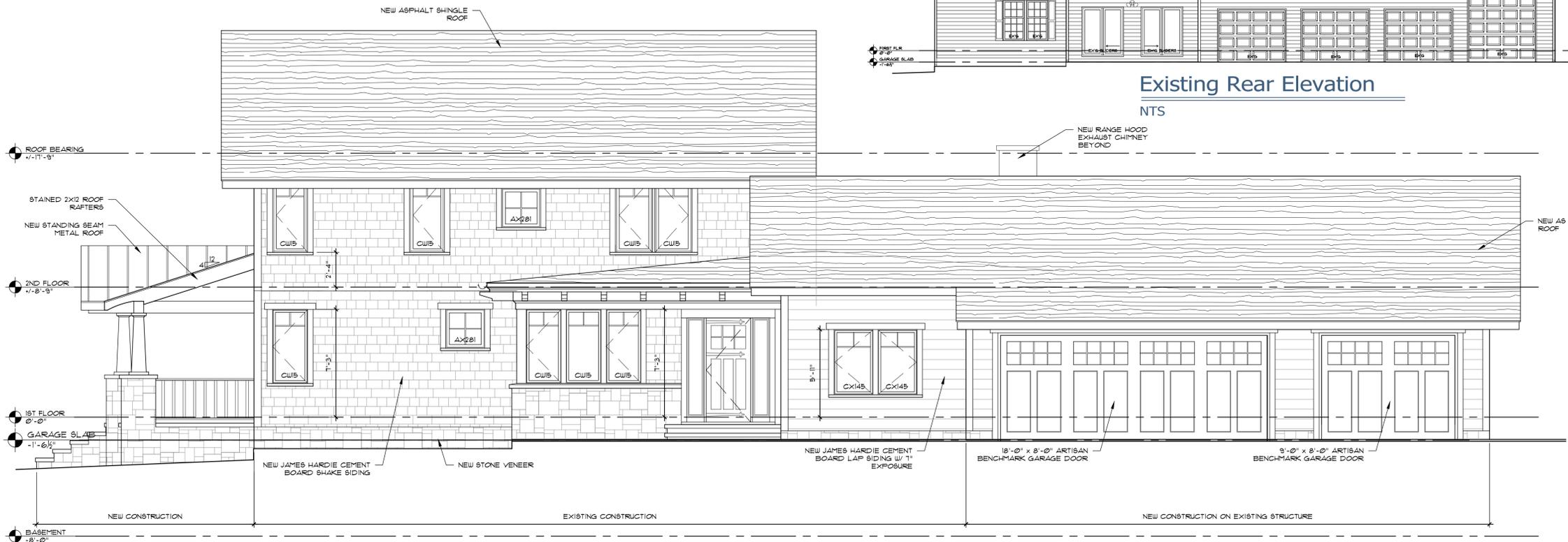
Additions and Renovations to
The Kalogerou Residence
2691 Ravenna Street, Hudson, OH 44236
Site Plan

CLEMENS PANTUSO
architecture

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

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

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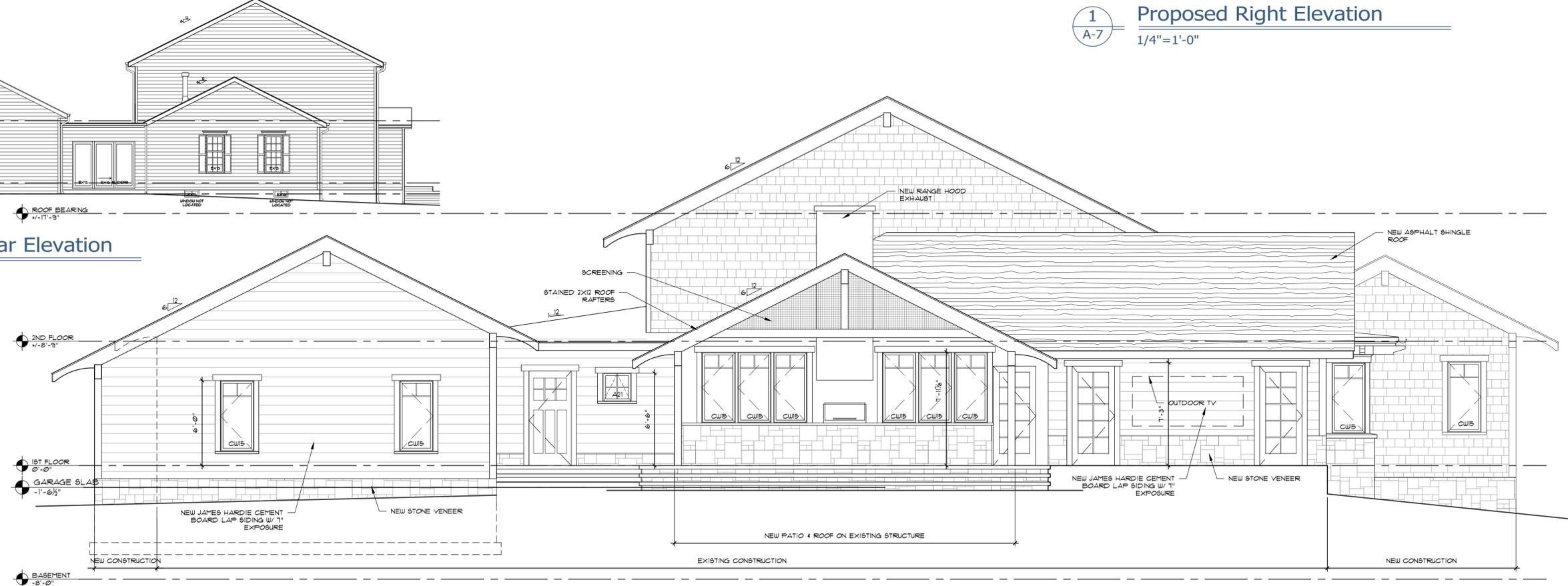
Existing Rear Elevation

NTS



Existing Rear Elevation

NTS



1 Proposed Right Elevation

1/4"=1'-0"

2 Proposed Rear Elevation

1/4"=1'-0"

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Additions and Renovations to

The Kalogerou Residence

2691 Ravenna Street, Hudson, OH 44236

Elevations, Details

45 E. Washington St., Chevrin Falls, OH 44022
tel 440.247.7767 fax 440.317.7752
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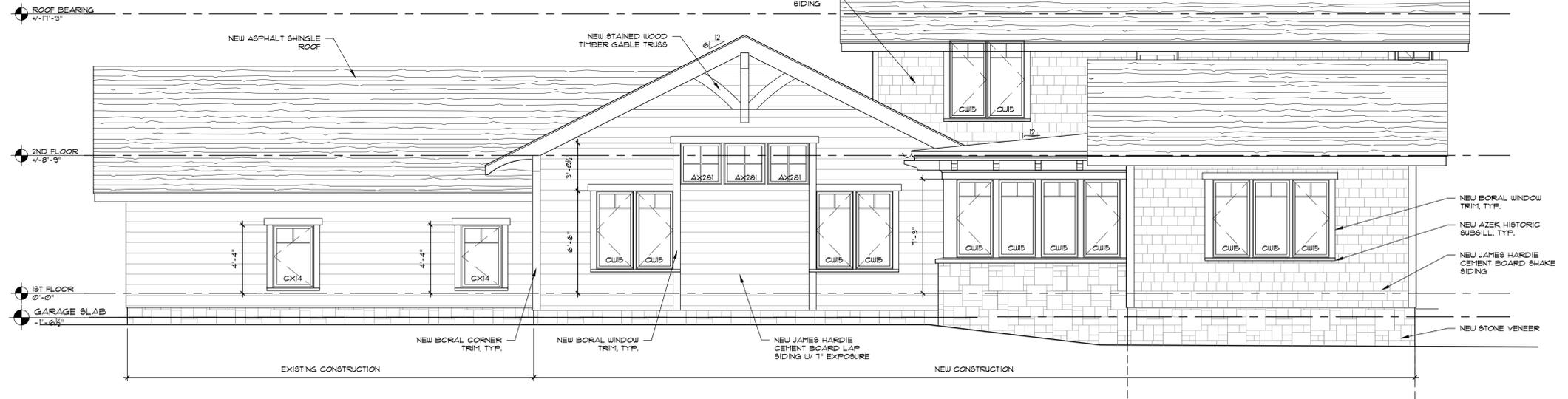
Drawing number

A-7



Existing Left Elevation

NTS

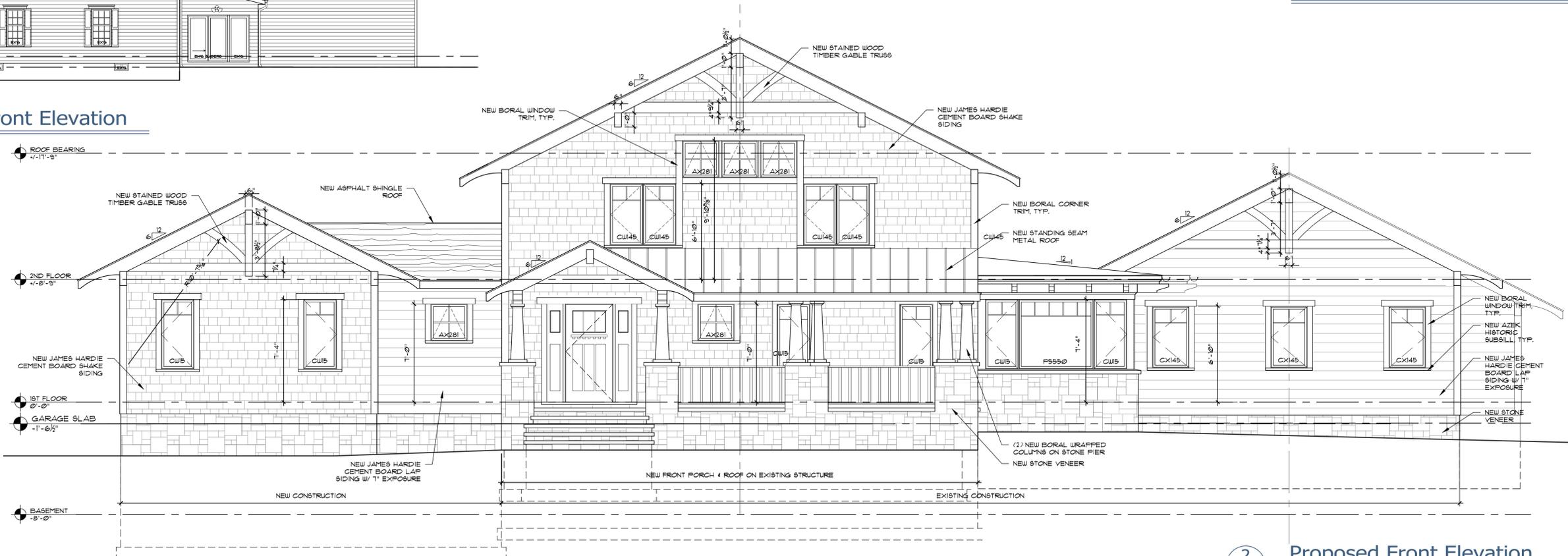


1 Proposed Left Elevation
1/4"=1'-0"



Existing Front Elevation

NTS



2 Proposed Front Elevation
1/4"=1'-0"

Rebecca L. Pantuso, License No. 0914899
Expiration Date 12/31/2021

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Additions and Renovations to

The Kalogerou Residence

2691 Ravenna Street, Hudson, OH 44236

Elevations, Details, Specs DIV 8

45 E. Washington St., Chagrin Falls, OH 44022
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Drawing number

A-6

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 *The Owner* 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 complimentary and what is required by one shall be as if required by all. Generally, the *Specifications* take precedence over the *Drawings* and *The General Conditions* of the Contract take precedence over the *Specifications*. Should conflicts occur within the *Contract Documents, The Contractor* shall notify the *Architect*. 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.

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

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

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

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

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

ENERGY AUDIT: For new house construction/major renovations that include a new air barrier on the exterior of the entire home, the *The Contractor* shall test the building envelope air leakage per RCO section 1102.4.1.2 (new requirement in 2019). The home shall be tested in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 (Blower door test). A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after creation of all penetrations of the building envelope.

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.

Spec. Div. 2: Site Work and Excavation

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:

The Contractor shall remove existing trees as required for construction and as agreed upon with *The Owner*. **Trees shall be limbed and cut into firewood and stacked if so directed by The Owner. (Brush and Stumps) shall be chipped and reused for mulch. The Contractor shall coordinate with local yard waste recycling facility.**

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.

FOOTING DRAINS: Install 4" dia. Schedule 35 perforated footing drains, holes oriented down, at the interior and exterior of all footings, with minimum slope of 1/16" per L.F. Exterior footing drain system shall include a minimum of (2) flush ports, or clean-out risers to grade, with threaded PVC caps, and shall be wrapped in silt filter fabric. Filter fabric shall wrap an additional 6" radius of gravel around the pipe; fabric shall not be tightly wrapped to pipe itself. Layout and install where required to permit cleaning of all footing drains. Plug ends of downspout and footing drains when work is in progress to prevent clogging, and clean out before covering.

Note: existing invert heights must be low enough to allow for proper placement and slope of new footer drains, and *The Owner and The Architect must be notified immediately if the existing system is not of proper depth or is otherwise inadequate.* Any alternate drainage system must be approved by *The Architect, The Owner* and by *The Building Inspector*.

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

Backflow preventer to the footing system shall be installed to prevent storm system backup into the foundation backfill.

Sump Pump

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: New drive to be staked as shown on *The Drawings*, reviewed with *The Owner* for approval of layout, and re-staked as directed by *The Owner*, if necessary.

Concrete Drive: See Specifications Division 3 for Concrete driveway.

Project Description

THE PROJECT SCOPE INCLUDES THE RENOVATION, EXTERIOR TRANSFORMATION, AND ADDITIONS TO AN EXISTING HOUSE.

Design Loads

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

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

Project Area

EXISTING FIRST FLOOR AREA:	xxxx	SF
NEW FIRST FLOOR AREA:	xxxx	SF
EXISTING SECOND FLOOR AREA:	xxxx	SF
NEW SECOND FLOOR:	xxxx	SF
TOTAL LOT COVERAGE:	xxxx	SF
LOT AREA:	xxxx	SF
PERCENTAGE LOT COVERAGE:	xx%	

LANDSCAPE ARCHITECT
NAME
COMPANY
PHONE NUMBER
EMAIL

MECHANICAL ENGINEER
NAME
COMPANY
PHONE NUMBER
EMAIL

CIVIL ENGINEER
NAME
COMPANY
PHONE NUMBER
EMAIL

ARCHITECT
NAME
COMPANY
PHONE NUMBER
EMAIL

CONTRACTOR
NAME
COMPANY
PHONE NUMBER
EMAIL

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Rebecca L. Pantuso, License No.0914809

Expiration Date 12/31/2021

CLEMENS PANTUSO

Additions and Renovations to

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Title Sheet, Specs DIV 1-2

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Drawn by

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45 E. Washington St., Chagrin Falls, OH 44022

CLEMENS PANTUSO ARCHITECTURE

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a r c h i t e c t u r e

Spec. Div. 3: Concrete

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

Grout:	2,500 psi minimum
Footings and Interior slabs:	3,000 psi
Exterior and Garage slabs-on-grade:	4,000 psi with 6% +/- 1% Air-entrainment
Water/Cement Ratio:	The water/cement ratio shall not exceed the following:
Comp. Strength	Non Air-entrained Air-entrained
3,000 psi	0.58 0.58
4,000 psi	0.53 0.44

REINFORCING: Concrete steel reinforcing bars shall conform to ASTM A-615, Grade 60. Welded wire fabric (w.w.f.) shall conform to ASTM A-185-79 (60,000 psi yield). All detailing, fabrication, and placement of reinforcing steel shall conform to the Manual of Standard Practice for Detailing Reinforced Concrete Members.
For footings and concrete walls: Lap all reinforcing bar splices 45 bar diameters minimum. Bend all horizontal bars 36 bar diameters past each corner or provide equivalent corner bars matching horizontal reinforcing.
For slabs: Wire shall lap one full mesh +2" and be securely wired each side and end. Reinforcing placed at 1/3 of slab thickness from top of slab, typical.
Properly support all reinforcing and wire mesh on chairs. Minimum coverage for concrete reinforcing shall be:
1. Concrete deposited against the ground: 3"
2. Concrete exposed to the weather: 2"
3. Slabs/wall not exposed to the weather: 3/4"
4. Beams/columns (over main reinforcing): 2"

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

CONCRETE FOUNDATION WALL:
Contractor to avoid using petroleum based concrete form release agents. Use only low toxicity agents such as Bio-form, Crete-Lease, Duogard or SOY solv. Contractor to use FSC certified or metal form work that can be reused.
INTERIOR SLAB: 4" thick, 3000 psi concrete with w.w.f. 6x6-W2.9xW2.9. Slab to reach 3000 psi compressive strength at 28 days, water/cement ratio not to exceed 0.58. Under floor slab construction, provide 4" compacted #57 limestone fill beneath a 10 mil concrete vapor barrier. Finish to be metal floated and steel troweled to a smooth, ridgeless, finish (no machine finishing will be permitted without approval from The Owner and The Architect), at a level to match adjacent concrete floors or as shown on Drawings. Slabs to be level to within 1/4" per 10' radius.
EXTERIOR/GARAGE SLAB: 4" thick, 4000 psi air-entrained concrete with w.w.f. 6x6-W2.9xW2.9. Driveway and garage slabs to be 4000 psi with 6% (+/- 1%) air-entrainment over 4" compacted #57 Limestone base (omit vapor barrier). Water/cement ratio not to exceed 0.44. Garage slab finish to be metal floated and steel troweled to a smooth, ridgeless, finish (no machine finishing will be permitted without approval from The Owner and The Architect), sloped toward floor drains or garage doors as shown on the drawings. Garage concrete floor to include: a 3/4" deep depression at overhead door; a 24" wide sloped apron at exterior; and be sprayed with a liquid sealing/hardening agent. Exterior concrete steps, walks and driveway to have a broom finish and concrete steps and curbs to receive tooled edges.
MUDSLAB: Crawlspace mudslabs to be minimum 3 1/2" thick, unreinforced, over 10 mil vapor barrier and 4" sand or gravel base. Finish to be wood floated to a smooth finish.

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

Spec. Div. 4: Masonry

GENERAL: Construct all masonry walls in accordance with ACI 530.1 specifications (with requirements for Owner Inspection and Acceptance deleted), unless otherwise noted. Anti-freeze admixtures shall not be used and uncured walls shall be protected from freezing as may be required. The tops of walls under construction shall be covered at the end of each day and protected from rain or snow. The minimum Masonry Prism Strength (f'm) shall be 1500 p.s.i. at 28 days, unless noted otherwise.
MATERIALS (GENERAL): Masonry materials shall conform to the following ASTM specifications:
Concrete Masonry Units ASTM C-90 (Grade N-1)
Facing Brick ASTM C-216 (Type FBS, Grade SW)
Mortar (Type M,S,N,O) ASTM C-270
Grout ASTM C-476 (2,500 psi @ 28days)
Reinforcing Steel Bars ASTM A-615 (Grade 60)
MORTAR: Mortar for use above and below grade shall be as follows:
Exterior, below grade: Type S
Exterior, above grade: Type S
Interior, Non-load bearing: Type S

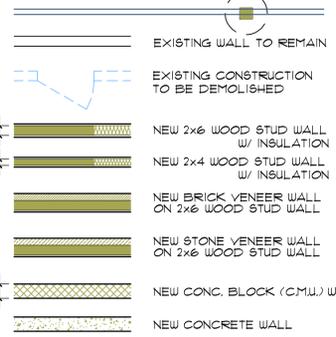
MASONRY VENEER: VENEER STONE TO BE 2" nominal thickness as selected by Owner and Architect under allowance
MORTAR TO BE custom color as approved by Owner and Architect
2" AND 4" MAS'Y. VENEER SYSTEMS; ANCHORING AND REINFORCEMENT: Masonry veneer over 16" high shall be attached to concrete block back-up, poured-in-place concrete back-up, or structural wood wall (direct to studs) with galvanized metal "Z" Ties at 16" on center, horizontally and vertically.
C.M.U. BACK-UP WALLS: to be damp-proofed prior to placement of veneer. Base of veneer and all lintels shall have thru-wall membrane flashing, top edge to be embedded into masonry joint. Provide weeps at steel lintels over doors, windows or other openings and at base of veneer set at approximately 6" above finished grade. At foundations, all exposed exterior masonry shall be veneer material. Ascertain height of finish grading and, if lower or higher in certain areas than shown on Drawings, lay veneer to suit. No exposed concrete block or waterproofing materials will be permitted above finish grade.
WOOD STUD BACK-UP WALLS: 2x6 @ 16" o.c., 1/2" minimum thickness plywood sheathing is required construction for wood stud back-up walls. Wall sheathing shall have two layers, 15# building felt air-and-moisture barrier over complete surface. Over felt paper, apply Beuchel EMC-3639T full wall drainage and weep system, including WOW-3639 weeps and all other specified accessories for complete system performance (Beuchel Stone Corp.). Galvanized metal lath shall be applied over drainage mat, fastened directly to studs with roofing nails, minimum 1" penetration into studs, 16" horizontally and 8" vertically. Apply scratch coat of type S mortar to the lath and allow mortar to set before applying veneer. Base of veneer and all lintels shall have thru-wall membrane flashing, fastened with termination bar at top edge. Provide weeps WOW-3639 per Beuchel system recommendations at steel lintels over doors, windows or other openings and at base of veneer set at approximately 6" above finished grade. Clean any excess mortar off stone using diluted mild masonry detergent; do not use acid or metal brushes.
WALL OPENINGS: See Specification Div. 5 for steel lintel requirements. All exterior lintels shall be galvanized and have an approved flashing system with weeps.

MASONRY FOUNDATION WALLS: to be [8"] [12"] nominal thickness, reinforced with [#5 bars, vertical, at 32" on center] with #9 gauge dur-o-wall ladur-type horizontal joint reinforcing every other course. dur-o-wall da2200 joint stabilization anchors at all connections of new foundations to existing reinforcement. foundation wall reinforcement shall be as shown on the drawings but in no case shall un-balanced fill against 8" masonry walls exceed 4'-0" (6 block courses) or 6'-0" (nine block courses) for 12" walls, when grade or other conditions require heights exceeding these figures the walls shall be reinforced full height of the wall and lapped 45 bar diameters min. with projecting bar cast into the footing. cores shall be grouted solid at anchor bolts and reinforcing bars, and the bars shall be held 1" clear of the interior face of the core.

Spec. Div. 5: Metals

MASONRY FOUNDATION DAMPROOFING: The exterior of all foundation block and brick walls shall be parged with 3/8" cement with ironite from cove at footing to a finish grade level to be approved by The Owner or The Architect. Fully dried parging shall be coated with 60 mil. wet thickness, two-coat application of Watchdog Waterproofing polymer-enhanced asphalt liquid-applied membrane or approved alternate. Both parging and waterproofing shall run continuous and uninterrupted around complete basement perimeter, installed prior to construction of intersecting masonry walls. Insulating (expanded polystyrene or equal) protection board shall be installed below grade, full depth to footing, prior to backfilling.
WINDOW SILLS, LINTELS, WATERTABLES: to be monolithic [natural][cast] stone material, dimensions and reinforcing as indicated on drawings.
STONE [STEPS, WALKS, PATIOS, PORCHES, CAPS]: TO BE 1 1/2" thickness average at infill flagging over built-up mortar bed. Stone type to be: Briarhill or Amherst sandstone. Edges to be [square] [rock-faced][as selected by The Owner and The Architect]. Edges and treads shall overhand by 3/4" past the supporting masonry below.
MORTAR TO BE custom color as approved by Owner and Architect

Wall Legend



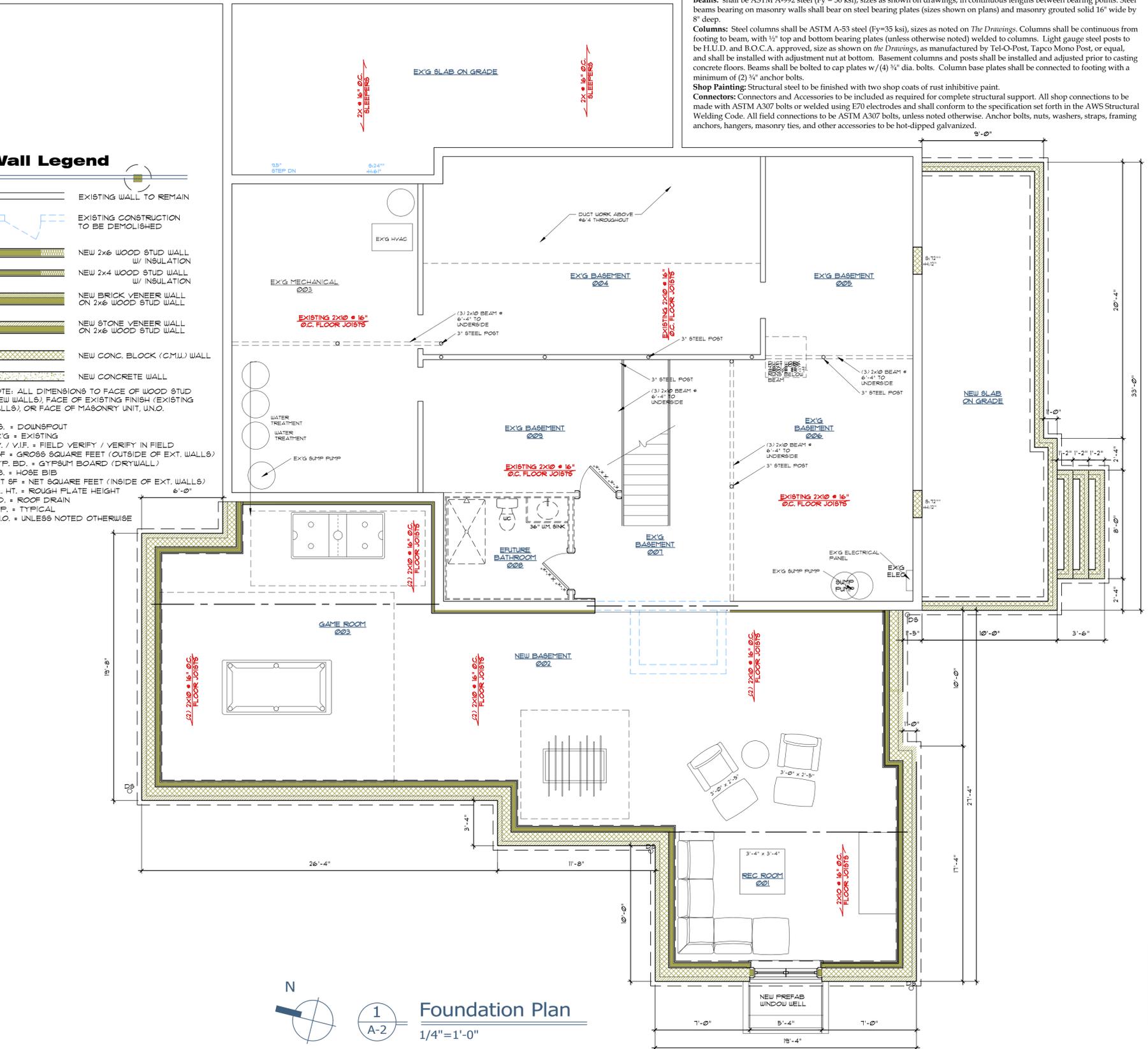
- D.S. = DOWNSPOUT
- EX'G = EXISTING
- F.V. / V.I.F. = FIELD VERIFY / VERIFY IN FIELD
- G.S.F. = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)
- G.Y.P. BD. = GYPSUM BOARD (DRYWALL)
- H.B. = HOSE BIB
- NET SF = NET SQUARE FEET (INSIDE OF EXT. WALLS)
- PL. HT. = ROUGH PLATE HEIGHT
- RD. = ROOF DRAIN
- TYP.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

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 3x2" x 3 1/2" x 1/4"
4'-1" to 6'-0"	L 4" x 3 1/2" x 5/16" LLV
6'-1" to 8'-0"	L 5" x 3 1/2" x 5/16" LLV
8'-1" to 9'-0"	L 6" x 3 1/2" x 5/16" LLV

All lintels shall have 1" of bearing for each foot of span with a minimum of 6" at each end. All lintels at exterior walls shall be hot-dipped galvanized.
Beams: shall be ASTM A-992 steel (Fy = 50 ksi), sizes as shown on drawings, in continuous lengths between bearing points. Steel beams bearing on masonry walls shall bear on steel bearing plates (sizes shown on plans) and masonry grouted solid 16" wide by 8" deep.
Columns: Steel columns shall be ASTM A-53 steel (Fy=35 ksi), sizes as noted on The Drawings. Columns shall be continuous from footing to beam, with 1/2" top and bottom bearing plates (unless otherwise noted) welded to columns. Light gauge steel posts to be H.U.D. and B.O.C.A. approved, size as shown on the Drawings, as manufactured by Tel-O-Post, Tapco Mono Post, or equal, and shall be installed with adjustment nut at bottom. Basement columns and posts shall be installed and adjusted prior to casting concrete floors. Beams shall be bolted to cap plates w/(4) 3/4" dia. bolts. Column base plates shall be connected to footing with a minimum of (2) 3/4" anchor bolts.
Shop Painting: Structural steel to be finished with two shop coats of rust inhibitive paint.
Connectors: Connectors and Accessories to be included as required for complete structural support. All shop connections to be made with ASTM A307 bolts or welded using E70 electrodes and shall conform to the specification set forth in the AWS Structural Welding Code. All field connections to be ASTM A307 bolts, unless noted otherwise. Anchor bolts, nuts, washers, straps, framing anchors, hangers, masonry ties, and other accessories to be hot-dipped galvanized.



1
A-2

Foundation Plan
1/4" = 1'-0"

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Expiration Date 12/31/2021

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a r c h i t e c t u r e

Additions and Renovations to

The Kalogerou Residence

2691 Ravenna Street, Hudson, OH 44236

Foundation Plan, Specs Div 3-5

Job number
2018

Drawn by
RP/CF

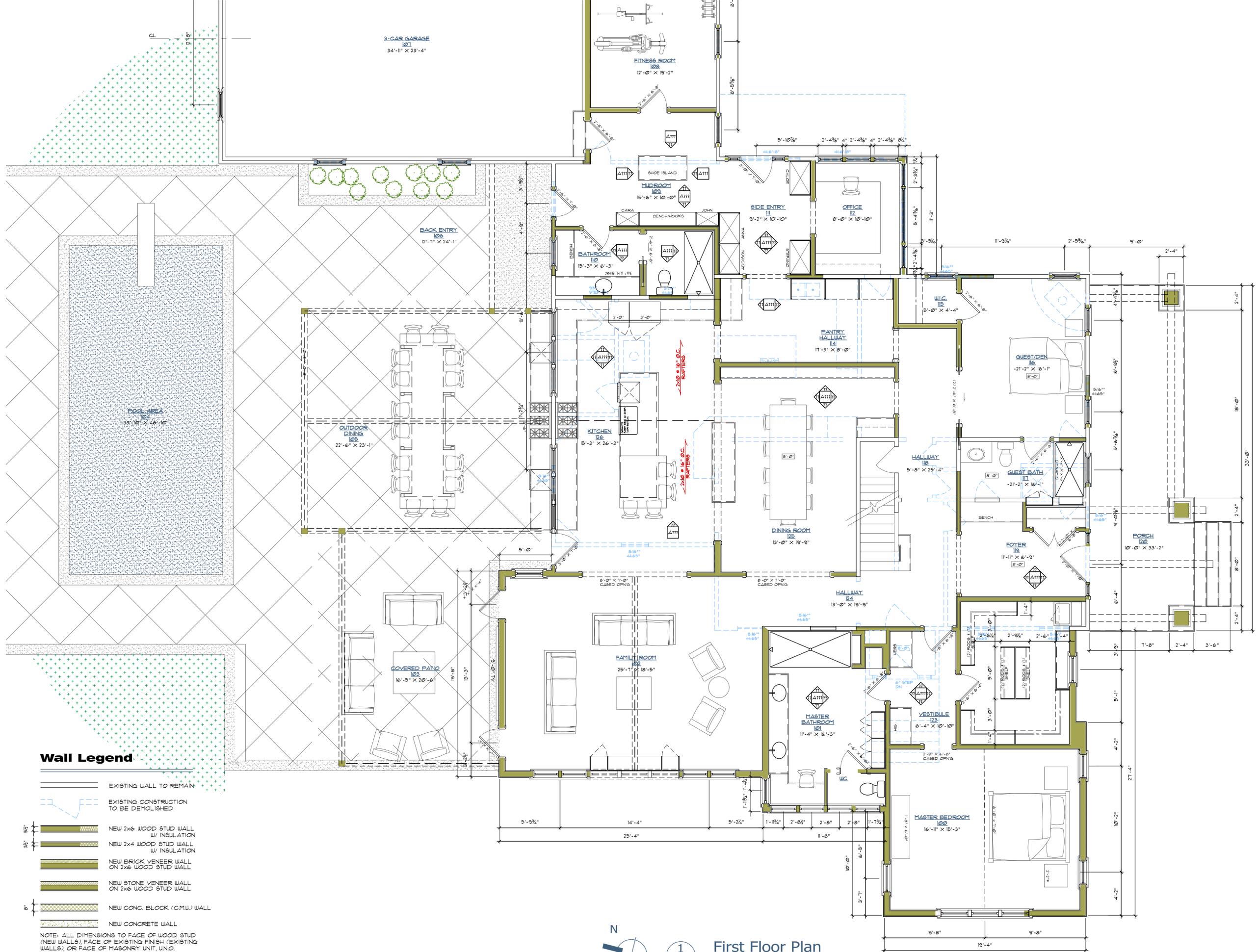
Date drawn

Issued for
06.21.20 Progress Set
06.30.20 Progress Set
07.14.20 ARB Submittal

Drawing number

A-2

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



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 2x6 WOOD STUD WALL
- NEW STONE VENEER WALL ON 2x6 WOOD STUD WALL
- NEW CONC. BLOCK (C.M.U.) 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, UNLESS NOTED OTHERWISE.



1
A-3

First Floor Plan

1/4"=1'-0"

Additions and Renovations to

The Kalogerou Residence

2691 Ravenna Street, Hudson, OH 44236

First Floor Plan, Door Types

Job number	2018
Drawn by	RP/CF
Date drawn	

Issued for

06.21.20 Progress Set

07.14.20 ARB Submittal

Drawing number

A-3

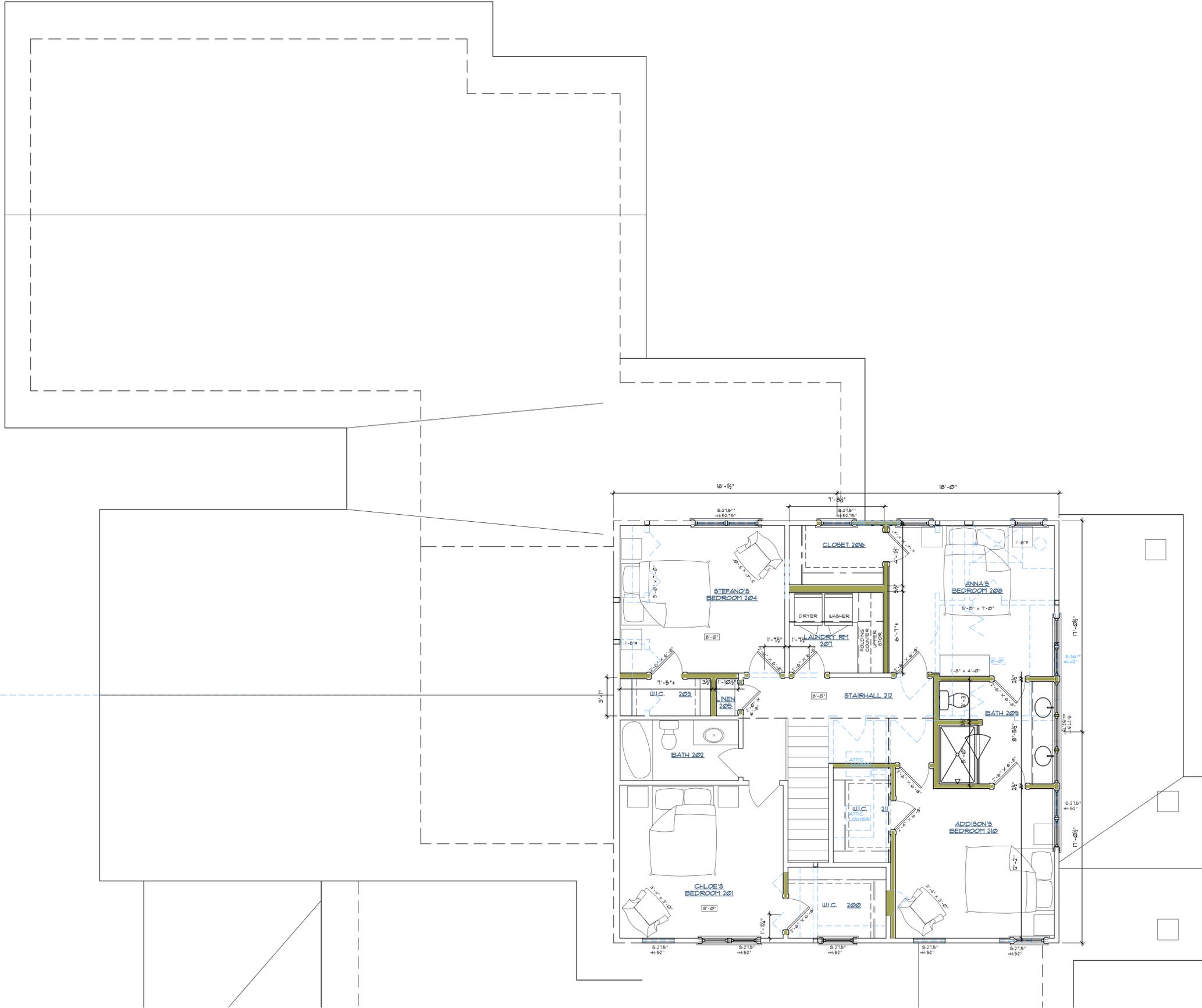
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architecture

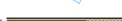
Rebecca L. Pantuso, License No. 0914809
Expiration Date 12/31/2021

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Wall Legend

-  EXISTING WALL TO REMAIN
-  EXISTING CONSTRUCTION TO BE DEMOLISHED
-  NEW 2x6 WOOD STUD WALL w/ INSULATION
-  NEW 2x4 WOOD STUD WALL w/ INSULATION
-  NEW BRICK VENEER WALL ON 2x6 WOOD STUD WALL
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-  NEW CONC. BLOCK (C.M.U.) 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.



1
A-4

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

Additions and Renovations to

The Kalogerou Residence
2691 Ravenna Street, Hudson, OH 44236

Second Floor Plan, Roof

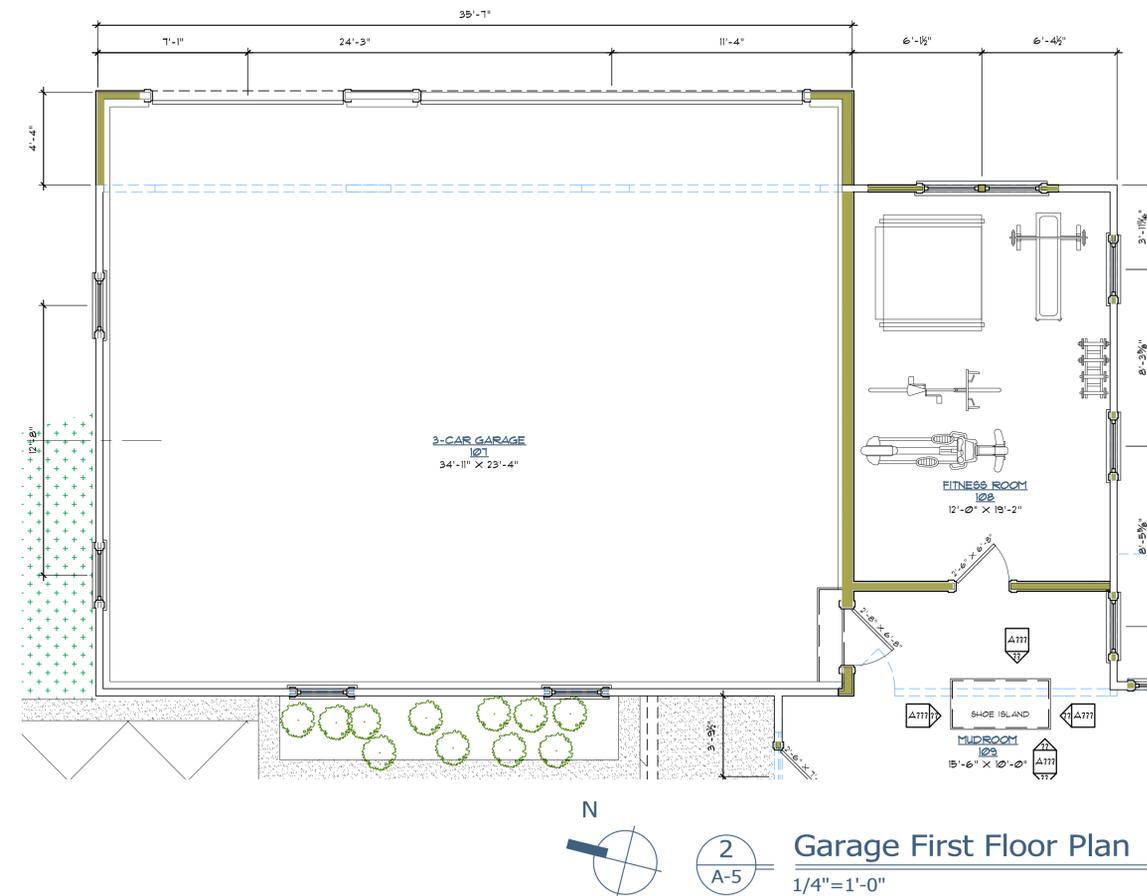
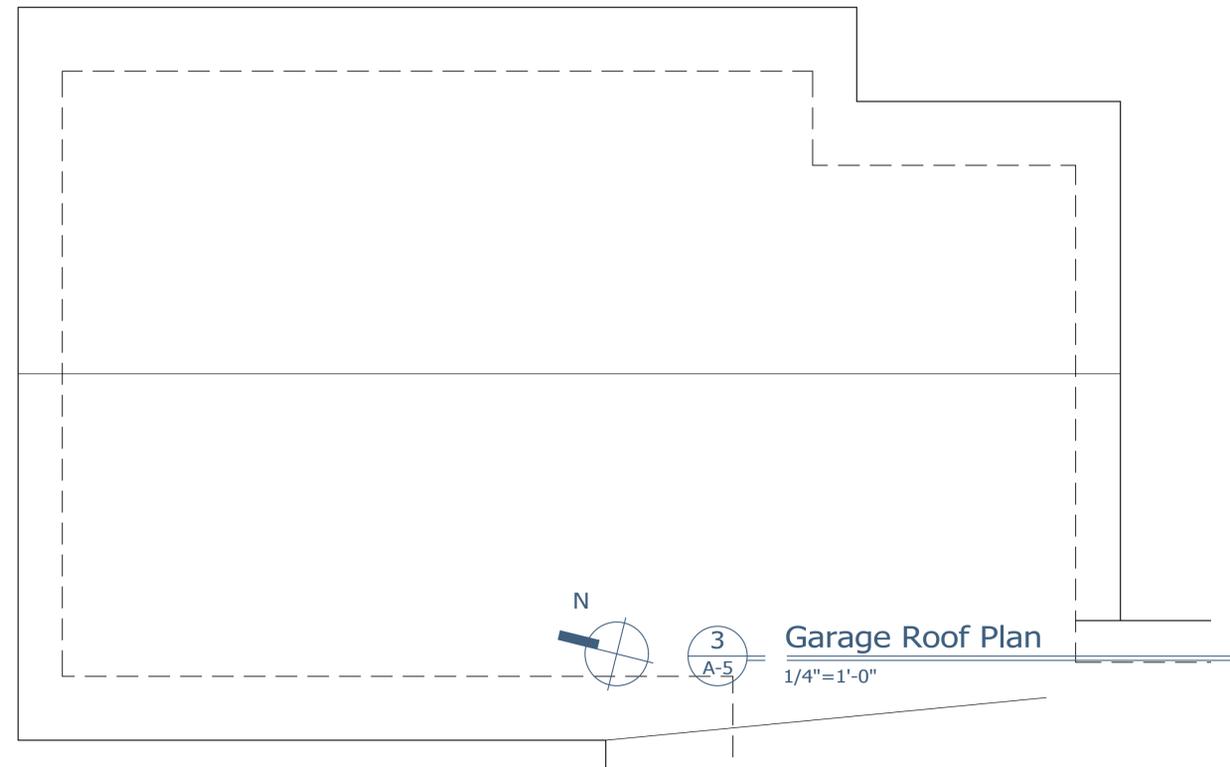
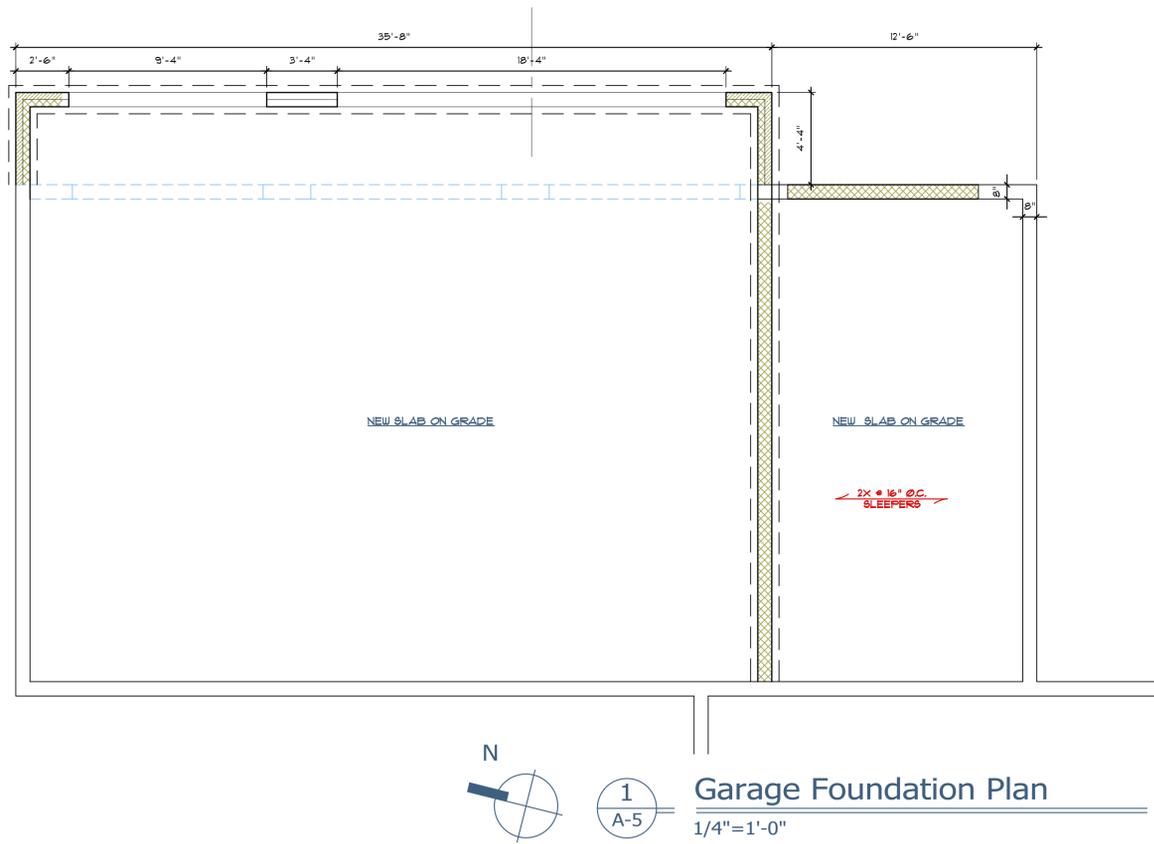
Job number	2018
Drawn by	RP/CF
Date drawn	

Issued for
06.21.20 Progress Set

07.14.20 ARB Submittal

Drawing number

A-4



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 2x6 WOOD STUD WALL
- NEW STONE VENEER WALL ON 2x6 WOOD STUD WALL
- NEW CONG. BLOCK (C.M.U.) 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.

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Expiration Date 12/31/2021

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architecture

Additions and Renovations to
The Kalogerou Residence
2691 Ravenna Street, Hudson, OH 44236
Garage Plans Specs DIV 7

Job number	2018
Drawn by	RP/CF
Date drawn	

Issued for
06.21.20 Progress Set
07.14.20 ARB Submittal

Drawing number

A-5

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