

# THE BEDELL RESIDENCE

**PENINSULA ARCHITECTS**

P.O. Box 235 | 1775 Main Street  
Peninsula, OH 44264  
v. 330.657.2800 | f. 330.657.2419  
www.pa-architects.com

**THE BEDELL RESIDENCE - HISTORIC ELLSWORTH HOUSE**

3007 HUDSON AURORA ROAD  
HUDSON, OH 44236

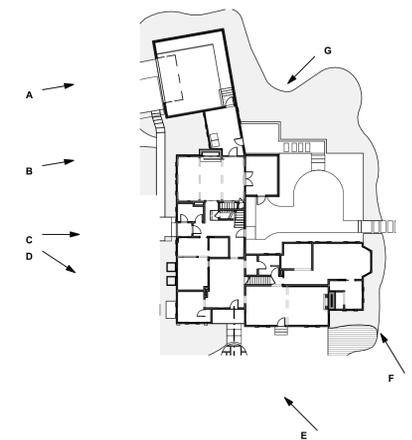
PROJECT # 2026

DATE	ISSUE
07/08/20	EXISTING CONDITIONS
07/17/20	SD I / OPTIONS
07/17/20	SD II PROGRESS
07/29/20	SD II PROGRESS
08/10/20	DD I
08/20/20	DD I PROGRESS
09/01/20	SUBMITTAL TO HUDSON

SCALE	AS NOTED

TITLE SHEET

**TS1.00**



A B C D E F G

ABBREVIATIONS	
ABV	ABOVE
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ADH	ADHESIVE
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
BRNG	BEARING
BTM	BOTTOM
BTW	BETWEEN
CAB	CABINET
CF	CUBIC FEET
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLNG	CILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CO	CLEAN OUT
CONT	CONTINUOUS
CSK	COUNTERSINK
DBL	DOUBLE
DEPT	DEPARTMENT
DIA	DIAMETER
DM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
ELEC	ELECTRIC(L)
EQ	EQUAL
EXH	EXHAUST
EXST.	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISHING
FLR	FLOOR
FT	FOOT
FTG	FOOTING
FUR	FURRING
GALV	GALVANIZED
GA	GALVE
GYP. BD.	GYPSUM BOARD
GYP	GYPSUM
HC	HOLLOW CORE
HWWR.	HARDWARE
HM	HOLLOW METAL
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HT	HEIGHT
INSUL	INSULATION
JST	JOIST
LAM	LAMINATED
LF	LINEAR FOOT
MAS	MASONRY
MATL	MATERIAL
MAX.	MAXIMUM
MECH	MECHANICAL
MANUF.	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NOM	NOMINAL
NTS	NOT TO SCALE
OV	OVER
O.C.	ON CENTER
OPN	OPENING
PREFAB	PREFABRICATED
PLYWD	PLYWOOD
P. LAM	PLASTIC LAMINATE
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
REF	REFERENCE
RM	ROOM
RO	ROUGH OPENING
REQD	REQUIRED
SC	SOLID CORE
SECT	SECTION
SIM.	SIMILAR
STRUC	STRUCTURAL
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VOC	VOLATILE ORGANIC COMPOUND
W	WITH
WWF	WELDED WIRE FABRIC

GENERAL NOTES	
1.	NOTIFY ARCHITECT IMMEDIATELY WHERE CONFLICTS MAY ARISE BETWEEN ARCHITECTS DOCUMENTS AND OWNER'S CONSULTANTS DOCUMENTS
2.	ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
3.	ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFIED.
4.	EXTERIOR FRAMED WALLS ARE DRAWN AS 2X6 STUDS WITH 1/2" GWB OR SHEATHING BOTH SIDES. INTERIOR WALLS DRAWN AS 2X4 STUD WALLS W/ 1/2" GWB EACH SIDE.

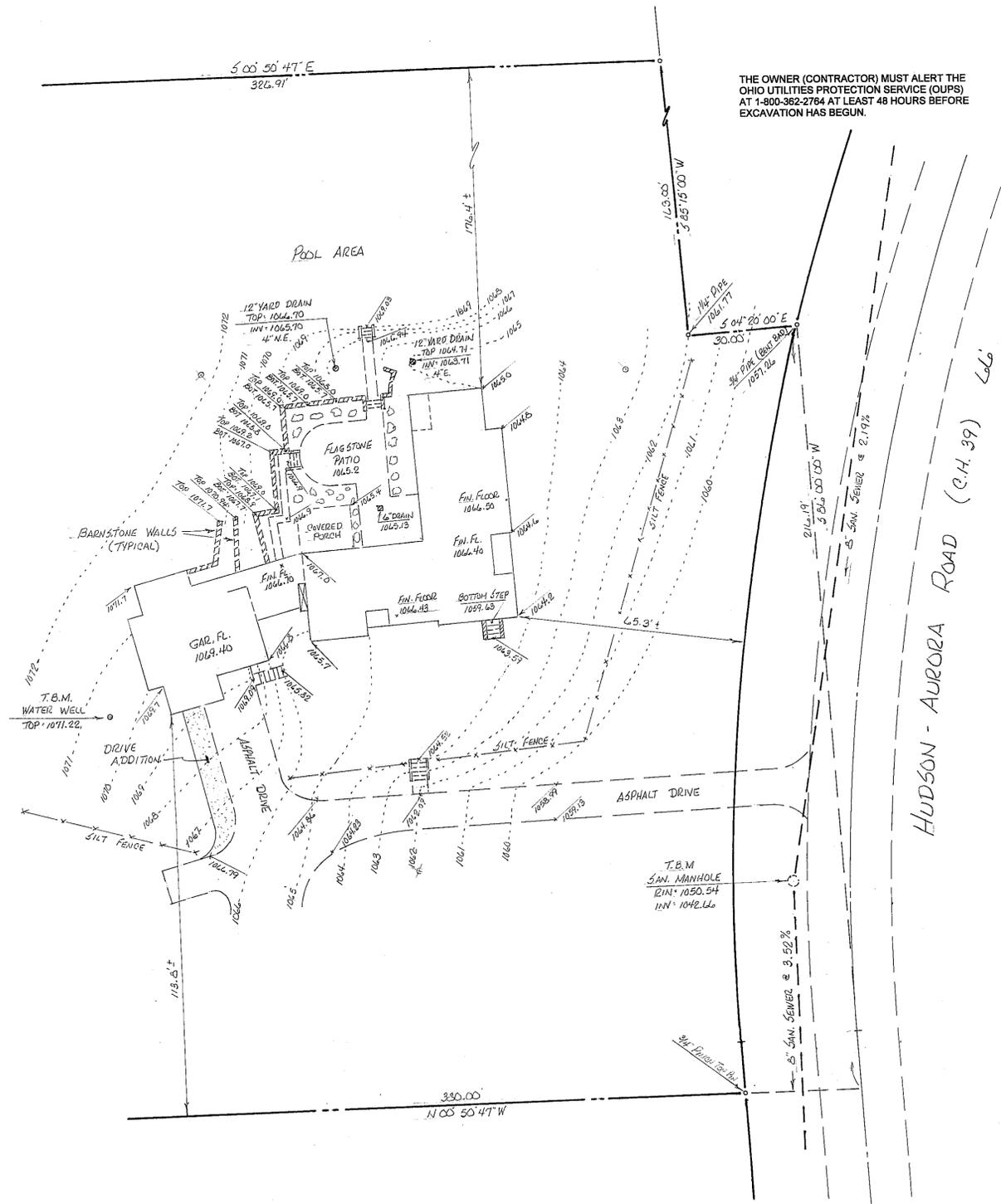
SYMBOLS	
	DETAIL
	ELEVATION
	SECTION
	INTERIOR ELEVATION

ARCHITECT	
PENINSULA ARCHITECTS 1775 MAIN STREET - PENINSULA, OH 44264 T: 330.657.2800	
BUILDER	
MBA DESIGN 1601 MILL ST. W. PENINSULA, OH 44264 T: 330.657.2335	

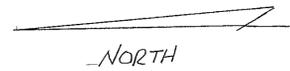
BUILDING DATA	
JURISDICTION: SUMMIT COUNTY, CITY OF HUDSON	
PPN: 3003634	
OWNER: JOHN & DIANNA BEDELL	
SQUARE FOOTAGES: NEW CONSTRUCTION	
FIRST FLOOR	2,522 SF
SECOND FLOOR	1,460 SF
SCREEN PORCH & COVERED PORCHES	333 SF
GARAGE	1,069 SF
UNFINISHED LOWER LEVEL	1,530 SF
<b>TOTAL FINISHED SF</b>	<b>3,982 SF</b>

SHEET INDEX	
ID	NAME
TS1.00	TITLE SHEET
C0.00	SITE PLAN
A0.00	EXISTING LANDSCAPE PLAN
A0.01	EXISTING FIRST FLOOR PLAN
A0.02	EXISTING SECOND FLOOR PLAN
A0.03	EXISTING ELEVATIONS
A0.04	EXISTING ELEVATIONS
A1.00	PROPOSED FOUNDATION PLAN
A1.01	NEW WORK FIRST FLOOR PLAN
A1.02	PROPOSED SECOND FLOOR PLAN
A2.00	ELEVATIONS
A2.01	ELEVATIONS
A3.00	BUILDING SECTIONS
A4.00	DETAILS & ENLARGED SECTIONS
L1.00	LANDSCAPE PLAN

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 3007 HUDSON AURORA ROAD  
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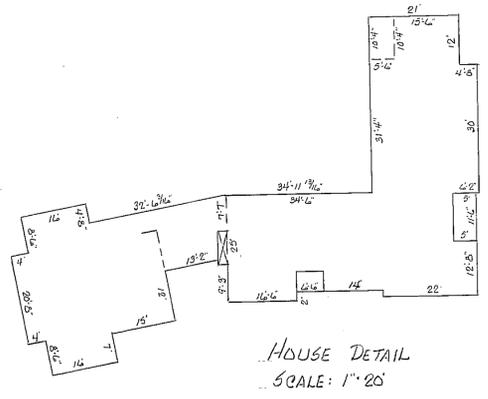


THE OWNER (CONTRACTOR) MUST ALERT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 AT LEAST 48 HOURS BEFORE EXCAVATION HAS BEGUN.



NOTE: EROSION & SEDIMENT CONTROLS MUST BE MAINTAINED AND KEPT IN PLACE UNTIL SITE IS FULLY STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

THE INTENT OF THIS SITE PLAN IS TO MATCH THE LOCATION AND ELEVATIONS OF THE PREVIOUS HOUSE DAMAGED BY FIRE. GRADING TO BE DONE TO MATCH EXISTING HARDSCAPE AND LANDSCAPING.



*LRC* 8/24/2020

LAURI R. CULP, PS 7834  
 CULP SURVEYING, LLC  
 3323 SPRING VALLEY ROAD  
 AKRON, OHIO 44333  
 330-659-4044

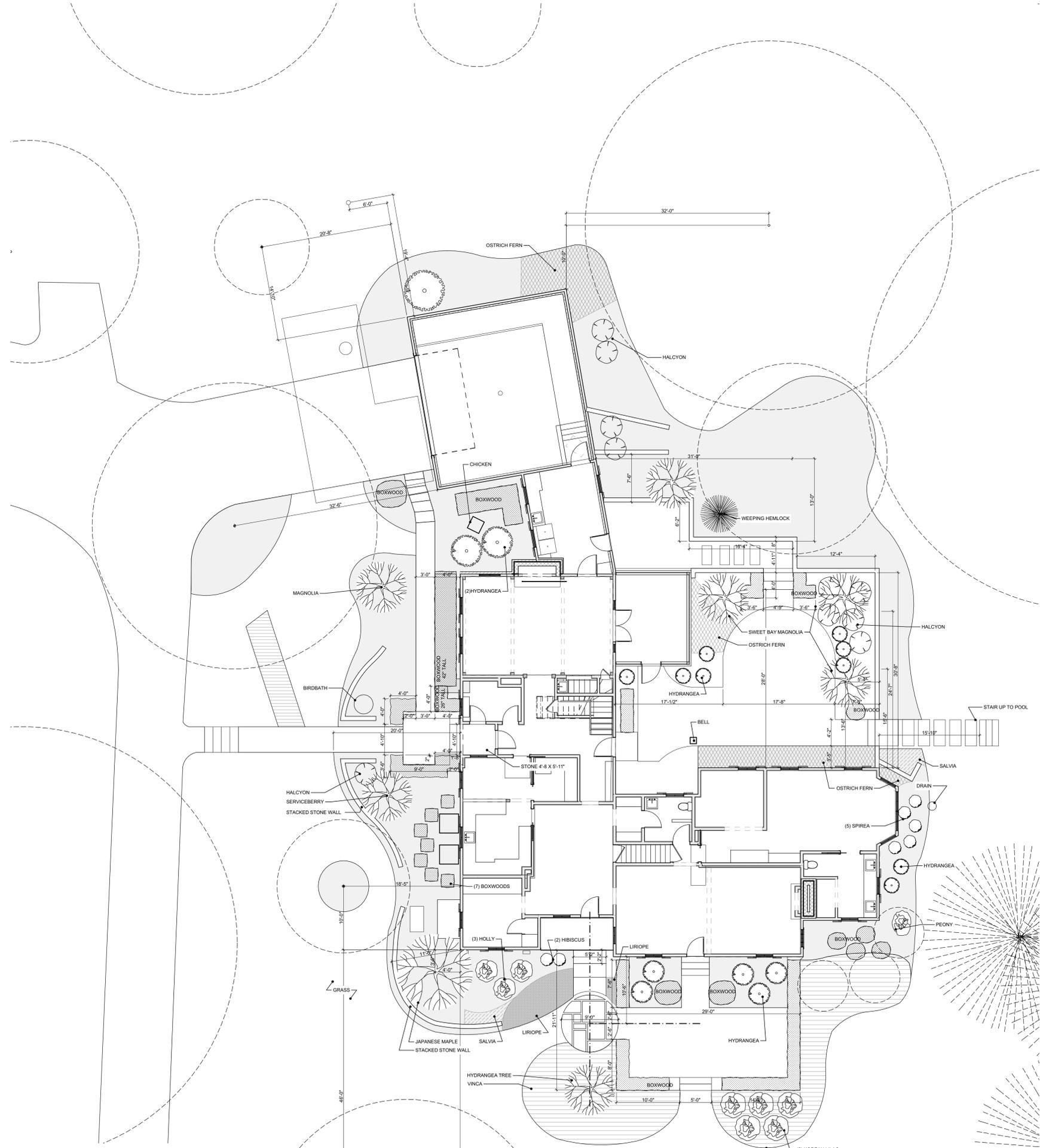
SITE PLAN  
 3007 HUDSON-AURORA ROAD  
 P.P.N. 30-03634  
 CITY OF HUDSON  
 SUMMIT COUNTY, OHIO  
 AUGUST, 2020 SCALE: 1" = 20'

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SCALE AS NOTED

SITE PLAN

C0.00



**1** EXISTING LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'

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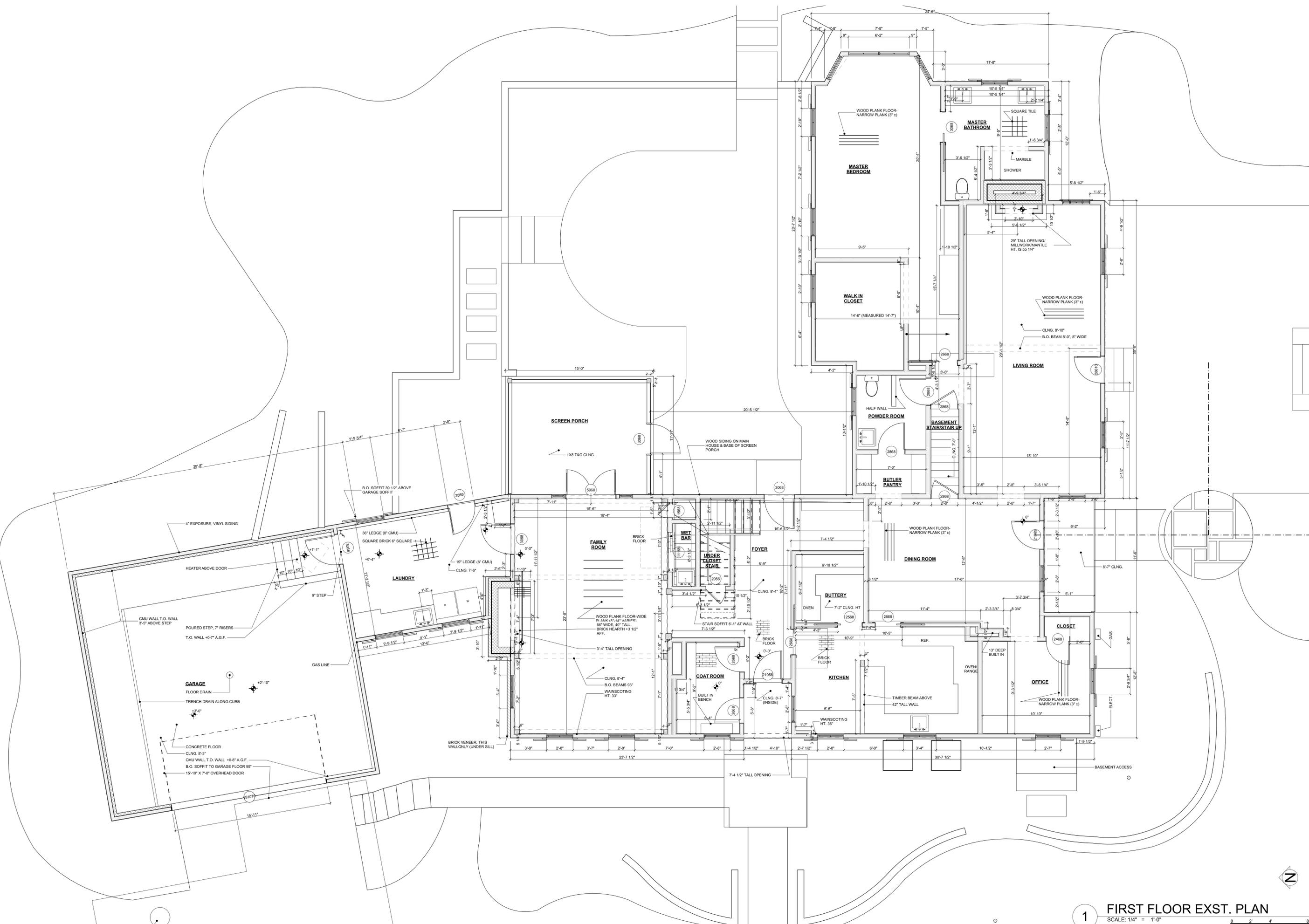
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 EXISTING LANDSCAPE PLAN

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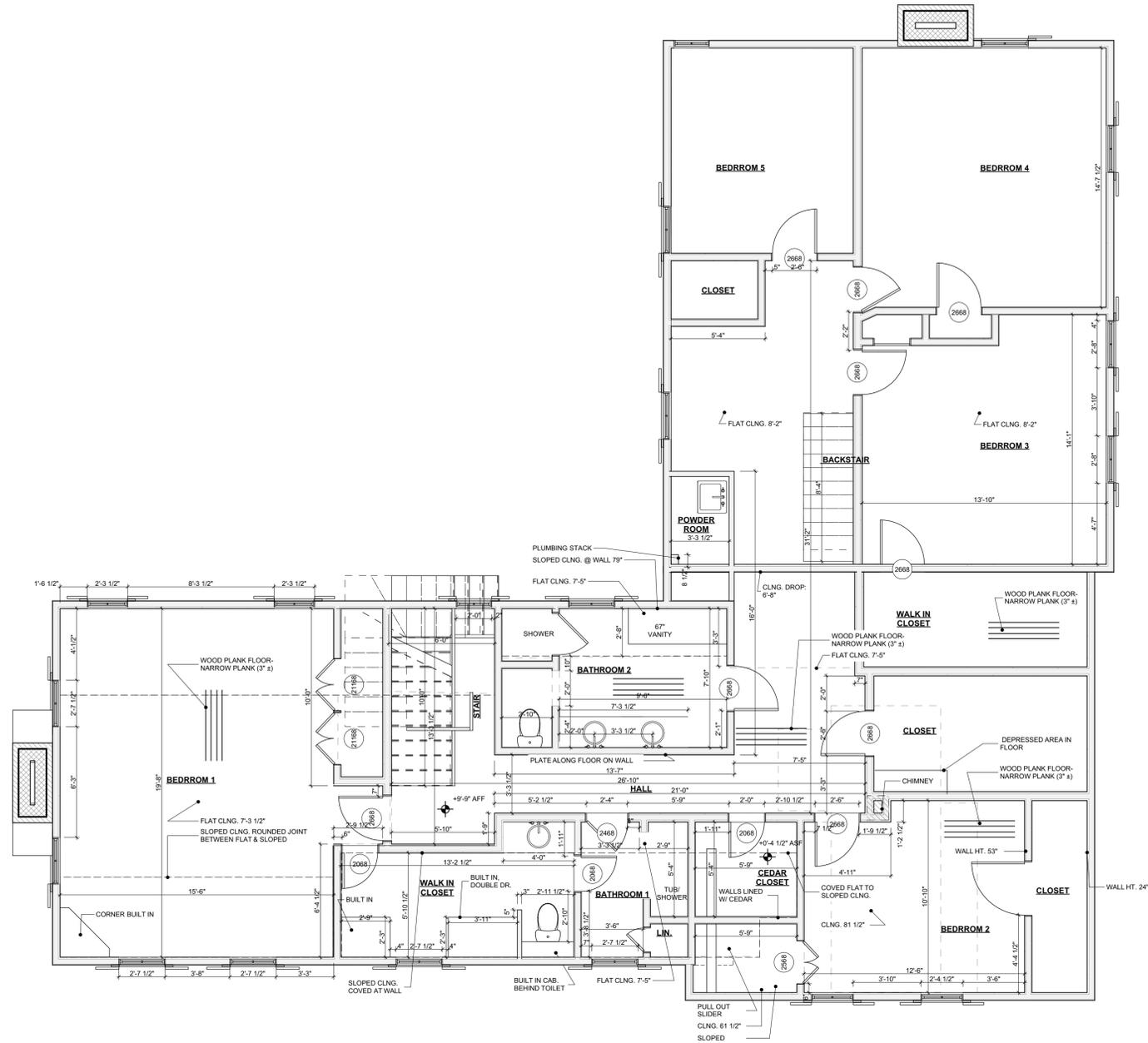
EXISTING FIRST FLOOR PLAN

**A0.01**



**1 FIRST FLOOR EXST. PLAN**  
 SCALE: 1/4" = 1'-0"





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SCALE AS NOTED

EXISTING SECOND FLOOR PLAN

**A0.02**

**1** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"







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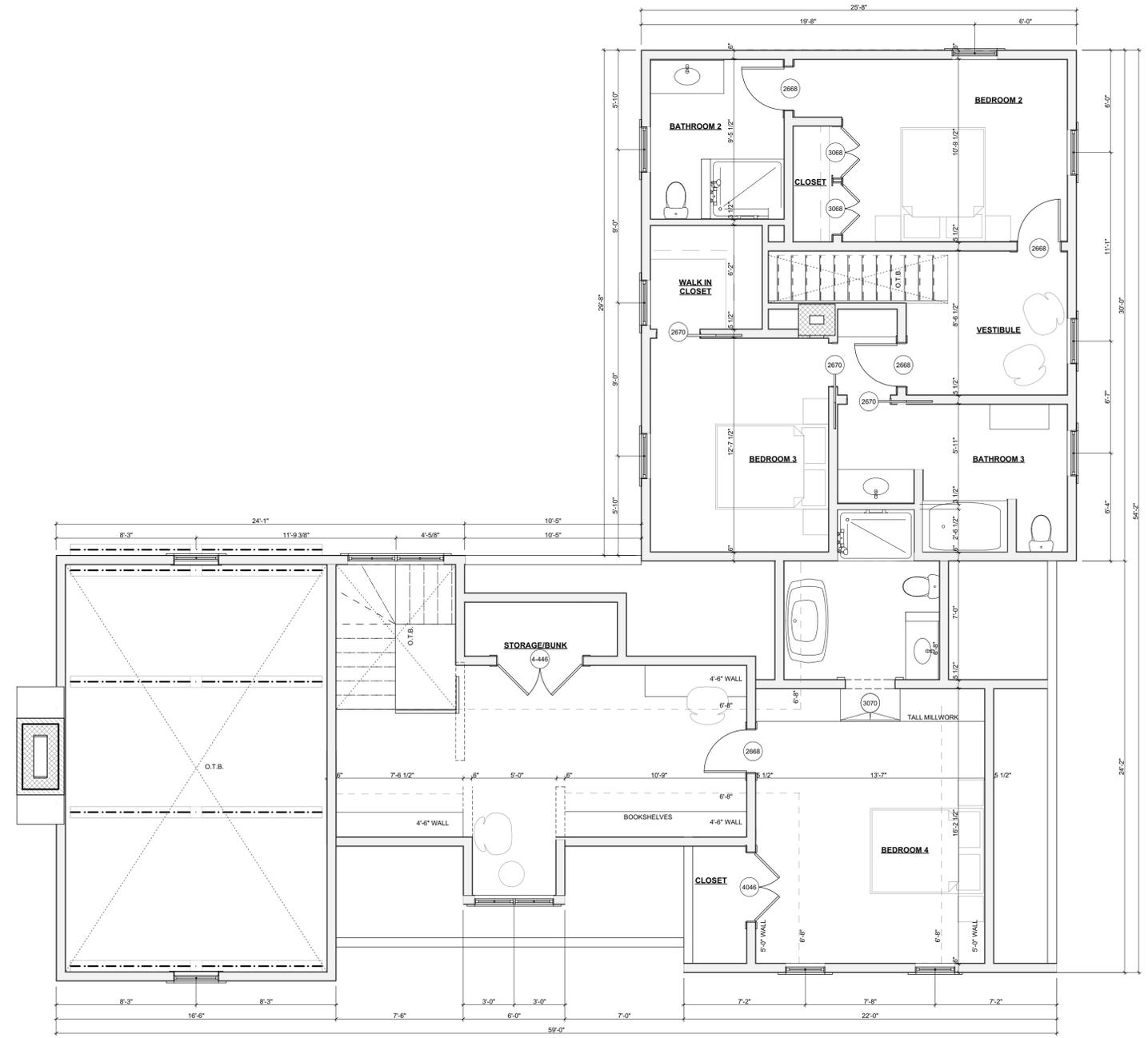
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SCALE AS NOTED  
 NEW WORK FIRST FLOOR PLAN

**1 PROPOSED FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"  
 0 2 4'

**A1.01**  
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**1** PROPOSED SECOND FLOOR  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'



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PROPOSED SECOND FLOOR PLAN

**A1.02**



2 EXST. REAR ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXST. FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

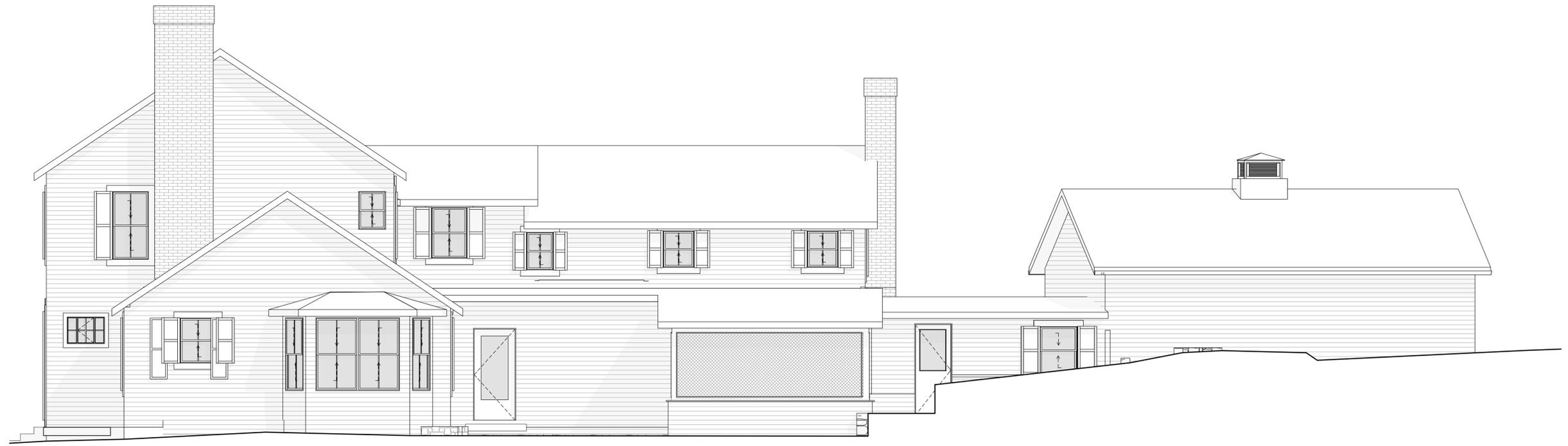


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SCALE AS NOTED

EXISTING ELEVATIONS

**A0.03**



**2 EXST. SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

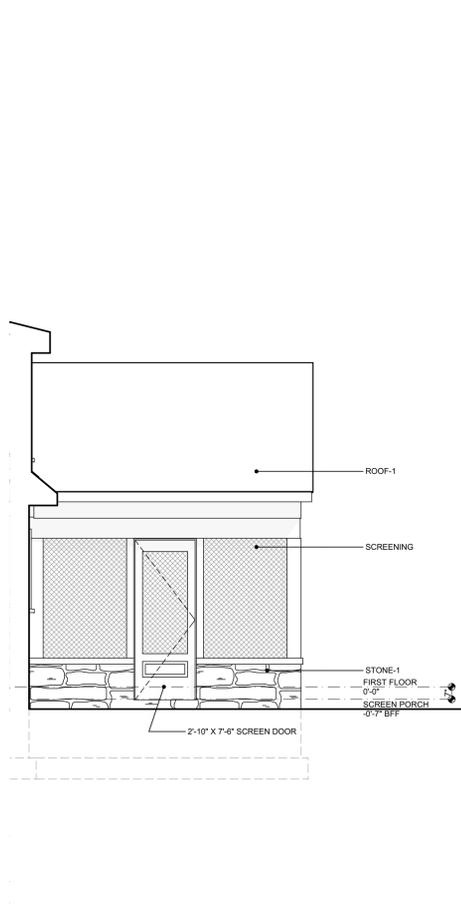


**1 EXST. SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

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EXISTING ELEVATIONS



4 SCREEN PORCH ELEVATION

SCALE: 1/4" = 1'-0"



2 FRONT/SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



**SECTION/ELEVATION NOTES**

**MATERIALS KEY**

**SIDING-1** PAINTED HORIZONTAL FIBER CEMENT BOARD (5 1/2" EXPOSURE)  
 O/ 7/16" APA RATED EXTERIOR GRADE OSB SHATHING  
 O/ VAPOR & MOISTURE BARRIER  
 O/ 2X6 STUDS  
 W/ R-19 BATT INSULATION

**STONE-1** RECLAIMED BARN STONE VENEER  
 O/ GROUT & METAL LATHE  
 O/ DRAINAGE MAT & WEATHER BARRIER

**ROOF-1** 30 YEAR ARCHITECTURAL ASPHALT SHINGLE  
 O/ 15# FELT  
 O/ 19/32" APA RATED EXTERIOR GRADE SHEATHING  
 ICE GUARE AT ALL EAVES UP 72", WRAP OVER EDGE OF FASCIA

**SOFFIT-1** 3/8" AC BIRCH PLYWOOD W/ CONTINUOUS VENT, PAINTED (1X6 AZEK FASCIA)

**WINDOWS BASIS OF DESIGN:** SIMULATED DIVIDED LIGHT, WHITE

**GENERAL NOTES:** WINDOW & DOOR TRIM, SILLS, & CORNER BOARDS TRIMMED W/ AZEK

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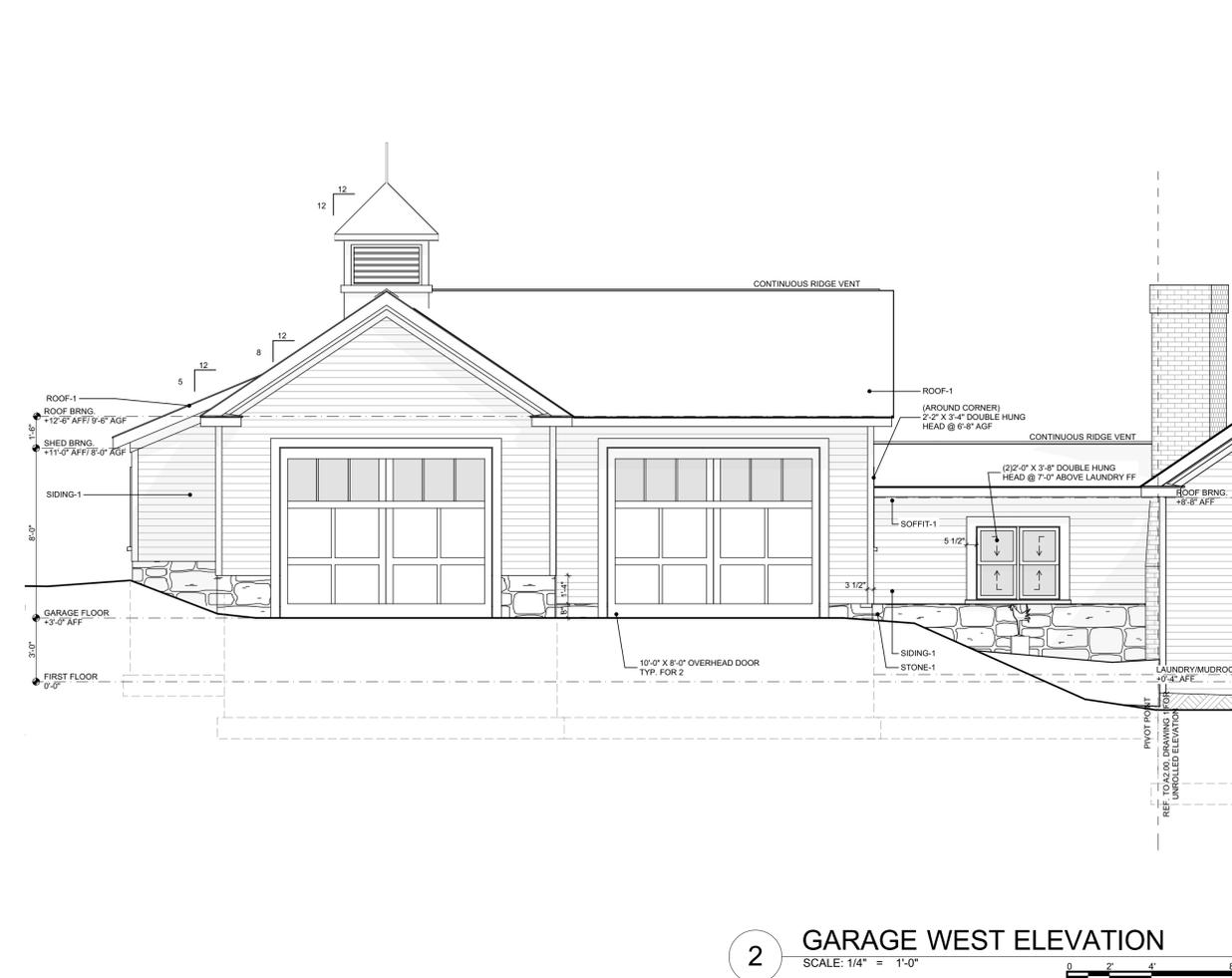
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ELEVATIONS

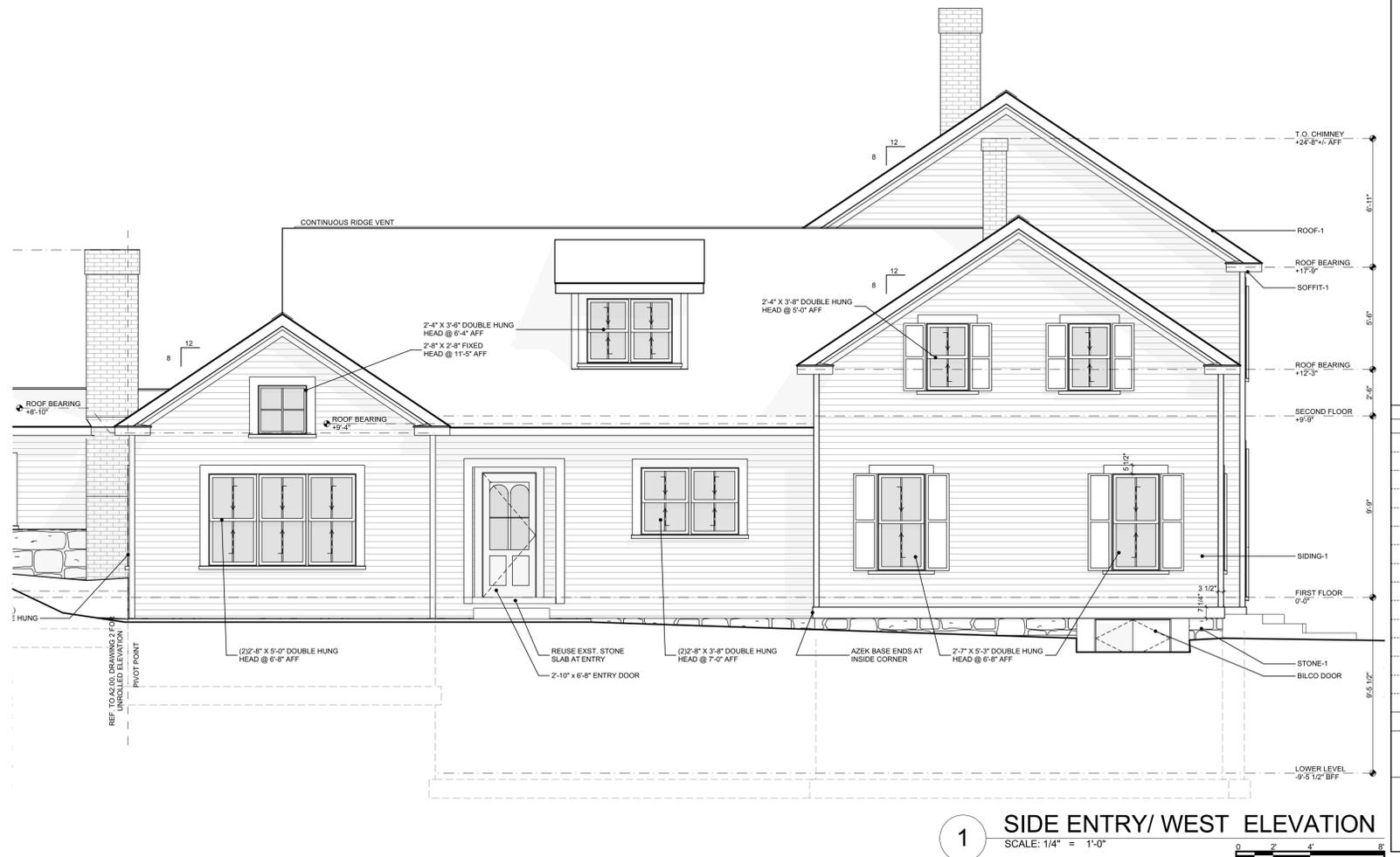
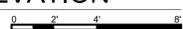
A2.00

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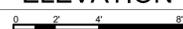
2 GARAGE WEST ELEVATION

SCALE: 1/4" = 1'-0"



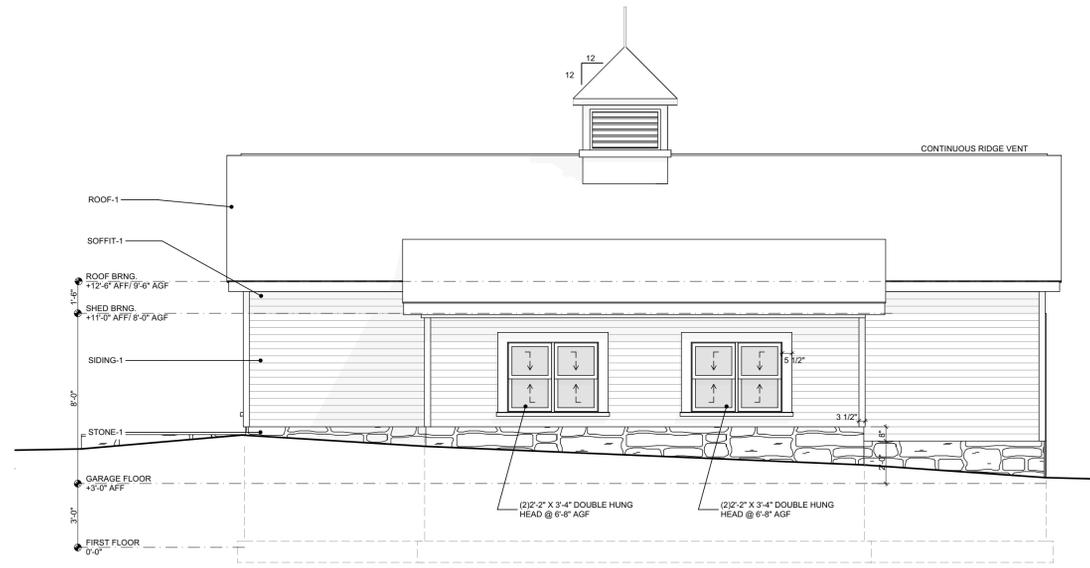
1 SIDE ENTRY/ WEST ELEVATION

SCALE: 1/4" = 1'-0"





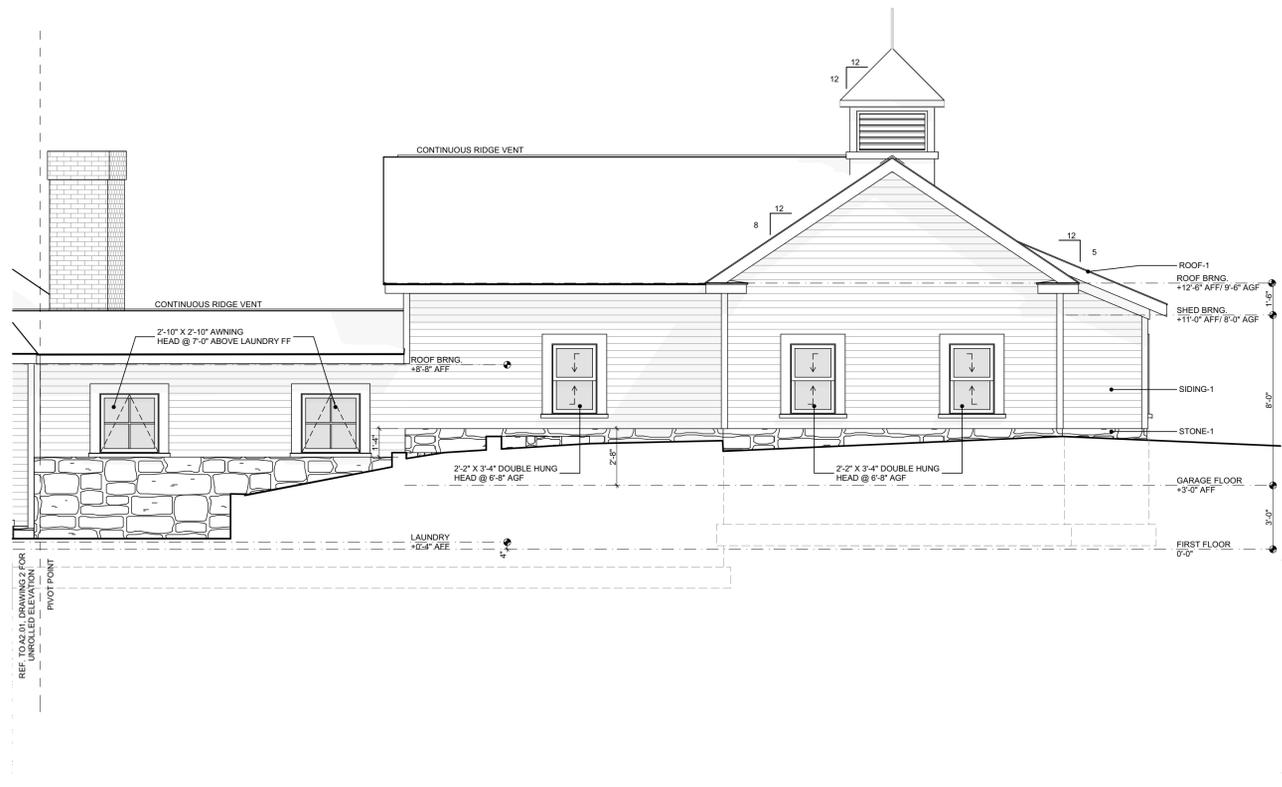
**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**2 PARTIAL EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**SECTION/ELEVATION NOTES**

**MATERIALS KEY**

**SIDING-1** PAINTED HORIZONTAL FIBER CEMENT BOARD (5 1/2" EXPOSURE)  
O/ 7/16" APA RATED EXTERIOR GRADE OSB SHATHING  
O/ VAPOR & MOISTURE BARRIER  
O/ 2X6 STUDS  
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SCALE AS NOTED

ELEVATIONS

**A2.01**

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# Pella® Reserve™

## Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetic view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

Create a custom exterior color to meet your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains and primed and ready-to-paint.

- **ENERGY STAR® certified<sup>1</sup>**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2020.<sup>1</sup>

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty<sup>2</sup>**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

# Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
<b>Awning</b>	13-3/4"	13-3/4"	53"	29"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Awning</b>	17"	17"	53"	29"	R50-CW50	0.28-0.32	0.18-0.47	27-33	Pocket Replacement
<b>Casement</b>	13-3/4"	13-3/4"	41"	96"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Casement</b>	17"	17"	35"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Fixed Casement</b>	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Fixed Casement</b>	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Double-Hung</b>	14"	24-3/8"	48"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Double-Hung</b>	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
<b>Monumental Hung</b>	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>In-Swing Hinged Patio Door (Single)</b>	18"	36"	48"	199-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
<b>In-Swing Hinged Patio Door (Double)</b>	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
<b>Out-Swing Hinged Patio Door (Single)</b>	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-32	
<b>Out-Swing Hinged Patio Door (Double)</b>	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-32	
<b>Sliding Patio Door (O)</b>	30-3/4"	74"	60-3/4"	119-1/2"	LC25-LC70	0.29-0.32	0.15-0.42	-	
<b>Sliding Patio Door (OX, XO)</b>	59-1/4"	74"	119-1/2"	119-1/2"	LC25-LC70	0.29-0.32	0.15-0.42	29-35	
<b>Sliding Patio Door (OXO)</b>	90"	74"	180"	119-1/2"	LC25-LC70	0.29-0.32	0.15-0.42	-	
<b>Sliding Patio Door (OXXO)</b>	116-1/8"	74"	236-1/8"	119-1/2"	LC25-LC70	0.29-0.32	0.15-0.42	-	
<b>Multi-Slide Patio Door</b>	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 <sup>3</sup>	0.30 - 0.36	0.15 - 0.46	-	
<b>Bifold Patio Door</b>	31-3/4"	55-1/2"	312"	119-1/2"	R15-R25 <sup>3</sup>	0.26-0.44	0.13-0.45	-	For more info visit PellaADM.com

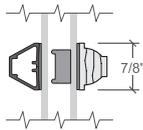
## Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit [installpella.com/performance](http://installpella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

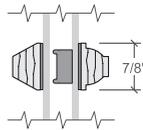
## Grilles

### Integral Light Technology®

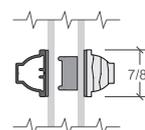
Choose the look of true divided light featuring the industry's only foam spacer.



**Putty Glaze Exterior with Ogee Interior<sup>4</sup>**  
5/8", 7/8", 1-1/4" or 2"



**Putty Glaze Exterior with Ogee Interior<sup>4</sup>**  
5/8", 7/8", 1-1/4" or 2"

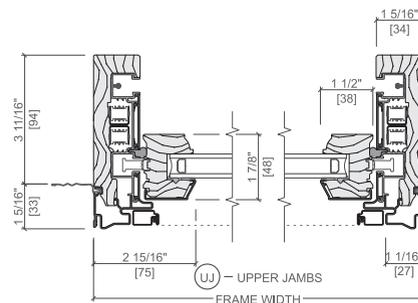


**Ogee Exterior with Ogee Interior<sup>4</sup>**  
5/8", 7/8", 1-1/4" or 2"

## Cross Sections

### Cross Sections

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.



**Optional Fold-out Installation Fin**

<sup>3,4</sup> See back cover for disclosures.

# Window Hardware

## Classic Collection

Get a timeless look with authentic styles in classic finishes.



**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

Finishes:



Champagne

White

Brown

Matte Black



Oil-Rubbed Bronze

Satin Nickel

Bright Brass

Antique Brass

## Rustic Collection

Create a distinct and charming look with distressed finishes.



**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

Finishes:



Distressed Bronze

Distressed Nickel

## Essential Collection

Select from popular designs and finishes to suit every style.



**Fold-away Crank**



**Cam-Action Lock**

Finishes:



Champagne

White

Brown

Matte Black



Oil-Rubbed Bronze

Satin Nickel

Bright Brass

# Patio Door Hardware

## Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



**Hinged & Bifold Patio Door Handle**  
Locus | Virago



**Sliding & Multi-Slide Patio Door Handle**  
Ambrose



**Multi-Slide Patio Door Handle**<sup>5,6</sup>

Finishes:



Matte Black

Oil-Rubbed Bronze

Satin Nickel

Bright Brass



Antique Brass

## Essential Collection

Elevate your style and transform a home with elegant selections.



**Hinged & Bifold Patio Door Handle**



**Sliding Patio Door Handle**



**Multi-Slide Patio Door Handle**<sup>5,6</sup>

Finishes:



Champagne

White

Brown

Matte Black



Oil-Rubbed Bronze

Satin Nickel

Bright Brass

<sup>5,6</sup> See back cover for disclosures.

## Colors

### Wood Types

Choose the wood species that best complements your project's interior.



**Pine**      **Douglas Fir**      **Mahogany**

#### Custom solutions:



**White Oak**      **Red Oak**      **Cherry**      **Maple**

### Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



**White**      **Bright White**      **Linen White**      **Artisan Greige**      **Natural Stain**      **Wheat Stain**      **Golden Oak Stain**      **Early American Stain**



**Provincial Stain**      **Dark Mahogany Stain**      **Red Mahogany Stain**      **Espresso Stain**      **Skyline Gray Stain**      **Charcoal Stain**      **Black Stain**

### Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>



**White**      **Tan**      **Putty**      **Brown**      **Classic White**      **Vanilla Cream**      **Poplar White**      **Almond**



**Sand Dune**      **Honeysuckle**      **Fossil**      **Portobello**      **Deep Olive**      **Auburn Brown**      **French Roast**      **Summer Sage**



**Hemlock**      **Hartford Green**      **Morning Sky Gray**      **Eldridge Gray**      **Iron Ore**      **Black**      **Naval**      **Stormy Blue**



**Real Red**      **Brick Red**      **Cranberry**

Custom colors are also available.

## Added Peace of Mind

### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>8</sup> For more information, go to [connectpella.com](http://connectpella.com).



### The confidence of Pella's warranty.

Pella® Reserve™ products are covered by the best limited lifetime warranty for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [installpella.com/warranties](http://installpella.com/warranties) or contact Pella Customer Service.

<sup>3</sup> Ratings are contingent on product configurations.

<sup>4</sup> Color-matched to your product's interior and exterior color.

<sup>5</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>6</sup> Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.

<sup>7</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<sup>8</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.





West Elevation, entry door with arched top glass

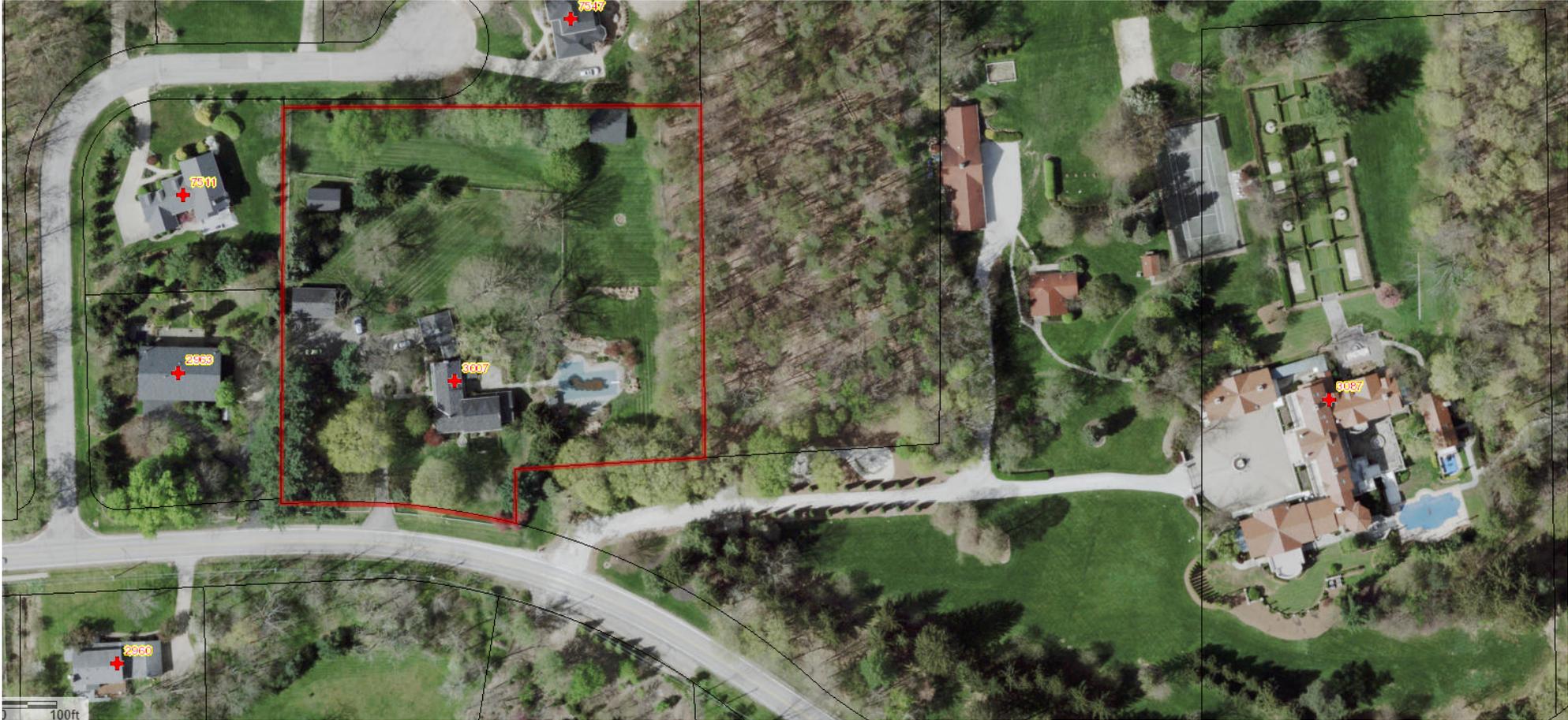


Front elevation (dining room), entry door with squared profile glass



Front elevation (living room room), entry door with squared profile glass

Look Alike Review



2963 Hudson-Aurora



2960 Hudson Aurora



