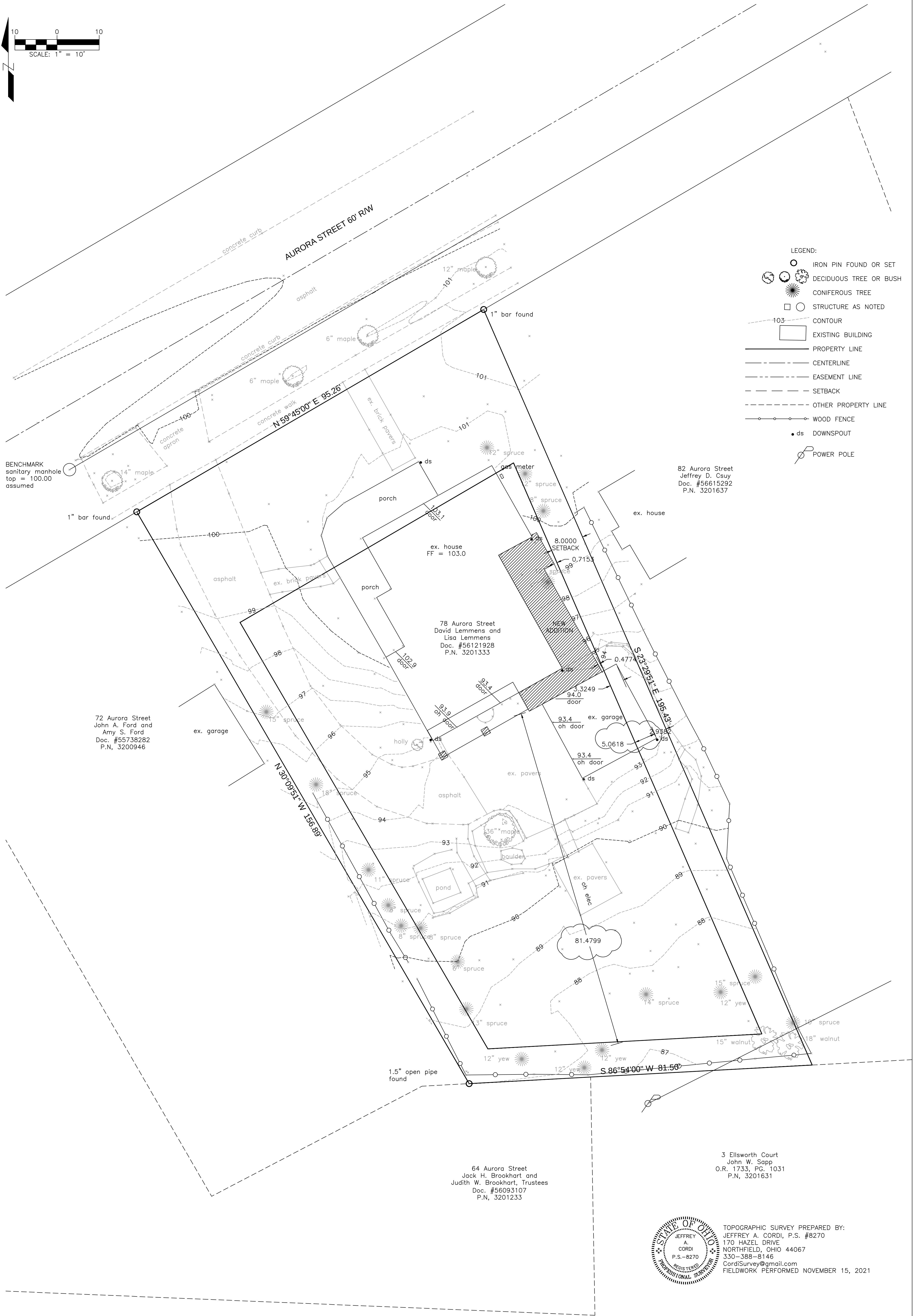
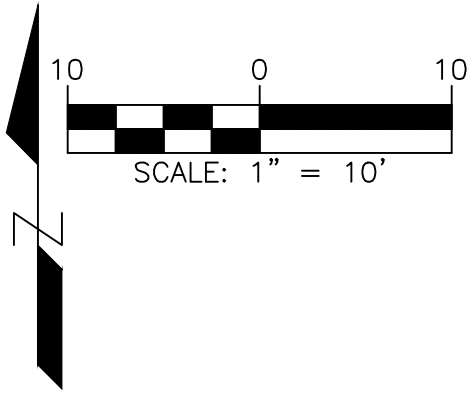
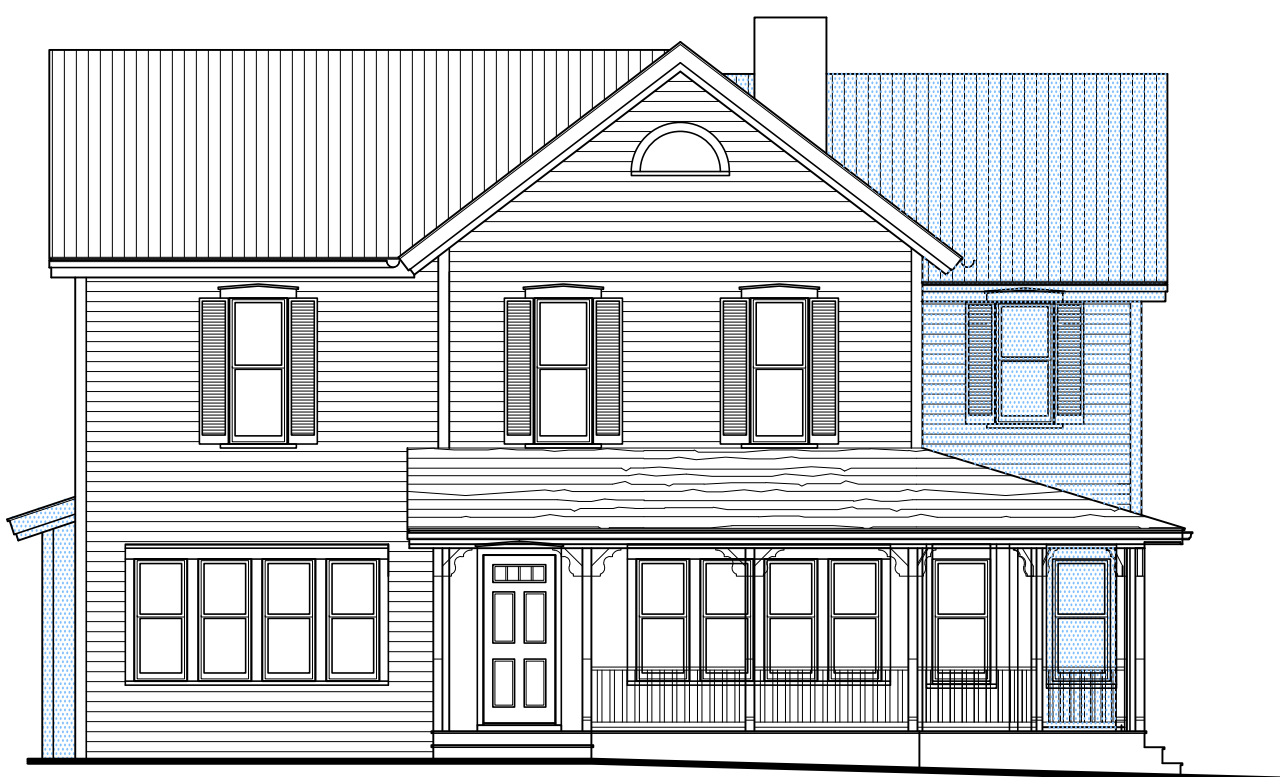






1
A-1
Proposed Front Elevation
NTS For Reference Only

3
A-1
Ex'g House Photos
NTS For Reference Only

Project Description

REMOVAL OF A PREVIOUS ADDITION THAT DOES NOT CONFORM TO THE HOUSE'S HISTORIC STYLE: TO BE REPLACED WITH A CONTEXTUAL RENOVATION/ADDITION THAT ADDS AN ELEVATOR FROM THE GARAGE/BASEMENT FLOOR TO A NEW PRIMARY SUITE ON THE 2ND FLOOR WITH NEW STAIRS TO MEET CODE AND ACCESSIBILITY NEEDS. MODERATE ADDITIONS TO THE BASEMENT AND 1ST FLOOR ALLOW FOR THE EXPANSION OF A SMALL KITCHEN, AND NEW MUDROOM AND LAUNDRY SPACES.

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

EX'G BASEMENT/ATT. GARAGE AREA:	1,744	SF
NEW BASEMENT/CRAWLSPACE AREA:	362	SF
EX'G FIRST FLOOR AREA:	1,766	SF
NEW FIRST FLOOR AREA:	292	SF
NEW SCREENED PORCH AREA:	171	SF
EX'G SECOND FLOOR AREA:	1,107	SF
NEW SECOND FLOOR:	704	SF
EXISTING DETACHED GARAGE AREA:	401	SF
TOTAL LOT COVERAGE:	2,630	SF
LOT AREA:	14,937	SF
PERCENTAGE LOT COVERAGE:	17.6%	

2
A-1
Project Area
NTS For Reference Only

Index of Drawings

A-1	Title Sheet, Photos
S-1	Site Plan
A-2	Basement Plan
A-3	First Floor Plan, Door Types
A-4	Second Floor Plan, Roof Plan, Details
A-5	Elevations
A-6	Elevations, Details

Project Team

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EMAIL: GatheredWiley@gmail.com

Mr. David and Mrs. Lisa Lemmens

Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
Title Sheet, Photos

Job Number 2438
Drawn By RLP
2025.03.20 Concept BZA
2025.05.05 ARB



PANTUSO ARCHITECTURE
30 S Franklin Street Chagrin Falls, Ohio 44022
440.589.7589 PantusoArchitecture.com

Rebecca L. Pantuso, License No. 0914809
Expiration Date 12/31/2025
STATE OF OHIO
REBECCA L. PANTUSO
ARC. 0914809
REGISTERED ARCHITECT
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Room Finish Schedule

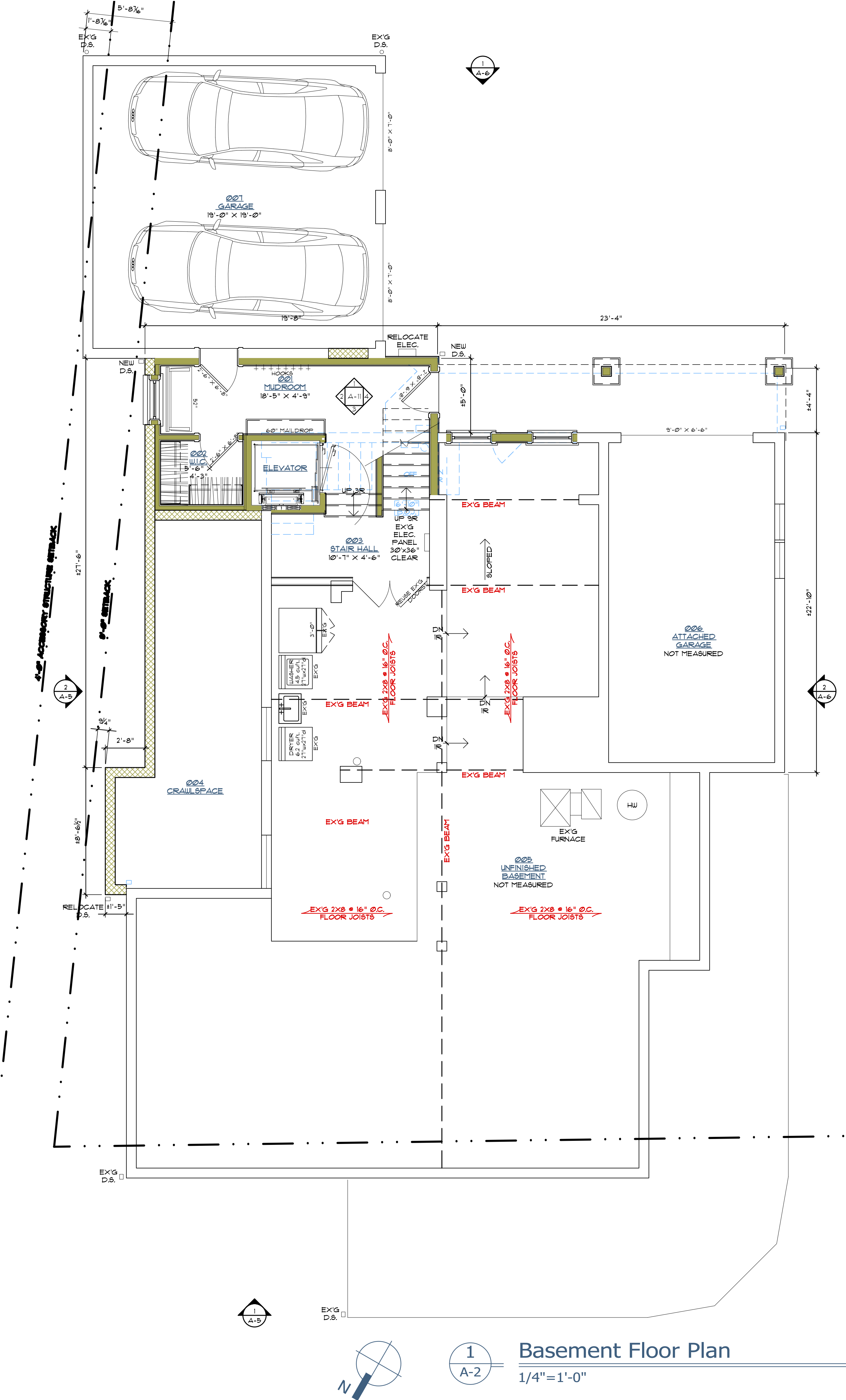
RM. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES			REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	WINDW/ DOOR	CROWN	WALLS	CL'G	TRIM	
BASEMENT													
001	MUDROOM	18'-0"	--	--	--	--	--	--	--	--	--	--	--
002	WALK-IN-CLOSET	18'-0"											
003	STAIR HALL	16'-10"											
004	CRAWLSPACE	--											
005	UNFIN. BASEMENT	±1'-0"											
006	ATTACHED GARAGE	--											
007	GARAGE	--											

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 CONC. BLOCK (CMU) WALL
- NEW CONCRETE WALL

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

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



Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
Basement Plan, Spec. 3-5

Job Number 2438
Drawn By RLP
2025.03.20 Concept BZA
2025.05.05 ARB



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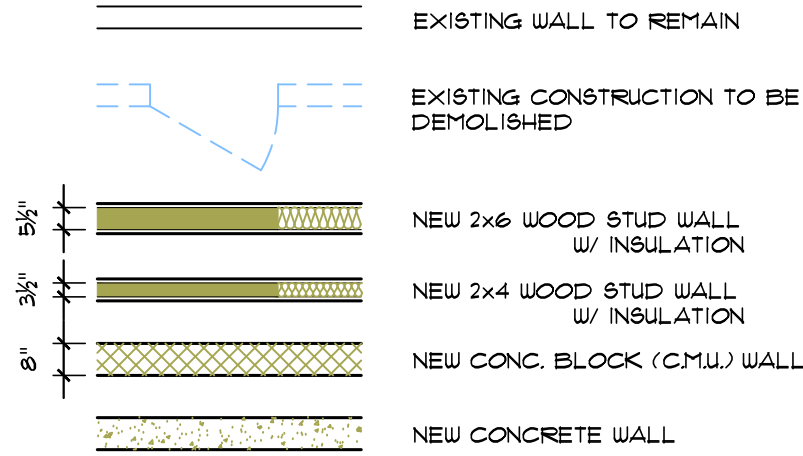
Basement Floor Plan

1/4"=1'-0"

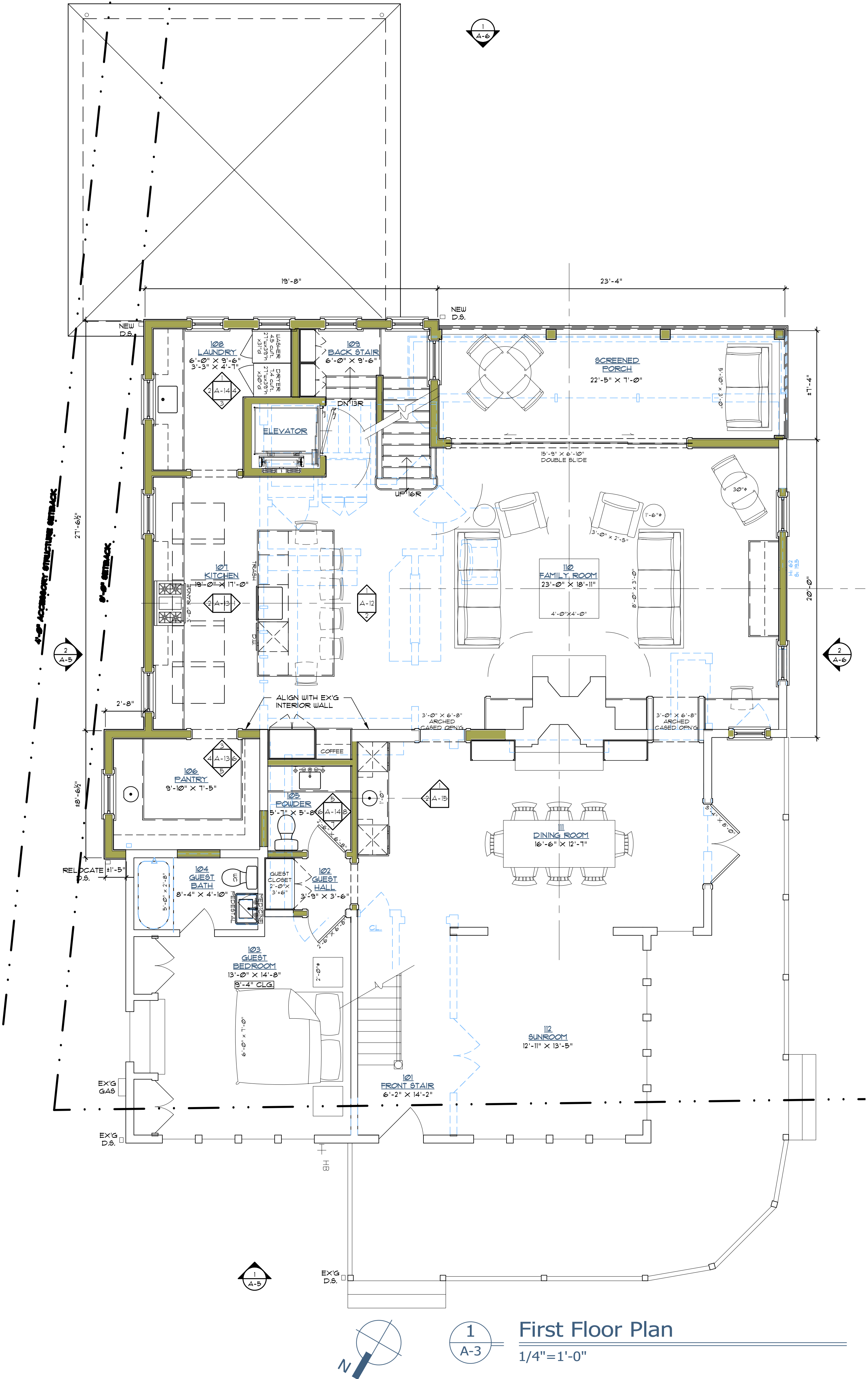
Room Finish Schedule

RM. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES			REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	WINDW. / DOOR	CROWN	WALLS	CL'G	TRIM	
FIRST FLOOR													
101	FRONT STAIR	19'-4"	--	--	--	--	--	--	--	--	--	--	--
102	GUEST HALL	19'-4"											
103	GUEST BEDROOM	19'-4"											
104	GUEST BATHROOM	18'-4"											
105	POWDER	19'-4"											
106	PANTRY	19'-4"											
107	KITCHEN	19'-2"											
108	LAUNDRY	19'-2"											
109	BACK STAIR	19'-2"											
110	FAMILY ROOM	19'-2"											
111	DINING ROOM	19'-4"											
112	SUNROOM	19'-4"											

Wall Legend



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Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
First Floor Plan, Door Types

Job Number 2438
Drawn By RLP
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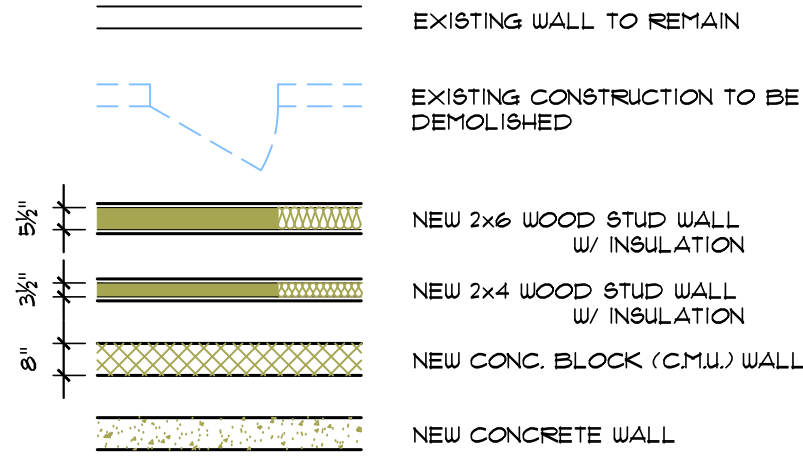
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Room Finish Schedule

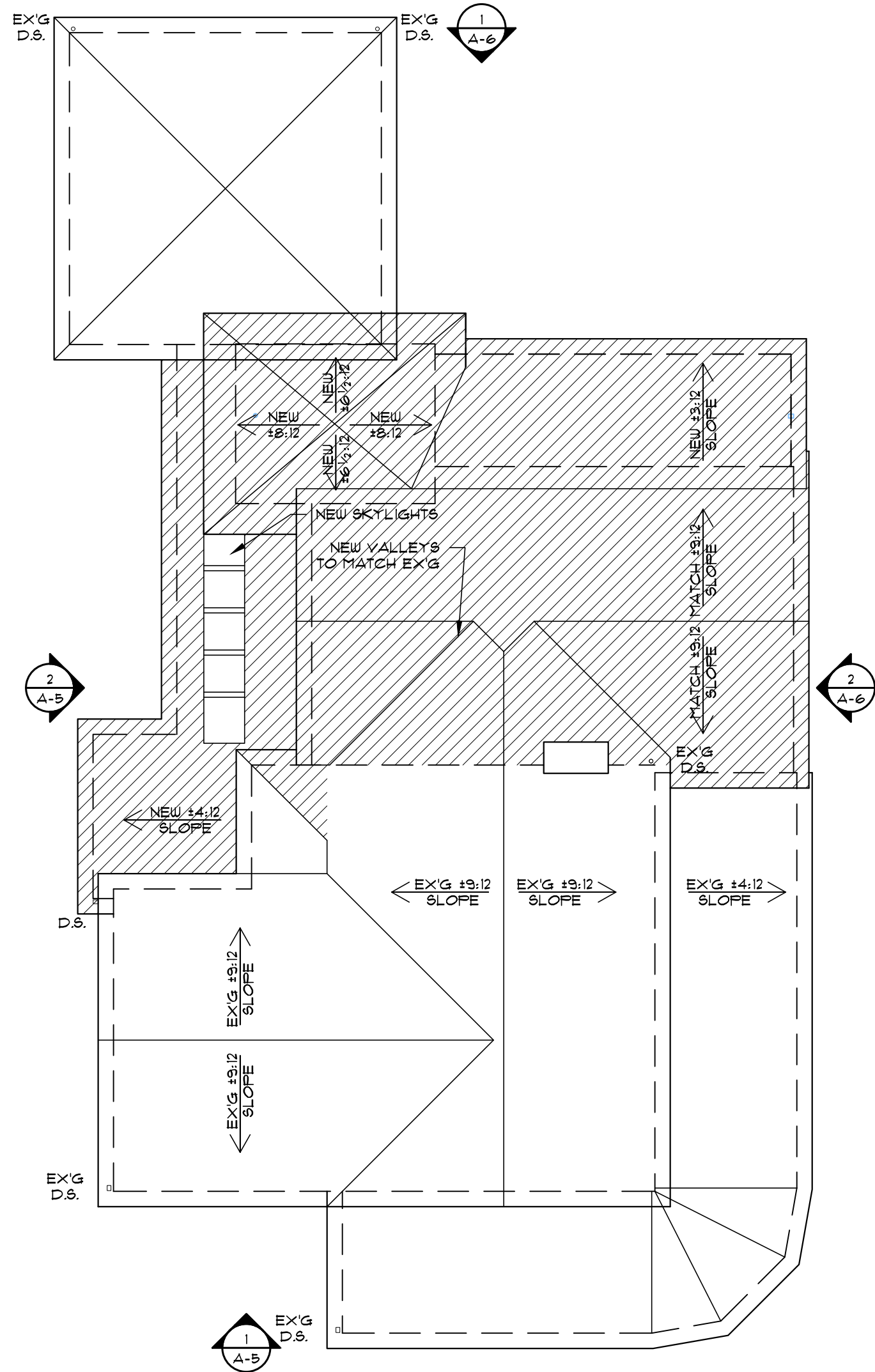
RM. NO.	ROOM NAME	CLG. HGT.	FINISH MATERIALS			TRIM				FINISHES			REMARKS
			FLOOR	WALLS	CEILING	BASE	SHOE	WIND W. DOOR	CROWN	WALLS	CL'G	TRIM	
SECOND FLOOR													
201	FRONT STAIR	10'-6"	**	**	**	**	**	**	**	**	**	**	**
202	BEDROOM	10'-6"											
203	BATHROOM	10'-6"											
204	HALL	10'-6"											
205	BATHROOM	10'-6"											
206	BEDROOM	10'-6"											
207	BEDROOM	10'-6"											
208	PRIMARY HALL	10'-6"											
209	BACK STAIR	10'-6"											
210	WALK-IN-CLOSET	10'-6"											
211	PRIMARY BED	VLTD.											
212	W.C.	10'-6"											
213	PRIMARY BATH	10'-6"											

Wall Legend

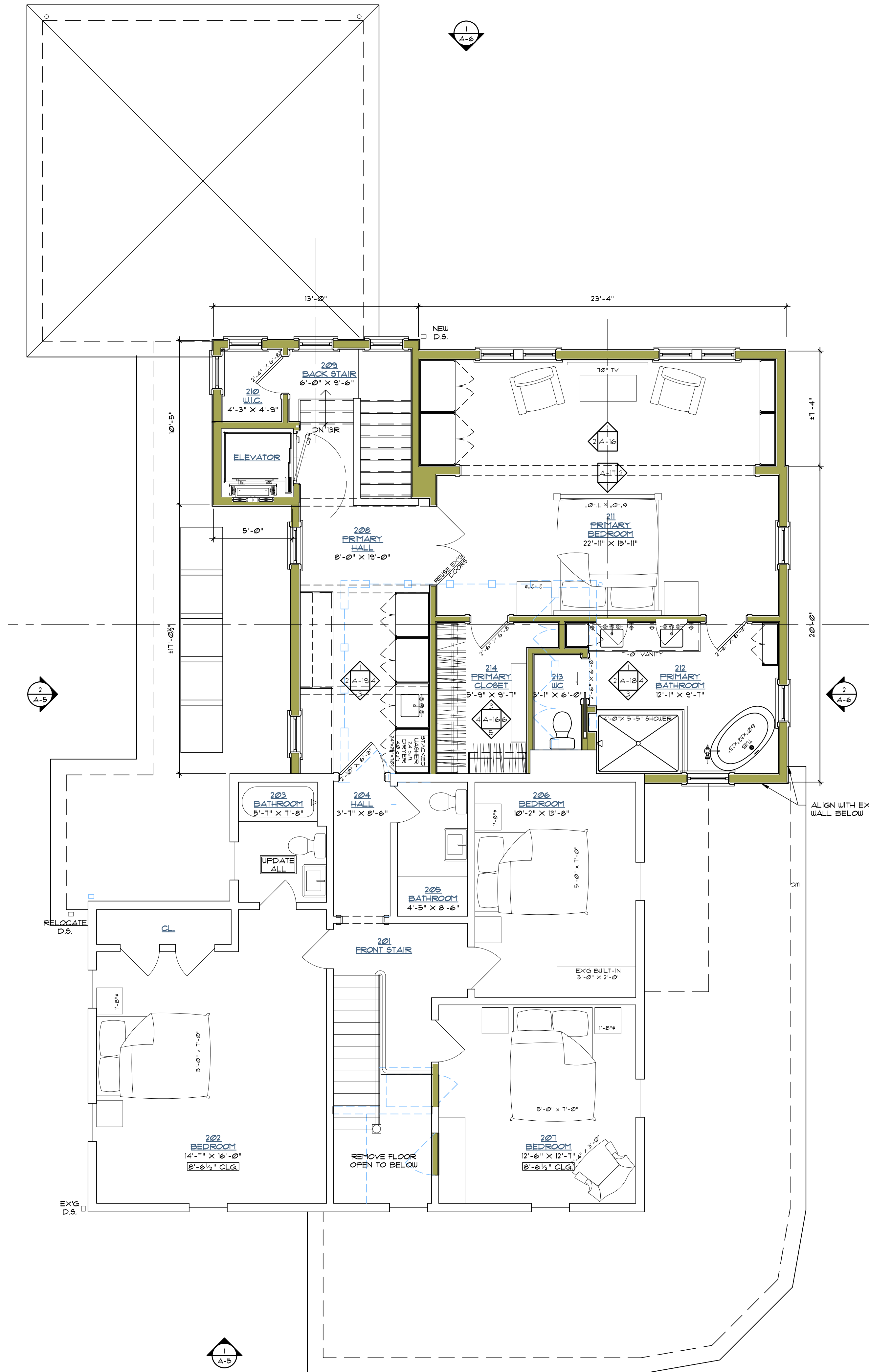


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2
A-4
Roof Plan
1/8"=1'-0"



2
A-4
Second Floor Plan
1/4"=1'-0"

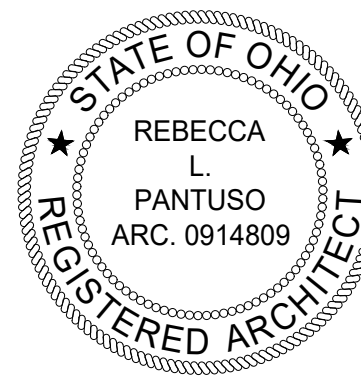
Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
Second Floor Plan, Roof Plan, Details

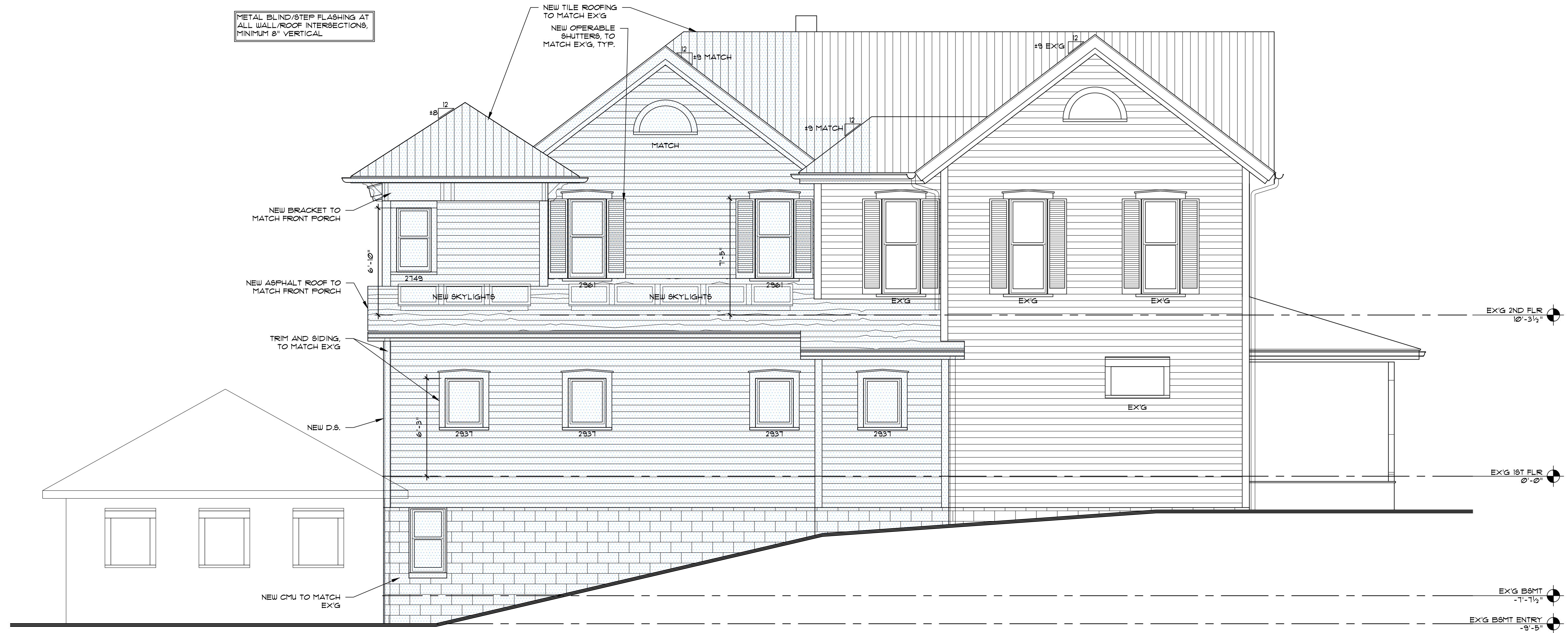
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Expiration Date 12/31/2025





2
A-5
Proposed Side Elevation (NE)
1/4" = 1'-0"



4
A-5
Existing Side Elevation (NE)
N.T.S. - For Reference Only



3
A-5
Existing Front Elevation (NW)
N.T.S. - For Reference Only



1
A-5
Proposed Front Elevation (NW)
1/4" = 1'-0"

Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
Elevations

Job Number 2438
Drawn By RLP
2025.03.20 Concept BZA
2025.05.05 ARB



