

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 Form of Agreement Between Owner and Contractor-AIA Document A105-2007, or (2) an agreement format proposed by General Contractor and approved by The Owner, which shall include The General Conditions of A105, 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 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 is assumed to have based his cost on the more expensive method of performing the Work unless The Architect has issued clarification before submittal of the Bid Proposal or The Contractor has specifically clarified the issue within his proposal.

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 its 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.

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 surfaces, 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.

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.

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 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. 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 Crawl Space 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 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.

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
3,000 psi	Air-entrained
0.58	0.53
4,000 psi	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 as detailed on the Drawings but shall not be less than 10" thick, 8" wider than the wall supported, and reinforced with #2 #8 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.

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.

COLD WEATHER CONCRETE: Calcium Chloride shall not be used, nor shall any admixture that contains calcium chloride. All new work shall be protected from freezing or curing too rapidly.

Cast-in-place concrete construction shall conform to the strictest version of American Concrete Institute ACI-301, 304R, and ASTM C 494/C 49M. Euclid Chemical "Accelguard 80", BASF "Pozzolith NC 534", Sika "Sikaset NC" are all approved admixtures.

Contractor to use heated aggregate and water as needed to obtain concrete temperatures at time of placement. Do not place concrete on frozen ground or any ground surface contaminated with organic materials. After placement protect concrete against temperatures below 40 degrees Fahrenheit for a minimum of 72 hours after placement. Protect concrete against freezing temperatures for 7 calendar days by the use of heated enclosures or thermal insulating blankets. If gas fired heaters are used, protect against fire and accumulation of carbon-dioxide gases.

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.

CLEANING: 3-7 days after masonry construction is complete; Masonry Work shall be cleaned with a stiff bristle brush and clean water. Larger particles should be removed with non-metallic scrapers. Prosoco Sure Klean Products may be used with Architects approval.

SEALING: Glaze N Seal Multi-Purpose Sealer or approved alternate for sealing all exterior brick.

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.

Flitch Plates: Steel flitch plates shall be ASTM A-36 steel (Fy = 36 KSI). Flitch 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"	$L \frac{3}{8}'' \times 3\frac{1}{2}'' \times 1/4''$
4'-1" to 6'-0"	$L 4'' \times 3\frac{1}{2}'' \times 5/16''$ LLV
6'-1" to 8'-0"	$L 5'' \times 3\frac{1}{2}'' \times 5/16''$ LLV
8'-1" to 9'-0"	$L 6'' \times 3\frac{1}{2}'' \times 5/16''$ 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.

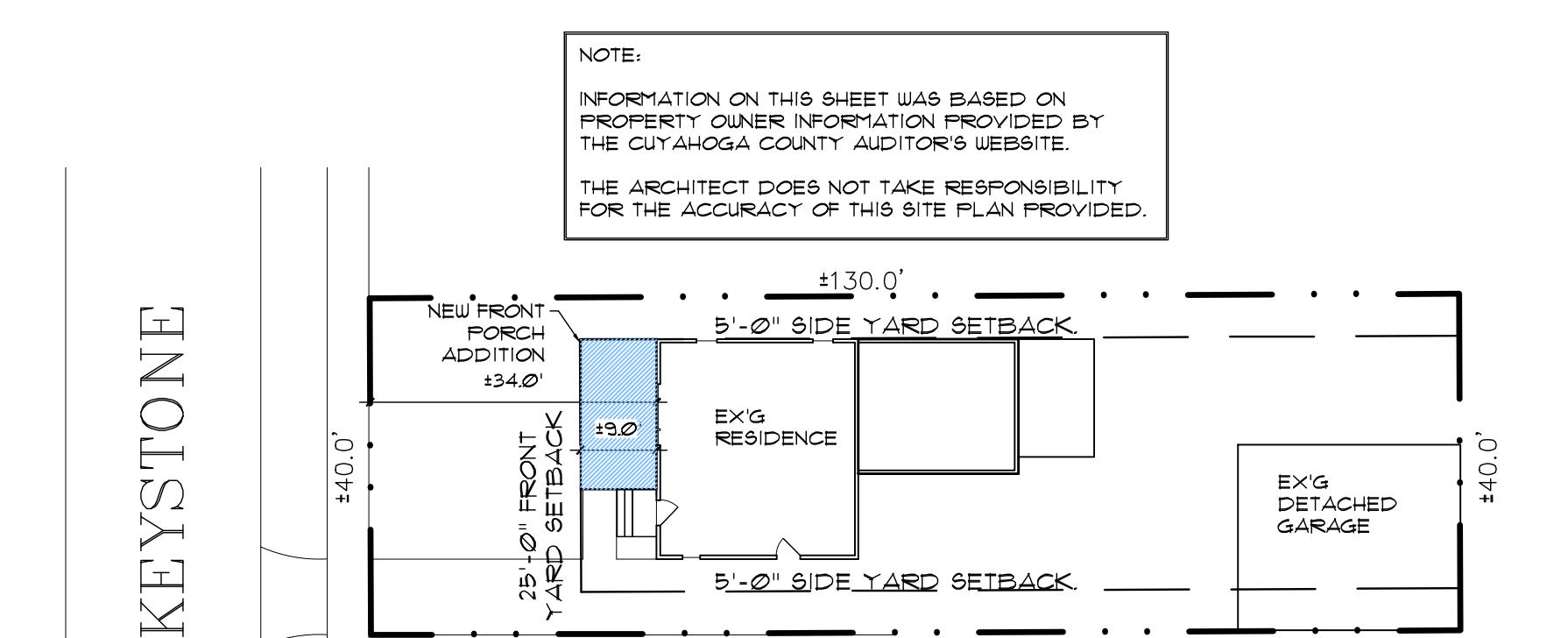
Beams: shall be ASTM A-992 steel (Fy = 50 ksi), sizes as shown on drawings, in continuous lengths between bearing points. Steel beams bearing on masonry walls shall bear on steel bearing plates (sizes shown on plans) and masonry grouted solid 16" wide by 8" deep.

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 inhibiting 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.

EXTERIOR METAL RAILINGS: to be aluminum powder-coated welded railing system detailed as shown on Drawings. Color as selected by Owner. Cap to be composite with composite sub-rail.



The Blackman Residence



Existing Front Elevation
NTS For Reference Only



Proposed Front Elevation
NTS For Reference Only

Project Description

THE PROJECT SCOPE INCLUDES A NEW FRONT PORCH ADDITION TO AN EXISTING RESIDENCE.

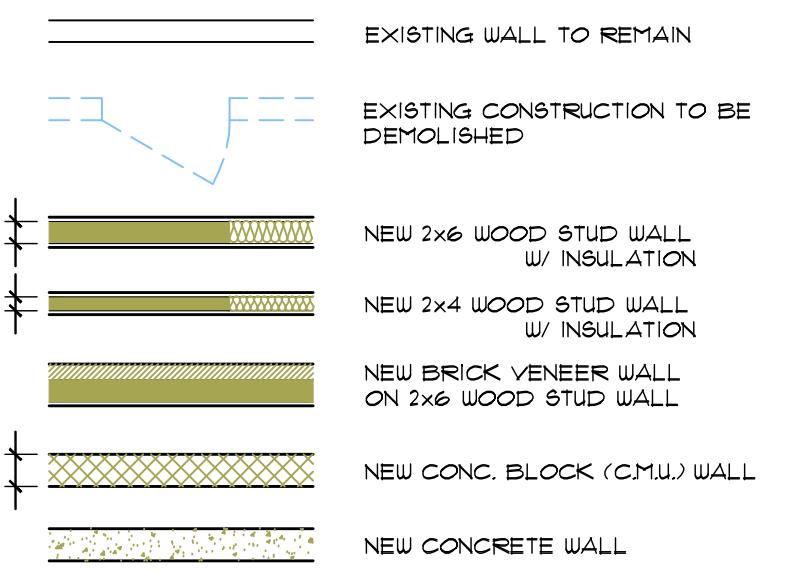
Design Loads

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



Wall Legend



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

D2 = DOWNSPOUT
EXG = EXISTING
F.V. / V.F. = FIELD VERIFY / VERIFY IN FIELD
GSF = GROSS SQUARE FEET (OUTSIDE OF EXT. WALLS)
G.P. = GROSS GROSS BOARD (DRYWALL)
H.B. = HOLLOW 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. 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 seamed 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 (P.J.'s); 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 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.

1. 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.
2. 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 1/2" 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".
3. Exterior stud framing to be spaced 16" o.c., doubled at openings, framed for solid backing at corners and angles for drywall. Inner trimmer/stud racks 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.
4. **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 1/2" plywood for spans equal to or greater than 3'-6" unless indicated otherwise on Drawings.
5. Dormers: provide double rafters and headers at all dormers and skylights, unless noted otherwise. Connect double headers to rafters with galvanized hangers.
6. Hearth and other floor openings: Provide doubled joists as minimum at perimeter of hearths and all floor openings. Headered members to be hangered to doubled joists where interrupted.

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 & Clg Jst's	1000	130	1000	1,400,000
Studs & Misc. Fram'g	875	110	1000	1,400,000
Microlam (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.

ROOF 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 1/4" 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. Cutouts 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: 1/2" for roofs, APA-rated exterior plywood, span rated for the rafter or truss spacing shown.

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 AWPA 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.

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Ground contact (posts)	0.40 lb./cu.ft.
Permanent Foundations (poles)	0.60 lb./cu.ft.

EXTERIOR DECK FRAMING: Deck structural lumber (posts, beams, joists, etc.) shall be CCA preservative pressure treated and shall be constructed with hot-dip galvanized ring or spiral shank nails.

EXTERIOR TRIM: Boral 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) synthetic poly-ash trim, Boral TruExterior or equal as approved by Architect. Jams to butt into head casing. Add solid cellular pvc drip cap over all head casing, except where window head butt tight under frieze board or soffit. Sub-sills at all exterior windows to be 2x material, sloped to wash, with 2" projection. All crowns, panel molds, and other profiled trim shown on drawings shall be synthetic poly-ash trim, unless noted otherwise. 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. 1 1/2" penetration into framing lumber.

EXTERIOR SIDING: Vinyl siding: Vinyl siding to match existing, .048" thick solid vinyl, color and graining as approved by Owner, to include starter strips, inside corners, 3" style trim, and 4" outside corners. Vinyl siding to match appearance and exposure of existing vinyl siding. Align siding with existing. Install siding per manufacturer specs. Provide continuous caulk bead behind all perimeter vinyl trim pieces.

SOFFITS: to be 1x6 v-groove T&G #2 cedar, with continuous prefabricated aluminum soffit vents, to be painted to match trim color. Patch and sand nail holes prior to paint/stain finish.

DECKING: To be 1x6 Azek Timbertech Decking with color approved by Owner.

Div. 7: Thermal & Moisture Protection

INSULATION: N/A

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.

- General Exterior Sealant to be OSI's Quad Advanced
- Secondary Exterior Sealants to be DAP 756 SMS Building Sealant / DAP 758 Silicone Weather Barrier

The use of solvent based sealant or those that cure through solvent evaporation in any application in contact with ZIP System flashing products is NOT approved for use with Huber Engineered Wood wall sheathing system.

- 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.

Div. 7: Thermal & Moisture Protection Continued

ROOFING: ASPHALT SHINGLES: New asphalt/fiberglass shingle roofing system to be installed in strict accordance with manufacturer's specifications and the recommendations of the Asphalt Shingle Association. Asphalt shingles to be GAF or Certainteed, 30 year minimum warranty, Architectural grade to match existing as approved by Owner, installed over underlayment as specified below.

ROOF UNDERLAYMENT: Owens Corning Titanium UDL30 synthetic underlayment or approved alternate to be installed and lapped per strict manufacturers recommendations and RCO Section 905.2.7. In addition, self-adhering waterproof underlayment, Grace "Ice & Water Shield" or approved equal, shall be installed 3'-0" width at valleys, 4'-6" width at eaves (min. 2'-0" beyond inside face of exterior wall line), full coverage for small dormers and shingle roofs below 4:12 pitch. Under metal roofs, Grace "Ice & Water Shield HT" (High Temperature) shall be used as required by roofing manufacturer at all valleys and eaves. At rakes, underlayment shall be covered with metal drip edge.

FLASHING: All flashing shall be designed and installed in strict accordance with the Architectural Sheet Metal Manual. Roof valley flashing shall be 20" wide, 0.019" coil coated aluminum, "V" crimped, color to match shingles as close as possible. Chimney flashing to be 16 oz. copper, cap and base type with hemmed edges and installed in raked out mortar joints or saw kerfs. Set with lead roping and seal with a small bead of clear silicone. Other roof flashing to be 0.019" coil coated aluminum, to match shingle color.

GUTTERS and RAINWATER LEADERS, GENERAL: Sizing of gutters and downspouts to be verified by roofing contractor. If roof area calculations/unsual conditions warrant an increase in gutter size to 6" with 4" downspouts, contact The Architect for approval. Install splash or overflow guards on gutters where recommended at the termination of major valleys, or other locations where overflow is likely. Gutter lengths shall be extruded in continuous lengths with neoprene expansion joints in all hip-roof applications and at straight runs over 40'-0", full mitered inside and outside corners and stock end caps, installed with concealed hanger. Gutters shall be pitched to downspouts within the height of the gutter board, not allowing water to stand in gutter. All joints shall be sealed with sealant recommended by gutter manufacturer.

GUTTERS: shall be pre-finished aluminum 5" ogee or k style, 0.32 ga aluminum, pre-finished white polyester or baked enamel. PVC boot to project maximum 6" above grade to accept downspout and be painted to match gutters. Downspout connection at gutter shall be so that downspout is centered directly over boots with no bends in its vertical drop. If necessary, relocate downspout drain to achieve straight drops. If it is impractical, or unadvisable, to locate downspouts where shown on The Drawings, contact The Architect for approval of alternate location.

Spec. Div. 8: Windows and Doors

N/A

Spec. Div. 9: Finishes

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.

METAL AND STEEL PAINTING IN FIELD: Use specially-formulated primer as recommended by finish paint mfr. (SW DTM acrylic primer or equal) and two coats semi-gloss exterior latex enamel. Do not paint pre-finished metal elements such as windows or gutters.

Spec. Div. 10: Specialties

N/A

Spec. Div. 11: Equipment

N/A

Spec Div. 22: Plumbing

N/A

Spec Div. 23: HVA/C

N/A

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 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, 120-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.

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.

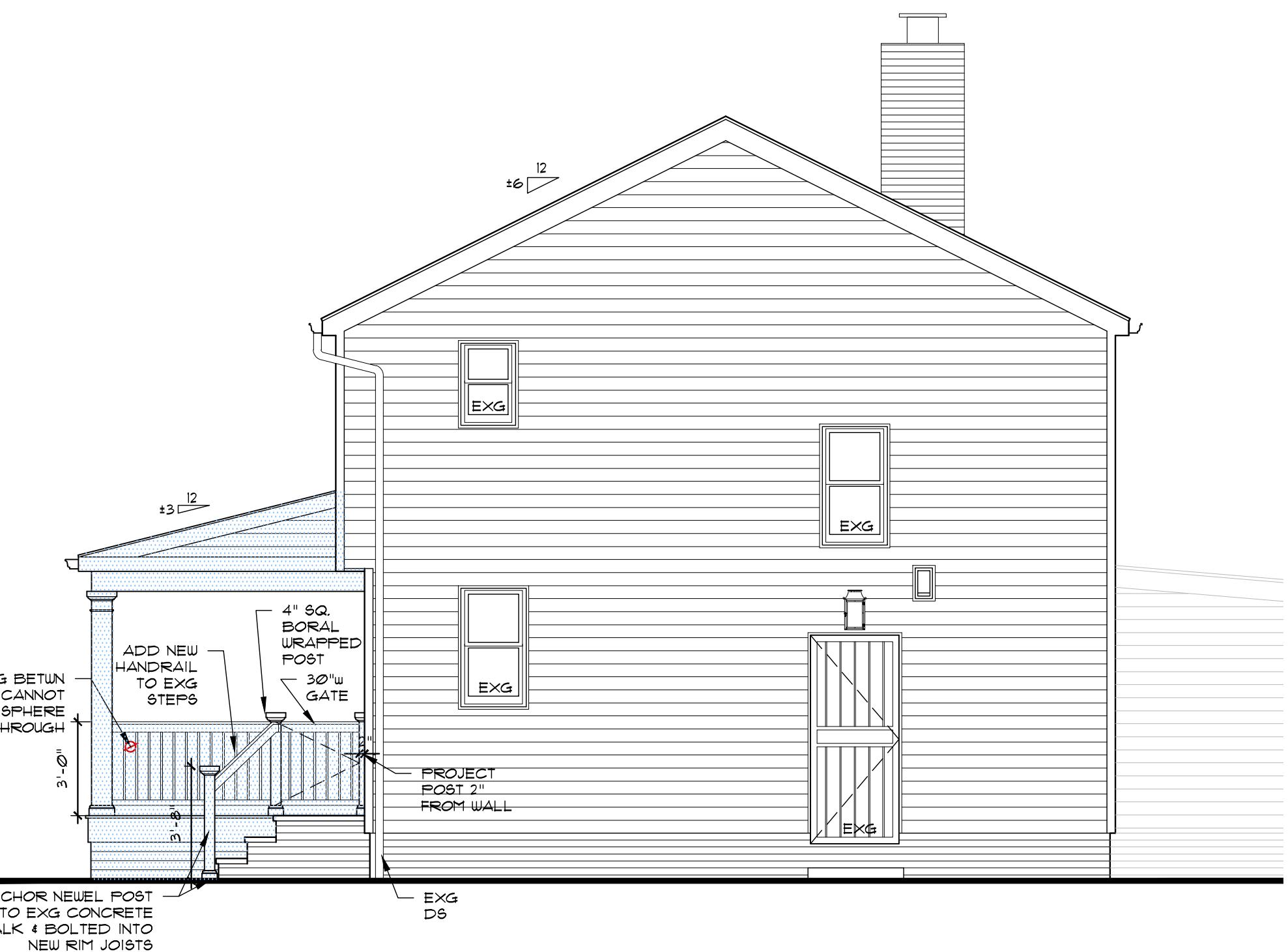
RECESSED LIGHTING: All recessed light housings in insulated areas to be IC type; size and specification as indicated on Lighting Fixture Schedule.

SWITCHES: All switches to be silent type; all switch

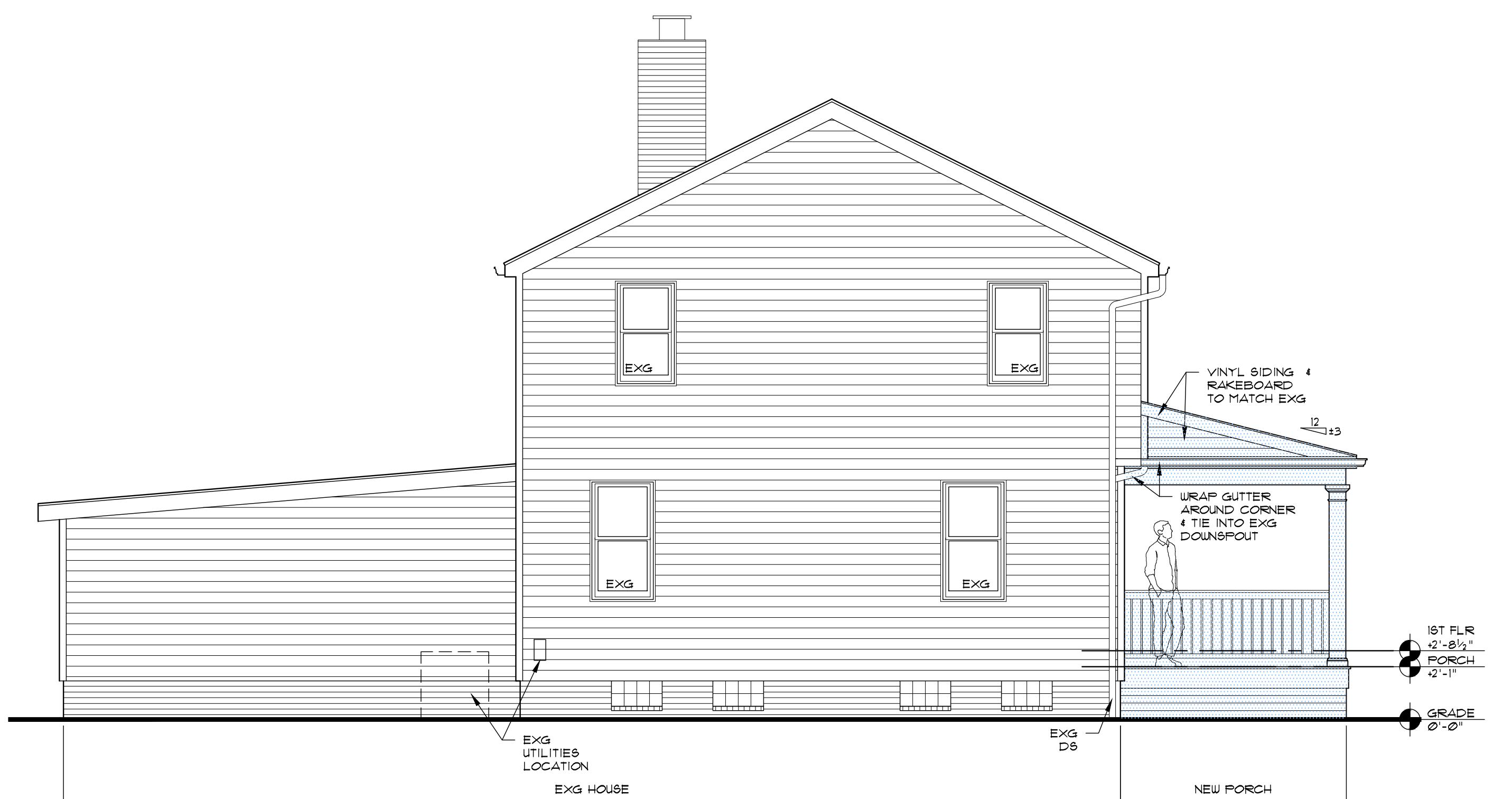


Additions and Renovations to
The Blackman Residence
 905 Keystone Drive, Cleveland Heights, OH 44121
Elevations

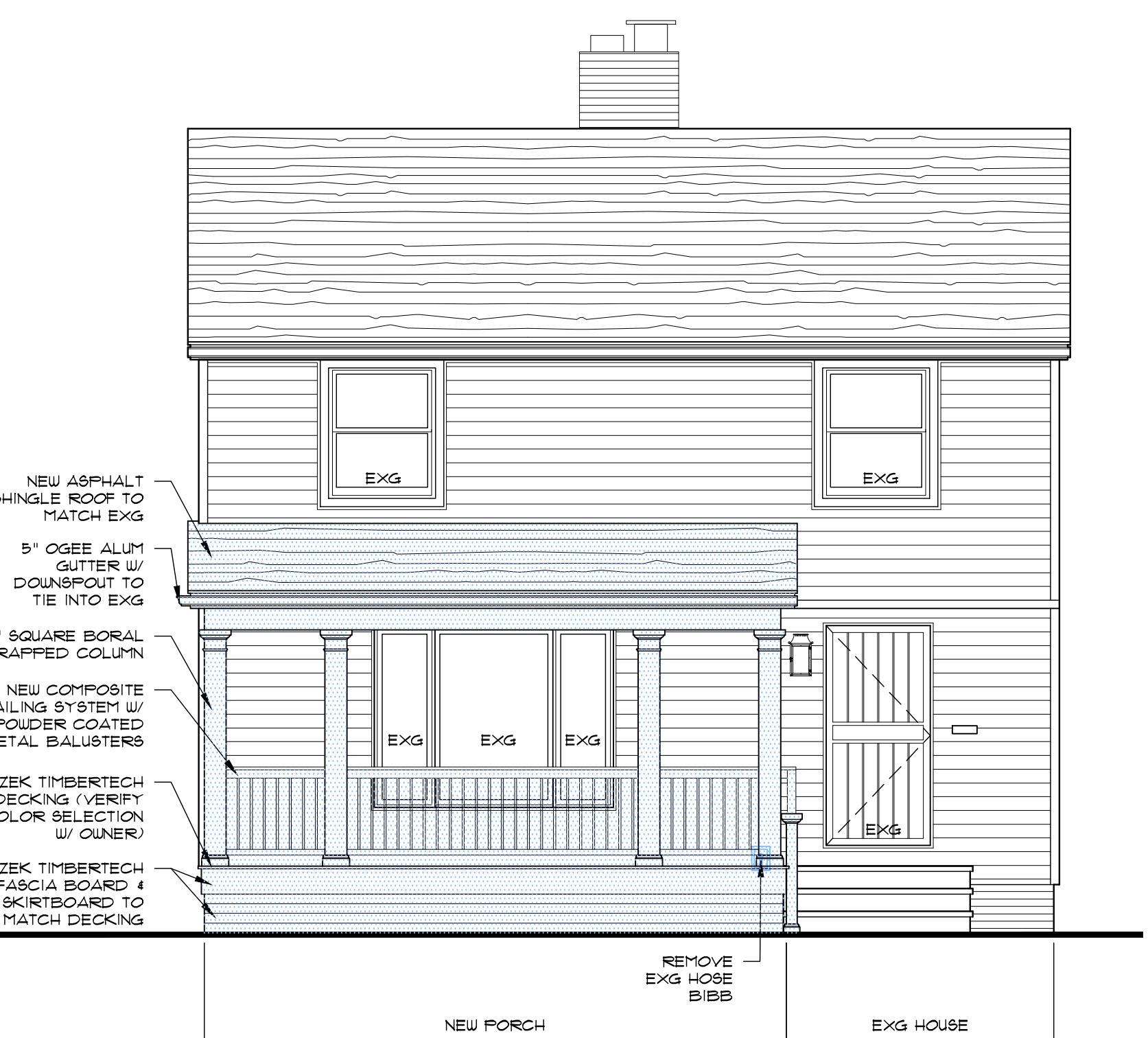
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 2024.11.13 ARB Submittal



3
A-3 Proposed Side Elevation (E)
1/4"=1'-0"



2
A-3 Proposed Side Elevation (N)
1/4"=1'-0"



1
A-3 Proposed Front Elevation (W)
1/4"=1'-0"

A-3



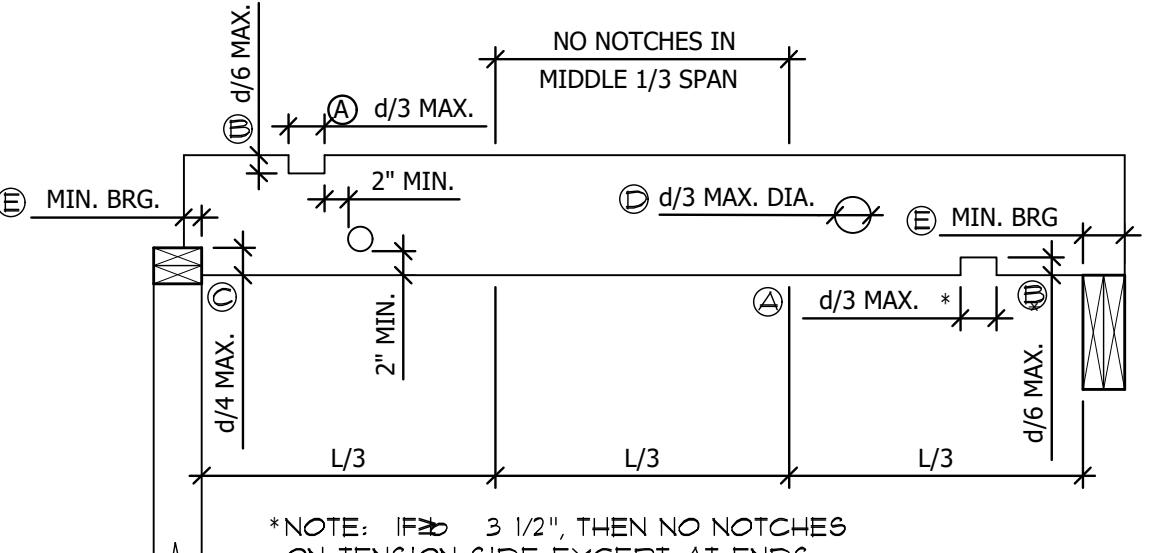
Additions and Renovations to
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 Sections, Details

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A-4

FASTENING SCHEDULE		
CONNECTION	FASTENING a, b	LOCATION
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C. 3" x Ø13/16" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C.	TYPICAL FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TOP PLATE	3-8d COMMON 3 - 3" x Ø13/16" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
RIM JOIST TO TOP PLATE	2-16d AT 6" (152 MM) O.C. 3" x Ø13/16" NAIL AT 6" O.C. 3" 14 GAGE STAPLE AT 6" O.C.	TOE NAIL
TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON 3 - 3" x Ø13/16" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE SEE SECTION 2308.101, TABLE 2308.101	3-8d COMMON 3 - 3" x Ø13/16" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2 - 3" x Ø13/16" NAIL 2 - 3" 14 GAGE STAPLE	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON 3" x Ø13/16" NAIL 3" 14 GAGE STAPLE	24" O.C. 16" O.C. 16" O.C.
BUILT-UP GIRDERS AND BEAMS	20d COMMON 32" O.C. 3" x Ø13/16" NAIL 24" O.C. 3" 14 GAGE STAPLE 24" O.C. 2-20d COMMON 3 - 3" x Ø13/16" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP	3-16d COMMON 4 - 3" x Ø13/16" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE NOTED.
 b. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 1/16 INCH.
 c. SEE SECTIONS FOR FASTENING NOTES NOT SHOWN IN THIS TABLE.



JOIST SIZE	(A) MAXIMUM NOTCH LENGTH	(B) MAXIMUM NOTCH DEPTH	(C) MAXIMUM END NOTCH DEPTH	(D) MAXIMUM HOLE DEPTH	(E) MINIMUM (1) BEARING LENGTH
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2" 3"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2" 3"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2" 3"

NOTE:
 (1) MINIMUM BEARING: 1 1/2" ON WOOD OR STEEL, 3" BEARING ON MASONRY.

5 A-4 Joist Holes & Notches
 N.T.S.

