

SPECIFICATIONS DIVISION 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	
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:

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 minimum 4" compacted #57 limestone fill down to undisturbed earth 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 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 4,000 psi with 6% (+/- 1%) air-entrainment over minimum 4" compacted #57 limestone base down to undisturbed earth (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 mudsabs to be 3" 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.



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, 308R, and ASTM C 494/C 494M. 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.

SPECIFICATIONS DIVISION 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

EXISTING WALLS: Irregular surfaces at new or enlarged openings in existing masonry walls shall be patched with cement mortar as required to achieve a smooth surface.

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. Prosooco Sun Kleen Products may be used with Architects approval.

MASONRY VENEER:

New adhered thin stone veneer applied to new foundation wall where exposed above grade and at front porch masonry piers. Contractor shall provide sample(s) of selected stone for approval by *The Owner and Architect* prior to ordering.

MORTAR TO BE custom color to match existing and as approved by Owner and Architect

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.

MASONRY FOUNDATION DAMPROOFING: The exterior of all foundation block and brick walls shall be parged with 3/8" cement with lime from coat to 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 completed 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.

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

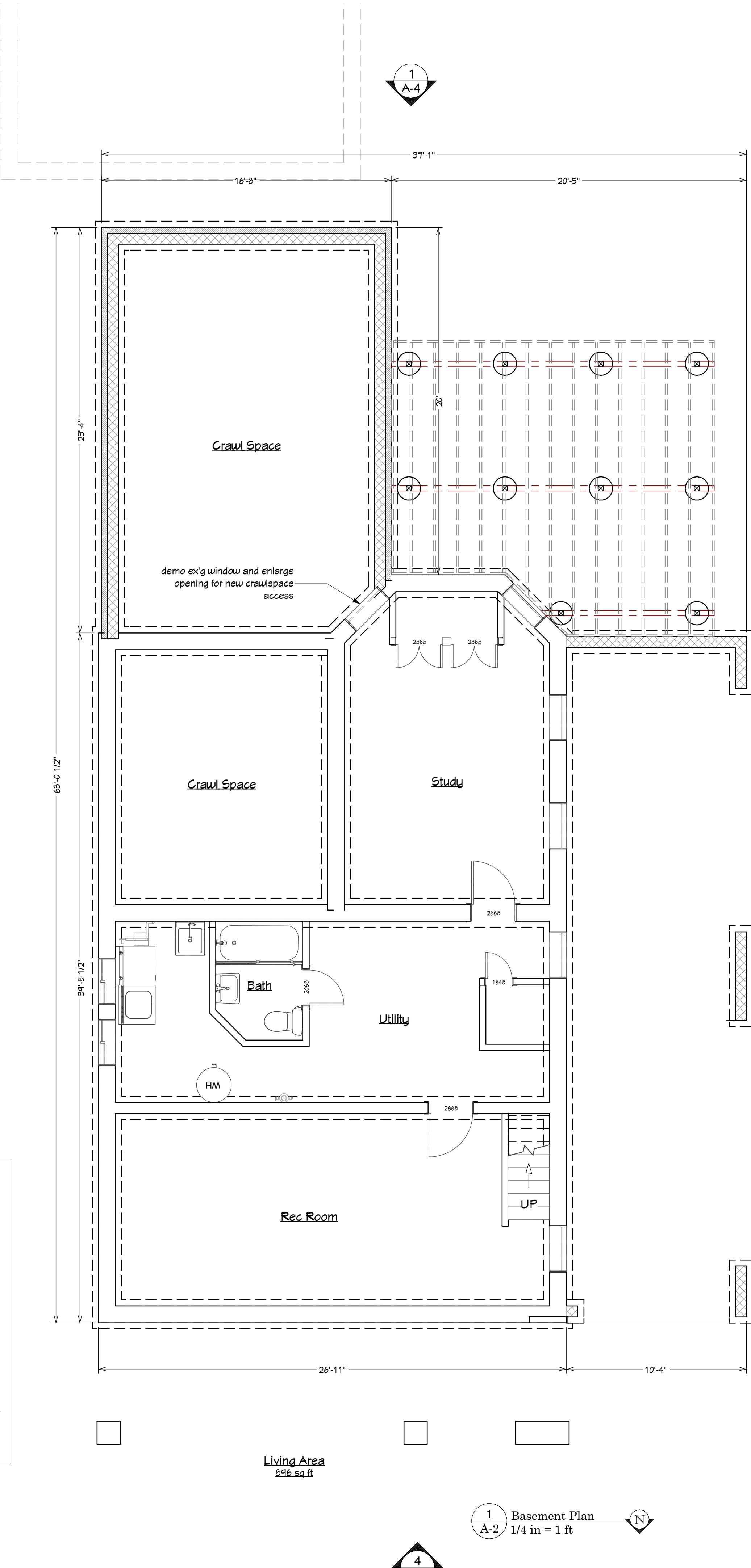
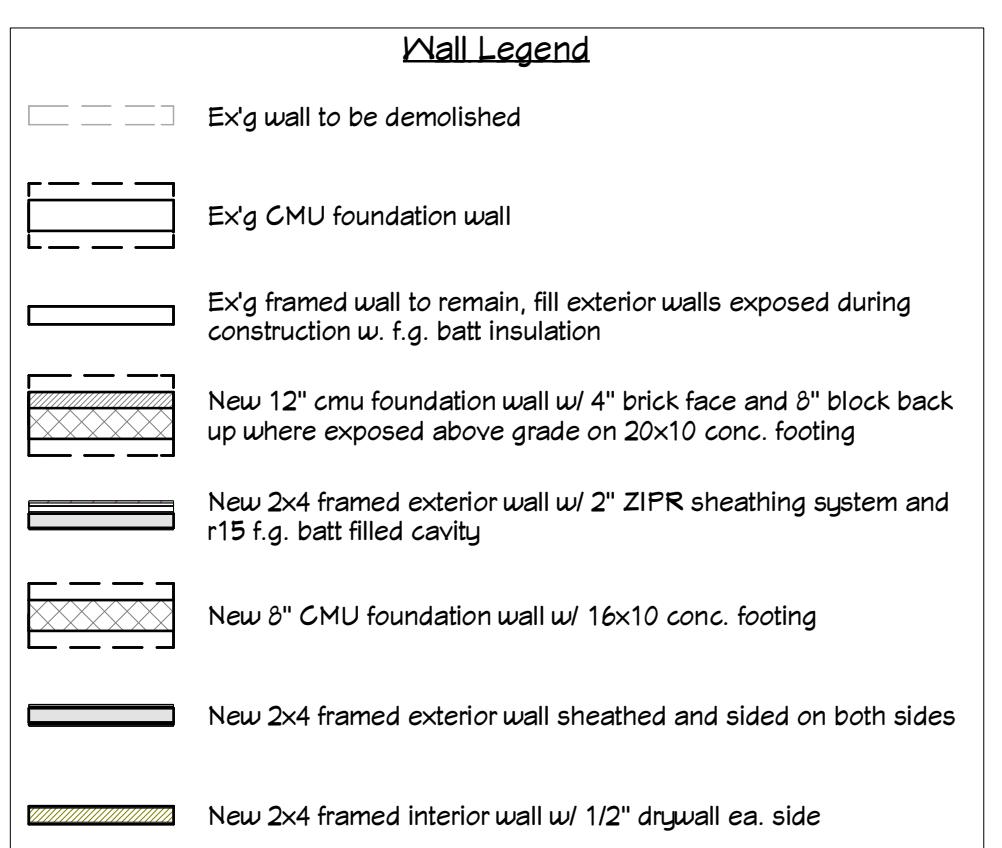
All lintels shall have 1" of bearing for each foot of span with a minimum of 6" at each end. All lintels at exterior walls shall be hot-dipped galvanized.

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.

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.

METAL RAILINGS, GENERAL: to be fabricated and installed per the National Association of Architectural Metal Manufacturers (NAAMM) and National Ornamental and Miscellaneous Metals Association (NOMMA) Metal Finishes Manual, Metal Stair Manual, and Pipe Railing Manual, current edition, as applicable to project.



Additions and Renovations to the Tolchinsky Residence
3811 Bendemeer Road, Cleveland Heights, Ohio 44118



Drawn by Job number
rf 2433

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A-2

SPECIFICATIONS DIVISION 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 ($F_y = 36$ 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"	$L = 3\frac{1}{2}'' \times 3\frac{1}{2}'' \times 1\frac{1}{4}''$
• 4'-1" to 6'-0"	$L = 4'' \times 3\frac{1}{2}'' \times 5\frac{1}{16}''$ LLV
• 6'-1" to 8'-0"	$L = 5'' \times 3\frac{1}{2}'' \times 5\frac{1}{16}''$ LLV
• 8'-1" to 9'-0"	$L = 6'' \times 3\frac{1}{2}'' \times 5\frac{1}{16}''$ 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 ($F_y = 50$ 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.

Shop Painting: Structural steel to be finished with two shop coats of rust inhibitive paint. 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.

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METAL RAILINGS, GENERAL: to be fabricated and installed per the National Association of Architectural Metal Manufacturers (NAAMM) and National Ornamental and Miscellaneous Metals Association (NOMMA) Metal Finishes Manual, Metal Stair Manual, and Pipe Railing Manual, current edition, as applicable to project.

SPECIFICATIONS DIVISION 6 - WOOD, PLASTICS, COMPOSITES

A. ROUGH FRAMING: GENERAL

All structural framing shall be detailed, fabricated, and erected in accordance with the "National Design Specification" by the National Forest Products Association (N.F.P.A.), latest edition. Nail or spike members in accordance with the Residential Code of Ohio, latest edition, Chapter 5-9. All nails exposed to weather to be hot-dipped galvanized at minimum. Framing lumber shall be seasoned to a moisture content of 19% or less (S-DRY). Brace all walls, rafters, floor and roof joists as required to prevent shifting, racking or other movement both during construction and after completion of the work. Cut framing square on bearings, closely fitted, accurately set to required lines and levels and plumb. Do not use shims for leveling on wood or metal bearings.

LVL (Laminated Veneer Lumber) & Pre-Engineered Joists (TJI'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 wide shall be assembled with 1/2" dia. flush-mounted through bolts 2 per row at 24" o.c. with (2) bolts at each end, all located 2" from edges and ends.

Framing: All structural framing members shall be single lengths between points of support.

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. Double joists below islands, tubs, around openings, and parallel to walls above.

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 @ 6'-0" o.c. (max.) and 1'-0" from corners and openings.

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/jack studs at window/door, etc., openings shall be cut to support the header over the opening and shall extend in one piece from header to bearing. Jack studs shall be doubled at openings exceeding 8'-0". Walls taller than 9'-0" shall receive solid, horizontal blocking at mid-height.

4. Wall opening headers shall be minimum (2) 2' x 8's with plywood spacers for spans less than 3'-6" and (2) 1x10'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 doubled 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 hanger 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	F _b (psi)	F _v (psi)	F _c (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.

EXTERIOR WALL STUD FRAMING: to be 2x6, unless noted otherwise on drawings for walls up to 9'-5" tall and 2x8 for walls over 9'-5". Gable walls with uninterrupted vertical studs over 14'-0" in height to be 2x8.

INTERIOR WALL STUD FRAMING: to be 2x4 , unless noted otherwise on drawings for walls up to 9'-5" tall, and 2x6 for walls over 9'-5". Gable walls with uninterrupted vertical studs over 14'-0" in height to be 2x8.

PRE-ENGINEERED TRUSSSES: Pre-engineered wood roof and floor trusses shall be designed, fabricated and erected by a Licensed Professional Engineer in accordance with The Truss Plate Institute "Design Specification for Metal Plate Connected Wood Trusses". The Fabricator shall prepare and submit to the Architect, shop Drawings bearing the seal of an Ohio Licensed Professional Engineer.

FLOOR SHEATHING: shall be 1/4", APA rated exterior grade tongue-and-groove plywood, and span rated for the specified joist spacing. 7/8" Advantech floor sheathing is an approved alternate, installed per mfr's instructions. All joints parallel to joists to be fully supported by floor joists below. All plywood floor sheathing shall be installed with construction adhesive such as PL400 or equal, and nailed to framing. Prior to installation of finish flooring over new or existing floor sheathing, thoroughly inspect all sub-flooring for squeaks and, where located, install screws as required to stop such squeaking.

Openings in existing sheathing and underlayment, such as at abandoned HVAC floor diffusers, shall be filled with new plywood of the same thickness and shall be adequately blocked from beneath, nailed, and glued so no squeaking or discernible movement is apparent after installation of finish flooring or carpeting.

ROOF AND WALL SHEATHING: INSTALLATION: Install panels over two or more spans with the long dimension perpendicular to the floor framing. Space 4' panel ends a minimum of 1/8" at time of installation. End joints of adjacent panel runs should be staggered. Square edge panels should be installed with a minimum spacing of 1/8" on all panel edges at time of installation. Use 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 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 "I" clips

NOTE: Allow for crown or moldings at fascia and rake, where detailed on drawings. Roof sheathing MUST overhang to accept details as drawn: insufficient overhang will be rejected and rebuilt.

MATERIAL: shall be 7/16" for walls, 5/8" for roofs, APA-rated exterior plywood or Oriented-Strand Board, span rated for the rafter or truss spacing shown. Sheathing for vertical batt or vertical siding is to be exterior plywood, 5/8" nominal thickness. 5/8" Advantech sheathing is an approved alternate roof sheathing material.

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:

- Above ground (decking & posts, etc.) 0.25 lb/cu.ft.
- Ground contact (posts) 0.40 lb/cu.ft.
- Permanent Foundations (poles) 0.60 lb/cu.ft.

EXTERIOR TRIM: Unless noted otherwise on drawings, trim shall be aluminum-wrapped wood. Eave fascias, casings, ventilated soffits, gutter "boards", rakes and sub-rakes, and other aluminum trim as shown on The Drawings to be .019" coil-coated aluminum, job fabricated and installed in a fashion to approximate appearance of wood trim and to avoid "oil-canning", with concealed fastening. All work to be fitted to allow for expansion. Any required caulking shall be of minimal size and the same color as adjacent trim. Aluminum breaks and joints to be clean, tight, and unobtrusive. Exterior window and door casings, corner trim, frieze board, panel frames and belts shall be 5/4x (width shown on drawings). Add pre-fin. alum. drip cap over all head casing. Window sub-sills to be 1 1/2" thick, sloped to wash, with 2" projection. Fascia board to be 1x (width shown on drawings) over 2x backup. Use hot-dipped galvanized nails for exterior trim members with min. 1 1/2" penetration into framing lumber.

EXTERIOR SIDING: Vinyl siding: vinyl board and batten siding by certainteed or similar. To include starter strips, inside corners, "J" style trim, and 4" outside corners. Install siding per manufacturer specs. SOFFITS: perforated vinyl

INTERIOR TRIM, GENERAL: All wood interior trim material, including flooring, shall be delivered and acclimate in an interior, weather-tight, heated and conditioned environment for minimum one week. Upon delivery, flooring shall be broken into small lots and stored in the rooms where it is to be installed. All trim shall be carefully matched, mitered, coped, etc., finished nailed tight to surfaces, and sanded, ready for painting or staining. All horizontal trim shall be installed in continuous lengths wherever possible, or mitered when not, and coped at inside corners. Jambs at Door and Cased Openings shall be tightly shimmed in a minimum of three locations on each side at hinges and locksets. Wherever trim terminates and is not fully stopped by cabinets, casings, plinths, etc., repeat profile of trim at end by miter-returning, coping or molding as needed. Window casing to include molded stool, miter-returned at ends, and apron of casing material, inverted and miter-returned at ends. Doorways at end of Halls shall be centered in Hall, unless shown otherwise, and all doorways roughed-in and jambs hung so that full casing may be installed. When casings are within 1" of corner walls, fill gap between casing and wall with S4S wood trim 1/8" thinner than casing. Closet doors shall be fully jambled and case on both sides (Reach-in closets may have secondary casing type for interior, as approved by the Architect) Casing at bi-fold or bypassing doors shall be installed to conceal track and hardware above doors. Shower shall be installed at all new hardwood, ceramic tile, vinyl, or other hard surface flooring. Window casing to include molded stool, miter-returned at ends, and apron of casing material, inverted and miter-returned at ends. Foundation walls shall be centered in Hall, unless shown otherwise, and all doorways roughed-in and jambs hung so that full casing may be installed. 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Additions and Renovations to the
Tolchinsky Residence
3811 Bendemeer Road, Cleveland Heights, Ohio 44118
Elevations

Issued for
12/23/2024 Preliminary
1/16/2025 Revised
3/21/2025 ABR/BZA

Drawing number
A-4



4 Front (South) Elevation
A-4 1/4 in = 1 ft



3 Left (West) Elevation
A-4 1/4 in = 1 ft



2 Right (East) Elevation
A-4 1/4 in = 1 ft



1 Rear (North) Elevation
A-4 1/4 in = 1 ft

Preliminary

SPECIFICATIONS DIVISION 9 - FINISHES

DRYWALL: Use 1/2" gypsum-board for new wall finish; Use 1/2" gypsum-board for new ceiling finish. Verify adequate/level framing before installation to avoid visibly uneven surface. All ends and edges of gypsum board should occur over framing members or other solid backing except where treated joints occur at right angles to framing or furring members. Gypsum Board is applied directly to wood framing members. Ceilings are applied first, then sidewalls. Boards should be accurately cut and joints abutted but not forced together. Horizontal application, long edges at right angles to nailing members, is preferred for it minimizes joints and strengthens the wall or ceiling.

FASTENERS: NAIL APPLICATION: Nails shall be spaced not to exceed 7" on ceilings, or 8" on sidewalls, a minimum of 3/8" and a maximum of 1/2" from edges and ends of gypsum board. Gypsum board nails or annular ring nails, such as the GWB-54, are recommended. **SCREW APPLICATION:** Screw application is often preferred as the screw holds the gypsum board tight against the framing when recommended. Type W 1 1/4" Drywall Screws are driven with an electric screw gun equipped with adjustable screw depth control and a #2 Phillips bit. If framing is spaced up to 16" o.c., screws are spaced 12" o.c. max on ceilings and 16" o.c. max on walls. If framing is spaced 24" o.c., screw spacing must not exceed 12" o.c. Minimum screw penetration shall be 5/8" for wood studs.

GYPSUM BOARD FINISHING: Execution of finishing is to conform to Gypsum Association publication GA 214-10: Recommended Levels of Gypsum Board Finish. Levels shall be attained according to ASTM C 840, "The Standard Specification for Application and Finishing of Gypsum Board." Tape all edges, all joints thoroughly bedded, taped and feathered, and all drywall corners finished with metal corner bead. All finish surfaces to be smooth, free of cracks, breaks, bulges, ridges, etc., with all topping compound well feathered and sanded and thoroughly concealed. Careful cut around all electric, HVAC or other openings. For walls and ceilings as required where installed adjacent to existing plastered surfaces.

Level 4: If the final decoration is to be a flat paint, light texture or lightweight wall covering, a Level 4 finish is required. As stated in Level 4, "All joints and interior angles shall have tape embedded in joint compound and shall be immediately wiped with a joint knife leaving a thin coating of joint compound over all joints and interior angles. Two separate coats of joint compound shall be applied over all flat joints and one separate coat of joint compound shall be applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. All joint compound shall be smooth and free of tool marks and ridges." It is recommended that the prepared surface be coated with a drywall primer prior to the application of final finishes.

CEILING TEXTURES: Ceilings to be smooth, closet ceilings may be textured at owner's option.

MOLD AND MOISTURE RESISTANT GYPSUM BOARD: Gold Bond® BRAND XP Gypsum Board or equal, panel complies with requirements of ASTM C 1396. Mold/Mildew Resistance: 10 when tested in accordance with

ASTM D 3273. Moisture resistant drywall shall be used in areas prone to moisture, such as bathrooms, laundry

rooms, basements, garages, kitchens and utility rooms. Also may be used as tile backer in limited wet areas, such

as bathroom and basement walls, as well as kitchen and laundry wall tile areas.

BACKER BOARD: Cementitious, water durable board; surfaced with fiberglass reinforcing mesh on front and back; long edges wrapped; and complying with ANSI A118.9 and ASTM C 1325. Approved fasteners: Nails: 1-1/2 in. long, hot dipped galvanized, and in accordance with FS FF-N-105B, Type 2, Style 20. Screws: Hi-Lo thread screws (No. 8) wafer head, corrosion-resistant, 1-1/4 in. or 1-5/8 in. long, and complying with ASTM C 1002. Joint Treatment: Use alkali-resistant fiberglass mesh tape intended for use with cement board. Install in accordance with ANSI A108.11 and Manufacturer's Recommendations: "PermaBase Cement Board Construction Guide;" 110831, National Gypsum Co.

CERAMIC/PORCELAIN/STONE TILE: Tile shall be selected by The Owner under allowance and installed per the latest edition of The Tile Council of America specifications for:

THIN-SET FLOORS: Dry-set or latex-Portland cement mortar bond coat over 1/8" cementitious-backer board (USG Dur-rock or equal) over plywood sub floor, per F144. Tape joints with 4" Dur-rock tape set into tile setting material.

TUB/SHOWER SURROUNDS/BACKSPLASH: Dry-set or latex-Portland cement mortar bond coat on 1/2" cementitious-backer board (USG Dur-rock or equal) over wood studs, W244 or B412. Add waterproof membrane over cementitious backer board for tub decks. **INSTALL TILED WALL NICHES (INTEGRATED WITH WATERPROOFING SYSTEM) WHERE SHOWN ON DRAWINGS.**

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

MUD-SET SHOWER OR BATH PAN: 1" to 1 1/2" reinforced mortar bed and one-piece membrane over sloped fill over depressed subfloor, B414.

THRESHOLDS: Shall be 1/4" maximum above adjacent flooring to ensure accessibility. Set down subflooring as required to accommodate the low threshold.

SEALING: All porous stone, ceramic tile, or other porous flooring and wall tile shall be sealed following installation to prevent staining, and other precautions taken to prevent damage to such tile work.

RESILIENT FLOORING: Resilient flooring where indicated shall be selected by The Owner under allowance. Install per manufacturers specifications on 1/4" Luan plywood, with all depressions, subfloor joints and damaged areas patched and feathered with non-shrinking compound.

INTERIOR PAINTING:

PREPARATION: Prior to starting the Work, The Contractor shall inspect all surfaces to be painted or stained to ascertain that all such surfaces are dry, clean and in perfect condition for finishing. Wood surfaces shall be smoothly sanded; all nail and screw holes and imperfections filled with non-shrinking putty and refilled as required so that these imperfections are indiscernible; and all knots, pitch pockets and saps streaks primed with shellac. After priming fill gaps between trim and walls/ceilings with paintable latex/silicone caulk and wipe smooth.

MATERIALS: Painting materials to be Sherwin Williams, Pratt and Lambert, Benjamin Moore, or approved equal, delivered to job in new, unopened containers. Paint or finish shall be of color, shade, sheen and texture as selected and approved by The Owner prior to commencement of work, samples presented on a reasonably large area.

EXECUTION: Finish work shall be of uniform shades, free from shadows, runs, sags, grain, grain variations (when stained) and dust, dirt or other airborne particles. Where surfaces of different colors meet, the final appearance shall be of a fine, straight line. All light fixtures, electric outlet covers, HVAC grills, hardware, or other removable materials adjacent to painted surfaces shall be removed and replaced after painting is completed. Other built-in materials adjacent to painted surfaces shall be carefully masked prior to painting/staining.

INTERIOR PAINTED WOOD or trim work: shall be painted with three coats: First, alkyd enamel primer; Second and third, alkyd base enamel, Benjamin Moore Impervar or equal, finish as selected by Owner; second coat tinted to differentiate from final coat. Putty prior to primer coat. Sand between coats. All window muntin grilles to be painted or stained at inside to match adjacent woodwork finish, and painted at exterior to match window color.

DRYWALL WALLS AND CEILINGS: to be painted with three coats: First, latex wall primer; Second and third, latex enamel. After initial priming, inspect all surfaces and re-prime as required following surface corrections, if any. Prime and paint all edges of all doors, including top and bottom edges, after trimming, shaving, undercutting or other adjustments to doors. Prime and finish paint all edges of windows and exterior doors.

SPECIFICATIONS DIVISION 10 - SPECIALTIES

CUSTOM-BUILT CABINETS: Cabinetry and Casework to be built with solid wood doors, drawers, and face-frames. Box and shelving construction to be veneer plywood, 1/2" thickness minimum for sides and backs, 3/4" min. thickness for shelving. Interior melamine finish for cabinet interiors at The Owner's option only. All construction to comply with Architectural Wood Institute Custom Grade Standards.

CABINET HARDWARE: Drawer glides to be full-extension, self-closing under-mounted Blum Motion. Door hinges shall be fully concealed European-style and shall include all required latches and stops. Adjustable shelving to use drilled holes with chrome pin shelf supports. Glass shelves, if indicated, to be thickness as recommended for span by glass supplier, tempered with polished edges all sides. Door glass, where required, shall be tempered and cushioned against wood door frame to avoid rattling. Cabinet pulls/knobs shall be furnished under Allowance and set by Contractor.

All cabinetry and casework installation shall be by Contractor. Install all cabinets level and plumb, securely fastened to walls and to each other, and scribed to walls.

Stone Kitchen Countertops: Colors and material types shall be approved by The Owner. Installation shall follow recommendations of the Granite and Marble Association. Reinforce base cabinets as required to support stone or concrete countertops, and notify/coordinate with The Architect if additional brackets or support is required for tops. Stone tops as selected by The Owner under Allowance shall be installed by marble supplier/ fabricator whose work shall include installation of any under-counter sinks.

Closets: Custom closet w/ rods, shelves, and drawers.

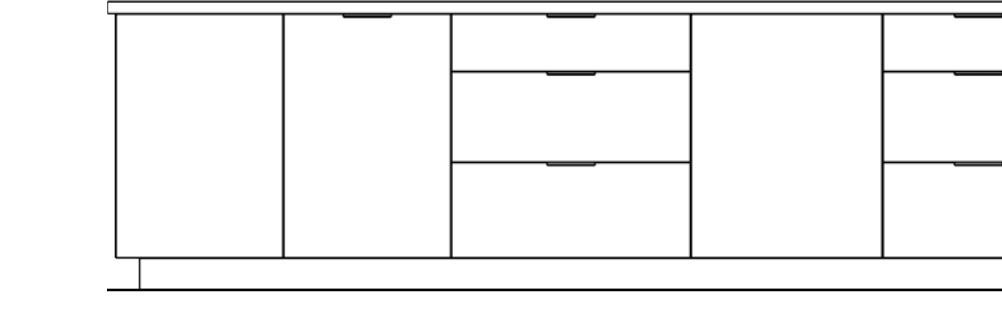
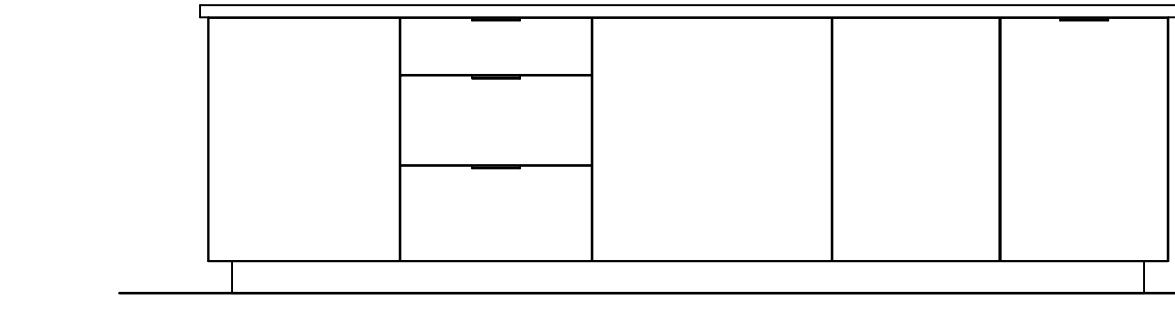
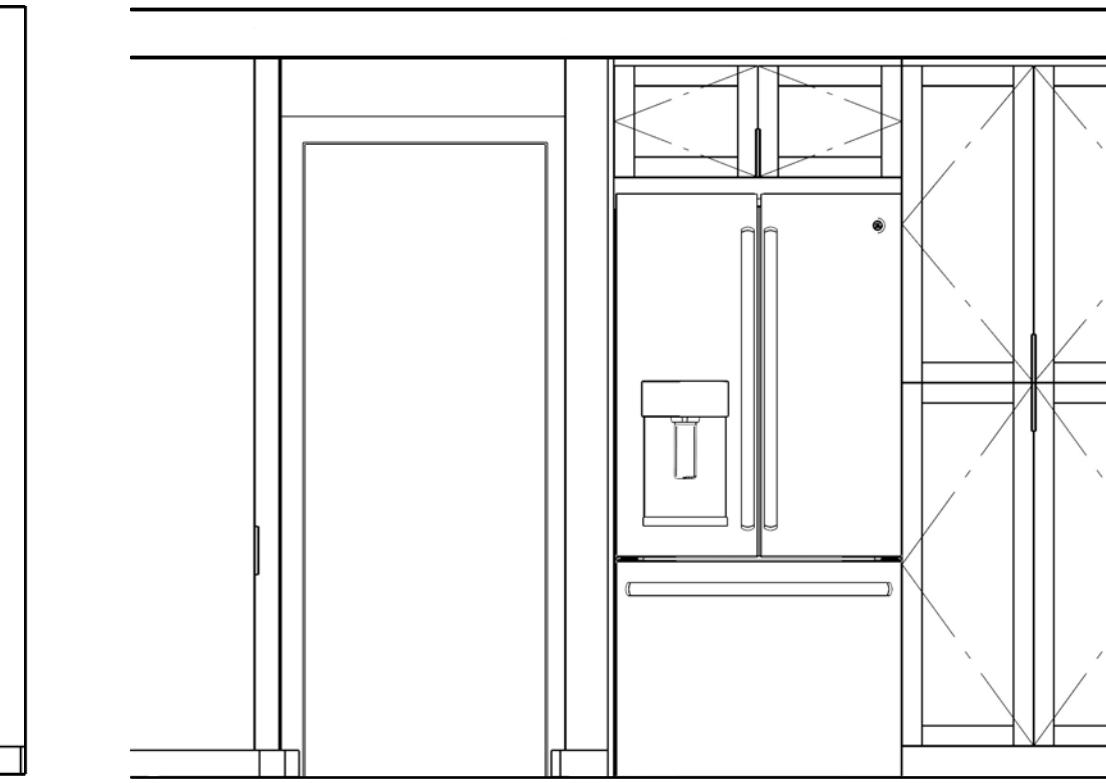
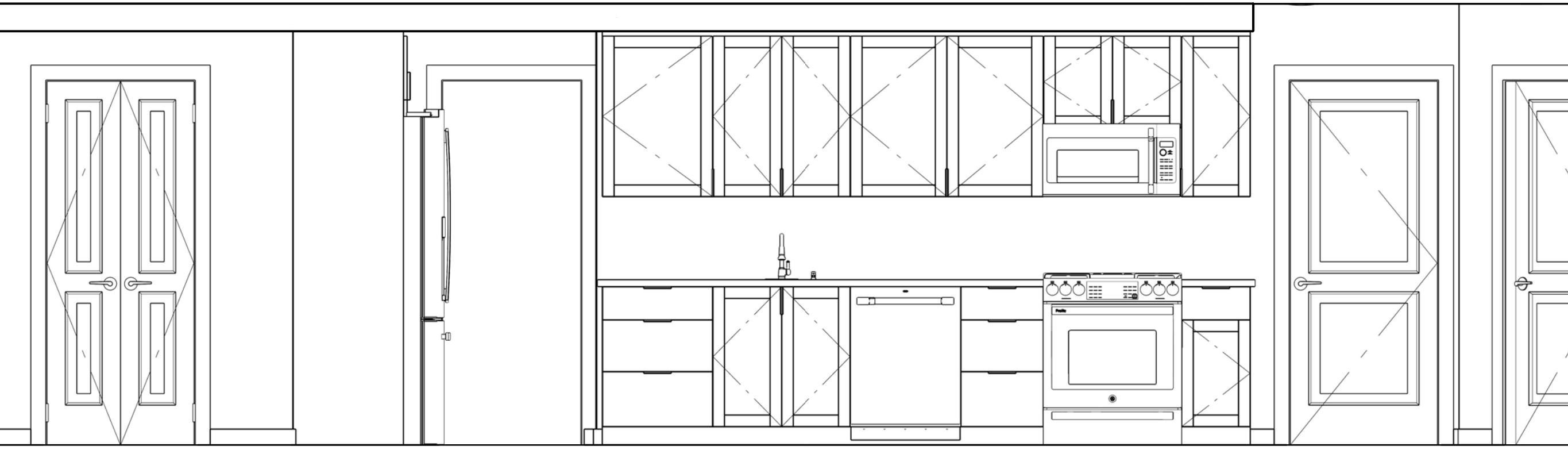
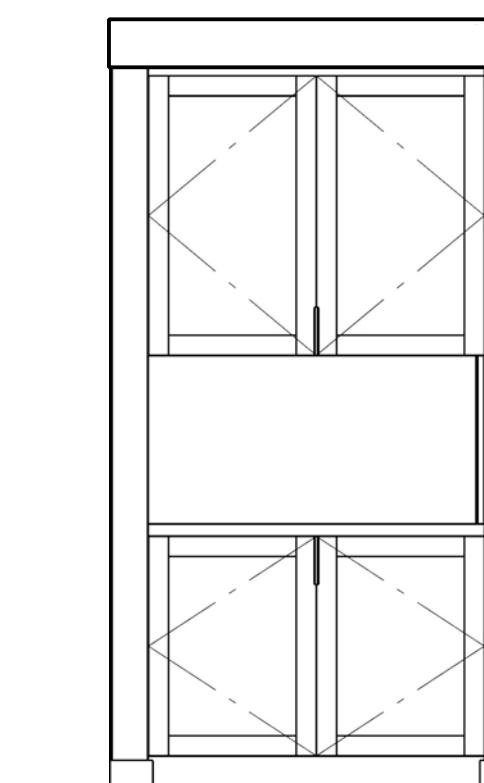
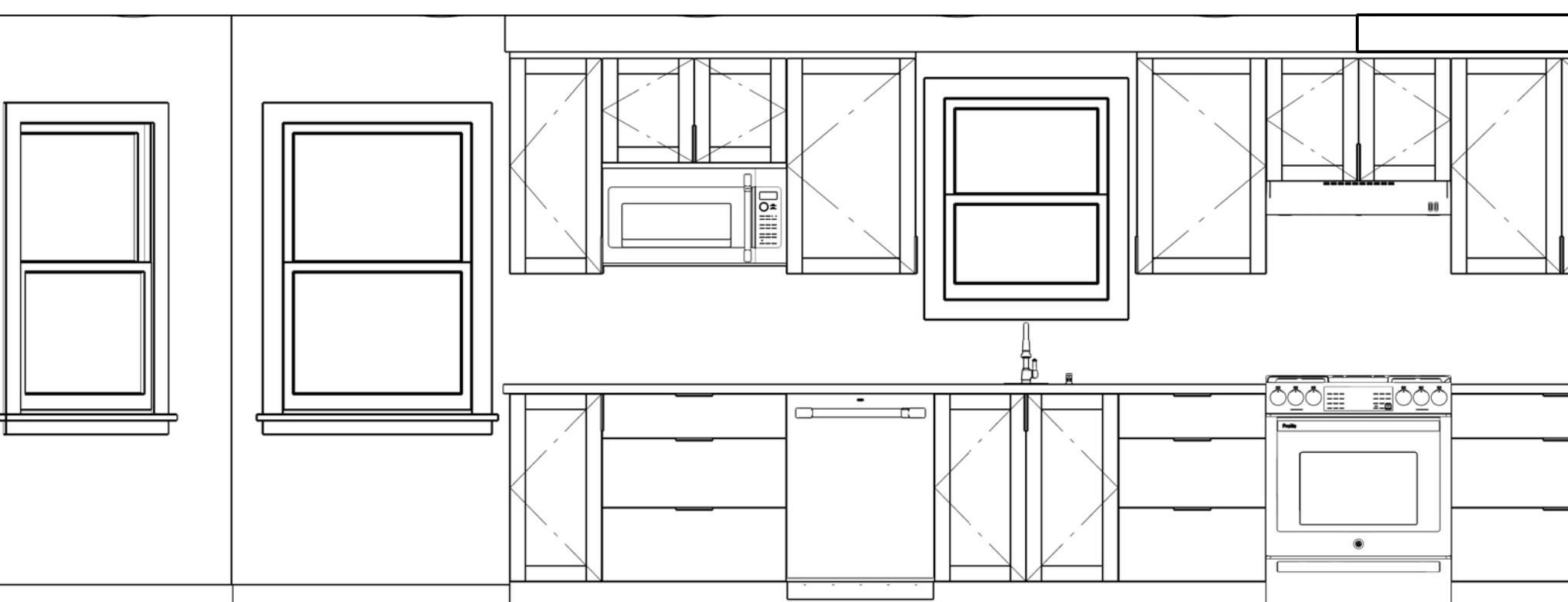
Toilet and Bath Accessories: Toilet and Bath Accessories shall be selected by The Owner under Allowance and installed by The Contractor, and shall include towel bars/rings, robe hooks, toilet paper holders, toothbrush holders, etc. 2x blocking shall be provided behind all wall-mounted accessories.

Bath and Shower Enclosures: Tub and shower enclosures and doors shall be selected by The Owner under Allowance and installed by The Contractor, material and labor to be covered by Allowance.

SPECIFICATIONS DIVISION 11 EQUIPMENT

APPLIANCES AND EQUIPMENT: All appliances as shown on drawings to be installed by The Contractor, and contract price must include all electric circuitry, gas supply piping, or other required infrastructure to support

appliances and equipment



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Tolchinsky Residence
3811 Bendemeer Road, Cleveland Heights, Ohio 44118

Wall Sections, Interiors, Spec's Div 9-11

Issued for

12/23/2024 Preliminary
1/16/2025 Revised
1/31/2025 Revised

Drawing number

A-5



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Exp. 12/31/25

Drawn by Job number
rf 2433