

WINDOW SCHEDULE - ANDERSON 400 SERIES

SUPPLIER'S REF. No.	ID	NUMBER	R.O. W	R.O. Ht	REMARKS
3	A	CXM6-3	9'-0 5/8"	6'-0 3/8"	--
1	B	CXM6	3'-0 1/2"	6'-0 3/8"	--
2	C	CXM45	3'-0 1/2"	4'-5 3/8"	--
4	D	FWGD11080-3	11'-9 3/4"	8'-0"	"A" SERIES FIBERGLASS
6	E	CXM55-2	6'-0 1/2"	5'-5 3/8"	--
8	F	NLAD12068-4	11'-9 3/4"	6'-8"	--
10	G	CXM6-2LR	6'-0"	6'-0"	--
9	H	CWZ65	4'-9"	5'-5"	--
9	I	AFCW22	4'-9"	2'-1" / 2'-9"	ARCHTOP
19	J	CK14	2'-8"	4'-0 1/2"	--
12	K	CXW245LR	6'-0"	4'-5"	--
7	L	CN24	3'-5"	4'-0 1/2"	--
14, 15	M*	SPECIAL	3'-5"	3'-0" - 1'-6"	* FIELD MEASURE FIRST, TRAPEZOID FIXED
13	N	CN245	3'-5"	4'-5"	--
5	O	NLAD6080R	6'-0"	8'-0"	--
1	P	--	--	--	NOT USED
	Q*	SPECIAL	4'-0"	3'-5" / 1'-5"	* FIELD MEASURE FIRST, TRAPEZOID FIXED

ROOM FINISH SCHEDULE

FLOOR	BASE
1. LAMINATE WOOD FLOOR ON 1/4" UNDERLAYMENT	1. 4" WOOD
2. HARDWOOD 3/4"	2. 4" CERAMIC
3. CARPET	3. 5 1/4" MDF
4. 12x12 CERAMIC	4. EXPOSE CONST'N.
5. SHEET VINYL	* DOOR & WINDOW CASING 3/2" MDF
6. CONC. w/ SEALER	

WALLS	CEILING
1. DRYWALL PAINTED	1. DRYWALL PAINTED
2. DRYWALL TYPE "X" PAINTED	2. DRYWALL TYPE "X" PAINTED
3. DRYWALL MR.BD.	3. EXPOSED CONST'N.
	4. 2x4 LAY-IN, 1 HR. RATED

JOHN H. LUSCOMBE 04/10/10
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6	AS BUILT, ADDED CHANGES	4/10/10
5	AS BUILT	8/12/09
4	REV. PER OTTAWA CO. INSPECTION	4/08/09
3	REVISED PER MARK-UPS	4/06/09
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1	REVIEW SET ISSUED	1/22/09

Firm Name and Address
JOHN H. LUSCOMBE
 ARCHITECT OHIO 4305
 321 Perry St.
 Toledo, Ohio 43604
 (419) 250-7057

Project Name and Address
NOR'EASTER CONDOMINIUM'S THE COVE
 North Harbor Causeway
 Port Clinton, Ohio 43452

Project	The Cove	Sheet	1
Date	1/29/2009		
Scale	As Noted		

SQUARE FOOTAGE

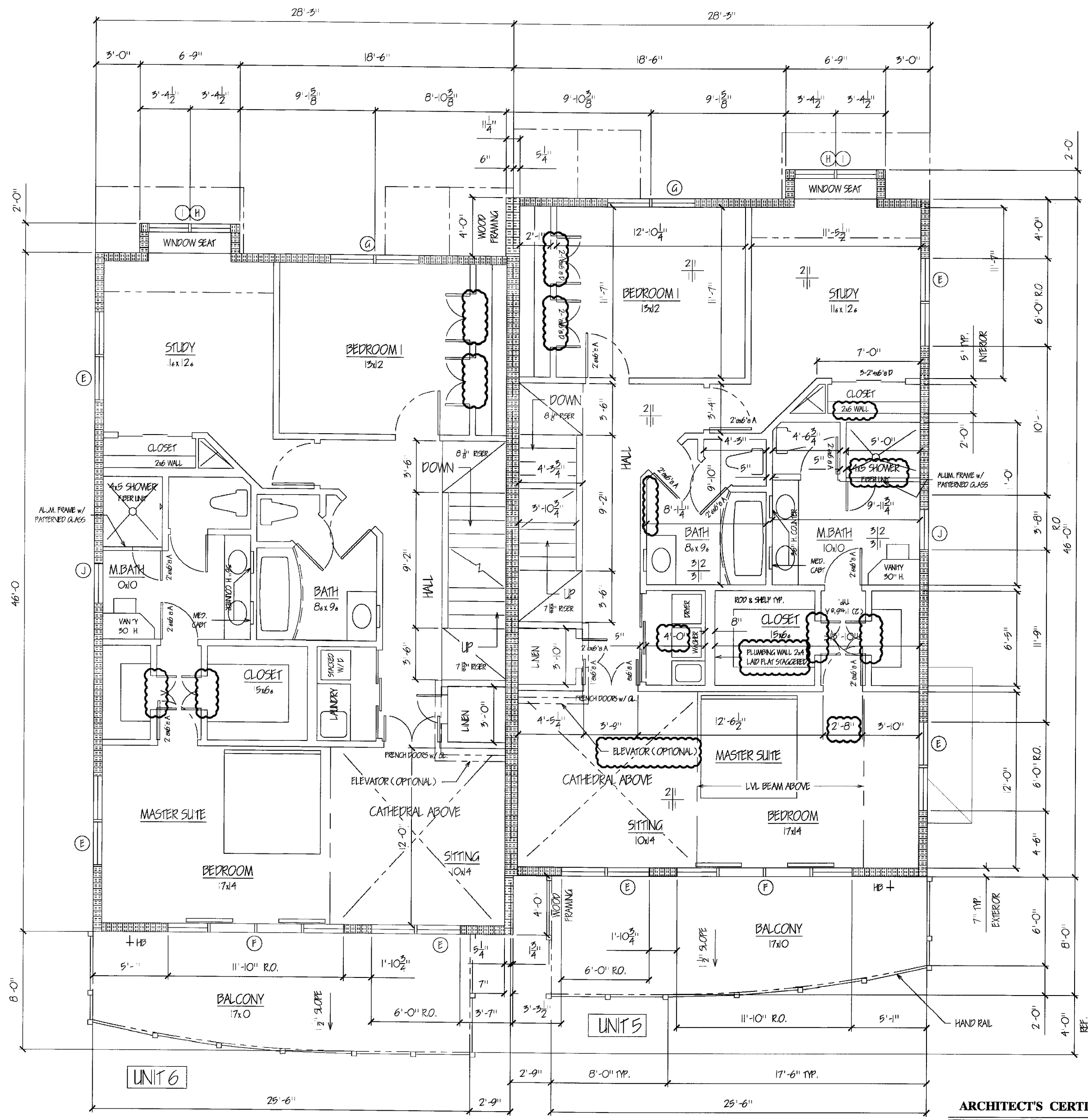
1st FLOOR	900 SF.	LIVING AREA
2nd FLOOR	1300 SF.	LIVING AREA
TOTAL	2200 SF.	
LOFT	670 SF.	LIVING AREA
	2870 SF.	

ARCHITECT'S CERTIFICATION

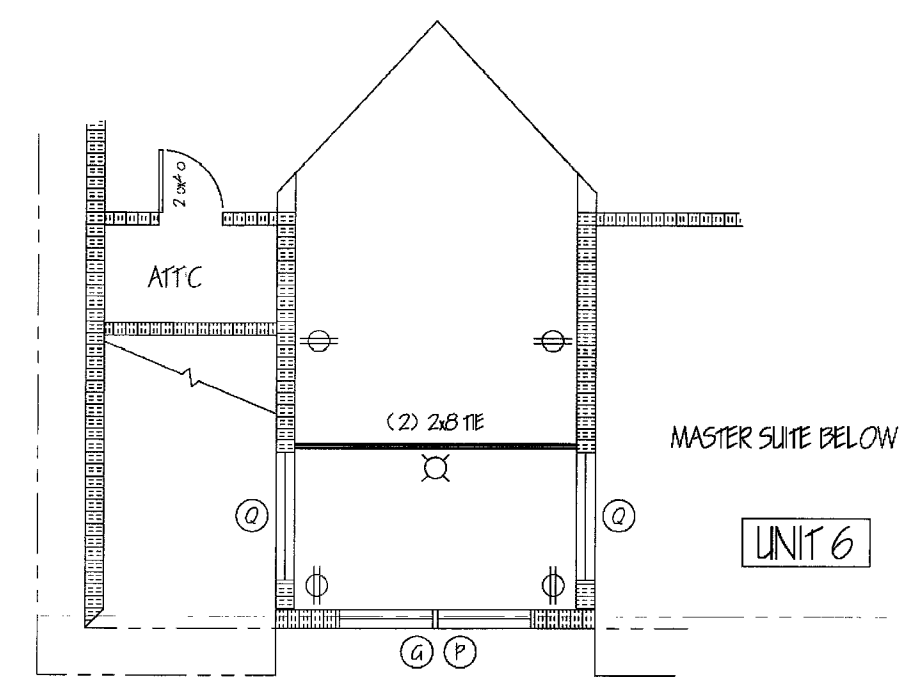
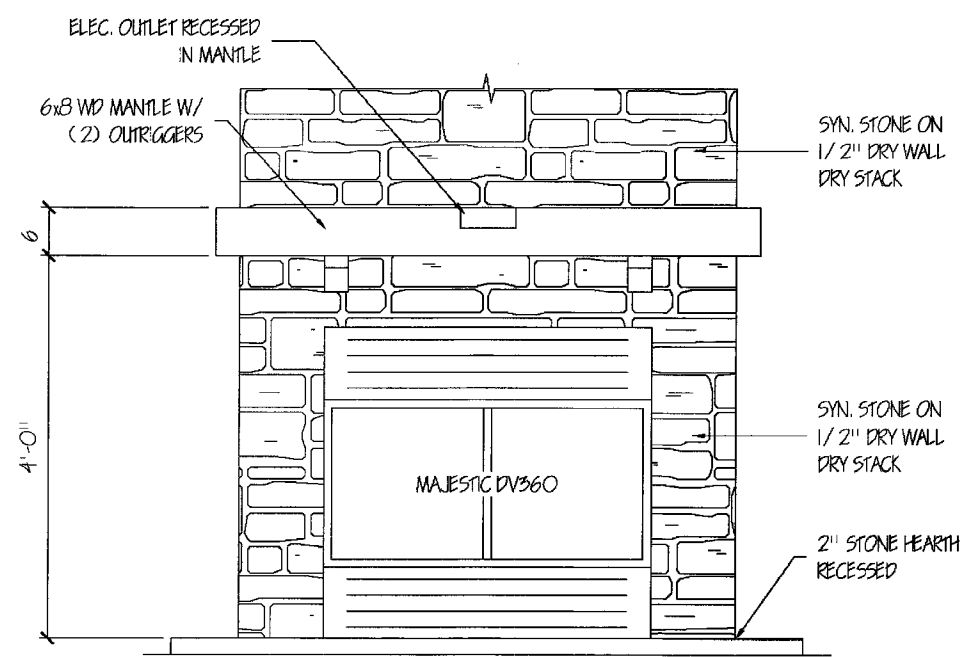
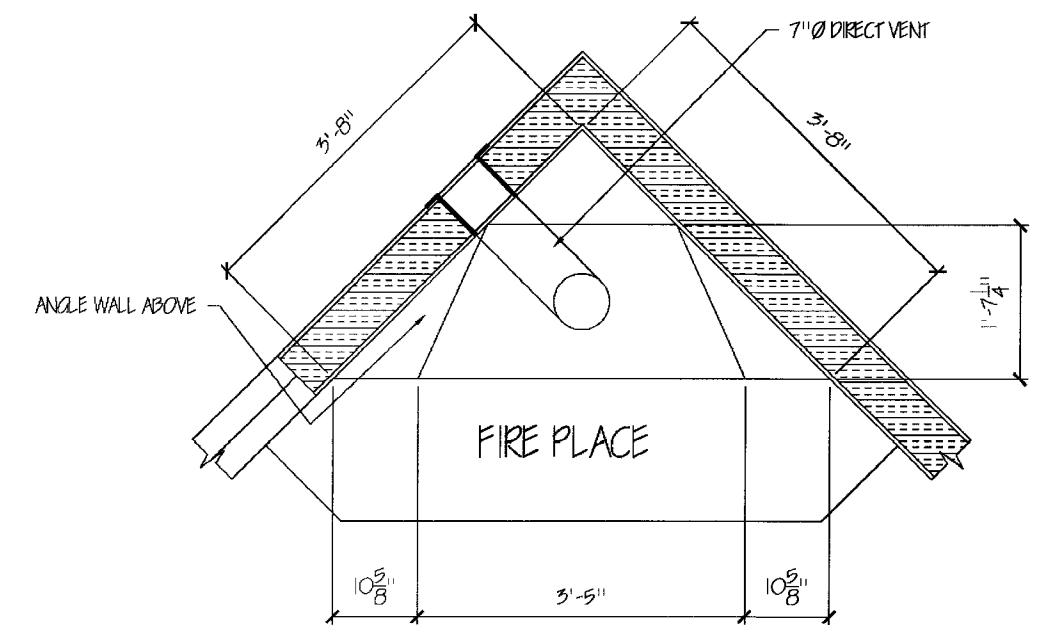
I HEREBY CERTIFY THAT THE SET OF DRAWINGS OF THE NORTHEASTER COVE CONDOMINIUM ACCURATELY SHOWS EACH BUILDING AS BUILT OR CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John H. Luscombe 2-22-12
 JOHN H. LUSCOMBE #4305

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



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



UNIT 6, 3rd FLOOR ELECT.
SCALE: 1/4" = 1'-0"

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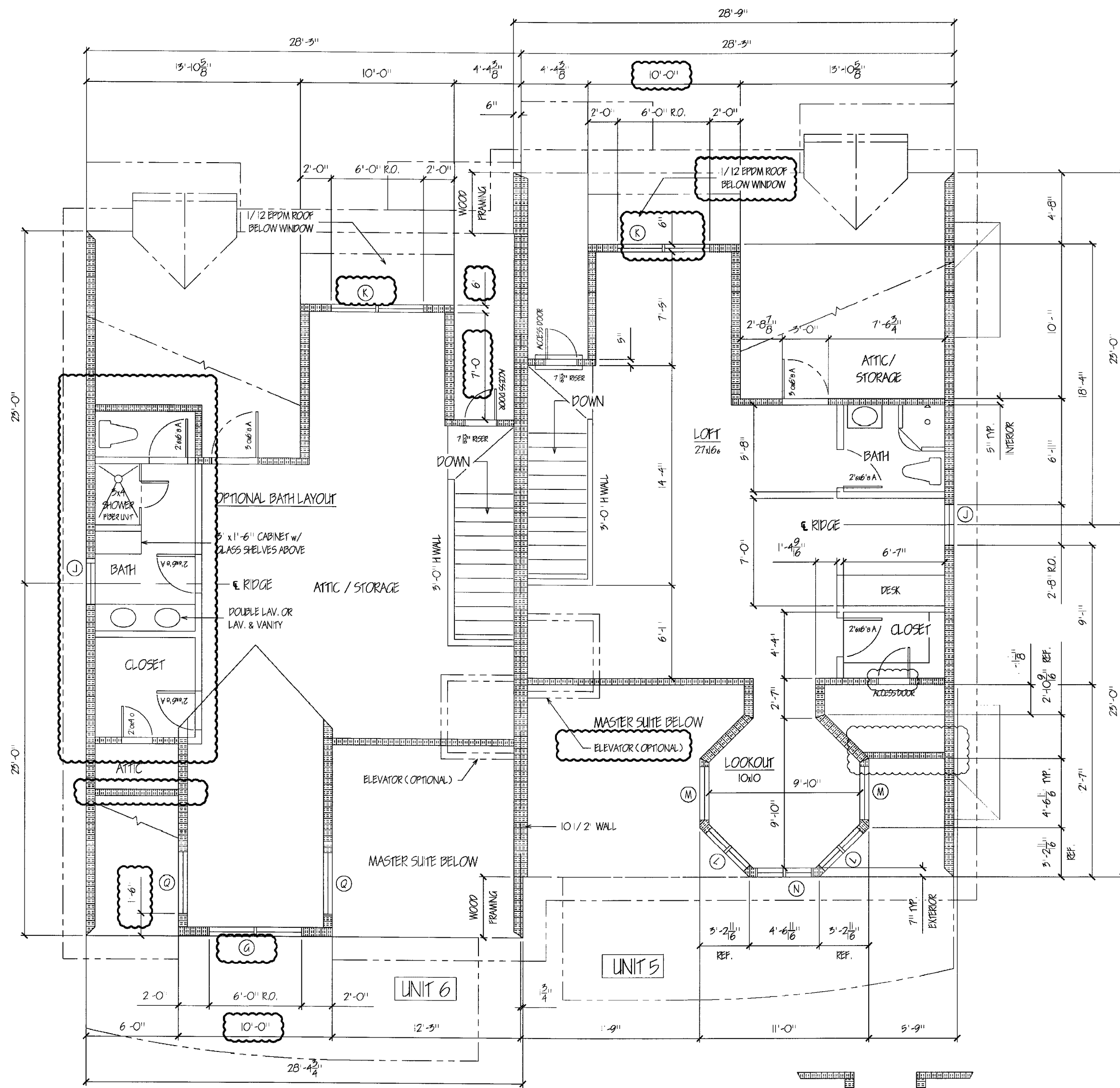
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The Cove	2
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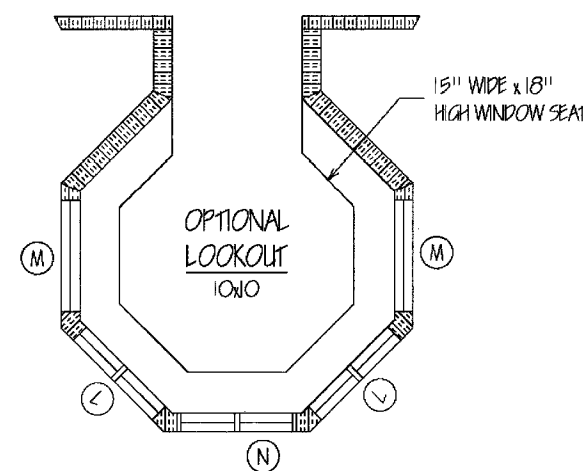
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NOR'EASTER CONDOS - THE COVE SPECIFICATIONS 2/2009



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



1. GENERAL - CONDOMINIUMS SHALL MEET ALL LOCAL AND STATE CODES. CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS SHALL REFER TO THE REVISED 2008 RESIDENTIAL CODE FOR OHIO FOR CONFORMANCE. CONTRACTORS SHALL CARRY NECESSARY BUILDERS RISK AND LIABILITY INSURANCE. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTORS, WHO ARE RESPONSIBLE FOR ALL PERMITS AND TAP FEES. CONTRACTOR SHALL PROVIDE FINAL GRADING AND SEEDING. PROGRESSIVE MECHANICS LIEN RELEASES TO BE SUBMITTED WITH EACH INVOICE. NO CHECK WILL BE ISSUED WITHOUT EXECUTED RELEASES.

2. SITE - PROVIDE ALL NECESSARY UTILITIES AND TIE INTO EXISTING SYSTEMS AS REQUIRED. DRIVE AND PARKING AREAS TO BE 6" CONCRETE ON 4" STONE BASE. ALL WALKS TO BE 4" CONCRETE WITH MESH. PROVIDE COMPACTED FILL AS REQUIRED TO MEET NEW ELEVATIONS. PROVIDE 4" PVC DRAIN TILE AT BASE OF GRADE BEAM, TILE TO LAGOON. PROVIDE SEPARATE 4" PVC TILE TO PICK UP DOWNPOUTS TO LAGOON.

3. CONCRETE / STRUCTURAL FRAMING AND FOOTINGS - CONCRETE GRADE BEAMS SHALL BE 4000 PSI CONCRETE, REINFORCED AS SHOWN ON THE SECTIONS. CONCRETE GARAGE FLOOR SHALL BE 6" THICK WITH VAPOR BARRIER ON 4" OF COMPACTED STONE, IN 6" LAYERS OF COMPACTED FILL. FRAMING LUMBER SHALL BE SPRUCE, PINE OR FIR #1 OR #2. ALL FLOOR JOISTS SHALL RECEIVE BRIDGING PER CODE. FLOOR LIVE LOAD IS 40 PSF AND 15 PSF DEAD. FINAL SIZING OF L-JOISTS, LVL'S, HEADERS AND LINTELS SHALL BE BY JOIST SUPPLIER. PROVIDE SIMPSON OR SIMILAR CONNECTORS AT ALL WOOD-TO-WOOD CONNECTIONS AND RAFTER TO TOP PLATE.

4. MASONRY - EXTERIOR STONE AS SHOWN ON DRAWINGS SHALL BE SYNTHETIC STONE AS SELECTED BY OWNER. FIREPLACE HEARTH SHALL BE 2" FIELDSTONE. ALL FOUNDATION WALLS SHALL RECEIVE TUFF & DR WATERPROOFING SYSTEM WITH 2" INSULATION.

5. METALS - DECK RAILINGS TO BE DURALUM 1 5/8" SQ. DECK MOUNTED POSTS WITH 5/8" PICKETS AND SQUARE SNAP TOP RAIL, 3'-0" H

6. WOOD - WALL FRAMING TO BE 2 X 6 STUDS 16" ON CENTER. FLOOR FRAMING SHALL BE 1 JOIST WITH LVL BEAMS AS SHOWN ON DRAWINGS. SUB FLOORS TO BE 3/4" TNG OSB GULED AND NAILED. ROOF STRUCTURE TO BE 2 X 10 RAFTERS 16" ON CENTER AND OR PRE-FABRICATED ROOF TRUSSES, WITH 7/8" OSB SHEATHING. EXTERIOR SIDING SHALL BE CERTIFIED FIBER CEMENT BOARD SIDING OR EQUAL. ATTACH WITH S.S. NAILS, RECESSED AND FILLED. EXTERIOR TRIM SHALL ALSO BE CEMENT BOARD. INTERIOR TRIM SHALL BE MDP PAINTED, 5/4" BASE AND 3/2" DOOR AND WINDOW CASING. STAIRS TO HAVE 3/4" TREADS, POPLAR RISERS, SKIRTS, STRINGERS, SPINDLES AND TRIM. PROVIDE BRIDGING PER CODE FOR ALL L-JOIST FRAMING AND 2X10 DECK FRAMING.

7. INSULATION/ ROOFING - EXTERIOR WALL INSULATION SHALL BE R-21 WITH VAPOR BARRIER, CEILING AND ROOF CAVITY SHALL BE R-38 WITH VAPOR BARRIER. ANY ACCESSIBLE AREA TO BE FOAMED R-38. ROOFING TO BE 300 LB. 30 YR. WARRANTY, ON 18 LB. FELTS WITH CE-GUARD ON EAVES AND VALLEYS. METAL ROOFING AS SHOWN ON DRAWINGS SHALL BE DMI STANDING SEAM 26 GAUGE OR EQUAL. INSTALLATION SHALL BE OVER CE-CURB. ADD RIDGE VENT INSULATION REQUIRES IT. SEAMLESS GUTTERS, DOWNPOUTS, AND LEAF GUARD SHALL BE ALUMINUM. DOWNPOUTS SHALL BE TIED INTO STORM SYSTEM. SOFFITS AND FASCIAS SHALL BE PRE-FINISHED ALUMINUM. SECOND FLOOR DECK SHALL BE DURADEC OVER 5/4" EXTERIOR GRADE PLYWOOD. SECOND FLOOR DECK TO BE DURADEC SURCOSEAL MEMBRANE WITH METAL EDGE DRIP FLASHING. COLOR BEIGE #49/60.

8. DOORS AND WINDOWS - FRONT DOOR AND SIDELIGHTS SHALL BE 6' X 8' AS MANUFACTURED BY STANLEY, THERMA-TRU, OR EQUAL. INTERIOR DOORS AS SHOWN SHALL BE TWO PANEL PAINTED, ARCH TOP MASONRY OR EQUAL. SERVICE DOORS SHALL BE HOLLOW METAL WITH HOLLOW METAL FRAME. GARAGE DOORS SHALL BE INSULATED, GALVANIZED STEEL WITH OPERATOR.

WINDOWS AS SHOWN IN WINDOW SCHEDULE AND ON ELEVATIONS SHALL BE ANDERSON 400 SERIES OR EQUAL WITH PVC CLADDING, LOW E INSULATING GLASS AND SCREEN UNIT. DOOR HARDWARE SHALL BE BRUSHED NICKEL.

9. FINISHES - INTERIOR WALLS AND CEILINGS SHALL BE 5/8" DRYWALL, GARAGE WALL AND CEILING ADJACENT TO LIVING SPACE SHALL BE 5/8" TYPE X-1 HR. RATED. ALL BATH AREAS SHALL BE 5/8" MR DRYWALL. WOOD FLOORING SHALL BE PREFINISHED 3/4" RED OAK RANDOM WIDTH AND LENGTH BY BRUCE, HARTCO, OR EQUAL. LAMINATE FLOORING ON 1/4" UNDERLAYMENT SHALL BE BASE BID. CARPETING SHALL BE 30 OZ WITH RESIDENTIAL GRADE PAD. CERAMIC TILE SHALL BE AMERICAN CLEAN METROPOLITAN OR EQUAL. GARAGE CONCRETE FLOOR SHALL RECEIVE CONCRETE SEALER. INTERIOR PAINTING SHALL BE PRIMER PLUS TWO COATS OF LATEX. DOORS AND TRIM SHALL BE PRIMED AND TWO FINISH COATS OF SEMI-GLOSS LATEX. ALL EXPOSED METAL (STEEL) SHALL BE PRIMED, TOUCHED UP IN THE FIELD, AND RECEIVE ONE COAT OF EPOXY PAINT.

10. SPECIALITIES - FIREPLACE UNIT SHALL BE MALESTIC DV 360 WITH BI-FOLD DOORS, SCREEN, GAS SUPPLY, AND 7" FLE. ALL KITCHEN APPLIANCES SHALL BE GE OR SUB-ZERO, STAINLESS STEEL, AND PROVIDED BY THE CONTRACTOR. BATHROOM ACCESSORIES TO BE MIAMI CARRY, BASCO, OR EQUAL. EACH BATH SHALL HAVE TWO TOWEL BARS, ONE TP HOLDER, TWO ROBE HOOKS, AND EACH LAV SHALL HAVE ONE 16 X24" MEDICINE CABINET. CASEWORK FOR THE KITCHEN, LAUNDRY AND BATH AREAS SHALL BE PREFINISHED UNITS BY MERBLAT, MEDALLION, OR EQUAL. ALL COUNTER TOPS EXCEPT KITCHEN SHALL BE SOLID SURFACE. KITCHEN COUNTERTOPS SHALL BE 1 3/8" GRANITE. DECK HAND RAILS SHALL BE ALUMINUM SECTIONS 1 1/2" X 2" WITH 2X2 UPRIGHTS WITH 8" TEMPERED GLASS PANELS.

11. MECHANICAL/ PLUMBING - FURNACE AND ACC TO BE SIZED BY THE HVAC CONTRACTOR. PROVIDE ALTERNATE PRICE FOR SECOND HVAC UNIT IN THIRD FLOOR LOFT AREA TO SERVE THE THIRD FLOOR AND SECOND FLOOR GUEST BEDROOMS. HVAC CONTRACTOR TO DETERMINE HEAT LOSS/ GAIN AND DESIGN DUCTWORK LAYOUT. MECHANICAL CONTRACTOR TO SUBMIT DUCTWORK LAYOUT TO OWNER SHOWING SIZE, LOCATION & CHASIS FOR APPROVAL.

TUB/ SHOWER AND SHOWER UNIT SHALL BE ONE PIECE BY ASKER, AQUAGLASS, OR EQUAL. MASTER BATH SHOWER SHALL BE 5'-0" X 4'-0" UNIT. PROVIDE 3 TLED NICHE IN SHOWER. SHOWER ENCLOSURE SHALL BE ALUMINUM FRAME WITH PATTERNED TEMPERED GLASS PANELS & DOOR - 2'-6" X 6'-8". PLUMBING FIXTURES SHALL BE BY AMERICAN STANDARD, KOHLER, CRANE OR EQUAL. ALL TRIM SHALL BE ABOVE GRADE AND NICKEL FINISH. WATER HEATER TO BE 50 GAL. WITH POWER VENT BY BHEEM, OR A.O. SMITH. PROVIDE H.W. CIRCULATING LOOP AND SYSTEM SHUT OFF CAPABILITIES. LAUNDRY TO HAVE WASHER/ DRYER HOOKUPS. PROVIDE FOUR FREEZE PROOF HOSE BIBBS (H.B.) PER UNIT, AS SHOWN.

12. ELECTRICAL - ELECTRICAL INSTALLATION SHALL MEET NEC AND LOCAL CODES. SERVICE SHALL BE 200 AMP. LIGHT FIXTURE ALLOWANCE SHALL BE \$4000. SECURITY AND SOUND SYSTEMS SHALL BE BY OWNER AND COORDINATED WITH THE CONTRACTORS. ELECTRICAL CONTRACTOR SHALL REVIEW OUTLET LAYOUT AND COORDINATE WITH OWNER ON THE SITE FOR FINAL LOCATION PROVIDE DOCK JLT-1Y BOX WITH 2-30AMP, 2-30AMP, 2-PHONE OUTLETS, AND 2 WATER CONNECTIONS AT EACH DOCK LOCATION.

John H. Luscombe 2.22.12
JOHN H. LUSCOMBE 04/10/10
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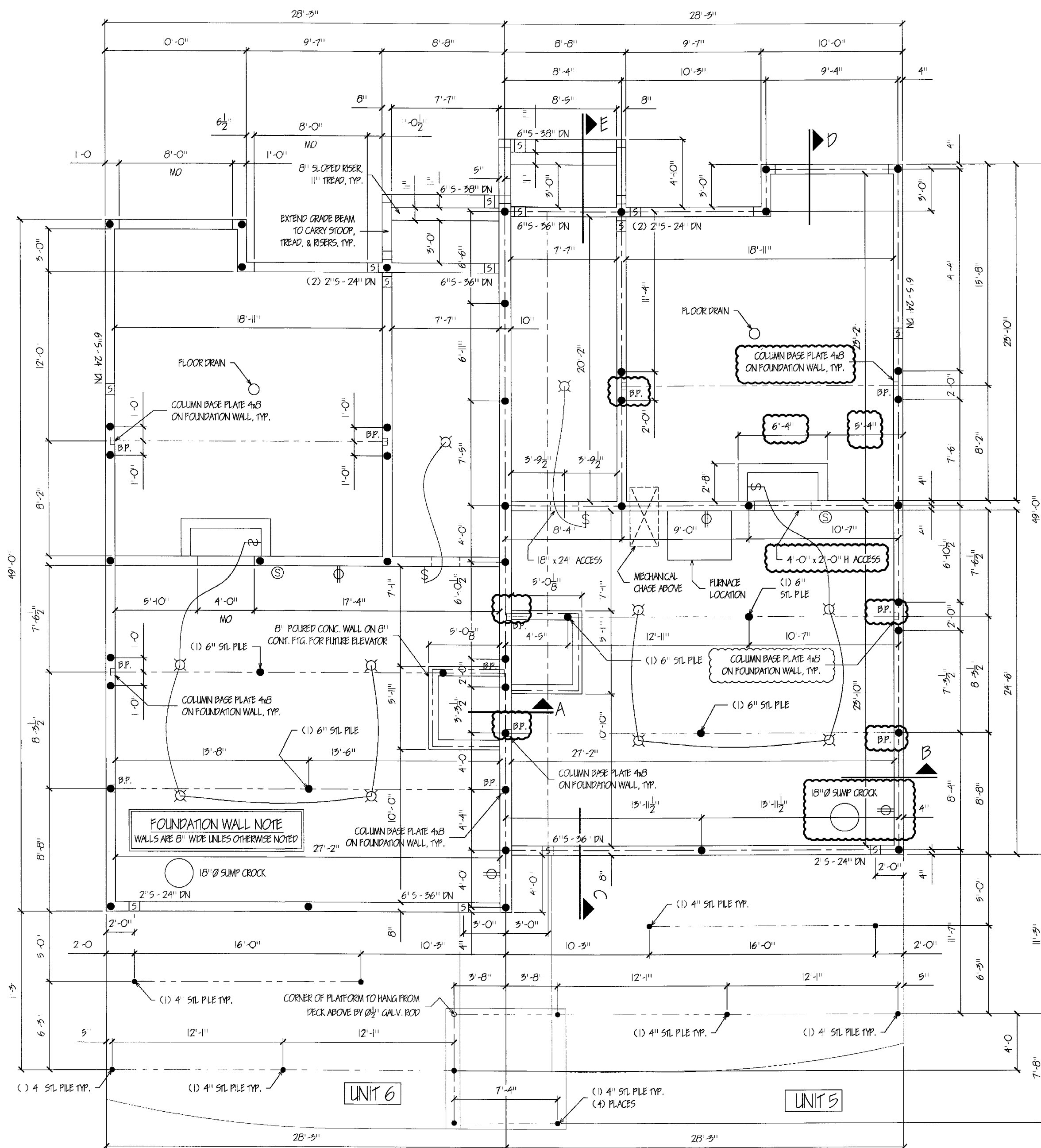
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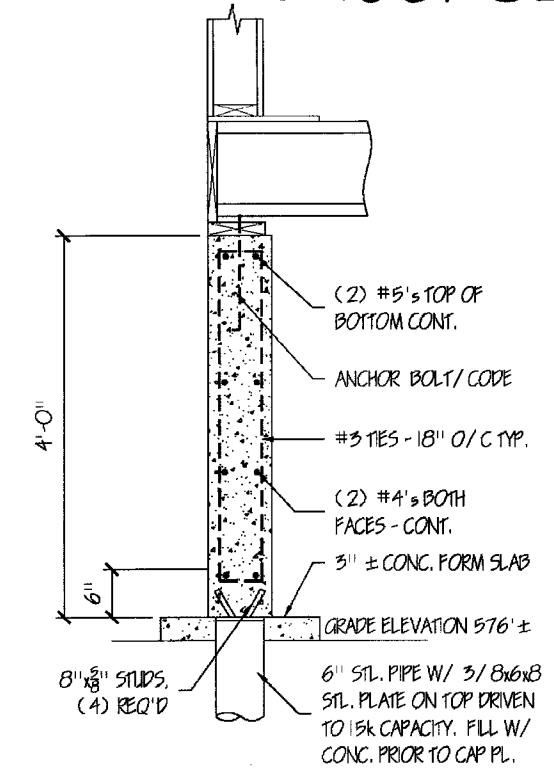
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Project	The Cove	Sheet	3
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- FOUNDATION NOTES:**
- 1) PILE LAYOUT BASED ON 7.5 TON CAPACITY PILES (15 KIPS PER PILE). THIS IS A SERVICE LOAD (NOT ULTIMATE LOAD) CAPACITY.
 - 2) IN SEVERAL LOCATIONS THE PILE SPACING IS NOTED TO BE 1'-0" + / -. IN THESE LOCATIONS A PAIR OF PILES IS REQUIRED - ONE PILE DOES NOT HAVE THE CAPACITY TO SUPPORT THE APPLIED LOADS.
 - 3) DUE TO THE PATH OF THE LOADS FROM THE FRAMING ABOVE, CONCENTRATED LOADS ARE APPLIED TO THE FOUNDATION IN MANY LOCATIONS. A PILE IS REQUIRED AT MOST OF THESE CONCENTRATED LOAD LOCATIONS, AS SHOWN ON THE FOUNDATION PLAN.
 - 4) ALONG THE CENTER WALL (BETWEEN UNITS), ADDITIONAL PILES ARE NEEDED DUE TO THE MASONRY WALL LOAD AND THE LOADS FROM THE ADJACENT UNIT, AS SHOWN ON THE FOUNDATION PLAN.
 - 5) GRADE BEAM AND PIER DESIGNS ARE BASED ON F'c = 4000 PSI @ 28 DAYS AND REBAR F_u = 60 KSI.
 - 6) B.P. = BEAM POCKET, 6" W x 14" H x 4" D TYPICAL.
 - 7) PIPE COLUMNS TO BE SQUARE HEAVY GAGE AND ADJUSTABLE.



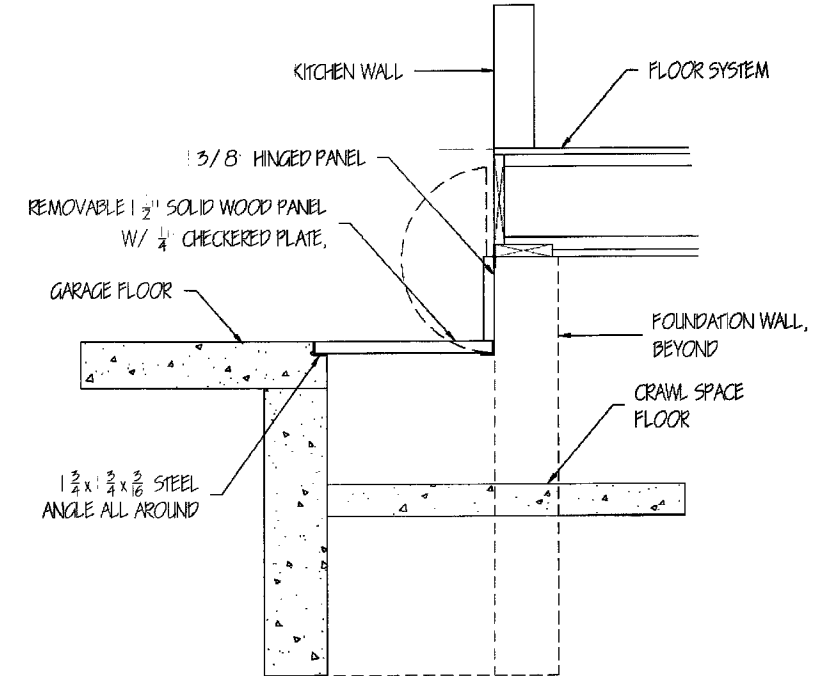
TYPICAL GRADE BEAM SECTION
SCALE: 3/4" = 1'-0"

SLEEVE NOTES:
SLEEVES SHOWN 1/2" AND SIZES SHOW DIMENSIONS FROM TOP OF FORM EX. 6" 5-24" DN.

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CRAWL SPACE ACCESS SECTION
SCALE: 3/4" = 1'-0"

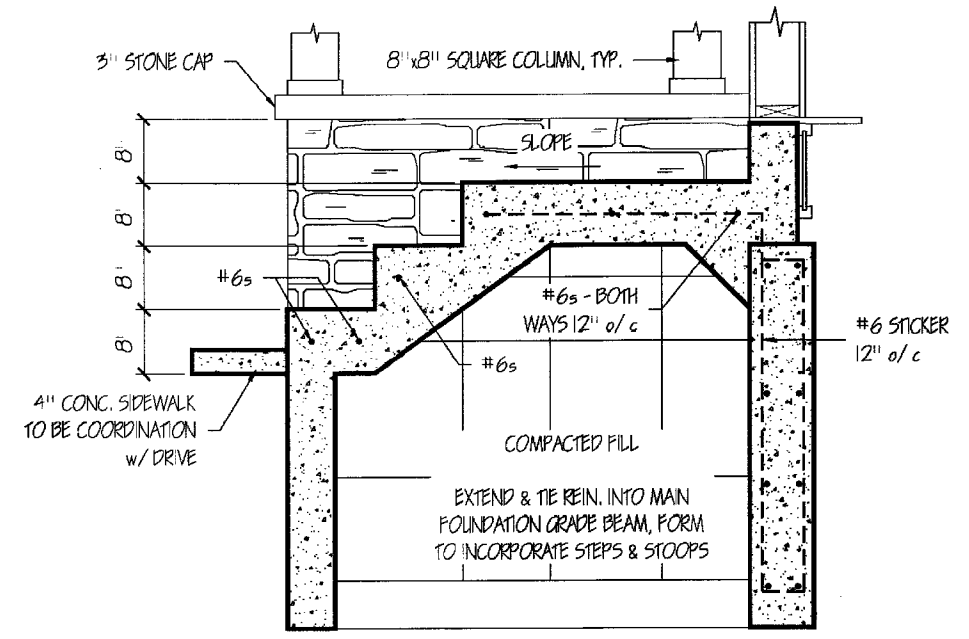
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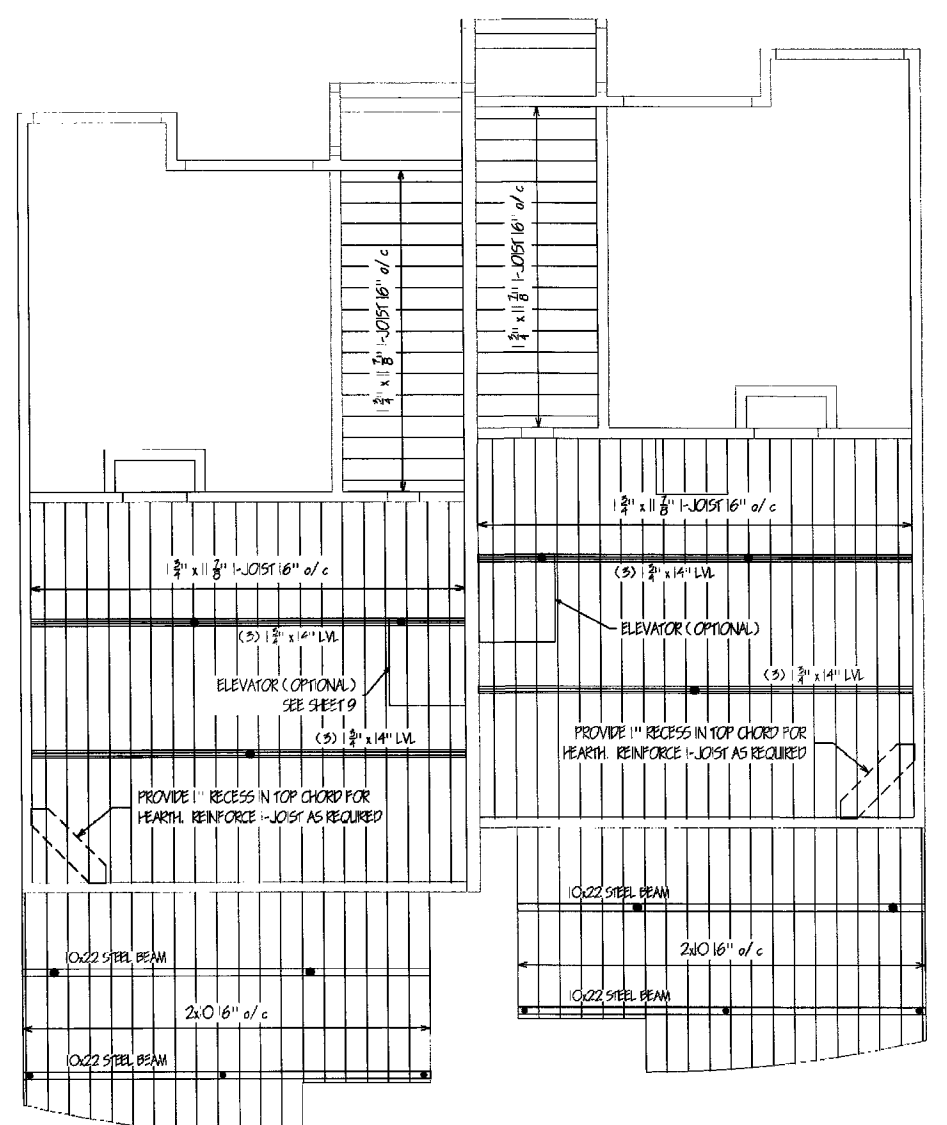
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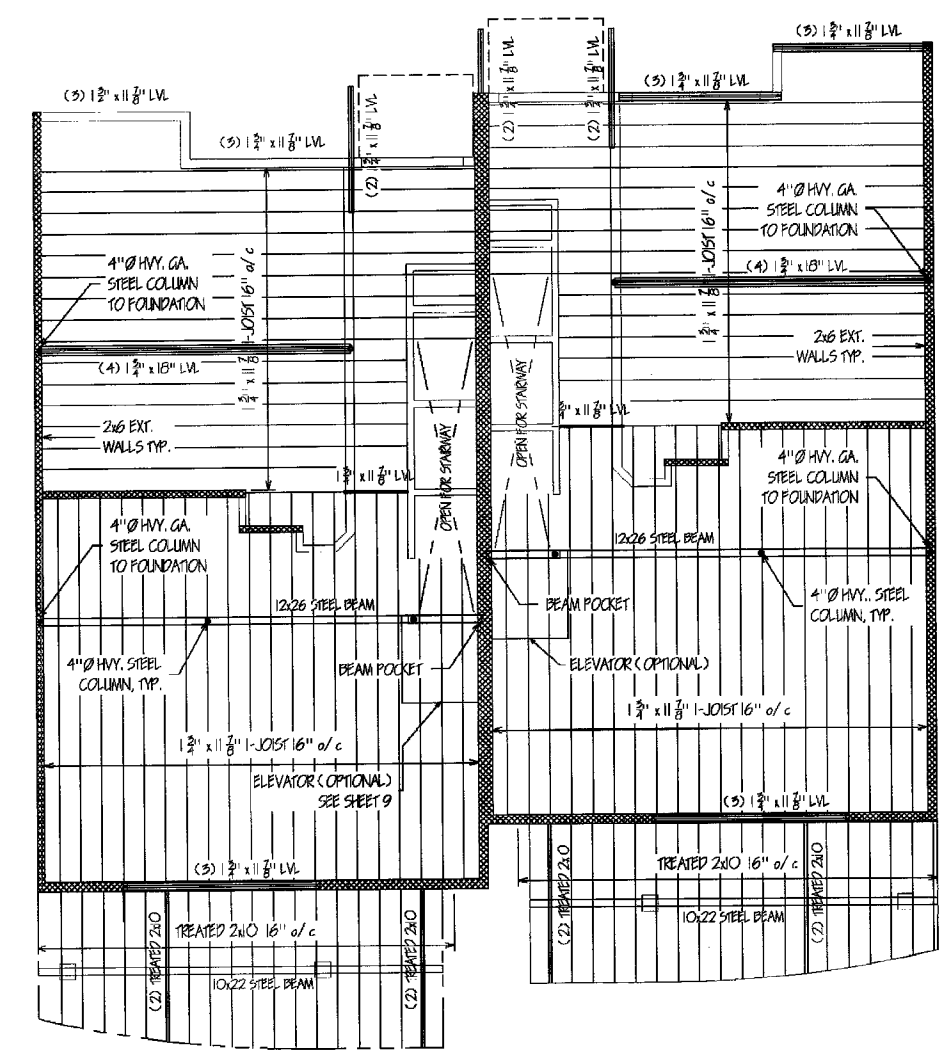
SECTION E
SCALE: 3/4" = 1'-0"

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

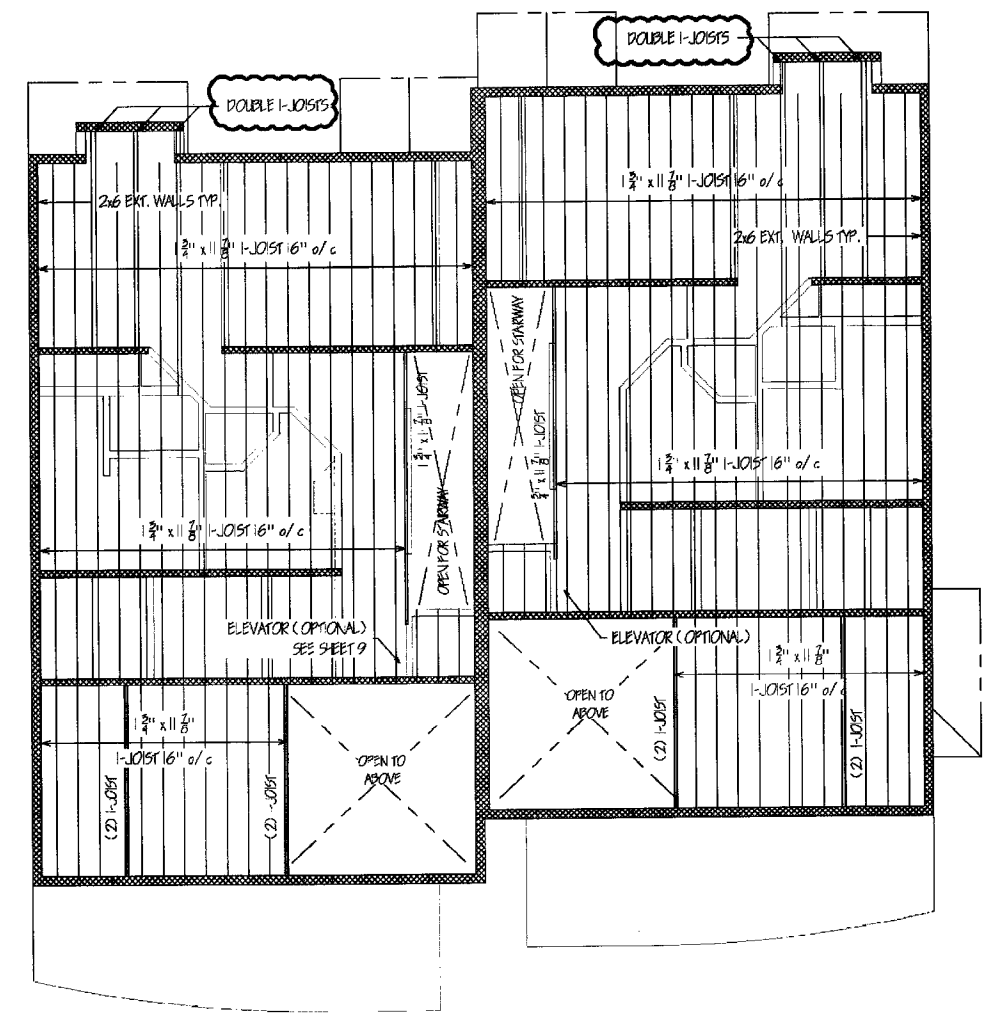
Engineer Name and Address
WESTFALL STRUCTURAL ENGINEERING
KEN WESTFALL (OH E-62236PE)
2881 Platt Road
Ann Arbor, Michigan 48104
(734) 975-4401



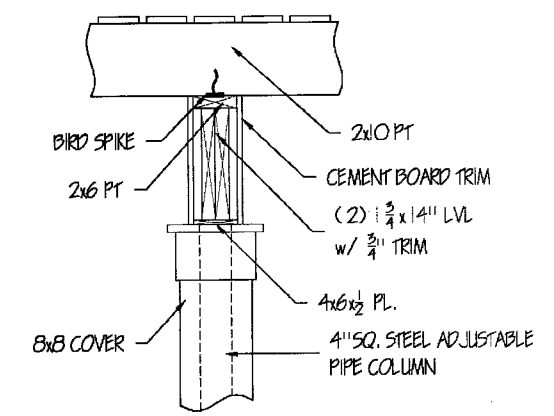
1st FLOOR FRAMING
SCALE: 1/8" = 1'-0"



2nd FLOOR FRAMING
SCALE: 1/8" = 1'-0"



3rd FLOOR FRAMING
SCALE: 1/8" = 1'-0"



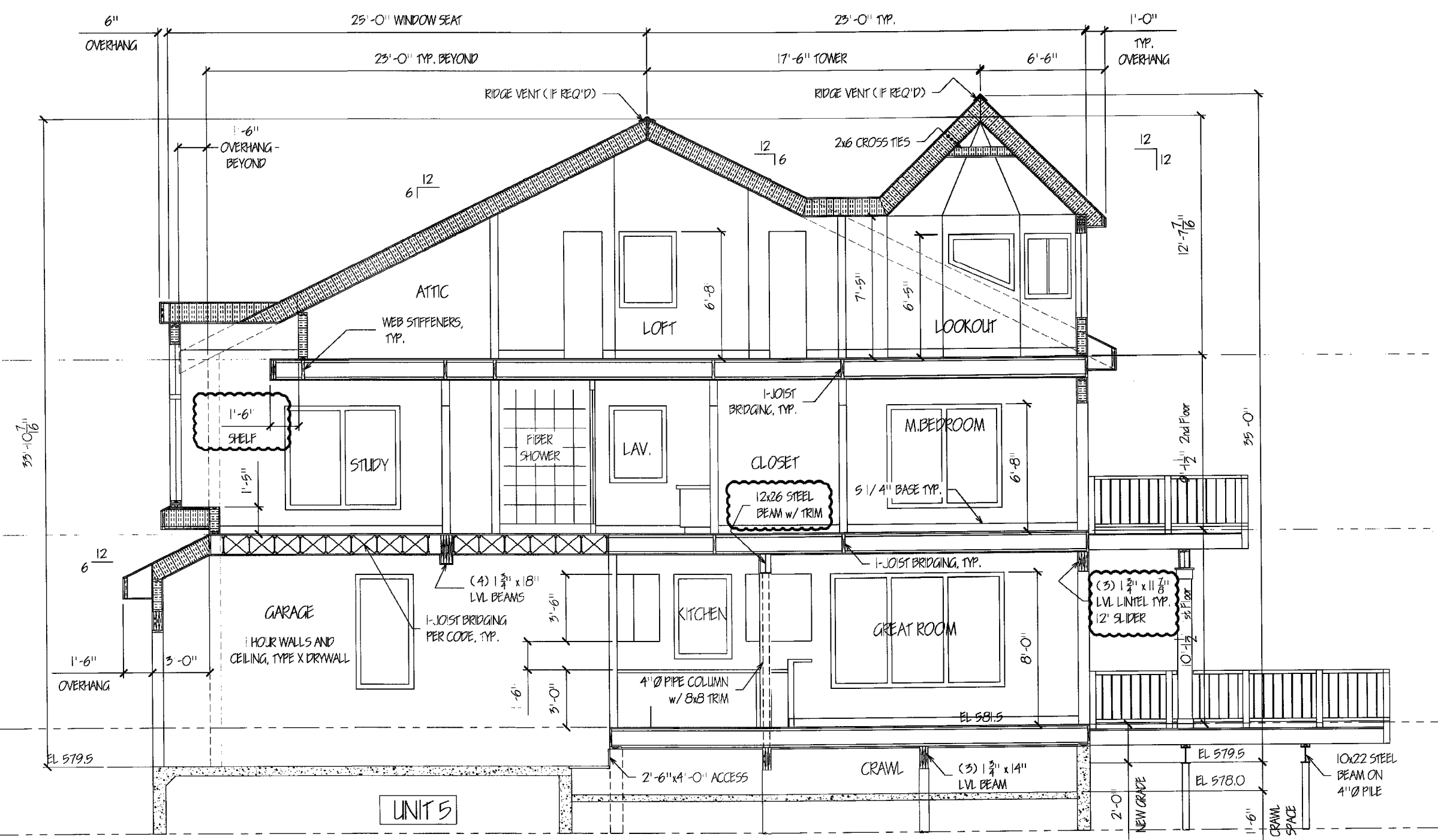
DECK POST CONNECTION
SCALE: 3/4" = 1'-0"

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WALL NOTE:
SHADED WALLS ARE LOAD BEARING



ROOF FRAMING
SCALE: 1/8" = 1'-0"

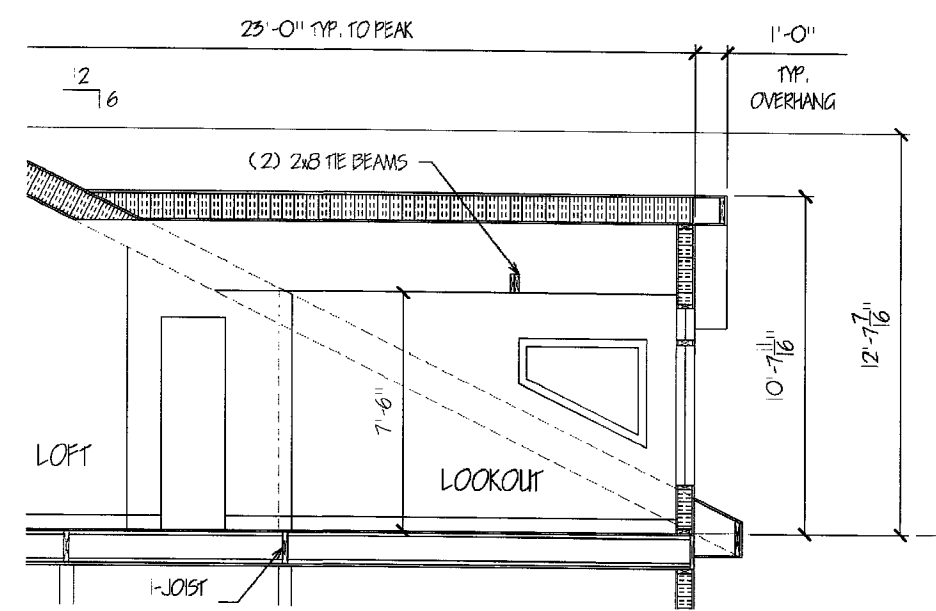
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UNIT 6, 3rd FLOOR LOOKOUT
SCALE: 1/4" = 1'-0"



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



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

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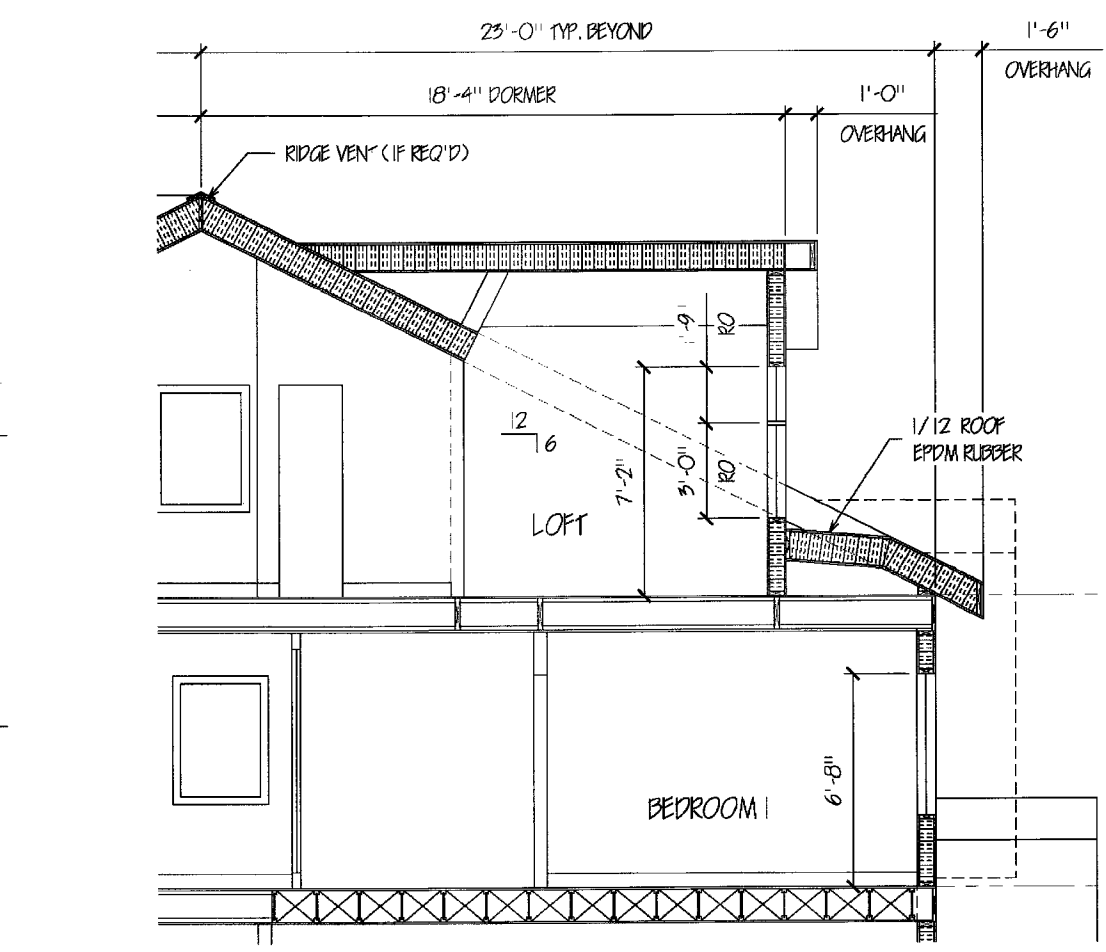
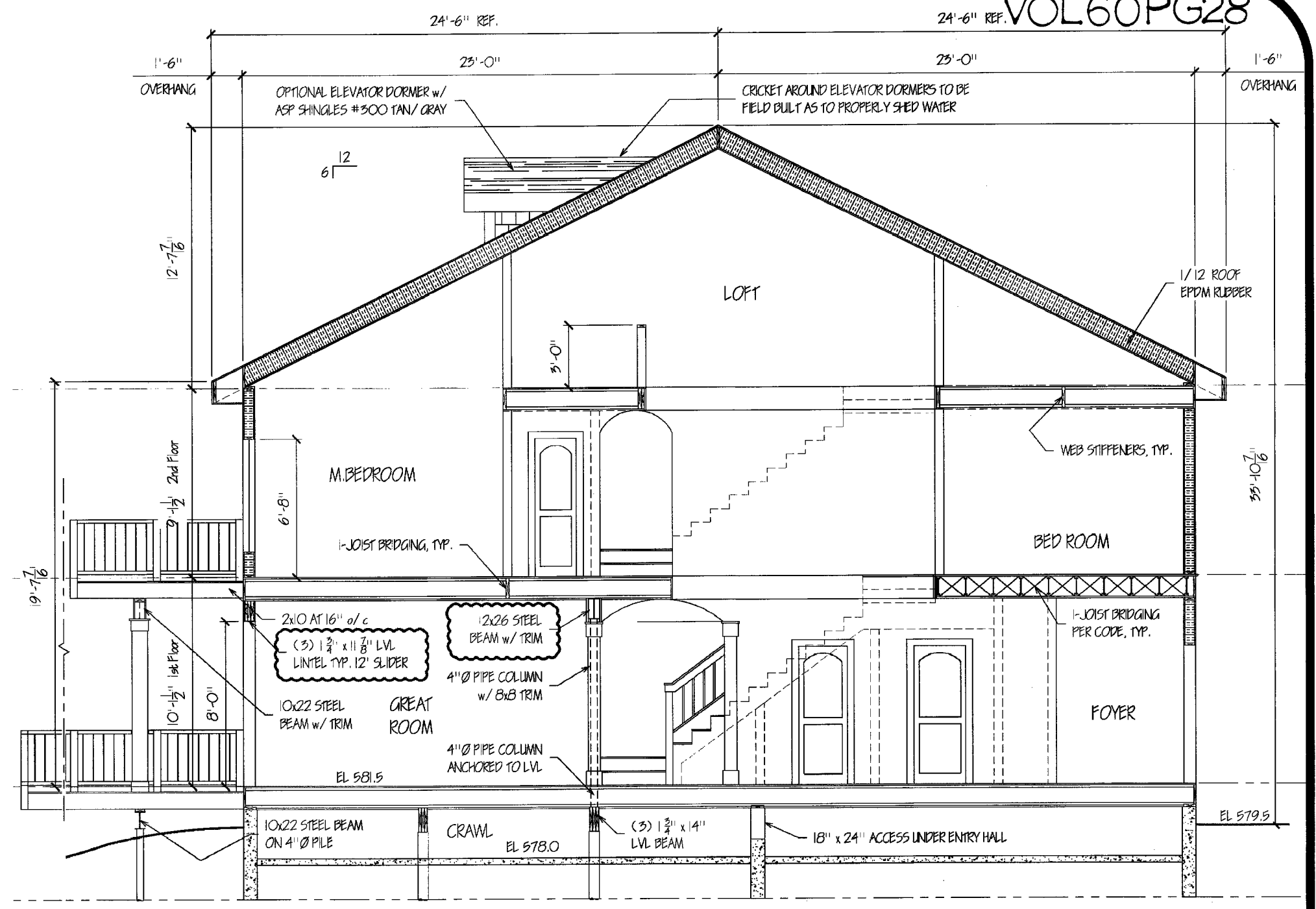
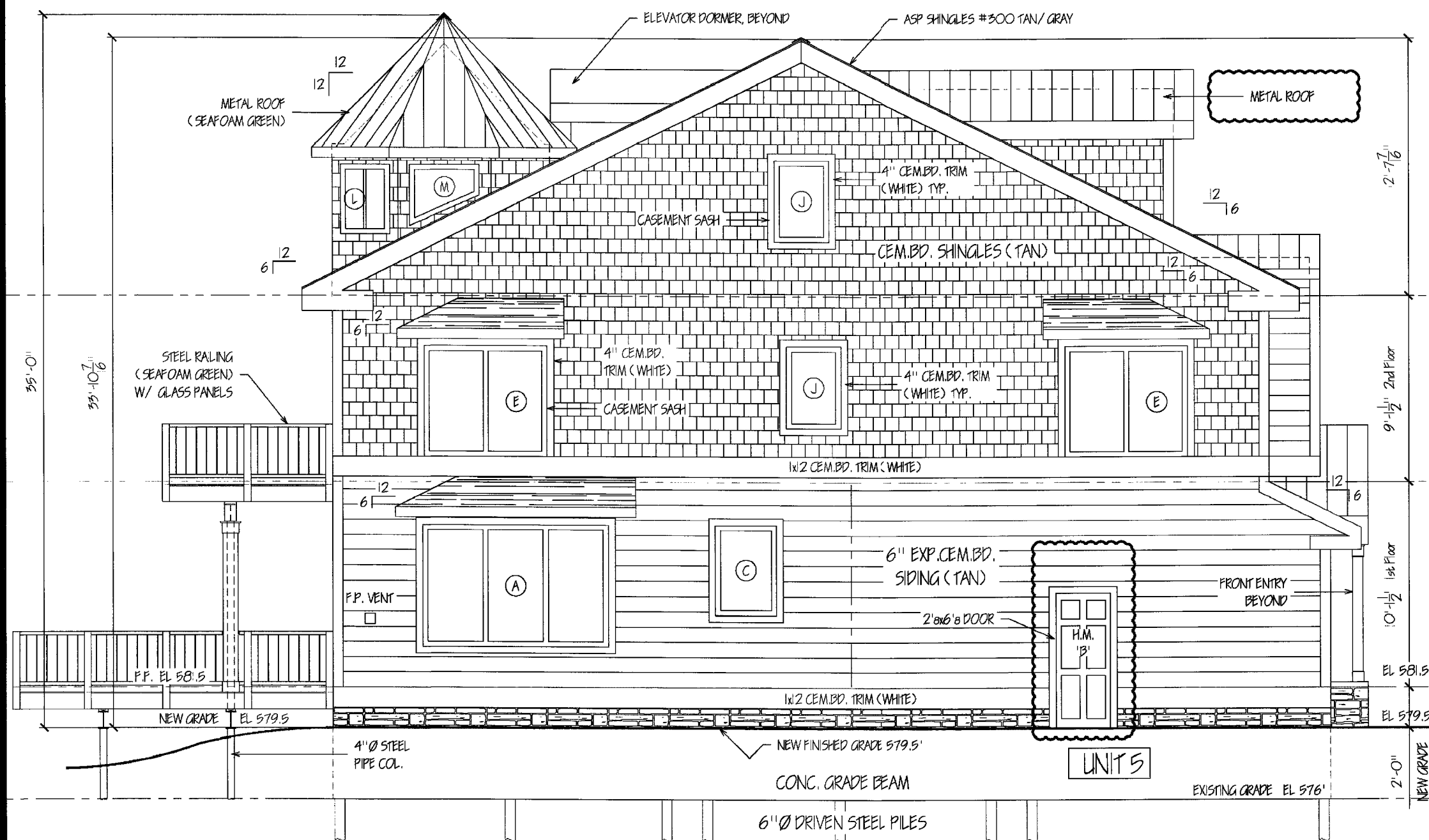
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3rd FLOOR FRONT DROMER
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No.	Revision/Issue	Date
6	AS BUILT, ADDED CHANGES	4/10/10
5	AS BUILT	8/12/09
4	REV. PER OTTAWA CO. INSPECTION	4/08/09
3	REVISED PER MARK-UPS	4/06/09
2	REVISED SET ISSUED	2/25/09
1	REVIEW SET ISSUED	1/22/09

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Project	Sheet
The Cove	7
Date	1/29/2009
Scale	As Noted

FNAME
REVDATE
USER