

MALLOY RESIDENCE 1372 HOMELAND DRIVE

GENERAL NOTES AND SPECIFICATION GENERAL CONDITIONS

1. Materials and methods of construction shall comply with all applicable local, state and federal building codes. Current issue code = RCO effective July 1, 2019.
 2. Contractor to provide minimum 1 year warranty on material and labor as well as provide Owner with manufacturer's warranty where applicable.
 3. All work shall be installed in compliance with manufacturers' recommended installation methods and limitations.
 4. Work schedule shall be coordinated with Owner prior to the start of construction. This shall include but not be limited to the days and hours of operation, as well as estimated completion date.
 5. Contractor shall be responsible for removal of debris from site at the completion of work.
 6. Contractor responsible for verifying dimensions & locations of existing walls, stairs, ceiling heights etc.
 7. Contractor responsible for verifying locations of existing utilities and roads.
 8. Contractor shall ensure structural stability of existing building during construction. Contractor shall maintain integrity of structural, mechanical, plumbing and electrical systems of existing building where impacted by new work.
 9. Contractor shall patch and repair areas impacted by new work. Finishes to match existing.
 10. Contractor shall cap all electrical and plumbing lines disconnected by scope of work in these documents
 11. If any unfavorable or unforeseen conditions are discovered, contractor shall bring them to Owner's attention prior to proceeding with work.
 12. Base bid shall consist of manufacturers as noted on drawings and this specification. Any substitutions, i.e., casework, windows, fixtures, hardware, siding, etc. recommended by Contractor shall be separately listed for Owner review. Substitutions shall include change in cost and schedule as well as product information or samples.
 13. All submittals to be reviewed by Contractor prior to review by Owner. Submittals shall include but not be limited to cut sheets for hardware, equipment, plumbing and electrical fixtures, and color selections for finish materials.
- ### EARTHWORK
1. Protect all adjacent structures, utilities, sidewalks, pavements and other facilities from damage caused by excavation, settlement, washout and any other hazards created by earthwork operations. Contractor is responsible for locating all utilities.
 2. Unused excavated soil to be transported to on site location as designated by Owner.
 3. Prevent surface water and ground water from entering excavations or flooding Project site and surrounding area.
 4. Excavate to ensure footings and foundations bear on undisturbed soil. If soil is found to be insufficient bearing, Contractor shall notify Owner and Engineer prior to proceeding with work.
 5. Backfill at foundations to within 12" of finish grade with #57 gravel fill.
 6. Provide termite control methods per section 318 of RCO.
 7. Utility trenches shall be excavated to provide uniform width and working clearance around utility line. Back fill w/ sand then soil.
 8. All foundation and sewer work in the City or Rocky River will be required to verify and correct if necessary any cross connections of storm vs. sanitary lines. This includes, but is not limited to, downspouts, drain tile, yard, driveway or garage drains.
 9. Contractor must perform dye test or visual

ENERGY EFFICIENCY REQUIREMENTS

This project shall comply with the RCO requirements for energy efficiency using the prescriptive method outlined in sections 1101.14 - 1104 of the RCO.

BUILDING THERMAL ENVELOPE

1. Insulation R values shall be as follows:
Walls: R=20
Ceilings R=49 for new construction
a. R=38 where insulation is installed over 100% of the area and extends over wall top plate
Floor: R=30
Basement R=10 to depth of 10' below grade or basement floor.
Slab R=10 at 2' from perimeter
Window U=.30
A permanent certificate shall be completed and posted by furnace listing R-values of all insulation components.
2. Where insulation extends over top plate in a vented attic, install an eave baffle. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation.

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10. 10. All new work shall comply with section 914.1 of the City's Ordinances.
 11. At areas to receive concrete slab, install minimum 4" #57 limestone over compacted soil.
 12. Contractor to finish grade site effected by work. Provide smooth transition between adjacent grades. Slope away from building Owner shall seed and landscape.
CONCRETE
 1. Concrete slab at building shall be Portland Cement ASTM C 150 Type 1 cement. Concrete to have a minimum cement content of 564# / cu.yd., a maximum water to cement ratio of 0.53 and obtain a minimum strength of 4,000 psi at 28 days. (unless noted otherwise - u.n.o.)
 2. All garage slabs and exterior slabs shall have a minimum strength of 4,000 psi.
 3. All reinforcing steel shall conform with astm #615, 60 ksi yield.
 4. Trowel finish for interior concrete and broom finish for exterior concrete. Comply with ASTM C 94 for mixing, delivery and testing.
 5. All reinforcing steel, anchor bolts, plumbing & electrical sleeves shall be placed prior to pouring concrete.
 6. Cut joints for all slabs on grade shall be a maximum of 12'-0" O.C. unless otherwise noted. All cuts shall be made 8 hours after placing concrete.
 7. At all expansion joints, install backer rod and sealant.
- ### REINFORCING STEEL
1. Reinforcing bars shall comply with the ACI code, ASTM A615, grade 60 U.N.O.
 2. Lap all horizontal bars at corners and intersection.
 3. Dowel all vertical rebar to foundations.
- ### MASONRY
1. Construct all masonry walls in accordance with ACI 530.
 2. Foundations walls shall be standard 12x8x16 & 8x8x16 masonry units as shown on plans.
 3. Mortar for reinforced masonry and load bearing walls shall be Type S. Non-bearing walls shall use Type N.
 4. Grout solid minimum 2 courses (16") below beam bearing.
 7. Apply 1/4" min. cement parging from the bottom of the footing up the foundation wall to grade with 1 coat of ironite waterproofing and 1 coat asphaltic emulsion over parging
 8. Provide pipe sleeves for any through wall penetrations per OPC 305.
 7. Brick shall be standard in size, texture, color and variation selected by owner. Provide 3 samples.
 8. Mortar Color tint to match existing.
 9. Brick shall be installed in running bond pattern with color distribution.
- ### FRAMING
1. All framing shall be Southern Yellow Pine species #2 grade or better.
 2. LVL's shall be Boise Cascade 2.0E GP Lam LVL or equal.
 3. Where multiple plies of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more plies are used, beams shall be nailed on both sides, staggered. Follow manufacturer's recommendation for alternate fasteners.
 4. Plywood shall be standard PS-1 and OSB shall be standard PS-2
 5. All exposed lumber or lumber in contact with concrete or masonry shall be ppt (u.n.o.)
- ### AIR LEAKAGE
1. The building thermal envelope shall be constructed to limit air leakage and comply with sections 1102.4 of the RCO.
 2. Sealing methods between dissimilar materials shall allow for differential expansion and contraction.
 3. The building or dwelling unit shall be tested and verified as having an air leakage rate of not more than five air changes per hour. Testing shall be conducted in accordance with RESNET/ACC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at

6. All preservative pressure treated (ppt) lumber shall be southern pine #2.
7. Provide blocking at mid span of joists exceeding 2x12.
8. Provide bridging or lateral support between rafters and ceiling joists greater than 2x10 at point of bearing.
9. Any necessary holes or notching in load bearing studs shall be in accordance with section 602.6 of RCO.
10. Any necessary holes in load bearing top plates shall be in accordance with section 602.6 of the RCO. provide min. 16 ga. strap 1.5" wide and min. 16" long at notch.
11. Provide fire blocking at exterior walls between stories, at stairs, soffits, openings and vents between floors, at chimneys and other locations outlined in section 302.11 of the RCO.
12. Provide draftstopping in floor/ceiling locations as outlined n section 302.12 of the RCO..

DOORS AND HARDWARE

1. Reuse exist. doors where practical.
2. Provide 2'-6"x 6'-8"x 1 1/2" solid core wood door unless otherwise noted on plan. Panel size and pattern selected by owner. Doors shall be primed and painted. Color selected by Owner. Door shall be hung level and true.
3. Exterior doors to have screen door with storms, glazing & lock. Coordinate keying with Owner.
4. Exterior doors shall be Fiberglass Pella, Thermo Tru or Owner approved equal.
5. Interior & exterior doors & hardware to match exist. Where possible, new door hardware shall be by Schlage or approved equal. Style and finish selected by Owner.

WINDOWS

1. Windows shall be Pella 250 vinyl double low e glass. Windows shall be double hung & awning with screens, traditional grilles and locks. Windows shall have black finish. Alternates shall be Jeld-Wen, Andersen, or Owner approved equal.
2. Exterior windows and sliding doors shall be tested by an independent laboratory and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 1011.5.2/A440.
3. Windows shall meet standards for wind design loads per section 301.2 of RCO.

EXTERIOR FINISHES

1. Horizontal lap siding shall be J.L Hardie plank lap siding 7" select cedar mill. Color to be per finish schedule noted in these drawings. Verify with Owner.
2. Roof shingles shall be GAF Timberline "Natural Shadow". Color and texture to be selected by Owner.
3. Metal roof to be 26 ga. steel, 36" wide panel with 3/4" rib Classic rib pattern by ABC or Owner approved equal. Standard color to be selected by Owner.
4. Install self sealing hip and ridge cap shingle matching the color of selected roof shingle.
5. Eave and ridge vents must supply open space for ventilation of not less than 1 to 150 of the area which they are ventilating. Provide corrosion-resistant screening over openings as per the details and notes in these construction documents or contact the designer.
6. Provide #30 Roofing Underlayment
7. Provide ice & water shield minimum 5'-0" up from all eaves and valleys and 2'-0" up from walls where abutting roof. Install per manufacturer's recommendation.
8. Exposed flashing shall be pre-finished metal

- any time after creation of all penetrations of the building thermal envelope.
4. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and labeled as having an air leakage rate of not greater than 2.0 cfm

SYSTEMS

1. Not less than one thermostat shall be provided for each separate heating and cooling system.
2. Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter.
3. Seal all ducts, air handlers and filter boxes. Joints and seams shall comply with Section 1601.4.1.
4. Ducts shall be pressure tested to determine air leakage per section 1103.3.3 of the RCO. Ducts can be tested at rough-in or post construction. A written report of the results of the test shall be signed by the party conducting the test and provided to the

- flashing 24 gauge hot-dip galvanized steel sheet, complying with ASTM A 653/A 653M, G90/Z275.
9. Concealed flashing shall be self-adhesive membrane type flashing.
10. Where applicable, flashing shall extend min. 6" up wall and behind vapor barrier to prevent water entry.
11. Flashing shall be installed in a shingle style or overlapping to prevent water entry.
12. At valleys Install eaves protection membrane at least 36 (914mm) inches wide and centered on the valley. Lap ends 6 inches (152mm) and seal.
12. Install 5' K style seamless aluminum gutters with 3" downspouts. Install all necessary endcaps, brackets, screws, elbow and joints. Install per manufacturer's recommendation. Gutter to be white, downspouts to match siding.

INSULATION

1. Provide batt insulation or spray as indicated in building & wall sections.
2. All insulation R values shall meet or exceed minimum standards outlined in RCO.
3. Acceptable manufacturers for batt insulation shall be Owens Corning, Certainteed, John's Manville or Owner approved equal.

INTERIOR FINISHES

1. Gypsum Board shall be ASTM C 36, regular 1/2" and 5/8" type "x" with tapered edges, as indicated in drawings
2. Provide water resistant gypsum board in all wet rooms such as bathrooms and at kitchen counters.
3. Install "duronock" wall board where tile to be installed.
4. Provide in maximum lengths and widths to minimize joints and correspond with support system.
5. Gypsum board trim shall be galvanized or aluminum coated steel, rolled zinc, plastic, or paper faced galvanized stainless steel. Provide corner beads at outside corners and LC bead, J-shaped, on long exposed edges.
6. Joint treatment shall comply with ASTM C 475. Prefill open joints, beveled edges and any damaged surface areas. Tape and embed joints and fasteners to ASTM C 840 standards.
7. All wood trim, including but not limited to wood base, crown mould, window & door trim, to match existing size and profile.
8. Provide thresholds and reducer strips as needed with finish floor materials.
9. Provide smooth finish at walls and knock down finish at ceiling.
10. All gyp. bd. to be primed and painted.
11. Apply paint according to manufacturer's written instruction using applicators and techniques best suited for substrates and material applied. Provide smooth opaque surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, laps, brush marks runs and other imperfections will not be accepted.
12. Provide the following finish system over interior gypsum board. Two finish coats of low luster acrylic - enamel finish, over a primer. Primer shall be interior gypsum primer. Acceptable manufacturers shall be Benjamin Moore, Sherwin Williams.
13. All finish colors and materials to be selected by Owner.
14. Kitchen countertops to be granite. Alternate: quartz. Color & texture to be selected by Owner.
15. Cabinetry design by others.
16. Provide allowance for hardwood flooring where indicated on these plans. Size and species to be selected by Owner.
17. Hardwood floors to be stained with 3 coats

- building official
5. Building cavities shall not be used as supply ducts.
6. Mechanical system piping capable of carrying fluids greater than 105°F (41 °C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

VENTILATION

1. The building shall be provided with ventilation that complies with the requirements of Section 1505
2. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
3. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

19. Provide allowance for tile where noted on plan. Tile and grout selection by Owner.
Tile 1 mudroom floor 12x12 ceramic
Tile 2 laundry floor 12x12 ceramic
Tile 3 kitchen backplash subway
Tile 4 master bath floor 12x12 ceramic
Tile 5 master bath shower 4x4 ceramic
20. Provide concrete substrates with dry-set or latex-portland cement mortar.
21. Trowel level, free of any bumps and protrusions.

22. Install tile under counters and equipment to provide complete floor covering without interruption.

23. Lay tile in grid pattern on floor and brick pattern on walls unless otherwise indicated verify layout with Owner prior to installation.

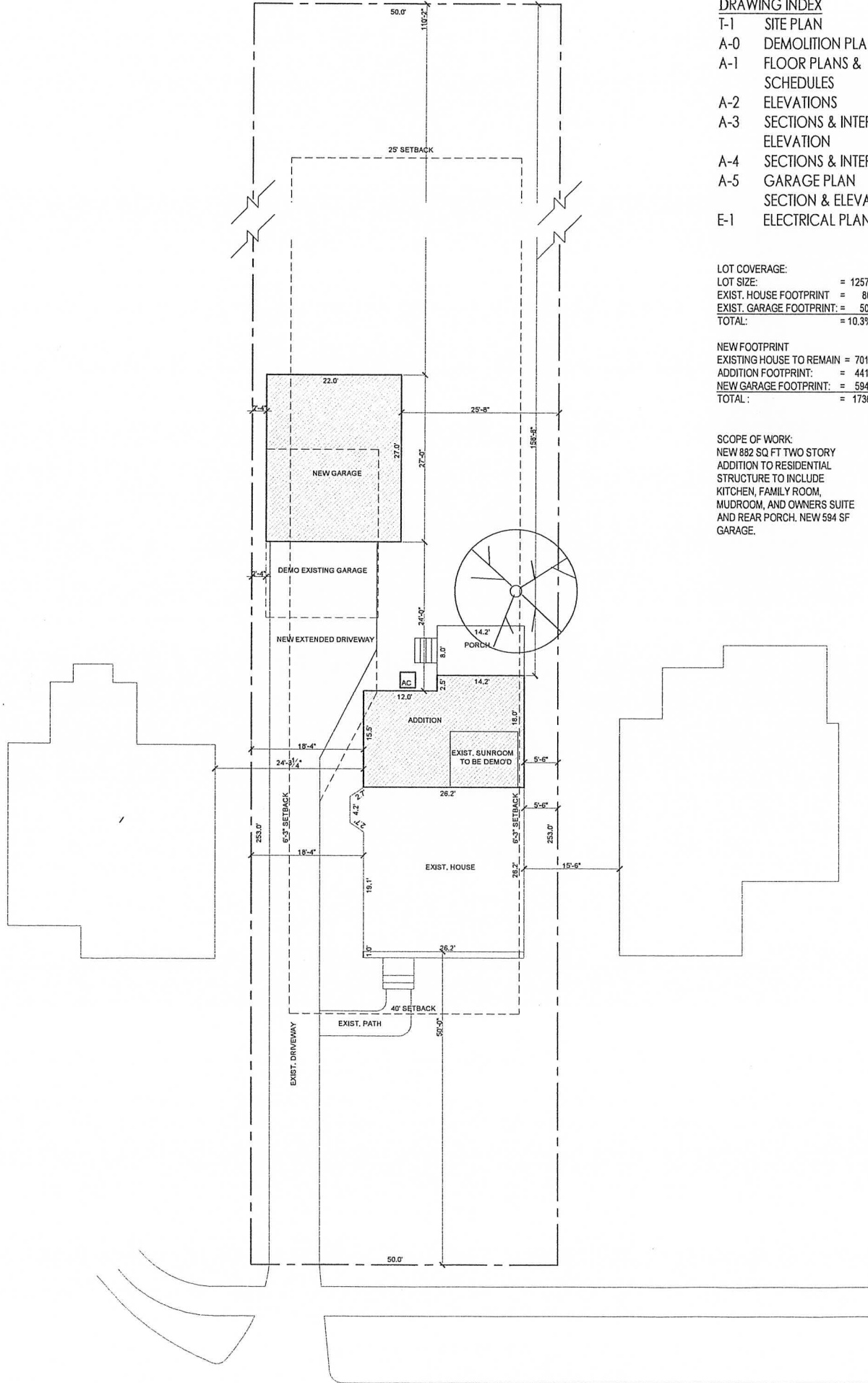
24. Accurately form intersections and evenly space joints.

25. Grout tile completely per grout manufacturer's recommendations. Clean tile after grouting.

26. Toilet room accessories: mirror, soap, towel and toilet paper holders shall be provided by Owner and installed by contractor.

MECHANICAL, ELECTRICAL & PLUMBING

1. All Kitchen equipment to be purchased by Owner and installed by Contractor. Contractor responsible for coordinating plumbing and electrical requirements for kitchen equipment. Owner shall provide equipment cut - sheets 1 week prior to delivery.
2. Provide new electrical wiring, outlets, junction boxes etc. throughout addition.
3. Connect to existing electrical panel. Contractor shall field verify capacity. Notify owner of any necessary upgrades in base bid.
4. Coordinate light fixture locations with Owner. Coordinate switching with existing switch and fixture locations. Contractor shall walk through with Owner once framing is completed to confirm fixture locations.
5. All bath exhaust fans and dryer exhaust duct runs shall be vented out through exterior walls or up through the roof. Avoid venting at the front of house where possible. Do not vent through soffits into soffits or into attics. Provide a duct termination kit (energy efficient with screen) and roof flashing as required at the duct exterior outlet. Paint the exterior wall and roof penetrations to match the finished surface. The duct run shall be smooth metal with foil 'mastic' tape joints and clamps (no screws) and insulated or in an insulated cavity for the exterior outlet.
6. Plumbing systems to connect to existing domestic supply & wastelines. Contractor to notify Owner of any necessary upgrades in existing systems and include work in base bid.
7. Connect to existing gas water heater. Contractor shall field verify capacity. Notify owner of any necessary upgrades in base bid.
8. Provide pipe protection for exterior plumbing line and utilities per OPC 305.
9. Plumbing contractor to provide isotomic of system upon request of the City prior to pulling permits.
10. Plumbing fixtures by Owner. Acceptable manufacturers shall be Moen, Kohler, Delta.
11. Provide HVAC to habitable areas impacted by this scope of work.
12. HVAC contractor to verify capacity of existing furnace. Notify owner of any unnecessary upgrades in base bid.
13. Provide new air conditioning condenser.
14. Duct sizing and layout by mechanical contractor.
15. J Schedule provided by HVAC contractor.



DRAWING INDEX

- T-1 SITE PLAN
- A-0 DEMOLITION PLAN
- A-1 FLOOR PLANS & SCHEDULES
- A-2 ELEVATIONS
- A-3 SECTIONS & INTERIOR ELEVATION
- A-4 SECTIONS & INTERIOR GARAGE PLAN
- A-5 SECTION & ELEVATION
- E-1 ELECTRICAL PLANS

LOT COVERAGE:

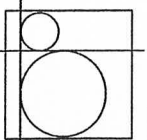
- LOT SIZE: = 12579 SQ. FT
- EXIST. HOUSE FOOTPRINT = 801 SQ. FT
- EXIST. GARAGE FOOTPRINT: = 500 SQ. FT
- TOTAL: = 10.3%

NEW FOOTPRINT

- EXISTING HOUSE TO REMAIN = 701 SQ. FT
- ADDITION FOOTPRINT: = 441 SQ. FT
- NEW GARAGE FOOTPRINT: = 594 SQ. FT
- TOTAL : = 1736 SQ. FT = 14.3%

SCOPE OF WORK:

- NEW 882 SQ. FT TWO STORY
- ADDITION TO RESIDENTIAL STRUCTURE TO INCLUDE KITCHEN, FAMILY ROOM, MUDROOM, AND OWNERS SUITE AND REAR PORCH. NEW 594 SF GARAGE.



BRANDT
ARCHITECTURE, LLC

2220 Wooster Rd.
Rocky River, OH 44116
440.865.1824
brandtarchitecture.com

9/18/23 REVIEW

10/19/23 REVIEW



Jill L. Brandt
OH #12657
EXP 12/31/23

MALLOY RESIDENCE
1372 HOMELAND DRIVE
ROCKY RIVER, OH 44116

TITLE
PAGE

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HOMELAND DR.

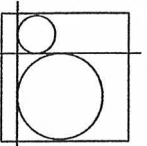


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T-1

SITE PLAN

SCALE: 1" = 10'-0"



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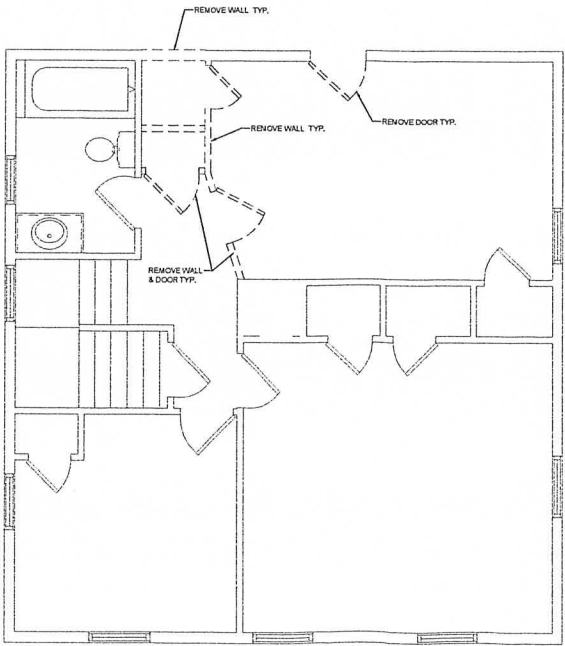


Jill L. Brandt
OH #12657
EXP 12/31/23

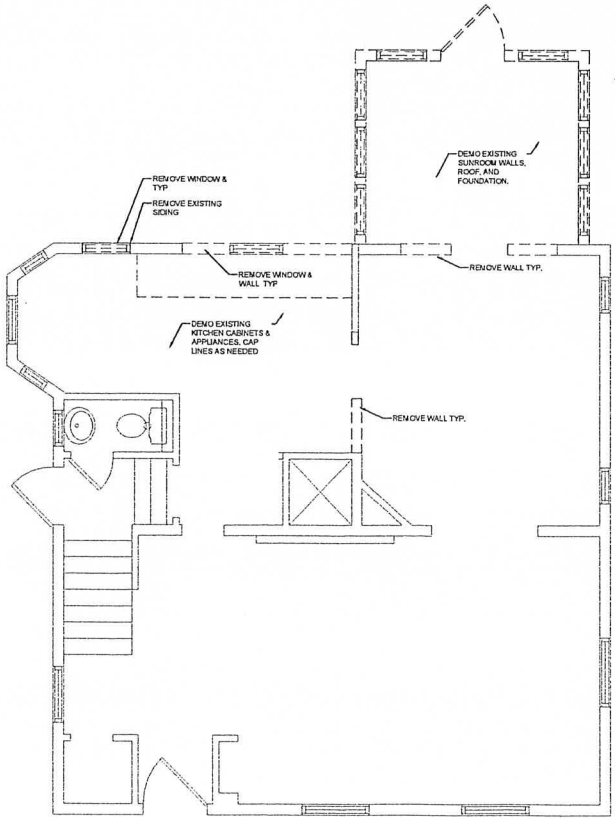
MALLOY RESIDENCE
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DEMOLITION
PLAN

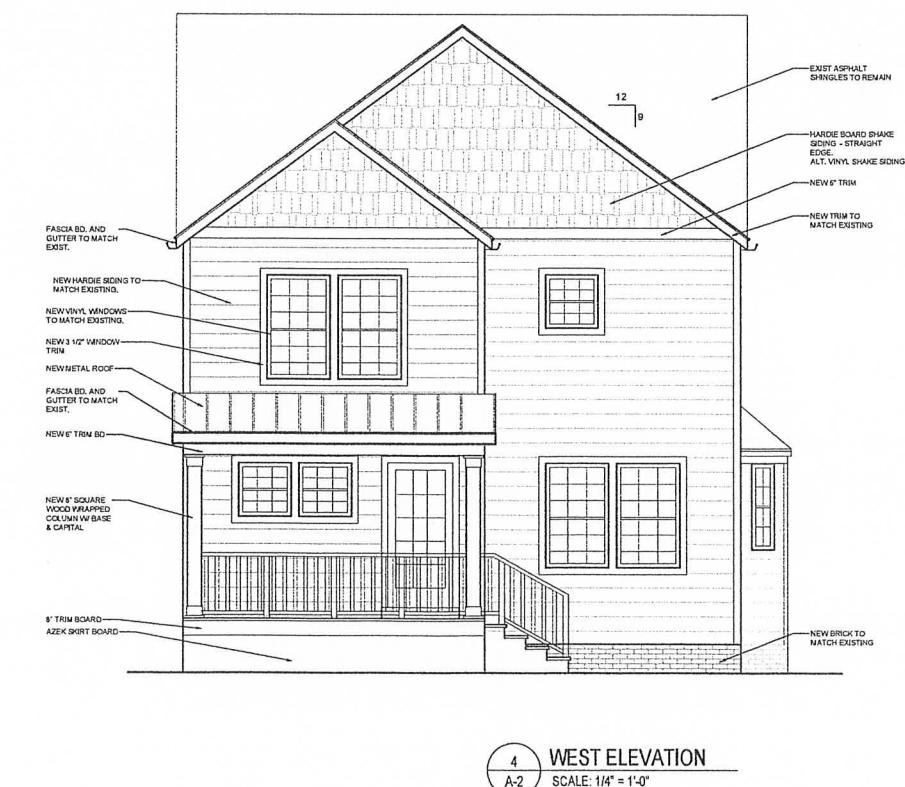
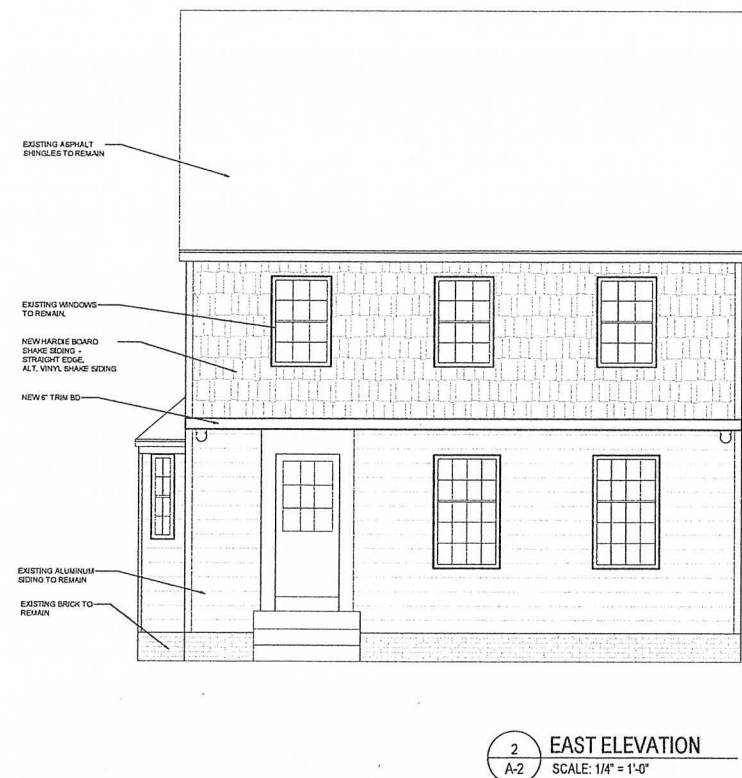
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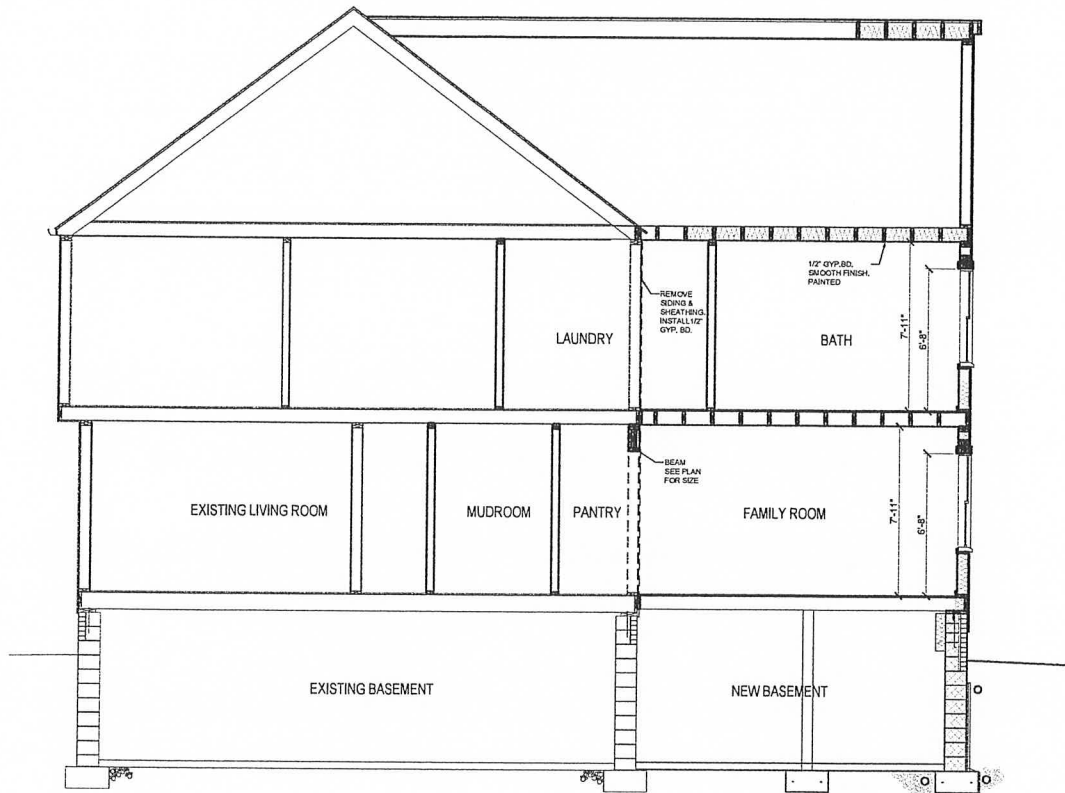


1 SECOND FLOOR DEMO PLAN
A-0 SCALE: 1/4" = 1'-0"

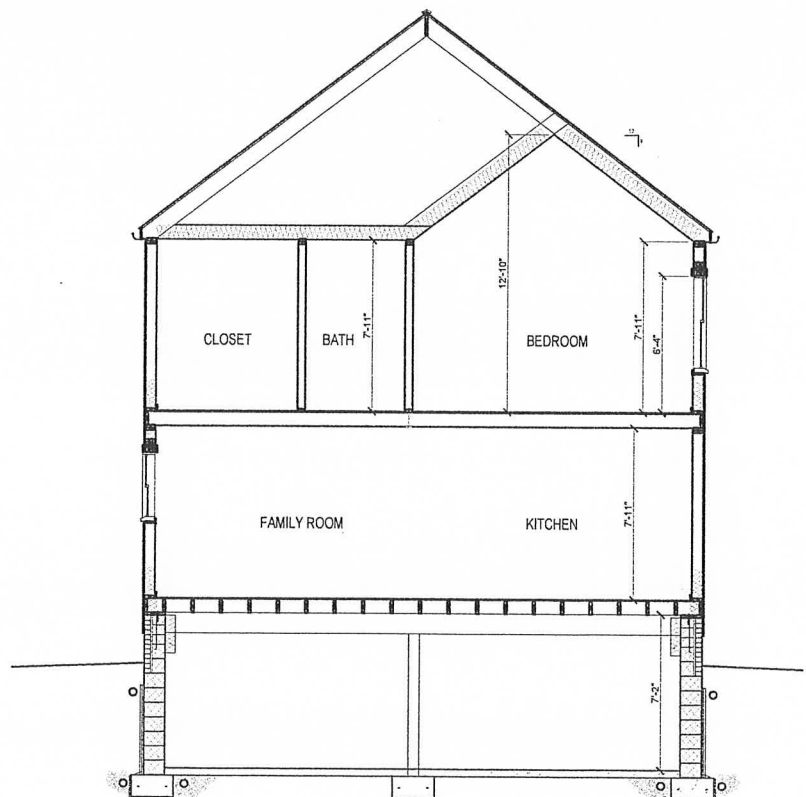


2 FIRST FLOOR DEMO PLAN
A-0 SCALE: 1/4" = 1'-0"





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

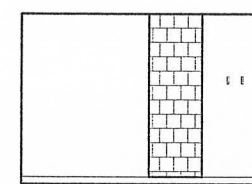
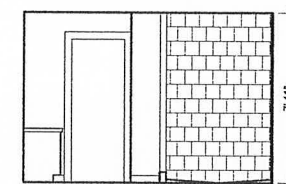
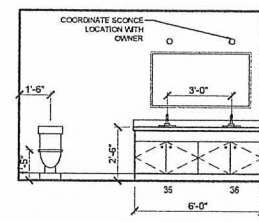
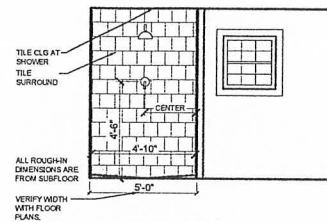


2 SECTION 2
A-3 SCALE: 1/4" = 1'-0"

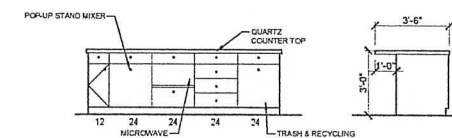
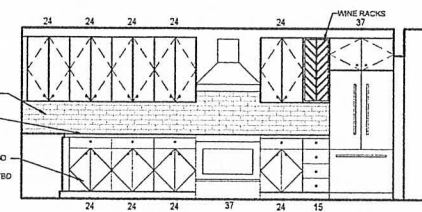
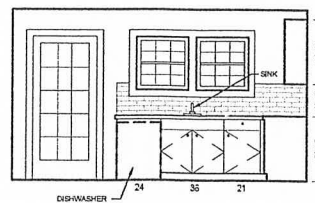
DOOR SCHEDULE

#	WIDTH	HEIGHT	THICK	MAT'L	FINISH	FRAME	LOCKSET	HARDWARE	HINGE	SILENCERS	KICKPLATE	HAND	REMARKS
1	3'-0"	6'-8"	1 1/2"	FIBER GLASS	PAINT	WOOD PAINT	DEADBOLT ENTRANCE	BUTT	YES	-	-	RH	15 LIGHT
2	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PASSAGE	BUTT	YES	-	-	RHRB	
3	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PASSAGE	BUTT	YES	-	-	LHRB	
4	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PASSAGE	BUTT	YES	-	-	LHRB	
5	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PRIVACY	BUTT	YES	-	-	RH	
6	(2) 2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PASSAGE	BUTT	YES	-	-	RHRB ACTIVE	
7	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PRIVACY	BUTT	YES	-	-	LH	
8	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PASSAGE	BUTT	YES	-	-	LH	
9	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD PAINT	PRIVACY	BUTT	YES	-	-	LH	
10	3'-0"	6'-8"	1 1/2"	STEEL	PAINT	WOOD PAINT	DEADBOLT ENTRANCE	BUTT	YES	-	-	RH	20 MIN. FIRERATED
11	(2) 3'-0"	6'-8"	1 1/2"	STEEL	PAINT	WOOD PAINT	DEADBOLT ENTRANCE	BUTT	YES	-	-	RHRB ACTIVE	20 MIN. FIRERATED

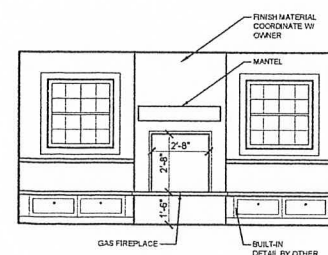
GENERAL NOTES:
1. INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS. PANEL DESIGN TO MATCH EXISTING. RE-USE EXISTING OR SALVAGED DOORS WHERE POSSIBLE. ACCEPTABLE MANUFACTURERS ARE ALDOMA, EGERS, OR OWNER APPROVED EQUAL.
2. NEW DOORS TO BE PAINTED TO MATCH EXISTING.
3. ALL LOCKSETS AND LATCH SETS SHALL MATCH EXISTING STYLE. HANDLES SHALL BE MOUNTED WITH THE CENTERLINE 36" A.F.F. COORDINATE LOCKSET FUNCTION WITH OWNER. ALL HARDWARE FINISHES SHALL MATCH EXISTING.
4. ACCEPTABLE HARDWARE MANUFACTURERS ARE SCHLAGE OR OWNER APPROVED EQUAL.
5. VERIFY THICKNESS OF ALL FINISH FLOOR MATERIALS TO PROVIDE 1/4" CLEARANCE AT ALL DOORS.
6. PROVIDE TEMPERED GLASS IN ALL LOCATIONS AS REQUIRED BY BUILDING CODE.



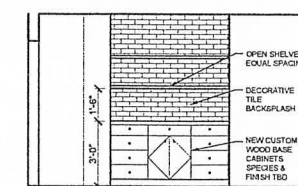
3 FAMILY ROOM INTERIOR ELEVATION
A-3 SCALE: 1/4" = 1'-0"



4 KITCHEN INTERIOR ELEVATIONS
A-3 SCALE: 1/4" = 1'-0"



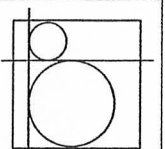
5 FAMILY ROOM INTERIOR ELEVATION
A-3 SCALE: 1/4" = 1'-0"



6 DINING ROOM INTERIOR ELEVATION
A-3 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

#	QTY	UNIT SIZE W X H	MAT'L	FUNCTION	GLASS	REMARKS
A	2	36" X 58"	VINYL	DOUBLE HUNG		EGRESS DOUBLE
B	2	36" X 38"	VINYL	DOUBLE HUNG		
C	1	30" X 30"	VINYL	DOUBLE HUNG		DOUBLE
D	1	30" X 30"	VINYL	DOUBLE HUNG		
E	2	27" X 51"	VINYL	DOUBLE HUNG		
F	2	30" X 42"	VINYL	DOUBLE HUNG		

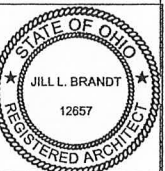


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ARCHITECTURE, LLC

2220 Wooster Rd.
Rocky River, OH 44116
440-865-1824
brandtarchitecture.com

9/18/23 REVIEW

10/19/23 REVIEW

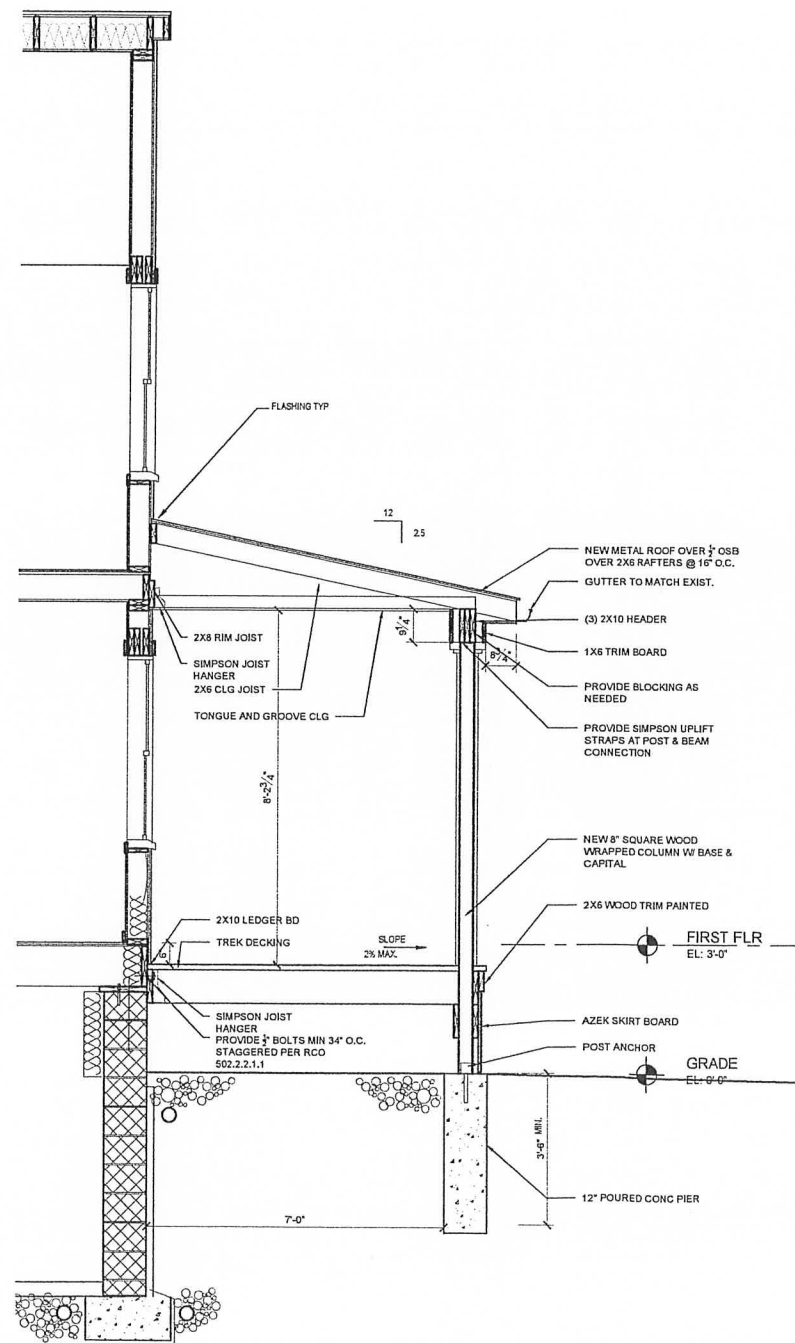


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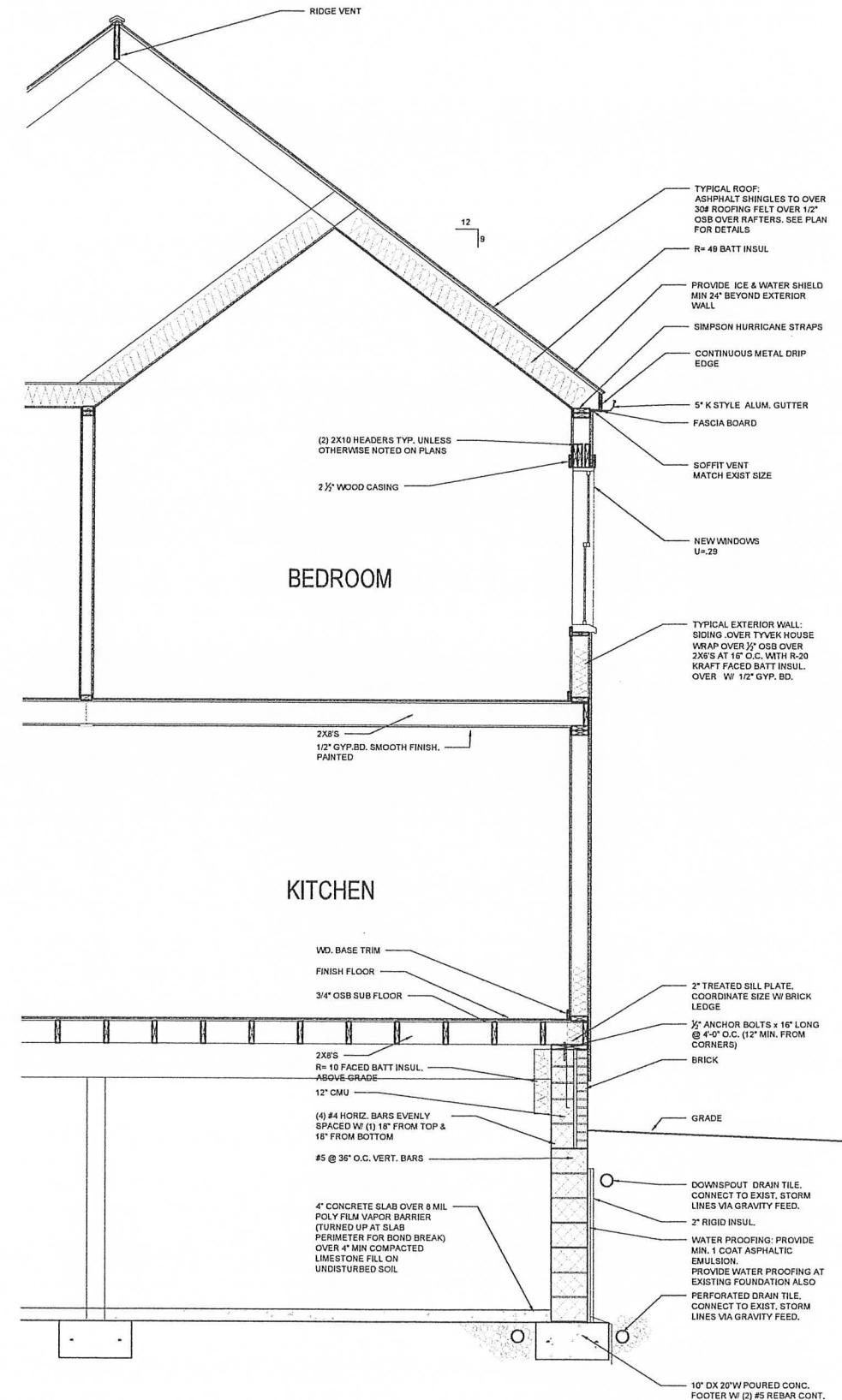
MALLOY RESIDENCE
1372 HOMELAND DRIVE
ROCKY RIVER, OH 44116

SECTIONS &
INTERIOR ELEVATIONS

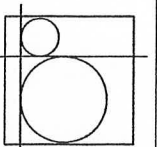
A-3



1
A-4
TYP WALL SECTION
SCALE: 1/4" = 1'-0"



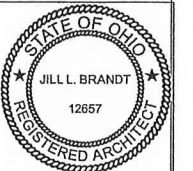
2
A-4
TYP WALL SECTION
SCALE: 1/4" = 1'-0"



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SECTIONS

A-4