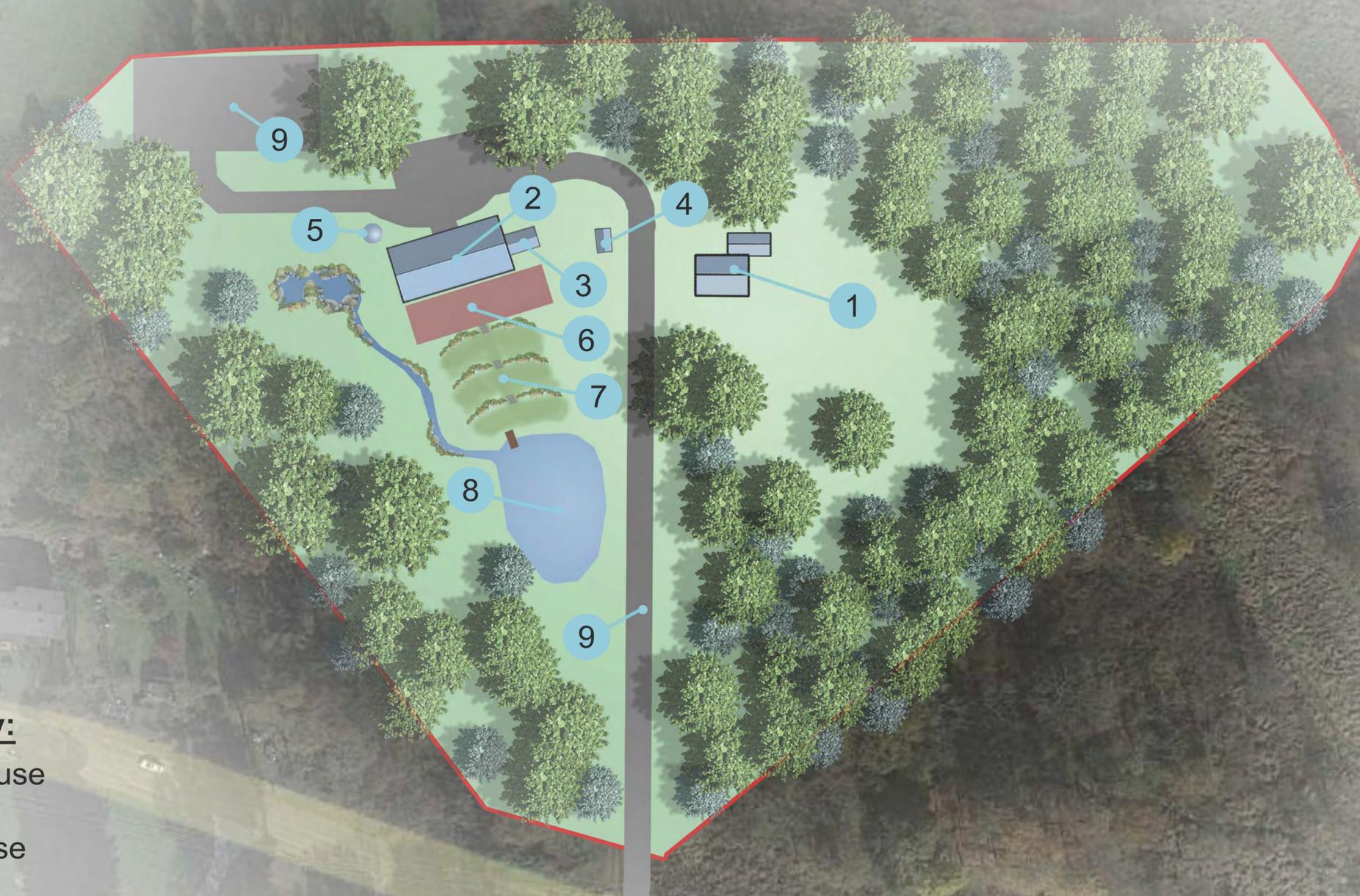


Sorrick Farm

365 Center Road
Akron, OH 44319

August 16, 2022



Project Key:

1. Main House
2. Barn
3. Milkhouse
4. Garage
5. Silo
6. Patio
7. Grass Seating Terraces
8. Pond and Dock
9. New Paved Driveway and Parking

365 CENTER ROAD

KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION 24, NOW SITUATED IN THE

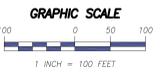
CITY OF NEW FRANKLIN COUNTY OF SUMMIT - STATE OF OHIO

McSteen LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092

Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 3/8" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".



CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	10°47'30" CALC. & USED (10°49' REC.)	707.30' REC. & USED	133.22' CALC. & USED (133.33' REC.)	66.81' CALC. & USED (66.86' REC.)	133.02' CALC. & USED	N 89°23'32" E
C2	25°48'49" CALC. & USED (25°49' REC.)	635.70' REC. & USED	286.40' CALC. & USED (286.07' REC.)	145.67' CALC. & USED (145.50' REC.)	283.99' CALC. & USED	S 83°05'49" E
C3	14°16'00" REC. & USED	818.55' REC. & USED	303.82' CALC. & USED (303.81' REC.)	102.44' REC. & USED	203.29' CALC. & USED	S 77°19'25" E

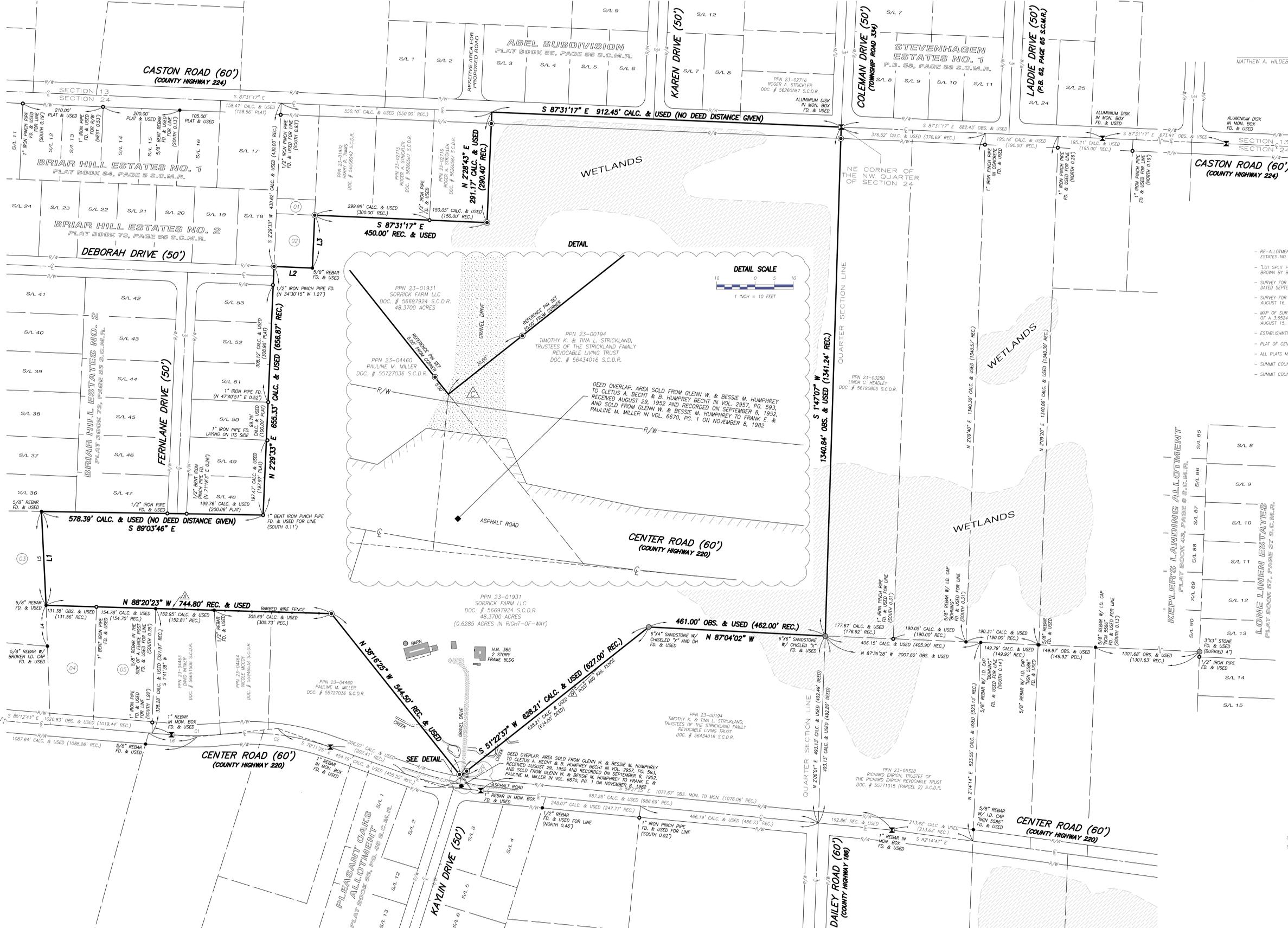
LINE	BEARING	DISTANCE
L1	N 02°46'26" W	247.75' OBS. & USED (249.15' DEED)
L2	S 87°31'17" E	100.21' CALC. & USED (100.00' REC.)
L3	N 02°28'43" E	139.45' CALC. & USED (140.00' REC.)
L4	S 01°58'47" E	107.59' OBS. & USED (107.28' REC.)
L5	N 02°46'26" W	247.75' OBS. & USED (247.57' DEED)
L6	S 85°12'43" E	126.39' CALC. & USED (124.71' REC.)

SIGNIFICANT OBSERVATIONS

- BARBED WIRE FENCE EXTENDS OVER A SOUTHERLY LINE OF THE SURVEYED PROPERTY
- POST AND RAIL FENCE EXTENDS OVER A SOUTHERLY LINE OF THE SURVEYED PROPERTY
- GRAVEL DRIVE EXTENDS OVER SOUTHERLY LINES OF THE SURVEYED PROPERTY

OWNERSHIP TABLE	
01	PPN 23-04362 THE EAST OHIO GAS COMPANY VOL. 2525, PAGE 12 S.C.D.R.
02	PPN 23-04363 THE EAST OHIO GAS COMPANY VOL. 4867, PAGE 262 S.C.D.R.
03	PPN 23-04072 BRIAN D. & KATHERINE A. SMITH DOC. # 5618593 S.C.D.R.
04	PPN 23-02498 NORMA J. MILLER, TRUSTEE OF THE NORMA JEAN MILLER REVOCABLE TRUST DOC. # 56411294 (PARCEL 3) S.C.D.R.
05	PPN 23-04466 NORMA J. MILLER, TRUSTEE OF THE NORMA JEAN MILLER REVOCABLE TRUST DOC. # 56411294 (PARCEL 2) S.C.D.R.

BASES OF BEARING BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401, NAD83) (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.G.T. RTN (REAL-TIME NETWORK).



MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817
 Job No.: 22-315
 Field Date: DECEMBER 12, 2022
 Survey Date: DECEMBER 20, 2022
 Drawn By: DRC
 Previous Reference Job No.: 21-321

- SURVEY REFERENCES**
- RE-ALLOTMENT OF LOTS NOS. 1 AND 2 IN STEVENHAGEN ESTATES NO. 1, PLAT BOOK 62, PAGE 65 S.C.M.R.
 - "LOT SPLIT PLAT" FOR CARL E. VASIL AND CHARLOTTE A. BROWN BY BRUCE L. ROBINSON, DATED MAY 2003
 - SURVEY FOR KAYLEE MCCONNELL BY JOHN W. PATRICK, DATED SEPTEMBER, 2003
 - SURVEY FOR JOHN MARTIN BY NORMAN G. NICHOLS, DATED AUGUST 16, 2001
 - MAP OF SURVEY OF 1.430 ACRE AND 2.234 ACRE PARTS OF A 3.624 ACRE PARCEL BY RICHARD C. FRIEDL, DATED AUGUST 15, 1996
 - ESTABLISHMENT PLAT FOR CASTON ROAD, T.R. 224
 - PLAT OF CENTER ROAD, C.H. 220, SECTION "C"
 - ALL PLATS MENTIONED BELOW
 - SUMMIT COUNTY TAX MAPS
 - SUMMIT COUNTY DEED RECORDS

- LEGEND**
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - REBAR FOUND AS NOTED
 - MONUMENT BOX FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - S.C.M.R. SUMMIT COUNTY MAP RECORDS
 - S.C.D.R. SUMMIT COUNTY DEED RECORDS
 - FENCE LINE
 - GRAVEL
 - ASPHALT



BARN - PERSPECTIVE VIEW

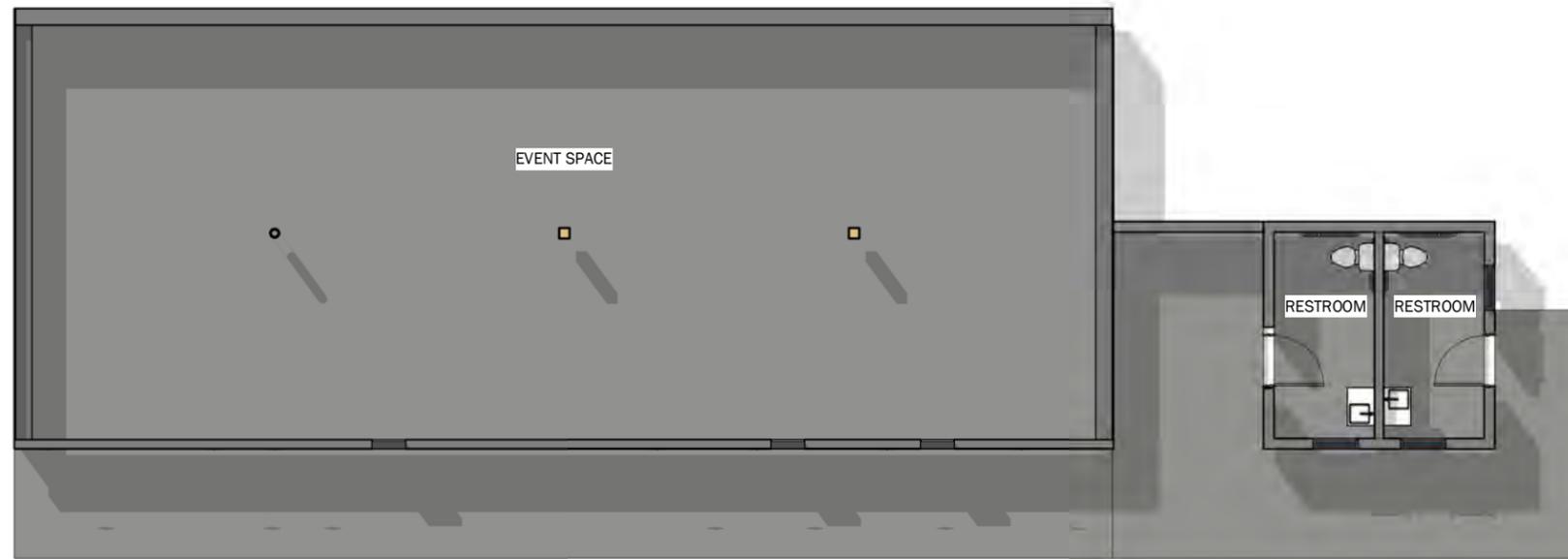
IEWS
Mentzer-Sorrick Farm
David Perkowski



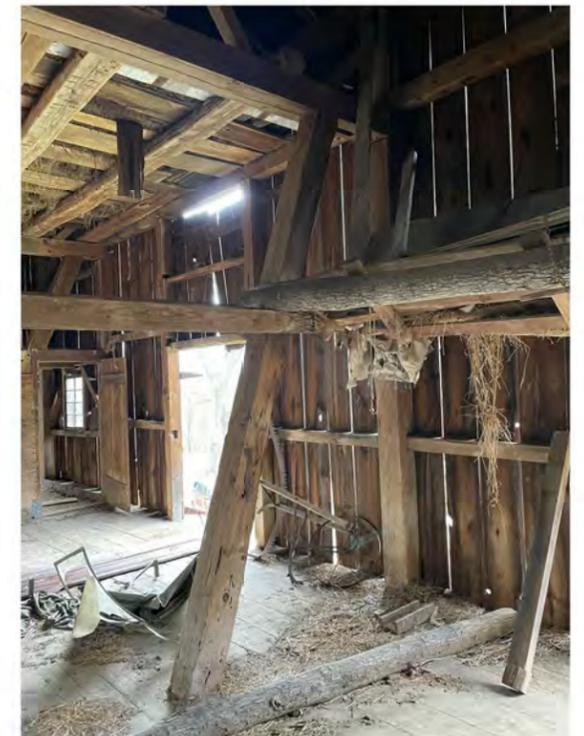
July 2022



BARN - SECOND FLOOR PLAN

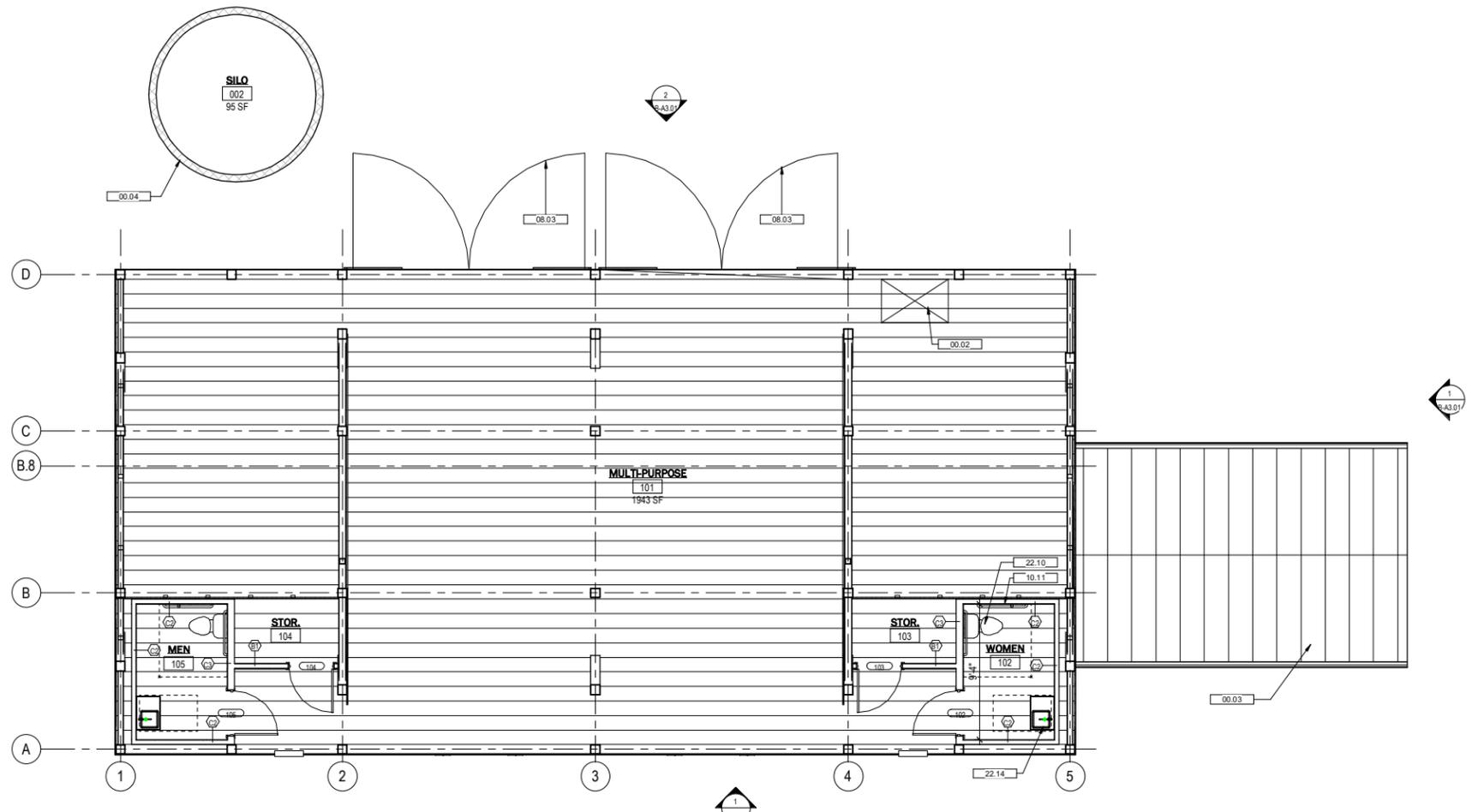


BARN - FIRST FLOOR PLAN

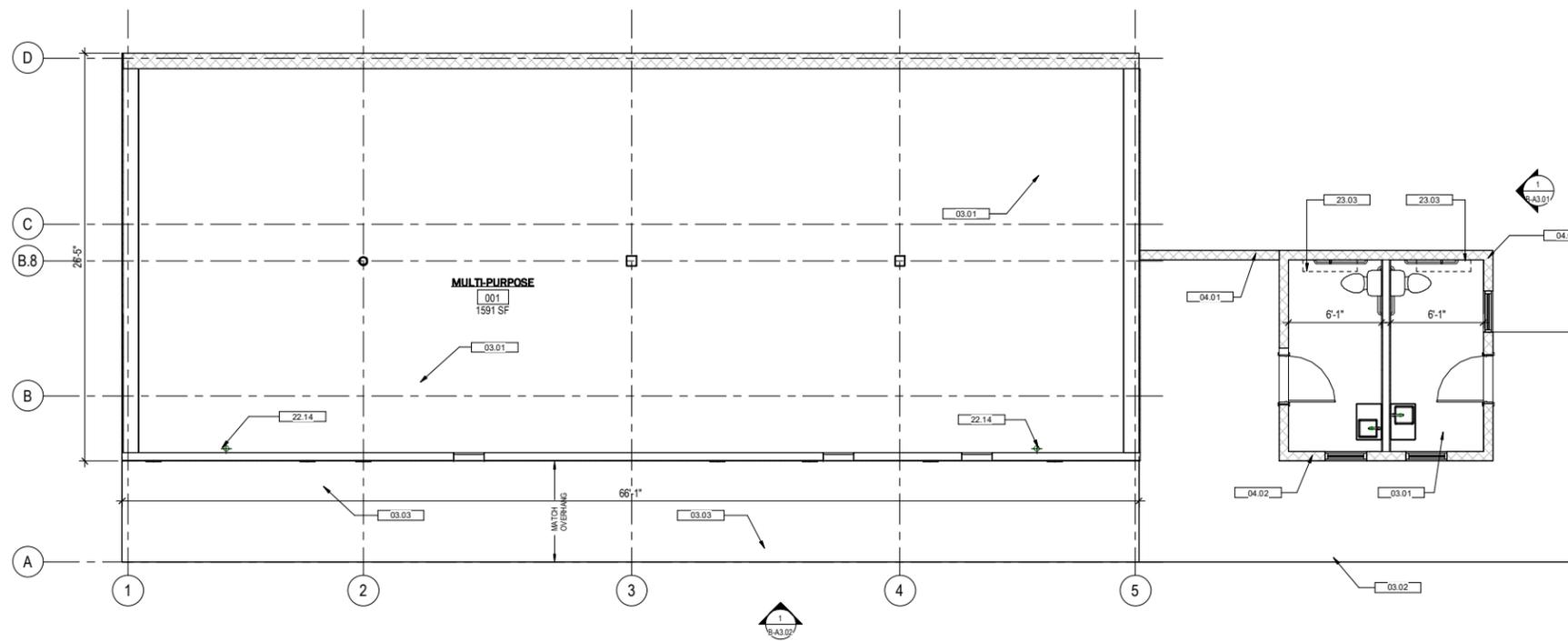


FLOOR PLANS
Mentzer-Sorrick Farm
David Perkowski





2 00_2ND FLOOR - NEW CONSTRUCTION
B-A1.01 SCALE: 1/4" = 1'-0"



1 00_1ST FLOOR - NEW CONSTRUCTION
B-A1.01 SCALE: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **HISTORIC RENOVATION:** THIS IS HISTORIC TAX CREDIT PROJECT. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AS INTERPRETED BY THE OHIO HISTORIC PRESERVATION OFFICE (OHPO) AND THE NATIONAL PARK SERVICE (NPS). ALL ISSUES WORK INCLUDING EXTERIOR ELEVATIONS AND INTERIOR SPACES, SHALL BE REVIEWED BY THE HISTORIC PRESERVATION CONSULTANT PRIOR TO COMMENCEMENT.
- B. **EXISTING CONDITIONS:** CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING AND COMMENCING WORK. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.
- C. **EXISTING SURFACES:** EXISTING WALLS, DOORS, STAIRS, FLOORS AND OTHER ELEMENTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTORS WILL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ITEMS DAMAGED DURING DEMOLITION AND CONSTRUCTION.
- D. **COORDINATION:** ALL CONTRACTORS ARE TO COORDINATE THEIR WORK WITH OTHER TRADES IN A MANNER THAT DOES NOT IMPAIR THE WORK OR SCHEDULE. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL RELATED ITEMS.
- E. **FIRE RATING:** ALL CONTRACTORS SHALL ENSURE FIRE SEPARATION RATINGS AND FIRE STOPPING IS PROVIDED AS SPECIFIED BY CODE. WHERE EACH TRADE PENETRATES A TENANT SEPARATION WALL THAT TRADE WILL BE RESPONSIBLE FOR FIRE STOPPING PENETRATIONS WITH MATERIAL TO MATCH THE FIRE RESISTANCE RATING OF THE PLACE CONSTRUCTION. ALL CONCEALED SPACES SHALL HAVE FIRE STOPPING AND/OR DRAFT STOPPING BETWEEN FLOORS AND/OR UNITS.
- F. **ACCESS PANELS:** WHERE EQUIPMENT OR UTILITIES ARE CONCEALED BEHIND HARD SURFACES, ACCESS PANELS SHALL BE INSTALLED AS REQUIRED THROUGHOUT PROJECT. PANELS SHALL ALLOW ACCESS TO VALVES, FILTERS, PIPES OR ANY OTHER EQUIPMENT WHERE MAINTENANCE OR OPERATION MAY BE REQUIRED. ACCESS PANELS ARE NOT NOTED ON DRAWINGS AND SHALL BE PROVIDED AND LOCATED BY THE TRADE WHOSE EQUIPMENT REQUIRES ACCESS AND NOTED DURING COORDINATION PROCESS.
- G. **OPENING INFILL:** ATTEMPTS HAVE BEEN MADE TO NOTE SIGNIFICANT AREAS OF FLOOR AND WALL THAT REQUIRE REPAIR OR INFILL. CONTRACTOR SHALL INCLUDE IN BID THE REPAIR AND/OR INFILL OF ANY ADDITIONAL DAMAGED AREAS OR OPENINGS NOT SHOWN ON DRAWINGS OR THAT ARE THE RESULT OF SELECTIVE DEMOLITION OF SYSTEMS OR ELEMENTS INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT, SHAFTS, CHASES, SOFFITS, VENTS, GRILLES, ETC. OPENINGS ARE TO BE FILLED WITH MATERIAL THAT MATCHES ADJACENT AREAS SO AS NOT TO EFFECT ESTABLISHED FIRE RATING, CONSTRUCTION TYPE, OR HISTORIC APPEARANCE.
- H. **FLOOR PREP:** CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOOR SUBSTRATES AS REQUIRED BY SPECIFICATIONS AND MFG.'S RECOMMENDATIONS FOR ALL NEW FLOORING. PROVIDE NEW PLYWOOD SUBFLOORING, SELF-LEVELING CONCRETE AND/OR UNDERLAYMENT AS REQUIRED TO ACHIEVE A MAXIMUM SLOPE OF 1/4" PER 10'-0". ANY EXISTING CONCRETE FLOOR TO BE USED AS SUBSTRATE MUST BE FREE OF OIL, DEBRIS, PETROLEUM AND ODORS BY METHOD OF CLEANING, SANDBLASTING, OR ENCAPSULATION, PRIOR TO INSTALLING ANY FINISHED FLOOR SYSTEM.

WALL AND FLOOR TYPES

- WALLS**
- A1 A2** INTERIOR PARTITION - 1 HOUR, STC 85
- ONE LAYER OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY BOTH SIDES
 - A1 = 2x4 WOOD STUDS SPACED 24 IN. O.C. MAX.
 - A2 = 2x4 WOOD STUDS SPACED 24 IN. O.C. MAX.
 - MIN. 3/4 IN. THICK MINERAL WOOL BATT INSULATION
- B1 B2** INTERIOR PARTITION - NON RATED
- B1 = 2x4 WOOD STUDS SPACED MAX. 16 IN. O.C.
 - B2 = 2x6 WOOD STUDS SPACED MAX. 16 IN. O.C.
 - 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY BOTH SIDES
- NOTE: PROVIDE 3/12 IN. FIBERGLASS SOUND BATT INSULATION AT ALL BEDROOM AND BATHROOM WALLS (NOT SHOWN ON PLANS)
- C1 C2 C3** FURRED WALL - NON-RATED METAL PARTITION:
- C1 = 7/8 IN. METAL CHANNEL, 16" O.C.
 - C2 = 2x4 WOOD STUDS 16" O.C.
 - C3 = 2x6 WOOD STUDS 16" O.C.
 - 5/8" GYPSUM WALL BOARD ON FINISH SIDE
- X1** EXISTING STUD WALL - 1 HOUR
- TRUE 2x4 WOOD STUDS
 - 1/2" CEMENT PLASTER BOTH SIDES

FLOOR / CEILING

- YF1**

KEYED NOTES SPECIFIC TO THIS SHEET

- TYPICAL UNLESS NOTED OTHERWISE
- 00.02 INFILL EXISTING OPENING. FINISH TO MATCH EXISTING BARN FLOOR.
 - 00.03 NEW WOOD ROOF STRUCTURE TO MATCH EXISTING. VERIFY PITCH AND CONSTRUCTION.
 - 00.04 EXISTING MASONRY GRASS SILO TO REMAIN. REPAIR FOUNDATION AND METAL ROOF.
 - 03.01 NEW 4" CONCRETE SLAB ON GRADE WITH 10-MIL VAPOR BARRIER OVER GRANULAR FILL. REFER TO STRUCTURAL.
 - 03.02 NEW 4" CONCRETE SLAB ON GRADE TO MATCH LEVEL OF RESTROOM FLOOR.
 - 03.03 REPLACE EXISTING CONCRETE SLAB ON GRADE - MATCH FLOOR AT LOWER LEVEL OF BARN.
 - 04.01 RE-BUILD EXISTING 6" CMU WALL UP TO REPAIRED ROOF.
 - 04.02 EXISTING CMU WALL TO REMAIN.
 - 08.03 NEW HINGED BARN DOOR TO MATCH EXISTING. MATCH EXISTING BOARD WIDTH AND THICKNESS. SALVAGE BOARDS THAT MAY BE USED FOR SIDING REPAIR.
 - 10.11 MATTE BLACK ALUMINUM GRAB BAR ANCHORED TO BLOCKING IN WALL. SEE SHEET 10.05 FOR SIZE AND MOUNTING HEIGHTS.
 - 22.10 ADA FLOOR MOUNT RESIDENTIAL TOILET - MATCH EXISTING.
 - 22.14 SANITARY, HOT, AND COLD WATER FOR RESTROOM ABOVE. INSTALL BETWEEN FLOOR JOISTS.
 - 23.03 NEW THROUGH-WALL HEATING & COOLING UNIT WITH 16"x42" EXTERIOR GRILL.

ISSUE:	DATE:
PART 2	08.29.2022
PART 2	09.06.2022

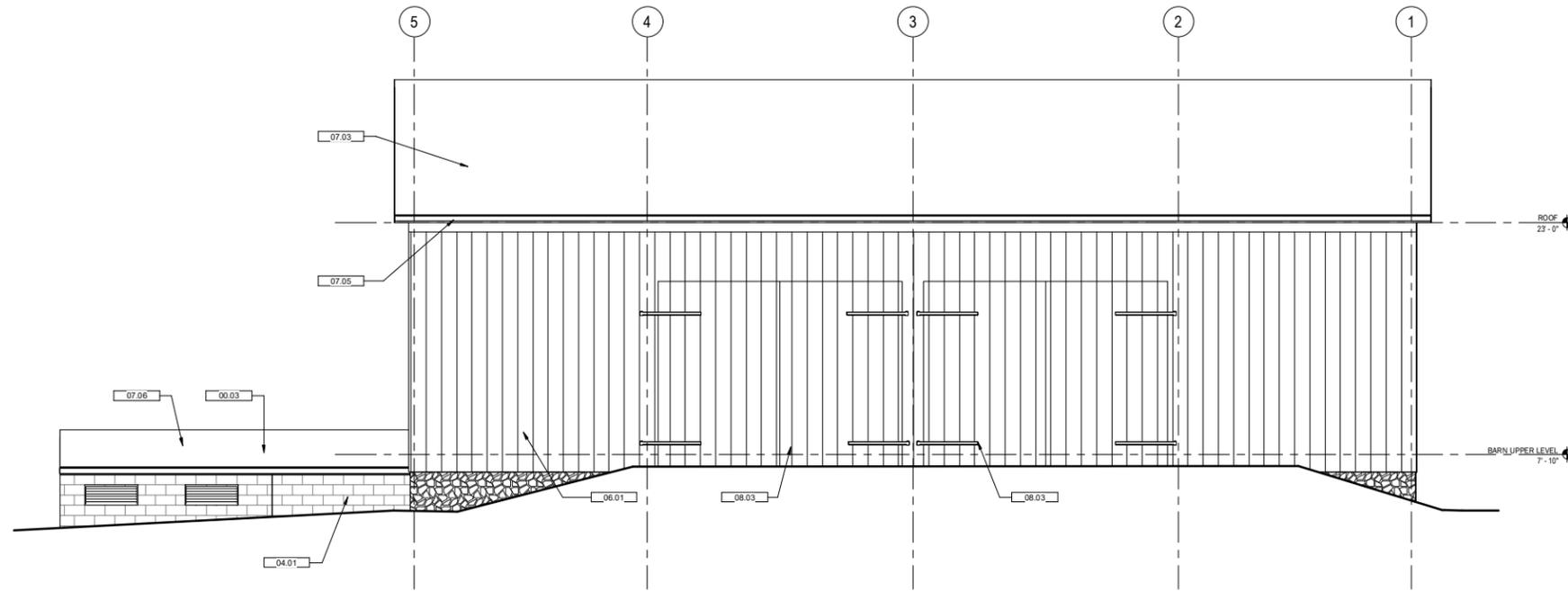
revisions		
no.	description	date

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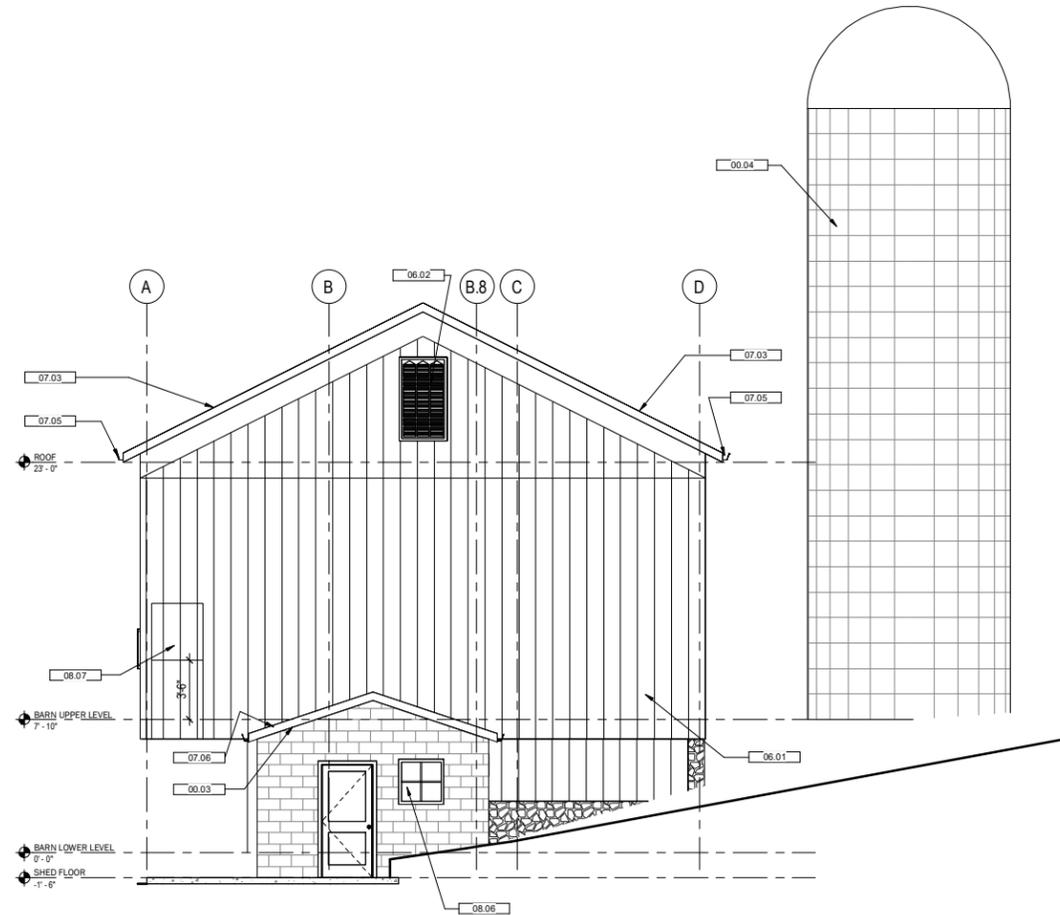
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Mentzer-Sorricks Farm
David Perkowski
365 Center Road
Akron, OH 44319
Meld project number: 21025



2 NORTH ELEVATION
B-A3.01 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
B-A3.01 SCALE: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- A. HISTORIC RENOVATION: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AS INTERPRETED BY THE CHRO HISTORIC PRESERVATION OFFICE (CHPO) AND THE NATIONAL PARK SERVICE (NPS). ALL VISIBLE WORK, INCLUDING EXTERIOR ELEVATIONS AND INTERIOR SPACES, SHALL BE REVIEWED BY THE HISTORIC PRESERVATION CONSULTANT PRIOR TO COMMENCING WORK.
- B. EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.
- C. DIMENSIONS: DIMENSIONS SHOWN ARE TO FINISHED FACE OF MATERIAL UNLESS NOTED OTHERWISE.
- D. TRASH: DEBRIS AND OTHER WASTE MATERIALS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. REMOVE WASTE FROM JOB SITE REGULARLY AND DISPOSE OF IN AN APPROPRIATE MANNER. LEAVE PREMISES AND WORK IN CLEAN CONDITION.
- E. COORDINATION: ALL CONTRACTORS ARE TO COORDINATE THEIR WORK WITH EACH OTHER, SO THAT THE WORK AND SCHEDULE ARE NOT IMPEDED. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL RELATED ITEMS.
- F. SYMBOLS: SEE COVER SHEET FOR SYMBOLS AND NOTES RELATED TO THIS SHEET.

- G. WOOD SIDING AND TRIM: GENERAL INTENT IS TO KEEP EXISTING EXTERIOR WOOD ELEMENTS AS MUCH AS POSSIBLE. AT MAIN HOUSE AND GARAGE, REPLACE ANY DAMAGED WOOD CLAPBOARD AND TRIM WITH MATERIAL THAT MATCHES EXISTING SIZE AND PROFILE. AT BARN, REPLACE ANY EXTERIOR BOARDS THAT ARE SUBSTANTIALLY DAMAGED OR MISSING. SALVAGE WOOD FROM EXISTING WOOD DOORS TO USE AT WALL REPAIR. NEW MATERIAL SHALL MATCH WIDTH AND THICKNESS OF EXISTING. CONTRACTOR TO ASSURE 30% REPLACEMENTS OF BARN SIDING.
- H. MOCKUPS: TEST PATCHES AND MOCKUPS SHALL BE PROVIDED FOR ALL EXTERIOR WORK. MOCKUP AREAS INCLUDE, BUT ARE NOT LIMITED TO, WOOD REPAIR AND REPLACEMENT, STONE REPAIR, NEW WINDOW INSTALLATION, SEALANT/CALK, SIDING, AND ALL OTHER AREAS NOTED BY PRESERVATION CONSULTANT. ALL MOCKUPS SHALL BE REVIEWED BY ARCHITECT AND PRESERVATION CONSULTANT AND APPROVED BY CHPO PRIOR TO COMMENCING WORK.
- I. WINDOWS: AT HOUSE, ALL EXISTING WINDOWS ARE TO BE REPLACED WITH NEW WOOD SINGLE-HING WINDOWS THAT MATCH HISTORIC CONFIGURATION, PROFILE, SITELINE, AND PLACEMENT IN PLANE OF WALL. AT BARN, EXISTING WINDOWS ARE NOT HISTORIC. BARN WINDOWS SHALL BE REPLACED WITH FIXED SINGLE PANE GLASS.

KEYED NOTES SPECIFIC TO THIS SHEET

TYPICAL UNLESS NOTED OTHERWISE

- 00.03 NEW WOOD ROOF STRUCTURE TO MATCH EXISTING. VERIFY PITCH AND CONSTRUCTION.
- 00.04 EXISTING MASONRY GRAIN SILO TO REMAIN. REPAIR FOUNDATION AND METAL ROOF.
- 04.01 RE-BUILD EXISTING 6" CMU WALL UP TO REPAIRED ROOF.
- 06.01 REPAIR/REPLACE PORTIONS OF DAMAGED WOOD SIDING. MATCH WIDTH AND THICKNESS OF EXISTING BOARDS.
- 06.02 EXISTING WOOD VENT TO REMAIN. REPAIR DAMAGED ELEMENTS.
- 07.03 NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING.
- 07.05 NEW ALUMINUM GUTTER AND DOWNSPOUT TO MATCH EXISTING.
- 07.06 NEW STANDING SEAM METAL ROOF. PROVIDE ICE GUARDS AT ALL LOCATIONS.
- 08.03 NEW HINGED BARN DOOR TO MATCH EXISTING. MATCH EXISTING BOARD WIDTH AND THICKNESS. SALVAGE BOARDS THAT MAY BE USED FOR SIDING REPAIR.
- 08.06 EXISTING STEEL WINDOWS TO REMAIN. REPAIR DAMAGED AREAS, CLEAN, AND PAINT. INSTALL NEW SINGLE PANE GLASS.
- 08.07 NEW HINGED BARN "DUTCH" DOOR TO MATCH EXISTING. MATCH EXISTING BOARD WIDTH AND THICKNESS. SALVAGE BOARDS THAT MAY BE USED FOR SIDING REPAIR. LOWER DOOR SHALL BE 42" ABOVE FINISHED FLOOR AND FIXED CLOSED WITH OPERABLE PORTION ABOVE.

ISSUE:	DATE:
PART 2	08.29.2022
PART 2	09.06.2022

revisions		
NO.	DESCRIPTION	DATE

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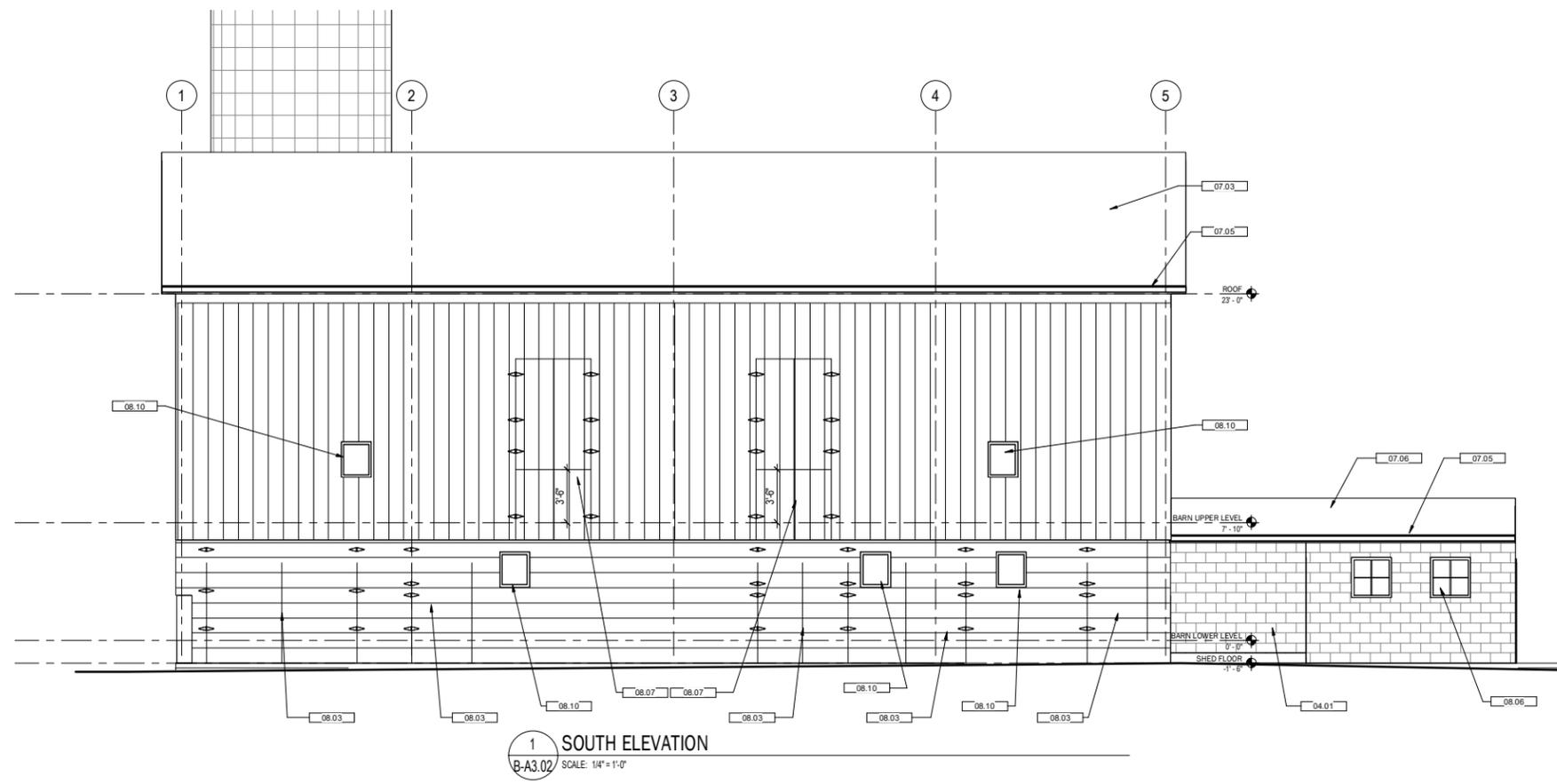
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David Perkowski
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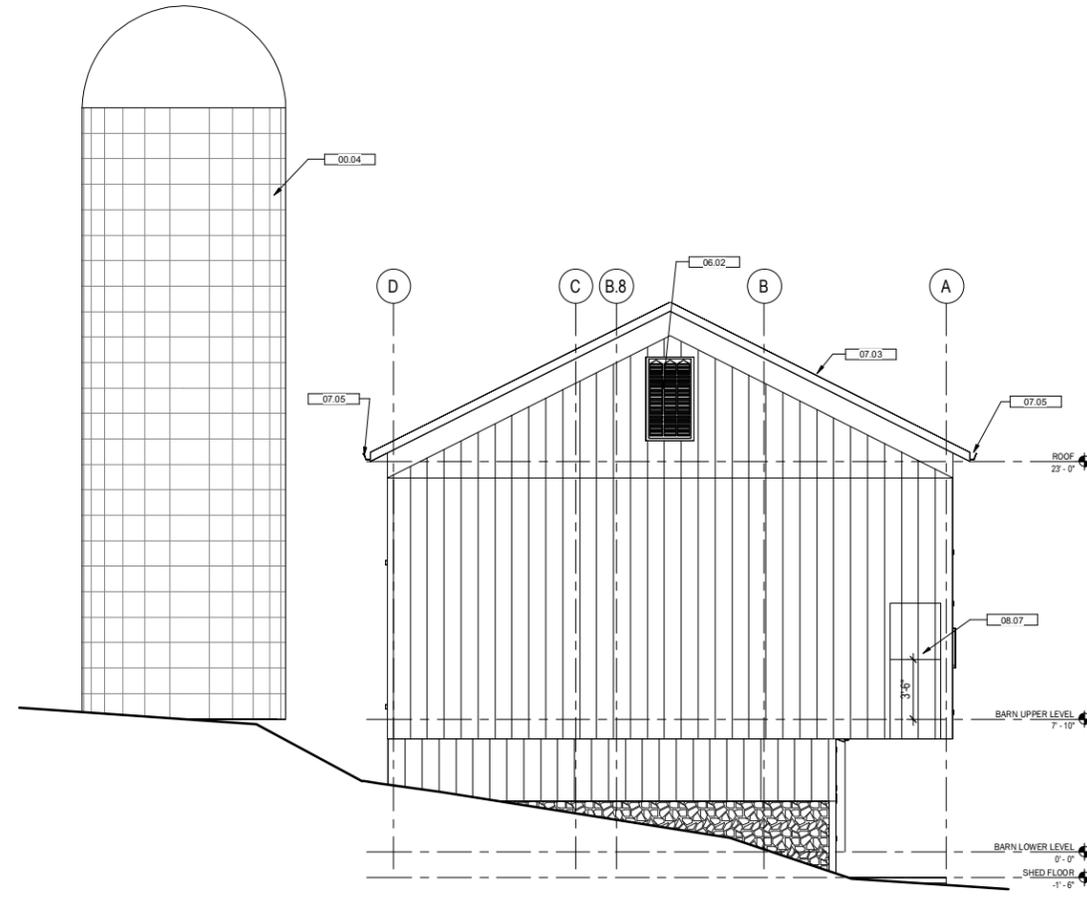
Meld project number: 21025

Sheet Name:
ELEVATIONS

Sheet Number:
B-A3.01



1 SOUTH ELEVATION
B-A3.02 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
B-A3.02 SCALE: 1/4" = 1'-0"

ISSUE: DATE:
PART 2 08.29.2022
PART 2 09.06.2022

revisions		
no.	description	date

GENERAL EXTERIOR ELEVATION NOTES

A. **HISTORIC RENOVATION:** THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AS INTERPRETED BY THE OHIO HISTORIC PRESERVATION OFFICE (OHPO) AND THE NATIONAL PARK SERVICE (NPS). ALL VISIBLE WORK, INCLUDING EXTERIOR ELEVATIONS AND INTERIOR SPACES, SHALL BE REVIEWED BY THE HISTORIC PRESERVATION CONSULTANT PRIOR TO COMMENCING.

B. **EXISTING CONDITIONS:** CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.

C. **DIMENSIONS:** SHOWN ARE TO FINISHED FACE OF MATERIAL UNLESS NOTED OTHERWISE.

D. **TRASH:** DEBRIS, AND OTHER WASTE MATERIALS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. REMOVE WASTE FROM JOB SITE REGULARLY AND DEPOSE OF IN AN APPROPRIATE MANNER. LEAVE PREMISES AND WORK IN CLEAN CONDITION.

E. **COORDINATION:** ALL CONTRACTORS ARE TO COORDINATE THEIR WORK WITH EACH OTHER, SO THAT THE WORK AND SCHEDULE ARE NOT IMPEDED. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL RELATED ITEMS.

F. **SYMBOLS:** SEE COVER SHEET FOR SYMBOLS AND NOTES RELATED TO THIS SHEET.

G. **WOOD SIDING AND TRIM:** GENERAL INTENT IS TO KEEP EXISTING EXTERIOR WOOD ELEMENTS AS MUCH AS POSSIBLE. AT MAIN HOUSE AND GARAGE, REPLACE ANY DAMAGED WOOD CLAPBOARDS AND TRIM WITH MATERIAL THAT MATCHES EXISTING SIZE AND PROFILE. AT BARN, REPLACE ANY EXTERIOR BOARDS THAT ARE SUBSTANTIALLY DAMAGED OR MISSING. SALVAGE WOOD FROM EXISTING WOOD DOORS TO USE AT WALL REPAIR. NEW MATERIAL SHALL MATCH WIDTH AND THICKNESS OF EXISTING. CONTRACTOR TO ASSUME 30% REPLACEMENTS OF BARN SIDING.

H. **MOCKUPS:** TEST PATCHES AND MOCKUPS SHALL BE PROVIDED FOR ALL EXTERIOR WORK. MOCKUP AREAS INCLUDE, BUT ARE NOT LIMITED TO, WOOD REPAIR AND REPLACEMENT, STONE REPAIR, NEW WINDOW INSTALLATION, SEALANT/CALK, SIDING, AND ALL OTHER AREAS NOTED BY PRESERVATION CONSULTANT. ALL MOCKUPS SHALL BE REVIEWED BY ARCHITECT AND PRESERVATION CONSULTANT AND APPROVED BY OHPO PRIOR TO COMMENCING WORK.

I. **WINDOWS AT HOUSE:** ALL EXISTING WINDOWS ARE TO BE REPLACED WITH NEW WOOD SINGLE-HANG WINDOWS THAT MATCH HISTORIC CONFIGURATION, PROFILE, STYLINE, AND PLACEMENT IN PLANE OF WALL. AT BARN, EXISTING WINDOWS ARE NOT HISTORIC. BARN WINDOWS SHALL BE REPLACED WITH FIXED SINGLE PANE GLASS.

NOT FOR CONSTRUCTION

KEYED NOTES SPECIFIC TO THIS SHEET

- TYPICAL UNLESS NOTED OTHERWISE
- 00.04 EXISTING MASONRY GRAIN SILO TO REMAIN. REPAIR FOUNDATION AND METAL ROOF.
 - 04.01 RE-BUILD EXISTING 8" CMU WALL UP TO REPAIRED ROOF.
 - 06.02 EXISTING WOOD VENT TO REMAIN. REPAIR DAMAGED ELEMENTS.
 - 07.03 NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING.
 - 07.05 NEW ALUMINUM GUTTER AND DOWNSPOUT TO MATCH EXISTING.
 - 07.06 NEW STANDING SEAM METAL ROOF. PROVIDE ICE GUARDS AT ALL LOCATIONS.
 - 08.03 NEW HINGED BARN DOOR TO MATCH EXISTING. MATCH EXISTING BOARD WIDTH AND THICKNESS. SALVAGE BOARDS THAT MAY BE USED FOR SIDING REPAIR.
 - 08.06 EXISTING STEEL WINDOWS TO REMAIN. REPAIR DAMAGED AREAS, CLEAN, AND PAINT. INSTALL NEW SINGLE-PANE GLASS.
 - 08.07 NEW HINGED BARN "DUTCH" DOOR TO MATCH EXISTING. MATCH EXISTING BOARD WIDTH AND THICKNESS. SALVAGE BOARDS THAT MAY BE USED FOR SIDING REPAIR. LOWER DOOR SHALL BE 42" ABOVE FINISHED FLOOR AND FIXED CLOSED WITH OPERABLE PORTION ABOVE.
 - 08.10 NEW WINDOW IN HISTORIC OPENING.

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Mentzer-Sorricks Farm

David Perkowski
365 Center Road
Akron, OH 44319
Meld project number: 21025

Sheet Name:
ELEVATIONS

Sheet Number:
B-A3.02



PERSPECTIVE VIEW



VIEWS
Mentzer-Sorrick Farm
David Perkowski



AUGUST 2022 MELDARCHITECTS



MAIN HOUSE - 2nd FLOOR



MAIN HOUSE - 1st FLOOR



HOUSE FLOOR PLANS
 Mentzer-Sorrick Farm
 David Perkowski

ISSUE:	DATE:
PART 2	08.29.2022
REVIEW	08.17.2023
PERMIT/CONSTRUCTION	04.27.2023

revisions		
no.	description	date
1	GARAGE SKYLIGHT	11.116.2022
		2



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GENERAL FLOOR PLAN NOTES

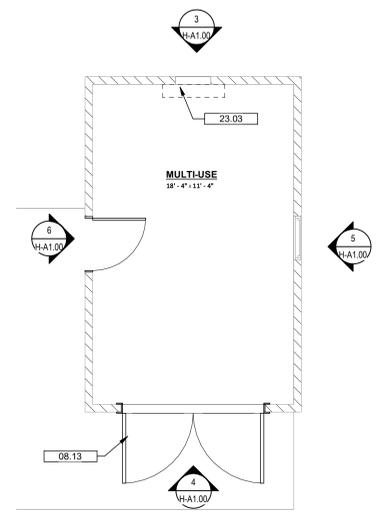
- A. HISTORIC RENOVATION:** THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AS INTERPRETED BY THE OHIO HISTORIC PRESERVATION OFFICE (OHPO) AND THE NATIONAL PARK SERVICE (NPS). ALL VISIBLE WORK, INCLUDING EXTERIOR ELEVATIONS AND INTERIOR SPACES, SHALL BE REVIEWED BY THE HISTORIC PRESERVATION CONSULTANT PRIOR TO COMMENCING.
- B. EXISTING CONDITIONS:** CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.
- C. EXISTING SURFACES:** EXISTING WALLS, DOORS, STAIRS, FLOORS AND OTHER ELEMENTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTORS WILL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ITEMS DAMAGED DURING DEMOLITION AND CONSTRUCTION.
- D. COORDINATION:** ALL CONTRACTORS ARE TO COORDINATE THEIR WORK WITH OTHER TRADES IN A MANNER THAT DOES NOT IMPEDE THE WORK OR SCHEDULE. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL RELATED ITEMS.
- E. FIRE RATING:** ALL CONTRACTORS SHALL ENSURE FIRE SEPARATION RATINGS AND FIRE STOPPING IS PROVIDED AS SPECIFIED BY CODE. WHERE EACH TRADE PENETRATES A TENANT SEPARATION WALL THAT TRADE WILL BE RESPONSIBLE FOR FIRE STOPPING PENETRATION WITH MATERIAL TO MATCH THE FIRE RESISTANCE RATING OF THE IN-PLACE CONSTRUCTION. ALL CONCEALED SPACES SHALL HAVE FIRE STOPPING AND/OR DRAFT STOPPING BETWEEN FLOORS AND/OR UNITS.
- F. ACCESS PANELS:** WHERE EQUIPMENT OR UTILITIES ARE CONCEALED BEHIND HARD SURFACES, ACCESS PANELS SHALL BE INSTALLED AS REQUIRED THROUGHOUT PROJECT. PANELS SHALL ALLOW ACCESS TO VALVES, FILTERS, PANELS OR ANY OTHER EQUIPMENT WHERE MAINTENANCE OR OPERATION MAY BE REQUIRED. ACCESS PANELS ARE NOT NOTED ON DRAWINGS AND SHALL BE PROVIDED AND LOCATED BY THE TRADE WHOSE EQUIPMENT REQUIRES ACCESS AND NOTED DURING COORDINATION PROCESS.
- G. OPENING INFILL:** ATTEMPTS HAVE BEEN MADE TO NOTE SIGNIFICANT AREAS OF FLOOR AND WALL THAT REQUIRE REPAIR OR INFILL. CONTRACTOR SHALL INCLUDE IN BID THE REPAIR AND/OR INFILL OF ANY ADDITIONAL DAMAGED AREAS OR OPENINGS NOT SHOWN ON DRAWINGS OR THAT ARE THE RESULT OF SELECTIVE DEMOLITION OF SYSTEMS OR ELEMENTS INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT, SHIFTS, CHASES, SOFFITS, VENTS, GRILLES, ETC. OPENINGS ARE TO BE FILLED WITH MATERIAL THAT MATCHES ADJACENT AREAS SO AS NOT TO EFFECT ESTABLISHED FIRE RATING, CONSTRUCTION TYPE, OR HISTORIC APPEARANCE.
- H. FLOOR PREP:** CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOOR SUBSTRATES AS REQUIRED BY SPECIFICATIONS AND MFG.'S RECOMMENDATIONS FOR ALL NEW FLOORINGS. PROVIDE NEW FLOORWOOD SUB-FLOORING, SELF-LEVELING CONCRETE AND/OR UNDERLAYMENT AS REQUIRED TO ACHIEVE A MAXIMUM SLOPE OF 1/4" PER 10'-0". ANY EXISTING CONCRETE FLOOR TO BE USED AS SUBSTRATE MUST BE FREE OF OILS, DEBRIS, PETROLEUM, AND ODORS BY METHOD OF CLEANING, SANDBLASTING, OR ENCAPSULATION. PRIOR TO INSTALLING ANY FINISHED FLOOR SYSTEM.

WALL AND FLOOR TYPES

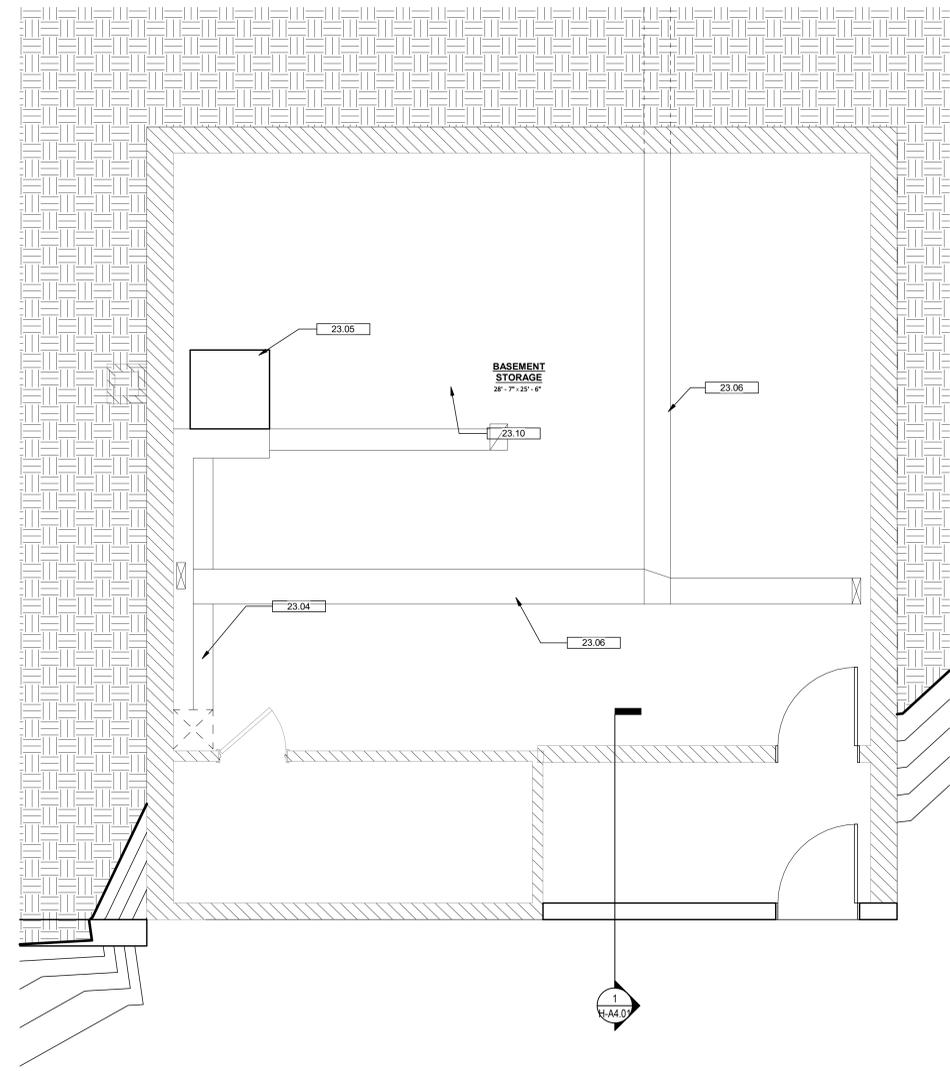
- WALLS**
- A1** **A2**
 - INTERIOR PARTITION - 1 HOUR, STC 28:**
 - ONE LAYER OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY BOTH SIDES
 - A1 = 2x8 WOOD STUDS SPACED 24 IN. OC MAX
 - A2 = 2x4 WOOD STUDS SPACED 24 IN. OC MAX
 - MIN. 3 IN. THICK MINERAL WOOL BATT INSULATION
 - B1** **B2**
 - INTERIOR PARTITION - NON RATED**
 - B1 = 2x4 WOOD STUDS, SPACED MAX. 16 IN. OC
 - B2 = 2x6 WOOD STUDS SPACED MAX. 16 IN. OC
 - 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY BOTH SIDES
 - NOTE:** PROVIDE 3-1/2 IN. FIBERGLASS SOUND BATT INSULATION AT ALL BEDROOM AND BATHROOM WALLS (NOT SHOWN ON PLANS)
 - C1** **C2** **C3**
 - FURRED WALL - NON-RATED METAL PARTITION:**
 - C1 = 7/8 IN. METAL CHANNEL 16" O.C.
 - C2 = 2x4 WOOD STUDS 16" O.C.
 - C3 = 2x6 WOOD STUDS 16" O.C.
 - 5/8" GYPSUM WALL BOARD ON FINISH SIDE
 - X1**
 - EXISTING STUD WALL - NR**
 - TRUE 2x4 WOOD STUDS
 - 5/8" GYP. BD BOTH SIDES
- FLOOR / CEILING**
- XF1**

KEYED NOTES SPECIFIC TO THIS SHEET

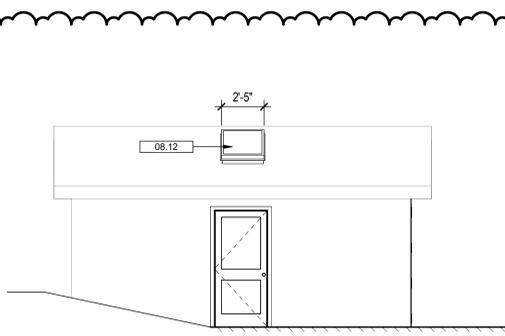
- TYPICAL UNLESS NOTED OTHERWISE
- 08.12 NEW FIXED SKYLIGHT WINDOW.
 - 08.13 NEW CARRIAGE-STYLE HINGED DOORS.
 - 23.03 NEW THROUGH-WALL HEATING & COOLING UNIT WITH 16"x42" EXTERIOR GRILL.
 - 23.04 SUPPLY AND RETURN DUCT TO ATTIC AND SECOND FLOOR.
 - 23.05 NEW FURNACE.
 - 23.06 FIRST FLOOR SUPPLY DUCT AT BASEMENT CEILING.
 - 23.10 RETURN AIR DUCT AT BASEMENT CEILING.



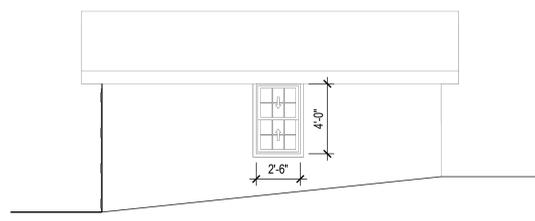
2 XX_1ST FLOOR - GARAGE - EXISTING
SCALE: 1/4" = 1'-0"



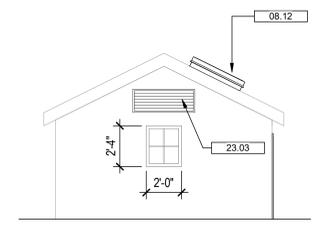
1 MAIN HOUSE - BASEMENT
SCALE: 3/8" = 1'-0"



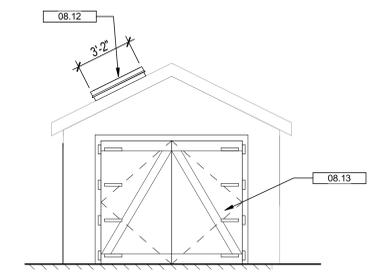
6 GARAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 GARAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Mentzer-Sorrick Farm

David Perkowski
365 Center Road
Akron, OH 44319
Meld project number: 21025

ISSUE:	DATE:
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PERMIT/CONSTRUCTION	08.31.2023
	04.27.2023

revisions		
no.	description	date

GENERAL FLOOR PLAN NOTES

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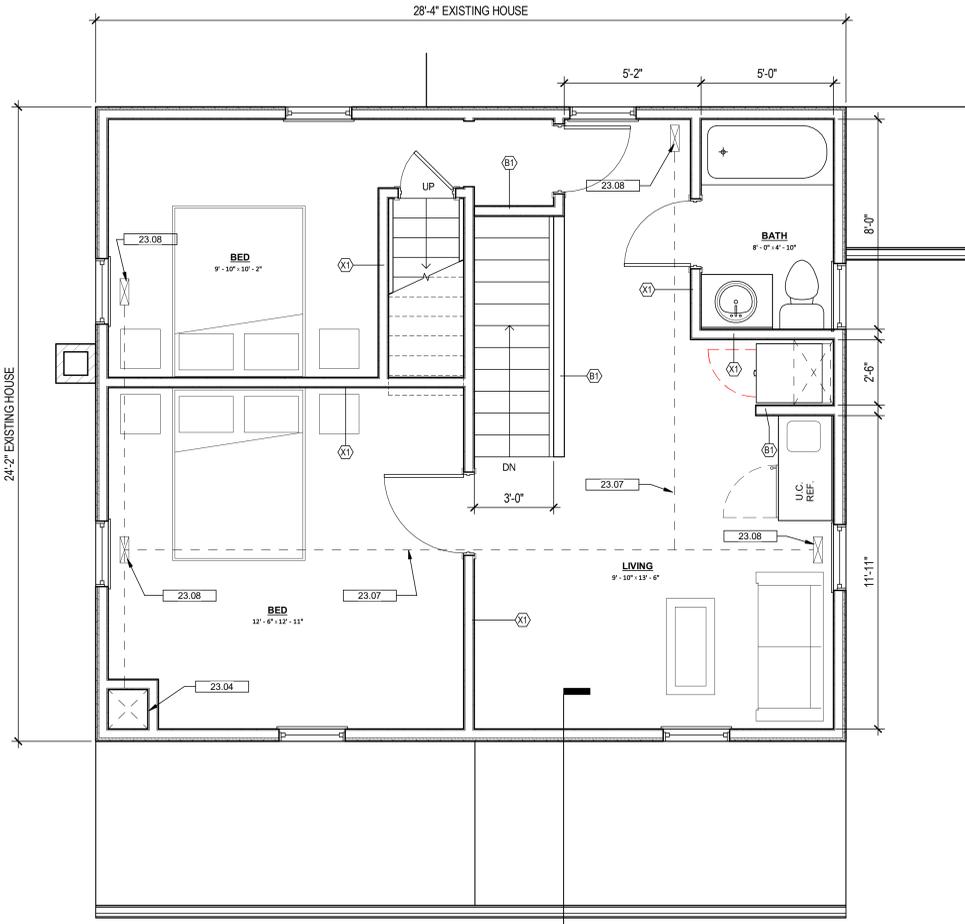
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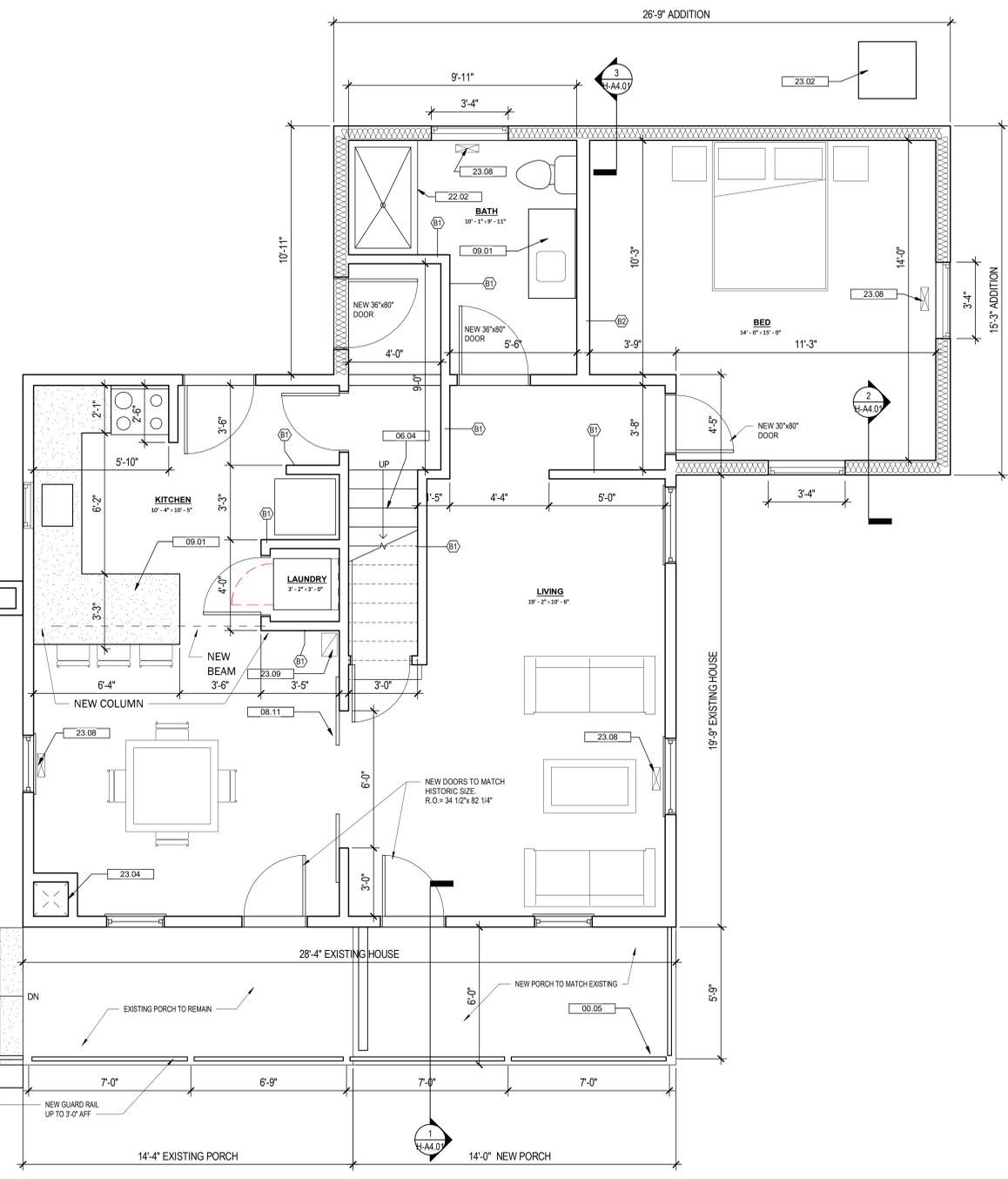


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3 MAIN HOUSE - 2nd FLOOR
SCALE: 3/8" = 1'-0"



2 MAIN HOUSE - 1st FLOOR
SCALE: 3/8" = 1'-0"

LEGEND

	EXISTING WALLS TO REMAIN
	DEMOLITION
	NEW CONSTRUCTION

- WALL AND FLOOR TYPES**
- WALLS**
- A1 A2**
 - INTERIOR PARTITION - 1/2" GYP. 1 HOUR, STC 28:**
 - ONE LAYER OF 5/8" THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY BOTH SIDES
 - A1 = 2x8 WOOD STUDS SPACED 24 IN. O.C. MAX
 - A2 = 2x4 WOOD STUDS SPACED 24 IN. O.C. MAX
 - MIN. 3 IN. THICK MINERAL WOOL BATT INSULATION
 - B1 B2**
 - INTERIOR PARTITION - NON RATED**
 - B1 = 2x4 WOOD STUDS, SPACED MAX. 16 IN. O.C.
 - B2 = 2x6 WOOD STUDS SPACED MAX. 16 IN. O.C.
 - 5/8" THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY BOTH SIDES
 - C1 C2 C3**
 - FURRED WALL - NON-RATED METAL PARTITION:**
 - C1 = 7/8" IN. METAL CHANNEL 16" O.C.
 - C2 = 2x4 WOOD STUDS 16" O.C.
 - C3 = 2x6 WOOD STUDS 16" O.C.
 - 5/8" GYPSUM WALL BOARD ON FINISH SIDE
 - X1**
 - EXISTING STUD WALL - NR**
 - TRIPLE 2x4 WOOD STUDS
 - 5/8" GYP. BD BOTH SIDES
- FLOOR / CEILING**
- XF1**

- KEYED NOTES SPECIFIC TO THIS SHEET**
- TYPICAL UNLESS NOTED OTHERWISE
- 00.05 RECONSTRUCT HISTORIC PORCH. MATCH EXISTING PORCH CONSTRUCTION.
 - 06.04 NEW WOOD STAIR WITH SOLID WOOD TREAD AND RISERS - STAIN AND SEAL.
 - 08.11 NEW SLIDING BARN-STYLE DOOR PAIR.
 - 09.01 SOLID SURFACE COUNTERTOPS WITH MATCHING 4" BACK AND SIDE SPLASH.
 - 22.02 30"x60" SHOWER UNIT WITH PREFORMED BASE AND TILE WALLS. PROTECT SURFACES FROM DAMAGE DURING CONSTRUCTION. VERIFY ACTUAL SIZE PRIOR TO INSTALLATION OF FRAMING.
 - 23.02 NEW HVAC CONDENSING UNIT.
 - 23.04 SUPPLY AND RETURN DUCT TO ATTIC AND SECOND FLOOR.
 - 23.07 SECOND FLOOR SUPPLY DUCT IN ATTIC.
 - 23.08 SUPPLY AIR GRILL ON FLOOR OF FIRST FLOOR AND CEILING OF SECOND FLOOR.
 - 23.09 RETURN AIR GRILL.

Mentzer-Sorrick Farm

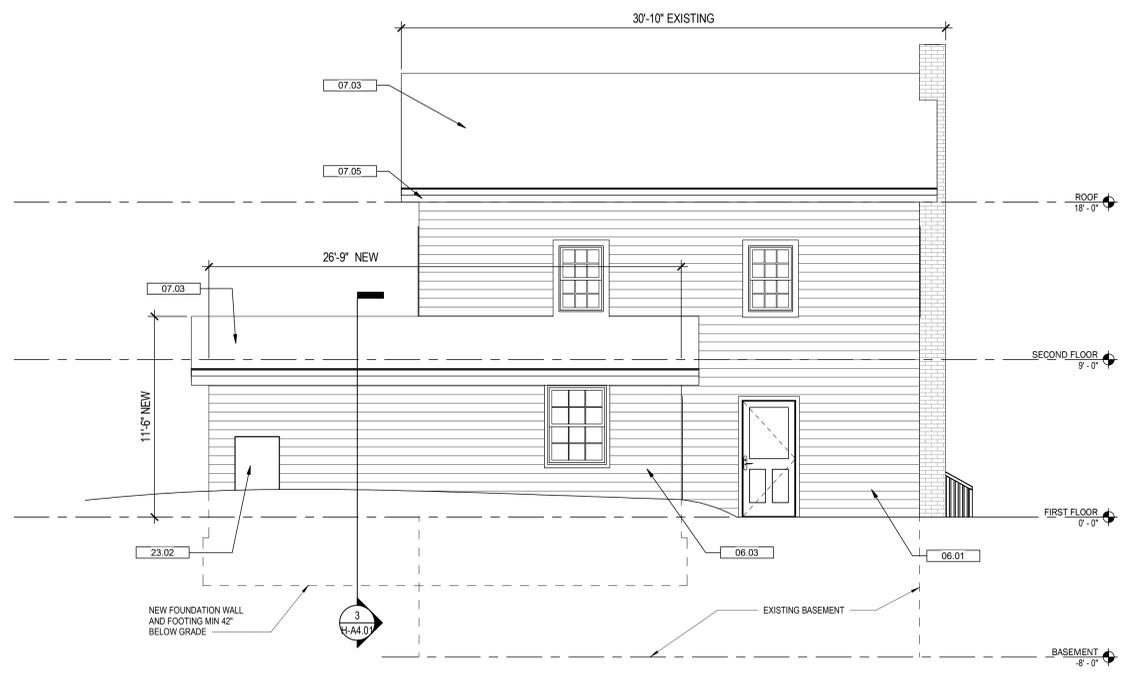
David Perkowski
365 Center Road
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Meld project number: 21025

revisions		
no.	description	date

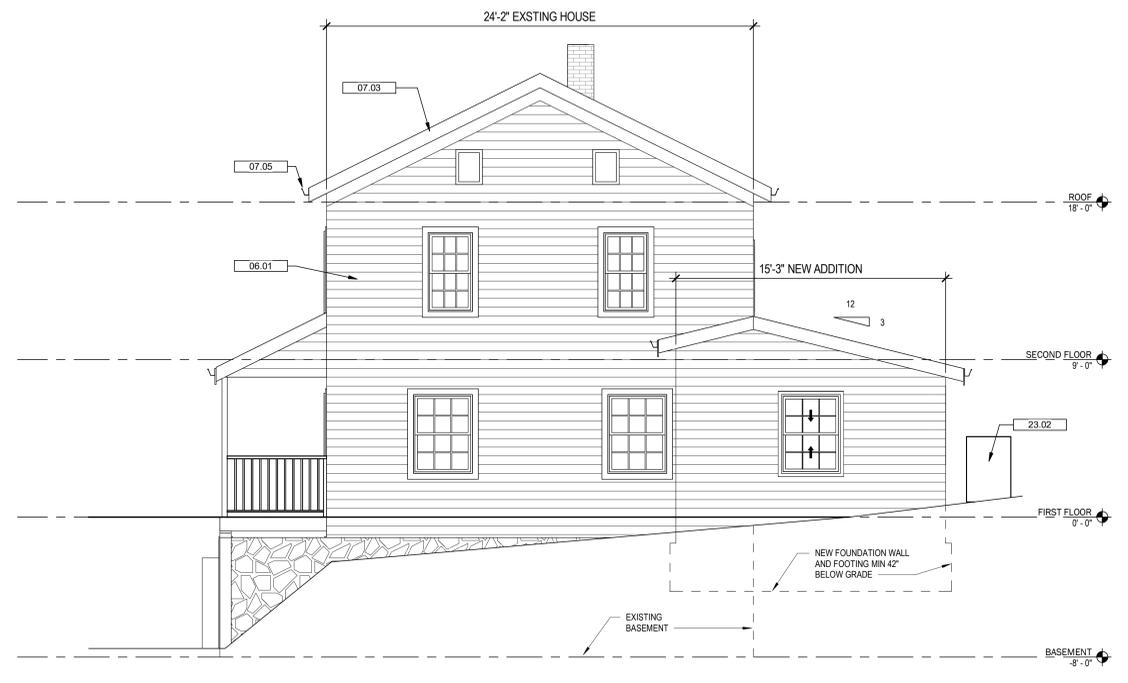


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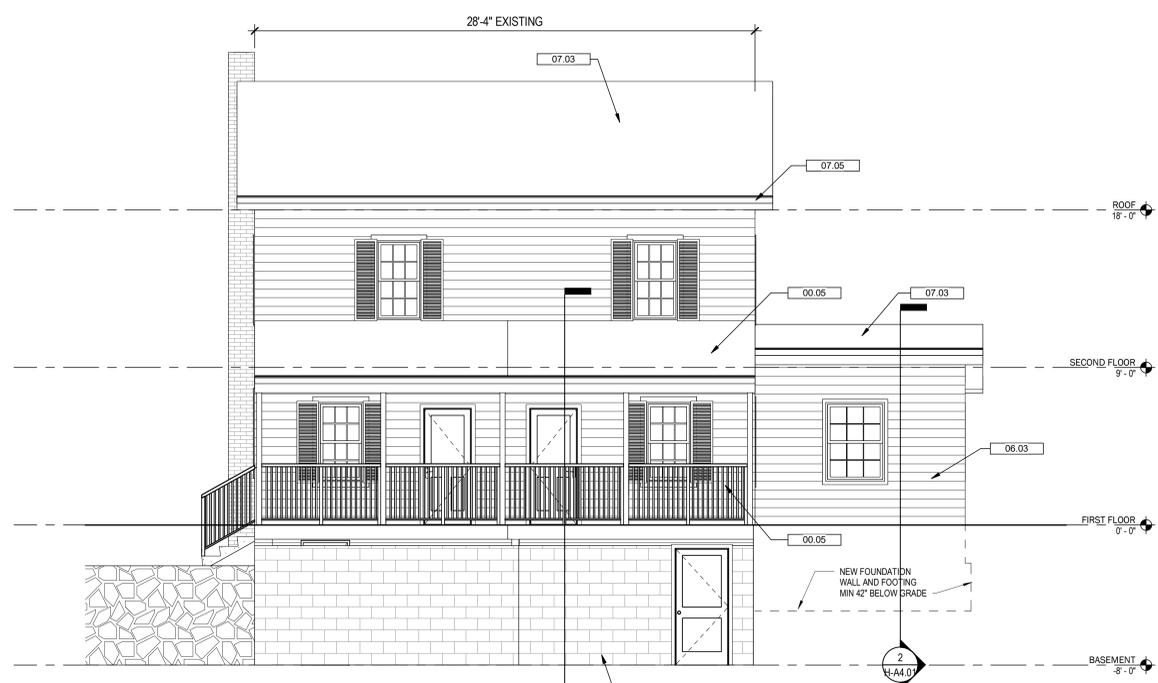
2 NORTH ELEVATION
H-A3.01 SCALE: 1/4" = 1'-0"



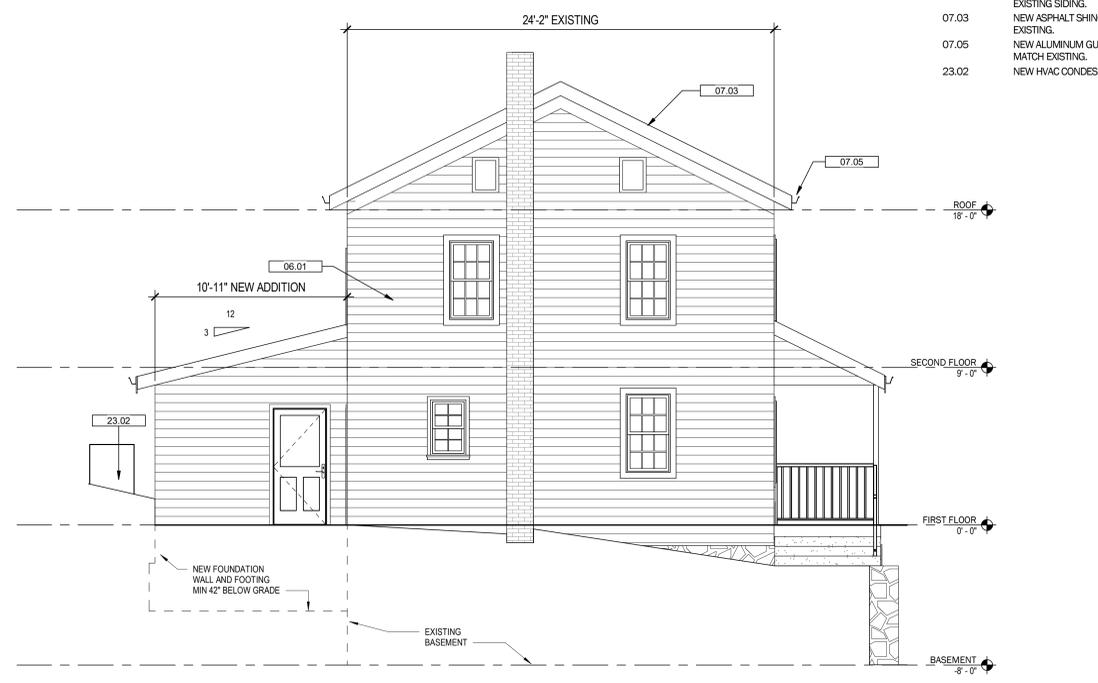
1 EAST ELEVATION
H-A3.01 SCALE: 1/4" = 1'-0"

KEYED NOTES SPECIFIC TO THIS SHEET

- TYPICAL UNLESS NOTED OTHERWISE
- 00.05 RECONSTRUCT HISTORIC PORCH. MATCH EXISTING PORCH CONSTRUCTION.
 - 04.04 NEW CMU WALL TO MATCH EXISTING.
 - 06.01 REPAIR/REPLACE PORTIONS OF DAMAGED WOOD SIDING. MATCH WIDTH AND THICKNESS OF EXISTING BOARDS.
 - 06.03 NEW WOOD SIDING TO MATCH SIZE OF EXISTING SIDING.
 - 07.03 NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING.
 - 07.05 NEW ALUMINUM GUTTER AND DOWNSPOUT TO MATCH EXISTING.
 - 23.02 NEW HVAC CONDENSING UNIT.



4 SOUTH ELEVATION
H-A3.01 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
H-A3.01 SCALE: 1/4" = 1'-0"

Mentzer-Sorrick Farm

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365 Center Road
Akron, OH 44319
Meld project number: 21025

Sheet Name:
ELEVATIONS

Sheet Number:
H-A3.01

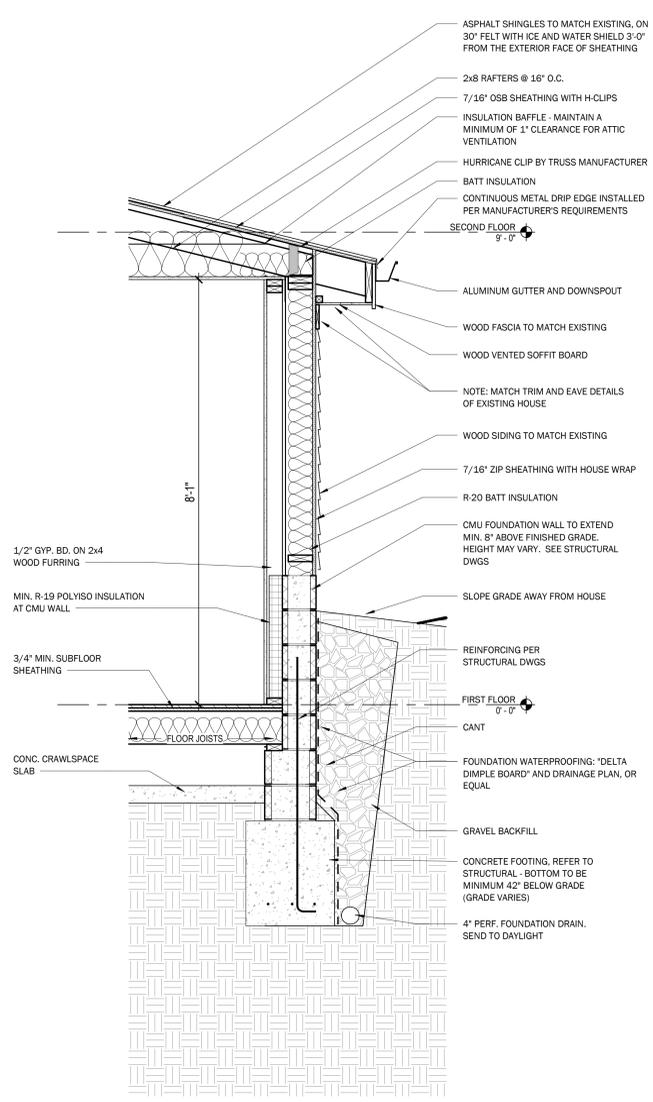
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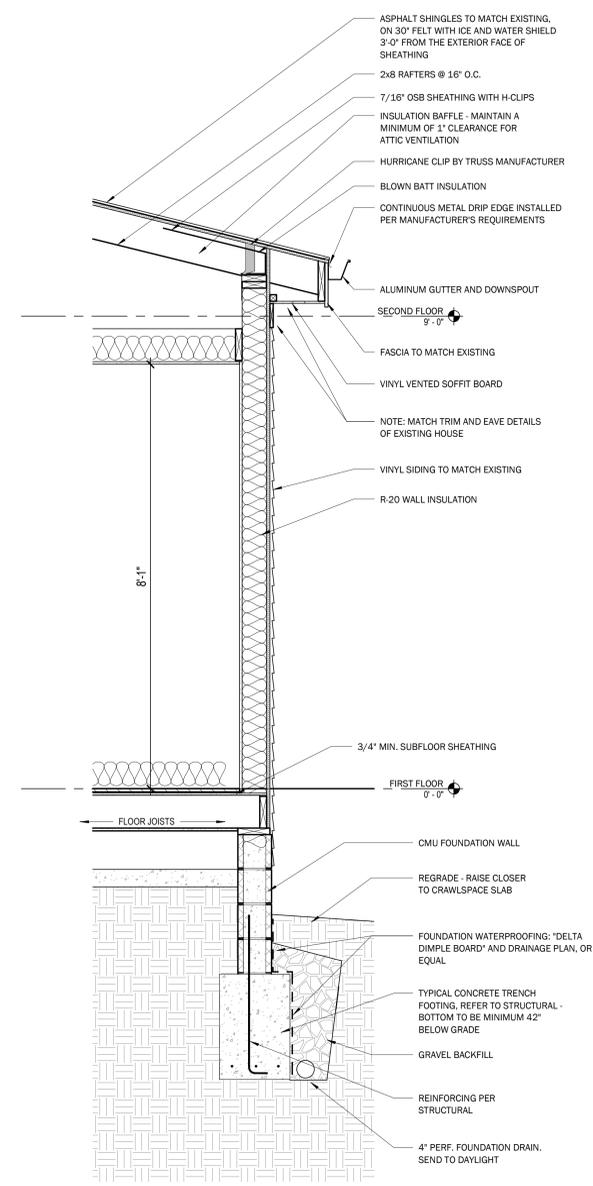


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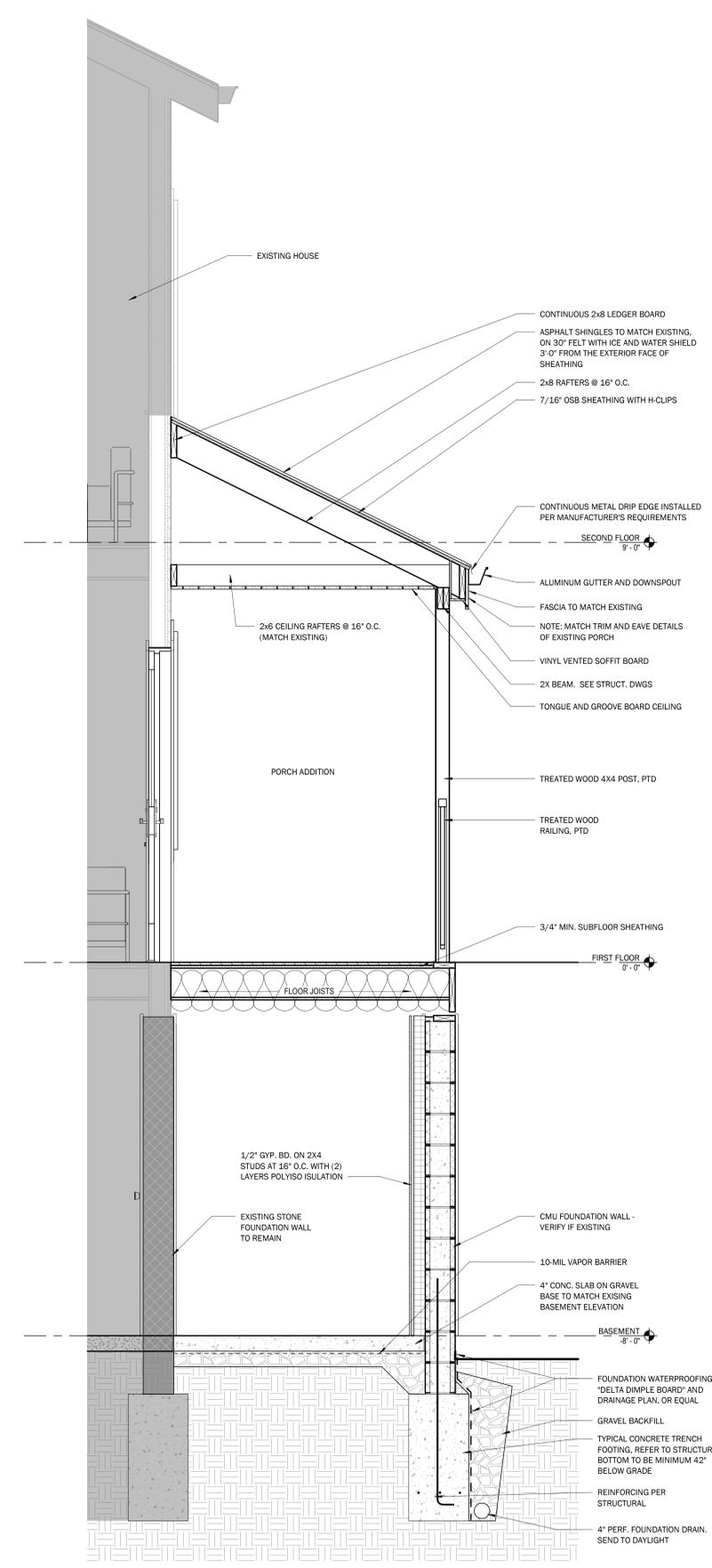
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3 SECTION AT ADDITION - NORTH
H-A4.01 SCALE: 3/4" = 1'-0"



2 SECTION AT ADDITION - SOUTH
H-A4.01 SCALE: 3/4" = 1'-0"



1 SECTION AT NEW PORCH
H-A4.01 SCALE: 3/4" = 1'-0"

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