CLEVELAND SINGLE FAMILY HOMES

LEE AVE CLEVELAND, OHIO 44106 (PPN: 120-06-030)

JUNE 14, 2019
FOR PERMIT

PROJECT TEAM

OWNER
THE ORLEAN COMPANY
23875 COMMERCE PARK DRIVE - SUITE 140
BEACHWOOD, OHIO 44122
PHONE: (216) 514-4990

STRUCTURAL ENGINEERING
CRAIG S. COHEN, P.E.
THREE COMMERCE PARK SQUARE, SUITE 200
23230 CHAGRIN BOULEVARD
BEACHWOOD, OH 44122
PHONE: (216) 763-2505
FAX: (216) 464-2062

ARCHITECT
CITY ARCHITECTURE, INC
1368 EAST 55TH STREET
CLEVELAND, OHIO 44103
PHONE: (216) 881-2444

CIVIL ENGINEERING
POLARIS ENGINEERING + SURVEYING
34600 CHARDON ROAD, SUITE D
WILLOUGHBY HILLS, OHIO 44094
PHONE: (440) 944-4433

PROJECT STATISTICS

	UNIT AREA	PORCH AREA	BASEMENT AREA	GARAGE AREA	
OPTION 2	1,345 SQ. FT.	166 SQ. FT.	579 SQ. FT.	413 SQ. FT.	**2,503 SQ. FT.**

INDEX OF DRAWINGS

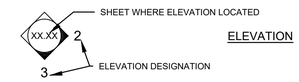
ARCHITECTURAL ABBREVIATIONS

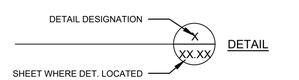
ADJ.	ADJACENT	F.D.	FLOOR DRAIN	PERF.	PERFORATED
A.F.F.	ABOVE FINISH FLOOR	F.F.	FINISH FLOOR	P.LAM.	PLASTIC LAMINATE
ALLOW.	ALLOWANCE	FIN.	FINISH	PLUMB.	PLUMBING
ALT.	ALTERNATE	FLR.	FLOOR	PLYWD.	PLYWOOD
ALUM.	ALUMINUM	F.R.T.	FIRE RETARDANT TREATED	PR.	PAIR
APPROX.	APPROXIMATELY			PSF	POUND/SQUARE FOOT
ARCH.	ARCHITECTURAL	FT.	FEET, FOOT	P.T.	PRESSURE TREATED
B&B	BALLED & BURLAPPED	FTG.	FOOTING	PTD.	PAINTED
BD.	BOARD	GALV.	GALVANIZED	R	RISER
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS
BLK.	BLOCK	GL.	GLASS	R.D.	ROOF DRAIN
BLKG.	BLOCKING	GLZ.	GLAZING	REF.	REFER TO
BM.	BEAM	GSF	GROSS SQUARE FEET	REFL.	REFLECTED
BRG.	BEARING	GWB	GYPSUM WALL BOARD	REINF.	REINFORCED
BTW.	BETWEEN	GYP.	GYPSUM	REQ'D.	REQUIRED
B/O	BOTTOM OF	H.A.	HEAVY DUTY	R.C.P.	REFLECTED CEILING PLAN
C.B.	CATCH BASIN	HT.	HEIGHT	R.L.	ROOF LEADER
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	RM.	ROOM
C.L.	CENTER LINE	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
CLG.	CEILING	HP	HIGH POINT	RTU	ROOF TOP UNIT
CLOS.	CLOSET	INFO.	INFORMATION	SCW	SOLID CORE WOOD
CMU	CONCRETE MASONRY UNIT	INSUL.	INSULATION, INSULATED	SECT.	SECTION
		INT.	INTERIOR	S.F.	SQUARE FEET
COL.	COLUMN	JAN.	JANITOR'S	SHR.	SHEET
COL'S.	COLUMNS	JT.	JOINT	SIM.	SIMILAR
COMP.	COMPRESSIBLE	KIT.	KITCHEN	SPECS.	SPECIFICATIONS
CONC.	CONCRETE	L.	LENGTH	S.S.	STAINLESS STEEL
CONT.	CONTINUOUS	LAM.	LAMINATE	S.S.M.	SOLID SURFACE MATERIAL
CONSTR.	CONSTRUCTION	LAV.	LAVATORY	STD.	STANDARD
COORD.	COORDINATE	LWT.	LIGHTWEIGHT	STL.	STEEL
CTR.	CENTER	MFR.	MANUFACTURER	STN'D.	STAINED
DET.	DETAIL(S)	MAS.	MASONRY	STOR.	STORAGE
DIA.	DIAMETER	MATL.	MATERIAL	STRUCT.	STRUCTURAL
DIAG.	DIAGRAM	MAX.	MAXIMUM	SUSP.	SUSPENDED
DIM'S.	DIMENSIONS	MDO	MEDIUM DENSITY OVERLAY	THK.	THICK
DN.	DOWN			TLT.	TOILET
DS	DOWNSPOUT	MDF	MEDIUM DENSITY FIBERBOARD	T.O.	TOP OF
DWG.(S)	DRAWING(S)			T.	TREAD
EA	EACH	MECH.	MECHANICAL	TYP.	TYPICAL
EIFS	EXTERIOR INSULATION FINISH SYSTEM	MTL.	METAL	U.L.	UNDERWRITERS LABORATORY
		MIN.	MINIMUM		
E.J.	EXPANSION JOINT	MMU.	MANUFACTURED MASONRY UNIT	U.N.O.	UNLESS NOTED OTHERWISE
ELEV.(S)	ELEVATION(S)				
ELEC.	ELECTRICAL	M.O.	MASONRY OPENING	V.B.	VAPOR BARRIER
ETC.	ET CETERA	M.PT.	MIDPOINT	VERT.	VERTICAL
E.T.R.	EXISTING TO REMAIN	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	W.	WIDTH
EWC.	ELECTRIC WATER COOLER	NOM.	NOMINAL	W/	WITH
EXIST.	EXISTING	NSF	NET SQUARE FOOTAGE	W/O	WITHOUT
EXP.	EXPANSION	NTS	NOT TO SCALE	WD.	WOOD
EXT.	EXTERIOR	O/	OVER	W.P.	WORK POINT
FE.	FIRE EXTINGUISHER	O.C.	ON CENTER	/FT	PER FOOT
FEC.	FIRE EXTINGUISHER CABINET	O.D.	OUTSIDE DIAMETER	@	AT
		O.H.	OVERHEAD	±	PLUS OR MINUS
		OSB	ORIENTED STRAND BOARD	°	DEGREE
		PART.	PARTITION	Ø	DIAMETER

LEGEND

EARTH
STEEL
CONCRETE
BRICK
PLYWOOD
WOOD-ROUGH
WOOD-FINISH
POROUS FILL
RIGID INSULATION
BATT INSULATION

DS — DOWN SPOUT
FD — FLOOR DRAIN
VENT
ROOM NAME & NUMBER (XXX)
XXX/X — DOOR NUMBER
ELEVATION TARGET
X/X — REVISION





GENERAL NOTES

1. CODE: 2013 RESIDENTIAL CODE OF OHIO

2. THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AS THEY PERTAIN TO THE ACCEPTABLE COMPLETION OF THEIR WORK.

3. COORDINATE ALL WORK WITH ARCHITECTURAL AND EQUIPMENT DRAWINGS.

4. VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

5. DO NOT SCALE DRAWING, FOLLOW DIMENSIONS. ALL MATERIAL INSTALLATION PROCEDURES MUST FOLLOW.

6. MANUFACTURERS REQUIRED / RECOMMENDED METHODS FOR INSTALLATION, INCLUDING ALL NECESSARY AND OR RECOMMENDED ACCESSORY ELEMENTS SUCH AS, BUT NOT LIMITED TO: FLASHING, SEALANT, ANCHORING AND FASTENING DEVICES, ETC. PERSONNEL INSTALLING THE MATERIALS SHALL BE PROVIDED WITH WRITTEN INSTALLATION PROCEDURES AND/OR SPECIFIC DIRECTION FROM THE MANUFACTURER PRIOR TO INSTALLATION. ITEMS REQUIRED FOR INSTALLATION, NOT SPECIFICALLY IDENTIFIED ON THESE DRAWINGS, YET NOTED ON THE INSTALLATION INSTRUCTIONS MUST BE ACCOUNTED FOR, PROVIDED, AND INSTALLED BY THE CONTRACTOR. CONTACT THE ARCHITECT IF THERE ARE ANY GENERAL OR SPECIFIC QUESTIONS REGARDING THESE REQUIREMENTS.

MATERIAL NOTES

7. VERIFY ALL ROUGH OPENINGS W/MANUFACTURER PRIOR TO FRAMING. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE SILL OF EGRESS WINDOWS SHALL NOT BE MORE THAN 44" AFF. (ORC 809.4)

9. TEMPERED GLAZING SHALL BE PROVIDED IN THE FOLLOWING CONDITIONS (ORC 308.4):

A) IN ALL GLAZED DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. TEMPERED GLAZING SHALL ALSO BE INSTALLED IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET AND 36 INCHES HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.

B) IN ANY INDIVIDUALLY FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR UNLESS THERE IS A WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.

C) IN ANY INDIVIDUALLY FIXED OR OPERABLE PANEL OTHER THAN THOSE SPECIFIED ABOVE WHICH MEETS ALL THE FOLLOWING CONDITIONS:

C.1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9SQ. FT.
C.2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
C.3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR,
C.4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

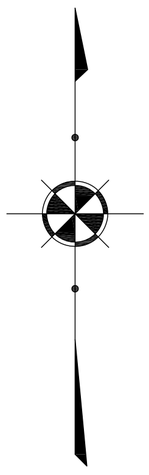
D) IN STAIRWAY, LANDINGS AND RAMPS WHICH MEET THE FOLLOWING CONDITIONS:
D.1) GLAZING ADJACENT TO STAIRWAYS , LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
D.2) GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

(EXCEPTION: TEMPERED GLAZING IS NOT REQUIRED IN CIRCUMSTANCES RELATED TO NOTE "D" WHEN:
1) THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS COMPLYING WITH OBC.
2) THE PLANE OF THE GLASS IS 18 INCHES OR GREATER FROM THE RAILING.)

LOCATION PLAN

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

John E.J. Wagner, #0513799
Expiration Date 12/31/2019



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET

811

O.U.P.S. REFERENCE
A-912-700-732

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED. WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

STATE OF OHIO
RICHARD A. THOMPSON JR. 7388
REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 14TH DAY OF MAY, 2019, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

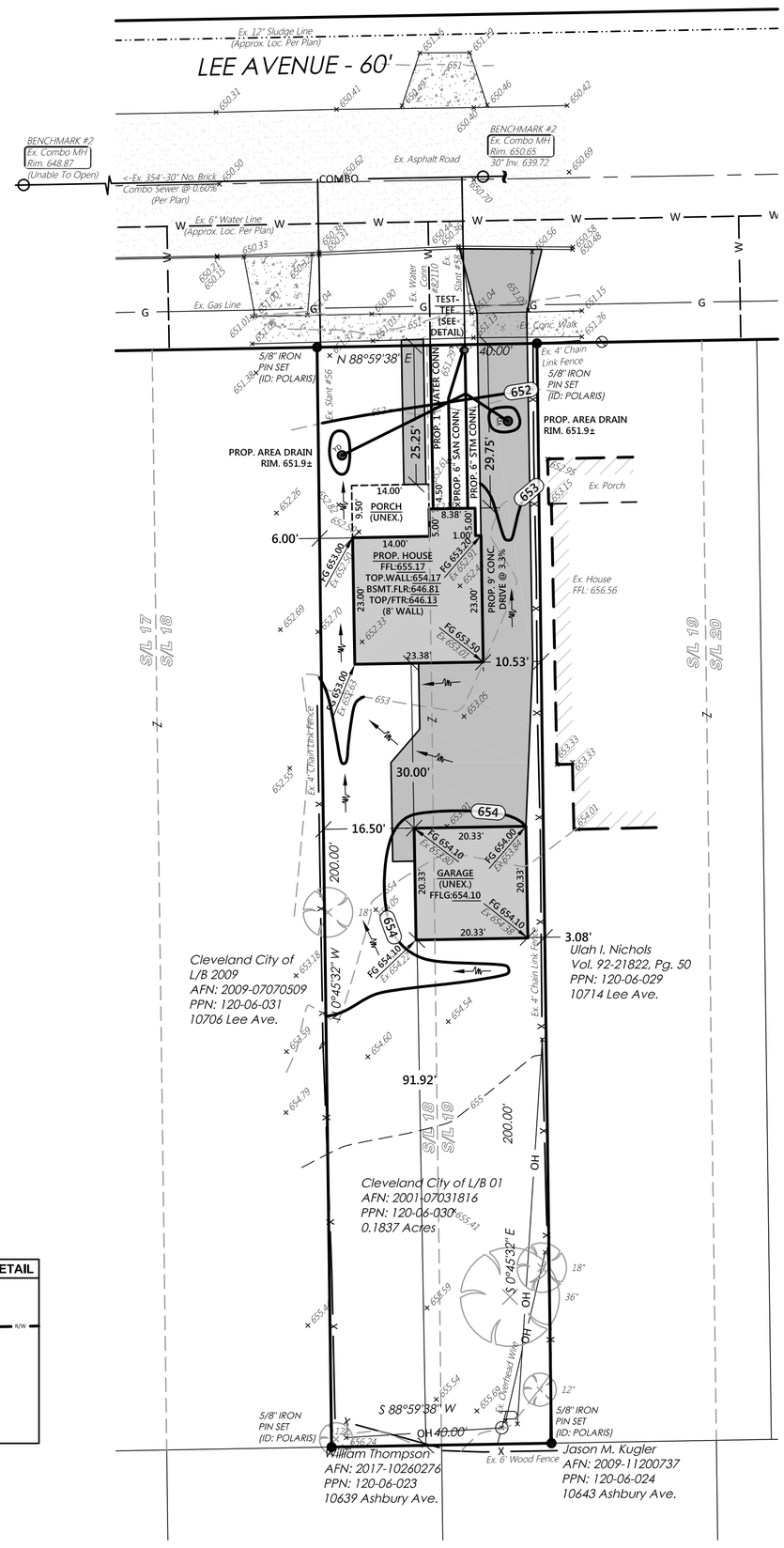
Richard A. Thompson Jr.

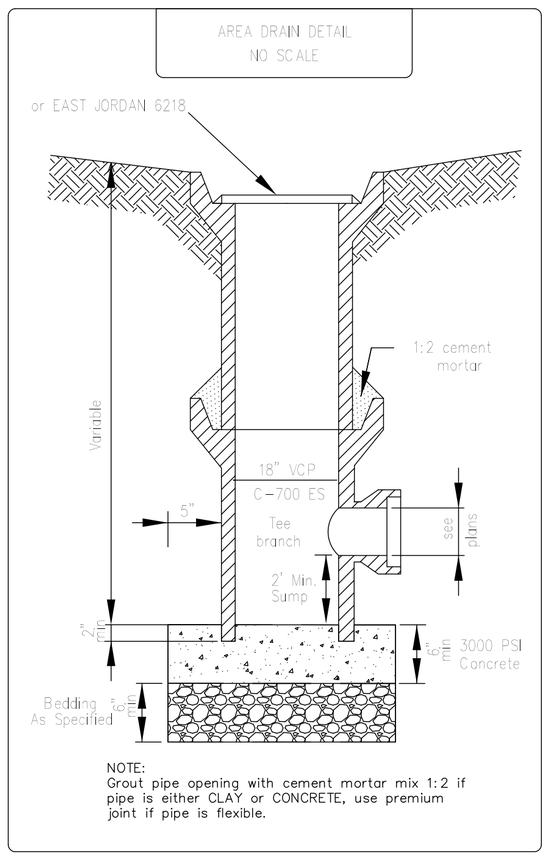
RICHARD A. THOMPSON, JR., P.S. #7388

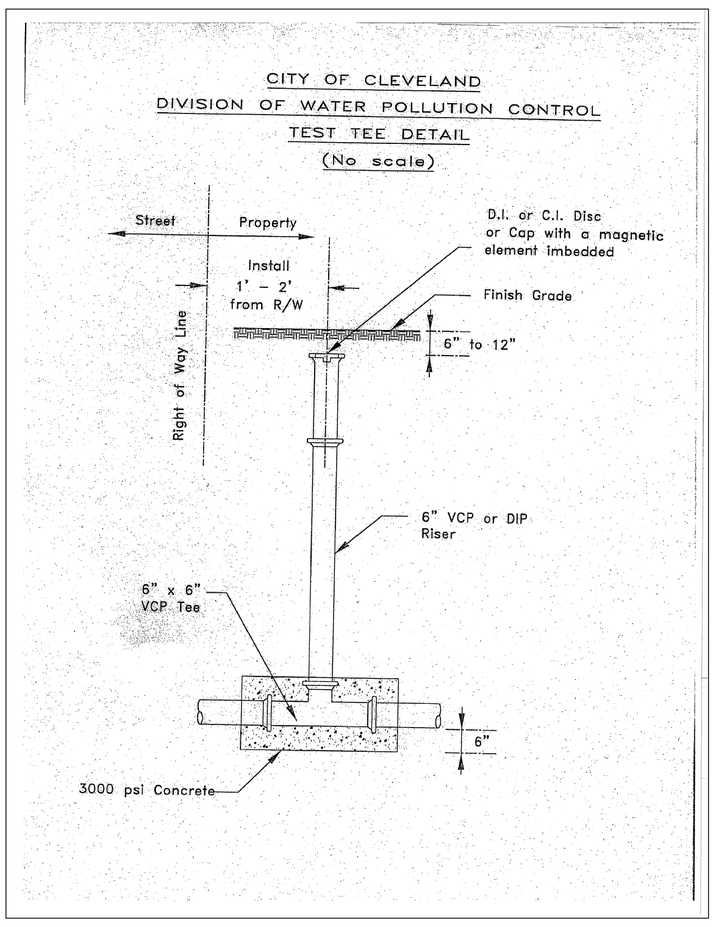
NOTE:
-ANY OPENINGS IN THE STREET MUST BE REPAIRED PER CITY STANDARDS.

NOTE:
-CONTRACTOR TO VERIFY LOCATION OF EXISTING LATERALS. IF NONE LOCATED, NEW CONNECTION TO SEWER MAIN SHALL BE MADE.

NOTE:
ANYONE USING ELEVATIONS ASSOCIATED WITH THIS PLAN SHALL UTILIZE & CHECK INTO BOTH BENCHMARKS FOR VERTICAL CONTROL. POLARIS SHALL BE NOTIFIED IMMEDIATELY OF ANY IRREGULARITIES.







SYMBOL LEGEND

Ex. Clean Out	Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Tree	Ex. Monument Box
Ex. Catch Basin	Prop. Sanitary Manhole	Ex. Water Meter	Ex. Guy Wire	Ex. Pine Tree	Power Transformer
Prop. Catch Basin	Prop. Curb Inlet	Ex. Fire Hydrant	Ex. Power Pole	Ex. Bush	Sprinkler Control Box
Ex. Yard Drain	Ex. Curb Inlet	Prop. Hydrant	Ex. Light Power Pole	Ex. Mailbox	Sprinkler Head
Ex. Manhole	Ex. Gas Marker	Prop. WL Valve	Ex. Light Pole	Ex. Sign	Traffic Signal Pole
Ex. Storm Manhole	Ex. Gas Meter	Well	Prop. Light Pole	Ex.Telphone Box	Traffic Signal Box
Prop. Storm Manhole	Ex. Gas Valve	Test Bore		Guard Post	

polaris Engineering & Surveying

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 944-4433
(440) 944-3722 (Fax)
www.polaris-es.com

DATE: 6/7/19
SCALE: HOR. 1"=20'
FOLDER: DWG/Site Plans
FILENAME: Site Plan
TAB: 01-Site Plan (SL 18-19)
DRAWN: RMK

STATE OF OHIO
KEVIN T. HOFFMAN 74831
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

CITY ARCHITECTURE
1368 EAST 55th STREET
CLEVELAND, OH 44103
PHONE:(216) 881-2444
CONTACT: Tim Larke

SITE PLAN FOR:

SUBLOT No. 18/19

_____ LEE AVENUE

J.H. WADE ET. AL. RE-SUBDIVISION

CITY OF CLEVELAND - CUYAHOGA COUNTY - OHIO

CONTRACT No.

19097

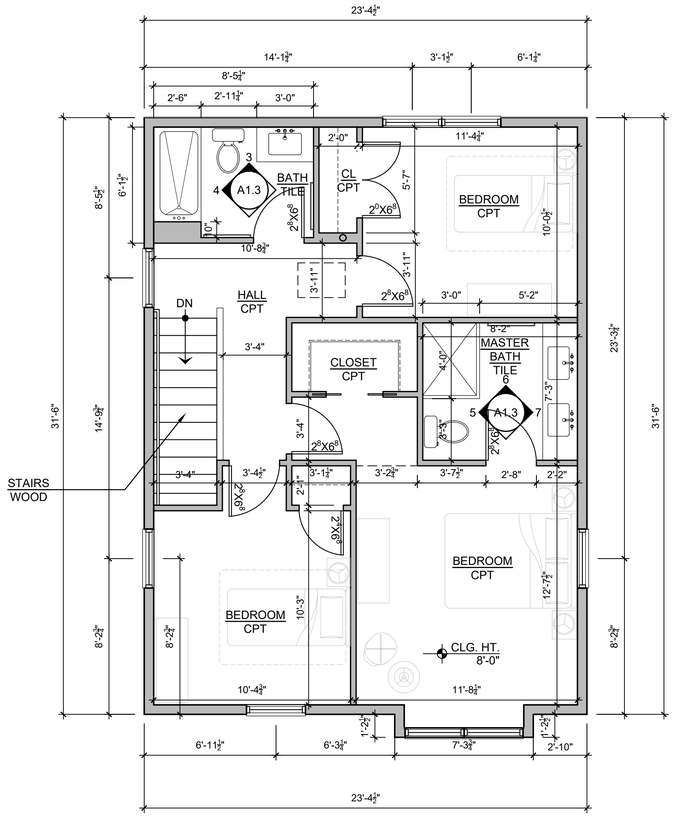
SHEET	OF
C1.2	C1.2

GENERAL PLAN NOTES:

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ARE 3 ½" STUDS UNLESS OTHERWISE NOTED.
3. PROVIDE HANDRAILS AT ALL INTERIOR STAIRWAYS OF STANDARD HANDRAIL PROFILE WHITE PINE MEASURING 1 ½" DEEP BY 1 ½" WIDE. MOUNTING BRACKETS (NATIONAL #106) MUST BE SECURELY FASTENED TO WALL AT STUD OR SOLID BLOCKING. HANDRAILS SHALL RETURN TO WALL, TYP.
4. EXT. DOORS ARE WEATHER-STRIPPED.
5. ALL CLOSETS HAVE A WIRE MESH SHELF WITH INTEGRATED ROD UNLESS OTHERWISE NOTED.
6. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AROUND SHOWERS/TUBS AND AL SINKS. (SEE 4/A5.2).
7. ALL INTERIOR WOOD TRIM TO BE PAINTED UNO.
8. ALL TOWEL BARS MTD. @ 42" A.F.F. UNO. ABOVE TOILET @ 60" A.F.F.
9. ALL WALLS TO BE SMOOTH DRYWALL. ALL CEILINGS TO BE KNOCK DOWN TEXTURE DRYWALL.
10. ALL CEILING HEIGHTS TO BE 9'-0" HIGH ON FIRST FLOOR AND 8'-0" ON SECOND FLOOR UNO.
11. AT ALL REMOVABLE BASE CABINETS PROVIDE BURN PROTECTION ON ALL EXPOSED PIPING, AND EXTEND FLOOR FINISHES AND BASE TO REAR WALL. PAINT REAR WALL AND PROVIDE FINISHED PANEL AT ADJ. CABINET WALLS, TYP.
12. PROVIDE ALL LINEN CLOSETS WITH 5 WIRE SHELVES.

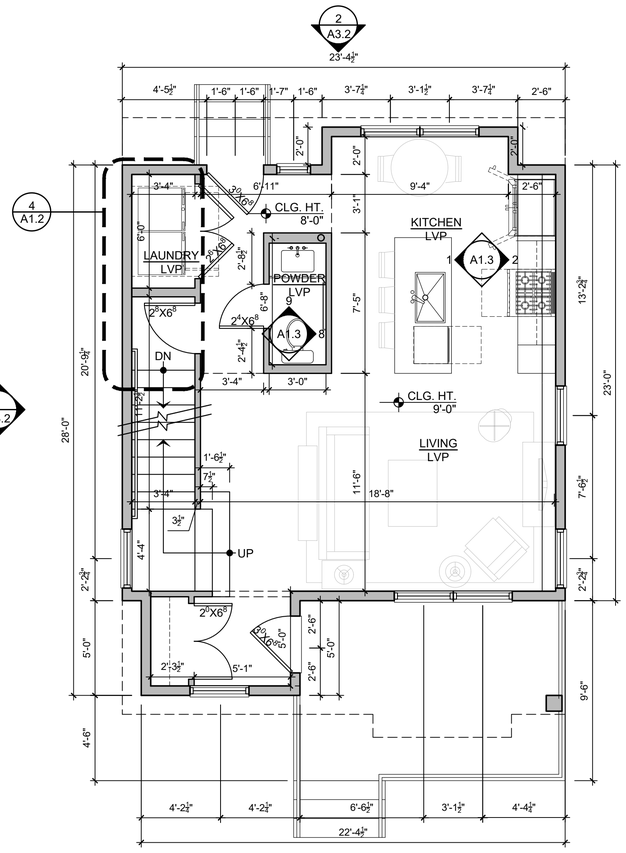
VINYL DOUBLE HUNG WINDOW IN BEDROOMS SHALL HAVE MIN. CLEAR OPENING 20" WIDE X 24" HIGH, MIN. CLEAR AREA OF 5.7 S.F., & W/ BOTTOM CLEAR AREA NOT MORE THAN 44" A.F.F., TYP. REFER TO ELEVATIONS FOR SIZES.

13. PROVIDE VINYL MOUNTING BLOCKS AT ALL LIGHT FIXTURES, DOORBELL UNITS, AND AC UNIT DISCONNECTS @ VINYL SIDING LOCATIONS, TYP.
14. ALL SECOND FLOOR HALF WALL GUARD RAILS SHALL BE NO LESS THAN 36" A.F.F., TYP.
15. FLUSH LEVER TO BE ON OPEN SIDE OF TOILETS.
16. PROVIDE WATER RESISTANT GYPSUM BOARD TO 4'-0" A.F.F. IN LAUNDRY AREAS.
17. PASSIVE RADON SYSTEM: PROVIDE PASSIVE RADON SYSTEM CONSISTING OF 3" PVC PIPING FROM UNDERSLAB TEE UP THROUGH ROOF, GAS PERMEABLE STONE UNDER SLAB (57 LIMESTONE), AND A DEDICATED RECEPTACLE CONNECTED TO THE 'HOUSE PANEL' IN ATTIC NEAR LOCATION OF PIPING FOR FUTURE USE IF NEEDED. SEE FLOOR PLANS FOR LOCATIONS OF PIPING. CONTRACTOR TO INSTALL FANS PER ELECTRICAL REQUIREMENTS.
18. NO PLUMBING LINES IN EXTERIOR WALLS. PROVIDE FURRED WALLS AS NECESSARY TO RUN PLUMBING.



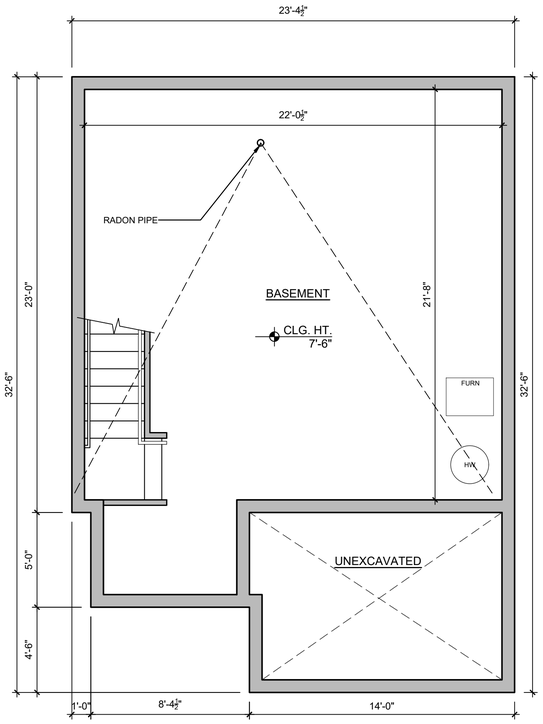
OPTION 2
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 / -



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

2 / -



OPTION 2
OPTIONAL
BASEMENT PLAN
SCALE: 1/4" = 1'-0"
AREA: 580 SQ. FT.

1 / -

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

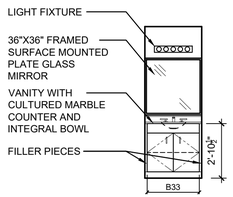
Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

OPTION 2
FLOOR
PLANS

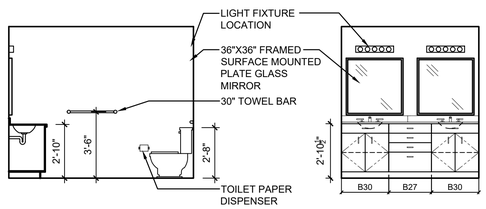
City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713
www.cityarch.com

Project Number:
18053

Sheet Number:
A1.2

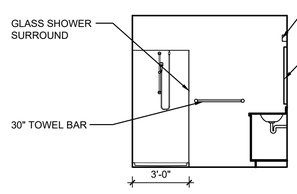


POWDER ROOM
ELEVATION 9
SCALE: 1/4" = 1'-0"

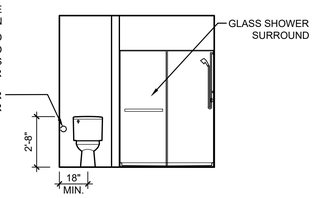


POWDER ROOM
ELEVATION 8
SCALE: 1/4" = 1'-0"

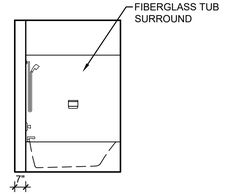
MASTER BATHROOM
ELEVATION 7
SCALE: 1/4" = 1'-0"



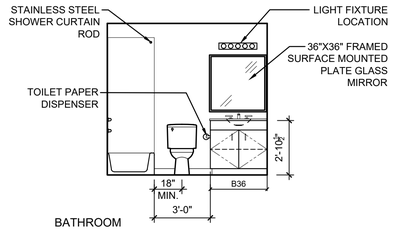
MASTER BATHROOM
ELEVATION 6
SCALE: 1/4" = 1'-0"



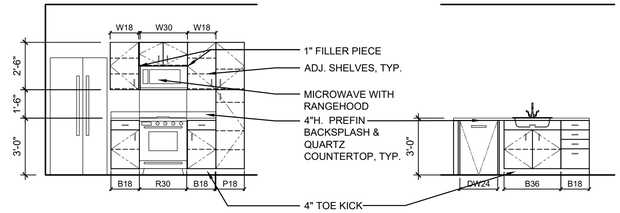
MASTER BATHROOM
ELEVATION 5
SCALE: 1/4" = 1'-0"



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

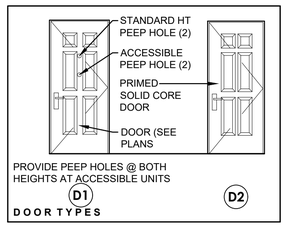


BATHROOM
ELEVATION 3
SCALE: 1/4" = 1'-0"



KIT. ELEVATION 2
SCALE: 1/4" = 1'-0"

KIT. ELEVATION 1
SCALE: 1/4" = 1'-0"



TYPICAL FINISH SCHEDULE:

PRODUCT	MANUFACTURER	STYLE	COLOR	COMMENTS
VINYL PLANK	SHAW	TERRAIN	GROVE 00737	
CARPET	SHAW	PS700 GOLD SOLUTION	00510 WINTER BIRCH	
PORCELAIN TILE	AMERICAN OLEAN	MIRASOL	SILVER MARBLE	
CABINETS	KOUNTRY WOOD PRODUCTS	HARMONY	PAINTED WHITE	
COUNTERTOP	TBD - QUARTZ			
WALL PAINT (FIELD COLOR)	SHERWIN WILLIAMS		SW1015 - SKYLINE STEEL	
CEILING / TRIM	SHERWIN WILLIAMS		SW7006 - EXTRA WHITE	
WALL PAINT (BATHROOMS & POWDER ROOM - ALL WALLS)	SHERWIN WILLIAMS		SW6184 - AUSTERE GRAY	
ACCENT PAINT (LIVING ROOM & MASTER BEDROOM)	SHERWIN WILLIAMS		SW7081 - SENSUOUS GRAY	

TYPICAL DOOR SCHEDULE:

	DOOR				FRAME		
LOCATION:	SIZE:	THICKNESS:	TYPE:	MATERIAL:	MATERIAL:	HARDWARE	REMARKS
FRONT ENTRY	SEE PLANS	1 3/4"	D1	H.M.	WD	SEE SPECS	1,2,3
REAR ENTRY	SEE PLANS	1 3/4"	D1	H.M.	WD	SEE SPECS	1,2
COAT CLOSET	SEE PLANS	1 3/8"	D2	SCW	WD	SEE SPECS	-
BATHROOMS	SEE PLANS	1 3/8"	D2	SCW	WD	SEE SPECS	-
LINEN	SEE PLANS	1 3/8"	D2	SCW	WD	SEE SPECS	-
BEDROOMS	SEE PLANS	1 3/8"	D2	SCW	WD	SEE SPECS	4
CLOTHES CLOSETS (BEDROOMS)	SEE PLANS	1 3/8"	D2 (SEE PLANS)	SCW	WD	SEE SPECS	-

ABBREVIATION KEY

HM	HOLLOW METAL
WD	WOOD
SCW	SOLID CORE WOOD
STL.	STEEL

REMARKS

1. INSULATED
2. WEATHER STRIPPING
3. PEEP HOLE
4. UNDERCUT 1"
5. OWNER LOCKSET

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE CLEVELAND, OHIO

Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

INTERIOR DETAILS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

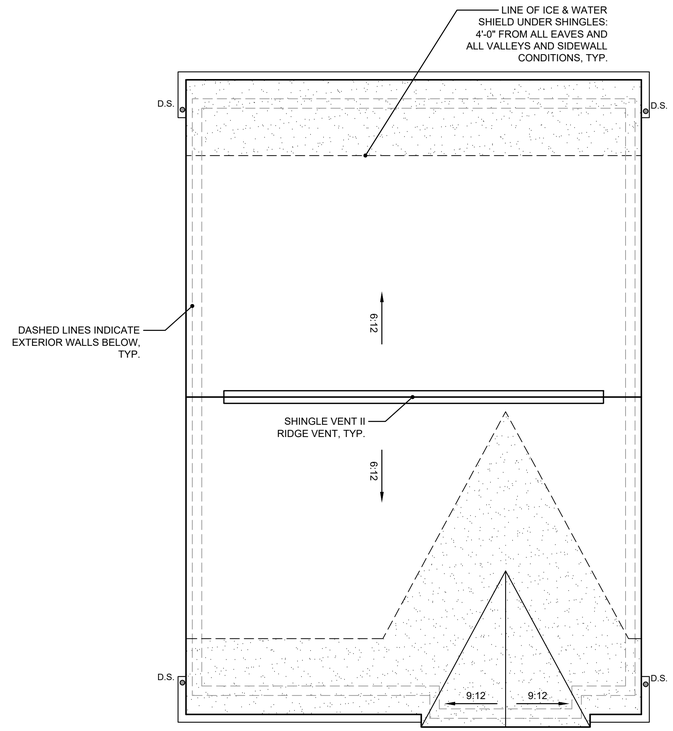
www.cityarch.com

Project Number:
18053

Sheet Number:
A1.3

GENERAL ROOF PLAN NOTES:

1. EXTEND ICE AND WATER SHIELD UNDER SHINGLES 4'-0" FROM ALL EAVES, VALLEYS, AND SIDEWALL CONDITIONS.
2. INSTALL ALUM. DRIP EDGE ON ALL EAVES AND GABLES.
3. ALL VALLEYS TO BE ALUM.

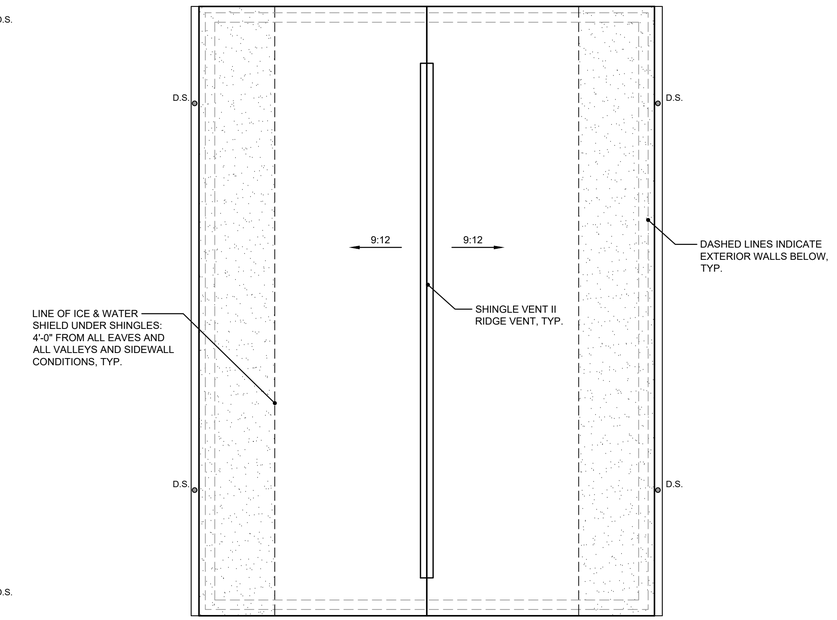


OPTION 2

ROOF PLAN

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

2
-



OPTION 1

ROOF PLAN

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

1
-

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:

2018-12-11 - PRICING

2019-06-14 - FOR PERMIT

ROOF PLANS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:

18053

Sheet Number:

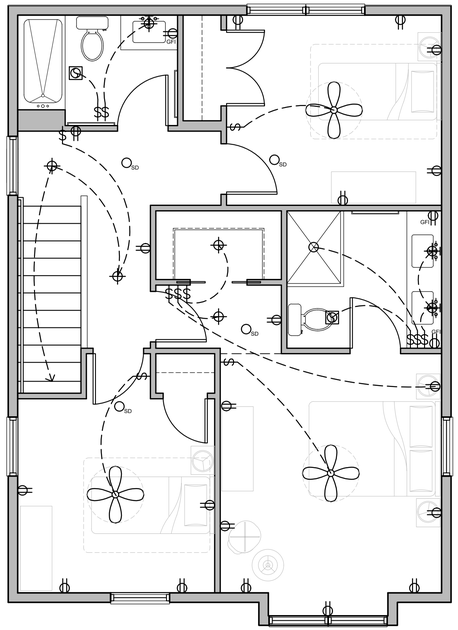
A1.4

ELECTRICAL SCHEDULE

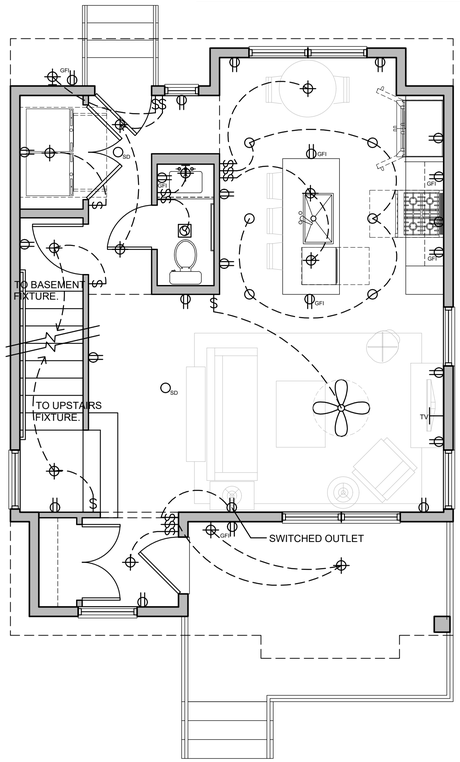
- RECESSED LIGHT FIXTURE WITH MOISTURE RESISTANT LENS (4" DIAMETER-WHITE BAFFEL)
- RECESSED LIGHT FIXTURE (4" DIAMETER-WHITE BAFFEL)
- CEILING JUNCTION BOX FOR SURFACE MOUNTED LIGHT
- WALL SCONCE
- VENT FAN
- PHONE JACK
- TELEVISION HOOKUP
- 120V OUTLET
- GROUND FAULT INTERUPT OUTLET WEATHER PROOF
- SWITCHED OUTLET
- GROUND FAULT INTERUPT OUTLET
- SWITCH
- 3-WAY SWITCH
- CEILING FAN
- AIR REGISTER
- SMOKE DECTOR - HARDWIRED W/ BATT. BACK-UP

ELECTRICAL NOTES

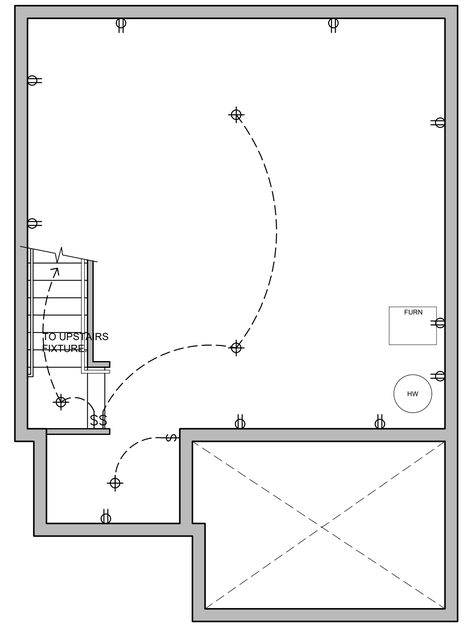
- ATTIC: PROVIDE OUTLET FOR FUTURE RADON PIPE FAN (OUTLET SHALL BE NEAR RADON PIPE)
- ATTIC HATCH TO BE PLACED BETWEEN ROOF TRUSSES W/ R-38 INSUL.
- PROVIDE ATTIC LIGHT FIXTURE NEAR HATCH AND OUTLET.



ELECTRICAL PLAN
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
3
-



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



ELECTRICAL PLAN
BASEMENT PLAN
SCALE: 1/4" = 1'-0"
1
-

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:
- 2018-12-11 - PRICING
- 2019-06-14 - FOR PERMIT

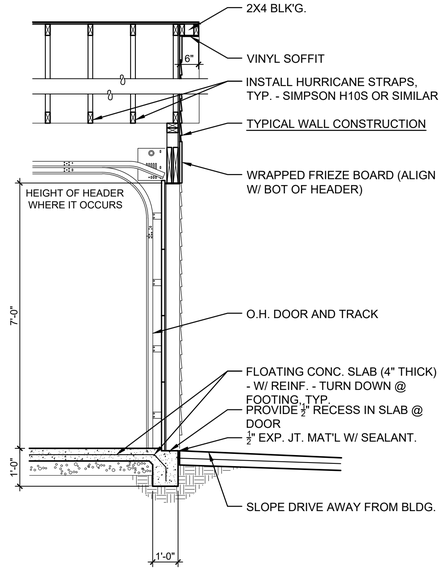
TYPICAL ELECTRICAL FLOOR PLANS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:
18053

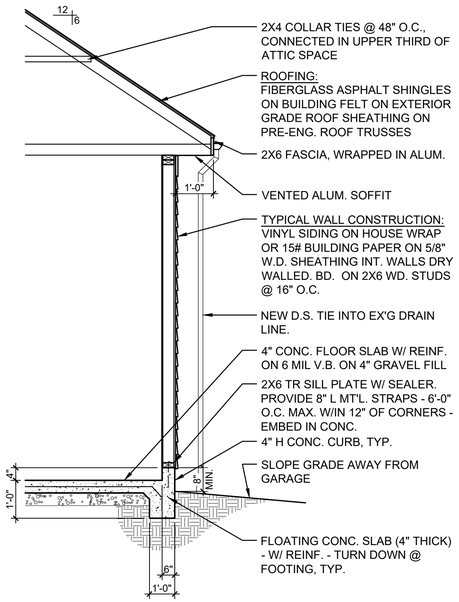
Sheet Number:
E1.1



GARAGE WALL SECTION

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

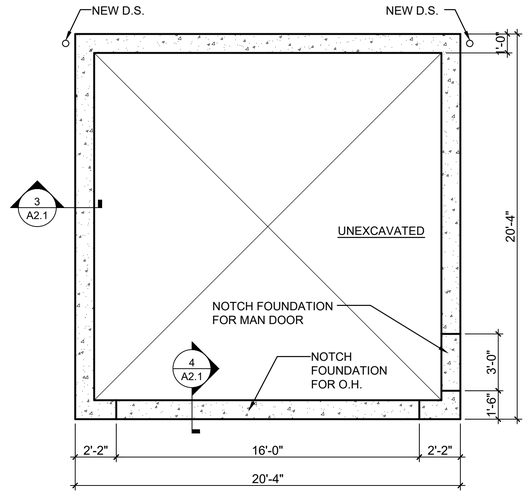
4 A3.1



GARAGE WALL SECTION

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

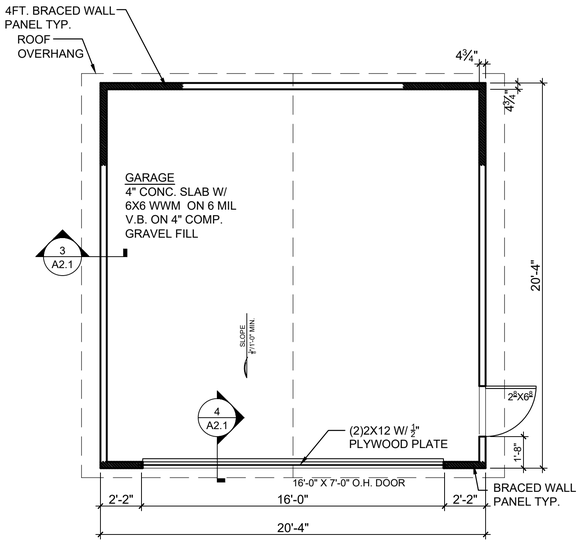
3 A3.1



FOUNDATION PLAN

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

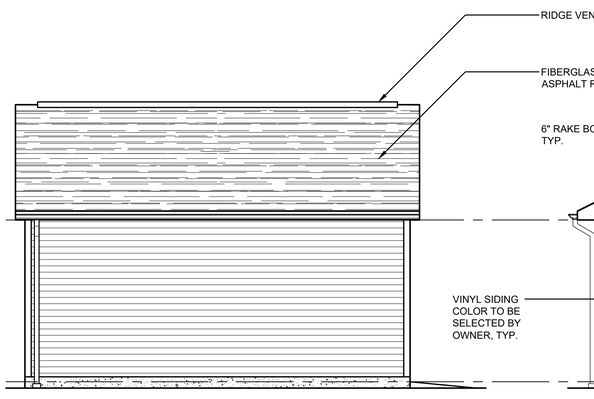
2 A3.1



FIRST FLOOR PLAN

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

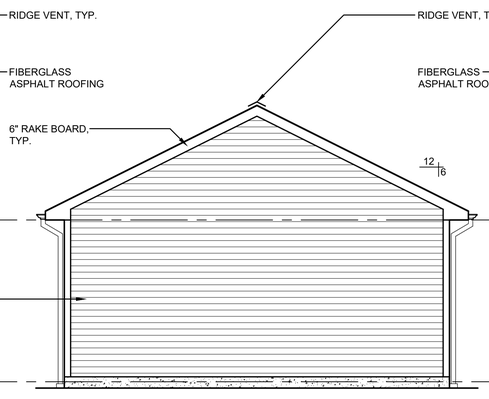
1 A3.1



LEFT SIDE ELEVATION

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

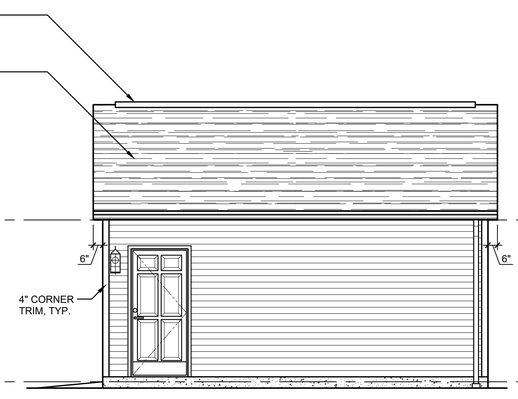
8 A3.1



BACK ELEVATION

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

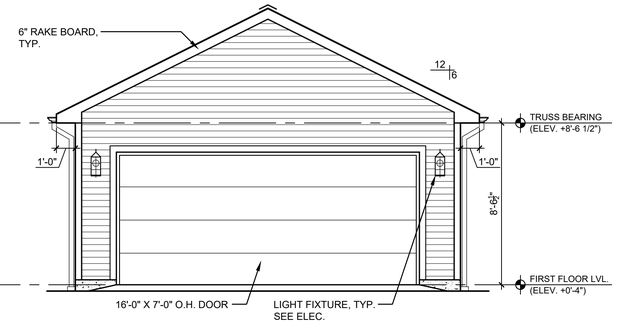
7 A3.1



RIGHT SIDE ELEVATION

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

6 A3.1



FRONT ELEVATION

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

5 A3.1

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:

2018-12-11 - PRICING

2019-06-14 - FOR PERMIT

GARAGE PLAN AND ELEVATIONS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:

18053

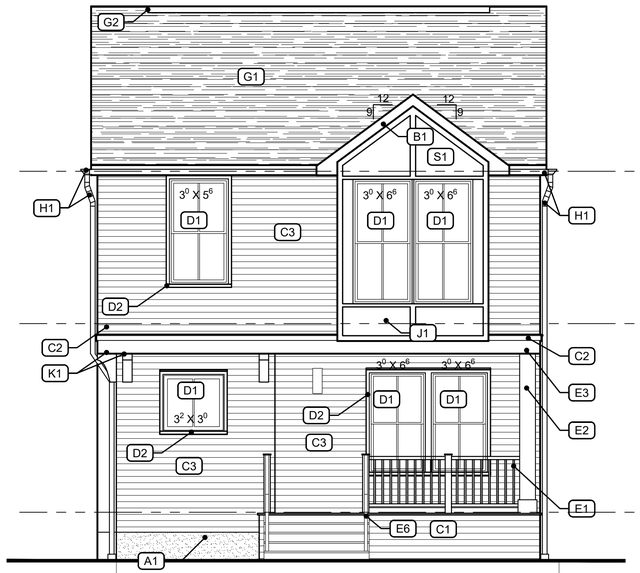
Sheet Number:

A2.1

MATERIALS LEGEND

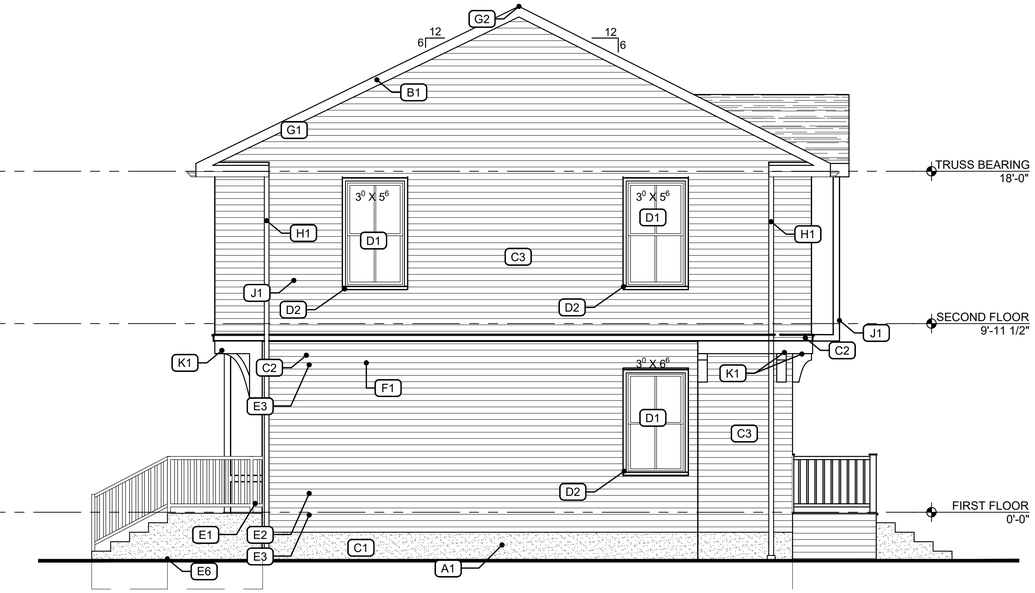
SYMBOL	MATERIAL	DESCRIPTION/REMARKS
A1	FOUNDATION	EXPOSED CONCRETE FOUNDATION
B1	METAL TRIM	PREFINISHED METAL TRIM - COLOR TBD BY ARCHITECT
C1	CEDAR SIDING	STAINED & SEALED CEDAR SIDING, SHIPLAP INSTALLATION
C2	VINYL TRIM	VINYL TRIM - COLORS TBD BY ARCHITECT
C3	VINYL SIDING	HORIZONTAL VINYL SIDING - COLORS TBD. CERTAINTEED, MONOGRAM, 4" EXPOSURE
C4	VINYL VERTICAL SIDING	VINYL VERTICAL SIDING - COLOR: SLATE. CERTAINTEED UNIVERSAL TRIPLE 4" SIDING
D1	VINYL WINDOW	VINYL DOUBLE HUNG WINDOWS AND/OR FIXED PANEL - COLOR TBD. MINI-BLINDS ON ALL DOUBLE HUNG WINDOWS
D2	VINYL WINDOW TRIM	VINYL WINDOW TRIM, COLOR TBD BY ARCHITECT
D3	VINYL TRIM	4" VINYL TRIM, COLOR TBD BY ARCHITECT
E1	PORCH RAILING - WOOD	WOODEN PORCH RAILS - COLOR: WHITE. 36" H.
E2	WOOD PORCH COLUMN	6x6 TREATED WD. POST, WRAPPED IN PVC SLEEVE, FURRED TO 8"-COLOR: WHITE.
E3	COLUMN COLLAR	1x4 AZEK COLUMN COLLAR
E4	PORCH RAILING - METAL	METAL PORCH RAILS - COLOR TBD 36" H.
E5	STEEL PORCH COLUMN	STEEL PORCH COLUMN - COLOR TBD
E6	HANDRAIL	36" HANDRAIL TO BE PROVIDED AT STEPS.
F1	LIGHT FIXTURE	EXTERIOR LIGHT FIXTURE
G1	ROOF	30 YEAR ASPHALT SHINGLE ROOFING - COLOR: TBD
G2	RIDGE VENT	COLOR TBD
H1	GUTTER/DOWNSPOUT	PREFIN. ALUM. GUTTER & VINYL DOWNSPOUT ON SPLASH BLOCKS - COLOR: TBD
I1	HOUSE NUMBERS	4" PIN MOUNTED METAL ADDRESS NUMBERS
I2	MAILBOX	PROVIDE AS INDICATED, TBD BY OWNER
J1	FIBERCEMENT PANEL & TRIM	FIBERCEMENT PANEL - COLOR TBD
K1	WOOD BRACKETS	PTD. WOOD BRACKETS. SEE DETAILS ON SHEET 5/A4.1

*ALL EXPOSED TREATED WOOD TO BE PAINTED OR STAINED



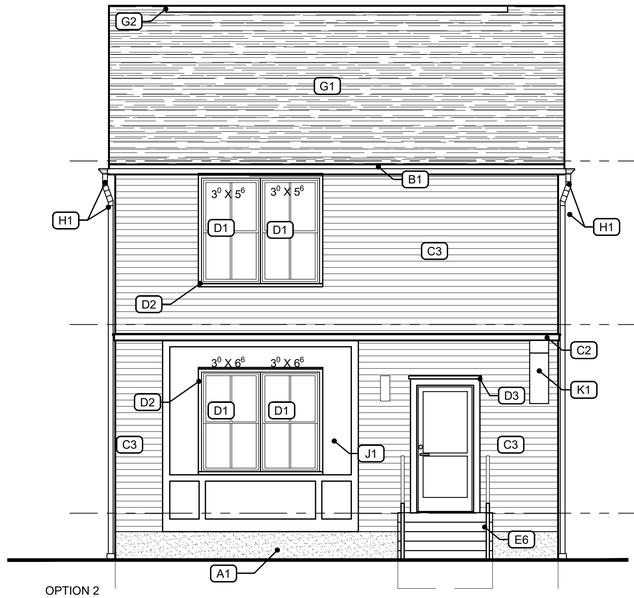
OPTION 2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 / -



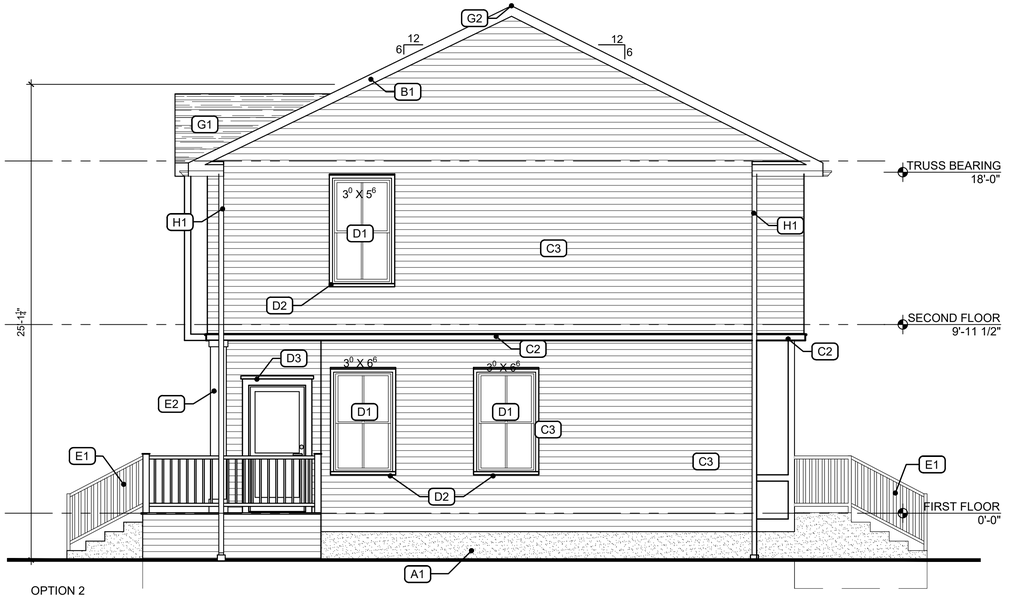
OPTION 2
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 / -



OPTION 2
BACK ELEVATION
SCALE: 1/4" = 1'-0"

2 / -



OPTION 2
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1 / -

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

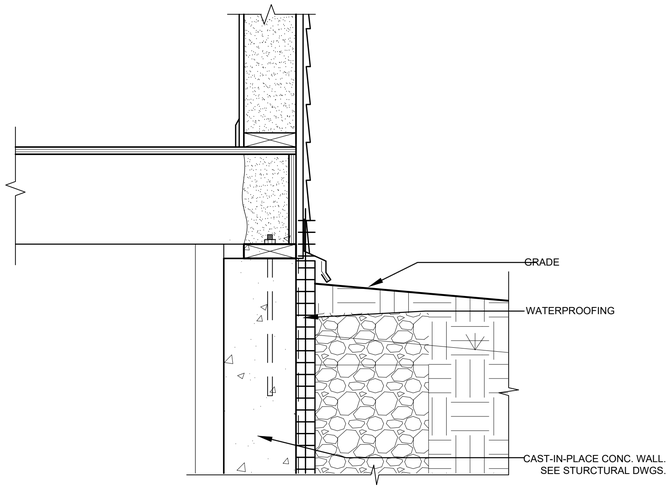
OPTION 2
ELEVATIONS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:
18053

Sheet Number:
A3.2

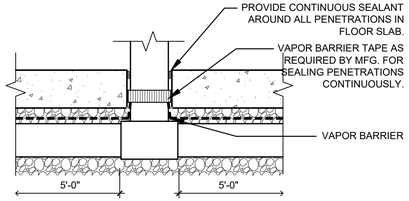


PVC TRIM FOUNDATION

ENLARGED DETAIL

6 A4.1

SCALE: 1-1/2" = 1'-0"

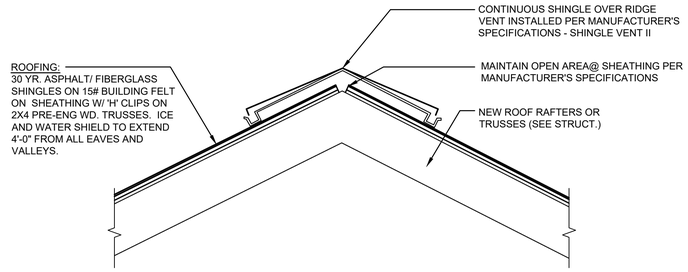


PASSIVE RADON SYSTEM

SLAB PENETRATIONS

4 A4.1

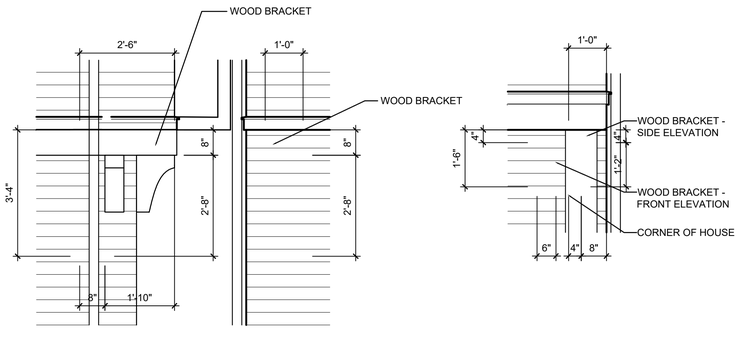
SCALE: 1-1/2" = 1'-0"



TYPICAL RIDGE VENT DETAIL

3 A4.1

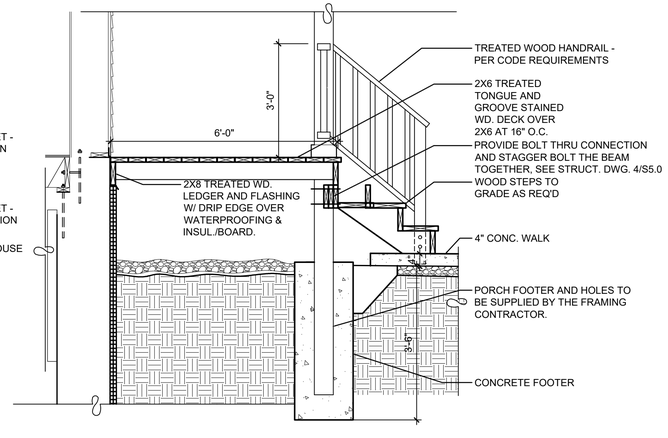
SCALE: 1/2" = 1'-0"



WOOD BRACKET DETAIL

5 A4.1

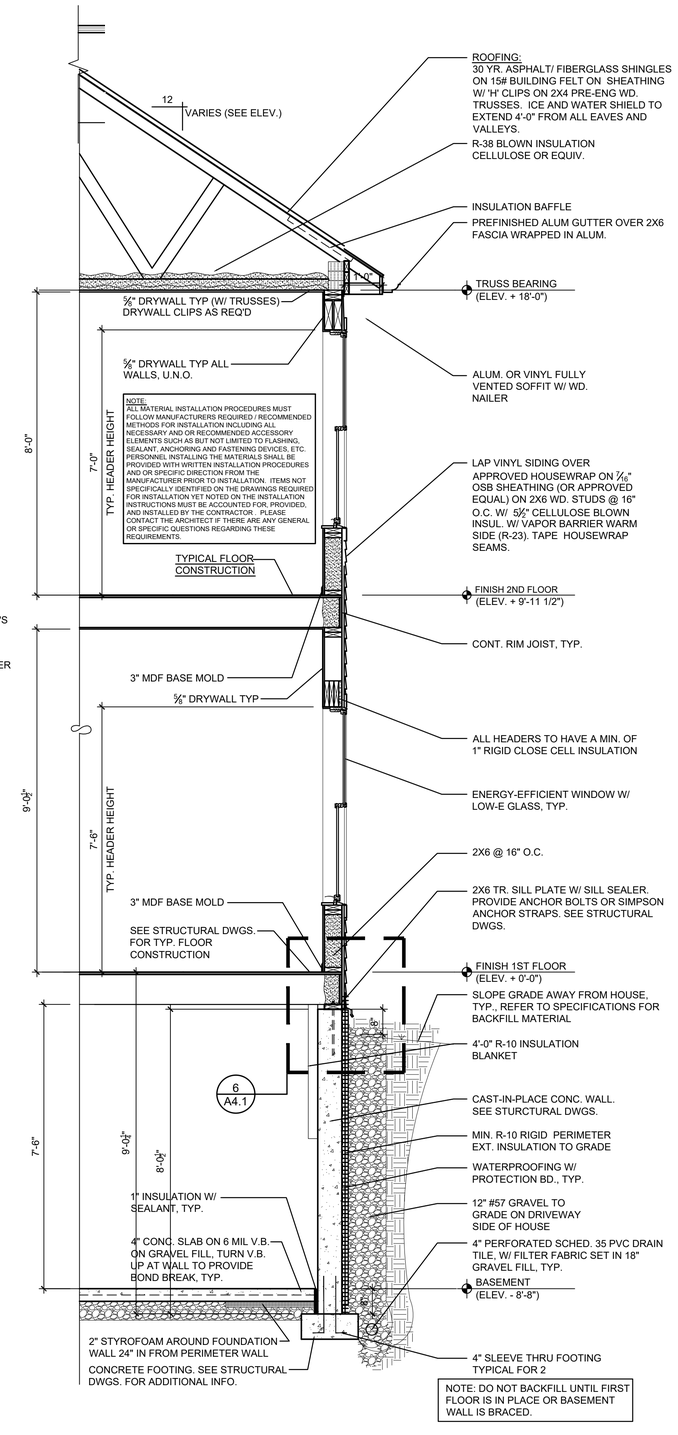
SCALE: 1/2" = 1'-0"



DETAIL @ FRONT ENTRY

2 A4.1

SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTION

1 A4.1

SCALE: 1/2" = 1'-0"

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE CLEVELAND, OHIO

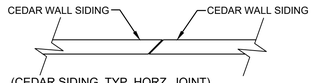
Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

EXTERIOR SECTIONS AND DETAILS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713
www.cityarch.com

Project Number:
18053

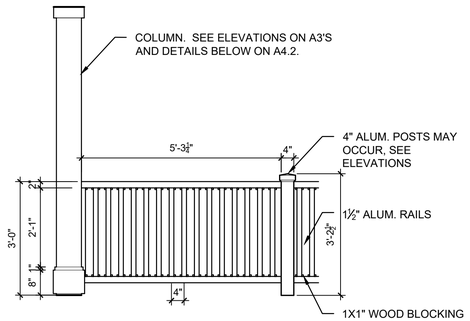
Sheet Number:
A4.1



PLAN DETAIL

SCALE: 3" = 1'-0"

12 / A4.2

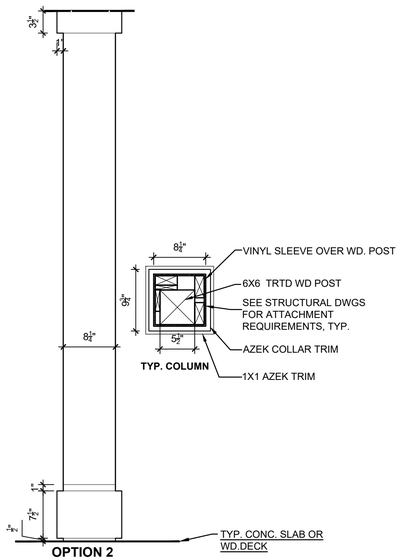


TYPICAL RAILING

ELEVATION

SCALE: 1/2" = 1'-0"

11 / A4.2

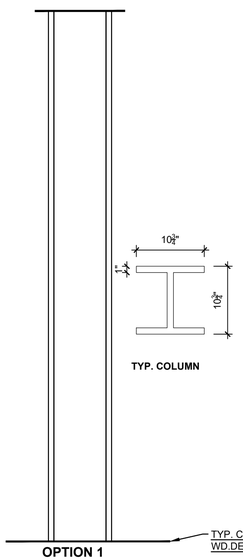


OPTION 2

PLAN AND ELEVATION

SCALE: 1" = 1'-0"

10 / A4.2

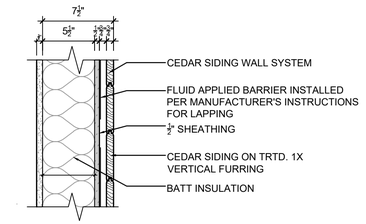


OPTION 1

PLAN AND ELEVATION

SCALE: 1" = 1'-0"

9 / A4.2

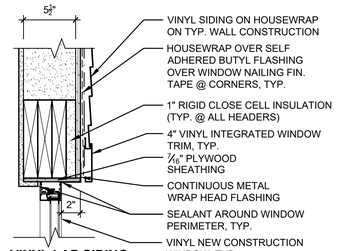


CEDAR SIDING

HEADER DETAIL

SCALE: 1 1/2" = 1'-0"

8 / A4.2

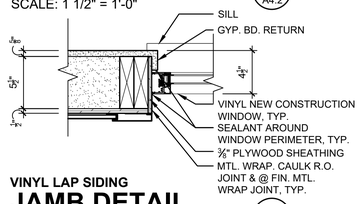


VINYL LAP SIDING

HEADER DETAIL

SCALE: 1 1/2" = 1'-0"

7 / A4.2

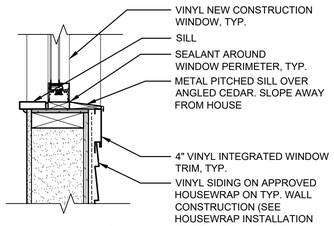


VINYL LAP SIDING

JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

6 / A4.2

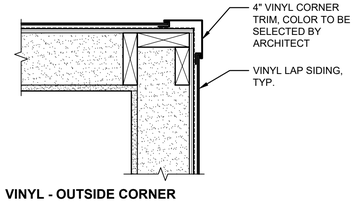


VINYL LAP SIDING

SILL DETAIL

SCALE: 1 1/2" = 1'-0"

5 / A4.2

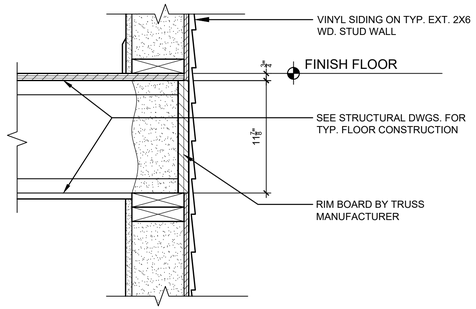


VINYL - OUTSIDE CORNER

WALL DETAIL

SCALE: 1 1/2" = 1'-0"

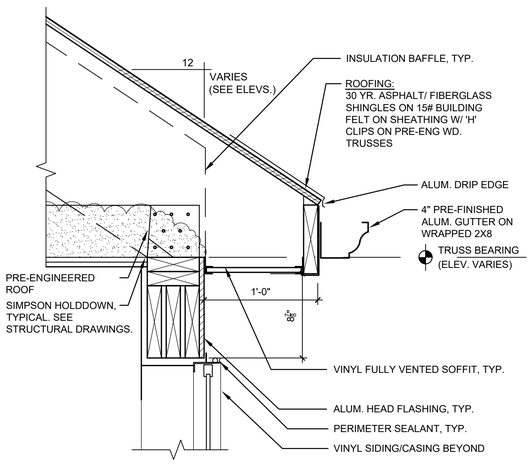
4 / A4.2



JOIST END DETAIL

SCALE: 1 1/2" = 1'-0"

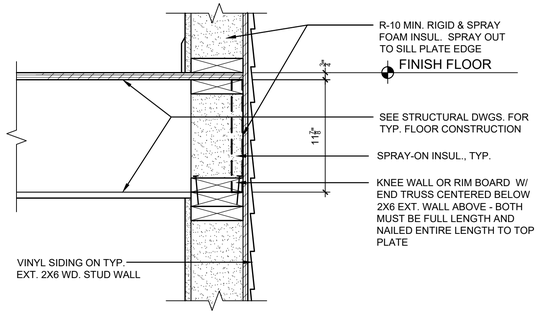
3 / A4.2



EAVE AT SIDING

SCALE: 1 1/2" = 1'-0"

2 / A4.2



END JOIST DETAIL

SCALE: 1 1/2" = 1'-0"

1 / A4.2

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE CLEVELAND, OHIO

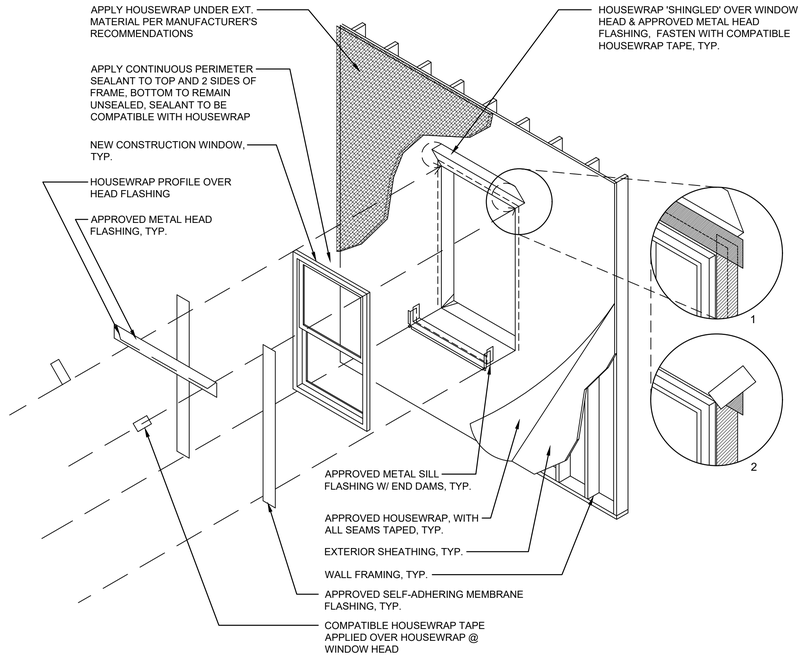
Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

EXTERIOR SECTIONS AND DETAILS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713
www.cityarch.com

Project Number:
18053

Sheet Number:
A4.2



HOUSEWRAP AND WINDOW INSTALLATION GUIDELINES

3 A5.1

SCALE: NOT TO SCALE

NOTE 1: THIS DRAWING IS INTENDED FOR REFERENCE ONLY. IT IS NOT TO REPLACE OR SUPERSEDE ANY MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL BUILDING COMPONENTS PURSUANT TO THE MANUFACTURER'S RECOMMENDATIONS.

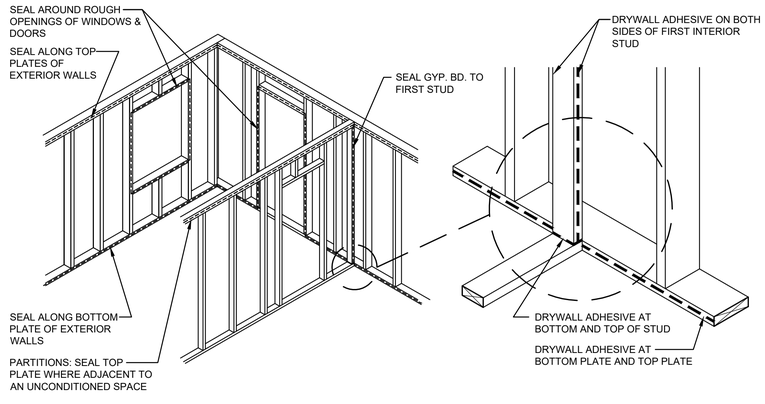
NOTE 2: APPROVED HOUSEWRAPS INCLUDE 'TYVEK' BY DUPONT AND GREEN GUARD'S 'ULTRA-WRAP' BY PACTIV, OR EQUIVALENT AS APPROVED BY THE ARCHITECT.

NOTE 3: FASTEN HOUSEWRAP WITH CAP-NAILS PER MANUFACTURER'S RECOMMENDATIONS AND TAPE ALL SEAMS WITH COMPATIBLE HOUSEWRAP TAPE APPROVED BY THE HOUSEWRAP MANUFACTURER.

NOTE 4: APPROVED SELF-ADHERING FLASHINGS SHALL BE BUTYL BASED OR BUTYL MODIFIED ADHESIVE ON A FLEXIBLE, TEAR-RESISTANT FILM AS APPROVED BY THE HOUSEWRAP MANUFACTURER.

NOTE 5: COMPLETE WINDOW INSTALLATION BY FILLING ALL INTERIOR VOIDS WITH NON-EXPANDING INSULATION AND A CONTINUOUS PERIMETER SEALANT BETWEEN WINDOW FRAME AND FINISH MATERIALS.

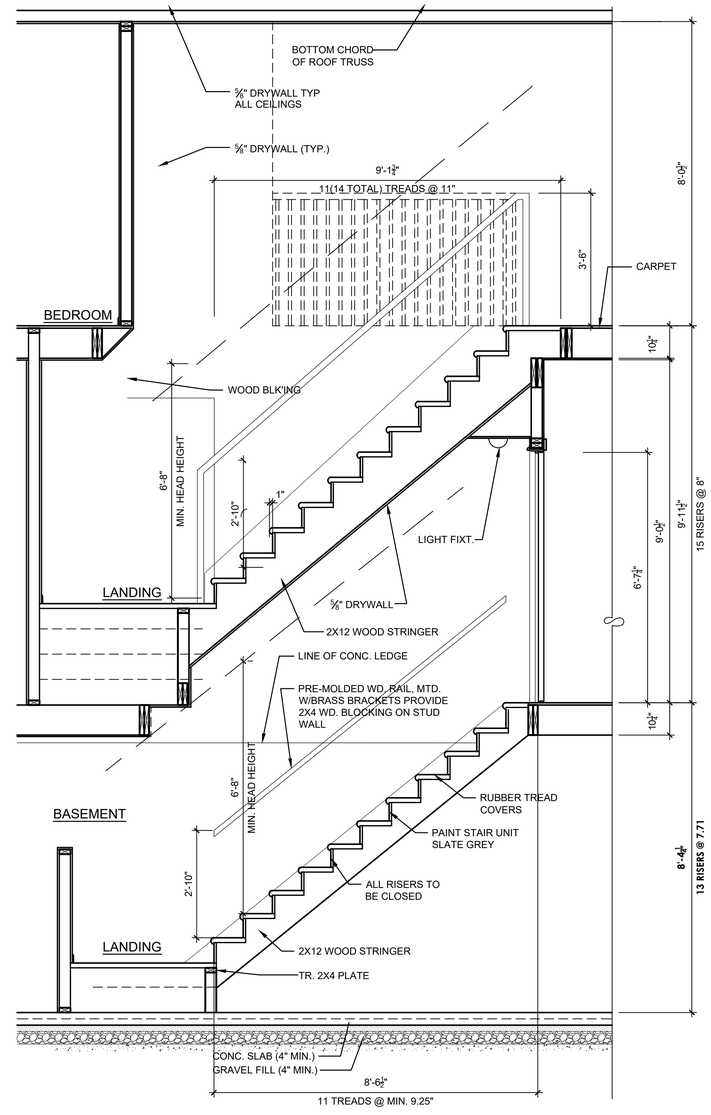
NOTE 6: REFER TO 'HOME SLICKER' AND 'SURE CAVITY' MANUFACTURERS' INSTALLATION INSTRUCTIONS AND DETAILS. COORDINATE INSTALLATION WITH WINDOW, SIDING AND HOUSEWRAP MANUFACTURER'S RECOMMENDATIONS



GYP. BD. SEALANT DIAGRAMS

2 A5.1

SCALE: NOT TO SCALE



3 BEDROOM SINGLE FAMILY HOME

STAIR SECTION

1 A5.1

1/2"=1'-0"

STATE OF OHIO
JOHN E.J. WAGNER
0513799
REGISTERED ARCHITECTS

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

STAIR SECTION AND DETAILS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713
www.cityarch.com

Project Number:
18053

Sheet Number:
A5.1

TUB SURROUND

SCALE: 1" = 1'-0"

2 / A5.2

CABINET DETAIL

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

1 / A5.2

CLEVELAND SINGLE FAMILY HOMES

THE ORLEAN COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:

2018-12-11 - PRICING

2019-06-14 - FOR PERMIT

INTERIOR DETAILS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:

18053

Sheet Number:

A5.2

DIVISION 1 - GENERAL REQUIREMENTS
A. GENERAL CONDITIONS
1. The Contractor and all sub-contractors are to comply with AIA Document A201 General Conditions, 1987 Edition.
B. SUMMARY OF WORK
1. The scope of work is the complete construction of the house and site development. The Contractor shall provide all labor, materials, equipment, appurtenances and accessories for a complete residential unit, including but not necessarily limited to: clearing and removal of all debris from the site, removal of all trees less than 5" in diameter and other vegetation as necessary to accommodate the new non- hazardous construction, house, garage, driveway, sidewalk, finish grading, utilities, landscaping, building and utility permits and fees, etc.
C. WORK RELATED REQUIREMENTS
1. Contractor will be responsible for coordinating and laying out of the work, including that of all sub- contractors, investigating all existing conditions, checking all dimensions, verifying all sizes, checking and coordinating all elevations and details. He must fax the Owner of any discrepancies in the drawings or existing conditions.
2. The Contractor must protect construction and any other adjacent property to remain. Do not disturb any areas outside of the lot property lines. If Contractor damages adjacent properties, Contractor will be responsible for repairs at no cost to the Owner. All damaged property shall be repaired to a level at or above the original pre-construction condition.
3. No deviations from the working drawings and specifications shall be made, except through established Change Order forms to be transmitted to, and signed by the Owner. No Change Order work will commence until Change Order is fully executed.
4. Contractor is to coordinate all trades on the job. During construction, along with the Contractor, the Owner may, at various times, have other contractors working within the contract area.
5. Shop Drawings and/or submittals shall be submitted for review by the Owner in a timely and comprehensive manner to provide adequate time for review. All colors and finishes shall be submitted to the Owner for review and approval prior to fabrication or installation.
6. Existing utility service and distribution to be verified by the Contractor and all tie-ins shall be in conformance with applicable codes and utility company requirements, all fees to be paid by the Contractor. Contractor is responsible to take photographs prior to construction.
7. The Contractor is responsible for keeping the site and building in which construction work is occurring free from accumulations of rubbish and building debris at all times during construction. Provide trash containers in sufficient quantity to properly collect trash as it accumulates. Use a C&D container from a recycling facility, follow guidelines for disposal, provide a generated spreadsheet by the recycling facility that demonstrates that 25% by weight of the disposed material is recyclable. Submit the spreadsheet upon transferring the house to The Orlean Company. All manifest and tickets must be provided with spreadsheet. Empty such containers and clean the work area daily. Stored building materials on site shall be protected as required, and arranged in such a manner immediately accessible to the Owner for inspection. Stored materials are the responsibility of the Contractor until purchased and paid for by the Owner. No burning will be allowed on-site.
8. It is The Orlean Company policy to always have a concrete pre-pour inspection. The Orlean Company Construction Manager must complete the inspection before any concrete can be poured, regardless the time of year. Contractor should contact the Construction Manager in advance in order to avoid any scheduling conflicts.
9. The Electricity and Gas Utilities must be places as early as possible in the project, no later than the rough inspection approval from the City This service must be maintained in the Contractor's name and the subsequent invoices paid by the Contractor throughout the project. The Orlean Company Inc. shall transfer service out of the Contractor's name and assume payments no later than 10 (ten) business days after the property transfer date. The Contractor shall not have the Utility services cut off prior to the 11th (eleventh) business day after the property transfer date.
D. SECURITY
1. The Contractor is responsible for damage from and shall provide protection against damage from vandalism, theft, weather and other causes of all in-progress and completed work, materials, and apparatus until Final Acceptance by the Owner. Install, maintain and remove upon completion of the Work all such protection devices. Repair or replace all damaged or stolen items. Protect existing work-in-place from damage during construction and repair any damage to same to match the original configuration, arrangement, and/or finish. Contractor shall provide all fences, barricades, railings and for the protection of workmen and the public necessary in and around the work area during the construction period. Contractor must follow OSHA to approve for a safe work environment. Contractor shall secure windows in a commercially reasonable manner on an ongoing basis after installation.
E. PERMITS AND CODE REQUIREMENTS
1. Contractor shall obtain all necessary permits, schedule all required inspections by local authorities, pay all fees, shipping charges and taxes.
2. All work shall be subject to the Ohio Basic Building Code and City of Cleveland Building Code Requirements. Contractor shall obtain all required licenses.
F. WARRANTY (GUARANTEE)
1. All work shall be guaranteed by the Contractor for a period of one (1) year after the date of Final Acceptance. The date of final Acceptance shall be when the Owner agrees that all Substantial Completion items (Punch List) have been completed, AND a Certificate of Occupancy has been issued by the City of Cleveland. The Owner shall provide a Certificate of Acceptance.

DIVISION 2 - SITE WORK
A. Extent of the Clearing, Excavation, Filling and Grading Work, includes but is not necessarily limited to the following:
1. Clearing of the site, removal of any existing paving materials and vegetation as required, removing and storing of topsoil and erosion control, and removal of all trees less than 5" in diameter.
2. Excavating, filling, compacting, and grading for new site grades, utility installation foundations, slabs on grade and pavement. Sub-grade debris from prior demolitions should be removed and hauled offsite to an approved landfill. Ticket and/or receipts must be provided to owner.
3. Contractor shall provide all acceptable fill material required to meet new grades. All fill used at the site shall be clean and free from rocks, bricks, construction debris and organic matter.
4. New utilities; water, sewer, and gas, to service the new houses.
5. Site shall be finish graded, including fill, to meet grade on site. The Contractor shall grade the entire site, so as to allow for proper drainage away from the house and garage, consistent with the grading requirements of the Owner's Surveyor.
6. Landscape work shall include:
a) Clearing the complete site, lot line to lot line, of all vegetation, rocks, stones and construction debris;
b) Grading the site in compliance with City codes;
c) Loose tilling of the site and final grading for seed. All fill to be used shall be free from building materials, bricks, stones, and gravel.
d) Install grass seed and straw; Seed mixture to be approved by Owner. Hydroseeding is permitted with Owner's approval.
e) Plant trees, minimum 1.5" in diameter; Per Landscape Plan;
f) Plant shrubs along the front of the house. There shall be a minimum of three (3) different shrubs in this mix. The Contractor shall provide a list of shrubbery for the Owner's approval, and the Contractor may use any three of those shrubs as available for each site.
g) Mulch all trees and plantings;
h) Remove all landscaping and construction debris from the site.
i) Provide written maintenance instructions for each house.
j) Min. 4" of top soil
k) All plants & vegetation must be established and is the responsibility of the Contractor.
7. All basement footings shall be installed per the following requirements:
a) on virgin undisturbed soil, and
b) in the event that the soil conditions do not accommodate both conditions, the Contractor shall resolve the condition by extending the footings deeper and/or by providing engineered compacted, filling shall be done under the supervision of the Owner's Soils Engineer.
c) Trenches for footers shall be dry and free from loose stone, rocks, bricks, or other building materials and debris.
8. Unsatisfactory soil materials are those defined as AASHTO M145 soil classification Groups A-2-5, A-2-7 and A-4, A-5, A-6, and A-7; also, peat, and other highly organic soils.
9. Any fill required is to consist of uncontaminated cohesioness soils including crushed natural aggregate, recycled concrete, sand, gravel, or variations thereof, and which are classified as "SC, SW, SP, SM, GW, GP, CG, and GM" within the Unified Classification System per ASTM D-2487.
10. Porous fill under floor slabs shall be #57 recycled concrete over pavement #304 recycled concrete.
B. TESTING AND INSPECTION
1. The Owner shall retain the services of a qualified independent Testing and Inspection Agency Soils Engineer, to test the execution of this work. Notify the Owner in writing.
2. Contractor must notify Owner & request a pre-pour inspection prior to installing footers, drives & walks.
C. FOUNDATION DRAINAGE
1. 4" diameter perforated Schedule 35 OR 40 pvc drain tile with filter fabric, fitted with fittings as required shall be used. Provide filter fabric of rot-proof polymeric fibers to meet O.D.O.T. requirements.
2. Filler material shall be washed, crushed stone or gravel with 85% passing 3/8" screen and 100% retained on #35 screen. Porous gravel shall be provided as per code or "Tuff 'n Dri" System.
3. Drain tube or tile shall be sloped a minimum of 1/16"/ft. to drain. Drain tile shall be tied into storm sewer system.

DIVISION 3 - CONCRETE - SEE SHEET S0.0
A. CONCRETE EXTERIOR FLATWORK SCOPE
1. Concrete to have 4,000 PSI compressive strength.
2. Air entrained concrete to be used for exterior sidewalks and driveways.
a) Control joints to be placed min. every 8'-0" LF
b) Expansion joints to be placed at foundations, walks and aprons

DIVISION 4 - MASONRY - SEE SHEET S0.0

DIVISION 5 - METALS - SEE SHEET S0.0

DIVISION 6 - WOOD AND PLASTICS
A. LUMBER
1. Lumber standards: Provide lumber which complies with PS20 American Softwood Lumber Standard and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.
2. Dimensional Lumber: Nominal sizes are indicated, except as shown by detail dimensions. Provide actual sizes as required by PS20 for moisture content specified for each use.
a. Provide dressed lumber, S4S, unless otherwise indicated.
b. Provide seasoned lumber with 19% maximum moisture content at time of dressing and shipment for sizes 2" or less in nominal thickness, unless otherwise indicated.
c. For light framing (2" to 4" thick, 2" to 4" wide): Stress grade Douglas Fir, Western Pine, or Spruce Fir-Fb.
d. For structural framing (2" to 4" thick, 5" and wider): No. 2 grade, Douglas Fir, Western Pine, Southern Pine or Spruce Fir-Fb.
3. Wood used for the construction of the porches and in contact with masonry shall be water repellent treated wood, Ultrawood as manufactured by Chemical Specialties, Inc. or approved equal. All treated wood to receive a clear cloat exterior wood water repellant sealer.
B. PLYWOOD
1. Plywood standards: Comply with PS 1 U.S. Product Standard for Construction and Industrial Plywood for plywood panels and for products not manufactured under PS 1 provisions, with APA Performance Standard and Policies for Structural-Use Panels, Form No. E445.
2. Trademark: Factory-mark each construction panel with APA trademark evidencing compliance with grade requirements.
3. Concealed APA performance-rated panels: Where construction panels will be used for the following concealed types of applications, provide APA performance-rated panels complying with requirements indicated for grade designation, span rating, exposure durability classification, thickness as indicated on Drawing.
5. Underlayment shall be provided at all floor areas to receive vinyl tile, sheet vinyl, or ceramic tile. Underlayment shall be 1/4" APA Plywood Underlayment with fully sanded face with exterior rated glue, or 1/4" luan is also acceptable. Fastening and gluing shall be done per APA guidelines to prevent delamination and nail popping.
C. WALL, FLOOR AND ROOF SHEATHING
1. Wall sheathing shall be ½" APA rated OSB board, rated for exterior use and for minimum 16" span.
2. Roof sheathing shall be ½" thick APA rated OSB board, rated for exterior use for a maximum 24" span.
3. Sub-floor shall be 3/4" tongue and groove O.S.B. sub-floor, A.P.A. rated for 24" o.c. span.
D. WOOD TRUSSES
1. Prefabricated metal-plate-connected wood trusses consisting of metal-plate connected members that are fabricated from dimensional lumber and that have been cut and assembled prior to delivery to the project site. Trusses shall be designed by the manufacturer to support all superimposed dead and live loads indicated, with design approved and certified by a structural engineer licensed to practice in the jurisdiction where trusses will be installed.
2. In addition to complying with the pertinent codes and regulations of governmental agencies having jurisdiction, comply with: N.F.P.A. National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses", "Commentary and Recommendations for Handling and Erecting Wood Trusses", "Commentary and Recommendations for Bracing Wood Trusses" and "Design Specification for Metal Plate Connected Wood Trusses".
3. Truss manufacturer will design trusses for the following parameters:

Top chord:	live load	= 30 psf	
	dead load	= 12 psf	
	wind speed	= 90 mph	H2.5A
Bottom chord:	live load	= 10 psf	
	dead load	= 7 psf	

4. Trusses shall be fastened to the top plate with hurricane clips, by Simpson # H 2.5.
E. Nail or spike members in accordance with NIMA's "Manual for House Framing". All nails exposed to weather to be hot-dipped galvanized.
F. T.J.I. joists and dimensional lumber shall be single lengths between supports, per Engineer. Studs shall be 2" x 4"'s spaced 16" o.c., double at openings, framed solid at corners and angles for drywall. At openings inner stud shall be cut out to receive the header over the opening and shall extend in one piece from header to bearing. Headers shall be minimum 2" x 10"'s unless indicated otherwise. Brace all rafters and roof joints as required to prevent shifting, rocking or other movement. Brace roof trusses as recommended by the truss manufacturer.
G. Cut framing square on bearings, closely fitted, accurately set to required lines and levels and plumb. Secure rigidly in place at bearings and connections.
H. Do no use shims for leveling on wood or metal bearings. Use slate or tile shims with full bearing for leveling on masonry or concrete. Seal sealer installed at pressure-treated wood plate.
I. Frame members for passage of pipes and ducts to avoid cutting structural members. Do not cut, notch, or force framing members for passage of pipes or conduits without permission from the T.J.I. Engineer.
J. Hold framing and sub-floor at least 1/2" away from masonry walls.
K. Interior trim shall be pre-primed fiber jointed MDF, Masonite or Legacy trim package. Color and finish to be selected by Owner. Interior trim to be 2.25" minimum, and to be installed at the floor surfaces of all living spaces, including closets, which are not receiving tile flooring. All interior stair handrails are to be solid pine, pre-formed stock, attached with mounting brackets. Handrails shall be painted as per painting specifications.
L. At plumbing walls in baths, provide 2" x 6" stud wall for plumbing rough-in work.
M. All framing should be in accordance to advanced framing methods.
N. Provide 2 x 10 wood blocking at Bathroom wall areas to receive towel racks, grab bars and toilet paper holder. Verify locations with Owner.
O. Provide 2 x 10 wood blocking at stairways to allow for proper installation of handrails, field verify locations.
P. The Contractor shall take appropriate protective measures to ensure that installed OSB board does not become subject to prolonged exposure to water or moisture. Likewise, all OSB board shall be given appropriate time and conditions to properly dry out. Any moisture damaged OSB shall be repaired or replaced.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION
A. VAPOR BARRIER AND AIR INFILTRATION BARRIER
1. A vapor barrier shall be provided under all concrete interior slabs on grade. Barrier shall be a polyethylene film, 6.0 mils thick.
2. An air infiltration barrier shall provided consisting of Rufco Energy-efficient housewrap or approved equal. Housewrap shall be installed prior to installation of doors and windows and over all wall sheathing. Housewrap tape shall be used to seal all joints.
3. All adhesives, caulks, and low sealants shall comply with VOC standards.
B. BUILDING INSULATION - Provided by Others
1. Roof insulation shall be blown-in cellulose to meet R-38 minimum. Provide ventilation baffles at eaves and ridge vents to maintain venting. Mechanical venting may occur (see elevations/sections). To meet ventilation requirements as identified by rater and/or meet The Orlean Company Weatherization standards.
2. Exterior wall insulation shall be cellulose or open cell/closed cell foam insulation to meet R-23 minimum as indicated on the drawings. Insulation to be installed with vapor barrier to the warm side of spaces, and where ends of the blankets or batts meet, the vapor barrier shall be overlapped to provide continuous seal. Tears in the vapor barrier shall be repaired.
3. Sill sealer shall be provided under all wood sill plates at masonry, use 3/8" thick, width of plate.
4. Insulate all heating supply ductwork which runs in exterior walls or in ceilings above garages, to a minimum of R-8.
5. Install cellulose or open cell/closed cell foam insulation, to meet R-20 minimum, at all attic spaces above garages.
6. Insulation installation shall include caulking of all wood-to-wood connections, including around windows, window lintels and all doubled studs. Caulk to comply with specifications in Section F of these specifications.
7. Flame spread index and smoke developed index for insulation shall comply with R302.10. Testing for critical radiant flux shall be made in accordance with ASTM E 970.
C. ASPHALT SHINGLES
1. Asphalt shingle, Certainteed, Landmark Lifetime warranty roof shingles. 3 tab per shingle design, with Seal-O-matic self-sealing UL listed for wind resistance.
2. Asphalt-Saturated Roofing Felt: ASTM D-266-81, organic unperforated, 36" wide (15 #).
3. Ice and Water Shield: Grace Ice and Water Shield HT. Self adhering rubberized asphalt/polyethylene membrane sheet - 36" wide minimum. Thickness: mils - 40 minimum. Provide full width at all eaves and valleys at insulated areas, as well as first course above all gutters.
4. Fasteners: Hot-dipped galvanized steel 11 or 12 gauge barbed shank nails, 3/8" head, sharp-pointed conventional, suffficient length to penetrate roof sheathing. Stapling is not permitted.
5. Shingles colors to be approved by Owner
6. Install "Shingle Vent II" per manufacturer's specifications.
D. GUTTERS, DOWNSPOUTS, AND SHEET METAL FLASHINGS
1. Gutters shall be seamless aluminum gutter or approved equal, 4" ogee type gutter. All downspouts to be PVC.
2. Gutters and sheet metal flashings shall be a factory applied baked enamel. Aluminum sheet shall be in the thickness of .019 coil stock.
3. All accessories shall be provided including end caps, inside and outside mitered transitions, gutter hangers and clips. All accessories shall be finished to match gutters.
4. All gutters shall be pitched a minimum of 1/4" for every ten (10) feet of run, in the direction of the downspouts. Aluminum for gutters shall be type 5K, .027 in. thick.
E. VINYL SIDING AND TRIM
1. Acceptable Manufacturers (Royal Crest) and Type a. Double 4" lap style or approved equal as per attached standard specifications.
2. Siding and trim shall be manufactured from polyvinyl chloride (PVC) compounds meeting requirements of ASTM C 3679-88 for compound class 2 and 3 materials. Siding and trim shall be an average min. thickness of .042".
3. All accessories shall be provided, including; corner and inside posts, ventilated soffits, starter courses and shutters where indicated on Front Elevation(s).
4. All colors to be approved by Owner.
F. LOW V.O.C. SEALANTS AND CAULKING
1. Sealant shall be Tremco, Dymonic, color to be selected by Owner from full line of standards. This sealant shall be used for all exterior joints between vinyl to vinyl, masonry to vinyl, aluminum to vinyl, wood to vinyl, etc. For hairline cracks in concrete walls, Tremco THC 900, a hybrid multi-component, chemically curing, polyurethane joint sealant shall be used, color to be approved by owner.
3. In bath rooms and kitchen, Proglaze, a clear silicone rubber-based, one-part, non-sag, elastomeric sealant, resistant to mildew shall be used.
4. For other interior joints an acrylic latex caulk that is paintable shall be used.
5. All sealant and caulking work shall be done per manufacturer's requirements. Contractor shall prepare joints; clean, prime and install back rods and bond breakers as required.
G. BASEMENT WATERPROOFING
1. Waterproofing/drainage system: install the specified elastomeric membrane, protection broad and porous fill to within 18" of finish grade as per the Tuff-N-Dri Exterior Foundation System shall consist of sprayed-on membrane minimum 60 mils wet film thickness, unfaced 2" rigid close cell polystyrene insulation protection board. System shall be installed per manufacturer's instructions and Owner shall be provided manufacturer's standard 10-year Limited Warranty.
H. FOAM PLASTIC
1. All foam plastic shall comply with Section 316 of the Residential Code of Ohio. Packages and containers of foam plastic insulation foam plastic insulation components delivered to the job site shall bear the label of an approved agency showing the manufacturer's name, the product listing, product identification, and information sufficient to determine that the end use will comply with the requirements.
2. All foam plastic surface burning characteristics shall comply with sections 316.3-7 of the Residential Code of Ohio.

DIVISION 8 - DOORS AND WINDOWS
A. VINYL WINDOWS
1. Windows shall be Low-e (energy-efficient), and of solid vinyl construction of impact resistant exterior PVC, color to be selected by Owner. Window material thickness shall be .065. All fasteners shall be stainless steel, aluminum or other non-corrosive materials. All glazing shall be sealed insulating units. Screens shall be provided at all operating units. Windows to be double hung and fixed units. See elevations for locations.
2. Windows and doors shall meet or exceed AAMA specifications. They shall be rated, for double hung or fixed windows.
3. Acceptable manufacturers and types or approved equal:
a. Vinyl double hung with screen, Polaris, Value Smart,, double pane, U-Value: 0.30.
4. First floor hall and second floor windows located above porch roof to have security bars
B. EXTERIOR DOORS
1. Entrance doors and frame shall be Polaris, Steel, Pre-Hung Doors, model #CL60 or approved equal, with a U-value of 0.18. Doors shall be embossed six panel type. Front doors to be installed from a selection of doors approved by Owner. Some front doors to include fixed tempered glass panels. Front doors to be painted in accent color. Door shall be manufactured in 24 gauge and frames of 16 gauge, hot-dipped galvanized A60 steel, prefinished with a baked-on rust inhibiting primer and finish painted (DFT 1.5 mils) color to be selected by Owner from full line of standards. Doors shall be stiffened by kraft honeycomb core with polyurethane foam, thermally broken. Weather-stripping and oak or aluminum thresholds shall be provided. Thresholds shall be set in sealant. Six panel steel door between garage and home.
2. Garage doors shall be foamcore insulated construction with deep textured simulated woodgrain finish and a T-lock. All finish coatings shall be factory applied. Installation shall include one remote control automatic garage door opener to be controlled with two (2) remote controls.
3. Thresholds must extend a min. of ½" beyond outside face of security door, model Gibraltar.
C. INTERIOR DOORS AND FRAMES
1. Interior doors to be 1-3/8" pre-hung door unit by Masonite or approved equal, 6 panel colonist or approved equal.
D. HARDWARE
1. Hardware shall be approved by Owner. Deadbolts shall be approved by Owner as per attached standard specifications.
2. Hardware Schedule
a. Exterior entrance:
- Entrance lock lockset, keyed outside and push button inside release; lever style handle;
- Single cylinder deadbolt lock, thumbturn on inside, min. 1" throw, heavy duty strike plate;
- 3 pair hinges;
- Wall mounted door stop;
- Peephole
b. Exterior Security Doors:
- Single cylinder deadbolt;
- Closer;
- Sweep & weatherstrip;
c. Bedroom and Bathroom doors:
- Privacy lockset, push button in lock, lever style handle.
- 3 pair hinges;
- Wall mounted door stop;
d. Closet, stairway doors:
- Passage latchset; lever style handle;
- 3 pair hinges;
- Wall mounted door stop.
3. Keying: All exterior door locksets and dead bolts shall be keyed alike, furnish four (4) keys to Owner at Acceptance. Keys to have a Master key system with Construction Setting.
4. All strike plates shall have a minimum of 1 screw into framing. All hinges shall be fastened to framing.

DIVISION 9 - FINISHES
A. GYPSUM WALLBOARD CONSTRUCTION
1. Pre-drywall inspection is required. Contractor must notify Owner and coordinate with Green Rater.
2. Walls and ceilings shall be ⅝" gypsum board. Any ½" drywall already stocked but not installed cannot be used on walls containing blown cellulose insulation. Walls are to be smooth finish, ceilings to be knock-down textured. Closet walls and garage ceilings (attached garages only) to have knock-down texture. Metal corner bead shall be provided. All joints, inside corners and at corner bead shall be finished with joint tape and ready mixed vinyl joint compound. All gypsum board to be installed with screws and adhesive.
3. Install moisture-resistant gypsum wallboard at:
-Plumbing walls of all Bathrooms;
-Tub surround walls at all Bathrooms.
B. FLOORING
1. In Kitchens, Dining Areas, Living Room, Entry Foyers and Baths, resilient tile flooring shall be installed.
Bathrooms: See Finish Schedule on A1.3
Kitchen and Foyer: See Finish Schedule on A1.3
2. Vinyl base shall be provided at the kicks in kitchen and bathroom cabinets (front only), 4" high as per attached standard specifications.
3. Wood base shall be provided in kitchens and bathrooms, 4" high.
4. A waterproof adhesives shall be used.
5. All colors to be selected by Owner.
C. PAINTING SCHEDULE (No substitutions)
1. Painting schedule is based on products manufactured by Sherwin-Williams or approved equal. All color selections to made by Owner, except as noted.
a. Walls:
Sherwin-Williams - See Finish Schedule on A1.3
b. Interior Wood Trim:
Sherwin-Williams -See Finish Schedule on A1.3
c. Basement Walls:
Sherwin-Williams - See Finish Schedule on A1.3
d. Porch (hand railing, spindles, porch deck and steps):
All pressure treated lumber on front and rear porches to be finished with stain with water sealer, Color TBD
D. FIRE RESISTANT CONSTRUCTION:
1. Flame Spread Index and Smoke Developed Index shall be met in accordance with R302.9, including required testing in accordance with ASTM E84 or UL 723 per R302.9.3.

DIVISION 10 - SPECIALTIES
A. CLOSETS
1. Clothes closets to have one shelf (steel wire ventilated) and integral rod, linen closets and pantry to be provided with five (5) shelves. Closet shelving to be steel ventilated wire shelving.
B. BATHROOM ACCESSORIES
1. Bath tub to have a shower rod.
2. All mirrors to be 38" in height.
3. Bath accessories: chrome or plated metal.
a. two 24" towel bars in full bath, one 18" in half bath.
b. toilet paper holder
4. Install ceiling mounted exhaust fan by Panasonic Whisper Green or approved equal, with individual switch. Fan to be ducted to exterior.

DIVISION 11 - KITCHEN EQUIPMENT
1. Verify appliance make and manufacturer with Owner.
2. Subcontractor's to coordinate the appropriate utility hook ups with the Owner's specified appliances.
3. Microwave/Rangehood supply by Contractor, to be vented to exterior w/ a rigid vent to be #F403011
4. Dishwasher
5. Disposal

DIVISION 12 - FURNISHING
A. KITCHEN AND BATH CABINETS
1. Cabinets shall be Kountry Wood or approved equal. See color on Finish Schedule on A1.3. Cabinet frames and doors shall be solid hardwood construction, side panels shall be vinyl-coated particle-board construction. Base sink to have retractable doors, not center style removeable base. Contractor shall provide a cabinet layout for review and approval by Owner. Full bathroom vanity cabinets shall have a minimum of two operable drawers.
2. All cabinetry shall be installed in complete accordance with manufacturer's recommendations, on level surfaces and flush to floor and walls. All cabinetry shall NOT be installed until finish flooring has been completed. The Contractor shall install vinyl base at the toe-kick panel of all base cabinetry.
B. COUNTERTOPS
1. Countertops shall be Quartz - See finish schedule on A1.3.
C. GREASE SHIELD
1. Contractor to provide and install a 1/16" thick plastic laminate or FRP behind stove, min. 24" x 30".

DIVISIONS 13 AND 14 - NOT USED

DIVISION 15 - NOT USED

DIVISION 16 - NOT USED

CLEVELAND SINGLE FAMILY HOMES
THE ORLEAN COMPANY
CLEVELAND, OHIO
SCATTERED SITES - GLENVILLE

Issue:
2018-12-11 - PRICING
2019-06-14 - FOR PERMIT

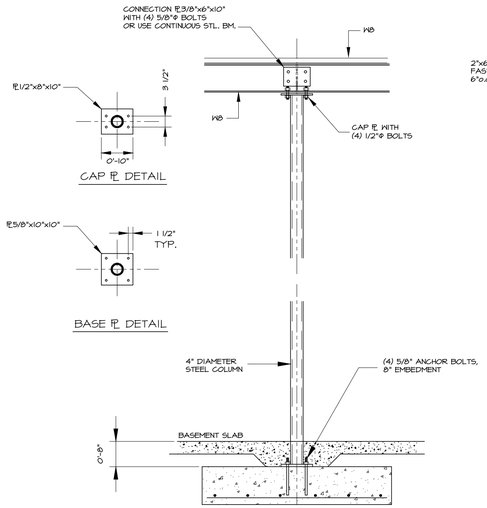
SPECIFICATIONS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

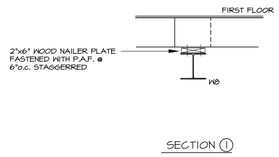
www.cityarch.com

Project Number:
18053

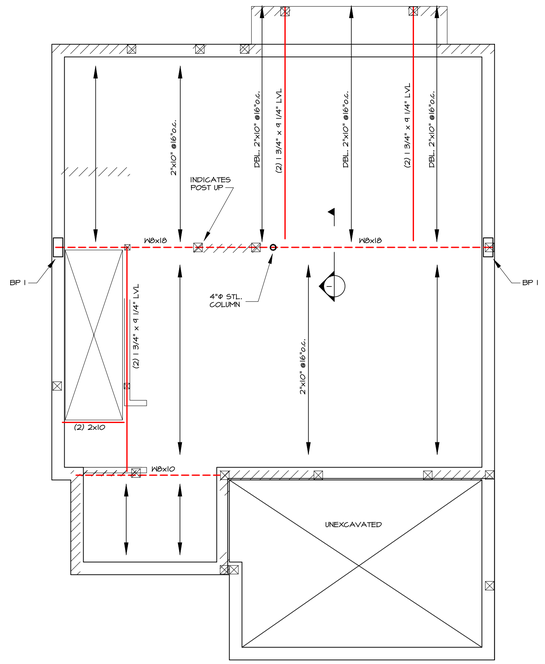
Sheet Number:
A6.1



TYPICAL COLUMN DETAILS



SECTION 1

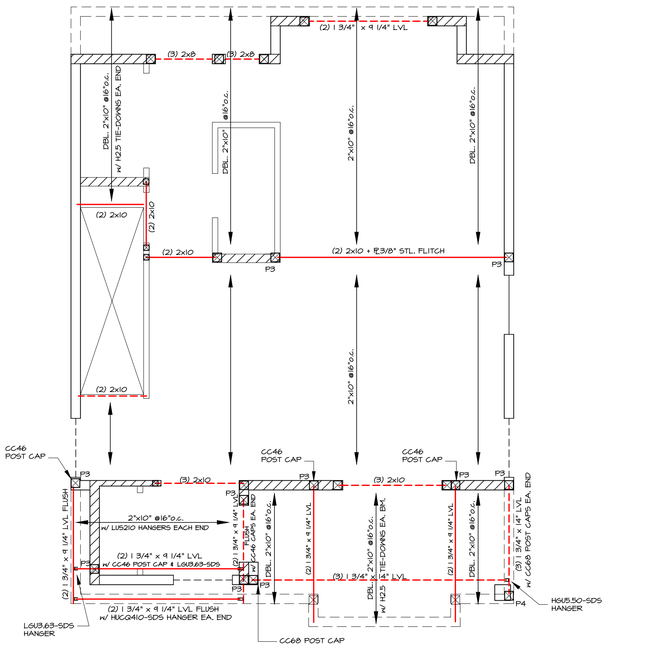


OPTION 2

FIRST FLOOR FRAMING PLAN

1/4" = 1'-0

• SEE OPTION 1 FOR ADDITIONAL INFORMATION



P3 (3) 2"x6" BUILT-UP WOOD STUD POST

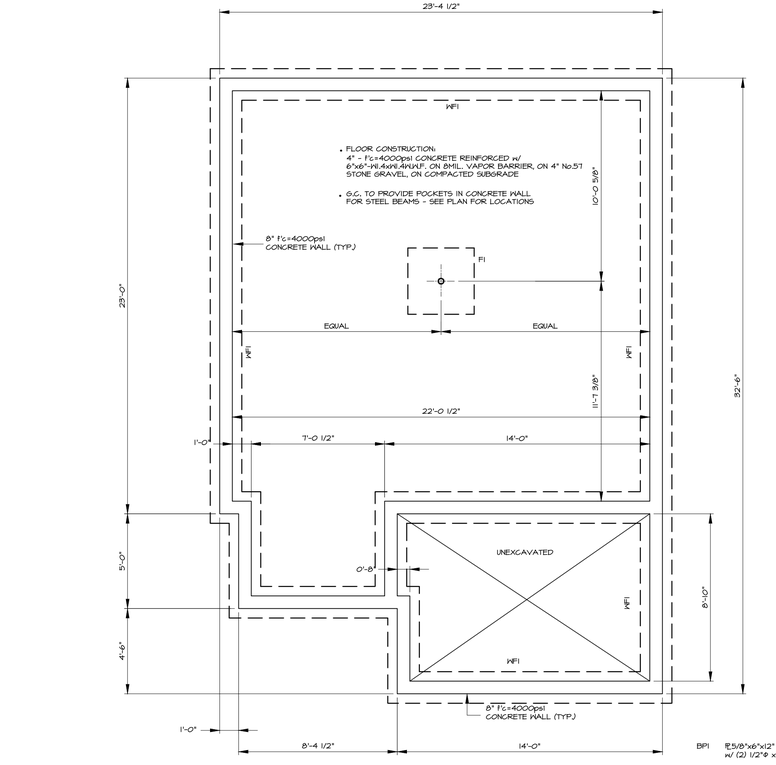
P4 6" x 6" WOOD POST

OPTION 2

SECOND FLOOR FRAMING PLAN

1/4" = 1'-0

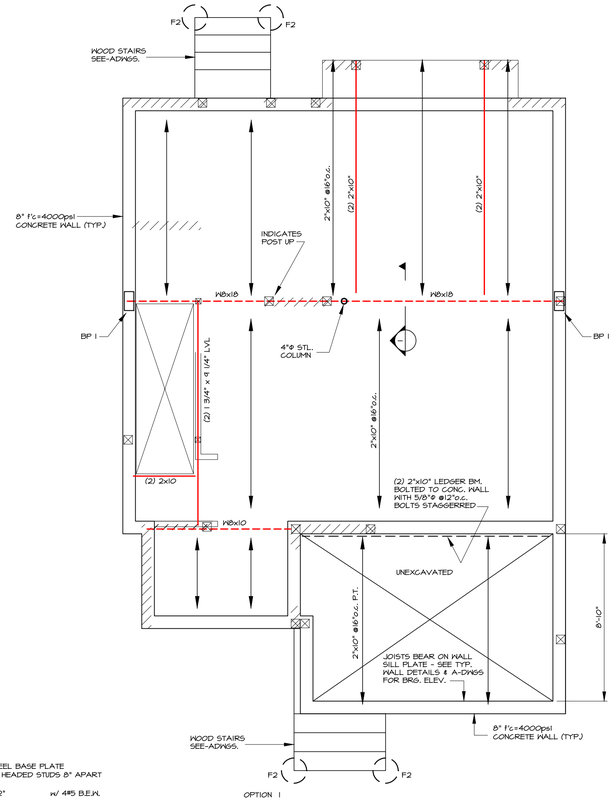
- FINISHED FLOOR ELEVATION = +(9'-11 1/2")
- TIE-DOWNS, HANGERS & POST CAPS BY SIMPSON
- (2) 2x6 BUILT-UP JACK STUD POSTS TYP. UNDER BEAMS & HEADER U.N.O.
- ▨ INDICATES LOAD BRG. STUD WALL
- 3/4" WOOD FLOOR SHEATHING



BASEMENT / FOUNDATION PLAN

1/4" = 1'-0

- REFERENCE ELEVATION = FINISHED FIRST FLOOR EL. (0'-0")
- BASEMENT FLOOR ELEVATION = -(8'-8")



OPTION 1

FIRST FLOOR FRAMING PLAN

1/4" = 1'-0

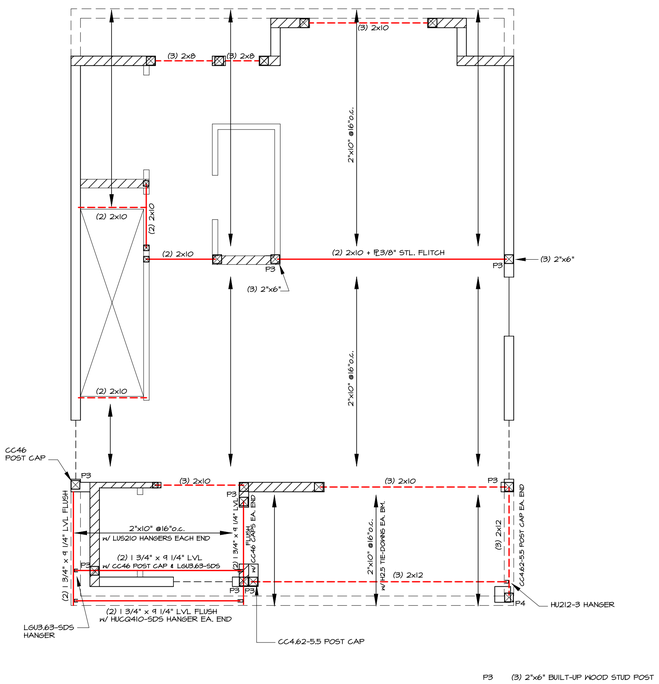
- FINISHED FIRST FLOOR ELEVATION = REFERENCE ELEVATION = +(0'-0")
- ▨ INDICATES LOAD BRG. STUD WALL FROM ABOVE
- 3/4" WOOD FLOOR SHEATHING

BP1 PL5/8"x6"x12" STEEL BASE PLATE w/ (2) 1/2"ø x 6" HEADED STUDS 8" APART

F1 3'-6" x 3'-6" x 12" w/ #8 B.E.W.

F2 16"ø x 42" CONCRETE PIER

WF1 1'-6" x 10" x CONTINUOUS w/ 2#5xCONT. BOTTOM



P3 (3) 2"x6" BUILT-UP WOOD STUD POST

P4 6" x 6" WOOD POST

OPTION 1

SECOND FLOOR FRAMING PLAN

1/4" = 1'-0

- FINISHED FLOOR ELEVATION = +(9'-11 1/2")
- TIE-DOWNS, HANGERS & POST CAPS BY SIMPSON
- (2) 2x6 BUILT-UP JACK STUD POSTS TYP. UNDER BEAMS & HEADER U.N.O.
- ▨ INDICATES LOAD BRG. STUD WALL
- 3/4" WOOD FLOOR SHEATHING

STATE OF OHIO
CRAIG S. COHEN
E-057183
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION: 12 . 31 . 2019

CLEVELAND SINGLE FAMILY HOMES

THE ORLEANS COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:

06.14.2019 FOR PERMIT

FOUNDATION, FIRST & SECOND FLOOR FRAMING PLANS

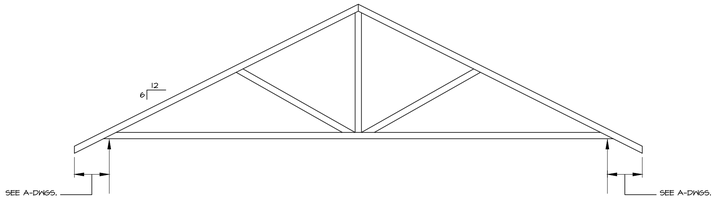
City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713
www.cityarch.com

Project Number:

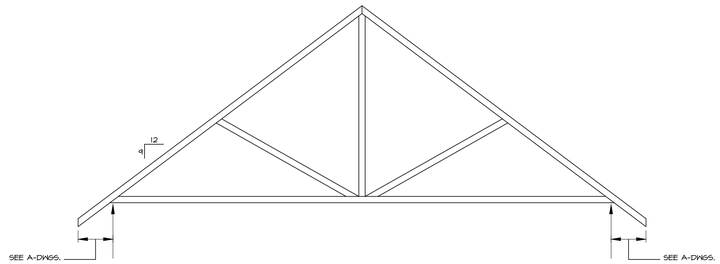
18053

Sheet Number:

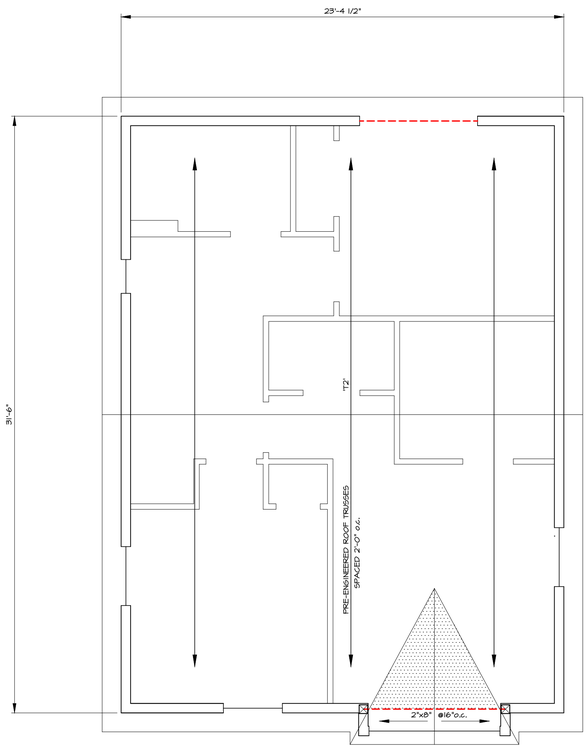
S1.0



TRUSS 'T2'



TRUSS 'T1'



OPTION 2

ROOF FRAMING PLAN

1/4" = 1'-0

REFERENCE ELEVATION = FIRST FLOOR ELEVATION = (0'-0")

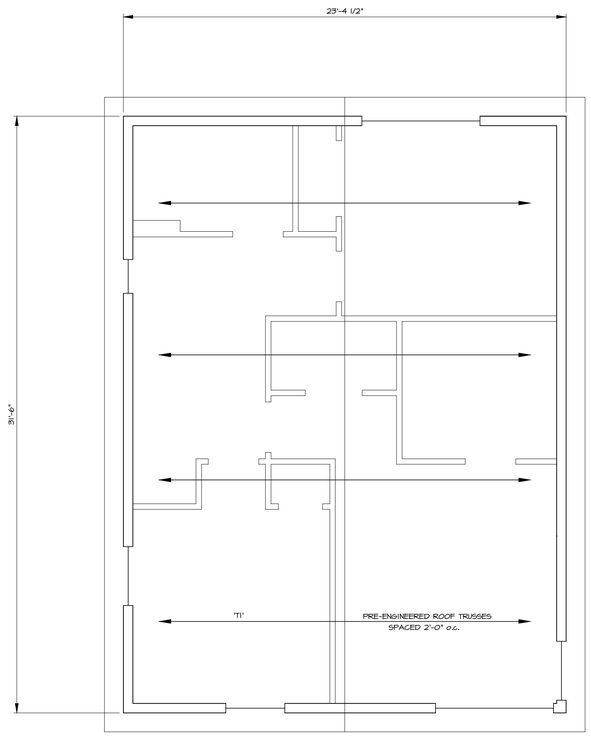
TRUSS BEARING ELEVATION = +(18'-0")

PRE-ENGINEERED WOOD TRUSSES SPACED 24"o.c.
(TRUSSES AND HANGERS BY OTHERS)

BEARING WALLS TO BE 2"x6" @16"o.c.

ROOF WOOD SHEATHING: 5/8" T&G

BEARING WALLS TO BE 2"x6" @16"o.c.



OPTION 1

ROOF FRAMING PLAN

1/4" = 1'-0

REFERENCE ELEVATION = FIRST FLOOR ELEVATION = (0'-0")

TRUSS BEARING ELEVATION = +(18'-0")

PRE-ENGINEERED WOOD TRUSSES SPACED 24"o.c.
(TRUSSES AND HANGERS BY OTHERS)

BEARING WALLS TO BE 2"x6" @16"o.c.

ROOF WOOD SHEATHING: 5/8" T&G

BEARING WALLS TO BE 2"x6" @16"o.c.

STATE OF OHIO
CRAIG S. COHEN
E-057183
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION: 12 . 31 . 2019

CLEVELAND SINGLE FAMILY HOMES

THE ORLEANS COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:

06.14.2019 FOR PERMIT

ROOF
FRAMING PLANS

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

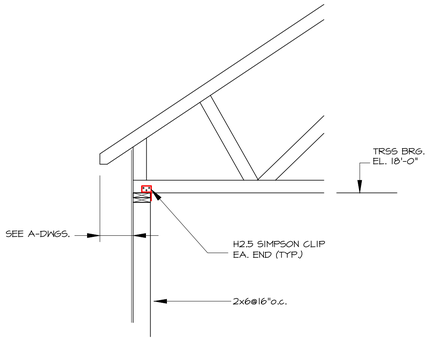
www.cityarch.com

Project Number:

18053

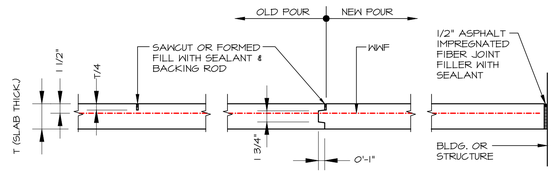
Sheet Number:

S2.0



SECTION (7)

1/2" = 1'-0

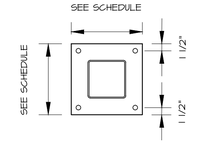


CONTROL CONSTRUCTION ISOLATION

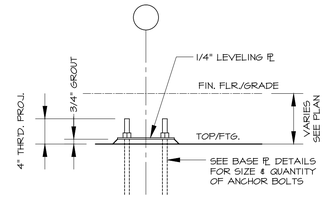
CONTRACTOR MAY SUBSTITUTE SMOOTH DOWELS FOR KEY CONTACT ENGINEER FOR DETAILS

SLAB ON GRADE JOINT DETAILS

1" = 1'-0"

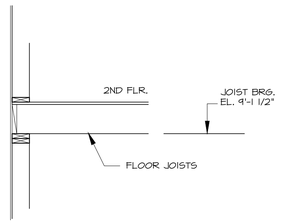


COL. BASE PL PLAN DETAIL



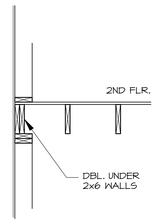
ANCHOR BOLT SETTING

ALL STEEL BELOW FIN. FLR. TO BE ENCASED IN CONCRETE



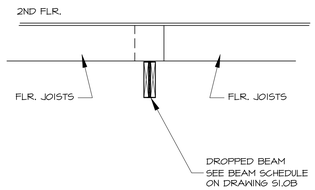
SECTION

1/2" = 1'-0



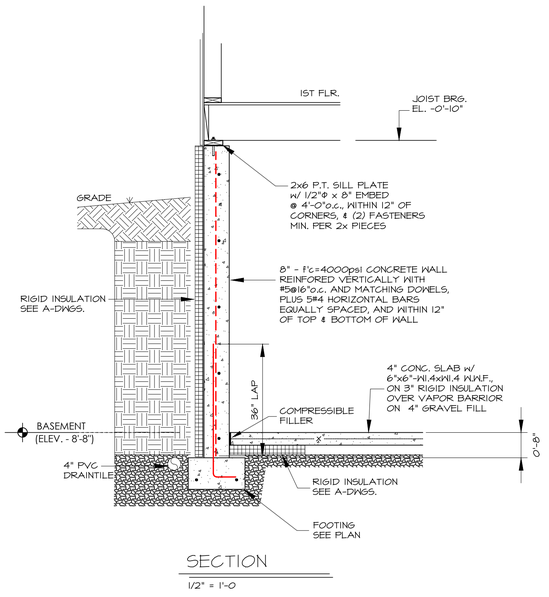
SECTION

1/2" = 1'-0



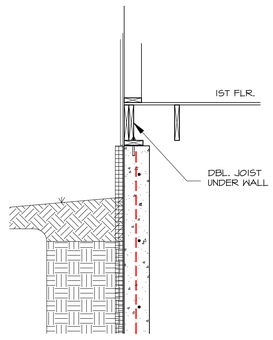
SECTION

1/2" = 1'-0



SECTION

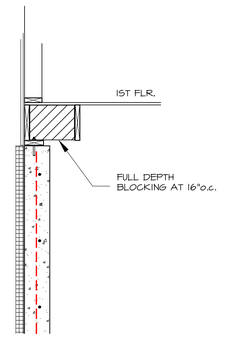
1/2" = 1'-0



JOISTS PARALLEL

SECTION

1/2" = 1'-0



OPTION

JOISTS PARALLEL

SECTION

1/2" = 1'-0

CRAIG S. COHEN
E-057183
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO

EXPIRATION: 12 . 31 . 2019

CLEVELAND SINGLE FAMILY HOMES

THE ORLEANS COMPANY

SCATTERED SITES - GLENVILLE

CLEVELAND, OHIO

Issue:

06.14.2019 FOR PERMIT

SECTIONS & TYPICAL DETAILS

City Architecture

1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:

18053

Sheet Number:

S3.0

GENERAL:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN CASE OF CONFLICT, MORE COSTLY REQUIREMENTS GOVERN FOR BIDDING. SUBMIT CLARIFICATION REQUEST PRIOR TO PROCEEDING WITH WORK.

2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. UNLESS NOTED OTHERWISE, DETAILS IN STRUCTURAL DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES.

4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

   OBC AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.

5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

   SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.

   SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.

   FLOOR AND ROOF FINISHES.

   DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

6. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

   PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.

   ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.

   CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL, OR PLUMBING FIXTURES.

   SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

8. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.

9. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

10. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

11. UNLESS NOTED OTHERWISE, EXPANSION BOLTS IN CONCRETE SHALL BE 1/2" DIAMETER X 3 1/2" EMBEDMENT HILTI KWIK BOLTS II (ICBO 4627) OR APPROVED ALTERNATE WITH ALLOWABLE VALUES EQUAL TO OR EXCEEDING THOSE FOR HILTI, PER CURRENT ICBO RESEARCH REPORT. UNLESS NOTED OTHERWISE, ALL EPOXY ANCHORS SHALL BE 1/2" DIAMETER WITH 4 1/4" EMBEDMENT HILTI HIT SYSTEM (ICBO 4016) OR APPROVED ALTERNATE WITH ALLOWABLE VALUES EQUAL TO OR EXCEEDING THOSE FOR HILTI, PER CURRENT ICBO RESEARCH REPORT. INSTALL EXPANSION AND EPOXY ANCHORS PER MANUFACTURER'S RECOMMENDATIONS.

12. GROUT OTHER THAN FOR MASONRY CELLS SHALL BE NON-SHRINK, NON-METALLIC, MEETING ASTM C-827, C-191, AND C-109, MIXED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MINIMUM COMPRESSIVE STRENGTH 5,000 PSI IN TWO DAYS.

FOUNDATION:

1. FOUNDATION DESIGN BASED ON ASSUMED SOIL CONDITIONS.

2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

   ALLOWABLE BEARING = 1500 PSF (MINIMUM)
   FOOTINGS SHALL BEAR ON COMPACTED FILL OR NATIVE SOILS, OR PER GEOTECH. ENGR'S RECOMMENDATIONS.

3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE, IF REQUIRED.

4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT A LETTER OF COMPLIANCE.

6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH.

7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.

8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE INSPECTOR. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE PER CODE SECTION 3301.

9. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED (field determine). NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

10. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL AS PER THE RECOMMENDATIONS OF THE SOILS REPORT, OR OTHER.

CONCRETE:

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST ADDITION.

2. REINFORCED CONCRETE IS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD".

3. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER. MIX DESIGN METHODS (TEST HISTORY OR TRAIL BATCH METHOD) PER CODE SECTION 1905.3 SHALL BE USED TO PROPORTION CONCRETE. SUBMIT MIX DESIGN METHOD DATA.

4. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

LOCATION IN STRUCTURE	STRENGTH	DENSITY	SLUMP
ALL CONCRETE FOOTINGS	3000	150 PCF	1-3
SLAB-ON-GRADE	4000	150 PCF	1-3
SLAB-ON-GRADE - EXTERIOR	4000AE	150 PCF	1-3

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II.

6. AGGREGATE FOR CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS.

7. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.

8. PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1905 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.

9. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING CONCRETE IS NOT PERMITTED. NOTIFY THE ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.

11. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY ENGINEER. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS. SPACE EMBEDDED PIPES AT A MINIMUM OF 3 DIAMETERS.

12. CUT JOINTS FOR SLABS ON GRADE A MAXIMUM OF 20'-0" O.C., UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. CUT JOINTS WITHIN 8 (EIGHT) HOURS AFTER PLACING CONCRETE.

13. CURE CONCRETE BY WET CURING OR LIQUID SPRAY CONFORMING TO ASTM C-309. CONTRACTOR TO VERIFY CURING AGENT IS COMPATIBLE WITH ANY FLOOR ADHESIVES SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

REIN FORCING STEEL:

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM A615, GRADE 60 U.N.O. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305.

2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (MATS ONLY). PROVIDE LAPS PER THE CODE SECTION 1912.8, 9" MINIMUM. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.

4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.

5. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.

6. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

7. REBAR SPACINGS GIVEN ARE MAXIMUM ON CENTER WHETHER STATED AS "O.C." OR NOT. ALL REBAR IS CONTINUOUS WHETHER STATED AS "CONT." OR NOT.

8. WHERE REINFORCING IS SHOWN CONTINUOUS THROUGH CONSTRUCTION JOINTS, MECHANICAL BAR SPLICE DEVICES MAY BE USED. SIZES AND TYPES SHALL BE SELECTED TO DEVELOP THE FULL TENSION STRENGTH OF THE BAR PER ICBO RESEARCH REPORT. SUBMIT FOR APPROVAL BY STRUCTURAL ENGINEER.

9. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.

10. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.

11. CONCRETE PROTECTION FOR REINFORCEMENT

   (1) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT UNLESS NOTED OTHERWISE:

   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"

   B. CONCRETE EXPOSED TO EARTH OR WEATHER:
      NO. 6 THROUGH NO. 18 BAR 2"
      NO. 5 BAR, W31 OR D31 WIRE AND SMALLER 1-1/2"

   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS,
      NO. 11 BAR AND SMALLER 3/4"

WOOD CONSTRUCTION:

1. DETAIL, FABRICATE, AND ERECT ALL STRUCTURAL LUMBER IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION BY NATIONAL FOREST PRODUCTS ASSOCIATION AND TIMBER CONSTRUCTION MANUAL BY BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION

2. MATERIALS:
   S4S LUMBER (ASLS PS 20)
   SPECIES: DOUGLAS FIR, HEM FIR OR SO. PINE
   GRADE: NO. 2 OR BETTER, 19% MC, KILN DRIED
   Fb = 1200 PSI
   Fv = 90 PSI
   E = 1,600,000 PSI
   LAMINATED VENEER LUMBER:
   Fb = 2800 PSI
   Fv = 280 PSI
   E = 2,000,000 PSI
   PROVIDE PRESSURE TREATMENT FOR LUMBER - EXPOSED TO WEATHER OR EXTERIOR USE

3. CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM GALVANIZED SHEET METAL OR PAINTED STEEL PLATE, AS MANUFACTURED BY SIMPSON UTILIZE CONNECTORS THAT DO NOT REACT OR DETERIORATE WHEN IN CONTACT WITH TREATED LUMBER FOR EXTERIOR USE. GC TO COORDINATE. DETAILS SHALL CONFORM TO AITC STANDARD NO. 104.

4. BOLTS, NAILS, SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO THE WEATHER AND/OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED.

5. PROVIDE WOOD HEADERS AS PER THE FOLLOWING SCHEDULE IN ALL STUD WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
   FOR OPENINGS FROM 4'-0" TO 6'-0": 2 - 2x8's
   FOR OPENINGS FROM 6'-1" TO 8'-0": 2 - 2x10's
   FOR OPENINGS FROM 8'-1" TO 10'-0": 2 - 2x12's

7. ALL HEADERS SHALL BEAR ON 2 STUDS AT EACH END.

8. ADD ONE 2x MEMBER FOR EACH ADDITIONAL 2" NOMINAL WALL WIDTH.

9. PROVIDE STUDS EQUAL TO NUMBER OF BEAM LAMINATIONS PLUS 2 UNDER ALL BEAM BEARING LOCATIONS. STUDS ARE TO EXTEND DOWN TO FOUNDATION OR OTHER SUPPORT POINTS AS NEEDED.

10. WOOD USED FOR CONSTRUCTION OF EXTERIOR DECKS, STAIRS, OR IN CONTACT WITH MASONRY SHALL BE WATER REPELLANT, OR PRESSURE TREATED WOOD.

11. LUMBER & PLYWOOD TO BE FIRE RETARDENT SHALL BE PRESSURE-IPREGNATED IN ACCORDANCE W/ THE KOPPERS CO., INC, AND SHALL BEAR THE TRADEMARK DRICON

12. PLYWOOD APA PERFORMANCE / PS1 US PRODUCT STANDARDS FOR CONSTRUCTION

13. WALL SHEATHING: 7/16" APA RATED OSB, RATED FOR EXTERIOR USE 24" MAX. SPAN
    ROOF SHEATHING: 5/8" APA RATED T4G, 24" MAX. SPAN
    SUB-FLOOR SHALL BE 3/4" APA RATED T4G OSB, 16" MAX. SPAN

14. DESIGN, FABRICATE AND ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES." SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. DRAWINGS ARE TO INCLUDE: DESIGN LOADS, REACTIONS, MEMBER SIZES, STRESSES, PLATE SIZES, DIMENSIONS, AND ERECTION DRAWINGS AS REQUIRED. TRUSSES OVER 30FT. LONG SHALL HAVE 2"x6" MIN. TOP 1 BOTTOM CHORDS
    TRUSS BOTTOM CHORDS TO BE DESIGNED TO SUPPORT 15psf.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION (EXCLUDING SECTION A7).

2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (U.N.O.):

ALL WF SHAPES, U.N.O. BASE PLATES, CONNECTION PLATES, ANGLES, CHANNELS, WT SHAPES, AND MISC.	A-36
TUBE SECTIONS	A-500, GRADE B
H.S. BOLTS	A-325 S.C.
NON-STRUCTURAL BOLTS	A307

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER OF ALL STEEL FOR ARCHITECT'S AND STRUCTURAL ENGINEER'S REVIEW AND APPROVAL BEFORE FABRICATION.

4. HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.

5. ALL EXPOSED TO EXTERIOR SURFACES OF STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION PER ASTM A-123, WITH A MINIMUM OF 2.5OZ. OF ZINC PER SQUARE FOOT AND A MINIMUM THICKNESS OF 3.4 MILS.
   OR
   FACTORY COATED PAINT SYSTEM
   PRIMER: TNEMEC SERIES 90-97 TNEMEC-ZINC A, 2.5-3.5mils DFT
   INTERMEDIATE: TNEMEC SERIES 161-bf82 TNEMEC FASCURE 3.5mils DFT
   FINISH: ONE COAT TNEMEC SERIES 74 ENDURASHIELD @ 2-4mils DFT
   COLOR TO BE SELECTED BY ARCHITECT

6. BEAMS BEARING ON MASONRY OR STUD CONSTRUCTION SHALL BE PROVIDED WITH ADEQUATE SOLID BRG. w/ MIN. 3 SOLID COURSES OF CONCRETE BLOCK, OR TRIPLE STUD FRAMING. PROVIDE BRG. PL5/8"x8"x16" MIN. UNDER STEEL BEAMS.

7. REINFORCED FLITCH BEAMS (PLATES) SHALL BE CONSTRUCTED WITH 1/2"Ø THRU BOLTS @ 24" o.c. ALTERNATING TOP & BOTTOM WITH (2) BOLTS EA. BEAM END OVER SUPPORT, MIN 2" EDGE DIST.

8. BEAMS BEARING ON CONCRETE OR STUD CONSTRUCTION SHALL BE PROVIDED WITH ADEQUATE SOLID BRG. w/ MIN. 6" BRG. INTO WALL OR POCKET, OR TRIPLE STUD FRAMING. PROVIDE SOLID BRG. UNDER STEEL BEAMS WITH SOLID STEEL SHIMS AND/OR NON-SHRINK GROUT, FILL GAPS/VOIDS SOLID UNDER FULL WIDTH OF BEAMS

STEEL LINTEL SCHEDULE:

1. PROVIDE STEEL LINTELS AS PER THE FOLLOWING SCHEDULE IN ALL MASONRY WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
   FOR OPENINGS UP TO 4'-0" : L3 1/2x3 1/2x1/4
   FOR OPENINGS FROM 4'-1" TO 6'-0" : L5x3 1/2x 5/16
   FOR OPENINGS FROM 6'-1" TO 7'-0" : L6x3 1/2x5/16
   FOR OPENINGS FROM 7'-1" TO 10'-0": W8x18 with 5/16" Plate
   FOR OPENINGS GREATER THAN 10'-0" AND NOT SHOWN ON PLANS ALLOW FOR A MINIMUM BEAM WEIGHT OF 36 PLF PLUS A 5/16" x 11" BOT PLATE
2. ALL LINTELS SHALL HAVE 1" OF BEARING FOR EACH FOOT OF SPAN WITH A MINIMUM OF 6" BEARING AT EACH END.
3. ALL LINTELS SHALL BEAR ON 8" OF SOLID MASONRY, U.N.O..
4. USE ONE ANGLE FOR EACH 4" NYTHE OF MASONRY. PLATES ARE TO BE 1" LESS THAN NOMINAL WALL THICKNESS.
5. MINIMUM THICKNESS OF LINTELS IN EXTERIOR WALLS TO BE 5/16".

SHOP DRAWINGS:

1. THE STRUCTURAL SHOP DRAWING REVIEW IS INTENDED TO HELP THE ENGINEER VERIFY HIS DESIGN CONCEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK HIS OWN SHOP DRAWINGS.

2. THE STRUCTURAL SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF A CURSORY REVIEW SHOWS MAJOR ERRORS WHICH SHOULD HAVE BEEN FOUND BY THE CONTRACTOR'S CHECKING.

3. THE FOLLOWING SHOP DRAWINGS AND CALCULATIONS, WHEN APPLICABLE, ARE REQUIRED FOR SUBMITTAL FOR STRUCTURAL REVIEW:
   a. STRUCTURAL STEEL
   b. PRE-ENG'D WOOD
   c. CONCRETE MIX DESIGNS
   d. METAL STUD FRAMING

4. ANY SUBMITTAL OF A DETAIL SHEET WITH ADDED INFORMATION SHALL BE ACCOMPANIED BY LOCATION PLAN IDENTIFYING THE MEMBERS INVOLVED AND CLOUDING AROUND ADDED INFORMATION

5. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BE BY A REGISTERED STRUCTURAL ENGINEER, AND SUBMITTAL SHALL BE SEALED BY THE ENGINEER. SAID ENGINEER MUST BE REGISTERED WITH THE STATE THE PROJECT IS LOCATED WITHIN.

6. THE CONTRACT DOCUMENTS MAY NOT BE USED BY THE DETAILER AS USE IN ERECTION OR DETAIL DRAWINGS WITH OUT PRIOR WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.

SPECIAL INSPECTION:

THE FOLLOWING ELEMENTS OF CONSTRUCTION SHALL REQUIRE SPECIAL INSPECTION PER OBC SECTION 1704.

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED	DESIGN STRENGTH
1	ALL CAST-IN-PLACE CONCRETE SHOWN ON STRUCTURAL DRAWINGS. FOOTINGS	3000 psi
	SLAB ON GRADE	4000 psi
2	ALL BOLTS INSTALLED IN CONCRETE, INCLUDING EXPANSION & EPOXY ANCHORS, UNLESS SPECIFICALLY NOTED OTHERWISE IN DETAILS.	
4	PLACEMENT OF REINFORCING STEEL IN CONCRETE IDENTIFIED ABOVE.	Fy =60ksi
5	STEEL CONNECTIONS	
6	STRUCTURAL WOOD ERECTION & CONNECTIONS	
13A	SOIL ENGINEER TO VERIFY SOIL CONDITIONS ARE	
	SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT	
	TESTING AGENCY TO CONFIRM SOIL COMPACTION	
	TESTING AGENCY TO CONFIRM SOIL BEARING STRENGTH	
	TESTING AGENCY TO CONFIRM EARTHWORK CONTROLLED	

a. THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY OBC, AS AMENDED. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.

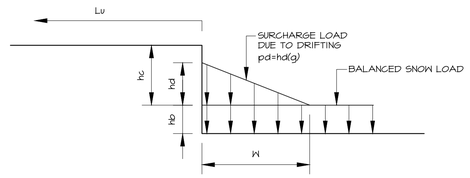
b. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.

c. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE CITY TO PERFORM THE TYPES OF INSPECTION SPECIFIED.

d. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

DESIGN LIVE LOADS

GROUND SNOW LOAD:	25 PSF
ROOF SNOW:	30 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER:	40 PSF
SDL - TOP CHORD TRUSSES:	3 PSF (min.) SOLAR PANEL LOADING G.C. COORD. WITH PANEL MANUF.
GUARDRAILS/HAND:	200 LB., or 50 LB./FT.
WIND LOAD:	90 MPH, EXP. B
COMPONENTS / CLADDING	12.4psf, -15.1psf walls
SEISMIC LOAD:	
Ss	0.17
S1	0.06
SITE CLASS	C
SEISMIC DESIGN CATEGORY	A
CODES:	OBC LATEST EDITION
	ASCE 7-05
	RCO 2013 - LATEST EDITION



SNOW DRIFTS ON LOWER ROOFS

hc/hb <0.2 no drift reqd.
Pg = ground snow 25psf
Pd = drift snow
g = snow density = 0.13Pg+14 ≤ 30pcf
If hd < hc, then w = 4hd
If hd > hc, then w = $4h_d^2/h_c$ and then hd=hc<8hc
hd = 0.43 $\sqrt[3]{lu}$ $\sqrt{pg+10}$ - 1.5

BRACED WALL PANEL NOTES:

ALL WALLS SHOWN ON THE PLANS FUNCTION AS SHEAR WALLS FOR LATERAL LOAD RESISTANCE.
. EXTERIOR WALLS WITH WOOD SHEATHING (BRACING METHOD = WSP & CG-WSP)
. INTERIOR WALLS WITH TWO SIDES OF GYPSUM BOARD (BRACING METHOD = GB)
. UNIT SEPARATION WALLS WITH ONE SIDE GYPSUM BOARD (BRACING METHOD = GB)

NAILING SHALL BE:
. 8d COMMON NAILS OR EQUAL @6"o.c. E.W. ON FACE OF EXTERIOR SHEATHING.
. 6d COOLER NAILS OR EQUAL @ 6"o.c. E.W. ON EACH FACE OF INTERIOR PARTITIONS.
. 6d COOLER NAILS OR EQUAL @6"o.c. E.W. ON FACE OF UNIT SEPARATION WALLS.

SILL PLATE ANCHORS SHALL BE 1/2" DIA. @4'-0"o.c. BOLTS (MINIMUM (2) BOLTS PER SILL PLATE SECTIONS AND PLACED WITHIN 12" OF ENDS OR CORNERS.

STATE OF OHIO
CRAIG S. COHEN
E-057183
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION: 12 . 31 . 2019

CLEVELAND SINGLE FAMILY HOMES

THE ORLEANS COMPANY

CLEVELAND, OHIO

SCATTERED SITES - GLENVILLE

Issue:

06.14.2019	FOR PERMIT

GENERAL NOTES

City Architecture
1368 East 55th Street
Cleveland, Ohio 44103
phone.216.881.2444
fax.216.881.6713

www.cityarch.com

Project Number:

18053

Sheet Number:

S4.0